

# 1014 E Mercer Street / 609 Federal Avenue E

Recommendation Packet | Project #3033068-EG, #3033045-EG | March 2, 2020

b9 architects

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# OBJECTIVES

1014 E Mercer Street (3033068-EG) - Design and construct a 3 total of 5 3-story rowhouses with a partially below-grade story. Underground parking is shared with access from E Mercer Street through adjacent development site, 609 Federal Avenue E. Existing structures to be demolished.

609 Federal Avenue E (3033045-EG) - Design and construct a total of 8 3-story townhomes. Underground parking is shared with access from E Mercer Street. Existing structures to be demolished.

| | |
|---|---|
| Gross Floor Area | 9,085 sf (3033068-EG)<br>15,936 sf (3033045-EG)<br>25,021 sf (Total) |
| Number of Units | 5 (3033068-EG)<br>8 (3033045-EG)<br>13 (Total) |
| Number of Parking Spaces | 12 (Total) |

Sustainability
Construct new structure to achieve a 4-Star Built Green certification.

# TEAM

| | |
|---|---|
| **ARCHITECTS** | b9 architects |
| **DEVELOPER** | Henghua Investments, LLC |
| **STRUCTURAL** | Malsam Tsang |
| **GEOTECHNICAL** | PanGEO |
| **LANDSCAPE** | Pacific Landscape Architecture |

# EDG APPLICATION

PART I: Contact Information

1. Property address — 1014 E Mercer Street / 609 Federal Avenue E
2. Project number — #3033068-EG, #3033045-EG
3. Additional related project number(s) — --
4. Owner Name — Henghua Investments
5. Contact Person Name — Bradley Khouri

| | |
|---|---|
| Firm | b9 architects |
| Mailing Address | 610 2nd Avenue |
| City, State Zip | Seattle, WA 98104 |
| Phone | 206.297.1284 |
| Email Address | office@b9architects.com |

6. Applicant's Name — Bradley Khouri

| | |
|---|---|
| Relationship to Project | Architect |

7. Design Professional's Name — Bradley Khouri

| | |
|---|---|
| Email Address | office@b9architects.com |
| Address | 610 2nd Avenue |
| Phone | 206.297.1284 |

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/ or structures, topographical or other physical features, etc.

   *The existing site is located on the corner of E Mercer Street and Federal Avenue E in the Capitol Hill neighborhood. The site's topography descends from east to west. One fourplex currently exists on the site.*

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

   *The lot is zoned LR3 and is located within the Capitol Hill Urban Center Village. The site, located in the East Core District of Capitol Hill, is subject to the Capitol Hill Design Guidelines.*

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

   *The immediate neighborhood is primarily residential and consists of a mixture of duplexes/ triplexes/ fourplexes, townhouses, and apartments. Immediately east of the site is Lowell Elementary School which is a traditional brick structure and spans the entire block between E Roy Street and E Mercer Street and Federal Avenue E and 11th Avenue E. Directly west of the site on E Mercer Street is a 6-unit townhouse development proposal and north of the site is a 7-unit, 3-story townhouse development. Southeast of the site at the intersection of E Mercer Street and Federal Avenue E is a proposal for a 4-story, 58-unit apartment building. The existing brick apartment building at the corner of E Mercer Street and Federal Avenue E will remain as a part of that proposal.*

   *Two fourplexes and one single family house are currently situated on the site.*

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

   *The development proposal consist of two adjacent sites, whose boundaries are proposed to be modified through the associated Lot Boundary Adjustment application, Project #3033047-LU.*

   *The proposal on 1014 E Mercer Street (#3033068-EG) consists of one 3-story, 5-unit, rowhouse structure with a partially below-grade basement story. The proposal on 609 Federal Avenue E (#3033045-EG) consists of eight 3-story townhouse units, arranged as two four-unit townhouse structures. A driveway, accessed from E Mercer Street, on the 609 Federal Avenue E site provides access to a below-grade parking garge for both sites. The garage on the adjacent site proposes twelve (12) parking stalls. The proposal provides no parking on the 601 Federal Avenue E site, with parking provided for most units on the adjacent site at 605 Federal Avenue E, via a future easement between the parcels. In Alternatives 1 and 2, parking is located at grade in private garages in individual units. For 1014 E Mercer Street (#3033068-EG), approximate structure height is 34 feet, per SMC 23.45.514.B and G. For 609 Federal Avenue E (#3033045-EG), approximate structure height is 30 feet, per SMC 23.45.514B.*

   *The design proposal is contextual in its volume, consistent in design of its entries and relationship to the street, and articulated in its modulation and materiality.*

   *In order to achieve dynamic and articulated street facades, several departures are requested per each site.*

   *1014 E Mercer Street (#3033068-EG)*
   *1. Front setback*
   *2. Street-facing Side setback*
   *3. Weather Protection projection into side setback*
   *4. Deck projection into front setback*
   *5. Unenclosed steps abutting a street lot line*

   *609 Federal Avenue E (#3033045-EG)*
   *1. South side setback*
   *2. Deck projection into front setback*
   *3. Unenclosed steps abutting a street lot line*

# ZONING SUMMARY

## 23.45.510 - FLOOR AREA RATIO (FAR) LIMITS
- 1.1
- 1.3 if the project meets the standards of subsection 23.45.510.C.

## 23.45.512 - DENSITY LIMITS—LR ZONES
- 1/1,600
- No Limit for rowhouse developments

## 23.45.514 - STRUCTURE HEIGHT
- 30 Feet base height
- For all residential uses in LR3 zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit

## 23.45.517 - MULTIFAMILY ZONES WITH A MANDATORY HOUSING AFFORDABILITY SUFFIX
- No MHA requirements inside urban centers and villages in LR3 zones.

## 23.45.518 - SETBACKS AND SEPARATIONS
Rowhouses:
- Front- 5 minimum
- Rear- 7 average; 5 minimum
- Side less than 40 feet- 3.5 minimum
- Side more than 40 feet- - 7 average; 5 minimum

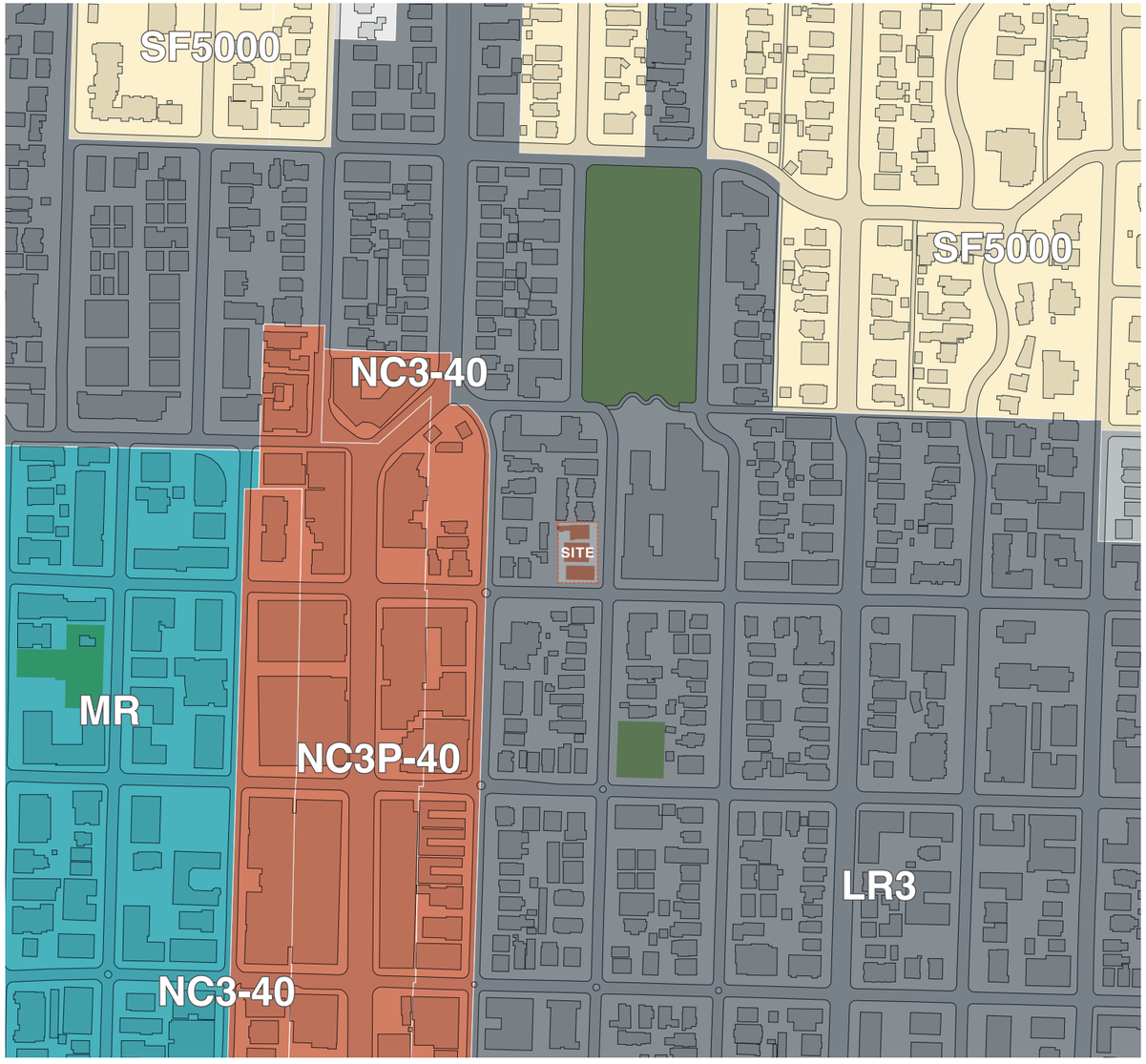
## 23.45.522 - AMENITY AREA
- The required amenity area in LR3 zones for rowhouses is equal to 25 percent of the lot area.
- A min of 50% of the required amenity area shall be provided at ground level.
- Rooftop amenity area per 23.45.510.E.5 may be counted as amenity area provided at ground level.
- All units shall have access to a common or private amenity area.

## 23.45.524 - LANDSCAPING STANDARDS
- A Green Factor score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal.

## 23.45.527 - STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES
- No limit in structure width for rowhouse developments in LR3 lots inside Urban Villages and Centers
- Maximum Facade Length: 65% of lot line for portions of facade within 15 feet of lot line.

## 23.45.534 - LIGHT AND GLARE STANDARDS
- Exterior lighting shall be shielded and directed away from adjacent properties.
- Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties.
- Driveways and parking areas for more than two vehicles shall be screened from abutting properties by a fence or wall between 5 feet and 6 feet in height,

## 23.45.536 - PARKING LOCATION, ACCESS, AND SCREENING
- Parking cannot be located: between a principal structure and a street lot line; in the required front setback or side street side setback; and within 7 feet of any street lot line.
- Parking in a structure. Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4 feet above existing or finished grade, whichever is lower.
- Parking shall be screened from direct street view.




**ADDRESS**

1014 E Mercer Street, 609 Federal Avenue E

**PARCEL #**

685270-0425, 685270-0421, 685270-0420

**LEGAL DESCRIPTION**

Lot A (Refer to LBA drawing on pg. 09)
Lots 4 and 5, Block 25, supplemental plat of lincoln pontius addition to the city of Seattle, according to the plat thereof, recorded in volume 9 of plats, page 52, records of King County, Washington; except the south 49.17 feet of the east 88.52 feet thereof., otherwise known as parcel A of LBA 013961-18PA.

Lot B (Refer to LBA drawing on pg. 09)
The south 49.17 feet of the east 88.52 feet of Lot 5, Block 25, supplemental plat of lincoln pontius addition to the city of Seattle, according to the plat thereof, recorded in volume 9 of plats, page 52, records of King County, Washington.

**LOT SIZE**

Lot A (Refer to LBA drawing on pg. 09)
7,611 SF

Lot B (Refer to LBA drawing on pg. 09)
4,351 SF

Total
11,962 SF

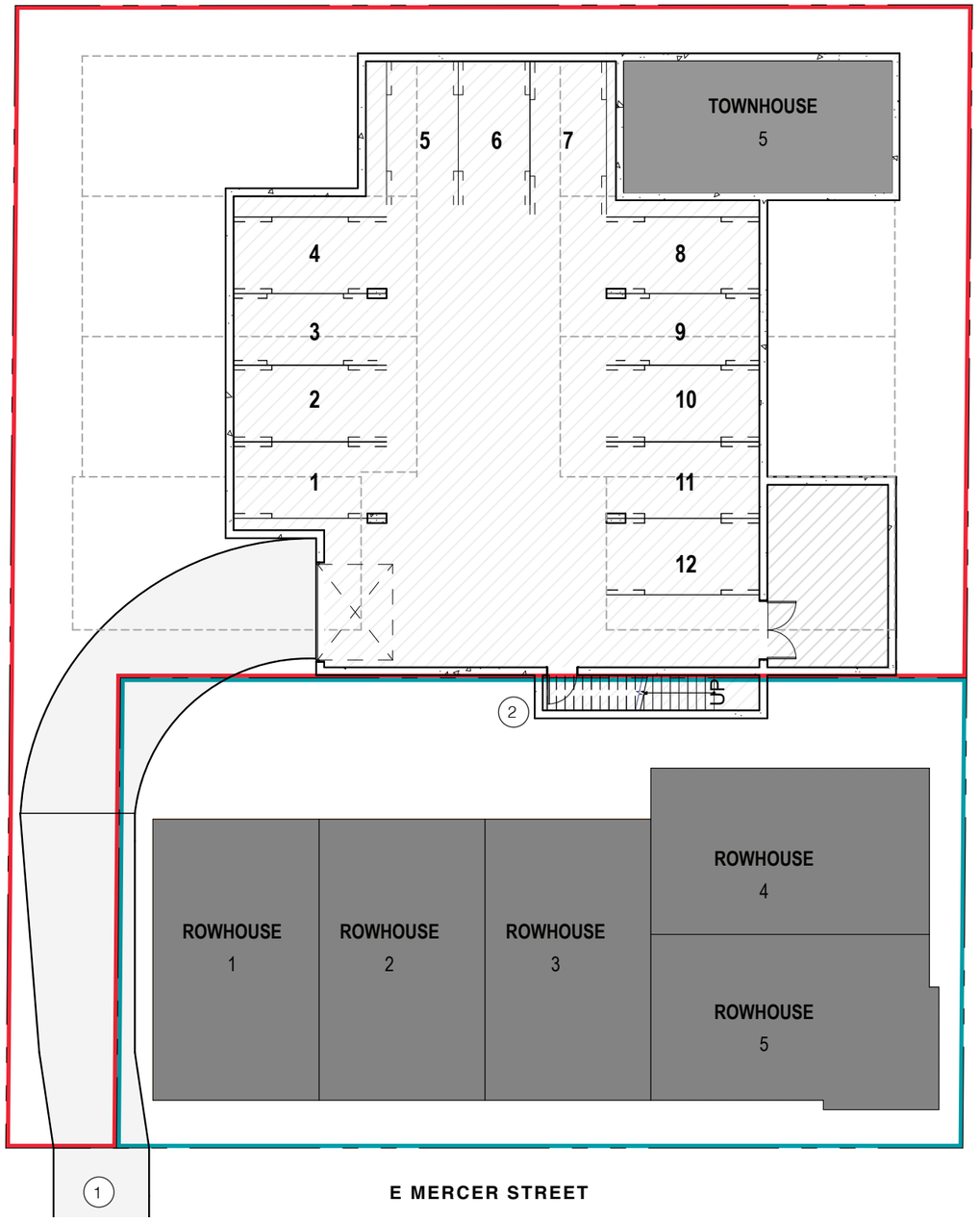
**ZONE**

LR3

**URBAN VILLAGE OVERLAY**

Capitol Hill Urban Center Village

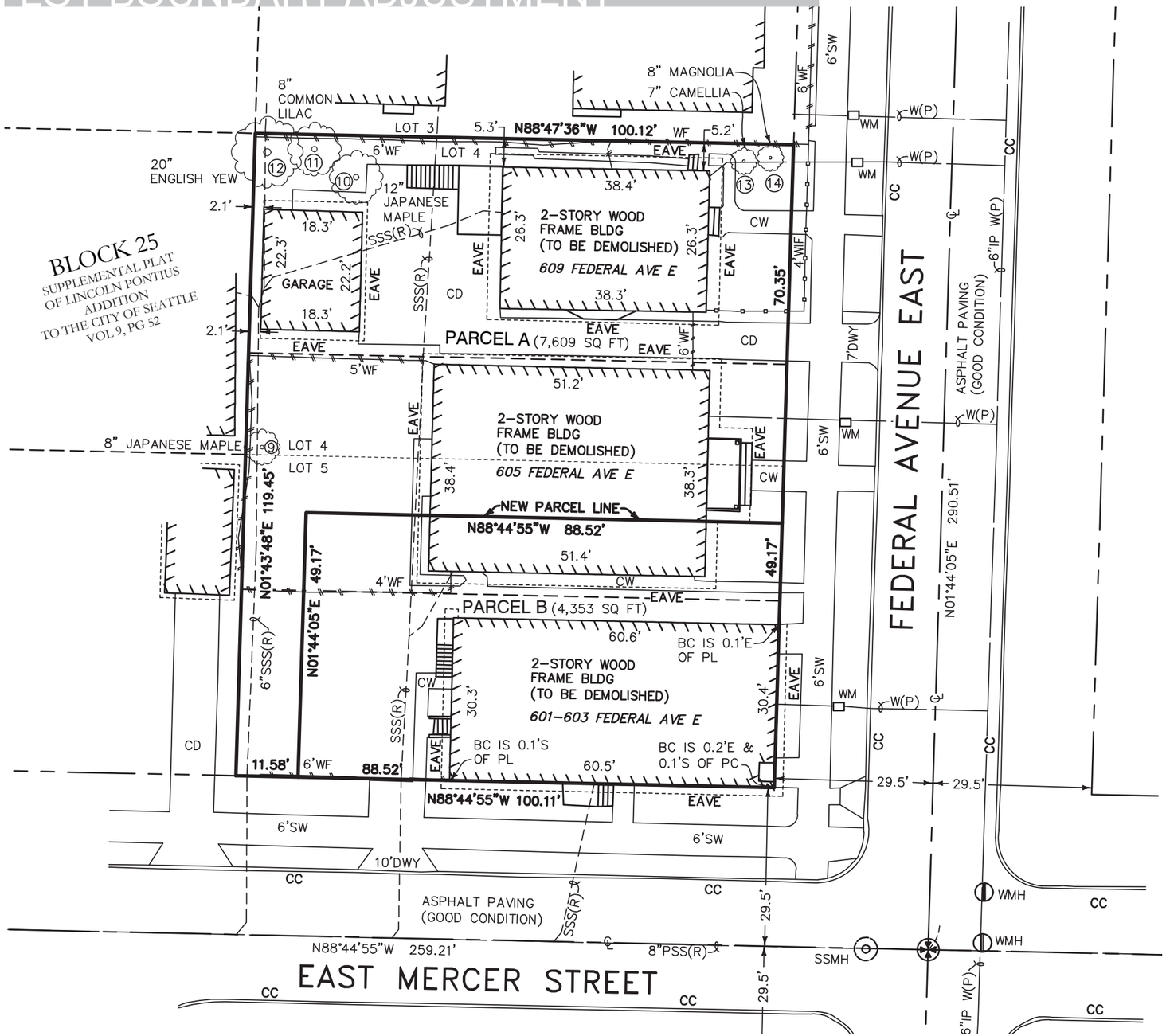
# PROPOSED GARAGE/BASEMENT PLAN




Drawing displaying Alternative 3's vehicular access and adjacent site dependency

- LOT A - 601 Federal Avenue E
- LOT B - 605 Federal Avenue E
- Unit
- Driveway
- Garage Area
- (1) Vehicular access to underground parking garage
- (2) Pedestrian access from garage to shared courtyard

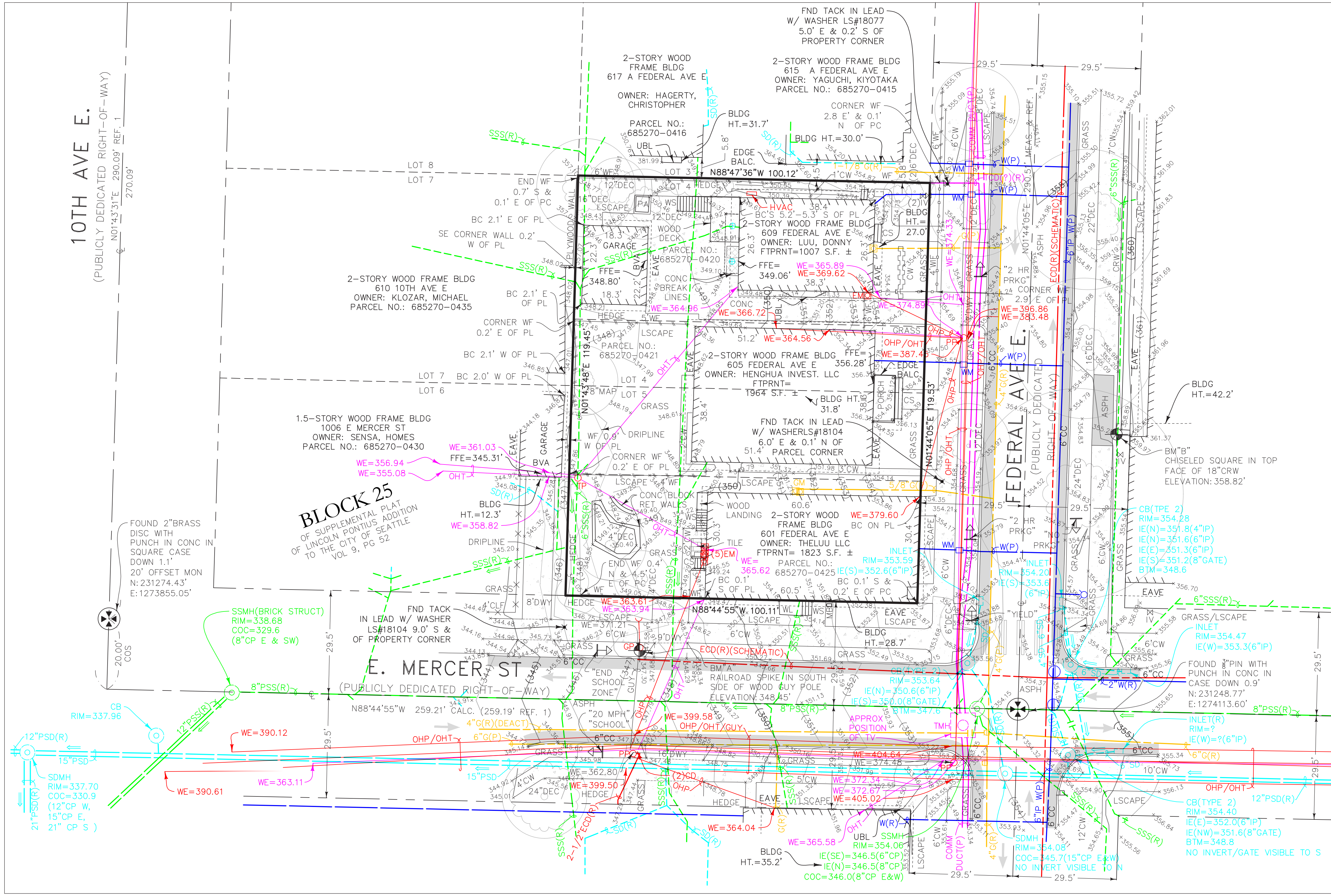
# LOT BOUNDARY ADJUSTMENT



# NEIGHBORHOOD CONTEXT



# SITE SURVEY


10TH AVE E.
(PUBLICLY DEDICATED RIGHT-OF-WAY)
E. MERCER ST
(PUBLICLY DEDICATED RIGHT-OF-WAY)
FEDERAL AVE E.
(PUBLICLY DEDICATED RIGHT-OF-WAY)
BLOCK 25
OF SUPPLEMENTAL PLAT OF LINCOLN PONTIUS ADDITION TO THE CITY OF SEATTLE VOL 9, PG 52
2-STORY WOOD FRAME BLDG 609 FEDERAL AVE E OWNER: LUU, DONNY FTPRNT=1007 S.F. ±
2-STORY WOOD FRAME BLDG 605 FEDERAL AVE E OWNER: HENGHUA INVEST. LLC FTPRNT= 1964 S.F. ±
2-STORY WOOD FRAME BLDG 601 FEDERAL AVE E OWNER: THELUU LLC FTPRNT= 1823 S.F. ±
2-STORY WOOD FRAME BLDG 617 A FEDERAL AVE E OWNER: HAGERTY, CHRISTOPHER PARCEL NO.: 685270-0416
2-STORY WOOD FRAME BLDG 615 A FEDERAL AVE E OWNER: YAGUCHI, KIYOTAKA PARCEL NO.: 685270-0415
2-STORY WOOD FRAME BLDG 610 10TH AVE E OWNER: KLOZAR, MICHAEL PARCEL NO.: 685270-0435
1.5-STORY WOOD FRAME BLDG 1006 E MERCER ST OWNER: SENSA, HOMES PARCEL NO.: 685270-0430
N88°47'36"W 100.12'
N01°43'48"E 119.45'
N01°44'05"E 119.53'
N88°44'55"W 100.11'
N88°44'55"W 259.21' CALC. (259.19' REF. 1)
BM"B" CHISELED SQUARE IN TOP FACE OF 18"CRW ELEVATION: 358.82'
BM"A" RAILROAD SPIKE IN SOUTH SIDE OF WOOD GUY POLE ELEVATION: 348.45'
FOUND 2"BRASS DISC WITH PUNCH IN CONC IN SQUARE CASE DOWN 1.1' 20' OFFSET MON N:231274.43' E:1273855.05'
FOUND 3/8"PIN WITH PUNCH IN CONC IN CASE DOWN 0.9' N:231248.77' E:1274113.60'

# ADJACENT USES






1 Lowell Elementary on Federal Ave E and E Mercer St




2 Commercial storefronts along Broadway E




3 All Pilgrims Church on Broadway E




4 76 Gas Station on 10th Ave E



7 Consulate of Mexico in Seattle




5 Mixed-Use building at the intersection of Broadway E, 10th Ave E, and E Roy St




6 Broadway Hill Park on Federal Ave E and E Republican St

# EXISTING CONDITIONS

The site, proposed to be created by Lot Boundary Adjustment, Project #3033047-LU, is approximately 88.5 feet wide in the east-west direction and 50 feet deep in the north-south direction. It currently contains a 3-story multifamily structure with associated driveway and parking area off of E Mercer Street along the west property line. The existing structure and associated pavement is proposed to be removed.

Multifamily structures predominantly surround the site. West of the site is a proposed 6-unit townhouse development, and south of the site are a 2-story duplex and a 2-story fourplex. To the east is Lowell Elementary School, built in 1919, and to the north is a fourplex and single family house that will be redeveloped concurrently with this project. The site's topography descends approximately 7 feet from Federal Avenue E to the west.

The site is located on the northwest corner of E Mercer Street and Federal Avenue E. The site does not have significant access to views. The site has excellent access to both the Broadway and 15th Avenue E commercial corridors and Broadway Hill Park, located 1 block south of the site and Volunteer Park, located 3 blocks north of the site.






1 View of sidewalk along E Mercer Street looking West



2 View of site looking North



3 View of site on E Mercer Street looking Northeast



4 View of site looking North on Federal Avenue E



5 View looking Southwest at the site on Federal Avenue E



6 View looking West at the site on Federal Avenue E

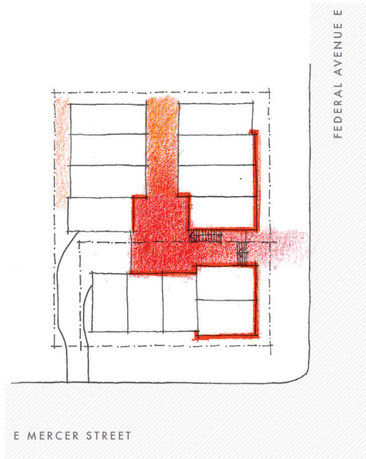


7 View looking West at the site on Federal Avenue E



8 View of site looking Northwest on intersection of E Mercer Street and Federal Avenue E

# ALTERNATIVE 3 DESIGN APPROACH




Original Design Sketch

The design approach for the preferred alternative, Alternative 3, emphasizes the site's position at a corner in the Capitol Hill neighborhood. Units engage the streetscape on both E Mercer Street to the south and Federal Avenue E to the east, bounding an internal shared courtyard, accessed from the east, as seen in the initial concept sketch to the right.

The design concept binds the two adjacent dependent developments together architecturally. The two easternmost rowhouses, on the 601 Federal Avenue E site, and the three southeastern townhouses on the 605 Federal Avenue E site, all facing Federal Avenue E in the preferred alternative, are designed in the same architectural language. Likewise, the "bookends" of the development, the three westernmost rowhouses facing E Mercer Street and northernmost townhouse on Federal Avenue E are designed in a distinct architectural language from the units closest to the corner. The units that anchor the corner of E Mercer Street and Federal Avenue E and bound the entry to the shared central courtyard are expressed as more solid masses with specific moments carved away, while the "bookend" units on either side are defined more individually with modulated massing and roof overhangs.

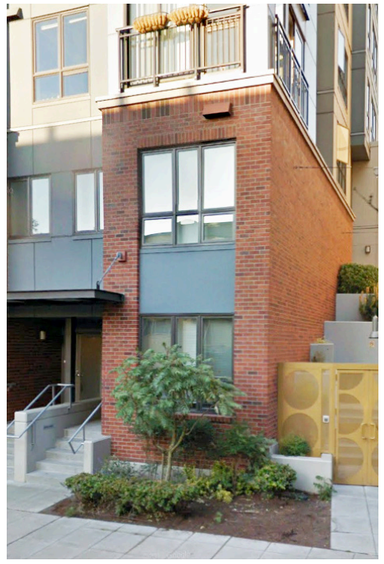
The two sites are further tied together by a rhythm of articulated entries, balconies and two-story volumes. This detailed design approach responds to an idea of creating relief and modulation. A projection in the facade is balanced by a related recess of the building mass. Entries for all units are recessed, counterbalanced by stoops and canopy projections.In addition, massing recesses occur at the third floor where balconies project out. This strategy creates more articulated, contextual facades, reduces the scale of the proposal along the street, and provides more generous space at both the unit entries and balconies.

High quality materials will emphasize the architectural language and concept. Doors and windows will supplement the rhythm of the facade. The proposal utilizes the allowed height to further articulate the corner condition, with additional height allowed for rowhouses with partially below grade stories. The height of the townhouses is lowered, per code requirements, which reduces the overall the scale and height along Federal Avenue E, which is more residential in nature compared to E Mercer Street.

1 Defined entries articulating each unit



2 2-story volumes to break down scale



3 Recessed balconies adding depth to the facade



4 Deep roof overhangs adding depth to the facade






MATERIAL 1

MATERIAL 2

MATERIAL 3A

MATERIAL 3B

MATERIAL 4

1014 E Mercer Street
#3033068-EG

609 Federal Avenue E
#3033045-EG

# SUMMARY OF GUIDANCE

## MASSING

**a. Staff supports further development of Massing Concept 3, which provides a strong street presence and an interior arrangement that creates a safe, comfortable environment for pedestrians with vehicular circulation appropriately hidden from view. (DC2-A-1)**

**b. The proposed use of modulation on street-facing facades adds visual interest and helps to identify individual residences. However, the modulation moves at the southeast corner, where departures are sought, is more subtle than found elsewhere on the proposal. As the most prominent portion of the project, the corner should provide the most architectural interest. The design approach sketches provided show three interlocking volumes, presumably clad in different materials. This arrangement is attractive, but requires a greater degree of modulation to be successful at this location. (CS2-A-2, DC2-A-1. DC2-B-1, DC2-C-1)**

a. The Massing Alternative 3 has been further developed, focusing on creating a strong street presence along both E Mercer Street and Federal Avenue E. The internal courtyard creates a central shared space for residents and visitors. It benefits from the vehicular access location and below grade parking.
DC2-A-1: Site Characteristics and Uses

b. The modulation moves at the southeast corner are consistent with all facades of the proposal. The design includes interlocking volumes, further distinguished with high-quality materials highlighting the articulation. The volumes that project forward are clad in two different tones of brick, with the recessed area, a contrasting painted cement board siding, with 24 gauge trim elements painted to match the panels. In addition, a shared entry canopy projects beyond the structure walls. The entry to each unit faces east to Federal Avenue E and is recessed to receive the entry stoop that connects to the sidewalk. Decks project beyond the wall surface to add further interest and depth. These secondary architectural features are all treated consistently and railings and canopies will be black powder coated steel with deck fascia clad in a black painted surface.
CS2-A-2: Architectural Presence, DC2-A-1: Site Characteristics and Uses, DC2-B-1: Facade Composition, DC2-C-1: Visual Depth and Interest

## ARCHITECTURAL CONCEPT

**a. As noted above, extra attention is needed at the southeast corner of the proposal. High quality materials are necessary and should be applied thoughtfully to correspond with massing moves. Glazing should be set back from exterior walls to add depth to the façade and complement the proposed recessed balconies. (CS2-A-2, CS2-C-1, DC2-B-1, DC4-II)**

**b. The recessed balconies provide aesthetic benefits as well as a slight amount of weather protection, increasing their usability throughout the year. Railing materials should be thoughtfully chosen to complement the overall architectural concept. (DC2-C-1, DC4-II)**

**c. The raised entries contribute to an urban aesthetic that is appropriate for the Capitol Hill neighborhood and can function as an informal open space for residents. Further refine the stoops' ability to function as amenity spaces by using high quality materials and maximizing landing areas to allow space for personalization (such as potted plants or furniture). (PL1-A-2, PL3-A-4, DC2-C-2)**

**d. Interior uses have been arranged with the most active uses facing the street and circulation located at the rear. This arrangement creates natural surveillance of the street and allows for larger glazing on the primary façade. Retain this (or similar) arrangement of interior uses in the MUP plan set. (PL2-B-1, DC2-A-1)**

a. Refer to the response above. Materials are carefully selected to articulate the proposed modulation and design concept. Two tones of brick are the primary cladding material for the street-facing facades and provide a strong grounding element that is consistent with the neighborhood context. Glazing is included in all volumes, however, material contrast on the recessed elements combined with projecting canopies and balconies adds depth to the facade treatment.
CS2-A-2: Architectural Presence, CS2-C-1: Corner Sites, DC2-B-1: Facade Composition, DC4-II: Exterior Finish Materials

b. Railing materials throughout the project will be black powder coated metal and will complement the overall architectural concept.
DC2-C-1: Visual Depth and Interest, DC4-II: Exterior Finish Materials

c. The stoops will be high quality and will provide opportunities for engagement with street facing amenity areas and the streetscape of both E Mercer Street and Federal Avenue E. The stoops will be constructed of concrete with powder coated steel railings where required by code that match the balcony railings at upper levels of the project. There is room at the base of the stoop on either side for personalization.
PL1-A-2: Adding to Public Life, PL3-A-4: Ensemble of Elements, DC2-C-2: Dual Purpose Elements

d. Street-facing interior uses will support activation of the street-scape. Entry spaces are connected to the active front stoops with adjacent living rooms fronting the street. At upper levels, bedrooms, and balconies also have a few of the street and sidewalk, providing additional opportunities for surveillance.
PL2-B-1: Pedestrian Infrastructure, DC2-A-1: Site Characteristics and Uses

## OPEN SPACE

**a. Staff appreciates the retention of the non-exceptional tree located at the northwest corner of the proposal. The applicant is encouraged to look for ways for the proposal to further engage with this tree, perhaps by including rear doors for units in this portion of the site and providing basic programming around the tree (e.g. a path and seating). (CS1-D-1, DC3-C-3)**

**b. The proposal connects interior units with a pedestrian courtyard located above the shared parking level. This arrangement successfully screens parking uses from view and creates a safe space for pedestrian circulation. However, as the only shared amenity area current proposed, the quality of this space is a priority. Design this courtyard as an amenity first and foremost, not just as pedestrian circulation. Use landscaping, materials, fixtures, and programming to create a desirable space that encourages social interaction between residents. (DC3-A, DC3-B, DC3-C-2)**

**c. Green roofs provide several environmental and aesthetic benefits, both for the proposal itself as well as the broader community. Consider adding rooftop landscaping to the proposal; choose plant materials that can provide habitat for local insects and birds. (CS1-A-1, CS1-II)**

a. A rear door is proposed that provides access to a private rear yard for the townhouse unit adjacent to the tree. A patio allowing for seating and landscape design engage with the non-exceptional tree being retained
CS1-D-1: On-Site Features, DC3-C-3: Support Natural Areas

b. The pedestrian courtyard located above the shared parking garage activates the center of the site. It provides multiple scaled spaces for gathering and circulation. The large central gathering area is visible to passersby and connects directly to Federal Avenue E. It sponsors activity in multiple ways. It connects through a covered exterior staircase directly to the shared garage below grade. The gathering space, described by pavers, is bordered with landscape and seating areas. Rear doors of units and balconies relate to the courtyard and offer direct connections from units. The courtyard also provides pedestrian access to the townhouses at the rear of the site and connects directly to the rear of most of the street-facing units.
DC3-A: Building-Open Space Relationship, DC3-B: Open Space Uses and Activities, DC3-C-2: Amenities/Features

c. Planters are proposed for the roof over the below grade parking as part of the shared central courtyard where they will be visible to residents and visitors. There are no green roofs planned for the individual unit roofs
CS1-A-1: Sense of Place, CS1-II: Plants and Habitat

## SERVICE USES

**a. The partially below-grade parking level effectively screens parking uses from view and eliminates conflicts between pedestrians and vehicles. Retain this feature in the MUP plan set. (DC1-C-1)**

**b. Waste receptacle storage areas are not identified in the proposal. Waste storage should be located in the parking area or elsewhere on the site away from amenity areas and screened from view. Use shared receptacles to minimize the amount of space dedicated to this service use and impacts to the public right-of-way on collection days. (DC1-C-4)**

**c. Bicycle parking facilities are not identified in the proposal. Ensure that bicycle parking is provided in a safe and convenient location. (PL4-B)**

a. The shared below-grade garage will be maintained. Access to it is located at the low end of the site along E Mercer Street, at the point farthest away from the Lowell Elementary School opposite the site on Federal Avenue E. This location reduces potential vehicular conflict with the school buses for the school as well as students and parents as pedestrians.
DC1-C-1: Below-Grade Parking

b. Waste storage areas are located in the shared below-grade garage. This reduces any potential conflicts with pedestrian areas, such as the shared courtyard and screens it from view from the street. The project will comply with Seattle Public Utility requirements for receptacles and staging.
DC1-C-4: Service Uses

c. Bicycle parking facilities are provided in the shared courtyard, accessed via Federal Avenue E. It will be designed to meet the requirements of the Land Use Code.
PL4-B: Planning Ahead for Bicyclists

# MASSING

## RESPONSE TO GUIDANCE

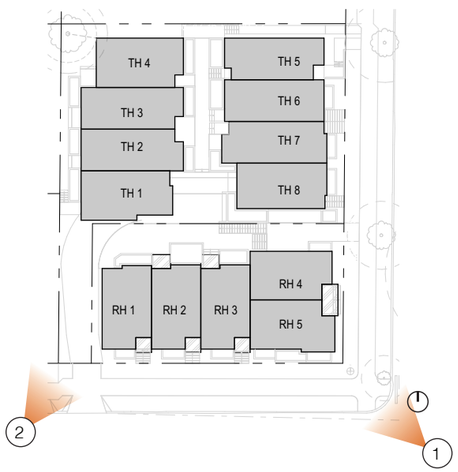
- The massing of the proposed scheme has been developed to further encourage interaction through a network of open spaces and exterior circulation. The central courtyard, strong street edge, and west facade modulation have been retained and refined in response to guidance.

## SUPPORTED GUIDELINES

CS2-C: Relationship to the Block
CS2-D: Height, Bulk, and Scale

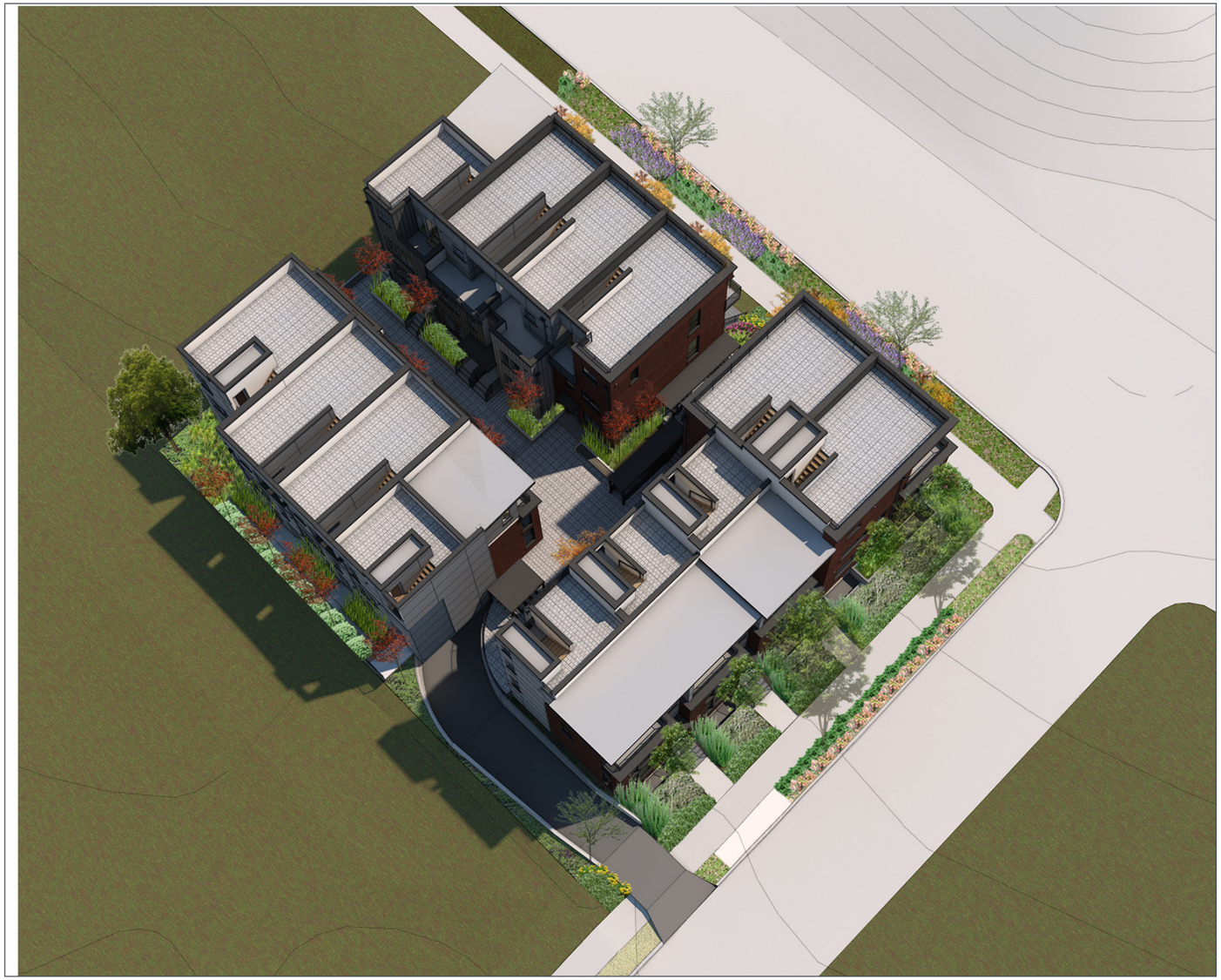


Street View looking Southwest at EDG






Street View looking Northwest



Aerial View looking Northeast



Aerial View looking Northeast at EDG

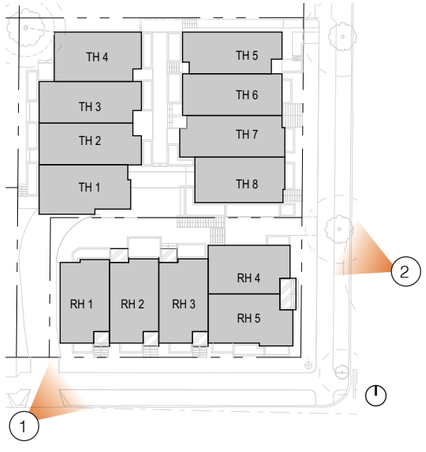
# ARCHITECTURAL CONCEPT

## RESPONSE TO GUIDANCE

- The massing of the proposed scheme has been developed to further encourage interaction through a network of open spaces and exterior circulation. The central courtyard, strong street edge, and west facade modulation have been retained and refined in response to guidance.

## SUPPORTED GUIDELINES

CS2-C: Relationship to the Block
CS2-D: Height, Bulk, and Scale






1 Street View looking North



2 Street View looking West



Street View looking West at EDG

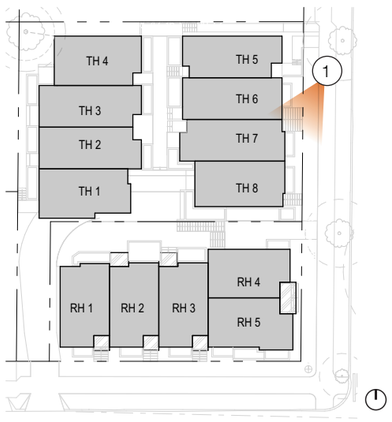
# ARCHITECTURAL CONCEPT

## RESPONSE TO GUIDANCE

- The massing of the proposed scheme has been developed to further encourage interaction through a network of open spaces and exterior circulation. The central courtyard, strong street edge, and west facade modulation have been retained and refined in response to guidance.

## SUPPORTED GUIDELINES

CS2-C: Relationship to the Block
CS2-D: Height, Bulk, and Scale

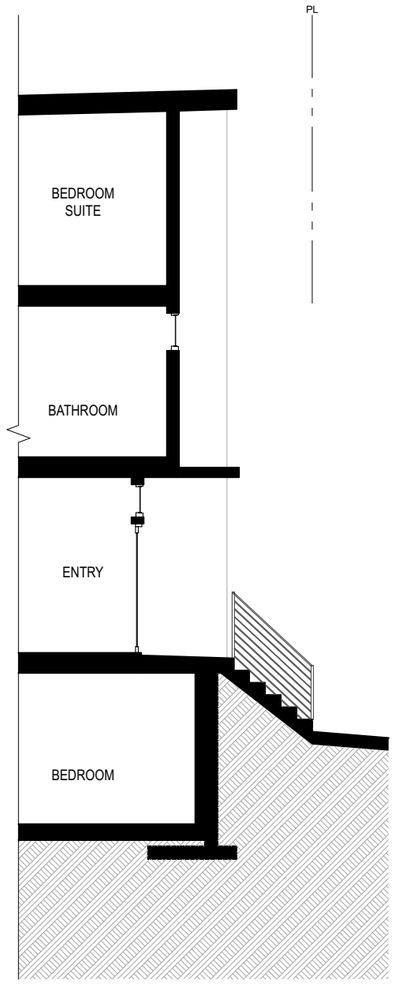





1 Street View looking Southwest

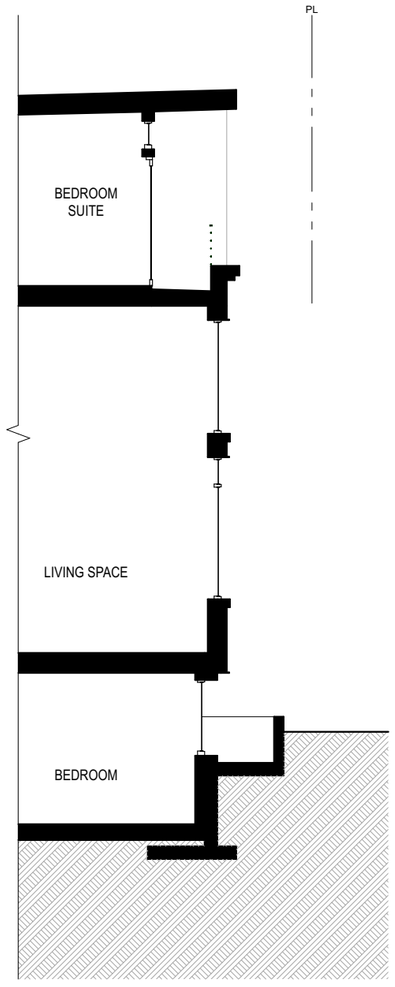
The following sections show the unit interiors relationship with E Mercer Street and Federal Avenue E.

## TYPICAL SECTIONS OF UNIT FACING E MERCER STREET



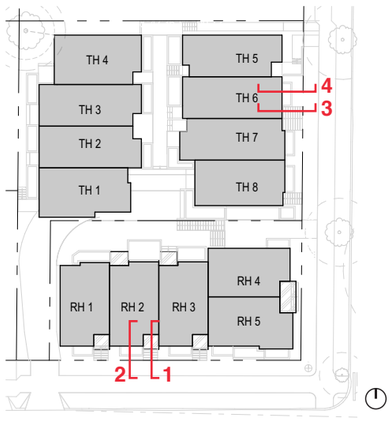

**1** SECTION - ENTRY, TYP

0 4' 8' 16'

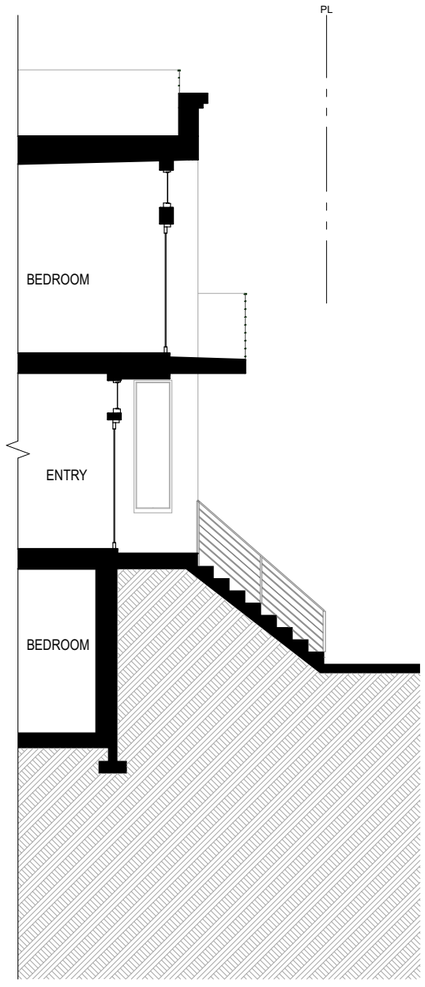



**2** SECTION - LIVING, TYP

0 4' 8' 16'

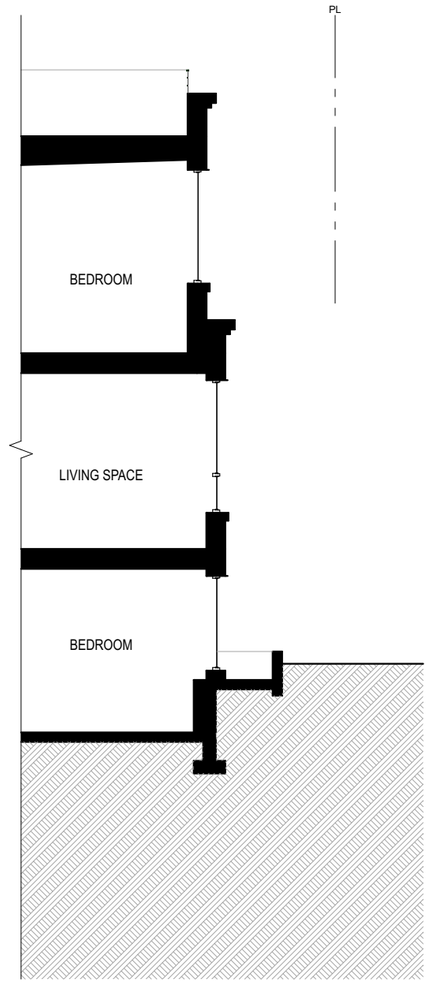



## TYPICAL SECTIONS OF UNIT FACING FEDERAL AVENUE E




**3** SECTION - ENTRY, TYP

0 4' 8' 16'




**4** SECTION - LIVING, TYP

0 4' 8' 16'

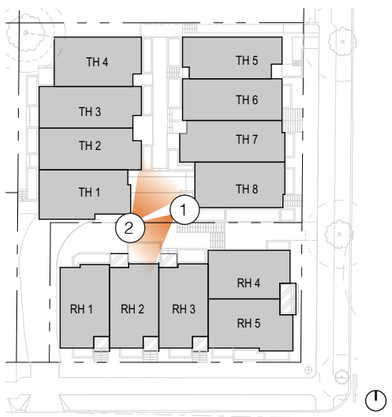
# OPEN SPACE

## RESPONSE TO GUIDANCE

- The massing of the proposed scheme has been developed to further encourage interaction through a network of open spaces and exterior circulation. The central courtyard, strong street edge, and west facade modulation have been retained and refined in response to guidance.

## SUPPORTED GUIDELINES

CS2-C: Relationship to the Block
CS2-D: Height, Bulk, and Scale






1 View of Open Courtyard looking Southwest



2 View of Open Courtyard looking Northeast

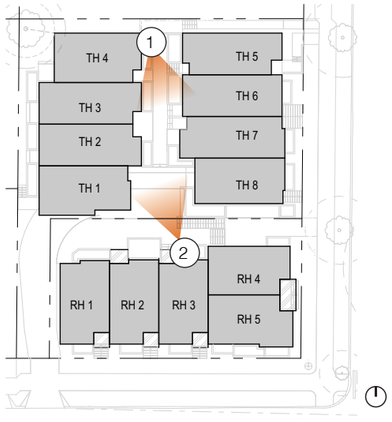
# OPEN SPACE

## RESPONSE TO GUIDANCE

- The massing of the proposed scheme has been developed to further encourage interaction through a network of open spaces and exterior circulation. The central courtyard, strong street edge, and west facade modulation have been retained and refined in response to guidance.

## SUPPORTED GUIDELINES

CS2-C: Relationship to the Block
CS2-D: Height, Bulk, and Scale






1 View of Open Courtyard looking South



2 View of Open Courtyard looking North

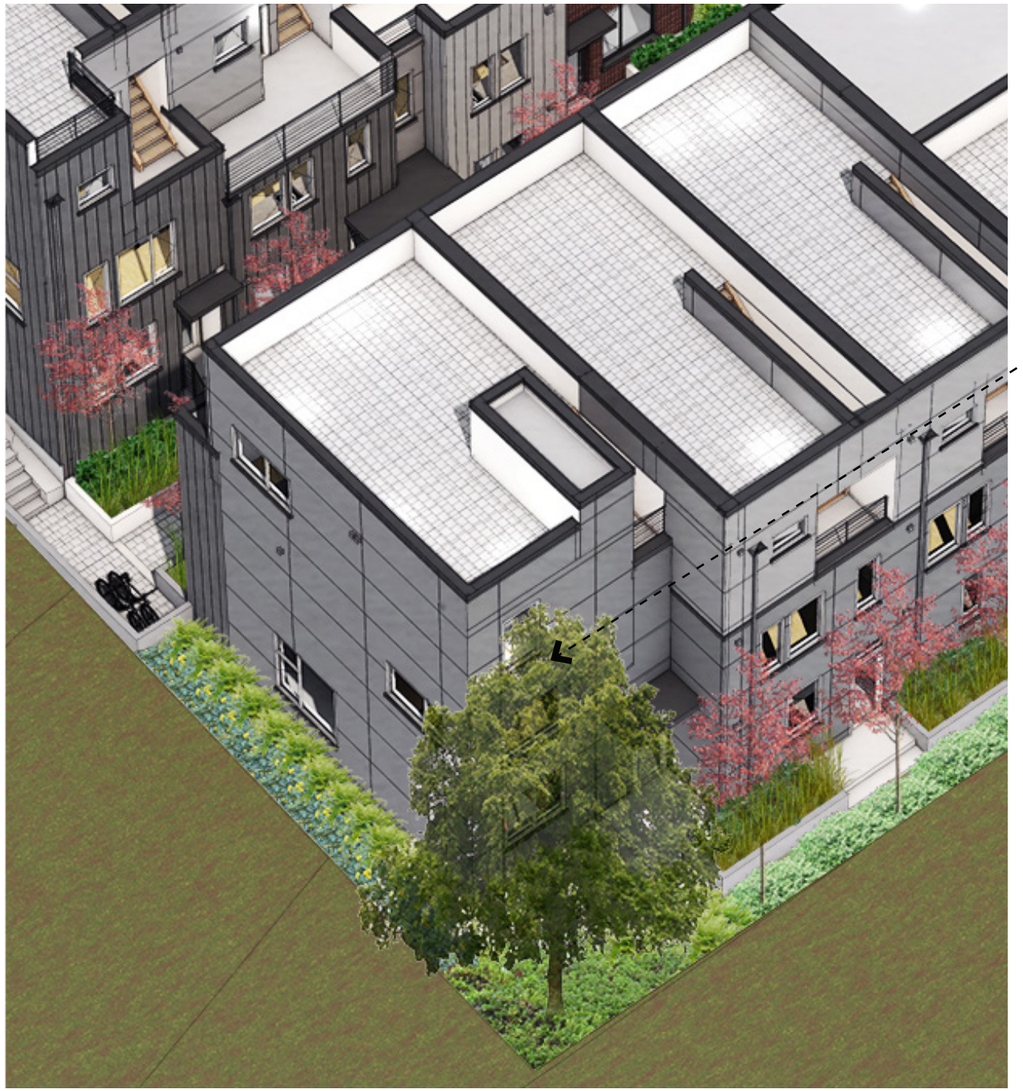
# OPEN SPACE

## RESPONSE TO GUIDANCE

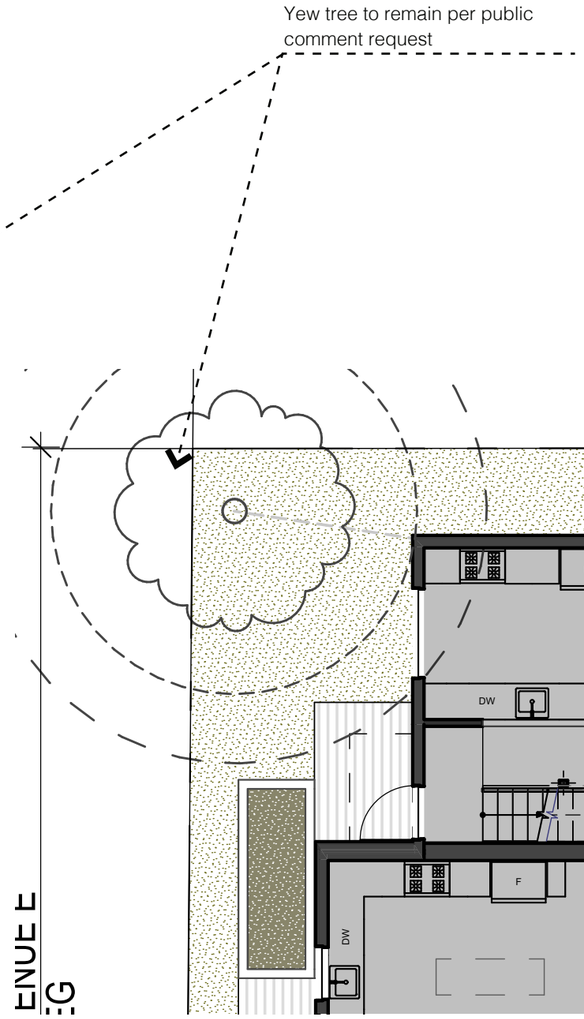
- The massing of the proposed scheme has been developed to further encourage interaction through a network of open spaces and exterior circulation. The central courtyard, strong street edge, and west facade modulation have been retained and refined in response to guidance.

## SUPPORTED GUIDELINES

CS2-C: Relationship to the Block
CS2-D: Height, Bulk, and Scale



Aerial View looking Southeast



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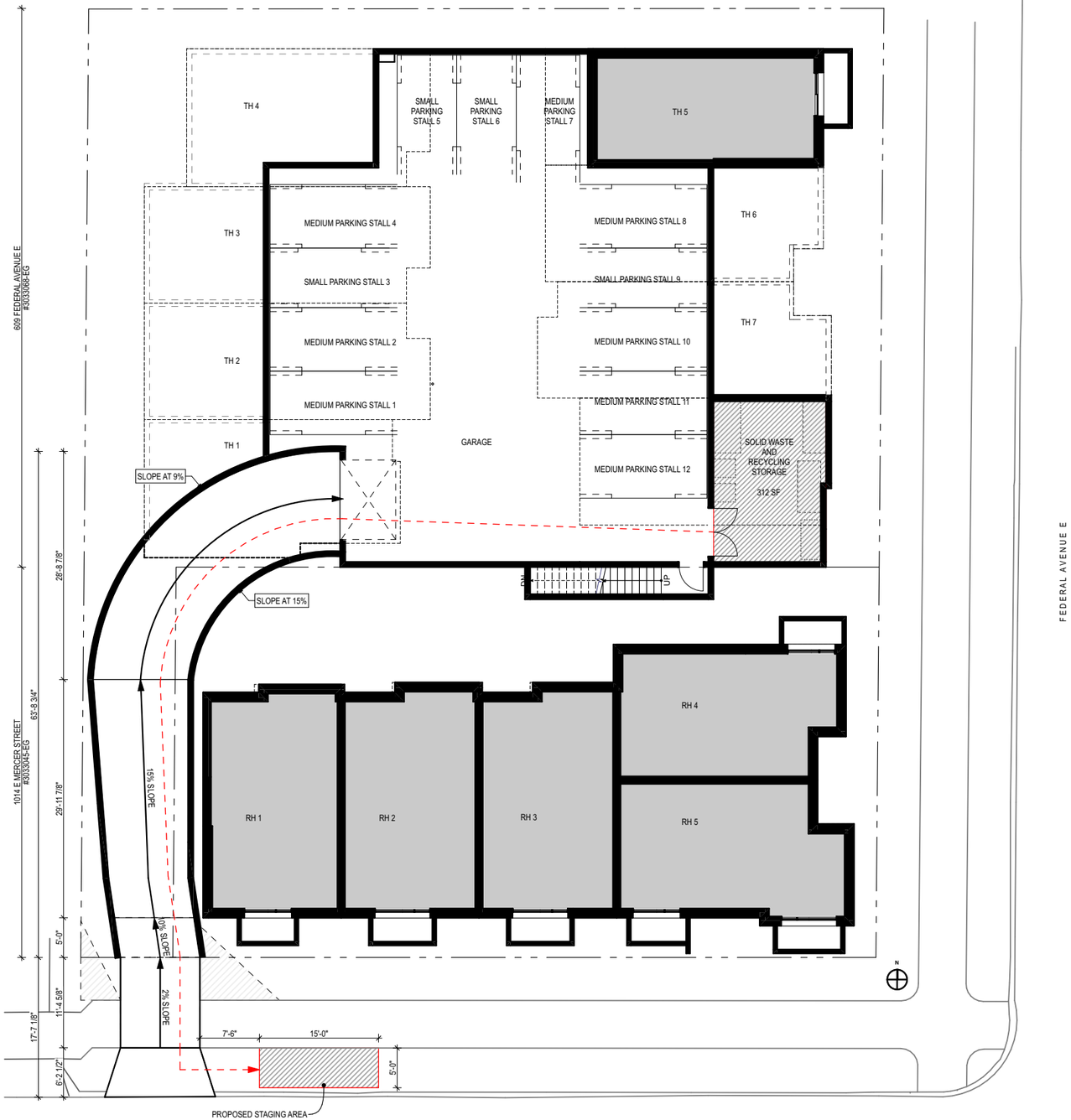
# SERVICE USES

## RESPONSE TO GUIDANCE

- The massing of the proposed scheme has been developed to further encourage interaction through a network of open spaces and exterior circulation. The central courtyard, strong street edge, and west facade modulation have been retained and refined in response to guidance.

## SUPPORTED GUIDELINES

CS2-C: Relationship to the Block
CS2-D: Height, Bulk, and Scale




**Trash Storage and Circulation Diagram**




## Bicycle Storage and Circulation Diagram

COVERED, LONG-TERM BICYCLE PARKING

SHORT-TERM BICYCLE PARKING

BICYCLE CIRCULATION

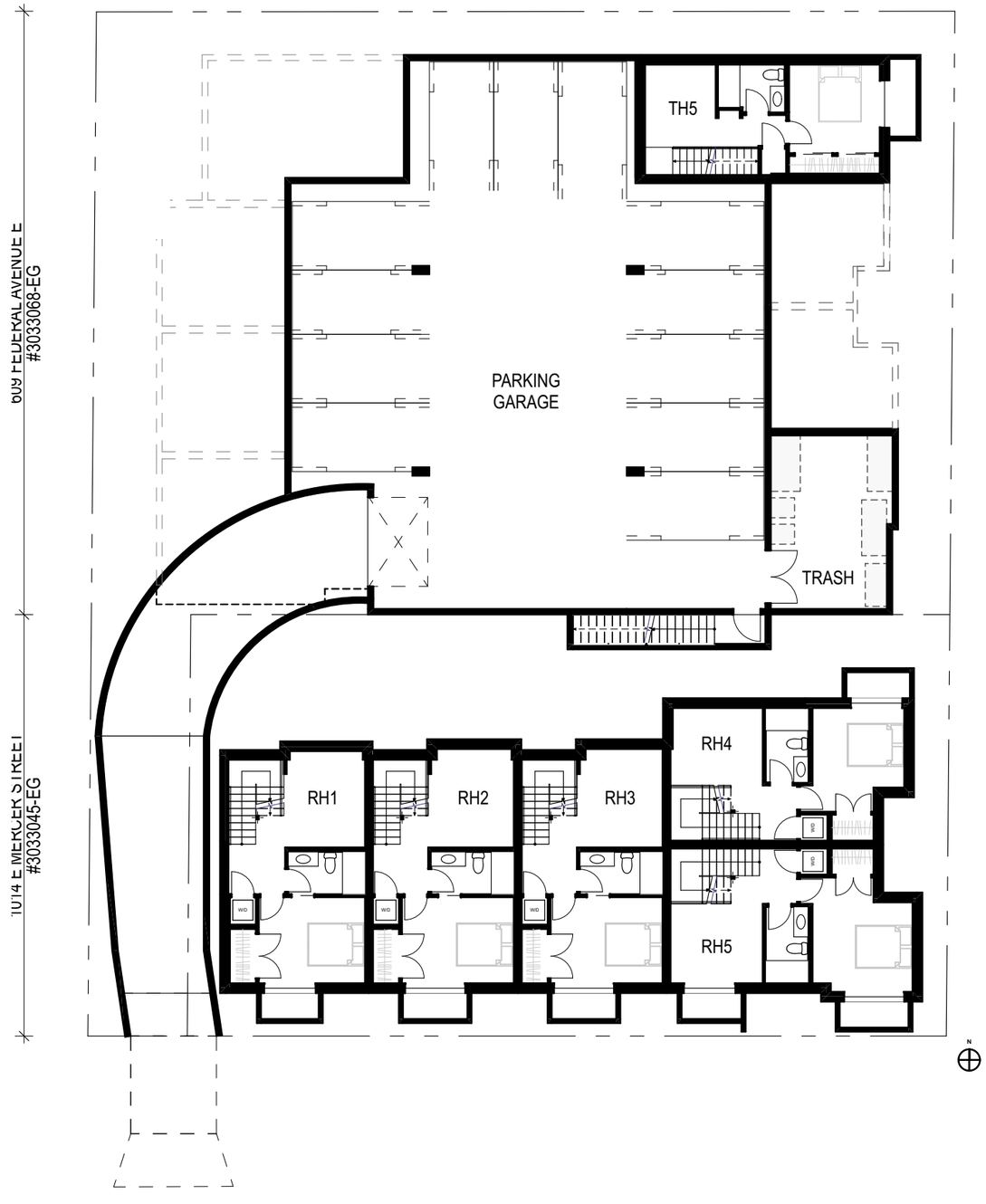
# SITE PLAN




COMPOSITE SITE PLAN

0 8' 16' 32'

# PROPOSED PLANS




BASEMENT/GARAGE PLAN

0 8' 16' 32'

# PROPOSED PLANS




FIRST FLOOR PLAN

0 8' 16' 32'

# PROPOSED PLANS




SECOND FLOOR PLAN

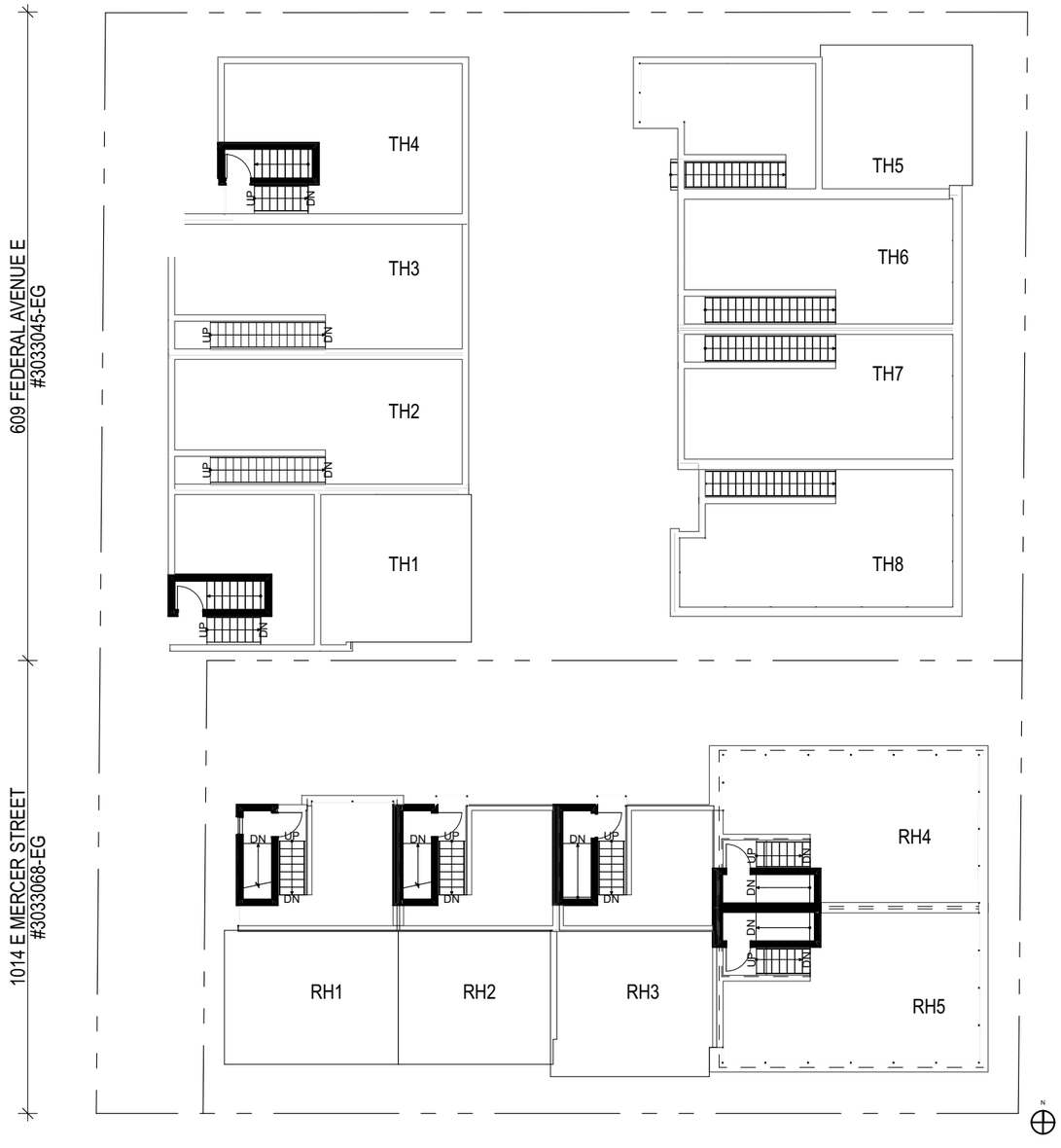
0 8' 16' 32'

# PROPOSED PLANS




## THIRD FLOOR PLAN

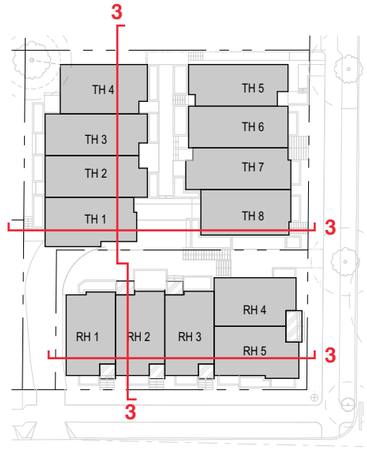
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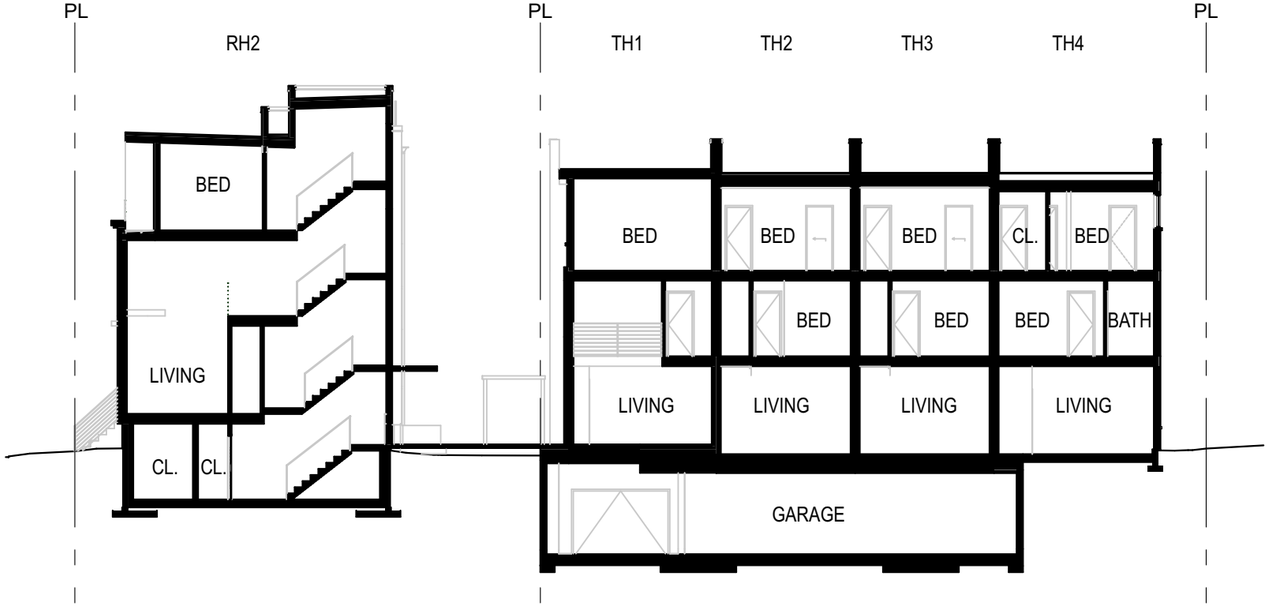



ROOF PLAN

0 8' 16' 32'

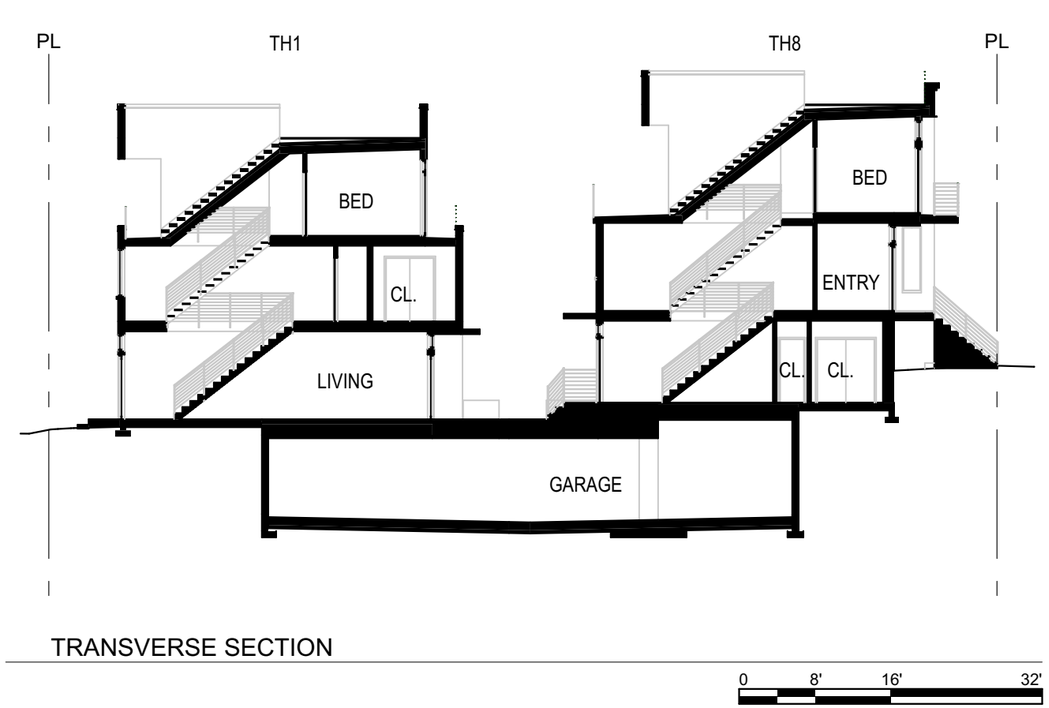
# BUILDING SECTIONS



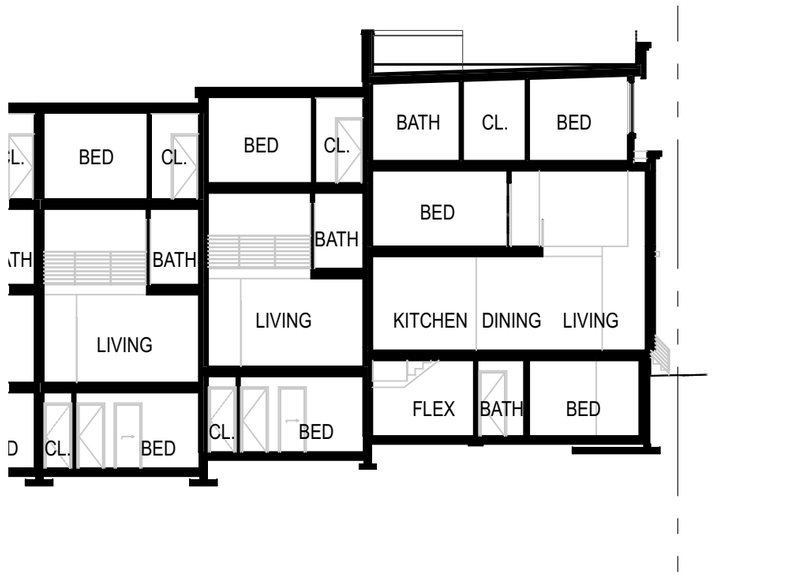

1 TRANSVERSE SECTION

0 8' 16' 32'




TRANSVERSE SECTION

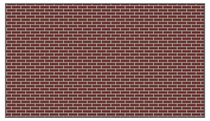
0 8' 16' 32'



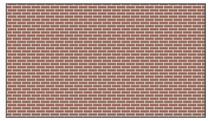

DINAL SECTION

0 8' 16' 32'

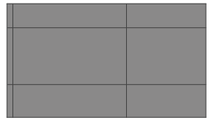
# RENDERED ELEVATIONS



**1.** BRICK
MUTUAL MATERIALS,
VINTAGE, SMOOTH, TYP.



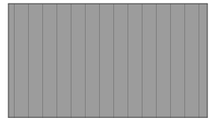
**2.** BRICK
MUTUAL MATERIALS,
IMPERIAL RED, MISSION, TYP.



**3.** PAINTED FIBER-CEMENT
4' X 8' PANEL
PASSIVE, SW 7064, TYP.



**4.** PAINTED FIBER-CEMENT
4' X 8' PANEL
CITYSCAPE, SW 7067, TYP.



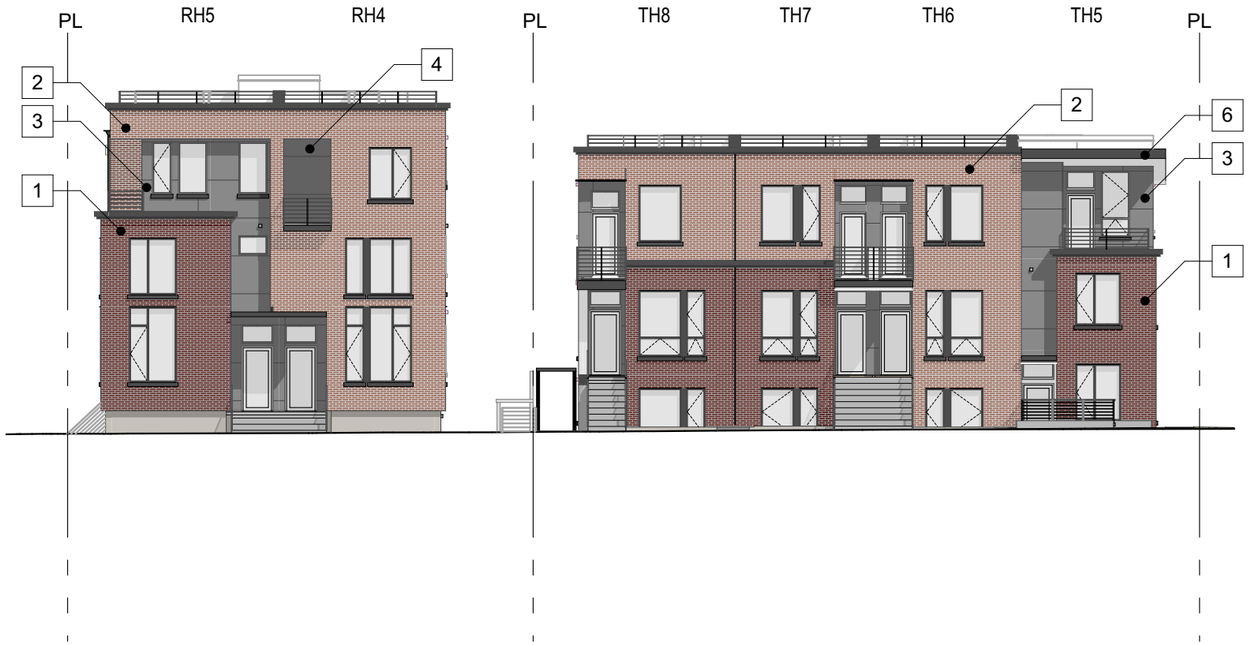
**5.** PAINTED FIBER-CEMENT
1' X 8' PANEL
PAINT 01, TYP.



**6.** POWDER-COATED METAL
BLACK



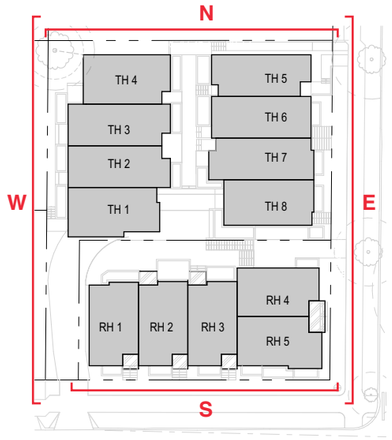
**7.** PAINTED FIBER-CEMENT
1' X 8' PANEL
PAINT 02, TYP.




EAST ELEVATION




SOUTH ELEVATION

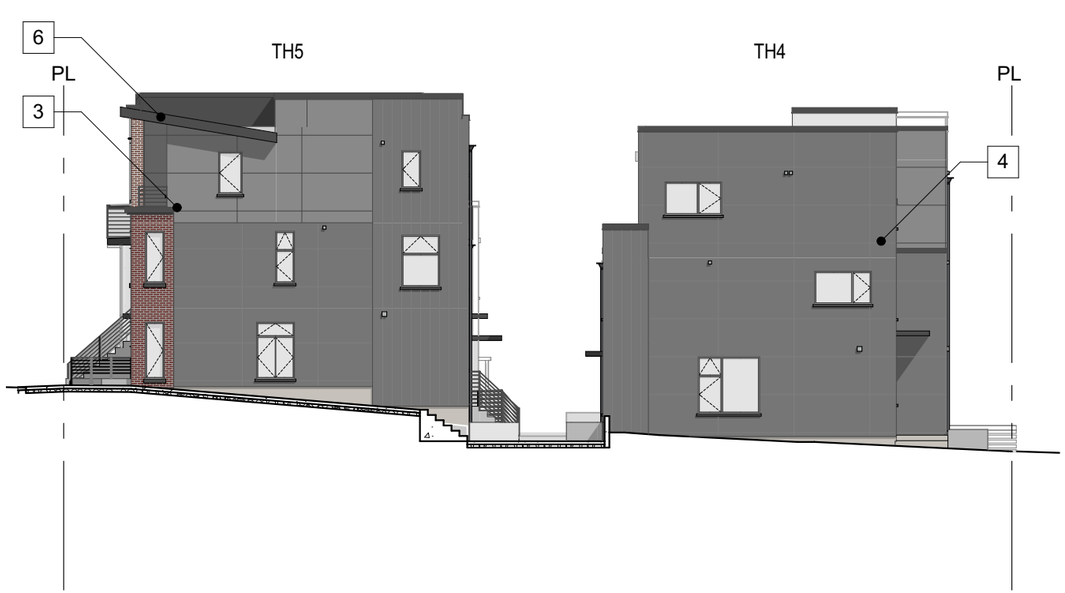






WEST ELEVATION

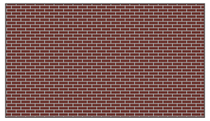
0 8' 16' 32'



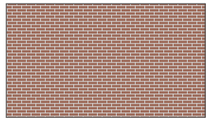

NORTH ELEVATION

0 8' 16' 32'

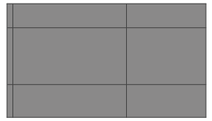
# RENDERED ELEVATIONS



**1.** BRICK
MUTUAL MATERIALS,
VINTAGE, SMOOTH, TYP.



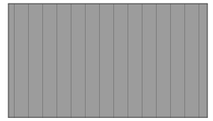
**2.** BRICK
MUTUAL MATERIALS,
IMPERIAL RED, MISSION, TYP.



**3.** PAINTED FIBER-CEMENT
4' X 8' PANEL
PASSIVE, SW 7064, TYP.



**4.** PAINTED FIBER-CEMENT
4' X 8' PANEL
CITYSCAPE, SW 7067, TYP.



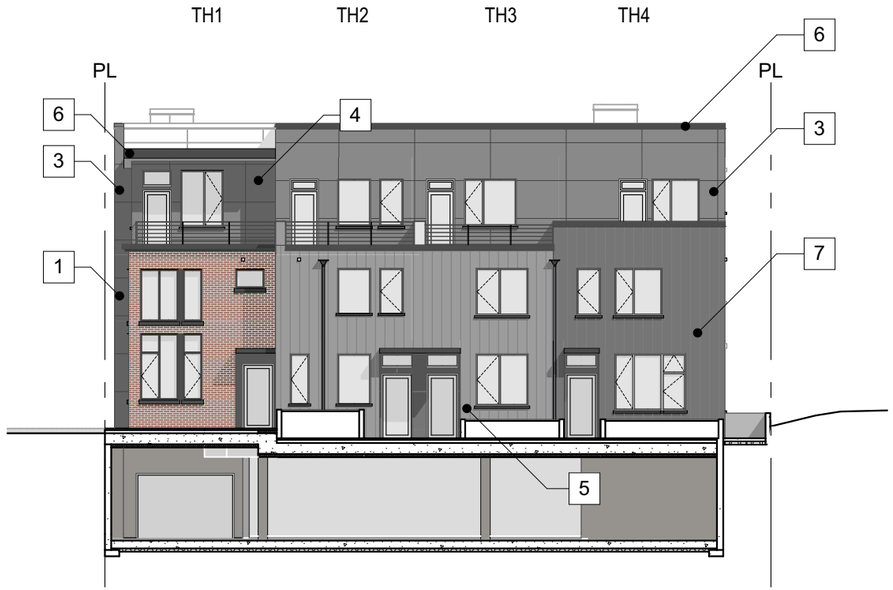
**5.** PAINTED FIBER-CEMENT
1' X 8' PANEL
PAINT 01, TYP.



**6.** POWDER-COATED METAL
BLACK

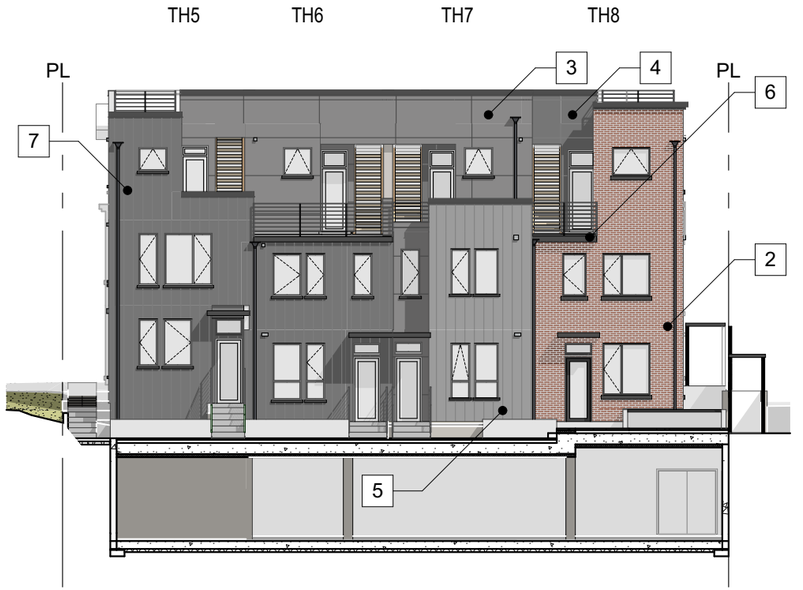


**7.** PAINTED FIBER-CEMENT
1' X 8' PANEL
PAINT 02, TYP.



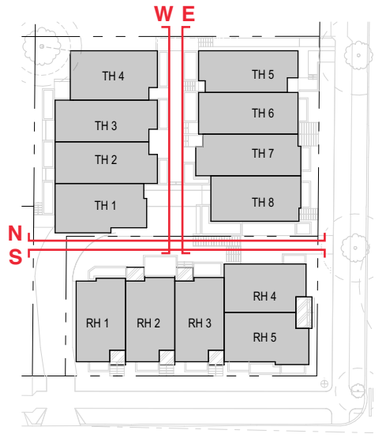

EAST COURTYARD ELEVATION

0 8' 16' 32'




WEST COURTYARD ELEVATION

0 8' 16' 32'

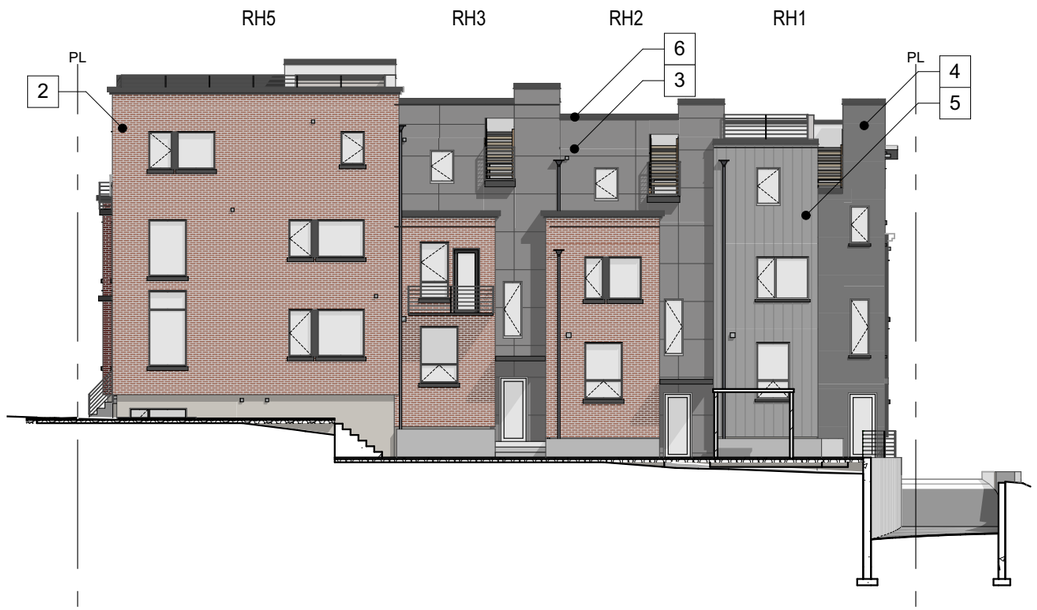






SOUTH ELEVATION

0 8' 16' 32'




NORTH ELEVATION

0 8' 16' 32'

# LANDSCAPE



Bergenia



Biokovo Geranium



Elizabeth Magnolia



Hinoki Cybress



Japanese Maple



Male Fern



May Night Salvia



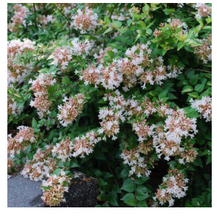
Pee Wee Hydrangea



Phenomenal Lavender



Polystichum Munitum



Rose Creek Abelia



Vine Maple

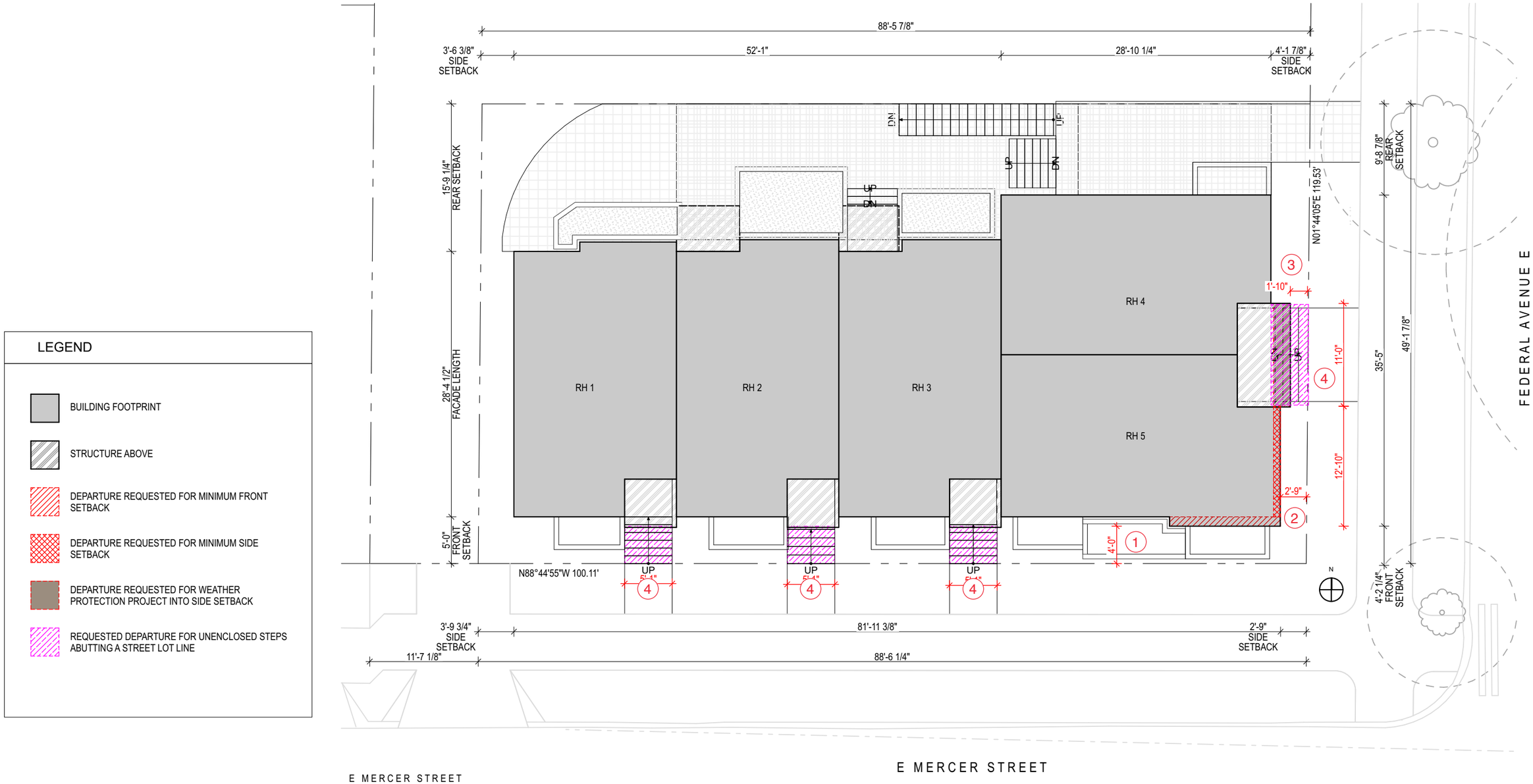


# LIGHT AND GLARE




LIGHT / GLARE PLAN

0 8' 16' 32'

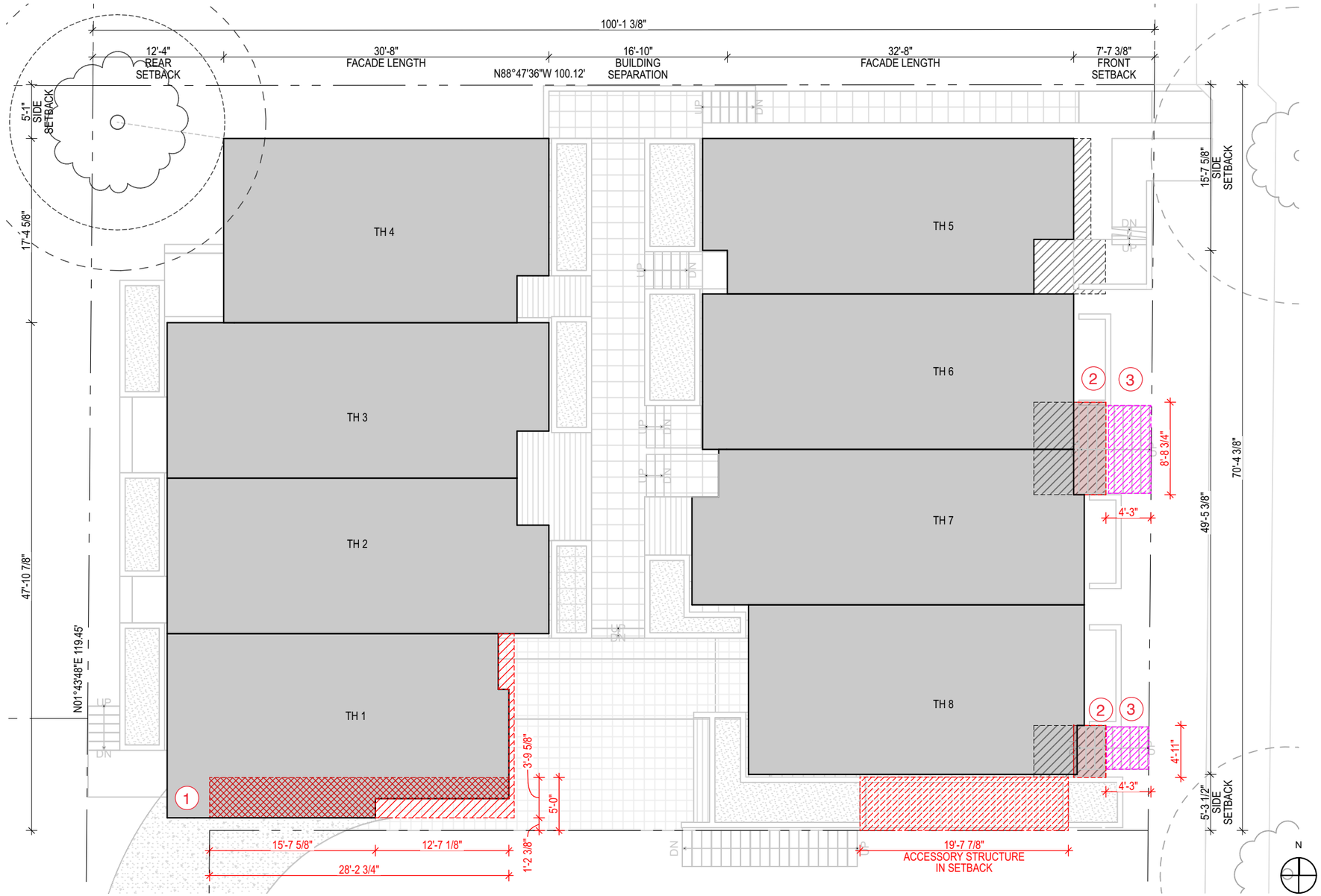



## DEPARTURE PLAN - 1014 E MERCER STREET

0 8' 16' 24'

# 1014 E MERCER STREET (#3033068) - DEPARTURE MATRIX

| ITEM | CODE SECTION | REQUIRED | PROVIDED | AMOUNT OF DEPARTURE | JUSTIFICATION | SUPPORT DESIGN GUIDANCE |
|---|---|---|---|---|---|---|
| 1 | **FRONT SETBACK**<br>SMC 23.45.518.A | 5'-0" MINIMUM | 4'-0" FOR A WIDTH OF 12'-0" | 1'-0" | The design proposal employs a variety of strategies to add visual interest and elements of human scale at all public facing facades along both street frontages. The strategies include material changes at massing modulation, eave and deck projections, as well a projections for weather protection. The massing modulation features two-story elements that shift toward the sidewalk and one, two and three-story recesses that shift away from the front property line. In this instance, facade modulation located at the corner specifically responds to the corner condition of the site and projects 1'-0" into the front setback at the first two floors. In reaction to this projection, the wall shifts in 1'-0" at the third floor, to provide a 6'-0" setback above the second floor. This results in a more dynamic effect at the corner and accommodates a south-facing balcony. This two-story volume will be clad with high-quality, contextual materials and feature large window openings for transparency and eyes on the street. | CS2.A.2 - Architectural Presence; CS2.C.1 - Corner Sites; CS2.II - Corner Lots (Capitol Hill Neighborhood Design Guidelines); CS3.A - Emphasizing Positive Neighborhood Attributes; CS3.I - Architectural Concept and Consistency (Capitol Hill Neighborhood Design Guidelines); DC2.A. - Massing; DC2.B.1 - Architectural and Facade Composition; DC2.D. - Scale and Texture; DC4.A.1 - Exterior Finish Materials; DC4.II - Exterior Finish Materials (Capitol Hill Neighborhood Design Guidelines); PL2.B - Safety and Security; PL2.III - Personal Safety and Security (Capitol Hill Neighborhood Design Guidelines) |
| 2 | **STREET-FACING SIDE SETBACK**<br>SMC 23.45.518.A | 3'-6" MINIMUM | 2'-6" FOR THE WIDTH OF 12'-10" | 1'-0" | The design proposal employs a variety of strategies to add visual interest and elements of human scale at all public facing facades along both street frontages. The strategies include material changes at massing modulation, eave and deck projections, as well a projections for weather protection. The massing modulation features two-story elements that shift toward the sidewalk and one, two and three-story recesses that shift away from the front property line. In this instance, facade modulation located at the corner specifically responds to the corner condition of the site and projects 1'-0" into the front setback at the first two floors. In reaction to this projection, the wall shifts in 6" at the third floor, to provide a 4'-0" setback above the second floor. This results in a more dynamic effect at the corner and accommodates a south-facing balcony. This two-story volume will be clad with high-quality, contextual materials and feature large window openings for transparency and eyes on the street. | CS2.A.2 - Architectural Presence; CS2.C.1 - Corner Sites; CS2.II - Corner Lots (Capitol Hill Neighborhood Design Guidelines); CS3.A - Emphasizing Positive Neighborhood Attributes; CS3.I - Architectural Concept and Consistency (Capitol Hill Neighborhood Design Guidelines); DC2.A. - Massing; DC2.B.1 - Architectural and Facade Composition; DC2.D. - Scale and Texture; DC4.A.1 - Exterior Finish Materials; DC4.II - Exterior Finish Materials (Capitol Hill Neighborhood Design Guidelines); PL2.B - Safety and Security; PL2.III - Personal Safety and Security (Capitol Hill Neighborhood Design Guidelines) |
| 3 | **WEATHER PROTECTION PROJECTION INTO SIDE SETBACK**<br>SMC 23.45.518.H.1 | NO CLOSER THAN 3'-0" TO ANY LOT LINE | 1'-10" FROM EAST SIDE LOT LINE FOR THE WIDTH OF 11''-0" | 1'-2" | In the preferred alternative, two rowhouse unit entries are rotated to face Federal Avenue E in order to better engage with the corner and limit the amount of wall without an entrance facing the street. The canopy projection into the east side setback provides both weather protection and architectural definition to the rowhouse entries facing Federal Avenue E. Due to the 3'-6" minimum side setback for rowhouses per SMC 23.45.518, the weather protection can only project 6" in order to be code compliant. The additional 16" projection beyond the allowed 6", increases visibility of the unit entries, provides better weather protection, and has a stronger presence along the street. | CS2.A.2 - Architectural Presence; CS2.B.2 - Connection to the Street; CS2.I - Streetscape Compatibility (Capitol Hill Neighborhood Design Guidelines); CS3.A - Emphasizing Positive Neighborhood Attributes; CS3.I - Architectural Concept and Consistency (Capitol Hill Neighborhood Design Guidelines); PL2.II - Pedestrian Open Spaces and Entrances (Capitol Hill Neighborhood Design Guidelines); PL2.C - Weather Protection; PL2.D - Wayfinding; PL3.A - Entries; DC2.C - Secondary Architectural Features; DC2.D. - Scale and Texture |
| 4 | **UNENCLOSED STEPS ABUTTING A STREET LOT LINE**<br>SMC 23.45.518.H.5 | MAXIMUM OF 30" ABOVE EXISTING GRADE AND MINIMUM 4'-0" FROM THE STREET LOT LINE | 37" ABOVE EXISTING GRADE | 0'-7" | The design proposal includes front stoops as part of a combined strategy to add visual interest and elements of human scale at all public facing facades along both street frontages. The stoop creates a buffer from the street and elevates and defines the unit entries at the street. The stoops encourage a more gradual transition from public to private space as well as a more direct engagement with the streetscape. Compositionally, the stoops provide visual interest along the facade through a rhythmic articulation of entries. Landscaping will be designed to flank the stoops along the street edges in order to soften the transition from public sidewalk to private entrance. | CS2.A.2 - Architectural Presence; CS2.B.2 - Connection to the Street; CS2.I - Streetscape Compatibility (Capitol Hill Neighborhood Design Guidelines); CS3.A - Emphasizing Positive Neighborhood Attributes; CS3.I - Architectural Concept and Consistency (Capitol Hill Neighborhood Design Guidelines); PL2.II - Pedestrian Open Spaces and Entrances (Capitol Hill Neighborhood Design Guidelines); PL2.C - Weather Protection; PL2.D - Wayfinding; PL3.A - Entries; DC2.C - Secondary Architectural Features; DC2.D. - Scale and Texture; PL2.B - Safety and Security; PL2.III - Personal Safety and Security (Capitol Hill Neighborhood Design Guidelines) |



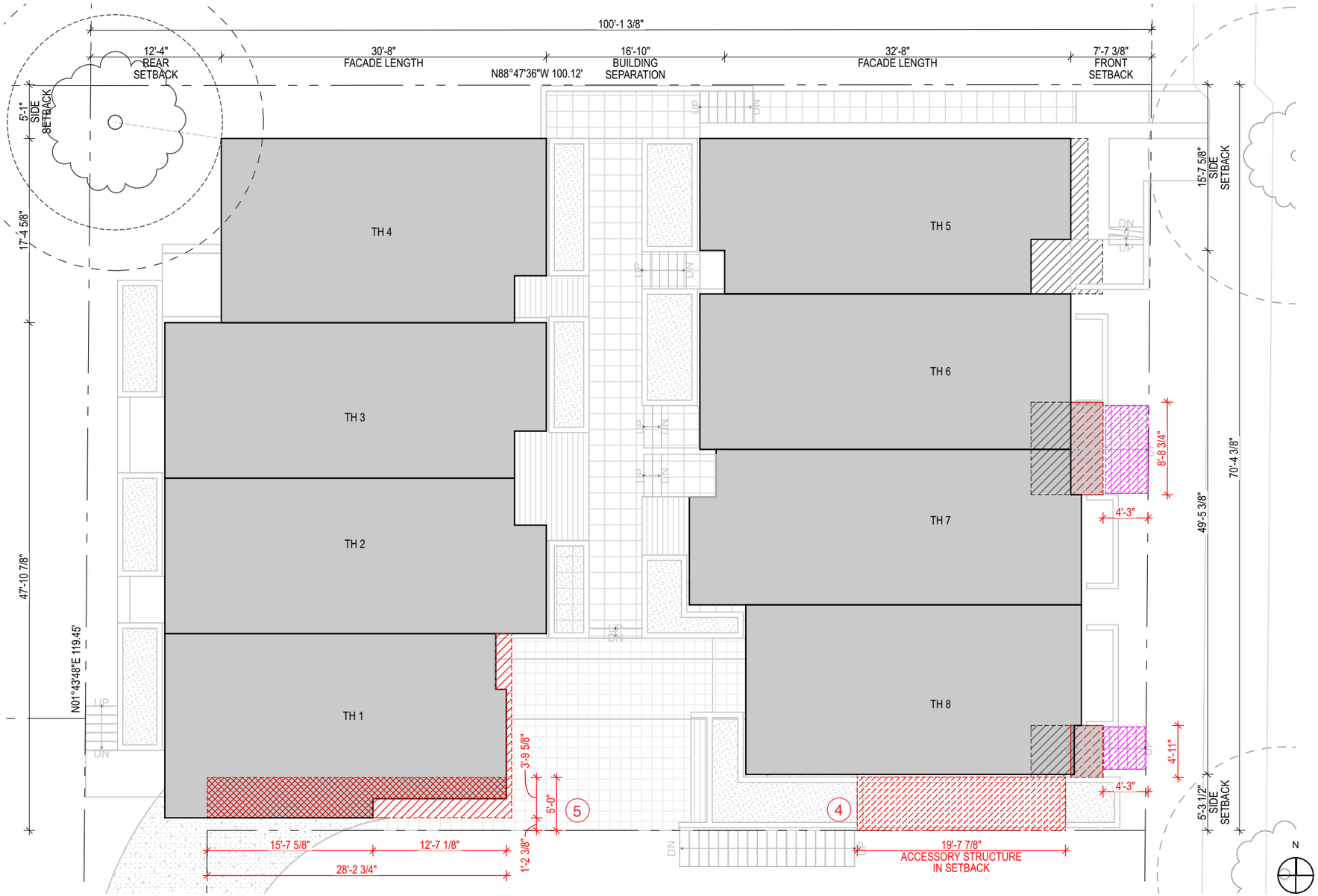

## LEGEND

- BUILDING FOOTPRINT
- BUILDING STRUCTURE ABOVE
- REQUESTED DEPARTURE FOR MINIMUM SIDE SETBACK
- REQUESTED DEPARTURE FOR MAXIMUM FACADE LENGTH
- REQUESTED DEPARTURE FOR ACCESSORY STRUCTURE IN SETBACK
- REQUESTED DEPARTURE FOR UNENCLOSED DECK PROJECTION INTO FRONT SETBACK
- REQUESTED DEPARTURE FOR UNENCLOSED STEPS ABUTTING A STREET LOT LINE

DEPARTURE PLAN - 609 FEDERAL AVENUE E

# 609 FEDERAL AVENUE E (#3033045) - DEPARTURE MATRIX

| ITEM | CODE SECTION | REQUIRED | PROVIDED | AMOUNT OF DEPARTURE | JUSTIFICATION | SUPPORT DESIGN GUIDANCE |
|---|---|---|---|---|---|---|
| 1 | **SOUTH SIDE SETBACK**<br>SMC 23.45.518.A | 5'-0" MINIMUM | 1'-3" FOR THE WIDTH OF 28'-2 3/4" | 3'-9" | The south setback departure, internal to the proposed development request, results from two design strategies responsive to the Seattle Design Guidelines. The first results from the creation of a large central courtyard shared by the entire development. This provides a visual destination from the pedestrian entry at Federal Avenue E. This strategy requires a change in the proportions of the footprint of the southernmost townhouse to be wider and narrower, expanding into the south side setback. The concurrent development south of the site consists of a rowhouse structure with a significant rear setback of 14'-9". With this, the total building separation between the proposed townhouse structure and rowhouse structure is 16'-0". Significant landscape is proposed between the two buildings to further provide a buffer. The second results from a public comment received through the Early Public Outreach. An adjacent neighbor noted that a non-exceptional Yew tree in the northwest corner of the site provides a habitat for local birds. The proportions of the footprint of the unit immediately adjacent to the Yew tree are modified in response, to be wider and shorter, growing the entire structure towards the south. This design response preserves the Yew tree by providing ample room for its root structure by creating a 12'-4" rear setback in the northwest corner of the site, significantly larger than what is required by code. This also provides a visual buffer between the proposed structure and its adjacent neighbors. This setback departure request has no impact on adjacent sites as it is along an internal property line between the two sites that make up the development. | CS2.A.2 - Architectural Presence<br>CS3.A - Emphasizing Positive Neighborhood Attributes<br>CS3.I - Architectural Concept and Consistency (Capitol Hill Neighborhood Design Guidelines)<br>DC2.A. - Massing<br>DC2.D. - Scale and Texture<br>DC4.A.1 - Exterior Finish Materials<br>DC4.II - Exterior Finish Materials (Capitol Hill Neighborhood Design Guidelines) |
| 2 | **DECK PROJECTION**<br>SMC 23.45.518.I | NO CLOSER THAN 5'-0" TO ANY LOT LINE | 4'-3" FOR A TOTAL WIDTH OF 13'-7 3/4" | 0'-9" | The design proposal includes deck projections as part of a combined strategy to add visual interest and elements of human scale at all public facing facades along both street frontages. The balcony projection into the front side setback provides enhanced articulation on the street facade as well as a canopy over the unit entries. Open railings at each balcony contributes to the scale and texture along the street facade. In addition, combining the deck projection with the entry creates rhythmic articulation that highlights the unit entries from the street. | CS2.A.2 - Architectural Presence<br>CS2.B.2 - Connection to the Street<br>CS2.I - Streetscape Compatibility (Capitol Hill Neighborhood Design Guidelines)<br>CS3.A - Emphasizing Positive Neighborhood Attributes<br>CS3.I - Architectural Concept and Consistency (Capitol Hill Neighborhood Design Guidelines)<br>PL2.C - Weather Protection<br>DC2.B.1 - Architectural and Facade Composition<br>DC2.C - Secondary Architectural Features<br>DC2.D. - Scale and Texture<br>PL2.B - Safety and Security<br>PL2.III - Personal Safety and Security (Capitol Hill Neighborhood Design Guidelines) |
| 3 | **UNENCLOSED STEPS ABUTTING A STREET LOT LINE**<br>SMC 23.45.518.H.5 | MAXIMUM OF 30" ABOVE EXISTING GRADE AND MINIMUM 4'-0" FROM THE STREET LOT LINE | 37" ABOVE EXISTING GRADE | 0'-7" | The design proposal includes front stoops as part of a combined strategy to add visual interest and elements of human scale at all public facing facades along both street frontages. The stoop creates a buffer from the street and elevates and defines the unit entries at the street. The stoops encourage a more gradual transition from public to private space as well as a more direct engagement with the streetscape. Compositionally, the stoops provide visual interest along the facade through a rhythmic articulation of entries. Landscaping will be designed to flank the stoops along the street edges in order to soften the transition from public sidewalk to private entrance. | CS2.A.2 - Architectural Presence<br>CS2.B.2 - Connection to the Street<br>CS2.I - Streetscape Compatibility (Capitol Hill Neighborhood Design Guidelines)<br>CS3.A - Emphasizing Positive Neighborhood Attributes<br>CS3.I - Architectural Concept and Consistency (Capitol Hill Neighborhood Design Guidelines)<br>PL2.II - Pedestrian Open Spaces and Entrances (Capitol Hill Neighborhood Design Guidelines)<br>PL2.C - Weather Protection<br>PL2.D - Wayfinding<br>PL3.A - Entries<br>DC2.C - Secondary Architectural Features<br>DC2.D. - Scale and Texture<br>PL2.B - Safety and Security<br>PL2.III - Personal Safety and Security (Capitol Hill Neighborhood Design Guidelines) |




## LEGEND

- BUILDING FOOTPRINT
- BUILDING STRUCTURE ABOVE
- REQUESTED DEPARTURE FOR MINIMUM SIDE SETBACK
- REQUESTED DEPARTURE FOR MAXIMUM FACADE LENGTH
- REQUESTED DEPARTURE FOR ACCESSORY STRUCTURE IN SETBACK
- REQUESTED DEPARTURE FOR UNENCLOSED DECK PROJECTION INTO FRONT SETBACK
- REQUESTED DEPARTURE FOR UNENCLOSED STEPS ABUTTING A STREET LOT LINE

DEPARTURE PLAN - 609 FEDERAL AVENUE E

# 609 FEDERAL AVENUE E (#3033045) - DEPARTURE MATRIX

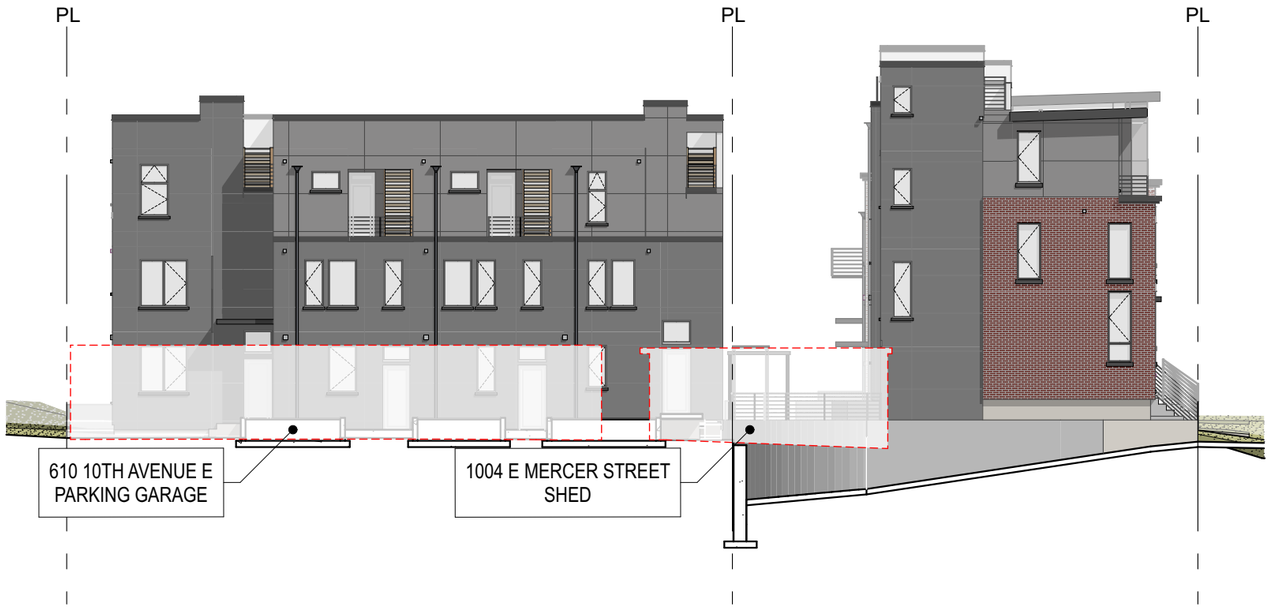
| ITEM | CODE SECTION | REQUIRED | PROVIDED | AMOUNT OF DEPARTURE | JUSTIFICATION | SUPPORT DESIGN GUIDANCE |
|---|---|---|---|---|---|---|
| 4 | **ACCESSORY STRUCTURE IN SIDE SETBACK** SMC 23.45.518.J.1 | 5'-0" MINIMUM SIDE SETBACK 3'-0" MINIMUM SEPARATION FROM PRINCIPAL STRUCTURE | 0'-0" SIDE SETBACK AND SEPARATION FROM PRINCIPAL STRUCTURE | 5'-0" SIDE SETBACK 3'-0" SEPARATION | | |
| 5 | **SOUTH FACADE LENGTH** SMC 23.45.527.B | MAXIMUM 65% OF LOT LENGTH | 67.7% | 2.7% | | |

# PRIVACY ELEVATIONS




NORTH PRIVACY ELEVATION

0 8' 16' 32'



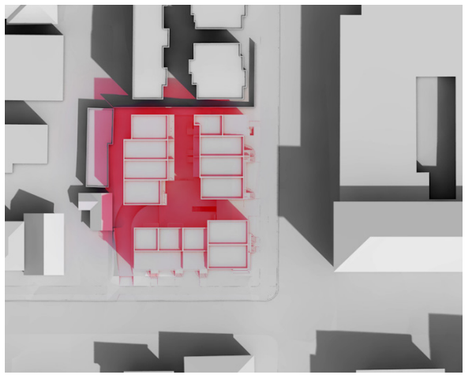
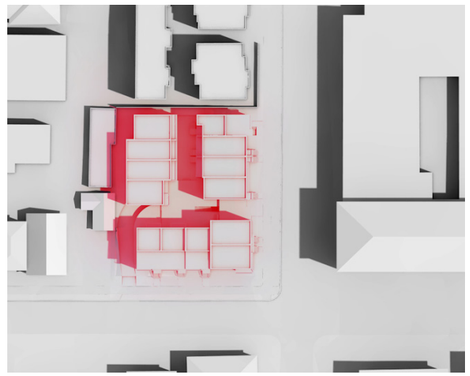
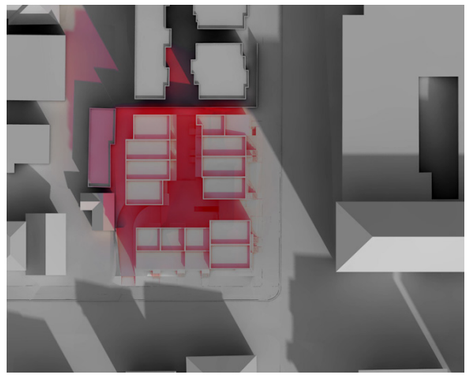

WEST PRIVACY ELEVATION

0 8' 16' 32'

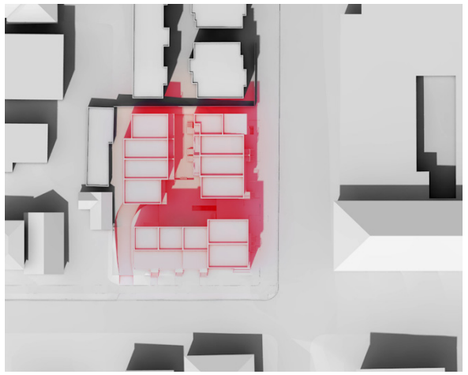
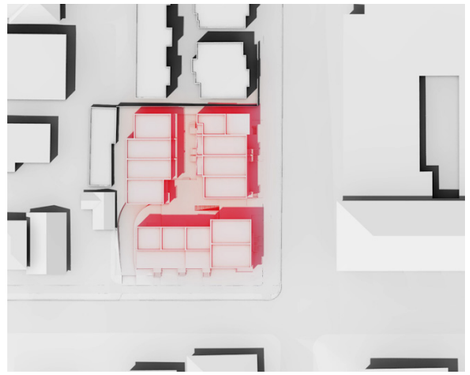
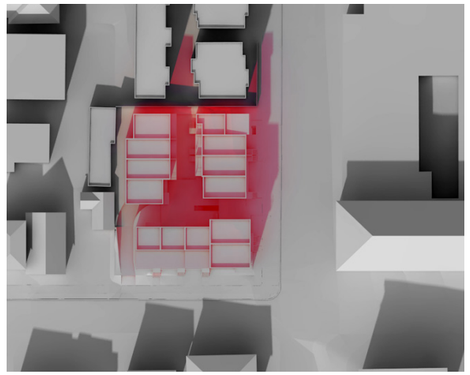
# SHADOW STUDIES

**MARCH** | **JUNE** | **DECEMBER**

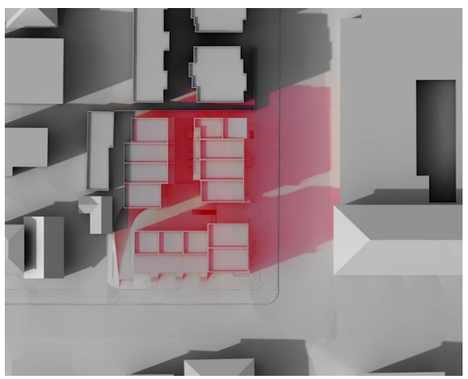
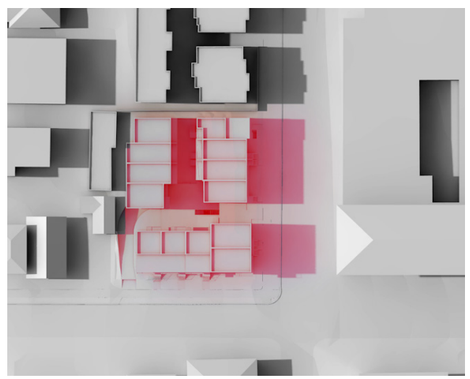
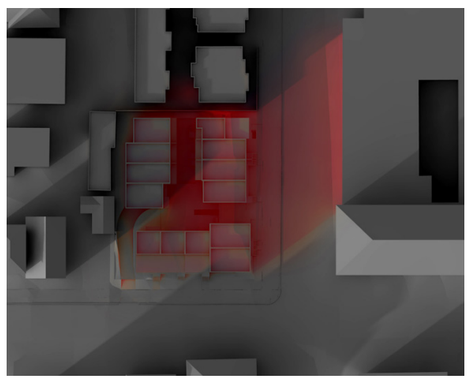
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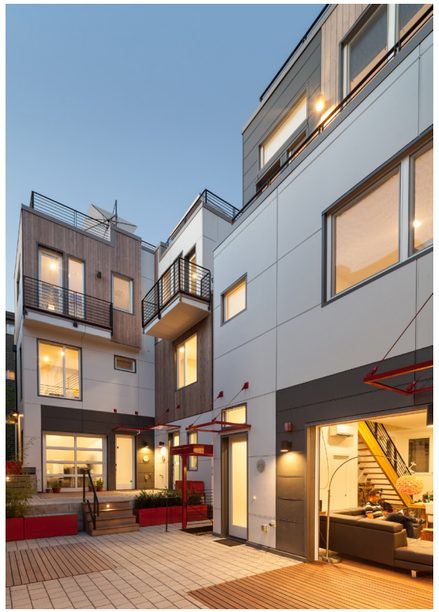
# COMPLETED WORK B9 ARCHITECTS



Corson Rowhouses



Row 1412



Solhaus



Views on South Queen Anne



Fremont Townhomes



Woodland Park Townhomes