EUCLID UNION

EARLY DESIGN GUIDANCE | ADMINISTRATIVE DESIGN REVIEW
SDCI #3039246-LU | 9 MAY 2022

PROJECT ADDRESS
1314 E UNION ST + 1319 E MADISON ST
SEATTLE, WA 98122

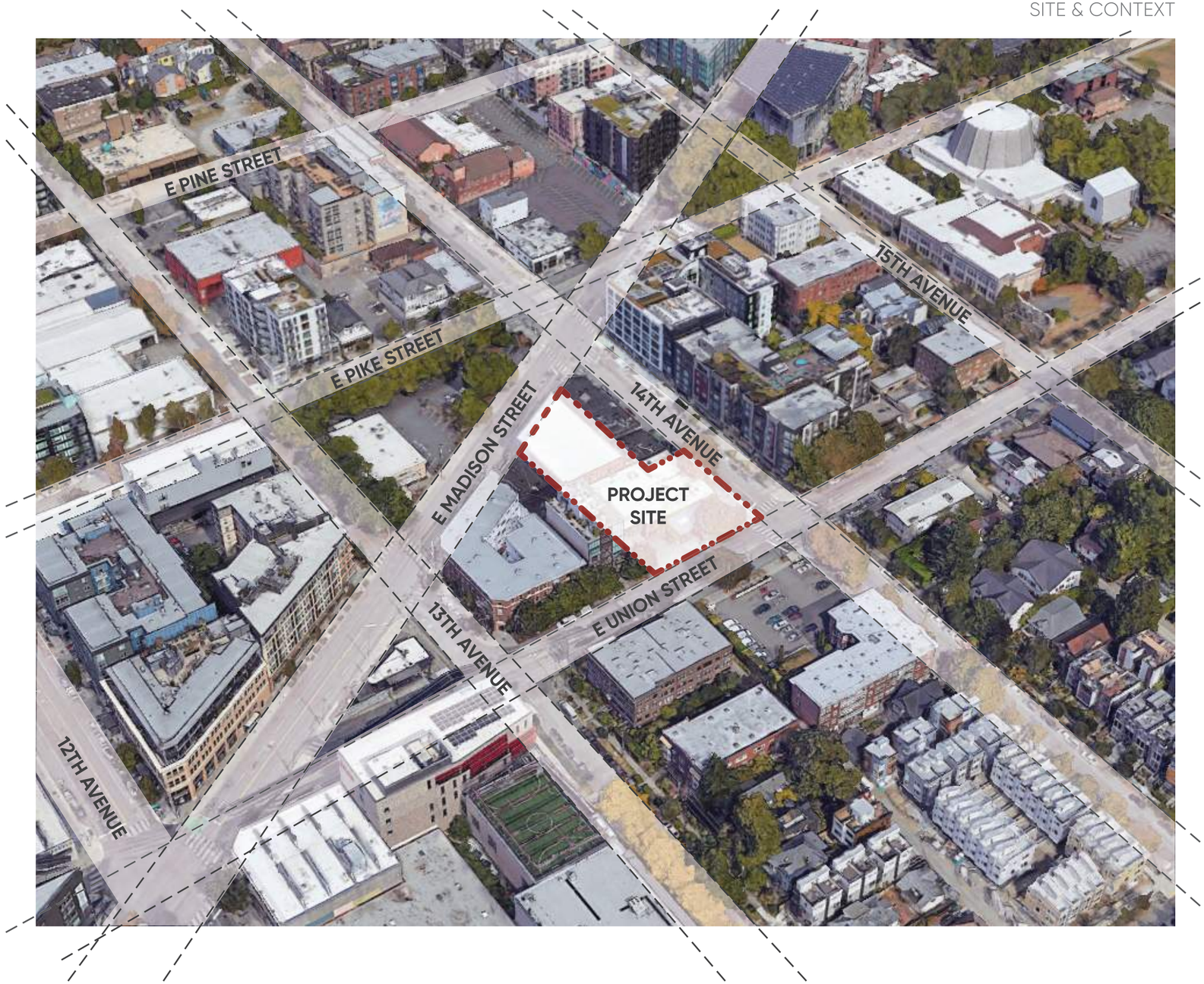
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ARCHITECT + LANDSCAPE ARCHITECT
BOARD & VELLUM
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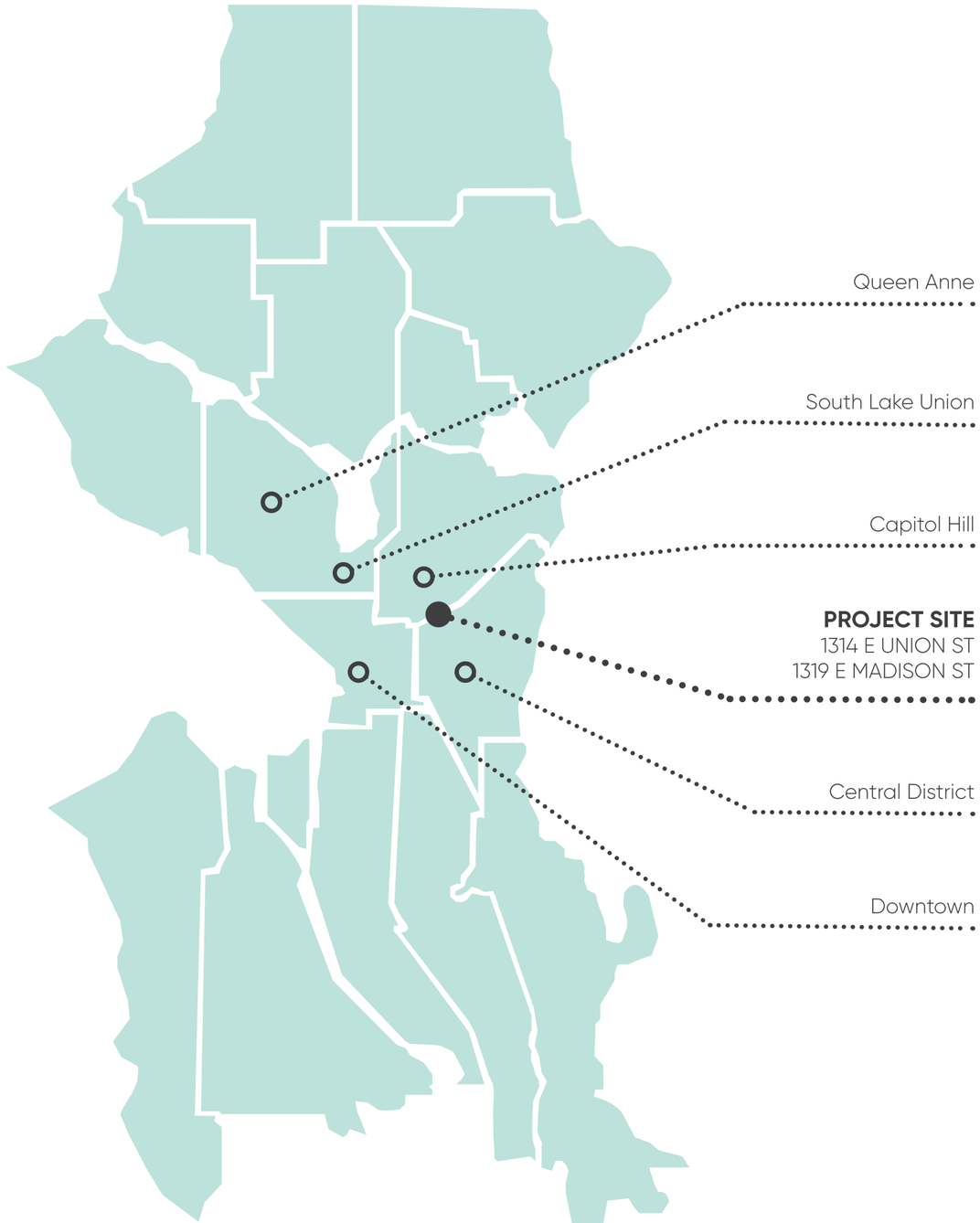
1.0
SITE & CONTEXT

PROJECT INFORMATION

Address	1314 E UNION ST + 1319 E MADISON ST SEATTLE, WA 98122
SDCI Project Number	#3039246-LU
Number of Residential Units	139 Residential Units
Number of Parking Stalls	51 Stalls (below grade)
Residential Area	Approx. 100,700 SF
Commercial Area	Approx. 4,000 SF
Total Proposed Building Area	Approx. 123,700 SF
Total Lot Area	19,087 SF
Architect/Applicant	Board & Vellum Brian Baker 115 15th Ave E #100 Seattle, WA 98112 206.707.8895
Landscape Architect	Board & Vellum Zack Thomas 115 15th Ave E #100 Seattle, WA 98112 206.707.8895
Owner	14th and E. Union LLC TJ Lehman 5607 Keystone Pl N Studio B Seattle, WA 98103 206.384.9184

DESIGN & DEVELOPMENT OBJECTIVES

To produce a high quality, multi-family building that enhances the existing neighborhood through context-based design and high quality materials, ultimately encouraging long-term community growth and vibrancy.



PROPERTY SUMMARY & SURVEY

PROPERTY FEATURES

The full project site consists of two combined parcels. The property occupies the southeast corner of the block where E Union St meets 14th Avenue, and it has an additional midblock frontage on the south side of E Madison St.

The topography slopes up from a low point of 332.5' at the southwest corner of the Union parcel to 338.5' at the southeast corner, an increase of 6' along the south property line on the Union St frontage. From there to the north, it slopes up an additional 3.3' in height to the north edge of the property along 14th Avenue, to 341.8'. The Madison frontage slopes from 338.4' at the west edge to 342.8' at the east edge, an increase of 4.4'.

LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE CO. TITLE REPORT FILE NO. NCS-1067030-WA1, DATED MAY 4, 2021.

PARCEL NUMBER 386540-0030

LOTS 6, 7, AND 8, KINDLING'S REPLAT BLOCK 7, OF THE PLAT OF AN ADDITION TO THE CITY OF SEATTLE AS LAID OFF BY DAVID T. DENNY, GUARDIAN OF THE ESTATE OF J.H. NAGLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 67, RECORDS OF KING COUNTY, WASHINGTON.

PER FIRST AMERICAN TITLE INSURANCE CO. TITLE REPORT FILE NO. NCS-1105674-WA1, DATED JANUARY 19, 2022.

PARCEL NUMBER 600300-0150

PORTIONS OF LOTS 9, 10, AND 11, BLOCK 7, PLAT OF AN ADDITION TO THE CITY OF SEATTLE, AS LAID OFF BY D.T. DENNY, GAURDIAN OF THE ESTATE OF J.H. NAGLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 153, RECORDS OF KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 7, AT THE SOUTHEAST CORNER OF A, PIECE OF LAND DEEDED BY WM. S. BENJAMIN AND MARIETTE BENJAMIN, TO MINNIE E. BENJAMIN BY DEED RECORDED IN VOLUME 33 OF DEEDS, PAGES 283,284, 285, RECORDS OF SAID COUNTY. THENCE SOUTH 40 FEET; THENCE WEST 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 70 FEET; THENCE NORTH 83.75 FEET MORE OR LESS TO THE SOUTH LINE OF MADISON STREET; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF MADISON STREET 70 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID BENJAMIN TRACT; THENCE SOUTH ALONG THE WEST BOUNDARY OF SAID TRACT AND SAID LINE EXTENDED, 126 FEET TO THE TRUE POINT OF BEGINNING.

UNION PARCEL

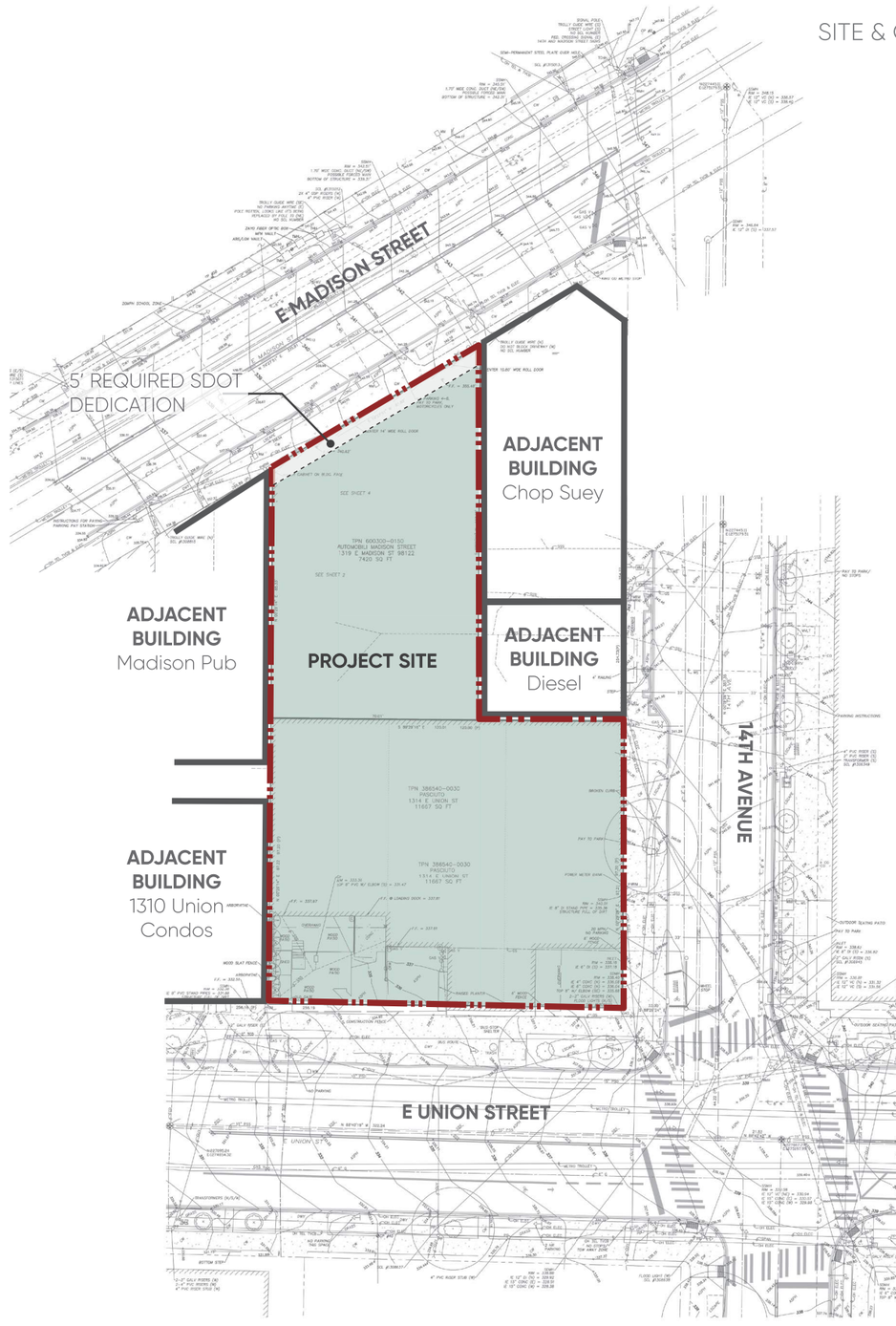
Project Address	1314 E Union St Seattle, WA 98122
Parcel Numbers	386540-0030
Lot Size	11,667 SF
Present Use	Industrial (Light)
Year Built	1963
Building Area	10,729 SF (to be demolished)

MADISON PARCEL

Project Address	1319 E Madison St Seattle, WA 98122
Parcel Numbers	600300-0150
Lot Size	7420 SF
Present Use	Vacant (previously service building)
Year Built	1920
Building Area	14,765 SF (to be demolished)
Required Dedication	5' along E Madison St

FULL PROJECT SITE INFORMATION

Zoning	NC3-75 (M)
MHA Zoning	(M) Suffix - High Performance Area
Urban Center	First Hill/Capitol Hill (Urban Center)
Station Overlay	None
Total Parcel Area	19,087 SF
FAR Limit	FAR Limit: 5.5 5.5 x 19,087 SF = 104,978 SF max building area



COMMUNITY OUTREACH SUMMARY

OUTREACH METHODS:

PRINTED OUTREACH

- **Outreach Type:** MAILINGS, HIGH IMPACT
- **Requirement:** Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site
- **What we did:** Developed a full-color project postcard and mailed it to residents and businesses within a 500-foot radius of the project. Postcards included basic project information including the project address and DCI number, the outreach email to contact the development team, and the URL of the project website where respondents can find out more, provide feedback, and take the project survey.
- **Date completed:** November 22, 2021

ELECTRONIC/DIGITAL OUTREACH

- **Outreach Type:** PROJECT WEBSITE, HIGH IMPACT
- **Requirement:** Interactive project website (with public commenting function)
- **What we did:** Created and promoted a project website that includes a description of the project, details about the project team and relevant past projects, summarizes the surrounding zoning and context, and provides an overview of the currently proposed plan. We also included a link to the Seattle Services Portal, project email address and details about the overall timeline. A place to provide comment was included on the site, along with a link to a project survey.
- **Date completed:** Website launched November 5th

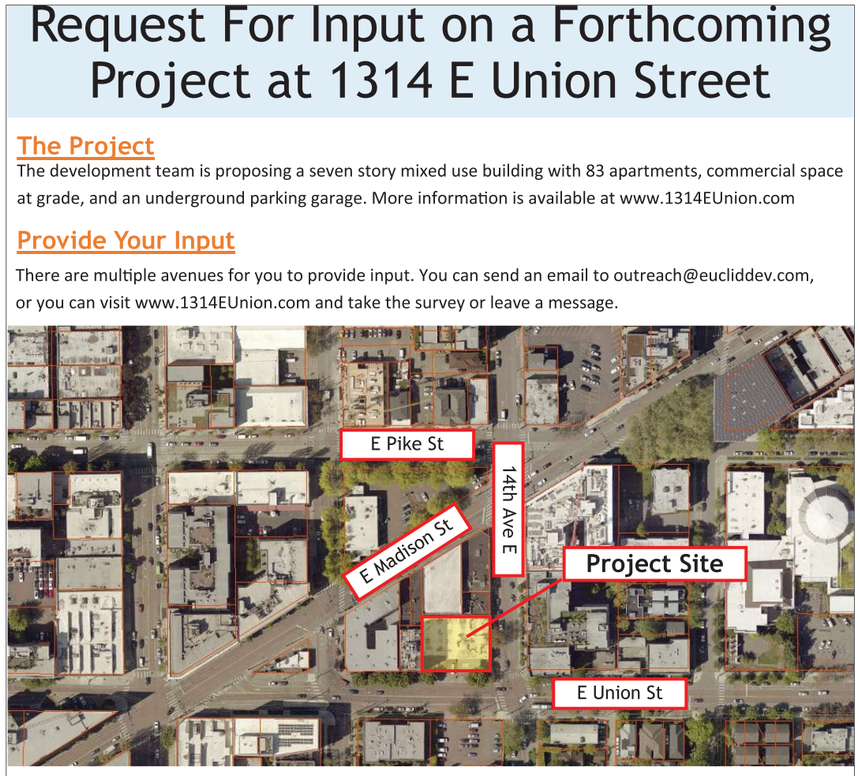
IN-PERSON OUTREACH

- **Outreach Type:** MULTI-PRONGED METHOD
- **Requirement:** Presentation at an established community organization's meeting (at least 20 minutes on agenda)
- **What we did:** Utilizing a multi-pronged approach, we contacted the condominium owners' associations in the immediate vicinity (north of E Spring St, east of 12th Av E, south of E Pine St, and west of 15th Ave E) and offered to discuss the project with them in the venue of their choosing. Similarly, we also reached out to the Central District Land Use Review Committee and the Pike/ Pine Neighborhood Council.
- **Date completed:**

  February 11, 2022 - 1310 E Union Condominium Association Meeting

  February 28, 2022 - CD Central District Land Use Review Committee

  March 7, 2022 - Pike Pine Urban Neighborhood Council



OUTREACH POSTER

COMMUNITY OUTREACH SUMMARY



EXISTING SITE FROM THE CORNER OF 14TH AND UNION

WHAT WE HEARD FROM THE COMMUNITY

DESIGN-RELATED COMMENTS

Comments submitted via the project website:

- Brick is the preferred exterior cladding material.
- Height and massing should fit in with the neighborhood.
- Five of eleven respondents either agreed or strongly agreed with the statement "I think a building of this size and scale is appropriate at this location." Three disagreed and three strongly disagreed.
- One person who lives across the street is concerned about privacy.

Comments from 1310 Union St Condo Association:

- 14th is a good location for the commercial space.
- Less concerned about saving the Madison St façade and more concerned about the articulation of the building as a whole. Would prefer to see high quality, durable materials well detailed, than putting resources towards saving the façade.
- Take maximum care to avoid damaging existing street trees.
- The adjacent bars are noisy; the residential face of the building should be on Union.
- Maintain privacy of adjacent buildings, including locating unit windows far enough from the 1310 Union condo building. The rooftop amenity area should be located away from the West property line to maintain privacy of the 1310 Union roof deck.

Comments from Central District Land Use Review Committee:

- Residential uses on the ground floor would not work well here.
- Take maximum care to preserve street trees.
- Acknowledge that the project is in the Central District. The reason that it feels like it's in Capitol Hill is because of gentrification and dislocation. Consider its Central District context in the design.
- The massing idea of a box over a transparent base works well.

Comments from the Pike Pine Urban Neighborhood Council:

- One commenter expressed that the existing facade of the Talbot Building is worth saving.
- Two commenters expressed interest in saving the Talbot Building facade if possible, but that if it's removal allows the project to invest in high quality durable siding and meaningful commercial space, that would be an appropriate tradeoff.
- Do not eclipse or dwarf the adjacent bars (Diesel, Chop Suey).
- Small commercial spaces can be crucial to the community from an affordability standpoint.

NON-DESIGN RELATED COMMENTS

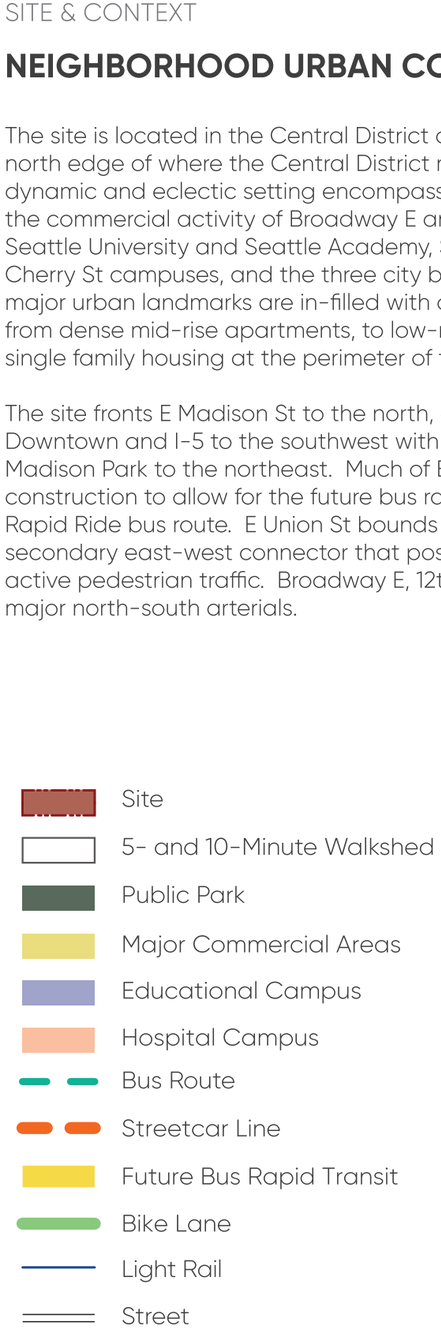
Non-design related comments were as follows:

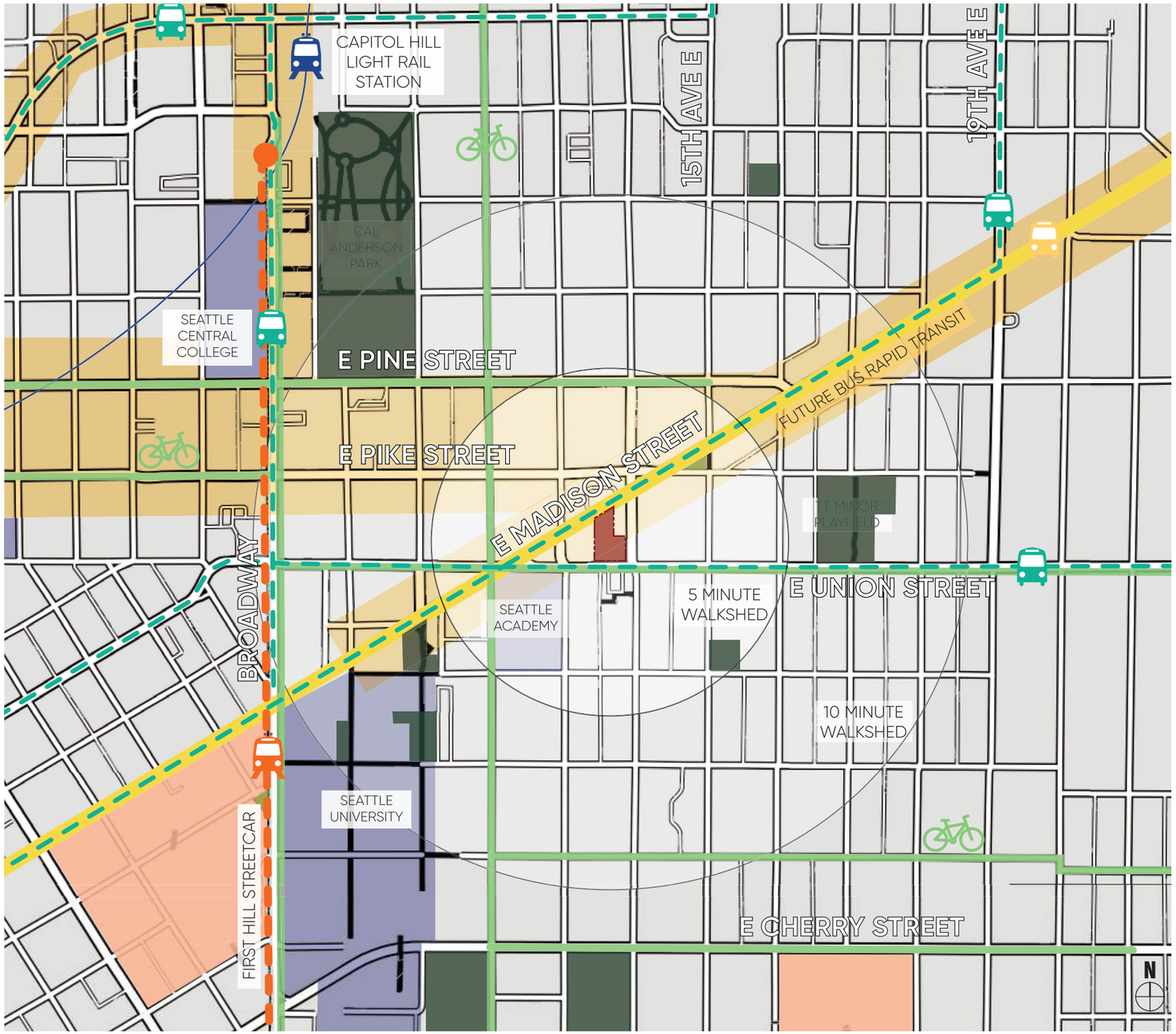
- Parking/traffic
- Construction noise
- Gentrification
- Sustainability
- Enough family sized units

NEIGHBORHOOD URBAN CONTEXT

The site is located in the Central District along E Madison Street, at the north edge of where the Central District meets Capitol Hill. The site's dynamic and eclectic setting encompasses nearby urban uses including the commercial activity of Broadway E and Pike/Pine, the campuses of Seattle University and Seattle Academy, Swedish Hospital's First Hill and Cherry St campuses, and the three city blocks of Cal Anderson Park. These major urban landmarks are in-filled with a mix of residential uses ranging from dense mid-rise apartments, to low-rise townhouses, to a smattering of single family housing at the perimeter of the 10 minute walkshed.

The site fronts E Madison St to the north, a primary urban connector linking Downtown and I-5 to the southwest with Capitol Hill, the Central Area, and Madison Park to the northeast. Much of E Madison St is currently under construction to allow for the future bus rapid transit line including a Metro Rapid Ride bus route. E Union St bounds the site to the south and is a secondary east-west connector that possesses a bus route, bike lane and active pedestrian traffic. Broadway E, 12th Ave, and 19th Ave serve as the major north-south arterials.



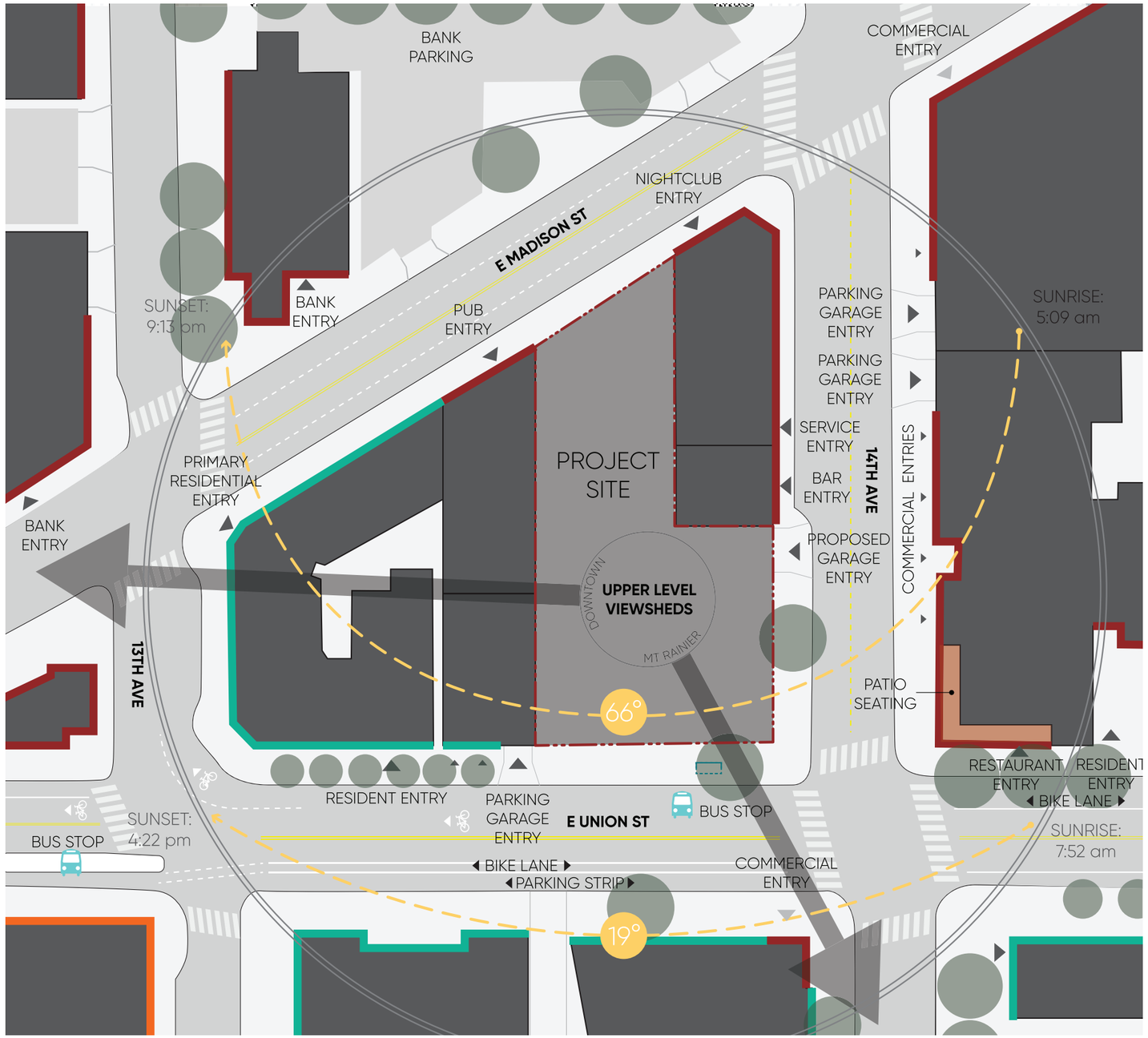


IMMEDIATE CONTEXT

The site's immediate context is characterized by an eclectic mix of urban uses including residential, commercial, and education/institutional. E Union St is more residential in nature, occupied by low to mid-rise apartment buildings, mature street trees and the occasional single family residence before eventually meeting the 6 way intersection of E Union St, 12th Ave, and E Madison St. Across E Union St to the south, construction is underway for Community Roots Housing's Heartwood development. This project is slated to include 126 units of afforrdable housing on 8 stories constructed of cross laminated timber.

14th Ave, opposite and north of the site, is populated by street level commercial occupancies including restaurants, night clubs, and retail storefronts - many of which are currently vacant. Skillet Restaurant is immediately across 14th Ave with its corner storefront and patio seating.

The site has good south and east solar exposure with generous frontages on E Union St and 14th Ave. Above the third floor, views of downtown to the west and Mt. Rainier to the southeast should be acheived. Generally speaking the site slopes from the northeast to southwest with about 8'-9' of total grade change.



RESIDENTIAL STREET LEVEL USE

COMMERCIAL STREET LEVEL USE

EDUCATIONAL STREET LEVEL USE

SOLAR PATH

TREE

BUILDING ENTRY

BUS STOP

EXISTING NEIGHBORHOOD CHARACTER

The neighborhood's eclectic uses are illustrated by the many recognizable building types found in the immediate vicinity. These examples further emphasize the exciting and dynamic nature of this location. Iconic architectural landmarks 1310 E Union St Condos and the Bullitt Center (both designed by the acclaimed firm Miller Hull partnership) - are located next door and two blocks up E Madison St. Municipal buildings including Seattle Fire Station 25 and the East Police precinct are a stone's throw from the site. The 12th Ave Arts building and Seattle Academy's Cardinal Union building are two of the more architecturally interesting recent additions to the neighborhood. Finally, other examples of the area's rich building diversity include structures as banal as new rowhouse development, to the very unique Temple De Hirsch Sinai Synagogue.

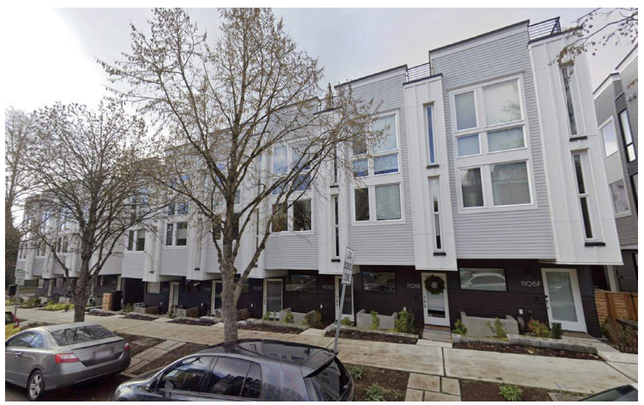
A short walk from the project site, Cal Anderson Park provides three city blocks of green open space within the otherwise dense urban neighborhood. In many ways Cal Anderson is the heart of Capitol Hill offering community gathering space, sports fields, playgrounds and wading pool, a sculptural fountain, and generous lawns for sunbathing and picnics.



EXISTING NEIGHBORHOOD CHARACTER



1 SEATTLE FIRE STATION 25



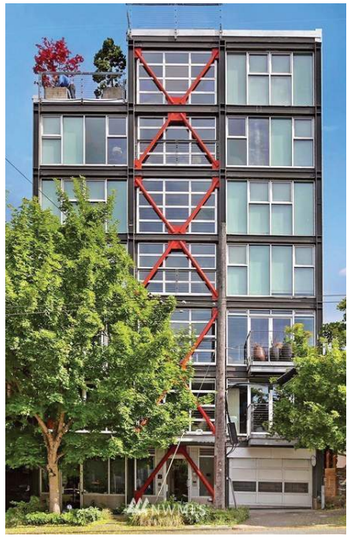
2 TOWNHOMES



3 CAL ANDERSON PARK



4 TEMPLE DE HIRSCH SINAI



5 1310 E UNION ST



6 BULLITT CENTER



7 CARDINAL UNION BUILDING



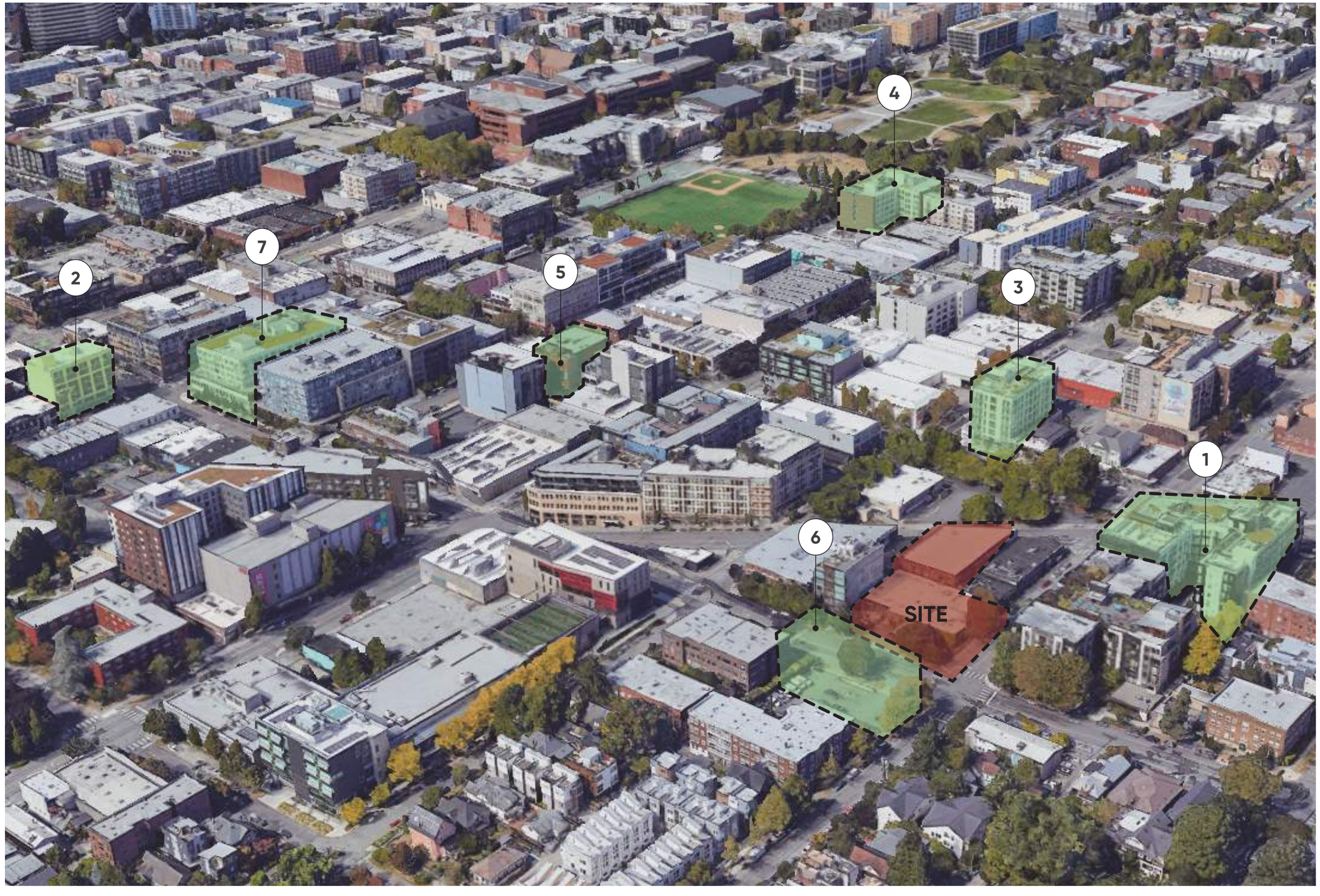
8 SEATTLE POLICE DEPARTMENT



9 12TH AVENUE ARTS

RELEVANT NEIGHBORHOOD MIXED USE PRECEDENTS

Over the last decade and a half, Capitol Hill and the Central Area have seen significant amounts of new multifamily infill development similar in size and scale to the project being proposed. Some of the more successful examples from the immediate vicinity are shown here. There is no dominant architectural vocabulary to be discerned. Projects use a wide range of exterior cladding materials from brick to metal panel to fiber cement cladding. Some developments have incorporated existing facades into new compositions while many others are brand new from the ground up. There are a few consistent features among most of the new multi-family development. They include ground floor commercial occupancies, with well articulated storefronts, set in a strong street wall that is usually close to the street facing property line.



RELEVANT NEIGHBORHOOD MIXED USE PRECEDENTS



1 CHLOE MADISON



2 WOODWORTH APARTMENTS



3 SOLIS



4 1111 E OLIVE



5 1111 PIKE

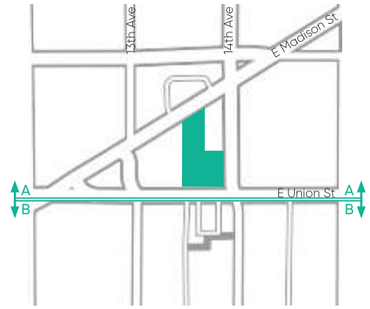


6 COMMUNITY ROOTS HOUSING



7 BROADSTONE INFINITY APARTMENTS

EXISTING STREET ELEVATIONS





13th Avenue | Multi-Family | Multi-Family | **SITE** | 14th Avenue | Mixed Use | Restaurant | Multi-Family | 15th Avenue

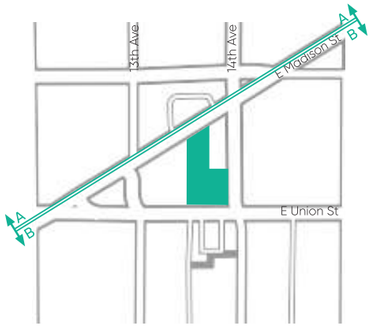
SECTION AA - E UNION STREET LOOKING NORTH

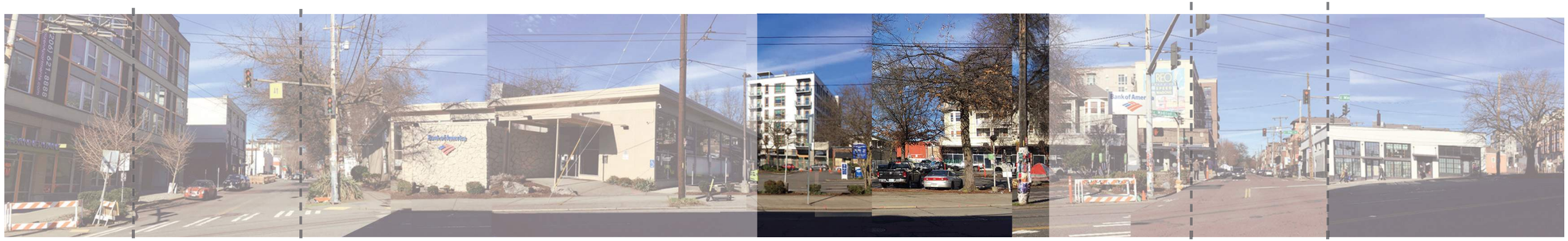


Single Family | Alley | Multi-Family | 14th Avenue | **ACROSS FROM SITE** | Multi-Family | 13th Avenue | Education | Buisness

SECTION BB - E UNION STREET LOOKING SOUTH

EXISTING STREET ELEVATIONS





SECTION AA - E MADISON STREET LOOKING NORTH



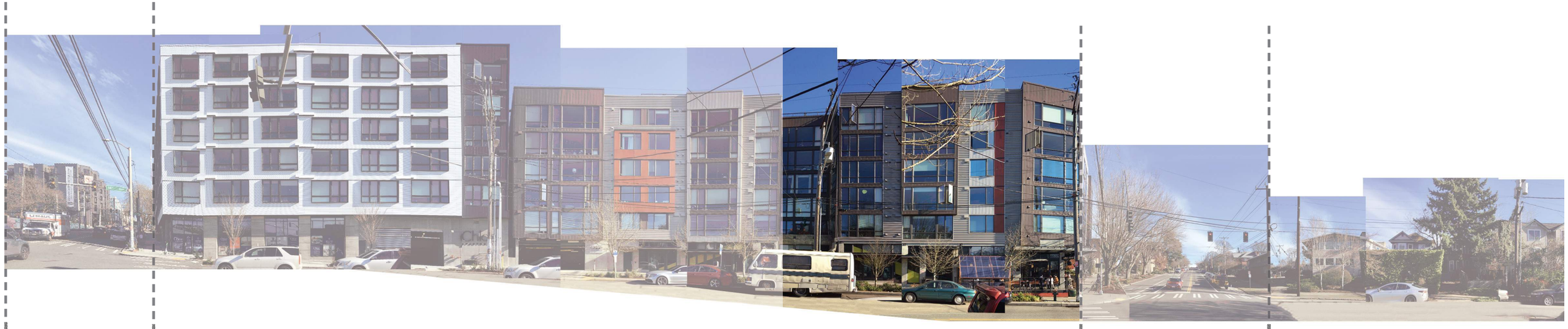
SECTION BB - E MADISON STREET LOOKING SOUTH

EXISTING STREET ELEVATIONS





SECTION AA - 14TH AVENUE LOOKING WEST



SECTION BB -14TH AVENUE LOOKING EAST

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ZONING CODE SUMMARY

SEATTLE MUNICIPAL CODE TITLE 23 - LAND USE CODE ZONING:

Base Zone: NC3-75 (M)
Urban Village Overlay: First Hill/Capitol Hill (Urban Center)
ECA: None

23.47A.004 Table A - Permitted and Prohibited Uses
- **Residential Uses:** All residential uses are permitted except Congregate residence.
- **Commercial Uses**: Eating and drinking establishments, Offices, General sales and services are permitted .

23.47A.005 - Street-level Uses
- No limit to Residential uses at street-level street-facing facades.

23.47A.008 - Street-level Development Standards
- **Blank Facades:** Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- **Transparency:** 60% of the street-facing facade between 2 & 8 feet above the sidewalk shall be transparent.
- **Depth Provisions:** Non-residential uses greater than 600 SF shall extend an average depth of at least 30', and a min. depth of 15' from the street facade.
- **Height Provision**s: Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

23.47A.012 - Structure Height
- 75' base height limit;
- Stair and elevator penthouses may extend above the base height limit up to 16 feet.

23.47A.013 - Floor Area Ratio:
- **Floor Area Ratio (FAR) Limit:** 75 foot height limit outside of the Station Area Overlay District: **5.5.**
- **19,087 SF (total lot area) x 5.5 = 104,978.5 SF maximum Gross Floor Area**
- Gross Floor Area (measured to inside surface of exterior walls) includes building circulation, but not balconies, patios or decks associated with a single dwelling unit.
- Exempt from FAR = All below grade stories and all portions of a story that extend no more than 4' above existing/finished grade (whichever is lower).

23.47A.014 - Setback Requirements
- Front & Side Setbacks: None
- Upper-level Setbacks: For zones with a 75' height limit, the street-facing facade shall set back an average of 8' from the front lot line, for portions of the structure above 65',

23.47A.024 - Amenity Area
- Required amount = 5% of the total gross floor area in residential use.
- Amenity areas shall not be enclosed
- All residents have access to at least one common or private amenity area

23.47A.032 - Parking Location and Access
- If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines and will be determined by the Director based on: the street's pedestrian-oriented character (and if commercial continuity will be disrupted by curb cuts/driveways), the potential for
- pedestrian/automobile conflicts, and the relative traffic capacity of each street (to indicate which street is the principal commercial street), and limited to 2 two-way curb cuts.

23.54.015 - Required Parking and Maximum Parking Limit
- **Table A: Non-residential uses:** Non-residential uses within urban centers or within the Station Area Overlay District: No minimum requirement, site is within the First Hill / Capitol Hill Urban Center overlay district.
- **Table B: Residential Uses**: All residential uses within urban centers or within the Station Area Overlay District: No minimum requirement, site is within the First Hill / Capitol Hill Urban Center overlay district.

23.58C - MHA for Residential Development
- The applicant shall comply either through the payment option or the performance option.
- Applicability: Construction of a new structure that contains units.

ALLOWED USES & HEIGHTS

Neighborhood Commercial Zones NC2-55 - NC3-75 allow for height limits ranging between 40' - 95', depending on locational criteria. Floor Area Ratio limits ranging between 3.0 and 5.5. Landscaping is required to have a Green Factor score of 0.30 or higher. Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. All street-front street-facing buildings must have commercial use. Live-work units are permitted outright and considered commercial use. Residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing façade depending on locational criteria. Where the floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. For structures that contain residential uses in NC Zones, 60% of the street-facing façade must be transparent and have a floor-to-floor height of at least 13'. There are no minimum parking requirements for nonresidential or residential uses in an Urban Village with frequent transit. Setbacks are dependent on locational criteria and the height of the building. For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.

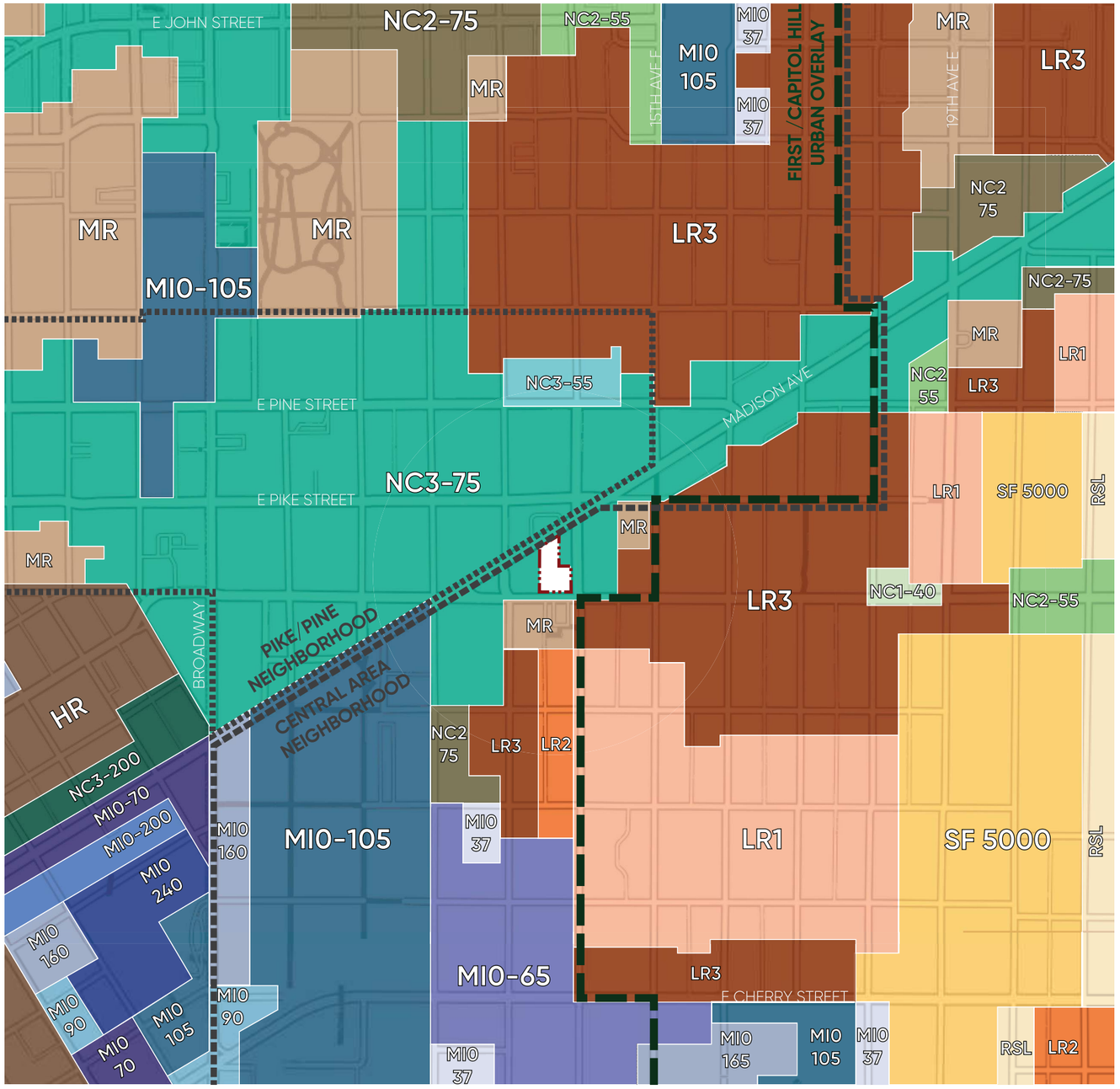
Major Institution Overlay Districts MIO-37 - MIO-240 permit appropriate institutional growth within boundaries while minimizing the adverse impacts associated with development and geographic expansion. They also encourage the concentration of Major Institution development on existing campuses while allowing significant community involvement in the development, monitoring, implementation and amendment of major institution master plans, including the establishment of citizen's advisory committees

Low-Rise Zones LR1-LR3 allow for a buildings with heights ranging from 30'-50'. Building types include rowhouses, townhouses, and apartments. Floor Area Ratio limit ranges from 1.1 to 2.2. Landscaping is required to have a Green Factor score of 0.6 or higher. Amenity Area equal to 25% of lot area required.

Single Family Zones SF 5000 shall not exceed a lot coverage limit of 35% of the lot area. Building heights to 35', depending on the width of the lot. One parking space per dwelling unit is required and must be located in the structure or the rear or side yard. Typical building setbacks are 20' front yard, 25' rear yard, 5' side yard.

- SITE (NC3-75)
- Central Area Neighborhood
- Pike/Pine Neighborhood
- Urban Village Overlay
- NC1-40
- NC2-55
- NC2-75
- NC3-55
- NC3-75
- NC3-200
- MR
- HR
- LR1
- LR2
- LR3
- MIO-37
- MIO-65
- MIO-70
- MIO-90
- MIO-105
- MIO-160
- MIO-200
- MIO-240
- RSL
- SF 5000

ZONING MAP



2.0
DESIGN CONCEPT

DESIGN GUIDELINE PRIORITIES

CONTEXT & SITE

NATURAL SYSTEMS AND SITE FEATURES

CS1-C2 TOPOGRAPHY: ELEVATION CHANGES
The average grade plane calculation used to determine height limit is performed according to the provisions of Directors Rule 4-2012 and Subsection 23.86.006.A.2 which provides an option for determining average grade level according to smaller portions of the site allowing structures to better respond to the topography of sloping sites. Further "Interpolated Grade" is also employed to provide a more accurate representation of sloping grade when a site is bounded existing structures built flush with adjacent property lines. The resulting design utilizes this approach to the height limit by proposing two separate structures, set at different elevations, and responding more accurately to the existing topography of the site.

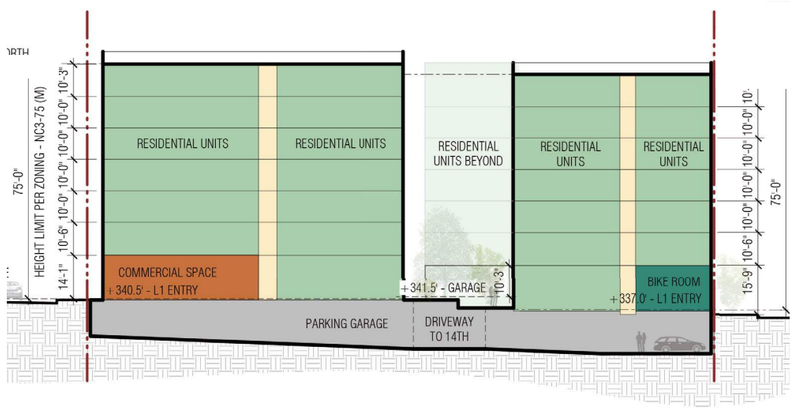
URBAN PATTERN AND FORM

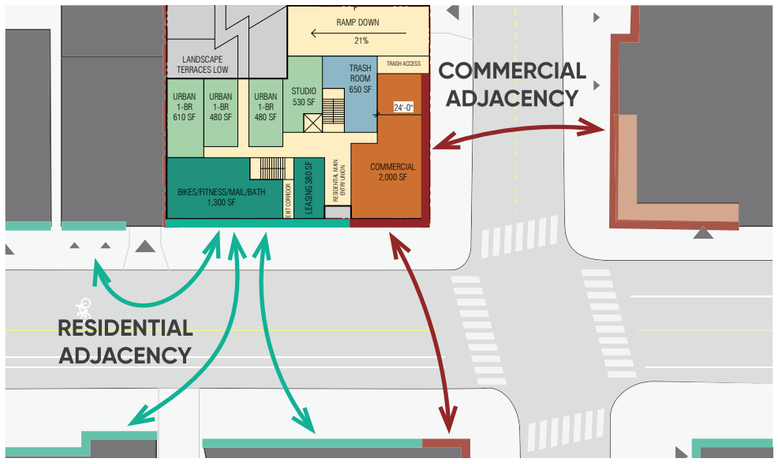
CS2-B2 ADJACENT SITES, STREETS, AND OPEN SPACES: CONNECTION TO THE STREET
The massing scheme described in the preferred option proposes a rigorous facade composition. A strong and repetitive module is carried from the upper levels down to street level. At street level, facade openings are combined into generous, repeating storefronts that are recessed from the rest of the facade. The individual storefront bays are of a scale and geometry commonly found in more traditional masonry architecture. Generous in width and height, the storefronts contribute to a highly transparent street level articulation designed to visually connect interior spaces to the street beyond.

CS2-C1 RELATIONSHIP TO THE BLOCK: CORNER SITE
Occupying a corner location, the street level building program is arranged according to the current uses and urban patterns present immediately adjacent to the site. Commercial activity is located in the corner of the building and extended north to join the existing commercial activity on 14th Ave. E Union Street is more residential in nature so the primary residential entry, leasing office, and bike storage is located there.

ARCHITECTURAL CONTEXT AND CHARACTER

CS3-A4 EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES:
EVOLVING NEIGHBORHOODS
The project's immediate context is an eclectic mix of old and new, with older one and two story structures mingling with new six and seven story multifamily apartment buildings. At the most basic level, the proposed design mitigates the imposition of a new, large apartment building by breaking the mass down into two separate towers. The two smaller structures better integrate into the existing building fabric than a single, more massive building. The neighborhood is evolving rapidly and the proposed design endeavors to engage the street with rich human scale detailing, while also building out to the zoning envelope to provide the density and housing necessary to meet the demand of a dynamic growing city.







DESIGN GUIDELINE PRIORITIES

PUBLIC LIFE

CONNECTIVITY

PL1-B3 WALKWAYS AND CONNECTIONS: PEDESTRIAN AMENITIES:
See response to CS2-B2. The existing R.O.W. includes adequate, if not generous sidewalk and planting strip dimensions. 14' deep at 14th Ave and 20' deep at Union St, they exceed SDOT minimums and will allow for thoughtful lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, and engaging retail displays and/or kiosks.

> RELATED CENTRAL AREA SUPPLEMENTAL GUIDANCE
> **PL1-1** ACCESSIBLE OPEN SPACE
> Highly transparent street level storefronts offer linkages to create and contribute to an active and well-connected open space network. Additionally, a 5' deep, SDOT mandated R.O.W. setback will be provided on Madison St to allow for the development and maturation of the recently initiated Madison St Bus Rapid Transit and Metro Rapid Ride route.

WALKABILITY

PL2-B3 STREET-LEVEL TRANSPARENCY
The massing scheme described in the preferred option proposes a strongly articulated brick clad volume, with generously transparent storefront modules that align with unit winddows above. The street level building program is arranged to locate uses that benefit from street level transparency at the perimeter of the building. Providing views into the bike storage room, "celebrating" multi-modal transit. A generously glazed leasing office and entry lounge blur the boundary between public and private, and transparent storefront at the commercial occupancy allow for connection with outdoor cafe seating or engaging retail display.

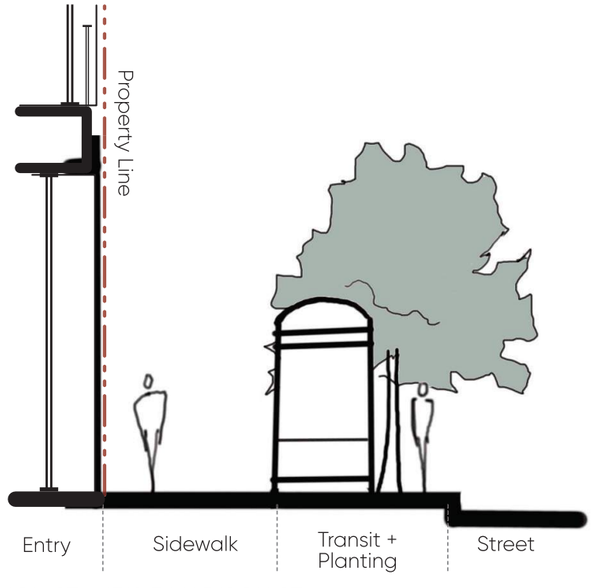
STREET-LEVEL INTERACTION

PL3-C-1 POROUS EDGES
See previous responses to PL2-B3 and CS2-B2. Highly transparent street level storefronts are proposed and the building program is tailored to the fit the urban patterns adjacent to the site. Additionally, the internal elevations of the level 1 floors will be terraced to respond to the existing topography. This terracing will allow for multiple entry points depending on what part of the building is being accessed. i.e. bike room at southwest corner, primary residential entry on Union, commercial occupancies at the corner. The same can be said for the frontage on E Madison St.

> RELATED CENTRAL AREA GUIDELINES
> **PL3-1** FRONTAGES
> Highly transparent street level storefronts provide "eyes on the street" and informal commnity surveilance. The project is committed to unique, colorful, and recognizable signage including neon where possible. Storefront elevations will terrace with grade.
>
> **PL3-2** STREETSCAPE TREATMENT
> Overhead weather protection and recessed entries are proposed.







DESIGN CONCEPT

PROJECT USES AND ACTIVIES

DC1-B-1 VEHICULAR ACCESS AND CIRCULATION: ACCESS LOCATION AND DESIGN
The parking garage entrance and trash access are located on 14th Ave at the north east corner of the southern lot. This location reduces the potential automobile and pedestrian or cyclist conflict that could arise if the garage access is located off of E Union St. It also places the garage access close to the two driveways that access the parking garages of the neighboring apartment buildings to the east. It should be noted that the proposed garage access location requires a longer ramp, and more excavation than locating the garage entrance at the southwest corner off of E Union St.

ARCHITECTURAL CONCEPT

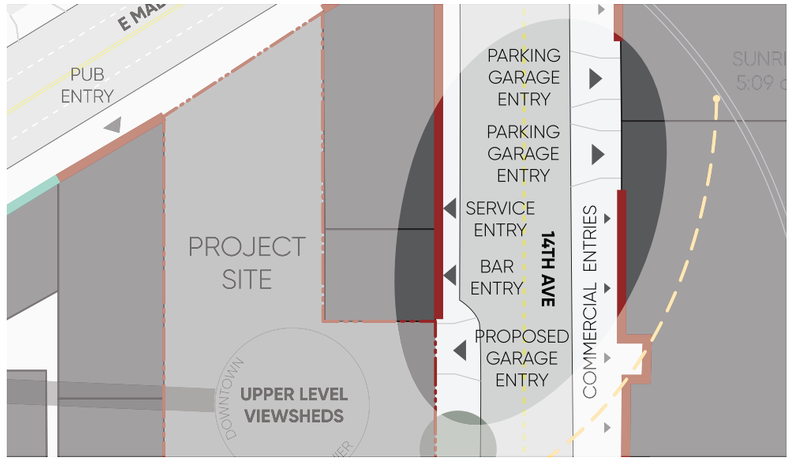
DC2-B-1 ARCHITECTURAL AND FAÇADE COMPOSITION: FACADE COMPOSITION
The preferred design proposes a simple massing concept in anticipation of a thoughtful and rigorous facade composition. The design strives to avoid excessive modulation in favor of a more limited set of elegant and refined details. The street level facade proposes a high level of transparency with traditionally proportioned storefronts aligning with upper level glazing. Upper floors are composed of high quality materials, generous windows, with secondary and tertiary elements providing richness.

> RELATED CENTRAL AREA SUPPLEMENTAL GUIDANCE
> **DC2-1** BUILDING LAYOUT AND MASSING
> As previously noted, the proposed massing and facade composition are intended to be clear and legible with a strong sense of rigor and alignment, culminating in well integrated storefronts at street level. (DC2-1-i&ii). The building's mass is broken down into two separate volumes to avoid a more monolithic appearance (DC2-1-iii) Commercial spaces are framed by repetitive storefronts that can be subdivided (DC2-1-ix).

OPEN SPACE CONCEPT

DC3-B-3 & C-1 CONNECTIONS TO OTHER OPEN SPACE & REINFORCE EXISTING OPEN SPACE
The preferred design proposes two separate buildings north and south, connected with a landscaped courtyard. The location of the courtyard is roughly centered on the property line separating the two existing parcels. Locating the courtyard this way, the design builds on and reinforces an urban pattern of locating open space at the interior of the block. The existing building at the west end of the block (1305 E Madison St) already utilizes a courtyard this way and 1310 E Union also steps back from it's north property line, locating its open space in this pattern. Should 1315 E Madison ever get developed, it could benefit from and utilize this interior courtyard to inform it's open space.

DC3-C-2 AMENITIES AND FEATURES
Specialty paving is strategically placed at the commercial and resident entrances to signal pedestrian connection to the building. Within the planters alongside the building, street art creates a sense of place and provides interest to those traversing along the streetscape. The existing bus stop is slightly enlarged to accommodate increased ridership generated from the project.





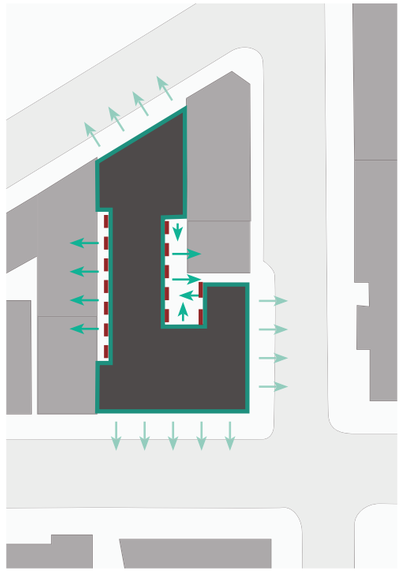


MATERIALS

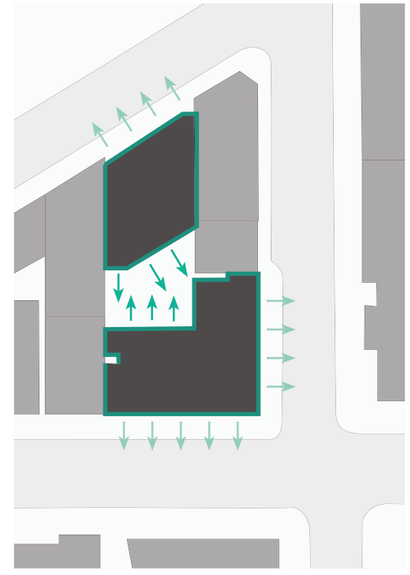
DC4-D-1 CHOICE OF PLANT MATERIALS
Plant material for the project is chosen for its ability to perform under standard urban conditions and soften the separation between pedestrian sidewalk and street. The plant material for the project provides seasonal interest that compliments the building facade throughout the year, highlights native species, and extends the pollinator pathway established within the Capitol Hill Eco District.



UNIT ORIENTATION EXPLORATION
DESIGN OPTION COMPARISON

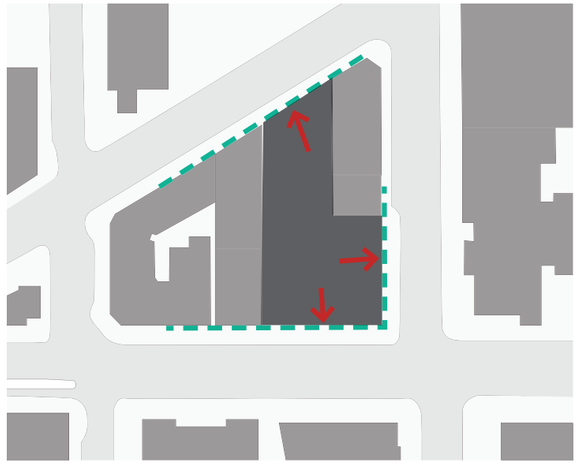


OPTION 2
West-facing units at the center of the site are set back 10' from the property line, creating a buffer. However, there are privacy concerns between these units and the adjacent building due to their orientation. The 33' wide east courtyard has units looking directly into other units (east-west) and face onto the existing property to the east.



OPTION 3
An east-west enlongated courtyard allows units to face north and south rather than east and west. This minimizes the 'windows looking into windows' condition. Units face each other internally across the courtyard, which has a minimum separation of 35' north to south. In addition, the diagonally oriented north edge of the courtyard helps mitigate the sensation of looking straight into another resident's unit.

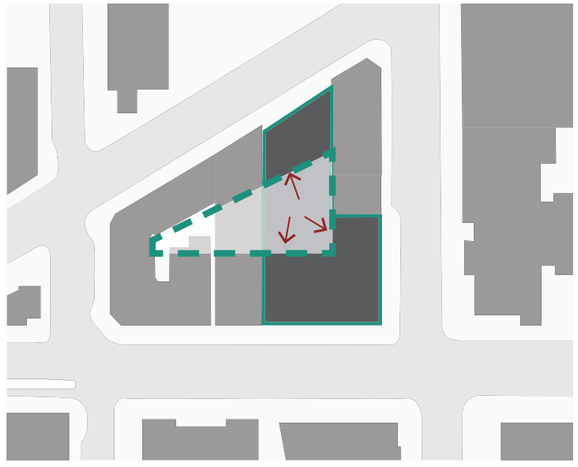
MASSING INFLUENCES
PREFERRED OPTION



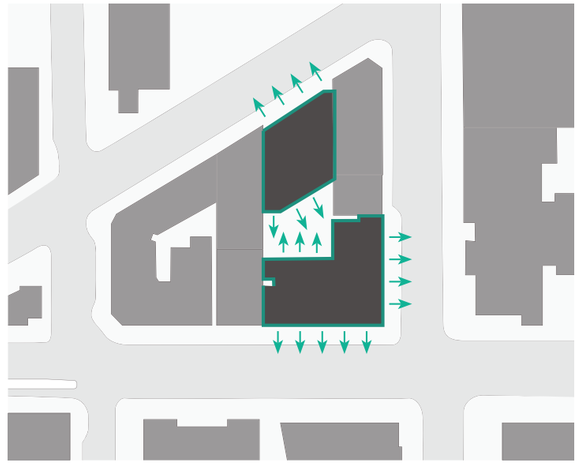
1 BUILD TO PROPERTY LINE TO ALIGN WITH NEIGHBORING STREET FRONTAGES



2 SET BACK MADISON ST FACADE 5' FOR REQUIRED RIGHT OF WAY DEDICATION



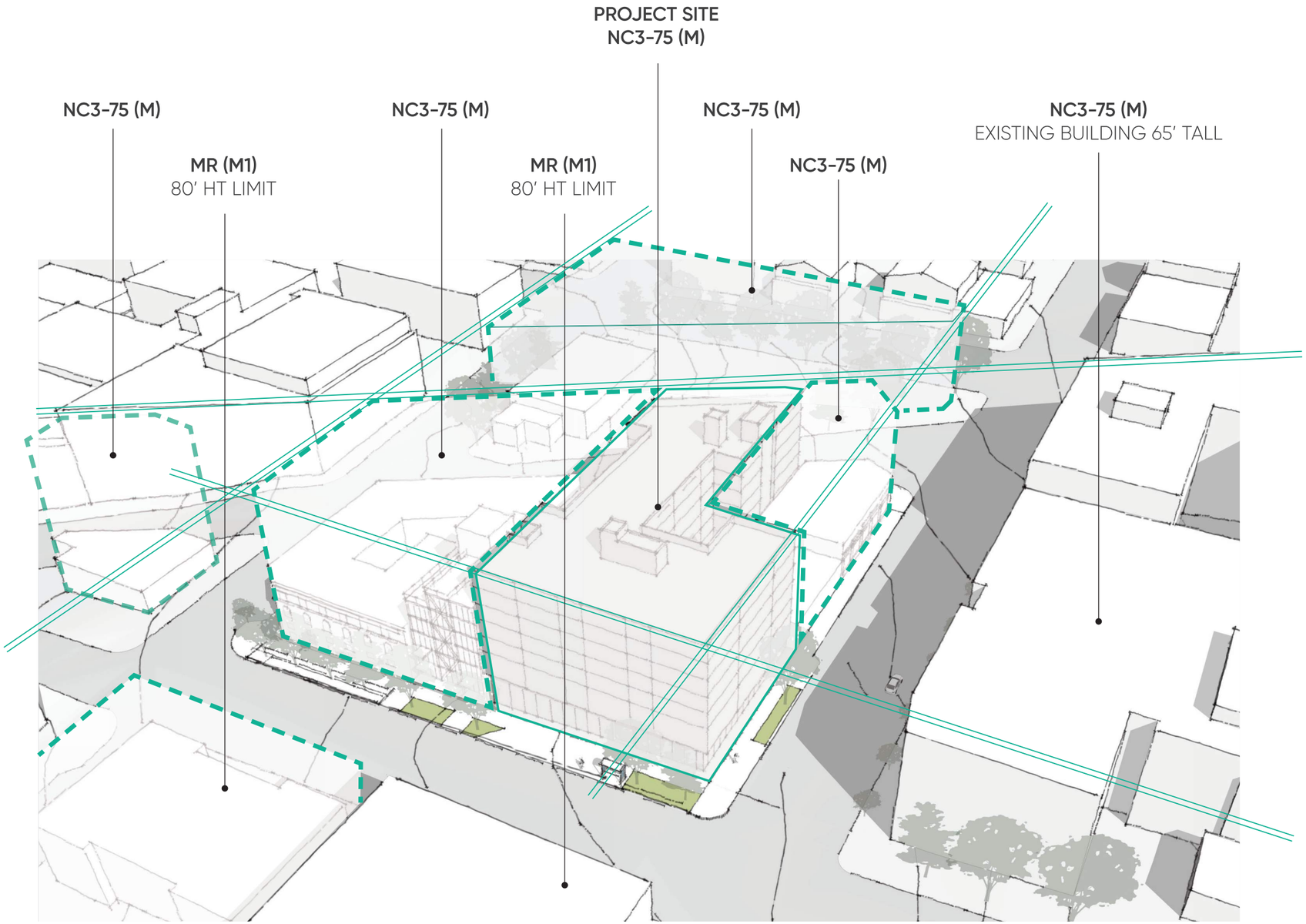
3 BREAK DOWN SCALE AND CARVE OUT COURTYARD VOID



4 ORIENT UNITS TOWARD STREET FRONTAGES AND COURTYARD VOID

MASSING CONTEXT ANALYSIS

An analysis of the surrounding zoning reveals the proposed project's opportunities for fitting into not just the existing context but the potential future context. The existing pattern of building up to the street-fronting property lines is consistent on the project block and surrounding blocks. The neighboring properties' zoning designations are are at or above the project site's height limit. Surrounding height limits are 75' to the east, west, and north, and 80' to the South of the project site.



PROJECT SITE

POTENTIAL ADJACENT FUTURE BUILDING ENVELOPE

EXISTING ADJACENT BUILDING

ALIGNMENT

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DESIGN OPTIONS - COMPILED



DESIGN OPTION 1 - SINGLE LOADED

138 Units
104,044 SF

CHARACTERISTICS

- Residents have visual access to east facing courtyard from “single loaded” exterior walkway.
- 4’ street level setback on Union and 14th.
- Potential for cross-ventilation at West bank of 1-bedroom units.
- Courtyard area is split between two smaller open spaces - east and west, limiting both of their size.
- Allowing for west setback and internal courtyard limits potential depth for street-level setbacks on Union and Madison



DESIGN OPTION 2 - DOUBLE LOADED (CODE COMPLIANT)

138 Units
104,250 SF

CHARACTERISTICS

- Ground-level setbacks at Union and 14th street frontages.
- Legible massing concept of transparent base supporting simple, well-detailed upper level volume.
- Highly transparent street-level storefront differentiated from upper levels allowing visual connection and “eyes on the street”.
- This option has the least amount of contiguous courtyard volume.
- Large number of east and west facing units at center of site - presents privacy concerns for residents and existing adjacent structures.



DESIGN OPTION 3 - TWO TOWERS (PREFERRED)

139 Units
104,756 SF

CHARACTERISTICS

- Building mass broken down into 2 separate volumes reducing the “monolithic” feel of the other design options.
- Courtyard between buildings is generously landscaped central amenity space for the building
- Responds to topography effectively by splitting building into two separate volumes with offset elevations
- Prioritizing the courtyard volume pushes the building mass toward the property lines at the street-facing facades.
- Presents strong streetwall with storefront modules that align with window patterning above.

DESIGN OPTION 1 - SINGLE LOADED

This option is named "Single Loaded" after the corridor in the typical upper level floor plate which accesses units off one side and looks out on the courtyard on the other side. Units are organized on two East-West oriented corridors to build out to the Union, Madison, and 14th frontages, with the "Single Loaded" corridor connecting the two ends of the building. A row of 1-bedroom units lines the West property line.

The building area is built out to the property lines on Union, 14th, and Madison in order to prioritize the main courtyard and the 10' setback at the West row of 1-bedrooms units. A 4' setback has been provided at the ground level on Union and 14th to give the building a recessed base distinct from the residential massing above.

In this option, the residential entries are located on Union and the West side of the Madison frontage. The Southwest commercial space occupies more of the Union frontage than the 14th Ave frontage.

This scheme does not propose to preserve the existing Madison Street facade.

PROS

- Residents have visual access to courtyard from "single loaded" corridor
- 4' recess at ground level on Union and 14th
- Potential for cross-ventilation at West bank of 1-bedroom units

CONS

- Courtyard area is split between two smaller open spaces
- Allowing for west setback and internal courtyard limits potential depth for street-level setbacks on Union and Madison

POTENTIAL DEPARTURES - SEE DEPARTURE MATRIX ON PAGE 51

UPPER LEVEL SETBACK 23.47A.014.C	8' setback required @ 65' in height on either Union or Madison 5' setback proposed @ full building height on Madison
STREET LEVEL DEVELOPMENT STANDARDS 23.47A.008.B.3	Non-residential uses greater than 600 sf shall extend an average depth of a least 30' , and a minimum depth of 15' from the street facade. Proposed commercial depth per plan.
STREET LEVEL DEVELOPMENT STANDARDS 23.47A.008.B.4	13' floor to floor required height at non-residential uses 11' floor to floor height provided at SW commercial space on Union and 14th



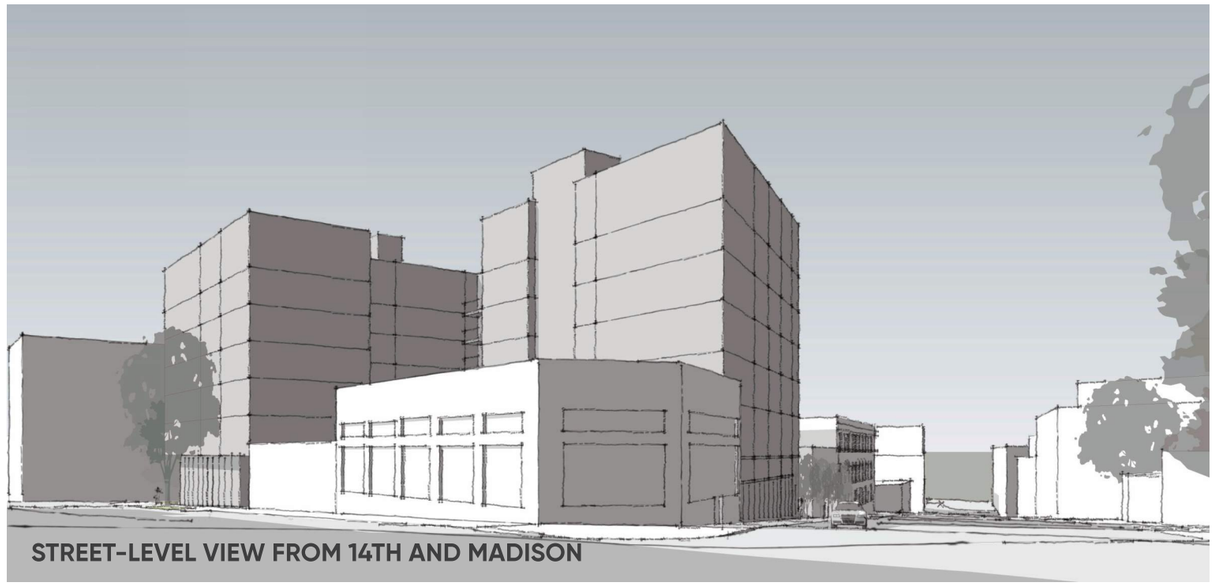
DESIGN OPTION 1 - SINGLE LOADED



STREET-LEVEL VIEW FROM 14TH AND UNION



STREET-LEVEL VIEW FROM UNION



STREET-LEVEL VIEW FROM 14TH AND MADISON



STREET-LEVEL VIEW FROM MADISON

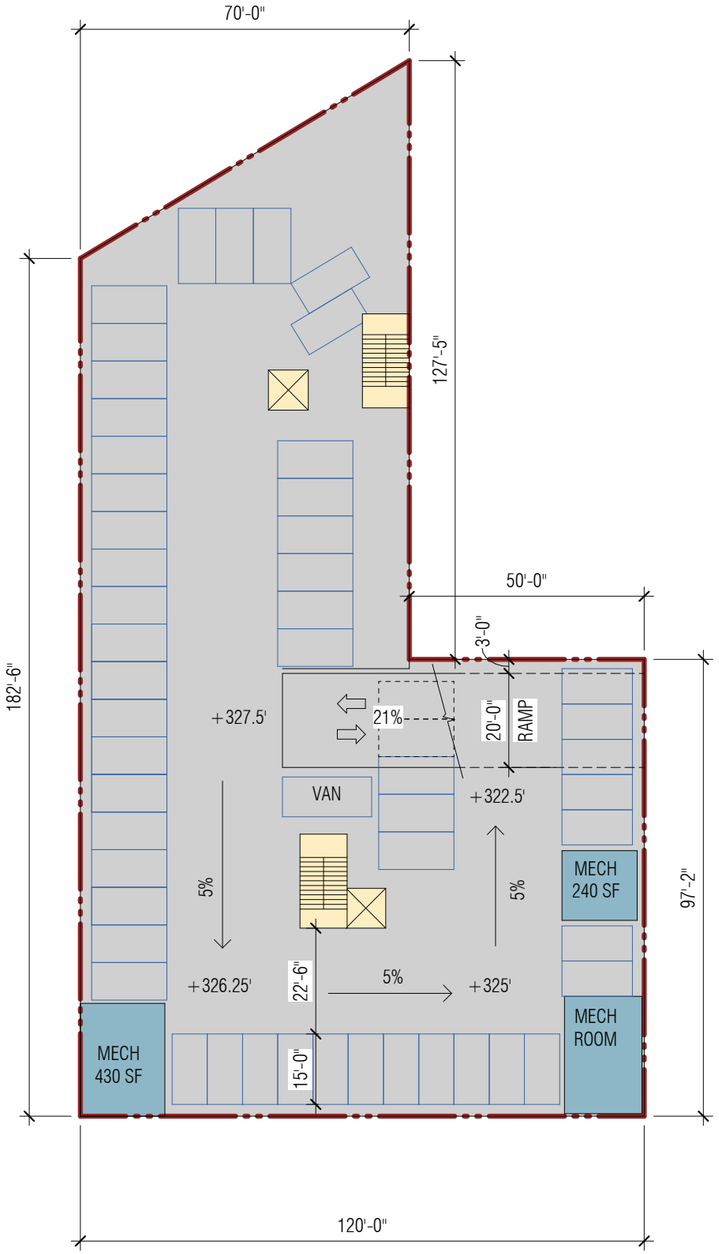
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DESIGN OPTIONS

DESIGN OPTION 1 - FLOOR PLANS

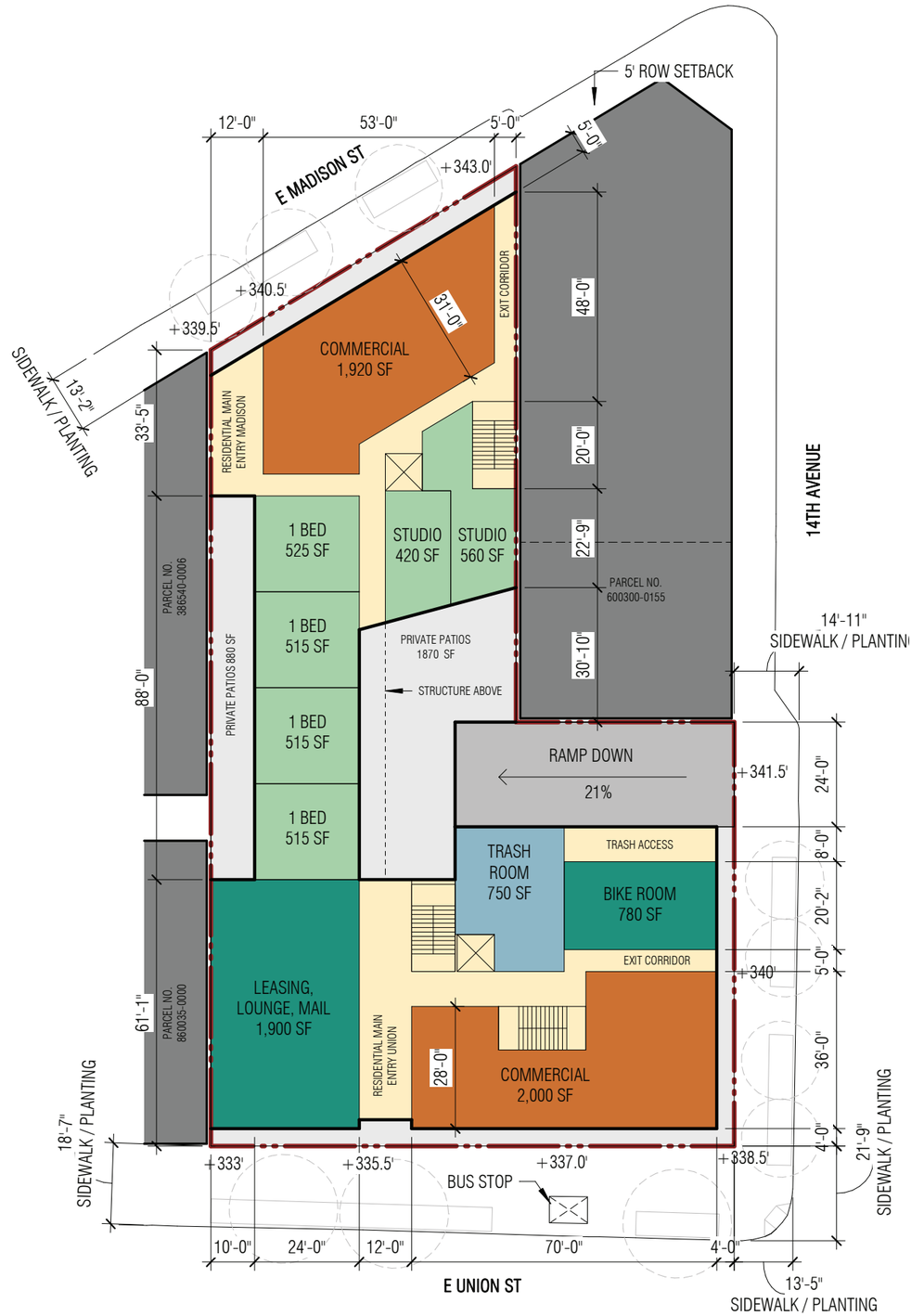
RESIDENTIAL
COMMERCIAL
RESIDENTIAL ACCESSORY
UTILITY
PARKING
CIRCULATION
ADJACENT BUILDING

0' 16' 32' 64'

N

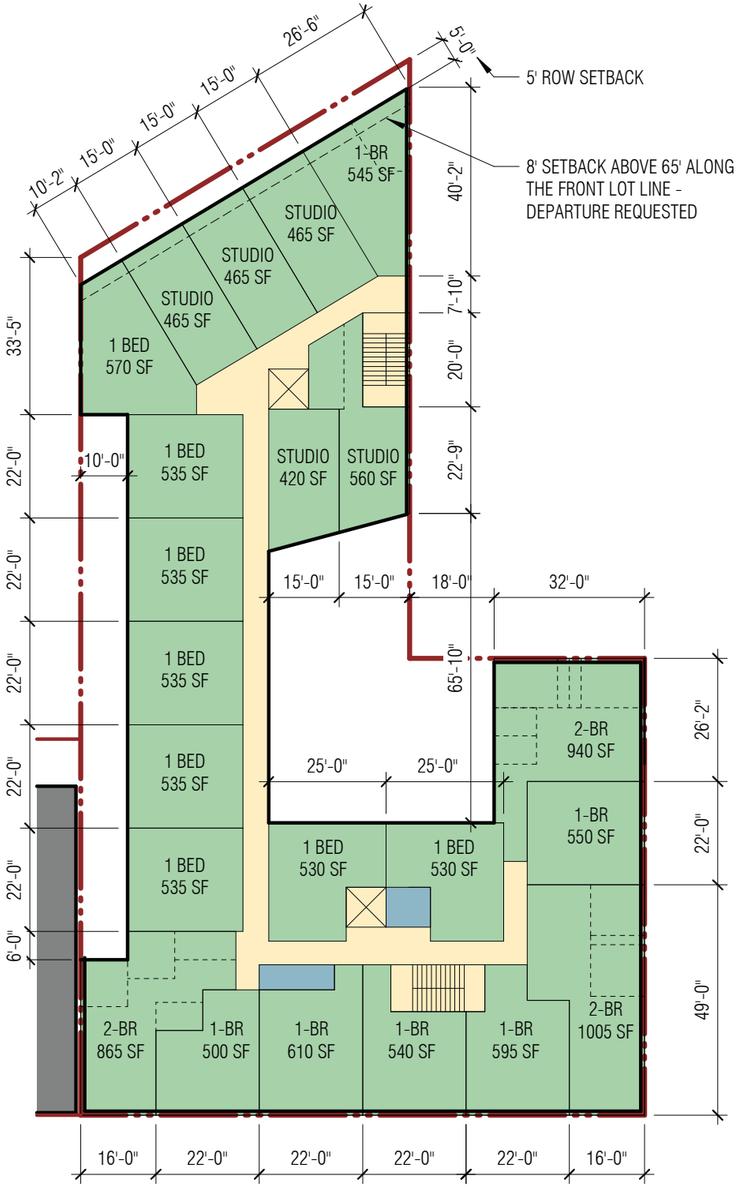


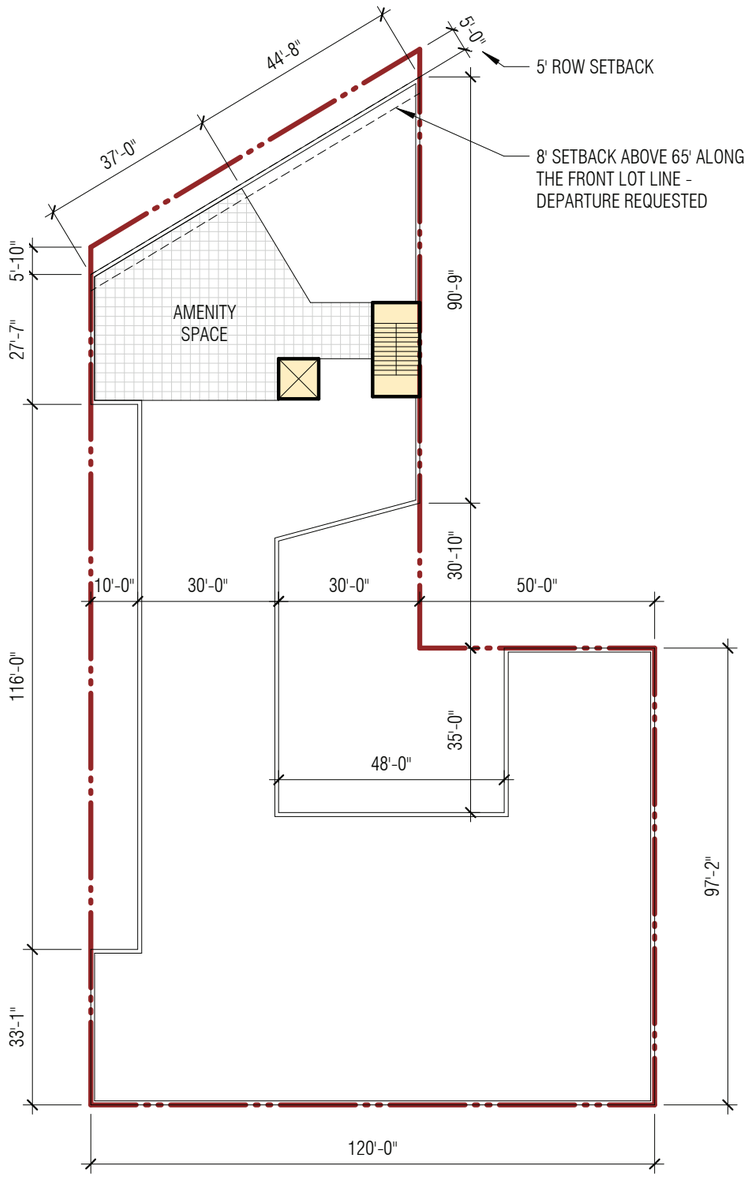
BELOW GRADE PARKING FLOOR PLAN

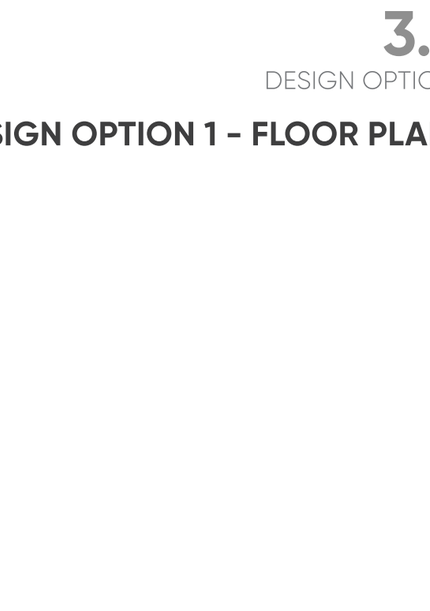


LEVEL ONE FLOOR PLAN

DESIGN OPTION 1 - FLOOR PLANS



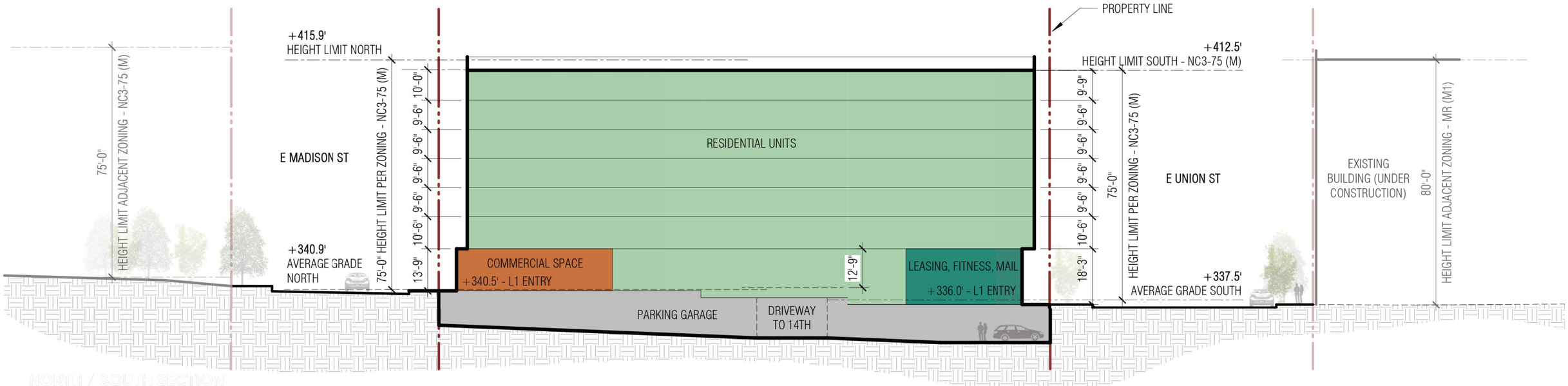




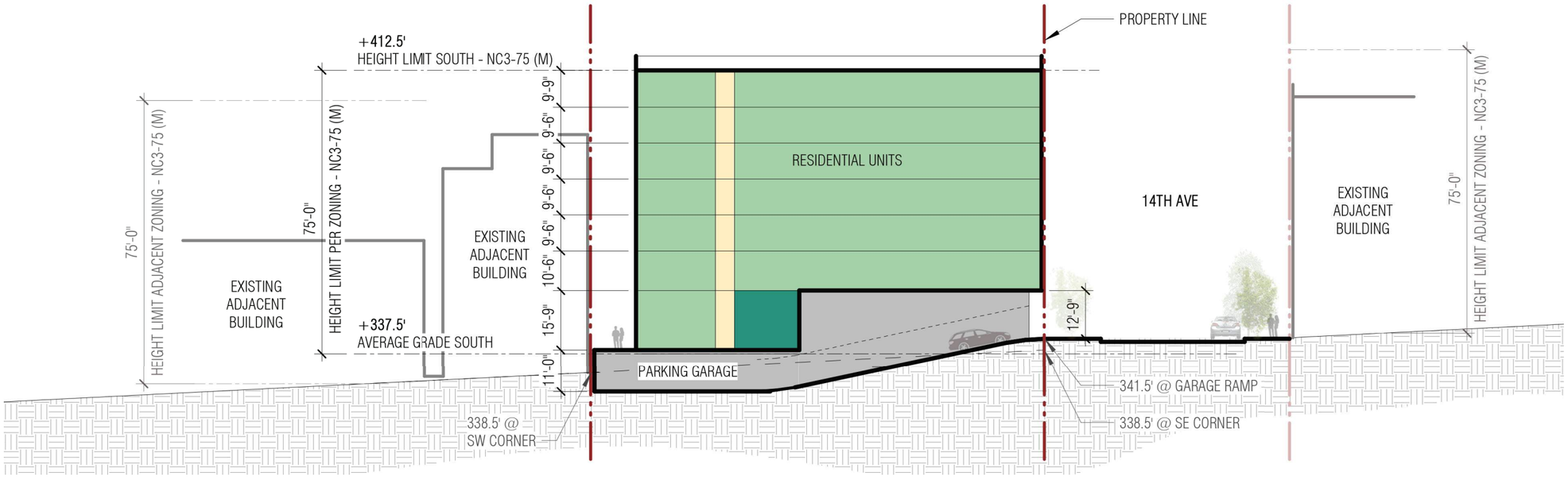
TYPICAL UPPER LEVEL FLOOR PLAN

ROOF PLAN

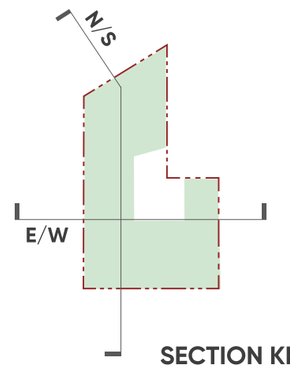
DESIGN OPTION 1 - SITE SECTIONS



NORTH / SOUTH SECTION

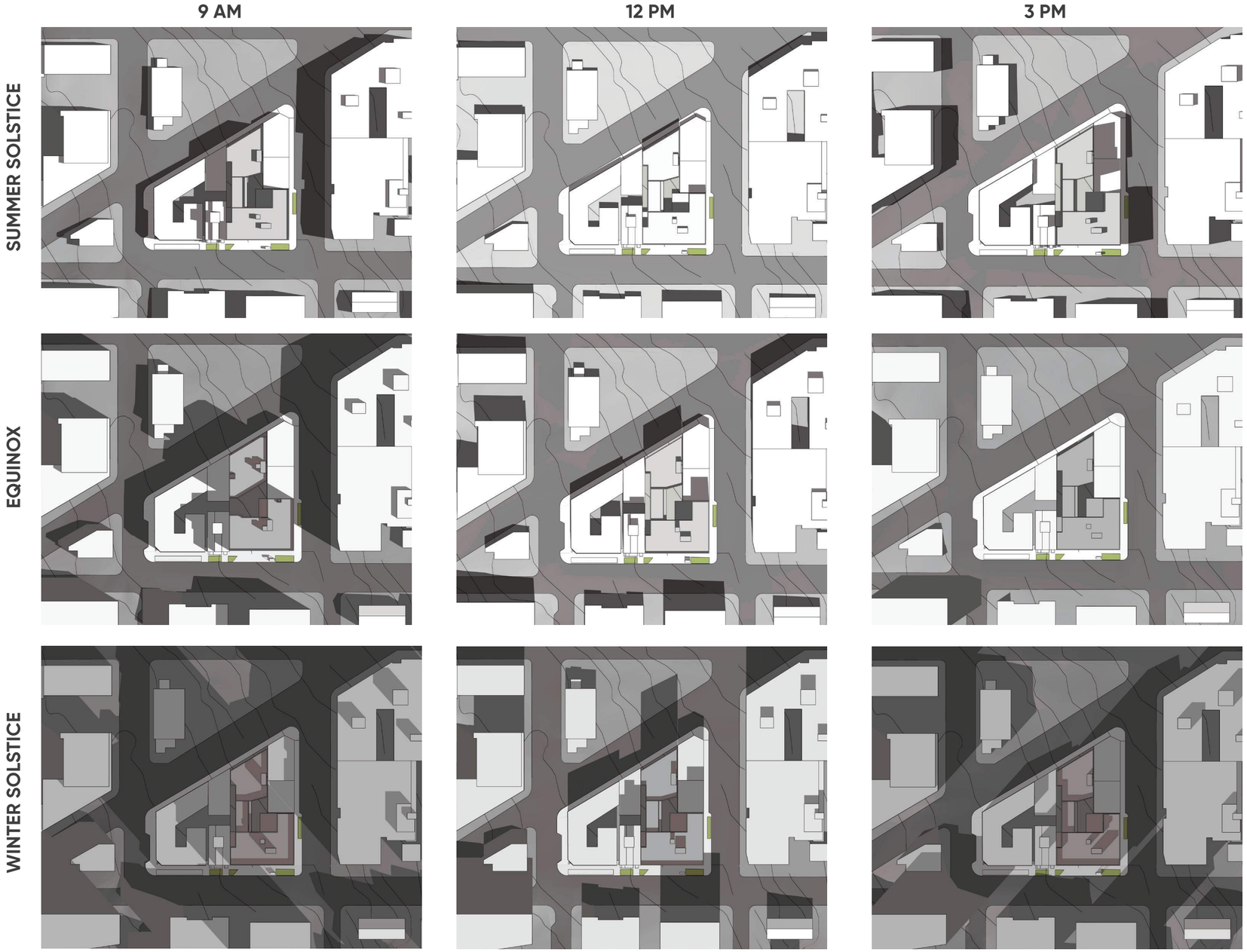


EAST / WEST SECTION



SECTION KEY

DESIGN OPTION 1 - SOLAR STUDY



DESIGN OPTION 2 - DOUBLE LOADED (CODE COMPLIANT)

This option organizes residential units around a central North-South spine. The most centrally located units are pulled off the adjacent property lines 12' from both the West and East property lines.

Commercial space anchors the Southwest corner and the North frontage on Madison, as in the other options, but in this option the commercial space on Union extends further North on 14th in order to locate it closer to the commercial uses that are more prevalent on 14th and Madison.

The leasing office and bike room are grouped together to the South, where the bike room has direct access to the bike lanes on Union.

The courtyard area is more limited in this option in favor of provided generous street-level setbacks on Union and 14th. Unlike the other options, the Level 1 massing on Madison is proud of the upper level setback by 3', creating a heavier base condition than the other schemes.

This scheme does not propose to preserve the existing Madison Street facade.

PROS

- Ground-level setbacks at Union and 14th street frontages
- Legible massing concept of transparent base supporting simple, well-detailed upper level volume
- Highly transparent street-level storefront differentiated from upper levels allowing visual connection and "eyes on the street"

CONS

- This option has the least amount of contiguous courtyard volume.

DEPARTURES

None required.



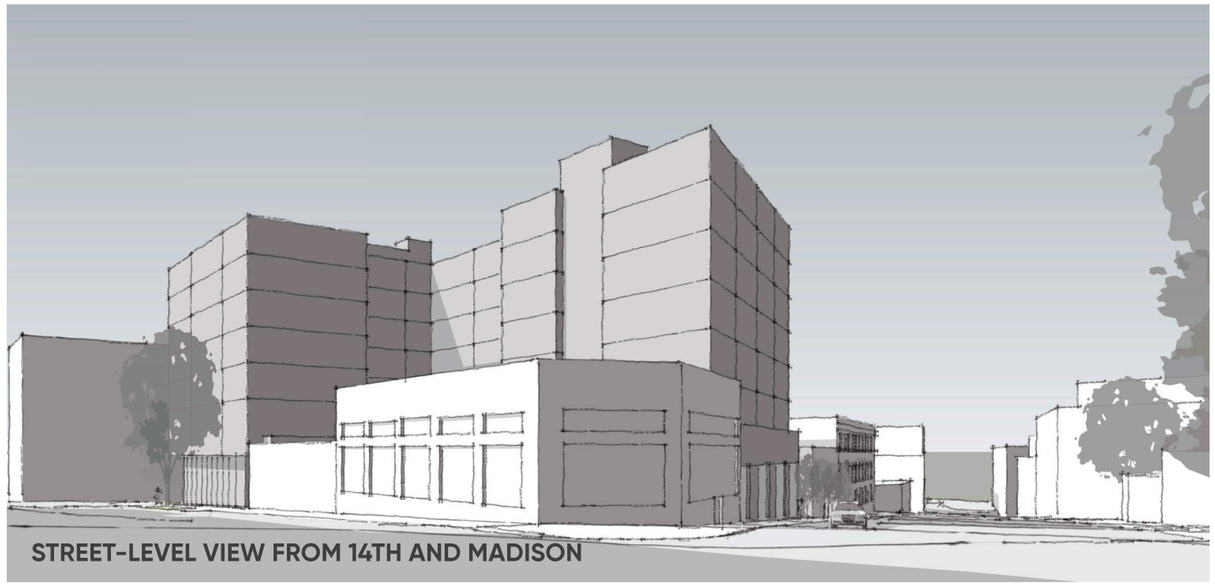
DESIGN OPTION 2 - DOUBLE LOADED



STREET-LEVEL VIEW FROM 14TH AND UNION



STREET-LEVEL VIEW FROM UNION



STREET-LEVEL VIEW FROM 14TH AND MADISON



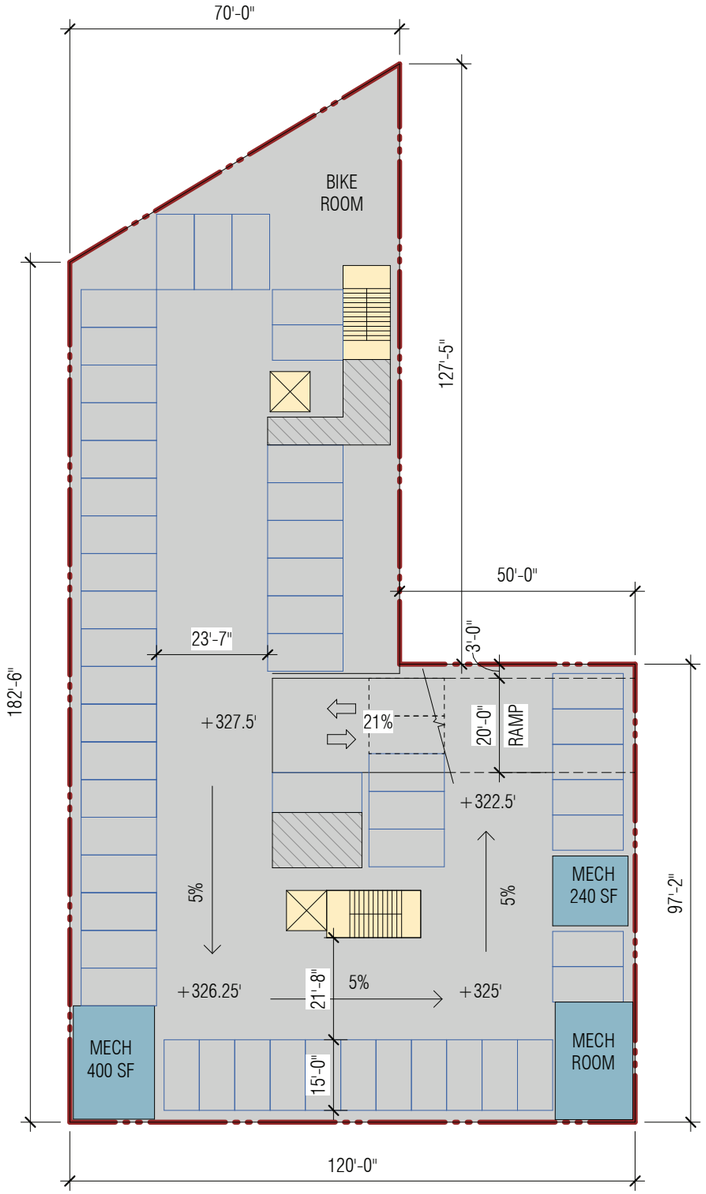
STREET-LEVEL VIEW FROM MADISON

DESIGN OPTION 2 - FLOOR PLANS

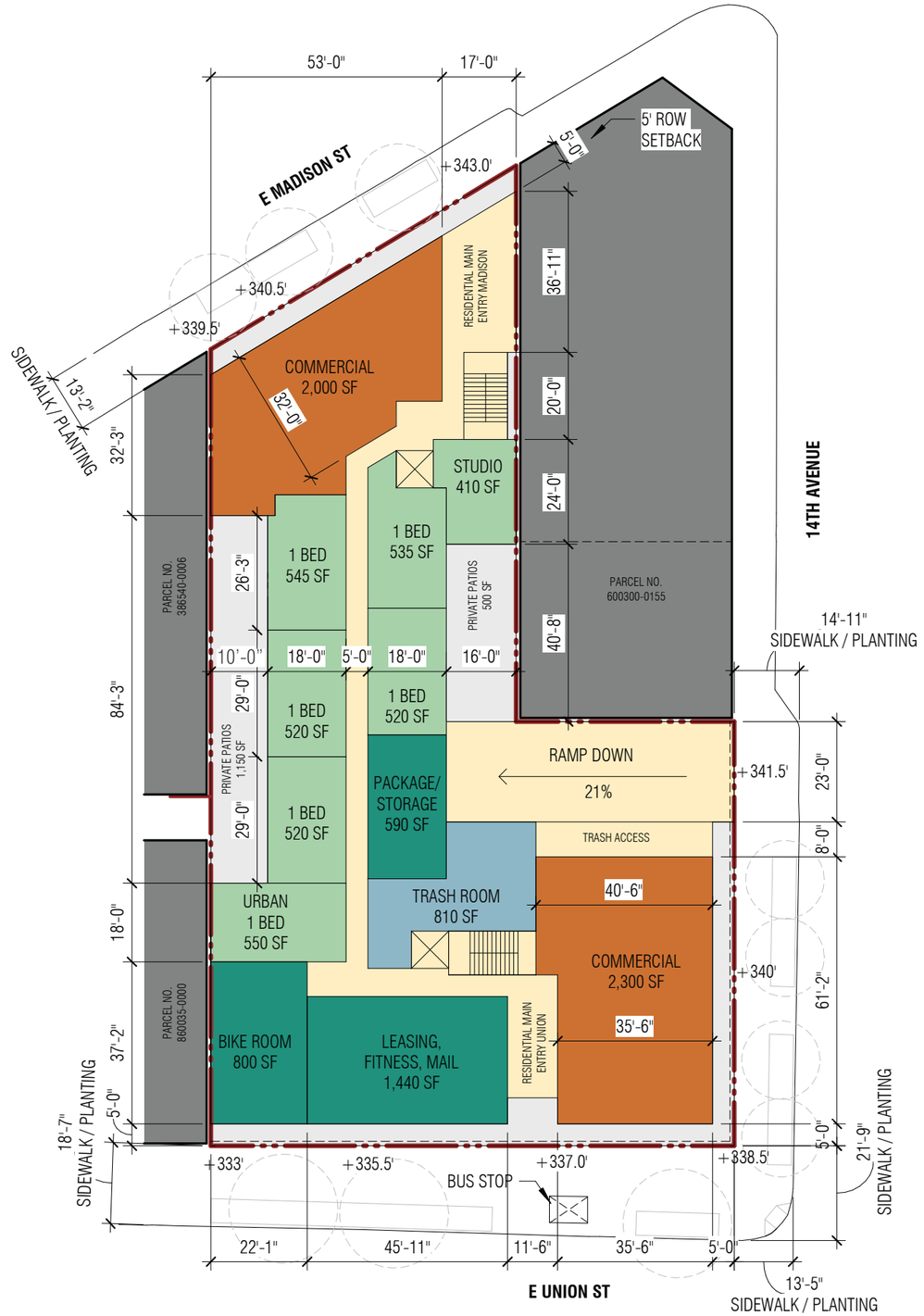
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COMMERCIAL
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UTILITY
PARKING
CIRCULATION
ADJACENT BUILDING

0' 16' 32' 64'

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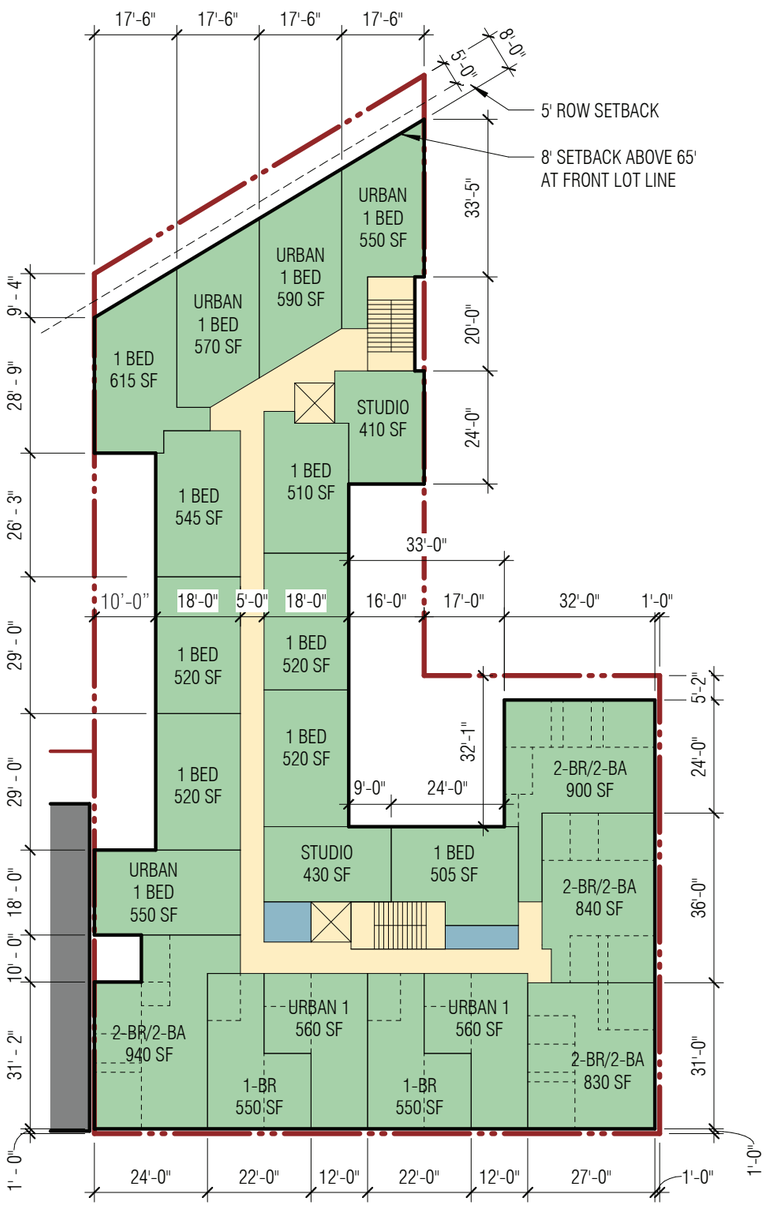


BELOW GRADE PARKING FLOOR PLAN

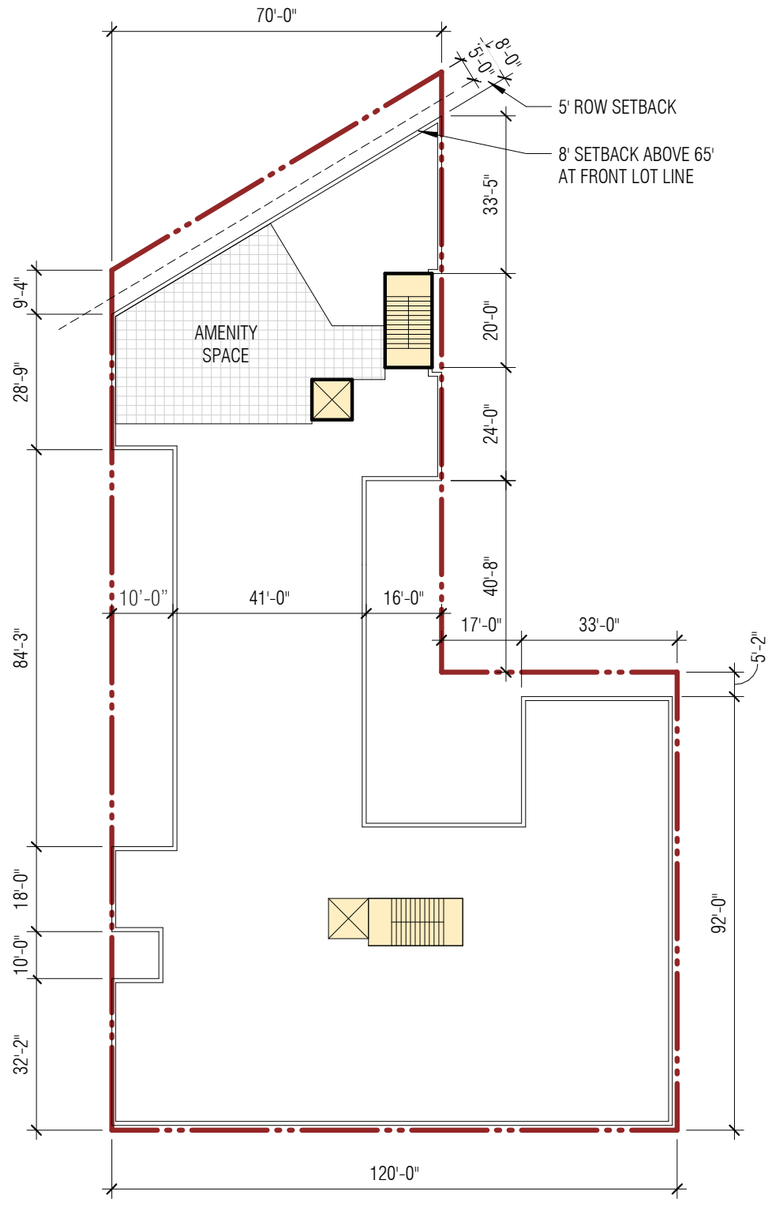


LEVEL ONE FLOOR PLAN

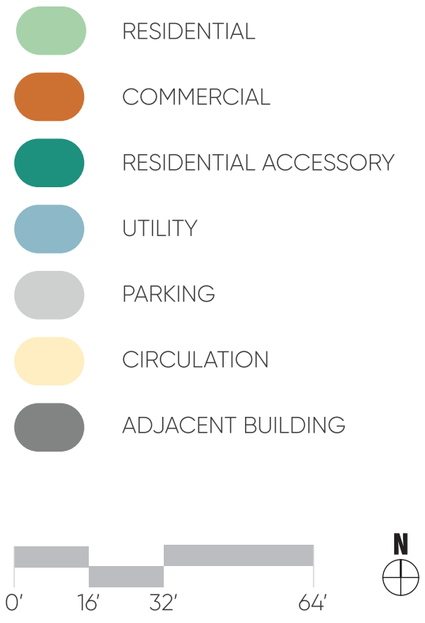
DESIGN OPTION 2 - FLOOR PLANS



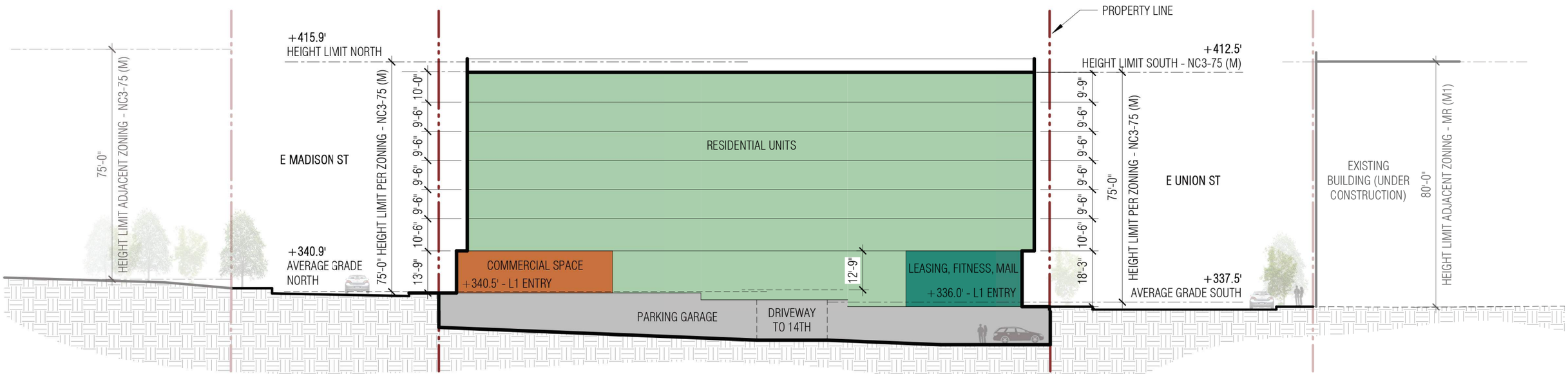
TYPICAL UPPER LEVEL FLOOR PLAN



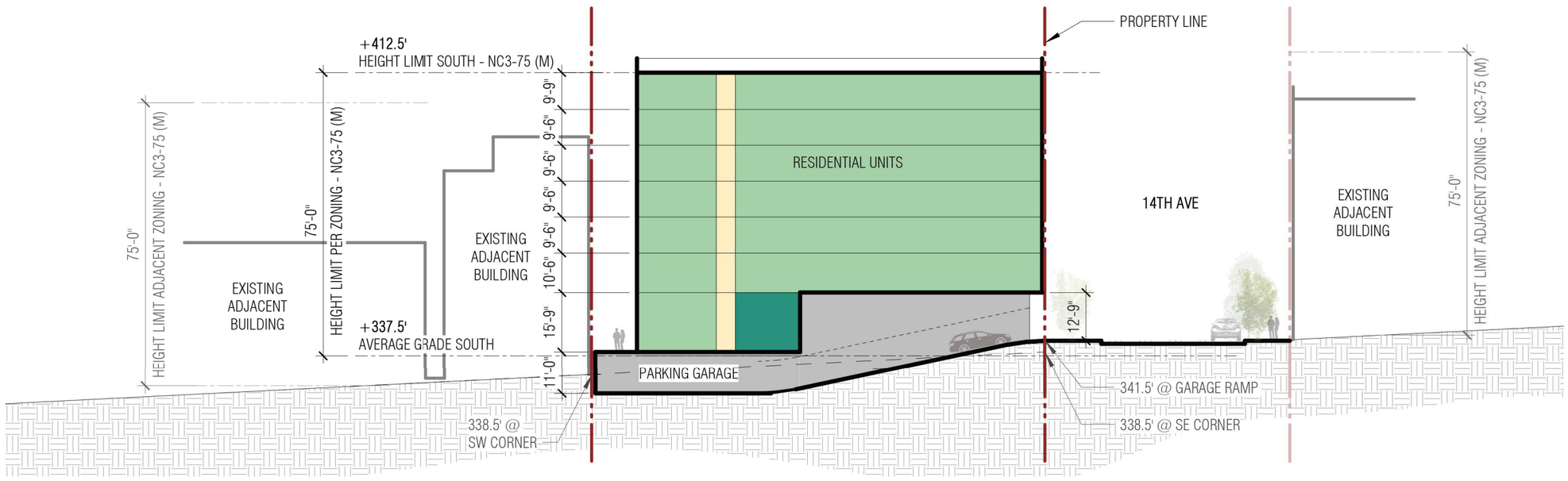
ROOF PLAN



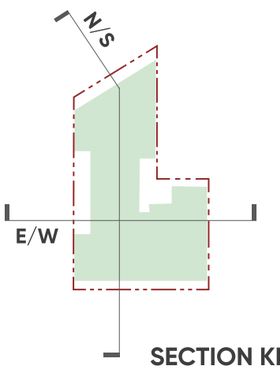
DESIGN OPTION 2 - SITE SECTIONS



NORTH / SOUTH SECTION

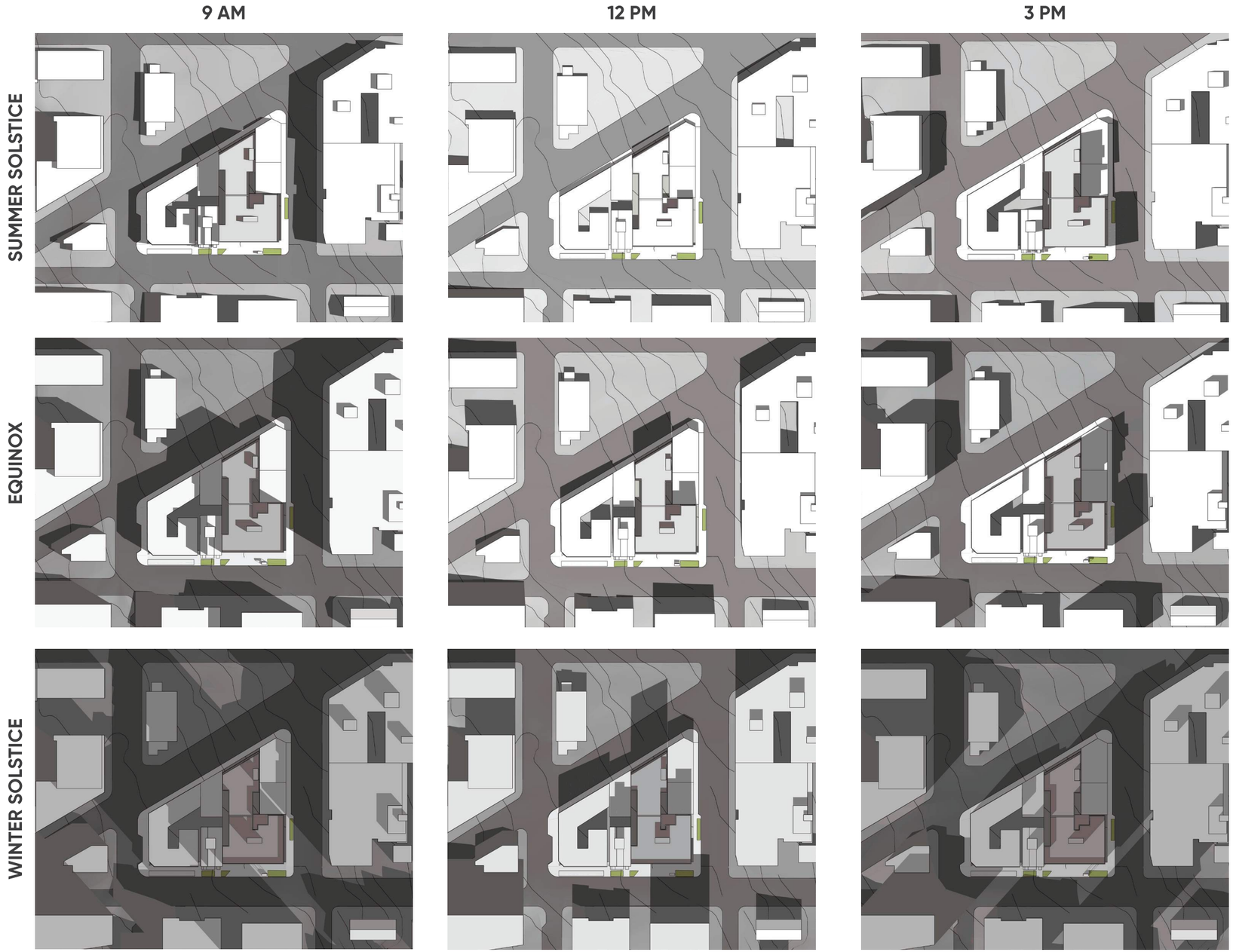


EAST / WEST SECTION



SECTION KEY

DESIGN OPTION 2 - SOLAR STUDY



DESIGN OPTION 3 - TWO TOWERS (PREFERRED)

This design option maximizes one central courtyard area for residents to use as amenity space and look out onto from the internal residential units. The building is built out to the street-facing property lines to enable the courtyard to be as large as possible.

Splitting the building into two towers allows for the project to respond to grade effectively, as the building on Madison can be at entirely different levels than the building on Union.

The street-facing building volume is continuous vertically. In this option, the facade composition of the upper levels would extend down to the commercial base, while still allowing for generous transparent storefronts.

This option orients the Southwest commercial space lengthwise largely toward Union rather than 14th, putting the leasing office on 14th. This bike room is located on the South property line, where it has direct access to the bike lanes on Union.

This scheme does not propose to preserve the existing Madison Street facade.

PROS

- Courtyard breaks up building mass and provides one contiguous ground level amenity
- Responds to topography effectively by splitting building into two separate volumes

CONS

- Prioritizing the courtyard volume pushes the builidng mass toward the property line at the street-facing facades, making it difficult to provide a street-level setback

POTENTIAL DEPARTURES - SEE DEPARTURE MATRIX ON PAGE 51

UPPER LEVEL SETBACK 23.47A.014.C	8' setback required @ 65' in height on either Union or Madison 5' setback proposed @ full building height on Madison
STREET LEVEL DEVELOPMENT STANDARDS 23.47A.008.B.4	13' floor to floor required height at non-residential uses 11' floor to floor height provided at SW commercial space on Union and 14th



DESIGN OPTION 3 - TWO TOWERS



STREET-LEVEL VIEW FROM 14TH AND UNION



STREET-LEVEL VIEW FROM UNION



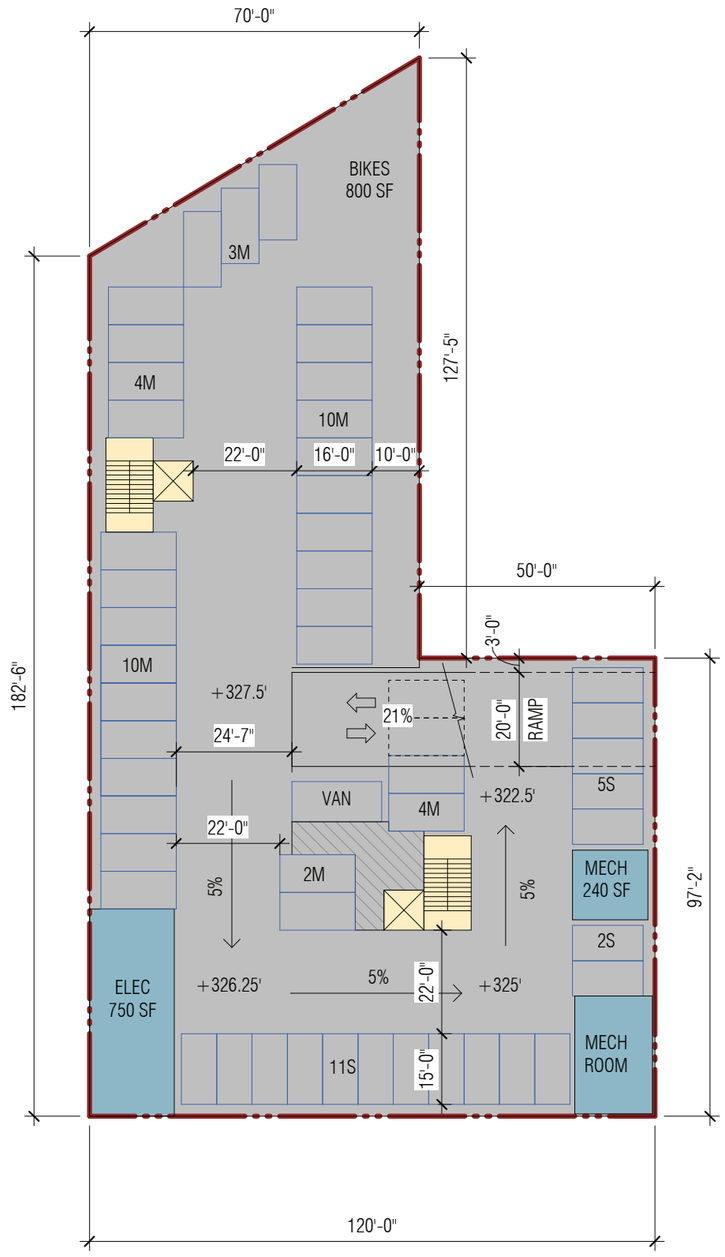
STREET-LEVEL VIEW FROM 14TH AND MADISON



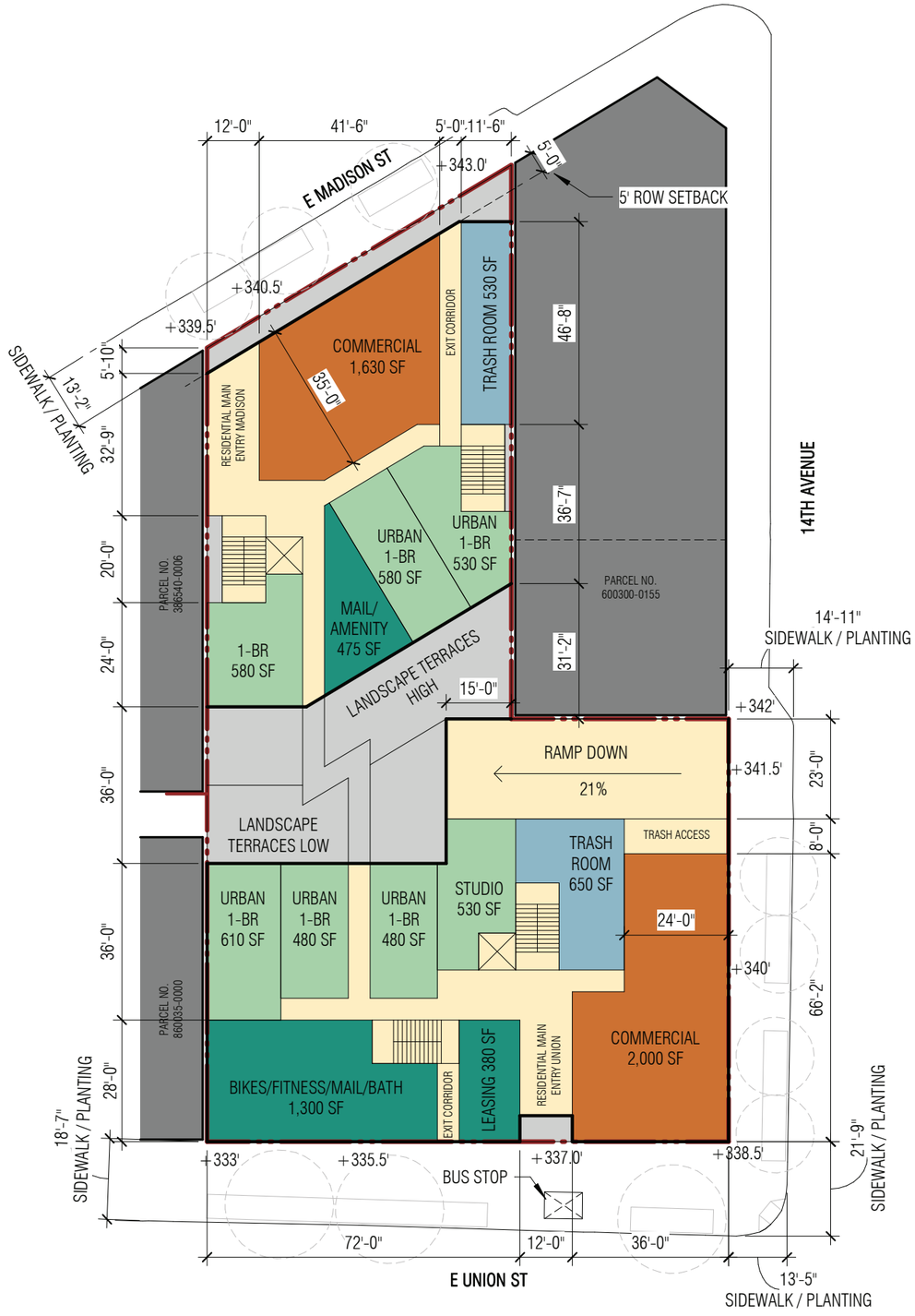
STREET-LEVEL VIEW FROM MADISON

DESIGN OPTION 3 - FLOOR PLANS



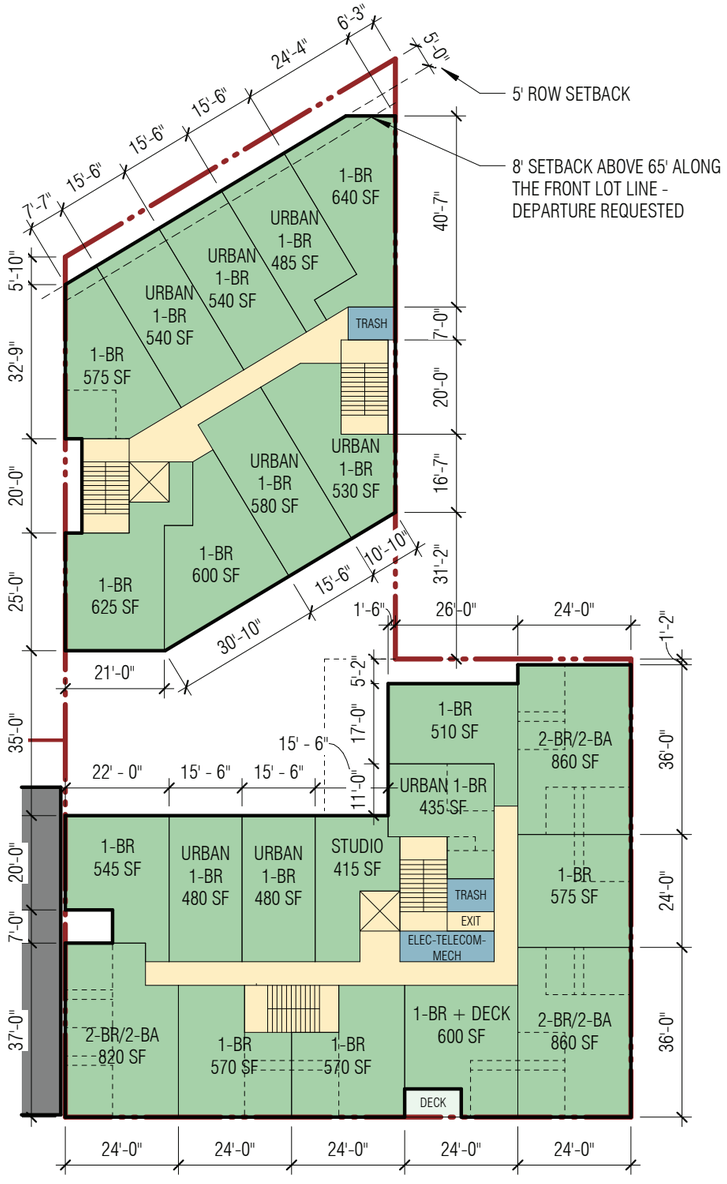


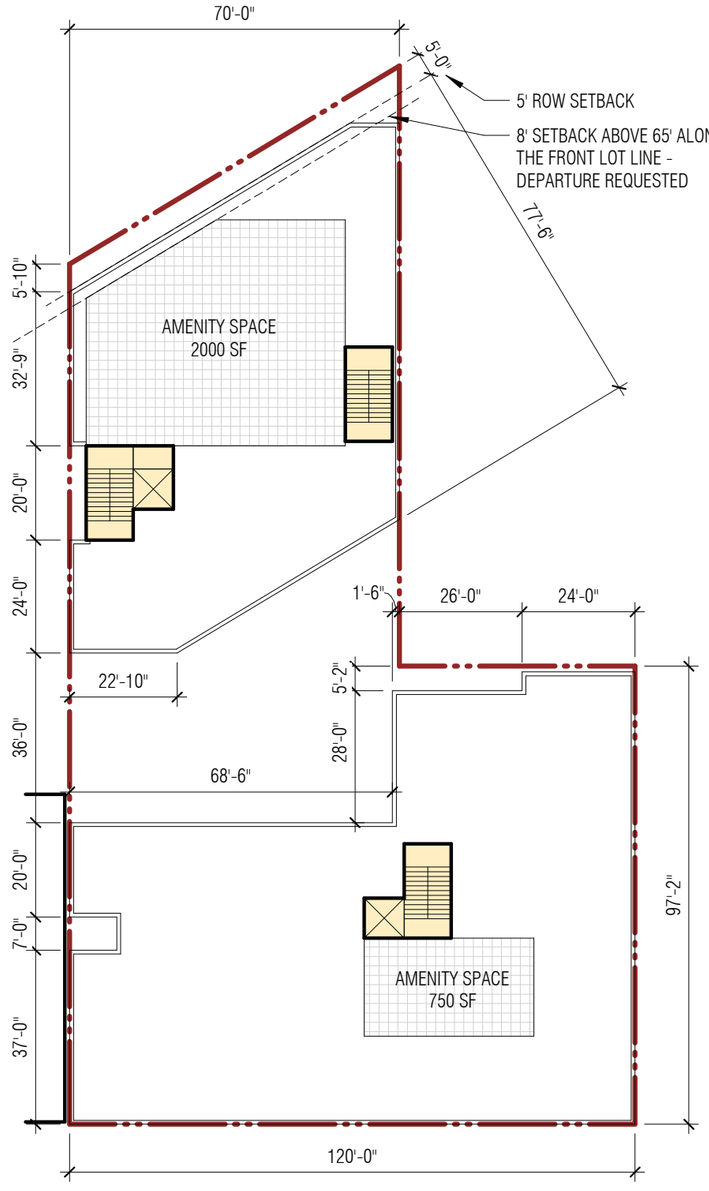
BELOW GRADE PARKING FLOOR PLAN

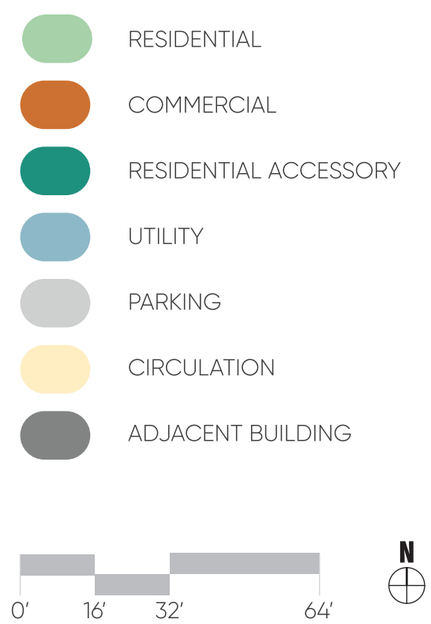


LEVEL ONE FLOOR PLAN

DESIGN OPTION 3 - FLOOR PLANS



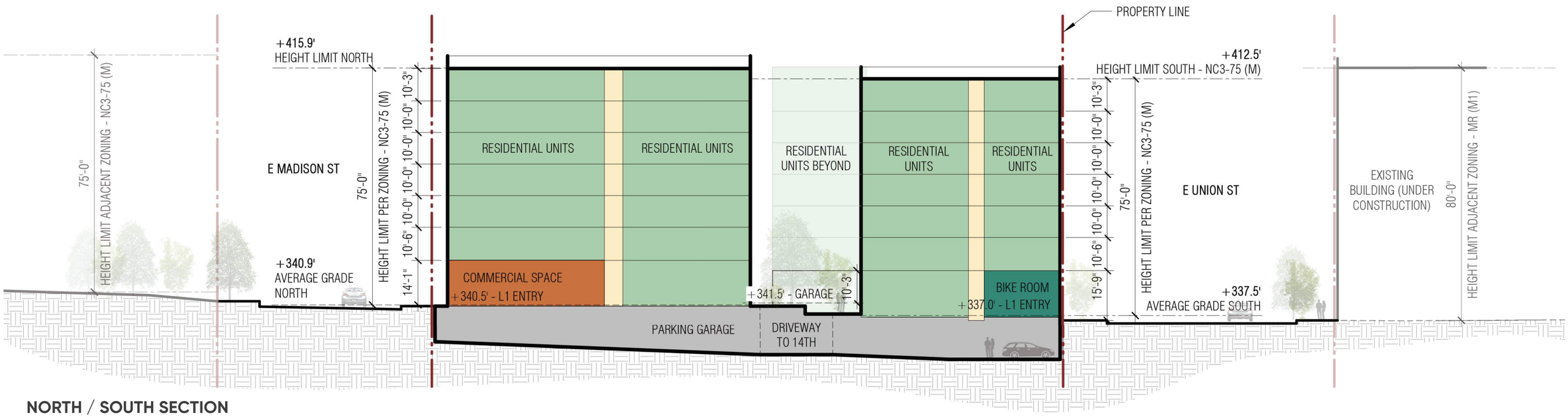




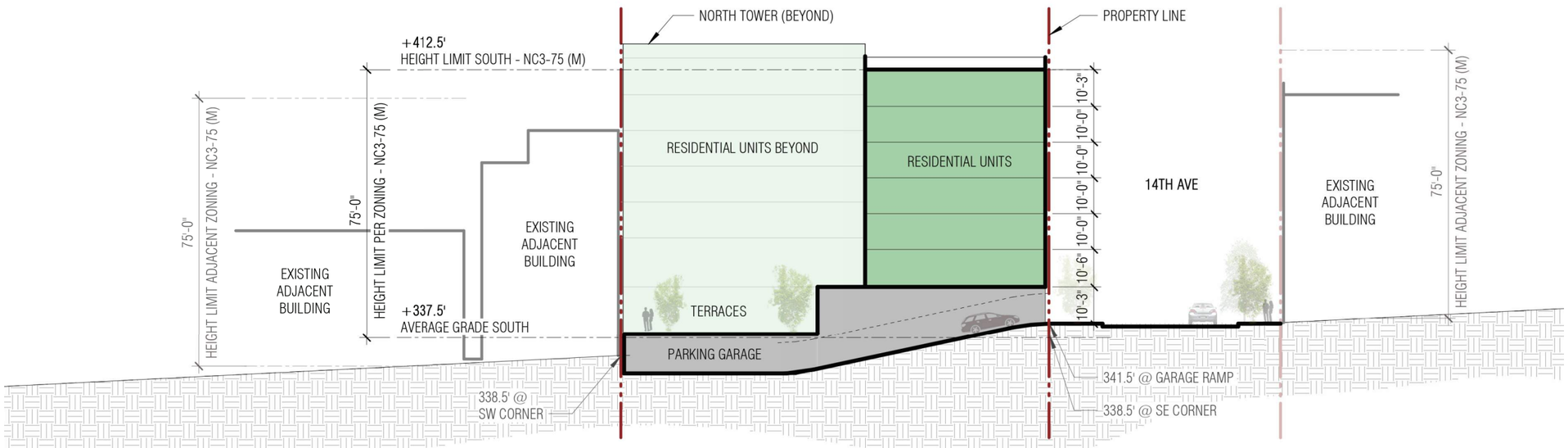
TYPICAL UPPER LEVEL FLOOR PLAN

ROOF PLAN

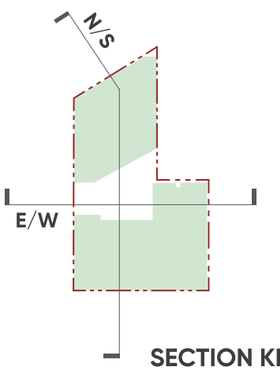
DESIGN OPTION 3 - SITE SECTIONS



NORTH / SOUTH SECTION

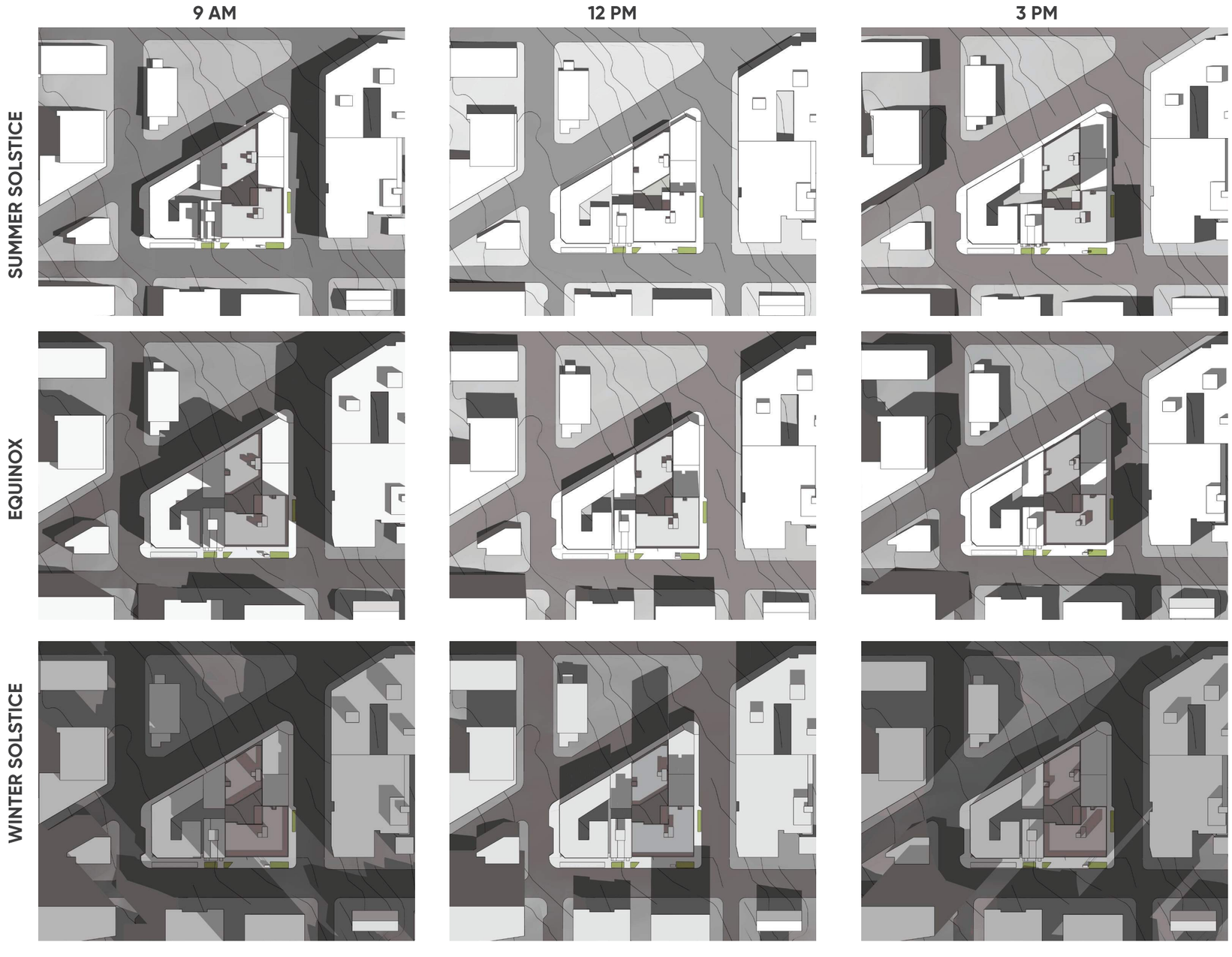


EAST / WEST SECTION



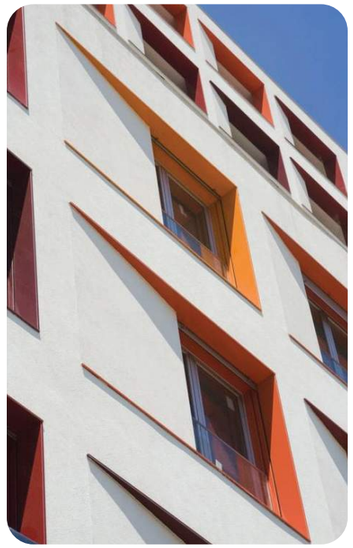
SECTION KEY

DESIGN OPTION 3 - SOLAR STUDY

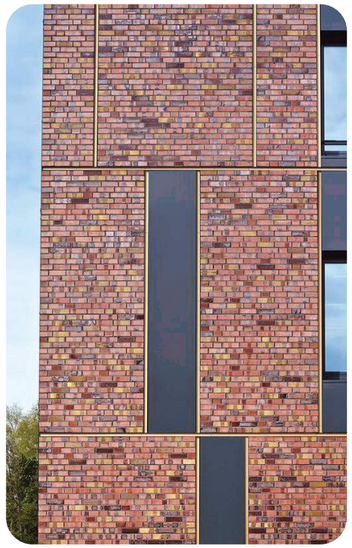


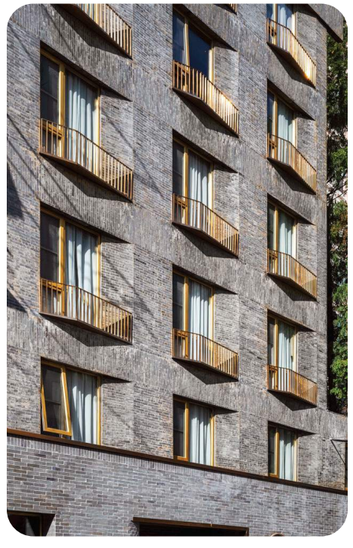
DESIGN INSPIRATION

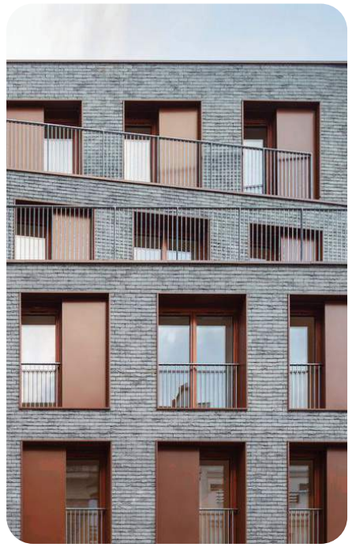
MATERIALITY AND DETAILING





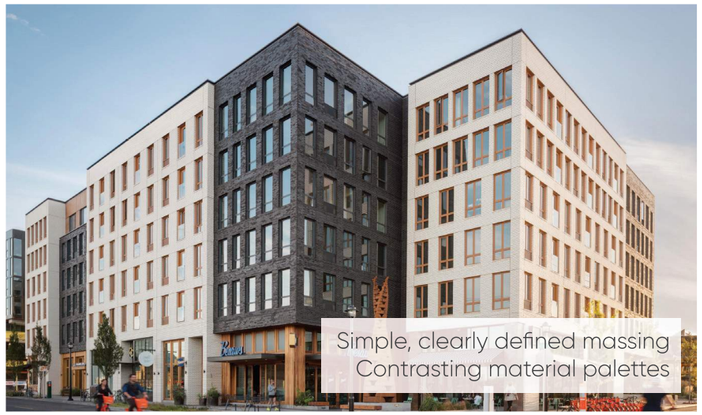


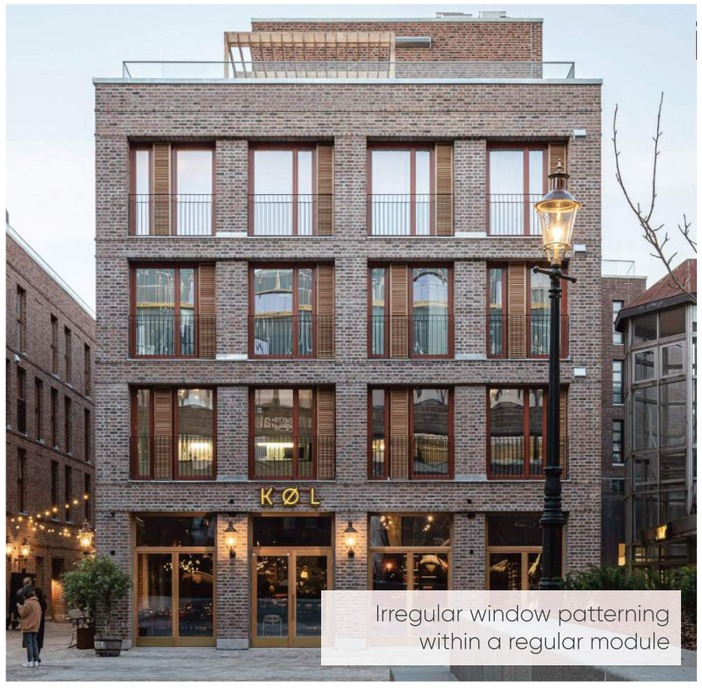






MASSING AND WINDOW PATTERNING









ADDITIONAL PREFERRED OPTION FACADE COMPOSITION AND MASSING STUDIES

ANOTHER GRID



ENTRY GASKET



FOLDED PLANES



ANOTHER GRID - PRECEDENT IMAGES





ENTRY GASKET - PRECEDENT IMAGES





FOLDED PLANES - PRECEDENT IMAGES





4.0
SITE DESIGN

CONCEPTUAL GROUND LEVEL SITE DESIGN

STREET EDGE PRECEDENTS







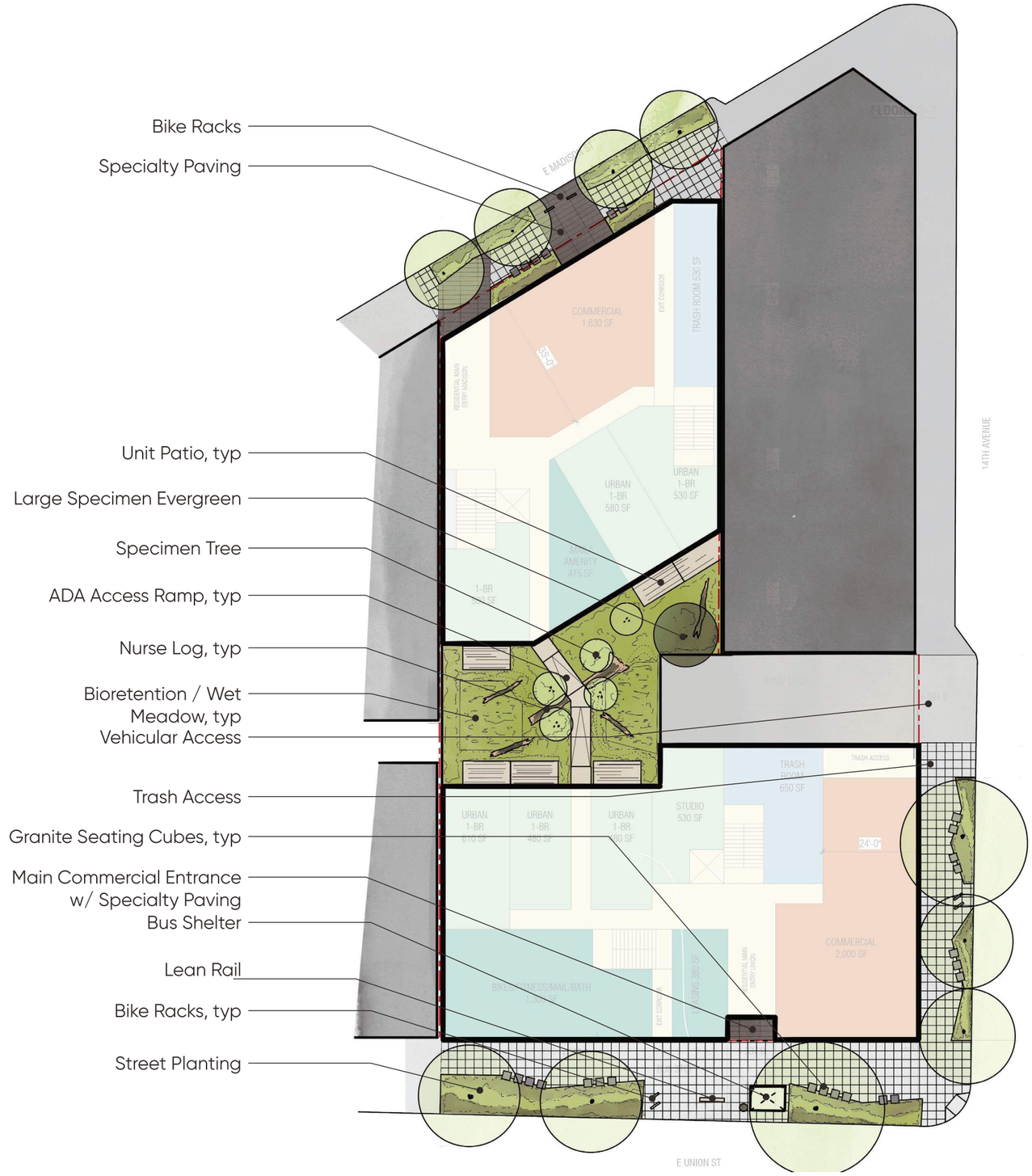


COURTYARD PRECEDENTS









ROOF LEVEL

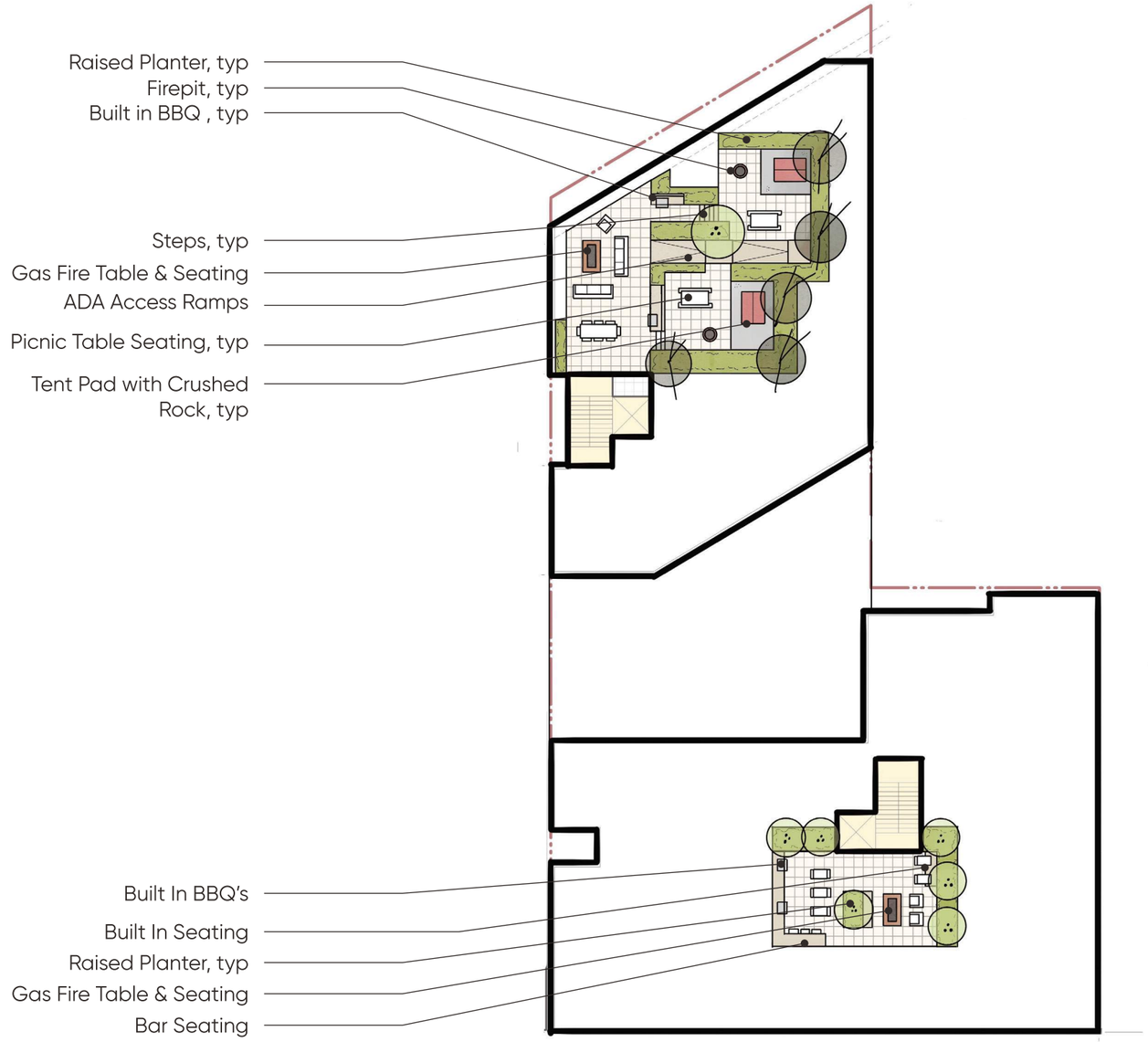




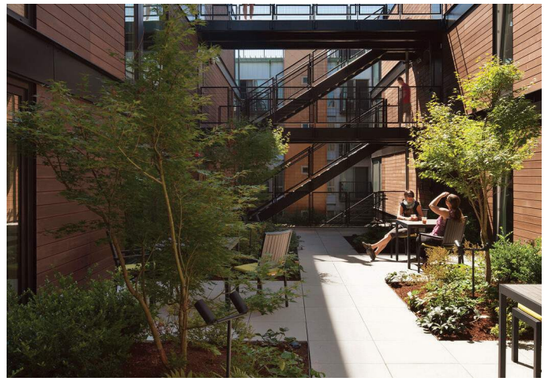
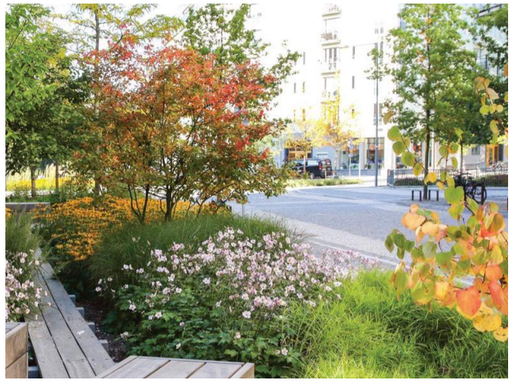
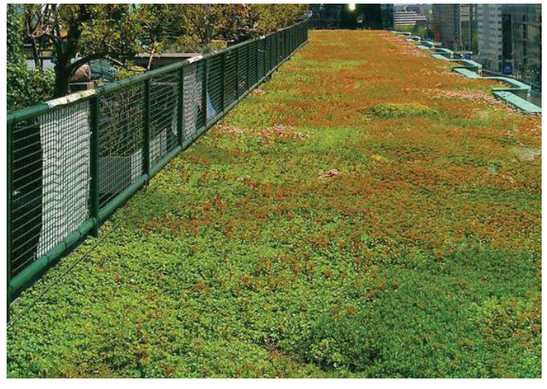







Raised Planter, typ
Firepit, typ
Built in BBQ , typ
Steps, typ
Gas Fire Table & Seating
ADA Access Ramps
Picnic Table Seating, typ
Tent Pad with Crushed Rock, typ
Built In BBQ's
Built In Seating
Raised Planter, typ
Gas Fire Table & Seating
Bar Seating

CONCEPTUAL PLANT PALETTE

	STREET LEVEL	COURTYARD	ROOF LEVEL
TREES			
SHRUBS			
GROUNDCOVER & PERENNIALS			

DEPARTURES

CODE CITATION	CODE REQUIREMENT	PROPOSED DEPARTURE	DESIGN RATIONALE
UPPER LEVEL SETBACK 23.47A.014.C	8' setback required @ 65' in height on either Union or Madison	5' setback proposed @ full building height on Madison	On E Madison Street, the proposed 5' SDOT ROW setback is for the full height of the building, not just the story above 65' in height. This reduces the bulk and scale of the full building facade, not just the uppermost level, and provides additional space at the ground level for pedestrian uses. Allows for more legible and consistent building mass.
STREET LEVEL DEVELOPMENT STANDARDS 23.47A.008.B.4	13' floor to floor required height at non-residential uses	Limited amount of the commercial space facing 14th Ave to have less than 13' floor to floor height.	The commercial portion of the ground floor program is located along 14th Ave in order to group it with other like uses in adjacent and nearby buildings. This area is also the highest point of the site along the 14th and Union facades. Accordingly, a small northerly portion of the commercial space cannot provide the 13' floor to floor. See Seattle Design Guideline CS2-C1 and DC1-A1.
OFF-PREMISES SIGNS 23.55.014.E.2	Off-premises signs shall not be roof signs.	Signs for adjacent nightclubs are to be proposed on the roof of the proposed building.	In keeping with the character of the block on which the site is located and to promote the interests of this projects' neighboring business owners, artistic neon signs are proposed that enhance the vitality of the streetscape and contribute to a more meaningful sense of place.
OFF-PREMISES SIGNS 23.55.014.E.4	The maximum height limit for any portion of an off-premises sign (except in Industrial zones) is forty (40) feet or the height limit of the zone, whichever is less.	The proposed signs on the roof of the building are to extend 10' above the 75' height limit, or 85'.	In order to be legible from the street 75' below, the proposed roof signs will require lettering that is approximately 7-8' tall. For the sign to be visible above the building's parapet, it is proposed to extend vertically up to a maximum height of 85'.