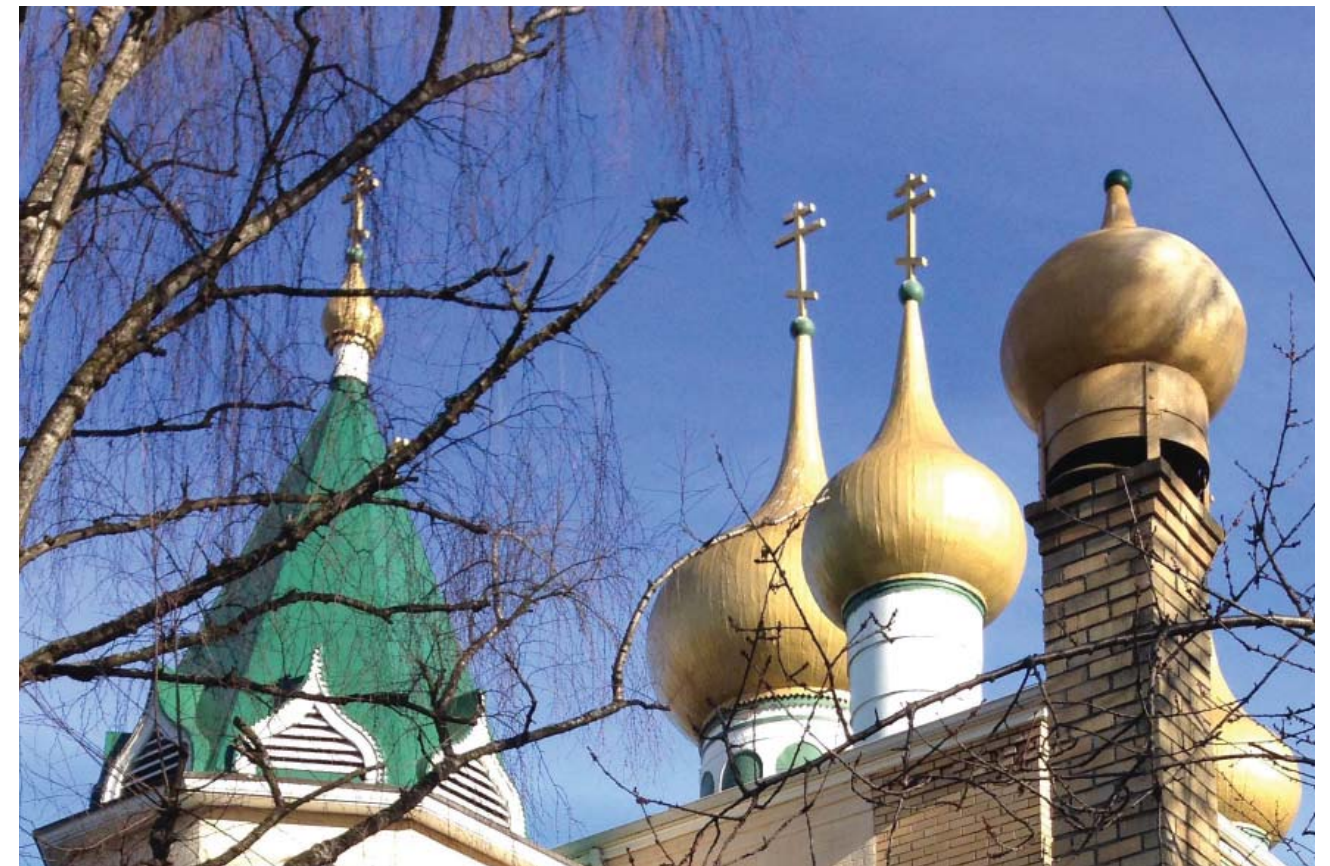




3036389-EG / 3036321-LU
1305 E HOWELL ST
RECOMMENDATION PACKAGE

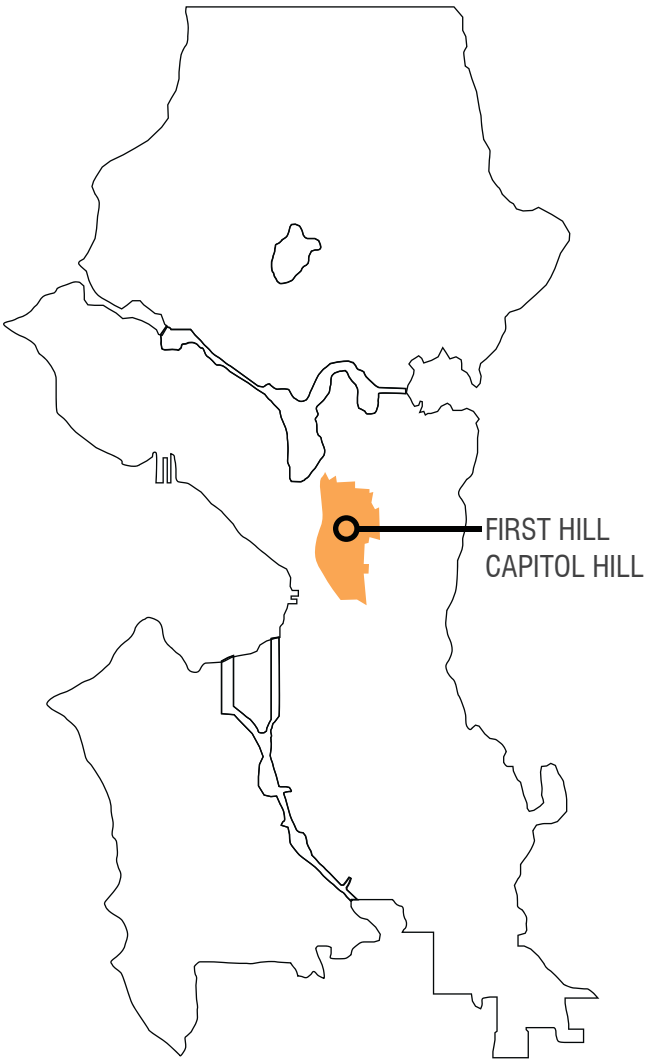


1435 34TH AVENUE
SEATTLE, WA 98122
(206) 760-5550
WWW.NEIMANTABER.COM

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NORTH



PROPOSAL

The proposed development is a 4-story residential structure containing 27 residential apartments in approximately 19,000 SF of building area. 10 parking space will be provided. Existing 1-story garage on site to be removed.

PROJECT GOALS

- 1. Create a high quality residential building that is respectful of the adjacent Washington Irving Apartments and St. Nicholas Church.
- 2. Ensure that residents of proposed and adjacent buildings have privacy and access to natural light and fresh air.
- 3. Design a human-scaled building that contributes to an attractive pedestrian- oriented streetscape.

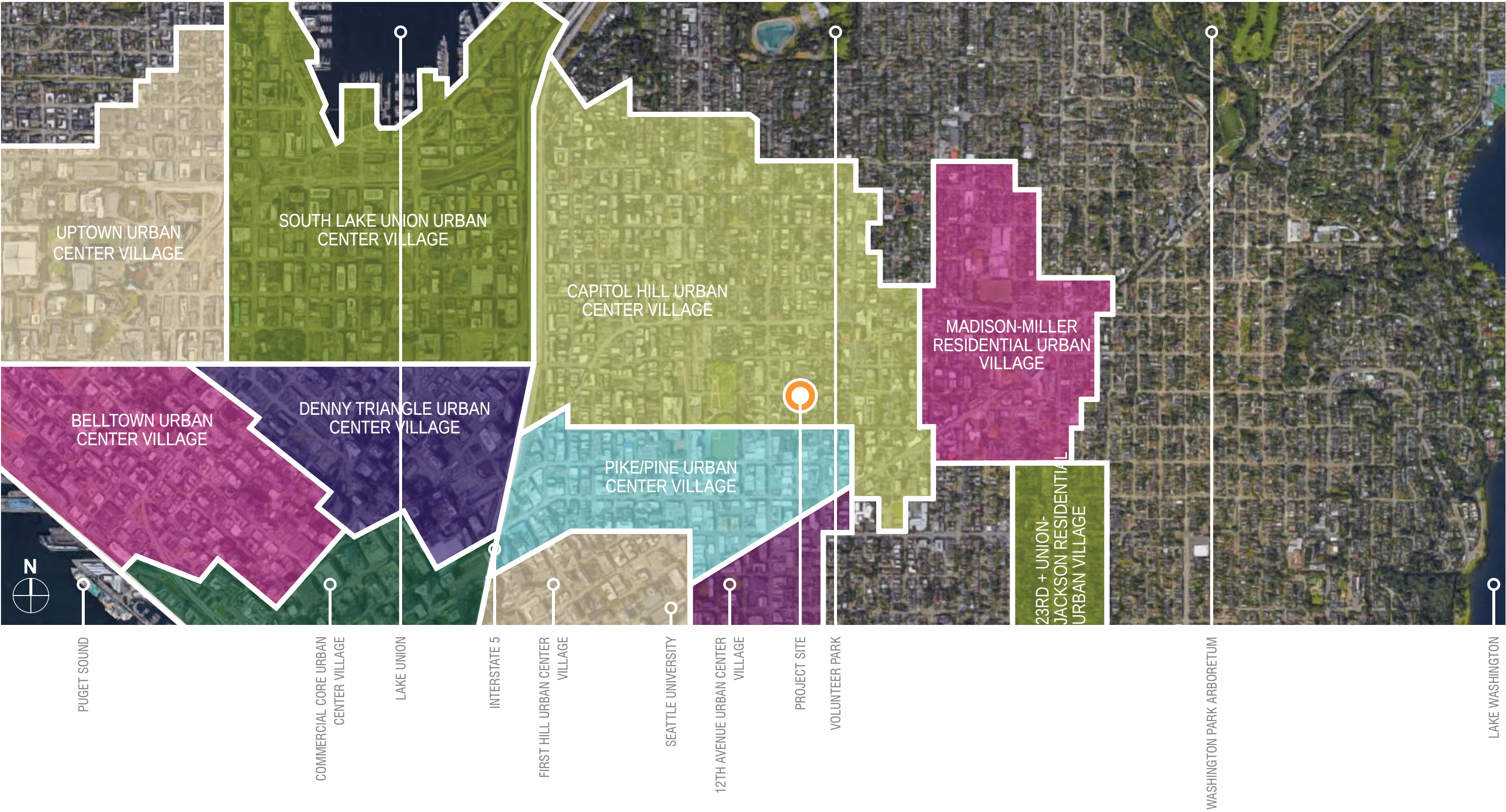
PROJECT INFORMATION

SITE ADDRESS	1305 E Howell St Seattle, WA 98122
PARCEL NUMBER	6003000930
SDCI #	3036389-EG 3036321-LU 6777629-CN
APPLICANT	Neiman Taber Architects 1435 34th Ave Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING	LR3 (M)
OVERLAYS	Capitol Hill Urban Center
LOT SIZE	20,501 SF
EXISTING GFA (TO REMAIN)	27,638 GFA
PROPOSED GFA	19,422 GFA
ALLOWABLE FAR	2.3 FAR
PROPOSED FAR	(27,638 GFA (E) + 19,422 GFA (P)) / 20,501 SF = 2.3 FAR
PROPOSED UNITS	27 Total Units 3 2-Bedroom Units 12 1-Bedroom Units 12 Studios
PROPOSED PARKING	10 stalls
FREQUENT TRANSIT	Yes

PROJECT TEAM

OWNER	Jeremy Silvernail, agent of Washington Irving 2012 LLC 117 E Louisa St #185 Seattle, WA 98102
ARCHITECT	David Neiman Neiman Taber Architects 1435 34th Avenue Seattle, WA 98122 (206) 760-5550
SURVEYOR	Emerald Land Surveying, Inc PO Box 13694 Mill Creek, WA 98082
GEOTECHNICAL	Geotech Consultants Inc 2401 10th Ave E Seattle, WA 98102
LANDSCAPE	Pacific Landscape Architecture 1814 Broadway Bellingham, WA 98225

URBAN DESIGN ANALYSIS
CAPITOL HILL + THE CITY



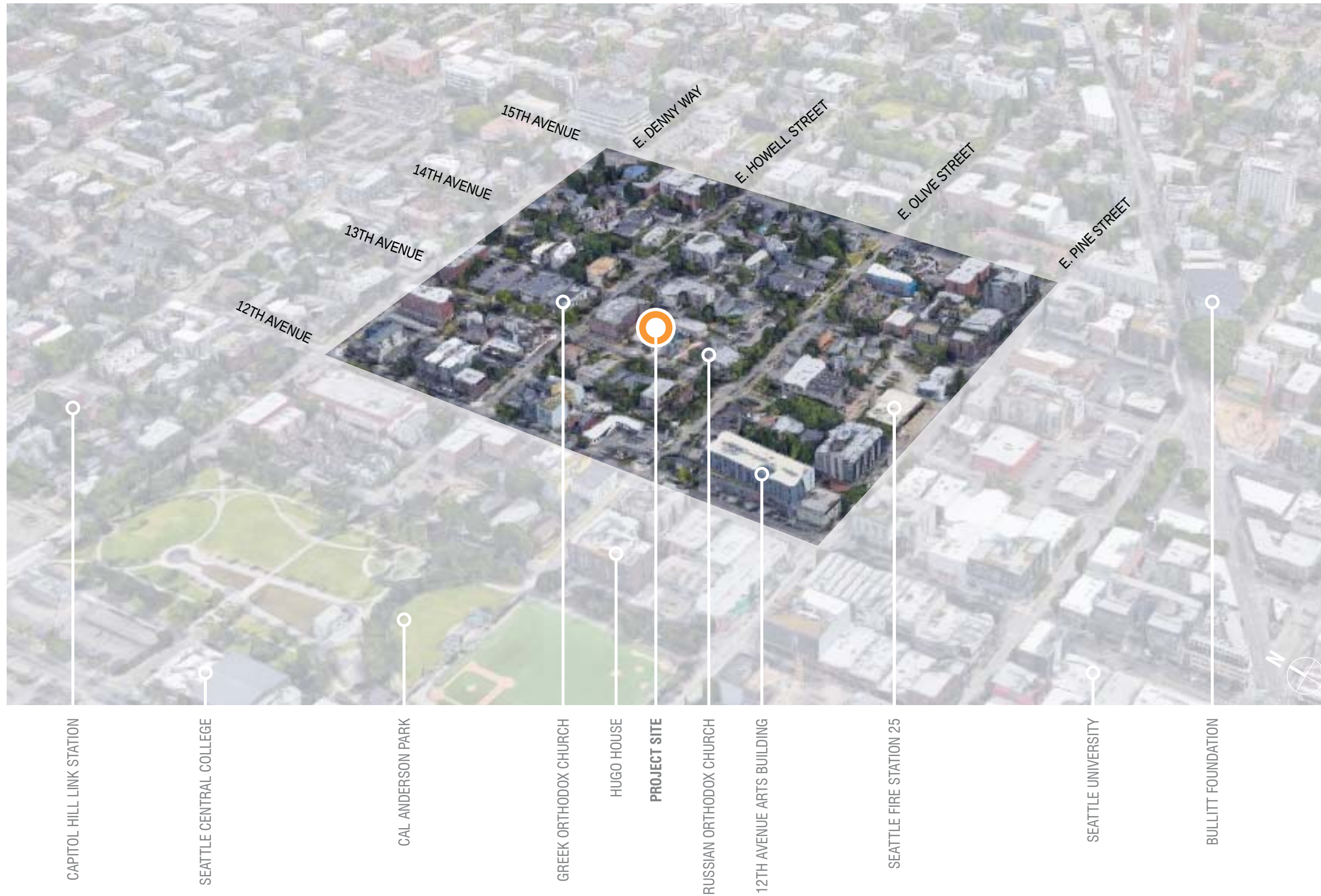
URBAN DESIGN ANALYSIS

IMMEDIATE CONTEXT

The project site is located in the Capitol Hill Urban Center Village - one of the areas in the city designated to receive expected growth. The neighborhood is made up of a rich variety of uses. Immediately adjacent to the property apartments, duplexes and single family houses. To both the north and south are historic churches. Transit, parks, shops, restaurants and other amenities are located within walking distance.

Takeaways:

- Tight urban infill site - resolving privacy issues with neighboring apartment buildings is key
- Urban context - thoughtfully respond to the diverse mix of ages and styles of the surrounding buildings.
- Add to the human scales pedestrian oriented streetscape of the neighborhood.
- Need to respect adjacent church



URBAN DESIGN ANALYSIS

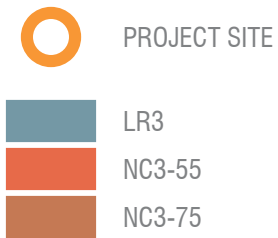
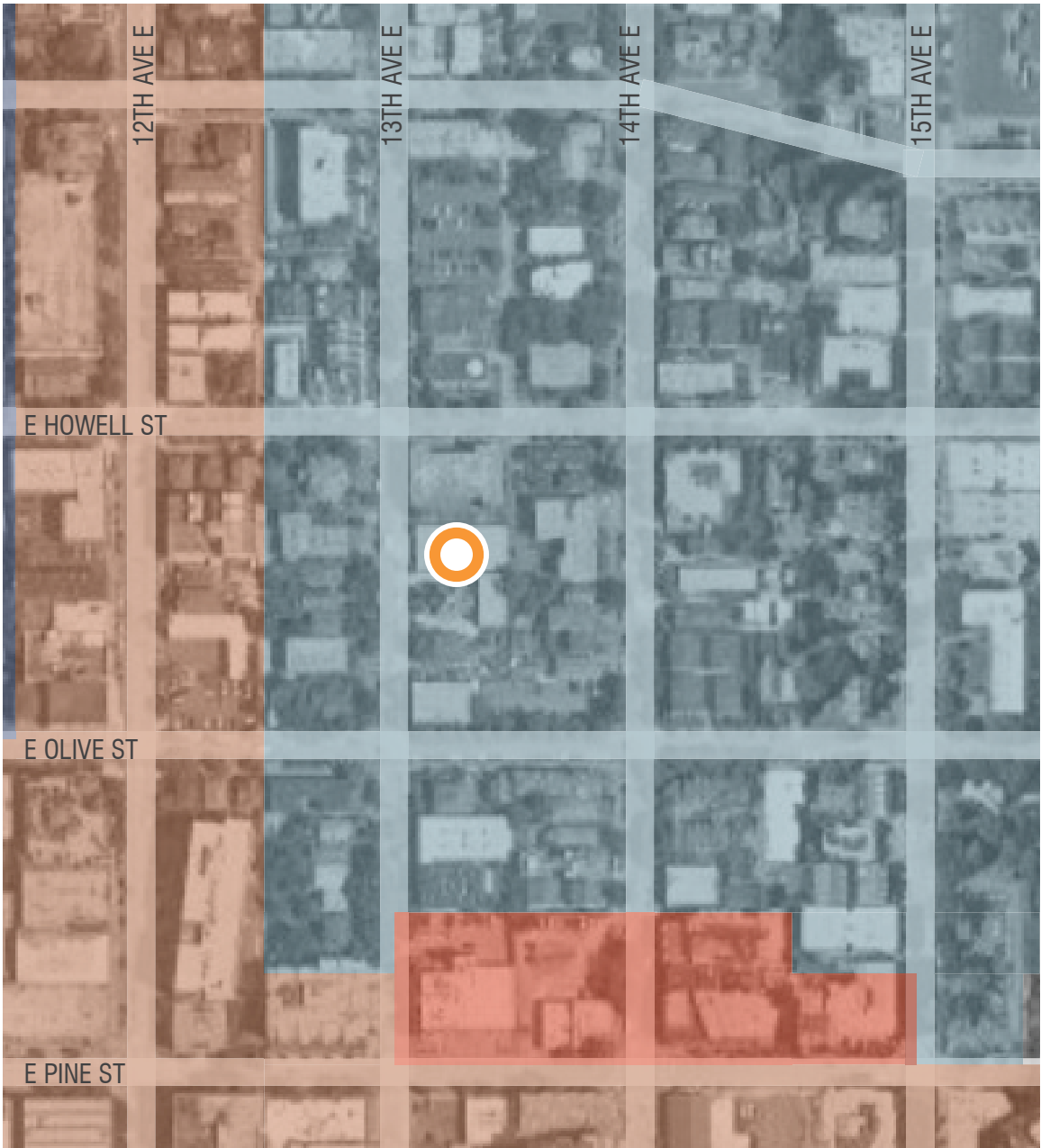
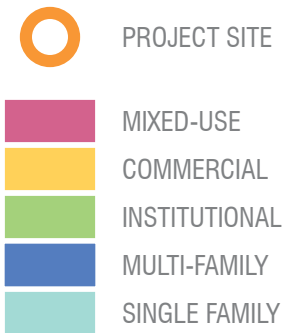
ZONING + LAND USE

The site and all adjacent parcels are zoned LR3, which is intended to provide opportunities for a variety of multifamily housing types and accommodate redevelopment within Urban Centers, Urban Villages and across 13th from the Station Overlay District. The property around the site is currently a mix of small to medium apartment buildings, townhouses, and single family houses, most of which have been converted to duplexes or triplexes. After many years of moderate growth the area has seen a burst of redevelopment lately in the form of numerous townhouses and apartment buildings.

The site is located between an existing older apartment building (under common ownership) and a historic Russian Orthodox church. Across the street are several single family residences and an older two story apartment building, all of which could be subject to redevelopment.

TAKEAWAYS

- Continue the pattern of neighborhood scale multi-family
- Respect existing uses and residents
- Maintain the existing street edge
- Acknowledge the likelihood of future redevelopment of adjacent under-utilized sites



URBAN DESIGN ANALYSIS

NEIGHBORHOOD CIRCULATION

This site is located on 13th Ave E which is one block east of 12th Ave, a primary north-south arterial connecting Capitol Hill, First Hill and neighborhoods to the north. The area has strong transit, pedestrian, and bike connections to the Downtown and South Lake Union employment centers and to the larger city. It is a short walk to both the Capitol Hill Link light rail station and First Hill Street Car as well as grocery stores, restaurants and other services.

Walk Score: 98
Transit Score: 82
Bike Score: 87
(Source: walkscore.com)

TAKEAWAYS

- Emphasize the pedestrian experience
- Provide for bicycles within the building
- Parking is not required, but is not is abundant supply in the neighborhood so valuable for residents.



-  PROJECT SITE
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR ARTERIAL
-  BUS / STREETCAR ROUTE
-  LINK LINE
-   BUS / RAIL STOP
-  DESIGNATED BIKE ROUTE
(PLANNED + EXISTING)
-  PARK | OPEN SPACE



URBAN DESIGN ANALYSIS
STREET ELEVATIONS

13TH AVENUE
FACING EAST

PROJECT SITE

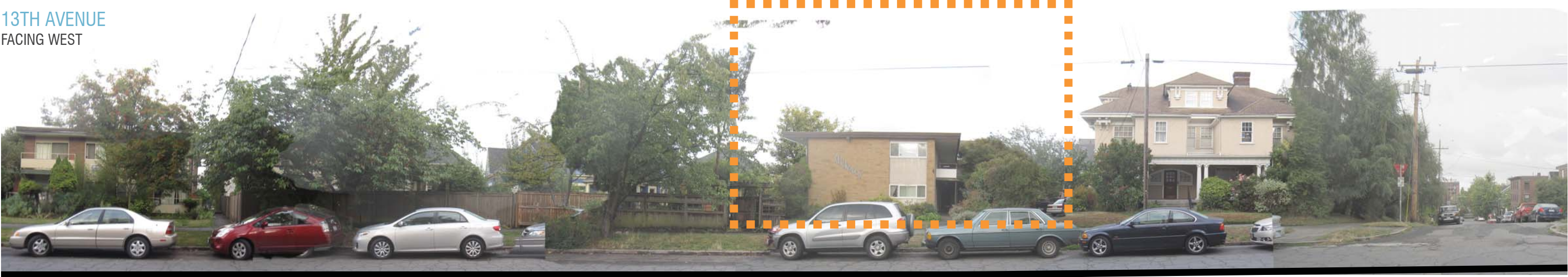


WASHINGTON IRVING APARTMENTS

ST. NICHOLAS
RUSSIAN ORTHODOX CHURCH

13TH AVENUE
FACING WEST

OPPOSITE OF PROJECT SITE



1707 13TH AVE 1715 13TH AVE 1717 13TH AVE 1719 13TH AVE 1723 13TH AVE 1731 13TH AVE EAST HOWELL STREET

URBAN DESIGN ANALYSIS

STREET: ELEVATIONS

EAST HOWELL STREET
FACING SOUTH



1315 E HOWELL ST

WASHINGTON IRVING APARTMENTS
1305 E HOWELL ST

13TH AVENUE

SITE ANALYSIS

SURVEY + SITE FEATURES

The proposed project is at the southeast corner of 13th Avenue and E Howell Street in the Capitol Hill neighborhood..

The site is approximately 160’ wide and 128’ deep.

The northern half of the lot is occupied by a four story brick apartment building - The Washington Irving Apartments.

There is an approximately 10 foot drop from the east of the site to the west of the site at 13th Avenue.

There is no public alley serving the site.

Two SPU utility poles are located in the parking strip at the southwest corner of the site.

TAKEAWAYS

- Level one at 13th Avenue will be underground at the east end of the site.
- Parking access will need to be from 13th Avenue.



1 / LOOKING SE FROM 13TH AVENUE



2 / BETWEEN EXISTING AND PROPOSED BUILDING LOOKING EAST FROM STREET



3 / LOOKING E BETWEEN CHURCH AND PROPOSED BUILDING



4 / SOUTH PROPERTY LINE LOOKING EAST



5 / BETWEEN EXISTING AND PROPOSED BUILDING LOOKING EAST



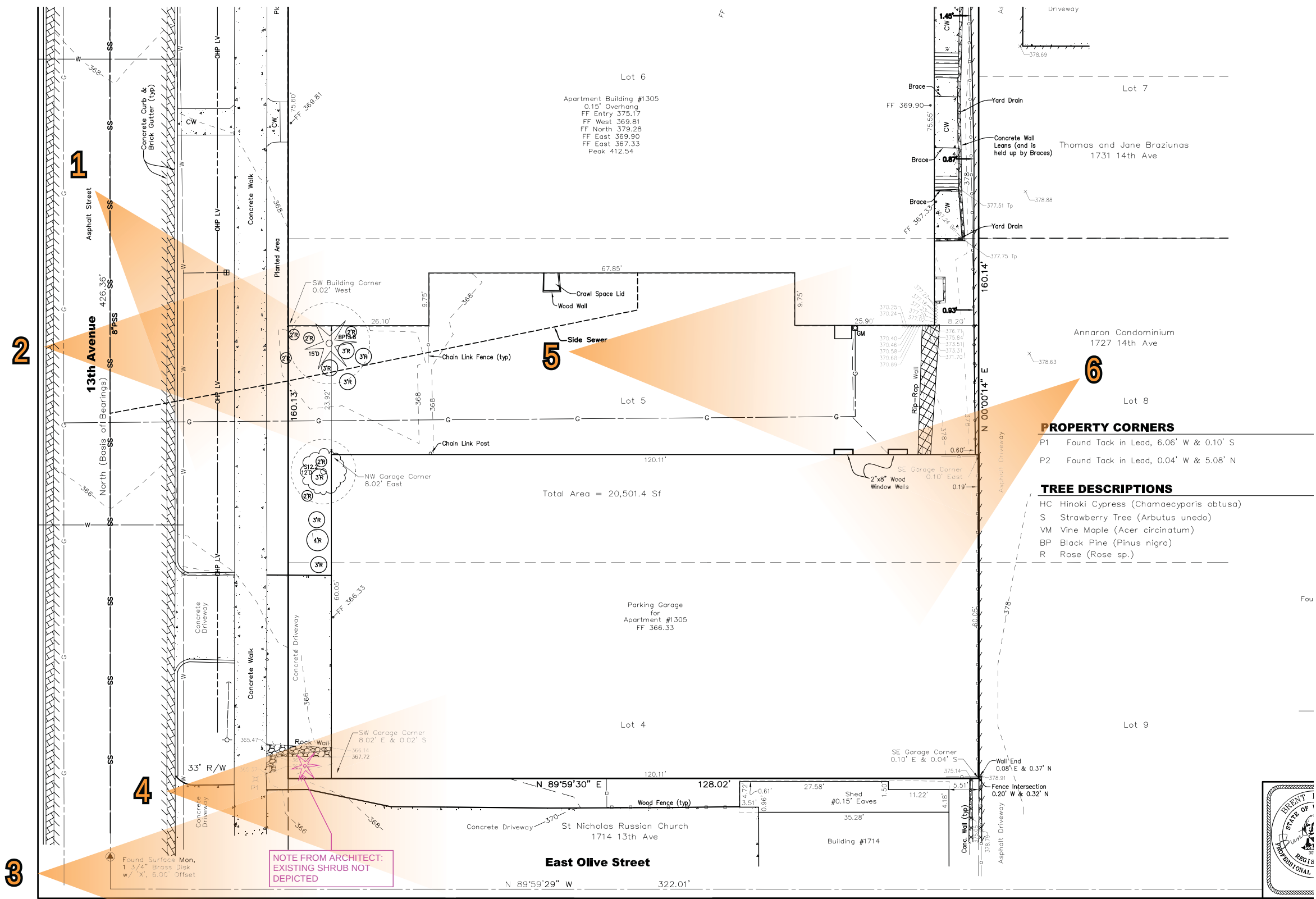
6 / EAST PROPERTY LINE LOOKING SW

SITE ANALYSIS

SURVEY + SITE FEATURES

LEGAL DESCRIPTION

THE NORTH 40 FEET OF LOT 4 AND ALL OF LOT 5 AND 6 IN BLOCK 26 OF ADDITION TO THE CITY OF SEATTLE, AS LAID OFF BY D.T. DENNY, GUARDIAN OF THE ESTATE OF J. H. NAGLE (COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 153, IN KING COUNTY, WASHINGTON



SITE ANALYSIS

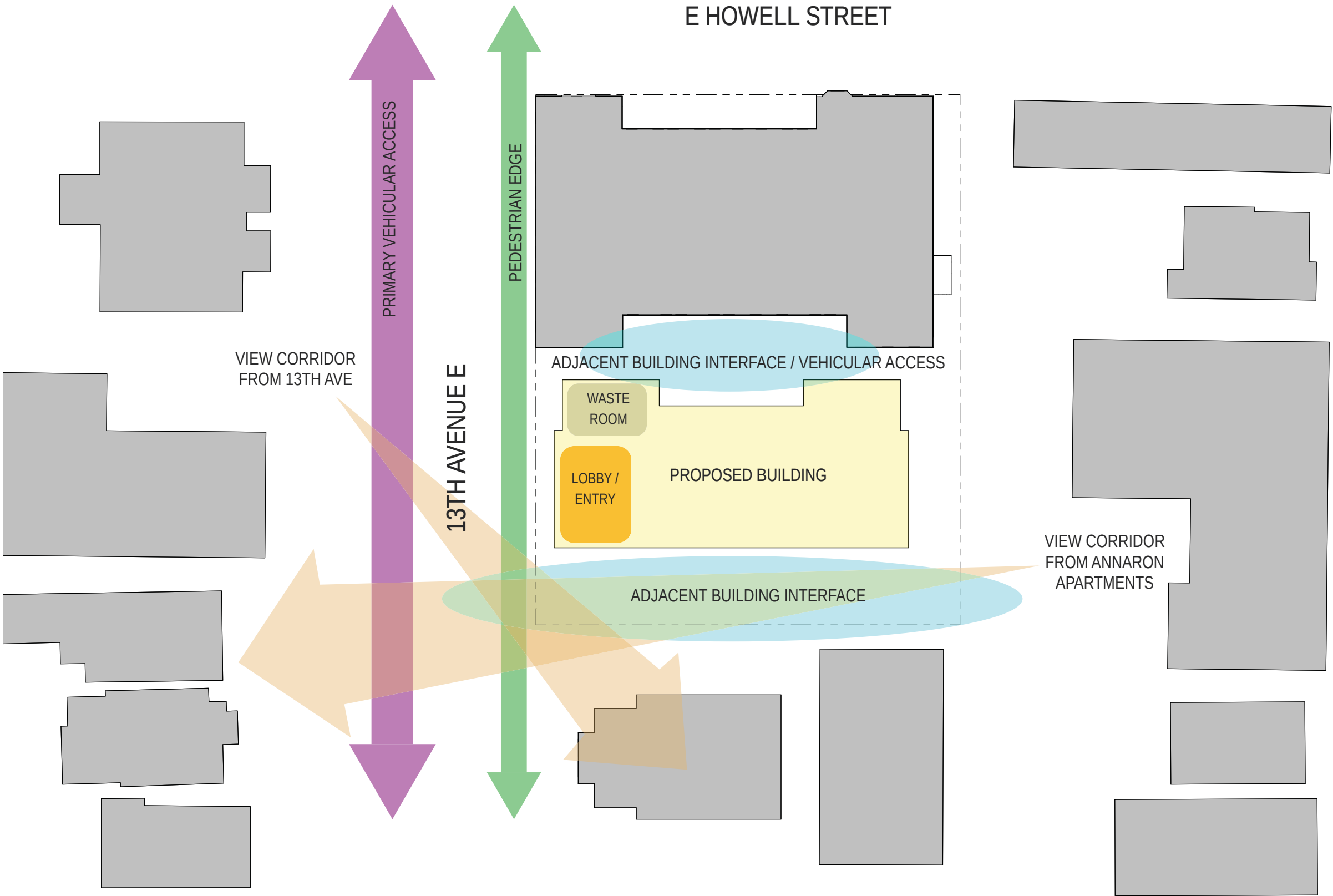
ENVIRONMENTAL CONTEXT

OBSERVATIONS

- The project site is on the gentle western slope of Capitol Hill
- The proposed building is adjacent to a quiet residential street with a mix of small apartment buildings and other multifamily and institutional uses
- Street use includes parallel (west side only) parking and a broad planting strip (both sides).
- The site has broad southern exposure.
- The site is bordered to the north by an older apartment building under common ownership and to the south by a historic church.

TAKEAWAYS

- Embrace and accentuate the established street edge including the sidewalk and plantings.
- Take advantage of the long southern exposure to maximize solar access
- Respect neighbors to the north and south by maintaining access to light, air, and privacy.



NORTH

CITATION

23.45.504 / PERMITTED USE

23.45.510 / FAR LIMIT

23.45.512 / DENSITY

23.45.514 / STRUCTURAL HEIGHT

/ Rooftop Features

23.45.517 / MANDATORY HOUSING AFFORDABILITY

23.45.518 / SETBACKS + SEPARATION

23.45.522 / AMENITY AREA

23.45.524 / LANDSCAPE STANDARDS

23.45.527 / STRUCTURAL WIDTH AND FACADE LENGTH

23.45.530 / GREEN BUILDING STANDARD

23.45.536 / LIGHT AND GLARE STANDARDS

23.54.015 / PARKING

23.54.015 / BICYCLE PARKING

23.54.040 / SOLID WASTE AND RECYCLING

CODE STATEMENT

- Apartment use allowed as of right
- 2.3 - Apartment in Urban Center
- Unlimited
- 50’ Max. above average grade
- + 4’ for clerestories, parapets, railings, etc
- + 10’ for stair penthouses. Max. 15% of roof area, 20% with screened mech. equipment
- + 16’ for elevator penthouses
- LR3 (M), Area Designation: High
- Front: 5’
- Rear: 15’ - no alley
- Side (facades </= 40’): 5’
- Side (facades > 40’): 7’ avg. / 5’ min.
- 25% of lot area, 50% min. at grade or on roof
- Exterior light and glare must be shielded and directed away from adjacent properties
- Width: 150’ max.
- Length: 65% of lot depth within 15’ of property line
- Required
- Exterior light and glare must be shielded and directed away from adjacent properties
- None required.
- Long Term: 1 per Dwelling Unit up to 50, .75 per Dwelling Unit above 50
- Short Term: 1 per 20 units
- Per table A, 51 – 100 Dwelling Units: 375 SF plus 4 SF for each additional unit above 50, 431 SF Total Req’d.

NOTES

Underground stories exempt

28 units provided

Bioretention facilities qualify as amenity areas

Street trees required

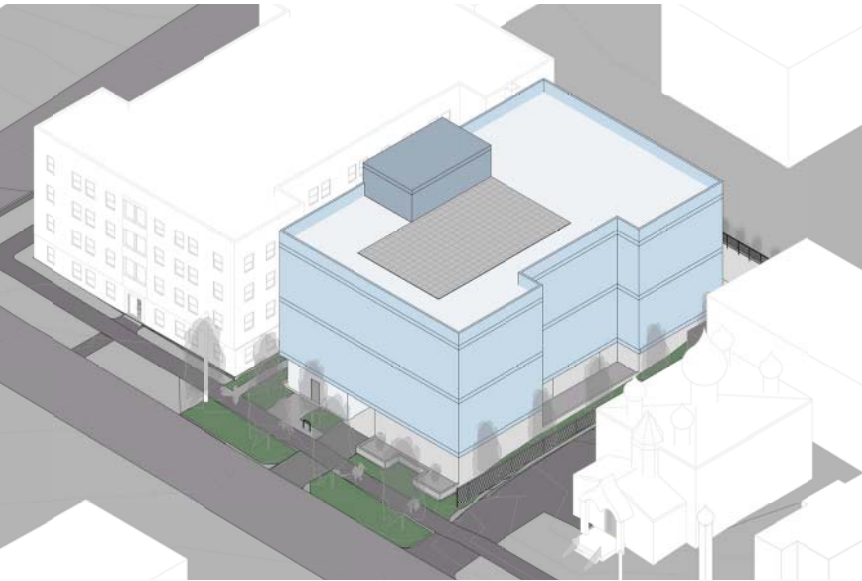
Built Green 4-Star

11 parking stalls provided

647 provided. SPU approval required

DESIGN OPTIONS PRESENTED AT EDG

COMPARATIVE ANALYSIS



SCHEME A / MAXIMIZATION DIAGRAM

(Code Compliant - No Departures)

STORIES	3 + Roof Deck
UNITS	28 Apartment Units (1 STUDIO, 1 1 BD + 26 LOFTS)
FAR	2.29 - 28,096 SF (E) + 18,791 SF (P)
PARKING	11 Stalls
DEPARTURES	None

DESCRIPTION

Scheme A proposes a maximized building with minimal setbacks. It has an efficient organization that allows 28 units to be fit in 3 lofted stories.

ADVANTAGES

- Efficient organization
- Three stories with lofted units
- Maximized development potential

CHALLENGES

- Smaller setback from buildings to north and south
- Long and narrow units
- Bulky massing on 13th Ave E
- Blocks views from apartments to the east
- Blocks views of church to the south
- Privacy issued with apartments to north



SCHEME B

(Code Compliant - No Departures)

STORIES	4 + Roof Deck
UNITS	30 Apartment Units (21 STUDIOS, 3 1 BD, + 6 2 BR)
FAR	2.30 - 28,096 SF (E) + 18,898 SF (P)
PARKING	10 Stalls
DEPARTURES	None

DESCRIPTION

Scheme B better addresses view corridor conflicts with the church to the south and reduces the bulk by adding a partial 4th floor.

ADVANTAGES

- Efficient organization
- Stepped massing reduces mass on 13th
- Maintains views of church to the south

CHALLENGES

- Privacy issued with apartments to north
- Minimal setback from apartments to the north
- Blocks Views from Apartments to the east



SCHEME C / PREFERRED

(Code Compliant - No Departures)

STORIES	4 + Roof Deck
UNITS	27 Apartment Units (16 12 STUDIOS, 12 1 BD + 3 2 BR)
FAR	2.30 - 27,638 SF (E) + 19,422 SF (P)
PARKING	10 Stalls
DEPARTURES	None

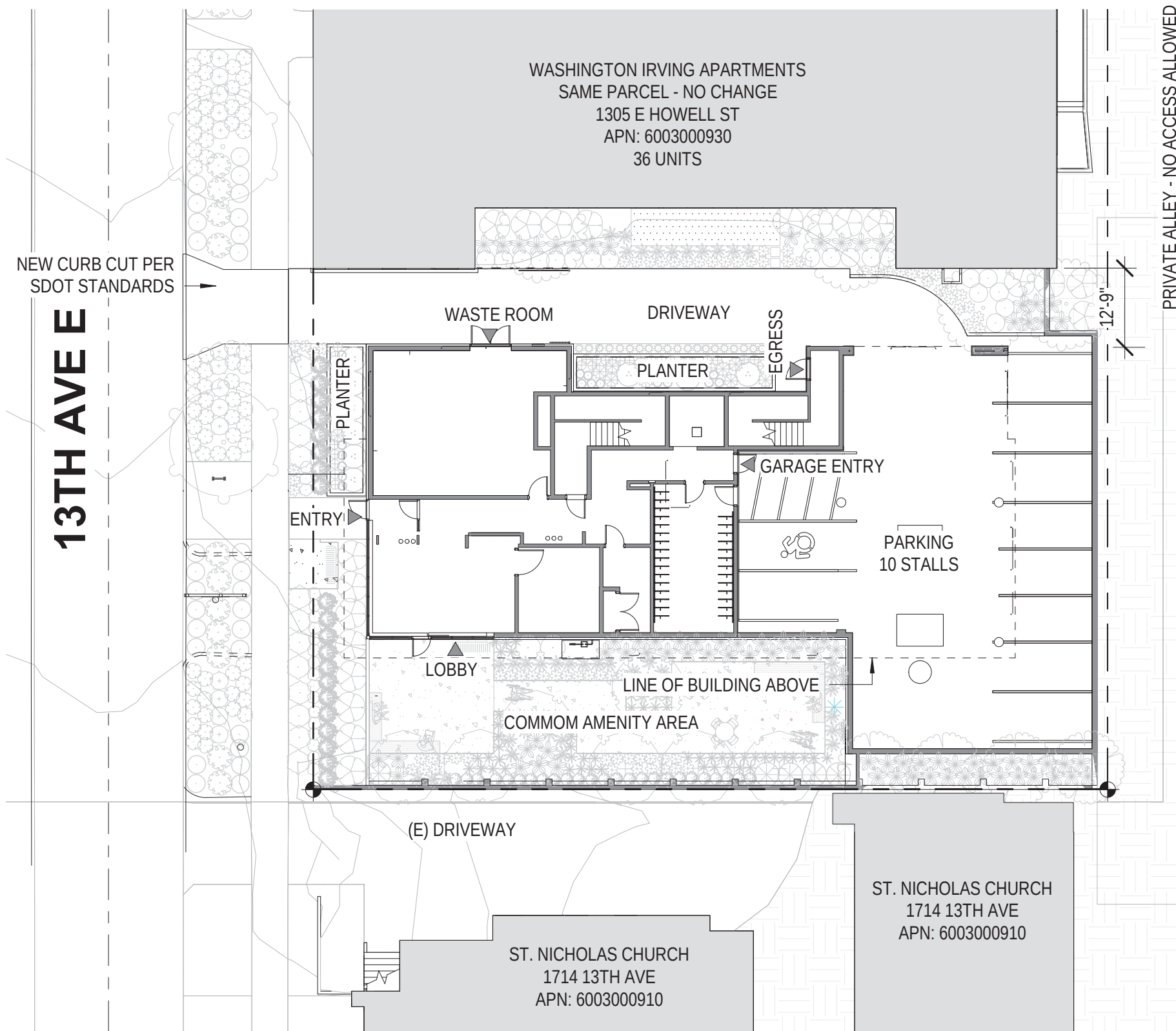
DESCRIPTION

Scheme C reduces the building into a single 4 story bar. It provides the maximum setback from the church to the south, an enlarged setback from the apartments to the north, and a view corridor for the apartments to the east.

ADVANTAGES

- Efficient organization
- Narrow floor plan creates better access to natural light and air.
- Maximizes southern exposure
- Larger setback from buildings to north and south
- Welcoming identifiable residential entry
- Provides view corridor for buildings to the east
- Maintains views of church to the south

EDG PREFERRED SCHEME OVERVIEW



The proposed development is a 4-story residential structure located along 13th Ave E. Adjacent structures include the Washington Irving Apartments (located on the same parcel) to the north and the St. Nicholas Cathedral to the south. The proposed development includes 27 residential apartments in approximately 19,422 GFA of building area.

Uses along 13th Ave E are largely residential or institutional, and the proposed development's frontage along the street will be 100% residential. Directly north of the new building is a new driveway providing access to 10 vehicle parking stalls and 27 bike parking stalls located on the east side of the site.

South of the building is a common amenity area for use by building tenants. The space is accessed from the residential lobby located in the southwest corner of the ground level. The waste room is located in the northwest corner of the ground level and is accessed via the new driveway. The new waste room will serve both the existing structure and the proposed structure.

Grade change is relatively gradual along 13th, falling approximately 4' along the 160' length of the site's west property line. The south amenity area is bounded on the west side by a low retaining wall allowing that area to remain level.

The driveway of the adjacent St. Nicholas Cathedral to the south slopes up quite steeply, and portions of the south wall of the existing garage will be maintained to act as both retaining wall and vehicle barrier, including the waste room.

Grade at the west edge of the site is approximately 10' higher than grade at the west edge of the site, and new retaining walls will be constructed along the west property line to retain grade while providing a vehicle barrier for the parking lot to the east.

Bioretention planters are located north of the stair and elevator volume and west of the waste room. Lush plantings in these locations will provide visual interest that will be enhanced when set against the blank building walls.

The building's form is influenced by the desire to provide abundant natural light and ventilation to the units as well as to remain respectful of the neighboring structures. On the north side the stair and elevator core is set back from the exiting Washington Irving apartments in order to create a larger light well. Locating this use along the north also maintains privacy for those units. On the south side the building is set back as far as possible from the property line in order to create view corridors to the St. Nicholas Church along 13th and protect views from the adjacent Annaron apartments to the east.



NORTH

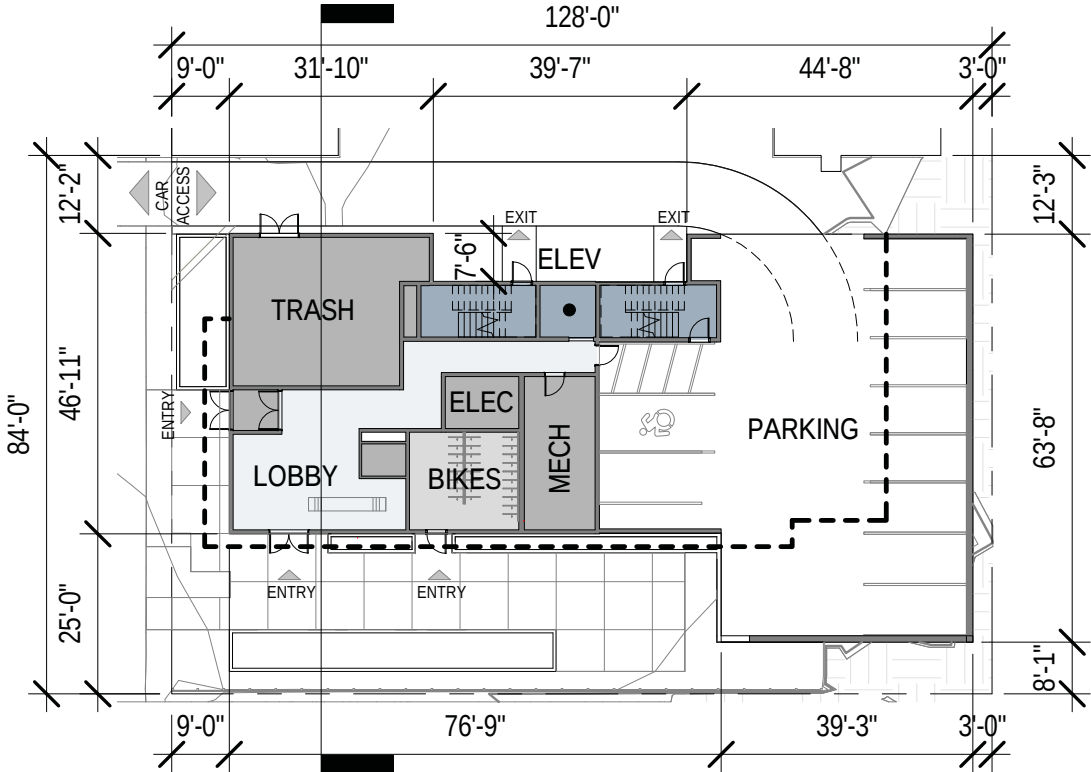
DESIGN DEVELOPMENT

PLAN & SECTION DIAGRAMS OF EDG PREFERRED SCHEME

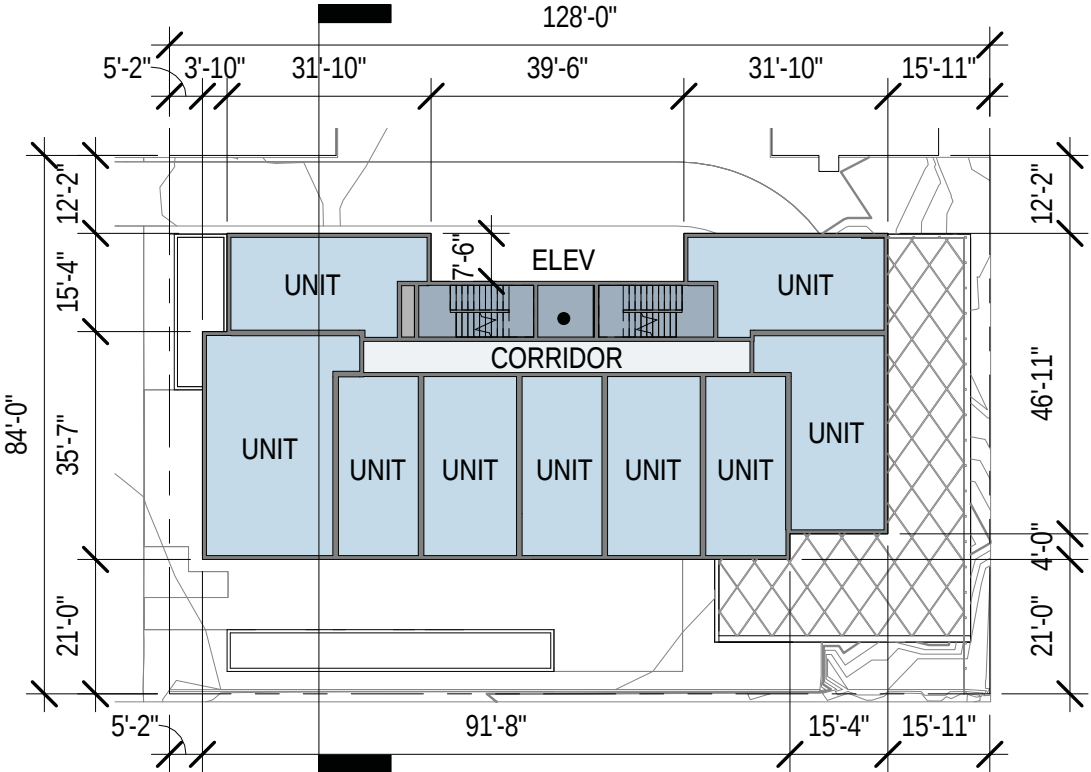


Scheme C Legend

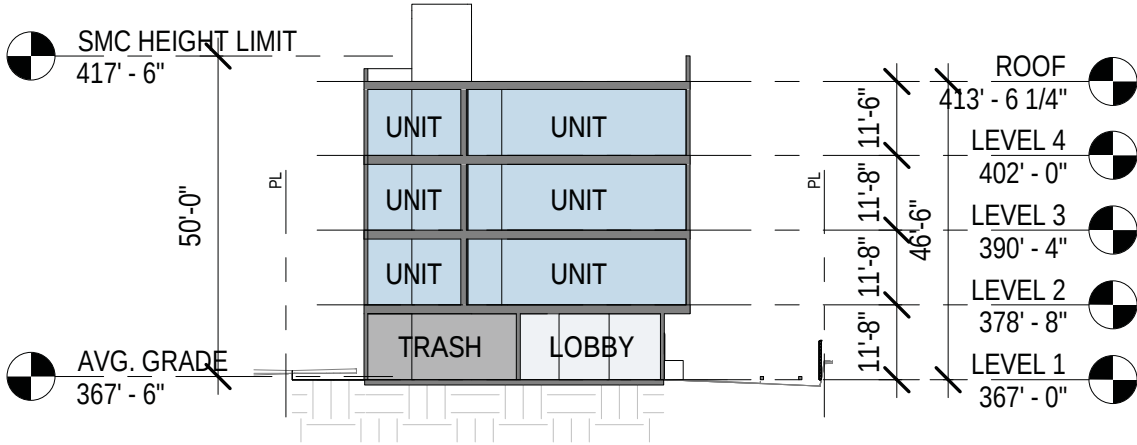
- UTILITY
- AMENITY
- CIRCULATION
- UNITS
- STAIR/ELEV
- ROOF DECK



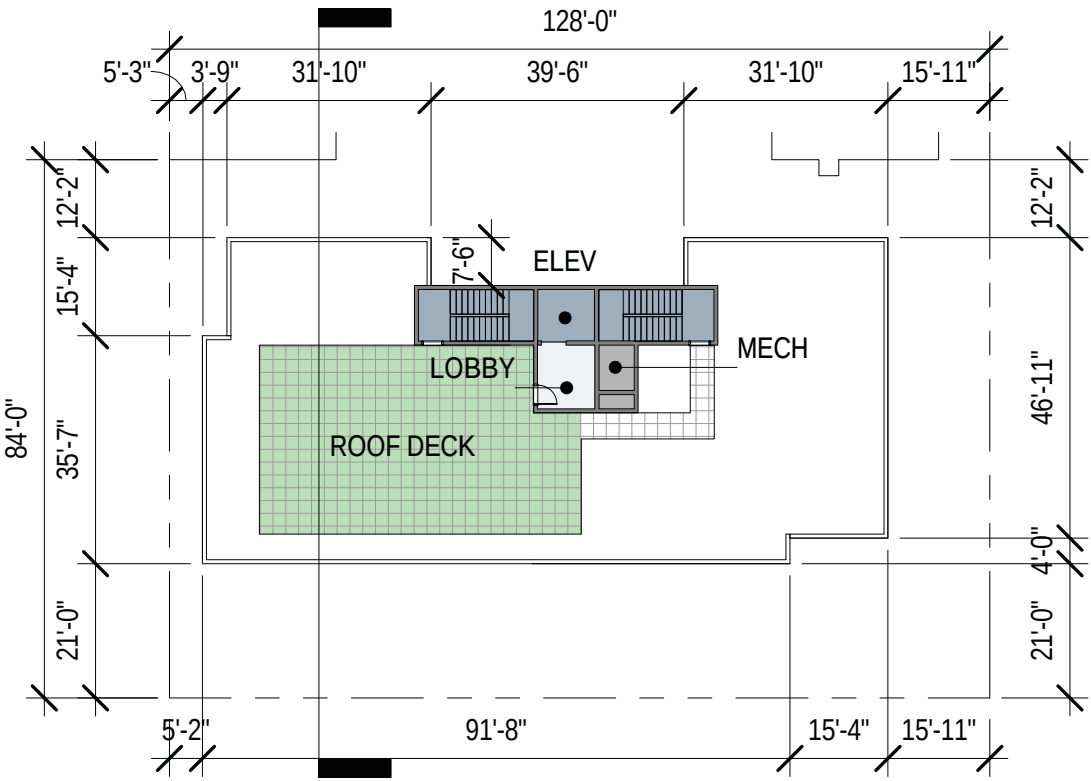
LEVEL 01



LEVEL 02 - 04



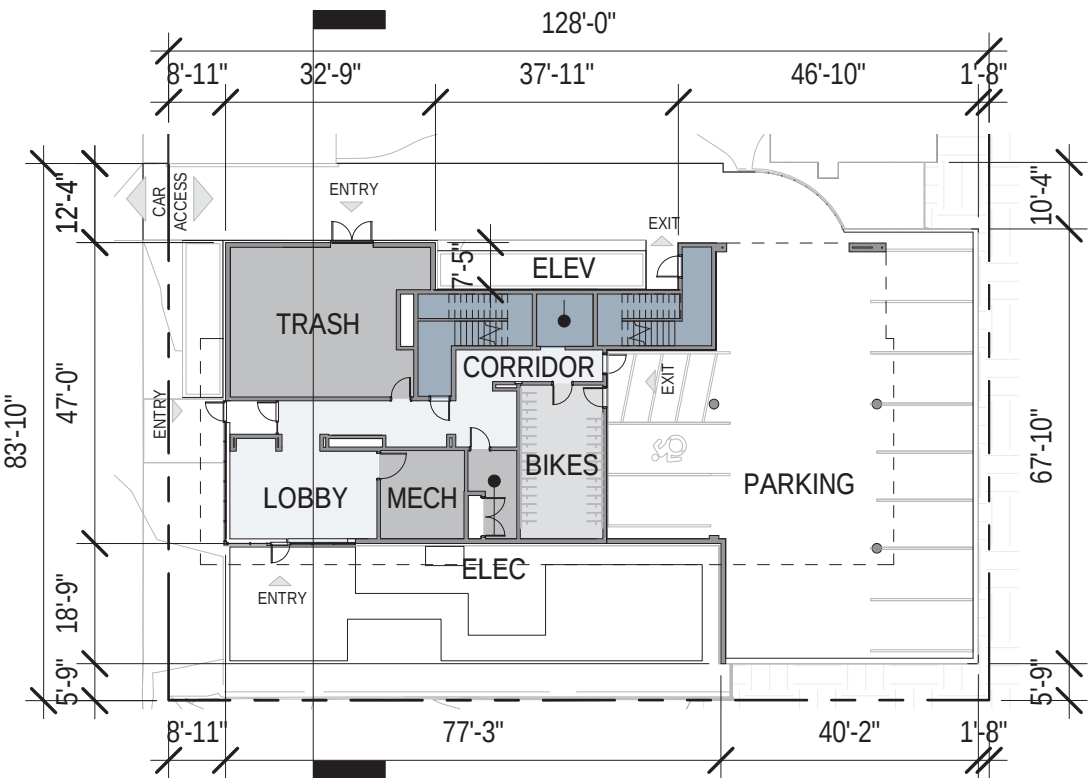
SECTION



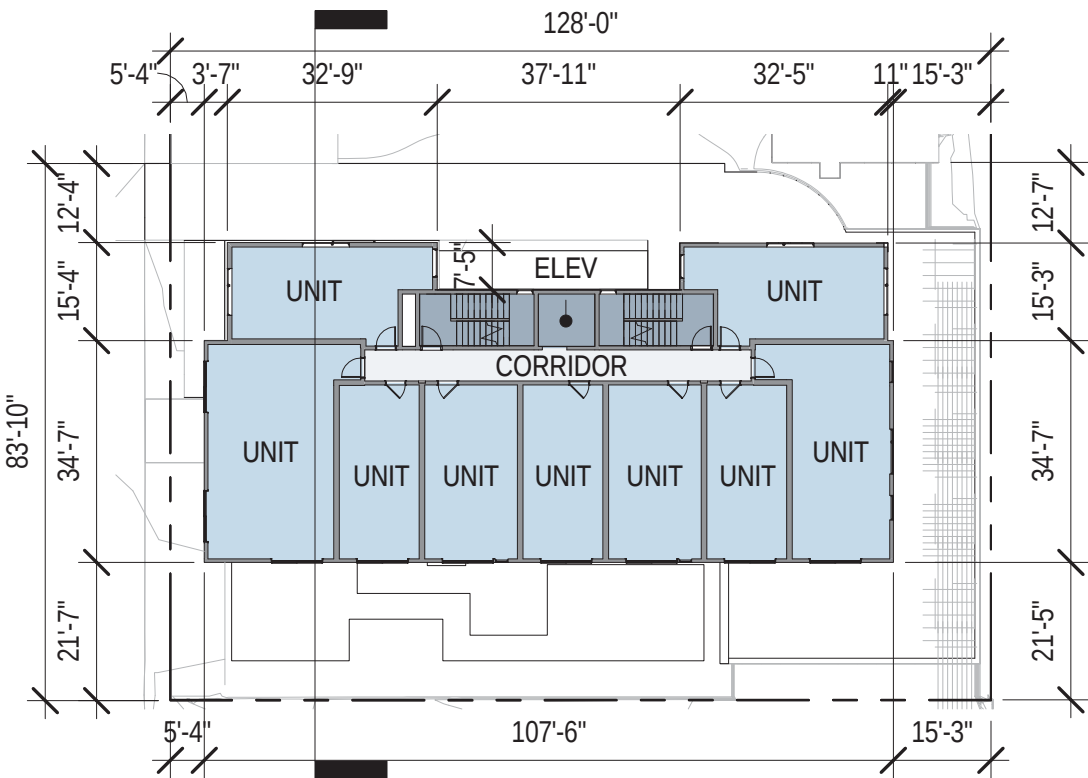
ROOF

DESIGN DEVELOPMENT

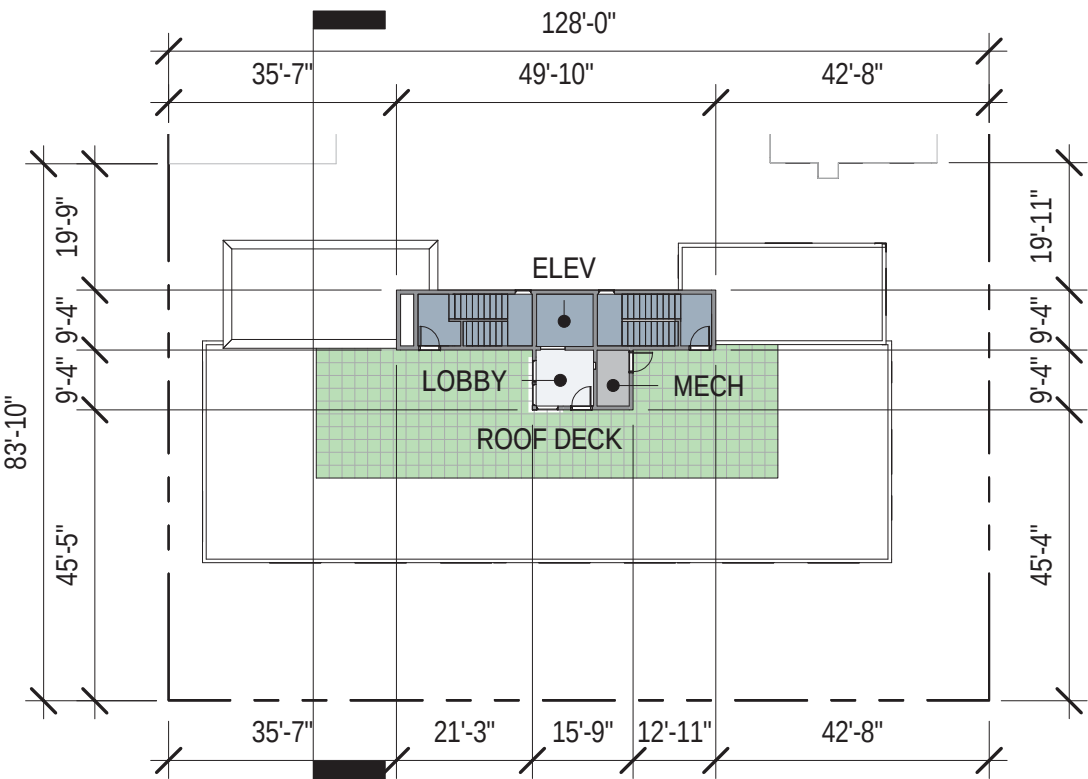
PLAN & SECTION DIAGRAMS OF RECOMMENDATION PHASE



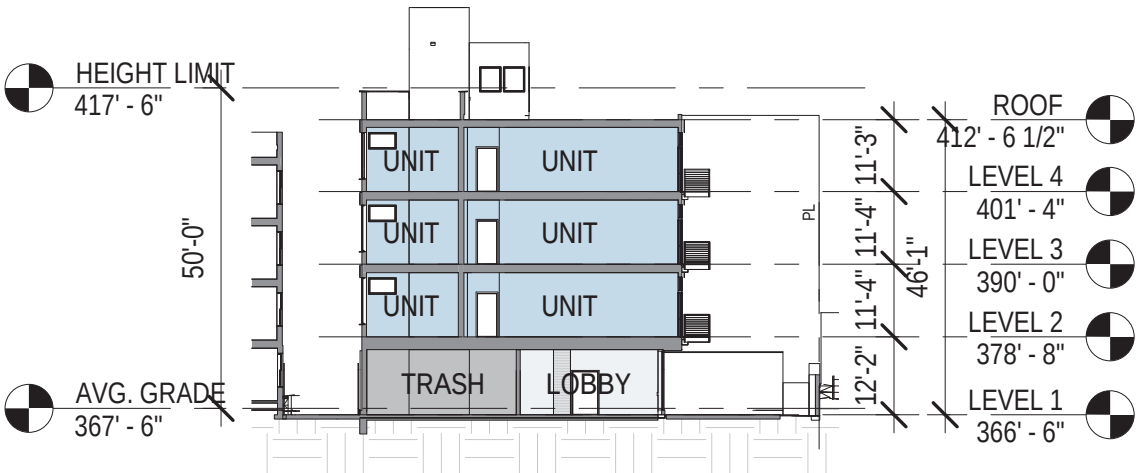
LEVEL 01



LEVEL 02 - 04



ROOF



SECTION



Current Scheme Legend

- UTILITY
- AMENITY
- CIRCULATION
- UNITS
- STAIR/ELEV
- ROOF DECK

DESIGN DEVELOPMENT
SOUTH ELEVATION



DESIGN DEVELOPMENT
NORTH ELEVATION



DESIGN DEVELOPMENT

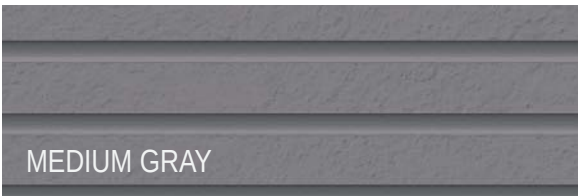
WEST ELEVATION

EXTERIOR MATERIAL PALETTE

A. BRICK - RUG CUT



B. CERACLAD - HORIZONTAL REVEAL



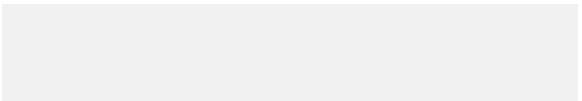
C. CERACLAD - SMOOTH



D. FIBER CEMENT BOARD

1. SW 7570 EGRET WHITE	2. SW 7562 ROMAN COLUMN
3. SW 2856 FAIRFAX BROWN	4. SW 6076 TURKISH COFFEE
5. WHITE	

E. WHITE VINYL WINDOWS



F. BLACK ALUMINUM STOREFRONT & RAILINGS



DESIGN DEVELOPMENT
SECTIONS



DESIGN DEVELOPMENT
SECTIONS

EXTERIOR MATERIAL PALETTE

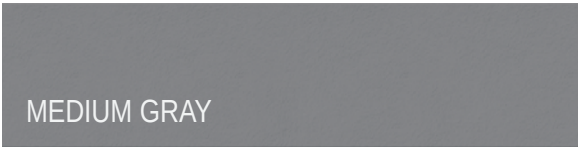
A. BRICK - RUG CUT



B. CERACLAD - HORIZONTAL REVEAL



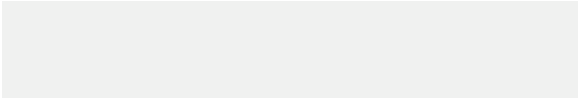
C. CERACLAD - SMOOTH



D. FIBER CEMENT BOARD

1. SW 7570 EGRET WHITE	2. SW 7562 ROMAN COLUMN
3. SW 2856 FAIRFAX BROWN	4. SW 6076 TURKISH COFFEE
5. WHITE	

E. WHITE VINYL WINDOWS



F. BLACK ALUMINUM STOREFRONT & RAILINGS



CONTEXTUAL ELEVATIONS
SOUTH AND EAST ELEVATIONS



13TH AVENUE

PROJECT SITE

ANNARON APARTMENTS

CONTEXTUAL SOUTH ELEVATION



ST. NICHOLAS CHURCH

PROJECT SITE

WASHINGTON IRVING

HOWELL STREET

CONTEXTUAL EAST ELEVATION

CONTEXTUAL ELEVATIONS
NORTH AND WEST ELEVATIONS



ANNARON APARTMENTS

PROJECT SITE

13TH AVENUE

CONTEXTUAL NORTH ELEVATION



HOWELL STREET

WASHINGTON IRVING

PROJECT SITE

ST. NICHOLAS CHURCH

CONTEXTUAL WEST ELEVATION

13TH AVENUE ELEVATION STUDY





ITEMIZED EDG RESPONSE
MASSING AND FACADE MODULATION

Due to the scale and setback of St. Nicholas Church, the south façade will be very visible. Assess ways to create modulation along the undifferentiated façade of option 3. Continue to develop detailing to create both a residential scale to the building as well as a backdrop for the historic landmark building.

The south-facing residential volume has been further developed to maintain a complimentary relationship with the neighboring st. Nicholas cathedral. Southern glazing has been increased, and floor-to-ceiling windows maximize opportunities for the church’s iconic gold onion domes to be reflected in the façade of the new building. The façade elements are arranged in a simple grid pattern so as not to create an overly distracting composition, but at the same time visual interest and modulation are achieved through recessed windows and cantilevered balconies.

The detailing of this façade has been further developed so as to respond to the context of the historic landmark building. The sliding glass doors and balconies are arranged into vertical bands, a design feature that draws inspiration from the ecclesiastical architecture of not only the adjacent St. Nicholas cathedral, but also the Christian Advent Church on the same block. In much the same way that the stained glass window panes and smaller window units of the churches are grouped together into larger openings, so too are the balconies, sliding glass doors, windows, and spandrel panels all consolidated into vertical bands on the proposed project. These elements are recessed to create further modulation on the façade, and they are set apart in their color as well. They are lighter in color, an approach that also draws inspiration from the architecture of both churches which each have their windows set into lighter color frames.



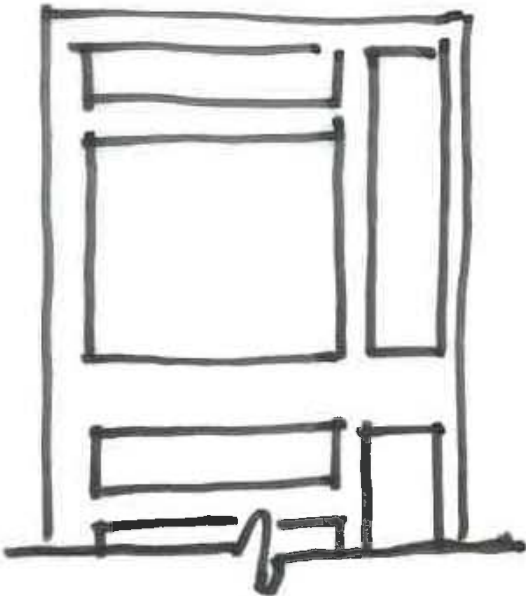
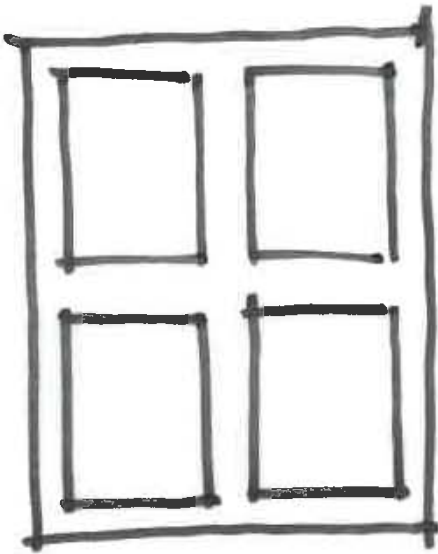
FORMER CHRISTIAN ADVENT CHURCH



ST. NICHOLAS CATHEDRAL



PROPOSED BUILDING



DIAGRAMS OF WINDOW FRAMES GROUPED INTO SURROUNDS

ITEMIZED EDG RESPONSE

MASSING AND FACADE MODULATION



ITEMIZED EDG RESPONSE

SCREENING PARKING

The location of parking in options 3 that extends past the building to the south emphasizes vehicle uses over building and other open space opportunities. Revise building mass or parking layout to integrate the parking under the building as much as possible.

At any locations where surface parking may be visible from the street or on-site open space, provide an opaque fence/wall for screening.

The west wall of the parking area is set back 85’ from the 13th Avenue property line and allows for a generous 85’ x 25’ landscape amenity area south of the building. The wall is 10’ tall, clad in brick, and visually screens the parking from view. The brick material on the wall matches the brick cladding on the ground level of the south elevation, making the wall feel like an integrated part of the building.

The west wall of the parking area also helps to bound and define the landscape amenity area. It aligns with the adjacent brick-clad apartment building on the church property to the south. This alignment creates an intentional relationship between the architecture of the two properties and helps to compose the south side of the site. To reduce the visual impact of parking as seen from elevated perspectives from nearby apartments, a decorative trellis has been added to screen the parking stalls from view. The trellis is cantilevered off of the east shoring wall, providing visual cover directly over the vehicle parking stalls. The deep vertical slats that compose the trellis block oblique views of vehicles from above while still feeling lightweight in their construction. The trellis replaces the vine wires that were shown in the edg preferred option.



VIEW LOOKING NORTH



VIEW FROM ANNARON APARTMENTS



ITEMIZED EDG RESPONSE

SCREENING PARKING



VIEW OF SOUTH AMENITY AREA LOOKING EAST

ITEMIZED EDG RESPONSE

BRICK DETAILING

The use of brick as a material that references nearby older brick apartment building, including the Washington Irving, is supported. It is important to wrap the brick material around all four sides of the building. Identify selected brick material and continue to develop brick detailing as well as secondary detailing at windows, cornice, etc.

The brick material is an important element in conceptually tying the new building to the existing Washington Irving apartment building and to the tradition of historic brick buildings on capitol hill. The project does not aim to mimic the brick of the color or patterning of the existing apartment building (or of any of the other masonry structures on the block) but rather seeks to integrate the diverse array of existing materials into coherent, contemporary arrangement. There are many types of brick present on this block, but on the whole there is a fairly consistent material palette comprised of sandy, earthy color tones. The brick for the proposed project will be red in overall appearance, but will be comprised of a blend of bricks of brown, red, and lighter tones.

The design further seeks to pay homage to the neighborhood’s legacy of brick apartment buildings by reinterpreting traditional conventions of brick construction in a modern way. While the brickwork on the existing Washington Irving apartments is relatively simple, it does utilize brick in the vertical, “soldier” orientation at the window lintels and in bands near the cornice. The new project picks up on this idea, but with a slight twist: wide horizontal bands of running bond soldier brick help frame and define the window openings.

The changing brick orientation creates subtle interest and texture, and the brick material is chiefly used where it’s aesthetic impact is maximized, on the east, north and west of the northwest residential volume that fronts on 13th, and on the south wall of at the ground level as well as the west wall of the parking. Where the brick is not utilized (on the primary residential volume to the south and the secondary residential volume to the northeast) the banding of the brick nevertheless tracks through and influences the panelization of the cladding. For the northeast residential volume, the color and layout of the fiber cement cladding are directly related to the coursing of the brick on the northwest volume, linking the two volumes together conceptually.



VIEW OF ENTRY FROM 13TH AVE



FIBER CEMENT PANEL JOINTING



VIEW OF WEST FACADE FROM ANNARON PARKING LOT

ITEMIZED EDG RESPONSE

SIDEWALK CHARACTER AND ENTRY



VIEW OF ENTRY FROM 13TH AVE SIDEWALK



VIEW OF BUILDING ENTRY AND SOUTH AMENITY AREA

Continue to develop detailing of entry area. Investigate ways to enhance the site with high quality paving and hardscape materials and lush planting areas.

The entry area has been further resolved since the edg package was submitted. A small seating area has been provided, and the pathway providing access from the sidewalk to the south amenity area has been removed, providing more space for lush plantings along the sidewalk. Short-term bike parking has been moved from directly in front of the building to a location nearby in the right-of-way in order to allow for more plantings around the building entry.

View corridors are noted in the option descriptions but are not indicated on the plans or elevations. With the option moving forward, indicate where view corridors are being created or preserved, especially from the street/sidewalk perspective looking towards St. Nicholas church along 13th Ave E.

By setting back from the southern property line, the preferred options creates a number of view corridors. The primary view corridor opens up vistas to the St. Nicholas cathedral to pedestrians and motorists approaching from the north on 13th Ave E. The proposed condition will create views to the church that are currently blocked by the existing parking garage. Further, the south setback maintains westward views for many of the west-facing apartments in the Annaron apartments to the east.

Develop detailing for the blank frontage wall to add scale and interest along sidewalk; alternatively, plan for lush plantings in the bioretention planter to add interest and texture.

A bioretention planter is located at the base of the wall, and the lush plantings within it will create vibrancy and texture. The rich, deep colors of the brick wall cladding will provide a complimentary backdrop to these plantings. The alternating brick orientation lends additional visual interest to the blank frontage wall.

ITEMIZED EDG RESPONSE

CONTEXT CUES

The design context graphic clearly relates use of brick to other historic brick structures in the neighborhood, but it is unclear how 'contemporary fabric building', 'large scale materials' and 'high glazing' relate to the context, especially along the façades closest to st. Nicholas church. Study the potential for use of brick for this second volume in order to expand the existing context of brick on this block. As the facade design is refined, show how material selection, proportions and other detailing relates to the neighborhood context and scale. Specifically show how the detailing at the southern mass is relating to the church along the 13th Ave E façade and the south façade that faces the church.

The building design responds to the stylistically eclectic neighborhood by grounding itself in local building traditions that are both prevalent and enduring. While there are many residential typologies in the vicinity, each rendered in different materials (single-family houses sided with painted shingles, stucco-clad 70s apartment buildings, condominium blocks wrapped in lap siding, etc) the proposed building takes its queues from the more subtle and understated residential developments: the historic fabric of masonry buildings with punched windows and the more contemporary fabric of fiber cement panel-clad buildings with large window openings.

The proposed incorporates these materials and architectural features in ways that are appropriate for the overall massing: the northwest grounded form of the northwest residential volume is clad in brick while the light, "floating" volume of the south residential form is clad in fiber cement panels.



ITEMIZED EDG RESPONSE

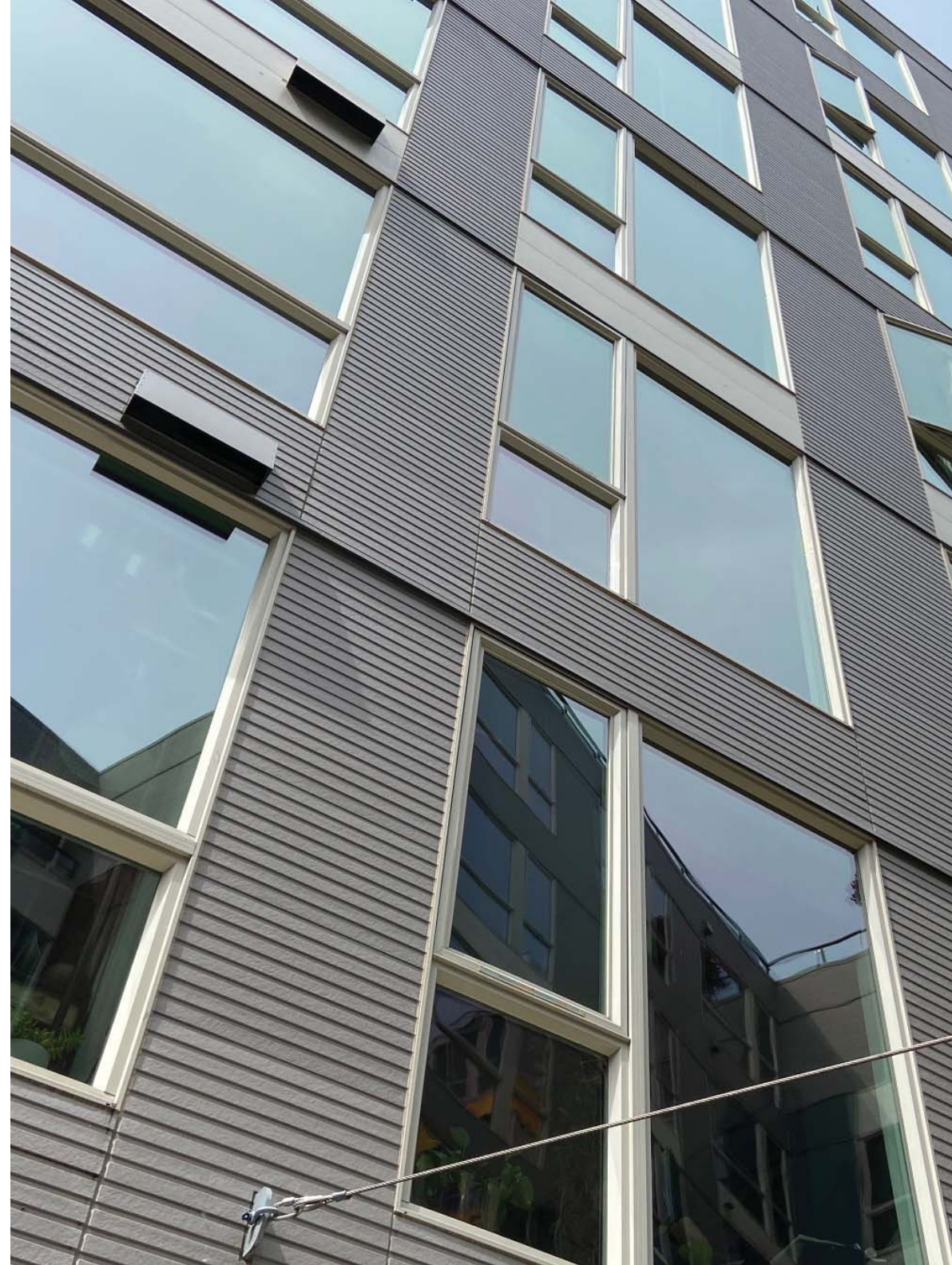
CONTEXT CUES

The fiber cement cladding that is used here is a thick panel with a rough, mottled texture and a deep reveal profile. The horizontal lines of the cladding combined with the tactile surface texture give the façade a masonry-like appearance and pay homage to the many nearby brick structures, including the adjacent church. The color selection for the panels is a medium gray, and the accent color is a lighter gray. These selections were made to keep the proposed building's color palette congruent with the existing sandy, earthy material palette of the block.

The detailing of the sliding doors, windows, and balconies has also been influenced by contextual architectural queues. By grouping these elements into vertical bands and rendering them in a lighter color, the project picks up on the fenestration strategies of the nearby church buildings which also combine windows together into a lighter colored surround element. See the previous section related to massing and modulation of façade for more discussion of this design characteristic.



PANELING AND MATERIALITY



CERACLAD PANELS INSTALLED AT PIKE MOTORWORKS

ITEMIZED EDG RESPONSE

SOUTH AMENITY AREA

It is suggested that some form of decorative fence is installed to ensure the space is secured and gives separation between the semi-private uses of the residents and the sidewalk but also allows visual access for activation of the spaces and engagement with the public realm. It is suggested a gate is included so access to the bike room can occur without entering the lobby.

The pathway from the sidewalk to the amenity area has been eliminated. This enhances the privacy of that space, and makes more clear the intent that the space be used for building residents. The bike room can be accessed through the building via the main entry or through the parking area by way of the north driveway. The south amenity area is divided into two separate terraces: the west terrace is directly adjacent to the lounge and allows visual access from the street; the east terrace is more secluded and is a place for more intimate gatherings with built in benches and a fire pit.

Ensure the grade transition along the property line with St. Nicholas church is illustrated to show where site walls or slopes are located. Any vertical elements along the south property line, like fencing and screening vegetation, should be considered for their visual impact to the church.

Portions of the south wall of the existing parking garage will be maintained in order to retain the existing grade on the adjacent church property which is significantly higher than the proposed grade on the project site. Because the north edge of the church property is a driveway, a 2'9" vehicle barrier must be provided. The existing concrete wall will also be used as the vehicle barrier and will be saw-cut to the appropriate height, stepping down as grade falls away to the west.

Another smaller north-south retaining wall is provided at the west edge of the south amenity area allowing the flat grade of the amenity area to be decoupled from the sloping grade of the sidewalk.



AMENITY AREA VIEWED FROM THE STREET



SIDE DOOR FROM AMENITY AREA TO COURTYARD



INTERIOR VIEW OF AMENITY AREA

ITEMIZED EDG RESPONSE

RELATIONSHIP TO WASHINGTON IRVING



VEHICLE ACCESS BETWEEN THE PROJECT AND WASHINGTON IRVING



BIORETENTION PLANTER CONNECTING THE PROJECT WITH THE NEIGHBORING BUILDING



VIEW OF DRIVEWAY BETWEEN BUILDINGS

The Washington Irving building has no access along the south façade discouraging the attempt to connect the two buildings through a central open space. The Washington Irving also does not currently have any open space areas for use by its residents. As the new building focuses west and south for its open space, development of a small outdoor area for use of the Washington Irving resident in the area north of the new building (i.e. Between the buildings) is suggested.

Washington Irving residents will be given access to the new building, including the rooftop and at-grade amenity spaces.

A small amenity area has been provided between the two buildings, and it is noted that the presence of vehicles, the lack of solar access, and the proximity to existing at-grade residential units make this a better candidate for a passive rather than active amenity area.

It is suggested that a decorative gate be installed at the driveway for security, set back form the facade to de-emphasize its presence along the sidewalk.

A decorative gate has been added to promote security for vehicle owners, and to reserve the space between the two buildings as a zone for tenant use. This is consistent with the current conditions on site, where the area between the Washington Irving apartments and the garage to be demolished is fenced off for tenant use.

Consider how use of landscape elements, like planting, can visually connect the proposed development to the Washington Irving part of the site.

New street trees and row plantings will be planted along the entire length of 13th Ave E and E Howell St, creating more continuity between the existing and the redeveloped portions of the site.

ITEMIZED EDG RESPONSE
DEVELOPED DESIGN



VIEW FROM 13TH AVE LOOKING NORTHEAST

ITEMIZED EDG RESPONSE
DEVELOPED DESIGN



PERSPECTIVE VIEW ACROSS 13TH AVENUE

SITE LIGHTING PLAN



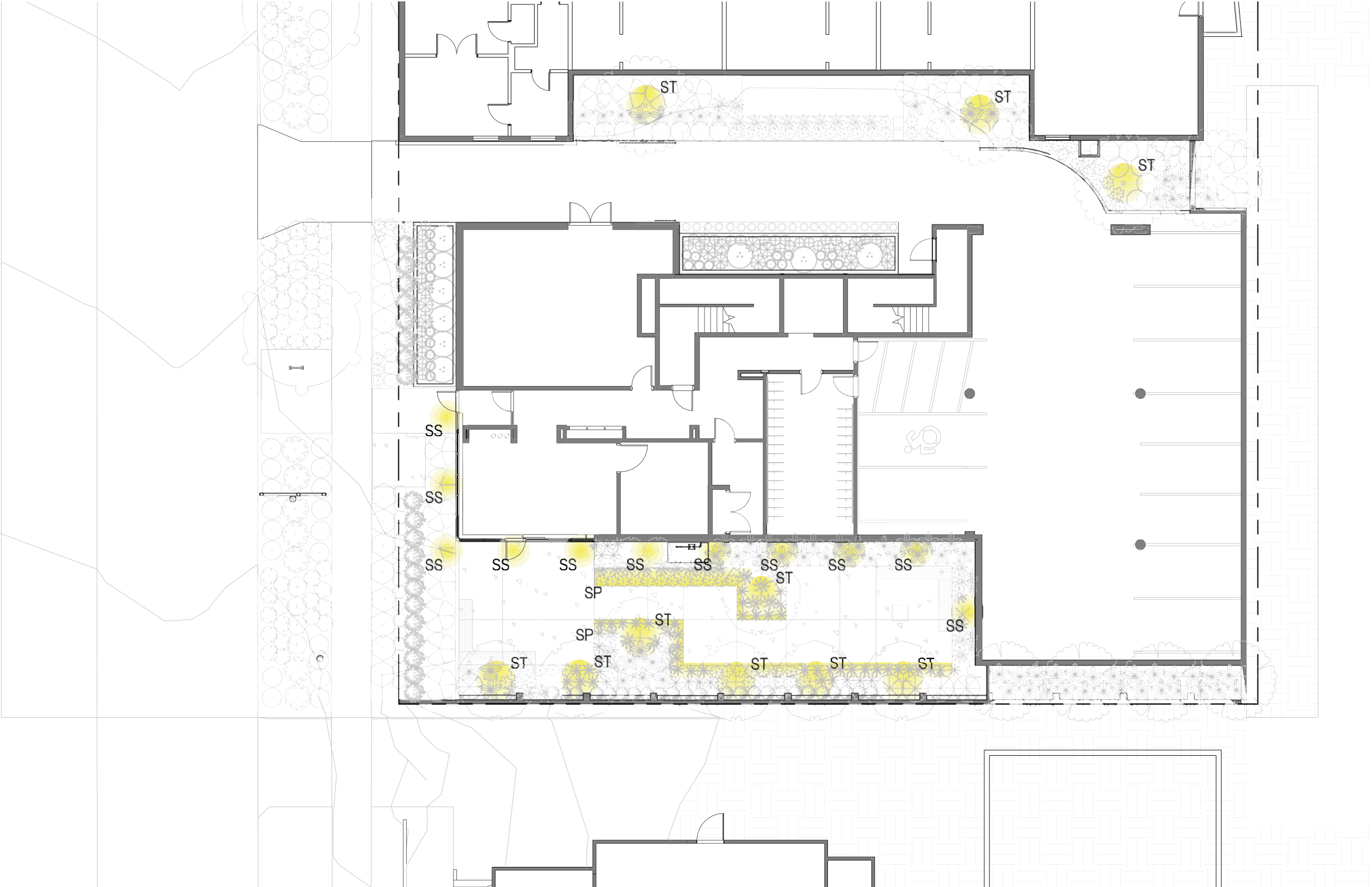
PATHWAY LIGHT (SP)



RECESSED SOFFIT LIGHT (SS)



TREE UPLIGHT (ST)

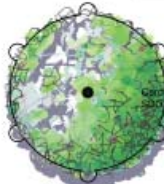


LANDSCAPE

CONCEPT + PLAN

The landscape takes advantage of opportunities for gathering space both north and south of the new building addition and on the roof top. The design also provides lush new plantings in the street right-of-way including drought tolerant and low growing shrubs and new street trees for shade. The terrace areas at grade utilize permeable paving and are sized to accommodate various group sizes and individuals. The front entry of the building is expanded to include a bench, walkway to the street for drop off, and a short term bike rack. Bioretention planters are a key part of the stormwater design and add opportunities for different types of plantings.

The south terrace is split into two separate areas, one more active and related to the lobby and one tucked into the site for privacy. The walled space features drought tolerant shade plant selections, and small trees to buffer to adjacent parcels. The rooftop amenity space features comfortable cushioned seating, dining tables and BBQ's, and benches. Festival lights connect to the potted trees and the building. The small terrace between buildings utilizes a transition space for individuals to enjoy the outdoors.

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	<i>Scotsophyllum japonicum</i> SDOT Large Tree, GF Large Tree	Katsura Tree	2" Cal.	3
	<i>Crataegus x laevifolia</i> GF Med/Small Tree	Hawthorn	1.5" Cal.	4
	<i>Fagus sylvatica</i> 'Dawson Gold' GF Tree Variety Small	European Beech	1.5" Cal.	3
	<i>Ginkgo biloba</i> 'Princeton Sentry' SDOT Large Columnar Tree, GF Med/Small	Princeton Sentry Ginkgo	2" Cal.	6
	<i>Quercus palustris</i> Med/Large	Pin Oak	2" Cal.	4
	<i>Tilia cordata</i> 'De Groot' SDOT Medium, GF Medium/Small Tree	De Groot Littleleaf Linden	2" Cal.	5
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	<i>Abelia x grandiflora</i> 'Rose Creek' GF Plant List, +24" Meets 30" SDOT Req.	Rose Creek Abelia	1 gal	17
	<i>Berberis buxifolia</i> 'Nana' GF Plant List, +24" Meets 30" SDOT Req.	Dwarf Boxleaf Barberry	1 gal	46
	<i>Berberis nervosa</i> GF Plant List, DT, +24"	Cascade Barberry	1 gal	21
	<i>Buxus sempervirens</i> 'Green Tower' GF Plant List, DT, +24"	Green Tower Boxwood	1 gal	18
	<i>Cornus sericea</i> 'Kelsey' GF Plant List, DT, +24", Meets 30" SDOT Req.	Kelsey Dogwood	1 gal	63
	<i>Cornus sericea</i> 'Midwinter Fire' GF Plant List Variety, DT, +24"	Midwinter Fire Dogwood	2 gal	9
	<i>Geranium macranthum</i> 'Ingwersen's Variety' GF Plant List, DT	Ingwersen's Variety Geranium	1 gal	81
	<i>Geranium x cantabrigianse</i> 'Blokovo' GF Plant List Variety, +24", Meets SDOT 30" Req.	Blokovo Cranesbill	1 gal	80
	<i>Hebe x 'Red Edge'</i> GF Plant List, DT, +24", Meets 30" SDOT Req.	Hebe	1 gal	23
	<i>Hemerocallis x 'Ruby Stella'</i> GF Plant List, DT, +24"	Ruby Stella Daylily	1 gal	19
	<i>Hydrangea quercifolia</i> 'Pee Wee' GF Plant List, DT, +24"	Oakleaf Hydrangea	2 gal	20
	<i>Juncus effusus</i> GF Plant List, Native, +24"	Soft Rush	1 gal	23
	<i>Lavandula x intermedia</i> 'Phenomenal' GF Plant List, DT, +24", Meets SDOT 24" Req.	Lavender	1 gal	84
	<i>Mahonia eurybracteata</i> 'Soft Caress' DT, +24"	Mahonia Soft Caress	2 gal	44
	<i>Nepeta racemosa</i> 'Blue Wonder' GF Plant List, DT, +24"	Blue Wonder Catmint	1 gal	74
	<i>Parthenocissus quinquefolia</i> GF Plant List, DT	Virginia Creeper	1 gal	3
	<i>Parthenocissus tricuspidata</i> 'Fenway Park' GF Plant List	Boston Ivy	1 gal	2
	<i>Liliet japonica</i> 'Brookside Miniature'	Lily of the Valley Shrub	1 gal	6
	<i>Pittosporum tobira</i> 'Wheeler's Dwarf' GF Plant List, +24" Meets 30" SDOT Req.	Wheeler's Dwarf Pittosporum	1 gal	17
	<i>Polystichum munitum</i> GF Plant List, DT, +24"	Western Sword Fern	1 gal	54
	<i>Prunus laurocerasus</i> 'Mt. Vernon' GF Plant List, +24", DT, Meets 30" SDOT Req.	Mt. Vernon Laurel	1 gal	28
	<i>Rhododendron</i> 'fantastica' GF Plant List Variety, +24"	Hybrid Rhododendron	2 gal	18
	<i>Sarcococca hookeriana humilis</i> GF Plant List, DT, +24"	Sweetbox	1 gal	19
	<i>Scirpus microcarpus</i> GF Plant List, Native, +24"	Small-fruited Buhush	1 gal	32
	<i>Vaccinium ovatum</i> GF Plant List, Native, +24"	Evergreen Huckleberry	2 gal	15



LANDSCAPE
DESIGN FEATURES



BENCH AT SIDEWALK



FIRE AMENITY FEATURE



PNW SHADE GARDEN



UPLIT TREES



FOCAL POINT SCULPTURE

LANDSCAPE
PLANT SCHEDULE

TREES



DE GROOT LITTLELEAF LINDEN



PIN OAK



KATSURA



PRINCETON SENTRY GINGKO



EUROPEAN BEECH



HAWTHORN

BUSHES



BIOKOVO CRANESBILL



BOSTON IVY



WESTERN SWORD FERN



HYBRID RHODODENDROM



INGVERSEN'S VARIETY GERANIUM



MIDWINTER FIRE DOGWOOD



BLUE WONDER CATMINT



EVERGREEN HUCKLEBERRY



LAVENDER



LILY OF THE VALLEY



OAKLEAD HYDRANGEA



RUBY STELLA DAYLILY



SMALL-FRUITED BULRUSH



HEBE



BARBERRY



SOFT RUSH



VIRGINIA CREEPER

SHADOW STUDIES



DEPARTURE REQUESTS

DEPARTURE 1

23.54.030.G.2
Parking Space and Access Standards.

STANDARD
For two way driveways, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for the distance of 10ft from the intersection of the driveway.

REQUIRED
Minimum site triangle width is 10’.

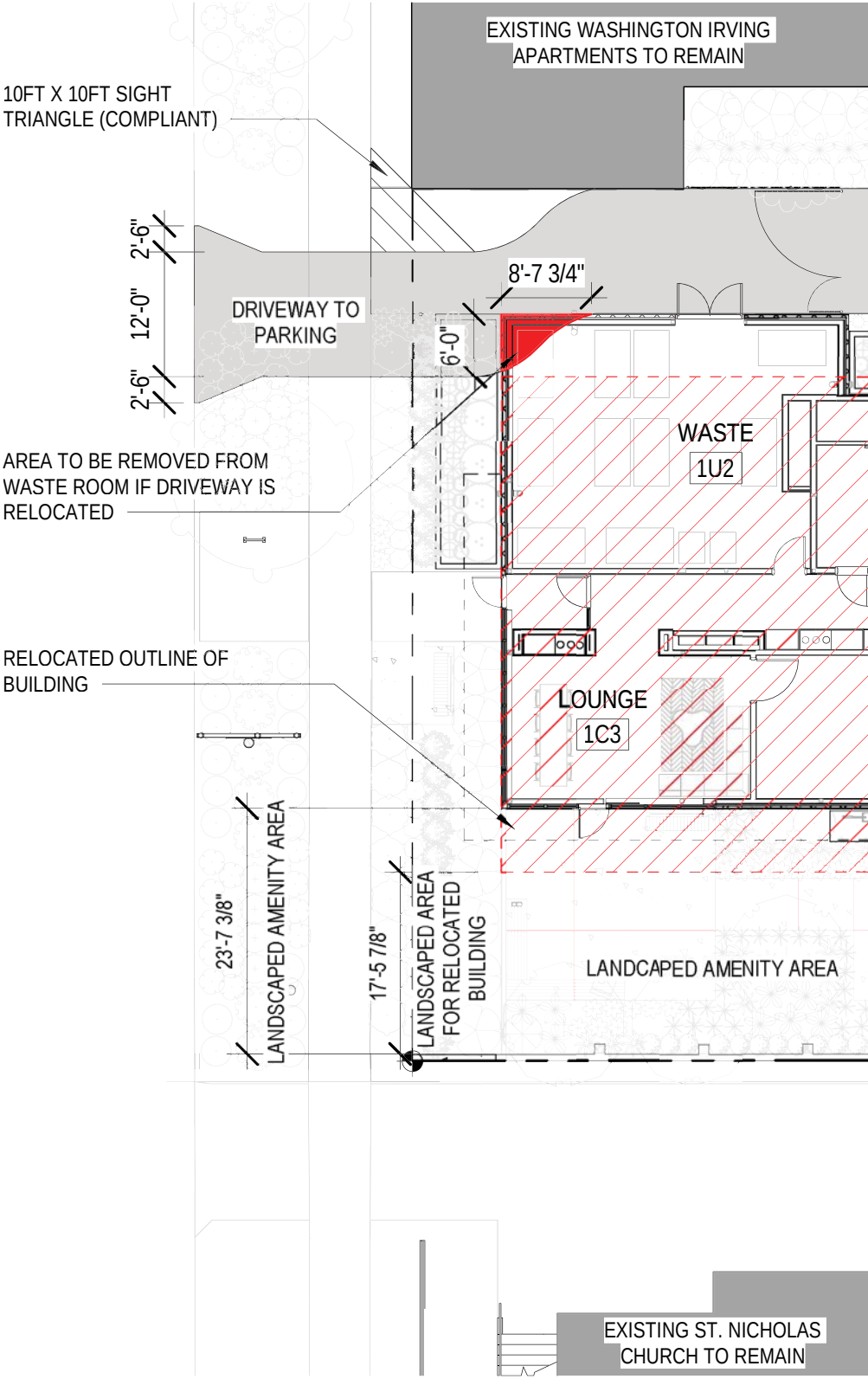
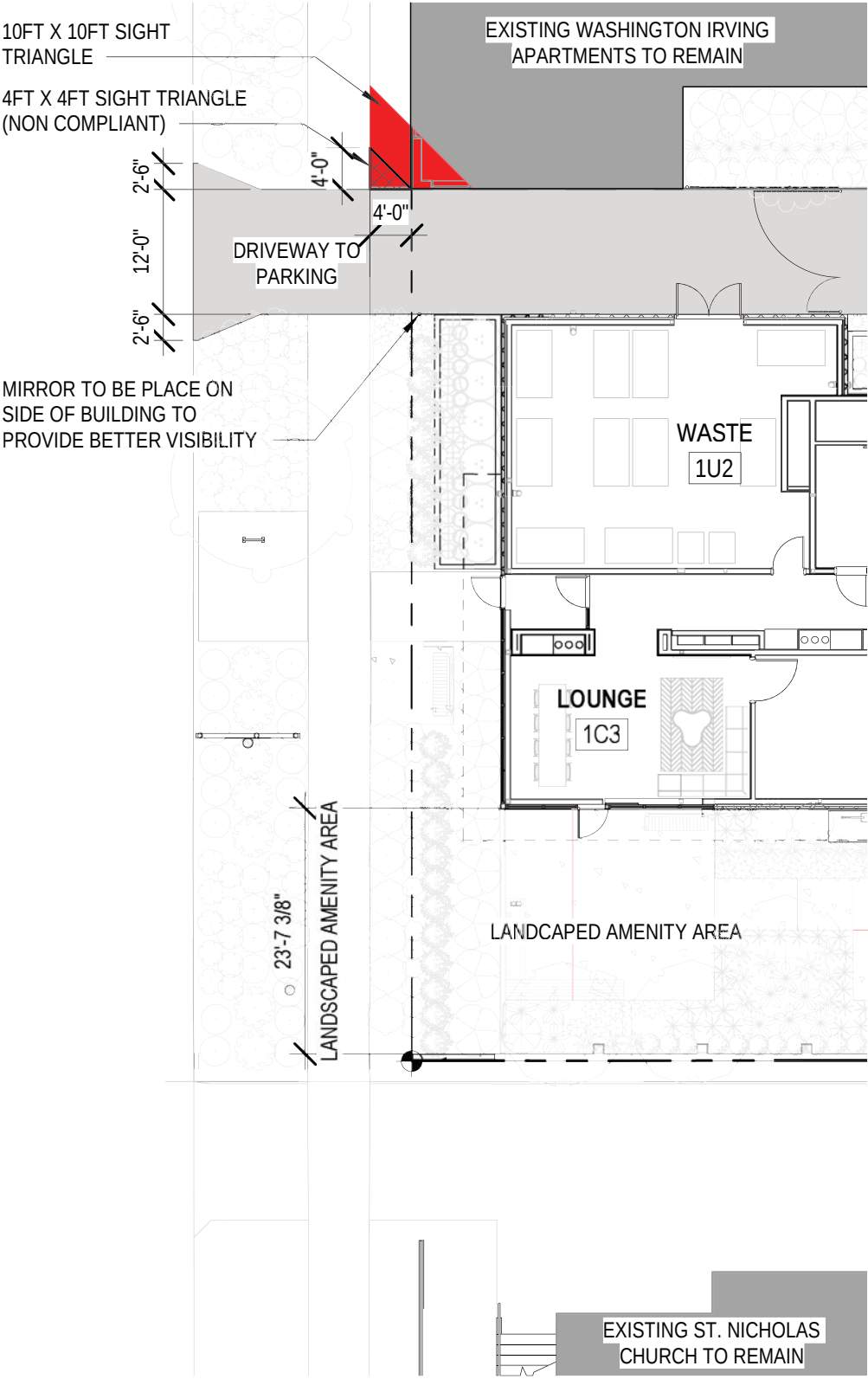
PROPOSED
Site triangle width is 4’; provided with a pole mirror adjacent to driveway entry.

PERCENT CHANGE FROM STANDARD
60% reduction.

CALCULATIONS
Percent change = (4.00’ - 10.00’) / 10.00’ = 60%

RATIONALE
By placing driveway between the existing Washington Irving and the proposed building, it reduces the visual impact from the street while giving ample room for an exterior amenity area along the south property line. This lushly landscaped amenity area acts as a buffer between the proposed building and the existing St. Nicholas Church, establishing a setback and a new view corridor along 13th Ave which will provide enhanced visibility for the landmarked Church structure.
We are proposing the installation of a mirror along the driveway in order to address any safety concerns that might be caused by the limited sight lines.

RELATED STANDARDS / GUIDELINES
PL1.1.B - Right-of-Way - Enhance Open Space Connections
DC3.1 - Open Space Use and Accessibility



MATERIAL BOARD

COLOR & MATERIAL BOARD
1724 13TH AVE.
#3036321-LU

BLACK ALUMINUM STOREFRONT & BALCONIES



WHITE VINYL WINDOWS



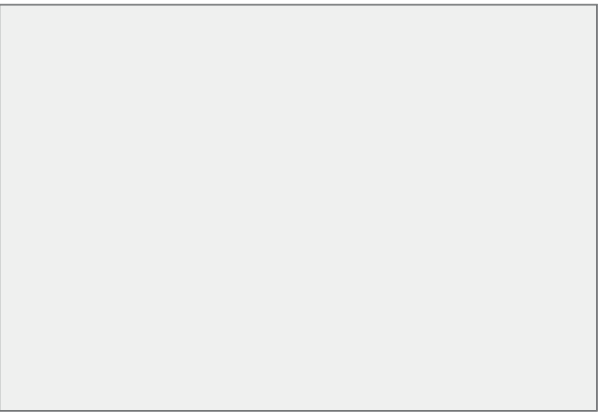
FIBER CEMENT CLADDING SYSTEM
W/ HORIZONTAL LINEAR REVEAL PROFILE
CERACLAD 8-REVEAL IN 'MEDIUM GRAY'



FIBER CEMENT CLADDING SYSTEM
W/ SMOOTH FACE
CERACLAD SMOOTH IN 'MEDIUM GRAY'



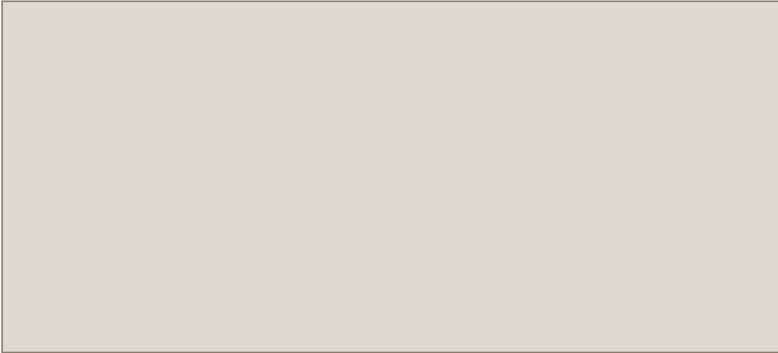
EXTERIOR PAINT ON
FILBER CEMENT PANEL
SW 7005 'PURE WHITE'



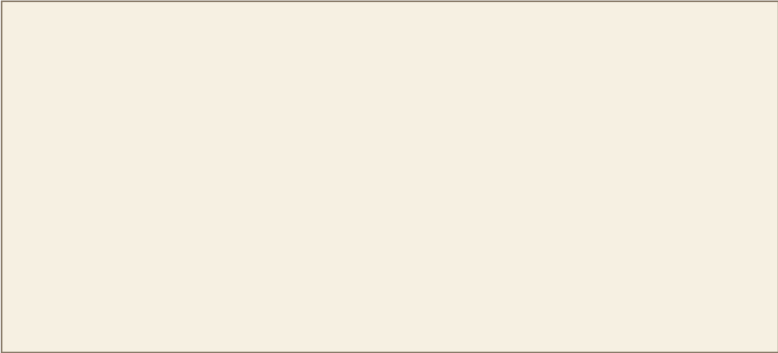
BRICK
FOREST BLEND - RUG CUT



EXTERIOR PAINT ON FILBER CEMENT PANEL
SW 7570 'EGRET WHITE'



EXTERIOR PAINT ON FILBER CEMENT PANEL
SW 7562 'ROMAN COLUMN'



EXTERIOR PAINT ON FILBER CEMENT PANEL
SW 2856 'FAIRFAX BROWN'



EXTERIOR PAINT ON FILBER CEMENT PANEL
SW 6076 'TURKISH COFFEE'

