



06.04.2014 STREAMLINED DESIGN REVIEW
221 24TH AVE E, DPD PROJECT # 3016465

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DEVELOPMENT OBJECTIVES

The proposed project at 221 24th Avenue E. will create two new residential buildings - three townhouse units in each building, for a total of 6 townhouses. The project will provide 4 surface parking stalls accessed from the alley. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood. The existing single-family dwelling unit will be demolished.

DPD Project #3016465
King County Assessor Parcel Numbers: 982870-2895
Legal Description: Lot 13, Block 54, Yesler s 2nd addition supplemental to the City of Seattle, according to the plat thereof, recorded in volume 2 of plats, page 21, records of King County, Washington. Except the west 16 feet thereof conveyed to the City of Seattle for alley.

PROJECT SUMMARY

Lot Size - 5,360 SF
Zoning: Lowrise Residential (LR-3), Madison-Miller Residential Urban Village
Townhouse FAR - 1.4 (Meeting standards of 23.45.510.C)
Allowable FAR - 5,360 * 1.4 = 7,504 SF

Building FAR proposed– 7,409 SF
Proposed FAR meets the requirements of SMC 23.45.510 C

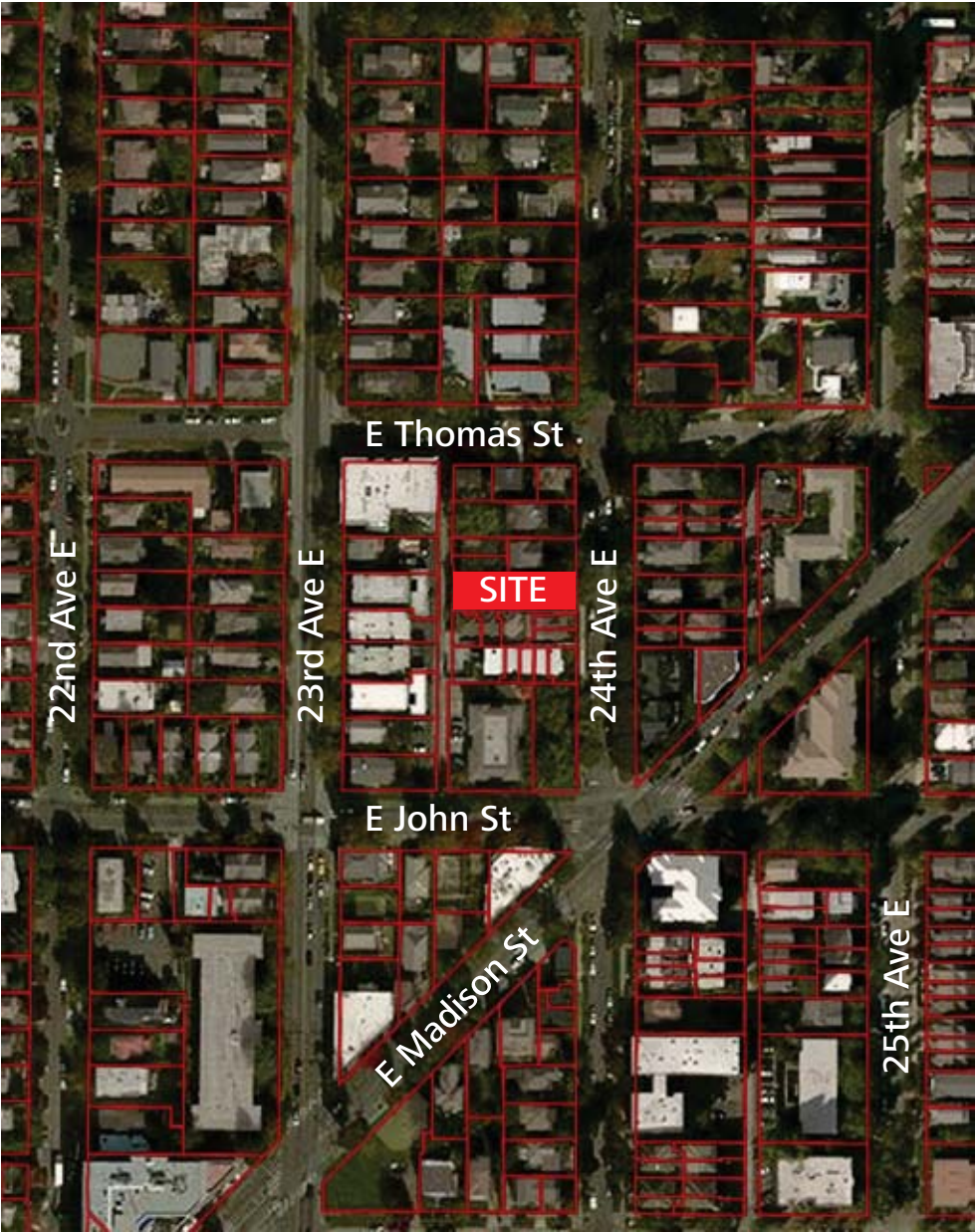
Parking Required = 0 stalls (Under Madison-Miller Urban Village and Frequent Transit)
Parking Proposed = 4 surface stalls (small)

Amenity Space Required = 25% of Lot area. 5,360 * .25 = 1,340 SF
Proposed Public Amenity Area at Ground level= 985 SF (50% min.)
Proposed Private Amenity Area at roof decks = 782 SF

Total proposed Amenity Area of 1,767 SF = 33% of lot area

Livable Area per unit plan:

End Unit west - 1567.43 SF
End Unit west - 1567.43 SF
Interior Unit - 1608.08 SF



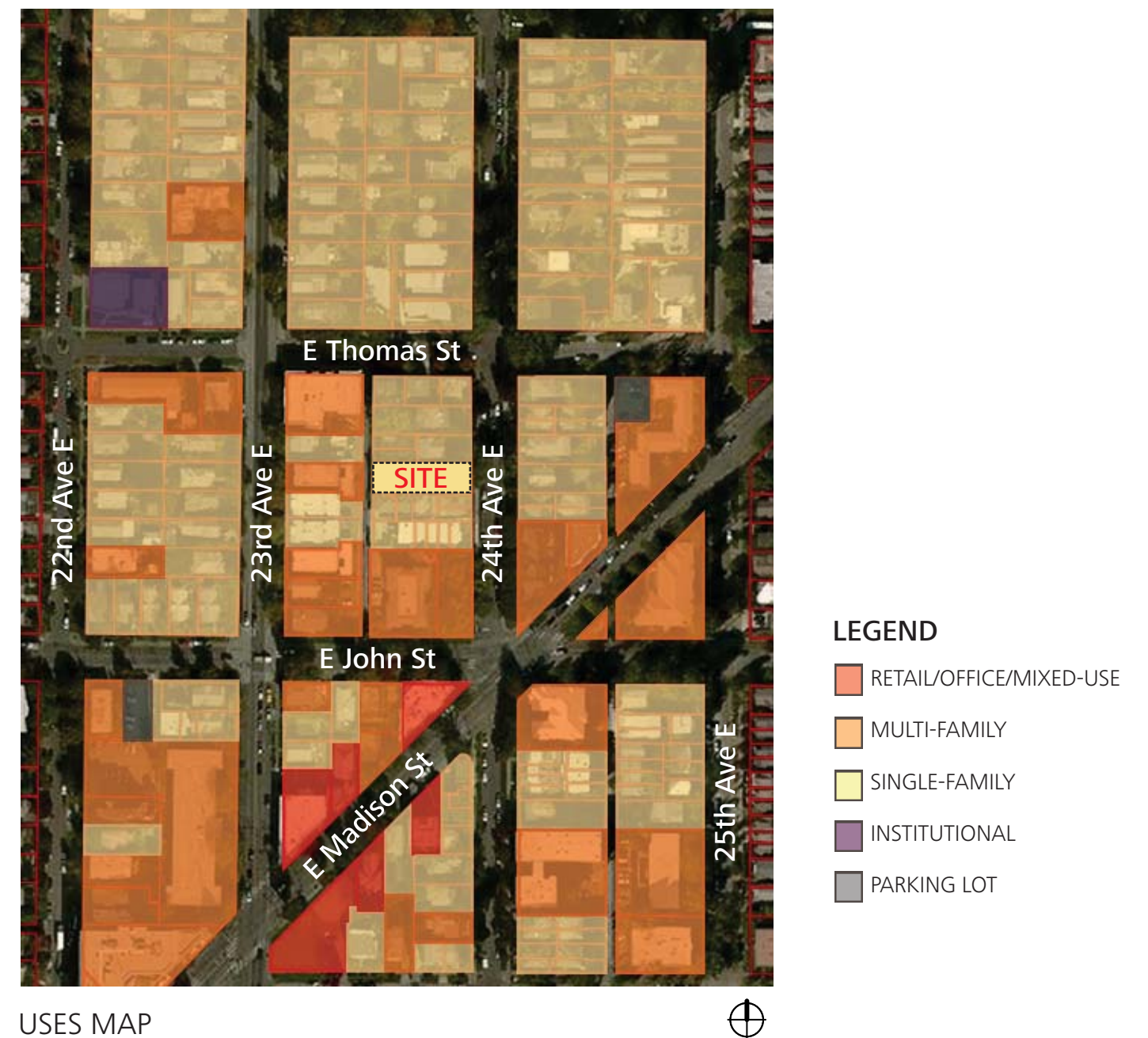
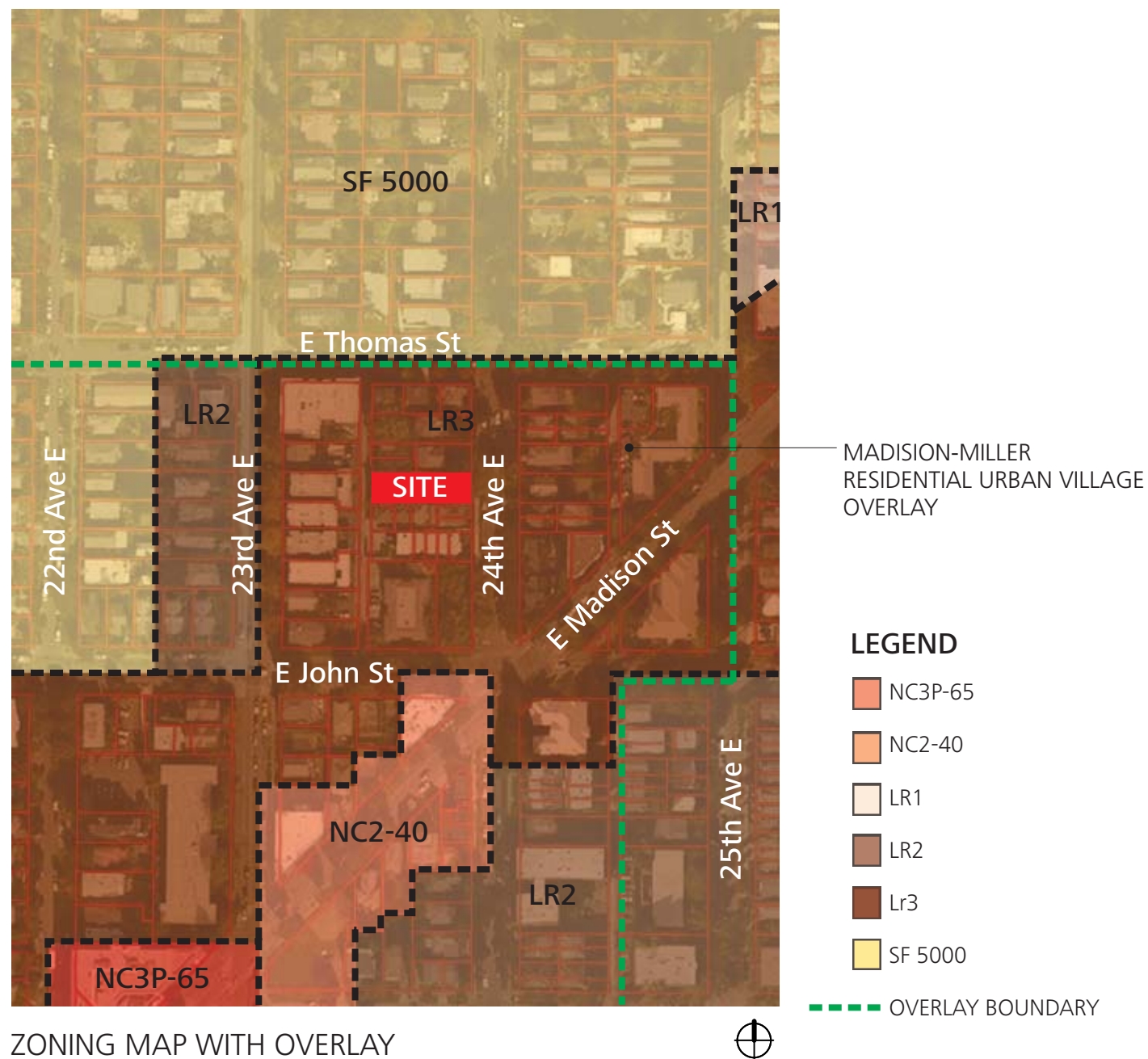
AERIAL VIEW



VICINITY MAP

PROPOSAL AND ANALYSIS OF CONTEXT

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ANALYSIS OF CONTEXT

The project site is located in the Capitol Hill neighborhood, one block off E. Madison St. between E. Thomas St. and E. John St. The zoning for this area is LR3 with SF500 zone one block north and LR2 / NC2-40 zones to the west and south. The Miller Playfield and Community Center are two blocks west of the site. Frequent transit is available on E. Madison St. and 23rd Ave. E. and street parking is available on 24th Ave. E.

221 24th Ave. E. is an interior lot fronting on 24th Ave. E. with alley access at the rear of the lot. The site slopes up from the street to the rear gaining 14 feet. There are 6 trees on the lot, none of which are exceptional, and all are proposed to be removed for development. The neighbor lots to the north are a single family brick home (northeast) and a townhouse (northwest); the neighbor lot to the south is a 5-unit townhouse structure constructed within the past few years.

The neighborhood is a mix of single family homes and multi-family structures. It is also an eclectic blend of old and new architecture of varying styles ranging from examples of early 1900 architecture to contemporary and modern styles.

ANALYSIS OF CONTEXT

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SITE



1. STREET ELEVATION 24th AVE E. LOOKING WEST

SITE ACROSS THE STREET



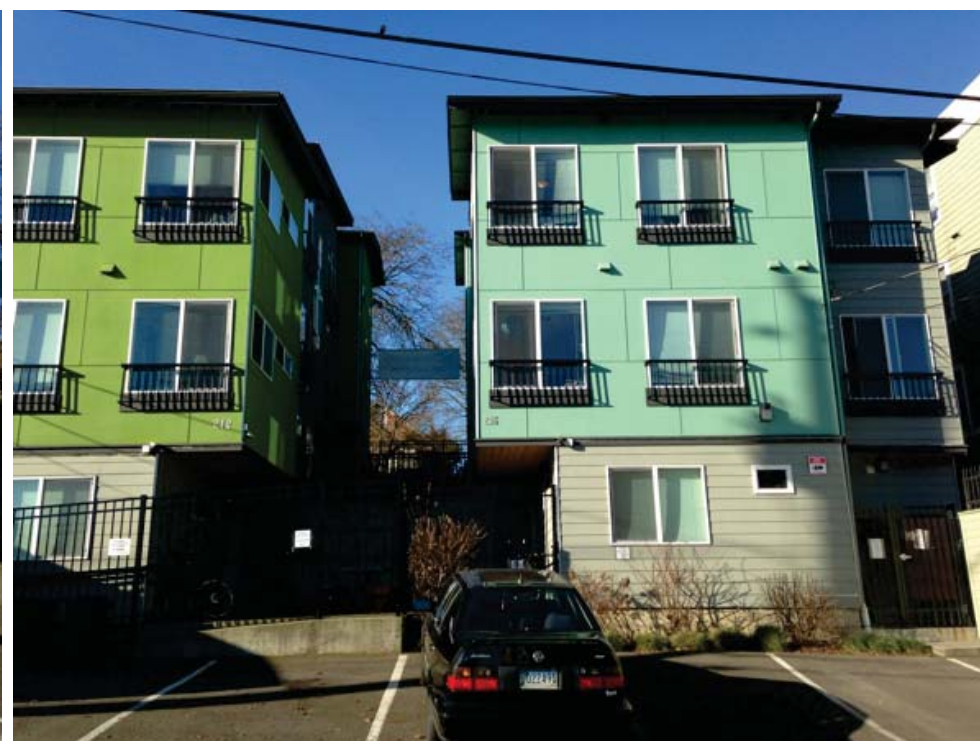
2. STREET ELEVATION 24th AVE E. LOOKING EAST

EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

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1. ALLEY VIEWS ADJACENT TO THE SITE - LOOKING EAST



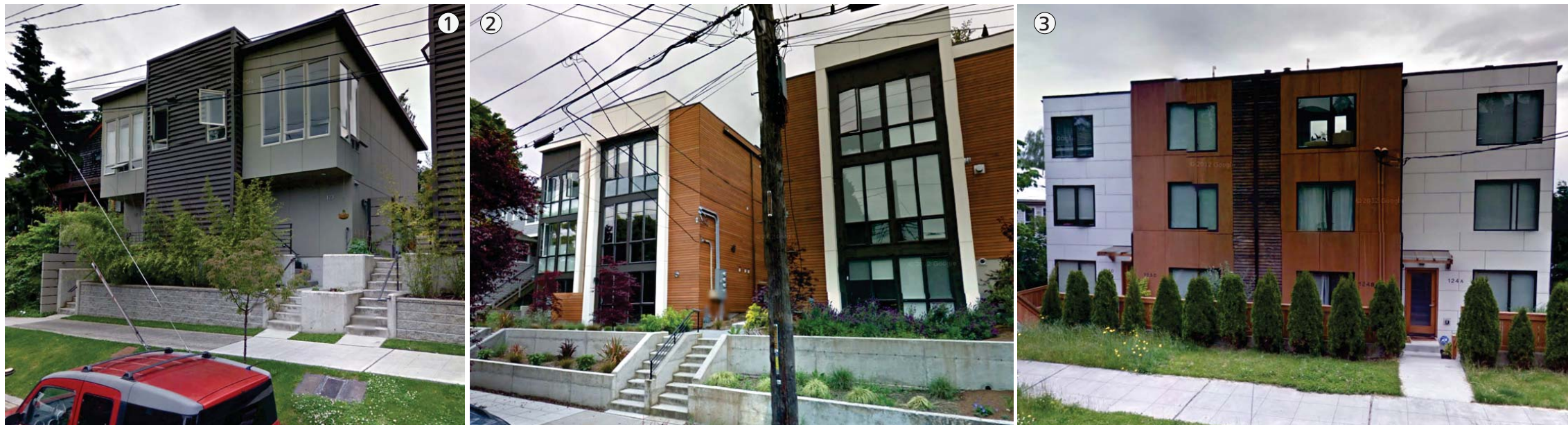
2. ALLEY VIEWS ACROSS FROM THE SITE - LOOKING WEST

EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

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1-3: SIMILAR PROJECT TYPE IN THE NEIGHBORHOOD



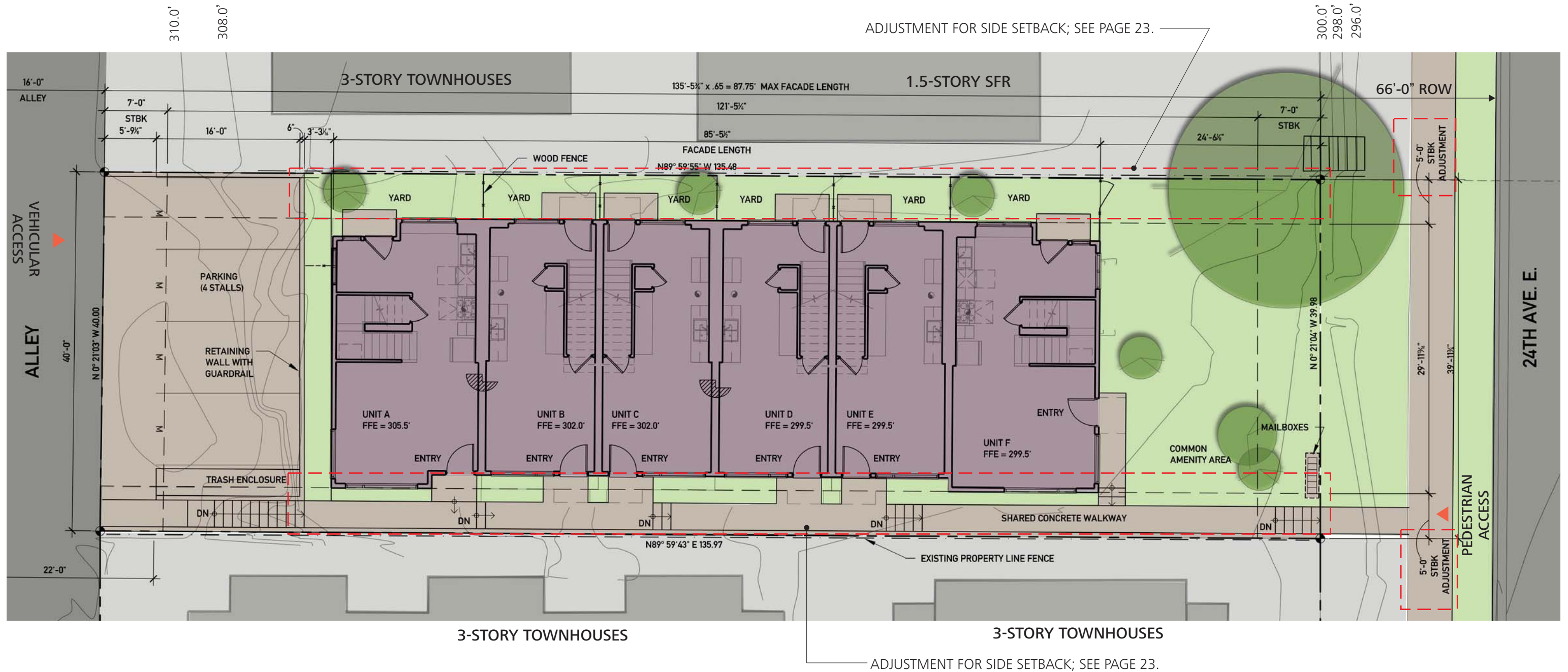
4. SIMILAR PROJECT TYPE IN THE NEIGHBORHOOD

EXISTING SITE CONDITIONS - NEIGHBORHOOD CHARACTERISTICS

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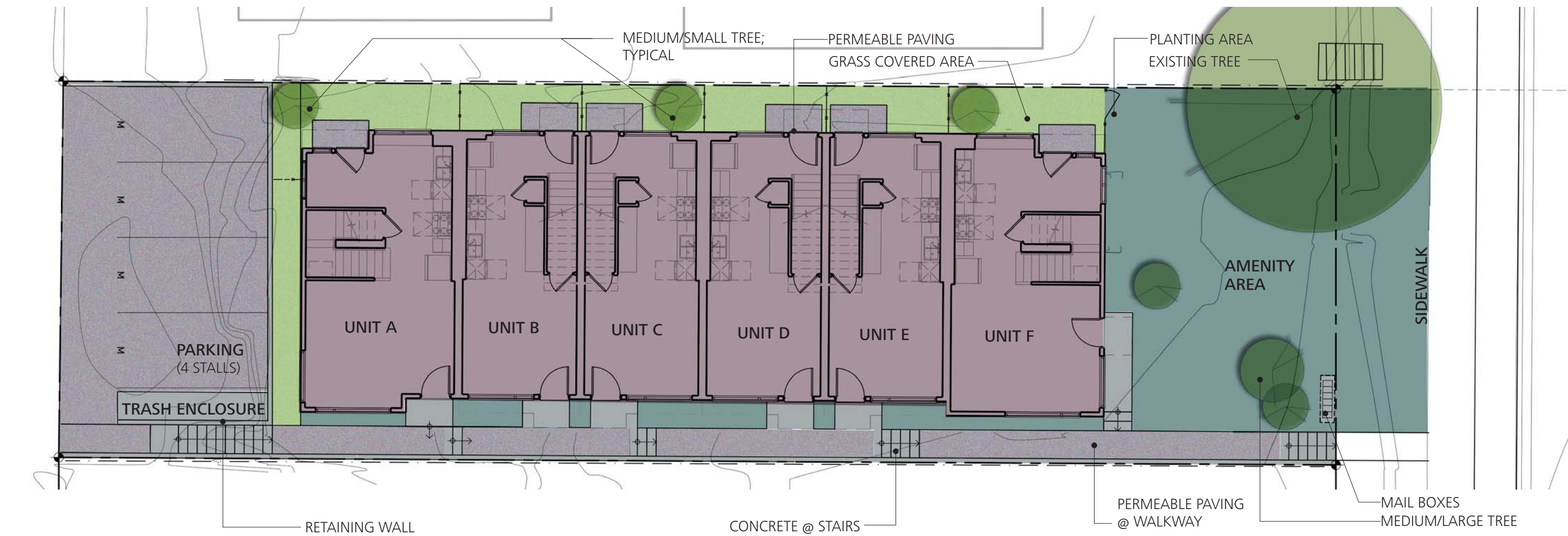


SITE PLAN

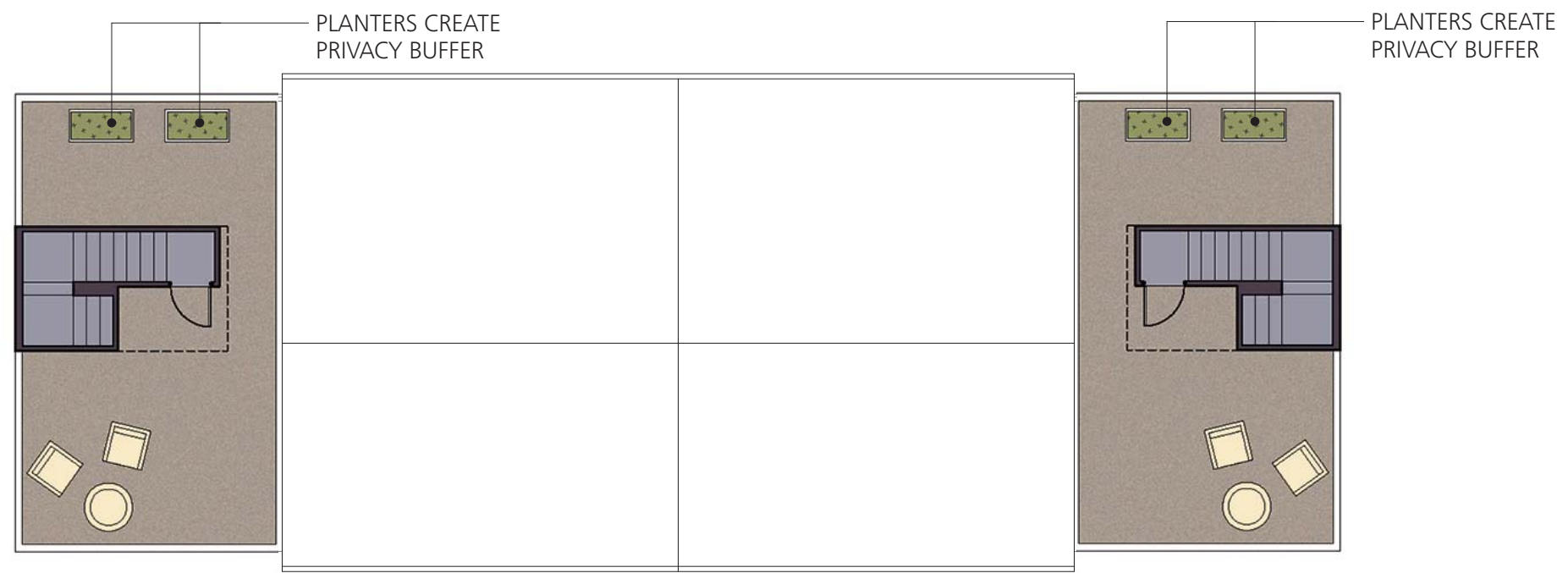
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SITE PLAN



ROOFTOP PLAN

LANDSCAPE PLAN



DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

CS1-C Topography

The project is located on long narrow lot that gains 14 feet in elevation from the street to alley. The proposal includes two structures that step up in the grade significantly maintain the existing topography of the site. There are no views at grade from the site nor neighboring lots, however, rooftop decks may be able achieve views to the east.

CS2 URBAN PATTERN AND FORM

CS2-D5 Respect for Adjacent Sites

The proposed townhouse project is one structure set back on the lot providing an open space between the street and the townhomes that allows for openness and solar exposure to the front yard of the lot to the north. Living spaces within the townhouse units are located on the lower level facing private yards. Windows at upper levels are minimized or are placed higher to give greater privacy to neighboring lots. Planters located on the north side of roof decks aid privacy issues.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CS3-A3 Established Neighborhoods

The front yard of the project will have similar spatial characteristics as the of the neighbor to the south and the open yard with landscaping is in keeping with the character of the street.

PUBLIC LIFE

PL2 WALKABILITY

PL2-B Safety and Security

The project will address personal safety and security with the use of lighting at each unit entry along the common pathway. The entrance pathway will be continuous and open on both ends and in the middle at the open amenity space with no intermediate fences or gates. Unit signage will be clear from the street. All units will have windows facing the shared entry pathway.

PL3 STREET-LEVEL INTERACTION

PL3-A1 Entries Design Objectives

The street facing façade of the townhouse unit closest to the street will have a primary entrance directly visible and accessed off the right-of-way and will have address signage clearly visible from the sidewalk and street. Address signage for all other units as well as mailboxes will be located adjacent to the right-of-way and at each primary entrance. All unit entries will be located off a main pathway connecting the street to the alley.

PL3-A2 Entries Ensemble of Elements

The front entry of the street facing unit is clear visible and has overhead protection and address signage. The front yard and pathway incorporate landscaping for pedestrian appeal. All other units will be located off the common pathway with entrances recessed with canopies to provide weather protection. Each unit entry will be clearly marked with address signage and appropriate lighting of the entry and pathway for security.



DESIGN GUIDELINES

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DESIGN GUIDELINES

PL3-B1 Residential Edges Security and Privacy

The townhouses are set back from the right-of-way more than 24 feet with a primary entrance to the street facing unit a few feet above the sidewalk, providing security and separation from the street level. The front yard will include landscaping to enhance the quality of the open space.

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

DC1-B1 Access Location and Design

Parking is accessed off the alley. Lighting will be provided at parking area for security. Unit windows will also face the alley providing “eyes-on”.

DC1-C4 Service Uses

Utilities are to be located out of view from the street and/or screened with landscaping. The trash enclosure will be located off the alley for collection and will be screened with a wood fence on the unit side and open to the alley side for access.

DC2 ARCHITECTURAL CONCEPT

DC2-B1 Facade Composition

The design proposed for the townhouses is modern in style which will fit in nicely among other modern designs of the neighborhood. The street facing façade and alley facing façade are to be the most visible elevations of the structures and they incorporate modulation, window placement, and high quality finishes to provide residential scale and massing that is representative of the surrounding homes.

DC2-B2 Blank Walls

All facades of the buildings have openings, modulation, and material changes to ensure there are no large blank walls.

DC3 OPEN SPACE CONCEPT

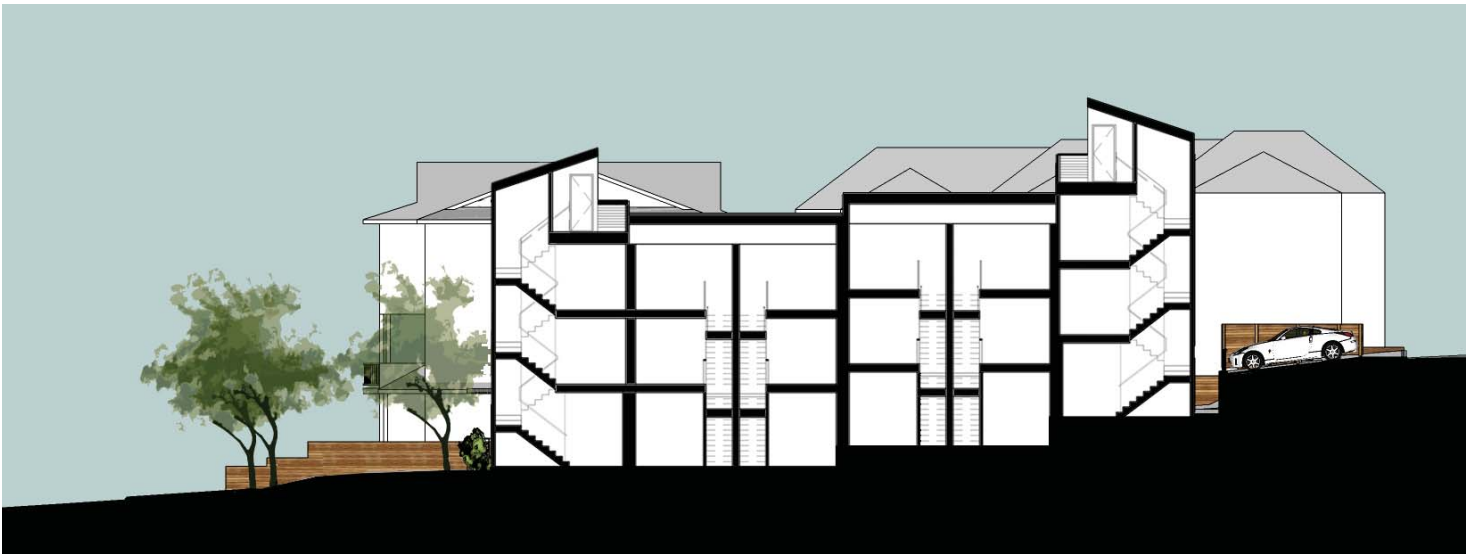
DC3-C2 Amenities and Features

The project design includes a site layout that incorporates landscaping along the common entry path, a common amenity space at the front of the building with ample room for outdoor enjoyment. The common space between the street and the units is elevated a few feet above the street creating a semi-private recreational space. Each unit will have private rear yards and the end units will have roof-top decks.

DC4 EXTERIOR ELEMENTS AND FINISHES

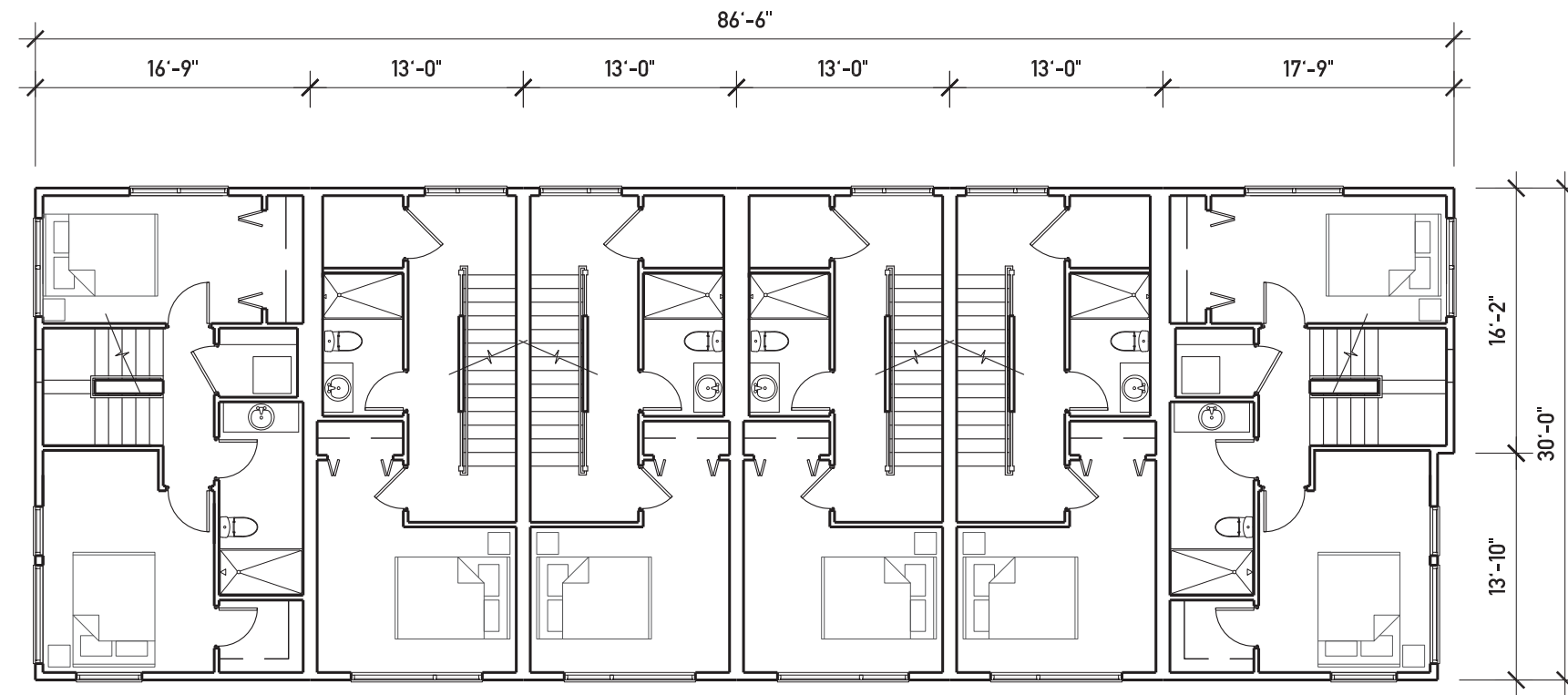
DC4-A1 Exterior Finish Materials

Exterior finishes for the project will consist of painted fiber cement panels with metal trim, stained wood siding, and metal roof; materials that are durable and similar to those used in other projects in the neighborhood. The use of saturated and contrasting colors will add character that is in keeping with the architectural style.

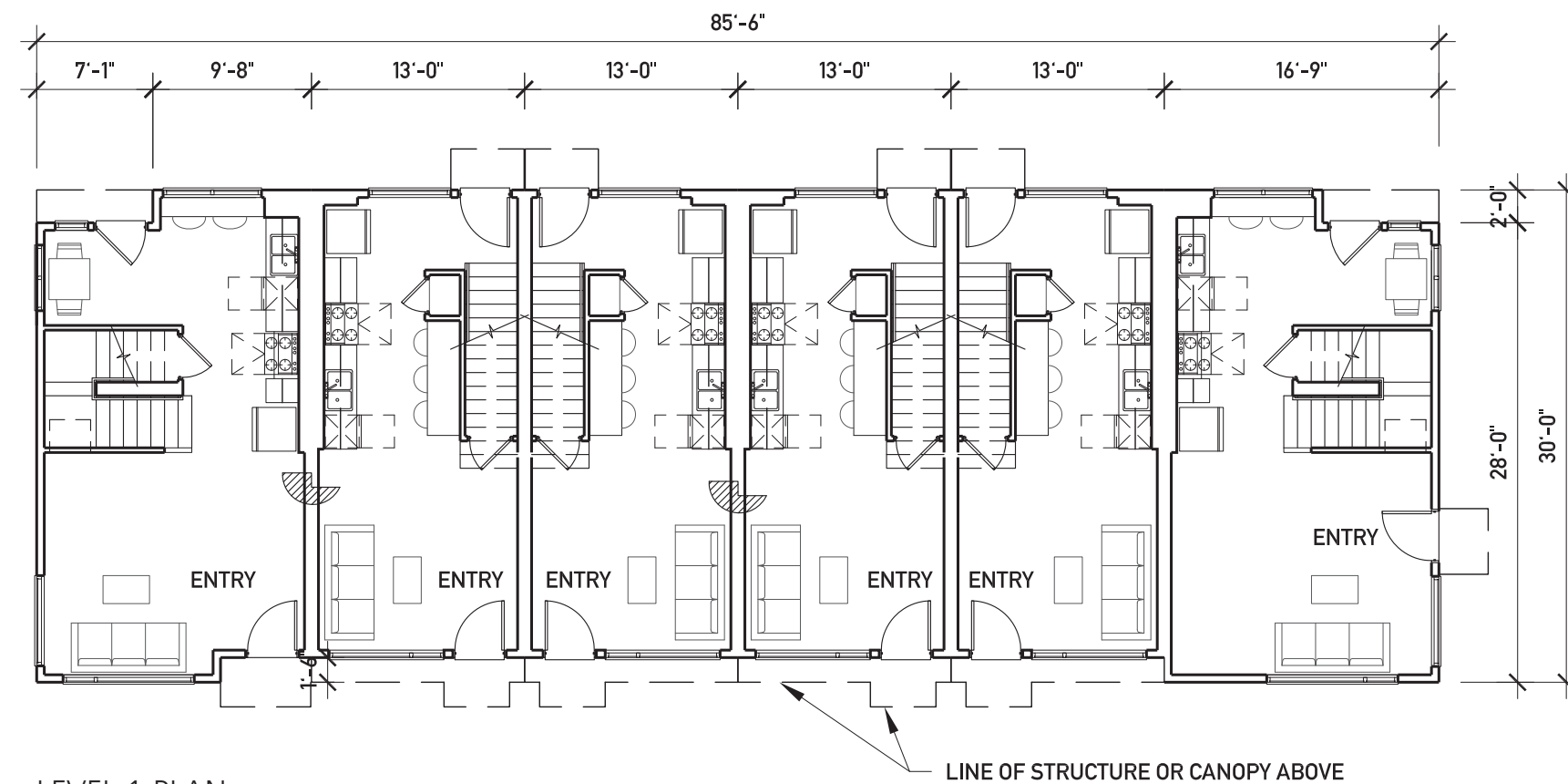


DESIGN GUIDELINES

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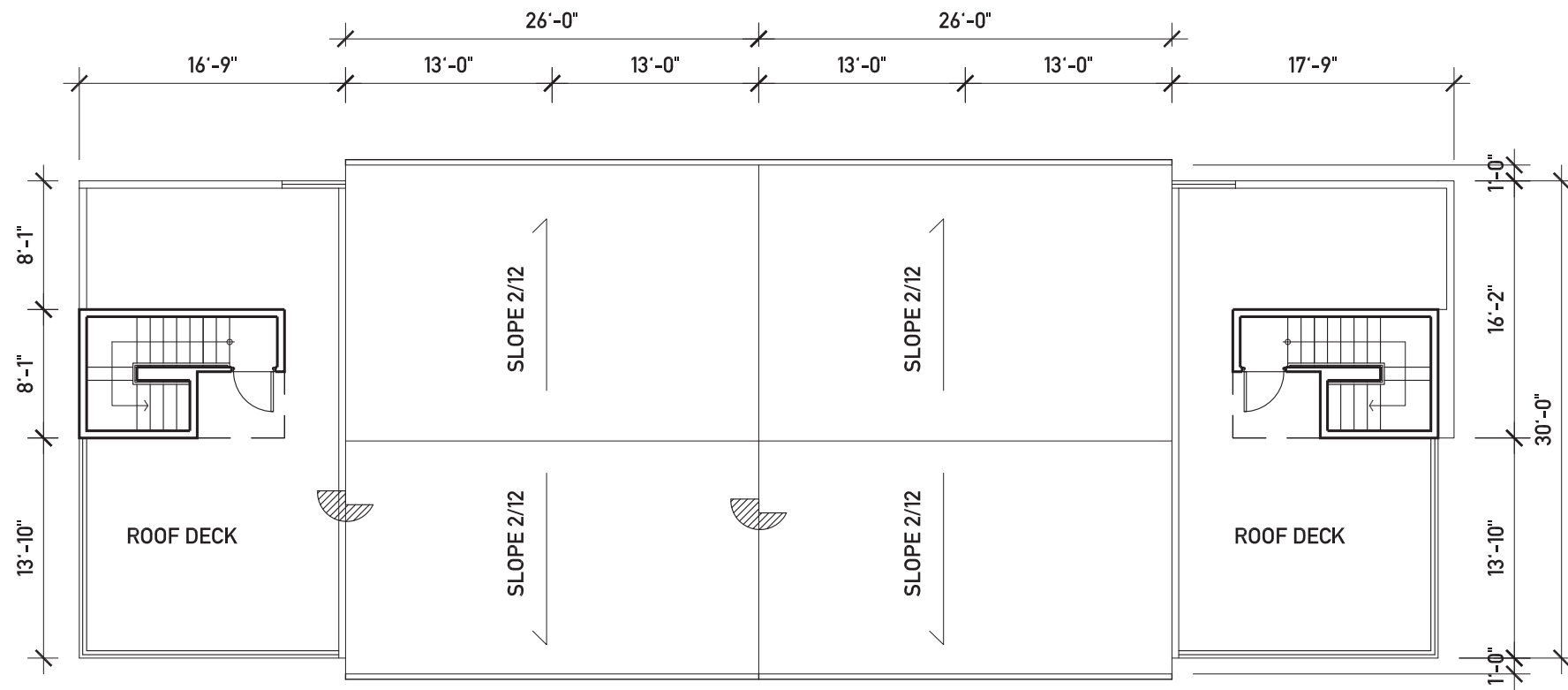
LEVEL 2 PLAN



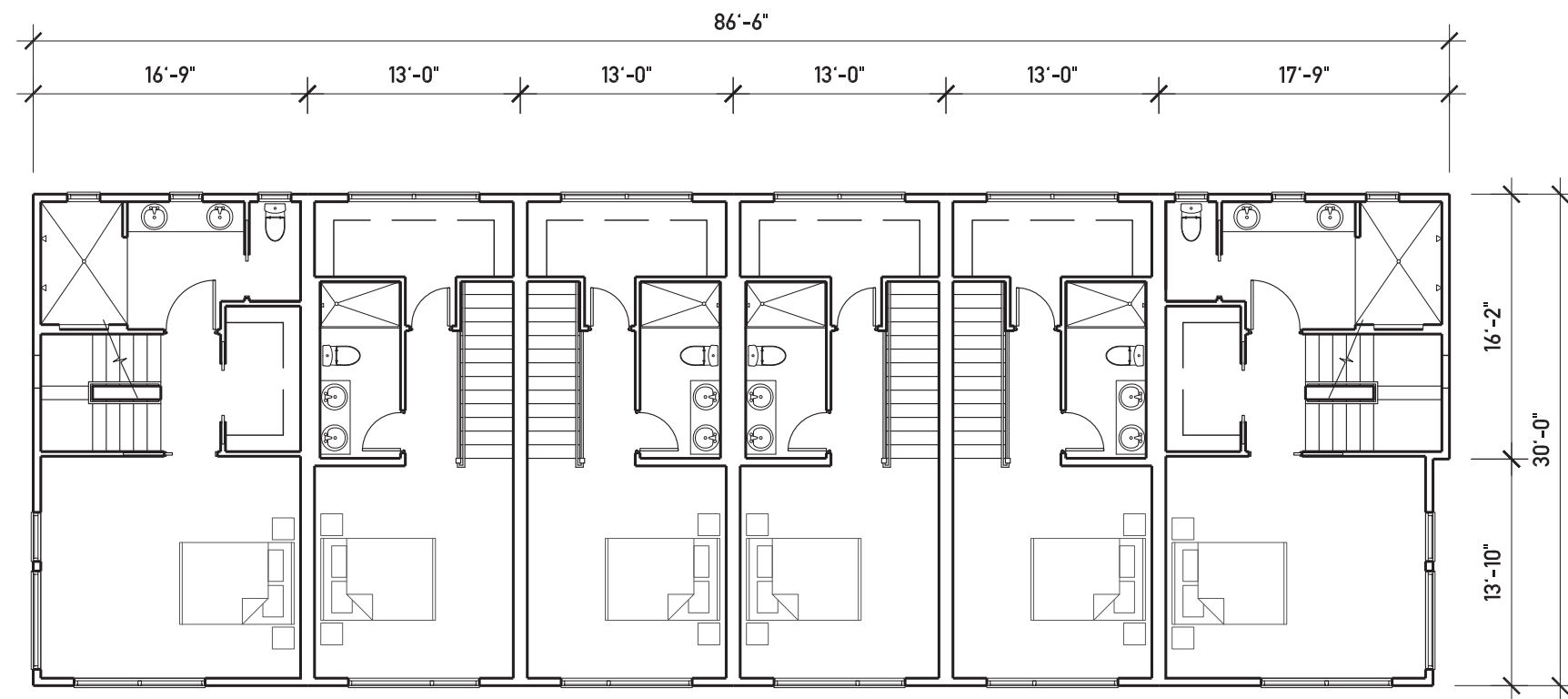
LEVEL 1 PLAN

FLOOR PLANS

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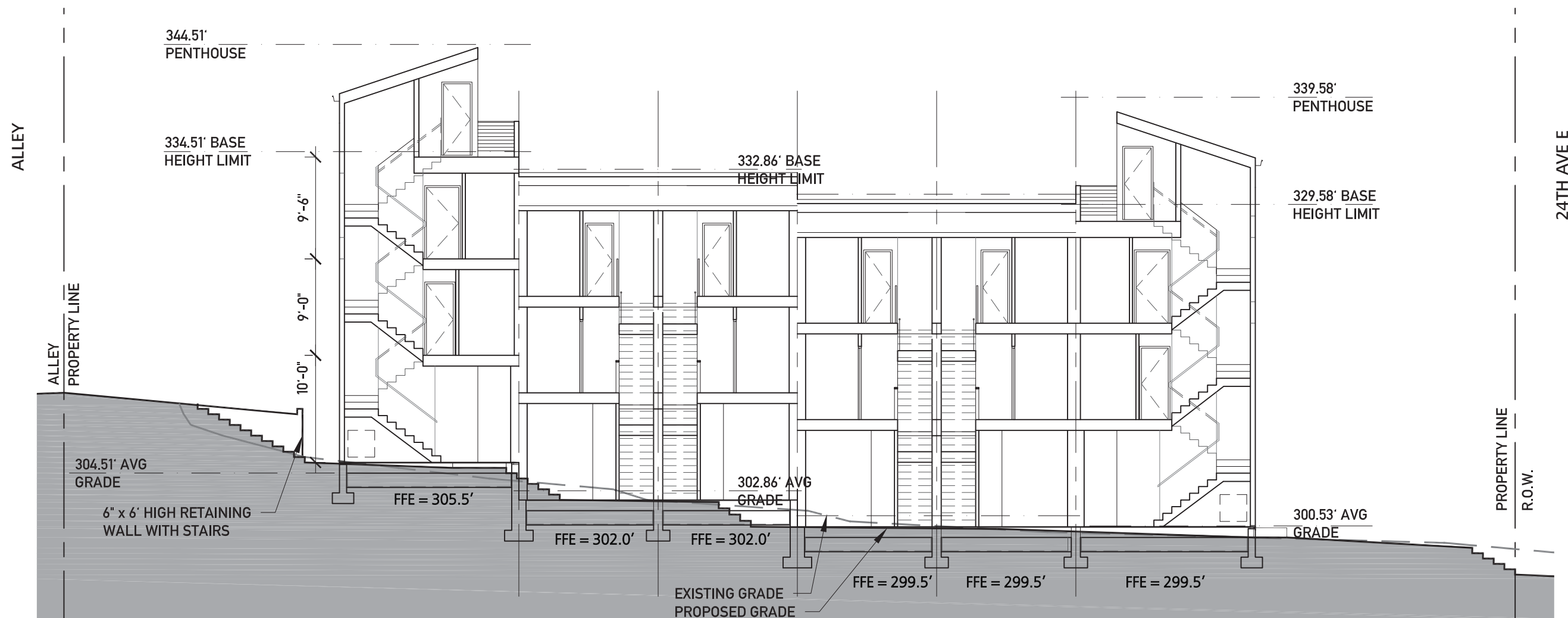
ROOF PLAN



LEVEL 3 PLAN

FLOOR PLANS

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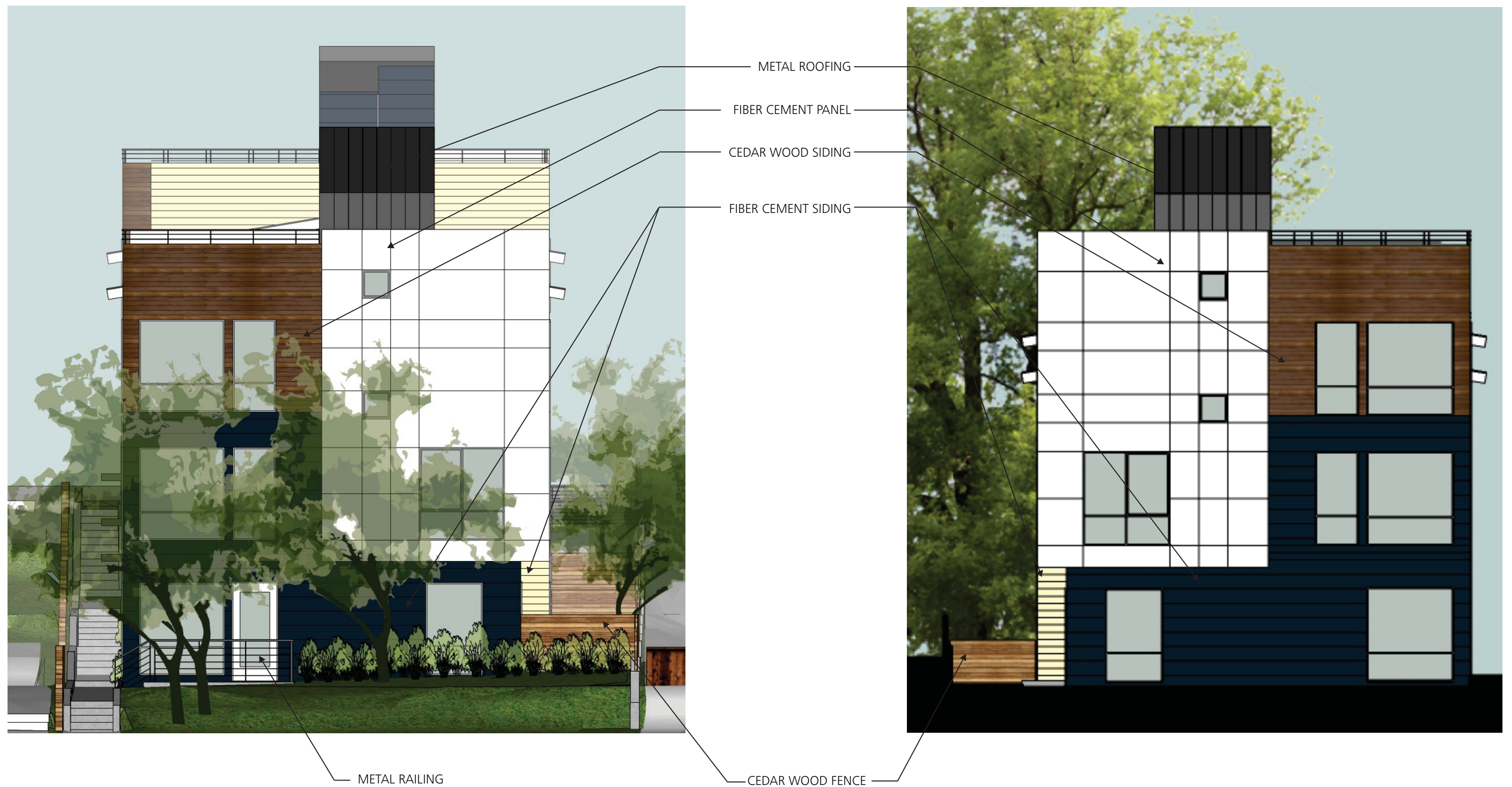
BUILDING SECTION

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NORTH ELEVATION

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ELEVATIONS - EAST & WEST

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SOUTH ELEVATION

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CONCEPT PERSPECTIVE

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CONCEPT PERSPECTIVE

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A-2 STREETScape
COMPATIBILITY
A-7 RESIDENTIAL OPEN
SPACE
E-2 LANDSCAPING TO
ENHANCE THE
BUILDING AND/OR SITE

C-2 ARCHITECTURAL
CONCEPT AND
CONSISTENCY
C-4 EXTERIOR FINISH
MATERIALS

A-5 RESPECT FOR
ADJACENT SITES

CONCEPT PERSPECTIVE

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CONCEPT PERSPECTIVE

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A-1 RESPONDING TO
SITE CHARACTERISTICS

C-2 ARCHITECTURAL
CONCEPT AND
CONSISTENCY
C-4 EXTERIOR FINISH
MATERIALS

A-3 ENTRANCES VISIBLE
FROM THE STREET

A-2 STREETScape
COMPATIBILITY
A-7 RESIDENTIAL OPEN
SPACE
E-2 LANDSCAPING TO
ENHANCE THE
BUILDING AND/OR SITE

CONCEPT PERSPECTIVE

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SOUTH NEIGHBOR ELEVATION OVERLAY

ADJUSTMENTS

Side Setback in LR3: SMC 23.45.518.A. Side setbacks for townhouse facades greater than 40 ft. in length shall be 7 ft. avg. and 5 ft. min.

Proposed Design Adjustment: Side setback of 5 ft. at both the north and south side lot lines

Reason for Adjustment: Additional depth for building modulation which allows for weather protection at ground level patios and recessed entrances as well as articulation of the facade to fit in with adjacent single family structures per Design Guideline C1. Entry way path incorporates landscaping maintaining the intent of Design Guidelines A3 and A7.

Adjustments Requested		
	Required	Proposed
Seattle Municipal	SMC 23.45.518.A	
Code Requirement	Side setback for Townhouse: 7 ft. avg. / 5 ft. min.	Side setback for Townhouse: 5 ft.
Adjustments Requested	Up to 50% reduction in setbacks	Reduce side setbacks by 2 ft. to code minimum, or 29% less

ADJUSTMENTS

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