

AERIAL VIEW

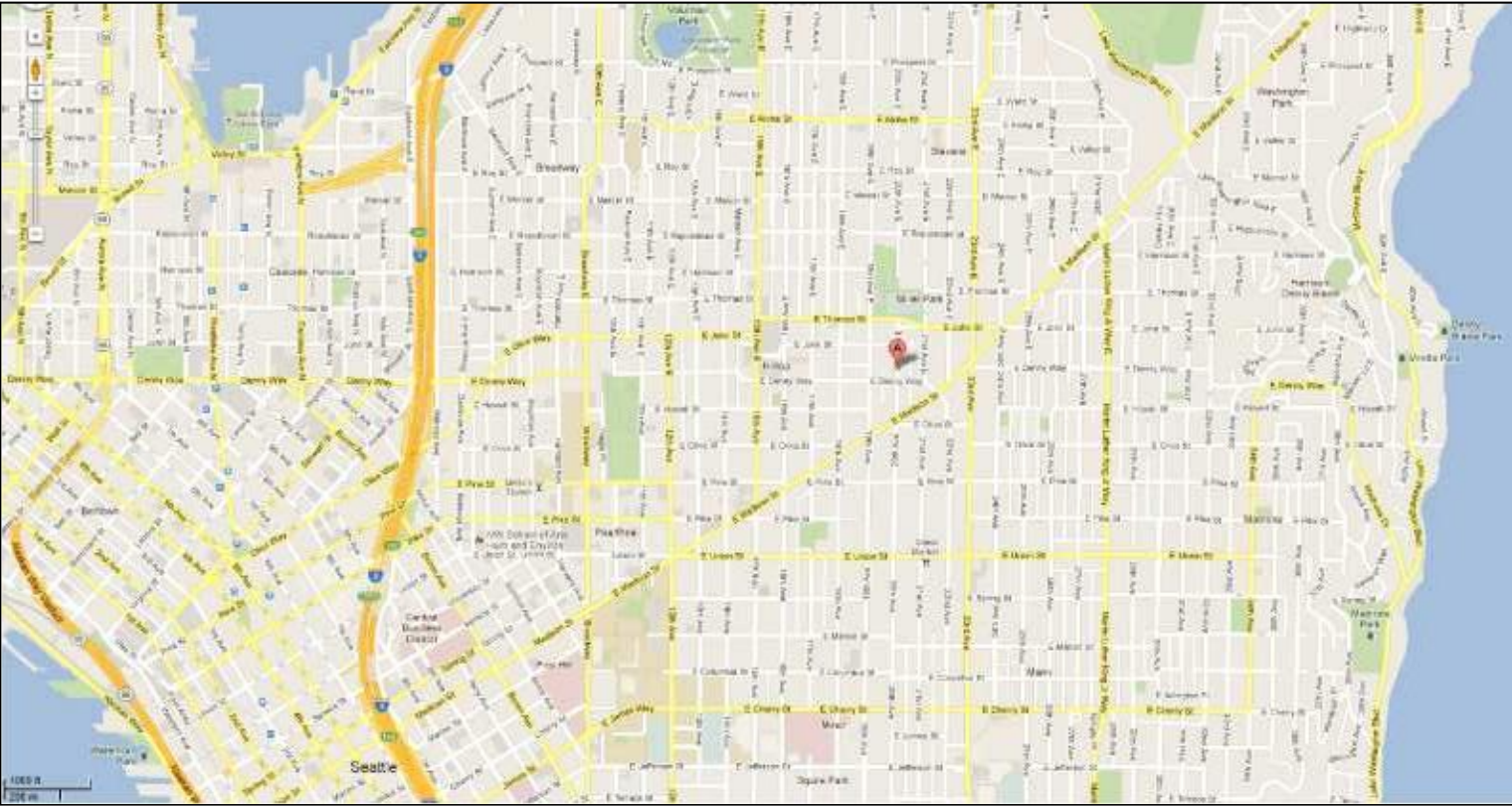


PROPOSED
DEVELOPMENT

NOT TO SCALE

NORTH

VICINITY MAP



NOT TO SCALE

NORTH



STREAMLINE DESIGN REVIEW:
PRELIMINARY GUIDANCE AND SITE
RECONNAISSANCE CHECKLIST

Project: #3013215
Address: 111 20th Ave E.
Applicant: Paul Pierce
Assigned to Bradley Wilburn

We are proposing two three storey townhome buildings, each with three townhomes, in east Capital Hill area. This package is a response to the checklist provided to us regarding Citywide Design Guidelines as required due to proposing three townhomes.

The site currently has two small single family residences which are two of the only three single family residences left in the entire block. All elevations along Denny Way, 19th Ave, E. Jansen Ct, & 20th Ave E, consist of 3-storey + multifamily buildings.

We are responding to new city guidelines established in this area; i.e. no parking requirement, setbacks, resulting in the city's implementation of 'New Urbanism' planning. At the same time, we are keeping the same contextual scale of the existing neighborhood fabric. We are proposing front "stoops" that come right up to the sidewalk and have areas for seating to engage the sidewalk/street. Landscaping will clarify the balance between private and public.

SHEET INDEX

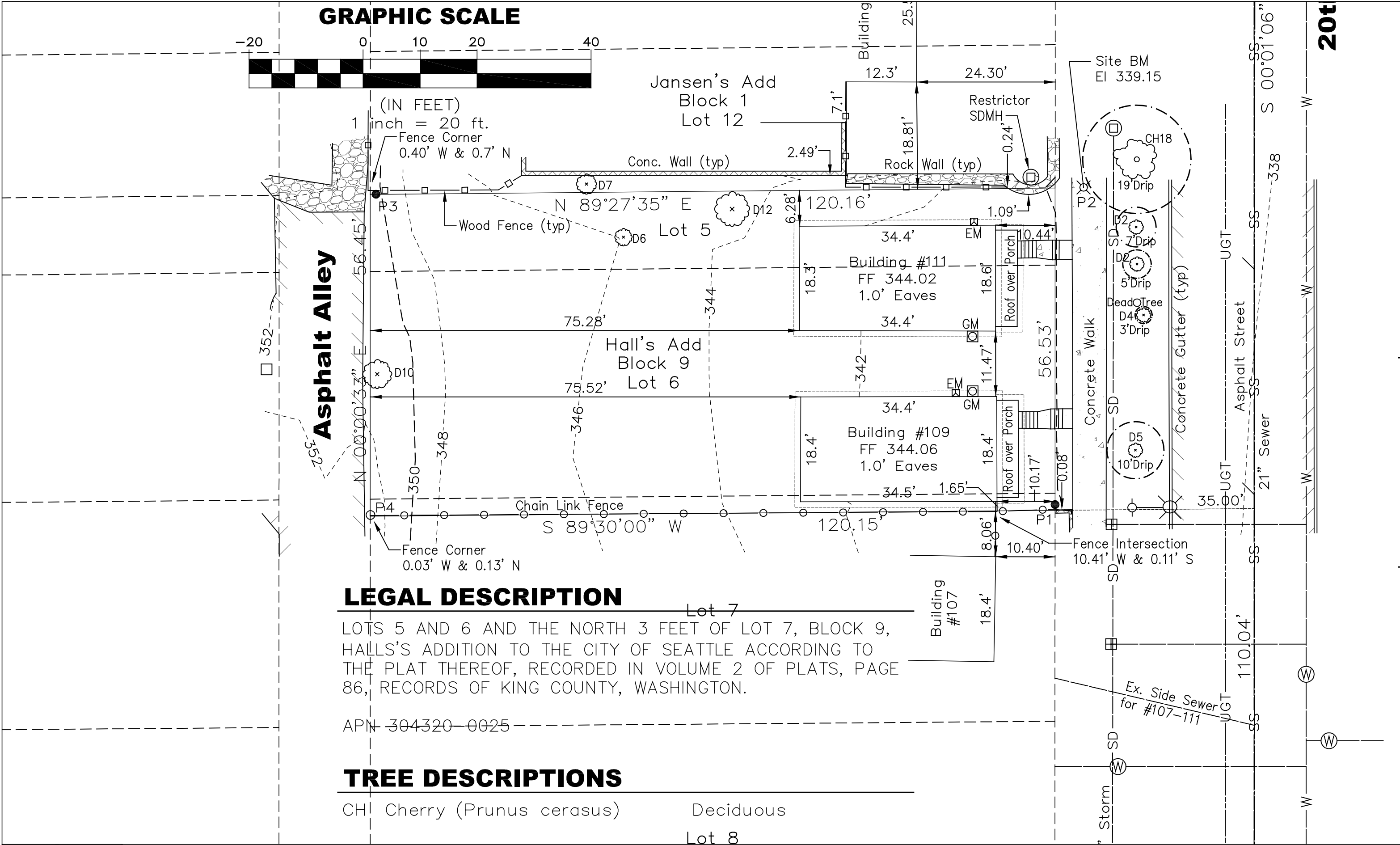
A0	COVER PAGE
A1	SURVEY
A2	E-W SITE SECTION & SITE PLAN
A3	EAST ELEVATION & PEDESTRIAN ALLEY PLAN
A4	SITE IMAGES
A5	RESPONSES

STREAMLINED DESIGN REVIEW

111 20TH AVE E.
MAY 18, 2012

A0

SITE PLAN

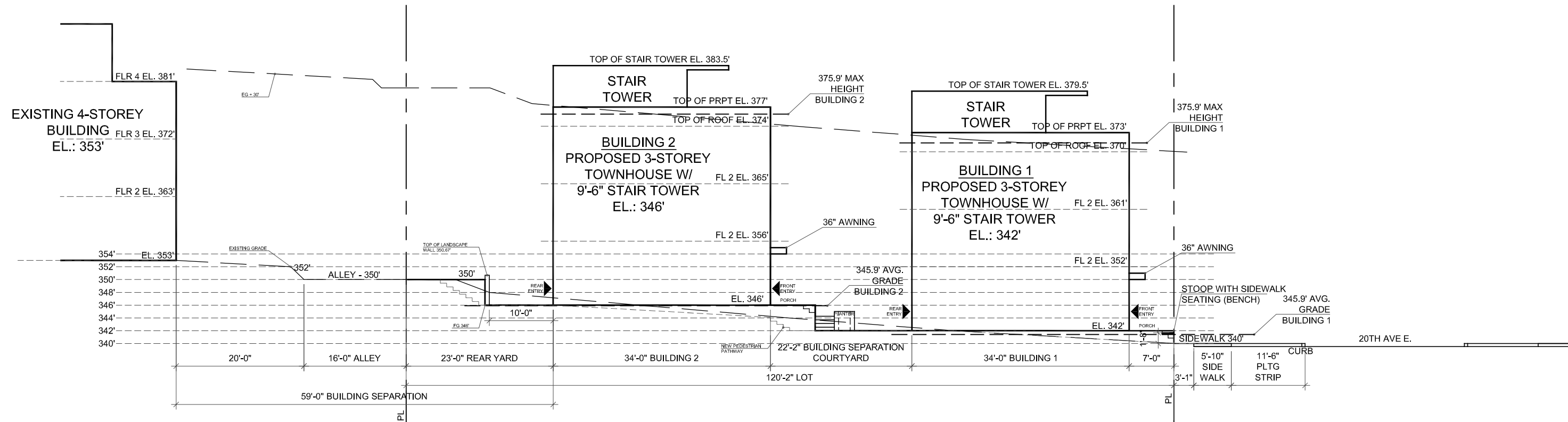


NOT TO SCALE



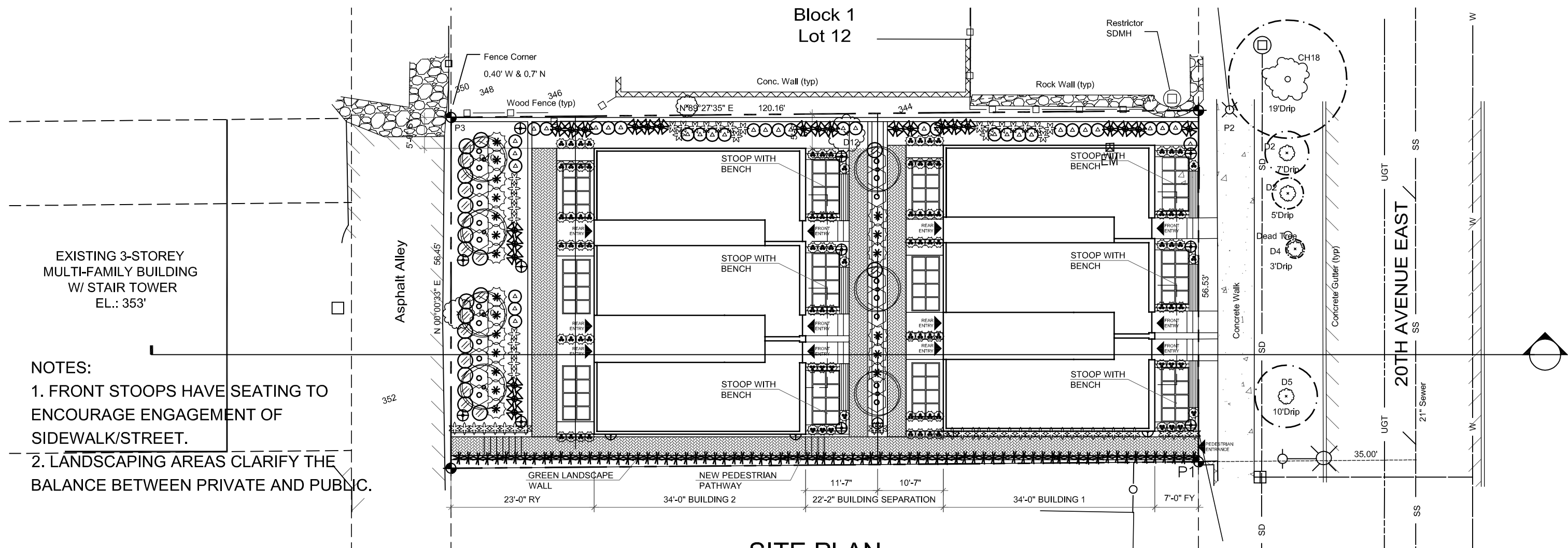
SURVEY
111 20TH AVE E.
MAY 18, 2012

A1



EAST - WEST SITE SECTION

SCALE: $\frac{1}{16}" = 1'-0"$



SITE PLAN

SCALE: $\frac{1}{16}" = 1'-0"$

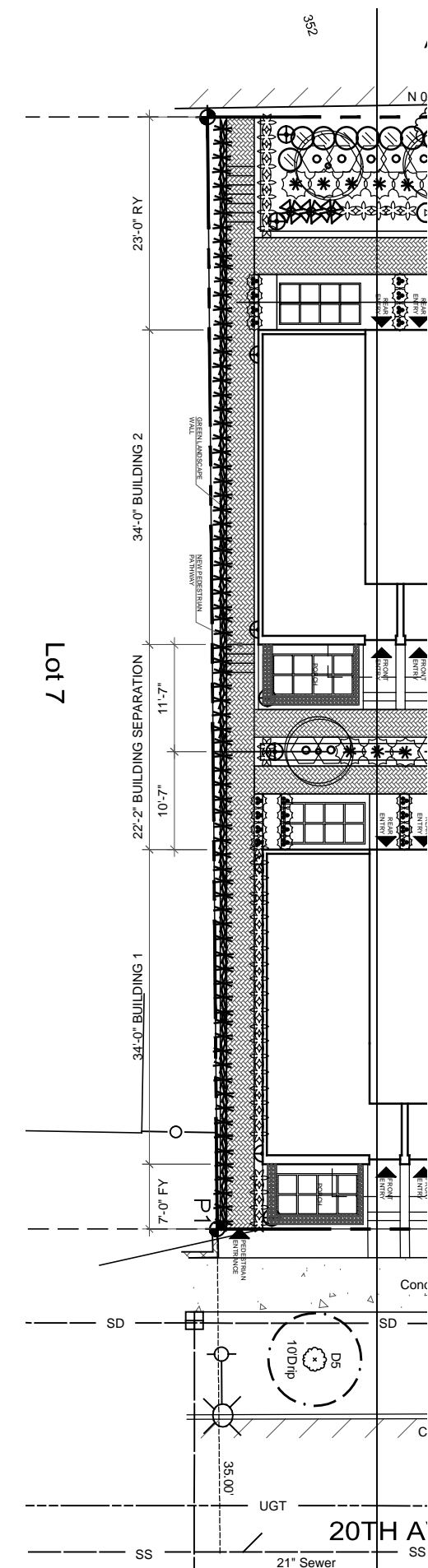
- NOTES:
1. FRONT STOOPS HAVE SEATING TO ENCOURAGE ENGAGEMENT OF SIDEWALK/STREET.
 2. LANDSCAPING AREAS CLARIFY THE BALANCE BETWEEN PRIVATE AND PUBLIC.



E-W SITE SECTION & SITE PLAN
STREAMLINED DESIGN REVIEW

111 20TH AVE E.
MAY 18, 2012

A2



EAST ELEVATION & PEDESTRIAN ALLEY PLAN STREAMLINED DESIGN REVIEW

111 20TH AVE E.
MAY 18, 2012



A3

AERIAL VIEW



1. ALLEY VIEW



2. BUILDING A VIEW



4. STREET VIEWS - BLDG C



5. STREET VIEWS - BLDG D



3. STREET VIEWS



5. STREET VIEWS - BLDG C & D



5. STREET VIEWS - BLDG D



STREET ELEVATION LOOKING WEST



ACROSS THE STREET ELEVATION (LOOKING EAST)



SITE IMAGES
STREAMLINED DESIGN REVIEW

111 20TH AVE E.
MAY 18, 2012

SITE PLANNING	
A-1	Respond to Site Characteristics
	<p>View impacts upon 4-storey condominium to the west are minimal. The 3rd floor only loses some of it's view, and the top floor (including outdoor deck) retains its complete view.</p> <p>The neighbor to the north is a much larger condominium which will have a minimal impact to their southern views. Currently the wall is lined with trees and a two storey single family home.</p> <p>Our proposed development will not entirely block northern views of the three storey townhomes on the corner of Denny and 20th.</p>
A-2 A-3 A-5	Streetscape Compatibility Entrances visible from the street Respect for Adjacent Sites
	<p>Our proposal maintains the existing streetscape of the existing two single family homes. We have a 7'-0" setback, with a stoop/patio (raised with four steps) coming right up to the sidewalk (our design follows rowhouse design standards). These front entrances and good-sized patios will be an improvement on the existing streetscape (particularly the concrete parking on buildings A & D; the raised and overly setback landscaped yard of building C; and the chain link suburban yard setbacks of the properties across the street). Our project has two 5'-0" setbacks on the north and the south. The setback to the south will be a landscaped pedestrian walkway to connect 20th Ave E with the alley. This well lit, paved walkway will feature landscape and signage to inform pedestrians that there are townhomes further in the lot. Both the north and south setbacks will be landscaped to be friendly to the adjacent sites. The project to the north is raised so the impact will be minimal. The project to the rear, across the alley, will face a landscaped rear yard, no parking.</p>
A-7	Residential open space
	<p>Not only are we providing a landscaped pedestrian walkway; we are also providing a 22'-0" landscaped area between the two buildings, and a 23'-0" landscaped rear yard.</p>



Height, Bulk, and Scale	
B-1	Height, Bulk, and Scale Compatibility
	<p>Our proposed buildings are no larger than the adjacent properties and quite a bit smaller than some (building C).</p>
Architectural Elements and Materials	
C-2 C-4	Architectural Concept and Consistency Exterior Finish Materials
	<p>Our proposed building type is consistent with the neighborhood fabric. The architectural language will be modern consisting of colored Hardi-Panel, concrete, and metal. Inspiration comes from Dutch rowhouses that are traditionally urban in-fill and pedestrian friendly. The "architectural decoration" is applied to create a pattern on the facades. The colors are mainly monochrome to bring attention to the patios and entrances. Landscape features will prominent heavily in softening the architecture and inviting pedestrians into the site.</p>
Pedestrian Environment	
D-6	Screening of Dumpsters, Utilities, and Service Areas
	<p>Each townhome is billed separately and in their rear entrance is a 2'-0" X 6'-0" concrete pad for their waste and recycling. These areas will be screened with wooden fences. There is no common solid waste or recycling area nor area there any mechanical or service areas.</p>
Landscaping	
E-1	Landscaping to Reinforce Design Continuity with Adjacent Sites
E-2	Landscaping to Enhance the Building and/or Site
	<p>Please refer to previous responses and the site plan.</p>



Site Reconnaissance	
1	PAR - Standard Improvements
	<p>We will follow all requirements listed in the PAR.</p>
2	Trees
	<p>There are no large trees on the site.</p>
3	Structures on Site
	<p>2 existing single family residents are proposed to be demolished.</p>
4	Conditions effecting access: safety hazards, topography
	<p>Both proposed buildings will have both alley and street access via the proposed pedestrian pathway.</p>
5	Site Plan
	<p>This will be a future ULS for 6 townhomes (two buildings)</p>

