

SDR
Packet

30 May.2014

410 12th Ave E

PROJECT #
3016772

410 12th Ave E

SDR PACKET 410 12TH AVE EAST



206.297.1284 p
206.284.7572 f
www.b9architects.com

b9 architects

INFORMATION

Address
410 12th Avenue East

Lot Size
5,000 square feet

Zoning
Lowrise LR-3

DESCRIPTION

The 5,000 square foot, L3 zoned property, is located just off of the intersection of 12th Ave E. and E. Harrison St. in Capitol Hill. The project proposes to demolish the existing four-plex apartment structure and construct five new townhouses. The structures will be three stories tall with a common below-grade parking structure accessed from 12th Avenue E.

GOALS

o

DESIGN

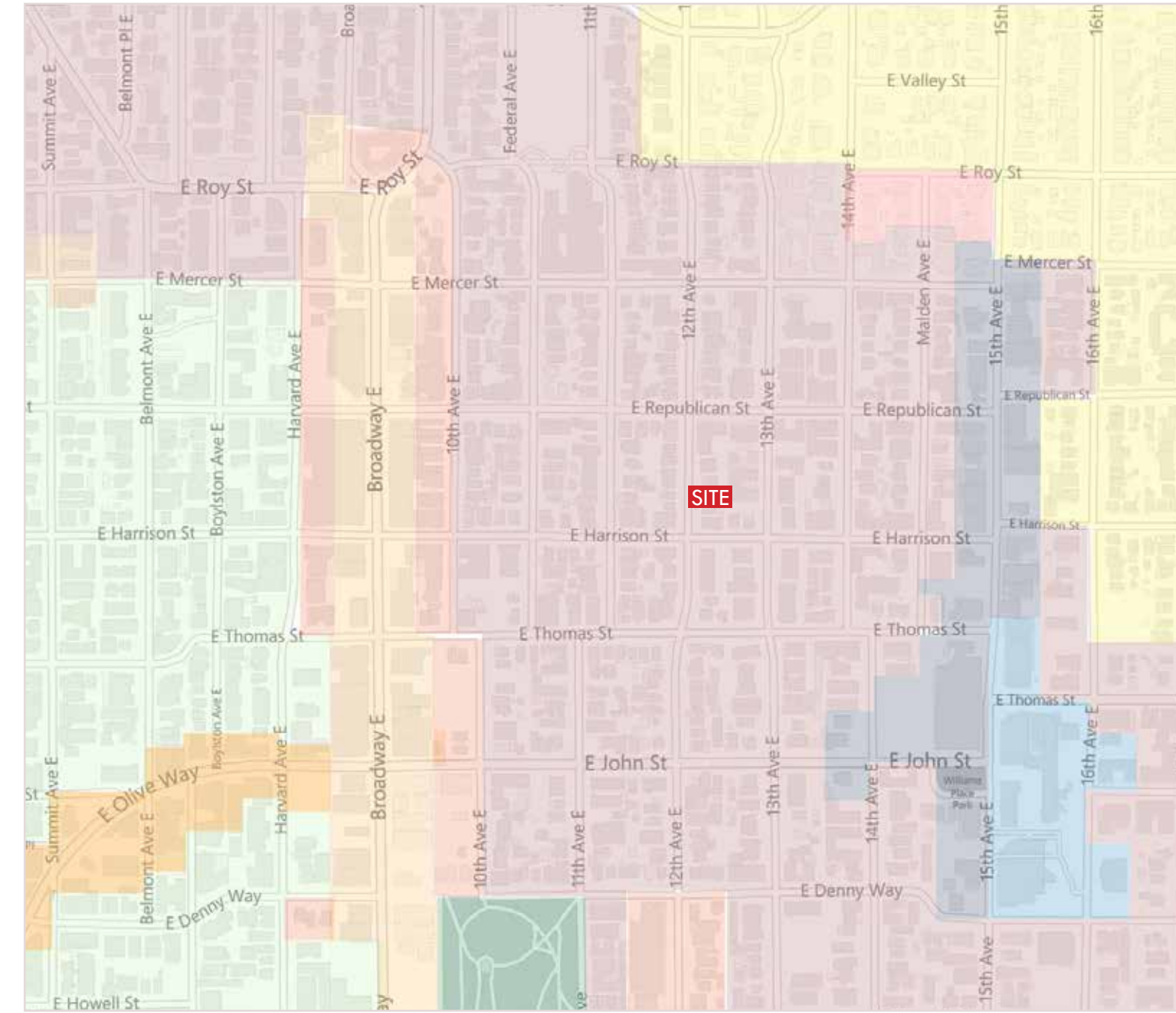
Design Approach
The 5,000 square-foot lot will be adjusted from a standard rectangle shape to an L-shape through a lot boundary adjustment. The resulting parcel shape creates its mirror on the adjacent parcel at 414 12th Avenue E. Responding to this parcel shape and the site's topography alternating duplexes and triplexes are proposed on two adjacent parcels, stepping down the grade. The street-facing homes are lifted above the street with all homes connecting at the central courtyard.

The massing responds to the existing rhythm of duplexes across the street and larger adjacent structures, and are scaled through modulation and varied materials. Private amenity space is located in decks and roof decks with the at grade amenity area focused in varied spaces in the courtyard.

A black steel trellis highlights the shared walkway from the street, with addresses and mailboxes attached to and located below it. A reddish trellis highlights the entry to the below-grade parking structure and provides weather protection. Varied paving, planters and larger landscaping activate the courtyard and setback to the street.



Project Site, existing single family structure to be deconstructed.



- LR3
- LR2
- MR
- NC3P-65
- NC3-40
- NC3P-40
- NC2-40
- MIO-105, NC2-40
- SINGLE FAMILY

Zoning

The site is located in the center of Low Rise (LR3) zoning. East of 16th Ave East and North of E Harrison St., the zoning changes to Single Family and Neighborhood Commercial zoning west of 10th Ave E. The site is located in the Capitol Hill Urban Center Village.



Context Map

Arterial



SITE ANALYSIS

Site Analysis

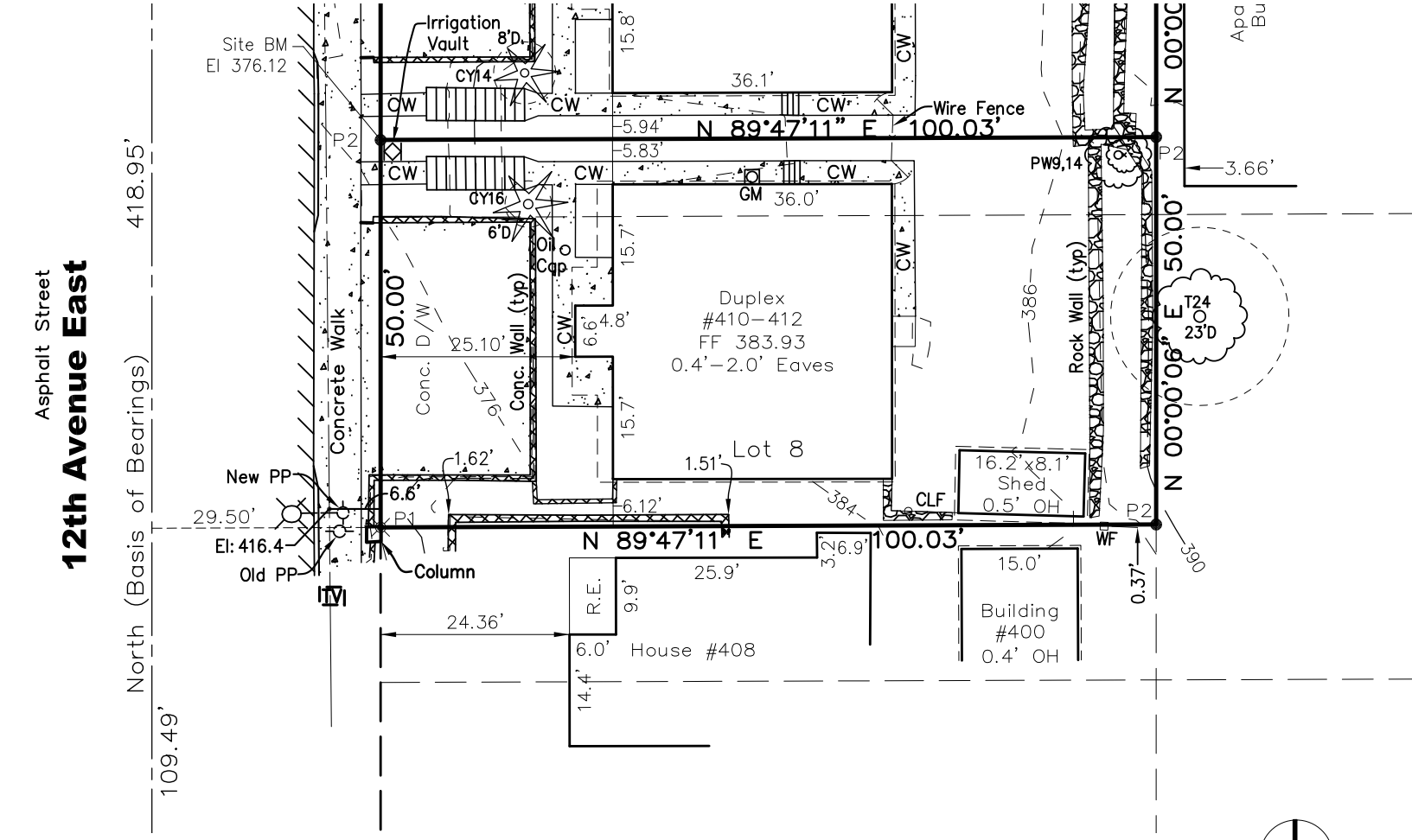
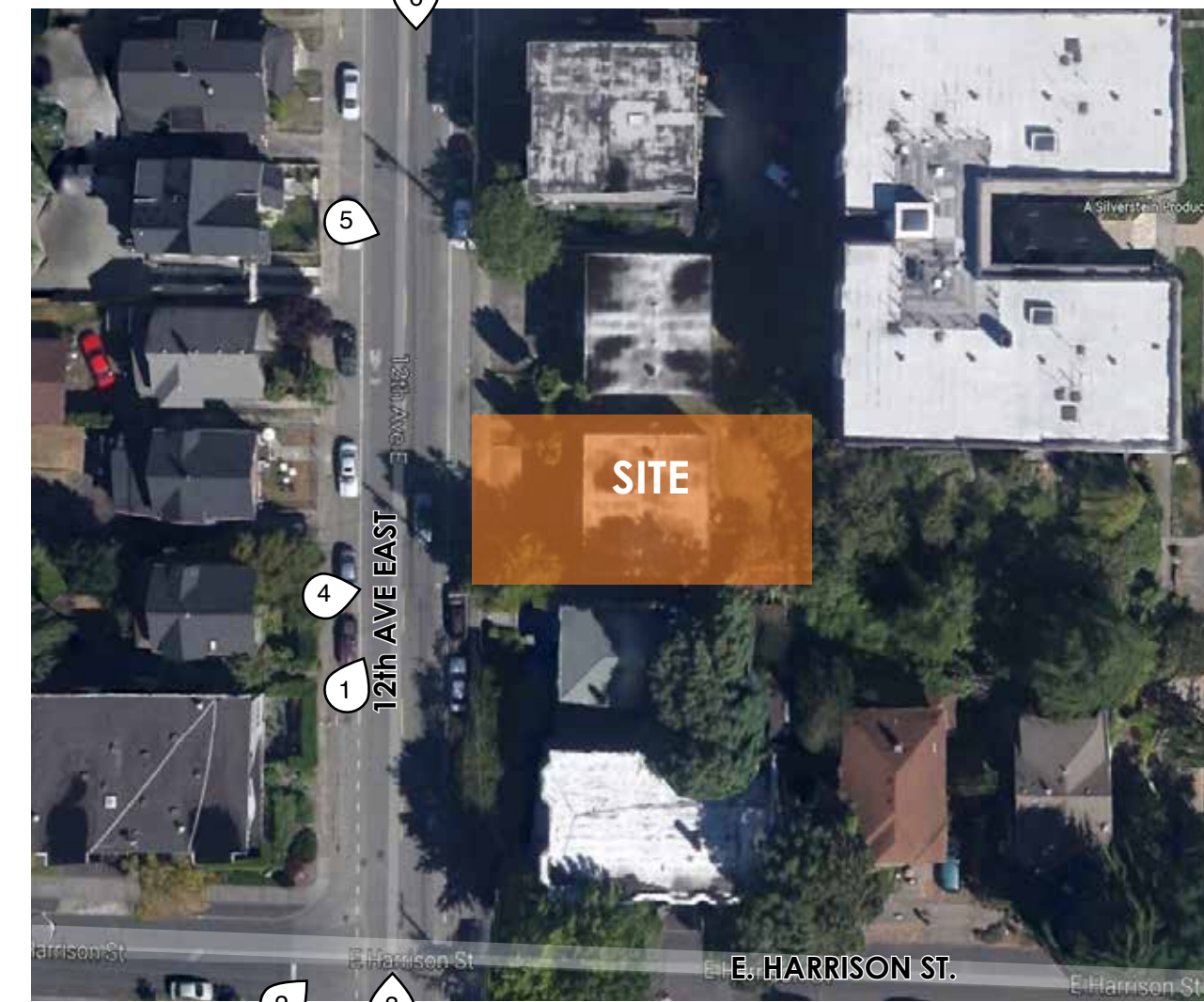
The site's dimensions are 50 feet north-south and 100 feet east-west. It fronts 12th Avenue E with no alley access. The lot contains an existing four-plex apartment structure. The uses immediately surrounding the site are predominantly multifamily structures including recent townhouse developments and established duplexes, apartment and condominium buildings. Immediately south of the parcel and single-family residence, with a vacant lot to the east.

The site is located within the Capitol Hill Urban Center Village and has access to bus transit as well as city arterials. Bus stops at E John Street and 12th Avenue E (a two block walk) provide access to routes 8 and 43, with the 9, 49 and 60 a three-block walk at Broadway and E Harrison St. A three block walk to 15th Ave E and E Harrison provides access to downtown via the 10.

The site has a grade change of 14 ft sloping down towards the western edge of the

property at 12th Avenue E.

Our solution seeks to address Design Guidelines A-1, Respond to Site Characteristics, A-2 Streetscape Compatibility, A-3 Entrances Visible from the Street, A-7 Residential Open Space, A-8 Parking and Vehicle Access, C-1 Architectural Context, C-2 Architectural Concept and Consistency, C-4 Exterior Finish Materials, D-6 Screening of Dumpsters, Utilities and Service Areas, D-7 Pedestrian Safety, E-2 Landscape to Enhance the Building and/or Site and E-3 Landscape Design to Address Special Site Conditions.





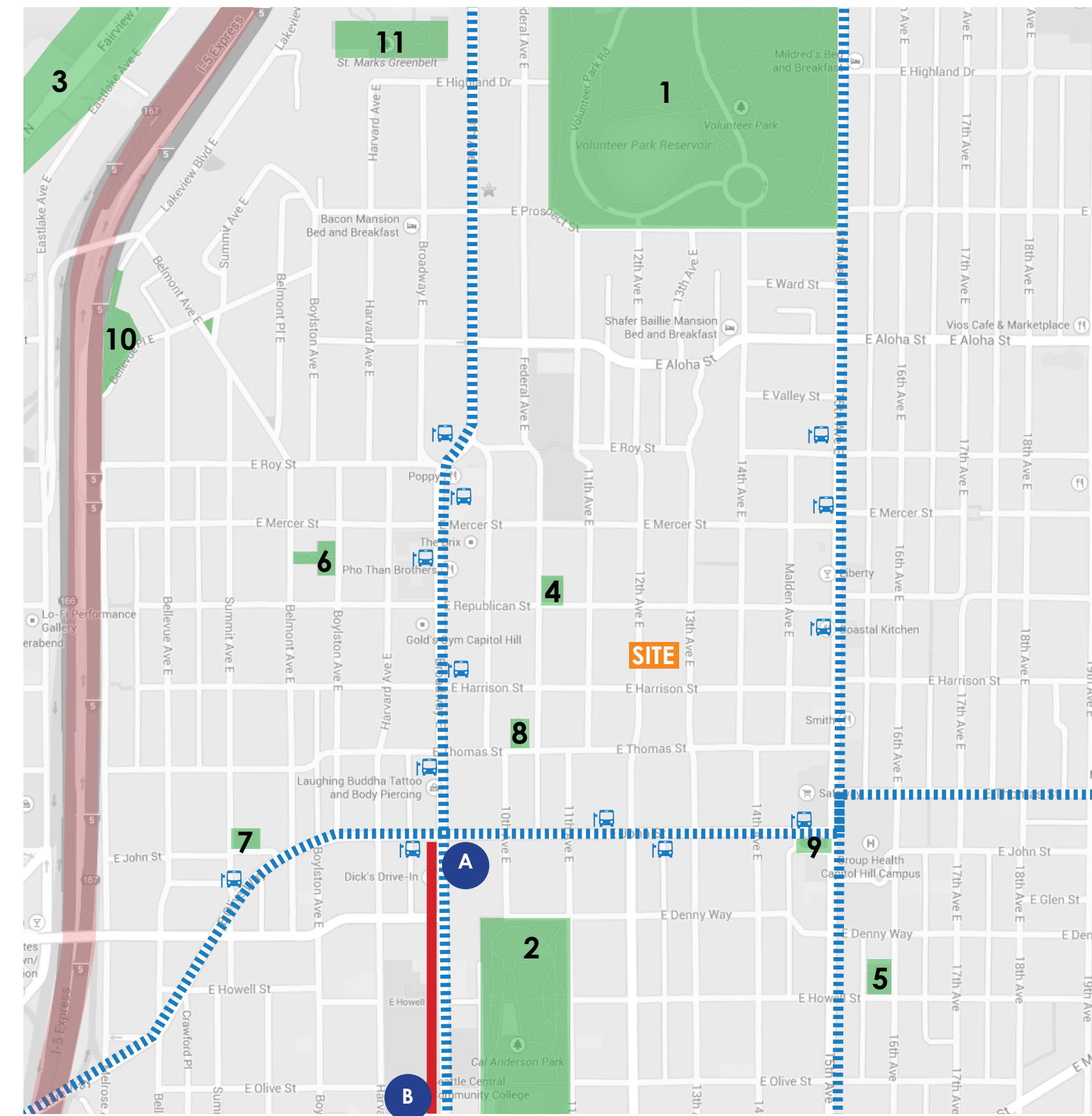
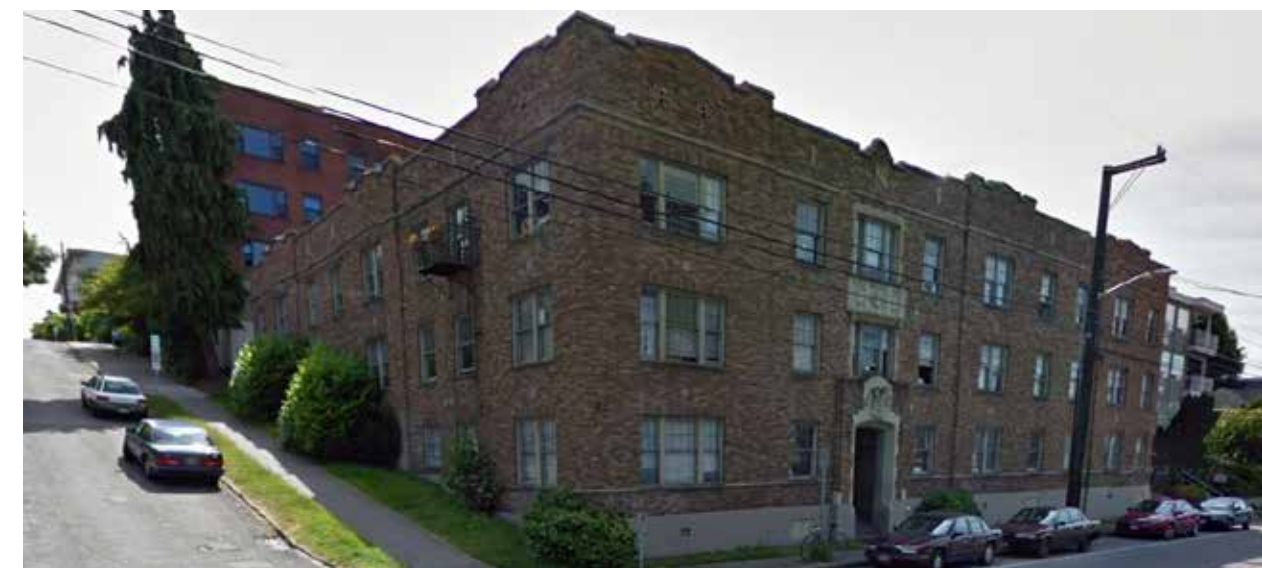
Small - Single family, Small - duplex, triplex



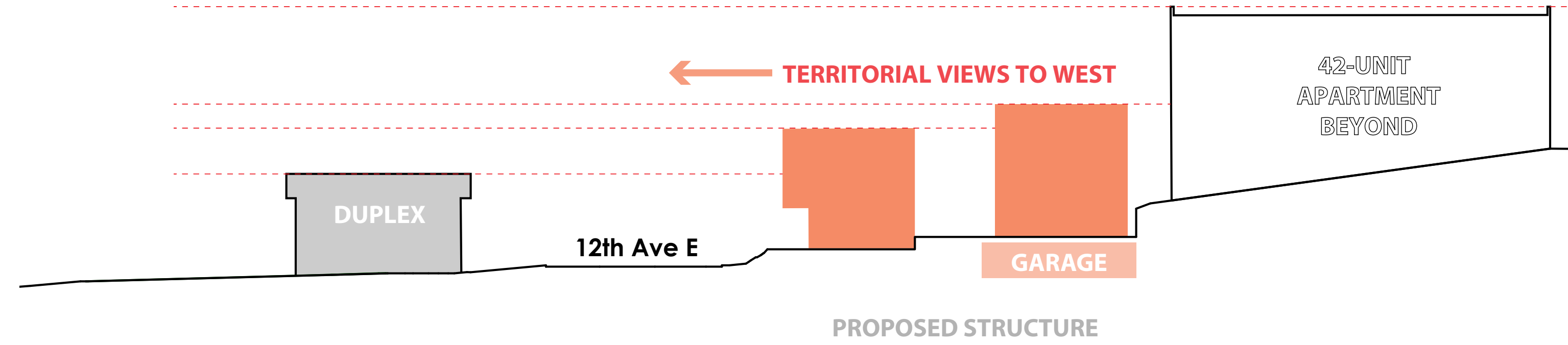
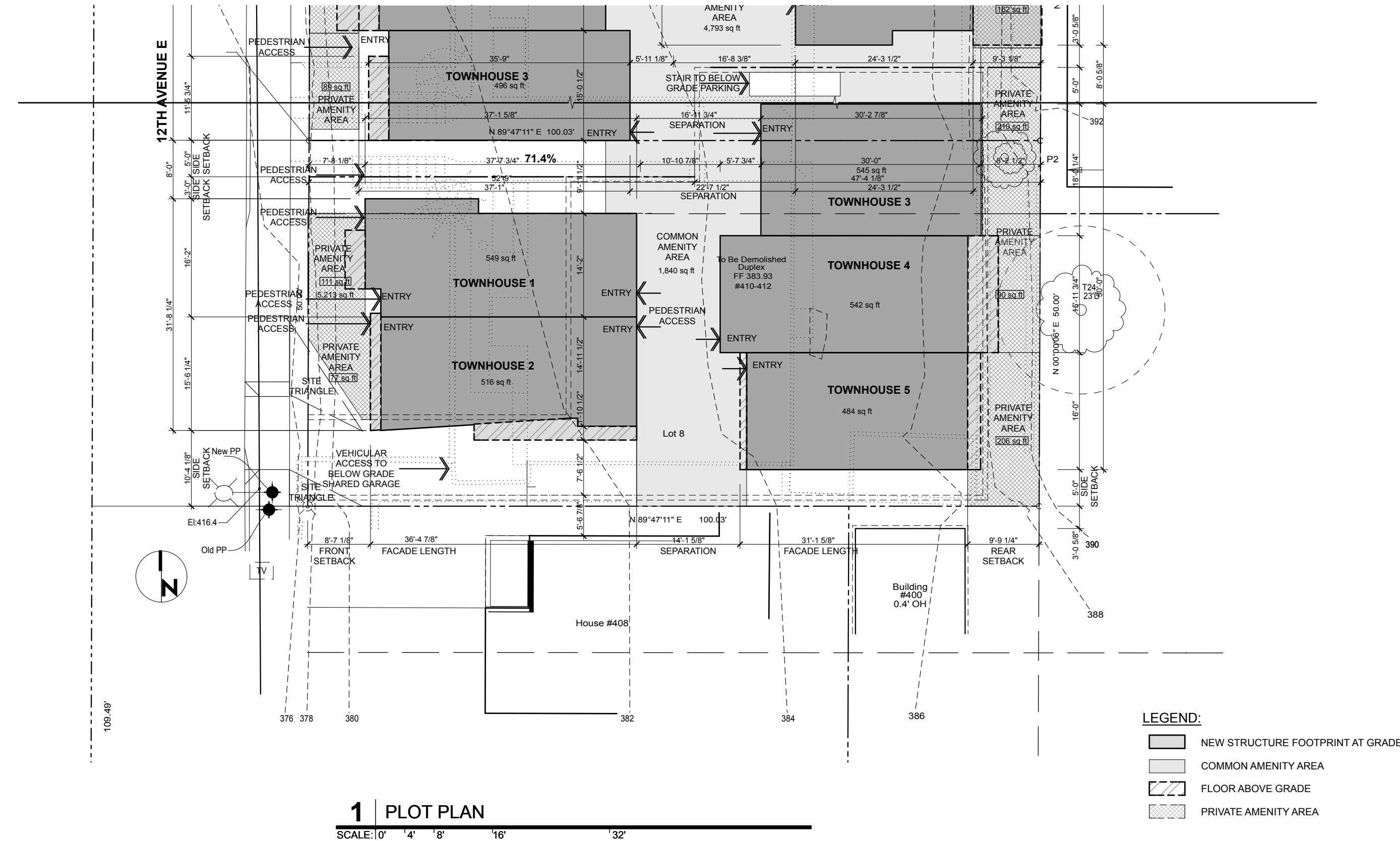
Medium - 5 to 10 units

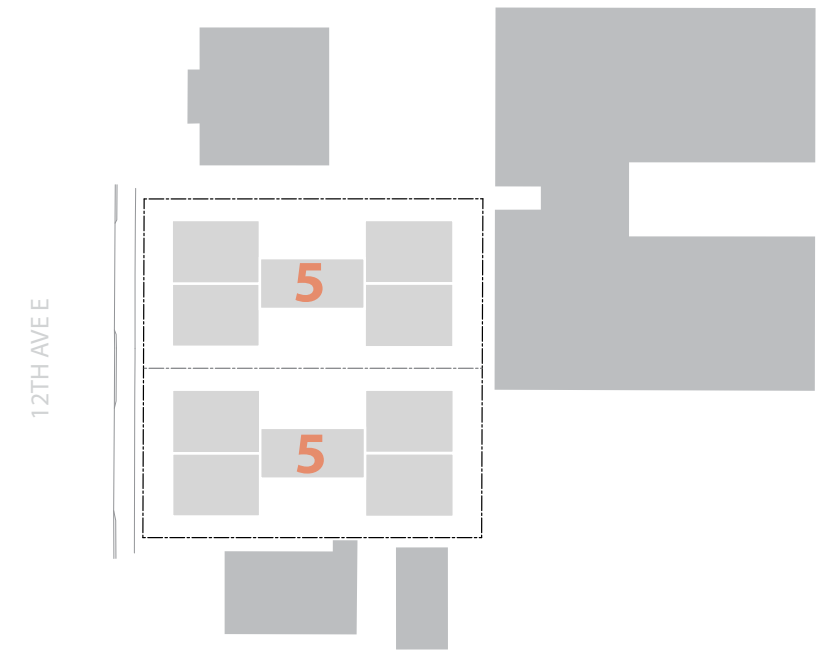


Large - 15+ units

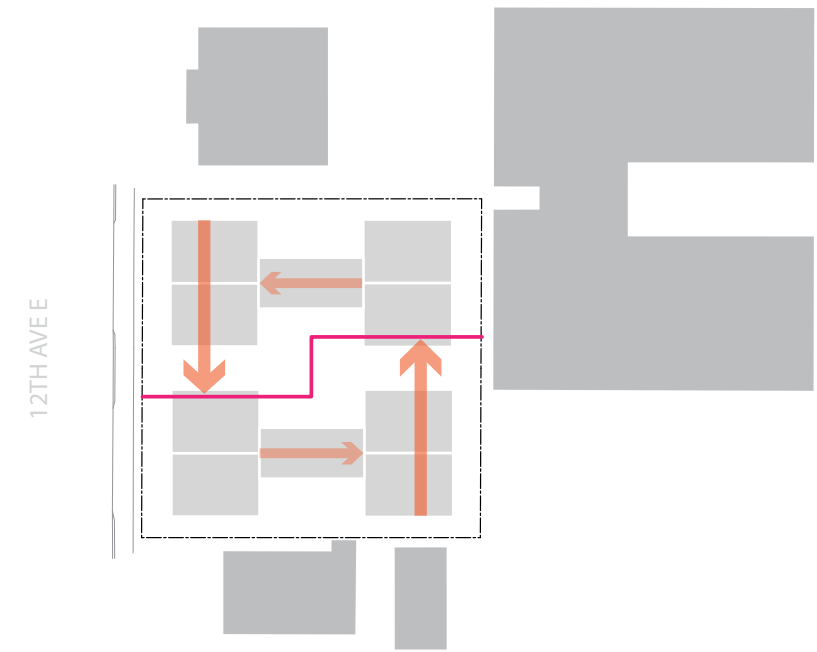


- 5 Freeway
 - Street Car
 - transit line
 - bus stops
 - green space
1. Volunteer Park
 2. Cal Anderson Park
 3. Lake Union
 4. Broadway Hill Park
 5. Seven Hills Park
 6. Tashkent Park
 7. Summit Slope Park
 8. Thomas Greens Garden
 9. Williams Place
 10. Bellevue Place
 11. St. Marks Greenbelt
- A** Future - Capitol Hill Light Rail Station
 - B** Future - First Hill Street Car

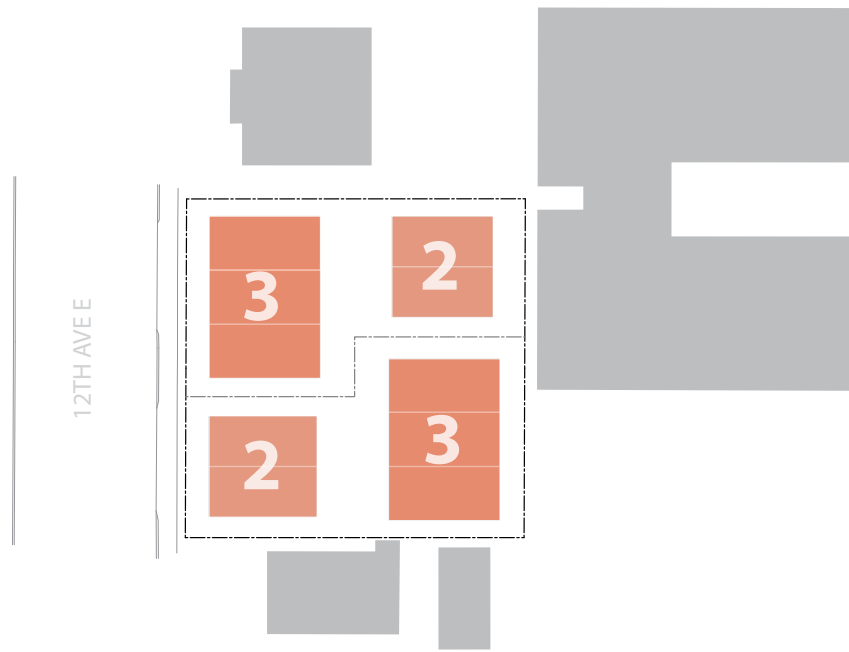




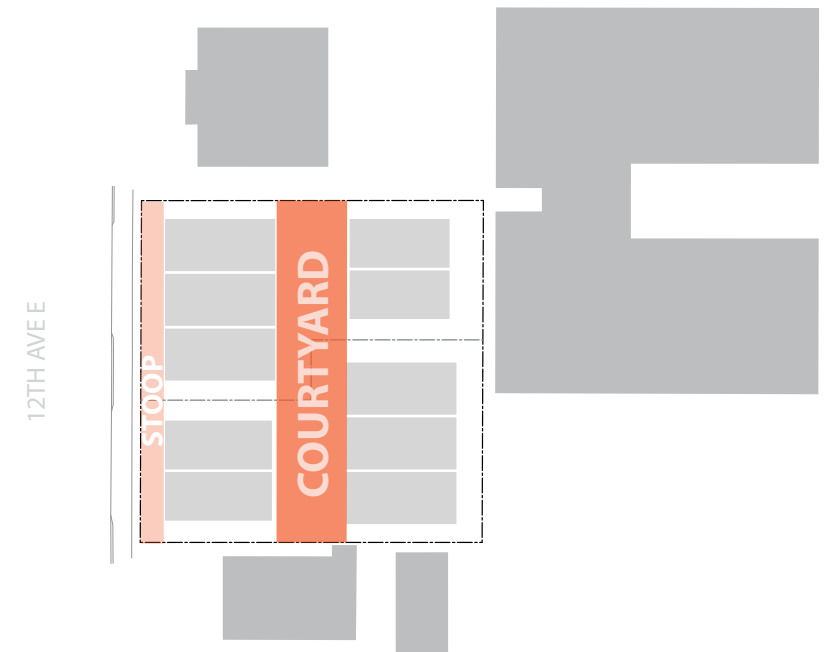
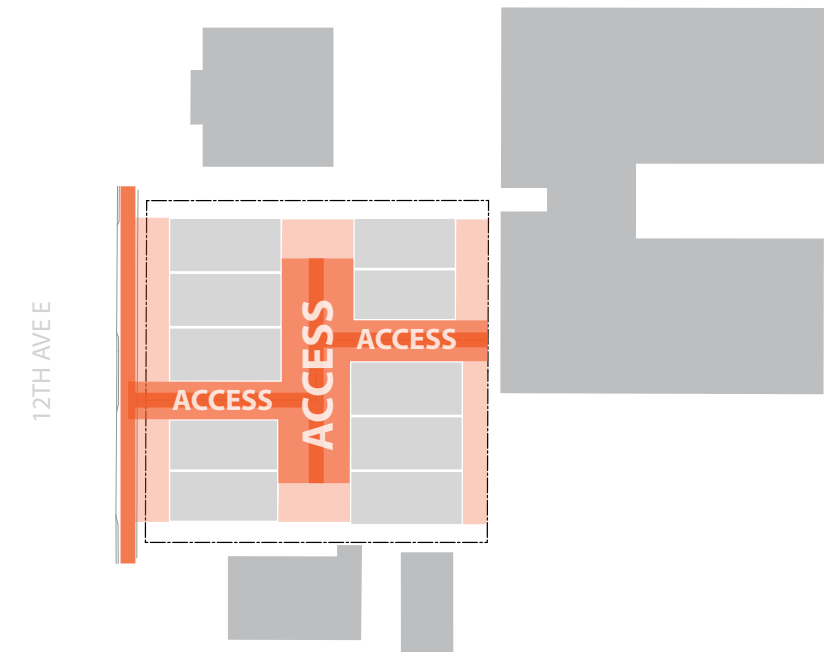
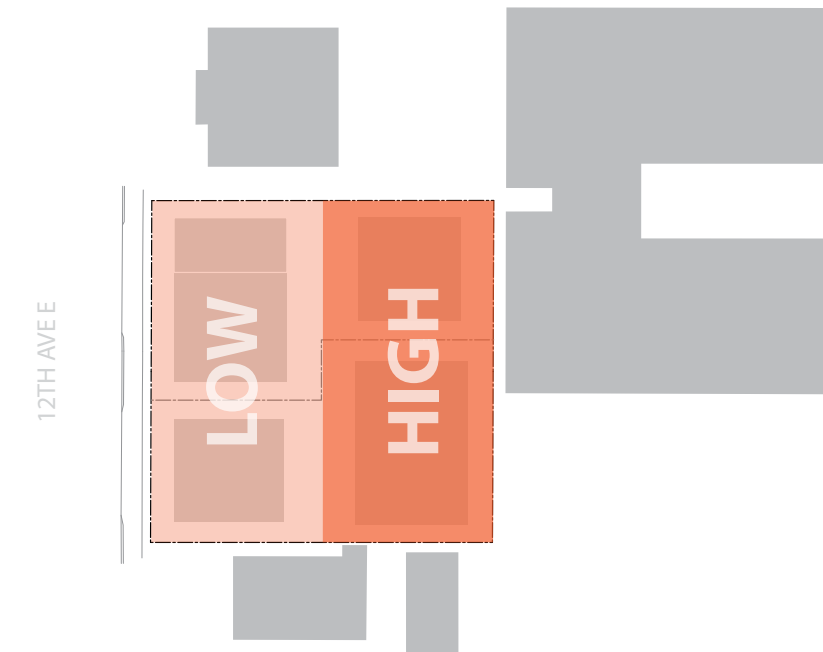
POTENTIAL SCHEME
WITH CURRENT PARCEL
CONFIGURATION

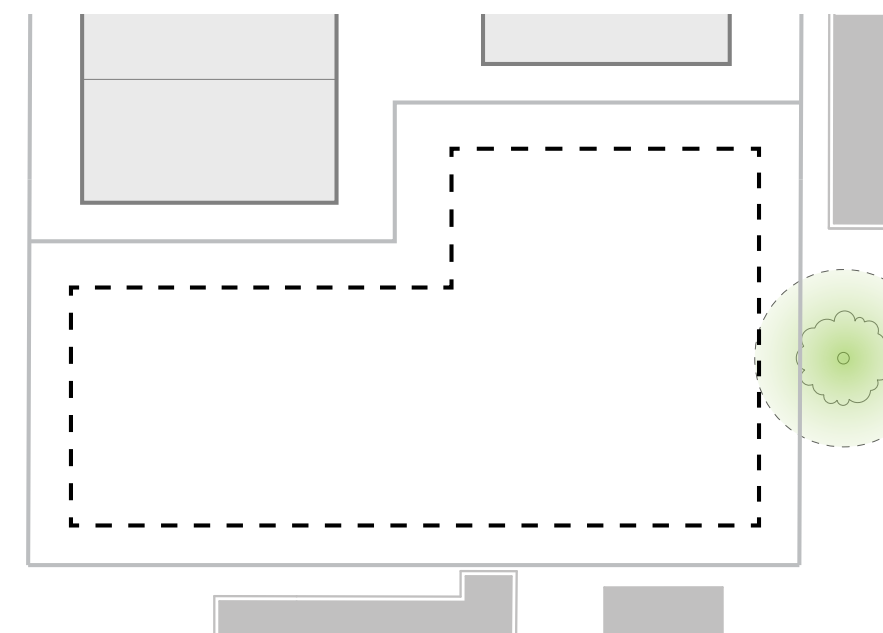


LOT BOUNDARY ADJUSTMENT

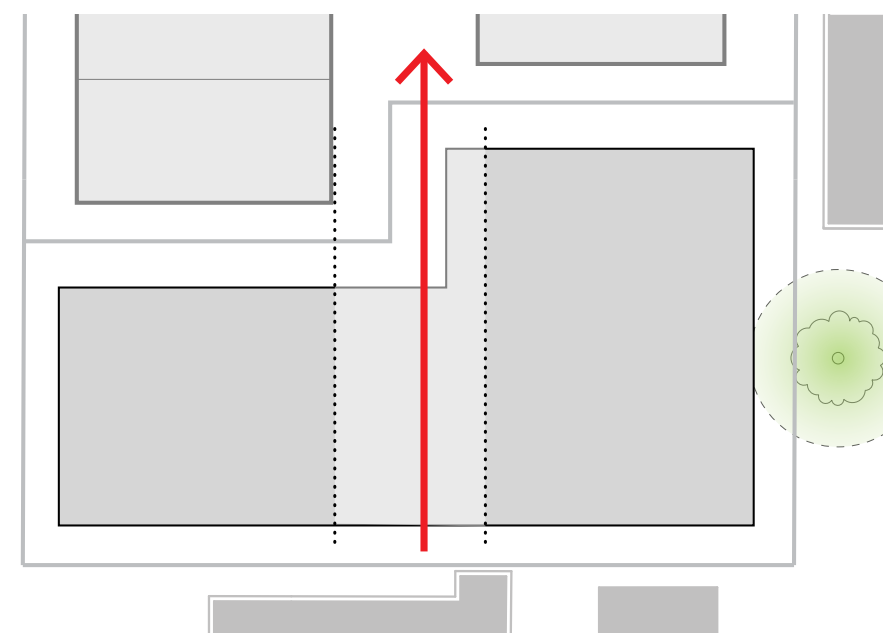


PROPOSAL

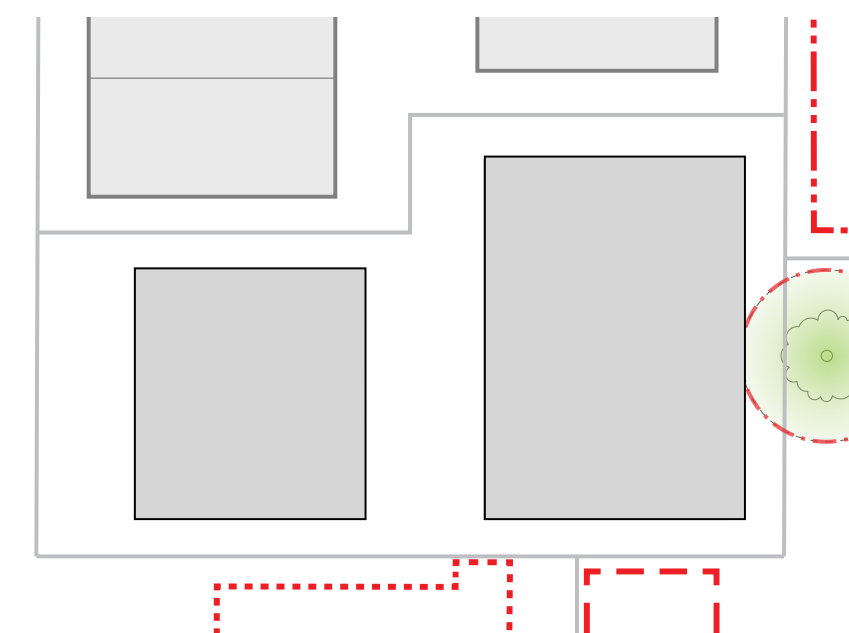




1 Site Area

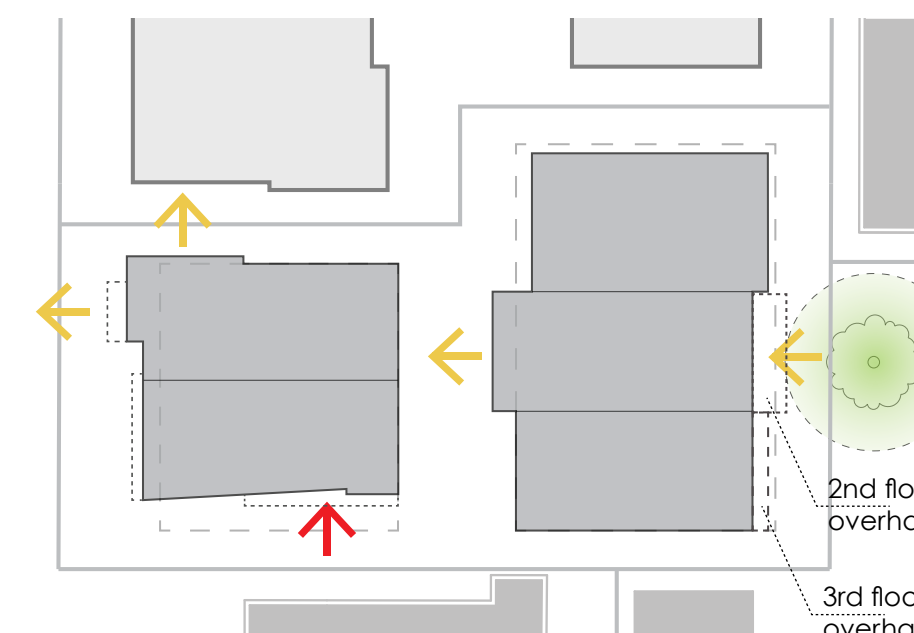


2 Site Strategy:
Divide Site to provide light and air to center of site and adjacent building.



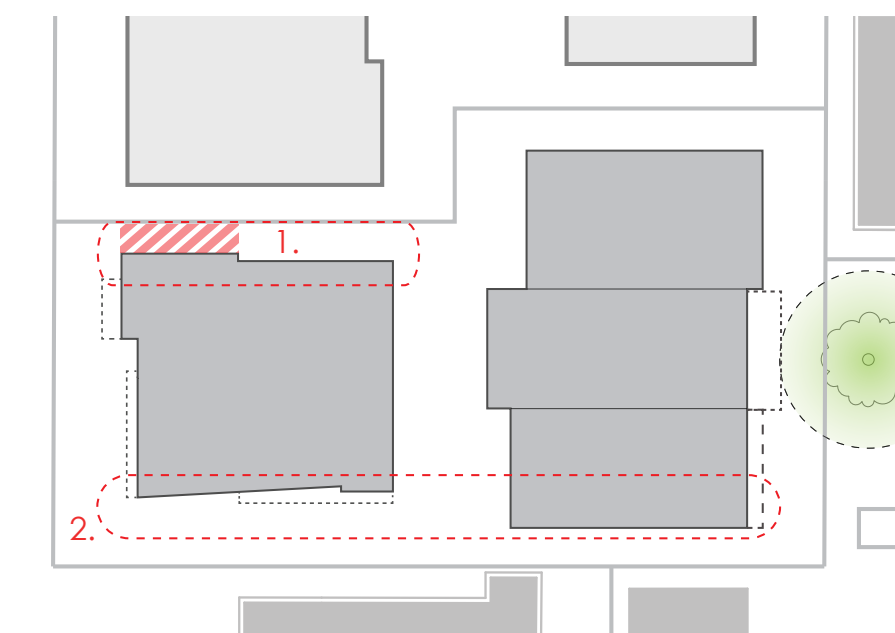
3 Site Influences:
High voltage line along 12th Ave to the west.
Apartment structure and tree to the east.
Existing houses to the south.

- Voltage line
- Adjacent house #408
- Adjacent house #400
- · - · - Tree on the east side
- · · - · Apartment #417

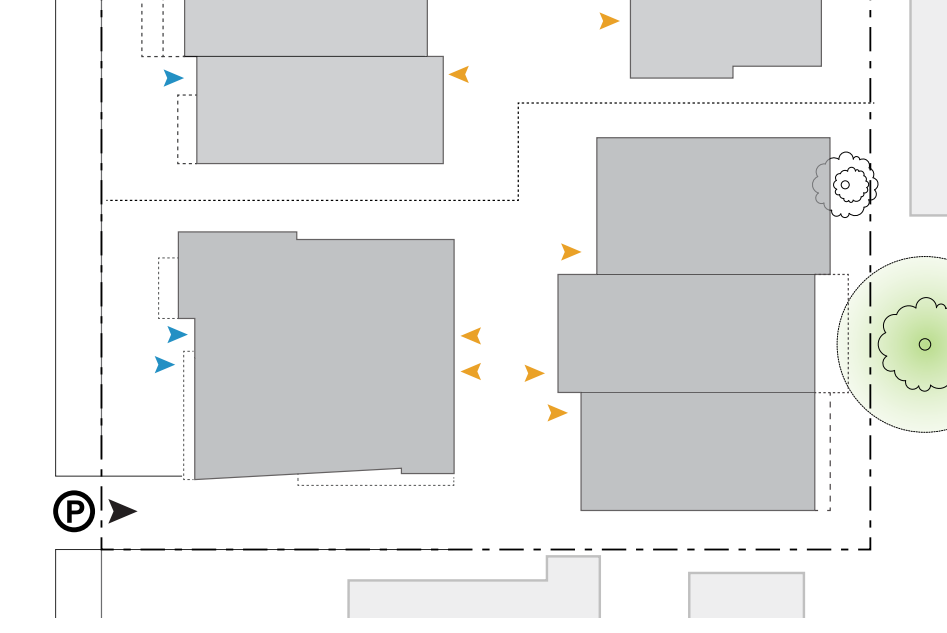


4 Site Response:
Provide reduced setback at 12th Ave and the north side.
Provide large circulation path on the south side with increased facade length to south to separate from adjacent house.
Provide increased rear setback with reduced west side setback.

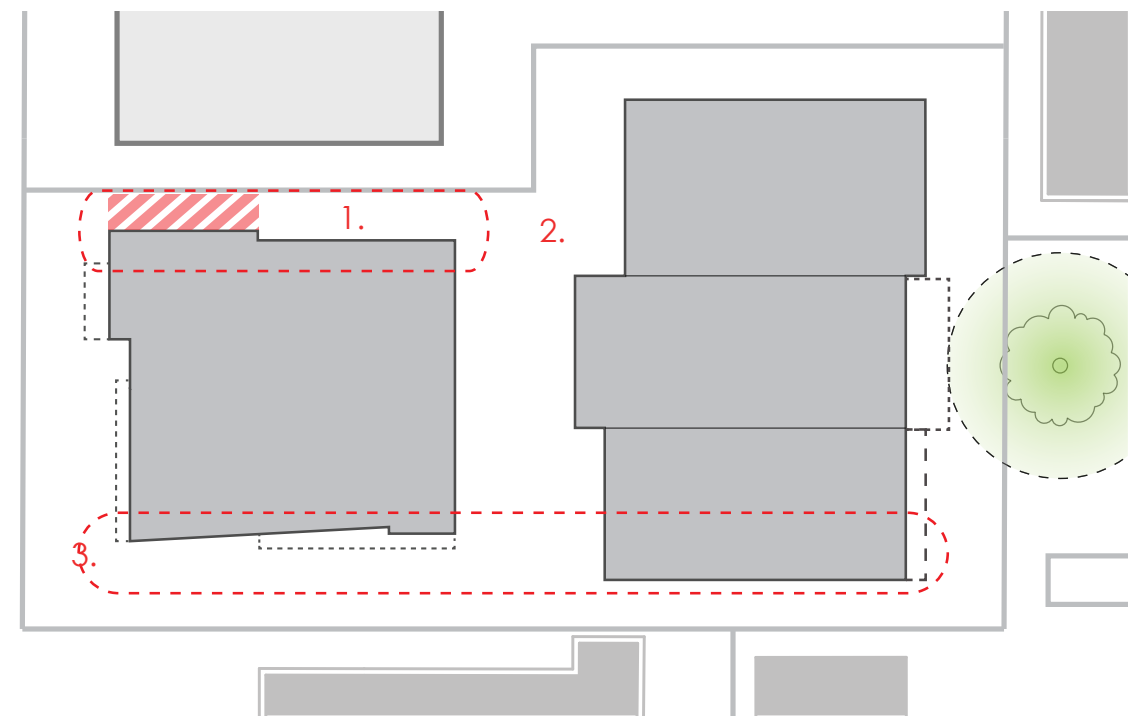
- ← Setbacks
- ← Facade length



5 Potential Adjustment Requests.
1. Separation
2. Facade Length



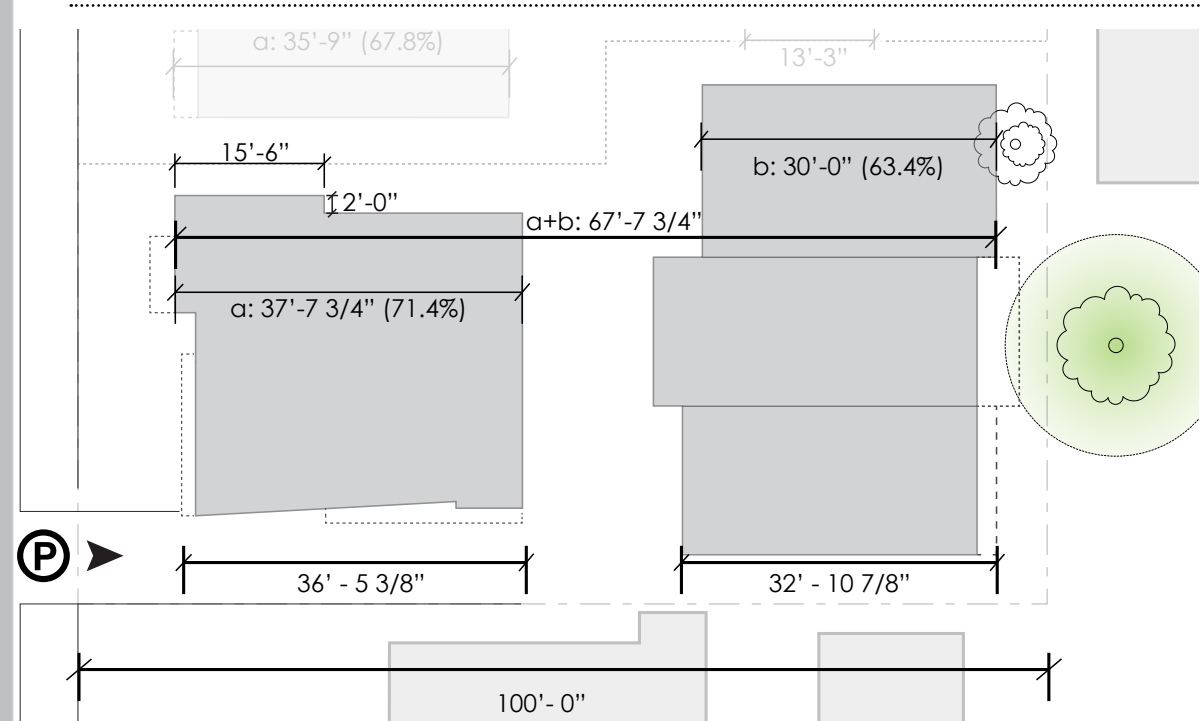
6 Proposed entries



1. North Setback: Reduce setback from 5' to 3'-0" for 15'-6" along North property line.

2. Facade Length: When measured as individual lengths the east facade length is 37'-7 3/4" or 71.4%, when measured collectively the total facade is 67'-7 3/4" or 67.6%. Both result from providing a larger south side setback and longer, narrower structure.

2. Facade Length: The 9'-0" minimum south setback increases facade length to the west to provide separation from adjacent single-family house.



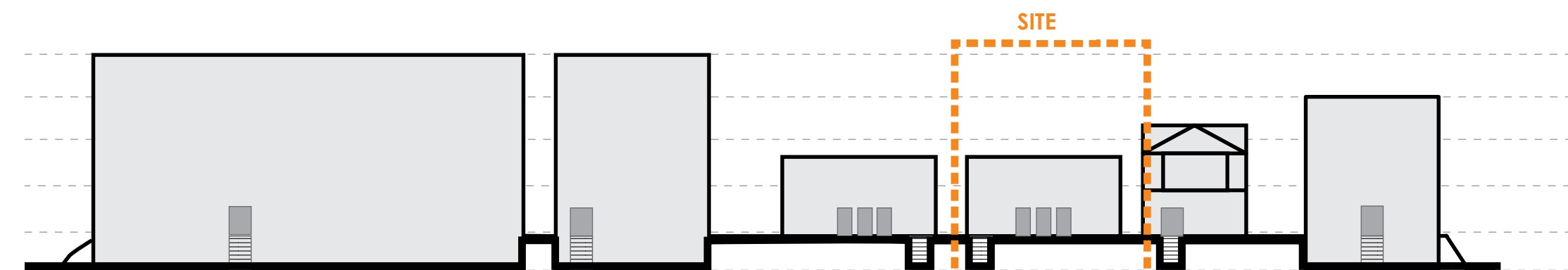
ITEM	CODE SECTION & REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	SIDE SETBACK SMC 23.45.518.A	5 FEET MINIMUM; 7 FEET AVERAGE	3'-0" MINIMUM FOR A LENGTH OF 15'-8", 4'-4 1/2" AVERAGE	2'-0" REDUCTION TO MIN., 2'- 7 1/2" REDUCTION TO AVG. ADJUSTMENTS ARE WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.a	THE STRUCTURE IS POSITIONED CLOSER TO ITS NORTH PROPERTY LINE FOR A LENGTH OF 15'-8", RESULTING FROM A 9-FOOT MIN., 11.5-FOOT AVG. SETBACK TO THE SOUTH, LARGER THAN REQUIRED. A SINGLE FAMILY HOUSE ON THE ADJACENT PARCEL TO THE SOUTH IS LOCATED 4 FEET SOUTH OF THE SHARED PROPERTY LINE. IT ALSO CREATES RELIEF AND MODULATION ON THE NORTH SIDE FACADE, SIMILAR TO THE SOUTH SIDE FACADE, PART OF THE ARCHITECTURAL CONCEPT. SEE ITEM 2 BELOW FOR HEIGHT.	CS2.D.4.1,2,4 HEIGHT BULK & SCALE, CS2.D.5 RESPECT FOR ADJACENT SITES, DC.2.A. MASSING, DC.2.B.1 FACADE COMPOSITION
2	FAÇADE LENGTH N SMC 23.45.527.B	65% OF LOT DEPTH	70.1%	7.8% INCREASE ADJUSTMENT IS WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.d	A LOT BOUNDARY ADJUSTMENT IS PROPOSED TO CREATE AN 'L'-SHAPED PARCEL TO ALLOW A DUPLEX AND TRIPLEX WITH VARIED SIZED DWELLINGS TO BE CONSTRUCTED WITH A COURTYARD IN BETWEEN THEM INSTEAD OF A SINGLE STRUCTURE WITH 5 SIMILAR ATTACHED DWELLINGS WITH NO COURTYARD. SINCE FAÇADE LENGTH IS MEASURED ALONG EACH INDIVIDUAL FAÇADE LENGTH ARE MEASURED SEPARATELY. AS DESCRIBED BELOW IN ITEM 3, THE PROPOSED STRUCTURE IS NARROWER TO ALLOW FOR A LARGER SETBACK TO THE SINGLE-FAMILY STRUCTURE TO THE SOUTH, LENGTHENING THE FAÇADE ON BOTH THE NORTH AND SOUTH SIDE. THE PROPOSED STRUCTURE IS APPROXIMATELY 6 FEET LOWER THAN ITS ALLOWABLE HEIGHT PRODUCING A WALL THAT IS SMALLER THAN ALLOWED WHEN COMBINING FAÇADE LENGTH AND HEIGHT.	CS2.D.4.1,2,4 HEIGHT BULK & SCALE CS2.D.5 RESPECT FOR ADJACENT SITES
3	FAÇADE LENGTH S SMC 23.45.527.B	65% OF LOT DEPTH	69.4%	6.8% INCREASE ADJUSTMENT IS WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.d	BY INCREASING THE FAÇADE LENGTH ALONG THE SOUTHERN EDGE OF THE PROPERTY, THE PROJECT CREATES A MORE GENEROUS SETBACK AND IS MORE RESPECTFUL TO THE ADJACENT SINGLE-FAMILY HOME TO THE SOUTH. THE PROPOSED STRUCTURE IS MADE NARROWER AND LONGER RESULTING IN ADDITIONAL FAÇADE LENGTH. IN ADDITION THE FAÇADE IS MODULATED, SEE ITEM 1 ABOVE. THE PROPOSED STRUCTURE IS APPROXIMATELY 6 FEET LOWER THAN ITS ALLOWABLE HEIGHT PRODUCING A WALL THAT IS SMALLER THAN ALLOWED WHEN COMBINING FAÇADE LENGTH AND HEIGHT.	CS2.D.4.1,2,4 HEIGHT BULK & SCALE CS2.D.5 RESPECT FOR ADJACENT SITES

Facade Length Calculation:

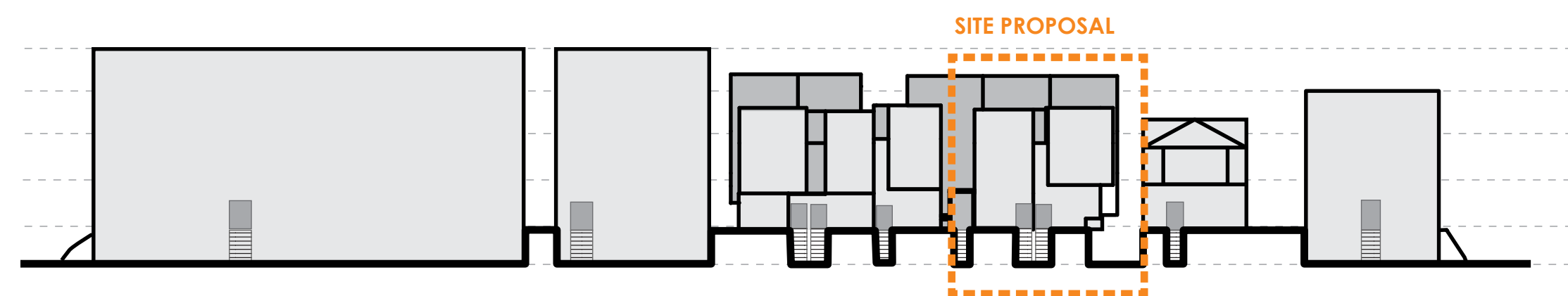
South Lot Line = 100'-0"
 Allowable Facade Length = 100' x .65 = **65'-0"**
 Proposed Southwest Facade Length = 36'-5 3/8"
 Proposed Southeast Facade Length = 32'-10 7/8"
 Total Proposed South Facade Length = **69'-4" = 69.4%**



12th Ave E. - West Elevation

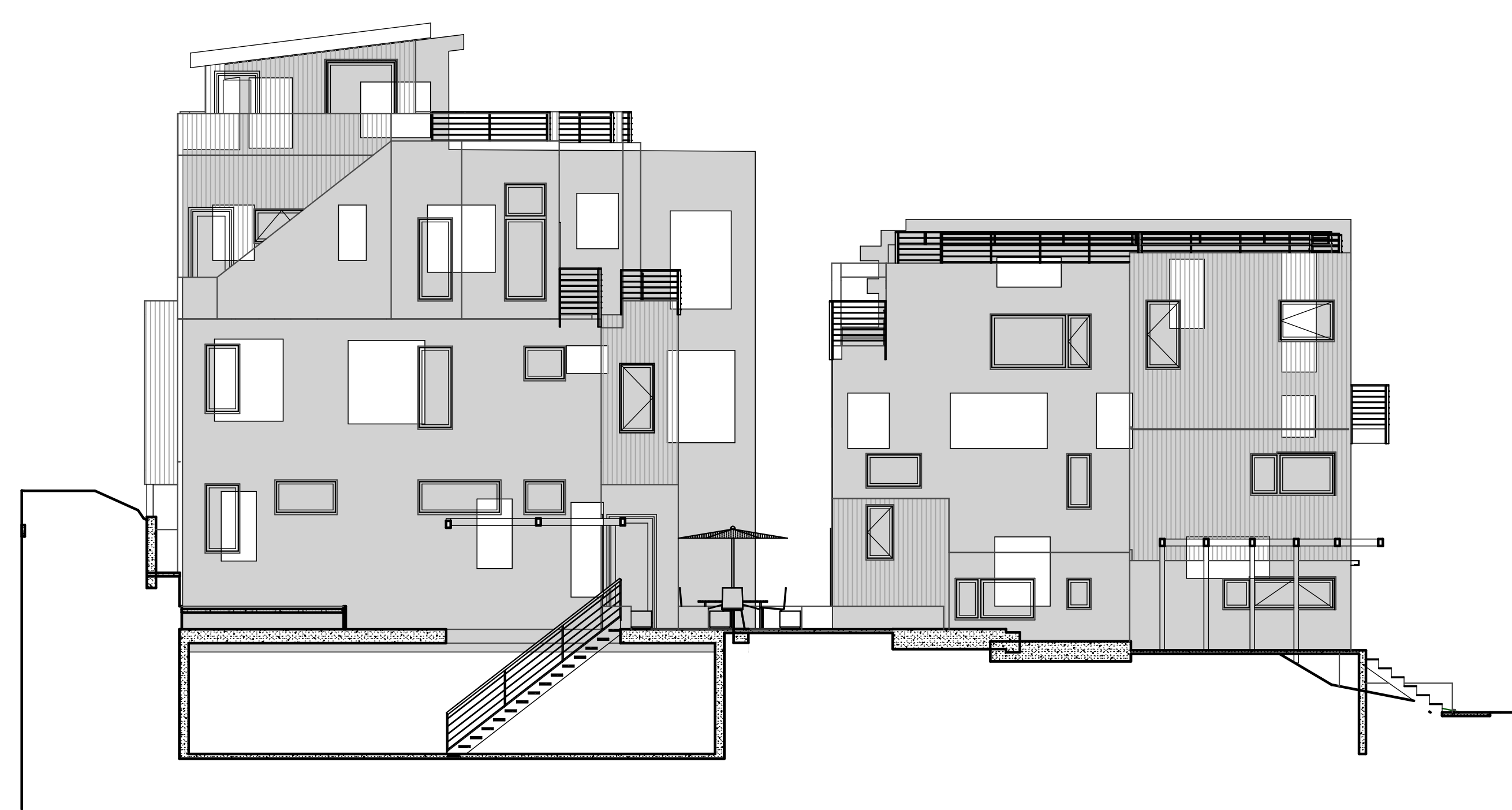


12th Ave E. - East Elevation



12th Ave E. - East Elevation

■ ENTRY
▨ STAIRS



privacy diagram - north elevation



privacy diagram - south elevation

CS1.A Energy Use

Examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions

RESPONSE

The project is designed to German Passivhaus standards through the use of an efficient building envelope that maximizes building performance. The homes performance benefits from southern exposure and sharing a common wall.

CS1.B Sunlight + Natural Ventilation

Consider how the sun and wind may affect your building form, massing, and facade.

RESPONSE

The project is organized and modulated to allow natural light to access the courtyard at the center of the site as well as all homes. The courtyard is oriented north-south to maximize exposure and allow natural light and ventilation access adjacent sites.

CS1.C Topography

Use the natural topography and existing site features to inform the project design.

RESPONSE

The project is organized to follow the sloping topography down to the street from east to west.

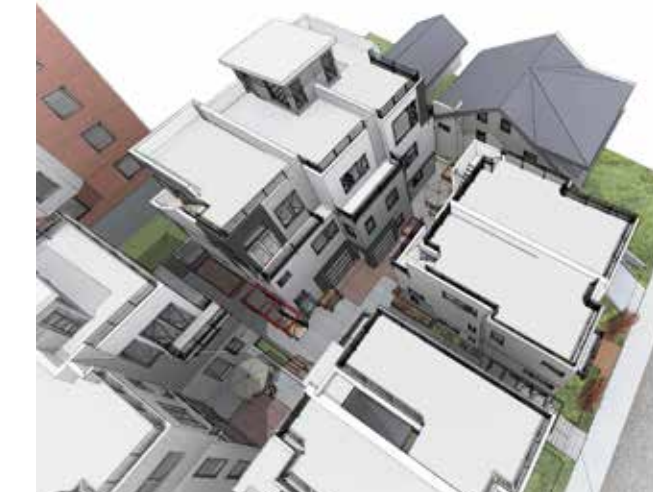
CS2.D. Height, Bulk, + Scale

1. **Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development for the area to determine an appropriate complement.

RESPONSE

The project resides in a multifamily zone that consists of a variation of building types - single family homes, duplexes, and apartments. There is an empty lot and a large apartment building to the east of the site. The project massing responds specifically to the varied neighborhood structures.

CONTEXT + SITE



PL3.A. Entries

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight.

RESPONSE

Primary entries are located at the streetscape and within the courtyard. (see pg 13). Entries along the street are defined by stoops that create a buffer between the streetscape and homes. Entry from the street into the courtyard is defined by a canopy trellis with address signage for the rear homes. The offset triplex at the rear allows its entry to be visible from the street.

PUBLIC LIFE
DESIGN CONCEPT

DC2.A Massing

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

RESPONSE

The project design is broken into two masses that whose heights and bulk respond to the topography with modulation at all sides. This separation allows an internal courtyard for solar exposure to the project and adjacent sites. The street-facing units are designed to be below the allowable height limit with open railings in most cases instead of parapets.

PL4.A Entry Locations and Relationships

Provide safe and convenient access points and connections for all modes of travel.

RESPONSE

Pedestrian entries from the street are lifted through stoops. Access to the below-grade garage is located at the south property line along 12th Avenue E with a pedestrian connection directly to the courtyard. All homes have an entry from the courtyard to encourage interaction among the residents and visitors. Bicycle parking will be provided in the garage below grade.

DC2.B.1 Facade Composition

Design all building facades by considering the composition and architectural expression of the building as a whole.

RESPONSE

Building facades are composed to express the verticality of the units and variation of volumes. Rhythm and depth are created by the pushing and pulling of surfaces, shifting of heights and variation of materials with in-fill transparent surfaces. Fenestration and material consistency create a holistic approach to the structures.

PL4.B Planning Ahead for Bicyclists

Plan for existing and future bicycle traffic by providing bike facilities and facilitating bike connections.

RESPONSE

The project provides secure bicycle parking below-grade in the shared parking garage.

DC2.C Secondary Architectural Features

Add depth to facades through secondary and potentially dual-purpose elements that appropriate themselves within the context of the neighborhood

RESPONSE

Further depth in facades is created by the detailing of projections, canopies, railings and decks that highlight additional volumes and provide weather protection. Planters and landscaping at the street level provide a transition to the street consistent with adjacent sites.

PL3.B.4 Interaction

Provide opportunities for interaction among residents and neighbors.

RESPONSE

The internal courtyard between the two structures encourages interaction among residents and neighbors. In addition, the homes are designed to engage the courtyard through large roll-up transparent garage doors for multiple homes. Decks above grade also connect back to the common space.

DC2.D Scale and Texture

Incorporate architectural features, elements, and details that are of human scale into the building in a manner that is consistent with the overall architectural concept.

RESPONSE

Vertical wood siding along the first floor provide texture and warmth at the street level. Railing and deck detailing also give a humanistic scale to the project.



code compliant massing



early design massing



1. proposal



code compliant massing



early design massing



2. proposal

SDR PACKET 410 12TH AVE EAST





code compliant massing

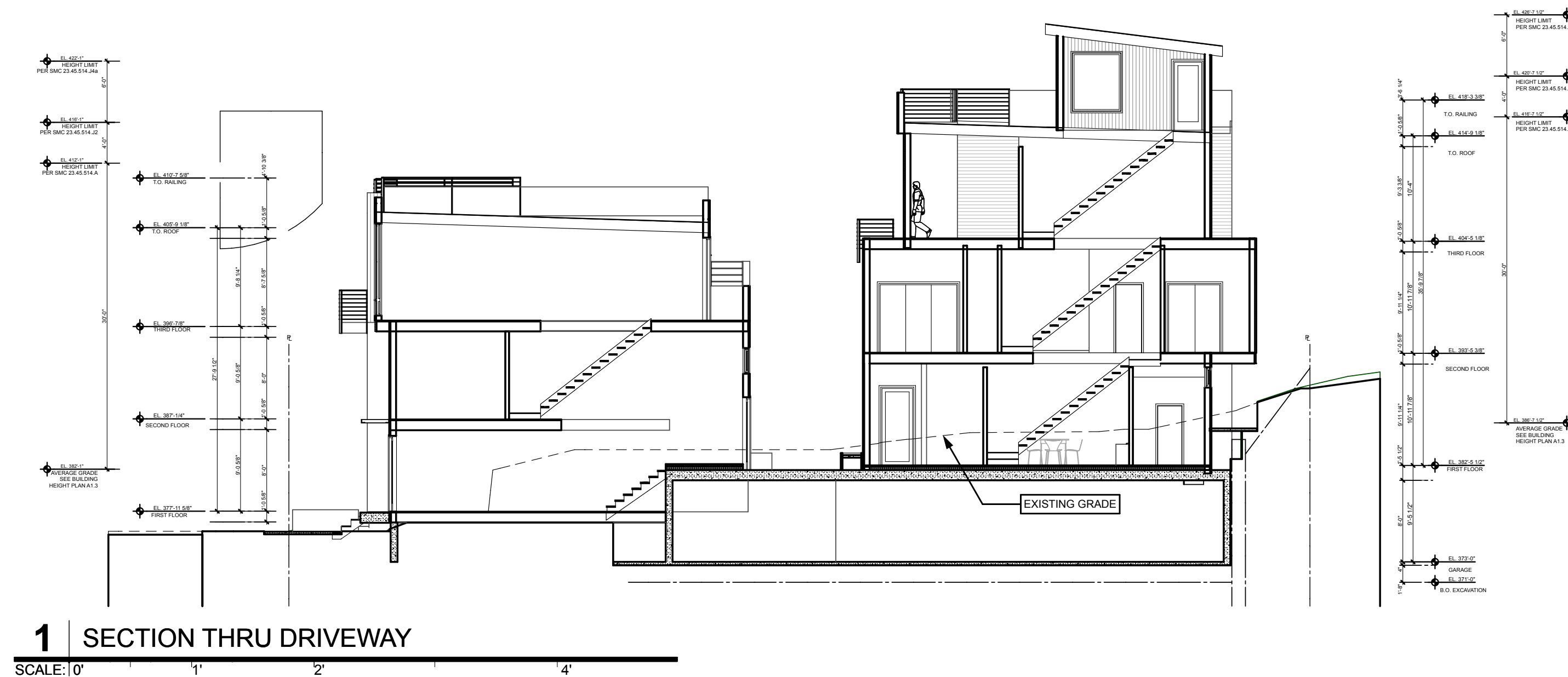


early design massing



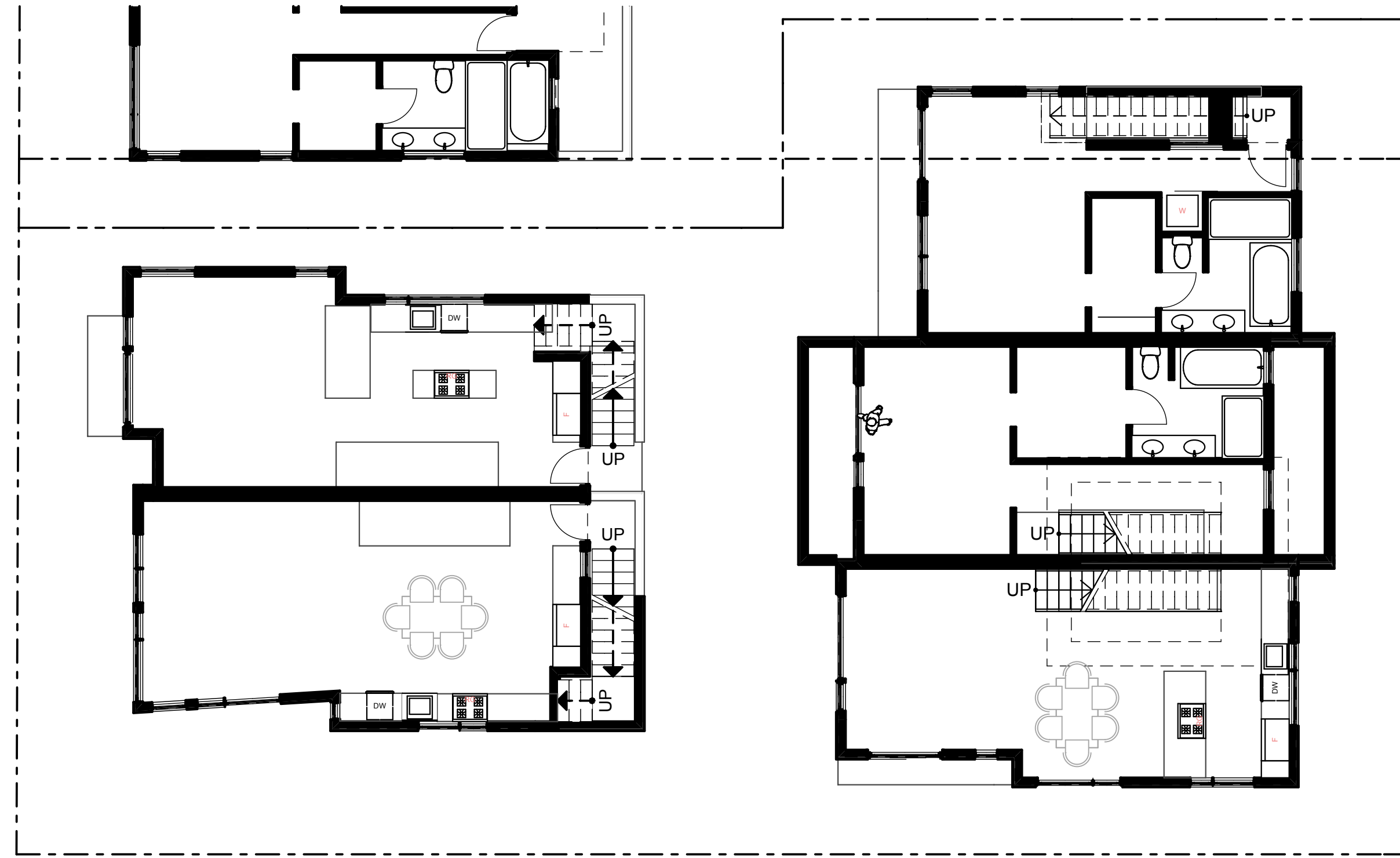
backview from se

this page left blank



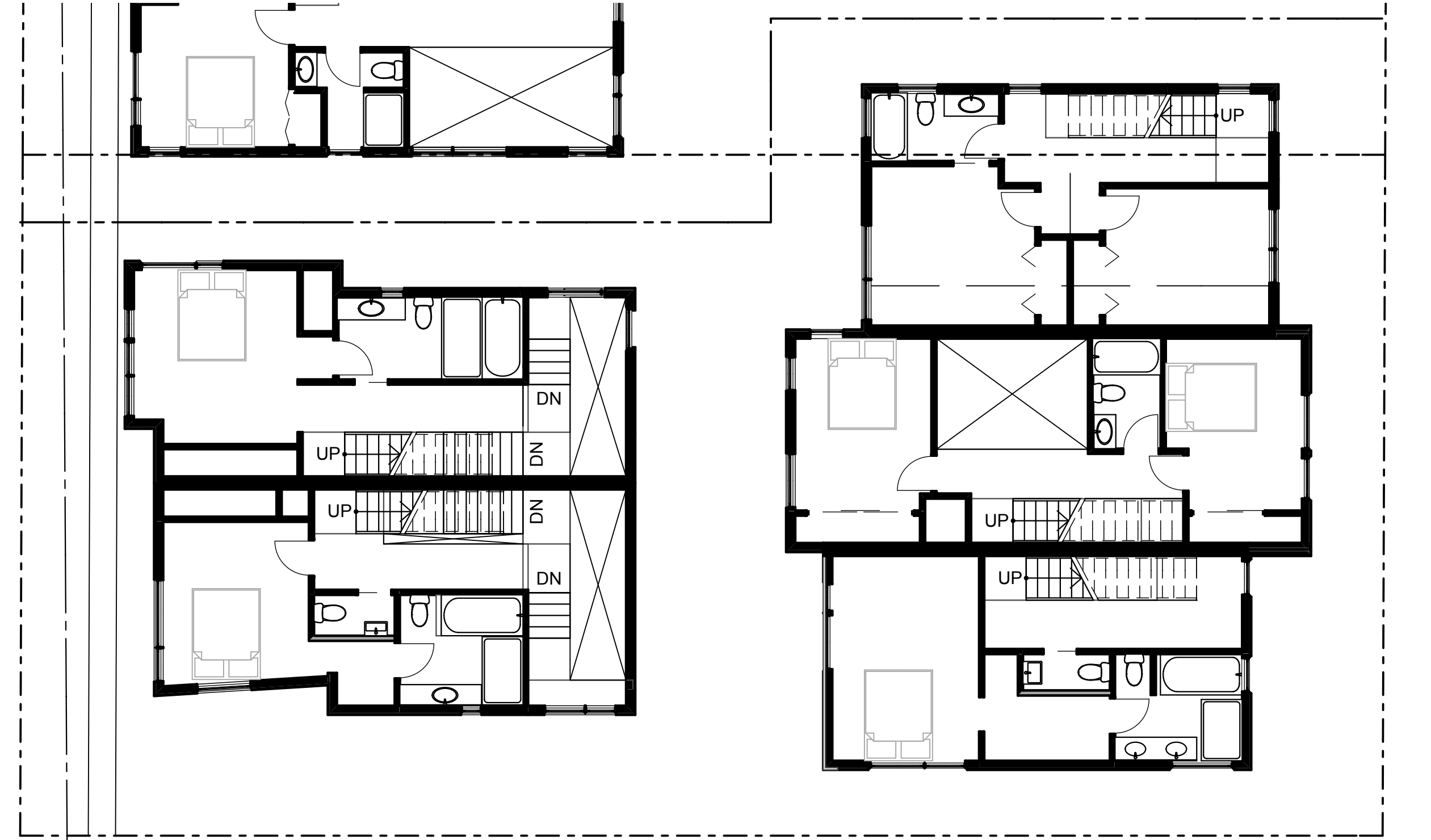
1 SECTION THRU DRIVEWAY

SCALE: 0' 1' 2' 4'



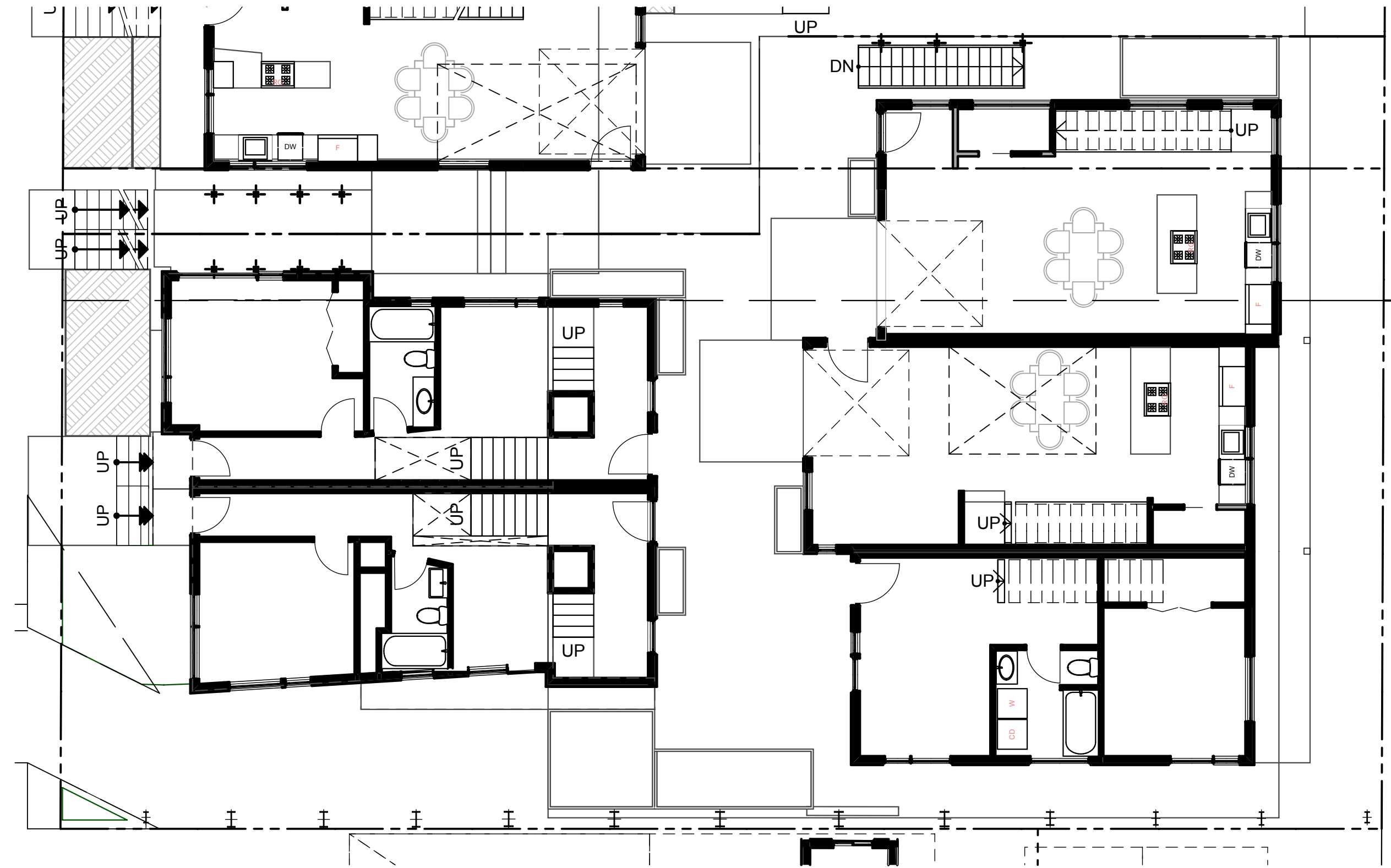
1 | THIRD FLOOR PLAN

SCALE: 0' 1' 2' 4'



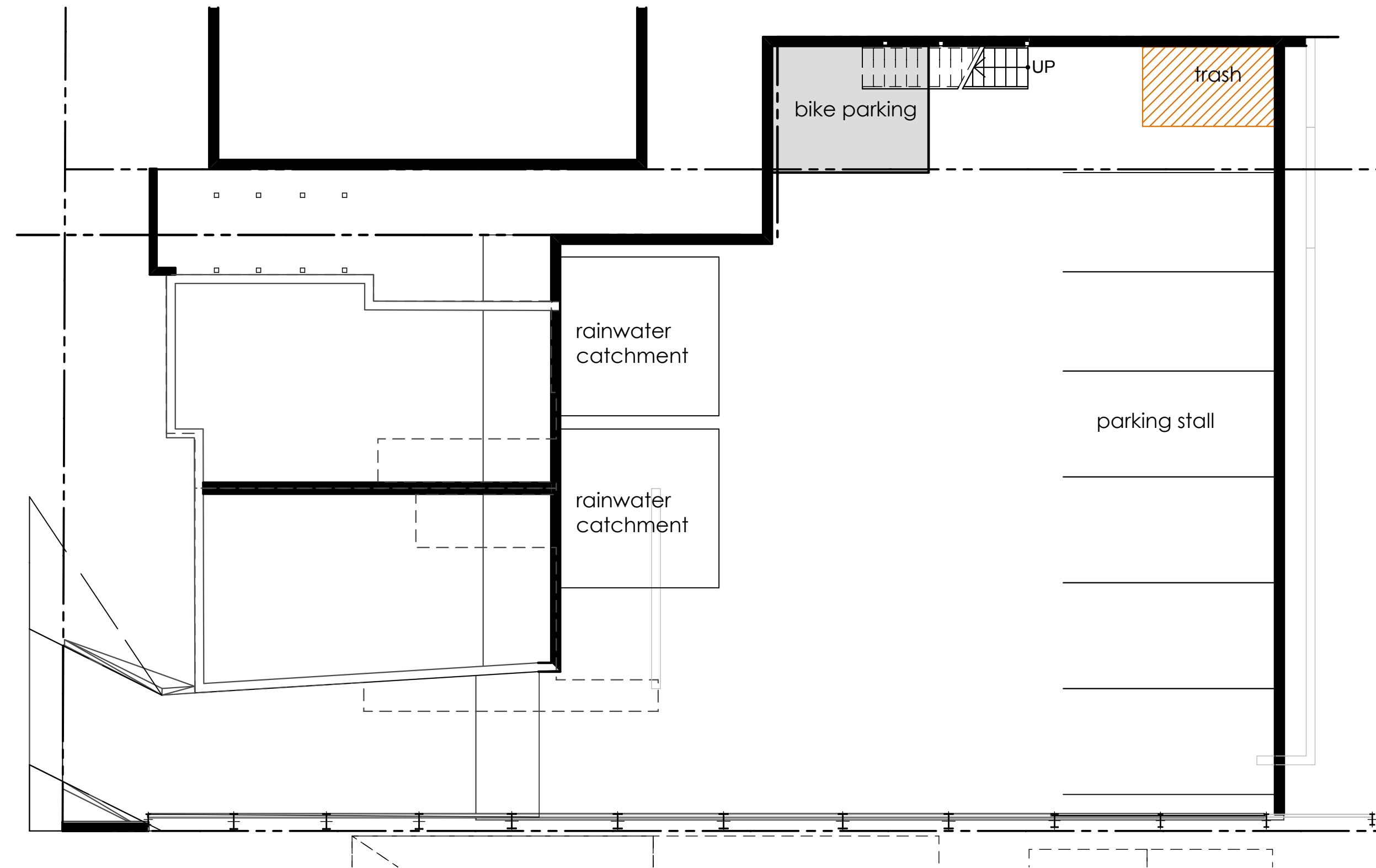
2 | SECOND FLOOR PLAN

SCALE: 0' 1' 2' 4'



3 FIRST FLOOR PLAN

SCALE: 0' 1' 2' 4'



4 ARCHITECTURAL FOUNDATION PLAN

SCALE: 0' 1' 2' 4'

SDR PACKET 410 12TH AVE EAST



4x8 painted panel siding off white or similar

1 x 8 painted panel siding black

reclaimed vertical wood siding



1 x 8 painted panel siding black

4x8 painted panel siding off white or similar

reclaimed vertical wood siding



1 x 8 painted panel siding black

4x8 painted panel siding off white or similar

reclaimed vertical wood siding

1 x 8 painted panel siding black

4x8 painted panel siding off white or similar

reclaimed vertical wood siding





① 208 18th Ave. E. exterior view from street

⑤ 1911 E Pine St. view at interior of canyon



② 1504 19th Avenue Duplex behind SF House

⑥ 1818 E Yesler Way. view of a woonerf



③ 1411 E. Fir St. exterior view from street

⑦ 1411 E. Fir St. interior boardwalk view



④ 1911 E. Pine St. courtyard view from a deck

⑧ 1911 E. Pine St. view from street

