

DPD Project #: 3015842

King Co. APN: 982670-1015



**Proposal:**

The proposed project at 115 20th Ave. is a 6 unit site three units facing 20th Ave. and the other three located directly behind. The existing home will be demolished and all six units will be designed and constructed for minimum builtgreen 4 star rating.

**Context:**

The project site, Located in the Central District of Seattle, is a 7,808 SF parcel zoned for low-rise development (LR3). The parcel is bound by a parking lot to the north, a large apartment complex to the south, homes to the west, and fronting 20th Ave to the East.





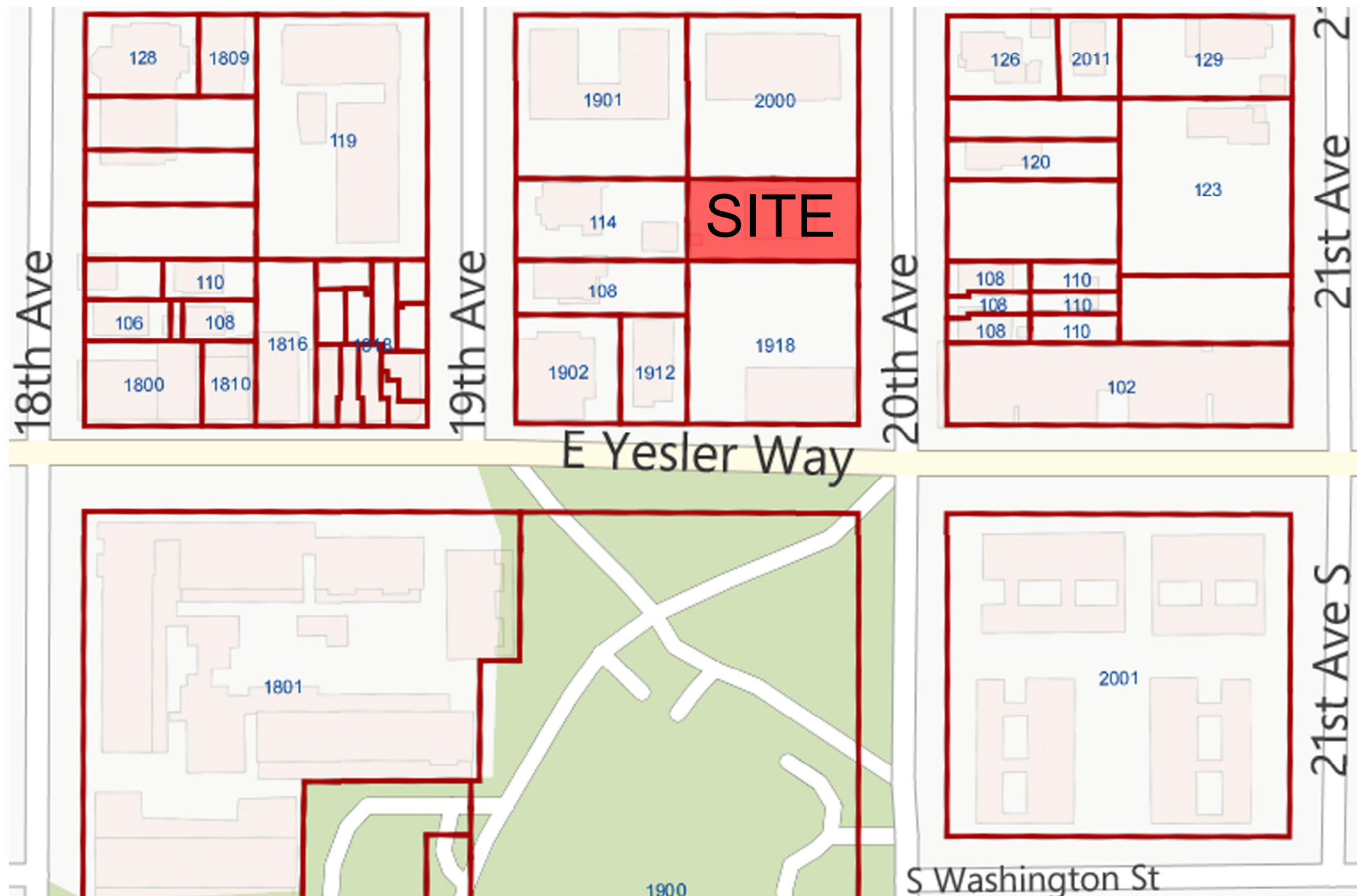


OPPORTUNITIES MAP









PARCEL MAP





EXISTING HOUSE



NEIGHBOR ACROSS THE STREET



NEARBY COMMERCIAL STRIP



SOUTH NEIGHBORS



NEIGHBORING BUILDING TO NORTH



EXISTING HOUSE AND NEIGHBORING LOT



SOUTH NEIGHBORS ON PROPERTY LINE



DIRECT NEIGHBOR TO SOUTH



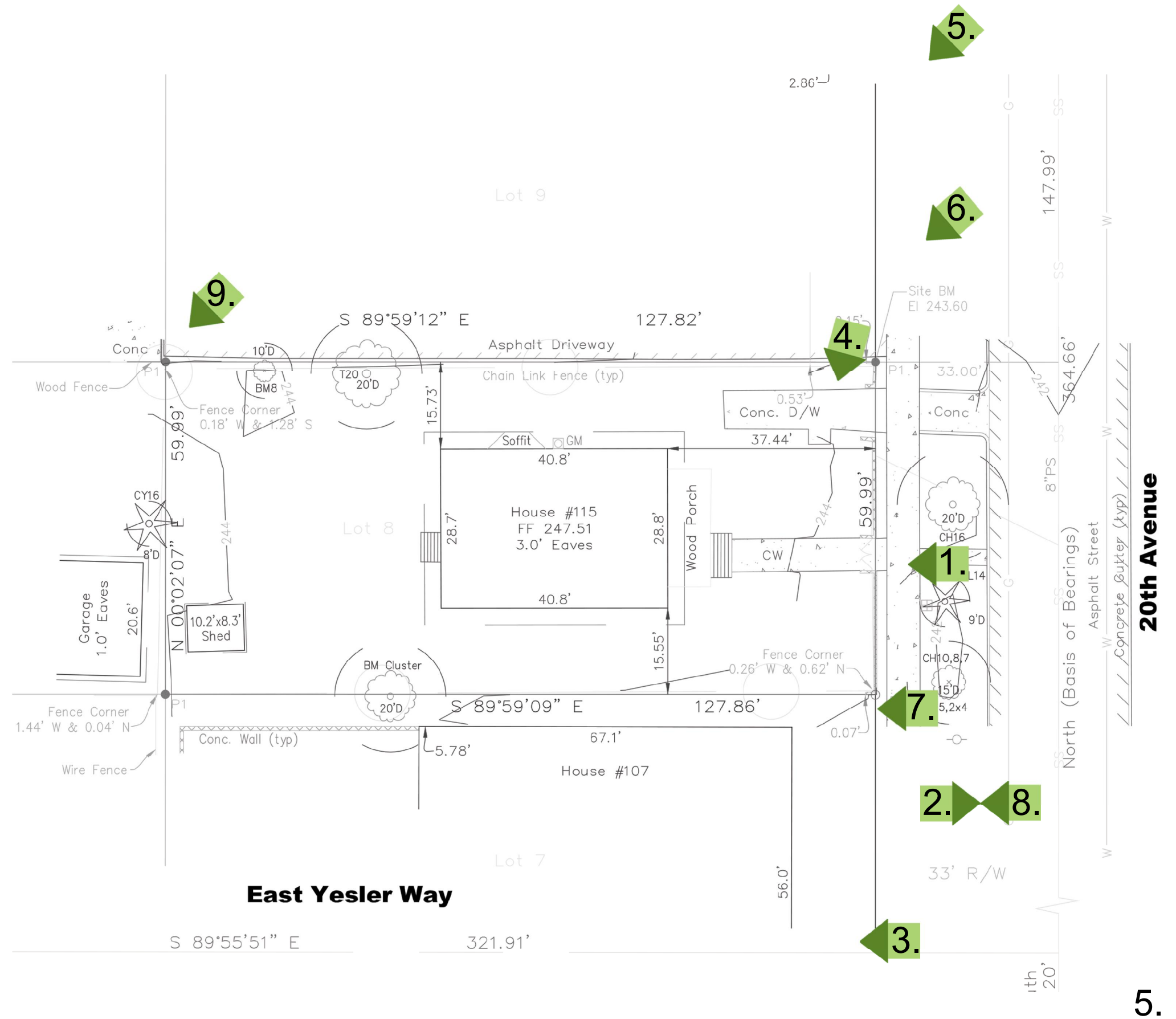
PHOTOS

BUILD URBAN 115 20TH AVE.





## WEST NEIGHBORS





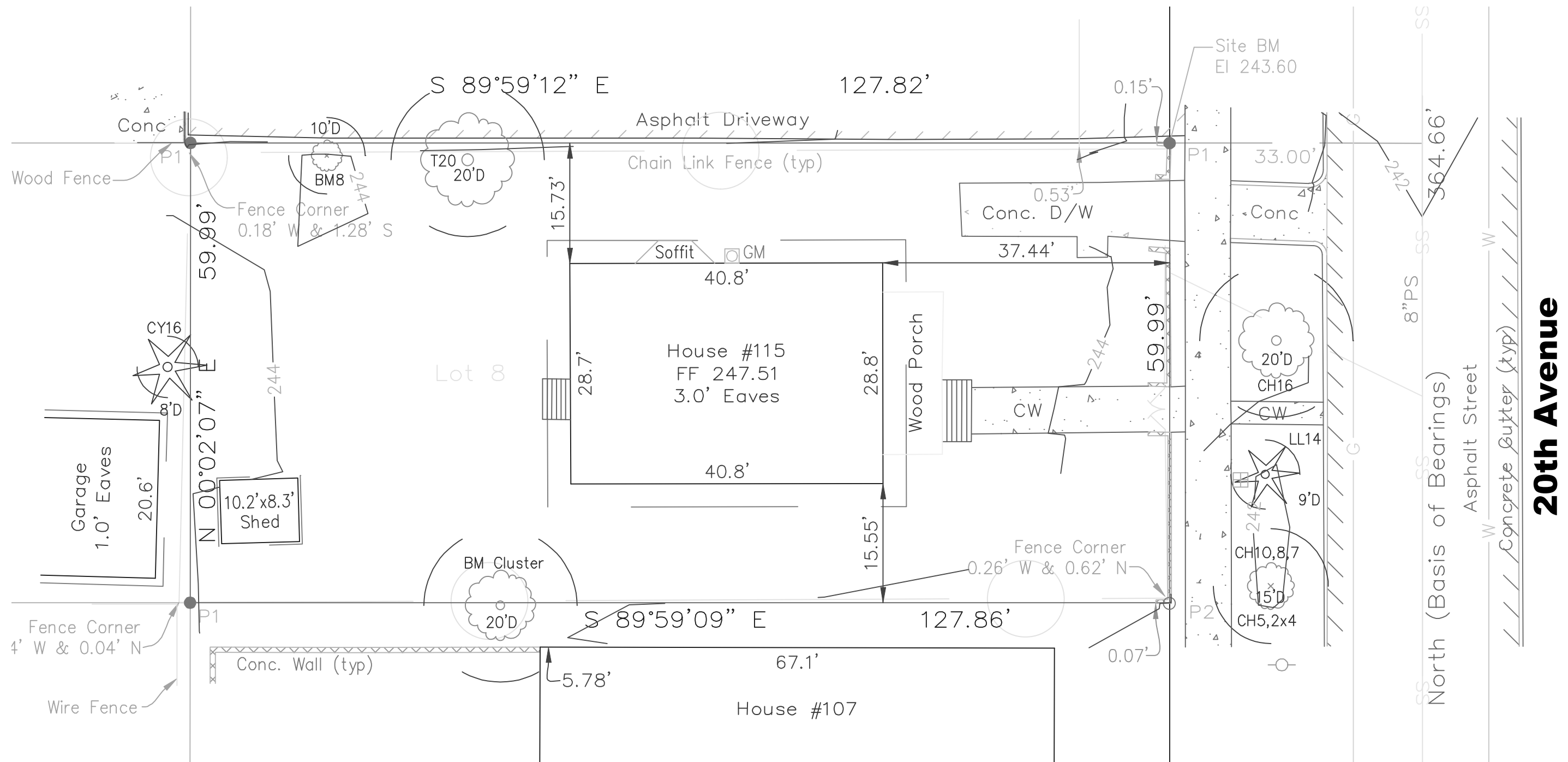


**BUILD URBAN 115 20TH AVE.**

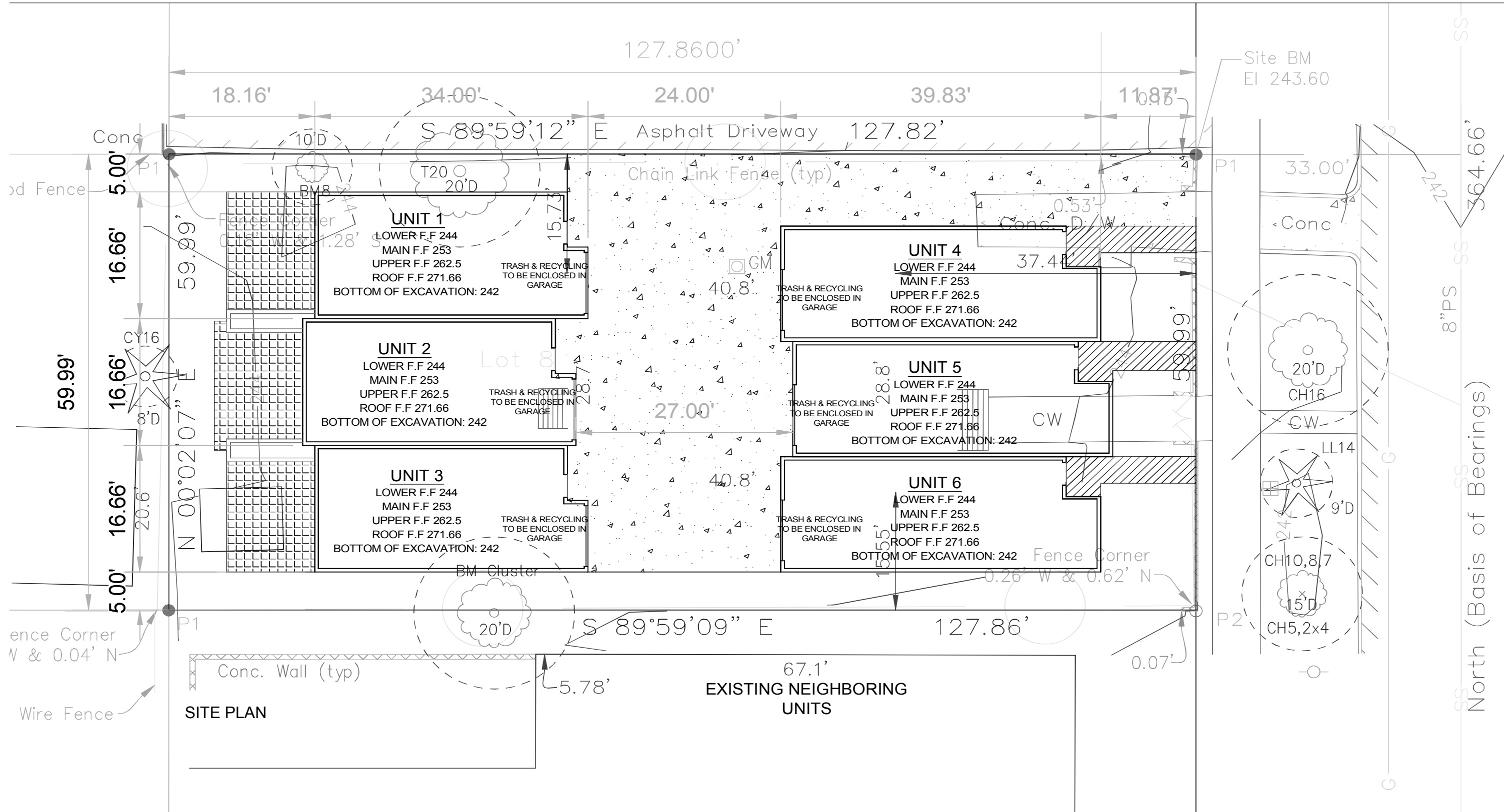




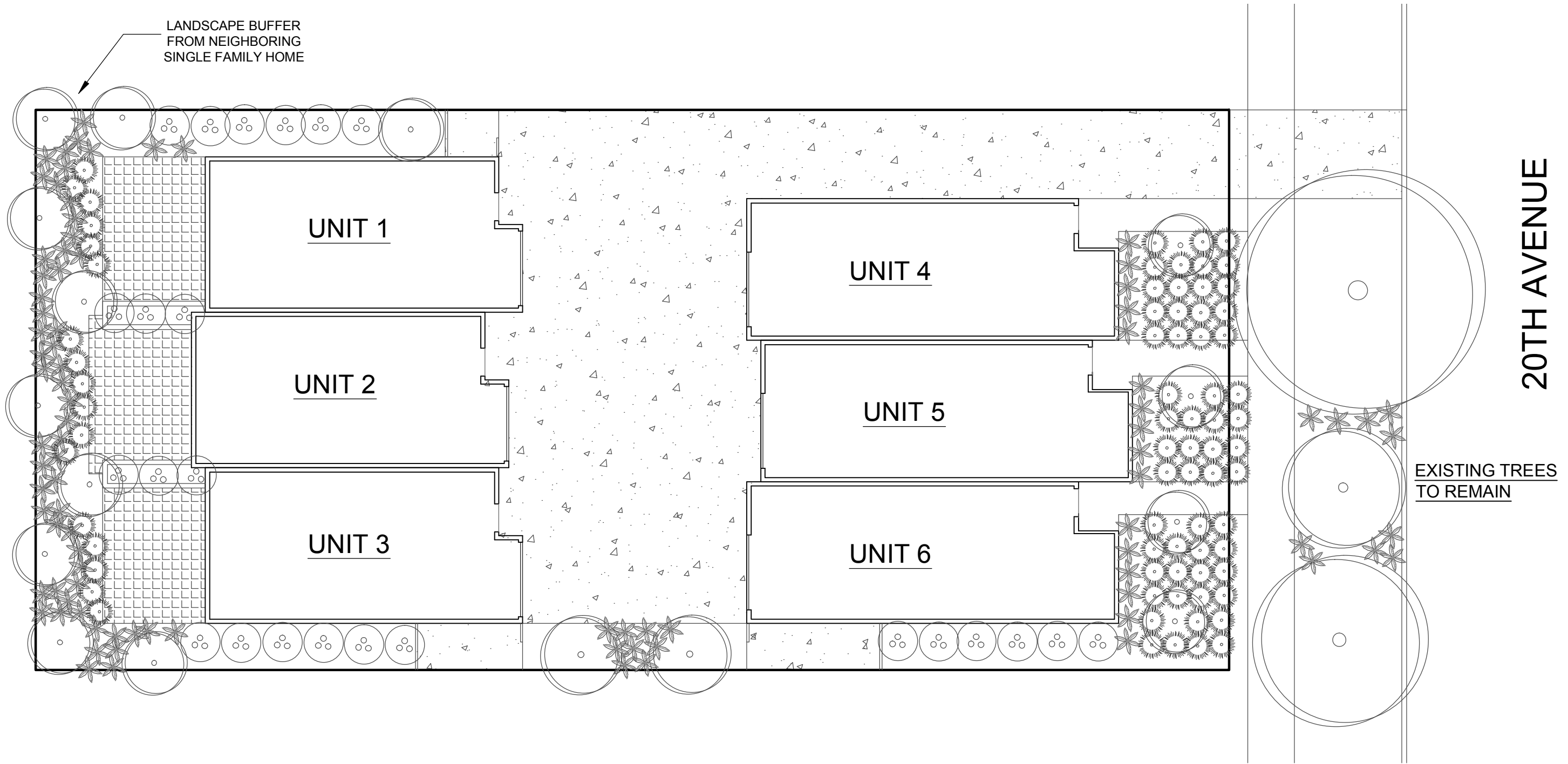




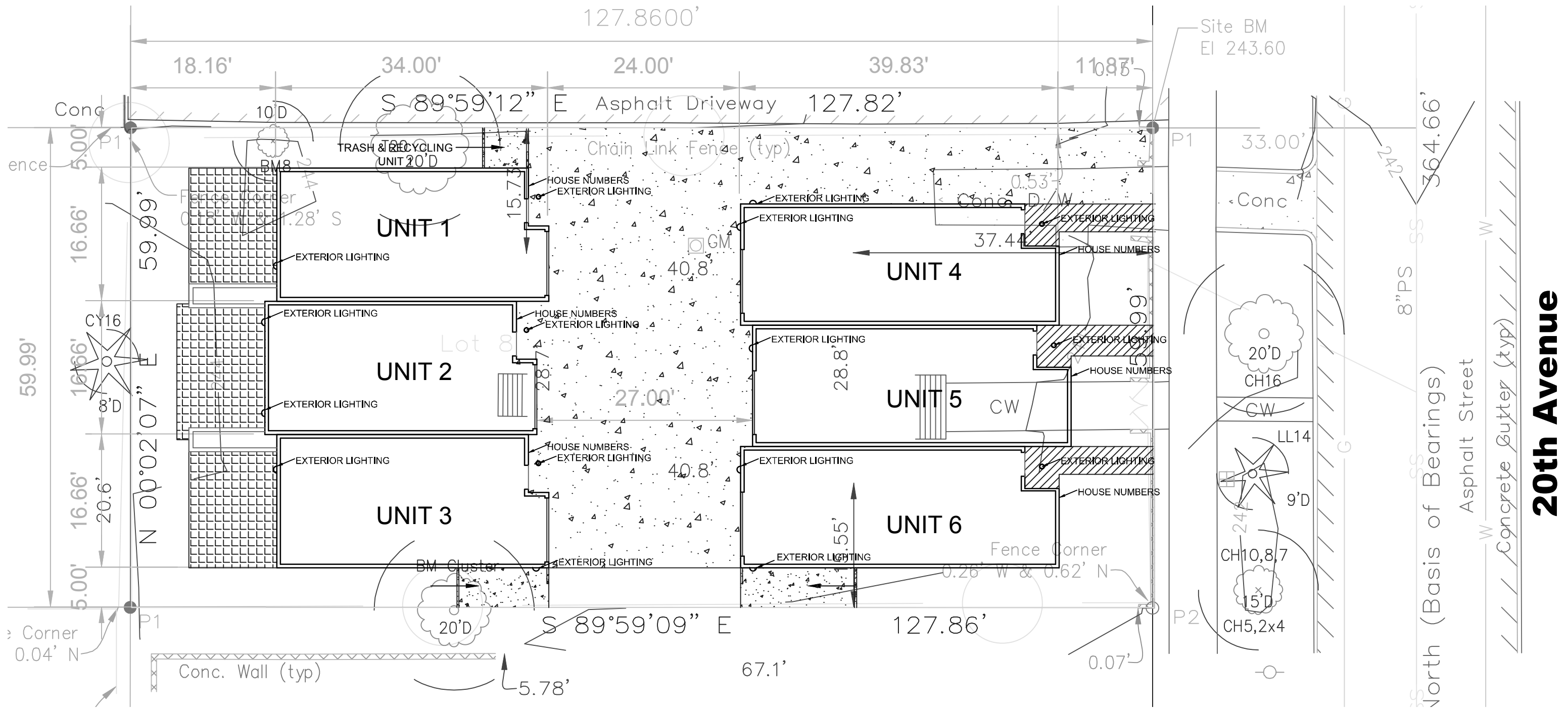
SURVEY





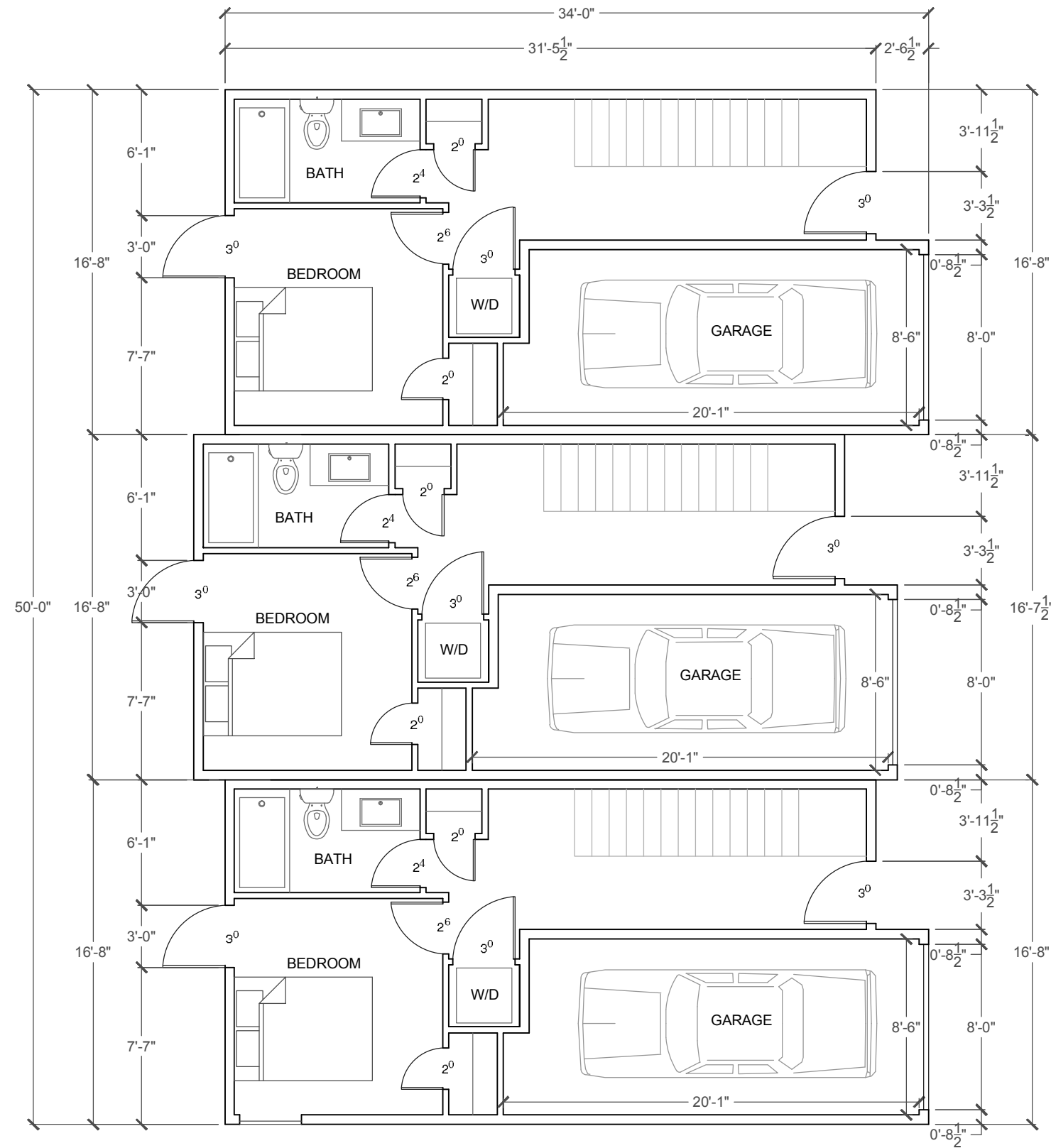


LANDSCAPE PLAN

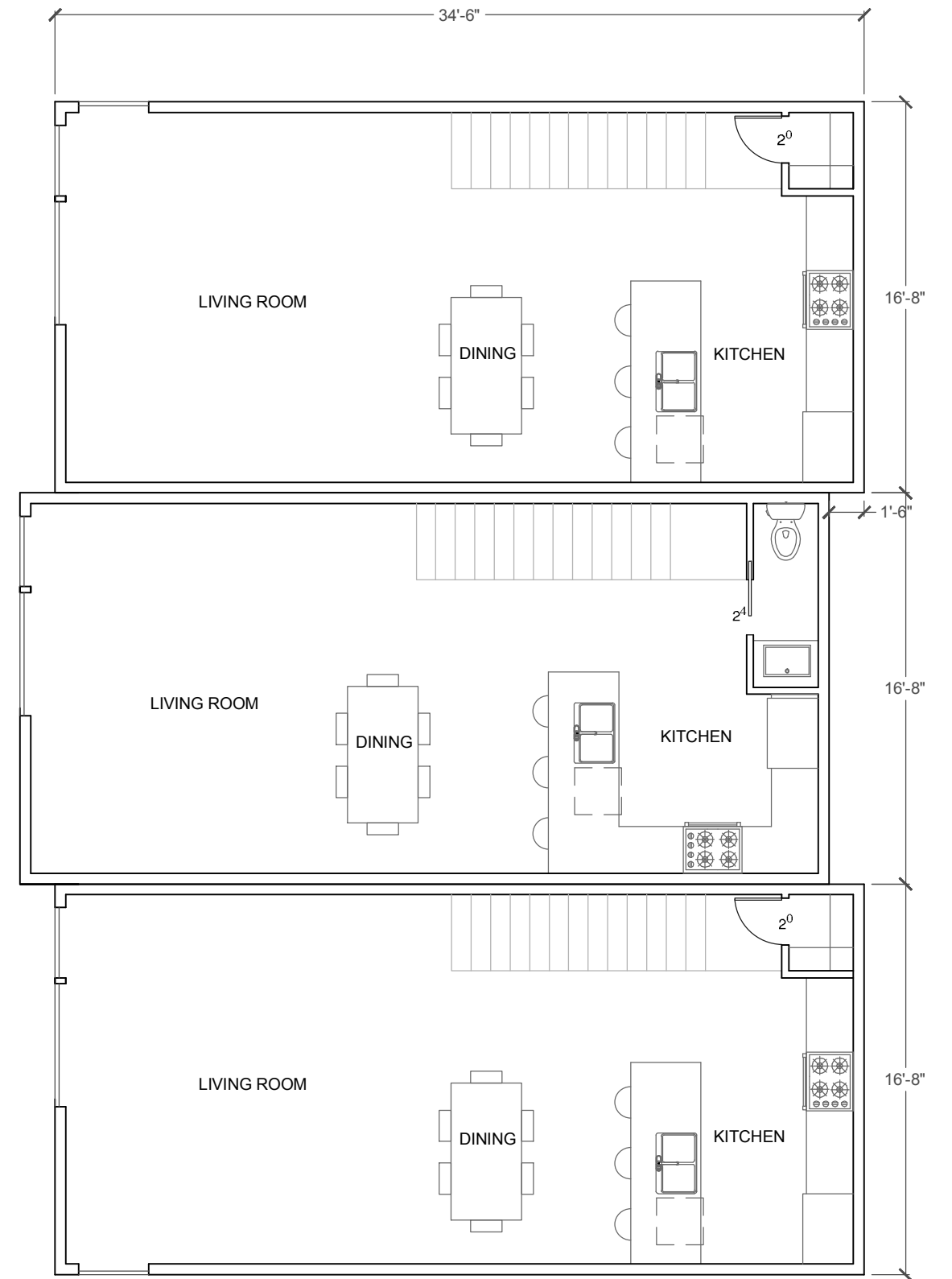


EXTERIOR LIGHTING PLAN



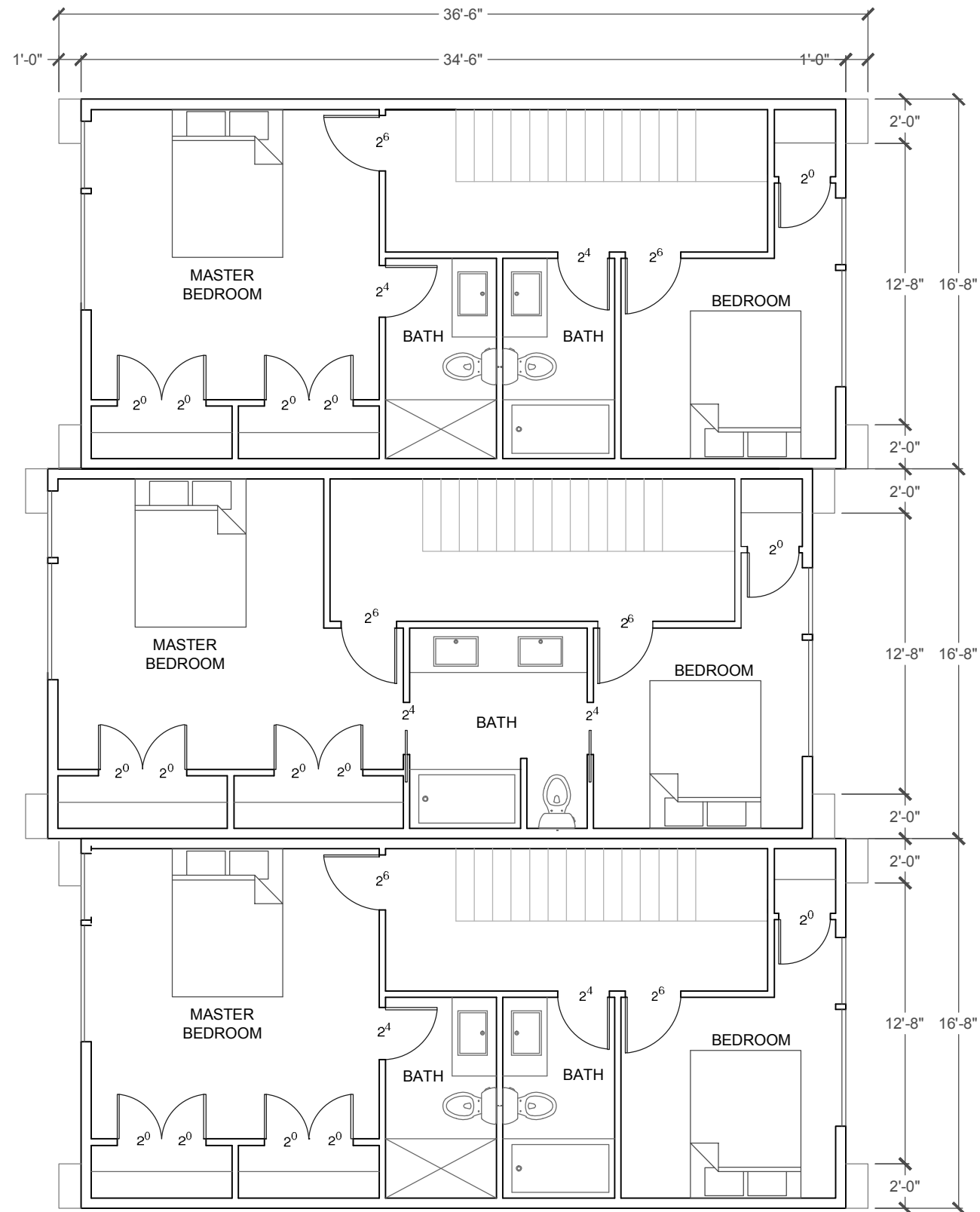


LOWER

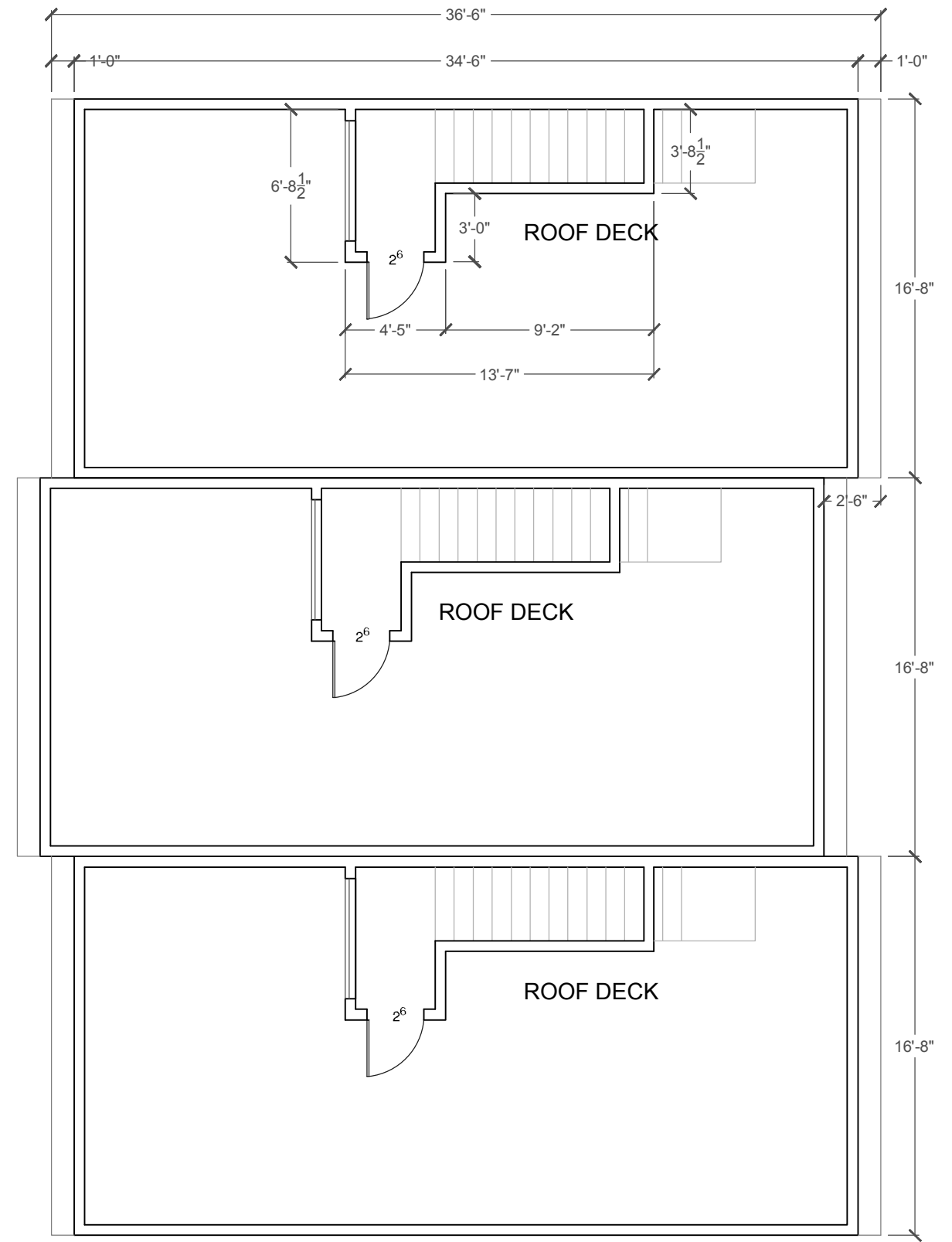


MAIN



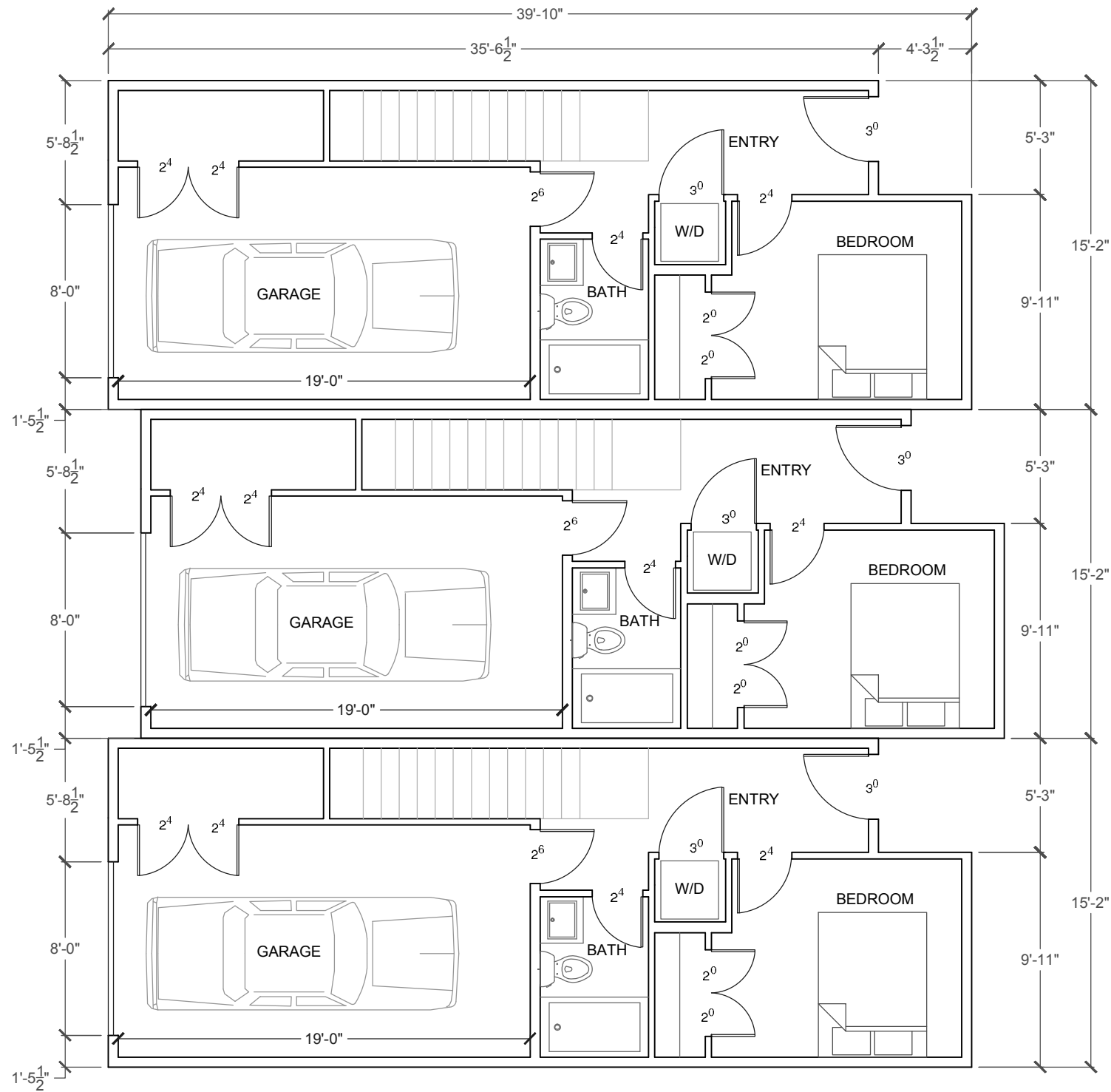


UPPER

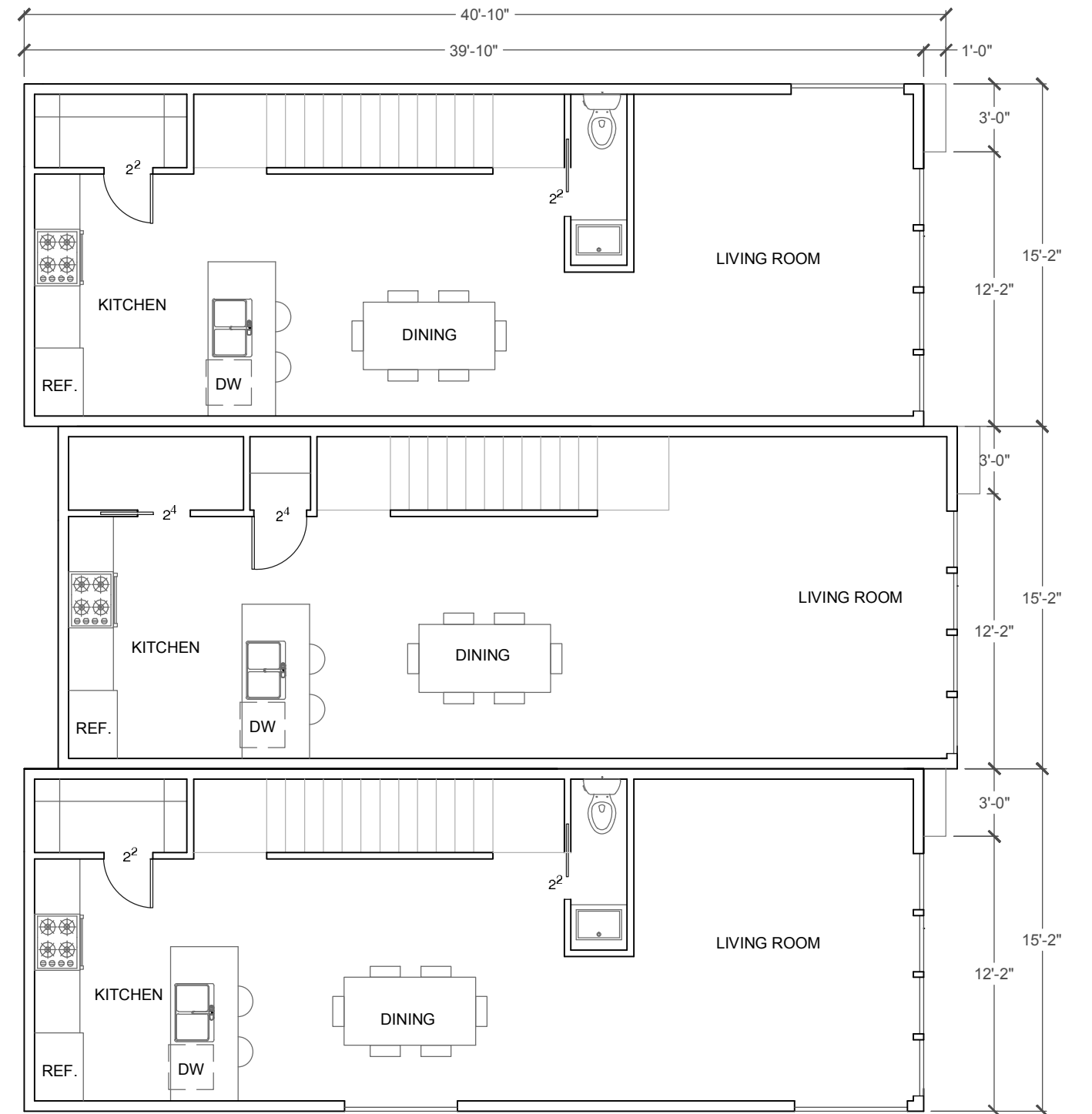


ROOF TOP

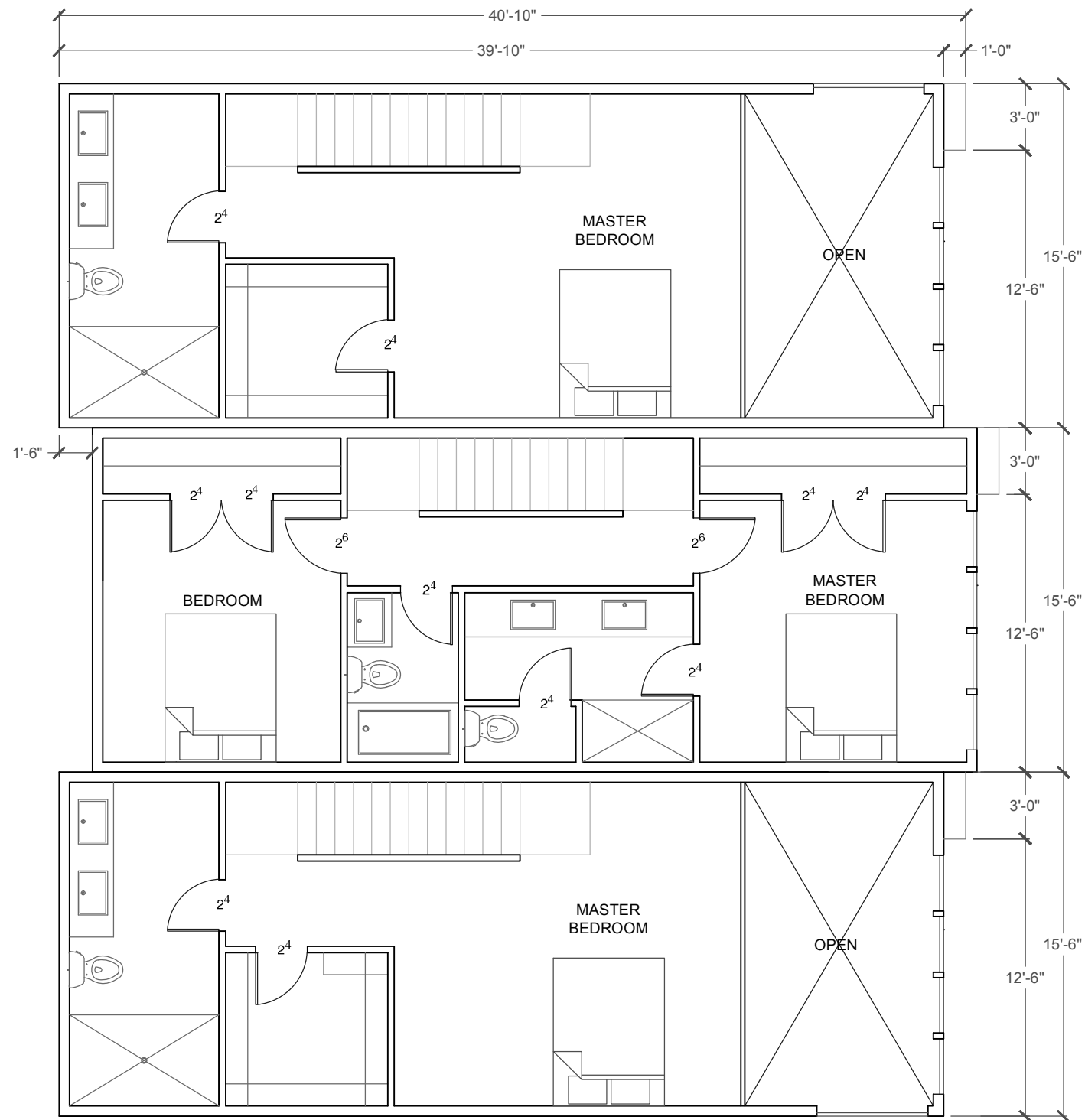




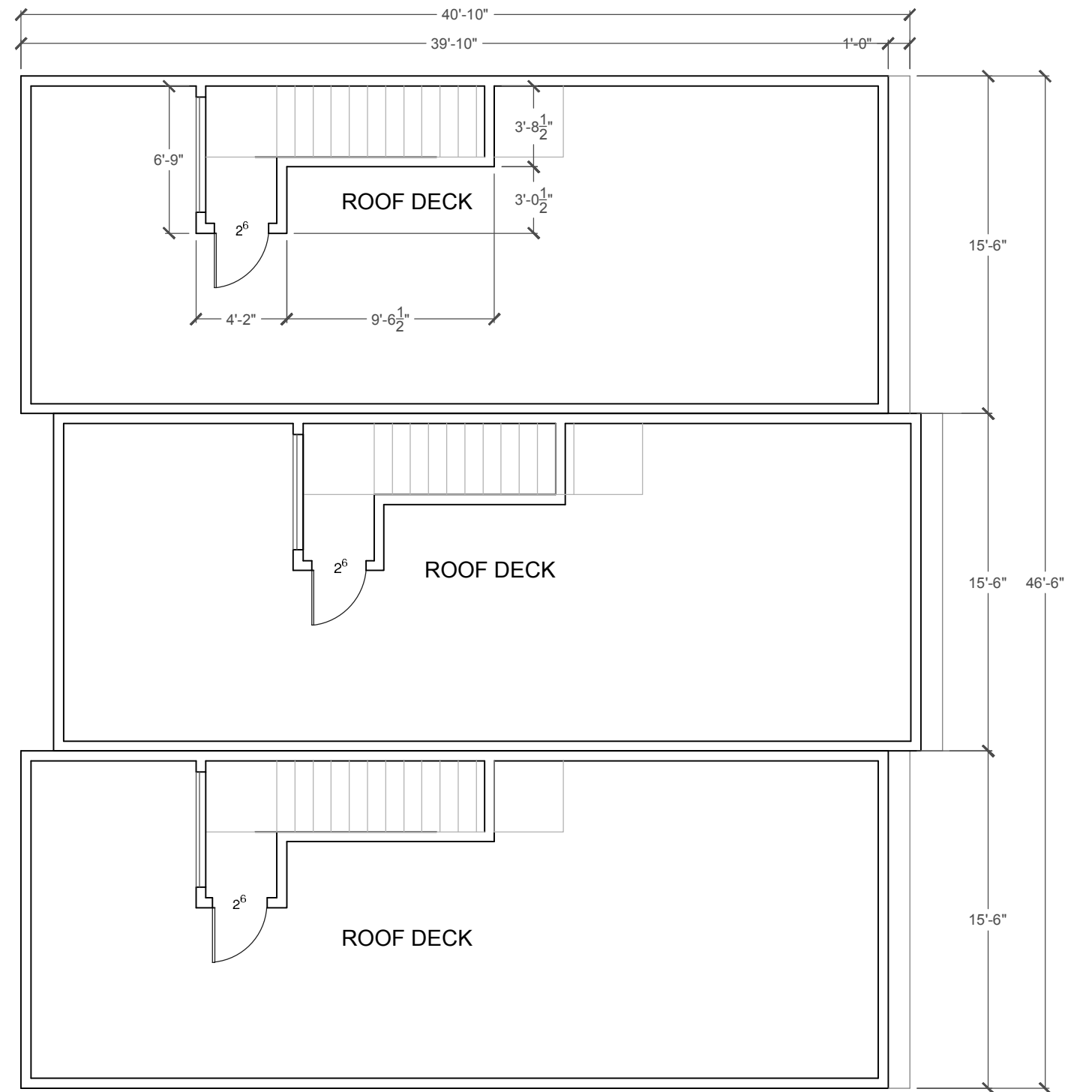
LOWER



MAIN



UPPER



ROOF TOP





FRONT ELEVATION



BACK ELEVATION



BUILDING 1

BUILD URBAN 115 20TH AVE.

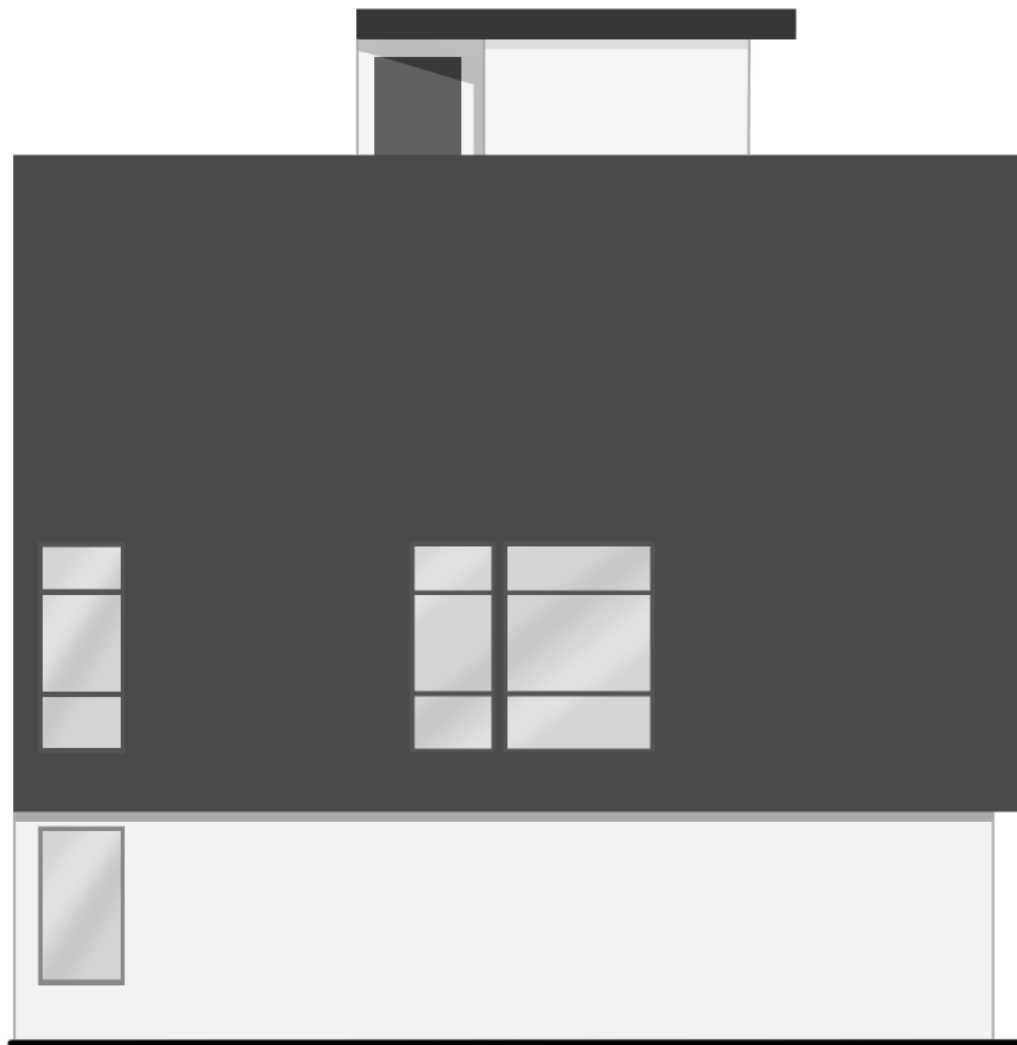


FRONT ELEVATION

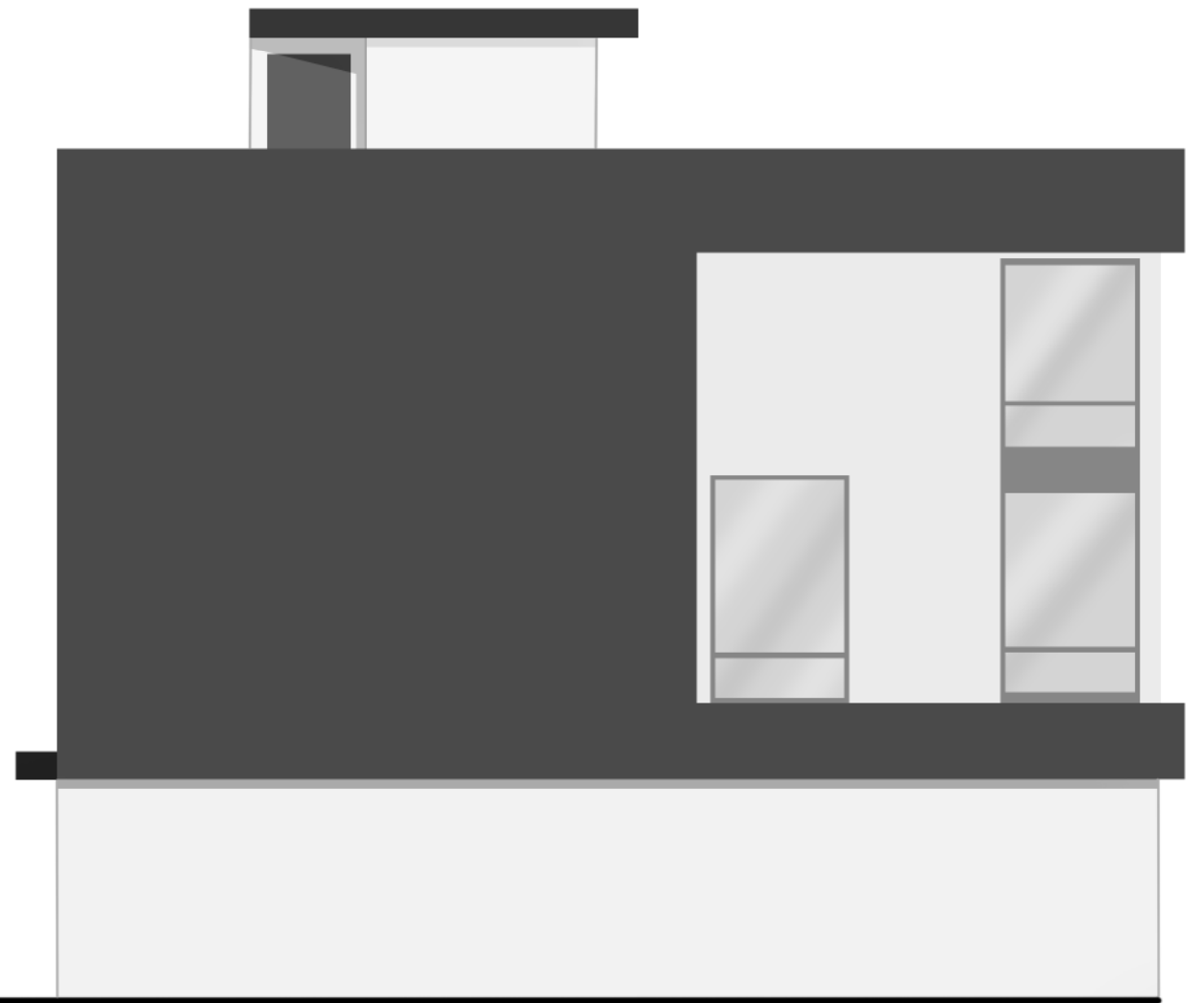


BACK ELEVATION





BUILDING 1



BUILDING 2

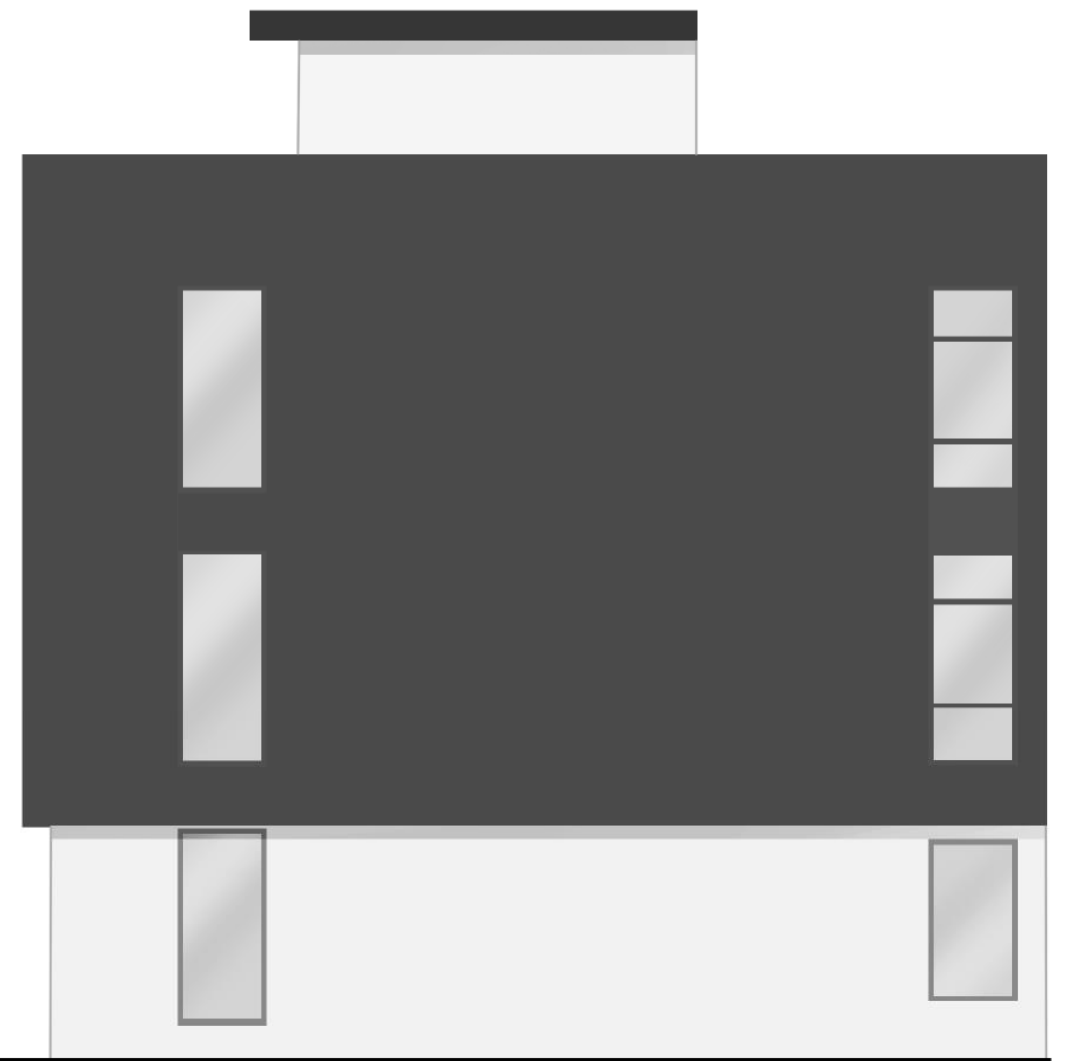


SIDE ELEVATION

BUILD URBAN 115 20TH AVE.



BUILDING 2



BUILDING 1



SIDE ELEVATION

BUILD URBAN 115 20TH AVE.



## DESIGN GUIDELINES

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

Being that the site is flat all units work well with existing grade, no slope challenges were faced. The site has no significant trees needing to be preserved. The stair penthouses have been designed as streamlined and compact as possible while still functioning as a stair to the roof.

### A-2 STREETScape COMPATIBILITY

The siting of the three buildings is placed to maximize detail and glazing along the public edge of 20th Ave. and the auto court as well as the west facing units to take advantage of downtown views. The combination of front doors, maximum glazing, modulation and material changes occur along the front elevations which helps emphasize relationship between the units.

### 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 20th Avenue and the auto court. Units 1, 2 and 3 are accessible from the auto court, where as units 4, 5, and 6 are accessible from 20th ave, 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 20th Ave and within the auto court. Three units will front on 20th Ave and promote street presence while the other units will front the added auto court. The new units will maximize glazing for visual access to both 20th Ave and the auto court, 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 LR3 zoned occupancies in the immediate vicinity with combined commercial and residential units to the south. The neighborhood is a mix of old and new multi family homes. The project is setback from 20th Ave 12ft along the east property line, 5 feet along the north and south property lines and 16 feet 8 inches from the west. 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 enriched with vegetation located in the front set back for the street facing units and in the rear setback for the back units. In addition, each unit will have private usable roof top view open space.

### A-8 PARKING AND VEHICLE ACCESS

All units are designed with individual garages accessed by an added driveway into an inner auto court which allows for a 24 foot back out radius from front unit garage doors to back unit garage doors.

### 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. 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, with an industrial appeal, providing a unique addition to the architecturally diverse neighborhood. The scale will be consistent with other surrounding 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 not applicable for this project. No retaining walls are proposed.

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 driveways on neighboring lots.

D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

Trash and recycle areas will be screened from the auto court. 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 20th Avenue. The units will provide “eyes on the street” and a sense of activity from owners.

D-8 TREATMENT OF ALLEYS

The parcel for this site does not back on an alley.

E-1 LANDSCAPING

Abundant, low-impact vegetation is considered a great asset to this project. The front set back facing 20th Ave 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 20th Avenue. Individual rear patios are provided to units 1, 2 and 3 and in addition, all units will be provided with roof top view decks for additional outdoor living space.

E-3 LANDSCAPE TO ADDRESS SPECIAL SITE CONDITIONS

The site has no special site condition.





PERSPECTIVE BUILDING 1 WEST ELEVATION

BUILD URBAN 115 20TH AVE.





PERSPECTIVE BUILDING 2 EAST ELEVATION

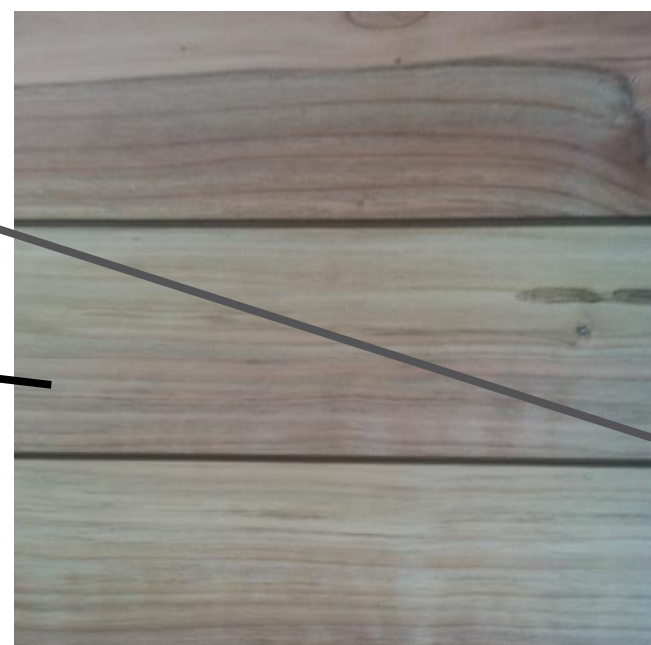
BUILD URBAN 115 20TH AVE.



HARDIE CORNER DETAIL PAINTED BODY



HARDIE COLOR CONTRAST



CEDAR



HARDIE 4 X 10 SHEETS

PROPOSED PAINT COLORS: KM3816-5 CONTESSA'S CAPE  
AND KM3812-2 COLD STEEL.

PROPOSED STAIN COLOR: FAWN



**ZONING NOTES**

ZONE: LR3

CONSTRUCTION TYPE: VB  
PROPOSED USE: 2 TRIPLEX (6 NEW HOMES)  
LOT AREA: 7,670 SF

PROPOSED FAR: 1.34

ADJUSTMENTS: NONE

HEIGHT: 30'

SETBACKS:  
-FRONT PROPOSED ON 20TH AVE E : 12.00 FEET  
-REAR PROPOSED:16.66 FEET  
-SIDE NORTH PROPOSED: 5.00 FEET  
-SIDE SOUTH PROPOSED: 5.00 FEET

PARKING:  
-STALLS REQUIRED:  
-STALLS PROPOSED: 6 GARAGES

AVERAGE GRADE LEVEL: BUILDING 1 - 244  
BUILDING 2 - 244

BUILTGREEN: CERTIFIED 4 STAR

FAR CALCULATION:  
LOT SIZE: 7,670 SQ FT  
BUILDING SF: 10,290.54 SQ FT

FAR: 1.34

FAR CALCULATION	BUILDING 1	BUILDING 2	TOTAL
1ST FLOOR	1562.21	1660.09	3222.30
2ND FLOOR	1645.63	1739.61	3385.24
3RD FLOOR	1645.63	1739.61	3385.24
ROOF	155.17	142.59	297.76
UNIT TOTALS	5008.64	5281.90	10,290.54