



**600 BROADWAY E, SEATTLE WA 98102**

EDG#: 3041389-EG

**EARLY DESIGN GUIDELINES MEETING**

**Meeting Date: TBD**

PROJECT INFORMATION

PROJECT ADDRESS  
600 BROADWAY E.

MASTER USE PERMIT #  
3041365-LU  
3041413-LU  
3041414-LU

EDG #  
3041389-EG

CONSTRUCTION #  
6996329-CN

CONTACTS

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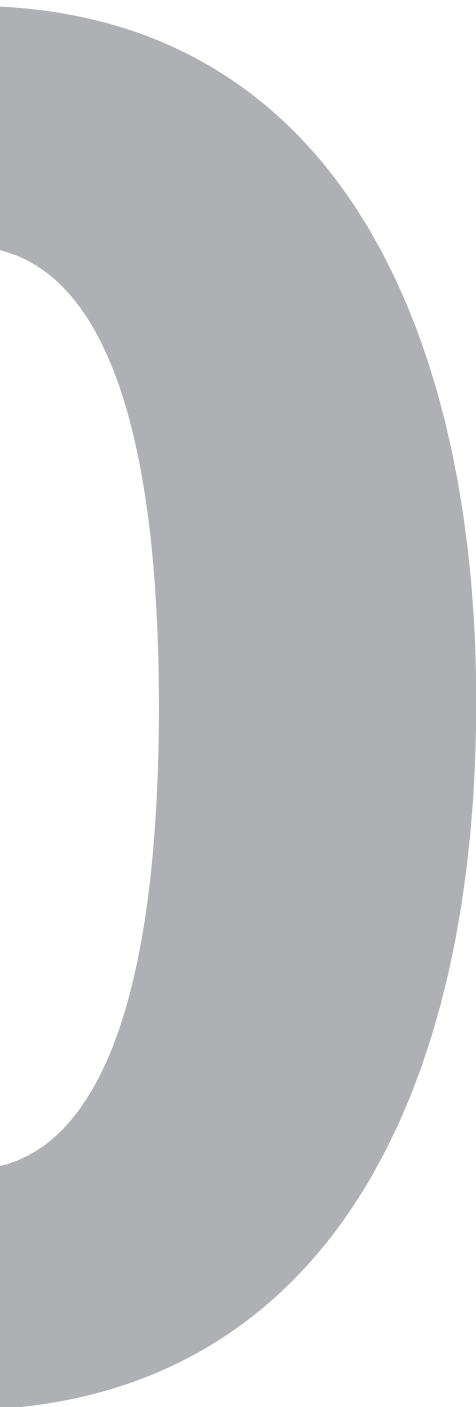
LANDSCAPE  
FORA LANDSCAPE ARCHITECTS  
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### 3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

PROJECT DATA	DEVELOPMENT OBJECTIVES	PROJECT VISION
<b>RESIDENTIAL UNITS</b> 121	<p>The 600 Broadway project is a proposed 6-story mixed-use project featuring retail and residential uses in the Capitol Hill Urban Center Village. The project includes a double height retail level with a mezzanine on the street level fronting Broadway E. and E. Mercer St. to create a continuation and extension of the urban, pedestrian life-style experience north of the Broadway Corridor.</p> <p>The project also proposes three 2-stories live work units at the corner of E. Mercer St. and 10th Ave E. to better transition the ground level development to the LR3 (M) neighbors east of 10th Ave E.</p> <p>The 5-levels total 118 apartment units above the ground floor retail will feature a variety of residential unit types to accommodate a varied rental demographic and adds a layer of “light’s on” security for the neighborhood. The main entry to the apartments is located off E. Mercer St.</p> <p>The project also proposes two levels of subterranean parking with 127 stalls. The subterranean parking entrance is located off 10th Ave E to avoid merging with pedestrians along Broadway N.</p>	<p>A. Extend the vibrant retail experience along Broadway E.</p> <ul style="list-style-type: none"><li>• Retain the character of the surrounding neighborhood retail base on street level to extend vibrant street activities on Broadway E. further north.</li></ul>
<b>RETAIL</b> 10,000 SF		<p>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.</p> <ul style="list-style-type: none"><li>• Provide a wide variety of unit types to accommodate many demographics within Capital Hill’s increasing rental population.</li><li>• Serve as an extra layer of “lights on” security for pedestrians on Broadway E., E. Mercer St. and 10th Ave. E.</li><li>• Provide future residents with easy access to all the amenities Broadway E. And Capitol Hill has to offer.</li></ul>
<b>PARKING</b> 127 STALLS		<p>C. Empathetic to the LR3 zone adjacent to the west</p> <ul style="list-style-type: none"><li>• The project proposes three 2-stories live work units at the corner of E. Mercer St. and 10th Ave E. to better transition the ground level development to the LR3 (M) neighbors east of 10th Ave E.</li></ul>
<b>BIKE PARKING</b> 123 STALLS		<p>D. Below grade parking garage</p> <ul style="list-style-type: none"><li>• Placement of the 10th Ave E. garage entrance is away from pedestrian activities on Broadway E.</li><li>• Provides noise reduction.</li><li>• Designed to block the glare of vehicle headlights.</li></ul>
<b>HEIGHT</b> 75’		<p>E. Use quality, long-lasting materials</p> <ul style="list-style-type: none"><li>• 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.</li></ul>
<b>SITE AREA</b> 22,905 SF		

### 3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

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3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

SUMMARY OF OUTREACH

Project Address: 600 Broadway E., Seattle WA, 98122  
Brief Description: New construction of 5 levels type VA apartments over 3 levels of type IA base, commercial ground level and 2 levels of subterranean parking garage. The project consists of 118 apartment units, 3 live work units, 10,000 SF commercial space and 127 parking stalls.  
Contact: Anthony Jansen  
Applicant: JRD King, LLC.  
Contact Information: Anthony@cascaderidgepartners.com  
Phone: (206) 285-5598  
Type of building: Mixed use  
Neighborhood: Capitol Hill  
InEquity Area: No

Brief Summary of Outreach Methods

Printed Outreach

- Choice: POSTERS, HIGH IMPACT
- Requirement: Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.
- What we did: Posters were hung in 14 locations according to and exceeding requirements. Poster, spreadsheet with locations, and photos included in Addendum A.
- Date completed/Posted: November 1, 2023

Electronic/Digital Outreach

- Choice: PROJECT HOTLINE, HIGH IMPACT
- Requirement: Project hotline (information and voicemail)
- What we did: Voicemail line and script established. Publicized hotline number via poster. Checked voicemail daily for messages. Script included in Addendum A.
- Date completed/Went Online: November 1, 2023

In-Person Outreach

- Choice: COMMUNITY MEETING, HIGH IMPACT
- Requirement: Host or co-host a community meeting (at least one hour of presentation/discussion of project).
- What we did: Held a Community Meeting event, open to the public, publicized through posters and DON calendar. Event photos, agenda, sign-in sheets, and comments included in Addendum A.
- Date completed: November 15, 2023

Broadway North  
@ 600 Broadway East



Preliminary Project Details (Red Triangle on Map)

Exploring a 5-story residential building with approximately:

- 121 apartment homes
- 10,000 SF of ground floor retail
- 127 underground parking stalls
- 123 bike stalls

**Applicant:** Tony C Fan, AIA  
**Project Number:** 005107-23PA

Additional Project Information @ Seattle Services Portal. Scan the QR Code & Search 600 Broadway East, Seattle 98122



Community Meeting

Meet the project team and learn more details about the preliminary concepts for this residential and retail project – and provide your feedback.

**Time:** Begins promptly at 5:00 p.m. and is open to the public.

**Location:** Capitol Hill Library  
Community Meeting Room  
425 Harvard Avenue East

**Email:** [600BroadwayNorth@gmail.com](mailto:600BroadwayNorth@gmail.com)  
**Voice Mail:** 509-40-1469

Please allow 1-2 business days for a return email or call

Comments & Feedback

Please note that all comments submitted can be made public by the City of Seattle as part of the Design Review public process.  
Project Contact: Kym Michela

### 3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

- Notes:
- Project team introduced themselves and shared the overview of the site which is an assemblage of six parcels. A site map board was referenced for context.
  - The team provided early pre-submittal information about the proposed project and shared background of the team having developed projects on Capitol Hill that could be noted.
- Questions/Feedback:
- Concerns about affordability with the loss of older housing stock replaced with new construction.
  - Desire to have the project include MFTE units but still concerned that MFTE won't provide enough rent income relief.
  - Questions about the timing of the project. Project team explained that entitlement is typically 24-36 months, and the project is just commencing with entitlements/permitting. Development may start once all the permits are issued or may pause. There is no definitive start of construction timeline.
  - When asked about any specific retail or amenities that they may want to see, the group didn't have any to offer. They were aware that the Bait Shop could come back to the new development if it mutually worked out.
  - Overall concern about housing affordability in Seattle.







12 studio **MENG STRAZZARA**



# 4.0 EXISTING SITE PLAN / SURVEY

LEGAL DESCRIPTION	ARBORIST COMMENTS
<p>PROJECT SITE CONSISTS OF 6 DIFFERENT PARCELS. PLEASE SEE ALL ADDRESSES, PARCEL NUMBERS AND LEGAL DESCRIPTIONS BELOW.</p> <p><b><u>ADDRESS/PARCEL/LEGAL DESCRIPTIONS:</u></b> ADDRESS: 611 10th Ave E, 98102 PARCEL: 685070-0170 LEGAL DESCRIPTION: PONTIUS A N 1/2 &amp; N 1/2 LOT 4 BLK 32 PONTIUS LINCOLN SUPL PLat Block: 32 &amp; Plat Lot: 4</p> <p>ADDRESS: 609 10th Ave E, 98102 PARCEL: 685070-0171 LEGAL DESCRIPTION: PONTIUS A SUPL S 1/2 &amp; S 1/2 OF LOT 4 BLK 32 OF PONTIUS LINCOLN SUPL PLat Block: 32 &amp; Plat Lot: 4</p> <p>ADDRESS: 605 10th Ave E, 98102 PARCEL: 685070-0175 LEGAL DESCRIPTION: PONTIUS A SUPL E 30 FT &amp; ALL LOT 5 BLK 32 PONTIUS LINCOLN SUPL PLat Block: 32 &amp; Plat Lot: 5</p> <p>ADDRESS: 910 E Mercer St, 98102 PARCEL: 685070-0176 LEGAL DESCRIPTION: PONTIUS A SUPL W 40 FT PLat Block: 32 Plat Lot: 5</p> <p>ADDRESS: 600 Broadway E, 98102 PARCEL: 685070-0180 LEGAL DESCRIPTION: PONTIUS A SUPL LESS ST PLat Block: 32 Plat Lot: 6</p> <p>ADDRESS: 606 Broadway E, 98102 PARCEL: 685070-0185 LEGAL DESCRIPTION: PONTIUS A SUPL LESS ST PLat Block: 32 Plat Lot: 7</p>	<ul style="list-style-type: none"><li>• WE DON'T HAVE ANY TIER 2 (FORMERLY KNOWN AS "EXCEPTIONAL") TREES ON SITE.</li><li>• 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.</li><li>• THE JAPANESE MAPLE ON THE EAST SIDE IS A TIER 4 TREE</li></ul>

SURROUNDING BUILDINGS

The surrounding building is a combinations of neighborhood commercial (NC), mid-rise Residential (MR), and low-rise residential (LR3) zones with uses ranging from apartments/ condominiums, mixed use, single family houses, retail, restaurant, and bars.

KEY

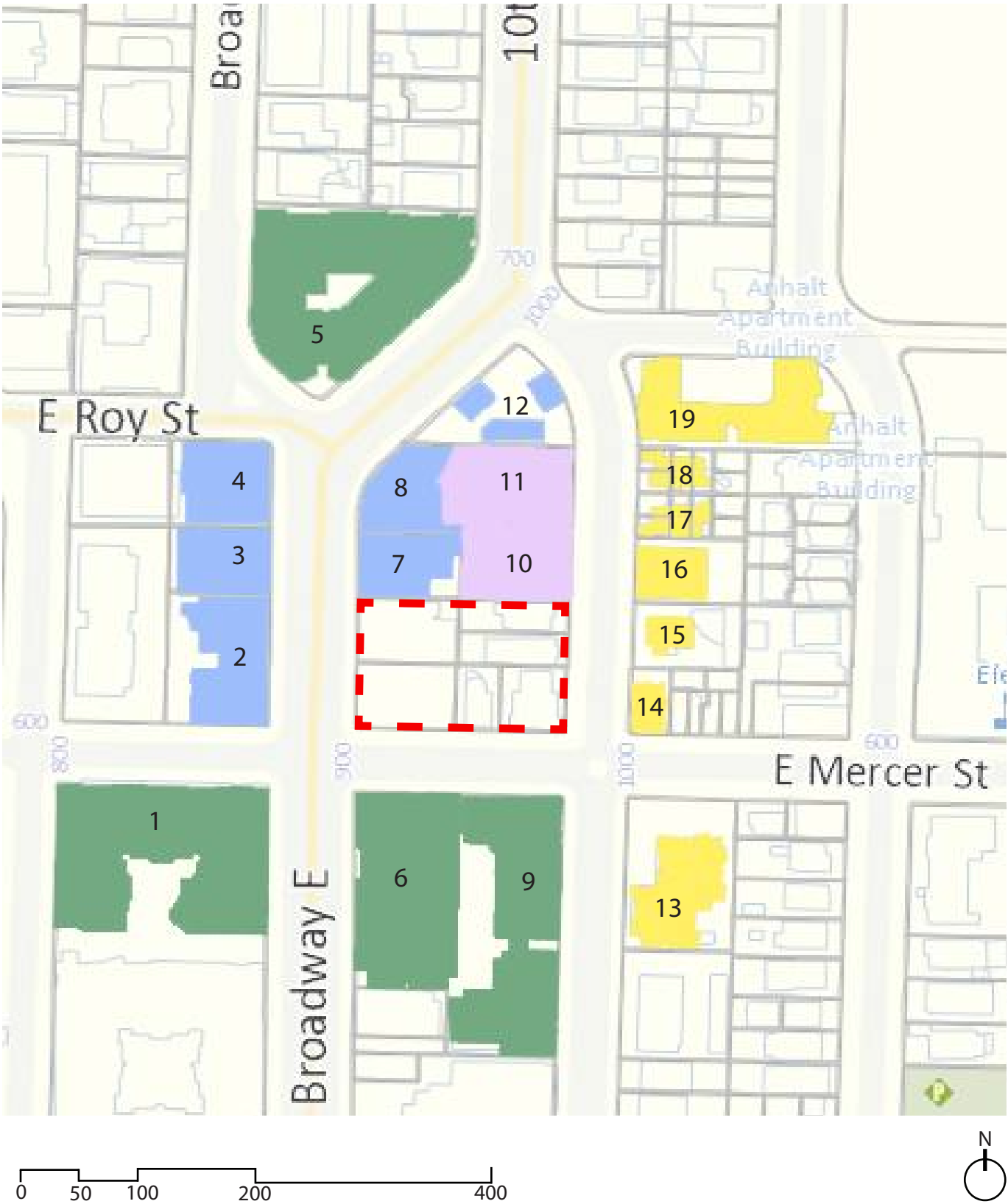
MIXED-USE

RETAIL

RESIDENTIAL


PARKING

PROJECT VICINITY




4.0 EXISTING SITE PLAN / SURVEY

1




6 STORIES  
APARTMENT/MIXED-USE

2




1 STORY  
RETAIL

3




1 STORY  
RETAIL

4




1 STORY  
RETAIL

5




4 STORIES  
APARTMENT/MIXED-USE

6




6 STORIES  
CONDOMINIUM/MIXED-USE

7




1 STORIES  
RETAIL

8




1 STORY  
RETAIL

9




5 STORIES  
CONDOMINIUM/MIXED-USE

10




0 STORIES  
PARKING

11




0 STORIES  
PARKING

12




1 STORY  
CONV STORE WITH GAS

13




4 STORIES  
APARTMENT

14




2.5 STORIES  
DUPLEX

15




2 STORIES  
DUPLEX

16




3 STORIES  
APARTMENT

17-18



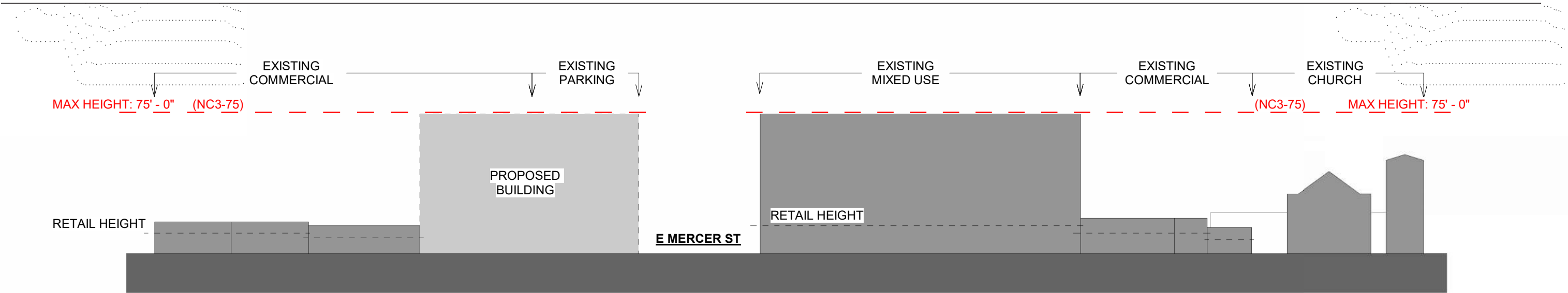
3.5 STORIES  
TOWNHOUSE PLAT

19

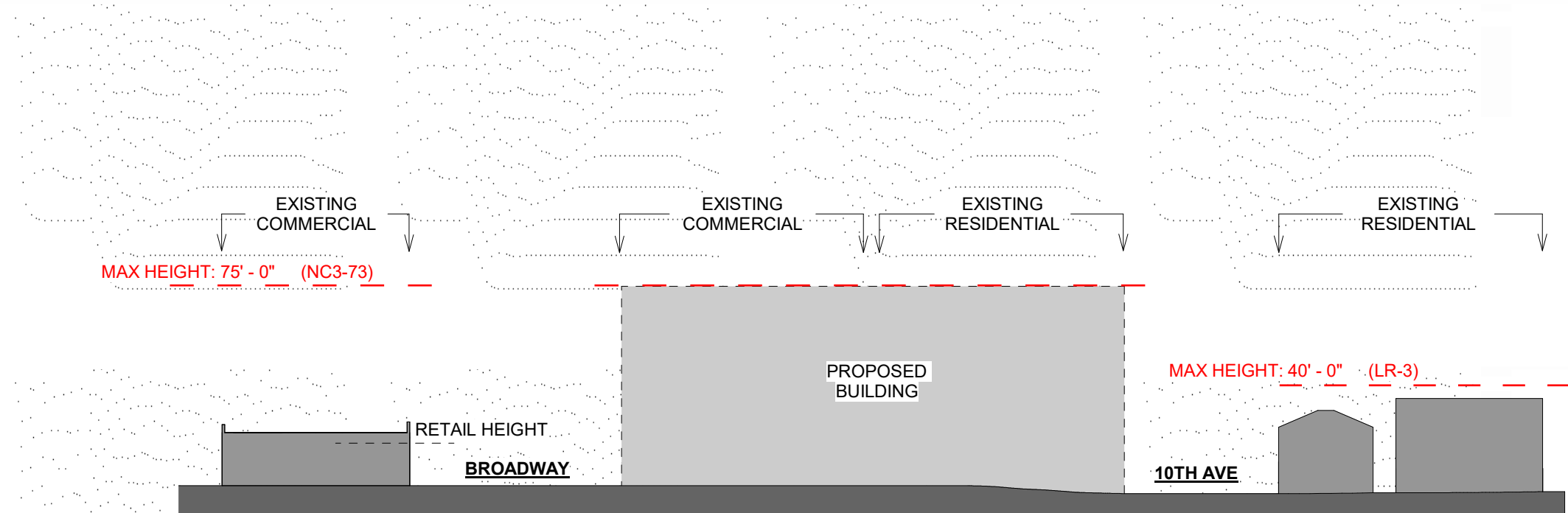


4.5 STORIES  
APARTMENT

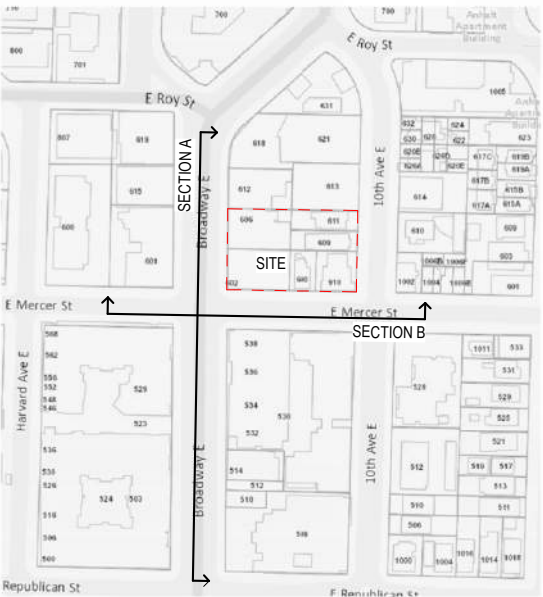
4.0 EXISTING SITE PLAN / SURVEY SITE SECTION



SECTION A - BROADWAY



SECTION B - E MERCER



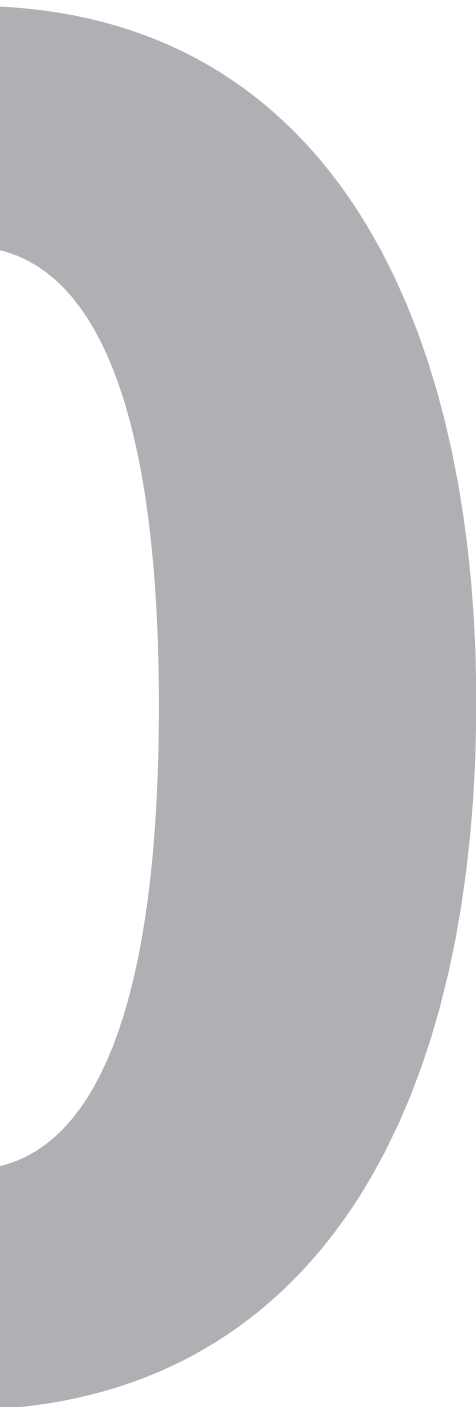
KEY

## 4.0 EXISTING SITE PLAN / SURVEY

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# 5.0 URBAN DESIGN ANALYSIS

## NEIGHBORHOOD - URBAN VILLAGE ELEMENTS

The neighborhood is a mixed 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 singularly retail, restaurant, office, and commercial. The project site is situated on the north side of the Broadway Corridor, one of Seattle’s charming pedestrian street s, 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 Broadway. The Broadway Corridor connects 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

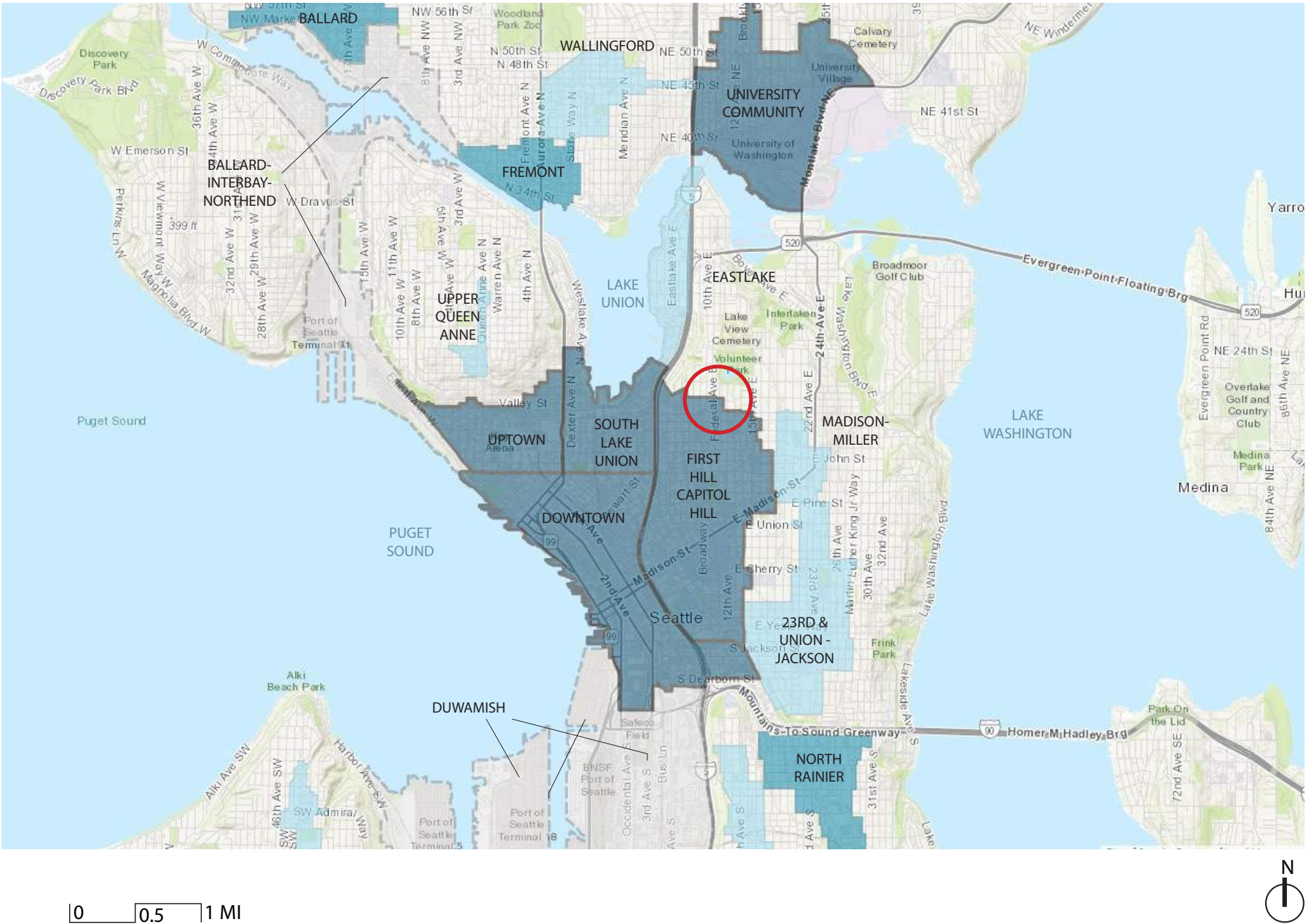
URBAN CENTER

HUB URBAN VILLAGE

RESIDENTIAL URBAN VILLAGE

MANUFACTURING INDUSTRIAL

PROJECT VICINITY



# 5.0 URBAN DESIGN ANALYSIS

## CAPITOL HILL URBAN CENTER VILLAGE

### CAPITOL HILL DESIGN GUIDELINES

600. Broadway E.  
Capitol Hill Design Guidelines apply to the Capitol Hill Urban Center Village. The project site is located within the Broadway Corridor.

KEY

CAPITOL HILL URBAN CENTER VILLAGE

MULTI-FAMILY

NEIGHBORHOOD / COMMERCIAL

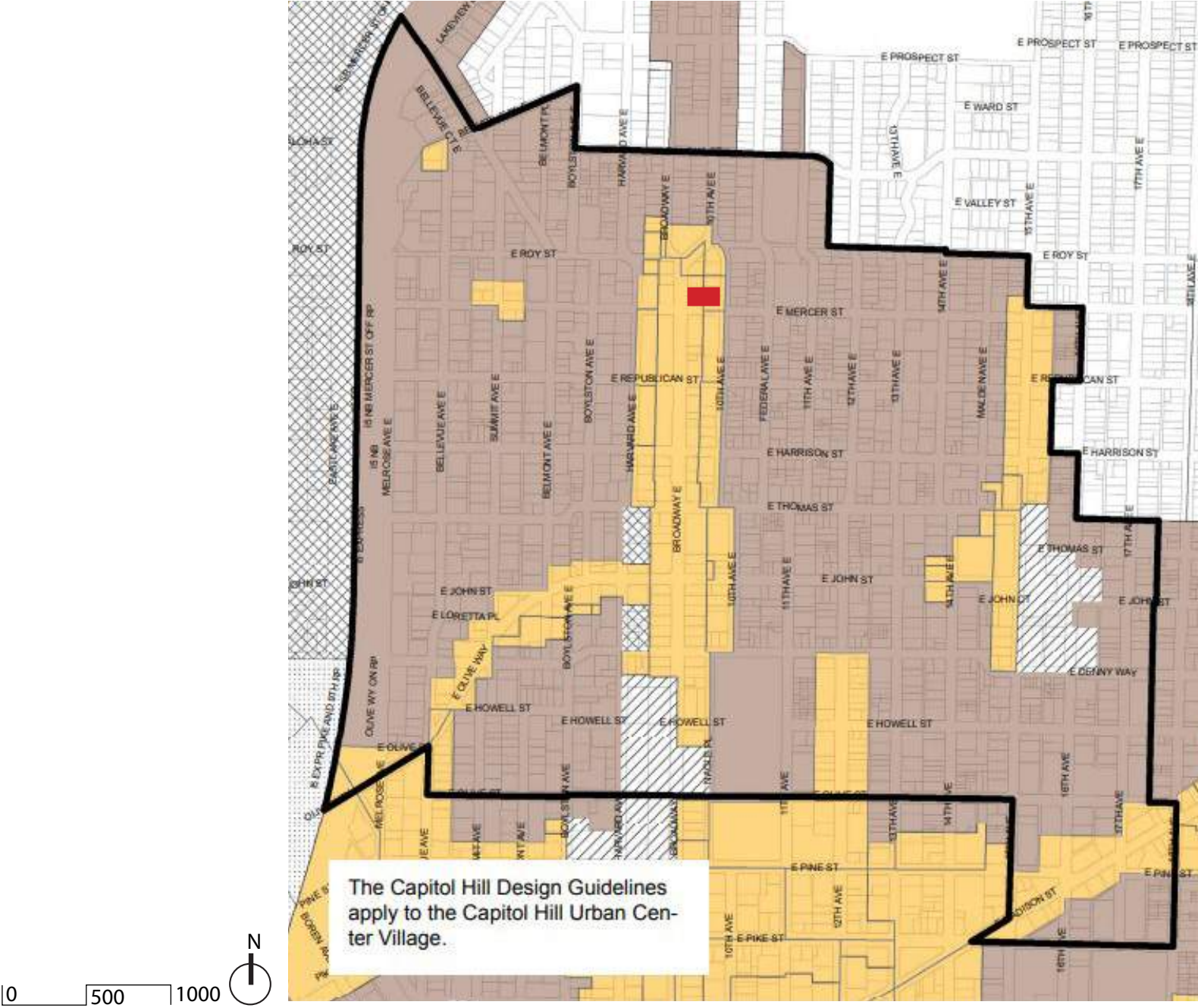
RESIDENTIAL / COMMERCIAL

MAJOR INSTITUTIONS

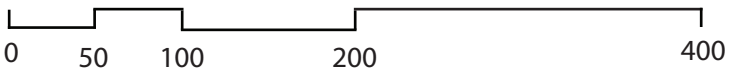
DOWNTOWN

PROJECT PROPERTY

### ZONING MAP



- KEY
- PROJECT PROPERTY LINE
  - 9-BLOCK BOUNDARY AREA



# 5.0 URBAN DESIGN ANALYSIS

## ACCESS & MOBILITY

### TRANSPORTATION:

Bus lines: 9, 49, 60

### STREET CHARACTERISTICS

#### Broadway E.

Street type: Urban Village Neighborhood  
Arterial Classification: Minor Arterial  
Urban Village P-zone: yes

#### East Mercer St

Street type: Urban Village Neighborhood Access  
Arterial Classification : not designated

### KEY

#### GENERAL

- • 5-MINUTE WALK
- PEDESTRIAN ZONE (P-ZONE)
- BUS STOP
- PROJECT PROPERTY LINE
- LIGHT RAIL STATION AREA
- SIGNED BIKE ROUTES

#### STREET TYPE DESIGNATION

- URBAN CENTER CONNECTOR
- URBAN VILLAGE NBHD
- URBAN VILLAGE NBHD ACCESS

#### BIKE FACILITIES

- SHARED ROW

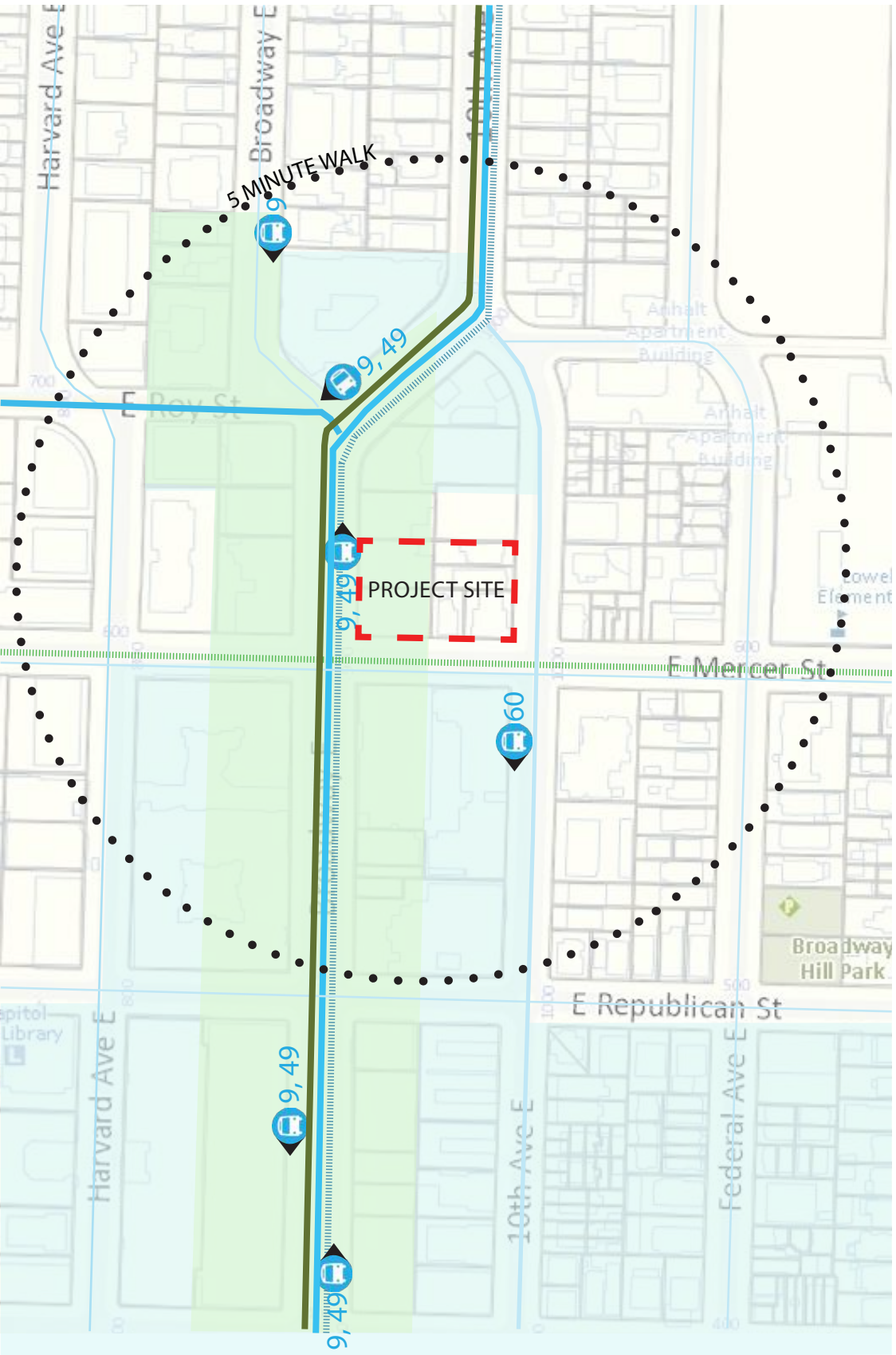
#### ARTERIAL CLASSIFICATION

- MINOR ARTERIAL
- COLLECTOR ARTERIAL

#### TRANSIT CLASSIFICATION

- FREQUENT TRANSIT ROUTE

0 50 100 200 400





5.0 URBAN DESIGN ANALYSIS



1. CORNISH COLLEGE OF THE ARTS



2. LOWELL ELEMENTARY SCHOOL



3. SEATTLE PUBLIC LIBRARY - CAPITAL HILL BRANCH



4. TASHKENT PARK



5. BROADWAY HILL PARK



6. LOWELL ELEMENTARY SCHOOL PLAYGROUND



7. ALL PILGRIMS CHRISTIAN CHURCH



8. QFC



9. PUBLIC ART AT RUBIX APARTMENTS



10. PUBLIC ART AT PATENT 523

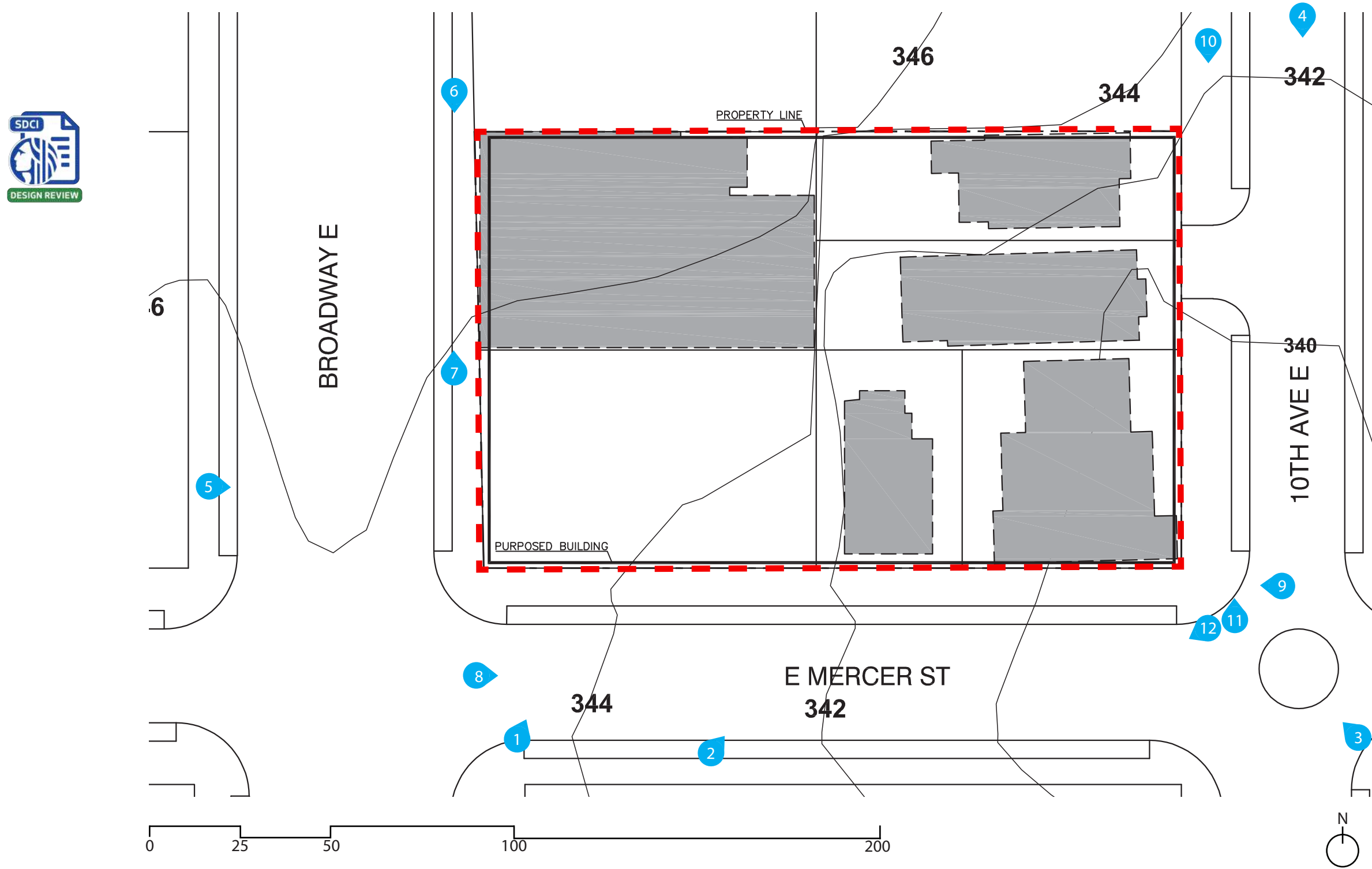


11. DAR RAINIER CHAPTER HOUSE



12. TEN-O-FIVE APARTMENTS



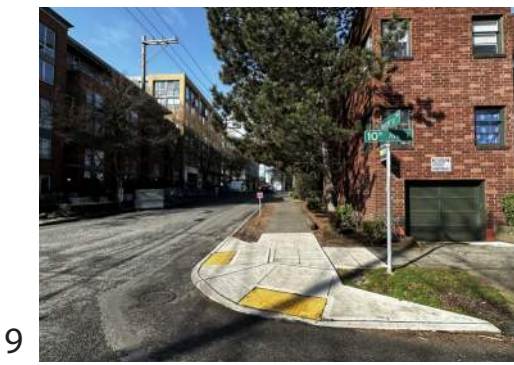




- 1. CORNER OF BROADWAY AND MERCER
- 2. MID BLOCK OF 900 MERCER
- 3. CORNER OF MERCER AND 10TH
- 4. STREET SCAPE OF 10TH AVE
- 5. PROJECT SITE OFF OF BROADWAY



- 6. STREET SCAPE OF BROADWAY
- 7. BUS STOP ON BROADWAY
- 8. STREET SCAPE OF MERCER TOWARDS 10TH
- 9. STREET SCAPE OF MERCER TOWARDS BROADWAY



- 10. STREET SCAPE OF 10TH TOWARDS MERCER
- 11. STREET SCAPE OF 10TH TOWARDS ROY
- 12. SOUTH STREET SCAPE OF MERCER

BROADWAY E.

STREET TYPE  
2.9 URBAN VILLAGE NEIGHBORHOOD

Urban Village Neighborhood Streets play a supporting role to Urban Village Main Streets by serving a variety of land uses, with more emphasis on residential uses and curbside uses that provide amenity and activation.

These streets may also accommodate high turnover parking, loading, as well as other curbside uses. Urban Village Neighborhood Streets may function as a meeting ground for the neighborhood by accommodating events such as farmer’s markets and festivals. Urban Village Neighborhood Streets also provide a transition to low volume and speed Neighborhood Streets and should communicate this change in street function through the use of signage, traffic calming devices and lighting.

**ARTERIAL CLASSIFICATION**  
**MINOR**

**PUBLIC SPACE PROGRAMMING**  
Sidewalk cafes, Parklets, Streateries, Public Plaza Activation (special activities permit), Vending, Public Art, Wayfinding, Vending, Farmers’ Market, Festival Streets, Public Art

**GREENING**  
Street trees, permeable pavement for sidewalks, landscaping, rain gardens, sloped or walled bioretention cells (pursuant to vertical wall policy).

**PEDESTRIAN**  
Urban Village Neighborhood Streets may have a pedestrian designation in the Seattle Municipal Code that requires new development to conform to specific design standards that result in more

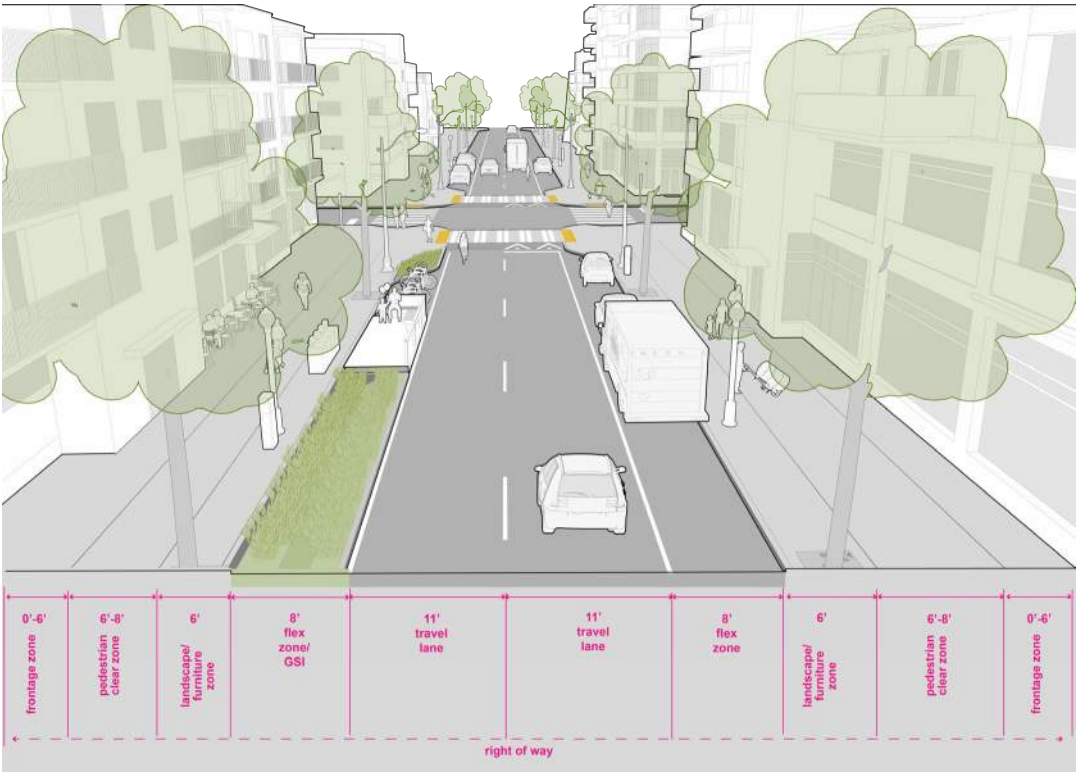
pedestrian-friendly street environments and help generate pedestrian activity. Streets with these designations will require sidewalks with 8’ of a pedestrian clear zone to accommodate higher pedestrian volumes. Minimize curb cuts and driveways to maximize pedestrian safety by reducing conflict points (See Seattle Land Use Code Section 23.54.030.F for more information on curb cuts and driveways). Pedestrian scaled lighting may be appropriate for some Urban Village streets. Raised crosswalks (as seen in the above graphic) promote pedestrian safety and traffic calming.

**BICYCLE**  
Protected bike facilities or in-street, minor separation, on streets with BMP recommendations. Consider re-channelization to accommodate bike facility if it is a 4 lane cross section or consider using the flex zone if it is a 2 lane cross section.

**FREIGHT**  
Freight for local deliveries must be accommodated using an SU-30 design vehicle, unless designated as a minor truck street in the Freight network. Minor truck streets require a 25’ curb radius.

**TRANSIT**  
Provides access to the FTN network, urban village neighborhood streets are more likely to be served by the local transit network (LTN) and/or shuttle programs.

**CURB LANE / FLEX ZONE**  
Where present, alleys shall serve primary loading and parking access needs. Passenger load zones should be located at entrances of businesses, hotels and at apartment buildings (that do not have on-site facilities). Short-term storage must be balanced with providing curb space for amenity and activation.



E MERCER ST & 10TH AVE. E.

STREET TYPE  
2.10 URBAN VILLAGE NEIGHBORHOOD ACCESS

Urban Village Neighborhood Access Streets play a supporting role to Urban Village Main Streets by serving a variety of land uses, with more emphasis on residential uses and curbside uses that provide amenity and activation.

These streets may also accommodate high turnover parking, loading, as well as other curbside uses. Urban Village Neighborhood Streets may function as a meeting ground for the neighborhood by accommodating events such as farmer’s markets and festivals. Urban Village Neighborhood Streets also provide a transition to low volume and speed Neighborhood Streets and should communicate this change in street function through the use of signage, traffic calming devices and lighting. Urban Village Neighborhood Access streets are non-arterials that are often influenced by the land use code SMC 23.53.015.

**ARTERIAL CLASSIFICATION**  
**NOT DESIGNATED**

**PUBLIC SPACE PROGRAMMING**  
Street Furniture, Pole Banners, Sidewalk cafes,

Parklets, Farmers’ Market, Festival Streets, Performance Space, Pedestrian Lighting, Bike Parking, Vending, Public Art.

**GREENING**  
Street trees, permeable pavement for sidewalks, landscaping, rain gardens, sloped or walled bioretention cells (pursuant to vertical wall policy).

**PEDESTRIAN**  
Urban Village Neighborhood Streets may have a pedestrian designation in the Seattle Municipal Code that requires new development to conform to specific design standards that result in more pedestrian-friendly street environments and help generate pedestrian activity. Streets with these designations will require sidewalks with 8’ of a pedestrian clear zone to accommodate higher pedestrian volumes. Minimize curb cuts and driveways to maximize pedestrian safety by reducing conflict points (See Seattle Land Use Code Section 23.54.030.F for more information on curb cuts and driveways). Pedestrian scaled lighting may be appropriate for some Urban Village streets. Raised crosswalks (as seen in the above graphic) promote pedestrian safety and traffic calming.

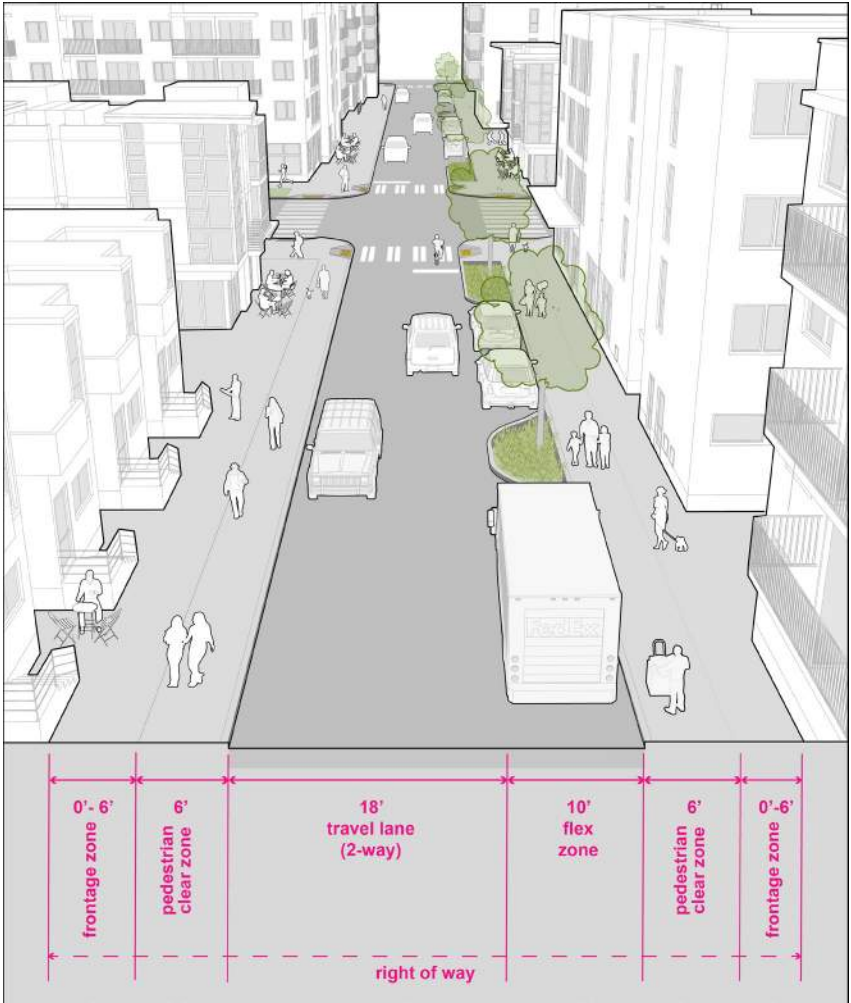
**BICYCLE**  
Urban Village Neighborhood Streets that have Bicycle Master Plan recommendations shall consider re-channelization if it is a 4 lane cross section or using the flex lane if it is a 2 lane cross section.

**FREIGHT**  
Urban Village Neighborhood Access streets are typically not part of the Freight network. However, where land use requires large vehicle access on a consistent basis, curb radii deviations at specific corner(s) should be considered.

**TRANSIT**  
Provides access to the FTN network, urban village neighborhood streets are more likely to be served by the local transit network (LTN) and/or shuttle programs.

**CURB LANE / FLEX ZONE**  
Where present, alleys shall serve as the primary loading and parking access needs. Loading needs are interspersed to serve residential developments that do not have on-site loading facilities. Must be balanced with providing curb space for amenity and activation.

**TRAVELWAY WIDTH**  
Travelway widths for two travel lanes shall be a minimum of 18’ and a maximum of 20’. If there is surplus right of way beyond the required right of way, the flex lane could be used for the following uses: Greening, public space programming, parking, or widened sidewalks where land use warrants them.





CORNER OF BROADWAY AND MERCER



CORNER OF MERCER AND 10TH AVE.



MID-BLOCK OF BROADWAY



MID-BLOCK OF 10TH AVE.





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 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 percent 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**  
Non 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

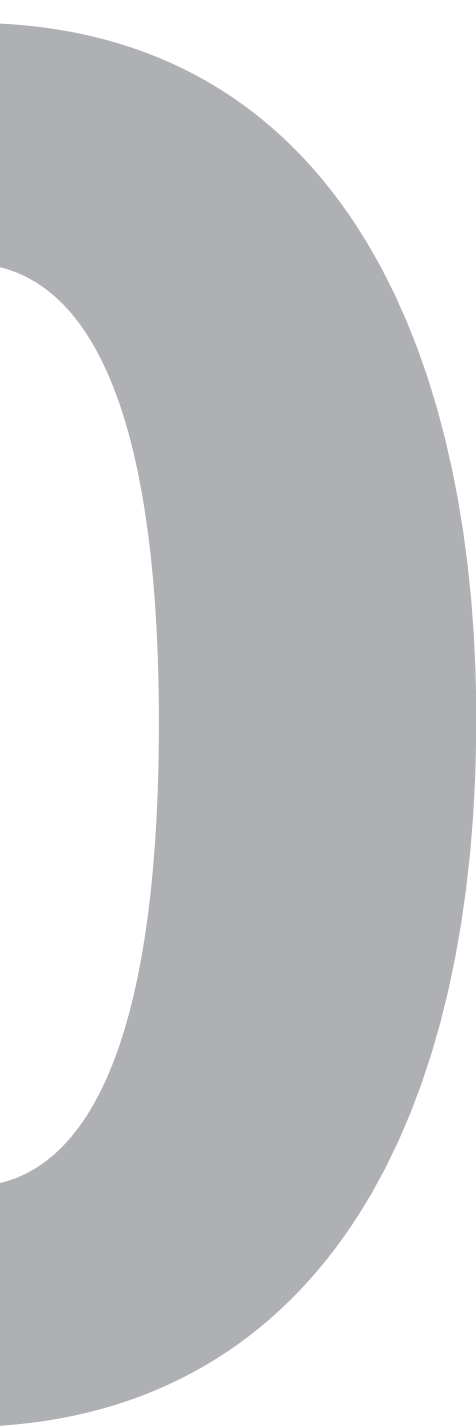
**25.54.030.G.2 Sight triangle**  
For two way driveway- 10’ sight triangle on the exit side.

**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 DESIGN GUIDELINES

DESIGN INTENT

Seattle’s Capitol Hill Neighborhood is located East of the I-5 corridor, uphill and North of East Lake. The North and South 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 boarder gives it an important role in providing a sense of arrival. A prominent building that anchors the beginning 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 supporting 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.

CS CONTEXT & SITE

**CS1-2  
SUNLIGHT SHADE AND NATURAL VENTILATION**  
Large courtyard provide better sunlight, shade, and natural ventilation.

**CS1-5a  
WATER FEATURES**  
Bioretention & green roof sustainable design opportunities.

**CS2-1a  
SENSE OF PLACE**  
High bay commercial base reinforce Broadway commercial corridor character.

**CS2-2  
RESPOND TO DIFFERENT STREETS**  
Corner site special design attention to respond to different street.

**CS3-1a  
FITTING OLD AND NEW TOGETHER**  
Contemporary building referring neighboring proportion and fenestration pattern

PL PUBLIC LIFE

**PL1-2a  
ADDING TO PUBLIC LIFE**  
Maintain continuous street wall along retail corridor.

**PL2-3a  
WEATHER PROTECTION**  
Overhead weather protection for pedestrian activity.

**PL3-1b  
ENTRIES**  
Identifiable entries to residential buildings.

**PL3-3a  
LIVE/WORK EDGES**  
Live/work edge to provide flexible spaces.

**PL3-4a  
RETAIL EDGES**  
Permeable storefront retail edges

DC DESIGN CONCEPT

**DC1-2a  
PARKING AND SERVICE USES**  
Locate parking and service away from highly visible locations to minimize visual impact.

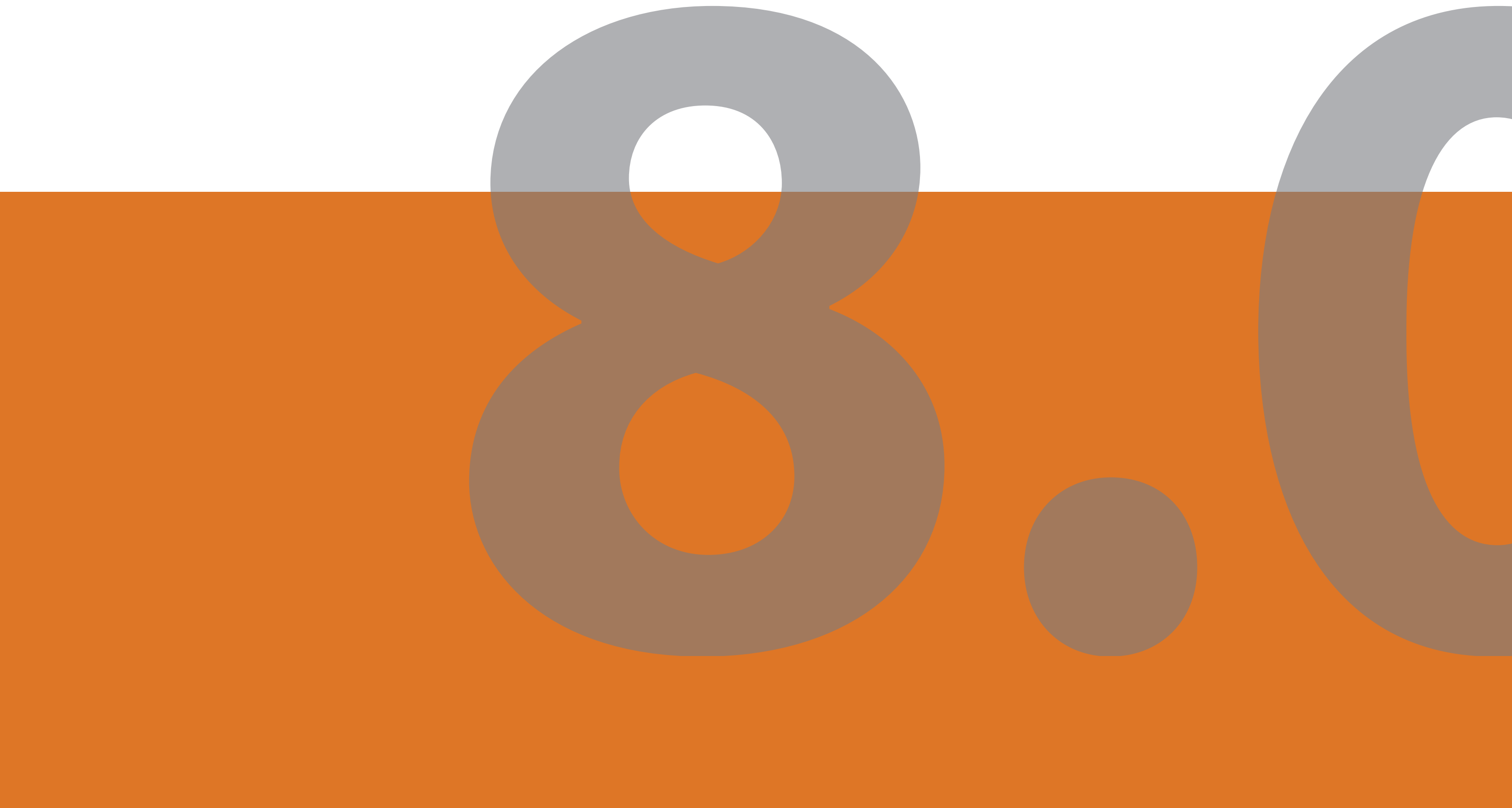
**DC2-3a  
FIT WITH NEIGHBORING BUILDINGS**  
Identifiable correlations with the surrounding buildings.

**DC3-1b  
RESIDENTIAL OPEN SPACE**  
Residential open spaces at podium garden and rooftop.

**DC4-1  
EXTERIOR FINISH MATERIALS**  
Use high quality carefully detailed exterior finish materials appropriate to Capitol Hill.

**DC4-2e  
HEAT ISLAND**  
Podium garden and green roof provide design opportunities to reduce urban heat island effect.

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OPTION 1 - CHAMFERED



OPTION 2 - L-SHAPE



OPTION 3 - PREFERRED



DEPARTURES

■ No



DESIGN GUIDELINES

- ❌ DC2-3a
- ❌ PL3-4a
- ❌ CS1-2
- ❌ CS2-1a
- ❌ PL1-2a
- ✅ DC1-2a
- ✅ PL3-1b
- ✅ CS2-2

OPPORTUNITIES

- ✅ Primary corner residential entrance.
- ✅ Parking and service off Mercer, and not visibly from Broadway a pedestrian street.
- ✅ Possibility of 2 split programs at commercial level.
- ✅ Dominate massing to anchor the building

CHALLENGES

- ❌ Building form does not compliment Broadway E. corridor vernacular.
- ❌ Corner residential lobby limits street level commercial interaction.

- ❌ Units adjacent to North property line do not have enough privacy and daylight.
- ❌ Less flexibility with the commercial zones
- ❌ Less visual depth and interest
- ❌ Without implementing a zero lot line at north property ling contradicting break different than the massing character of surrounding vernacular.
- ❌ Interior courtyard units do not have enough natural light.

DEPARTURES

■ No

DESIGN GUIDELINES

- ❌ DC2-3a
- ❌ CS1-2
- ❌ PL3-1b
- ❌ PL1-2a
- ✅ PL3-4a
- ✅ DC1-2a
- ✅ PL3-3a

OPPORTUNITIES

- ✅ Continuous street level retail provides excellent retail edge at the corner of Broadway E. and E. Mercer St. corner.
- ✅ Parking and service off Mercer, and not visibly from Broadway a pedestrian street.
- ✅ Live/work units fronting 10th Ave E. provides good transition to the LR zone across the street.

CHALLENGES

- ❌ Building form does not compliment Broadway E. corridor vernacular.
- ❌ Units adjacent to North property line do not have enough privacy and daylight.
- ❌ Residential entry still falls within the pedestrian zone of the block.
- ❌ The courtyard could lend to security issues as that primary corner does not offer an “eye on” opportunity.
- ❌ Without implementing a zero lot line at north property ling contradicting break different than the massing character of surrounding vernacular.

DEPARTURES

■ No

DESIGN GUIDELINES

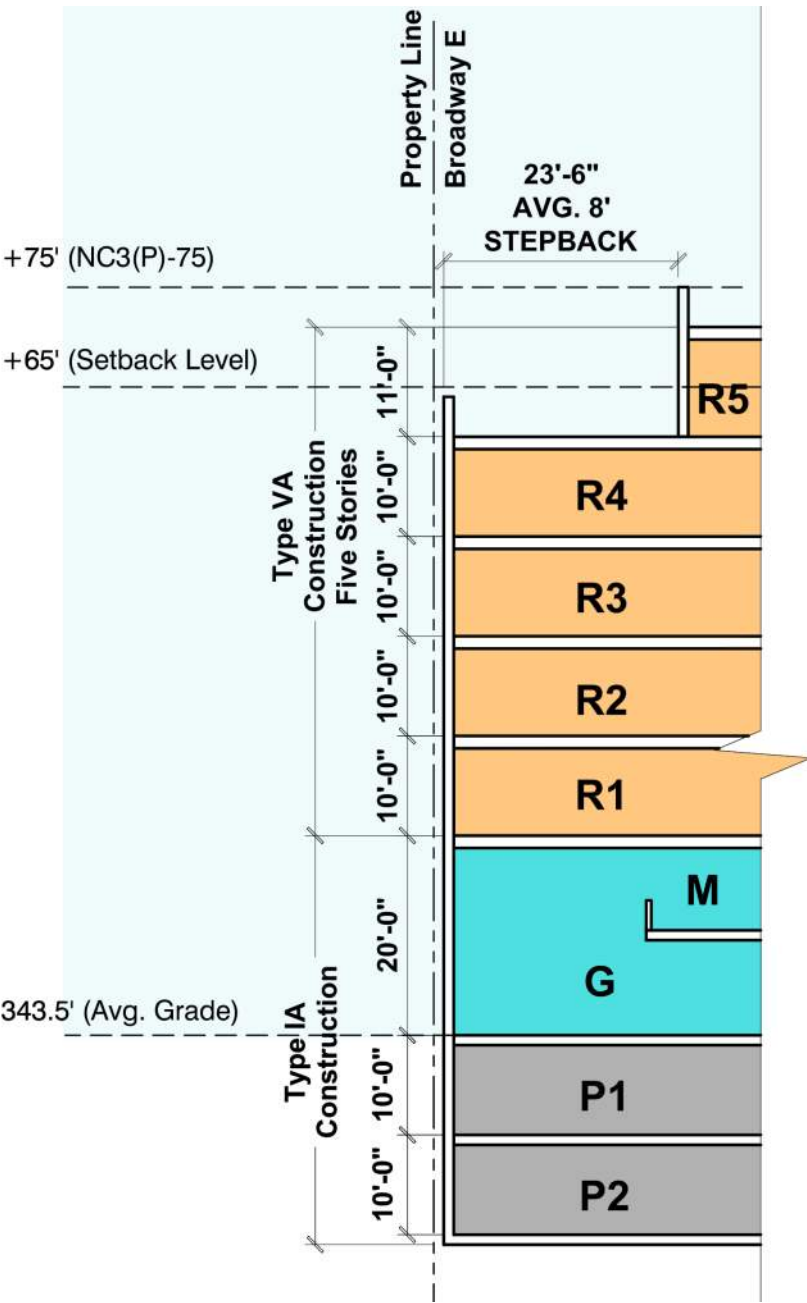
- ✅ PL3-4a
- ✅ CS2-1a
- ✅ DC2-3a
- ✅ DC1-2a
- ✅ PL1-2a
- ✅ PL3-3a

OPPORTUNITIES

- ✅ Prominent retail corner at the corner of Broadway E. and E. Mercer St.
- ✅ 20 feet commercial base continues the existing retail character of the neighborhood and provide porous street edge.
- ✅ Upper-level setback on Broadway, reduces the building mass.
- ✅ Parking and service off Broadway E., a pedestrian street and E. Mercer St..
- ✅ U-shape unit arrangement to allow most units facing outward toward a street frontage and provide “eyes

- on” opportunities, he with security.
- ✅ Live/work units fronting 10th Ave E. provides good transition to the LR zone across the street.
- CHALLENGES
- ❌ Special design attention to respond to the different street frontages.
- ❌ With the courtyard on the north side, the building would have a larger scale from the pedestrian point of view.

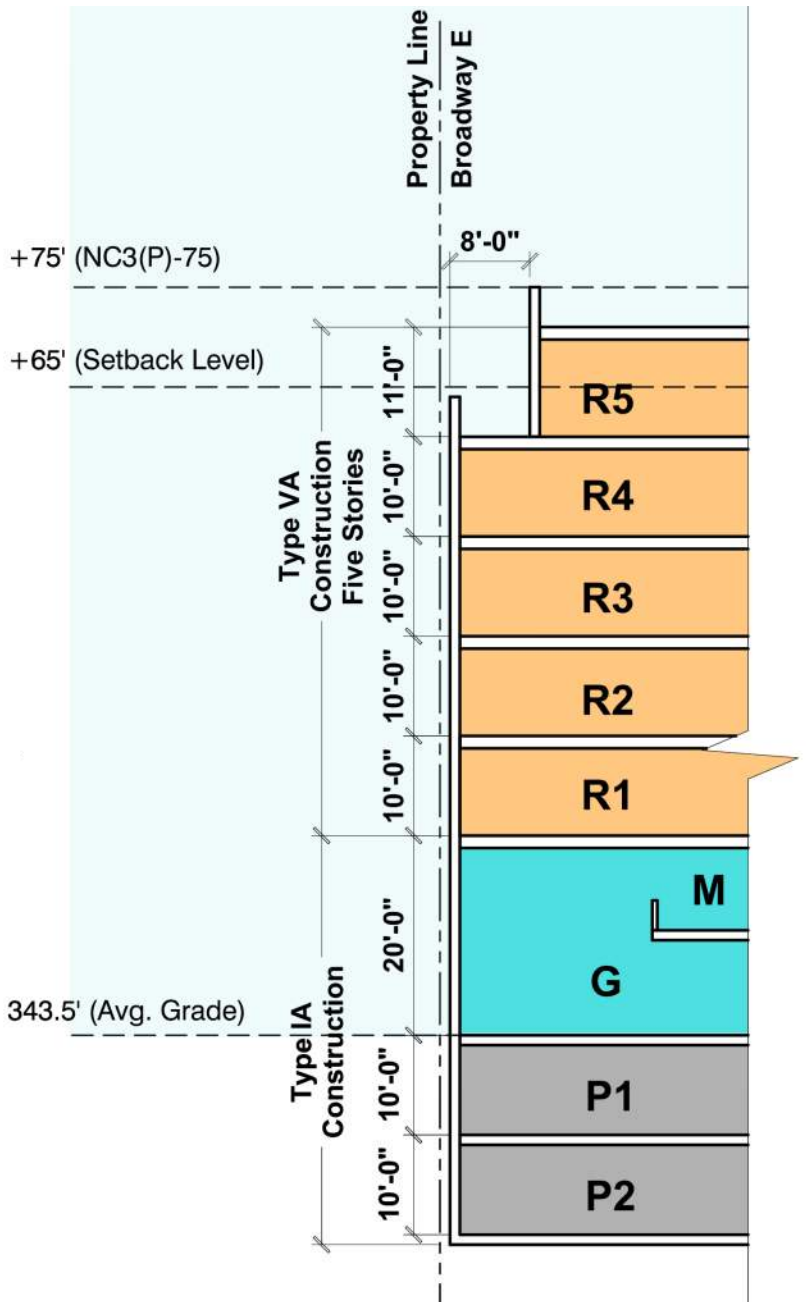
OPTION 1 - CHAMFERED



BUILDING SECTION @ BROADWAY E

0 5 10 15 20

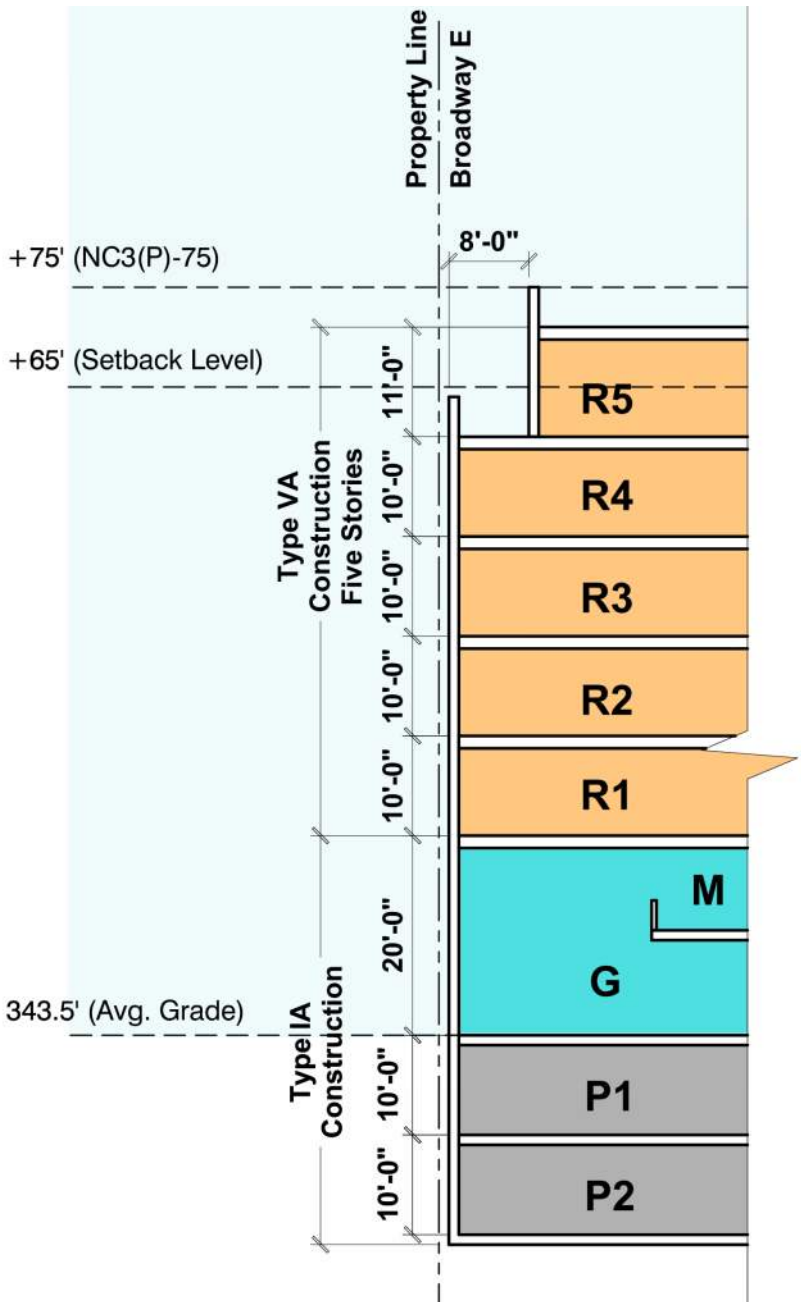
OPTION 2 - L-SHAPE



BUILDING SECTION @ BROADWAY E

0 5 10 15 20

OPTION 3 - PREFERRED



BUILDING SECTION @ BROADWAY E

0 5 10 15 20

# 8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 1 (CHAMFERED)

## DESIGN REVIEW PROPOSAL - OPTION 1 (CHAMFERED)

### DESCRIPTION

Option designed with an anchoring approach. The internal courtyard residential tower allows the building to achieve strong architectural chamfered form, adds prominent presence to anchor the north end of the Broadway E. corridor.  
This option creates the opportunity of two distinct commercial programs with a distinguished residential entry to celebrate the intersection of Broadway E and E. Mercer St.

### PROGRAM

- Height: 75 feet (Max.)
- Stories: 6 Stories
- Retail: 10,000 SF
- Units: 121 Units
- Parking Stalls: 127 Stalls (122 stalls in 2 levels of below grade garage)

### DEPARTURES

- No

### ADVANTAGES

- ✓ Primary corner residential entrance.
- ✓ Parking and service off Mercer, and not visibly from Broadway a pedestrian street.
- ✓ Possibility of 2 split programs at commercial level.
- ✓ Dominate massing to anchor the building

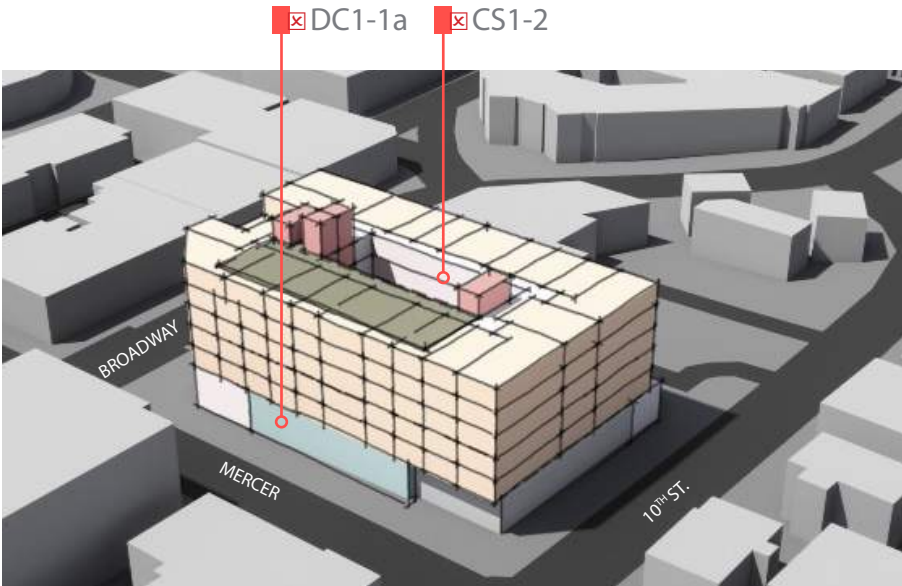
### CHALLENGES

- ✗ Building form does not compliment Broadway E. corridor vernacular.
- ✗ Corner residential lobby limits street level commercial interaction.
- ✗ Units adjacent to North property line do not have enough privacy and daylight.
- ✗ Less flexibility with the commercial zones
- ✗ Less visual depth and interest
- ✗ Without implementing a zero lot line at north property ling contradicting break different than the massing character of surrounding vernacular.
- ✗ Interior courtyard units do not have enough natural light.

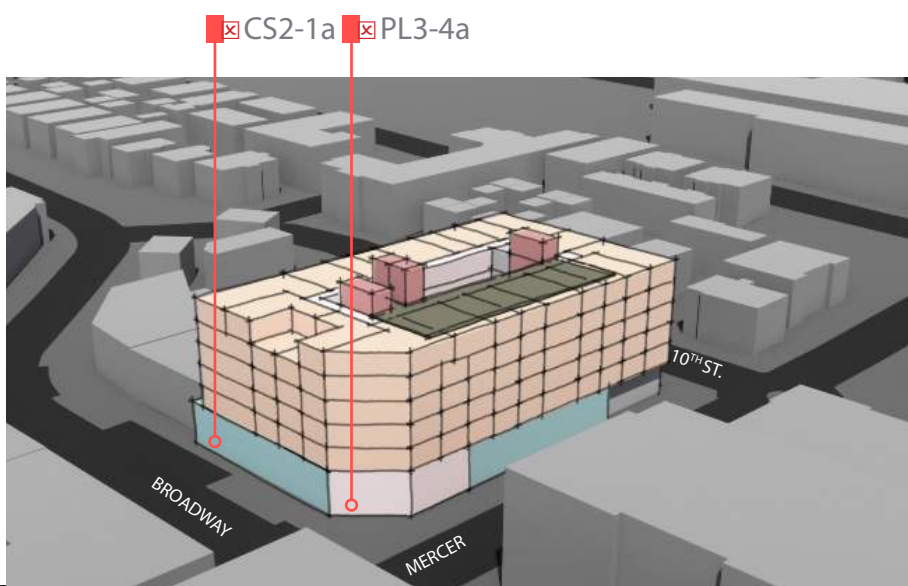
### DESIGN GUIDELINES

- ✗ DC2-3a **FIT WITH NEIGHBORING BUILDINGS**
- ✗ PL3-4a **RETAIL EDGE**
- ✗ CS1-2 **SUNLIGHT SHADE AND NATURAL VENTILATION**
- ✗ CS2-1a **SENSE OF PLACE**
- ✗ PL1-2a **ADDING TO PUBLIC LIFE**
- ✓ DC1-2a **PARKING & VEHICLE ACCESS**
- ✓ PL3-1b **IDENTIFIABLE COMMON ENTRIES**
- ✓ CS2-2 **RESPOND TO DIFFERENT STREETS**

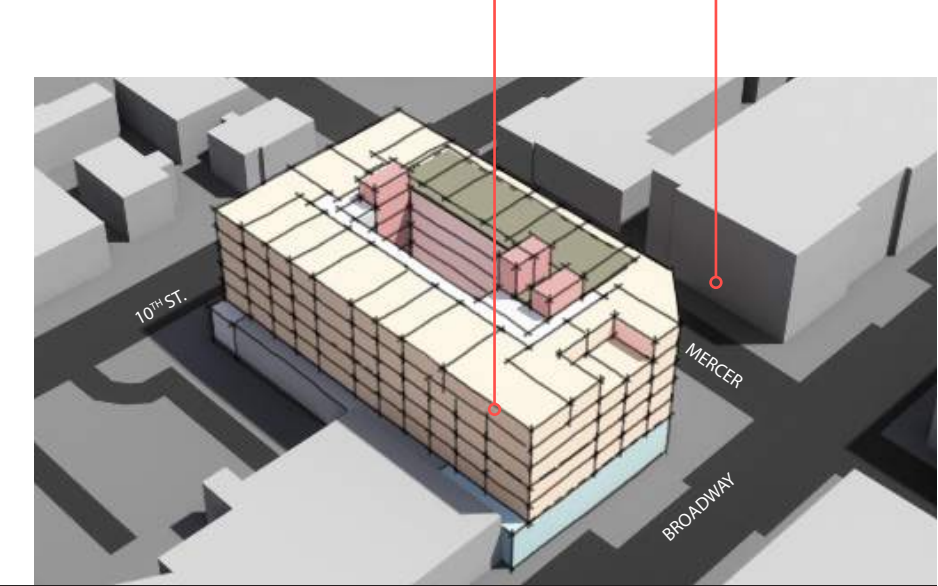
VIEW LOOKING NORTHWEST



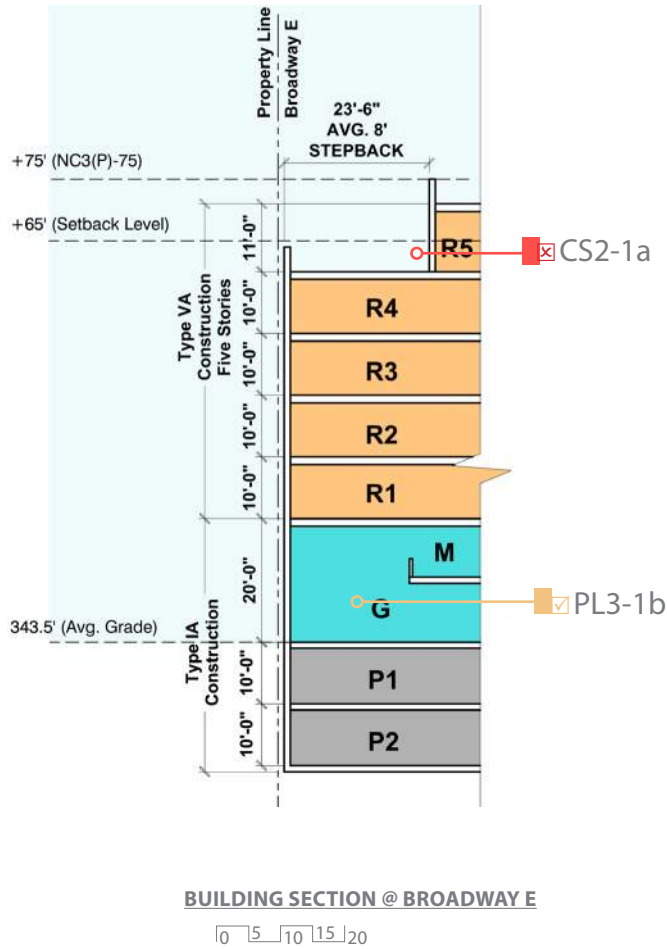
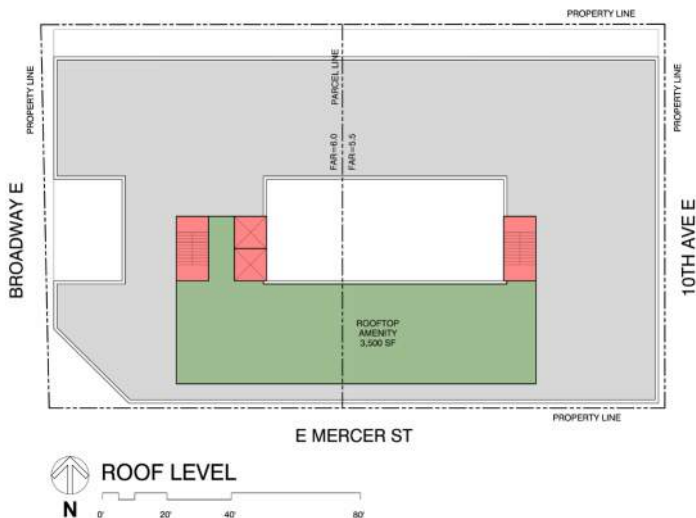
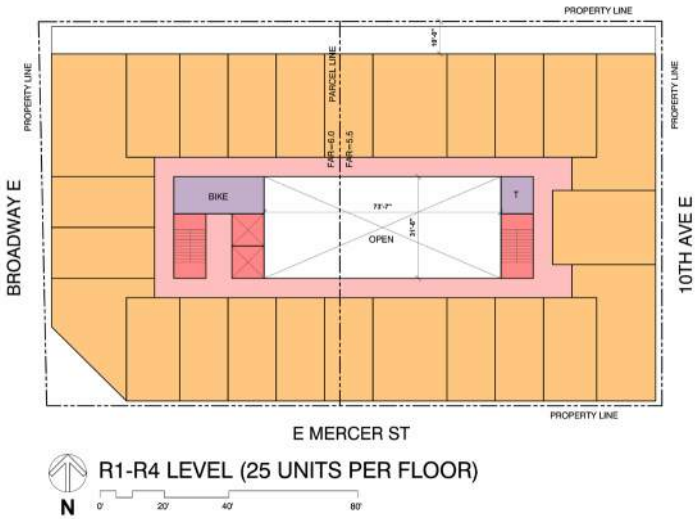
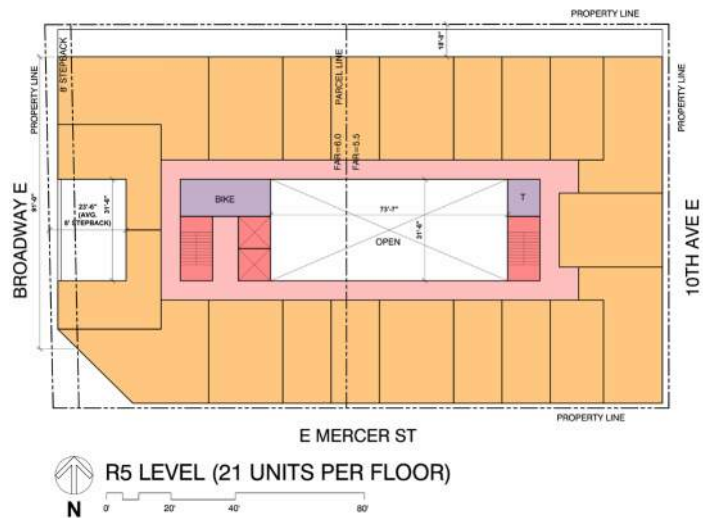
VIEW LOOKING NORTHEAST



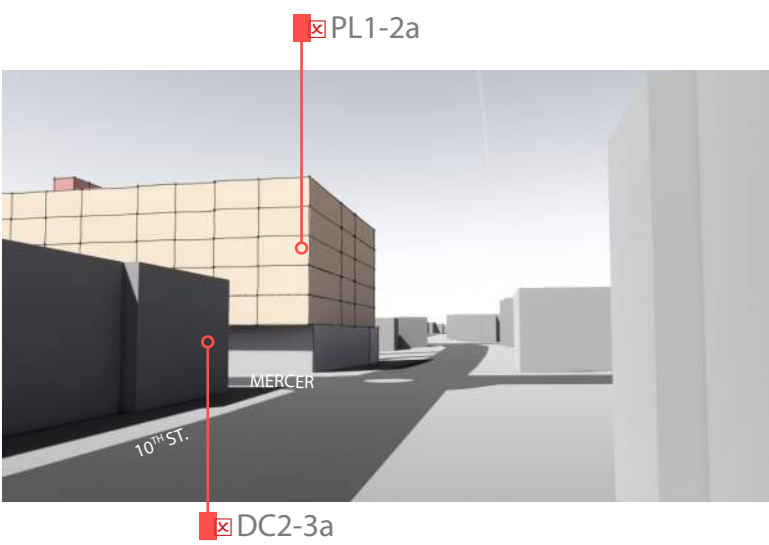
VIEW LOOKING SOUTHEAST



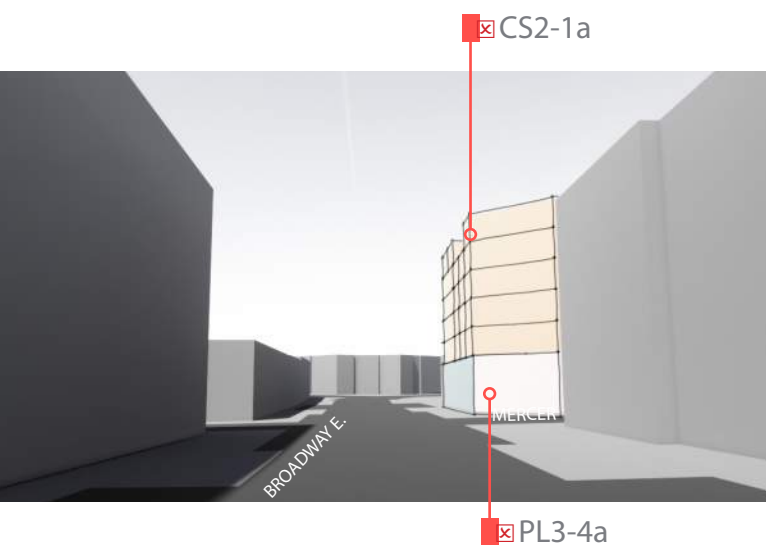
8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 1 (CHAMFERED)



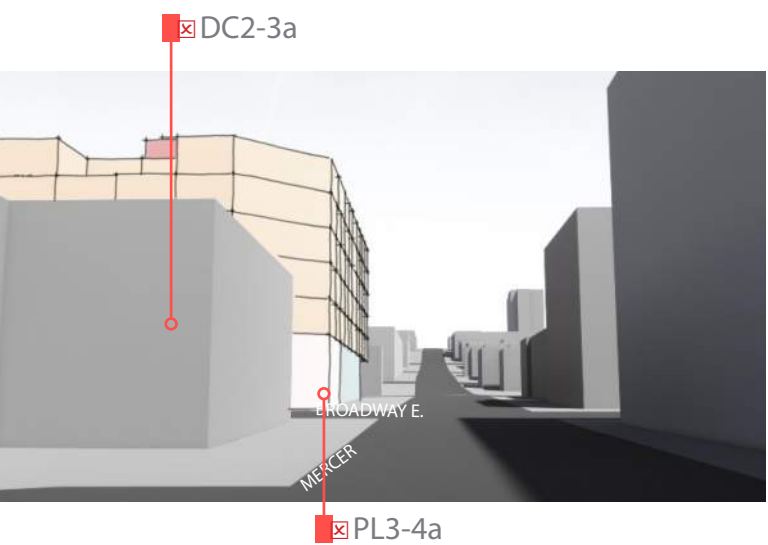
10TH STREET LOOKING NORTH



BROADWAY E. LOOKING NORTH



E MERCER ST. LOOKING EAST



PROGRAM KEY

- CIRCULATION - RESIDENTIAL
- CIRCULATION CORES
- UTILITY / STORAGE
- UNIT
- COMMERCIAL

# 8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 2 (L-SHAPE)

## DESIGN REVIEW PROPOSAL - OPTION 2 (L-SHAPE)

### DESCRIPTION

Option features a L-shape residential tower above the commercial base. Southwest courtyard above the commercial base adds open space for the residents while reduces the visual weight of the building massing along Broadway E.

### PROGRAM

- Height: 75 feet (Max.)
- Stories: 6 Stories
- Retail: 10,000 SF
- Units: 121 Units
- Parking Stalls: 127 Stalls (122 stalls in 2 levels of below grade garage)

### DEPARTURES

- No

### ADVANTAGES

- ✓ Continuous street level retail provides excellent retail edge at the corner of Broadway E. and E. Mercer St. corner.
- ✓ Parking and service off Mercer, and not visibly from Broadway a pedestrian street.
- ✓ Live/work units fronting 10th Ave E. provides good transition to the LR zone across the street.

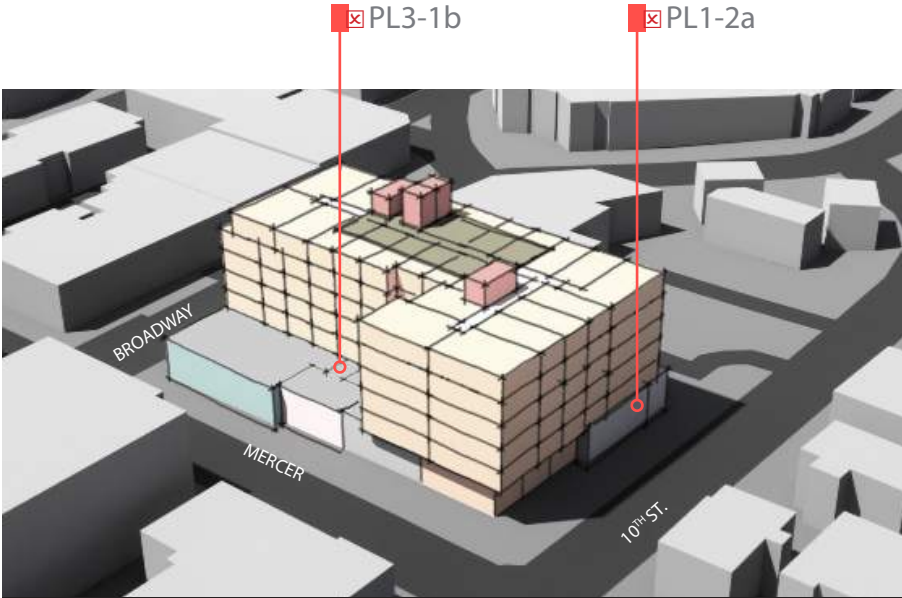
### CHALLENGES

- ✗ Building form does not compliment Broadway E. corridor vernacular.
- ✗ Units adjacent to North property line do not have enough privacy and daylight.
- ✗ Residential entry still falls within the pedestrian zone of the block.
- ✗ The courtyard could lend to security issues as that primary corner does not offer an “eye on” opportunity.
- ✗ Without implementing a zero lot line at north property ling contradicting break different than the massing character of surrounding vernacular.

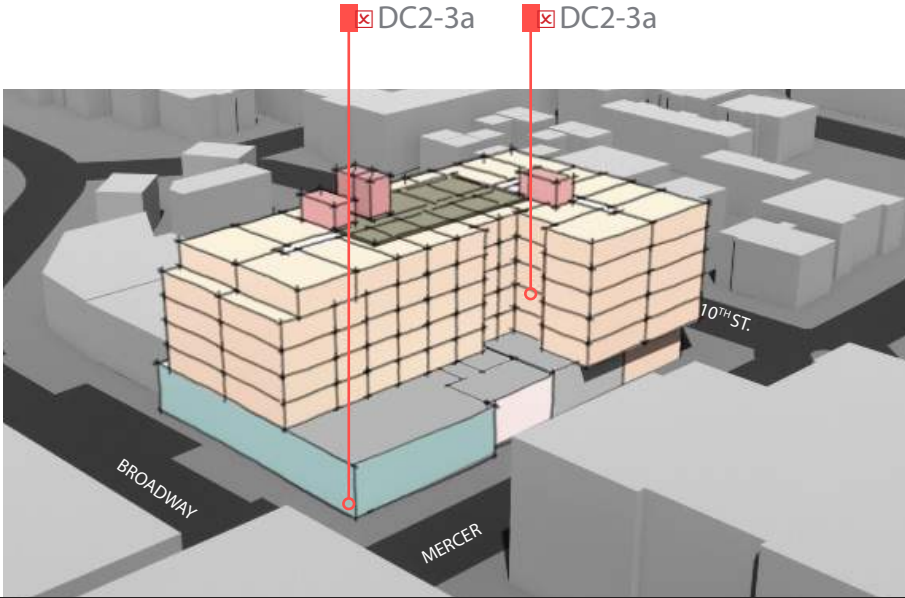
### DESIGN GUIDELINES

- ✗ DC2-3a **FIT WITH NEIGHBORING BUILDINGS**
- ✗ CS1-2 **SUNLIGHT SHADE AND NATURAL VENTILATION**
- ✗ PL3-1b **ENTRIES**
- ✗ PL1-2a **ADDING TO PUBLIC LIFE**
- ✓ PL3-4a **RETAIL EDGES**
- ✓ DC1-2a **PARKING AND SERVICE USES**
- ✓ PL3-3a **LIVE/WORK EDGES**

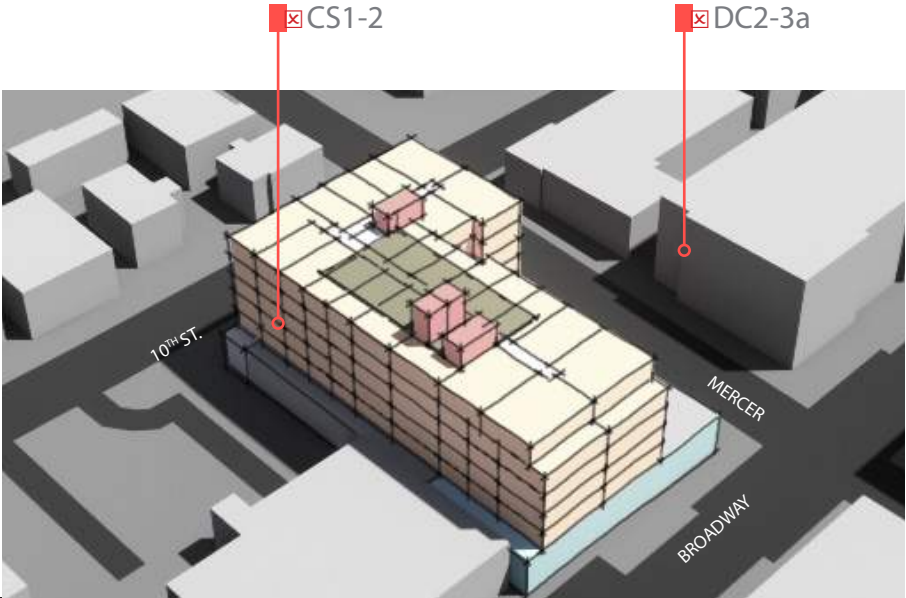
VIEW LOOKING NORTHWEST



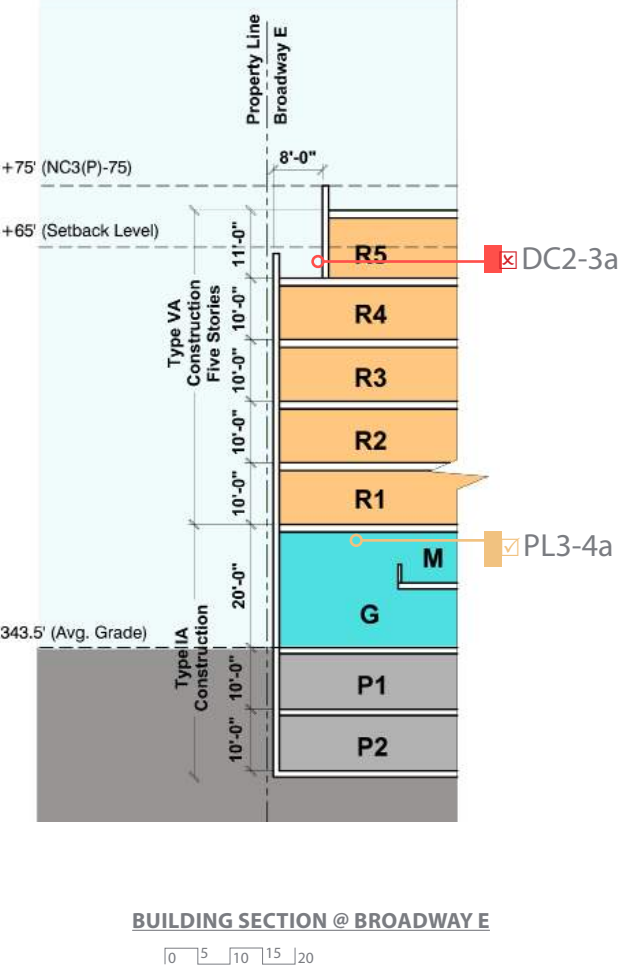
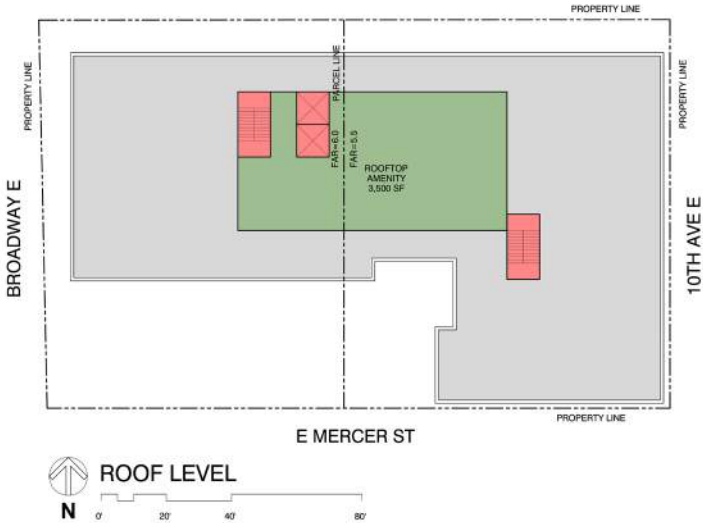
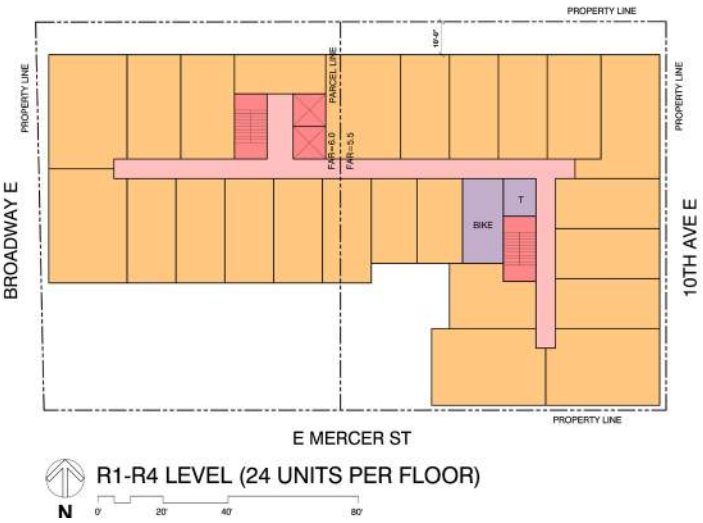
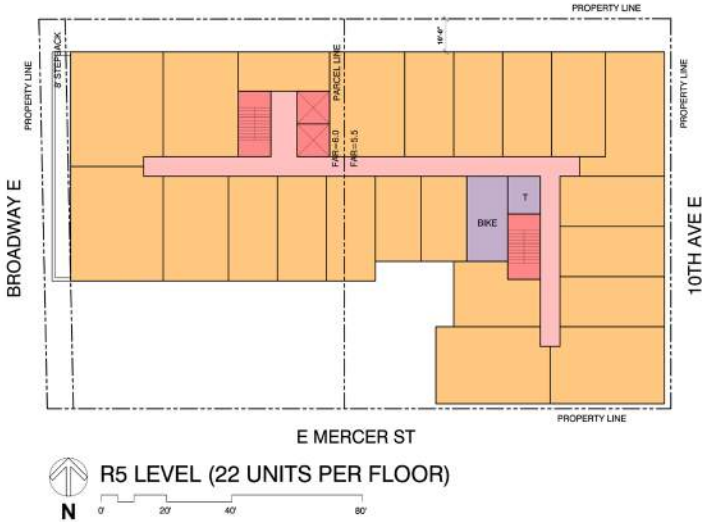
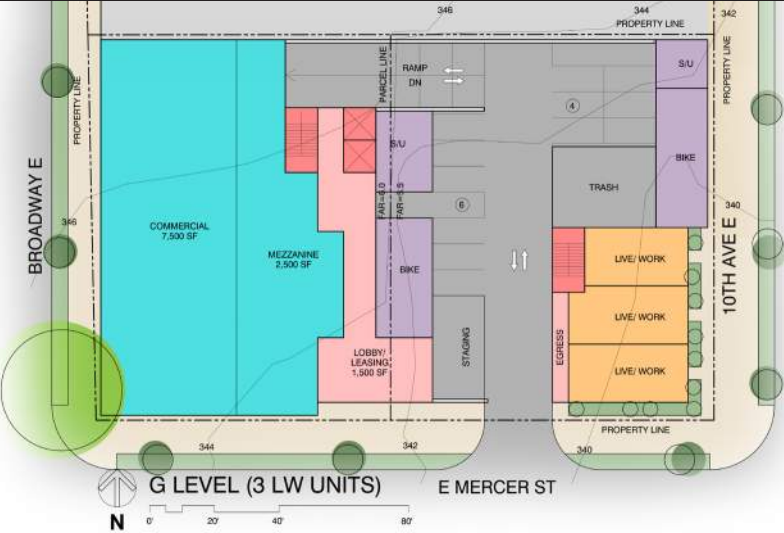
VIEW LOOKING NORTHEAST



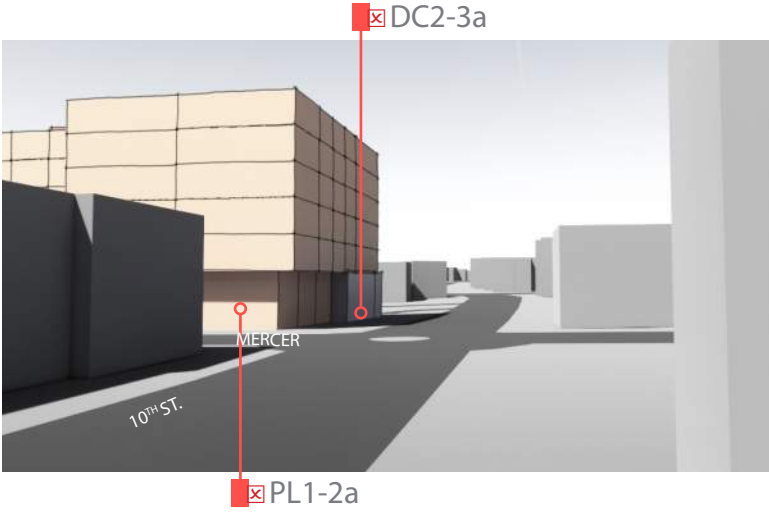
VIEW LOOKING SOUTHEAST



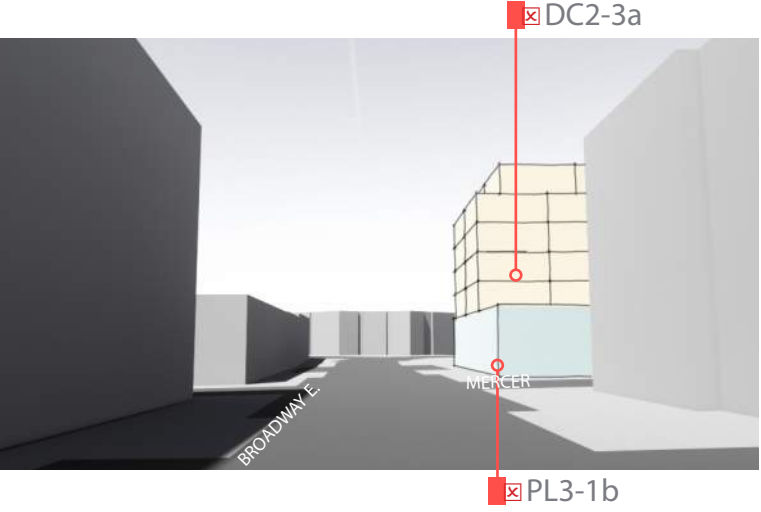
8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 2 (L-SHAPE)



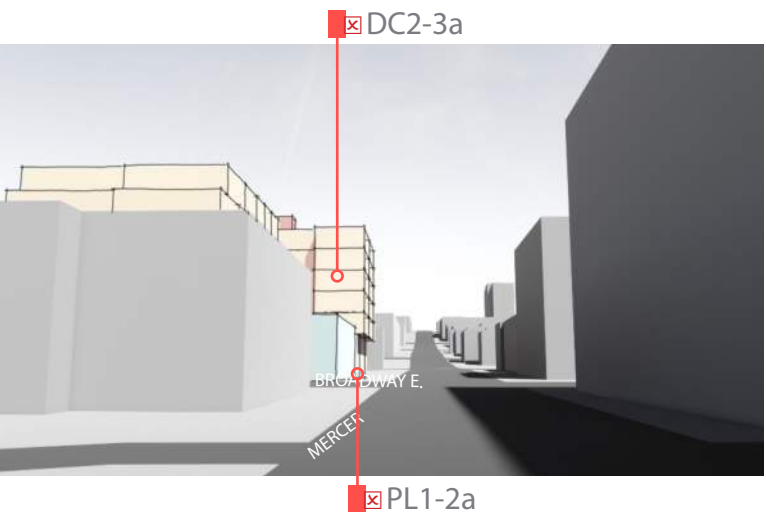
10TH STREET LOOKING NORTH



BROADWAY E. LOOKING NORTH



E MERCER ST. LOOKING EAST



PROGRAM KEY

- CIRCULATION - RESIDENTIAL
- CIRCULATION CORES
- UTILITY / STORAGE
- UNIT
- COMMERCIAL

8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 3 (PREFERRED)

DESIGN REVIEW PROPOSAL - OPTION 3 (PREFERRED OPTION)

DESCRIPTION

Option Continues the character of the Broadway E. corridor massing vernacular.  
The U-shape 5-level residential over high ceiling commercial base preserves the scale and character of surrounding mixed-use neighborhood character. This option supports most units facing outward towards a street frontage and provide “eyes on” security.  
Secondary architectural elements, projecting balconies, attention to building materials, and street level weather protection will add visual depth and interest to the building.  
Selective design elements and detailed attention to proportion and fenestration pattern to create a unified design that fits with the neighboring buildings.

PROGRAM

- Height: 75 feet
- Stories: 6 Stories
- Retail: 10,000 SF
- Units: 121 Units
- Parking Stalls: 127 Stalls (122 stalls in 2 levels of below grade garage)

DEPARTURES

- No

ADVANTAGES

- ✓ Prominent retail corner at the corner of Broadway E. and E. Mercer St.
- ✓ 20 feet commercial base continues the existing retail character of the neighborhood and provide porous street edge.
- ✓ Upper-level setback on Broadway, reduces the building mass.
- ✓ Parking and service off Broadway E., a pedestrian street and E. Mercer St..
- ✓ U-shape unit arrangement to allow most units facing outward toward a street frontage and provide “eyes on” opportunities, helping with security.
- ✓ Live/work units fronting 10th Ave E. provides good transition to the LR zone across the street.

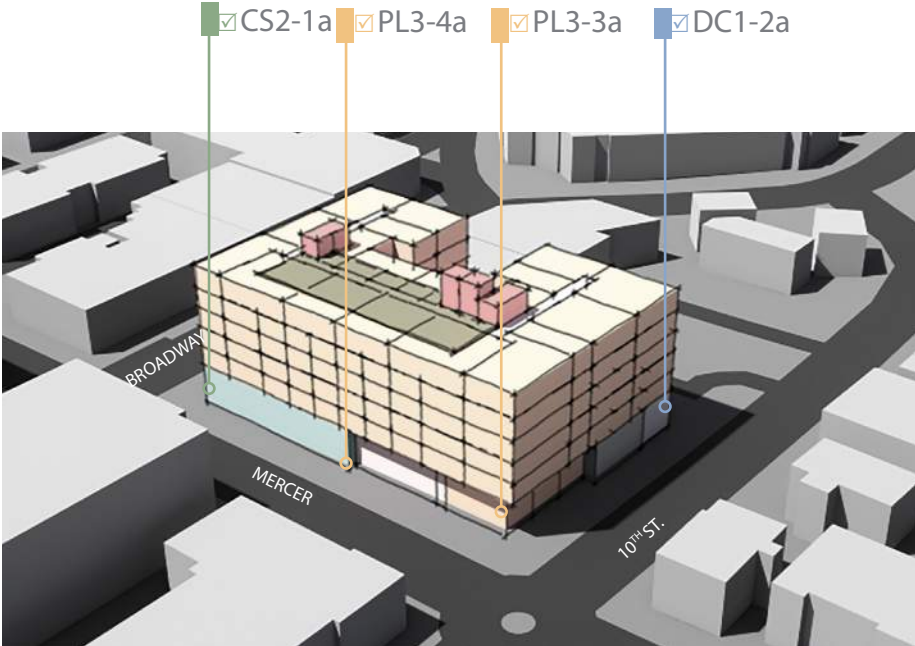
CHALLENGES

- ✗ Special design attention to respond to the different street frontages (CS2-II)
- ✗ With the courtyard on the north side, the building would have a larger scale from the pedestrian point of view.

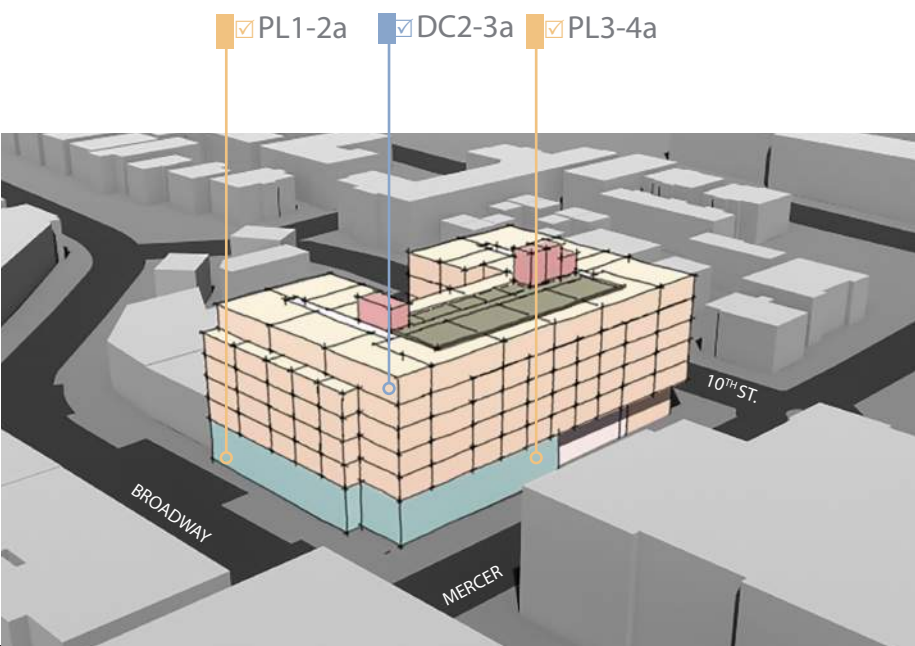
DESIGN GUIDELINES

- |          |                                |
|----------|--------------------------------|
| ✓ PL3-4a | RETAIL EDGES                   |
| ✓ CS2-1a | SENSE OF PLACE                 |
| ✓ DC2-3a | FIT WITH NEIGHBORING BUILDINGS |
| ✓ DC1-2a | PARKING AND SERVICE USES       |
| ✓ PL1-2a | ADDING TO PUBLIC LIFE          |
| ✓ PL3-3a | LIVE/WORK EDGES                |

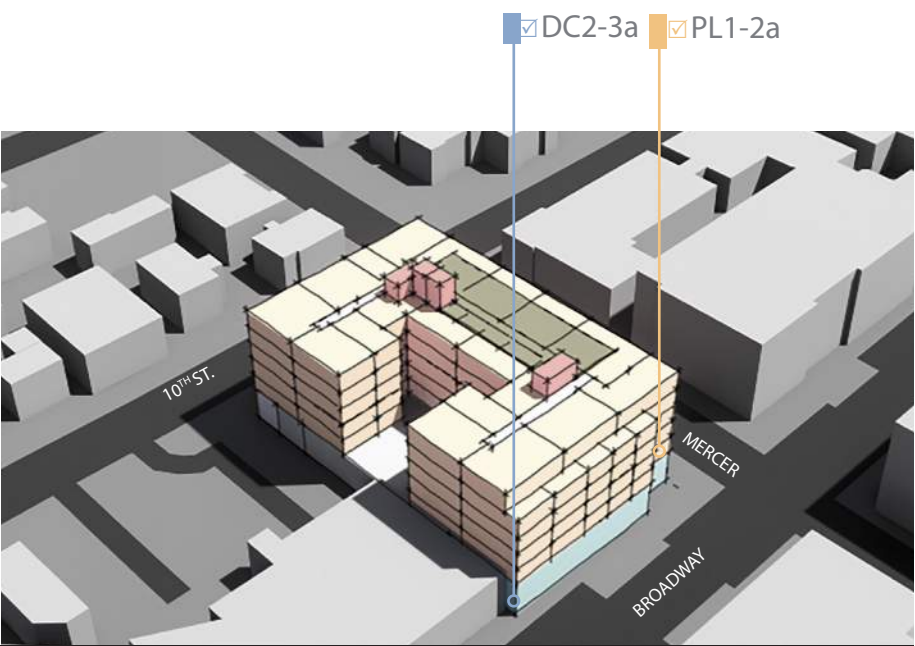
VIEW LOOKING NORTHWEST



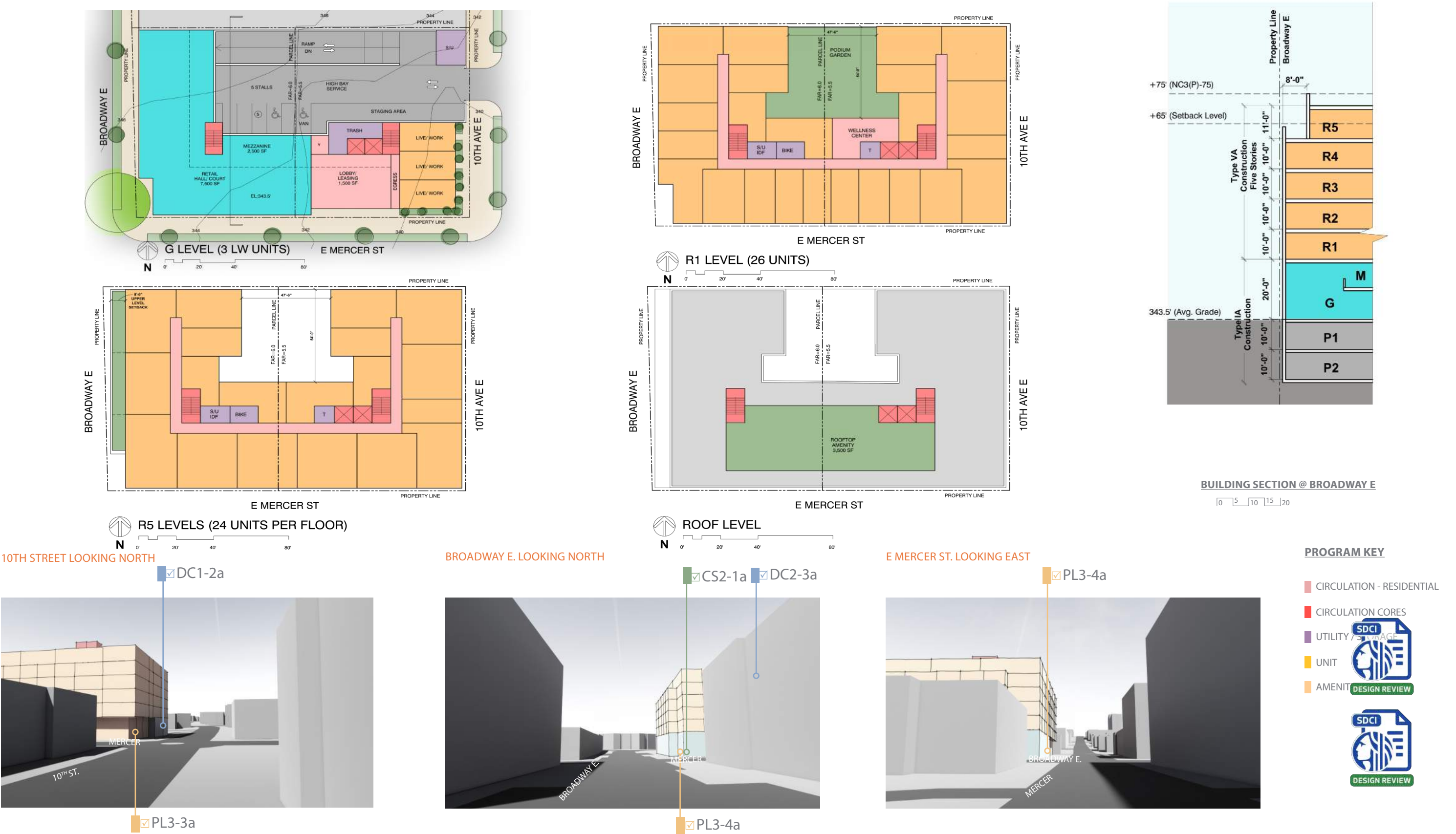
VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST



8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL DESIGN OPTION 3 (PREFERRED)



10TH STREET LOOKING NORTH

BROADWAY E. LOOKING NORTH

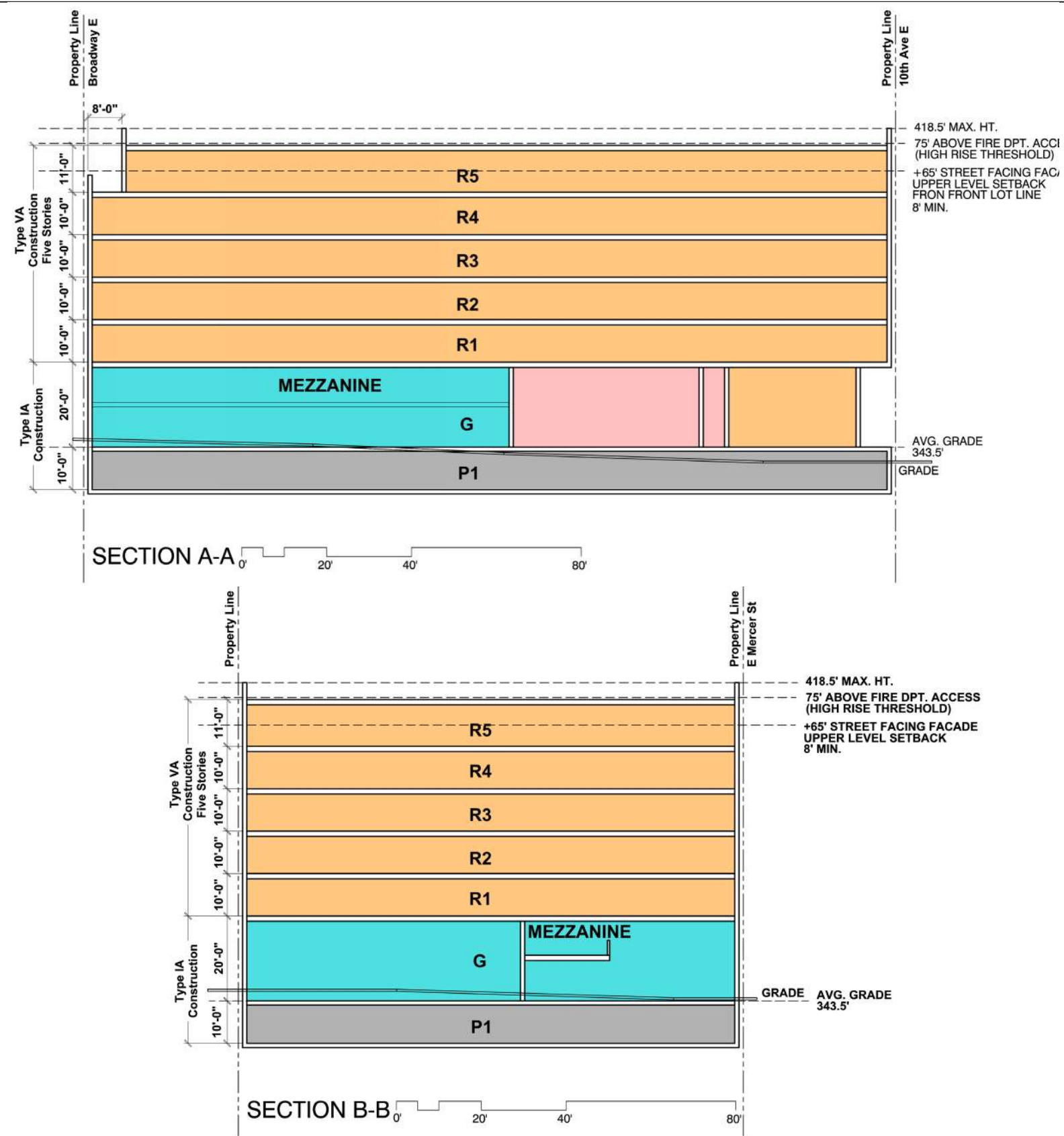
E MERCER ST. LOOKING EAST

PROGRAM KEY

- CIRCULATION - RESIDENTIAL
- CIRCULATION CORES
- UTILITY/STORAGE
- UNIT
- AMENITY



8.0 ARCHITECTURAL MASSING CONCEPTS CONCEPTUAL SECTION A-A & B-B



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PATENT 523 APARTMENTS



LYRIC APARTMENTS



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101 BROADWAY



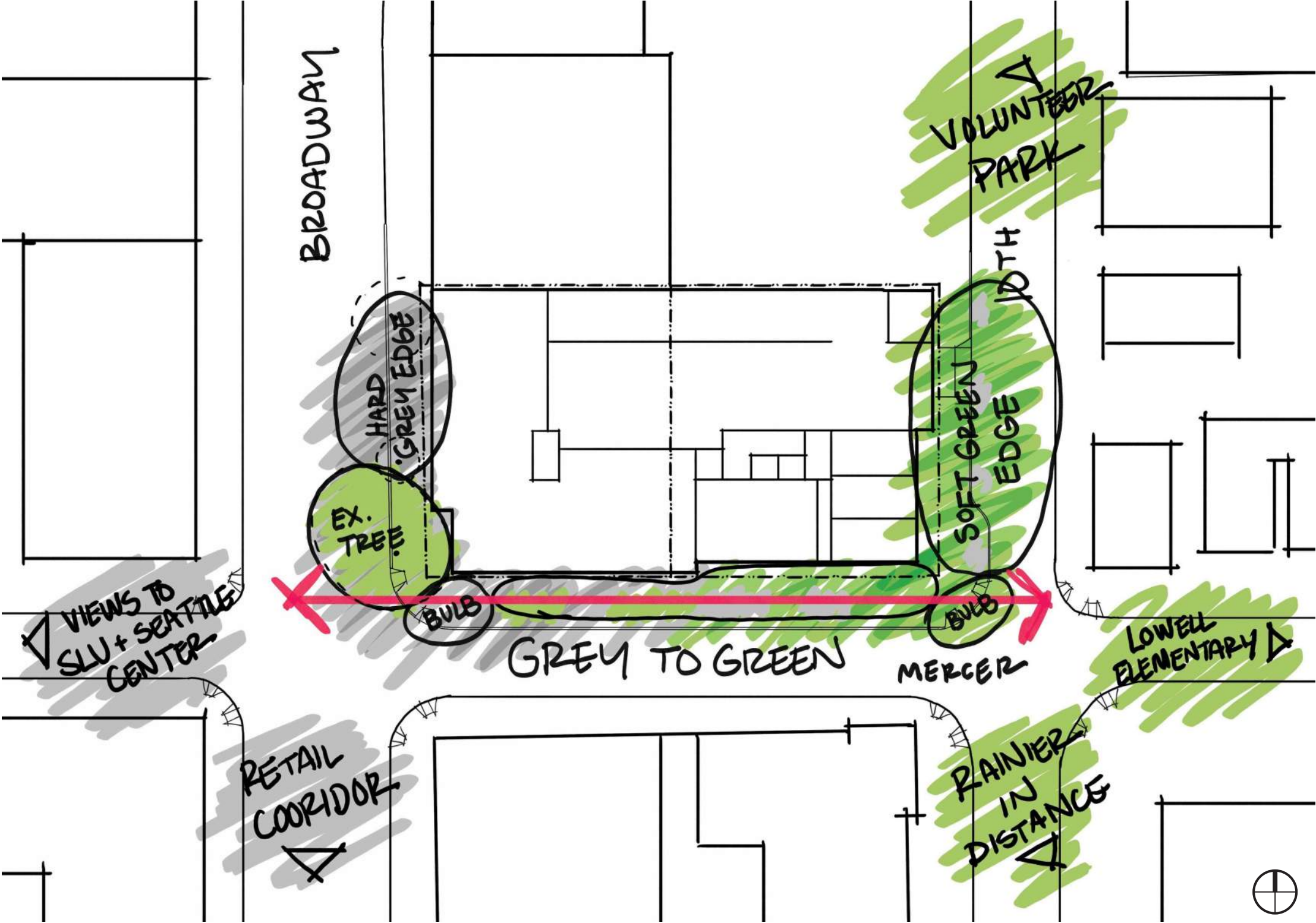
8.0 ARCHITECTURAL MASSING CONCEPTS LANDSCAPE DESIGN

Site Context

Set in the north end of the Capitol Hill Urban Village, the project site bridges the bustling, hard grey edge of Broadway and the soft green residential neighborhood to the east.

The retail-oriented Broadway is host sidewalk cafes and high pedestrian traffic volumes. Appropriately, the majority of ROW spaces is hardened to support these uses. As you move east on Mercer, however, more space is given to planting strips. 10th Ave is a classic Seattle neighborhood street. Dotted with street trees, ROW planting strips grow making room for a more lush setting.

Lowell Elementary School is just two blocks east, while Volunteer Park is a short walk to the northeast. At points around the site there are ties to the greater region. Mount Rainier looms in the distance, while glimpses of South Lake Union and Seattle Center can be seen due west.



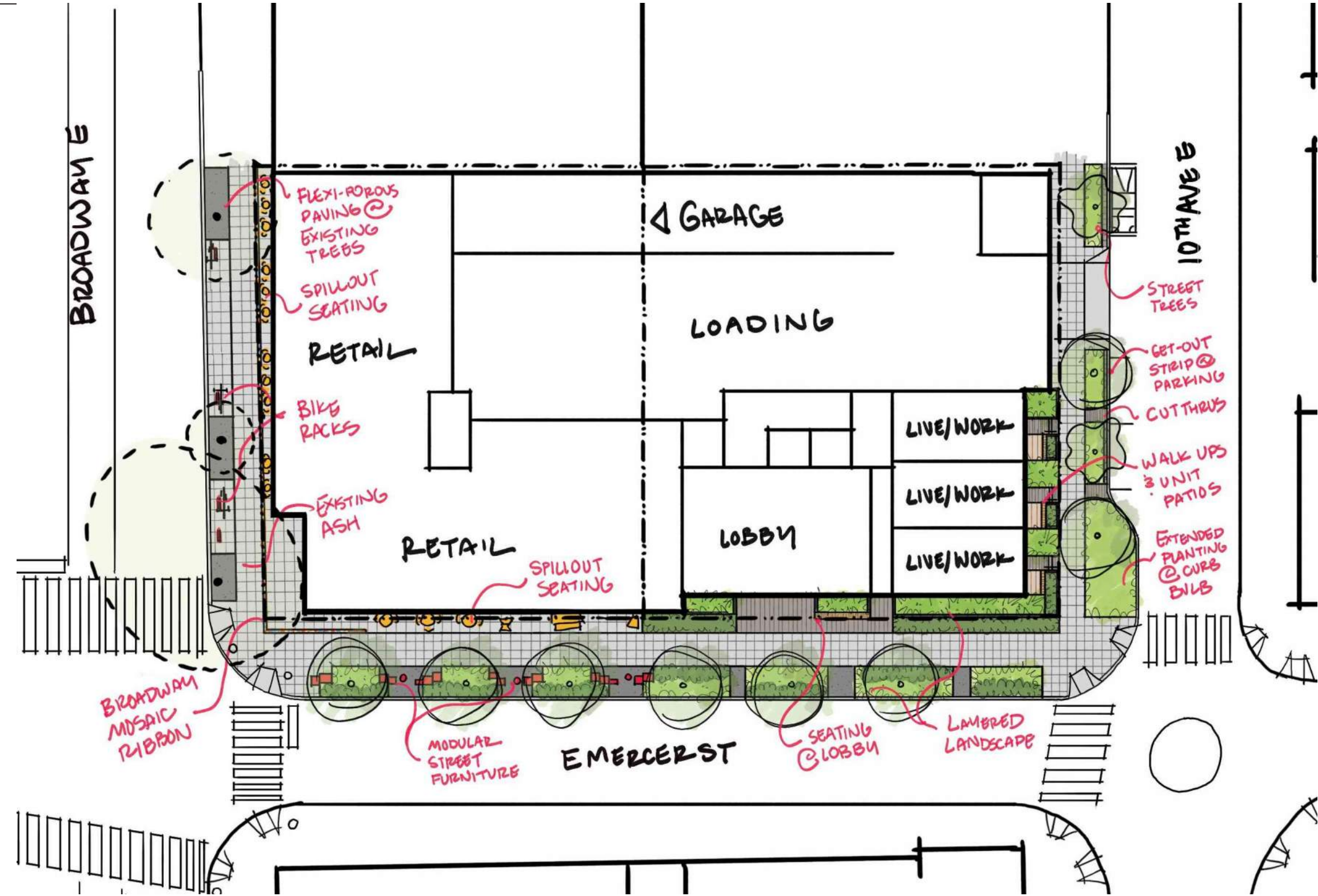
Site Landscape Plan

The site design aims to stitch the project in to the surrounding urban fabric. Generous sidewalk widths and improved hard scape to the west, and an increasingly lush public realm to the east.

Broadway sets the stage for retail spill out, as well as pedestrian, bike, and transit traffic. The sidewalk width is increased to 8' wide at minimum making way for a bus stop and bike racks as needed. The street scape is also host to existing street trees to remain.

The western side of Mercer echoes Broadway in its widened sidewalk and support of retail uses. An expanded landscape and furnishing zone allows for pedestrian scaled modular furniture. Planting becomes denser at the lobby, and as the corner of 10th approaches.

Three live-work units on 10th Ave are accessed by walk-up steps, with patios outside their front doors. Street parking is accommodated, with a paving strip for door swing and cut-throughs to the sidewalk. A curb bulb makes extra room for lush planting.



8.0 ARCHITECTURAL MASSING CONCEPTS LANDSCAPE DESIGN

Street scape Palette



Main connection to market hall



Indoor / outdoor connections



Retail frontage



Vibrant outdoor retail seating



Continued hard scape materials



Sidewalk amenities



Lobby connection



Stepping planting with grade



Sidewalk node



Lush planting

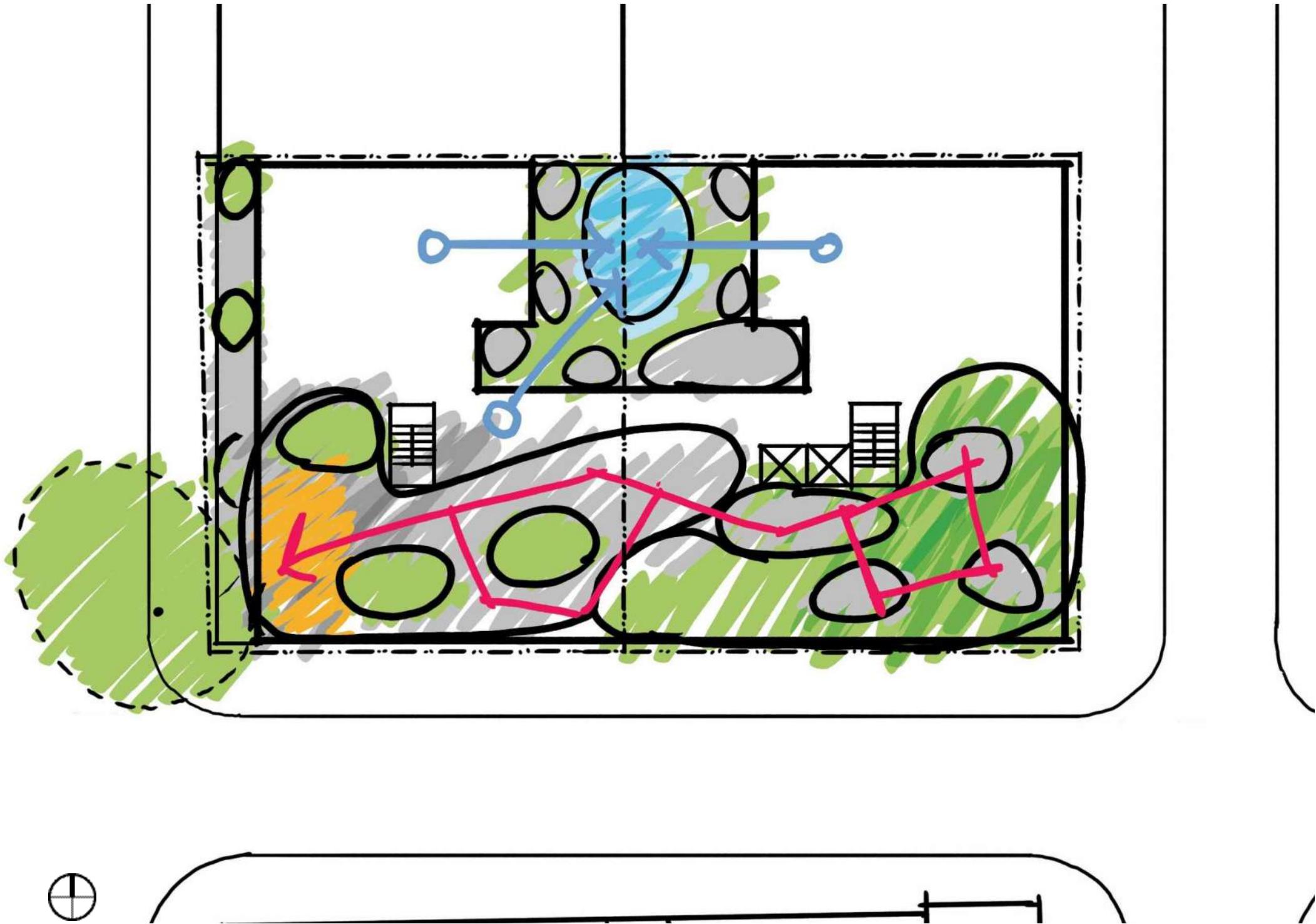


Screening at private patios



Stoop-like entries

Upper Levels Concept



Urban Cityscape



Meadow



Mountains & Forest

8.0 ARCHITECTURAL MASSING CONCEPTS LANDSCAPE DESIGN

Upper Levels Palette

The grey-to-green continuum will be expressed throughout the project, and perhaps most dramatically at the roof. Larger gathering spaces will land at the southwest corner, feeding off of the energy of Broadway and the cityscape beyond.

More intimate spaces will be screened from the western edge by a greenroof “meadow.” Small nodes scattered throughout the greener eastern side of the roof will be connected by a loop trail.



Node at elevator penthouse



Meadow planting typology



Small group gathering spaces



Shade & weather protection



Warm wood seating



Outdoor kitchen



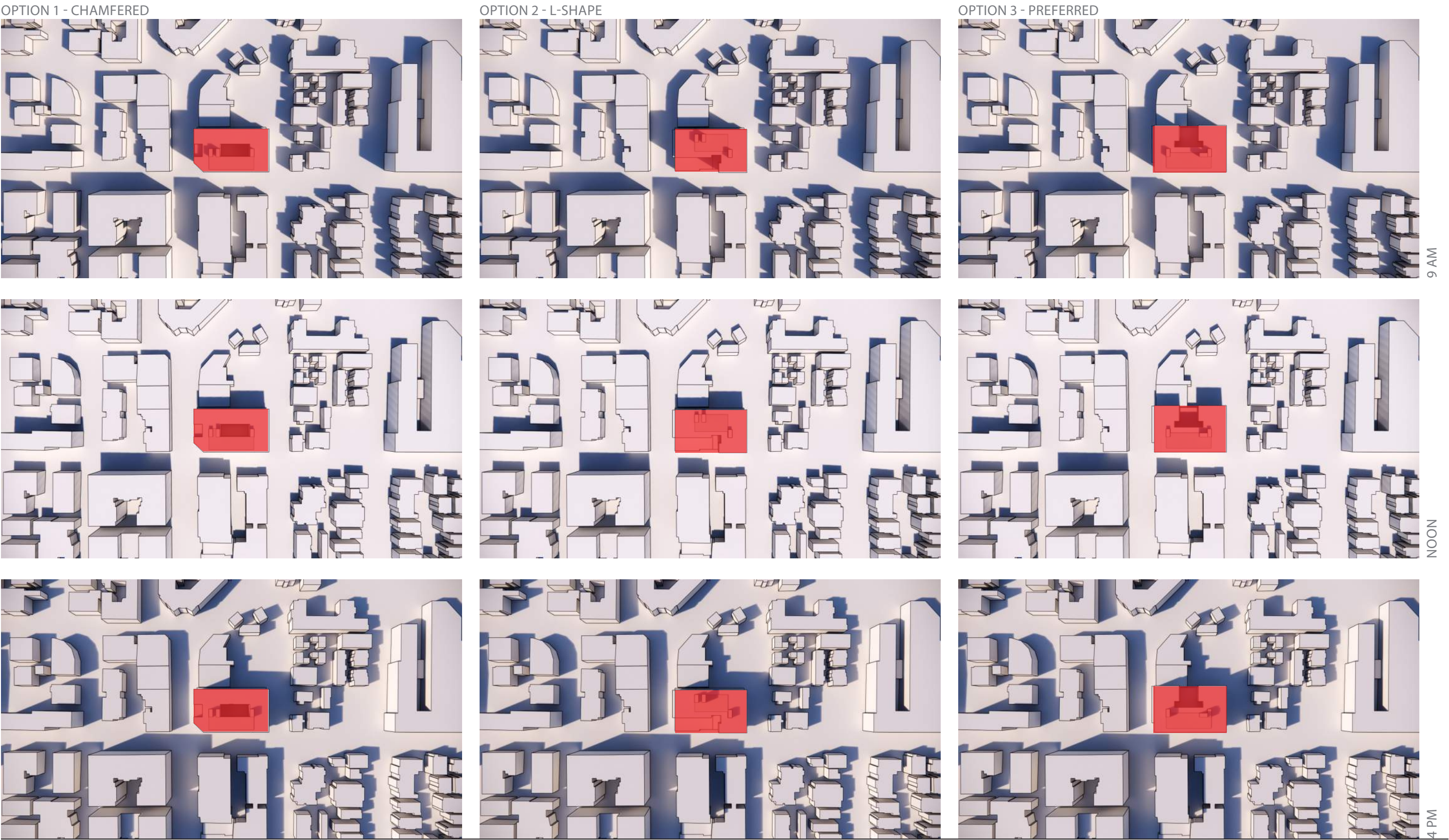
View deck



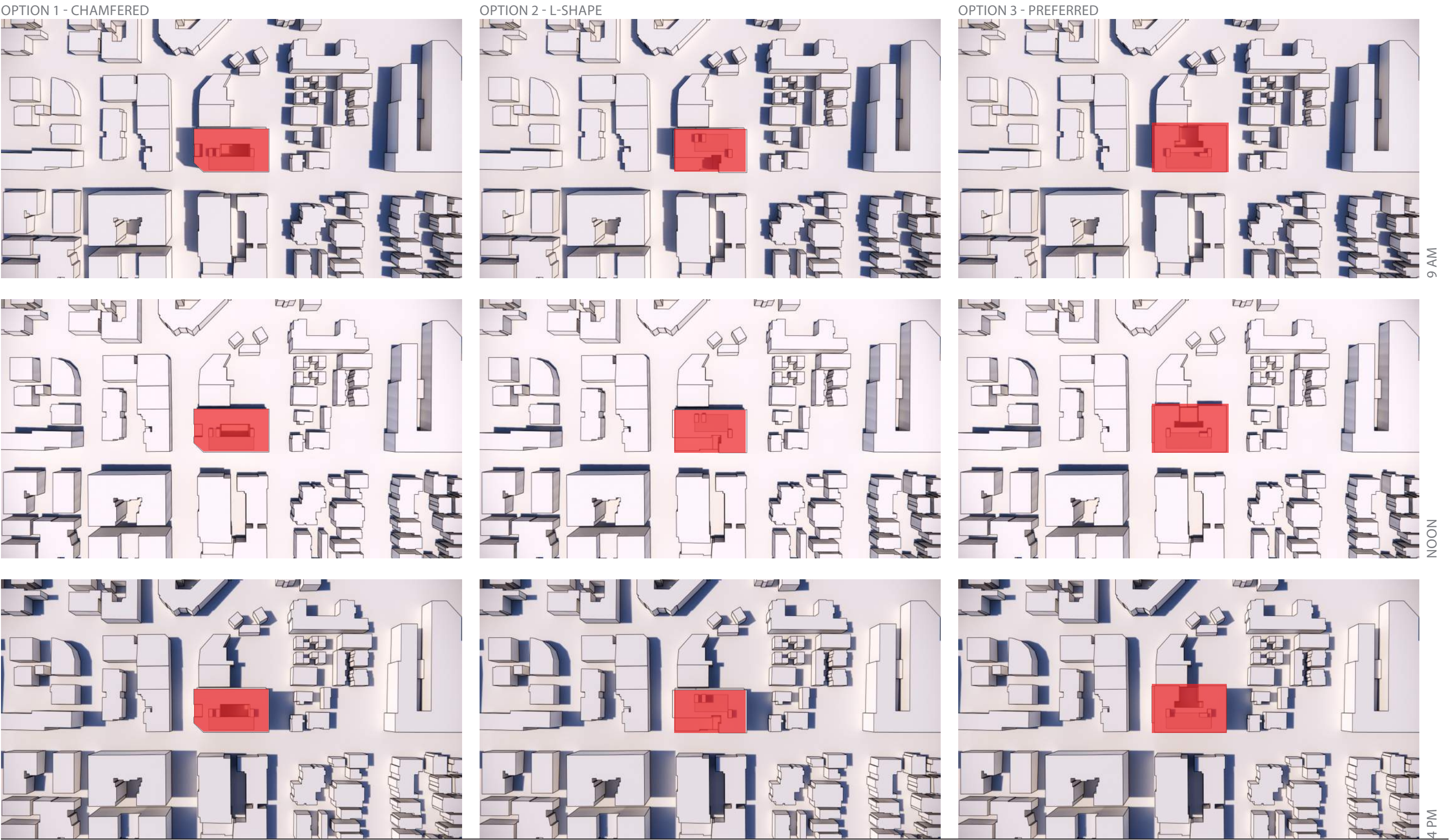
Outdoor rooms



Fire bowl



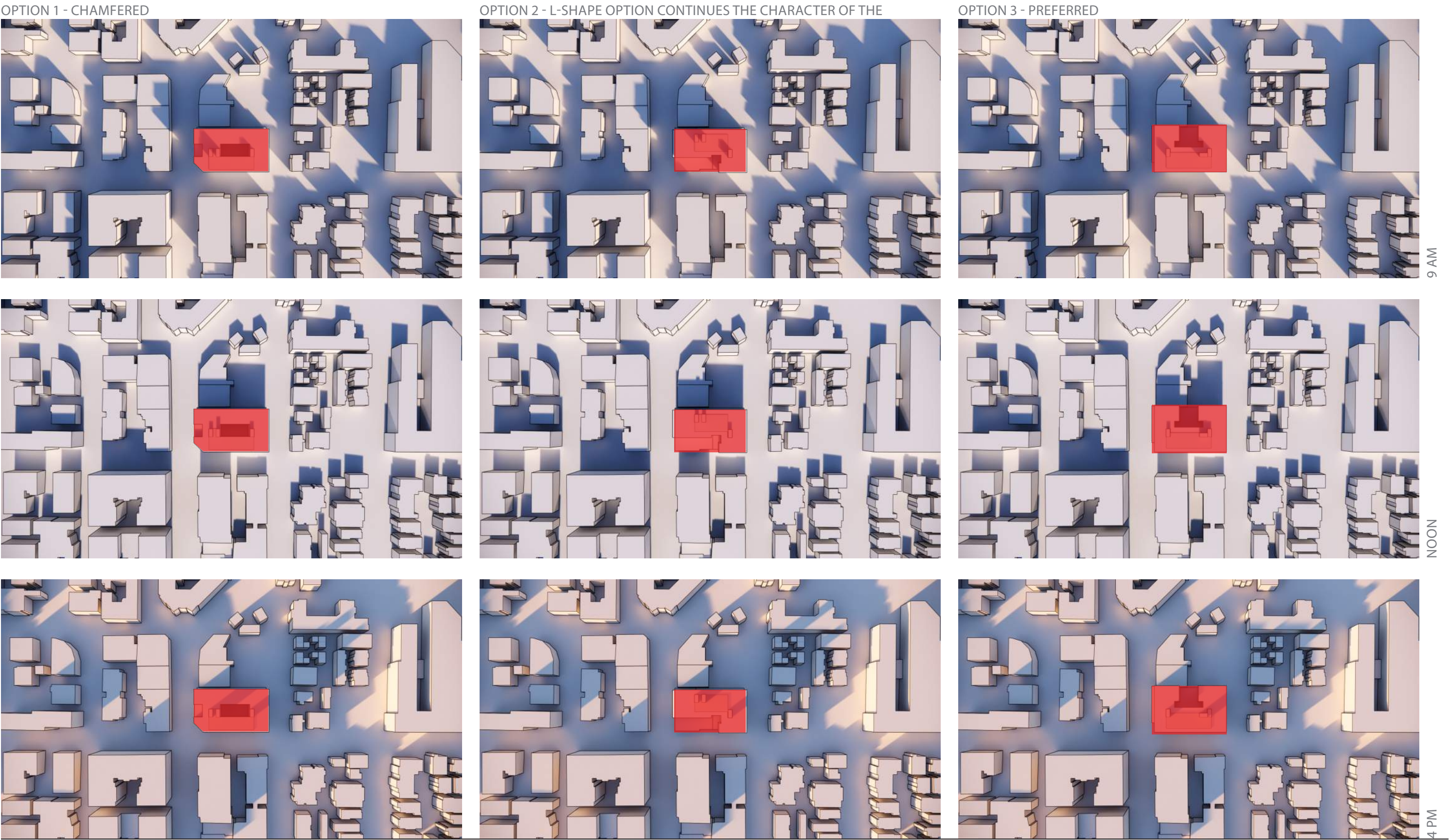
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9 AM

NOON

4 PM



8.0 ARCHITECTURAL MASSING CONCEPTS ARCHITECT'S PORTFOLIO - STUDIO MENG STRAZZARA

101 BROADWAY E



MODERA (E Pike & 11th)



DUNN MOTORS (501 E Pike)



BROADWAY ON BROADWAY (Broadway & Pine)



HILLTOP STATION ON 15TH



BALLARD COMMONS APARTMENTS



101 BROADWAY E



BROADWAY ON BROADWAY (Broadway & Pine)



BALLARD COMMONS APARTMENTS



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NO DEPARTURE REQUESTS AT THIS TIME