



Parkside View

708 11th Ave E | SDR Packet

August 05, 2014

b9 architects

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OBJECTIVES

Design and construct a multifamily townhouse containing 5 units - duplex at the street and triplex at the rear of the site - which are centered around a shared courtyard. Parking at grade will be provided with access from the alley.

Number of Residential Units (Approx.)	5
Structure Height	30'
Number of Parking Stalls (Approx.)	5

Sustainability
Achieve a 4-Star Built Green certification.
Utilize reclaimed materials.

Community
The proposal will be designed around 2 communal areas - a shared courtyard between the building masses and a generous common walkway and stair from the 11th Avenue E within a large 12-18 foot setback, adjacent to the Lowell Elementary Park.

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	Hardy Development
STRUCTURAL	MalsamTsang Structural Engineering
GEOTECHNICAL	PanGEO, Inc.

CITY of SEATTLE

Application for Streamlined Design Guidance

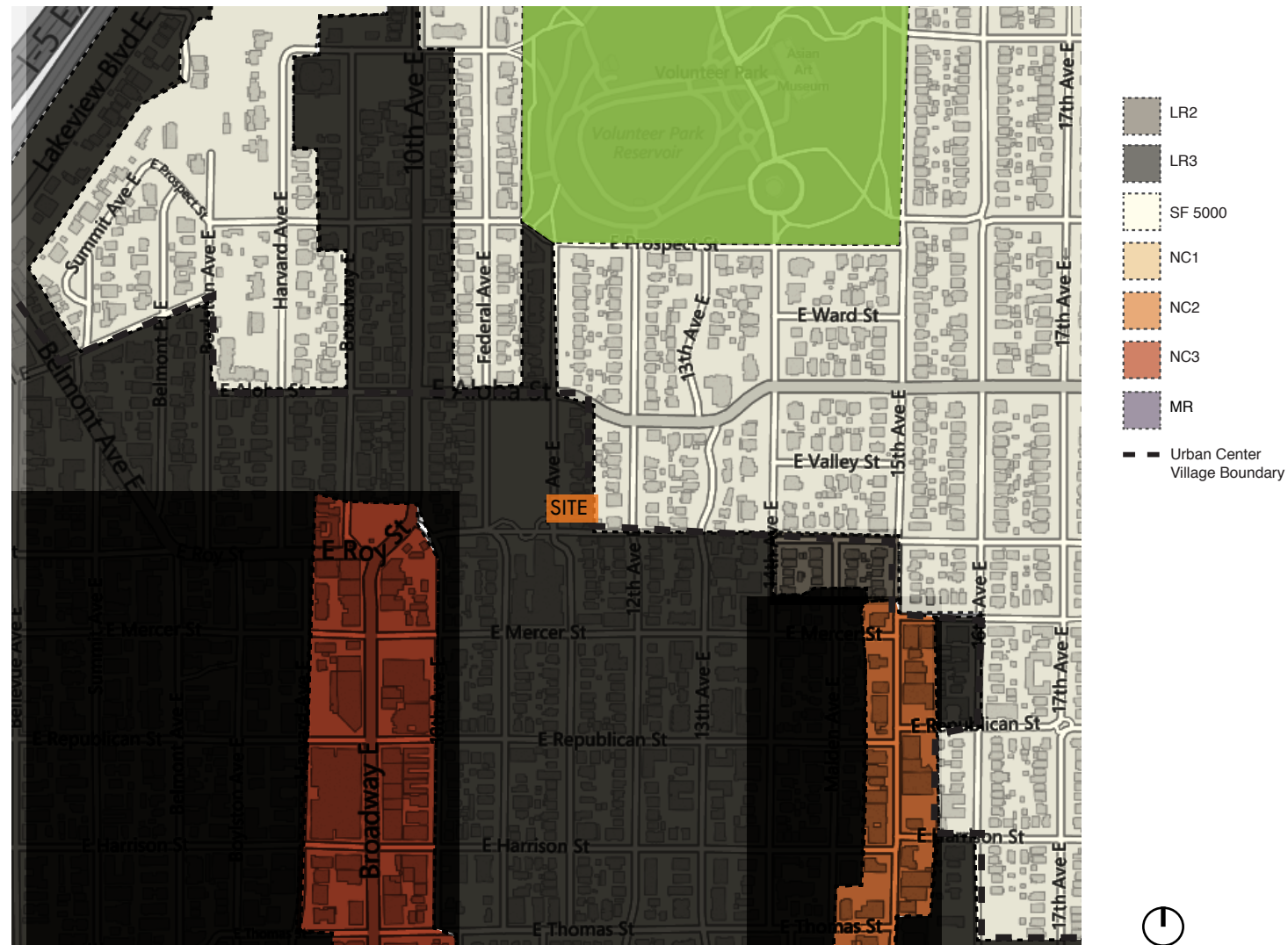
PART I: CONTACT INFORMATION

1. Property Address	708 11th Ave E
2. Project number	3017509
3. Additional related project number(s):	N/A
4. Owner/Lessee Name	Parkside View LLC
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	210 S Jackson St
City State Zip	Seattle, WA 98104
Phone	206.297.1284
Email address	bgk@b9architects.com
6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect
7. Design Professional's Name	Caroline Davis
Address	210 S Jackson St
Phone	206.297.1284
Email address	caroline@b9architects.com



708 11th Ave E

SITE OPPORTUNITIES & CONSTRAINTS



Zoning

The project site is located in the LR-3 zone. The site is predominately surrounded by Low Rise and Single Family zoning with the majority of the multifamily zoning to the southwest and single family across the alley to the northeast. The site is located in the Capitol Hill Urban Center Village.

CONTEXT ANALYSIS

Site Analysis

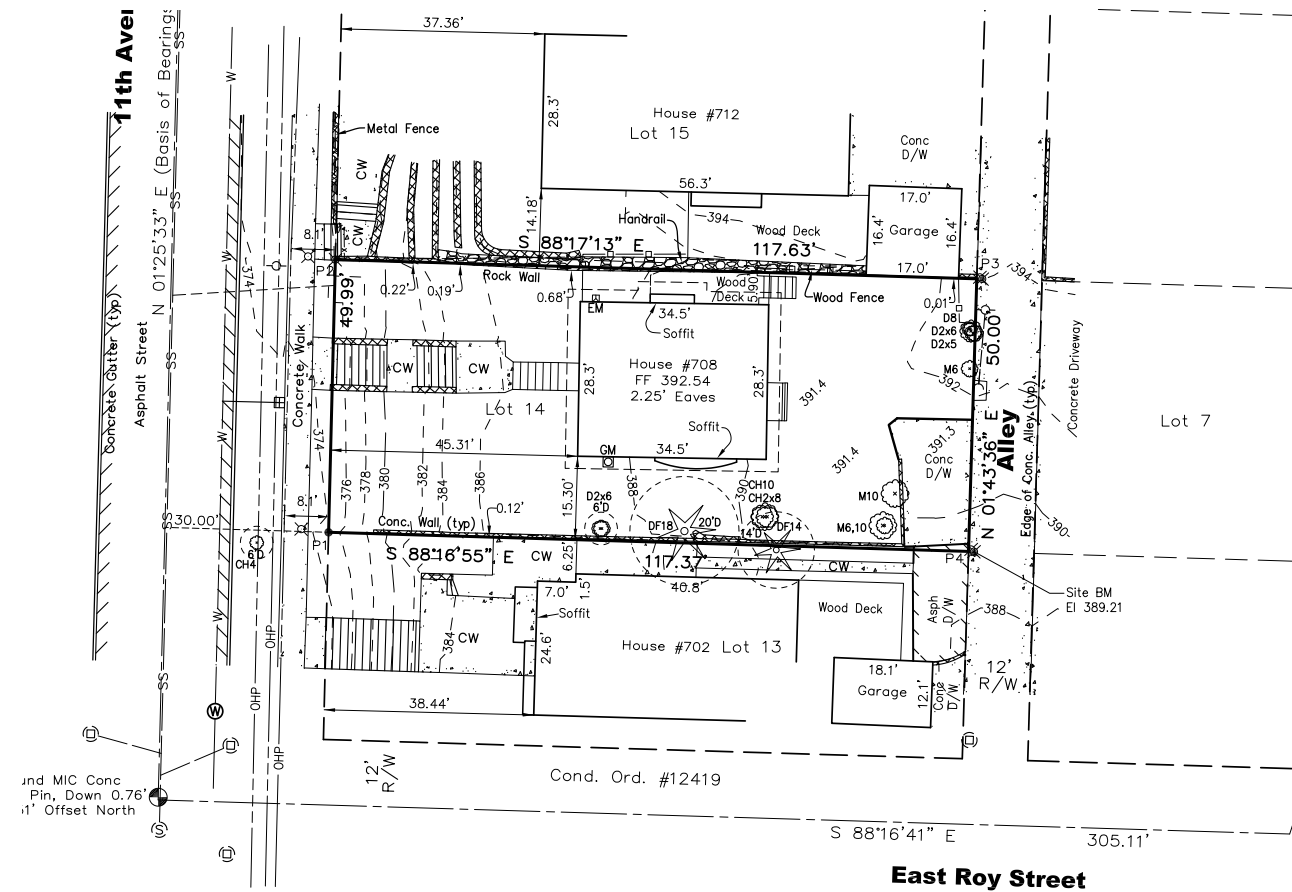
The site's dimensions are 50 feet north-south and 115 feet east-west. It fronts 11th Ave E with alley access to the east from E Roy St and E Aloha St. A 2-foot alley dedication is required. The lot contains an existing single family home. The uses immediately surrounding the site are a mix of multifamily and single family. Immediately south is a duplex, north and east are single family residence. Further north are a triplex, four-plex and a 22-unit condominium building. Directly across from the site is a Seattle Public Schools playground and play field for Lowell Elementary located just south of the playground on E Roy St and 11th Ave E.

The site is located near the edge of the Capitol Hill Urban Center Village with access to bus transit as well as city arterials which located on 10th Ave E, connecting to Broadway, and 15th Ave E. Bus lines 9 to Columbia City/Rainier Beach and 49 to University District and Downtown Seattle are located 2 blocks west on E Roy Street and Broadway E. Bus line 10 to Downtown Seattle is located 5 blocks east at E Aloha Street and 15th Avenue E.

The site's topography slopes 16 feet down towards the western edge of the property at 11th Avenue E. The most dramatic grade change occurs 20 feet from the western edge of the property as a result of the right of way cut for 11th Avenue E.

Our solution seeks to address Design Guidelines CS2.D Height Bulk and Scale, PL3.A Entries, PL4 .A Entry Locations and Relationships, DC2.A Massing, DC2.B Architectural and Facade Composition, DC2.C Secondary Architectural Features, DC2.D Scale and Texture, DC3.C Design, DC4.A Exterior Elements and Finishes and DC4.D Trees, Landscape and Hardscape Materials.





NEIGHBORHOOD ANALYSIS

- The site is located in the Capitol Hill neighborhood within the Capitol Hill Urban Center Village.
- Within the immediate neighborhood, there is a diverse mixture of single family, small multifamily, and apartment/condominium buildings.
- The site is three blocks from the northern edge of the Broadway commercial zone which includes numerous restaurants, shops, and grocery stores.
- Four blocks to the east is the northern edge of the 15th Ave commercial zone containing more restaurants, shops, and grocery stores.
- One block to the north is Volunteer Park, a 48 acre park which includes the Asian Art Museum and the Volunteer Park Conservatory.
- The project is within a 10-minute walk to the First Hill Streetcar which is to begin operations in the Summer of 2014. The streetcar provides service south through First Hill, the Central District, the International District, and Pioneer Square.
- Also within a 10 minute walk is the future Capitol Hill Link Lightrail station. This station is scheduled to open in early 2016 and will provide a direct route to downtown and south as far as SeaTac airport and north to Husky Stadium in the University District. By 2023, service will extend north to Northgate and east to Bellevue.





4



5



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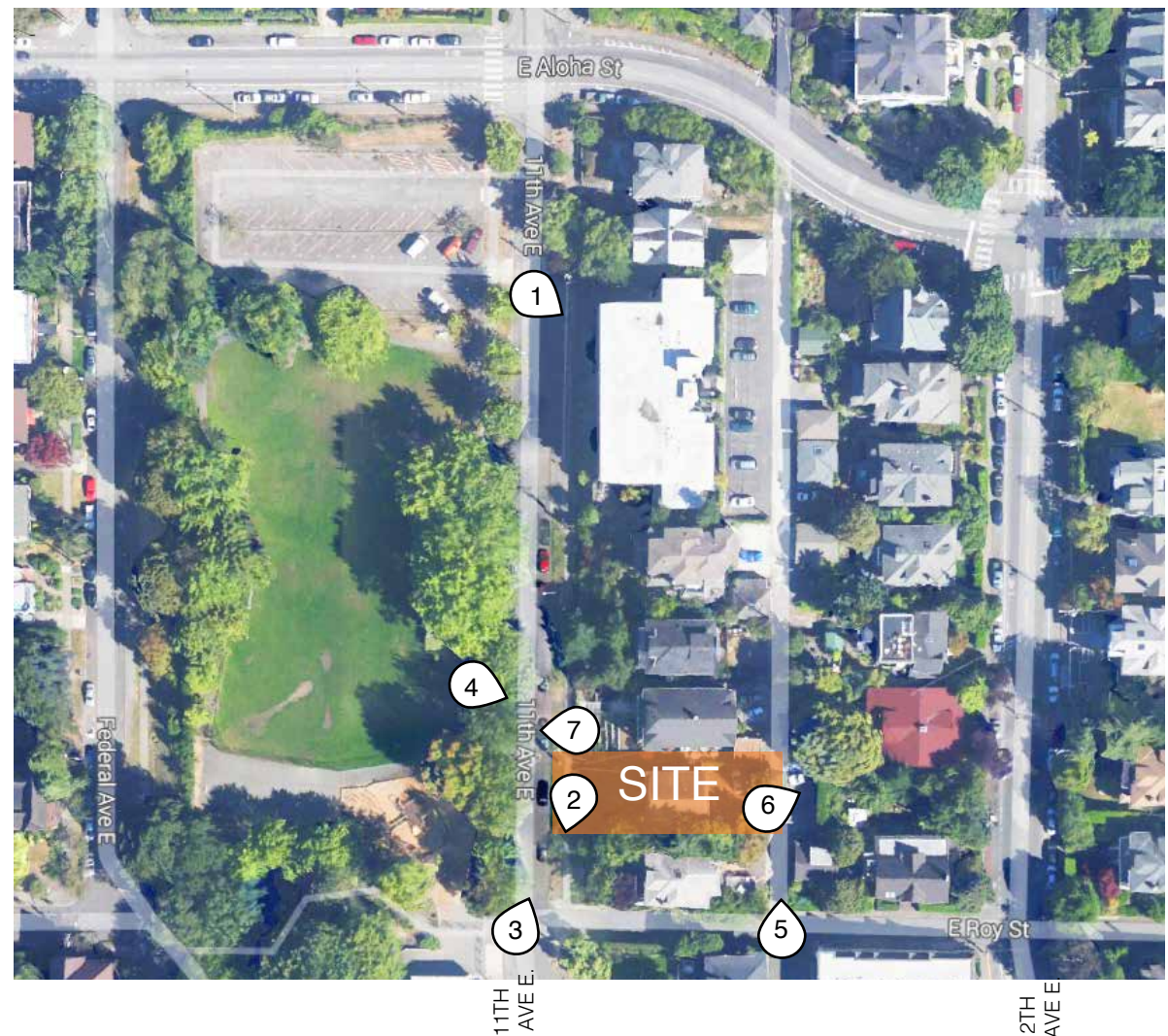
SITE ANALYSIS



7

E. ALOHA ST.

E. ROY ST.





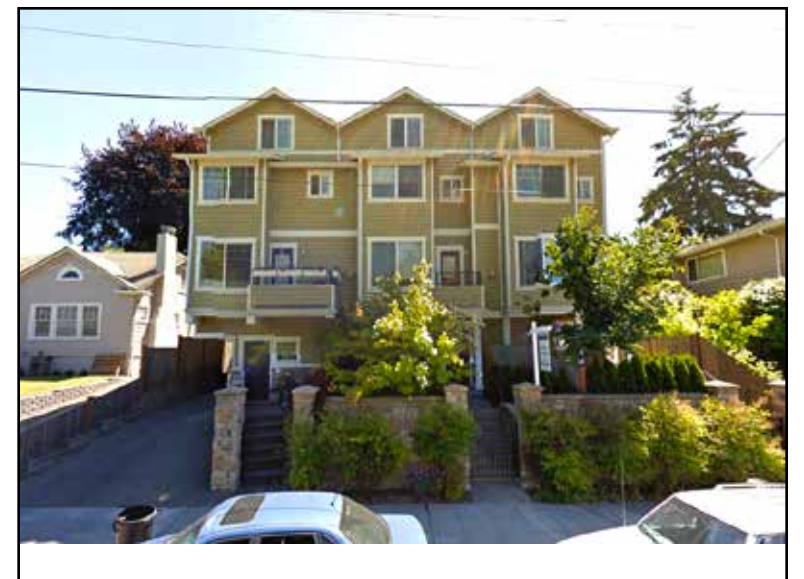
① 1014 E Roy Condominium
Built: 1928



② Midtown Condominiums
Built: 1969



③ Single Family
Built: 1903



④ Townhomes
Built: 2005

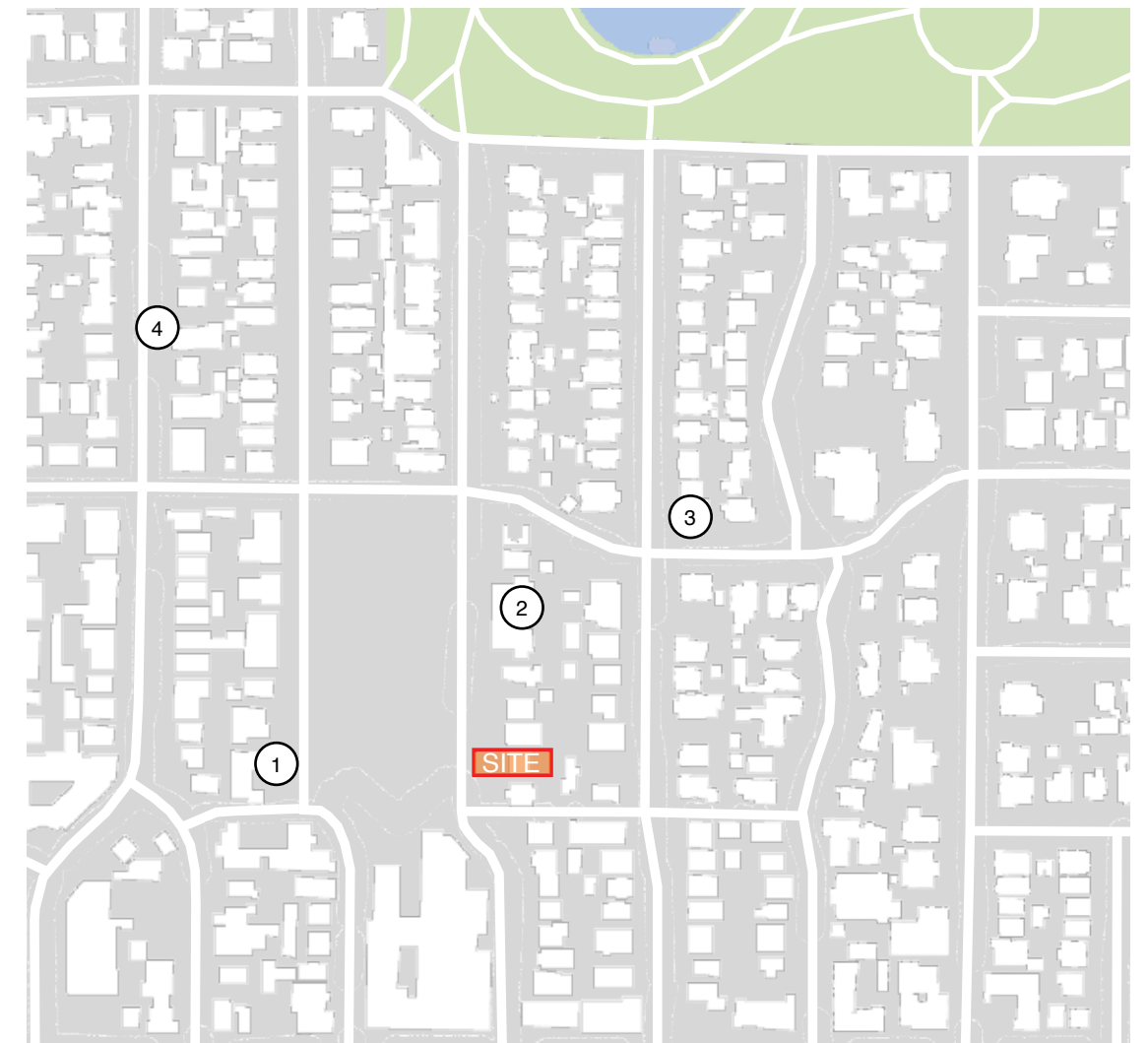


Examples of typical Capitol Hill Neighborhood Craftsman-style homes.

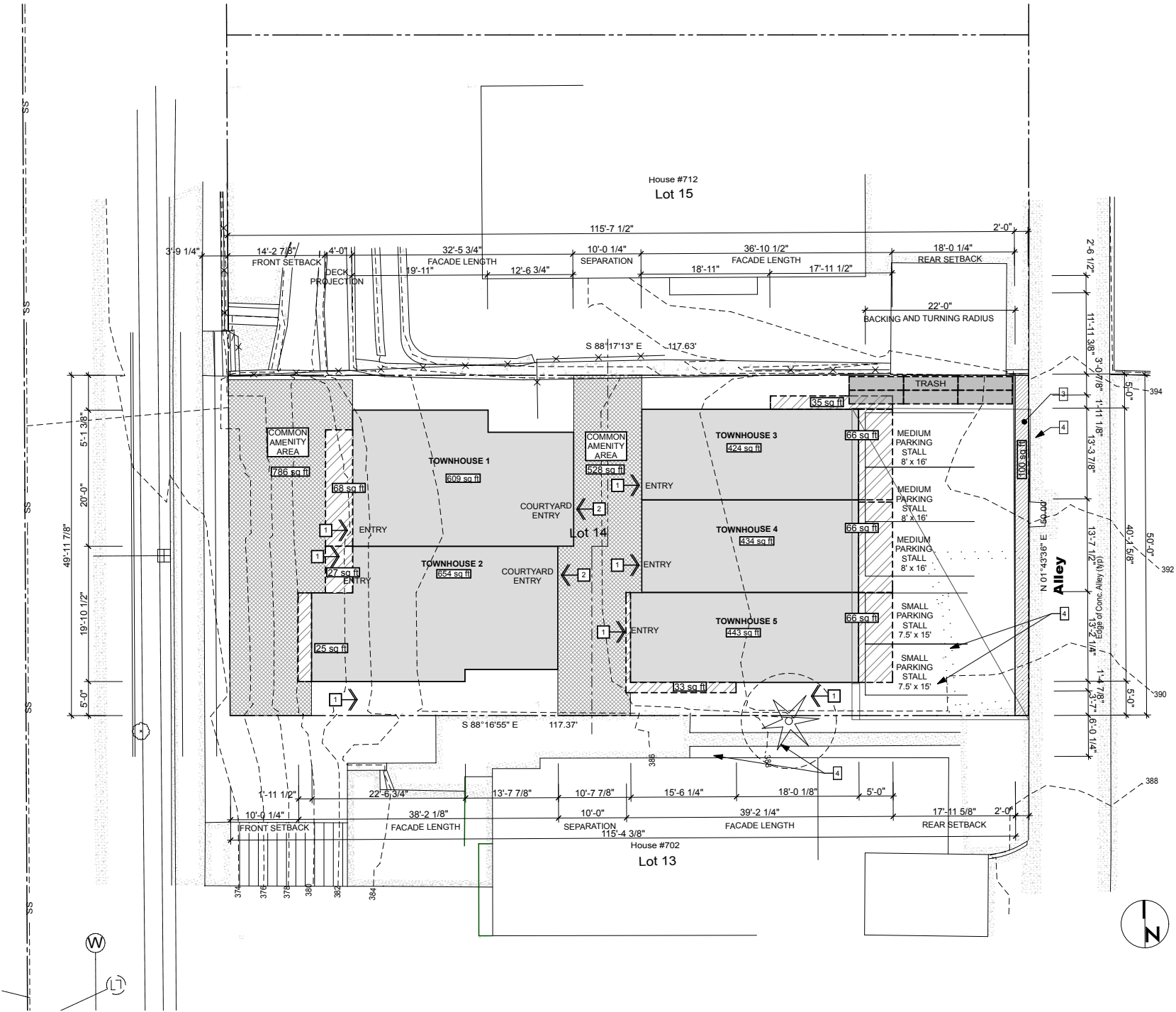
ARCHITECTURAL CONTEXT

A survey of buildings in the neighborhood reveals a diversity of scale, material, and type, contributing to the livability and vitality of the neighborhood. There has been little recent development in the immediate surrounding with several buildings constructed in the early 20th century followed by a number of structures built in the 60s and 70s. Significant development has occurred recently to the south in the core of Capitol Hill and west along Broadway to the north and south.

The site is located between two prominent Capitol Hill craftsman style homes, one currently a duplex. The project proposal is informed by an analysis of components of these and other Craftsman structures. The proposal will be modern in design, referencing elements prevalent in craftsman design such as overhangs, porches, roof projections and recesses. The proposal also addresses the site topography, stepping its massing down the slope.



PLOT PLAN AND SECTIONS



PROJECT INFORMATION

ADDRESS: 708 11TH AVE E, SEATTLE, WA
OWNER: 4200 196TH STREET SW, SUITE 201
LYNWOOD, WA 98036
ARCHITECT: B9 ARCHITECTS, INC.
210 S. JACKSON ST., SEATTLE, WA 98104
TEL. 206.297.1284 FAX 206. 284.7572
LEGAL DESCRIPTION: CAPITOL HILL ADD DIV #1
APN: 133630-0205

BASIC ZONING INFORMATION

ZONE: LR-3
LOT AREA: 5,800 SF - 100 SF FOR ALLEY DEDICATION = 5700 SF
DENSITY: LR3: 1 TOWNHOUSE/1000 SF OR NO LIMIT
(FOR TOWNHOUSE DEVELOPMENTS THAT MEET THE
STANDARDS OF SUBSECTION 23.45.510.C NO DENSITY LIMIT)
PROPOSED: 6 NEW UNITS
FLOOR AREA RATIO (FAR): LR3: TOWNHOUSE: BASE FAR 1.2, FAR 1.4
(FOR TOWNHOUSE DEVELOPMENTS THAT MEET THE
STANDARDS OF SUBSECTION 23.45.510.C)
ALLOWED : 5,700 SF x 1.4 = 7,980 SF
PROPOSED : 7,812 SF / 5,700 SF = 1.37
FACADE LENGTH - LOT DEPTH: LOT DEPTH: 115'-7 1/2" @ NORTH PROP. LINE
LOT DEPTH: 115'-5 3/8" @ SOUTH PROP. LINE
FACADE LENGTH ALLOWABLE: 65% OF TOTAL LOT DEPTH
ALLOWABLE FACADE LENGTH @ NORTH PROP. LINE: 75'-1 7/8"
ALLOWABLE FACADE LENGTH @ SOUTH PROP. LINE: 75'-1/2"
SETBACKS: FRONT: 7' AVERAGE, 5' MIN.
SIDE: FOR FACADES 40' OR LESS IN LENGTH: 5'-0"
FOR FACADES GREATER THAN 40': 7' AVERAGE, 5' MIN.
REAR: 7' AVERAGE, 5' MIN.
AMENITY AREA: PER SMC 23.45.522 THE REQ'D AMOUNT OF AMENITY AREA IS EQUAL
TO 25% OF THE LOT AREA.
REQUIRED AMENITY AREA: 5,700 SF x 0.25 = 1,425 SF
PROPOSED AMENITY AREA @ GRADE: 528+786+ = 1,314 SF
PROPOSED AMENITY AREA @ ROOF DECK: 1,350 SF
TOTAL: 2,664 SF
PARKING: REQUIREMENTS SUBJECT TO SMC 23.54.015 TABLE B
EXISTING 2 REQUIRED 2 ACTUAL 2
PROPOSED 0 0 5
FREQUENT TRANSIT CORRIDOR: YES

PLOT PLAN NOTES

1. PEDESTRIAN ACCESS
2. COURTYARD ENTRY
3. 2'-0" ALLEY DEDICATION
4. TREES SHOWN IN EXISTING LOCATIONS.
SELECT TREES TO BE REMOVED FOR PERMIT, TBD

LEGEND:

- NEW STRUCTURE FOOTPRINT AT GRADE
- OPEN SPACE AT GRADE
- CANTILEVERED FLOOR SPACE ABOVE GRADE
- CANTILEVERED DECK ABOVE GRADE
- ROOF OUTLINE

DESIGN APPROACH

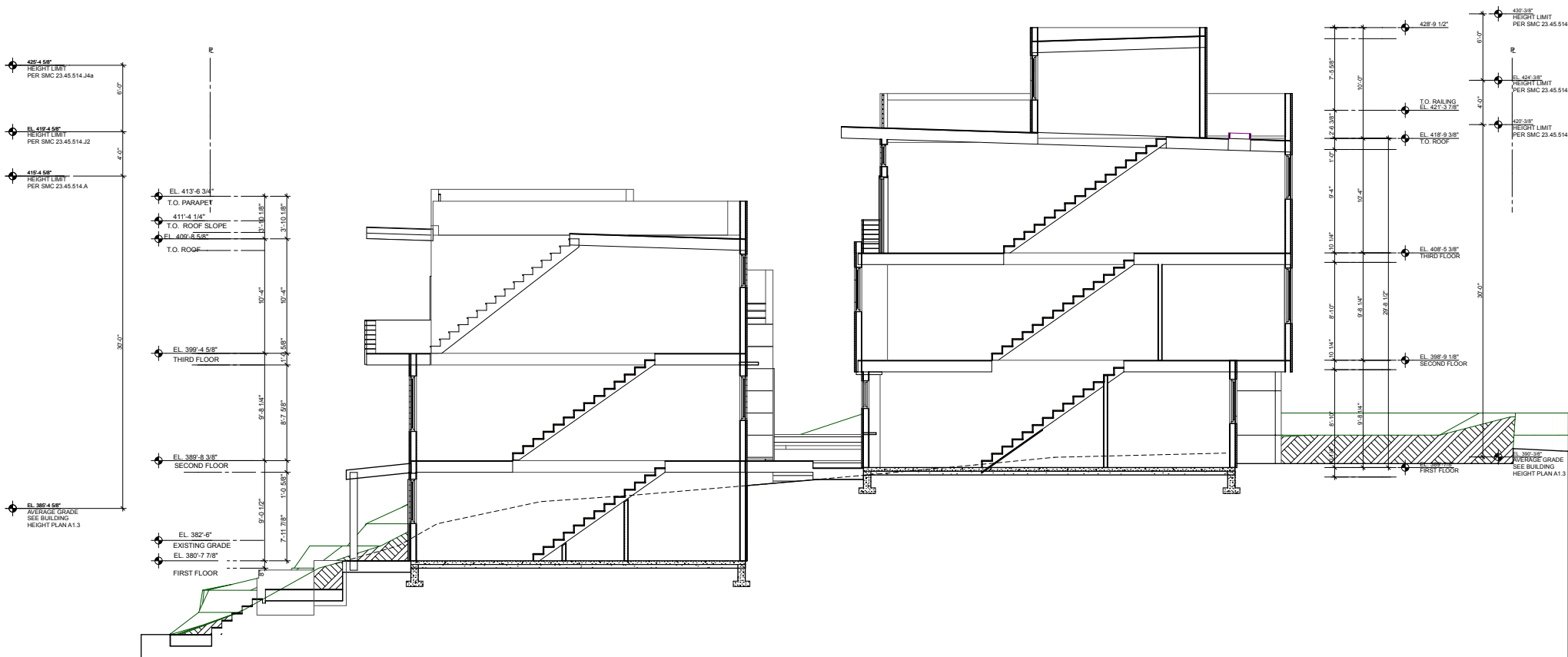
The 5,700 square-foot infill parcel slopes down towards 11th Avenue E. Responding to the site’s topography, the proposed structures step down the hill. Raised above the street with a generous setback, the street-facing duplex responds to adjacent setback and siting patterns. Its massing is modulated, taking cues from the Craftsman typology prevalent in the neighborhood. The rear triplex provides a generous setback to the alley and abutting single family zone. Surface parking is accessed from the alley at the rear of the site in the setback.

The homes are clearly delineated through modulation and material changes. Additionally secondary elements such as columns, overhangs, porches and deep recesses are inspired by the typology of the Capitol Hill Craftsman homes that the proposed project sits between.

Most of the 16 foot grade change occurs on the western 30 feet of the site. The entry sequence from the street takes advantage of the grade change by creating a series of landings, pathways and decks that guide one to the entry of the duplex and the triplex beyond. A wide common stair brings one to the center of the front yard where there is a large landing and deck for shared use adjacent to the park across the street. A smaller stair (of a different color and texture) brings one to the entries of the duplex. From the common stair, the path (of the same color and texture) guides one to the south side of the building and to the triplex beyond.

By taking advantage of the topography of the site, the duplex building is set approximately 6 feet below the triplex at the rear of the site and 5.5 feet below its allowable height limit. This dramatically lowers the duplex which benefits from a reduction of height and bulk at the street level. The stepping of the buildings also allows for light, air and views from the third floor of the triplex.

The entry of each unit is highlighted with a canopy of varying scale which provides further distinction between homes and weather protection.





CONTEXT & SITE

CS2 URBAN PATTERN AND FORM

D. HEIGHT, BULK, AND SCALE

Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

The project follows the sloping topography by stepping the structures down the hill. The duplex at the street sits approximately 6 feet lower than the triplex at the rear of the site, 5.5 feet below its allowable height limit. Modulation combined with material variation creates opportunities for visual interest and a well-scaled proposal. Projections and recesses announce entries and decks and reference existing context.

PUBLIC LIFE

PL3 STREET LEVEL INTERACTION

A. ENTRIES

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

Primary entries at the duplex are articulated by a covered front porch and columns. From the common stair at the street level, a smaller stair (in direct line of site) continues to the entries at the duplex.

Entries at the triplex are defined by canopies, building modulation, color, texture and material changes at the pathway.

PL4 ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS AND RELATIONSHIPS

Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

The primary entry is located just south of center of the site and directly relates to the park across the street. The stair arrives at a shared landing and deck about halfway up the slope of the site. The stair splits at this point to take one to the duplex or to the pedestrian path at the south of the site that leads to the triplex beyond.



DESIGN CONCEPT

DC2 ARCHITECTURAL CONCEPT

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.

The project massing is arranged to provide a generous front setback to the street that acknowledges the neighboring buildings setbacks as well as the open space of the park across the street. The buildings step up the sloped sight from west to east to provide light and views to adjacent sites and to the triplex at the rear of the site.

B. ARCHITECTURAL AND FAÇADE COMPOSITION
Design all building facades by considering the composition and architectural expression of the building as a whole.

Consistent with existing context, variations in material, color and buildings elements wrap the building creating a consistent rhythm and pattern on all facades.

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

Secondary elements such as columns, overhangs, porches and deep recesses are inspired by the typology of the Capitol Hill Craftsman homes and add a human scale to the project design. Material and color variation take cues from these elements.

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.

The project creates depth in multiple ways. First the homes are modulated for individual clarity and expression. Second facade articulation is created through projections, canopies, railings and decks that highlight interior volumes and provide weather protection. Third, landscaping provides a transition to the street consistent with adjacent sites scale and highlight entry spaces and paths.

DC3 OPEN SPACE CONCEPT

C. DESIGN
Create attractive outdoor spaces well-suited to the uses envisioned for the project. Initiate a strong open space concept, where appropriate, that other projects can build upon in the future.

A generous front yard is provided at the west facing portion of the site creating a relationship to the adjacent park and providing more opportunities for neighborhood interaction as well as light to the shared amenity area. A smaller and more private courtyard is provide between the building separation at the center of the site.

DC4 MATERIALS

A. EXTERIOR ELEMENTS AND FINISHES
Building exteriors should be constructed of durable and maintainable materials. Select durable and attractive materials that will age well in Seattle’s climate.

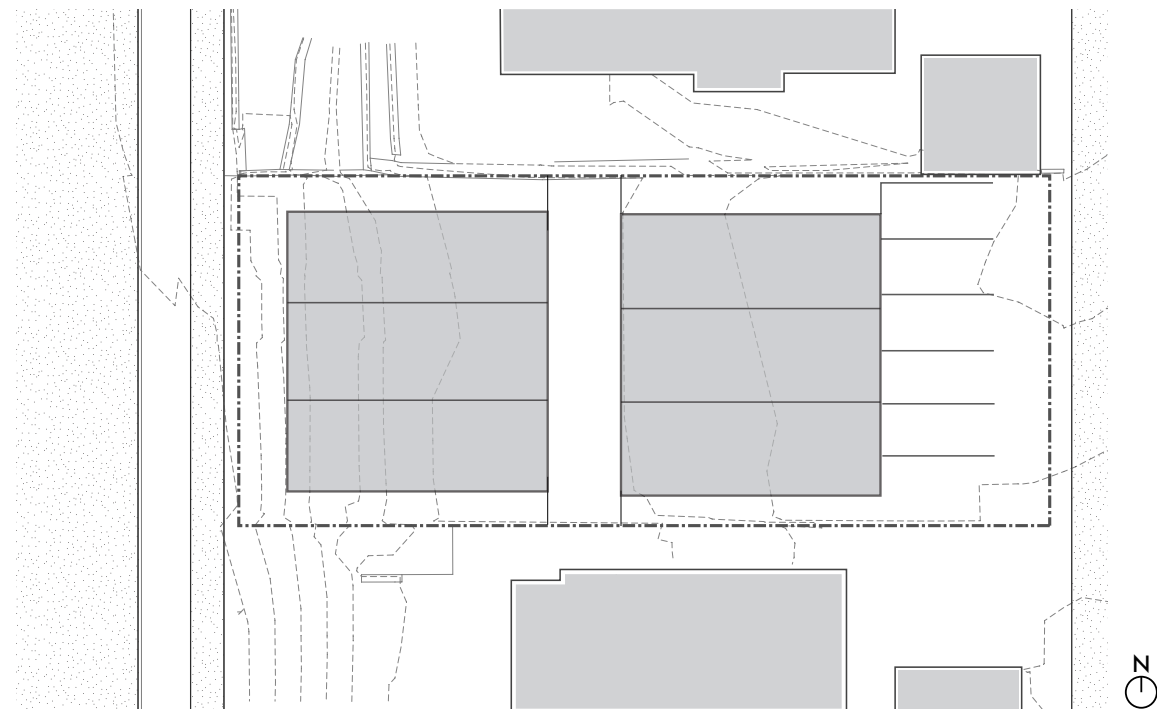
Exterior materials will be chosen based on durability, maintainability, and sustainability. Consideration will be taken for contextual relevance of the materials and appropriateness to Seattle climate. Contrasting materials of higher quality will demarcate the entries. Materials at entries will have a textural quality at a more humanistic scale.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS
Reinforce the overall architectural and open space design concepts through the selection of landscape and hardscape materials.

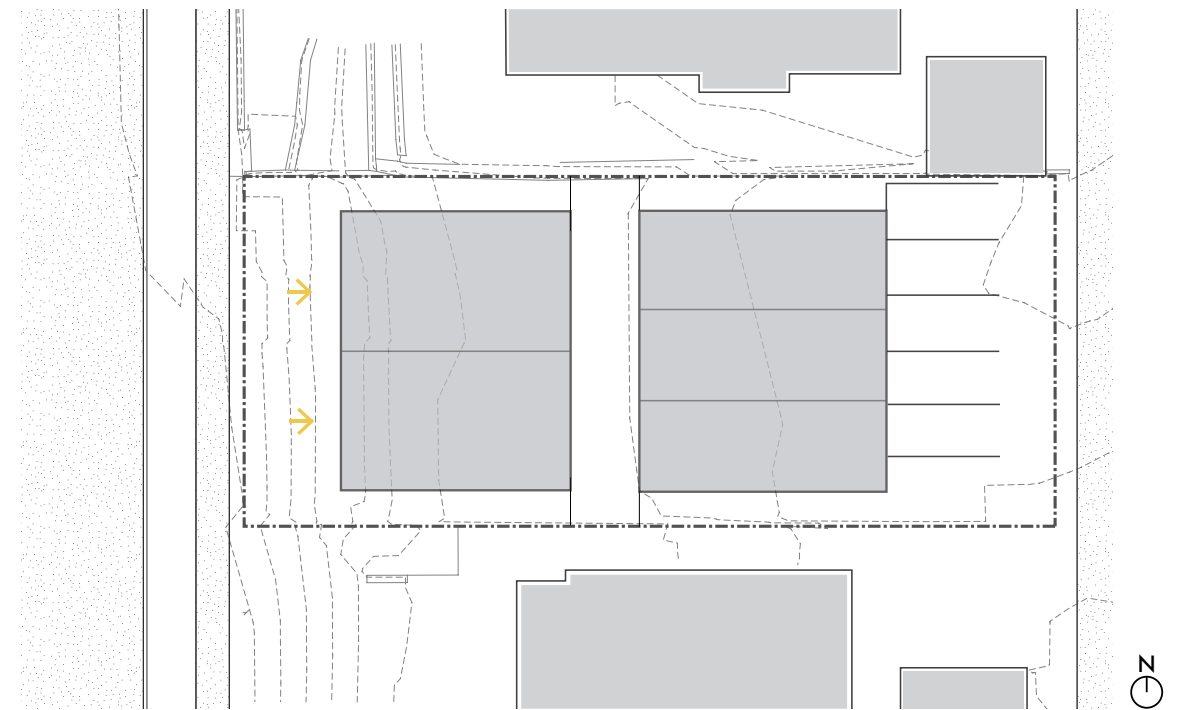
Landscaping will be emphasized at the entries, paths and in the front yard in order to give visual interest and a humanistic scale at points of interaction. A mix of hardscape and landscape will help delineate private and public spaces throughout the project site. Landscape architect, Devin Peterson, of Root of Design will help with the design of the landscape areas.



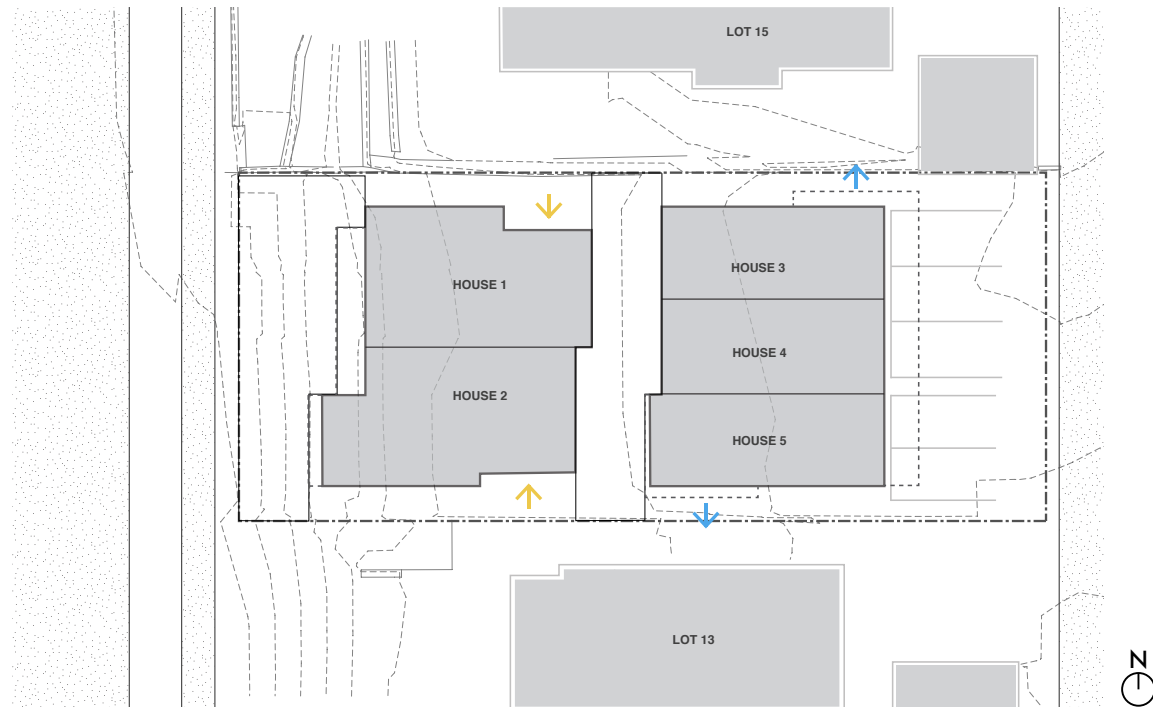
PROJECT EVOLUTION



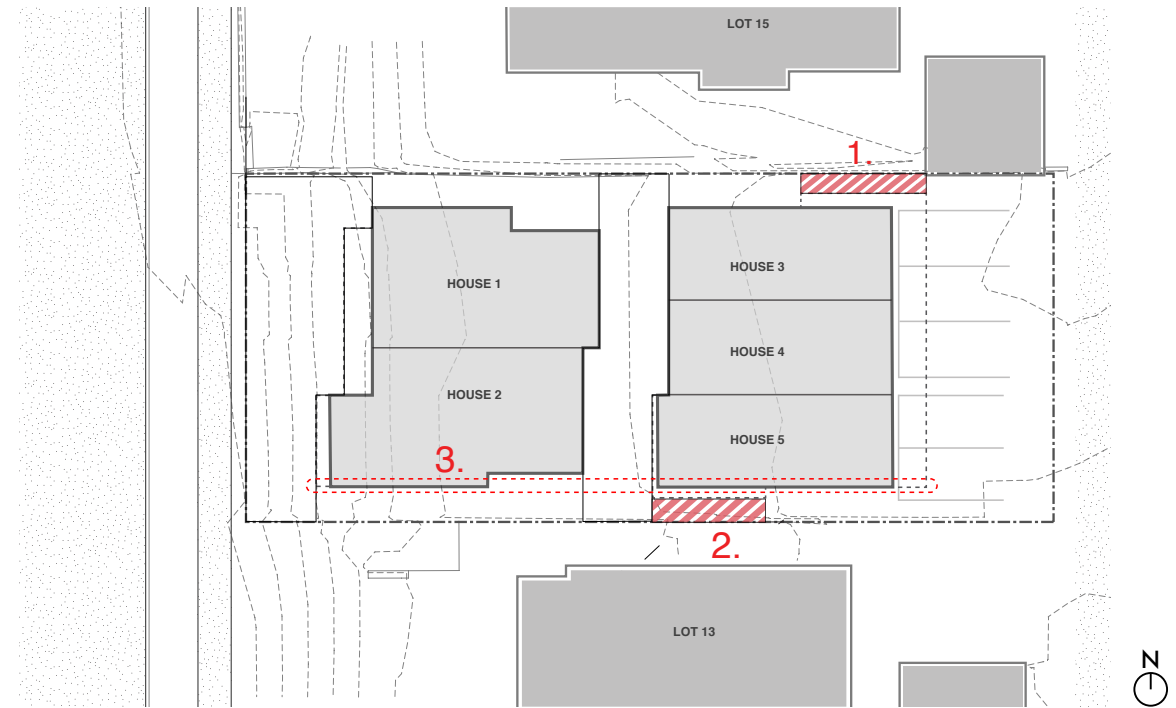
1 6 units



2 5 units



3 Proposed scheme



4 Adjustment requests

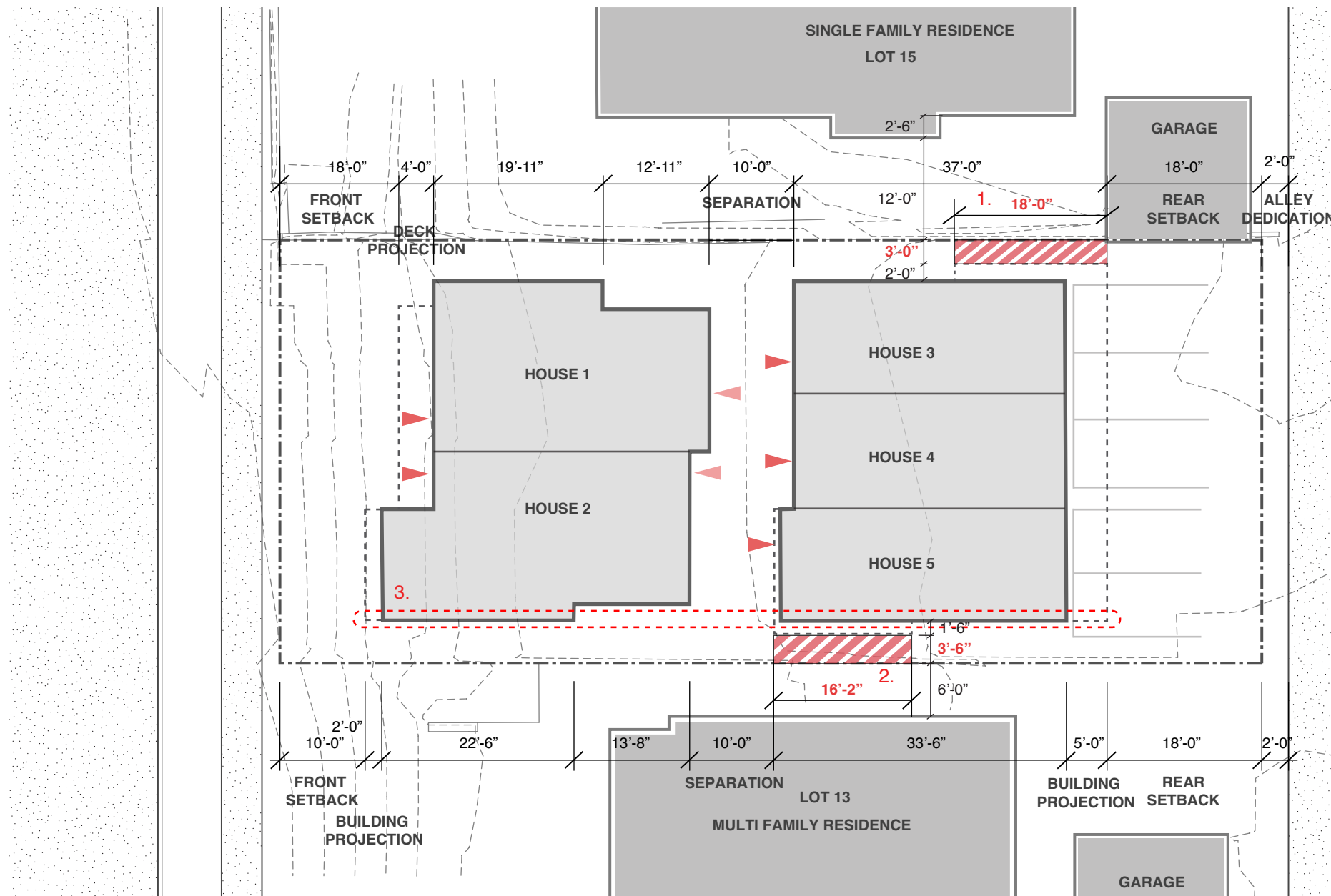
- 1. North setback
- 2. South setback
- 3. Facade length

ADJUSTMENT TABLE

The modification to the code compliant scheme requires the following adjustments, each of which are allowed under the SDR Process:

CODE SECTION & REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
SIDE SETBACK N SMC 23.45.518.A	5 FEET	3'-6" MINIMUM FOR A LENGTH OF 18'-0" AT SECOND AND THIRD FLOOR	SETBACK: 1'-6" REDUCTION TO MINIMUM ABOVE GRADE ADJUSTMENTS ARE WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.a	THE NORTH SIDE FACADE OF THE STRUCTURE IS PUSHED IN AND OUT TO CREATE RELIEF AND MODULATION, AS PART OF THE ARCHITECTURAL CONCEPT. A REDUCED SETBACK AT THE EAST STRUCTURE IS 3'-6" FOR A LENGTH OF 18'-0" IS COMPENSATED BY: (1) AN INCREASED NORTH SIDE SETBACK OF 8'-3" FOR 12'-7" ALONG THE WEST STRUCTURE; (2) AN INCREASED FRONT SETBACK OF 18 FEET ALONG;(3) A REDUCED FACADE LENGTH OF 60%; AND (4) 5.5-FOOT REDUCTION IN THE ALLOWABLE HEIGHT LIMIT AT THE WEST DUPLEX. THESE SITE SPECIFIC SOLUTIONS PROVIDE GREATER ACCESS TO NATURAL DAYLIGHT FOR THE ADJACENT PARCEL TO THE NORTH THAN A CODE COMPLIANT WALL.	CS2.D.4.1,2,4 HEIGHT BULK & SCALE, DC.2.A. MASSING, DC.2.B.1 FACADE COMPOSITION
SIDE SETBACK S SMC 23.45.518.A	5 FEET	3'-6" MINIMUM FOR A LENGTH OF 14'-0" AT SECOND AND THIRD FLOOR	SETBACK: 1'-6" REDUCTION TO MINIMUM ABOVE GRADE ADJUSTMENTS ARE WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.a	A REDUCED SETBACK AT THE EAST STRUCTURE IS BALANCED BY THE ITEMS LISTED ABOVE IN ORDER TO CREATE A GENEROUS AND MODULATED FRONT FACADE. THIS CREATES A FRONT SETBACK THAT VARIES BETWEEN 12 FEET AND 18 FEET, SIGNIFICANTLY LARGER THAN REQUIRED BY CODE AND RESPECTS THE ADJACENT CONTEXT. IN ADDITION THE REDUCED SETBACK PROVIDES A GREATER VISUAL CONNECTION TO THE STREET OF THE REAR TRIPLEX.	CS2.D.4.1,2,4 HEIGHT BULK & SCALE, DC.2.A. MASSING, DC.2.B.1 FACADE COMPOSITION
FAÇADE LENGTH S SMC 23.45.527.B	65% OF LOT DEPTH	67.2% ACTUAL DEPTH - 77'-4 3/8" ALONG PROPERTY DEPTH OF 115'-5 3/8"	2.2% INCREASE ADJUSTMENT IS WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.d	AN INCREASE OF THE FAÇADE LENGTH ALONG THE SOUTH SETBACK IS BALANCED BY A REDUCED FAÇADE LENGTH ALONG THE NORTH SIETBACK AND A 5.5-FOOT REDUCTION IN THE ALLOWABLE HEIGHT LIMIT AT THE WEST DUPLEX. . THE NORTH SIDE PROPOSES 60% OR 69'-4 1/2". THE SITE SPECIFIC SOLUTION PROJECT A MORE DYNAMIC STREET FAÇADE THAT HIGHLIGHTS THE ENTRIES AT THE STREET AND COMPLEMENTS THE EXISTING CONTEXT.	CS2.D.4.1,2,4 HEIGHT BULK & SCALE, DC.2.B.1 FACADE COMPOSITION

ADJUSTMENT DIAGRAM



1. North Setback:
Reduce setback from 5' to 3'-6" for 18' along North property line adjacent to neighbor garage structure and large 15.5' setback to the single family residence for a total separation distance of 18.5 feet.

2. South Setback
Reduce setback from 5' to 3'-6" for 14' along South property line where the adjacent duplex provides a 6-foot setback for a total separation distance of 9.5 feet.

3. South Facade Length
Increase facade length along the South property line from 75'-0" to 77'-4 3/8", or 67.2%.





code compliant massing



early design massing



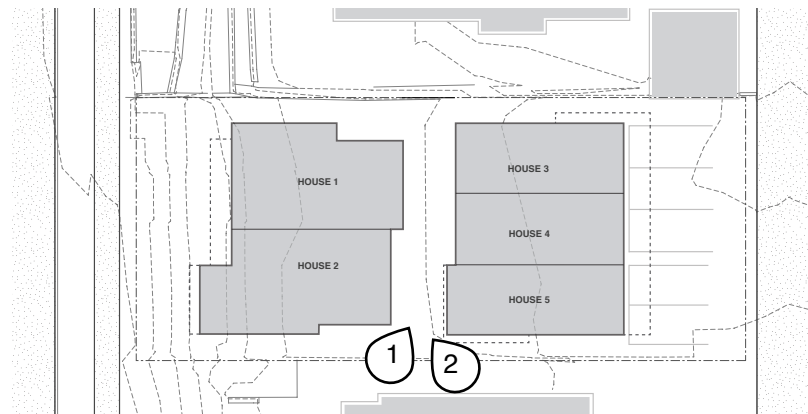
proposal: street view facing NE



proposal: street view facing SE



early design massing



1. proposal: courtyard view looking NE



2. proposal: courtyard view looking NW



code compliant massing



early design massing



proposal: alley view



Aerial Proposal



code compliant massing



early design massing

ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS



- white 2X8 painted panel
- light gray painted panel
- yellow/green 4x8 painted panel

EAST ELEVATION

matte black powder coated
steel railing

white 2'X8' painted panel

yellow/green 4X8 painted panel

6" painted wood siding

white painted fascia at entry porch



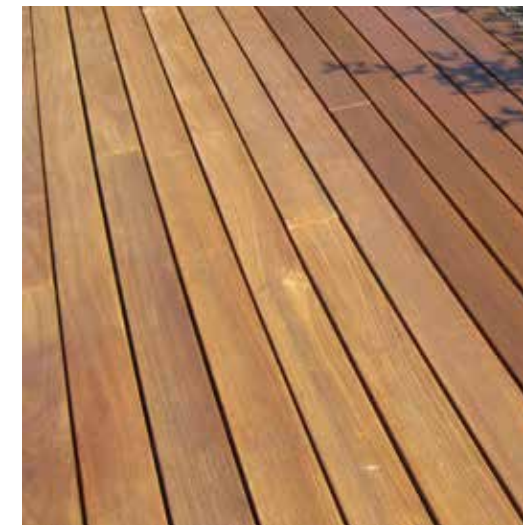
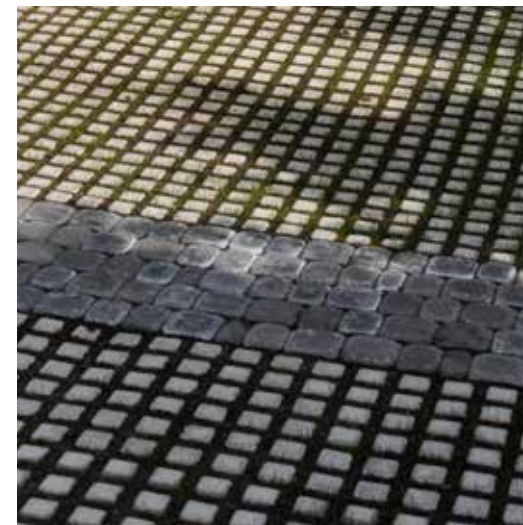
WEST ELEVATION

PROPOSED MATERIALS AND LANDSCAPING

Proposed ground materials

Left to Right:

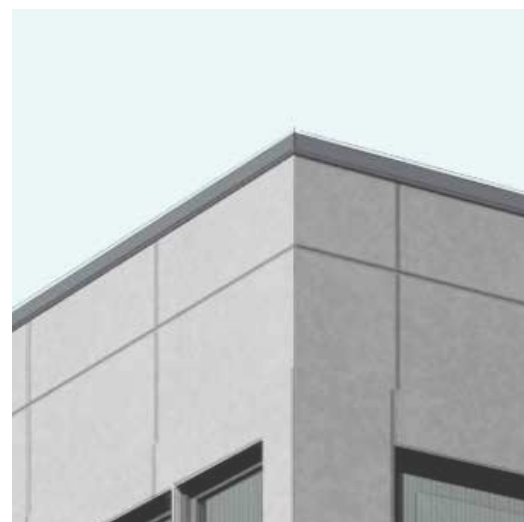
Paver
Driveable grass
Wood Decking



Proposed exterior materials:

Left to Right:

Fibar cement board
Steel exterior railing
Natural wood rainscreen





1



2



3

Left to Right

- 1. Maiden Grass
- 2. Little Bunny Fountain Grass
- 3. Blue Oat Grass



4



5

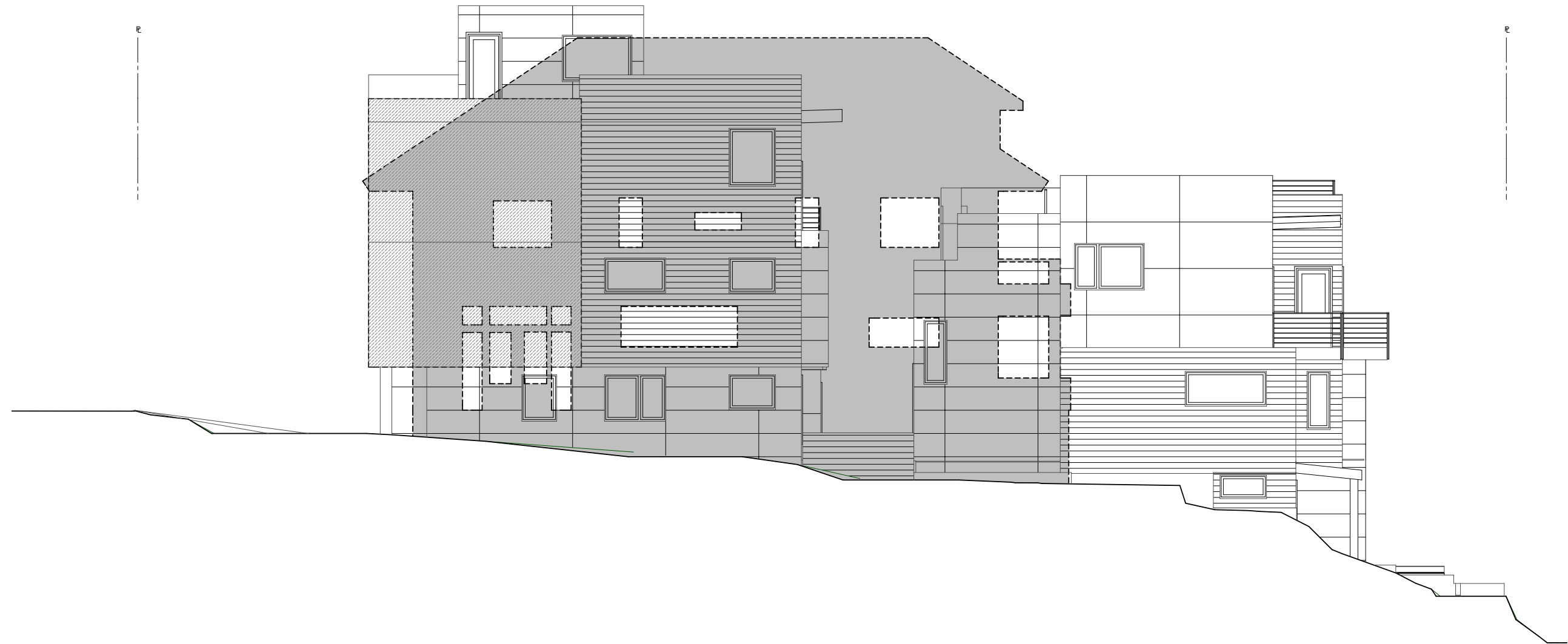


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Left to Right

- 1. Hidcote Lavender
- 2. Black Mondo Grass
- 3. Firefly Heather

PRIVACY DIAGRAMS



NORTH ELEVATION

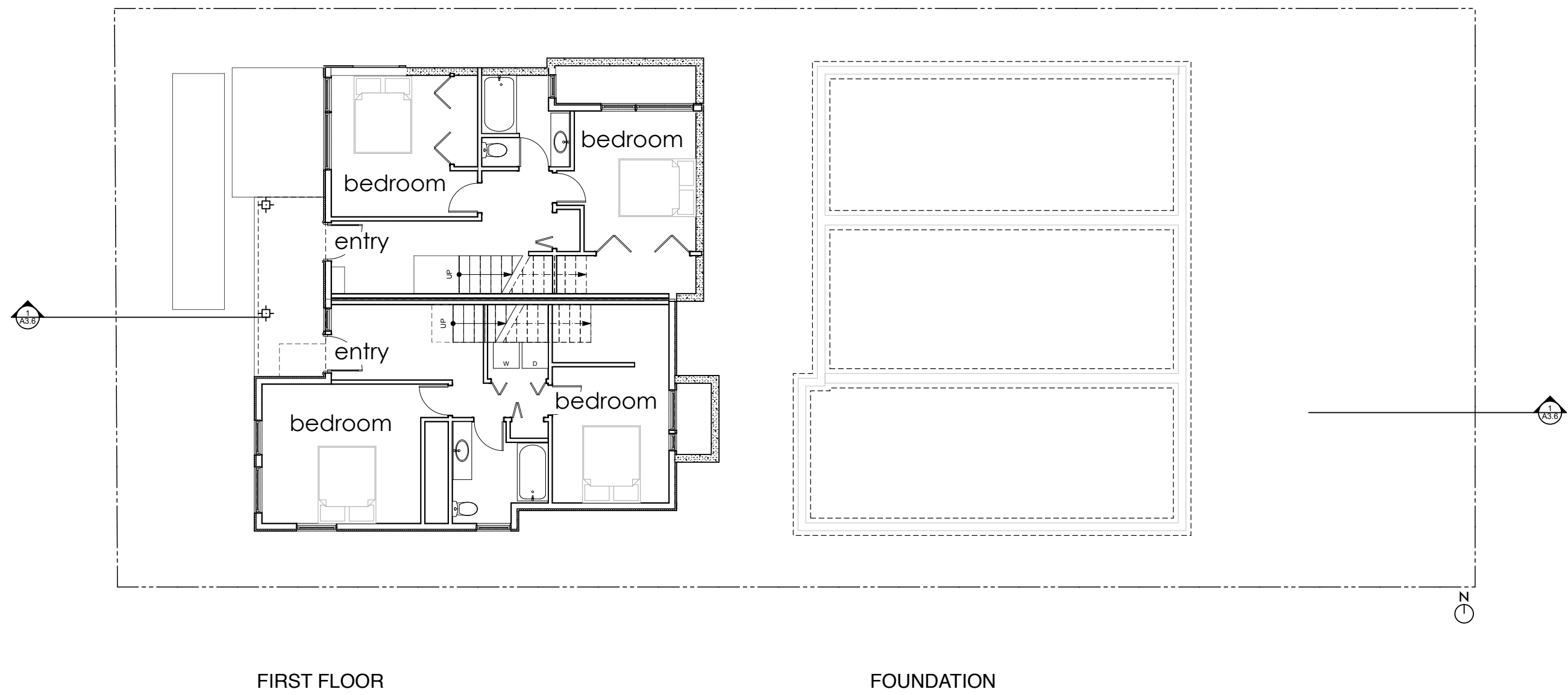
- OUTLINE OF NEIGHBORING BUILDING WITH FENESTRATION LOCATIONS
- AREA OF BUILDING SETBACK TO BE LESS THAN 5'-0"

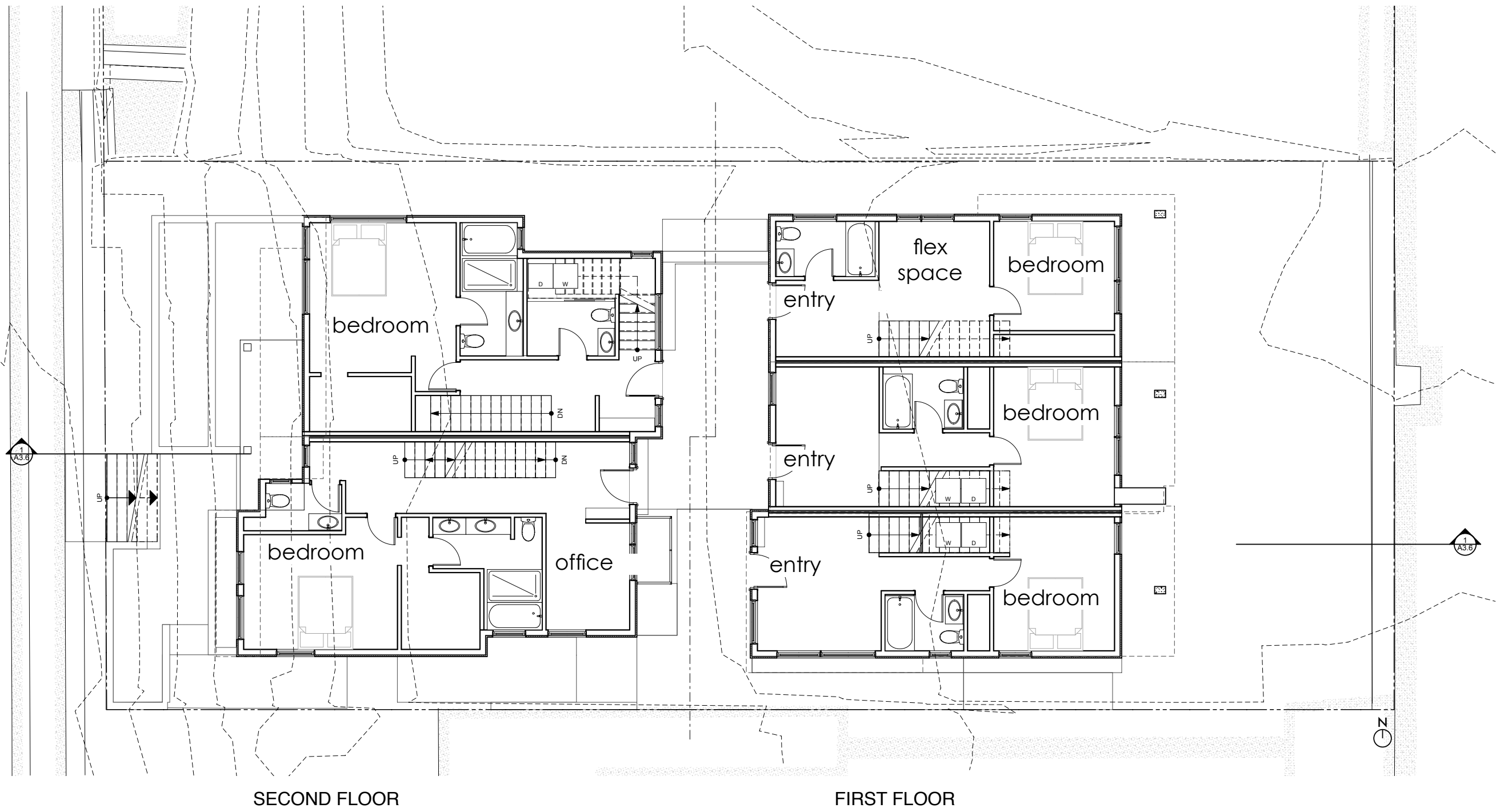


NOTE: Privacy is maintained by locating proposal windows high in the wall or obscuring glass to restrict view where windows overlap with adjacent structure.

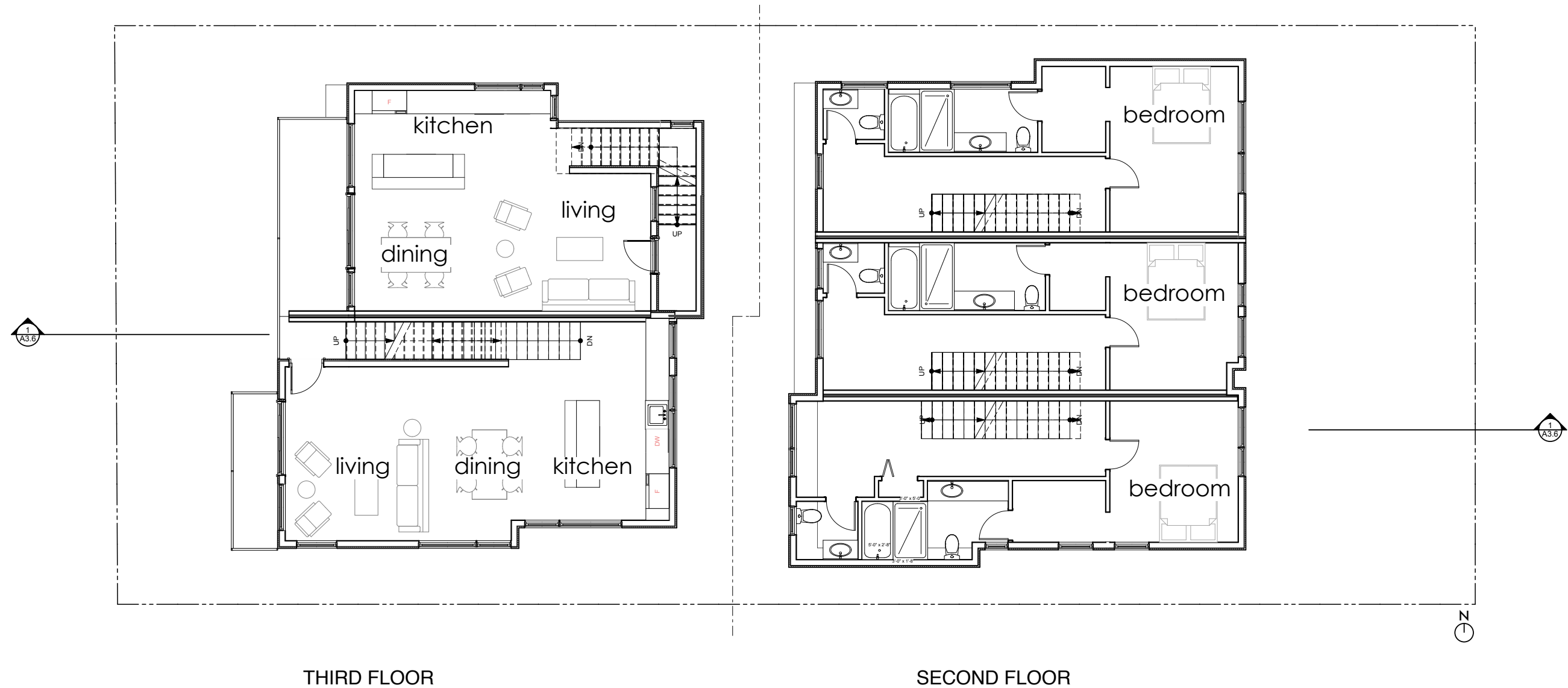
SOUTH ELEVATION

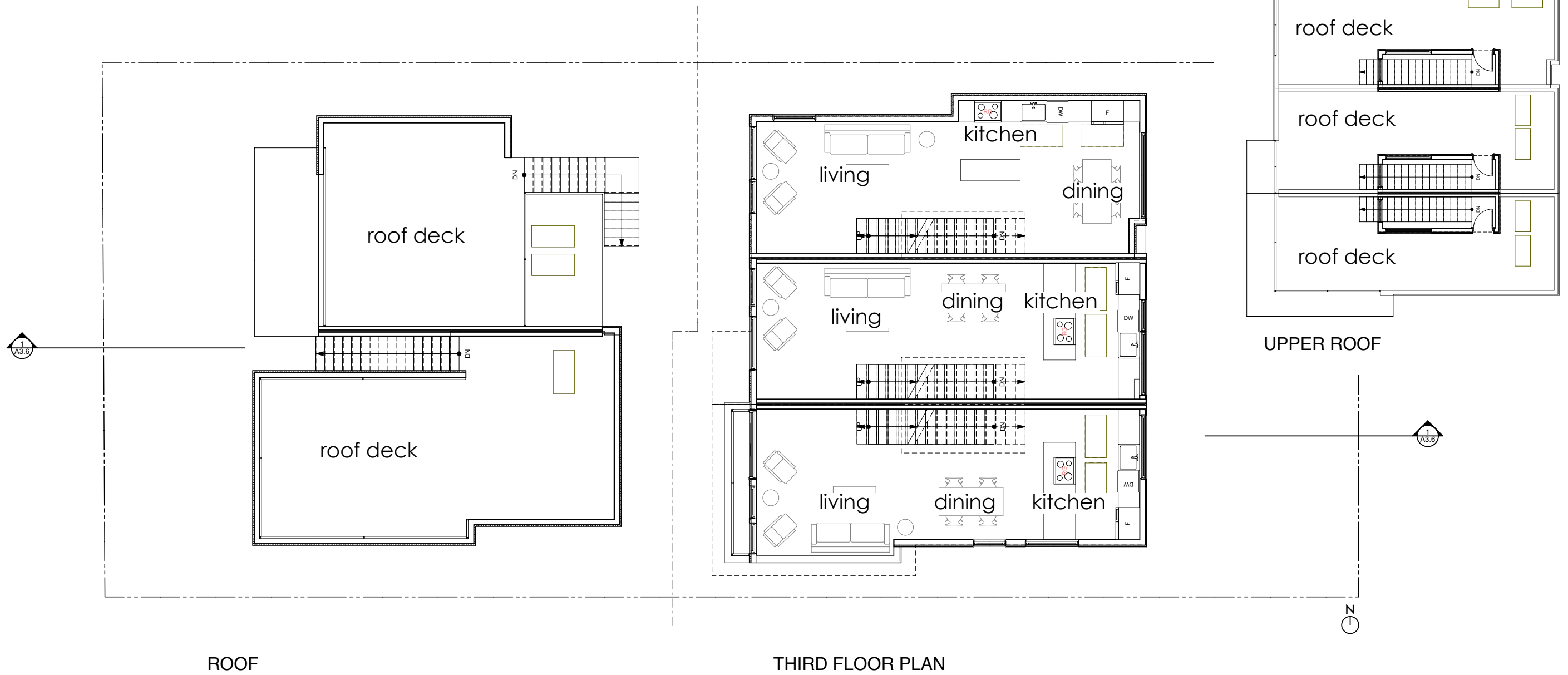
FLOOR PLANS





FLOOR PLANS







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



② 1504 19th Avenue Duplex behind SF House



③ 1411 E. Fir St. exterior view from street



④ 1911 E Pine St. view at interior of canyon



⑤ 1911 E. Pine St. courtyard view from a deck



⑧ 1911 E. Pine St. view from street