

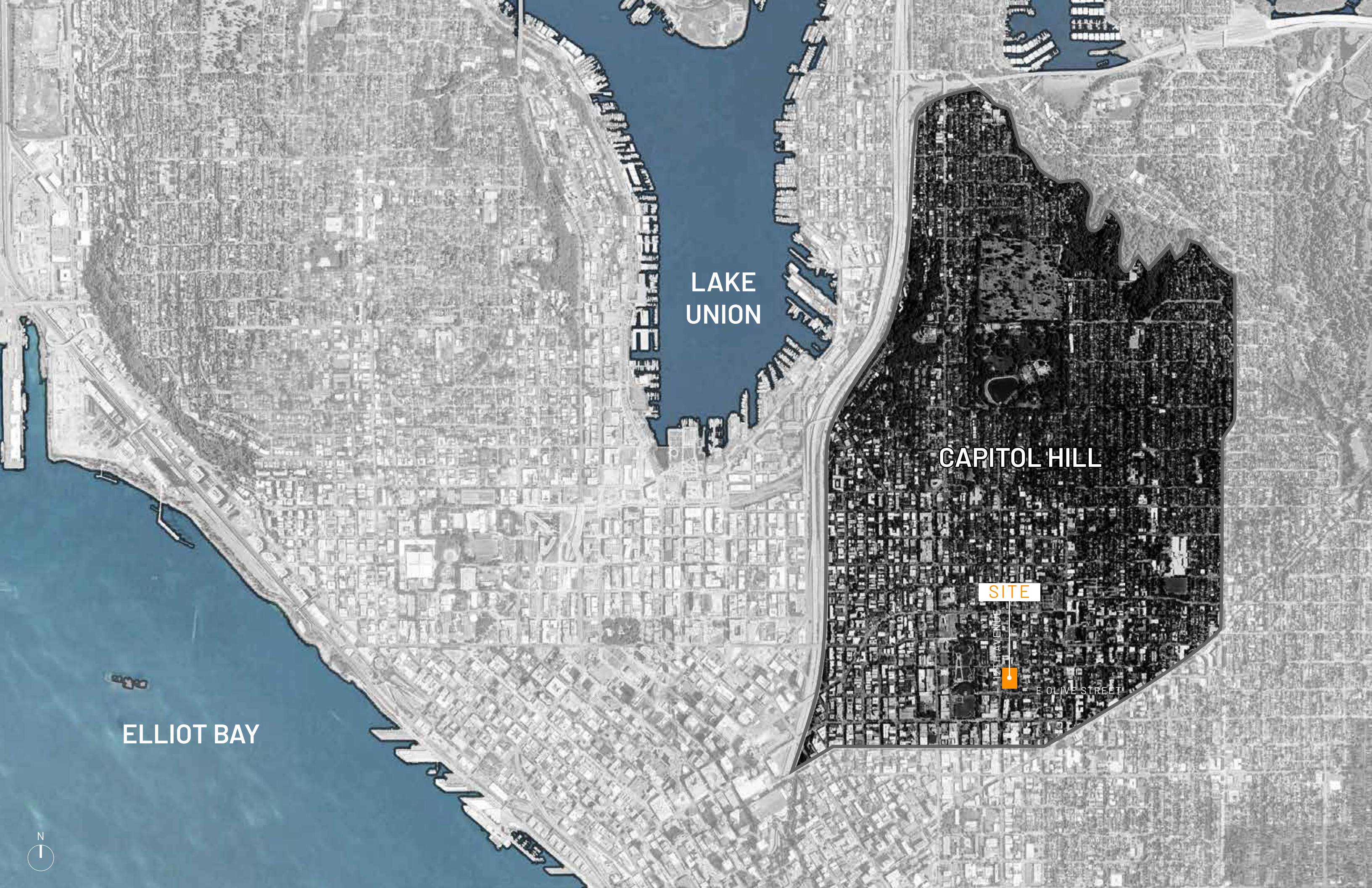
1710 12TH AVE.

SDCI# 3036725-LU (3035745-EG)

DESIGN REVIEW BOARD RECOMMENDATION

7.28.2021





LAKE
UNION

CAPITOL HILL

SITE

12TH AVENUE

E OLIVE STREET

ELLIOT BAY





LAKE WASHINGTON

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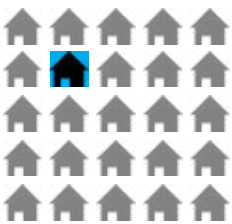
01 PROJECT DATA + ZONING



PROJECT DATA & OBJECTIVES

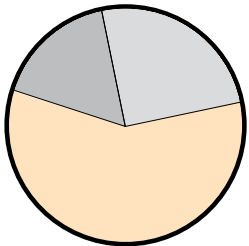
OWNER:	MREG OLIVE LLC
DEVELOPER:	MACK REAL ESTATE GROUP
ARCHITECT:	RUNBERG ARCHITECTURE GROUP 1 YESLER WAY, SEATTLE, WA 98104
LANDSCAPE ARCHITECT:	HEWITT
CONTRACTOR:	TBD
PROPOSED USE:	MIXED-USE RESIDENTIAL
ZONING:	ZONING TYPE: NC3-75 (M1): NEIGHBORHOOD COMMERCIAL
BUILDING CODE:	2018 SEATTLE BUILDING CODE
TAX ACCOUNT NUMBERS:	6003000990, 6003000995, 6003001000, 6003001005, 6003001010
SDCI PROJECT #:	3036725-LU (3035745-EG)
PROJECT ADDRESS:	1710 12TH AVENUE SEATTLE, WA 98122
SITE AREA:	24,877 SF (0.5711 ACRES)
FAR	MAXIMUM: 6 PROPOSED: 5.73
DEPARTURES :	NONE

PROJECT INFO: A mixed-use apartment building providing housing for a diverse community at varying points of life on Capitol Hill. Anchored at the street by multiple commercial / small business spaces focused on neighborhood shops. Fulfilling the city’s master plan, increasing housing through increased density near the light rail station and in key neighborhoods like this one.



UNITS: 134

- STUDIO: 2
- OPEN 1: 60
- 1-BED: 43
- 1-BED+: 5
- 2-BED: 24



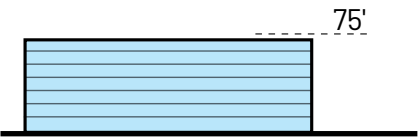
AREA

- GROSS BUILDING AREA: 183,621 SF
- RESIDENTIAL: 104,311 SF
- COMMERCIAL: 4,379 SF
- PARKING: 36,630 SF
- SUPPORT: 9,757 SF



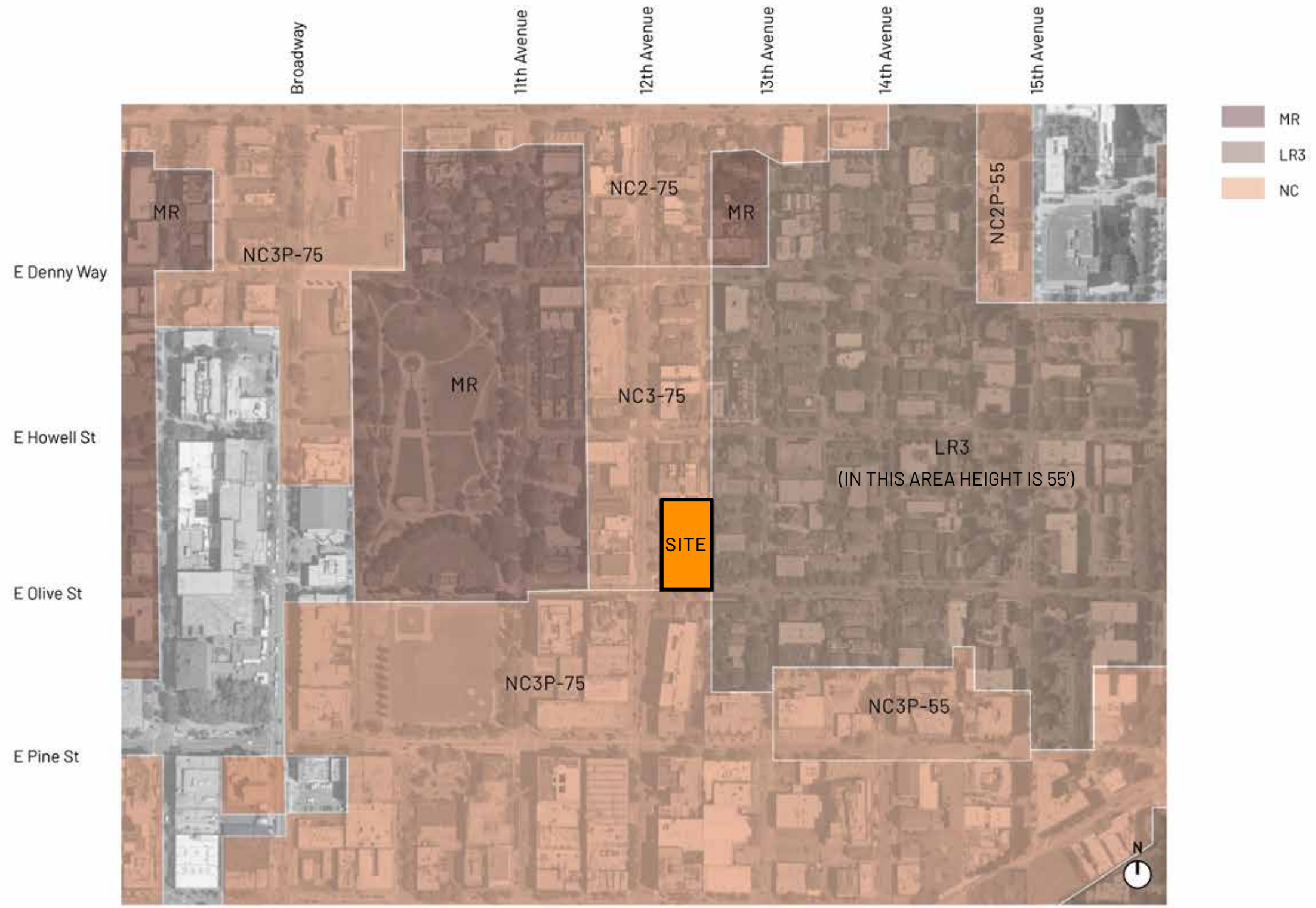
VEHICLE PARKING
REQUIRED: NONE
PROPOSED: 84 STALLS

BIKE PARKING
REQUIRED: 115 STALLS
PROPOSED: 115 STALLS

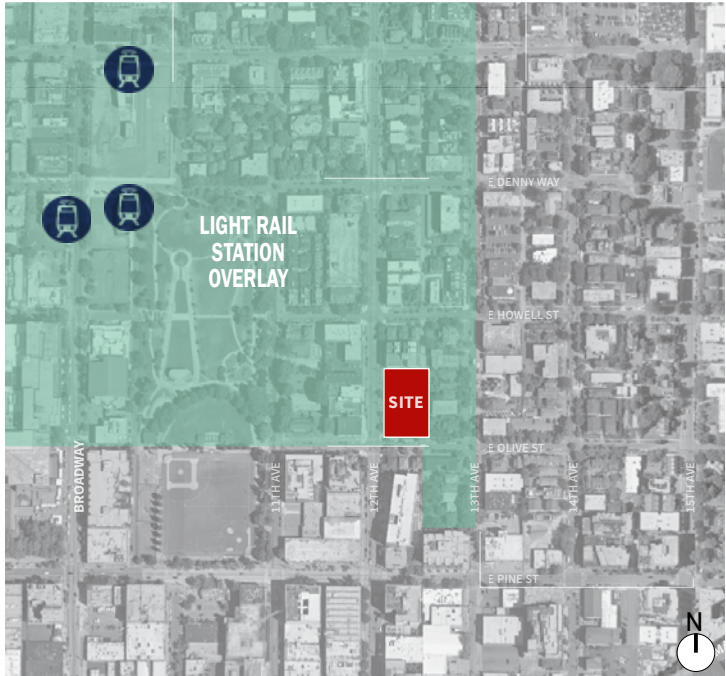


HEIGHT
ALLOWABLE: 75 FT

ZONING DATA / STATION OVERLAY MANDATE TO INCREASE HOUSING

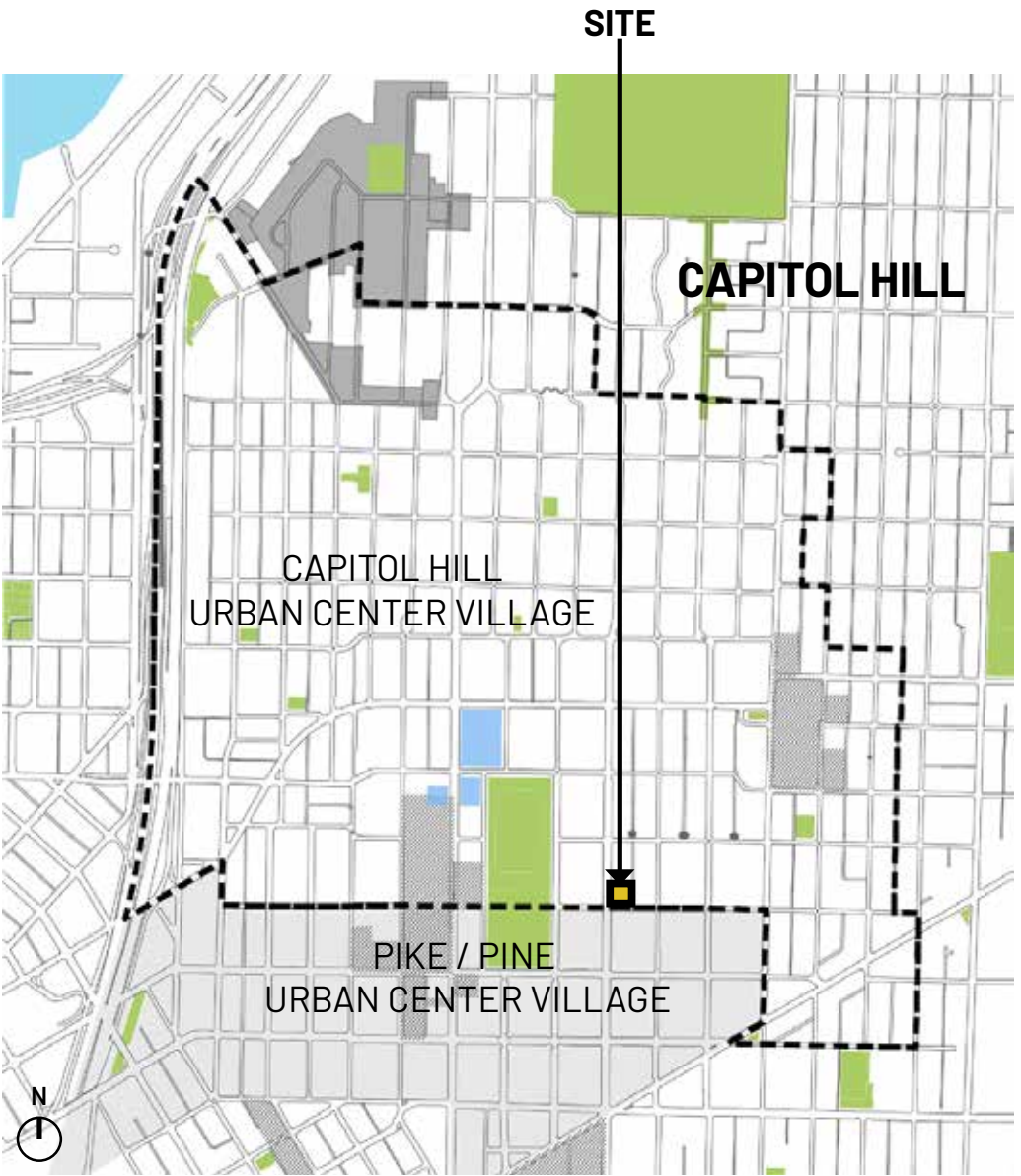


SITE IS WITHIN STATION OVERLAY FOR CAPITOL HILL LIGHT RAIL WHICH INCREASES THE ZONING HEIGHTS AND FAR SIGNIFICANTLY SUPPORTING THE CITY MANDATE TO PROVIDE MORE HOUSING



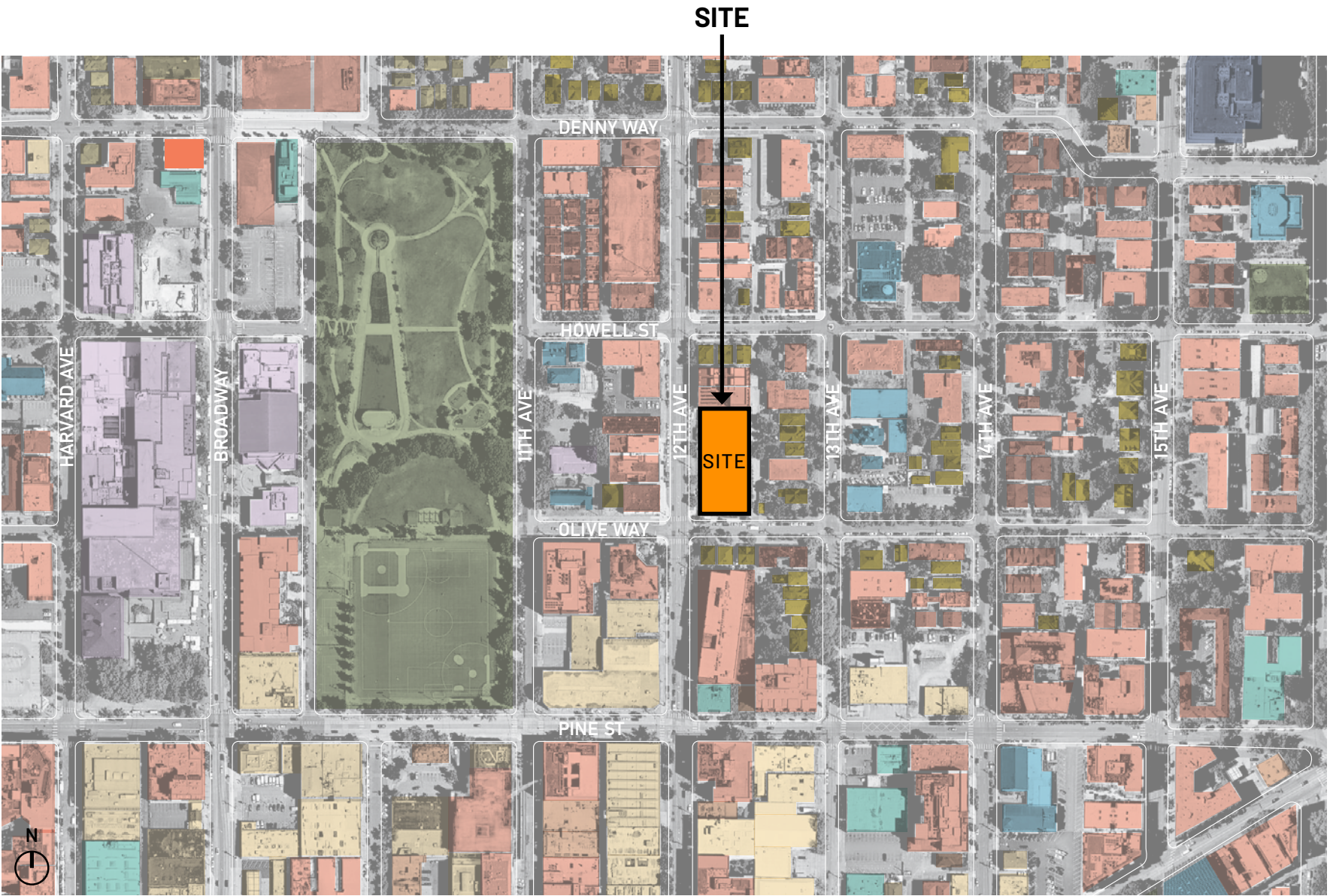
02 SITE CONTEXT














NEIGHBORHOOD EXTENT

The site is located in the Capitol Hill Urban Center Village.



NEIGHBORHOOD USES

	MULTI-HOUSING / MIXED-USE		COMMERCIAL FOOD		HOSPITALITY
	INSTITUTIONAL		COMMERCIAL RETAIL		OFFICE
	RELIGIOUS		SINGLE-FAMILY HOUSING		PARK

NEIGHBORHOOD ANALYSIS - **CAPITOL HILL**

CAPITOL HILL URBAN VILLAGE



PIKE / PINE URBAN VILLAGE



1 SCHEMATA WORKSHOP / CO-HOUSING



2 12TH AVE ARTS



3 CAL ANDERSON PARK & "WATERWORKS" PUBLIC ART

SITE CONTEXT - **MULTIFAMILY HOUSING**



4 1806 12TH AVE APARTMENTS



7 HUGO HOUSE APARTMENTS



10 SUNSET ELECTRIC



13 923 E JOHN STREET



5 SOLA24 APARTMENTS



8 RUSSIAN ORTHODOX CATHEDRAL



11 BERYL APARTMENTS



14 THE BROADWAY BUILDING



6 EDISON APARTMENTS



9 JACK APARTMENTS



12 SINGLE FAMILY HOMES



15 KELLY-SPRINGFIELD

NEIGHBORHOOD ANALYSIS - STREET CHARACTER

SHARED CHARACTERISTICS
FOR CAPITOL HILL URBAN
VILLAGE AND PIKE/PINE
URBAN VILLAGE:

- WALKABLE / URBAN
- RETAIL CORES
- ARTS + CULTURE
- LGBTQ
- ECO DISTRICT
- ART DISTRICT
- GENERATIONAL DIVERSITY
- GREEN LANDSCAPE
- DIVERSE

CAPITOL HILL URBAN VILLAGE



- Mix of single-family and multi-family residential
- Tree lined streets
- Parks/Green spaces
- Slow traffic
- Limited retail

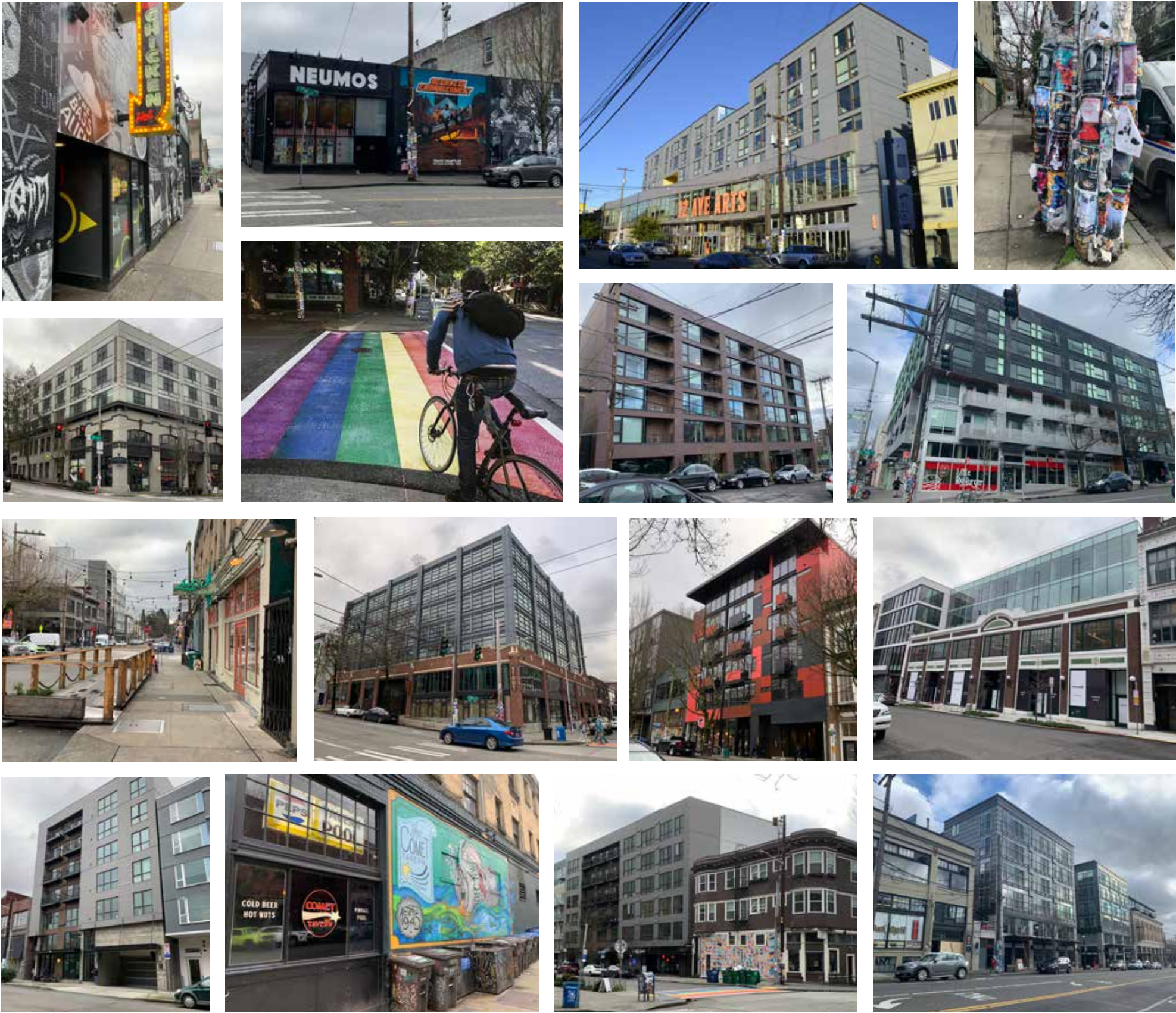


NEIGHBORHOOD ANALYSIS - STREET CHARACTER

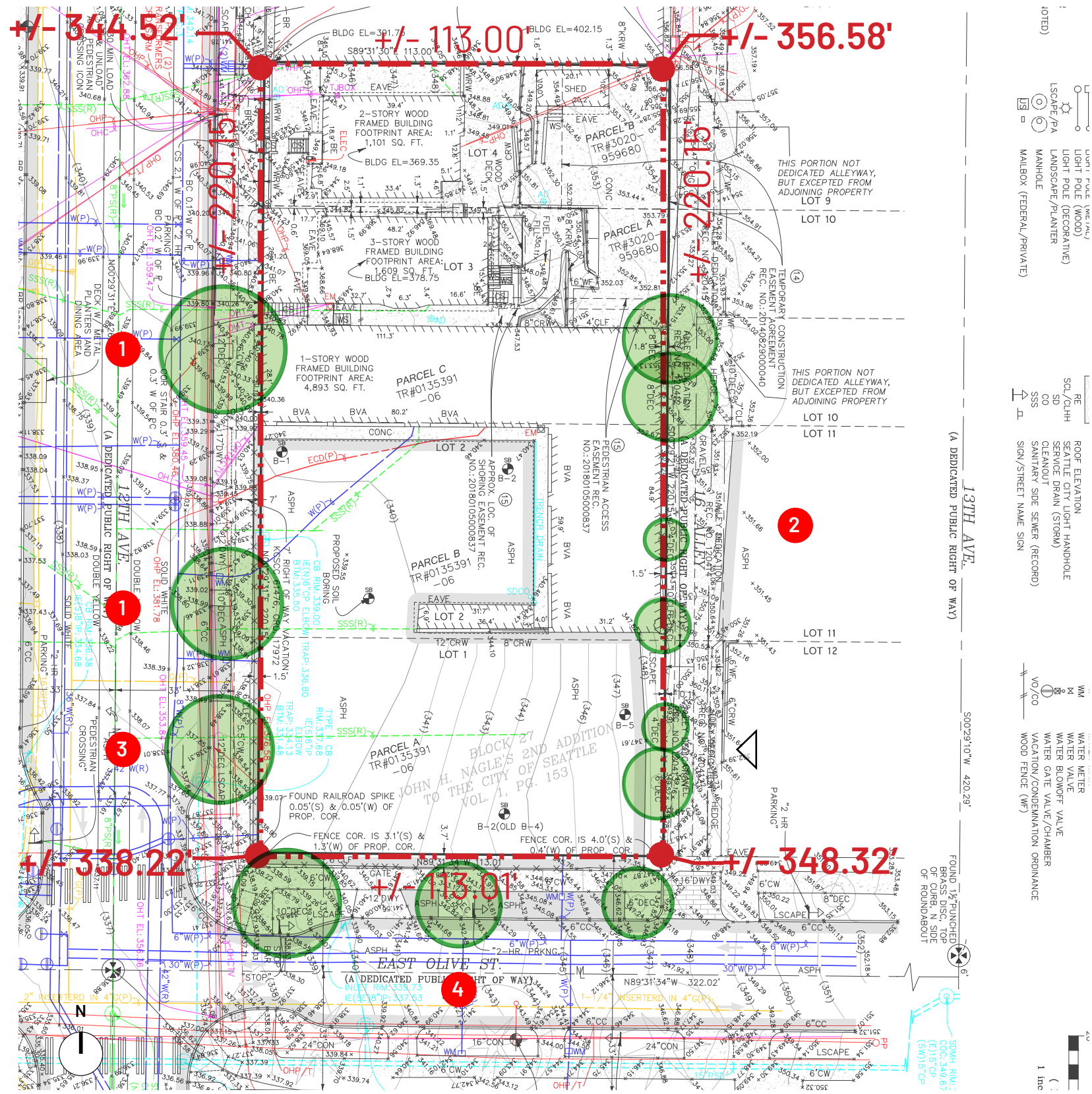
PIKE / PINE URBAN VILLAGE



Conservation District
Commercial/Retail dense
Mixed-use
Warehouse/Industrial



SURVEY



Several trees will be removed along the alley as they are in the ROW.
Street trees will be increased. Only one of the (6) existing street trees is healthy and will be retained. All others will be replaced with (9) additional new large caliper trees with lush planting. The building is set back from street property line to allow space for trees and generous sidewalk space.

LEGAL DESCRIPTION

LOTS 1 THROUGH 4, BLOCK 27, 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 THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY WASHINGTON

- PROPERTY LINE
- △ CURRENT VEHICULAR ENTRY

DESIGN RESPONSE

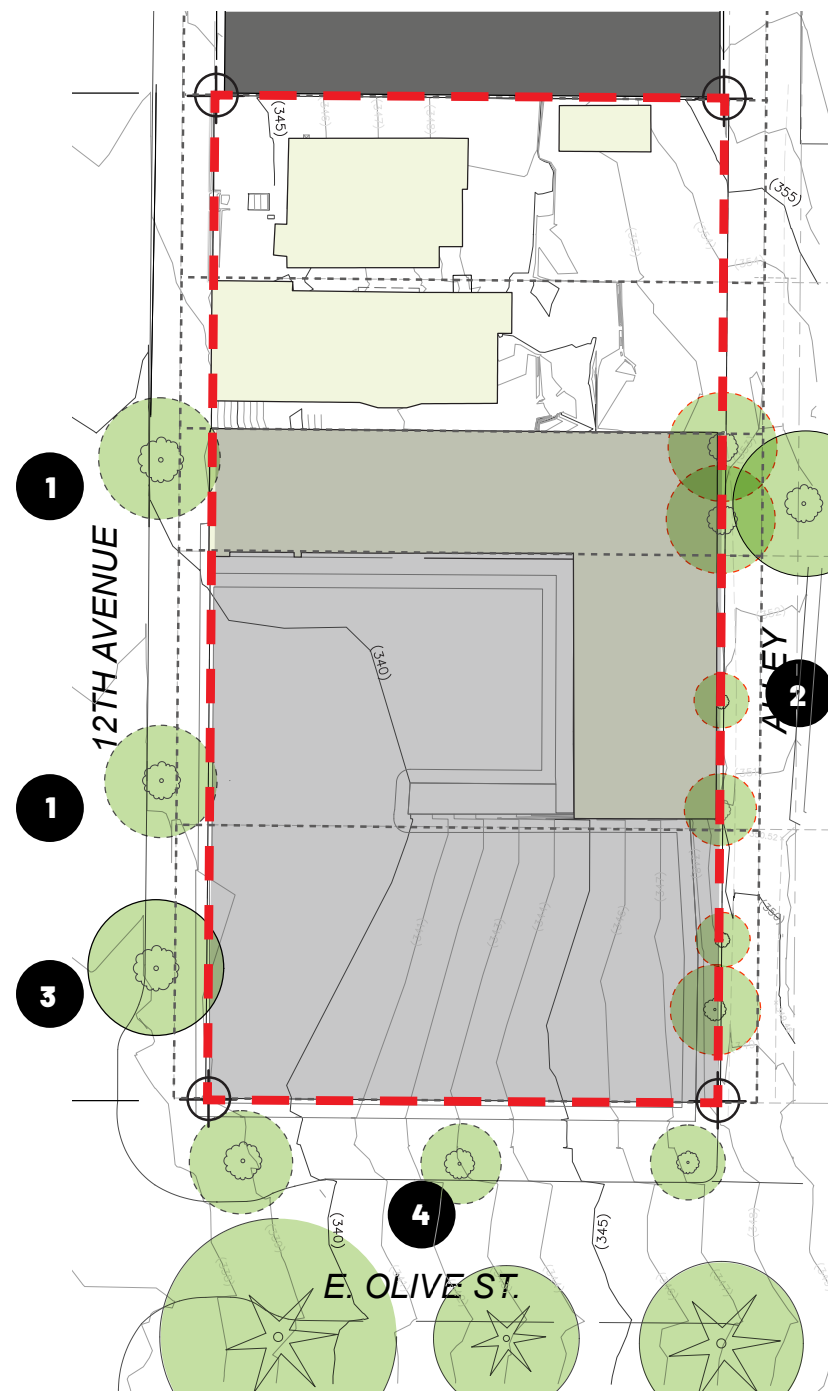
Several trees will be removed along the alley as they are in the ROW.

Street trees will be increased. Only one of the (6) existing street trees is healthy and will be retained. All others will be replaced with (9) additional new large caliper trees with lush planting. The building is set back from street property line to allow space for trees and generous sidewalk space.

(APPLICABLE) CITED DESIGN GUIDELINE

CS1-4.e

Protect the health and longevity of existing mature street trees when designing the footprint of a new building



1

Two (2) unhealthy existing street trees replaced with five (5) large caliper street trees,

Large planting strip provided to maintain trees' future health, typical.

2

Existing alley trees and shrubs removed. After dedication these are in the alley ROW.

Replaced with seven (7) trees at the L2 podium deck.

3

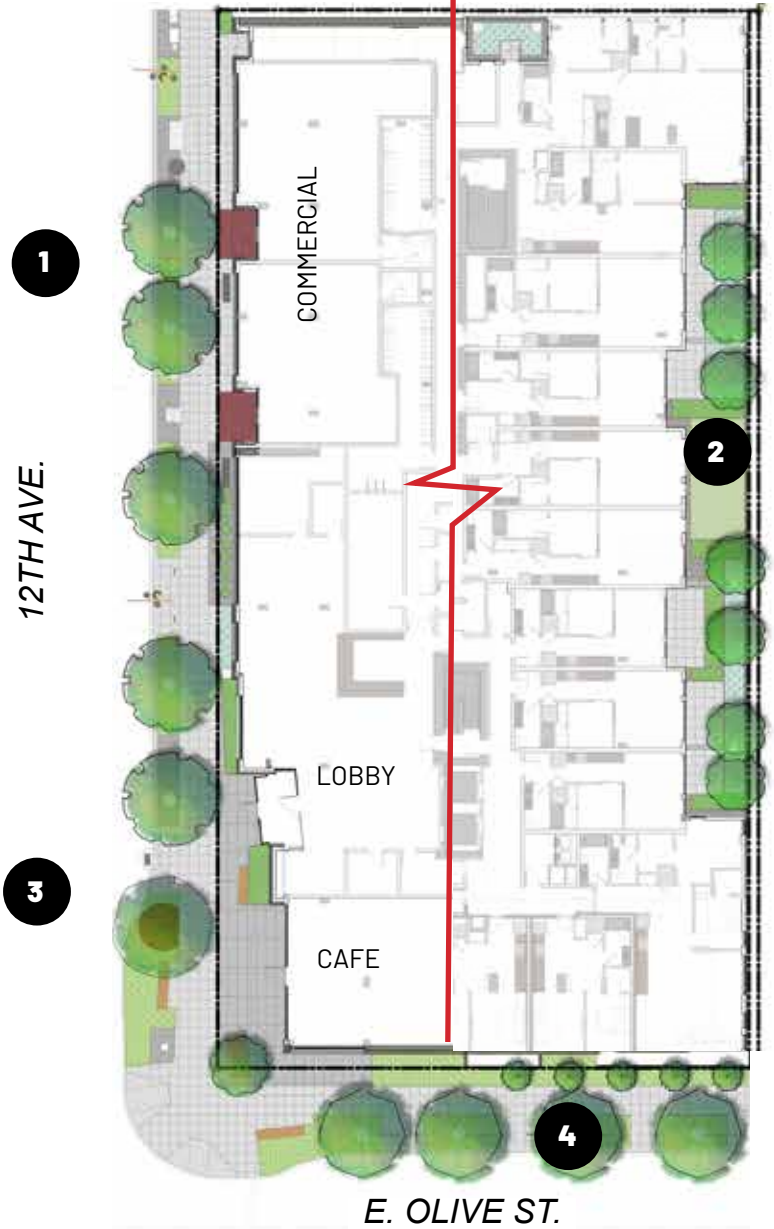
One (1) large healthy street tree retained. Building sets back at this location buffering tree and opening at grade spill out area at corner.

4

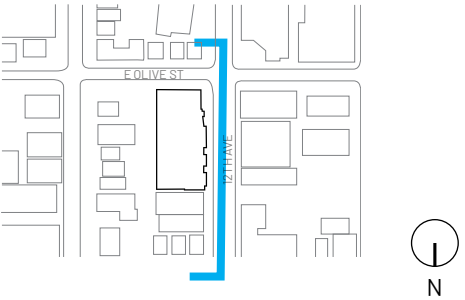
Three (3) unhealthy existing street trees replaced with four (4) large caliper street trees which will provide greater volume of canopy, taking advantage of the lack of overhead power lines. Five (5) narrow trees in the planter at the back of the sidewalk provide a scale transition between the building and the pedestrian environment.

LEVEL 1

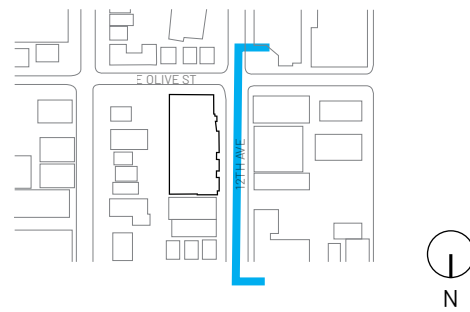
LEVEL 2 (one partial story above alley)



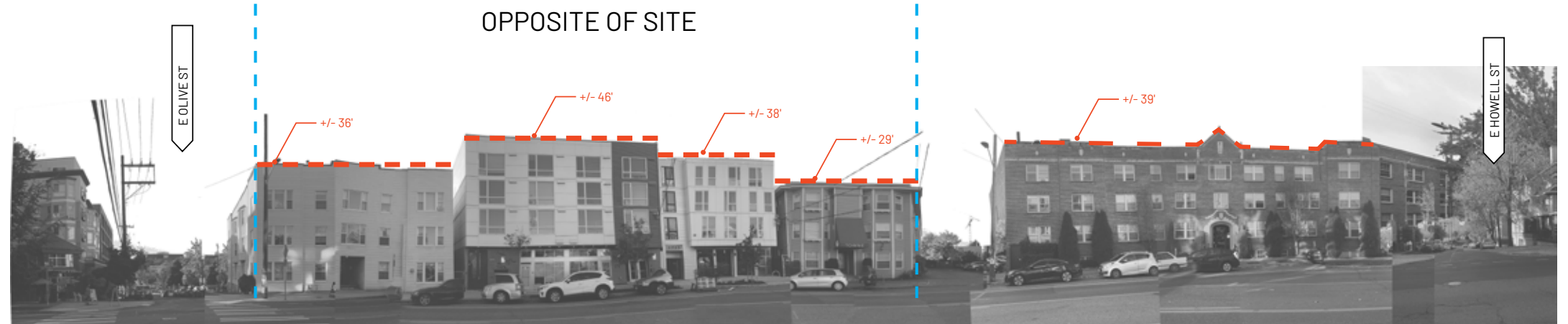
STREET ELEVATIONS - 12TH AVENUE E



STREET ELEVATIONS - 12TH AVENUE W



OPPOSITE OF SITE



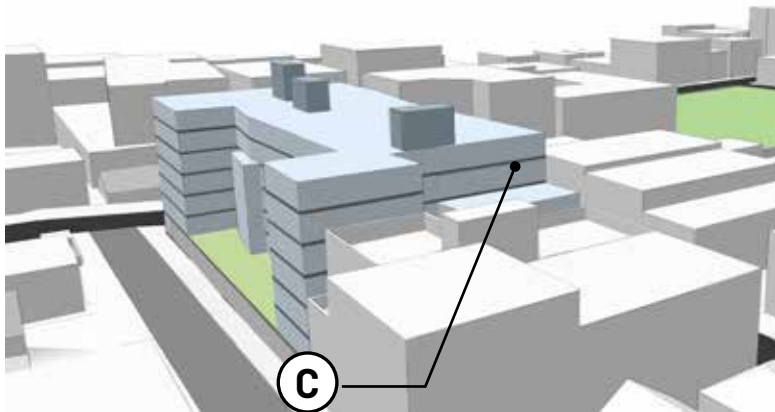
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03 EDG SUMMARY



PROGRESS OF PREFERRED MASSING

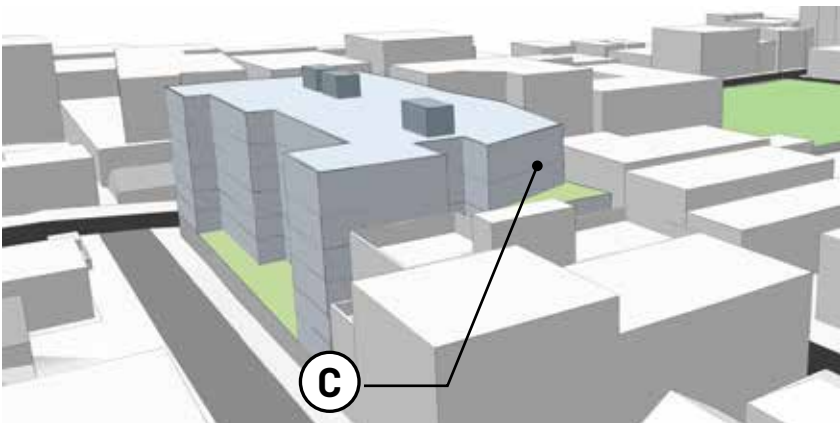
FEBRUARY 5, 2020
EDG 1 DRAFT PACKET / SHARED WITH
NEIGHBORS FEBRUARY 4, 2020



- STARTING ISSUES:
- A. Angles across west facade introduced to set back from overhead power lines and to provide some setback from west.
 - B. East courtyard provides mass setback from LR3 zoning across alley to east.
 - C. Mass eliminated to allow sun exposure to north neighbors rooftop garden.
 - D. North courtyard to mirror north neighbors courtyard

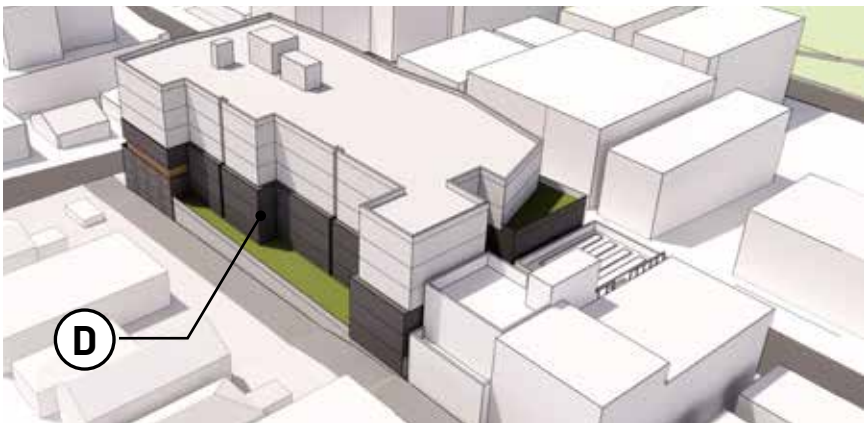
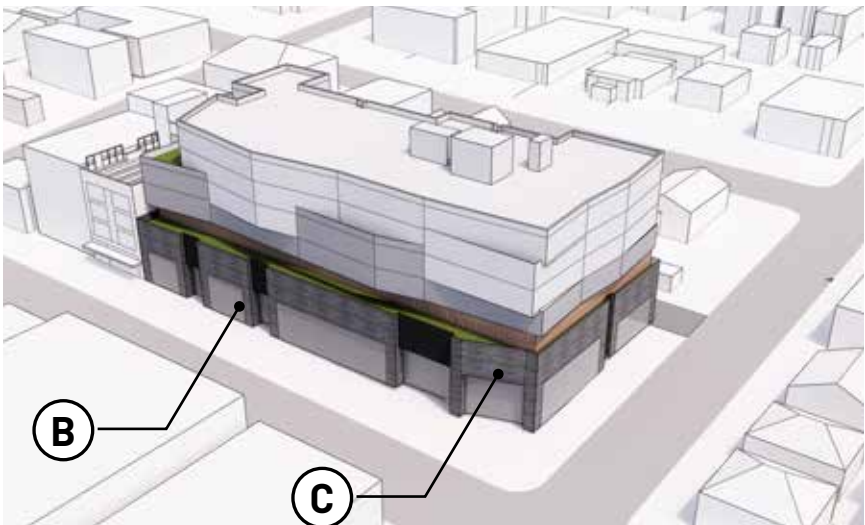


APRIL 17, 2020 - COVID / SWITCH TO ADR
EDG 1 FINAL PACKET / SHARED WITH NEIGHBORS
IN APRIL AND MAY 2020



- RESPONSES TO FEEDBACK FROM NEIGHBORS AND FROM PLANNER:
- A. Mass modulated via further break down of angled facade on west. Still avoiding power lines but blending physical requirements into concept. Concept extended to north and south facades. Creates more accented/strong corner.
 - B. Idea of gasket separating upper from lower introduced.
 - C. Mass elimination at northwest corner angled to tie into west concept.
 - D. East facade bays increased.
 - E. Commercial space along 12th increased and raised height of podium by including bottom level of residential - ties into datums of buildings across street.

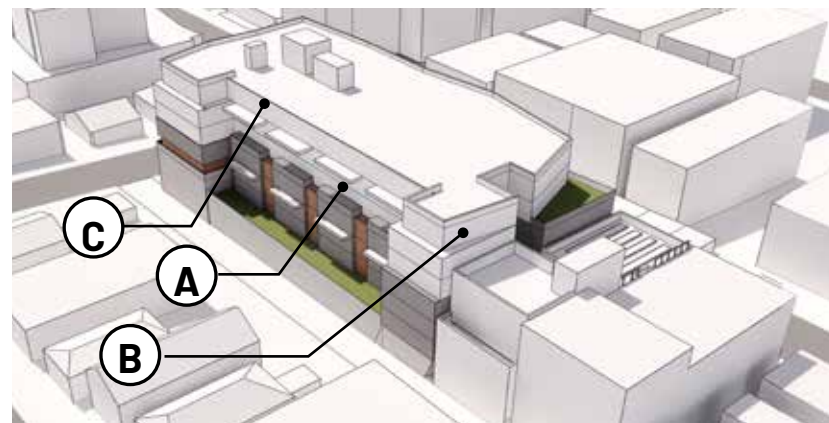
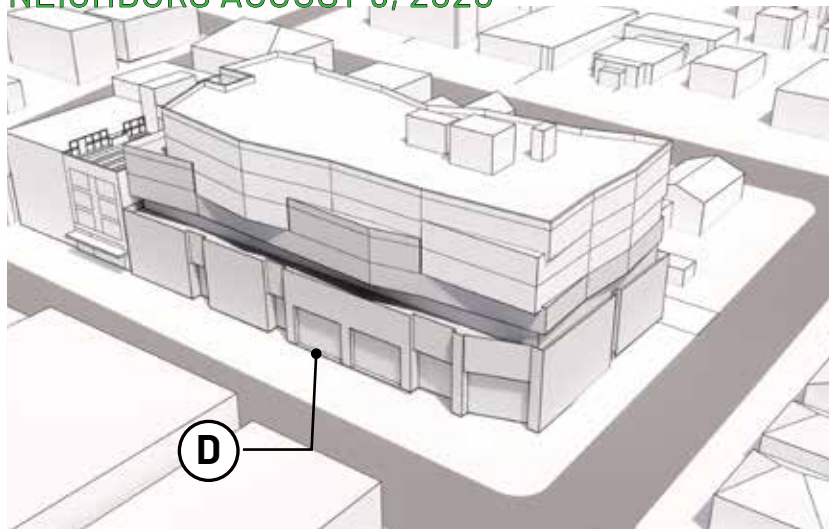
JULY 9, 2020
EDG 2 DRAFT PACKET



- RESPONSES TO FEEDBACK FROM PLANNER / NEIGHBORS EDG 1 COMMENTS:
- A. Upper level massing further broken down using material changes.
 - B. Base mass modulated reflecting widths of nearby existing fabric. Upper level widths of bays formed by angles adjusted to match same widths as base creating relationships between upper and lower levels.
 - C. Corner at base angled back, providing more public / open space at key corner.
 - D. East massing broken horizontally and vertically to begin responding to the neighboring buildings along the alley.
 - E. Roof deck reduced and therefore north stair tower removed eliminating further shading to north neighbor.
 - F. North courtyard and upper level setbacks maintained.

AUGUST 3, 2020

EDG 2 DRAFT PACKET / SHARED WITH
NEIGHBORS AUGUST 9, 2020

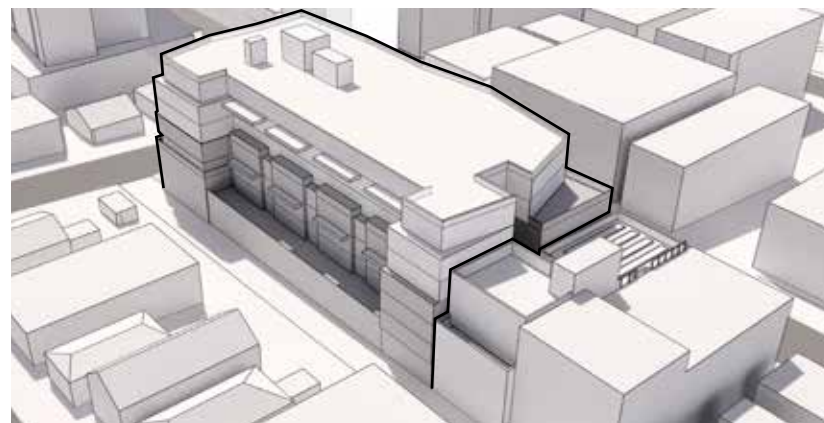


RESPONSES TO FEEDBACK FROM PLANNER / NEIGHBORS:

- A. East facade massing transition significantly adjusted for better scaled relationship to adjacent existing fabric.
- B. Larger and more upper level step-backs introduced along east and north facades.
- C Lowering east roof parapet 2'-0" within courtyard see detailed sections on following pages.
- D. Facade along 12th developed to support future conversion of lobby space to commercial.

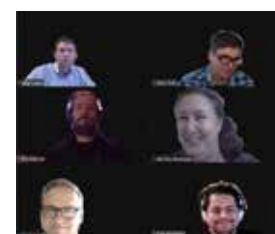
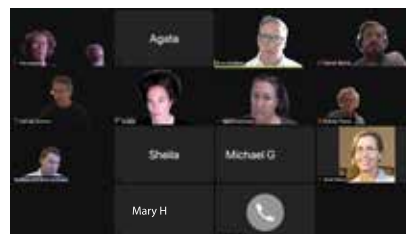
AUGUST 13, 2020

EDG 2 FINAL PACKET / SHARED WITH
NEIGHBORS SEPTEMBER 21 & PPUNC OCTOBER



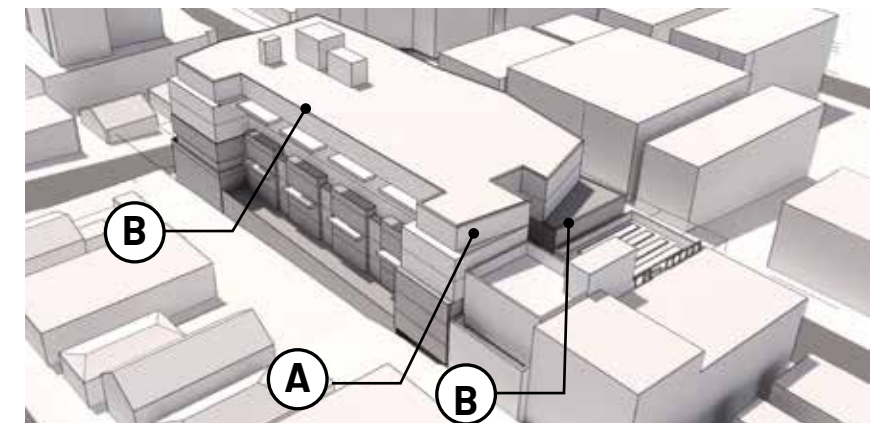
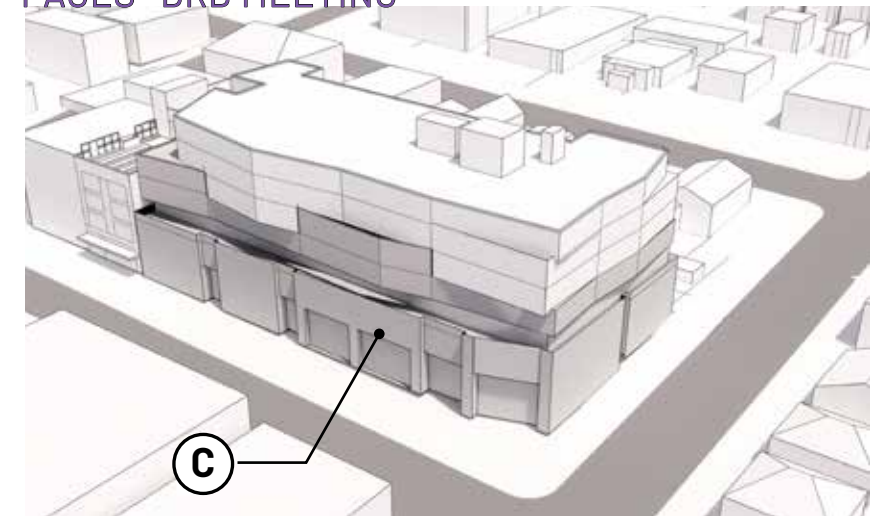
RESPONSES TO FEEDBACK FROM PLANNER:

- A. Graphic update based on planner feedback



NOVEMBER 12, 2020

EDG 2 FINAL PACKET WITH SUPPLEMENTAL
PAGES -DRB MEETING



RESPONSES TO FEEDBACK FROM NEIGHBORS:

- A. Pulled setbacks further from northeast - at 7th level
- B. Lowering roof parapet throughout approx. 2 feet and pulling guardrails inboard to further limit shading of neighbors.
- C. Studied options to add color/lighten feel of base on 12th Ave - see elevation options on the following pages

EDG 1 GUIDANCE & RESPONSE SYNOPSIS

	ADR EDG 1 GUIDANCE	DESIGN RESPONSE	(APPLICABLE) CITED DESIGN	ON PAGE #
PROCESS	<p>1.... preferred massing option does not adequately respond the Design Guidelines ... three schemes together provide insufficient exploration of massing options</p>	<p>All three schemes have been adjusted to address comments. Additional massing options have also been explored and diagrammed.</p>		
MASSING AND CONTEXT	<p>2.a....neighborhood is largely platted as smaller lots and has been developed over time with a wide variety of building types, scales and styles. ... 12th Avenue Arts building a block south, which is a large and singular structure that is atypical in this neighborhood. (CS2-D, DC2-A)</p> <p>2.b. ... modulation is insufficient to legibly tie this new structure to the scale of the existing context or allow it to be read as other than a large singular object. ... exacerbated by the proximity of the 12th Avenue Arts building (CS2-D)</p> <p>2.c. ...acknowledges and agrees with public comments concerned with the height bulk and scale of this project, and the lack of sufficient response to the nearby context. (CS2-D)</p> <p>2.d. ...include massing and modulation schemes that recognize historical development patterns and respond to existing smaller-scale development patterns on this block. (CS2-D, DC2-A)</p> <p>2.e. ... provide shadow studies of the massing options at a higher level of scale and with greater detail to clearly indicate impacts on neighboring structures and gardens. (CS1-B-2, CS2-D)</p>	<p>I Heights have increased by 35' in our zone and by 10' in the LR3 zone across the alley and uphill to the east. We understand the intent of the city is to put density where it is appropriate and are attempting to locate the allowed development potential (height, FAR) in the best way possible on the site - considering solar access, shading, privacy, separation etc.</p> <p>The preferred scheme does draw inspiration from the neighboring 12th Ave Arts building, but now also incorporates inspiration from the neighborhood to the north, west and east as well.</p> <p>III Massing and modulation have been adjusted to reflect/reference this smaller scale and create an appropriate transition.</p> <p>The preferred scheme does draw inspiration from the neighboring 12th Ave Arts building, but now also incorporates inspiration from the neighborhood to the north, west and east as well.</p> <p>IV Updated Shadow Studies have been provided with enlargements of immediate neighbor properties.</p>	<p>CS2-D Height, Bulk and Scale</p> <p>1. ... neighboring buildings as well as the scale of development anticipated by zoning ...</p> <p>3. Zone Transitions: Projects should create a step in perceived height, bulk and scale between the <u>anticipated development potential of the adjacent zone</u> and the proposed development. Factors to consider:</p> <p>a. Distance to the edge of a less ..intensive zone;</p> <p>b. Differences in development standards between abutting zones;</p> <p>c. ... separation by ... an alley ... or by ... grade change);</p> <p>e. Shading to or from neighboring properties.</p> <p>4. ... break up the mass of the building, and/or match the scale of adjacent properties in building detailing. ...(or) differ from the scale of adjacent buildings but ... enable better solar exposure ...or make for interesting urban form.</p> <p>5. ... minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.</p> <p>DC2-A Massing</p> <p>2. ...Use secondary architectural elements to reduce the perceived mass of larger projects. ... creating recesses or indentations ...</p> <p>CS1-B Sunlight and Natural Ventilation</p> <p>2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.</p>	<p>SEE PAGE #12-16</p> <p>SEE PAGE #17-18</p> <p>SEE PAGE #17-25, 40-72, 75-78</p> <p>SEE PAGE #25 AND 46, 54, 62, 70</p>
ZONE TRANSITION	<p>3.a. ...the modulation at the alley occurs horizontally, ...likely require both vertical and horizontal stepping that is tied to existing development patterns to the east. (CS2-D-3, DC2-A-2)</p> <p>3.b. SDCI also acknowledges and agrees with public comments concerned with the height bulk and scale of the proposed project, which fails to effectively respond to the zone transition and nearby context. (CS2-D)</p> <p>3.c. It may be helpful to include precedent images of recent projects that have successfully mitigated the scale of a larger project where it abuts a less intensive zone.</p>	<p>see above - Alley facade now includes both vertical and horizontal stepping for all options.</p> <p>III see above</p> <p>Precedent images have been included for reference</p>		<p>SEE PAGE #20 AND 62</p>

	ADR EDG 1 GUIDANCE	DESIGN RESPONSE	CITED DESIGN GUIDELINE	ON PAGE #
STREET EDGE	<p>4.a. Staff supports the programming of active commercial uses along 12th Ave. In agreement with public comment, Staff recommends further development of a porous and engaging street edge with pedestrian amenities, landscaping, and a design that responds to the commercial context nearby. (CS1-4.e, PL3-B, PL3-C)</p>	<p>V The project proposes approx. 48% of 12th avenue frontage as commercial (3 spaces sized appropriately for local businesses - some hopefully returning to the site). Approx. 63% of the E Olive St. will be commercial.</p> <p>VI All at grade facade will feel commercial in nature. There are no residential units at grade. Outdoor spill-out space is included and blends with the lobby outdoor seating area and landscaping. Several trees will be removed along the alley as they are in the ROW.</p> <p>VII Street trees will be increased. Only one of the (6) existing street trees is healthy and will be retained. All others will be replaced with (9) additional new large caliper trees with lush planting. The building is set back from street property line to allow space for trees and generous sidewalk space.</p>	<p>CS1-4.e Protect the health and longevity of existing mature street trees when designing the footprint of a new building</p> <p>PL3-A. Street Level Interaction - Entries 1. Design primary entries to be obvious, identifiable, ... connected to the street. ... differentiating residential and commercial entries ... b. Retail entries should include adequate space ... under cover from weather. c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.</p> <p>PL3 - B Street level Interaction - Residential Edges 4. Interaction: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.</p>	<p>SEE PAGE #27</p> <p>SEE PAGE #27-34, 75-76</p> <p>SEE PAGE #31</p>
	<p>4.b. In agreement with public comment, Staff are concerned about the large residential lobby proposed at the street front and how it will encourage human interaction and activity. This concern may be mitigated by some combination of the reduction in its size and the careful programming and detailing (activity areas, operable windows, etc.) of the space. (PL3-C, PL3-B)</p>	<p>V The lobby is the only indoor communal space in the building and is designed as an active CoWorking style space that will have the appearance and activity of a cafe. It includes a overlooking mezzanine level fitness room that to the SE corner of the alley. Additionally a portion of the lobby is designed to accommodate conversion to commercial space in the future as demand might grow.</p>	<p>PL3 - C Street level Interaction- Retail Edges 1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. ... 2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors ...increased height in lobbies, ... 3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur.</p>	<p>SEE PAGE #27-34, 75-76</p>
	<p>4.c. Staff notes that both the Citywide and Capitol Hill Guidelines call for the strong expression of primary residential entries and encourage the development of this element as an architectural focal point that is obvious, identifiable, and distinctive, and welcoming and recognizable to visitors. (PL3, PL3-1-b, PL3-A-4)</p>	<p>V The new modulation of the podium is tied into accenting the residential lobby entry. This will be further defined by use of materials and a canopy that stands out from the other entries/canopies on the project As noted above the lobby entry is recessed and allows mixing, security with eyes-on-the-street next to the cafe space.</p>	<p>PL3-1-b Street level interaction - Capitol Hill Supplemental Guidance b. Identifiable common entries to residential buildings: Design primary entries to milt-family buildings to be an architectural focal point...</p> <p>PL3-4-A) - Capitol Hill Supplemental Guidance - Retail Edges a. Permeable storefronts: Design the ground floor retail edge to enhance street level activity and promote social mixing. ...</p>	<p>SEE PAGE #27, 28-30, 75-76</p>

MASSING OPTION

1a ASSEMBLY OF DIFFERENTLY SCALED ELEMENTS

DRB guidance: The Board recognized the large volume of public comment with concerns regarding the height, bulk, and scale of this project relative to recent up-zoning changes, the existing context and the adjacent lower intensity zone and agreed that these issues were of critical importance in developing the design of the project.
(CS2, CS3, and DC2)

1b DIFFERENT MASSING SCHEMES

DRB guidance: The Board expressed similar concern as Staff at EDG regarding the narrow exploration of massing options demonstrated in this proposal and regret that some other possibilities, including the development of the project as an assembly of differently scaled elements, had been abandoned early in the process, but agreed that of the four options proposed, C and D were the most likely to result in a project that would meet the criteria of the Design Guidelines.
(CS2-D, CS3-A, DC2-A, and CS2-2)

1c SETBACKS AND MODULATION

DRB guidance: The Board noted that Options C and D provided larger setbacks and upper level modulation, which the Board supported for their potential to help mitigate the large size of the project on a zone edge.
(CS2-D, CS3-A, DC2-A, and CS2-2)

1d RESPONSE TO HEIGHT, BULK, AND SCALE

DRB guidance: The Board supported the continuity of the design concept in shown in Option D, with the upper level expression continuing from 12th Ave to the alley but agreed that Option C demonstrated a greater degree of modification in response to public concern regarding height, bulk, and scale. The Board agreed that Option C was therefore the most likely to result in a project that would meet the criteria of the Design Guidelines and encouraged greater continuity of design concept.
(CS2-D, CS3-A, DC2-A, and CS2-2)

DESIGN CONCEPT

6a CLEAR, STRONG DESIGN

DRB guidance: While some of the Board members appreciated the playfulness of the upper level undulations and noted its appropriateness on this Capital Hill site, other Board members were concerned by the repetition of a structure of this scale and, echoing public comment, the comparatively inverted organization of static elements in the pedestrian realm and more dynamic elements at the upper levels. The Board agreed that a clear, strong design concept needs to be evolved and realized on all elevations. (DC4, CS2, and CS3)

2 PREFERRED SCHEME

DRB guidance: The Board was divided on the question of how well this proposal had responded to previous guidance. While none of the board members expressed strong support for any of the schemes, some felt that the further development of each of the schemes and the adjustments made to the preferred option could be seen as responsive, while other board members felt that the materials seemed to be making a case for the original analysis of site conditions and context in support of a preferred option that had not changed significantly since the previous review. This general frustration led to a divided vote on next steps.

3d STREET LEVEL MASSING

DRB guidance: The Board noted that the relationship between this project and the 12th Ave Arts building to the south was conceptually interesting however, echoing Staff guidance at EDG and public comment, noted that the 12th Ave Arts building, unlike the proposed massing, offers more dynamic massing elements at street level where they create a variety of pedestrian experiences, and that the upper levels were set back significantly from the base which helped mitigate the project's scale.
(CS3-A, CS2-D, and DC4)

SCALE MITIGATION / RESPONSE TO CONTEXT

3a HORIZONTAL MODULATION

DRB guidance: Similar to Staff comments provided at EDG, the Board noted that although a degree of modulation existed on the 12th Avenue façade, it all occurred horizontally, creating a very long uniformly articulated expression that overly dominates the street. The Board agreed that the introduction of horizontal modulation and perhaps the articulation of multiple massing elements demised with (a) gasket(s) could be a successful approach. **(DC2, DC2-B, DC2-A, and CS3-1)**

3b ELEMENTS OF DIFFERENT SCALE

DRB guidance: The Board noted that on the E. Olive Street facade the perceived mass of the building is broken down through the creation of legible elements of different scale and supported this approach. **(DC2-A and CS2-D)**

3c ARTICULATION OF MASSING ELEMENTS

DRB guidance: Echoing public comment, the Board agreed that all facades require additional depth and texture, high quality exterior materials, and secondary architectural features and detailing to mitigate the scale of this proposal and help it fit with neighboring buildings. **(DC2, DC2-D, and DC2-3)**

1e ZONE TRANSITION

DRB guidance: *The Board supported the upper-level setbacks at the northeast corner in Option C and agreed that this erosion of the massing could be employed at the other three corners to help mitigate height bulk and scale and better fit into context. (CS2-D, DC2-A, and CS2-2)*

4a SCALE OF CONTEXT

DRB guidance: *The Board recognized that the Guidelines direct them to consider the scale of both future development and existing context when evaluating the appropriateness of a design response. (CS2-D)*

4b TRANSITION LENGTH

DRB guidance: Repeating guidance provided at EDG, the Board noted the significant change in zoning from NC3-75 to LR3 at the alley, the length of this transition relative to the smaller platted lots to the east and echoed public comment in identifying this as a critical issue that would require further consideration and refinement to meet criteria in the Guidelines. **(CS2-D and DC2-B)**

4c EAST SIDE APPROACH

DRB guidance: The Board noted the setbacks provided at the northwest corner and agreed that a similar approach on the alley facade could help make a better transition to the less intensive zone and mitigate the scale of this significantly larger structure. **(CS2-D, DC2-A, and DC2-B)**

THE STREET EDGE/ ALLEY

7a PEDESTRIAN SAFETY

DRB guidance: The Board recognized public comment regarding the development of the alley, and concerns with safety and impacts from building services. **(DC1 and PL2-B)**

7b WINDOWS AND OCCUPIABLE AREAS

DRB guidance: The Board agreed that the design should include additional windows and occupiable areas overlooking the alley to increase pedestrian safety and strive to minimize service impacts, ideally by managing all solid waste on-site without the need to stage collection in the alley. **(DC1 and PL2-B)**

5a CHARACTER OF EXISTING CONTEXT

DRB guidance: The Board expressed appreciation for the continued development of the street edge and recognized the intent to tie this development to existing context. The Board noted that the uniformity of expression in the current design however did not seem to reflect the character of existing context or the exhibits and analysis provided in the packet documenting that context. Similar to Staff guidance at EDG, the Board agreed these street edge elements should be further broken down to provide greater variation in scale and expression to better fit into context, and encouraged the development of more outdoor space and seating areas. **(CS2-B, CS2-1, CS3-A, CS3-1, PL1, and PL3)**

5b CALIBRATION BETWEEN COMMERCIAL AND RESIDENTIAL

DRB guidance: Echoing public comment, the Board noted the transitional character of this block, between the denser and more commercial fabric to the south and the more residential character to the north, noted that a careful calibration of these influences would be required and agreed that porosity and activation of this edge is critical for a successful design. **(CS2-1.b, CS3-A, and PL3-C)**

5c POROSITY AND ACTIVATION

DRB guidance: The Board questioned the choice to allocate such a significant length of the street frontage to residential amenity area, but agreed that at this stage in the review process they would simply provide guidance to design and program these areas in a manner that physically engages the street and generates activity, offers porosity and opportunities for human interaction. **(CS2 and PL3)**

EARLY DESIGN GUIDANCE 2 - RESPONSE - MASSING OPTION

- 1a

DRB GUIDANCE: The Board recognized the large volume of public comment with concerns regarding the height, bulk, and scale of this project relative to recent up-zoning changes, the existing context and the adjacent lower intensity zone and agreed that these issues were of critical importance in developing the design of the project. **(CS2, CS3, and DC2)**
- 1b

DRB GUIDANCE: The Board expressed similar concern as Staff at EDG regarding the narrow exploration of massing options demonstrated in this proposal and regret that some other possibilities, including the development of the project as an assembly of differently scaled elements, had been abandoned early in the process, but agreed that of the four options proposed, C and D were the most likely to result in a project that would meet the criteria of the Design Guidelines.
(CS2-D, CS3-A, DC2-A, and CS2-2)
- 1c

DRB GUIDANCE: The Board noted that Options C and D provided larger setbacks and upper level modulation, which the Board supported for their potential to help mitigate the large size of the project on a zone edge.
(CS2-D, CS3-A, DC2-A, and CS2-2)
- 1d

DRB GUIDANCE: The Board supported the continuity of the design concept in shown in Option D, with the upper level expression continuing from 12th Ave to the alley but agreed that Option C demonstrated a greater degree of modification in response to public concern regarding height, bulk, and scale. The Board agreed that Option C was therefore the most likely to result in a project that would meet the criteria of the Design Guidelines and encouraged greater continuity of design concept.
(CS2-D, CS3-A, DC2-A, and CS2-2)

RESPONSE:
Taken together guidance items 1a-1d, We understand that option C is the EDG massing selected to move ahead with. **Per discussion with planner while preparing for DRB Rec meeting, the design team added a second potential massing that addresses all of the comments (similar to C.1 from EDG). We have included both as proposed for discussion / review by the DRB.*

C.2A - Angled : (updated EDG Option C) has been developed continuing the two basic languages or concepts that relate to the different neighborhood characters on opposite sides. This version does increase some of the angles at north and south upper levels so they are more visible from the alley side and increases the setback at the top floors on the east wings/corners [CS3-A-2 Contemporary Design / DC2-A-2 Reducing Perceived Mass / CS2-2 Response to Different Streets]]

C.2B - Traditional: (updated EDG Option C.1) takes the agreed upon modulation at the alley and re-forms the other sides of the building to match. Making a single strong concept in a way that matches more of the existing neighborhood as an “assembly of different scaled parts.” [DC2-A-2 Reducing Perceived Mass / CS2-2 Response to Different Streets]]

Both options use similar base/podium/brick level designs as shown in following pages.

Both options use the same east courtyard design which has been developed with deeper full height gaskets between bays and more emphasis between parapet heights as well as deeper setbacks at the top floor in the gaskets. [CS2-D-1 appropriate complement and/or transition]



OPTION A - "E - SHAPE"



OPTION B - "C - SHAPE"



OPTION C.1 SHOWN TO BOARD NOVEMBER EDG 2 (VOIDED MEETING)



OPTION C - **PREFERRED**



OPTION D - "WAVE"

04.A DESIGN / EDG RESPONSES SUMMARY OF MAJOR CHANGES



1. GASKETS



OPTION C.2A - WEST



OPTION C.2A - EAST

1. **Gaskets:**
The single gasket articulated continuously to grade with a unique material appears responsive to Board guidance and could help strengthen the design concept.

2. **Design Concept:**
The choice to bring the ‘bay’ expression of the east facade to the south and west facades (C.1) could certainly be a solution, but the Board’s previous guidance to create a clear and strong design concept was overarching and did not preclude the possibility that the preferred scheme could be successful. So yes, this ‘bay’ concept could work, but so could the previous ‘angle’ concept. In either case, the Board’s principal guidance would still need to be met: strengthening the cohesion and legibility of the design concept. This could be done with sharper angles, high-quality materials, expressive detailing, deeper setbacks, etc.

3. **Corner Expression:**
This change to the corner (punched brick proud of facade above) has strengthened its expression but staff recognize the ‘sameness’ this creates at the west facade and street edge. One note: At EDG the Board expressed concern regarding the relentless horizontality of the west facade, and one member suggested variation in the height of the brick bays. A direct response to this guidance could be the corner as four stories (as on page 4) in combination with changing the height of another bay (from 3 to 2?), Particularly as the lowering and raising of the angled facade expression would also address their concern. Possibly worth exploring.

4. **East Facade:**
The relocation of the wood material and variation in bay height appear compositionally strong. But the Board may expect a more direct response to their guidance on scale mitigation, such as a portion of the top floor set back significantly to provide relief from the continuous parapet height or similar.

*DRAFT DRB PACKET CORRECTION NOTES FROM PLANNER



EDG 2 (DECEMBER) - OPTION C



EDG 2 (DECEMBER) - OPTION C.1



CURRENT DESIGN - ANGLED SCHEME - OPTION C.2A

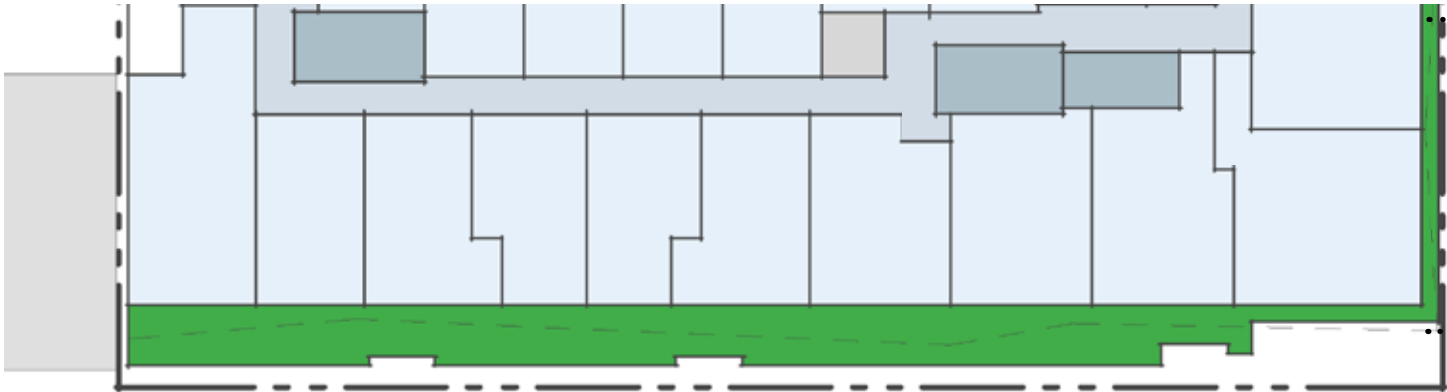


CURRENT DESIGN - TRADITIONAL SCHEME - OPTION C.2B

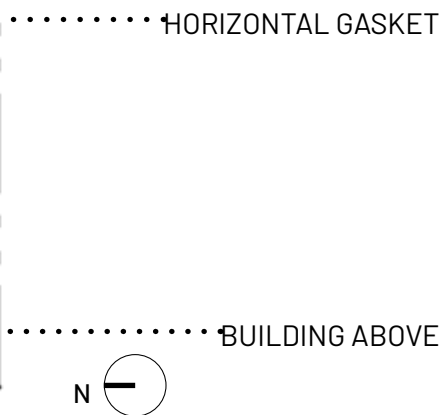
1. GASKETS - (PREVIOUS)



EAST GASKETS



LEVEL 3 FLOOR PLAN

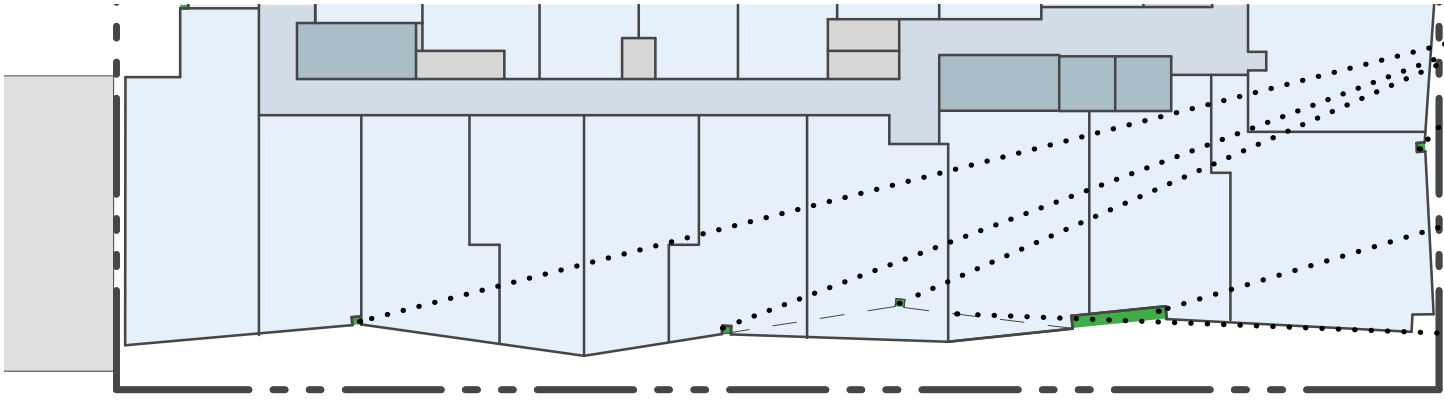


EDG 2 (DECEMBER) - ANGLED SCHEME - OPTION C

1. GASKETS - PROPOSED



EAST GASKETS



LEVEL 5 FLOOR PLAN

MINOR VERTICAL GASKETS
(OCCURS AT INFLECTION
POINTS)

MAJOR VERTICAL GASKET

BUILDING ABOVE

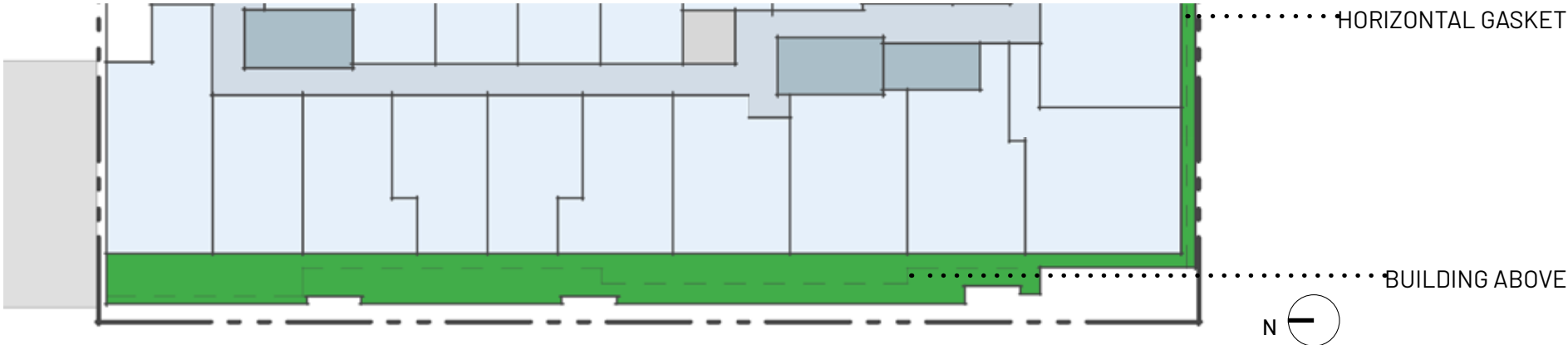


CURRENT DESIGN - ANGLED SCHEME - OPTION C.2A

1. GASKETS - (PREVIOUS)



EAST GASKETS



LEVEL 3 FLOOR PLAN

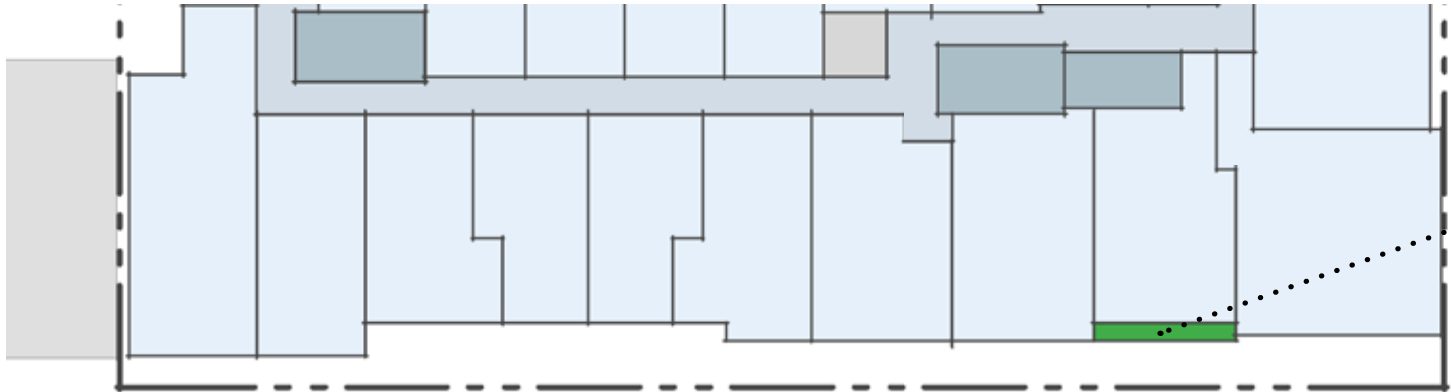


EDG 2 (DECEMBER) - TRADITIONAL SCHEME - OPTION C.1

1. GASKETS - PROPOSED



EAST GASKETS



LEVEL 5 FLOOR PLAN

SINGULAR
MAJOR VERTICAL GASKET



CURRENT DESIGN - TRADITIONAL SCHEME - OPTION C2.B

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2. DESIGN CONCEPT



OPTION C.2A - WEST



OPTION C.2A - EAST

1. Gaskets:

The single gasket articulated continuously to grade with a unique material appears responsive to Board guidance and could help strengthen the design concept.

2. Design Concept:

The choice to bring the 'bay' expression of the east facade to the south and west facades (C.1) could certainly be a solution, but the Board's previous guidance to create a clear and strong design concept was overarching and did not preclude the possibility that the preferred scheme could be successful. So yes, this 'bay' concept could work, but so could the previous 'angle' concept. In either case, the Board's principal guidance would still need to be met: strengthening the cohesion and legibility of the design concept. This could be done with sharper angles, high-quality materials, expressive detailing, deeper setbacks, etc.

3. Corner Expression:

This change to the corner (punched brick proud of facade above) has strengthened its expression but staff recognize the 'sameness' this creates at the west facade and street edge. One note: At EDG the Board expressed concern regarding the relentless horizontality of the west facade, and one member suggested variation in the height of the brick bays. A direct response to this guidance could be the corner as four stories (as on page 4) in combination with changing the height of another bay (from 3 to 2?), Particularly as the lowering and raising of the angled facade expression would also address their concern. Possibly worth exploring.

4. East Facade:

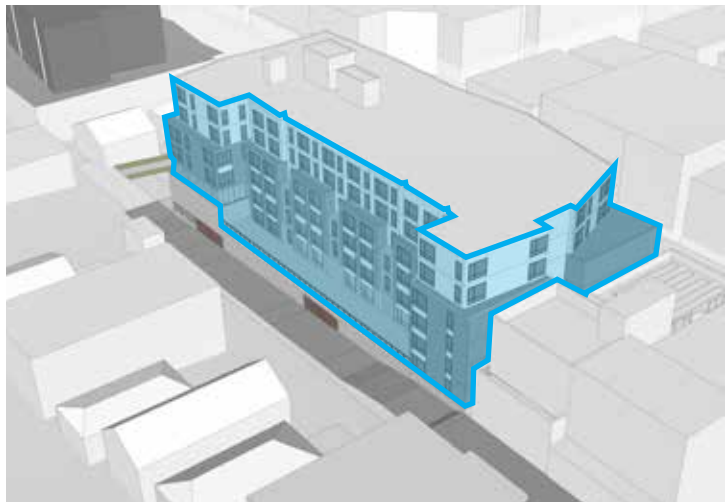
The relocation of the wood material and variation in bay height appear compositionally strong. But the Board may expect a more direct response to their guidance on scale mitigation, such as a portion of the top floor set back significantly to provide relief from the continuous parapet height or similar.

*DRAFT DRB PACKET CORRECTION NOTES FROM PLANNER

2. DESIGN CONCEPT - ANGLED SCHEME (OPTION C.2A)



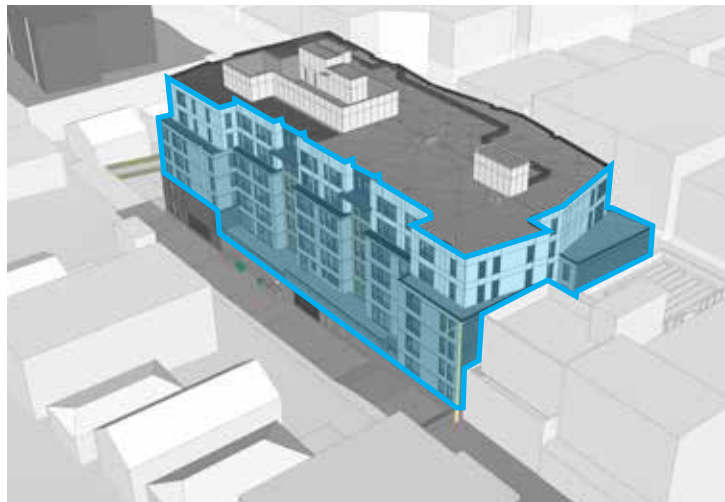
EDG 2 (DECEMBER) - OPTION C - WEST



EDG 2 (DECEMBER) - OPTION C - EAST



CURRENT DESIGN - ANGLED SCHEME -
OPTION C.2A - WEST



CURRENT DESIGN - ANGLED SCHEME -
OPTION C.2A - EAST

DRB GUIDANCE:

- Noted that bays on east (alley) side were more appropriate design approach for that context, and expressed desire for more cohesive design concept - Did support option C at EDG
- Reduce horizontality on west and south
- Break up mass into an “assembly of differently scaled elements”
- Simplify/quiet upper levels on N, W, and S to give more emphasis to activity at street

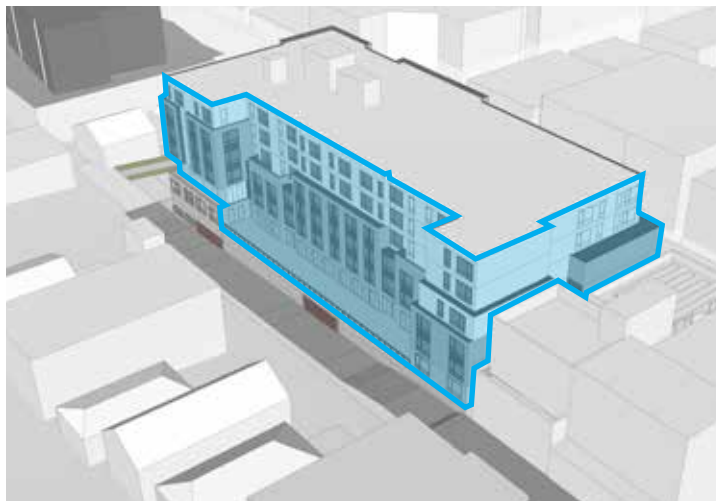
RESPONSE (REVISED AND STRENGTHENED):

- C.2A keeps bays expressed as angled planes woven together on 3 sides and keeps square bay expression only at alley. (See next page for notes regarding studies on different angles.
- C.2A reduces horizontality by deleting horizontal wood gasket, creating verticality with the SW corner brick base height, the full height major gaskets on all sides, and adding secondary minor vertical gaskets to further break the angled planes
- C.2A uses these gaskets and the soffits/parapets to break up the mass into different scale/size elements on the upper levels. The brick base is essentially the same as Option C.1 and is broken into multiple scaled and sized elements. Different elements have different textures of brick detailing as well.
- C.2A keeps the playful angles at the upper floors but keeps them reserved rather than more intense study version shown on next page.

2. DESIGN CONCEPT - TRADITIONAL SCHEME (OPTION C.2B)



EDG 2 (DECEMBER) - OPTION C.1 - WEST



EDG 2 (DECEMBER) - OPTION C.1 - EAST



CURRENT DESIGN - TRADITIONAL SCHEME -
OPTION C.2B - WEST



CURRENT DESIGN - TRADITIONAL SCHEME -
OPTION C.2B - EAST

DRB GUIDANCE:

- Noted that bays on east (alley) side were more appropriate design approach for that context, and expressed desire for more cohesive design concept - did support option C at EDG
- Reduce horizontality on west and south
- Break up mass into an "assembly of differently scaled elements"
- Simplify/quiet upper levels on N, W, and S to give more emphasis to activity at street

RESPONSE:

- C.2B takes orthogonal bays from east and incorporates them on other sides of building to create a single language for the project
- C.2B eliminates horizontality by deleting horizontal gasket, creating vertical movement with the SW corner brick base height, the full height major gaskets on all sides, and anchors bays to the top of brick completely separating different areas of the "body" of the building.
- C.2B creates different scaled bays and ganged or un-ganged windows as well as brick base that is expressed at different widths and heights and brick patterns/textures. Materials change and go from pushing outward at upper levels on west to setting back at upper levels on east side.
- C.2B upper levels are quieter / less unique than option C. Potentially distracting less from the activity at street level

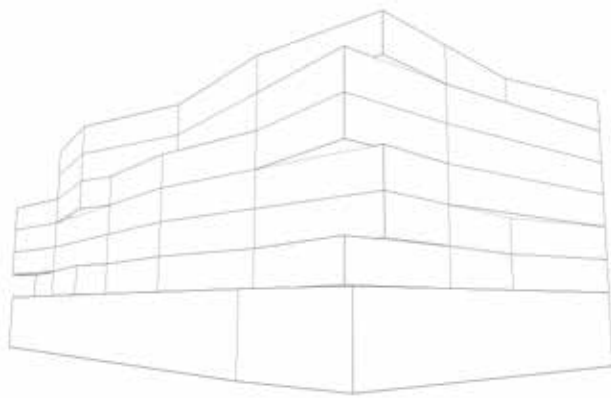
2. DESIGN CONCEPT

RESPONSE:

Opt. C - team studied increasing “amplitude” of angles (increasing sharpness and depth of overhangs on the west side (12th) but this we did not feel met the intent of the neighborhood or the board’s comments:

1) keep as much separation from the alley neighbors as possible - increasing cantilevers meant pushing the whole building east due to existing power lines on 12th

2) simplify and quiet upper floors - adding deeper angles adds more ins and outs because maximum cantilever in wood construction for these bays is 5’-0”.



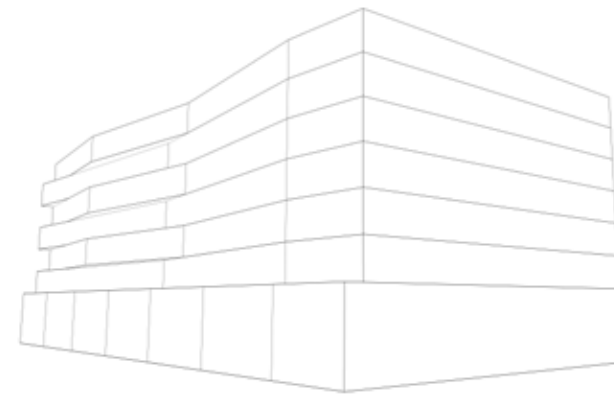
a.



b.

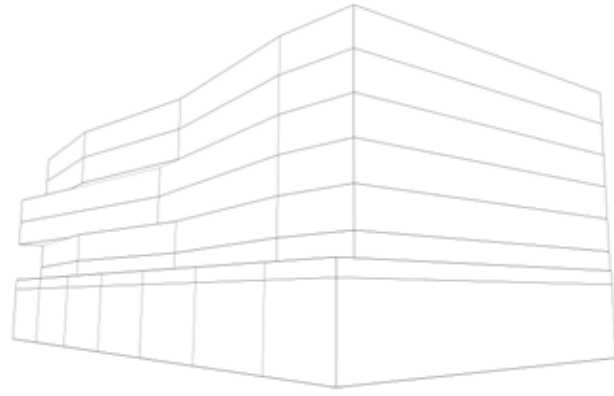


c.

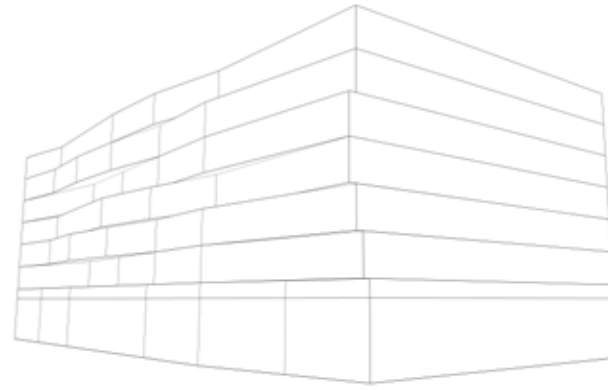


d.

2. DESIGN CONCEPT



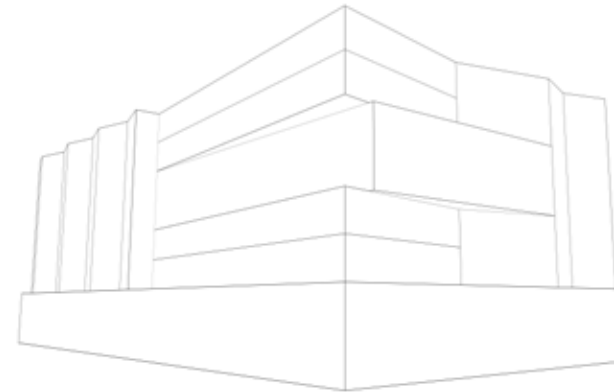
e.



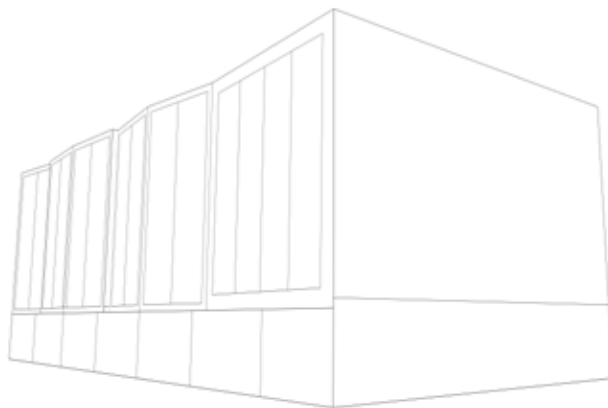
f.



g.



h.



i.



j.

3. CORNER EXPRESSION



OPTION C.2A - WEST



OPTION C.2A - EAST

1. Gaskets:
The single gasket articulated continuously to grade with a unique material appears responsive to Board guidance and could help strengthen the design concept.

2. Design Concept:
The choice to bring the 'bay' expression of the east facade to the south and west facades (C.1) could certainly be a solution, but the Board's previous guidance to create a clear and strong design concept was overarching and did not preclude the possibility that the preferred scheme could be successful. So yes, this 'bay' concept could work, but so could the previous 'angle' concept. In either case, the Board's principal guidance would still need to be met: strengthening the cohesion and legibility of the design concept. This could be done with sharper angles, high-quality materials, expressive detailing, deeper setbacks, etc.

3. **Corner Expression:**
This change to the corner (punched brick proud of facade above) has strengthened its expression but staff recognize the 'sameness' this creates at the west facade and street edge. One note: At EDG the Board expressed concern regarding the relentless horizontality of the west facade, and one member suggested variation in the height of the brick bays. A direct response to this guidance could be the corner as four stories (as on page 4) in combination with changing the height of another bay (from 3 to 2?), Particularly as the lowering and raising of the angled facade expression would also address their concern. Possibly worth exploring.

4. East Facade:
The relocation of the wood material and variation in bay height appear compositionally strong. But the Board may expect a more direct response to their guidance on scale mitigation, such as a portion of the top floor set back significantly to provide relief from the continuous parapet height or similar.

*DRAFT DRB PACKET CORRECTION NOTES FROM PLANNER

3. CORNER EXPRESSION



EDG 2 (DECEMBER) - OPTION C



EDG 2 (DECEMBER) - OPTION C.1



CURRENT DESIGN - ANGLED SCHEME - OPTION C.2A



CURRENT DESIGN - TRADITIONAL SCHEME - OPTION C.2B

3. CORNER EXPRESSION - (PREVIOUS)



3. CORNER EXPRESSION - PROPOSED



3. CORNER EXPRESSION - (PREVIOUS)



3. CORNER EXPRESSION - PROPOSED



4. EAST FACADE



OPTION C.2A - WEST



OPTION C.2A - EAST

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2. Design Concept:
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*DRAFT DRB PACKET CORRECTION NOTES FROM PLANNER

4. EAST FACADE



EDG 2 (DECEMBER) - OPTION C



CURRENT DESIGN - ANGLED AND TRADITIONAL SCHEMES - OPTION 2.CA AND 2.CB

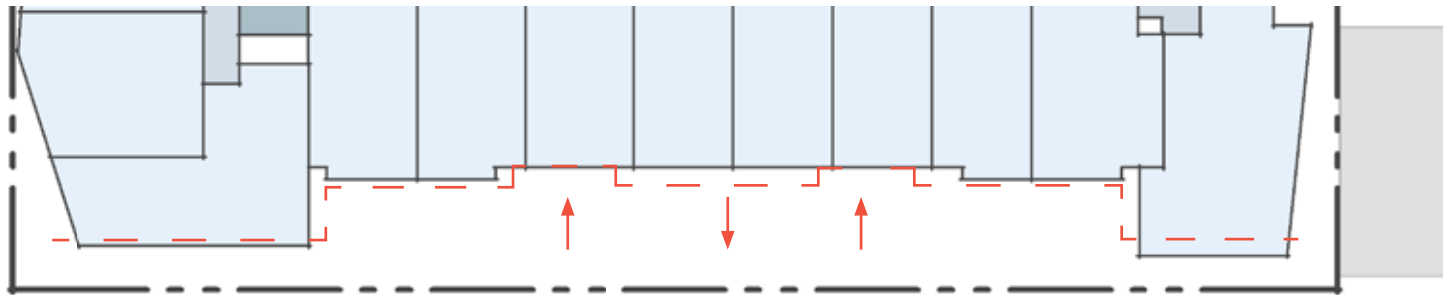


EDG 2 (DECEMBER) - OPTION C.1

4. EAST FACADE - (PREVIOUS)



EAST ELEVATION



LEVEL 7 FLOOR PLAN OF CURRENT DESIGN



LEVEL 7 FLOOR PLAN

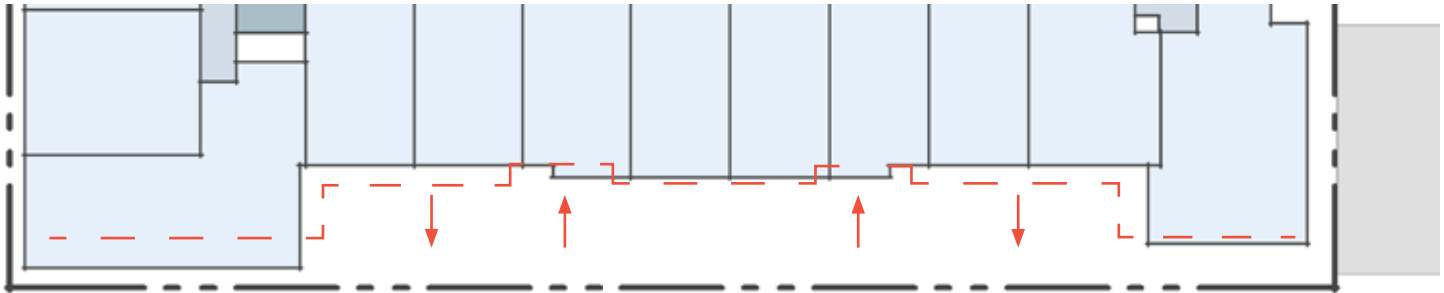


EDG 2 (DECEMBER) - OPTION C

4. EAST FACADE - (PREVIOUS)



EAST ELEVATION



LEVEL 7 FLOOR PLAN OF CURRENT DESIGN



LEVEL 7 FLOOR PLAN

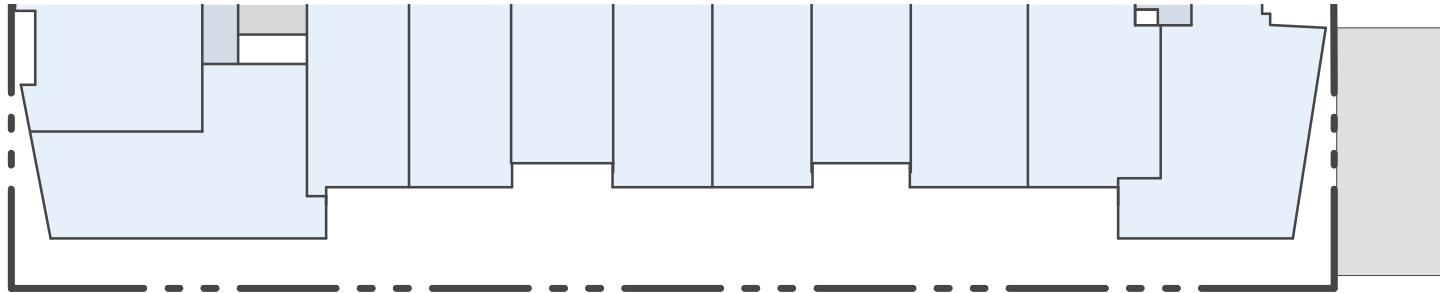


EDG 2 (DECEMBER) - OPTION C.1

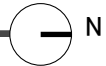
4. EAST FACADE - PROPOSED



EAST ELEVATION



LEVEL 7 FLOOR PLAN



CURRENT DESIGN - ANGLED AND TRADITIONAL SCHEMES - OPTION 2.CA AND 2.CB



OPTION C.2A - WEST



OPTION C.2A - EAST

1. Gaskets:

The single gasket articulated continuously to grade with a unique material appears responsive to Board guidance and could help strengthen the design concept.

2. Design Concept:

The choice to bring the 'bay' expression of the east facade to the south and west facades (C.1) could certainly be a solution, but the Board's previous guidance to create a clear and strong design concept was overarching and did not preclude the possibility that the preferred scheme could be successful. So yes, this 'bay' concept could work, but so could the previous 'angle' concept. In either case, the Board's principal guidance would still need to be met: strengthening the cohesion and legibility of the design concept. This could be done with sharper angles, high-quality materials, expressive detailing, deeper setbacks, etc.

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*DRAFT DRB PACKET CORRECTION NOTES FROM PLANNER

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04.B DESIGN / EDG RESPONSES DETAILED RESPONSES



DESIGN CONCEPT - OPTION C.2A - ANGLED

6.a DRB guidance: While some of the Board members appreciated the playfulness of the upper level undulations and noted its appropriateness on this Capital Hill site, other Board members were concerned by the repetition of a structure of this scale and, echoing public comment, the comparatively inverted organization of static elements in the pedestrian realm and more dynamic elements at the upper levels. **The Board agreed that a clear, strong design concept needs to be evolved and realized on all elevations. (DC4, CS2, and CS3)**

2 DRB guidance: The Board was divided on the question of how well this proposal had responded to previous guidance. While none of the board members expressed strong support for any of the schemes, some felt that the further development of each of the schemes and the adjustments made to the preferred option could be seen as responsive, while other board members felt that the materials seemed to be making a case for the original analysis of site conditions and context in support of a preferred option that had not changed significantly since the previous review. This general frustration led to a divided vote on next steps.

3d DRB guidance: The Board noted that the relationship between this project and the 12th Ave Arts building to the south was conceptually interesting however, echoing Staff guidance at EDG and public comment, noted that the 12th Ave Arts building, unlike the proposed massing, offers more dynamic massing elements at street level where they create a variety of pedestrian experiences, and that the upper levels were set back significantly from the base which helped mitigate the project's scale. **(CS3-A, CS2-D, and DC4)**

RESPONSE:

Opt. C.2A - Angled [CS3-1-b encouraging the use of new architectural concepts]
The design has been revised to:

Strengthen the concept, using it to inform all of the elevations as well as activating the pedestrian realm bringing some of the angled upper level massing to the ground level. [CS2-A Location in the Neighborhood / CS3-A-1 Fitting old and new together / CS3-A-2 Contemporary Design / DC4 Exterior Elements and Finishes, Signage, Lighting, Landscape]

Let this concept inform and enhance the other adjustments requested by the board. [CS2-D Height, Bulk, and Scale] This results in a better scaled, more cohesive design that still meets the goals set out by the project team and the neighbors as well as the design guidelines.

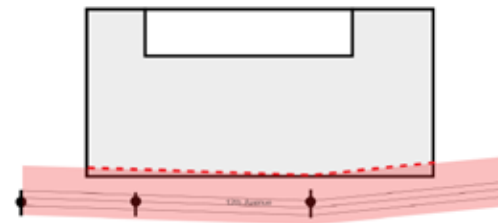
Opt. C.2B - Traditional

Proposed version of design that uses the bays previously recommended for the east side on all sides but at scales that reflect the scale and mass of the different neighboring buildings. Forms are also orthogonal matching style of majority of neighboring buildings. [DC2-B, CS2, CS3]

1 DESIGN GOAL

CONCEPT: Blend two neighborhood Identities/characters: WEAVE / INTERLOCK

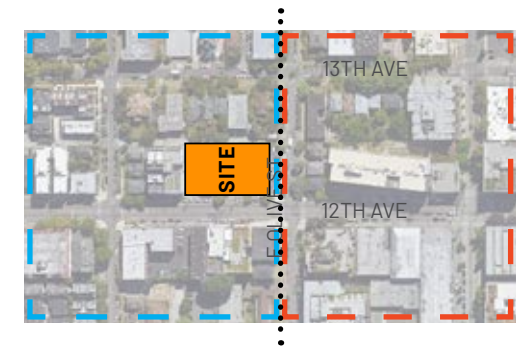
While initially, the angles that appear in the building were drawn from simple site issues (fitting the building around existing power lines) as well as the inspiring "lively" form of 12th Avenue Arts building marque [CS2-B-1 Site Characteristics], with the introduction of the vertical gaskets suggested by the board the metaphor of WEAVE has become a guiding principal to pull different parts of these two neighborhoods into one expressive yet cohesive whole. The **INTERLOCKING** of forms, materials and multiple characters strengthens this transitional edge between neighborhoods as well as the building itself.



Power Pole Diagram



Adjacency to engaging forms



Neighborhood characters



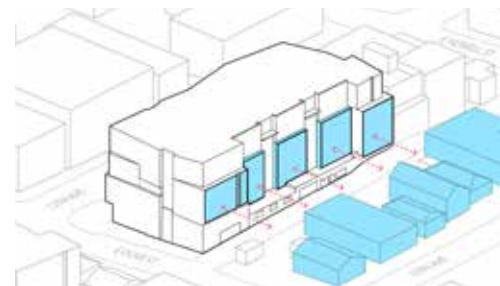
Weaving and interlocking together strengthens and unites

DESIGN CONCEPT - OPTION C.2B - TRADITIONAL

1 DESIGN GOAL

CONCEPT: Assembly of different scaled parts reflective of surrounding fabric

Create traditional bays that pick up the different sizes of surrounding buildings. Orient the building more vertically. Allow more hierarchy of portions of the building like the corner at the intersection. [CS2-B-1 Site Characteristics]



Break down massing



Scale and Hierarchy

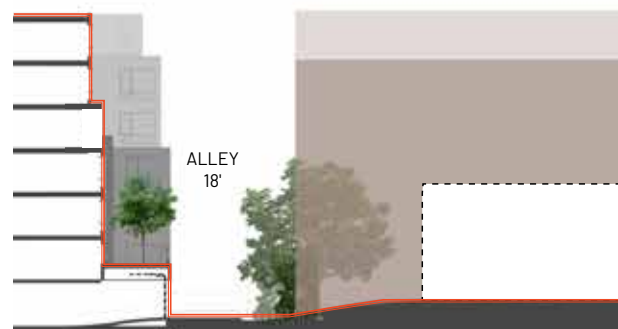


Neighborhood characters

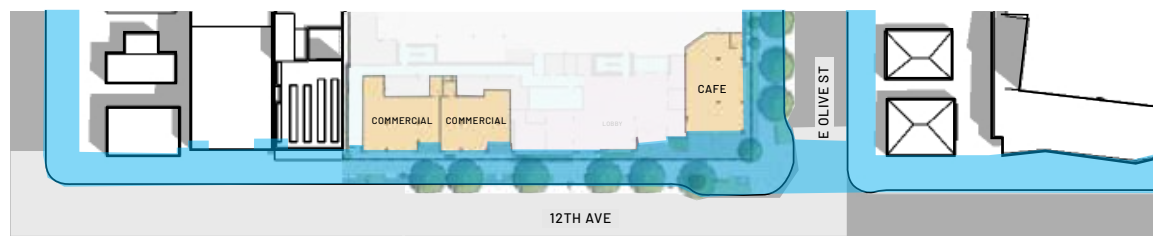


Examples of other similar traditional bays

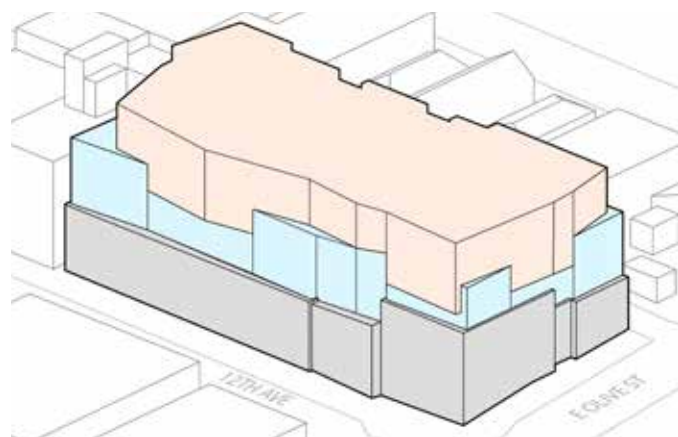
DESIGN CONCEPT - **GUIDANCE AND GOALS**



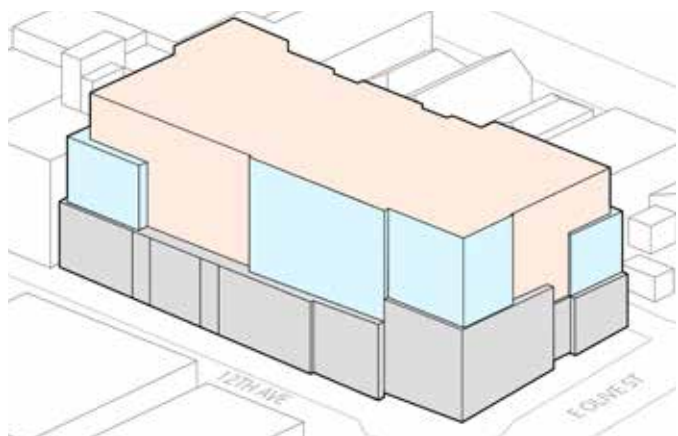
2 DESIGN GOAL
Light and air for neighbors and tenants



3 DESIGN GOAL
At pedestrian zone blend commercial (Pike/Pine) with Residential (Capitol Hill)

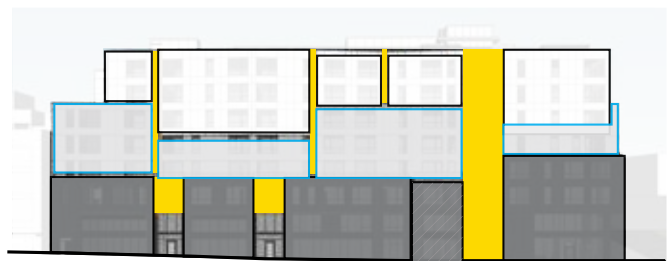


Option C.2A - Angled

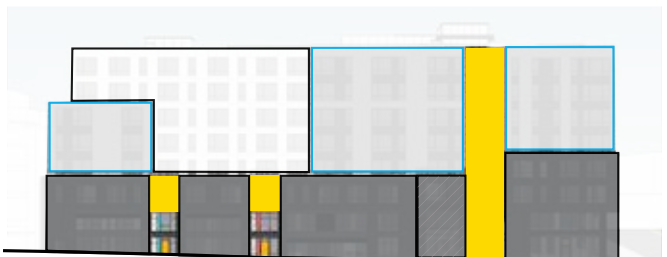


Option C.2B - Traditional

4 DESIGN GOAL
Expressive form that materially references adjacent fabric



Option C.2A - Angled



Option C.2B - Traditional

5 DESIGN GOAL
Reduce scale of large zoning envelope

C.2A - ANGLED



Bent form accented with pattern and scale broken down with ganged windows and gasket



Siding skin expresses large scale form while pattern still adds texture.



Vertical gaskets breaking massing into distinctive pieces

C.2B - TRADITION-



Orthogonal bays, canopies and gaskets breaking down scale

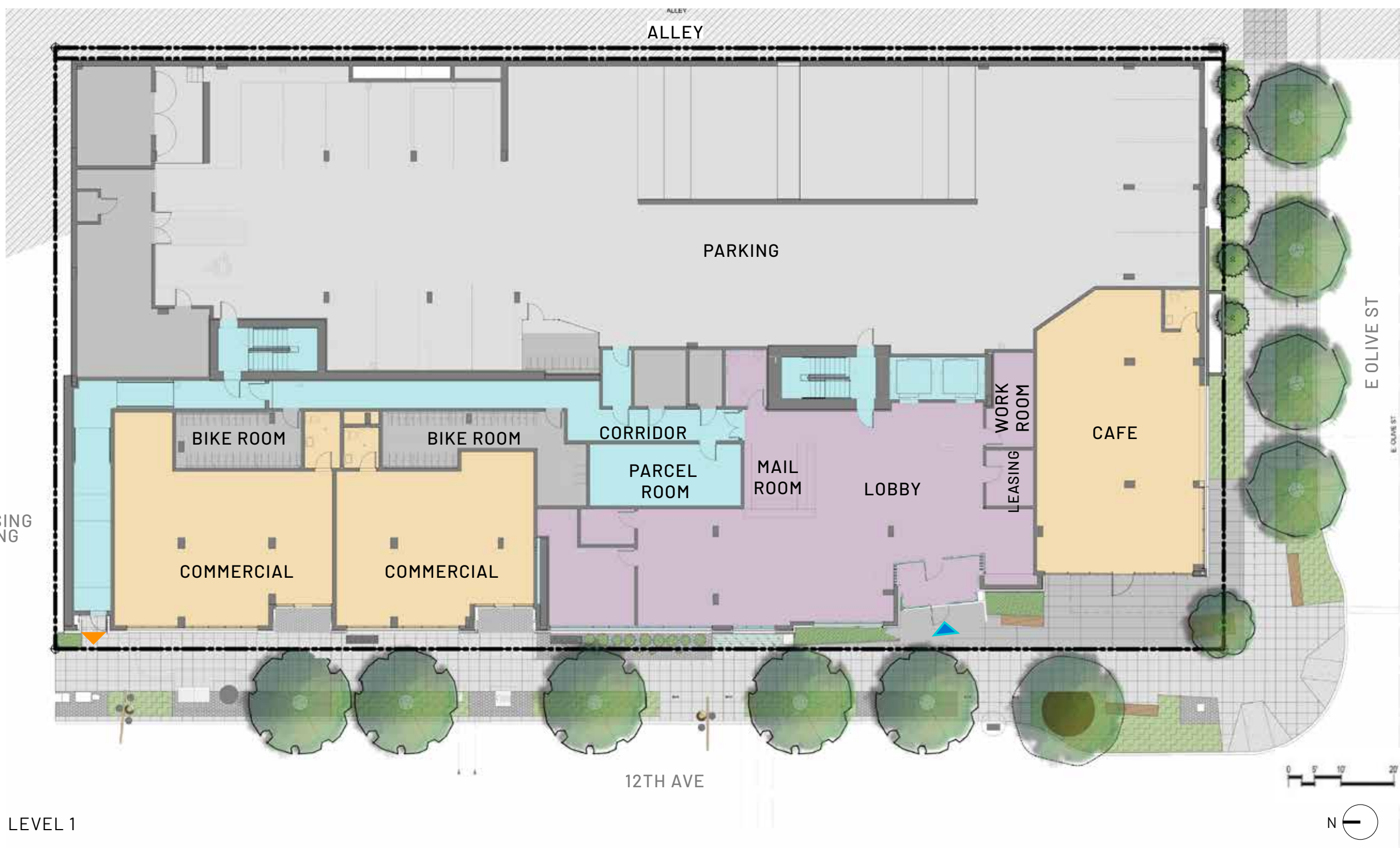


Large scale orthogonal bays at different scales but in the same materials.



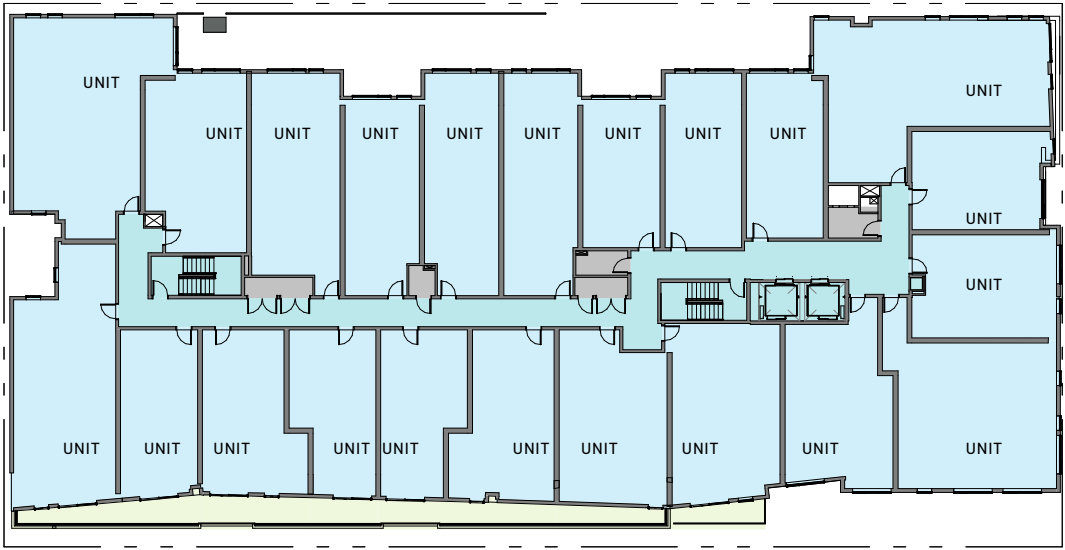
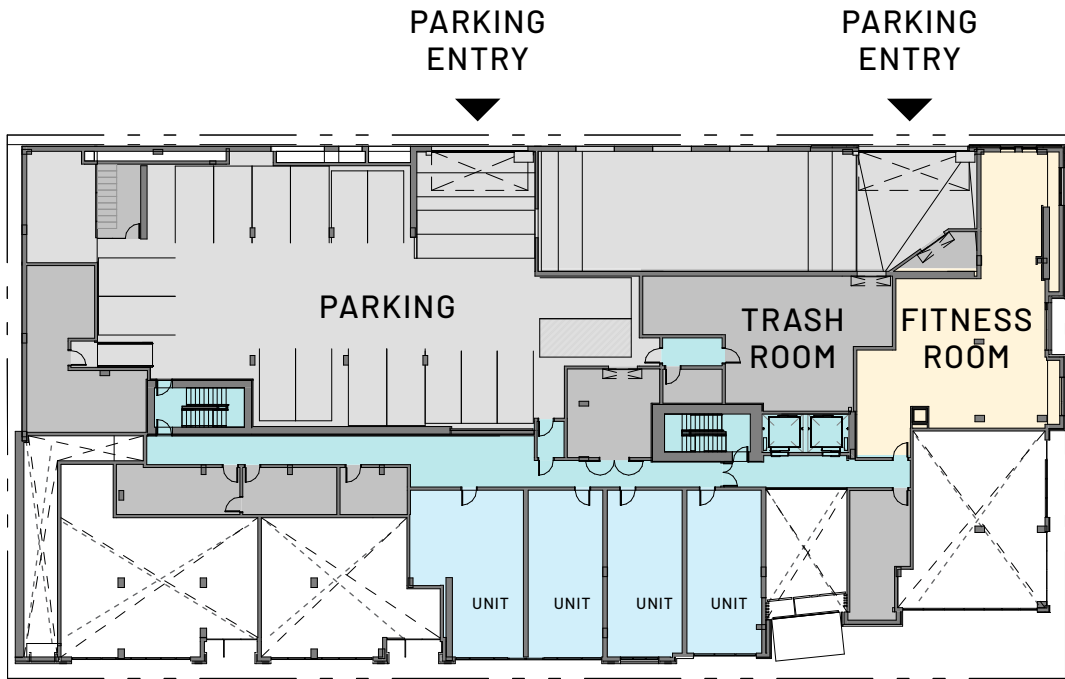
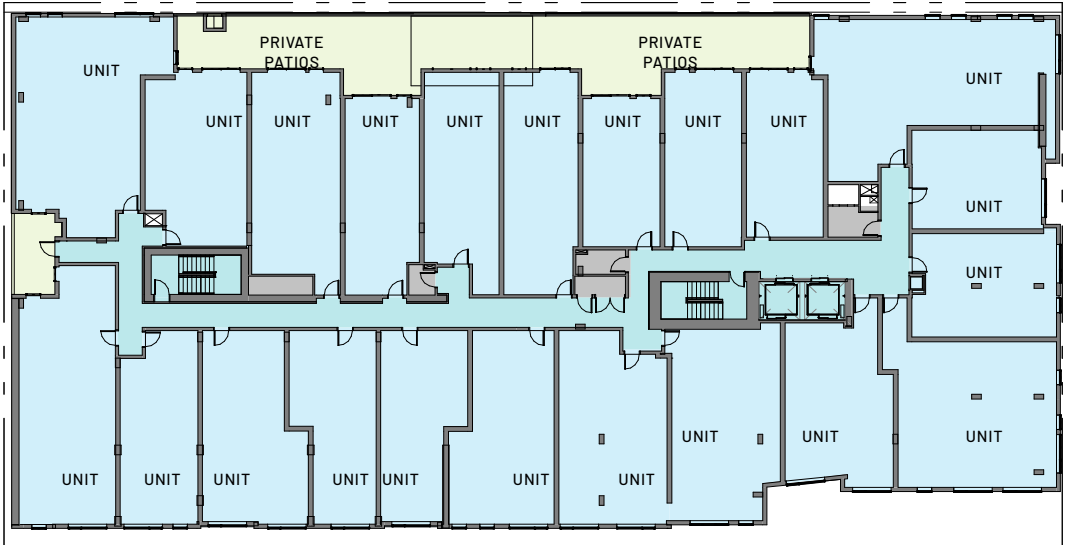
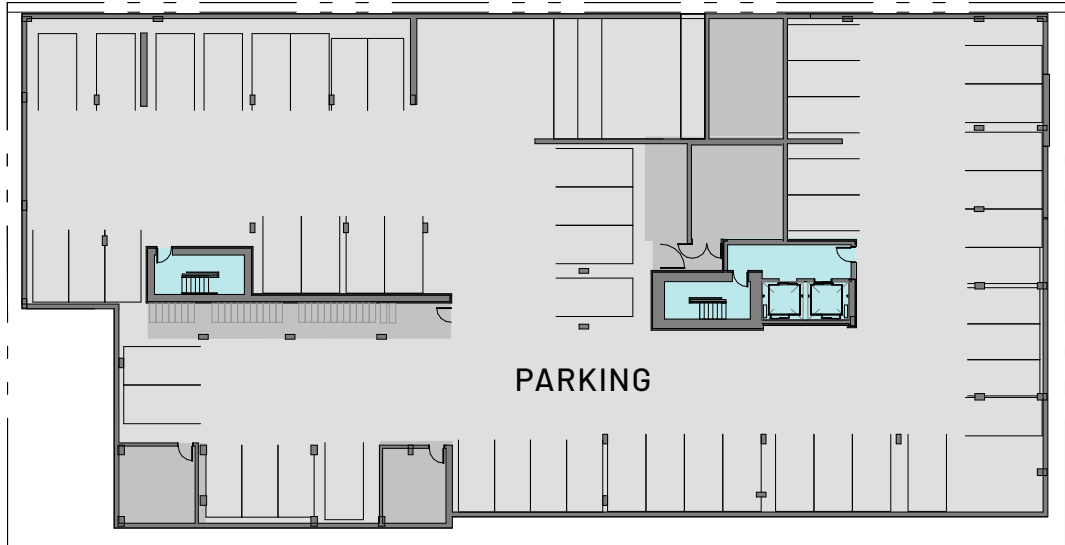
Assembly of different scaled parts

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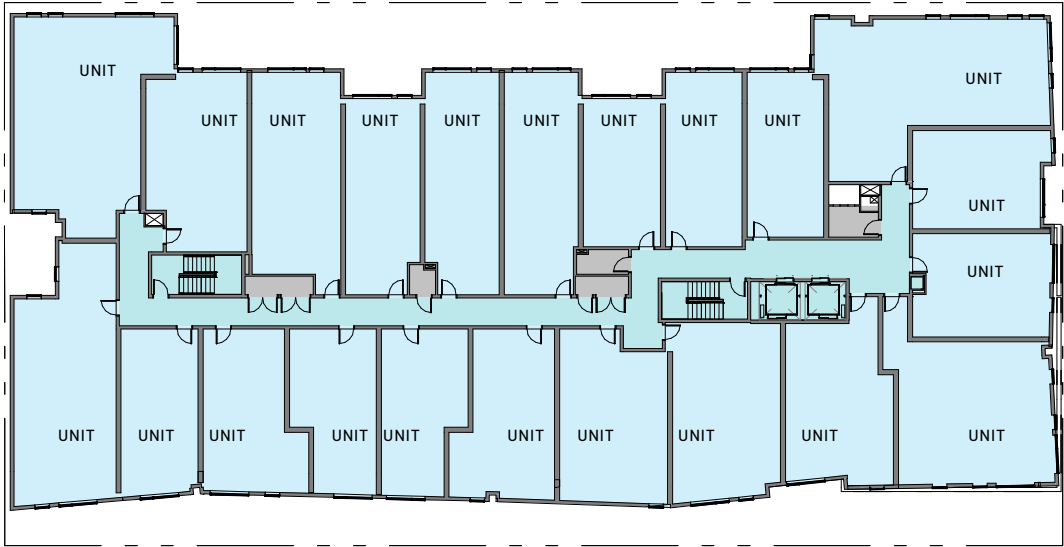


LEVEL 1

BUILDING PLANS - DRB - PROPOSED - C.2A - ANGLED

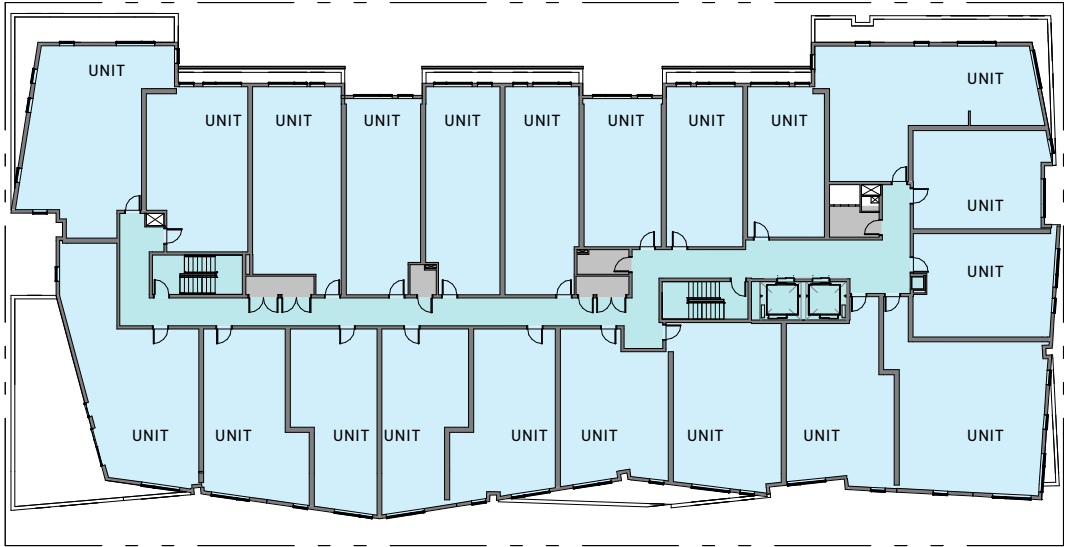


BUILDING PLANS - DRB - PROPOSED - C.2A - ANGLED



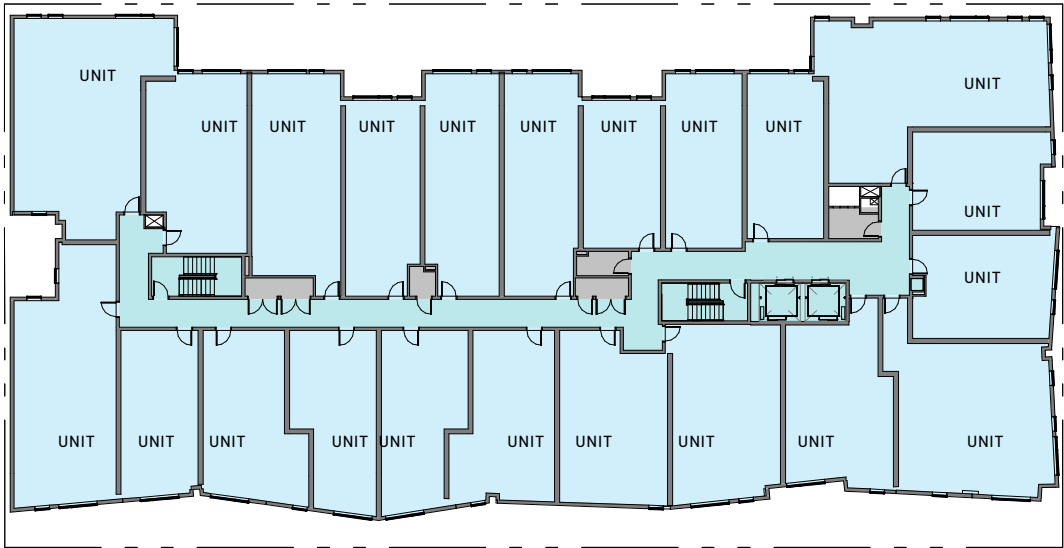
LEVEL 4

Scale: 1" = 40'



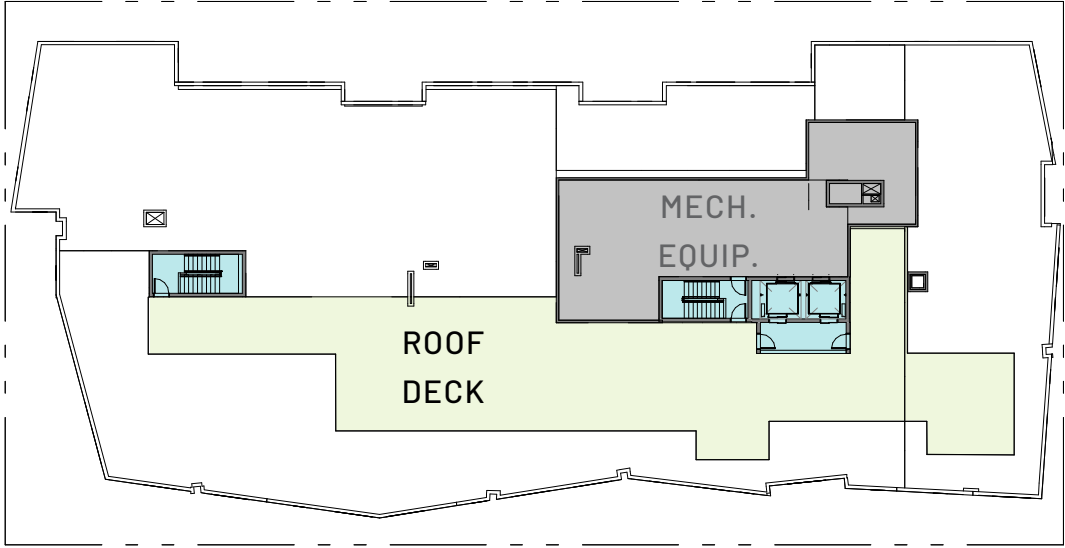
LEVELS 6-7

Scale: 1" = 40'



LEVEL 5

Scale: 1" = 40'

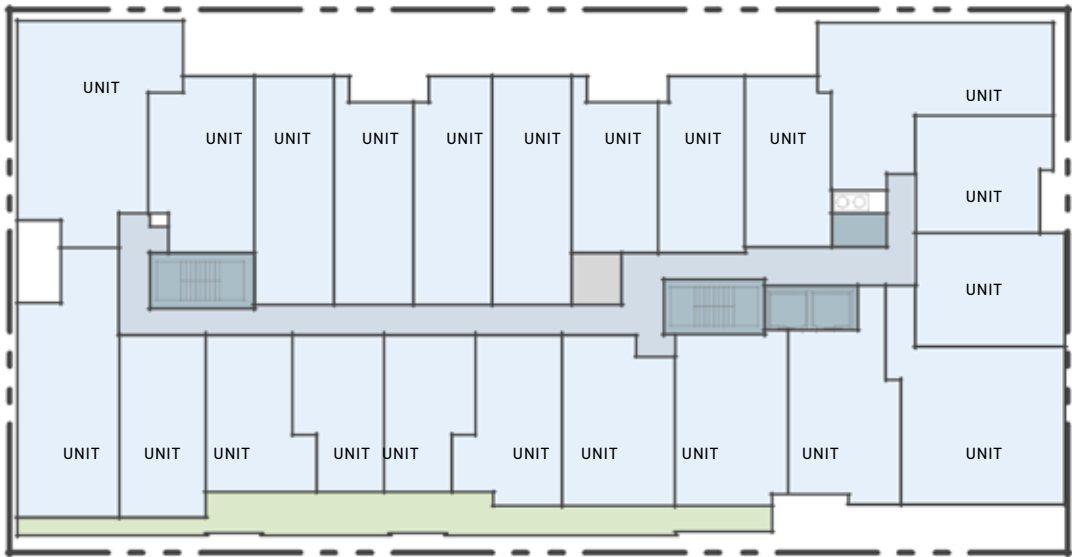
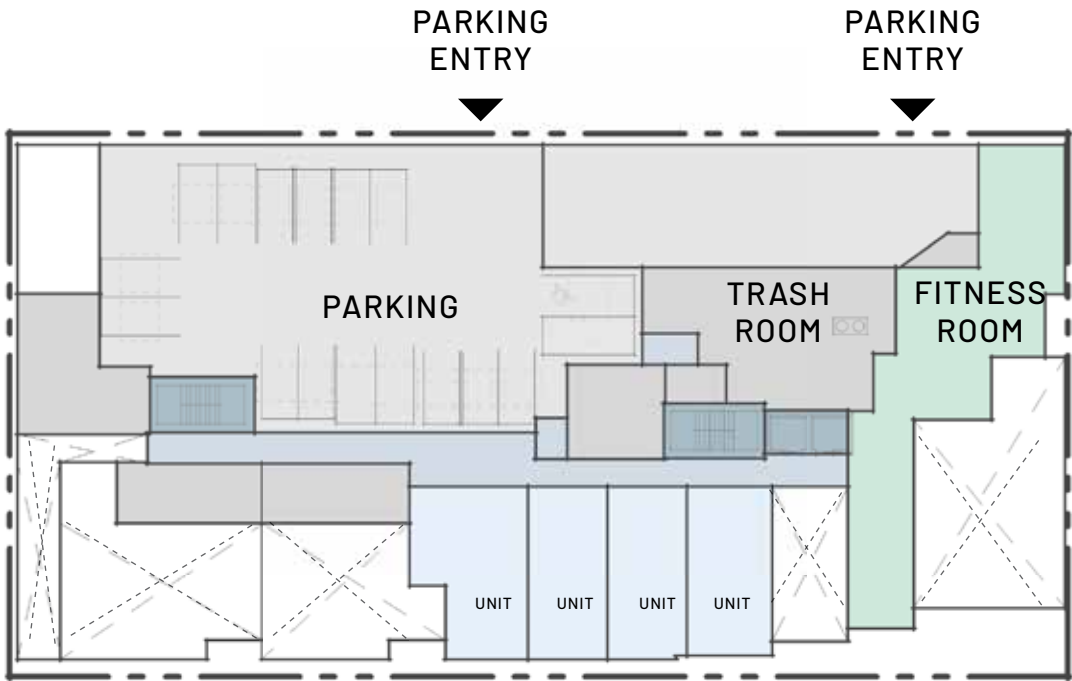
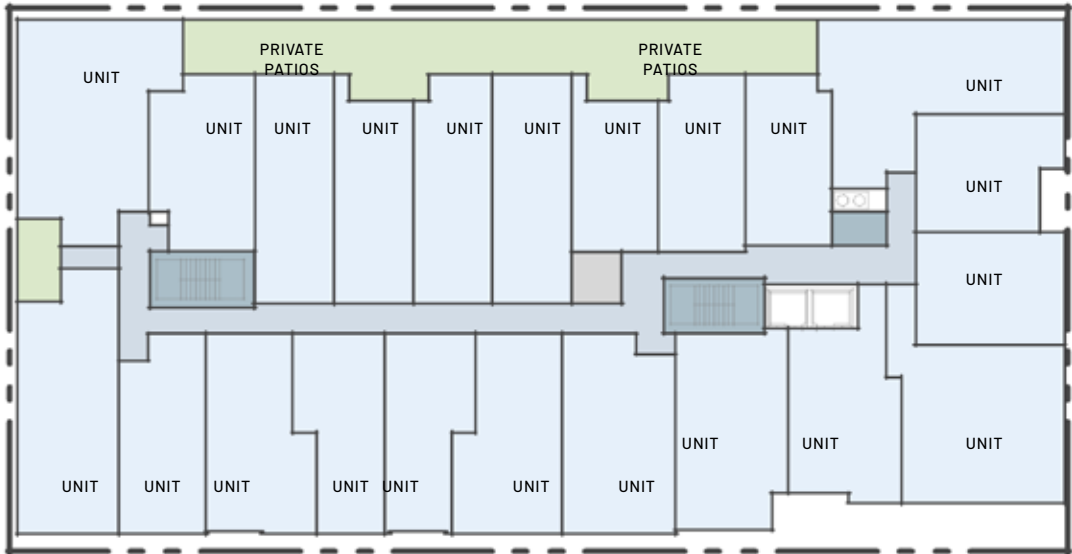
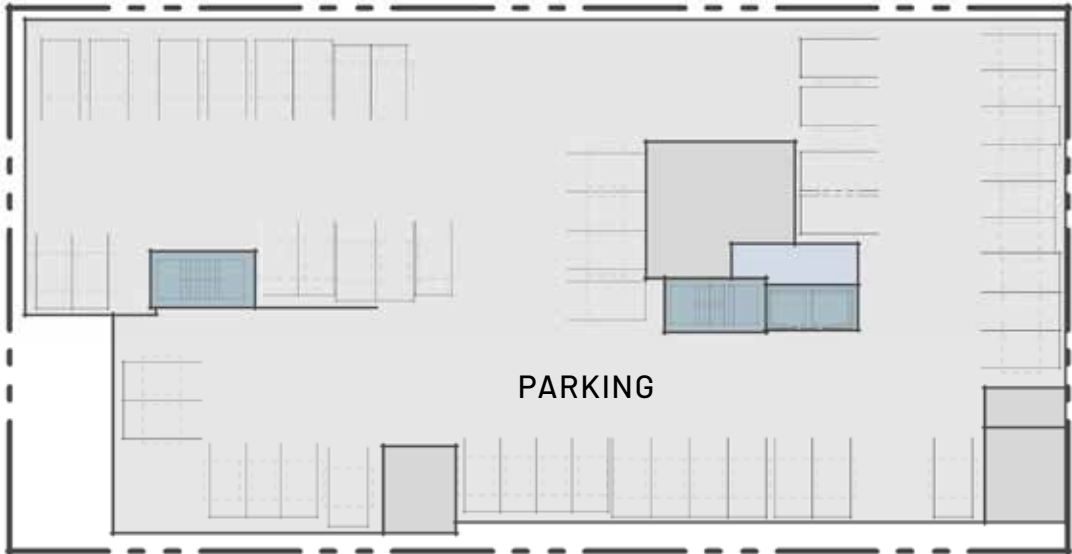


ROOF DECK LEVEL

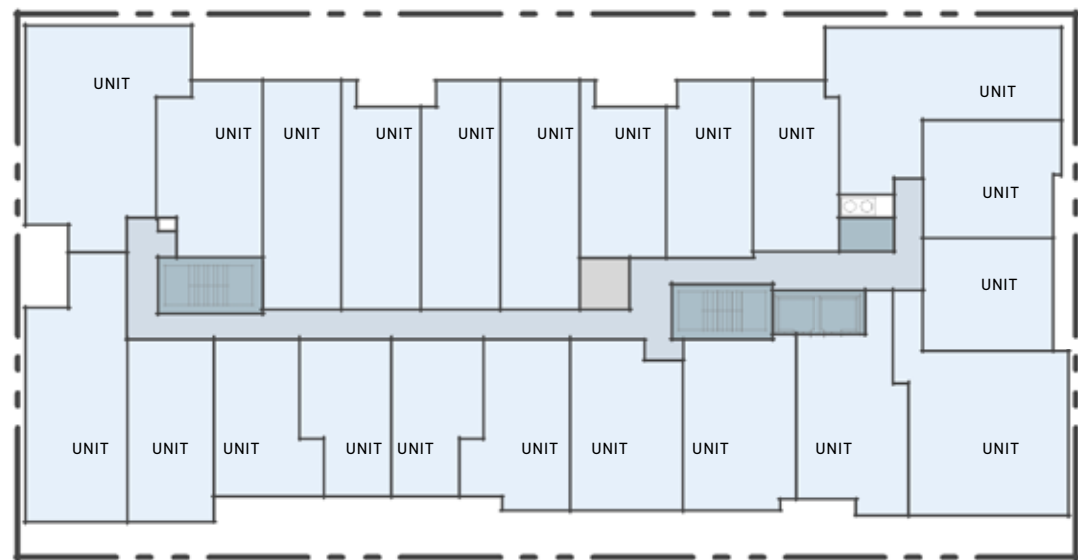
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BUILDING PLANS - DRB - PROPOSED - C.2B - TRADITIONAL

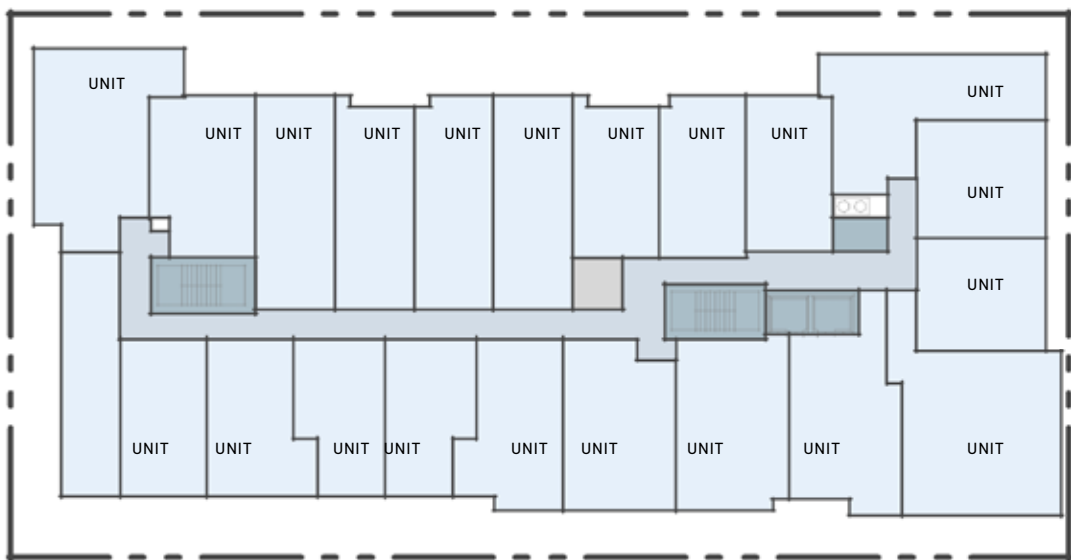
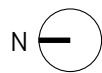


BUILDING PLANS - DRB - PROPOSED - C.2B - TRADITIONAL



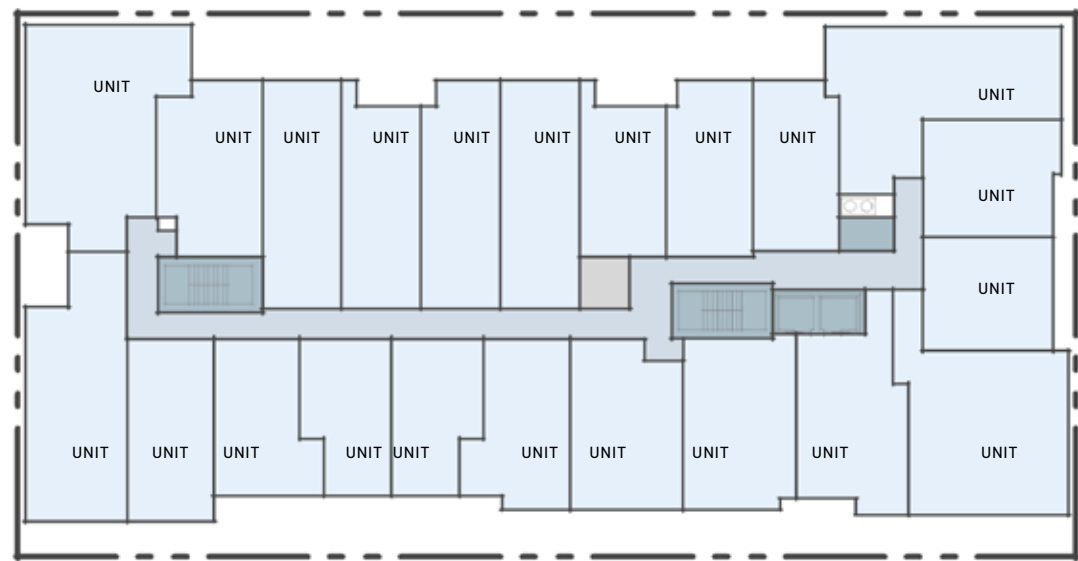
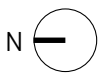
LEVEL 4

Scale: 1" = 40'



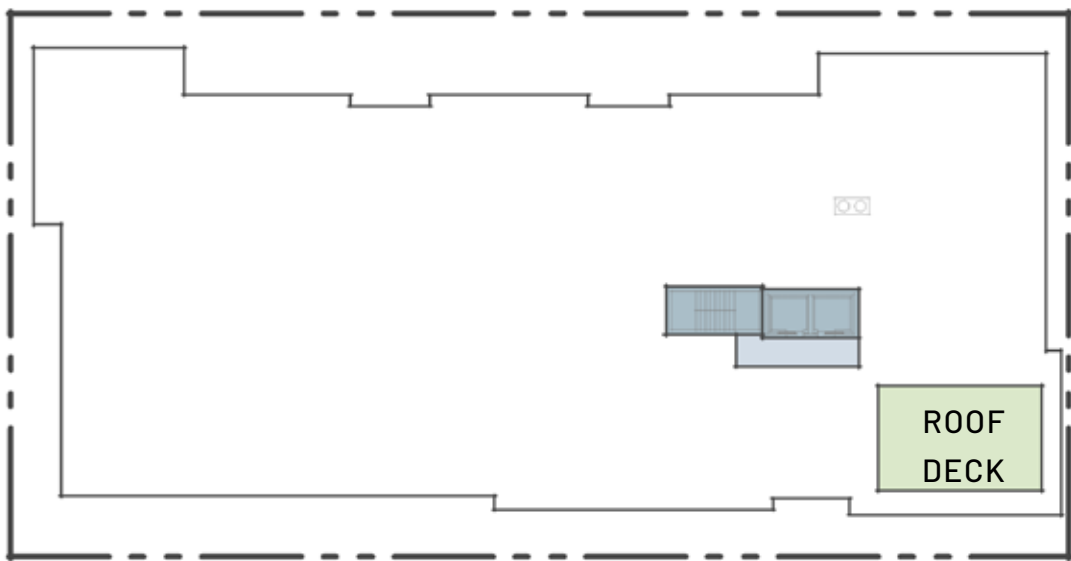
LEVELS 6-7

Scale: 1" = 40'



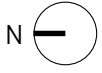
LEVEL 5

Scale: 1" = 40'



ROOF DECK LEVEL

Scale: 1" = 40'



BUILDING DESIGN - EDG 2 (DECEMBER 16) VERSION FOR REFERENCE



- 6.a** **EDG COMMENT**
The building need a clear and simple overall concept.
- 1.e** **EDG COMMENT**
The building corners should be eroded to mitigate the height bulk and scale.
- 3.a** **EDG COMMENT**
The horizontality of the massing needs to be broken down with vertical gaskets or other elements.
- 6.a** **EDG COMMENT**
The building need a clear and simple concept for upper and lower massing.
- 5.b** **EDG COMMENT**
The street edge requires additional calibration to provide porosity and activation.
- 5.a** **EDG COMMENT**
The building design at grade should be tied to existing context and broken down in scale

BUILDING DESIGN - DRB - PROPOSED - C.2A - ANGLED



- 6.a RESPONSE**
Simplified corner expression at the upper levels.
- 1.e RESPONSE**
Eroded corners reduce the scale of the building and create a transition to neighboring structures
- 3.a RESPONSE**
Vertical gasket breaks down the scale of the building and highlights the main residential entry
- 6.a RESPONSE**
Horizontal gasket is removed to simplify the massing.
- 5.b RESPONSE**
The brick base is broken up in different scales
- 5.a RESPONSE**
The building base is set back to create additional outdoor space and seating area



- 6.a RESPONSE**
Simplified corner expression at the upper levels.
- 1.e RESPONSE**
Eroded corners reduce the scale of the building and create a transition to neighboring structures
- 3.a RESPONSE**
Vertical gasket breaks down the scale of the building and highlights the main residential entry
- 6.a RESPONSE**
Horizontal gasket is removed to simplify the massing.
- 5.b RESPONSE**
The brick base is broken up in different scales
- 5.a RESPONSE**
The building base is set back to create additional outdoor space and seating area

BUILDING DESIGN - EDG 2 (DECEMBER 16) VERSION FOR REFERENCE



4.a **EDG COMMENT**
Massing should compliment exiting and potential future adjacent developments

3.a **EDG COMMENT**
The horizontality of the massing needs to be broken down with vertical gaskets or other elements to create a transition from NC3-75 to LR3 zones.

4.b

7.b **EDG COMMENT**
The design should increase pedestrian safety in the alley

BUILDING DESIGN - DRB - PROPOSED - C.2A - ANGLED AND C.2B - TRADITIONAL



- 4.c RESPONSE**
Eroded corner further created a transition to a less intensive residential zone to east (both SE and NE corners)
- 3.a RESPONSE**
Vertical gaskets are used to reduce the scale of the building. In courtyard gaskets are wider extending to sky and accented with parapet heights. Top floor steps back even further.
- 4.b**
- 4.c RESPONSE**
The architectural bays are scaled down to relate adjacent residential zone
- 7.b RESPONSE**
Windows near alley grade wherever possible. Lowered parapet heights to lower security / guardrail wherever possible/ added visual interest along alley

DESIGN CONCEPT, SCALE MITIGATION AND CONTEXT - BUILDING MODULATION

3a **DRB GUIDANCE:** Similar to Staff comments provided at EDG, the Board noted that although a degree of modulation existed on the 12th Avenue façade, it all occurred horizontally, creating a very long uniformly articulated expression that overly dominates the street. The Board agreed that the introduction of horizontal modulation and perhaps the articulation of **multiple massing elements demised with (a) gasket(s)** could be a successful approach. (DC2, DC2-B, DC2-A, and CS3-1)

RESPONSE:
The suggestion by the board to introduce a vertical break (gasket) in the building was studied and resulted in a stronger overall design accenting the main entry of the building on both options. The horizontal gasket was removed to not compete with this new vertical accent and reduce horizontality. This major vertical gasket is repeated on the east, alley, side and on the south façade but only the main entry brings the wood look to grade. These gaskets create a logical spot to break and accent the brick base with a taller corner mass. A similar break in the brick at the north end is also accented with wood look to accent the retail entries. [DC2-A, DC2-B]

On the C.2A - Angled: The fluctuating façade still felt more horizontal than the board had seemed to state was desired so smaller vertical gaskets were added to 1) break the horizontality, 2) add a level of texture and detail to the façade and 3) emphasize the folds which are located at dimensions that reflect the scale(s) of the surrounding buildings. [CS3-1]

C.2A - ANGLED



WEST ELEVATION



SOUTH ELEVATION

C.2B - TRADITION-

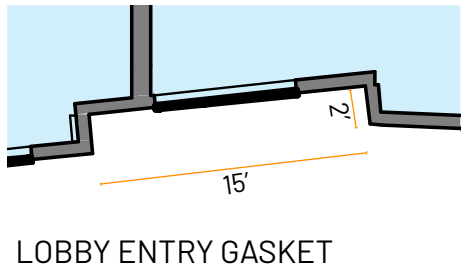
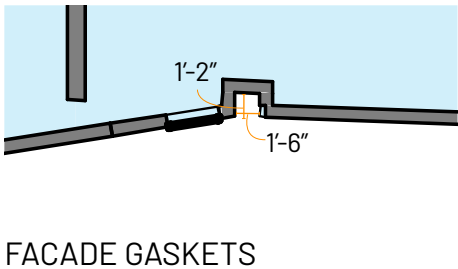
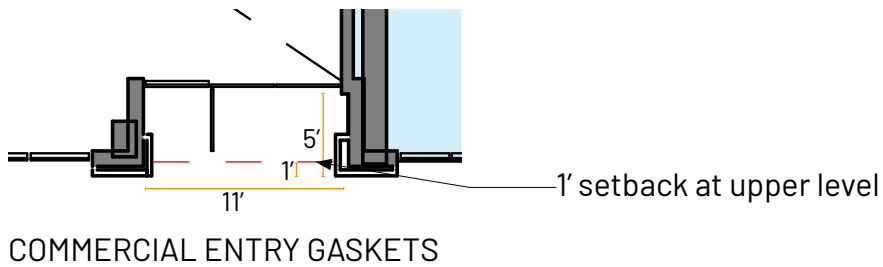


WEST ELEVATION



SOUTH ELEVATION

DESIGN CONCEPT, SCALE MITIGATION AND CONTEXT - **HORIZONTAL MODULATION - C.2A - ANGLED**



DESIGN CONCEPT, SCALE MITIGATION AND CONTEXT - **OPTION C.2B - TRADITIONAL - PROPOSED**



DESIGN CONCEPT, SCALE MITIGATION AND CONTEXT - **OPTION C.2A - ANGELED - PROPOSED**

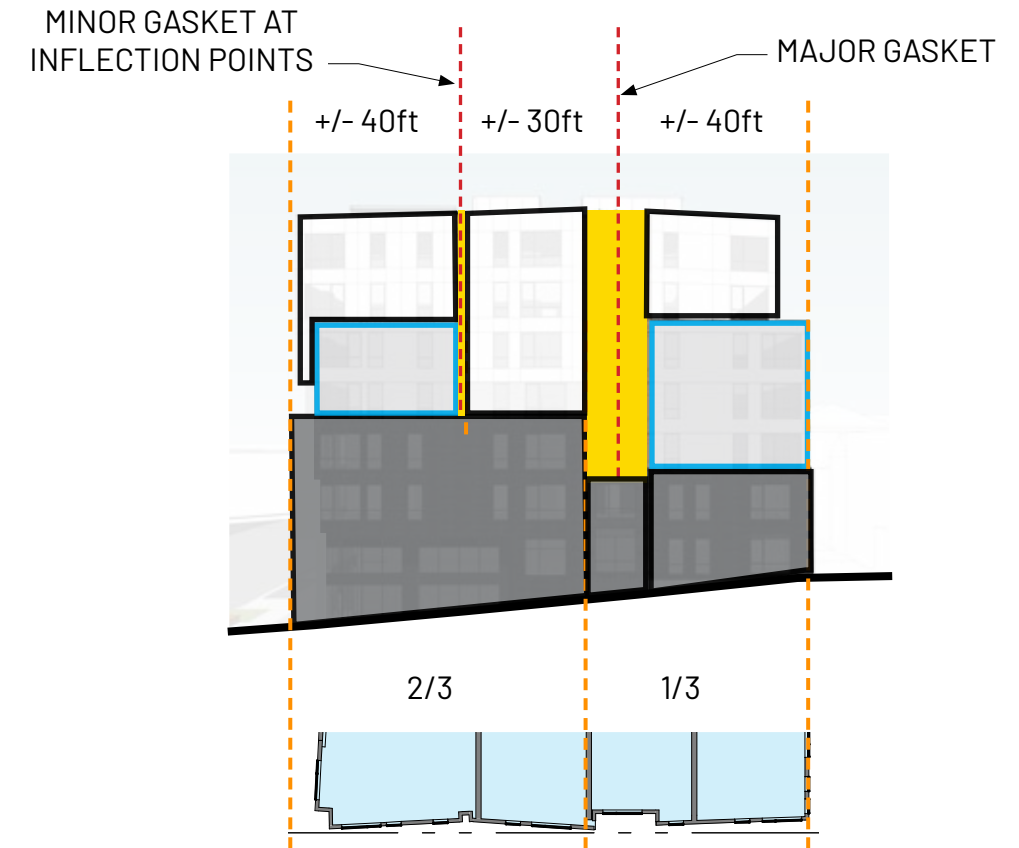
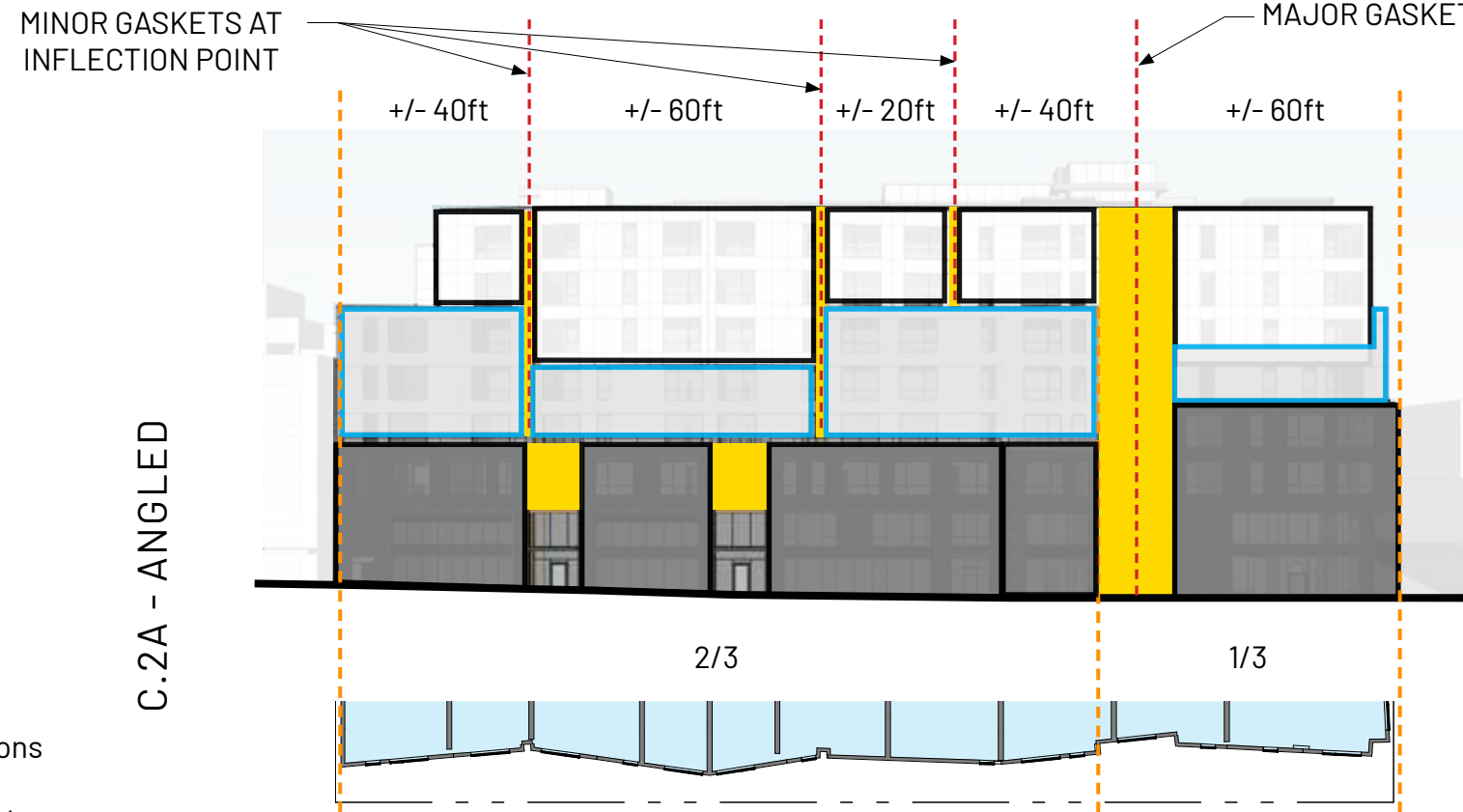


DESIGN CONCEPT, SCALE MITIGATION AND CONTEXT - BUILDING MODULATION

12th Avenue is made up of a variety of building sizes and scales, many in the ranges of 40 and 60 feet wide but then further broken down by sub-elements. Larger buildings like 12th Ave. Arts, Roosevelt Apartments and Onyx Condos break their mass in more major accents.

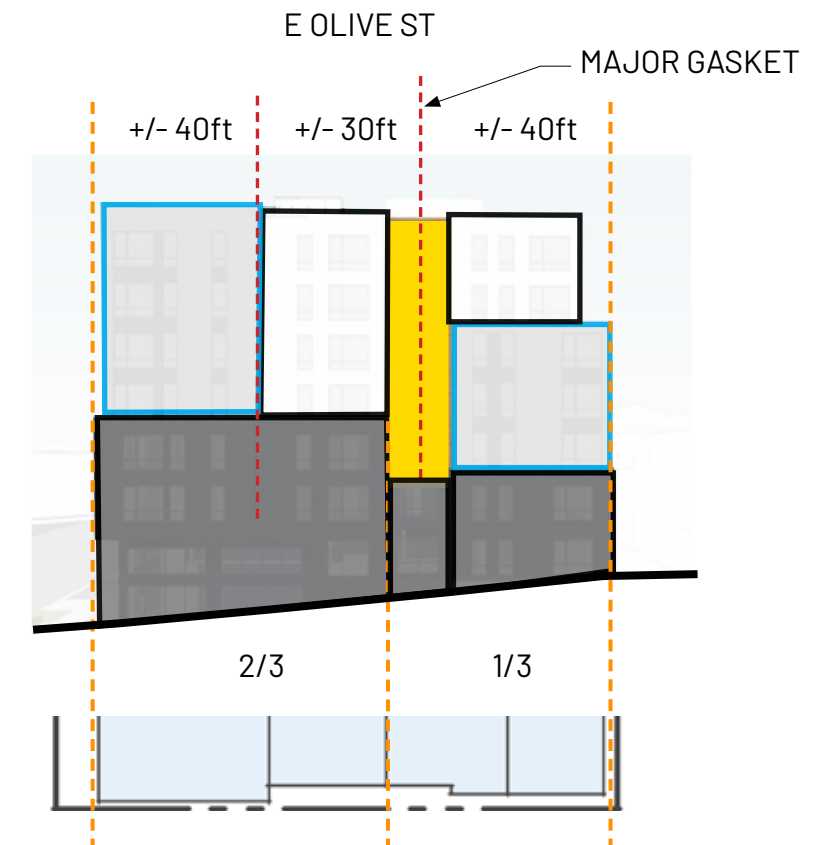
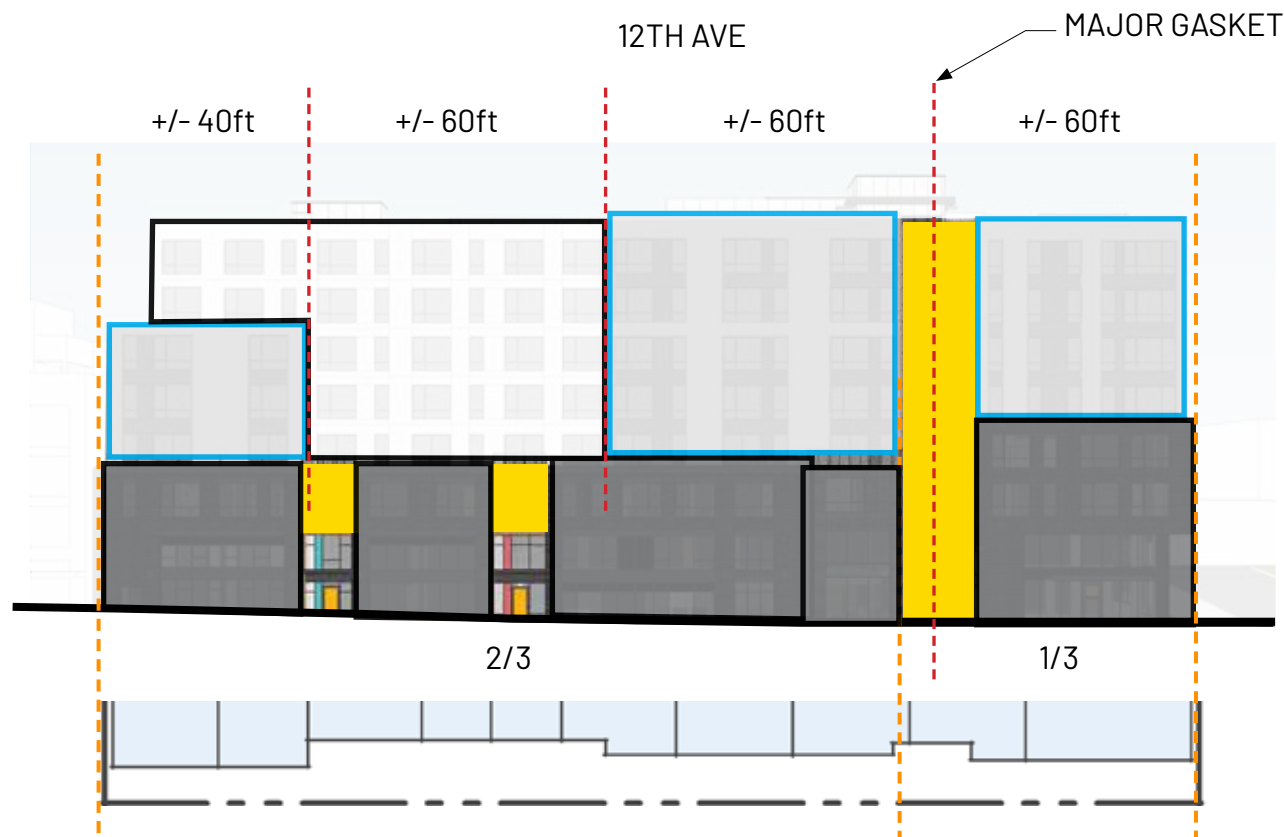


DESIGN CONCEPT, SCALE MITIGATION AND CONTEXT - BUILDING MODULATION



Building elevations are broken into modulation widths related to surrounding area development (buildings / lots)

C.2B - TRADITIONAL



DESIGN CONCEPT, SCALE MITIGATION AND CONTEXT - ELEMENTS OF DIFFERENT SCALE

3b **DRB GUIDANCE:** The Board noted that on the E. Olive Street facade the perceived mass of the building is broken down through the creation of legible elements of different scale and supported this approach. (DC2-A and CS2-D)

3.c **DRB GUIDANCE:** Echoing public comment, the Board agreed that all facades require additional **depth and texture, high quality exterior materials, and secondary architectural features and detailing to mitigate the scale** of this proposal and help it fit with neighboring buildings. (DC2, DC2-D, and DC2-3)

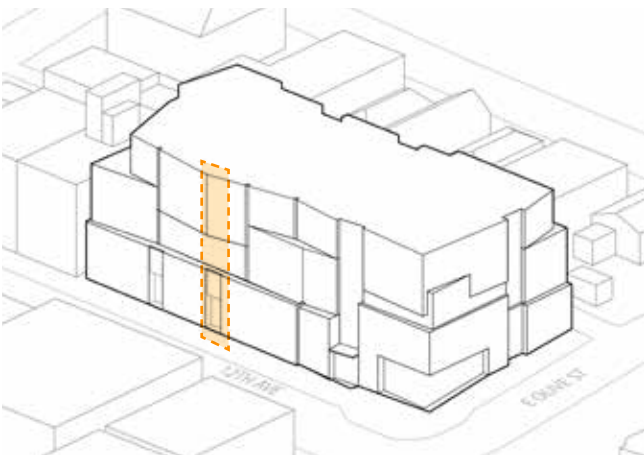
RESPONSE:

C.2A - Angled: The introduction of gaskets has broken the overall scale of the building. [DC2-A facades well-proportioned] The weave at the upper floors then creates a different spacial feel to each of the sub-areas. The minor gaskets help accent these transitions.

C.2B - Traditional: layered detailing occurs automatically with bays [DC2-A]

Both: At the base, the interruption of the large gasket creates three different portions of the brick. The corner is accented by raising the area of brick between the two major gaskets up to 4 floors. The north and east (lower brick) is more traditionally detailed, related to historic buildings found in Capitol Hill with punched windows and soldier coursed window heads and cornices. The taller corner shares some details but has a modern floating brick corner at the cafe. [CS3-1 reference scale, proportion, massing, fenestration patterns and/or materials of character buildings / CS2-C-1 Corner sites]

Both: At the base levels, the facade becomes layered and further human scaled details, different window treatments, mullion patterns, lighting accents, canopies at east, copings at different elevations, signage, brick details additionally mitigate secondary scale [DC2 / DC2-D Human scale and texture. DC2-E legibility and flexibility]. Upper levels have include texture varying patio levels,

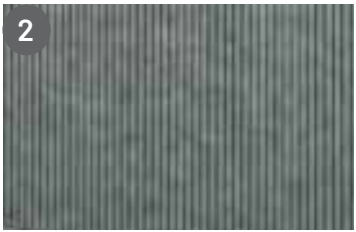


(SAME MATERIALS USED AT C.2B TRADITIONAL OPTION)

1 **Painted Fiber Cement Panels**
Finish: Oyster White with black vinyl windows



2 **Metal Panel**
Finish: Cool ZACtique Vertical Mini V-Beam



3 **Guardrail with Perforated Infill Panels**
Finish: Black



4 **Wood-look Panel**
Finish: Summer Wheat



5 **Brick**
Finish: Manganese Ironspot
Soldier course accents



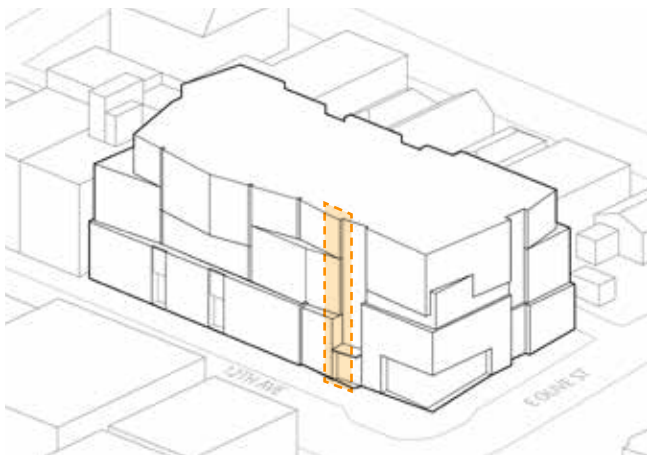
6 **Storefront**
Finish: Black



DESIGN CONCEPT, SCALE MITIGATION AND CONTEXT - ELEMENTS OF DIFFERENT SCALE

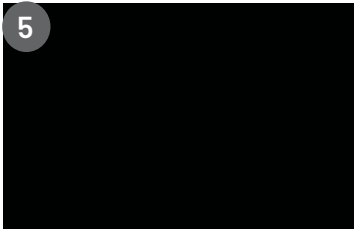
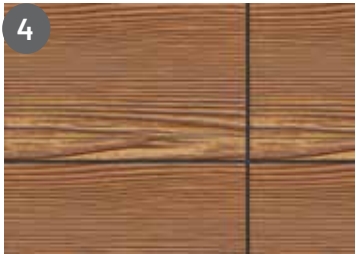
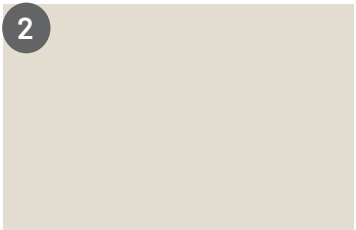
RESPONSE CONTINUED:

Both: High quality materials are used throughout. Products are selected for longevity, warmth, texture, and relation to surrounding building's materials. The general organization is to have the most human scaled texture at the base using brick, a middle level predominantly vertically oriented corrugated metal panel, and the top a more smooth, light feel using fiber cement panel. Both Brick and fiber cement are common materials in both neighborhoods while the metal is more prominent in pike/pine. Careful detailing of all of these materials, elevate some of the more plain materials like fiber cement to a quality that fits the use and matches or enhances the neighborhood. [DC2 / DC2-3 Visual depth and interest & Fit with



(SAME MATERIALS USED AT C.2B TRADITIONAL OPTION)

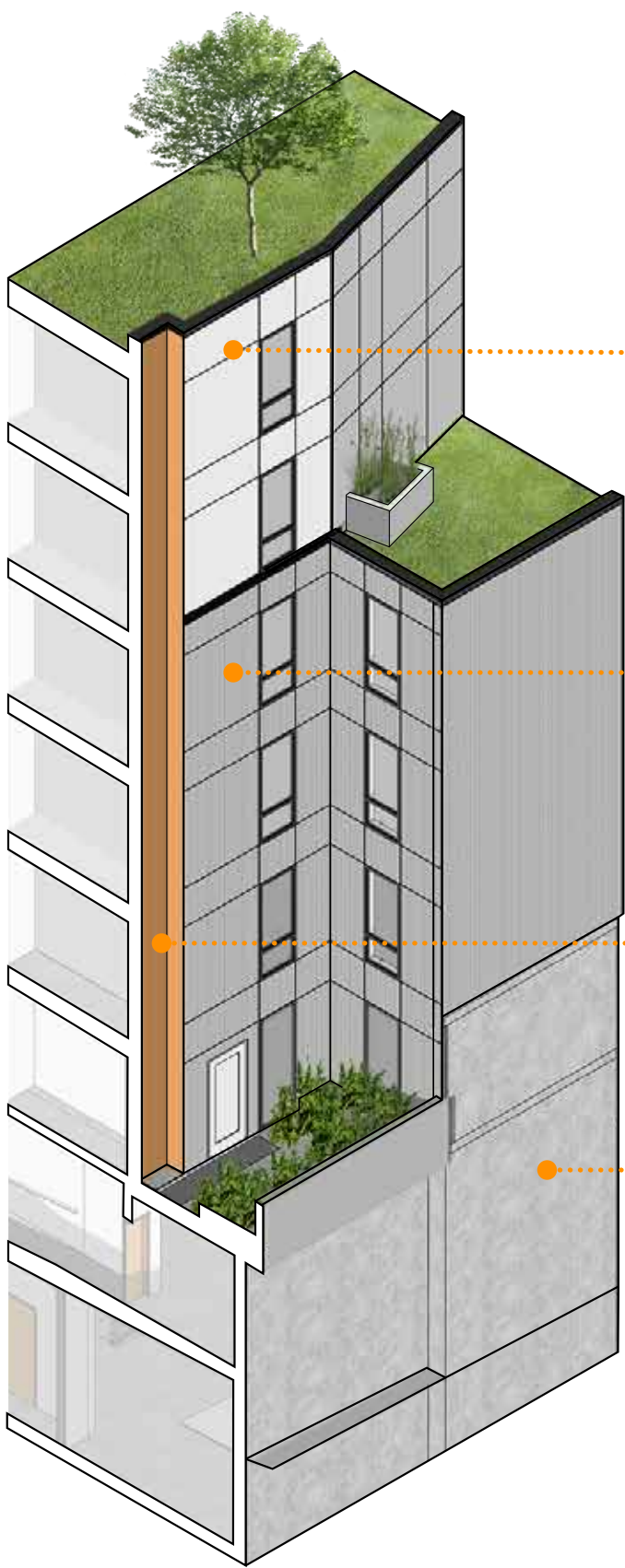
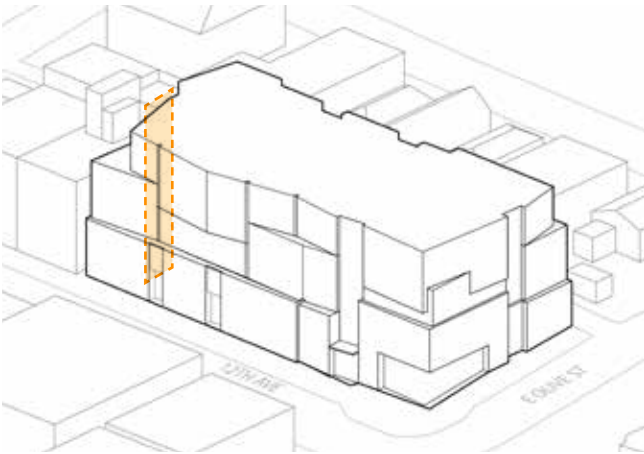
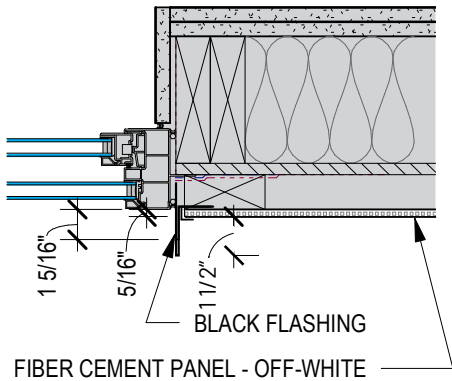
- 1 **Glass Guardrail**
with Powder Coated
Aluminum
Finish: Black
- 2 **Painted Fiber Cement
Panels**
Finish: Oyster White
- 3 **Metal Panel**
Finish: Cool ZACtique
Vertical Mini V-Beam
- 4 **Wood-look Panel**
Finish: Summer
Wheat
- 5 **Louvers**
Finish: Black
- 6 **Entry Door**
Finish: Wood



DESIGN CONCEPT, SCALE MITIGATION AND CONTEXT - ELEMENTS OF DIFFERENT SCALE



Example proposed fiber-cement cladding detail proposed on this project
(Image is Jackson Apartments, Seattle)

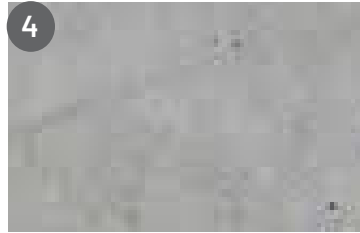
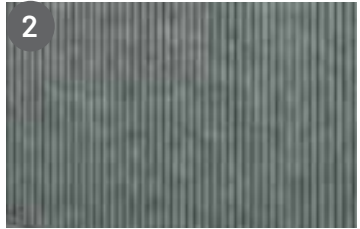


1 Painted Fiber Cement Panels
Finish: Oyster White

2 Metal Panel
Finish: Cool ZACTique
Vertical Mini V-Beam

3 Wood-look Panel
Color - Summer
Wheat

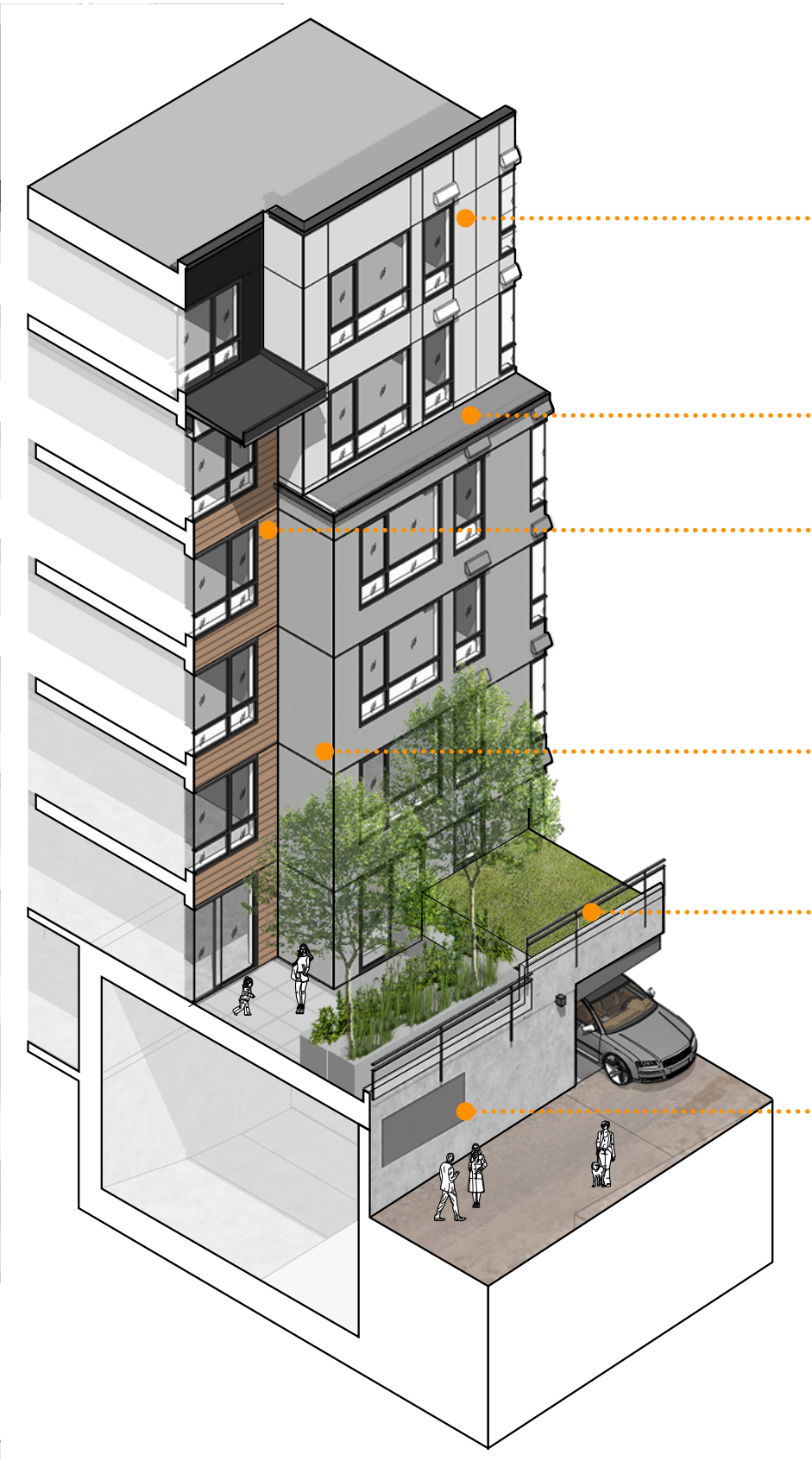
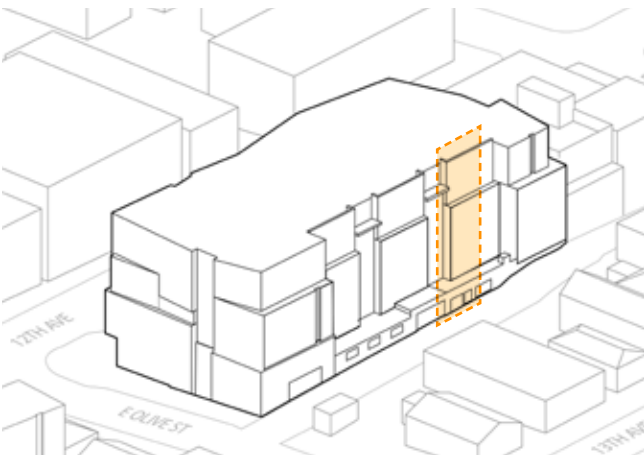
4 Concrete
Finish: Pewter
Elastomeric Paint



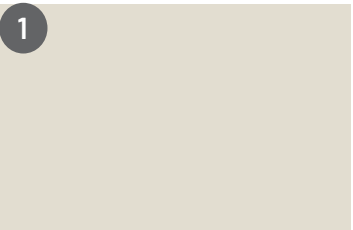
(SAME MATERIALS USED AT C.2B TRADITIONAL OPTION)

DESIGN CONCEPT, SCALE MITIGATION AND CONTEXT - ELEMENTS OF DIFFERENT SCALE

Lap siding introduced at courtyard reflective of the lap siding found on the majority of single family homes nearby. Rather than paint, wood look is selected to add warmth to the facade as well as relate to the material used in the gaskets around the other sides of the building. The facade is stepped back, balconies are avoided and large planting is included to buffer the space between this building and the neighbors [CS2-D-5 respect adjacent sites]



- 1 Painted Fiber Cement Panels
Finish: Oyster White
- 2 Standing Seam Metal Roof & Copings
Finish: Matte Black
- 3 Wood Look Lap Siding
Color - Summer Wheat
- 4 Metal Panel
Finish: Cool ZACtique Vertical Mini V-Beam
- 5 Glass Guardrail with Powder Coated Aluminum
Finish: Black
- 6 Concrete
Finish: Pewter Elastomeric Paint



(SAME MATERIALS USED AT C.2B TRADITIONAL OPTION)

CORNER MASSING - SCALE AND HIERARCHY

RESPONSE:

The SW corner was also discussed at the EDG meeting where the complexity of the corner was discussed. The board felt it should be simplified as well as made more unique. The design has been adjusted removing the horizontal gasket and raising the corner brick. The upper levels are simplified into two simple masses C.2A - Angled is more horizontal in expression while C.2B - Traditional is more vertical. The recessed storefront at this corner allows a strong brick presence while opening more of the sidewalk to public gathering space.



EDG 2 (DECEMBER)



DRB - PROPOSED - C.2A - ANGLED



DRB - PROPOSED - C.2A - TRADITIONAL

ZONE TRANSITION - **SCALE OF CONTEXT**

4.c

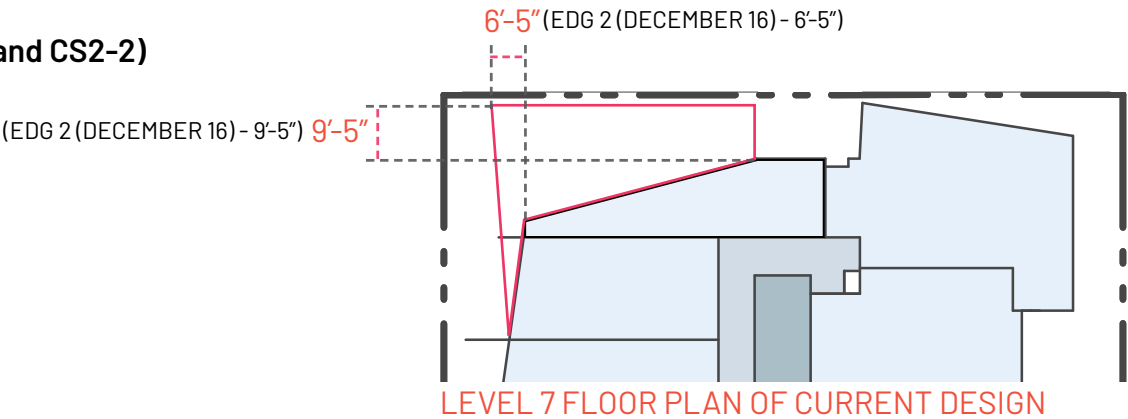
DRB GUIDANCE: The Board noted the setbacks provided at the northwest corner and agreed that a similar approach on the alley facade could help make a better transition to the less intensive zone and mitigate the scale of this significantly larger structure.
(CS2-D, DC2-A, and DC2-B)

1e

DRB GUIDANCE: The Board supported the upper-level setbacks at the northeast corner in Option C and agreed that this erosion of the massing could be employed at the other three corners to help mitigate height bulk and scale and better fit into context.
(CS2-D, DC2-A, and CS2-2)

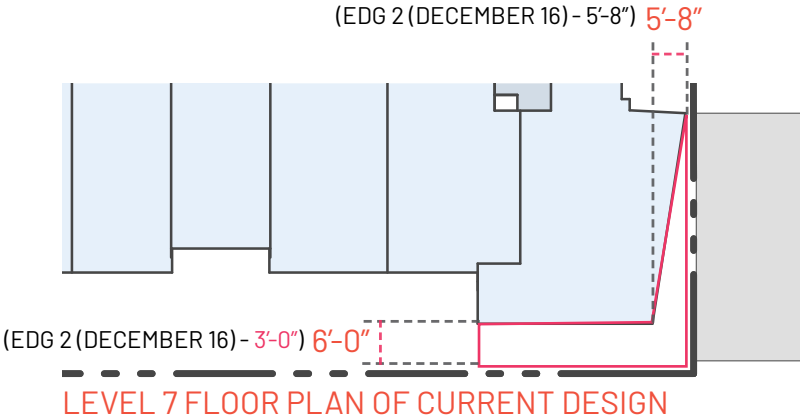
RESPONSE:
Both: The corners at the alley have been further eroded and set back while still forming wings that maintain a frame for the courtyard. These erosions paired with the courtyard setbacks and additional upper level setbacks and material changes create a cohesive concept on all facades. This also helps the project meet design goals like providing light and air to neighbors. [CS2-D-5 respect for adjacent sites]. [DC2-A reducing perceived mass]

C.2A - Angled: The upper floor setbacks are accented from the north and south to bring the main woven concept around the building to the alley side and hold the courtyard.



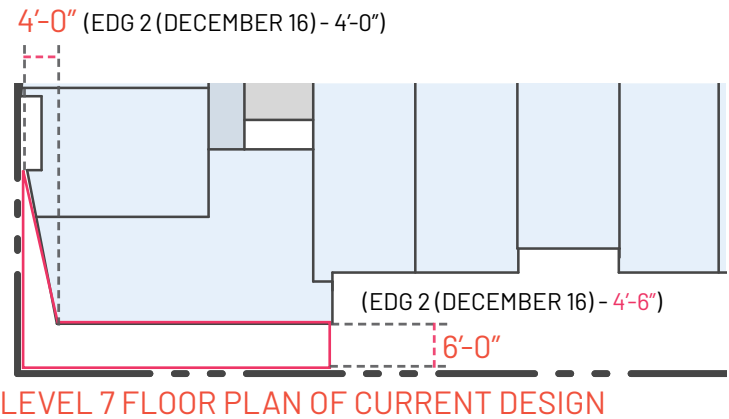
NW CORNER

FOOTPRINT = 700 SQ. FT. x2 FLOORS = **1,400 SQ. FT.**
TOTAL VOLUME SETBACK = **14,583 CU. FT.**



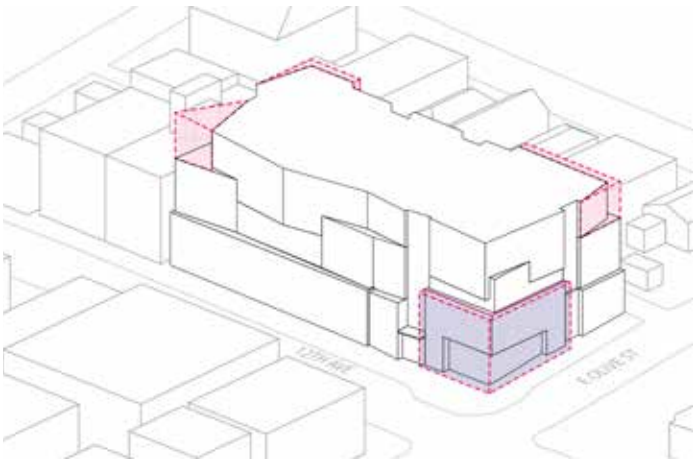
NE CORNER

FOOTPRINT = 308 SQ. FT. x2 FLOORS = **616 SQ. FT.**
TOTAL VOLUME SETBACK = **6,412 CU. FT.**



SE CORNER

FOOTPRINT = 329 SQ. FT. x2 FLOORS = **658 SQ. FT.**
TOTAL VOLUME SETBACK = **6,854 CU. FT.**



ERODED CORNERS

PROPOSED BUILDING IS 6671 SF UNDER ALLOWABLE FAR (4.5% UNDER).
Includes 2,674 sf at corners and the remainder at courtyards, west full length setback and Olive at grade setbacks.

EDG2 (Dec) Corner Setbacks
Current Corner Setbacks

ZONE TRANSITION - SCALE OF CONTEXT

- 4.a

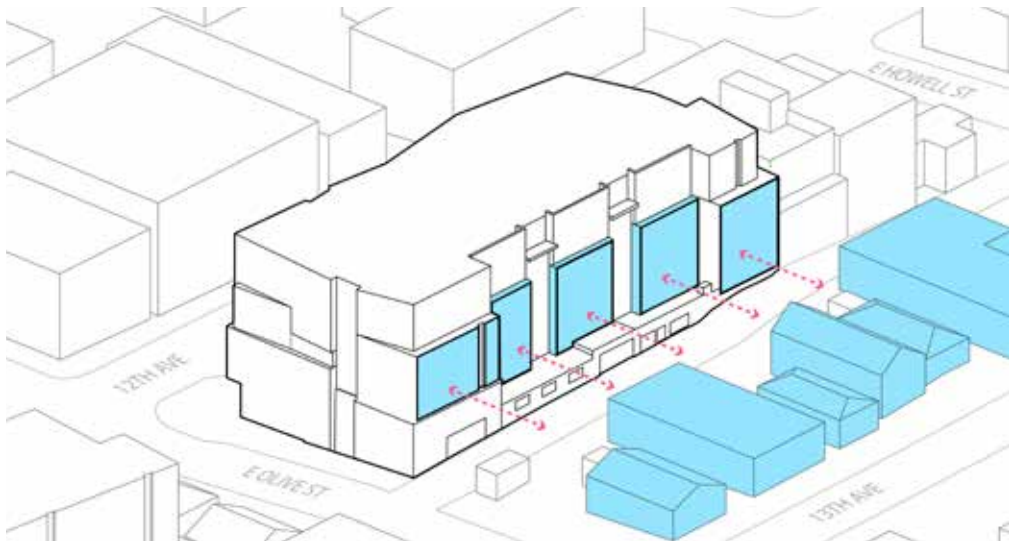
DRB GUIDANCE: The Board recognized that the Guidelines direct them to consider the scale of both future development and existing context when evaluating the appropriateness of a design response.

(CS2-D)
- 4.b

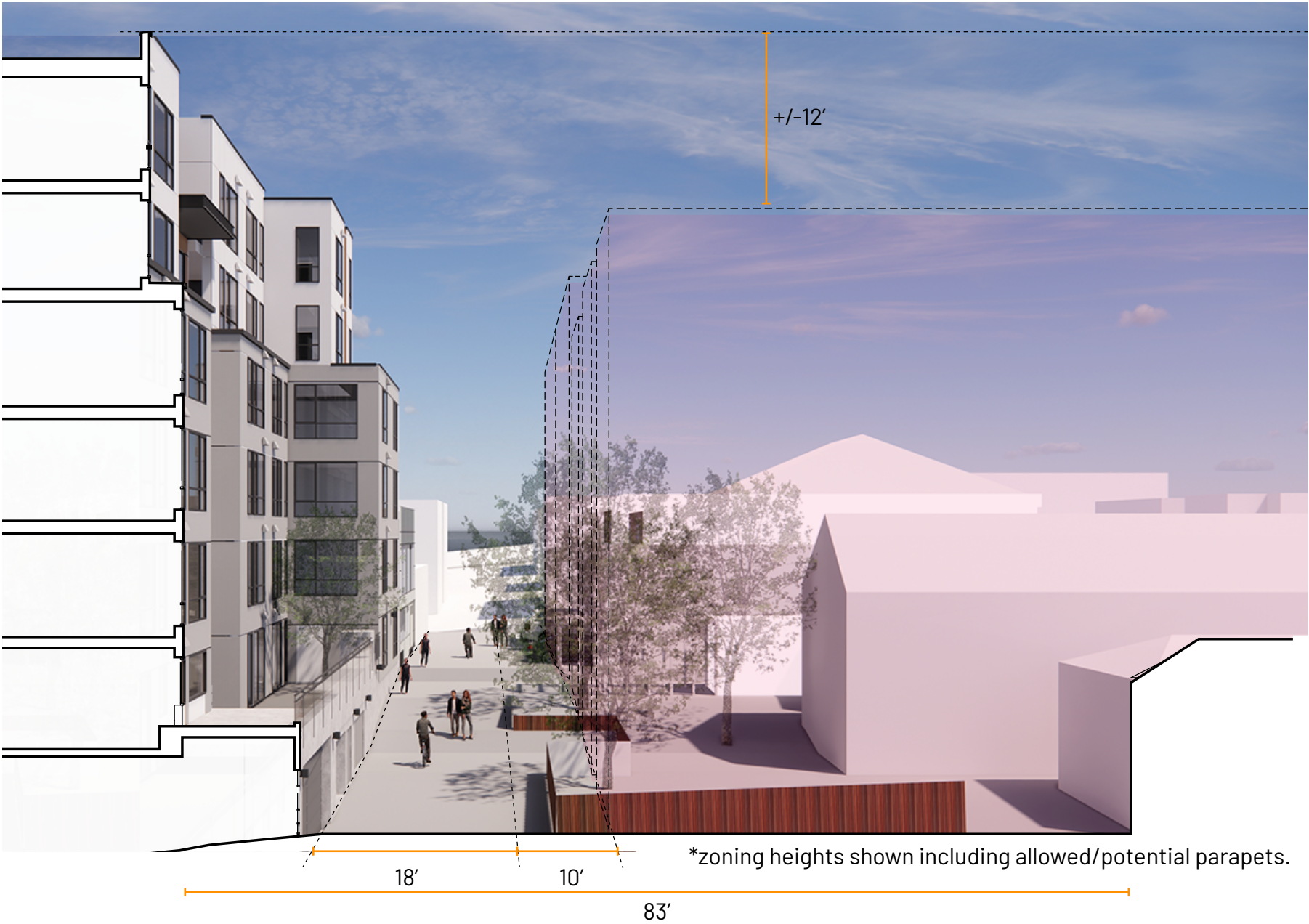
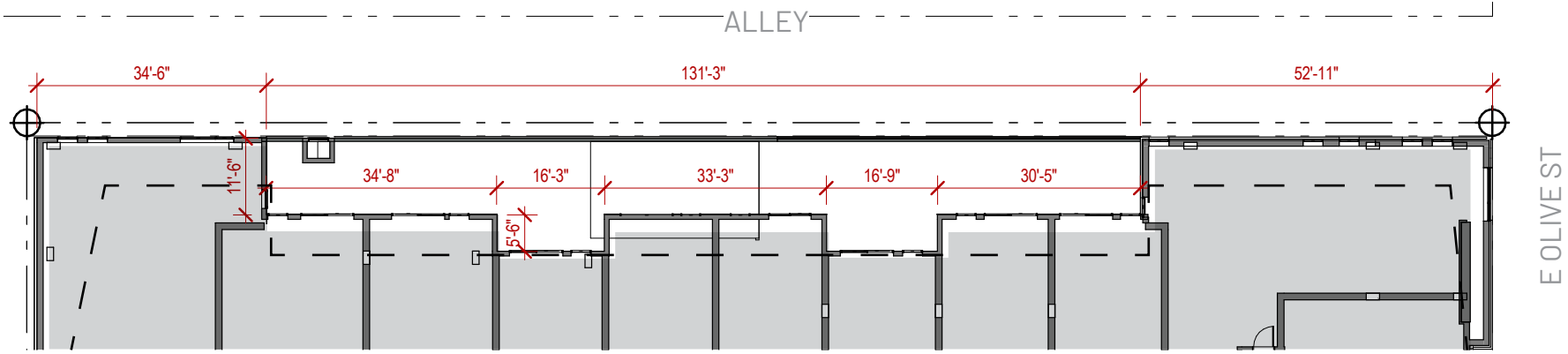
DRB GUIDANCE: Repeating guidance provided at EDG, the Board noted the significant change in zoning from NC3-75 to LR3 at the alley, the length of this transition relative to the smaller platted lots to the east and echoed public comment in identifying this as a critical issue that would require further consideration and refinement to meet criteria in the Guidelines.

(CS2-D and DC2-B)

RESPONSE:
The zoning change between the NC3-75 to the LR3 (50' height limit) across the alley is 25' in height, but is offset by the natural site topography [DC2-D-2]. The average grade of the project is relatively low due to the elevation of 12th ave while the sites across the alley are 13' to 15' higher leaving a difference between maximum zoning buildable heights of approx. 10 to 12'. The building creates a strong upper level setback at the top two floors (+/- 20 feet below the 75' height limit). This combined with the large courtyard setback, horizontal modulation of deep gaskets forming bays, eroded corners and changes in materials create a massing that not only a transition to the anticipated development potential of adjacent sites [CS2-D-3 & CS2-D-4] but also reflects and respects adjacent current size of neighbors [CS2-D-1]. Widths of bays, detailing of siding, exposed downspouts, expressed roofs, railings, large trees and other planting, windows where possible along alley and the wall of the exposed garage broken up with louvers, garage doors, and alcoves create a buffer to nearby buildings [CS2-D-5, DC2-B-1, DC2-B-2]



RELATIONSHIP TO NEIGHBORS



ZONE TRANSITION - **SCALE OF CONTEXT**



THE ALLEY

- 7.a

DRB GUIDANCE: The Board recognized public comment regarding the development of the alley, and concerns with safety and impacts from building services.

(DC1 and PL2-B)
- 7.b

DRB GUIDANCE: The Board agreed that the design should include additional windows and occupiable areas overlooking the alley to increase pedestrian safety and strive to minimize service impacts, ideally by managing all solid waste onsite without the need to stage collection in the alley.

(DC1 and PL2-B)

RESPONSE:

The design team has continued to work with the City of Seattle regarding moving solid waste inside the building and so far, Seattle Public Utilities has maintained that dumpsters must be staged in the alley. In an effort to least impact the already strained public parking availability in Capitol Hill, the project proposes below grade parking which must be accessed from the alley [DC1-B-1 Access Location and Design]. The dimensions of the site restrict the driveways and ramps leading to this parking to parallel the alley (in order to also maintain the most or even minimal “other” active uses between the parking and the street frontages) [DC1-C-1 Below Grade Parking / DC1-C2 Visual Impacts / DC1-C-4 Service Uses]. This leaves no room for staging areas or alcoves along the alley wall.

One of the benefits of no dumpster alcoves, is additional space for lush planting in the courtyard providing a large greening factor [CS1-D Plants and Habitat] in the alley and creating some privacy screening for adjacent properties [CS2-D-5 Respect for Adjacent Sites].

Windows at grade along the alley have been increased near the corner with Olive and at the north end where units are only about 5 to 6 feet above grade. Private patios in the courtyard are only about 9 feet horizontally away from the alley. Guardrails along the top of the wall are glass to assist in visibility and stepped down where possible to reduce scale impact. [PL2-B Eyes on the Street]. Lighting is also provided the full length of the alley. [PL2-B-2 Lighting for Safety].

The walls along the alley are also more broken up now with high quality materials wrapped into the alley at the corners. Garage doors, exhaust and intake louvers and a gas meter alcove combine with the stepping parapet wall and exterior mounted guardrails to create a varied and visually diverse facade.



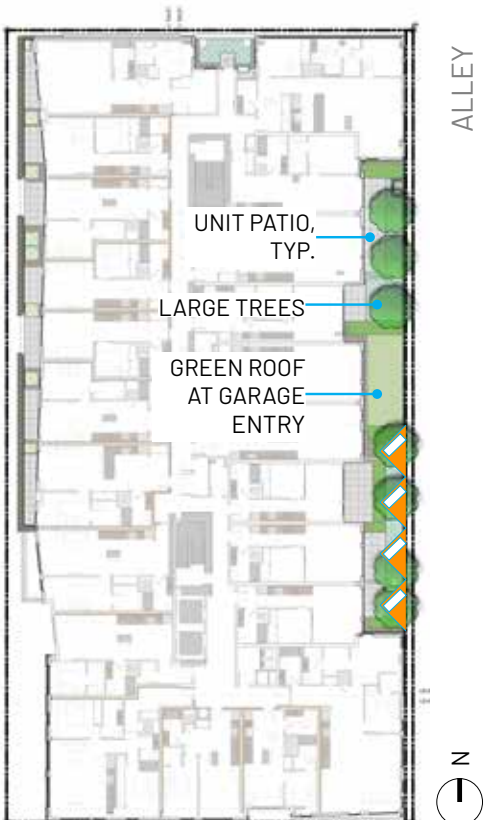
VICINITY MAP



LEVEL 1



LEVEL 1.5



LEVEL 2

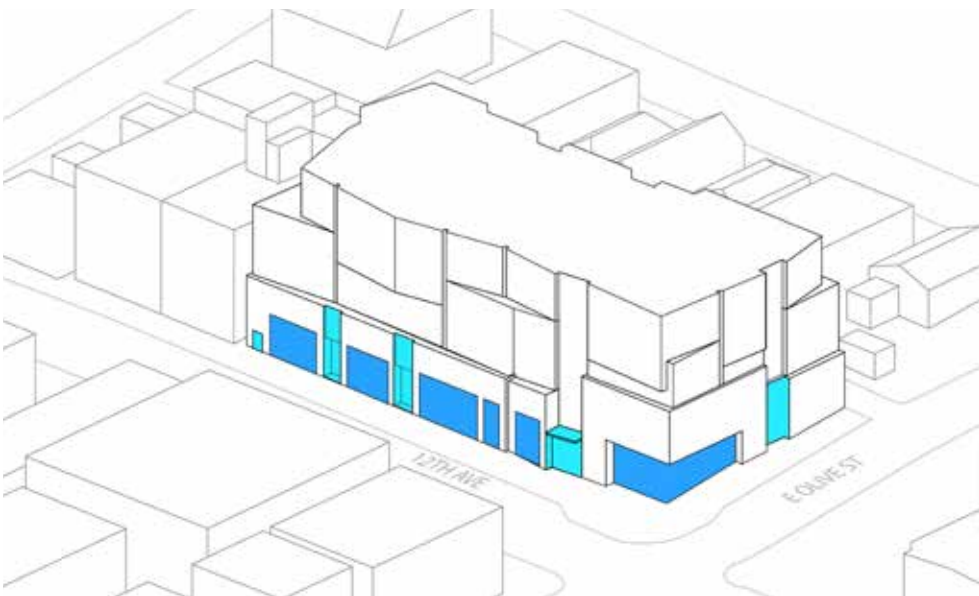


THE STREET EDGE - CHARACTER OF EXISTING CONTEXT

5.a **DRB GUIDANCE:** The Board expressed appreciation for the continued development of the street edge and recognized the intent to tie this development to existing context. The Board noted that the **uniformity of expression** in the current design however did not seem to reflect the character of existing context or the exhibits and analysis provided in the packet documenting that context. Similar to Staff guidance at EDG, the Board agreed these **street edge elements should be further broken down to provide greater variation in scale and expression** to better fit into context, and **encouraged the development of more outdoor space and seating areas.** (CS2-B, CS2-1, CS3-A, CS3-1, PL1, and PL3)

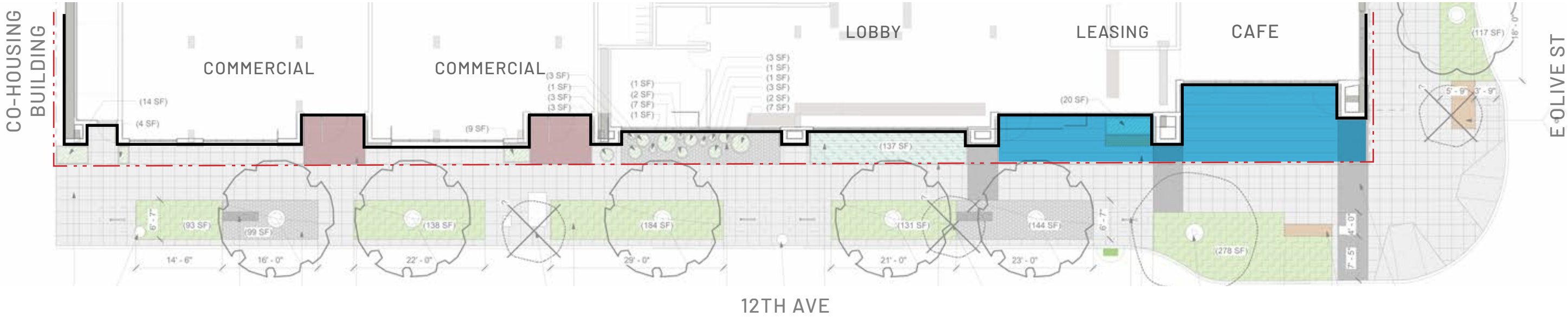
5.b **DRB GUIDANCE:** Echoing public comment, the Board noted the transitional character of this block, between the denser and more commercial fabric to the south and the more residential character to the north, noted that a careful calibration of these influences would be required and agreed that **porosity and activation of this edge** is critical for a successful design. (CS2-1.b, CS3-A, and PL3-C)

RESPONSE:
The adjustments to the overall massing have informed changes to the base, as noted above, create a variation in expression at grade [CS2-B-2 Connection to the Street / CS2-B-3 Character of Open Space]. This is further enhanced at the main corner with the brick extending up an additional floor. Also in how the brick is expressed (modern form) vs. to the north and east where the brick includes piers and more punched openings (more traditionally inspired) [CS2-1 Sense of Place - 12th Ave]. The lobby entry is emphasized with warm wood taken from the alley side gaskets, brought to grade and carried through the smaller gaskets at the retail entries [PL3-1 Entries]. For option C.2A - Angled, the angles are also brought to grade here [PL1 Enhancing Open Space]. The three commercial entries are expressed differently along with the brick with the two north alcove style entries picking up scale and language from shop and building entries to the north of the site and across the street. [CS3-A-1 Fitting old and new together]



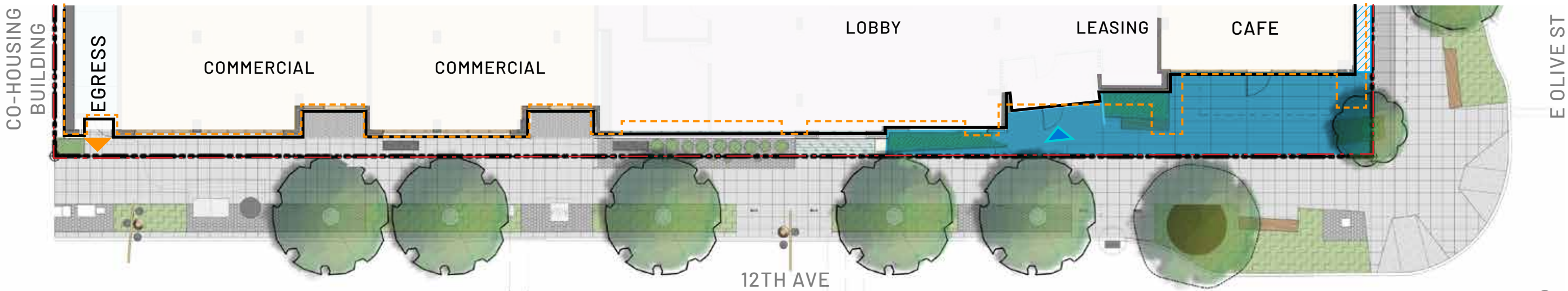
THE STREET EDGE - CHARACTER OF EXISTING CONTEXT

EDG 2 (DECEMBER)



SQ. FT. FOOTPRINT = 510 SQ. FT.

CURRENT DESIGN

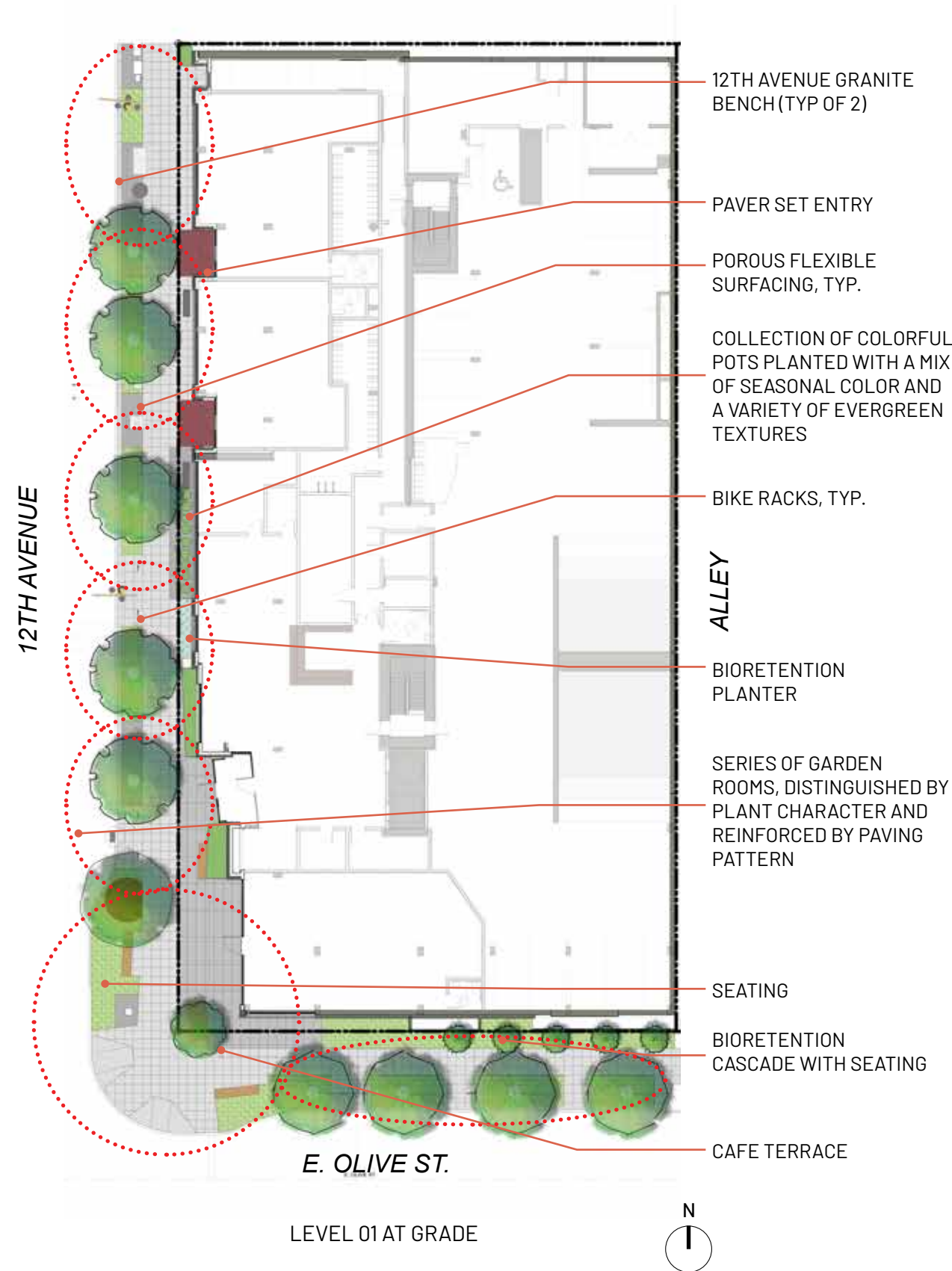


LEVEL 1
SQ. FT. FOOTPRINT = **935 SQ. FT.**

Increased open area 180% and made less chopped up/separated but still transitioning to simpler, quite, traditional scale moving north.



DRB STATEMENT - LANDSCAPE DESIGN

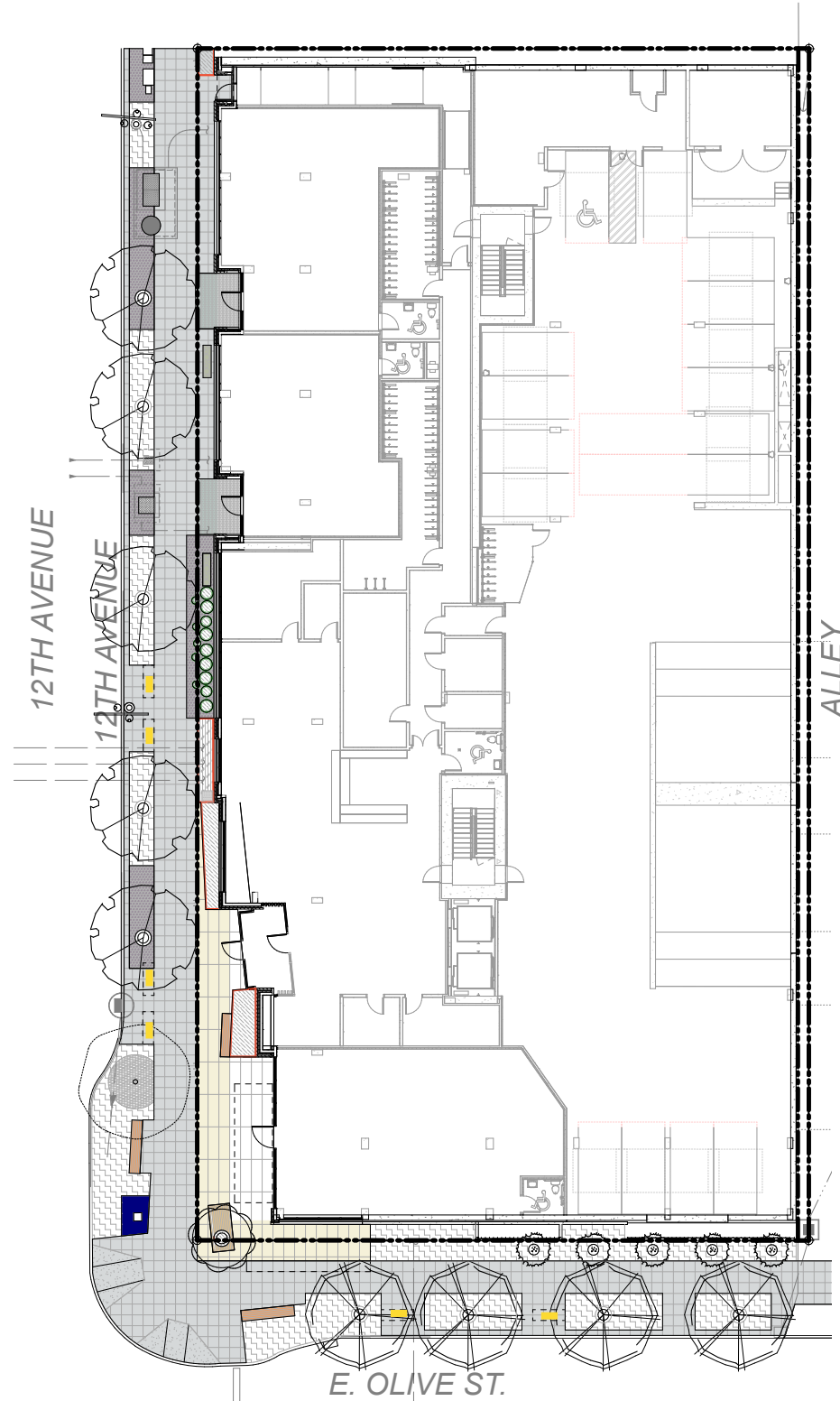


The 12th Avenue Frontage is developed to provide a recall to the former scale of development around this project. Breaking the frontage down into smaller garden rooms, registered to the brick piers of the architecture, each with its own character. Reclaimed granite curb seating extends neighborhood details, implemented last decade by the 12th Avenue Stewards, from farther south along 12th. Flexible porous pavement, paver set entries and larger format jointing in the south plaza act as accents to the City standard 2x2 concrete sidewalk and are deployed to provide a reinforcing rhythm and complementing variability to the garden rooms. In the mid-frontage, pots line one portion of facade to provide near term planting, with a long term goal of opening up an additional commercial frontage in the future. Adjacent to this, there is a bioretention planter providing variation and seasonal water feature to the frontage. Public seating has been provided directly outside the residential lobby, flanking the corner curb bulb and spread down the 12th Avenue frontage to the North.

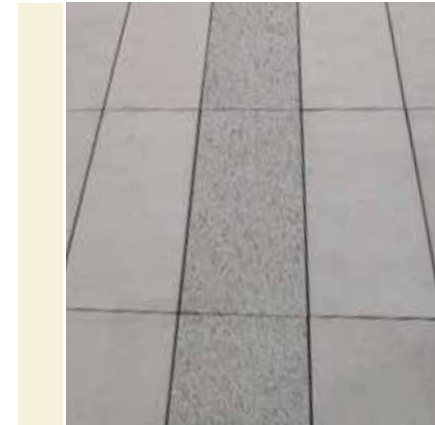
The Olive Street Frontage starts with a welcoming corner treatment, drawing pedestrians towards the corner cafe. At the back of sidewalk and uphill from this location a series of columnar accent trees soften the building facade. The curbside planters continue the character of streetscape plantings from 12th Avenue, while hosting (4) trees that will grow to large stature with a vase-



MATERIALS PLAN DIAGRAM - AT GRADE



CITY OF SEATTLE STANDARD CIP CONCRETE – 2X2 JOINTING



BANDED COLORED CONCRETE – STACKED BOND 24" X 72"



SPECIALTY PAVING



FLEXIBLE POROUS PAVEMENT



WOOD PLANTER SEAT



WOOD BENCHES



STONE BENCHES



METAL PLANTER WALLS



FIBERCLAY POTS IN VARIOUS SIZES AND SHAPES



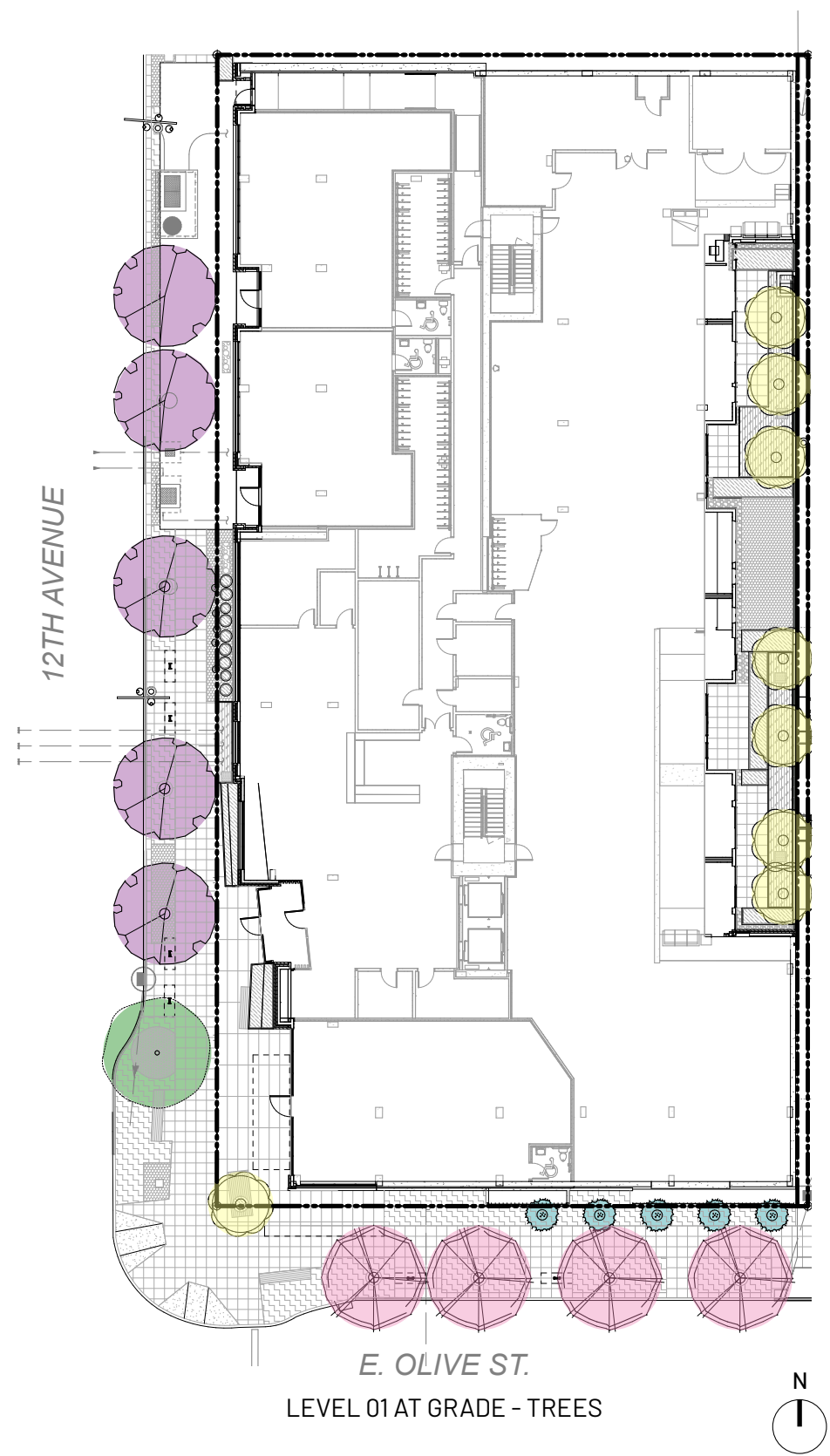
GRAVEL ACCENT



BIKE PARKING



PLANTING PLAN DIAGRAM - AT GRADE TREES



ON PROPERTY



AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'

12TH AVENUE RIGHT OF WAY



STYRAX JAPONICUS



MAGNOLIA GRANDIFLORA

EXISTING TO REMAIN

EAST OLIVE STREET RIGHT OF WAY

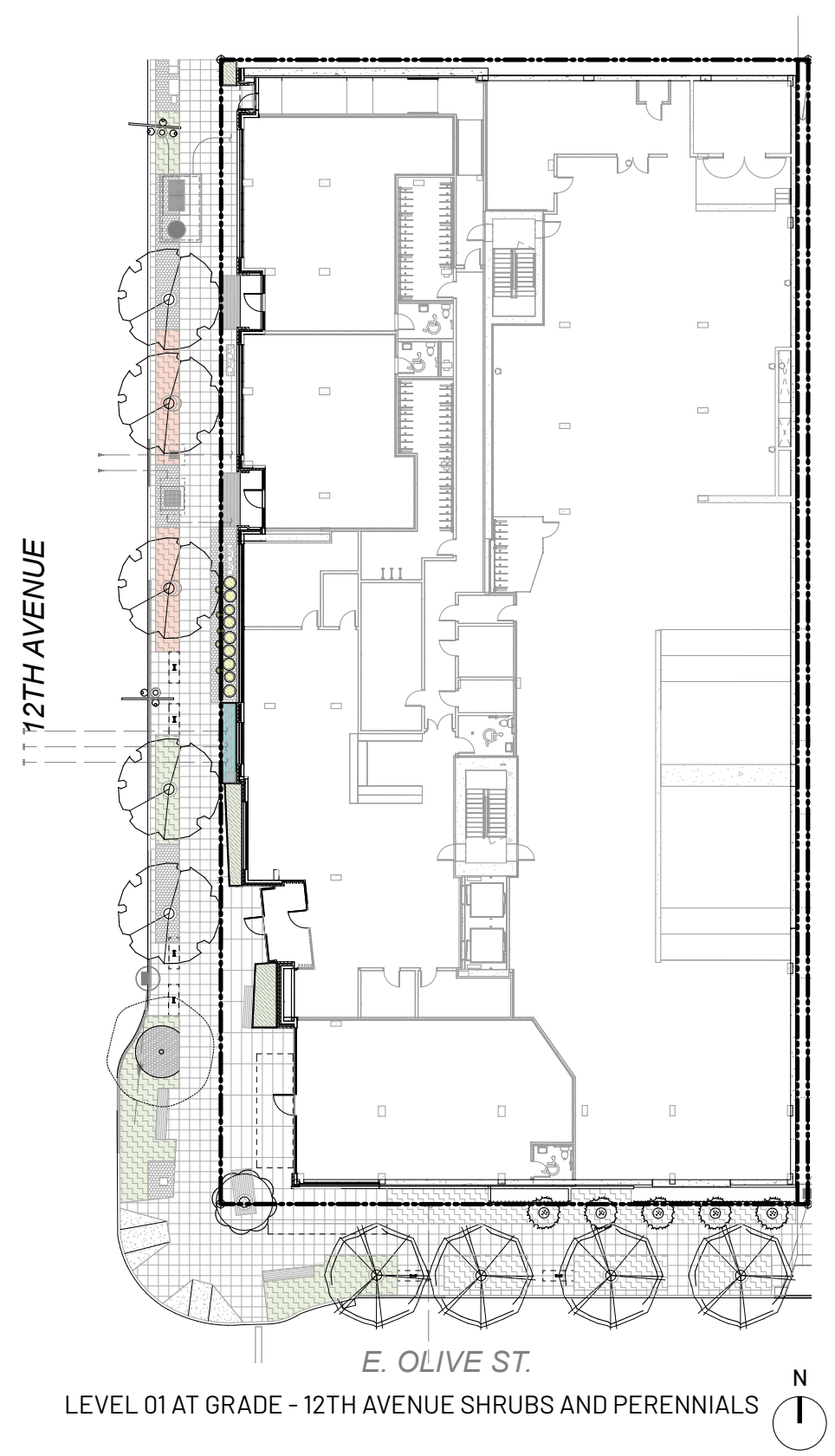


FAGUS SYLVATICA 'DAWYCK PURPLE'



QUERCUS FRAINETTO

PLANTING PLAN DIAGRAM - 12TH AVENUE "ROOMS" PLANTING CONCEPT



CORNER PLAZA ROOM

STRUCTURE



HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' UNDERPLANTED WITH CAREX DIVULSA



CEPHALOTAXUS 'DUKE GARDEN' UNDERPLANTED WITH LIRIOPE MUSCARI

ACCENT



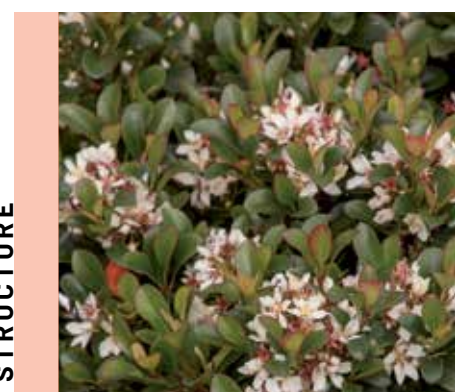
LIGULARIA STENOCEPHALA 'LITTLE ROCKET' MIXED WITH AQUILEGIA CAERULEA 'KIRIGAMI'



PERENNIALS SUCH AS:
- AGASTACHE 'BLACK ADDER'
- COREOPSIS VERTICILLATA 'MOONBEAM'
- RUDBECKIA 'GOLDSTURM'

MID-BLOCK ROOM

STRUCTURE

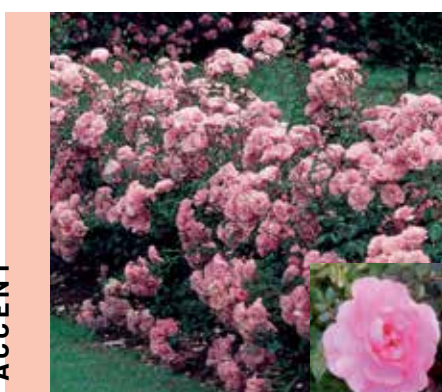


RHAPHILEPIS UMBELLATA 'MINOR'



PRUNUS LAUROCERACUS GROUNDCOVER

ACCENT

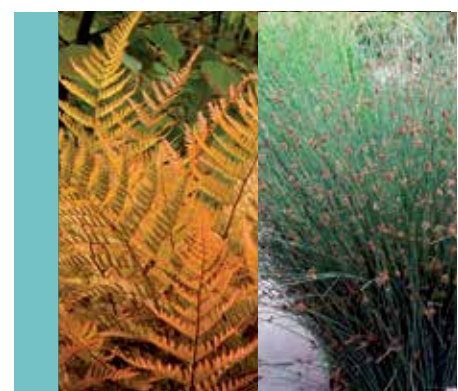


ROSA BONICA



PERENNIALS SUCH AS:
- CAMASSIA LEICHTLINII
- SALVIA SYLVESTRIS 'MAY NIGHT'
- SCHIZOSTYLUS COCCINEA 'ALBA'

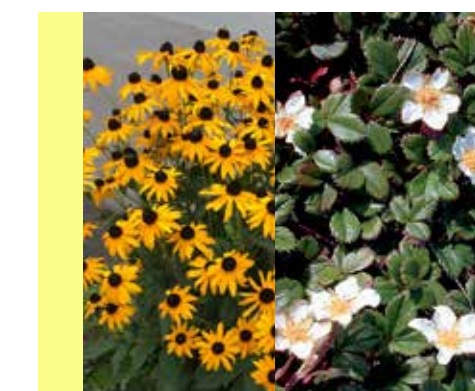
ON PROPERTY - POTS



DRYOPTERIS ERYTHROSORA 'BRILLIANCE' UNDERPLANTED WITH JUNCUS PATENS 'ELK BLUE'



CAMASSIA LEICHTLINII INTERSPERSED



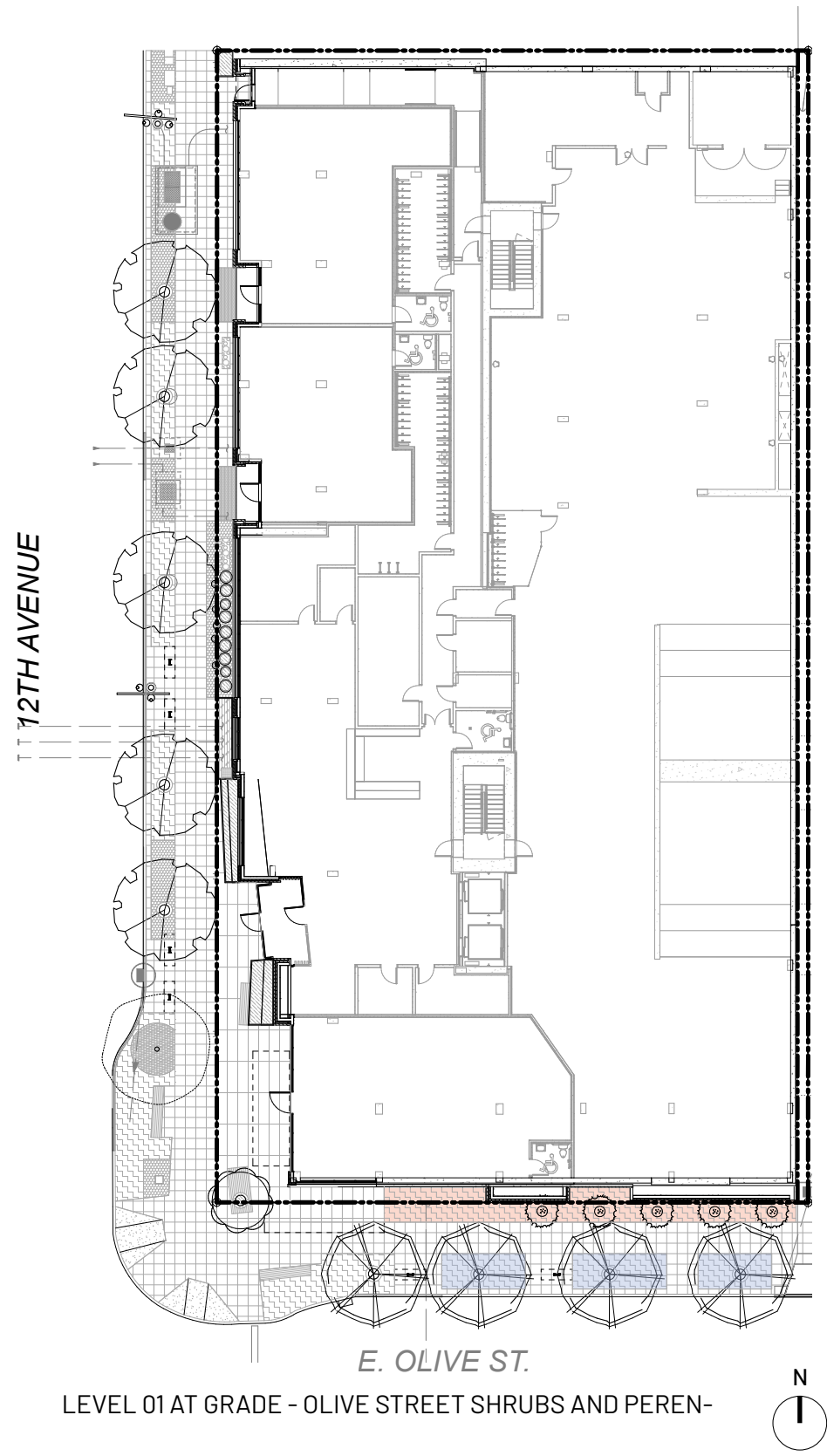
RUDBECKIA 'GOLDSTURM' UNDERPLANTED WITH FRAGARIA CHILOENSIS



PERENNIALS SUCH AS:
- IRIS SIBERICA 'CAESAR'S BROTHER'
- GERANIUM PRATENSE 'DOUBLE JEWEL'

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PLANTING PLAN DIAGRAM - EAST OLIVE STREET PLANTING CONCEPT



EAST OLIVE STREET ROW PALETTE

STRUCTURE



RHAPHILEPIS UMBELLATA 'MINOR'



PRUNUS LACUROCERACUS GROUND COVER

ACCENT



ROSA BONICA



SALVIA SYLVESTRIS 'MAY NIGHT'

EAST OLIVE STREET BUILDING PALETTE

STRUCTURE



CEPHALOTAXUS 'DUKE GARDEN' UNDERPLANTED WITH RUBUS CALCINOIDES



LIRIOPE MUSCARI GROUND COVER

ACCENT

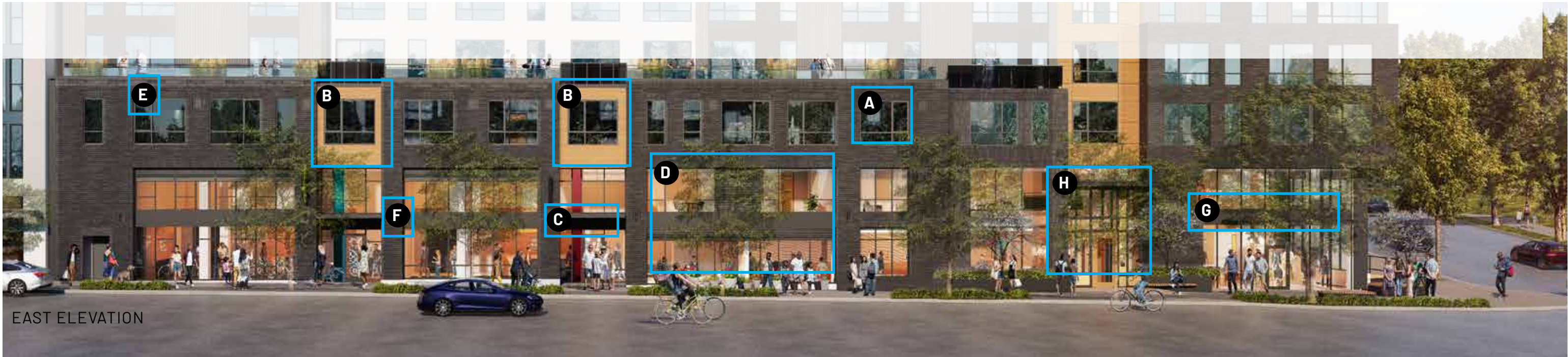


HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'



PERENNIALS:
- SALVIA SYLVESTRIS 'MAY NIGHT'
- AQUILEGIA CAERULEA 'KIRIGAMI'

THE STREET EDGE - CHARACTER AND MATERIALS



A Vinyl Window
Finish: Black



C Canopy Style 1
Finish: Black Metal and Wood Soffit (No Glass)



E Proposed precast concrete cornice
Responds to historic Capitol Hill



G Canopy Style 2
Finish: Black Metal and Wood Soffit (No Glass)



B Wood look accents at gaskets in brick area



D Storefront
Finish: Black



F Proposed Light sconce and recessed soldier brick detail



H Projecting vestibule with expressed wood overhang/canopy and interior walls anchoring gasket to grade



THE STREET EDGE - 12TH



A HORIZONTAL BRICK COURSING ACCENT



B JET-CUT SCREEN THEMED TO RETAIL USAGE INSIDE GLASS OF DOORS



C SEMI-TRANSPARENT COLOR ACCENT AT GLAZING



D ADDRESS IN CUSTOM ENTRY PAVING RELATED TO HISTORIC VERSION FOUND ON CAPITOL HILL

THE STREET EDGE - 12TH



E WOOD LOOK PANEL



F WOOD STOREFRONT



G

H

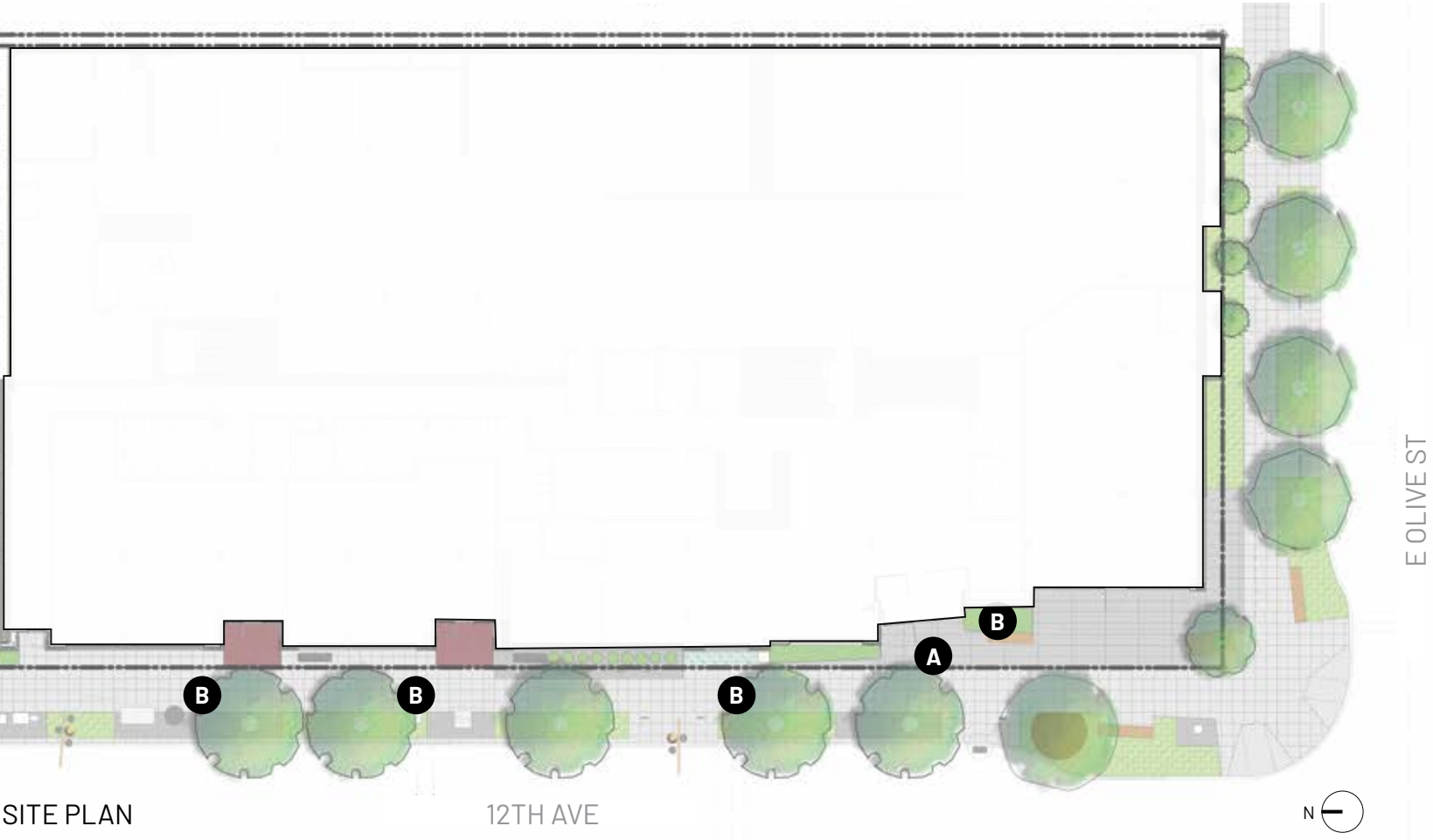


G MINI V-BEAM



H BRICK COLOR, SAME AS BURIEN LIBRARY

GROUND LEVEL - SIGNAGE DESIGN



SITE PLAN

12TH AVE

E OLIVE ST



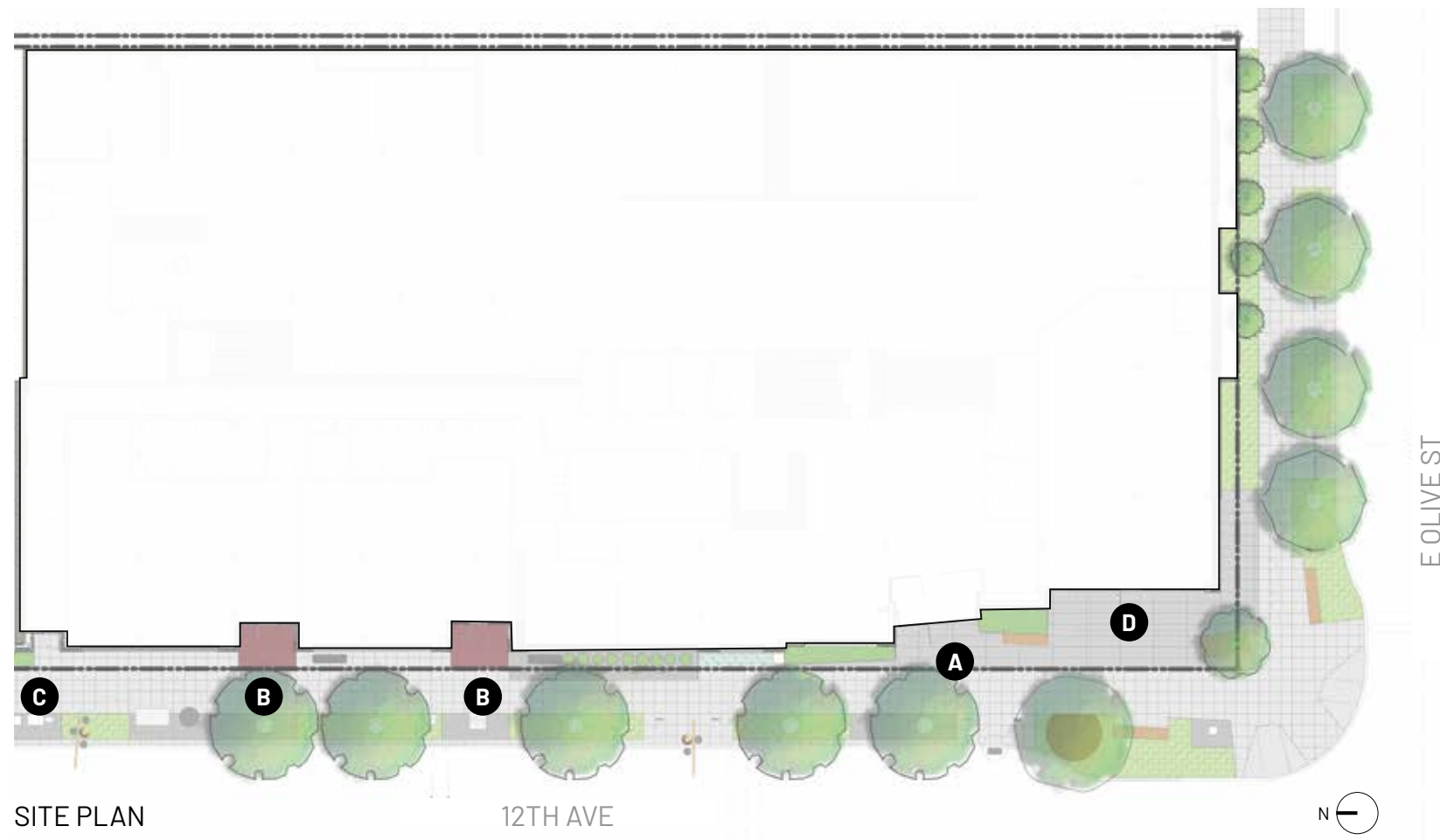
B BLADE SIGNS



A LOBBY SIGNAGE



GROUND LEVEL - CANOPY DESIGN



SITE PLAN

12TH AVE

E OLIVE ST

A C-CHANNEL LOBBY CANOPY WITH CEDAR SOFFIT



B CEDAR SOFFIT CANOPY



C STEEL PLATE CANOPY



D C-CHANNEL LOBBY CANOPY WITH CEDAR SOFFIT



THE STREET EDGE - POROSITY AND ACTIVATION

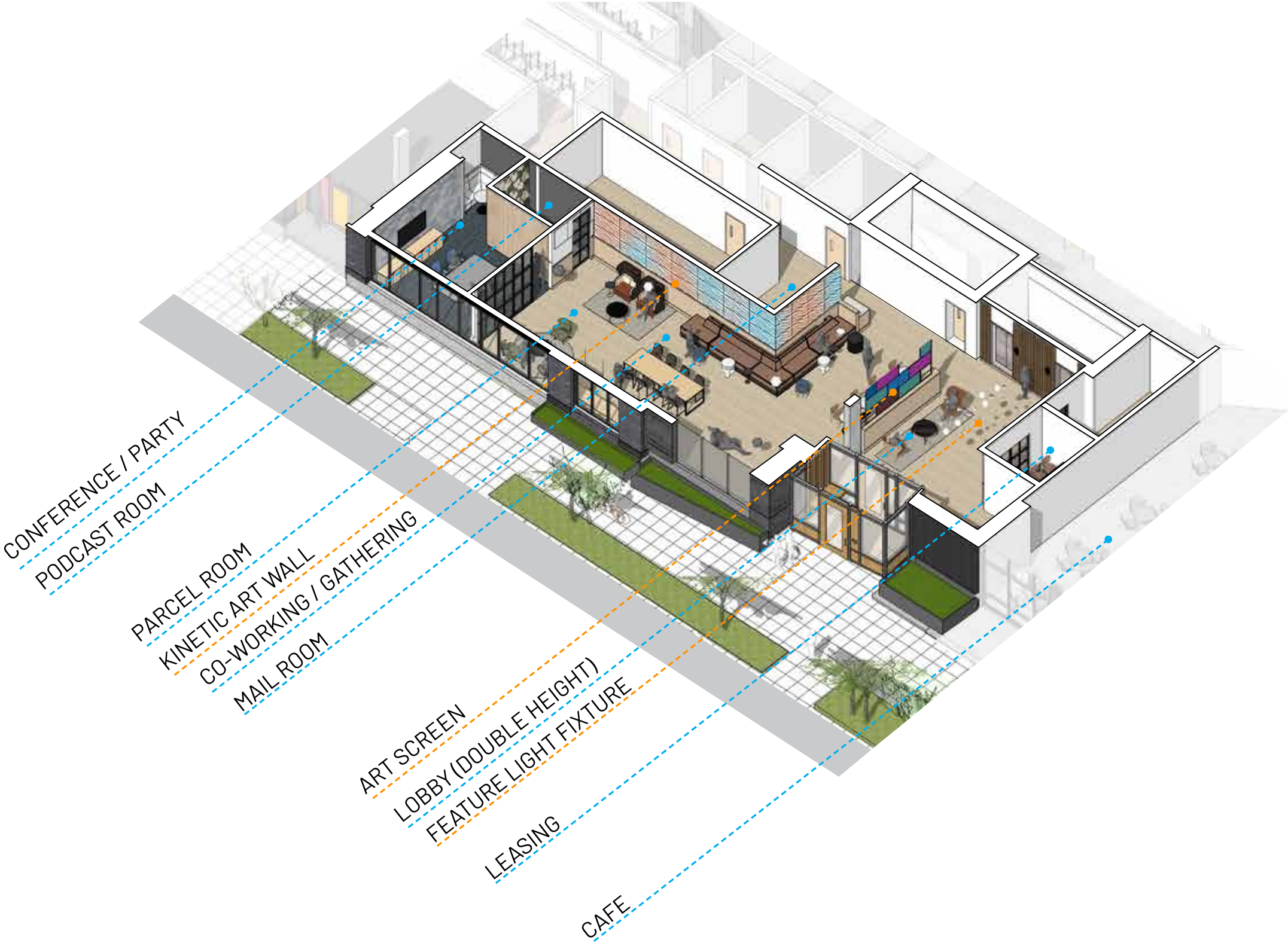
5.c

DRB GUIDANCE: The Board questioned the choice to allocate such a significant **length of the street frontage to residential amenity area**, but agreed that at this stage in the review process they would simply provide guidance to design and **program these areas in a manner that physically engages the street and generates activity**, offers **porosity and opportunities for human interaction**.(CS2 and PL3)

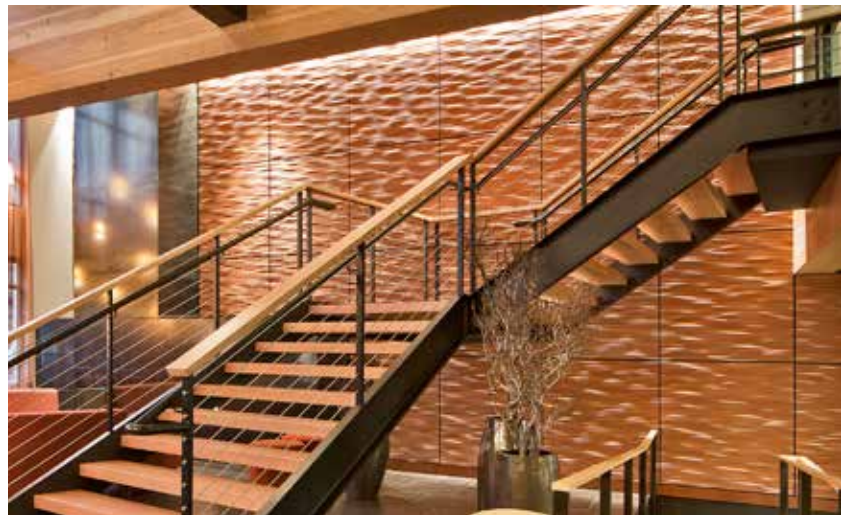
RESPONSE:

The theme of the building is balance between work and play/ day and night. As the workforce in this neighborhood moves more to remote work, there is a need for socialization. This is the only common indoor space and is located to facilitate collaboration at the entry of the building and where those using the space can directly interact with those in the public realm. During the day this is a brightly lit, cafe feeling space with plenty of options in seating, work tables, raised bar areas, more private rooms and open spaces each with windows to the sidewalk. The sense of action is enhanced with art, kinetic art wall, and lighting.

As the end of the work day blends into evening and Capitol Hill becomes a destination for evening entertainment and dining, the space changes attitude to host gatherings of friends headed out or just stopping by to hang out. The art and lighting shifts with the change of day, transforming the same space to a front porch where residents meet their neighbors and where passers by see ever changing art and cast of characters. [CS2-B-2 Connection to the Street] This character spills out onto the sidewalk at the open space created by the form of the building where there are benches incorporated into plantings that open to the cafe seating area on the corner [PL3-A-4 Ensemble of Elements / PL3-B-4 Interaction].



THE STREET EDGE - POROSITY AND ACTIVATION



LOBBY PERSPECTIVE





THE STREET EDGE - **RESIDENTIAL LOBBY ENTRY - SIMILAR BOTH OPTIONS**



THE STREET EDGE - **POROSITY AND ACTIVATION - SIMILAR BOTH OPTIONS**



THE STREET EDGE - **POROSITY AND ACTIVATION - SIMILAR BOTH OPTIONS**



THE STREET EDGE - POROSITY AND ACTIVATION - SIMILAR BOTH OPTIONS



BUILDING MATERIAL - MATERIAL BOARD - OPTION C.2A - ANGLED



BUILDING MATERIAL - MATERIAL BOARD - OPTION C.2B - TRADITIONAL



BUILDING MATERIAL - MATERIAL BOARD



MANAGANESE IRONSPOT BRICK USED AT BURIEN LIBRARY IN BURIEN, WA



COOL ZACTIQUE METAL SIDING USED AT *NINE AND PINE APARTMENTS IN SEATTLE, WA



SUMMER WHEAT WOODTONE USED AT *SITKA APARTMENTS IN SEATTLE, WA

- 1 **Brick**
"Manganese Ironspot", Norman size
- 2 **Fiber Cement Panel**
5/16" Smooth panel, concealed fasteners Field Paint - Sherwin Williams: Oyster White
- 3 **Metal Panel**
Small scale vertical corrugation
Color - Cool ZACTique
- 4 **Fiber Cement Panel (vertical gaskets and soffits)**
5/16" Wood look, concealed fasteners
Color - Summer Wheat
- 5 **Fiber Cement Lap Siding**
6" exposure, horizontal, 5/16" Wood look, concealed fasteners
Color - Summer Wheat
- 6 **Front Door - Wood**
Color - match Summer Wheat
- 7 **Brake Metal**
Color - Black
- 8 **Pre-Finished Metal**
Color - Black
- 9 **Vinyl Windows**
Color - Black
- 10 **Storefront**
Color - Black
- 11 **Guardrail**
Color - Black with clear glass infill

CLICK BLUE UNDERLINED LINKS TO GO DIRECTLY TO THE MATERIALS WEBPAGE ON THE MANUFACTURER'S WEBSITE.

*RUNBERG PROJECT

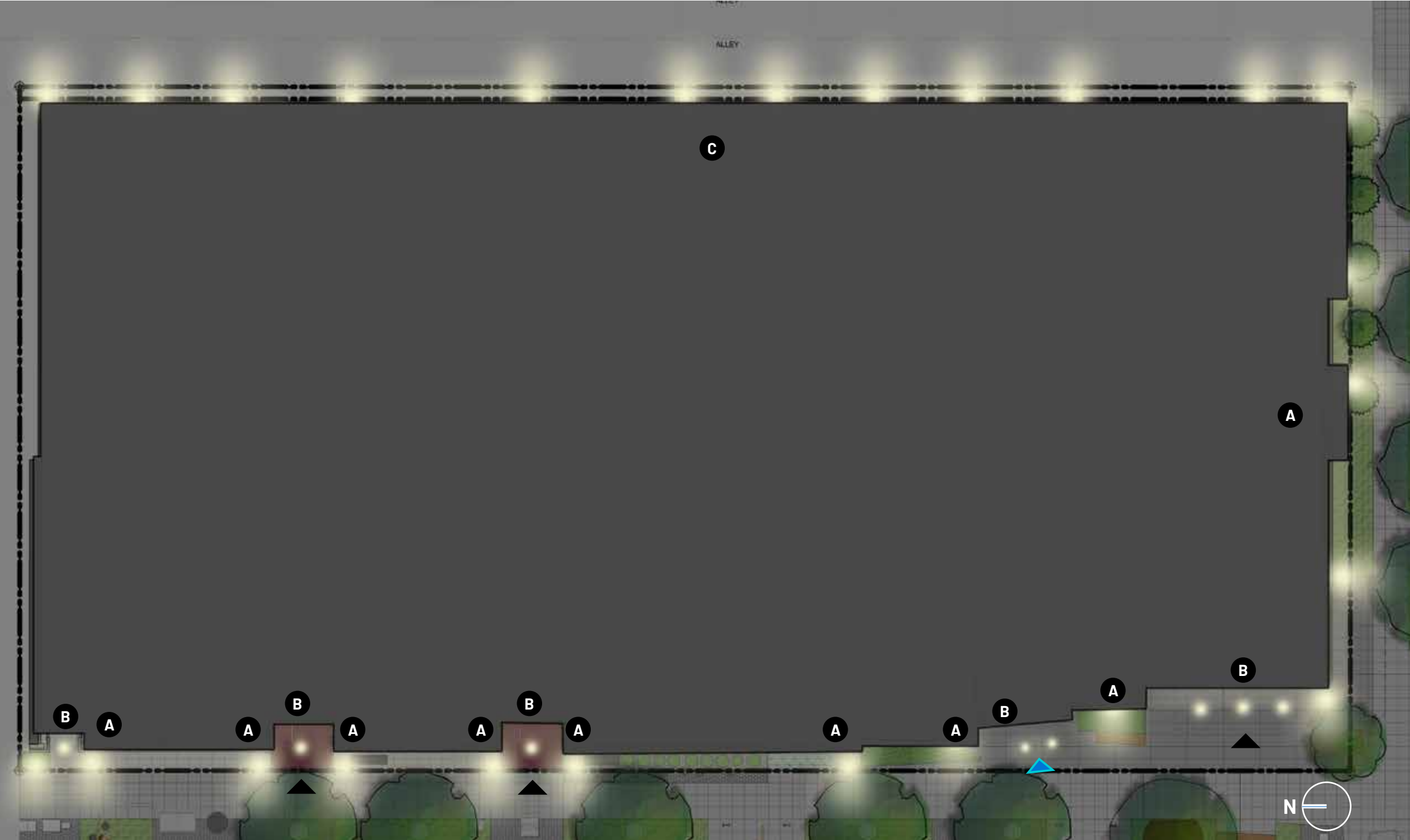


PHOTO OF PHYSICAL MATERIAL BOARD TAKEN WITH FULL SUN



PHOTO OF PHYSICAL MATERIAL BOARD TAKEN WITH OVERCAST SKY
Note that corrugated metal sample is for profile only, color is per sample in upper left corner.

EXTERIOR LIGHTING DESIGN - SITE LEVEL SIMILAR BOTH OPTIONS



▶ main lobby entry ▶ commercial entry ▶ unit entry

LIGHTING PLAN - SITE LEVEL



A UP-DOWN SCENCE LIGHTING

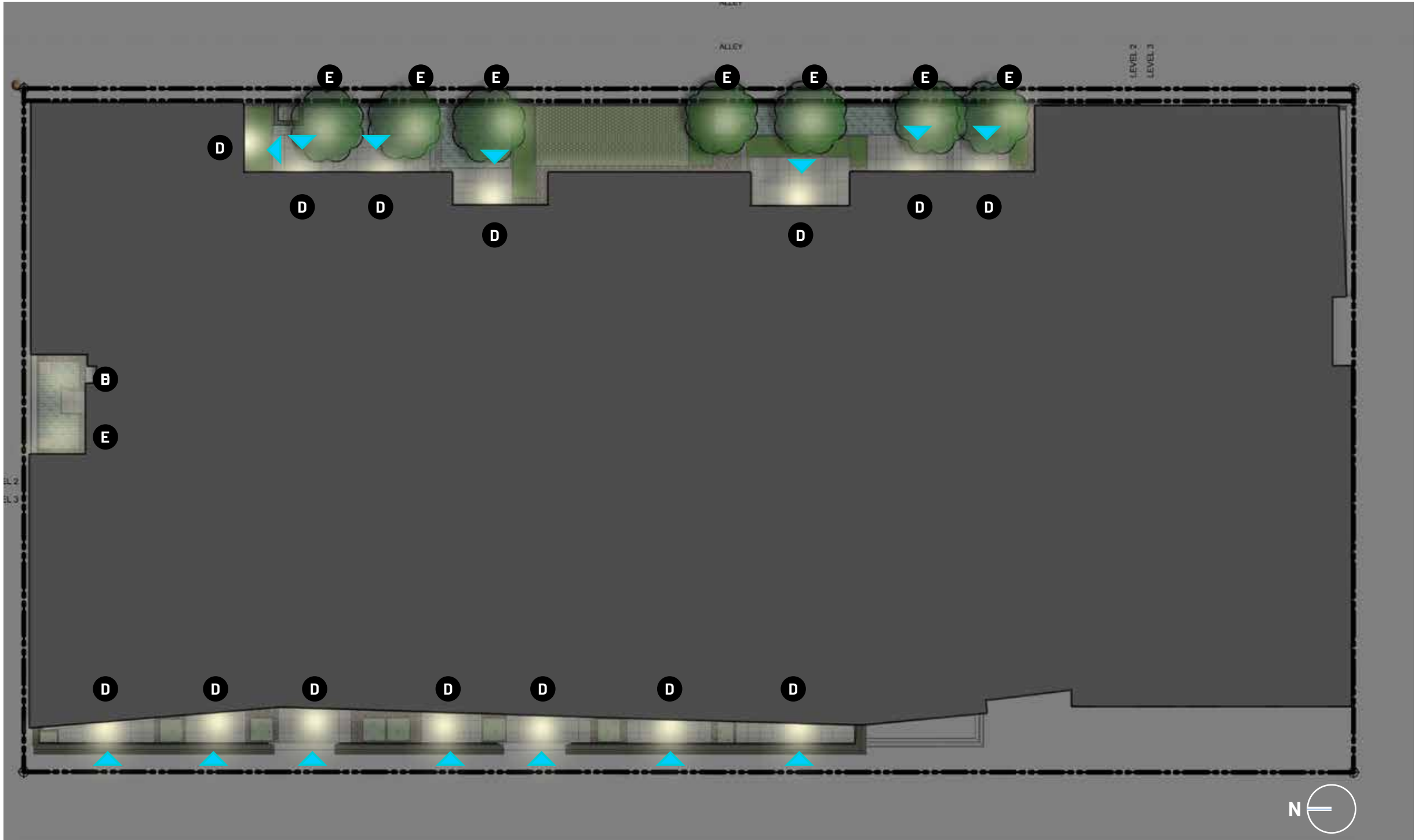


B RECESSED DOWN LIGHT



C ALLEY LIGHT

EXTERIOR LIGHTING DESIGN - LEVELS 2 -3 - SIMILAR BOTH OPTIONS



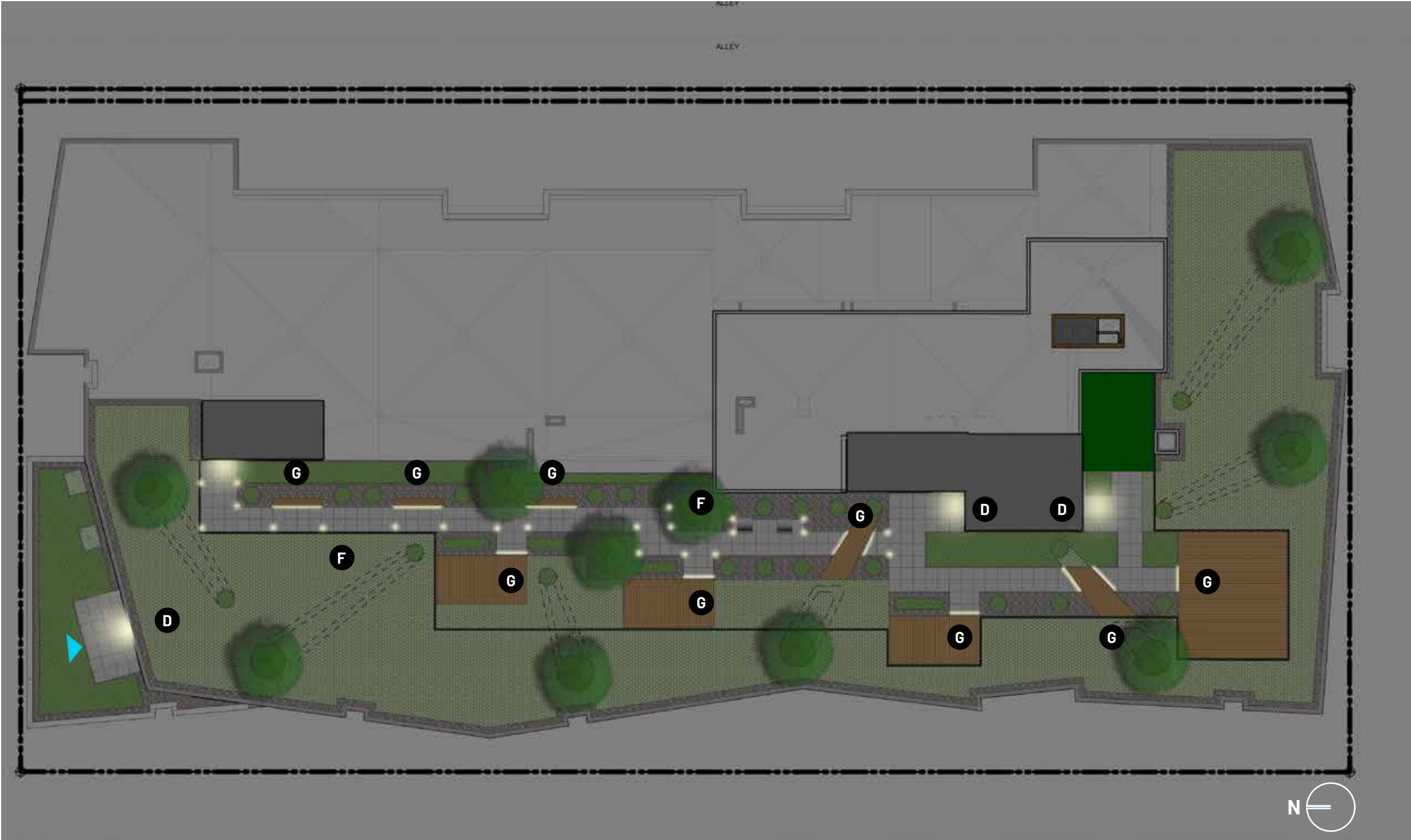
D SCONCE LIGHTING



E LANDSCAPE UPLIGHT

LIGHTING PLAN - LEVELS 2-3

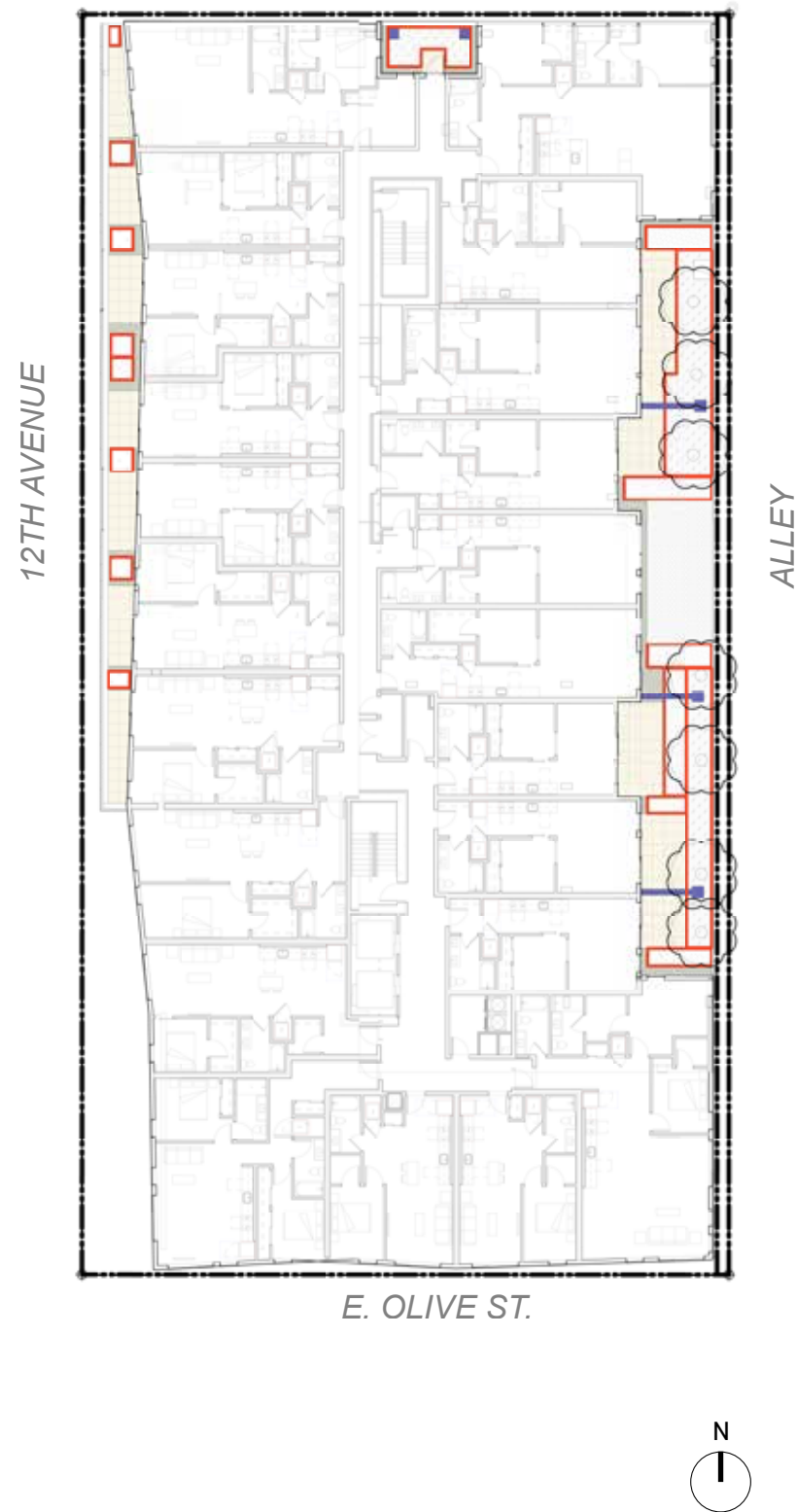
EXTERIOR LIGHTING DESIGN - **ROOF LEVEL - SIMILAR BOTH OPTIONS**



LIGHTING PLAN - ROOF LEVEL

-  **D** SCONCE LIGHTING
-  **F** LED BOLLARD
-  **G** STEP & PLANTER WALL LIGHT

MATERIALS PLAN DIAGRAM - LEVELS 2 AND 3



2X2 PAVERS



METAL PLANTER WALLS

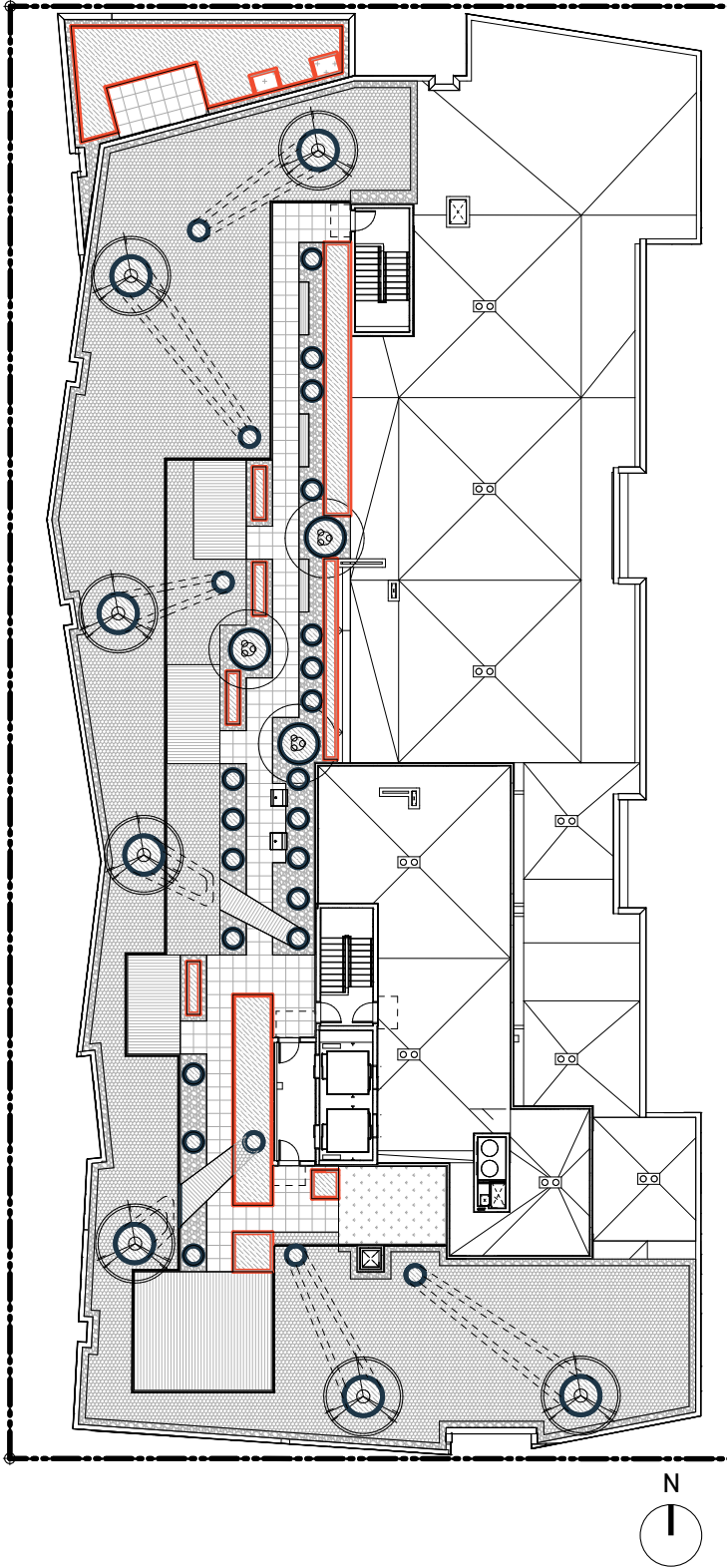


RUNNEL AND SPLASH BLOCK



GRAVEL ACCENT

MATERIALS PLAN DIAGRAM - LEVELS 6 AND ROOF



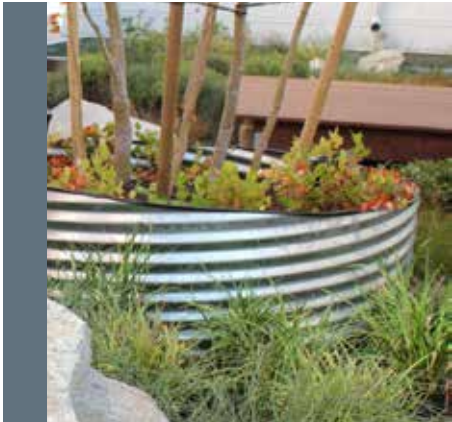
PAVERS 2X2



DECKING



GRAVEL ACCENT



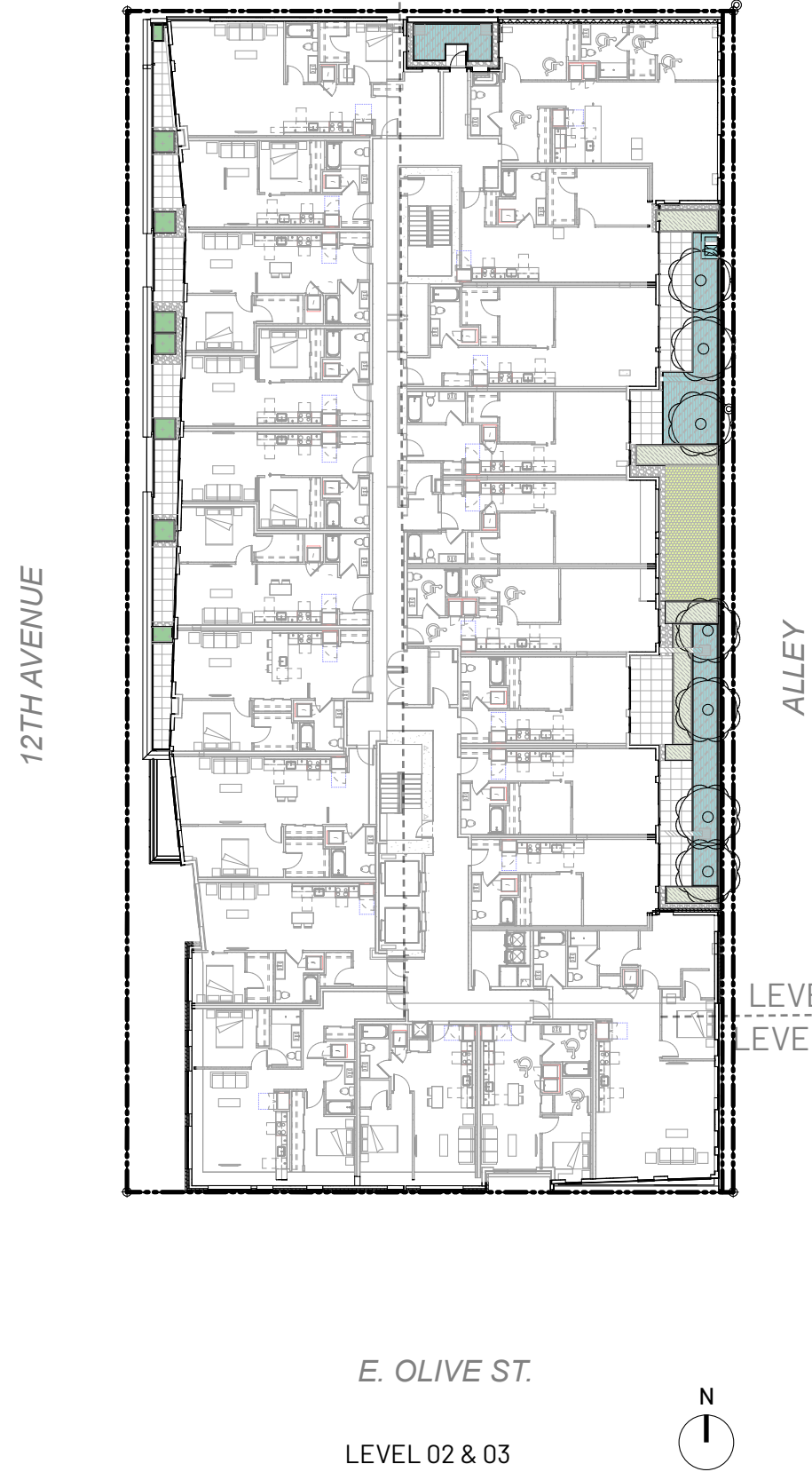
CIRCULAR METAL PLANTERS



STAINLESS STEEL
FREESTANDING BBQ



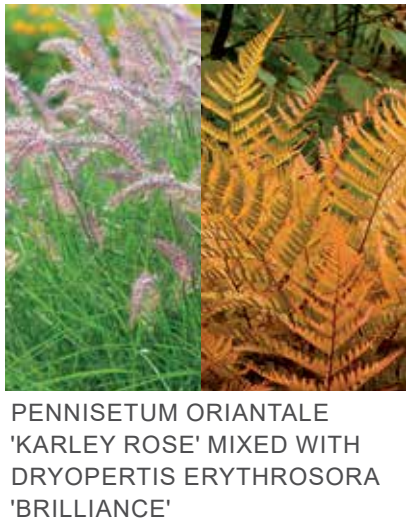
PLANTING PLAN DIAGRAM - LEVELS 2 AND 3



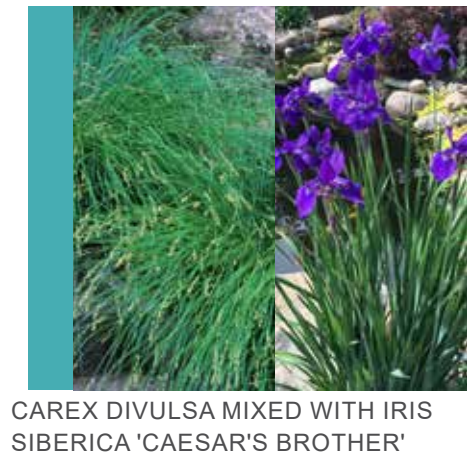
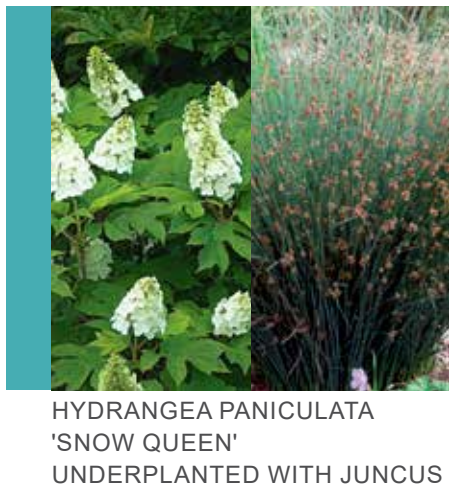
LEVEL 3 PALETTE



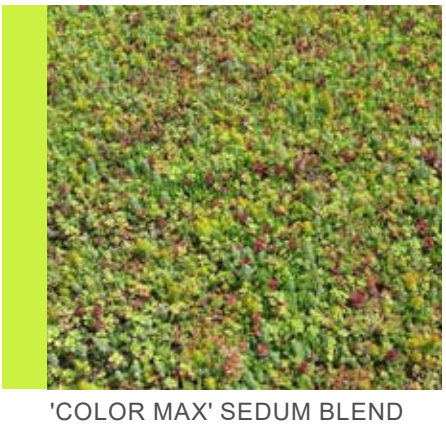
LEVEL 2 ORNAMENTAL PALETTE



LEVEL 2 BIORETENTION PALETTE



LEVEL 2 GREEN ROOF



EDG 1 RESPONSE - STREET EDGE - LANDSCAPE DESIGN



The Level 02 Terraces line their edges with lush habitat plantings, combining bioretention planters and trees to provide bird habitat. Unit terraces take advantage of this setting on the alley frontage. The north terrace is not meant for occupancy but provides access for maintenance and privacy and views to open space for the open space at the adjacent property.

The Level 03 Terrace provides unit patios for each adjacent unit, with planters acting as terrace dividers between patios. These planters will be planted with upright grasses with year round presence, with room at the base for planting to be personalized by the residents.



DRB STATEMENT - LANDSCAPE DESIGN

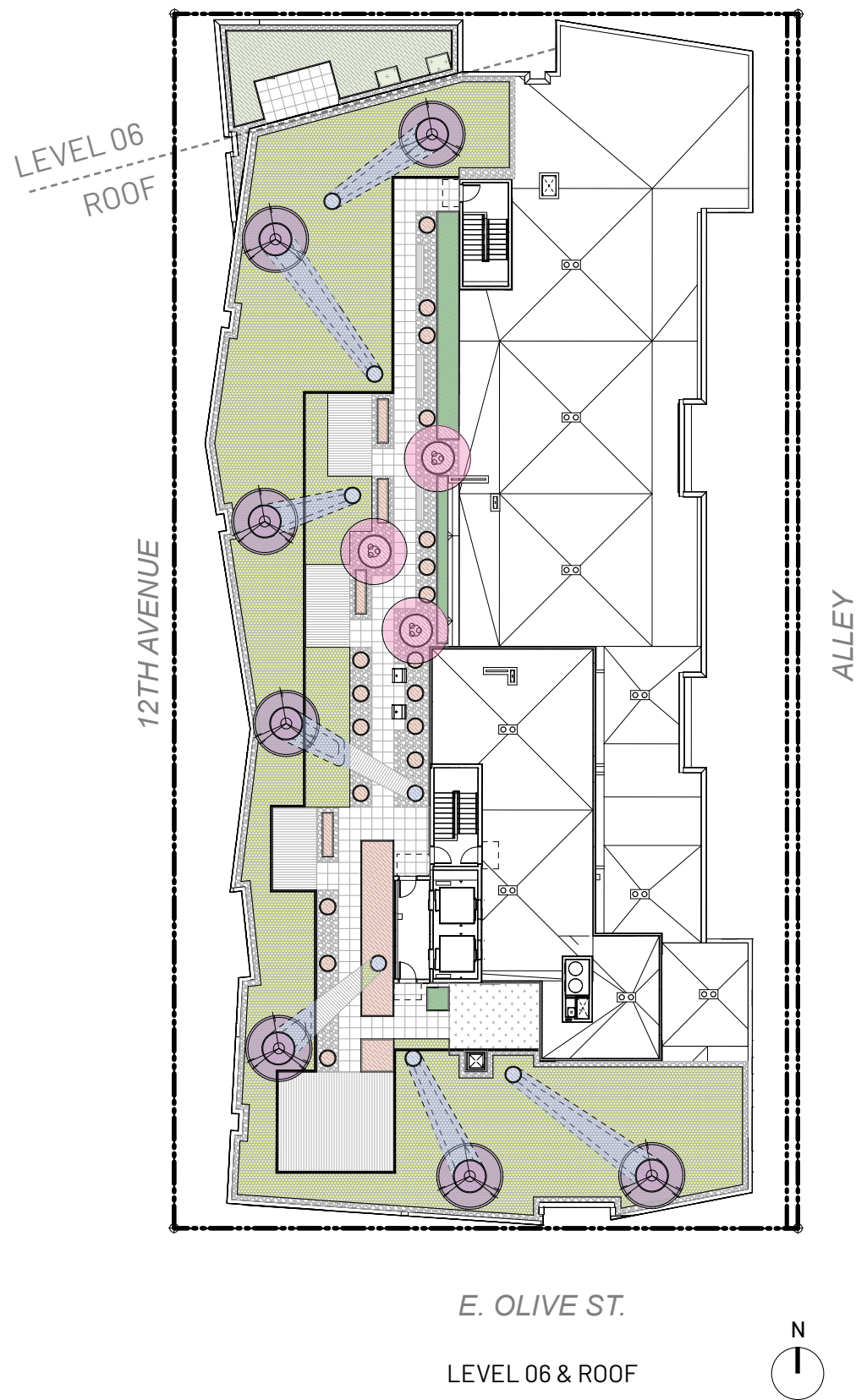


The Level 06 Terrace provides a unit patio in a field of green roof, with two raised planter beds to provide scale to the space, without casting shadow beyond the building. Plantings design will focus on pollinator supporting plantings.

The Roof Level Terrace provides amenity deck space, a dog area and BBQ station. The rooftop experience is divided into a series of rooms by grassy mounds within the field of green roof. Areas of planting beyond residential access will also be focused on pollinator plantings.



PLANTING PLAN DIAGRAM - LEVELS 6 AND ROOF



LEVEL 6 PALETTE



MISCANTHUS SINENSIS
'MORNING LIGHT'
MIXED WITH MORELLA
CALIFORNICA FOR PRIVACY



RUDBECKIA 'GOLDSTURM'
MIXED WITH LIATRIS SPICATA
'FLORISTAN VIOLET'



CHITALPA TASHKITENSIS
'MORNING CLOUD'



ACER GRISEUM

ROOF LEVEL SCREENING PALETTE



THUJA OCCIDENTALIS
UNDERPLANTED WITH LIRIOPE
MUSCARI



MISCANTHUS SINENSIS 'ZEBRA'
UNDERPLANTED WITH VINCA
MINOR

ROOF LEVEL MOUNDS



SENECIO GREYII 'SUNSHINE' WITH MISCANTHUS SINENSIS
'MORNING LIGHT' AS A FOCUS

ROOF LEVEL ORNAMENTAL PALETTE



CORNUS SERICEA 'FARROW'
UNDERPLANTED WITH CAREX
DIVULSA



CHOYSIA TERNATA
'SUNDANCE' UNDERPLANTED
WITH LIRIOPE MUSCARI



PERENNIALS SUCH AS:
- RUDBECKIA 'GOLDSTURM'
- LIATRIS SPICATA 'FLORISTAN
VIOLET'

SEDUM ROOF



'COLOR MAX' SEDUM BLEND

NO DEPARTURES

05 APPENDIX

BUILDING ELEVATIONS - **PROPOSED DESIGN**



WEST ELEVATION - C.2A - ANGLED



SOUTH ELEVATION - C.2A - ANGLED



WEST ELEVATION - C.2B - TRADITIONAL



SOUTH ELEVATION - C.2B - TRADITIONAL

BUILDING ELEVATIONS - PROPOSED DESIGN



EAST ELEVATION - C.2A - ANGLED AND C.2B - TRADITIONAL



NORTH ELEVATION - C.2A - ANGLED AND C.2B - TRADITIONAL

MASSING OPTIONS - EDG (DECEMBER 16)



OPTION A - "E - SHAPE"

- Unit Count = Approx. 155
- Approx. 102,300 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.99
- 75' Above Average Grade
- **Code compliant - no departures**

PROS:

- 12th Ave massing modulation emulates adjacent building masses and picks up datums from surrounding structures.
- Small terraces facing alley provide some setback to LR3 zone to east
- East massing modulation is stepped back at heights related to LR3 existing buildings.
- Meets power line set back requirements at southwest end
- Commercial and lobby along 12th Ave
- Maximizes development potential

CONS:

- Largest mass with little shadow relief to the north and minimal to the east.
- Less vertical step-back at upper floors along 12th Ave. smooth facade at upper floors creates larger feeling mass.
- E shape forces more mass towards East LR3 zone



OPTION B - "C - SHAPE"

- Unit Count = Approx. 152
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.65
- 75' Above Average Grade
- **Code compliant - no departures**

PROS:

- Large massing is broken into base middle and top with some 'middle' bays extending to top on West facade
- Base continues street facade of adjacent commercial uses, but height is not related to neighboring datum
- Upper levels break into four blocks that take their dimensions from the buildings across 12th and slip them east or west to provide a varied mass and horizon against the sky breaking up the mass
- East bays have a vertical massing step related to LR3 building heights
- Terrace facing 12th Ave to activate street and provide solar/sky access to pedestrian level
- Terrace facing east LR3 zoning is slightly smaller than west but provides some solar access.
- Commercial and lobby along 12th Ave
- North courtyard to mirror north neighbors courtyard

CONS:

- Does not maximize potential residential development
- Blocking sun exposure to neighbors roof garden

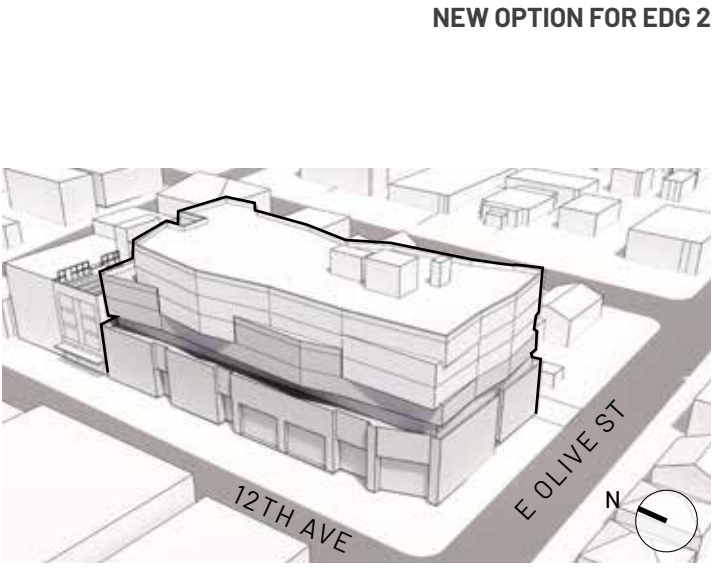


OPTION C - PREFERRED

- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- 75' Above Average Grade
- **Code compliant - no departures**

PROS:

- Large mass is broken into base and top by gasket. Upper levels further broken down vertically by weave accented by material change.
- Base mass height aligns with buildings across 12th and modulation picks up widths of same buildings and others further north continuing a similar feel to the commercial / pedestrian zone.
- Angled upper modulation references 12th Ave Arts and provides bays that reflect the widths of the smaller building masses across 12th and to the north. These align with and compliment the base modules.
- East terrace provides largest mass setback from LR3 zoning across alley providing the most light and air to that side of all options.
- East facade modulation picks up widths of smaller scale buildings in LR3 zone and reflects their character
- Commercial and lobby along 12th Ave
- Roof deck reduced, north stair penthouse removed. Reduces solar shading to north neighbor.
- Mass eliminated to allow sun exposure to north neighbors rooftop garden on both east and west wings.
- North courtyard to mirror north neighbors courtyard



OPTION D - "WAVE"

- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- 75' Above Average Grade
- **Code compliant - no departures**

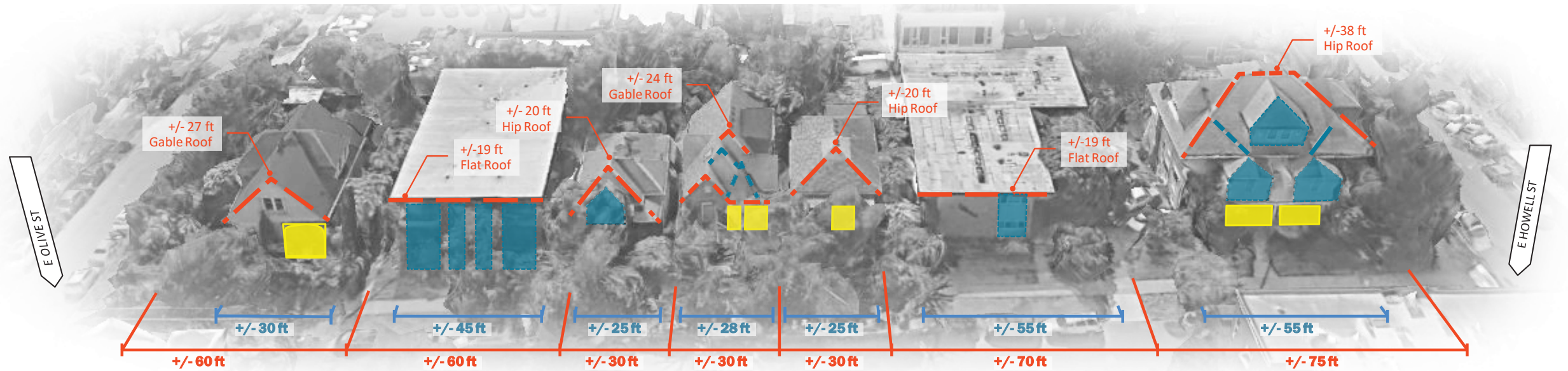
PROS:

- North, West and South facades are the same/similar to option C, see "pros" listed there.
- East facade facing LR3 zone across alley continues same weave concept from west to create building with single concept as requested in EDG correction. The weave on east is at smaller interval to reflect smaller scale of LR3 structures

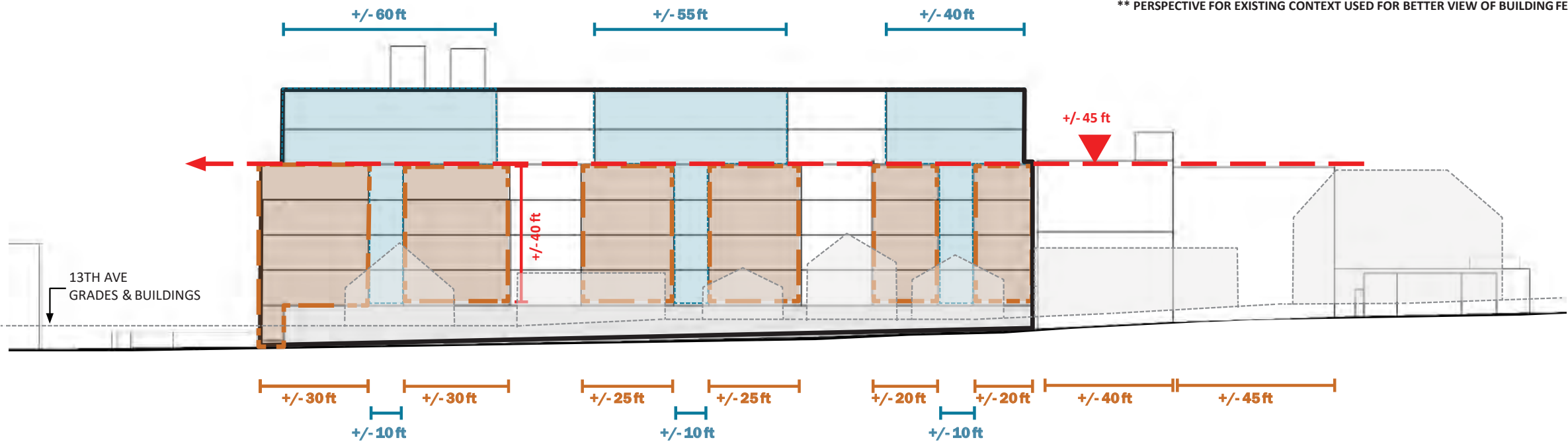
CONS:

- To extend the weave concept to the east, forces the courtyard (alley wall of the base) to raise up one floor higher than option C making a taller, more impacting facade along the alley edge with very deep units and windows on the property line at level 2.
- The experience of the weave above the gasket on the east facade results in an overhanging, 'looming' upper mass as opposed to option C that creates a series of step backs.

NEIGHBORHOOD CONTEXT - EDG (DECEMBER 16)

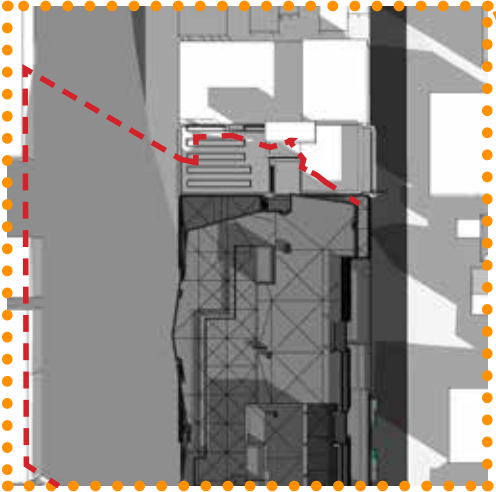


*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP
** PERSPECTIVE FOR EXISTING CONTEXT USED FOR BETTER VIEW OF BUILDING FEATURES.

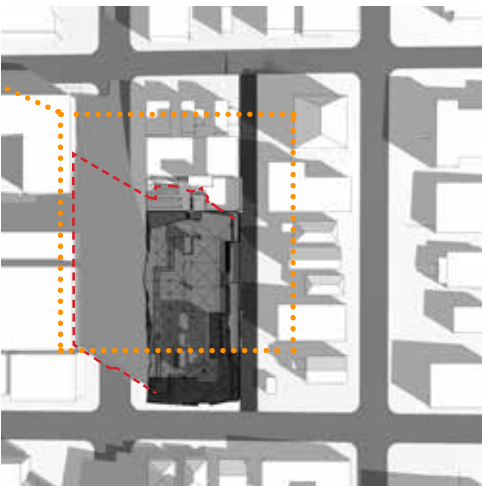


SOLAR STUDIES - **PROPOSED DESIGN - OPTION C.2A - ANGLED**

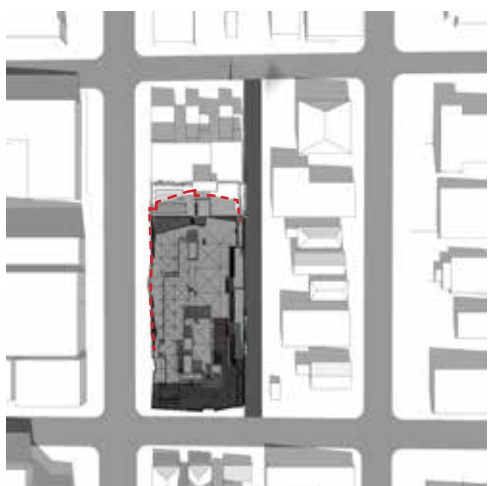
SPRING / FALL EQUINOX



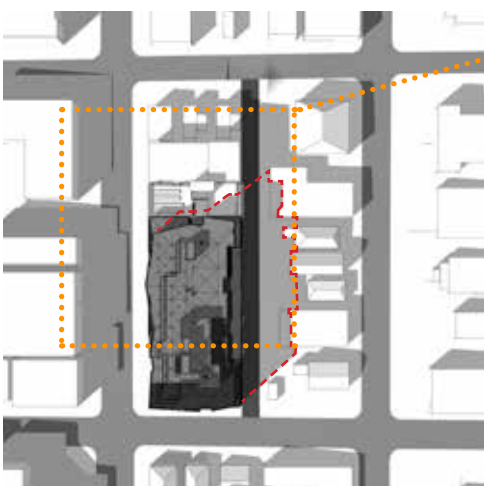
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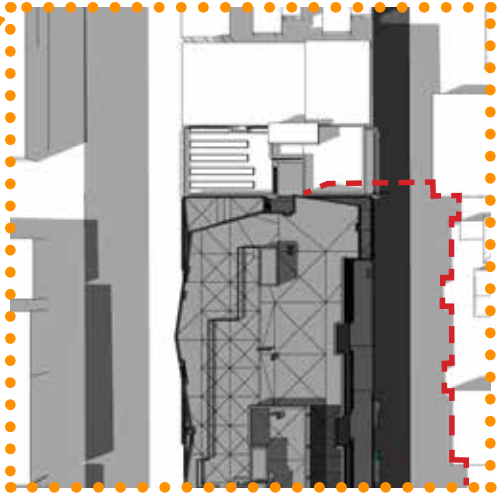
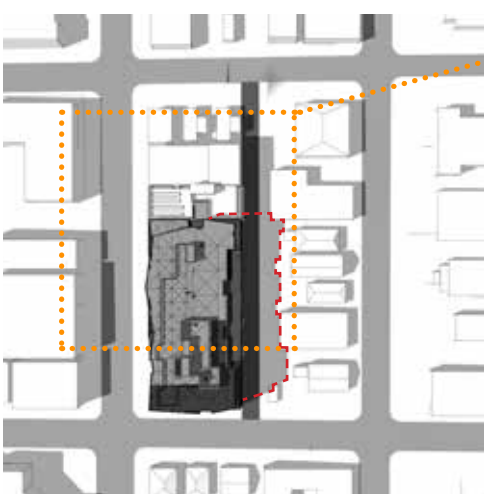
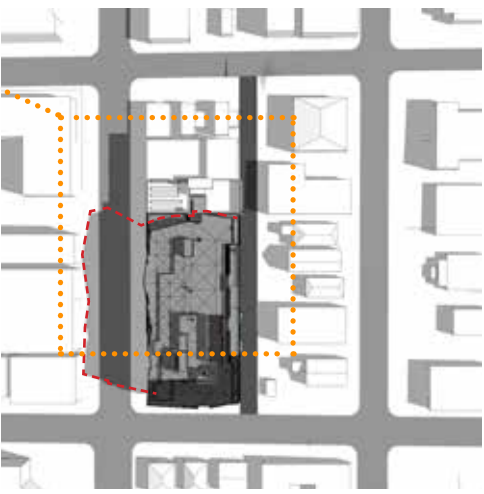
12 PM



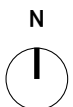
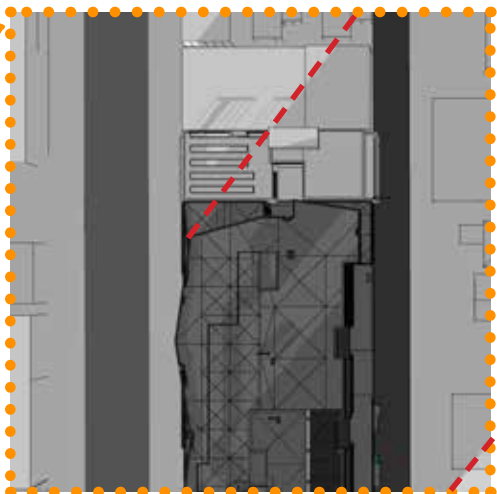
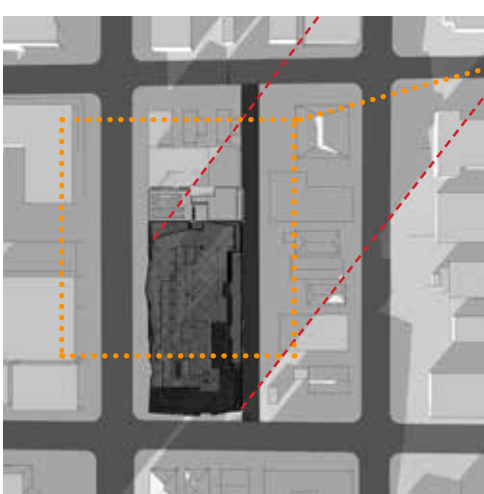
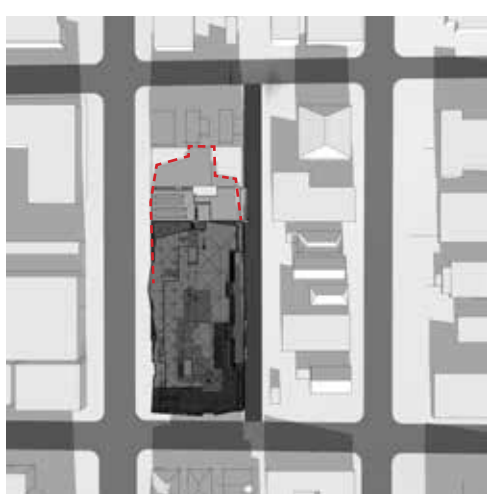
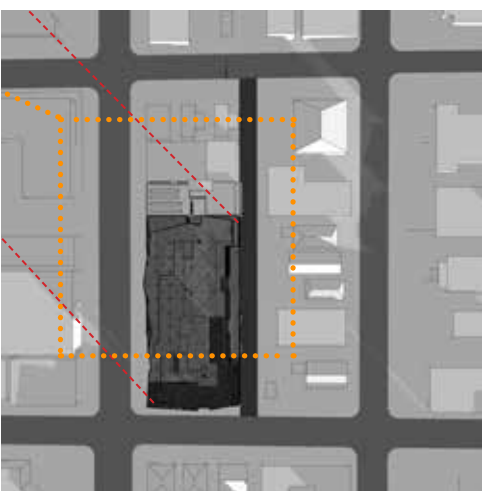
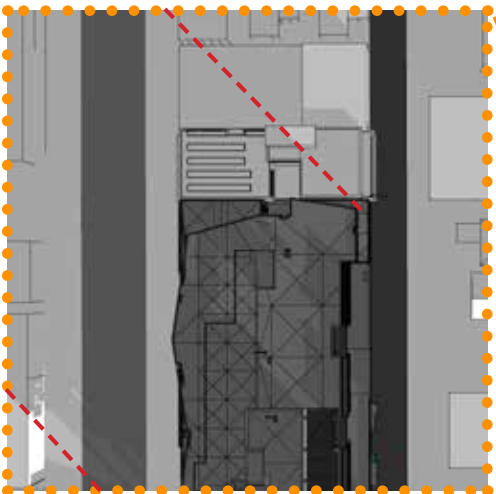
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SUMMER SOLSTICE

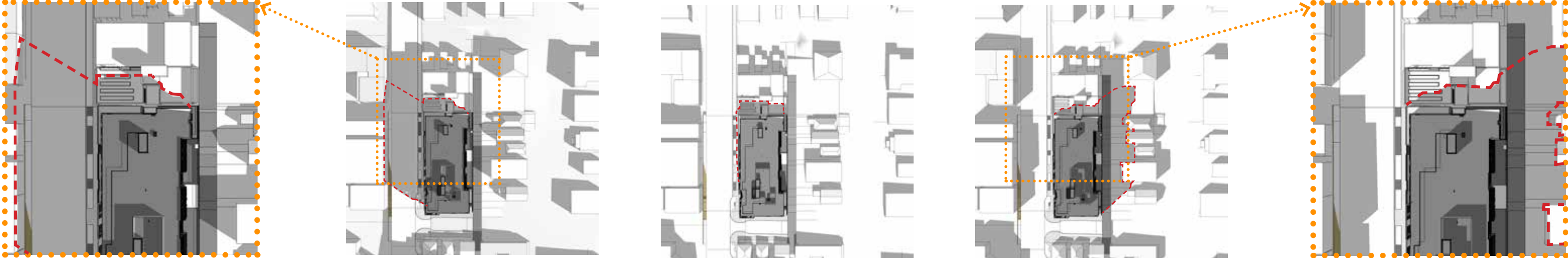


WINTER SOLSTICE



SOLAR STUDIES - **PROPOSED DESIGN - OPTION C.2B - TRADITIONAL**

SPRING / FALL EQUINOX



SUMMER SOLSTICE



WINTER SOLSTICE

