722 Broadway E
3033778-EG
STREAMLINED DESIGN REVIEW
DESIGN OVERVIEW

**HyBrId Architecture - Previous Experience**

Architect:  
Hybrid Architecture  
1205 E Pike St #2D, Seattle, WA 98122  
www.hybridarc.com | 206.267.9277  

Owner:  
740 Harvard LLC  
Seattle, WA

**Design Objectives:**  
Create lasting, durable and elegant building  
Foster a sense of community and security  
Provide alternate means of mobility including bicycle parking  
Encourage connection with the environment through enhancing views, the use of courtyards and roof decks

**Development Objectives:**  
Provide 37 Apartment Units  
Provide 40 bicycle parking stalls  
Provide 2,800 SF of amenity area  
Provide 10,000 SF of building FAR
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Development Objectives

Provide mix of 37 street facing and courtyard apartment units
Provide 37 long term bicycle parking spaces, 3 short term spaces.
Create project with strong sense of community.

This project will activate a site that is currently occupied by one single family home along a busy urban street, Broadway E within the North Anchor District of the Capitol Hill neighborhood. This neighborhood is close to commercial district on Broadway and currently experiencing an increase in development with new rental and sale properties in both design and construction phases along this active pedestrian and vehicular thoroughfare. Project includes demolition of residential structure.

Area Map

© HYBRID ARCHITECTURE AND ASSEMBLY
1205 E PIKE STREET, SUITE 2D, SEATTLE, WA 98122
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722 Broadway E, Seattle, WA
Zoning Map
Site is zoned LR3(M) within the Capitol Hill Urban Center in Capitol Hill. The site borders an NC3-75(M1) zone and is in a neighborhood that is densifying with many new mixed use and residential projects under construction or set to start building in the near future. Site lies within the North Anchor District within Capitol Hill.

Typologies/Usages
Neighboring area is primarily residential: single family, apartments, condominiums and mixed use with some office, restaurant and parking uses with new developments tending residential or mixed use.
Capitol Hill hosts a variety of architectural styles and a mix of older brick buildings along with newer Multi-family developments clad in cement board, metal and other contemporary materials. Pictures below are from the Capitol Hill area and demonstrate the community context our project resides within.
CONCEPT & SITE ANALYSIS

Northwest corner of site

Front of Site - Looking east

Southwest corner of site - existing driveway

Aerial View Looking West

Aerial View Looking Southwest

Aerial View Looking Northeast

Aerial View Looking Southeast

Views Into Site

ADMINISTRATIVE DESIGN REVIEW
3033778-EG
722 BROADWAY E, SEATTLE WA

HYBRID
BIRD’S EYE VIEW - BROADWAY AVE E
STREET MONTAGE - BROADWAY AVE E
EAST ELEVATION

- Inviting residential stooped entry
- Street edge landscape and pathway stairs
- Existing site and single family residence
- Overhead weather protection and recessed entry

E Aloha St
Apartment (Co-op)
Single Family
Single Family
Single Family
Broadway Crest Apartments
Single Family

700 Broadway Apartments
E Roy St
Lush street trees and planted sidewalk edges

restrained color pallet across from site

high quality materials

retaining wall and rockery to traverse the grade

ACROSS FROM SITE
Survey and Site Analysis

ADDRESS:
722 BROADWAY E

PARCEL NO:
983320-0060

DESCRIPTION:
YESLERS SARAH B-1ST ADD
PLAT BLOCK 5
PLAT LOT 6

SITE AREA:
5000 SF

ZONING:
LR3

STREET:
722 BROADWAY E

NO SLOPE ALONG STREET EDGE
+346'
6" CONC. CURB
CONC. SIDEWALK

NO ALLEY

UTILITIES:
WATER - STREET
SEWER - STREET
POWER - STREET
COMM - STREET
TRASH - STREET

TOPOGRAPHY:
SITE SLOPES UPHILL, 4° W>E
HIGHEST POINT - NE CORNER
LOWEST POINT - WEST EDGE

ADJACENT BUILDINGS:
SOUTH - 201 QUEEN ANNE AVE N
5-STORY OFFICE BUILDING
NORTH - 219 QUEEN ANNE AVE N
3-STORY APARTMENT BUILDING
WEST - 200 1ST AVE W
6 STORY OFFICE BUILDING
CAPITOL HILL DESIGN GUIDELINES

**Residential Areas**
Design guidelines customized for Capitol Hill’s residential neighborhoods will reinforce human scale, architectural quality, and compatibility with surroundings. Capitol Hill’s residential design guidelines encourage:

- respecting the character traits of single family structures in the design of new higher-density infill structures where there is a prevalence of smaller scale, single family structures;
- using decorative façade elements to break down the scale and provide pedestrian interest;
- structure setbacks, especially on corner sites that create private/public landscaped open space; and
- consolidating access points and strongly discourage multiple curb cuts for multifamily and townhouse projects.
1. Streetscape Compatibility:

Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. The character of a neighborhood is often defined by the experience of walking along its streets. How buildings meet the sidewalk helps determine the character, scale and function of the streetscape. The siting of a new building should reinforce the existing desirable spatial characteristics of the Capitol Hill streetscapes.

To contribute more meaningfully within the existing neighborhood, the design has identified a few opportunities to enhance the pedestrian-oriented context including retaining the existing sidewalk width, replacing the street trees in the ROW that will appropriately blend with the streetscape and provide shade during the summer, maintaining the landscaped sidewalk buffer and retaining walls and by providing a well-defined residential entry towards the structure from the sidewalk.

The project, while in a LR3 multi-family zone, borders a NC3-75 zone to the south. The project strives to provide a transition to LR3 zone by breaking up the bulk and scale of the massing and reducing the height of the building along the residential edge to the north. Furthermore, balconies have been developed to reflect some of the architectural character of the neighboring building to the south continuing the development pattern. Roof decks help take advantage of territorial views along the street edge and out towards downtown and the Olympic mountains in the distance.

CS2 Urban Pattern and Form
3. Height, Bulk and Scale Compatibility

Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of adjacent zones.
PL2 Walkability
2. Pedestrian Open Spaces and Entrances

Maintain and enhance pedestrian scale, activity and comfort. The pedestrian environment (sidewalks, pathways, crossings, entries and the like) should be safe and accessible. Convenient and attractive access to the building’s entry should be provided to ensure comfort and security. Paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

The pedestrian environment was an important consideration for the project and the entry sequence has been carefully considered in order to promote pedestrian comfort and security by:
- providing a single, welcoming entry porch accessed directly from the sidewalk with views to the open courtyard space beyond
- enhancing the sidewalk edge with landscape and retaining walls to provide rich texture and durable materiality
- sufficient lighting and cover from the weather

DC4 Exterior Elements and Finishes
2. Exterior Finish Materials:

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

The proposed apartment building will be constructed of high-quality, durable and long-lasting materials that blend well within the neighborhood context. Corten standing-seam siding is proposed to bring a rich texture and color that is a modern interpretation to the beautiful red brick buildings found throughout the neighborhood. White vertical cement board panels will be used at the inset base to lighten up and allow the mass to float above. Additionally, the planter walls at the street edge will be a deep dark brick to further bring detail to the pedestrian experience along the street edge.
Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

The design has been considered to best respect adjacent sites while breaking up the bulk/scale through careful erosions of the building’s mass. The northwest corner of the structure has been stepped down in an effort to articulate the zone transition from the south towards the residential existing single family use on the north. Roof decks and balconies on the west and east further erode the structure’s mass and break up the facade. Outdoor activities and amenity space are in areas of less disruption for neighbors, concentrating the main gathering areas either in the back rear yard, the front entry porch or on the roof of the building. The main common roof amenity area has been pulled back from the street to minimize disruption to the surrounding neighbors.

Safety was a priority on the project and sufficient lumen lighting will be used at the entry, the front porch and along the ADA access ramp on the west side of the building. Large amounts of fenestration towards the street and the use of balconies also encourage eyes on the street and natural surveillance to the property, while still remaining welcoming.
### Zoning Standard

23.45.504: Permitted and Prohibited Uses
- Residential use permitted in LR3 zone.

23.45.510: Floor Area Ratio (FAR) Limits
- For table A for 23.45.510 the FAR for apartment developments in a LR3 zone is 1.5 or 2.0 if the project meets the standards of 23.45.540.C.

23.45.510.C: Standards for Higher FAR
- Green building performance standards
  - Design will comply with these standards.

23.45.512: Density Limits - Lowrise Zones
- Per table 23.45.512 the unit to lot area ratio for LR3 apartment development is no limit.

23.45.514: Structure Height
- Per table 23.45.514 the allowable height for apartment developments within LR3 zones is 30 feet.

23.45.518: Setbacks and Separations
- Per table 23.45.518 for apartment developments in LR3 zones the setbacks are:
  - Front: 5'-0" minimum
  - Rear: 15'-0" (no alley)
  - Side setbacks > 40' length: 7' average, 5'-0" min

23.45.522: Amenity Area
- Apartment developments in LR zones having the following amenity area requirements:
  - A. The required amount of amenity area for apartment developments in LR zones is equal to 25 percent of the lot area. A.2: A minimum of 50 percent of the required amenity area shall be provided at ground. 4. For apartment development, amenity area required at ground level shall be provided as common space.

### Design Team Response

#### Zoning Standard

#### Design Team Response

23.45.527: Structure Width and Facade Length
- Per Table A, Maximum Structure width for an apartment development in a LR3 zone = 150'

23.45.527.B: Structure Width and Facade Length
- Proposed Structure Width is 39'-0" Project Complies
- Max Facade Length Allowed: Lot line is 100'-0" deep x 65%-65'-0" Allowed

#### Adjustments

**Adjustment #2 - Max Facade Length**
- Proposed side facade length (north lot) lines is: 68' (within 15' of the property line) - Increase by 4.62%
- Proposed side facade length (south lot) line is: 67' (within 15' of the property line) - Increase by 3.08%

23.45.532: Amenity Area
- Required total: 5,000 sf site area x 25% = 1,250 sf
- Required ground floor: 1,250 sf x 50% = 625 sf

#### Total proposed at ground level: 754sf
- Total Proposed at ground level: 754sf
- Total Proposed in All Development:
  - Common amenity at ground level: 754 sf
  - Private amenity at units (balconies): 940 sf
  - Common amenity at roof level: 1,150 sf

#### Total Amenity Provided:
- 2,844 sf
- 2,844 sf proposed > 1,250 sf required, Complies

23.45.534: Light and Glare
- A. Exterior lighting shall be shielded and directed away from adjacent properties.
- B. Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties.
- C. To prevent vehicle lights from affecting 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, or a solid evergreen hedge or landscaped berm at least 5 feet in height.

#### Design Team Response

- Proposed design will comply with all light and glare requirements.

23.45.536: Parking Location, Access and Screening
- No parking proposed.
- No parking required per L. of Table B for 23.45.015 regarding all residential uses in an urban center.

#### Screening
- No alley abutting site.
- No parking required per L. of Table B for 23.45.015 regarding all residential uses in an urban center.

#### Table D for 23.45.015 outlines the bicycle requirements as 1 per dwelling unit for long term parking and 1 per 20 dwelling units for short-term guest parking.

#### Bicycle Parking
- No parking proposed.
- 37 dwelling units proposed - 37 required long-term bicycle parking spaces and 2 short-term spaces.
- Total bicycle parking proposed: 40 bicycle parking.
REQUESTED ADJUSTMENTS DIAGRAM / RATIONALE

1. **33.3%**
   **Adjustment #1 - Rear Setback Reduction**
   Reduce Side Setback from 15'-0" (no alley) to 10'-0", a 33.3% adjustment
   Allowed, per Streamline Design Review (50%)

2. **4.62%, 3.08%**
   **Adjustment #2 - Max Facade Increase**
   Increase Maximum Facade Length (North) from 63'-0" to 68'-0", a 4.62% adjustment
   Increase Maximum Facade Length (South) from 63'-0" to 67'-0", a 3.08% adjustment
   Allowed, per Streamline Design Review (10%)

**Adjustment Rationale**
While relatively minor, the granted adjustment would meaningfully allow for increased erosion on the north and south facade to comply with minimum standards for common amenity area (north only). These erosions in the mass allow for additional light, air and view opportunities for the units and allow additional landscaping to buffer near the adjacent sites.

The north courtyard area will be adjacent to the front entry porch allowing for a clear pedestrian view through the porch area towards the landscaped courtyard.

**Cited Design Guidelines**

**CS2 Urban Pattern and Form**

D.4.5: Massing Choices / Respect for Adjacent Sites

Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.
Design Priorities

1 - SETBACK THE BUILDING

2 - CONTINUE STREET EDGE AND LANDSCAPING BUFFER

3 - CARVE OUT / ACCENTUATE ENTRY

4 - BREAK UP THE MASS

5 - ERODE THE ROOF LINE
Design Aspirations

1. Concept - Simple Massing Stepping Down and Eroded
2. Punched opening size relating to use within
3. Open Front porch welcomes residents and guests
4. Random window pattern adds to variety and scale
5. Modern, industrial exterior material that relates to context
6. Fenestration patterns the facade
7. Distinct transition from public to private realm

MATERIAL
Corten industrial metal paneling related to historic red brick in buildings around the neighborhood, ample glazing facing the street with punched openings to break up the scale of the structure.

FORM
Simple mass and form relate to the neighborhood vernacular through stepped volumes, a raised entry stoop and by preserving the sidewalk edge and landscaping patterns found on the street.
Landscape Development
Entry Courtyard & Roof Deck

1. Native, drought tolerant plants throughout (layered)
2. Raised entry stoop with masonry retaining wall (planted)
3. Integrated security and path lighting within landscape
4. Variety of hardscape textures to create pattern
5. Roof top deck with planters, seating and amenity
6. Masonry retaining wall - stacked bond - dark brick or block
7. Open front entry porch with wood soffit, lighting and landscape beyond

ENTRY
Landscape and hardscape help frame the entry steps and the front porch to the development. The porch is open on three sides and the sight lines have been opened up to the courtyard and landscape beyond.

ROOF DECK AMENITY
On the fourth level, private roof deck spaces are developed from the eroded corners of the building mass at the northwest and southeast corners. Additional common amenity space has been provided on the rooftop (level 5) and space for lounging and dining will be available, showcasing territorial views to the west. Green roofs and a pet relief area will also be incorporated.
PROPOSED DESIGN
Broadway East Street View - Activating the Street Edge (Front Porch)
Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and planted landscape to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, and vertical green trellises along with SDOT approved new street trees.
EXTERIOR ELEVATIONS

WEST ELEVATION
- BLACK METAL HANDRAIL W/ GLASS GUARDRAIL
- CORTEN STANDING SEAM METAL PANELING
- DARK COLORED MASONRY RETAINING WALL

NORTH ELEVATION
- VINYL WINDOW FRAME, TYP. COLOR: WHITE
- CEDAR SIDING SOLID STAIN
- PERFORATED METAL SCREENING OVER HEAVY TIMBER STAIR
- CEDAR SIDING SOLID STAIN
- DARK COLORED MASONRY RETAINING WALL
EXTERIOR ELEVATIONS

EAST ELEVATION
- BLACK METAL HANDRAIL W/ GLASS GUARDRAIL
- CORTEN STANDING SEAM METAL PANELING

SOUTH ELEVATION
- VINYL WINDOW FRAME, TYP. COLOR: WHITE
- CEDAR SIDING SOLID STAIN
- DARK COLORED MASONRY RETAINING WALL
- CEDAR SIDING SOLID STAIN
- CORTEN STANDING SEAM METAL PANELING
## Materials

Materials for this project are being selected because of their scale, character and durability. While most of the facade will be cladded with a vertical, corten metal panel, additional materials will be used to define fenestration and provide contrast at the base of the structure.

## Design Guidelines

**DC4 A.1. Exterior Elements and Finishes - Exterior Finish Materials:**
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**DC4 A.2. Exterior Elements and Finishes - Climate Appropriateness:**
Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

<table>
<thead>
<tr>
<th>CORTEN METAL PANEL</th>
<th>PERFORATED METAL</th>
<th>STAINED CEDAR SIDING</th>
<th>MASONRY BLOCK</th>
<th>CEDAR SOFFITS</th>
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<tbody>
<tr>
<td>Rainscreen</td>
<td>Exterior Stair Screen</td>
<td>Exterior Siding</td>
<td>Retaining Walls</td>
<td>Lower Level Exterior</td>
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COMMUNITY OUTREACH SUMMARY

SUMMARY OF APPROVED OUTREACH METHOD

Below is a summarized documentation of the steps, timeframes and process required for Early Community Outreach per SDCI Director’s Rule 4-2018 and DON Director’s Rule 1-2018.

PRINTED OUTREACH (HIGH IMPACT)

A flyer advertising the guided site walk was hand delivered to all addresses within 500’ of the site, at least 14 days ahead of the planned site walk, scheduled for Monday, March 18th at 6:00pm at the site.

ELECTRONIC & DIGITAL OUTREACH (MULTI-PRONGED)

- Basic project webpage was created and hosted by the Hybrid Architecture website
- Post on a local, online news outlet (Capitol Hill Blog)
- Project emailed to DON staff to be posted on Early Outreach Blog before all other outreach begins
- Guided site walk event added to DON’s “Early Outreach for Design Review” calendar

IN-PERSON OUTREACH (HIGH IMPACT METHOD)

On Monday evening, March 18th, from 6-7 pm, a guided site tour took place on the development site located at 722 Broadway E. The guided site tour took place 2 weeks after the digital and printed outreach methods. During the site visit 4 neighbors showed up to discuss the project. Two members from Hybrid were present to address questions and concerns. A sign in sheet was used and a summary of comments were also gathered. Design Principal of Hybrid Architecture gave a project overview and discussed the plans for development. Time was spent during the discussion to address project setbacks, massing and guiding principles.

COMMUNITY RESPONSE

* Rob Humble discussed project goals, broad project overview, and showed imagery of prior work done by Hybrid similar to the scale and massing of what the proposed project would be. A neighbor addressed liking the style of Hybrid’s work positive, simple, quality of materials and sense of scale – liked the modern design of Hybrid’s work without the “noise”.

- Density in Seattle was discussed with a priority and focus on key neighborhood. Neighbors were receptive to the change and agreed the neighborhood could support more development, understanding that the area the project is being proposed already has development.

- The context was discussed and neighbors pointed out key buildings they saw as relevant were Cornish College, Loveless Building, and the old Harvard Theater. The future design was asked to have materiality and quality that resembled to these buildings. It was requested that the color palette, cheaper materials, and entry sequence of the development across the street not be used. Brick was supported as a material, but not cheaper brick / grout that fades and washes out the building.

- The neighbors were supportive of the MHA upzone in general and supported the project being submitted under the current code. They noted wanting to see more urban planning / master planning from the city of Seattle regarding overall design, utility coordination, landscaping, etc.

- Concerns related to parking: Community members were concerned about access to parking for visitors in the neighborhood but understood and supported the design of people / units over cars / ramps for a site of this size.

- Concerns related to mass and landscaping: Rob Humble discussed how the massing of the structure would be broken up into halves; the southern portion would be taller to the south relating to the scale of the apartments and the northern portion would be 1 story shorter relating to the scale of the single family house to the north. The neighbors were supportive of this strategy.

- Neighbors were supportive of the proposed setbacks. The northern neighbor was receptive to collaboration on design of the hedge on her property. Neighbors encouraged salvaging as much of the existing house as possible, working with Second Use or a similar company during demolition.

- Concerns related to energy: The neighbors requested the building be energy efficient and were receptive to solar panels. They wanted the project to explore options of ductless heat pumps and thermal hot water heating.