

DPD PROJECT #: 3015685  
KING CO. APN: 982870 -1720



**PROPOSAL:**  
THE PROPOSED PROJECT AT 206 26TH AVE E. IS A 6 UNIT SITE INLCUDING A DUPLEX, TRIPLEX, AND ONE SINGLE FAMILY. THE EXISTING SINGLE FAMILY HOME WILL BE DEMOLISHED AND ALL SIX UNITS WILL BE DESIGNED AND CONSTRUCTED FOR MINIMUM BUILTGREEN 4 STAR CERTIFICATION

**CONTEXT:**  
THE PROJECT SITE, LOCATED IN THE MADISON VALLEY NEIGHBORHOOD OF SEATTLE, IS A 9,000SF PARCEL ZONED FOR LOW-RISE DEVELOPMENT (LR2). THE PARCEL IS BOUND BY NEWLY CONSTRUCTED HOMES TO THE NORTH, HOMES TO THE SOUTH, AN ALLEY TO THE EAST AND 26TH AVE TO THE WEST.





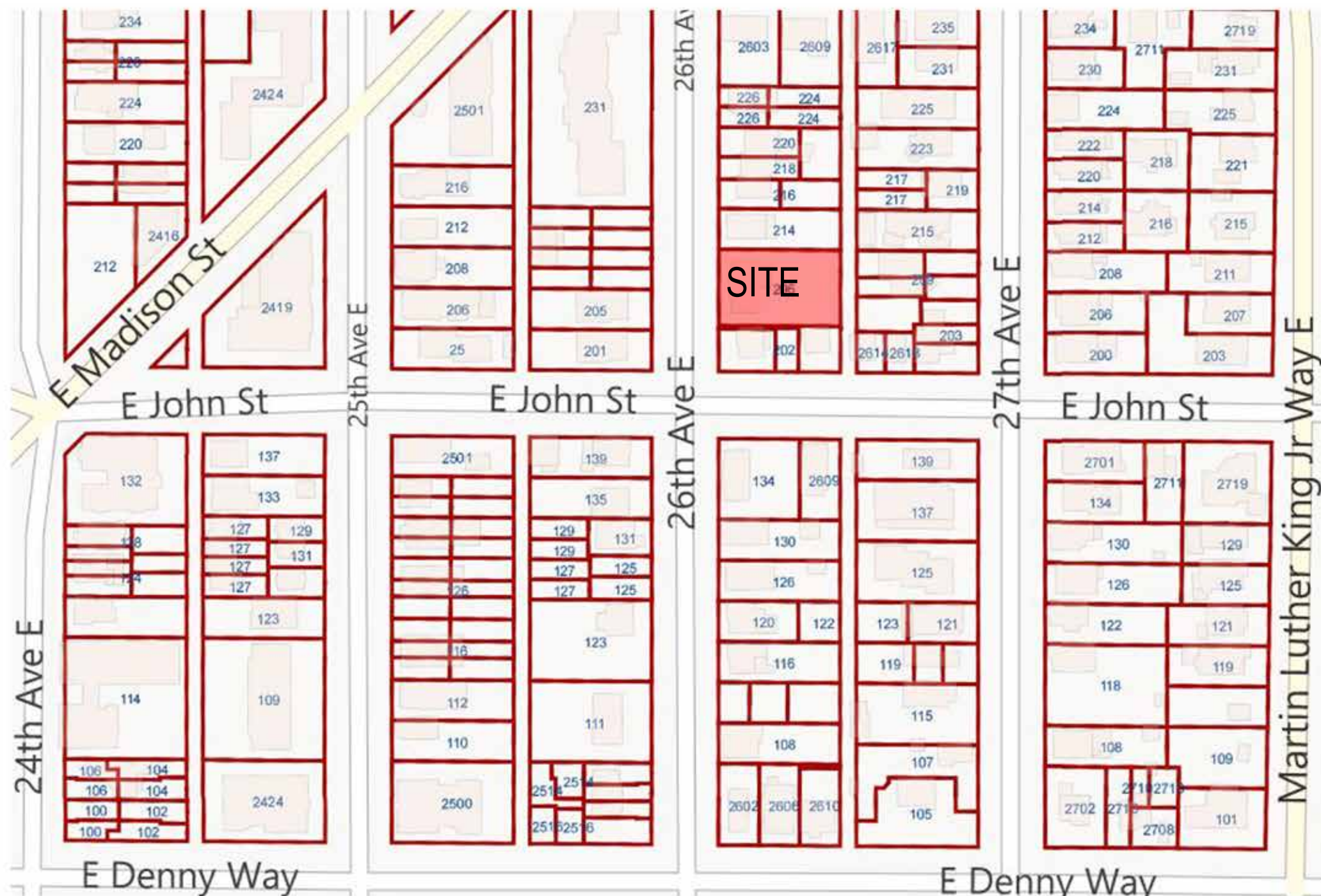


SITE CONSTRAINTS AND OPPORTUNITIES MAP

2.



ZONING MAP



# PARCEL MAP

4.



EXISTING DUPLEX



SOUTH EAST FACING VIEW



NORTH FACING VIEW



VIEW FROM END OF ALLEY



VIEW OF SITE FROM ALLEY



TWO LARGE TREES IN MIDDLE OF SITE

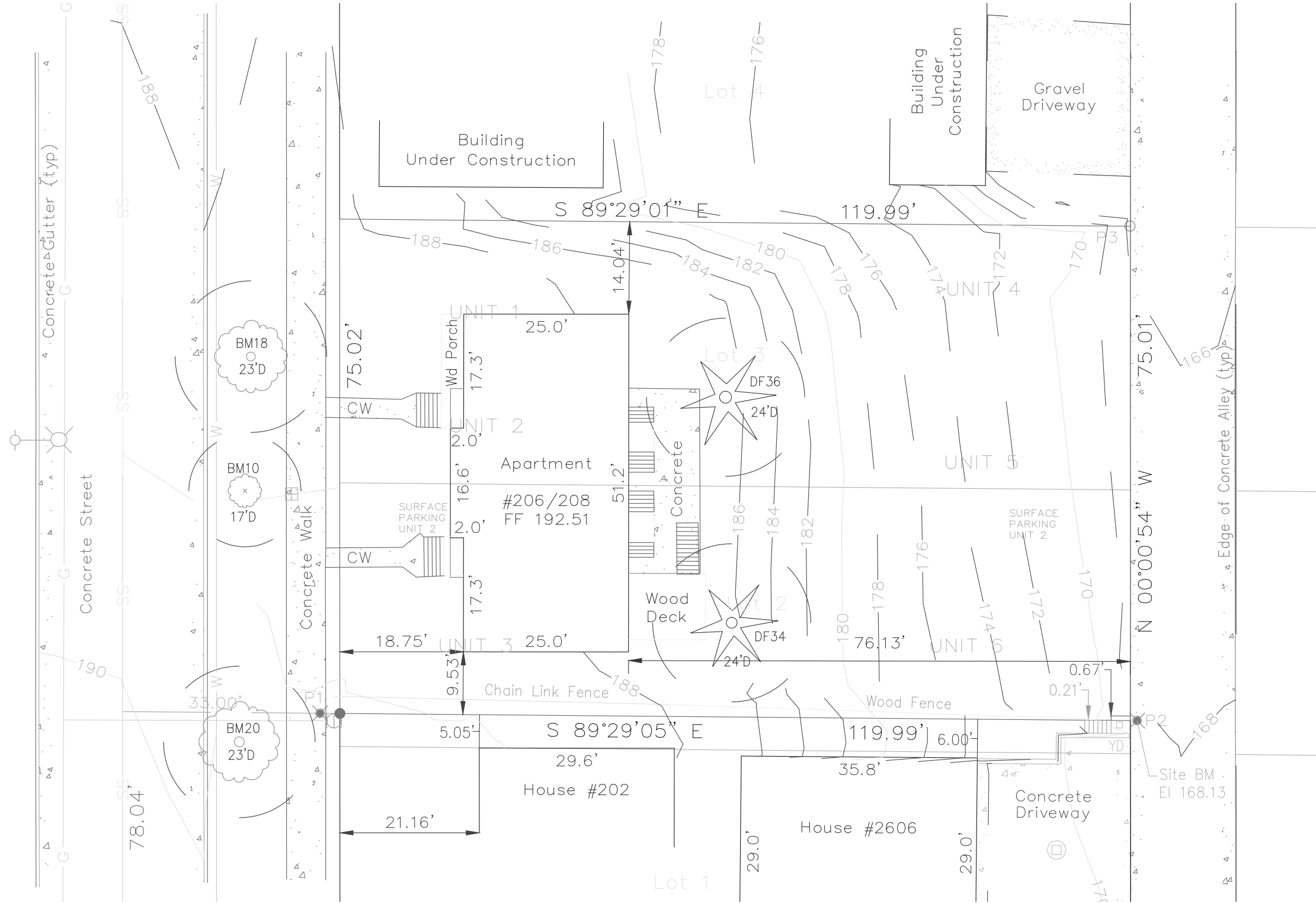
26TH AVE E



PHOTO MAP

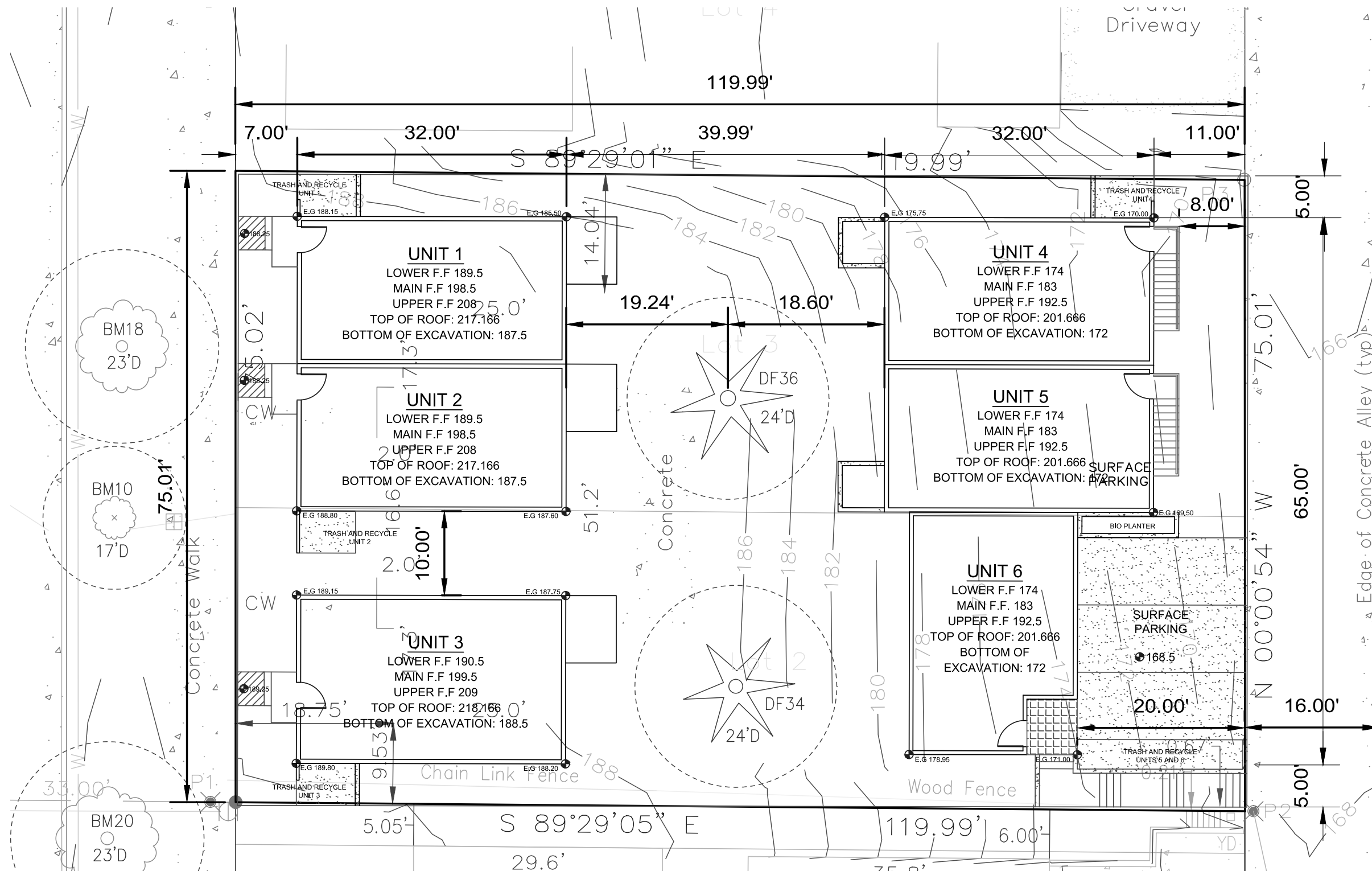
6.

26TH AVE E



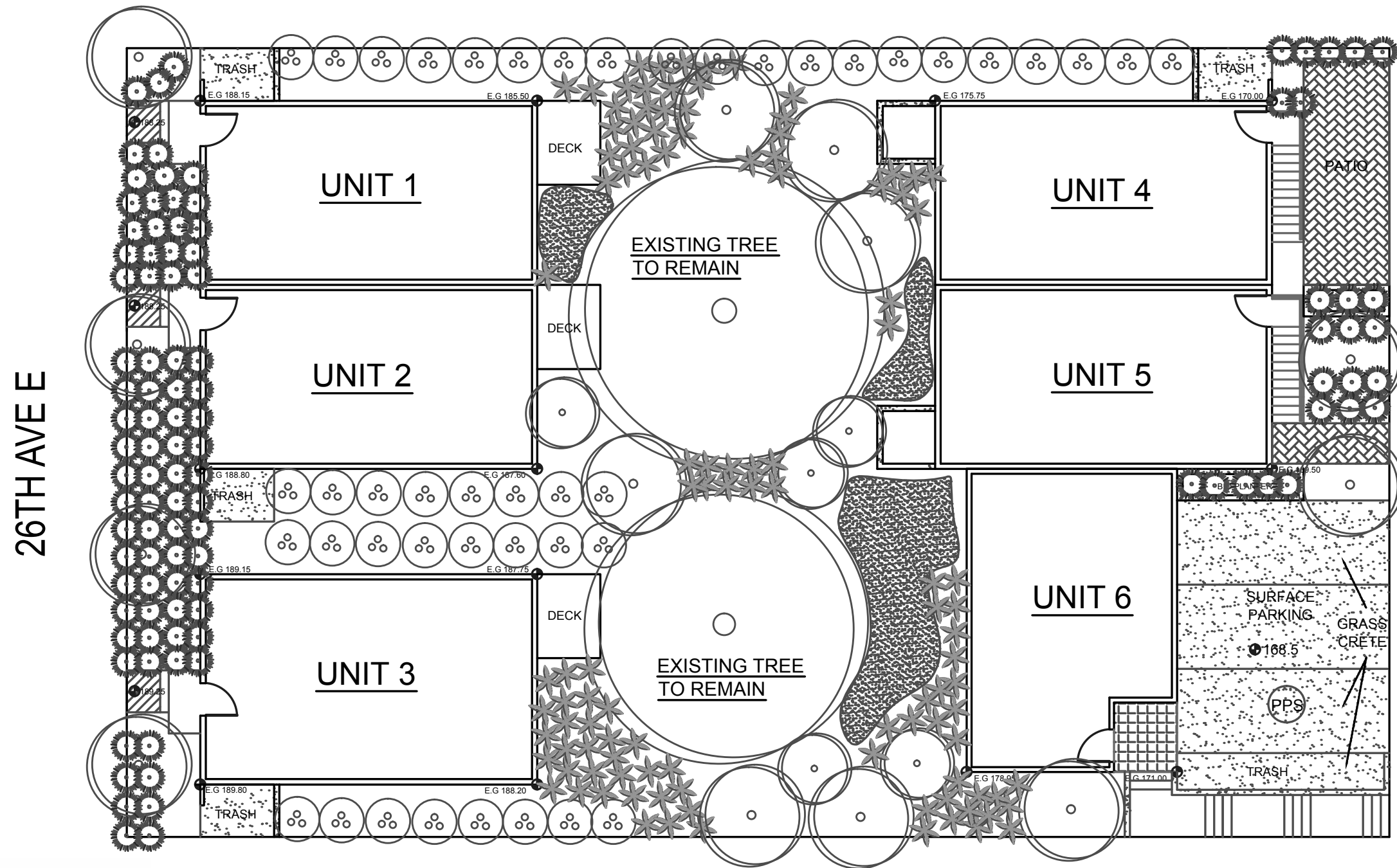
SURVEY NTS

26TH AVE E

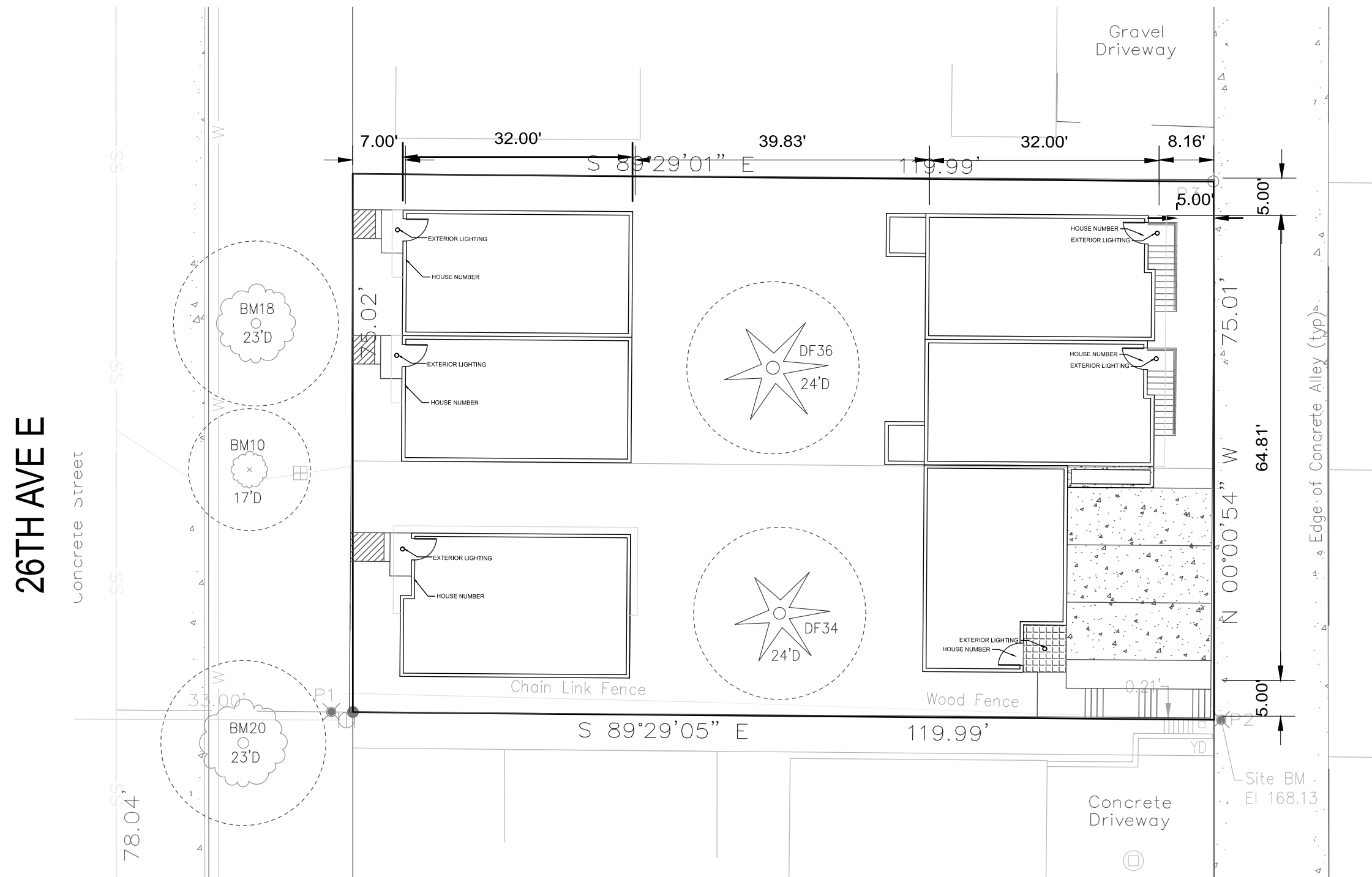


SITE PLAN NTS

8.

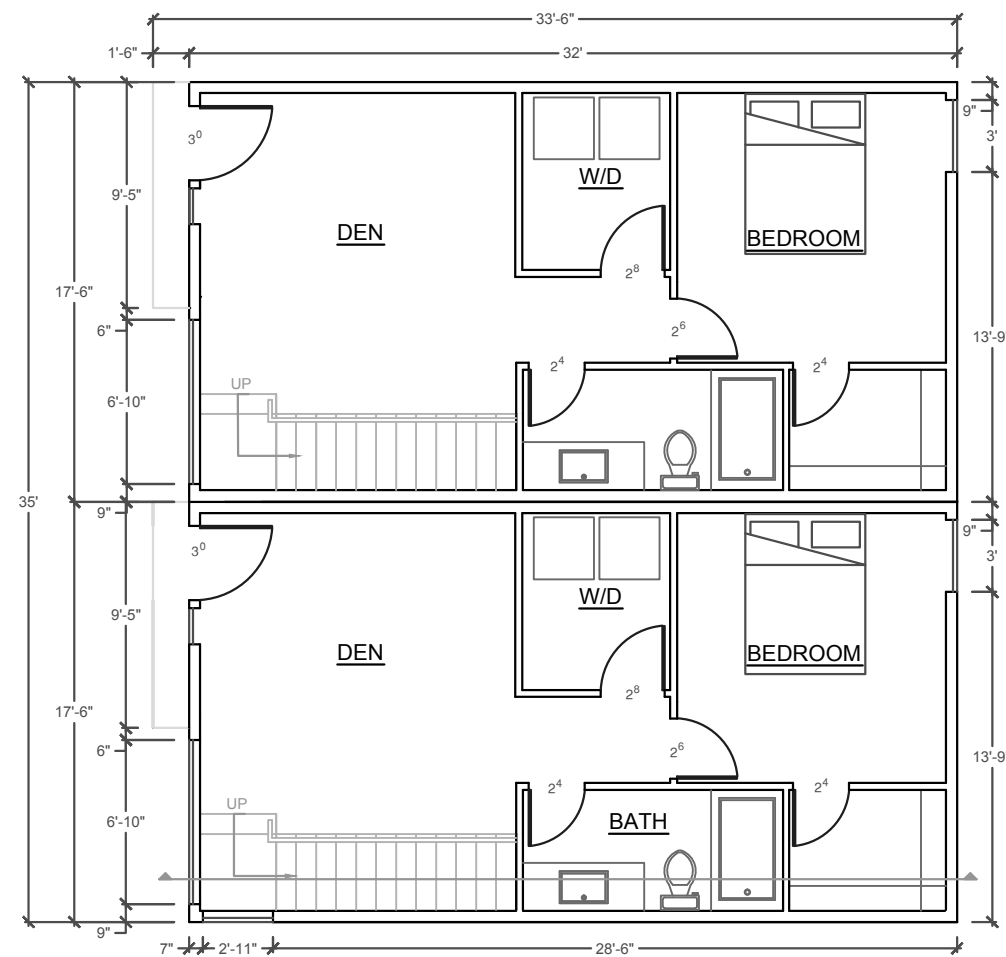


LANDSCAPE PLAN NTS

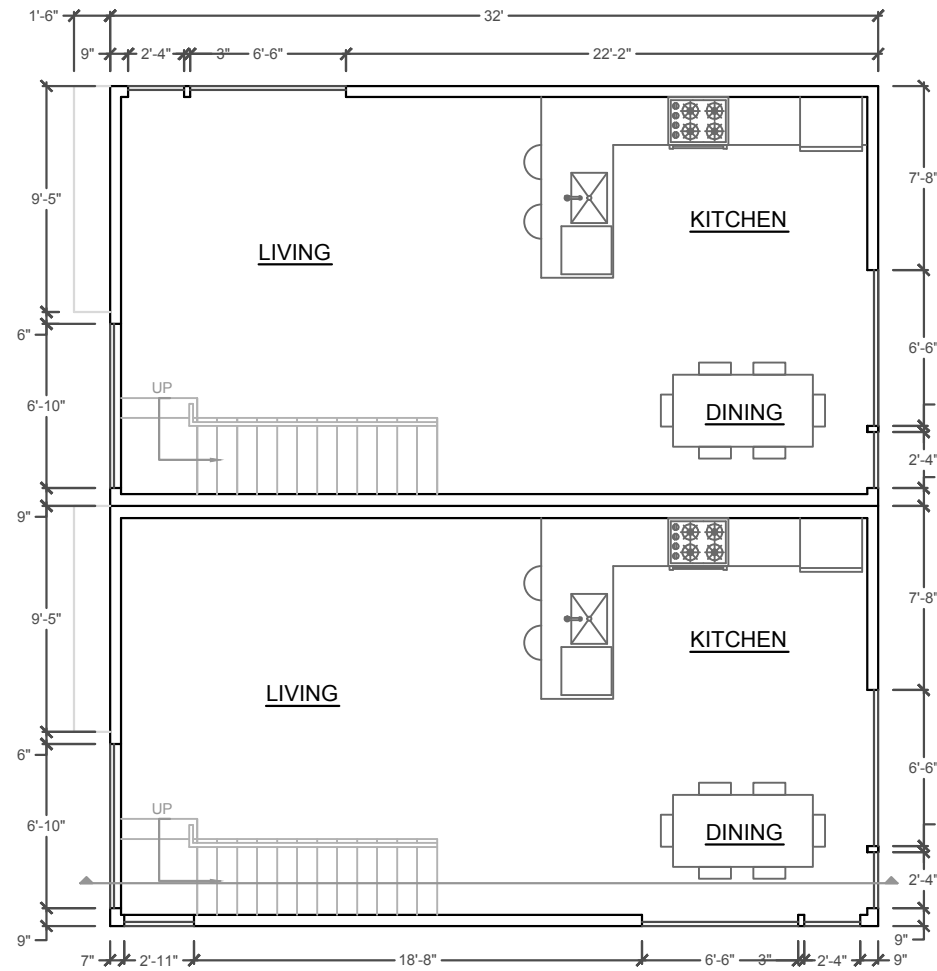


EXTERIOR LIGHTING PLAN NTS

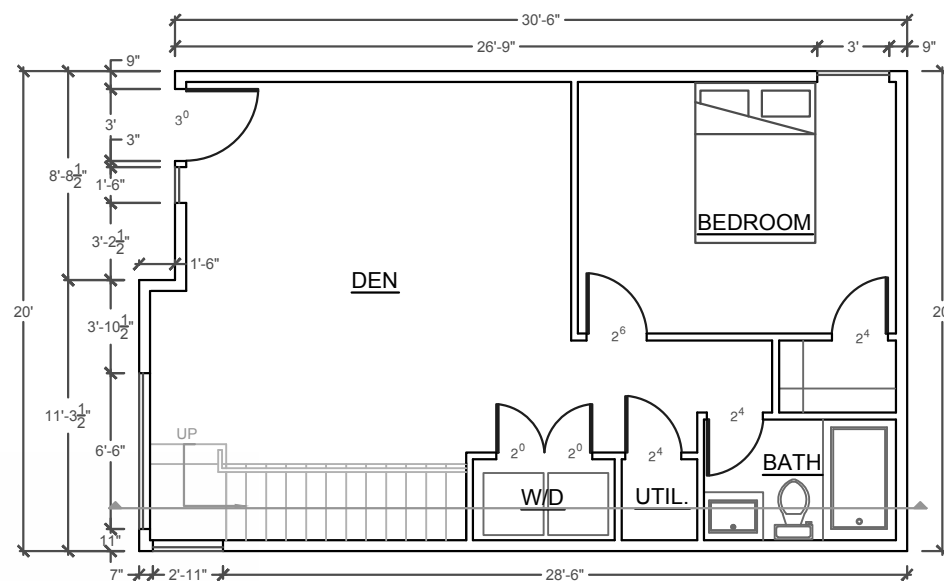
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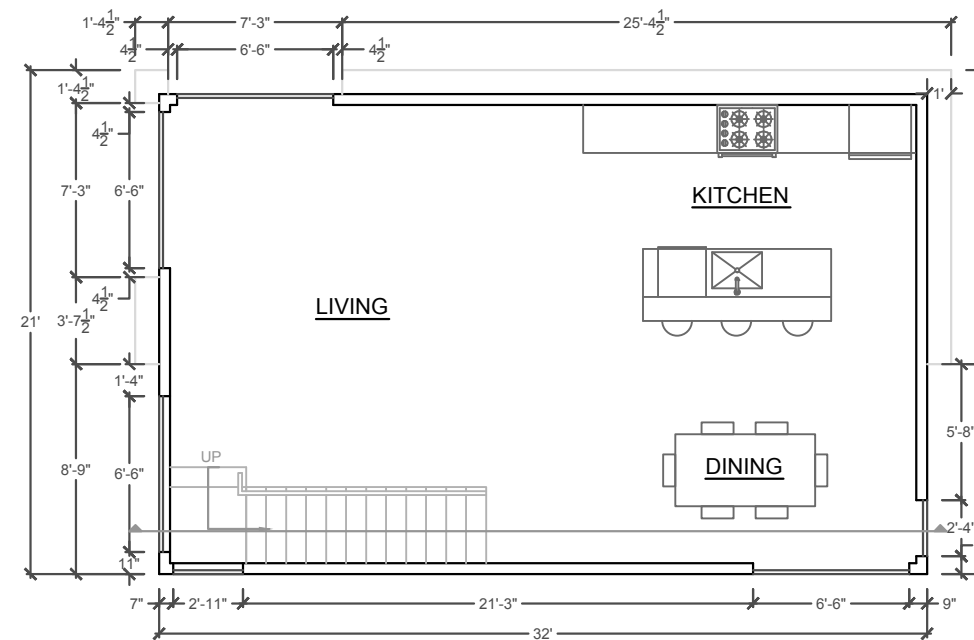
UNIT 1 & 2 LOWER



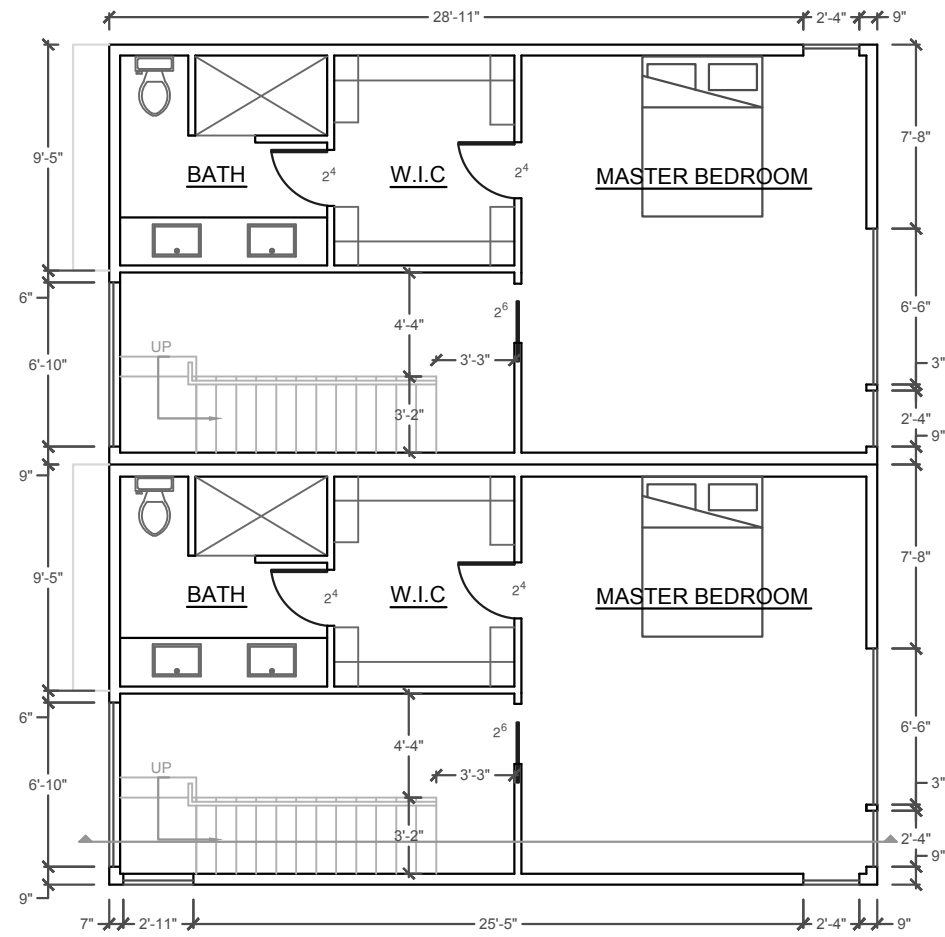
UNIT 1 & 2 MAIN



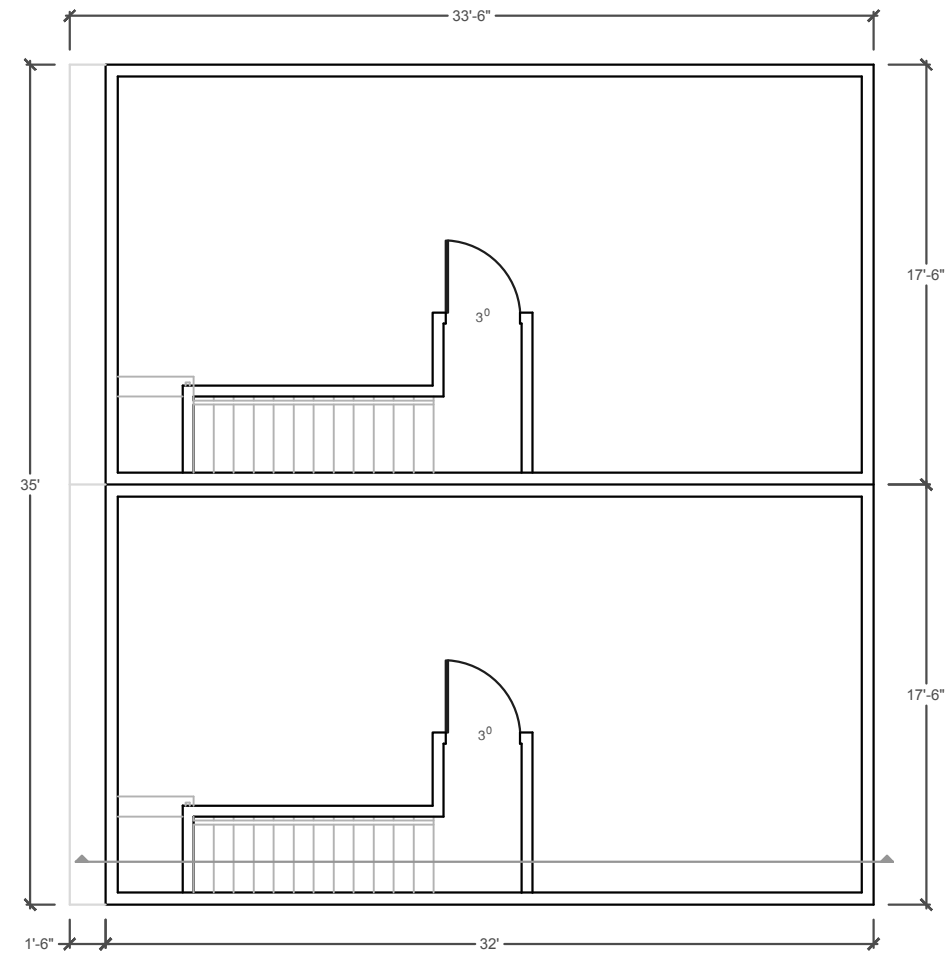
UNIT 3 LOWER



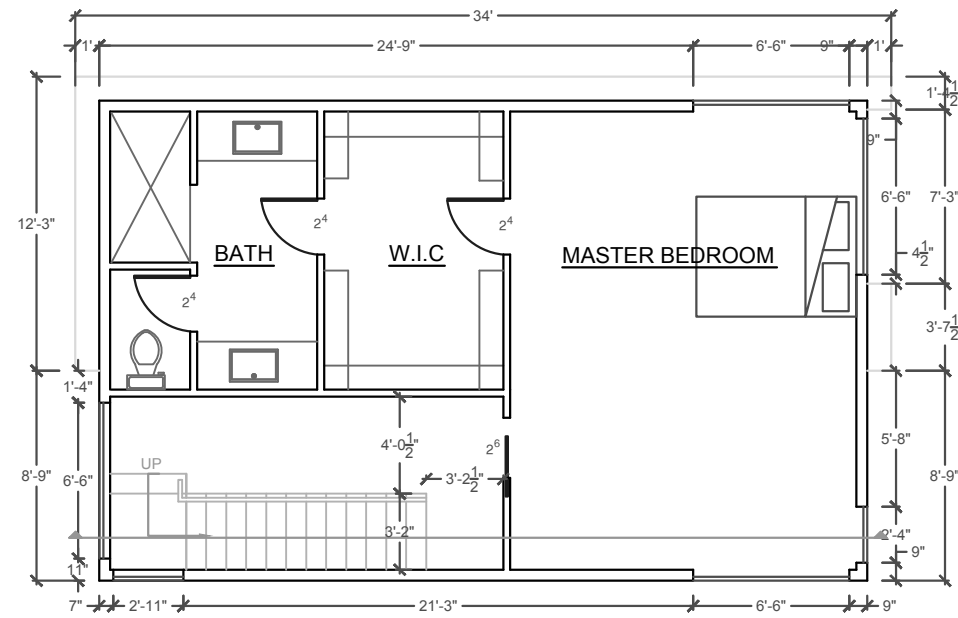
UNIT 3 MAIN



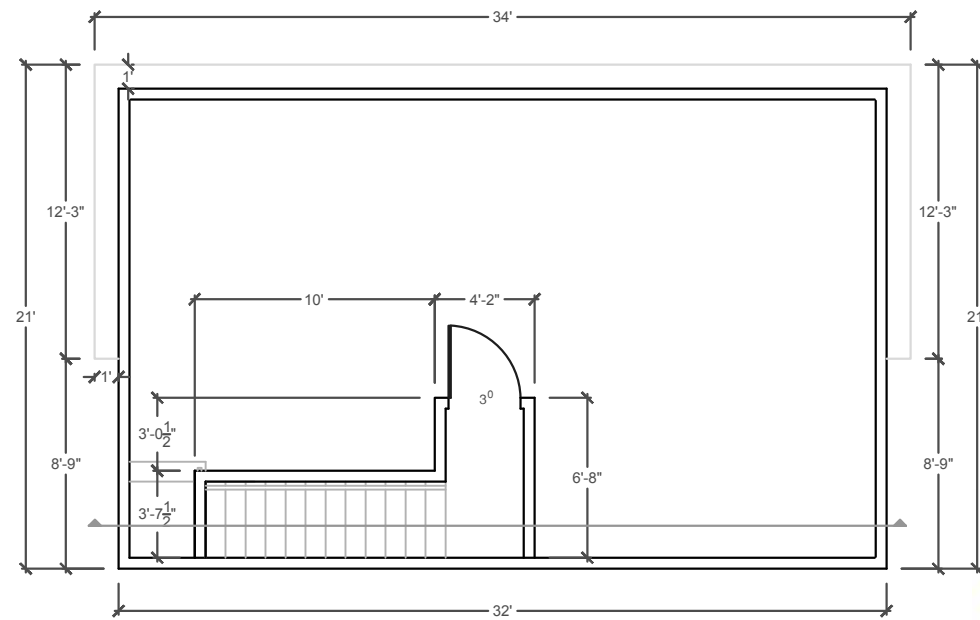
UNIT 1 & 2 UPPER



UNIT 1 & 2 ROOF



UNIT 3 UPPER



UNIT 3 ROOF

12.





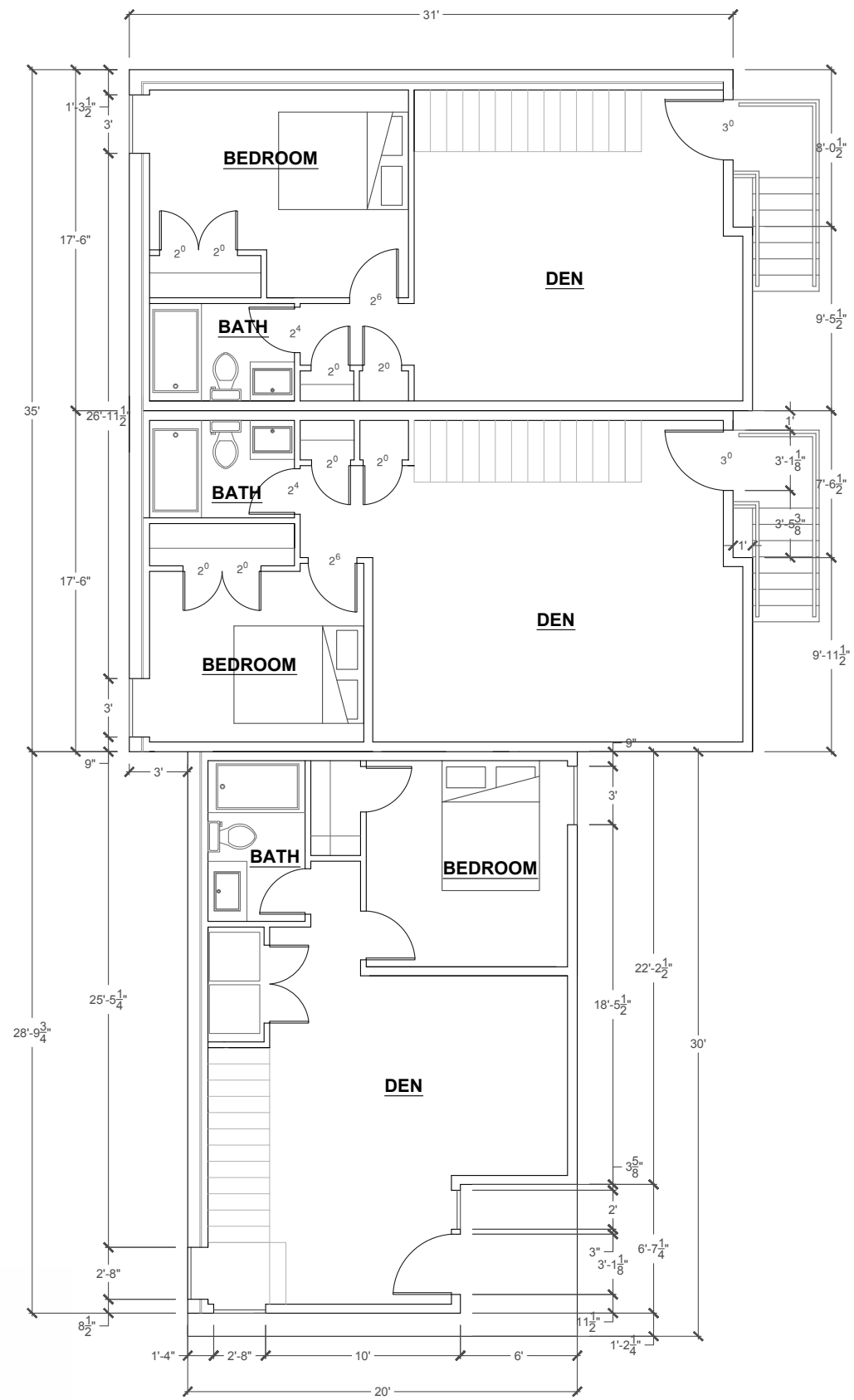
EAST ELEVATION



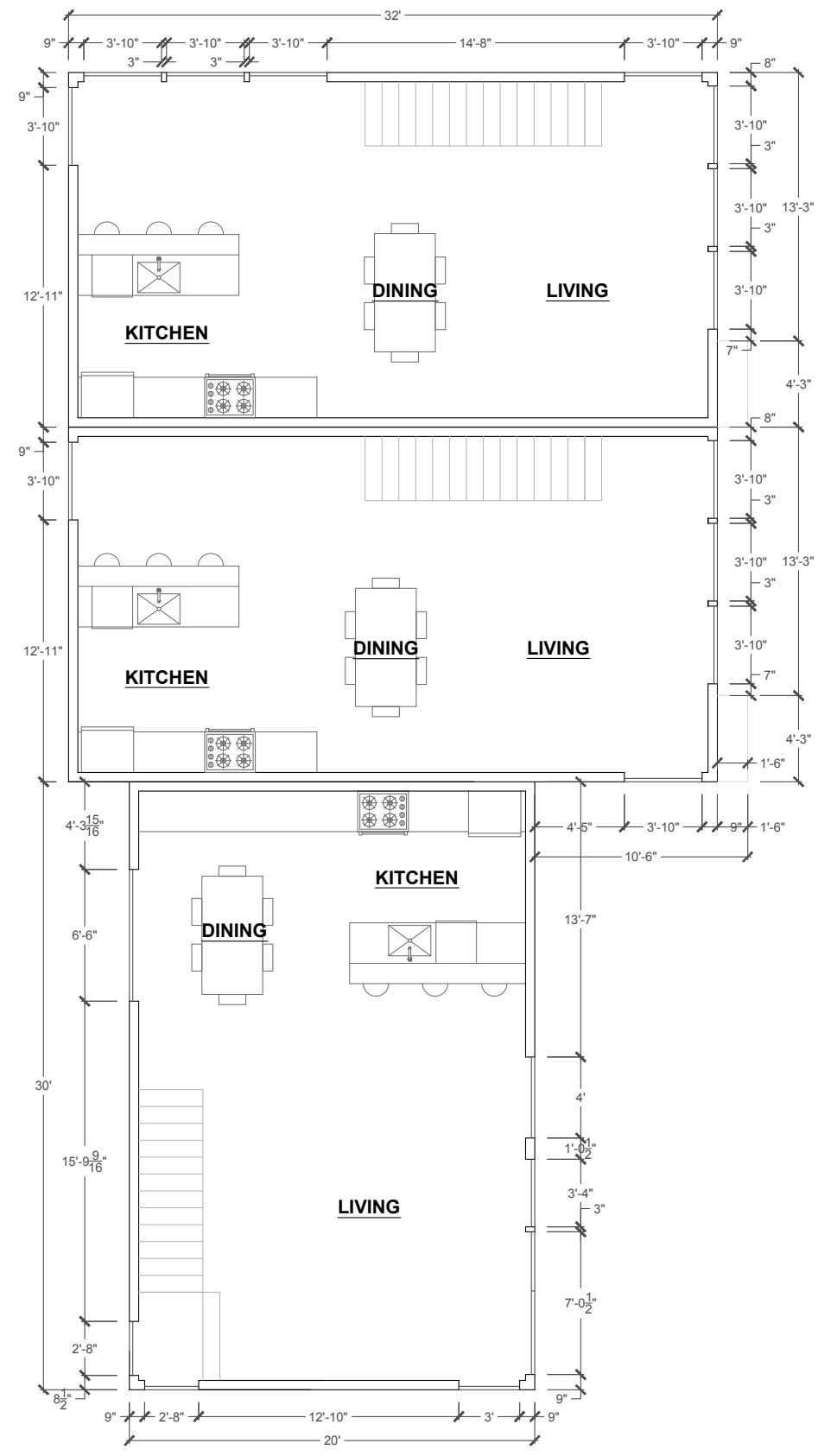
SOUTH ELEVATION



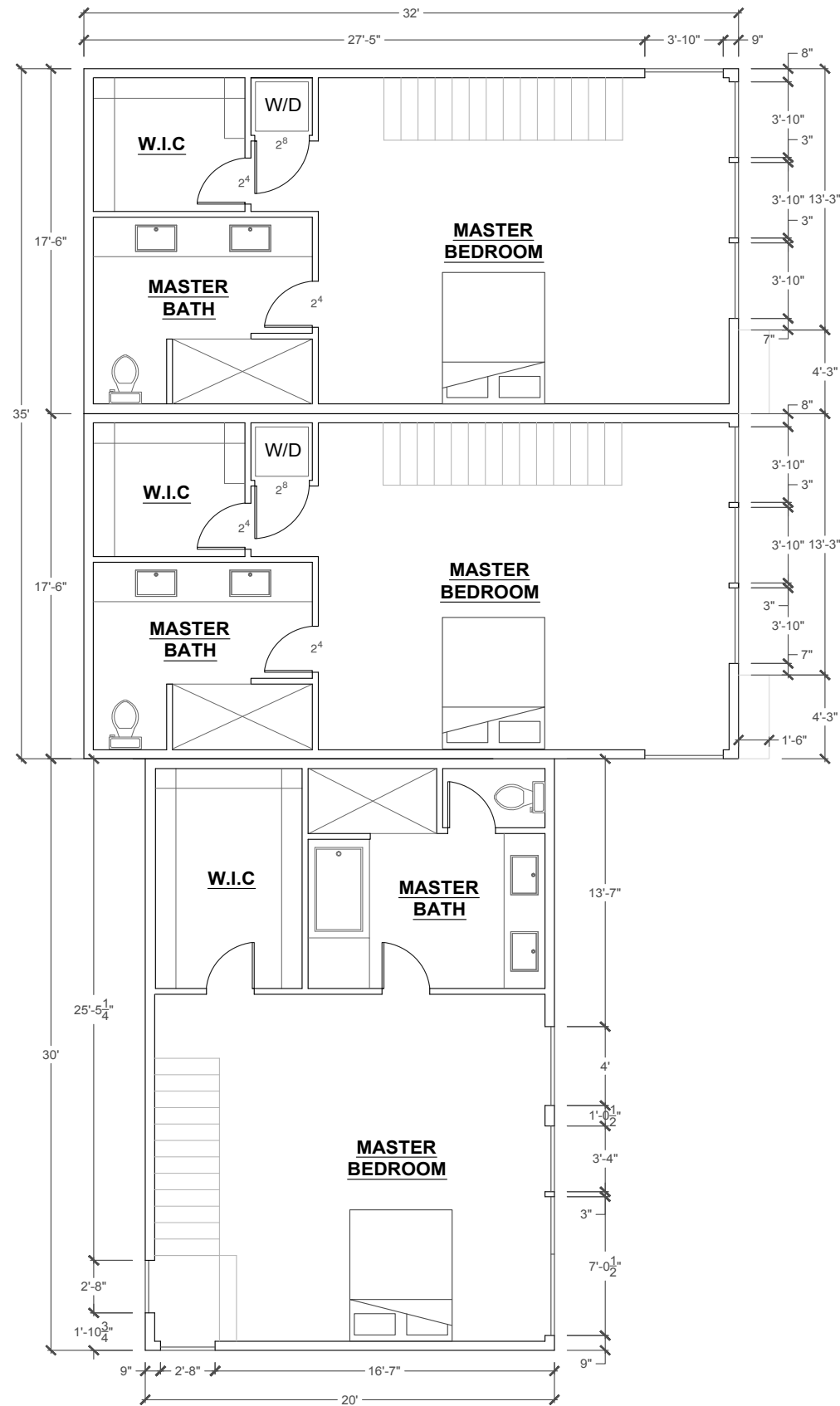
NORTH ELEVATION



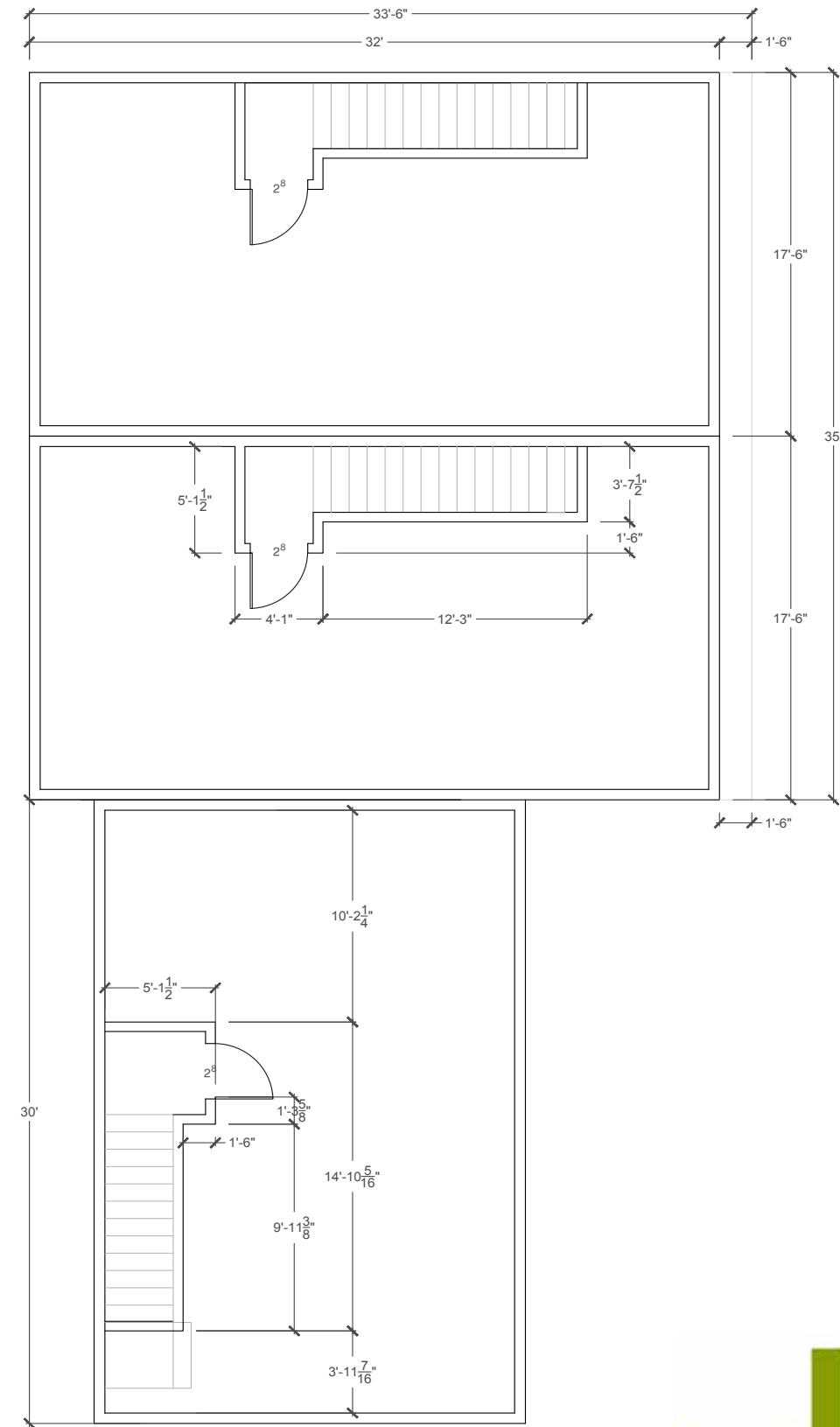
UNIT 4,5, & 6 LOWER



UNIT 4,5, & 6 MAIN

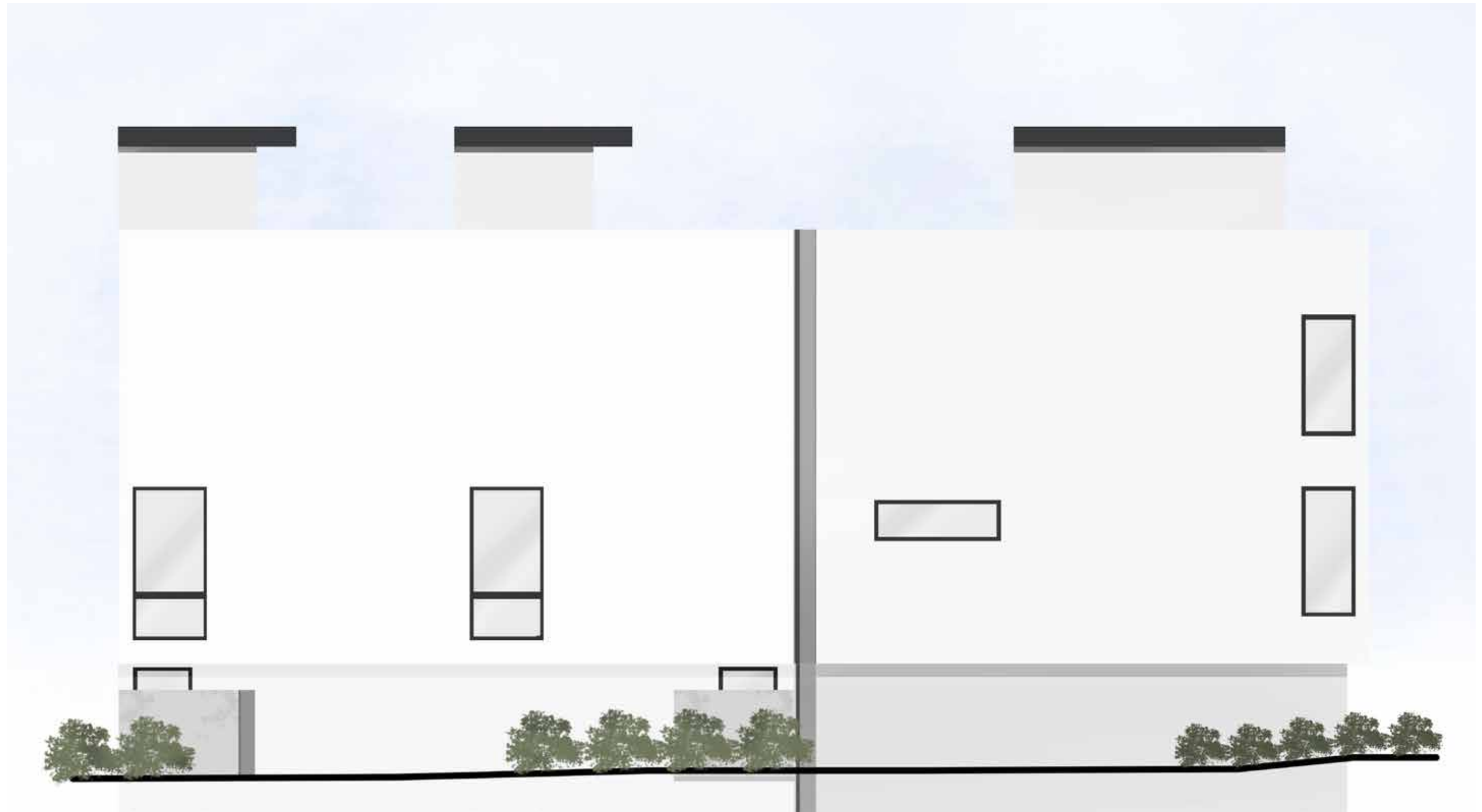


UNIT 4,5, & 6 UPPER



UNIT 4,5, & 6 ROOF





WEST ELEVATION

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 the alley to the east. The 3 units to the west are further set into grade an additional 3.5'. This allows the east units to relate to the surface parking while minimizing excavation around the existing trees. The roofs for all units 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 three buildings is placed to maximize detail and glazing along the public edge of 126h Ave E and the public alley. The combination of front doors, maximum glazing, modulation and material changes occur along the front elevations 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. The unit entrances are inviting and visible from both 26th Avenue and alley right of way. Units 4, 5 and 6 are 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. The existing alley has had recent development where units are fronting along this narrow ROW. The recent development, has been treating the alley similar to a "Wonerf" providing a pleasant frontage.

A-4 HUMAN ACTIVITY

The proposed development will increase pedestrian activity along 26th Ave E and within the alley. Three units will front on 26th Ave E and promote street presence while the other units will front the existing alley. The new units will maximize glazing for visual access to both 26th Ave E and the alley, 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 26th Ave E 7ft along the west property line, 5 feet along the north and south property lines and 11 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 are sited closely to the ROWs. This is encouraging public interaction, a pedestrian oriented ROW and eyes on the public realm.

A-7 RESIDENTIAL OPEN SPACE

A hierarchy of open spaces are proposed for the site. First, all units will have private open space located internal next to the existing trees. This will hopefully encourage ownership in the preserved significant trees. In addition, each unit will have private usable roof top view open space.

A-8 PARKING AND VEHICLE ACCESS

Three homes will be 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 1.2. 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 minimize blank walls while balancing the function of floor plans.

### D-3 RETAINING WALLS

Concrete retaining walls are proposed along the alley to allow surface parking. The adjacent unit details and planters allow opportunities to highlight the contemporary concrete material.

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

No parking lots adjacent public sidewalks are proposed.

### D-5 VISUAL IMPACTS OF PARKING STRUCTURES

Vegetation and grass crete surface 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 26th Ave E 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 4, 5 and 6. 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. The front set back facing 26th Ave E will be landscaped for street presence.

### 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 a mild – low buffer from the sidewalk, while still providing a pleasant connection ROW. On the street level, trees, contemporary grasses, screen walls and/or other outdoor furniture will be utilized in order to enhance pedestrian experience along 26th Ave E. Individual rear patios are provided to units 1, 2 and 3 and a rear deck is provided to units 4, 5 and 6. In addition, all units will be provided with roof top view decks for additional outdoor living space.

### E-3 LANDSCAPE TO ADDRESS SPECAIL SITE CONDITIONS

The site plan has been organized around retaining the two existing fir trees in the center of the site keeping a minimum distance of 15’ to minimize root disturbance





PERSPECTIVE



PERSPECTIVE

23. ZONING NOTES

ZONE: LR2

CONSTRUCTION TYPE: VB  
PROPOSED USE: 1 DUPLEX, 1 TRIPLEX, 1 SINGLE FAMILY  
(6 NEW HOMES)  
LOT AREA: 9,000 SF

PROPOSED FAR: 1.11

ADJUSTMENTS: NONE

HEIGHT: 30 ‘

SETBACKS:  
-FRONT PROPOSED ON 26TH AVE E : 7.00 FEET  
-REAR PROPOSED:8.00 FEET  
-SIDE NORTH PROPOSED: 5.00 FEET  
-SIDE SOUTH PROPOSED: 5.00 FEET

PARKING:  
-STALLS REQUIRED: 3  
-STALLS PROPOSED: 3 SURFACE  
(FREQUENT TRANSIT CORRIDOR)

AVERAGE GRADE LEVEL: UNITS 1 & 2 - 188.16  
UNIT 3 - 188.84  
UNITS 4, 5, & 6 - 175.01

BUILTGREEN: CERTIFIED 4 STAR

FAR CALCULATION:  
LOT SIZE: 9,000 SQ FT  
BUILDING SF: 10,020.27 SQ FT

FAR: 1.11

FAR CALCULATION	BUILDING 1	BUILDING 2	BUILDING 3	TOTOAL
1ST FLOOR	1059.42	580.11	1496.31	3135.84
2ND FLOOR	1059.42	593.17	1631.92	3284.51
3RD FLOOR	1059.42	593.17	1631.92	3284.51
ROOF	106.29	51.84	157.28	315.41
UNIT TOTALS	3284.55	1284.29	4917.43	10,020.27

