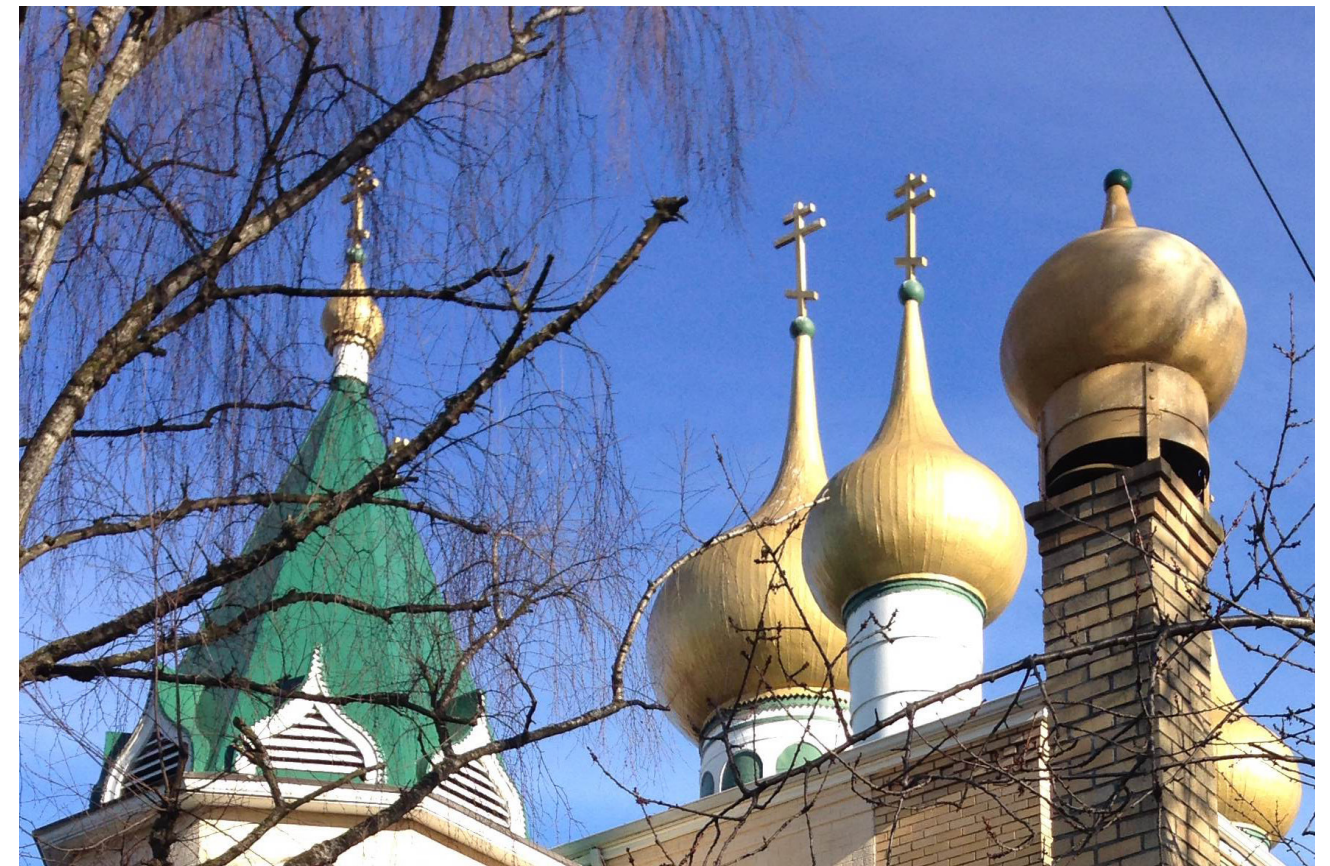




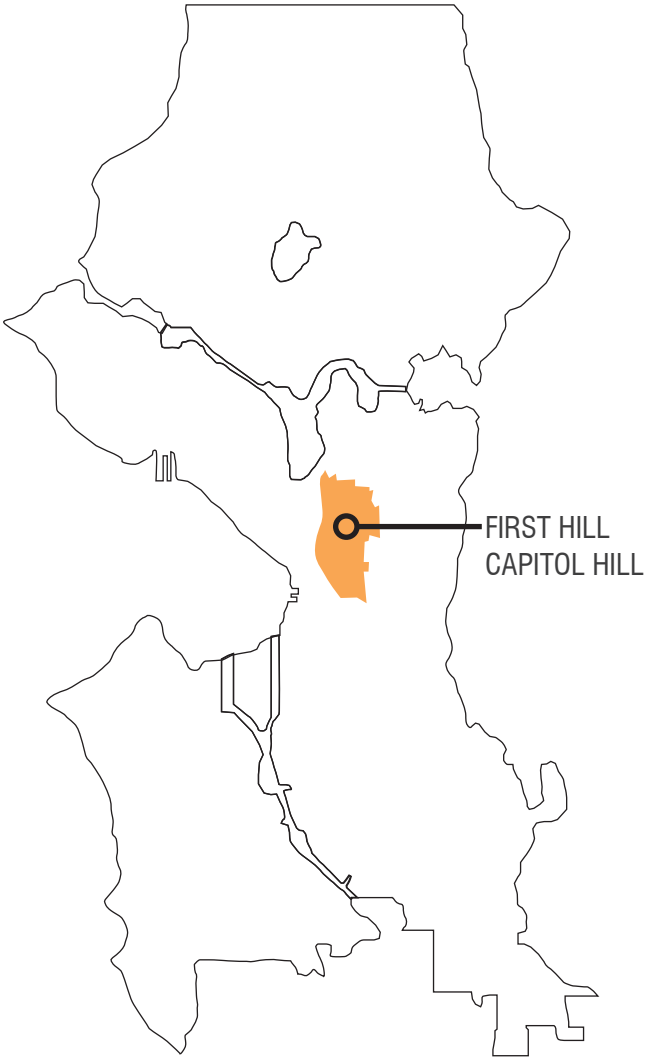
3036389-EG / 3036321-LU
1305 E HOWELL ST
EARLY DESIGN GUIDANCE PACKAGE



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

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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.

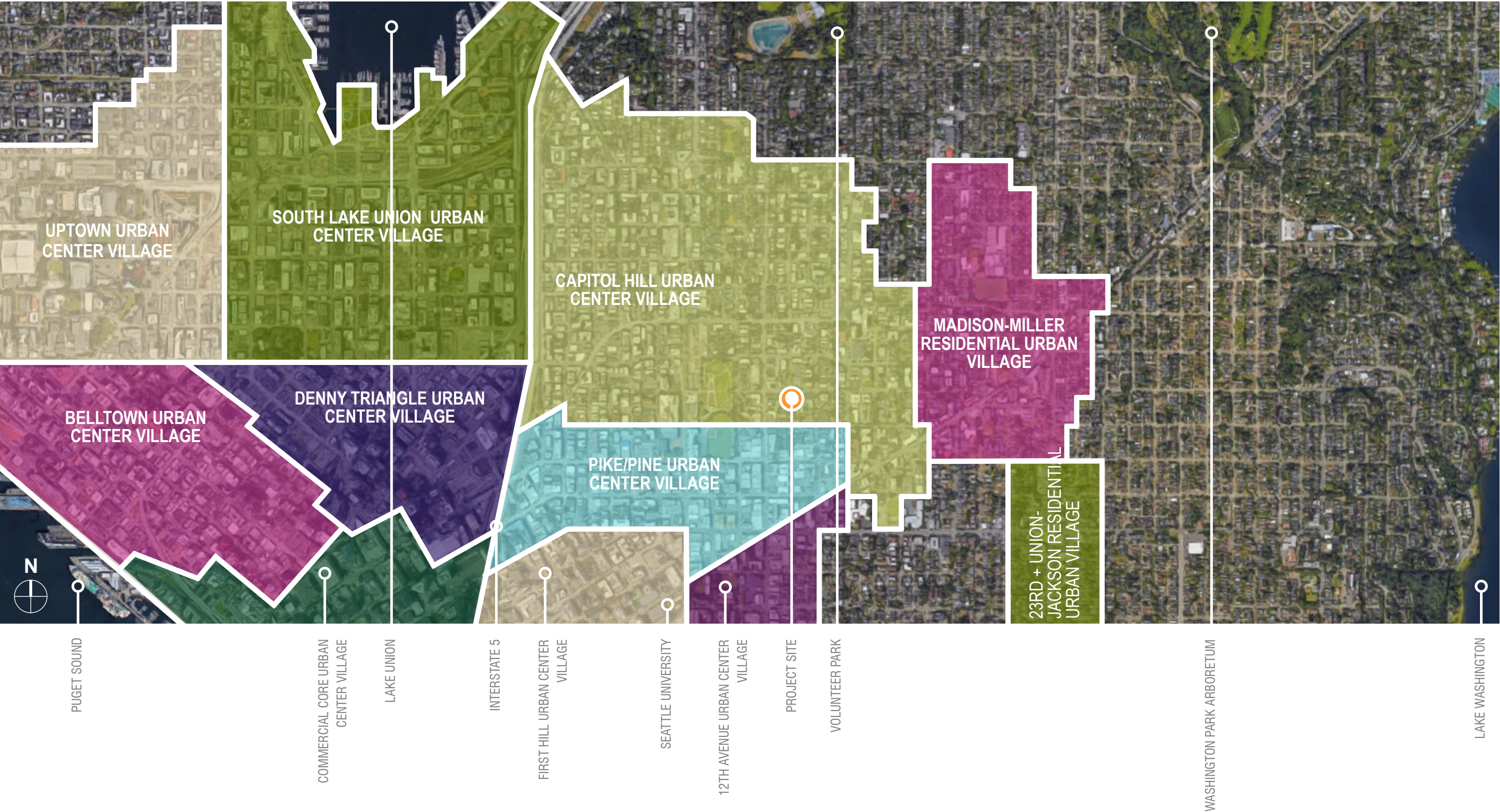
PROJECT INFORMATION

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	20,480 SF
EXISTING GFA (TO REMAIN)	28,096 GFA
PROPOSED GFA	19,008 GFA
ALLOWABLE FAR	2.3 FAR
PROPOSED FAR	(28,096 GFA (E) + 19,008 GFA (P)) / 20,480 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



CAPITOL HILL LINK STATION

SEATTLE CENTRAL COLLEGE

CAL ANDERSON PARK

GREEK ORTHODOX CHURCH

HUGO HOUSE

PROJECT SITE

RUSSIAN ORTHODOX CHURCH

12TH AVENUE ARTS BUILDING

SEATTLE FIRE STATION 25

SEATTLE UNIVERSITY

BULLITT FOUNDATION

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 as abundant supply in the neighborhood so valuable for residents.

 PROJECT SITE

 MAJOR ARTERIAL

 MINOR ARTERIAL

 COLLECTOR ARTERIAL

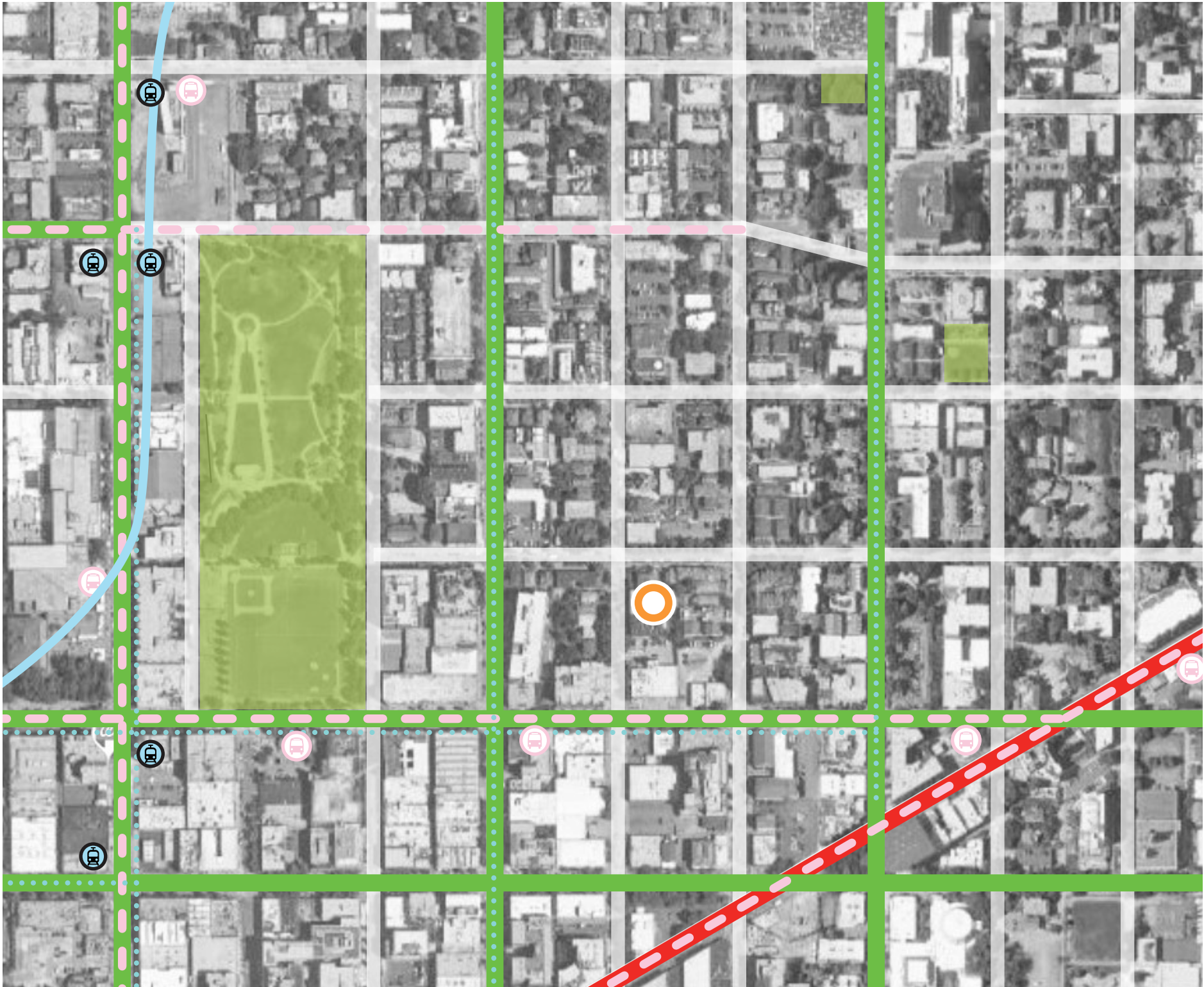
 BUS / STREETCAR ROUTE

 LINK LINE

 BUS / RAIL STOP

 DESIGNATED BIKE ROUTE
(PLANNED + EXISTING)

 PARK | OPEN SPACE



URBAN DESIGN ANALYSIS

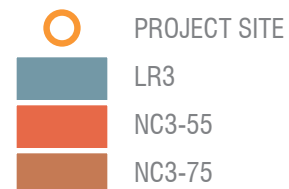
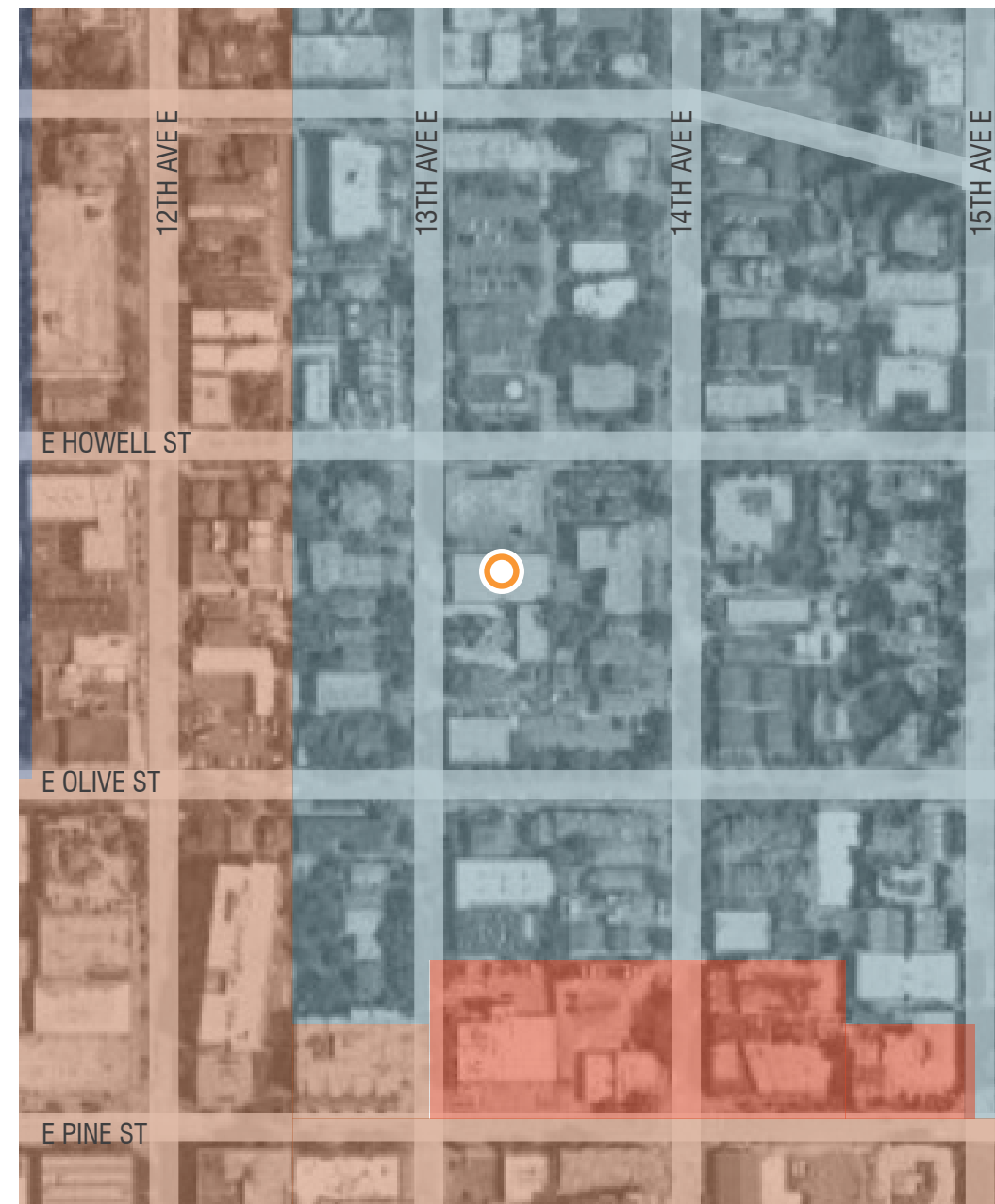
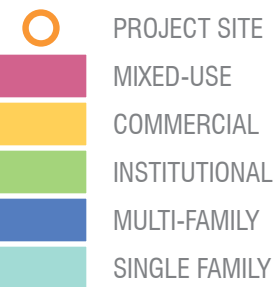
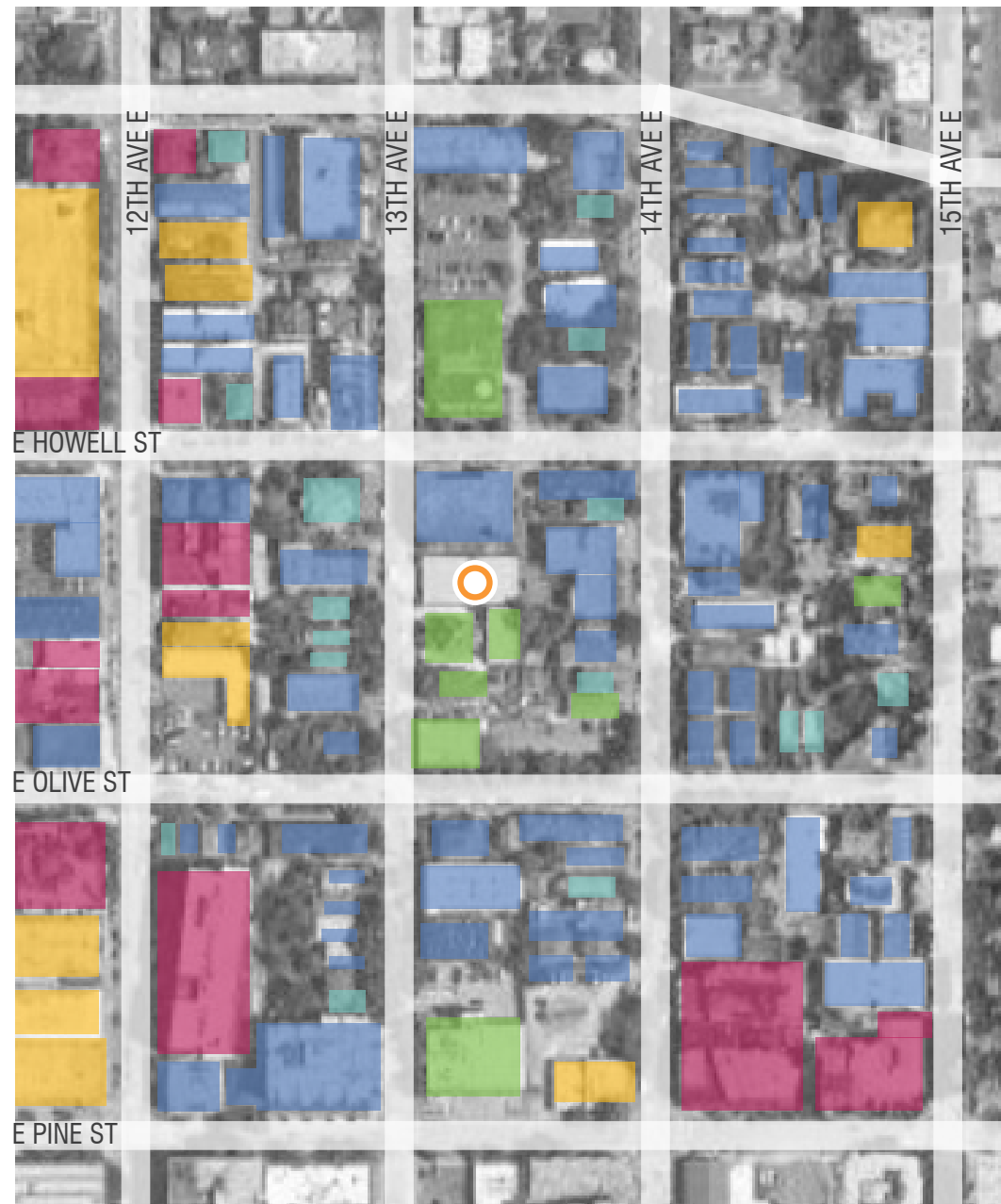
ZONING + LAND USE

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

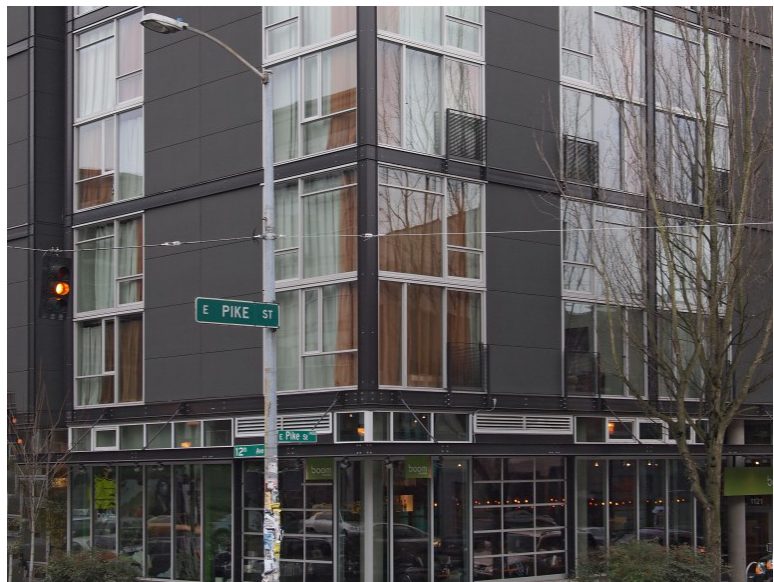
DEVELOPMENT CONTEXT: BUILT ENVIRONMENT



A / 1305 E HOWELL ST / WASHINGTON IRVING APARTMENTS



B / 1711 12TH AVE



C / 1433 12TH AVE / AGNES LOFTS



D / 1315 E HOWELL ST

 PROJECT SITE



URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: BUILT ENVIRONMENT



E / 1800 13TH AVE / GREEK ORTHODOX CHURCH



F / 1731 13TH AVE



G / 1714 13TH AVE / ST. NICHOLAS CHURCH

This site is located in a residential neighborhood that sits between the main mixed use and commercial corridors of Capitol Hill that run along Broadway and 12th Avenue to the west, 15th Avenue to the east, and Pike/Pine and East Madison Street to the south. Adjacent institutions include the St. Nicholas Russian Orthodox Cathedral and Greek Orthodox Church of the Assumption on 13th Avenue, City fire and police stations to the south, and Seattle Central Community College on Broadway. A Link light rail station a few blocks to the west north of Cal Anderson Park.



H / 1237 E HOWELL ST



I / 116 13TH AVE



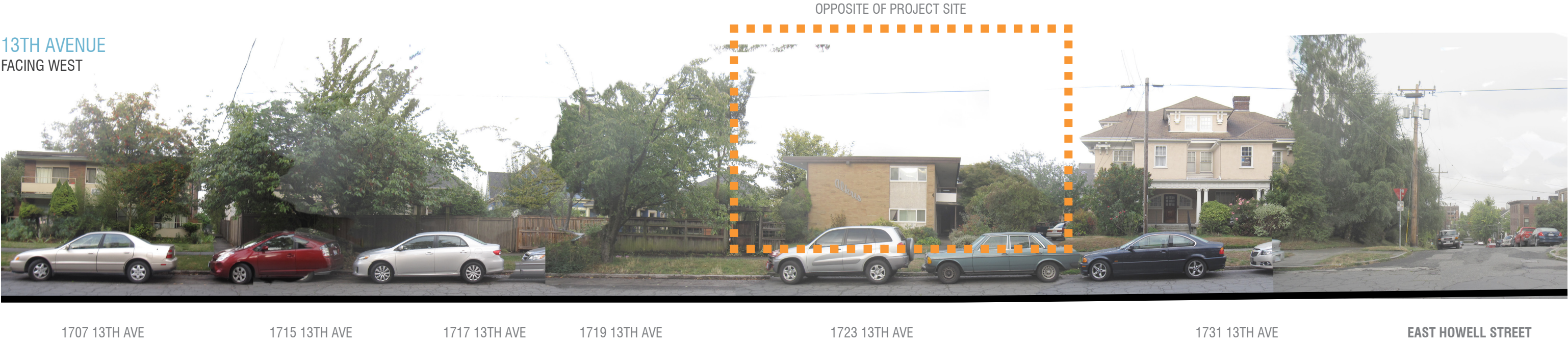
J / 1800 - 1822 11TH AVE

URBAN DESIGN ANALYSIS
STREET ELEVATIONS

13TH AVENUE
FACING EAST



13TH AVENUE
FACING WEST



URBAN DESIGN ANALYSIS

STREET ELEVATIONS

EAST HOWELL STREET
FACING SOUTH



1315 E HOWELL ST

WASHINGTON IRVING APARTMENTS
1305 E HOWELL ST

13TH AVENUE

URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: CONTEMPORARY MID-BLOCK APARTMENT BUILDINGS

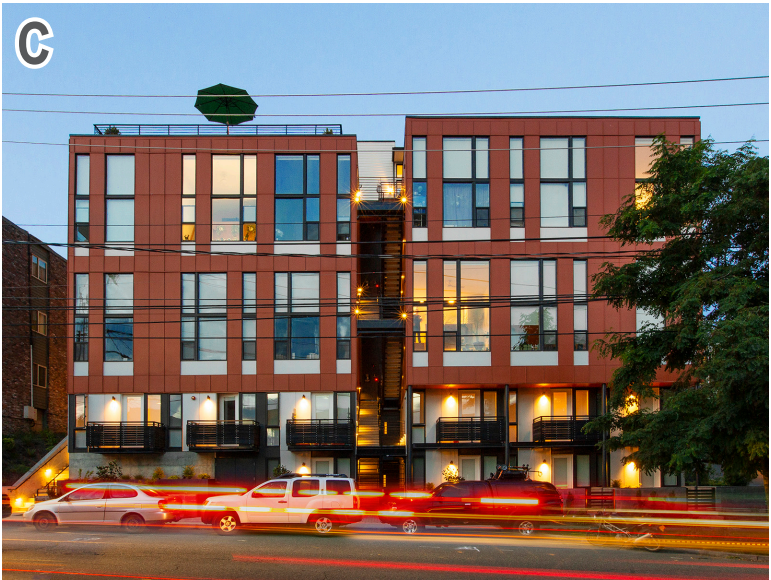
PROJECT LOCATION KEY



116 13TH AVE E (2013)
PROGRAM: Congregate Residences / 57 Sleeping Rooms / No Parking



1106 E DENNY WAY (Proposed)
PROGRAM: Apartments / 18 Units / No Parking



505 11TH AVE E (2017)
PROGRAM: Apartments / 41 Units / No Parking



614 13TH AVE E (Proposed)
PROGRAM: Apartments / 20 Units / No Parking

URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: MID-BLOCK APARTMENT BUILDINGS



E
310 10TH AVE E. - LISMORE APARTMENTS (1908)
PROGRAM: Apartments / 8 Units / No Parking



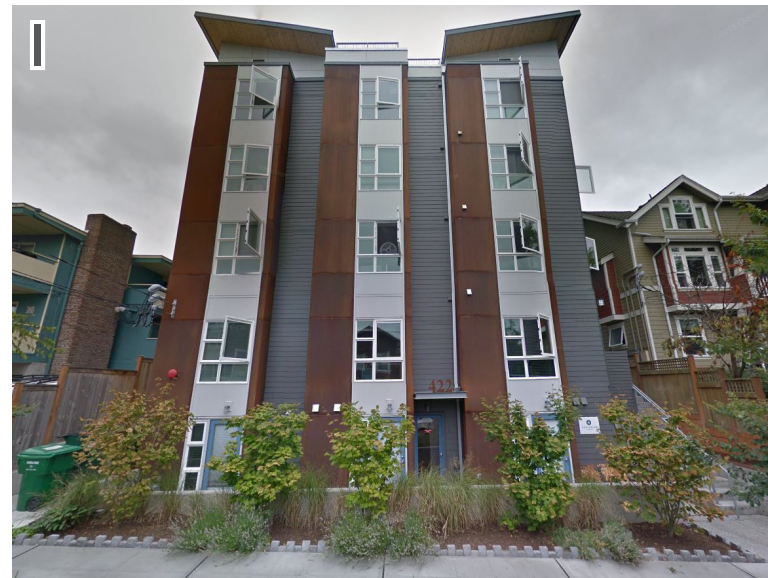
F
411 11TH AVE E. / Built 1924
PROGRAM: Apartments / 12 Units / No Parking



G
206 11TH AVE E. - HOLLY MANOR CONDOS (1958)
PROGRAM: Apartments / 9 Units / 5 Parking Stalls



H
426 11TH AVE E. (1964)
PROGRAM: Apartments / 7 Units / 6 Parking Stalls



I
422 11TH AVE E. (2013) / SDCI #6289155
PROGRAM: Micro-housing / 7 Units / 3 Parking Stalls



J
1600 E JOHN ST (2015) / SDCI #6307771
PROGRAM: Apartments / 15 Units / 18 Parking Stalls

The Capitol Hill neighborhood is characterized by a multi-layered development pattern with building from different eras and of different scales found on every block. Each successive wave of development has left its mark on the area leading to new modern apartment buildings being juxtaposed with historic homes. This complex layering is the architectural context of Capitol Hill. There are a diversity of materials, colors, and fenestration patterns found within the project area.

Recently Capitol Hill, like much of Seattle, is undergoing a wave of new development. Its proximity to the Downtown and South Lake Union employment centers have made it a prime location for new apartment projects as it has been for much of its history. The recent opening of the light rail station will only accelerate this transformation as houses and small multifamily buildings are replaced by larger scaled apartment building.

Takeaways

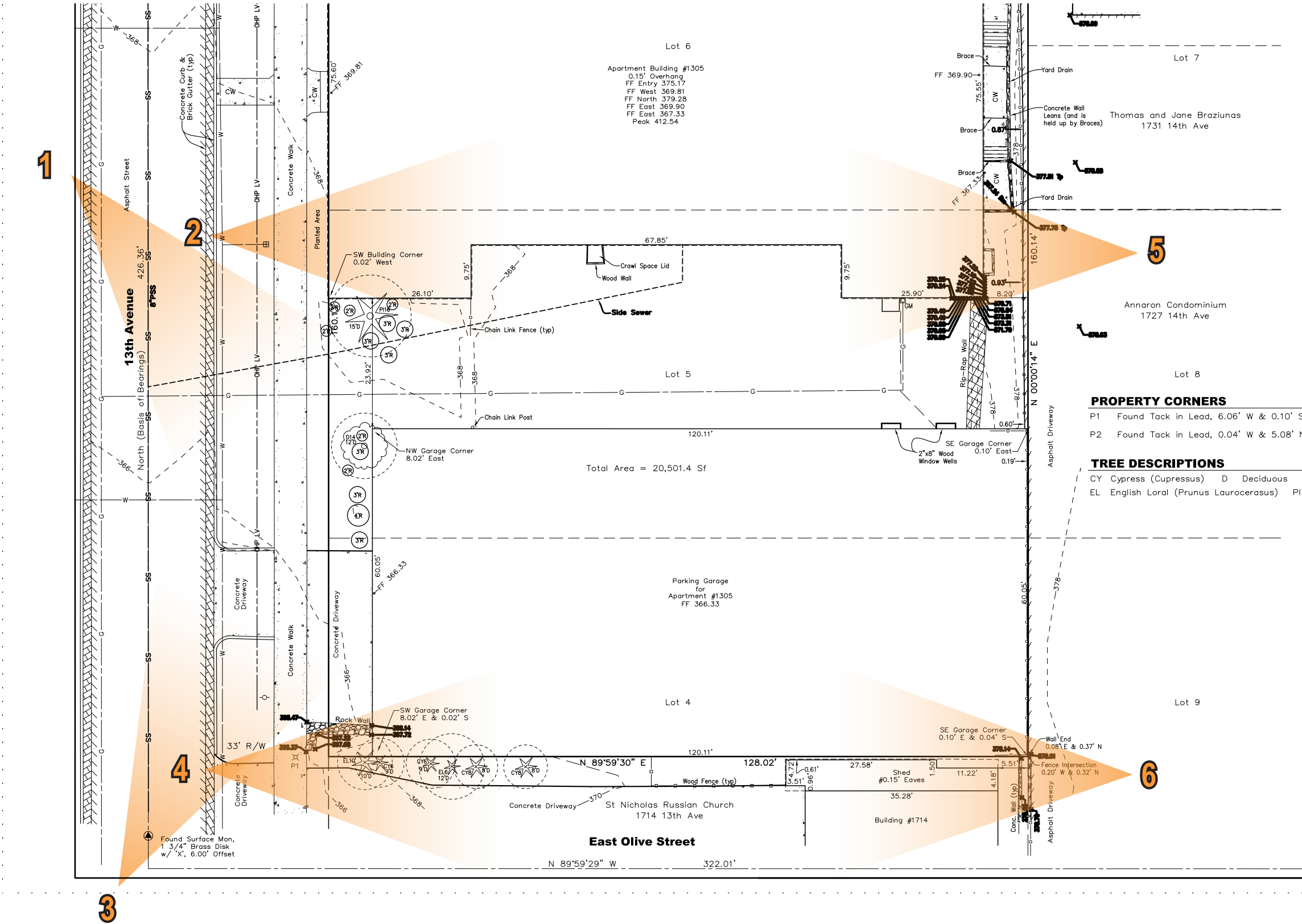
- Simple facade organizations and uncomplicated massing that respects the small scale of the building.
- Organize windows in a regular, quiet pattern
- Use a limited palette of materials and thoughtfully consider the relationship between those used.
- Create a visually distinct entry
- Use balconies and other features to create secondary scale elements

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

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 storey brick apartment building.

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

There is not public alley serving the site.

An Seattle Public Utility pole (non-high voltage) is 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 (L1) will need to be from 13th Avenue
- The SPU utility pole may need to be relocated or the driveway located to avoid it.



1 / LOOKING SE FROM 13TH AVENUE



2 / BETWEEN EXISTING AND PROPOSED BUILDING LOOKING EAST



3 / LOOKING NE FROM 13TH AVENUE



4 / SOUTH PROPERTY LINE LOOKING EAST



5 / BETWEEN EXISTING AND PROPOSED BUILDING LOOKING WEST



6 / SOUTH PROPERTY LINE LOOKING WEST

SITE ANALYSIS

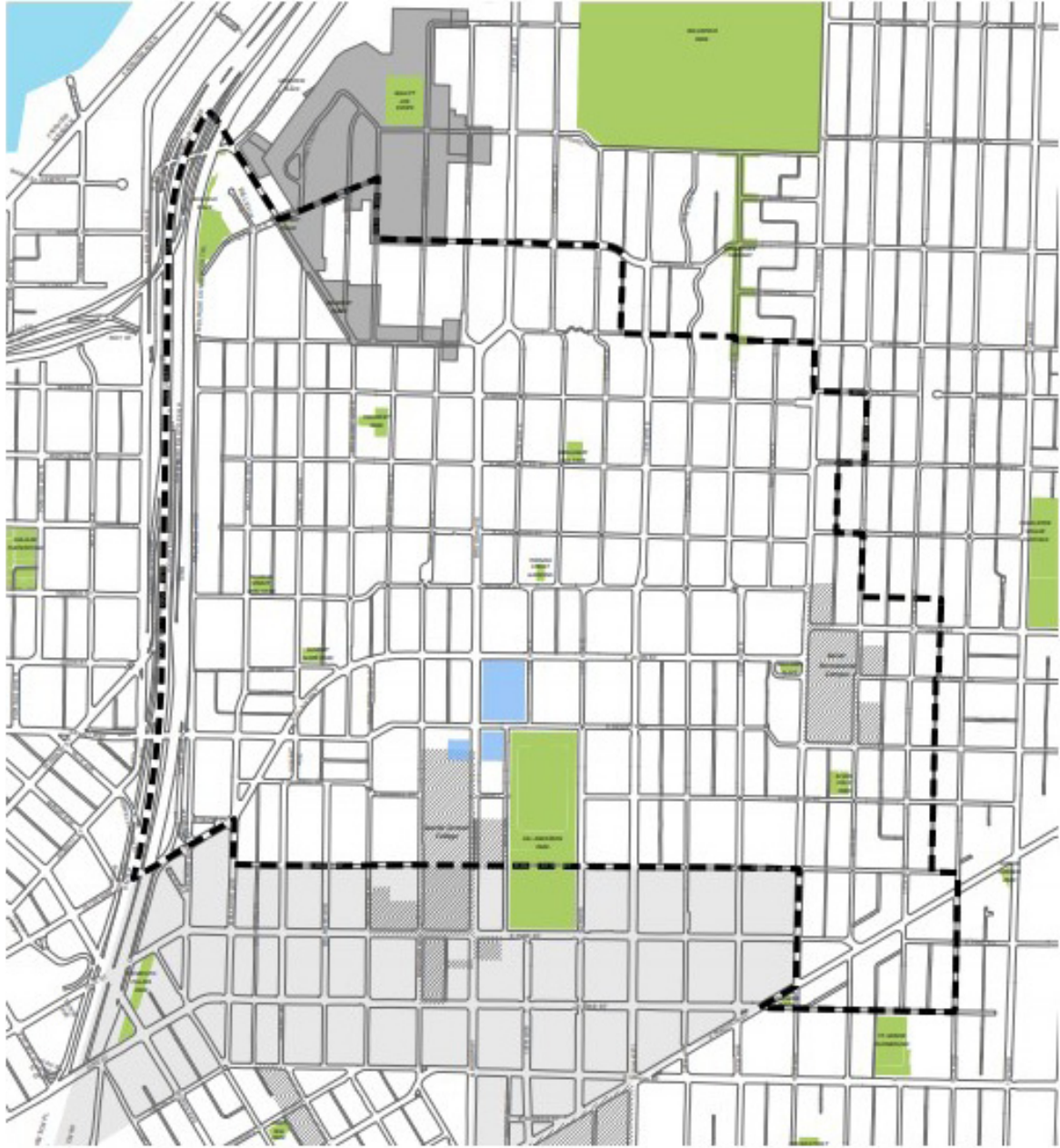
CAPITOL HILL AND PIKE/PINE URBAN CENTERS

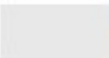
FROM THE CAPITOL HILL DESIGN GUIDELINE

- The project site is located near the boundary between the East of Broadway subdistrict of the Capitol Hill Urban Center and the Pike/Pine Urban Center
- The East of Broadway area is characterized by small, tightly knit lots that support finely scaled houses, duplexes, and small apartment buildings. Many blocks have lush and mature vegetation in wide curbside planting strips, generous building setbacks, and courtyards that provide a lush, greener environment. Street use includes parallel (west side only) parking and a broad planting strip (both sides).
- The Pike/Pine Urban Center is characterized by older buildings in the warehouse-style - fairly plain “working” buildings from the auto row era, brick or frame apartments that are residential-only or mixed use, and contemporary mixed use buildings. The commercial buildings have large window bays at both the street level and the upper stories. A granular mix of several buildings on a block has contributed to Pike/Pine’s character.

TAKEAWAYS

- Respect both subdistricts by embracing and accentuating the best characteristic of both districts.
- Incorporate the landscape and open space pattern of the East of Broadway District
- Incorporate the simple massing and expansive use of glazing from the Pike/Pine Corridor
- Respect neighbors to the north and south



	Urban Center Boundary Neighborhood Guidelines apply		Major Institution Overlay District Neighborhood Guidelines do not apply
	Light Rail Station Sites Supplemental Guidelines apply		Pike Pine Neighborhood Guidelines Apply Guidelines in separate document
	Harvard-Belmont Landmark District Neighborhood Guidelines do not apply		

From the Capitol Hill Urban Center
Design Guidelines



SITE ANALYSIS

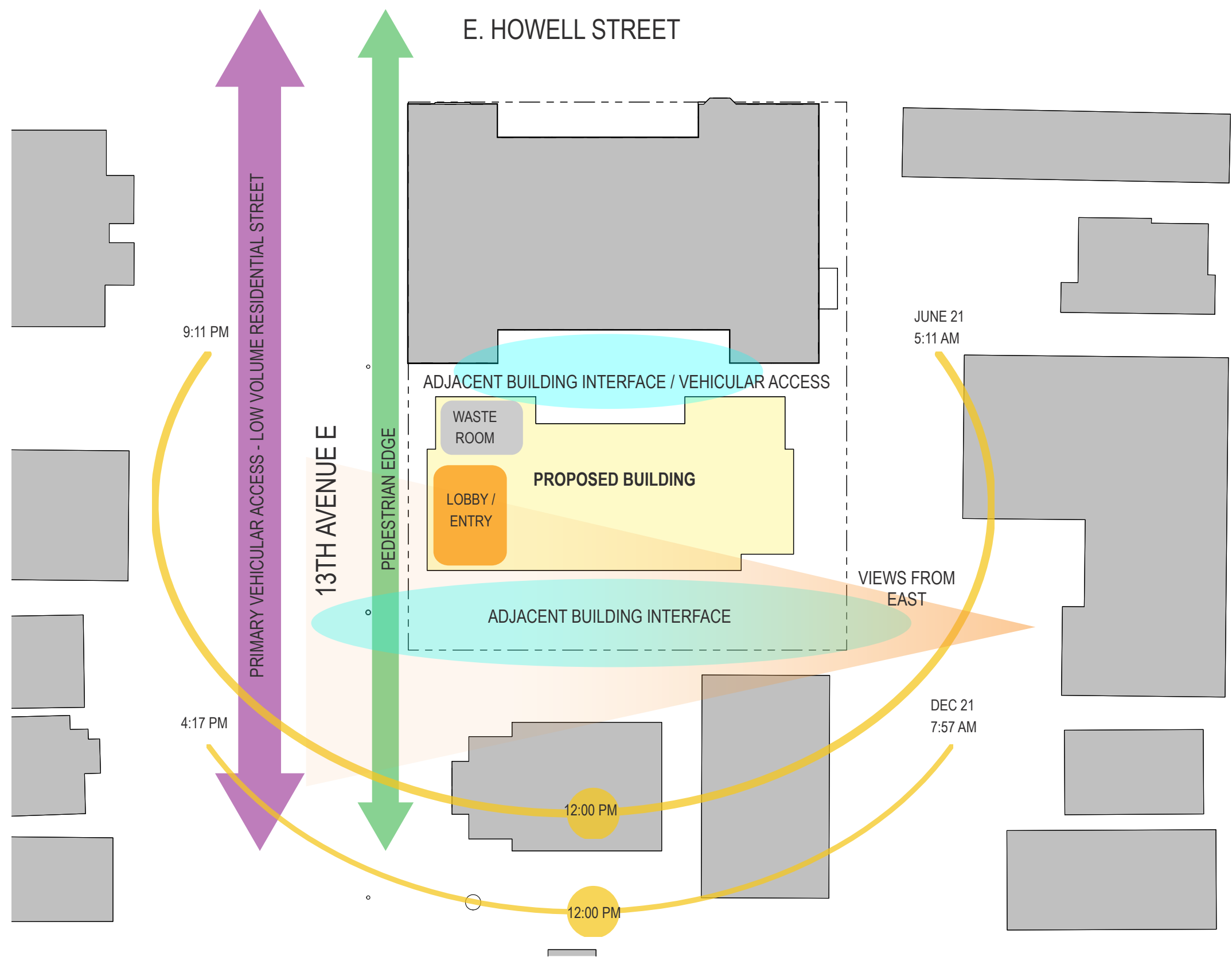
ENVIRONMENTAL CONTEXT

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 low rise 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.



STANDARDS + GUIDELINES

PRIORITY DESIGN GUIDELINES

CATEGORY

NATURAL SYSTEMS + SITE FEATURES

CS1.B2 / DAYLIGHT AND SHADING

CITATION

Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

RESPONSE

The preferred design responds by maximizing daylight and views for the adjacent sites to the east and south by proposing a narrow volume.

URBAN PATTERN AND FORM

CS2.D5 / RESPECT FOR ADJACENT SITES

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

The preferred alternative places the mass to the north end of the building site. This provides for both greater space between it and the historic church to the south and preserves views from the building to the east.

ARCHITECTURAL CONTEXT AND CHARACTER

CS3.1A / FITTING OLD AND NEW TOGETHER

a. In areas with observable patterns of traditional materials and architectural styles, design new contemporary buildings to reference the scale, proportion, fenestration pattern, massing, and/or materials of character buildings. Encourage the use of pedestrian scaled materials that complement and take cues from historic buildings but do not try to mimic or copy existing structures.
b. Foster the eclectic mix of architectural design and forms on the block and throughout the neighborhood. Encourage the use of new architectural concepts, as they emerge.

The area is evolving and characterized by a mix of small scale building from a variety of ages. The proposed building aims to be contextually consistent with the existing and changing environment. As a small scale ‘fabric’ building, it exhibits good design through simple yet well-crafted detail with quality materials.

WALKABILITY

PL2.B1 / EYES ON THE STREET

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street-level uses.

Ground level lobby space and entry will provide transparency and opportunities for social interaction. Creation of outdoor seating areas will be explored as design proceeds. Units that are oriented towards 13th Avenue and the rear alley have generous, operable windows that allow active and passive interaction with street-level activities.

STREET-LEVEL INTERACTION

PL3.B1 / SECURITY AND PRIVACY

Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

The preferred design creates a residential entry at NE 55th St, reinforcing the residential character of the neighbors to the east. Non-residential uses are located at street-level along University Way NE. Finer details such as landscaping will be developed as the design progresses.

ARCHITECTURAL CONCEPT

DC2.3B / FIT WITH NEIGHBORING BUILDINGS

Selectively include design elements or proportions that reflect Capitol Hill's historic character such as streetscape rhythm, historic parcel widths, fenestration patterns and/or material treatments.

The proposed building is of a scale and mass that is reflective of the historic character of the Capitol Hill neighborhood. As the project evolves the design will look to area precedents for design cues and seek to continue the pattern of simple ordered facades.

ARCHITECTURAL CONCEPT

DC2.B1 / FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

As the design evolves the facade will be developed in a manner that is well proportioned and ordered. Cues taken from adjacent buildings will used to ensure a facade that complements and enhances the street wall. Secondary elements such as canopies and railing will be employed to provide fine grain detail and interest.

DC2.D1 / HUMAN SCALE

Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

As the project develops human scaled details such as entry way, canopies, balconies, railings, and plantings will be incorporated into the design.

STANDARDS + GUIDELINES

ZONING: LR3 (M) | FIRST HILL / CAPITOL HILL URBAN CENTER VILLAGE (OUTSIDE STATION OVERLAY DISTRICT)

CITATION	CODE STATEMENT	NOTES
23.45.504 / PERMITTED USE	Apartment use allowed as of right	
23.45.510 / FAR LIMIT	2.3 - Apartment in Urban Center	Underground stories exempt
23.45.512 / DENSITY	Unlimited	28 units provided
23.45.514 / STRUCTURAL HEIGHT	50’ Max. above average grade	
/ Rooftop Features	+ 4’ for clerestories, parapets, railings, etc + 10’ for stair penthouses. Max. 15% of roof area, 20% with screened mech. equipment + 16’ for elevator penthouses	
23.45.517 / MANDATORY HOUSING AFFORDABILITY	TBD	
23.45.518 / SETBACKS + SEPARATION	- Front: 5’ - Rear: 15’ - no alley - Side (facades </= 40’): 5’ - Side (facades > 40’): 7’ avg. / 5’ min.	
23.45.522 / AMENITY AREA	25% of lot area, 50% min. at grade or on roof, Woonerf may provide 50% of the amenity if approved through design review	Woonerf provided Bioretention facilities qualify as amenity areas
23.45.524 / LANDSCAPE STANDARDS	Exterior light and glare must be shielded and directed away from adjacent properties	Street trees required
23.45.527 / STRUCTURAL WIDTH AND FACADE LENGTH	- Width: 150’ max. - Length: 65% of lot depth within 15’ of property line	
23.45.530 / GREEN BUILDING STANDARD	Required	Built Green 4-Star
23.45.536 / LIGHT AND GLARE STANDARDS	Exterior light and glare must be shielded and directed away from adjacent properties	
23.54.015 / PARKING	None required.	11 parking stalls provided
23.54.015 / BICYCLE PARKING	- Long Term: 1 per Dwelling Unit up to 50, .75 per Dwelling Unit above 50 - Short Term: 1 per 20 units	
23.54.040 / SOLID WASTE AND RECYCLING	Per table A, 51 – 100 Dwelling Units: 375 SF plus 4 SF for each additional unit above 50, 431 SF Total Req’d.	647 provided. SPU approval required

EARLY OUTREACH FOR DESIGN REVIEW

SUMMARY OF METHODS AND FINDINGS

SUMMARY OF OUTREACH METHODS

Printed Outreach

- Choice: DIRECT MAILING, HIGH IMPACT
- Requirement: Direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site.
- What we did: Posters were mailed to 815 residences and businesses and shared with 4 neighborhood community groups.
- Date completed: June 03, 2020

Electronic/Digital Outreach

- Choice: PROJECT WEBSITE, HIGH IMPACT
- Requirement: Interactive project website with public commenting function.
- What we did: Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function.
- Date Completed: June 05, 2020

Electronic/Digital Outreach

- Choice: SURVEY, HIGH IMPACT
- Requirement: Create an online survey to allow for feedback on the proposed project.
- What we did: Online survey established and publicized via poster with link to survey featured on project website.
- Date Completed: June 05, 2020

WHAT WE HEARD FROM THE COMMUNITY

Summary of Comments/Questions Received Via Website Comment Form, Project Email and Project Survey:

Design-Related Comments

- Design. A few respondents encouraged the project team to place units slightly above street level and to design the building to complement existing buildings in the area. Others encouraged environmentally, energy-saving materials, a great ground-floor presence and maintaining the cozy, small feel of the block. One respondent encouraged sound dampening windows on the building's south side and others discouraged the use of high-contrast white window frames. Another respondent requested the design team not push limits of height and scale. 57 percent of survey respondents said environmentally-friendly features are most important about a new building on this property; 57 percent said parking; 28 percent said attractive materials; and 19 percent said interesting and unique design.
- Exterior Space. 47 percent of survey respondents said lighting and safety features are most important for designing the exterior space on this property; and 33 percent said landscaping.
- Trees and Greenery. Several respondents encouraged the project team to save the existing trees, integrate greenery in the entire building and add a green roof.
- Community. A few respondents noted there is a strong community-feeling in the neighborhood and inquired how the building will improve the existing community.
- Security. A few respondents noted that mailboxes should be inside to prevent package theft.

Non-Design-Related Comments

- Parking. Several respondents expressed concern street parking is already limited in the neighborhood, and requested having parking available. Other respondents supported the idea that below-grade parking should be limited or excluded and that less parking is better as the site is near transit options and another curb cut is not needed on the block.
- Affordability. Several respondents encouraged the development team to create affordable housing with reasonable rents.
- Units. One respondent encouraged developing family-sized units in the area while another expressed support for small apartments to fit more into the building.
- Construction Impacts. One respondent expressed concern about projects not being considerate of construction impacts including parking difficulties noise. Another respondent encouraged notification of construction well in advance for neighbors. Another community member inquired about the construction schedule.

Miscellaneous Comments

- Opposition. Several respondents expressed concern about the project and suggested it should not be built because the neighborhood is overcrowded.
- Support. Other respondents expressed support for the project and excitement over the space evolving from a parking garage to a residence.
- Community Involvement. One respondent expressed support for full community participation in the process.

Opportunity to Provide Online Input on the 1305 E Howell St Project

ABOUT THE PROJECT

This project proposes demolition of an existing 1-story garage and construction of a new 4-story residential apartment building with 33 units and below-grade parking.

- What:** Let us know what you think! Visit our website at www.howellstproject.com to learn more about this new project, including the team's proposed vision and approach.
- Survey:** Take our online survey to share your thoughts about the project site and components. Survey located on the project website.
- Comments:** Provide additional comments via our comment form or by email at 1305ehowellst@earlyDRoutreach.com.



ADDITIONAL PROJECT DETAILS

Project Address:
1305 E Howell St, Seattle, WA 98122
Contact: Natalie Quick
Applicant: Washington Irving 2012 LLC

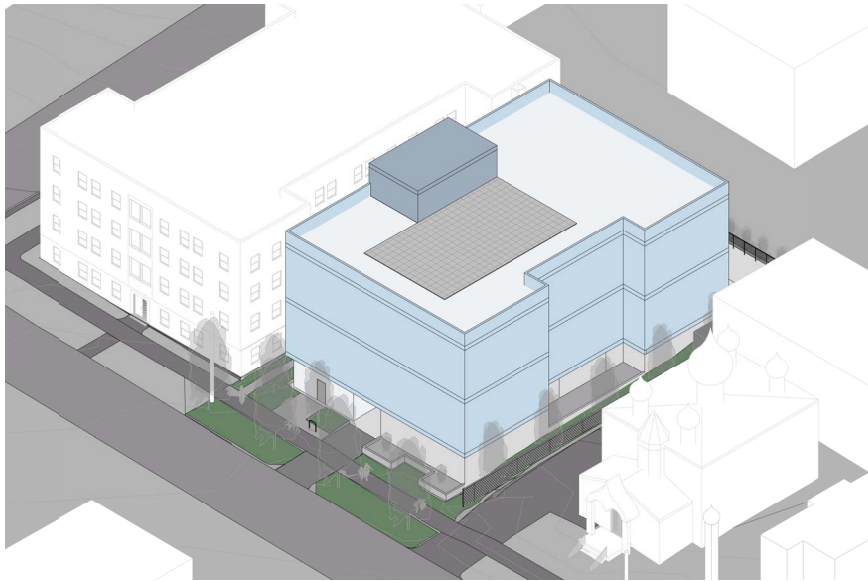
Additional Project Information on Seattle Services Portal via the Project Number:
3036321-LU

Project Email:
1305ehowellst@earlyDRoutreach.com
Note that emails are returned within 1-2 business days, and are subject to City of Seattle public disclosure laws.

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.



DESIGN OPTIONS
COMPARATIVE ANALYSIS



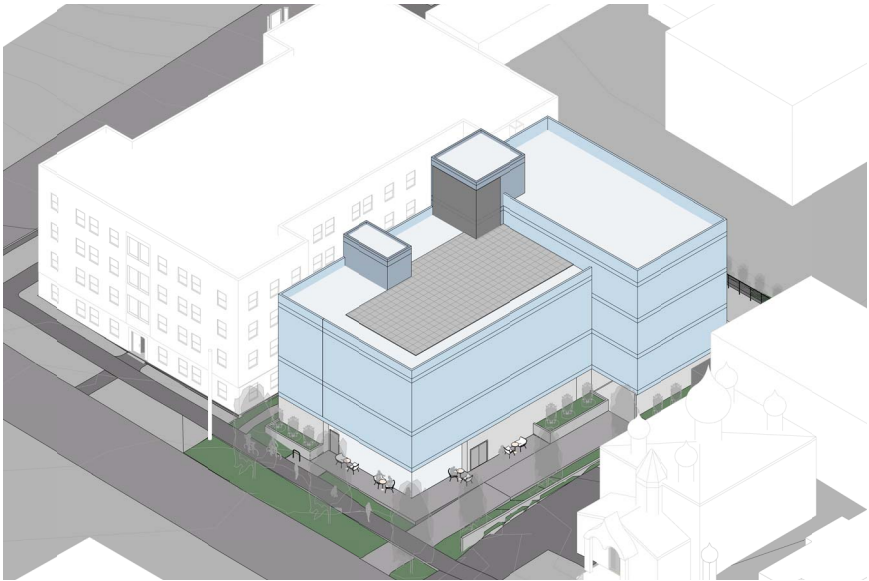
SCHEME A / MAXIMIZATION DIAGRAM
(Code Compliant - No Departures)

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



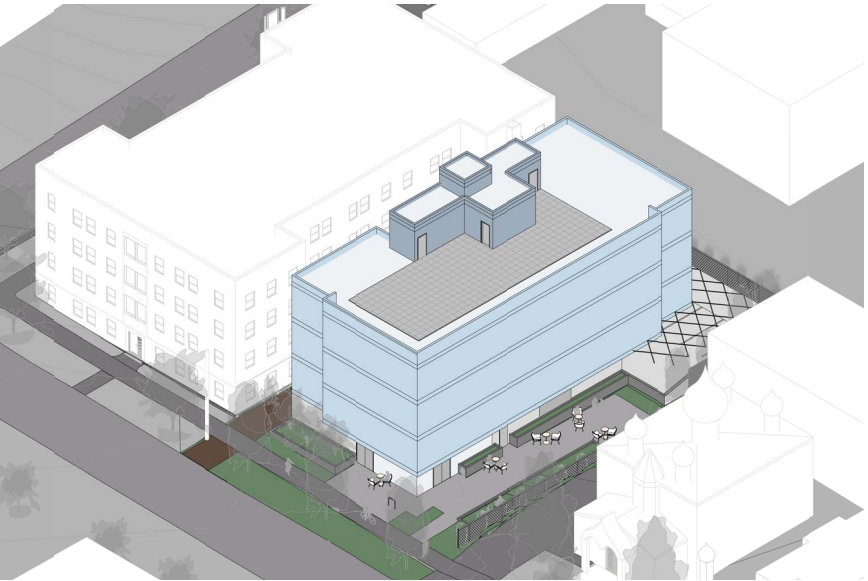
SCHEME B
(Code Compliant - No Departures)

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 - 28,096 SF (E) + 19,008 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

DESIGN OPTIONS

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DESIGN OPTION A

MASSING AND CONCEPT

SCHEME A: THE BOX (Code Compliant - No Departures)

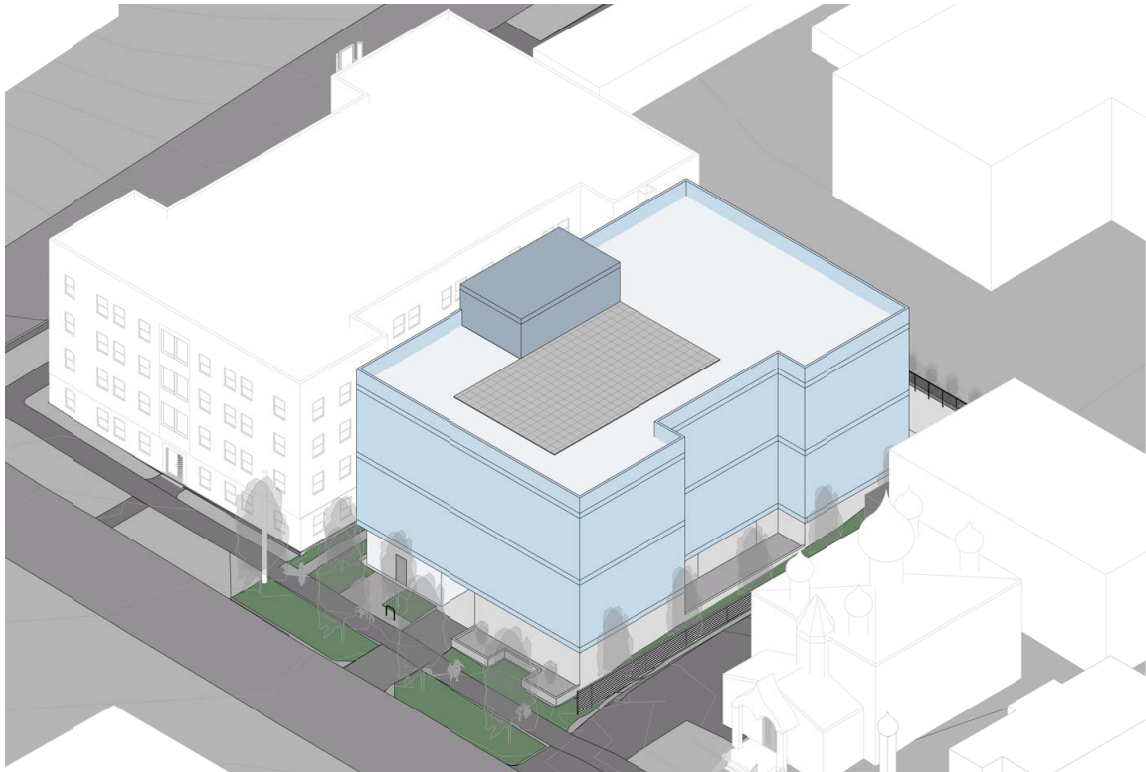
STORIES:	3 + Roof Deck
UNIT:	28
FAR:	2.29 - 28,096 SF (E) + 18,791 SF (P)
PARKING:	11 Stalls
DEPARTURES:	None

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.

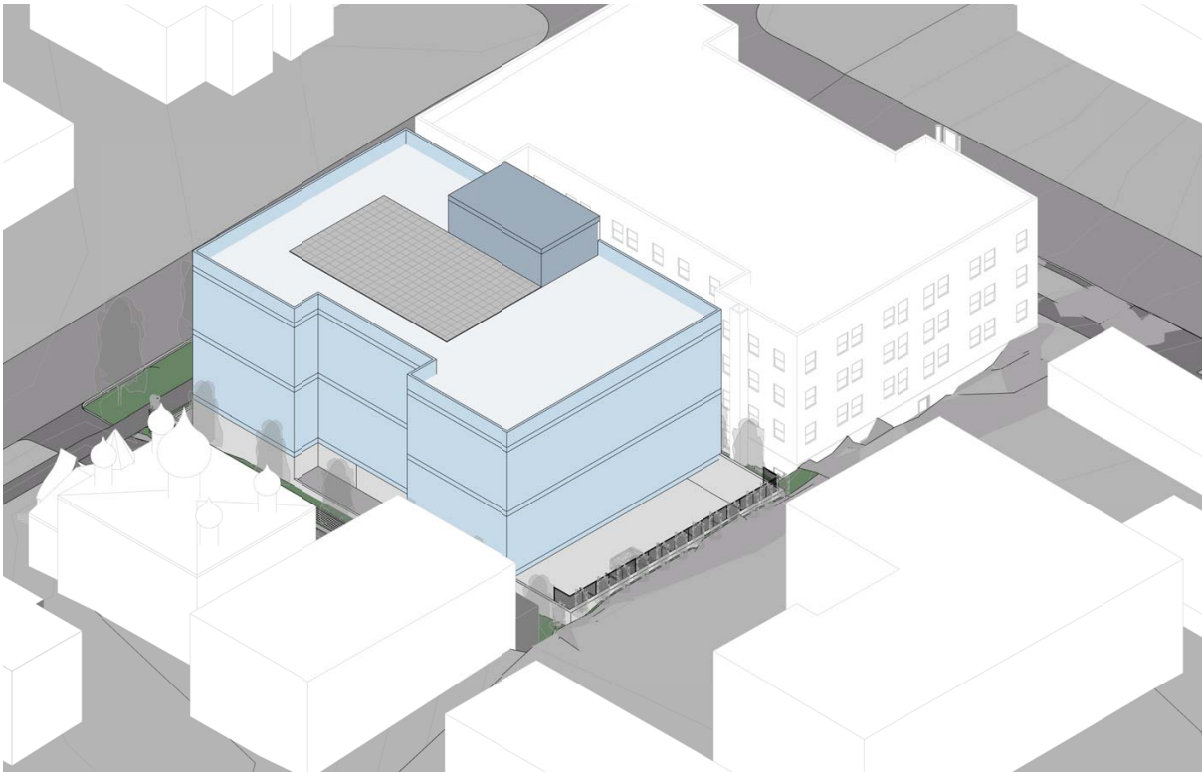
- ADVANTAGES**
- Efficient organization / Simple massing
 - Three stories with lofted floors
 - Maximized development potential

- 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
 - Waste room on front facade due to haul distance limits

UNIT	
CIRCULATION	
UTILITY / PARKING	
VERTICAL CIRCULATION	



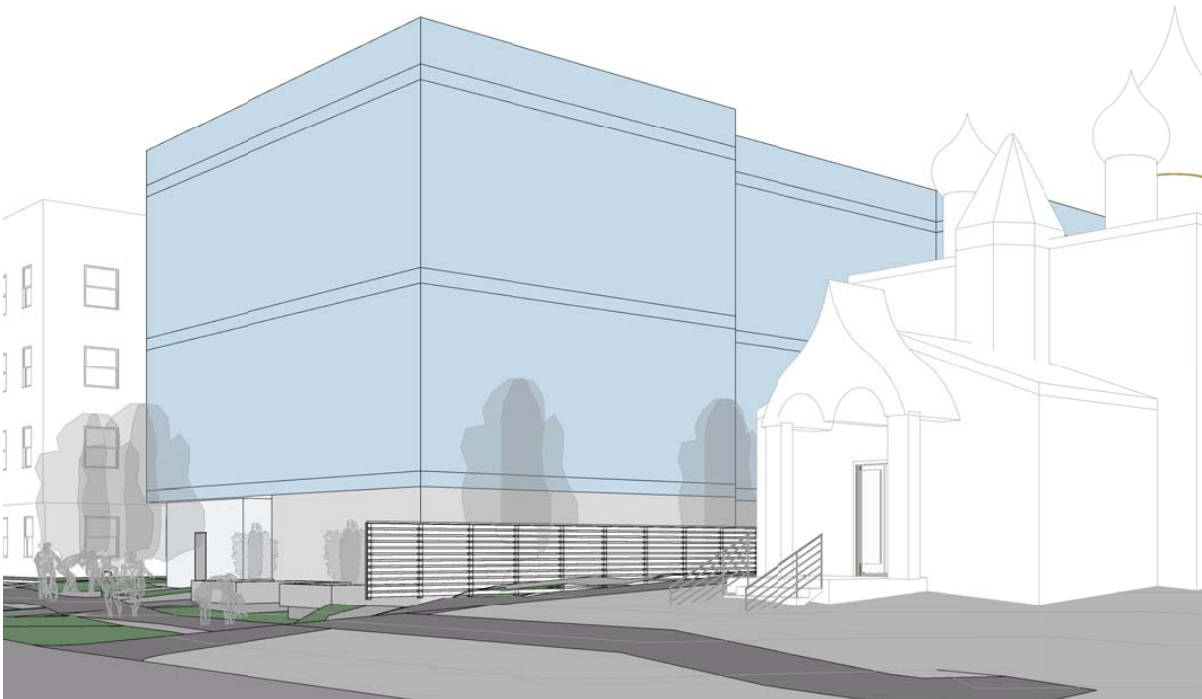
PERSPECTIVE FROM SOUTHWEST



PERSPECTIVE FROM SOUTHEAST



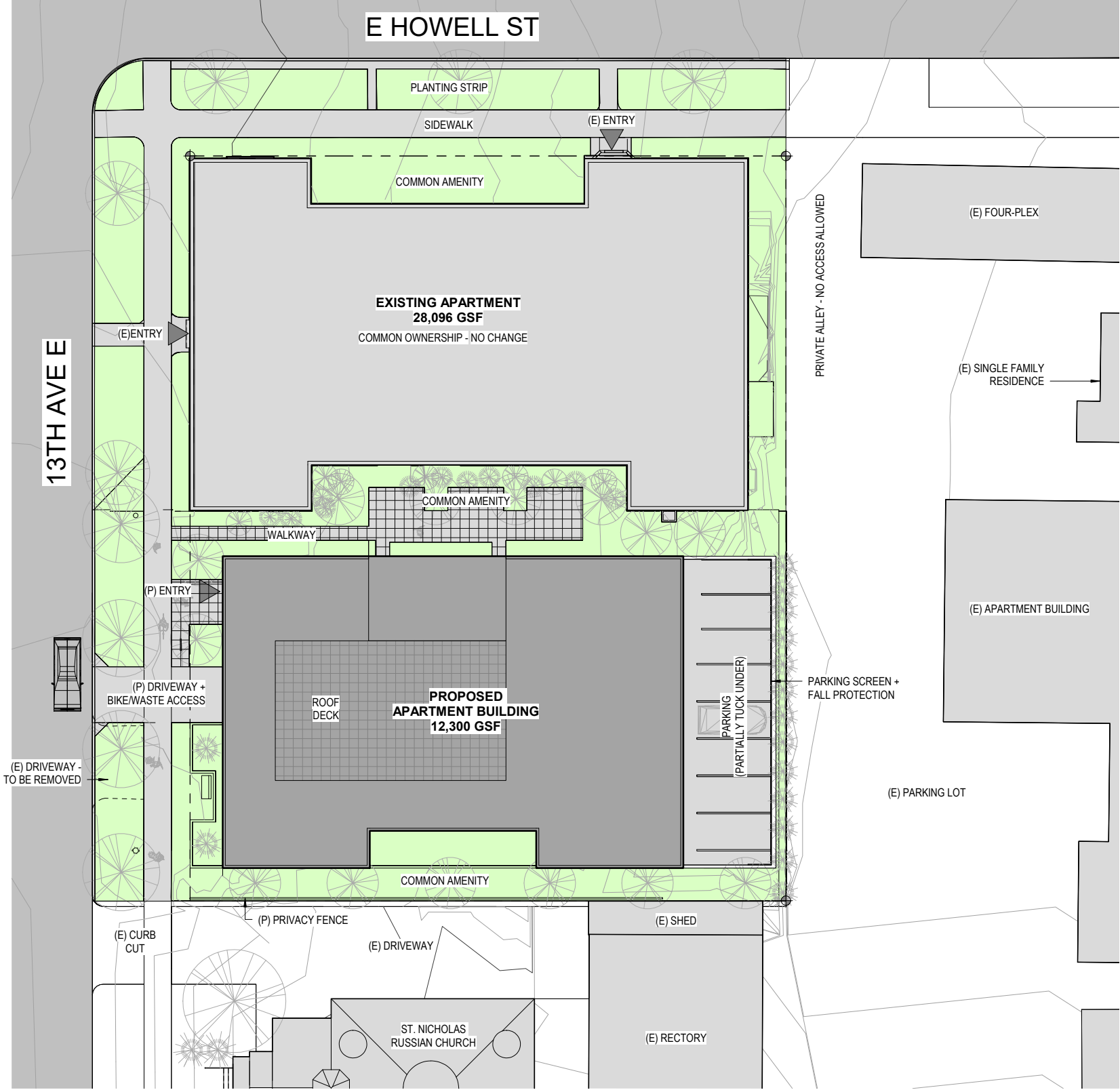
STREETVIEW FROM NORTHWEST



STREETVIEW FROM SOUTHEAST

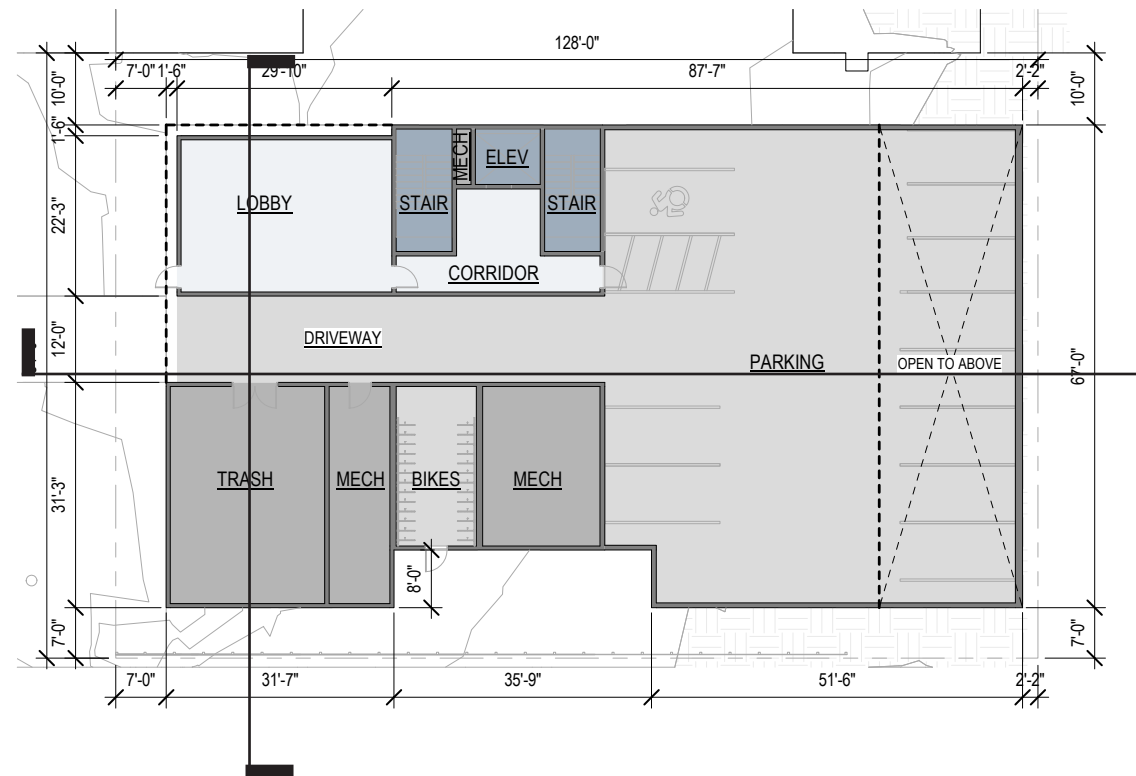
DESIGN OPTION A

SITE PLAN

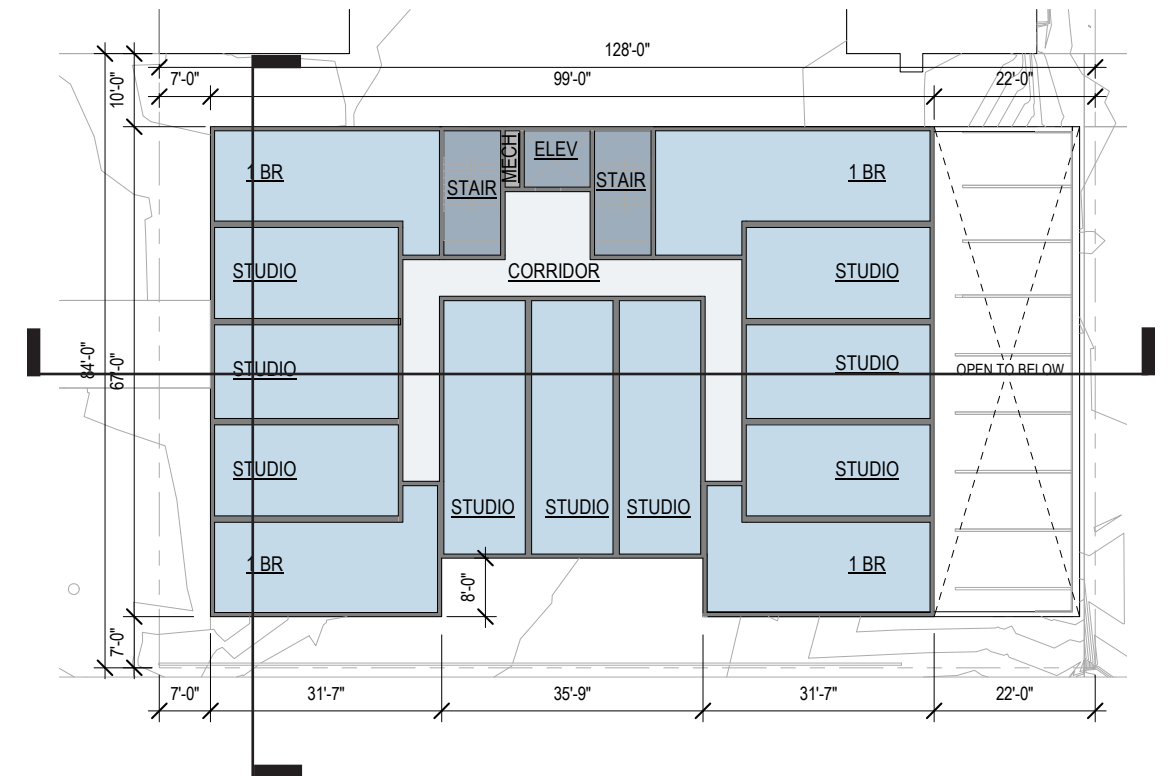


DESIGN OPTION A

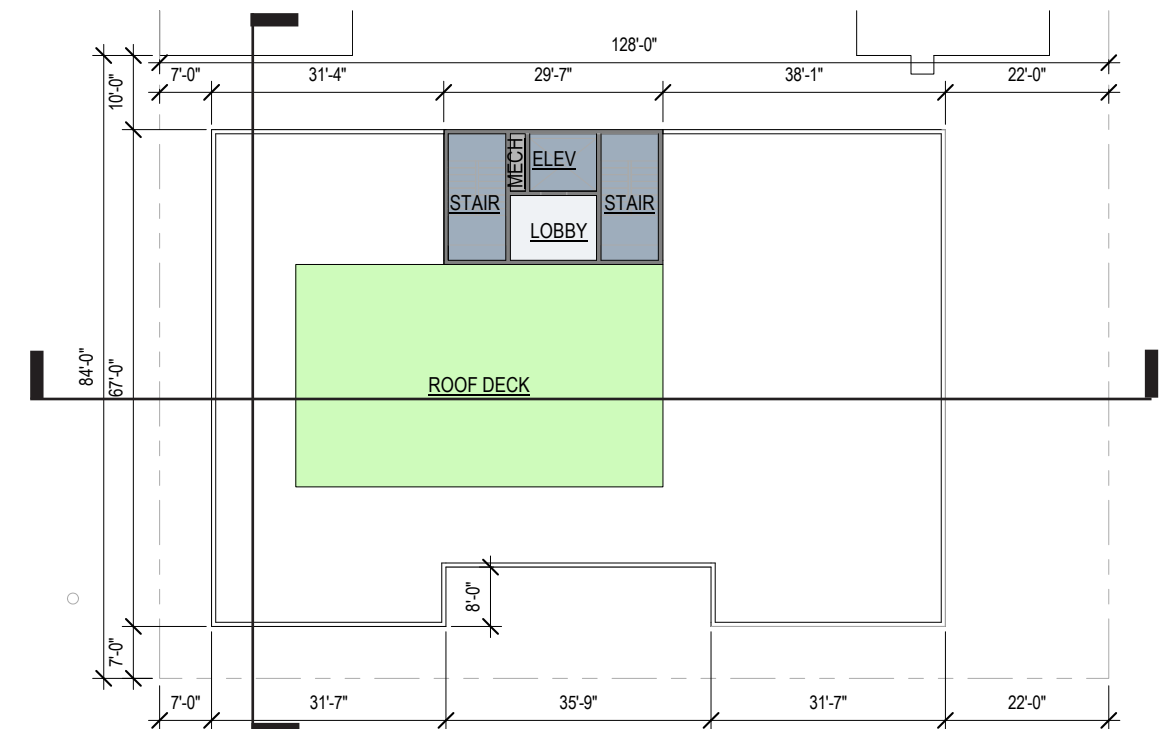
FLOOR PLANS



LEVEL 01



LEVEL 02 -03

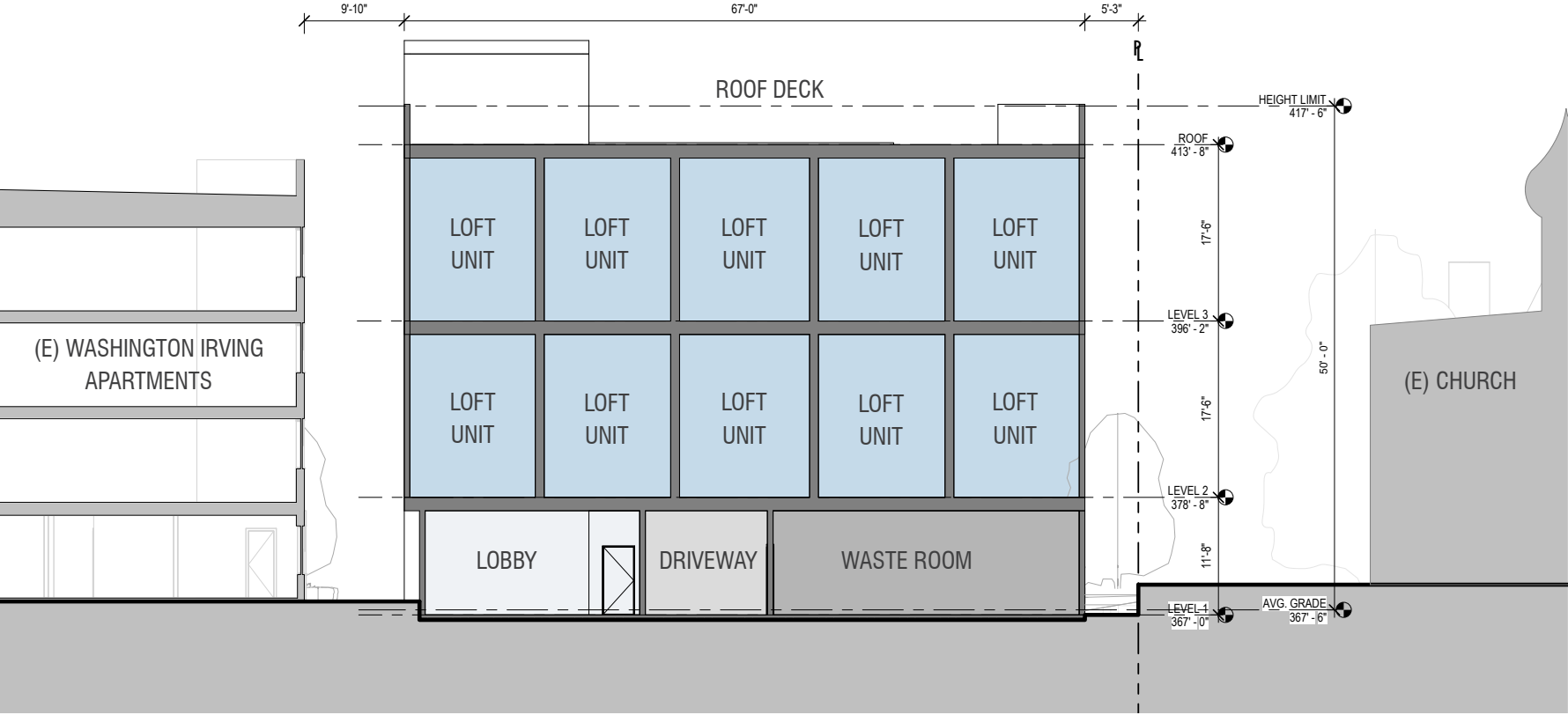


ROOF

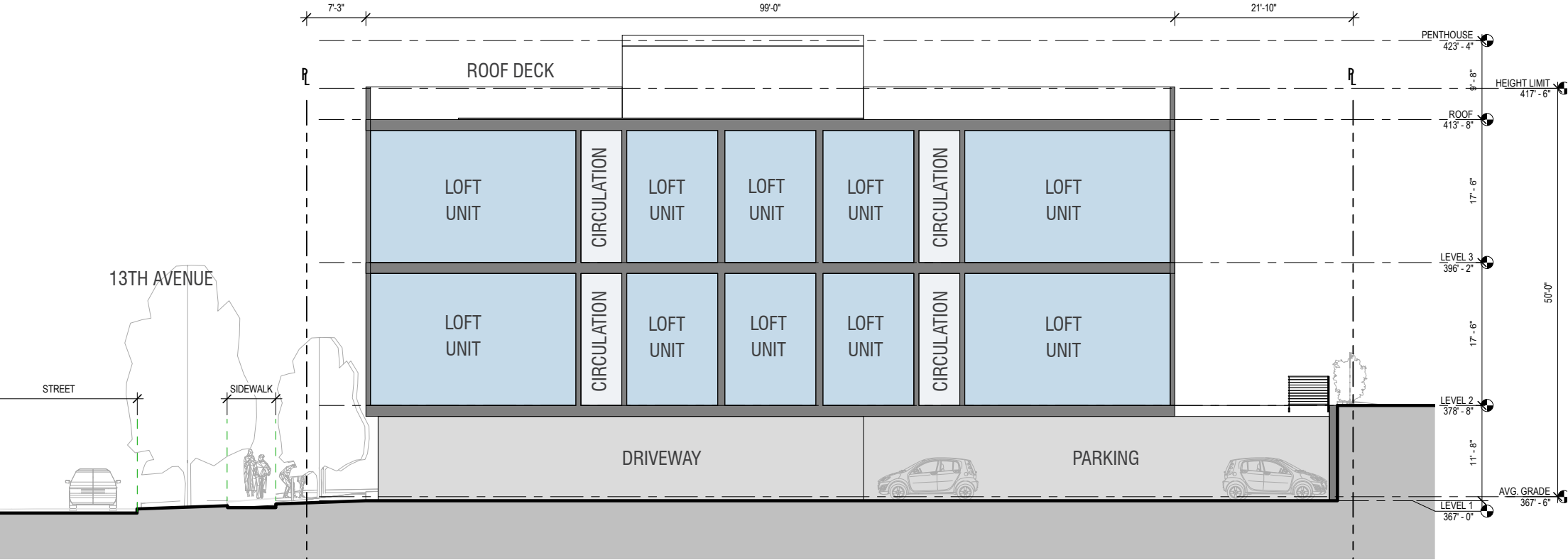


DESIGN OPTION A

SECTIONS



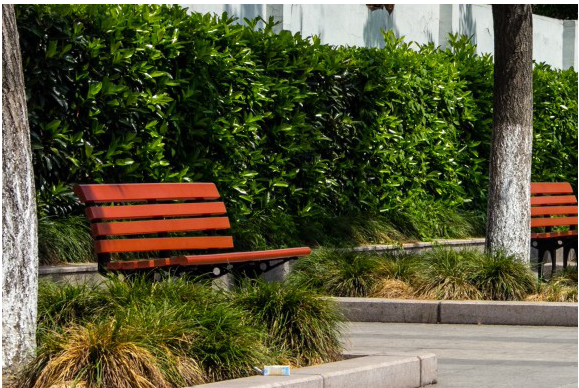
NORTH-SOUTH SECTION



EAST-WEST SECTION

DESIGN OPTION A

LANDSCAPE PLAN



DESIGN OPTIONS

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DESIGN OPTION B

MASSING AND CONCEPT

SCHEME B: BIG 'L'

(Code Compliant - No Departures)

STORIES:	4 + Roof Deck
UNIT:	30
FAR:	2.30 - 28,096 SF (E) + 18,898 SF (P)
PARKING:	10 Stalls
DEPARTURES:	None

DESCRIPTION

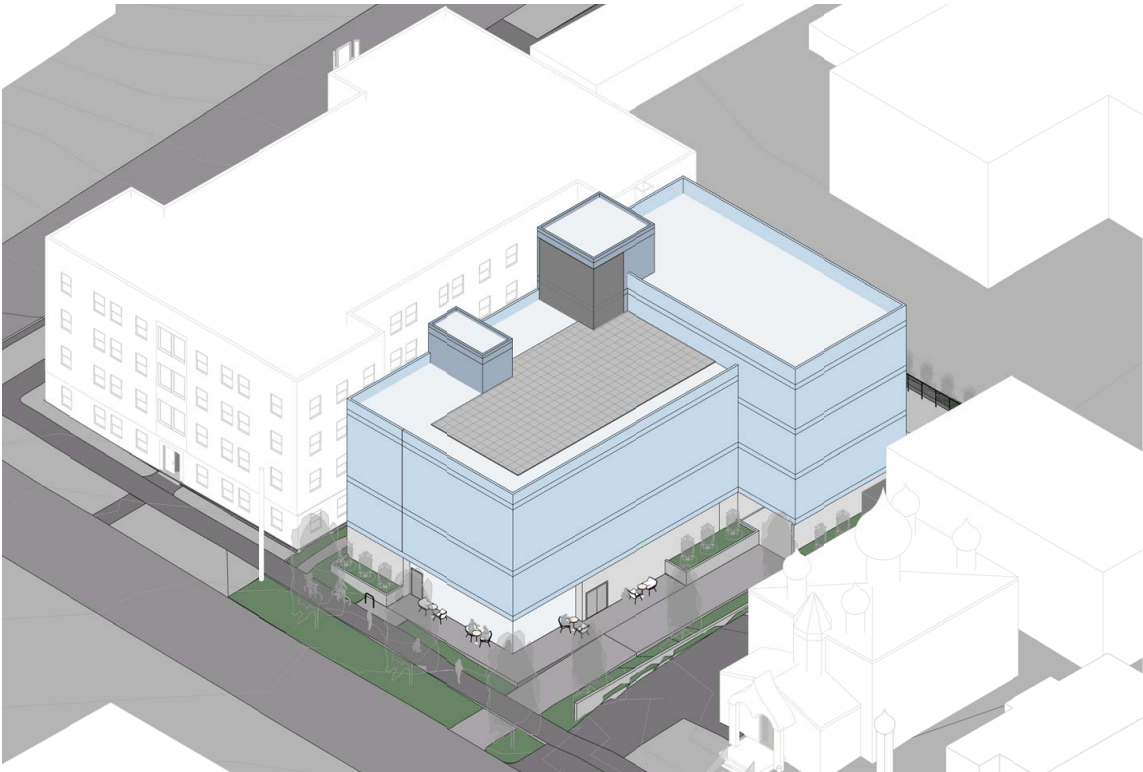
Scheme B better addresses view corridor conflicts with the church to the south and reduces the bulk by adding a partial 4th floor.

ADVANTAGES

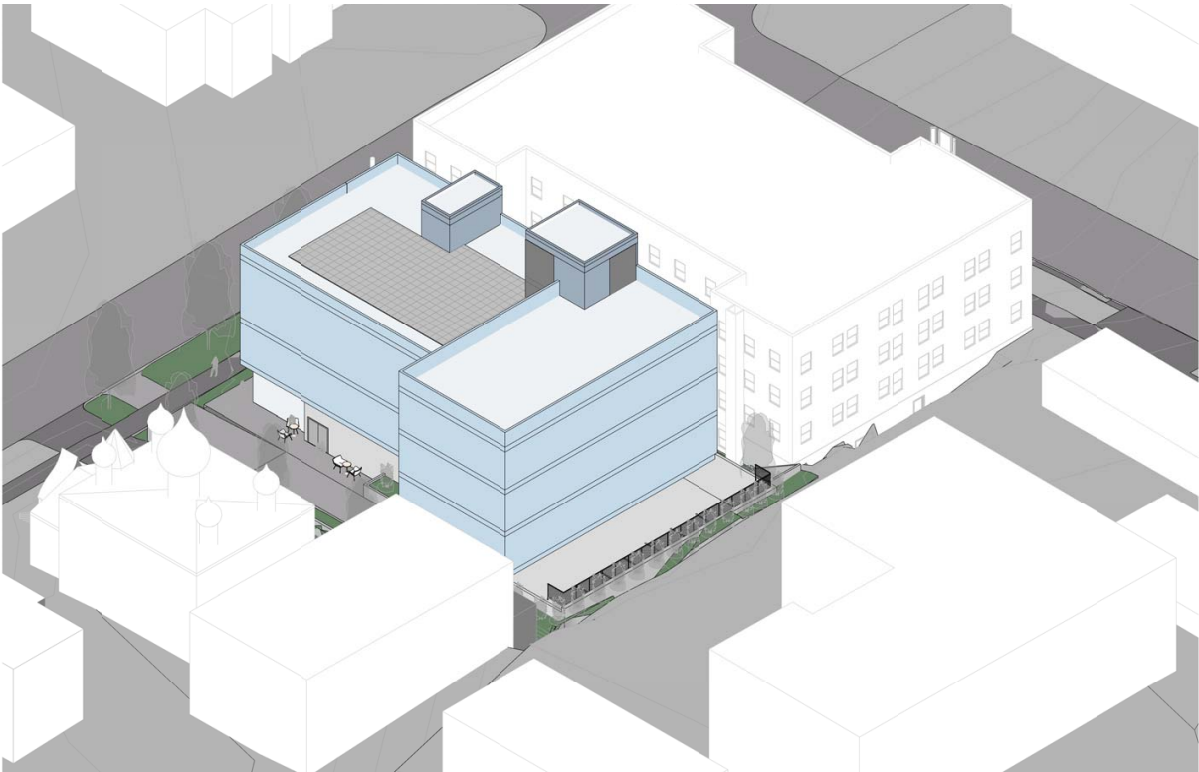
- Efficient organization
- Stepped massing reduces mass on 13th
- Maintains views of church to the south

CHALLENGES

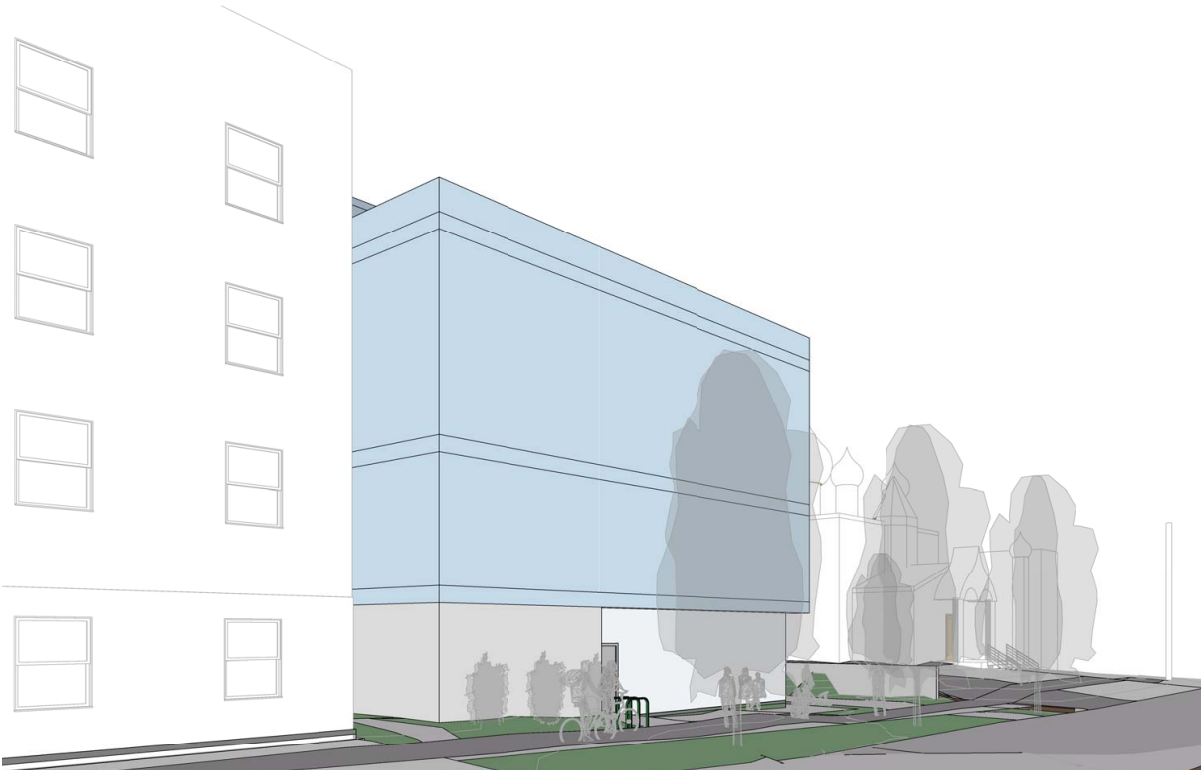
- Privacy issued with apartments to north
- Minimal setback from apartments to the north
- Blocks Views from Apartments to the east



PERSPECTIVE FROM SOUTHWEST



PERSPECTIVE FROM SOUTHEAST



STREETVIEW FROM NORTHWEST

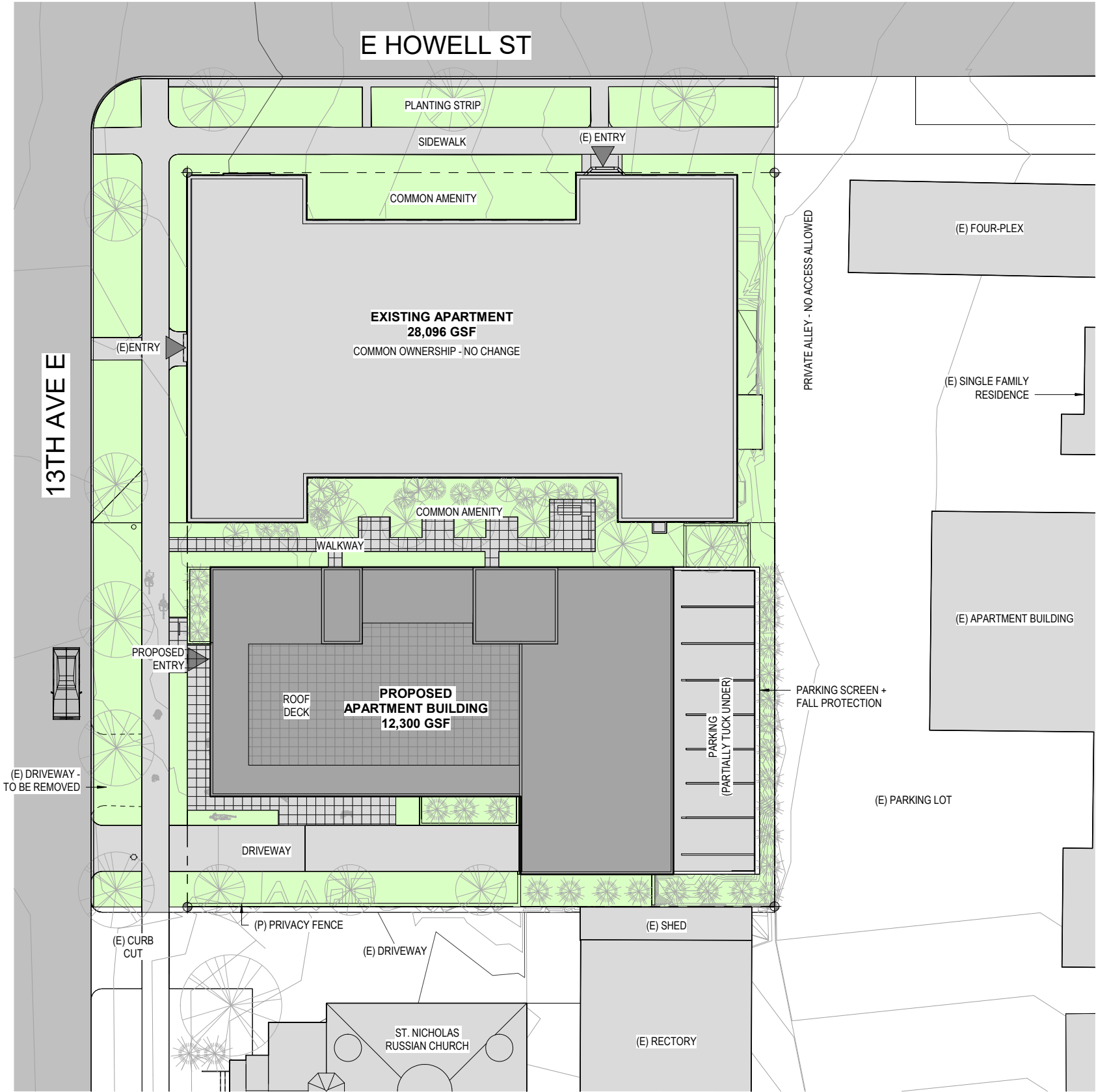


STREETVIEW FROM SOUTHEAST

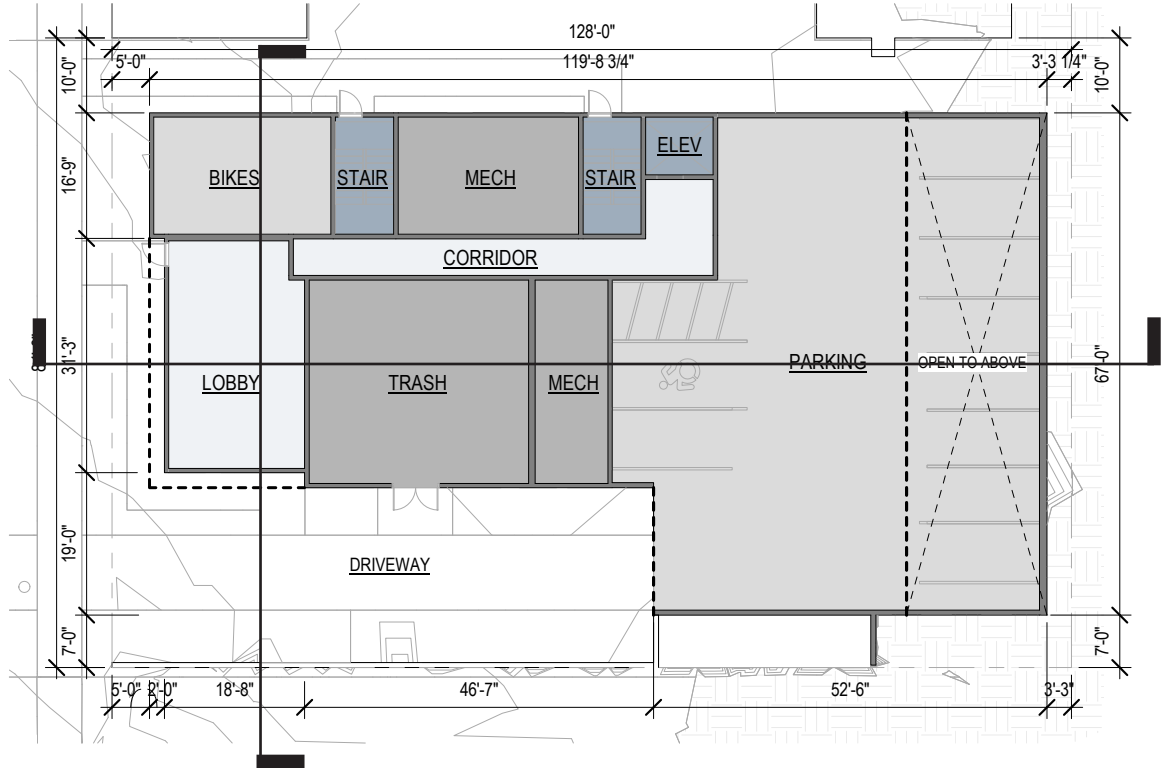
UNIT	
CIRCULATION	
UTILITY / PARKING	
VERTICAL CIRCULATION	

DESIGN OPTION B

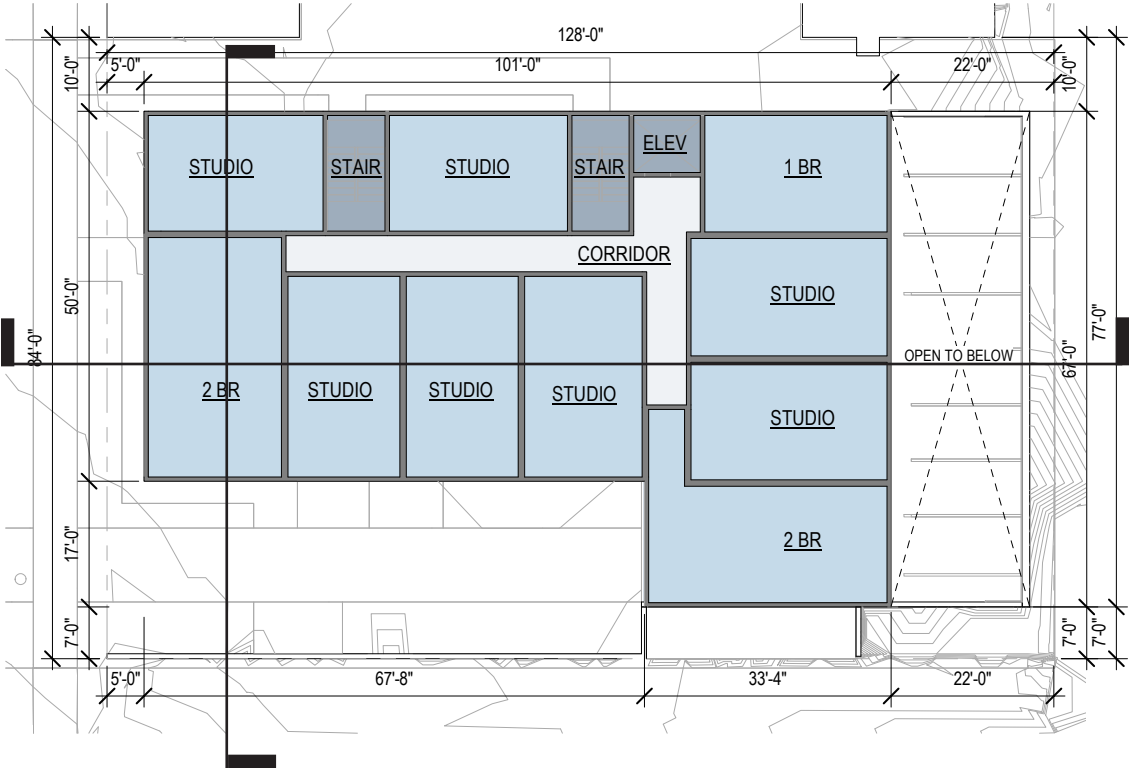
SITE PLAN



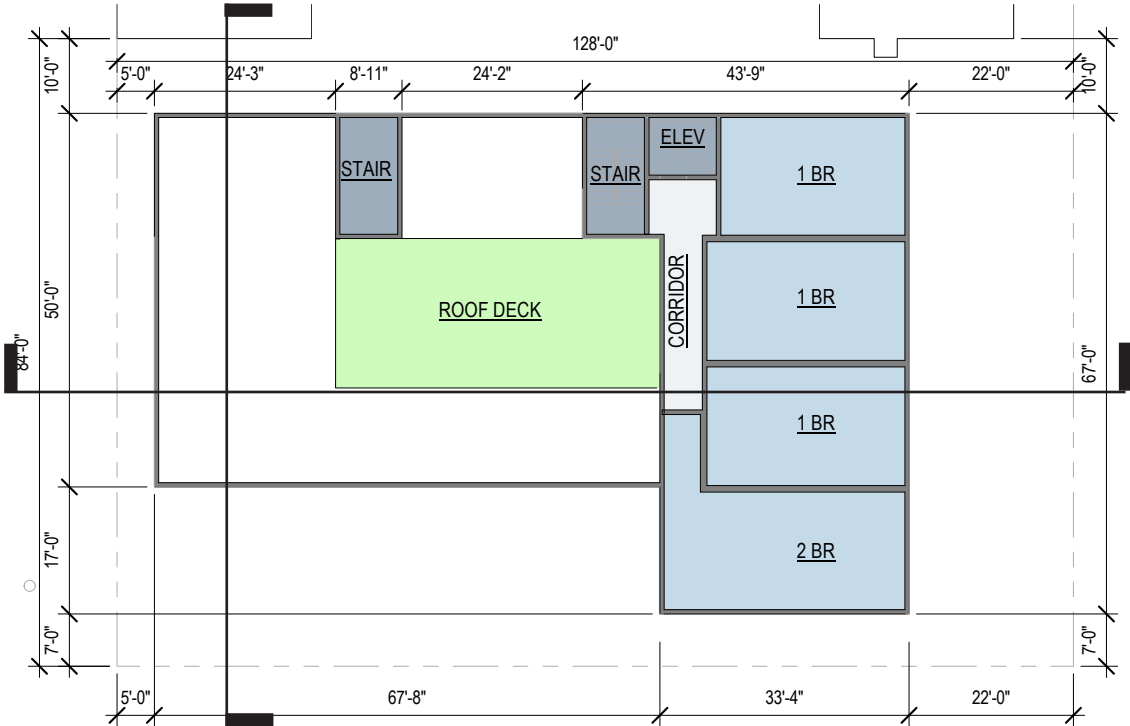
DESIGN OPTION B
FLOOR PLANS



LEVEL 00



LEVEL 02 - 03

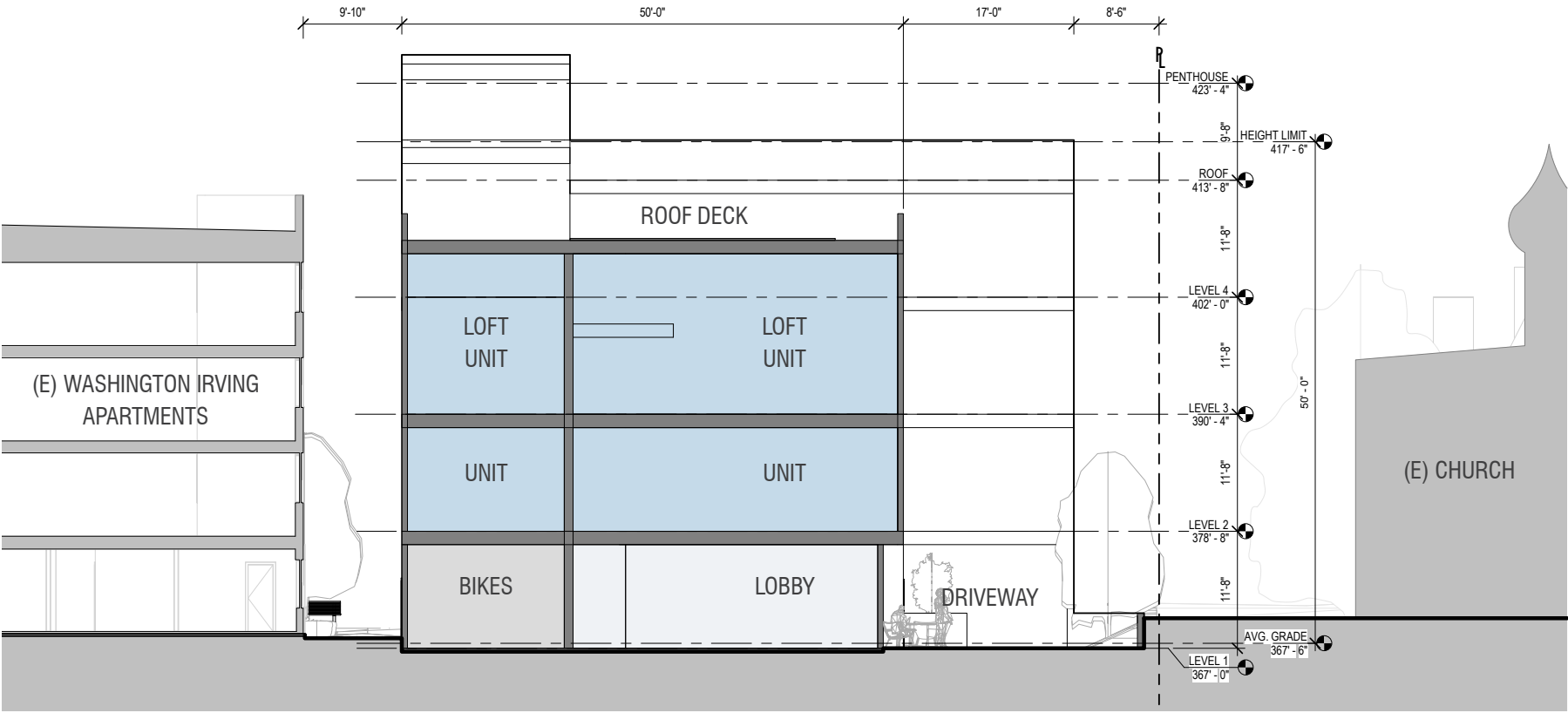


LEVEL 04 / ROOF

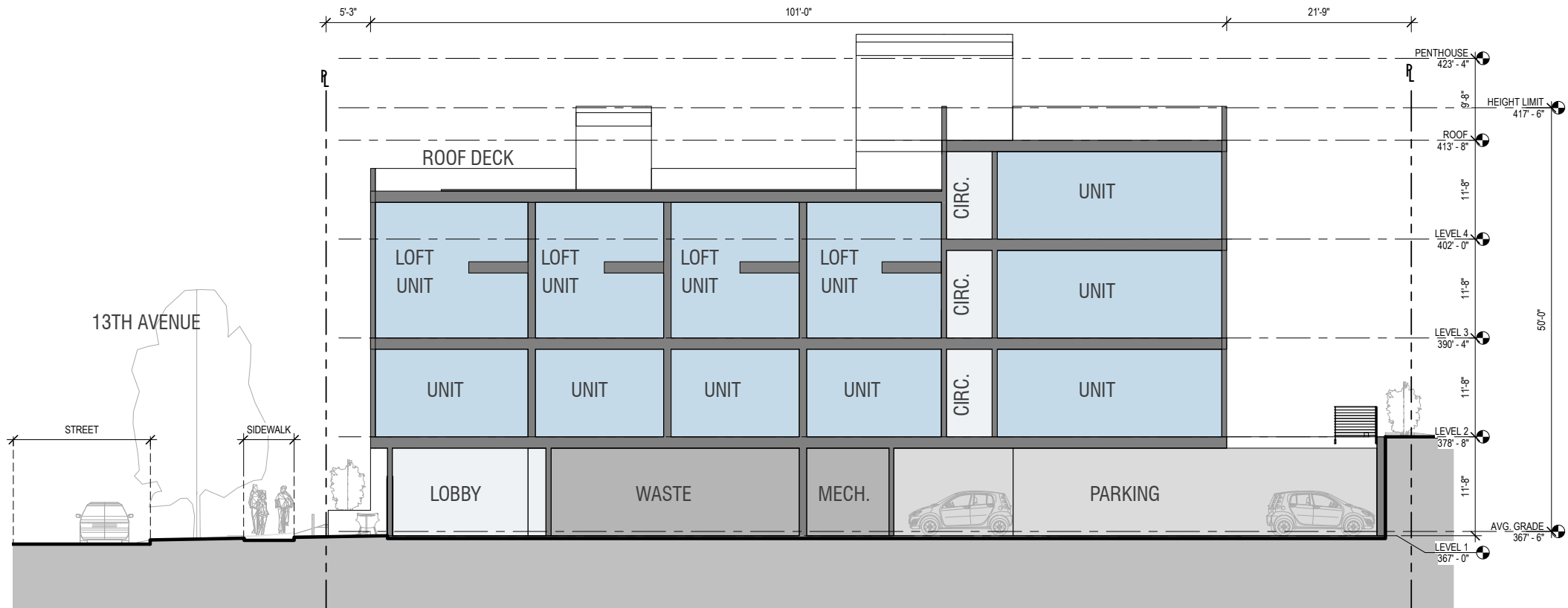


DESIGN OPTION B

SECTIONS



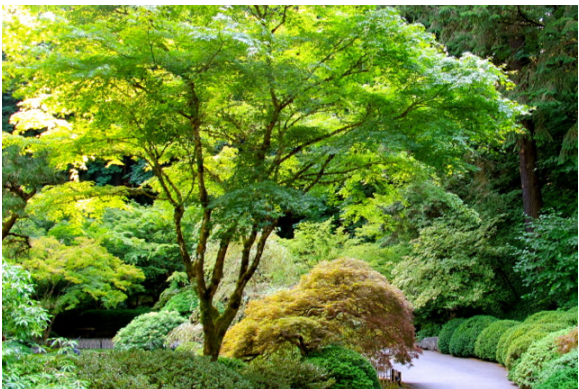
NORTH-SOUTH SECTION



EAST-WEST SECTION



DESIGN OPTION B
LANDSCAPE PLAN



DESIGN OPTIONS

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DESIGN OPTION C

MASSING AND CONCEPT

SCHEME C: BAR (PREFERRED)

(Code Compliant - No Departures)

STORIES:	4 + Roof Deck
UNIT:	27 Units
FAR:	2.30 - 28,096 SF (E) + 19,008 SF (P)
PARKING:	10 Stalls
DEPARTURES:	None

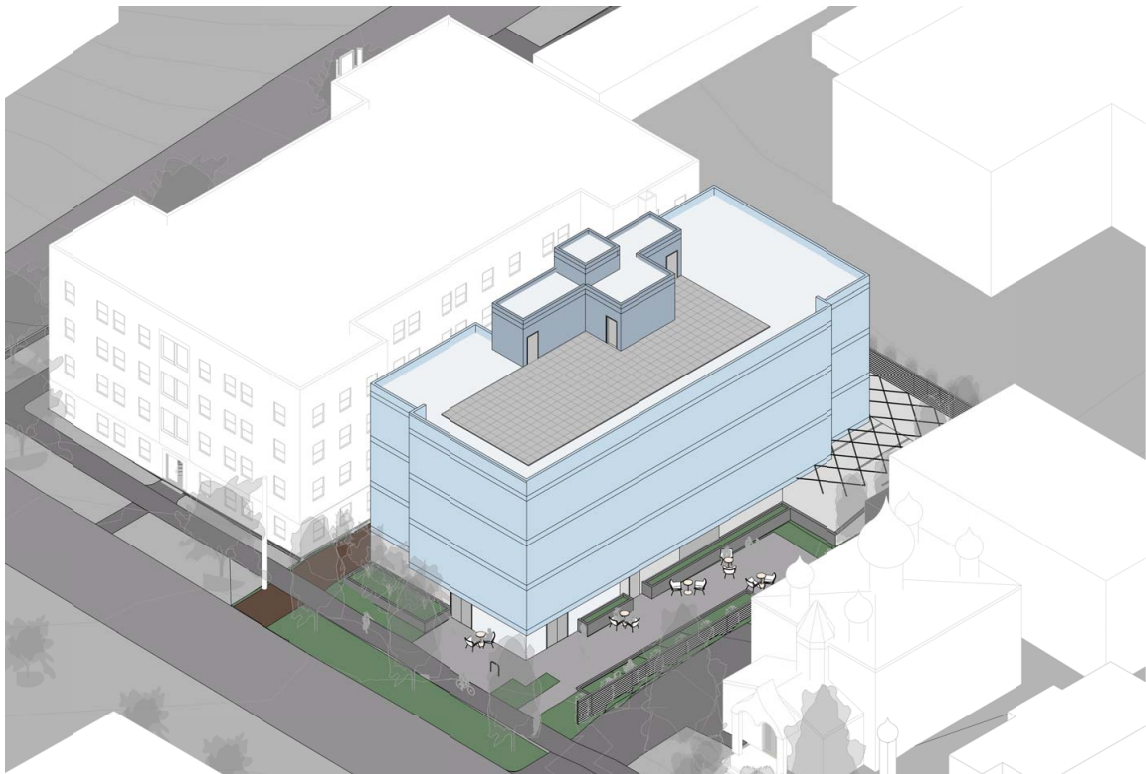
DESCRIPTION

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.

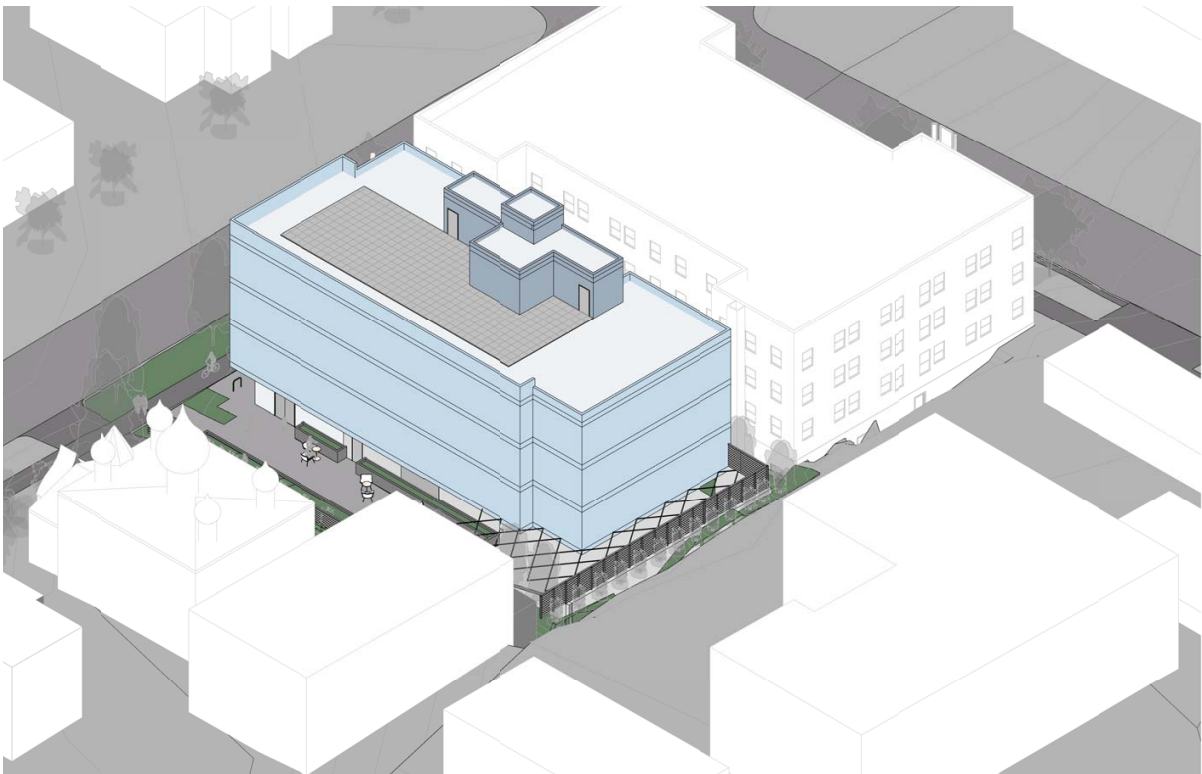
ADVANTAGES

- Efficient organization
- Narrow floor plan creates better access to natural light and air
- Largest setback from buildings to north and south
- Welcoming identifiable residential entry
- Roof deck amenity
- Provides view corridor for buildings to the east
- Maintains views of church to the south

UNIT	
CIRCULATION	
UTILITY / PARKING	
VERTICAL CIRCULATION	



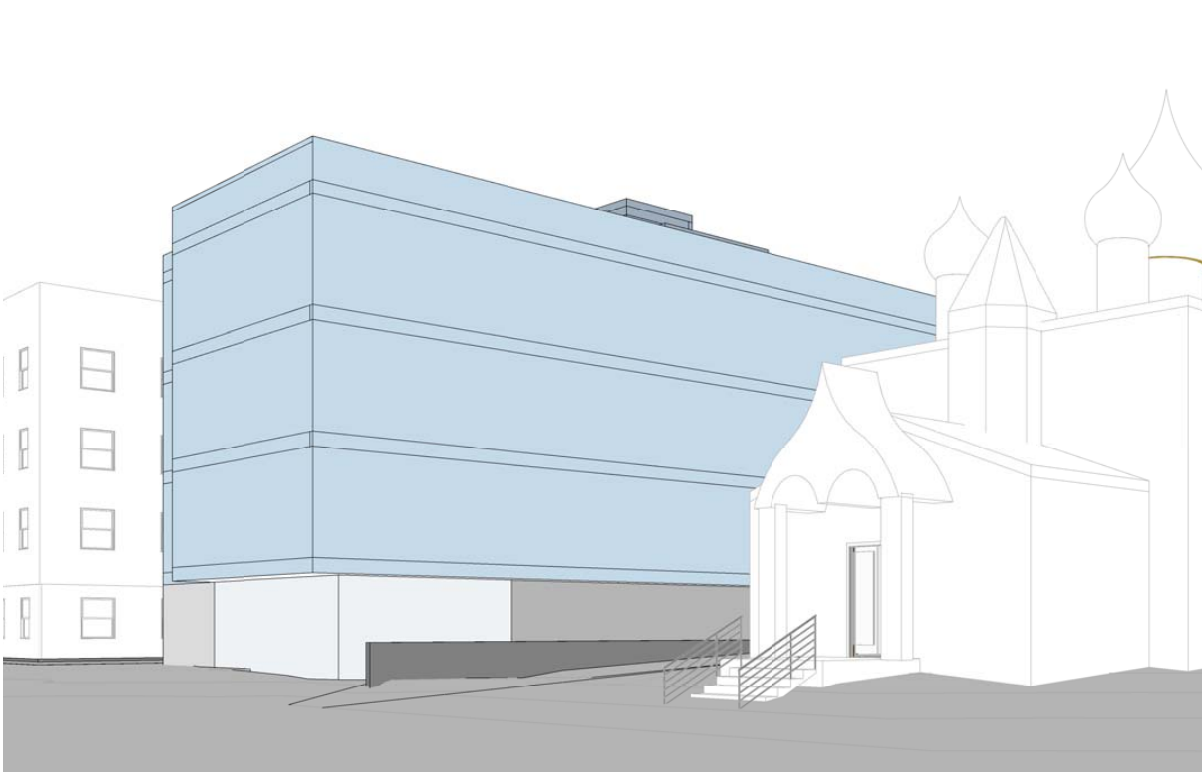
PERSPECTIVE FROM SOUTHWEST



PERSPECTIVE FROM SOUTHEAST



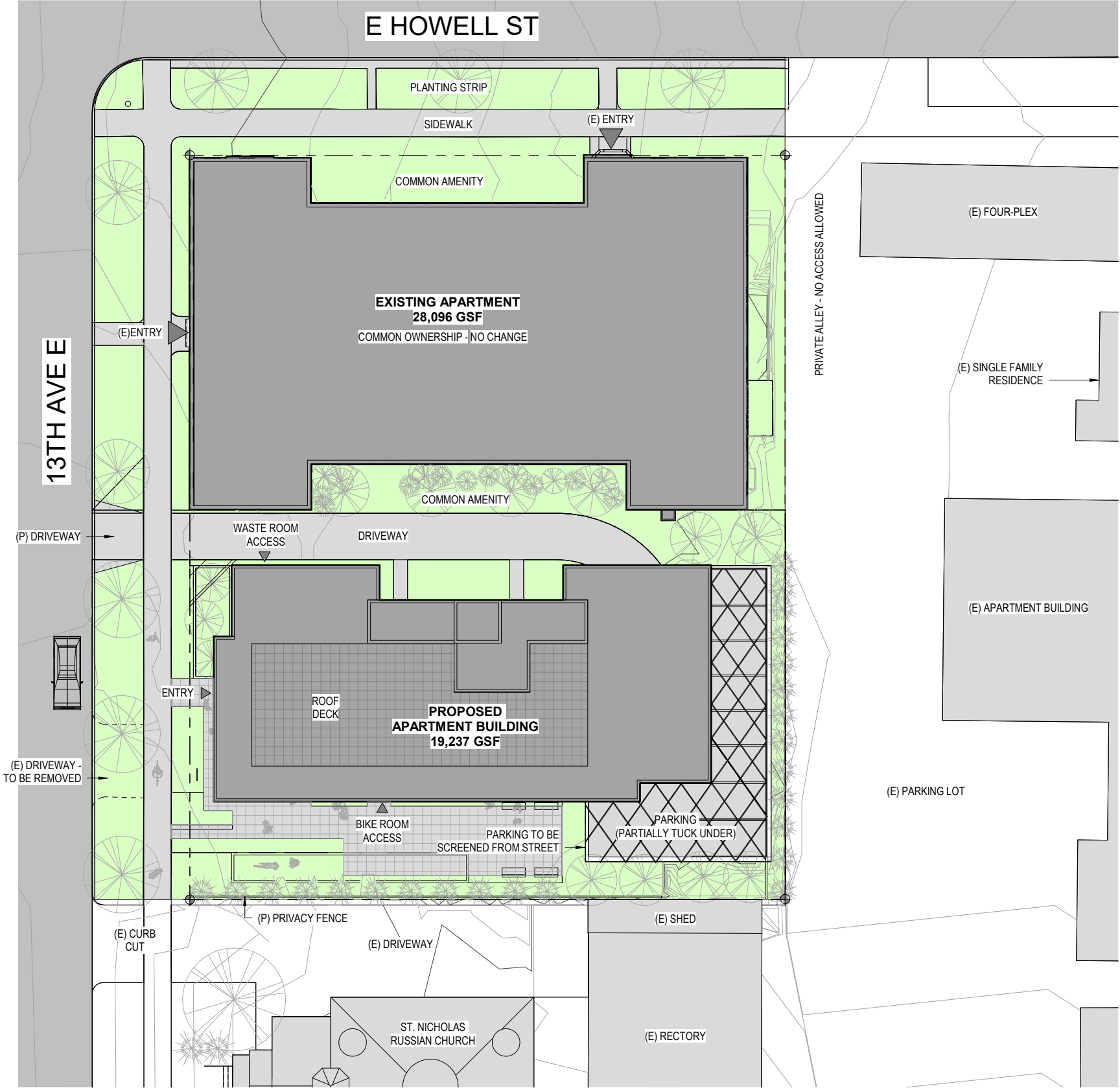
STREETVIEW FROM NORTHWEST



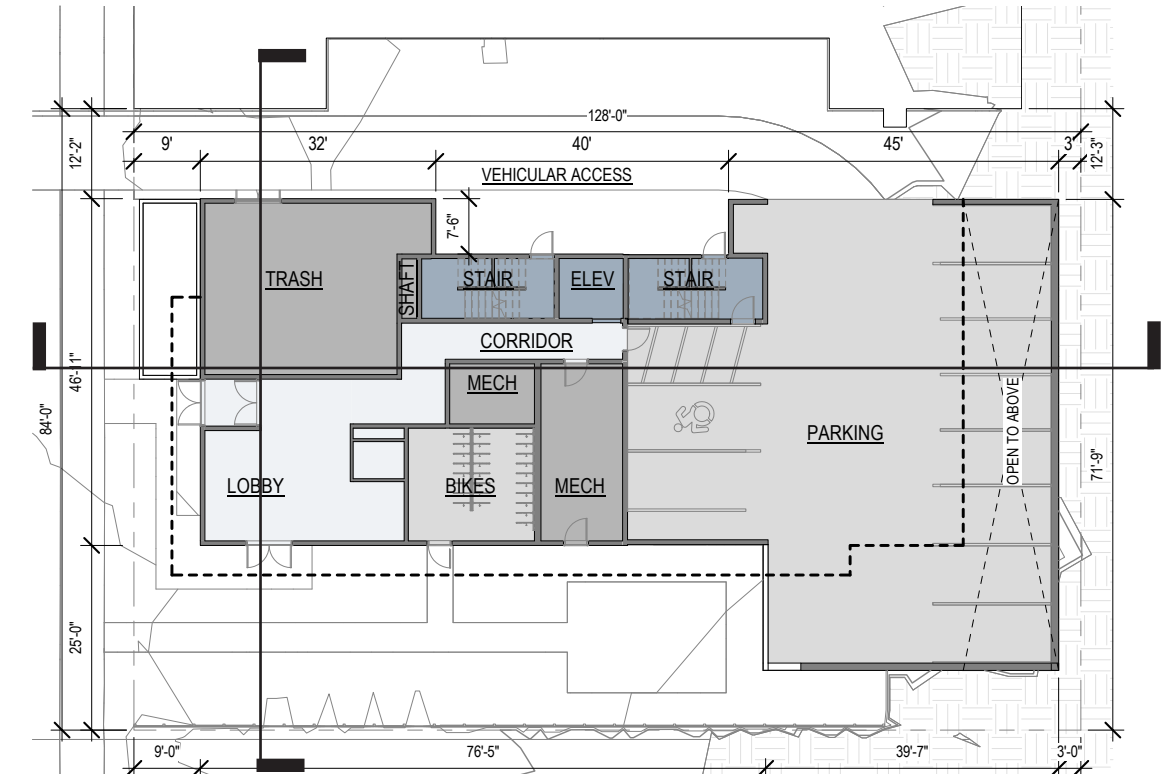
STREETVIEW FROM SOUTHEAST

DESIGN OPTION C

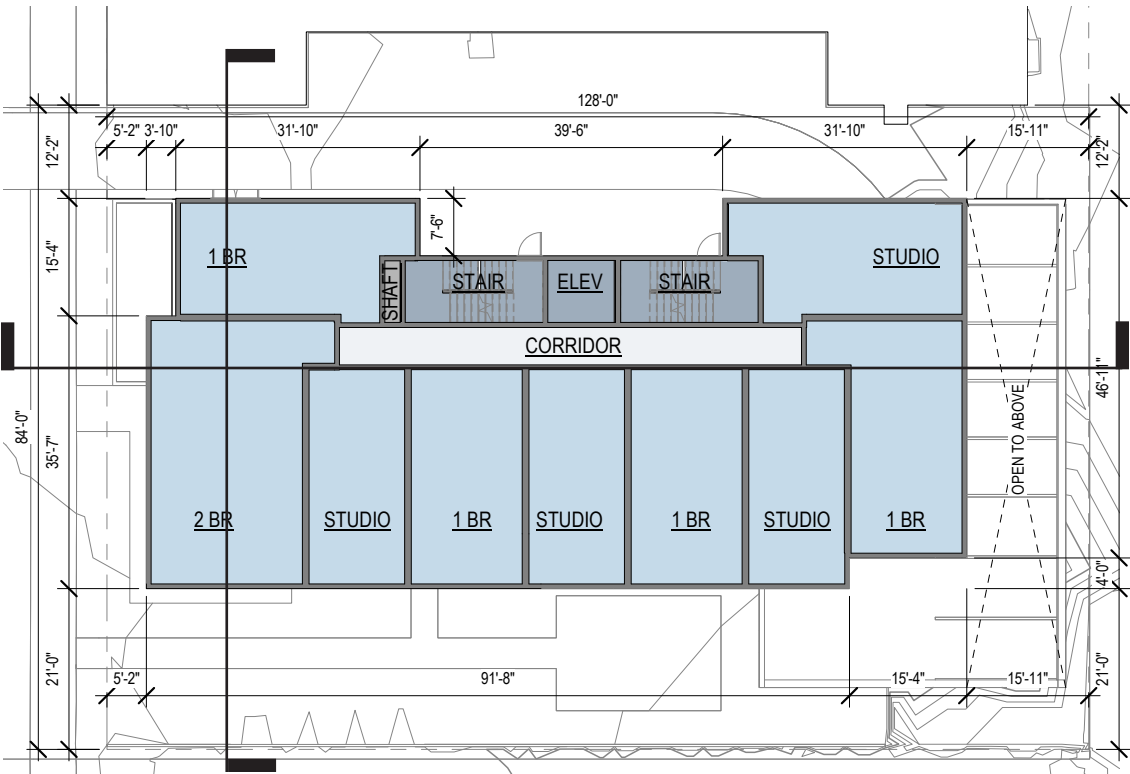
SITE PLAN



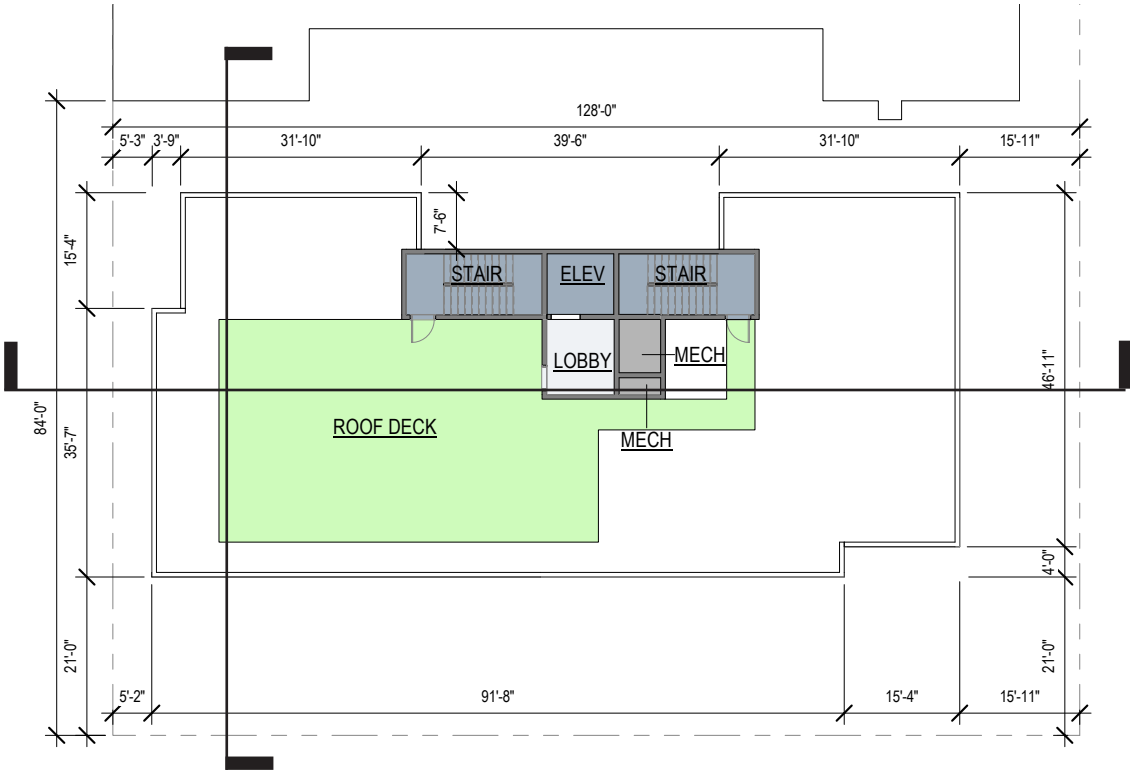
DESIGN OPTION C
FLOOR PLANS



LEVEL 01



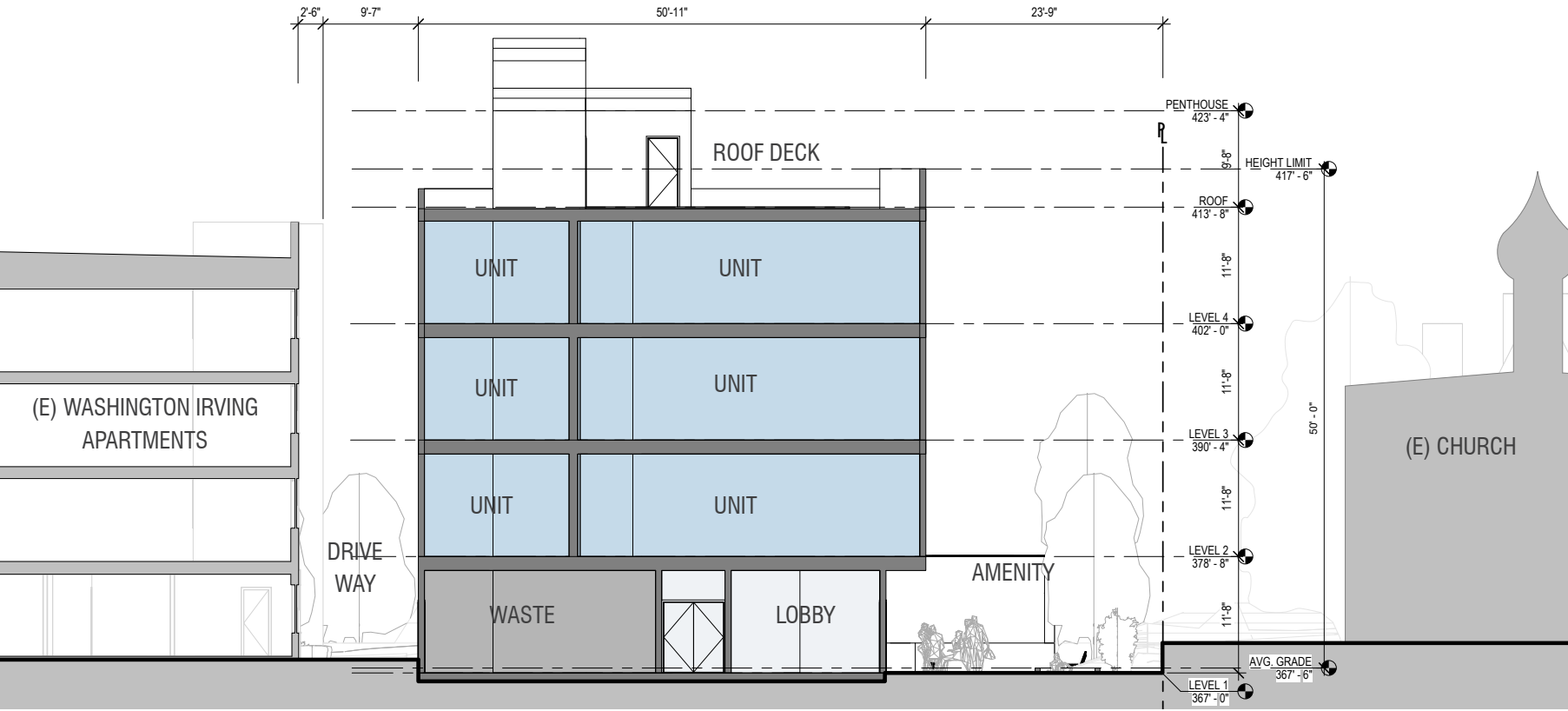
LEVEL 02 - 04



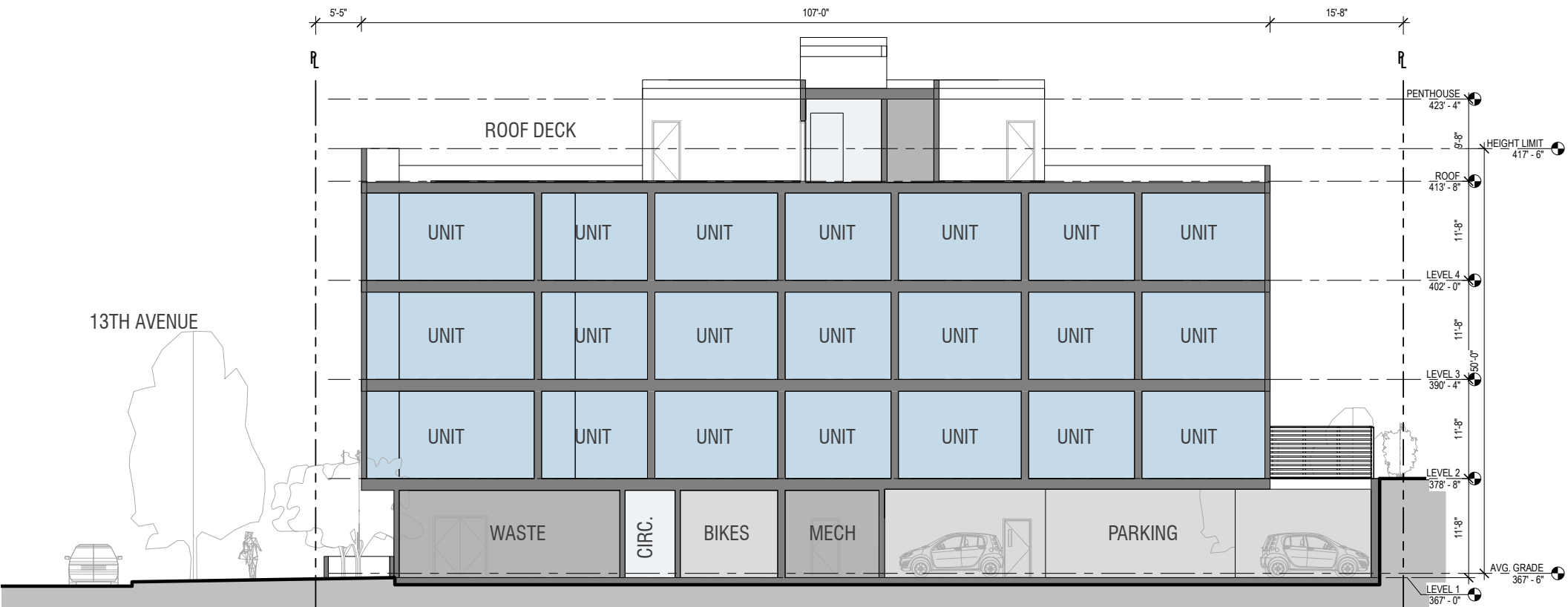
ROOF

DESIGN OPTION C

SECTIONS



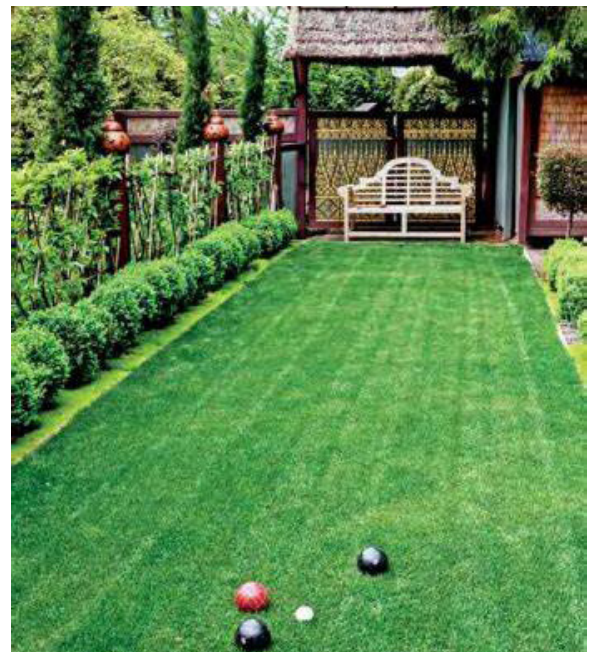
NORTH-SOUTH SECTION



EAST-WEST SECTION

DESIGN OPTION C

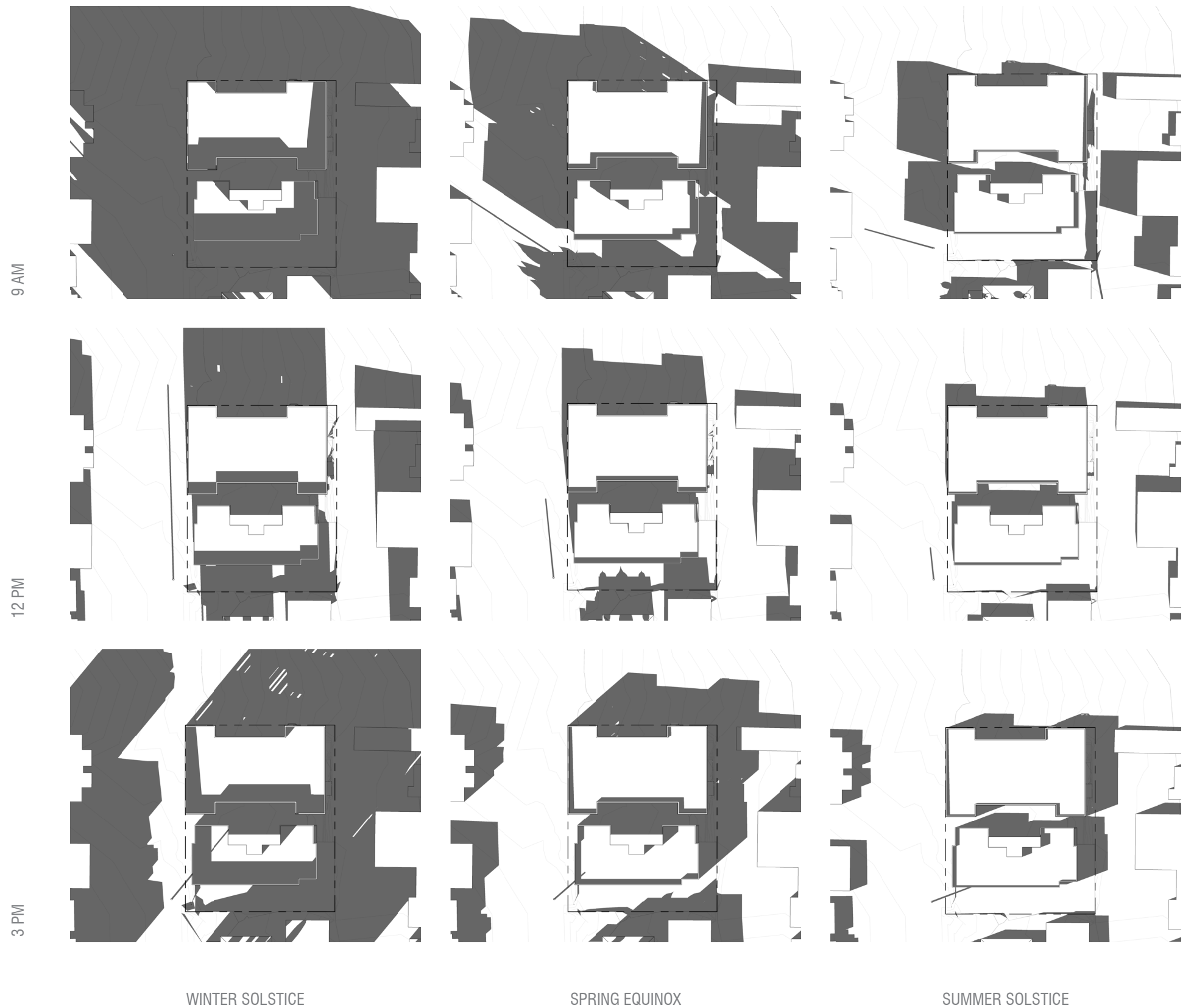
LANDSCAPE PLAN



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DESIGN OPTIONS

SHADOW STUDY



DESIGN DEVELOPMENT

PRECEDENTS: EXTERIOR ELEMENTS + FINISHES

DESIGN CUES

The following images are cues for the design concept of the proposed building. The exterior materiality of the building will be of high quality along prominent street elevations and respond to the various conditions. Entry and common areas with generous glazing to increase connectivity with the pedestrian realm. Special attention will be directed at the secondary elements along the streetscape, such as canopies, overhangs, and railings

The variety of accessible open spaces is a defining feature of the proposed building. Elements including vegetated entry and streetscape, roof deck and a pedestrian friendly drive surface will be incorporated into the final design. The aim will be to use the landscaping to provide privacy and screening for adjacent properties and places to socialization and relaxation for residents.

LANDSCAPE FEATURES



HEAVILY VEGETATED ENTRY + STREETScape



ROOF DECK AMENITY



PEDESTRIAN FRIENDLY WOONERF VEHICULAR ACCESS

EXTERIOR MATERIALITY



SOLID VS OPEN MASSING



SMALL SCALE MATERIAL WITH PUNCHED OPENINGS



LARGE SCALE SIDING WITH LARGE WINDOWS

SECONDARY FEATURES



PROMINENT GLAZED ENTRY



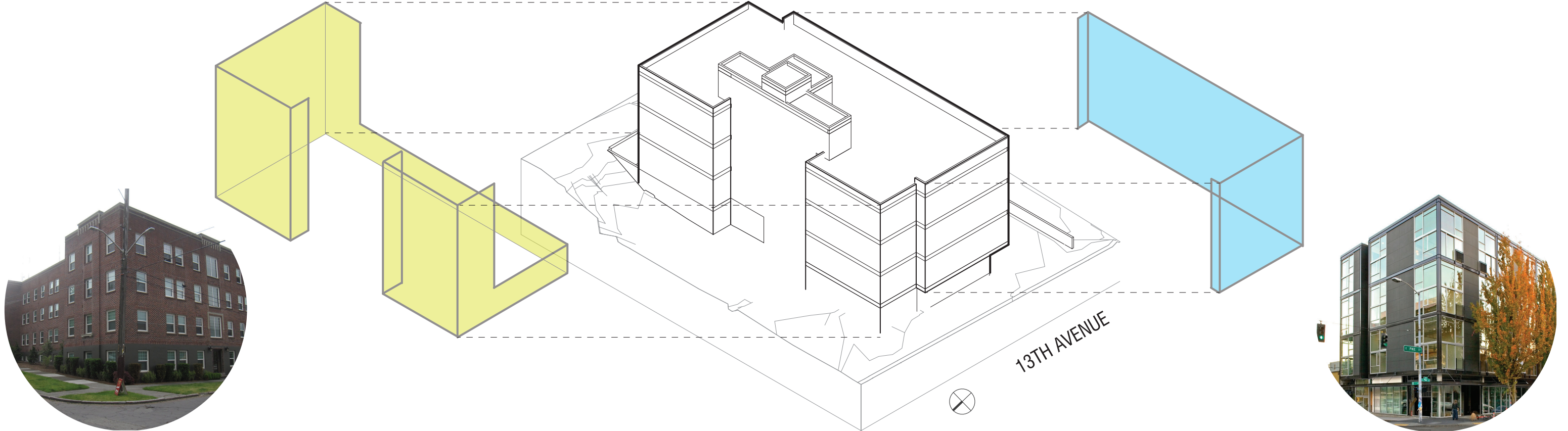
OVERHANG / SOFFIT DETAILS



METAL / CONCRETE DETAILS

DESIGN DEVELOPMENT

FURTHER DEVELOPMENT: CONTEXTUAL RESPONSE



HISTORIC CAPITOL HILL APARTMENT BUILDINGS

- Respond to existing apartment building
- Small scale material
- Punched Openings
- Less glazing/More opaque

UNIFYING ELEMENTS

- Neighborhood scale apartment building
- Secondary design elements
- Pedestrian scaled entry
- Regular, rhythmic fenestration
- Ordered facade
- Lush landscaping

CONTEMPORARY FABRIC BUILDINGS

- Contemporary building
- Larger scale materials
- Larger openings
- More glazing/Less opaque

DESIGN DEVELOPMENT

FURTHER DEVELOPMENT: NORTHWEST PERSPECTIVE



PRIOR WORK
NEIMAN TABER ARCHITECTS

