



## PROJECT #3015603

### PROPOSAL:

The proposed project at 2122 11th Ave West is 2 two-unit multi-family structures, each home less than 30' tall. The existing home will be demolished while the existing garage and stair fronting 11th Ave West will remain. All 4 units will be designed and constructed for a minimum BuiltGreen 4 star certification.

### CONTEXT:

The project site, located in the Upper Queen Anne neighborhood of Seattle is a 5400SF parcel zoned for low-rise residential development (LR1). The parcel is bound by homes to the north and south, an alley to the east and 11th Ave West to the west. The topography of the site has a slope, with a 20' drop in elevation from the east property line to the west property line. The neighborhood is made up of a mix of new and old single family residences, with commercial areas nearby along 14th Ave W, and smaller shops and businesses to the south of the site along 10th Ave W.

### DPD PROJECT #

3015603  
King Co. APN:  
701120-0060  
Please see the  
following pages for  
a graphic contextual  
analysis.





**BUILD URBAN**

**2122 11TH AVE W.**



**1. EXISTING HOUSE AND NEIGHBORS TO THE SOUTH**



**2. EXISTING HOUSE - ALLEY ACCESS**



**3. EXISTING HOUSE AND NEIGHBORS TO THE NORTH**



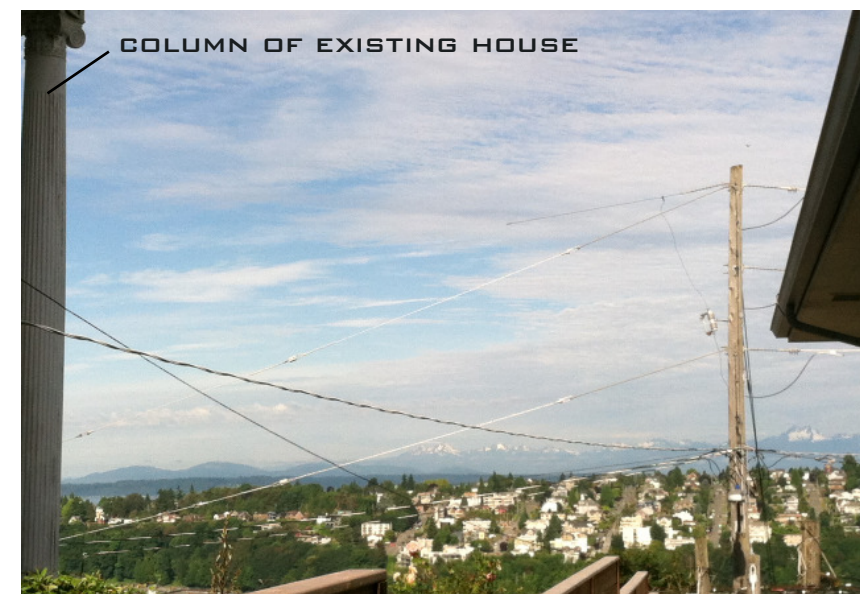
**4. 11TH AVE AND NEIGHBORS TO THE WEST**



**5. NEIGHBORS TO THE EAST**



**6. ALLEY - NORTH NEIGHBORS**



**7. GROUND VIEW TO THE WEST**

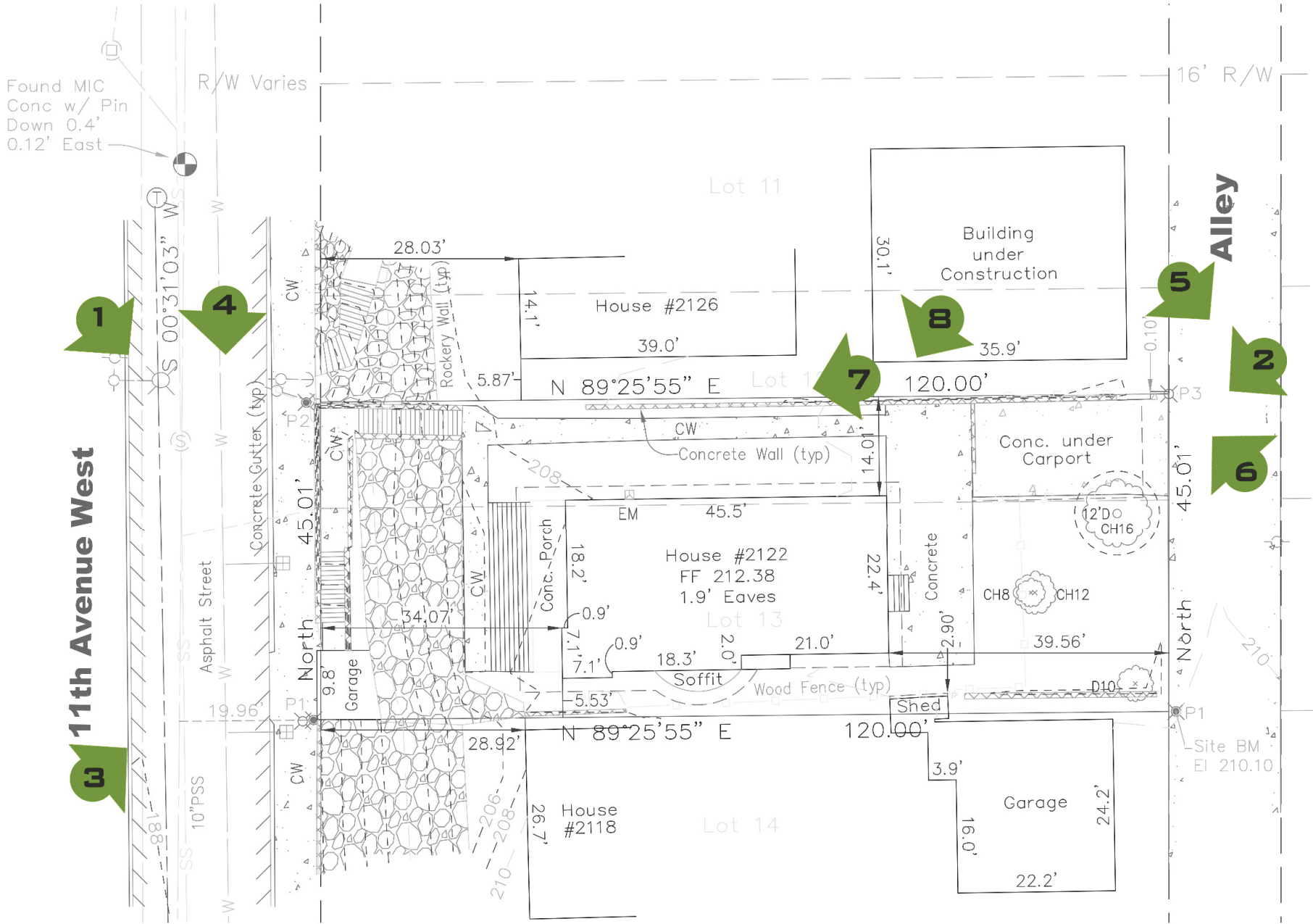




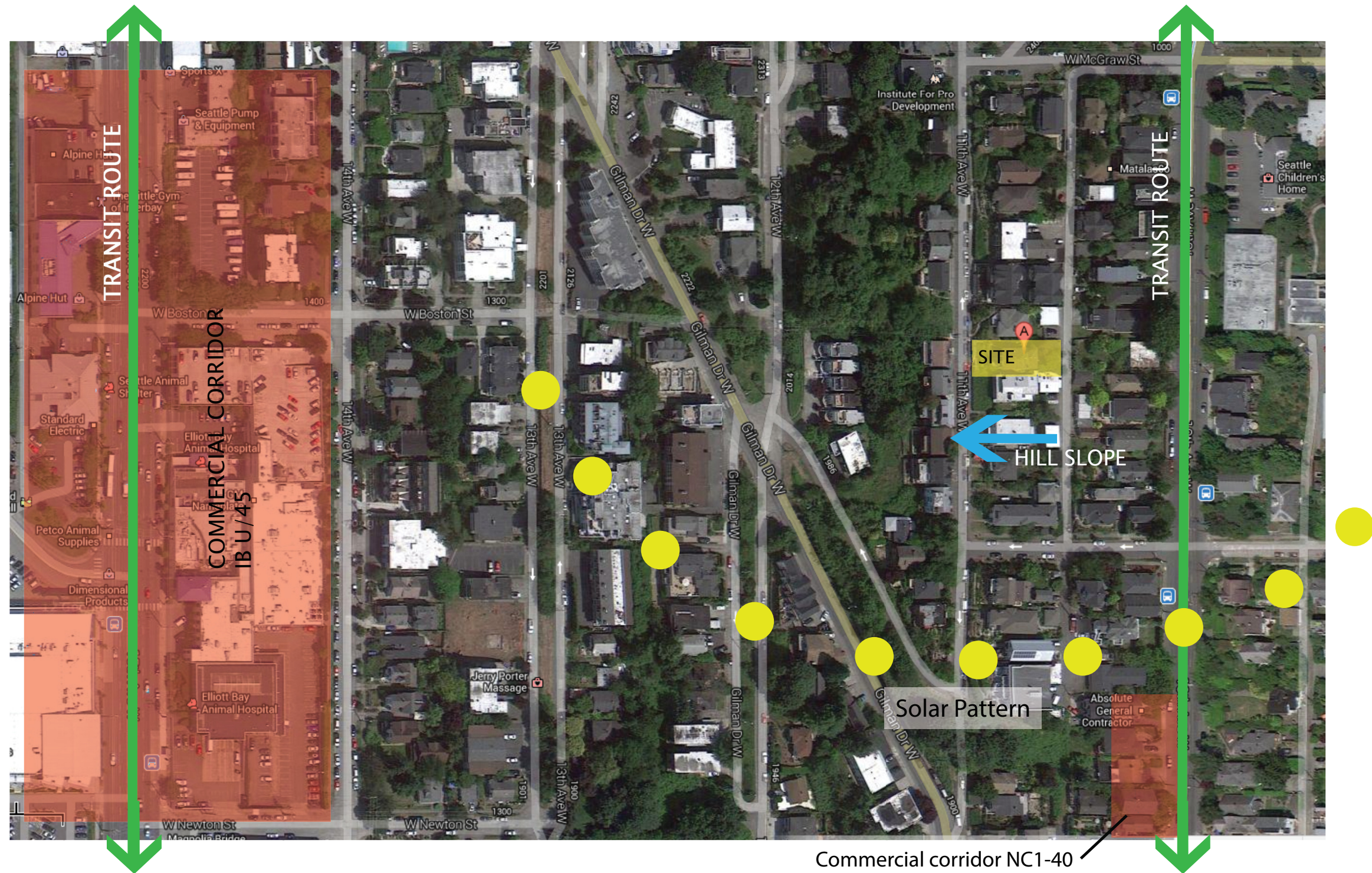
8. VIEW TO THE SOUTHWEST FROM NORTH NEIGH-



9. VIEW TO SOUTHWEST FROM EAST NEIGHBOR'S ROOF





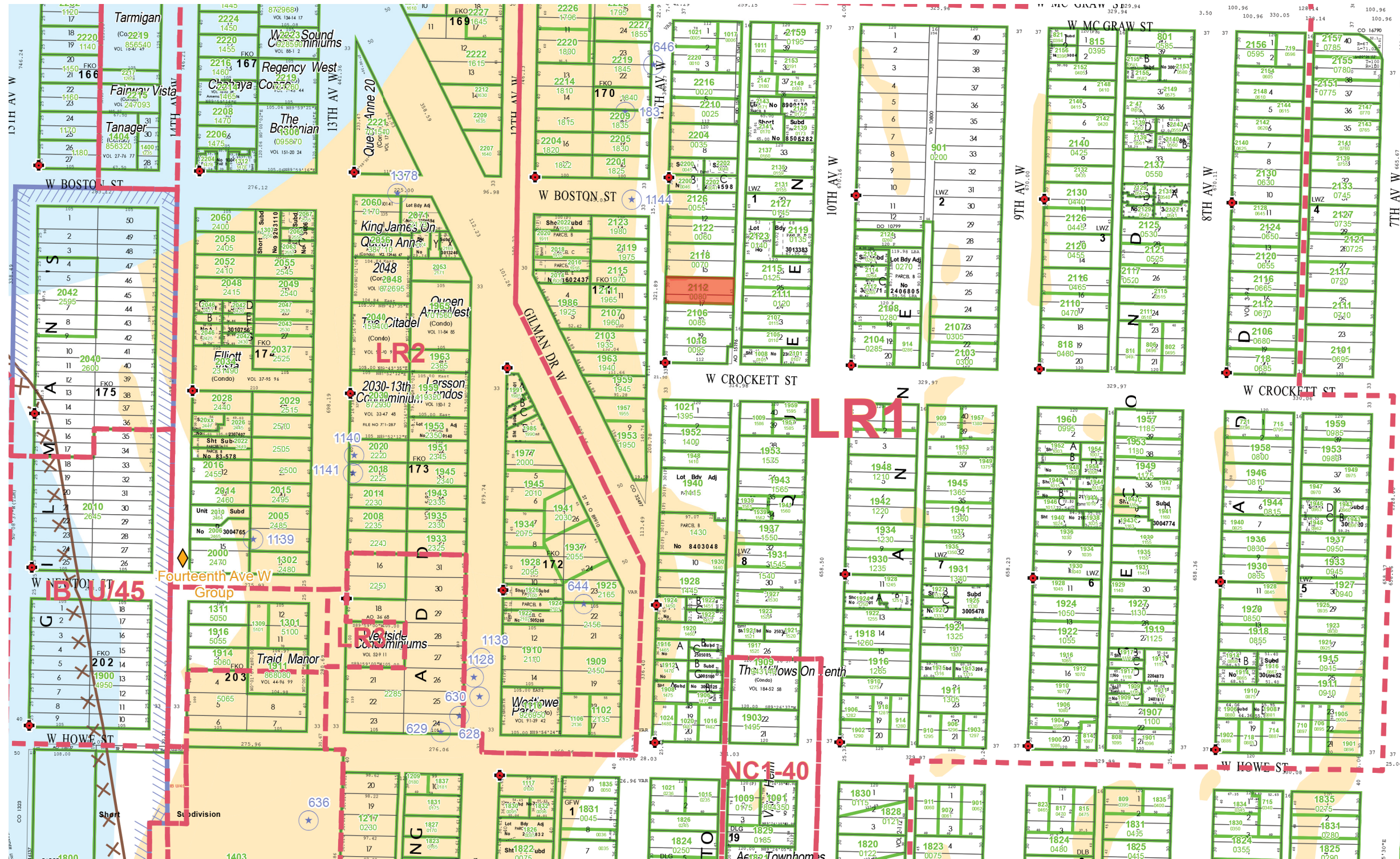


Commercial corridor NC1-40

SITE CONSTRAINTS AND OPPORTUNITIES



2122 11TH AVE W.



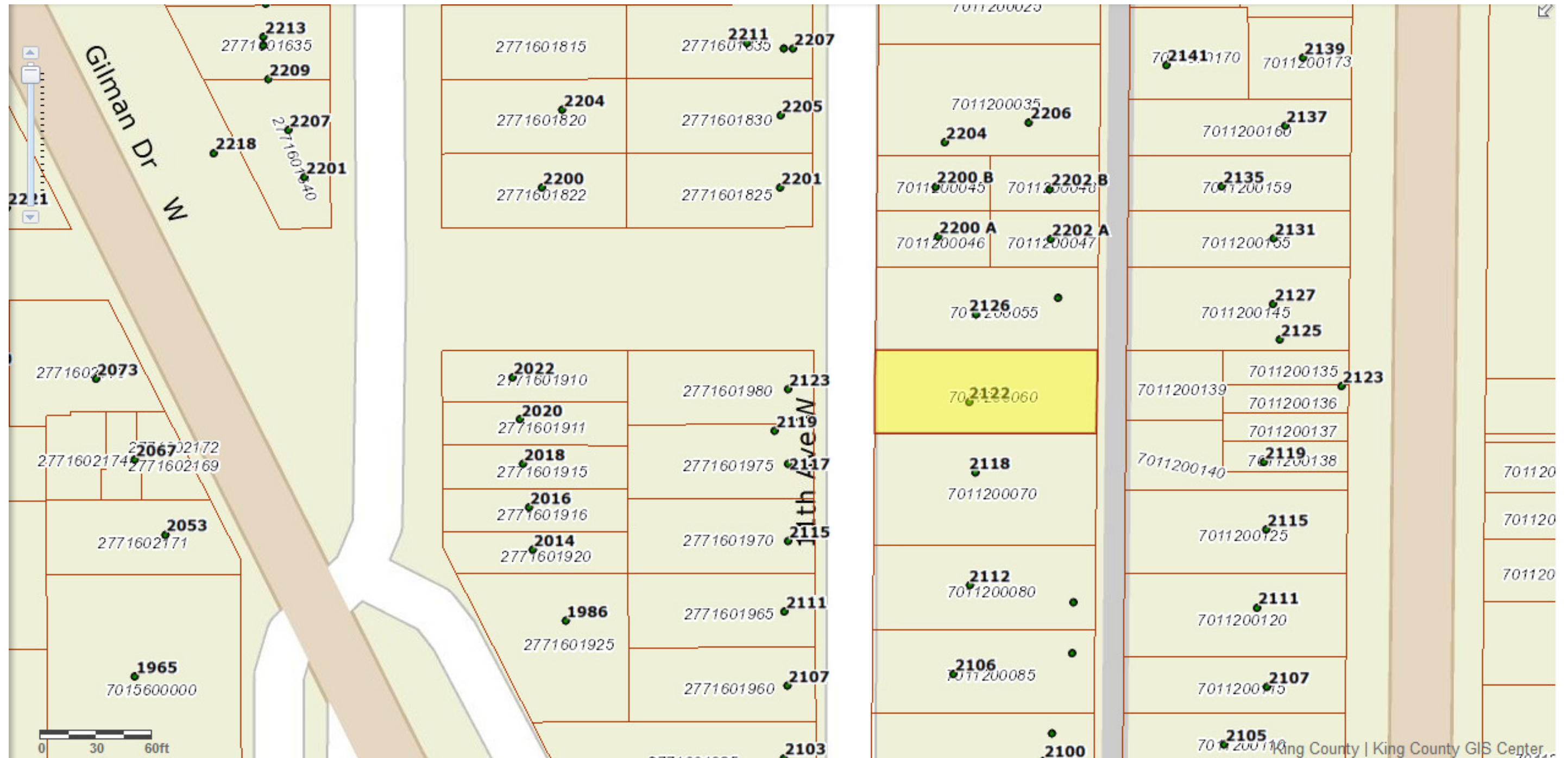
ZONING MAP





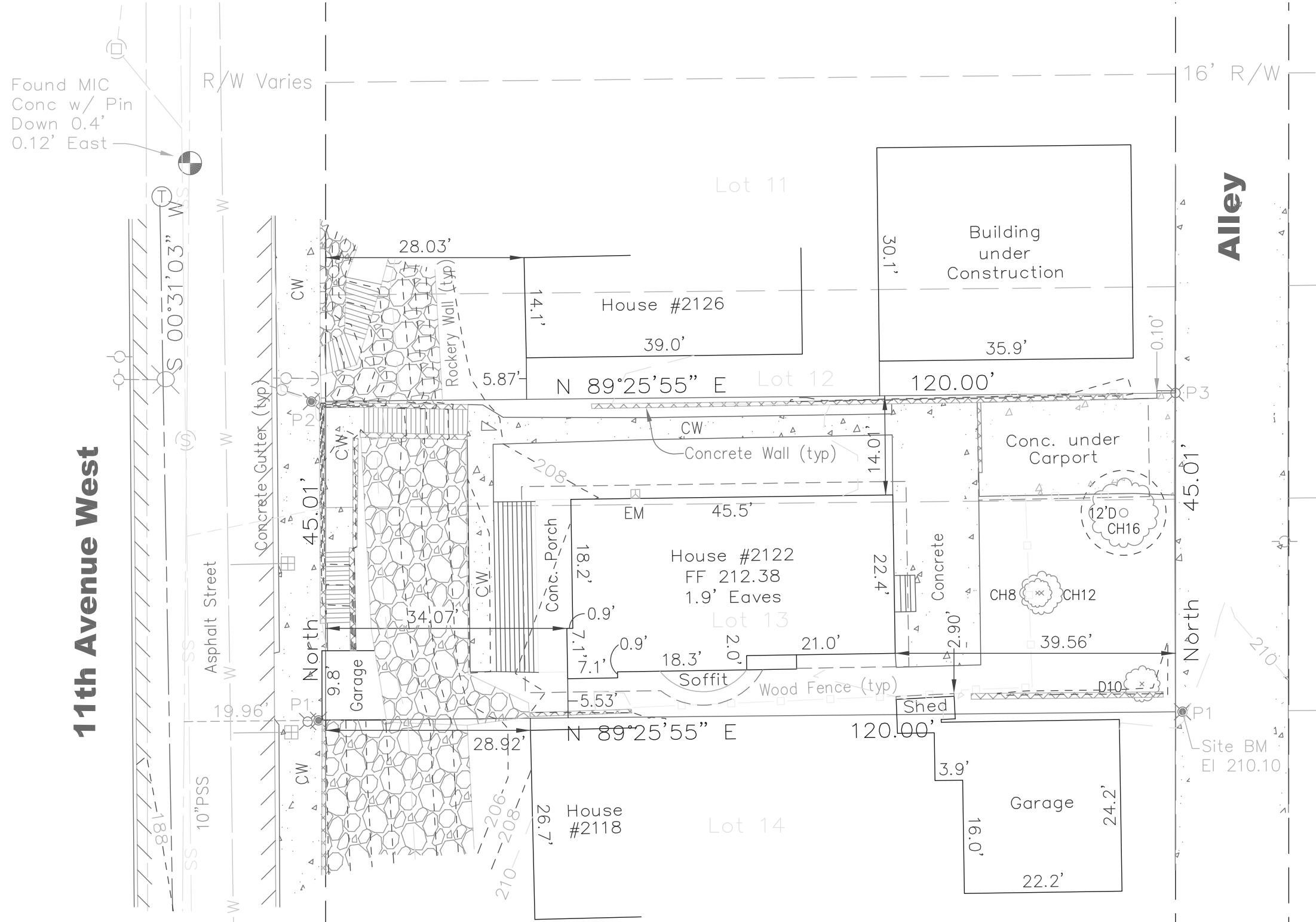
BUILD URBAN

2122 11TH AVE W.



King County | King County GIS Center

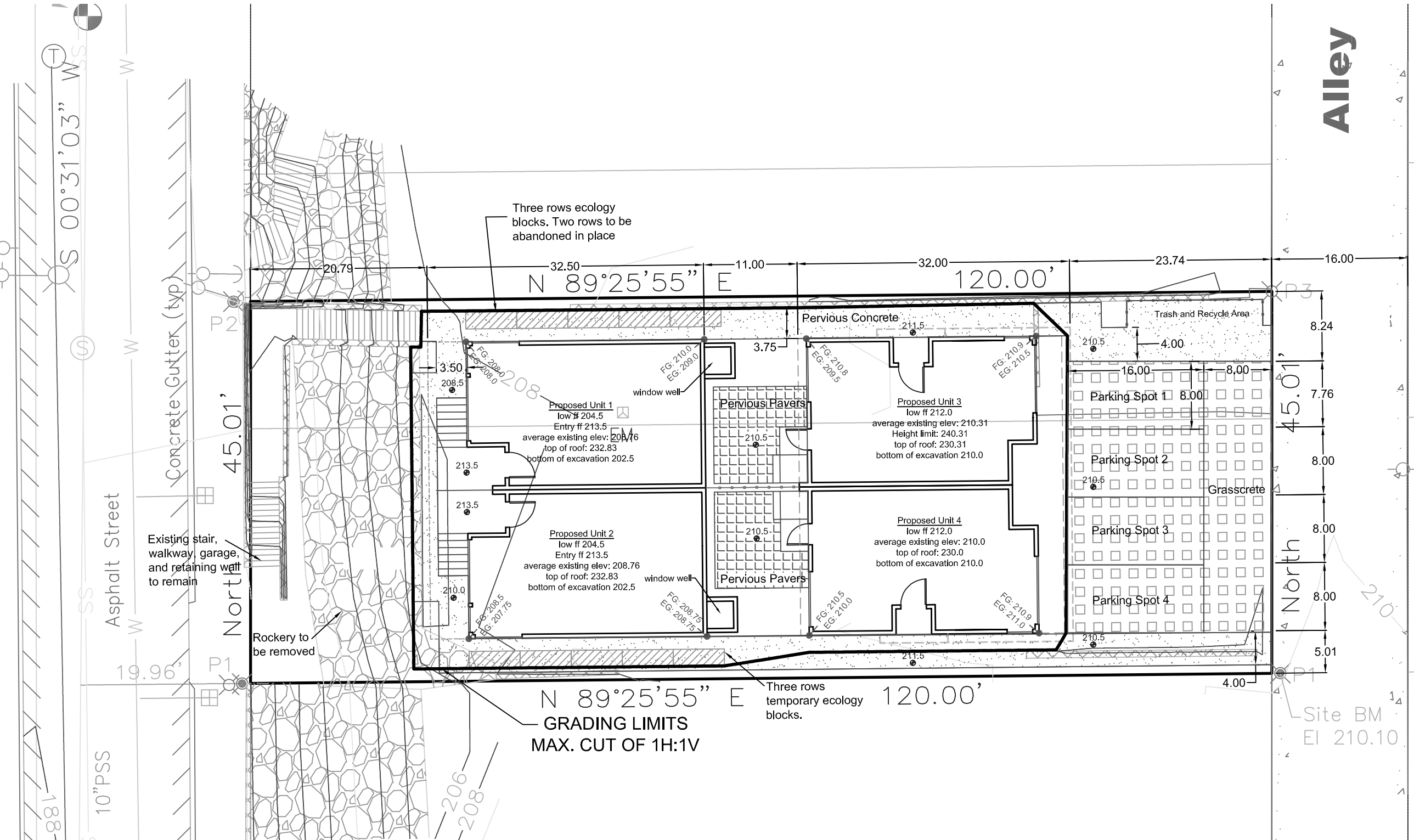




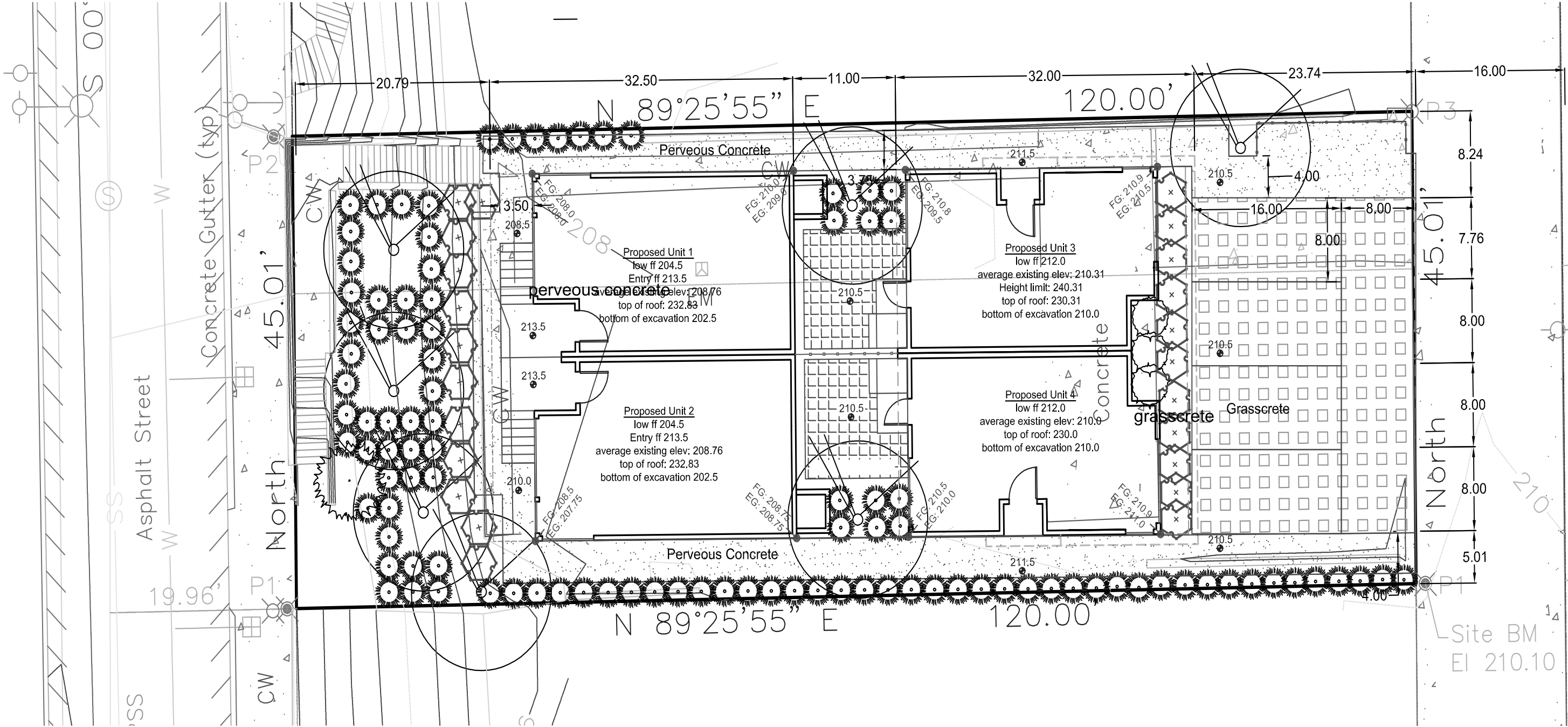


**11th Avenue West**

**Alley**



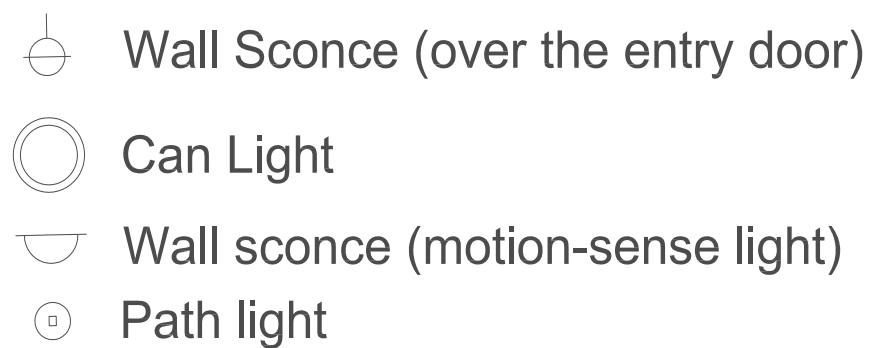




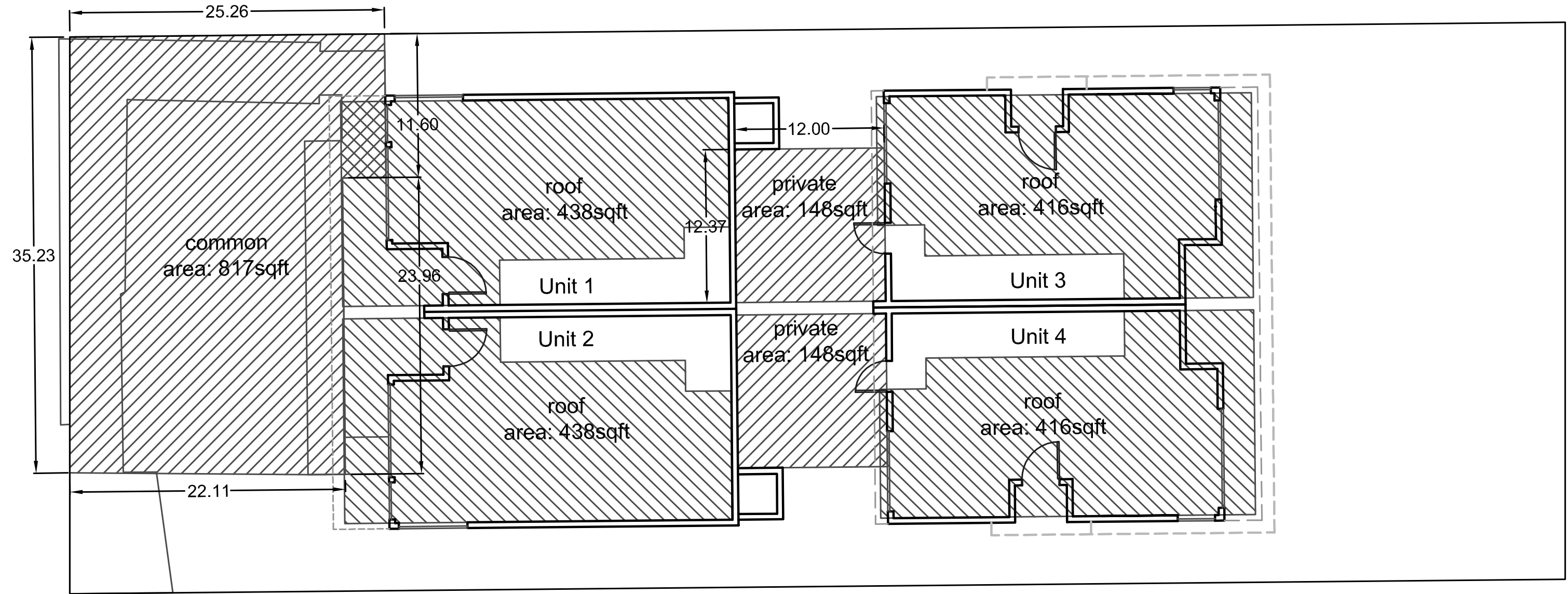




# 11th Avenue West







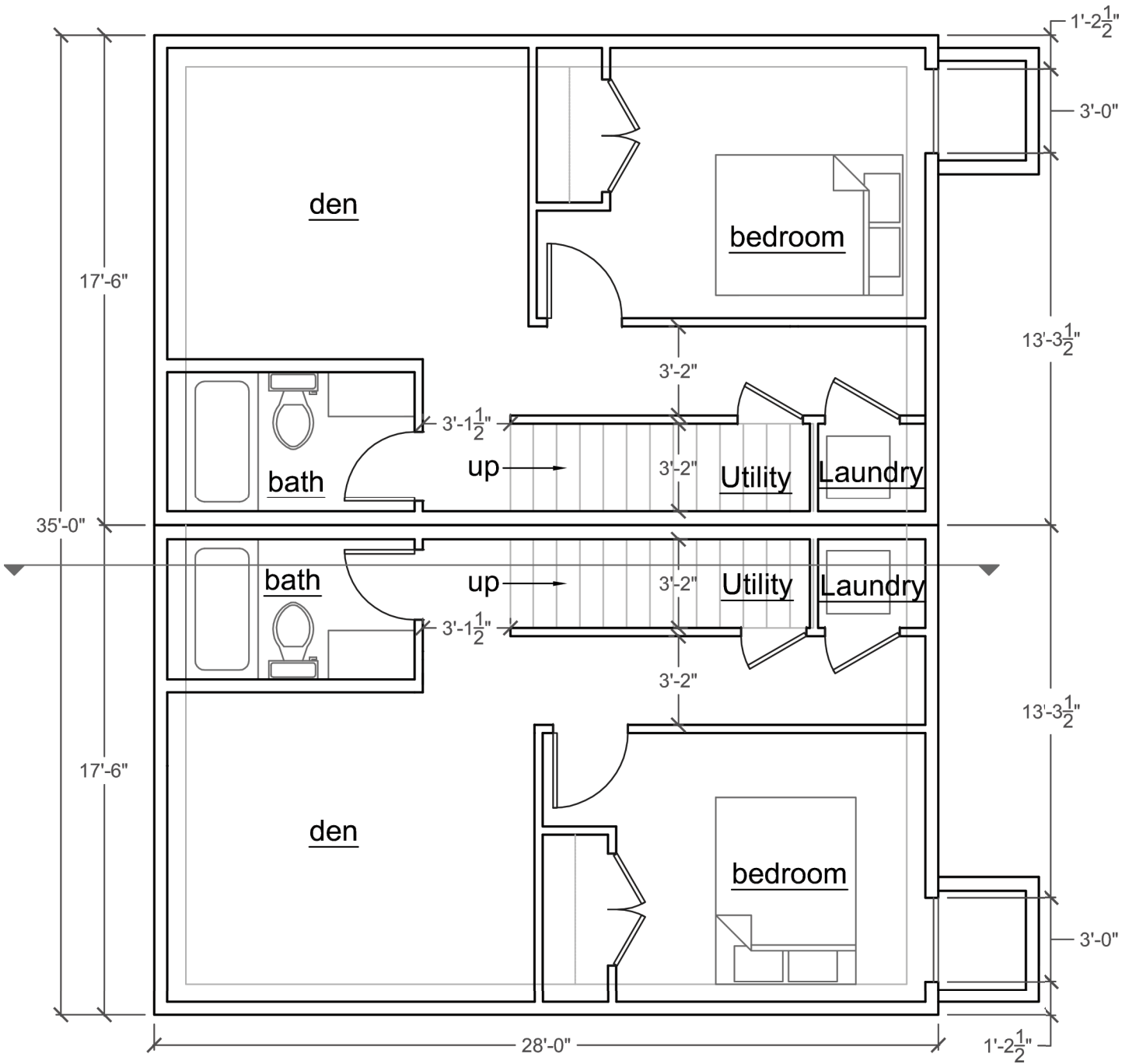




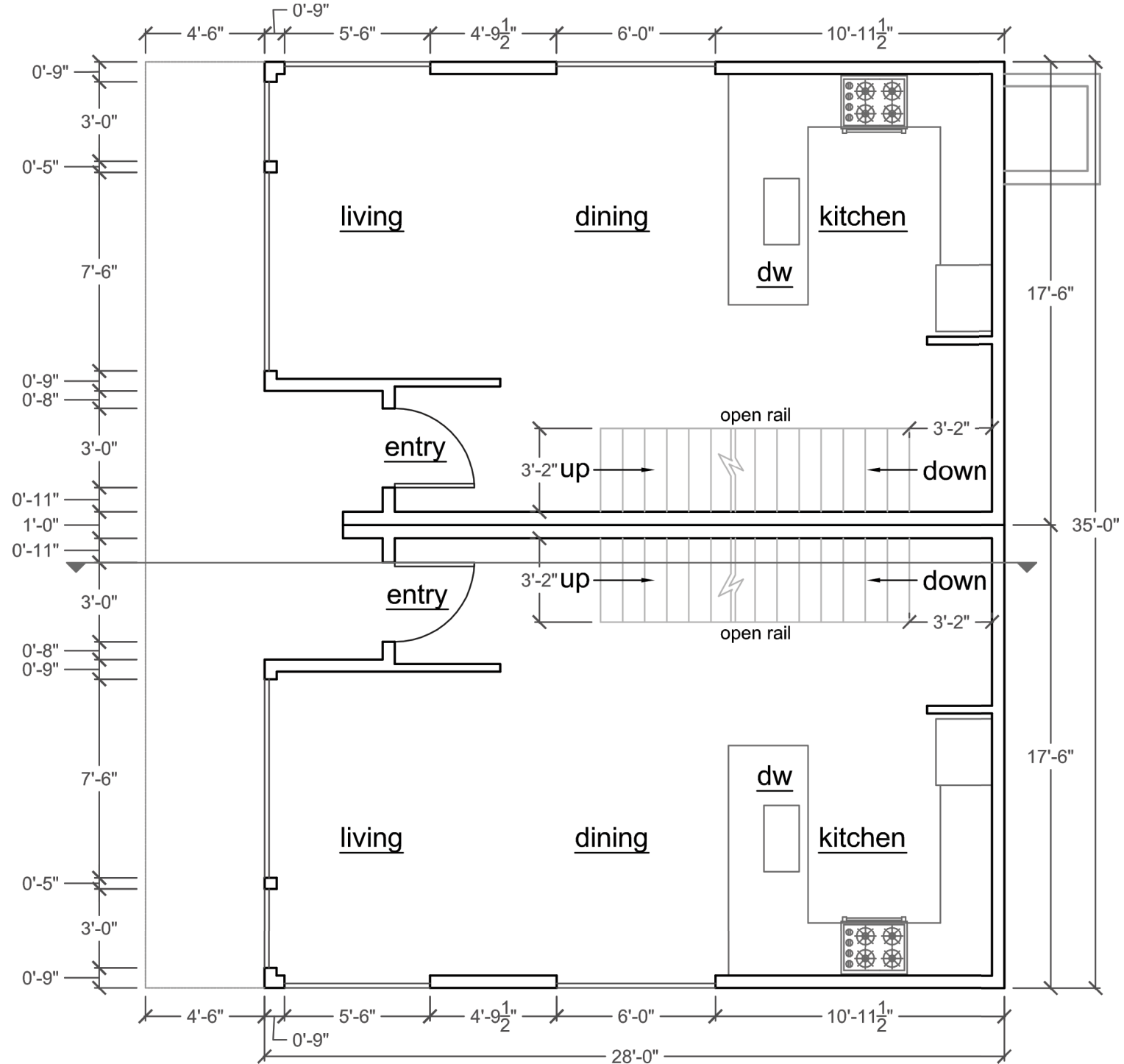
BUILD URBAN

2122 11TH AVE W.

FIRST FLOOR

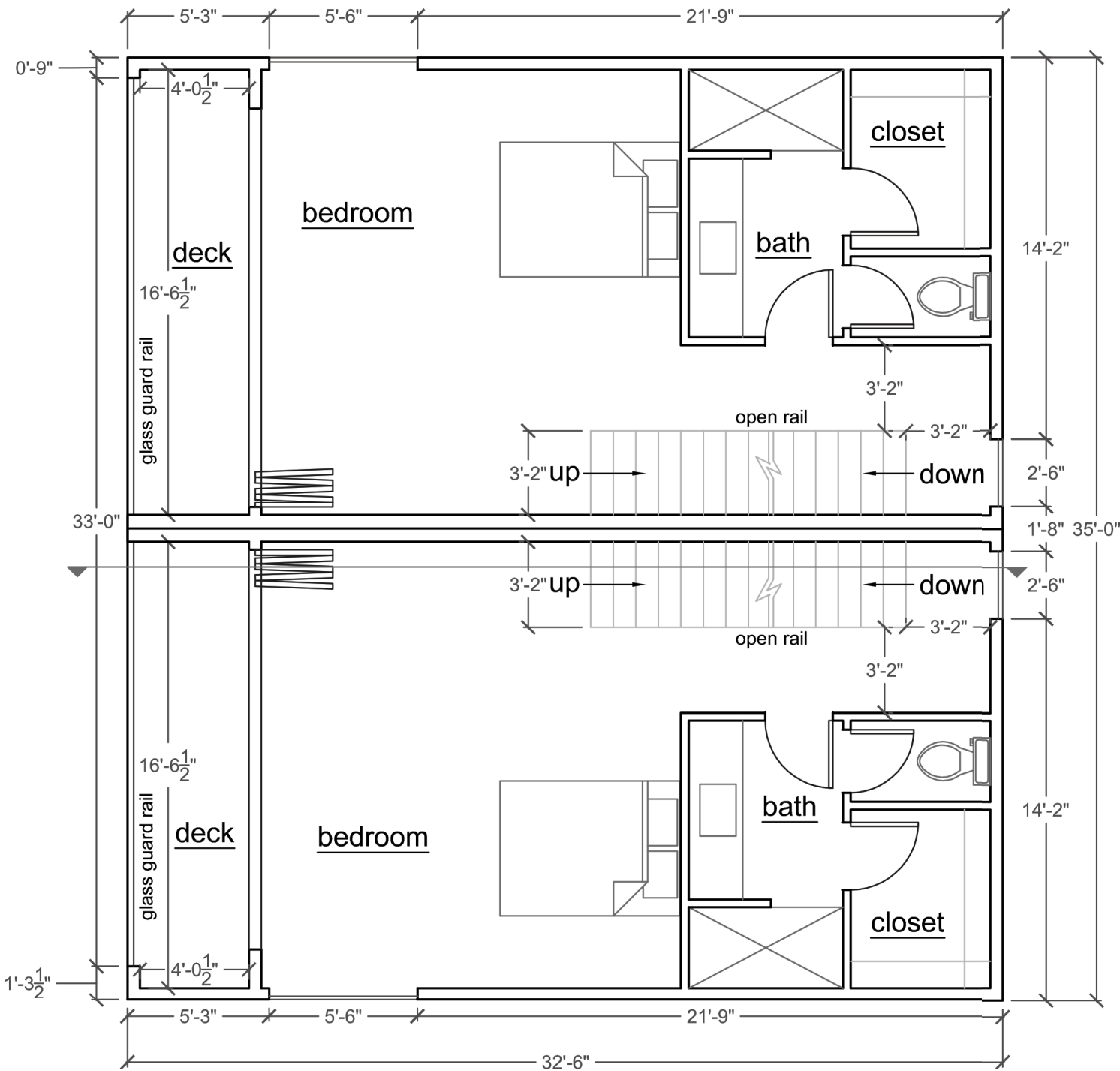


SECOND FLOOR

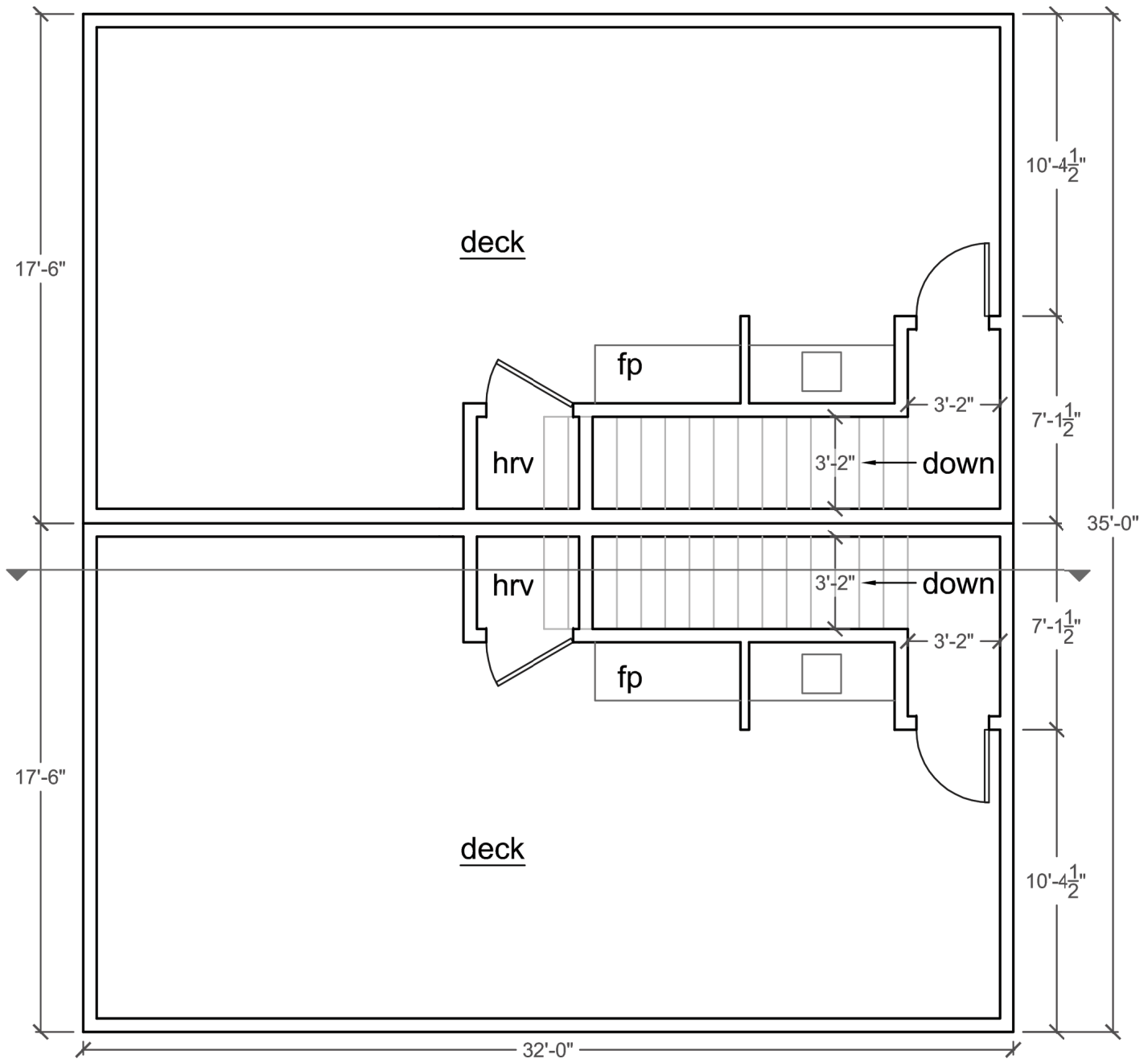




THIRD FLOOR



ROOF

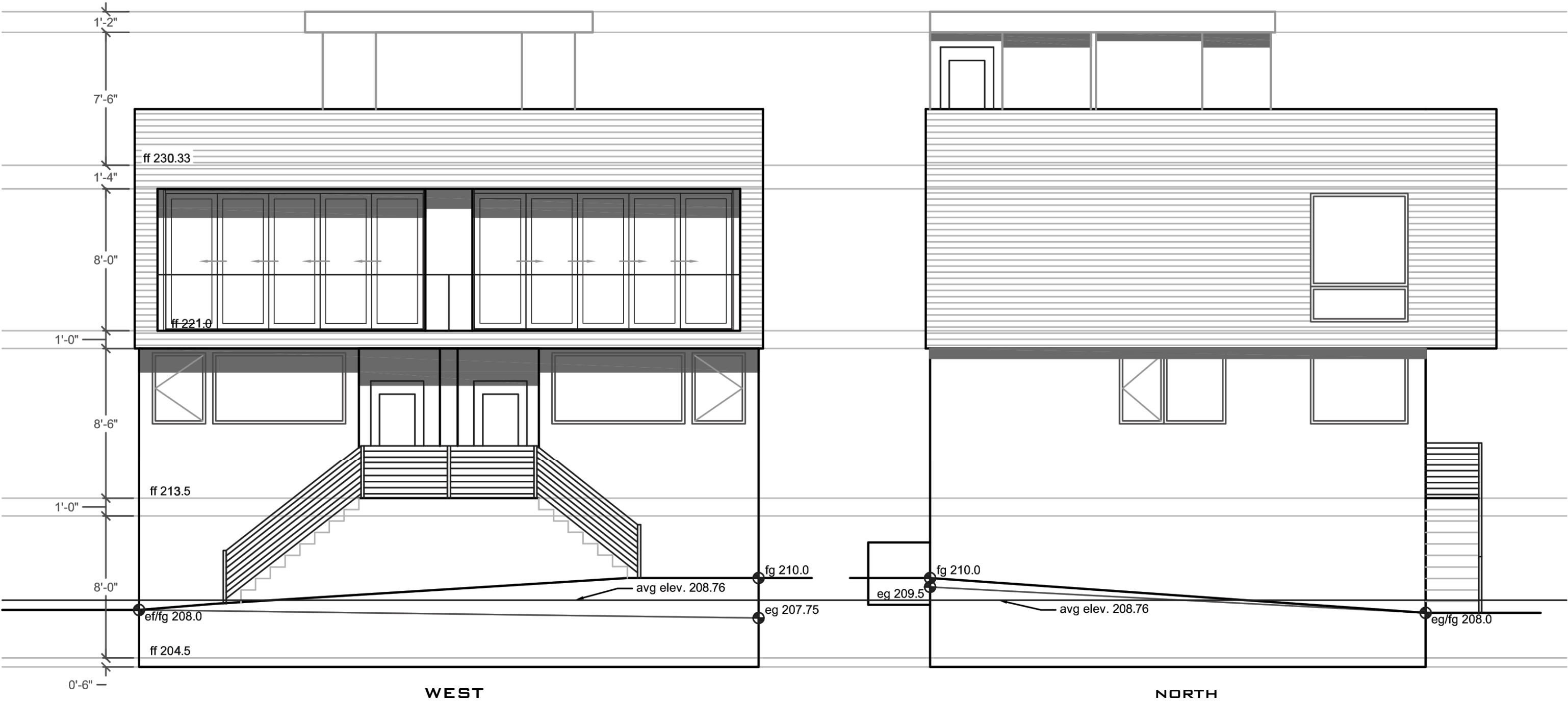




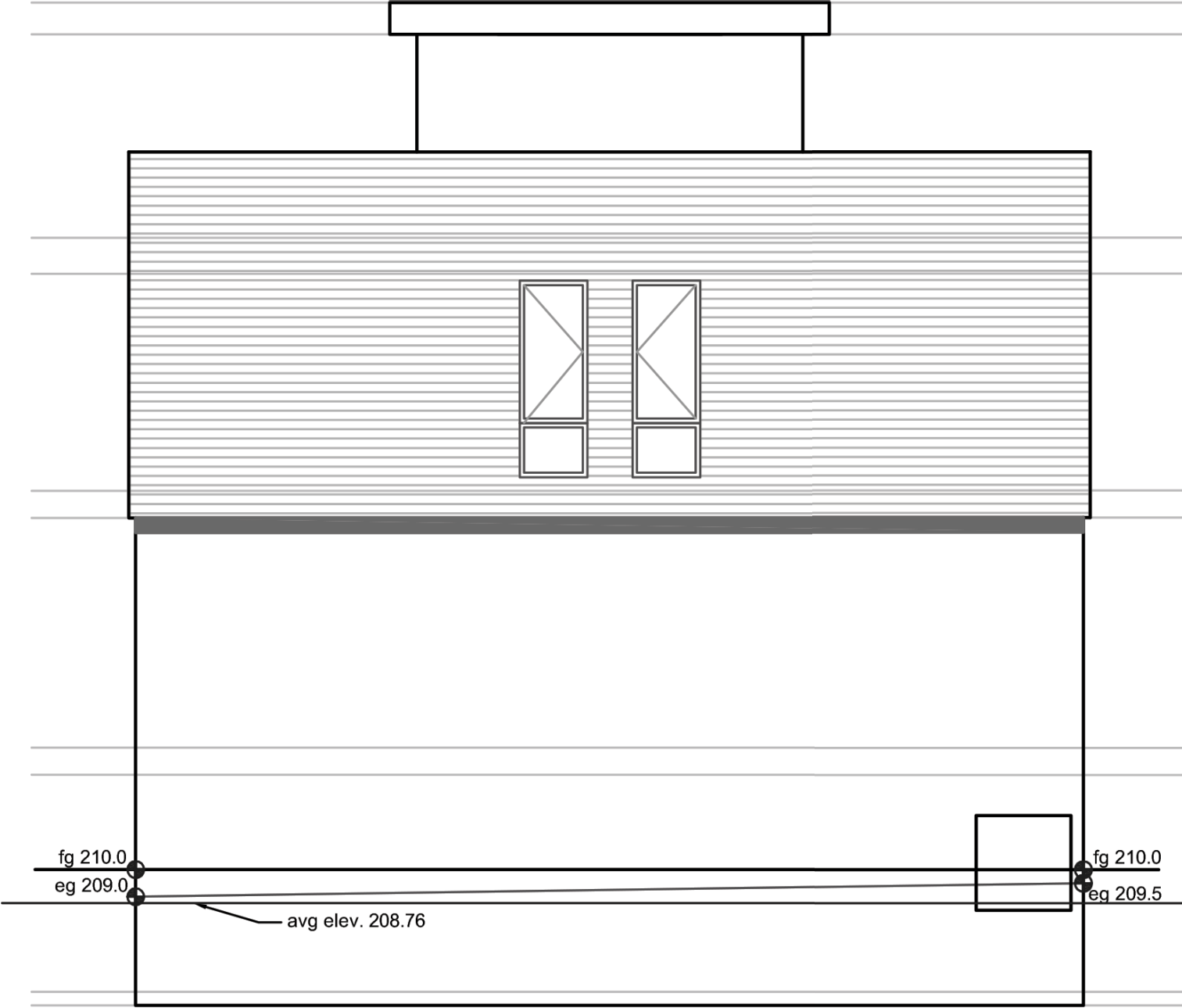


BUILD URBAN

2122 11TH AVE W.







EAST



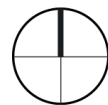
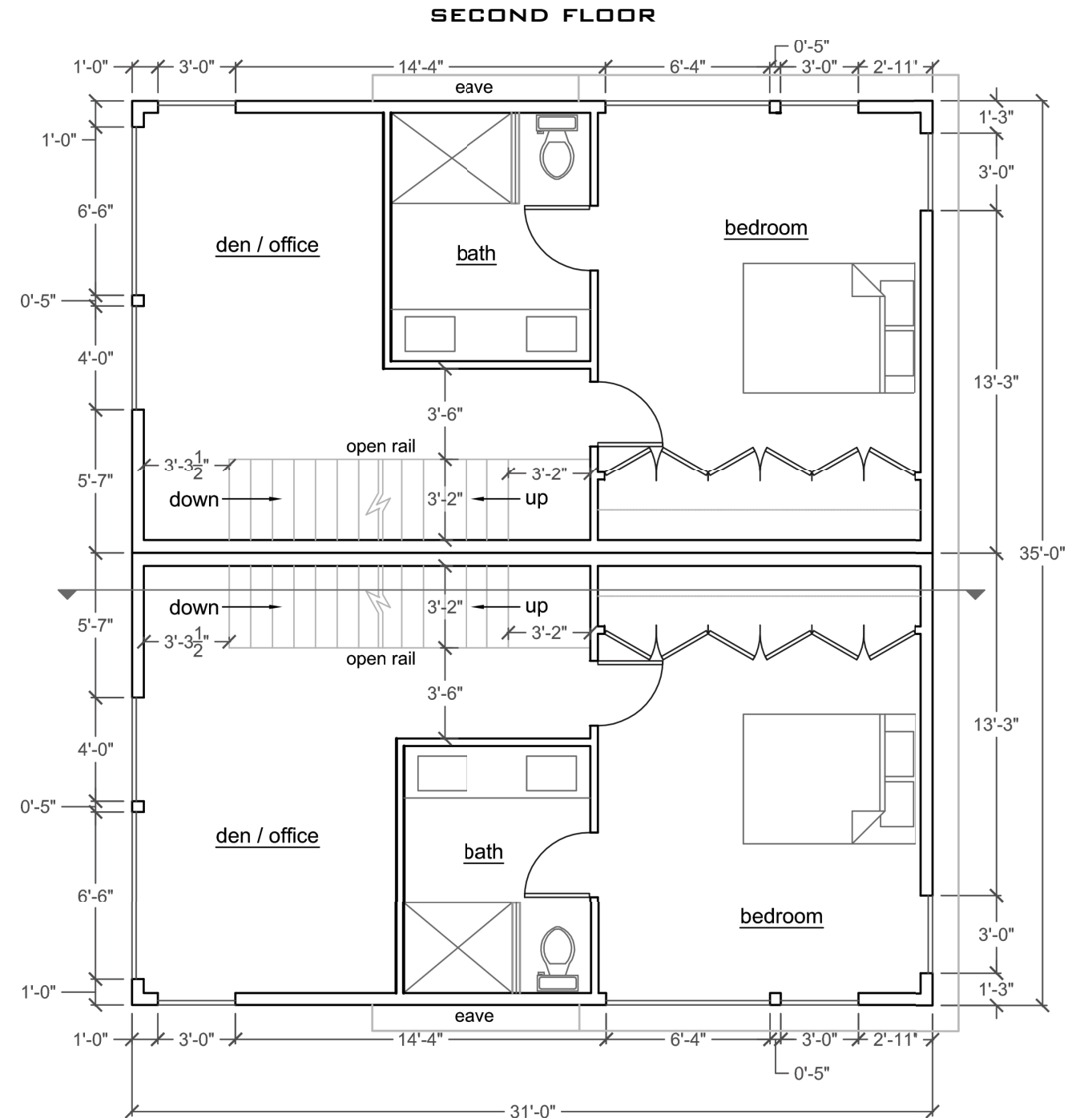
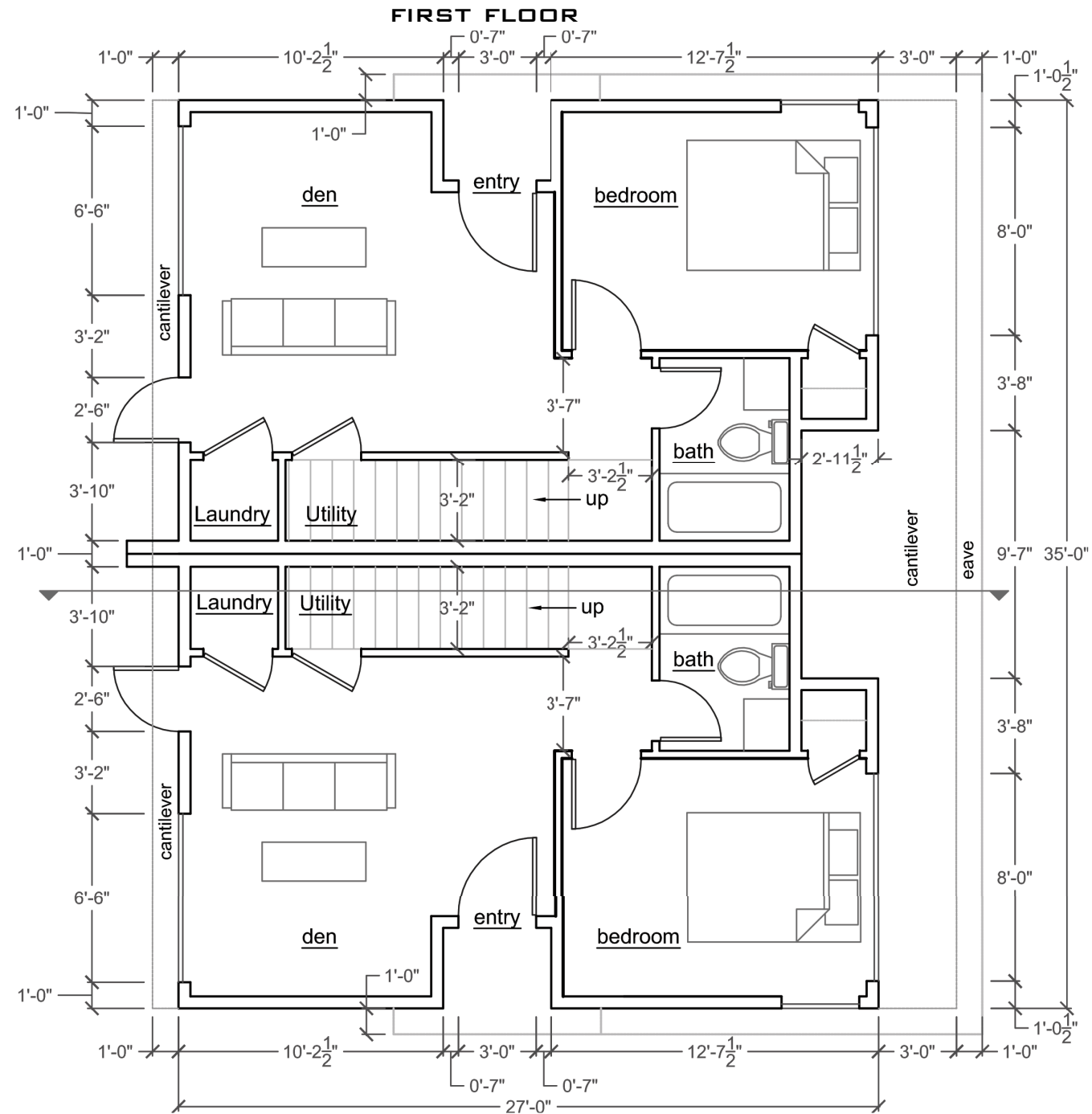
SOUTH



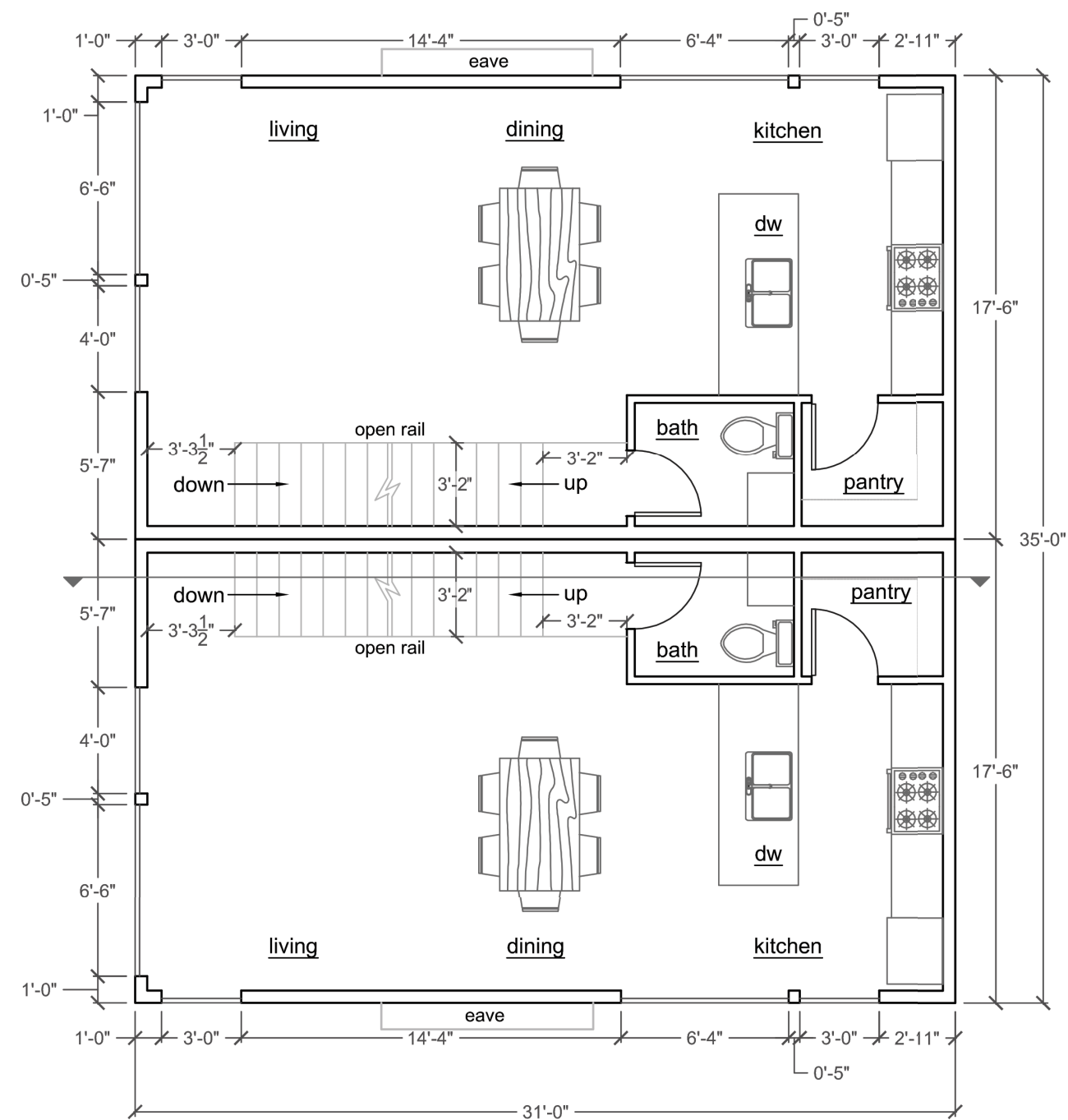


BUILD URBAN

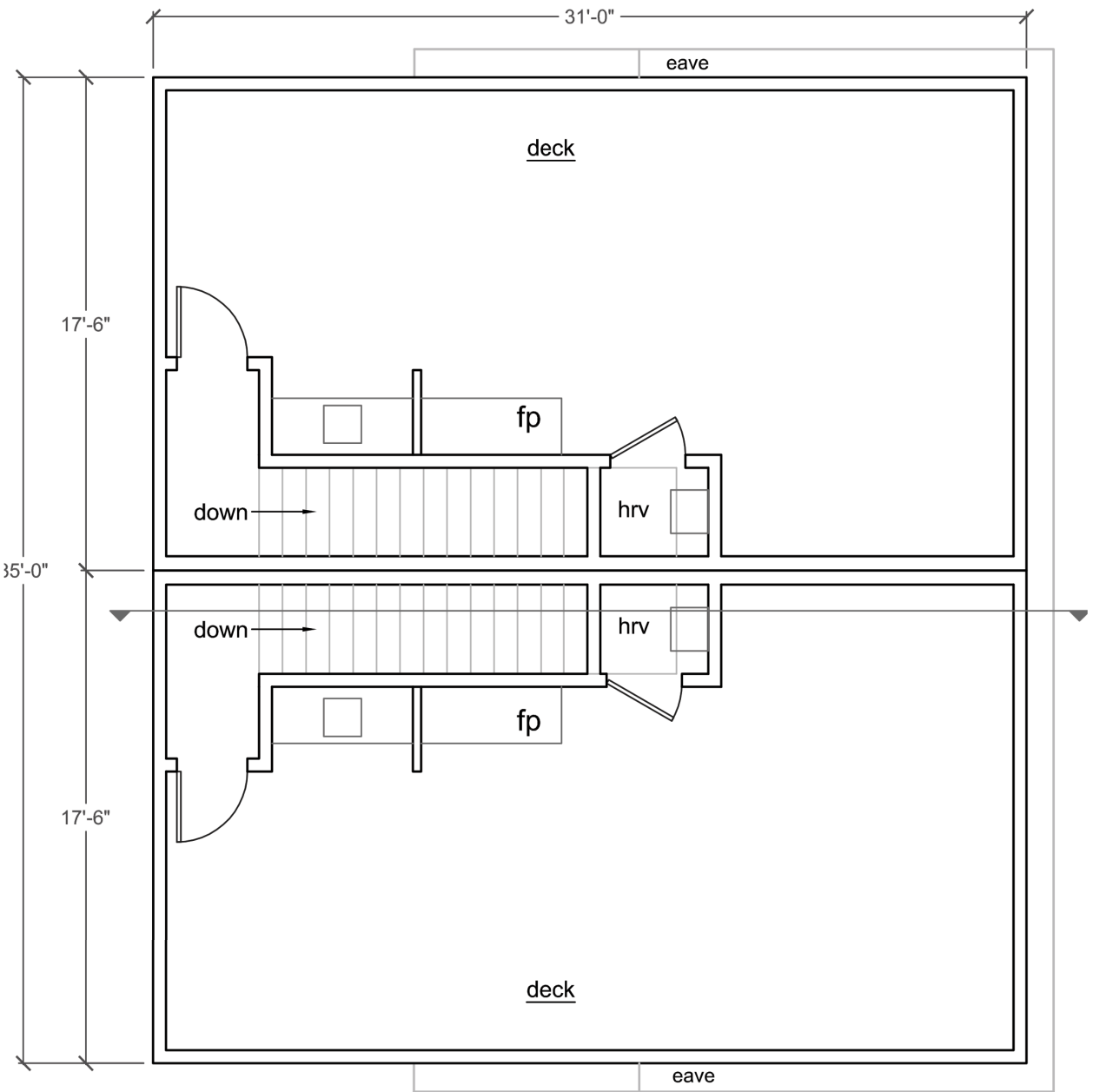
2122 11TH AVE W.



THIRD FLOOR



ROOF







**BUILD URBAN**

**2122 11TH AVE W.**





SOUTH

WEST





BUILD URBAN

2122 11TH AVE W.



2122 11TH AVE W.







**BUILD URBAN**

**2122 11TH AVE W.**

## **DESIGN GUIDELINES**

### **A-1 RESPONDING TO SITE CHARACTERISTICS / PRESERVING VIEWS**

The units work with the existing grade as much as possible and are stepped as the lot slopes toward 11th Ave W. The 2 units to the west are further set into grade an additional 4.5'. This allows the 2 east units to look out over the 2 west units from the top floor so that they maintain an interior view to the west of Elliot Bay and Puget Sound. The roofs for both buildings have been carefully designed to minimize potential impact on neighboring properties. The stair penthouses have been designed as streamlined and compact as possible while still functioning as a stair to the roof and a screen for mechanical equipment.

### **A-2 STREETScape COMPATIBILITY**

The siting of the two buildings is placed to maximize detail and glazing along the public edge of 11th Ave W. 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. Along the alley side glazing is minimized to maintain privacy from neighboring properties and the parking area.

### **A-3 ENTRANCES VISIBLE FROM THE STREET**

Care was taken to highlight and delineate front door entrances to each unit. Since the lot is 45 feet wide and not all units would be able to front on 11th Ave W, the site was designed to provide access to 3 of the 4 units from the existing stair and pathway. The unit entrances are inviting and visible from the right of way as you enter from 11th Ave W. Units 3 and 4 are primarily accessible from the alley right of way, and the placement of house numbers and lighting assists to direct visitors to each unit's respective front door.

### **A-4 HUMAN ACTIVITY**

The proposed development will increase pedestrian activity along 11th Ave W and within the alley. Two units will front on 11th Ave W and promote street presence while the other units will front the existing alley. The new units will maximize glazing for visual access to 11th Ave W. that will encourage safer streets through informal surveillance; 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 LR1 zoned occupancies in the immediate vicinity with LR2 and commercial zones to the west. The neighborhood is a mix of old and new single family homes. The project is setback from 11th Ave W 20ft along the west property line, 5 feet along the north and south property lines and 23 feet from the east. Glazing has been minimized on the north and south side of the new units to maintain privacy between neighbors.

### **A-6: TRANSITION BETWEEN RESIDENCE AND STREET**

The new units take advantage of the existing stair and pathway to maintain the current transition between the residences and 11th Ave W.

### **A-7 RESIDENTIAL OPEN SPACE**

A hierarchy of open spaces are proposed for the site. First, two units will have private open space located between the four units. In addition, 400 sqft private amenity space is provided as rooftop deck space for units 1 and 2 each, and 365 sqft each for units 3 and 4. Landscaping will enhance the entryways along the existing stair and pathway.

### **A-8 PARKING AND VEHICLE ACCESS**

The existing garage will be maintained and is proposed for Unit 2. Furthermore, all units are provided with a single on-site surface parking space. Surface parking is placed towards the rear (east) lot line. They utilize the existing alley that is shared with the neighbors to the east, north, and south.

### **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 1.1. 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 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 is a mixture of cedar siding, fiber-cement panels, and glazing that correlates with the northwest architectural style.

### **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.

**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.

**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. Blank walls are further utilized to maintain privacy between units and neighboring properties. Architectural eaves and modulations help in creating an opportunity for a color and layer/dimension change.

**D-3 RETAINING WALLS**

No higher retaining walls are proposed along the ROW. The existing retaining wall will remain.

**D-4 DESIGN OF PARKING LOTS NEAR SIDEWALKS**

No parking lots adjacent public 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 the alley. Trash and recycle enclosures will be constructed and sided with fencing material. This application will help minimize the visual impact of a trash and recycle area.

**D-7 PERSONAL SAFETY AND SECURITY**

The proposed development should help in safety and security along 11th Ave W and in the alley. The units will provide “eyes on the street” and a sense of activity from owners.

**D-8 TREATMENT OF ALLEYS**

The alley is utilized as an entry to the property for surface parking, and the main point of entry for units 3 and 4. The parking area is delineated from the pedestrian pathway with a change of material between the two.

**E-1 LANDSCAPING**

Abundant, low-impact vegetation is considered a great asset to this project. Each unit has a landscaped entry. 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**

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 street level, trees, planters, screen walls and/or other outdoor furniture will be utilized in order to enhance pedestrian experience along 11th Ave W. Individual patios are provided to the 2 units that don't front 11th. This richly landscaped area will enhance the liveliness, as well as the security. The main open residential amenity spaces will be provided up at the rooftop, taking advantage of territorial views.





**BUILD URBAN**

**2122 11TH AVE W.**





2122 11TH AVE W.



SOUTH WEST BIRD'S EYE VIEW





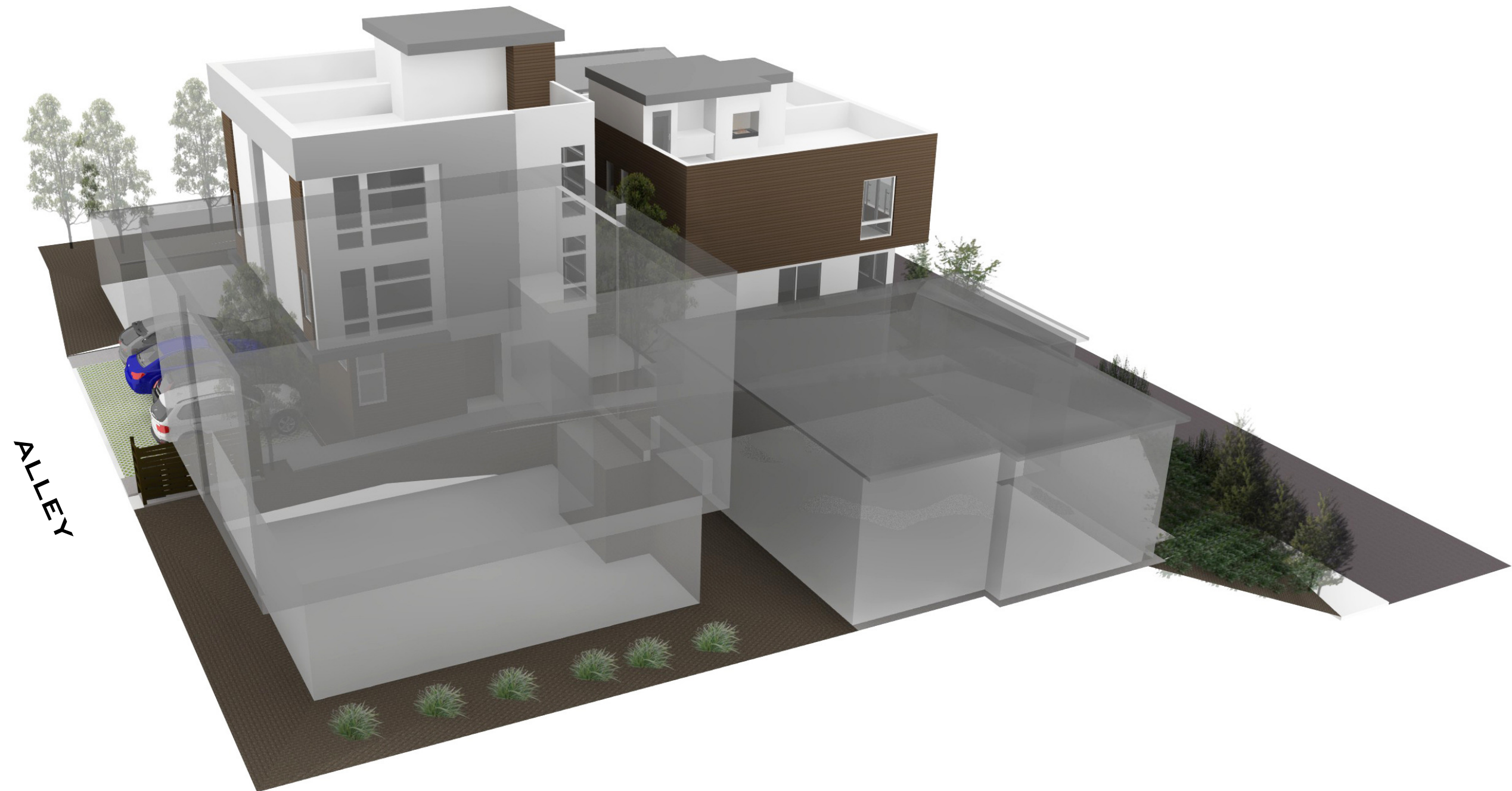
BUILD URBAN

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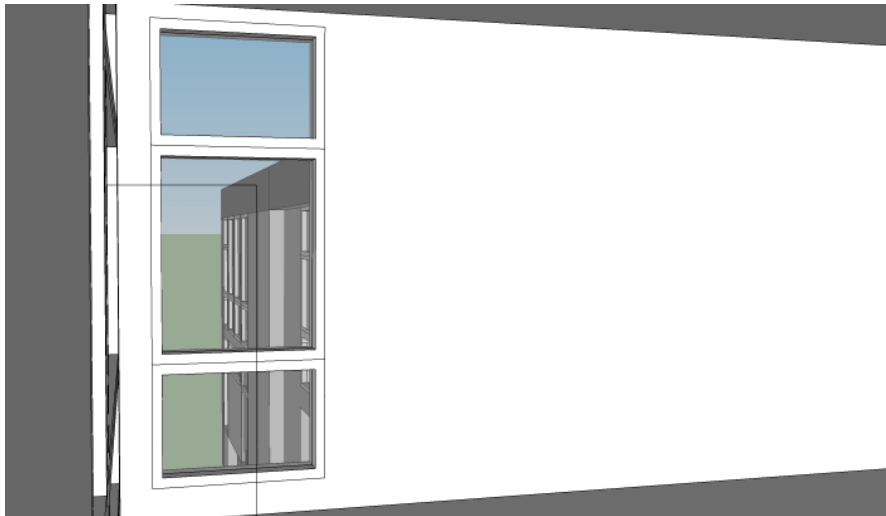


2122 11TH AVE W.



NORTH EAST BIRD'S EYE VIEW

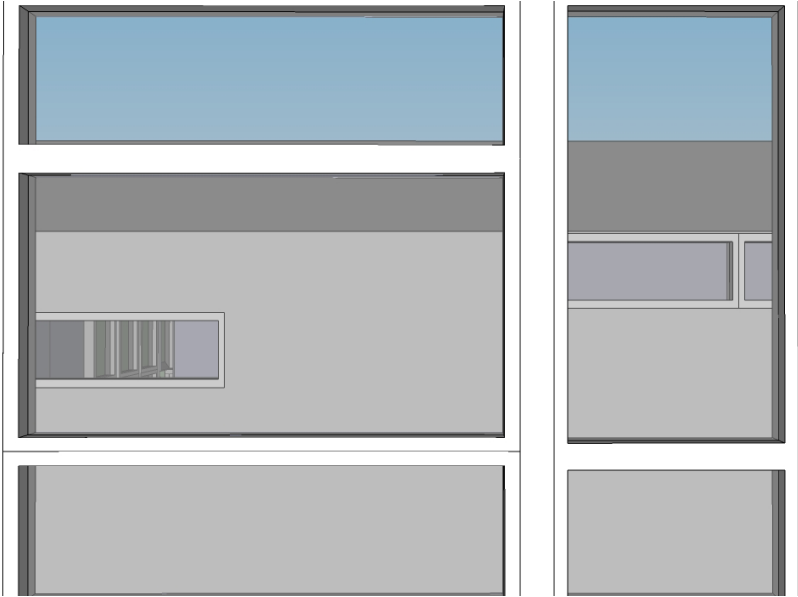
WINDOW STUDY - UNIT 4



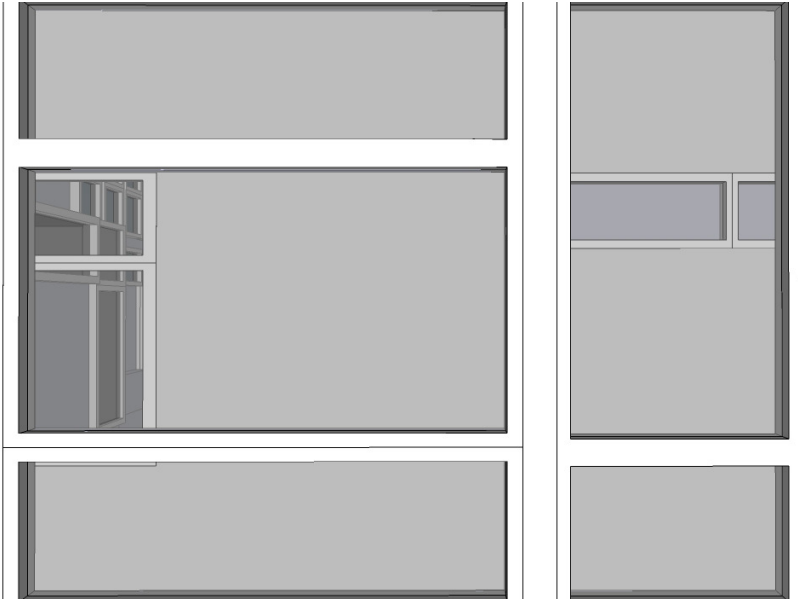
LIVING ROOM NORTH WINDOW



DEN/OFFICE NORTH WINDOW



KITCHEN NORTH WINDOW



MASTER BEDROOM NORTH WINDOW

**ZONING NOTES**

**ZONE:** LR1  
**OCCUPANCY:** R3  
**CONSTRUCTION TYPE:** VB  
**PROPOSED USE:** 2 duplexes  
**LOT AREA:** 5400  
**PROPOSED FAR:** 1.07

**STRUCTURAL HEIGHT:**

**-ALLOWED:** 30’-0” to Plate and 35’-0” to Ridge  
**-PROPOSED:** 28’-10” to top of roof

**BUILDING DEPTH:** 78.0’ allowed or 65% of lot within 15’ of side lot lines.

**IMPERVIOUS SURFACES:** 3903 sq ft

**AMENITY SPACE:** Required 25% of lot = 5400 sq ft lot x .25= 1350 sq ft required

**PUBLIC GROUND:** 817sqft (50% of total = 675sqft required)

**PRIVATE GROUND:** 296sqft

**PRIVATE ROOF TOP:** Unit 1 - 438sqft  
Unit 2 - 438sqft  
Unit 3 - 416sqft  
Unit 4 - 416sqft  
Total - 2821sqft provided

**SETBACKS:**

**-FRONT PROPOSED ON 11TH AVE W:** 20.0’

**-REAR PROPOSED:** 23.7’

**-SIDE NORTH PROPOSED:** 5.0’

**-SIDE SOUTH PROPOSED:** 5.0’

**PARKING:**

**-STALLS REQUIRED:** 4

**-STALLS PROPOSED:** 5 (4 surface, keep existing garage)

**AVERAGE GRADE LEVEL:** Units 1 and 2 - 210.05’  
Units 3 and 4 - 208.76’

**ADJUSTMENTS PROPOSED:** Reduce Green Factor 20%.  
Allows additional permeous walkway to west unit entries from alley where originally a bioplanter was anticipated. All 4 units will be constructed Built Green 5 star.

FAR Calculation:  
Lot Size: 5400 sq ft  
Building SF (Gross Living): 5,778 sq ft

FAR: 1.07

FAR Calculation	Building 1	Building 2	TOTAL
1st Floor	843 sf	826 sf	1669 sf
2nd Floor	873 sf	1025 sf	1898 sf
3rd Floor	873 sf	1025 sf	1898 sf
4th Floor	151 sf	162 sf	313 sf
UNIT TOTALS	2740 sf	3038 sf	5,778 sf

2122 11TH AVE W.



FLOOR AREAS					
UNIT 1 FLOOR	LIVING	DECKS	ROOF DECKS	GARAGE	TOTAL
1st	437 sf				437 sf
2nd	426 sf				426 sf
3rd	448 sf	71 sf			519 sf
Roof	65 sf		438 sf		481 sf
UNIT TOTALS	1376 sf	71 sf	438 sf		1885 sf
UNIT 2 FLOOR	LIVING	DECKS	ROOF DECKS	GARAGE	TOTAL
1st	437 sf				437 sf
2nd	426 sf				426 sf
3rd	448 sf	71 sf			519 sf
Roof	65 sf		438 sf		481 sf
UNIT TOTALS	1376 sf	71 sf	438 sf		1885 sf
BLD. TOTALS	2752 sf	142 sf	876 sf		3770 sf
UNIT 3 FLOOR	LIVING	DECKS	ROOF DECKS	GARAGE	TOTAL
1st	402 sf				402 sf
2nd	498 sf				498 sf
3rd	498 sf				498 sf
Roof	69 sf		416 sf		485 sf
UNIT TOTALS	1467 sf		416 sf		1883 sf
UNIT 4 FLOOR	LIVING	DECKS	ROOF DECKS	GARAGE	TOTAL
1st	402 sf				402 sf
2nd	498 sf				498 sf
3rd	498 sf				498 sf
Roof	69 sf		416 sf		485 sf
UNIT TOTALS	1467 sf		416 sf		1883 sf
BLD. TOTALS	2934 sf		832 sf		3766 sf
Grand Totals	5686 sf	142 sf	1708 sf		7536 sf