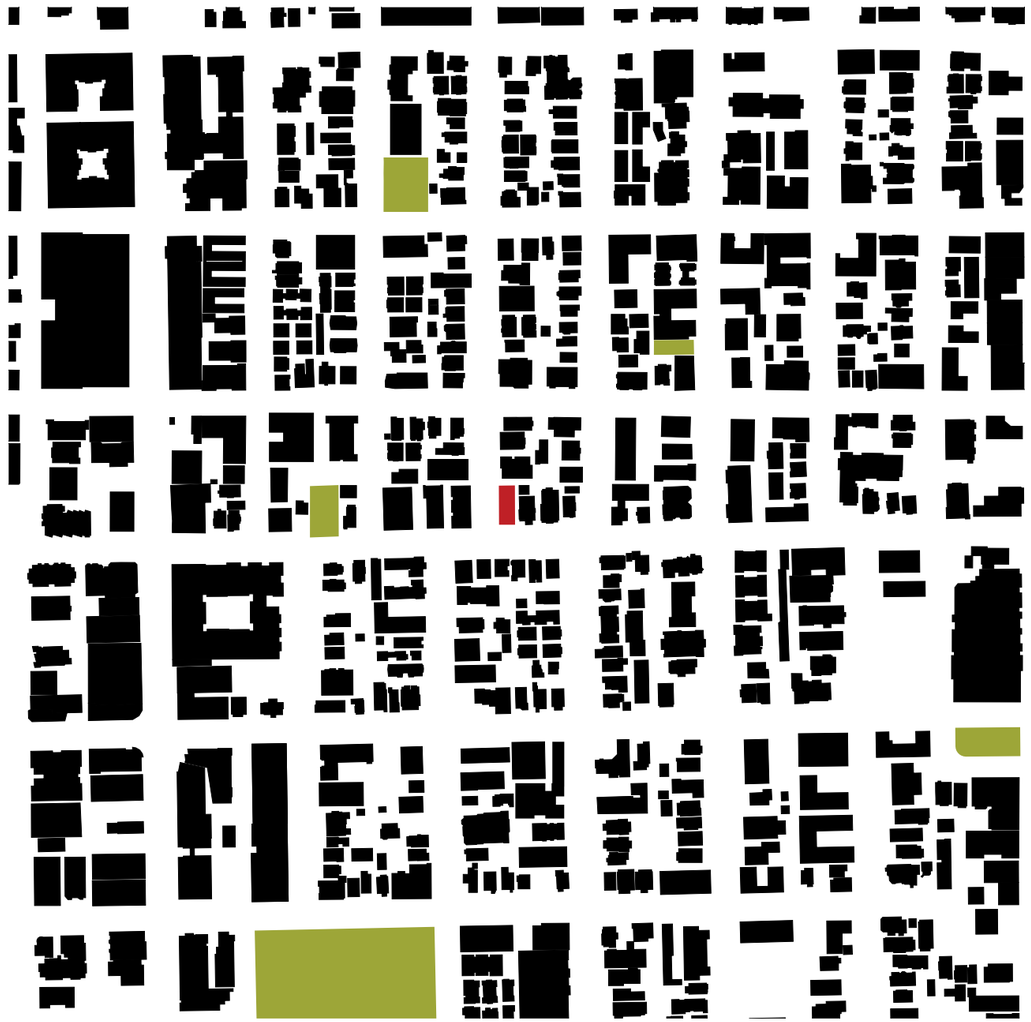

#3037551-EG
300 11th Ave E
DRAFT - Early Design Guidance
07 May 2021

CYZNER PROPERTIES WEST SHW

ADDRESS

300 11th Ave E
SDCI# 3037551-EG

PROJECT TEAM

Owner	CP 11th Ave LLC
Architect	SHW
Surveyor	Terrane
Arborist	Layton Tree Consulting
Community Outreach	Natalie Quick Consulting

PROJECT INFO

Zoning	MR (M1)
Overlays	First Hill / Capitol Hill Urban Center Capitol Hill Station Overlay
Lot Area	4,869 SF
Proposed Units	26-28
Vehicle Parking	none
Bicycle Parking	30 stalls

PROJECT BRIEF

The proposed project involves the demolition of 2 existing structures and the construction of a new multifamily structure containing 26-28 apartment units with a mixture of studios, 1 and 2-bedrooms. No parking proposed.

INDEX

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 adjacent sites, providing space for a landscape buffer to increase privacy. Unit orientation faces away from east neighbor, establishing another layer of privacy at shared property lines.
See pages 26-27 & 32.

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: Building and site design will improve the right of way conditions at a busy pedestrian thoroughfare and provide landscaping buffers to adjacent sites. This project will establish a precedent using elements such as strong street presence, visible entryway, massing articulation, and materiality.
See pages 26-27 & 32-35.

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: Lobby location on the prominent corner provides lines of sight on both frontages. At-grade unit and street-facing balconies add another layer of natural surveillance and 'eyes on the street.'
See pages 26-27 & 32-36.

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: Primary entry located on the prominent corner is highly visible from all directions. Large amounts of glazing will enhance the 2-story articulated entry volume. Signage and lighting will further enhance the focal point.
See pages 26-27 & 34-36.

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: Massing is pushed to the prominent corner and away from the east neighbor. Upper-level stepping at shared property lines provides a buffer and increased privacy for adjacent developments. At-grade unit entry along 11th Ave E provides another layer of street engagement and 'eyes on the street'.
See pages 26, 32, & 35-36.

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 pushes to prominent corner to provide a visible and welcoming entry and establish a strong urban edge. The articulated corner is flanked on both sides by a recessed bay of balconies further defining interest at the corner massing.
See page 26, 32, & 34-35.

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: Corner entry & lobby provide street engagement at both frontages. Entry is located on E Thomas Street, which sees heavier pedestrian traffic. At-grade unit on 11th Ave E activates that frontage with a more private, residential character.
See page 32 & 35-36.

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: Balanced use of modulation and articulation breaks down massing in both horizontal and vertical directions. Balconies are integrated into the massing creating unit bays facing both street fronts.
See pages 26 & 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 32-36.

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: Material selection and fenestration pattern will work together to emphasize massing articulation through texture, color, and scale.
See pages 34-36.

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: Proposed building layout and site work reinforce existing site conditions such as well-established street trees, raised grade at adjacent property lines, and wide planting strips.
See page 26.

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: Exterior finish materials will be selected and detailed in a way that express massing and articulation and respond to neighborhood precedence.
See pages 34-36.

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 plant species will be selected to enhance the urban habitat. Planting along the north and east property lines will serve as a buffer for adjacent developments. Planting along 11th Avenue E and E Thomas St will transition the private development to the public realm.
See pages 32-33 & 35-36.

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 trees will remain where possible. Any new street trees will integrate into and enhance the public right of way.
See pages 26 & 35.

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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 = 5' min / 7' avg. Side Setback @ interior lot line = 5' min / 7' avg. < 42' 7' min / 10' avg. > 42' Front Setback = 5' min / 7' avg. Rear Setback = 15' min. without alley
23.45.514.H	Projections Permitted in Required Setbacks	Bay windows that provide floor area may project a maximum of 2' into required setback if no closer than 5' to any lot line, no more than 10' wide and make up no more than 30% of facade area 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

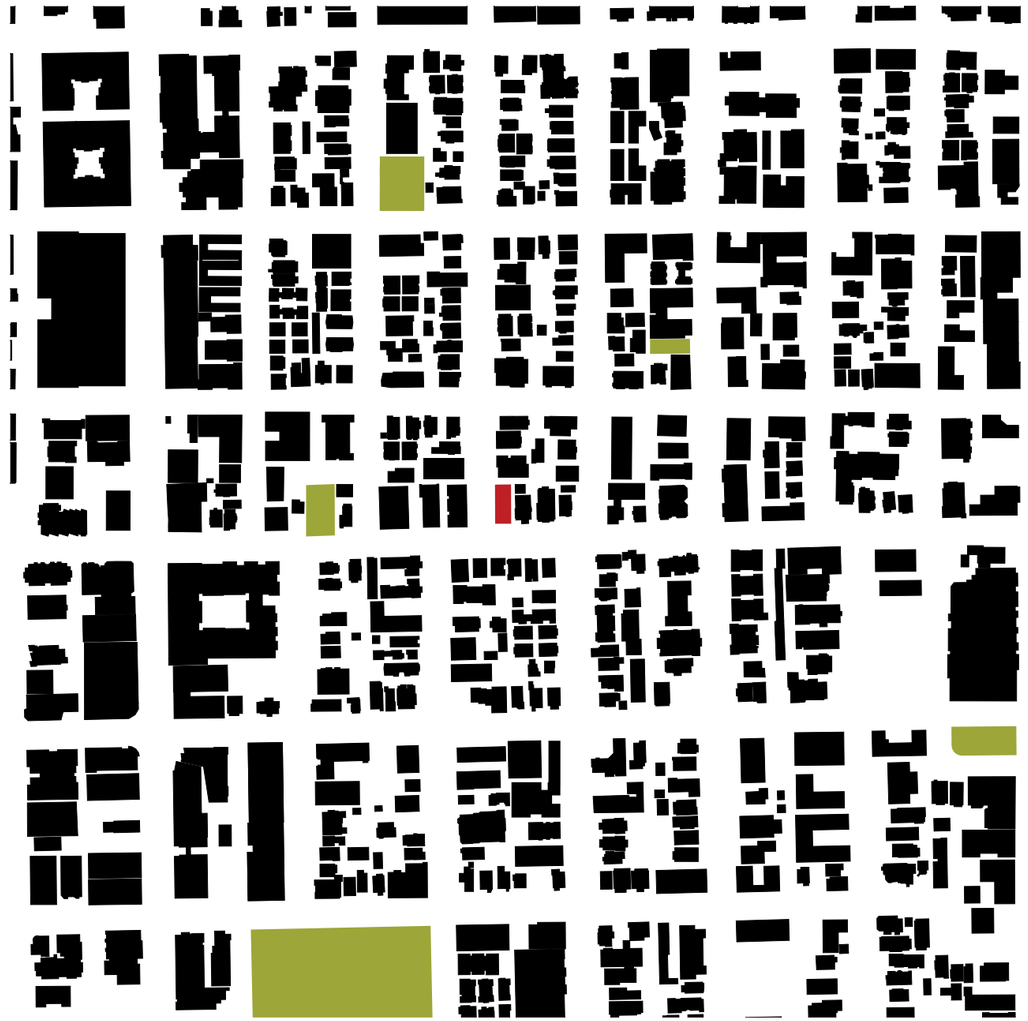


Figure - Ground

SCALE: NTS

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

AERIAL VIEW

View looking northwest (Aerial Image: 08/05/2020)

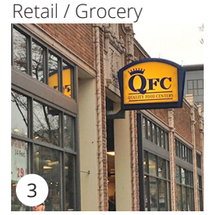
Capitol Hill Establishments

Restaurants / Bars

Julia's on Broadway

Witness

Retail / Grocery



QFC

Lifelong Thrift Store

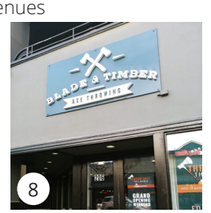
Open Spaces / Parks

Pepe's Garden

Thomas Street Gardens

Entertainment / Comedy Venues

Jai Thai Restaurant & Bar



Blade & Timber

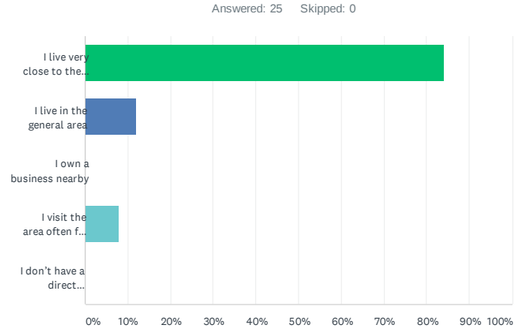
PROJECT WEBSITE RECEIVED 2 TOTAL RESPONSES. ONLINE SURVEY RECEIVED 25 TOTAL RESPONSES. PROJECT EMAIL ACCOUNT RECEIVED 1 TOTAL RESPONSES.

SUMMARY OF COMMENTS/QUESTIONS

- DESIGN & CHARACTER: Many respondents suggested a design that has character and is not boxy/blocky or submissive to trends; that it complements the neighborhood's existing architecture of single-family homes and older, small brick apartment buildings and evaluates its relationship to the community/ neighborhood identity; that it is beautiful/attractive, thoughtful, tasteful, timeliness, bold, and increases the neighborhood's overall appeal and value; that it incorporates a mix of materials like metal, glass and natural wood; that it does not include loud outdoor stairwells.
- HEIGHT & SCALE: Many respondents expressed concern about the building size/ scale and encouraged the building height to be equal to neighbors so that it fits with the neighboring homes and does not overshadow other buildings. Blocking light from coming through for current residents or existing plants on neighboring properties is a priority.
- EXTERIOR & LANDSCAPING: Many respondents noted this area is part of a planned habitat corridor and encouraged greenery that embellishes the site's surroundings, provides ample green space between buildings, maintains the landscaped feel of Thomas St, helps with runoff and works for wildlife/people including planting strips that contribute to bird/pollinator habitat, edible plants and large trees (such as fruit trees) for shade/air quality and invitations to linger.
- TRAFFIC & TRANSIT: One respondent encouraged painting a crosswalk at E Thomas & 12th Ave E as that area has a lot of accidents; another encouraged adding a roundabout at E Thomas &11th Ave E to slow increasing traffic. Another respondent encouraged the project team be mindful that many pedestrians walk down E Thomas instead of John St.
- ECO-FRIENDLY: Numerous respondents encouraged using sustainable/green/ LEED-certified/eco-friendly building materials and practices including high-efficiency insulation/appliances, a green roof, and solar power.
- DEVELOPMENT POTENTIAL: One respondent encouraged maximizing the project's density, height, and family-sized/affordable units and taking advantage of Mandatory Housing Affordability (MHA) bonuses.
- TRASH: One respondent encouraged having a secure, hidden area for neighborhood trash bins off the road/sidewalk.
- IMPACTS: Several respondents expressed concern about building impacts—including being realistic about the number of people the neighborhood can support

Q1 What is your connection to this development project?

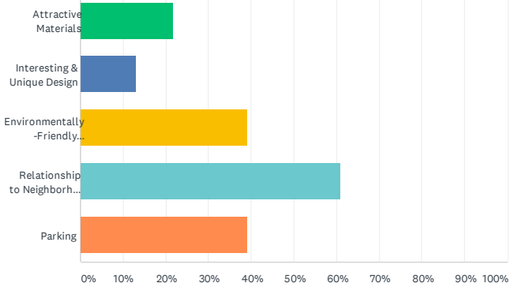
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live very close to the project	84.00%	21
I live in the general area	12.00%	3
I own a business nearby	0.00%	0
I visit the area often for work or leisure	8.00%	2
I don't have a direct connection, but I care about growth and development in Seattle	0.00%	0
Total Respondents: 25		

Q2 What is most important to you about the design of a new building on this property?

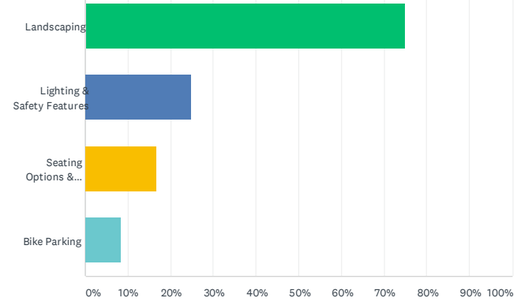
Answered: 23 Skipped: 2



ANSWER CHOICES	RESPONSES	
Attractive Materials	21.74%	5
Interesting & Unique Design	13.04%	3
Environmentally-Friendly Features	39.13%	9
Relationship to Neighborhood Character	60.87%	14
Parking	39.13%	9
Total Respondents: 23		

Q3 What is the most important consideration for the exterior space on this property?

Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Landscaping	75.00%	18
Lighting & Safety Features	25.00%	6
Seating Options & Places to Congregate	16.67%	4
Bike Parking	8.33%	2
Total Respondents: 24		

PROPOSED DEVELOPMENT - MULTI-FAMILY/MID-RISE

PRECEDENT ANALYSIS

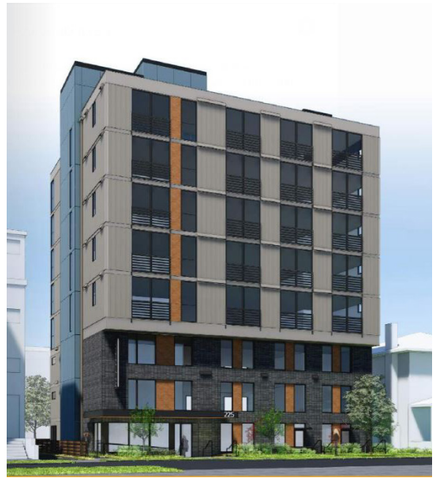
- Massing and materiality establish a simple and consistent language.
- Methods to order the composition vary by development however a minimal number of materials are used consistently.
- Infill panels are commonly used to accent window patterns or provide color or contrast.
- Building entries are located at the corner at corner sites and are centrally located at mid-block sites.
- Entries are further distinguished by building recesses, overhangs and canopies.
- Ground related residences are provided with a landscape buffer.

310 11th Ave E (Tiscareno Associates)

420 Boylston Ave E (SHW)

301 Belmont Ave E (WorkshopAD)

1415 Belmont Ave (SHW)



225 Harvard Ave E (CONE)

800 E Denny Way (WorkshopAD)


1052 E Thomas St


915 E Harrison St


603 13th Ave E

EXISTING DEVELOPMENT - MULTI-FAMILY

PRECEDENT ANALYSIS

- Early-Mid 20th Century apartment buildings are characterized by minimal setbacks with walk-up mid-building entries. Ornamentation is limited with focus at the openings and top of building. Modulation is minimal and window patterns are rigorous.
- Mid-Late 20th Century apartment buildings are provided with minimal setbacks or very large setbacks to allow for a parking court. Often covered parking dominates the street frontage. Facades are planar with a mix of cement, stucco and brick cladding. Smaller scale windows are sometimes paired with balconies. Entries are not a focal point and can be difficult to identify.
- Early 20th Century to more recent apartment buildings are characterized by taller 6-8 story infill development. Setbacks are still limited however there is more engagement at street-level. Entries can be a focal point particularly at corner sites. Cementitious panel and metal cladding are typical with accent materials at windows and bays.


535 13th Ave E


801 E Thomas St


800 E Thomas St

STREETSCAPE

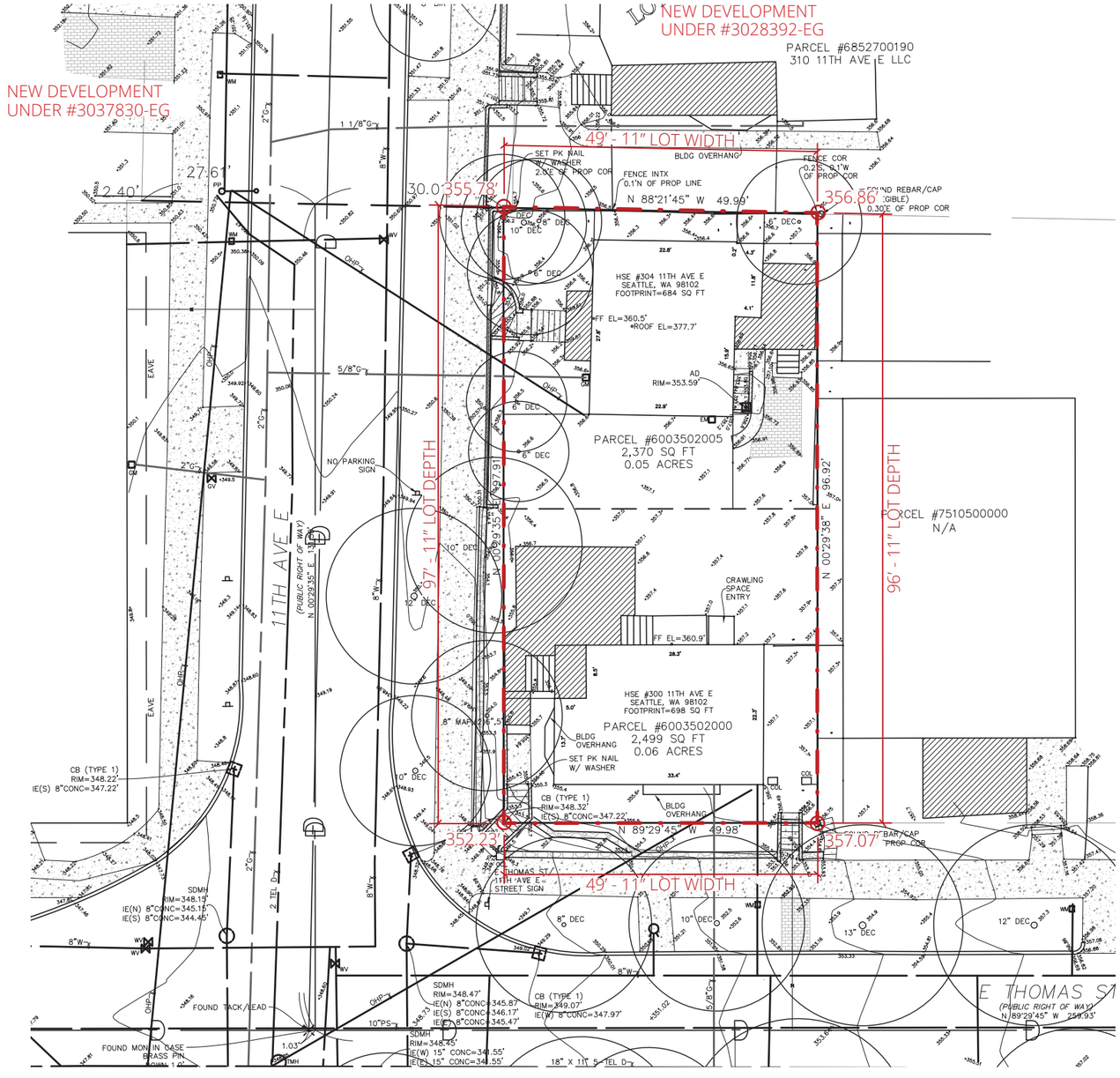
1. 11TH AVE E LOOKING EAST

2. 11TH AVE E LOOKING WEST

3. E THOMAS ST LOOKING NORTH

4. E THOMAS ST LOOKING SOUTH

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

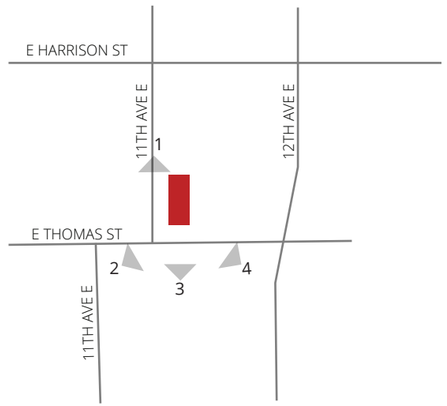
Surveyor: Terrane
Date: 12/24/20

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

SCALE: NTS

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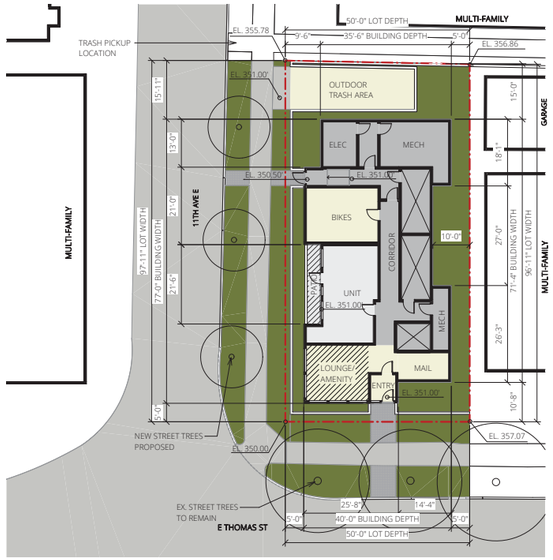
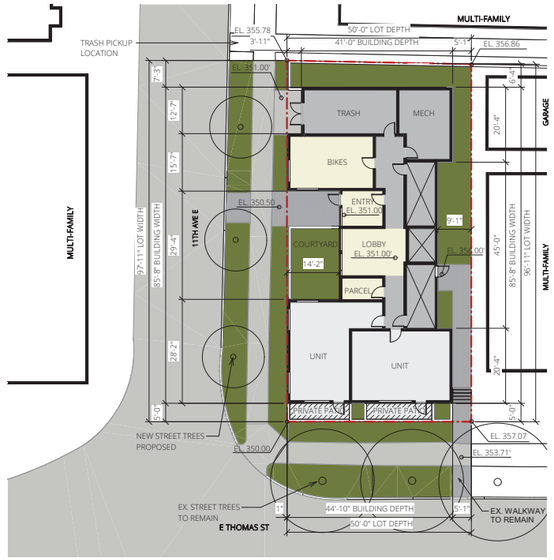
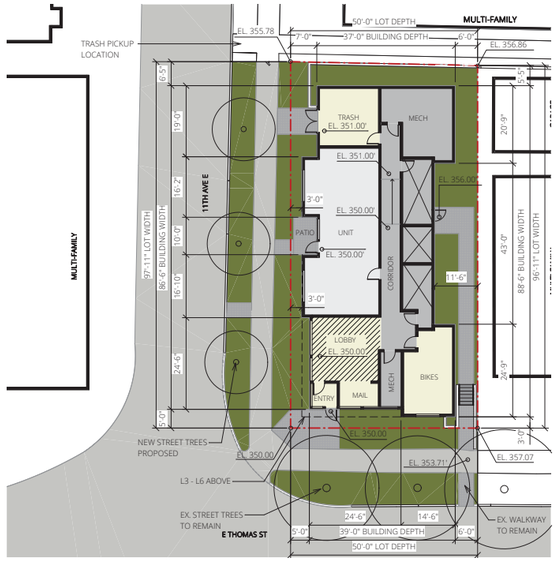


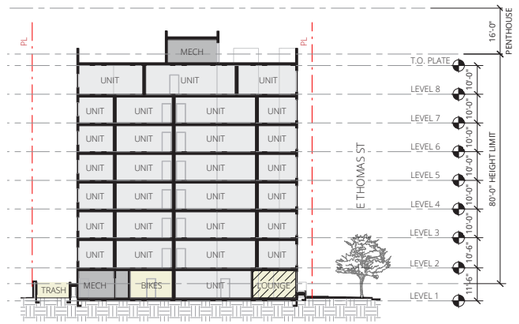
Plan: Scheme A - Code Compliant



Plan: Scheme B - Courtyard

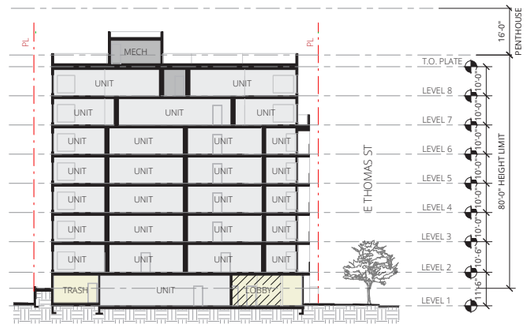


Plan: Scheme C - Preferred



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

SITE PLAN: SCHEME A - CODE COMPLIANT

Scheme A - Code Compliant

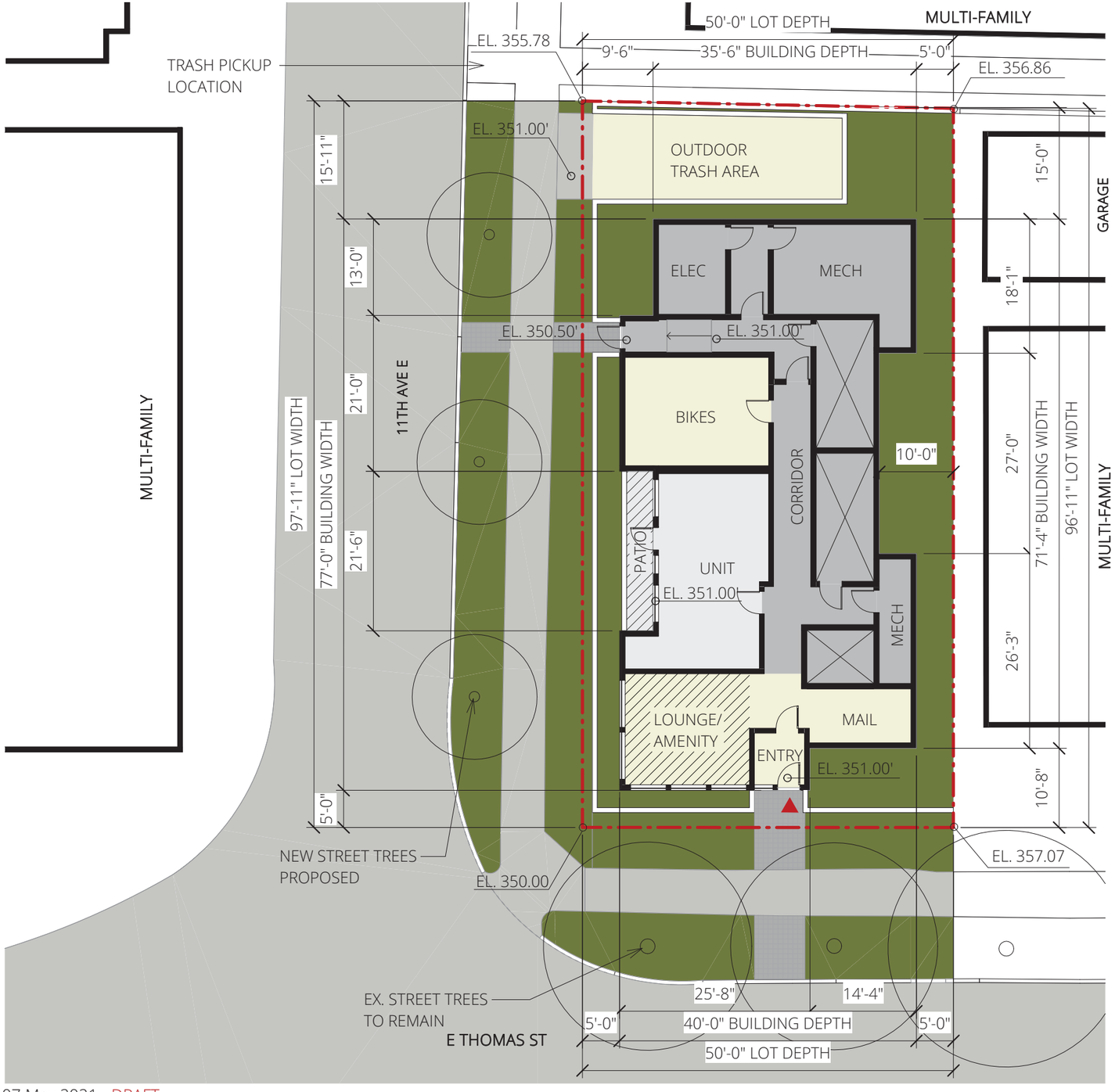
Units: 28 (25 - Studios, 3 - 1-Bedroom, 0 - 2-Bedroom)
FAR: 3.71
GFA: 18,055
GSF: 21,454

Pros:

- No Departures
- Visible lobby at the corner

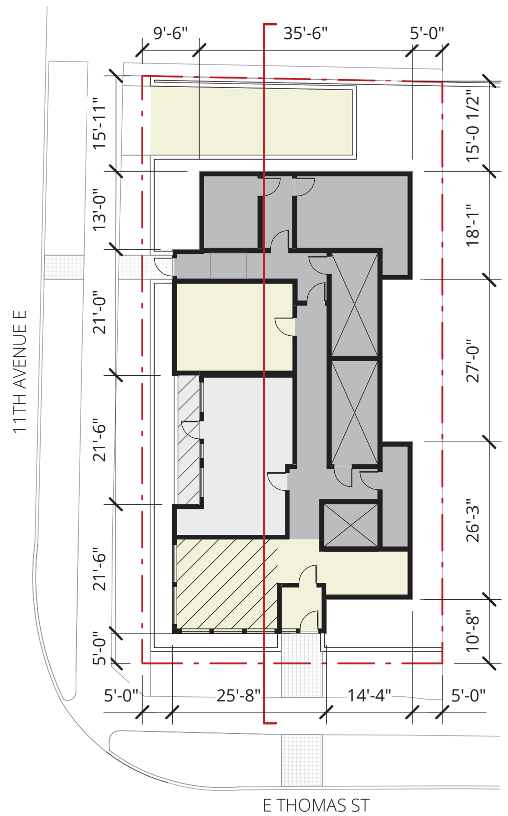
Cons:

- Code compliant massing provides no connection to context
- No upper-level stepping to relieve height at prominent corner
- Entry is centered on E Thomas St, not visible from 11th Ave E approach
- Retaining walls at right-of-way edges mimic existing rockery but restricts access points and creates blind corners
- Exterior trash occupies rear yard
- Not all units have an associated private amenity
- Development potential not achieved
- Lacks a cohesive architectural concept

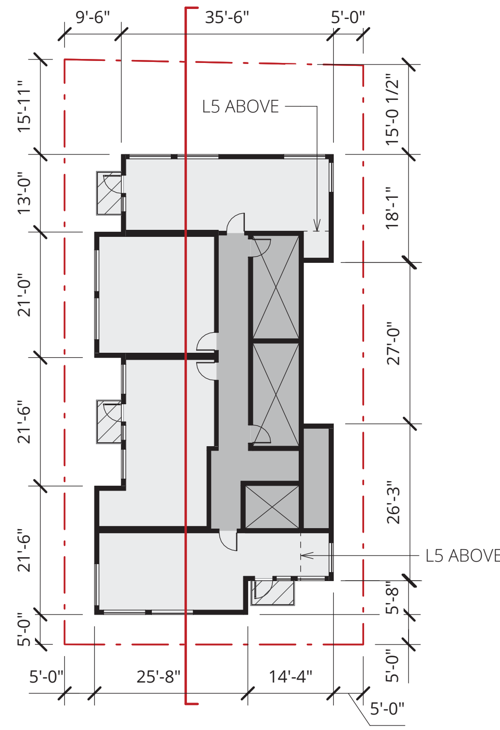


Entry
Residential
Common Building Services
Circulation / Mechanical
Private Amenity Area
Common Amenity Area

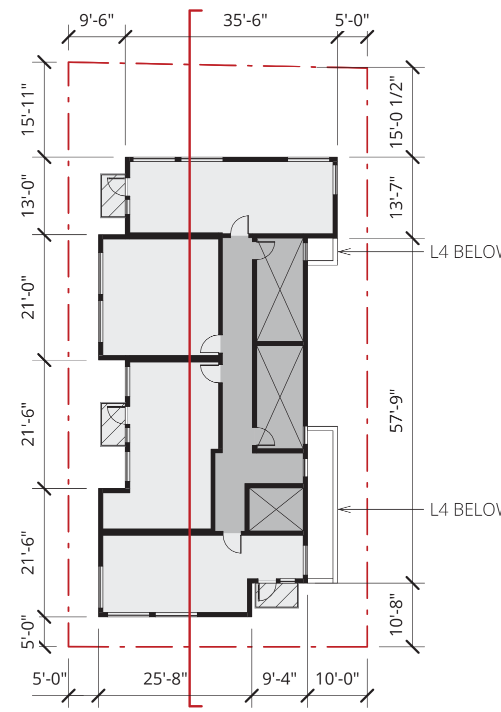
SCALE: 1/16" = 1'-0"



Level 1



Level 2 - 4



Level 5-7

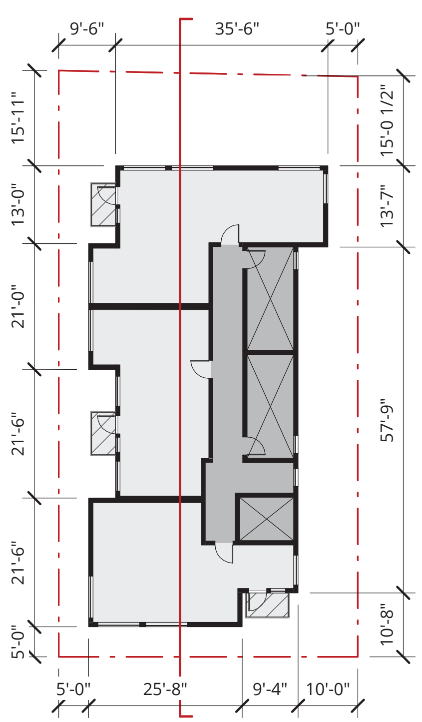
Residential

Common Building Services

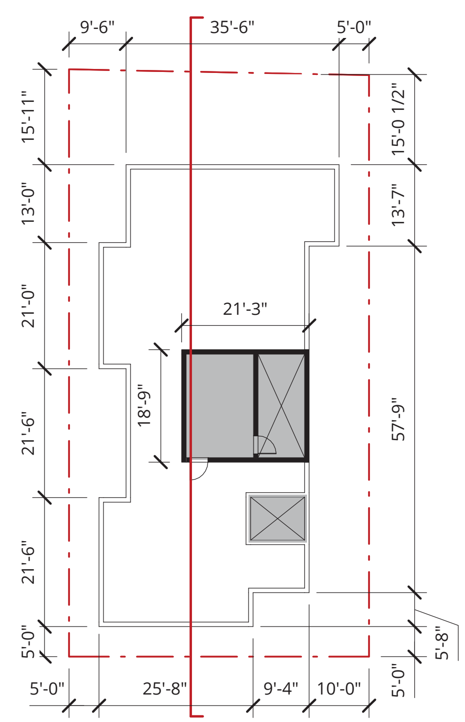
Circulation / Mechanical

Private Amenity Area

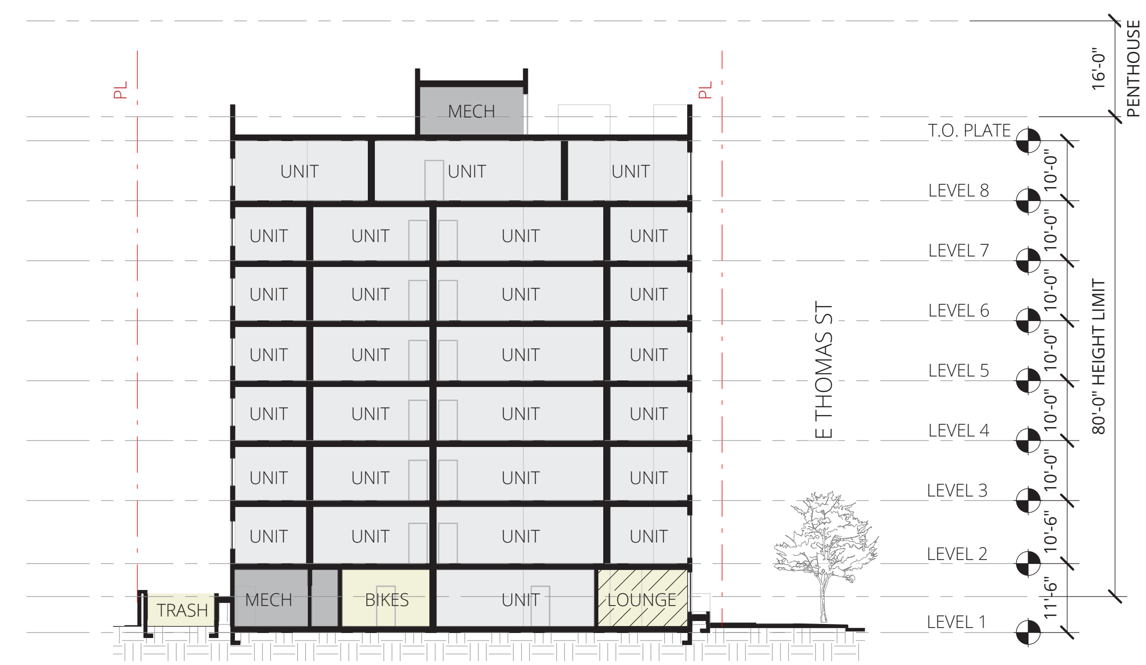
Common Amenity Area



Level 8

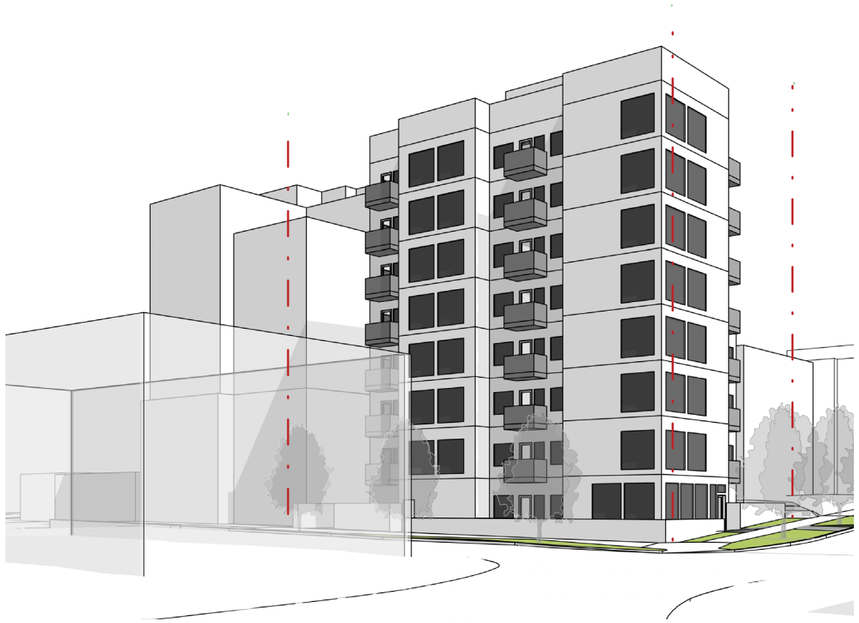


Roof



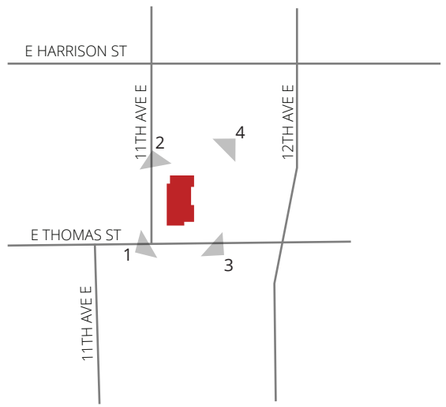
Section

SCALE: 1/32" = 1'-0"



1. Looking northeast from E Thomas St

2. Looking southeast from 11th Ave E



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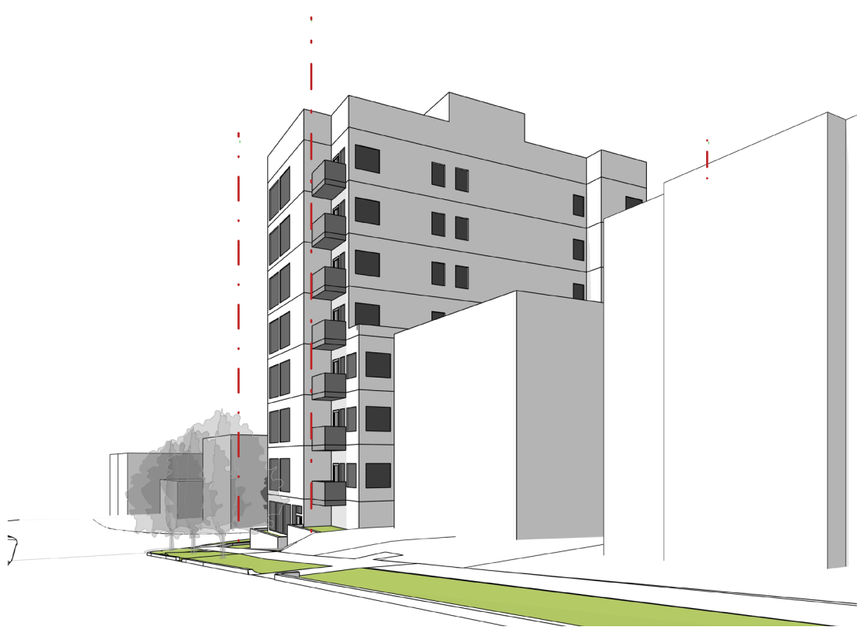
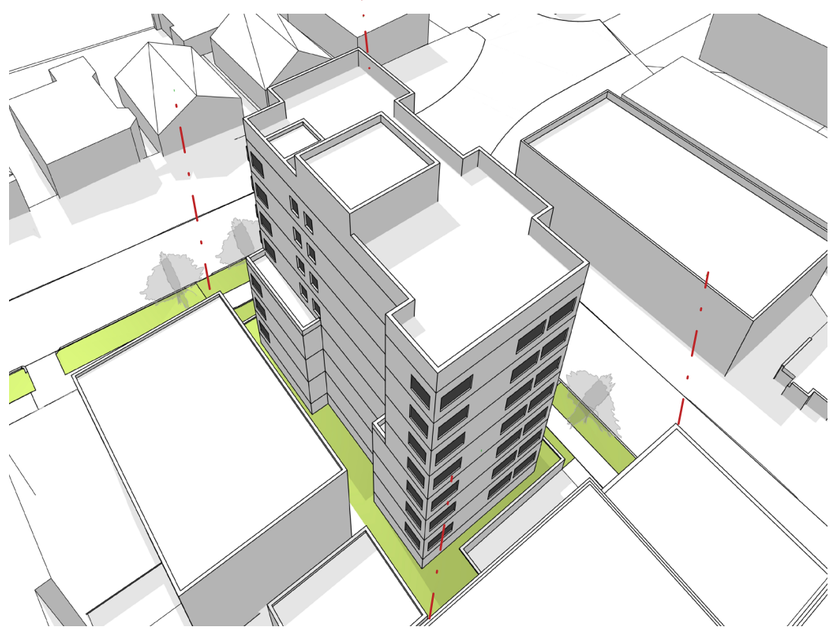


3. Looking northwest from E Thomas St



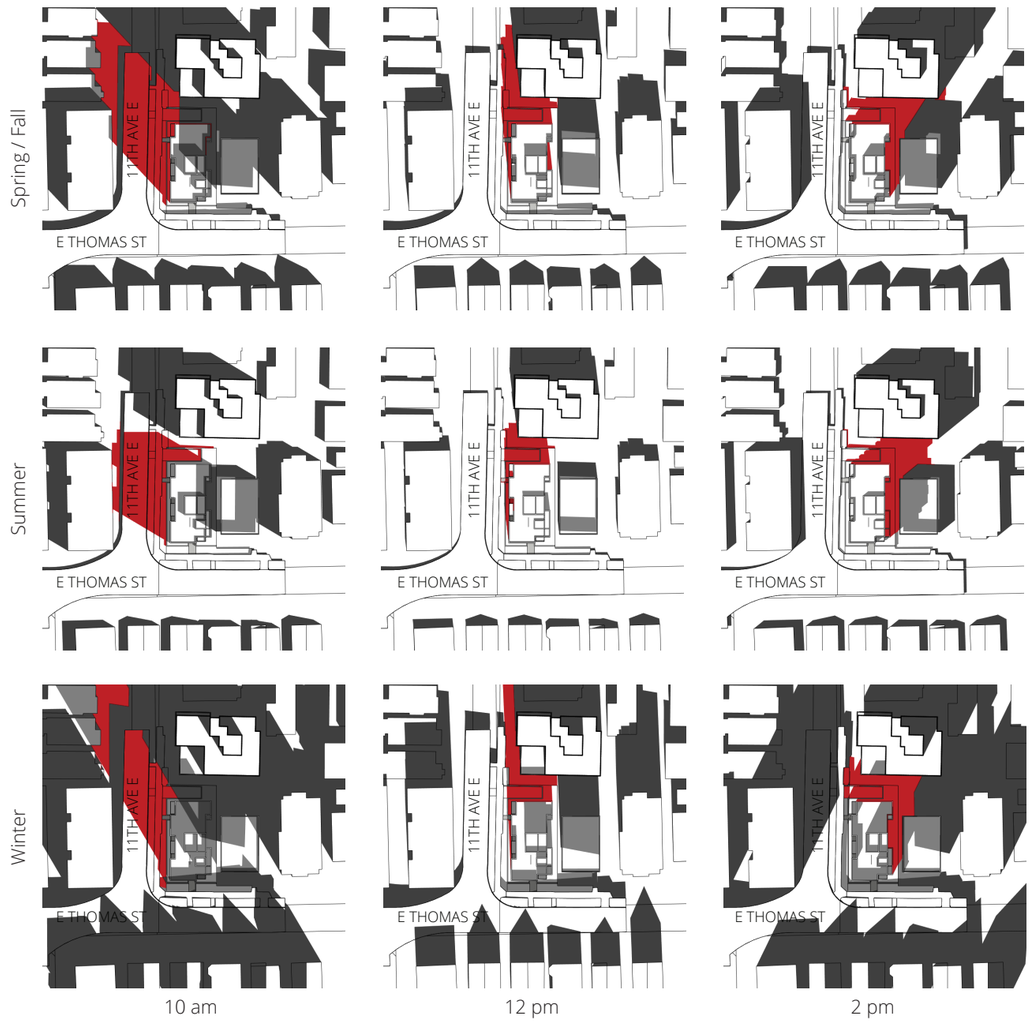
4. Aerial view looking southwest

SCALE: NTS

DEPARTURES: SCHEME A - CODE COMPLIANT

No Departures Requested

SUN STUDY: SCHEME A - CODE COMPLIANT



SCALE: NTS

SITE PLAN: SCHEME B - COURTYARD

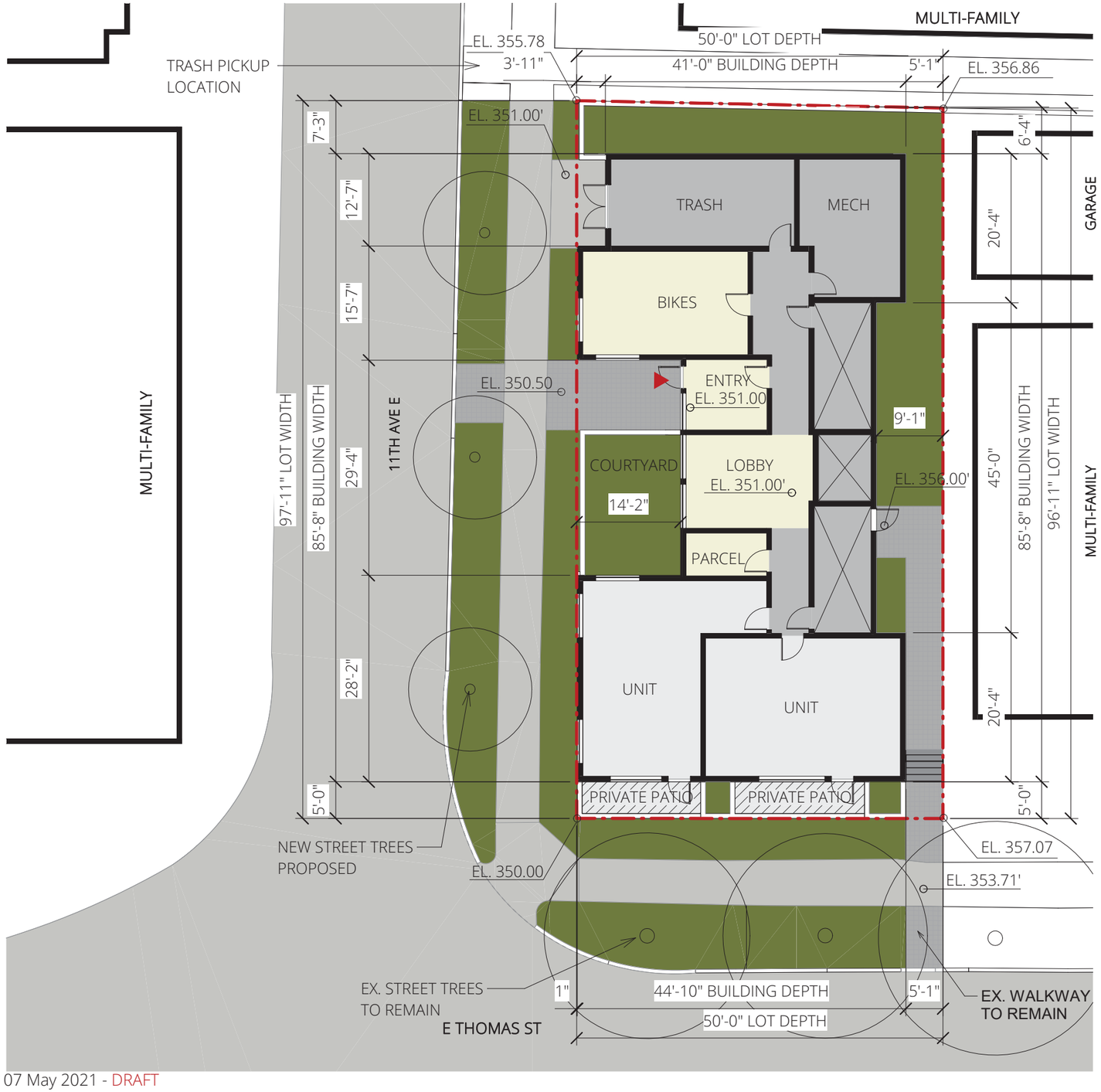
Scheme B - Courtyard

Units: 28 (8 - Studios, 18 - 1-Bedroom, 2 - 2-Bedroom)
FAR: 4.46
GFA: 21,721
GSF: 24,988
Pros:

- Courtyard-style massing is common in older buildings in the neighborhood
- Upper-level stepping facing the street relieves building height

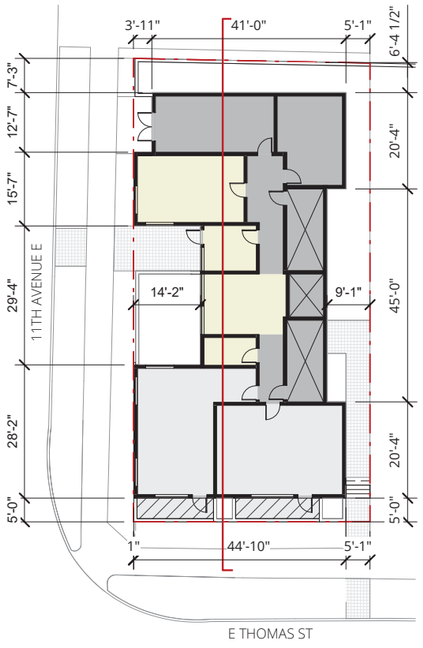
Cons:

- 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

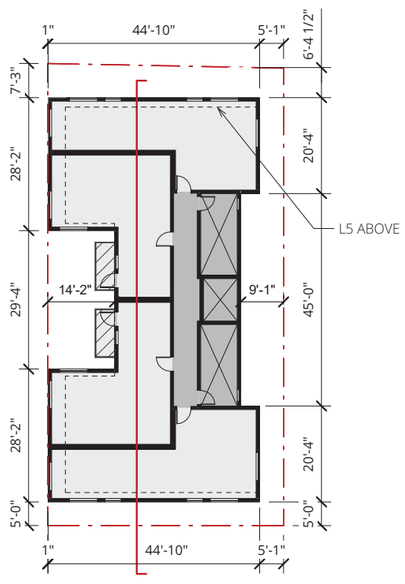


Entry
Residential
Common Building Services
Circulation / Mechanical
Private Amenity Area
Common Amenity Area

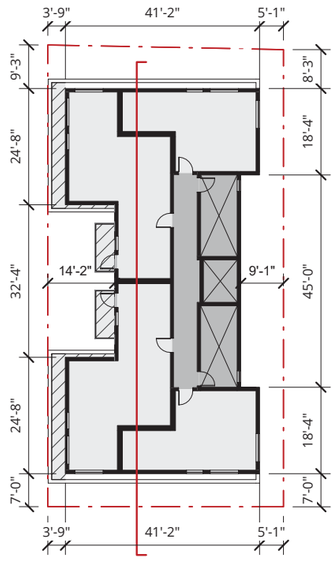
SCALE: 1/16" = 1'-0"



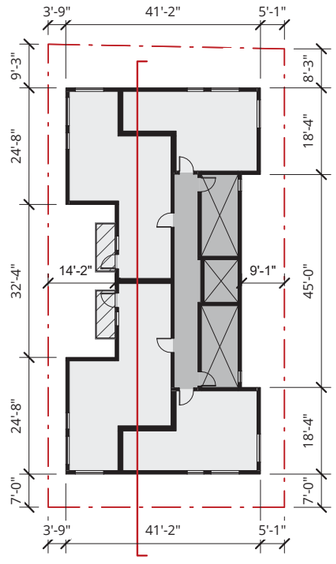
Level 1



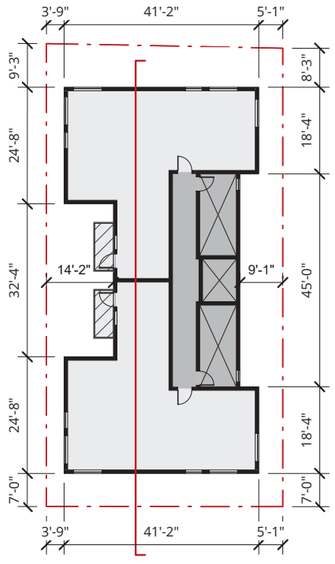
Level 2 - 4



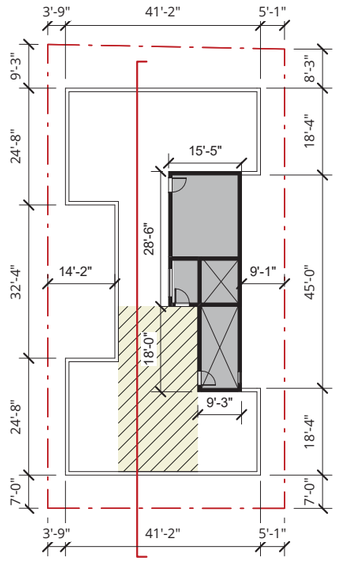
Level 5



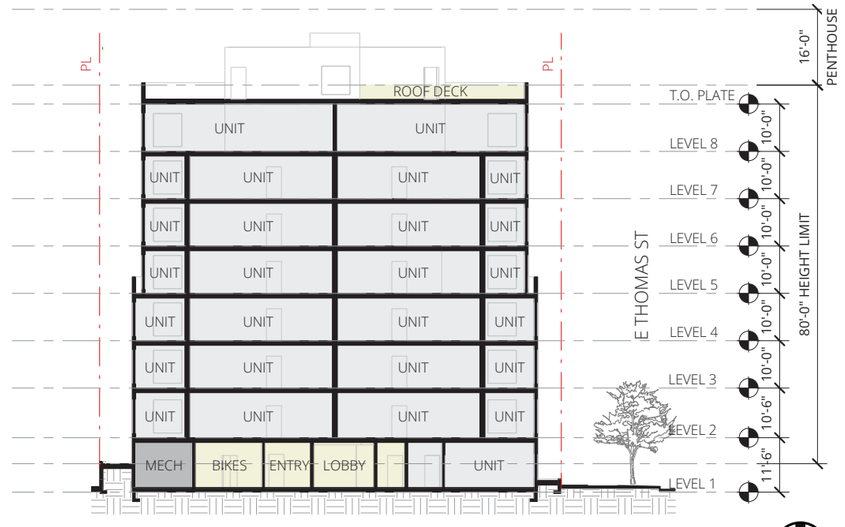
Level 6-7



Level 8



Roof



Section

Residential

Common Building Services

Circulation / Mechanical

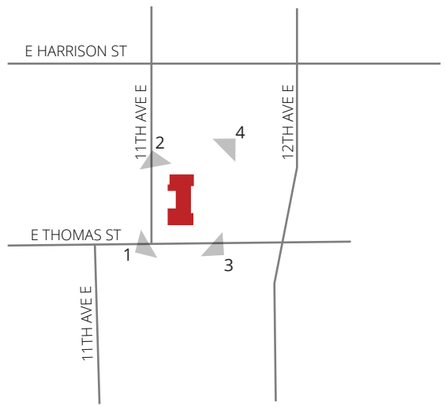
Private Amenity Area

Common Amenity Area

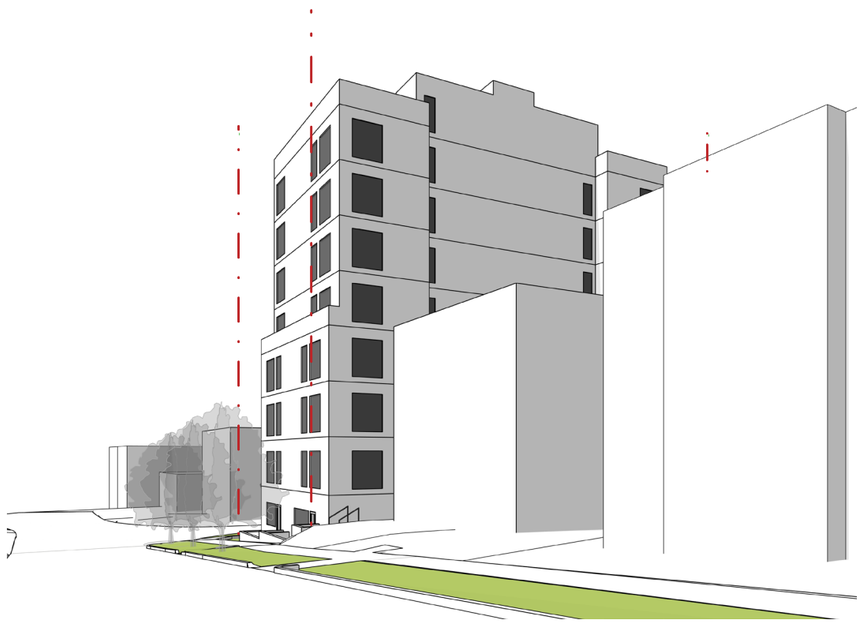
SCALE: 1/32" = 1'-0"

1. Looking northeast from E Thomas St

2. Looking southeast from 11th Ave E



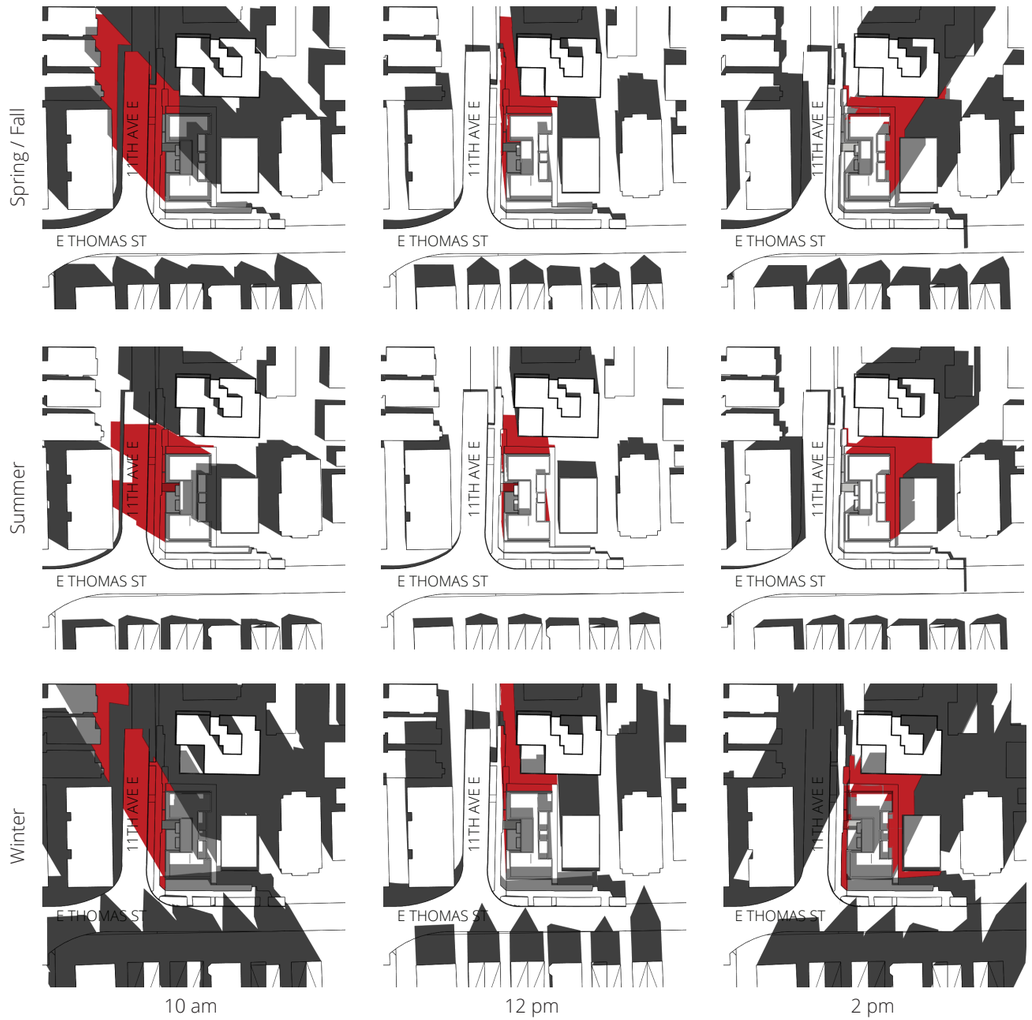
Key



3. Looking northwest from E Thomas St

4. Aerial view looking southwest

SCALE: NTS

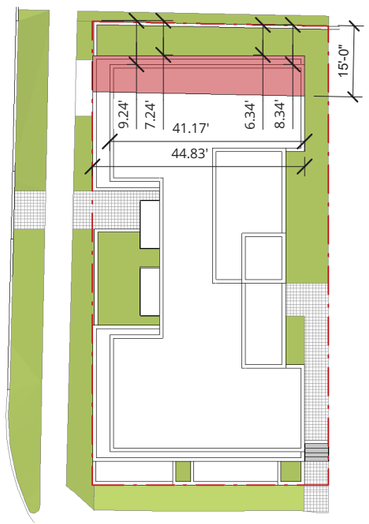

Spring / Fall
Summer
Winter
11TH AVE E
E THOMAS ST
10 am
12 pm
2 pm

SCALE: NTS

1 SMC 23.45.518.B: North Setback (rear lot line)
REQUIRED: 15’ min
PROPOSED: **6.34’ min, 8.16’ avg**

Guidelines / Justification:
- Massing is pushed to the north to provide a central courtyard.
- Departure pushes massing to the north, where the neighbor is of similar scale and density, instead of east, where the neighbor is of smaller scale and density.
- Departure allows the massing to fill the gap in the development fabric. Given the relationship to the north neighbor the setback is perceived as a side setback rather than a rear setback. The massing is positioned to support this.

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



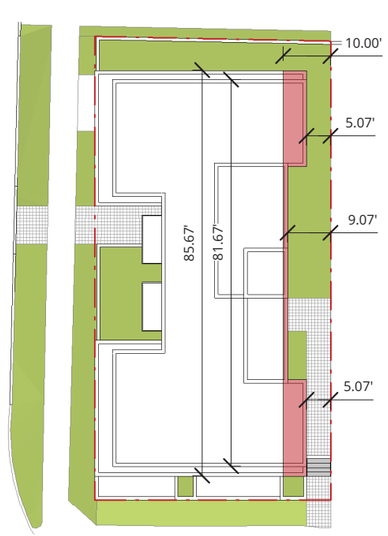
2 SMC 23.45.518.B: East Setback (side interior lot line below 42 ft)

REQUIRED: 5’ min, 7’ avg
PROPOSED: 5.07’ min, 7.18’ avg

SMC 23.45.518.B: East Setback (side interior lot line above 42 ft)
REQUIRED: 7’ min, 10’ avg
PROPOSED: **5.07’ min, 7.47’ 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)



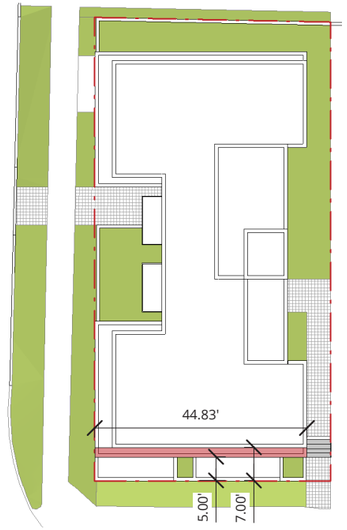
SCALE: NTS

3 SMC 23.45.518.B: South Setback (front street lot line)

REQUIRED: 5’ min / 7’ avg
PROPOSED: 5’ min / **6.29’ avg**

Guidelines / Justification:
- Departure in only requested at the lower levels.
- With the generous planting strip along E Thomas St the perceived setback is greater than the required average of 7 feet.
- Departure allows for balanced massing and upper-level articulation to best support the courtyard typology.

(DC2.B.1 Facade Composition, CS2.D.4 Massing Choices)

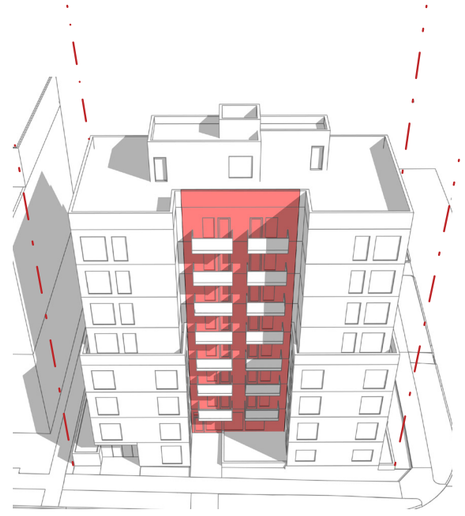


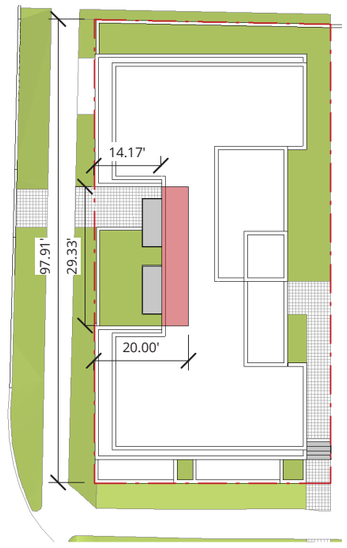
4 SMC 23.45.518.B: Courtyard Depth

REQUIRED: 20’ min
PROPOSED: **14.17’ min**

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 tot he 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)





SCALE: NTS

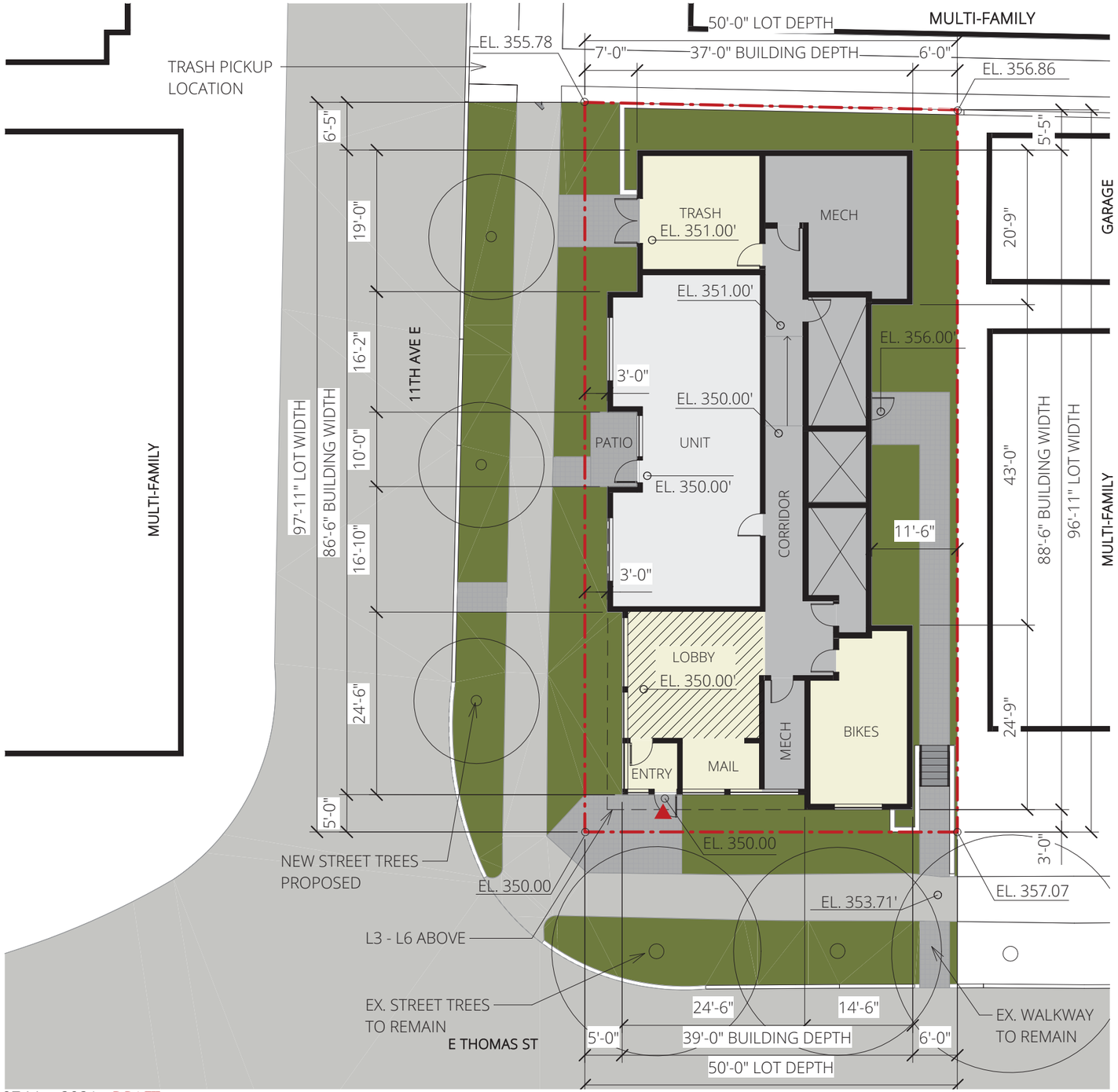
SITE PLAN: SCHEME C - PREFERRED

Units: 26 (10 - Studios, 13 - 1-Bedroom, 3 - 2-Bedroom)
FAR: 4.49
GFA: 21,876
GSF: 24,919
Pros:

- Balanced use of modulation and articulation to break down massing
- Clear architectural concept
- Massing is pushed to prominent corner, away from east neighbor
- Upper-level stepping at both street-facing and shared property lines
- Articulated corner entry massing, visible when approaching from all directions
- Direct access to at-grade residential unit
- All units have a generous private amenity space
- Maximized development potential

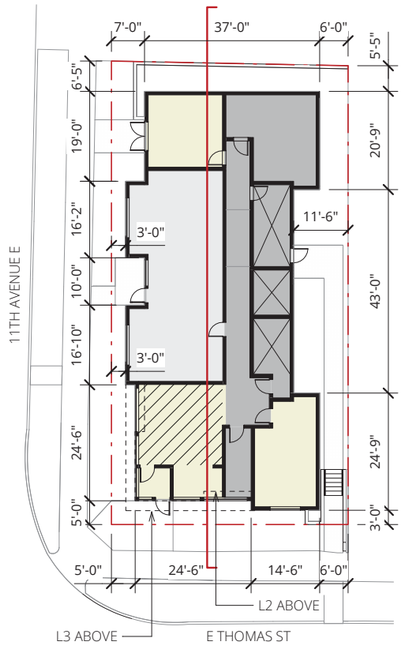
Cons:

- Departures required

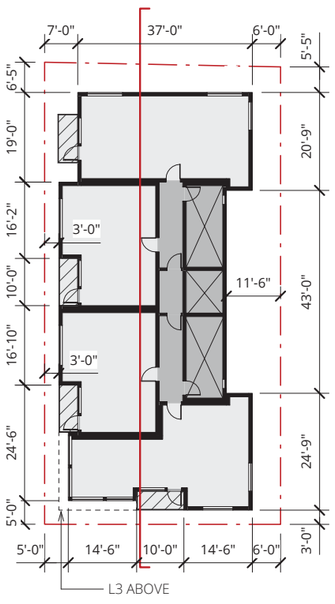


Entry
Residential
Common Building Services
Circulation / Mechanical
Private Amenity Area
Common Amenity Area

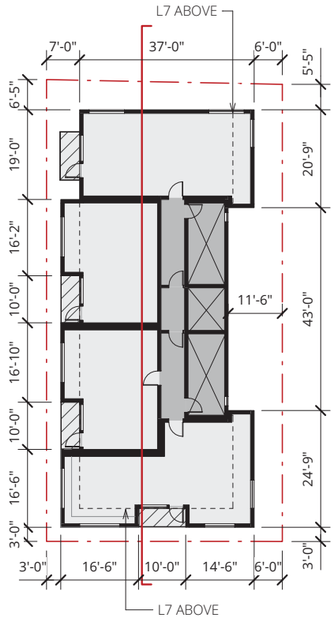
SCALE: 1/16″ = 1′-0″



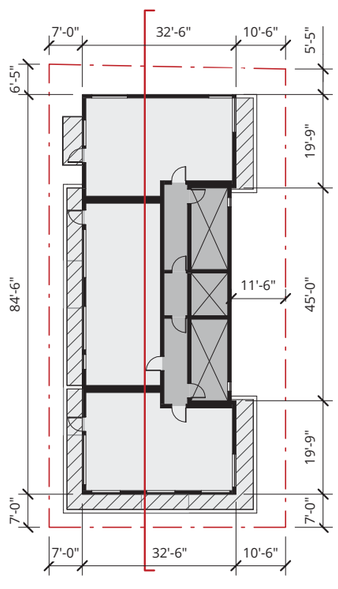
Level 1



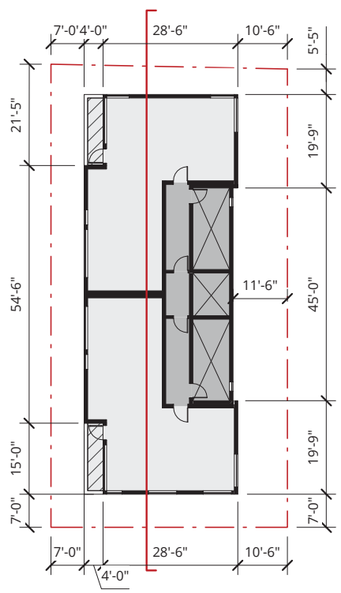
Level 2



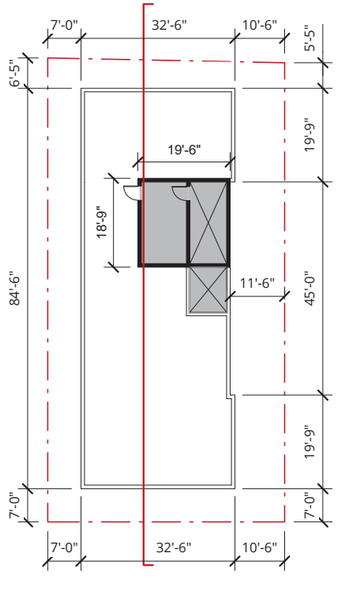
Level 3



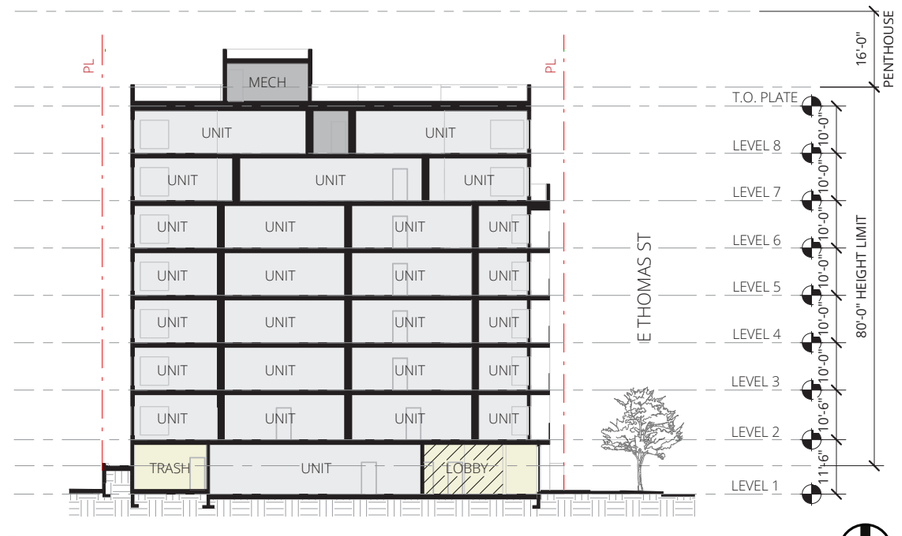
Level 4-7



Level 8



Roof



Section

Residential

Common Building Services

Circulation / Mechanical

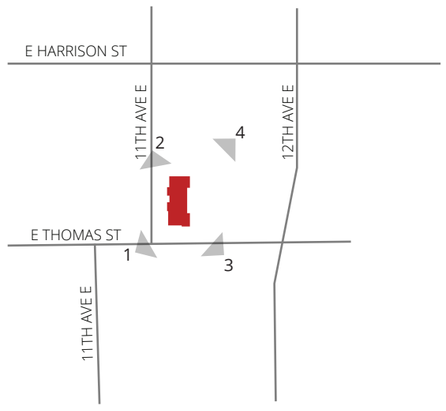
Private Amenity Area

Common Amenity Area

SCALE: 1/32" = 1'-0"

1. Looking northeast from E Thomas St

2. Looking southeast from 11th Ave E



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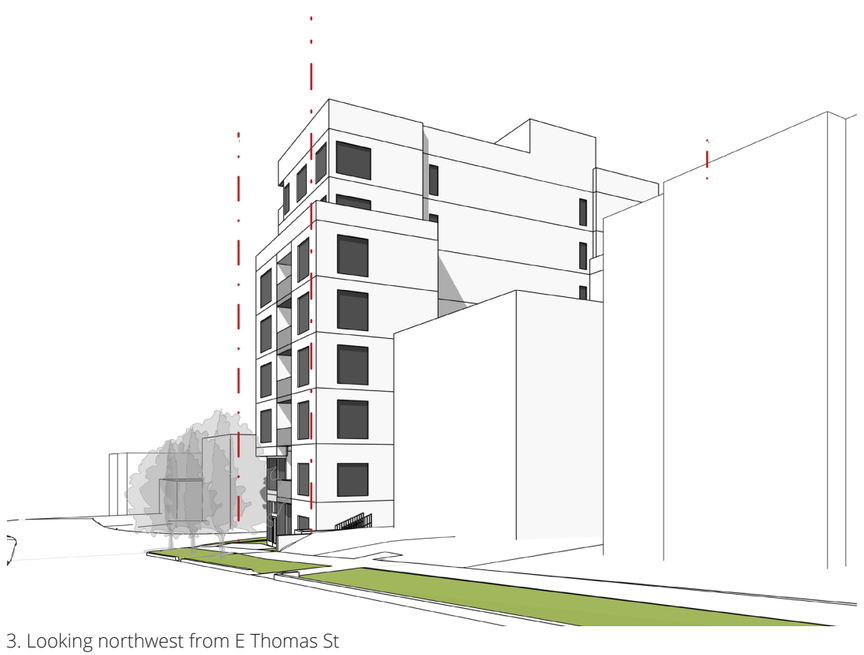
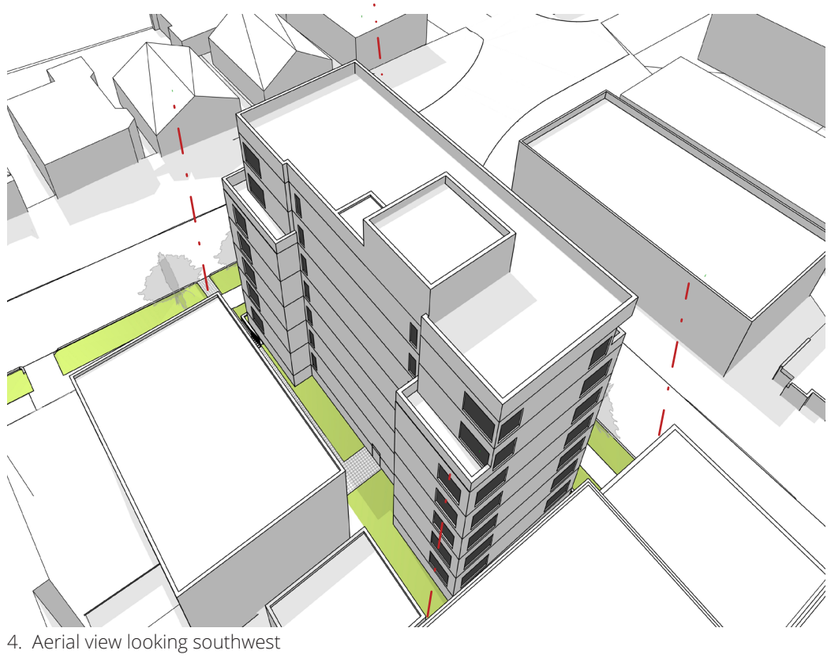
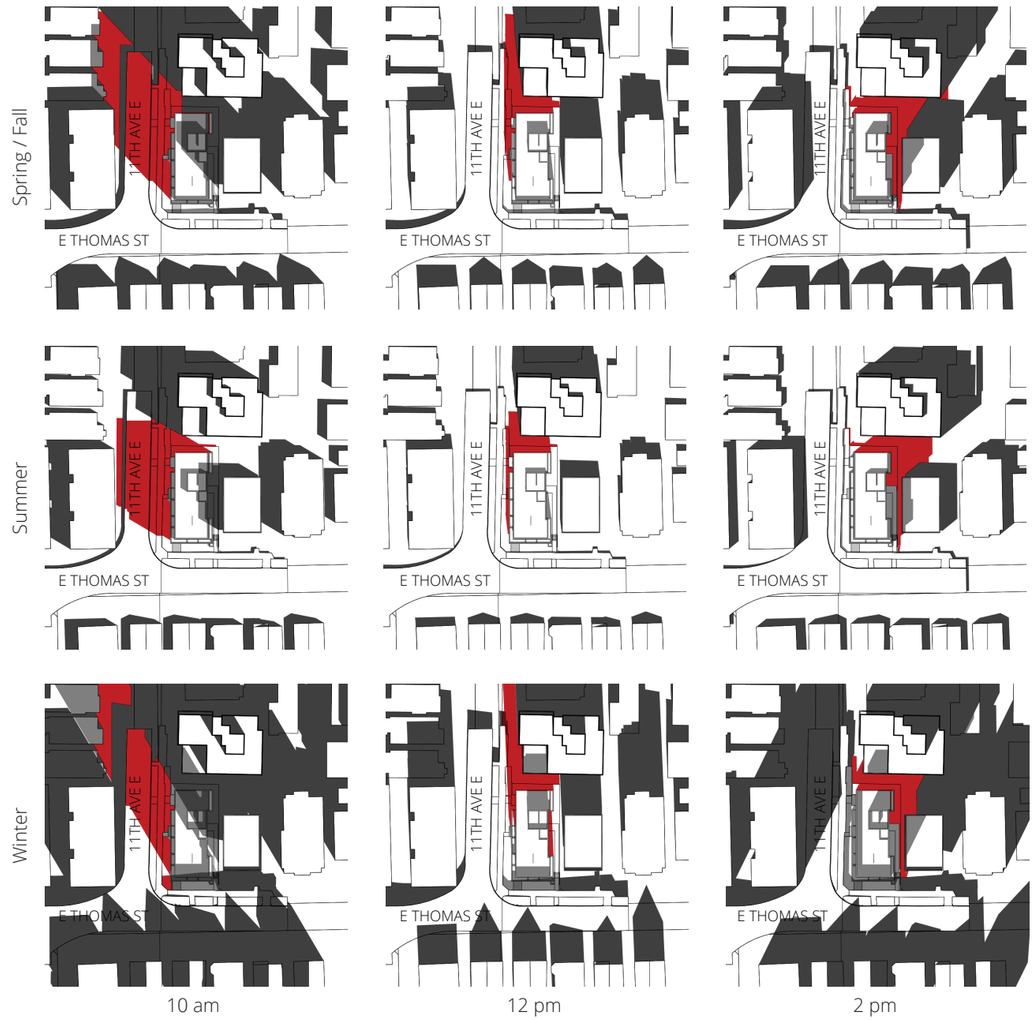


3. Looking northwest from E Thomas St



4. Aerial view looking southwest

SCALE: NTS

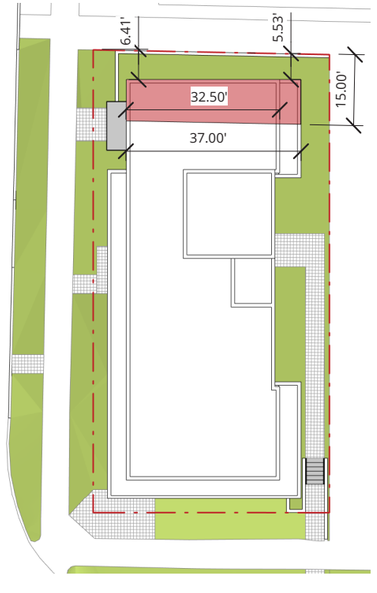

Spring / Fall
Summer
Winter
11TH AVE E
E THOMAS ST
10 am
12 pm
2 pm

SCALE: NTS

1 SMC 23.45.518.B: North Setback (rear lot line)
REQUIRED: 15’ min
PROPOSED: **5.53’ min, 8.42’ avg**

Guidelines / Justification:
- Massing is pushed to the north, where the north neighbor is of similar scale and density.
- Departure allows for a larger buffer at the east neighbor, which is of smaller scale and density.
- Departure allows the massing to fill the gap in the development fabric. Given the relationship to the north neighbor the setback is perceived as a side setback rather than a rear setback. The massing is positioned to support this.

(CS2.D.5. Respect for Adjacent Sites, CS3.1 Fitting Old and New Together (Capitol Hill))



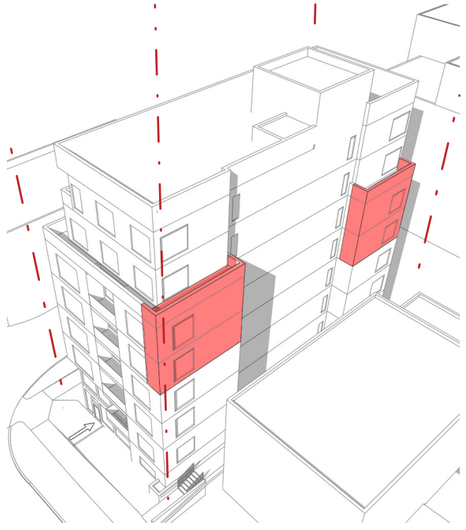
2 SMC 23.45.518.B: East Setback (side interior lot line below 42 ft)

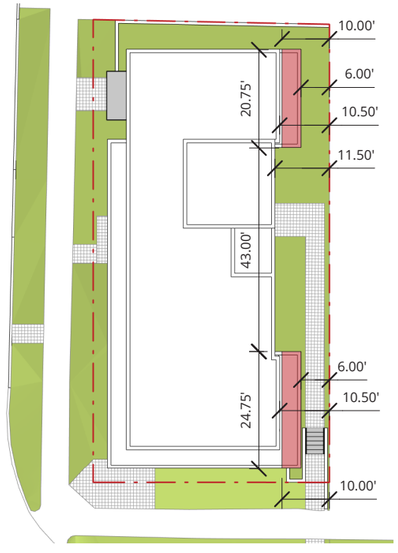
REQUIRED: 5’ min, 7’ avg
PROPOSED: 6.00’ min, 8.67’ avg

SMC 23.45.518.B: East Setback (side interior lot line above 42 ft)
REQUIRED: 7’ min, 10’ avg
PROPOSED: **6.00’ min,** 10.00’ avg

Guidelines / Justification:
- Massing is redistributed to have minimal impacts to shared lot lines. A greater than required setbacks below 42 feet is provided.
- Departure above 42 feet is minimal and allows for modulation from the other 3 facades to wrap around to the east, creating a cohesive design.

(CS2.D.5. Respect for Adjacent Sites, CS3.1 Fitting Old and New Together (Capitol Hill), DC2.A.2 Reducing Perceived Mass, DC2.3.A Visual Depth and Interest (Capitol Hill))





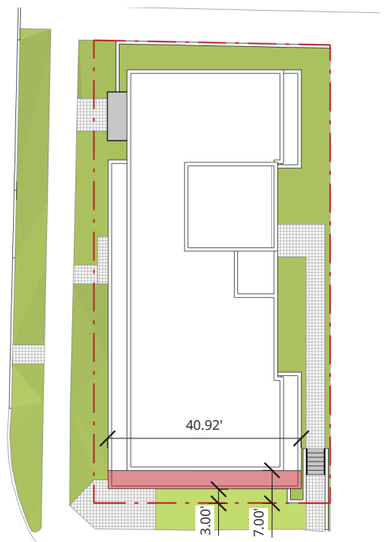
SCALE: NTS

3 SMC 23.45.518.B: South Setback (front, street lot line)

REQUIRED: 5' min / 7' avg
PROPOSED: **3.00' min / 5.33' avg**

Guidelines / Justification:
- Massing is pushed south to provide a strong street edge at E Thomas St.
- Departure allows for a highly visible entry on the predominant corner.
- Departure allows for modulation and articulation that break down the massing.

(CS2.C.1 Corner Sites, DC2.A.2 Reducing Perceived Mass, DC3.B.4 Multi-Family Open Space, PL3.2.A Residential Edges)

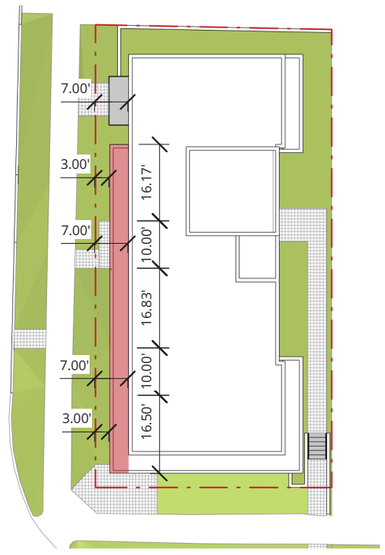


4 SMC 23.45.518.B: West Setback (side, street lot line)

REQUIRED: 5' min / 7' avg
PROPOSED: **3.00' min / 5.54' avg**

Guidelines / Justification:
- Massing is pushed west to provide a strong street edge at 11th Ave E.
- Departure allows for a highly visible lobby to serve as a beacon on the predominant corner.
- Departure allows for modulation and articulation that break down the massing and creates legible entry points along the streetfront.

(CS2.C.1 Corner Sites, DC2.A.2 Reducing Perceived Mass, DC3.B.4 Multi-Family Open Space, PL3.2.A Residential Edges, PL2.B.1 Safety and Security: Eyes on the Street)

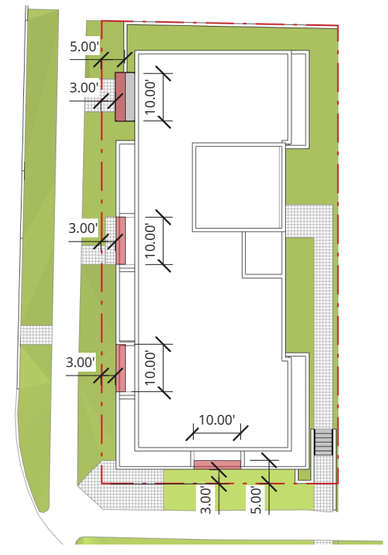


5 SMC 23.45.518.H.7: Projections in Setbacks

REQUIRED: 5' min setback from lot line
PROPOSED: **3.00' min**

Guidelines / Justification:
- Balconies extend into 5' setback to be integrated with the adjacent massing.
- Departure allows for a cohesive design and for more generous amenity for residents.
- Departure provides another layer of 'eyes on the street' by pushing all balcony edges closer to the two street fronts.

(DC2.A.2 Reducing Perceived Mass, DC3.B.4 Multi-Family Open Space, PL3.2.A Residential Edges)

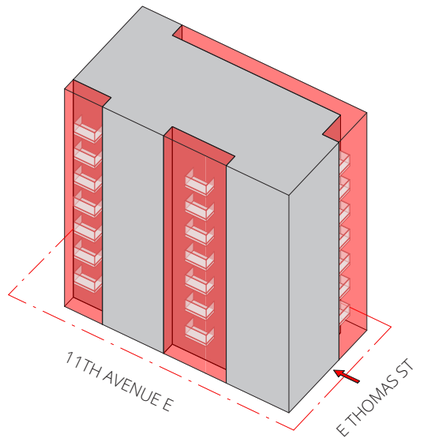


SCALE: NTS

SCHEME COMPARISON: STREET-FACING FACADES

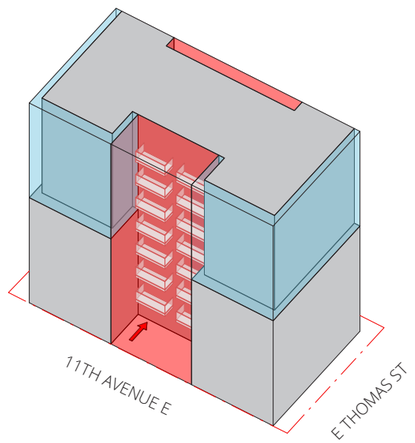
Scheme A - Code Compliant

- Modulation is provided, but scale is too large for a pedestrian-heavy area. No articulation is provided due to required setbacks limiting the floor plates.
- Entry on E Thomas St is less visible from primary pedestrian pathways.
- Street engagement is limited to modest entry and exit pathways.
- Residential unit at grade is separated from the street with a wide landscape buffer limiting street engagement.



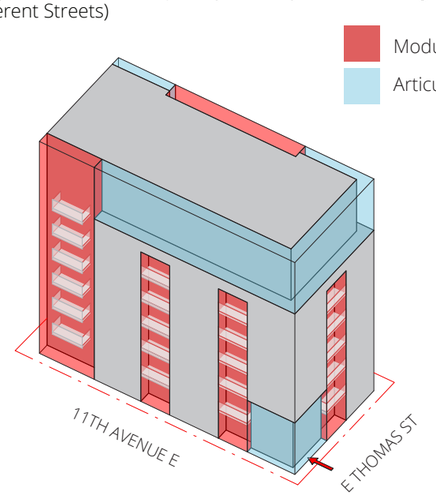
Scheme B - Courtyard

- Modulation and articulation are provided, but scale is too large for a pedestrian-heavy area.
- Courtyard decreases entry visibility from both E Thomas St and 11th Ave E.
- Less street engagement with lobby tucked into courtyard.
- At-grade units and patios abut the southwest property corner where pedestrian and vehicle traffic is highest. Privacy and security are concerns.



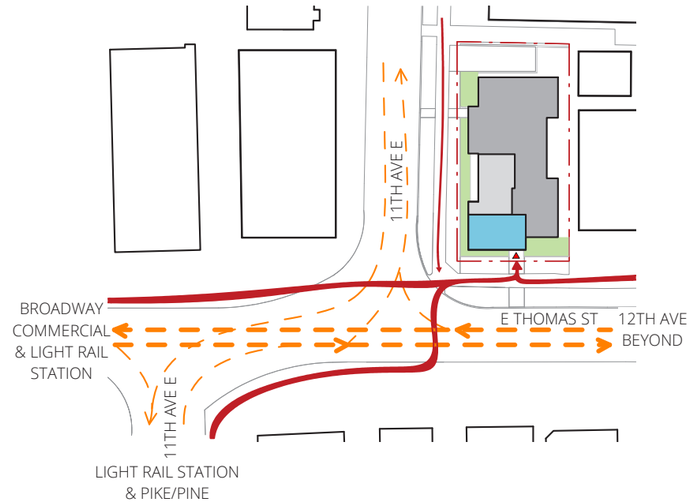
Scheme C - Preferred

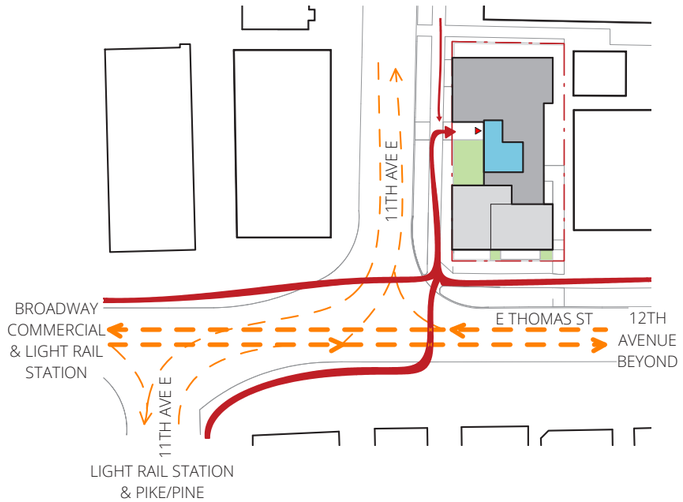
- Modulation and articulation breaks down massing to a neighborhood appropriate scale with a clear architectural concept. (DC2.3.A Visual Depth & Interest (CH))
- Massing firmly occupies the southwest corner of the site where most visible. (CS2.C.1 Corner Sites)
- The 2-story recessed entry volume is legible at both frontages. (DC2.A.2 Reducing Perceived Mass)
- At-grade unit is located on the quieter frontage. The direct entry and patio amenity are appropriately scaled to balance privacy, security and street engagement. (CS2.2 Respond to Different Streets)

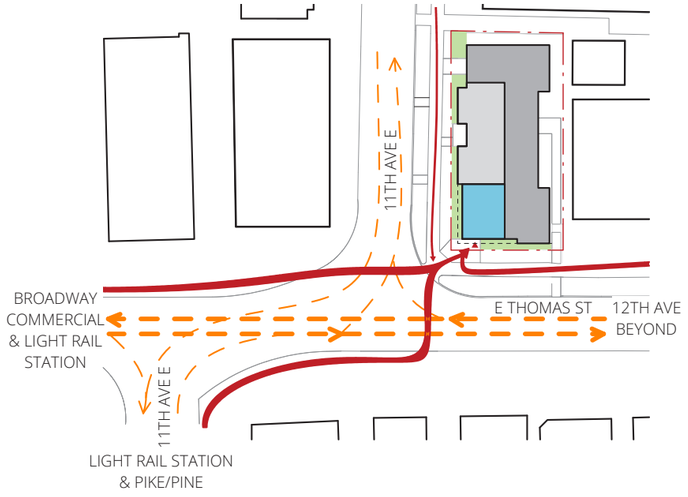


Modulation

Articulation







SCALE: NTS

Pedestrian Circulation & Entry

Vehicle Circulation

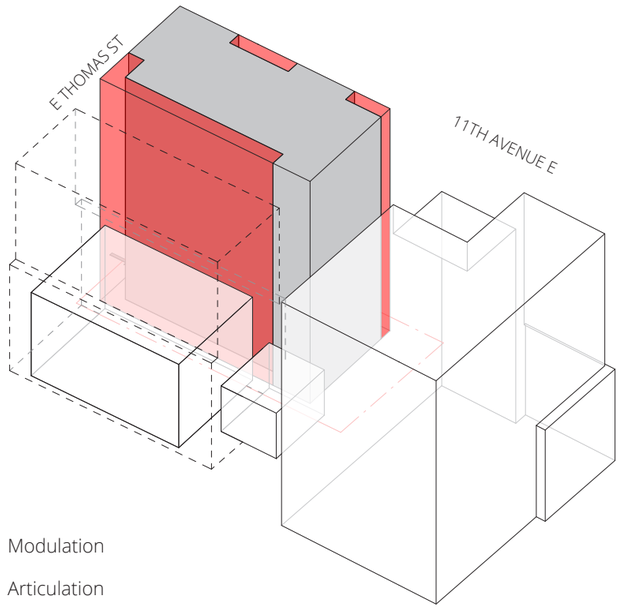
At-Grade Units

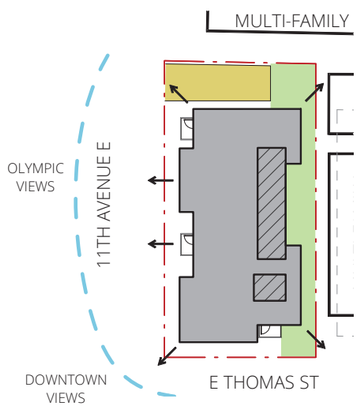
Building Lobby

Landscape Buffer

Scheme A - Code Compliant

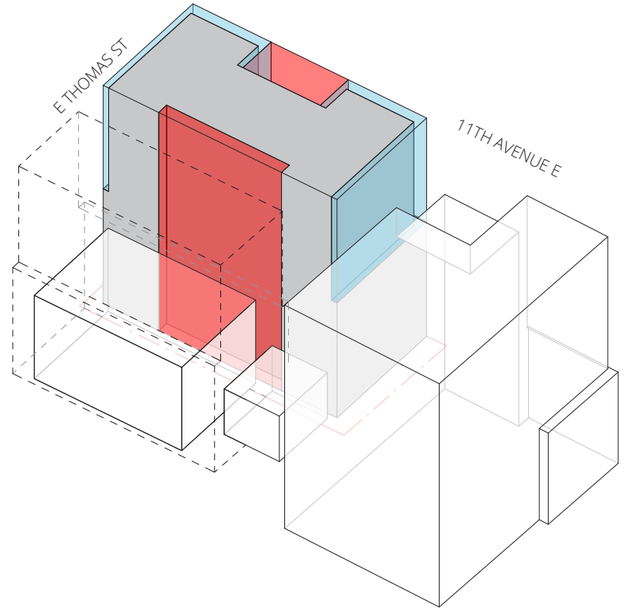
- Modulation is driven by setback requirements instead of response to site conditions. No upper-level stepping. The smallest buffer is provided at the east neighbor. Largest buffer is provided at the north neighbor, which is similar in scale and density.
- Solid waste storage occupies approximately half of the 11th Ave E street frontage, creating a large gap in the fabric.
- Approximately a third of the units face the east neighbor, reducing privacy and limiting access to downtown views.

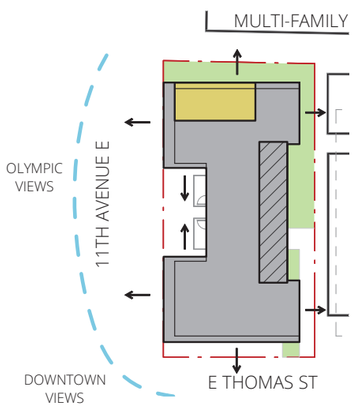




Scheme B - Courtyard

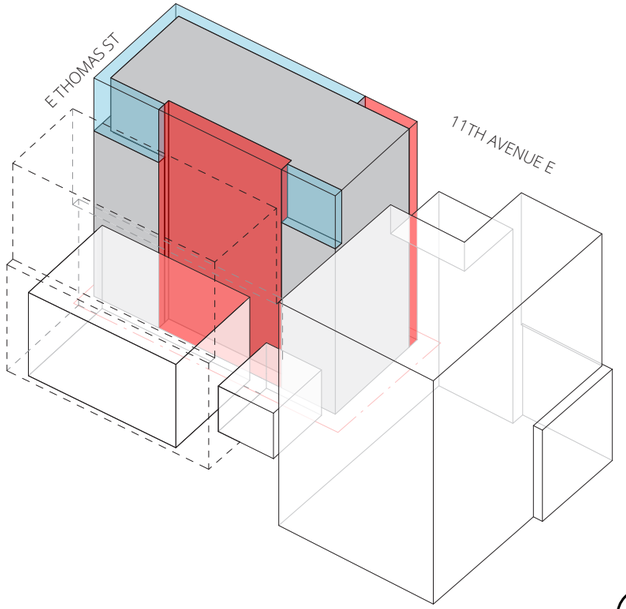
- Massing is pushed to the property edges to create the courtyard, "turning back" to neighbors. Upper-level stepping faces west providing no massing relief to neighbors.
- Solid waste storage is concealed within the building. Core is expressed at the east facade.
- Landscape buffer provided at shared property line is balanced.
- Unit orientation is competing between courtyard engagement and view potential.

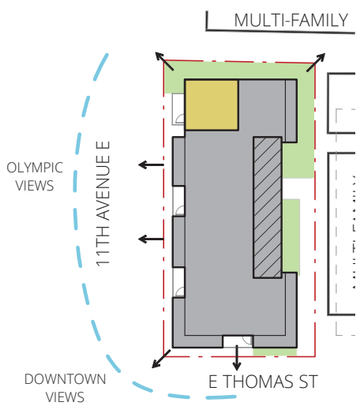




Scheme C - Preferred

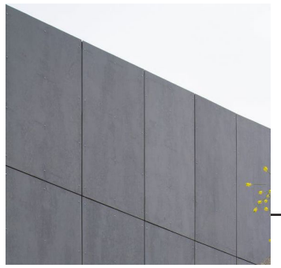
- Massing is pushed to the street-facing facades creating a more generous setback and landscape buffer for the east neighbor. Upper-level stepping provides additional relief. (CS2.D.5 Respect for Adjacent Sites)
- To avoid a gap in the fabric, the elongated massing reaches north and acts as a side-setback where it meets the neighbor at the street. (CS2.D.1 Existing Development & Zoning)
- Solid waste storage is concealed within the building. Core is consolidated along the east facade. (DC1.C.4 Service Uses)
- Unit orientation responds to the massing and focuses on maximizing view potential and eyes on the street. (DC1.A.4 Views and Connections)





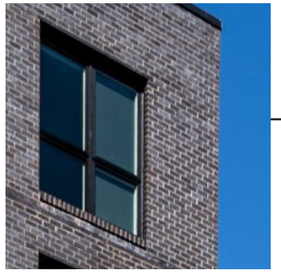
Modulation
Articulation
Landscape Buffer
Solid Waste Storage
Core/Circulation
Unit Orientation
Downtown Views
Neighboring Potential Development

SCALE: NTS



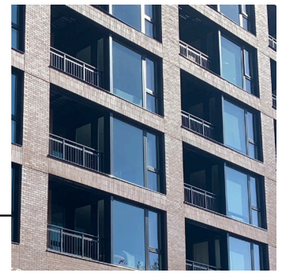
Large scale material @ Secondary Massing (**DC2.3.A Visual Depth and Interest (Capitol Hill),** DC2.4 Scale and Texture (Capitol Hill))

Small scale material @ Predominant Massing (**DC2.3.A Visual Depth and Interest (Capitol Hill),** DC2.4 Scale and Texture (Capitol Hill))

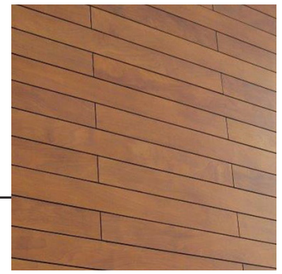


Fenestration composition (**DC2.3.A Visual Depth and Interest (Capitol Hill),** DC2.4 Scale and Texture (Capitol Hill))

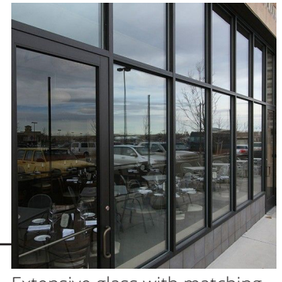
View looking NE from the corner of 11th Ave E and E Thomas St



Stacked balcony bay (DC3.B.4 Multi-Family Open Space)



Warm, accent material at recessed decks (DC4.1.A Exterior Finish Materials, **DC2.3.A Visual Depth and Interest (Capitol Hill)**



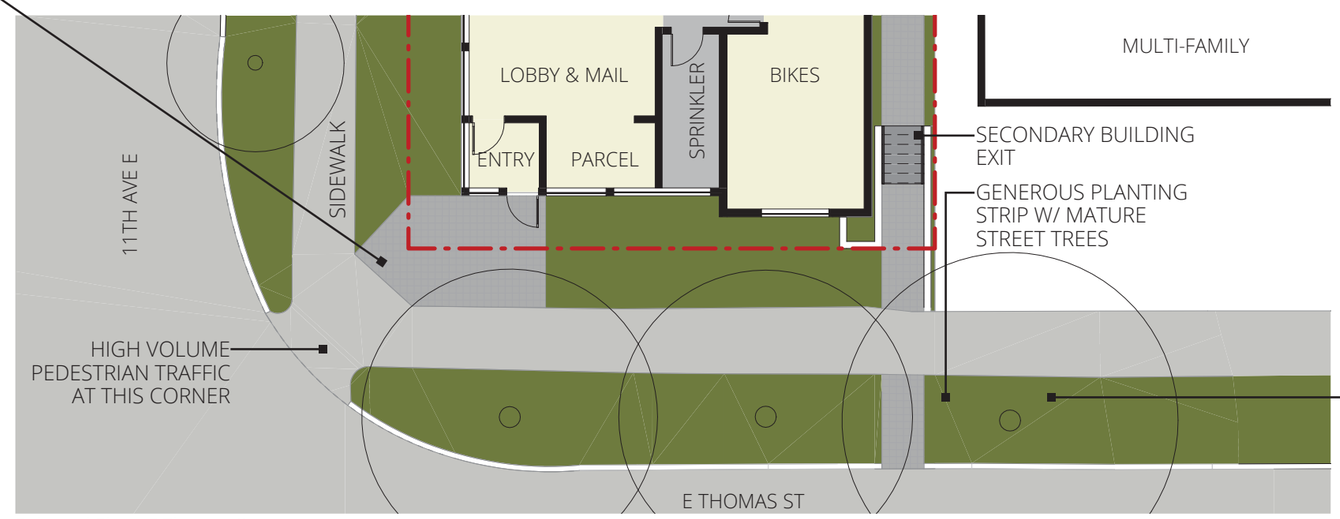
Extensive glass with matching infill panels (PL2.B.1 Safety and Security: Eyes on the Street, PL3.1.B Entries)

Modern landscape edging (**DC4.4.A Plant Materials & Hardscape,** CS1.4.E Plants and Habitat (Capitol Hill))

Specialty entry paving (DC4.4.A Plant Materials & Hardscape, DC2.4 Scale and Texture (Capitol Hill))

View Looking NE from E Thomas St

View looking NE from the corner of 11th Ave E and E Thomas St



Enlarged Plan - E Thomas St

Curated entry elements (PL3.1.B Entries, CS2.C.1 Corner Sites

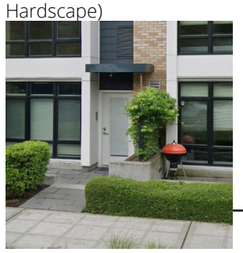
Entry transparency (PL3.1.B Entries, CS2.C.1 Corner Sites, PL2.B.1 Safety and Security: Eyes on the Street)

Existing Street Trees (CS1.4.E Plants and Habitat (Capitol Hill), DC3.2.A Existing Open Space Patterns (Capitol Hill))

SCALE: NTS

Terraced planter walls
(DC4.4.A Plant Materials & Hardscape)

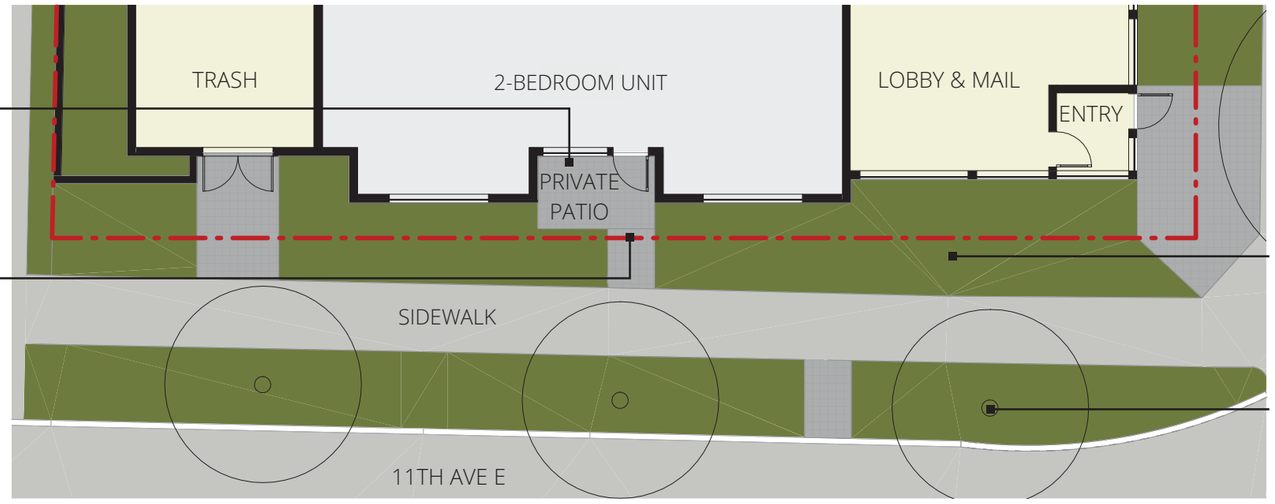
Spiller landscaping at retaining wall planters
(DC4.4.A Plant Materials & Hardscape)



Ground-level unit entry
(PL3.1.B Entries, PL3.2.A Residential Edges)

Patio enclosure
(PL3.2.A Residential Edges)

View looking SE from 11th Ave E



Enlarged Plan - 11th Ave E

SCALE: NTS

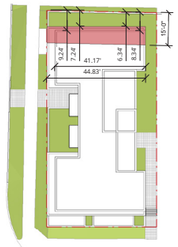
Sidewalk edges
(DC4.4.A Plant Materials & Hardscape)

Landscape palette
(DC4.4.A Plant Materials & Hardscape, CS1.4.E Plants and Habitat (Capitol Hill))

DEPARTURES: SCHEME B - COURTYARD

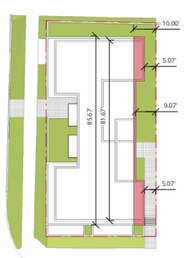
SEE PAGES 24-25 FOR MORE DETAILED INFORMATION

1 SMC 23.45.518.B: North Setback
(rear lot line)
REQUIRED: 15' min
PROPOSED: **6.34' min, 8.16' avg**

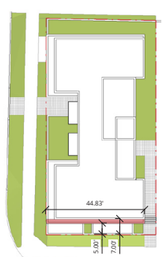


2 SMC 23.45.518.B: East Setback
(side interior lot line below 42 ft)
REQUIRED: 5' min, 7' avg
PROPOSED: 5.07' min, 7.18' avg

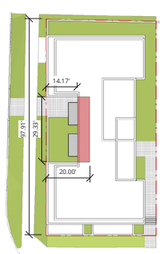
SMC 23.45.518.B: East Setback
(side interior lot line above 42 ft)
REQUIRED: 7' min, 10' avg
PROPOSED: **5.07' min, 7.47' avg**



3 SMC 23.45.518.B: South Setback
(front street lot line)
REQUIRED: 5' min / 7' avg
PROPOSED: 5' min / **6.29' avg**



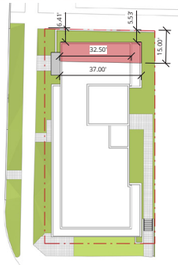
4 SMC 23.45.518.B: Courtyard Depth
REQUIRED: 20' min
PROPOSED: **14.17' min**



DEPARTURES: SCHEME C - PREFERRED

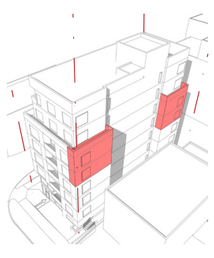
SEE PAGES 30-31FOR MORE DETAILED INFORMATION

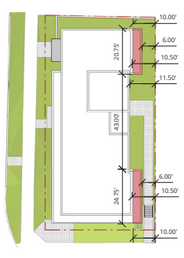
1 SMC 23.45.518.B: North Setback
(rear lot line)
REQUIRED: 15' min
PROPOSED: **5.53' min, 8.42' avg**



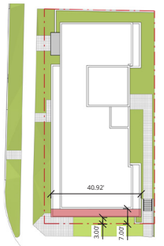
2 SMC 23.45.518.B: East Setback
(side interior lot line below 42 ft)
REQUIRED: 5' min, 7' avg
PROPOSED: 6.00' min, 8.67' avg

SMC 23.45.518.B: East Setback
(side interior lot line above 42 ft)
REQUIRED: 7' min, 10' avg
PROPOSED: **6.00' min,** 10.00' avg

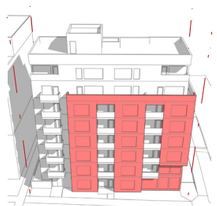


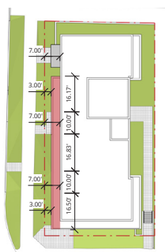


3 SMC 23.45.518.B: South Setback
(front, street lot line)
REQUIRED: 5' min / 7' avg
PROPOSED: **3.00' min / 5.33' avg**

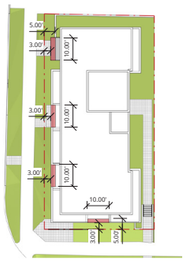


4 SMC 23.45.518.B: West Setback
(side, street lot line)
REQUIRED: 5' min / 7' avg
PROPOSED: **3.00' min / 5.54' avg**





5 SMC 23.45.518.H.7: Projections in Setbacks
REQUIRED: 5' min setback from lot line
PROPOSED: **3.00' min**



SCALE: NTS

RECENT WORK ON CAPITOL HILL

1415 Belmont Ave

420 Boylston Ave E

Harvard Exit Theatre

1417 E Howell St

1404 Boylston Ave

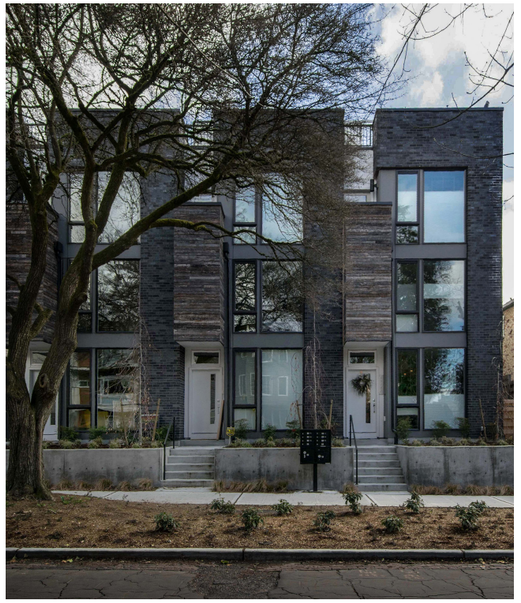
600 E Howell St

120 10th Ave E

1728 12th Ave

1715 12th Ave

523 Federal Ave E



1114 16th Ave

116 13th Ave E