

1410 E Howell Street

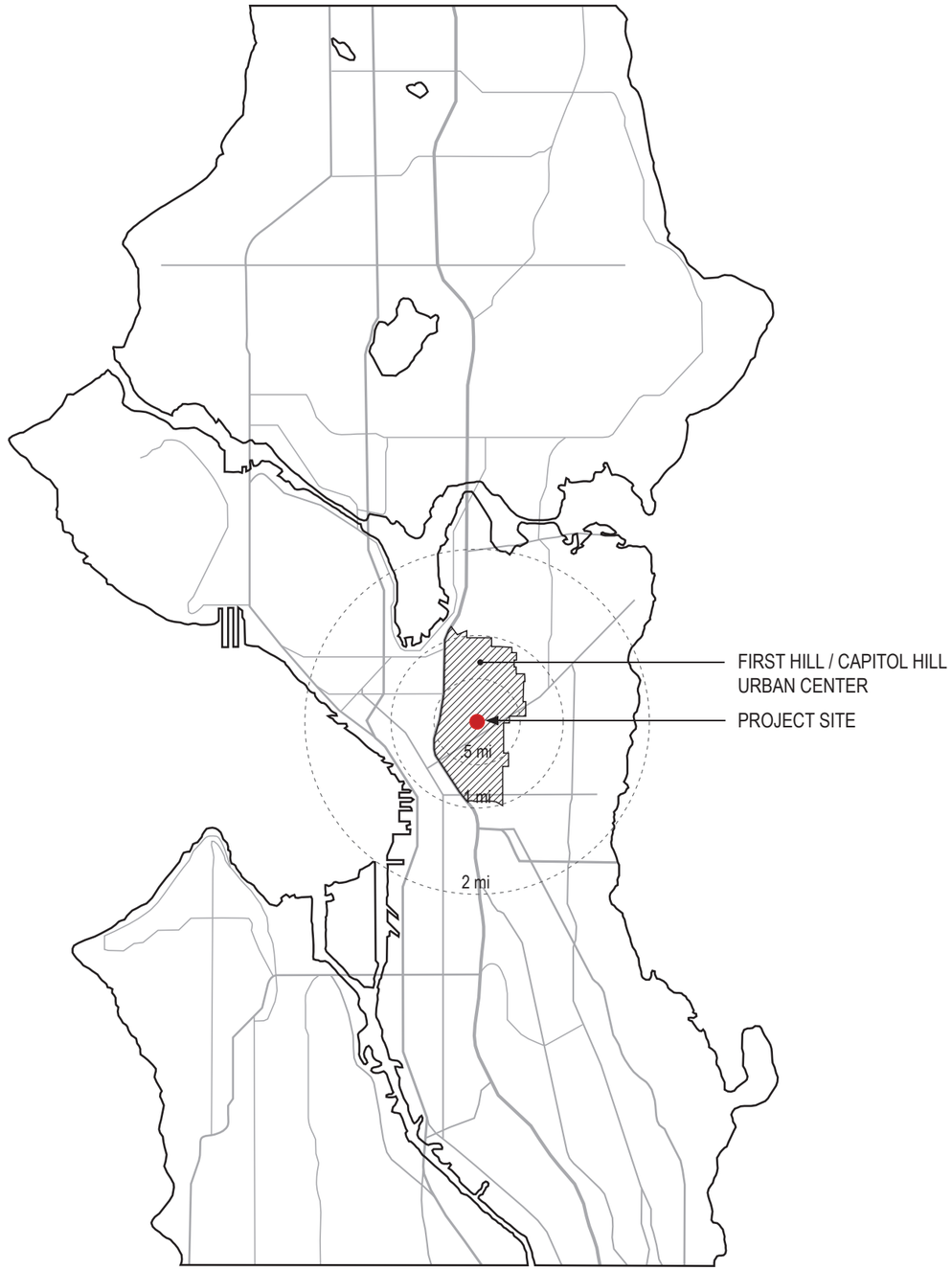
SDCI #3038707-LU

Administrative Design Review Recommendation

January 2023

PUBLIC47ARCHITECTS

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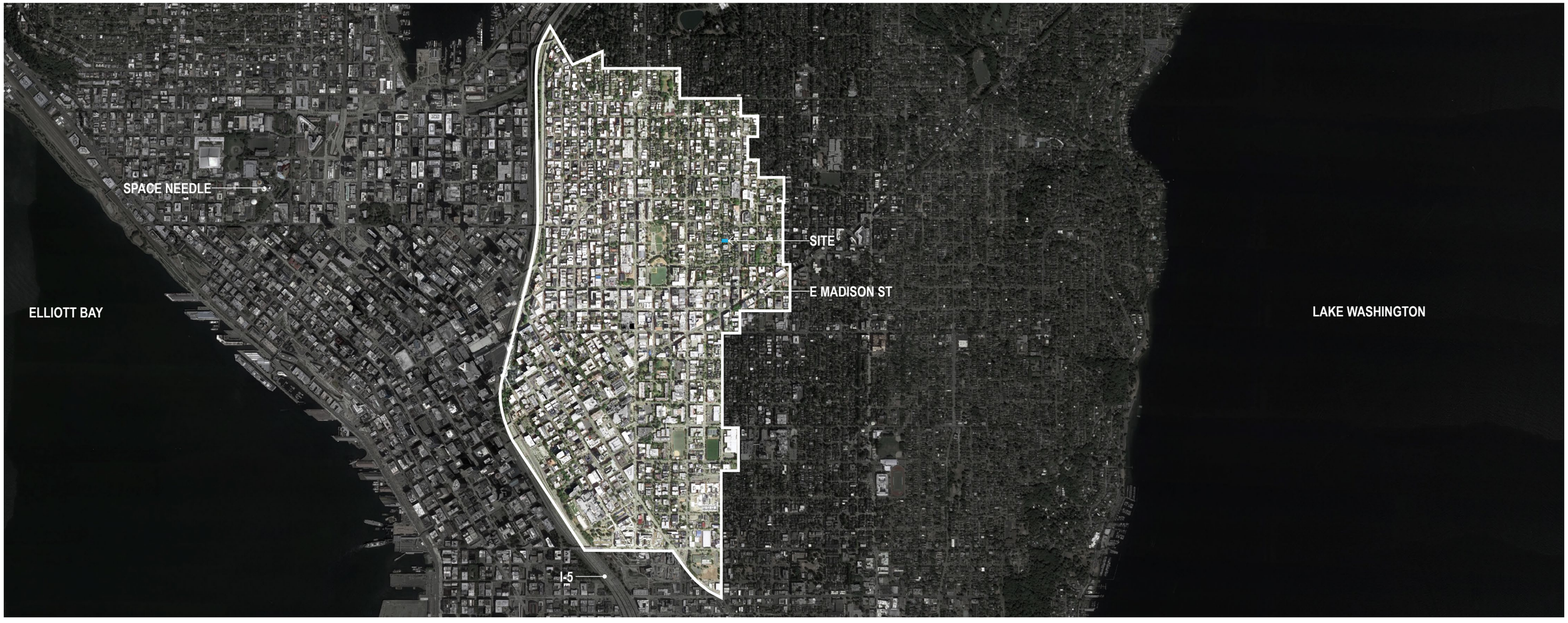


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FIRST HILL/CAPITOL HILL URBAN CENTER



PROJECT VISION

This project seeks to provide high-quality, attractive housing that integrates seamlessly into the established Capitol Hill neighborhood. The building will contain 24 apartment units, replacing an aging apartment building with half as many units. As with other PUBLIC47 Apartment projects, our goal is to create a place that enriches the lives of its inhabitants, as well as the lives of those who experience the building more tangentially—the pedestrian, the neighbor, or the Seattleite who takes pride in the built environment.

Development Objectives:

- Provide 24 apartment units
- Maximize the number of one-bedroom units
- Foster a pedestrian-friendly sidewalk environment
- Set a positive precedent for well-built, thoughtfully designed new construction in a beloved, but rapidly densifying neighborhood
- With easy access to light rail, buses, and bicycle routes, providing off-street parking is not a priority for the project

URBAN DESIGN ANALYSIS • NEIGHBORHOOD CONTEXT

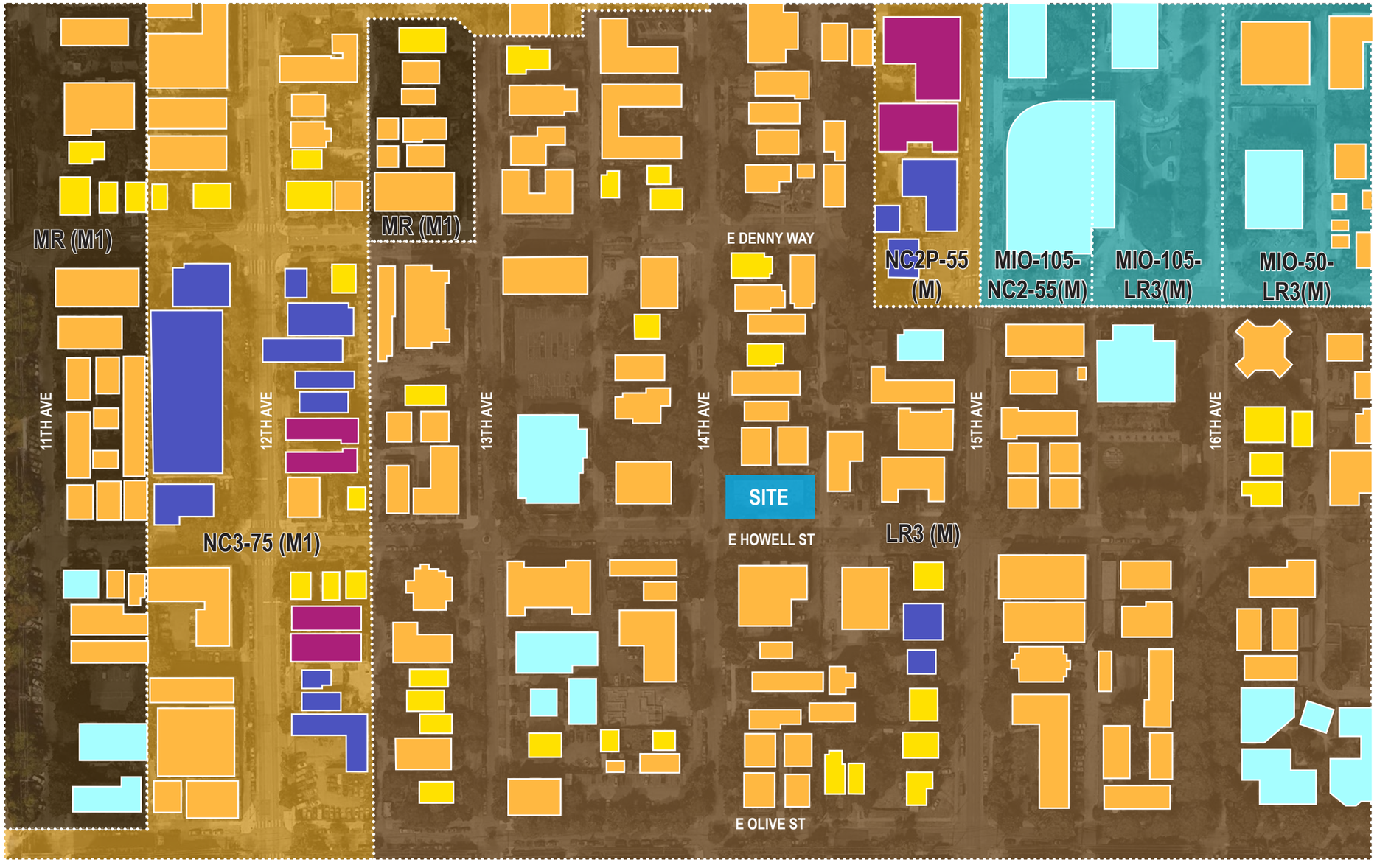
The subject property is located at the corner of 14th Avenue and East Howell in Seattle's Capitol Hill neighborhood. An existing 3-story structure built in 1957 currently occupies the site and contains 11 apartment units. The site is enviably located close to the Broadway, Pike/Pine and 15th Avenue commercial strips, but nestled in a predominantly residential part of Capitol Hill with tree-lined neighborhood streets. Cal Anderson Park is nearby, as is the Light Rail Station, the First Hill Street Car Line, and numerous bus routes. With easy access to downtown, a culturally diverse population, a vibrant arts scene and lively nightlife, Capitol Hill is one of the most popular neighborhoods in Seattle. Recent zoning changes intended to address housing affordability have created opportunities for growth and densification.

1. Capitol Hill Link Station
2. Dick's Drive-In
3. Cal Anderson Park
4. Seattle Central College
5. Elliott Bay Book Company
6. St Nicholas Russian Orthodox Cathedrail
7. Greek Orthodox Church of the Assumption
8. Bullit Center
9. Central Co-op
10. Seattle Amistad School
11. Seven Hills Park
12. Kaiser Permanente Campus

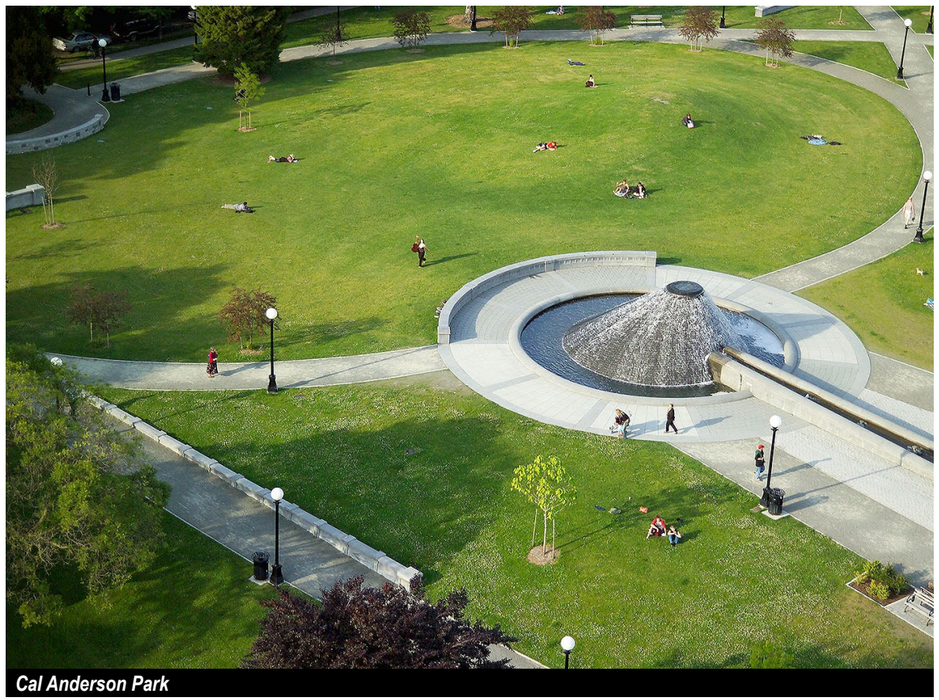


BIKE ROUTE CAR BUS STREET CAR LIGHT RAIL

AERIAL PHOTOGRAPH



ZONING + LAND-USE MAP



Cal Anderson Park



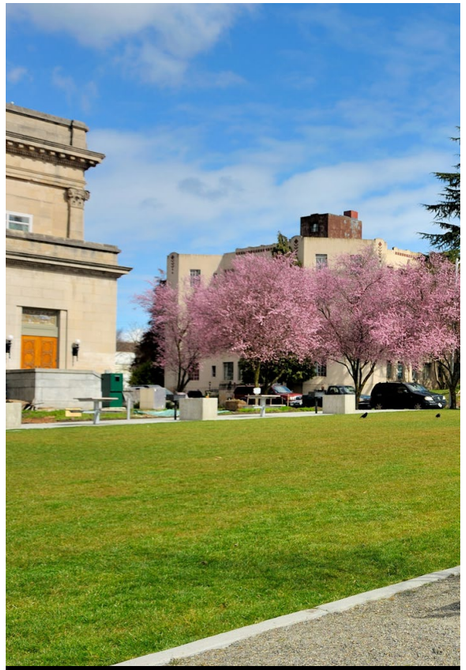
Capitol Hill Light Rail Station



Dick's Drive-In on Broadway



Chop House Row / Pike Pine District



Seven Hills Park



15th Avenue Commercial Strip



Mid-Century Apartment Building, Long Façade, Subtle Articulation 1



Unit Entries Along Sidewalk 2



Balcony + Unit at Grade Along Sidewalk, Drawn Blinds 3



Residential Entry on Howell 4

E Howell Street is a sloped east-west neighborhood street. Buildings are predominantly multi-family in use. Most are apartments, but townhouse developments, such as the one across the street from the subject property are becoming more common. There is a mix of eras represented, but most are either mid-century or more contemporary. Longer building façades are typically oriented toward the R.O.W. reflecting the rectangular aspect of the lots. Massing modulation varies with newer construction being more broken-up and mid-century buildings favoring cohesive façades with more subtle articulation of building organization. Residential uses at ground level are common with landscaping and/or setbacks serving as the primary buffer to the sidewalk.



Mid-Century Apartment Building, Long Facade w/ Balconies 5



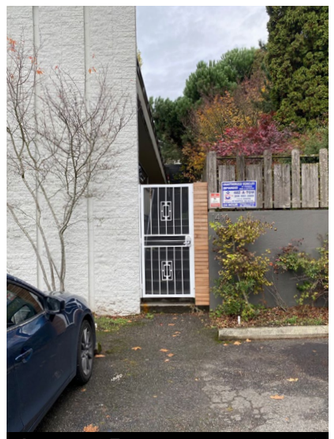
Subject Property - Mid-Century, Long Façade, Minimal Articulation 6



Subject Property - Condition Along Sidewalk 7



Mid-Century Apartment Building w/ Balcony Circulation + Blank Facade 8



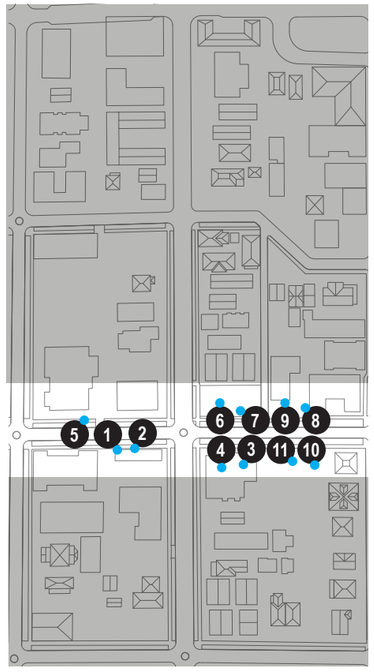
Apartment Entrance 9



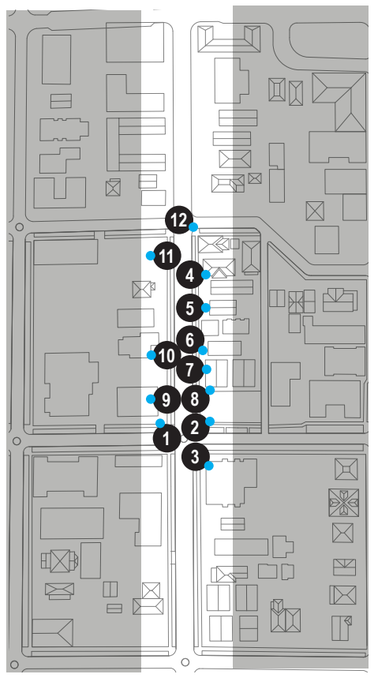
New Townhouses Under Construction, Modulated Massing 10



Stooped Entrances 11



14th Avenue is a flat and tree lined neighborhood street. Buildings are mostly residential in nature with a mix of single-family houses and townhomes to the north and apartment buildings closer to the intersection with E Howell Street. Structures are stylistically eclectic with modern, mid-century-era, and more traditional structures sitting side by side. Façades are typically narrower than those found along E Howell Street, again following the aspect of the lots. Ground-level residential uses are buffered from the public realm in a variety of ways including planting, fences, setbacks, elevation change, or a combination of these strategies. In the absence of these strategies, blinds are typically drawn. There are numerous through-site connections from street to alley.



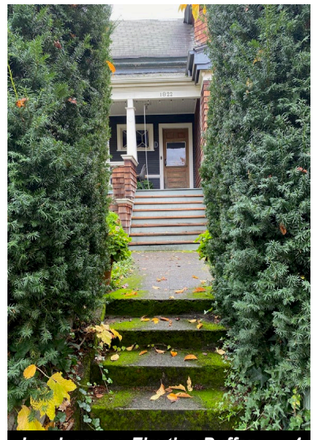


3-story Mid Century Apartment Building across 14th from Site 1

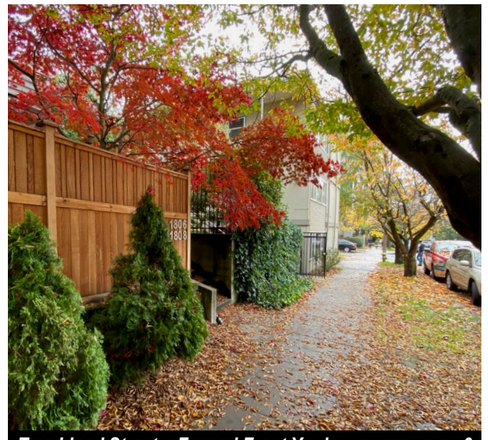


Subject Property 2


4-story Contemporary Apartment Building across Howell St. From Site 3


Landscape + Elevtion Buffer 4


New Townhouses adjacent to Small Apartment 5

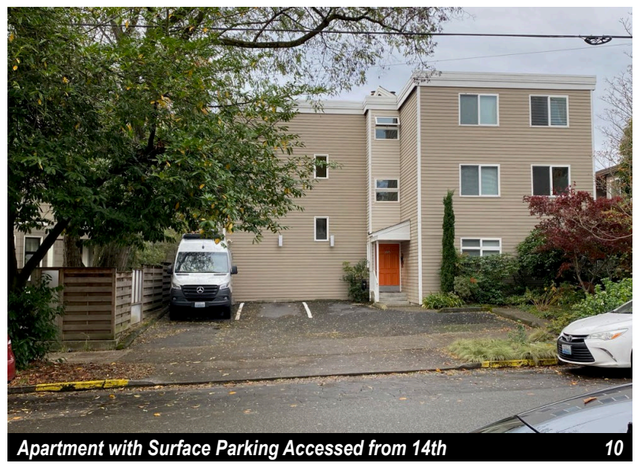

Tree Lined Street + Fenced Front Yard 6



Through-site connection 7


Subject Property: Sidewalk Edge 8


Mid-Century Apartment Entry 9


Apartment with Surface Parking Accessed from 14th 10

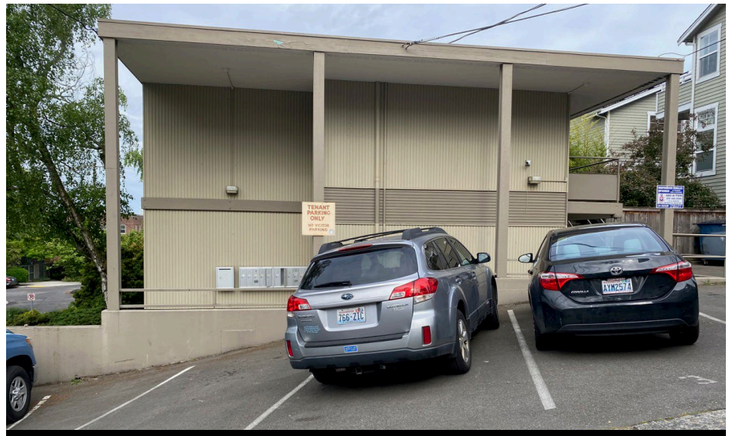

New Apartment Building 11



Turn-of-the-Century House 12



Looking North up Alley with Site to the Right 1



Subject Property with Alley Accessed Parking Stalls 2



Subject Property with Alley Accessed Parking Stalls, Looking East across Alley 3



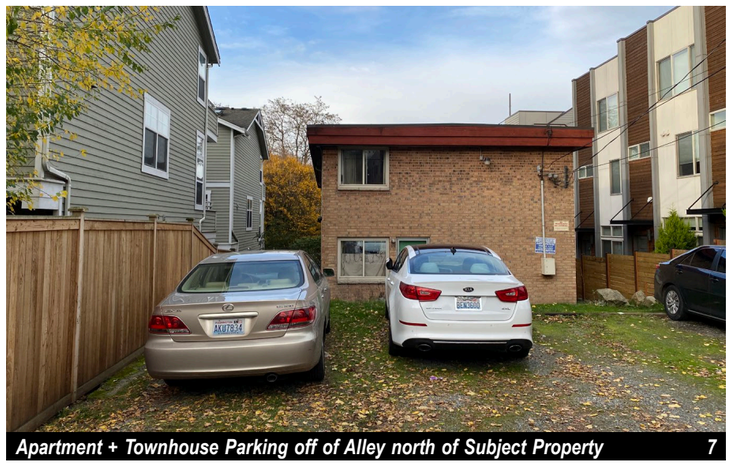
Existing Apartment to the left, Driveway for Neighoring Townhomes to the right 4



Apartments Extend to the R.O.W. along the East side of the Alley across from site 5



Looking South down Alley from North End of Block 6

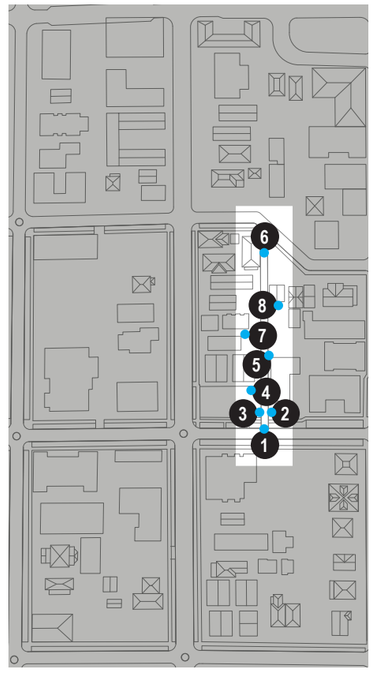


Apartment + Townhouse Parking off of Alley north of Subject Property 7



Mid-block Parking Lot served by the Alley 8

An improved alley runs along the east property line of the project site. Roughly six-feet above 14th Avenue grade at the E Howell outlet, the alley rises as it extends north. While surface parking is common along the length of the right-of-way, no below-grade parking occurs along the stretch between E Howell and E Denny Street. This is likely due to the age of the structures, the size of the sites, and the difficulty of access given the inconveniently high elevation of the alley relative to the sites to the west. The alley serves as a natural location for solid waste collection and other services. At 14' in width it is below City Standards for an alley in this zone and therefore requires a 1' dedication. High volt power lines, which run along the west side of the alley, require additional setback.



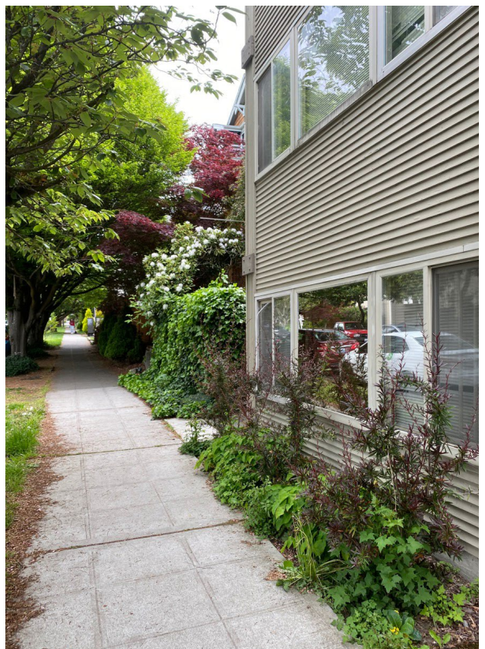
SITE ANALYSIS • EXISTING BUILDING

The existing building on the site is a 3-story structure built in 1957 and contains 11 apartment units. The building is configured as a long bar with units oriented toward the south, and motel-style exterior circulation along a north-facing courtyard. Units are directly accessed from the exterior with 2 ground-level apartments accessed from a small sunken court along E Howell Street. Along 14th Avenue, there is no buffer between the sidewalk and the street-level units, so blinds are perpetual drawn to compensate. Surface parking for six vehicles is located directly off alley, though it appears that at least one parking space is not code compliant because it is within seven feet of the property line.

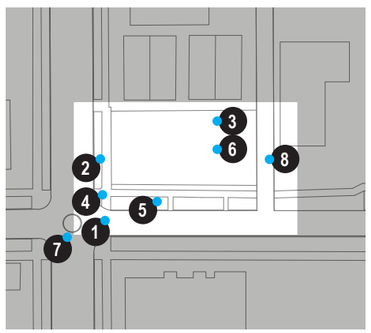
The existing building has a certain mid-century flair with its concrete walkways and elevational patterning, but it is saddled with some major liabilities. Antiquated plumbing and electrical systems are a continuous maintenance problem for the building managers. No elevator service means limited accessibility. Most significantly, the building utilizes only 48% of the site's buildable FAR and there are limited opportunities for expansion within the existing configuration. A new building on the site could support more than double the number of existing units, which is a compelling argument for redevelopment given the desirability of the neighborhood and the need for additional housing units in Seattle.



Low + Long Façade along E Howell with Patterned Siding Texture 1


Living Units at Grade w/ Little Buffer 2

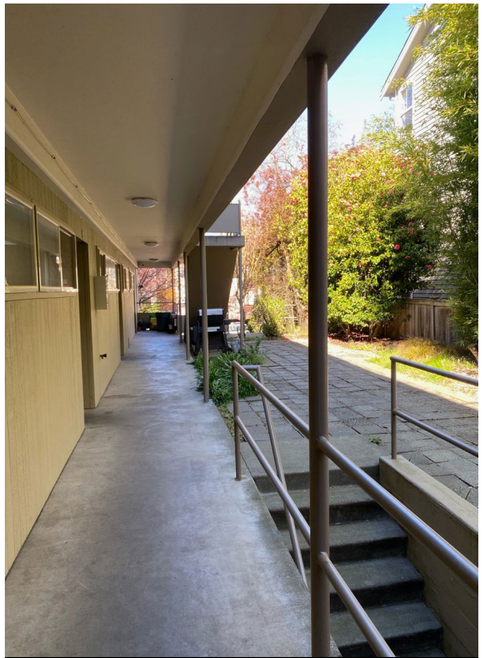

Courtyard + Exterior Circulation Balcony 3

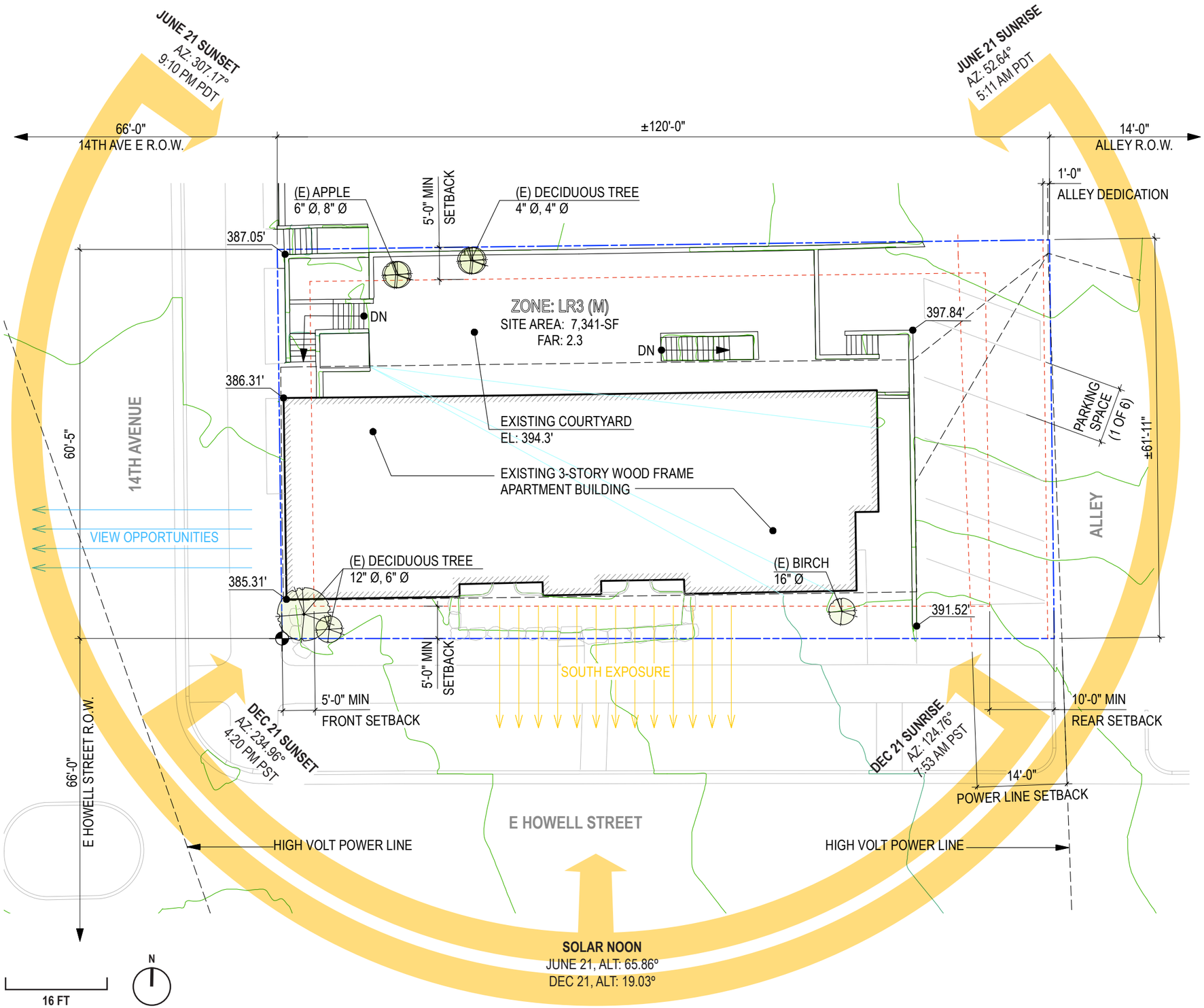



Solid Corner at Intersection of Howell + 14th 4



Street Level Units with Direct Entrances + Landscape Buffer 5


Courtyard + Exterior Circulation 6



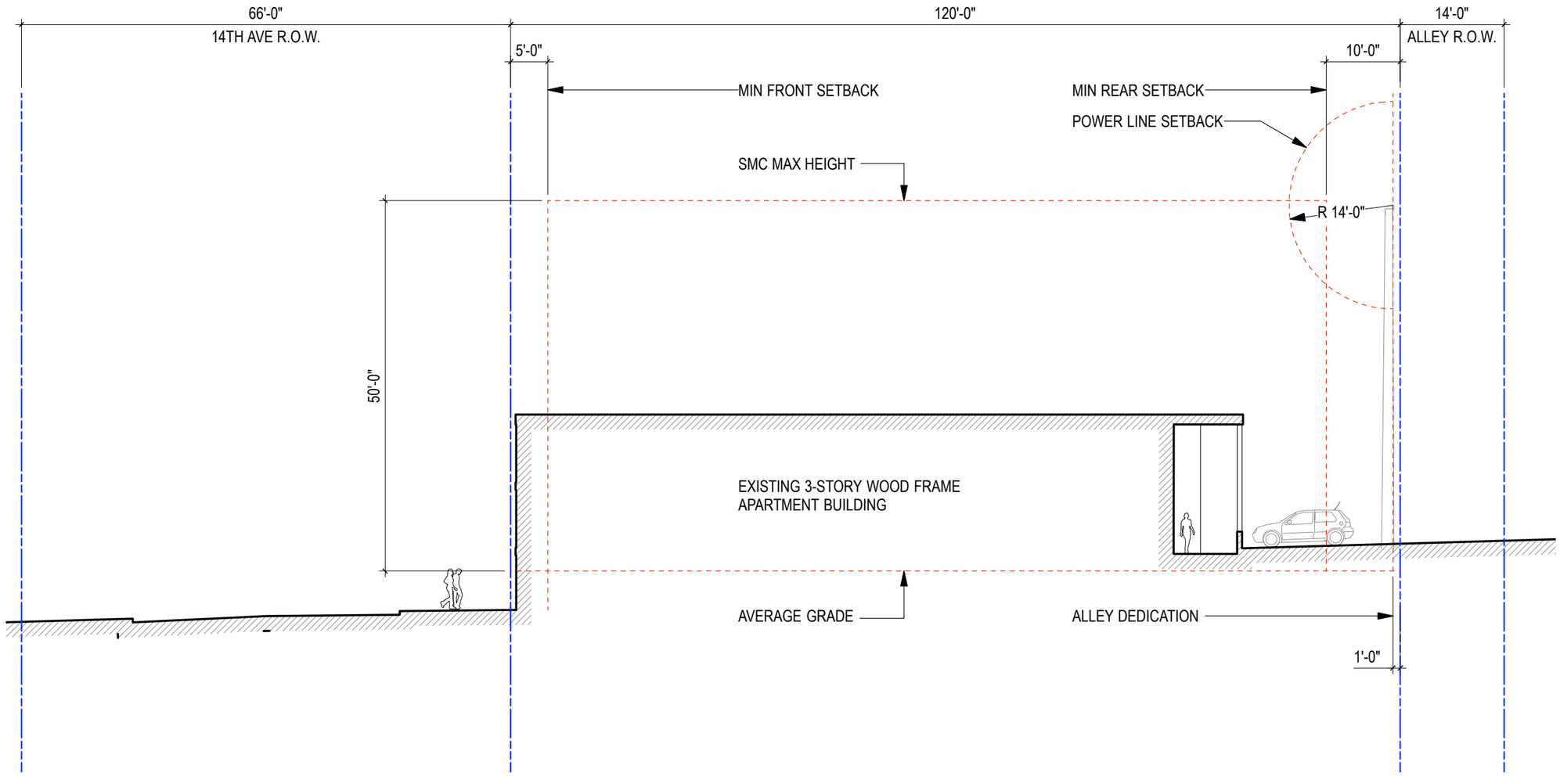


Solar Access
Southern and western exposure affords ample access to sun

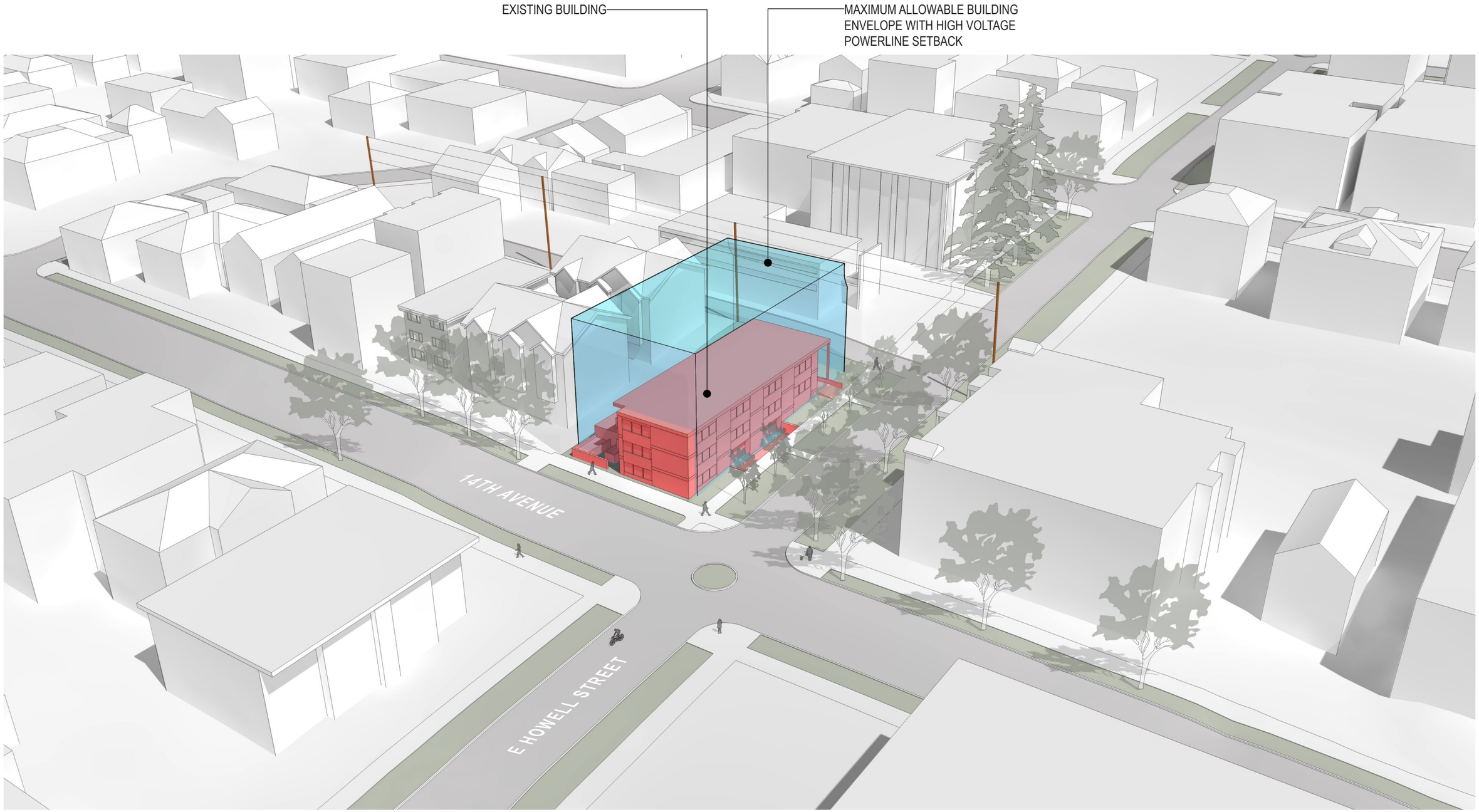
Grade Change
>10' grade change between 14th Avenue and alley affords massing opportunities

Power Lines
Existing power high voltage power lines along alley require proper clearance

Alley Access
Access to improved alley along the east side suggests appropriate location for trash storage and surface parking, though grade change makes accessilbe parking challenging


66'-0"
14TH AVE R.O.W.
120'-0"
14'-0"
ALLEY R.O.W.
5'-0"
10'-0"
MIN FRONT SETBACK
MIN REAR SETBACK
POWER LINE SETBACK
SMC MAX HEIGHT
R 14'-0"
50'-0"
EXISTING 3-STORY WOOD FRAME
APARTMENT BUILDING
AVERAGE GRADE
ALLEY DEDICATION
1'-0"

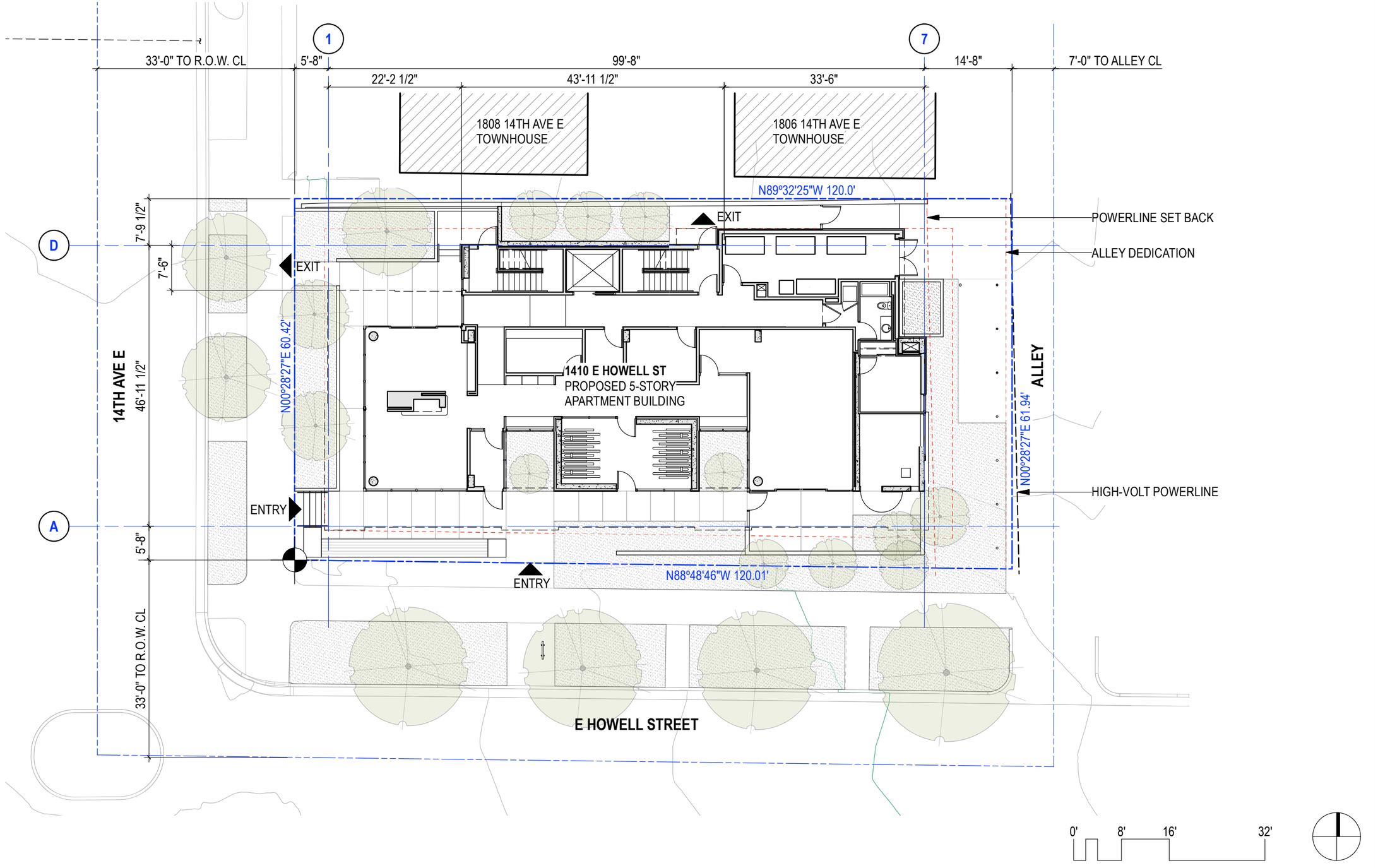
16 FT


EXISTING BUILDING
MAXIMUM ALLOWABLE BUILDING ENVELOPE WITH HIGH VOLTAGE POWERLINE SETBACK
14TH AVENUE
E HOWELL STREET

SITE ANALYSIS • ZONING SUMMARY

Site Area	7,341-SF
Zone	LR3 (M)
Mandatory Housing Affordability	Yes
Urban Village	First Hill / Capitol Hill
Frequent Transit	Yes

Topic	Code Citation	Standard	Project-Specific Notes
Floor Area	SMC 23.45.510, Table A	FAR limit = 2.3	
	SMC 23.45.510 D	FAR exemptions: 1) underground portions of stories; 4) portions of stories that extend no more than 4' above grade	Portions of the lower level will be exempt
Density Limit	SMC 23.45.512 A.1.b	No density limit for zones that have a mandatory housing affordability suffix.	
Structure Height	SMC 23.45.514, Table A	Height Limit = 50' for apartments in LR3-zones with MHA suffix located in urban villages	
Setbacks (Apartments)	SMC 23.45.518, Table A	Front: 5' minimum	14th Avenue is assumed front lot line; SDCI to confirm
		Side: 5' min, 7' average for façades greater than 40' in length	
		Rear: 10' minimum with alley	
	SMC 23.45.518 H.4	Unenclosed decks up to 18" above grade may project into required setback to lot line.	
	SMC 23.45.518 H.7	Unenclosed balconies may project a maximum of 4' into setback if at least 5' from any lot line, ≤20' in width, and separated from other balconies by at least 1/2 the width of projection	
	SMC 23.45.518 I.7	Fences ≤ 6' in height are permitted in side and rear setbacks	
	SMC 23.45.518 I.8	Retaining walls used to protect a cut into existing grade may not exceed the minimum height necessary to support the cut or 6' above the low side, whichever is greater. If retaining wall is greater than 6', open guardrail of no more than 42" may be placed on top of the it.	
Amenity Area (Apartments)	SMC 23.45.522 A	1. 25% of lot area	
		2. Minimum of 50% of required amenity area to be located at ground level and shall be common	
	SMC 23.45.522 D	1. All units shall have access to a common or private amenity area	
		2. In LR zones, amenity area shall not be enclosed within a structure	
		4. No minimum for private amenity areas, except if abutting non-street side lot line.	No private amenities abut side lot lines
		5.a No common amenity may be less than 250-sf in area or 10' in length.	
		5.b At least 50% of common amenity area provided at ground level must be landscaped	
		5.c Common amenity at ground level shall be accessbile to all apartment units.	
Landscaping Standards	SMC 23.45.524 A.2.a	Green Factor score of 0.6 or greater is required	
	SMC 23.45.524 B.1	Street trees required	
Structure Width + Façade Length	SMC 23.45.510 D	Maximum structure width = 150'	
	SMC 23.45.527 B.1	Maximum façade length within 15' of a lot line that fronts neither a street nor an alley shall not exceed 65% of length of lot line	±78' of north façade length may be within 15' of lot line
Light and Glare Standards	SMC 23.45.534 A	Exterior lighting shall be shielded and directed away from adjacent properties.	
Surface Parking Location	SMC 23.45.536 B.2	a. Surface parking may be located anywhere except 1) between prinicpal structure + lot line; 2) in required front or side street setback; 3) Within 20' of any street lot line. b. If accessed off of alley, surface parking may be located anywhere within 25' of an alley lot line, provided it is no closer than 7' to any street lot line.	
Parking Access	SMC 23.45.536.C	1. Alley access required if improved and Director determines alley access is feasible and desireable.	
		5. Access to required barrier free parking space that meets standard of SBC Chapter 11 may be from the street where alley access would othersiwe be required if providing access from the alley would reduce accessibility to dwelling unit for persons w/ disabilities.	
Pedestrian Access + Circulation	SMC 23.53.006 C.2	In urban villages, sidewalks and curbs that do not comply with the Right-of-Way Improvements Manual shall be brought into compliance.	Sidewalk and planting strip improvements required per PAR
Alley Improvements	SMC 23.53.030 Table A	Minimum width for Existing Alley = 16 feet for LR3 zones	1' alley dedication is required per SMC 23.53.030 F.1
Parking Requirement	SMC 23.54.015, Table B, II.M	Parking not required for residential uses within urban villages located within a frequent transit area.	
Bicycle Parking	SMC 23.54.015, Table D, D.2	Long term: 1 per dwelling unit, short term: 1 per 20 dwelling units	
Solid Waste Storage	SMC 23.54.040, Table A	225-sf of shared storage space required for 16-25 dwelling units	
	SMC 23.54.040 D	Minimum horizontal dimension = 12' for developments with more than 9 units	
	SMC 23.54.040 F.1	For 2 cu yd containers, max access ramp = 6%, max distance to collection location = 50'	
MHA Requirements	SMC 23.58C	Payment option: $24.05/SF	
		Performance option: 7% of units must be affordable	


1
7
D
A
33'-0" TO R.O.W. CL
5'-8"
99'-8"
14'-8"
7'-0" TO ALLEY CL
22'-2 1/2"
43'-11 1/2"
33'-6"
1808 14TH AVE E
TOWNHOUSE
1806 14TH AVE E
TOWNHOUSE
N89°32'25"W 120.0'
EXIT
POWERLINE SET BACK
ALLEY DEDICATION
7'-9 1/2"
7'-6"
EXIT
N00°28'27"E 60.42'
1410 E HOWELL ST
PROPOSED 5-STORY
APARTMENT BUILDING
14TH AVE E
46'-11 1/2"
ALLEY
N00°28'27"E 61.94'
HIGH-VOLT POWERLINE
ENTRY
5'-8"
ENTRY
N88°48'46"W 120.01'
33'-0" TO R.O.W. CL
E HOWELL STREET
0'
8'
16'
32'

PRIORITY DESIGN GUIDELINES

CONTEXT + SITE

*Denotes Capitol HIll Neighborhood Design Guideline

CS2 Urban Pattern + Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces and open spaces in the surrounding area.

CS2.A2 Architectural Presence: *Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context. Buildings that contribute to a strong street edge, especially at the first three floor are particularly important to the creation of a quality public realm that invites social interaction.*

CS2.B2 Connection to the Street: *Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.*

CS2.C1 Corner Sites: *Corner sites can serve as gateways or focal points. Consider using a corner to provide extra space for pedestrians and a generous entry.*

CS2.D5 Respect for Adjacent Sites: *Respect adjacent properties with the design and site planning.*

***CS2.2 Respond to Different Streets:** For buildings that are located on a corner, each street frontage should receive individual and detailed site planning and architectural design treatments that complement any positive, respective, established streetscape character.*

CS3 Architectural Context + Character

Contribute to the architectural character of the neighborhood.

CS3.A4 Evolving Neighborhoods: *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.*

***CS3.1.b Fitting Old and New Together**: Foster the eclectic mix of architectural design and form on the block and throughout the neighborhood. Encourage the use of new architectural concepts as they emerge.*

RESPONSE:

The preferred scheme establishes a strong corner presence with the lobby and semi-public covered outdoor space creating an inviting entrance to the building. The proposal comfortably buffers the sidewalk environment from the residential units by lofting all dwelling units above the street level and locating semi-public uses (lobby, bike room, amenity spaces) at the first floor. Locating the narrower façade width along 14th Avenue and the longer façade along E Howell is consistent with existing patterns of both streets pursuant and allows for more “breathing room” between the new building and the neighboring townhouses to the north.



Covered Semi-Public Zone with Sidewalk-Fronting Bench

PUBLIC LIFE

*Denotes Capitol HIll Neighborhood Design Guideline

PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

PL1A.1 Enhancing Open Space: *Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.*

PL1.A2 Adding to Public Life: *Seek opportunities to foster human interaction through an increase in the size and/or quality of project related open spaces available for public life. Consider features such as widened sidewalks, recessed entries, or other amenities…*

PL1.B3 Pedestrian Amenities: *Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.*

***PL1.1.b.2 Enhance Open Space Connections:** Design sidewalk ROW and private space adjacent to the ROW to prioritize both pedestrian circulation and environmental sustainability. Use planters, seating, and landscape to provide an inviting, attractive, and safe streetscape for pedestrians while ensuring adequate space for pedestrian circulation.*

***PL1.3.c.2 Pedestrian Amenities:** Provide functional pedestrian amenities such as benches.*

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2.A1 Access for All: *Provide access for people of all abilities in a manner that is fully integrated into the project design.*

PL2.B1 Eyes on the Street: *Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.*

PL2.B3 Street-Level Transparency: *Ensure transparency of street level uses (for uses such as nonresidential uses or residential lobbies), where appropriate…*

PL2.C1 Weather Protection Locations and Coverage: *Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity…*

PL2.C2 Weather Protection Design Integration: *Integrate weather protection into the design of the structure as a whole.*

***PL2.3.b Weather Protection:** Focus weather overhead weather protection around residential entries. Extend far enough from the building to provide shelter for 4-6 people to comfortably gather near the building entries.*



Transparent Lobby with Expanded Entry Porch

PL3 Street-Level Interaction

Encourage human interaction and activity at street-level with clear connections to building entries and edges.

PL3.A1 Entries: *Design primary entries to be obvious, identifiable, and distinctive… Common entries to multi-story residential buildings need to provide privacy and security for residents, but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi private space are recommended.*

PL3.A2 Ensemble of Elements: *Design the entry as a collection of coordinated elements include the door, overhead features, ground surface, landscaping, lighting, and other features.*

PL3.B1 Security and Privacy: *Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.*

PL3.B4 Interaction: *Provide opportunities for interaction among residents and neighbors.*

***PL3.1.b Entries:** Design primary entries to multi-family buildings to be an architectural focal point.*

RESPONSE:

The existing building is not served by an elevator, significantly limited the accessibility of the site. The proposed structure will be fully accessible. The preferred alternative enhances accessibility by situating the access van space off 14th Avenue, immediately adjacent to the lobby. The entry will be prominent and identifiable with a glassy lobby supplying “eyes on the street” and serving as a focal point. The first floor is entirely semi-public and will be recessed back from the overhanging structures creating an expanded outdoor gathering zone that is protected from the rain. Benches and planting will enhance the sidewalk edge and provide a pedestrian amenity. All apartments overlook E Howell Street and most include balcony space providing additional eyes on the street.



Integrated Balconies , Human Interaction + Eyes on the Street

DESIGN CONCEPT

*Denotes Capitol HIll Neighborhood Design Guideline

DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2.A Massing: *1) Arrange mass of the building taking into consideration the characteristic of the site and proposed uses of the building and its open spaces; 2) Use secondary architectural elements to reduce the perceived massing of larger projects.*

DC2.B Architectural and Façade Composition: *1) Design all building façades considering the composition and architectural expression of the building as a whole*

DC2.C1 Visual Depth and Interest: *Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.*

DC2.D Scale and Texture: *1) Incorporate architectural features, elements, and details that are of human scale into the building façade… 2) Design the character of the building, as expressed in the form, scale and materials, to strive for a fine-grained scale, or "texture"…*

***DC2.3.a Visual Depth and Interest:** Projecting balconies, recessed decks, and legibly-recessed, well detailed windows are desirable.*



Identifable Entrance with Rain Coverage, Quality Material + Detailing

DC3 Open Space Concept

Integrate open space design with the design of the buildings so that each complements the other.

DC3.A1 Interior / Exterior Fit: *Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.*

DC3.B4 Multifamily Open Space: *Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.*

DC3.C2 Amenities / Features: *Create attractive outdoor spaces suited to the uses envisioned for the project.*

***DC3.1.a Ground Level Open Space:** Consider providing multi-use open space that can be enjoyed from the adjacent sidewalk.*

DC4 Exterior Elements + Finishes

Use appropriate and high-quality elements and finishes for the building and open spaces.

DC4.A1 Exterior Finish Materials: *Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.*

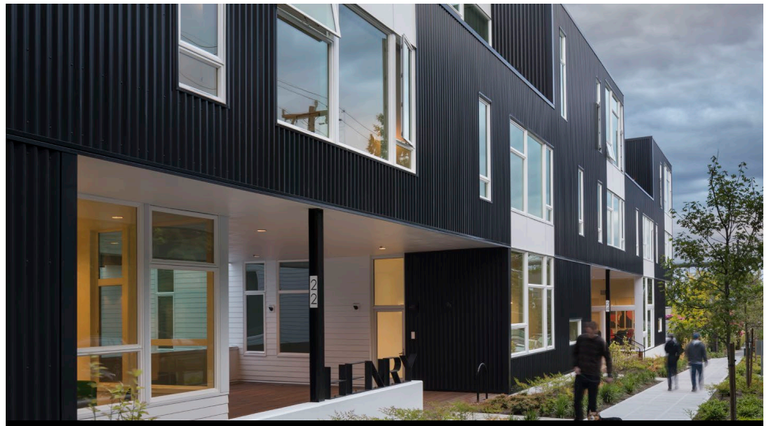
***DC4.1 Exterior Materials:** b) Choose traditional or modern materials that are durable, high quality, maintainable…; c) Materials that have texture, pattern, or color and are attractive even when viewed up close and lend themselves to high quality detailing are encouraged.*

RESPONSE:

Informed by the mid-century sensibility of neighboring buildings, the preferred scheme presents a well-conceived, legible massing that is expressive of the building organization. A recessed first floor featuring a high level of transparency will identify the semi-public portion of the building. Integrated balconies and light courts, which will be visible from the street, serve as systematic articulations that give scale and depth to the upper-level mass. Dynamically arranged windows and high-quality siding material will create additional pattern and texture. The palette will be simple with an emphasis on building wholeness and cohesiveness and limited material shifts.



Legibility, Wholeness + Simple Palette



Quality Material with Texture + Scale: Corrugated Metal



Quality Material with Texture + Scale: Oko Skin GFRC Panel



Quality Material with Texture + Scale: Charred (Shou Sugi Ban) Wood Siding



MASSING ALTERNATIVE 1

Description
Massing Alternative 1 is configured with dwelling units oriented east and west. Average grade and the resulting height limit are split to allow the structure to step down the hill. The lobby is located at the northwest corner off of 14th Avenue. First floor dwelling units are elevated at least 4' above sidewalk level to provide adequate buffering between the public and private realm. Parking for five vehicles is accessed directly from the alley. Alternative 1 is compliant with the Seattle Municipal Code.

Program
- 22 Apartments
- Average Unit Size: 552-SF
- Unit Mix: 32% Studios / 68% One Bedrooms
- Gross Floor Area: 16,865-GSF
- FAR Utility: 100%
- Parking: 5 Spaces

Advantages
- Manages scale – broken into two masses, steps down with grade
- Elevates private spaces above street level for buffer
- Maximizes parking off alley
- Lower roof = good location for roof deck amenity

Challenges
- East / West Orientation turns side to Howell Street
- Minimal opportunities for sidewalk engagement along Howell Street
- Fewer units than preferred scheme
- Too many studios



MASSING ALTERNATIVE 2

Description
Massing Alternative 2 orients units toward the west and south, relating better to the two streets. An entry court along E Howell separates the building into a west-oriented mass and a south-oriented mass. The lobby is tucked under the south-oriented mass and accessed from the court. Residential units in the west-oriented tower extend nearly to grade presenting challenges with buffering from the sidewalk zone. Parking for five vehicles is accessed directly from the alley. Alternative 2 requires a departure from the SMC standard for façade length along a side lot line.

Program
- 22 Apartments
- Average Unit Size:609-SF
- Unit Mix:23% Studios / 67% One Bedrooms / 4% Two Bedrooms
- Gross Floor Area: 17,644-GSF
- FAR Utility: 100%
- Parking: 5 Spaces

Advantages
- Units are oriented west and south – good daylight, views, and relationship to sidewalks
- Lobby and courtyard create semi-public zone along Howell Street
- Maximizes parking off alley

Challenges
- Street level units lack buffer to sidewalk
- Street level corner condition is awkward
- West is heavy, out of scale
- Fewer units than preferred scheme
- Too many studios
- Requires departure for façade length along north property line



MASSING ALTERNATIVE 3 (STAFF SUPPORTED)

Description
Massing Alternative 3 elevates all dwelling units above the first floor, creating a semi-public ground level. This strategy provides a comfortable buffer between residential uses and sidewalk activity and affords opportunities for common areas to interface with the public realm. All units are oriented south, fronting E Howell Street. A pair of small courtyards allow for mid-block units to be true one-bedroom units. Longer massing along the south side optimizes solar exposure and "eyes on the street" but precludes the inclusion of off-street parking. Alternative 3 is compliant with the Seattle Municipal Code.

Program
- 24 Apartments
- Average Unit Size: 530-SF
- Unit Mix: 100% One Bedrooms
- Gross Floor Area: 18,310-GSF
- FAR Utility: 100%
- Parking: None

Advantages
- Residential units are elevated above the first level creating semi-public street level
- Corner is activated at the first floor by lobby and covered porch
- All units orient towards south – good for sunlight and "eyes on the street"
- Open-air light courts and balconies = façade opportunity
- Maximizes number of units and optimizes the unit mix
- Maximum number of balconies
- Narrow 14th Avenue façade provides buffer to neighbor

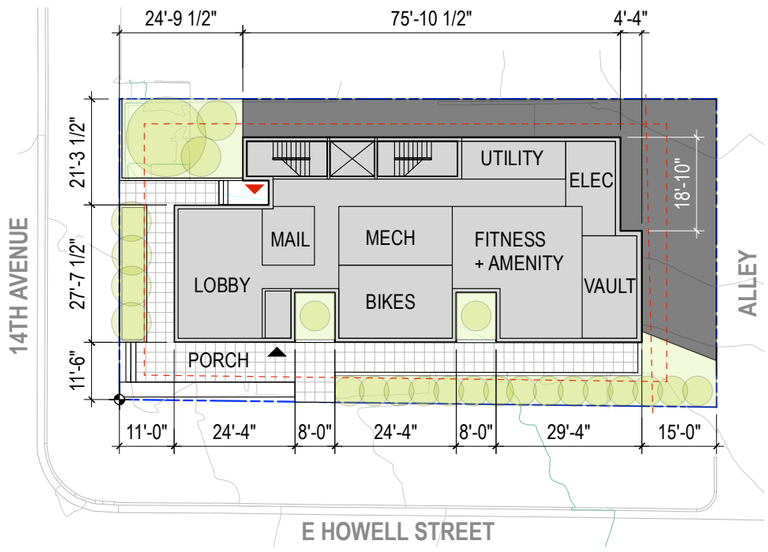
Challenges
- No parking



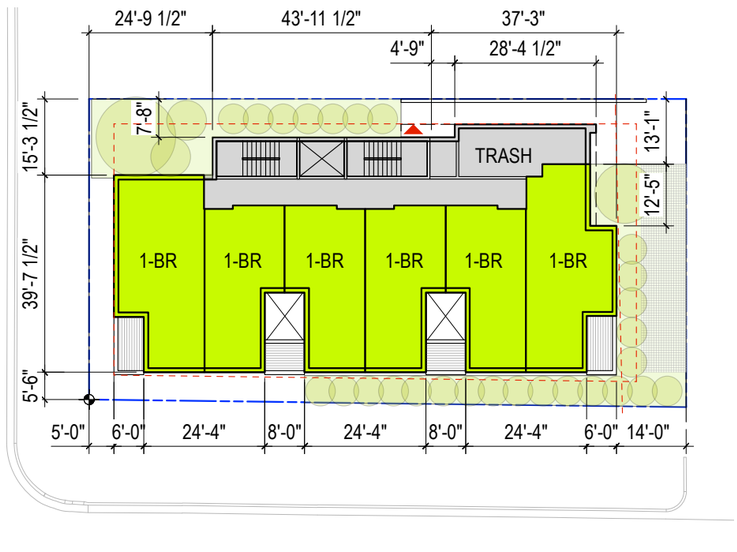
West Elevation from across 14th Avenue



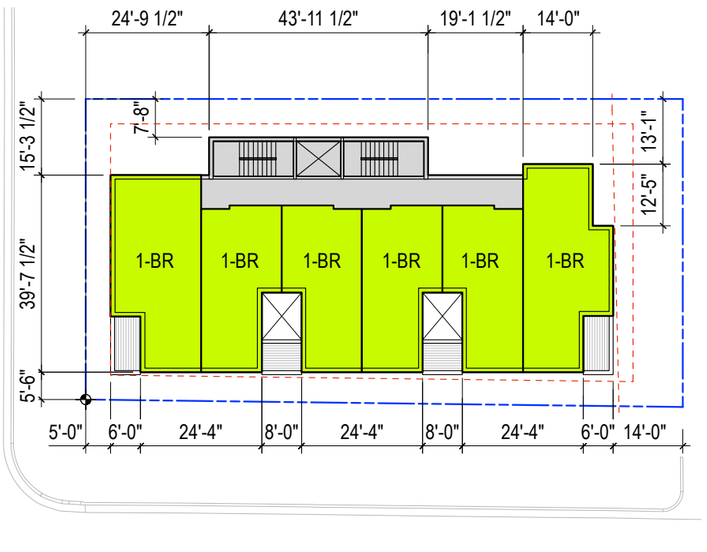
View Looking West down E Howell Street



FIRST FLOOR



SECOND FLOOR



TYPICAL UPPER FLOOR

30 FT

N

RESPONSE TO EARLY DESIGN GUIDANCE

1. ***Massing Options**: Staff appreciates the three distinct and plausible site development options and supports the development of the applicant's preferred massing alternative 3. Moving forward, Staff recommends developing Massing Alternative 3, with the following guidance:*

a. *Although the four-story mass facing E Howell St does not step down in response to the topography, as Massing Alternative 1 proposes, Staff appreciates how Massing Alternate 3 successfully creates a strong and clear architectural response to the site. This contemporary approach allows for the four-story rectangular mass to float over the wedge shaped first floor, creating a dynamic tension between the two parts. The recessed first floor, with an implied high level of transparency, and the deep recessed decks along the street frontages successfully mitigate the height, bulk, and scale of the building as perceived from E Howell St and 14th Ave. CS2-A-2, CS2-B-1, CS2-C-1, CS2-D, DC2-A*

DESIGN RESPONSE
The proposed design builds upon the Alternative 3 massing strategy.

b. *Staff supports the overall orientation of units toward E Howell St to take advantage of solar exposure and locating the vertical circulation cores on the north side of the building. Staff recommends that the applicant continue to study the height of the vertical circulation cores to further minimize the visual impacts on the adjacent properties to the north. In addition, focus more attention on the northwest corner and design it to relate better to the existing context to the north. CS2-D, DC2-A*

DESIGN RESPONSE
The height of the circulation core is driven by the minimum required elevator overrun height. The core has been pushed to the east to allow a larger courtyard and more fenestration at the northwest portion of the site. This courtyard is located adjacent to the bedroom and living room windows of the townhouse immediately north of the project.

c. *Staff supports solid waste storage as proposed from the alley. Maintain this single-story massing element at the rear of the building and continue to develop the massing so that it is an integral part of the building. DC1-C*

DESIGN RESPONSE
Design proposal is consistent with this guidance. Refer to page-52 of this packet for the SPU-approved solid waste storage plan.

2. ***Façade Design and Material Treatment:***

a. *Staff appreciates the clear massing and modulation approach implied on the various perspectives associated with Massing Alternative 3 on pages 30 and 31, and the design opportunities called out on page 33 of the EDG packet. Continue to demonstrate how the various parts of the form will be composed using fenestration, extent of glazing, integrated balconies, and other secondary architectural elements. DC2-B-1, DC2-C-1, DC2-C-2*

DESIGN RESPONSE
The elevational and massing strategies implied by Alternative 3 in the Early Design Guidance Packet have been carried forward and advanced. Integrated balconies and embedded light wells create a layered expression that is reinforced by primary and secondary exterior materials. The shifting window arrangement adds dynamism to the façade without compromising the building cohesiveness. Large expanses of glass storefront at the first floor combined with a continuous six-foot setback relative to the upper levels allows the residential mass to float above ground level.



EDG Massing Alternative 3: The four-story mass floats over the wedge shaped first floor

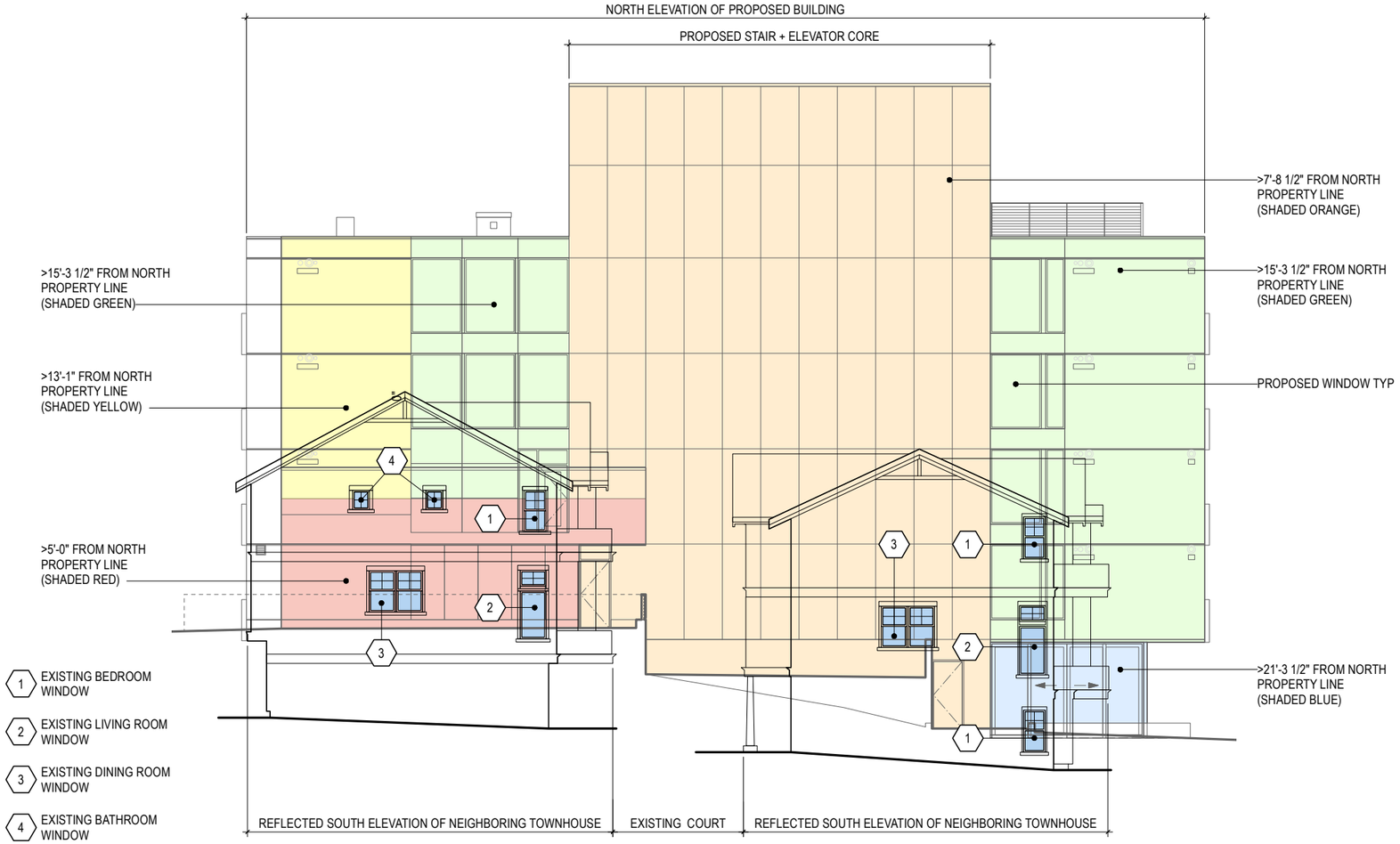


Integrated balconies create a layered façade, while dynamically arranged windows animate the building mass without compromising the cohesiveness

b. Staff notes that the north side of the building will be highly visible for some time and there appears to be little articulation. Staff strongly recommends the applicant to pay special attention to the articulation and material application to ensure that it is well- proportioned and addresses the scale difference between the buildings to the north and the large expanse of blank wall. Consider including recessed decks at the northwest corner and sliding the vertical circulation core to the east to allow for windows on each side, letting light into the corridor. CS2-D-3, DC2-B, DC2-D

DESIGN RESPONSE

The core has been moved to the east to allow for a more gracious courtyard adjacent to the townhouse immediately north of the project. The move also allows for additional fenestration on the north façade consistent with the design guidance. The presence of the elevator and stair tower will be largely obscured by mature street trees that line 14th Avenue.





Mature street trees will obscure the presence of the elevator and stair tower



Moving the core to the east allows for a gracious courtyard and addtional windows

RESPONSE TO EARLY DESIGN GUIDANCE

c. Staff strongly recommends the development of well-proportioned facades that include the use of smaller-scaled high-quality materials. The façade design should limit the use of large, flat panel materials void of texture and should include a level of visual interest and residential character on all facades of the project, like the precedent images provided on page 33 of the EDG packet. DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, DC4-1

DESIGN RESPONSE
As the attached renderings illustrate, the design proposal is consistent with this guidance. The proposed primary material is Glass Fiber Reinforced Concrete (GFRC) Slats in a dark grey color. The slats are supplied in three different textural finish creating a variegated quality. Along the south elevation the slat orientation alternates between vertical and horizontal, a nod to the façade of the existing building that currently occupies the site. The secondary material is Fiber Cement Panel (FCP). In order to reflect light in the light wells, the FCP will be painted white. The primary and secondary materials interact in a manner that reinforces the overall massing strategy.

3. Ground Floor, Street Edges:

a. Staff is intrigued by the implied highly transparent first floor and how this condition could accent the contemporary architectural massing approach. Moving forward, thoughtfully develop the first floor uses to maximize the amount of glazing along E Howell St and 14th Ave. A highly transparent 3-sided lobby is crucial to reinforce the floating concept of the mass at the west end. CS2-D-5, DC2-B-1, DC2-C-1, DC2-D-1

DESIGN RESPONSE
The design proposal is consistent with this guidance. First floor uses are generally communal in nature, including the three-sided corner lobby, bike storage, and a fitness room. Full transparency will be provided at the lobby and fitness room. Obscured (translucent) glass will be used at the bike room for security purposes.

b. Staff acknowledges that the larger setback along the south property line provides a gracious circulation path from 14th Ave continuing along E Howell St and reinforces the overall massing concept, but Staff is concerned that as the path becomes more subterranean relative to the sloping sidewalk, the quality of the space could be compromised. In conjunction with item 3.a above, Staff recommends that the applicant further study how the first-floor spaces interact with this path and how lighting can be used to alleviate safety concerns. CS2-D-3, PL1-B-1, PL2-B, PL3-A, PL3-B,

DESIGN RESPONSE
A ten-foot-wide patio has been located along E Howell St at the “deep end” of the first-floor setback, providing an outdoor component for the adjacent fitness room. A 6-foot-tall wall along the perimeter of this patio provides security and privacy for this space, but still allows ample daylight into the amenity room. Sliding glass doors allow for the interior space to spill out onto the patio. An open guard mounted to the top of the perimeter wall affords additional security without reducing the access to daylight. Soffit lighting and landscape lights will supplement the glow from the interior amenity space to create a safe and well-lit environment.



Well-proportioned façade including use of smaller-scaled high-quality materials



Existing building façade detail


Tranparency at the first floor lobby + multi-purpose room


Section perspective through Fitness Room + Court



Section perspective through open light court



Entry porch with two-sided bench along sidewalk edge



Lobby as "Lantern on the Corner"

c. Staff conceptually appreciates the applicant's inclusion of open light wells behind the recessed balconies that align with the planted recesses at the first floor along E Howell St. Provide architectural diagrams, sections, and vignettes that illustrate how light and rain will reach the planted area, how the first-floor spaces will interact with them and clarify if these light wells will be used for natural ventilation. CS1-B, DC1-A, PL1-1

DESIGN RESPONSE
The light wells are open to the sky and partially open to the south, which will allow light and moisture to reach ground level planting. These courts will be painted a light color to maximize the bounce of daylight from above and from the south. While access to ventilation will be provided with operable bedroom windows off the courts, the primary ventilation system for the units will be a mechanical ERV system as required by the Energy Code. At the first floor, the vestibule, the fitness room and "laptop credenzas" located along the corridor will look out onto the landscaped courts.

d. Staff supports the idea of a porch at the corner of E Howell St and 14th Ave but is concerned that the area dedicated as 'porch' is mostly circulation space leading to the main residential entry. Staff recommends that the applicant continue to study this area to include the potential for seating areas at both the first-floor level and the sidewalk. PL1-B-3, PL3-B-4

DESIGN RESPONSE
The west steps that access the porch have been narrowed to remove circulation from the "seating" zone of the porch. At three feet in depth, the bench is two-sided supporting seating on the porch side and on the sidewalk side.

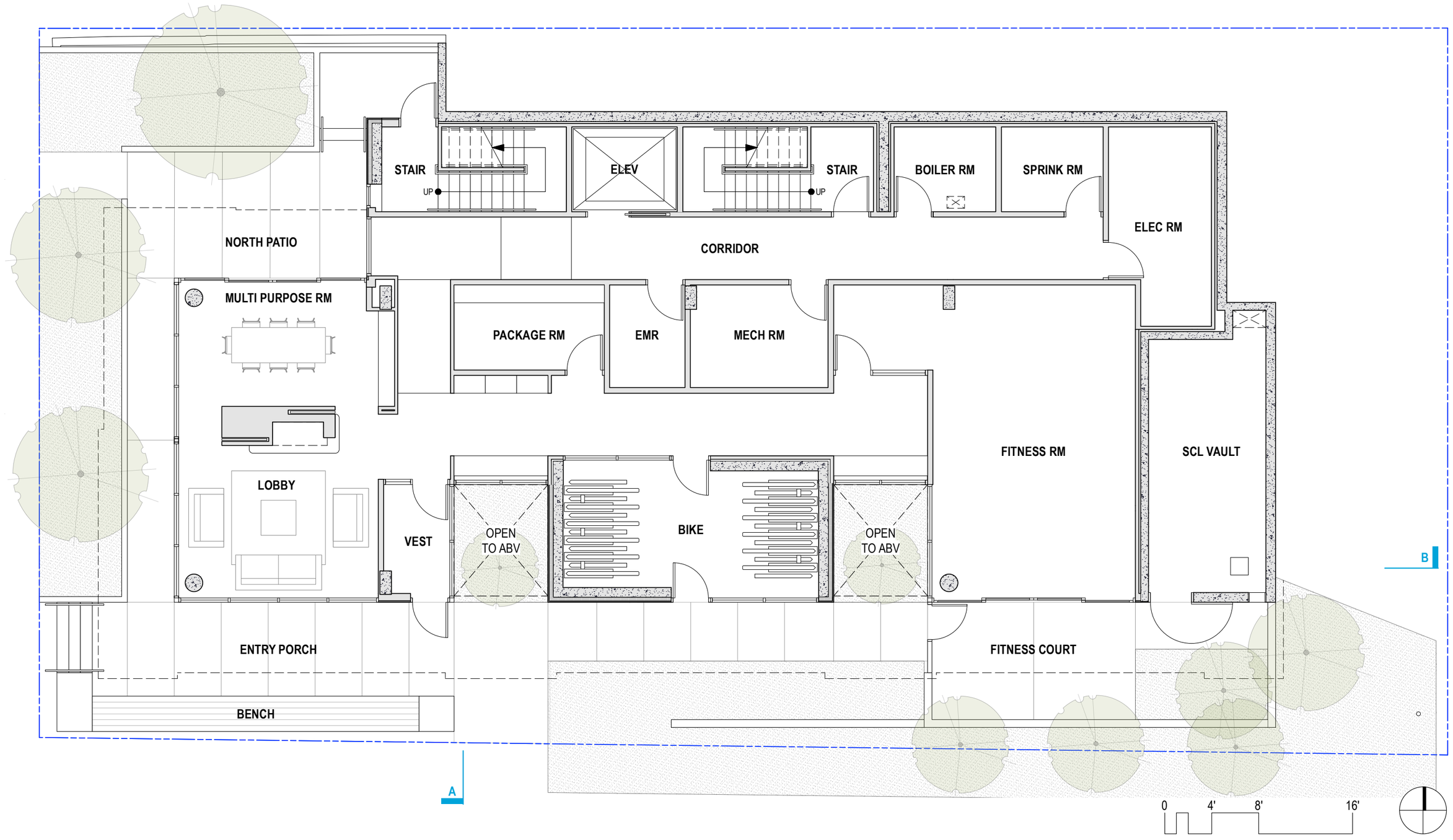
e. Continue to develop the landscape design. Special attention should be given to the differentiation between spaces using varied planting types, heights, and hardscape material choices. Design all planted areas to be open to the sky and minimize the need for irrigation. PL1-B, DC4-4

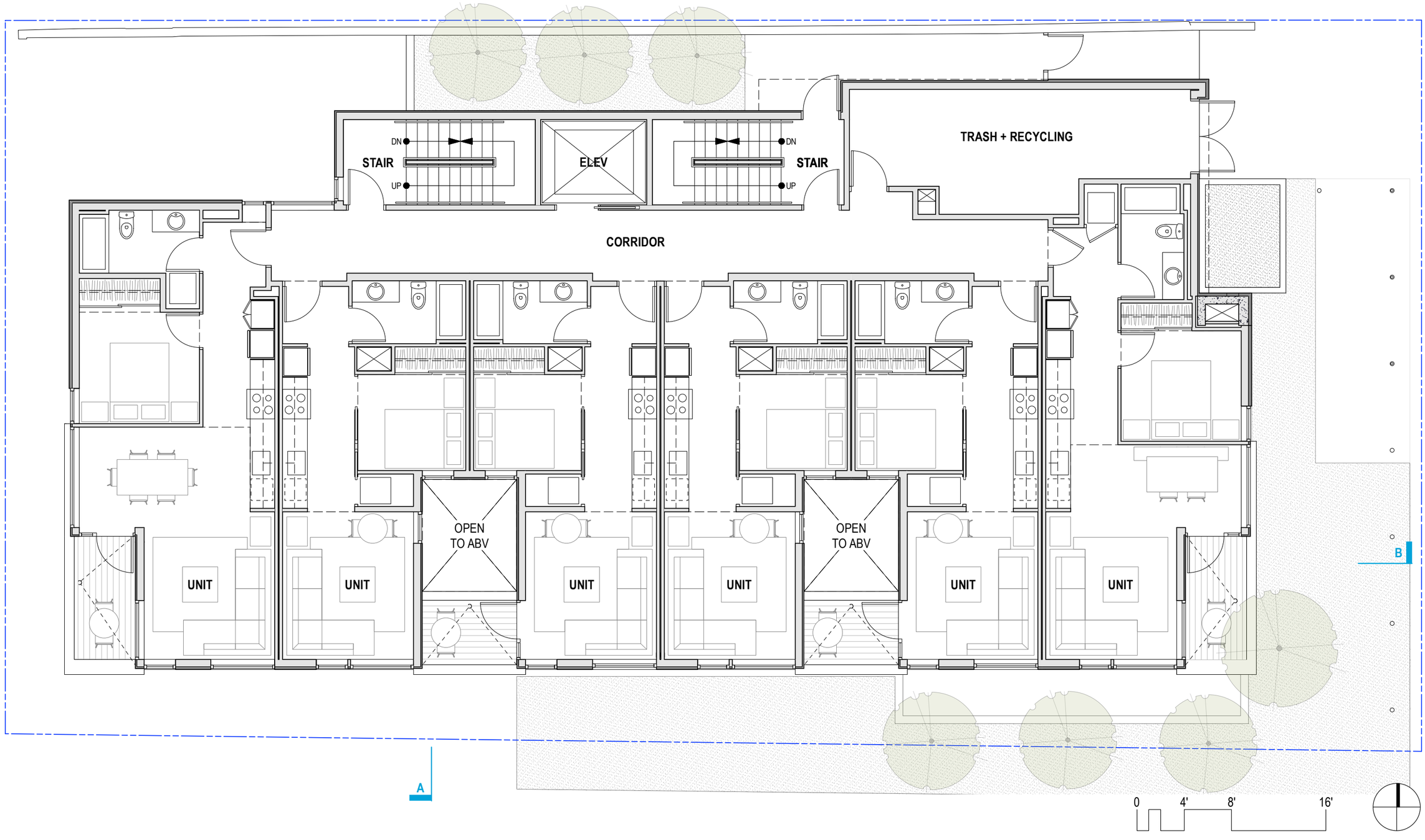
DESIGN RESPONSE
Design proposal is consistent with this guidance.

f. Lighting of the ground plane, the first floor, and the recessed balconies/light wells will be critical to reinforcing the architectural massing concept as well as accent modulation. Provide a lighting plan and views from various locations showing how the design will utilize lighting to enhance the design at night while being cognizant of light overflow to adjacent properties. DC4-2-D

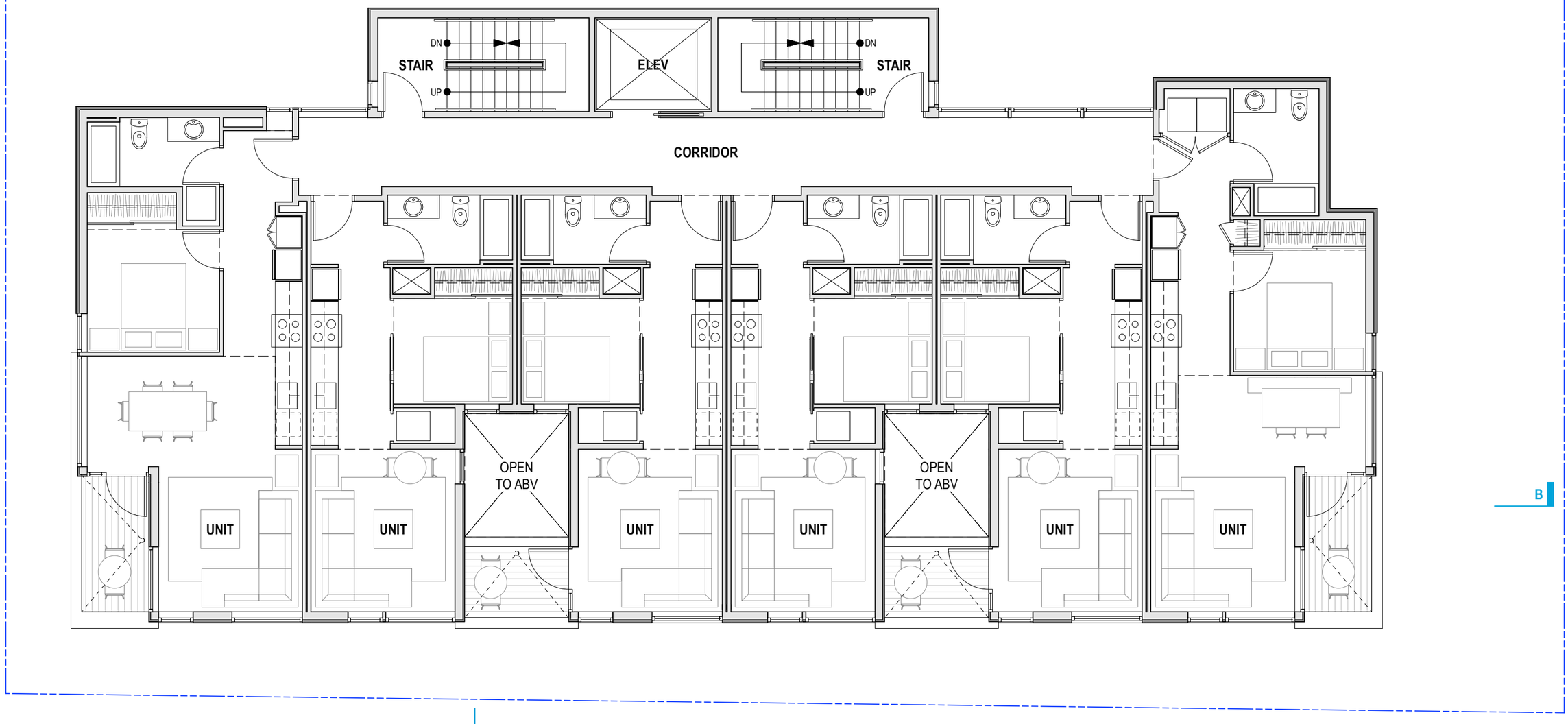
DESIGN RESPONSE
Refer to lighting concept plan on page-51 of this packet.

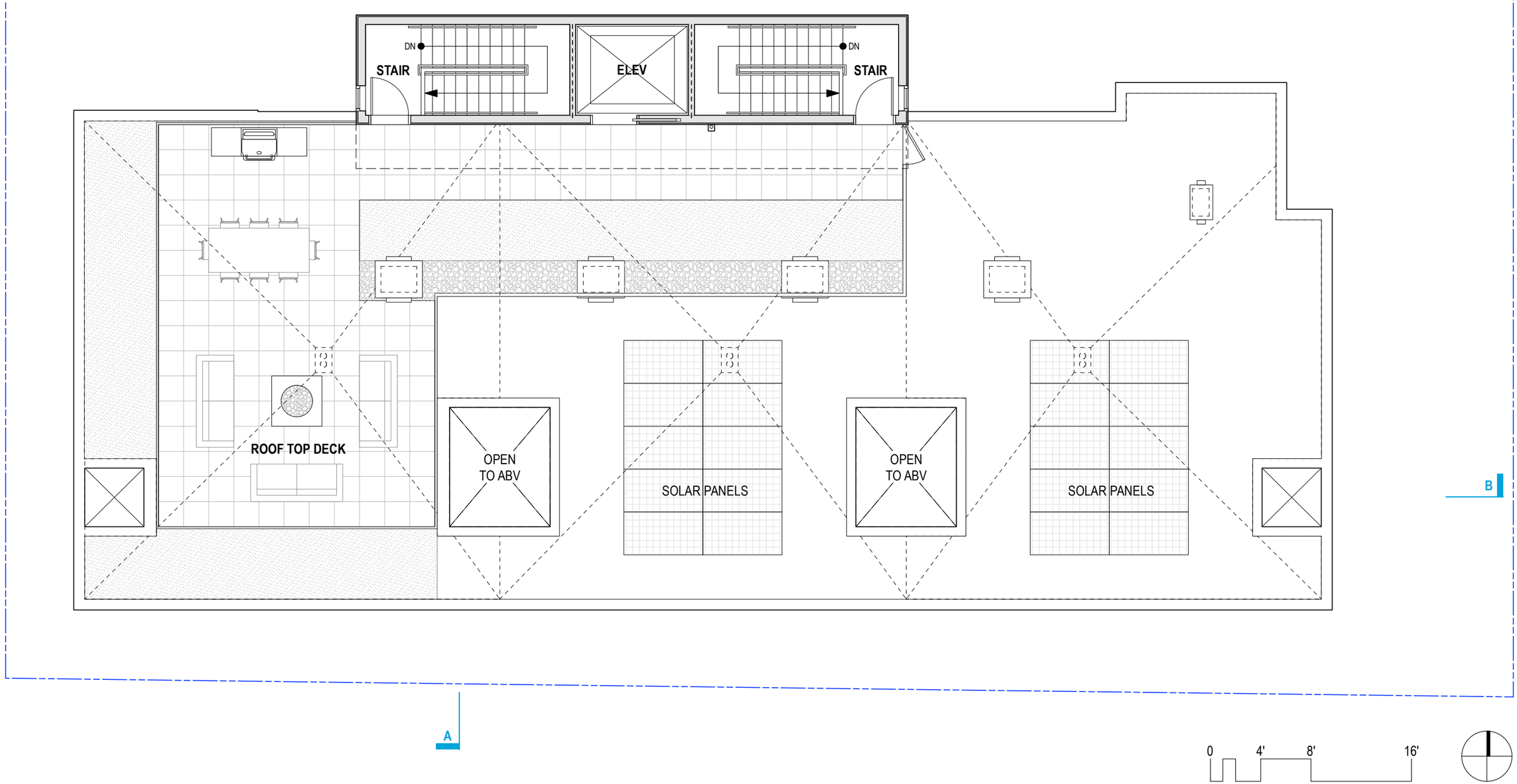
FIRST FLOOR PLAN



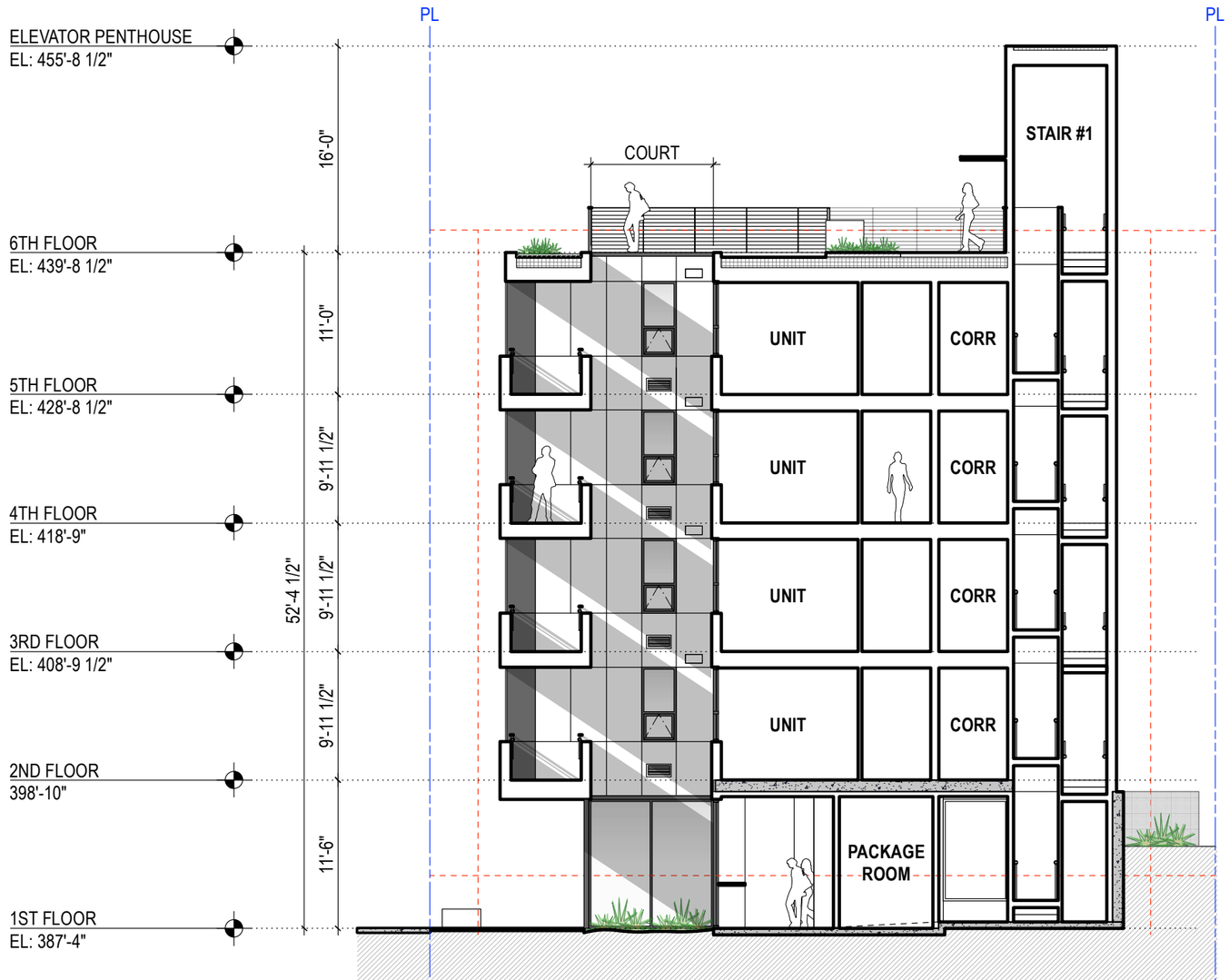

DN
STAIR
UP
ELEV
DN
STAIR
UP
TRASH + RECYCLING
CORRIDOR
OPEN
TO ABV
OPEN
TO ABV
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
A
B
0
4'
8'
16'

TYPICAL FLOOR PLAN




DN
STAIR
ELEV
DN
STAIR
ROOF TOP DECK
OPEN
TO ABV
SOLAR PANELS
OPEN
TO ABV
SOLAR PANELS
A
B
0
4'
8'
16'

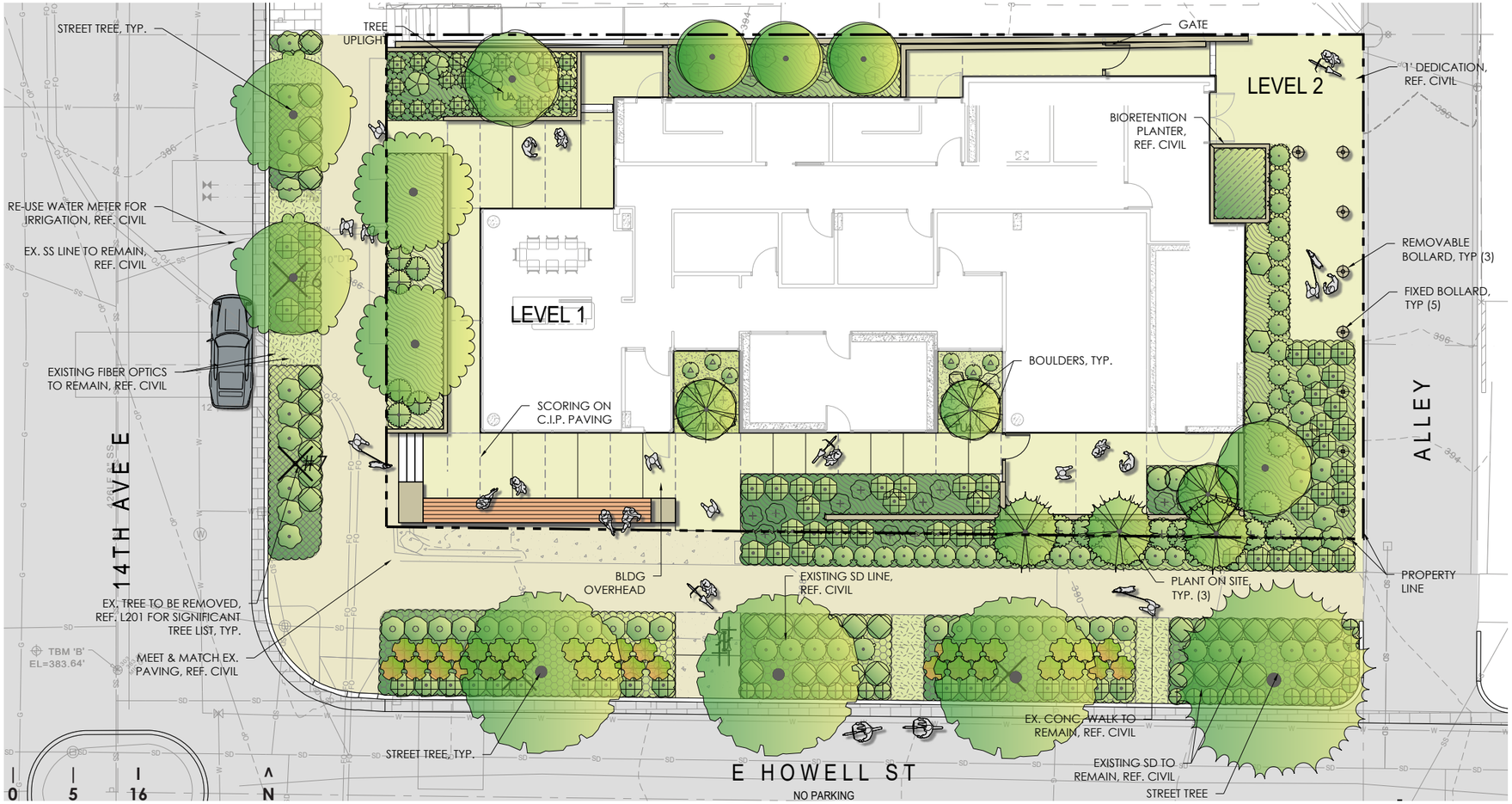
BUILDING SECTION A



0 4' 8' 16'


PL
PL
COURT
COURT
UNIT
LOBBY
VEST
BIKES
FITNESS
SCL VAULT
ELEVATOR PENTHOUSE
EL: 455'-8 1/2"
ROOF
EL: 439'-8 1/2"
5TH FLOOR
EL: 428'-8 1/2"
4TH FLOOR
EL: 418'-9"
3RD FLOOR
EL: 408'-9 1/2"
2ND FLOOR
398'-10"
1ST FLOOR
EL: 387'-4"
16'-0"
11'-0"
9'-11 1/2"
9'-11 1/2"
9'-11 1/2"
11'-6"
52'-4 1/2"

0 4' 8' 16'



MATERIALS LIST - RIGHT OF WAY

CONCRETE PAVING
PER COS STD. PLAN 420 W/ THE FOLLOWING EXCEPTIONS:
-SAND COATED EXPANSION JOINTS
-SAW CUT CONTROL JOINTS
-SCORE PER PLAN

THROUGH JOINT

ALIGN
AL

BIKE RACK
TOFINO NO SCRATCH BICYCLE RACK, SHOWN W/ 2'X6' USE ZONE, INSTALL PER MFG. RECOMMENDATIONS

MULCH
BARK MULCH,
4" DEPTH

MATERIALS LIST - ON SITE

REMOVABLE BOLLARD
REF. CIVIL

FIXED BOLLARD
REF. CIVIL

BOULDERS
CASCADE GRANITE, AVAIL. FROM MARENAKOS ROCK CENTER, 425.392.3313

(A) (5-6) SMALL BOULDERS (2 MAN), 36"X36"X24", BURY 1/3 HT

(B) (5) SMALLER BOULDERS (2 MAN), 24"X24"X24", SET ON GRADE

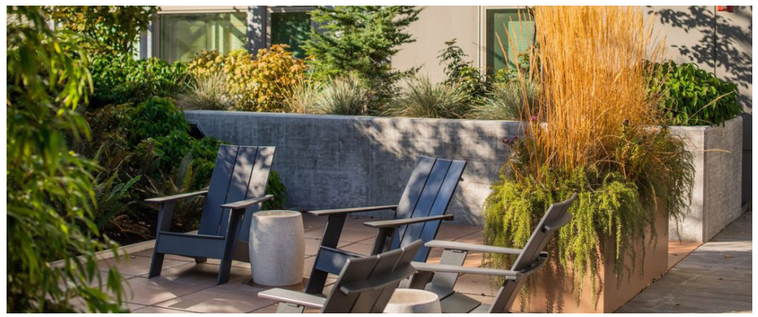
PEBBLE MULCH
7/8" DIA CLEAN-WASHED GRAVEL, AVAIL. FROM QUARRY S/E, INC., 525 SOUTH FRONT STREET, SEATTLE, WA 98108 206.522.8670,
4" DEPTH



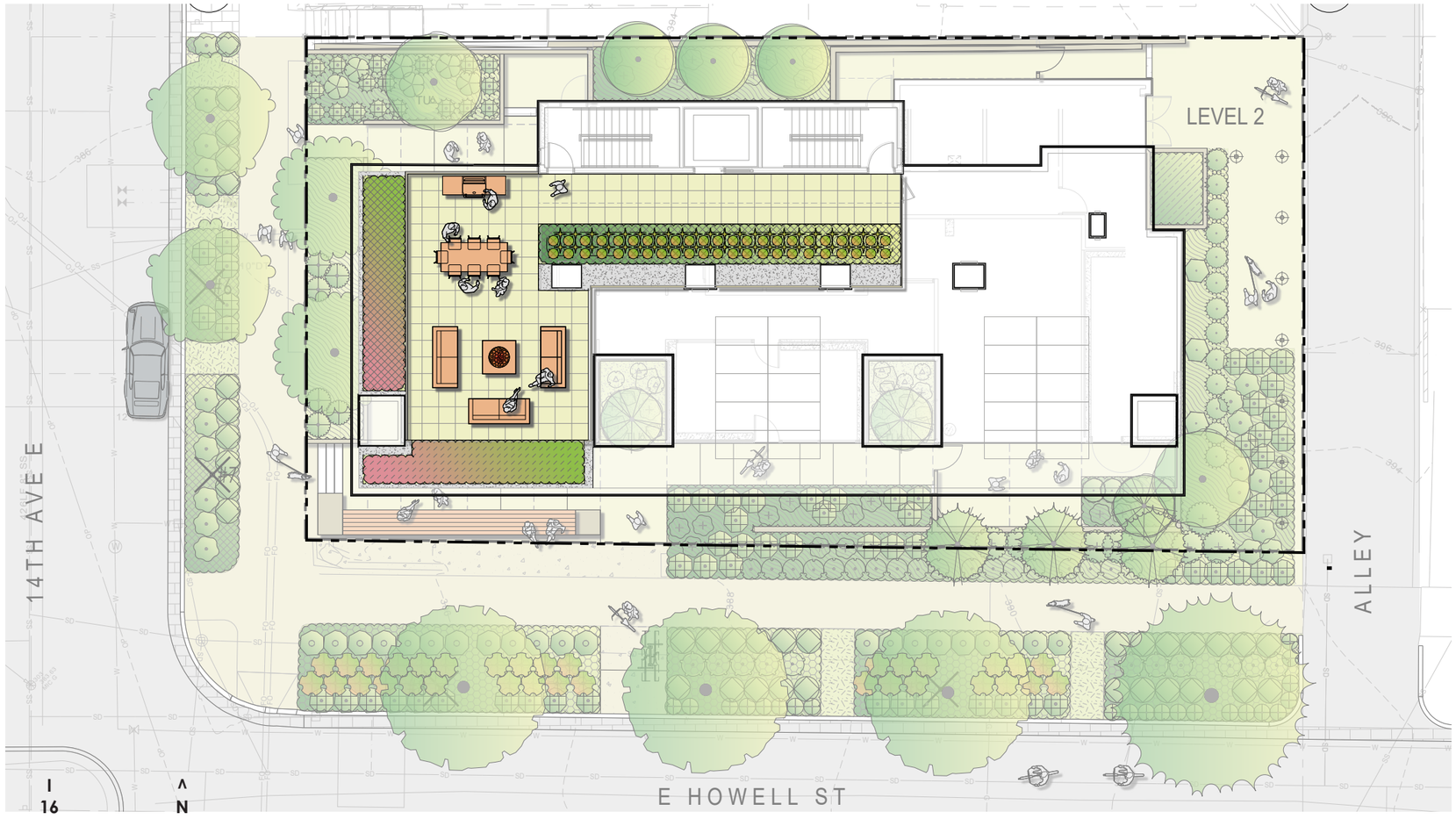
generous landscape both sides



corner steps and seating



planters frame space



MATERIALS & FINISHES LEVEL ROOF

2' X 2' PRECAST PAVERS ON PEDESTALS
ABBOTSFORD CONCRETE PRODUCTS
800.663.4091, PAVER COLOR/FINISH:
TEXADA-NATURAL, PEDESTAL SYSTEM:
APPIAN WAY BY ABBOTSFORD

GREEN ROOF PLANTING: COLUMBIA GREEN EXTENSIVE LAYERED SYSTEM W/ GROWING MEDIA AND PREGROWN SEDUM MATS, 503-327-8723

METAL EDGING
GEOEDGE ALUMINUM RESTRAINT, FINISH: BLACK DURAFLEX, AVAIL. FROM COLUMBIA GREEN TECHNOLOGIES, INC. 503.684.9123.

FENCES & GATE
REF. ARCH

GAS FIREPIT, TBD

GAS BBQ, TBD

FURNITURE BY OWNER

PLANTERS
RECTANGULAR PLANTER, FIBERGLASS
72" L X 24" W X 24" HT, WILSHIRE COLLECTION
COLOR: FLAT BLACK

SQUARE PLANTER, WILSHIRE COLLECTION, 48" L X 48" W X 36" HT
FLAT BLACK, FIBERGLASS PLANTER
BY TOURNESOL SITEWORKS 800.542.2282



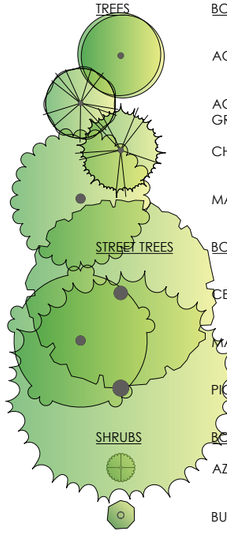
hangout spot



sedum strip with color



fire and view



TREES	BOTANICAL NAME	COMMON NAME
	ACER CIRCINATUM	VINE MAPLE
	ACER PALMATUM `SANGO-KAKU` GREEN LEAF	CORAL BARK JAPANESE MAPLE
	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS
	MAGNOLIA STELLATA `WATERLILY`	STAR MAGNOLIA
STREET TREES	BOTANICAL NAME	COMMON NAME
	STREET TREES CONCEPTUALLY APPROVED BY SDOT URBAN FORESTRY, UF RECORD	
	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE
	MAGNOLIA X `GALAXY`	GALAXY MAGNOLIA
	PICEA OMORIKA	SERBIAN SPRUCE
SHRUBS	BOTANICAL NAME	COMMON NAME
	AZALEA X `HINO CRIMSON`	HINO CRIMSON AZALEA
	BUXUS MICROPHYLLA `WINTER GEM`	GLOBE WINTER GEM BOXWOOD
	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD
	DISPOROPSIS PERNYI	EVERGREEN SOLOMON`S SEAL
	HYDRANGEA PANICULATA 'ILVOBO'	BOBO® PANICLE HYDRANGEA
	ILEX CRENATA `CONVEXA`	CONVEX-LEAVED JAPANESE HOLLY
	LONICERA PILEATA	PRIVET HONEYSUCKLE
	NANDINA DOMESTICA `MOON BAY` TM *	HEAVENLY BAMBOO
	PITTOSPORUM TOBIRA `WHEELER`S DWARF`	DWARF PITTOSPORUM
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
	POLYSTICHUM SETIFERUM	SOFT SHIELD FERN
	SARCOCOCCA HOOKERIANA HUMILIS *	SWEET BOX
	SPIRAEA BETULIFOLIA 'TOR' FULL/COMPACT	'TOR' BIRCH LEAF SPIREA
	SPIRAEA X BUMALDA `DENISTAR`	SUPERSTAR SPIREA
	TAXUS X MEDIA `DARK GREEN`	DARK GREEN ANGLO-JAPANESE YEW
	VIBURNUM DAVIDII	DAVID VIBURNUM
	VIBURNUM X BODNANTENSE `DAWN`	VIBURNUM
LARGE SHRUBS	BOTANICAL NAME	COMMON NAME
	CAMELLIA SASANQUA 'SHISHI GASHIRA'	SHISHI GASHIRA CAMELLIA

STREET TREES



Magnolia 'Galaxy'
'Galaxy' Magnolia



Cercidiphyllum japonicum
Katsura Tree



Picea omorika
Serbian Spruce

ONSITE TREES



Acer circinatum
Vine Maple



Acer palmatum 'Sango Kaku'
Coral bark Japanese Maple



Chamaecyparis obtusa
Hinoki cypress



Magnolia stellata
Star Magnolia

SHRUBS



Camellia 'Shishigashira'
'Shishigashira' Sasanqua Camellia



Rhododendron 'Hino Crimson'
'Hino Crimson' Azalea



Buxus japonica 'Winter Gem'
'Winter Gem' Japanese Boxwood



Cornus sericea 'Kelseyii'
Kelsey Redtwig Dogwood



Pittosporum 'Wheeler' Dwarf'
Japanese Mock Orange



Polystichum setiferum
Soft Shield Fern



Spiraea x bumalda 'Denistar'
Superstar Spirea

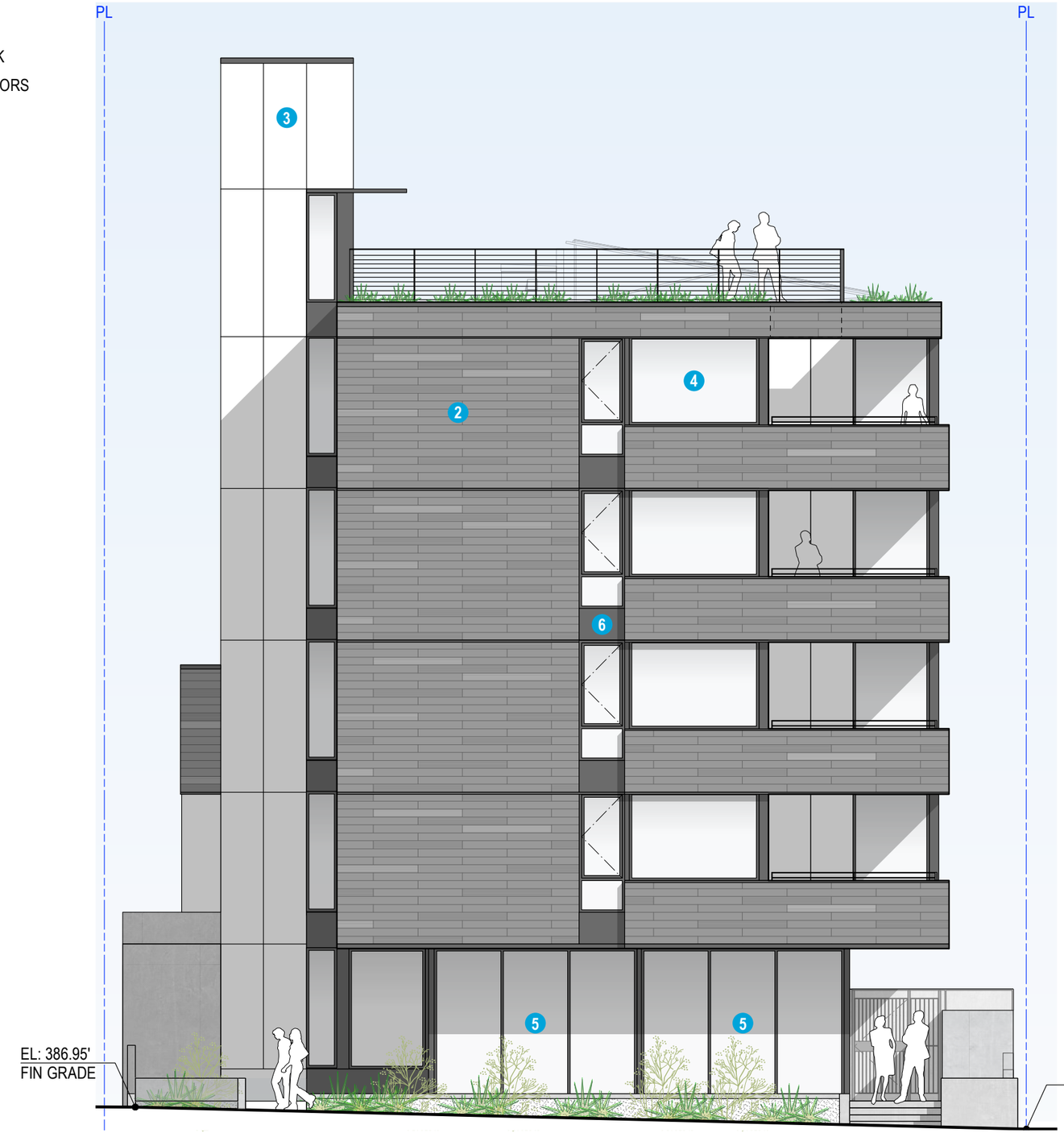


Viburnum bodnantense 'Dawn'
Dawn Viburnum

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WEST ELEVATION

1. VERTICAL GRFC // ANTHRACITE
2. HORIZONTAL GRFC // ANTHRACITE
3. FIBER CEMENT PANEL // WHITE
4. VINYL WINDOW // BLACK
5. STOREFRONT // BLACK
6. FIBER CEMENT INFILL PANEL // BLACK
7. STOREFRONT // BLACK // SLIDING DOORS
8. SOLAR ARRAY



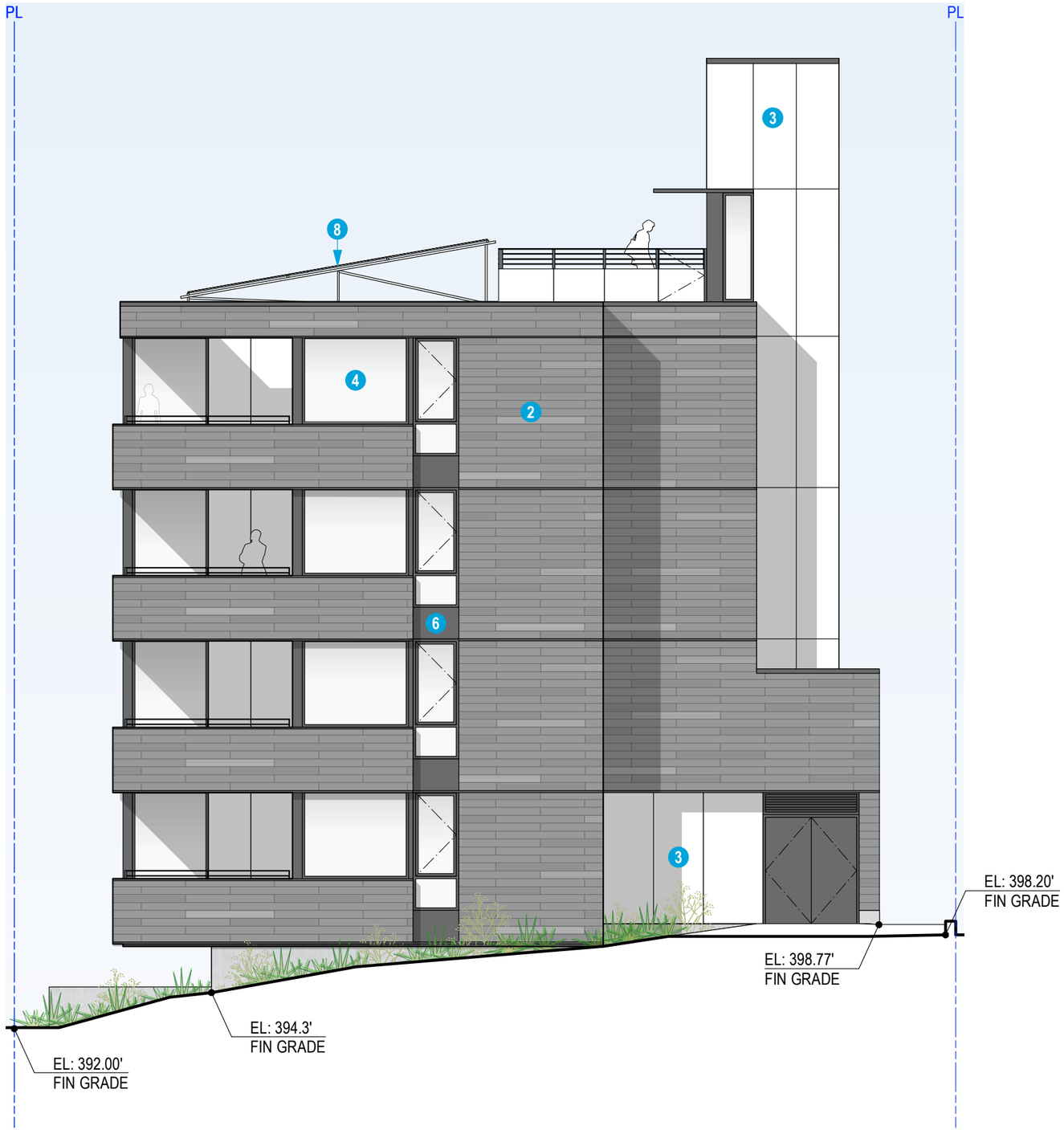
0 4' 8' 16'

SOUTH ELEVATION

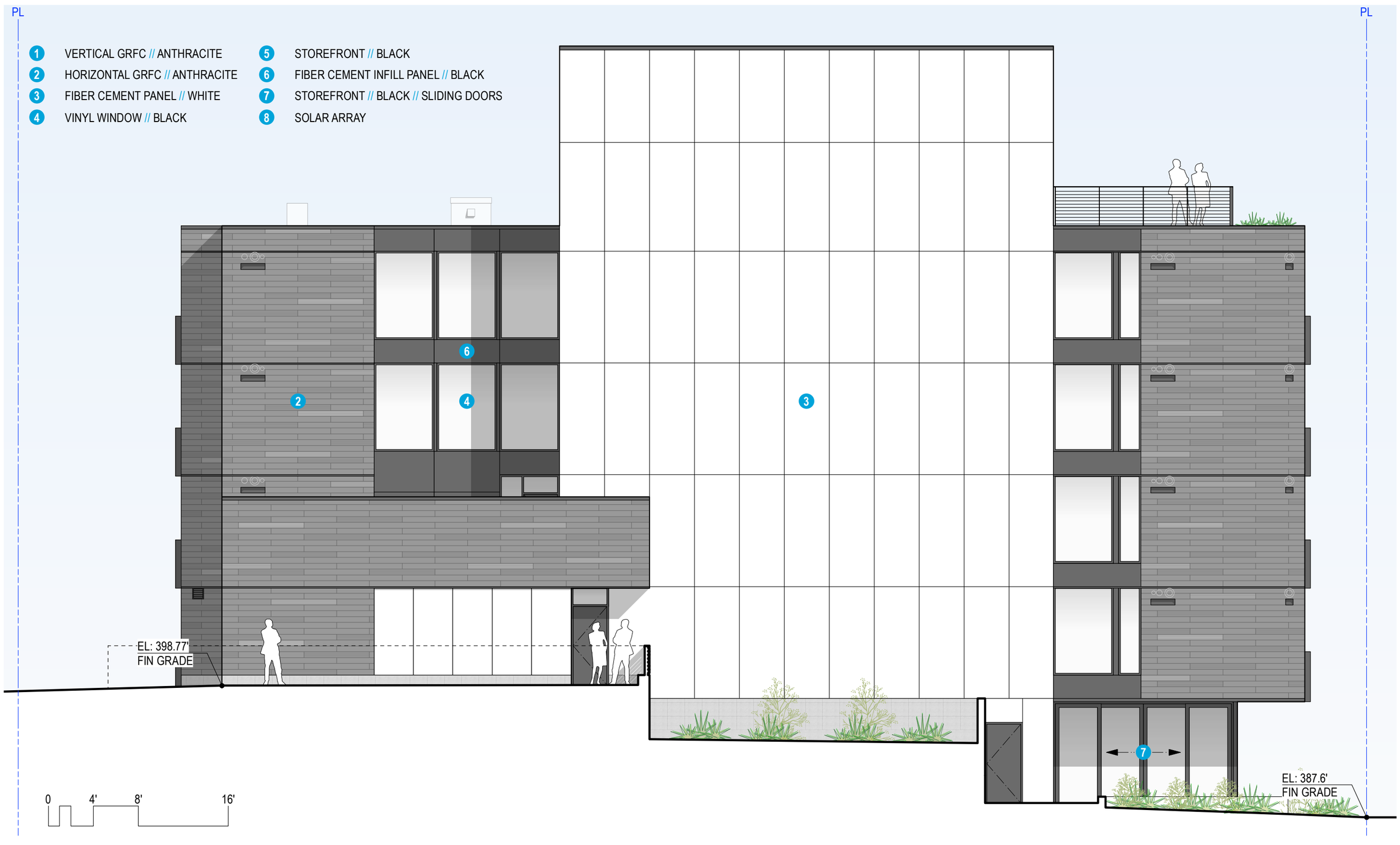


EAST ELEVATION

1. VERTICAL GRFC // ANTHRACITE
2. HORIZONTAL GRFC // ANTHRACITE
3. FIBER CEMENT PANEL // WHITE
4. VINYL WINDOW // BLACK
5. STOREFRONT // BLACK
6. FIBER CEMENT INFILL PANEL // BLACK
7. STOREFRONT // BLACK // SLIDING DOORS
8. SOLAR ARRAY



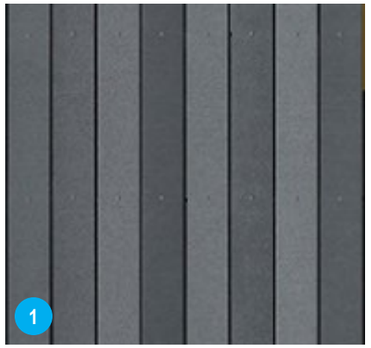
1. VERTICAL GRFC // ANTHRACITE
2. HORIZONTAL GRFC // ANTHRACITE
3. FIBER CEMENT PANEL // WHITE
4. VINYL WINDOW // BLACK
5. STOREFRONT // BLACK
6. FIBER CEMENT INFILL PANEL // BLACK
7. STOREFRONT // BLACK // SLIDING DOORS
8. SOLAR ARRAY



PROPOSED MATERIALS

1. Glass Fiber Reinforced Concrete Vertical Slats: OKO Skin Flex
   Color: Anthracite (three textures)
3. Fiber Cement Panel: 5/16” Hardie Panel, Smooth
   Color: White
5. Aluminum Storefront: Kawneer 451UT + 351T Entrances
   Color: Black
7. Aluminum Sliding Glass Doors: All Weather Series 8150
   Color: Dark Bronze Anodized

















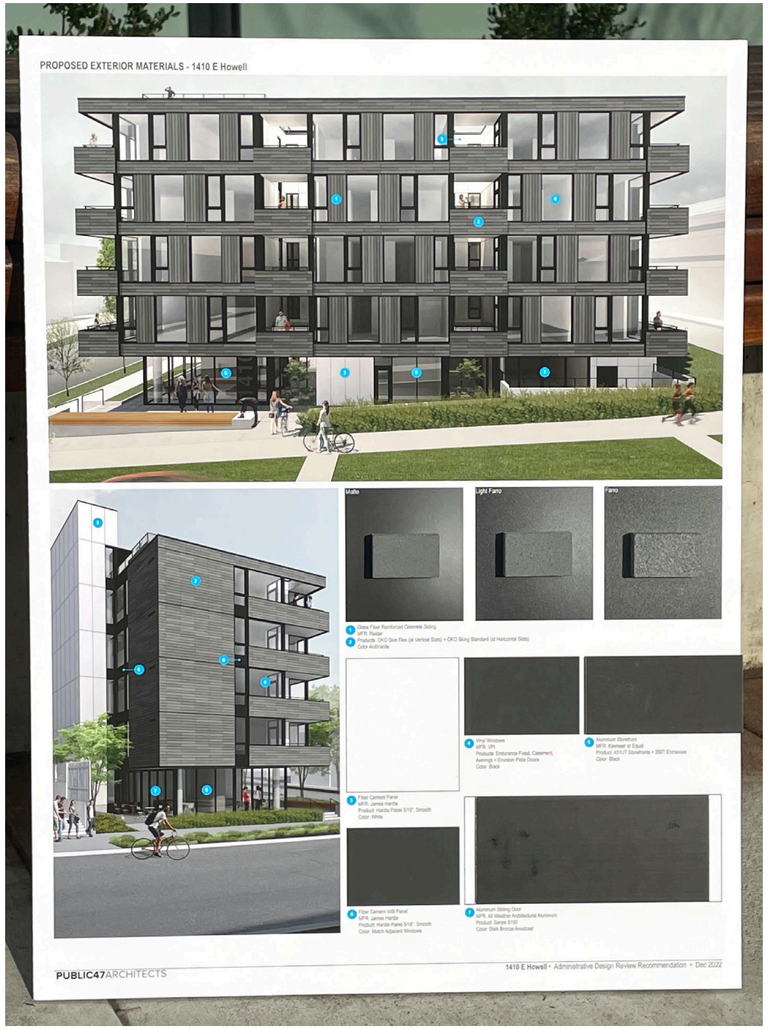




2. Glass Fiber Reinforced Concrete Horizontal Slats: OKO Skin Standard
   Color: Anthracite (three textures)
4. Vinyl Windows: VPI Endurance + Envision Series
   Color: Black
6. Fiber Cement Panel: 5/16” Hardie Panel, Smooth
   Color: Match Adjacent Window Color, Typ
8. Precast Concrete Bench with Wood Seat



DIFFUSE



DIRECT + STRAIGHT ON



DIRECT + ANGLE




1410













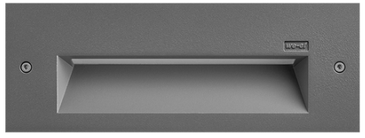
RENDERING • EVENING PERSPECTIVE FROM THE SOUTHWEST







1 Recessed Downlight



2 Step Light



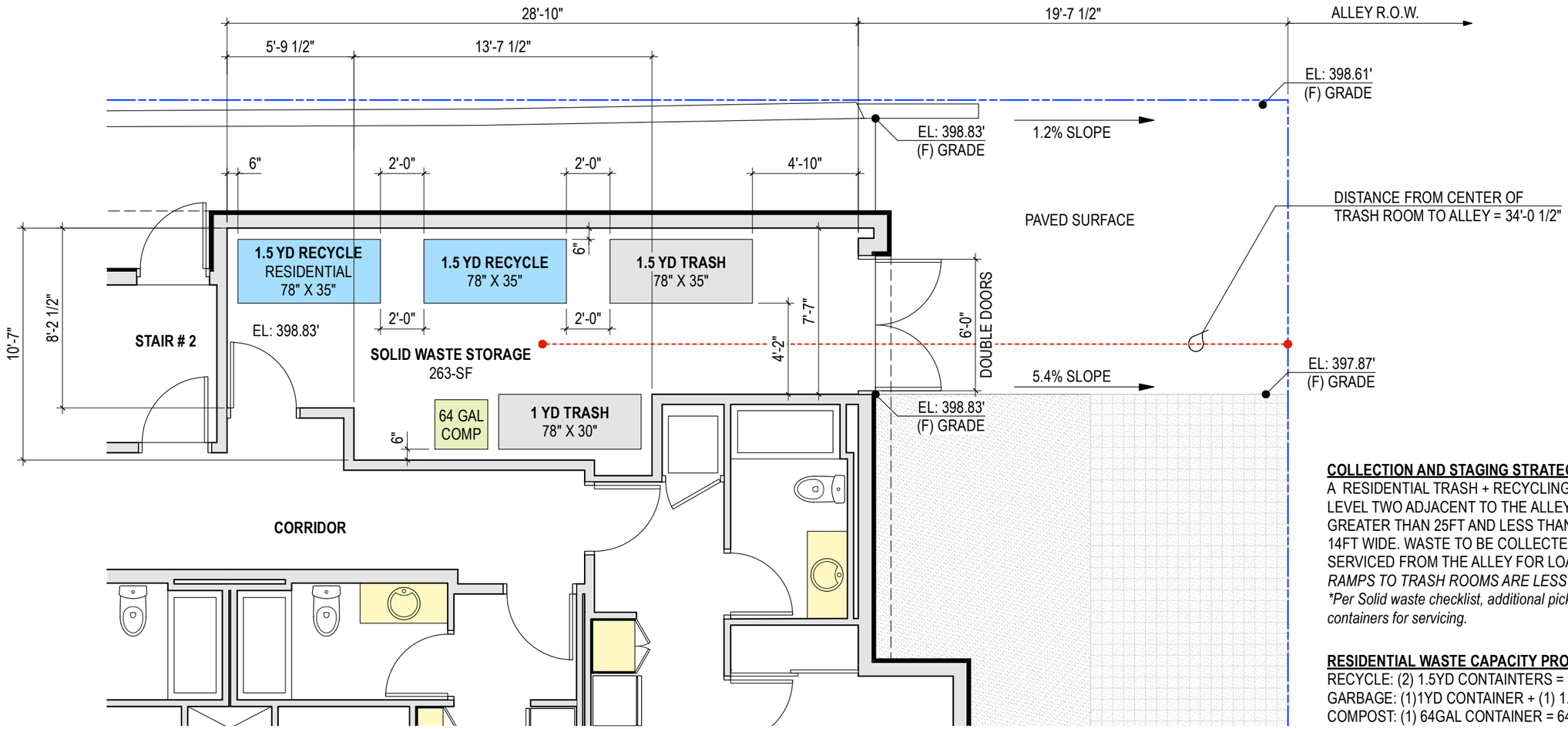
3 Wall Sconce



4 Landscape Up-light



5 “Lantern on the Corner” - Interior Illumination from the Lobby



COLLECTION AND STAGING STRATEGY:
A RESIDENTIAL TRASH + RECYCLING ROOM IS PROVIDED ON LEVEL TWO ADJACENT TO THE ALLEY. DISTANCE TO THE ALLEY IS GREATER THAN 25FT AND LESS THAN 50FT. THE ALLEY R.O.W. = 14FT WIDE. WASTE TO BE COLLECTED FROM WASTE ROOMS AND SERVICED FROM THE ALLEY FOR LOADING BY SPU. *ACCESS RAMPS TO TRASH ROOMS ARE LESS THAN A 6% SLOPE.*
**Per Solid waste checklist, additional pick-up fees will apply to move containers for servicing.*

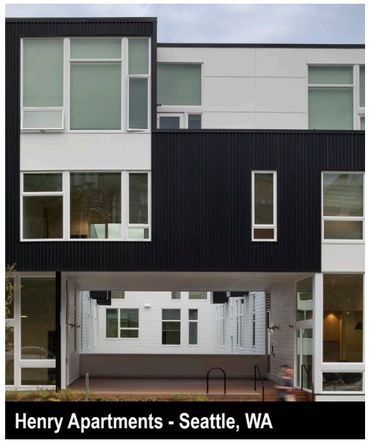
RESIDENTIAL WASTE CAPACITY PROVIDED:
RECYCLE: (2) 1.5YD CONTAINTERS = 3YD
GARBAGE: (1)1YD CONTAINER + (1) 1.5YD CONTAINER = 2.5YD
COMPOST: (1) 64GAL CONTAINER = 64GAL

SOLID WASTE + RECYCLING (SMC 23.54.040, TABLE A)	STORAGE SPACE		
	MIN REQUIRED	PROVIDED	COMPLIANCE
RESIDENTIAL DEVELOPMENT, 16-25 DWELLING UNITS	225-SF	263-SF	COMPLIES

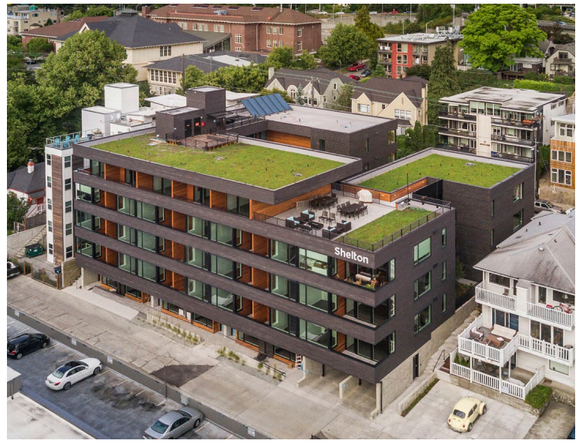


SOLID WASTE STORAGE - ENLARGED PLAN



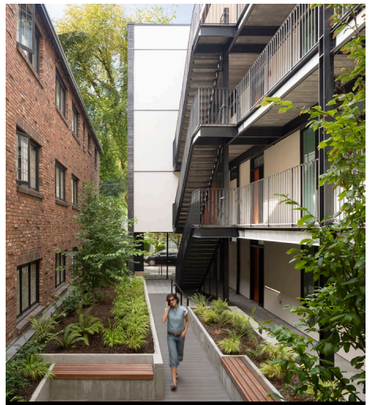


Henry Apartments - Seattle, WA





Shelton Apartments - Seattle, WA



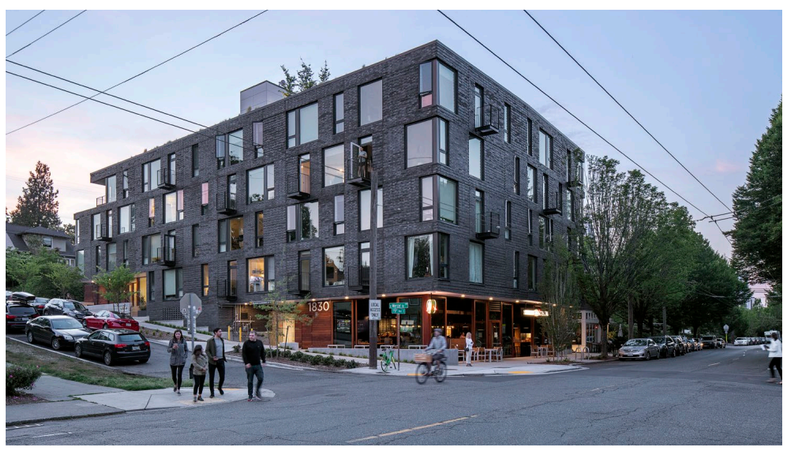
Anhalt Apartments - Seattle, WA





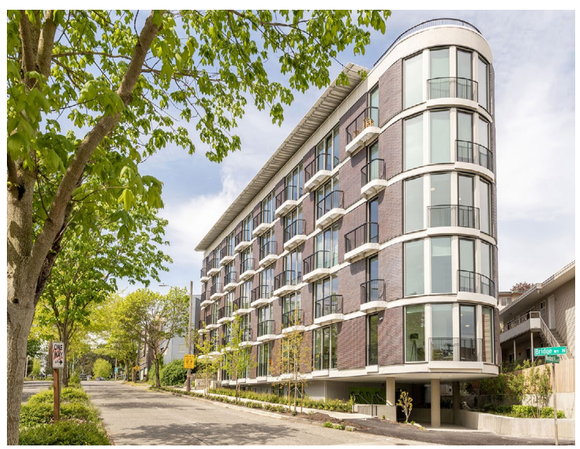
Saxonia Renovation - Seattle, WA







The Shea - Seattle, WA





Inspire Apartments - Seattle, WA