



SEATTLE, WASHINGTON

1144-1146 10TH AVENUE E.

DPD #: 3013454

STREAMLINED DESIGN REVIEW  
AUGUST 22, 2012



## PROPOSAL

The proposed project at 1144 and 1146 10th Avenue East is a set of 4 townhouse duplexes, replacing two single family residences that have been converted into rental apartments. The project would create a total of 8 units with 8 parking stalls in a shared underground garage. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood.

DPD Project #3013454, #631902

King County Assessor Parcel Numbers: 676270-0430 and 676270-0435

Legal Description: Lots 3 and 4, Block D, Phinney's Addition to the City of Seattle

## ANALYSIS OF CONTEXT

The project site, located in the Capitol Hill neighborhood of Seattle, is two 5,000 SF parcels zoned for low-rise residential development (LR3), adjacent to SF5000 zoning to the east, with LR3 to the north and south.

The parcel is bounded by two single family residences to the east (SF5000), an apartment building to the north (LR3) and a single family residence to the south (LR3). Directly west of this project across 10th Avenue East is an approved apartment project with 70 units and 85 parking stalls planned. 10th Avenue East is a designated arterial street with regular transit service and on-street parking.

The topography of the site is generally flat, elevated up from the sidewalk approximately 3 feet, with a retaining wall at the sidewalk. The properties to the east are raised up approximately 3 feet with a berm and brick wall at the property line. The site contains a single 14" cal. tree (Cedar).

The neighborhood is made up of a mix of older single-family residences in various conditions, small and medium-sized apartment buildings and small condominium buildings. 3 blocks to the south marks the beginning of the Broadway commercial strip. This neighborhood attraction provides numerous opportunities for dining, shopping and entertainment. 2 blocks east of the project is Volunteer Park

Please see the following page for a graphic contextual analysis.







ANALYSIS OF CONTEXT











1 AERIAL LOOKING EAST



2 VIEW FROM 10TH AVE. E. LOOKING SOUTH



3 VIEW OF EXISTING STRUCTURE LOT 1



4 VIEW OF EXISTING STRUCTURE LOT 2



5 VIEW FROM 10TH AVE. E. LOOKING NORTH

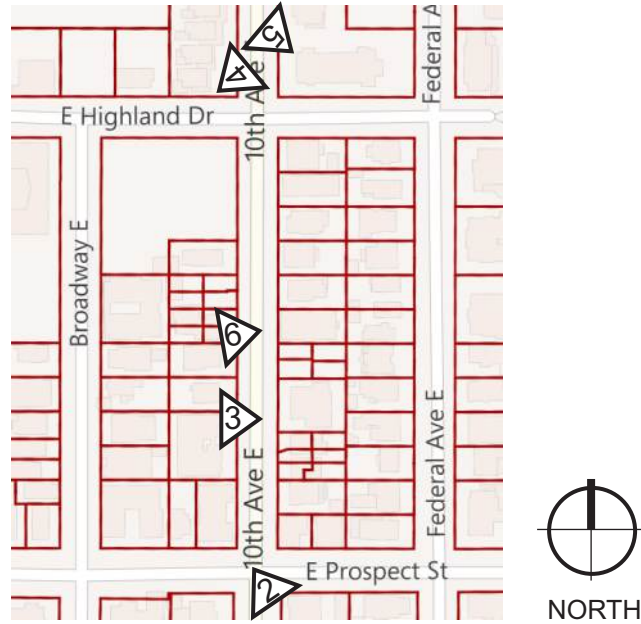
EXISTING SITE CONDITIONS





EXISTING SITE CONDITIONS





1 KEY PLAN



2 10TH AVE. E. LOOKING NORTHWEST



3 10TH AVE. E. LOOKING EAST



4 10TH AVE. E. LOOKING SOUTHWEST



5 10TH AVE. E. LOOKING SOUTHEAST

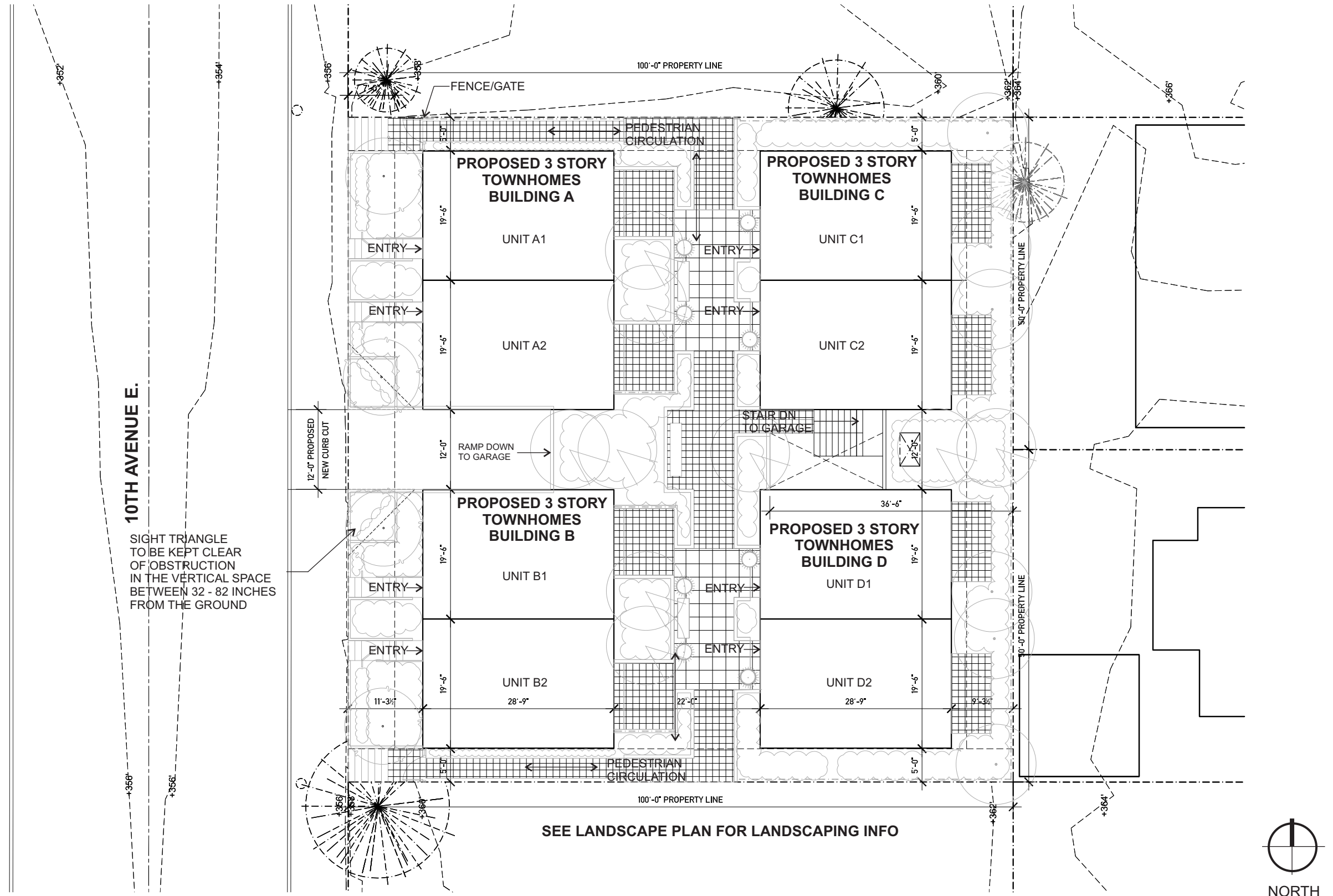


6 10TH AVE. E. LOOKING EAST

EXISTING SITE CONDITIONS  
NEIGHBORHOOD CHARACTERISTIC



SITE PLAN







	QUANT	BOTANICAL NAME	COMMON NAME
		ACER CIRCINATUM	VINE MAPLE
		AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
		MAGNOLIA 'LITTLE GEM'	LITTLE GEM EVERGREEN MAGNOLIA
		SORBUS AMERICANA 'DWARFCROWN'	RED CASCADE MT. ASH
		PYRUS CAMBRIDGE	CAMBRIDGE FLOWERING PEAR
		STYRAX JAPONICA	JAPANESE SNOWBELL TREE
A	*	AR BUTUS U. COMPACTA	COMPACT STRAWBERRY BUSH
B		EPI MEDIUM SULPHUREUM	YELLOW BISHOP'S HAT
H		HOSTA 'KROSSA REGAL'	KROSSA REGAL HOSTA
M	*	HAMAMELIS X INTERMEDIA 'DIANE'	DIANE WITCH HAZEL
R		LIRIOPE MUSCARI 'ROYAL PURPLE'	ROYAL PURPLE LILYTURF
T	*	MISCANTHUS SINENSIS 'MORNING LIGHT'	MISCANTHUS MORNING LIGHT
N	*	NANDINA DOMESTICA 'COMPACTA'	COMPACT HEAVENLY BAMBOO
O	*	OSMANTHUS DELEVAYII	NO COMMON NAME
P		PENNISETUM 'HA MELN'	DWARF FOUNTAIN GRASS
P	*	POTENTILLA ABBOTSWOOD WHITE	ABBOTSWOOD WHITE POTENTILLA
P		PRUNUS MT VERNON	MT VERNON LAUREL
P	*	PRUNUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL
	+	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM
S	*	SPIREA SNOWMOUND	SNOWMOUND SPIREA
V	+	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
		CAREX OBNUPTA	SLOUGH SEDGE
		ELEOCHARIS PALUSTRIS	COMMON SPIKE RUSH
		IRIS TENAX	OREGON IRIS
		JUNCUS ENSIFOLIUS	DAGGER LEAF RUSH
		RUBUS PENTALOBUS 'EMERALD CARPET'	CREEPING RUBUS
		BLECHNUM SPICANT	DEER FERN
		LIRIOPE MUSCARI 'ROYAL PURPLE'	ROYAL PURPLE LILYTURF
		POLYGONATUM ODORATUM VARIEGATED	VARIEGATED SOLOMAN'S SEAL
		SARCOCocca HUMILIS	LOW GROWING VANILLA PLANT
		VINES	
		AKERIA QUINATA	FIVELEAF AKEBIA
		CLEMATIS JACKMANII	JACKMANII CLEMATIS

Diagram illustrating three types of permeable paving:

- GREEN SCREEN METAL LATTICE**: A grid of metal lattice.
- PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH**: A grid of paving stones with a gravel and soil base.
- CONCRETE PAVING AND STAIRS**: A solid concrete surface.



## DESIGN GUIDELINES

This project acknowledges and responds to the Design Review Guidelines for Multifamily & Commercial Buildings. The guidelines below have been identified as most relevant to this project.

### A-1 Responding to Site Characteristics

In response to the flatness of the site and the elevation above the street level, we have identified the opportunity to provide and conceal parking in an underground shared parking garage. This eliminates unsightly surface parking and opens up the project for lush landscaping and an improved pedestrian and resident experience. There is a one 14" cal. Cedar tree that will need to be removed, but will be replaced by approximately 25 new trees around the site. Trees on neighboring properties will be protected during construction. Please see the existing site conditions page in this packet for tree locations.

### A-2 Streetscape Compatibility

The project closely follows the established streetscape development pattern. The buildings are stepped back from the sidewalk and in line with neighboring buildings. The site is elevated approximately 3 feet from the street, with a small retaining wall and steps that approach a landscaped entry and stoop.

### A-3 Entrances Visible from the Street

The entrances in this project are clearly denoted. Each unit has its own stairway from the street, front patio, landscaping, stoop, canopy and addressing. The entries will receive a special treatment with a material that is unique to the rest of the project, providing an intimate warmth that is inviting to guests and residents. We are currently proposing a stained wood in this location.

### A-5 Respect for Adjacent sites

The units have been oriented east to west, with the majority of the windows and entrances located on the east and west facades. Care has been taken to maintain privacy between the properties to the north and south by minimizing windows. High strip windows are used when appropriate to allow light and ventilation into bedrooms without compromising privacy. The neighbors to the east have an approximately 3' grade separation in addition to a thick laurel hedge. To augment the privacy created with the grade and hedge, we would provide screening through fencing and landscaping. The buildings all meet the required setbacks from the property lines.

### A-6 Transition Between Residence and Street

The neighboring established streetscapes have a clearly defined transition between street and residence. Our project maintains the streetscape with similar features, as noted above in A-2 and A-3.

DESIGN GUIDELINES





## DESIGN GUIDELINES

### A-7 Residential Open Space

One of the premier features of this project will be the residential open space. The entries to the units from the street feature individually landscaped patios and covered stoops. By using an underground parking garage, the interior courtyard has been freed up for lavish landscaping creating enjoyable and usable open spaces. All units will feature individual front entries and private rear yards.

### A-8 Parking and Vehicle Access

Parking for this project is provided entirely underground and meets the required parking standards set forth by the City of Seattle. Site lines will remain unobstructed within the sight triangles between 32" and 84", as defined in the land use code.

### B-1 Height, Bulk and Scale Compatibility

The project has been broken up into duplexes to better match the scale of neighboring structures. The buildings are also holding down from the height limit approximately 2', creating a less massive appearance to the neighboring properties. Of particular concern is the relationship of the neighbors to the east which are zoned SF5000, a less intensive residential zoning. There is a 2'-3' grade difference at the property line which works in concert with a large existing laurel hedge to add privacy and block the view of our project from the neighboring back yards. Our project is also set back from this property line and uses residential open space as a tool to help minimize the impact to the neighbor.

### C-1 Architectural Context

The existing structures in the neighborhood showcase a variety of styles and vintages. Our street elevation diagram in this packet showcases the mix of building types and styles found on the east side of 10th Avenue East. Our project matches many features existing in the neighborhood such as massing, street setback, low entry retaining wall with stairs, landscaping, stoops and traditional 3 story datum lines. In addition to matching existing features of the neighborhood, our project also takes queues such as massing, window style and rooftop amenity space from the planned apartment project located directly across 10th Avenue East.

### C-4 Exterior Finish Materials

This project will make use of high-quality, long lasting materials. The current proposal anticipates the use of fiber cement panel, metal composite panel, stained wood, colored vinyl windows, stained concrete, architectural paving, metal and glass canopies and lush landscaping. Please see the elevations for material locations.

DESIGN GUIDELINES





## DESIGN GUIDELINES

### D-6 Screening of Dumpsters, Utilities and Services areas

Solid waste and recycling facilities, utilities and service areas will all be located underground in the parking garage. Trash and recycle bins will be pulled to the curb by residents on collection day.

### D-7 Pedestrian Safety

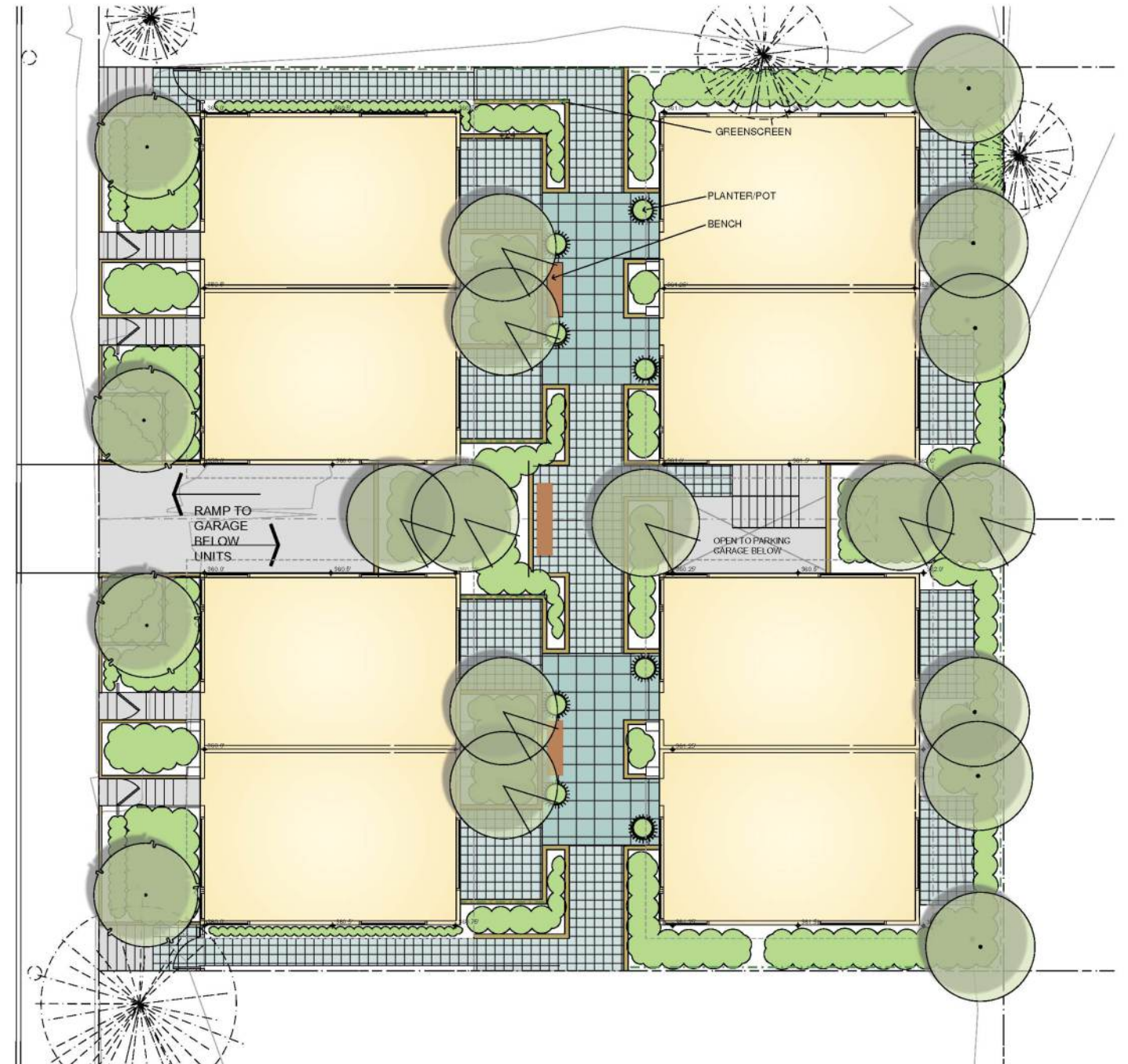
Pedestrian safety is an important feature of this project. Adequate lighting will be provided to create a well lit streetscape. An architectural fence will wrap the project on three sides, utilizing security gates to allow for a secure community. The garage will be protected with a secure door. The inner courtyard will be lit carefully to provide sufficient lighting levels for safety and guidance but will be shielded down and away from neighbors to avoid light pollution.

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

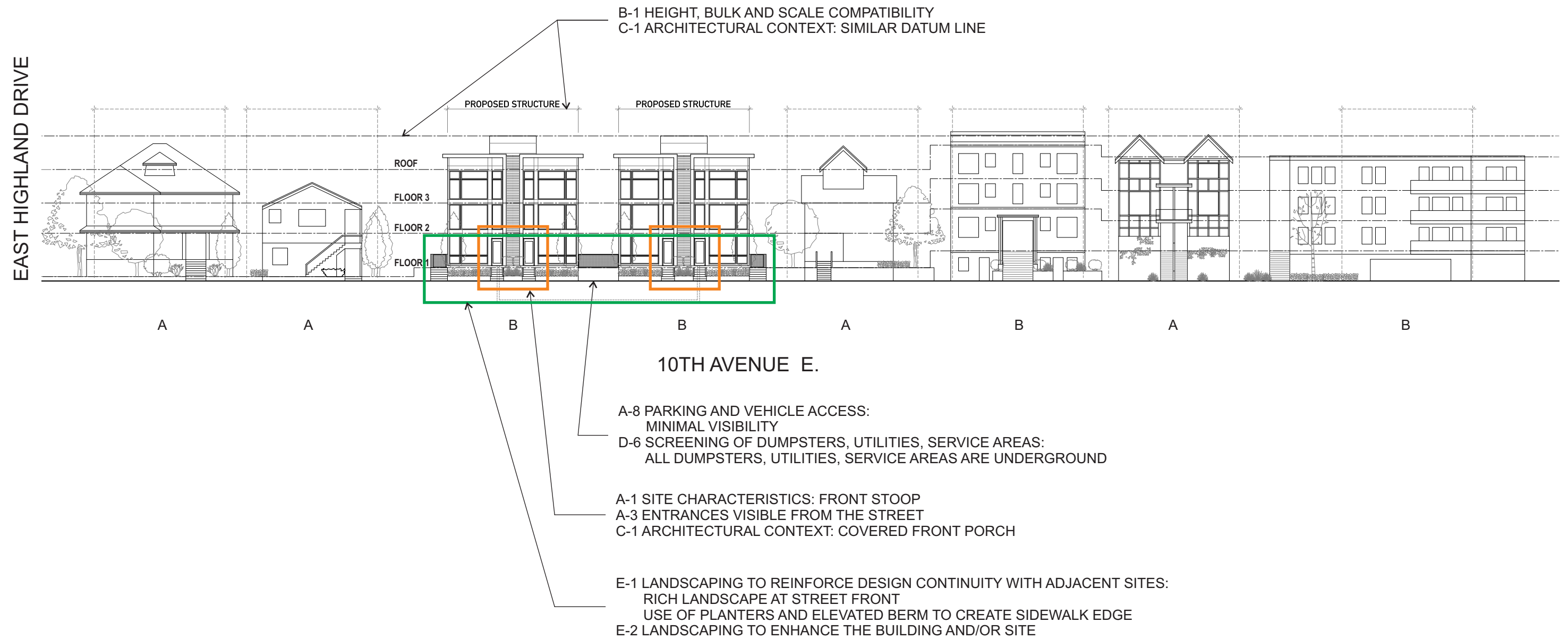
The project will protect and preserve all landscaping on neighboring properties, specifically the larger trees close to the shared property lines. Please see the existing site conditions (survey) for locations of existing trees.

### E-2 Landscaping to Enhance the Building and or Site

As previously described, lush landscaping will be a major feature of this project. A green factor goal of 0.6 has been established and is being met with 25 trees and numerous shrubs and ground covers. Landscaping will also be incorporated into the rooftop amenity deck design. Please see the landscaping plan in this packet for detailed information.





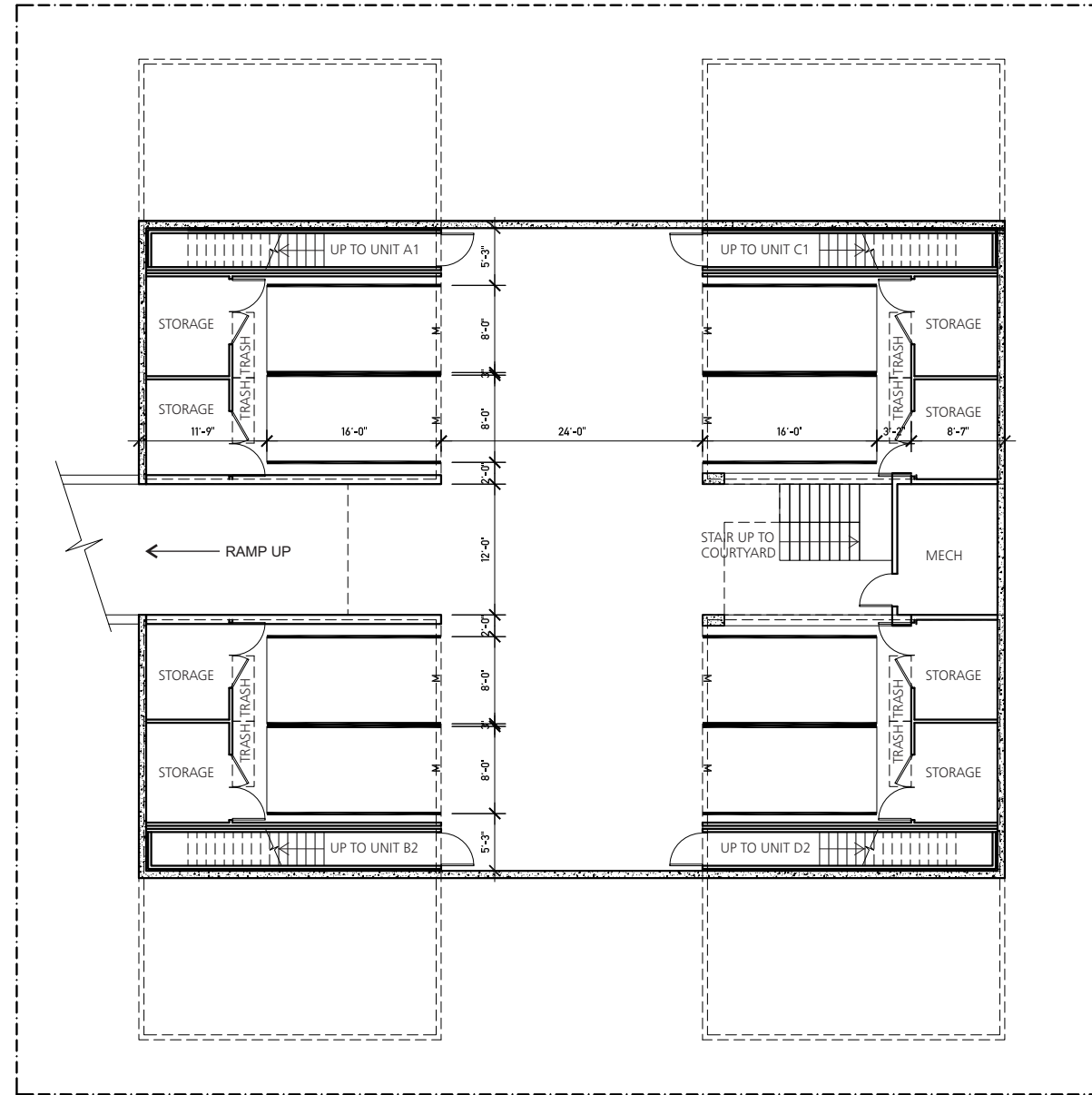


STREET ELEVATION

ARCHITECTURAL CONCEPT



10TH AVENUE E.

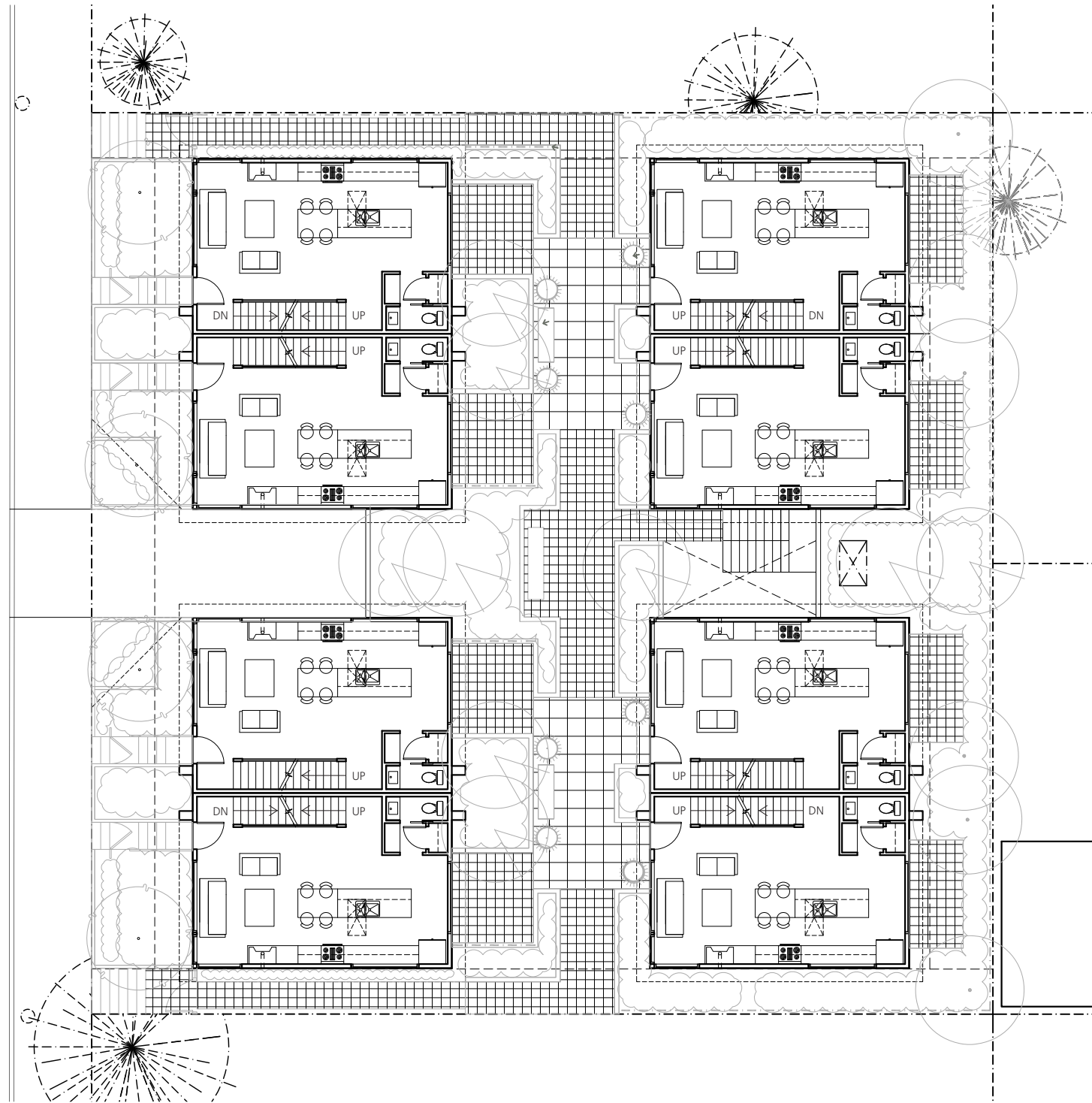


PLAN - GARAGE

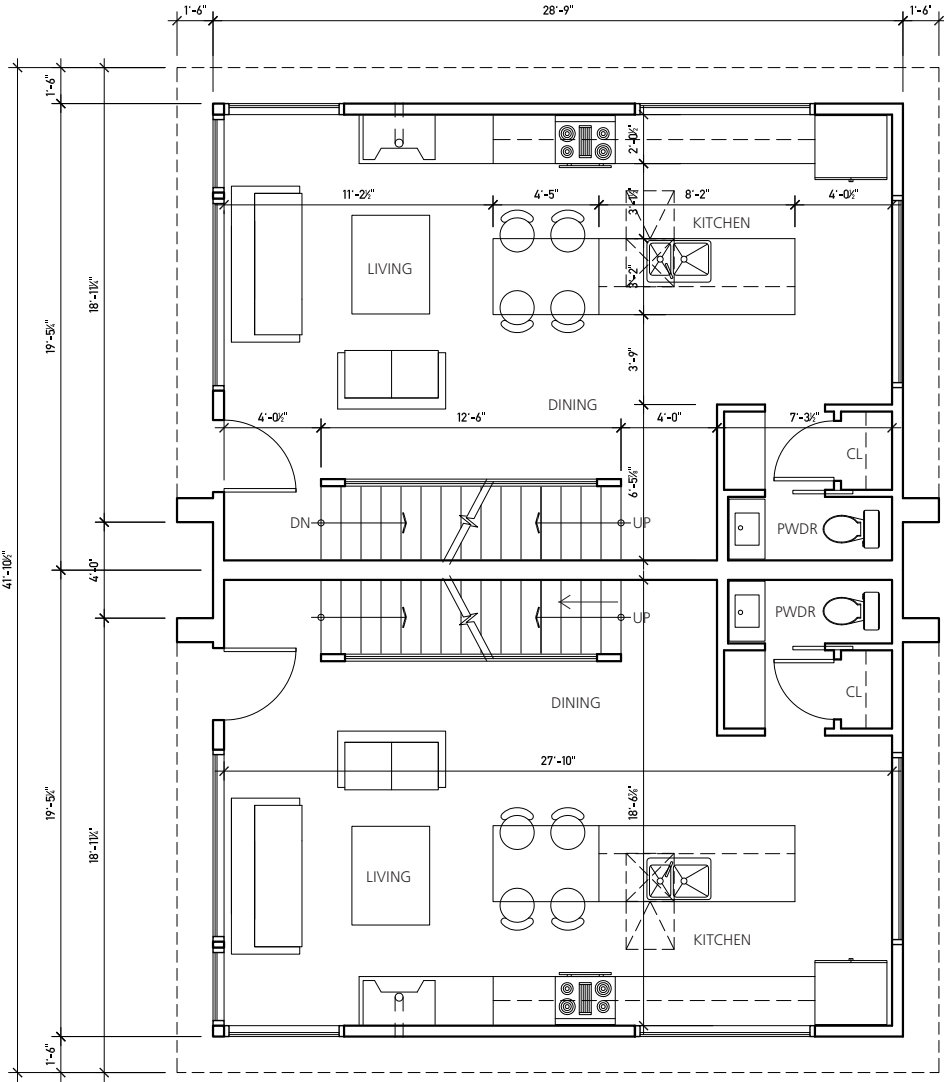
ARCHITECTURAL CONCEPT



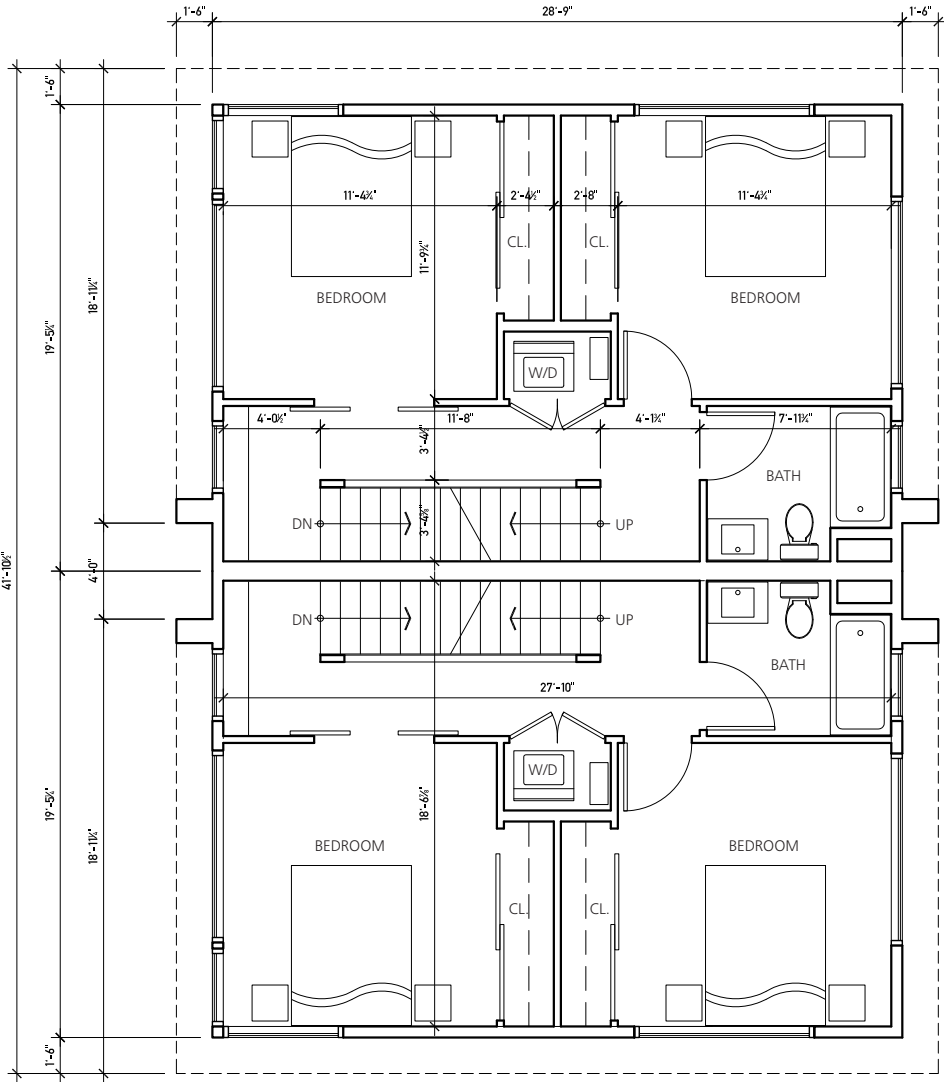
PLAN - GROUND FLOOR  
ARCHITECTURAL CONCEPT





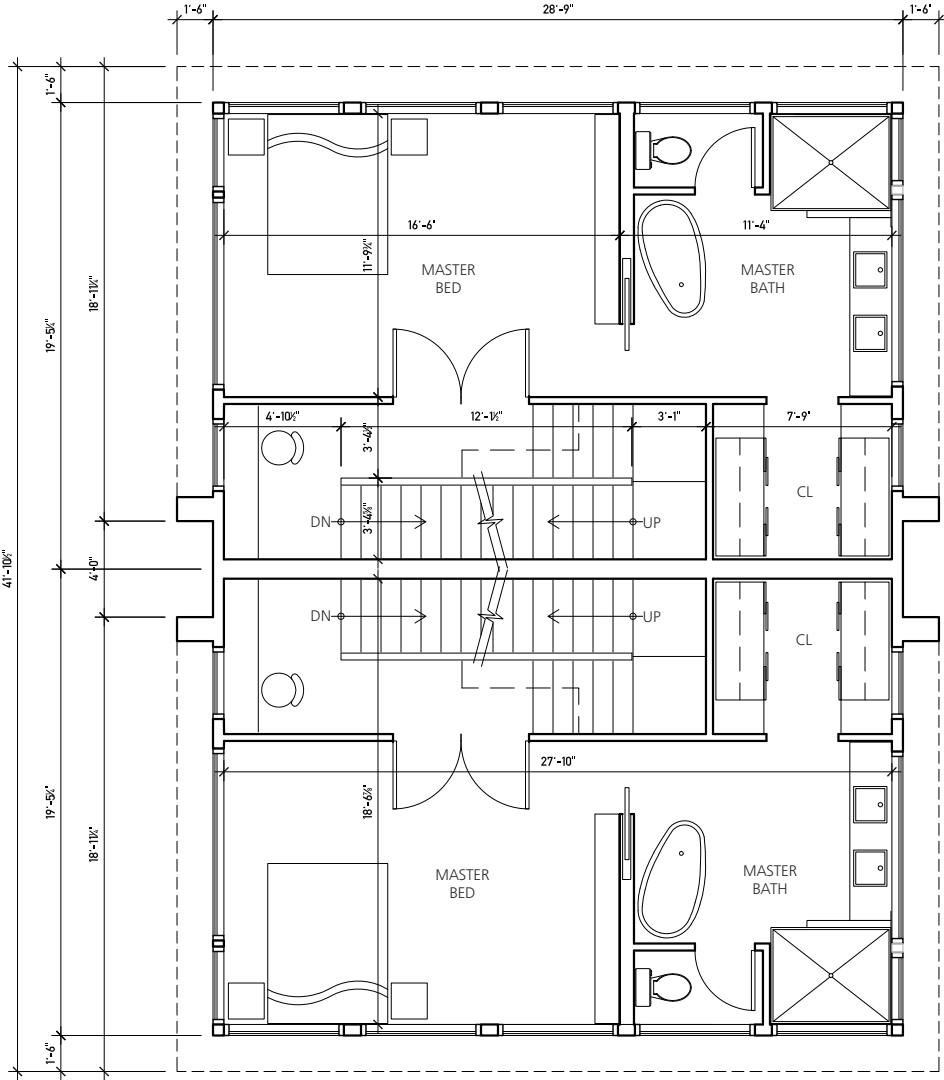


ENLARGED PLAN - FLOOR 1  
ARCHITECTURAL CONCEPT

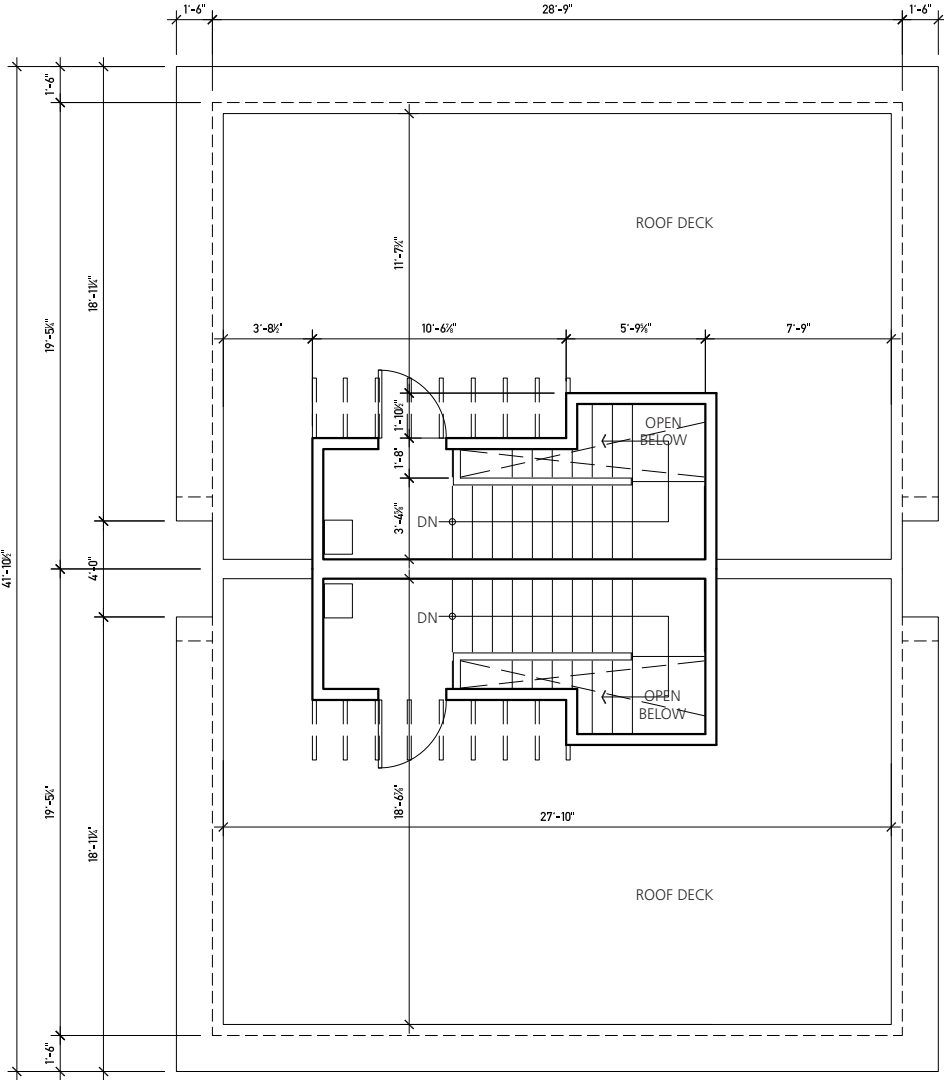


ENLARGED PLAN - FLOOR 2

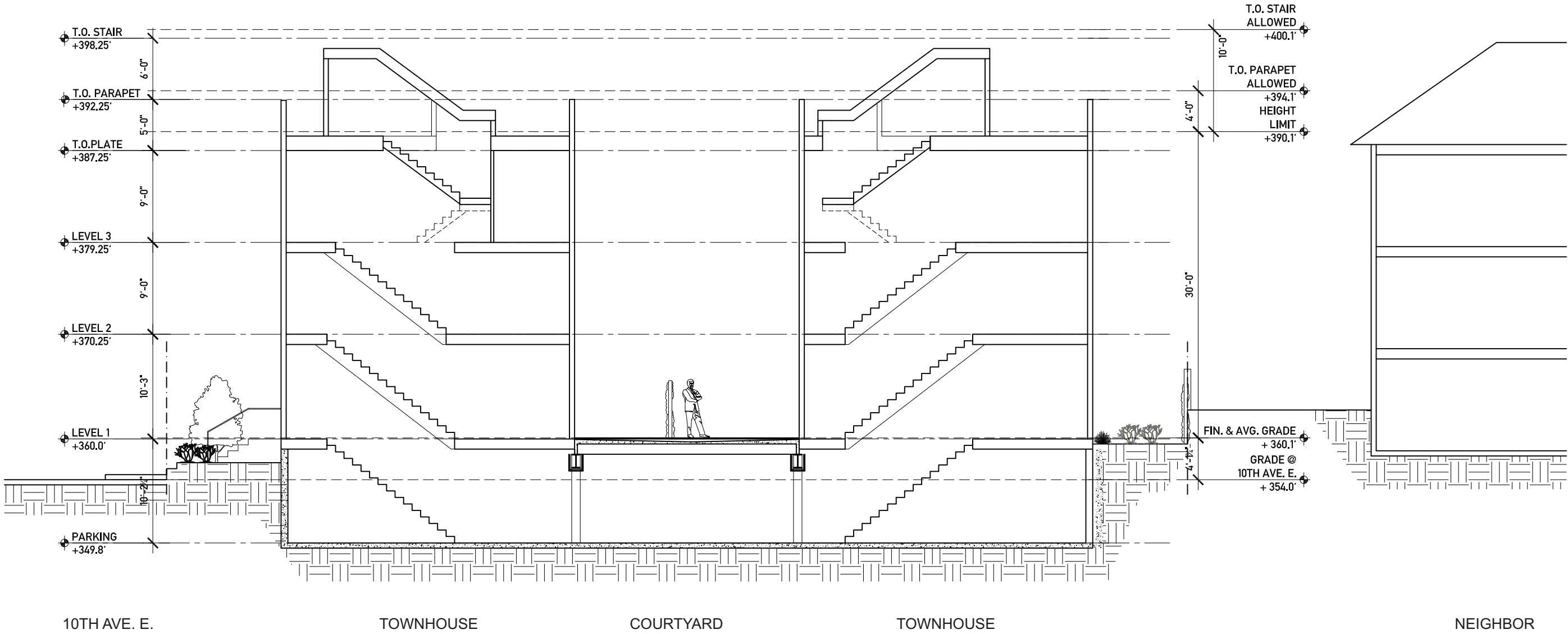




ENLARGED PLAN - FLOOR 3  
ARCHITECTURAL CONCEPT



ENLARGED PLAN - ROOF



BUILDING SECTION  
ARCHITECTURAL CONCEPT





FRONT ELEVATION  
ARCHITECTURAL CONCEPT



SIDE ELEVATION  
ARCHITECTURAL CONCEPT





REAR ELEVATION

ARCHITECTURAL CONCEPT



ARCHITECTURAL CONCEPT





ARCHITECTURAL CONCEPT





ARCHITECTURAL CONCEPT





A-7, D-7, E-2 Pedestrian Experience and Landscaping

D-7 Pedestrian Safety

ARCHITECTURAL CONCEPT



ARCHITECTURAL CONCEPT





ARCHITECTURAL CONCEPT



ARCHITECTURAL CONCEPT





ARCHITECTURAL CONCEPT



ADJUSTMENTS AND DEPARTURES

There are no requested adjustments or departures from code requirements or design guidelines.

PROJECT SUMMARY

Lot Size - 10,000 SF  
Zoning: Lowrise Residential (LR3)  
FAR - 1.3 (Meeting standards of 23.45.510.C)  
Allowable FAR - 13,000 SF

Single Townhome:  
Floor 1: 517 SF  
Floor 2: 517 SF  
Floor 3: 517 SF  
Roof: 61 SF  
Total: 1,612 SF FAR Each

Project Total FAR:  
Basement: 84 SF  
8 Townhouses @ 1,612 SF EA  
Total: 12,980 SF FAR Proposed

SMC TITLE	SMC REQUIREMENT	REFERENCE
23.45.504. PERMITTED AND PROHIBITED USES	RESIDENTIAL USE PERMITTED OUTRIGHT PER 23.45.504 TABLE A	COMPLIANT
23.45.506. ADMINISTRATIVE CONDITIONAL USES	NOT APPLICABLE	
23.45.508. GENERAL PROVISIONS	REQUIRED PARKING, ALLEY ROW IMPROVEMENTS, SOLID WASTE AND RECYCLABLES ADDRESSED BELOW	
23.53.005 ACCESS TO LOTS	MINIMUM 10' OF LOT LINE REQUIRED FOR PARKING ACCESS	COMPLIANT: SEE SITE PLAN
23.53.006 PEDESTRIAN ACCESS AND CIRCULATION	PEDESTRIAN ACCESS AND CIRCULATION REQUIRED. SIDEWALKS REQUIRED PER R.O.W. IMPROVEMENTS MANUAL	COMPLIANT: SEE SITE PLAN
23.53.015 IMPROVEMENTS FOR EXISTING STREETS IN RESIDENTIAL ZONE	IMPROVEMENTS FOR EXISTING ARTERIAL MEETING MINIMUM R.O.W. WIDTH STANDARDS REQUIRED	COMPLIANT: SEE SITE PLAN
23.53.030 ALLEY IMPROVEMENTS	NOT APPLICABLE	COMPLIANT: SEE SITE PLAN
23.54.015 REQUIRED PARKING	PROVIDED IN STRUCTURE	COMPLIANT: SEE SITE PLAN
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	(1) 2'x6' AREA FOR EACH UNIT (UNITS WILL BE BILLED SEPARATELY BY UTILITY) BINS WILL BE PULLED TO ALLEY BY OWNERS ON COLLECTION DAY. PROVIDED IN GARAGE	COMPLIANT: SEE GARAGE PLAN
23.45.510. FLOOR AREA RATIO (FAR) LIMITS	1.3 FAR LIMIT; MEETING REQUIREMENTS OF 23.45.510.C.	13,000 SF ALLOWED; 12,648 SF PROPOSED; COMPLIANT
23.45.512. DENSITY LIMITS-- LOWRISE ZONES	TOWNHOUSES - NO DENSITY LIMIT / MEETING REQUIREMENTS OF 23.45.510.C	COMPLIANT
23.45.514. STRUCTURE HEIGHT	30' HEIGHT LIMIT	COMPLIANT: BUILDING SECTION
23.45.516. ADDITIONAL HEIGHT AND EXTRA RESIDENTIAL FLOOR AREA IN MIDRISE AND HIGHRISE ZONES	NOT APPLICABLE	
23.45.518. SETBACKS AND SEPARATIONS	TOWNHOUSES: 7' AVG. / 5' MIN. FRONT, 5' SIDE, 7' AVG. / 5' MIN. REAR	COMPLIANT: SEE SITE PLAN
23.45.520. HIGHRISE ZONE WIDTH & FLOOR SIZE LIMITS	NOT APPLICABLE	
23.45.522. AMENITY AREA	25% OF LOT AREA; 50% OF REQUIRED AMENITY SPACE TO BE AT GROUND LEVEL; 10' SETBACK FROM SIDE LOT LINES	40% PRIVATE AND COMMON AT GROUND; 34% PRIVATE AT ROOF
23.45.524. LANDSCAPING STANDARDS	GREEN FACTOR SCORE OF 0.6 REQUIRED	COMPLIANT: SEE LANDSCAPE PLANS
23.45.526. LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS	TO ACHIEVE A HIGHER FAR LIMIT, PROJECT WILL MEET GREEN BUILDING PERFORMANCE STANDARDS, EITHER BUILT GREEN 4 STAR RATING OR LEED SILVER RATING.	COMPLIANT: PROJECT COMMITTED TO ACHIEVING BUILT GREEN 4-STAR RATING
23.45.527. STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES	ON SIDE LOT LINES WITHIN 15' OF LOT LINE, TOTAL LENGTH OF FACADE MUST BE LESS THAN 65% OF SAID LOT LINE.	28'-10"+28'-10" = 57'-8" TOTAL FACADE LENGTH 57'-8" / 100'-0" LOT LINE = 57.66%
23.45.528. STRUCTURE WIDTH AND DEPTH LIMITS FOR LOTS IN MIDRISE ZONES GREATER THAN 9,000 SQUARE FEET IN SIZE	NOT APPLICABLE	
23.45.529. DESIGN STANDARDS	PROJECT UNDERGOING STREAMLINED DESIGN REVIEW	COMPLIANT
23.45.531. DEVELOPMENT STANDARDS FOR COTTAGE HOUSING DEVELOPMENTS AND CARRIAGE HOUSE STRUCTURES.	NOT APPLICABLE	
23.45.532. STANDARDS FOR GROUND FLOOR COMMERCIAL USES IN MR AND HR ZONES	NOT APPLICABLE	
23.45.534. LIGHT AND GLARE STANDARDS	ALL LIGHT TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.	COMPLIANT: SEE SITE PLAN
23.45.536. PARKING LOCATION, ACCESS, AND SCREENING	VEHICLE ACCESS TO MAINTAIN REQUIRED SIGHT TRIANGLE. NO OBSTRUCTIONS BETWEEN 32" AND 82"	COMPLIANT: SEE SITE PLAN
23.45.545. STANDARDS FOR CERTAIN ACCESSORY USES	NOT APPLICABLE	
23.45.570. INSTITUTIONS	NOT APPLICABLE	
23.45.574. ASSISTED LIVING FACILITIES	NOT APPLICABLE	
23.45.578. PUBLIC OR PRIVATE PARKS AND PLAYGROUNDS	NOT APPLICABLE	
23.45.586. KEEPING OF ANIMALS	NOT APPLICABLE	
23.45.590. HOME OCCUPATIONS	NOT APPLICABLE	

ADJUSTMENTS AND DEPARTURES