



PROJECT #3015802

PROPOSAL:

The proposed project at 1710 27th Ave East is 3 two-unit multi-family structures, each home less than 30' tall, and 1 single family home. The existing home will be demolished. All 7 units will be designed and constructed for a minimum Built Green 4 star certification.

CONTEXT:

The project site, located in the Madison Valley neighborhood of Seattle is a 9600SF 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 27th Ave East to the west. The topography of the site has a slope, with a 26' drop in elevation from the west property line to the east property line. The neighborhood is made up of a mix of new and old single family residences, with commercial areas north of the site along E. Madison St, and to the south of the site along E. Union St.

DPD PROJECT

3015802
King Co. APN:
982820-1325
Please see the following pages for a graphic contextual analysis.



BUILD URBAN

1710 27TH AVE



1. EXISTING HOUSE



2. PROPERTY @ ALLEY



**3. LOOKING NORTH @
ALLEY**



4. EXISTING HOUSE AND NEIGHBORS TO THE NORTH



5. NEIGHBORS TO THE WEST ACROSS 27TH AVE



6. LOOKING NORTH ALONG 27TH AVE



7. NEIGHBOR TO THE SOUTH





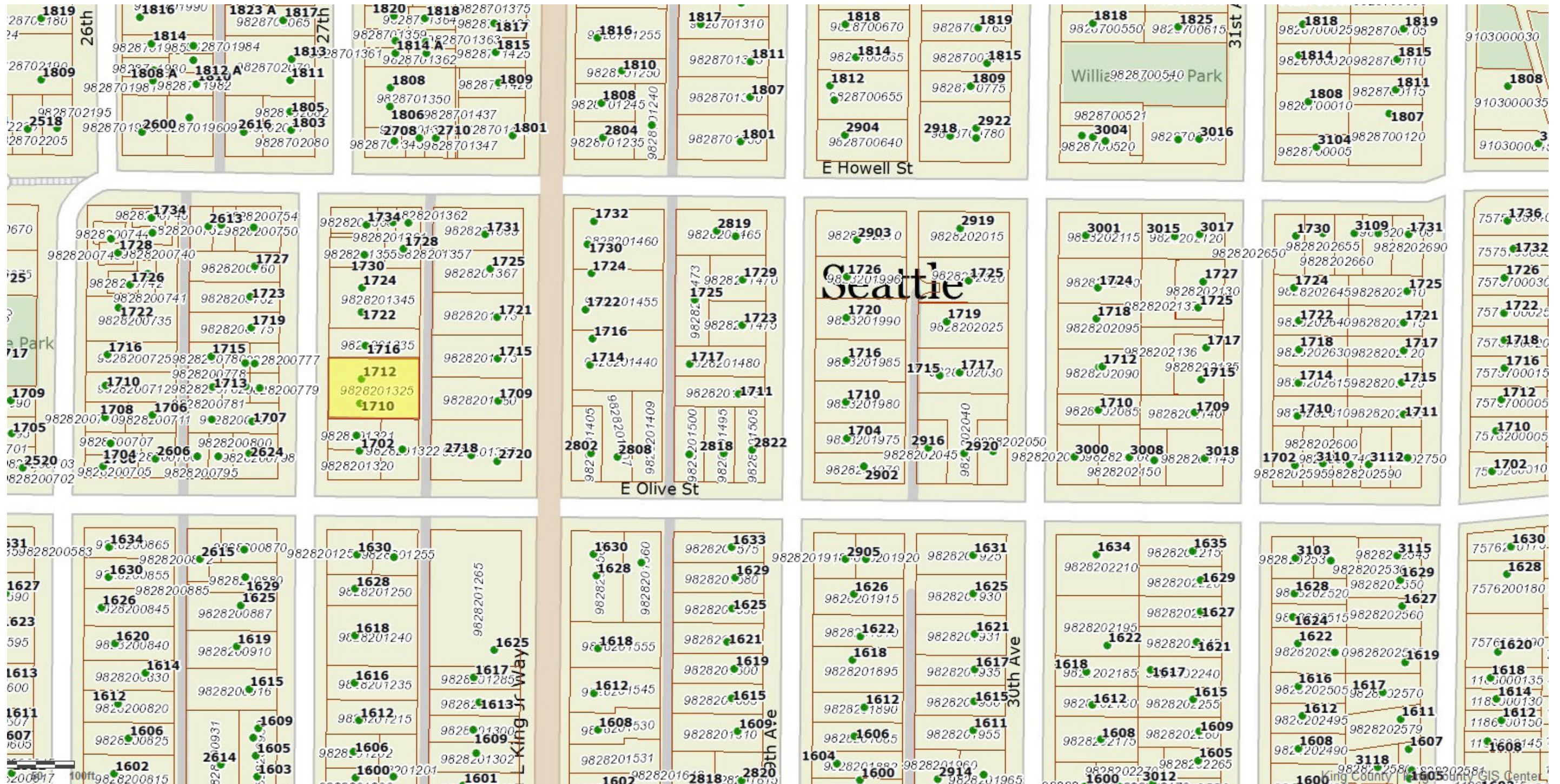
SITE CONSTRAINTS AND OPPORTUNITIES





BUILD URBAN

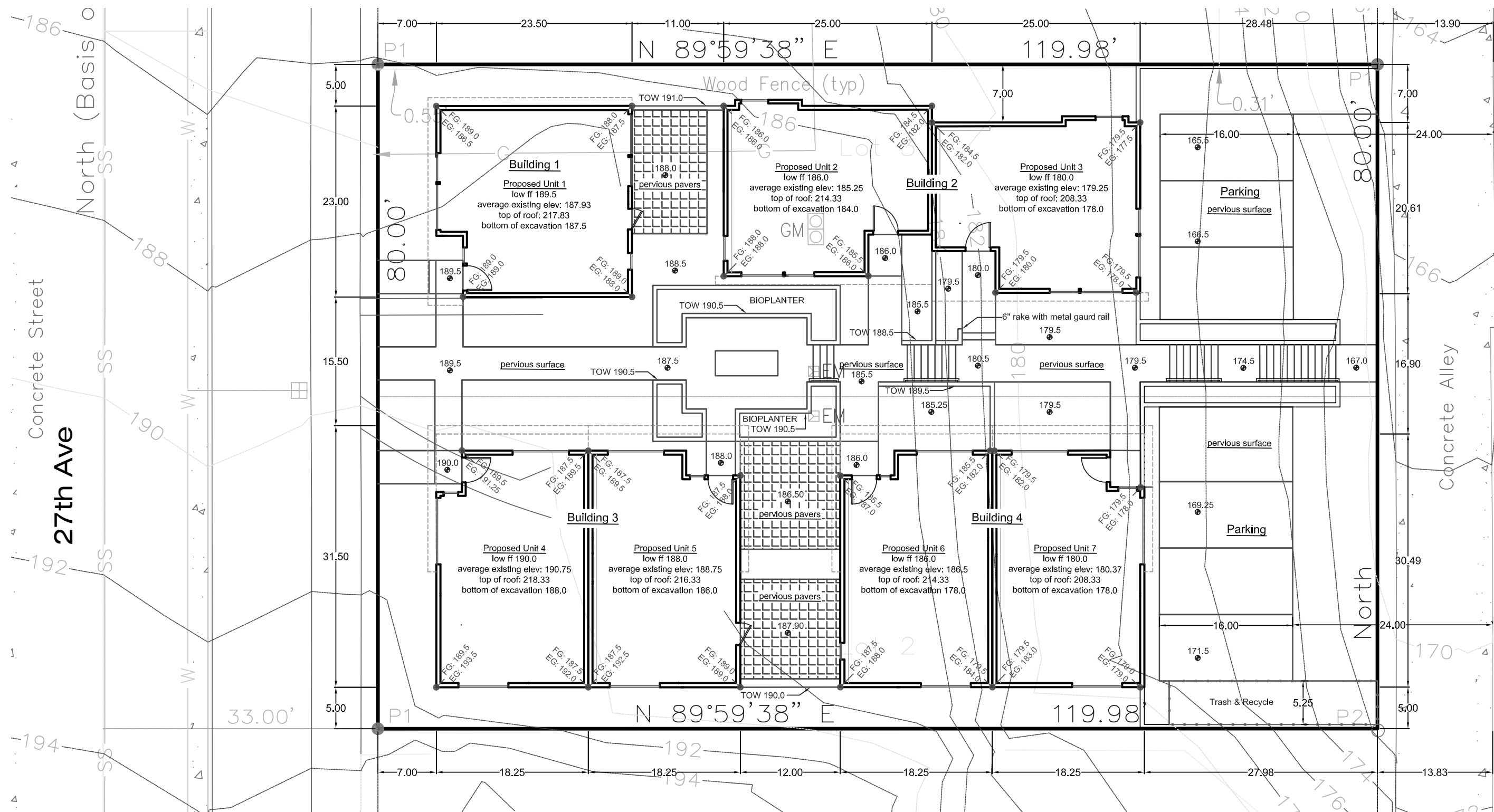
1710 27TH AVE



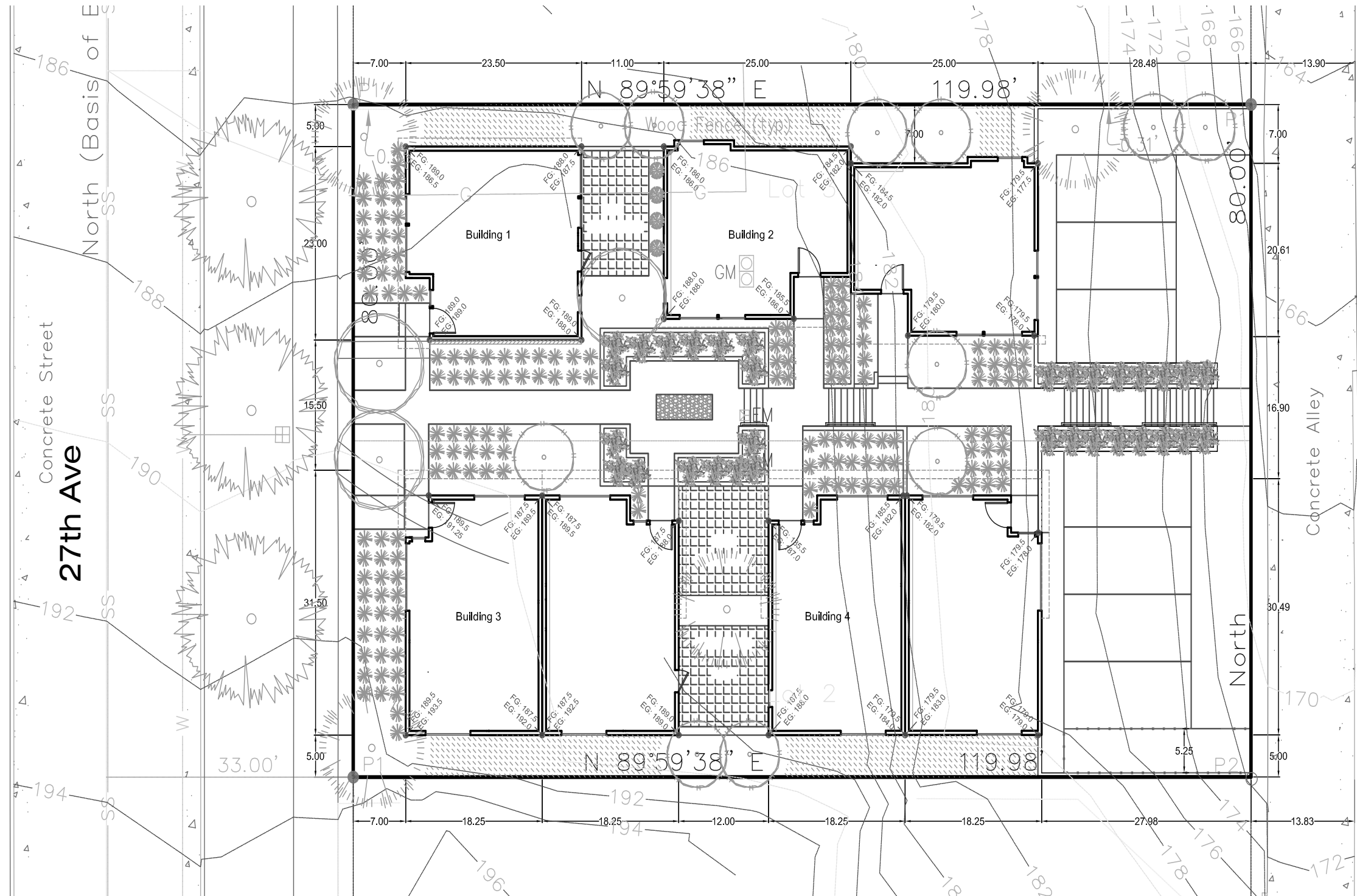




1710 27TH AVE



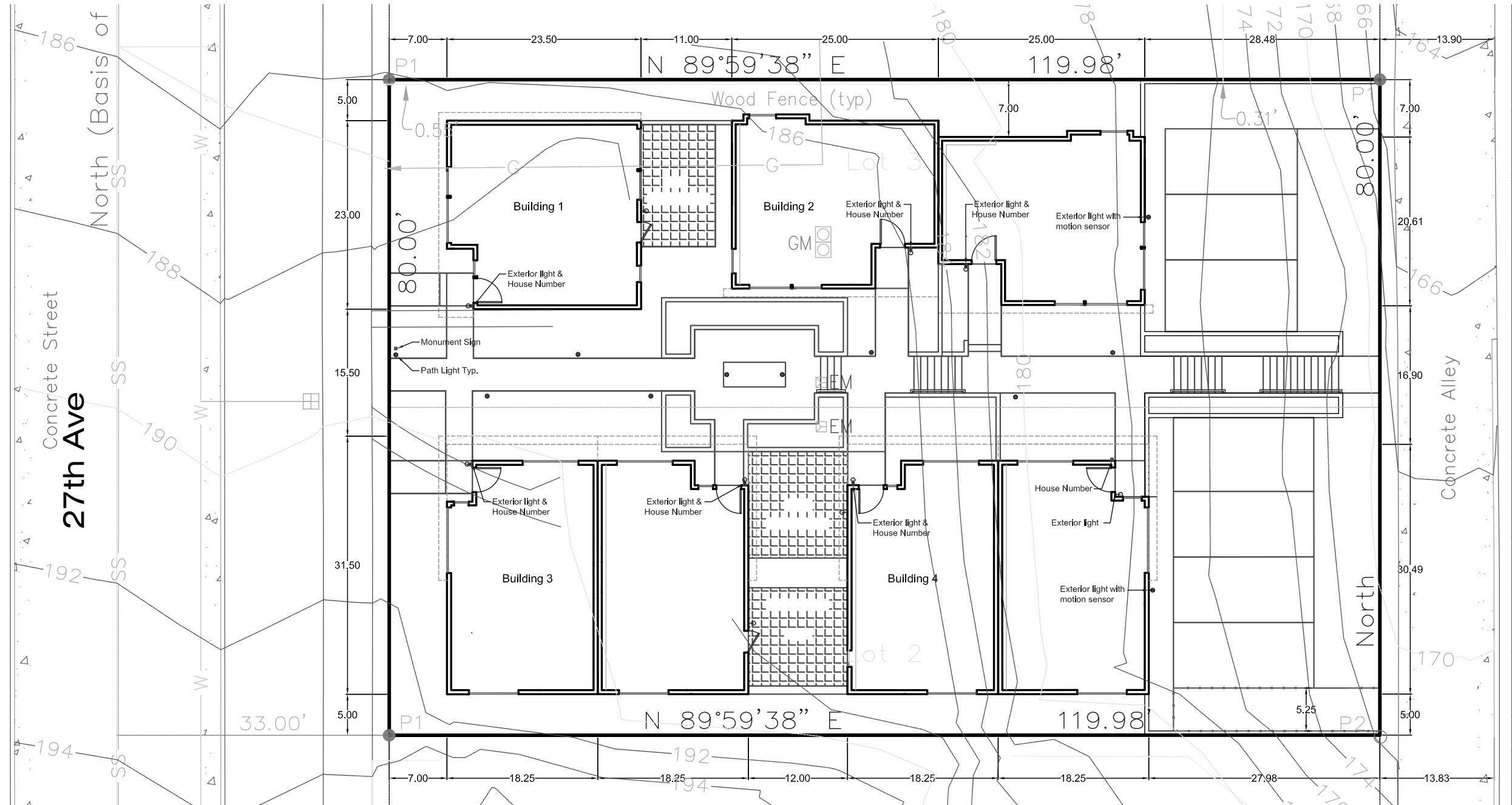
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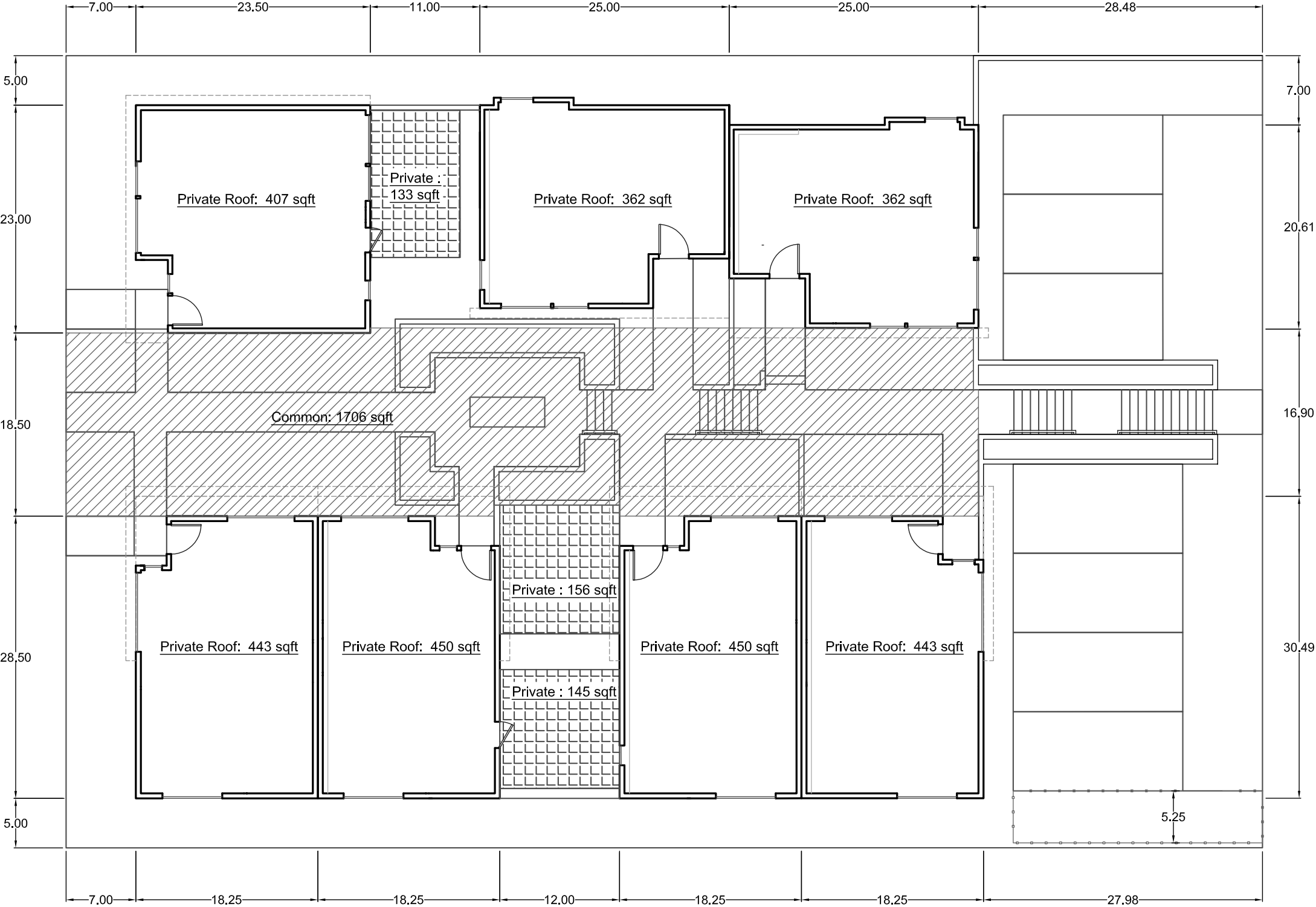




BUILD URBAN

1710 27TH AVE



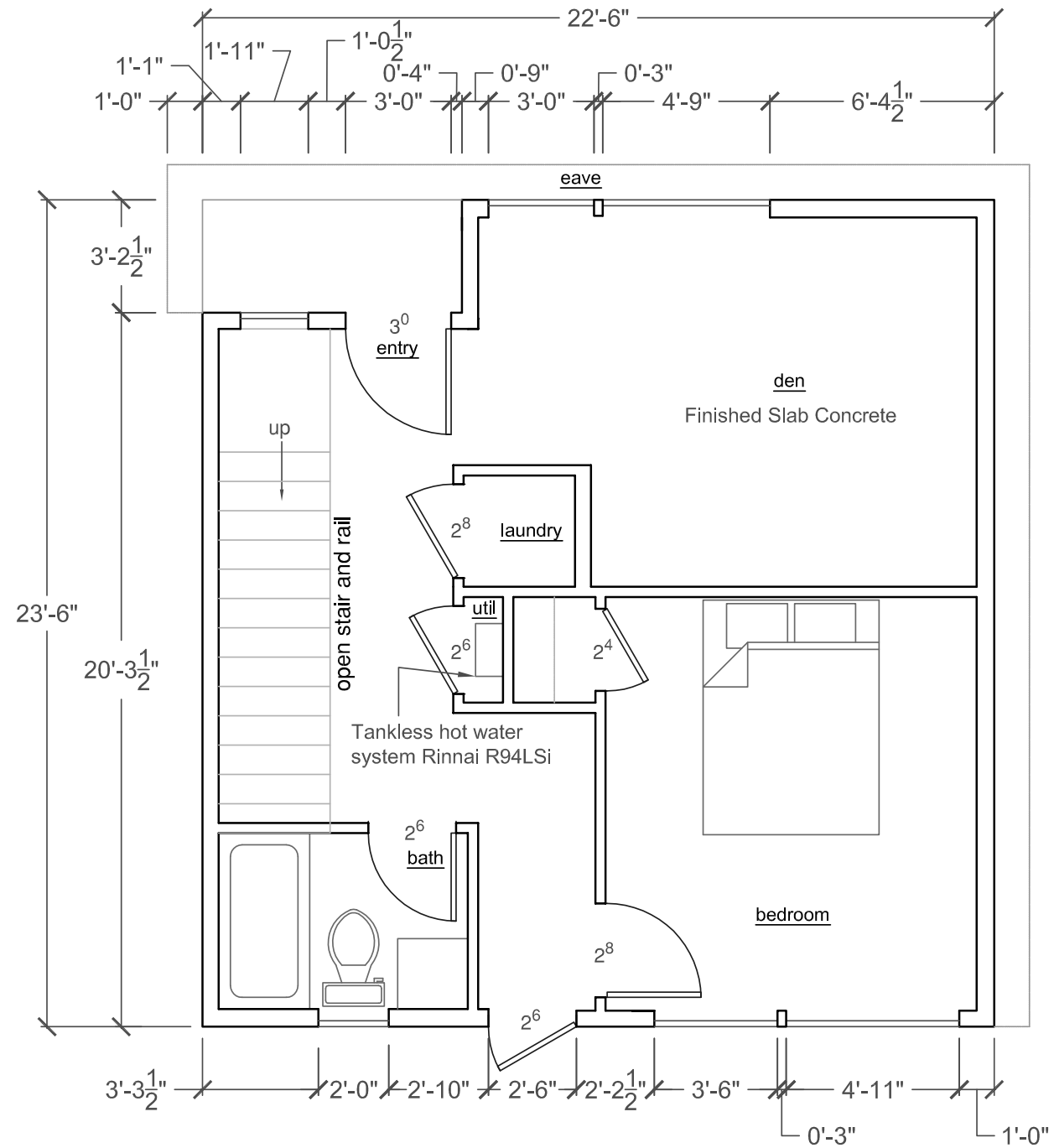




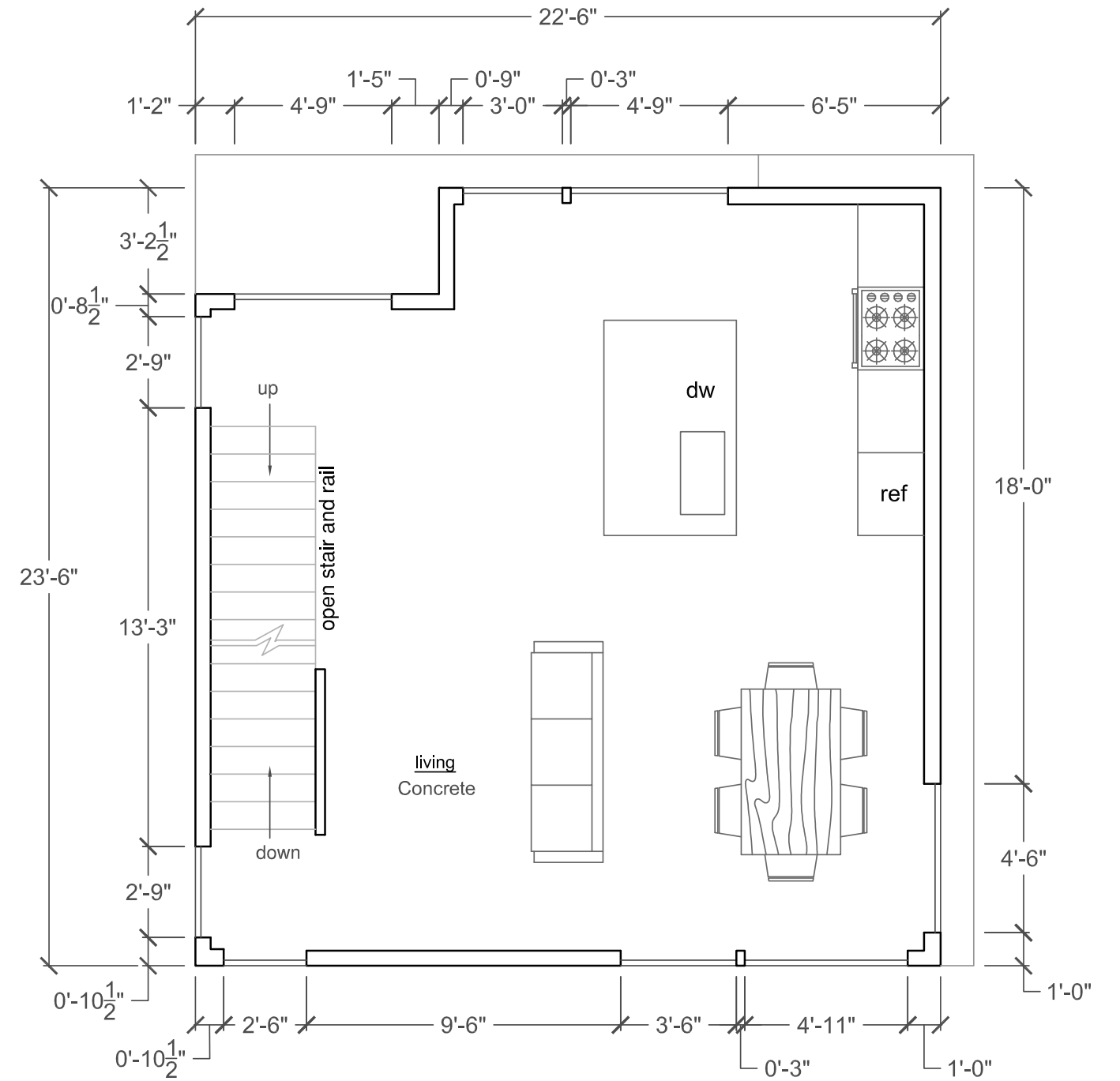
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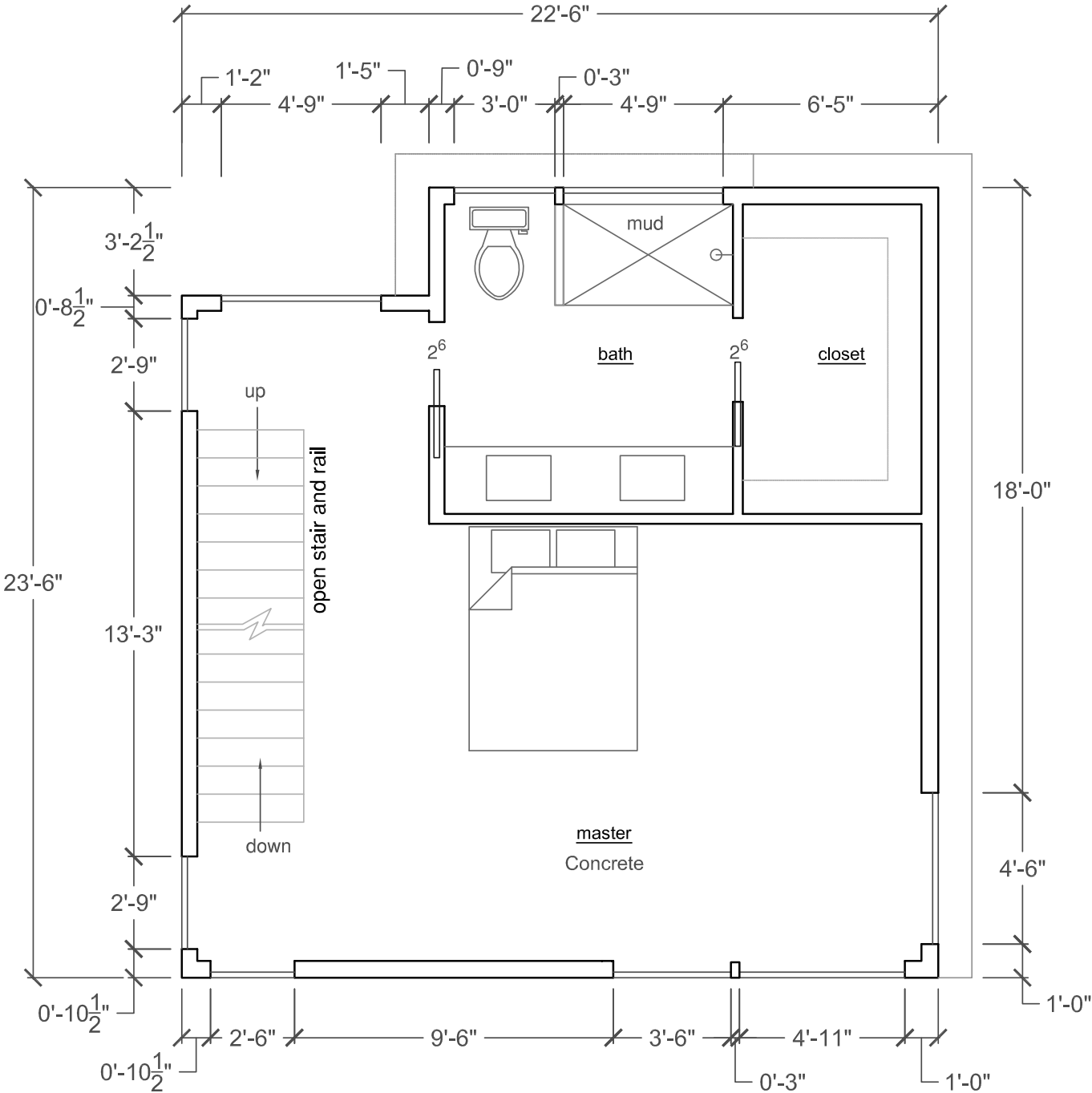
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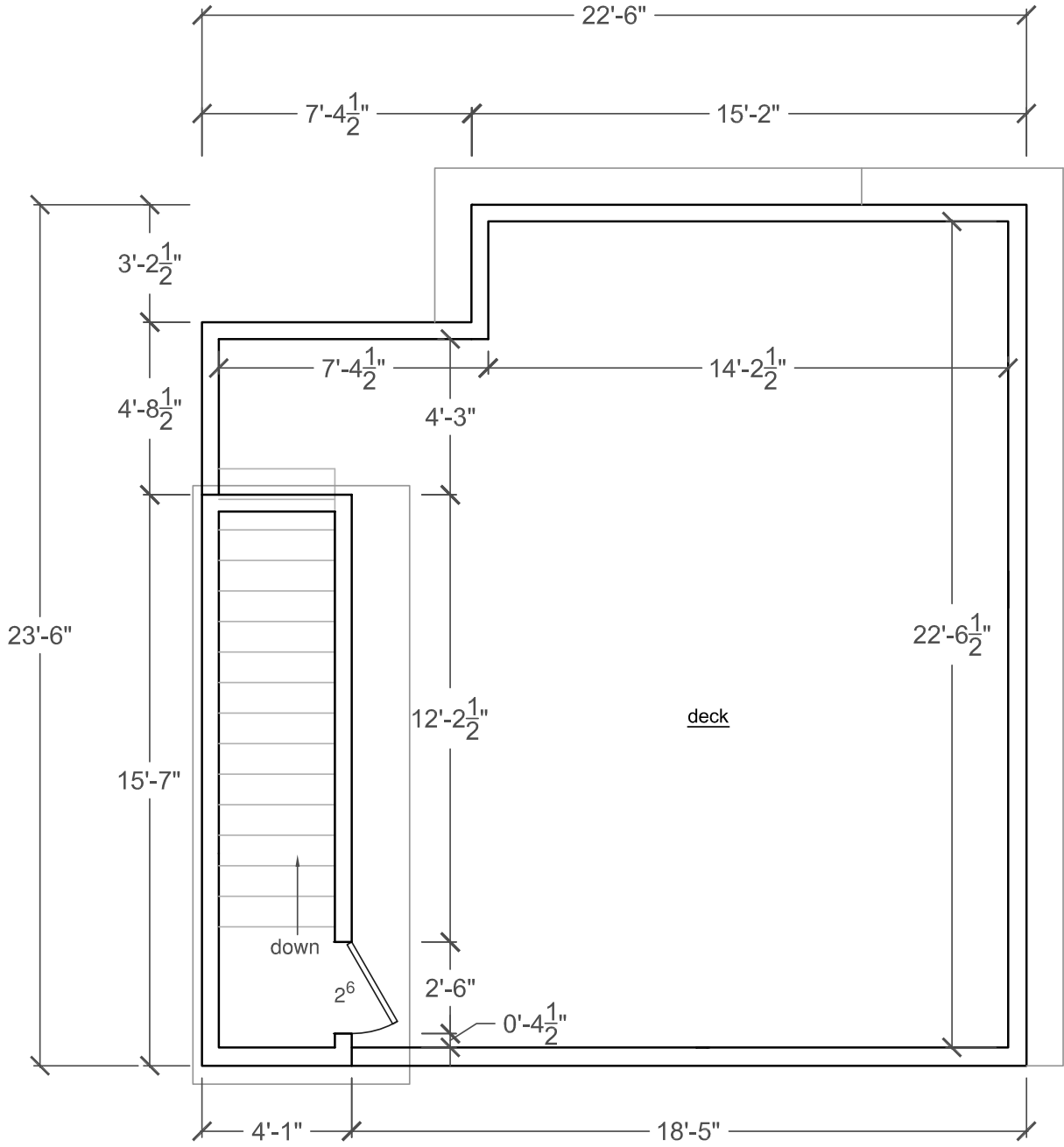
SECOND FLOOR



THIRD FLOOR



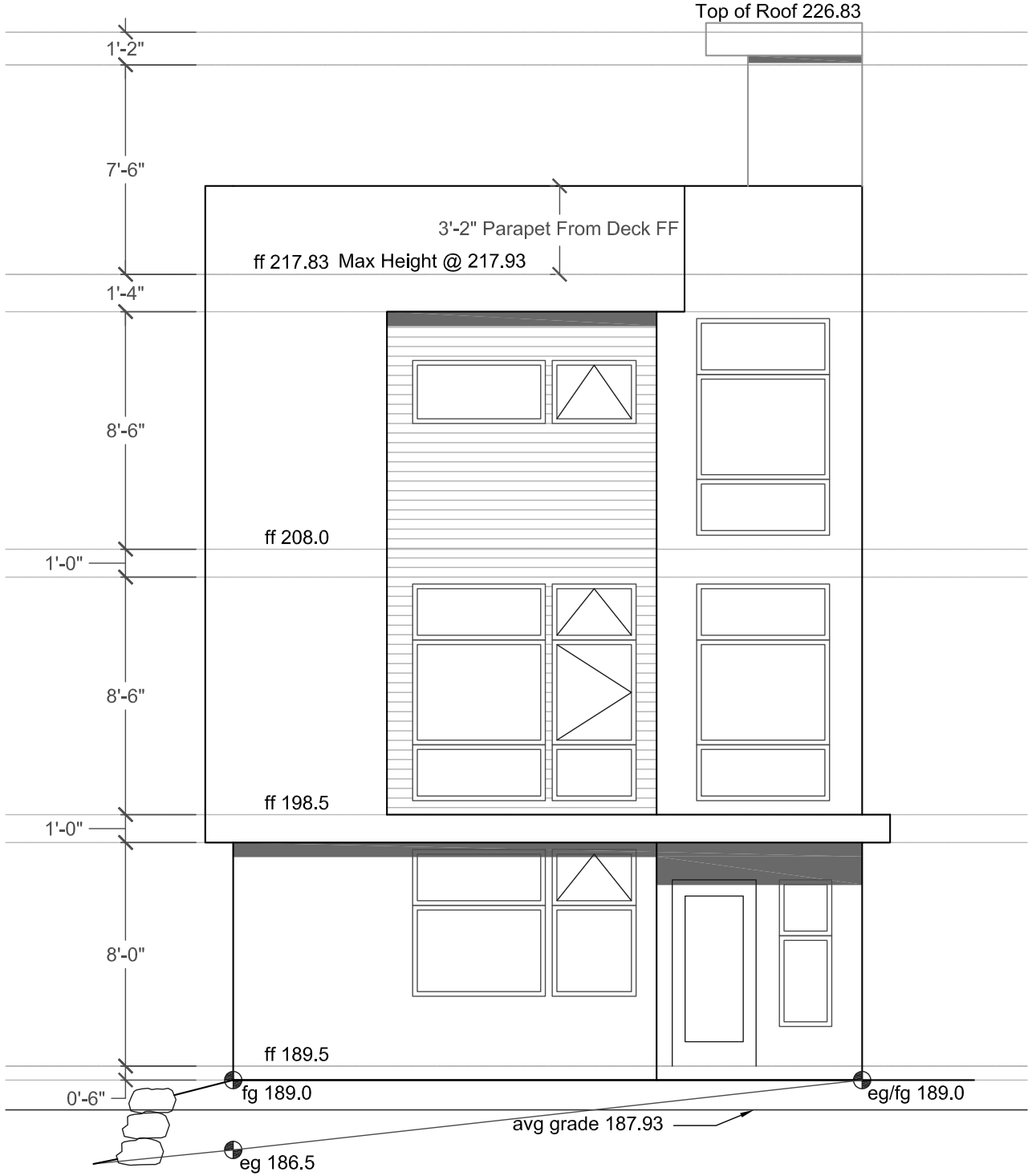
ROOF



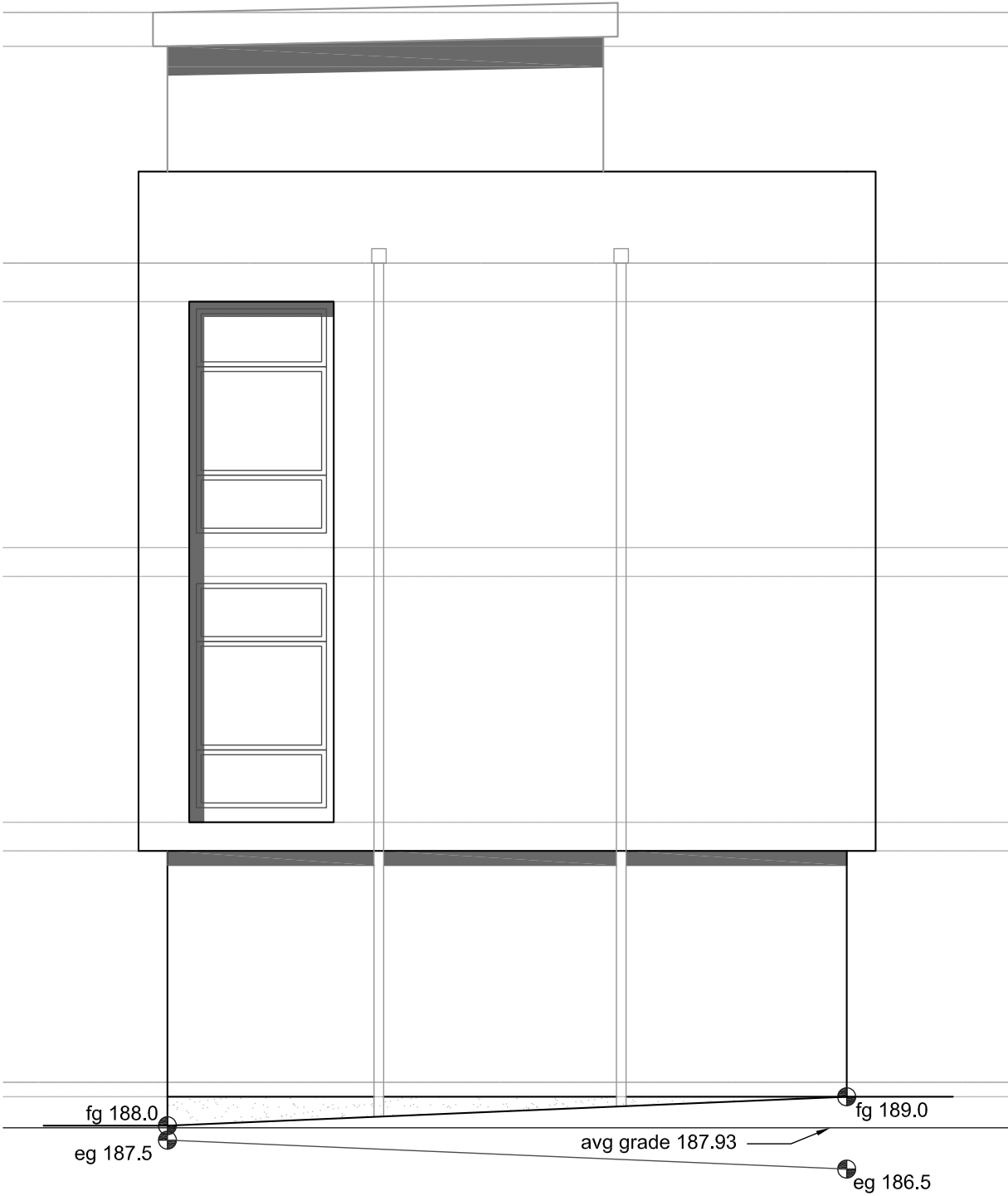


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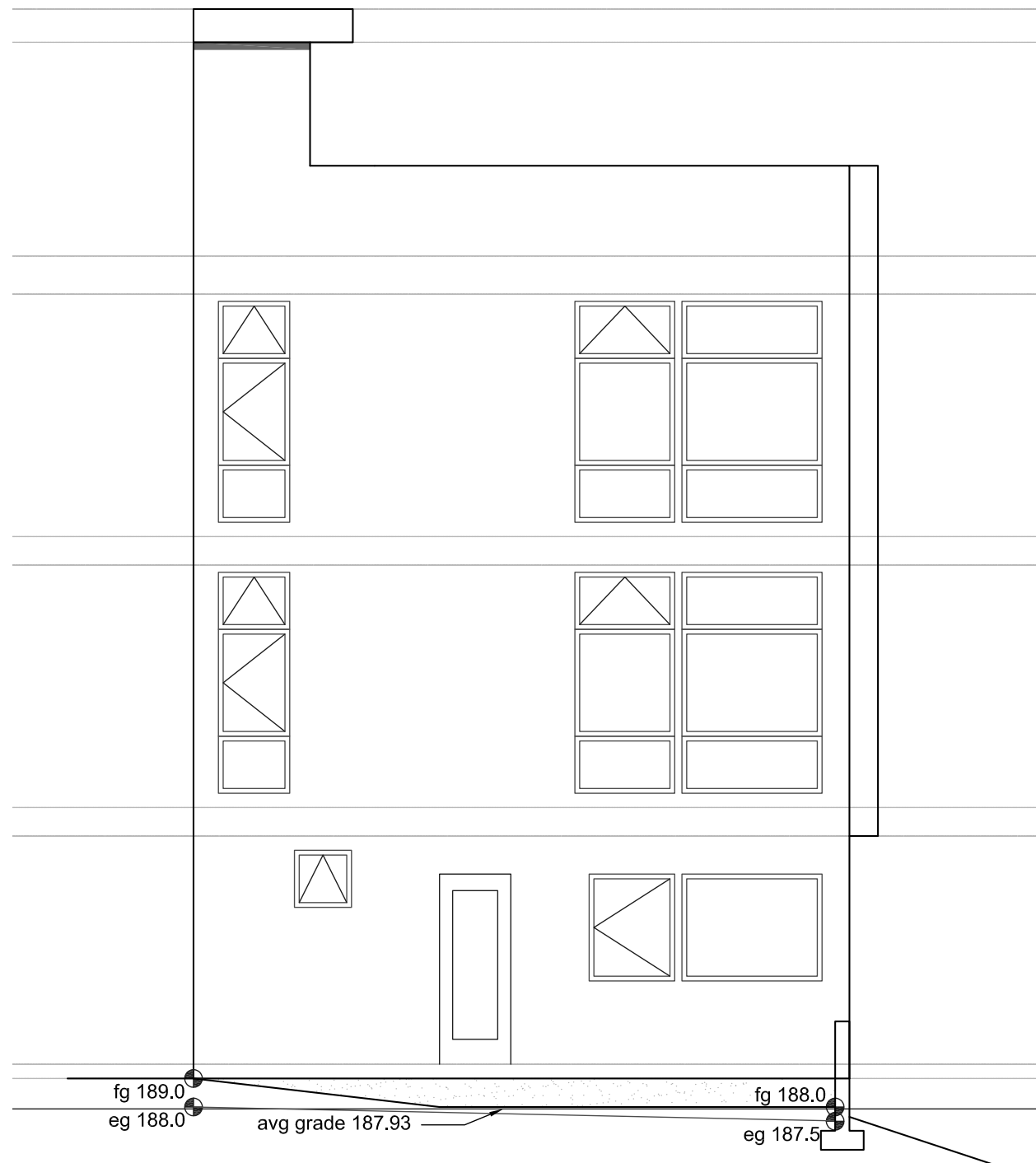


WEST

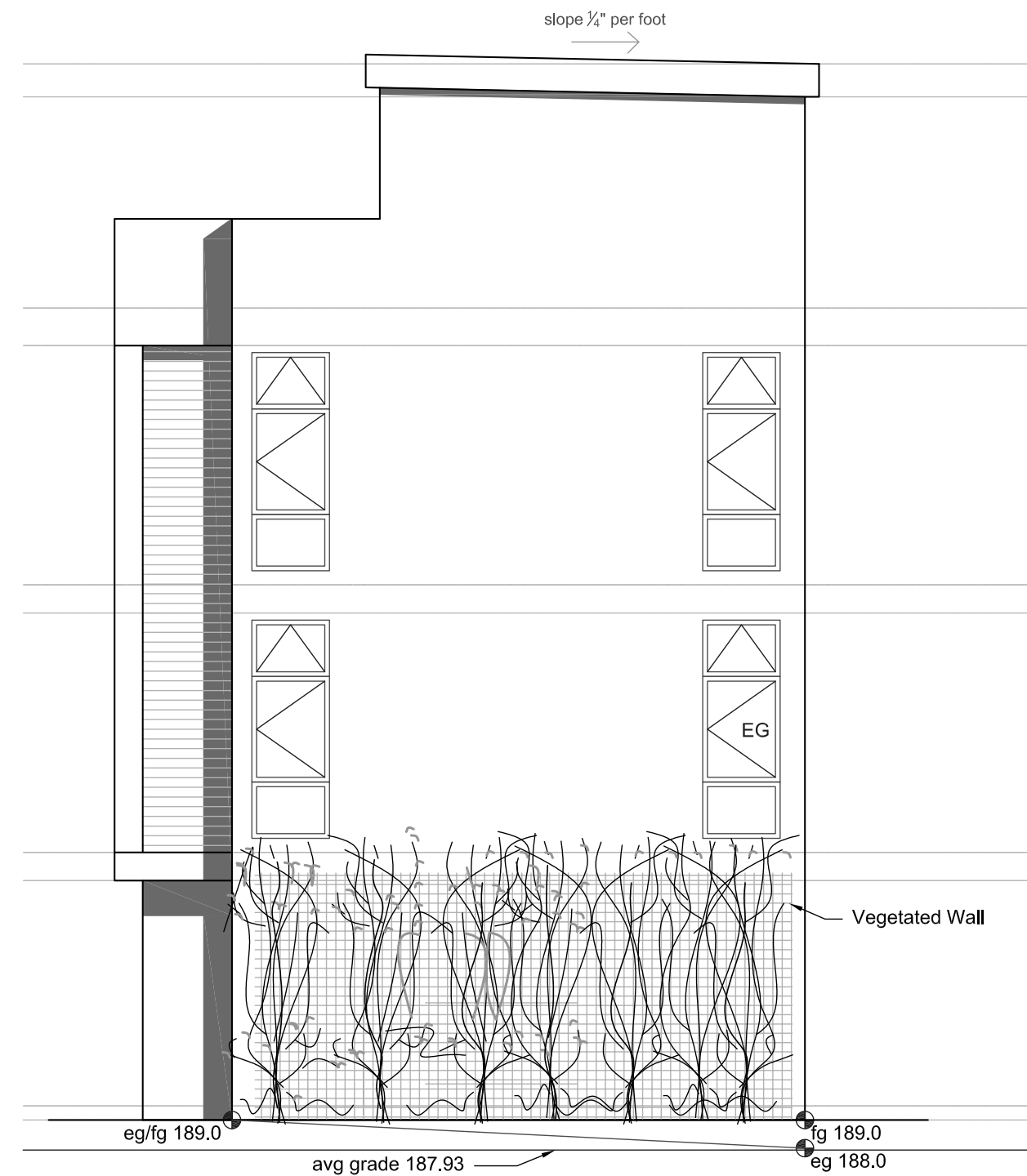


NORTH

1710 27TH AVE



EAST

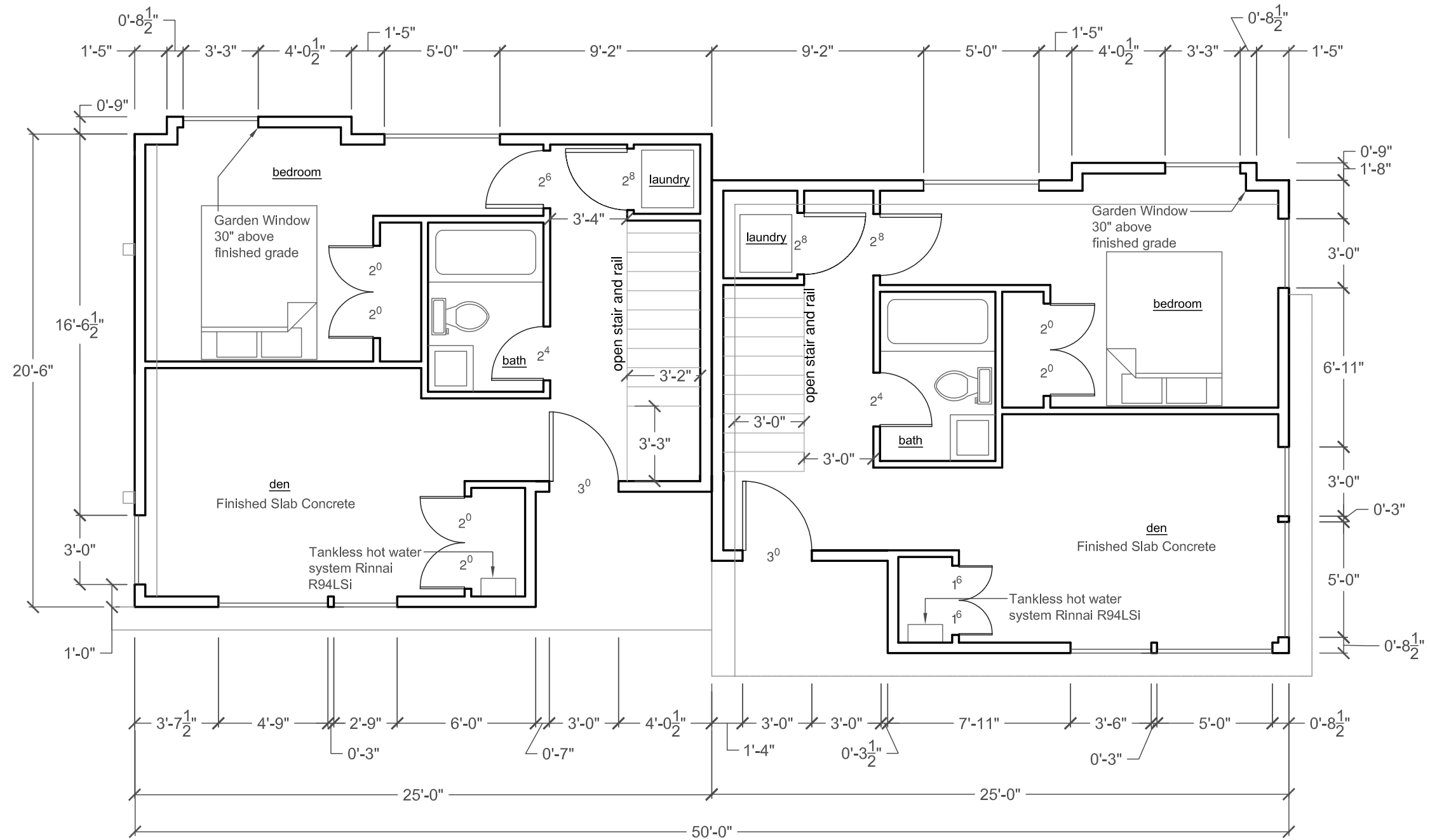


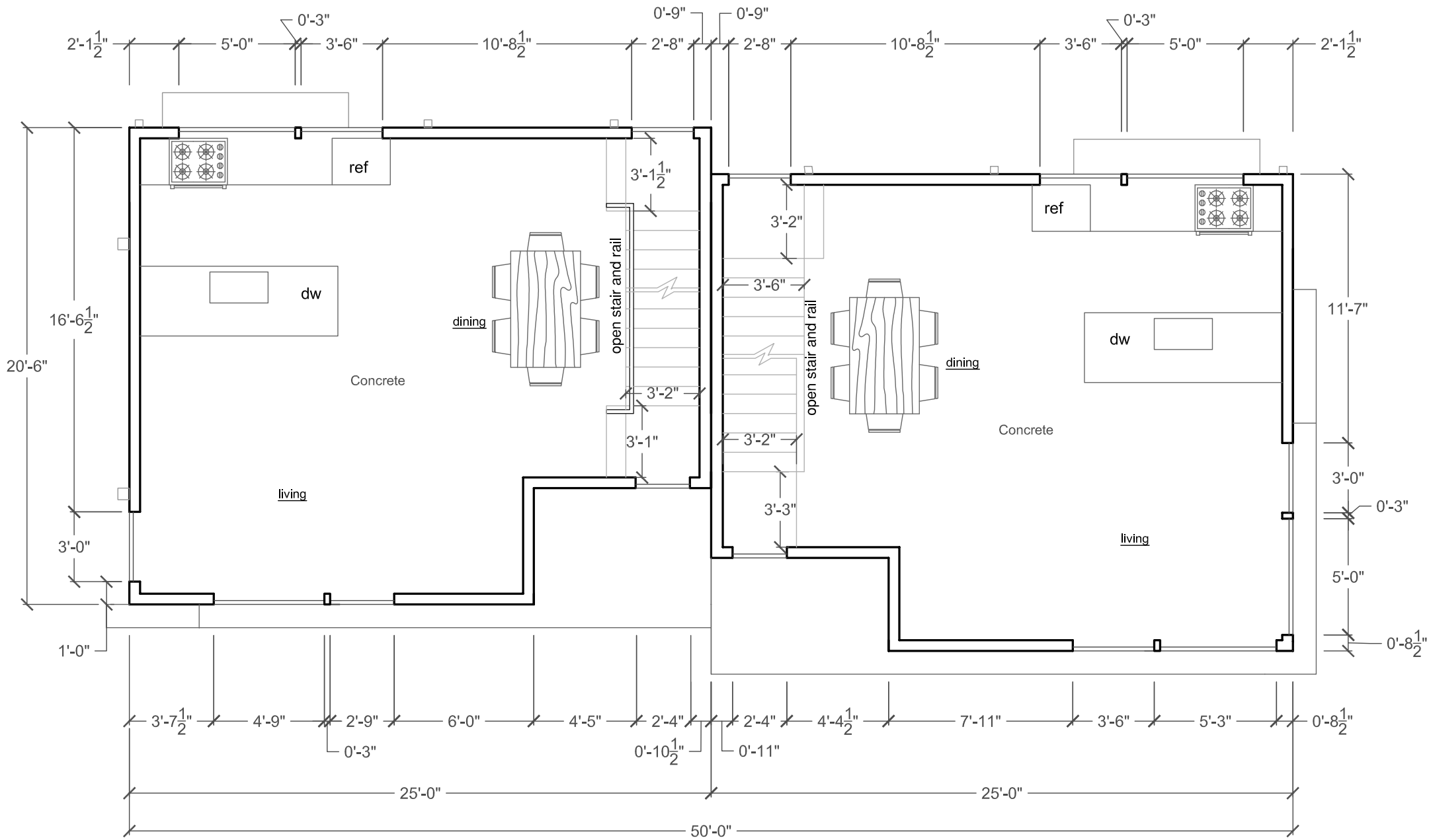
SOUTH



BUILD URBAN

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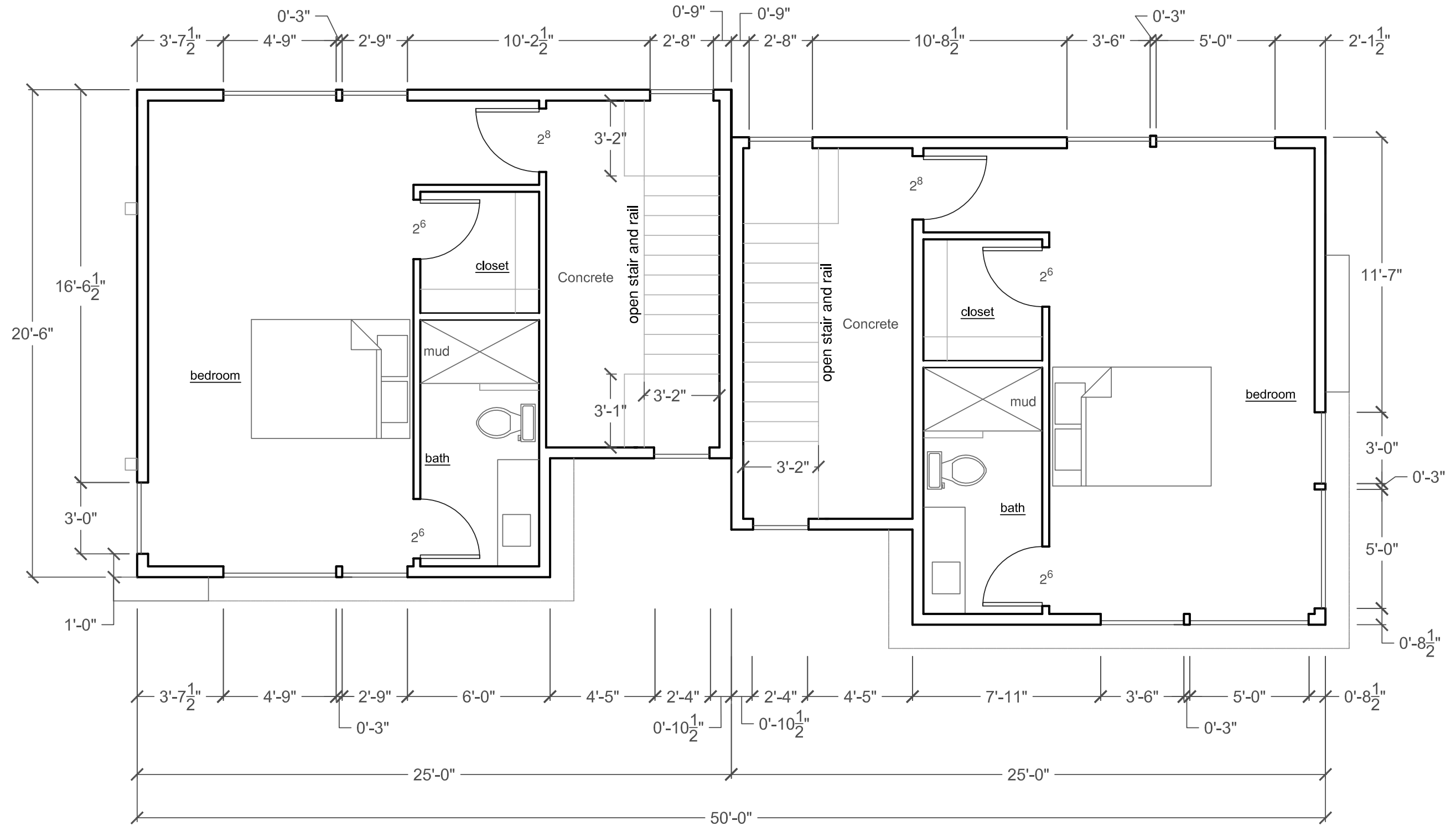


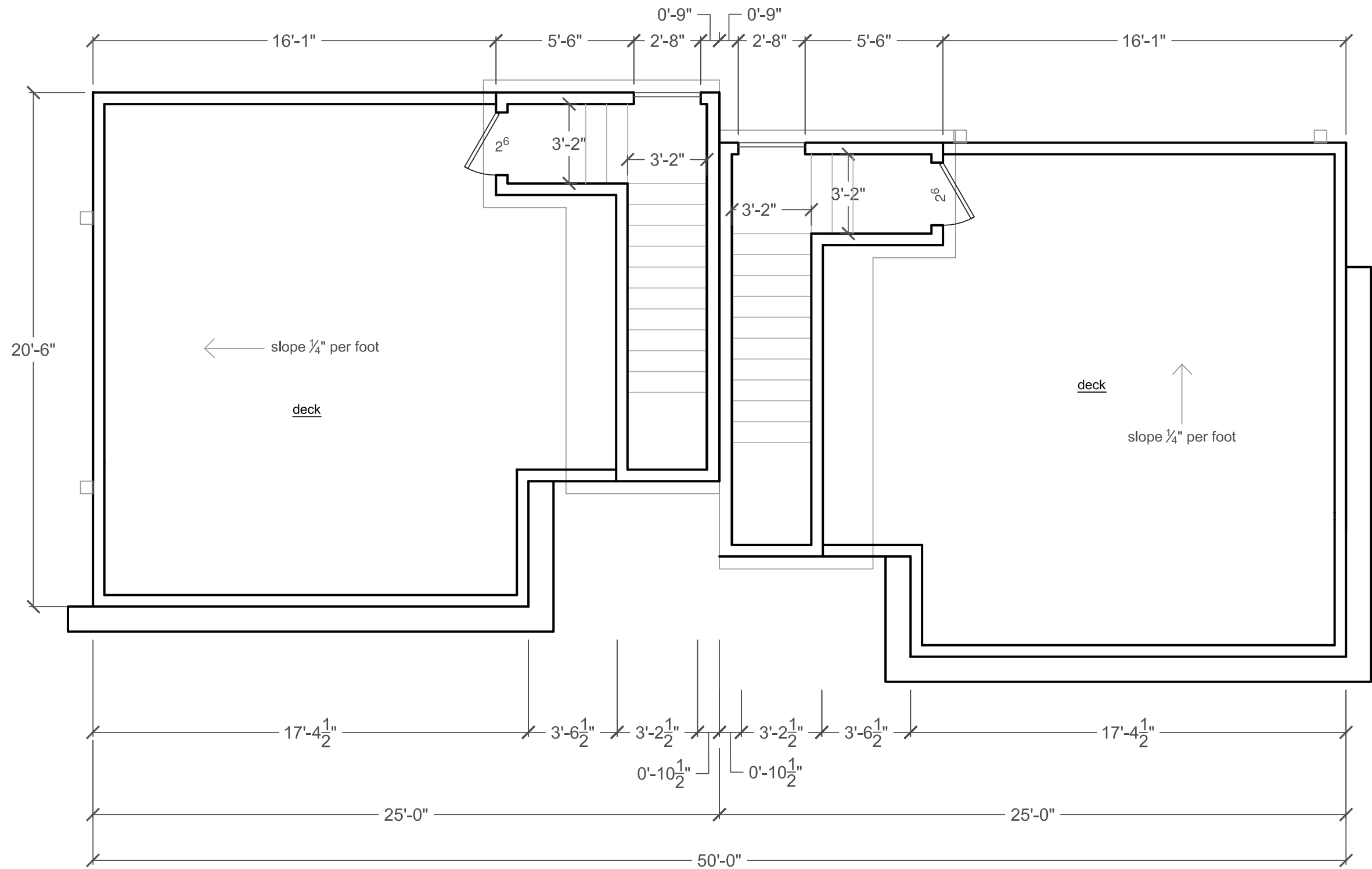




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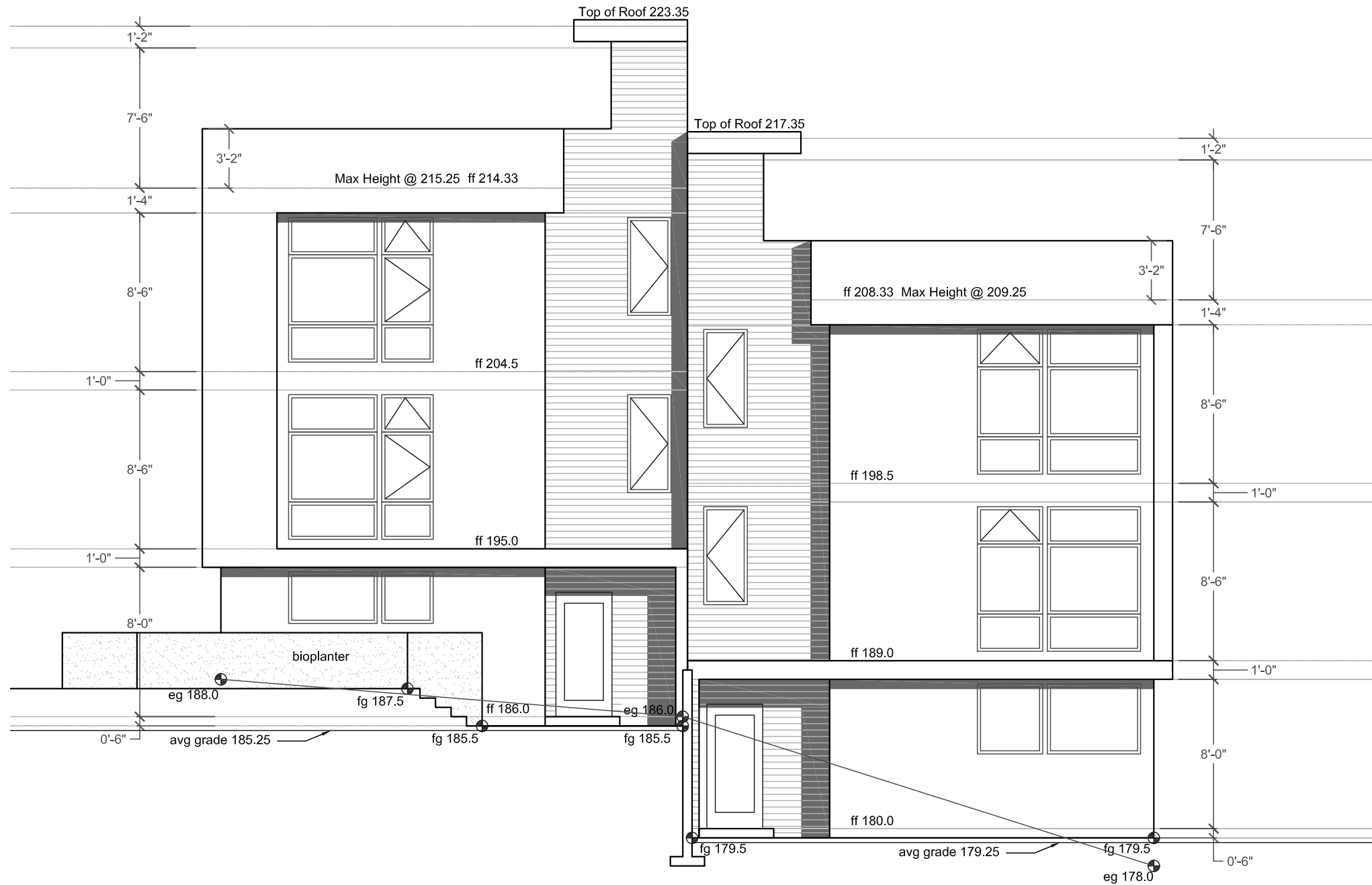




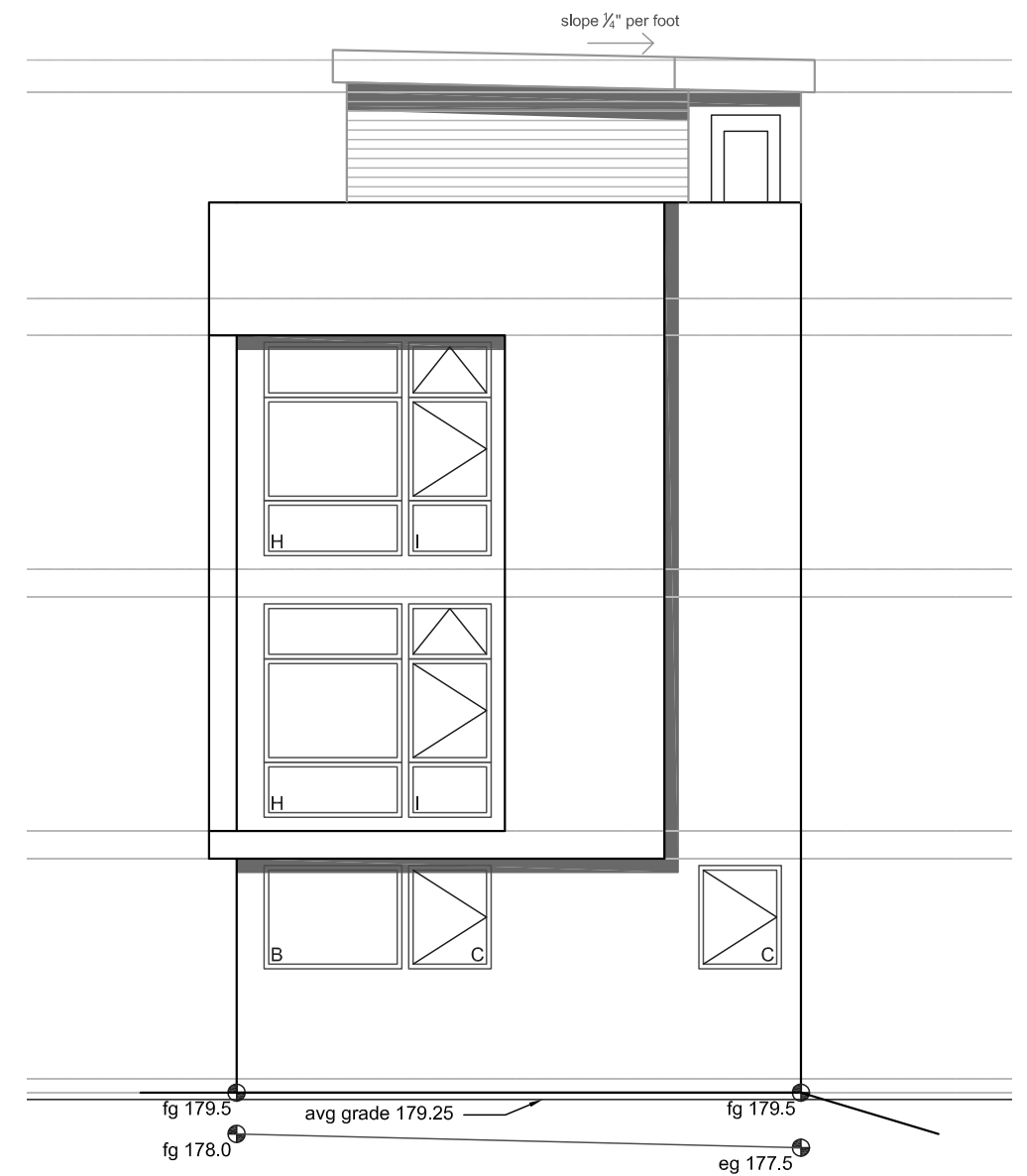


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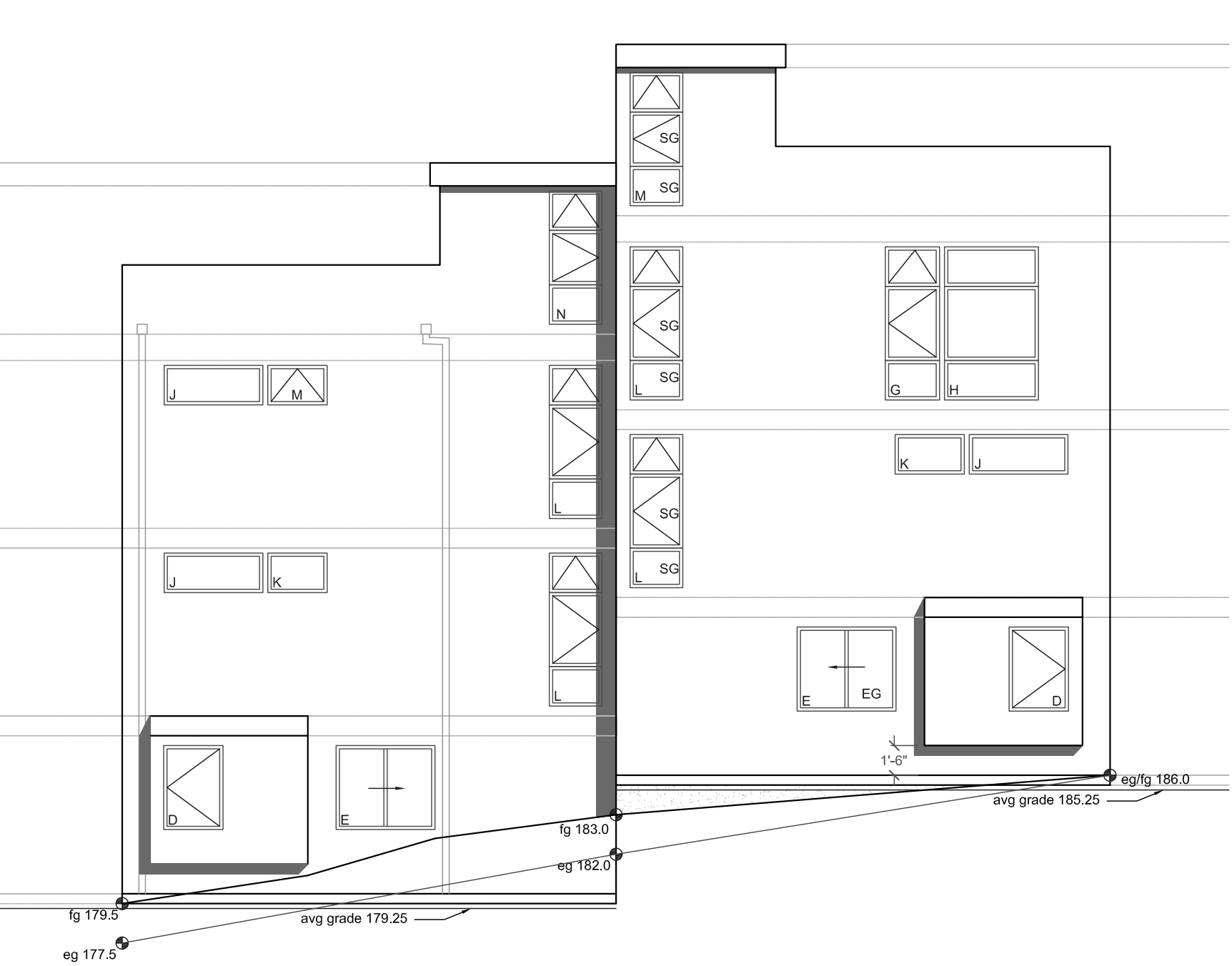
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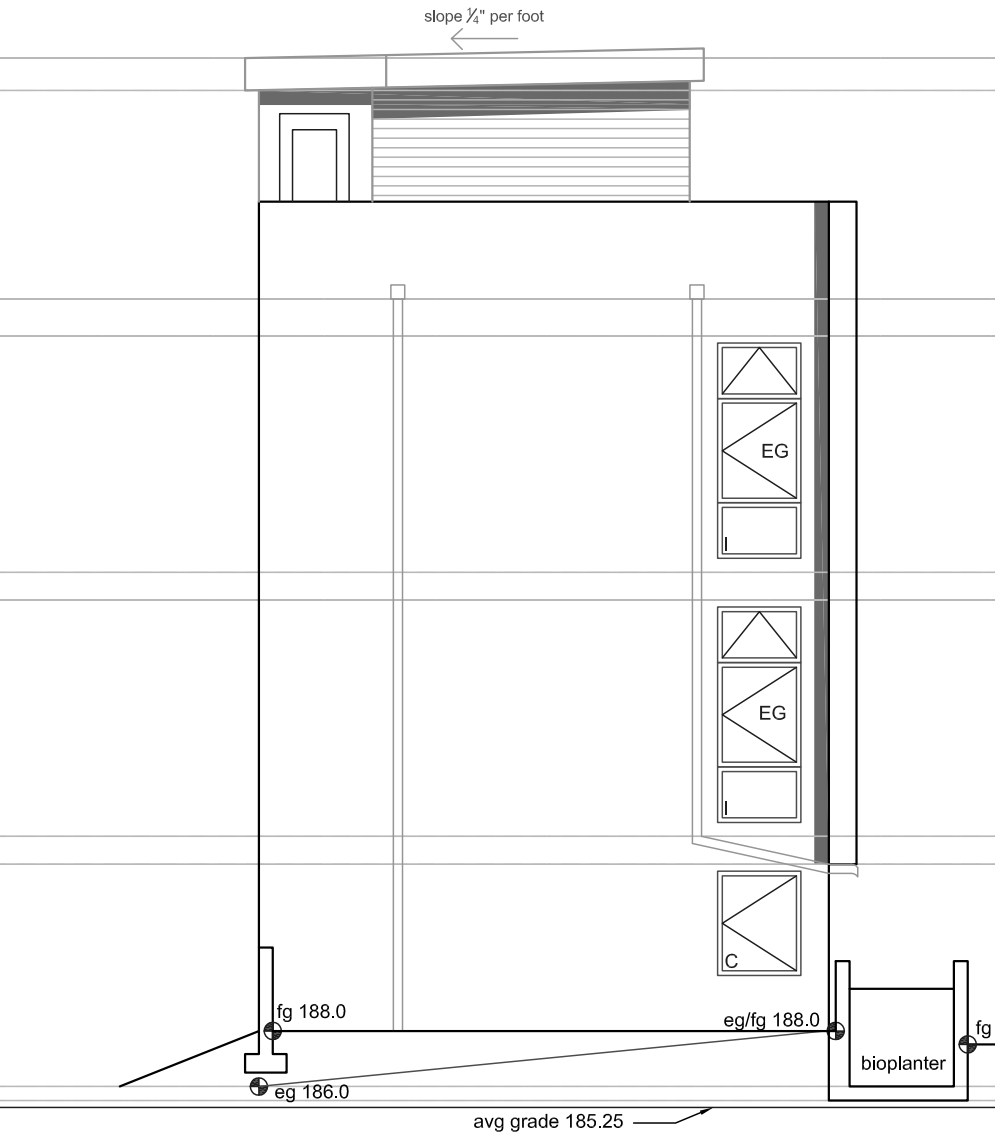
SOUTH



EAST



NORTH

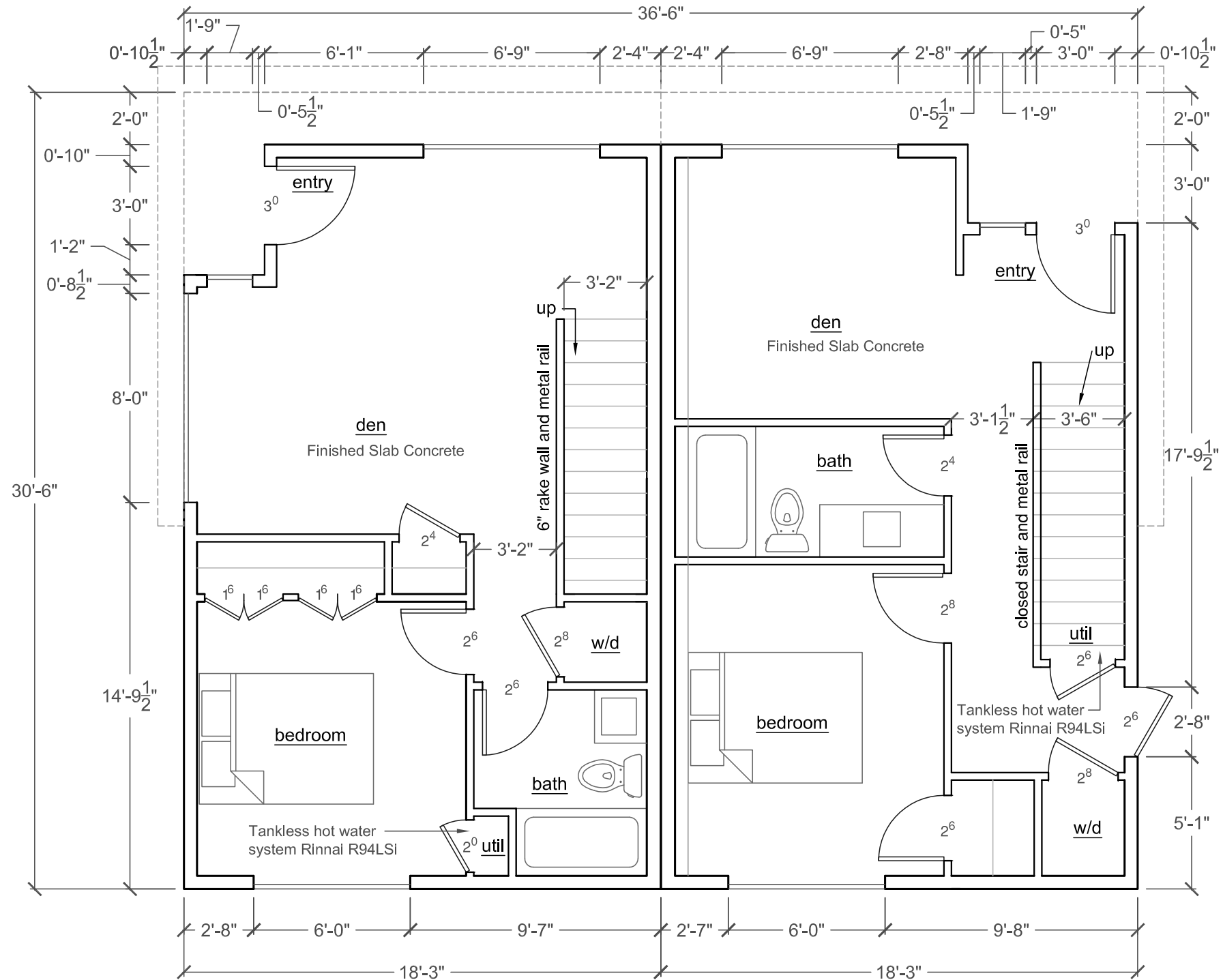


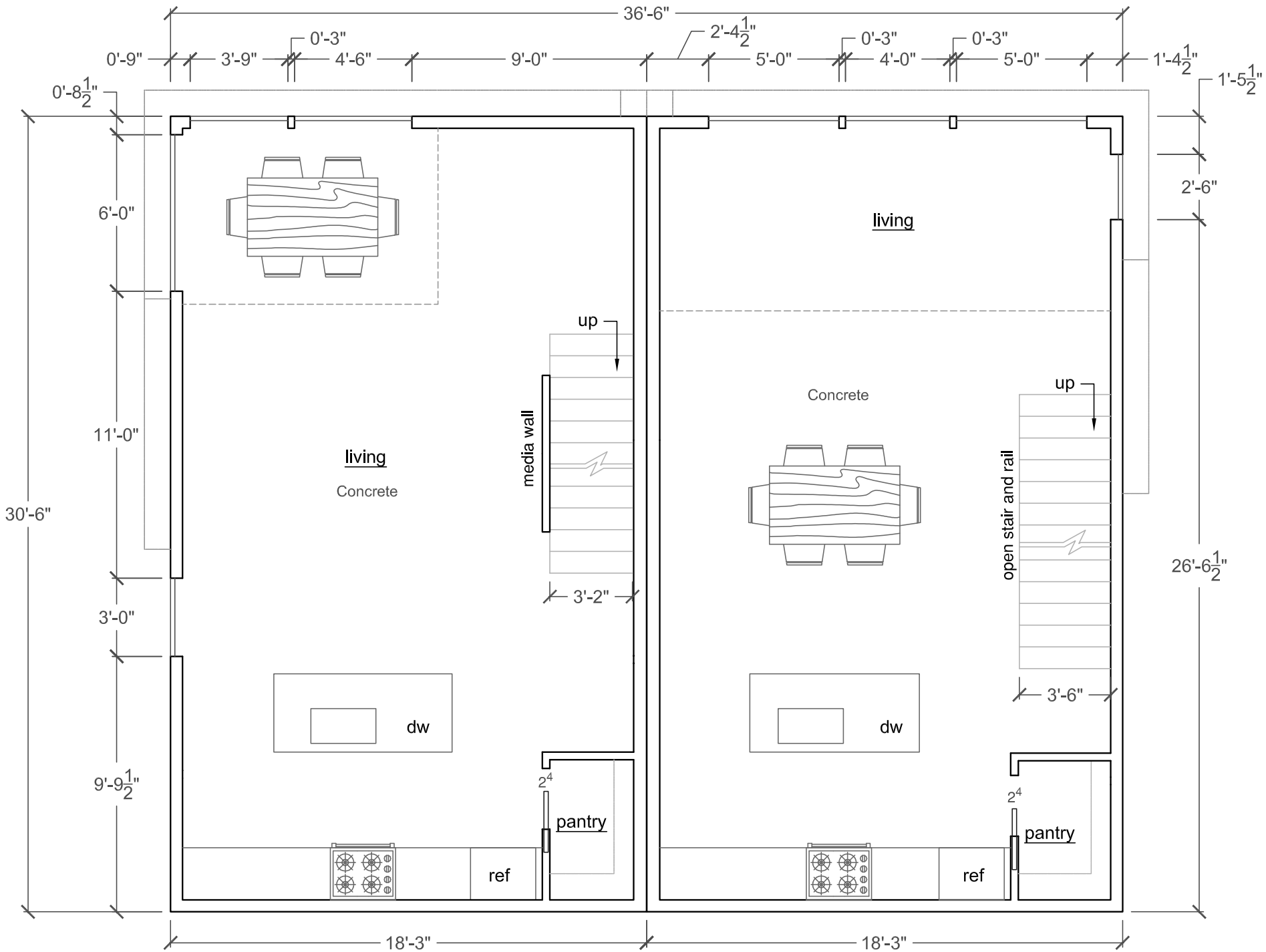
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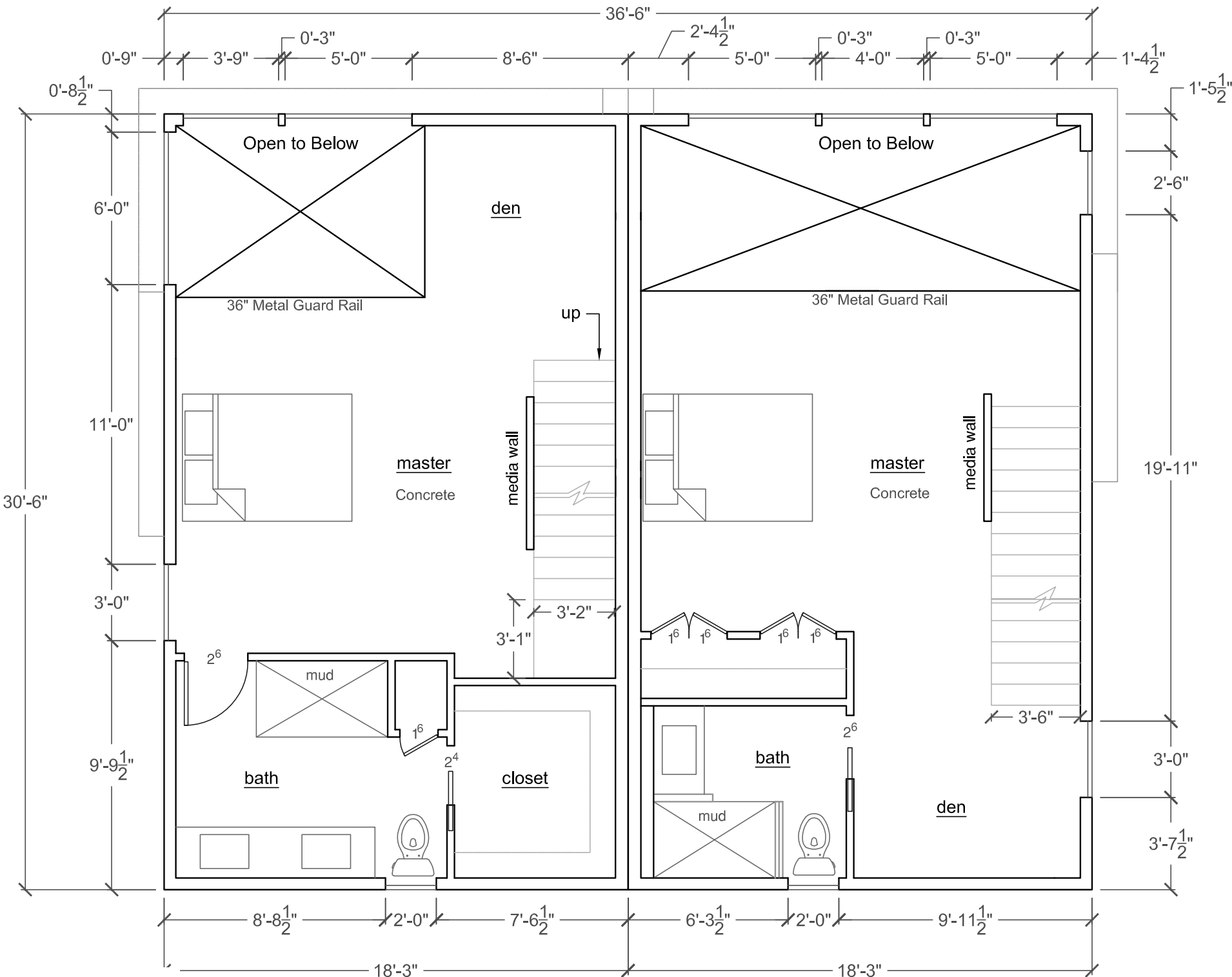


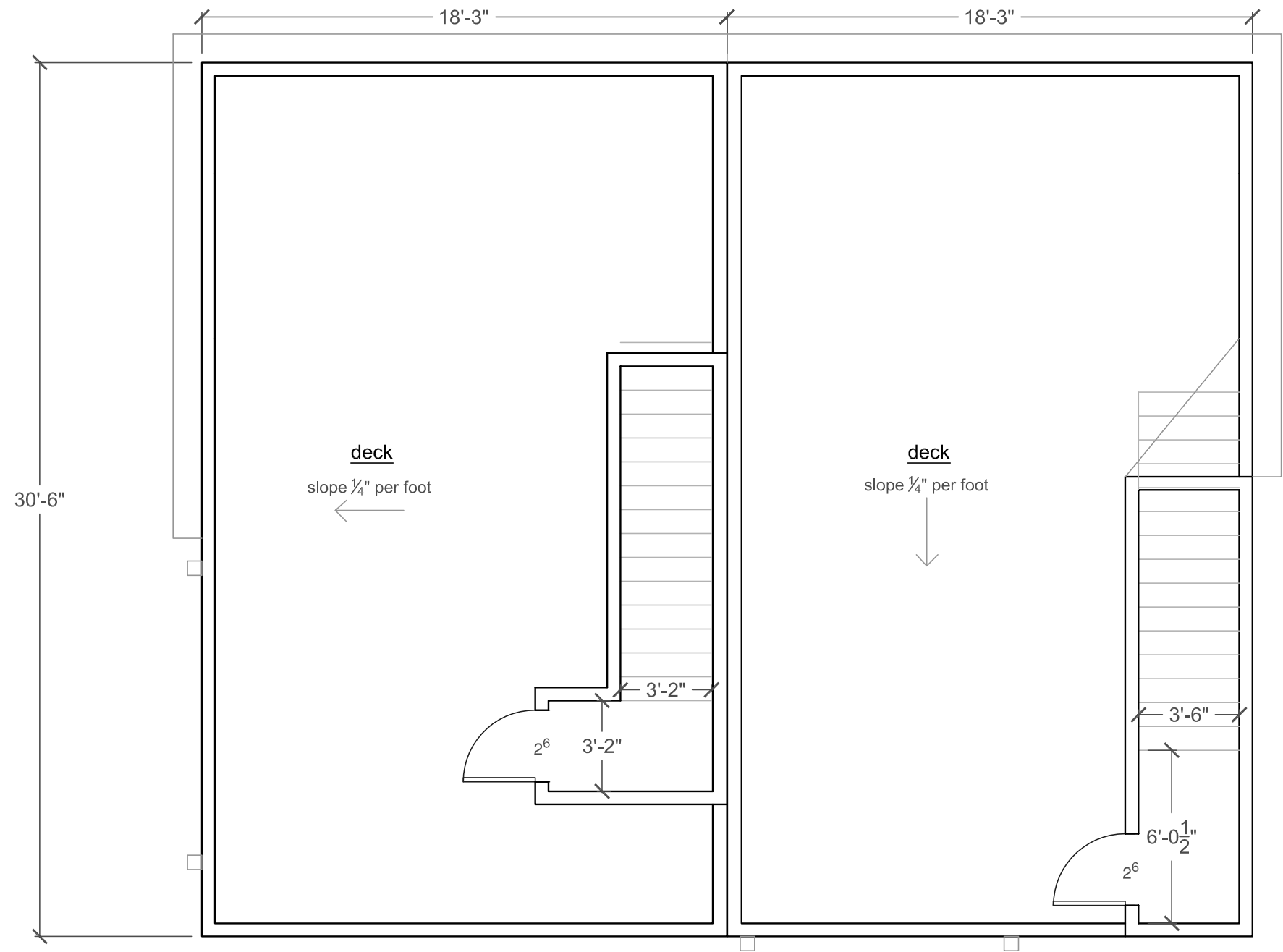




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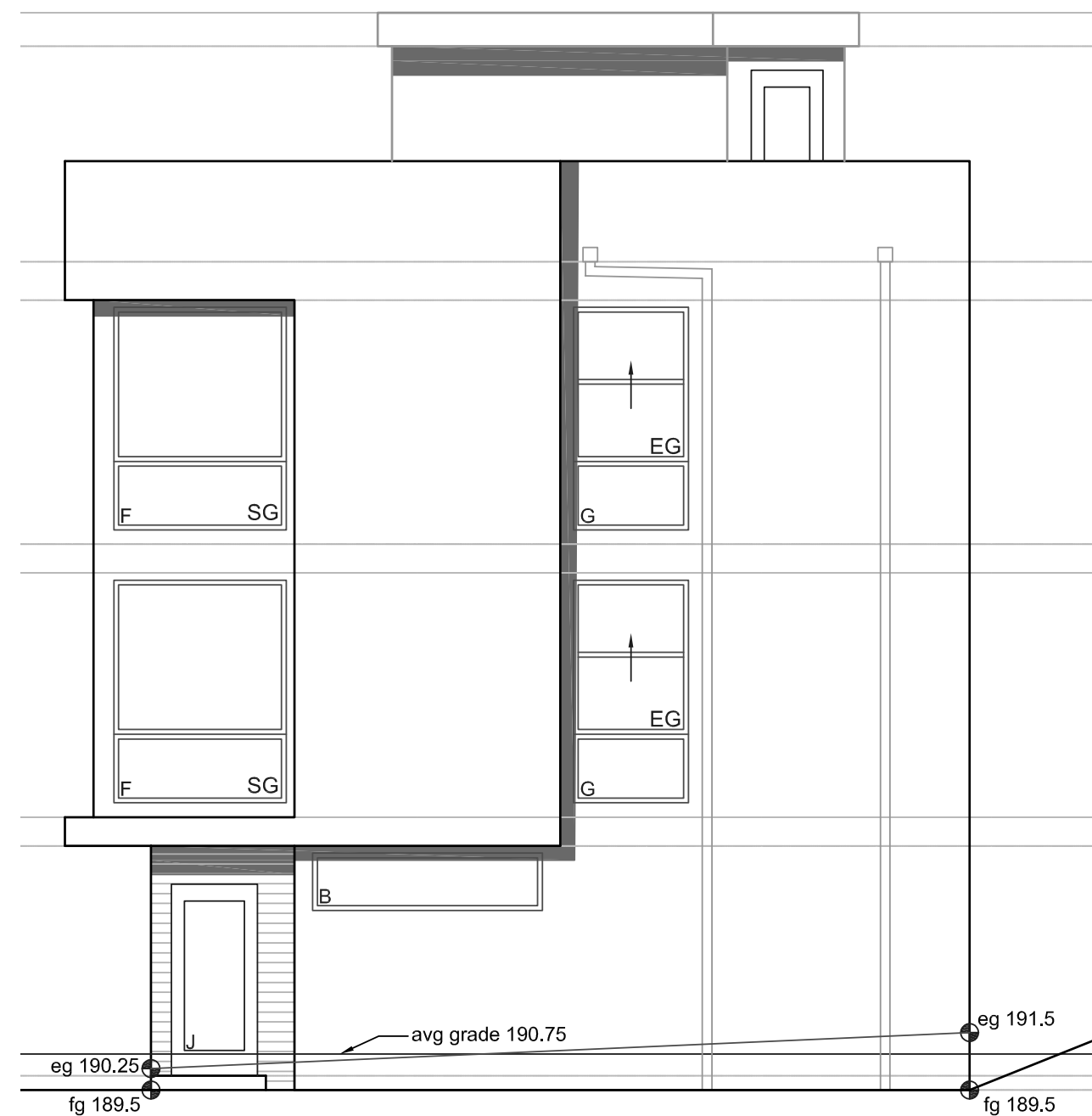




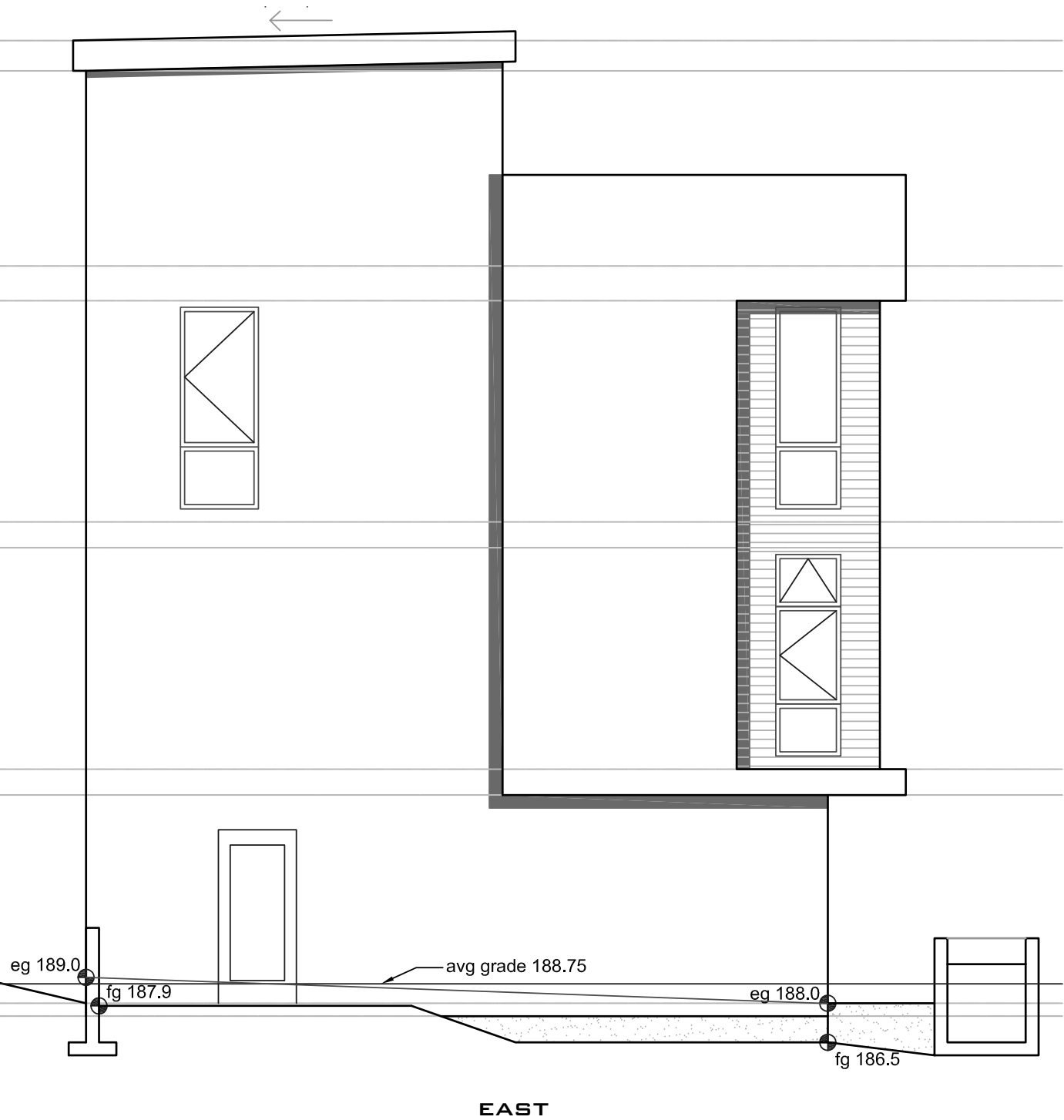
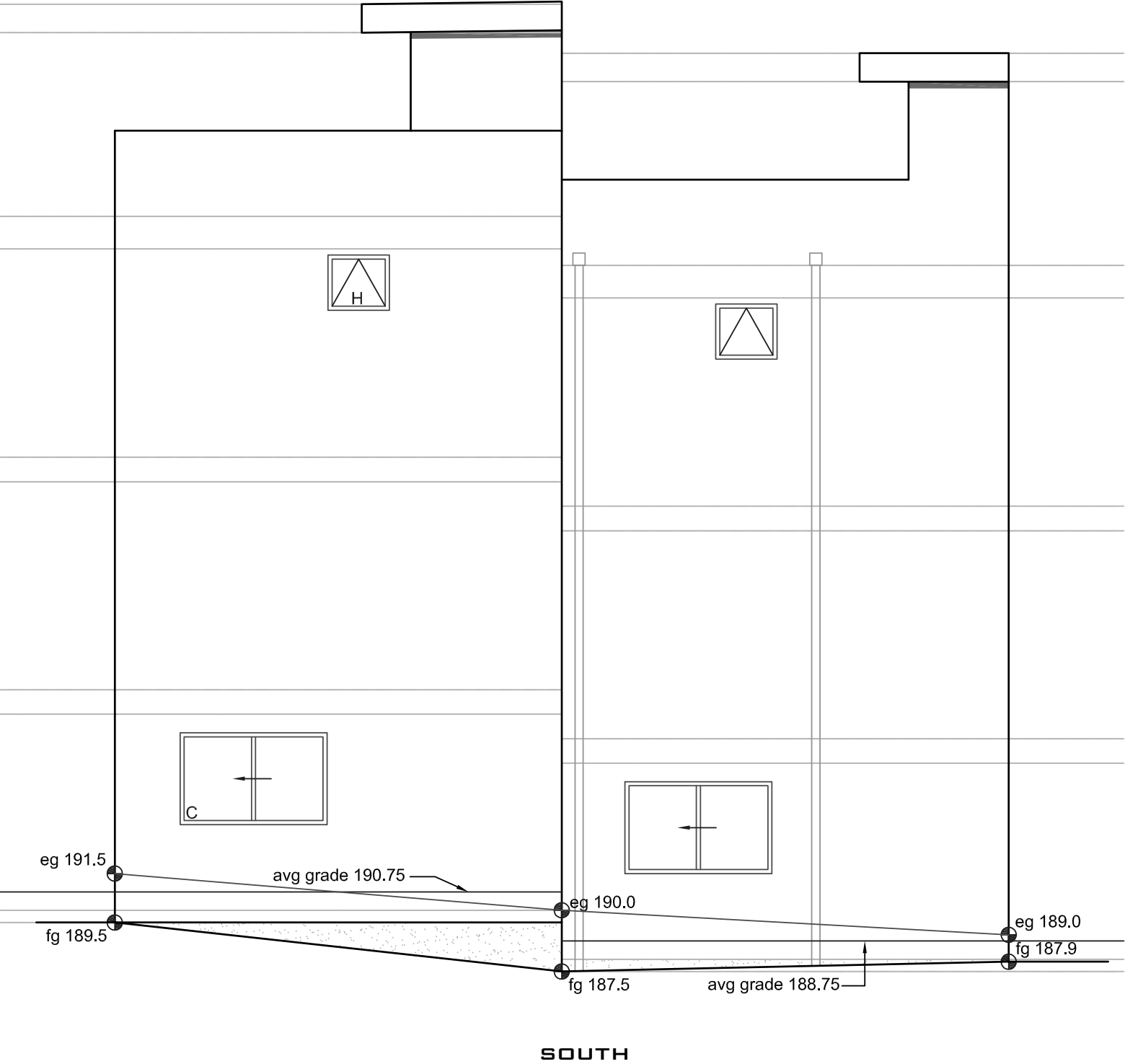
1710 27TH AVE



NORTH



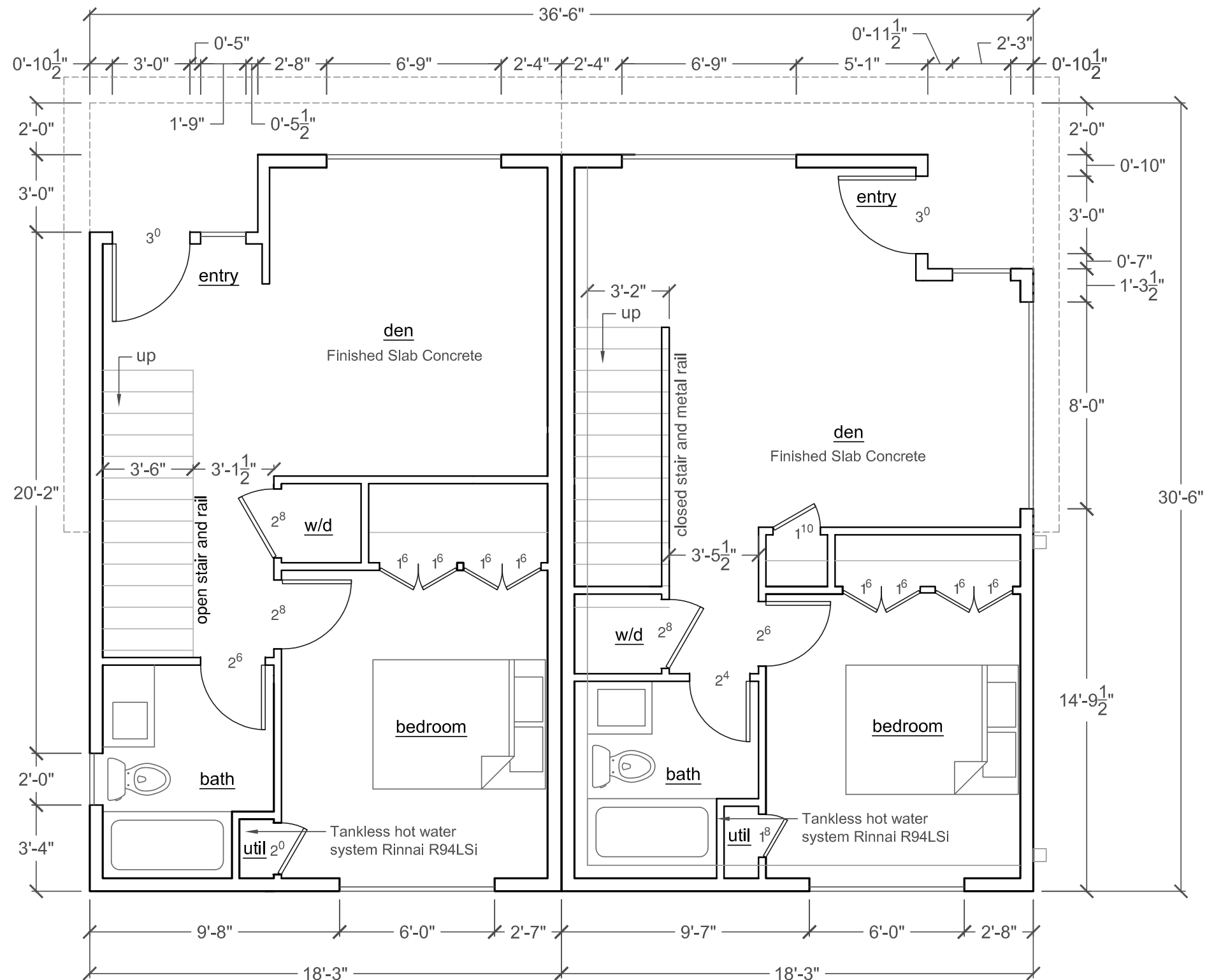
WEST



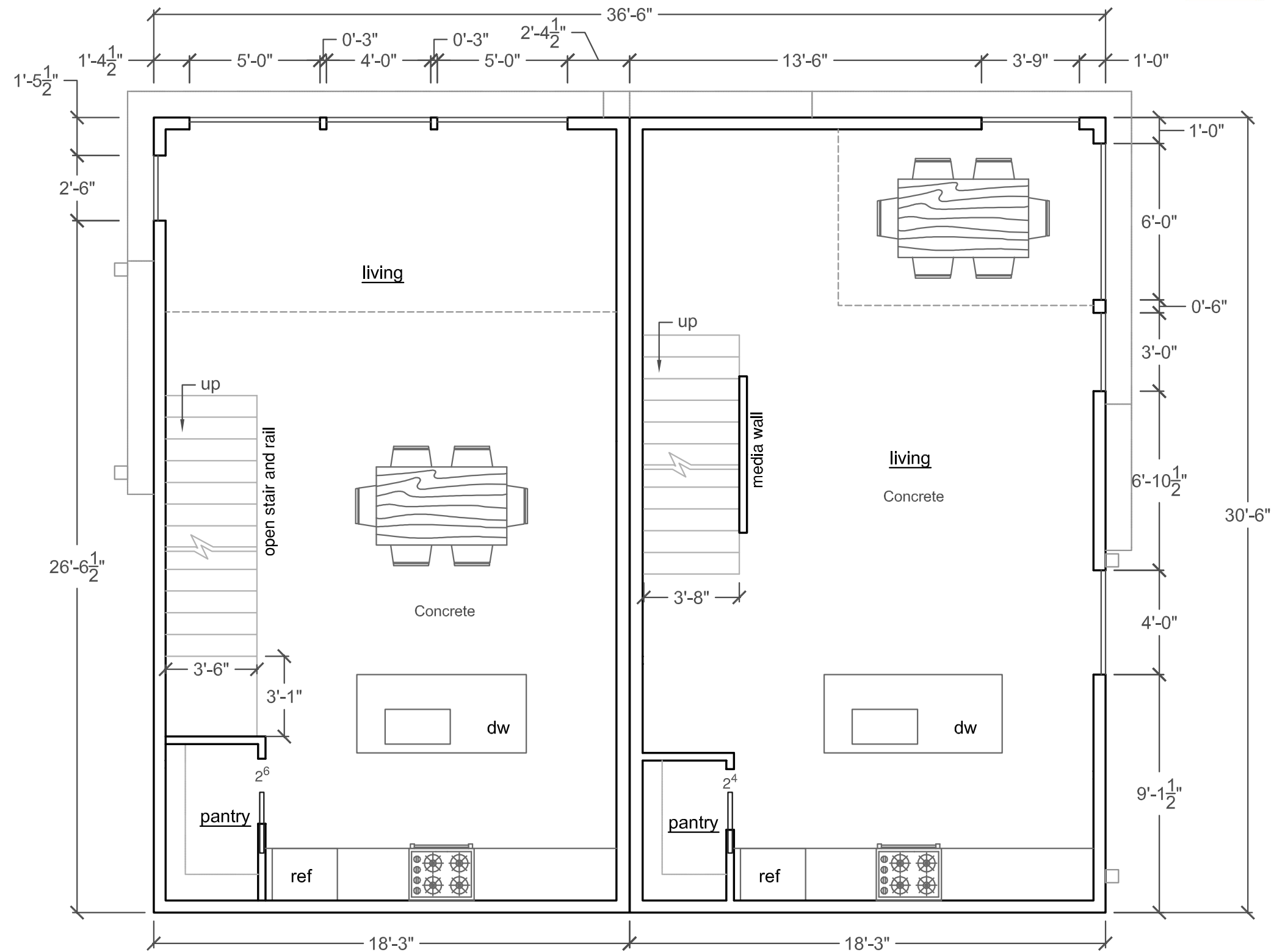


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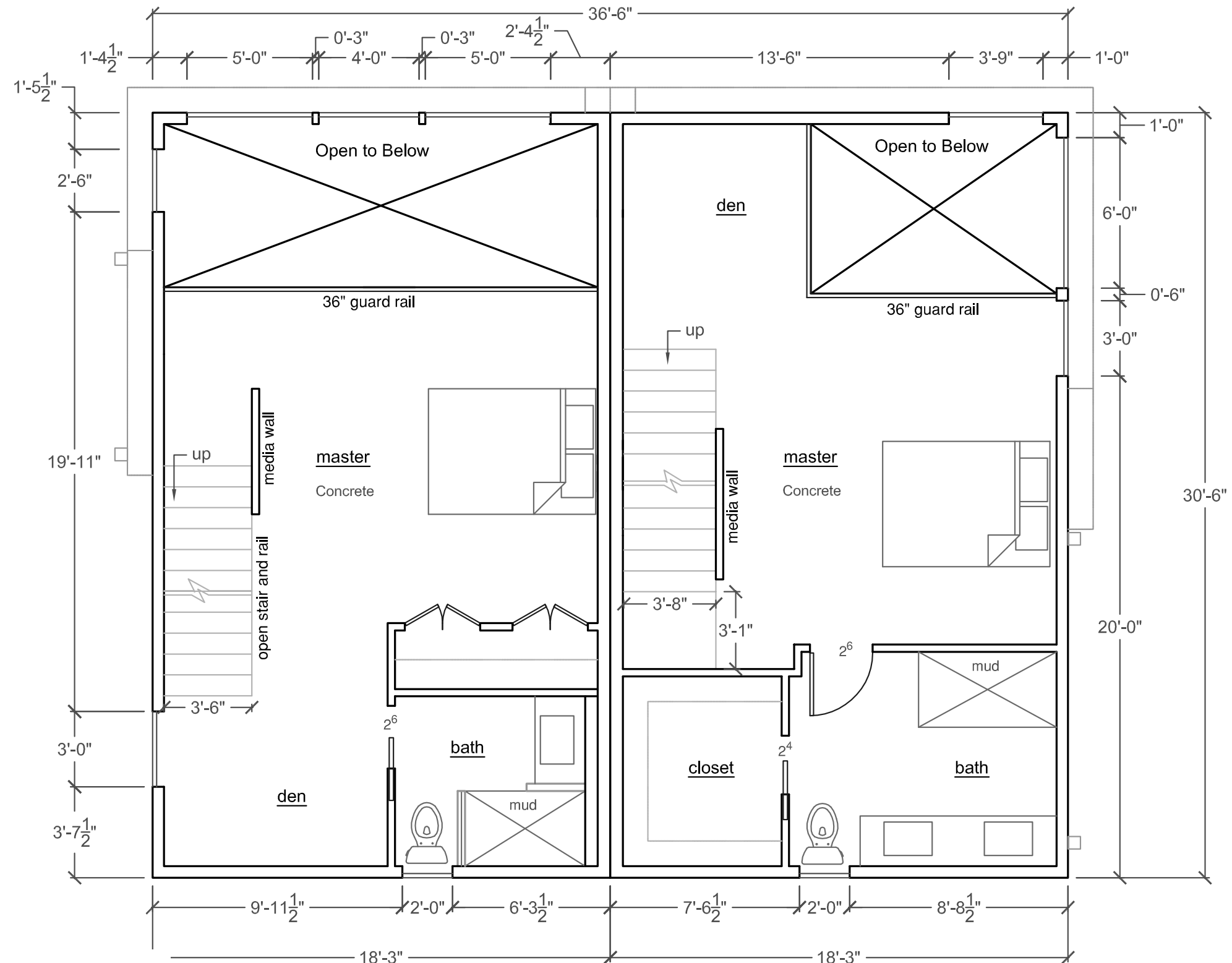
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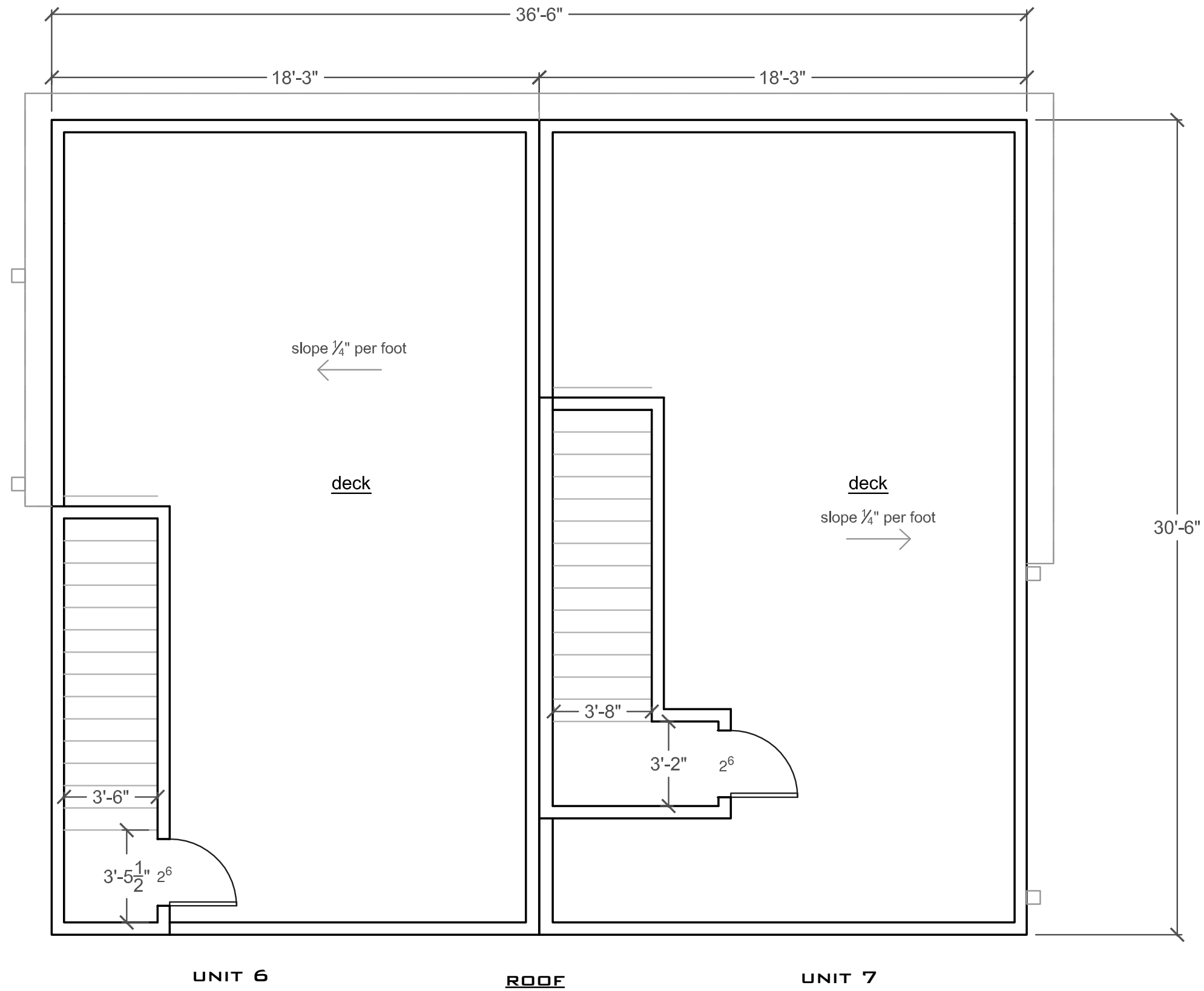
UNIT 6

FIRST FLOOR

UNIT 7



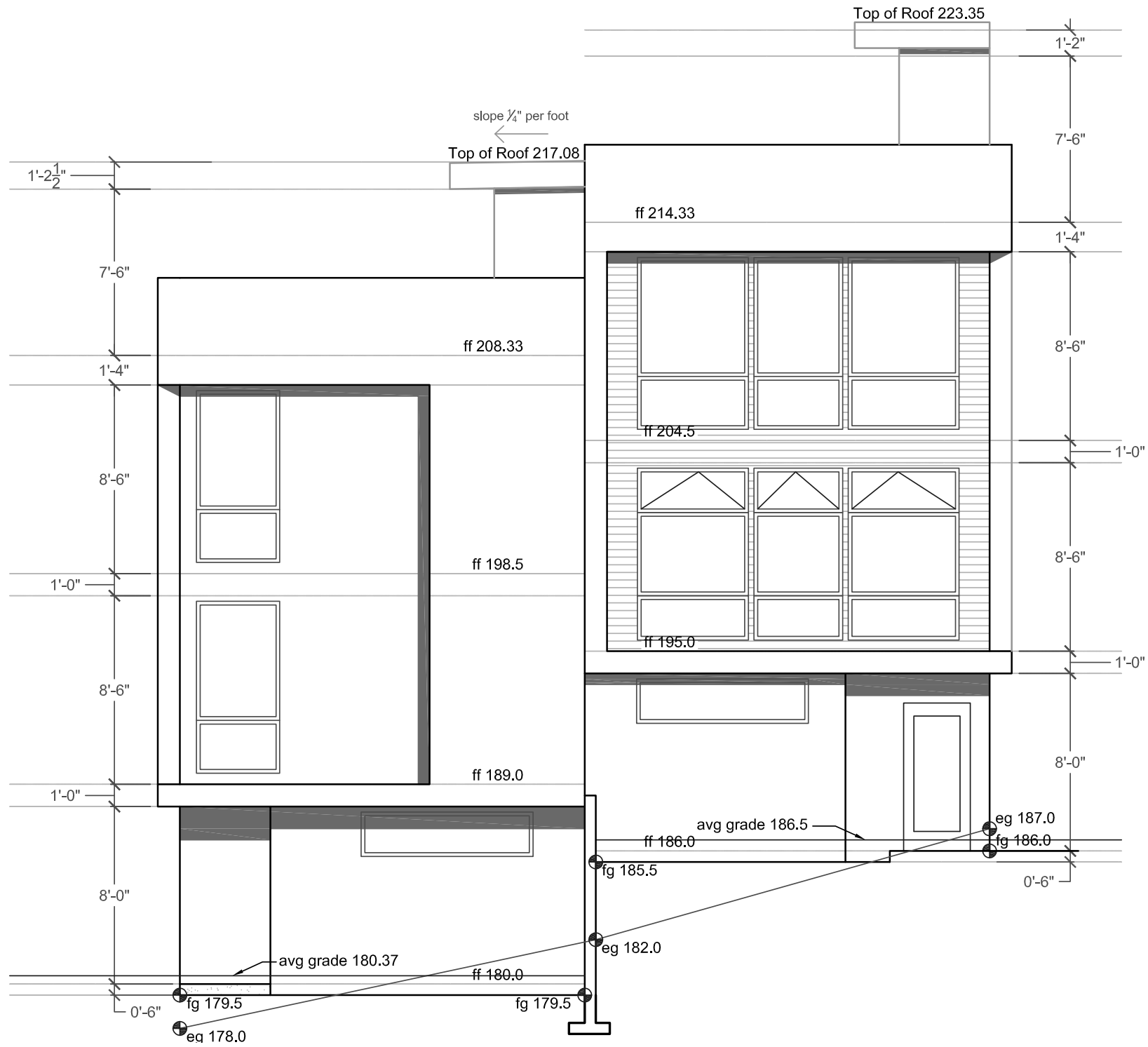
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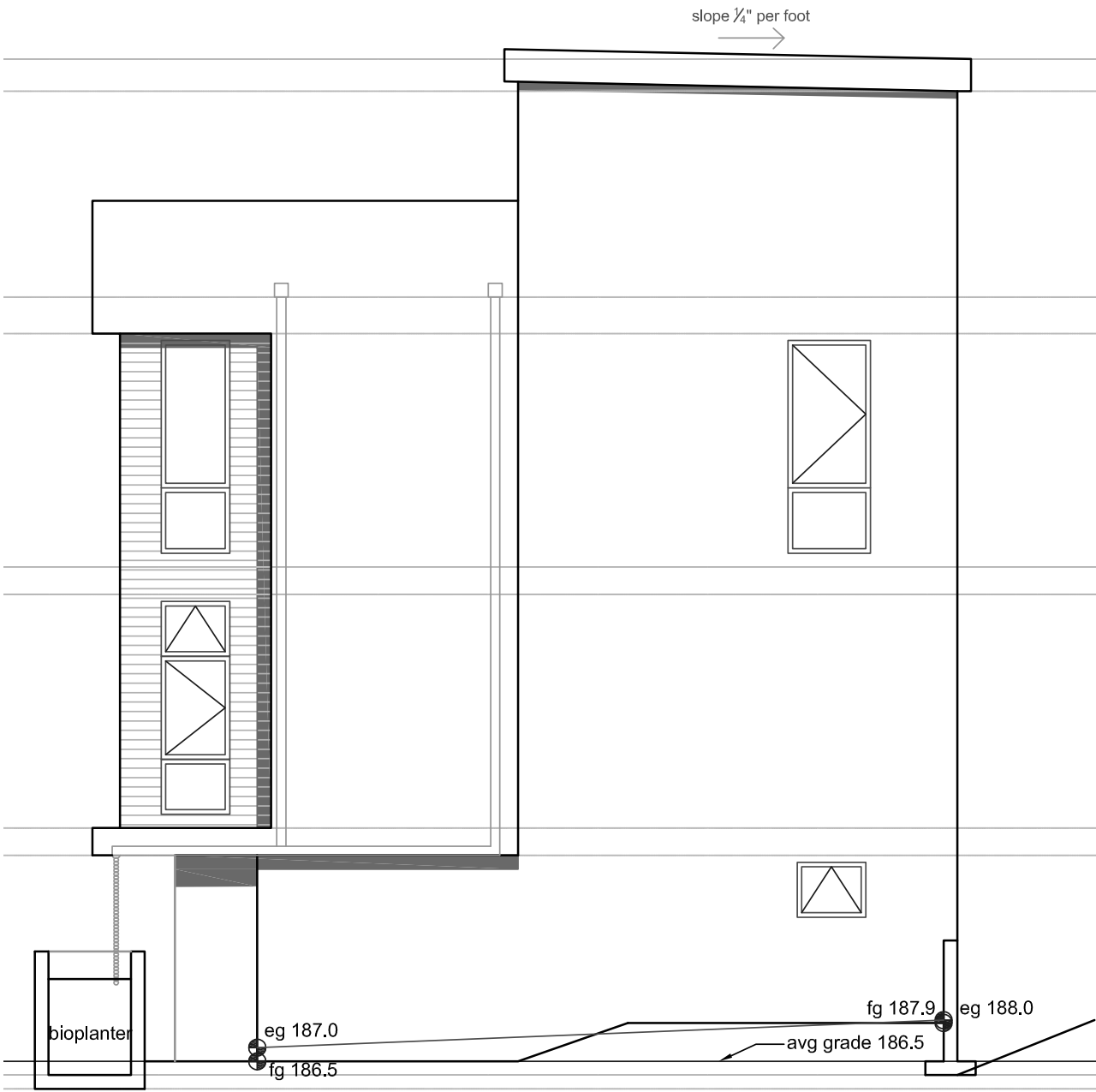


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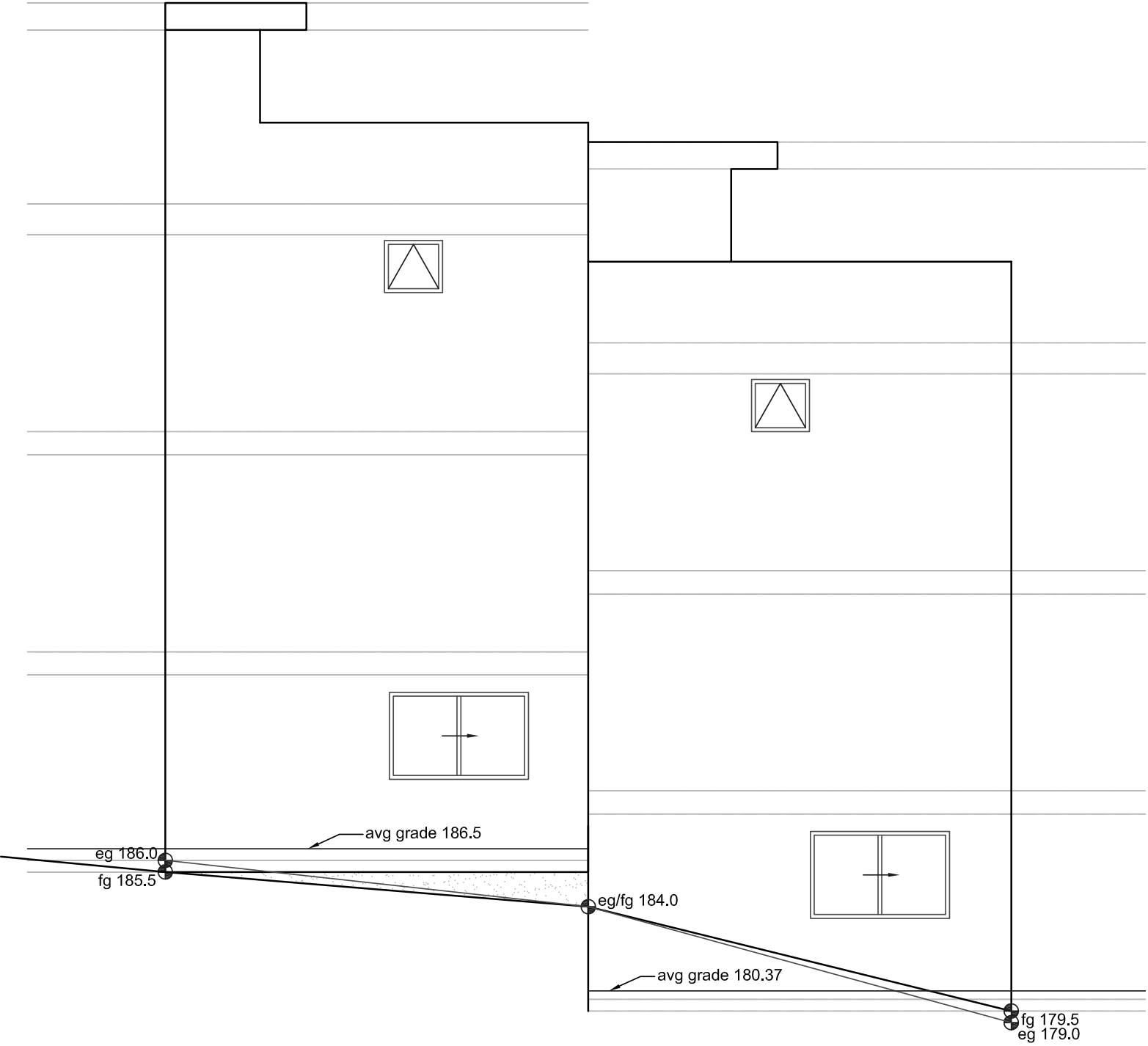
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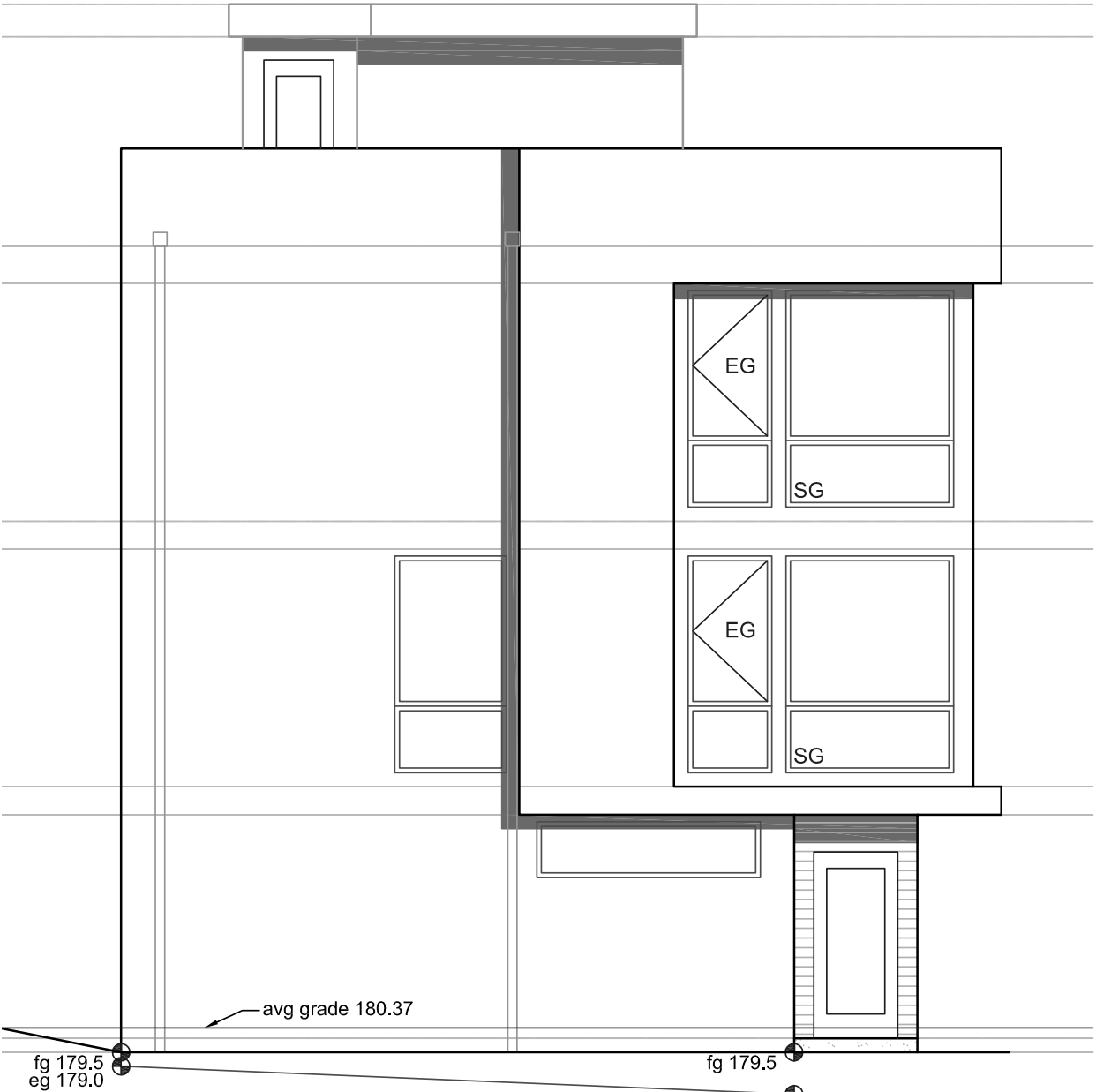
NORTH



WEST



SOUTH



EAST



BUILD URBAN

1710 27TH AVE



1710 27TH AVE



SECTION LOOKING SOUTH WITH SITE CONTEXT



BUILD URBAN

1710 27TH AVE

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. This allows each unit to maintain a rooftop view to the east over Madison Valley. The roofs for all 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 buildings is placed to maximize detail and glazing along the public edge of 27th Ave. 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 interior corridor windows have been placed to maintain privacy between units while maintaining views of the ROW and/or the valley.

A-3 ENTRANCES VISIBLE FROM THE STREET

Care was taken to highlight and delineate front door entrances to each unit. Since the lot is 80 feet wide and not all units would be able to front on 27th Ave, the site was designed to provide access to 2 of the 7 units from the right of way, while the remaining 5 are accessed from the interior corridor. The placement of house numbers and lighting assists to direct visitors to each unit's respective front door. A monument sign will be placed at the entrance to the interior corridor at the ROW along 27th Ave to direct pedestrians to the units that do not front the ROW.

A-4 HUMAN ACTIVITY

The proposed development will increase pedestrian activity along 27th Ave and within the alley. Two units will front on 27th Ave and promote street presence while the other units will the interior corridor. The new units will maximize glazing for visual access to 27th Ave 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, SF5000 and commercial zones throughout the surrounding neighborhood. The neighborhood is a mix of old and new single family homes. The project is setback from 27th Ave by 7ft along the west property line, 5 feet along the north and south property lines and approximately 28 feet from the east property line. 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 two units that front the ROW and 27th Ave are directly accessed from the ROW while the other units are accessed from the interior corridor. Lighting, signage, and vegetation are utilized to direct pedestrians to front entrances and into the interior corridor.

A-7 RESIDENTIAL OPEN SPACE

A hierarchy of open spaces are proposed for the site. First, three units will have private open space at the ground level. In addition, private amenity space is provided as rooftop deck space for each unit, and 1700 square feet of common space in the interior corridor. Landscaping will enhance the entryways along the ROW and interior corridor.

A-8 PARKING AND VEHICLE ACCESS

Each unit is provided with a single parking space accessed from the existing alley. Surface parking will be separated from the interior corridor by shoring and the stair that connects the alley with the interior corridor.

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.

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 screening 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 27th Ave and in the alley. The units will provide “eyes on the street” and a sense of activity from owners. Lighting is further utilized to better safety and security along the interior corridor and at the parking area.

D-8 TREATMENT OF ALLEYS

The alley is utilized as an entry to the property for surface parking, and the secondary point of entry for the units that do not front the ROW. Glazing is utilized at the eastern most units to better relate the site with the alley.

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 and plantings will be utilized in order to enhance pedestrian experience along 27th Ave. The interior corridor has been created to create a greater sense of community within this development. 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

1710 27TH AVE



1710 27TH AVE



PERSPECTIVE FROM ALLEY



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1710 27TH AVE

1710 27TH AVE

ZONING NOTES

ZONE: LR1

OCCUPANCY: R3

CONSTRUCTION TYPE: VB

PROPOSED USE: 1 single family residence, 3 duplexes

LOT AREA: 9600

PROPOSED FAR: 1.09

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: 6864 sq ft

AMENITY SPACE: Required 25% of lot = 9600 sq ft lot x .25= 2400 sq ft required

PUBLIC GROUND: 1706sqft (50% of total = 1200sqft required)

PRIVATE GROUND: 433sqft

PRIVATE ROOF TOP:

Unit 1 - 407sqft
Unit 2 - 362sqft
Unit 3 - 362sqft
Unit 4 - 443sqft
Unit 5 - 450sqft
Unit 6 - 450sqft
<u>Unit 4 - 443sqft</u>
Total - 5056sqft provided

SETBACKS:

-FRONT PROPOSED ON 27TH AVE E: 7.0'

-REAR PROPOSED: 27.98'

-SIDE NORTH PROPOSED: 5.0'

-SIDE SOUTH PROPOSED: 5.0'

PARKING:

-STALLS REQUIRED: 0

-STALLS PROPOSED: 7 (Surface parking)

<u>AVERAGE GRADE LEVEL:</u>	Unit 1	- 187.93'
	Unit 2	- 185.25'
	Unit 3	- 179.25'
	Unit 4	- 190.75'
	Unit 5	- 188.15'
	Unit 6	- 186.5'
	Unit 7	- 180.37'

ADJUSTMENTS PROPOSED: NONE