

2343 10TH AVE E. SEATTLE WA, 98102

PROPOSAL:

THE PROPOSED PROJECT AT 2343 10TH AVE E IS A MULTI-FAMILY 2 BUILDING DUPLEX STRUCTURE TOTTALLING 4 TOWNHOMES. THIS PROJECT IS DESIGNED SO EACH UNIT HAS INDIVIDUAL PARKING GARAGES. BEING THAT SITE CONSTRAINTS LIMIT PARCEL STREET FRONTAGE, ONE BUILDING IS LOCATED DIRECTLY BEHIND THE STREET FACING BUILDING ON 10TH AVE E. BOTH BUILDINGS WILL BE DESIGNED AND CONSTRUCTED FOR A MINIMUM BUILT GREEN 4 STAR CERTIFICATION.

DPD PROJECT

KING COUNTY ADDRESS PARCEL NUMBER: 1912101015

CONTEXT:

THE PROJECT SITE, LOCATED IN THE CAPITOL HILL NEIGHBORHOOD OF SEATTLE, IS A 5,760 SF PARCEL ZONED FOR LOW RISE MULTI-FAMILY DEVELOPMENT (LR3). THE PARCEL IS BOUNDED BY 10TH AVE E ON THE EAST SIDE, NEIGHBORING PROPERTY LINE ON THE WEST, AN APPARTMENT BUILDING NORTH OF THE SITE, AND A SINGLE FAMILY HOME SOUTH OF THE SITE. THE TOPOGRAPHY OF THE SITE HAS A 12' DROP ALONG THE SOUTH PROPERTY LINE FROM THE EAST PROPERTY LINE TO THE WEST AND A 10' DROP ALONG THE NORTH PROPERTY LINE.

THE NEIGHBORHOOD IS MADE UP OF A VARIETY OF SINGLE-FAMILY RESIDENCES, APARTMENT BUILDINGS, AND MULTIPLE COMMERCIAL USES ALONG 10TH AVE. E





BUILD URBAN

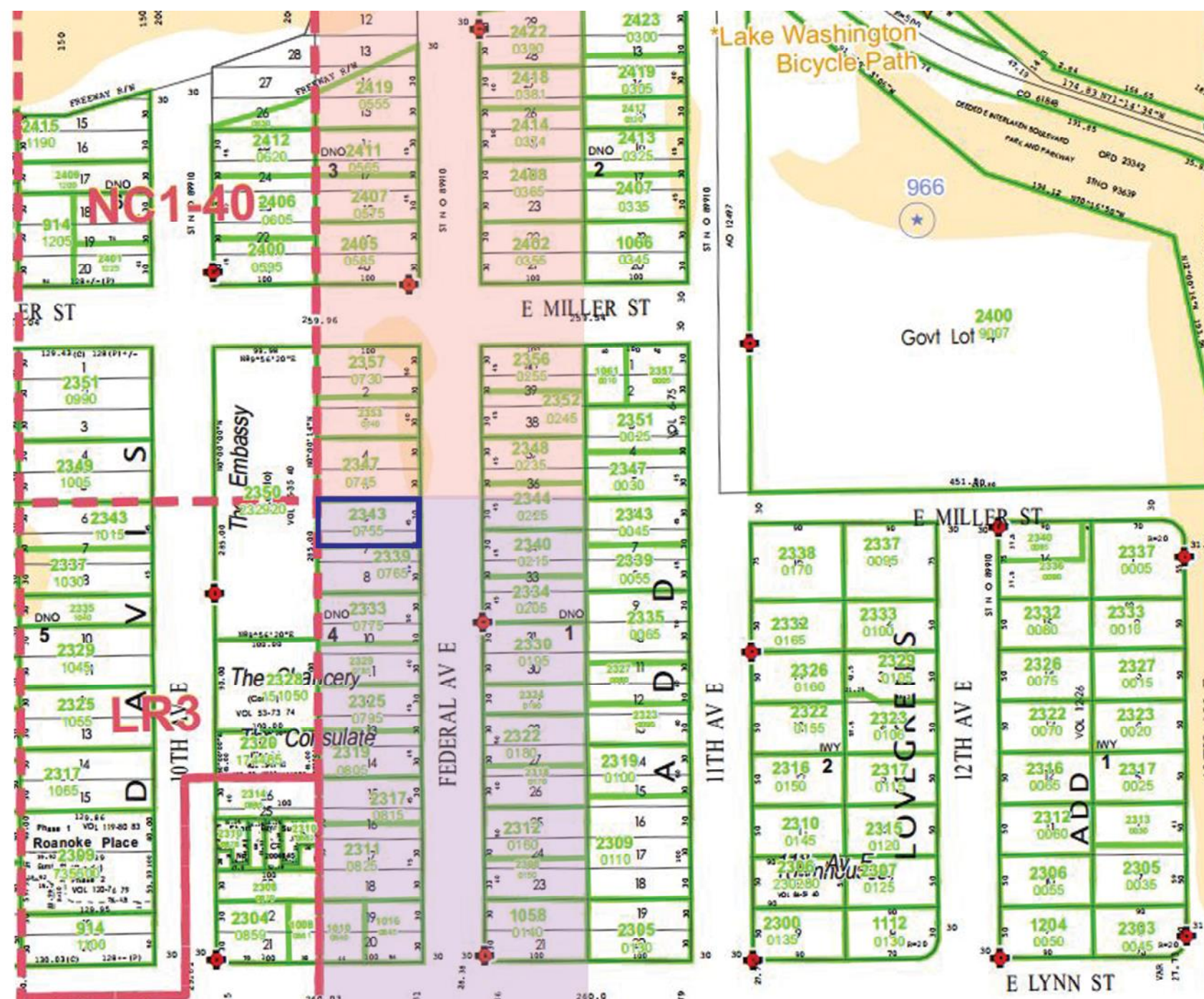
2343 10TH AVE E



SITE CONSTRAINTS AND OPPORTUNITIES

2343 10TH AVE E.





ZONING MAP



PARCEL MAP

2343 10TH AVE E.





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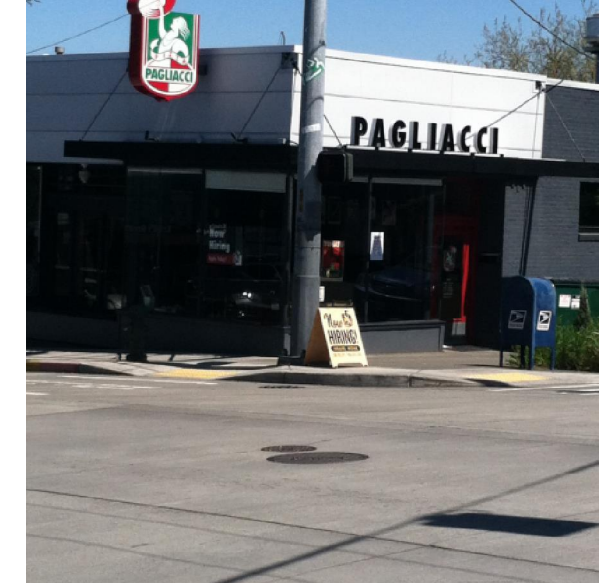
1. EXISTING HOUSE



2. EXISTING GARAGE



3. NEIGHBOR EAST OF



**4. CORNER OF 10TH
AND MILLER**



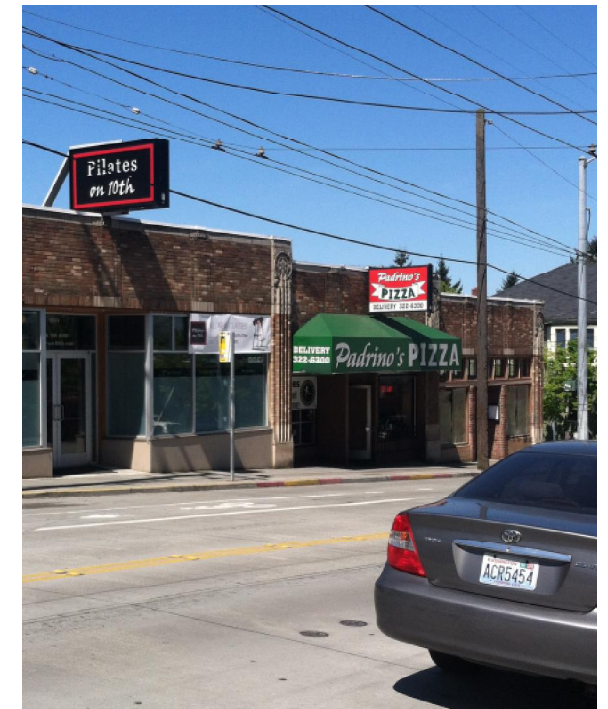
5. NEIGHBORS SOUTH OF SITE



6. PROPERTY LINE



**7. SIDE OF EXISTING
HOUSE**

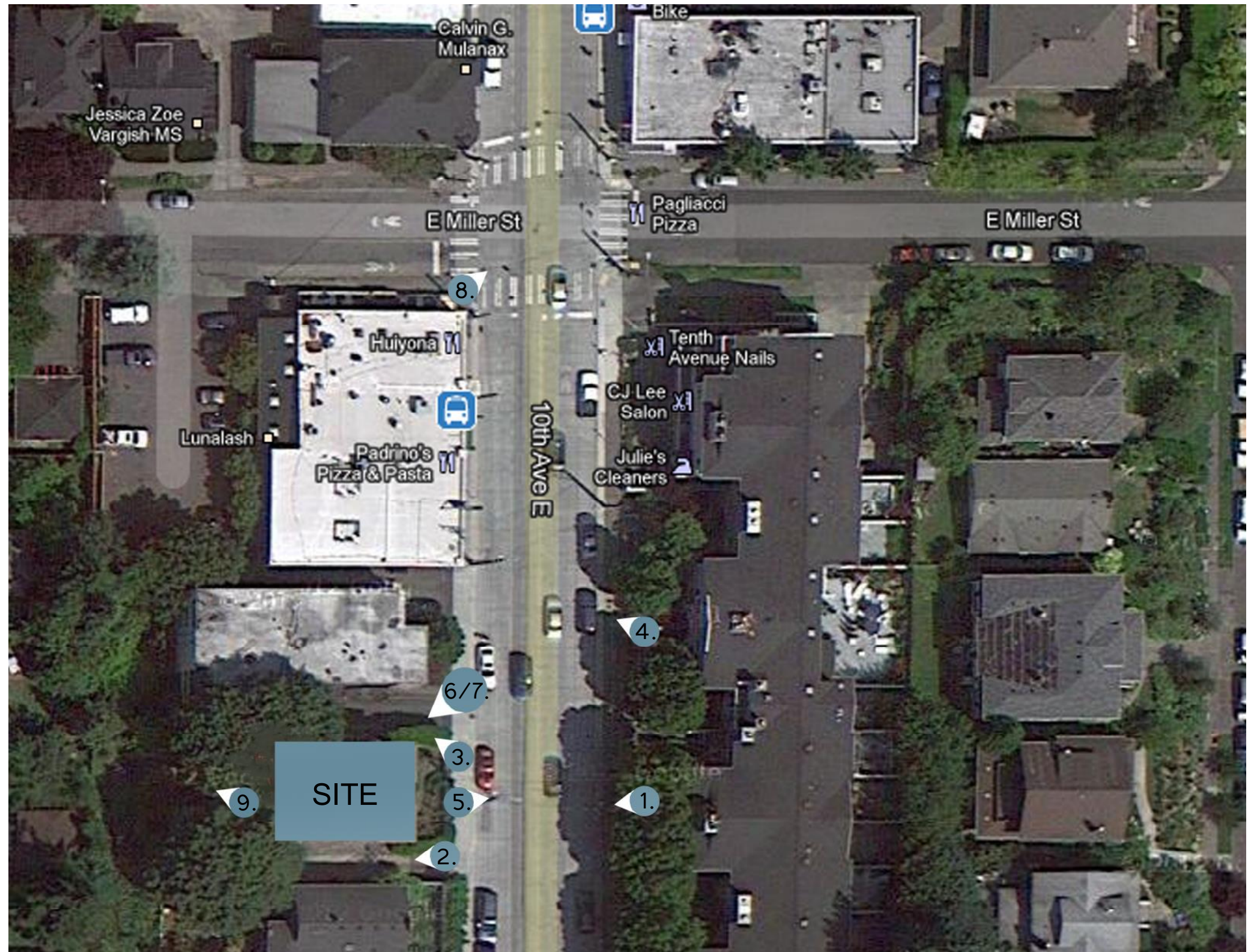


**8. NEIGHBORING
COMMERCIAL SPOTS**

SITE CONTEXT PHOTOS



9. VIEW FROM EXISTING
BACKYARD

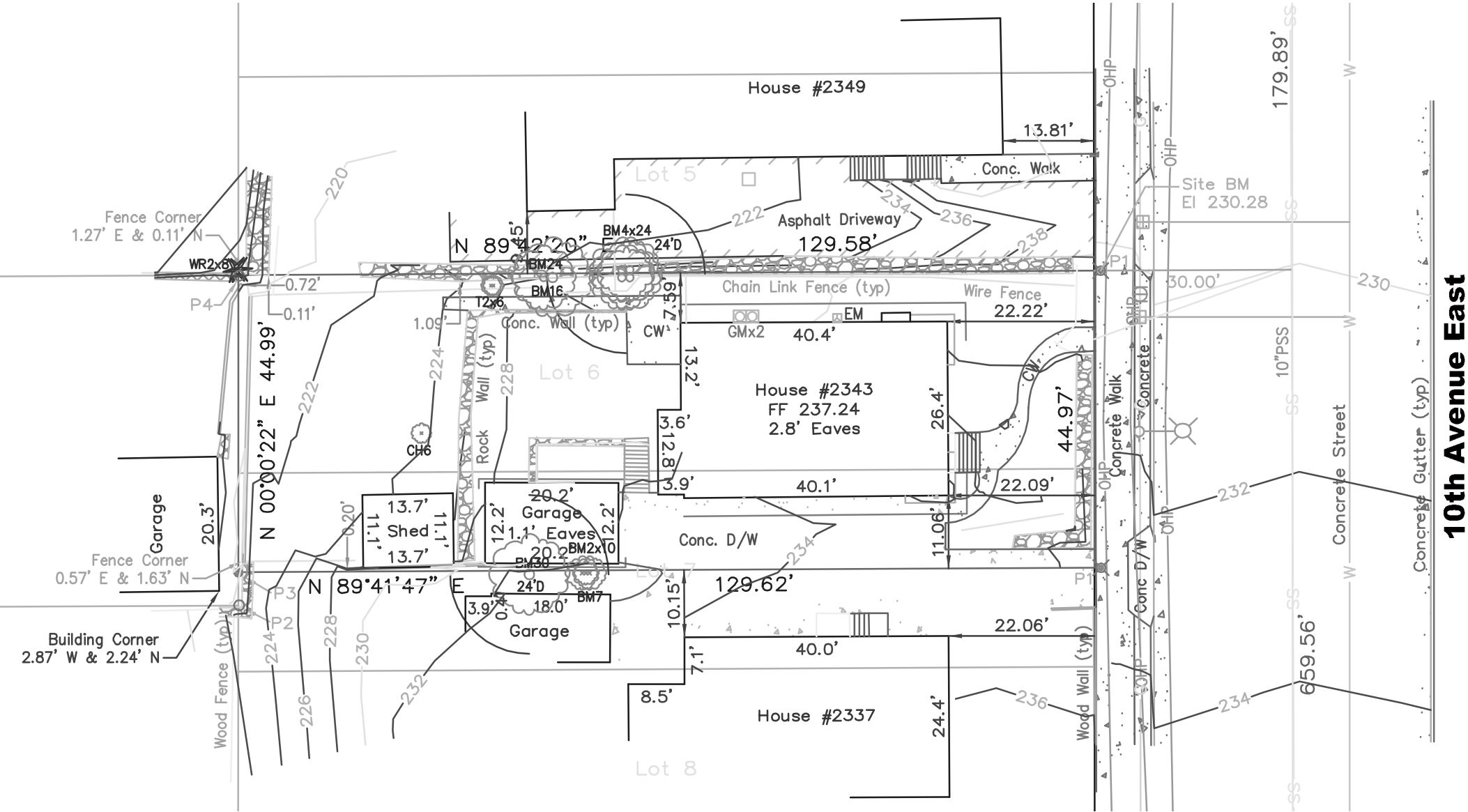


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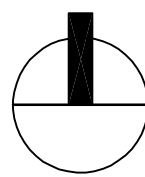
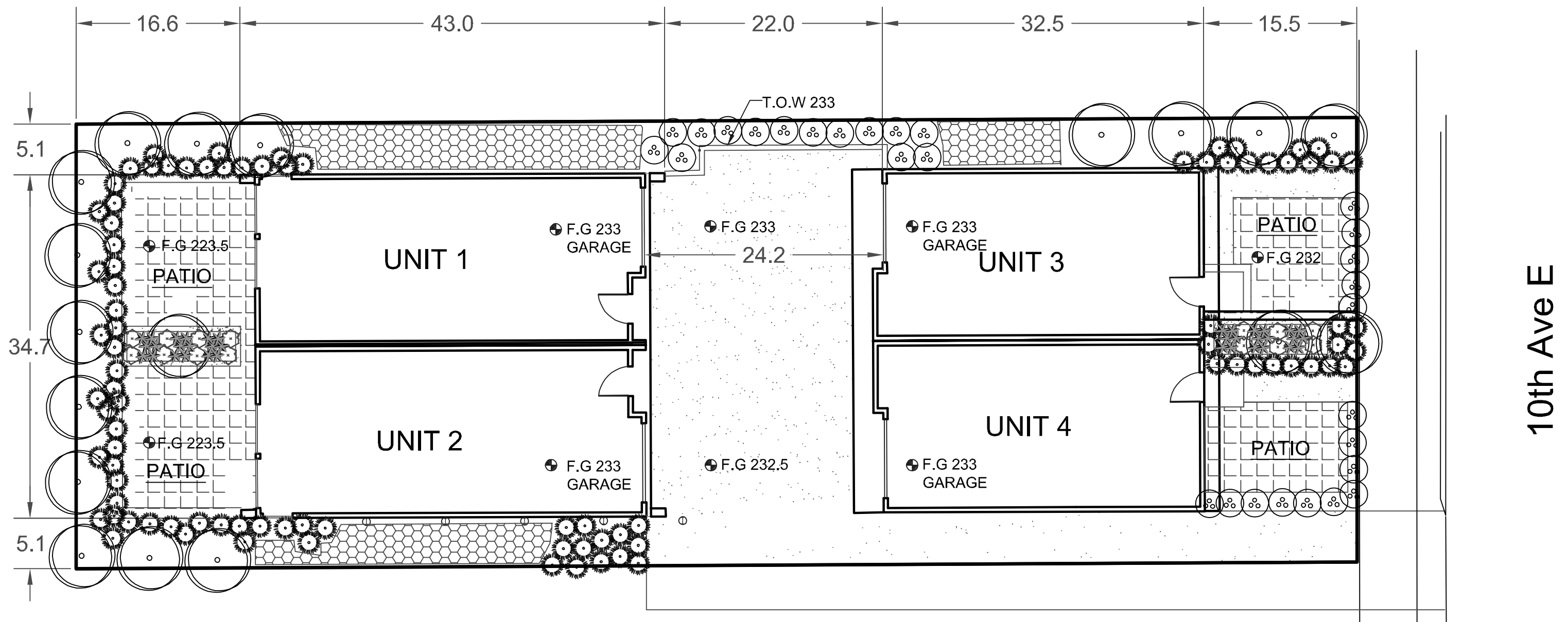
10th Avenue East

SURVEY



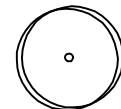
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2343 10TH AVE E



Landscape Plan

SCALE: 1:10



Prunus x hillieri 'Spire' - Spire Cherry Qnt. 18 1.5"



Blue Oat Grass #1 Qnt. 92 Drought Tolerant



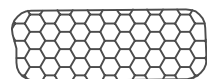
Photinia x fraseri- Photinia #5 Qnt. 32 Drought Tolerant



Carex obnupta - Slough Sedge #1 Qnt. 36



Cornus stol. - Cardinal Red #5 Qnt. 14



Uva-ursi - Kinnikinnick native

2343 10TH AVE E.





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2343 10TH AVE E

DESIGN GUIDELINES

A-1 Responding to Site Characteristics / Preserving Views

The proposed units were sited with views, window locations and existing site constraints and opportunities in mind. The site slopes from front to back and has an existing access easement to the south that will remain. As a result of matching grades to the access easement and internal garage elevations, the west building is set lower than the building fronting on 10th. This allows each unit to have an unobstructed view to the west. The Northern units will look over the NC1 site to the north. Window placement was decided as a result of these view corridors.

A-2 Streetscape Compatibility

The siting of the two buildings is placed to maximize detail and glazing along the public edge. The combination of front doors, maximum glazing, modulation and material changes occur along the front elevation which helps emphasize relationship between the units and the ROW.

A-3 Entrances Visible From the Street

Care was taken to highlight and delineate front door entrances to each unit. Since the lot is not wide enough to side step the units and since there is a access easement in place, two units front on 10th Ave E and two units front internally. The units fronting on 10th will have door facing the right of way and a biplanter to help delineate the entrance. The top two floor building massing provides front door protection and a lower level material change helps delineate pedestrian scaled level. The two units internal to the site will have the front door entrances facing the court yard. In order to help highlight the pedestrian entrances, the courtyard units are two stories. This brings the scale of the structure down and provides an entry on the middle level similar to a single family home. Internal lighting and quality materials will be used to enhance the pedestrian and entry experience.

A-4 Human Activity

The proposed development may increase pedestrian activity along 10th Ave E. The new units would maximize glazing for visual access to 10th Ave E that will encourage safer streets through informal surveillance, and rooftop decks and patios at the ground level will encourage neighborly interaction.

A-5 Respect for Adjacent Sites

The proposed project occupies a parcel that is surrounded by LR3 zone to the south, SF5000 to the west, NC1-40 to the north and LR3 to the east. Existing single family homes are to the west and south. Larger scaled apartments to the north, while a similar scaled townhome project is built to the east. The neighborhood is a mix of condos, apartment buildings and single family homes. Units 1 and 2 (to the west) are set down low. This helps the building scale so it is more compatible to the single family homes to the south and west. Units 3 and 4 (to the east) are three stories and in scale with the neighboring NC1-40 site to the north and other buildings along 10th Ave E.

A-6: Transition Between Residence and Street

The new units take advantage of the existing driveway to maintain the current transition between

the residences and the street. Unit's 3 and 4 fronts on 10th Ave E and encourages social interaction between neighbors and provide eyes on the street. The units are sited a few feet above the sidewalk elevation which provides a stoop like entrance adjacent the public realm.

A-7 Residential Open Space

A hierarchy of open spaces are proposed on the site. The units will have private open space located along the east and west property lines. In addition, 400 sq ft private amenity space is provided as rooftop deck space for each unit. Landscaping will enhance the entry ways.

A-8 Parking and Vehicle Access

Vehicle access will be used via a shared access easement. This help mitigate any additional curb cuts on 10th Ave E. A garage is proposed for all units which helps minimize the visual impact of the automobile. The drive court will be screened with plantings to reduce disruption from vehicle headlights to the neighbors on the north.

A-9 Location of Parking on Commercial Street Fronts

N/A

A-10 Corner Lots

N/A

B-1 Height, Bulk and Scale

The scale of the project has been carefully tuned to fit within the scale of development anticipated by the applicable Land Use codes. As such, the project fits within the allowed 30' height limit. This project is meeting the requirements of SMC 23.45.510.C in order to use the higher allowed Floor Area Ratio limit of 1.4. Care has been taken to break up the mass of the buildings to reflect a scale that is compatible with the neighborhood's existing buildings and zoning. An effort has also been made to use site elements, glazing and modulation changes to find a balance between horizontal and vertical expression.

C-1 Architectural Context

The project will utilize a contemporary vernacular, as well as traditional northwest materials in a contemporary application, providing a unique addition to the architecturally diverse neighborhood. The scale will be consistent with the traditional small scale multi-family and single family buildings in the neighborhood. Building modulation is utilized to reflect the surrounding neighborhood and existing site conditions.

C-2 Architectural Concept and Consistency

The Design Guideline states that building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. The proposed project has a clear concept of a simple transparent volume that is skinned with rigid grid of opaque sections. The skin has strong vertical delineation above the entry floor, along with consistently-sized panels, which creates a rhythm along the entire facade.

C-3 Human Scale

Every effort has been made to make this project relate well to the human scale. The ground level entries from the street and internal public spaces have been detailed with low plantings, and entries that relate closely to the human proportion with overhead cantilevers. Lighting will be provided for safety and navigation, and will be visible from the right of way for safety purposes.

C-4 Exterior Finish Materials

The facades of the buildings are modern in aesthetic, made up of cedar, glass, and fiber cement panels of different scales. The choice of the materials provides visual interest and excitement while creating a durable and long lasting building envelope. The fiber cement paneling facilitates clean and tight detailing, creating fresh, clean lines that will make this project an attractive asset to the neighborhood.

C-5 Structured Parking Entrances

N/A

D-1 Pedestrian Open Spaces and Entrances

The entries to the units have been crafted to be accessible and inviting. Pedestrian scaled features such as low height vegetation individual pathways and entry landscaping are included to contribute to an individual and unique feeling of space. Cantilevers over the entry level provide weather screening for entrances while exterior lighting maintains security. In addition, The drive aisle will shared as a pedestrian pathway from the ROW to unit’s 1 and 2. A material change will occur to help delineate the walking area.

D-2 Blank Walls

The front elevation has been designed to achieve a rhythm of glazing and material change. The proposed blank space is designed for required shear and to achieve a modulation, material and texture change. Architectural eaves and modulations help in creating an opportunity for a color and layer/dimension change.

D-3 Retaining Walls

A small retaining wall is proposed at the north end of the auto court to help screen headlights.

D-4 Design of Parking Lots Near Sidewalks.

No parking lots adjacent sidewalks are proposed.

D-5 Visual Impacts of Parking Structures

Vegetation is utilized to diminish the impact of surface parking on neighboring lots.

D-6 Screening of Dumpsters, Utilities and Service Areas

Trash and recycle areas will be screened from adjacent properties.

D-7 Personal Safety and Security

The proposed development should help in safety and security along 10th Ave E. The units will provide “eyes on the street” and a sense of activity from owners.

D-8 Treatment of Alleys

N/A

D-9 Commercial Signage

N/A

D-10 Commercial Lighting

N/A

D-11 Commercial Transparency

N/A

D-12 Residential Entries and Transitions

N/A

E-1 Landscaping

Abundant, low-impact vegetation is considered a great asset to this project. Wherever possible, planting is used to screen neighboring properties from the buildings. In addition, the front setback area will be landscaped to enhance the public edge and experience.

E-2 Landscaping to Enhance the Building and Site

The proposed project has a strong concept of integrating planting materials throughout the voids in the building facade. This will create visual interest from the street, as well as providing usable outdoor amenity spaces. On the 10th Ave E side, trees, bio planters, patios will be utilized in order to enhance pedestrian experience along the public edge. Individual patios are proposed on unit’s 1 and 2 units which don’t front 10th Ave E. The main open residential amenity spaces will be provided up at the rooftop, taking advantage of territorial views.

E-3 Landscape Design to Address Specific Site Conditions

N/A

ROW Improvements - N/A

Trees - Per the survey trees are not classified as exceptional.

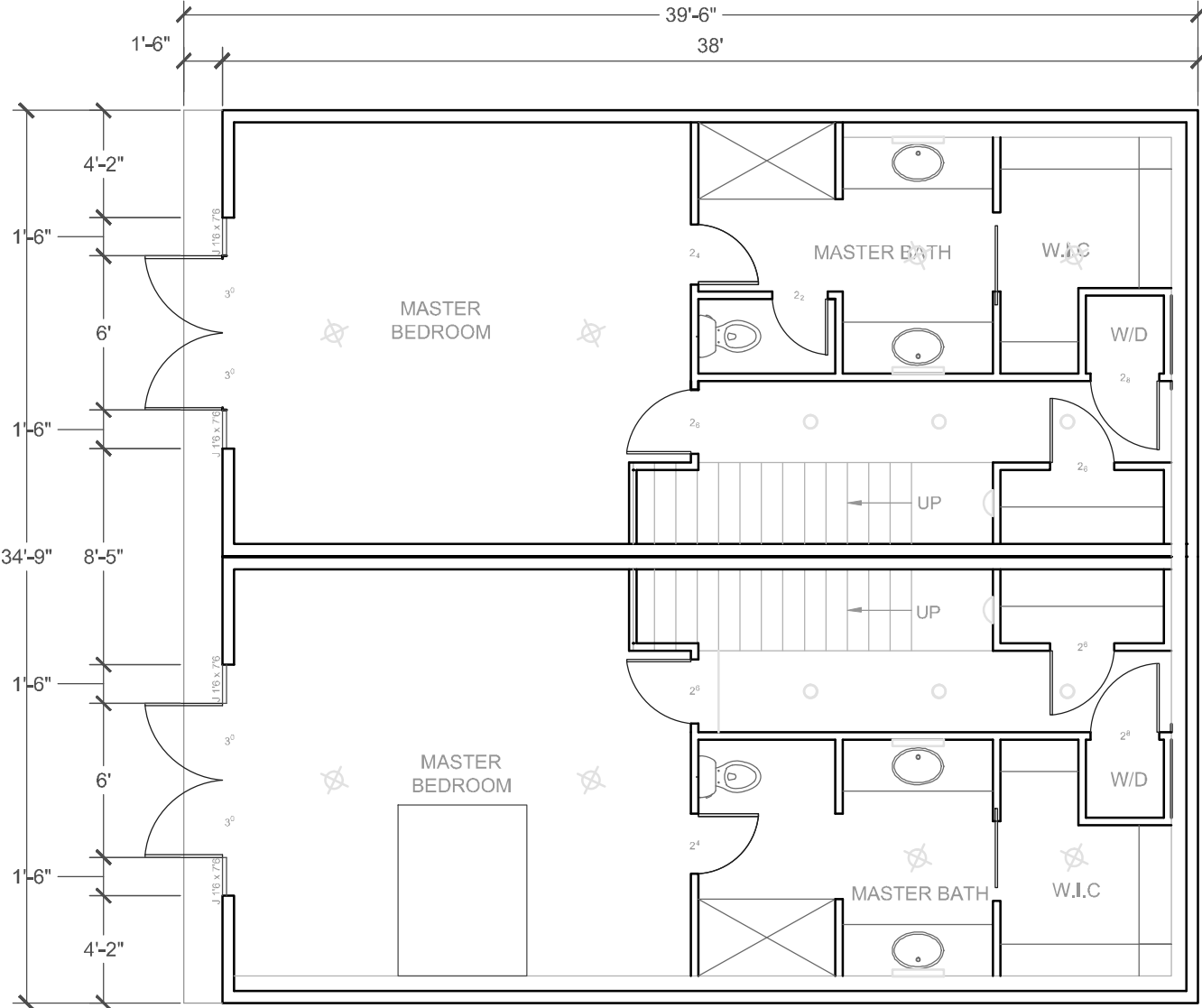
Structures on the site to remain - none

Site Conditions effecting access - Site will provide internal space for vehicles to turn around. This will allow cars to enter 10th Ave E frontwards. In addition, site will use existing access easement to help reduce any additional curb cut conflicts.

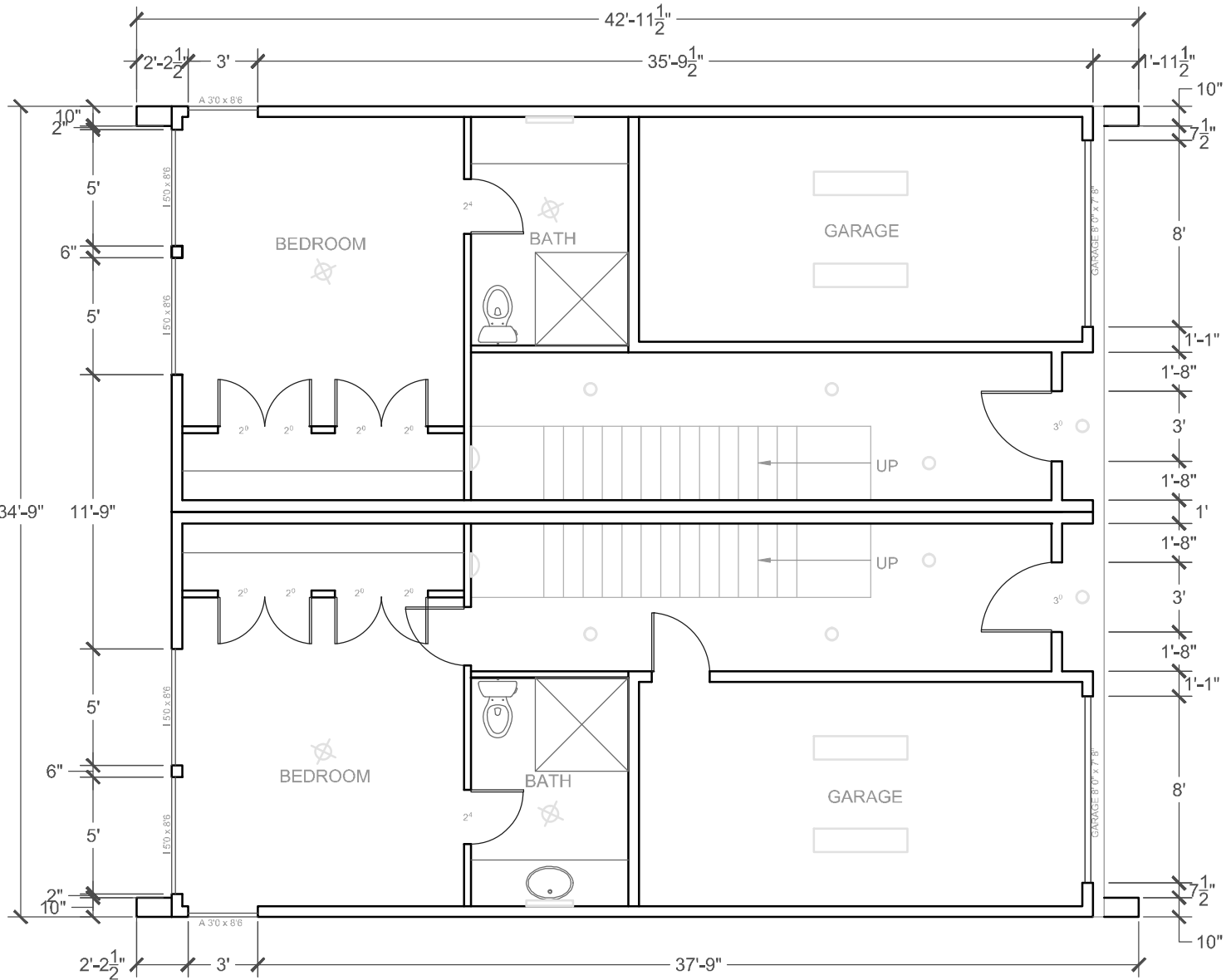


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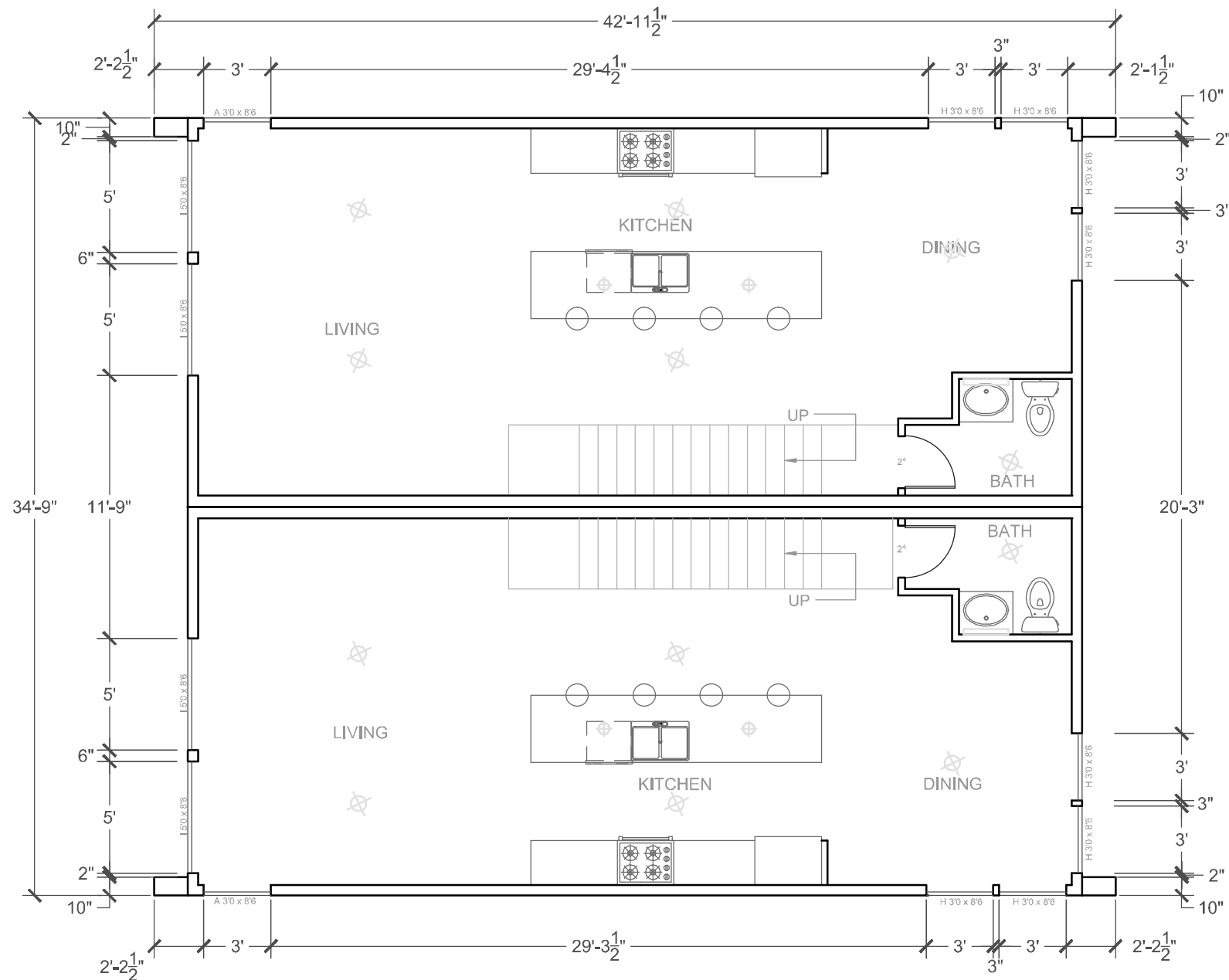
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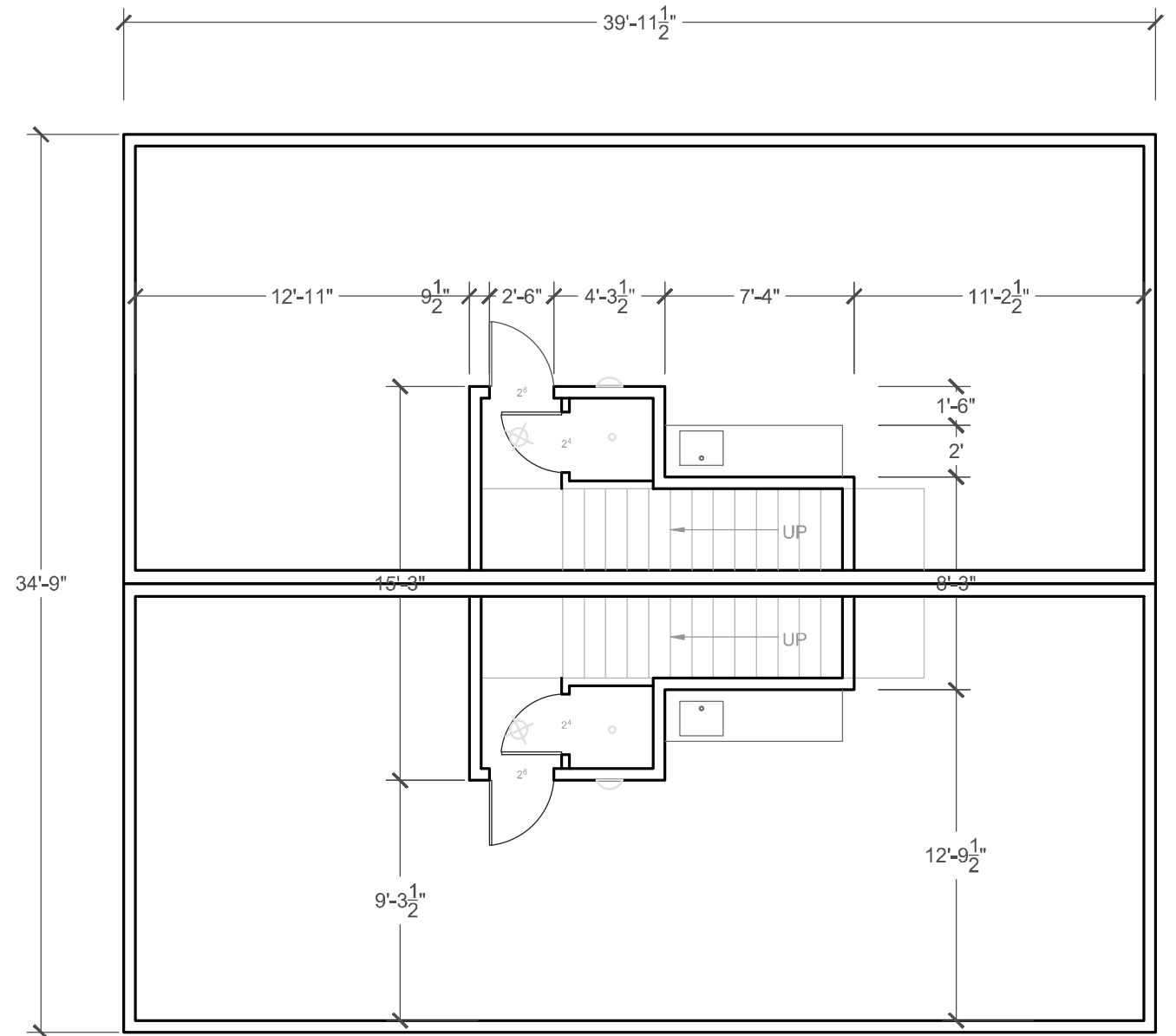
GROUND



MAIN



THIRD



ROOF

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WEST

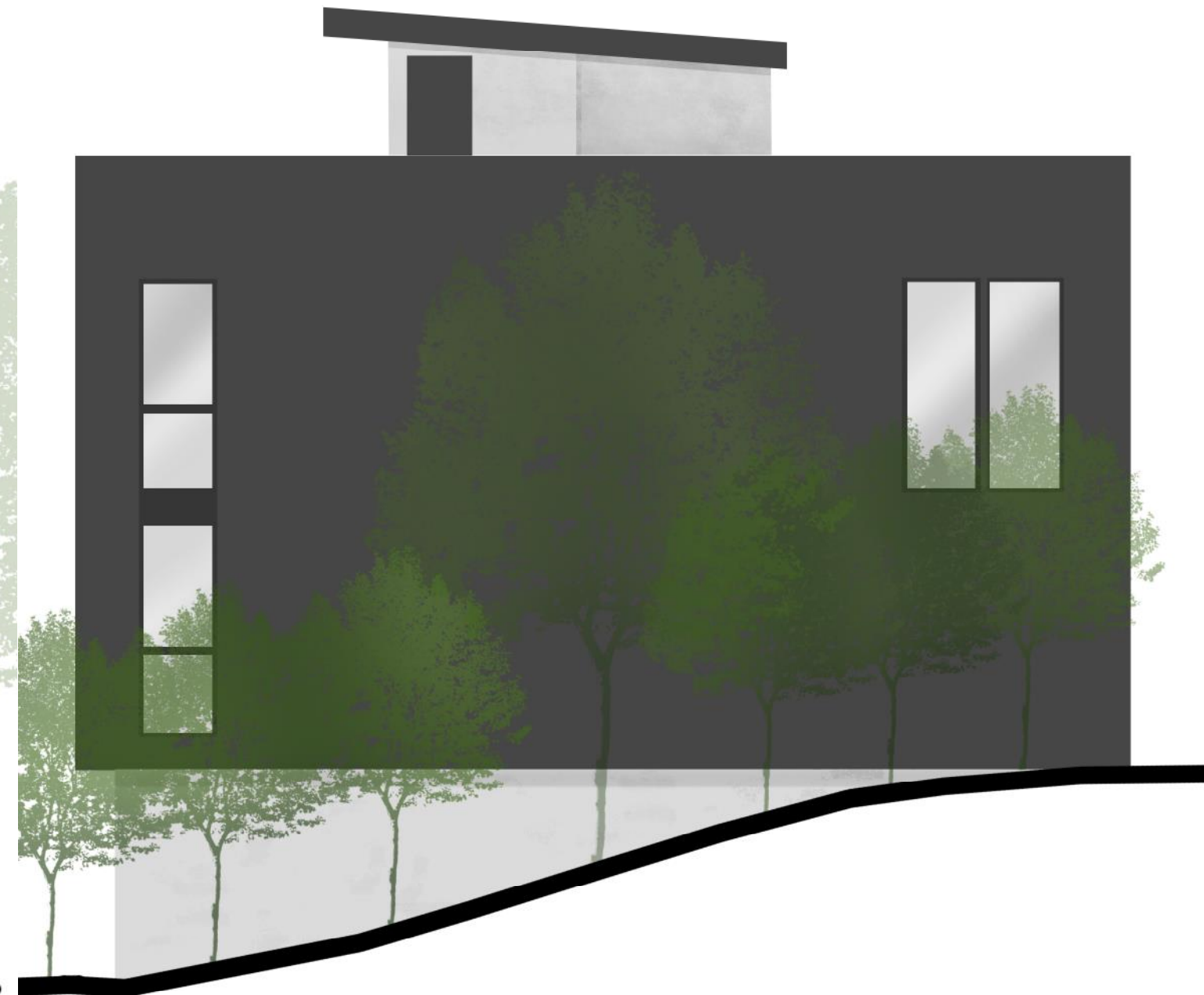


SOUTH

ELEVATIONS - UNITS 1 & 2



EAST



NORTH

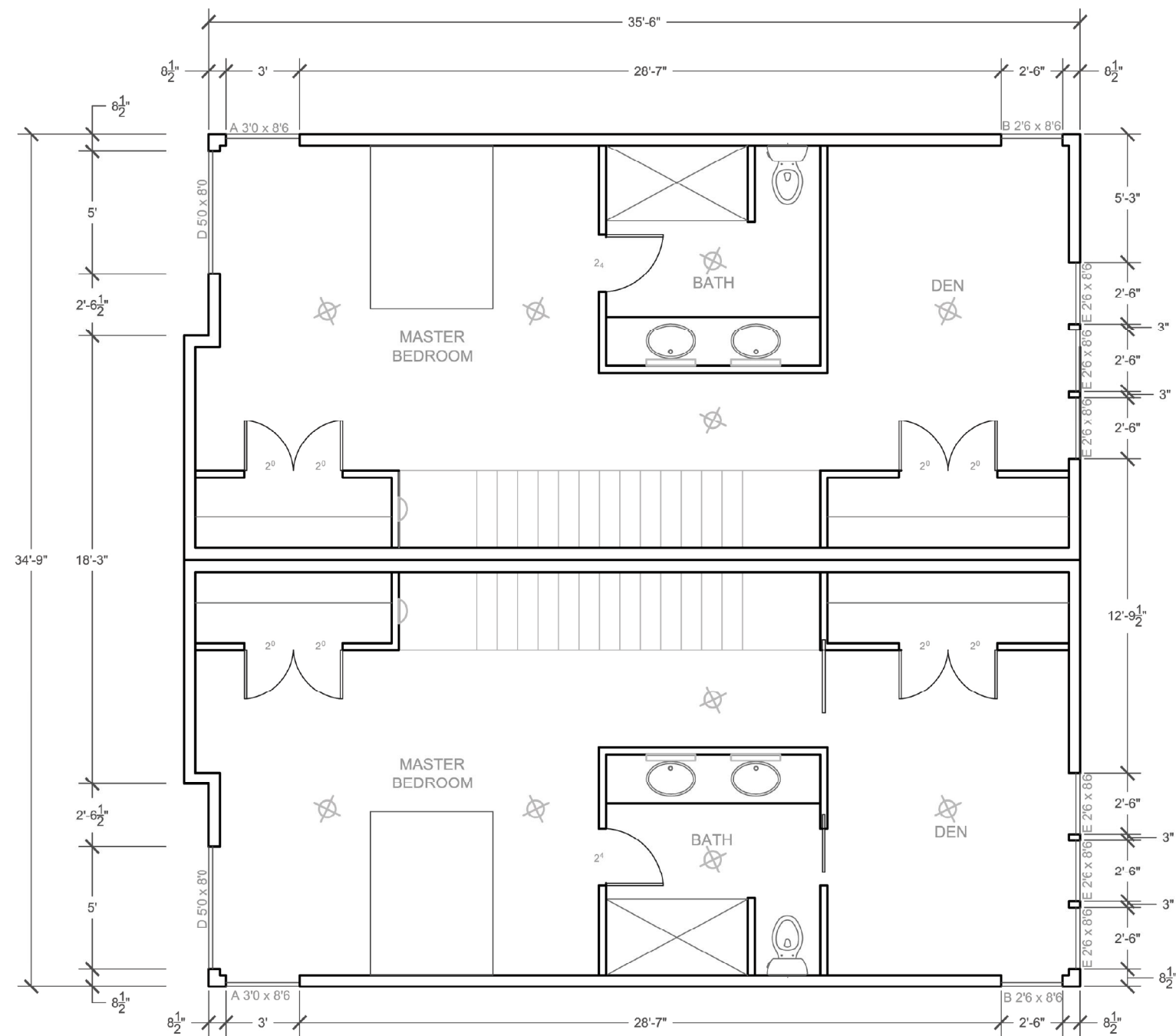
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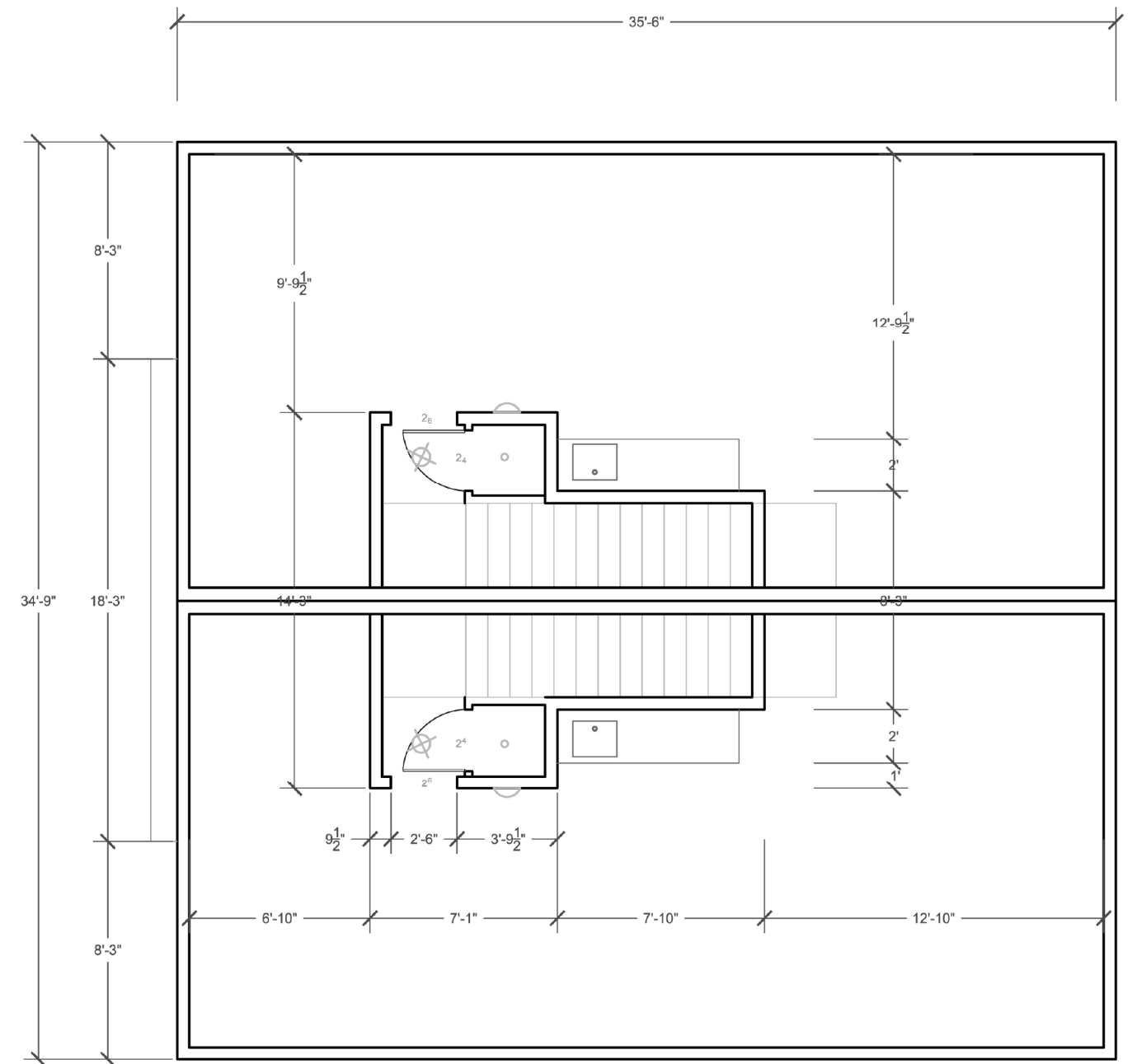
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FLOOR PLANS - BUILDING 2



THIRD



ROOF

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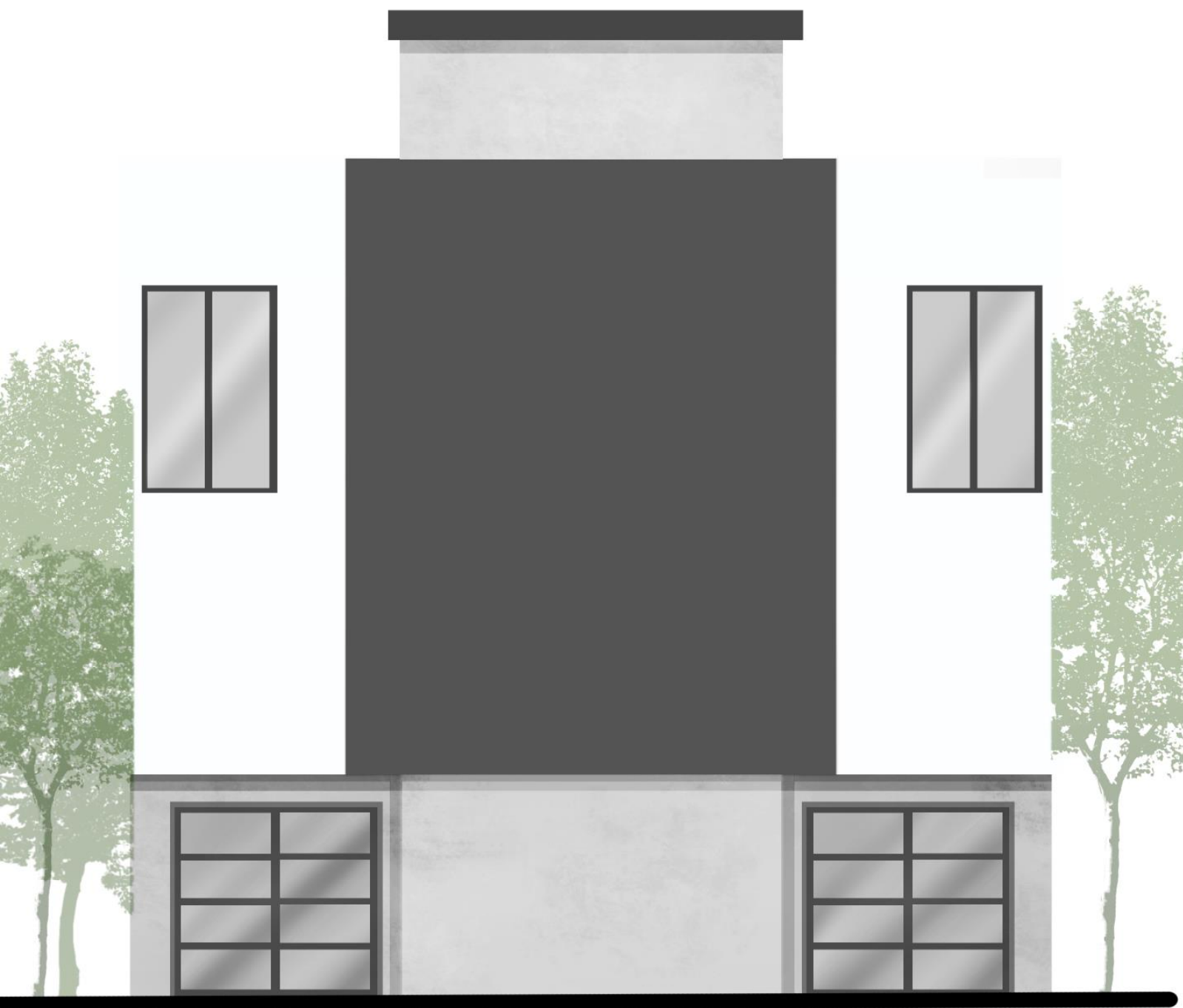
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WEST



SOUTH



EAST

NORTH

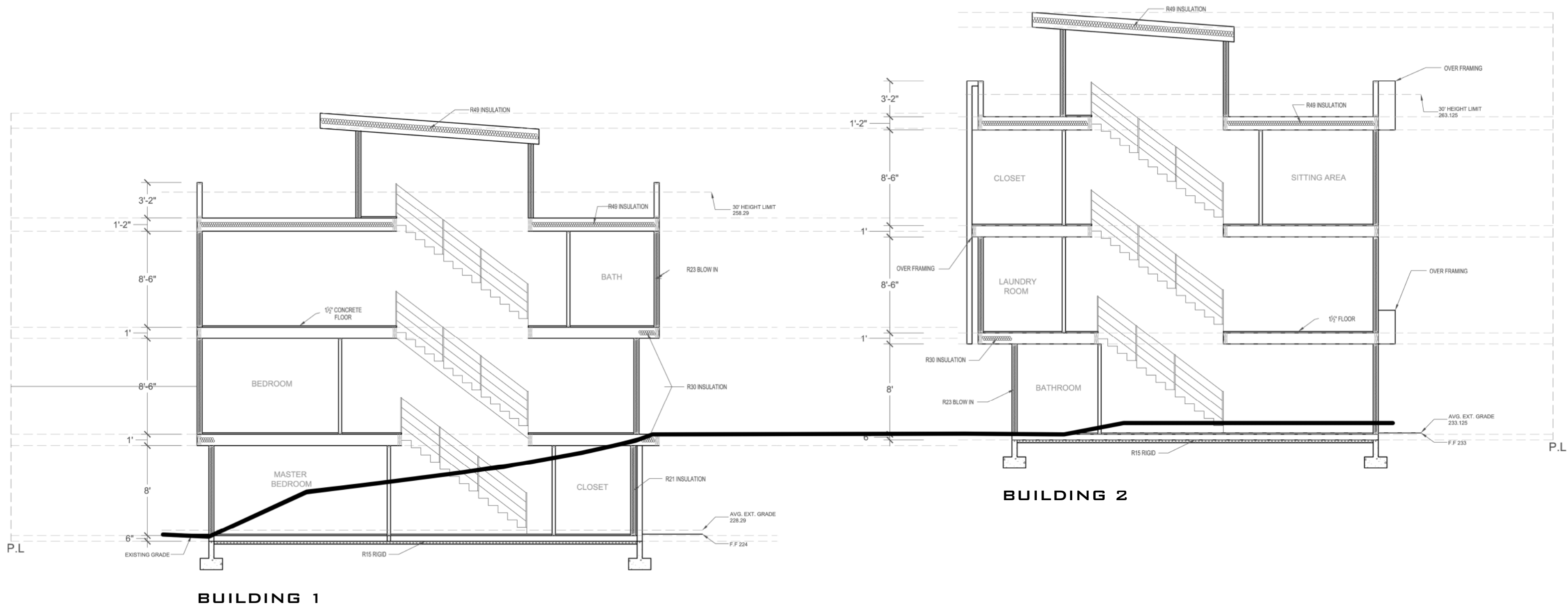
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NORTH EAST PERSPECTIVE VIEW



SOUTH EAST PERSPECTIVE VIEW

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