

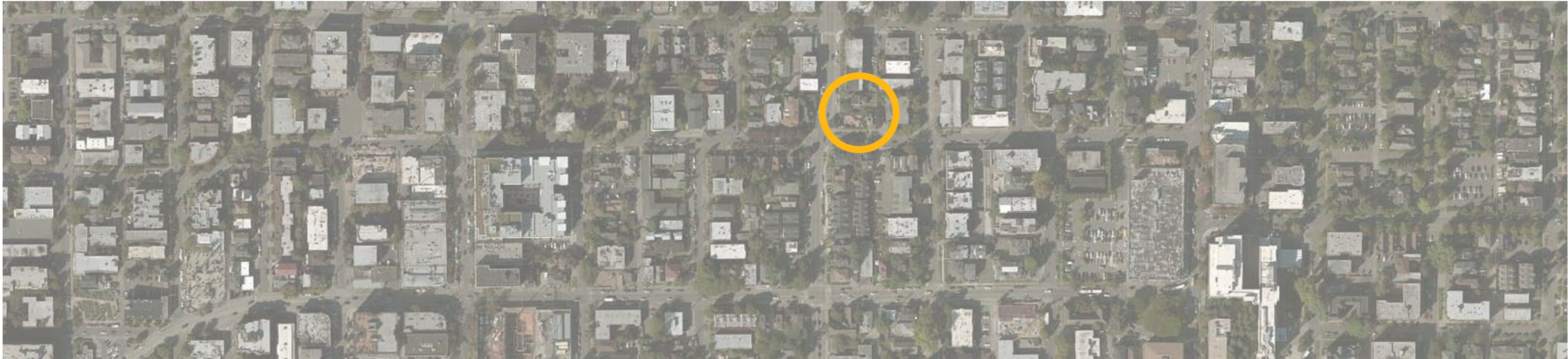
Administrative Design Review

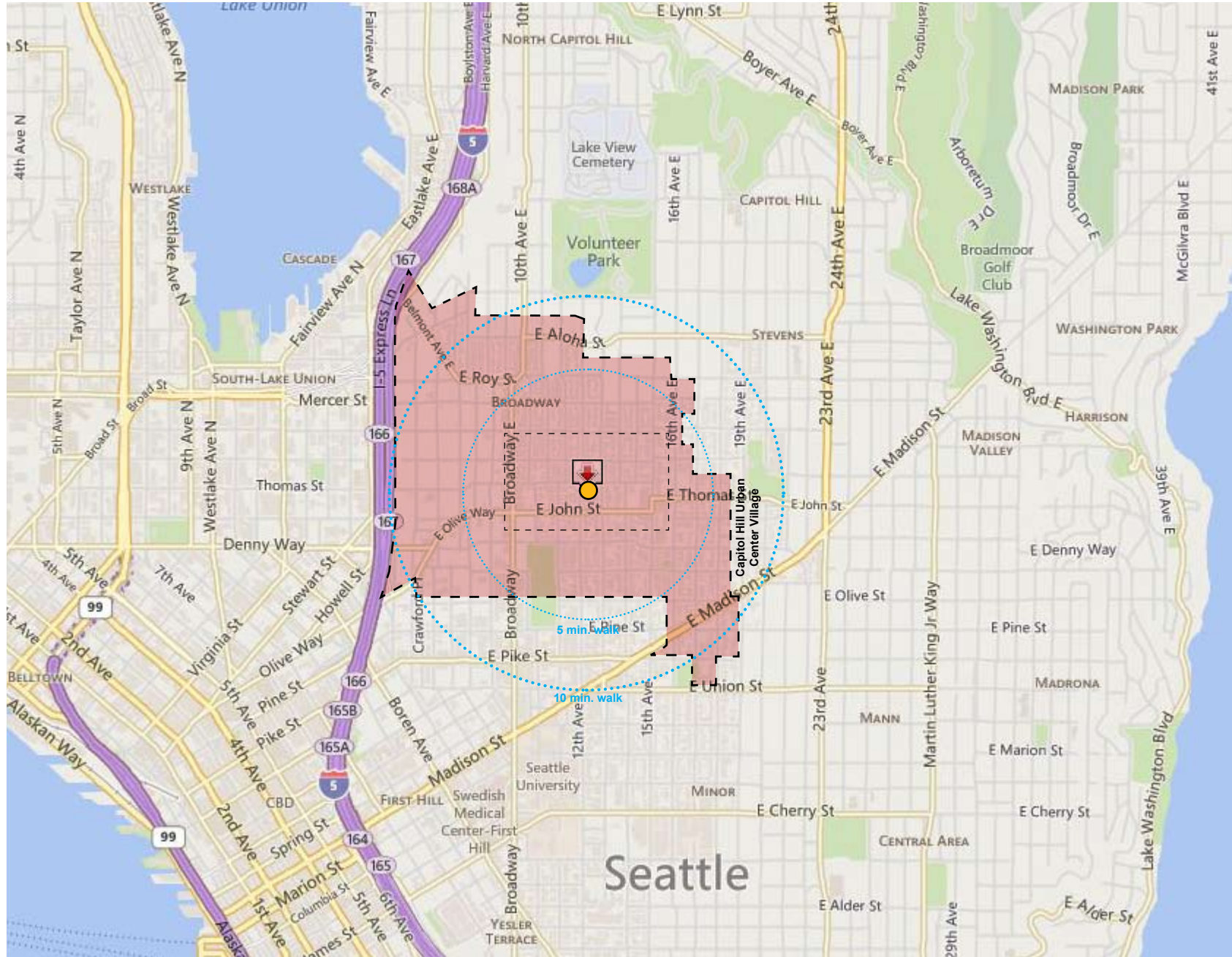
06/10/15

308 12th Ave E
3020441

Development Objectives:

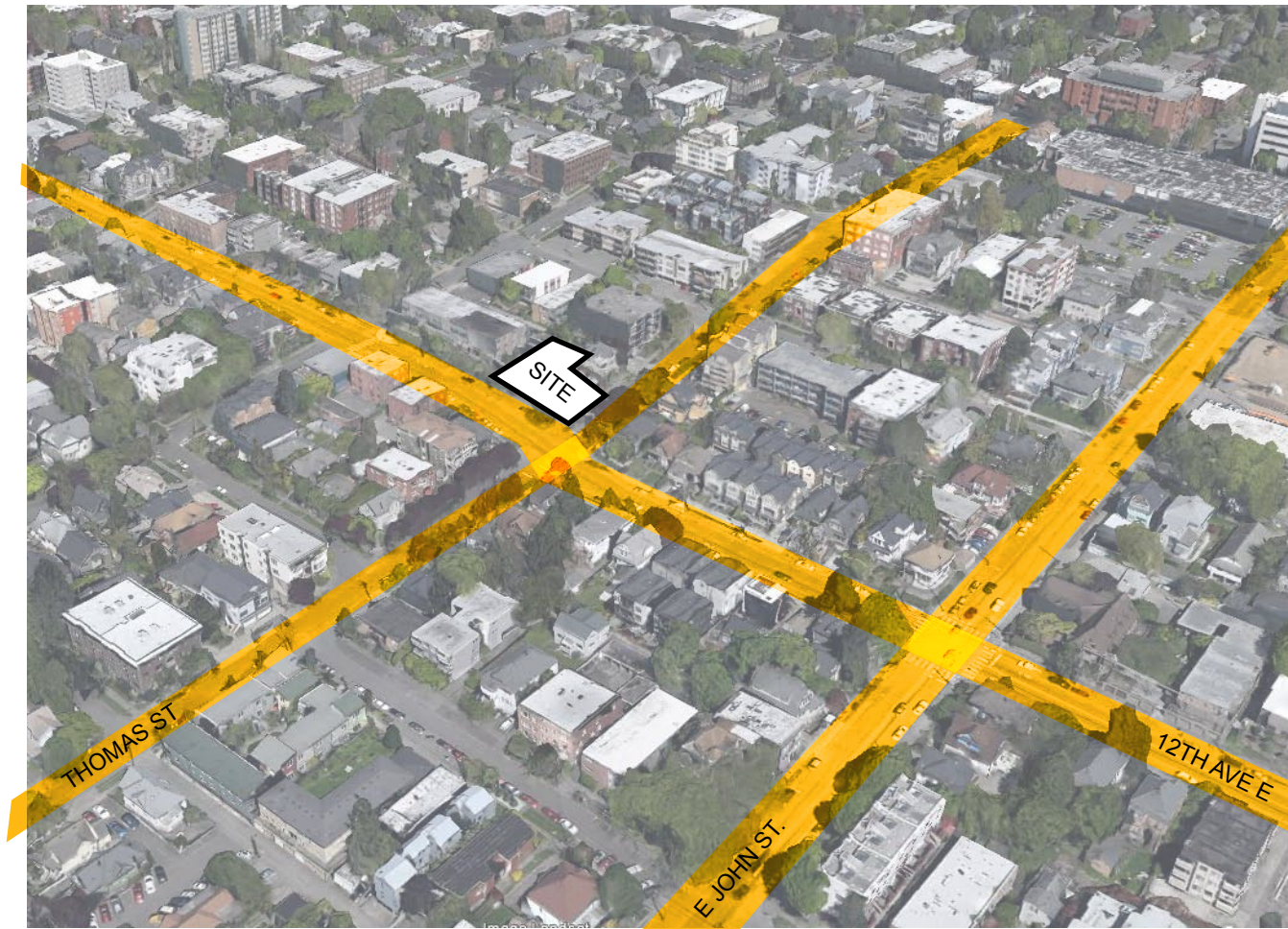
Project proposes 42 unit apartment building (42 total / 32 - Small Eff. Dwelling Units) on two adjacent lots (302 and 308 12th Ave E). No vehicular parking provided. Project includes demolition of residential structures and accessory structures on each lot.





Site Location	308 & 302 12th Ave E
Site Zoning	LR3
Residential Units	42 total (32 - Small Eff. Dwelling Units)
Overlay	Capitol Hill Urban Center Village
SEPA Review	Yes
Parking Required	(0) Required / (0) Provided
Height	Base Height 40' 23.45.514 Max Height 44' (not inc rooftop features)
Site Area	308 12th Ave E - 4600 SF 302 12th Ave E - 3055 SF Total SF - 7655 SF
Floor Area Ratio	Apartments 23.45.510 2.0 if inside Urban Center & meets requirements of 23.45.510.C (complies)
Floor Area	7,655x 2.0 = 15,310 SF (complies - 14,025 provided) Gross Floor Area = 15,630 SF (ground floor area per SMC.23.45.510.E.4 and bike storage area per SMC.23.54.015.K.5- Council Bill #118201 are exempt from FAR calculations)
Setbacks	23.45.518 Front setback: 5' min Rear setback: 15' Side setback: 7' ave. 5' min
Amenity area	23.45.522 7655 SF x 0.25 = 1914 SF required (complies) 50% req. as common a.a. @ ground level = 956 SF

Administrative Design Review

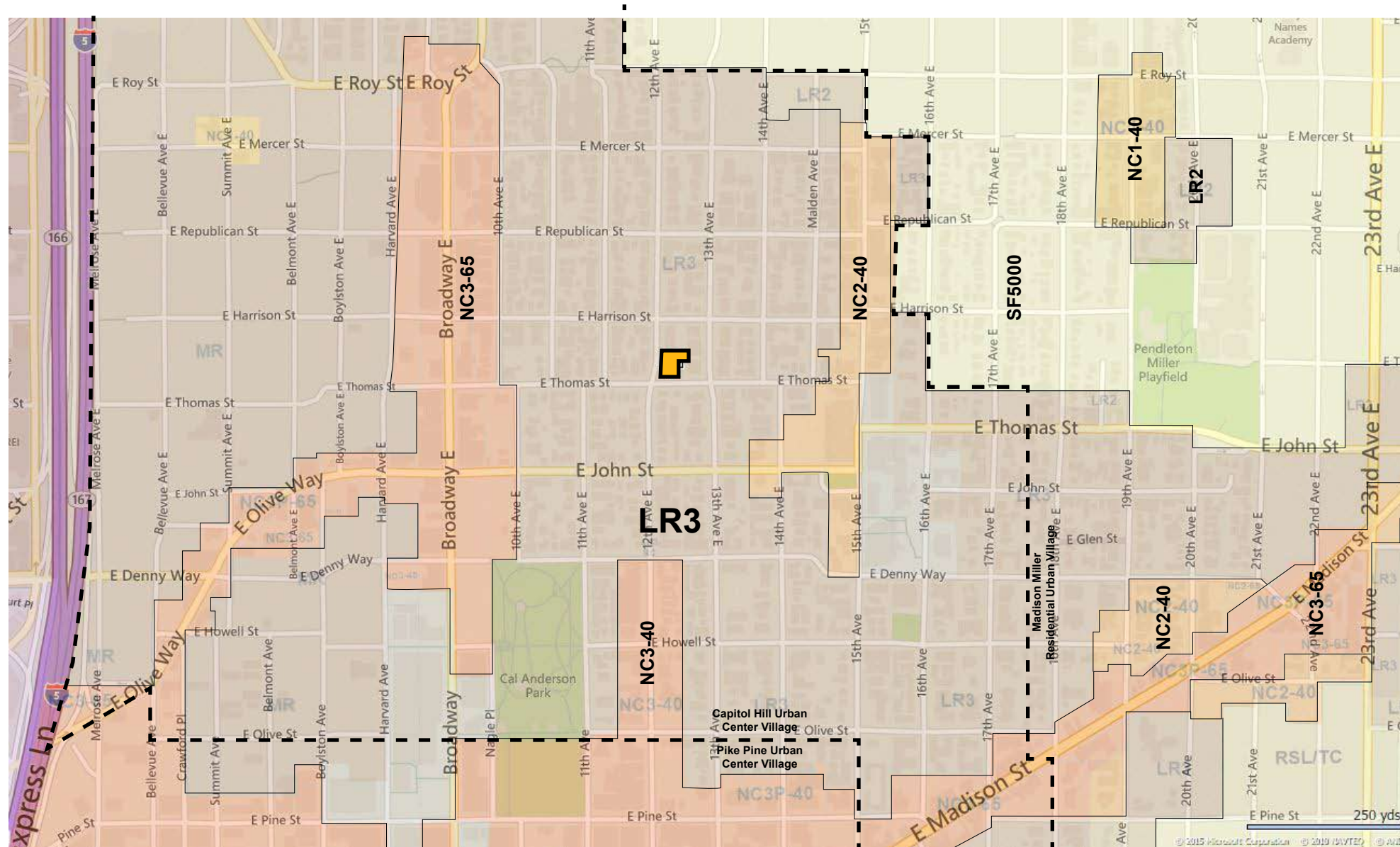


The site is located at the corner of 12th Ave E & E Thomas St in the Capitol Hill neighborhood of Seattle on the western uphill slope of the hill. There is a mix of housing types in the immediate vicinity of the site that are mostly multi-family apartments and smaller duplexes and triplexes that are in converted single family houses.



With 15th Ave E to the east and Broadway to the west, the site is bordered by commercial activity with access to grocery stores, restaurants, medical offices and other neighborhood amenities. The site will receive ample solar exposure from the south and west with partial blockage from the east. There are great views southwest and west from the site towards downtown and out towards the Puget Sound.

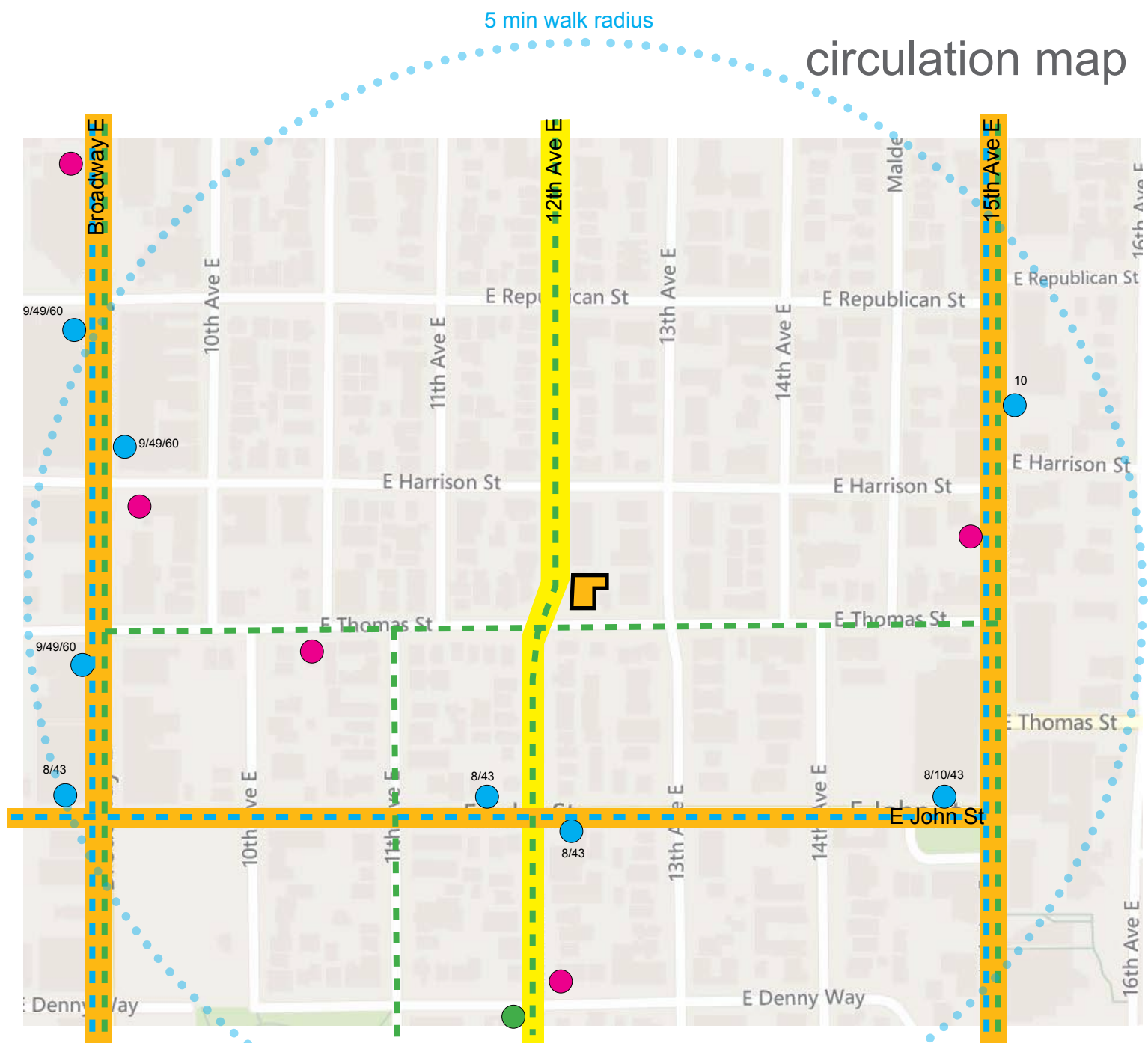
zoning map



This area of Capitol Hill is predominantly LR3 with NC zones to the east along 15th Ave (which has restaurants, shops, grocery stores and other amenities), to the west along Broadway (with many types of neighborhood amenities) and to the south along 12th Ave (with a growing number of mixed use structures).

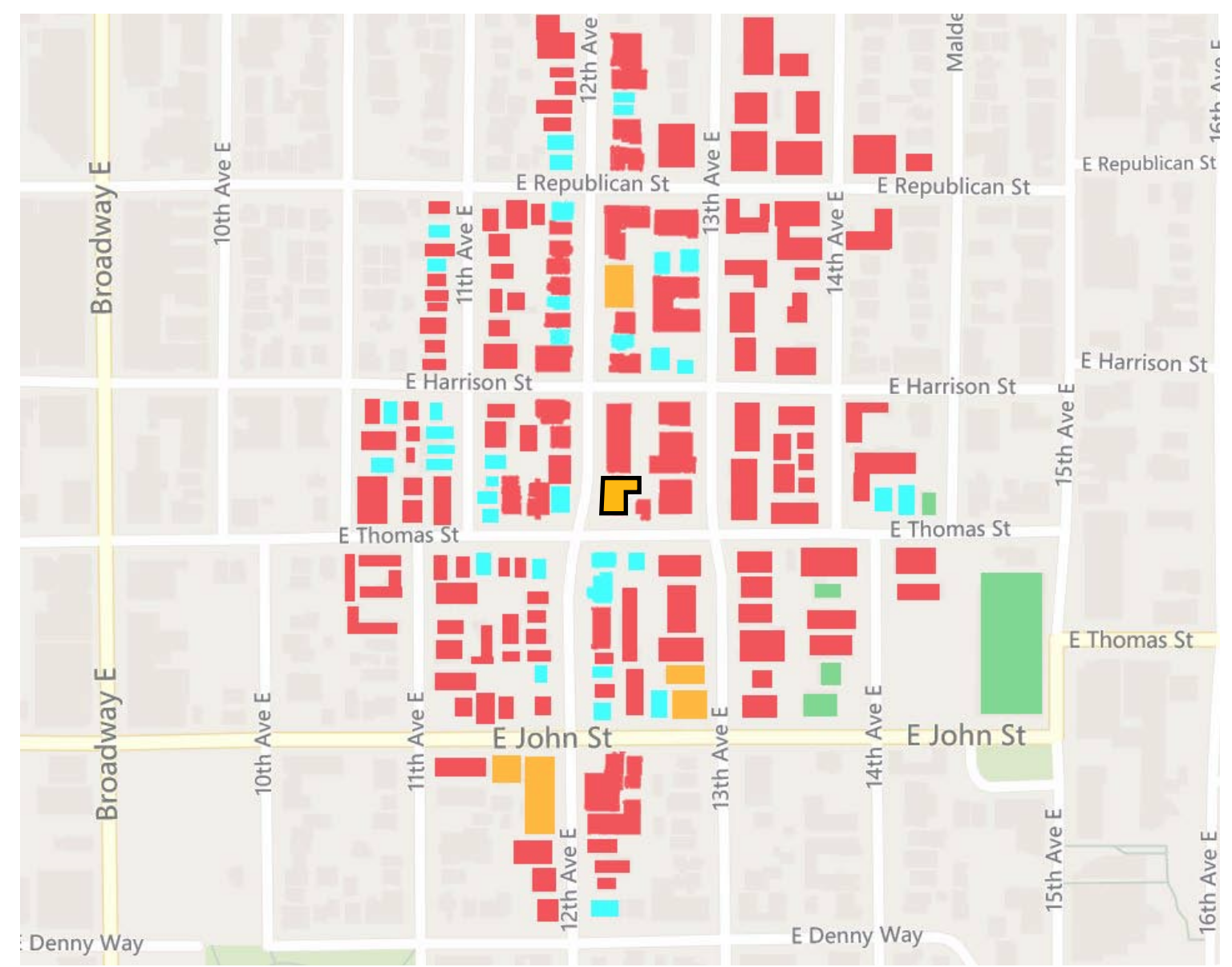
The site is well within the Urban Village overlay and has excellent access to a variety of forms of public transit, bike paths and car sharing opportunities.

Section 1 - Context Analysis



Circulation
 The site is located on a 12th Ave E, a minor arterial, that carries traffic north and south with minimal stop lights and signs. Thomas Street, which is a residential street, does not feature as much vehicular traffic but does feature a fair amount of bike traffic (as does 12th).
 The nearest bus route is ~600 feet to south of the site along E John St where the #8 and #43 busses pick up on a regular basis and carry passengers downtown and to the U-District (43) as well as south towards Rainier Beach and downtown (8).

- Bus Stop
- Zip Car Location
- Presto Bikeshare
- Major Arterial
- Minor Arterial
- Bike Route



Typology / Adjacencies
 The site is bordered with an older craftsman style house to the east that currently exists as a duplex. There is a 24 unit apartment building to the north (Molokai Apts) with at grade parking at the rear of the site. Across 12th Ave E from the site are a variety of apartment buildings and a single family residence at the corner of 12th and Thomas.
 The neighborhood predominantly consists of multi-family structures of 3-4 stories. There is an influx of new construction, mostly to the south of the site along 12th Ave, but there are new townhomes currently under construction just to the north of the site.

Architectural Context Analysis:

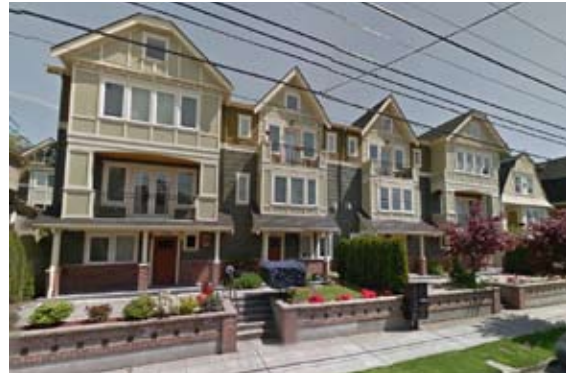
The surrounding context consists of a variety of architectural styles that are constructed of a wide range of materials and forms.

Traditional & Modern

Most of the oldest structures on the block are 1-2 story craftsman homes that are commonly seen towards the northern end of 12th Ave. They have lots of outdoor space and a variety of openings



Single Family Homes converted to multifamily on 12th



New townhomes on 12th in a neo-craftsman style



Molokai - 1963 Modern Apartment building neighbor to the north



Harrison Modern - 1951 Apartment building on 12th

Brick Apartments

Most of these buildings were built in the mid 1920s, with some as early as the turn of the century. They feature grand entrances, punched openings and minimal outdoor space.



Casa Nita Apartments 1925 on 12th and Republican



Alyward Apartments 1909 on 12th and Howell



Rhodes Apartments 1928 on 12th

Contemporary

Built within the last 2 years, these properties represent the new types of housing and development in the neighborhood. Large openings, efficient units, roof decks, balconies, outdoor space.



Microhousing LLC on 12th



Capitol Park Apartments on 12th



Sola 24 Apartments on 12th

Under Construction

There are several projects under construction or nearing construction within a short distance of this site that range from townhouses to apartment buildings.



New Multifamily / Mixed Use on 12th



New Apartments on 12th and John



New Townhomes on 12th

Administrative Design Review



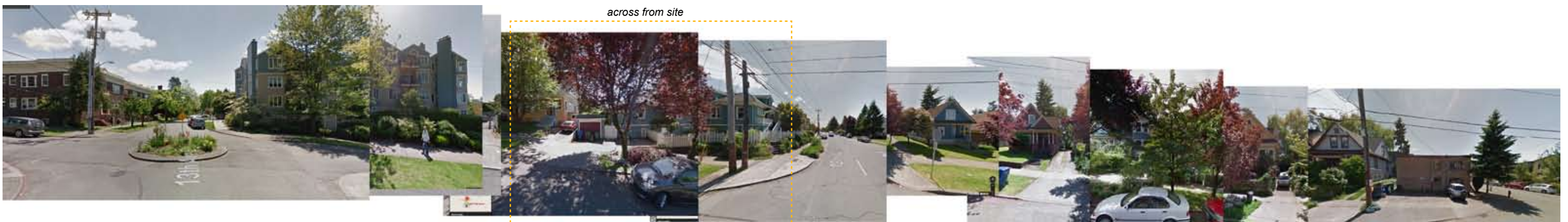
12th Avenue E - East Elevation
3-4 story apartments, new development to the north, moderate tree coverage



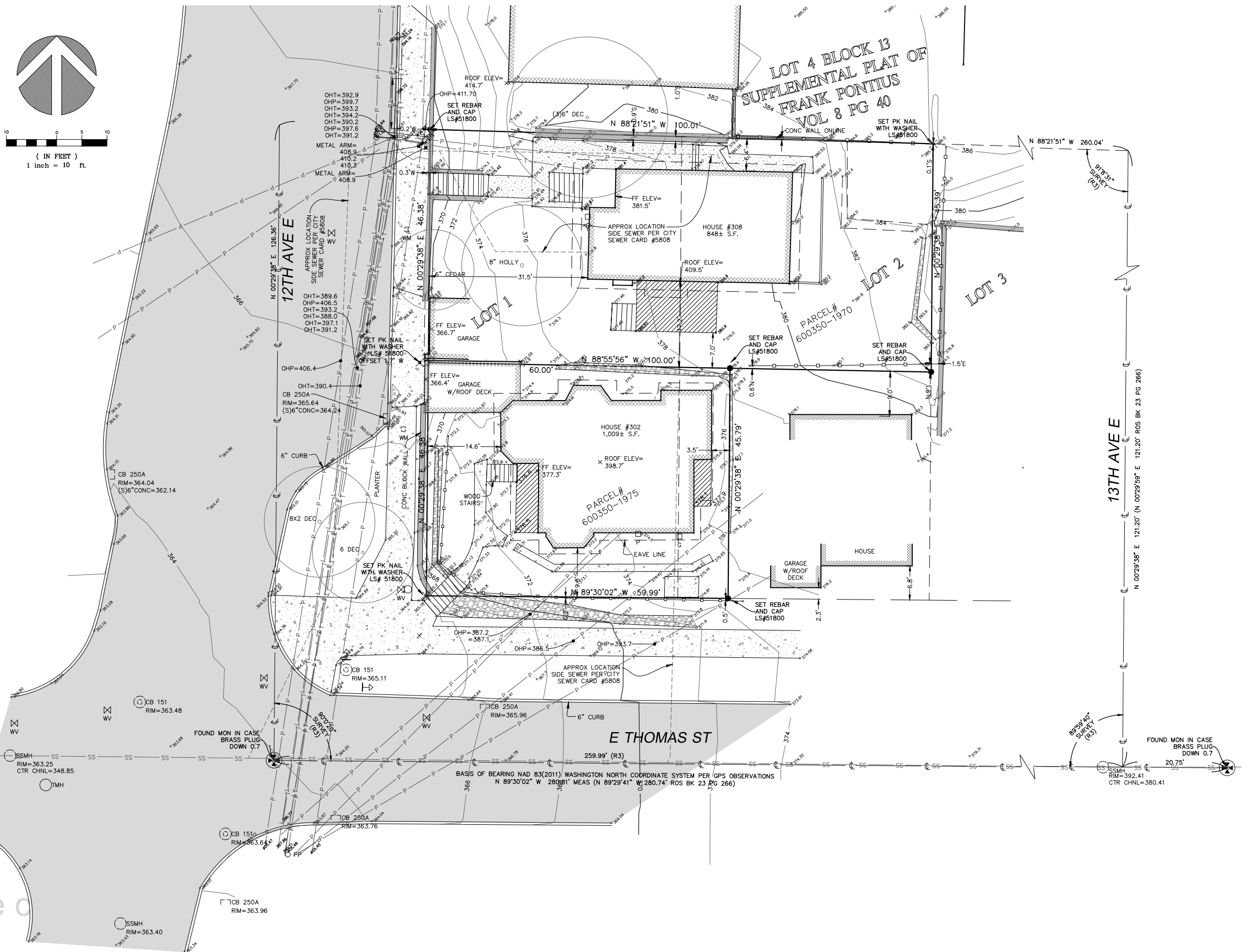
12th Avenue E - West Elevation
Smaller existing structures to the north, 3 story brick apts & single family house across from site



Thomas St - North Elevation
Slopes downhill east to west. 4 story multifamily at 13th Ave E, 3 story house to the east of the site. ample vegetation



Thomas St - South Elevation
Slopes downhill east to west. Single family across from site, Multifamily at 13th Ave E, Large Trees provide coverage.



PARCEL #600350-1970 THE NORTH HALF OF 1 AND 2, BLOCK 60, JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON.

PARCEL #600350-1975 THE SOUTH HALF OF LOT 1 AND WEST 10 FEET OF SOUTH HALF OF LOT 2, BLOCK 60, JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON.

Existing Site

Uses

There are 2 existing structures on the site. 302 12th Ave E is a 980 SF, 1 story, single family residence with a basement and a detached garage on a 3,055 sf lot. 308 12th Ave E is a 2,010 SF, 2 story, triplex with a detached garage on a 4,600 SF lot.

Topography

The site has a steep slope at the western end of the site that reduces in slope towards the eastern end of the site. The site also has a gradual slope upwards from the south to the north. There is a retaining wall on the property to the east.

Access

There is pedestrian access via 2 existing concrete stairs along 12th Ave E. Existing vehicular access is also taken off 12th Ave via an existing curb cut.

Views and Solar Access

The property will have great views south and west towards downtown as well as out towards the Olympic mountains and the Puget Sound from the upper floors and especially at the roof deck. Solar access from the east will be partially blocked by an existing single family residence along Thomas St but will otherwise be unencumbered.

Section 2 - Existing site

site photos



1. southwest - corner of site at 12th and Thomas



2. northwest corner of site on 12th



3. southern edge of site along Thomas St.

1. The southwest corner of the site is an active intersection for all modes of travel and has a high degree of visibility from the south as well as the west.

2. The northwest corner of the site features a high planter along 12th Ave E and a narrow sidewalk along the properties to the north.

3. The southern edge of the property is heavily landscaped, with provides a lush pedestrian experience but removes the chance for more “eyes on the street”. There is an existing duplex residence to the east that has a very tall hedge along its western property line and exterior decks at the south west corner.

4. The back yard slopes slightly uphill towards the northern and eastern portions of the site. It is currently overlooked by the property to the east, which has portal windows and outdoor decks.

5. The north side yard features an existing concrete wall and minimal landscaping. It is overlooked by operable windows from the building to the north.



4. Back Yard



5. North Side Yard

CS1: Natural Systems And Site Features

Use Natural Systems And Features Of The Site And Its Surroundings As A Starting Point For Project Design.

B. SUNLIGHT AND NATURAL VENTILATION

1. The project will aim to implement natural ventilation techniques as well as having as many units as possible having access to views, light and air.

CS2: Urban Pattern And Form

Strengthen The Most Desirable Forms, Characteristics, And Patterns Of The Streets, Block Faces, And Open Spaces In The Surrounding Area.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

2. Connection to the Street:

The project will have a strong connection with the street. There will be a main grand staircase from 12th Ave E and another entrance off Thomas St with accessible ramp and stair. Ground level patios and recessed balconies will be located along 12th and will encourage public interaction at the street level.

C. RELATIONSHIP TO THE BLOCK

1. Corner Sites:

It is important for the project to respond to its context and define the corner with a strong built form, which is also seen in many of the other historic buildings along 12th. At the same time, the building will feature a recessed base where relief will be made at the corner for patios and landscaping.

D. HEIGHT, BULK, AND SCALE

1. Existing Development and Zoning:

The building will respect the current height limits imposed on LR3 apartment structures but will also feature setbacks at the upper portions of the building to respond to the adjacent sites.

5. Respect for Adjacent Sites:

As opposed to having a double loaded corridor with units facing the interior of the site and the adjacent buildings, it is important for the building to direct views out and away from adjacent windows towards the great views of the surrounding context.

CAPITOL HILL SUPPLEMENTAL GUIDANCE

CS2: Urban Pattern And Form

Strengthen The Most Desirable Forms, Characteristics, And Patterns Of The Streets, Block Faces, And Open Spaces In The Surrounding Area.

I. Streetscape Compatibility

Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. The character of a neighborhood is often defined by the experience of walking along its streets. How buildings meet the sidewalk helps determine the character, scale and function of the streetscape. The siting of a new building should reinforce the existing desirable spatial characteristics of the Capitol Hill streetscapes. (see earlier response CS2-B)

II. Corner Lots

Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill's small-scale blocks provide numerous opportunities for special corner treatments. Prominent building entries and landscaped courtyards create interesting focal points at each corner. (see earlier response CS2-C)

ii. Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way.

CS3: Architectural Context And Character

Contribute To The Architectural Character Of The Neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

2. Contemporary Design: The building will respond to the various architectural characteristics of the neighborhood by integrating various contemporary architectural elements (large openings, efficient use of materials and form and flat roofs for a roof deck) BUT will also use natural and durable building elements to help break down the scale of the building and integrate tactile elements.

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CS3: Architectural Context And Character

Contribute To The Architectural Character Of The Neighborhood.

I. Architectural Concept and Consistency

Neighborhood Priority: A prominent feature of many multifamily projects along 12th Ave E is the grand main entry staircase and landscaped front yards that encourage streetscape interaction. This project's approach has been inspired by those models and will incorporate them into its design approach.

PL1: Connectivity

Complement And Contribute To The Network Of Open Spaces Around The Site And The Connections Among Them.

A. NETWORK OF OPEN SPACES

1. Enhancing Open Space:

The project was inspired by the garden -walk up apartments of the Seattle area that put a focus on exterior circulation that revolves around landscaping and usable outdoor space.

2. Adding to Public Life:

This project will feature exterior walkways that will provide users with opportunities to meet and gather in the presence of light and fresh air. There will also be patios and balconies at the sidewalk level and a public roof deck that will give people the chance to get outside and mingle.

CAPITOL HILL SUPPLEMENTAL GUIDANCE

PL1: Connectivity

Complement And Contribute To The Network Of Open Spaces Around The Site And The Connections Among Them.

I. Human Scale

The project will feature natural elements (wood, metal and concrete) that will provide a human scale to the building.

i. Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.

II. Pedestrian Open Spaces and Entrances

Neighborhood Priority: Maintain and enhance pedestrian scale, activity and comfort. The pedestrian environment (sidewalks, pathways, crossings, entries and the like) should be safe and accessible. The pedestrian environment should connect people to places they want to go, and should provide good spaces to be used for many things. New development should reflect these principles by enhancing commercial district streetscapes that make street-level pedestrian activity a priority. Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered. (see earlier response - PL1)

ii. Create open spaces at street level that link to the open space of the sidewalk.

iii. Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles. (see earlier response - PL2)

III. Personal Safety and Security

The project will create safe, well lit entries and walkways as well as exterior balconies and patios that will emphasize an "eyes on the street" approach that will both foster street level interaction and enforce safety and security.

PL3: Street-Level Interaction

Encourage Human Interaction And Activity At The Street-Level With Clear Connections To Building Entries And Edges.

A. ENTRIES

1. Design Objectives:

The main entry to the project will take the form of a highly visible grand staircase from 12th Ave E that will be well lit and feature quality and durable materials.



Section 4 -Design Guidelines Priorities

B. RESIDENTIAL EDGES

2. Ground-level Residential:

The units at the ground level that face 12th Ave E will have front patios that will provide a buffer between the exterior of the building and the sidewalk. There will be landscaping as well as a low concrete wall to provide a hardscape element to reinforce the division between public and private and encourage safety and security. There will also be adequate lighting for pathway and security elements.

CAPITOL HILL SUPPLEMENTAL GUIDANCE

PL3: Street-Level Interaction

Encourage Human Interaction And Activity At The Street-Level With Clear Connections To Building Entries And Edges.

I. Human Activity

Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill's commercial corridors are among the liveliest pedestrian environments in the city. The mix of small-scale storefronts that house retail, restaurants, and services attract residents and visitors on a daily basis. Proper site planning reinforces the existing pedestrian orientation of the neighborhood.

New development should be sited and designed to encourage human activity on the street. - (see CS2-B)

PL4: Active Transportation

Incorporate Design Features That Facilitate Active Forms Of Transportation Such As Walking, Bicycling, And Use Of Transit.

B. PLANNING AHEAD FOR BICYCLISTS

1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

DC2: Architectural Concept

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

A. MASSING

1. Site Characteristics and Uses:

Given the odd shape of this property and the gradual slope of the existing grade, the massing of the project was arranged to both respond to those factors while also acknowledging its surrounding neighbors. The building has been divided using exterior circulation to break down the massing elements that have been further divided into independent volumes. These volumes will be treated with varying colors or materials to further set them apart. Finally, the volumes have been stepped back at the upper

levels to respond to the adjacent structures and provide relief to the volume at the top. There is a step back in the massing of the building's base at the corner to also provide relief at the public realm.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade Composition:

All facades have been designed in a similar manner to provide consistency in types and sizes of openings but also differentiated in its usage of materials to break down the scale and massing of the project.

C. SECONDARY ARCHITECTURAL FEATURES

1. Visual Depth and Interest:

There will be balconies at the lower portion of the building and stepped back decks at the top level to provide depth to the facade. There will also be voids in the facade where the exterior circulation carries through the project at the main entrance on 12th and the secondary entrance on Thomas St.

D. SCALE AND TEXTURE

1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front. -(see earlier - PL1 I)

DC3: Open Space Concept

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

A. BUILDING-OPEN SPACE RELATIONSHIP

1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development. (see earlier PL1-A)

B. OPEN SPACE USES AND ACTIVITIES

4. Multifamily Open Space:

There will be common amenity area at the ground level at the rear of the site in the form of landscaped areas. There will also be generous exterior walkways that will incorporate seating and planting elements to encourage user interaction and finally, there will be a roof top deck with places for seating, planting and other forms of social interaction.

C. DESIGN

2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

Administrative Design Review

CAPITOL HILL SUPPLEMENTAL GUIDANCE

DC3: Open Space Concept

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

I. Residential Open Space

In addition to the landscaping at the interior of the site, there will also be landscaping elements along Thomas St and a new 3'-0" planting dedication area along 12th Ave E. Currently there is a large planter bulb at the intersection of 12th Ave and Thomas St that will be maintained and a new planting strip along 12th with further add to the green potential around the site.

DC4: Exterior Elements and Finishes

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

A. BUILDING MATERIALS

2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

CAPITOL HILL SUPPLEMENTAL GUIDANCE

DC4: Exterior Elements and Finishes

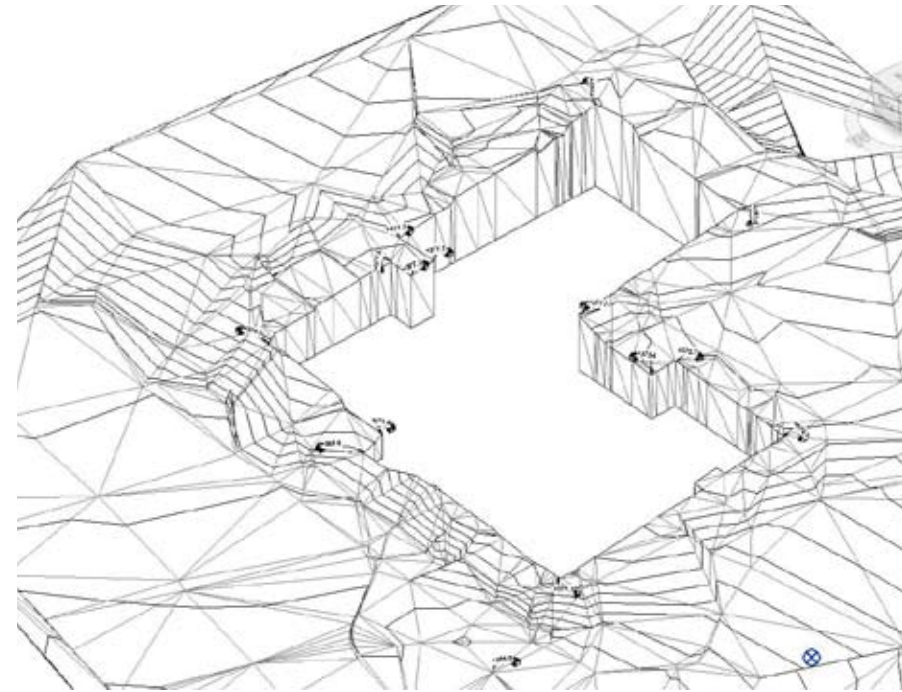
Use appropriate and high quality elements and finishes for the building and its open spaces.

II. Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.



average grade plane



AVG GRADE			
Point	Elevation	Length	E x L
A	383.2	35.0	13412.0
B	381.4	35.2	13425.3
C	377.7	17.8	6723.1
D	375.4	5.0	1877.0
E	375.7	26.6	9993.6
F	375.3	49.0	18389.7
G	371.1	48.0	17812.8
H	369.6	4.0	1478.4
I	371.4	28.0	10399.2
J	374.2	27.0	10103.4
K	377.2	5.0	1886.0
L	377.2	5.0	1886.0
M	377.7	8.5	3210.5
N	377.7	43.0	16241.1
Total		337.1	126838.0
			Avg Grade 376.26
			Height Allowed 44
			Max Height 420.26

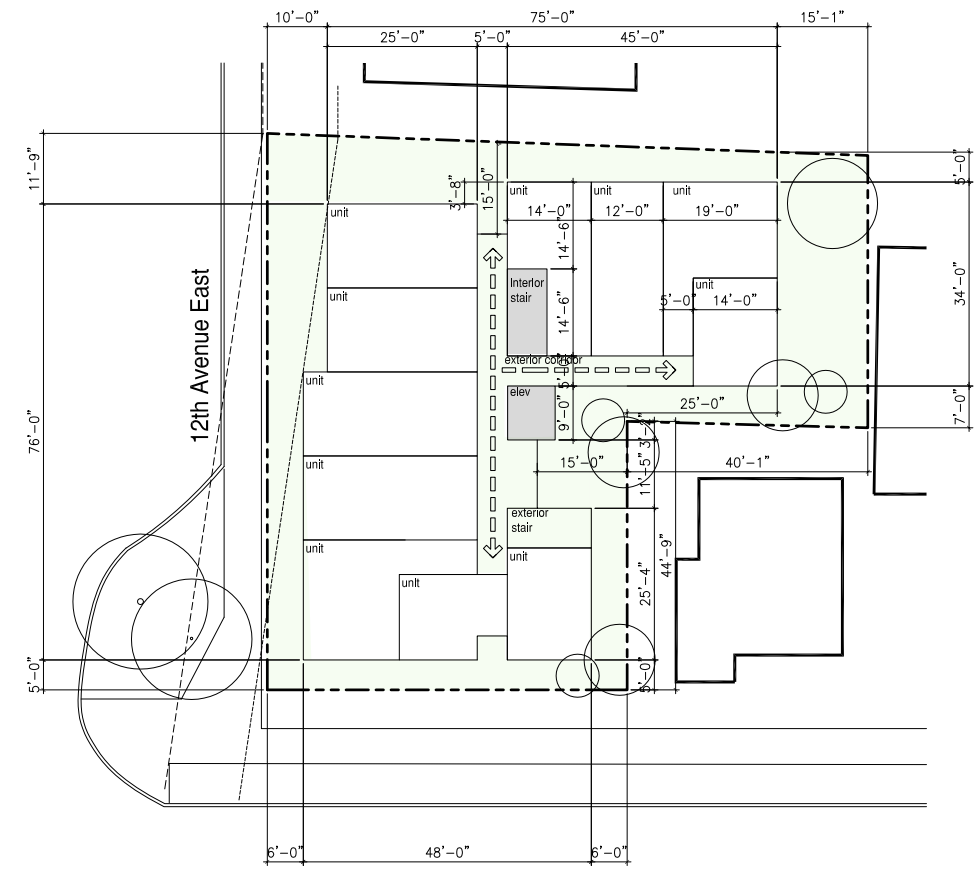
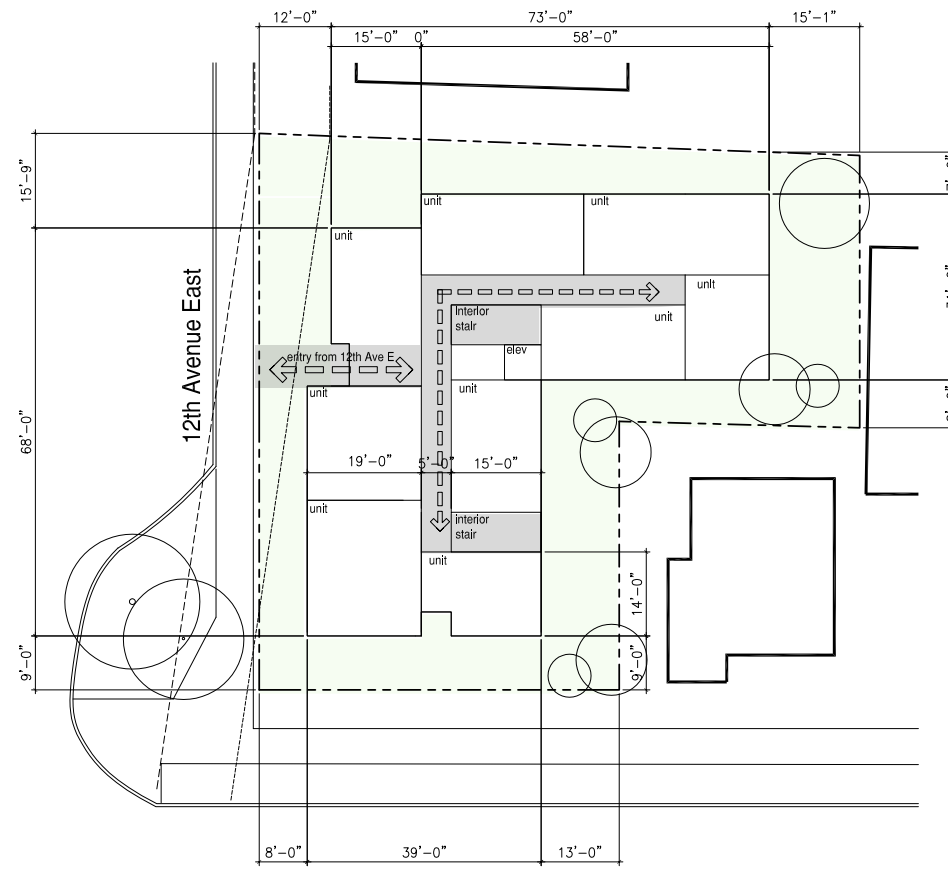
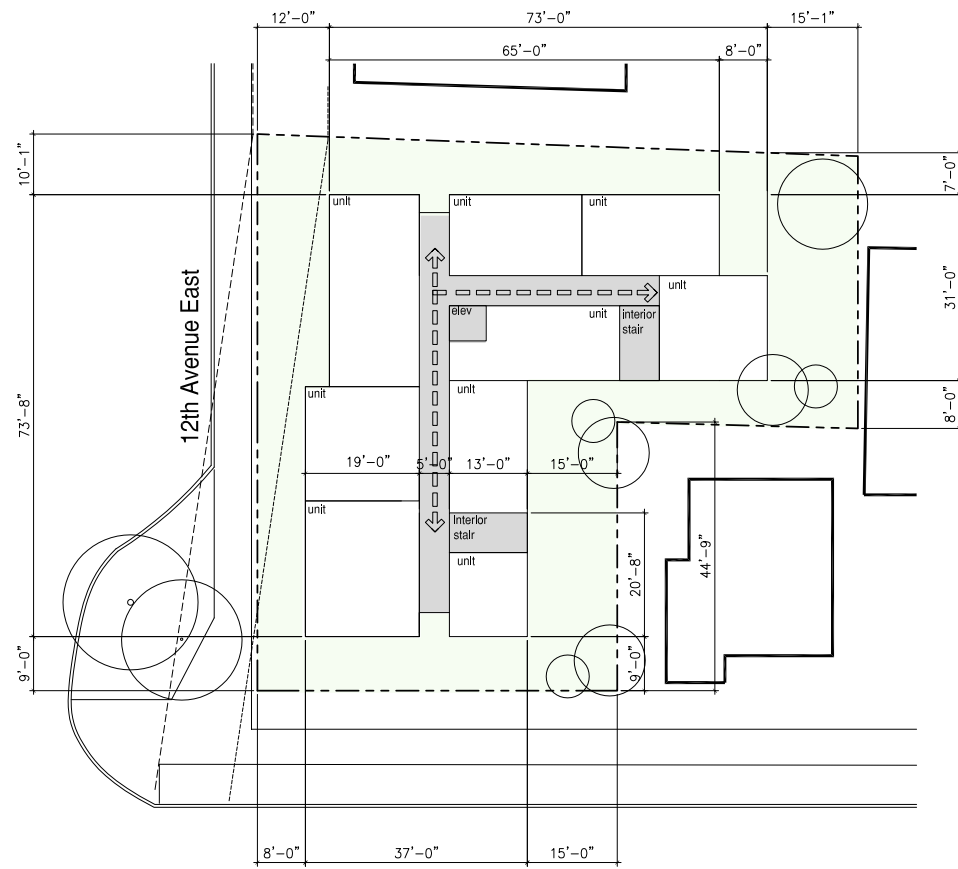
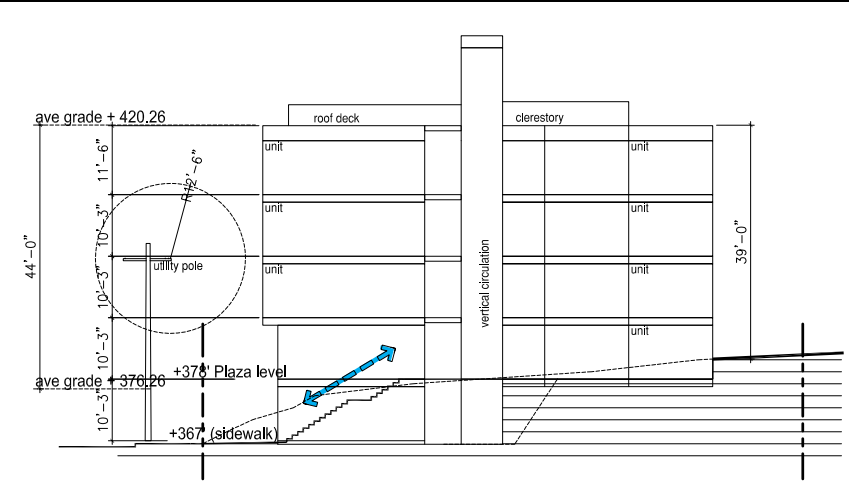
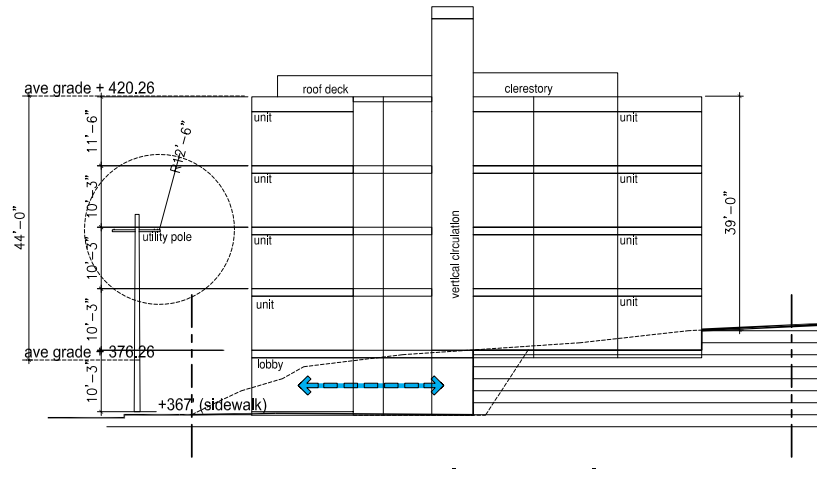
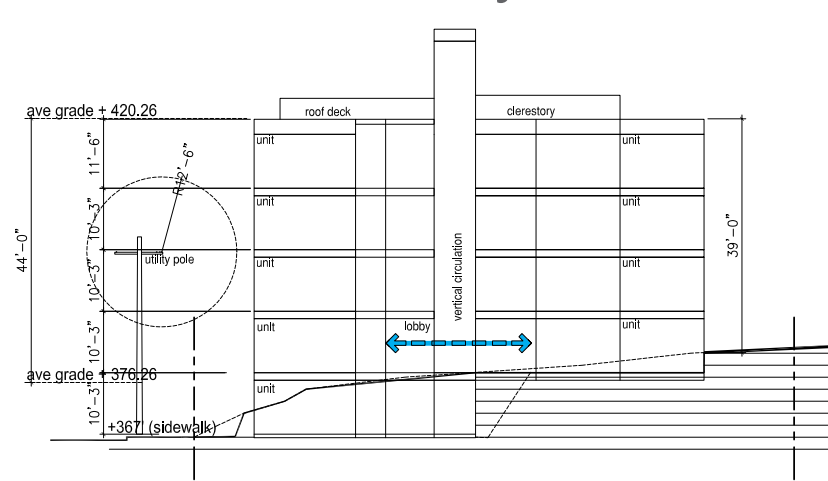
site information

Site Location	308 & 302 12th Ave E
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Overlay	Capitol Hill Urban Center Village
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Site Area	308 12th Ave E - 4600 SF 302 12th Ave E - 3055 SF Total SF - 7655 SF
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Floor Area	7,655x 2.0 = 15,310 SF (complies - 14,025 provided) Gross Floor Area = 15,630 SF (ground floor area per SMC.23.45.510.E.4 and bike storage area per SMC.23.54.015.K.5- Council Bill #118201 are exempt from FAR calculations)
Setbacks	23.45.518 Front setback: 5' min Rear setback: 15' Side setback: 7' ave. 5' min
Amenity area	23.45.522 7655 SF x 0.25 = 1914 SF required (complies) 50% req. as common a.a. @ ground level = 956 SF

zoning analysis

23.45.504 - Permitted and prohibited uses	Residential Use Permitted
23.45.510 - Floor area ratio (FAR) limits Higher FAR allowed if:	Apartment in LR3 Zone / Inside Urban Village - 1.5 or 2.0 1. Green performance standards / 2. Alley Improved / 3&4 Parking if provided
Following are Exempt from FAR limits:	1. All underground stories / 2. Landmark structure / 3. Area in structure from 1982 or earlier / 4. Portions of a story that extend 4' max above exist or fin. grade
23.45.512 - Density limits—Lowrise zones	1/800 or no limit (if inside LR2 or LR3 zone)
23.45.514 - Structure height F: Max Height Increase by 4'	LR3 in Urban Center or Village - 40' If structure that includes partially below grade story if: 1. n/a to portions w/in 50' of res. zone / 2. res. uses limit to 4 stories 3. street face facade - story above 18" min above street elev. 4. avg height of ext. facades of portion partially below does not exceed 4', measured from finish or existing grade, whichever is less.
J: Rooftop Features	1. Open railings ... clerestories may extend 4' above max height limit. 4. Stair Penthouse / Mech Equip may extend 10' above max height 6. Elevator penthouses may extend 16'
23.45.518 - Setbacks and separations	Apartments in LR Zones Front - 5' minimum / Rear - 15' minimum if no alley Side (facade less than 40') 5' minimum / (greater than 40') 7' avg / 5' min.
H: Projections Permitted in required setbacks I: Unenclosed decks and balconies	4. Unenclosed decks up to 18" above grade May project 4' into required setbacks if each one is: no closer than 5' to any lot line, 20' wide max, separated from other decks and balconies by 1/2 width of projection min.
23.45.522 - Amenity area	A.1. - 25% of Lot Area A.2. - 50% of req. Amenity Area at ground level, except that amenity area provided on roof meets req.
23.45.524 - Landscaping standards	A. Landscaping Req/ B. Street Tree Req.
23.45.526 - Sustainable Development standards	Built Green 4-Star rating
23.45.527 - Structure width and façade length	Apartment in LR3 Zone Facade Width - 150' Max Facade length - 65% of the length of that lot line as measured within 15' of a lot line that is neither a rear lot line nor a street lot line.
23.45.534 - Light and glare standards	Ext. lighting shielded
23.45.536 - Parking location, access, and screening	No Parking Req. per Table B 23.54.015 b/c within Urban Village

scheme summary



scheme a

17,610 GSF
 40 Units (combination of studios and one bedrooms – over 50% SEDUs)
 Proposed FAR: 14,200
 Max FAR: 15,310

scheme b

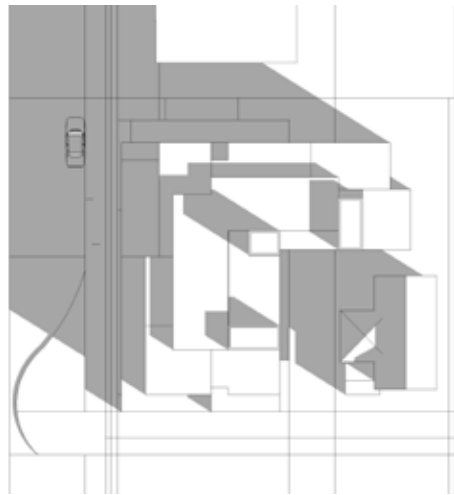
18,240 GSF
 42 Units (combination of studios and one bedrooms – over 50% SEDUs)
 Proposed FAR: 14,800
 Max FAR: 15,310

scheme c - preferred

15,630 GSF
 41 Units (combination of studios and one and two bedrooms – over 50% SEDUs)
 Proposed FAR: 14,025 (1.83)
 Max FAR: 15,310

Potential departures:
 Max façade length (within 15' of property line) on north property line from 65'-0" to 70'-0" (8% increase)
 Rational: Front setback and setback at corner much greater than minimum 5'.
 Average setback at north property line is 8.13' (7.0' ave by code)

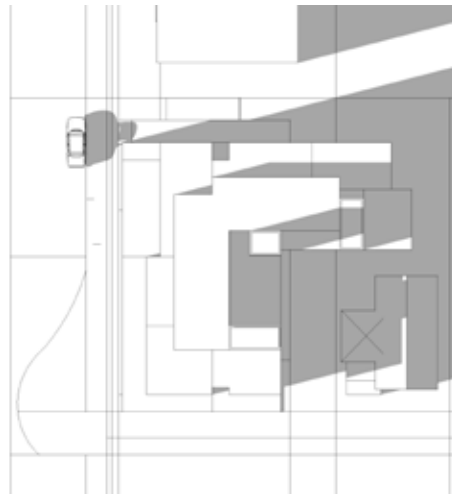
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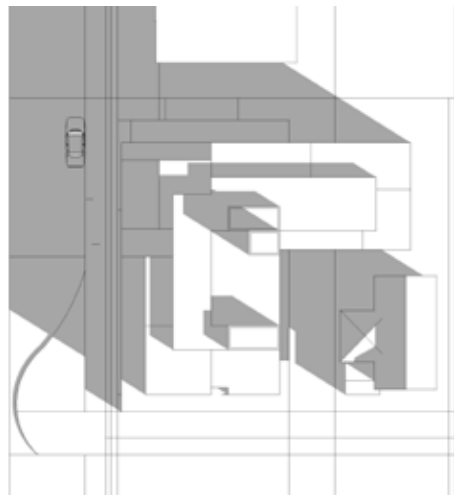
OPT A - 9AM



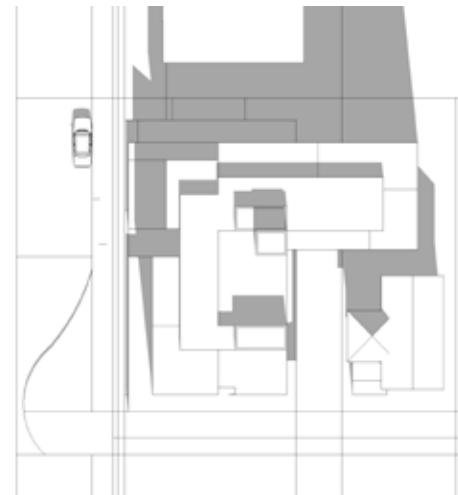
OPT A - 12PM



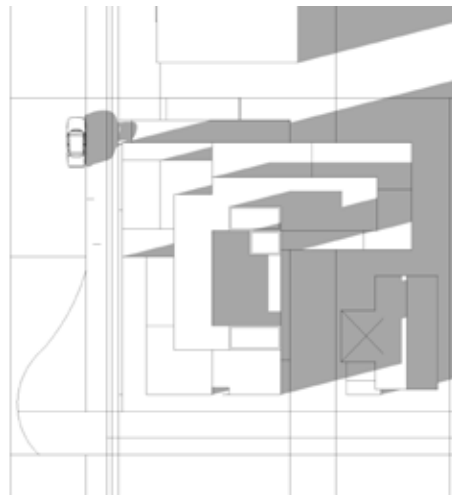
OPT A - 5PM



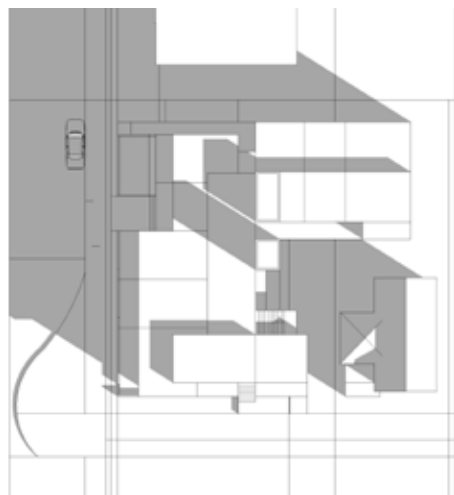
OPT B - 9AM



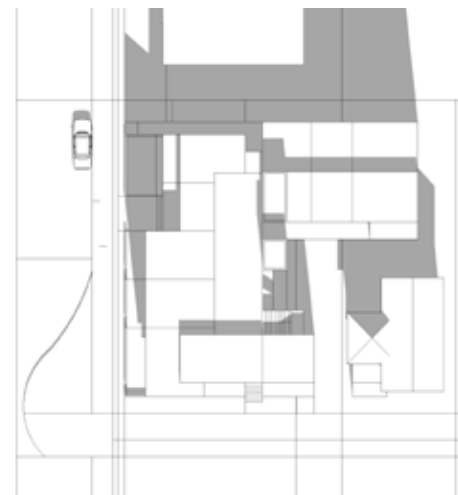
OPT B - 12PM



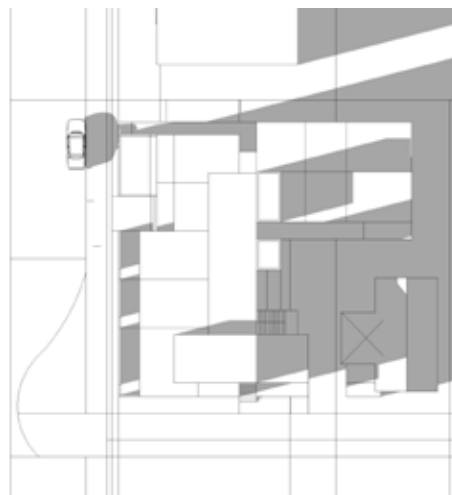
OPT B - 5PM



OPT C - 9AM



OPT C - 12PM



OPT C - 5PM



Privacy Study

North - The apartment building to the north features operable slider windows that provide access to light / air for the existing units. The structure is setback from its property line to provide an adequate buffer.

East - The multifamily building to the east has a combination of exterior decks and porthole windows that face west with partial views that will be marginally blocked by the new structure.

East - The duplex to the east of the site has some smaller fixed and operable windows that are setback from the property and are further screened by a tall hedge and other plantings.

Shadow Analysis

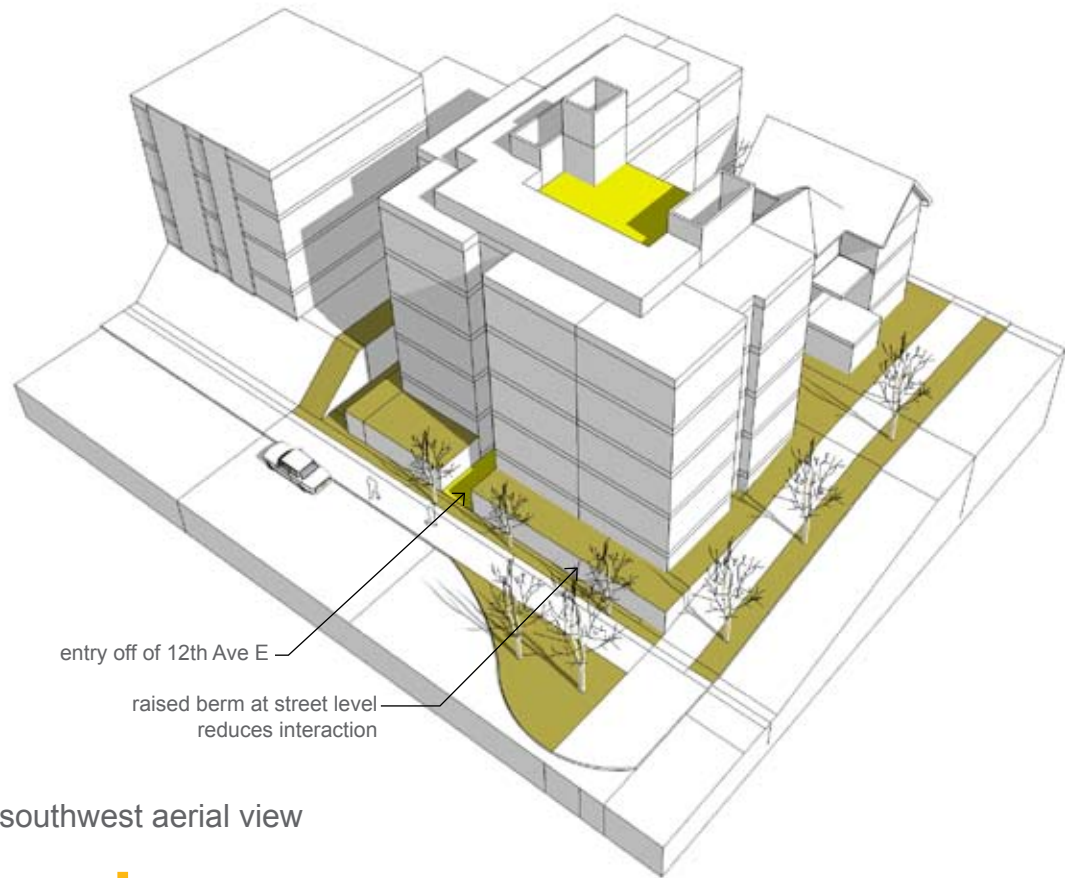
The project will aim to minimize its impact on adjacent properties through centralizing its vertical circulation elements and by stepping back the facade wherever possible.

Scheme B:

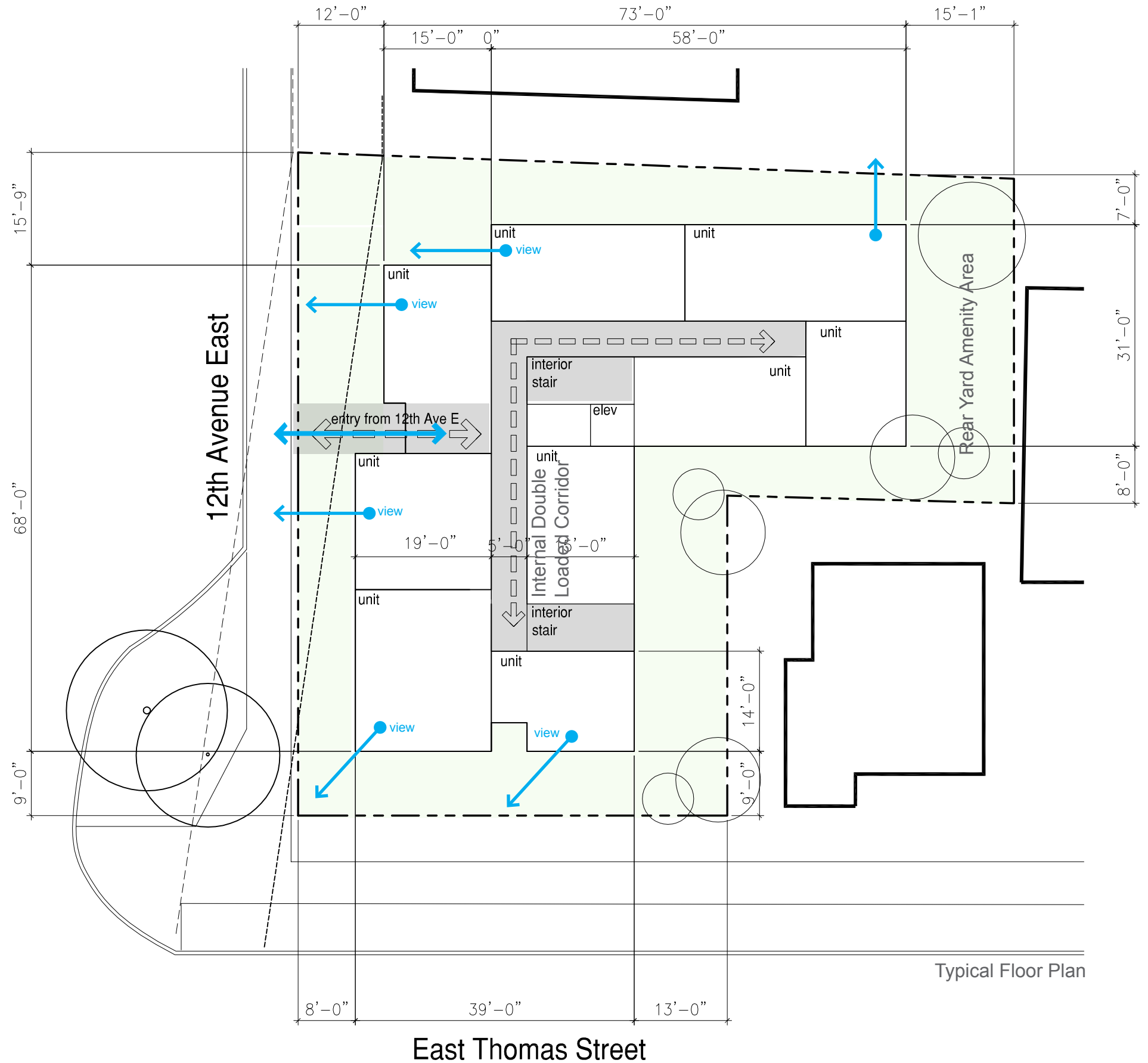
18,240 GSF
 42 Units (combination of studios and one bedrooms – over 50% SEDUs)
 Proposed FAR: 14,800
 Max FAR: 15,310

- Positive:
- Small footprint
 - Entrance off 12th Ave East encourages interaction with community

- Negative:
- Large blank retaining wall on 12th Ave E
 - Blank and tall internal facades create mass and bulk at neighboring properties
 - Internal double loaded corridors (dark and uninviting)
 - Some units face internal “elbow” with no access to views.



southwest aerial view



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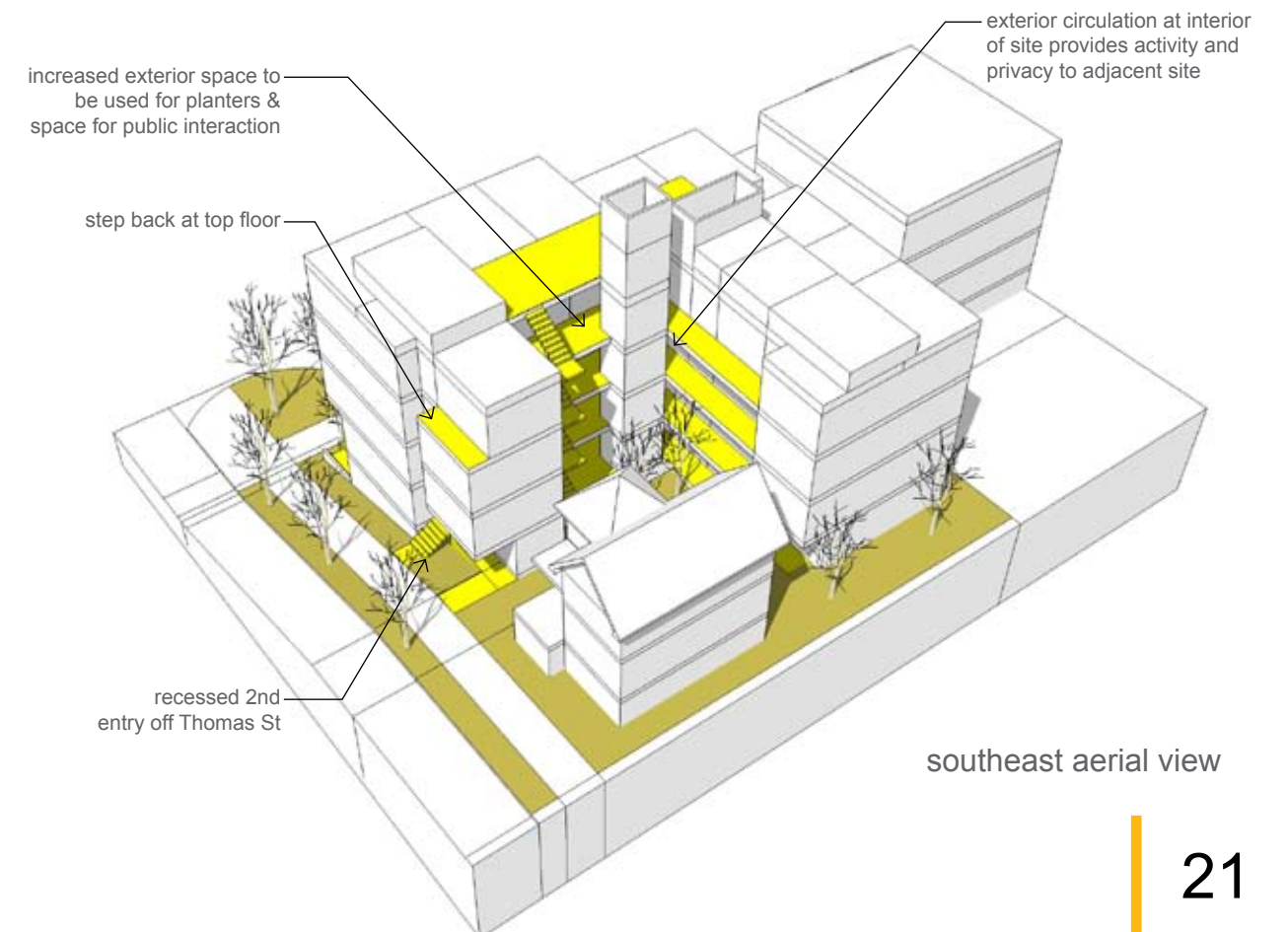
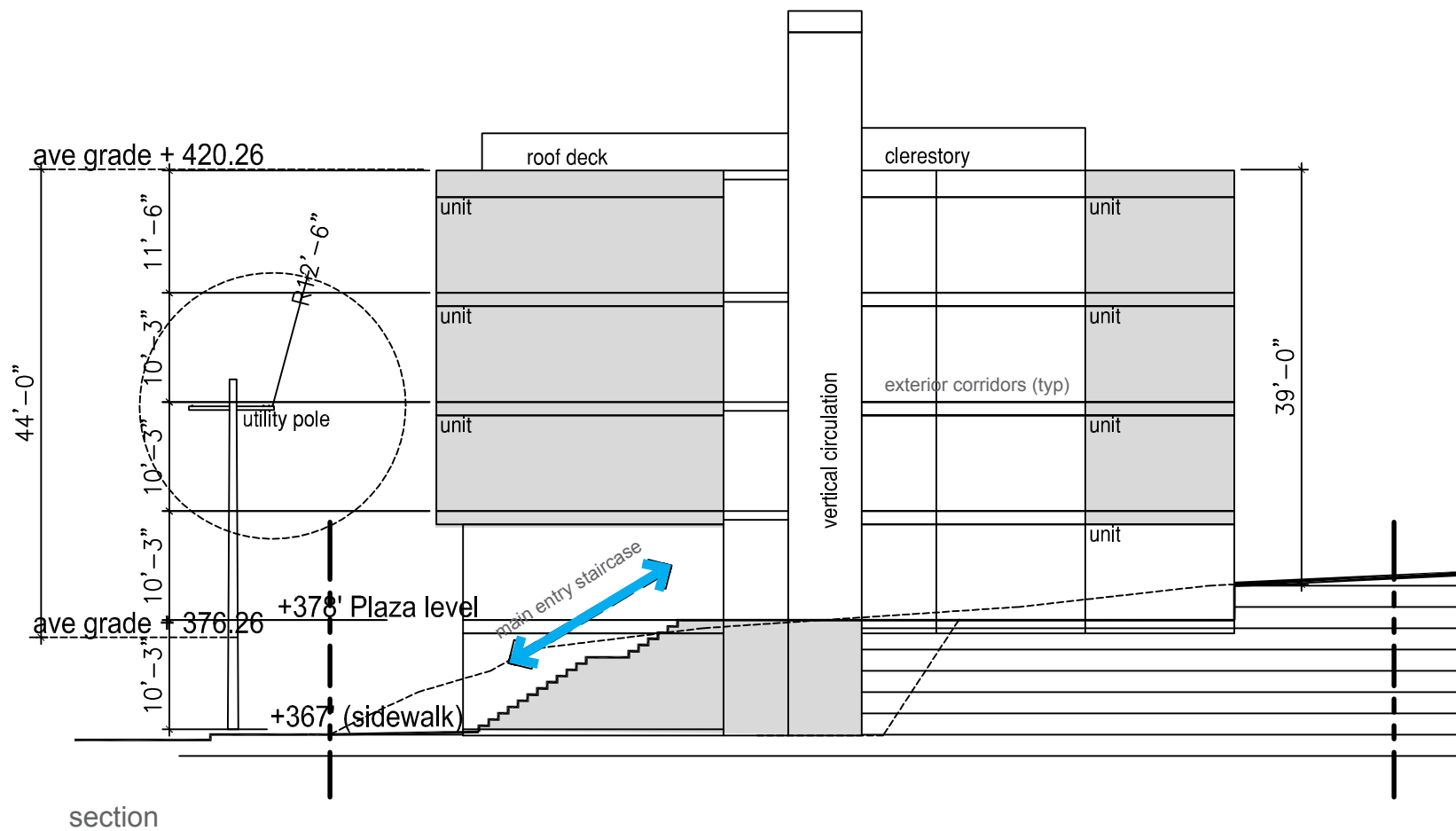
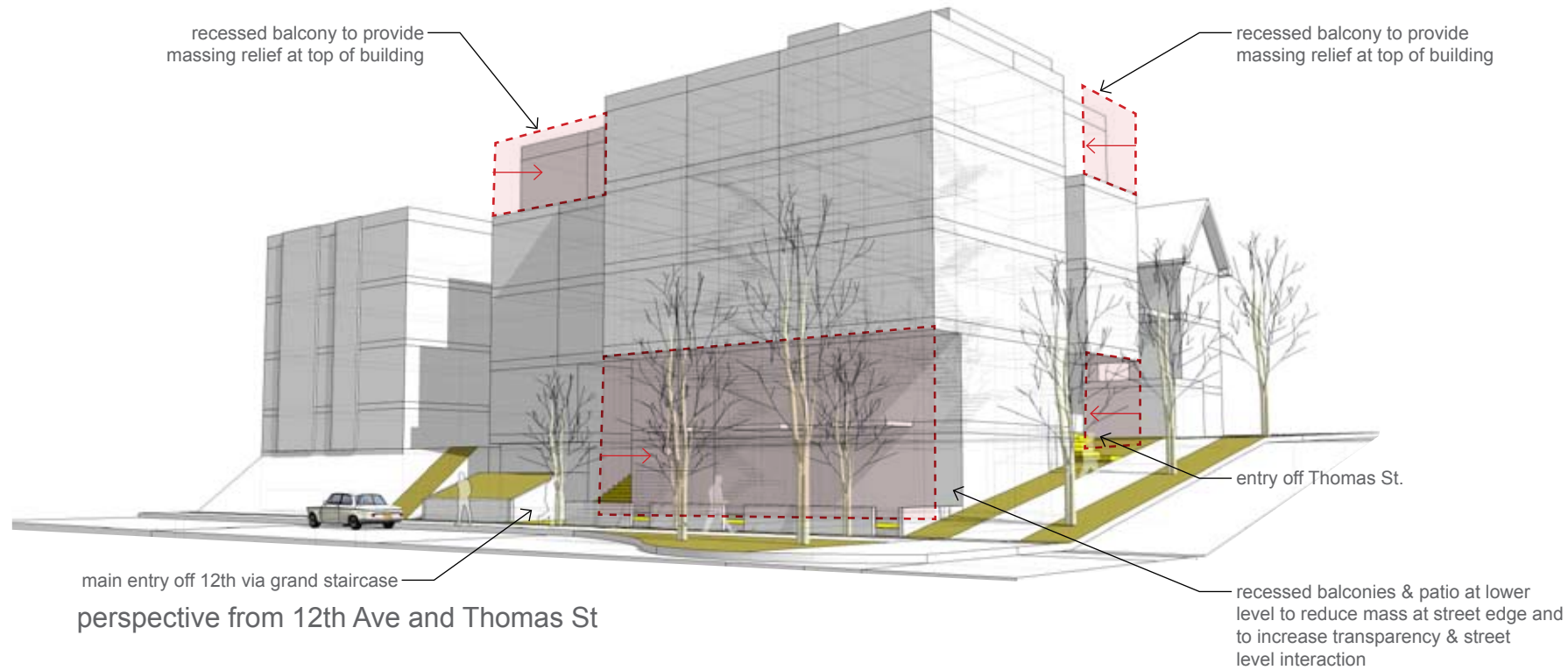
Scheme C: Preferred scheme

Design intent:

- Create "eyes on the street" and encourage interaction
- Take advantage of excellent views to west and south
- Create street front activation at 12th Avenue (vs blank retaining wall)
- Encourage biking, walking and connection to outdoors.

Potential departures:

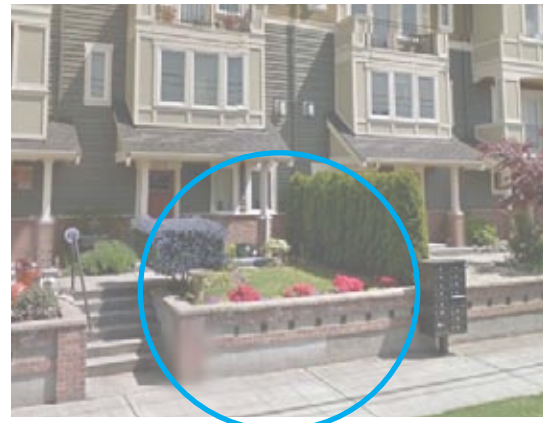
- Max façade length (within 15' of property line) on north property line from 65'-0" to 70'-0" (8% increase)
- Rational: Front setback and setback at corner much greater than minimum 5'.
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scheme c: concept development

inspiration from context

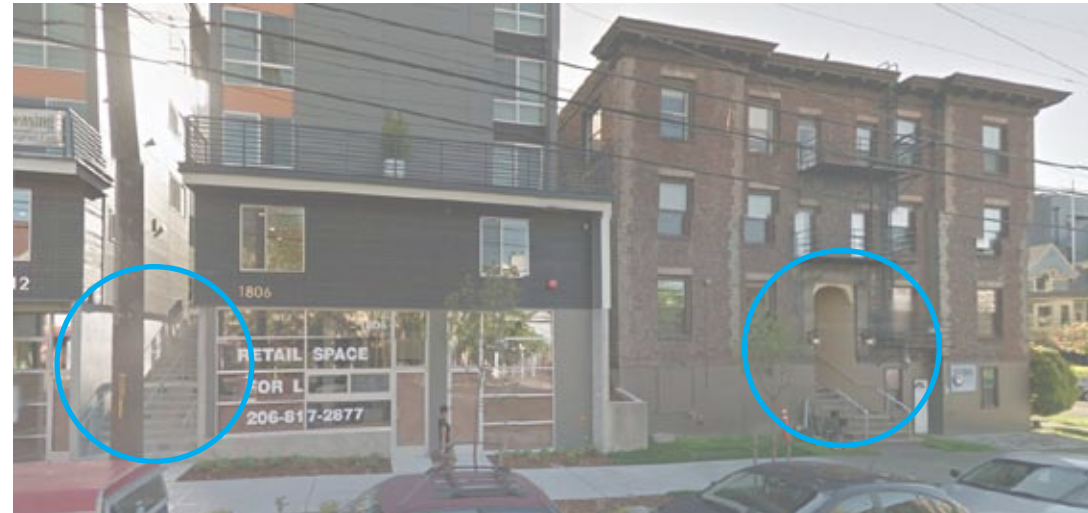
- 1. Raised private front yard - creates interaction with streetscape between residents and pedestrians
- 2. Ceremonial Main Entry - provides welcoming and generous space for residents and guests to enter that is safe and secure.



raised front yard - townhome on 12th Ave E



southwest aerial with surrounding context. scale of project corresponds to scale of other apartment buildings in the neighborhood



main grand entry staircase - apartments on 12th Ave E



main entrance with grand staircase

recessed front patios along 12th increase opportunity for landscaping and street level interaction with the community

concept development

bulk & scale

3. Break Down Bulk & Scale

- divide mass into units that relate to scale of existing context.

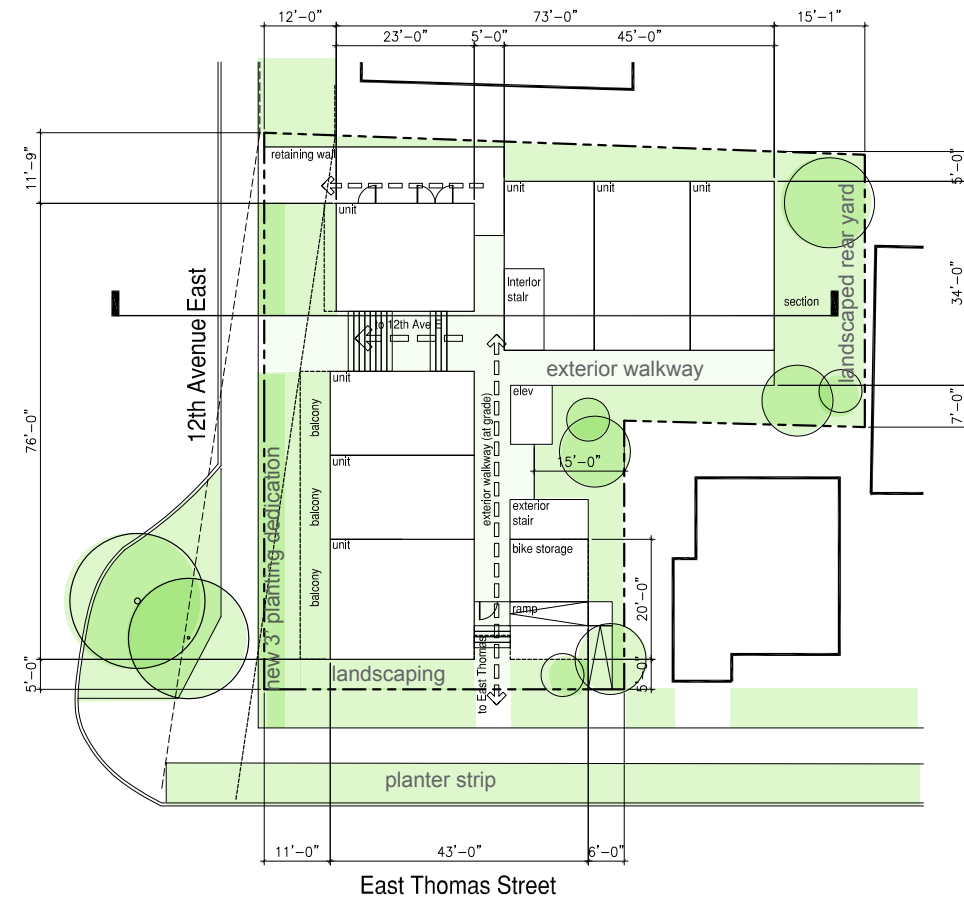
4. create main entrance / recess along 12th that divides site and creates exterior circulation.

5. Step back ground floor plan along 12th and create exterior patios at grade, as well as 2nd floor balconies to enhance public interaction

6. step back top of building where it interacts with adjacent sites to respond to and respect scale of neighbors.

landscape & hardscape design

7. focused around exterior walkway that looks into landscaped rear and side yard. front patios along 12th to have planters to soften pedestrian edges. landscaping along Thomas St to provide buffer at corner of project.



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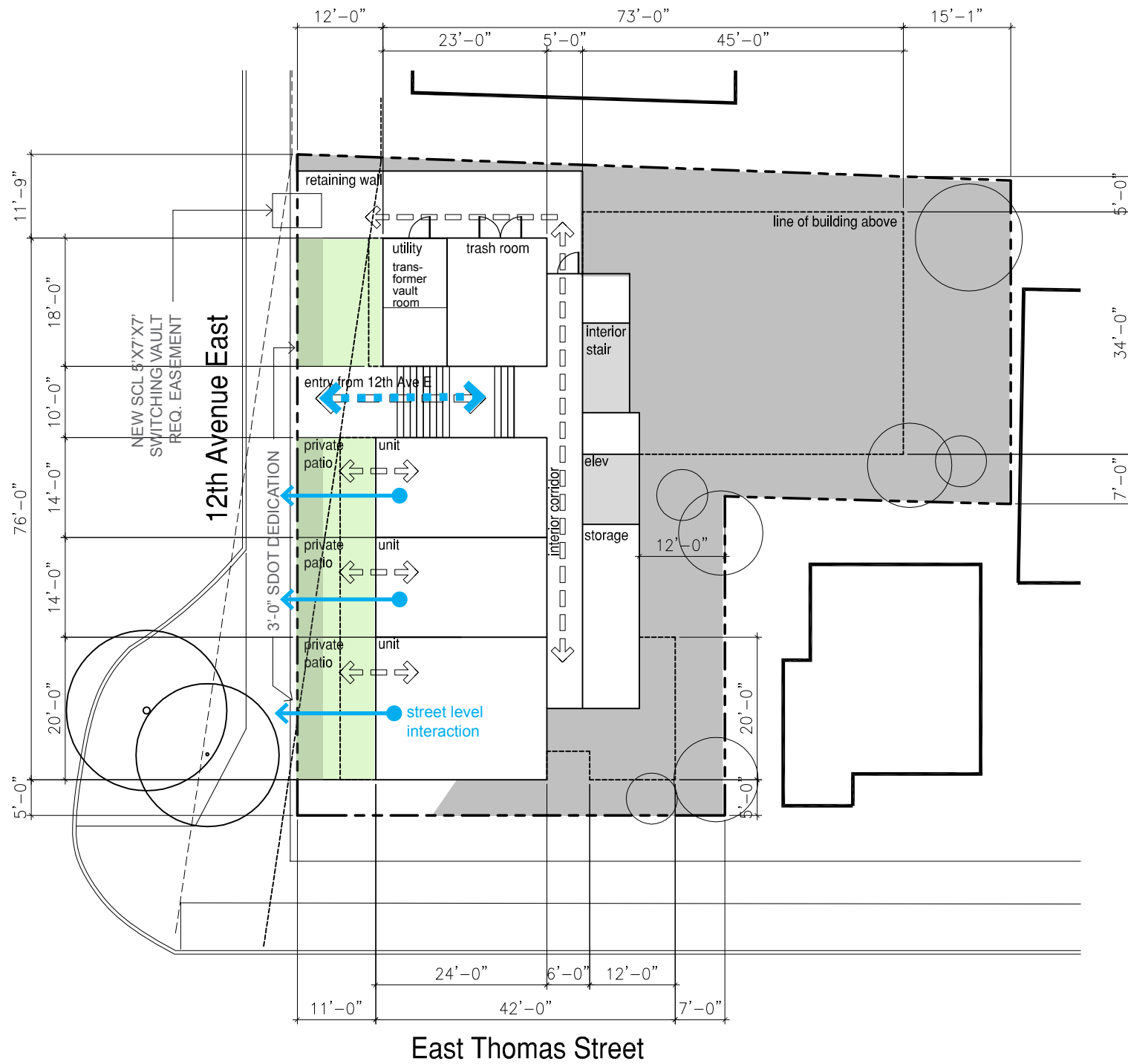


preliminary west exterior elevation



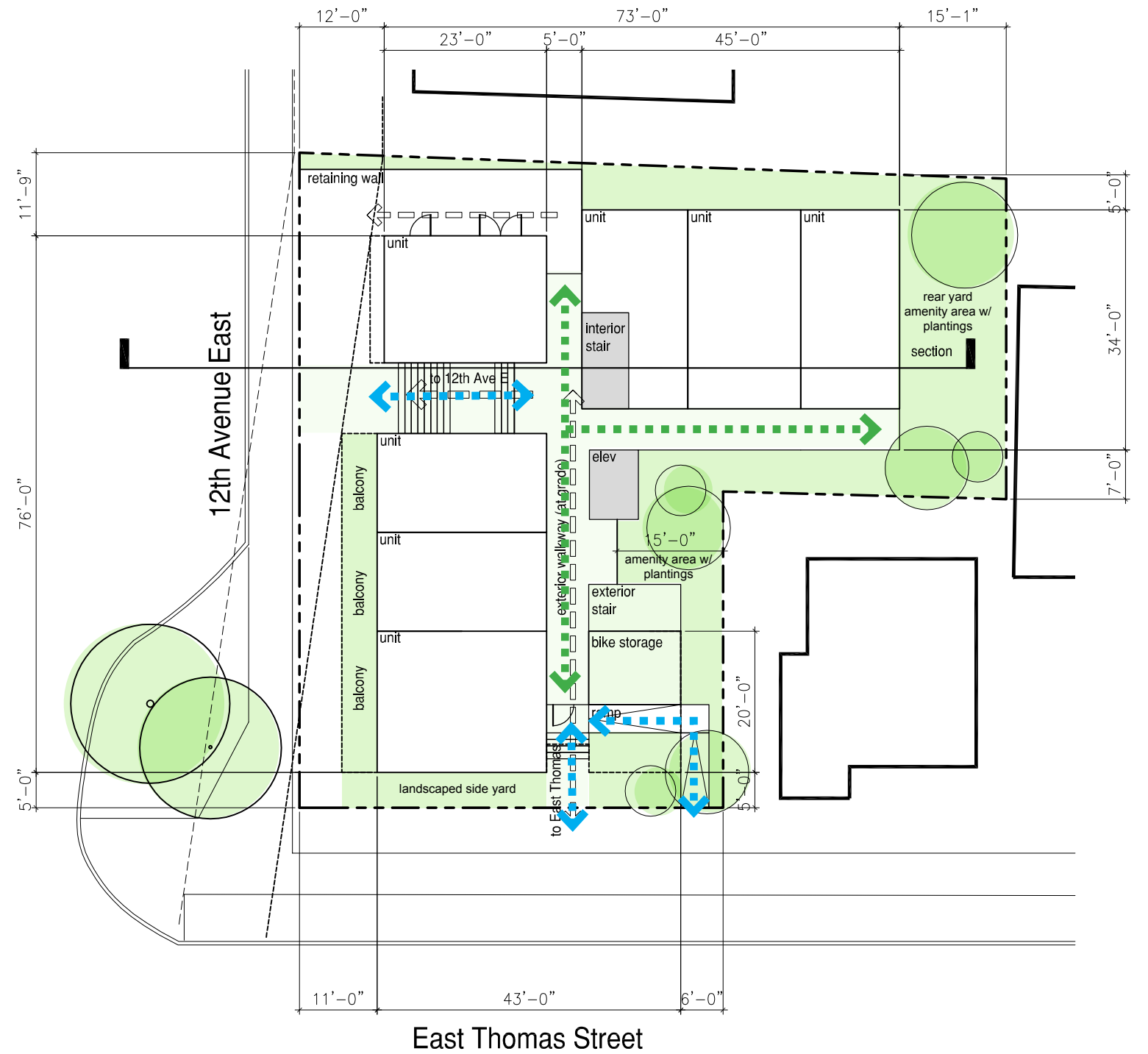
preliminary south exterior elevation

Administrative Design Review



level 1 floor plan

scale: 1:20



level 2 floor plan

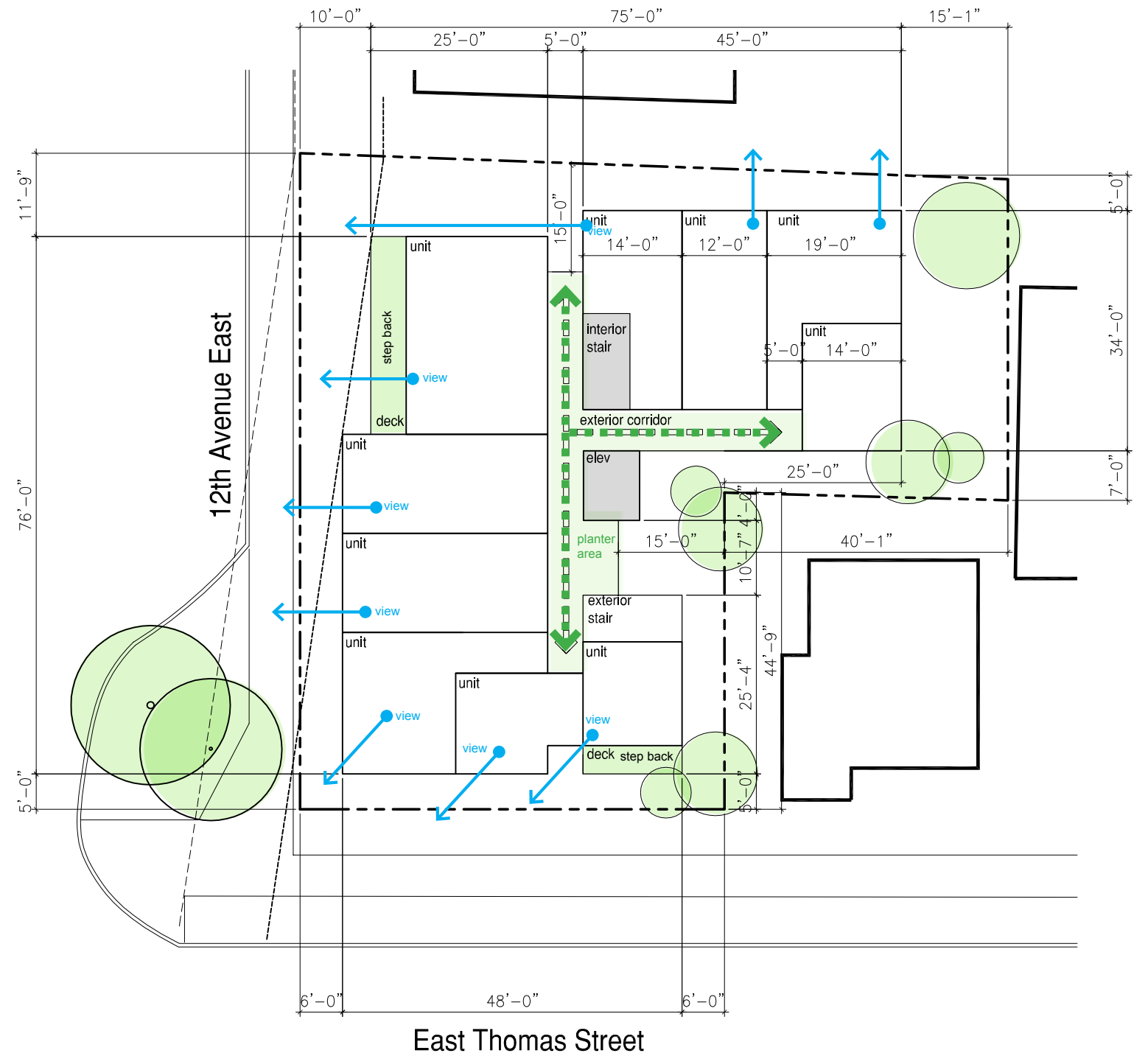
scale: 1:20

Administrative Design Review



level 3-4 floor plan

scale: 1:20 ⌚



level 5 floor plan

scale: 1:20 ⌚



Madison Park Condominiums



Bellevue Ave Midrise Apartments



Remington Court Townhomes



Harvard Avenue Apartments

Previous Project Experience