



#3037462-LU
300 11th Ave E
Recommendation
08 April 2022



ADDRESS

300 11th Ave E
SDCI #3037462-LU

PROJECT TEAM

Owner	CP 11th Ave LLC
Architect	SHW
Surveyor	Terrane
Arborist	Layton Tree Consulting
Community Outreach	Natalie Quick Consulting
Landscape	Root of Design
Geotechnical	Earthwise Solutions NW
Structural	Malsam Tsang Structural Engineering
Civil	Davido Consulting Group
Mechanical	HV Engineering
Traffic	Kimley-Horn and Associates

PROJECT INFO

Zoning	MR (M1)
Overlays	First Hill / Capitol Hill Urban Center Capitol Hill Station Overlay
Lot Area	4,869 SF
Proposed Units	29
Vehicle Parking	None
Bicycle Parking	31 stalls

PROJECT BRIEF

The proposed project involves the demolition of 2 existing structures and the construction of a new multifamily structure containing 29 apartment units with a mixture of studios, 1 and 2-bedrooms. No parking proposed.

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URBAN DESIGN ANALYSIS

ZONING SUMMARY

MR (M1)		First Hill / Capitol Hill Urban Center, Capitol Hill Light Rail Overlay
23.45.510	FAR	4.50
23.45.510.D	Area Exempt from FAR	All underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower
23.45.530	Green Building Standard	Required if project exceeds 3.45 FAR
23.45.514	Structure Base Height	80'
23.45.514.I.2	Parapet Bonus	4' above structure base height
23.45.514.I.6	Penthouse Bonus	16' above structure base height
23.45.514.I.5	Rooftop Coverage	Max 20% rooftop coverage, max 25% with screened mechanical equipment
23.45.518.B	Setbacks	Side Setback @ street lot line = 0' with courtyard if: • Courtyard width = 30% of abutting street frontage • A minimum depth of 20' measured from street lot line Side Setback @ interior lot line = 5' min / 7' avg. < 42' 7' min / 10' avg. > 42'
23.45.514.H	Projections Permitted in Required Setbacks	Front Setback = 5' min / 7' avg. Rear Setback = 15' min. without alley Unenclosed decks/ balconies may project max. 4' into required setback if no closer than 5' to lot line, no more than 20' wide and separated from other decks on the same facade by 1/2 width of projection
23.45.522	Amenity Area	5% of residential gross floor area
23.45.524.2.b	Landscaping	Green factor of 0.50 min.
23.45.524.B	Street Trees	Required for any new development
23.54.015.A	Vehicle Parking	Residential use in Urban Center = no parking required
23.54.015.D.2	Bicycle parking	Multifamily Structures: long-term = 1 per unit/ short-term = 1 per 20 units
23.54.040	Waste & Recycling Storage	375 SF



Figure - Ground





Zoning

The project is zoned MR(M1) and is within the First Hill/Capitol Hill Urban Center and Capitol Hill Station Area overlay. The corner site is surrounded by the same zoning on all sides. LR3 zoning is located beyond to the north and east. The site neighbors NC zones to the west serving the Broadway commercial corridor and to the south surrounding the Light Rail Station.

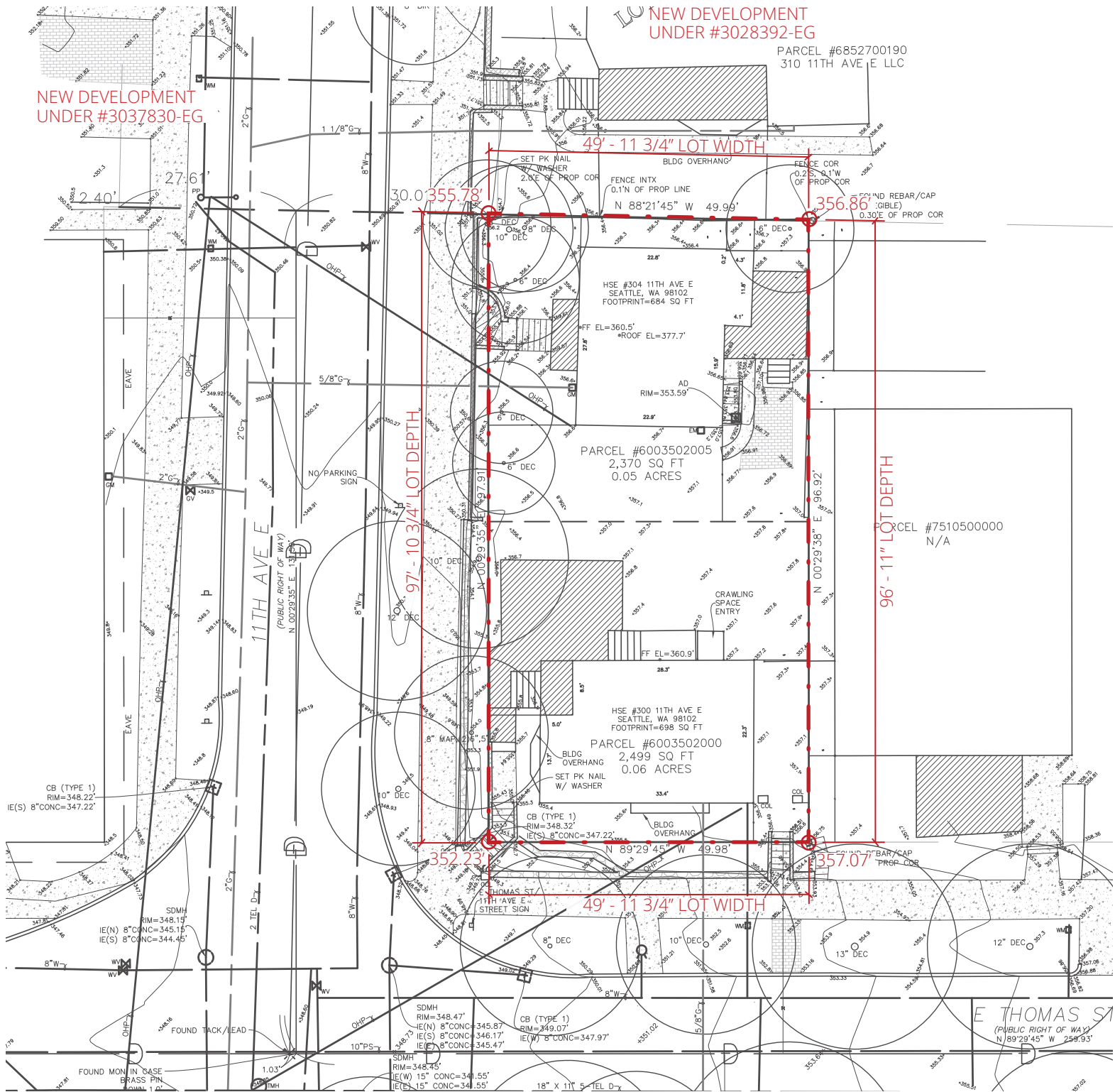


Adjacencies & Circulation

The site is located on the corner of 11th Ave E and E Thomas St on a block centered between commercial corridors to the east and west. The Capitol Hill Light Rail Station is within 3 blocks connecting to downtown and the greater Seattle area. Major bus lines run close by, providing access to surrounding neighborhoods. Adjacent buildings are largely multi-family in various vintages with a mix of single-family homes. Several mid-rise apartment projects are proposed in the immediate vicinity.

SCALE: NTS

EXISTING CONDITIONS - SURVEY



PARCEL #6003502000:
THE SOUTH 50 FEET OF LOT 1, BLOCK 61, JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 67, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL #6003502005:
LOT 1, EXCEPT THE SOUTH 50 FEET IN BLOCK 61, JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 67, RECORDS OF KING COUNTY, WASHINGTON.

Parcel Area = 4,869 SF

Surveyor: Terrane
Date: 12/24/20

No exceptional trees found on site. Arborist report prepared by Layton Tree Consulting to be provided at MUP submittal.

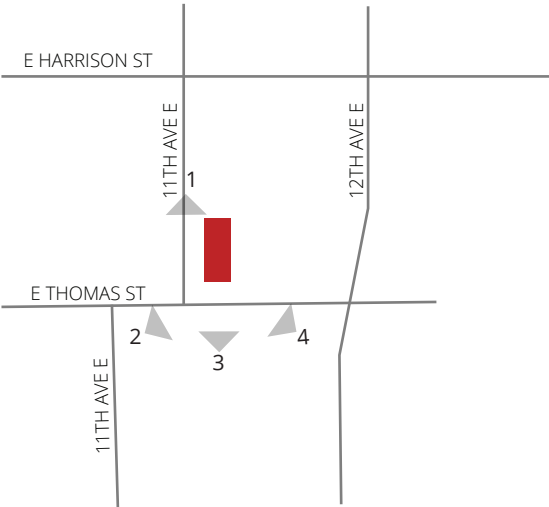
• - - • Property Line



1. Looking south from 11th Ave E



2. Looking northeast from E Thomas St



Key



3. Looking north from E Thomas St



4. Looking northwest from E Thomas St

PERSPECTIVES: SCHEME B - COURTYARD

Scheme B - Courtyard

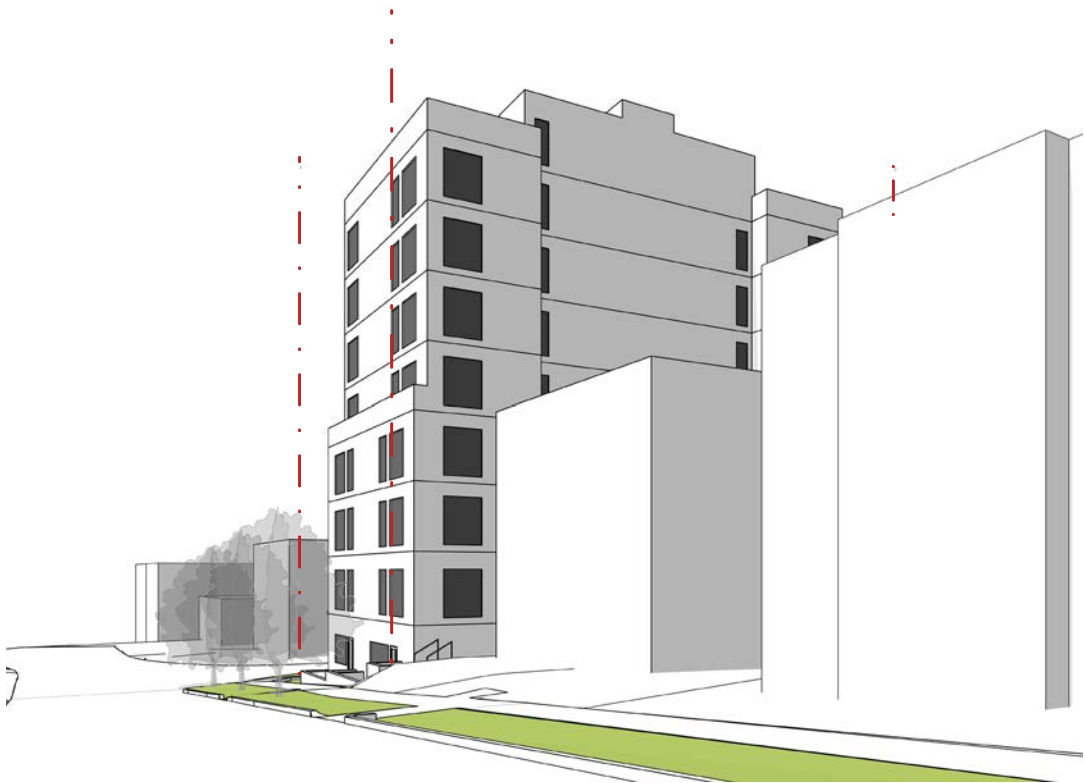
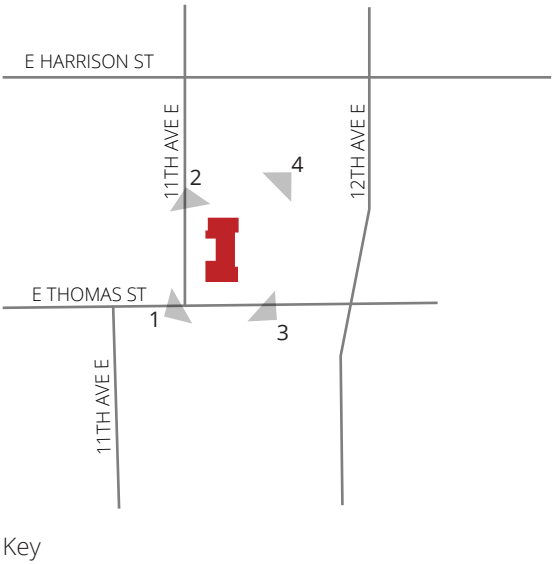
- Pros:
- Courtyard-style massing is common in older buildings in the neighborhood
 - Upper-level stepping facing the street relieves building height
- Cons:
- Departures required
 - Massing is pushed to all property lines to accommodate courtyard
 - Massing “turns back” to neighbors
 - Entry is not visible when approaching from the north or the east
 - At-grade residential units and patios abut the property line, limiting privacy
 - Not all units have associated private amenity
 - Limited number of units face the courtyard



1. Looking northeast from E Thomas St



2. Looking southeast from 11th Ave E

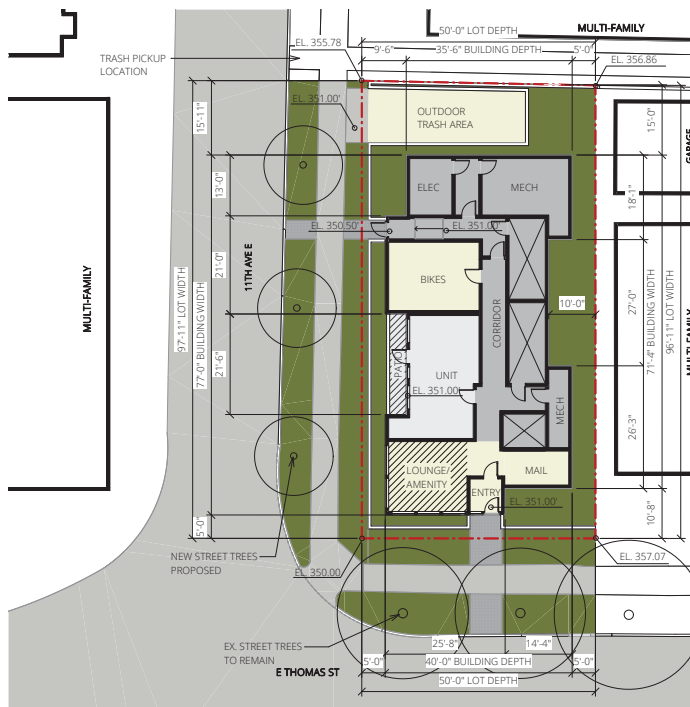


3. Looking northwest from E Thomas St

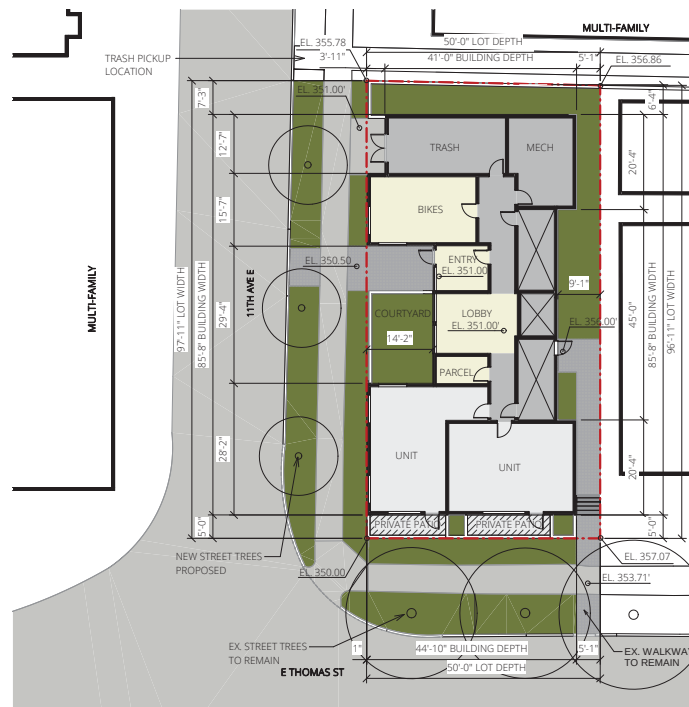


4. Aerial view looking southwest

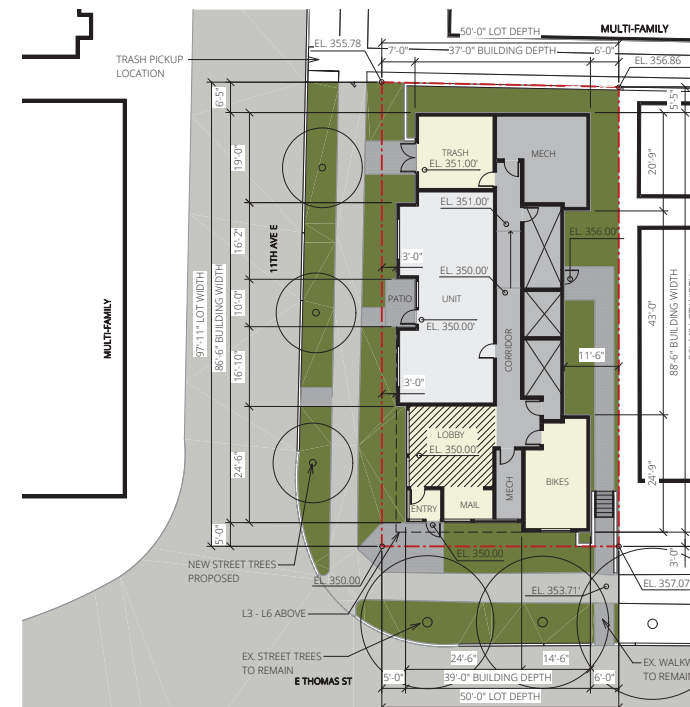
 SCALE: NTS



Plan: Scheme A - Code Compliant

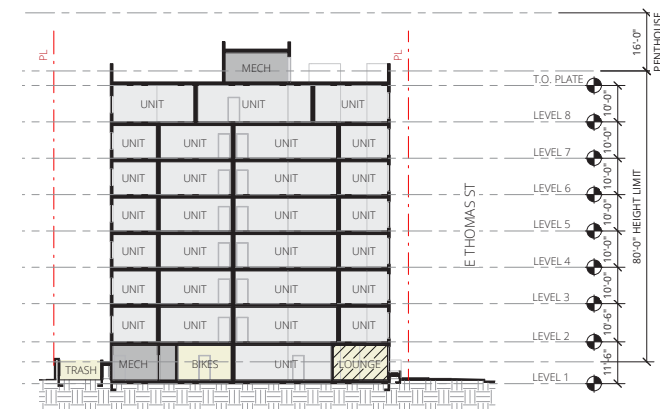


Plan: Scheme B - Courtyard

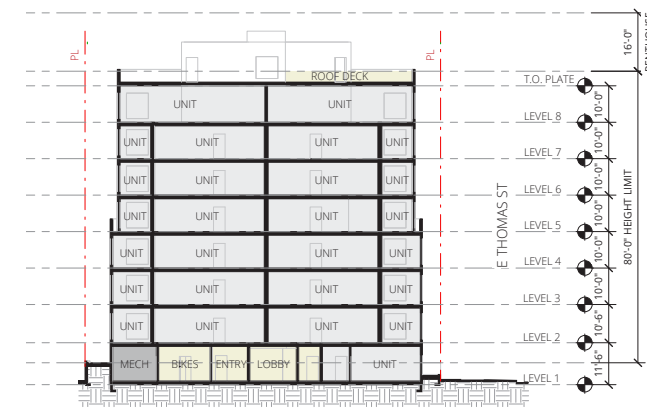


Plan: Scheme C - Preferred

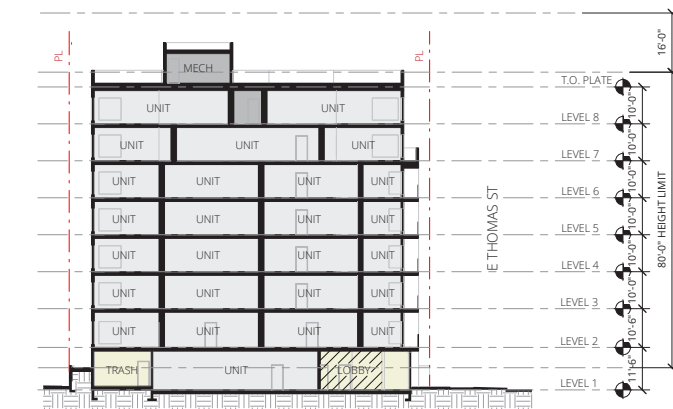
SCHEME SUMMARY



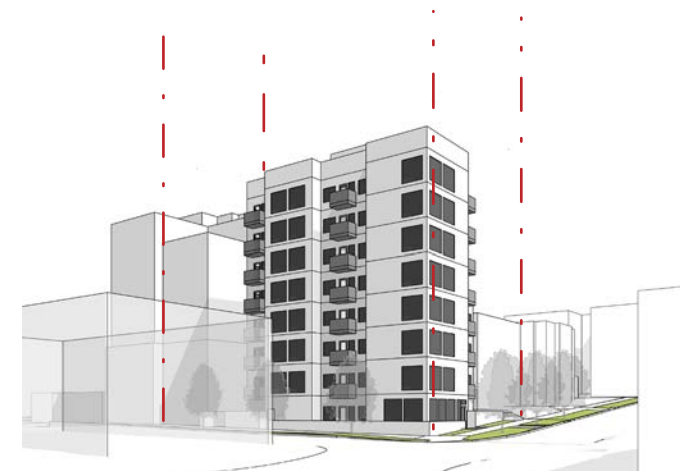
Section: Scheme A - Code Compliant



Section: Scheme B - Courtyard



Section: Scheme C - Preferred



Perspective: Scheme A - Code Compliant



Perspective: Scheme B - Courtyard



Perspective: Scheme C - Preferred

SCALE: NTS 

PRIORITY GUIDELINES

CS2.D.5. RESPECT FOR ADJACENT SITES

Guideline Description: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.
Project Response: Massing steps away from the east neighbor to provide a landscape buffer for increased privacy. Unit orientation faces away from east neighbor, establishing another layer of privacy. See pages 17 & 19.

CS3.1 FITTING OLD AND NEW TOGETHER (CAPITOL HILL)

Guideline Description:
a. In areas with observable patterns of traditional materials and architectural styles, design new contemporary buildings to reference the scale, proportion, fenestration pattern, massing, and/or materials of character buildings. Encourage the use of pedestrian scaled materials that complement and take cues from historic buildings but do not try to mimic or copy existing structures.
b. Foster the eclectic mix of architectural design and forms on the block and throughout the neighborhood. Encourage the use of new architectural concepts, as they emerge.
Project Response: Materials and fenestration pattern will provide interest at the pedestrian scale while also emphasizing massing and articulation. A cohesive building design will respond to existing conditions and set precedence for future developments. See pages 32-35.

CS3.A.4 EVOLVING NEIGHBORHOODS

Guideline Description: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.
Project Response: The project improves the existing corner lot condition on a busy pedestrian thoroughfare by providing a string street presence from all approaches and through the use of a contemporary design using cues from traditional buildings around the area. See pages 11 & 16.

PL2.B.1 SAFETY AND SECURITY: EYES ON THE STREET

Guideline Description: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
Project Response: A courtyard entry on 11th Ave E provides lines of sight on the longer street frontage. At-grade units on E Thomas St and street-facing balconies on both E Thomas St and 11th Ave E add another layer of natural surveillance and ‘eyes on the street.’ See pages 32-34.

PL3.1.B ENTRIES

Guideline Description: Design primary entries to multi-family buildings to be an architectural focal point, using clear, pedestrian-scale signage, architectural enhancements such as heavy or contrasting trim, distinctive materials, large doors, canopies, and seating.
Project Response: The primary entry is located within a central courtyard on 11th Ave E, clearly visible from the corner of 11th Ave E and E Thomas St. A lobby with large amounts of glazing spans the courtyard. Over the building entrance door is a canopy with integrated lighting and signage to further enhance this focal point. Both the canopy and the pathway from the sidewalk to the main entrance angles toward the prominent site corner. See pages 32-33.

PL3.2.A RESIDENTIAL EDGES

Guideline Description: Design ground floor residences for security and privacy, while still contributing to an active streetscape. Use vegetation/landscape screening, modest setbacks, and/or vertical modulation to create a layered transition from the privacy of the house to the public space of the street and sidewalk. Avoid tall fences, and large setbacks that detract from the quality of the street-experience and reduce the number of eyes on the street. Use grading variation to provide a visual and physical transition between the street level and individual residential entrances.
Project Response: Ground floor residences along E Thomas St are provided with a 5’-6” landscape buffer to the sidewalk. The private patios create a transition space to the unit with fences and gates for privacy. Landscape and fencing is provided at a height sufficient for privacy yet not so tall as to prevent eyes on the street. See page 34.

CS2.C.1 CORNER SITES

Guideline Description: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry or build out to the corner to provide a strong urban edge to the block.
Project Response: Massing steps down at the prominent corner, acknowledging both the longer frontage of 11th Ave E and the pedestrian-heavy frontage of E Thomas St. Massing is pushed to both property lines to provide a strong urban edge. The central courtyard entry is visible from the prominent corner, with a primary pathway and signage direction toward it. See pages 16-17.

CS2.2 RESPOND TO DIFFERENT STREETS (CAPITOL HILL)

Guideline Description: For buildings that are either located on a corner site or span the full block and “front” on two or more streets, each street frontage should receive individual and detailed site planning and architectural design treatments that complement any positive, respective, established streetscape character.
Project Response: A courtyard entry on 11th Ave E provides to primary site access point along the longer street facade and provides massing relief. At-grade unit patios and landscaping on E Thomas St activates the frontage while respecting the character of the neighboring properties. See pages 16 & 32-34.

DC2.A.2 REDUCING PERCEIVED MASS

Guideline Description: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.
Project Response: The asymmetrical stepping of the two lower level brick massings reduces perceived height and also matches the height of neighboring buildings. Indentations with open balconies at the northwest and southwest corners further reduce scale. Canopies highlight the building entry and private at-grade unit entries. See pages 16-17 & 32-34.

DC2.3.A VISUAL DEPTH AND INTEREST (CAPITOL HILL)

Guideline Description: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings. Projecting balconies, recessed decks, and legibly recessed, well-detailed windows are desirable.
Project Response: Massing modulation in both horizontal and vertical directions provides articulation at a larger scale, while window fenestration patterns and balconies provide interest at a smaller scale. The cohesive composition of massing and elements creates a unified design. See pages 16-17.

DC2.4 SCALE AND TEXTURE (CAPITOL HILL)

Guideline Description: Emphasize pedestrian scale, durability, and texture at the street level based on positive local characteristics. Building components that are small enough to hold such as brick, are desirable. Uniform facades composed of flush glass or large expanses of panels (metal, cement board, etc.), without the relief of frequent and highly-detailed entrances/framing treatments, detract from the desired human scale and texture at the street level.
Project Response: Brick at the lower level massing provides a pedestrian scale texture enhanced by fenestration patterns, balconies, and canopies. Material changes emphasize the building articulation. See pages 26-29 & 31.

DC3.2.A EXISTING OPEN SPACE PATTERNS (CAPITOL HILL)

Guideline Description: Reiterate any existing positive open space characteristic of Capitol Hill such as large canopy street and yard trees, high bank front yards, and extra wide planting strips.
Project Response: The provided courtyard reiterates existing Capitol Hill open spaces. Well established street trees along E Thomas St are preserved and wide planting strips are provided. See page 24.

DC4.1.A EXTERIOR FINISH MATERIALS

Guideline Description: Consider each building as a high-quality, long-term addition to the neighborhood. Exterior finish materials should exhibit permanence and quality appropriate to Capitol Hill. Integrate exterior detailing and materials into the building concept by relating to the structural expression of the building, and/or intentionally expressing the joints and transitions of the building materials and components.
Project Response: High-quality exterior finishes are proposed that reinforce the building articulation. Brick at the lower masses reflects the character and quality of Capitol Hill and provides a transition from old to new. See pages 30-31.

DC4.4.A PLANT MATERIALS & HARDSCAPE

Guideline Description: Use plant species that are suitable for site condition, climate, and design intent. Maximize the use of native and/or naturally growing (non-invasive) plants that are self-sustaining, low maintenance, drought and pest resistant, and durable in urban conditions. Encourage the use of pollinator plants and those that provide wildlife and avian habitat appropriate to the region. Avoid invasive species that may jeopardize local ecosystems, or species that require the use of petrochemical fertilizer or pesticides.
Project Response: Native and low-maintenance plant species are used throughout the site. See page 24.

CS1.4.E PLANTS AND HABITAT (CAPITOL HILL)

Guideline Description: Maximize preservation of the area’s existing tree canopy. Mature street trees have a high value to the neighborhood. Protect the health and longevity of existing mature street trees when designing the footprint of a new building.
Project Response: Existing street tress along E Thomas St will be preserved. New street trees are provided along 11th Ave E to enhance the public right of way. See pages 18 & 24.

①Architecture - Massing

EDG Guidance:
Staff supports further development of the massing of Scheme B.

a. Staff supports the following aspects of Scheme B, which should be retained as the design is further developed.

i) The three proportional masses along 11th Ave E create a logical hierarchy of the building bulk and is reminiscent of many historic apartment structures on Capitol Hill.

ii) The upper-level step back in massing assists in reducing the perceived mass of the structure at the 11th Ave E. Street façade and relates to the lower mass of the apartment building on the west side of the street.

iii) The upper-level step back on the façade along the Thomas St frontage provides scale relevant to the adjacent smaller scale multi-family brick building to the east.

d. Although Scheme B's setback of the center massing to create an entry courtyard does not meet the required courtyard depth per Code, on this small lot the proposed setback creates a recognizable entry courtyard proportion. Staff supports this entry location, focused on the flat 11th Ave E frontage, as it affords opportunities for activation along the residential street frontage at the ground floor amenity areas.

e. As Scheme B is further developed, bring the mass at the base of the facade at the northwest corner forward to align the façade for symmetry and balance.

f. Staff understands that the focus of the units toward the west for views and access to sunlight is beneficial and appreciates that each option creates some modulation along the east-facing façade. The windows included in the stair circulation and at corner units provide activation and interest on this side of the building that will be very visible from uphill structures and should be retained as design develops.

MUP Item 3:
The further development of the Courtyard massing concept is supported. The step back of the upper massings need further study:

- The asymmetric step of the base (at the north and south volumes) does not continue the massing concept supported at EDG. Provide studies looking at symmetrical and asymmetric relationships that show evolution of design concept to support location of stepped masses on both north and south volumes.
- The proportion of base-to-upper volumes should be studied. The 4/4 proportions shown at the south volume does not create hierarchy and appears unbalanced - 5/3 or 6/2 should be considered. Integrate study of base/ upper level volumes in the studies noted above.

Project Response:
Pages 10-11 - Guidance Response Studies: Massing
Pages 26-29 - Elevations
Pages 36-37 - Departures

②Architecture - Layout

EDG Guidance:

a. The organization of the Scheme B, Courtyard, creates logical connections to the two street frontages. The center entry area, expanded to include the exterior courtyard and interior common use areas, creates a welcoming transitional space between the public right-of-way and the private building uses. (See notes in the site section about courtyard development).

b. Look at ways to physically connect and create a high level of transparency between the interior entry/lobby spaces to outdoor ground-related courtyard space by use of glass doors or similar.

c. Add an exterior door to the bike room for ease of use.

d. Continue to develop resident activity spaces and integration of circulation between exterior and interior uses.

e. Develop private exterior entrances to the two ground-level units along E Thomas St facade. The private entries will help to activate that façade at ground level and assist in grounding the building to the site.

f. Bring the line of the facade at the northwest corner (trash storage) flush to adjacent bike room façade. Shift access door to the trash room to the north façade so planting can be installed along the blank wall at the sidewalk.

MUP Item 5.
Thomas St unit entrances. Move entry door on west ground floor unit to face Thomas St and move doors of both units closer to the patio gates to clarify the entry sequence and provide usable space on the patios. Refine design of entries on Thomas St to complement the overall architectural composition on that street frontage - add awning to west unit over re-located door; raise awning level to prevent minimizing the ground level units' proportions; refine heights of railings.

MUP Item 6.
Balconies: The inset corner balconies at the NW and SW corner are supported.

- The extended decks on the center volume appear out of scale with the other elements. Consider providing separate deck structures or visually bringing 'unit' scale to the deck structures (railing separations or sim.)
- Consider lowering the parapet at the center volume facing west (at the area of the roof deck) so access to the view is highlighted.

Project Response:
Page 12 - Guidance Response Studies: E Thomas St Units
Page 13 - Guidance Response Studies: Entrance
Page 18 - Site Plan
Pages 32-34 - Street Level Experience

③Architecture - Materials

EDG Guidance:

a. Staff supports the use of brick on the predominant massing. On Scheme B, use of brick at the south and north massing is appropriate to lend scale and texture to the facade, especially at the very visible southwest corner and along the west and south street level facades.

b. Ensure brick material wraps building volumes and transitions to another material at a logical plane change.

c. Use of another high-quality material, like metal panel siding or similar, would be appropriate for the recessed center massing at the entry courtyard.

d. Large-scale panel material is acceptable for use at the upper-level setbacks and less visible facades only.

e. Continue to develop fenestration patterns that create a residential scale on the facades. Coordinate windows with balcony detailing at west-facing recessed mass.

MUP Item 7.
The application of brick and metal panel siding and integration of balconies and fenestration patterns is generally supported.

- It is difficult to read the rendering intent of the 'black facade' at the courtyard/ground level entry
- Clarify materials and layout at the courtyard entry area
- It is difficult to read the rendering intent of the brick installation
- Add interest and texture to the brick massing, especially a the lower levels close to pedestrian use areas. Include brick details at widows that indicates depth. Clarify where brick starts and stops at foundation so material transition is intentional.

Project Response:
Pages 16-17 - Perspectives
Pages 26-29 - Elevations
Page 30 - Material Board
Page 31 - Materiality

④Site

EDG Guidance:

a. Continue to develop the courtyard layout of Scheme B, creating an inviting entry experience. Integrate circulation and usable space at the street level to create a semipublic transition between public sidewalk and the private building entry area. Coordinate paving and other materials with building for integrated site and building entry concept.

b. Continue to settle the building into the grade of the site by identifying locations of site walls, fences, stairs, etc. Include all relevant spot elevations on site plan.

c. Take advantage of the setback along the east property line to plant tall columnar trees to add interest to that façade.

MUP Item 4.
The entry sequence at the courtyard main entrance needs coordination between the site layout, entry door and interior amenity space:

- The front door, located in a corner of the courtyard, does not give any prominence to the entry. Shift the main door south for a more centralized entry and coordinate with circulation and open space layout
- The ground level at the entrance appears minimized in proportion to the overall scale of the building. Provide design studies, including ground-level perspectives, that look at material application locations, door/window proportions, etc. that aid in visually emphasizing the main entry use along the street frontage;
- The courtyard design does not appear to have any relationship to the architecture or other orthogonal site elements. Create a centralized entry path (not only oriented to the approach from the south). Integrate usable outdoor space, with integrated seating, into the entry sequence for residents;
- Move planting areas out from under deck overhangs. Integrate planting design concept that enhances site layout.
- The exterior access to the bike room is supported. Integrate access with circulation and use areas.

Project Response:
Page 13 - Guidance Response Studies: Entrance
Page 18 - Site Plan
Page 24 - Landscape
Pages 32-33 - Street Level Experience

GUIDANCE RESPONSE STUDIES: MASSING
Studies Requested By Planner



EDG Proposal & Guidance
①a ①d ①f
At EDG, staff supported Scheme B's three proportional massings framing a central entry courtyard. Staff supported the upper-level setbacks that reduce perceived height and relate to adjacent properties.



MUP Proposal
MUP Item 3: At MUP, the Land Use Planner supported the massing framing the central courtyard, but recommended further study of the location and proportion of upper-level setbacks.



Symmetrical Massings 6:2

- Arbitrary proportions of south massing lack hierarchy or logic
- South massing towers over existing east neighbor
- North massing responds to proposed north neighbor
- Increases upper level setback departure
- Lack of hierarchy between massings creates focus on the courtyard on 11th Ave E, and subsequently turning its back on the prominent pedestrian path of E Thomas St



Symmetrical Massings 5:3

- Arbitrary proportions of both north and south massings lack hierarchy or logic
- Neither massing responds to adjacent context
- Building symmetry does not create a contemporary precedent for future development
- Lack of hierarchy between massings creates focus on the courtyard on 11th Ave E, and subsequently turning its back on the prominent pedestrian path of E Thomas St



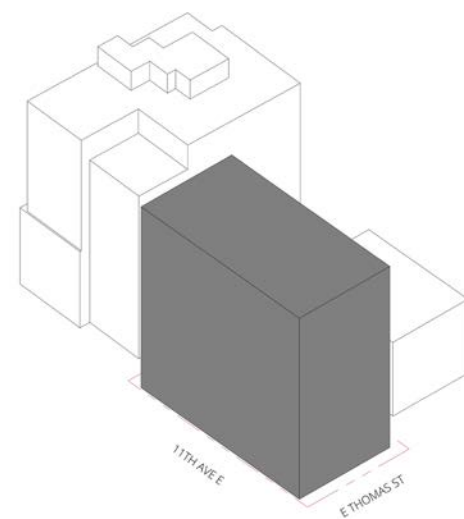
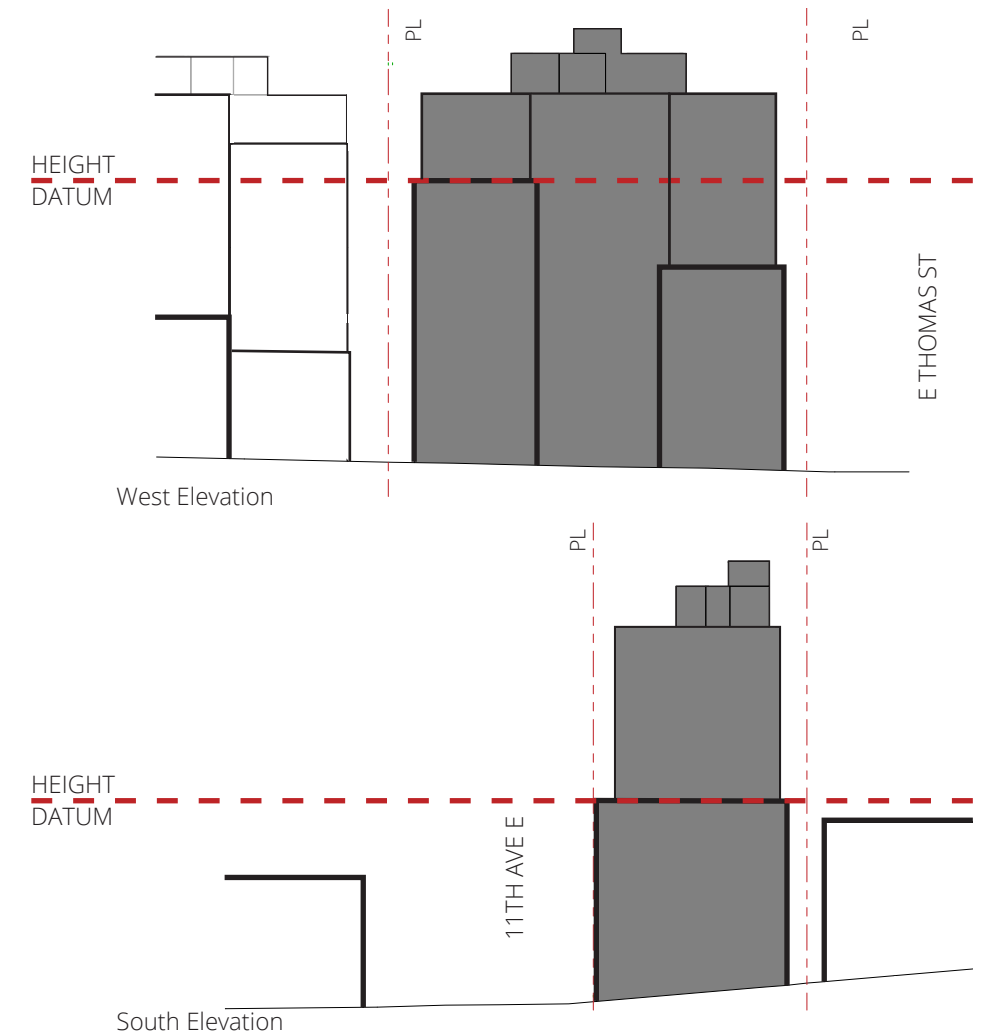
Asymmetrical Massings 6:2 & 5:3

- Arbitrary proportions of south massing lack hierarchy or logic
- South massing steps down in response to existing east neighbor, but maintains a taller height
- North massing responds to proposed north neighbor
- Increases upper level east setback departure
- Stepped massings are similar in height, creating a confusion in massing hierarchy

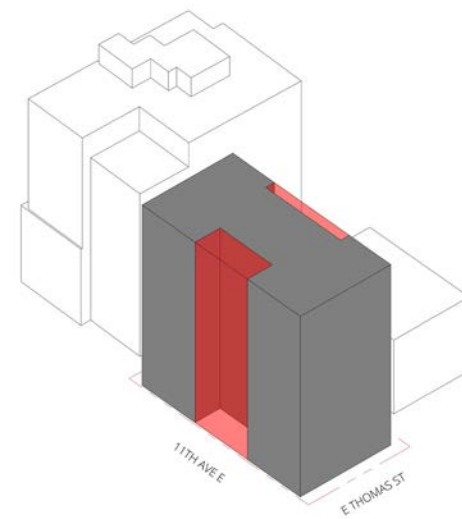


- The asymmetry in stepping relates to the existing and proposed neighbor massing. If the south leg is raised that connection is lost with the east neighbor. DC2.A.2 Reducing Perceived Mass
- The massing concept is the response to a courtyard building on a corner lot, combining merits of scheme B & C from EDG. A symmetrical massing will ultimately turn its back to one of the street fronts.
- While 11th Ave E has more frontage, E Thomas St carries more of the vehicle and pedestrian flow. The lowered massing at the corner acknowledges that both streets are of equal importance. (CS2.C.1 Corner Sites, CS2.2 Respond To Different Streets (Capitol Hill))
- The symmetrical footprint references the layout of traditional building on Capitol Hill. The symmetry is reinforced for the pedestrian experience through the use of materials, balconies, and fenestration patterns. The asymmetrical massing on the upper levels brings a contemporary design to the building, while material repetitions at the articulations brings cohesiveness to both masses. CS3.1 Fitting Old and New Together (Capitol Hill), CS3.A.4 Evolving Neighborhoods

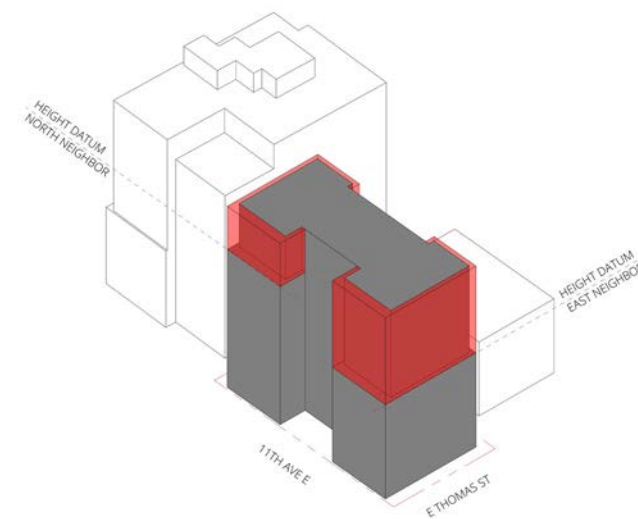
GUIDANCE RESPONSE STUDIES: MASSING



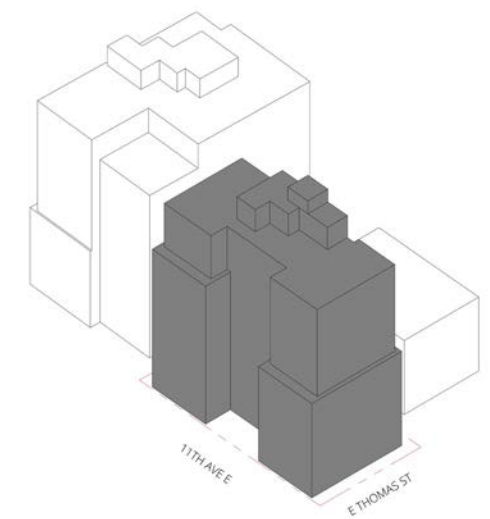
1. Massing elongated within site footprint



2. Massing carved away at west to create a central courtyard along 11th Ave E. Massing carved away at east to provide more generous setback at the east neighbors.



3. North upper level massing carved away to align with height datum established by zoning and the proposed north neighbor. South upper level massing carved away to align with height datum established by existing east neighbor.

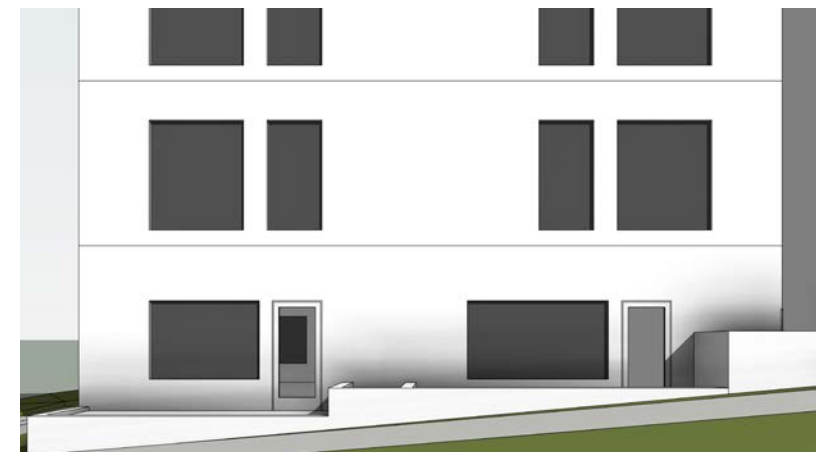
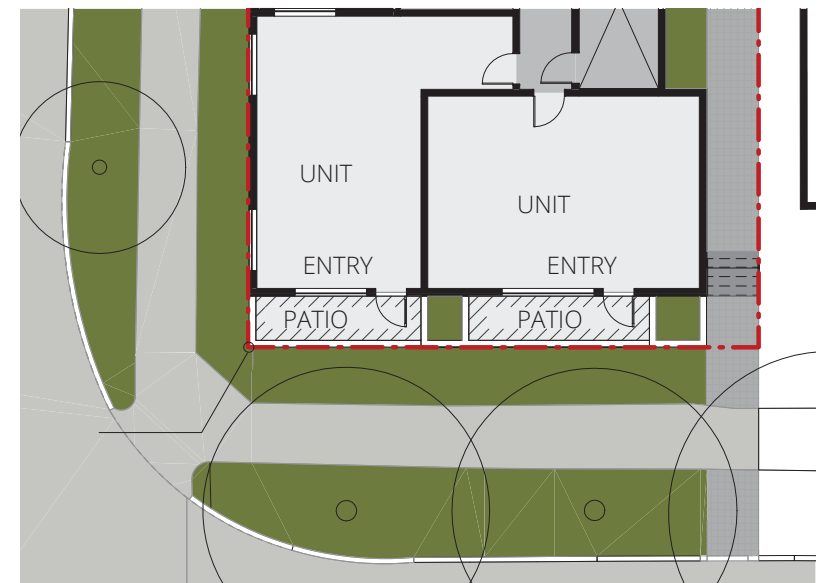


4. Final building form provides a courtyard entry and responds to adjacent neighboring context.

EDG Proposal

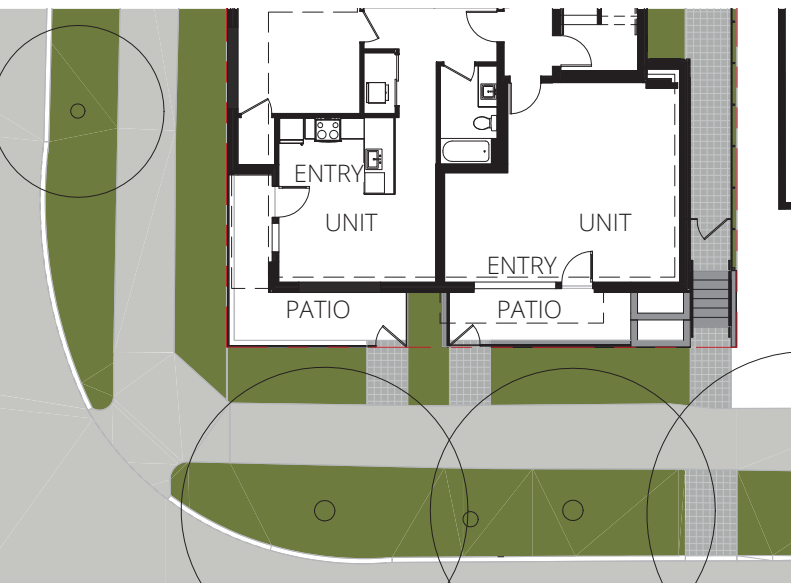
EDG Guidance: 2f

At EDG, the Land Use Planner supported the private exterior entrances to the two ground-level units along E Thomas St facade, and encouraged further development to activate that façade at ground level and assist in grounding the building to the site.



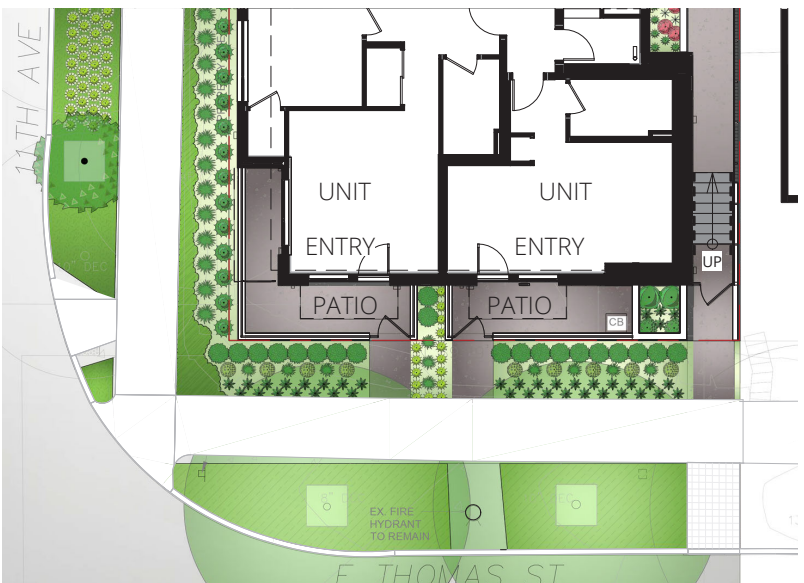
MUP Proposal

MUP Item 5: The Land Use Planner recommended adjustments to the location of the entries along E Thomas St, canopy locations and heights, and railing heights.



Recommendation Response

Both E Thomas St unit entries have been relocated and face E Thomas St. Doors have been relocated to provide a clear entry path that maximizes usable patio space. Doors, windows, and canopies create a unified composition. Canopies align with the datum of adjacent balconies. Lighting, drainage, and railing were further refined. PL3-1-c. Ground-Floor Units, DC3-A-1. Interior/Exterior Fit, PL2.B.1 Safety and Security: Eyes on the Street, PL3.2.A, Residential Edges, DC2.4 Scale and Texture (Capitol Hill))



EDG / MUP Proposal and Guidance: 4a 4b 4c

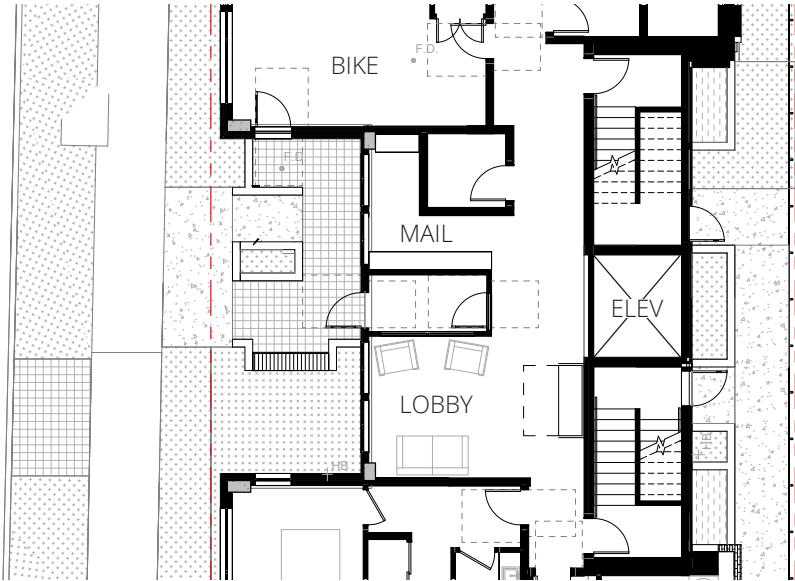
At EDG, the Land Use Planner supported further development of the courtyard layout to provide a inviting entry experience through the use of circulation, usable space, paving, and materiality.

MUP Item 4: At MUP the Land Use Planner thought the courtyard entry sequence needed coordination between site layout, entry door, and interior amenity space. The Planner thought that the angles in the courtyard design have no relationship to the architecture or other site elements. The Planner wanted the entry door to be moved south to provide a centralized, orthogonal entry.



Study Response:

- Pushing the entry door south to be centered in the courtyard divides the lobby into two smaller spaces, further limiting the amount of usable lounge space.
- The orthogonal entry path does not acknowledge the corner lot condition where the prominent site entry approach is the corner of 11th Ave E and E Thomas St.
- When approaching the courtyard from the south the entrance door is not visible until nearly reaching the corner of the courtyard massing. The bike room door is the first visible door on approach, further reducing the prominence of the entry door.
- The grade at the right of way necessitates an accessible ramp north of the entrance door, making a symmetrical courtyard design infeasible.



Recommendation Response:

- The interior layout has been refined to provide a large uninterrupted lobby space for user gathering and overlooks a lush planter strengthening the indoor-outdoor connection
- The angled pathway breaks the orthogonal symmetry of the building providing relief from the rigorous layout and offering contrast for visual interest. This move is repeated in the entrance canopy to add cohesiveness to the design and orients the signage to be visible from both 11th Ave E and the corner of 11th Ave E and E Thomas St
- A secondary pathway was added at the north of the courtyard to provide equal access to pedestrians approaching from the north. Guidelines: PL3.1.B Entries, CS2.C.1 Corner Sites, CS2.2 Respond to Different Streets (Capitol Hill), DC2.3 Scale and Texture (Capitol Hill)



MUP Proposal

MUP Item 6: The Land Use Planner supported the insert corner balconies at the NW and SW corners, but questioned the scale of the extended decks on the center volume.



Recommendation Proposal

Recommendation Response: The courtyard balconies were adjusted to be separate structures and were reduced in size to match the scale of the corner balconies, bring pedestrian scale elements to the facade, and reinforce the symmetry of the building footprint. (DC2.A.2 Reducing Perceived Mass, DC2.3.A Visual Depth and Interest (Capitol Hill))



MUP Item 6: At EDG, the Land Use planner dictated to bring the mass at the base of facade at the northwest corner forward to align with the levels above.



Recommendation Response: As the design was further developed, balconies were located at the northwest corner and the building notch was extended up creating an intentional massing move. The same treatment was applied at the southwest corner, creating a cohesive design. (DC2.A.2 Reducing Perceived Mass, PL2.B.1 Safety and Security: Eyes on the Street, DC2.3.A Visual Depth and Interest (Capitol Hill))





View From E Thomas St Looking Northeast

- Design Response: ①a ①d ②e ③a ③e ④a MUP Item 3,5,6
- The brick masses step down to respond to proposed and existing neighbors.
 - The central courtyard entry is visible from the prominent corner of 11th Ave E and E Thomas St.
 - At-grade unit entries along E Thomas St activate that pedestrian-heavy street.
 - Balconies at the northwest and southwest corners and the central courtyard break down the building scale into smaller elements that add depth and interest.
 - Lighting, railings, signage, and canopies are integrated into a cohesive design.
 - Window composition has been maintained and refined.

Guidelines:
CS2.D.5 Respect for Adjacent Sites
CS3.1 Fitting Old and New Together (Capitol Hill)
CS3.A.4 Evolving Neighborhoods PL3.2.A
Residential Entries CS2.C.1
Corner Sites CS2.2.
Respond to Different Streets
DC2.A.2 Reducing Perceived Mass
DC4.1.A Exterior Finish Materials
DC3.2.A Existing Open Space Patterns

DESIGN RESPONSE: ①f ②e ③a ③b ③d ③e MUP Item 7

- The brick masses step down to respond to the height datum of the existing east neighbor, wrapping around from the west facade to the east facade.
- At-grade unit entries along E Thomas St activate that pedestrian-heavy street.
- The building steps in at the east to provide a more generous setback
- Window pattern at circulation and corner units has been maintained as this will be a prominent view from E Thomas St.

Guidelines:

CS2.D.5 Respect for Adjacent Sites

CS3.1 Fitting Old and New Together (Capitol Hill)

CS3.A.4 Evolving Neighborhoods

PL3.2.A Residential Entries

CS2.C.1 Corner Sites

CS2.2. Respond to Different Streets

DC2.A.2 Reducing Perceived Mass

DC4.1.A Exterior Finish Materials



View From E THOMAS ST Looking Northwest

SITE PLAN

Design Response: 4a 4b 4c

The symmetrical building footprint creates a strong presence at both street frontages, while the courtyard provides a transitional space. The open lobby layout and transparency to the courtyard further emphasizes the indoor-outdoor transition.

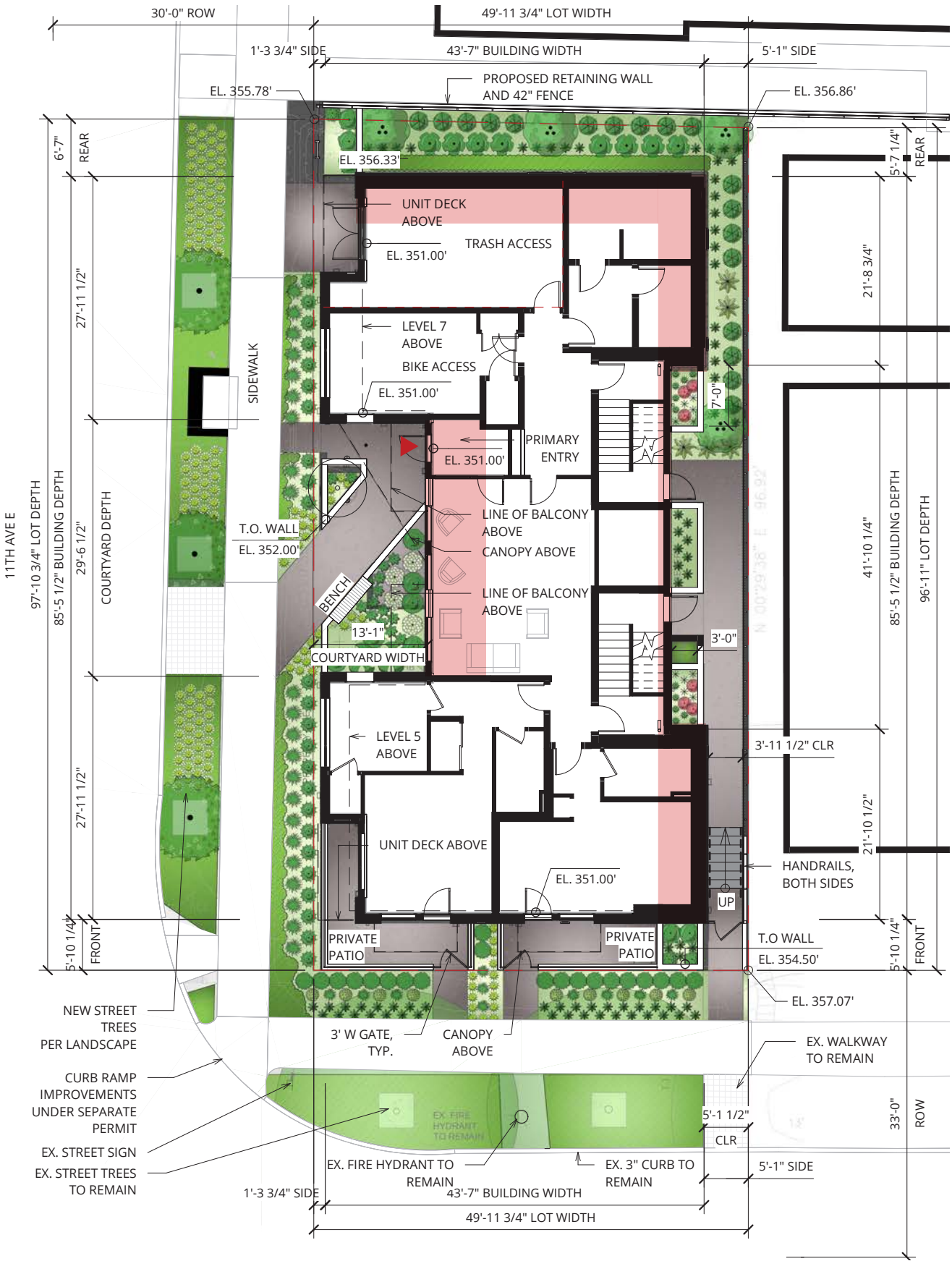
The courtyard layout addresses the prominent pedestrian path from the south corner of the site while providing equal access from the north approach.

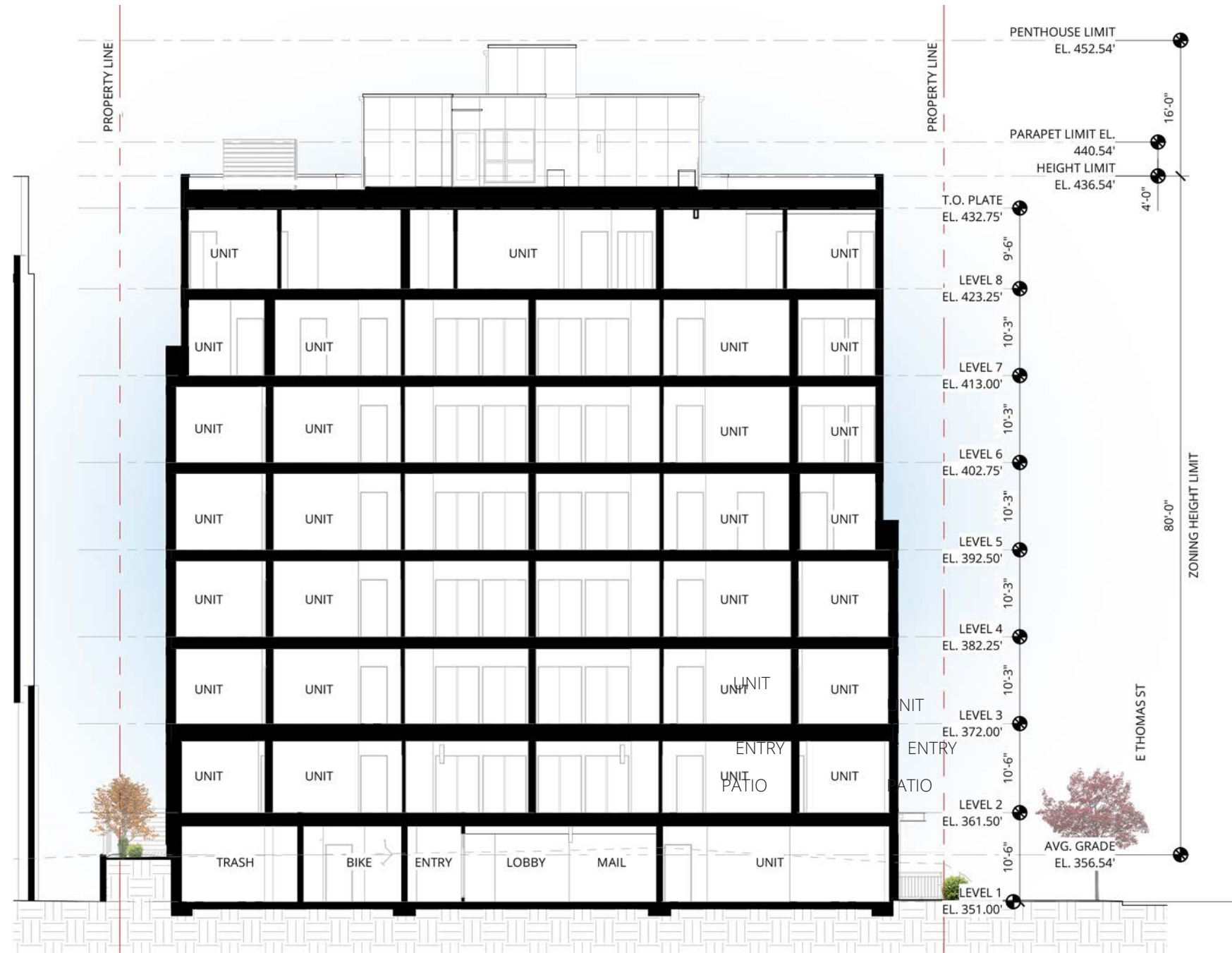
The east yard provides an additional setback to buffer from the neighbors.

Guideline:
CS2.D.5 - Respect for Adjacent Sites
PL3.1.B - Entries
PL3.2.A - Residential Edges

- Primary Entry
- Property Line
- Departure Requested

SCALE: 1/16" = 1'-0"





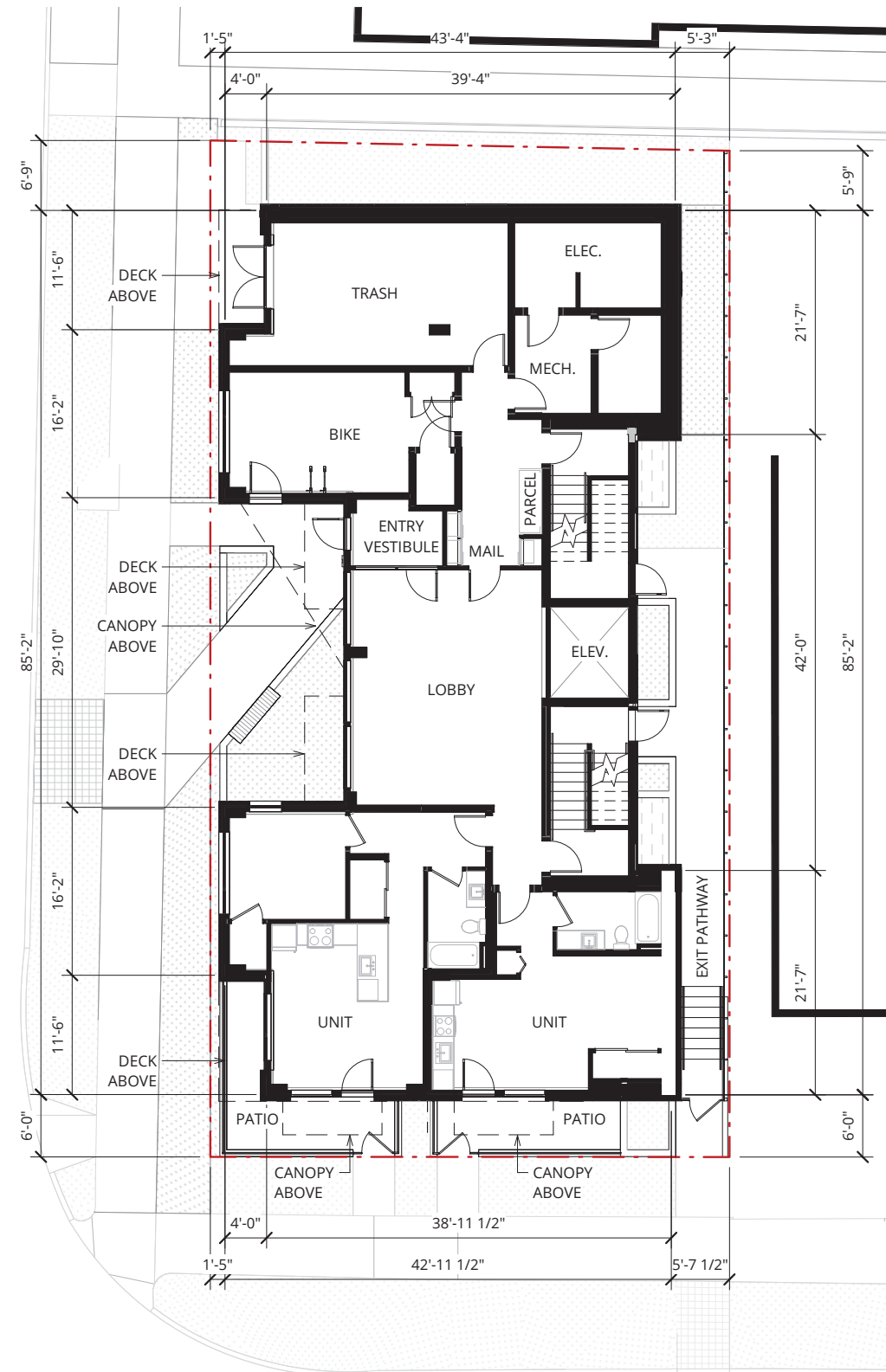
Section A



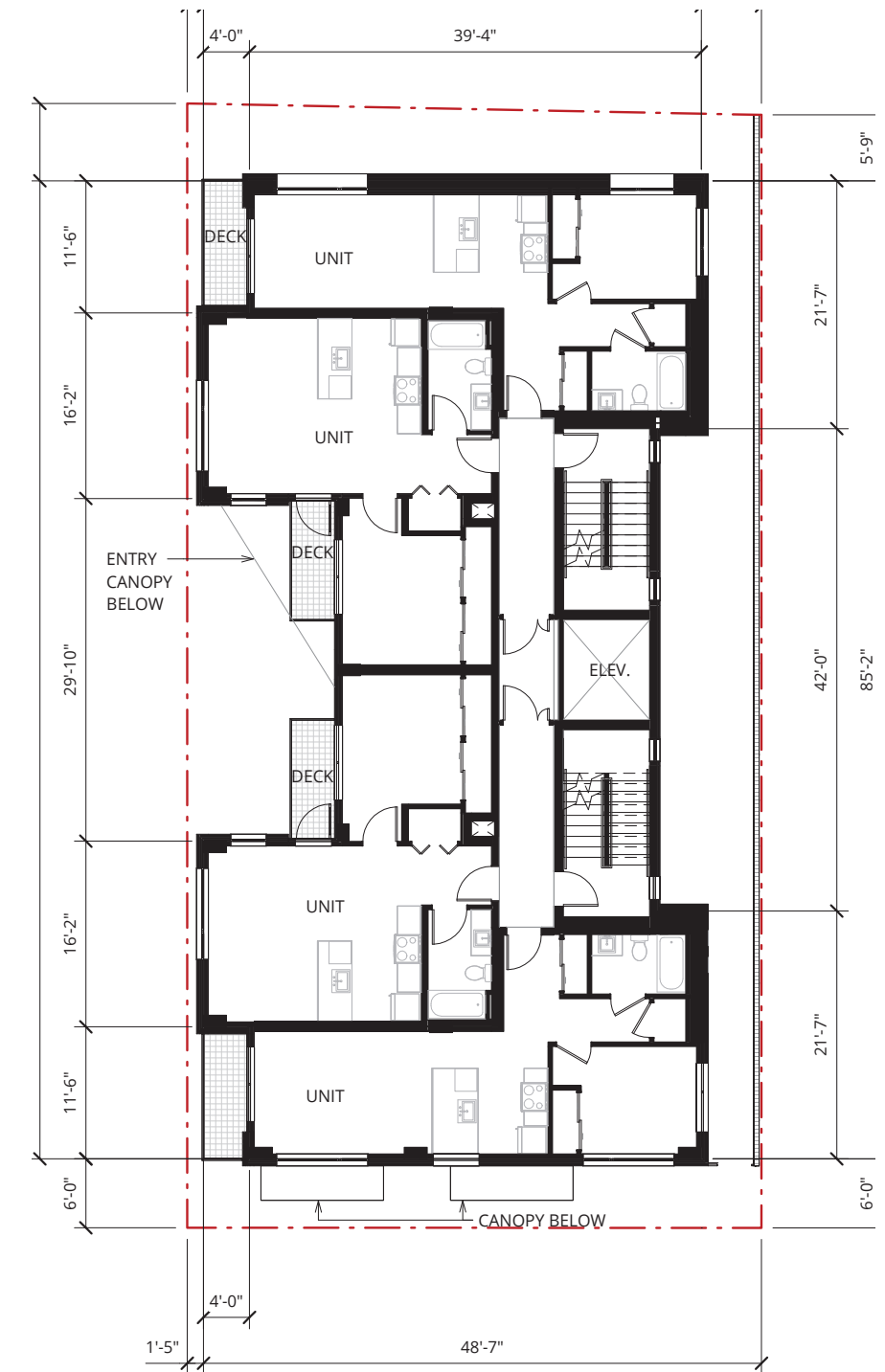
Section B



FLOOR PLANS



Level 1



Level 2

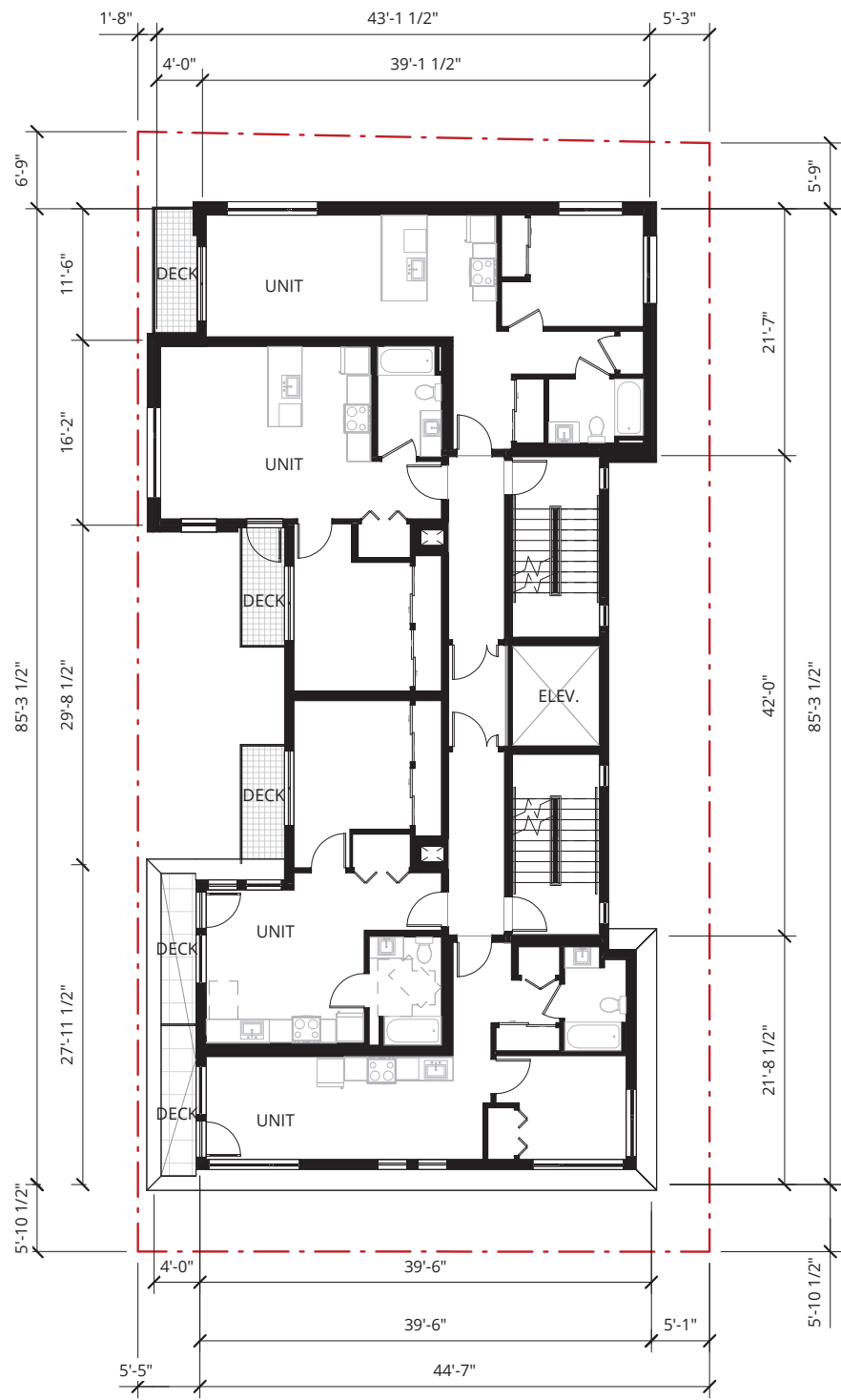


Level 3



Level 4

SCALE: 1/16" = 1'-0" 

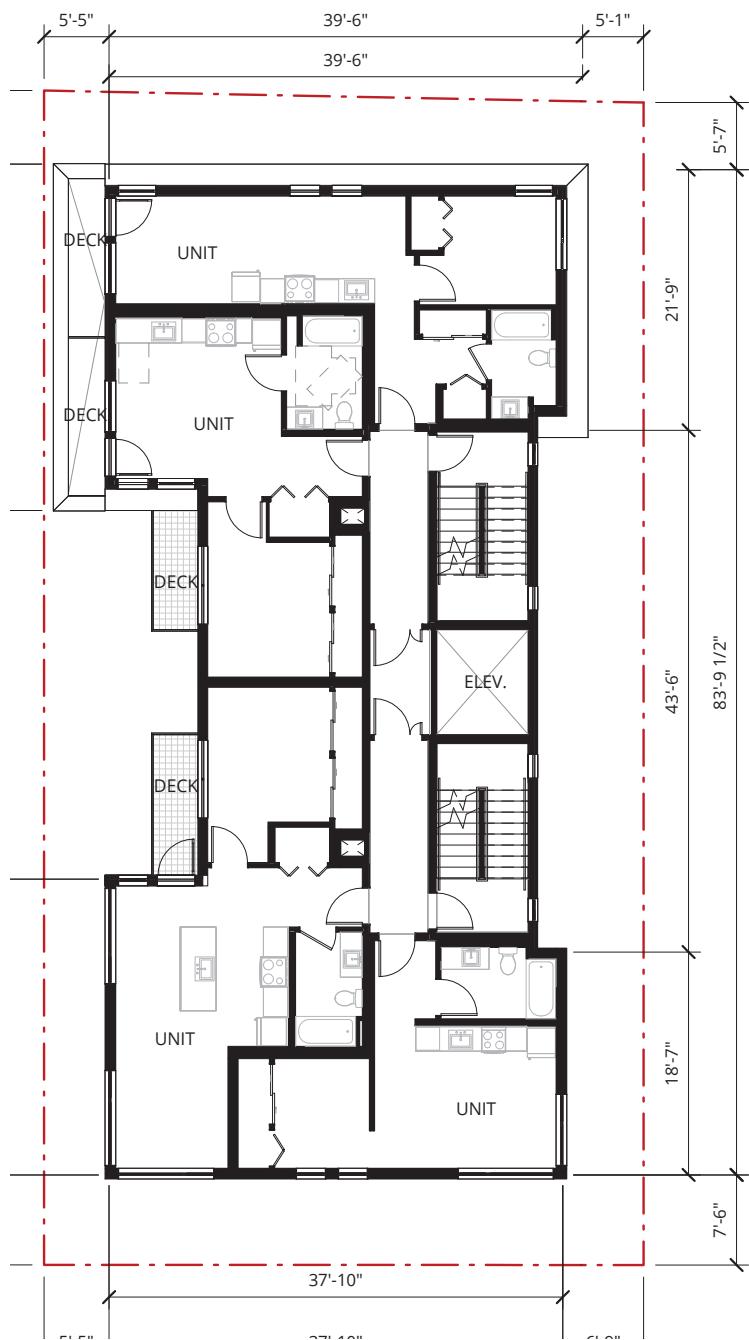


Level 5

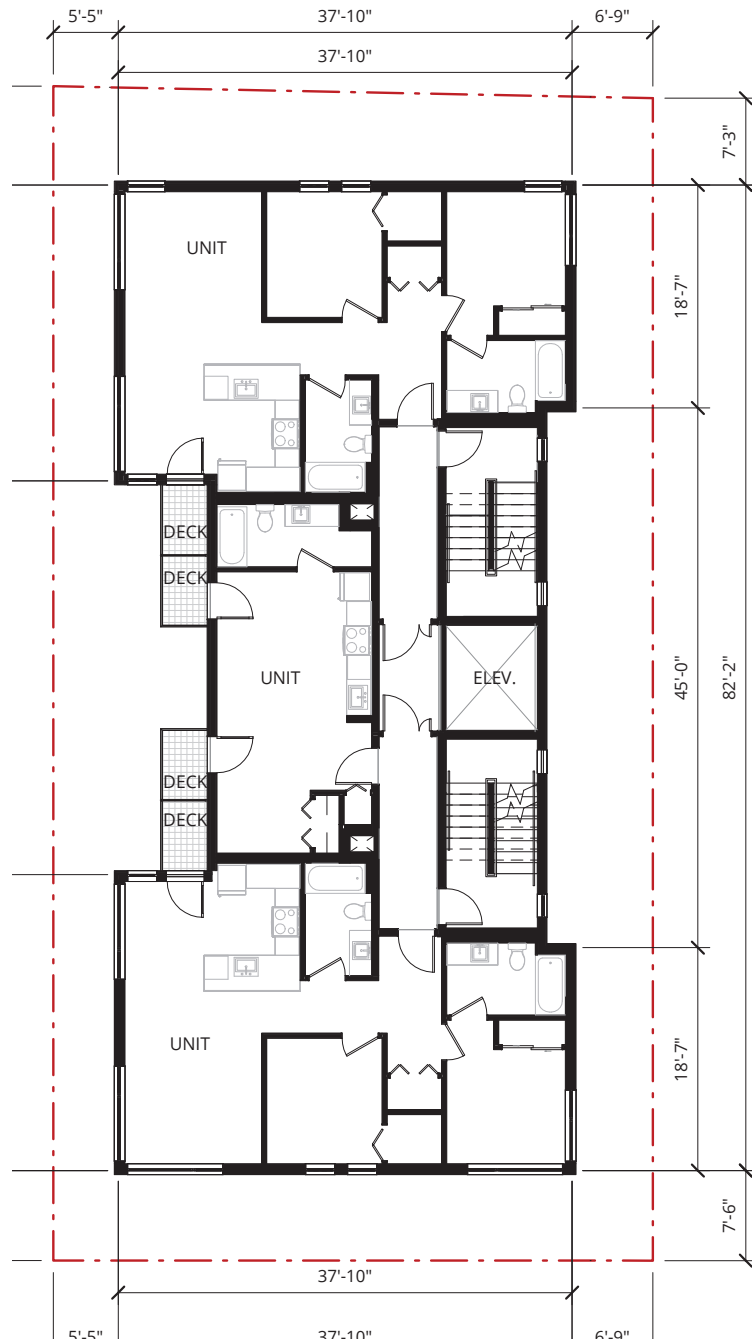


Level 6

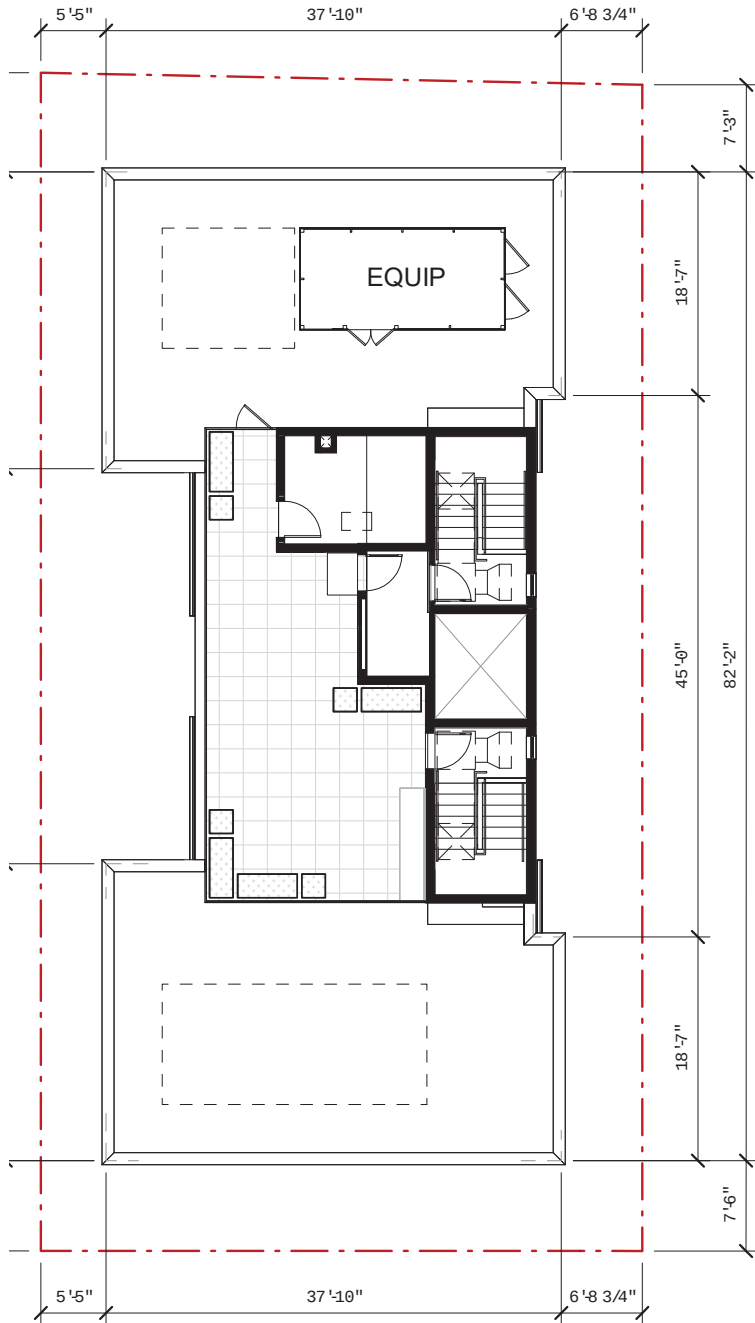
SCALE: 1/16" = 1'-0"



Level 7



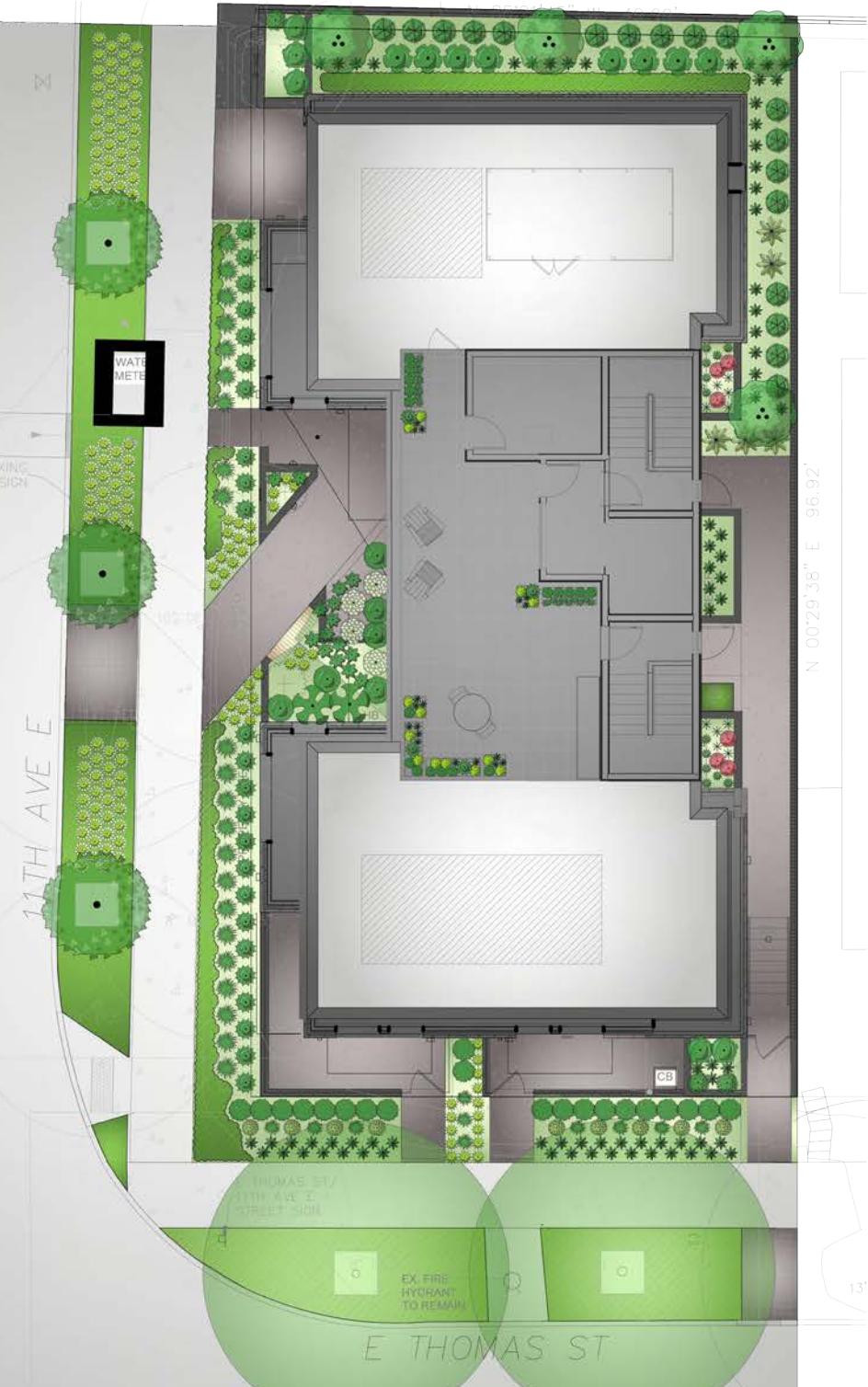
Level 8

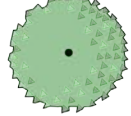


Roof

SCALE: 1/16" = 1'-0"

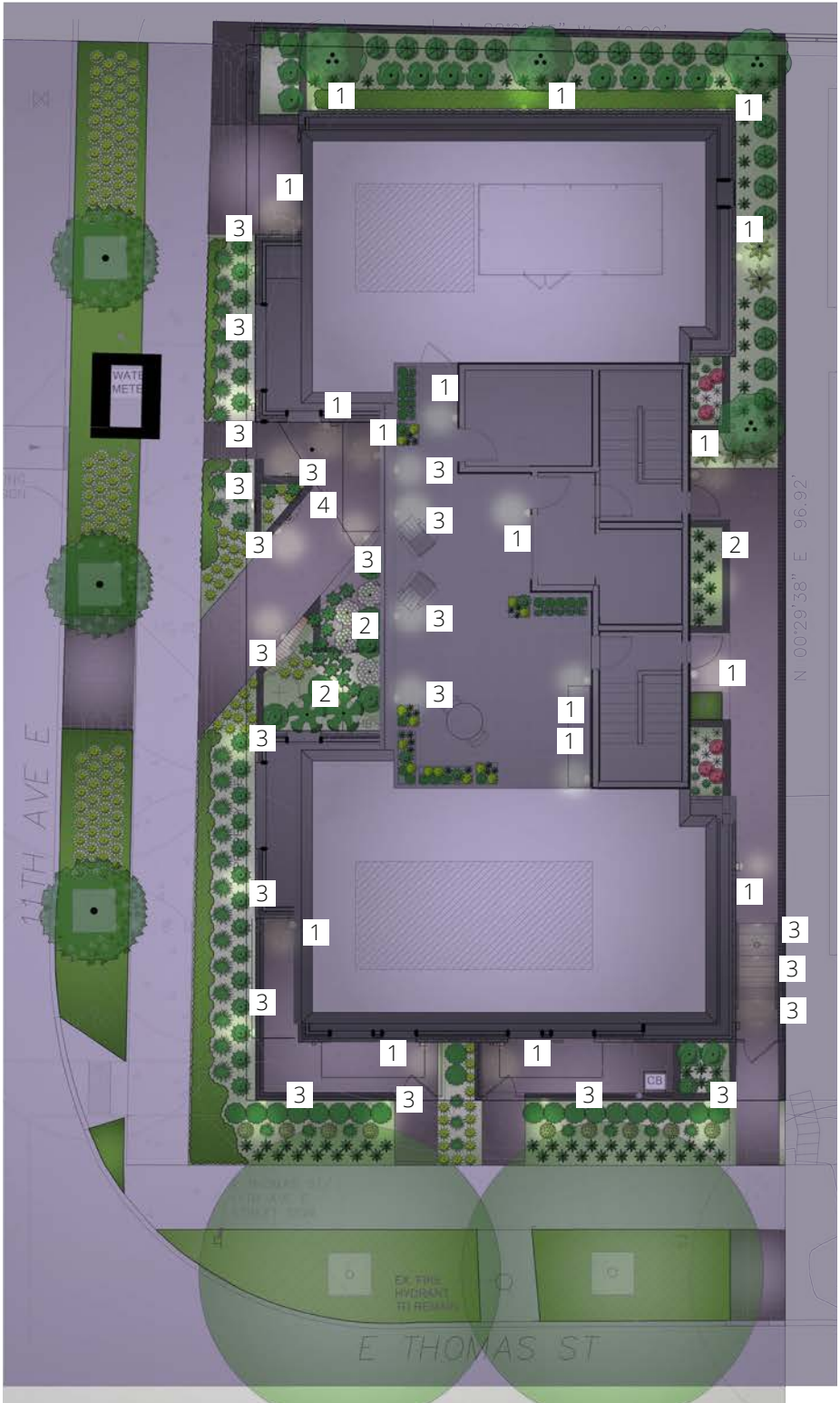




TREES			PLANTERS		
	<i>Acer circinatum</i> / Vine Maple	3 stem min, 6' Ht		<i>Bergenia purpurascens</i> / Purple Bergenia	4" pot
	<i>Ginkgo biloba</i> 'Magyar' / Magyar Ginkgo Street Tree	2"-2.5" Cal B&B		<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass	2 gal
SHRUBS			GROUND COVERS		
	<i>Astilbe x arendsii</i> / Astilbe White Color	1 gal		<i>Epimedium young</i> , 'Niveum' / White Barrenwort	1 gal
	<i>Calluna vulgaris</i> 'Wickwar Flame' / Wickwar Flame Heather	1 gal		<i>Sagina subulata</i> / Irish Moss	4"pot
	<i>Carex morrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge	1 gal		<i>Vinca minor</i> 'Alba' / WhitePeriwinkle	4"pot
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge	1 gal			
	<i>Cotinus coggygria</i> 'Young Lady' / Young Lady Smoke Bush	7 GAL.			
	<i>Evonymus fortunei</i> 'Emerald Gaiety' TM / Wintercreeper	1 gal			
	<i>Evonymus japonicus</i> 'Greenspire' / Greenspire Upright Evonymus	20" Ht min			
	<i>Fatsia japonica</i> / Japanese Fatsia	5 gal			
	<i>Liriope muscari</i> 'Monroe's White' / White Lillyturf	1 gal			
	<i>Mahonia aquifolium</i> 'Compacta' / Compact Oregon Grape	3 gal			
	<i>Mahonia eurybracteata</i> 'Soft Caress' / Mahonia Soft Caress	2 gal			
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo	2 gal			
	<i>Pennisetum alopecuroides</i> 'Hameln' / Hameln Dwarf Fountain Grass	1 gal			
	<i>Polystichum polyblepharum</i> / Japanese Tassel Fern	1 gal			
	<i>Rosmarinus officinalis</i> 'Prostratus' / Creeping Rosemary	1 gal			
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca	2 gal			
	<i>Taxus x media</i> 'H.M. Eddie' / H.M Eddie Yew	3'-5' Ht			
BIORETENTION					
	<i>Carex obnupta</i> / Slough Sedge	1 gal			
	<i>Cornus sericea</i> 'Kelsey' / Kelsey Dogwood	3 gal			
	<i>Juncus patens</i> 'Elk Blue' / Spreading Rush	1 gal			



1. Wall Sconce, Gray
2. Path Light
3. Step Light
4. Backlit Address Signage



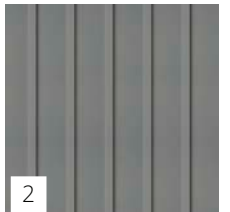
ELEVATIONS: WEST



SCALE: 1/16" = 1'-0"



1
Standard Brick Veneer,
Brown/Red Blend,
Running Bond



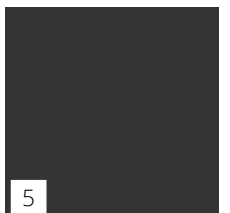
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Flush Metal Panel,
12" Vertical Exposure
(11 Up/1 Down),
Prefinished Matte Gray



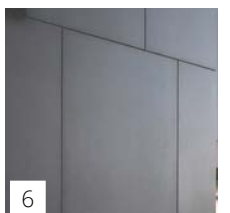
3
Fiber Cement Shiplap
Siding, Horizontal
Orientation, 8" Exposure,
Smooth, Painted Gray



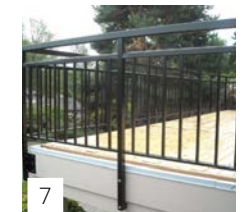
4
Fiber Cement Panel Siding,
Smooth,
Painted Dark Gray



5
Fiber Cement Panel Siding,
Smooth,
Painted Black



6
Flat Metal Panel Siding,
Prefinished Gray



7
Metal Guardrail & Handrail,
Vertical Pickets W/ Double
Top Rail, Black



8
Metal Downspout,
Prefinished,
Black



9
Vinyl Window, Black



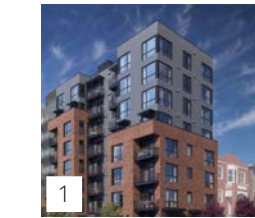
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Metal Plate Canopy, Black



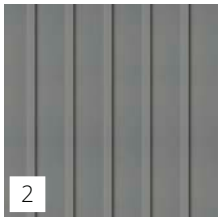
11
Metal Channel Canopy,
Black Powdercoat



12
Metal Vent Shroud,
Prefinish Or Paint
To Match Field



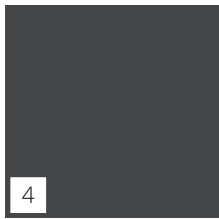
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Brown/Red Blend,
Running Bond



2
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12" Vertical Exposure
(11 Up/1 Down),
Prefinished Matte Gray



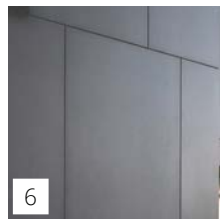
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Siding, Horizontal
Orientation, 8" Exposure,
Smooth, Painted Gray



4
Fiber Cement Panel Siding,
Smooth,
Painted Dark Gray



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Smooth,
Painted Black



6
Flat Metal Panel Siding,
Prefinished Gray



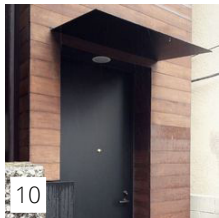
7
Metal Guardrail & Handrail,
Vertical Pickets W/ Double
Top Rail, Black



8
Metal Downspout,
Prefinished,
Black



9
Vinyl Window, Black



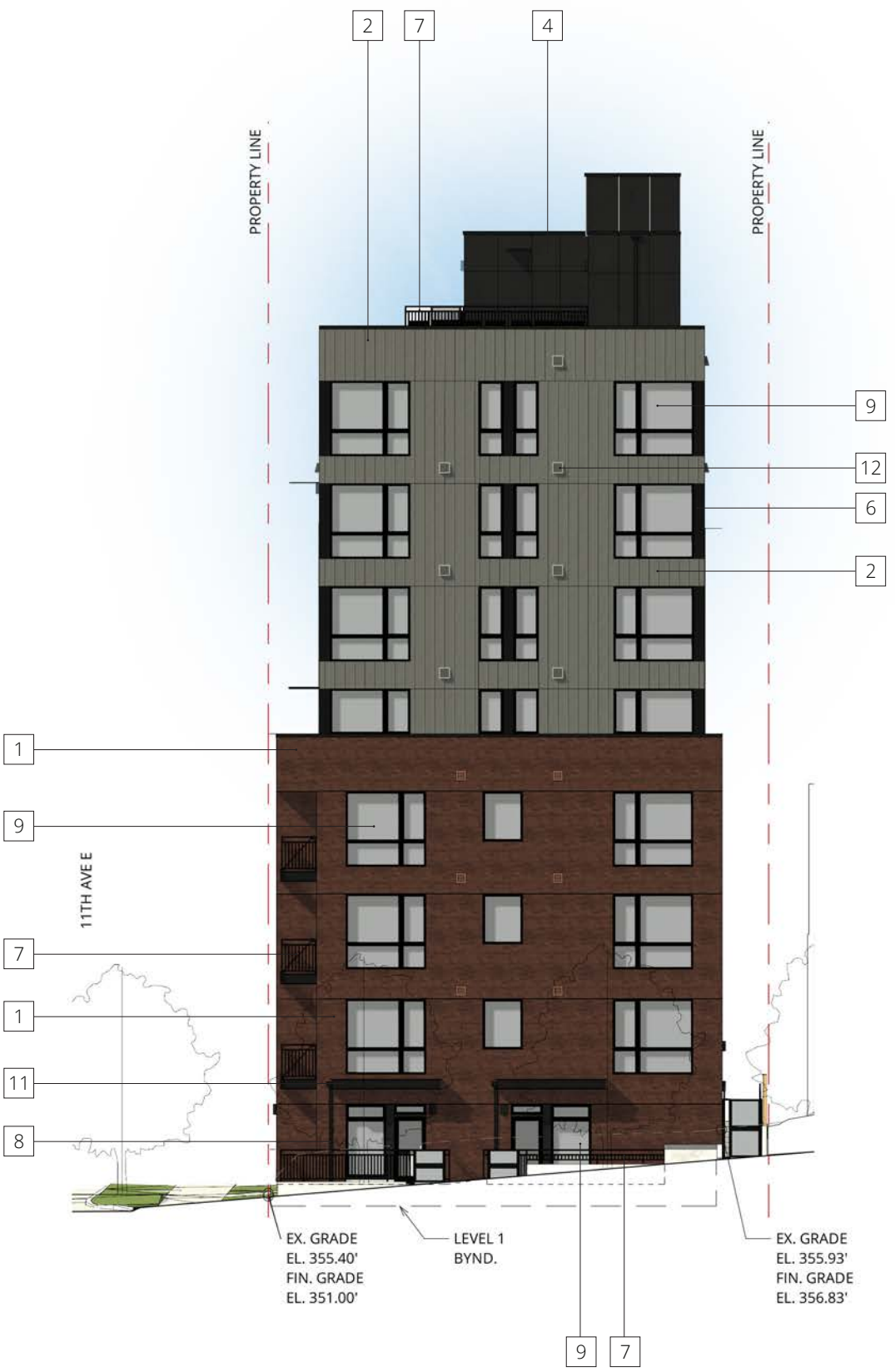
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11
Metal Channel Canopy,
Black Powdercoat



12
Metal Vent Shroud,
Prefinish Or Paint
To Match Field

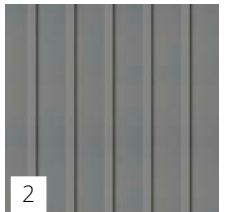


SCALE: 1/16" = 1'-0"

ELEVATIONS: EAST



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Standard Brick Veneer,
Brown/Red Blend,
Running Bond



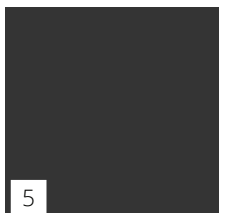
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Flush Metal Panel,
12" Vertical Exposure
(11 Up/1 Down),
Prefinished Matte Gray



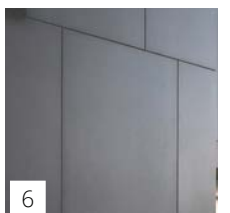
3
Fiber Cement Shiplap
Siding, Horizontal
Orientation, 8" Exposure,
Smooth, Painted Gray



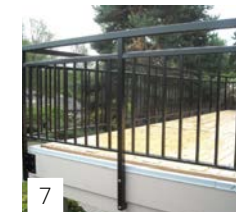
4
Fiber Cement Panel Siding,
Smooth,
Painted Dark Gray



5
Fiber Cement Panel Siding,
Smooth,
Painted Black



6
Flat Metal Panel Siding,
Prefinished Gray



7
Metal Guardrail & Handrail,
Vertical Pickets W/ Double
Top Rail, Black



8
Metal Downspout,
Prefinished,
Black



9
Vinyl Window, Black



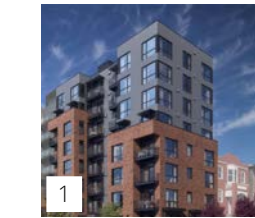
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Metal Plate Canopy, Black



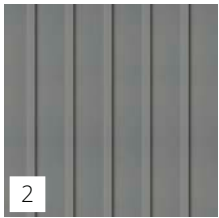
11
Metal Channel Canopy,
Black Powdercoat



12
Metal Vent Shroud,
Prefinish Or Paint
To Match Field



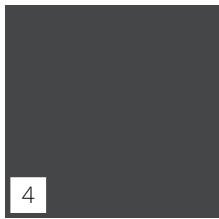
1
Standard Brick Veneer,
Brown/Red Blend,
Running Bond



2
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12" Vertical Exposure
(11 Up/1 Down),
Prefinished Matte Gray



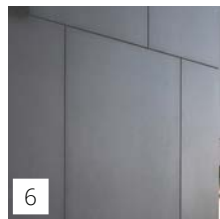
3
Fiber Cement Shiplap
Siding, Horizontal
Orientation, 8" Exposure,
Smooth, Painted Gray



4
Fiber Cement Panel Siding,
Smooth,
Painted Dark Gray



5
Fiber Cement Panel Siding,
Smooth,
Painted Black



6
Flat Metal Panel Siding,
Prefinished Gray



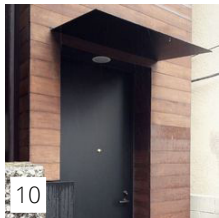
7
Metal Guardrail & Handrail,
Vertical Pickets W/ Double
Top Rail, Black



8
Metal Downspout,
Prefinished,
Black



9
Vinyl Window, Black



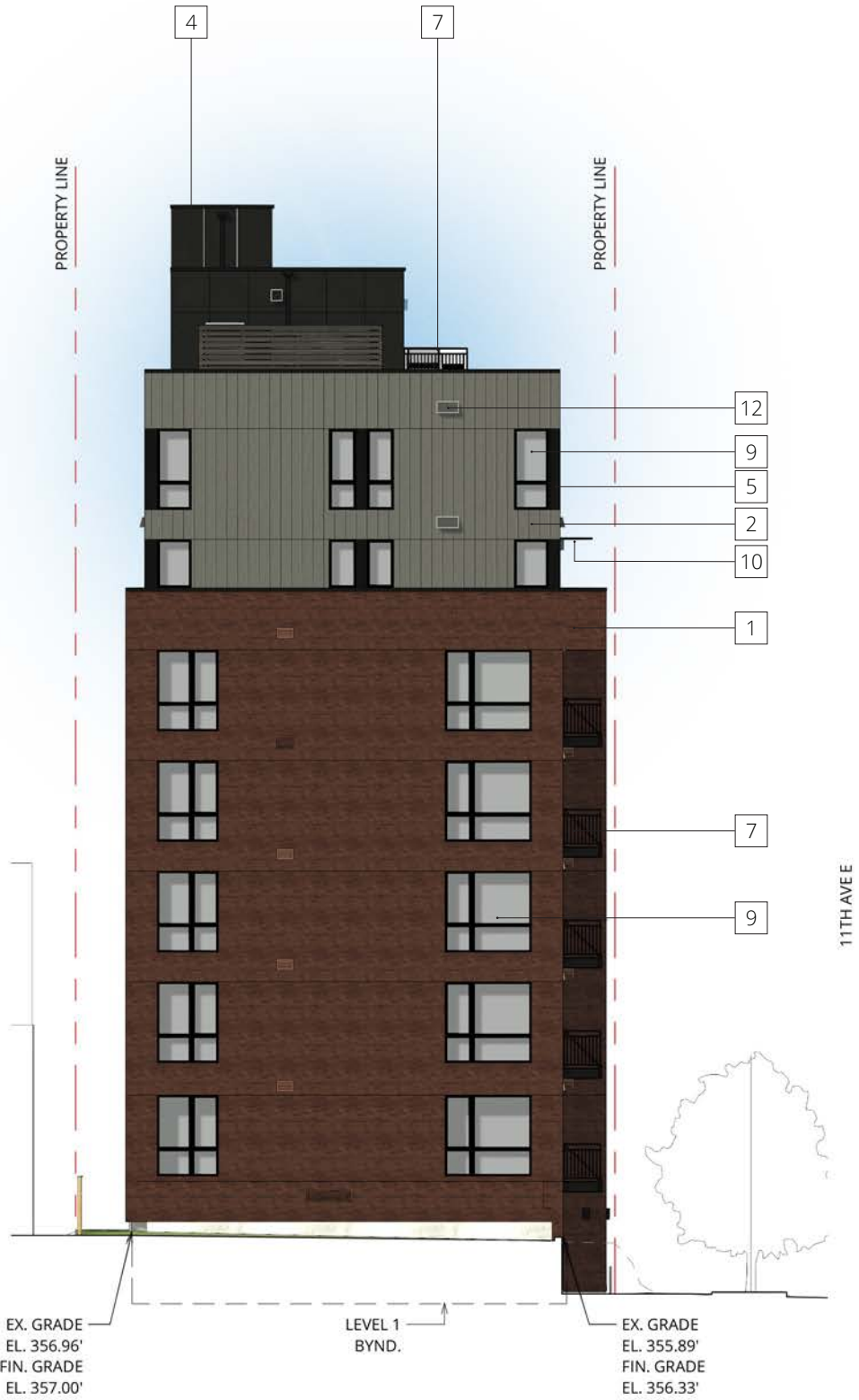
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11
Metal Channel Canopy,
Black Powdercoat



12
Metal Vent Shroud,
Prefinish Or Paint
To Match Field



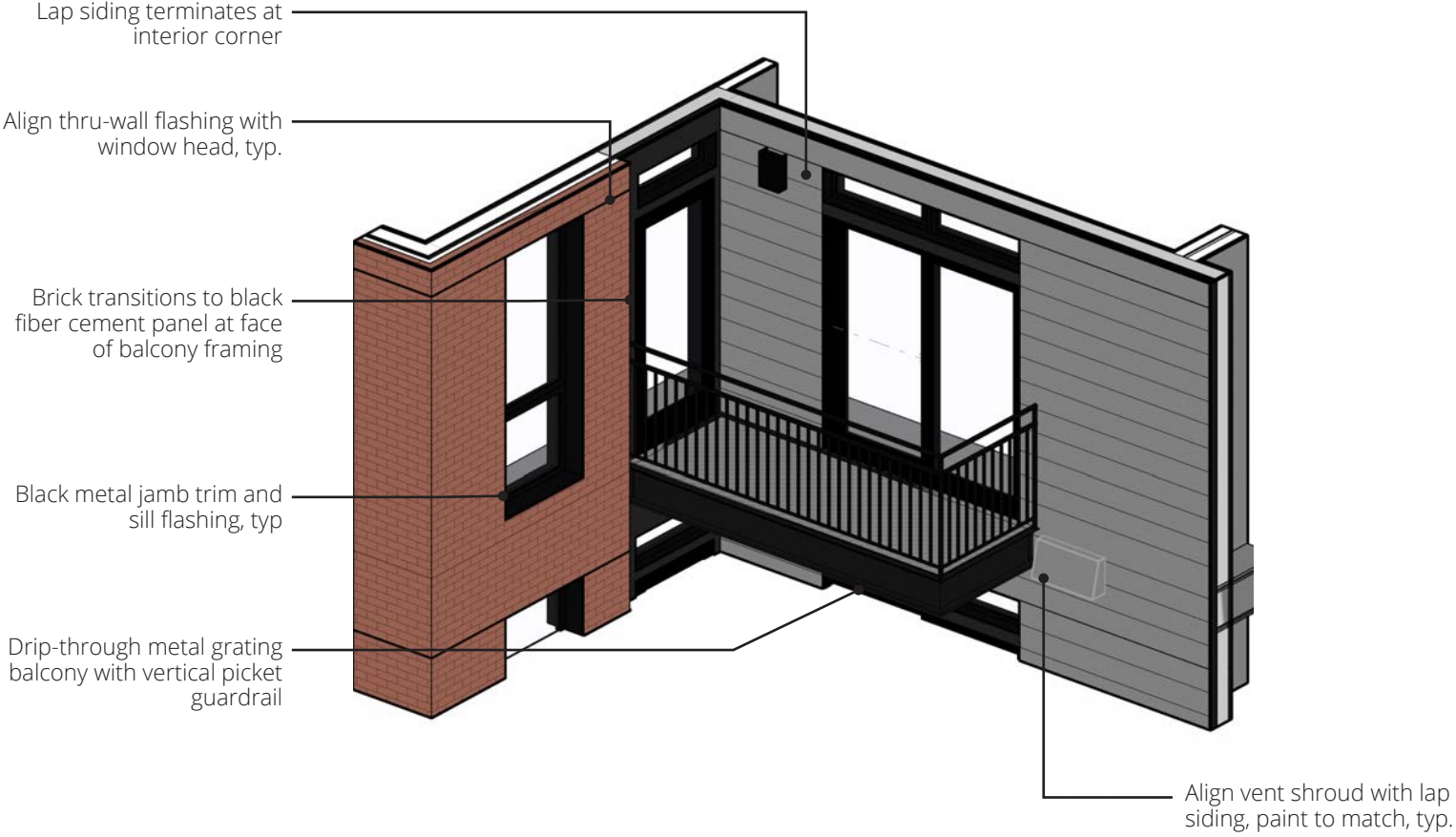
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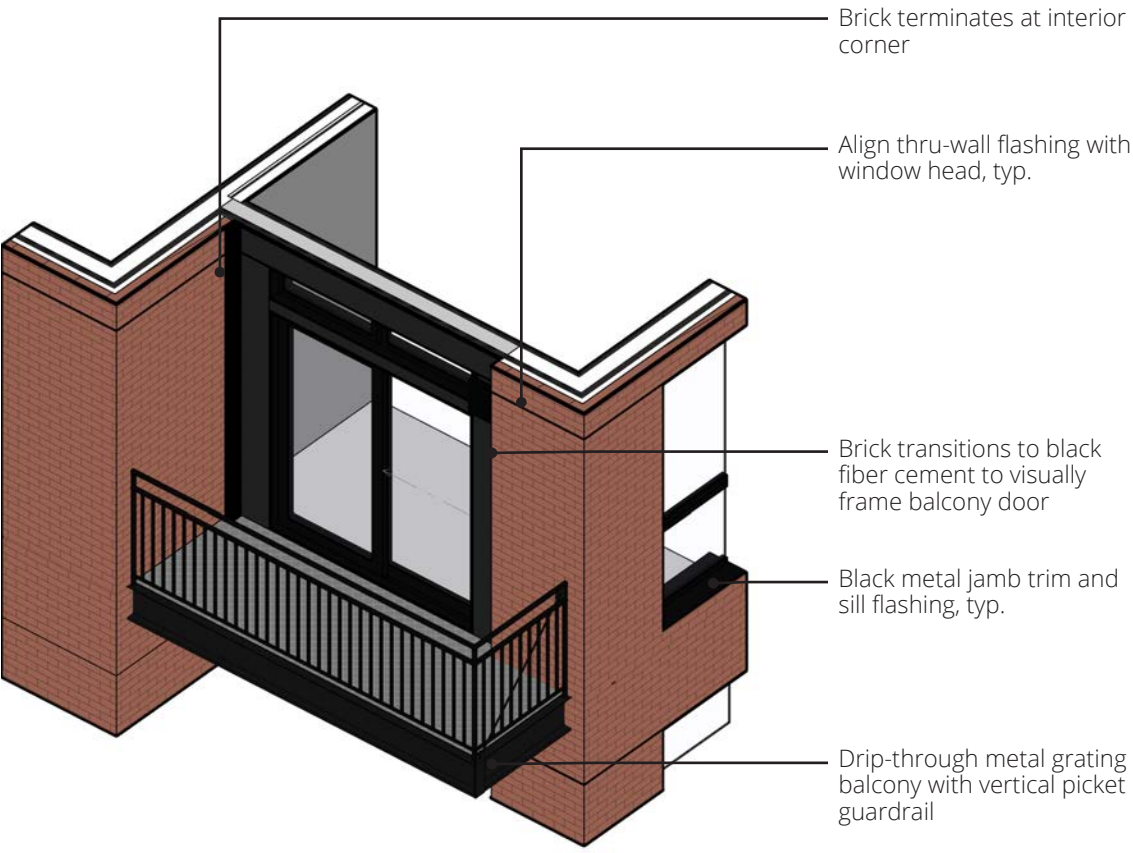
300 11th Ave E
SDCI #3037462-LU

- 1. Brick Veneer, Mutual Materials, Forest Blend
- 2. Mission Standing Steam Siding, The Bryer Company, Cool Kynar 500, Cityscape
- 3. Black Vinyl Window
- 4. Fiber Cement Panel, Smooth, Benjamin Moore, Black
- 5. Fiber Cement Lap Siding, 4" Exposure, Smooth, Benjamin Moore, Platinum Gray





Materiality at Center Balcony



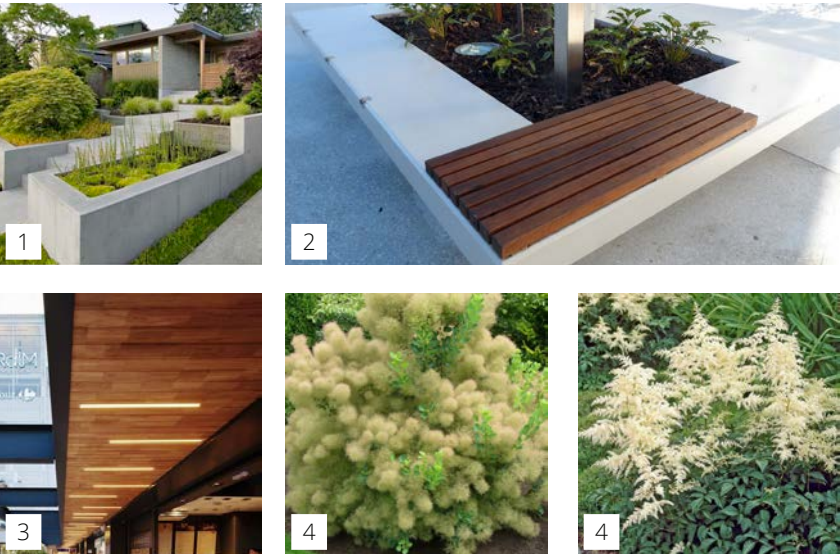
Materiality at Corner Balcony

STREET-LEVEL EXPERIENCE: COURTYARD ENTRY

Design Response: 2a 2b 2c 2d 3c 4a MUP Item 4, 7

- The entry courtyard is defined by an angled pathway and angled canopy framed by lush plantings with bold, focal plantings.
- Lighting and signage are integrated into the canopy, which provides coverage above the main entry, callbox, and door to the bike room.
- A wood bench along the pathway provides a space for residents to sit. The warmth of the wood is repeated in the bottom of the canopy.
- Large glazing connects the courtyard to the lobby, which spans the length of the courtyard.
- The building materials are brick and metal siding. Above the entry level, lap siding extends the height of the central massing.
- Balconies overlook the courtyard, providing a smaller residential scale and ‘eyes on the street’.

Guidelines:
PL3.1.B Entries
CS2.C.1 Corner Sites
CS2.2 Respond to Different Streets (Capitol Hill)
DC2.3 Scale and Texture (Capitol Hill)).



- 1. Concrete Planter
- 2. Built-In Wood Bench
- 3. Entrance Canopy With Wood Soffit
- 4. Young Lady Smoke Bush
- 5. Astilbe



Entry Courtyard



Enlarged Plan View of Entry Courtyard

- The entry door is pushed north, providing a large lobby that is uninterrupted by circulation or mail.
- The angled pathway and large glazing allow the courtyard to overlook lush planting, providing a strong indoor-outdoor connection.
- The mail and parcel are pushed north, separated from the gathering area in the lobby and more securely located behind a full-lite door. Door will remain unlocked, but provides a barrier.

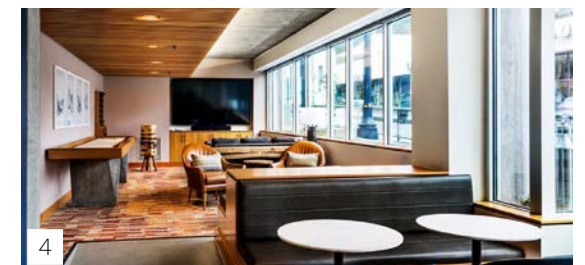
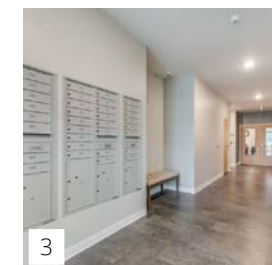
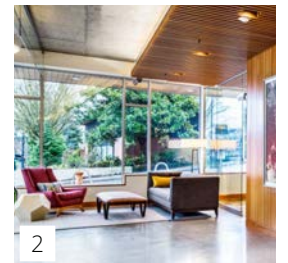
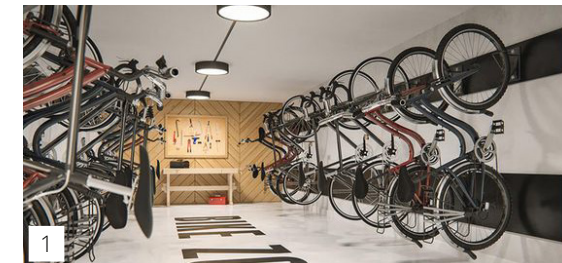
Guidelines:

PL3.1.B Entries

CS2.C.1 Corner Sites

CS2.2 Respond to Different Streets (Capitol Hill)

DC2.3 Scale and Texture (Capitol Hill)).



1. Bicycle Room
2. Lobby Transparency
3. Mail
4. Lobby Gathering



STREET LEVEL EXPERIENCE - E THOMAS ST

Design Response: 2d 2e MUP Item 5

- Two at-grade unit entries face E Thomas St, with large windows and patios to active this pedestrian-heavy street.
- Canopies span the window and door composition, creating a cohesive element. Canopies align with the datum of adjacent balconies.
- Lighting, drainage, and railing, provide smaller scale elements that add depth and interest.
- Patios are separated from the sidewalk by a planting buffer. (DC3.2.A Existing Open Space Patterns (Capitol Hill), CS2.2 Respond to Different Streets (Capitol Hill), PL3.2.A Residential Edges, PL2.B.1 Safety and Security: Eyes on the Street)



- 1. Metal Vertical Picket Handrail, Black
- 2. Wood Fence
- 3. Greenspire Upright Euonymus
- 4. Metal Channel Canopy, Black



Units Along E Thomas St

BLANK

DEPARTURES

1. SMC 23.45.518.B: North Setback (rear lot line)

REQUIRED: 15' min without alley

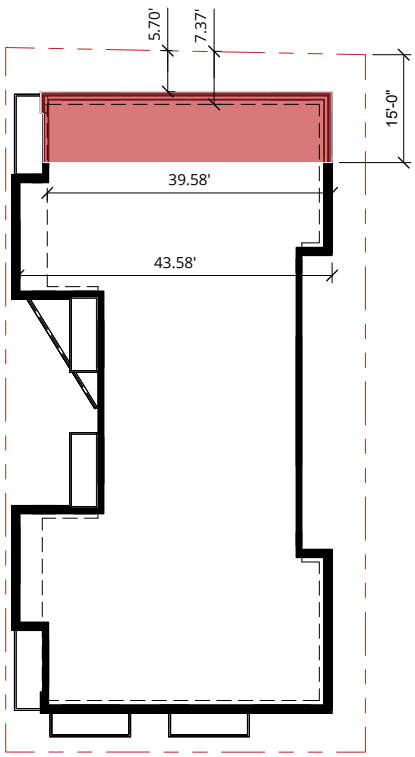
PROPOSED: **5.70' min, 8.18' avg**

Staff preliminarily supported this departure at EDG

Guidelines / Justification:

- Departure allows massing to be pushed to the north to strengthen the courtyard concept
- Massing at the north relates to proposed neighboring building in scale and density and allows less mass at east neighbor where building is of a smaller scale and density
- Departure allows massing to build a stronger street fabric
- Departure allows rear setback to read more as a side setback because of the corner lot condition

(CS2.D.1 Existing Development and Zoning, CS3.1 Fitting Old and New Together (Capitol Hill))



2. SMC 23.45.518.B: East Setback (side interior lot line below 42 ft)

REQUIRED: 5' min, 7' avg

PROPOSED: 5.09' min, 7.06' avg

Staff preliminarily supported this departure at EDG

SMC 23.45.518.B: East Setback (side interior lot line above 42 ft)

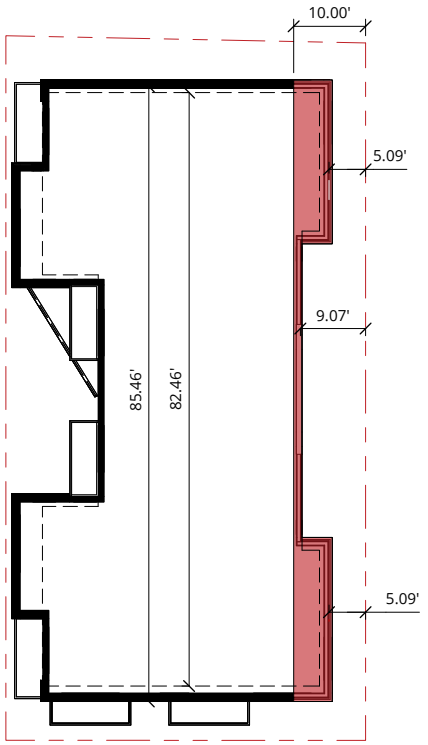
REQUIRED: 7' min, 10' avg

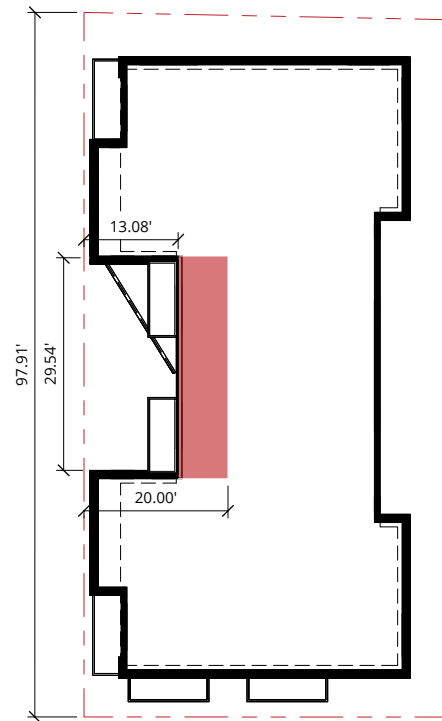
PROPOSED: **5.09 min, 7.93' avg**

Guidelines/ Justification:

- Massing is redistributed to the east to allow for courtyard massing.
- Departure allows for upper-level stepping to be achieved at the other 3 facades where it supports the courtyard typology.
- Departure provides vertical modulation that gives definition to the building core and "barbell" shape.

(DC2.3.A Visual Depth and Interest (Capitol Hill), PL1.C Selecting Activity Areas)





3. SMC 23.45.518.B: Courtyard Depth

REQUIRED: 20' min

PROPOSED: **13.08' min for 30% of facade width**

Staff preliminarily supported this departure at EDG, width of courtyard was increased per staff's suggestion

Guidelines / Justification:

- The courtyard depth better meets the scale of the smaller site and doesn't limit the development potential.
- Entry plaza and supporting massing have characteristics seen in buildings throughout the Capitol Hill neighborhood.
- Departure provides room for an interior lobby space for residents and pushes the primary entry closer to the sidewalk where visibility could be an issue.

(DC3.B.4 Multi-Family Open Space, DC3.C.1 Reinforce Existing Open Space, DC3.A.1 Interior/Exterior Fit)

***At EDG an additional departure was requested for the south setback below 42' in height. Staff did not support this departure and project has been revised so departure is no longer required.**

RECENT WORK ON CAPITOL HILL



1415 Belmont Ave



600 E Howell St



1806 23rd Ave



1417 E Howell St



1404 Boylston Ave



420 Boylston Ave E



120 10th Ave E



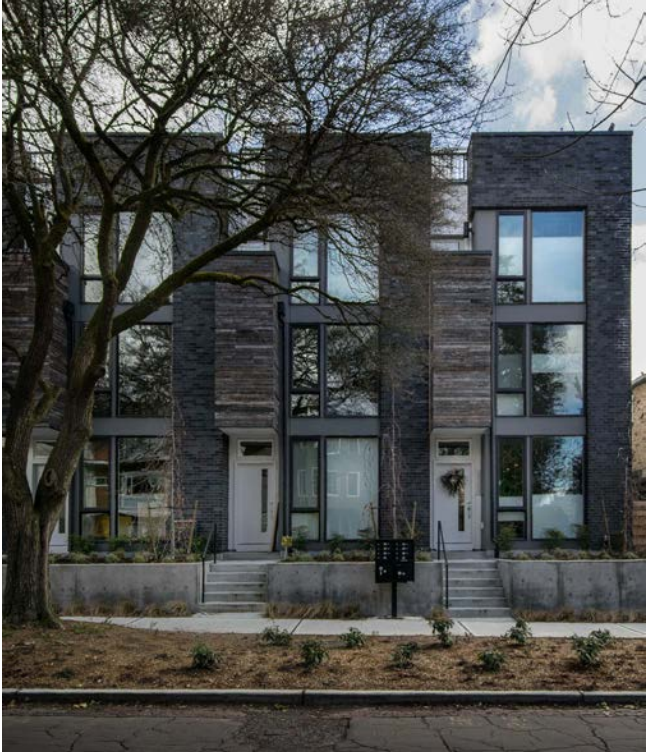
1728 12th Ave



1715 12th Ave



523 Federal Ave E



1114 16th Ave



116 13th Ave E