EUCLID UNION

DESIGN RECOMMENDATION
SDCI # 3039246-LU | 7 MARCH 2023

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

OWNER
14TH AND E. UNION LLC
EUCLID REAL ESTATE
5607 KEYSTONE PLACE N, STUDIO B
SEATTLE, WA 98103
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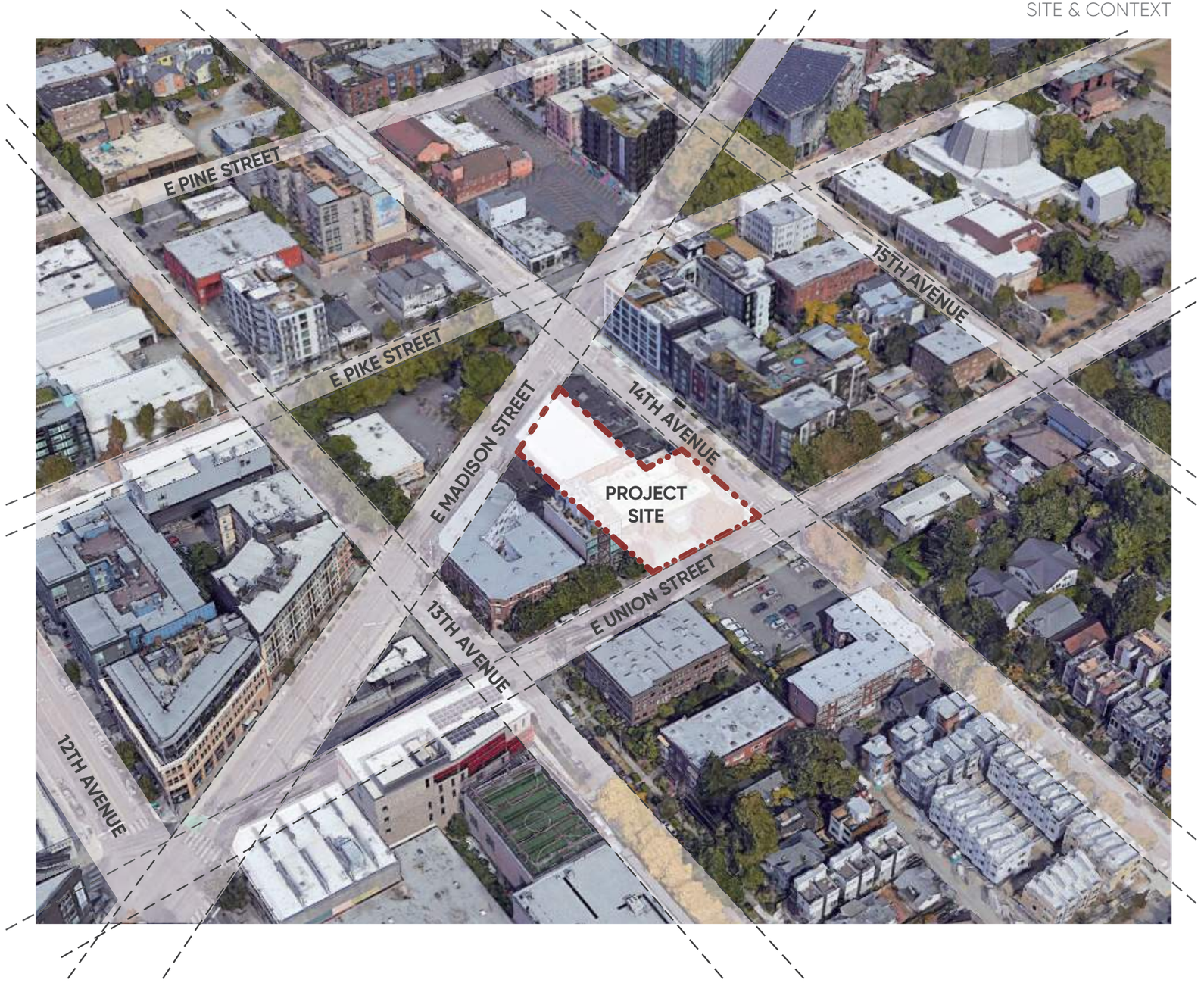
ARCHITECT + LANDSCAPE ARCHITECT
BOARD & VELLUM
115 15TH AVE. E. SUITE 100
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1.0
SITE & CONTEXT

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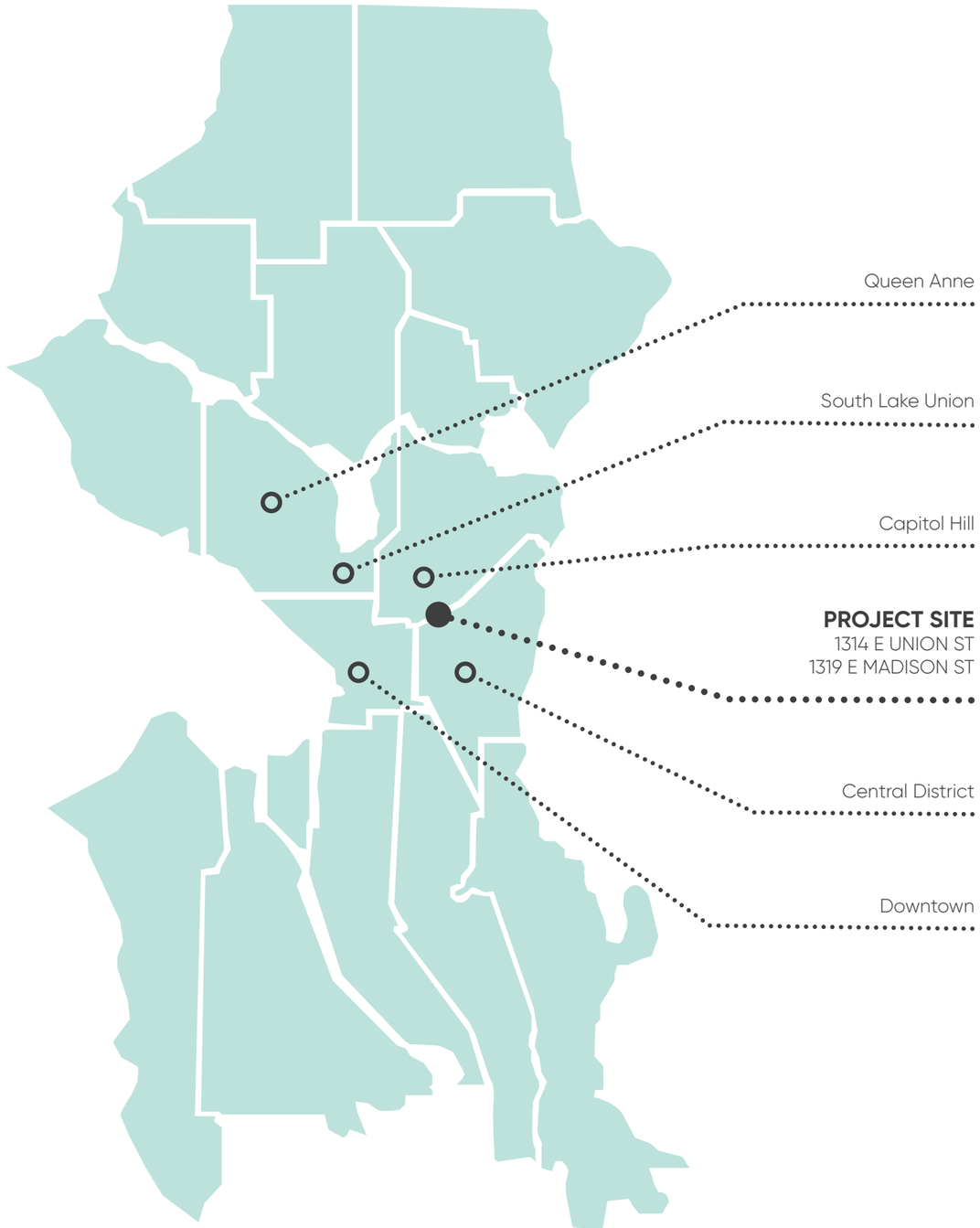
1.0
SITE & CONTEXT

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	47 Stalls (below grade)
Residential Area	Approx. 107,410 SF
Commercial Area	Approx. 3,338 SF
Total Proposed Building Area	Approx. 121,786 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. The proposed project will revitalize the vacant site and provide affordable and workforce housing.



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

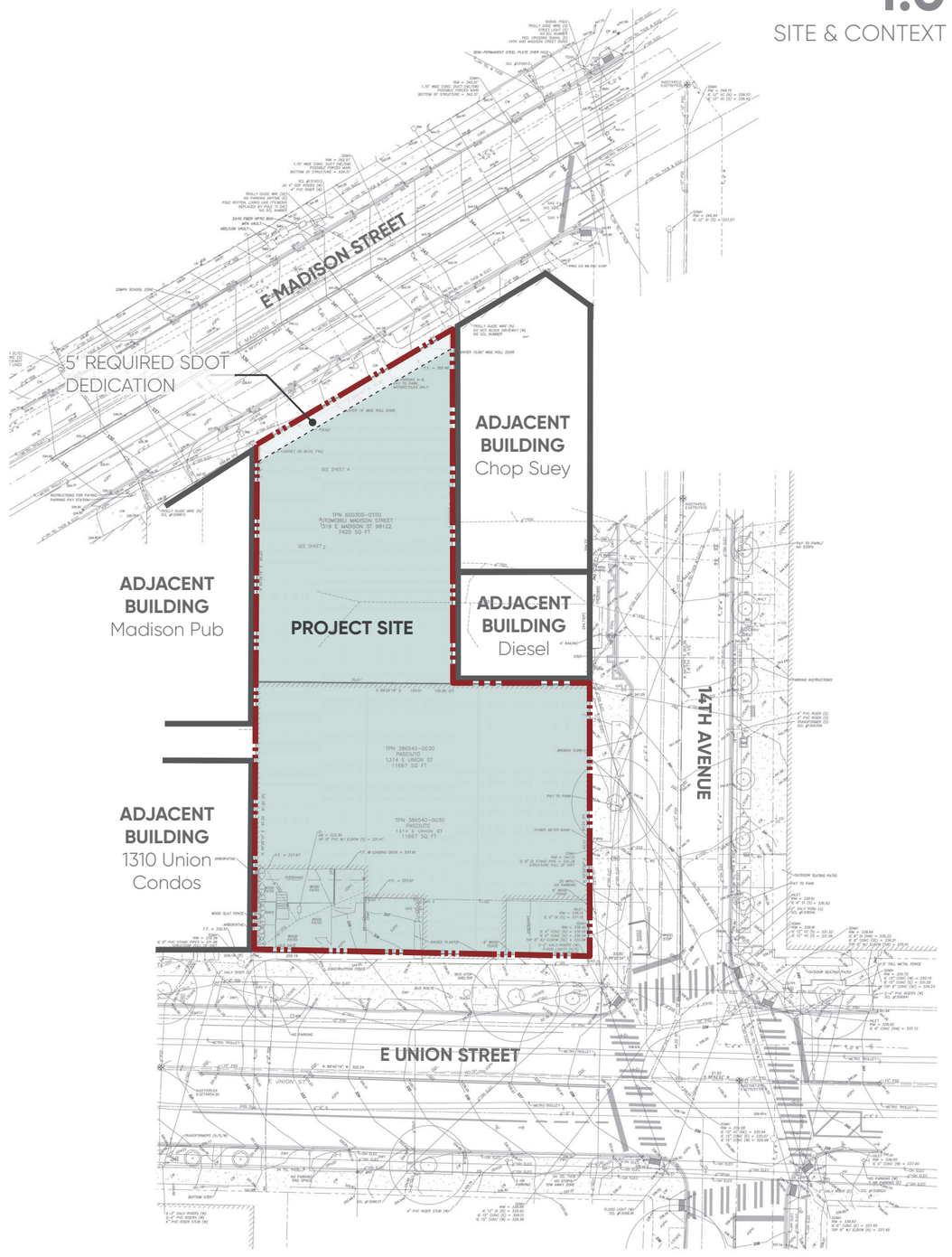
Project Address	1314 E Union St Seattle, WA 98122
Parcel Numbers	386540-0030
Lot Size	11,667 SF
Present Use	Industrial (Light)
Year Built	1963
Building Area	10,729 SF (to be demolished)

MADISON PARCEL

Project Address	1319 E Madison St Seattle, WA 98122
Parcel Numbers	600300-0150
Lot Size	7420 SF
Present Use	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



2.0
DESIGN CONCEPT

EDG APPROVED CONCEPT - TWO TOWERS

139 Units
104,756 SF

CHARACTERISTICS

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



EDG APPROVED CONCEPT - 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

2.0
DESIGN CONCEPT

RESPONSE TO DESIGN GUIDELINE PRIORITIES

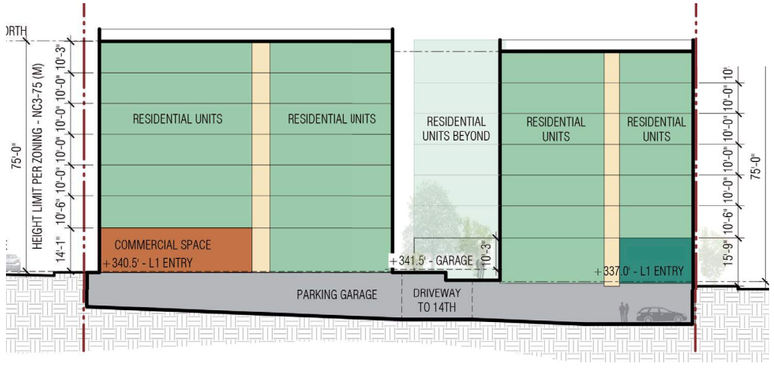
CONTEXT & SITE

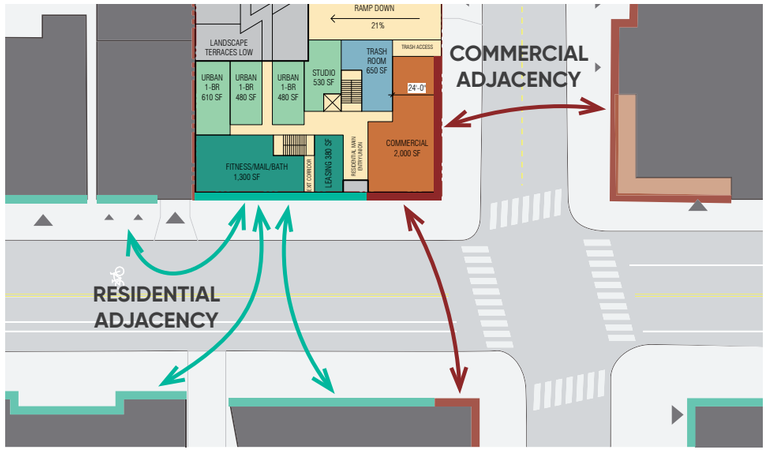
CS1 - NATURAL SYSTEMS AND SITE FEATURES
Use natural systems and features of the site and its surroundings as a starting point for project design.

CS1-B: Sunlight and Natural Ventilation
CS1-B-1: Sun and Wind
CS1-B-2: Daylight and Shading
CS1-C: Topography
CS1-C-2: Elevation Changes

Central Area Supplemental Guidance
CS1-1 Local Topography
CS1-1-a. Respond to Local Topography

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

CS2-A: Location in the City and Neighborhood
CS2-A-1: Sense of Place
CS2-A-2: Architectural Presence
CS2-B Adjacent Sites, Streets, and Open Spaces
CS2-B-2. Connection to the Street
CS2-B-3. Character of Open Space
CS2-C Relationship to the Block
CS2-C-1. Corner Sites
CS2-D: Height, Bulk, and Scale
CS2-D-2: Existing Site Features

DESIGN RESPONSE:
The design proposes a rigorous facade composition. A strong and repetitive module is carried from the upper levels down to street level, where 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 design that visually connects interior spaces to the street beyond.

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 southeast 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 amenity space are located there.

The understated facade design is enlivened through the strategic placement of murals, contributing to a unique moment in the urban fabric. The content of the murals is intended to connect to existing community interests like live music and dining.

ARCHITECTURAL CONTEXT AND CHARACTER
Contribute to the architectural character of the neighborhood.

CS3-A: Emphasizing Positive Neighborhood Attributes
CS3-A-1: Fitting Old and New Together
CS3-A-3: Established Neighborhoods
CS3-A-4: Evolving Neighborhoods
CS3-B: Local History and Culture
CS3-B-1: Placemaking

Central Area Supplemental Guidance
CS3-1: Neighborhood Context
CS3-1-a: Retain Neighborhood Character

DESIGN RESPONSE:
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.



RESPONSE TO DESIGN GUIDELINE PRIORITIES

PUBLIC LIFE

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

PL1-B: Walkway and Connections
PL1-B-3: Pedestrian Amenities

Central Area Supplemental Guidance
PL1-1 Accessible Open Space
PL1-1-b: Neighborhood Nodes & Business Corridors

DESIGN RESPONSE:
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.

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.


INSPIRATION IMAGE



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

PL2-B: Safety and Security
PL2-B-1: Eyes on the Street
PL2-B-3: Street-Level Transparency

DESIGN RESPONSE:
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. 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.

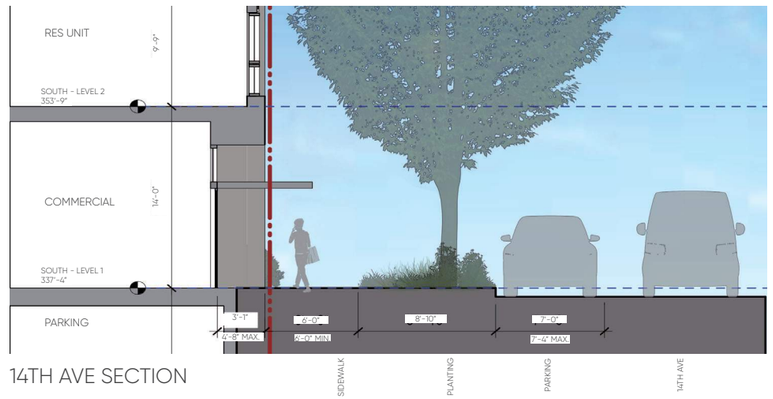
STREET-LEVEL INTERACTION
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A: Entries
PL3-A-1: Design Objectives
PL3-A-2: Ensemble of Elements
PL3-B: Residential Edges
PL3-B-4: Interaction
PL3-C: Retail Edges
PL3-C-1: Porous Edge

Central Area Supplemental Guidance
PL3-1 Frontages
PL3-1-c: Promote Transparency
PL3-1-d: Step Storefronts Along the Grade

DESIGN RESPONSE:
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. primary residential entry on Union, commercial occupancies at the Southeast corner, and the trash staging at the Northeast corner. The same can be said for the frontage on E Madison St.

Highly transparent street level storefronts provide "eyes on the street" and informal community surveillance. The project is committed to unique, colorful, and recognizable signage including neon where possible. Storefront elevations will terrace with grade. Overhead weather protection and recessed entries are proposed.



14TH AVE SECTION

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DESIGN CONCEPT

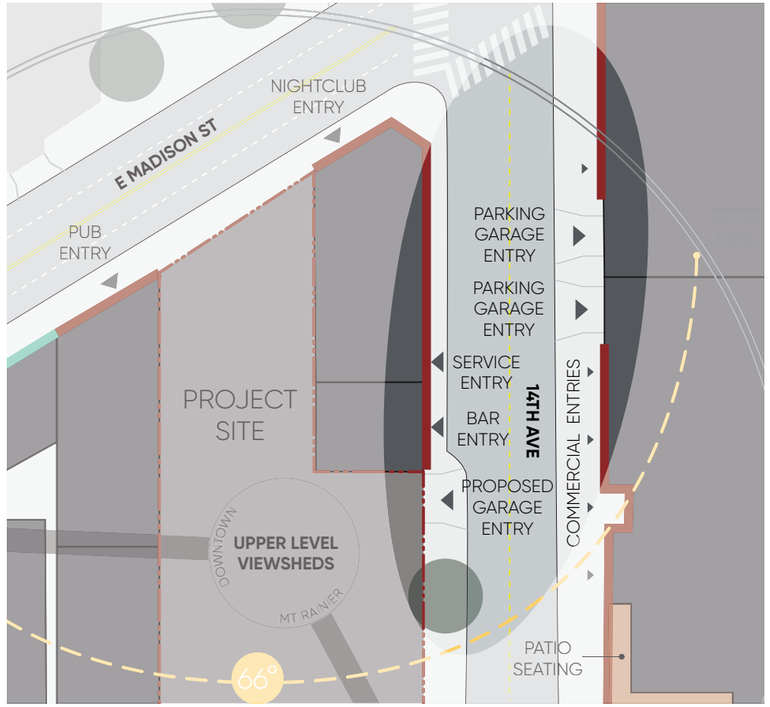
RESPONSE TO DESIGN GUIDELINE PRIORITIES

DESIGN CONCEPT

PROJECT USES AND ACTIVITIES
Optimize the arrangement of uses and activities on site

DC1-A: Arrangement of Interior Uses
DC1-A-1: Visibility
DC1-B: Vehicular Access and Circulation
DC1-B-1: Access Location and Design

DESIGN RESPONSE:
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.





INSPIRATION IMAGE

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
DC2-A-1: Site Characteristics and Uses
DC2-A-2: Reducing Perceived Mass
DC2-B: Architectural and Façade Composition
DC2-B-1: Façade Composition
DC2-B-2: Blank Walls
DC2-C: Secondary Architectural Features
DC2-C-3: Fit with Neighborhood Buildings

Central Area Supplemental Guidance
DC2-1: Building Layout and Massing
DC2-1-E: Facade Impacts

DESIGN RESPONSE:
The 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.

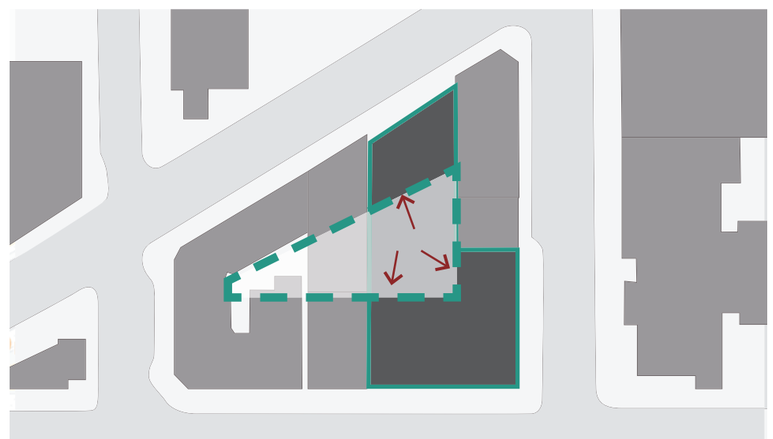
As previously noted, the proposed massing and facade composition are intended to be clear and legible with a strong sense of rigor and alignment, culminating in well integrated storefronts at street level. (DC2-1-i&ii). The building's mass is broken down into two separate volumes to avoid a more monolithic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

OPEN SPACE CONCEPT
Integrate open space design with the design of the building so that each complements the other.

DC3-B: Open Space Uses and Activities
DC3-B-3: Connections to Other Open Space
DC3-C: Design
DC3-C-1: Reinforce Existing Open Space
DC3-C: Design
DC3-C-2: Amenities and Features

DESIGN RESPONSE:
The proposed design consists of 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.

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.



RESPONSE TO DESIGN GUIDELINE PRIORITIES

DESIGN CONCEPT

EXTERIOR ELEMENTS AND FINISHES

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

DC4-A: Building Materials
DC4-A-1: Exterior Finish Materials
DC4-B: Signage
DC4-B-1: Scale and Character
DC4-B-2: Coordination with Project Design
DC4-D: Trees, Landscape and Hardscape Materials
DC4-D-1: Choice of Plant Materials
DC4-D-4: Placemaking

DESIGN RESPONSE:
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.



INSPIRATION IMAGE

RESPONSE TO EDG - SDCI STAFF RECOMMENDATIONS

1. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION AND MASSING

1. Design Concept, Architectural Composition and Massing: 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 supports developing massing Alternative 3, with the following guidance:

A. Staff supports the overall site planning approach and massing strategy that maintains a strong urban edge along E Madison Street and along E Union Street, while facilitating a spacious courtyard with usable open space and access to natural light by separating the building into two distinct masses. (CS1-B-1: Sun and Wind, CS2-A-2: Architectural Presence, DC2-A-1: Site Characteristics and Uses)



1A - MASSING INFLUENCES

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

1A RESPONSE:
The approved Early Design Guidance massing concept has been maintained in this Design Recommendation proposal. The building massing extends to street-facing property lines, created a strong urban edge along the right of way. The frontage along E Madison St is an exception to this, as the building extends only to the back of the required 5' dedication along E Madison St.

The building has been divided into two masses to provide a spacious courtyard between the North and South "towers." The courtyard is 30 feet wide in its minimum North-South dimension to provide solar access to the courtyard and the units that face onto it.

B. Staff supports the major massing breakdown, shifts, and articulation shown on the Schematic Design Strategy diagrams included in the EDG packet and recommends employing the Entry Gasket concept (p. 47) to increase visibility of the residential entry. (DC2-A-2: Reducing Perceived Mass, PL3-A-1: Entries)

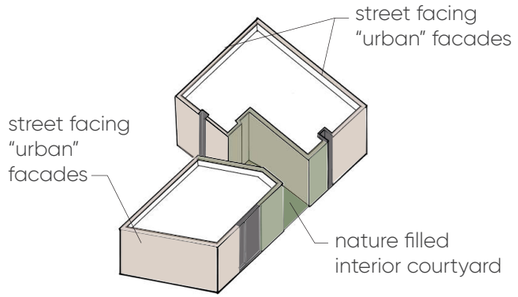
1B RESPONSE:
The building massing is broken down in the way that was shown in the EDG Schematic Design Strategy diagrams. For the facade articulation, the scale of the building has been broken down using fine grained detailing and a high level of texture on the facade, rather than breaking the building into two masses at an arbitrary location with a gasket. The entry has been developed to serve as a focal point on the South facade and is accentuated with an accent wall of reclaimed timber from the existing building. It is further defined with a canopy, accent lighting, and a deep recessed area at the entry door. See response to 2D for discussion of entry ensemble of elements.



1B - OVERALL PROJECT MASSING

C. The façades of each structure are inherently well-proportioned when viewed from various locations along the street frontages and from adjacent properties. Staff strongly recommends the applicant use articulation and material application to implement a clear architectural concept with a cohesive overall composition and a strong distinction between buildings. (DC2-A-1: Site Characteristics and Uses, DC2-B-1: Façade Composition, Central Area Supplemental Guidelines DC2-1-e. Façade Impacts)

1C RESPONSE:
The proposed facade composition divides the building into outward facing elevations and inward facing elevations. The outward facing elevations address the dense urban character surrounding the site and present a rigorous, gridded pattern, clad in brick. The inward facing facades complement the rich landscaping of the courtyard. Wood cladding at level 1 and large planters of varying heights provide additional three dimensionality to the plantings and draw the "forest floor" concept up the building facades.





1C - 'GEODE' CONCEPT



1C - NORTH TOWER - STREET FACING AND COURTYARD FACADE CHARACTER

RESPONSE TO EDG - SDCI STAFF RECOMMENDATIONS

1. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION AND MASSING



1D - NORTHEAST CORNER

D. The northeast corner of the proposed development will be highly visible. Use the prominence of the facades at this edge to inform the building design. (DC2-B-2: Blank Walls)

1D RESPONSE:
The design team acknowledges the prominence of the east facade of the north building. Due to its height and the angle of Madison St, it will be especially visible from the NE. Accordingly the design team sees an opportunity to use this condition to the design's advantage and create a strong statement of identity for the building and it's connection to the surrounding neighborhood. Working with building ownership and local artists, the building proposes a large scale wall mural celebrating the tradition live music on Seattle's Capitol Hill. Directly above Chop Suey, a long running music venue and nightclub, the art installation will celebrate the history and tradition of live music on the Hill. It will also promote ongoing live music, the nearby nightclubs and venues that host it, and the community it creates.

E. Staff notes that there is substantial grade change between the southwest and southeast corners of the development along E Union St. and recommends that the applicant take this into consideration when designing the lower stories. Study a 1.5-2 story base that responds to the existing datum along Madison. Scale the base of the buildings appropriately and include elements that provide visual interest along the street edge and throughout the internal courtyard. At the Recommendation stage of design review, provide ample site-sections to describe the elevation changes and show how the floor levels interface with the street, courtyard, and access easement. Avoid grade separations between the sidewalk and the retail. Storefronts should step along with the grade (ex: 30' max length of any floor level on a sloping frontage) with a focus on accessibility. (CS2-D-2: Existing Site Features, Central Area Supplemental Guidance CS1-1-a. Respond to Local Topography, PL3-1-d. Step Storefronts Along the Grade)

1E RESPONSE:
At E Madison St, the proposed building nestles between Chop Suey and Madison Pub, both are nightclubs occupying existing single story structures. In response to this condition, the design presents an articulated, 1-1/2 story base that completes a terraced stepping pattern as the buildings climb grade towards 14th Ave. Aluminum storefront glazing, overhead canopies, changes in the brick coursing, and a pre-cast concrete "cornice" differentiate the base from the levels above. The effect is a strong horizontal datum that is higher than the Madison Pub's parapet, but lower than the parapet of Chop Suey. See below for a diagram that highlights the terraced stepping pattern.



1E - ARTICULATED BASE AT E MADISON ST

RESPONSE TO EDG - SDCI STAFF RECOMMENDATIONS

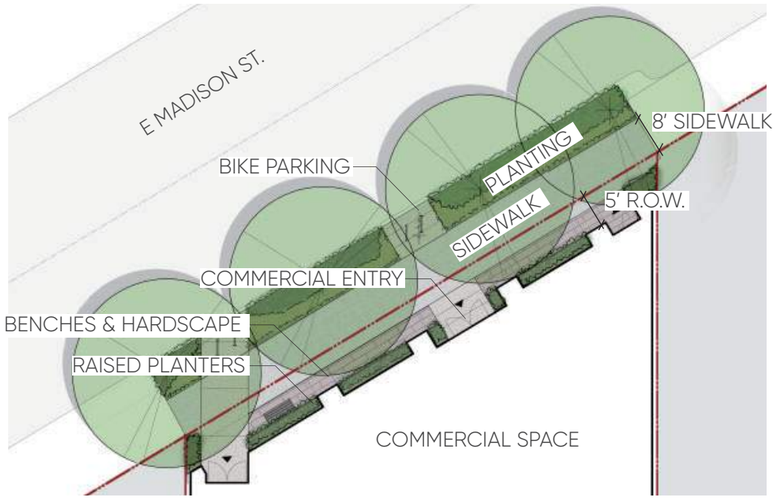
1. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION AND MASSING

F. Explore opportunities to respond to the roof line of 1310 E Union St. Consider strategically employing balconies or building recesses that correspond with said building height. (CS2-C-1: Corner Sites, CS2-D-2: Existing Site Features, CS3-A-1: Fitting Old and New Together)

1F RESPONSE:
When considering how the proposed design of 1314 E Union responds to the existing building at 1310 E Union, the issue is made more complex by the architectural significance of that building. 1310 E Union St is a Seattle architectural icon. In recognition of this fact, the proposed design prefers a strategy of "complementing by contrast". Rather than attempting to align certain horizontal datums, a cogent, well organized facade that allows both buildings and their internal design logic to be clearly legible is proposed.

1310 E Union St is a very light and transparent building. Using exposed steel, large expanses of aluminum storefront, and minimal details the building is "dematerialized". In contrast, the proposed design at 1314 E Union St is more solid in its articulation. Primary clad in brick, gridded windows read as punched openings in a well defined rectangular volume (DC2-B-1).

Setting the building back as described in this comment - with a recess or a change in the massing - would begin to orient the building westward and potentially provide view angles onto the the roof deck amenity area of 1310 E Union. In early community outreach meetings, the residents of 1310 E Union specifically requested that the design team avoid this. This condition would be further exacerbated by the inclusion of decks or balconies where residents of the proposed building could occupy and view the roof deck of 1310 E Union.



1G - REQUIRED RIGHT-OF-WAY DEDICATION

G. Staff notes that there is little precedent for ground-level setbacks in the vicinity and supports building up to the lot line at ground level to strengthen and extend the existing urban edge. (CS3-A-3: Established Neighborhoods, Central Area Supplemental Guidance CS3-1-a. Retain Neighborhood Character)

1G RESPONSE:
Building to the property line would be the preferred approach. The reason for the setback is an SDOT required Right Of Way dedication to expand the ROW width of E Madison St. It is the the design team's understanding that all future development of adjacent parcels along E Madison St will also be subject to the ROW dedication. Over time this will become the location of the urban edge/street wall.
The opportunity this design presents in its current configuration is a wider sidewalk for pedestrians to move freely without feeling cramped or crowded. This wider sidewalk, along with the commercial storefront, provides ample space for gathering, window-shopping, and outdoor seating. This enhances the overall pedestrian experience by providing a comfortable and inviting environment. Another opportunity this design presents is the ability to incorporate urban design elements such as street furniture, landscaping, and bike parking. These elements can make the street more attractive and inviting for pedestrians and can contribute to a sense of safety and place-making.

H. Staff supports all three façade compositions and massing options proposed on page 47 of the EDG packet. Staff appreciates the "Entry Gasket" concept for its inherent ability to increase visual weight of the residential entry. The "Another Grid" and "Folded Planes" concepts could be supported if their respective residential entries possess a similar degree of legibility and prominence. (PL3-A-1: Entries, DC2-B-1: Façade Composition)

1H RESPONSE:
The street facing building elevations are composed in a rigorously gridded fashion that elegantly address the adjacent urban context. Repeating bays at an approachable human scale, align from ground to roof. This articulation both complements and reflects the use of brick as a primary cladding material. With geometry that references historic brick facades detailing that is decidedly modern, the building will effectively occupy the eclectic building stock surrounding the site (DC2-C-3).



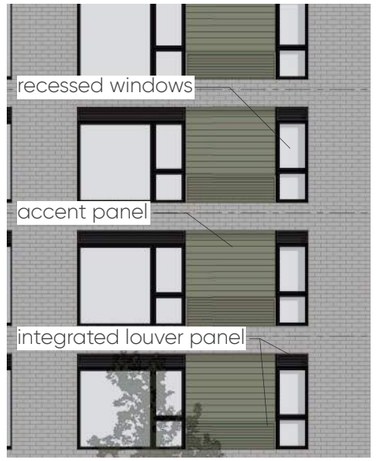
1F - RELATIONSHIP TO ADJACENT BUILDING



1H - STREET FACING ELEVATIONS

RESPONSE TO EDG - SDCI STAFF RECOMMENDATIONS

2. MATERIALS AND SECONDARY ARCHITECTURAL FEATURES



SOUTH TOWER WINDOW MODULE



COURTYARD FACADE

2A - TEXTURE AND RESIDENTIAL CHARACTER

A. Highly-textured materials and fine-grained detailing will be important for such large facades. Staff strongly recommends the development of well-proportioned facades that Include the use of smaller-scaled high-quality materials, comparable to those shown on page 46 of the EDG packet. The façade design should provide a level of visual interest and residential character on all facades of the project, including those flanking the interior courtyard. (DC2-B-1: Façade Composition)

2A RESPONSE:
The design divides the building into outward facing elevations and inward facing elevations. Outward facing elevations address the dense urban fabric with a rigorous gridded pattern, clad in brick. The inward facing facades complement the rich landscaping of the courtyard.

The street facing elevations are clad in brick, a contextual approach considering the surrounding building stock. The individual faces of the building are broken down into repeating modules that present a traditional composition with modern detailing. These modules are recessed to provide texture and they align wih more deeply recessed storefront bays at the street level. At the upper floors, each individual module collects generous glazing, mechanical ventilation louvers and a colored accent panel.

The courtyard facades are simple and frugal with thoughtful alignment and generous glazing. The lower levels are enlivened by warm wood cladding at level one and rich landscaping. Hugging the walls, planters of varying height as well as diverse shade loving plants, a board walk and nurse log provide natural respite and visual interest for units above.

B. Staff supports the introduction of brick, which is in keeping with the existing character of the neighborhood. (DC2-C-3: Fit with Neighboring Buildings, DC4-A-1: Exterior Finish Materials)

2B RESPONSE:
Buildings throughout the neighborhood, both old and new, are clad in brick. See below for some examples of neighboring brick examples.

The proposed brick will be a three color mix of complementary colors providing richness, visual interest, and the legible, human scale texture offered by hand stacked masonry.



2B - EXISTING BRICK COLORS OF NEIGHBORING BUILDINGS



2B - NW CORNER OF MADISON ST PERSPECTIVE RENDERING

RESPONSE TO EDG - SDCI STAFF RECOMMENDATIONS

2. MATERIALS AND SECONDARY ARCHITECTURAL FEATURES



14TH AVE + E UNION ST



2C+2D - STREET-LEVEL TRANSPARENCY

C. Staff supports the transparency at the street level, including large areas of glazing. (CS1-B-2:Daylight and Shading, PL2-B-1: Eyes on the Street, PL2-B-3: Street-Level Transparency, PL3-C-1: Porous Edge, DC4-A-1: Exterior Finish Materials, Central Area Supplemental Guidance PL3-1-c. Promote Transparency)

2C RESPONSE:
The street level storefronts are generously glazed with ample opportunity for views in to and out of the building. The perimeter of the building at street level is programmed with common and commercial spaces that will be routinely occupied to provide casual surveillance of the streetscape.

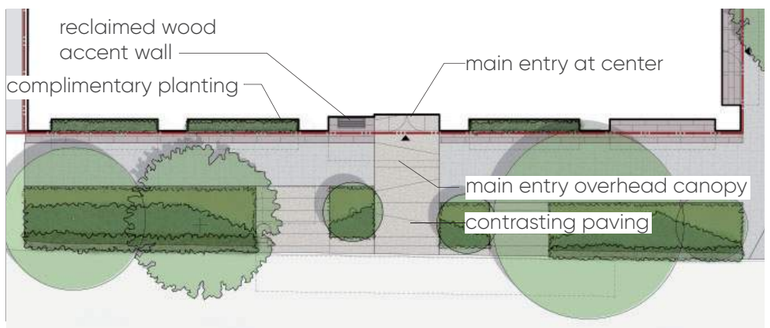
Additionally, street level storefronts have been carefully composed to carry the geometry of upper levels down to street level, expressing a comprehensive facade articulation that unifies the overall design.

D. Staff supports thoughtful design of the residential entries, designed to be inviting and welcoming, and to incorporate decorative lighting, overhead weather protection, signage, and other elements that contribute to the neighborhood character. (PL3-A-2: Ensemble of Elements)

2D RESPONSE:
The legibility of the main residential entry remains strong through the employment of an ensemble of individual elements. The main entry is located at the center of the south facade in a prominent and traditional location. A contrasting paving pattern denotes arrival at ground level. Complimentary planting, lighting, and an accent wall of reclaimed timber from the existing building highlight the main entry as unique from other building access points. Finally, the main entry overhead canopy extends beyond adjacent canopies and the plane of the entry wall is recessed deeper than adjacent storefront planes. r



SOUTH ELEVATION



SOUTH R.O.W. LANDSCAPE PLAN

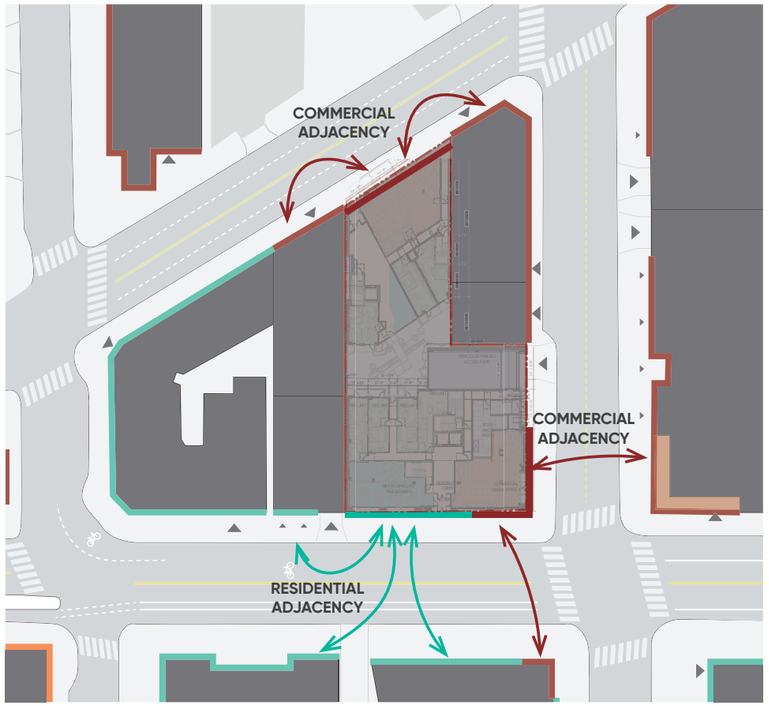
2D - PROMINENT ENTRY AT SOUTH TOWER

RESPONSE TO EDG - SDCI STAFF RECOMMENDATIONS

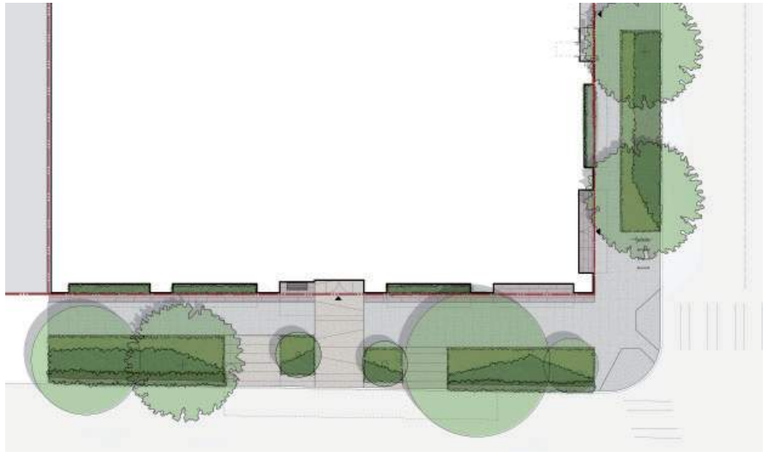
3. SITE PLANNING

A. Uses along E Madison St are primarily commercial, moving to a more residential context in the southeast corner of 14th and Union. Staff preference is to maintain uninterrupted commercial corridors, by locating the proposed commercial spaces adjacent to existing retail on both E Madison St and the southwest corner at E Union St. (DC2-C-3: Fit with Neighboring Buildings, Central Area Supplemental Guidance)

3A RESPONSE:
At street level, the length of 14th Ave is exclusively occupied by commercial uses from E Madison St to E Union St. Accordingly, the commercial occupancies proposed in the south building are concentrated on the east side, wrapping around the southeast corner and relating to the new commercial space being constructed in the northeast corner of the Heartwood housing development. Moving west along E Union St, existing uses are more residential in nature, resulting in the proposed residential amenity spaces being located in the southwest corner of the building.



3A - COMMERCIAL CORRIDORS



3B - VEGETATED SPACES IN THE RIGHT OF WAY

B. Staff recommends the applicant provide a varied and layered landscape design in keeping with topographic conditions and existing neighborhood approaches. Provide vegetated spaces throughout with appropriately scaled elements. Vertical green walls are encouraged in addition to landscape beds. (DC4-D-4: Place Making)

3B RESPONSE:
The exterior of the site reinforces the site concept; it provides low-maintenance planting in areas with height foot traffic, have seasonal appeal, and are overwhelmingly evergreen. To reinforce the buildings architecture, trees with 3-4 season interest are planted at intervals that project up the building façade. Given the nature of the building layout, the interior space is an enduring evergreen space comprised of plants suited for low light levels, are native, and have multi-season interest in color, texture, an height. Overall the plant choices are chosen among those that have the appropriate scale, size, and shape at maturity to contribute to the site as intended. The Right-Of-Way has ample space in addition to the required pedestrian requirements; the design team is introducing an angular language that opens up the Right-of-Way to accept larger groups of people. To highlight the main and secondary entries, integral color concrete with decorative scoring is used. Through the strategic use of planting, each space from the the entry level to the rooftop contains unique planting character while staying cohesive to the overall concept.

C. Development of the streetscape design will be critical to grounding the building and creating a pedestrian context on this block in this active pedestrian neighborhood. Look at ways to create activation and interest along the public sidewalk. (PL1-B-3: Pedestrian Amenities, PL3-B-4: Interaction)

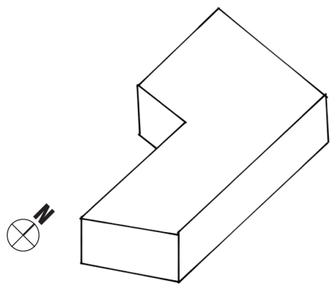
3C RESPONSE:
The design team has incorporated elements that create lively, pedestrian-oriented open spaces. These spaces are designed to attract interest and encourage interaction with the site and building. Visible access to the building's entry is provided through the use of large storefront windows and contrasting paving. The design also includes seating and street furniture to create comfortable and inviting spaces for people to socialize. In addition, the design incorporates year-round landscaping and seasonal plantings to add visual interest and create a welcoming atmosphere. Overall, these elements come together to create lively, pedestrian-oriented open spaces that enliven the area and encourage people to engage with the site and building. The design includes opportunities for interaction among residents and neighbors by considering indoor and, outdoor seating and space for informal events. By placing these elements throughout the entry level, indoors, the courtyard, and rooftops, the design team is providing opportunities for residents and neighbors to come together and interact in a natural and informal setting.



3C - SIDEWALK ACTIVATION

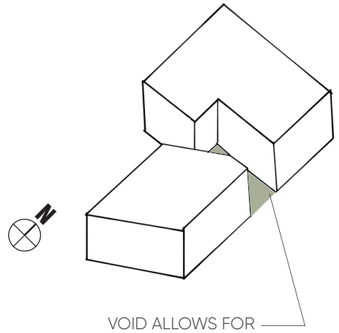
2.0
DESIGN CONCEPT

MASSING CONCEPT



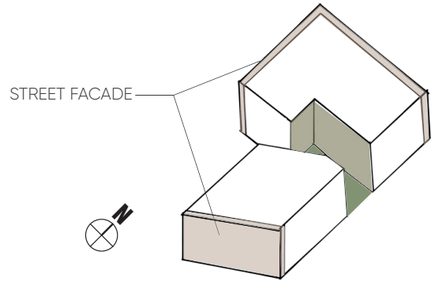
1. BUILDING ENVELOPE ACCORDING TO ZONING CODE

MAXIMUM ALLOWABLE MASSING ON SITE



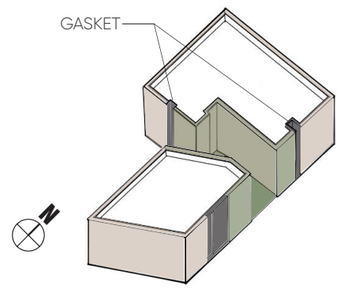
2. SEPARATE BUILDINGS CREATE INTERNAL COURTYARD

SPLIT MASS INTO 2 BUILDINGS WITH A COURTYARD



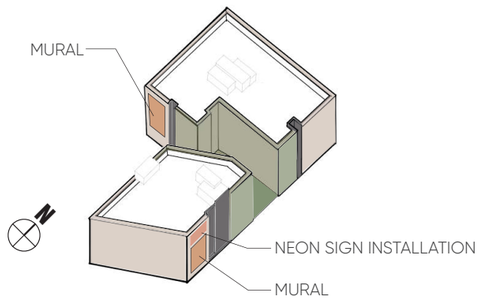
3. FACADE ARTICULATION REFLECTS ORIENTATION

STREET FACING FACADES ADDRESS EXISTING URBAN FABRIC AND INNER FACADES ADDRESS LANDSCAPED COURTYARD



4. WRAP FACADES TO SIDES AND SEPARATE WITH VERTICAL GASKET

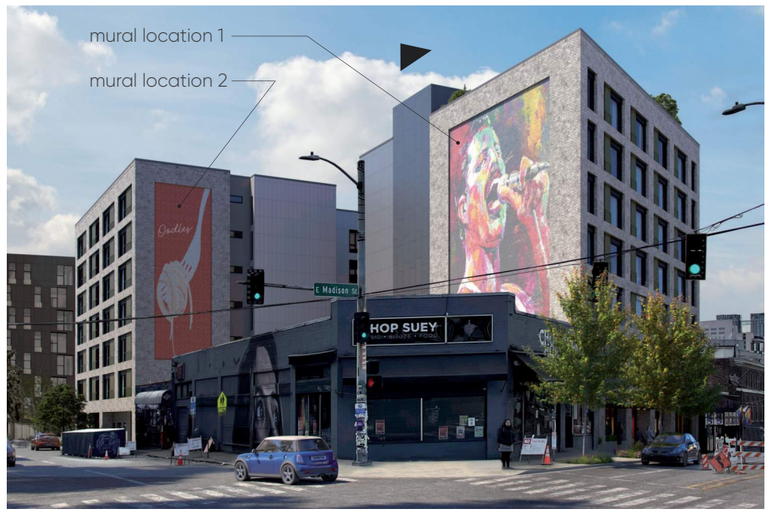
WRAP FACADE ARTICULATION AROUND SIDES OF BUILDING TO A CONTRASTING VERTICAL GASKET THAT SEPARATES AND BUFFERS THE TWO ARTICULATIONS



5. ENLIVEN BLANK FACADES WITH ART

DEVELOP THE SIDE FACADES WITH ART AND ADD STAIR AND ELEVATOR TOWERS AT GASKETS

WALL MURAL CONCEPTS



Murals 1 & 2 viewed from the NE

Considering the proposed building's allowed height and the adjacent single story structures, there will be portions of blank facade that are natural candidates for wall mural art installations. Building ownership and the design team will engage local artists to develop a series of three wall murals that address unique conditions around the site.

Mural 1 - Live Music: A large scale wall mural celebrating the tradition of live music on Seattle's Capitol Hill. Directly above Chop Suey, a long running music venue and nightclub, the art installation will celebrate the history and tradition of live music on the Hill. It will also promote ongoing live music, the nearby nightclubs and venues that host it, and the community it creates.

Mural 2 - Food and Drink: Intended to promote the restaurant tenant occupying the SE corner of the south building, this mural will revel in the rich food culture found on the Hill. Recognizing the myriad restaurants to be found in the immediate vicinity, this art installation will whet your appetite while providing a bold artistic statement.



Mural 3 & neon sign viewed from the NW

Mural 3 - Building Identity: Viewed from the west side of the north building, this mural will catch the attention of drivers and pedestrians heading out of downtown, up the Hill, and northeast on E Madison St. A statement of identity for the building itself, the initial avaian theme presented here at a large scale, will continue to be refined as a unique character and personality for the building as a whole.

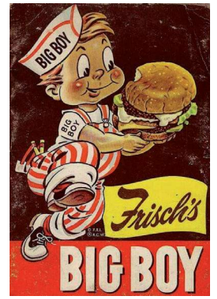
Neon Sign Installation - Beyond the inclusion of wall murals (which have become the standard approach to blank facades in new construction...). This design also proposes a bold and singular expression of identity, including a one-of-a-kind, large scale neon sign installation facing west. Please see the departure section for further discussion of the code specifics.

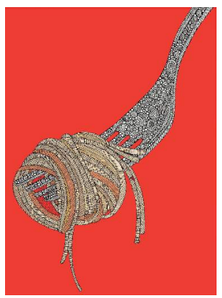
Mural 1 - Inspiration Images:





Mural 2 - Inspiration Images:





Mural 3 - Inspiration Images:





Neon Light Installation Inspiration Images:







EAST VIEW - UNION AND 14TH

SOUTHEAST VIEW - UNION AND 14TH

SOUTHWEST VIEW - UNION AND 14TH

SOUTHEAST VIEW - UNION AND 14TH

NORTHWEST VIEW - MADISON

NORTHEAST VIEW - MADISON

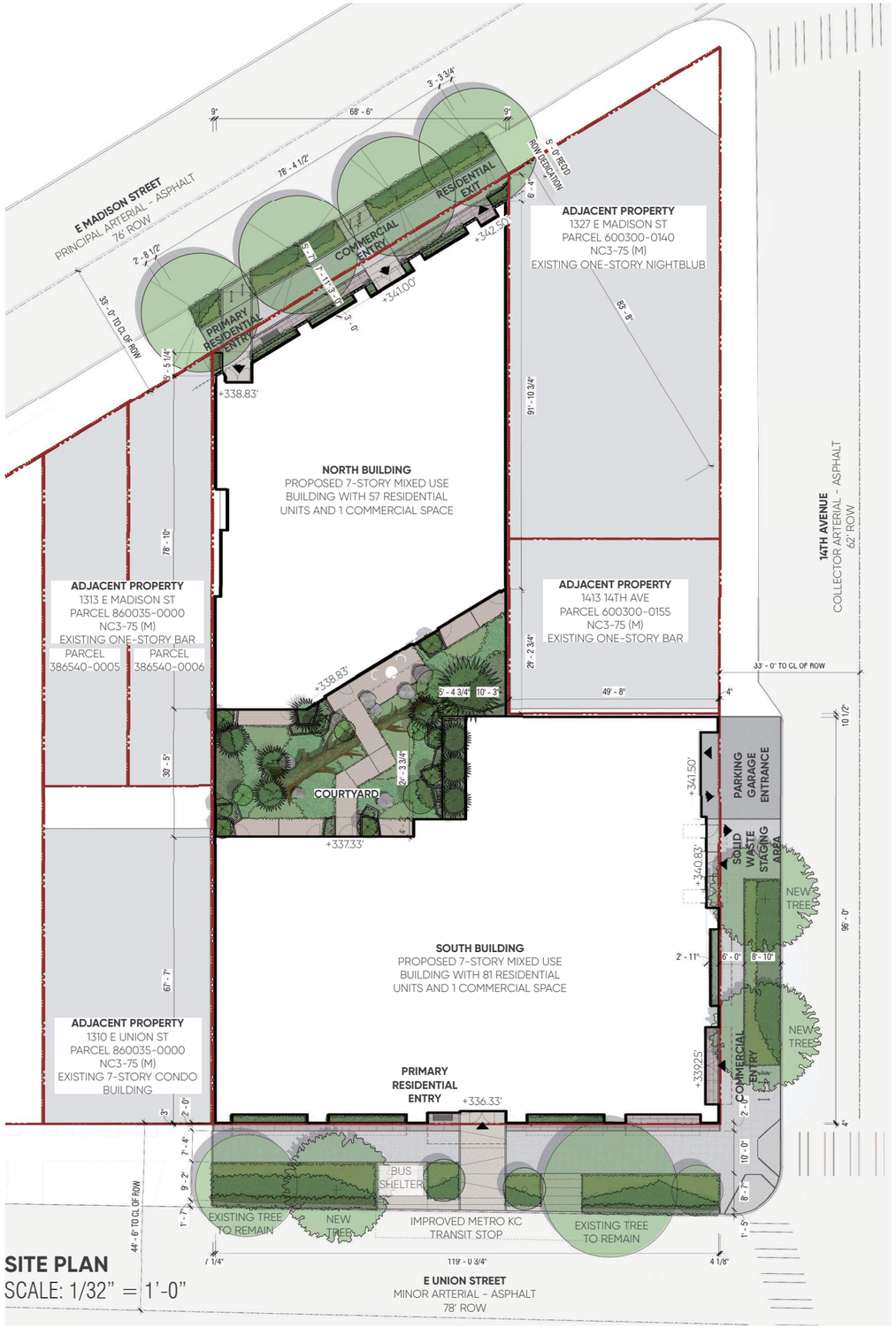
NORTHEAST VIEW - MADISON AND 14TH



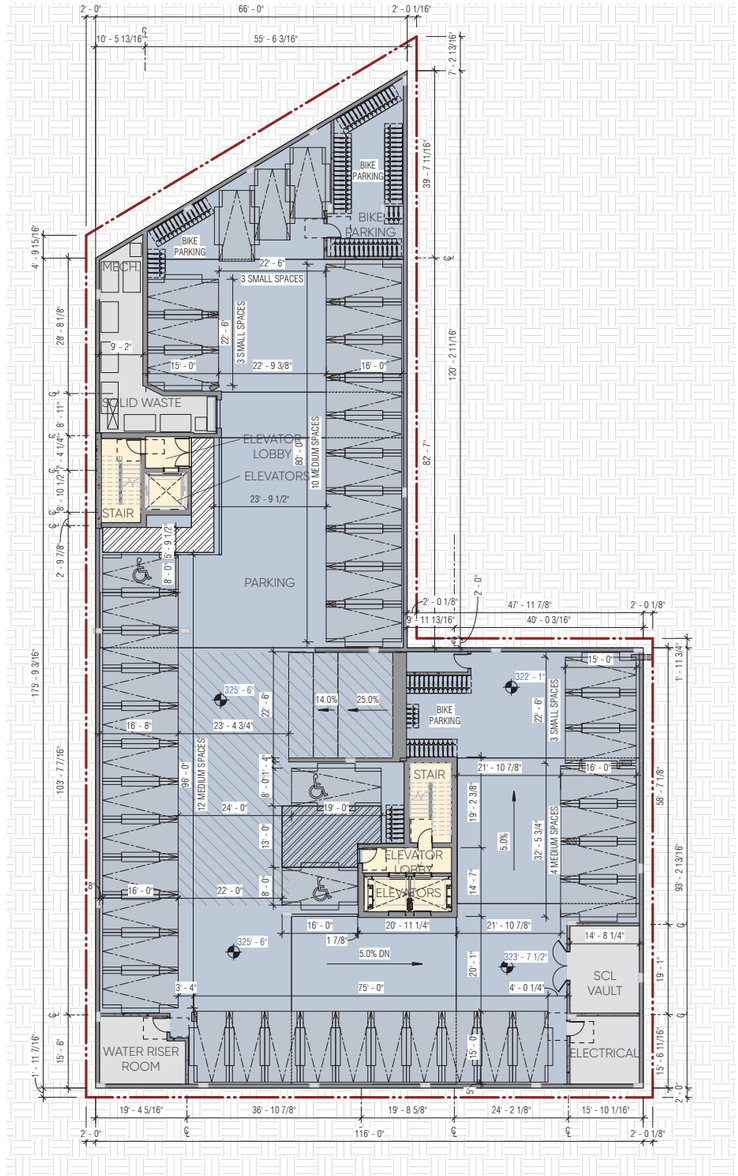
NORTHWEST VIEW - MADISON

AERIAL VIEW FROM SOUTHEAST

SITE PLAN



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



BELOW GRADE PARKING FLOOR PLAN
SCALE: 1/32" = 1'-0"

- RESIDENTIAL
- COMMERCIAL
- RESIDENTIAL ACCESSORY
- UTILITY
- PARKING
- CIRCULATION
- ADJACENT BUILDING

N

3.0
DESIGN PROPOSAL

FLOOR PLANS

RESIDENTIAL

COMMERCIAL

RESIDENTIAL ACCESSORY

UTILITY

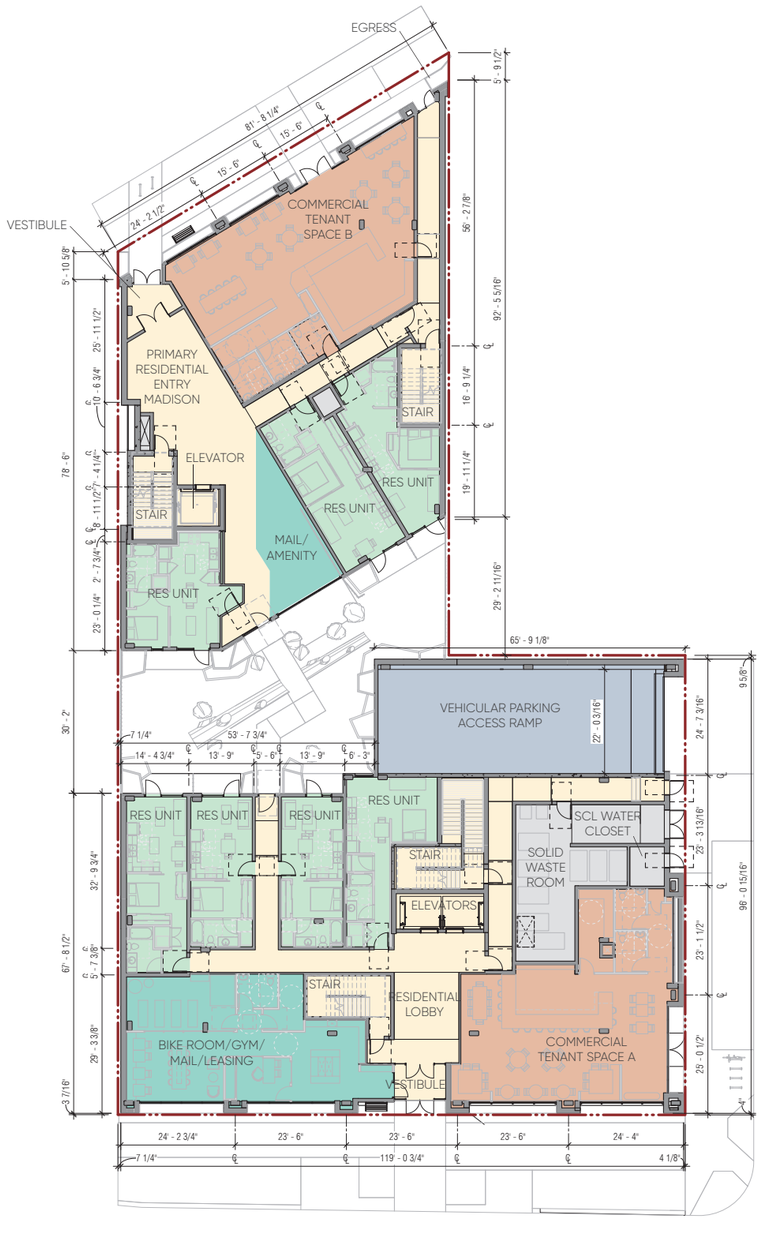
PARKING

CIRCULATION

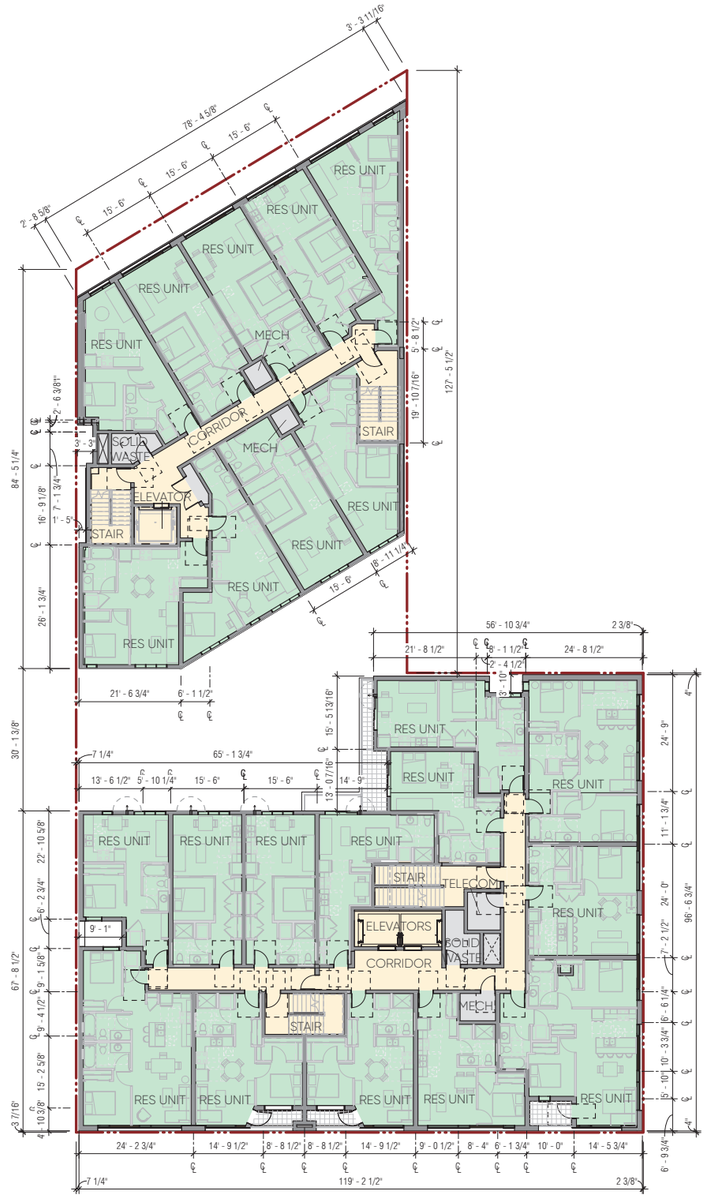
ADJACENT BUILDING

0′ 16′ 32′ 64′

N

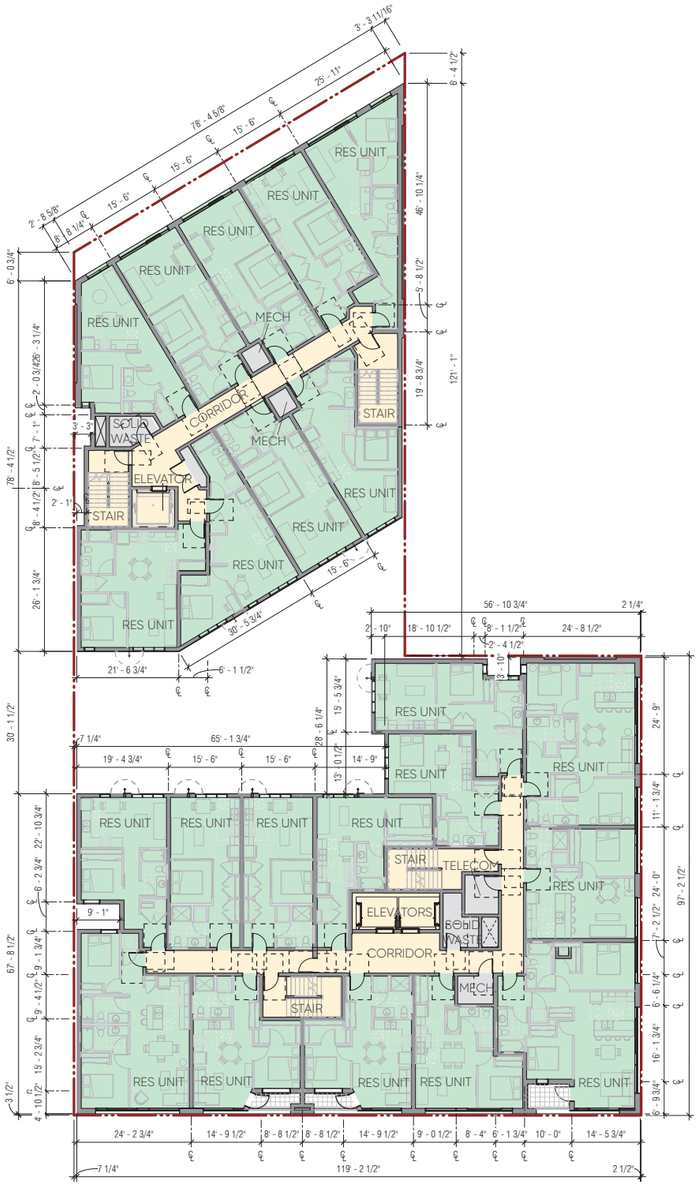


LEVEL ONE FLOOR PLAN
SCALE: 1/32” = 1’-0”

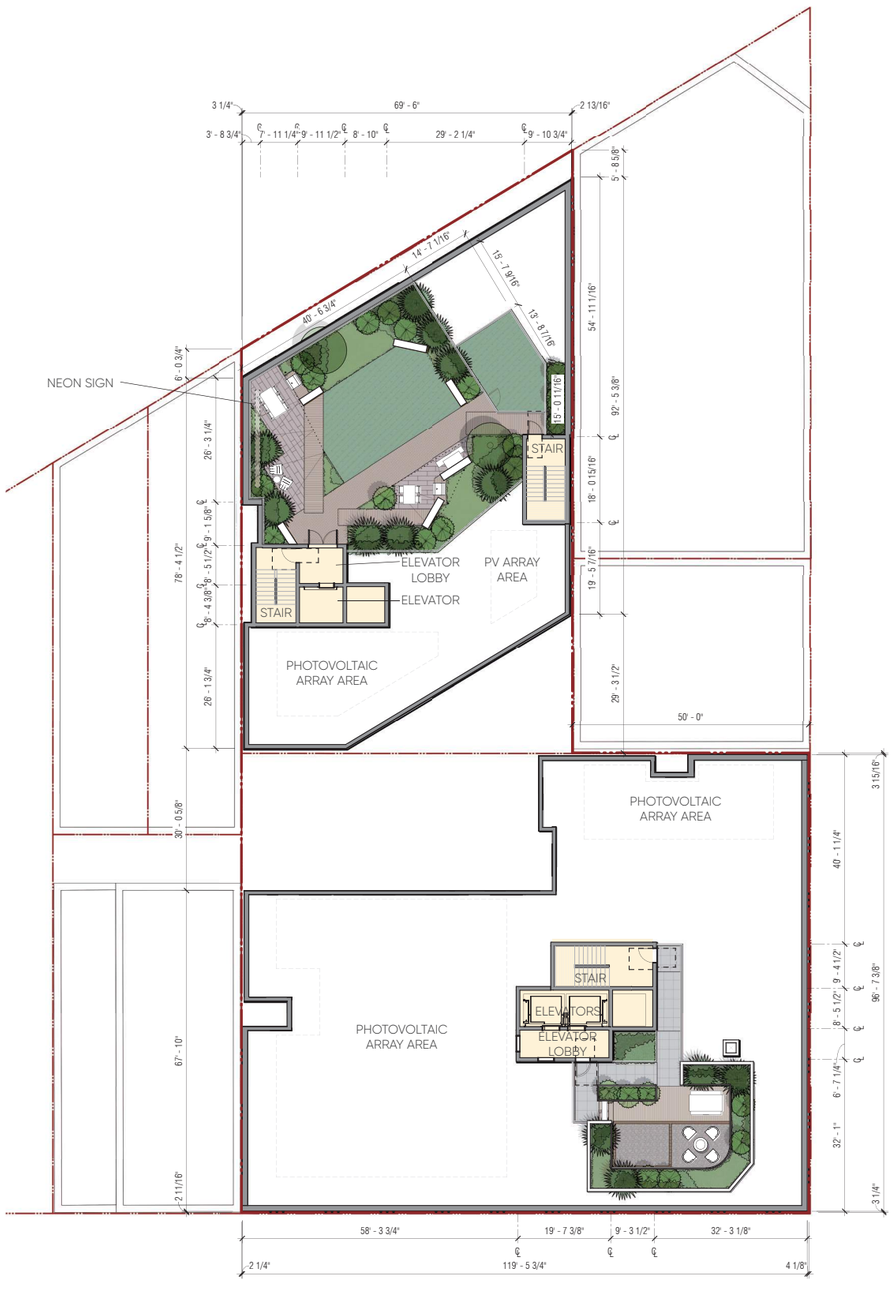


LEVEL 2 FLOOR PLAN
SCALE: 1/32” = 1’-0”

FLOOR PLANS



LEVEL 3-7 FLOOR PLAN
SCALE: 1/32" = 1'-0"



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

RESIDENTIAL
COMMERCIAL
RESIDENTIAL ACCESSORY
UTILITY
PARKING
CIRCULATION
ADJACENT BUILDING

0' 16' 32' 64'

N

3.0
DESIGN PROPOSAL

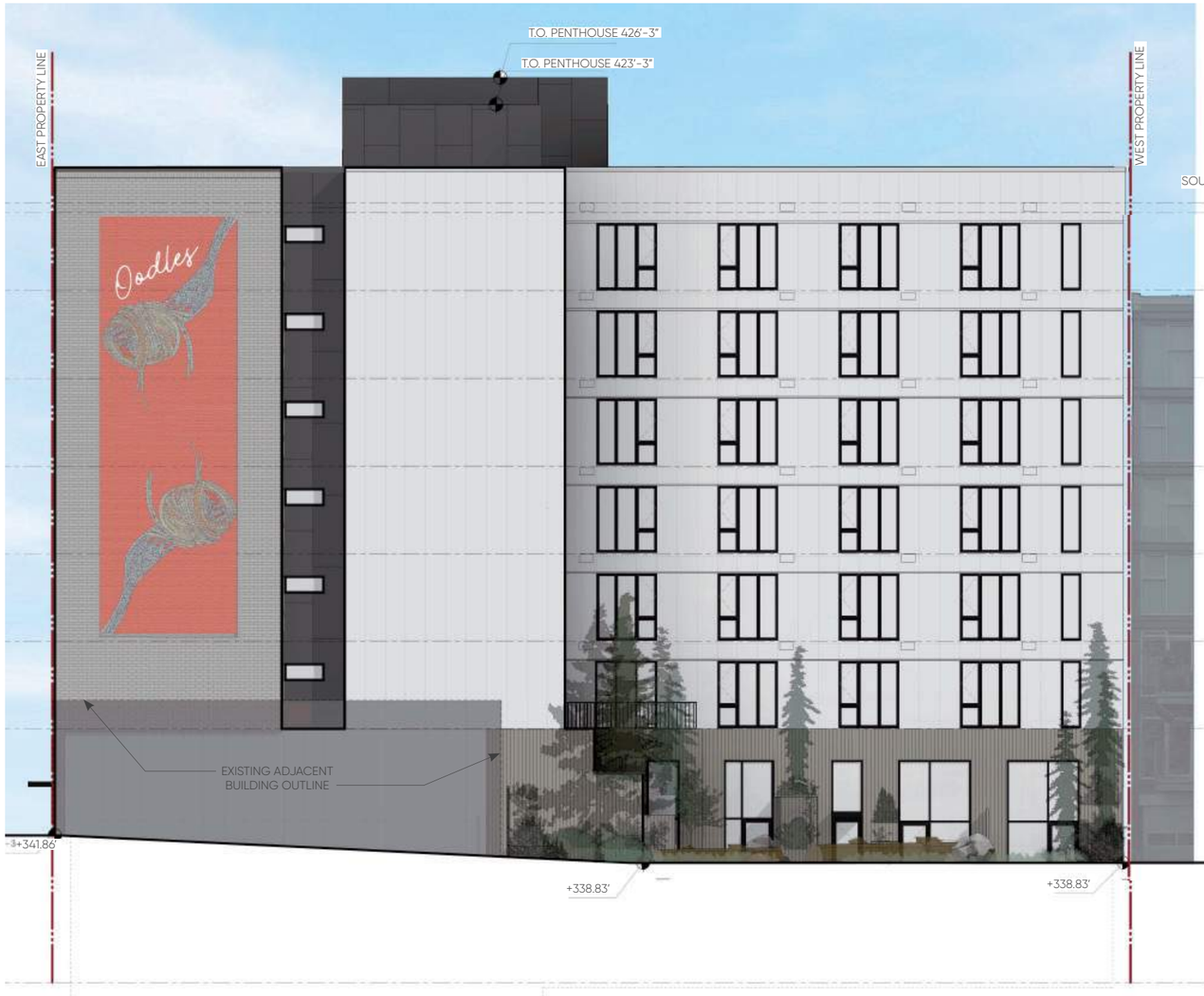
ELEVATIONS



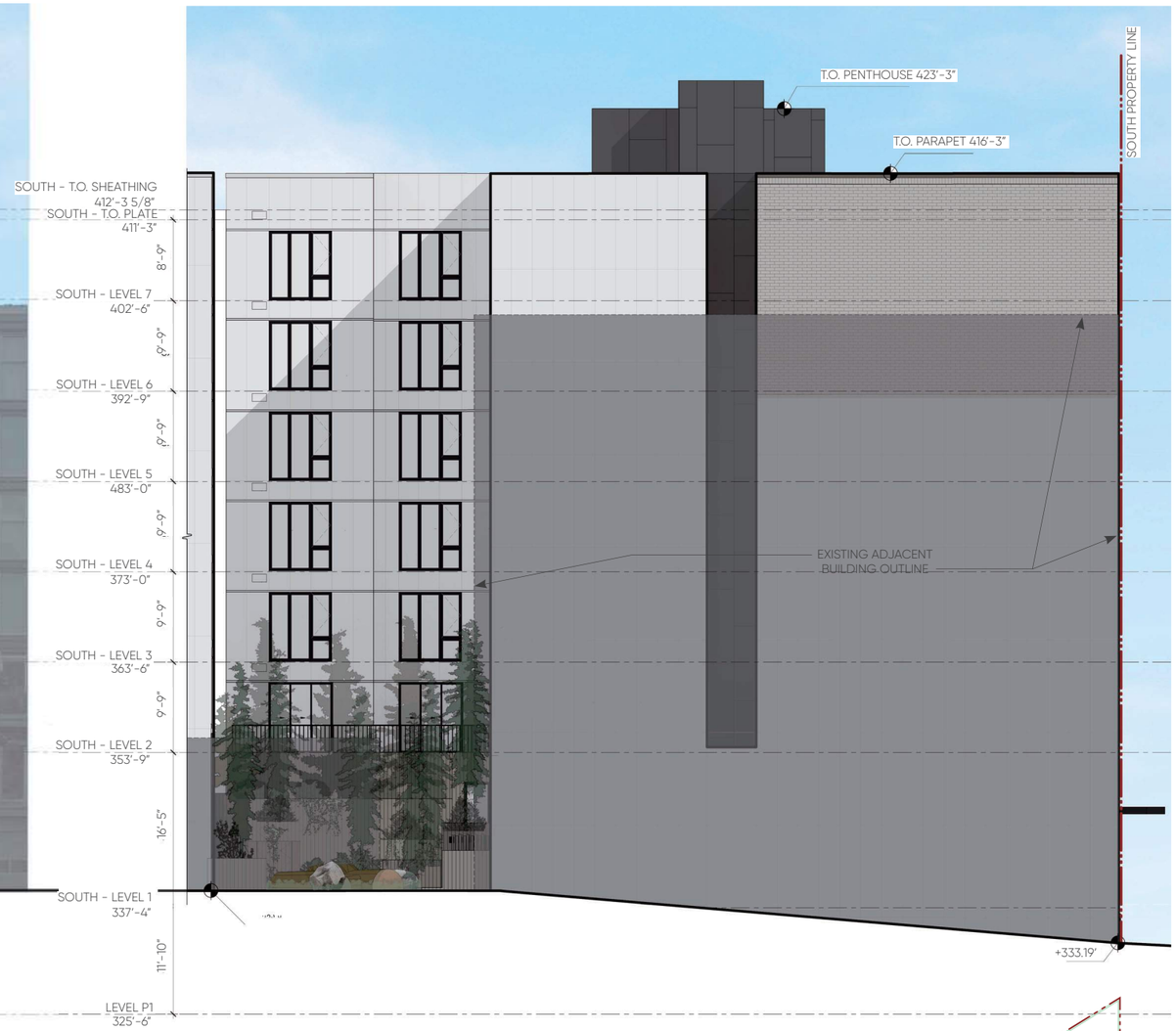
SOUTH TOWER SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SOUTH TOWER EAST ELEVATION
SCALE: 1/16" = 1'-0"

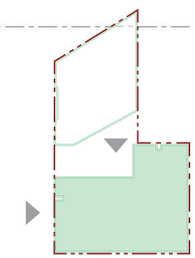
ELEVATIONS



SOUTH TOWER NORTH ELEVATION
SCALE: 1/16" = 1'-0"



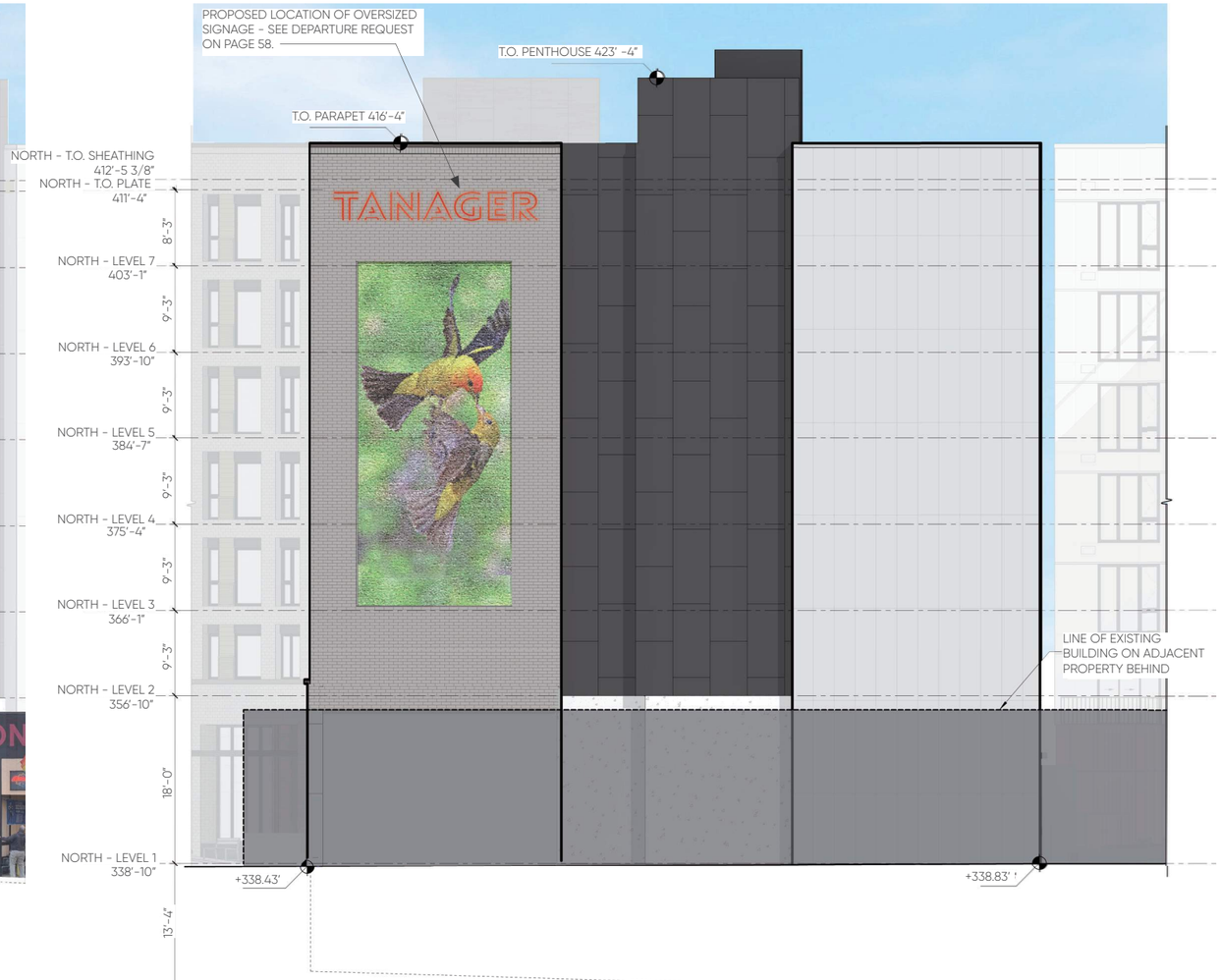
SOUTH TOWER WEST ELEVATION
SCALE: 1/16" = 1'-0"



ELEVATIONS



NORTH TOWER NORTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



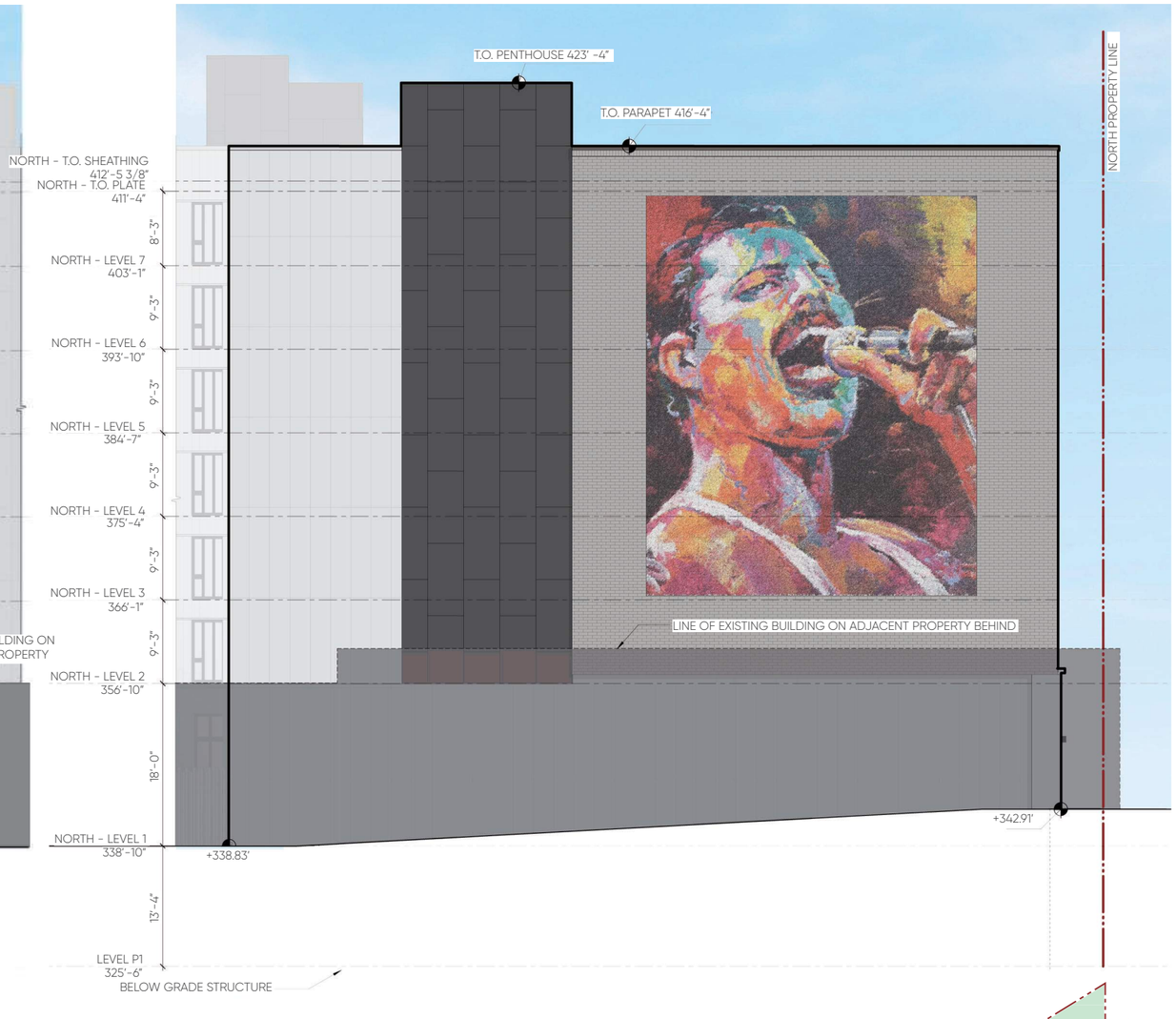
NORTH TOWER WEST ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATIONS

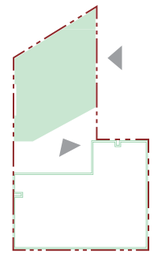


NORTH TOWER SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

NORTH TOWER SOUTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH TOWER EAST ELEVATION
SCALE: 1/16" = 1'-0"



3.0
DESIGN PROPOSAL

BUILDING MATERIAL PALETTE - STREET FACING FACADES SOUTH BUILDING

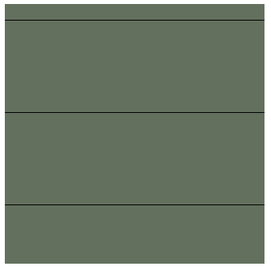


SOUTH TOWER SOUTH ELEVATION



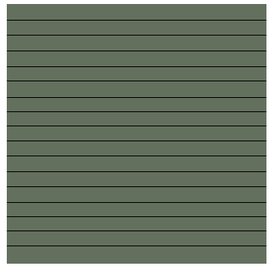
1 **BRICK VENEER**

SIZE: NORMAN: 2-1/2" x 11-1/2"
PATTERN: RUNNING BOND
COLOR: MIX OF PEWTER, REDONDO GRAY, AND SEA GRAY



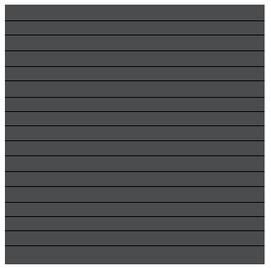
2 **METAL PANEL SIDING**

HEMLOCK GREEN
24 GAUGE HORIZONTAL
FLUSH PROFILE WITH 6"
EXPOSURE



3 **GREEN LOUVER PANEL**

HEMLOCK GREEN
HORIZONTAL VENT
OPENINGS



4 **BLACK LOUVER PANEL**

HORIZONTAL VENT
OPENINGS



5 **FIBER CEMENT PANEL**

THICKNESS: 5/16"
COLOR: DARK GRAY
LARGE FORMAT PANEL



7 **DOUBLE PANE FLANGED WINDOW**

MATERIAL: VINYL
FRAME COLOR: BLACK



8 **STOREFRONT WINDOW**

MATERIAL: ALUMINUM
FRAME COLOR: BLACK



9 **PRECAST CONCRETE CORNICE**



10 **METAL AWNING**

MATERIAL: ALUMINUM OR STEEL
POWDER COAT FINISH: BLACK



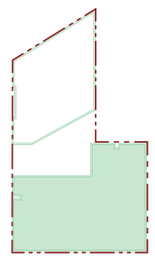
11 **GARAGE DOOR**

MATERIAL: METAL GRATED/MESH

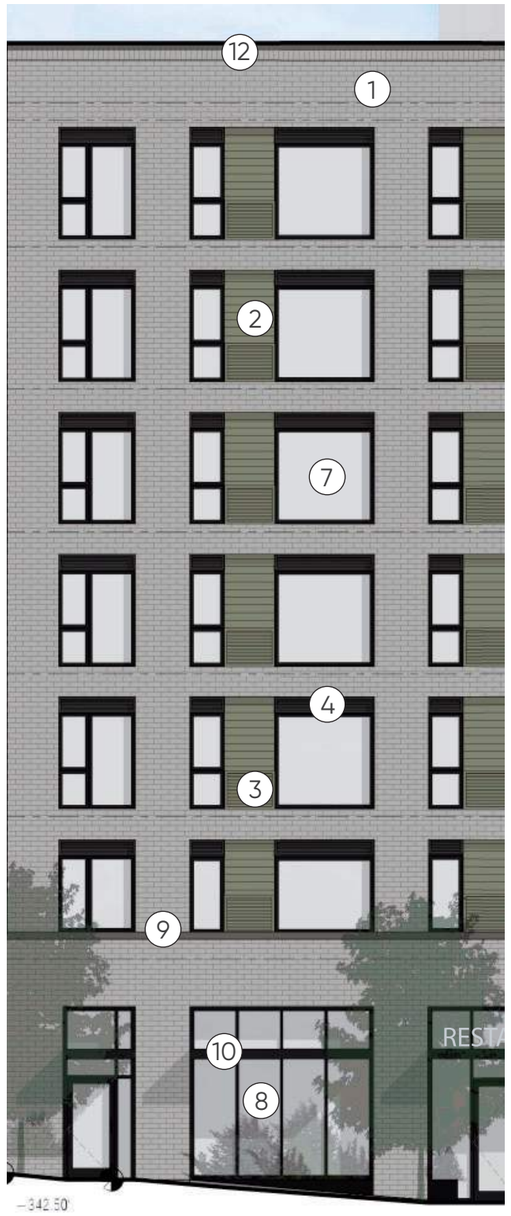


12 **SHEET METAL FLASHING**

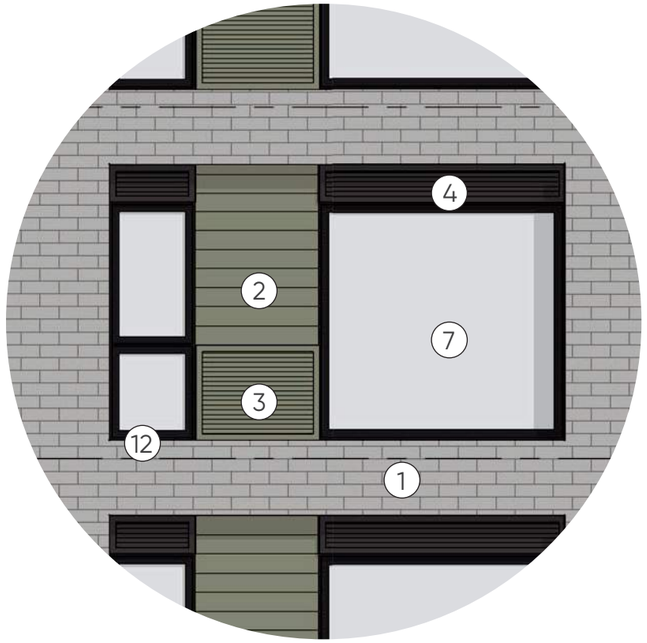
FACTORY FINISH: BLACK

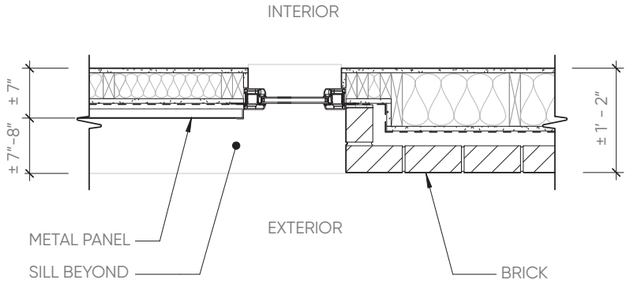


BUILDING MATERIAL PALETTE - STREET FACING FACADES NORTH BUILDING



NORTH TOWER NORTH ELEVATION



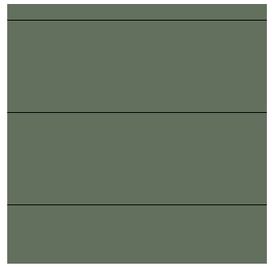


WALL PLAN DETAIL



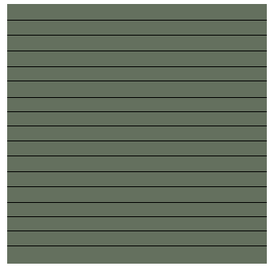
1 **BRICK VENEER**

SIZE: NORMAN: 2-1/2" x 11-1/2"
PATTERN: RUNNING BOND
COLOR: MIX OF PEWTER, REDONDO GRAY, AND SEA GRAY



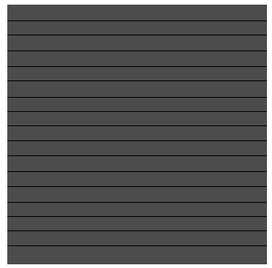
2 **METAL PANEL SIDING**

HEMLOCK GREEN
24 GAUGE HORIZONTAL
FLUSH PROFILE WITH 6" EXPOSURE



3 **GREEN LOUVER PANEL**

HEMLOCK GREEN
HORIZONTAL VENT OPENINGS



4 **BLACK LOUVER PANEL**

HORIZONTAL VENT OPENINGS



5 **FIBER CEMENT PANEL**

COLOR: DARK GRAY
LARGE FORMAT PANEL



7 **DOUBLE PANE FLANGED WINDOW**

MATERIAL: VINYL
FRAME COLOR: BLACK



8 **STOREFRONT WINDOW**

MATERIAL: ALUMINUM
FRAME COLOR: BLACK



9 **PRECAST CONCRETE CORNICE**



10 **METAL AWNING**

MATERIAL: ALUMINUM OR STEEL
POWDER COAT FINISH: BLACK



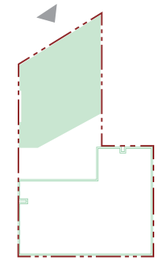
11 **GARAGE DOOR**

MATERIAL: METAL GRATED/MESH



12 **SHEET METAL FLASHING**

FACTORY FINISH: BLACK



3.0
DESIGN PROPOSAL

BUILDING MATERIAL PALETTE - COURTYARD FACADES



SOUTH TOWER NORTH ELEVATION

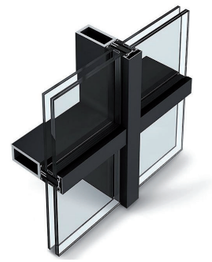
6 **FIBER CEMENT PANEL**

THICKNESS: 5/16"
COLOR: WHITE (LIGHT GRAY)
LARGE FORMAT PANEL



7 **DOUBLE PANE FLANGED WINDOW**

FRAME COLOR: BLACK



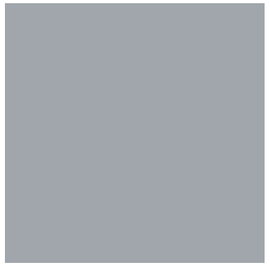
8 **STOREFRONT WINDOW**

FRAME COLOR: BLACK



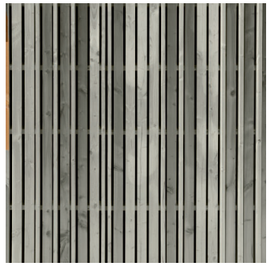
10 **METAL AWNING**

MATERIAL: ALUMINUM OR STEEL
POWDER COAT FINISH: BLACK



12 **SHEET METAL FLASHING**

FACTORY FINISH: LIGHT GRAY



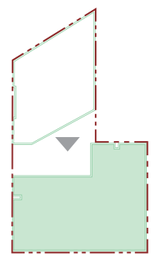
13 **WOOD SIDING**

COLOR: WARM GRAY STAIN
PATTERN: VERTICAL, WIDTH VARIES
OPEN JOINT RAINSCREEN



14 FORMED SHEET METAL VENT EXHAUST

SHEET METAL VENT SHROUD, PAINTED TO MATCH ADJACENT SIDING COLOR



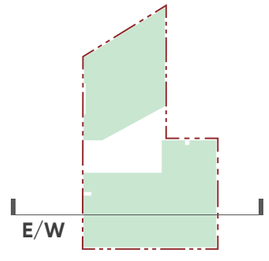
SECTIONS



KEY

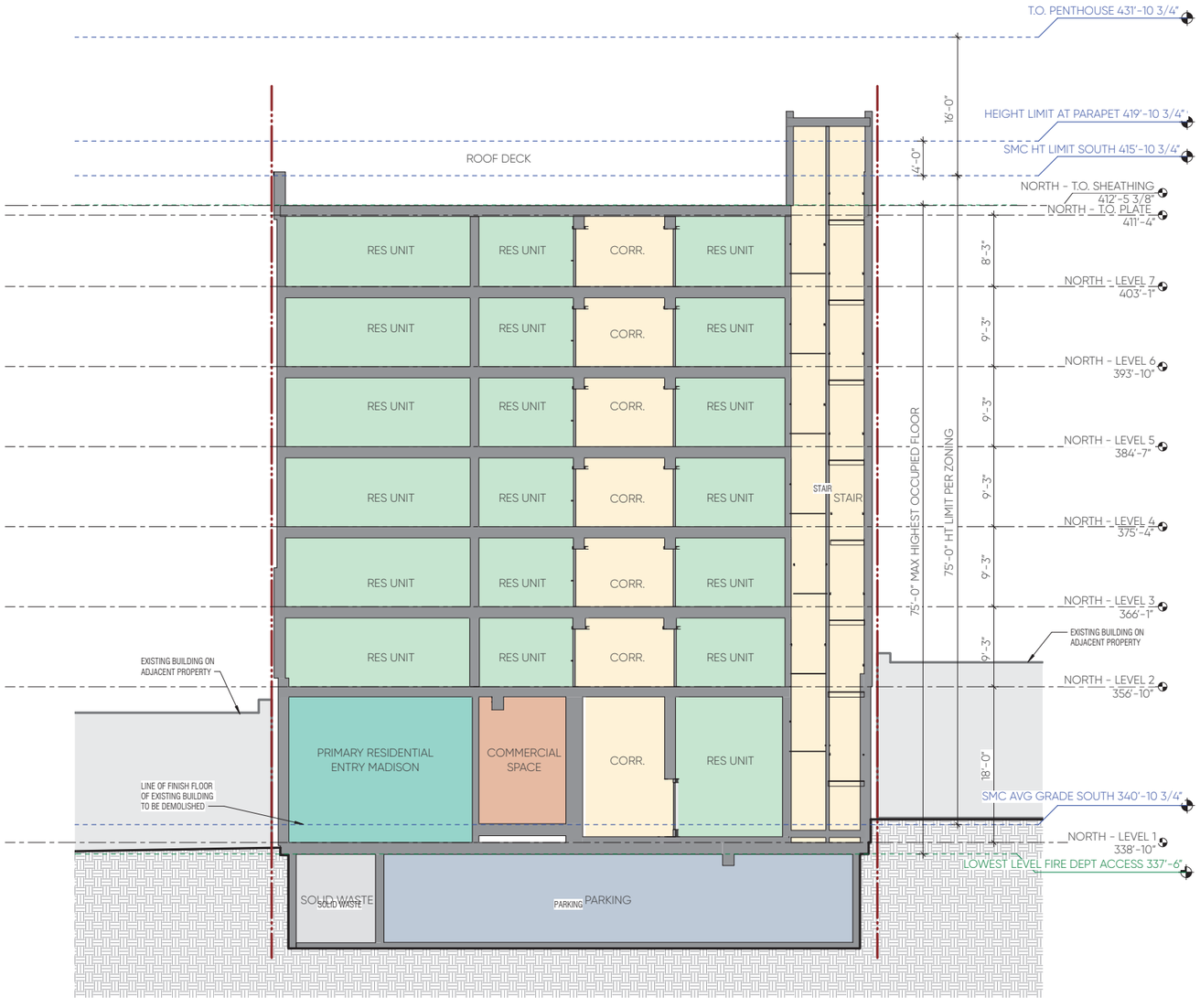
- RESIDENTIAL
- COMMERCIAL
- RESIDENTIAL ACCESSORY
- UTILITY
- PARKING
- CIRCULATION
- ADJACENT BUILDING

KEY PLAN



EAST/WEST SECTION A
SCALE: 1/16" = 1'-0"

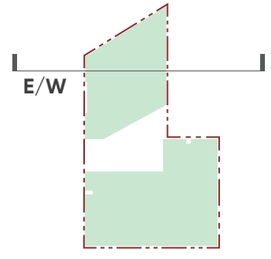
SECTIONS



KEY

- RESIDENTIAL
- COMMERCIAL
- RESIDENTIAL ACCESSORY
- UTILITY
- PARKING
- CIRCULATION
- ADJACENT BUILDING

KEY PLAN



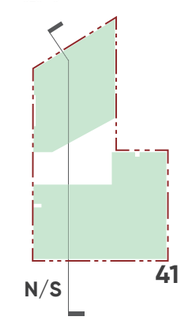
EAST/WEST SECTION B
SCALE: 1/16" = 1'-0"

SECTIONS



NORTH/SOUTH SECTION
SCALE: 1/16" = 1'-0"

KEY PLAN



3.0
DESIGN PROPOSAL

E MADISON ST STREETSCAPE

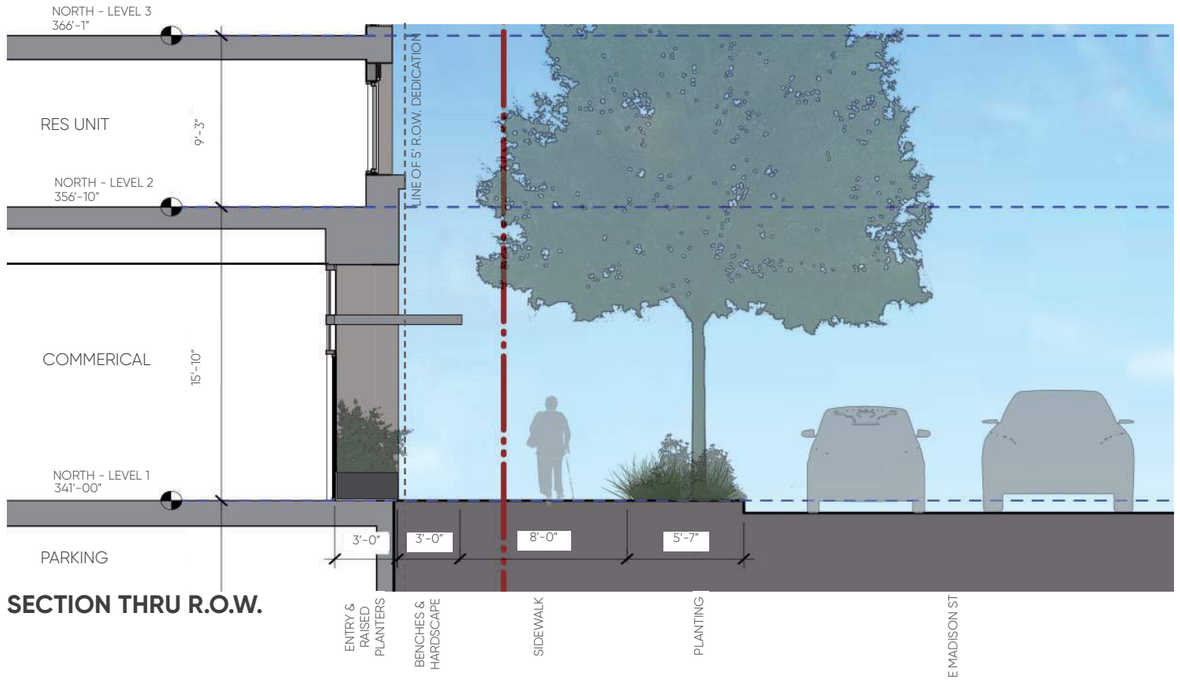
The E Madison Street facade is characterized by a relatively simple, gridded elevation that carries vertically from the upper floors down to street level. Four central bays are flanked by two smaller modules at the east and west ends of the facade. The building is grounded by a one and a half story base and level one is capped with a minimal pre-cast concrete "cornice". This element provides a horizontal datum that directly relates to the existing single story structures immediately east and west. The result is a gradual stepping pattern that gently rises with the angle of grade.

The street wall is set back five feet from the property line to allow for an SDOT required dedication expanding the width of the E Madison St Right of Way. In time and with future development, the added ROW width will improve the function of E Madison St as a busy arterial that carries automobile, bus, and pedestrian traffic. The E Madison St Bus Rapid Transit project is currently under construction and it will also benefit from the widened ROW by providing dedicated bus lanes, bike lanes, and improved sidewalks.

Taking advantage of the additional depth offered by the SDOT dedication, the streetscape design includes a 7 foot planting strip, 8 foot sidewalk, and 3 more feet of specialty paving immediately adjacent the building. Working from the southwest to the northeast, the street level building program includes the primary residential entry, commercial storefront space with the commercial entry located at the center of the facade, and a code required egress door. Each program element raising gently with grade and a stepped level one slab. The street level storefront bays align with the window pattern above and are recessed 2 feet, providing visual depth, a human scaled module, and generous glazing. Where the storefronts do not contain doors, raised planters are placed in the recessed area to ground the building with abundant greenery and soften the pedestrian experience.



PERSPECTIVE RENDERING



SECTION THRU R.O.W.



PLAN AT ENTRY

E UNION ST STREETSCAPE

The E Union St elevation is the principal "residential" face of the building. The primary residential entry is located at the center of the facade, occupying the central module in a 5 bay composition with storefront bays aligning vertically with the window pattern of the upper floors above. Similar to the E Madison St facade, the street level storefront bays are recessed 2 feet, providing visual depth, a human scaled module, and generous glazing. Where the storefronts do not contain doors, raised planters are placed in the recessed area to ground the building with abundant greenery and soften the pedestrian experience.

Moving from west to east, the street level building program includes common building amenity area in the SW corner, leasing office, primary residential entrance at the center, and commercial storefront space turning the corner to run north at 14th Ave. The eastern and western portions of the street level building program occupy different elevations and a stepped level one slab that traces the rise of grade as it climbs to the east and north.

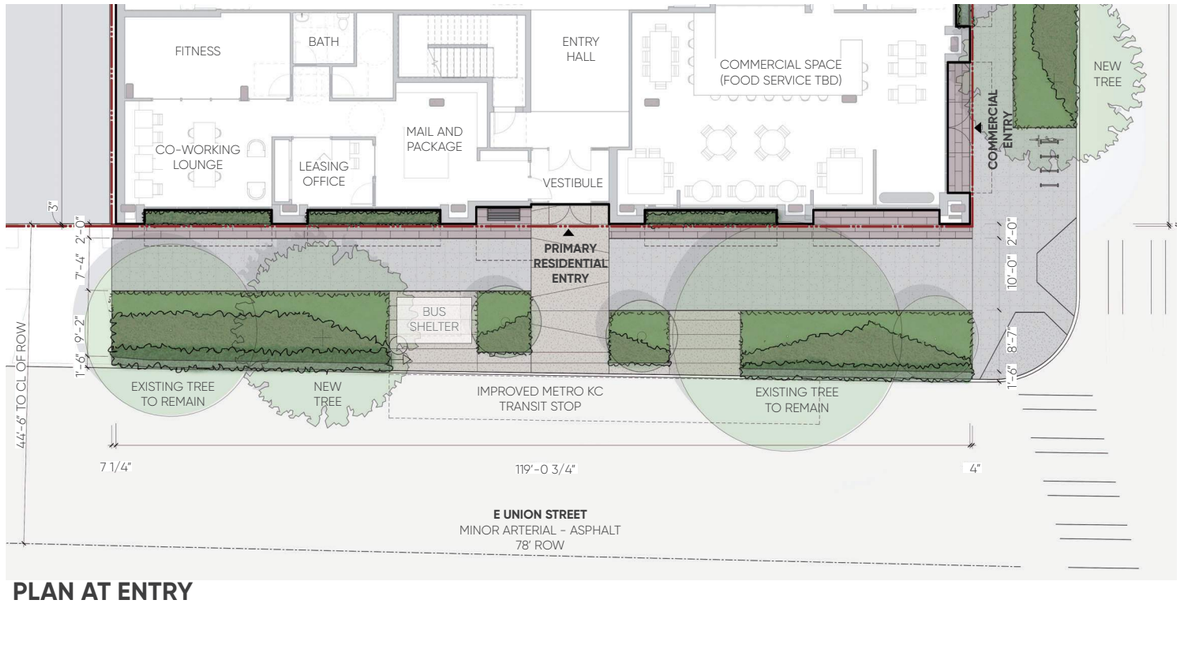
At over 20 feet, the overall depth of the streetscape - from curb to face of building - is spacious for such a dense urban setting. The extra depth allows the streetscape design to effectively integrate an improved Metro KC transit stop with shelter and paving tailored to align with the front and rear access points of the city bus. Beyond the transit infrastructure, the western portion of the streetscape (west of main entry) includes an 11 foot planting strip, 7'-6" sidewalk, and additional 2 feet of specialty paving immediately adjacent to the building. At the eastern portion of the streetscape (east of main entry) the paving is enlarged, resulting in a 9'-6" planting strip, 10 foot sidewalk, and 2 feet of specialty paving. The larger sidewalk corresponds to the commercial occupancy at the southeast corner of the building. Additionally, the eastern most bay of the south facade is not occupied by a raised planter. Instead, the specialty paving is extended into the storefront recess to allow for sidewalk cafe seating, seasonal retail display, or other activity intended to activate the commercial space.



PERSPECTIVE RENDERING



SECTION THRU R.O.W.



PLAN AT ENTRY

3.0
DESIGN PROPOSAL

14TH AVE STREETSCAPE

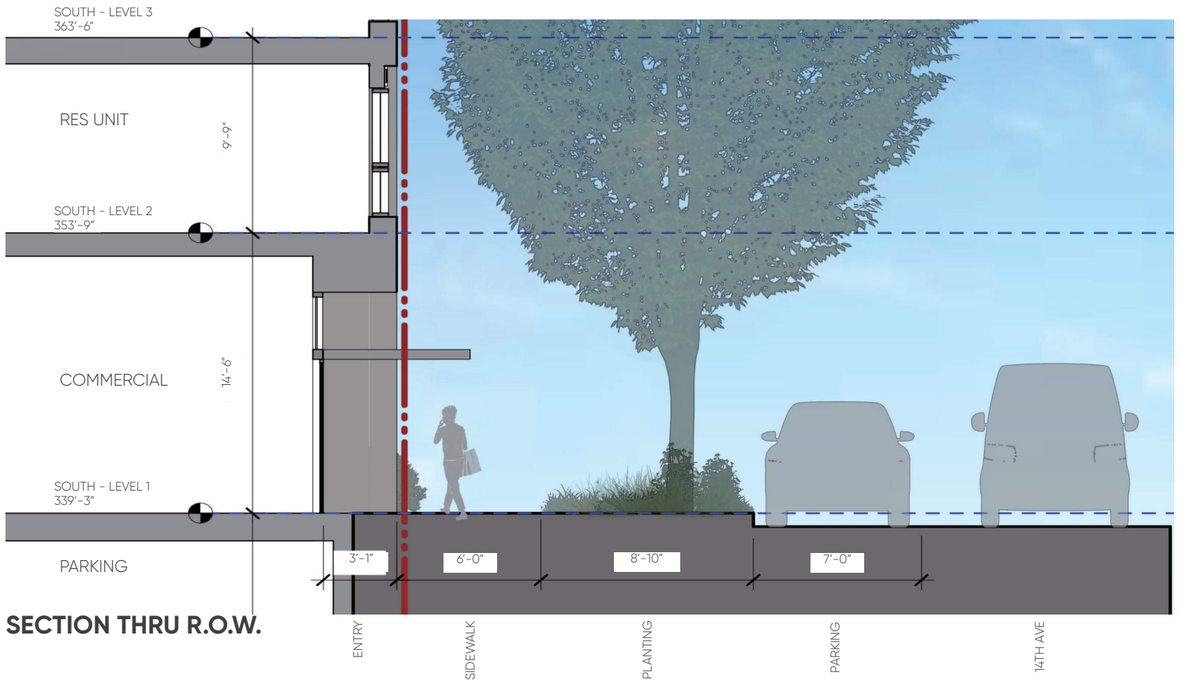
The 14th Ave facade continues the architectural language of E Madison St and E Union St with recessed, street level commercial bays aligning vertically with window pattern above. The southernmost storefront module on the east facade contains the commercial entry and is oriented to communicate with the street level commercial activity across the street in level one of the Chloe apartment building. This grouping of commercial activity at the intersection of 14th Ave and E Union St is in keeping with the larger existing urban pattern and allows for a quieter street level experience as one traverses west along E Union St.

14th Ave is more narrow, and contains lower levels of automobile traffic compared to other adjacent streets. Accordingly, the street level building program at the northern portion of 14th Ave collects most of the "utilitarian" spaces that need direct access to the building perimeter. Beginning at the north, the parking garage access is located according to SDOT requirements and groups it with other garage entrances that serve the apartment buildings across the street. South of the garage entrance is a code required egress corridor and door, then the solid waste access, and SCL water closet room.

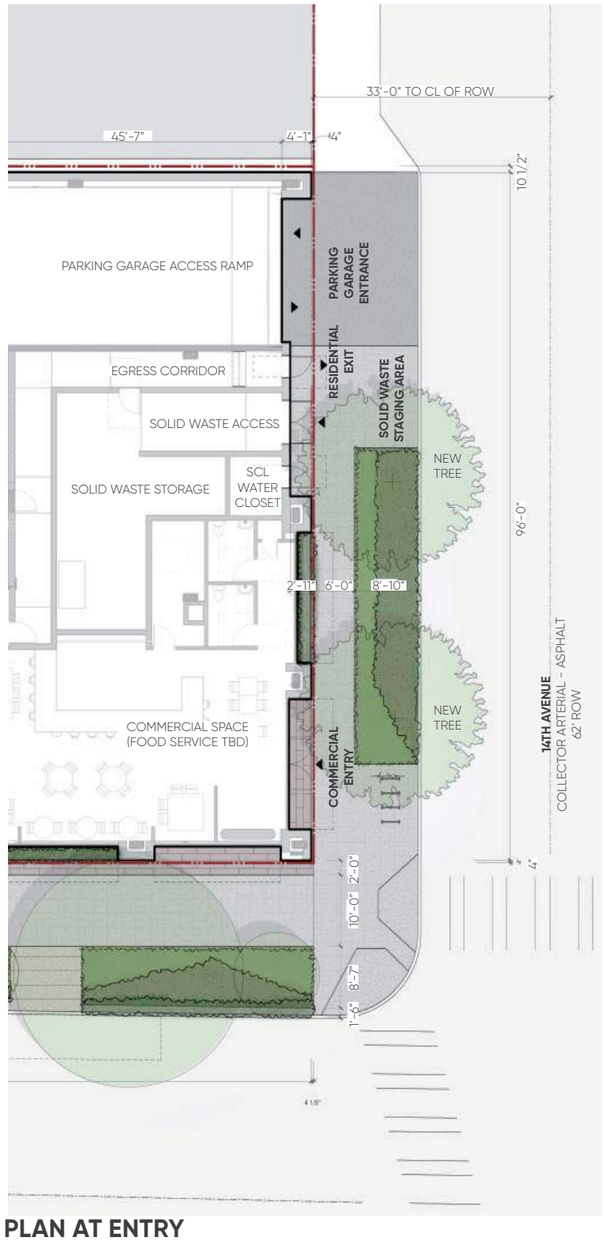
While narrower and less formally composed, the 14th Ave streetscape still possesses a 9 foot planting strip, and 6 foot sidewalk. At the south end, the planting strip is held back for paving that allows access to the commercial entry and provides for short term bike parking. At the north, immediately adjacent to the parking garage entrance, is the solid waste staging area which is sized to accommodate the pick up of trash and recycling containers on a weekly basis.



PERSPECTIVE RENDERING



SECTION THRU R.O.W.



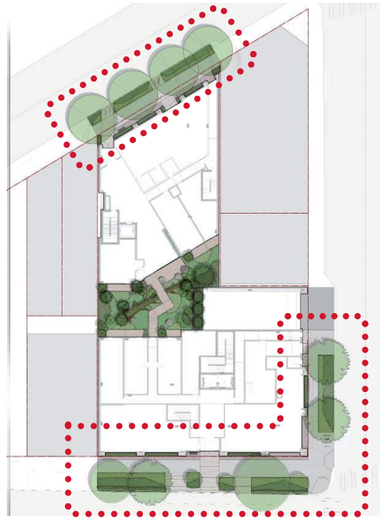
PLAN AT ENTRY

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LANDSCAPE DESIGN
STREETSCAPE

Playing off the gradient in the lobby from more natural to more urban, the simple order of a pleasant urban environment dominates along the street frontages but the simple diagonal geometries are a hint that something interesting waits within.

- A Simple diagonal scoring at residential entries
- B Parallel scoring at commercial entries and bus stop
- C 18"+ height planters and pavers along building facade
- D Simple geometric planting
- E Custom bench integrated with building signage
- F Bus Shelter
- G Existing tree to be removed

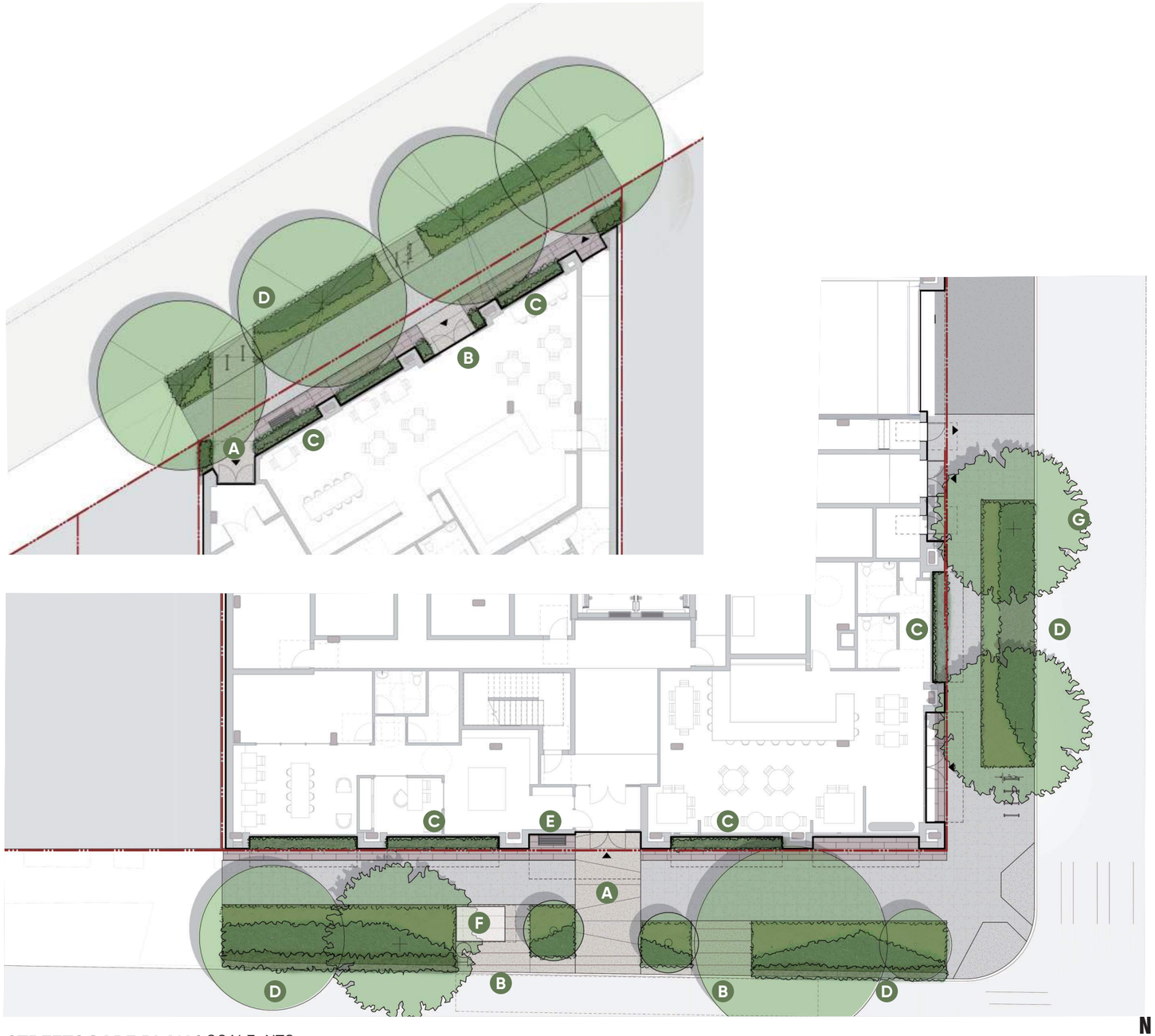








PRECEDENT IMAGES

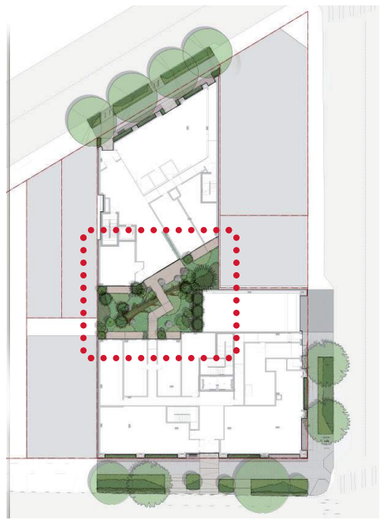


STREETSCAPE PLAN | SCALE: NTS

LANDSCAPE DESIGN
COURTYARD

After entering the building and passing through the lobbies with their gradient of increasing natural character, one arrives at the courtyard - an immersive natural experience bringing key elements of the forest floor into the heart of the project and acts as a powerful visual amenity for the units that face it.

- A Forest boardwalk through Nurse Log
- B Nurse Log
- C Significant Tree
- D Artificial boulders
- E Low ground, bright groundcover
- F Medium height ferns
- G Tall evergreen screening
- H Vertical planters with board cladding
- I Extention of lobby wall green wall into courtyard



















PRECEDENT IMAGES



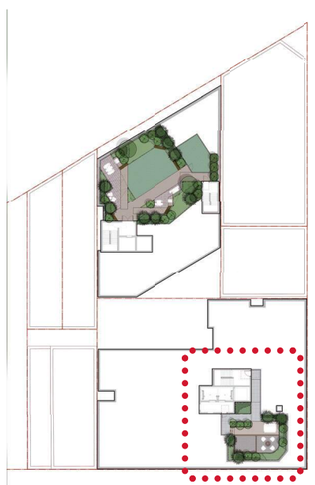
COURTYARD PLAN | SCALE: NTS

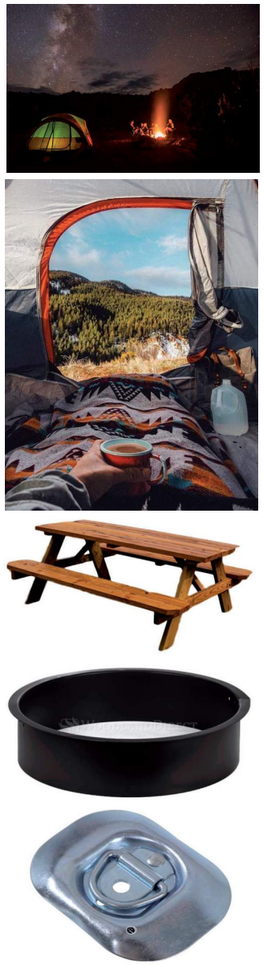
4.0
SITE DESIGN

LANDSCAPE DESIGN
SOUTH ROOFTOP

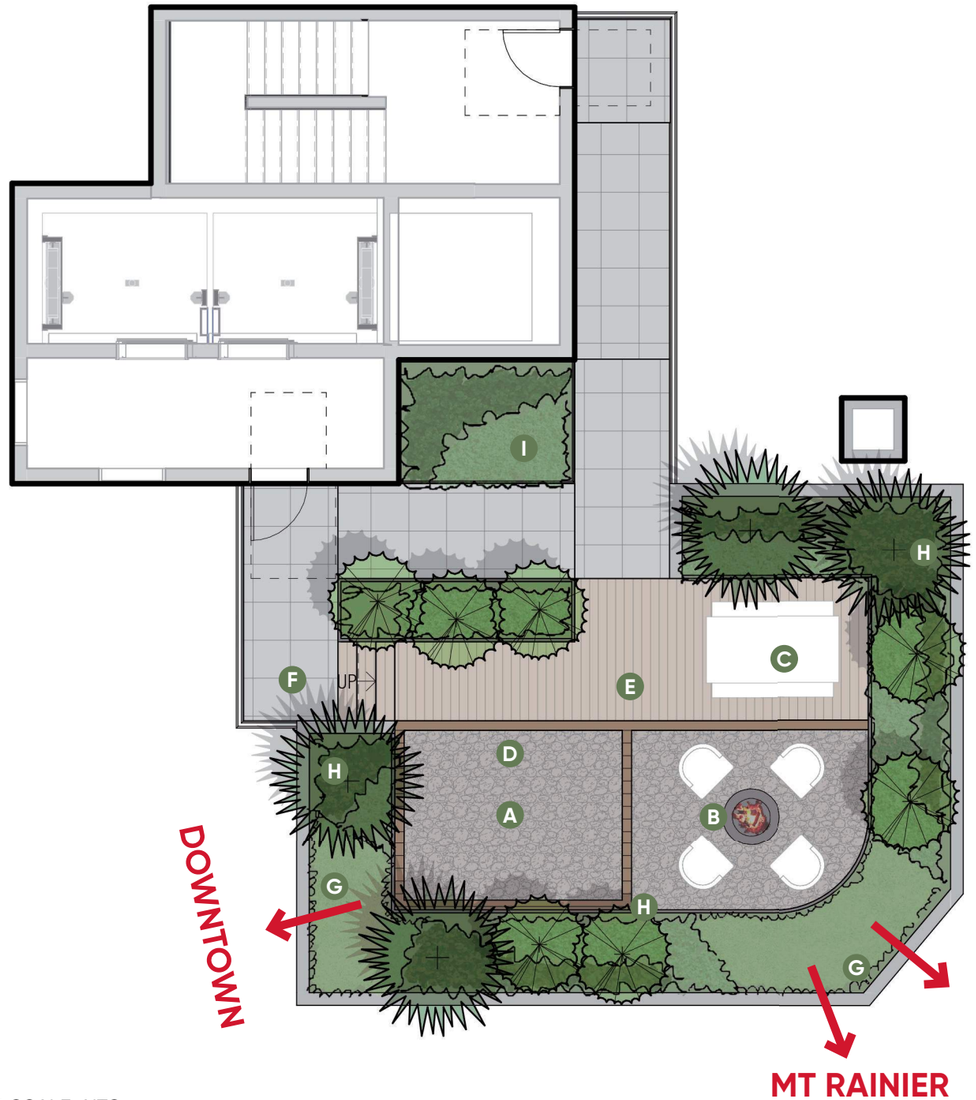
As you ascend through the south tower you reach the rooftop summit. This space provides spectacular views to Mount Rainer and downtown Seattle. This terrace level provides residents with lounge and hangout space unique to an outdoor camping experience.

- A Gravel pad for spillover seating
- B Gravel area with gas fire ring
- C Picnic table
- D Flush decorative beam
- E Decking
- F Pavers
- G Sloped 'Meadow' view openings
- H Dense PNW trees and shrubs
- I Potential dog relief area





PRECEDENT IMAGES

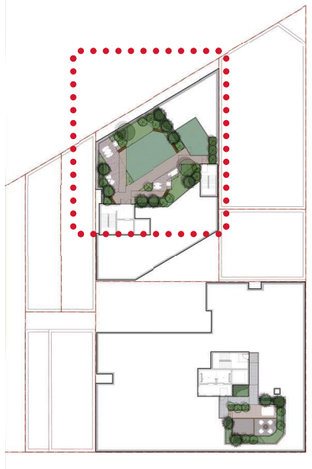


SOUTH ROOF PLAN | SCALE: NTS

LANDSCAPE DESIGN
NORTH ROOFTOP

As you journey up the north tower you reach the mountain meadow. This terrace is a more general recreational amenity and uses natural forms in a more conceptual and playful manner. There are additional dining opportunities nestled within textured planting that opens up to a gracious artificial lawn with plenty of space to sprawl out and play lawn games.

- A Central turf area
- B BBQ area with seating for 4-6
- C Small gathering area
- D Decking
- E Pavers
- F Sloped 'Meadow' view openings
- G Dense PNW trees and shrubs
- H Pet relief area
- I Wood slab bench
- J Potential lawn game storage













PRECEDENT IMAGES



NORTH ROOF PLAN | SCALE: NTS

PLANTING

Streetscape



Carex oshimensis 'Evergold'
Evergold Japanese Sedge



Ceratostigma plumbaginoides
Dwarf Plumbago



Lonicera nitida
Box Honeysuckle



Ulmus parvifolia
Chinese Elm

Rooftop



Chamaecyparis nootkatensis 'Green Arrow'
Weeping Alaskan Yellow Cedar



Geranium x cantabrigiense 'Biokovo'
Biokovo Geranium



Iris Pacific Coast Hybrids
Pacific Coast Irises



Sedum acre
Goldmoss Sedum



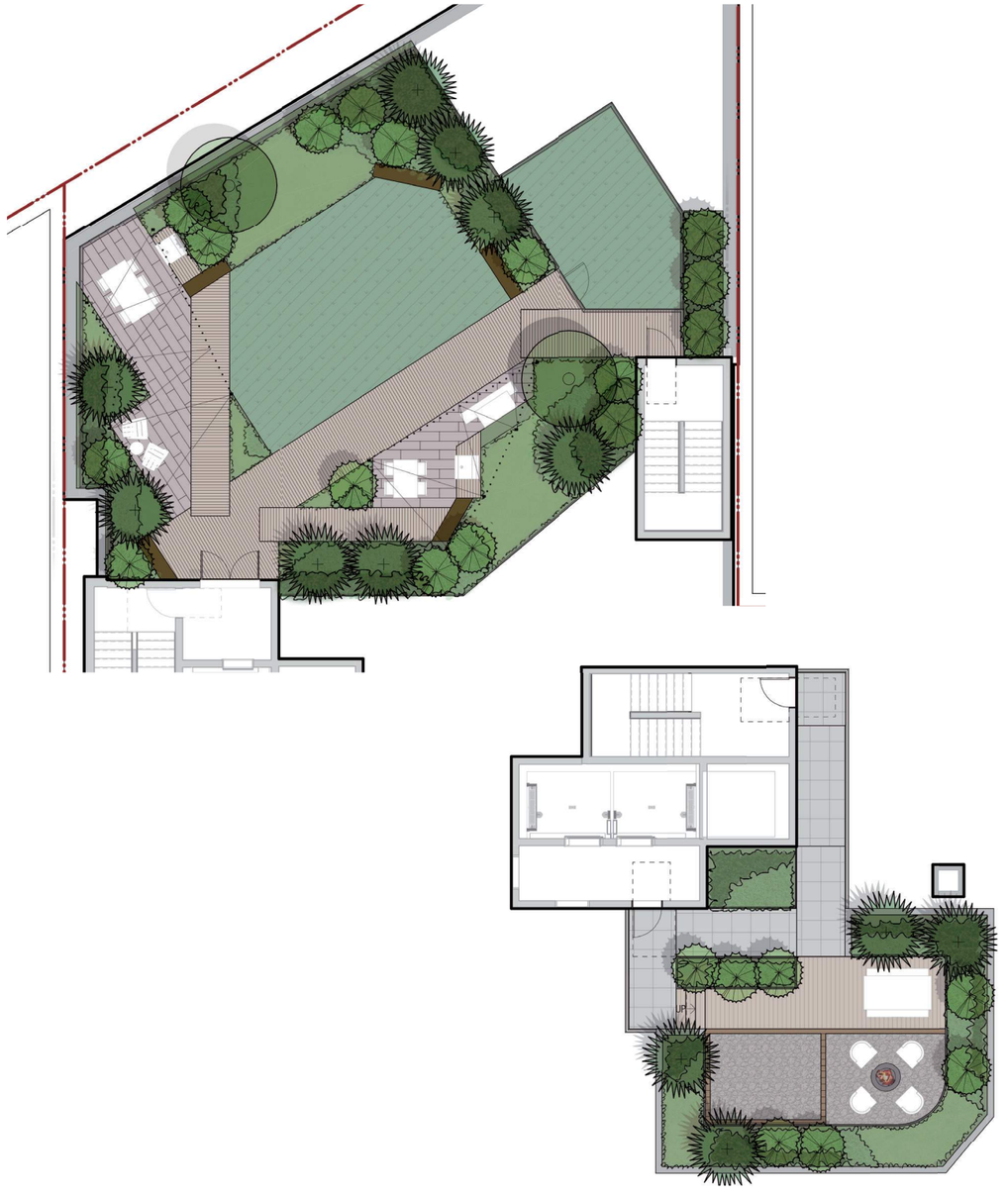
Spiraea betulifolia 'Glow Girl'
Glow Girl Birchleaf Spirea



Styrax obassia
Fragrant Snowbell



Tsuga mertensiana
Mountain Hemlock



NORTH & SOUTH ROOF PLANS
SCALE: NTS

N

Courtyard



Acer circinatum 'Pacific Fire'
Pacific Fire Vine Maple



Athyrium filix-femina
Lady Fern



Camassia quamash
Camas



Carex pensylvanica
Pennsylvania Sedge



Chamaecyparis nootkatensis 'Green Arrow'
Weeping Alaskan Yellow Cedar



Dicentra formosa
Pacific Bleeding Heart



Dryopteris erythrosora 'Brilliance'
Brilliance Autumn Fern



Galanthus nivalis
Snow Drop



Geranium x cantabrigiense 'Biokovo'
Biokovo Geranium



Iris Pacific Coast Hybrids
Pacific Coast Irises



Mahonia repens
Creeping Mahonia



Polystichum munitum
Western Sword Fern



Thuja plicata
Western Red Cedar



Tsuga mertensiana
Mountain Hemlock



Vaccinium ovatum 'Thunderbird'
Thunderbird Evergreen Huckleberry



COURTYARD PLAN
SCALE: NTS

N

4.0
SITE DESIGN

EXTERIOR LIGHTING
STREETSCAPE

The use of soffit lights above the commercial frontage provides ample illumination for pedestrians and enhances the overall aesthetics of the area. The overhead canopy creates a visually interesting, layered lighting effect. The addition of a feature light sconce at the residential entry serves to draw attention to the entrance and create a sense of arrival for residents. Overall, this lighting design effectively blends functionality and aesthetics to enhance the urban design of the area.

This lighting design effectively highlights key areas of the commercial frontage and creates a sense of safety and security for pedestrians. The soffit lights above the entry and planters provide ample illumination for pedestrians and showcases the building and its surrounding landscaping. The use of feature scones across from the bus stop, not only draws attention to the residential entrance but also provides a sense of arrival to visitors and residents. The soffit lighting above the planters create a visually interesting, layered lighting effect and makes the area pleasant and welcoming. This design creates a cohesive, functional, and visually appealing urban environment.

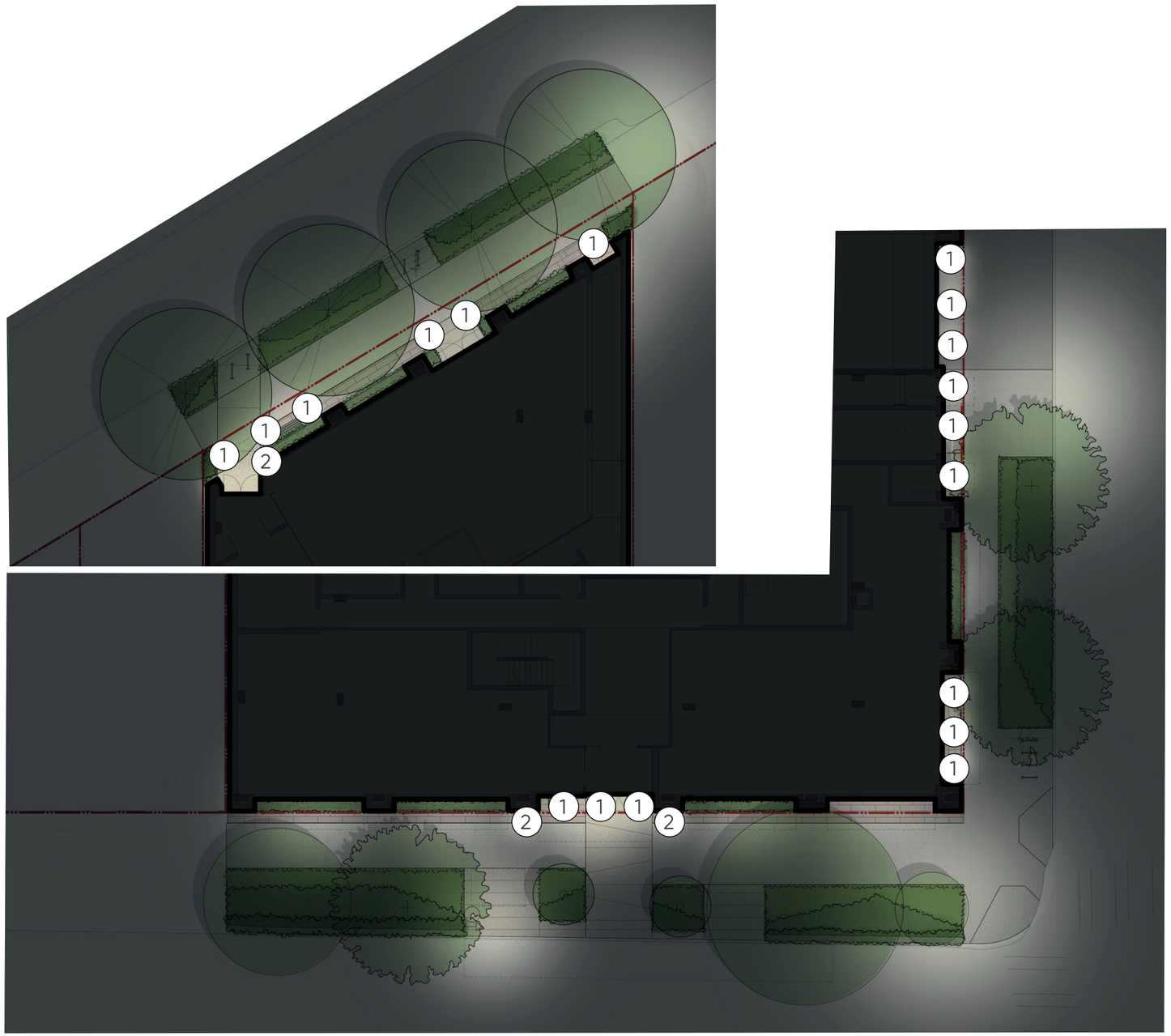
FIXTURES



(1) RECESSED LIGHT
(IN CANOPY OR SOFFIT)



(2) LED SCONCE



STREETSCAPE LIGHTING PLAN
SCALE: NTS

N

EXTERIOR LIGHTING
COURTYARD

This lighting design effectively highlights key natural and architectural features while creating a sense of warmth and intimacy in the outdoor area. The soft low-power lights illuminating the feature nurse log, not only showcases the unique feature but also provides a sense of ambient lighting for the outdoor area. The decking being lit with embedded LED rope light provides a subtle and unobtrusive illumination of the pathway and creates a light and inviting atmosphere. The use of sconces at the residential patios creates a sense of coziness and privacy for the residents. The minimal lighting approach with only the light from inside amenity area allows for the natural beauty of the surroundings to shine, creating a cohesive and harmonious environment.

FIXTURES



1 LANDSCAPE LIGHT



2 LED SCONCE



3 LED STRIPLIGHT



4 MISC. ARCHITECTURE LIGHTING



COURTYARD LIGHTING PLAN
SCALE: NTS

N

4.0
SITE DESIGN

EXTERIOR LIGHTING
NORTH ROOF

This lighting design effectively highlights key functional areas while creating a visually interesting and inviting outdoor space. The overhead string lights with shield covers are hung over the main seating areas to provide directed down lighting needed for adequate illumination for cooking and gathering. The use of lighted bollards surrounding the turf lawn not only provides lighting for the walking path but also creates a sense of boundaries and separation between different areas of the North Roof. The dog relief area is lit by post-mounted downlighting, this type of lighting serves to provide sufficient illumination while minimizing light pollution. This lighting design effectively balances functionality and aesthetics, creating a cohesive, safe, and inviting outdoor amenity space.

FIXTURES



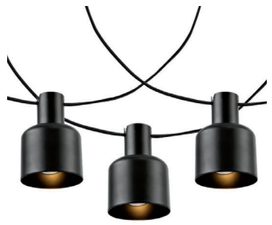
1 PATH LIGHT



2 LANDSCAPE LIGHT



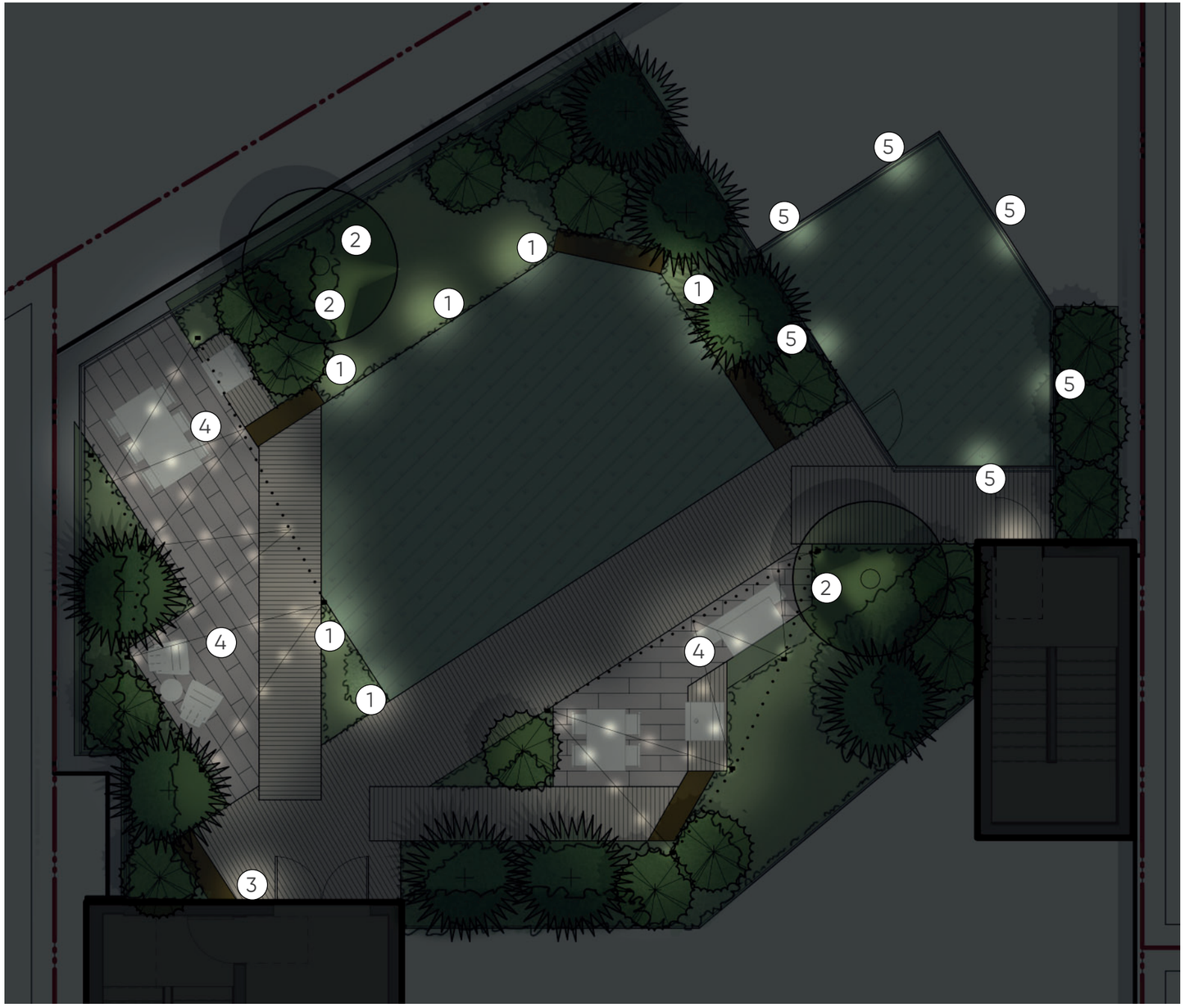
3 LED SCONCE



4 LED STRING DOWNLIGHTING



5 RAILING LIGHTS



NORTH ROOF LIGHTING PLAN
SCALE: NTS

N

EXTERIOR LIGHTING
SOUTH ROOF

This lighting design switches the focus from brighter social gatherings to a dimmer, more ambient scheme that promotes quieter conversation and observation. Light bollards are placed in strategic locations among the planting areas to safely light the path while maintaining a dimmer atmosphere.The minimal sconces on the building serve to guide people towards the rooftop exits, making the paths easy to find and navigate. Finally, the smokeless gas fire pit in the gathering area provides ambient lighting and warmth, reinforcing a cozy and inviting atmosphere. Overall, this lighting design is functional, visually appealing, and promotes a comfortable, introspective environment for the users.

FIXTURES



1 PATH LIGHT



2 LED SCONCE



SOUTH ROOF PLAN
SCALE: NTS

N

DEPARTURE MATRIX

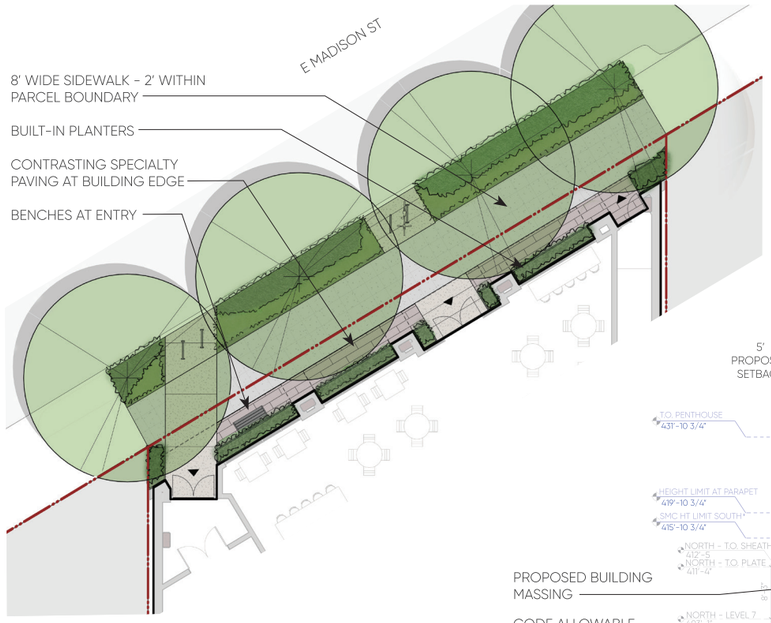
See following pages for supporting exhibits.

	CODE CITATION	CODE REQUIREMENT	PROPOSED DEPARTURE	DESIGN RATIONALE
1	**UPPER LEVEL SETBACK** 23.47A.014.C	8' setback required above 65' in height at front lot line only (E Madison St)	No setback above 65'	On E Madison Street, the design proposes a 5' setback for the full height of the building, not just the volume above 65' in height. While this is in concert with a SDOT requirement to enlarge the ROW, it still reduces the bulk and scale of the full building facade. With both adjacent buildings extending to the property line, the proposed condition provides extra space at ground level for pedestrian uses. In this area, the design proposes built-in planters with generous vegetation, specialty paving, and benches for seating. The proposed sidewalk is 8' wide - with the 2' beyond SDOT minimum located within the parcel boundary. Further, avoiding an upper level setback allows for a legible building articulation and contributes to the architectural consistency between North and South buildings. Finally The total "volume" of the proposed full height setback is 33,572 cubic feet, while the "volume" of the code required upper level setback would be only 8,172 cubic feet. **CS2-D Height, Bulk, and Scale and DC2-B-1 Architectural and Façade Composition** See supporting diagram on following pages.
2	**PARKING SPACE AND ACCESS STANDARDS - SIGHT TRIANGLE** 23.54.030.G.1	For two way driveways less than 22 feet wide, a sight triangle on both sides of the driveway shall be provided, and shall be kept clear of any obstruction for a distance of 10 ft from the intersection of the driveway with a driveway, easement, sidewalk or curb intersection	Eliminate required sight triangle to avoid unnecessarily recessed garage door	Recessing the garage door in order to meet the requirements of 23.54.030.G.1 would negatively impact an otherwise well composed facade while creating a deeply recessed "indefensible" pocket of space. In order to achieve the slope necessary to reach the lower parking level, the deeply recessed area created by providing the site triangle would need to be at a steep incline of up to 15%. Lastly, automobile speeds on 14th are quite low where two other parking garage entrances are located across the street. **DC2-B-1 Architectural and Façade Composition & PL1-A-1 Enhancing Open Space** See supporting diagram on following pages.
3	**ON-PREMISES SIGNS** 23.55.030.E.5.d and E.4.b and E.4.c	E.4.c: The maximum area of each sign is 72 square feet.	Proposed multifamily structure identification sign is a wall mounted sign that is 110 square feet in area.	The design proposes a large wall mounted sign, high on the west face of the north building, just below the parapet. The sign will be neon, embracing Seattle's long tradition of expressive neon signage. The sign pairs with a large wall mural to enliven a property line blank facade and provide the building a unique and recognizable presence. The sign and mural combination are an appropriate response to the highly visible facade addressing the Pike Pine commercial district and Downtown Seattle beyond. **CS2-A-1&2 Sense of Place & Architectural Presence** See supporting diagram on following pages.
4	**STREET-LEVEL DEVELOPMENT STANDARDS - TRANSPARENCY** 23.47A.008.B.2.a	Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent	48% transparency proposed on 14th Ave	The design concentrates the building's service functions (parking garage access, solid waste storage/access, SCL water closet access, and secondary egress door) to one area on 14th Ave, which preserves the transparency of the other street facing elevations on E Union St and E Madison St. **DC1.C.4 Service Uses, PL2.B.3 Street-Level Transparency, & DC2.B.1 Facade Composition** See supporting diagram on following pages.

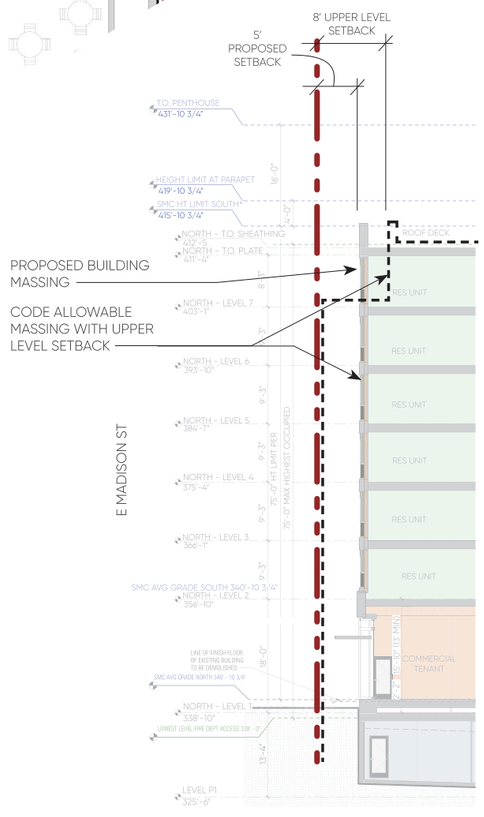
DEPARTURE SUPPORTING EXHIBITS

DEPARTURE 1 – UPPER LEVEL SETBACK

5' ROW dedication reduces bulk and scale for the full height of the building, not just above 65' in height. The additional depth at street level provides area for built-in planters, specialty paving, and benches.



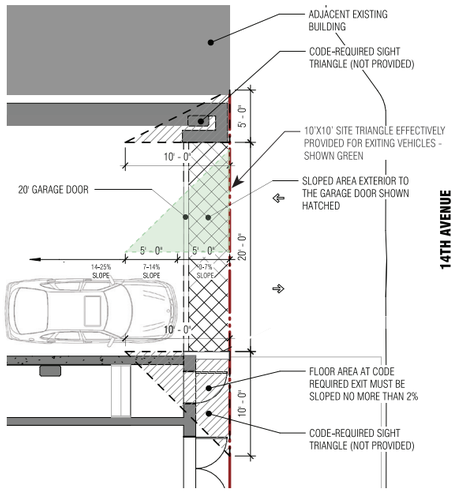
GROUND LEVEL PLAN AT E MADISON ST



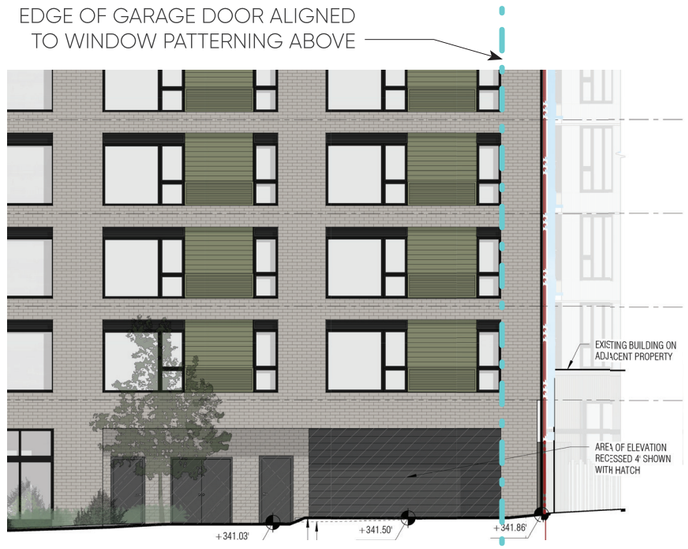
SECTION AT NORTHWEST PROPERTY LINE

DEPARTURE 2 – SIGHT TRIANGLE

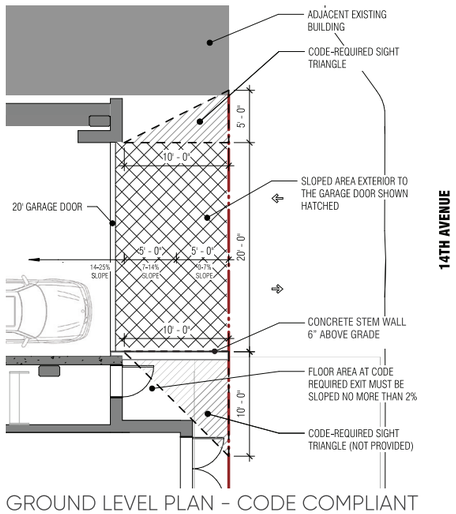
Recessing the garage door in order to provide sight triangles would negatively impact an otherwise well composed facade while creating a deeply recessed "indefensible" pocket of space. For exiting vehicles, a site triangle to the north is effectively provided, see diagram below. Further, SDOT has required the garage entry be located as shown here and in previous plans. In order to achieve the slope necessary to reach the lower parking level, the deeply recessed area created by providing the site triangle would need to be at a steep incline of up to 15%.



GROUND LEVEL PLAN - PROPOSED WITH DEPARTURE



EAST ELEVATION - PROPOSED WITH DEPARTURE



GROUND LEVEL PLAN - CODE COMPLIANT



EAST ELEVATION - CODE COMPLIANT

5.0
DEPARTURES MATRIX

DEPARTURE SUPPORTING EXHIBITS

DEPARTURE 3 – ON-PREMISES SIGNS

The design proposes a large wall mounted sign, high on the west face of the north building, just below the parapet. The sign will be neon, embracing Seattle's long tradition of expressive neon signage. The sign pairs with a large wall mural to enliven a property line blank facade and provide the building a unique and recognizable presence. The sign and mural combination are an appropriate response to the highly visible facade addressing the Pike Pine commercial district and Downtown Seattle beyond.



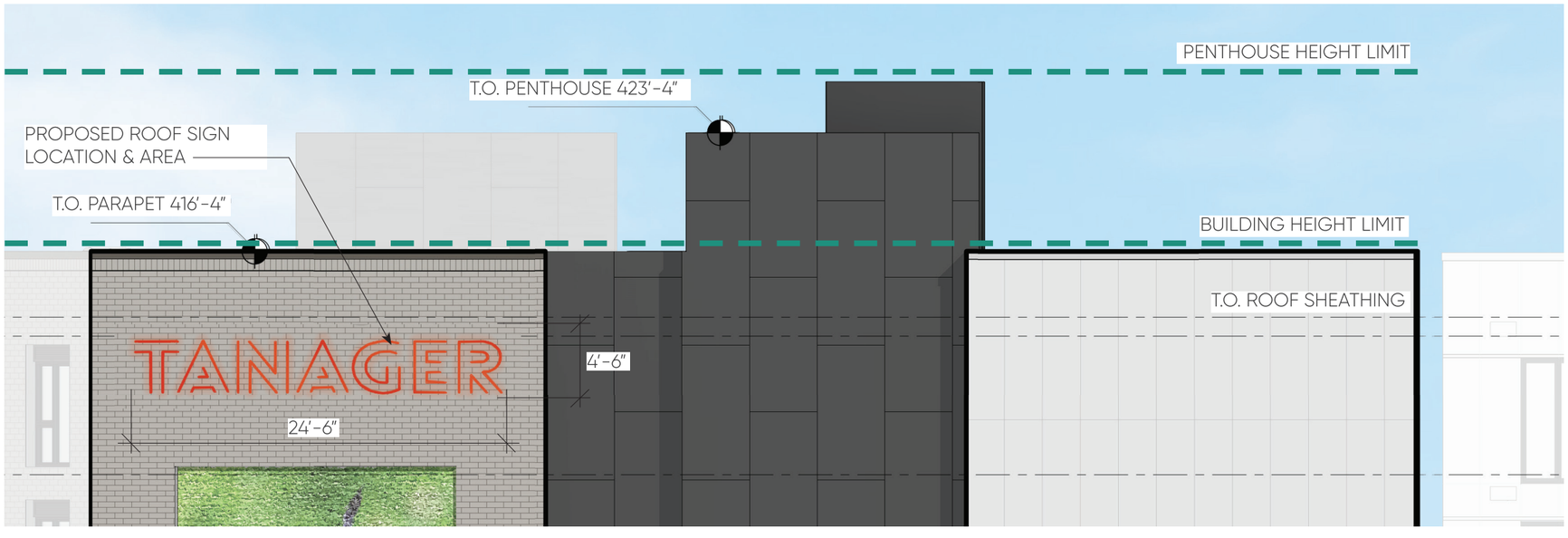








SIGNAGE DESIGN PRECEDENTS



NORTH BUILDING - WEST ELEVATION

DEPARTURE 4 – STREET-LEVEL DEVELOPMENT STANDARDS - TRANSPARENCY

The design concentrates the building's service functions to a single location on 14th Ave at the north end of the southern parcel which sees the least amount of pedestrian traffic. Co-locating the service functions (parking garage access, solid waste storage/access, SCL water closet access, and secondary egress door) in one area preserves the transparency and improves the facade composition of the other street facing elevations on E Union St and E Madison St. (PL2.B.3 & DC2.B.1). Additionally, concentrating the vehicular access and service uses minimizes the potential for conflict between pedestrians and motorists (DC1.B.1). It also will reduce interaction between pedestrians and utility personnel, i.e. solid waste haulers, SCL employees, building custodians, etc..

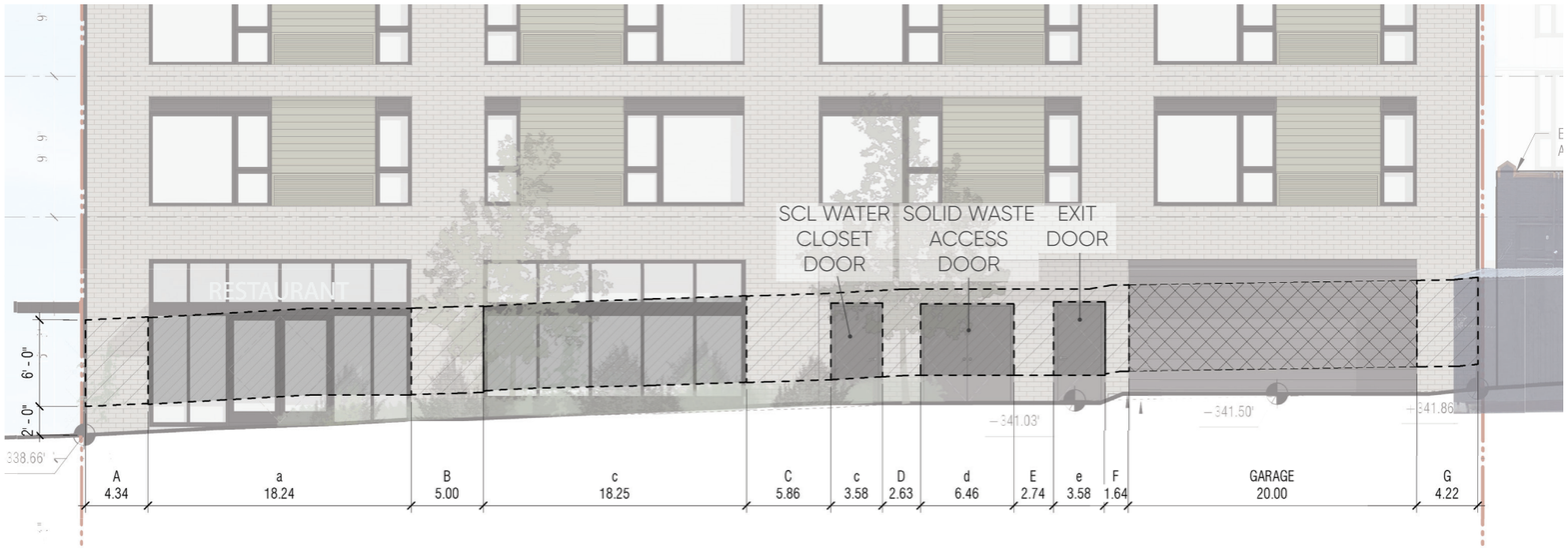
To mitigate the relatively minimal impacts of less transparency and concentrated service uses in this specific area, the portion of the façade containing these functions and access points has been pulled back more than 3 feet off of the property line. The planting strip and vegetation in this area is extended north to the maximum extent possible, while still allowing for the required utility functions like solid waste pick up.



E MADISON ST - STREET-LEVEL FACADE
71% TRANSPARENT



E UNION ST - STREET-LEVEL FACADE
68% TRANSPARENT



14TH AVE - STREET-LEVEL FACADE
48% TRANSPARENT (60% MINIMUM - DEPARTURE REQUESTED)

TOTAL FACADE AREA BTW 2' & 8' = 578.95 SF - 120.01 SF (GARAGE EXEMPT) = 458.94 SF
TOTAL TRANSPARENT FACADE AREA = 6(a+b) = 218.94 SF
MIN REQUIRED TRANSPARENCY = **60%**
PROVIDED TRANSPARENCY = 218.94/458.94 = **48%**

SOUTHEAST VIEW - UNION AND 14TH



APPENDIX

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APPENDIX

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

Request For Input on a Forthcoming Project at 1314 E Union Street

The Project

The development team is proposing a seven story mixed use building with 83 apartments, commercial space at grade, and an underground parking garage. More information is available at www.1314EUnion.com

Provide Your Input

There are multiple avenues for you to provide input. You can send an email to outreach@eucliddev.com, or you can visit www.1314EUnion.com and take the survey or leave a message.



Additional Details

Project Address: 1314 E Union Street

Contact: T.J. Lehman, Euclid Development

Applicant: Board & Vellum Architects

City of Seattle Project Numbers: 003598-21PA, 3038359-LU, 6850561-CN, 6850563-DM

Please note that this is part of the City of Seattle's early outreach program for design review and all information collected can be made public.

Request For Input on a Forthcoming Project at 1314 E Union Street

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.

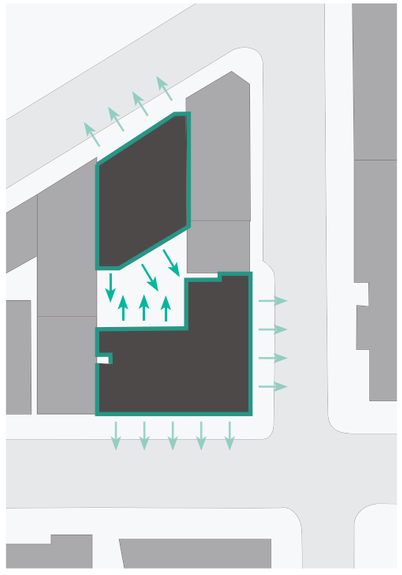
NON-DESIGN RELATED COMMENTS

Non-design related comments were as follows:

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

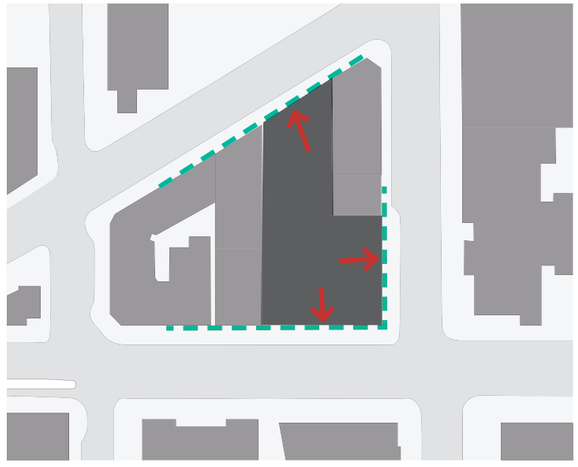
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APPENDIX

UNIT ORIENTATION EXPLORATION
APPROVED CONCEPT



UNIT ORIENTATION
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
APPROVED CONCEPT



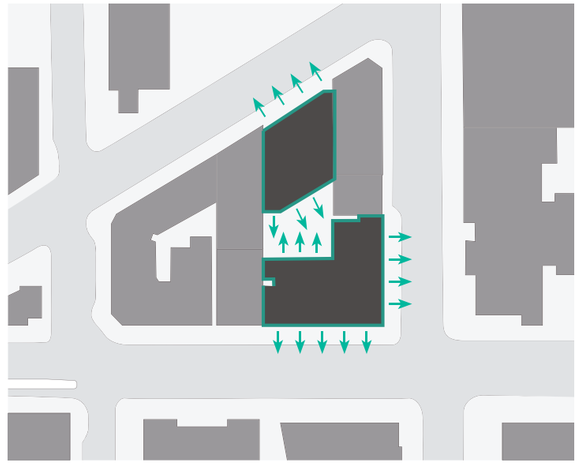
1 BUILD TO PROPERTY LINE TO ALIGN WITH NEIGHBORING STREET FRONTAGES



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



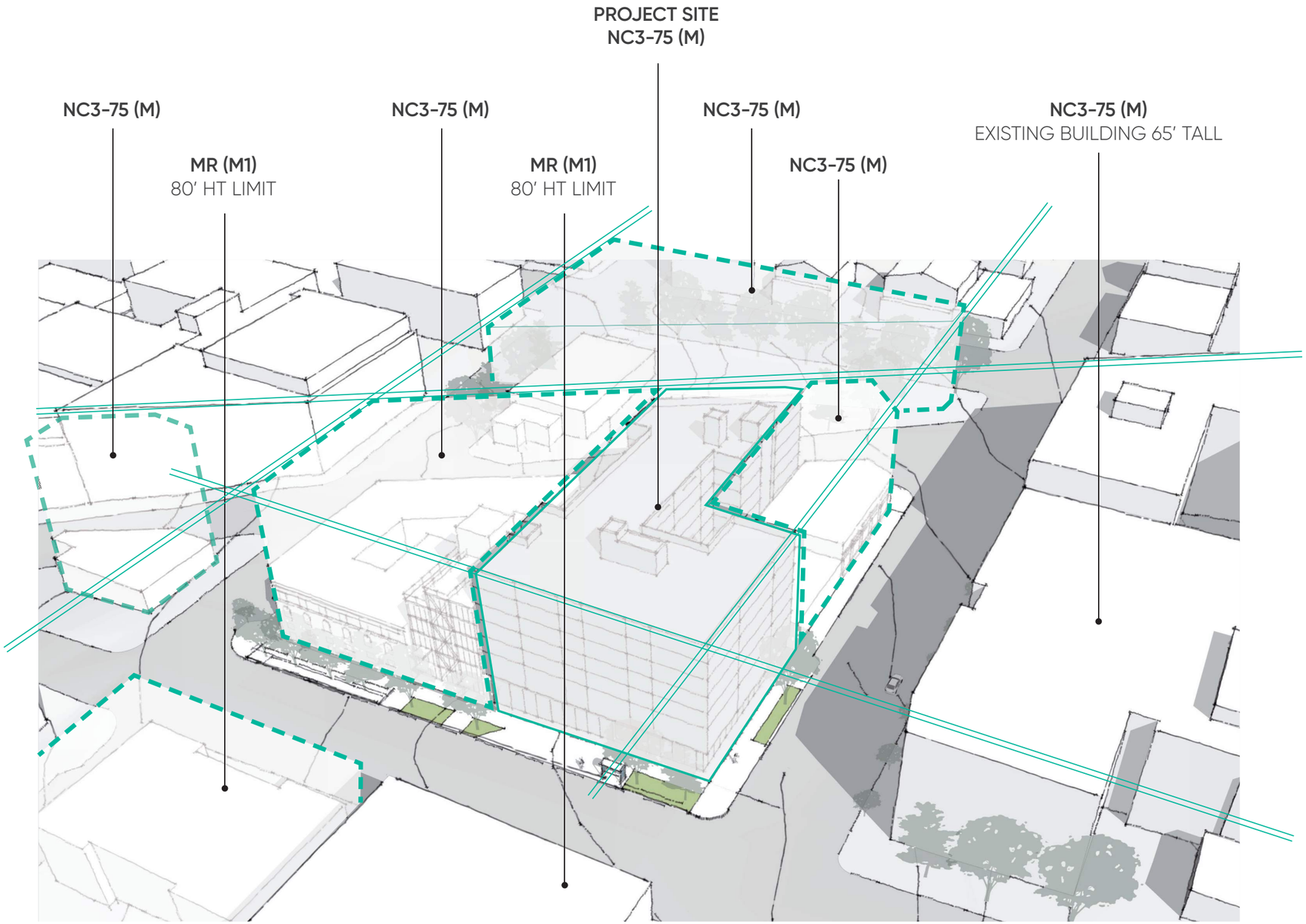
3 BREAK DOWN SCALE AND CARVE OUT COURTYARD VOID



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

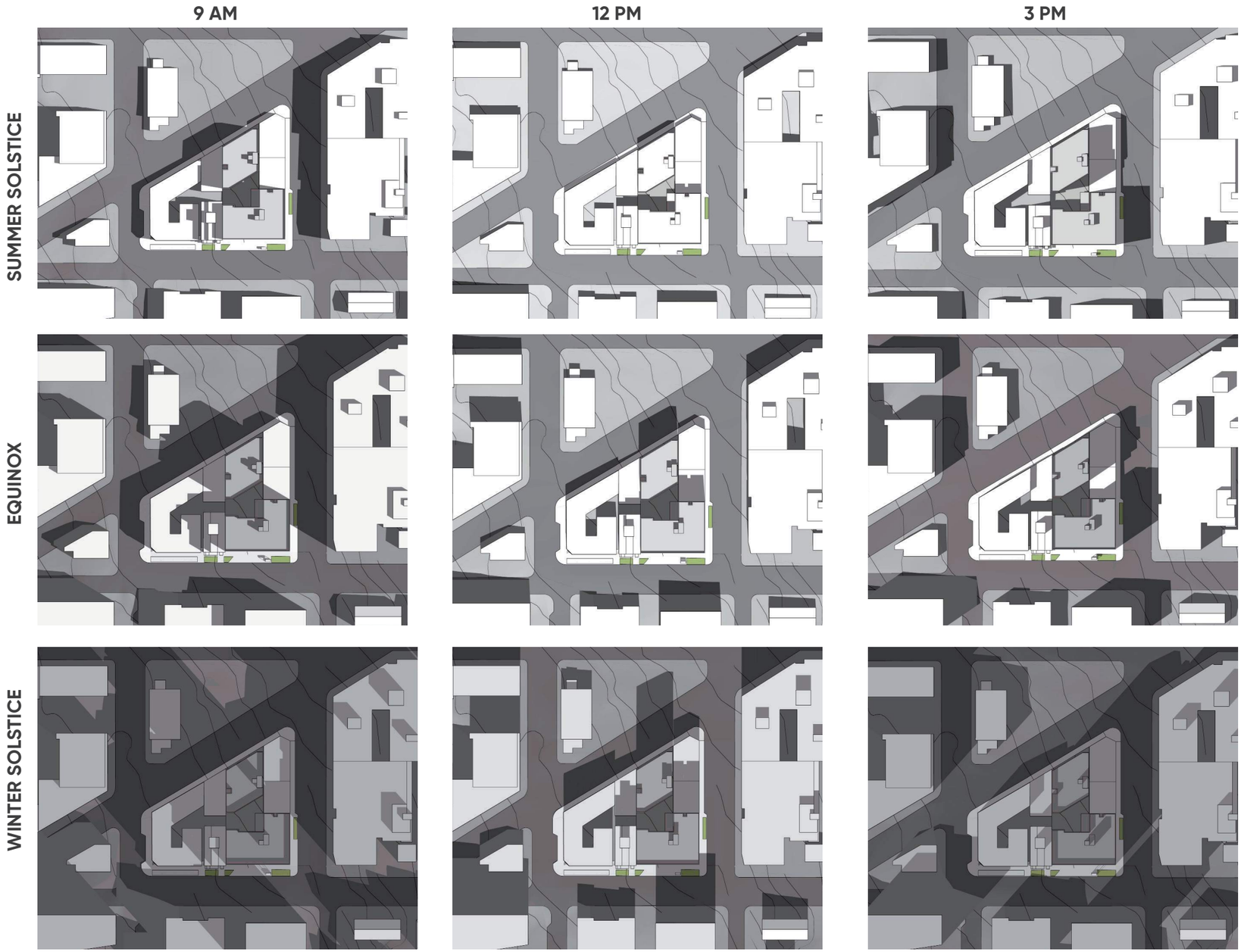
POTENTIAL ADJACENT FUTURE BUILDING ENVELOPE

EXISTING ADJACENT BUILDING

ALIGNMENT

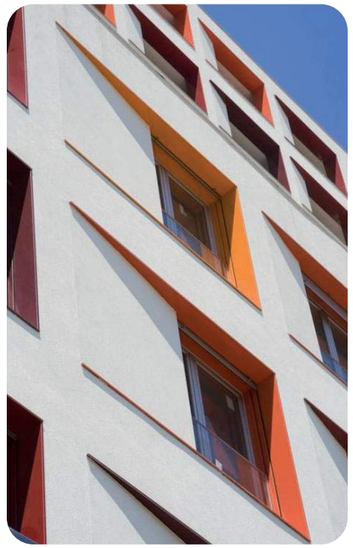
6.0
APPENDIX

SOLAR STUDY

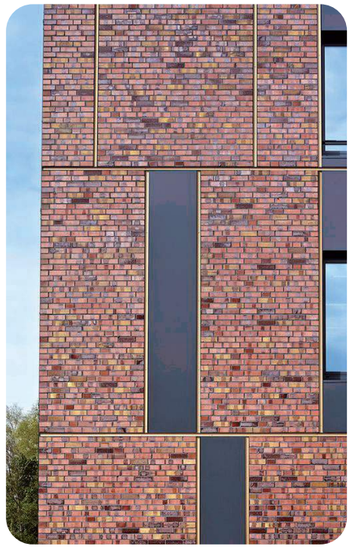


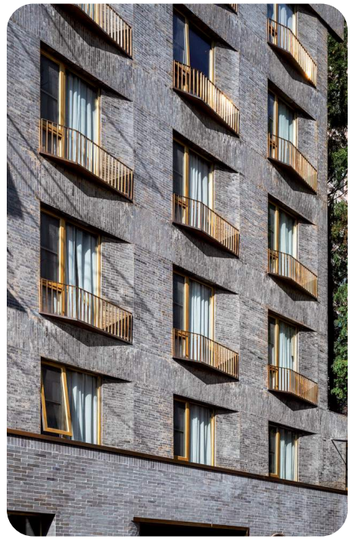
DESIGN INSPIRATION

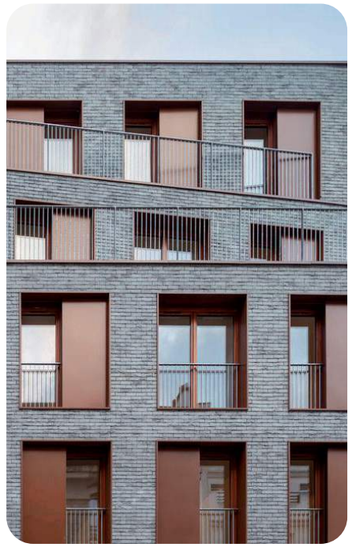
MATERIALITY AND DETAILING





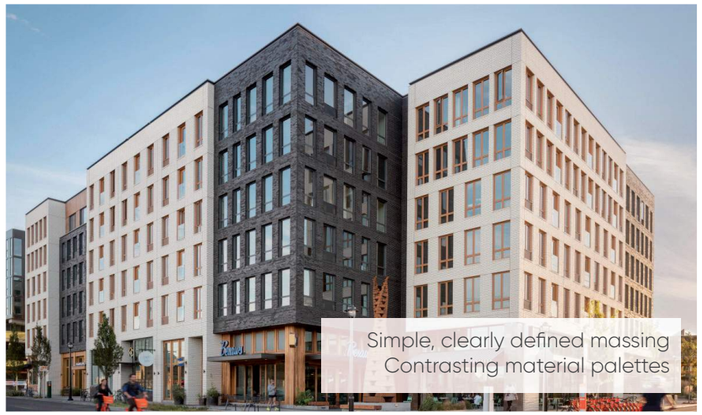


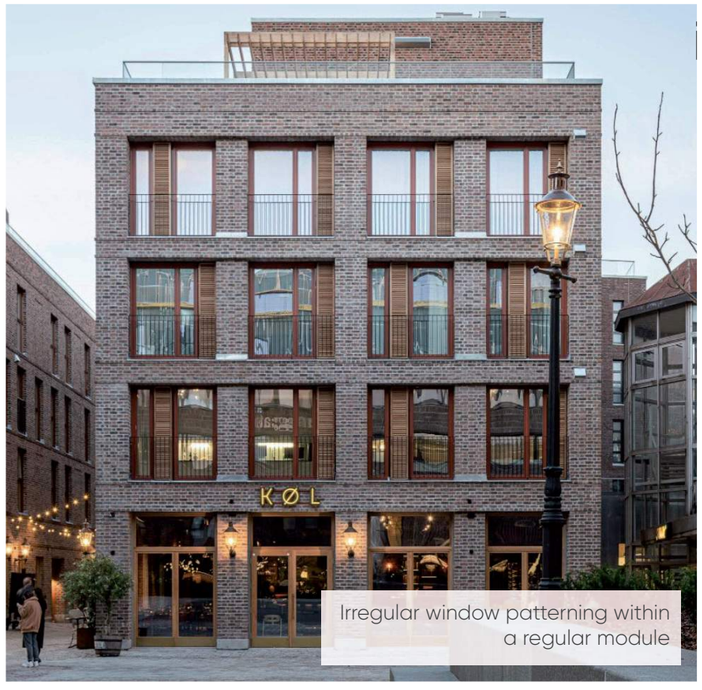




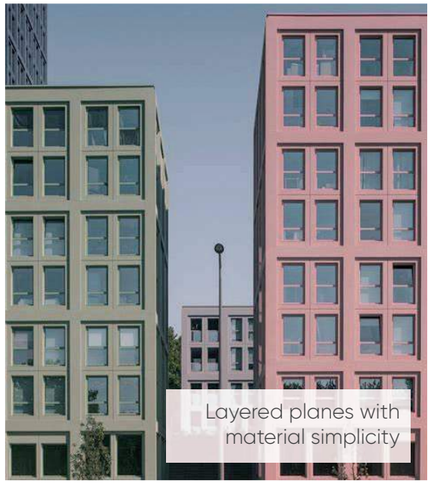


MASSING AND WINDOW PATTERNING









6.0
APPENDIX

EDG 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.

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





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APPENDIX

CONCEPTUAL GROUND LEVEL SITE DESIGN

STREET EDGE PRECEDENTS

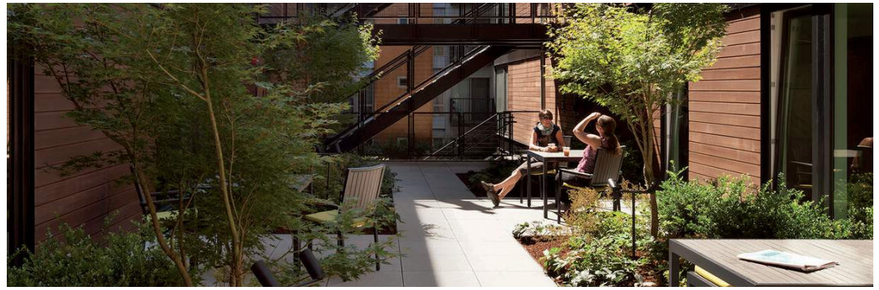






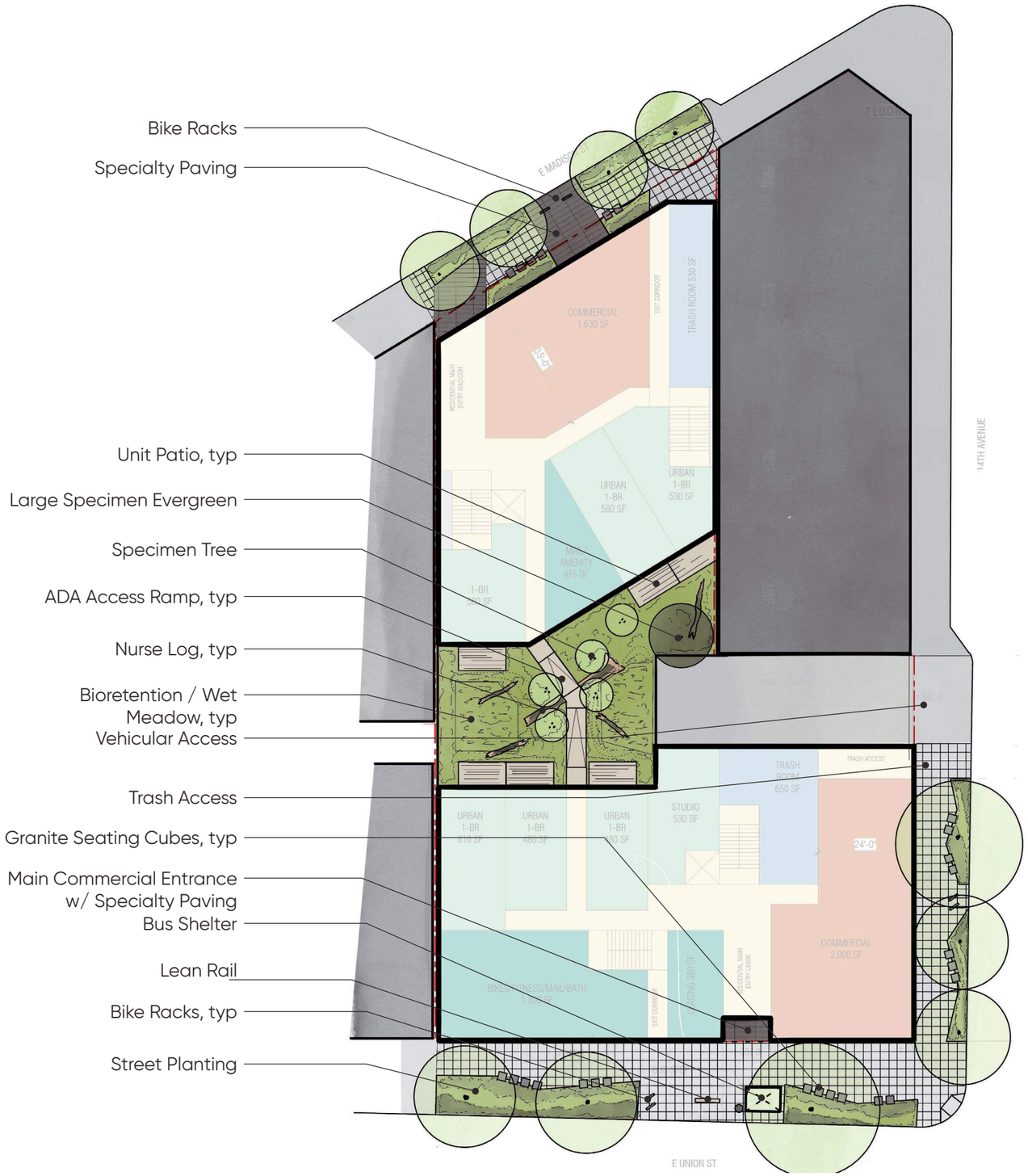


COURTYARD PRECEDENTS









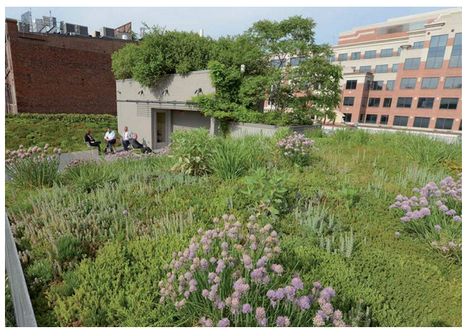
ROOF LEVEL

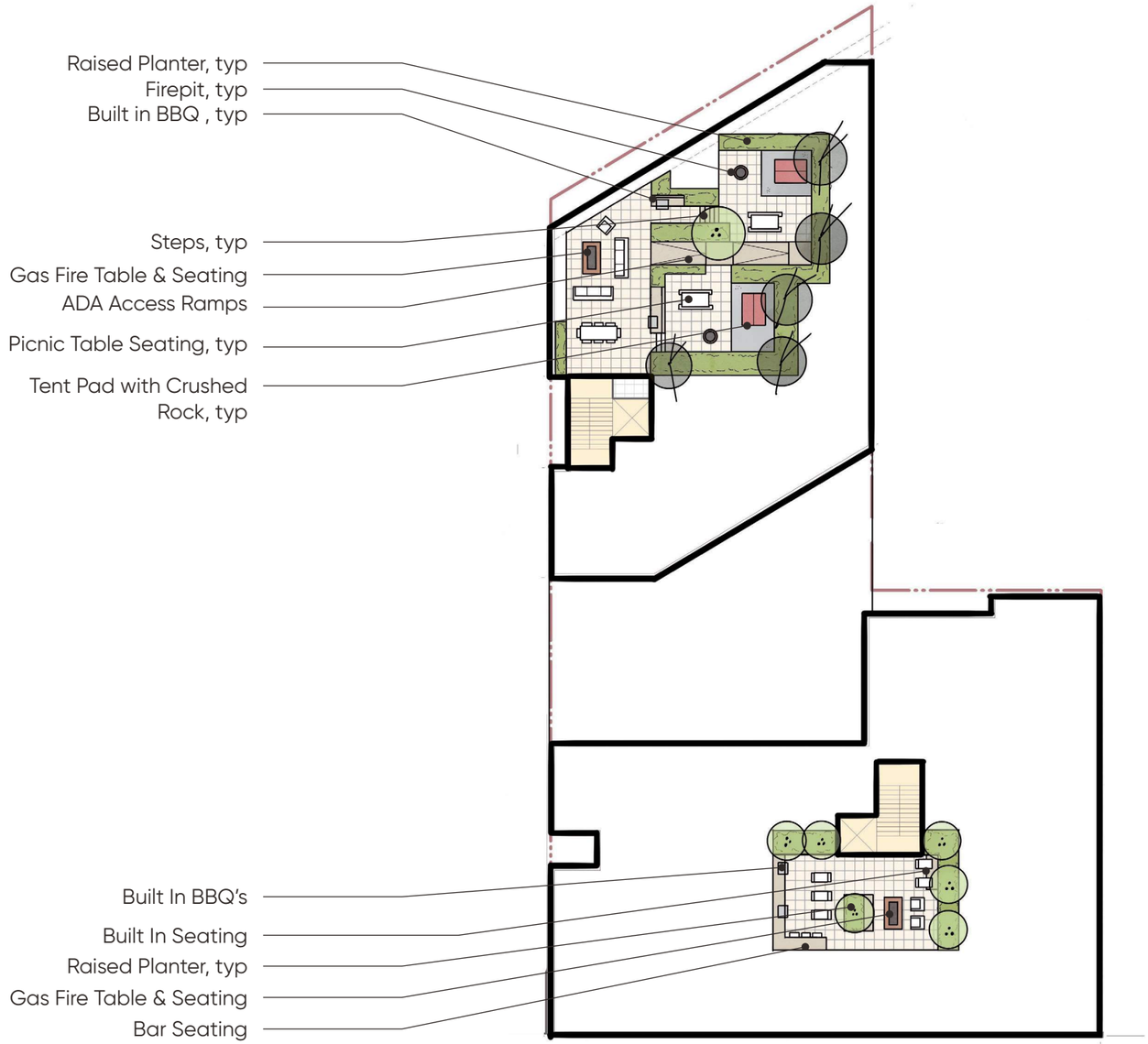






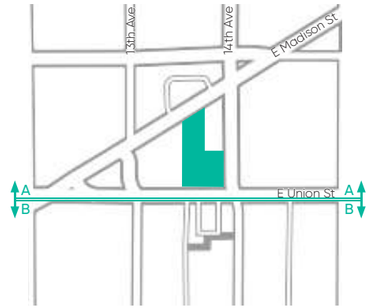





Raised Planter, typ
Firepit, typ
Built in BBQ , typ
Steps, typ
Gas Fire Table & Seating
ADA Access Ramps
Picnic Table Seating, typ
Tent Pad with Crushed Rock, typ
Built In BBQ's
Built In Seating
Raised Planter, typ
Gas Fire Table & Seating
Bar Seating

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APPENDIX

EXISTING STREET ELEVATIONS



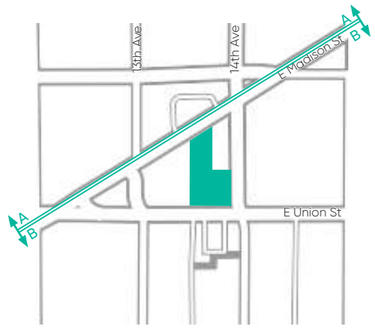


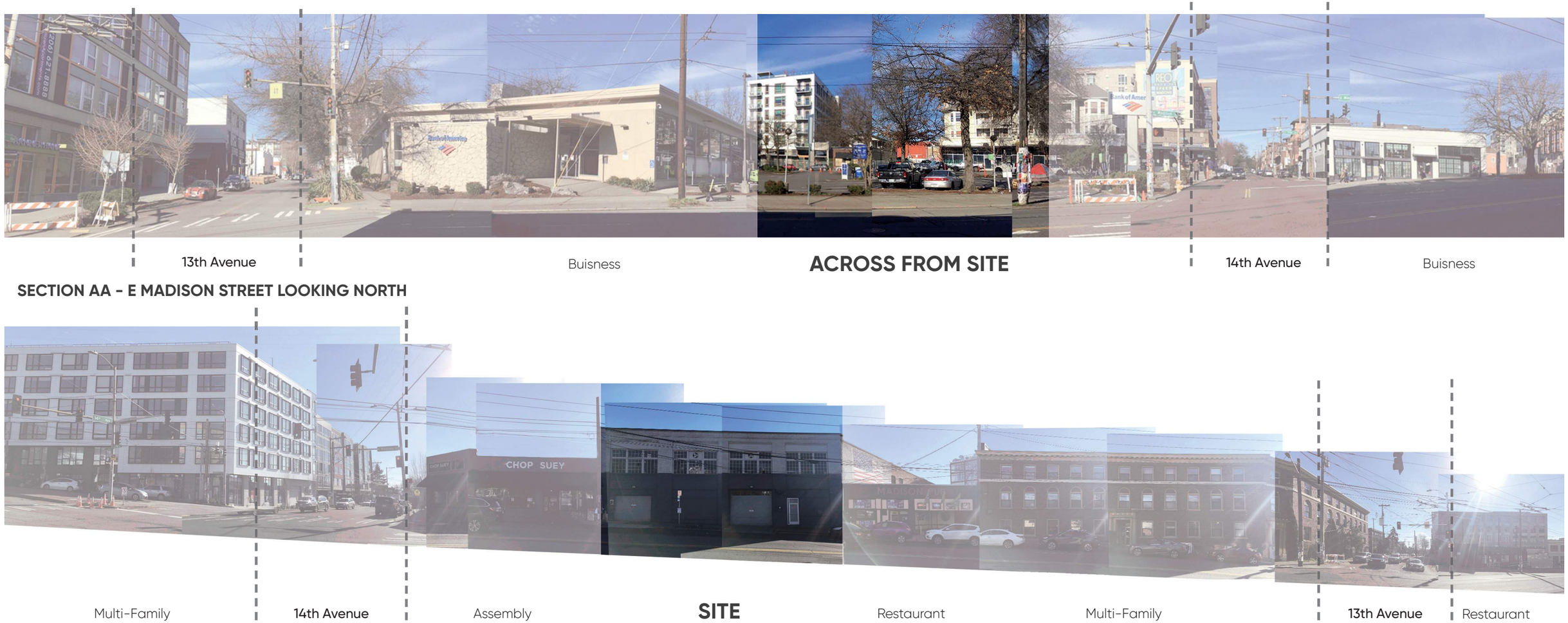
SECTION AA - E UNION STREET LOOKING NORTH



SECTION BB - E UNION STREET LOOKING SOUTH

EXISTING STREET ELEVATIONS





SECTION AA - E MADISON STREET LOOKING NORTH

SECTION BB - E MADISON STREET LOOKING SOUTH

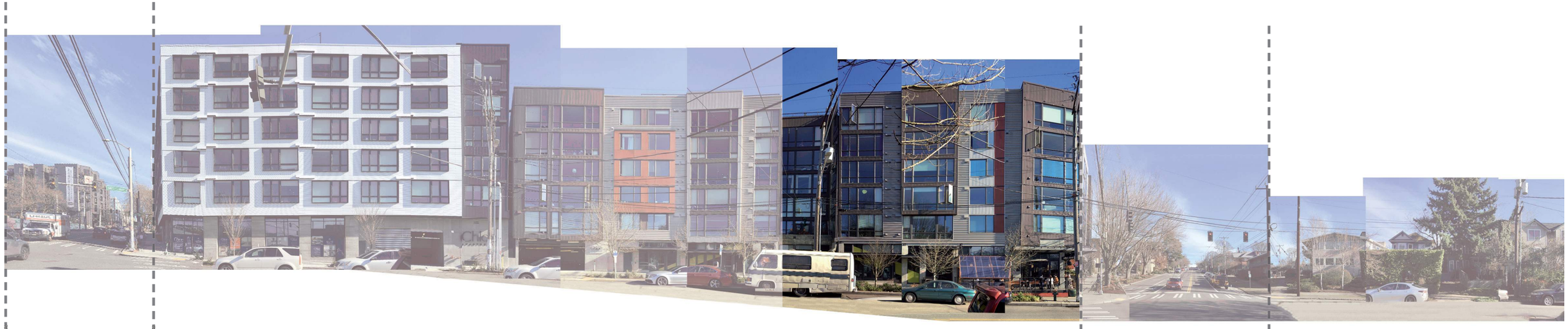
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EXISTING STREET ELEVATIONS





SECTION AA - 14TH AVENUE LOOKING WEST



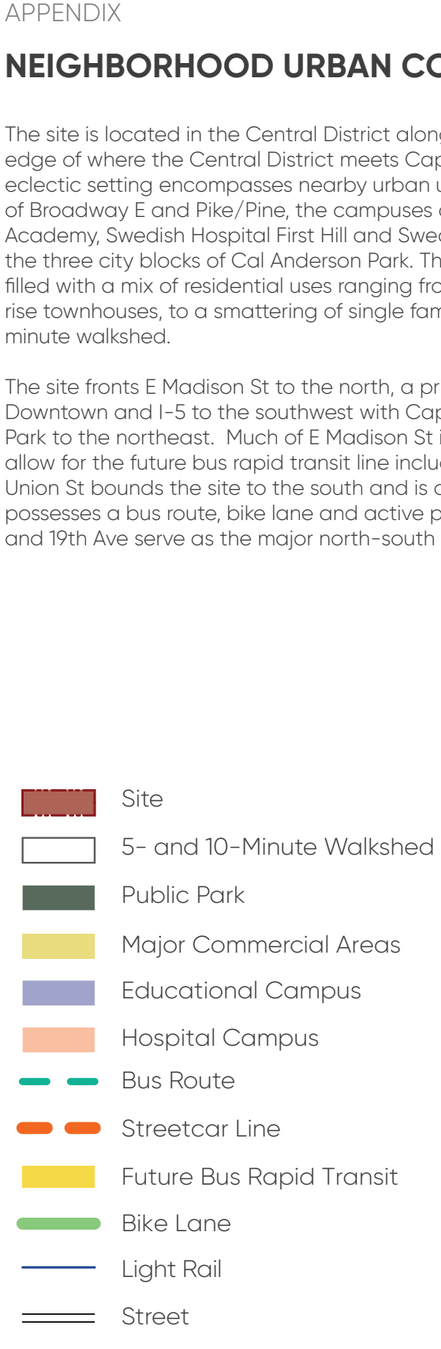
SECTION BB -14TH AVENUE LOOKING EAST

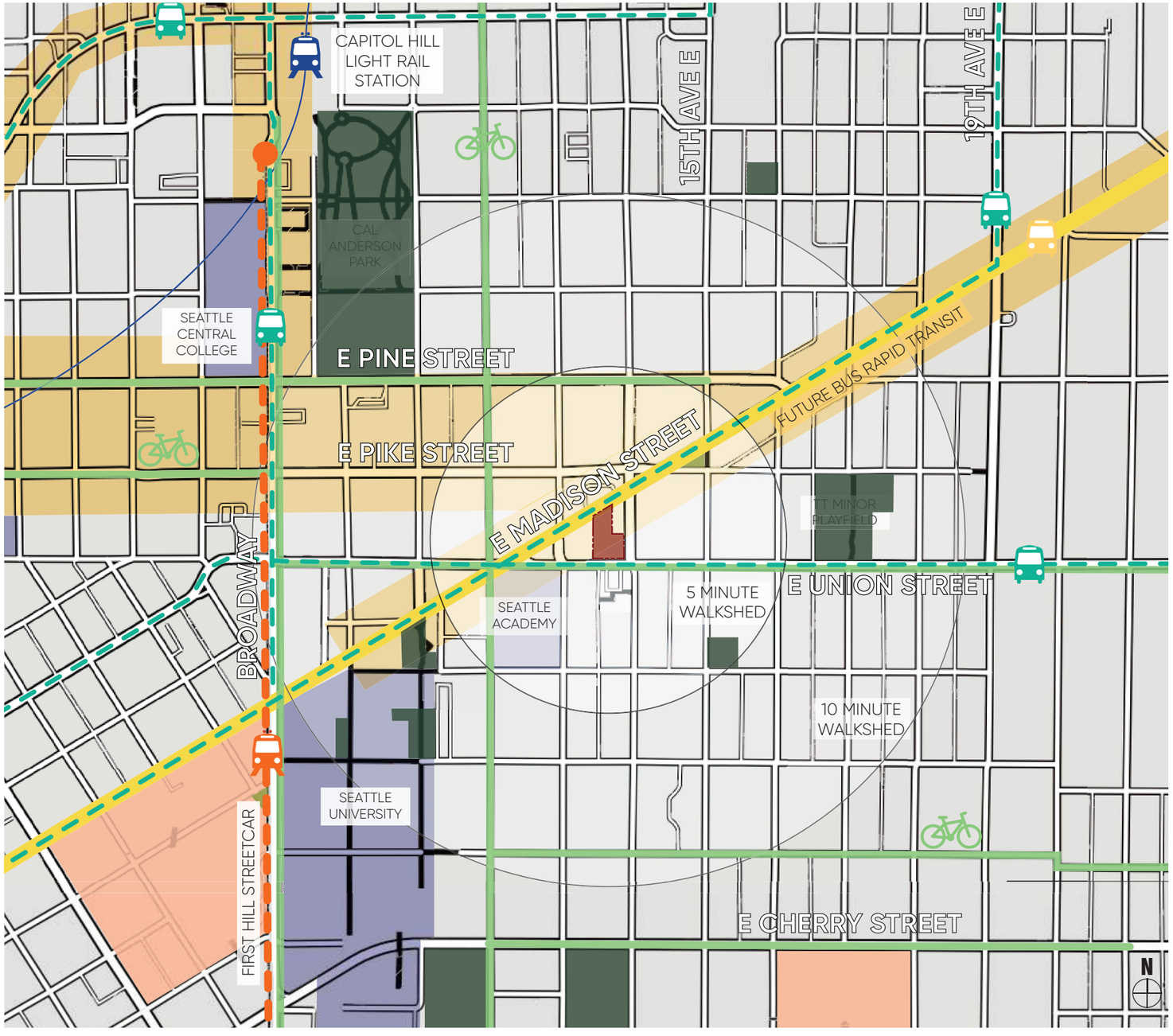
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NEIGHBORHOOD URBAN CONTEXT

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 First Hill and Swedish Hospital Cherry 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.



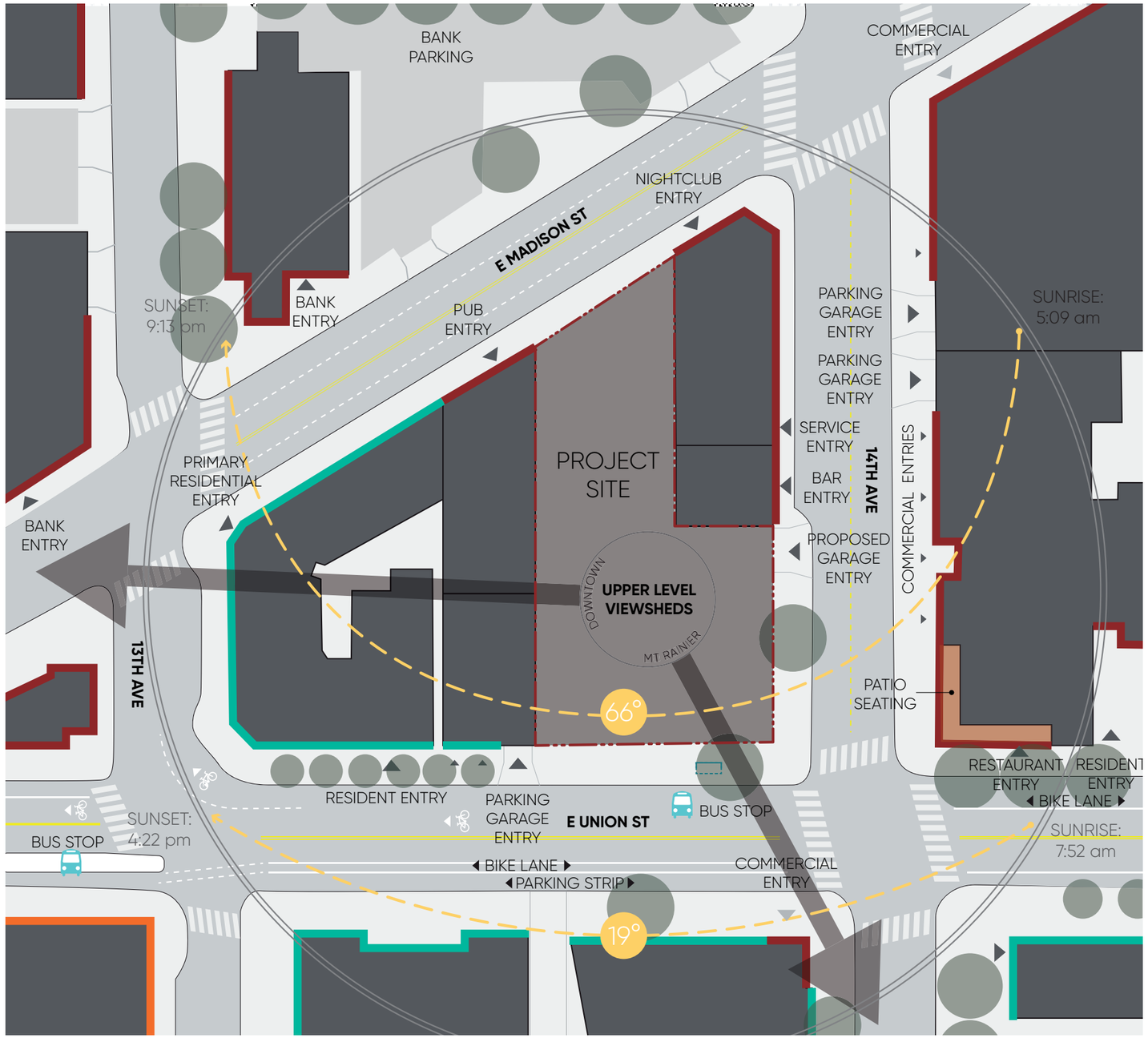


IMMEDIATE CONTEXT

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.

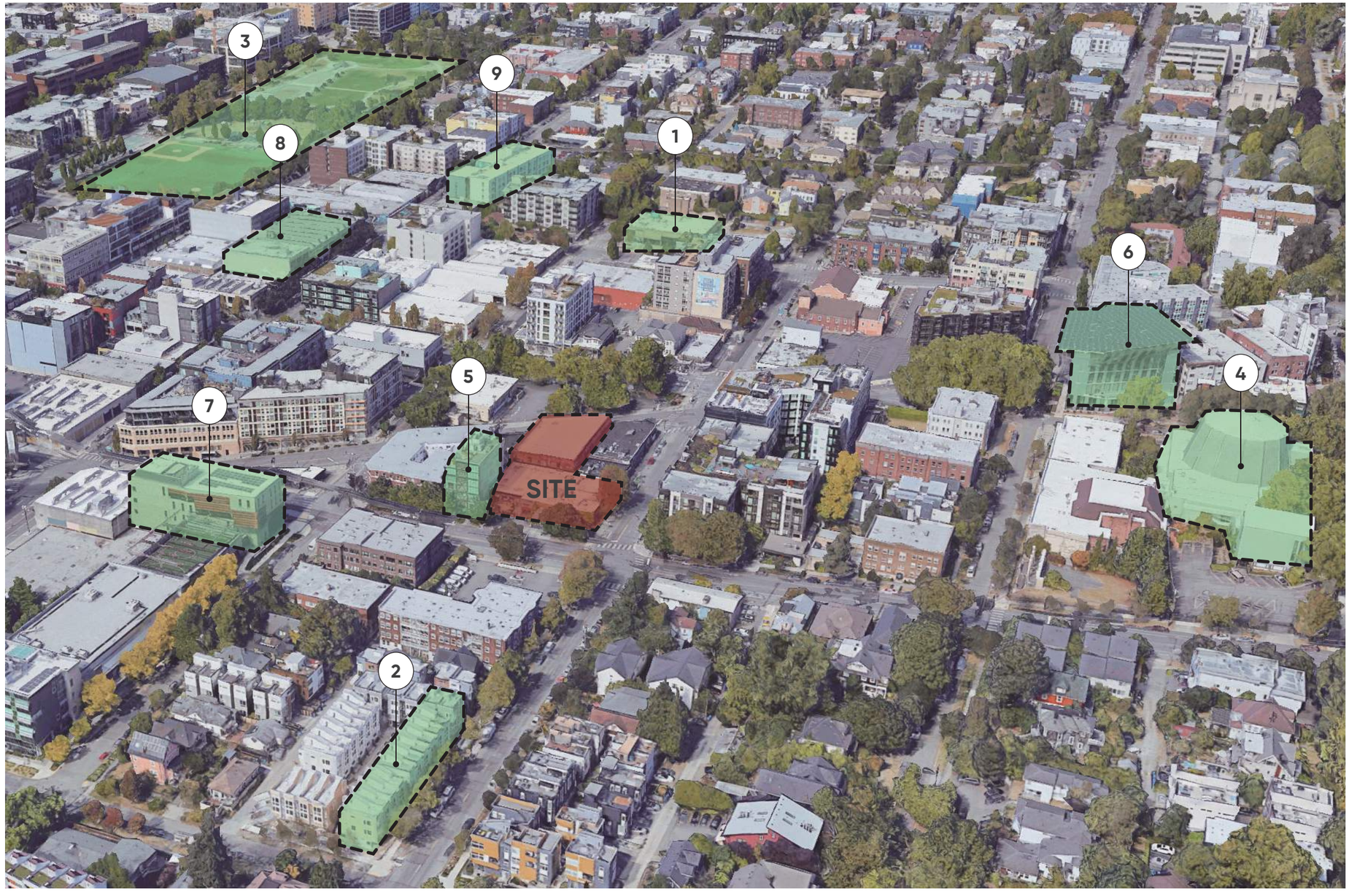


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EXISTING NEIGHBORHOOD CHARACTER

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.

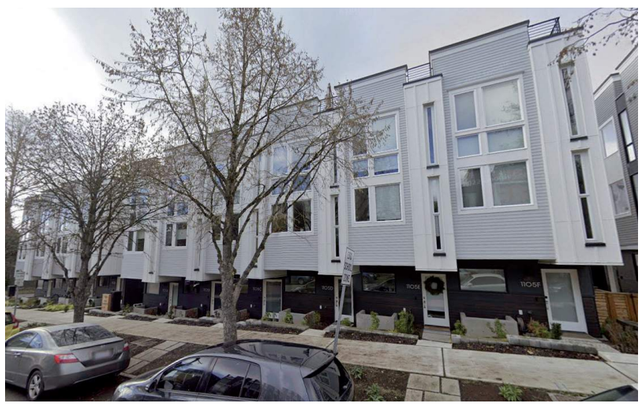
A short walk from the project site, Cal Anderson Park provides three city blocks of green open space within the otherwise dense urban neighborhood. In many ways Cal Anderson is the heart of Capitol Hill offering community gathering space, sports fields, playgrounds and wading pool, a sculptural fountain,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



EXISTING NEIGHBORHOOD CHARACTER



1 SEATTLE FIRE STATION 25



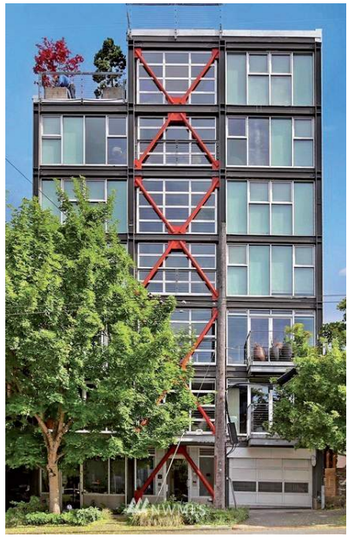
2 TOWNHOMES



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

6.0
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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



3 SOLIS



4 1111 E OLIVE



5 1111 PIKE



6 HEARTWOOD



7 BROADSTONE INFINITY

6.0
APPENDIX

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

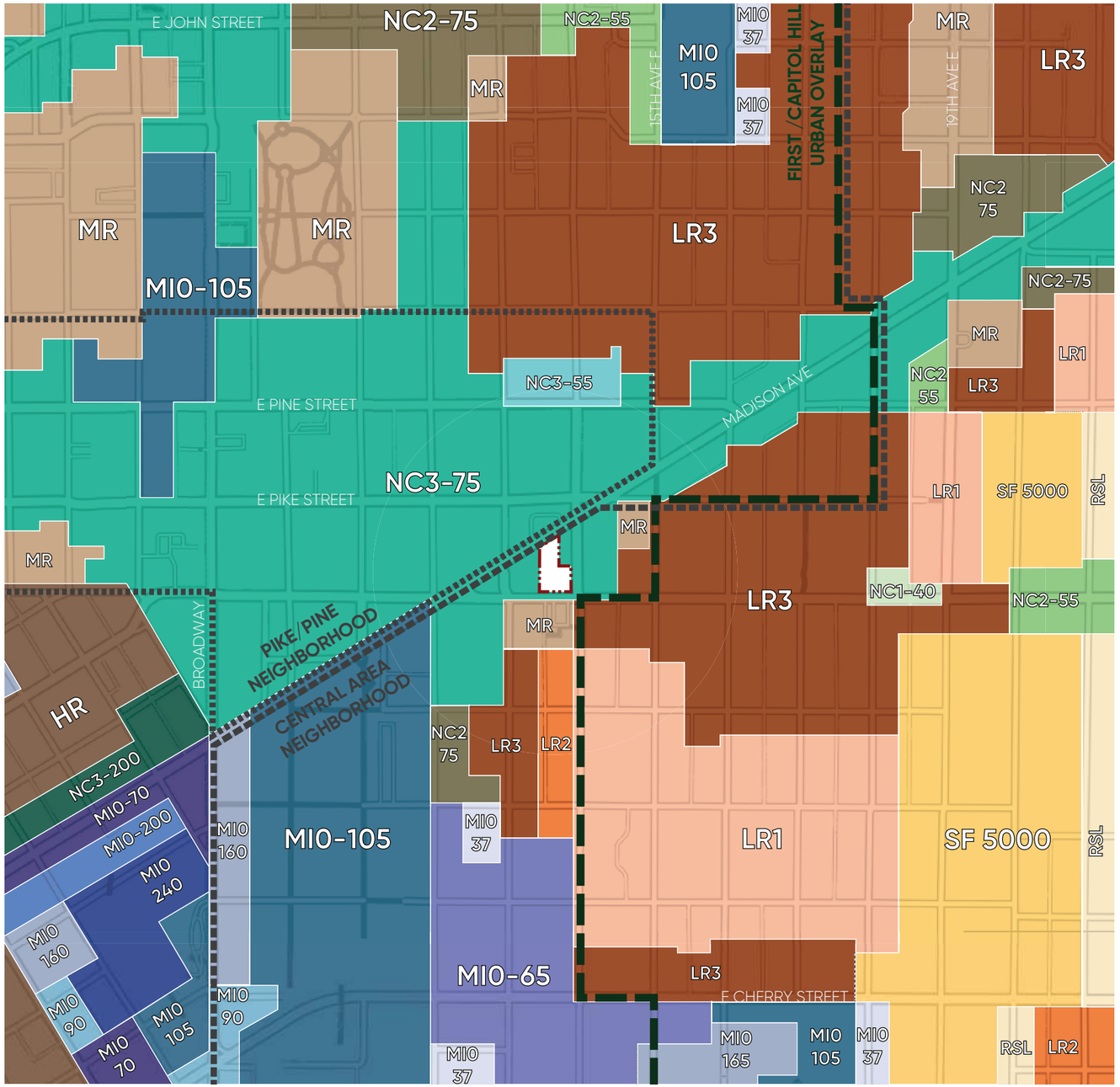
Neighborhood Commercial Zones NC2-55 - NC3-75 allow for height limits ranging between 40' - 95', depending on locational criteria. Floor Area Ratio limits ranging between 3.0 and 5.5. Landscaping is required to have a Green Factor score of 0.30 or higher. Amenity areas are required in an amount equal 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.

ZONING MAP



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