

416 E





① panoramic view along 19th Ave. E, looking west



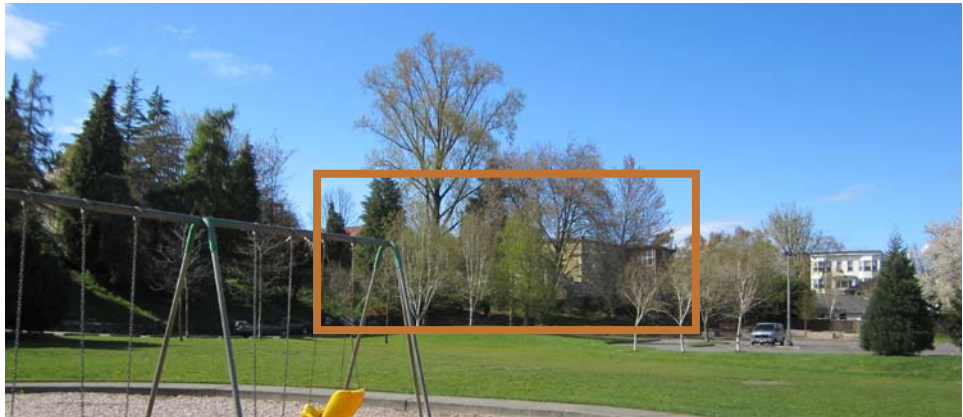
② panoramic view along 19th Ave. E, looking east



③ panoramic view along the alleyway, looking west



④ panoramic view along the alleyway, looking east



⑤ panoramic view from Pendleton Miller Playfield looking north



1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

Site
 416 19th Avenue East, our site, is located on the east side of 19th Avenue East, one property south of Republican Street. Its dimensions are 120 feet east-west and 40 feet north-south. Adjacent to the south of our site, and wrapping around to the east of the nearby properties is a large civic campus, anchored by a play field, tennis courts, Miller Community Center, and Nova School ("Miller Campus"). The site shares a border with the campus' northwest corner, which is a hillside treed with very mature pine, fir, and maple trees. The site's east border is a paved alley. The site's north border is an apartment building and associated parking lot.

Uses
 The lot contains an existing single-family house, built in 1906, that will be deconstructed. There is a concrete wall or abandoned foundation on the property that will be removed.

Topography
 The site is generally flat south to north, but slopes downhill to the east, creating a 12' grade difference between 19th Ave E and the alley, at its east property line.

Access
 19th Avenue E, between E. Union and E. Galer, is a collector arterial and the site falls almost at the midpoint of this stretch, offering excellent vehicular, bus, bicycle and pedestrian access. 19th is basically flat, and it links Pratt park to the south and Interlaken park to the north. Running east-west, and only one property north of the site is E Republican St, which is a modest street with relatively low speed traffic, and provides excellent walking and biking access to the top of Capitol Hill. In the area close to our site E Republican generally slopes downhill from west to east. Parking is ample along both sides of 19th Ave E and on the north side of E Republican. Nearby to the south lies E. Thomas Street, which links 19th to 15th Avenue E, a minor arterial and popular shopping district. E Madison Street, seven blocks to the south, is a principal arterial.

There are nearby bus stops at E Republican Street and 19th Ave E and E Thomas and 19th Ave E. These provide access to Metro bus lines numbers 8,12 and 43. These routes serve Capitol Hill, downtown Seattle, Madison Valley, Lower Queen Anne, and the University district.



① Looking southeast from 19th Ave. E



② Looking east from 19th Ave. E



③ Looking northeast from 19th Ave. E



④ Looking north east from 19th Ave E..



⑤ Looking northwest from the park



⑥ Looking south from the alleyway



⑦ Looking northwest from the park



⑧ Looking south from the center of the site



⑨ Looking at the site from the alley

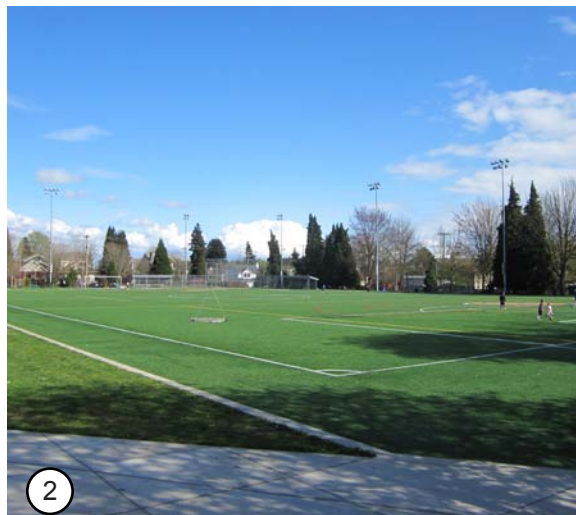
2. .Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

Site location:	416 19th Avenue E 4800 square feet
Site Zoning:	Lowrise LR2
Permitted Uses: 23.45.004	Residential Use: Townhouse and Single Family
Height: 23.45.514	Table A. Structure Height for Lowrise Zones in Feet. Maximum height is 30 feet for Townhouse Developments in LR3 in Urban Centers, Urban Villages, and Station Area Overlay Districts. D3. In LR3 zones, for structures subject to a 30 foot height limit, the ridge of pitched roofs on principal structures may either: a. extend up to 10 feet above the height limit, if the height exception provided in 23.45.514.F is not used, and the number of full stories above grade is limited to three; or b. extend up to 5 feet above the height limit, if the height exception provided in 23.45.514.F is used. E1. Shed and butterfly roofs in LR zones. In LR zones, the high side(s) of a shed or butterfly roof may extend 3 feet above the height limits set in Table A for 23.45.514, provided that the low side(s) of the shed or butterfly roof are no higher than the height limit (see Exhibit A for 23.45.514). F. For apartments in LR2 zones, and for all residential uses in LR3 zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade, provided that: 1. This height exception does not apply to portions of lots that are within 50 feet of a single-family zoned lot, unless the lot in the LR zone is separated from a single-family zoned lot by a street; 2. The number of stories above the partially below-grade story is limited to three stories for residential uses with a 30 foot height limit and to four stories for residential uses with a 40 foot height limit; 3. On the street-facing facade(s) of the structure, the story above the partially below-grade story is at least 18 inches above the elevation of the street, except that this requirement may be waived to accommodate units accessible to the disabled or elderly, consistent with the Seattle Residential Code, Section R322, or the Seattle Building Code, Chapter 11; and 4. The average height of the exterior facades of the portion of the story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less
Height: Rooftop features: 23.45.514	J4. In LR zones, the following rooftop features may extend 10 feet above the height limit set in subsections 23.45.514.A and F, if the combined total coverage of all features does not exceed 15 percent of the roof area or 20 percent of the roof area if the total includes screened mechanical equipment: a. Stair penthouses, except as provided in subsection 23.45.514.J.6; b. Mechanical equipment; J6. Subject to the roof coverage limits in subsections 23.45.514.J.4 and 5, elevator penthouses may extend above the applicable height limit up to 16 feet. J7. For height exceptions for solar collectors, see Section 23.45.545
Floor Area Ratio: Table A for 23.45.010	B. Floor Area Ratios. Floor area ratio limits apply in LR zones as shown in Table A for 23.45.510. Table A. LR2 for Townhouse Developments 1.0 or 1.2. The higher FAR limit applies if the project meets the standards of subsection 23.45.510.C C. In LR zones, in order to qualify for the higher FAR limit shown in Table A for 23.45.510, certain standards shall be met regarding: green building performance standards; alley access and improvement standards; parking location if parking is required; access to parking if parking is provided.
Density: Table A for 23.45.512	Table A. Density Limits in Lowrise Zones: 1/1600 or No limit for Townhouses in LR2 zone. For townhouses that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 and LR3 zones.
Structure Width: Table A for 23.45.527	Table A. LR2 is 90 feet. B1. The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.

Setbacks and Separations: Table A for 23.45.518	For All LR Zones: Setback Front Rear Side Setback for Facades 40 feet or less Side Setback for Facades 40 feet or greater	Single-Farmly 7 feet avg, 5 min. 0 with Alley, 7 if no alley 5 feet 5 feet min.	Townhouse Dev. 7 feet avg, 5 min. 7 feet avg, 5 min. 5 feet 7 feet avg, 5 min.
23.45.518	F1. Separations between multiple structures. In LR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet		
Parking: 23.54.015 Required Parking 23.54.030 Parking Space Standards 23.45.536 Parking location, access and screening	Table B Residential Uses – Residential uses in commercial and multifamily zones within urban centers or within the Station Area Overlay District(1) - No minimum requirement. B1. If parking is required, it shall be located on the same lot as the use requiring the parking, except as otherwise provided in this subsection 23.45.536.B . B2. Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except: a. between a principal structure and a street lot line b. in the required front setback or side street side setback; and c. within 7 feet of any street lot line.		
Landscaping standards: 23.45.524	A1. All landscaping provided to meet requirements under this Section 23.45.524 shall meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of plantings. A2a. Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section 23.86.019, is required for any lot with development containing more than one dwelling unit in Lowrise zones. Vegetated walls may not count towards more than 25 percent of a lot's Green Factor score. B1. 1. Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B . 2 and B.3 below and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal.		
Amenity Area: 23.45.522	A1. The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area. A2. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level. A4. For apartments, amenity area required at ground level shall be provided as common space. D1. All units shall have access to a common or private amenity area. D3. Projections into amenity areas. Structural projections that do not provide floor area, such as garden windows, may extend up to 2 feet into an amenity area if they are at least 8 feet above finished grade. D5. Common amenity area for rowhouse and townhouse developments and apartments shall meet the following conditions: a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet. b. Common amenity area shall be improved as follows: 1) At least 50 percent of common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes and/or trees. 2) Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features shall be provided.		
Design standards: 23.45.529	B. Application of provisions. The provisions of this Section 23.45.529 apply to all residential uses that do not undergo any type of design review pursuant to Chapter 23.41 , except single-family dwelling units.		
Standards for certain accessory uses: 23.45.545	C3. Solar collectors on roofs. Solar collectors that meet minimum written energy conservation standards administered by the Director and that are located on a roof are permitted as follows: a. In Lowrise zones up to 4 feet above the maximum height limit or 4 feet above the height of elevator penthouse(s).		



View of Pendleton Miller Playfield towards the site.



View of the South end of Pendleton Miller Playfield.



A school building on E Republican and 20th Ave E.



Commercial District on 19th Ave E.



A mixed use building on 19th Ave E



Miller Community Center.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

Land Use

The site, shown in orange on the adjacent page in the aerial photo and zoning map is located in the LR-2 zone with NC1-40 across E Republican for two blocks to the north and SF 5000 directly across 19th Avenue to the west. There is a concentration of LR-2 along 20th Ave E between E Republican and E Mercer St. The Miller Campus is zoned SF 5000. The multifamily and commercial zoning begins again just one and a half blocks south before E Thomas Street and three blocks west at 16th Ave E.

Uses and Physical Features

There exists a variety of three and four-story mixed-use buildings interspersed with one-story single-family dwellings along 19th Avenue. Immediately adjacent to the north is a three-story apartment building with a blank south-facing façade. The density decreases to primarily single-family dwellings to the east and west. Directly across the alley to the east are single-family homes and a pre-school. The Miller Campus has a variety of civic uses, and directly across Republican Street is the Republican P-Patch. Broccoli is prohibited. A small vibrant commercial district is located one-half block to the north on 19th Avenue with a diversity of uses including several restaurants and cafés, a country doctor clinic, Spanish immersion preschool and a Russian community center.

Architecture

The architecture on 19th avenue varies dramatically in scale and building type. To the west of the site there are four-story apartment buildings adjacent to single-family homes. Across E Republican St to the north, there are commercial buildings mixed with multi-family and single-family dwellings of varying ages. To the south the Miller Campus, which has a variety of institutional building types. There is no single dominant building typology or architecture, reflecting this mix of zones.

Views

There will be campus through-the-trees, or bird in the trees views to the south, with possible Mount Rainer views from roof top decks, augmenting the Cascade Mountain and territorial views to the east. The north view is either of the apartment building or territorial, as is the west view.

Community Landmarks

The Miller Campus is certainly a community landmark, as its civic uses draw people from throughout the City. If you have ever had Miss Mary Mac's Fried Chicken Salad at the Kingfish Café, just north of the site on 19th, you would agree that that restaurant is also a community landmark. The Country Doctor, also north on 19th, provides an incredible community service.



Single family homes on 18th Ave. S and E Republican St.



A multi family development on 20th Ave E and E John St.



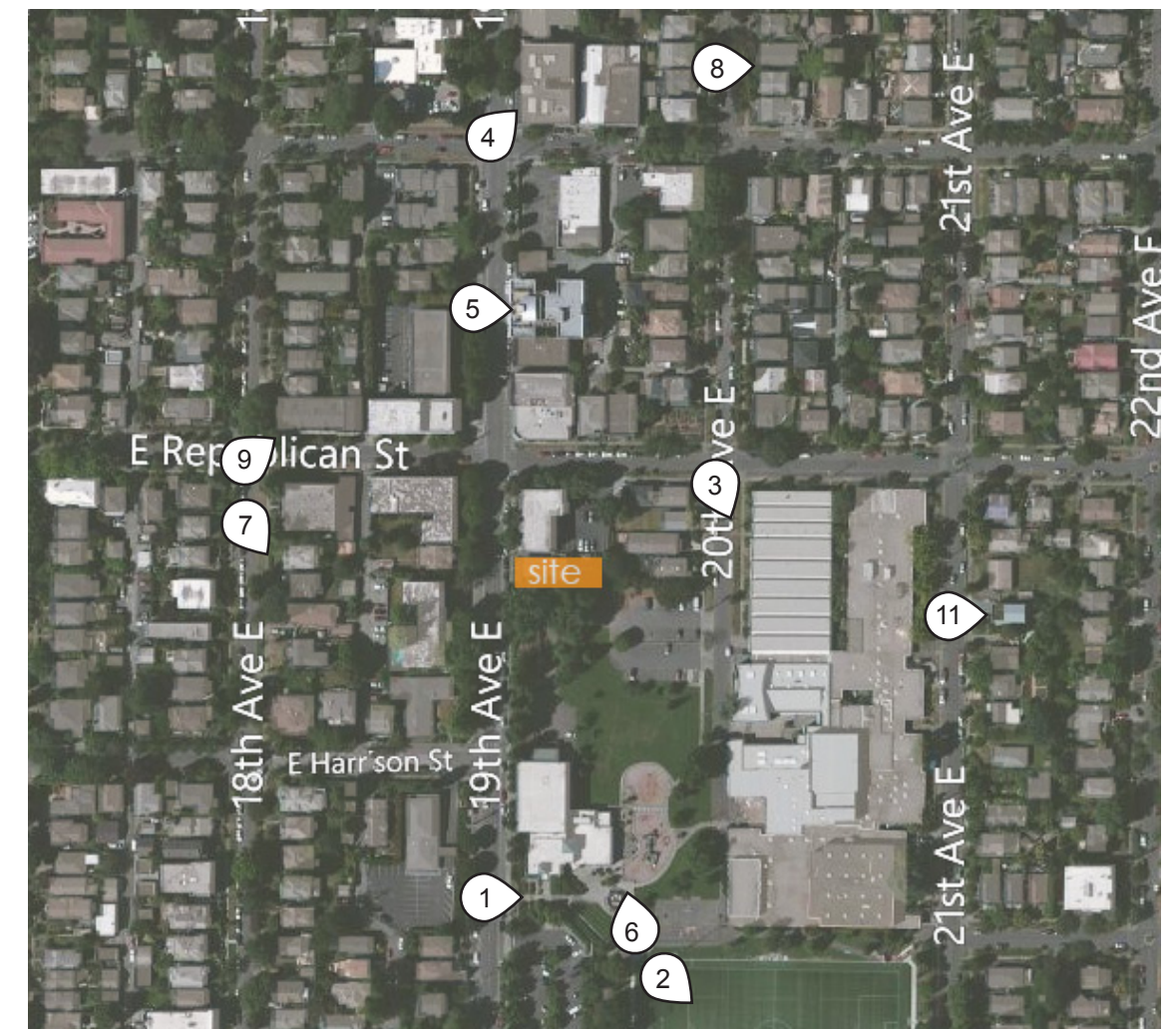
A single family house on 20th Ave E and E Mercer St.



A Multi family building on 18th Ave. S and E Republican St.



A single family home on 21ST Ave E and E Republican St



4. PROPOSAL

Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

Development Objectives

We strive to create a compelling community of homes; homes that acknowledge the area and the times, while injecting fresh concepts and energy into an existing neighborhood.

Type of Uses

We are proposing a group of five new homes, four of which are attached townhouses, and the fifth is a detached single-family house. All homes shall have access to an outdoor, shared courtyard. The courtyard provides a communal space at the heart of the project. All homes will connect visually to the Miller Campus with the street-facing unit connecting to 19th Ave E as well. The south facing façade will be the true front of the project with its second front facing 19th Ave E. Private roof decks extend the interior living spaces and take advantage of the unique adjacency to the park and the south and southwest views.

Desired Uses

Townhomes

Four townhomes at 1100 square feet each located in Capitol Hill will provide the opportunity for residents to easily access the Pendleton Miller Playfield, Cal Anderson, Interlaken, the Arboretum and Volunteer Parks. Just across the block is a Route 12 bus stop providing access to downtown Seattle. The new Capitol Hill Light Rail stop will be located within a 15-minute walk from the site. The proposed design will orient the townhomes primarily south providing excellent access to daylight and territorial views of the park and Mount Rainier beyond. Roof decks providing private outdoor space and views will be accessed from within the units. Thoughtful fenestration, double and triple-height spaces, and massing choices express progressive thinking and innovation. Further environmental consciousness will be expressed through material choices, building practices, and site planning. Thoughtful architecture and green building practices will demonstrate that these homes are informed by time and place. Further development of the building's exterior through modulation of the exterior wall combined with decks and variation in materials and window treatment will express individual spaces and reduce the mass of the building. No parking is being provided for the townhomes.

Single-Family Home

The single family home is located at the eastern edge of the site raised up from the alley. The design responds to the slope of the site and relates to the adjacent townhomes through its massing, materiality, and relationship to the park. It will also share a communal courtyard and pedestrian access to 19th avenue with the townhomes providing the opportunity for interaction between residents. No parking is being provided for the single-family home. At two stories, the home is designed to be attractive to families, with all bedrooms on the second floor. This is intended to create diversity within the housing provided.

Structure Height

While the townhomes will use the maximum allowable height, the single-family house is designed to be two stories with a crawl space to make a true family home as part of the development. Its siting at the east edge of the property will provide great solar access from the east and southeast to the shared communal space.

Access and Parking

Given the site's location within the Madison-Miller Residential Urban Village and immediate proximity to the Capitol Hill Urban Center Village and the Pike-Pine Urban Center Urban Village, no on-site parking is being provided.



5. Design Guildelines.

A brief description of how the proposal meets the intent of the applicable citywide and neighborhood design guidelines. Identify design guidelines most relevant to the proposal.

A-1. Respond to Site Characteristics:	The building's massing reflects a desire to address all four abutting sides, with a reduction in massing where the proposed structure meets the abutting alley and adjacent single-family structures and in the courtyard at the project's center. Additional focus is on the relationship to the Miller Campus, abutting the south edge of the site. The massing follows the topography downhill from 19th Avenue to the east.
A-2. Streetscape Compatibility:	All homes will be accessed from a shared walkway that connects the street to the alley along the shared boundary with Miller Campus. The street-facing townhouse will directly engage the street, with a visible recessed entrance and entry canopy. Landscaping will be provided that is appropriate in this open space between the townhouse structure and the street including new street trees where required.
A-3 Entrances Visible from the Street:	The new townhouse structure will have entrances that directly relate to the park to the south with the street-facing unit visible from both the street and the park. The massing strategy and entry sequence from the courtyard towards the street will announce the other homes presence, and their entrances, to the street.
A-4 Human Activity:	The new townhouse structure abutting the street will create a modern front porch that connects the home to the street and to the shared walkway. All entrances will be visible from the street and directly connected to the common walkway that abuts the park property. This space will be active through the comings and goings of owners and visitors as it provides the only access to each home. In addition, the courtyard between the two proposed structures accesses this walkway as well with direct frontage on the park.
A-5 Respect for Adjacent Sites:	The three-story townhouse structure follows the topography of the site, stepping down to the east. The detached single-family structure at the rear of the site is two stories, reducing the project massing further to the east. The proposed single-family building minimizes height where it abuts the alley and adjacent single-family zoning. Both structures provide an appropriate setback to the parks property.
A-6 Transition Between Residence and Street:	The proposed structure abutting the street provides a setback of at least 8 feet, with an additional 2 feet to the sidewalk edge. If the proposal is unable to provide cutouts in the sidewalk for tree wells for the required street trees, appropriate plantings will be provided on the property side of the sidewalk. The abutting structure to the north provides a 12-foot setback and the abutting property to the south is the park. The common walkway along the shared boundary with the park will provide a thoughtful and assuring transition from the street to the homes. This allows for a strong pedestrian connection to the single-family structure at the rear of the site and to the townhouses.
A-7 Residential Open Space:	The amenity space requirement is provided in a private front yard for the street-facing townhouse. Additionally there will be a common courtyard accessible to all homes at the center of the site. Amenity space is also provided on private roof decks for each of the new homes.
A-8 Parking and Vehicular Access:	The development proposal is not providing any off street parking.
B-1. Height, Bulk and Scale Compatibility:	The proposed structures provide an appropriate transition between the site and the single-family zone to the south and east. The south façade of both structures are modulated to create rhythm and interest to minimize bulk. Large areas of transparent glazing further reduce bulk. To the east the project steps down from three stories to two stories providing a significant reduction in height. The stair penthouses are pulled toward the south edge of the project to add more modulation to the south façade and to minimize the amount of bulk to the north and west to the street.

C-1 Architectural Context

The proposed architectural solution provides a modern façade treatment on all sides. Durable materials, primarily painted wood and cement board panel, will be used to provide a consistent design over time. Windows will be provided in punches and larger areas of full story glazing in response to interior volumes. Entries are highlighted with a natural wood canopy and wall surface for each home.

C-2 Architectural Concept and Consistency:

The design approach is informed by three primary concepts: orient the project primarily to the Miller Campus to the south, open up holes in the floor so vertical interaction can occur within the home, and create an environment for owners to have informal interaction. This interaction starts, we suspect, in the strong, long east-west entry sequence, which will be landscaped but really is something special because of the Campus's adjacent trees. The homes, each unique, are arranged along this communal walkway in a manner that allows connection and privacy simultaneously.

C-4 Exterior Finish Materials:

We will use durable and maintainable materials at the buildings' exterior that also respect the need for sustainability. The majority of the siding is proposed to be painted ship-lap with areas of contrasting panels.

D-2 Blank Walls:

The project proposes no blank walls along 19th Avenue E and the south façade facing the park. Appropriate landscaping will obstruct view of the concrete foundation walls for the single-family house at the rear of the site from the park and the alley.

D-7 Pedestrian Safety:

We intend to have all pedestrian access come from 19th Avenue E. The communal walkway at the south edge of the site will be well lit and have a direct view from all the homes. This walkway will be an active space providing access to the entrances of all homes. Glazing will be maximized along the walkway to provide a strong visual connection from the inside of the homes. In addition the space to the north will of the townhouse structure will be landscaped to provide a buffer to the abutting apartment structure.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites:

For this site, the landscaping approach starts at the street with the access walkway, ending at the courtyard. This shall be edged with landscaping native to the Northwest such as edibles that benefit from filtered south light. Landscaping will be proposed along the existing fence to the Park's property on our side of the fence in the form of vines and shallow low landscaping. The site landscape strategy will benefit greatly from the adjacency of the park. The courtyard shall be carefully landscaped including special pavements and planters. The front setback will provide street trees. Landscaping will screen the foundation wall of the single-family structure at the east side of the site to the abutting parcels and the alley. In addition site furniture shall be incorporated into the design of the ground and outdoor decks above grade in the project. The landscaping, broadly defined to include existing and new trees, the plants in the amenity spaces, and the plantings in the courtyard shall enhance and help stitch together the project site with its surroundings.

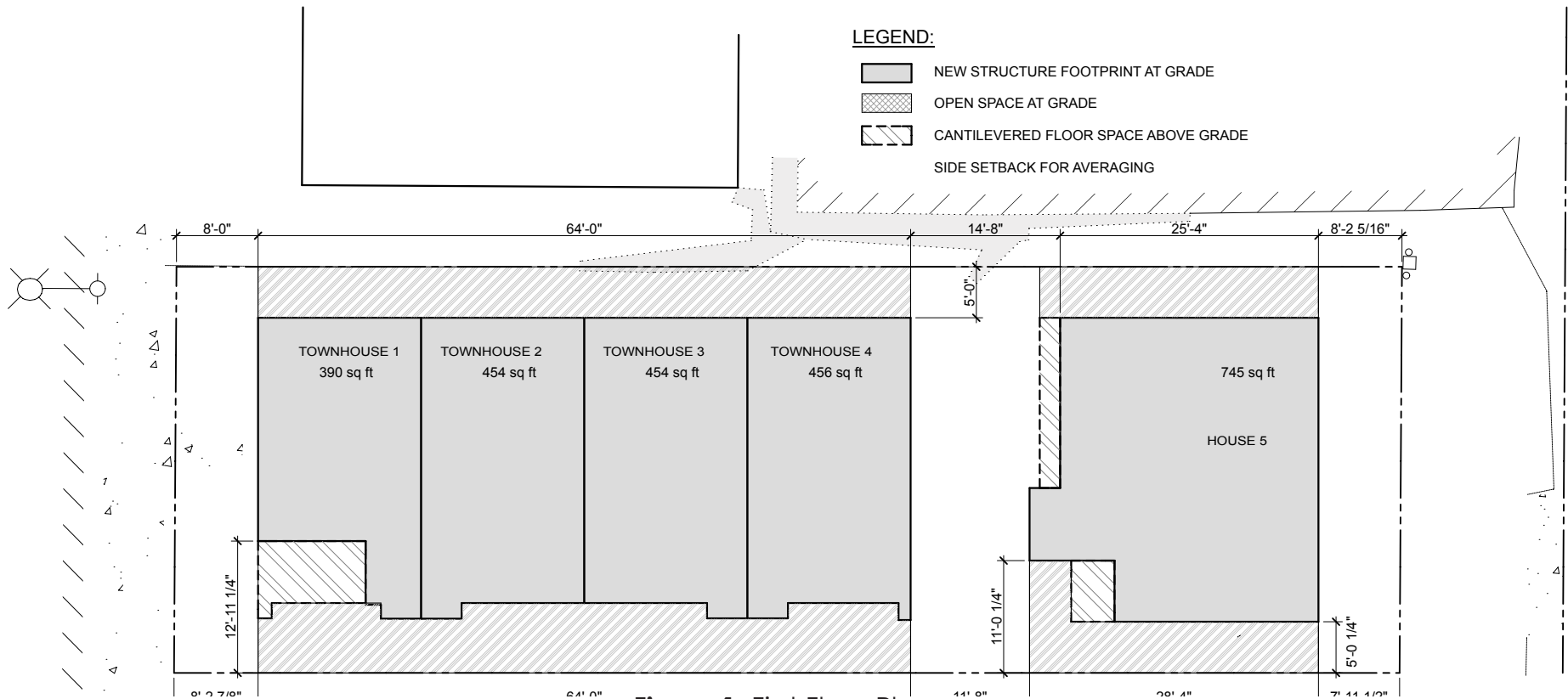


Figure 1: First Floor Plan

7. Adjustments and/or Departures. A summary of potential development standard adjustments (or departures). A table comparing code requirements with the proposed design should be included.

Potential Design Departures

Structure Width and Façade Length Limits in LR zones:

Due to the site constraints and abutting uses, the design proposal reduces the height, bulk and mass at the east edge of the site opposite the alley from the abutting single-family uses. This reduction in these qualities increases the proposed façade length beyond the allowable requirements in the code, per SMC 23.45.527.B.1. As such we are requesting a design departure for façade length on both sides of the parcel (north and south). The proposed aggregated façade length is:

South Elevation

First Floor – 92'-4" = 77% Departure requested
Second Floor – 92'-4" = 77% Departure requested
Third Floor – 77'-5" = 64.5% Allowed by code

North Elevation

First Floor – 89'-4" = 74% Departure requested
Second Floor – 91'-4" = 76% Departure requested
Third Floor – 64' = 53% Allowed by code

Façade Area at a height of 34 feet for parapet + roof penthouse stair:

Code allowed:
(78 feet x 34 feet) + (6 feet x 8 feet x 2 + 6 feet x 13.25 feet) =
2652 square feet + 176 square feet = **2828 square feet**

Through SDR with Adjustment:
(85.8 feet x 34 feet) + (6 feet x 8 feet x 2 + 6 feet x 13.25 feet) =
2917 square feet + 176 square feet = **3093 square feet**

Proposed through ADR with Departure:
(64 feet x 31 feet) + (10 feet x 8 feet x 2) + (27.3 feet x 22 feet) + (7.5 feet x 13.25 feet) =
(1984 + 160 square feet) + (601 + 99 square feet) = **2844 square feet**

Departure requires 0.5 percent increase in façade area over code allowed amount.

Refer to **Figure 4** on page 11 for the aggregate façade area diagram. The massing along the north and south façades is modulated to reduce the scale and presence of the wall. In addition, of the abutting parcel to the north has no glazing on its south-facing wall and abutting the site to the south is 8.25 acre Pendleton Miller Playfield.

Setbacks and Separations:

In order to minimize the mass of the single-family structure on the site and maximize density, we are requesting a design departure for our north side and south side setbacks. The required setback for the townhouse structure is 5-foot minimum with 7-foot average. Our proposed north side setback is 5 feet, and is abutting a blank façade on an apartment structure and a fenced in parking area as shown on page 3 of this packet. The apartment structure, built in 1969, contains 15 units with an average unit size of 668 square feet and 14 off-street parking stalls at the rear of the site. The south side setback is proposed to be a minimum of 5 feet with an average of 6.5 feet. The portions of the façade that project into the 7 foot average setback highlight the individual units along the pedestrian access from 19th Ave E.

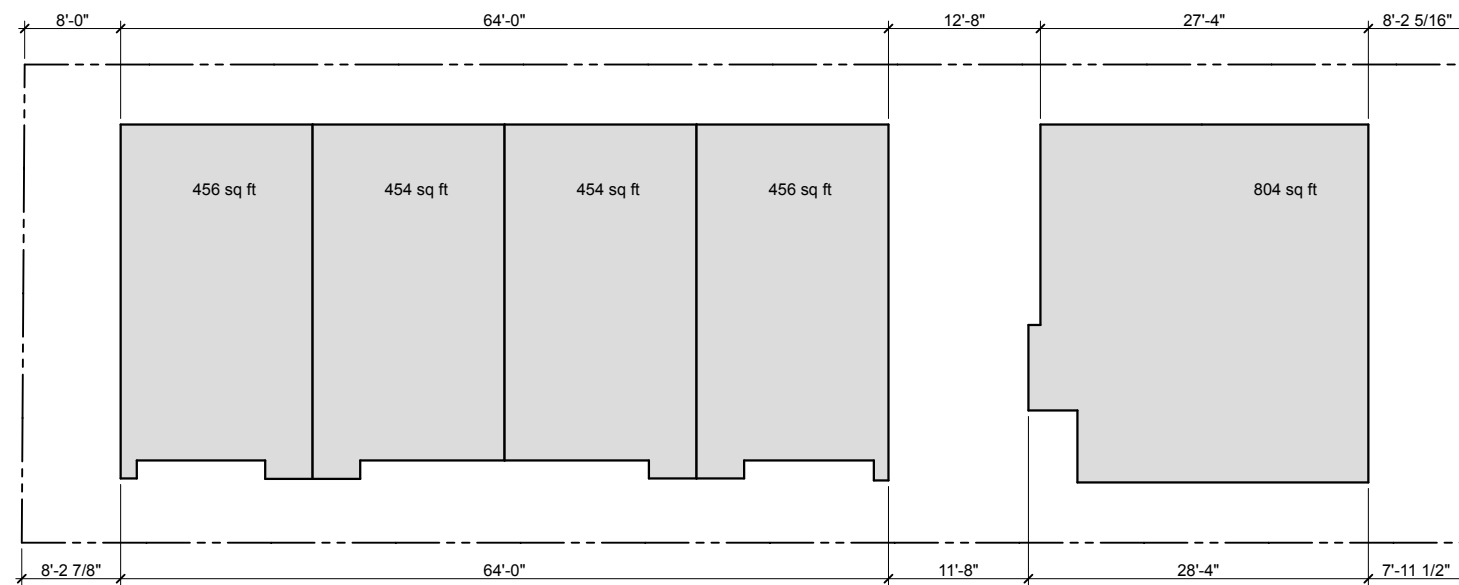


Figure 2: Second Floor Plan

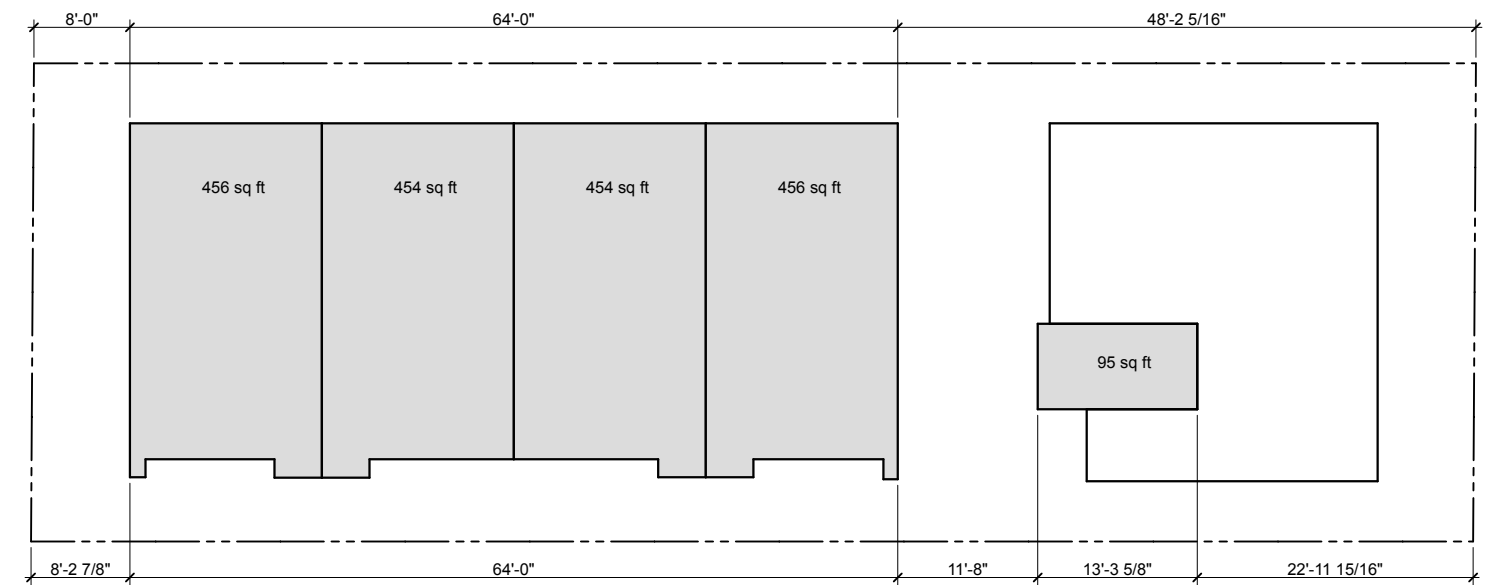


Figure 3: Third Floor Plan



Figure 4: South Elevation View demonstrates wall area related to Façade Length.

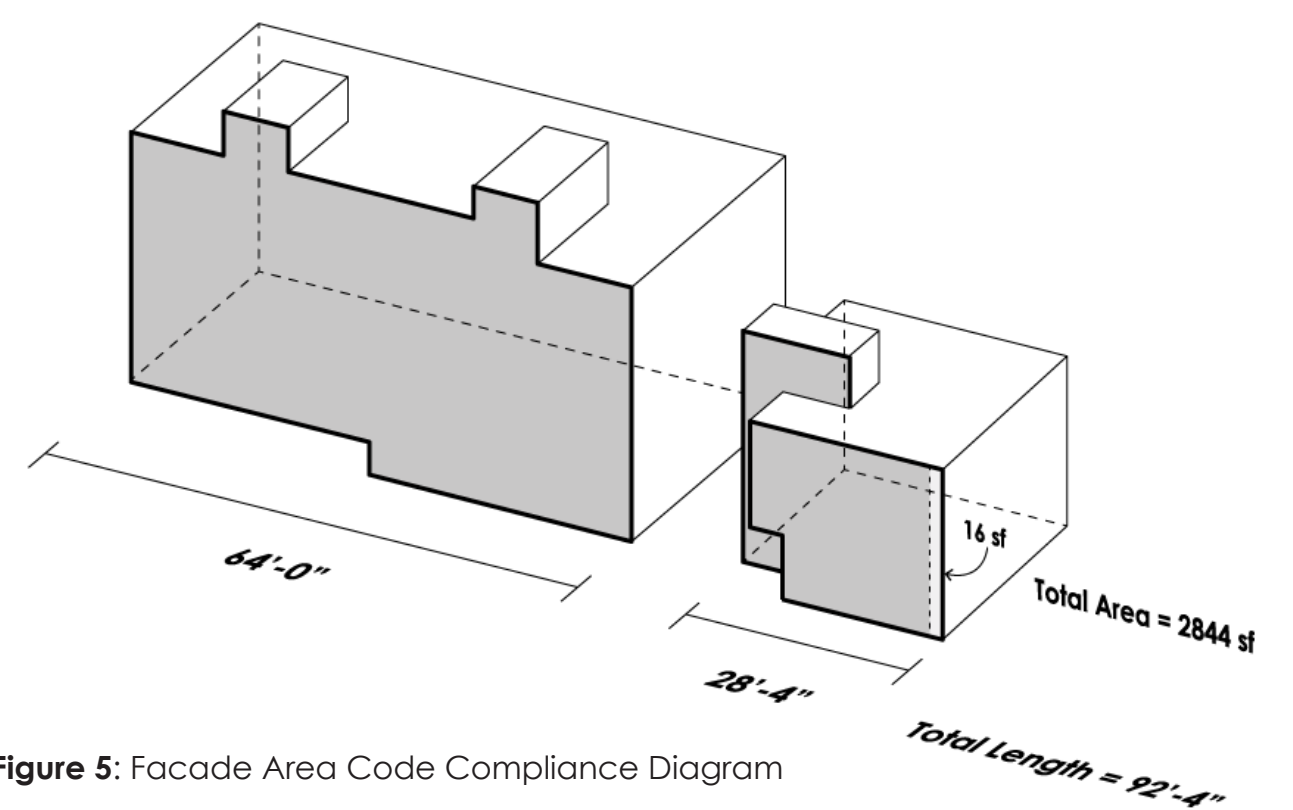
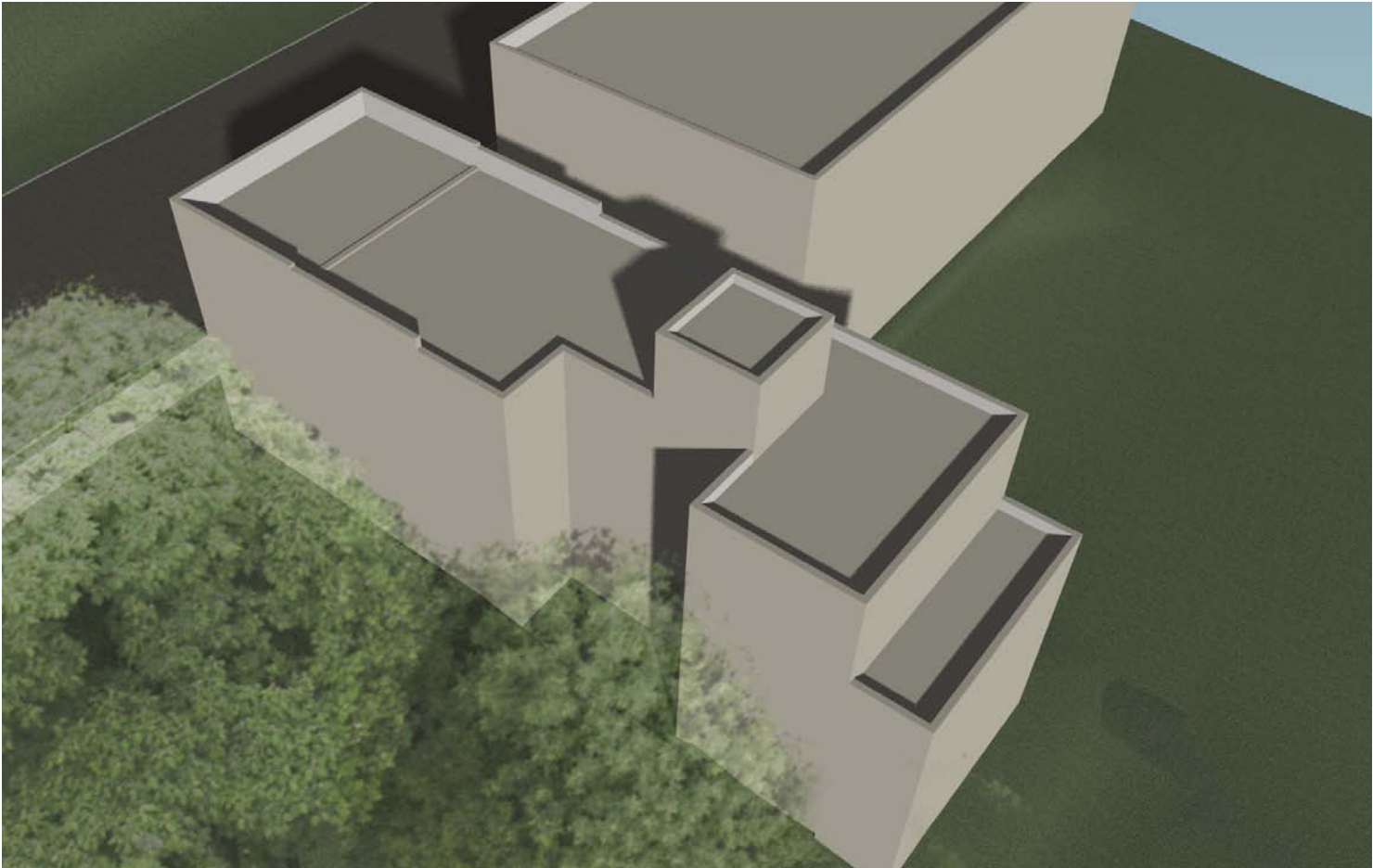
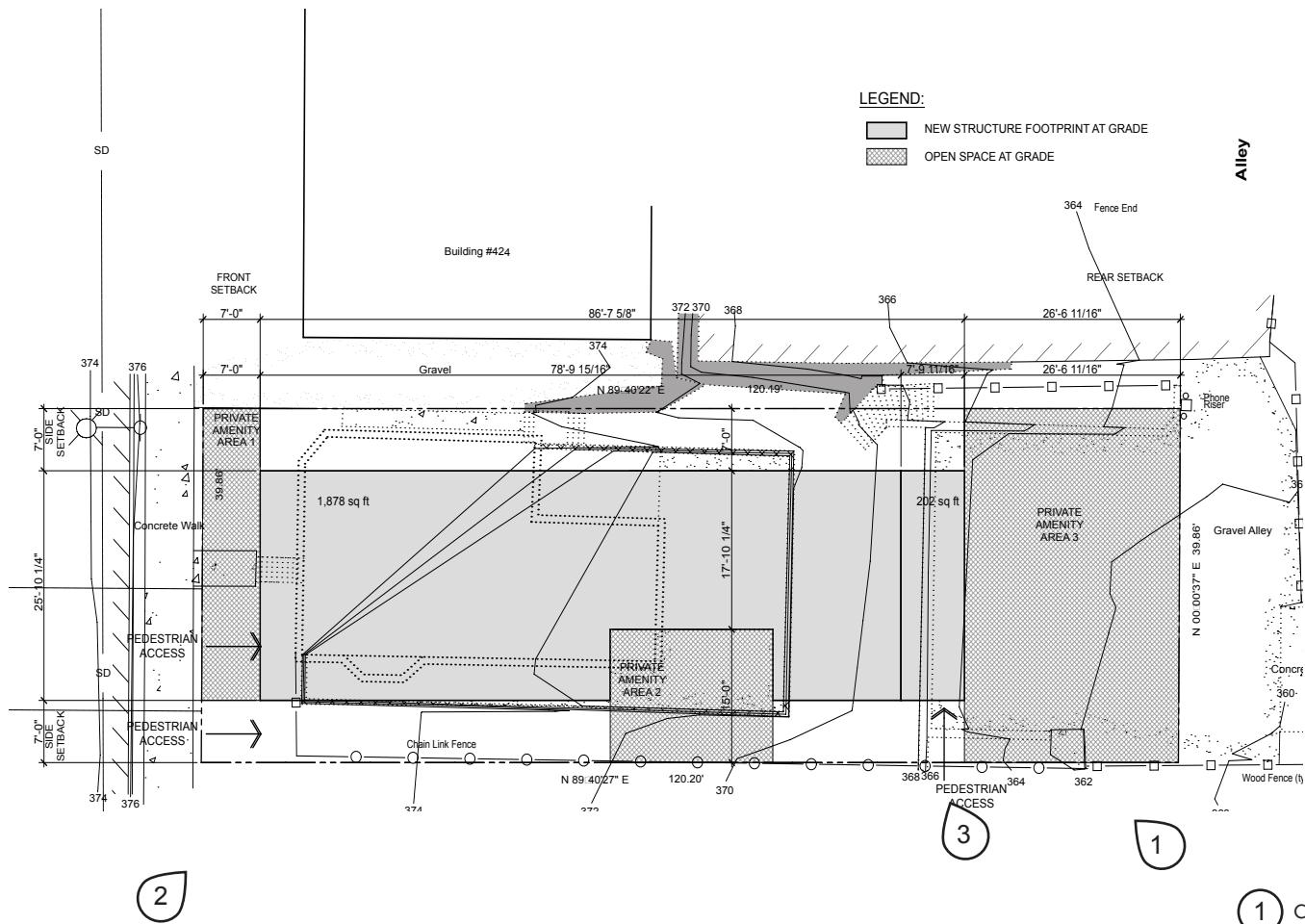


Figure 5: Façade Area Code Compliance Diagram



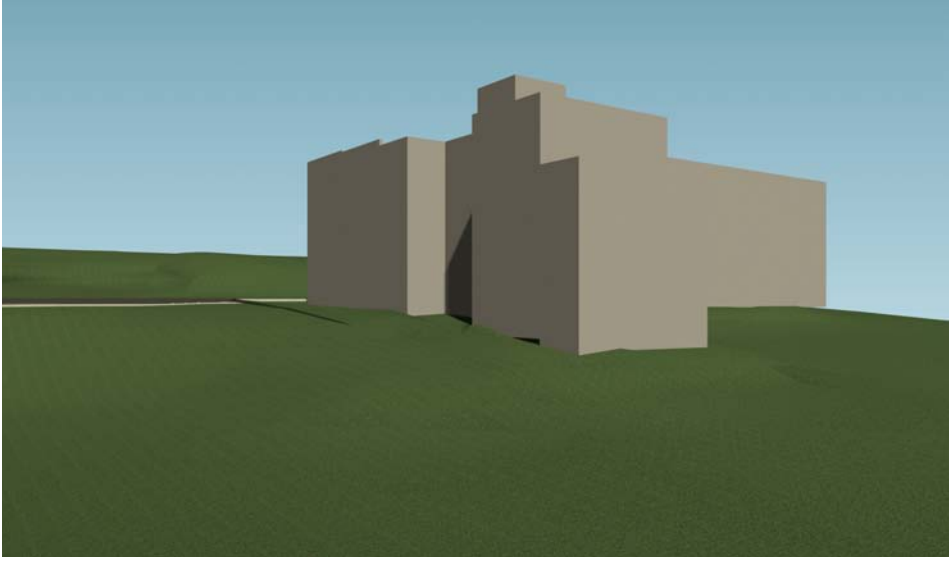
1 aerial view from southwest.

Alternative 1:

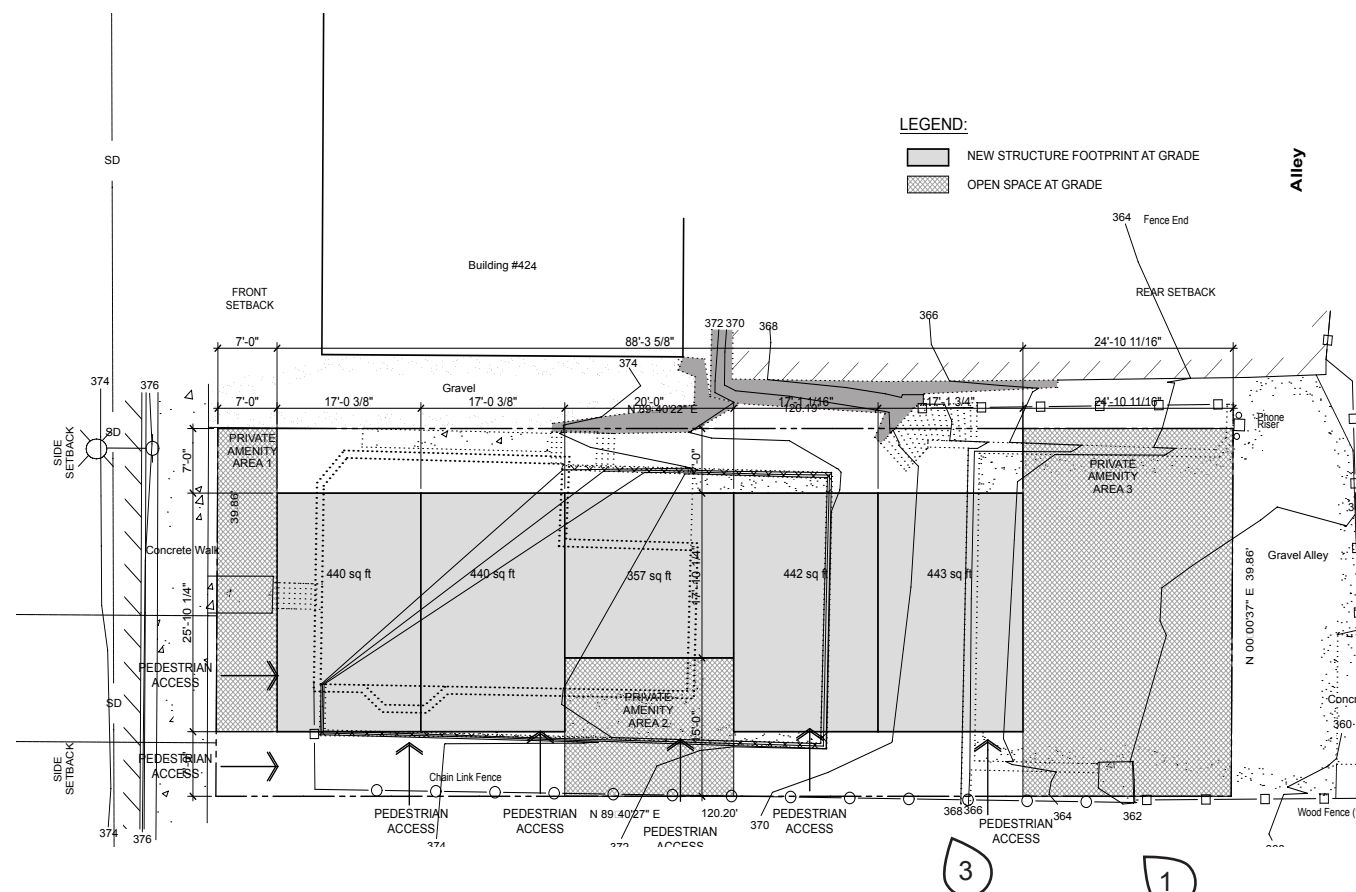
Alternative 1 proposes to construct a three-story apartment development that maximizes allowable FAR while providing no parking. This scheme provides a common roof deck on top of the rear portion of the apartment structure with parapets to the maximum allowable height in the zone for apartments at 34 feet. The existing single-family residence, in low-average condition is demolished to make room for this solution. Amenity space is provided in three communal spaces at grade shown on the site plan and on a shared roof deck accessed from the stair/elevator penthouse. This solution fills much of the development site while creating a small courtyard along the south property line for common access. This scheme requires a departure for façade length of 72 percent along the north side only.



2 view from 19th Ave E to the northeast.



3 view from Pendleton Miller Playfield to the northwest.



① aerial view from southeast.

Alternative 2

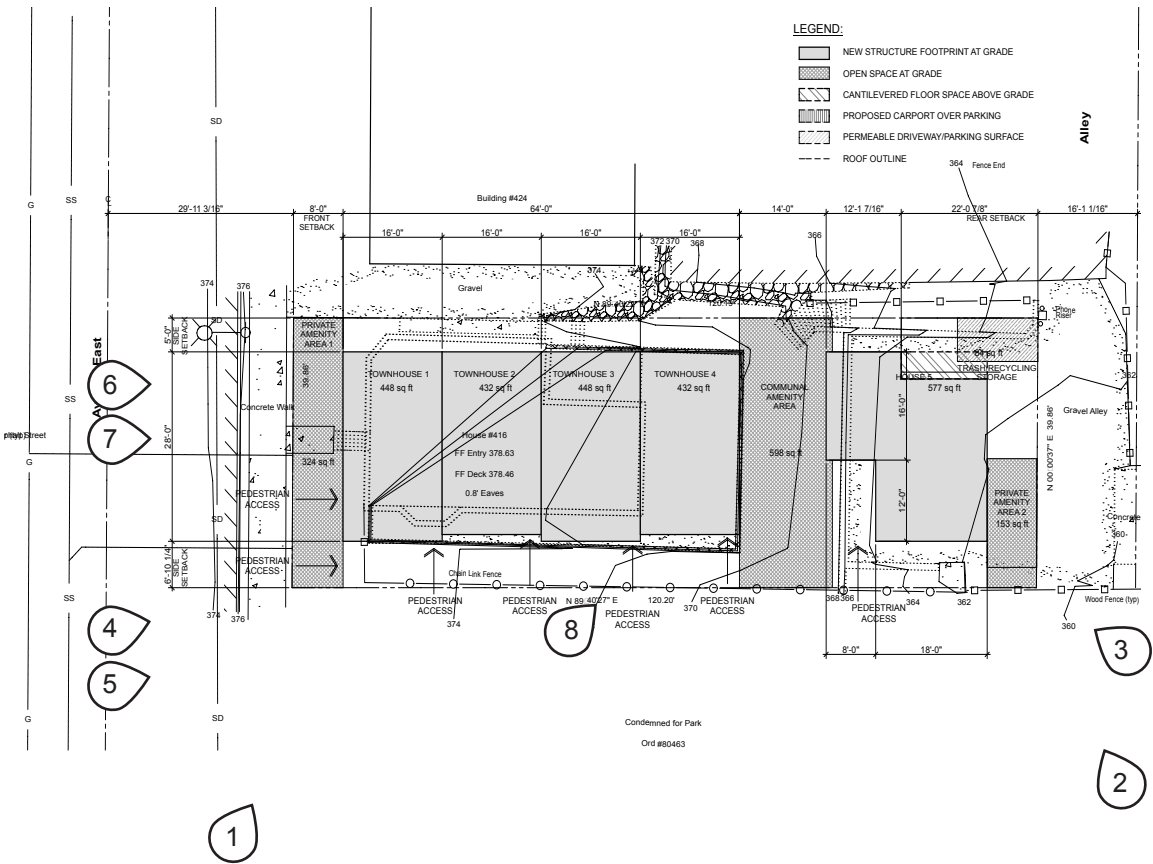
Alternative 2 proposes to construct a three-story townhouse development that maximizes allowable FAR while providing no parking. This scheme provides roof decks with parapets to the maximum allowable height in the zone for townhouses. The existing single-family residence, in low-average condition is demolished to make room for this solution. Amenity space is provided in three communal spaces at grade shown on the site plan and on private roof decks. By aggregating all the units together, this scheme presents a single large wall to the neighboring parcels to the north and south. This scheme requires a departure for façade length of 74 percent along the north side only.



② view from 19th Ave E to the northeast.



③ view from Pendleton Miller Playfield to the northwest.



① aerial view from southeast

Preferred Alternative

The Preferred Alternative proposes to create a truly unique housing solution due its proximity to the Pendleton Miller Playfield and its adjacency to single-family zoning. A three-story townhouse development is located on the west side of the property with a detached single-family structure located at the east side of the development. A communal space is provided between the two structures with an open view to the Playfield beyond. All homes face the Playfield with a common walkway providing access from 19th Ave E to the alley at the rear of the site. The design is informed by three primary concepts: rotate the homes to face the park, design opportunities for shared community interaction, and manipulate unique volumes for living spaces that interact with each other and the park and community spaces. The walkway connecting the street to the courtyard and the front doors of all homes becomes the new front yard onto the park.



② view from 19th Ave E.



③ view of the walkway looking east

preferred alternative - 1903 4-square + 2012 triplex



④ view from the southeast from Pendleton Miller Playfield.



⑤ view from southwest on 19th Ave E



⑥ view from southeast



⑦ view of the shared courtyard from the south.



⑧ view of the walkway looking east

preferred alternative - 1903 4-square + 2012 triplex

Alternative 1

Brief Description

This design includes an apartment structure that fills the allowable zoning envelope, taking advantage of the higher FAR allowable in LR2 in the Madison-Miller Residential Urban Village. In addition, no parking is provided due to its location in an Urban Village.

Advantages

Apartment uses in this zone take advantage of the highest allowable FAR. There is a large communal roof deck on the structure taking advantage of the views to the east and south.

Issues

This scheme requires a departure for façade length along the north side of the development site. It provides the largest building solution allowable through FAR. Although there is open space for the tenants at the ground level, the bulk of the open space is at the roof of the structure or adjacent to the alley where it is unlikely to be used. This scheme presents a single large wall to the neighboring parcels to the north and south.



Alternative 2

Brief Description

This design includes townhouse structure that fills the allowable zoning envelope, taking advantage of the higher FAR allowable in LR2 in the Madison-Miller Residential Urban Village. In addition, no parking is provided due to its location in an Urban Village.

Advantages

Townhouse uses in this zone provide a slightly smaller structure than the apartment proposed in Alternative 1. Each home has a private roof deck to take advantage of the views to the east and south and there is a communal open space located at the center of the shared walkway.

Issues

This scheme requires a departure for façade length along the north side of the development site. Although there is open space for the owners at the ground level, the bulk of the open space is in private roof decks on each townhouse. The largest communal space is adjacent to the alley where it is unlikely to be used. By aggregating all the units together, this scheme presents a single large wall to the neighboring parcels to the north and south.



preferred alternative

Brief Description

This design includes a three-story townhouse development at the west side of the property with a detached single-family structure located at the east side of the development. A communal space is provided between the two structures with an open view to the Playfield beyond. All homes face the Playfield with a common walkway providing access from 19th Ave E to the alley at the rear of the site. It too takes advantage of the higher FAR allowable in LR2 in the Madison-Miller Residential Urban Village and, no parking is provided due to its location in an Urban Village.

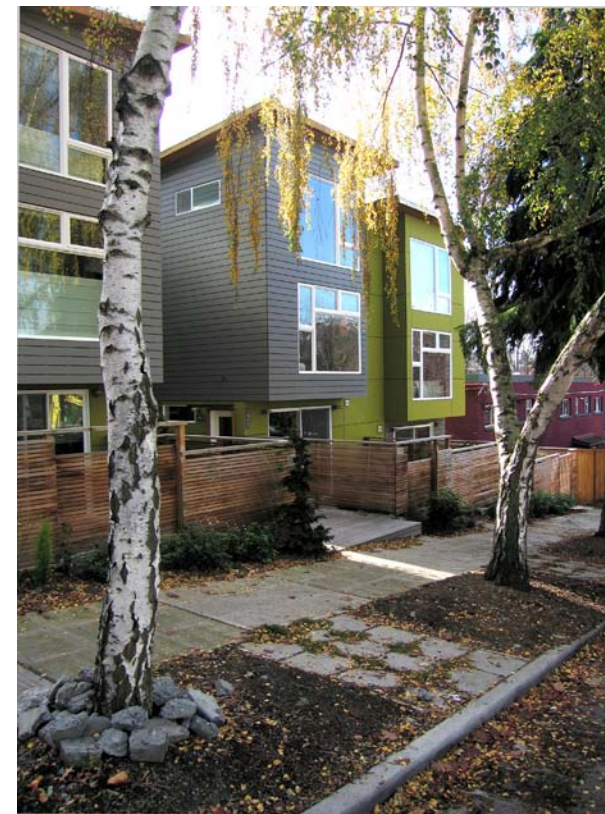
Advantages

By splitting the project into two structures this scheme is a better neighbor. At the center of the project between the two structures is a shared communal space with direct visual access to the abutting Playfield. Its location makes it a viable outdoor space for all owners to use in addition to private roof decks that take advantage of the views to the east and south. The homes are designed to be extremely open to Playfield and will provide a modulated façade as a backdrop to the park.

Issues

Although this scheme requires a departure for façade length along both sides of the development site this packet demonstrates that the actual façade area is only slightly larger than what is allowed without a departure. This departure is the only reason we are required to participate in Administrative Design Review.





① 208 18th Ave. E. exterior view from street

⑤ 1911 E Pine St. view at interior of canyon

② 1504 19th Avenue Duplex behind SF House

③ 1411 E. Fir St. exterior view from street

⑦ 1411 E. Fir St. interior boardwalk view

④ 1911 E. Pine St. courtyard view from a deck

⑧ 1911 E. Pine St. view from street



⑥ 1818 E Yesler Way. view of a woonerf



completed work examples