

SITE ANALYSIS DIAGRAM



AERIAL LOOKING NORTH



AERIAL LOOKING SOUTH

1. Proposal

116 20th is currently a vacant lot. The applicant proposes to develop the site with seven townhouses.

Key Metrics:

- Lot size: 7,238 SF
- Total Building Area: 1,862 SF
- Allowed FAR: 7,238 SF X 1.4 (BUILT GREEN) = 10,134 SF (INSIDE FACE OF WALLS)
- Proposed FAR: 10,129
- Structure Height: 30' + 4' Parapet Allowance
- Units: 7
- Parking Stalls: 2 garages

2. Analysis of Context:

The structures surrounding this site consist of a mix of single family residence and multifamily residences between 3 and 4 stories. Tolliver Temple Church of God lies on the northeast corner of the block west of the project.

3. Existing Site Conditions:

A drawing of existing site conditions, indicating topography and other physical features and location of structures and prominent landscape elements on the site can be found on page 6.

4. Site Plan:

A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 7. A preliminary landscape plan (not complete at this time) can be found on page 8.

5. Design Guidelines:

See page 5 for design guidelines.

6. Architectural Concept:

This project prioritizes social connectivity with the development of a shared courtyard between building 1 & 2. The massing of the buildings step away from each other to shape the large outdoor space. Natural materials are present at the entry, wrapping along the lower portion of the building and highlighting the walkway to the rear units.

7. Adjustments or Departures:

SMC 23.45.518 Setbacks and Separations

Allowable adjustment: Up to 50%

Reason for adjustment: Width of units is determined by width of the interior stairs and landing.

A shorter setback allows us to focus on a large landscaped communal courtyard and still provide a functional unit. Situated between multifamily allows us to make use of open space.

	Required	Provided	% Difference
Front:	7' average; 5' minimum	7' average	compliant
Sides:	5'	3'-9" north	25%
		5'-0" south	compliant
Rear:	5'	8'-9" average	Compliant



20th AVENUE LOOKING EAST



20th AVENUE LOOKING WEST

DESIGN GUIDELINES

Site Planning

A-1 Responding to Site Characteristics

This design takes advantage of the relatively flat site with a shared landscaped central courtyard. Roof decks open to the western sun and views of downtown.

A-3 Entrances Visible from the Street

Entries that are visible directly from the street make the front units approachable and engage the pedestrian experience. Entries are highlighted with awnings.

A-5 Respect for Adjacent Sites

Windows on the new units are staggered so as not to provide direct views into neighboring windows. Thoughtful landscaping buffers views on the lower level with trees.

A-6 Transition between residence and Street

Front yards are landscaped to provide a buffer between the units and the street. A shared landscaped walkway provides pleasant circulation from the street to the rear units. A courtyard joins all the units and provides space for social interaction among neighbors.

A-8 Parking and Vehicle Access

Provided parking is in the form of 2 garages and will minimally impact the adjacent residences.

Height Bulk and Scale

B-1 Height and Scale Compatibility

The height and scale of this project is keeping with that of neighboring apartments that meet or exceed the height we are proposing for this site.

Architectural Elements and Materials

C-2 Architectural Concept and Compatibility

This project prioritizes social connectivity with the development of a shared courtyard between building 1 & 2. The massing of the buildings step away from each other to shape a large outdoor space.

C-4 Exterior Finish Materials

A palette of wood, cementitious horizontal siding, and cementitious panel provide a durable and harmonious structure. The use of wood at the entry wraps along the lower portion of the building providing a warm entry and highlighting the walkway to the rear units. The wood wraps from the garages into the adjacent units living room creating the feeling of an indoor/outdoor room. Carefully detailed cementitious panels serve as a durable siding material for the units.

Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances

Entrances are highlighted with massing modulations and provided cover by the above story / awnings.

D-2 Bland Walls

Exterior walls engage the street with material changes, massing modulation, and glazing.

D-5 Visual Impacts of Parking Structures

Provided parking is in the form of 2 garages and will minimally impact the adjacent residences.



D-6 Screening of Dumpsters, Utilities, and Services Areas

The trash and recycling area will be located to minimize it's impact with the landscaped portion of the courtyard.

D-7 Pedestrian Safety

Walkways will be well lit and have landscaping to improve the overall safety and appearance.

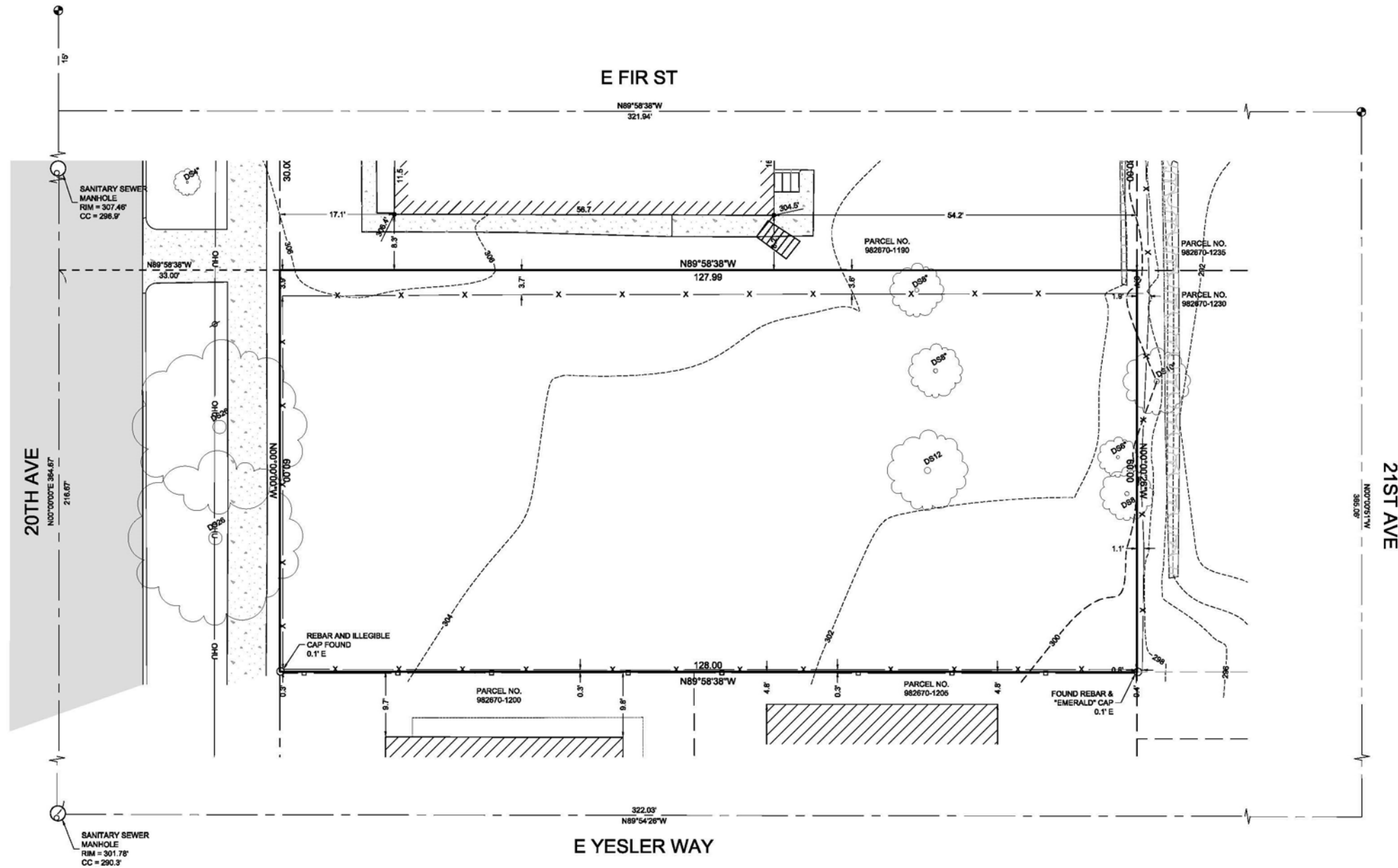
D-12 Residential Entries and Transitions

Access path and address to rear units will be readable from the street with architecturally designed address sign and thoughtfully landscaped walkway.

Landscaping

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

We will continue the pattern of street trees in front of our property and keep existing large mature street trees in the right-of-way. All new landscaping will be in keeping with the scale of existing landscaping on the street.



LEGAL DESCRIPTION

LOT 3, IN BLOCK 24, H.L. YESLER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 215, IN KING COUNTY, WASHINGTON

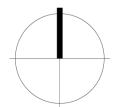
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

Also Known As: Parcel B of Lot Boundary Adjustment #3016501

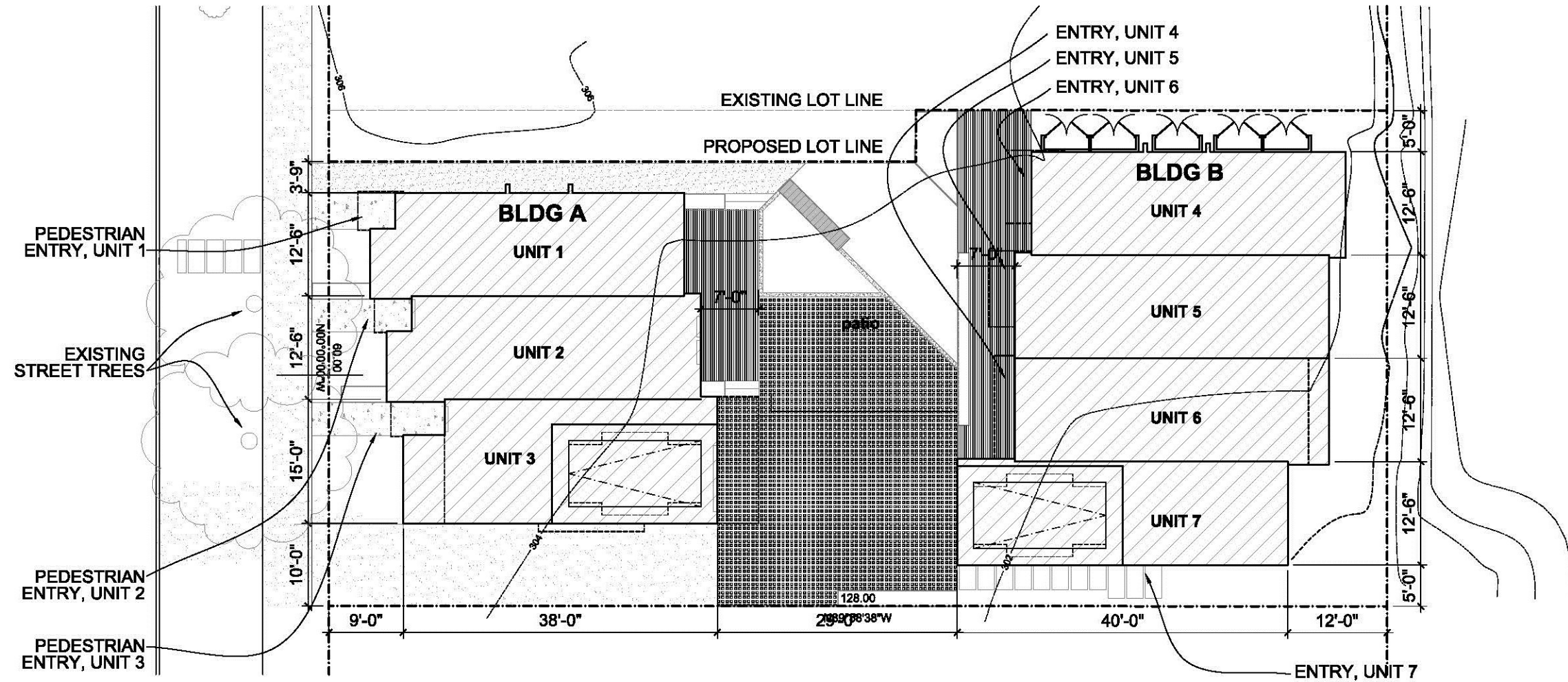
NEW LEGAL DESCRIPTION PARCEL B

ALL OF LOT 3, IN BLOCK 24, H.L. YESLER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 215, IN KING COUNTY, WASHINGTON
EXCEPT FOR THE FOLLOWING DESCRIBED PORTION OF SAID LOT 3:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE, ALONG THE NORTH BOUNDARY OF SAID LOT 3, S89°58'38"E 70.98 FEET; THENCE S00°01'28"W 8.28 FEET; THENCE N89°58'38"W 70.88 FEET, MORE OR LESS, TO THE EAST MARGIN OF 20TH AVENUE; THENCE, ALONG SAID EAST MARGIN, N00°00'00"E 6.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON



STE SURVEY SCALE: 1"=20'



STE PLAN SCALE: 1/16"=1'

ADJUSTMENT REQUESTS

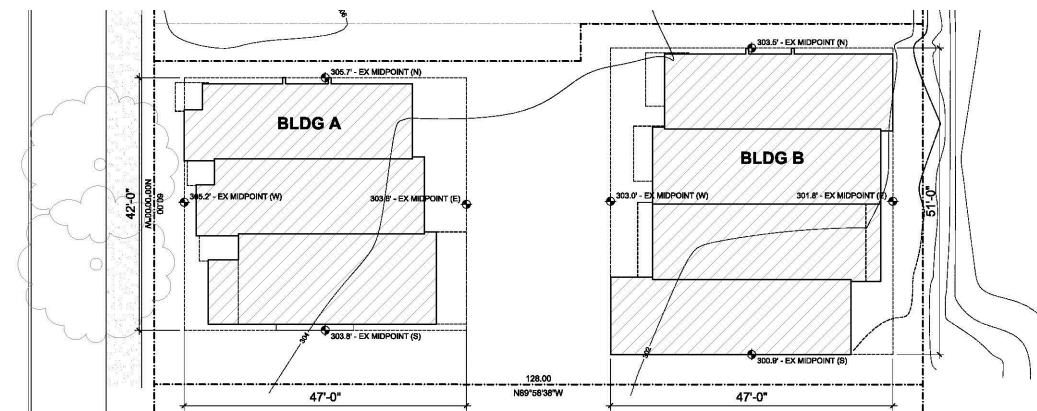
SMC 23.45.518 Setbacks and Separations

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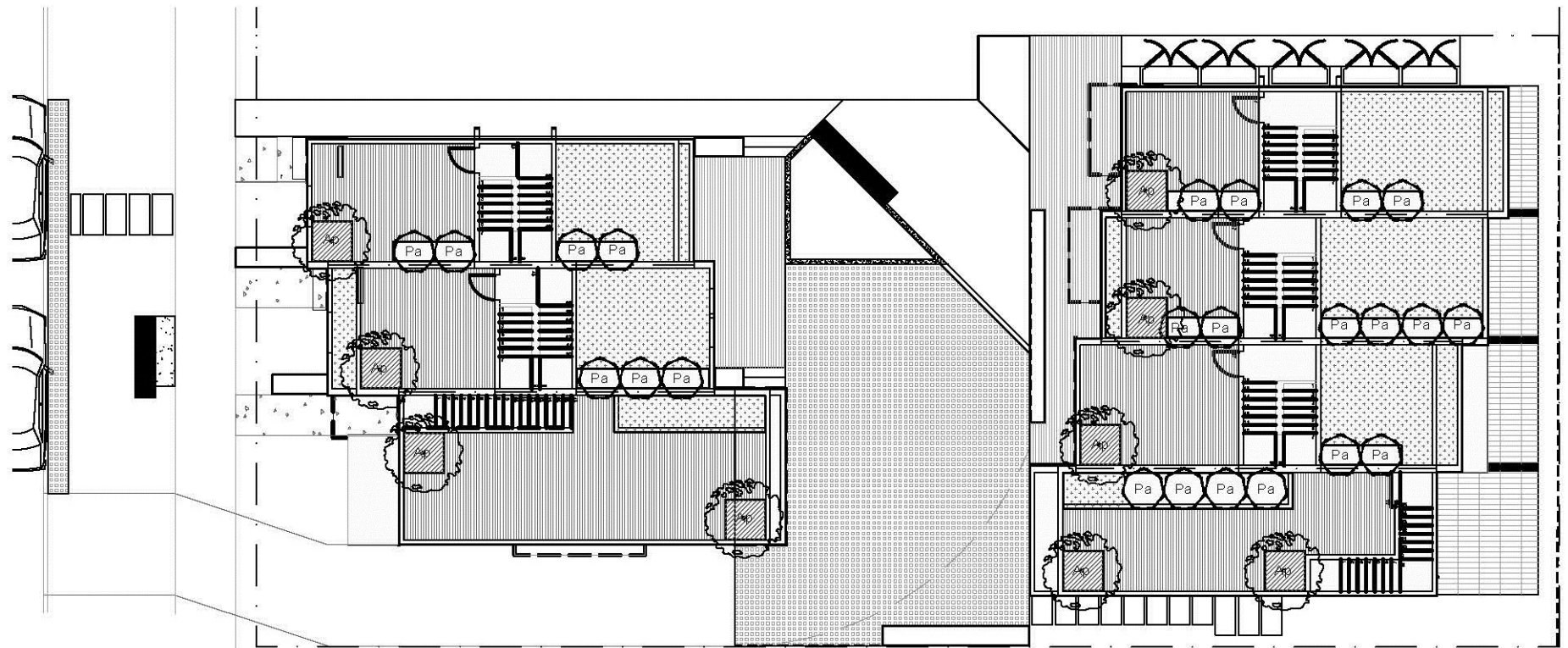
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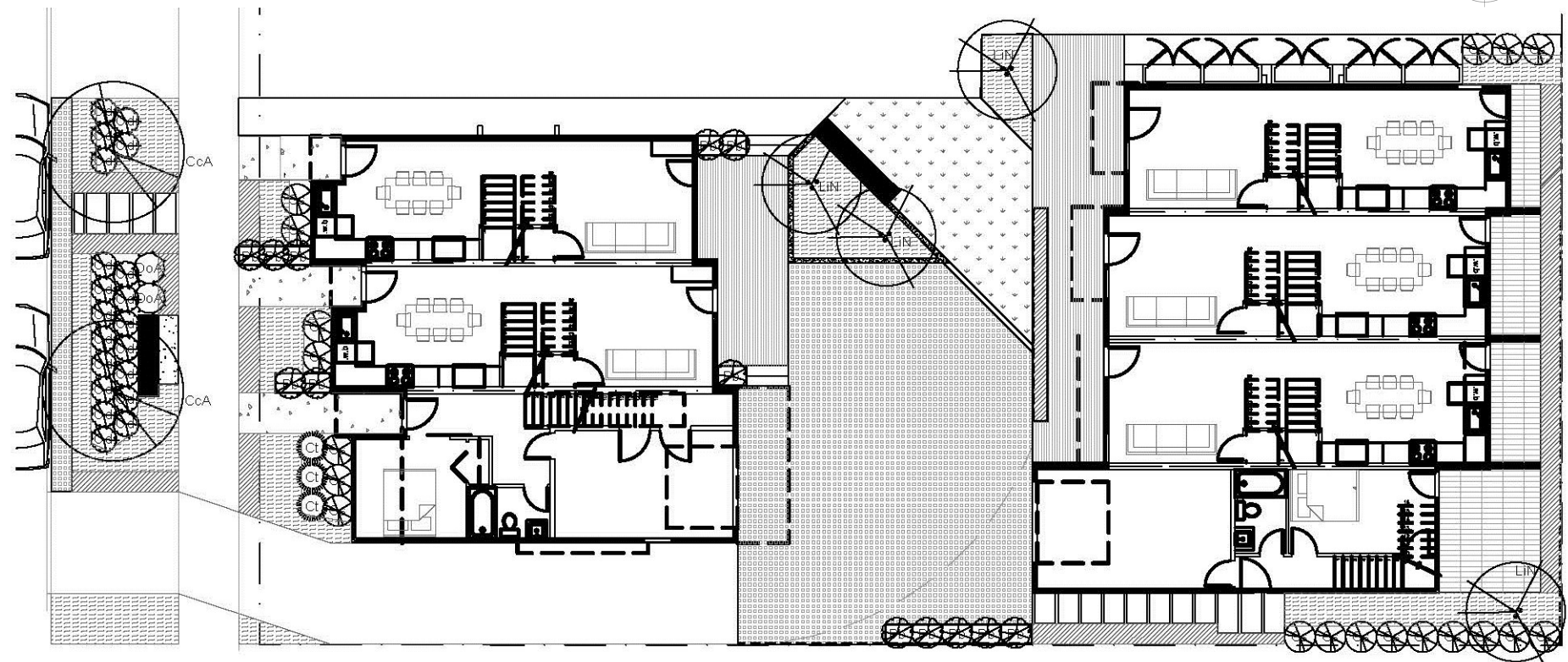
AVERAGE GRADE CALC - BLDG A
 $303.8 \times 47.0 (S) + 305.7 \times 47.0 (N) + 303.6 \times 42 (E) + 305.2 \times 42 (W)$
 $14,278.6 + 14,367.9 + 12,751.2 + 12,818.4 = 54,216.1$
 $54,216.1 / 178.0 (LENGTH OF SIDES) = 304.6$
AVERAGE GRADE = 304.6

AVERAGE GRADE CALC - BLDG B
 $300.9 \times 47.0 (S) + 303.5 \times 47.0 (N) + 301.8 \times 51.0 (E) + 303.0 \times 51.0 (W)$
 $14,142.3 + 14,264.5 + 15,391.8 + 15,453.0 = 59,251.6$
 $59,251.6 / 196.0 (LENGTH OF SIDES) = 302.3$
AVERAGE GRADE = 302.3

HEIGHT CALCULATION PLAN SCALE: 1/32"=1'

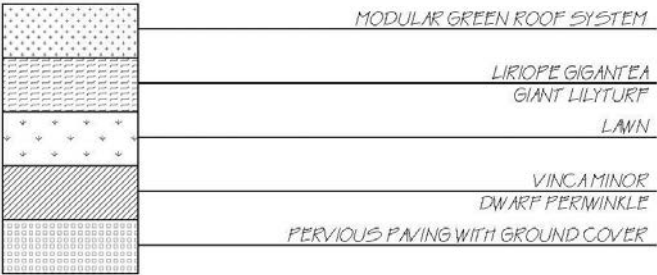
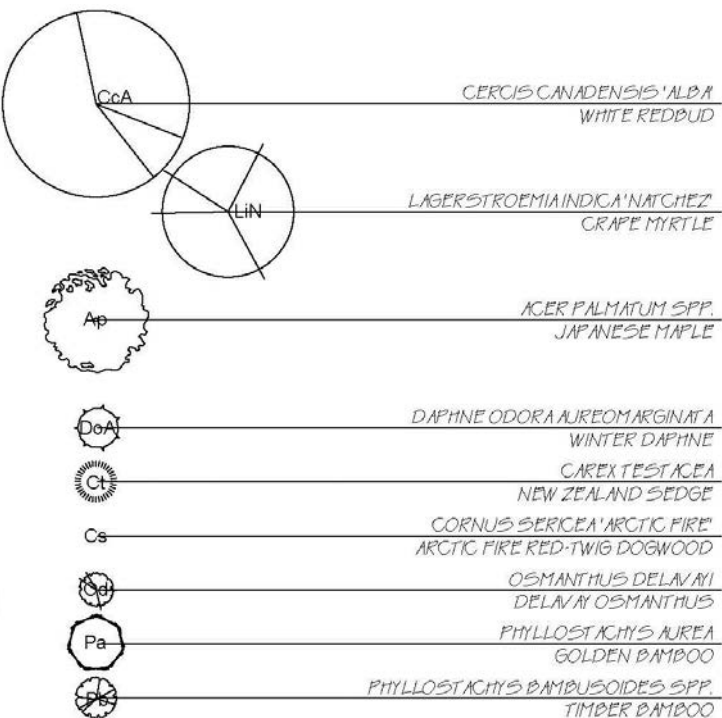


LANDSCAPE PLAN - ROOF LEVEL SCALE: 1/16" = 1'



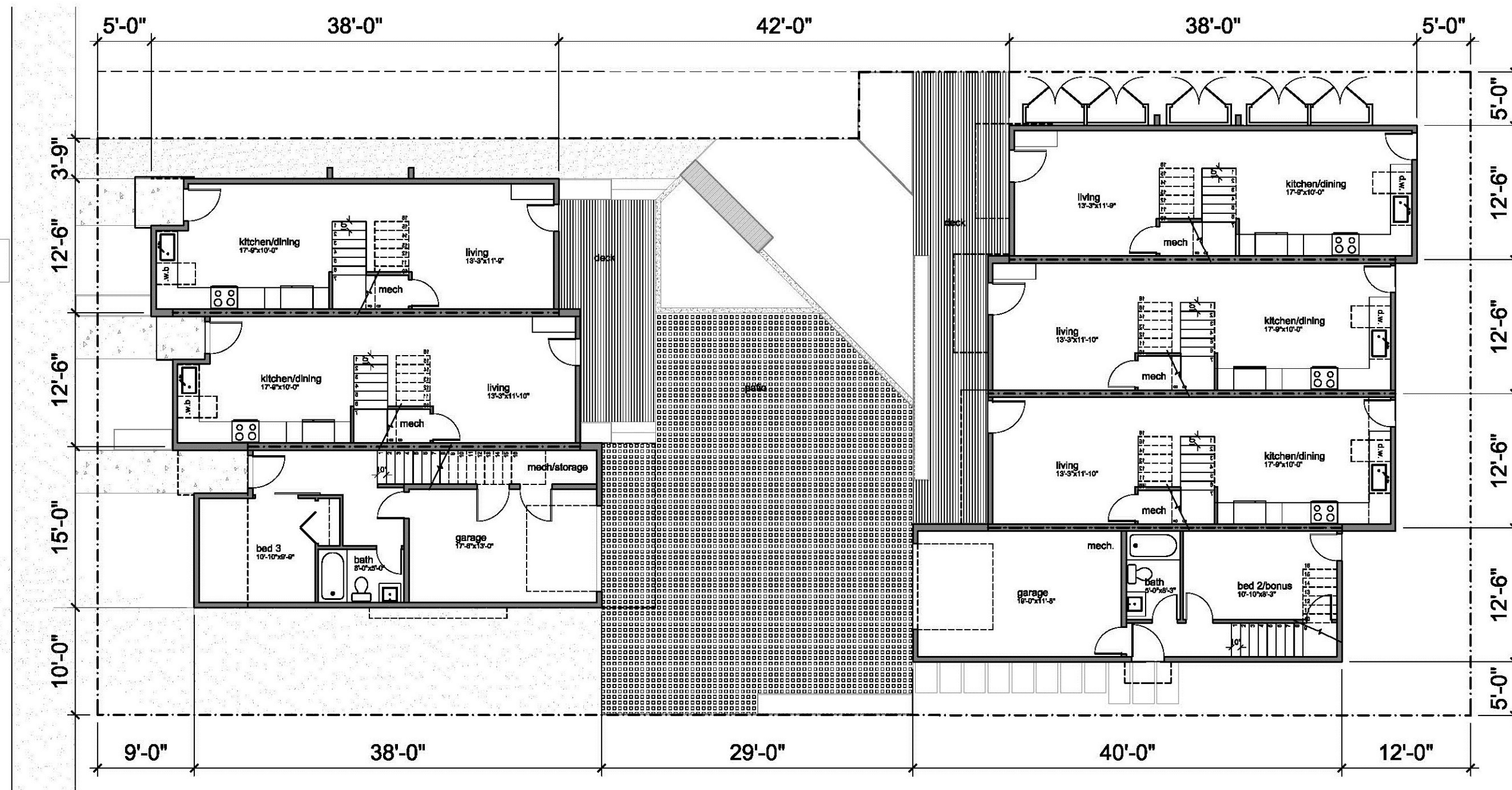
LANDSCAPE PLAN - GROUND LEVEL SCALE: 1/16" = 1'

PLAND SYMBOL LEGEND









first floor plan

SCALE: 3/32" = 1'

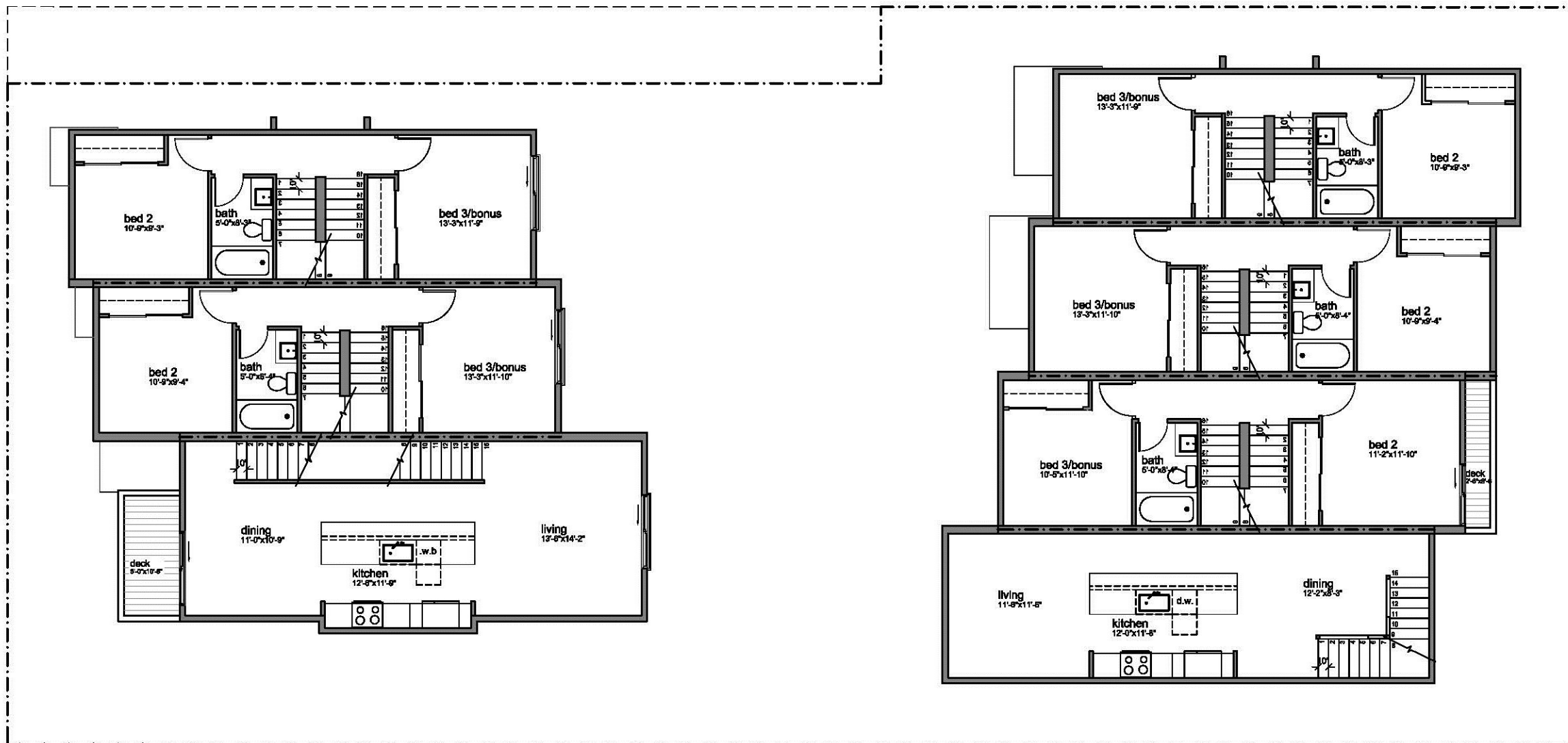


AREA SUMMARY - UNITS 1 & 2	
FIRST FLOOR	464 SF
SECOND FLOOR	475 SF
THIRD FLOOR	475 SF
PENTHOUSE	100 SF
TOTAL	1,514 SF
	145 / 186 SF DECK

AREA SUMMARY - UNIT 3	
FIRST FLOOR	348 SF
SECOND FLOOR	583 SF
THIRD FLOOR	548 SF
TOTAL	1,479 SF
	200 SF GARAGE
	462 SF DECK

AREA SUMMARY - UNITS 4, 5, & 6	
FIRST FLOOR	475 SF
SECOND FLOOR	475 SF
THIRD FLOOR	475 SF
PENTHOUSE	100 SF
TOTAL	1,525 SF
	186 / 145 / 200 SF DECK

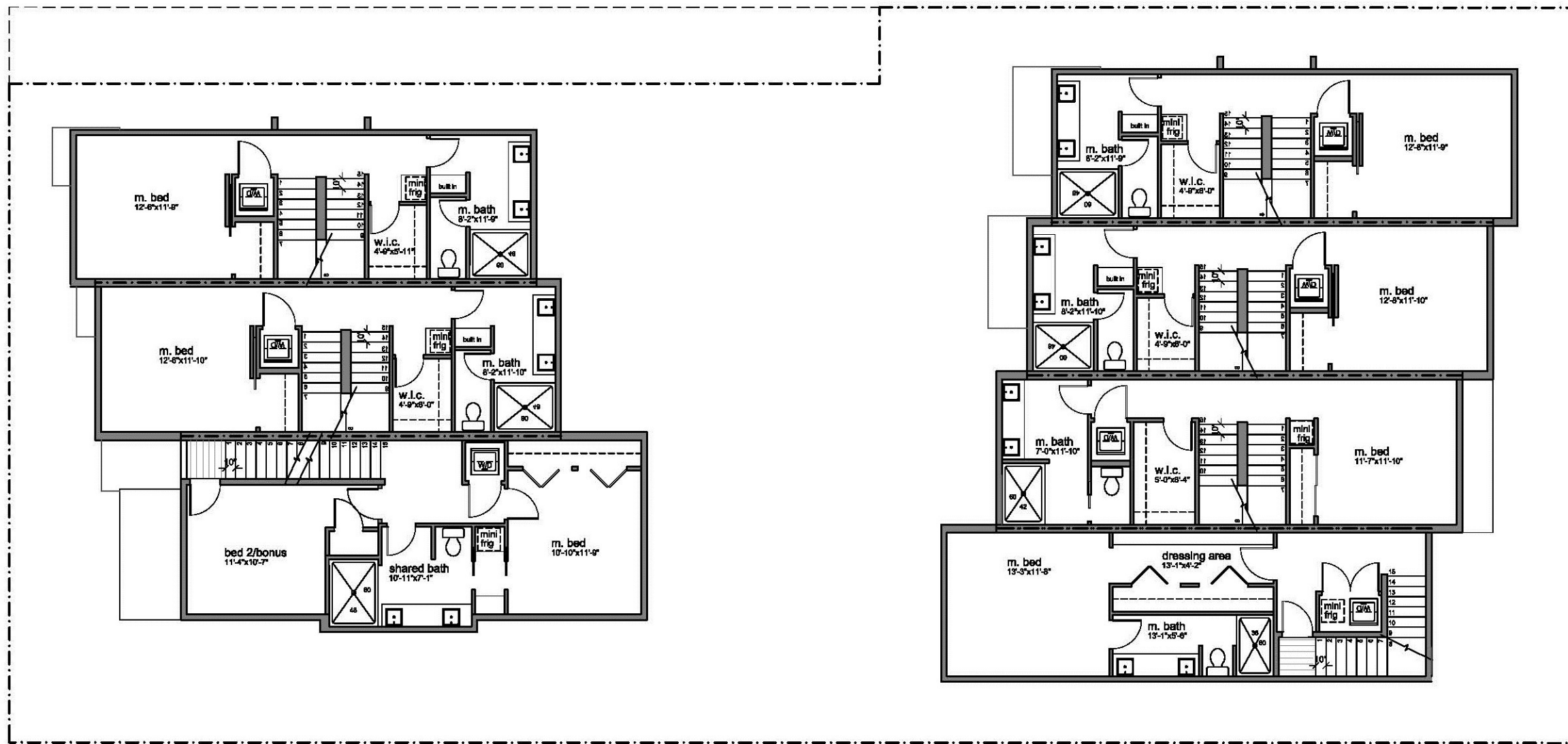
AREA SUMMARY - UNIT 7	
FIRST FLOOR	257 SF
SECOND FLOOR	500 SF
THIRD FLOOR	480 SF
TOTAL	1,217 SF
	243 SF GARAGE
	334 SF DECK



second floor plan

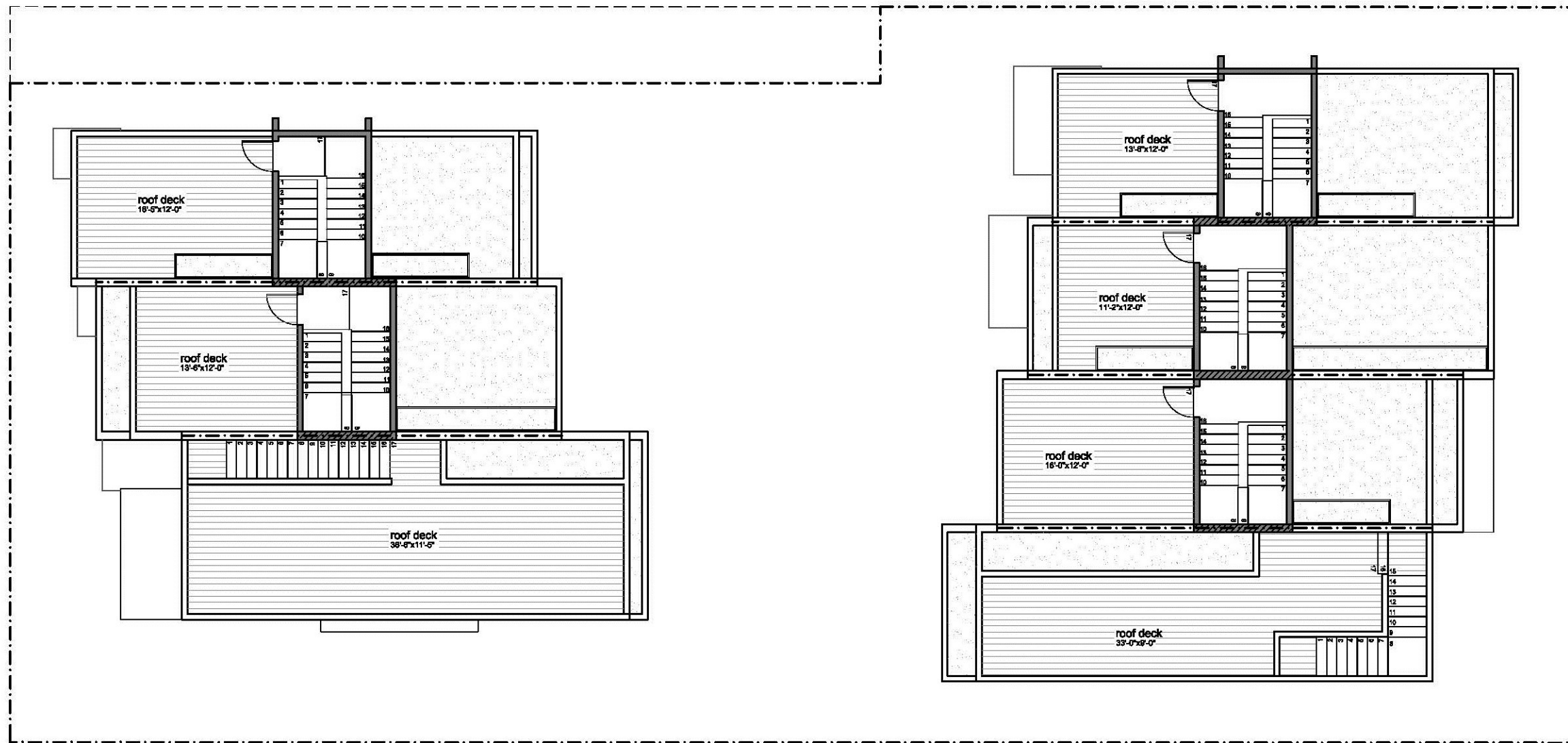
SCALE: 3/32" = 1'





third floor plan

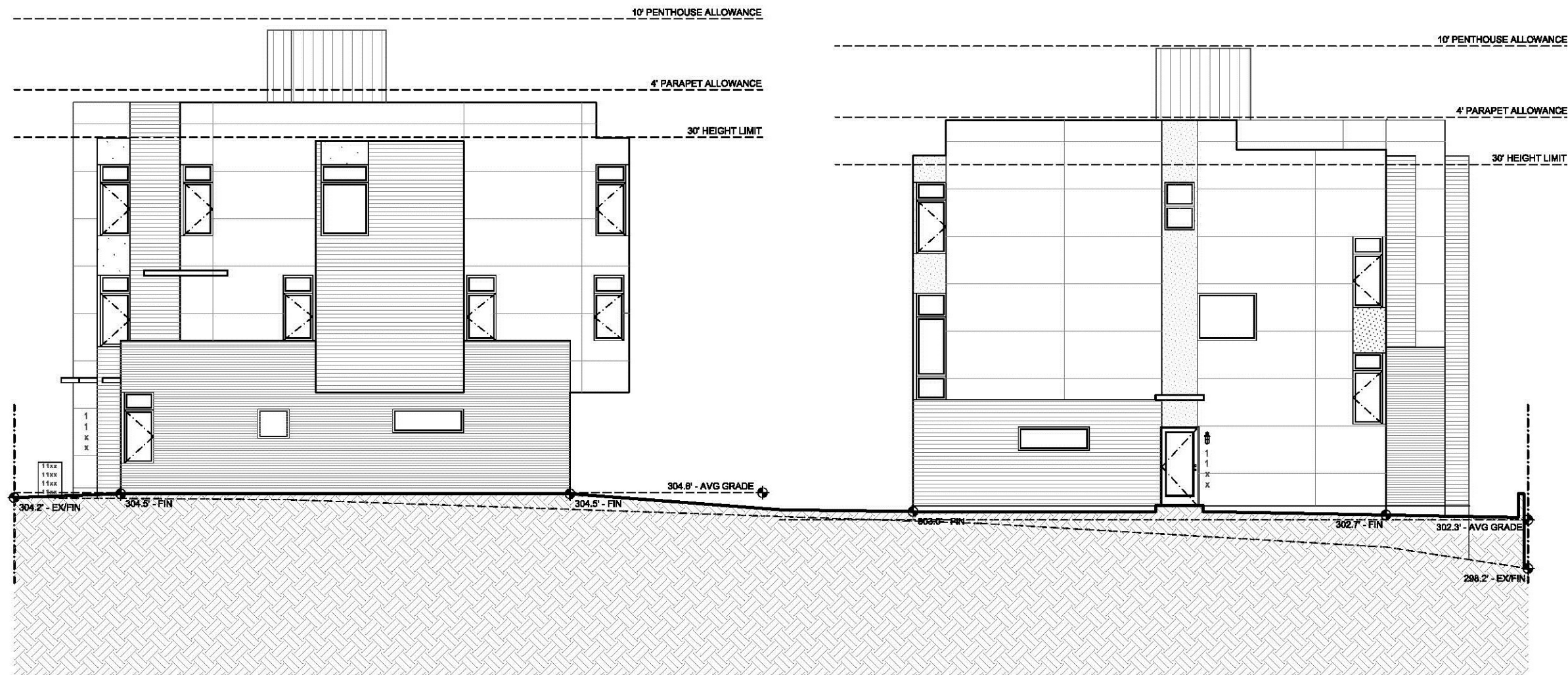
SCALE: 3/32" = 1'



roof deck plan

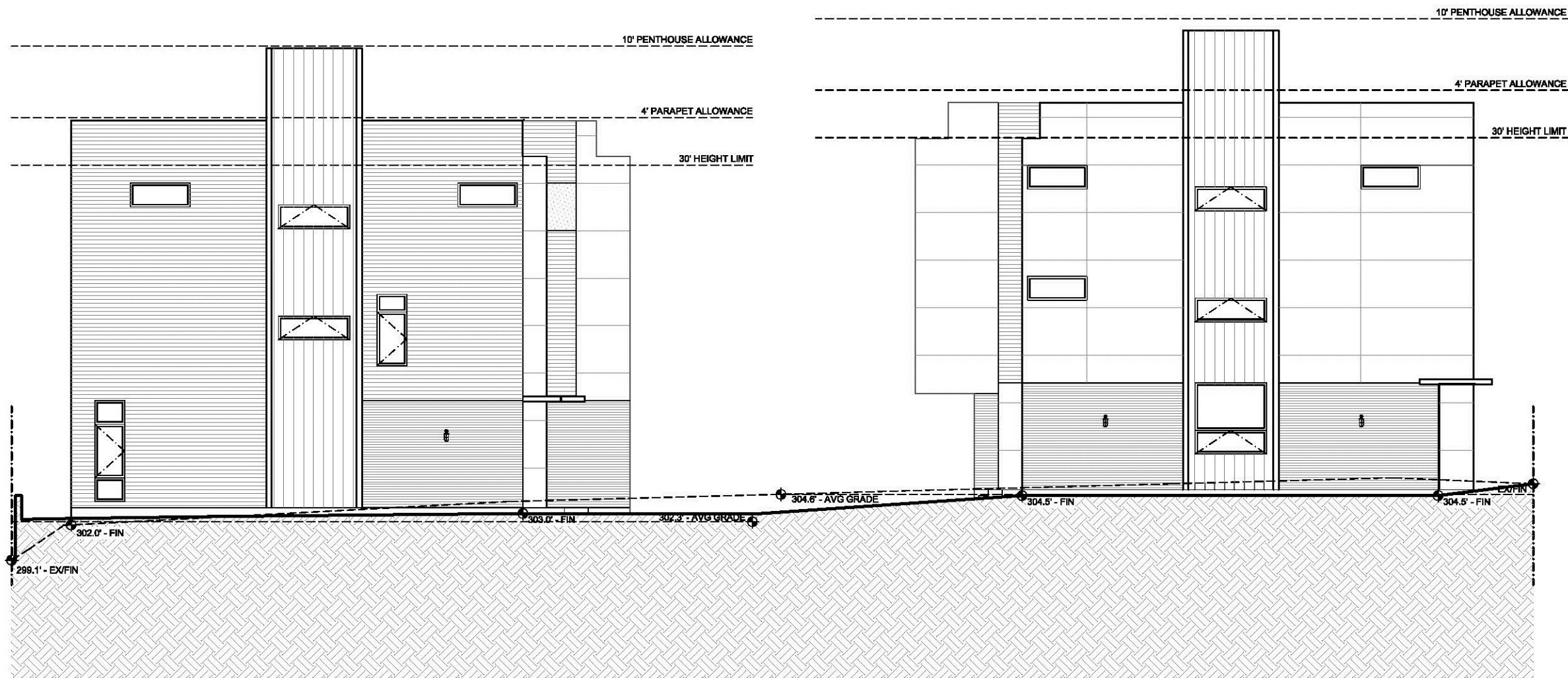
SCALE: 3/32" = 1'





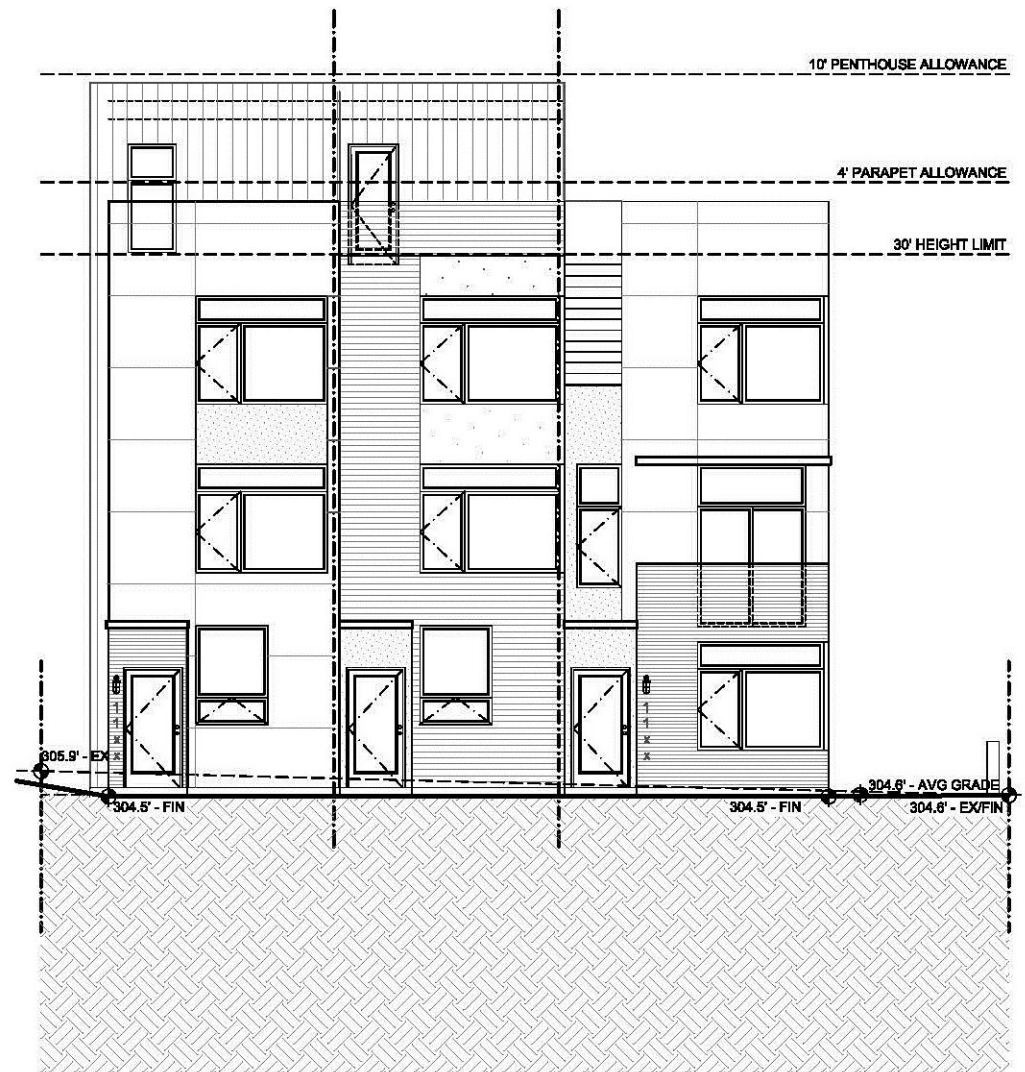
south elevation

SCALE: 3/32" = 1'



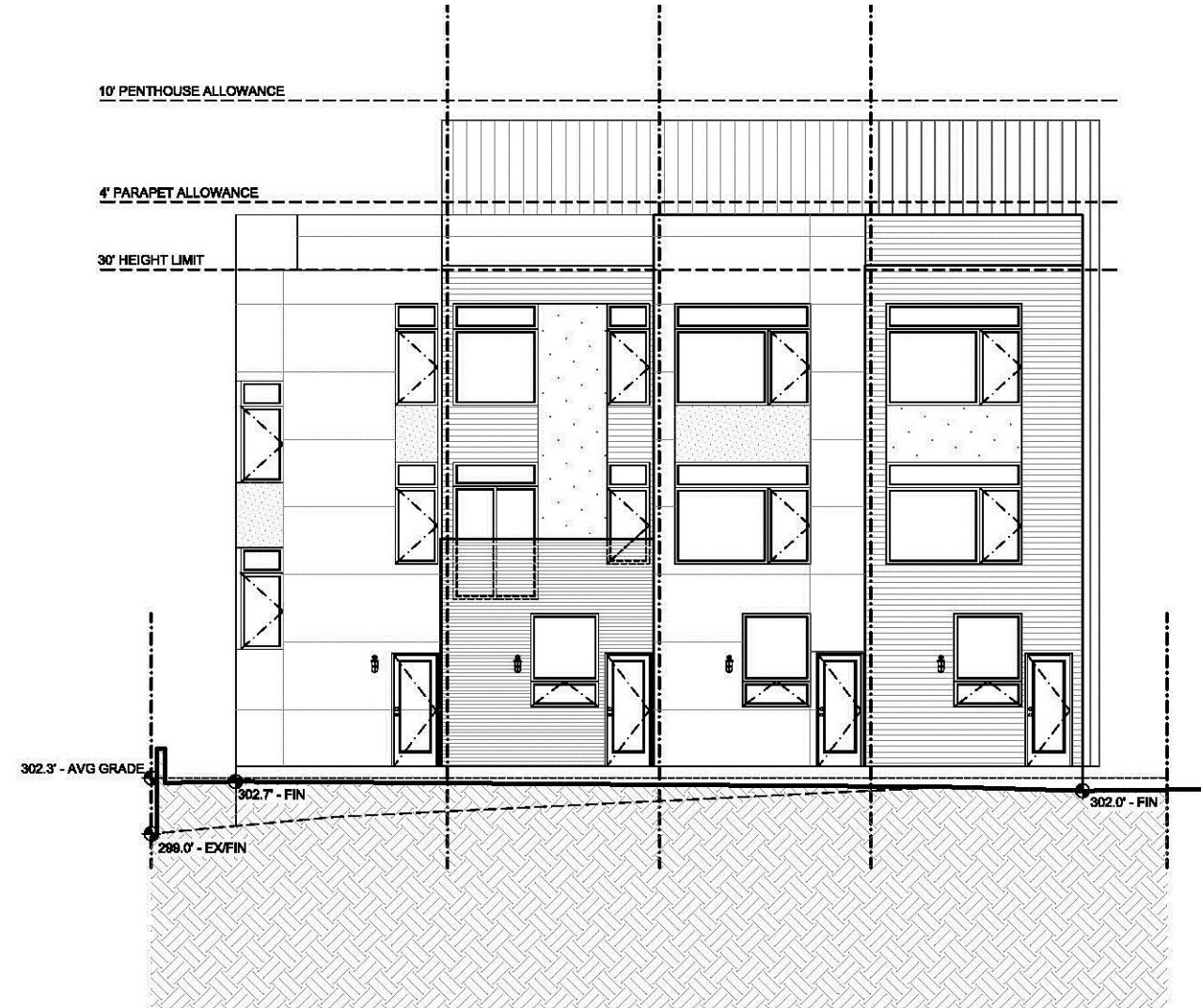
north elevation

SCALE: 3/32" = 1'



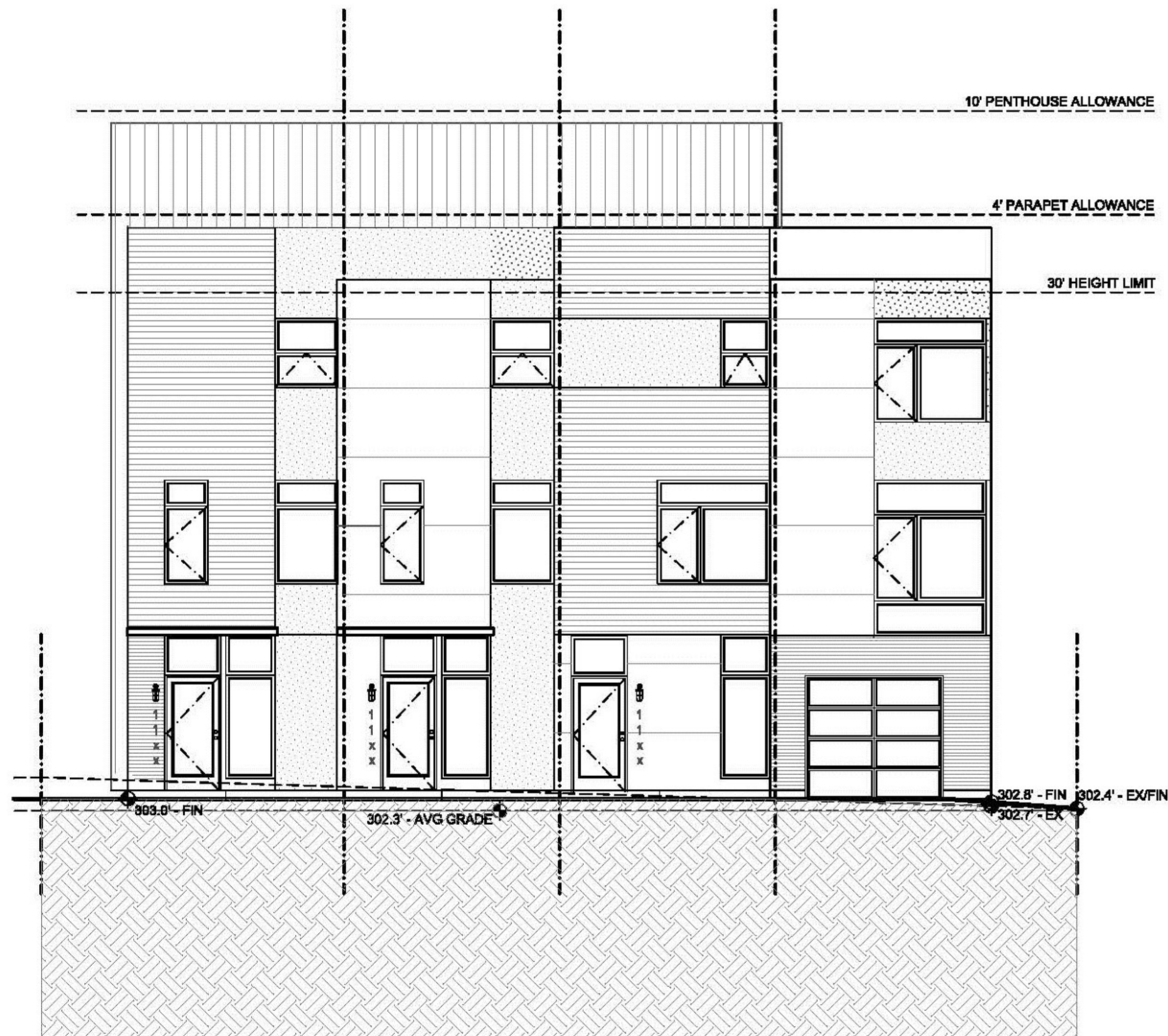
west elevation

SCALE: 3/32" = 1'



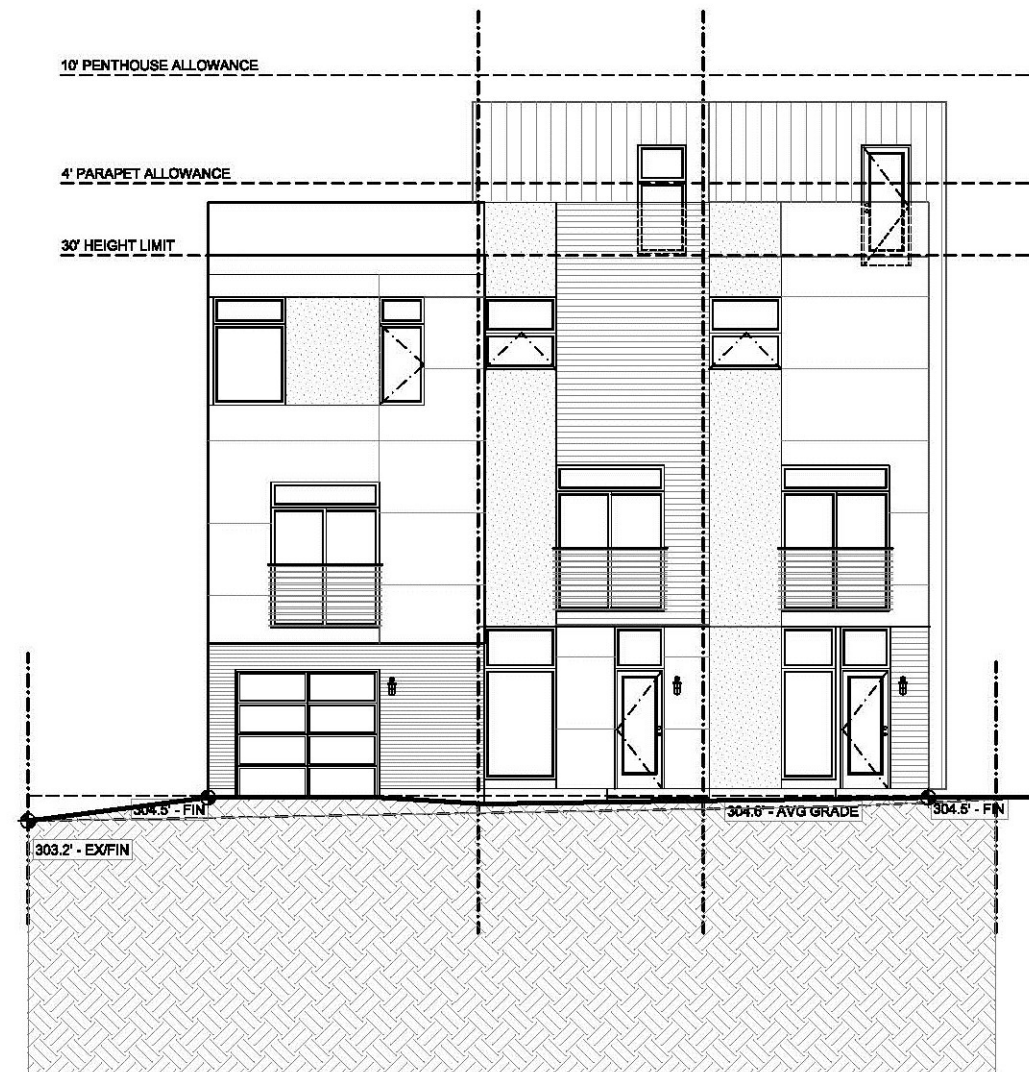
east elevation

SCALE: 3/32" = 1'



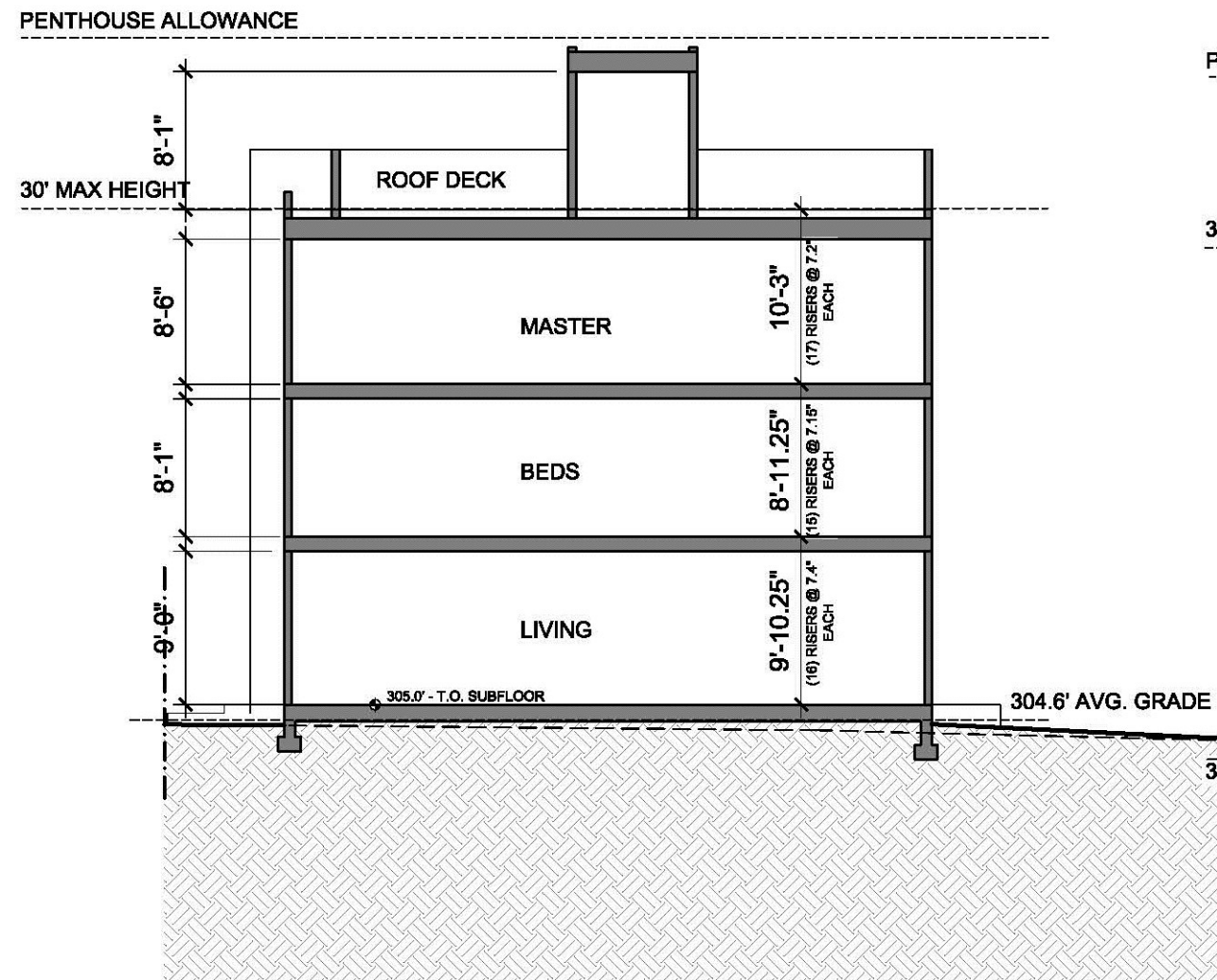
courtyard elevation - east

SCALE: 3/32" = 1'



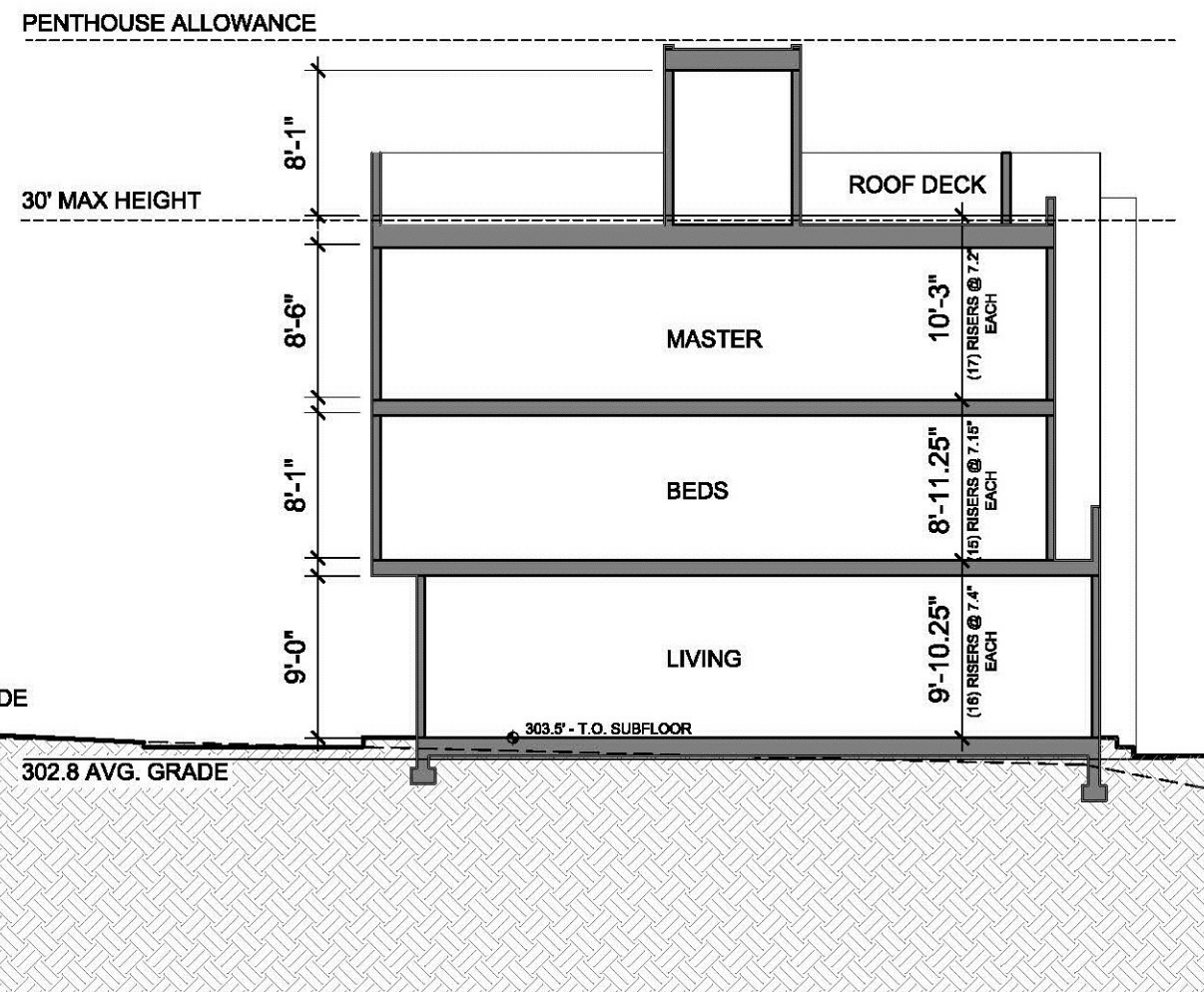
courtyard elevation - west

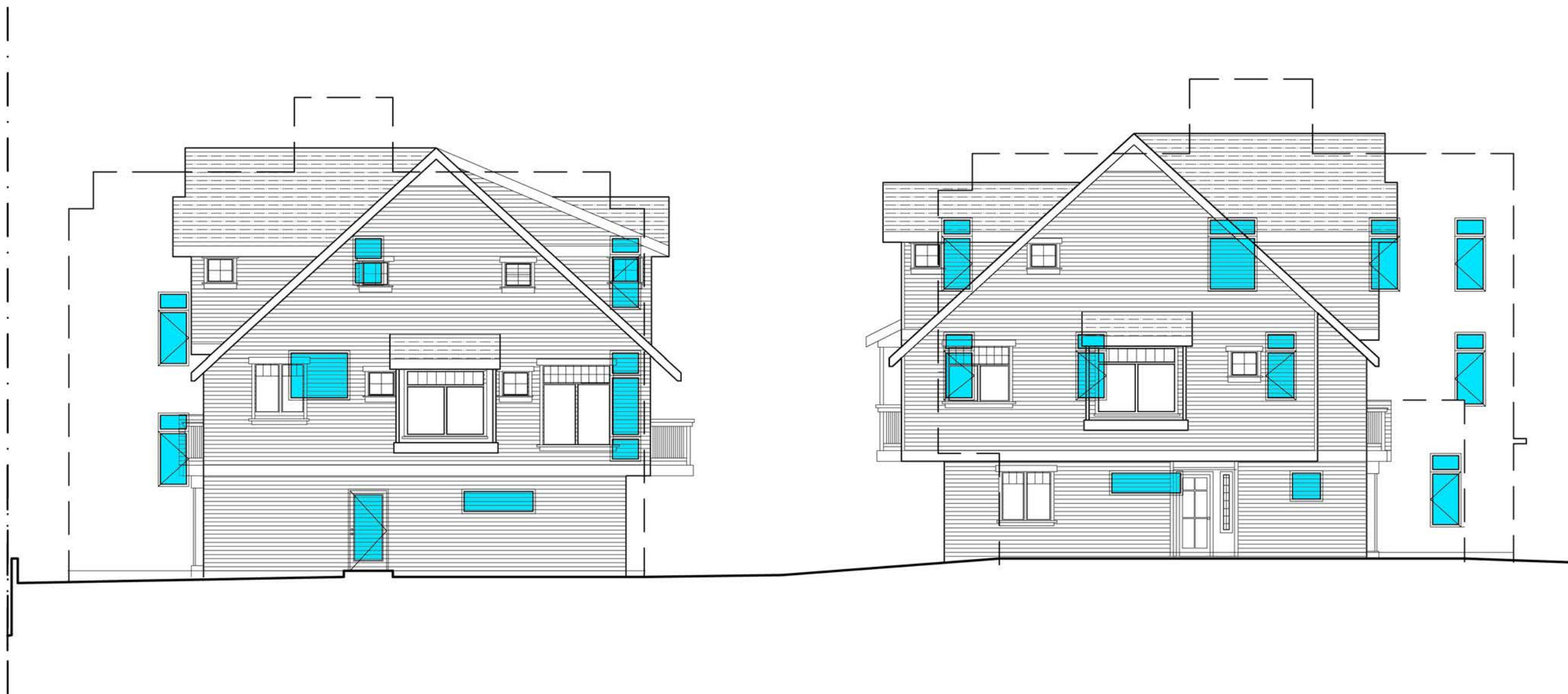
SCALE: 3/32" = 1'



west - east section

SCALE: 3/32" = 1'





NEIGHBORING PROPERTY SOUTH SCALE: 3/32"=1'