



PROJECT

Address: 1831 24th Ave / Seattle, WA 98122
 Zone: LR-2
 DPD #s: 3014492 / 6339111
 APN: 982870-2780
 DPD Staff: Bradley Wilburn

PROPOSAL

The proposal of this project at 1831 24th Ave consists of two townhouse duplexes with roof decks. Each duplex is only connected at a portion of the first floor in order to maintain a greater level of privacy. Parking is provided off the alley, although it's not required since the site is in an urban village and within a frequent transit area.

CONTEXT

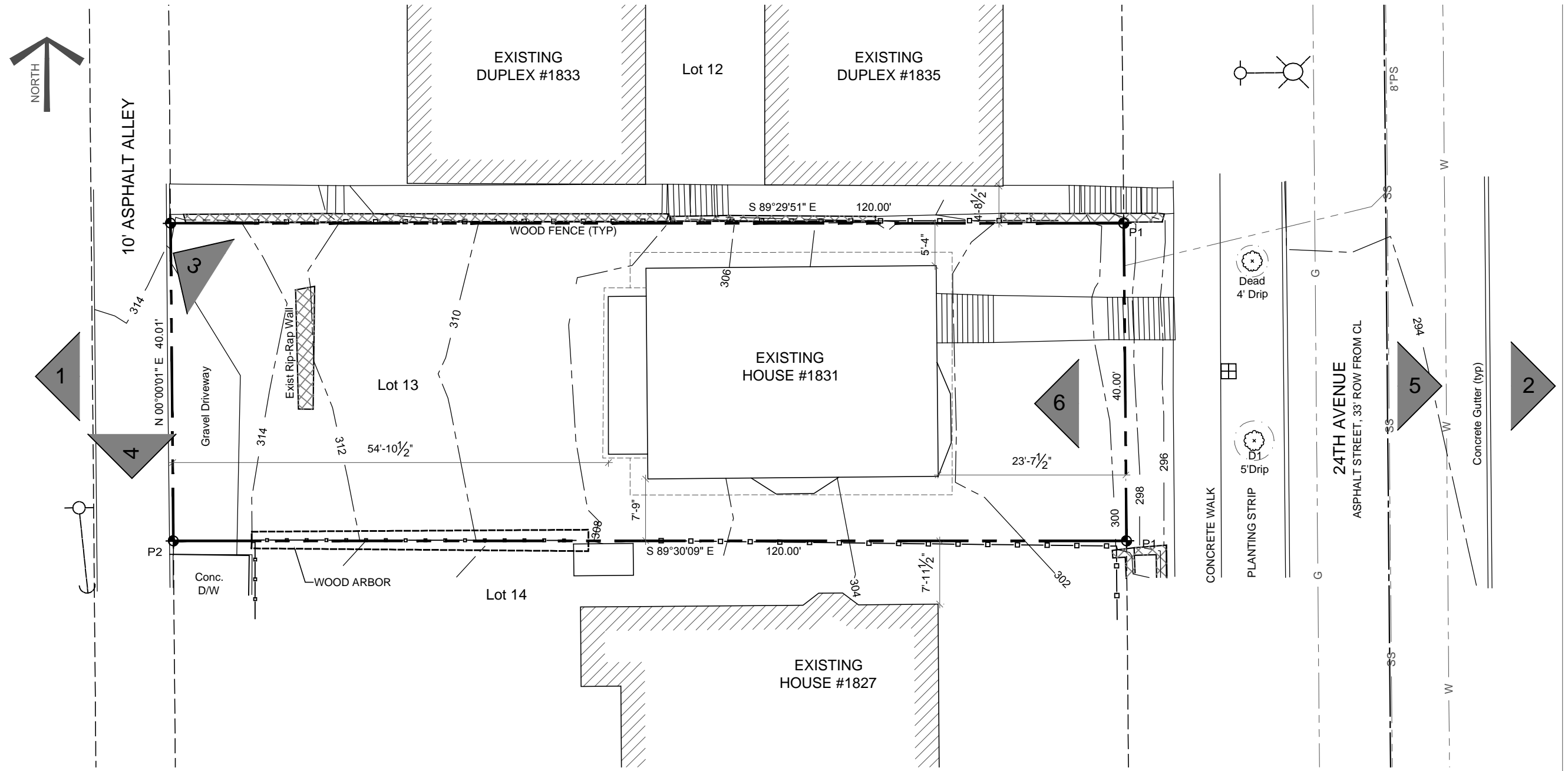
The 4800 sf lot is situated within the Madison-Miller Residential Urban Village on the East slope of Capitol Hill. It's is flanked by two duplex townhouses to the North, a four story SFR to the South, an alley to the West, and 24th Ave along the East. Madison Ave East lies a block and a half to the North.

The grade at the site slopes down approximately 20' from the alley to the street, towards a spectacular view of Lake Washington, Bellevue, and the Cascade Mountains in the distance.

Other buildings along this block consist of many newer town houses and a few older single family residences & apartment buildings. A neighborhood park and a YMCA lie one block south on 24th Ave with a Safeway one block to the West.









[1] aerial looking west



[2] aerial looking east



[3] rear yard



[4] alley

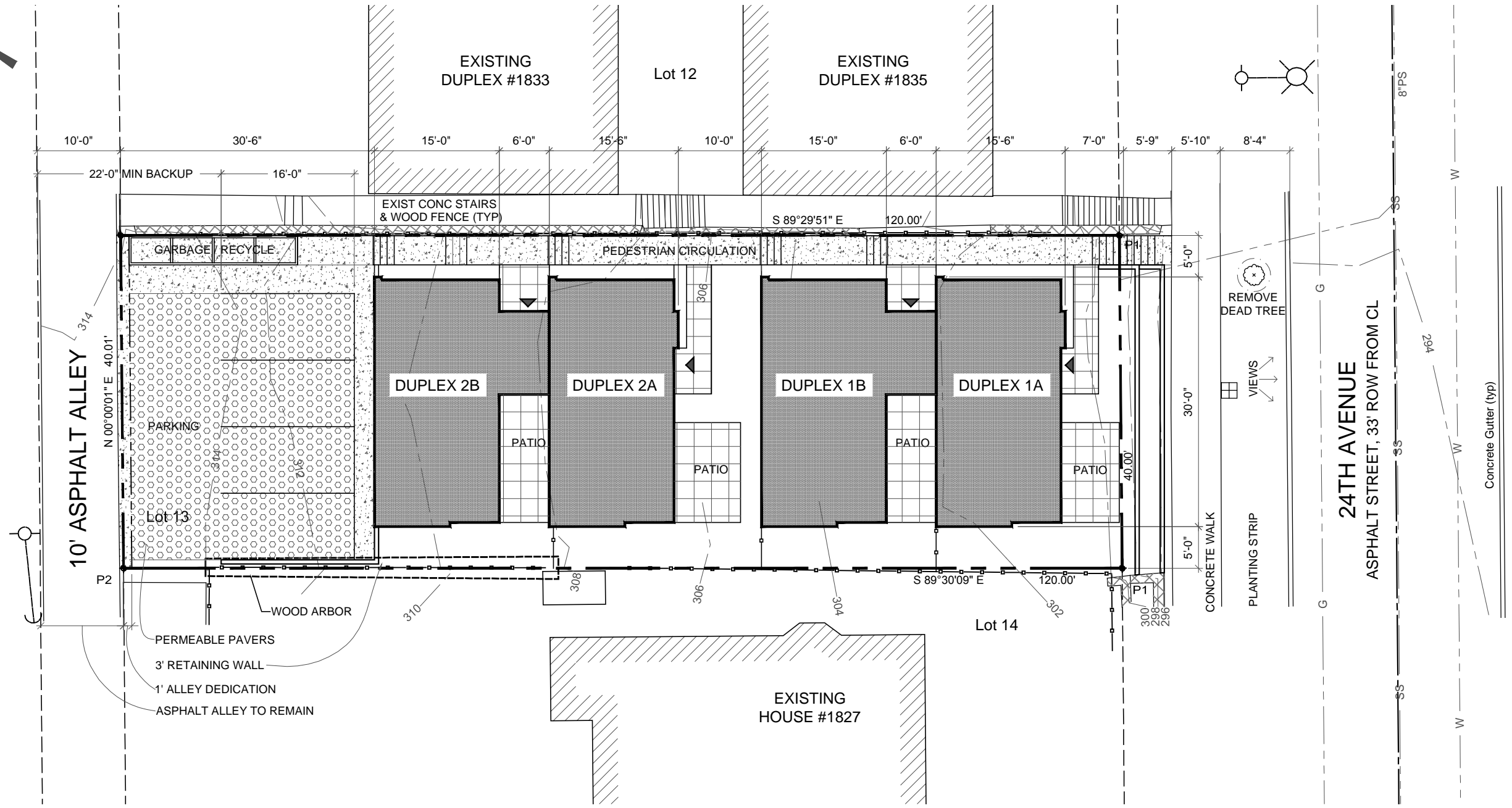


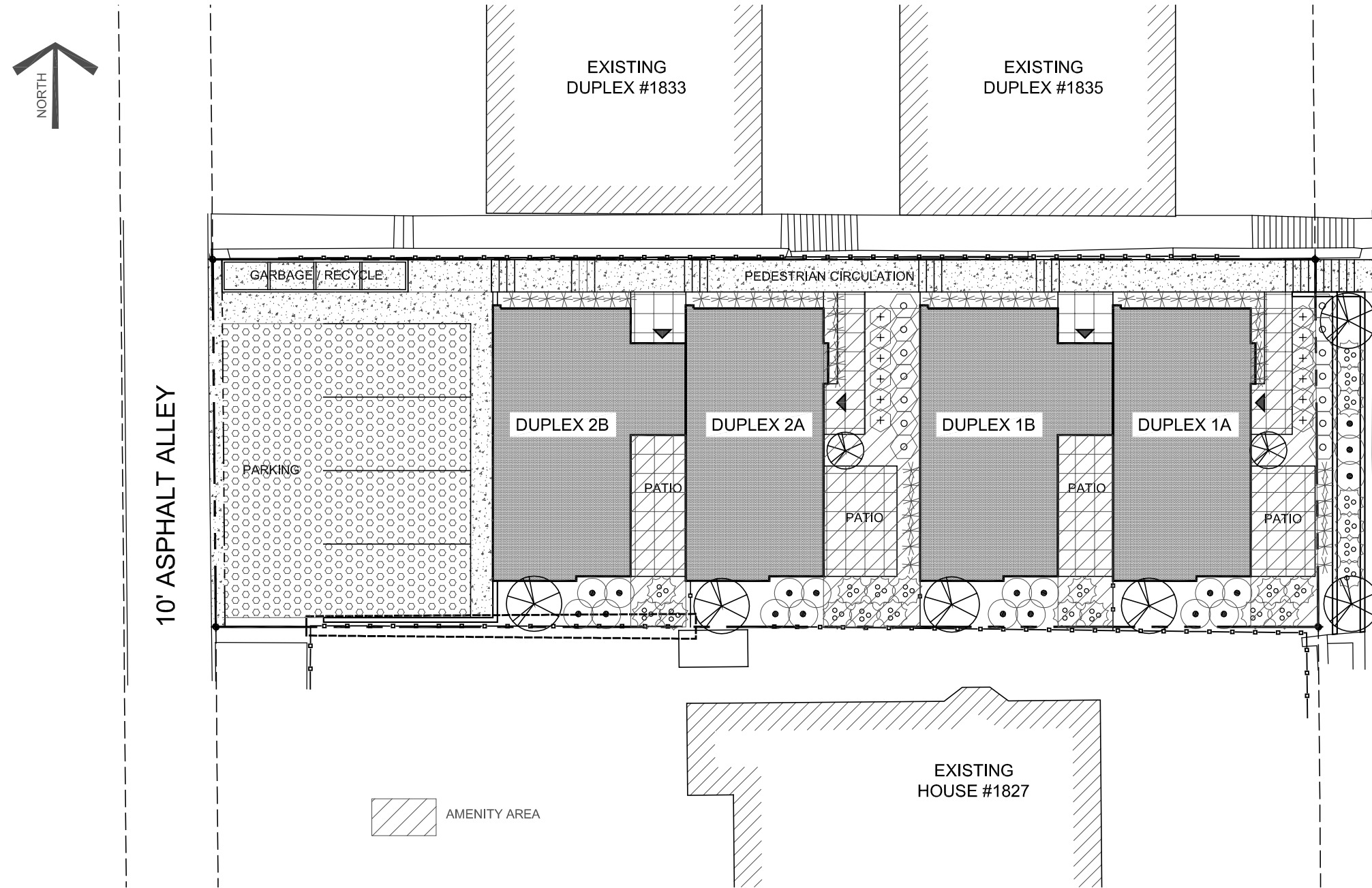
[5] street panorama looking west



[6] street panorama looking east







- **Green Factor:**
A minimum score of 0.6 required for L2 zones per SMC 23.45.524.
- **Amenity Area**
Required area per SMC 23.45.522 is equal to 25% of the entire lot area. For townhomes, this can be provided in either common or private amenity areas, with up to 50% located on rooftops.

Required = 25% (4800) = 1200 sf

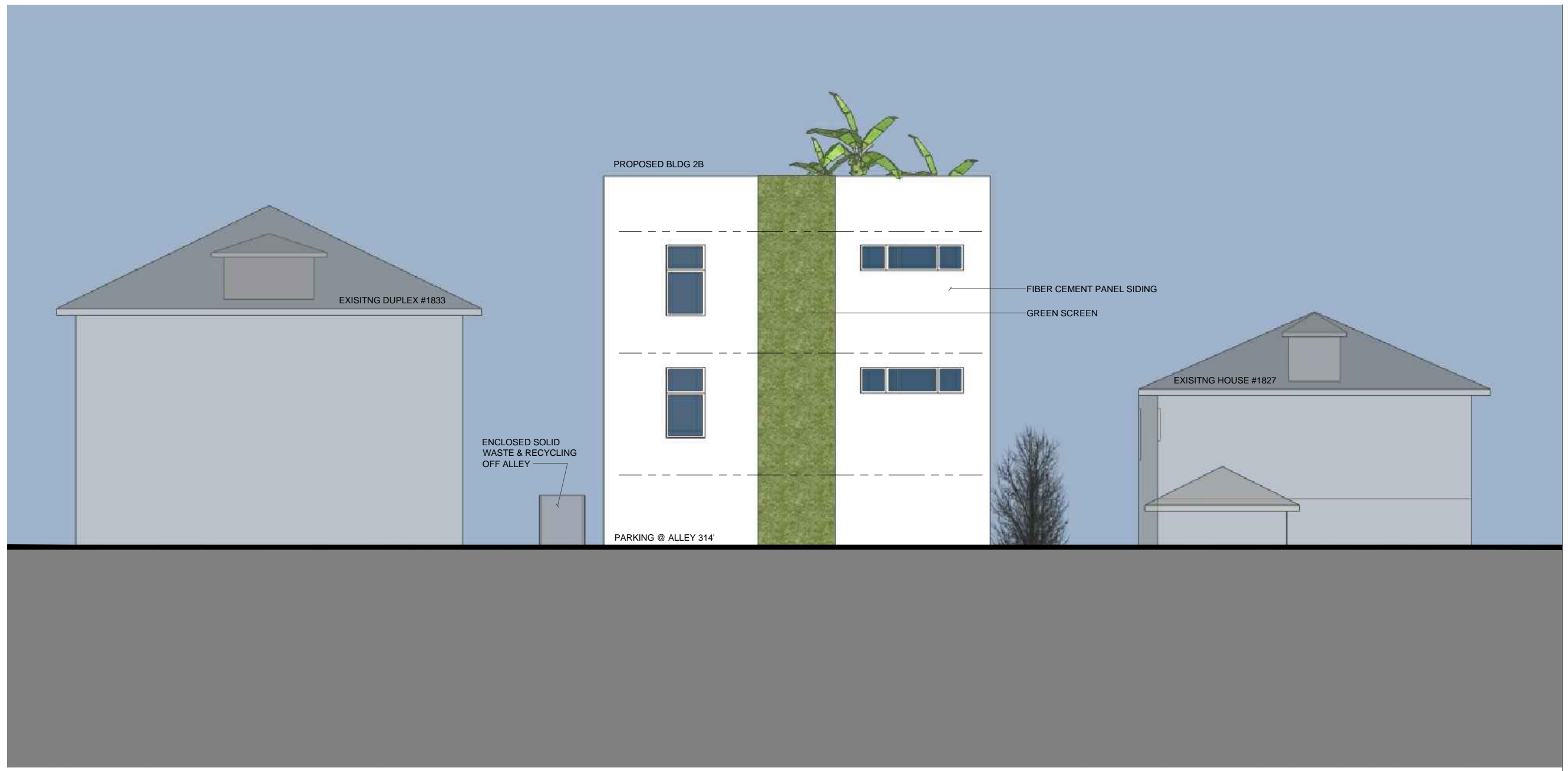
Provided = Private: 864 sf @ ground level + 400 sf @ roof decks = 1264 sf total





Face of building at 24th Avenue





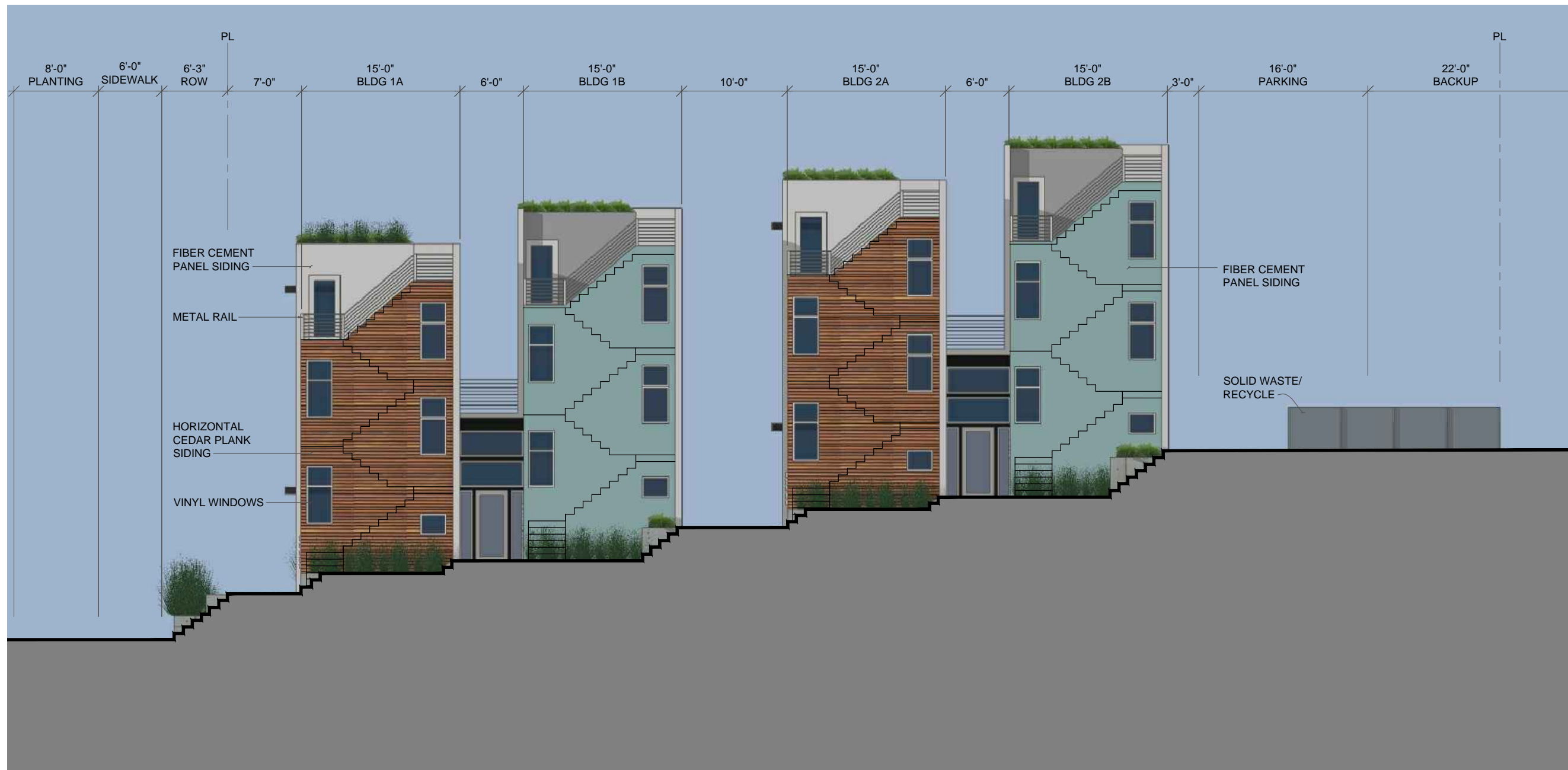
face of building at alley





South faces of buildings

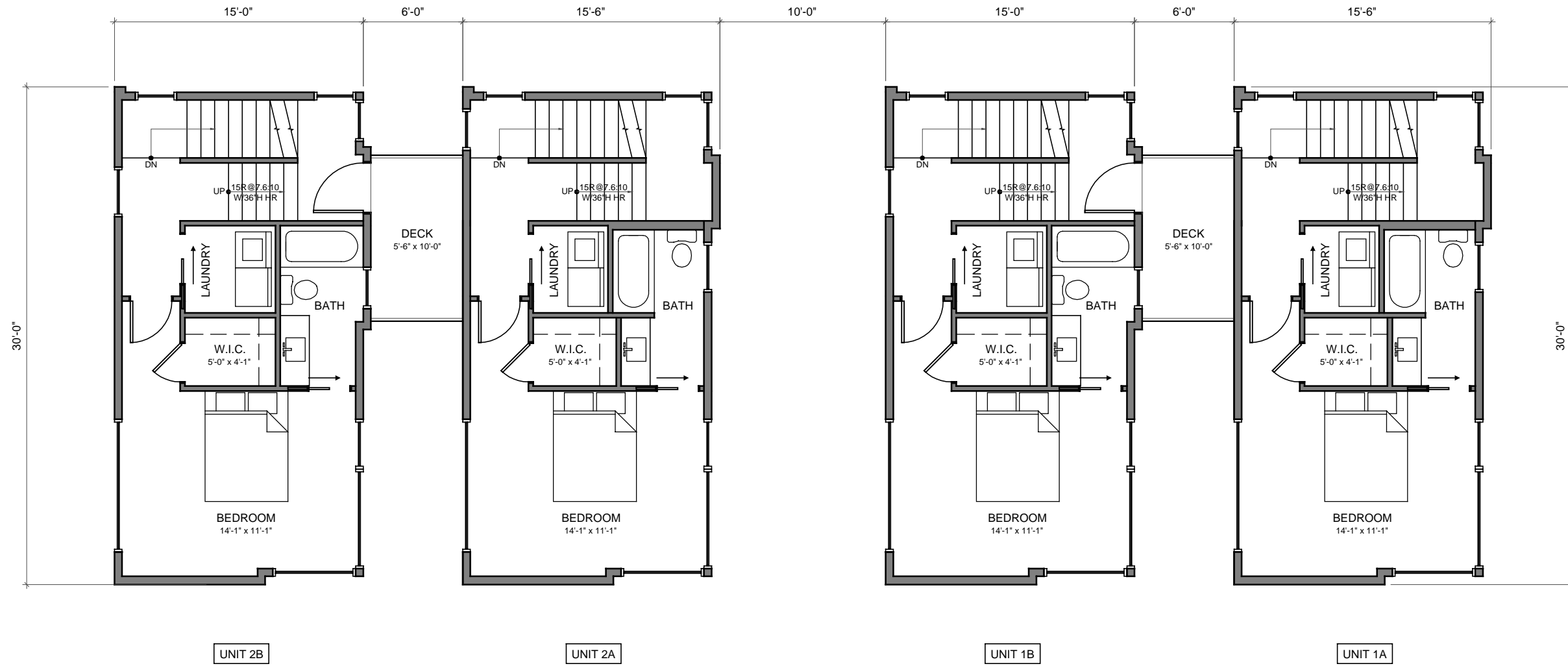


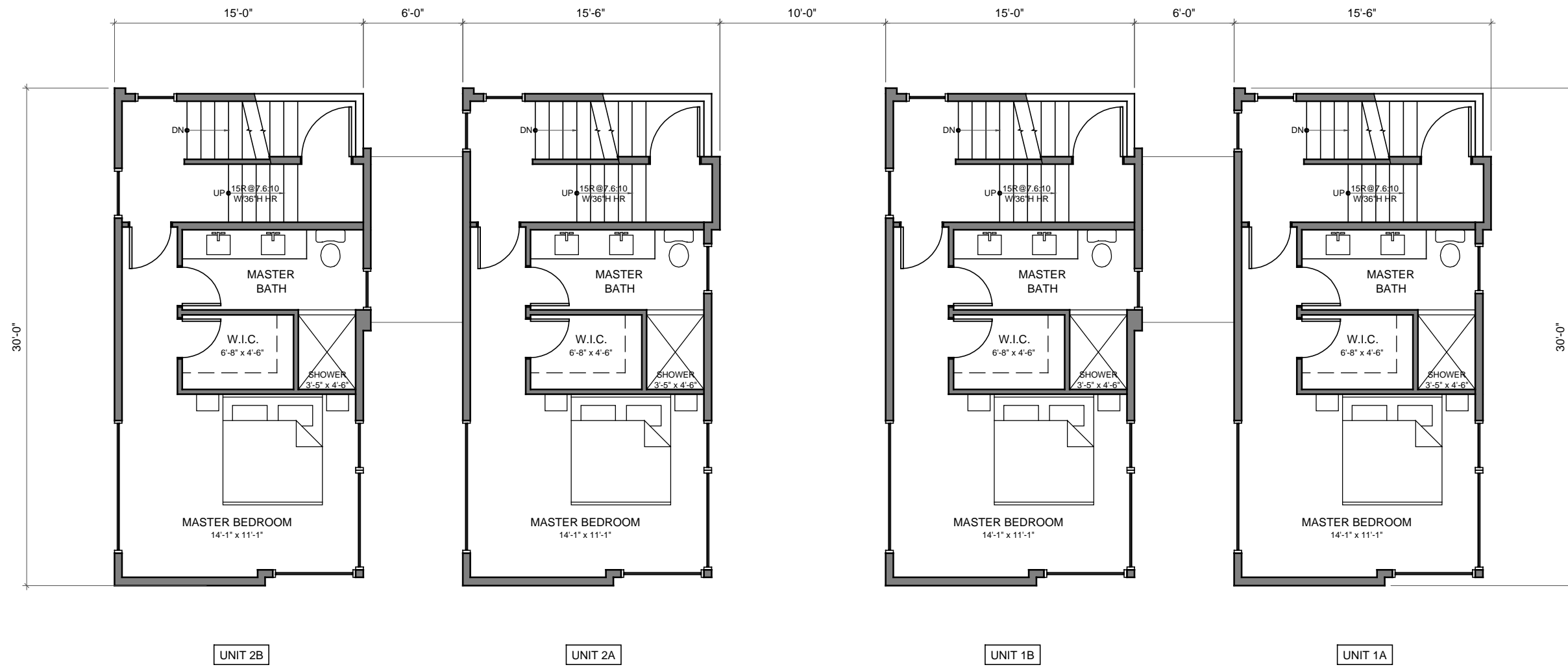


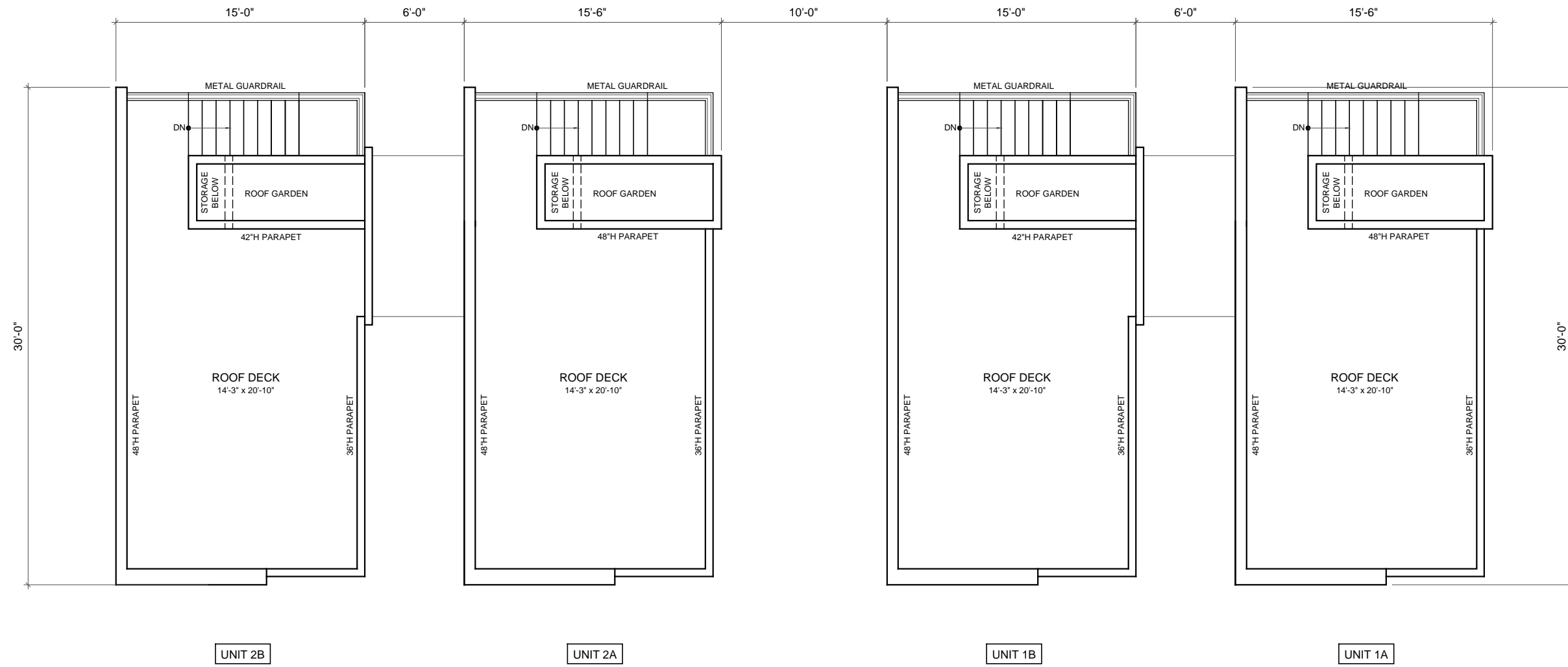
North faces of buildings













1 window alignment at south property line

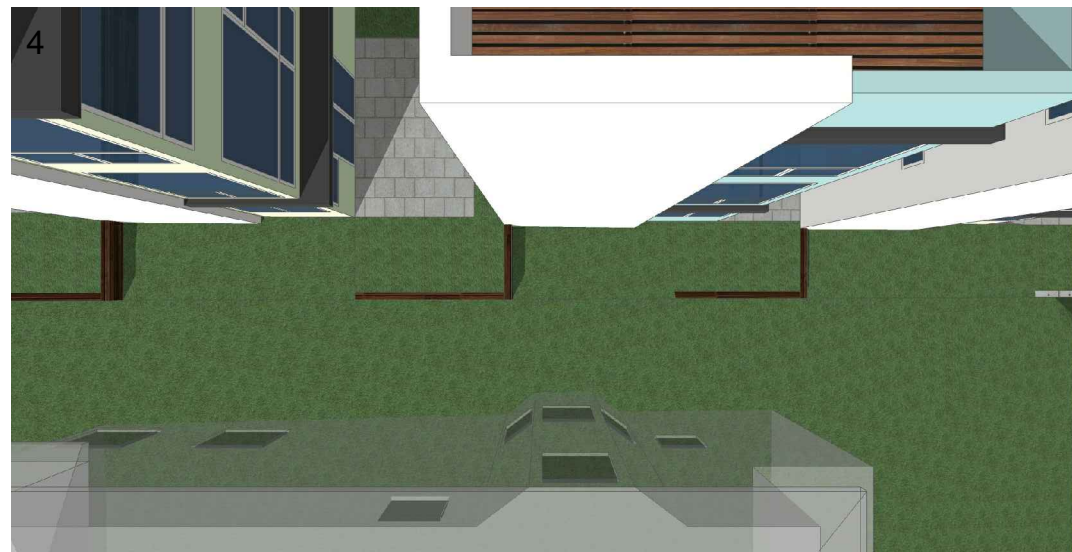


2 existing bamboo at south prop line



3 window alignment at north property line

4 bird's eye view at south property line



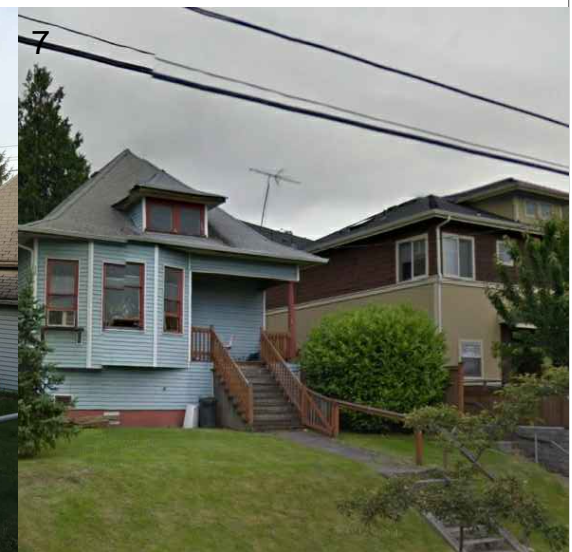
5 exist bamboo & chicken coop at south prop



6 face of exist duplex #1833



7 face of exist duplex #1835



Window Study

The windows of the proposed duplexes have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants.

Along the South property line, the proposed windows are offset from the majority of those on the neighboring house [1,4]. In addition, there is tall, mature bamboo along the neighbor's property line as well as a chicken coop that obscure the windows from the subject property [2,5].

Along the North property line, the existing duplexes have very minimal windows, which are across from the stairwells of the proposed buildings [3,6,7]. There is also a 6' fence that obscures a window on the ground floor (not shown).





8am in september

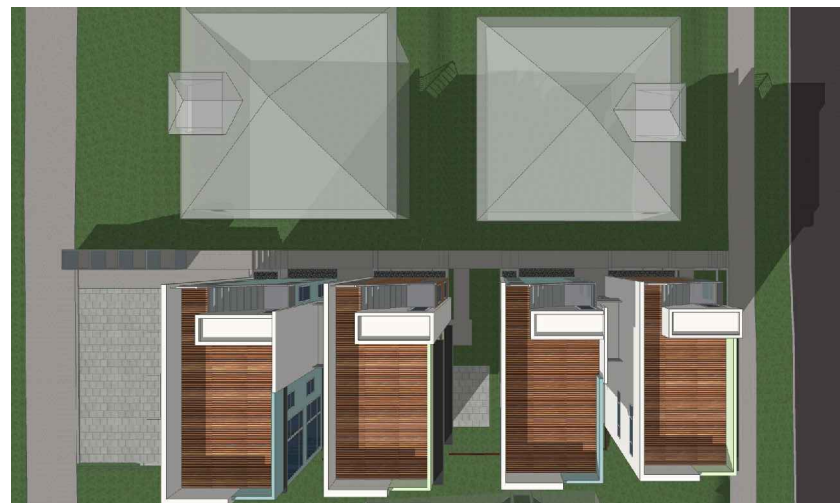


10am in september

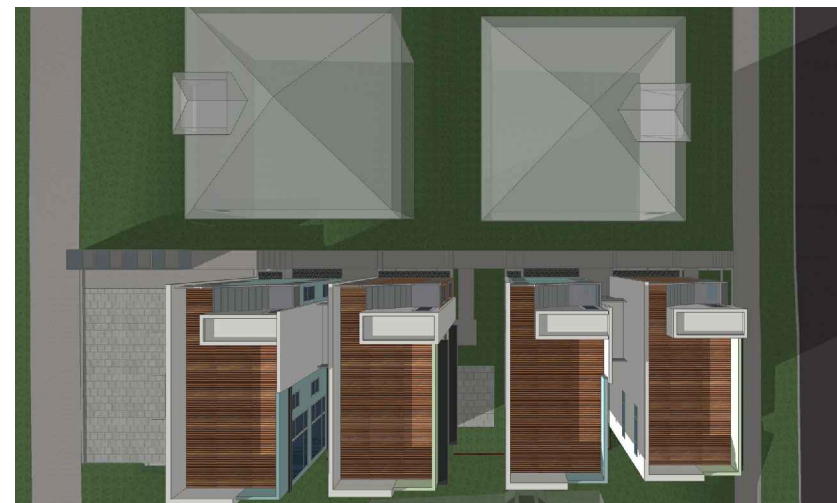


12pm in september

2pm in september



4pm in september



existing conditions



Shadow Study

Because the duplexes to the North only have a couple minor windows facing the proposed project, their interior environments will be minimally affected by shadows. Direct sunlight will still enter the courtyard between the two existing buildings because of its alignment with the courtyard of the proposed duplexes.

House #1827, being situated to the South, is not affected by shadows cast by the proposed project. There is nothing built directly across the alley, and shadows will not project across 24th Avenue.





DESIGN GUIDELINES

A-1 RESPONDING TO SITE CHARACTERISTICS

The buildings step up with the slope of the existing grade in order to maximize views for the individual units. Because there is no building directly behind the lot, the project will not be blocking views from across the alley. The neighbors to the North and South have few windows along the property lines that aren't already blocked by existing vegetation or structures.

A-2 STREETScape COMPATIBILITY

The proposed terraced planters along the sidewalk will be of the same height and scale as those found all along the street as a way to continue the flow of the pedestrian experience.

A-5 RESPECT FOR ADJACENT SITES

This project doesn't maximize square footage or height of the stair tower as a way of respecting neighboring properties. The two buildings contain 6' separations between units, which allow more light and air to pass thru the site. Because the interior separation of the proposed duplexes aligns with that of the North property, direct sunlight will penetrate thru to their courtyard.

A-7 RESIDENTIAL OPEN SPACE

Each of the 4 units will have their own private amenity area at ground level that is protected from their neighbors' views, as well as a large roof deck. There is also a landscaped pedestrian path along the North property line.

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

This project fits with the scale of the neighborhood's existing buildings. The majority of the buildings along this street, like the subject property, are town houses with a 30' height limit. We are not using the higher Floor Area Ratio even though the project qualifies, and we have used an exterior stair to access the roof to limit the overall height and bulk. In addition, the massing is broken up to further decrease the perceived scale of the buildings.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

Two duplexes are designed to appear as four smaller, distinct units instead of a single large mass. This is done by only joining duplex units at a portion of the first floor and setting back the rest of the units 6' from each other, creating a private patio within a light well.

D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

Solid waste and recycling will be stored off the alley in a screened enclosure that will not be visible from 24th Avenue.

D-8 TREATMENT OF ALLEY

The wall at the alley, in addition to a few windows, is proposed to have a 6' wide green screen that will extend up two stories. This will soften the appearance of the building facade and be more inviting for the residents who park behind the units.

