# 600 Broadway E.

SEATTLE, WA 98102
**PROJECT# 3041365-LU**

**EAST DESIGN REVIEW BOARD**
**06-04-24**

**DESIGN REVIEW RECOMMENDATION**

studio MENG STRAZZARA

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## PROJECT INFORMATION

**PROJECT ADDRESS**
600 Broadway E.,
Seattle, WA 98102

**SDCI PROJECT #**
3041365-LU

**EDG #**
3041389-EG

**CONSTRUCTION#**
6996329-CN

**MASTER USE PERMIT #**
3041365-LU
3041416-LU
3041414-LU

## CONTACTS


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# 3.0 PROPOSAL





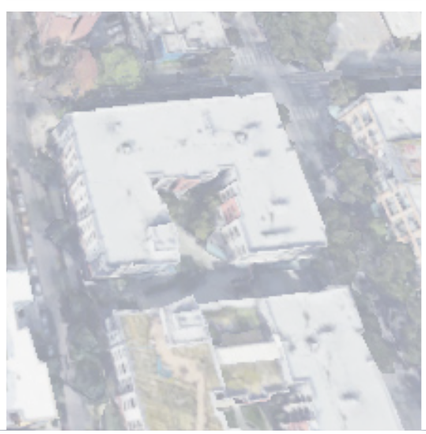












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# 3.0 Project Summary
## PROPOSAL

### PROJECT DATA

**RESIDENTIAL UNITS**
119

**LIVE WORK UNITS**
3

**RETAIL**
10,000 SF

**PARKING**
111 STALLS

**BIKE PARKING**
127 STALLS

**HEIGHT**
MAX 75'

**SITE AREA**
22,905 SF

### DEVELOPMENT OBJECTIVES

The proposed 600 Broadway project is a 6-story mixed-use building featuring retail and residential units in the Capitol Hill Urban Center Village. The double-height ground level commercial space includes a mezzanine fronting Broadway E. and E. Mercer St. to create a continuation and extension of the urban, pedestrian lifestyle experience north of the Broadway corridor.

On the ground level, the project proposes three high-ceiling live/work units at the corner of E. Mercer St. and 10th Ave E. to better transition to the LR3 (M) neighbors east of 10th Ave E.

The upper five levels include 122 apartments, featuring a variety of residential unit types to accommodate a varied rental demographic and add a layer of "lights on" security for the neighborhood. The main entry to the apartments is located off E. Mercer St.

The project also proposes two levels of subterranean parking with 127 stalls. The parking entrance is located off 10th Ave E. to avoid merging with pedestrians along Broadway N.

### PROJECT VISION

A. Extend the vibrant retail experience along Broadway E.
- Retain the character of the surrounding neighborhood retail base on street level to extend street activities on Broadway E. further north.

B. Build market rate housing to create an interactive community by providing 80% more housing on the site than exists today to meet a growing housing need.
- Provide a wide variety of unit types to accommodate many demographics within Capital Hill's increasing rental population.
- Serve as an extra layer of "lights on" security for pedestrians on Broadway E., E. Mercer St., and 10th Ave. E.
- Provide future residents easy access to the amenities Broadway E. and Capitol Hill has to offer.

C. Empathetic to the LR3 zone adjacent to the west
- The project proposes three live work units on ground level at the corner of E. Mercer St. and 10th Ave E. to better transition to the LR3 (M) neighbors east of 10th Ave E.

D. Below-grade parking garage
- Placement of the 10th Ave E. garage entrance away from pedestrian activities on Broadway E.
- Provides noise reduction.
- Designed to block the glare of vehicle headlights.

E. Quality, long-lasting materials
- Natural, sustainable, and durable materials such as concrete, brick, metal, wood, glass and cementitious board that weather gracefully will be aesthetically placed to add visual interest and blend with the neighborhood.

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KEY

PROJECT PROPERTY LINE

9-BLOCK BOUNDARY AREA





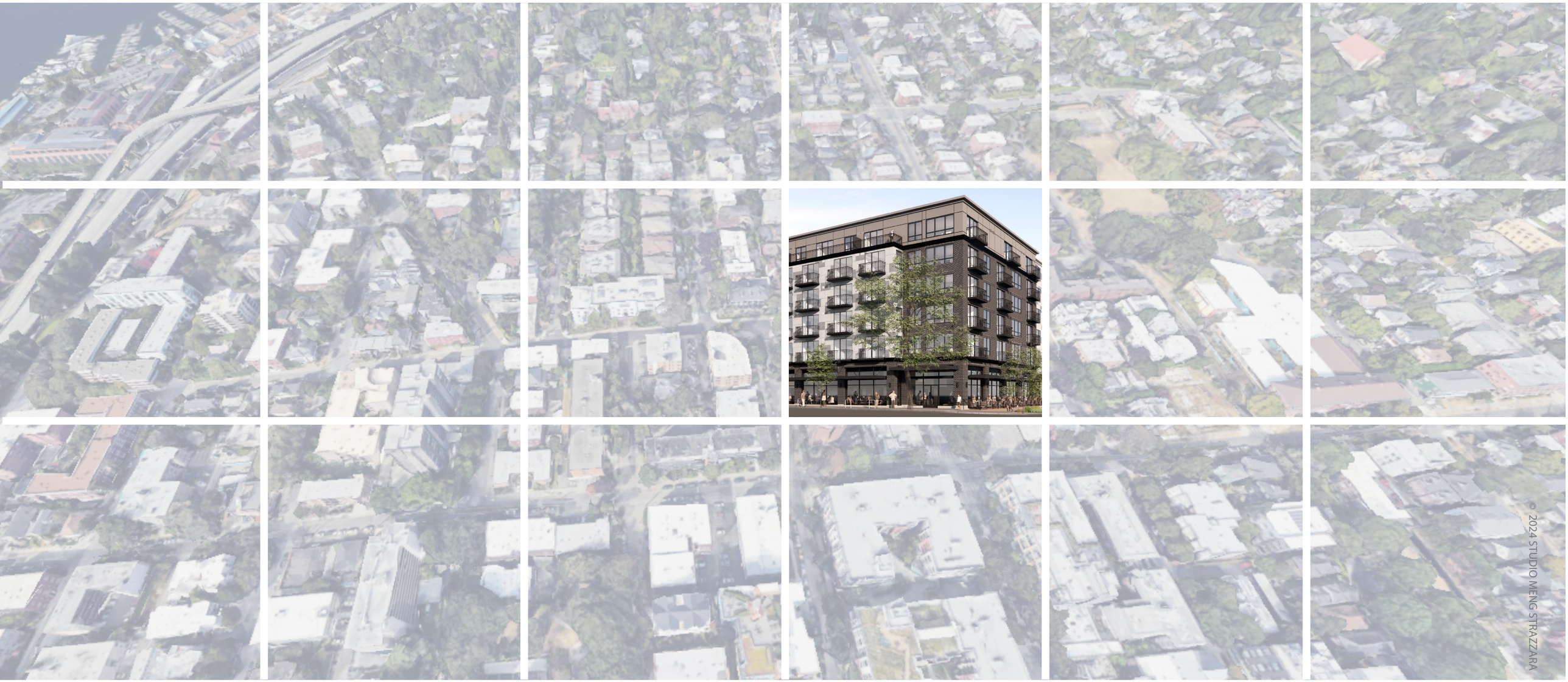


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# 4.0 SUMMARY CONTEXT ANALYSIS



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PROJECT SITE CONSISTS OF 6 DIFFERENT PARCELS. PLEASE SEE ALL ADDRESSES, PARCEL NUMBERS AND LEGAL DESCRIPTIONS BELOW.

**ADDRESS/PARCEL/LEGAL DESCRIPTIONS**

ADDRESS: 611 10th Ave E, 98102
PARCEL: 685070-0170
LEGAL DESCRIPTION:PONTIUS A N 1/2 & N 1/2 LOT 4 BLK 32 PONTIUS LINCOLN SUPL
Plat Block: 32
Plat Lot: 4

ADDRESS: 609 10th Ave E, 98102
PARCEL: 685070-0171
LEGAL DESCRIPTION: PONTIUS A SUPL S 1/2 & S 1/2 OF LOT 4 BLK 32 OF PONTIUS LINCOLN SUPL
Plat Block: 32
Plat Lot: 4

ADDRESS: 605 10th Ave E, 98102
PARCEL: 685070-0175
LEGAL DESCRIPTION: PONTIUS A SUPL W 40 FT
Plat Block: 32
Plat Lot: 5

ADDRESS: 600 Broadway E, 98102
PARCEL: 685070-0180
LEGAL DESCRIPTION: PONTIUS A SUPL LESS ST
Plat Block: 32
Plat Lot: 6

ADDRESS: 606 Broadway E, 98102
PARCEL: 685070-0185
LEGAL DESCRIPTION: PONTIUS A SUPL LESS ST
Plat Block: 32
Plat Lot: 7

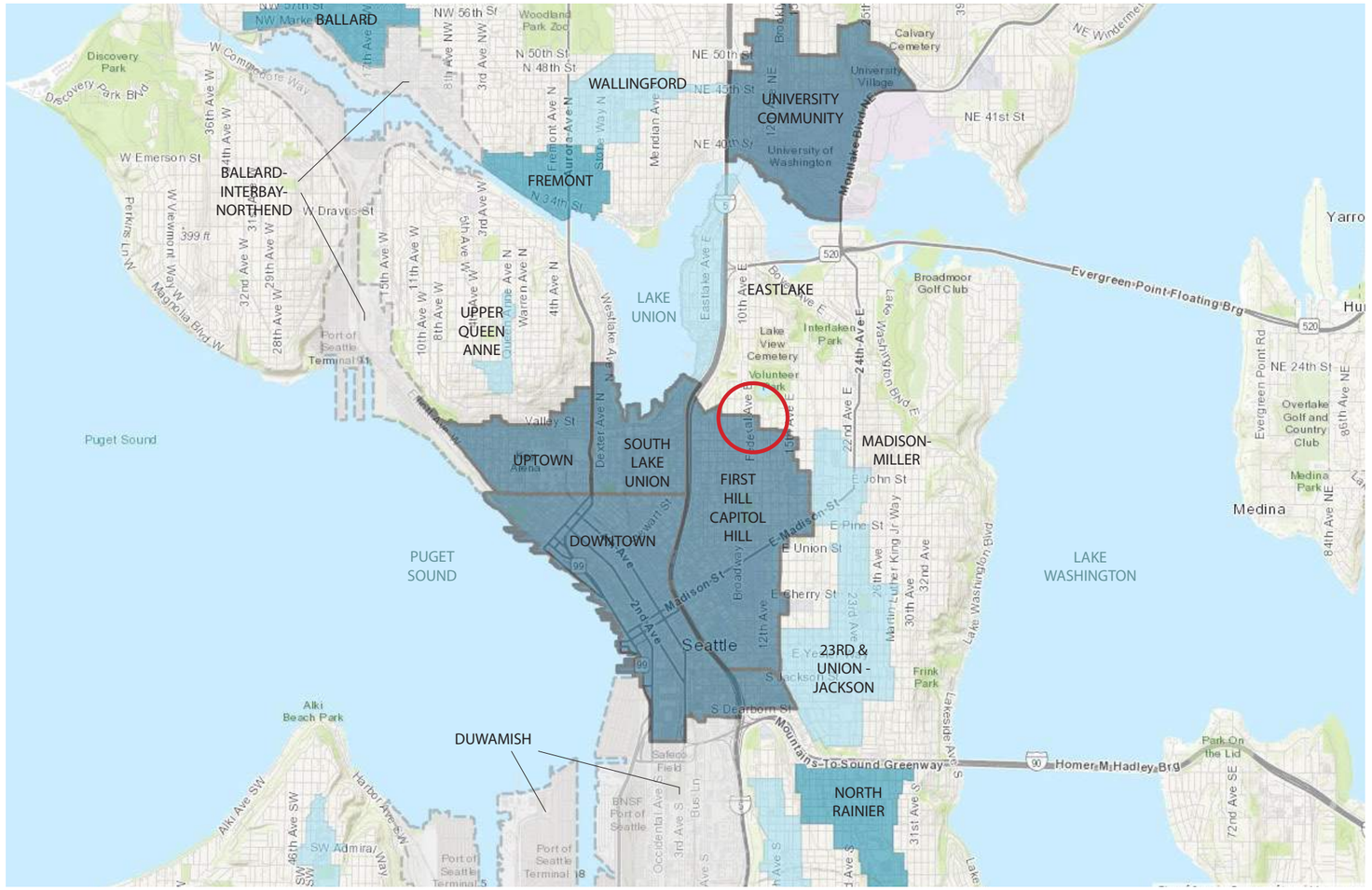
- WE DO NOT HAVE ANY TIER 2 (FORMERLY KNOWN AS "EXCEPTIONAL") TREES ON SITE. THERE IS AN EXCEPTIONAL ASH TREE LOCATED ON THE CORNER OF MERCER AND BROADWAY IN THE RIGHT OF WAY.
- THE 2 PINES ON THE SOUTH SIDE OF THE BUILDING ARE CONSIDERED TIER 3 TREES AND WOULD NOT MEET THE SIZE REQUIREMENTS FOR AN "EXCEPTIONAL" CLASSIFICATION.
- THE JAPANESE MAPLE ON THE EAST SIDE IS A TIER 4 TREE

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# 4.0 NEIGHBORHOOD- URBAN VILLAGE ELEMENTS
## SUMMARY CONTEXT ANALYSIS

The neighborhood is a mix of neighborhood commercial (NC), mid-rise residential (MR), and low-rise residential (LR3) zones with uses ranging from apartments, condominiums, mixed use retail and residential, single family homes, and singular retail, restaurant, office, and commercial. The project site is situated on the north side of the Broadway Corridor, one of Seattle's charming pedestrian streets, with local retail and restaurant activities. This is part of the Broadway commercial corridor, which has developed as a popular Capitol Hill shopping area, known for its pedestrian-scale storefront buildings and lively mix of locally owned and operated businesses, retail, and services. Pedestrians crowd the sidewalks year-round, but especially on sunny days; shops and restaurants with outside seating add to the vitality of the area. The Broadway Corridor connects to the north Capitol Hill neighborhood, including the Harvard-Belmont Landmark District which is south of the project. West of the project site is Broadway Ave E., a major north-south arterial. Further west is the South Lake Union neighborhood. To the east of the project site is low-rise residential zones. Further east is the Seattle Arboretum and the Madison Park neighborhood.

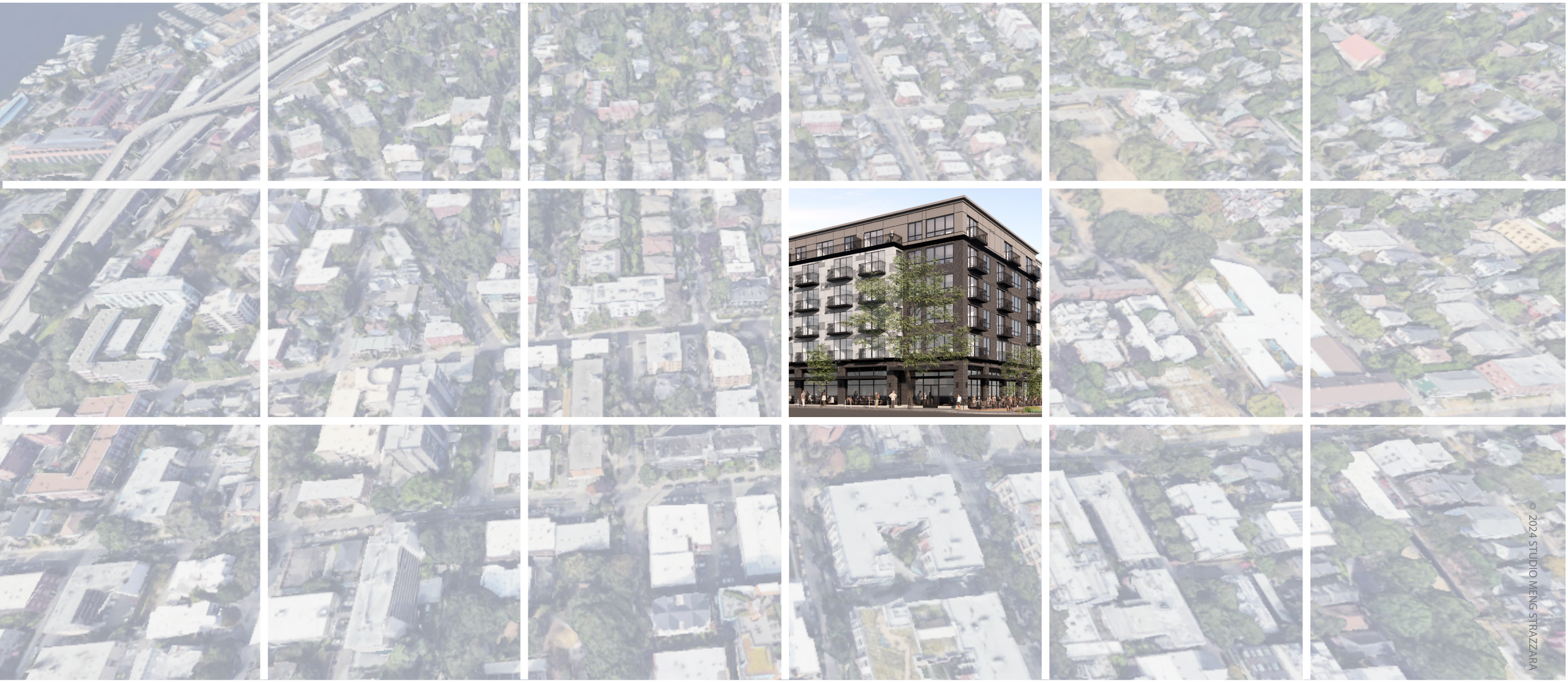



KEY

- URBAN CENTER
- HUB URBAN VILLAGE
- RESIDENTIAL URBAN VILLAGE
- MANUFACTURING INDUSTRIAL
- PROJECT VICINITY

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# 5.0 EXISTING SITE CONDITIONS

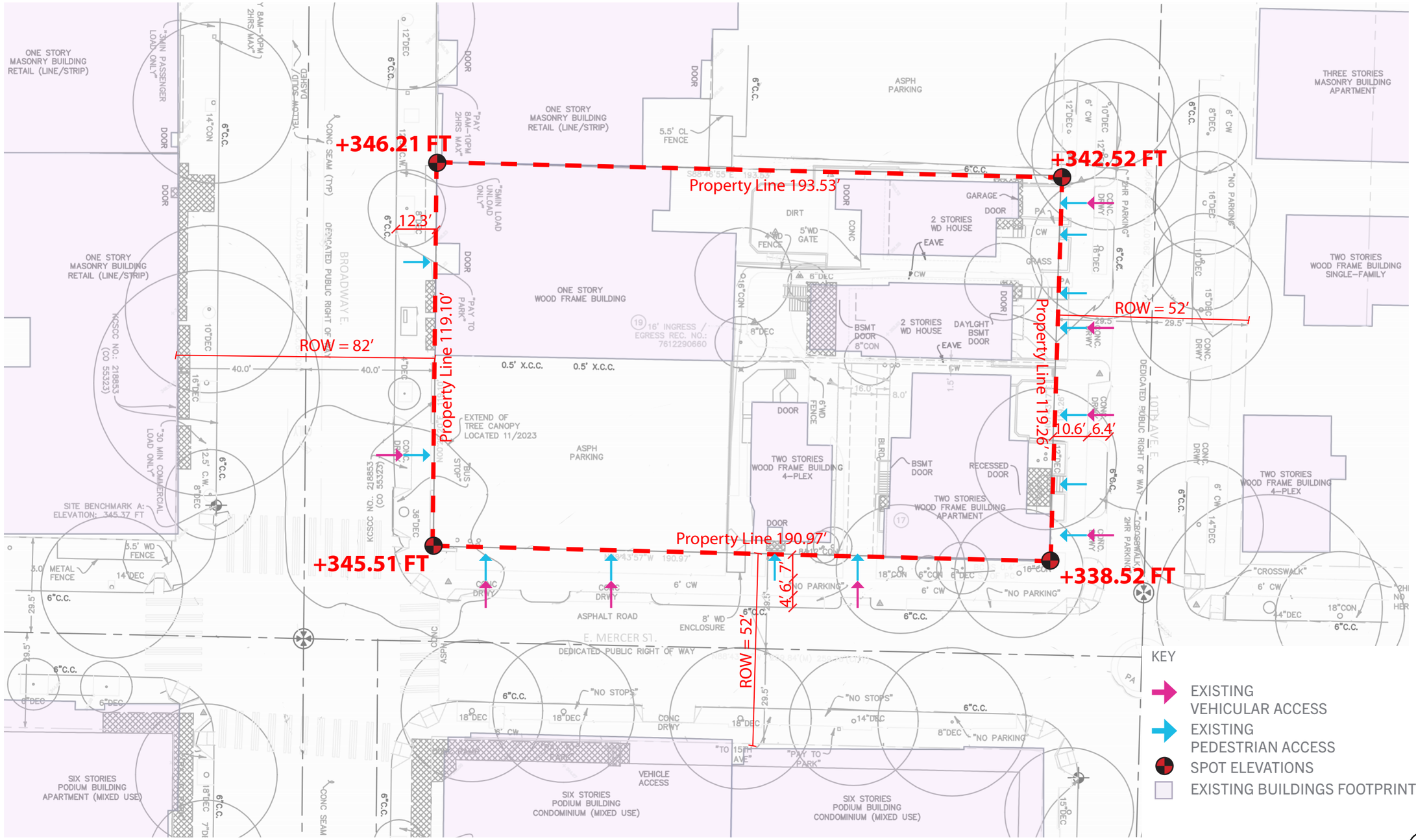


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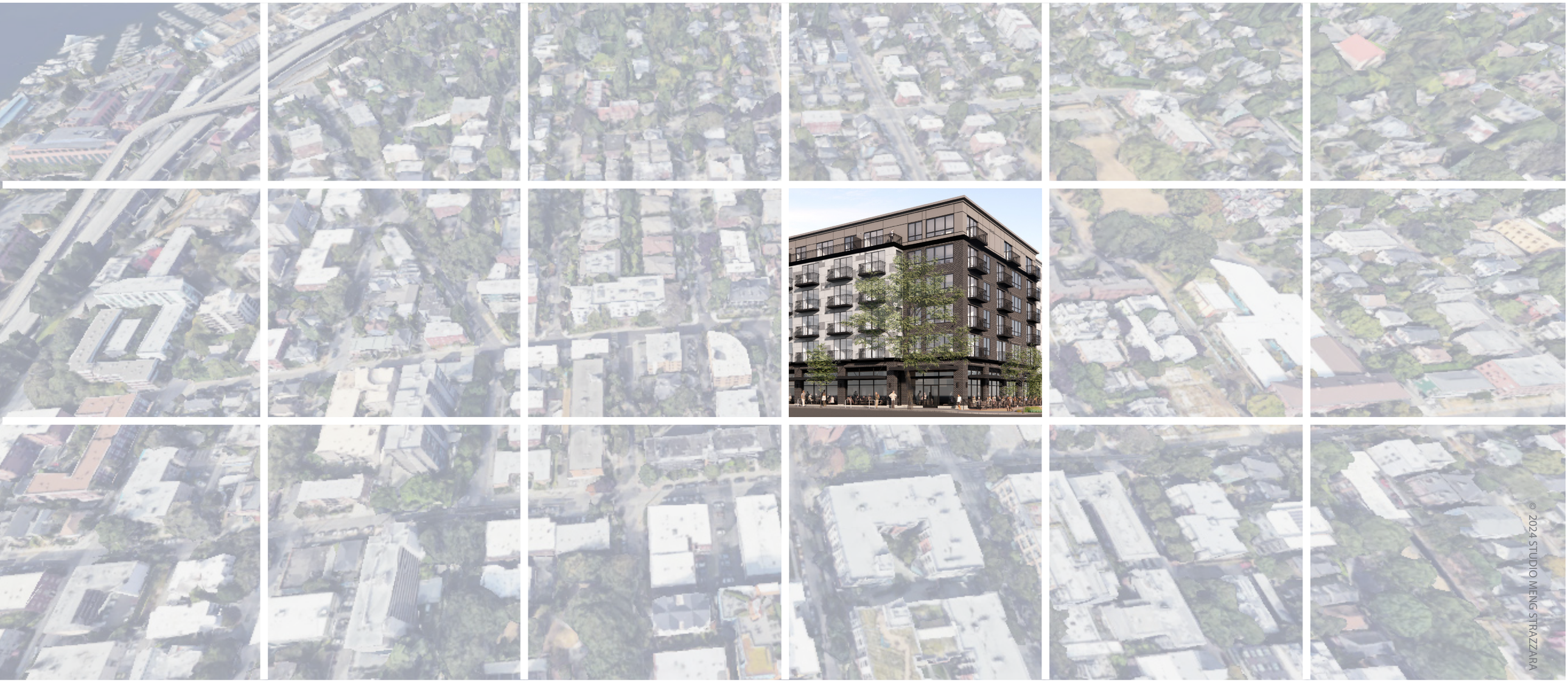
# 5.0 SURVEY ANALYSIS
## EXISTING SITE CONDITIONS




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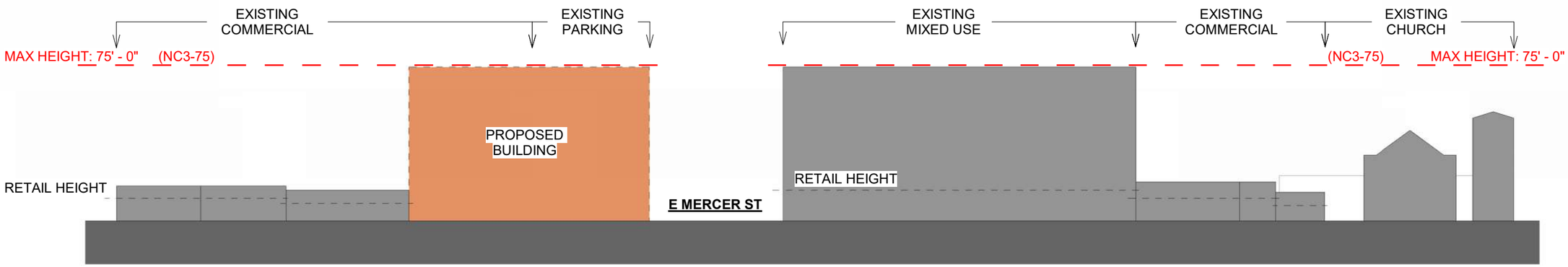
# 6.0 ZONING DATA



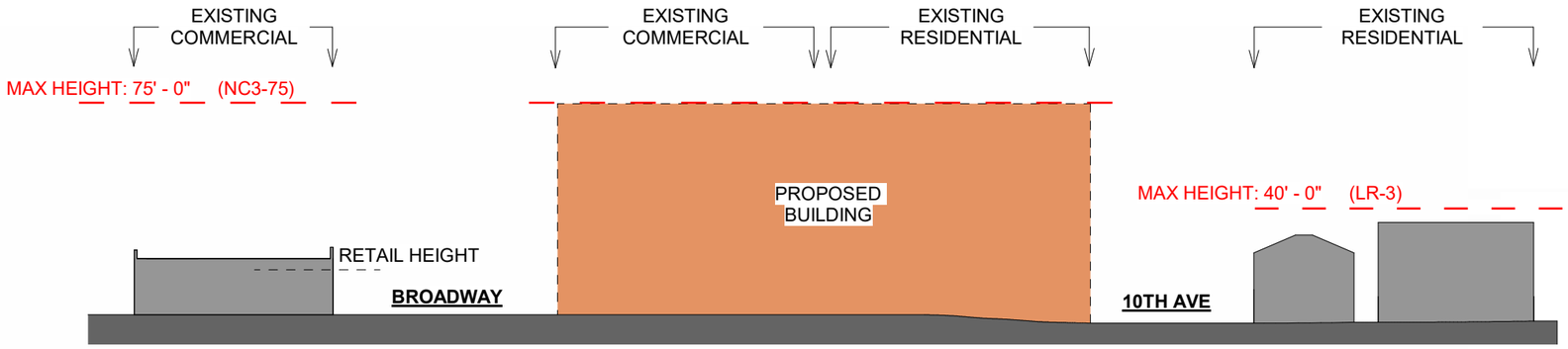
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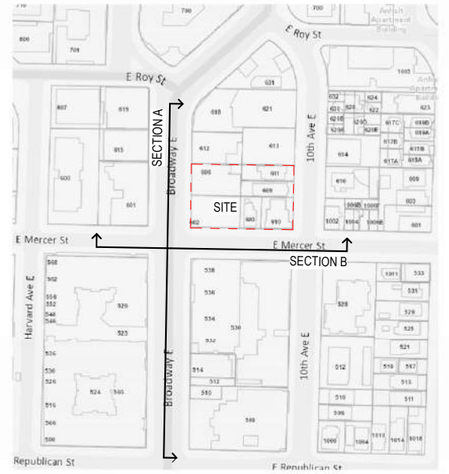
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SECTION A - BROADWAY




SECTION B - E MERCER




KEY

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16.0 BUILDING SECTIONS
17.0 DEPARTURE

## PROJECT INFORMATION

| PARCEL# | ADDRESS | AREA (SF) | ZONING |
|---|---|---|---|
| 685070-0170 | 611 10th Ave E, 98102 | 2,980 | NC3-75 (M1) |
| 685070-0171 | 609 10th Ave E, 98102 | 2,980 | NC3-75 (M1) |
| 685070-0175 | 605 10th Ave E, 98102 | 3,530 | NC3-75 (M1) |
| 685070-0176 | 910 E Mercer St, 98102 | 2,427 | NC3-75 (M1) |
| 685070-0180 | 600 Broadway E, 98102 | 5,456 | NC3P-75 (M1) |
| 685070-0185 | 606 Broadway E, 98102 | 5,532 | NC3P-75 (M1) |

| | |
|---|---|
| PEDESTRIAN AREA: | P (Parcels 0180 & 0185) |
| LIGHT RAIL: | CH (Parcels 0180 & 0185) |
| PRINCIPAL PEDESTRIAN STREET: | Broadway E. |
| URBAN CENTER | First Hill/ Capitol Hill (Urban Center) |
| PARKING FLEXIBILITY AREA: | Yes (50% Transit Reduction) |
| ECA: | No |
| TOTAL LOT SIZE: | 22,905 SF (0.53 ACRES) |
| FAR: | NC3-75 (M1)- 5.5 FAR<br>NC3P-75 (M1) CH overlay - 6.0 FAR |
| CONTRACT: | CF293413 |
| CURRENT BUILDING: | Year built: 1986 |

## ZONING DESIGNATIONS

Neighborhood Commercial 3
The project site is located with both NC3P-75 (M1) and NC3-75 (M1) zones. These zones are characterized by combining medium-scale residential and commercial uses to service the surrounding neighborhood. The 'P' is designated to NC and zones along pedestrian-oriented commercial streets.

## SEATTLE MUNICIPAL CODE

**23.47A.004.G.2 Live-work units**
In pedestrian-designated zones, live-work units shall not occupy more than 20% of the street-level street-facing facade along designated principal pedestrian streets. Minimum depth is 15 feet (23.47A.008.E.1)

**23.47A.005.C.1 Residential uses at street level**
Residential uses may occupy, in aggregate, no more than 20% of the street-level street facing facade in a pedestrian zone, facing a principal pedestrian street.

**23.47A.005.D.2 Principal pedestrian streets**
Broadway E.

**23.47A.008.A.2 Blank facades**
b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.
c. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.

**23.47A.008.B.2 Transparency**
60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

**23.47A.008.B.3 Non-residential depth & Height**
Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

**Table A for 23.47A.008.C**
Number of small commercial spaces required abutting a principal pedestrian street:
5,000 SF - 8,000 SF: 1 commercial space/ 8,000 SF - 12,000 SF: 2 commercial space
12,000 SF - 16,000 SF: 3 commercial space/ > 16,000 SF: 4 + 1 space per 4,000 SF (8 max.)

**23.47A.008.C.5 Max. width & depth**
250 feet or complies with the modulation standards in subsection 23.47A.014.D.

**23.47A.008.D.2 Dwelling unit along street-level**
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.

**23.47A.012 Structure height**
Max. Ht.= 75'

***23.47.012.A.2 Additional 15'**
Does not apply. It was an ordinance back in 2005 for zones with 40' ht limit.

**23.47A.014.D Facade modulation for structures >250' width**
At least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. Two 30' portions for >500' width.

**23.47A.013 Floor area ratio**
5.5 (outside of station area overlay district)
6.0 (inside of station area overlay district)

**23.47A.014.C Street facing facade upper level setback**
For zones with height limit 75': Avg 8' setback above 65' ht from front lot line.

**23.47A.016 Table A Surface parking landscaping requirements**
20-50 stalls: 18 SF per stall/ 51-99 stalls: 25 SF per stall/ >100 stalls: 35 SF per stall

**23.47A.024 Amenity Area**
5% (common area 10' wide/ 250 SF min.) (private deck 6' wide/ 60 SF min.)

**Table A & Table B for 23.54.015 Parking**
Not required with an urban village & frequent transit service area.

**Table A for 23.54.030.A Parking space dimensions**
Large: 8.5' x 19'/ Medium: 8' x 16'/ Small: 7.5' x 15'

**Exhibit C for 25.54.030 Parking Isle**
20' (small)/ 22' (medium)/ 24' (large)

**Table A for 25.54.030 Curb cuts for non-arterial street**

| | |
|---|---|
| 80 feet-160 feet: | 2 curb cuts permitted |
| 160 feet-240 feet: | 3 curb cuts permitted |
| 240 feet- 320 feet: | 4 curb cuts permitted |

**Table B for 25.54.030 Curb cuts for retail street**
160'-320': 2 curb cuts permitted/ 320'- 480': 3 curb cuts permitted

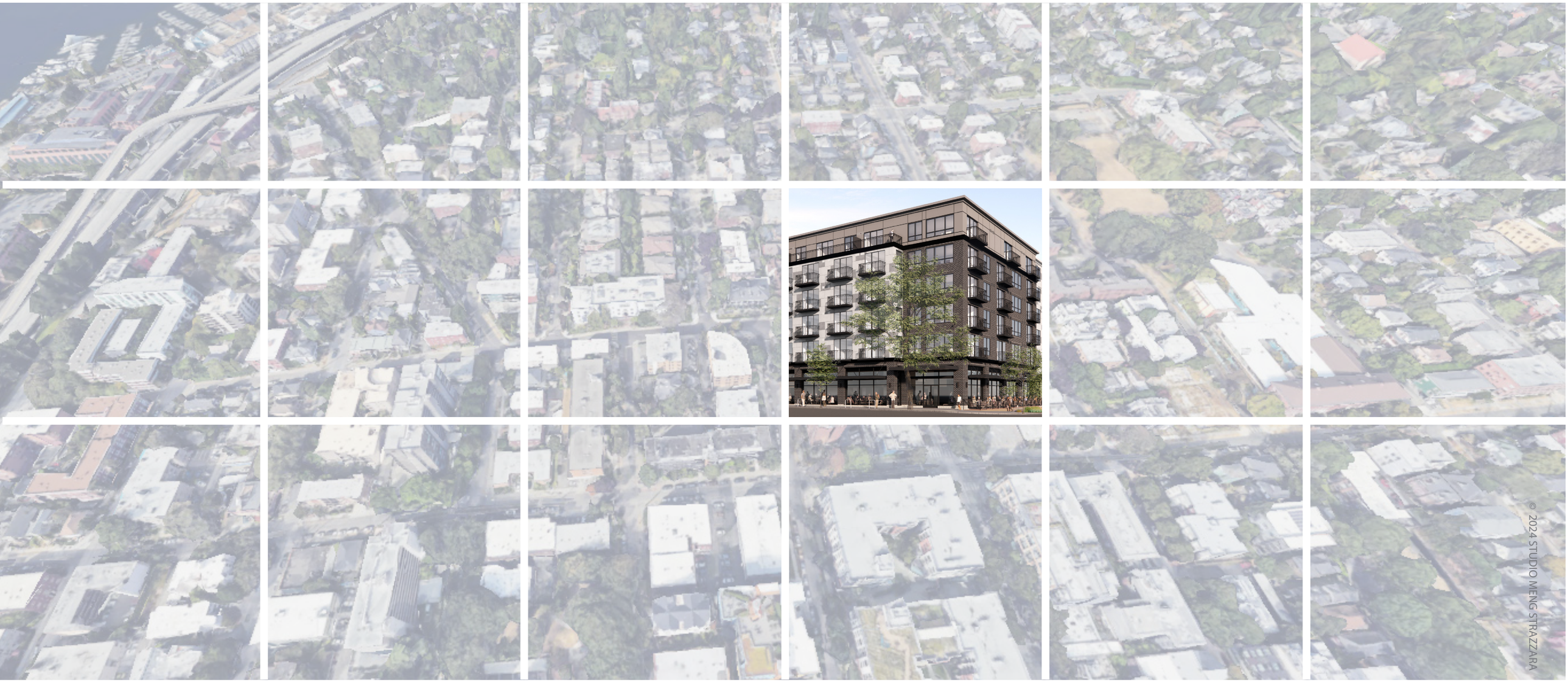
**25.54.030.G.2 Sight triangle**
For two way driveway: 10' sight triangle on the exit side.

**Seattle Streets**
Broadway E
Urban Village Neighborhood Minor Arterial/ 82' min. ROW (Current 80' ROW)
Protected Bike Lane/ Frequent Transit Network/ Priority Investment Network
E Mercer St:
Urban Village Neighborhood Access/ 52' min. ROW (Current 59' ROW)
Priority Investment Network (Pedestrian Master Plan)
10th Ave E:
Urban Village Neighborhood Access/ 52' min. ROW (Current 59' ROW)
Priority Investment Network (Pedestrian Master Plan)

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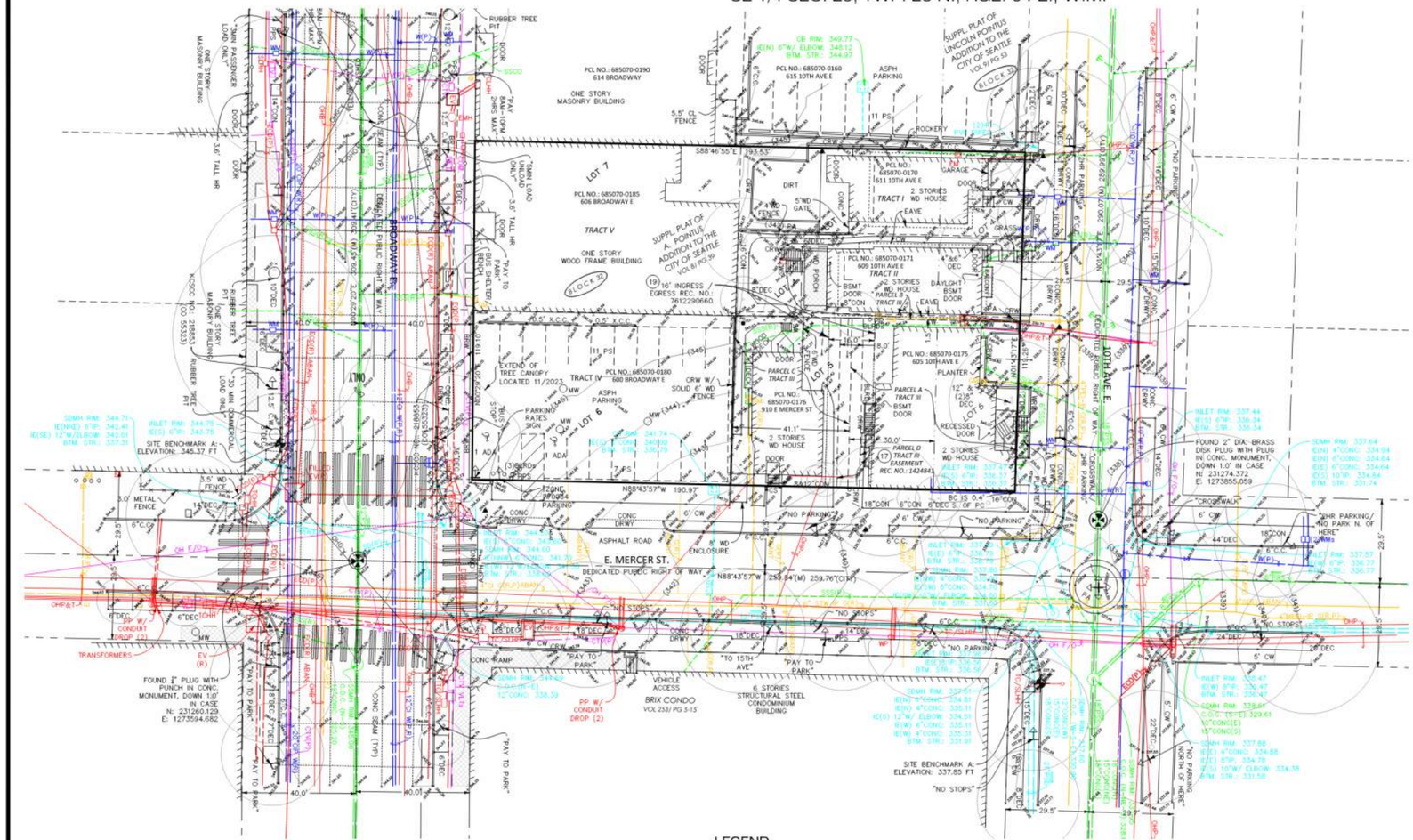
# 7.0 COMPOSITE SITE PLAN



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SE 1/4 SEC. 29, TWP. 25 N., RGE. 04 E., W.M.




VERTICAL DATUM:
NAVD88

BENCHMARKS:

OWNER: CITY OF SEATTLE
DESIGNATION: SNV-2585
POINT AUAS: 2585
DESCRIPTION: BRASS CAP 0.5' NORTH AND 5.5' WEST OF WEST PC AT THE INTERSECTION OF BACK OF WALKS
LOCATION: SW CORNER OF THE INTERSECTION OF 10TH AVE. E. AND E. ALOHA STREET
ELEVATION: 349.792 FEET

OWNER: CITY OF SEATTLE
DESIGNATION: SNV-2584
POINT AUAS: 2584
DESCRIPTION: BRASS CAP 0.5' NORTH AND 0.5' EAST IN BACK OF MOSAIC TILE 1' SW OF MID POINT OF CURVE AT THE BACK OF CONCRETE WALK
LOCATION: NE CORNER OF THE INTERSECTION OF BROADWAY EAST AND EAST REPUBLICAN ST
ELEVATION: 340.445 FEET

SITE BENCHMARKS:

BENCHMARK A:
DESCRIPTION: CHISELED SQUARE IN TOP BACK OF CURB IN N. WING OF NORTHERLY ADA RAMP
LOCATION: NW CORNER OF THE INTERSECTION OF BROADWAY E. AND E. MERCER STREET
ELEVATION: 345.370 FEET

BENCHMARK B:
DESCRIPTION: CHISELED SQUARE IN TOP BACK OF CURB IN S. WING OF SOUTHERLY ADA RAMP
LOCATION: SW CORNER OF THE INTERSECTION OF 10TH AVE. E. AND E. MERCER STREET
ELEVATION: 337.850 FEET

HORIZONTAL DATUM:
NAD 83/2011 (EPOCH 2010)

OWNER: CITY OF SEATTLE
DESCRIPTION: FOUND 2" PLUG WITH PUNCH IN CONC. MONUMENT, DOWN 1.0' IN CASE
LOCATION: THE INTERSECTION OF CENTERLINES OF BROADWAY E AND 10TH AVE. E.
NORTHING: 231260.129
EASTING: 1273594.682

OWNER: CITY OF SEATTLE
DESCRIPTION: FOUND 2" DIA. BRASS DISK PLUG WITH PLUG IN CONC. MONUMENT, DOWN 1.0' IN CASE
LOCATION: THE INTERSECTION OF CENTERLINES OF BROADWAY E. AND E. MERCER STREET
NORTHING: 231274.372
EASTING: 1273855.059

LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ABAN/RET | ABANDONED/RETIRED | CS/WS | CONCRETE/WOOD STAIRS | FFE | FINISH FLOOR ELEVATION | OHG/OHB | OVERHEAD GUYWIRE/BUS (TROLLEY) |
| ADA | PARKING STALL OR CONC RAMP PER AMERICAN DISABILITIES ACT | H/C | H/C PARKING SPACE | GB | GRADE BREAK | P.S. | PARKING SPACE(S) |
| | ASPHALT (ASPH) | CON | CONIFEROUS TREE | G | GAS MAIN | (P) | PROPERTY LINE (PL) |
| BLRD | BOLLARD | DEC | DECIDUOUS TREE | GM | GAS METER | | PAINTED UTILITY LOCATION |
| BC | BUILDING LINE | CMP | CORRUGATED METAL PIPE | GV | GAS VALVE | PE | PIPE FLOW DIRECTION |
| BR | BUILDING CORNER | C.O.C. | CENTER OF CHANNEL | | GAS VAULT | PPS | POLYETHYLENE |
| | BIKE RACK | | DOLPHIN | | GUY ANCHOR | PS/PSS | PARKING PAY STATION |
| | CANOPY | DOIT | DEPT. OF INFO. TECHNOLOGY | | HANDRAIL | PSD | COMBINED/SANITARY SEWER |
| | CATCH BASIN (CB) | DRWY | DRIVEWAY | GP | GUY POLE | | STORM DRAIN |
| | CONCRETE SURFACE | ECD | ELECTRICAL CONDUIT | SP | STRAIN POLE | | PRIVATE CATCH BASIN |
| CW/BW | CONCRETE/BRICK WALK | ED | ELECTRICAL DUCT | M IV | IRRIGATION VALVE | | PEDESTRIAN PUSH BUTTON (PPB) |
| CRW/WRW | CONCRETE/WOOD RETAINING WALL | EHH | ELECTRICAL HANDHOLE | | IRON FENCE (WF) | | PEDESTRIAN SIGNAL/PEDESTAL |
| CC/XC | CONCRETE/EXTRUDED CURB | EMH | ELECTRICAL MANHOLE | IE | INVERT ELEVATION | (R) | RECORD DATA |
| CP/IP | CONCRETE/IRON PIPE | EM | ELECTRICAL METER | | LIGHT POLE (METAL) | RE | ROOF ELEVATION |
| | CHAIN LINK FENCE (CLF) | EV/ET | ELECTRICAL VAULT/TRANSFORMER | | LIGHT POLE (WOOD) | SF-CB | STORM FILTER CB BY CONTECH (PIPES NOT VISIBLE OR MEASURED) |
| CTV | CABLE TV | | FOUND SURVEY MONUMENT (AS NOTED) | | LIGHT POLE (FIBERGLASS/CONC) | SCL/CLHH | SEATTLE CITY LIGHT HANDHOLE |
| COL | COLUMN | | FIRE HYDRANT | LSCAPE/PA | LIGHT POLE (DECORATIVE) | SD | SERVICE DRAIN (STORM) |
| | CENTERLINE/MONUMENT LINE | | FIRE DEPT. CONNECTION (FDC) | | LANDSCAPE/PLANTER | CO | CLEANOUT |
| | | FO | FIBER OPTICS | | MANHOLE | STM/V | STEAM LINE/VAULT |
| | | FOMH | FIBER OPTIC MANHOLE | MW | MONITOR WELL | SSS | SANITARY SIDE SEWER (RECORD) |
| | | | | OHP/OHT | OVERHEAD POWER/TELEPHONE | TC/SL | TRAFFIC CONTROL/STREET LIGHT HANDHOLE |

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DAKIN A. BELL 37540 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF WASHINGTON 12/04/2023

| NO | REVISION | DATE |
|---|---|---|

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| drawn by: HDC | checked by: DAB |
| scale: 1"=20' | date: 12/4/23 |
| job no.: 2023179.00 | |
| sheet: 1 of 2 | |

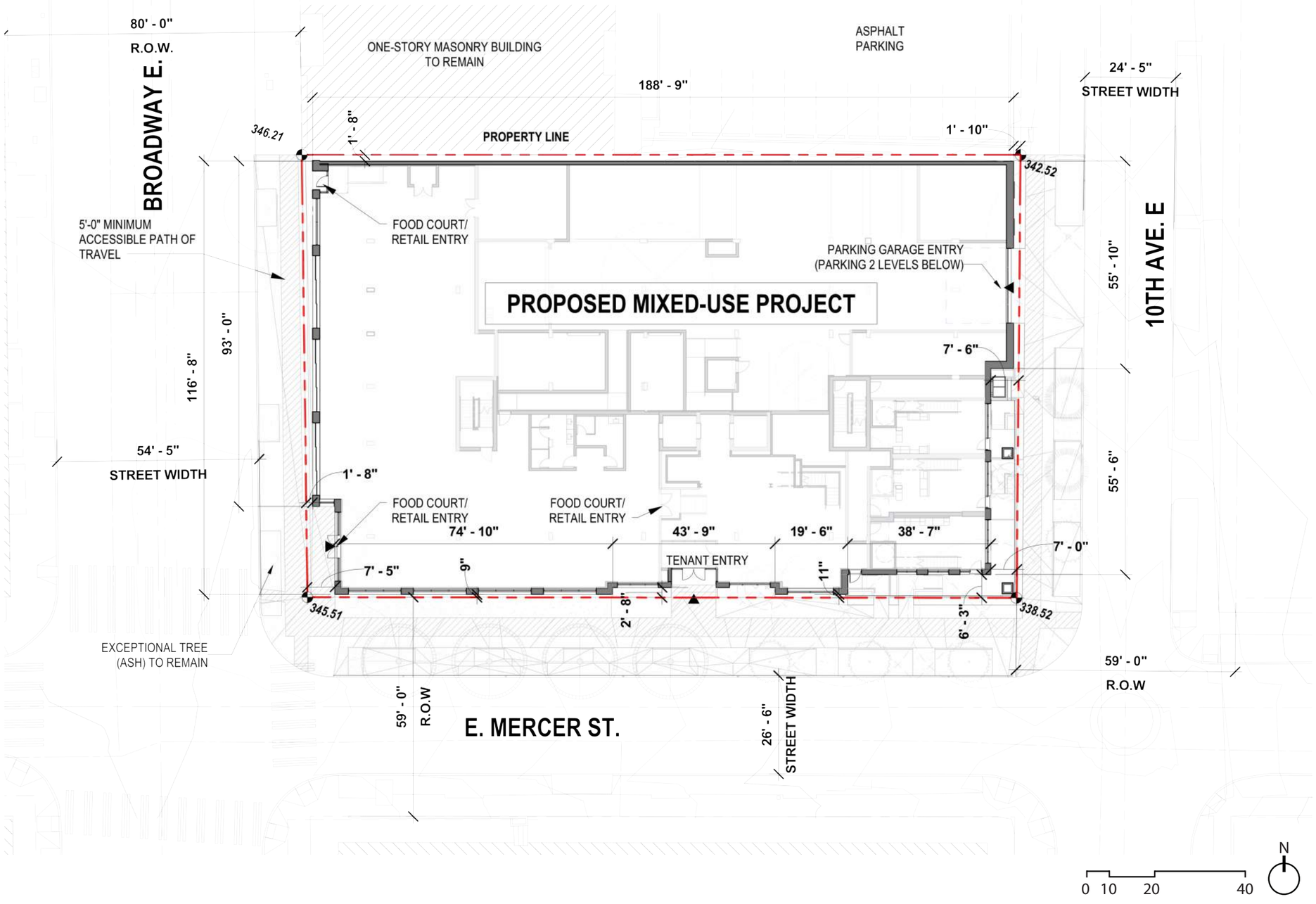
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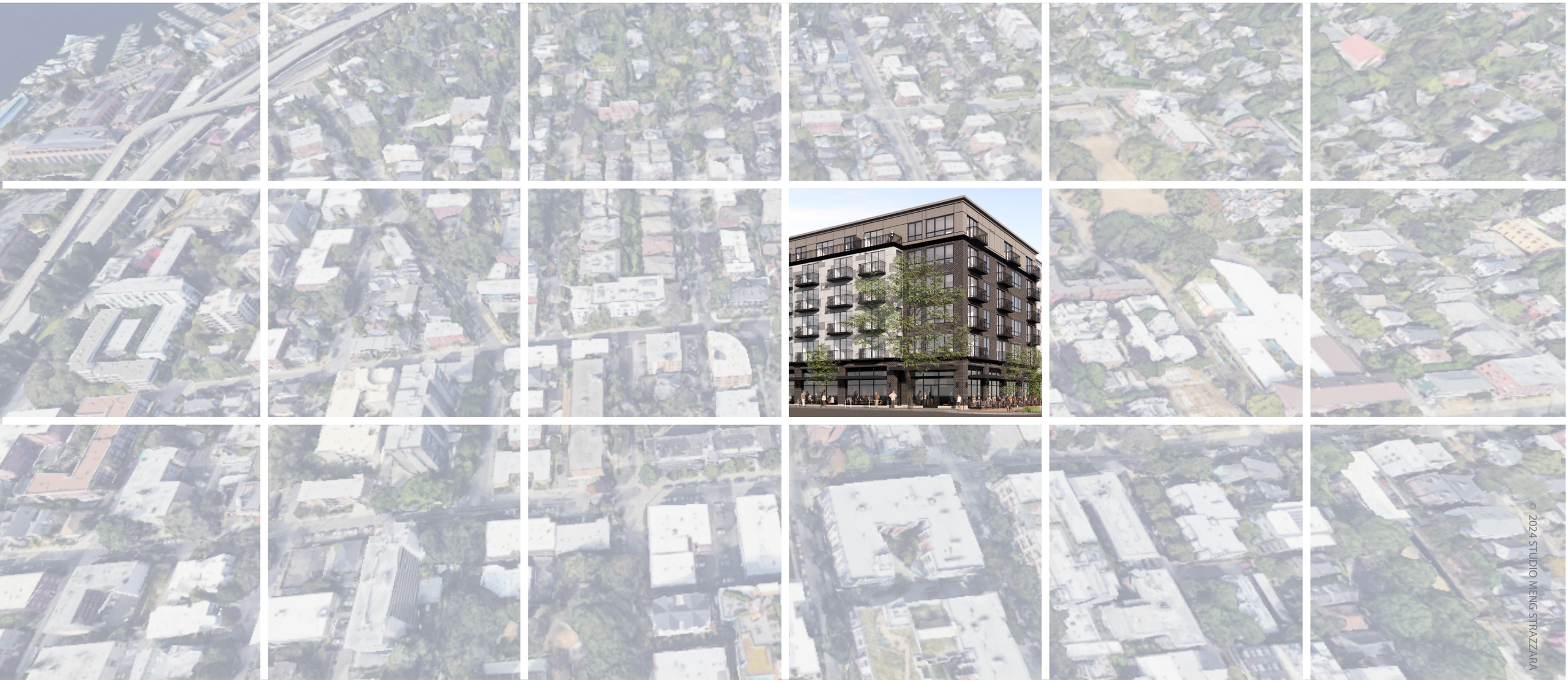
# 7.0
# COMPOSITE SITE PLAN




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# 8.0 ITEMIZED RESPONSE TO EDG



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# 8.0 DESIGN INTENT
## ITEMIZED RESPONSE TO EDG

The north Broadway Corridor is considered the heart of the neighborhood's commercial district. The popularity of the neighborhood and density of transit users is high enough to provide a frequent stop bus line that traverses the entire corridor, bringing many diverse groups of people to visit and shop along Broadway. The proximity of the proposed project to the northern border gives it an important role in providing a sense of arrival. A prominent building that anchors the north end of the corridor heading south would help to provide a sense of arrival and place-making for the many who visit and live in the neighborhood.

The parcels in consideration for the new project currently support a surface level parking lot, two small commercial businesses, three multi-family housing buildings, and a single family house. There are a total of 20 rental units existing on the site. The proposed building would bring approximately 80% more housing capacity, along with continuing the Broadway's emphasis on retail and commercial uses while connecting the corridor to the residential areas just east of the site.

The datum lines that are present along the Broadway Corridor will be maintained via high quality architectural elements and placed at elevations that will maintain the human-focused scale of the commercial corridor.

**1. Massing Options**

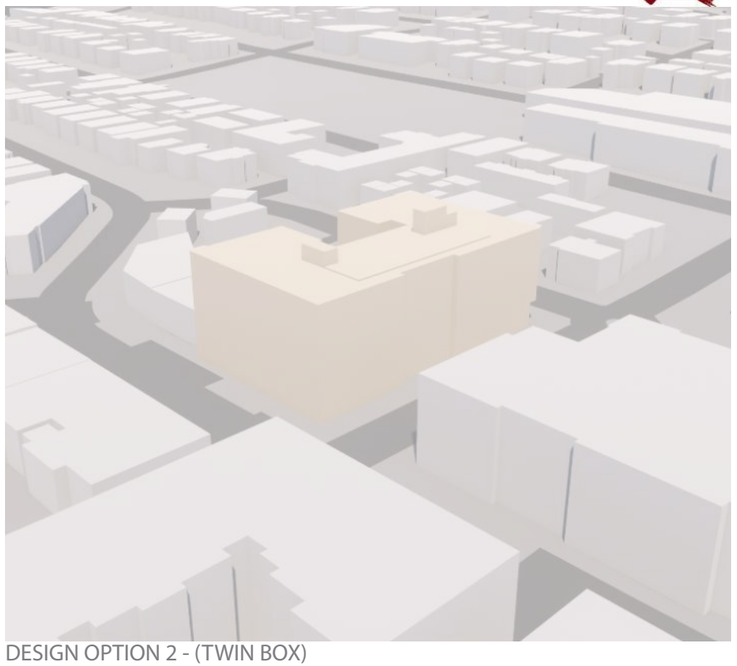
• The Board agreed that Option 3 provided the best opportunity for the project to meet the intent of the Design Guidelines and recommended the project continue on to MUP submittal with the following guidance. (CS2, CS3, PL3, DC2, DC4)

**Response:**

• *The further development and refinement of Option 3 emphasizes the upper-level massing setback along both Broadway E. and 10th Ave E to minimize height, bulk, scale, and provide better zone transition that occurs across 10th Ave E.*



DESIGN OPTION 1 - (CENTER COURT)



DESIGN OPTION 2 - (TWIN BOX)



DESIGN OPTION 3 - (PREFERRED)

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## EDG REVIEW COMMENT 2

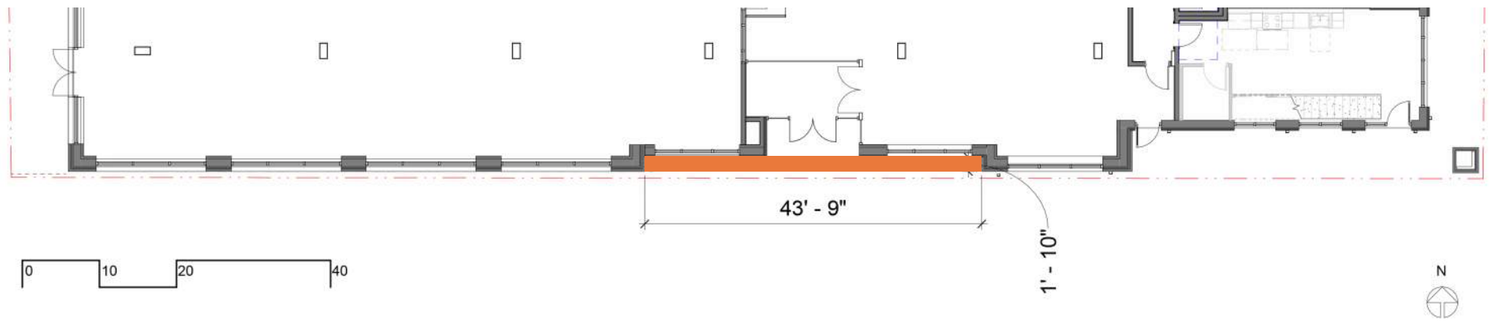
**2. Height Bulk and Scale**

• Item d
Central element slightly set back to reflect the composition and proportions of nearby courtyard buildings. This would provide relief, create depth and shadow and strengthen the legibility of the different massing elements, which would help mitigate scale while reinforcing the connection to the surrounding context. enhancing the streetscape by introducing sitting areas with tables and chairs at street edges (CS2, CS2-2, CS2-B, CS3, PL1-B, PL1-C, PL1-1, PL1-4)

**Response:**

• *A 43'-9" wide x 1'-10" deep x 6-story height setback modulation has been added to the center of the E. Mercer St. facing façade to provide relief and create depth and shadow and strengthen the legibility of the different massing elements. The streetscape has been enhanced by the addition of landscape seating along E Mercer St. with a higher concentration toward the Broadway intersection and thinning out as the pedestrians move towards the residential 10th Ave E intersection.*






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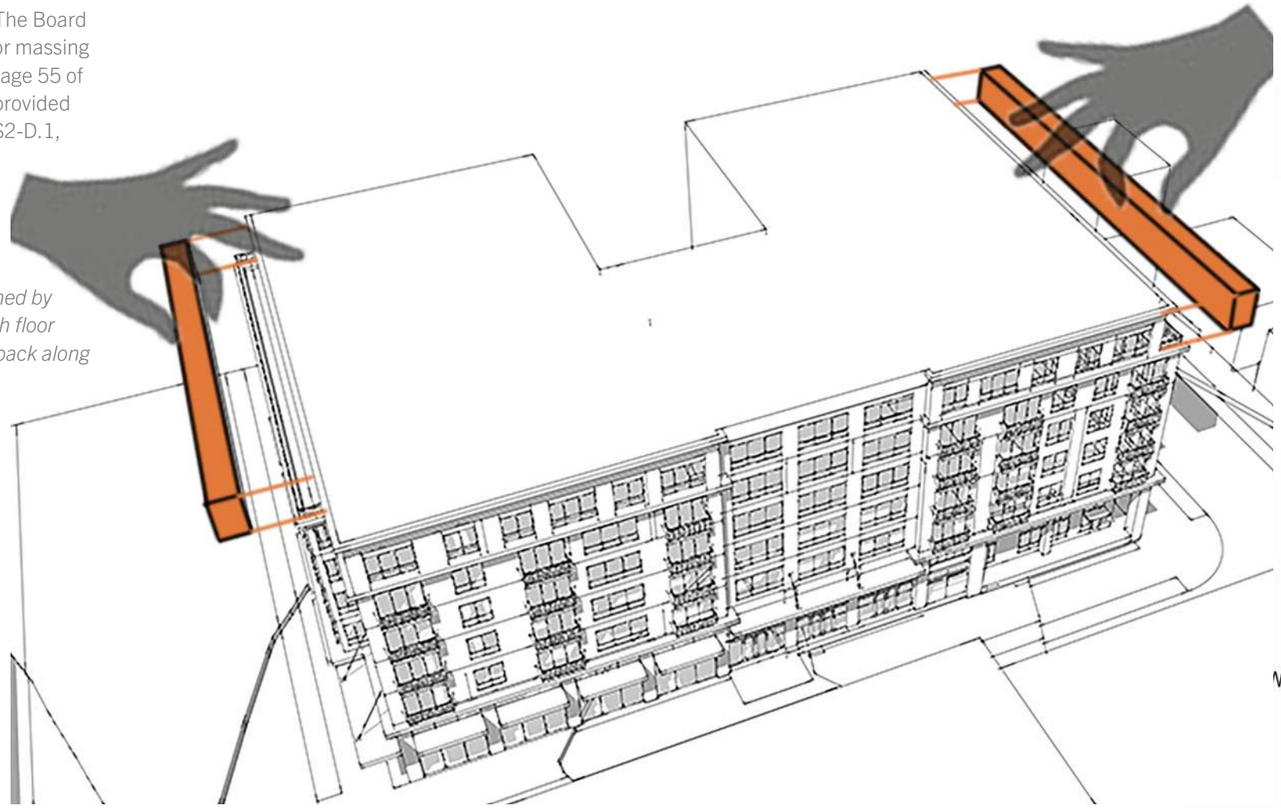
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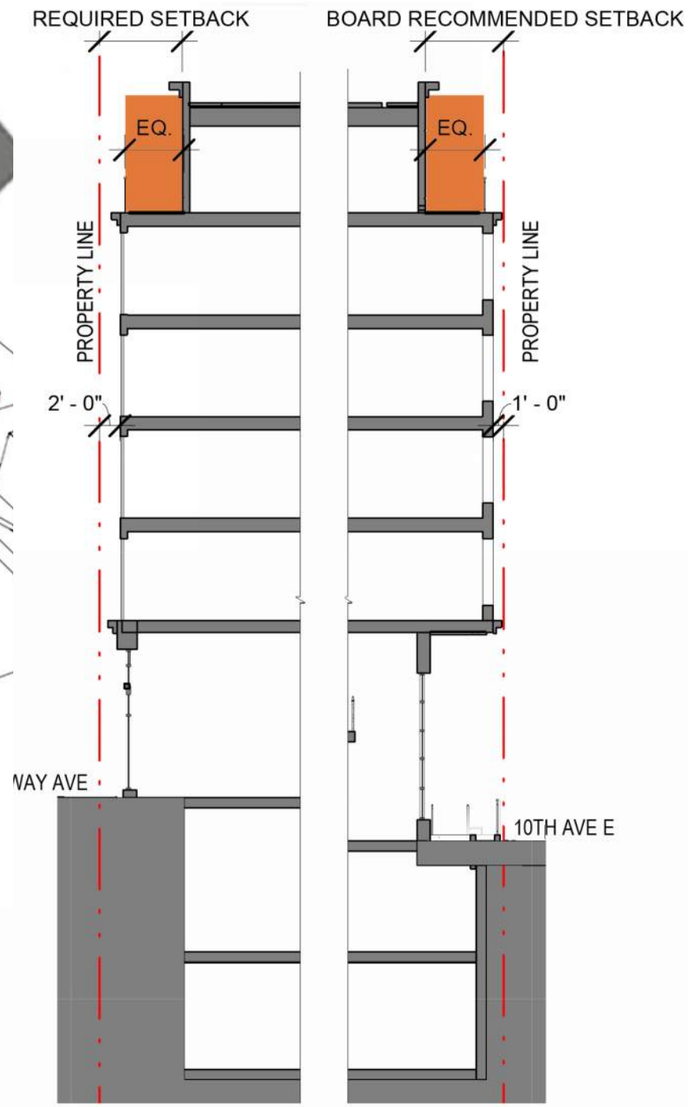
**2. Height Bulk and Scale**

• Item e
Zone transition that occurs across 10th Ave E. The Board expressed concern regarding the lack of relief or massing modulation at this edge, citing section A-A on page 55 of the packet, where an upper-level setback was provided on Broadway but not at 10th Ave. E. (CS2-2, CS2-D.1, CS2-D.3, CS2-D.4, DC2-A.2)

**Response:**

• *The Board's recommendation of reducing the massing along 10th Ave E. has been accomplished by incorporating an upper-level step back at the 6th floor along the 10th Ave E. facade to mimic the step back along the Broadway E. facade.*






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# EDG REVIEW COMMENT 5

**2. Height Bulk and Scale**

• Item f
The Board emphasized the need to develop additional strategies to mitigate the height bulk and scale of the facade at 10th Ave E. The Board provided guidance to address this through some combination of massing shifts, modulation, materials, detailing, depth and texture, and setbacks similar to Broadway. (CS2-2, CS2-A, CS2-B, CS2-D, CS3-A, DC2-A, DC4-A)

**Response:**

• *In addition to the distinct vertical material transitions, central element modulation, upper-level step back, the design incorporates materials, glazing pattern, and landscape screening to mitigate the height bulk and scale of the façade facing 10th Ave E.*




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# ITEMIZED RESPONSE TO EDG

### 3. Street Edge at Broadway

• Item c
The Board expressed concern that the single commercial space with limited porosity, and uniformity of expression and scale would be inconsistent with the character of Capitol Hill, and could deter small retailers and limit adaptability for future uses. Reflecting public feedback, the Board stated that adding more retail entrances and increasing the variety in storefront scale and expression would allow the proposed project to better integrate with the established character of Broadway E. (CS2-1.a, CS2-B.2, CS3-A.1, CS3-1)

**Response:**

• *Currently, the project team is committed for the commercial space to be an assembly hall concept that will maintain flexibility and might include coffee shops, bars, restaurants, and retail. The project team is also designing the commercial space with MEP system and storefront modules to accommodate future division and flexibility of the space.*

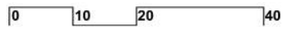
| Table A for 23.47A.008.C Number of small commercial spaces required | |
|---|---|
| **Total amount of square feet (sf) in street-level commercial use** | **Number of small commercial spaces required** |
| Up to 5,000 sf | 0 |
| More than 5,000 sf up to 8,000 sf | 1 |
| More than 8,000 sf up to 12,000 sf | 2 |
| More than 12,000 sf up to 16,000 sf | 3 |
| More than 16,000 sf | 4, plus 1 additional space for each additional 4,000 square feet above 16,000 square feet, up to a maximum of 8 |

c. Exception. The requirements of this subsection 23.47A.008.C.6 do not apply to structures with more than 50 percent of the total street-level gross floor area occupied by any of the following uses:

1) Arts facilities;
2) Child care centers;
3) Colleges;
4) Community clubs or community centers;
5) Libraries;
6) Institutes for advanced study;
7) Museums;
8) Performing arts theatres;
9) Grocery stores less than 15,000 square feet;
10) Elementary or secondary schools;
11) Religious facilities;
12) Vocational or fine arts schools; or
13) Shopping atriums, where multiple businesses operate within a contiguous space.

Proposed Commercial Space



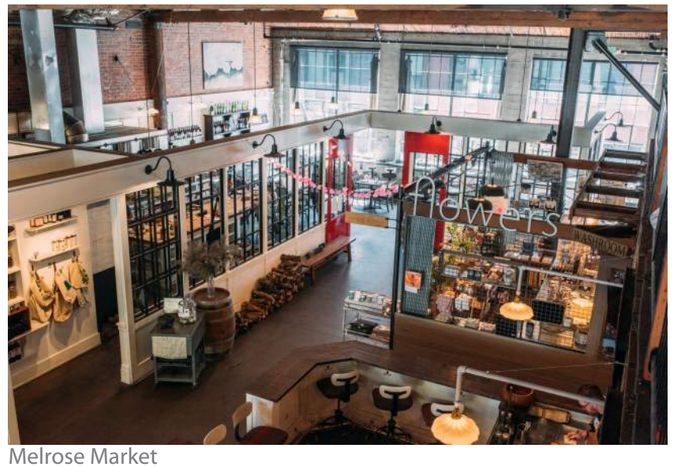






Potential Division of Retail Spaces

Examples of Urban Marketplaces in Seattle

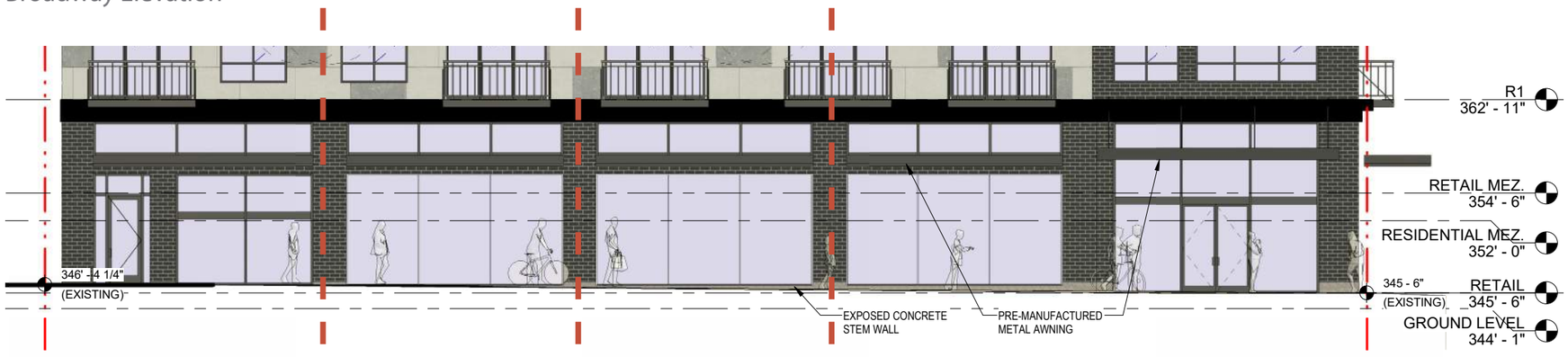



Melrose Market



Via 6

Broadway Elevation




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### 3. Street Edge at Broadway

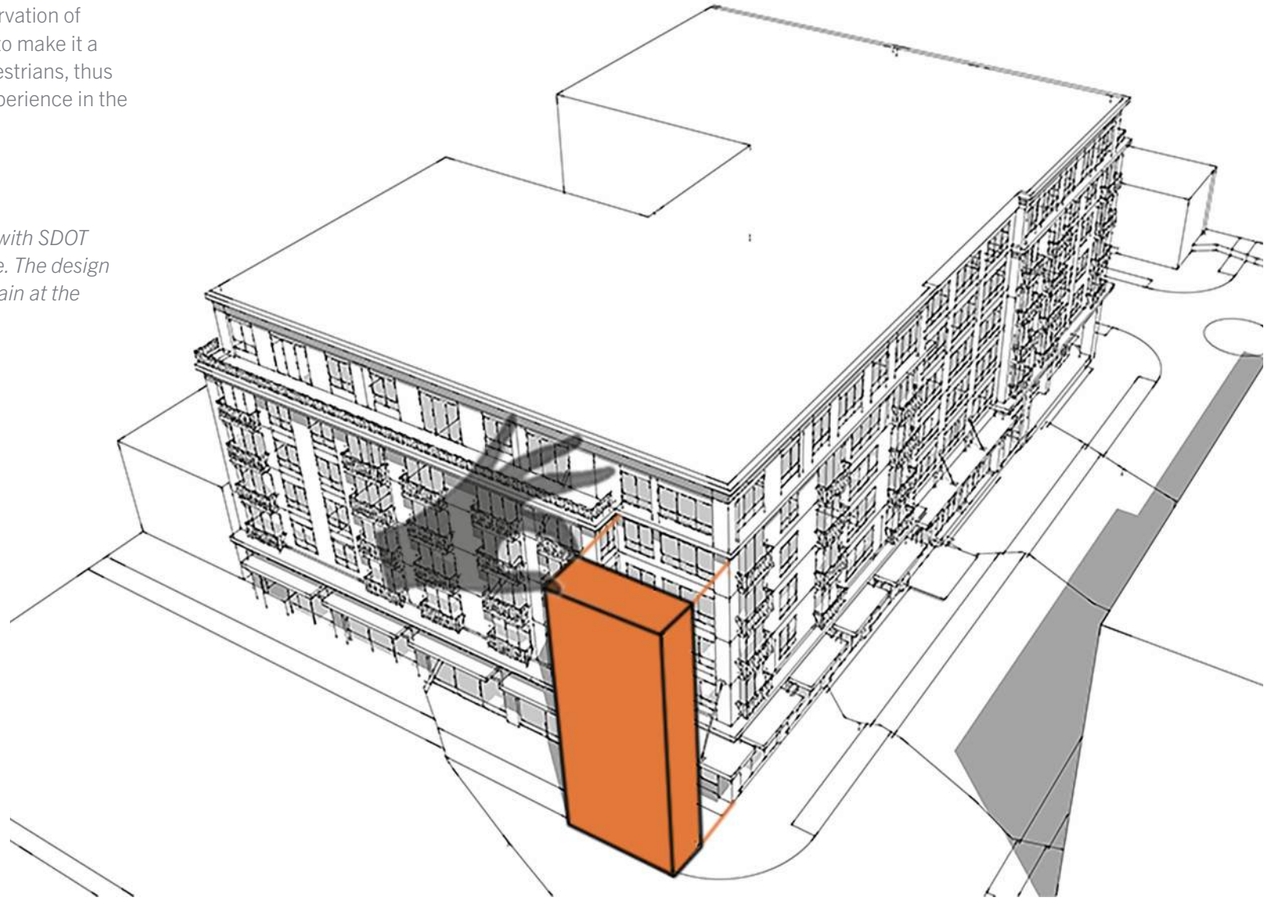
• Item d
The Board acknowledged the significance of the large Ash tree located at the corner of the proposed project site, recognizing its role as a landmark and a source of relief in this busy commercial area. Additionally, the Board noted the importance of the existing bus stop, which is heavily used and serves as a pedestrian amenity. While both the tree and the bus stops are situated within the public right of way and not on the project parcel itself, the Board encouraged the design team to collaborate with the Seattle Department of Transportation (SDOT) and King County Metro to ensure the preservation of the tree and enhancement of the bus stop to make it a comfortable and occupiable space for pedestrians, thus contributing positively to the pedestrian experience in the area. (CS1, CS3, PL2, PL4)

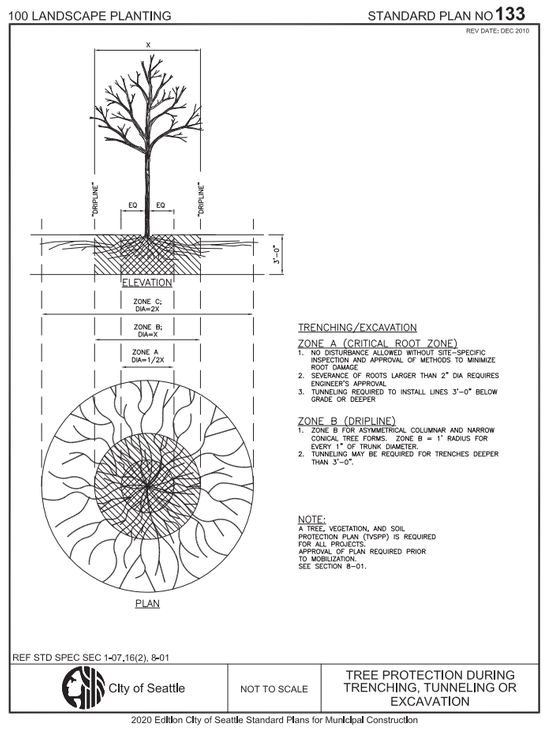
**Response:**

• *The project has gone through SIP review with SDOT recommendation on preserving the Ash tree. The design team proposes the bus stop location to remain at the same location.*

| Agenda Item No | 3 | Agenda Item | SDOT Urban Forestry (Ben Roberts) |
|---|---|---|---|

- Urban Forestry permit is required.
- Reduction of tree pits along Broadway E will not be approved. Proposed tree pits should be at least as wide as existing.
- Large Ash Tree at the intersection of Broadway and Mercer should remain, and will be sensitive to construction activities. All excavation should be by hand or air-spade.
- Urban Forestry supports replacement of the Purple-Leaf Plum tree at the north end of the Broadway frontage.
- The electrical service as-shown on Broadway encroaches on existing street tree. Hand or air-spade excavation will be required for installation and CDF backfill not allowed.






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# 8.0
# ITEMIZED RESPONSE TO EDG

**5. 10th Ave E. Streetscape and Vehicle Access:**

• Item a
The Board supported the location of vehicle access and internalized trash collection on 10th Ave E but voiced concerns about potentially negative impacts on the streetscape. The Board agreed that it would be important to prioritize the sidewalk over the curb cut and the pedestrian experience over vehicular circulation. The Board agreed that particular attention must be taken to creating a safe and welcoming pedestrian environment. (CS2-1, PL1-B, PL1-1-b.2, PL1-3.c)

**Response:**

• *Special attention to sidewalk detailing at garage entrance with scoring concrete pattern over the curb cut to continue the pedestrian connection to the north of the project. In addition, a Bike Parking access door has been included to provided ease of access for bicyclists to enter from the street directly to the Bike Parking.*



- Bike parking entry off of street to provide ease of access for the users.
- Reduced the height of the garage door to make it more of a pedestrian scale.
- Specialized scoring pattern to indicated the garage entry and provide a visual break for pedestrians on the sidewalk.
- Landscape elements to break up the blank wall and provide more visual intrest.

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**5. 10th Ave E. Streetscape and Vehicle Access:**

• Item c
Entry stoops proposed for the live/work units and suggested extending this feature to Mercer Street as this would help create a more engaging human connection and enhance the streetscape. (CS3-A, DC1, CS2-B)

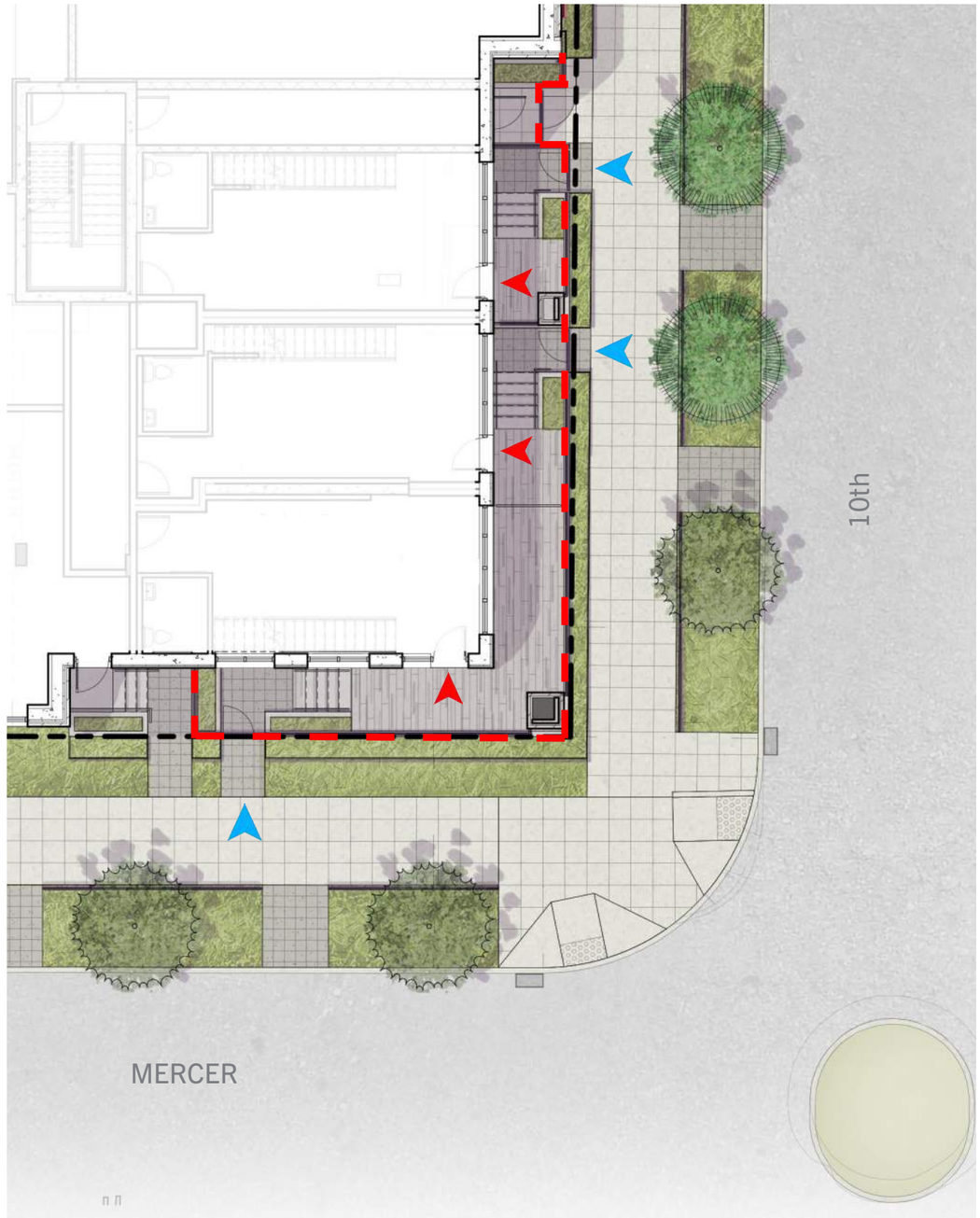
**Response:**

• *Per the Board's recommendation to enhance the streetscape on Mercer, the entry to the southernmost Live/Work unit has been updated to be accessed off Mercer St. instead of 10th Ave. This will provide an entry stoop on E. Mercer St. to create a more engaging human connection and enhance the streetscape.*

Unit Entries

Entry Off Street

Defensible Edge




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## EDG REVIEW COMMENT 6

**6. Exterior Materials**

• Item b
The Board recommended brick masonry cladding as this material provides depth and texture, lends itself to high quality detailing, and would be an appropriate response to context. The Board noted that a high-quality material with these qualities would help mitigate the scale of the proposed project and reflect existing neighborhood character. ( (DC4, DC4-1.b, Dc4-1.c, CS3-A.1, CS3-1)

**Response:**

• *The exterior materials have been investigated and the incorporation of brick, engineered stone, and wood-tone aluminum rainscreen cladding have been incorporated into the design to enhance the street facades providing high quality materials to enhance the pedestrian's experience throughout this project.*

1 CHARCOAL BRICK - FULL



2 5/8" FIBER CEMENT BOARD - DARK



3 5/8" FIBER CEMENT BOARD - LIGHT



4 DARK BRONZE METAL



5 STONE VENEER LIGHT PATTERNED



6 STONE VENEER DARK






7 IMITATION WOOD ALUM. SOFFIT



8 GLASS



9 METAL SCREEN



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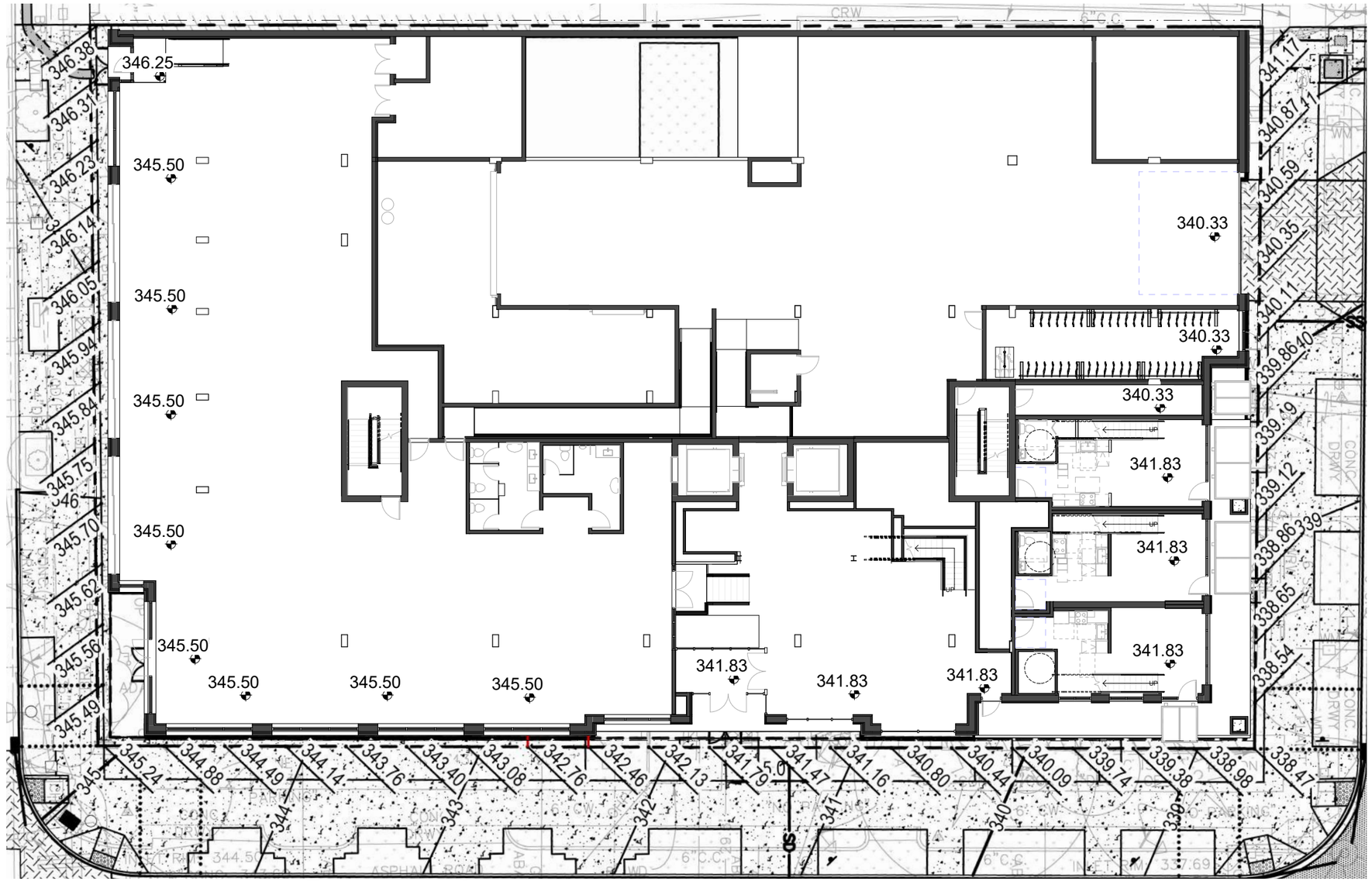
# EDG REVIEW COMMENT 7

**7. Additional Notes**

• Item a
Clarify interior and exterior grade level at the street edges on Broadway E and E Mercer St with spot elevations and sections. (CS3-A.1, CS3-1, CS2-1.a, CS2-B.2)

• Item b
Show the existing Ash tree in drawings and renderings. (CS1, CS3, PL2, PL4)
*Please see Renderings (section 13.0).*

• Item c
Include views looking south to the site along Broadway E, as this marks the beginning of the Broadway Corridor. (CS2-1, CS2-B, CS3-A, CS3-1)
*Please see Renderings on pg 52-53 & 56-57.*

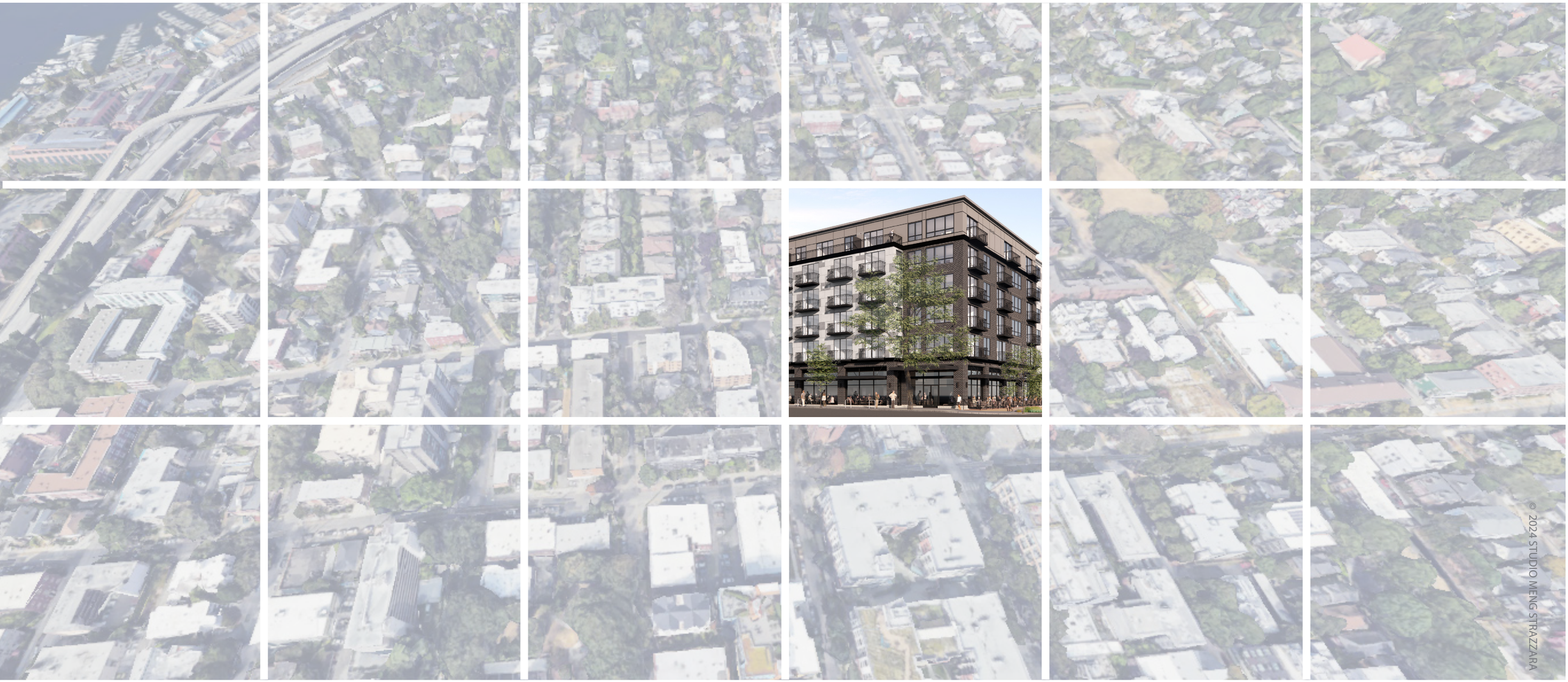



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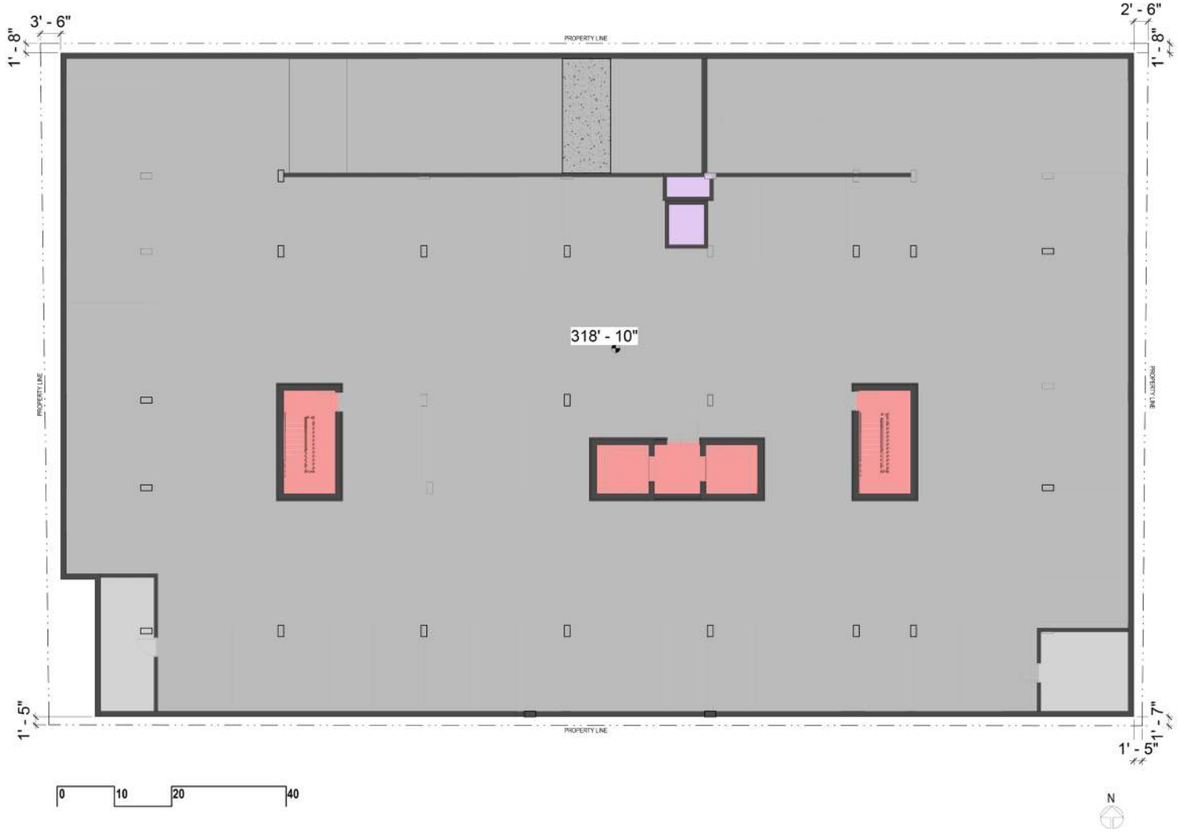
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# 9.0 FLOOR PLANS

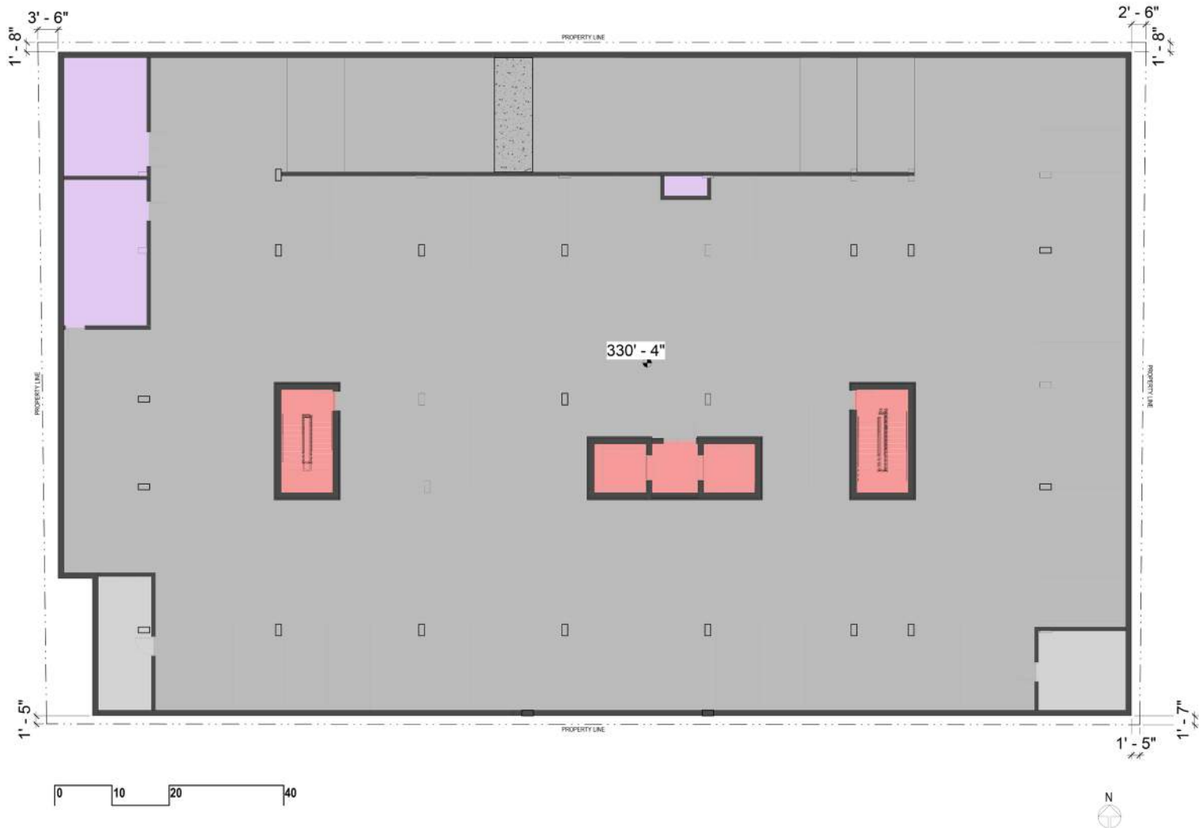


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P2




P1

**PROGRAM LEGEND**

- Building Services / Storage / Trash
- Residential
- Vehicular Parking
- Bike Parking
- Vertical Circulation
- Circulation
- Amenity
- Commercial
- Patio
- Outdoor Amenity

**PROGRAM LEGEND**

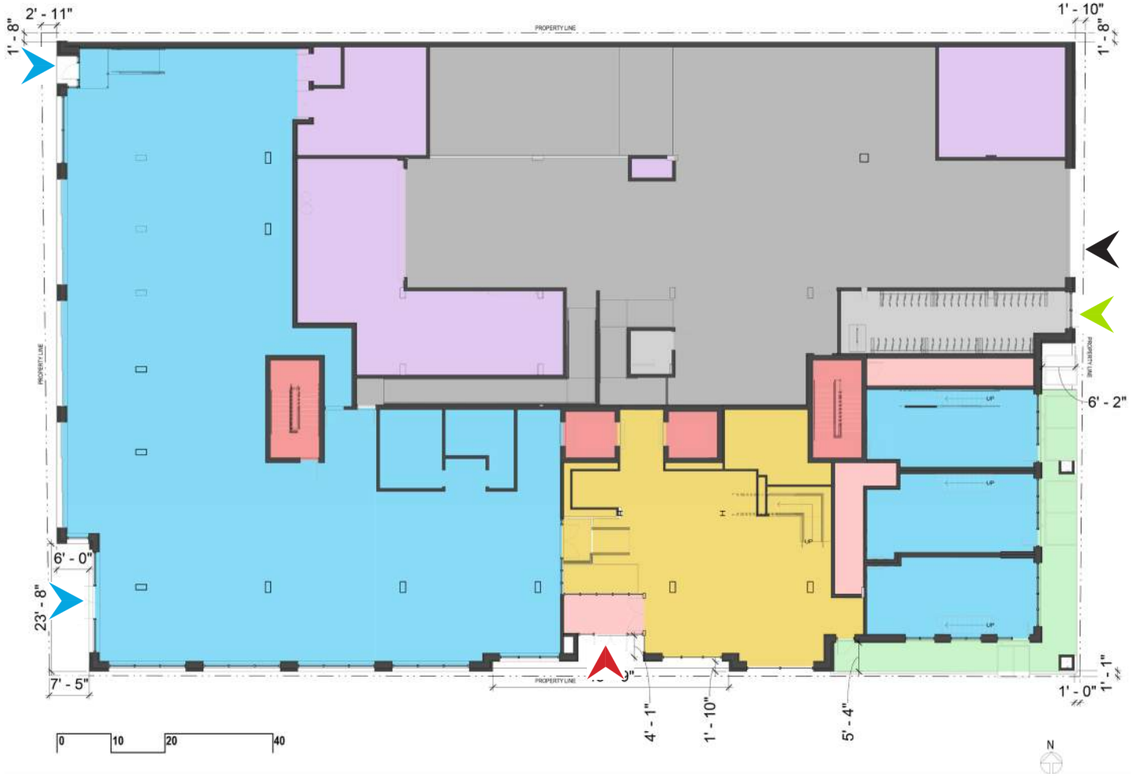
- Vehicular Access
- Commercial Entry
- Residenial Entry
- Egress
- Bike Egress

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# 9.0
# FLOOR PLANS




## GROUND

### PROGRAM LEGEND

- Building Services / Storage / Trash
- Residential
- Vehicular Parking
- Bike Parking
- Vertical Circulation
- Circulation
- Amenity
- Commercial
- Patio
- Outdoor Amenity




## MEZZANINE

### PROGRAM LEGEND

- Vehicular Access
- Commercial Entry
- Residenial Entry
- Egress
- Bike Egress

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## R1




## R2-R4

**PROGRAM LEGEND**

- Building Services / Storage / Trash
- Residential
- Vehicular Parking
- Bike Parking
- Vertical Circulation
- Circulation
- Amenity
- Commercial
- Patio
- Outdoor Amenity

**PROGRAM LEGEND**

- Vehicular Access
- Commercial Entry
- Residenial Entry
- Egress
- Bike Egress

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9.0

# FLOOR PLANS




## R5




## ROOF

**PROGRAM LEGEND**

- Building Services / Storage / Trash
- Residential
- Vehicular Parking
- Bike Parking
- Vertical Circulation
- Circulation
- Amenity
- Commercial
- Patio
- Outdoor Amenity

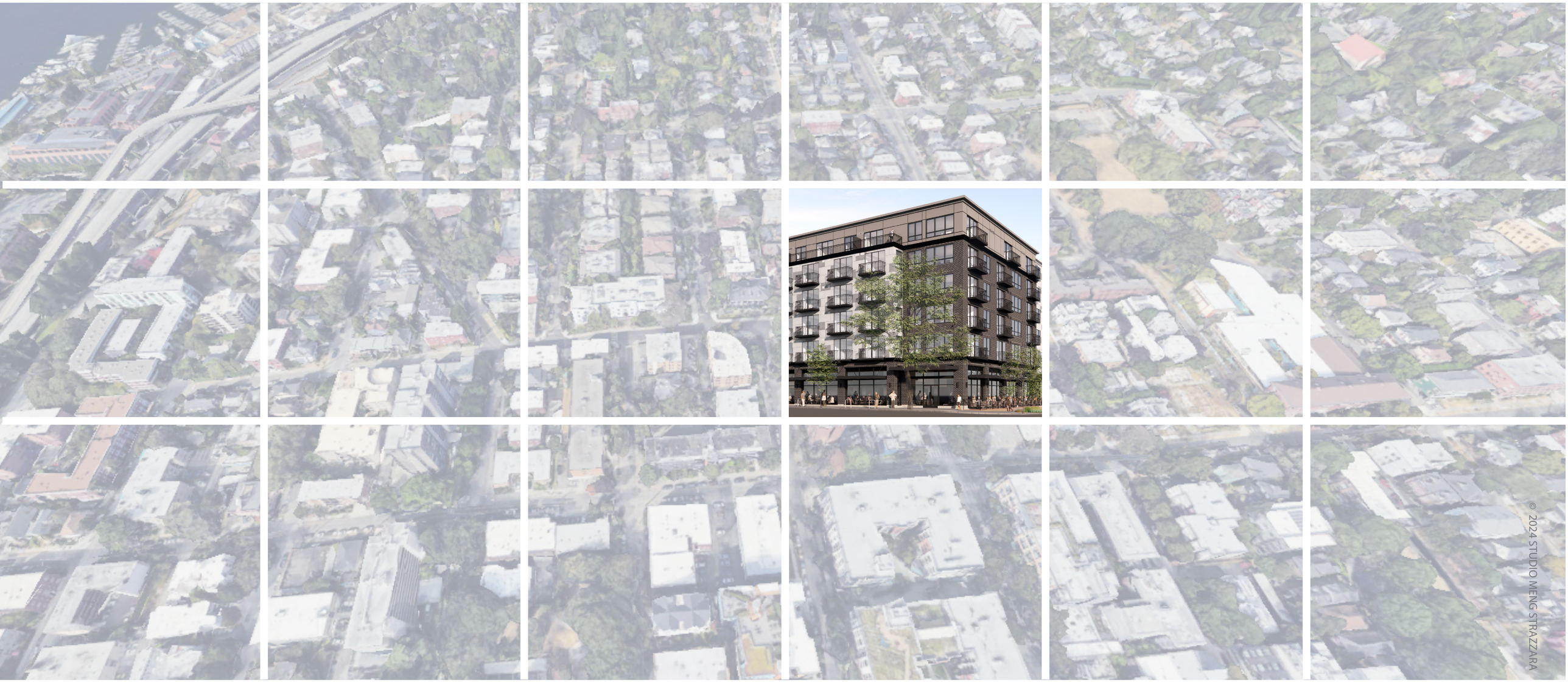
**PROGRAM LEGEND**

- Vehicular Access
- Commercial Entry
- Residenial Entry
- Egress
- Bike Egress

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# 10.0 LANDSCAPE PLAN & PLANTING PLAN



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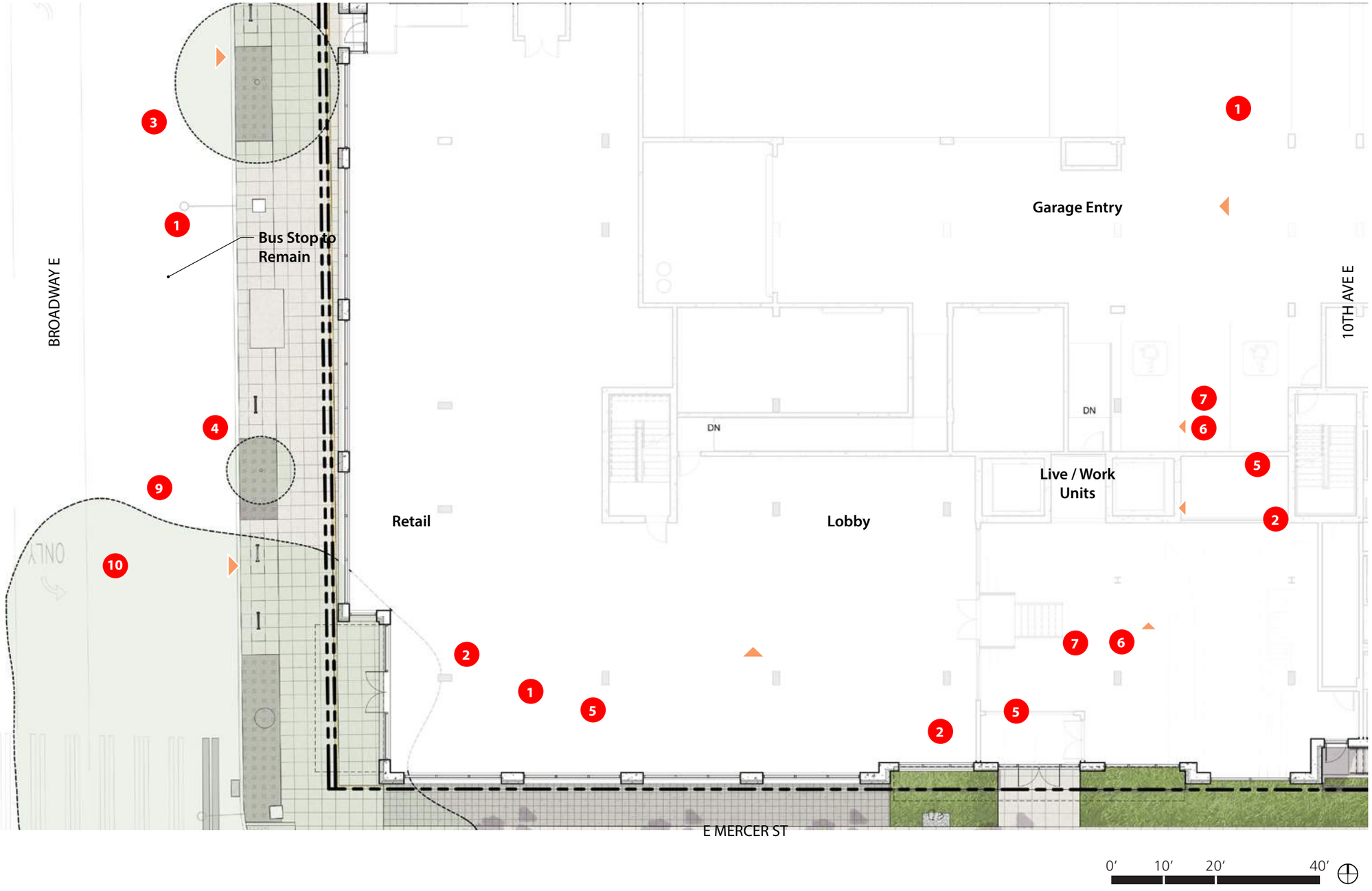


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# 10.0
# LANDSCAPE PLAN & PLANTING PLAN

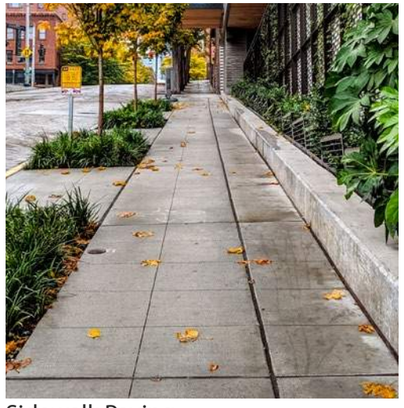
## Material Legend

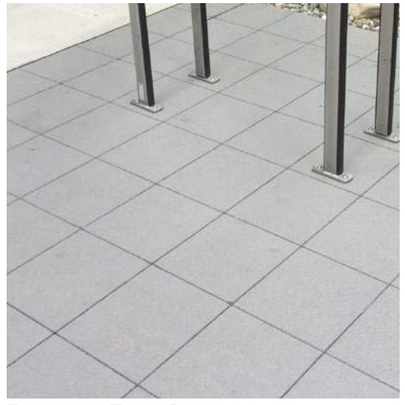
1. Sidewalk Paving
2. Furniture Zone Paving
3. Flexible Porous Paving
4. Salvaged Mosaic Band
5. Landscape Fence
6. Boardform Concrete Wall
7. Live / Work Fences & Gates
8. Seating Elements
9. Bike Racks
10. Existing Ash Tree

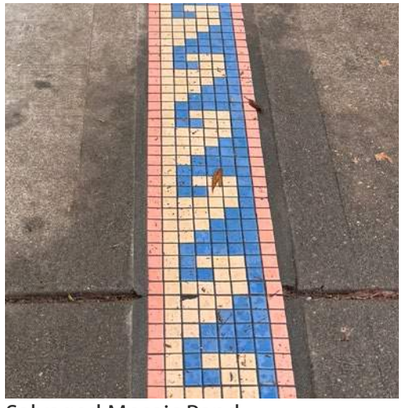



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Sidewalk Paving


Furniture Zone Paving


Salvaged Mosaic Band


Landscape Fence


Bike Racks


Existing Ash Tree


Concrete Walls w/ Form Liner


Live / Work Fences & Gates


Seating Elements

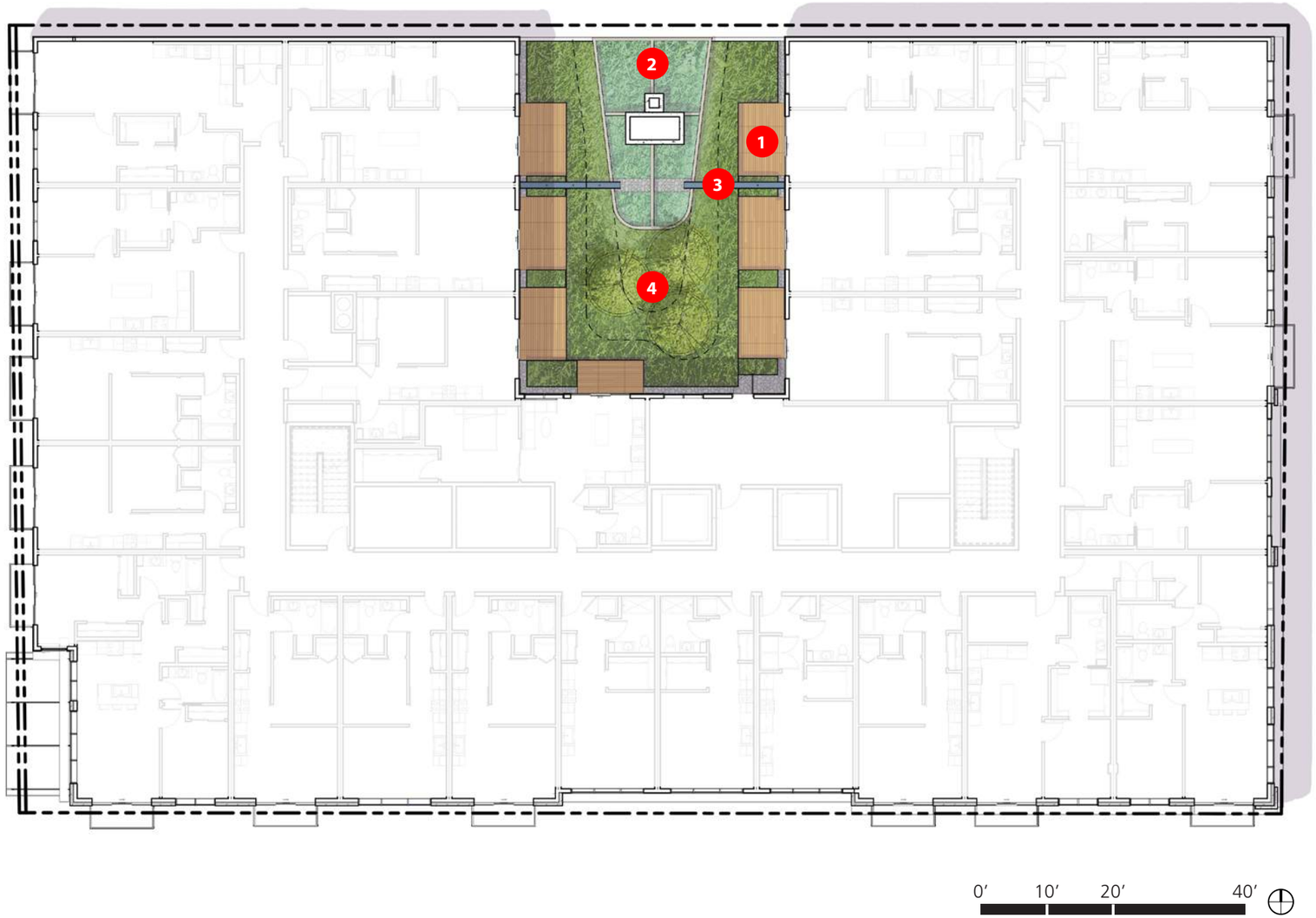
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10.0

# LANDSCAPE PLAN & PLANTING PLAN




1



Patio Decks

2



Bioretention Planters

3



Stormwater Runnel

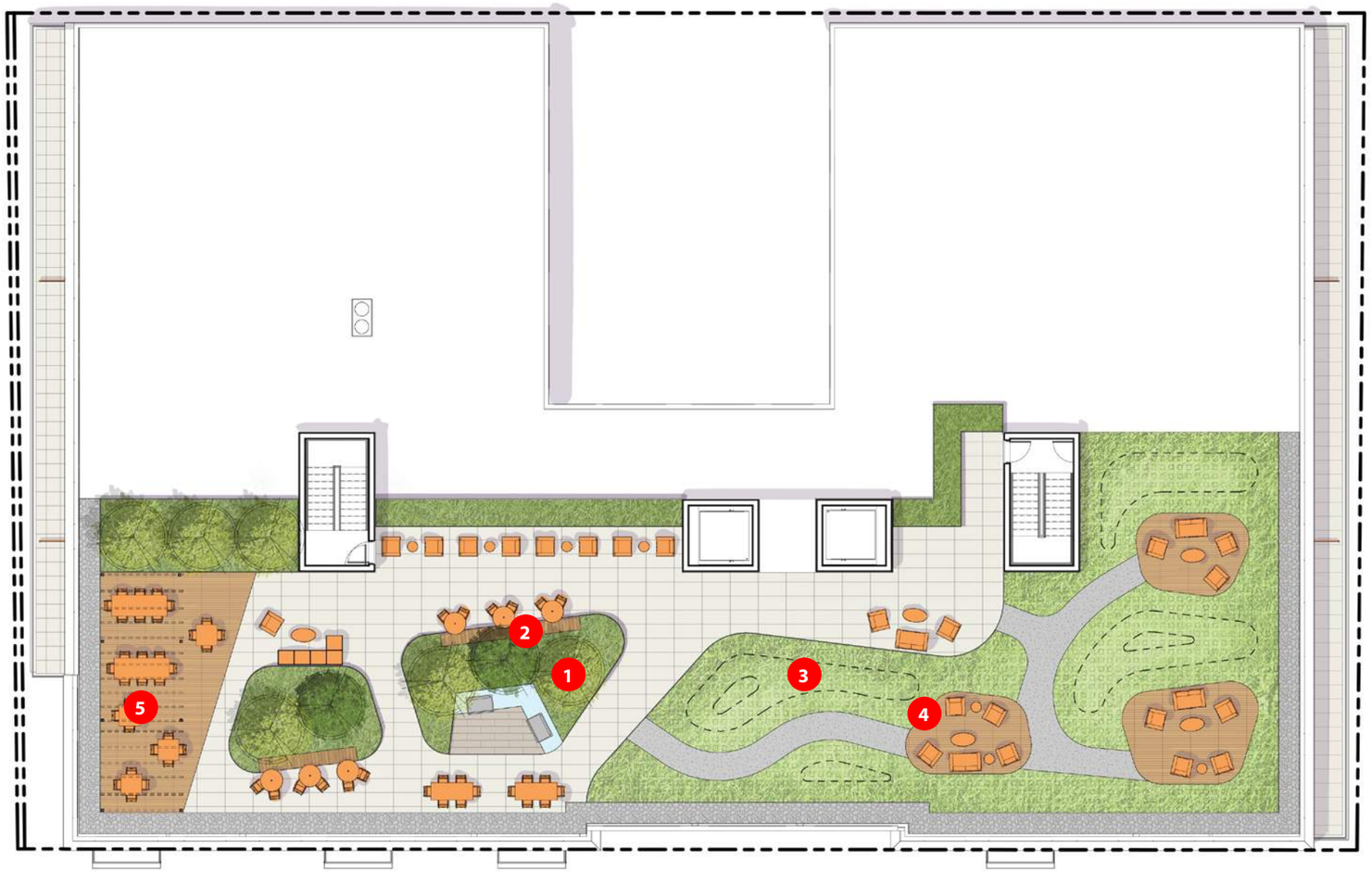
4



Mounded Planting

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1

Radius Metal Planters

2

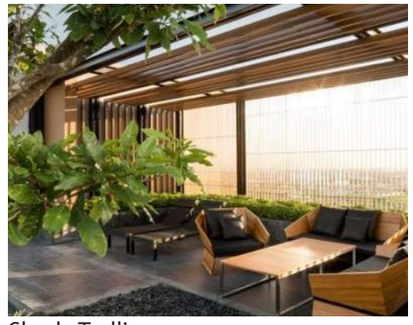
Wood Seating Edges

3

Mounded Greenroof

4

Small Group Gathering

5

Shade Trellis

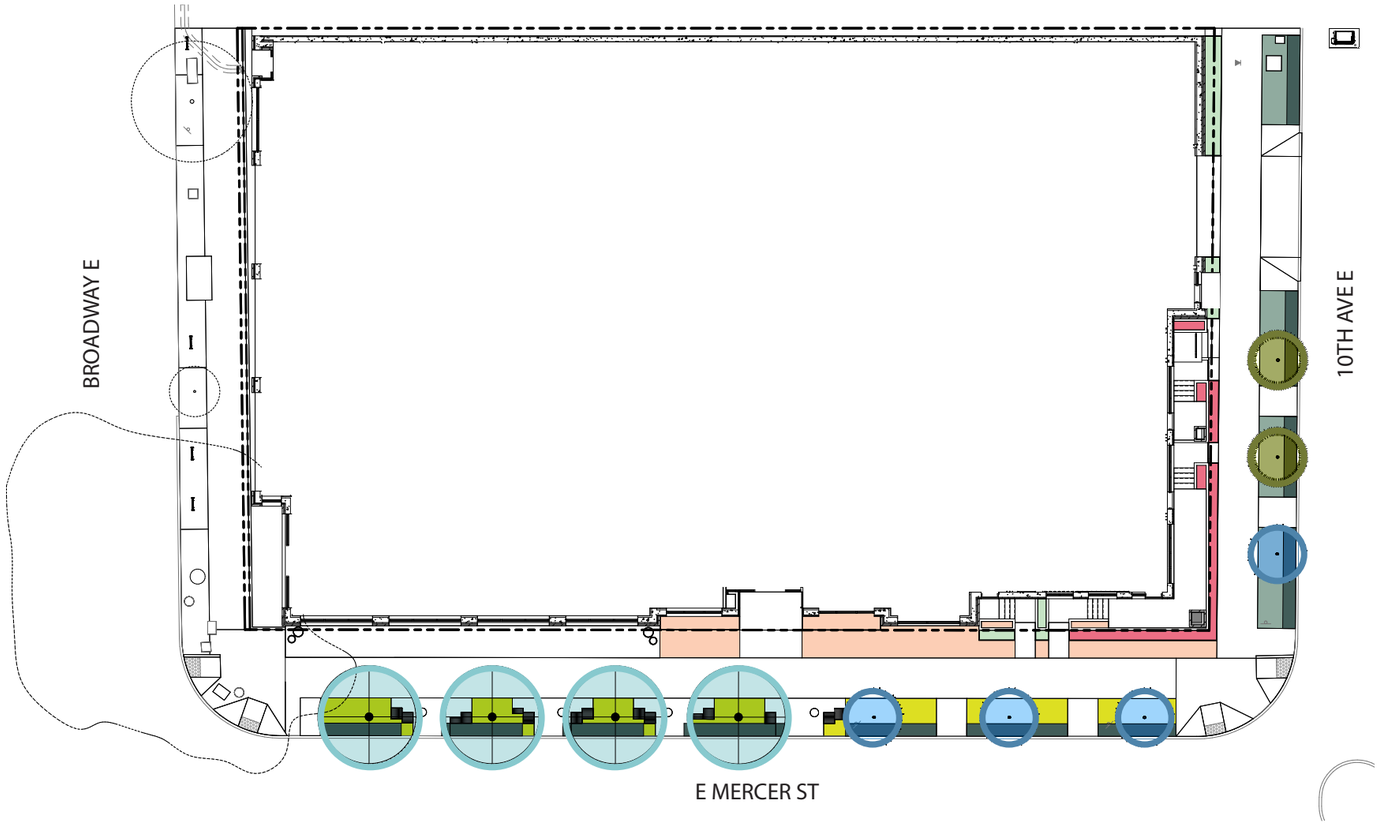


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# LANDSCAPE PLAN & PLANTING PLAN






Calocedrus decurrens
*Incense Cedar*



Fagus sylvatica 'Asplenifolia'
*European Beech*



Pinus contorta var. contorta
*Shore Pine*



Prunus laurocerasus 'Otto Luyken'
*Otto Luyken Laurel*



Myrica gale
*Sweetgale*



Arctostaphylos uva-ursi
*Kinnikinnick*



Cornus sericea 'Isanti'
*Red Twig Dogwood*



Mahonia aquifolium 'Compacta'
*Oregon Grape*



Rosa rugosa 'Frau Dagmar Hastrup'
*Dwarf Rugosa Rose*



Arunucs dioicus 'Misty Lace'
*Dwarf Goatsbeard*



Cornus stolonifera 'Kelseyi'
*Kelsey Dogwood*



Distylium 'Jewelbox'
*Jewelbox Distylium*



Liriope spicata
*Creeping Lilyturf*



Choisya 'Aztec Pearl'
*Mexican Orange*



Itea virginica 'Sprich'
*Little Henry Sweetspire*



Geranium 'Azure Rush'
*Hardy Geranium*



Pinus mugo 'Slowmound'
*Mugo Pine*



Calluna vulgaris 'Spring Torch'
*Spring Torch Heather*

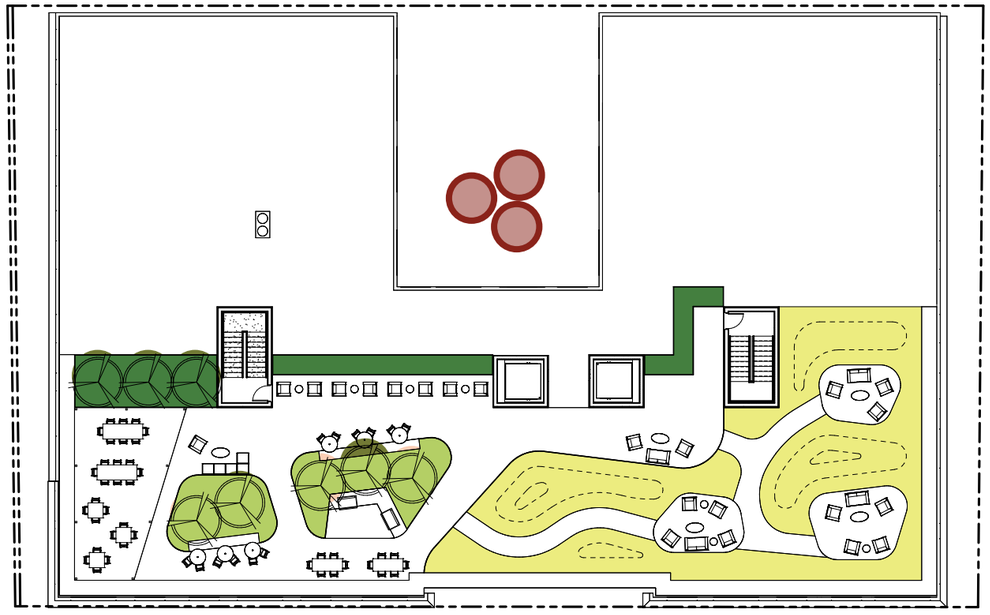


Iris douglasii
*Douglas Iris*

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# LANDSCAPE PLAN & PLANTING PLAN





Tsuga mertensiana
*Mountain Hemlock*



Amelanchier 'Autumn Brilliance'
*Serviceberry*



Acer circinatum 'Pacific Fire'
*Vine Maple*



Sarcococca confusa
*Sweetbox*



Dryopteris erythrosora
*Autumn Fern*



Dicentra formosa
*Pacific Bleeding Heart*



Maianthemum racemosum
*False Solomon's Seal*



Juncus patens 'Elk Blue'
*Spreading Rush*



Iris douglasii
*Douglas Iris*



Mahonia 'Soft Caress'
*Soft Caress Mahonia*



Gaultheria shallon
*Salal*



Polystichum munitum
*Western Sword Fern*



Panicum virgatum 'Rostralbusch'
*Red Switchgrass*



Festuca idahoensis 'Siskiyou Blue'
*Blue Idaho Fescue*



Rosa 'Frau Dagmar Hastrup'
*Rugosa Rose*



Aruncus dioicus 'Misty Lace'
*Dwarf Goatsbeard*



Anaphalis margaritacea
*Pearly Everlasting*



Hydrangea quercifolia 'Pee Wee'
*Oakleaf Hydrangea*



Myrica gale
*Sweetgale*



Sedum oreganum
*Oregon stonecrop*



Deschampsia cespitosa 'Goldtau'
*Tufted Hair Grass*



Aster douglasii
*Douglas Aster*

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# 11.0 ELEVATIONS



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# BROADWAY E.




## ELEVATIONS



1 **METAL ACCENTS**
DARK BRONZE



2 **STONE VENEER**
DARK



3 **5/8" FIBER CEMENT BOARD**
LIGHT



4 **STONE VENEER**
LIGHT PATTERNED



5 **5/8" FIBER CEMENT BOARD**
DARK



6 **GLASS**



7 **FULL SIZE BRICK**
CHARCOAL



8 **ALUM. SOFFIT**
IMITATION WOOD

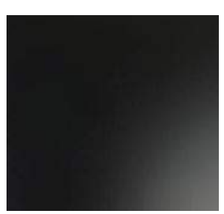
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## E. MERCER ST



1 **METAL ACCENTS**
DARK BRONZE



2 **STONE VENEER**
DARK



3 **5/8" FIBER CEMENT BOARD**
LIGHT



4 **STONE VENEER**
LIGHT PATTERNED



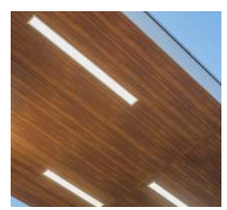
5 **5/8" FIBER CEMENT BOARD**
DARK



6 **GLASS**



7 **FULL SIZE BRICK**
CHARCOAL



8 **ALUM. SOFFIT**
IMITATION WOOD

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## 10TH AVE E




## ELEVATIONS



1 **METAL ACCENTS**
DARK BRONZE



2 **STONE VENEER**
DARK



3 **5/8" FIBER CEMENT BOARD**
LIGHT



4 **STONE VENEER**
LIGHT PATTERNED



5 **5/8" FIBER CEMENT BOARD**
DARK



6 **GLASS**



7 **FULL SIZE BRICK**
CHARCOAL



8 **ALUM. SOFFIT**
IMITATION WOOD

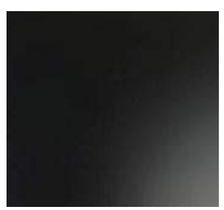
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# NORTH ELEVATION



1 **METAL ACCENTS**
DARK BRONZE



2 **STONE VENEER**
DARK



3 **5/8" FIBER CEMENT BOARD**
LIGHT



4 **STONE VENEER**
LIGHT PATTERNED



5 **5/8" FIBER CEMENT BOARD**
DARK



6 **GLASS**



7 **FULL SIZE BRICK**
CHARCOAL



8 **ALUM. SOFFIT**
IMITATION WOOD

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# COURTYARD ELEVATIONS










## ELEVATIONS



1 **METAL ACCENTS**
DARK BRONZE



2 **STONE VENEER**
DARK



3 **5/8" FIBER CEMENT BOARD**
LIGHT



4 **STONE VENEER**
LIGHT PATTERNED



5 **5/8" FIBER CEMENT BOARD**
DARK



6 **GLASS**



7 **FULL SIZE BRICK**
CHARCOAL



8 **ALUM. SOFFIT**
IMITATION WOOD

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# 12.0 MATERIAL AND COLOR PALETTE



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1 GUARDRAIL/BALCONY -
BLACK METAL



2 STOREFRONT -
BLACK



3 VINYL WINDOW -
BLACK



4 METAL - DARK BRONZE



5 STONE VENEER - DARK



6 5/8” FIBER CEMENT BOARD - LIGHT



7 STONE VENEER - LIGHT PATTERNED



8 IMITATION - WOOD ALUM. SOFFIT



9 METAL SCREEN



10 GLASS



11 5/8” FIBER CEMENT BOARD - DARK



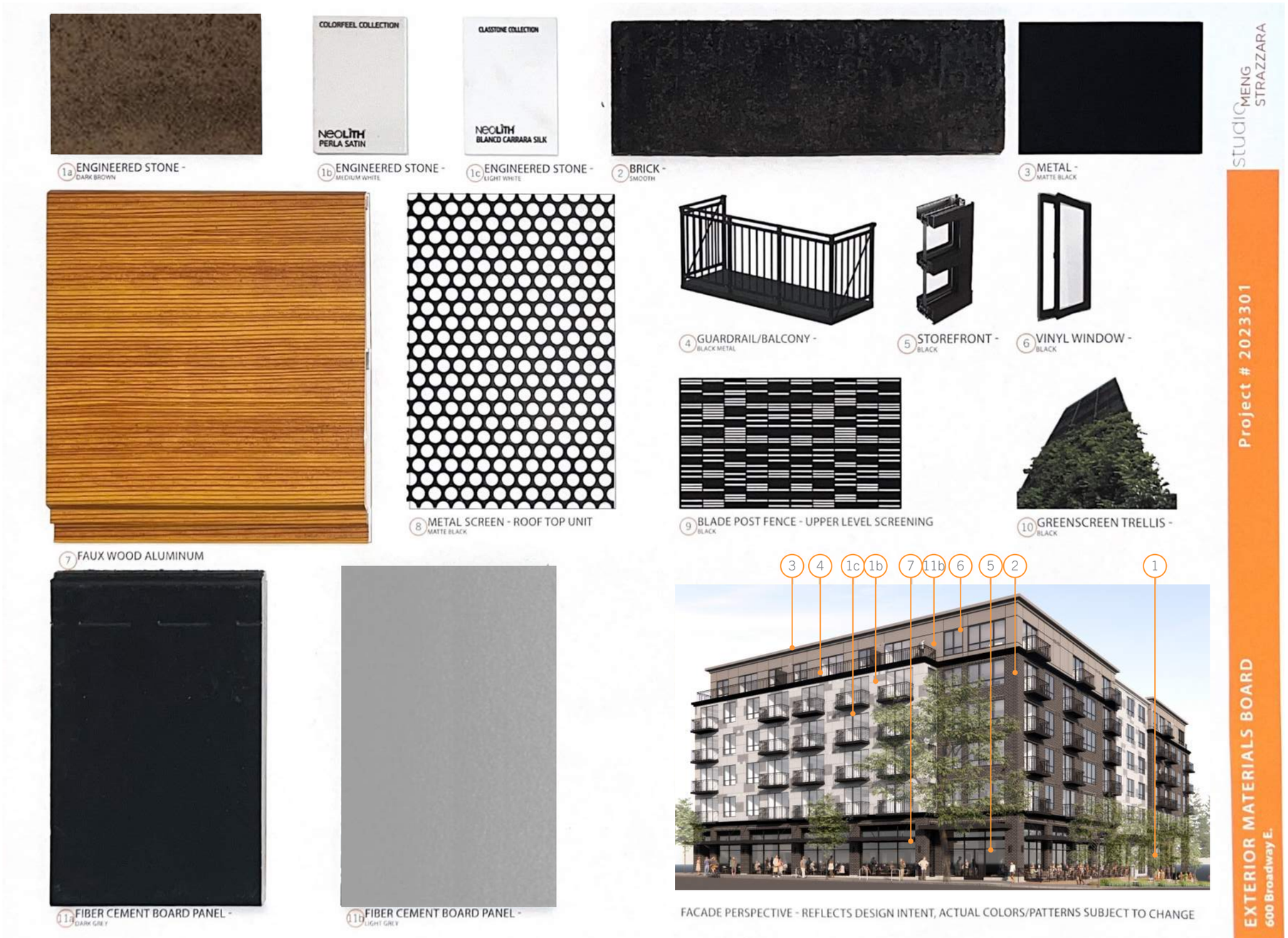
12 CHARCOAL BRICK -
FULL SIZE

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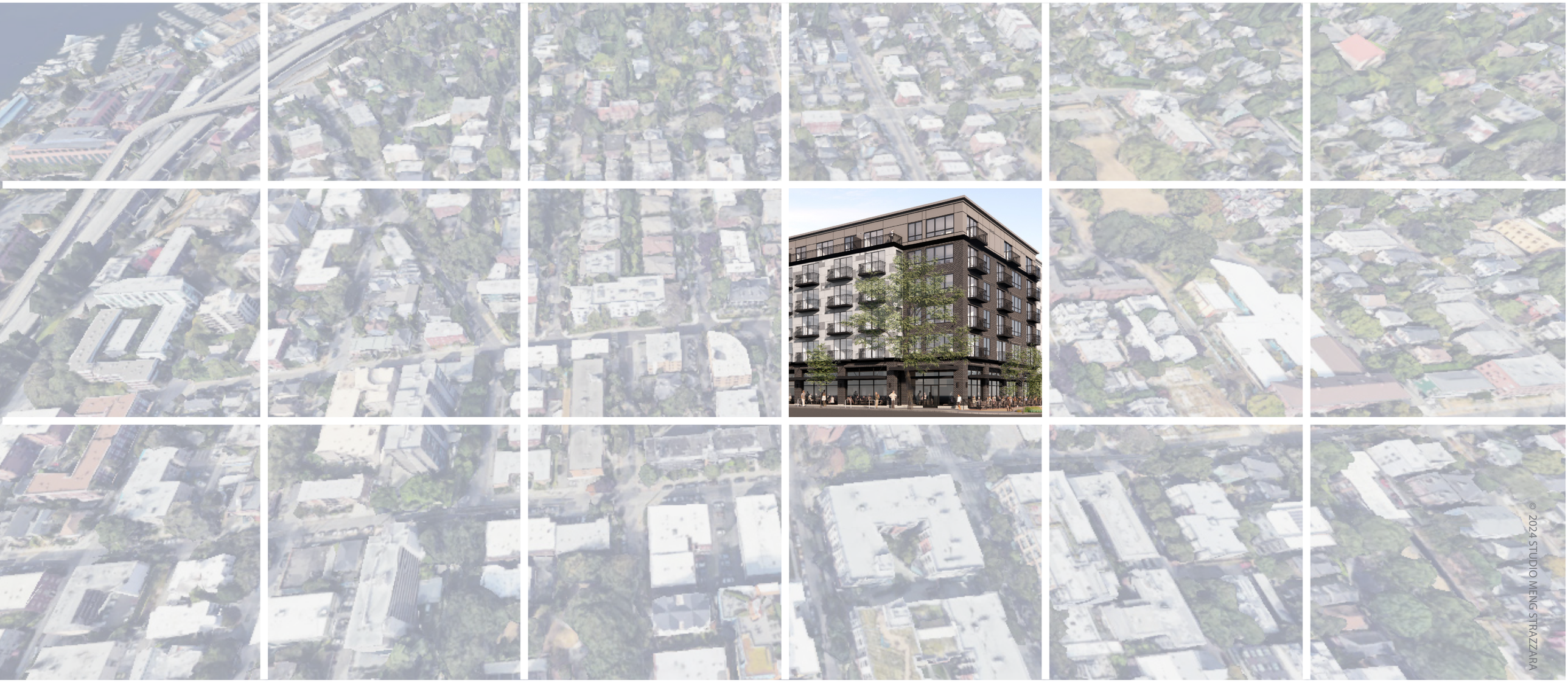
Photo of Physical Material Board




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# 13.0 RENDERINGS



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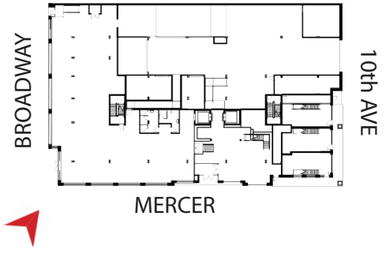


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# 13.0 RENDERINGS



KEY PLAN

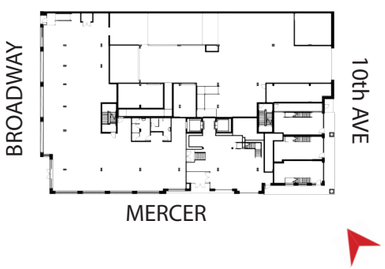



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KEY PLAN




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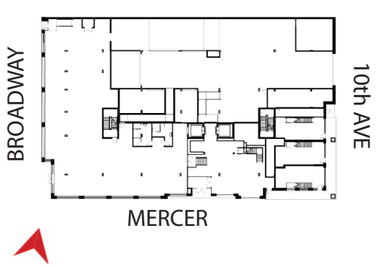


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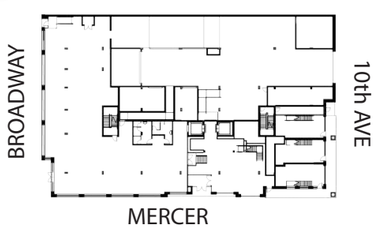



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KEY PLAN




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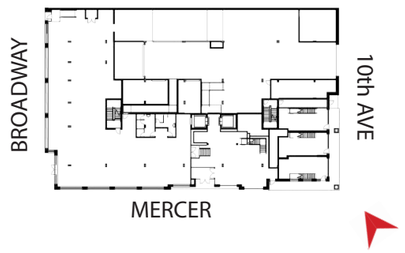


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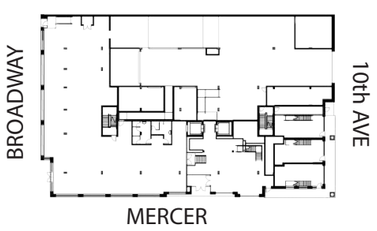



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**KEY PLAN**




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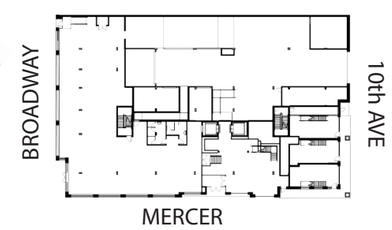


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# 13.0 RENDERINGS



KEY PLAN

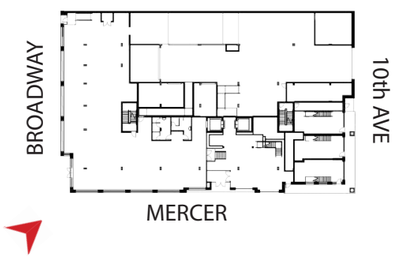



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KEY PLAN




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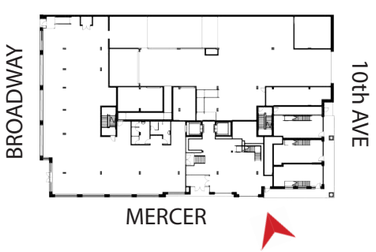


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# 13.0 RENDERINGS



KEY PLAN

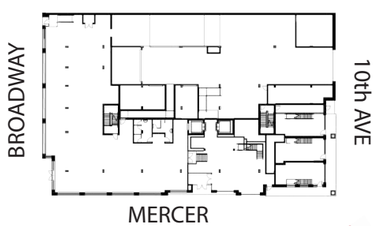



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KEY PLAN




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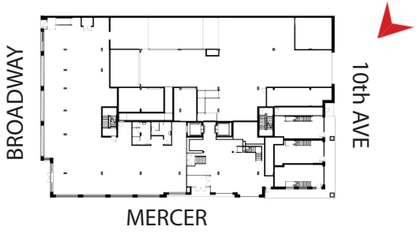


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# 13.0 RENDERINGS



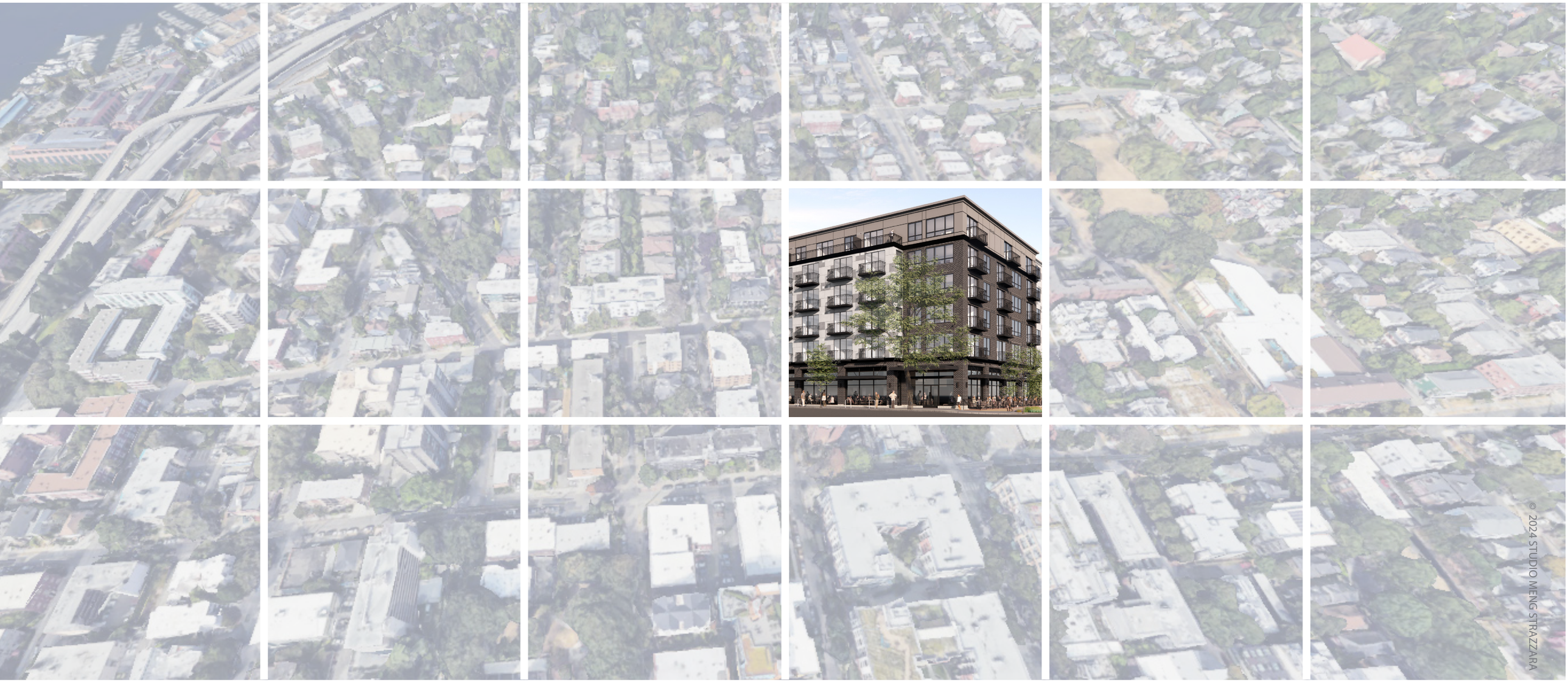
KEY PLAN




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# 14.0 EXTERIOR LIGHTING PLAN

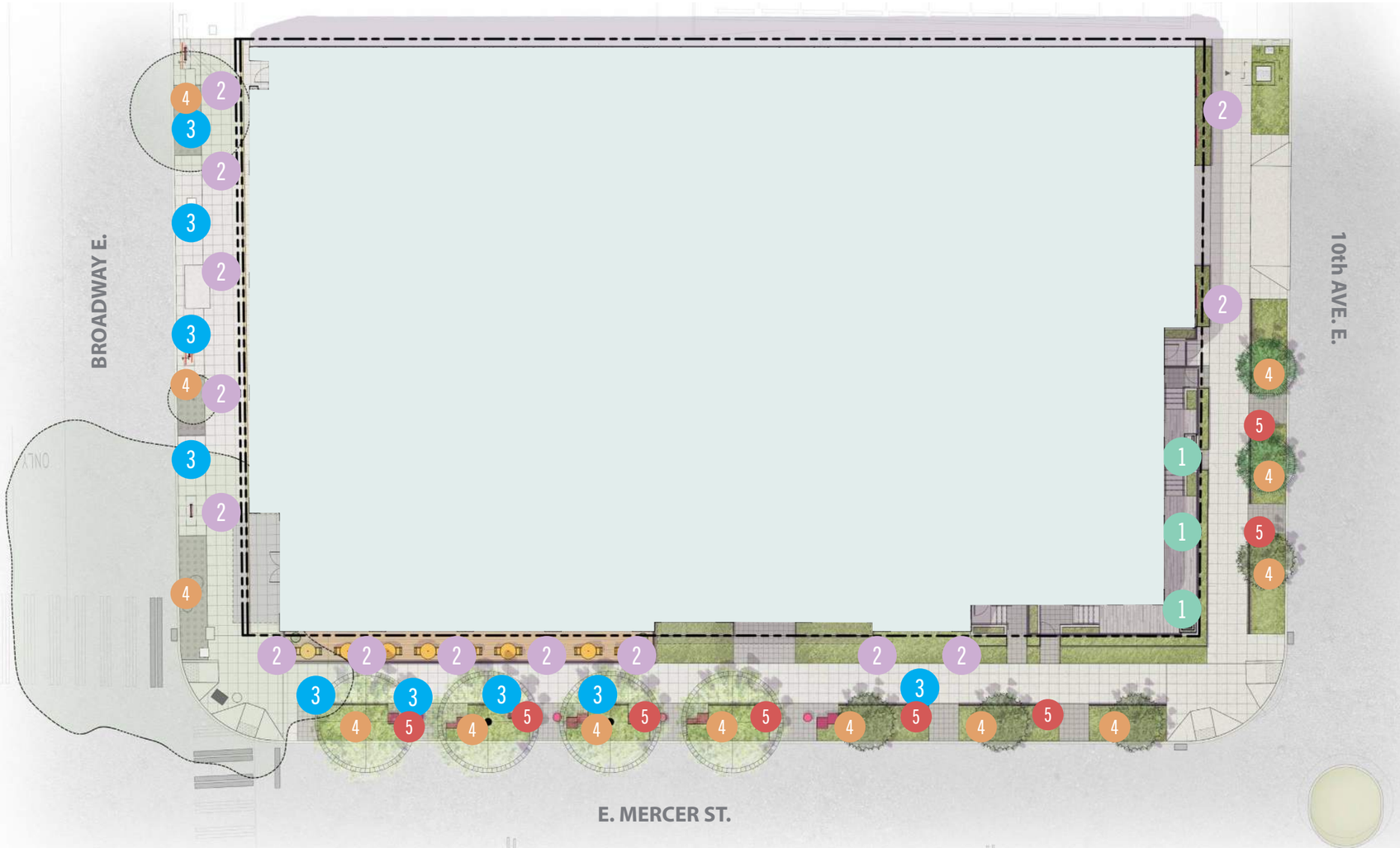


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# 14.0 EXTERIOR LIGHTING PLAN






1 DOWN - GARAGE EXTERIOR LIGHT, WALL MOUNTED



2 UP-DOWN RESIDENTIAL AND COMMERCIAL EXTERIOR WALL MOUNTED LIGHT



3 CANOPY DOWN LIGHT





4 UPLIGHT



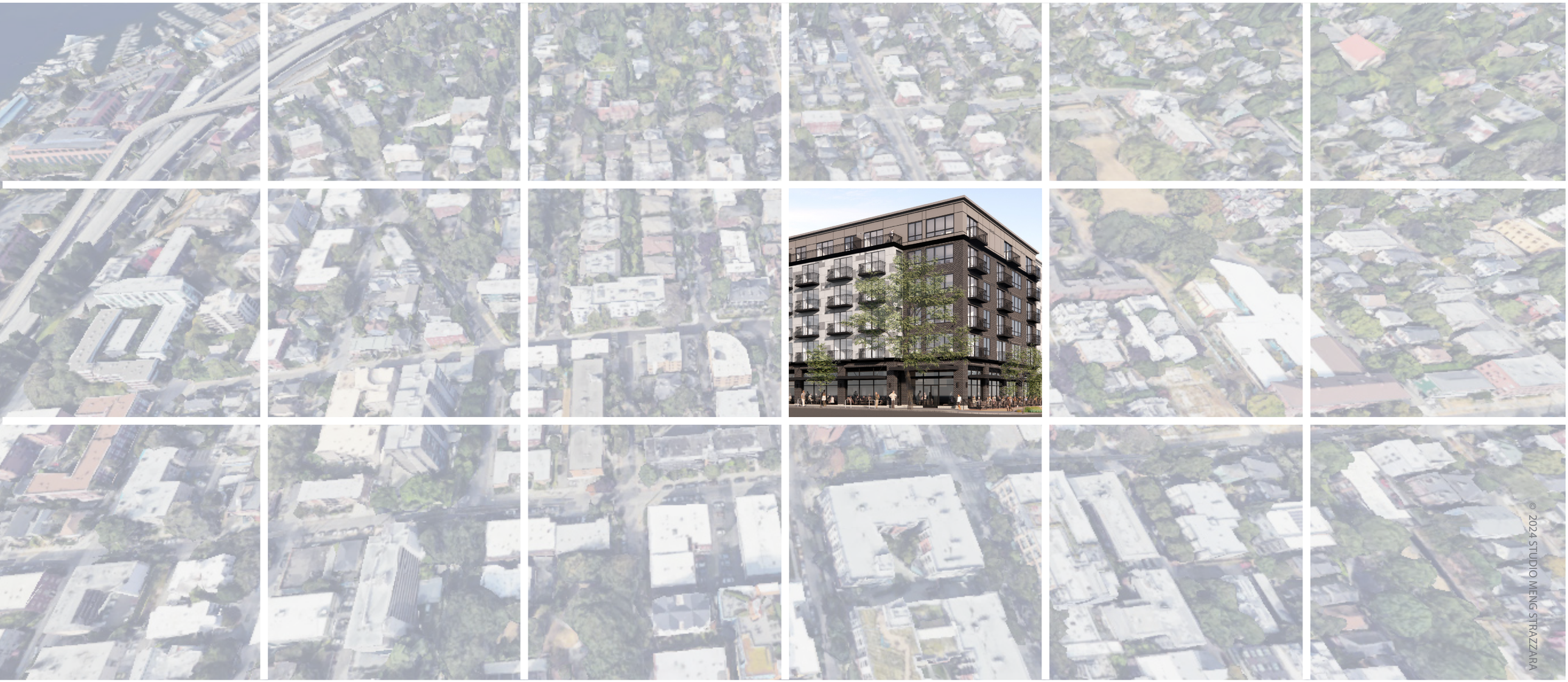


5 PATHLIGHTING

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# 15.0 SIGNAGE CONCEPT PLAN



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# 15.0 SIGNAGE CONCEPT PLAN




## 1 BLADE SIGNAGE EXAMPLES



## 2 RESIDENTAIL ENTRY SIGNAGE EXAMPLE




## 3 FLAT SIGNAGE EXAMPLES




## 4 CANOPY SIGNAGE EXAMPLES



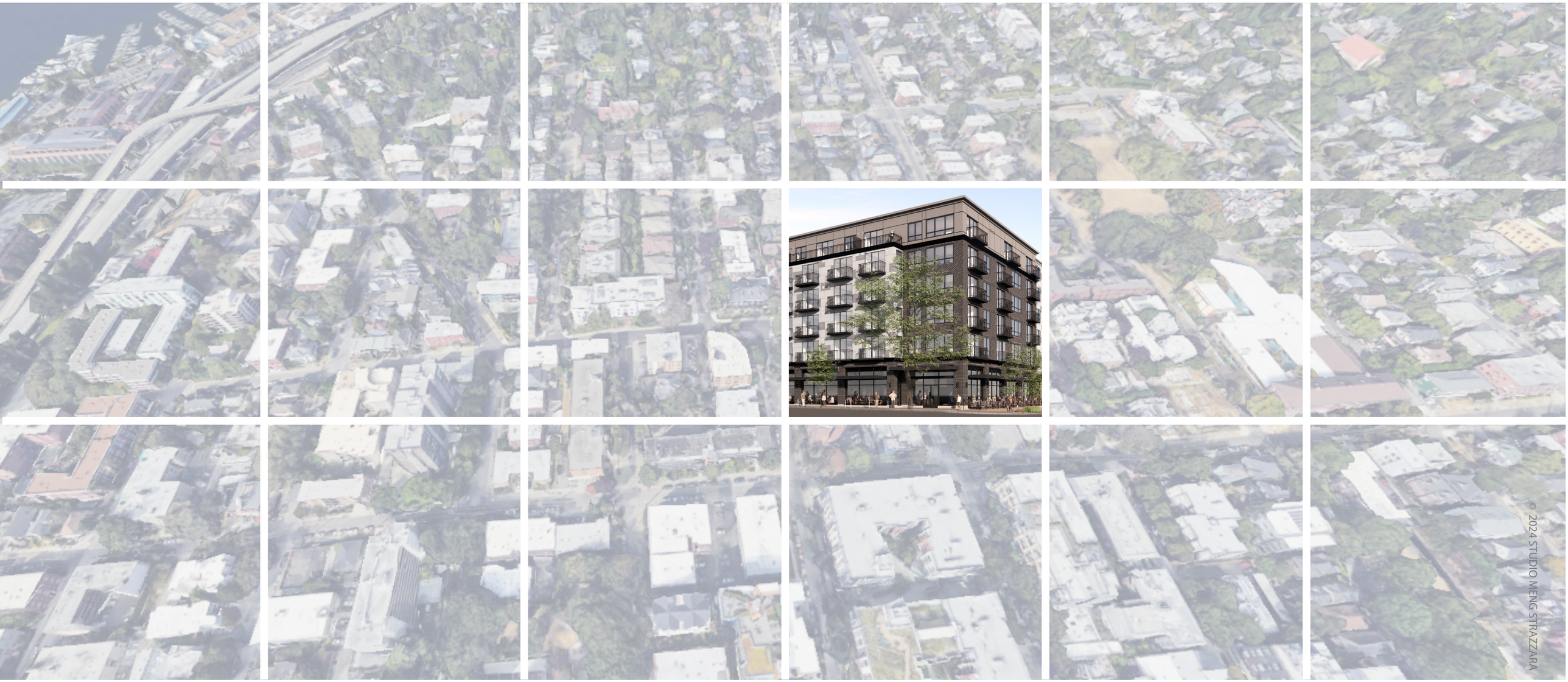




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# 16.0 BUILDING SECTIONS

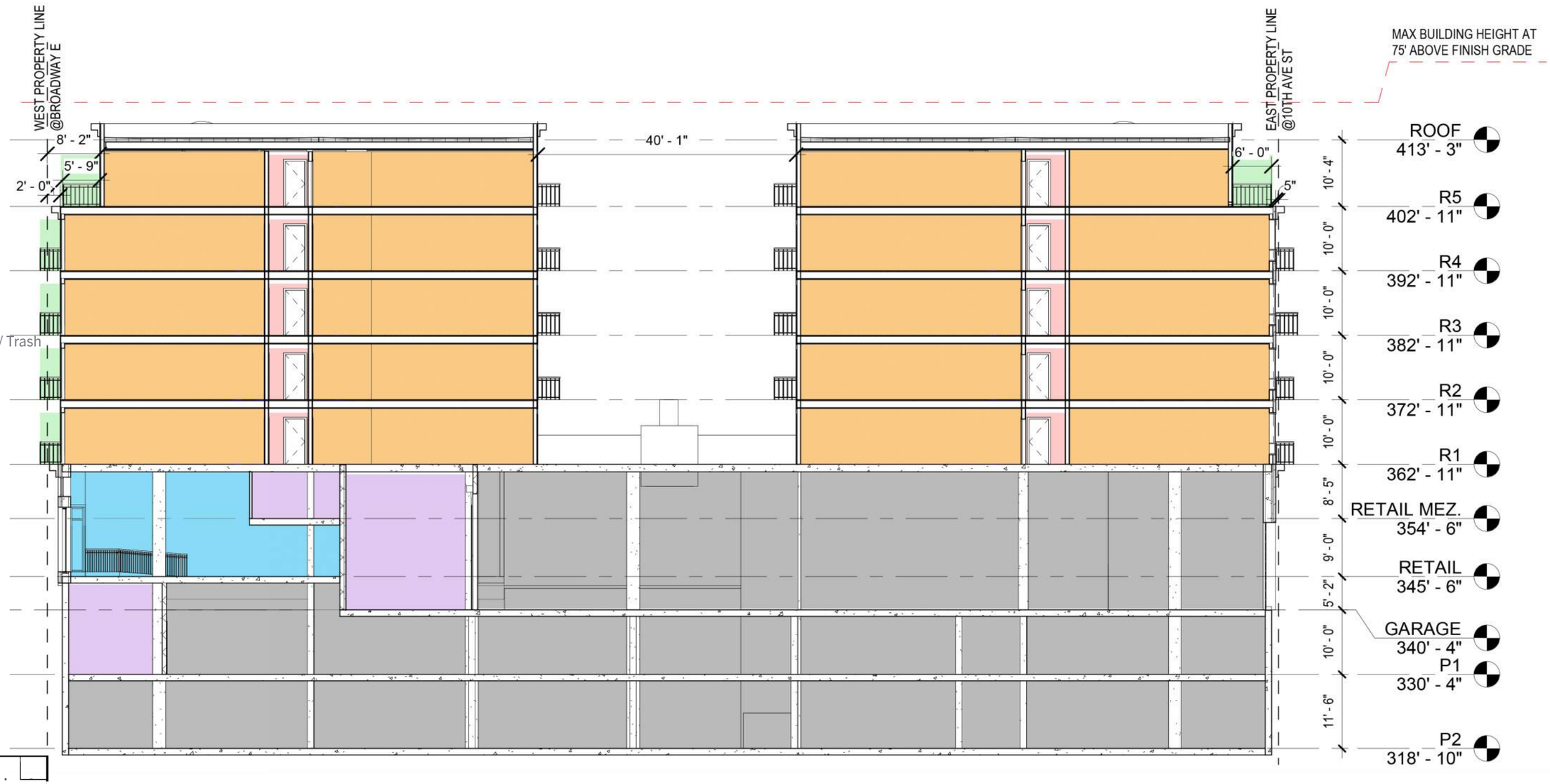


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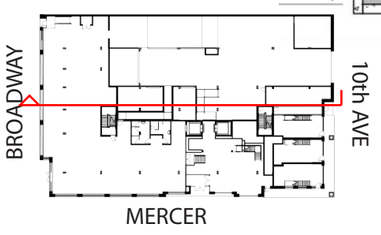
# 16.0 NORTH
## BUILDING SECTIONS




**PROGRAM LEGEND**

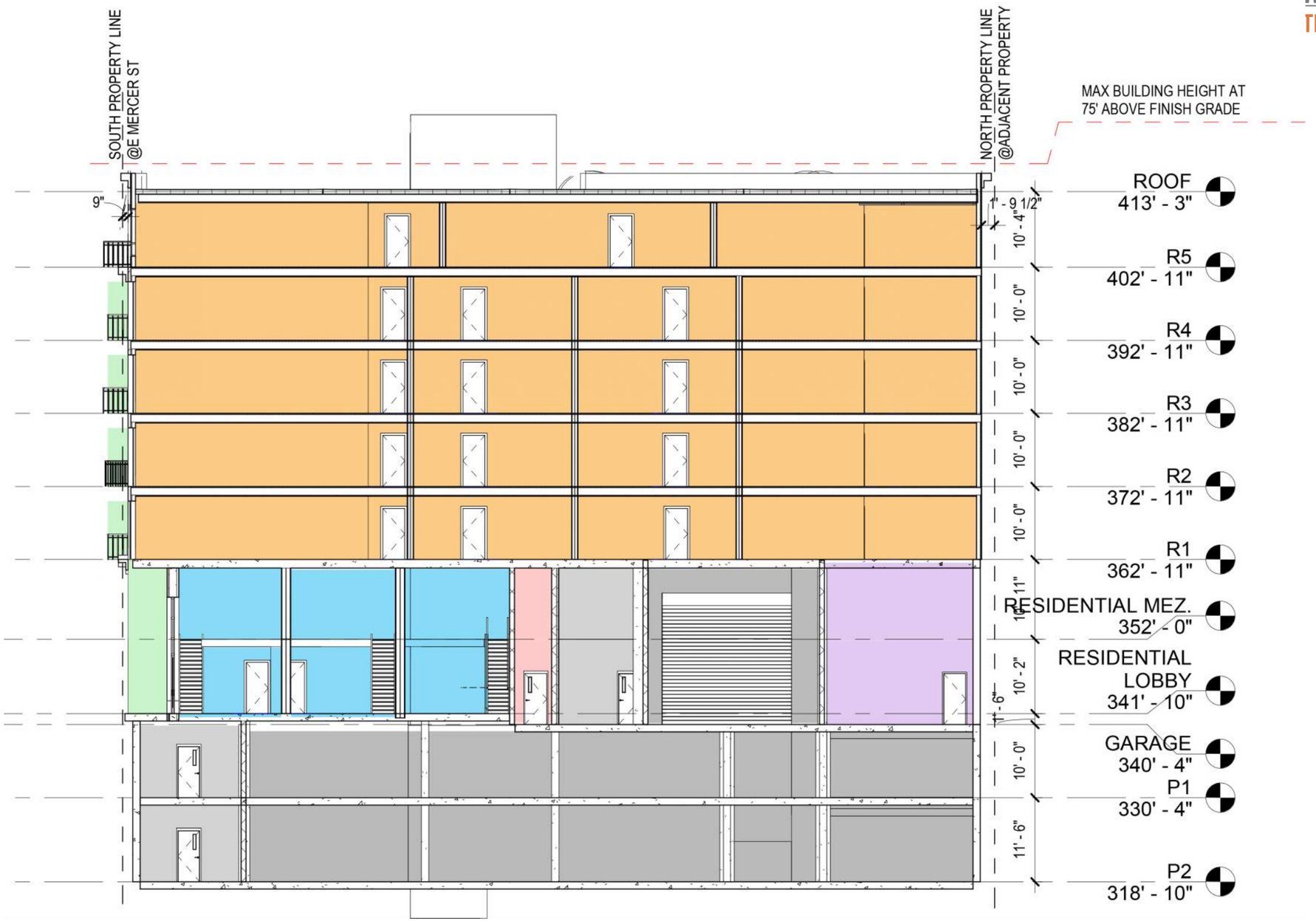
- Building Services / Storage / Trash
- Residential
- Vehicular Parking
- Bike Parking
- Vertical Circulation
- Circulation
- Amenity
- Commercial
- Patio

**KEY PLAN**




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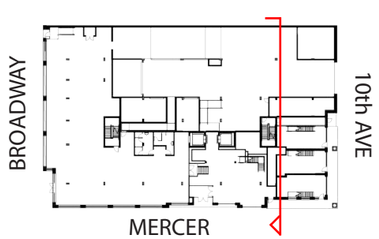
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**PROGRAM LEGEND**

- Building Services / Storage / Trash
- Residential
- Vehicular Parking
- Bike Parking
- Vertical Circulation
- Circulation
- Amenity
- Commercial
- Patio

**KEY PLAN**




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# 17.0 DEPARTURE



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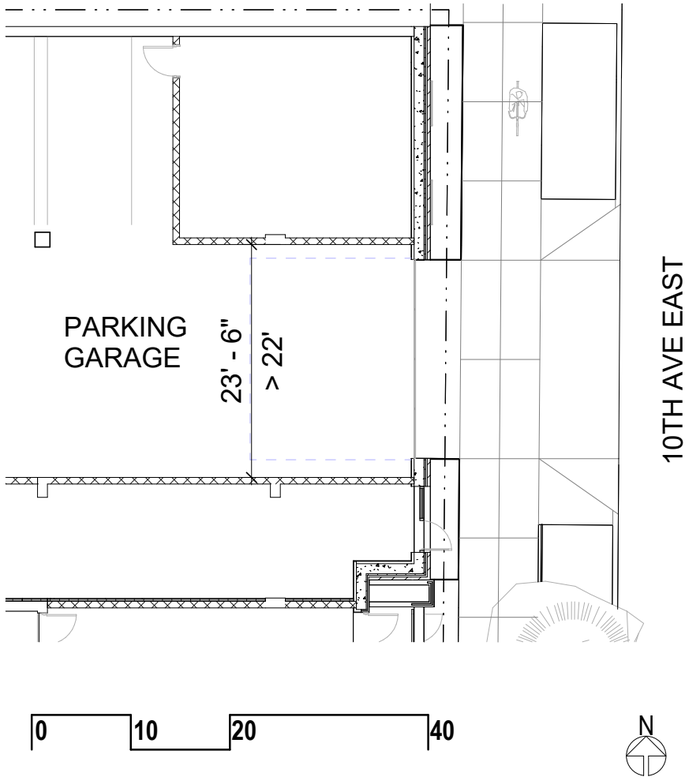


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# DEPARTURE

## Departure Request #1 - SMC 23.54.030.G.2 SIGHT TRIANGLE

| STANDARD | REQUIRED | REQUEST | EXPLANATION | DESIGN GUIDELINE |
|---|---|---|---|---|
| **1. SMC 23.54.030.G.2 SIGHT TRIANGLE** | For two way driveways or easements 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk. The entrance and exit lanes shall be clearly identified. | Waive the sight triangle requirements to allow for a more consistent architectural expression. | Sight triangles disrupt pedestrian frontage. To reduce visual impacts of parking structure, entrance and driveway, projects in urban sites often replace sight triangle with implementation of other safety measures like mirrors. The project proposes convex mirror and textured pavement scoring pattern of the sidewalk in place of the sight triangle to maintain pedestrian safety. | DCI-II Vehicular Access and Circulation<br><br>DC1.C.2 Visual Impact<br><br>DC1.B.1 Access location and Design |

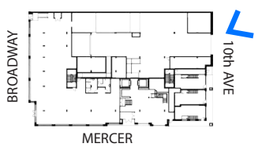





Convex Mirror



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# Thank you!

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