

# project 1118

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## PROJECT SUMMARY

Address: 1118 and 1120 - 23rd Ave S  
Seattle, WA 98144  
 DPD Project Number: Land Use #: 3017944  
Construction #: 6420387  
 Developer: New Core Development  
 Applicant: Workshop AD  
 Contact: Steve Bull, Workshop AD  
 Zoning: LR-2

## DEVELOPMENT STATISTICS SUMMARY

Lot Size	7,195 SF
FAR	1.2* Meeting 23.45.510.C.
Allowable GFA	8,634 SF
Proposed GFA	6,879 SF
Parking Stalls	5

Residence #1118	1,520 SF
Townhouse Unit A	1,832 SF
Townhouse Unit B	1,815 SF
Townhouse Unit C	1,832 SF

Total GFA	6,879 SF
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Residence #1120 23.45.510.E.3)	1,751 SF (Exempt per
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## Project Description:

Project 1118 is a three unit townhouse development located on parcel #7658600025. The site is zoned LR-2 and fronts 23rd Ave S along its western property line. Two single family residences exist on the site and will remain. The site slopes from the north down to the southern property line with an approximate drop of 6 feet in 60 feet. At the street edge along 23rd Ave S., there is a drop ranging from 1 foot to 3 feet down to the sidewalk.

The site is located in the 23rd & Union Jackson Residential Urban Village. The neighborhood is comprised of LR1, LR2, and SF5000 zoning, and is within blocks of Judkins Park and I-90. As the zoning reflects, the project is situated in a context that has a dense development scale locally, and becomes less so when zoning transitions to SF5000 and the adjacent park. Development within the immediate block in all directions ranges between single family homes and small multi-family buildings ranging from 2 to 8 dwelling units, with multi-family being the dominate development type.

The immediate adjacent properties are: a two story residential buildings to the north and south, and a cottage housing development to the east across the alley.

The design responds to three primary considerations:

1. Create townhomes that reflect the scale and development patterns of the pedestrian scaled alley that allows for vehicular movement and parking. This supports a clear community vibrancy that is present in the current alley.
2. Create a strong visual connection and provide direct access of townhomes to 23rd Ave S through shared community and amenity spaces that bring together all of the dwelling units on the property. This access to the street brings together the dwelling units into one development and connects them to the neighborhood park.
3. Take advantage of expansive western views with strategically placed window openings and patios.

Other project features include:

- Private patios for all dwelling units.
- Highly developed native landscape.
- Parking for each townhouse and single family residence.
- Concealed and easily accessible screened trash/compost/recycling.

## DESIGN GUIDELINES

Context and Site		Priority	Notes	Response
CS1 Natural Systems and Site Features	A. Energy Use			Project has opportunity for roof mounted solar systems. Gables facing east/west will provide south facing roof surfaces.
	B. Sunlight and Natural Ventilation			Top level is loft open space with doors on west and window on east side for through ventilation. Mid-level bedrooms have windows on two walls for natural ventilation. South exposure has limited number of openings.
	C. Topography			Site and access generally follow existing grade as it slopes from east to west.
	D. Plants and Habitat			Project area is not landscaped. Proposed access between structures will replace two narrow yards split by a fence and allow for greater connection between the street side and courtyard.
	E. Water			Project will use bio retention planters for storm water.
CS2 Urban Pattern and Form	A. Location in the City and Neighborhood	X	Use massing to identify individual units. Utilize the front setback space to buffer residential units from arterial street.	The two existing single family homes will remain and the front yard landscaping will be improved to create a stronger sense of place and arrival. By opening up a landscaped pathway between the two homes, the rear townhomes will be visually connected to the street but buffered by the landscaped yard. An amenity area in the center of the property will provide a shared open space for all residences.
	B. Adjacent Sites, Streets, and Open Spaces			The project continues the landscaping and variation of materials that is seen in other areas of the alley. The landscaped access walkway from the alley to the courtyard is open (without gate) to maintain a connected relationship between the project and the uniquely public nature of the alley.
	C. Relationship to the Block			The project is mid-block and maintains the houses on 23rd Avenue South. At the alley, variations in materials of paving and landscaping integrate the project into the existing fabric of the alley. The 2.5 story gabled alley façade responds to the existing building fabric in both scale and form.
	D. Height, Bulk, and Scale	X		The neighborhood is currently transitioning from 1 to 2 story single family homes to 3 story townhouse projects. The proposed townhouses are less than a full three stories tall on the alley side and the repeated gable form is used to reduce the bulk of the structure and articulate it as three separate residences.
CS3 Architectural Context and Character	A. Emphasize positive neighborhood attributes	X	Neighborhood has a well-developed landscape and garden theme along the alley. Identify way development can continue and enhance the existing theme.	Landscape will anchor the corners of the project site along the alley. The NE corner will provide a landscaped area in front of the waste storage area (behind a fence). The SE corner is an open landscaped walkway the connects between the alley and the landscaped courtyard. It provides an opportunity to visually connect between the alley and the amenity area and provide a continuity of landscape. On 23rd Avenue South, the opening of the space between the two existing homes will create a more porous neighborhood.
	B. Local History and Culture			Architecturally, the neighborhood has a variety of multi-family projects that range from modern to traditional. The project straddles this range with the use of a more traditional gable form and clean detailing.
<b>Public Life</b>				
PL1 Open Space and Connectivity	A. Network of Open Spaces			By not gating the walkway from the alley and opening up the space between the houses on 23rd, the project creates a greater connection to the public spaces of the area. These connections will add to the public life of the neighborhood by creating a strong connection to 23rd and maintaining a connection to the alley.
	B. Walkways and Connections			Walkways now provide a strong connection to the pedestrian sidewalk on 23rd and the alley.
	C. Outdoor Uses and Activities			Within the newly created courtyard, a patio area will create an outdoor activity area for the residences. This area is open to both the south exposure between the new development and the existing homes and the west exposure between the existing homes.
PL2 Walkability	A. Accessibility	X	Consider how building meets street, how pedestrian will identify units from the street and access units.	Access generally follows existing topography in order minimize grade change and stairs.
	B. Safety and Security			All pathways will be illuminated and all cantilevered soffits will have lighting that provides security lighting at the alley and entry/porch lighting at the courtyard. Both sides of the upper level provide large windows or a balcony to create a strong visual connection with adjacent street level spaces.
	C. Weather Protection			Each new residence has a large protected entry porch.
	D. Way finding			A prominent address sign will be situated at the existing access point from 23rd and more subtle house numbering will be provided at the alley walkway.

## DESIGN GUIDELINES

PL3 Street Level Interaction	A. Entries	X		Each new residence has a large protected entry porch. The porches are articulated with individual stairways and separated by a cedar screen to provide privacy and individual unit identity.
	B. Residential Edges			Semi-private walkways connect the residential courtyard from the public spaces of the sidewalk and the alley. The laundry space is located at the alley to buffer more social spaces from the alley. Porches and balconies are located on the shared courtyard side.
	C. Retail Edges			NA
PL4 Active Transit	A. Entry Location and Relationships			The garden walkway to 23rd will provide easy access to existing bus routes.
	B. Planning Ahead for Bicyclists			Large laundry/mudrooms will allow space for bike storage in the residences.
	C. Planning Ahead for Transit			Site is one block from proposed Bellevue Light Rail connection.
<b>Design Concept</b>		<b>Priority</b>	<b>Notes</b>	<b>Response</b>
DC1 Project Uses and Activates	A. Arrangement of Interior Uses		Minimize presence of parking and use hardscape and landscape to break up large expanses of concrete.	Social spaces like entry porches and living room balconies front on the shared courtyard. Views are primarily to the west and over the two existing homes to remain. The primary living space is a vaulted great room that looks over the existing houses to the view and also has a large window to the east to bring in daylight.
	B. Vehicular Access and Circulation	X		Parking and waste storage for all residences are located directly off the alley.
	C. Parking and Service Uses	X		Pervious pavers will be used to enhance the parking area. Landscape will be used in front of the waste storage area and between the parking area and the south side access walkway.
DC2 Architectural Concept	A. Massing	X		The building mass cantilevers at the second story to create more outdoor space at ground level and visually expand those areas. The cantilever provides space at the alley for parking; space that when not in use is an articulated ground plane. At the courtyard, the cantilever creates porches that interact with the open space. The structure is situated as far east on the site as possible in order to create as large a courtyard as possible while providing parking, managing building code requirements that limit projections over parking, and managing facade length so that each residence has adequate width to provide quality interior living spaces. The gable roof form responds to the character of many of the existing structures in the area.
	B. Architectural and Façade Composition	X		The upper two stories will be clad in a varied board on board panel siding. The base will be clad in a horizontal cedar rain screen that will also be used for fences and screening. The articulation of a base will reduce the perceived building mass by creating a wood, landscape, zone and a panel "house" zone. On the alley side, a reveal at the party wall will articulate the form of each unit.
	C. Secondary Architectural Features	X		At the courtyard a balcony and a large recess will create depth to the upper level of the façade. A large recessed porch at each residence will encourage interaction at the courtyard.
	D. Scale and Texture	X		The base level of the building will be clad in wood, a "soft" material. A combination of concrete planter walls, wood decks, wood siding and screens, and landscape will create a highly textured, varied ground level experience.
	E. Form and Function	X		Large expanses of windows are provided at the primary living spaces. Narrow, tall windows in the private spaces allow for a visual connection down to the courtyard landscape while offering a place of refuge away from windows.
DC3 Open Space Concept	A. Building-Open Space Relationship	X	Locate ground level open space to enhance overall site development.	A garden with paver pathways is the primary landscape concept. Variation in paver size and plant scale will be used to define different landscape environments on the site. The landscape is to be organized, but informal.
	B. Open spaces Uses and Activates			Open spaces provide for a variety of outdoor activity. Large entry porches allow for outdoor activity within one's defined territory, while a larger central patio will allow for a variety of outdoor activity. The walkways provide connections to the adjacent public space of the alley and 23rd such that the courtyard is both private and connected.
	C. Design			The alley-side articulation and the connection to the courtyard continue the existing theme of that neighborhood alley space.
DC4 Exterior Elements and Materials	A. Exterior Elements and Finishes	X		Exterior materials are both durable and residential in nature.
	B. Signage	X		An address marker will be provided at the street end of the walkway between the existing homes to provide a strong visual clue and connection to the courtyard.
	C. Lighting	X		All lighting will be shielded to prevent glare and to encourage safe use of outdoor spaces.
	D. Trees, Landscape and Hardscape Materials	X		Plant materials will be selected to thrive in various sun and shade condition of the project as well as variations in soil moisture. Edges will receive particular attention to assist in buffering between outdoor access and use of adjacent interior spaces.

## LAND USE CODE SUMMARY

LAND USE CODE SUMMARY	
Site Location	1118 + 1120 - 23rd Ave S
DPD Project Number	6420387
Parcel Numbers	7658600025
Lot Area	7195.0
Zoning	LR2
Overlays	23rd & Union-Jackson (residential Urban Village)
ECA	No
SEPA	No
Frequent Transit	Yes

## MULTIFAMILY CODE SECTION

		CONFORMS	COMMENTS
23.45.504	<b>Permitted and prohibited uses</b>	YES	Residential Use permitted outright
23.45.510	<b>Floor area ratio (FAR) limits</b> Per Table A 23.45.510 FAR limit for Townhouses in LR2 Zone Inside Urban Centers is 1.2 if the project meets standards of subsection 23.45.510.C. Allowable GFA 8634	YES	Project will apply standards of 23.45.510.C and utilize an FAR of 1.2. Total GFA is 6,879 sf and is conforming. Refer to page 1.
23.45.510.C	<b>Qualification criteria for higher FAR limit</b>		
23.45.510.C.1	Applicants shall make a commitment that the structure will meet green building performance standards by earning a Leadership in Energy and Environmental	YES	Applicant commits to meet Built Green 4-star rating.
23.45.510.C.2	If lot abuts and alley or alley access is used, alley improvements shall be required.	YES	Alley is improved
23.45.510.C.3	Parking location if parking is provided. a. A parking area not within a structure that is located at the rear of the lot shall be located behind all structures except,	YES	Parking area is located behind all structures on site and is accessed from alley.
23.45.512.A	<b>Density limits—Lowrise zones</b> Per Table A 23.45.512 Density Limits in Lowrise Zones footnote (2)Townhouses in LR2 Zones are not limited.	YES	Project will apply standards of 23.45.510.C which allows unlimited density. 3 new townhouse units proposed, 2 existing single family homes to remain.
23.45.514	<b>Structure height</b> Per Table A 23.45.514 Structure Height for Lowrise Zones, Townhouses in LR2 Zones is limited to 30'.	YES	Structure is conforming for height with the allowed exceptions for rooftop features per SMC 23.45.514.J
23.45.518.A	<b>Setbacks and Separations</b> Per Table A 23.45.518 Setbacks in LR Zones, Townhouses in LR3 Zones are required to have the following setbacks. Front 5 feet min, 7' feet average Rear 5 feet min, 7' feet average Side 5 feet for facades less than 40ft in length	YES YES YES	Refer to page 15. Refer to page 15. Refer to page 15.
23.45.518.F	<b>Separations between multiple structures.</b> In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet.	YES	Refer to page 15.
23.45.518.H.	<b>Projection permitted in all required setbacks and separations</b>		
23.45.518.H.1	Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no	YES	Refer to page 15.
23.45.518.H.3	<b>Bay windows and other features that provide floor area</b>	N/A	No bay window or garden window projections
23.45.518.J.7	<b>Structures in required setbacks, fences</b>	YES	Refer to pages 20-23.
23.45.522	<b>Amenity area</b> A. 1.The required amount of amenity area for townhouse developments in LR zones is equal to 25 percent of the lot area. 2. A minimum of 50 percent of the		
	Required Amenity Area 1799	YES	2,165 SF provided. Refer to page 15.
	Required Ground Level Amenity Area 899	YES	2,165 SF provided. Refer to page 15.

## LAND USE CODE SUMMARY

23.45.524.A.2	<b>Landscaping standards / Green Factor requirements</b> Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section 23.86.019, is required for any lot with development containing more than one dwelling unit in Lowrise zones.	YES	Applicant commits to meet a Green Factor score of .6 or greater.
23.45.524.B	<b>Landscaping standards / Street Tree requirements</b> 1. Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 below and Section 23.53.015.	YES	Applicant commits to meet Street Tree Requirements.
23.45.526.A	<b>LEED, Built Green, and Evergreen Sustainable Development Standards</b>	YES	Applicant commits to meet a Built Green 4-star rating.
23.45.527	<b>Structure width and facade length limits in LR zones</b>	YES	Structure width is 50'-0". Refer to page 15.
23.45.527.A	Per table A 23.45.527 Maximum Structure Width in LR zones / LR2 = 90'	YES	Structure width is 50'-0". Refer to page 15.
23.45.527.B	<b>Maximum facade length in Lowrise zones</b> The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2	YES	Refer to page 15. Façade length allowed // 78 feet' Façade length north facade // 79.4 feet (adjustment requested) Façade length south façade // 81.2 feet (adjustment requested)
23.45.534.A	<b>Light and glare standards</b>	YES	All exterior lighting to be shielded. See note on page 19.
23.45.536.C.2	<b>Parking location, access, and screening / location of parking / Street Access</b>	YES	Parking access is from the alley.
23.54.015	<b>Required Parking / Table B Parking for Residential Units</b> II. M. All residential uses in commercial and multifamily zones within urban villages = no minimum requirement	YES	5 parking spaces provided.
23.54.030.A.3	<b>Parking space standards / Parking space requirements / townhouse units</b>	YES	Parking spaces meet minimum size requirements.
23.54.030.E	<b>Parking space standards // Driveways</b>	YES	Proposed parking aisle is 16.5' feet wide

## ADJUSTMENT REQUEST

## ADJUSTMENTS

Standard	Requirement	Request	Justification
23.45.527.B Maximum facade length in Lowrise zones	The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2	<p>A. To allow the combined length of the north property line overall façade length to exceed the maximum length by 1.8% or 1.4 feet. Note the existing north structure to remain is 39.4 feet long and two stories tall.</p> <p>B. To allow the combined length of the south property line overall façade length to exceed the maximum length by 4.1% or 3.2 feet. Note the existing south structure to remain is 41.2 feet long and includes a 2.4 feet a single story bay window on the front facade and 14.6 feet single story eastern portion. (see page 22)</p>	<p>Although the combined length of facades--which includes the existing single family homes and the new development--slightly exceeds the maximum, the preservation of the existing homes greatly mitigates the scale of the total facade area and height fronting the adjacent properties and maintains the predominant scale of 1 to 2 story single family homes that are found along the 23rd Avenue South eastern frontage. This preservation preserves and improves the urban pattern and mitigates the height, bulk, and scale of the project. The scale and design of the new residence's facades are consistent with the design guidelines through the use of varied materials, window size and placement that limits views into the adjacent property, and medium height hedge-like side yard landscaping.</p> <p>Additionally, at the north facades, the western end of the proposed project's facade is 52'-0" from the alley. The eastern end of the facade of the structure on the adjacent parcel is 46'-9" from the alley. The two structures overlap 5'-3" and a conforming facade length would not eliminate this overlap. In this area of overlap there are no windows on the adjacent structure and the rear yard of the adjacent property is a driveway that provides access to an enclosed garage that is within the structure. ( photo 3, page 10)</p> <p>At the south facades, the western end of the proposed project's facade is 52'-0" from the alley. The eastern end of the facade of the structure on the adjacent parcel is 32'-0" from the alley. The two structures overlap 20'-0" and a conforming facade length would not eliminate this overlap. In this area of overlap there are no windows on the adjacent structure. Furthermore the rear yard of the adjacent property also contains a 15 feet long carport 5 feet from the property line. (photo 1, page 10)</p>



ZONING & USE



Vicinity Map



Zoning Map





### CONTEXT PHOTOS

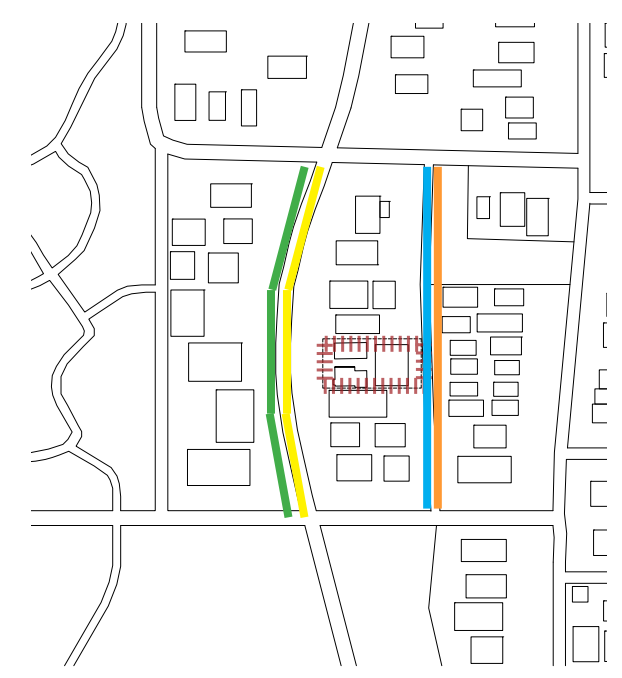
#### 23rd Ave S

Predominate scale of buildings on east side of 23rd Ave S is of 1 to 3 story multi-family residential buildings on both the north and south ends of the street, with two single family residences to the north of the site. Buildings typically are set back from the street and main floor levels are located above street level.

Predominate scale of buildings on west side of 23rd Ave S is of 2 to 3 story multi-family residential buildings on both the north and south ends of the street, with one single family residence to the north of the site. Buildings typically are set back from the street and main floor levels are located below street level due to grading.



SITE FROM 23RD





multi family

multi family

multi family

SF

Alley | East



multi family

multi family

SITE

SF

multi family

SF

multi family

Alley | West



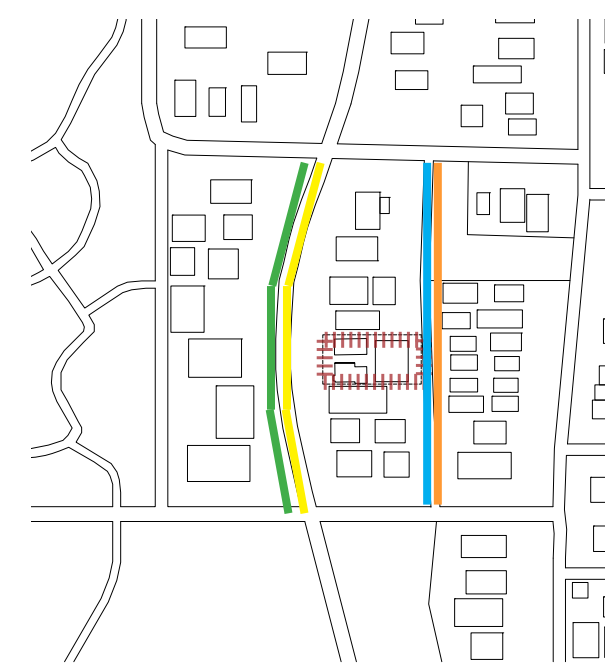
SITE FROM ALLEY

### CONTEXT PHOTOS

#### Alley

Predominate scale of buildings on east side of the alley are 2 to 3 story multi-family residential buildings and cottages on both the north and south ends of the street. Buildings typically are set back from the alley, with room for parking. Because of topography, buildings are above the structures west of alley. A community garden is located on the northern section.

Predominate scale of buildings on west side of the alley is of 2 to 3 story multi-family residential buildings on both the north and south ends of the alley, with two single family residences to the north of the site. Buildings typically are set back from the alley to allow for parking.



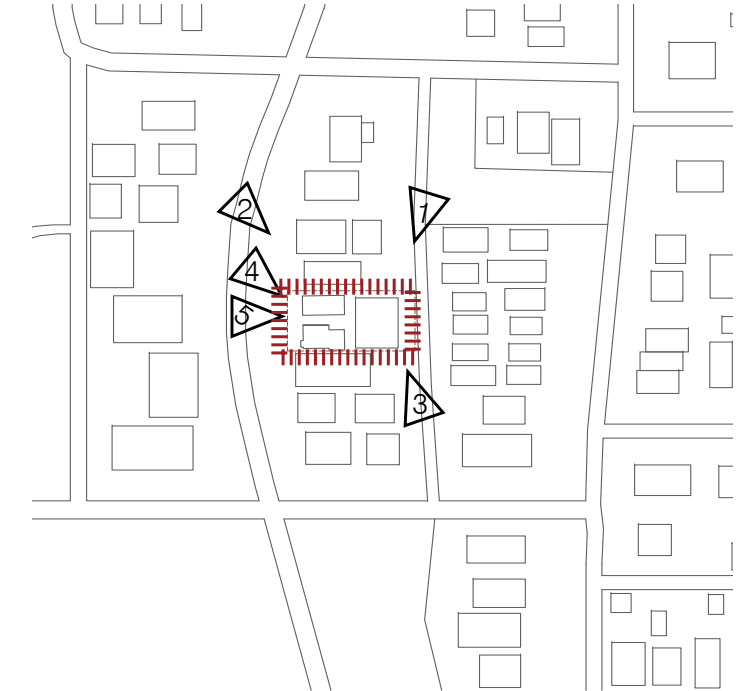
SITE VIEWS  
CONTEXT PHOTOS



1. Alley - Looking South



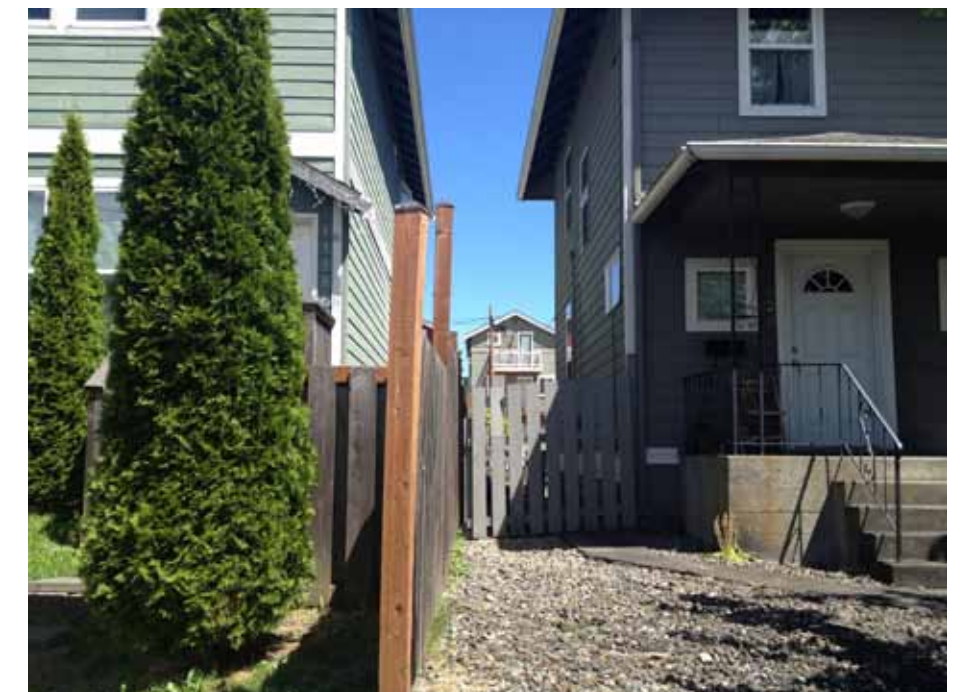
2. 23rd Ave S. - Looking South



3. Alley - Looking North



4. 23rd Ave S. - Looking Southeast



5. 23rd Ave S. - Looking East through the site.

LOCAL CHARACTER  
CONTEXT PHOTOS

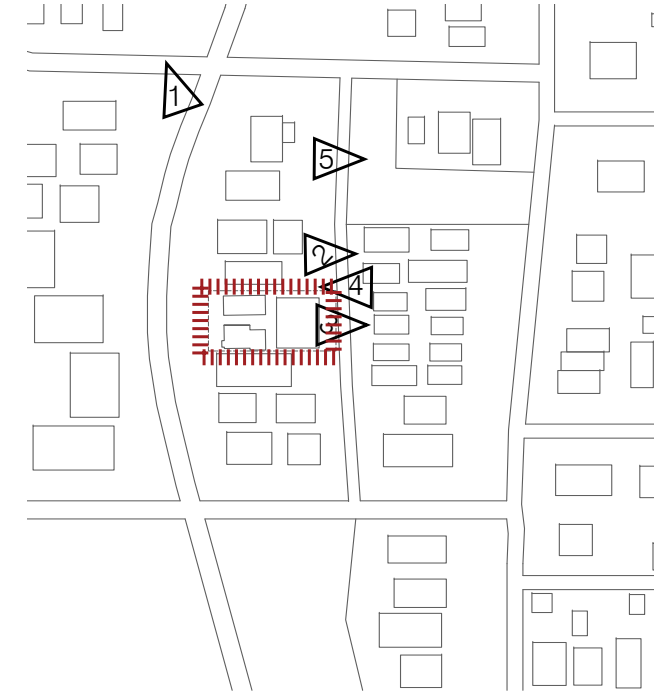


1. A mix of modern and traditional architecture with contrasting neutral tones.



2. Density of properties and utilization of alley. Layering of textures and materials.

- Character Themes:
- Density
  - Mixture of traditional and contemporary styles
  - Dark neutral tones contrasted with light
  - Wood siding
  - Simple forms
  - Attention to landscaping



3. Traditional forms with dark body and light trim.

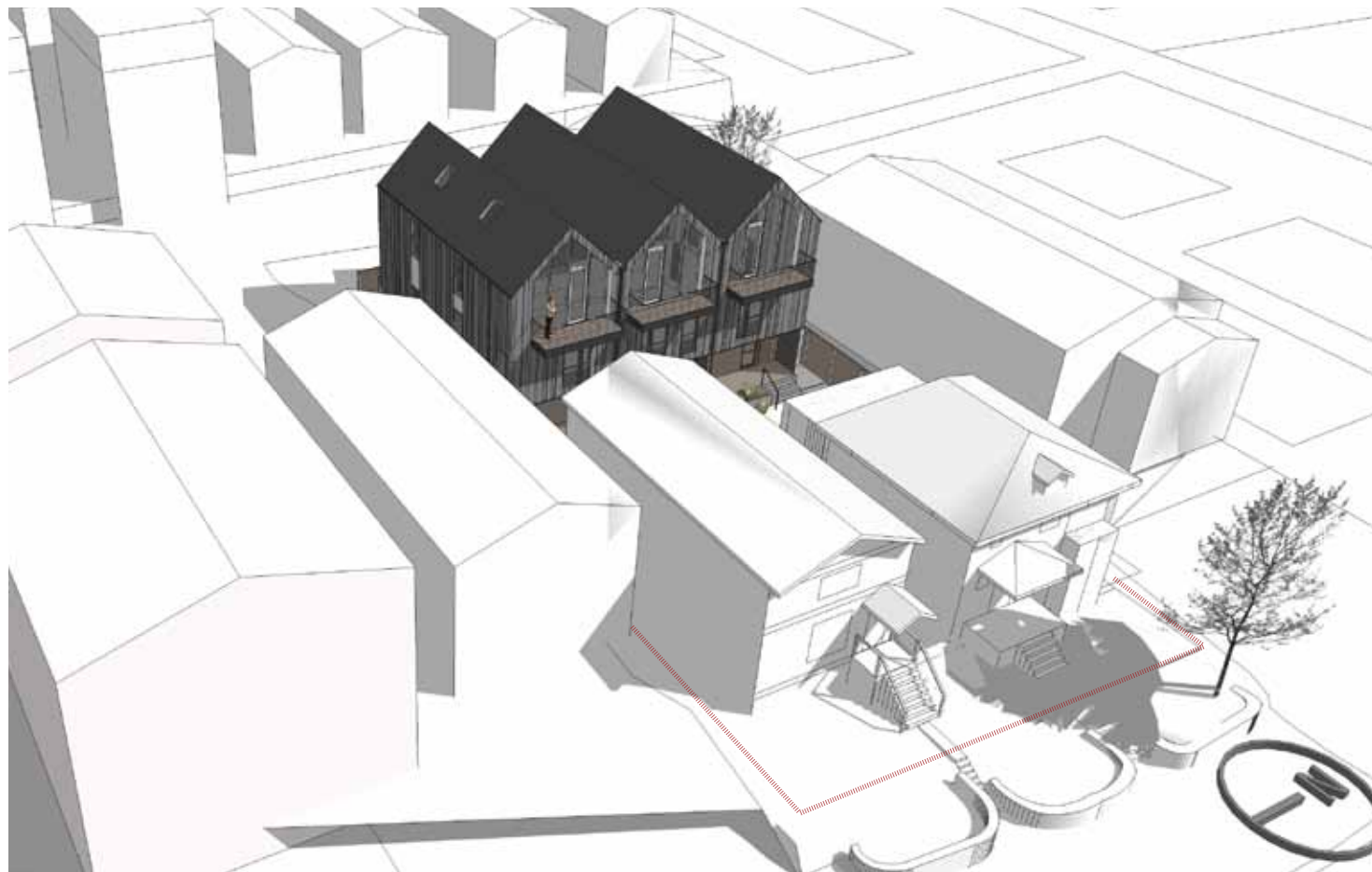


4. Simple gable forms with wood siding and landscaping.



5. Contrasting colors and community appreciation for greenery.

AERIAL VIEWS



North East Aerial



South East Aerial

AERIAL VIEWS



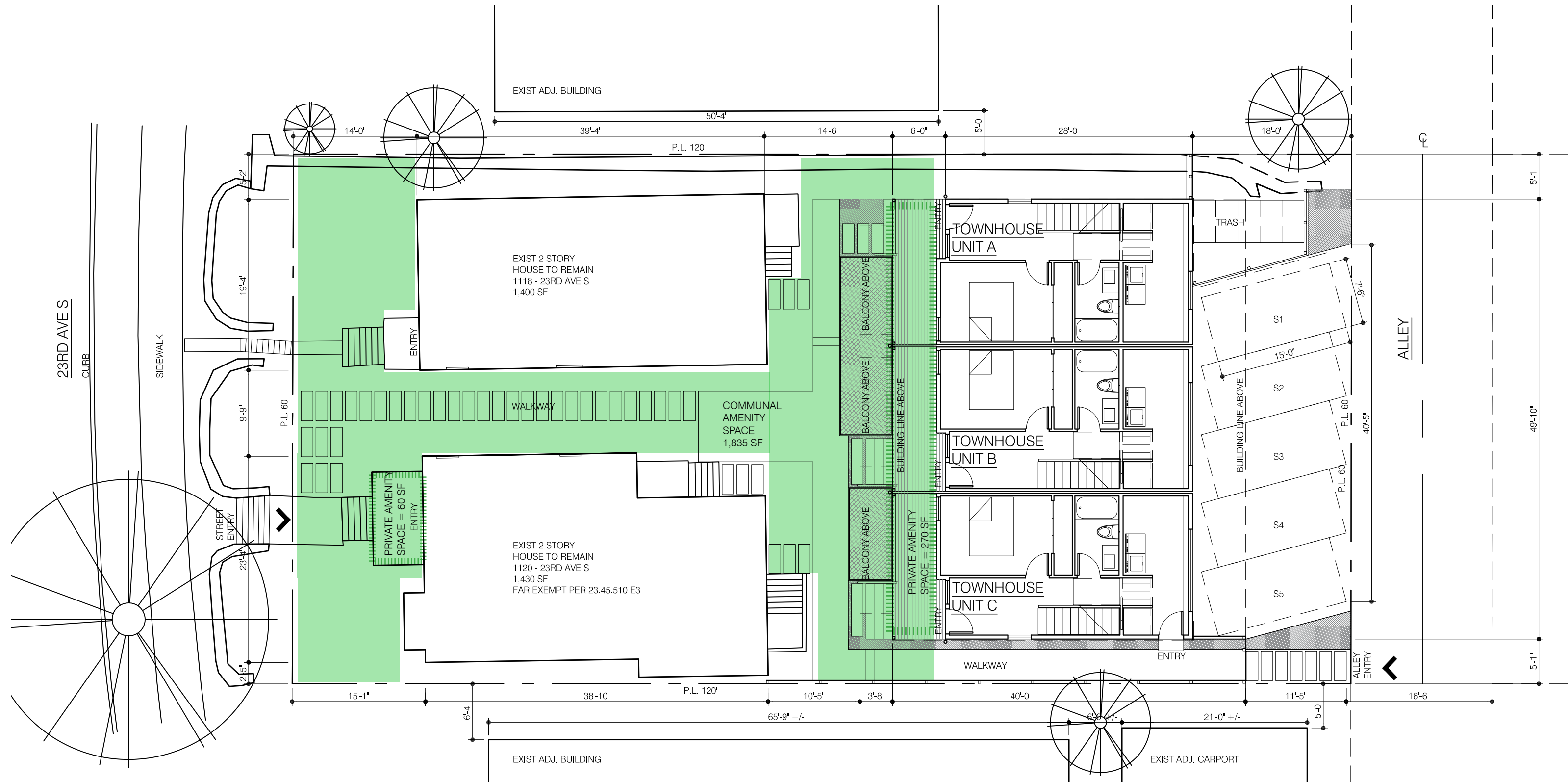
North West Aerial



South West Aerial



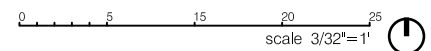


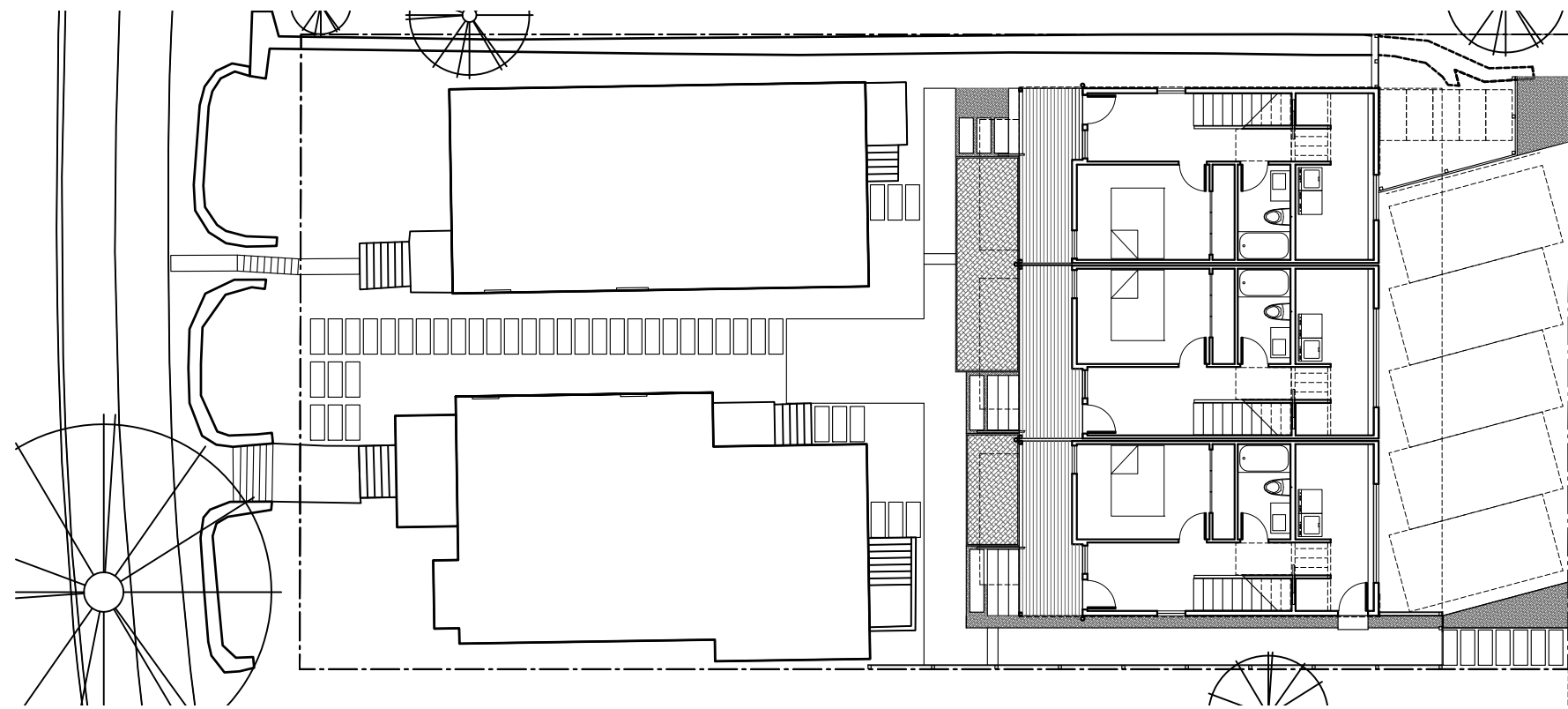


SITE PLAN

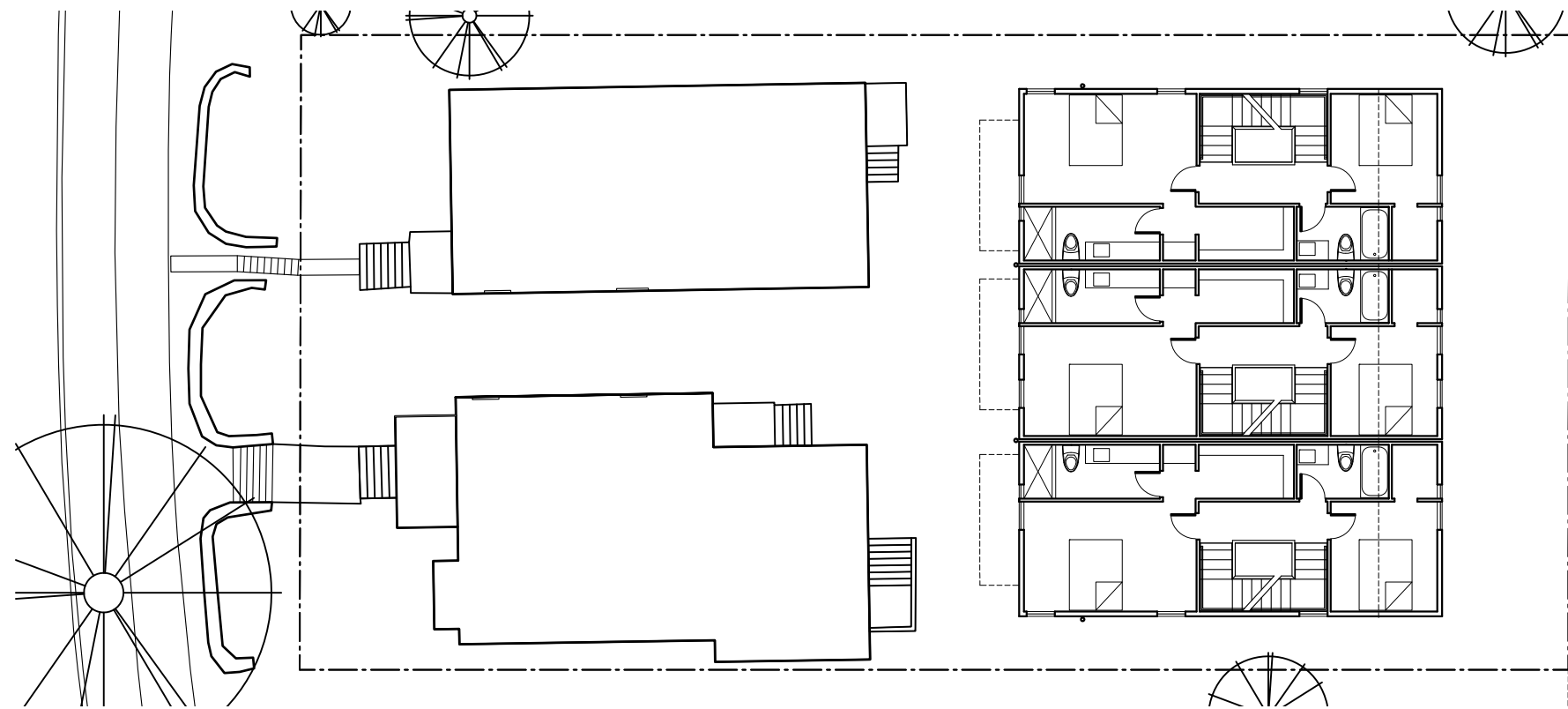
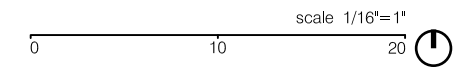
PRIVATE AMENITY	60	SF
PRIVATE AMENITY	270	SF
COMMUNAL AMENITY	1,835	SF
AMENITY SPACE TOTAL	2,165	SF

NOTE: LANDSCAPE PLAN ON PAGE 18.

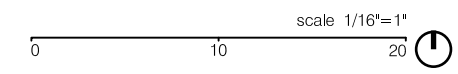


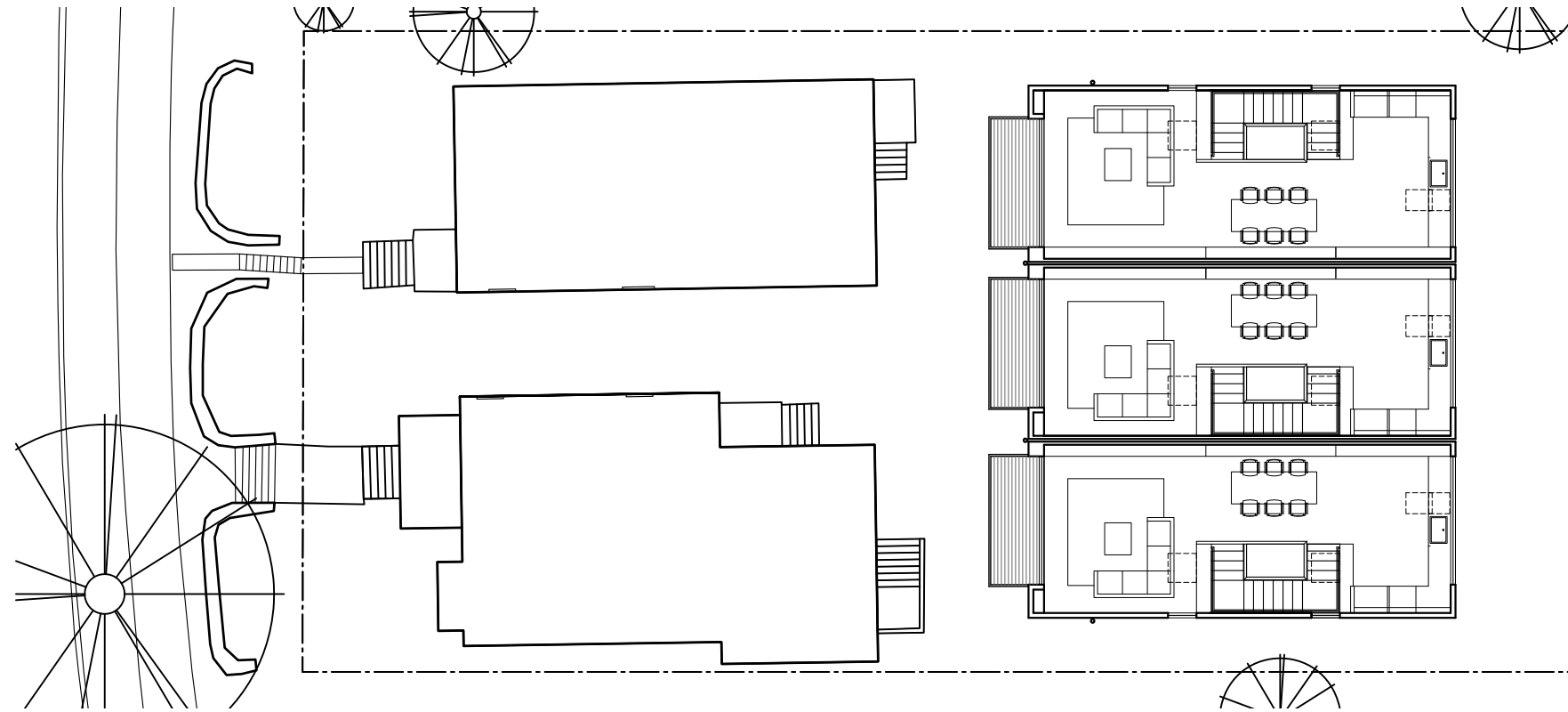


GROUND LEVEL FLOOR PLAN

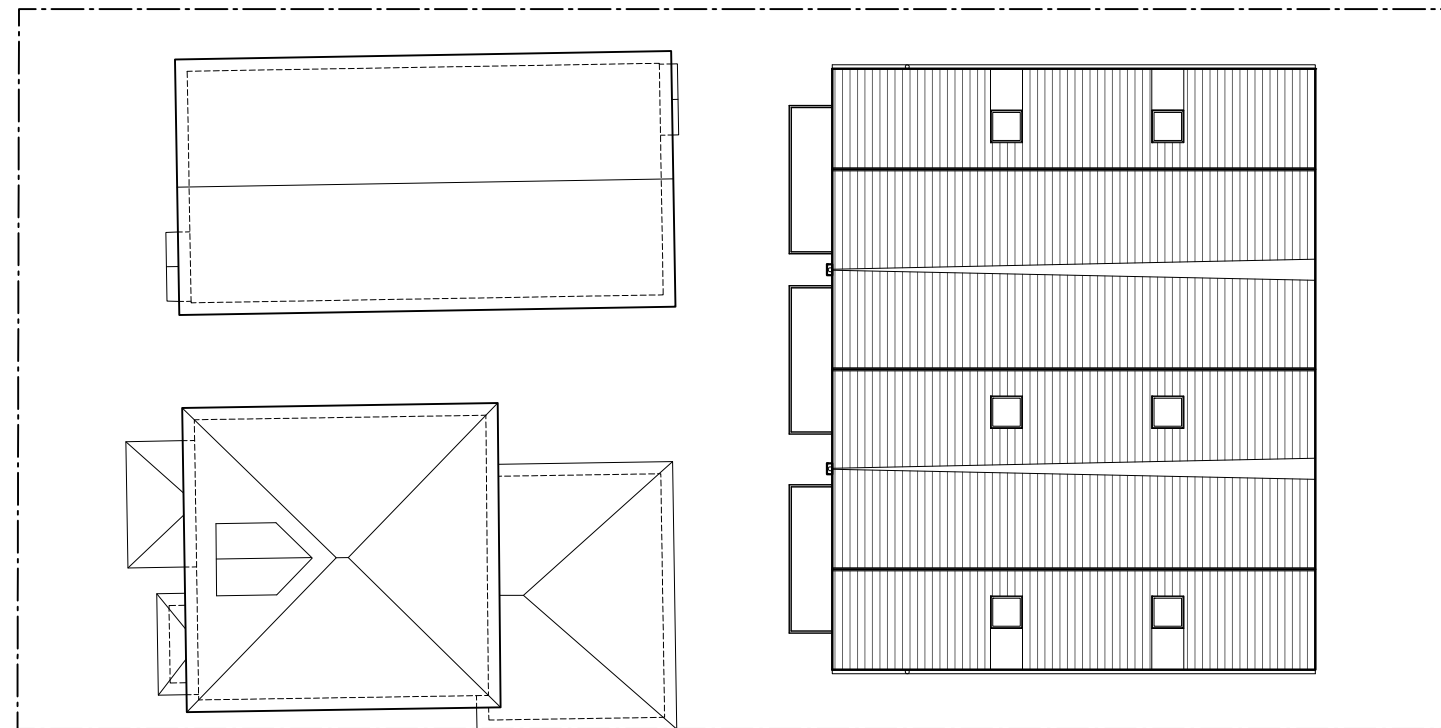
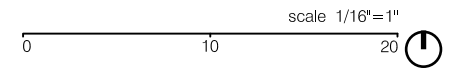


2ND LEVEL FLOOR PLAN

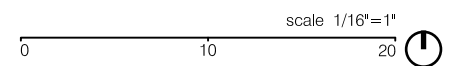




3RD LEVEL FLOOR PLAN



ROOF PLAN

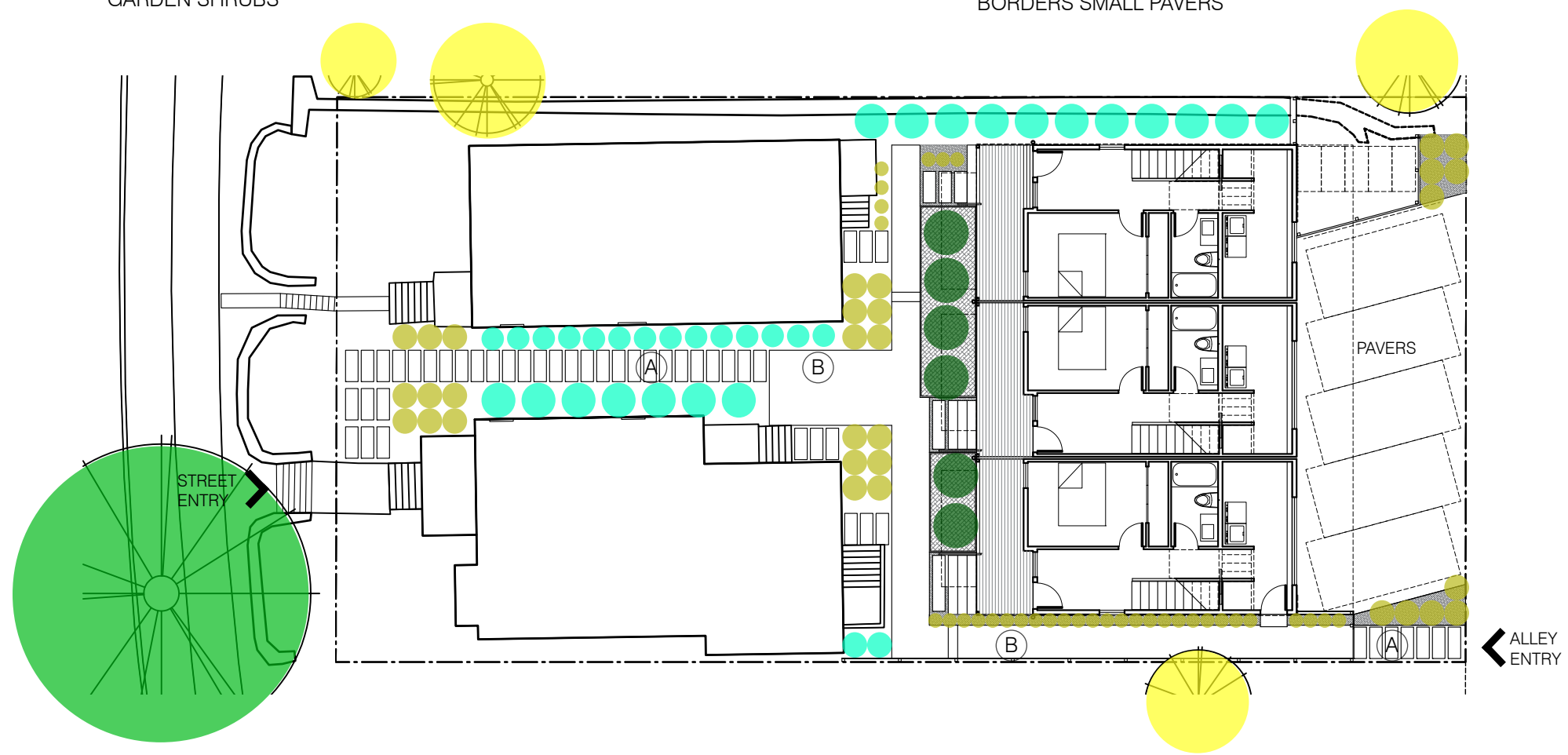




A LARGE PAVERS THROUGH LARGER GARDEN SHRUBS



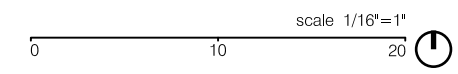
B PAVERS AND TUFTED LANDSCAPE BORDERS SMALL PAVERS

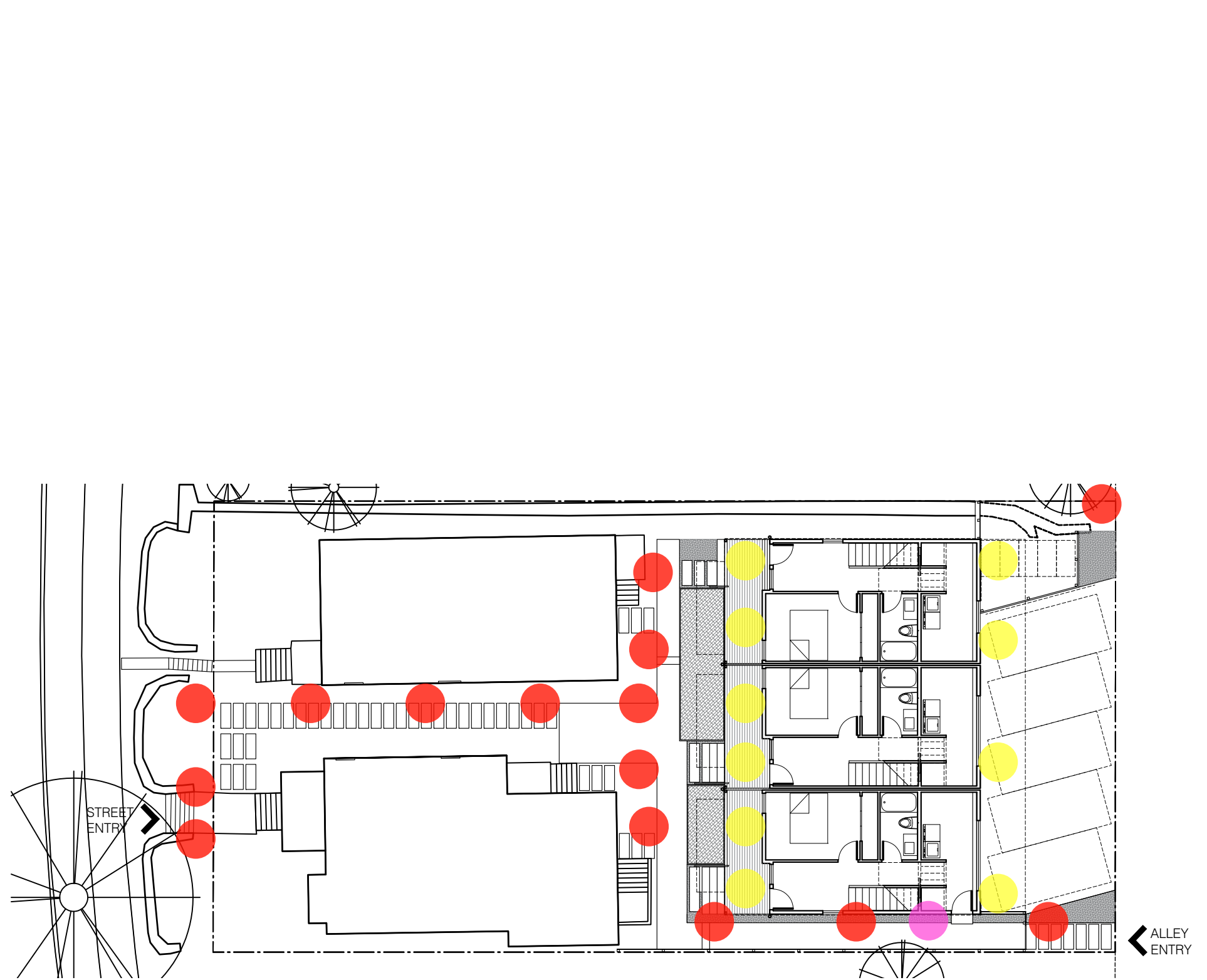


- NATIVE GRASSES 12"-24"
- GROUND COVER WITH SHRUBS 36"-60"
- EXISTING TREE 7'-14'
- PLANTER BOX + RETENTION \*varies
- EXISTING STREET TREE 32'

GENERAL NOTE:  
The project will provides a Green Factor score 0.6 as required by SMC 23.45.524

LANDSCAPE PLAN





GROUND PATHWAY LIGHT



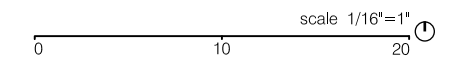
EXTERIOR DOWN LIGHT



RECESSED DOWN LIGHT




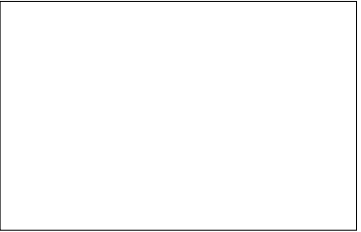



GENERAL NOTE:  
Per SMC 23.45.534 all exterior lighting shall be shielded and directed away from adjacent properties.

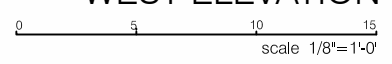


EXTERIOR MATERIALS




	
① Fiber Cement Siding Warn Dark Gray	② Concrete Natural
	
③ Wood Siding Stained VG 1x2 Cedar	④ Vinyl Windows and Trim White
	
⑤ Powder Coated Metals and Metal Roof Dark Gray	


WEST ELEVATION




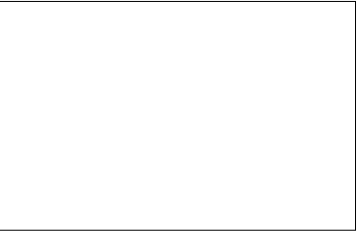



EXTERIOR MATERIALS

- 

1 Fiber Cement Siding  
Warn Dark Gray
- 

2 Concrete  
Natural
- 

3 Wood Siding  
Stained VG 1x2 Cedar
- 

4 Vinyl Windows and Trim  
White
- 




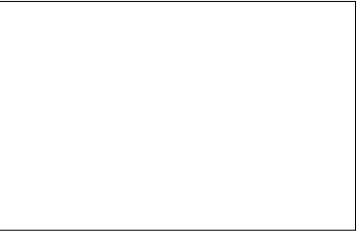

5 Powder Coated Metals and  
Metal Roof  
Dark Gray

EAST ELEVATION

0 5 10 15  
scale 1/8"=1'-0"

EXTERIOR MATERIALS



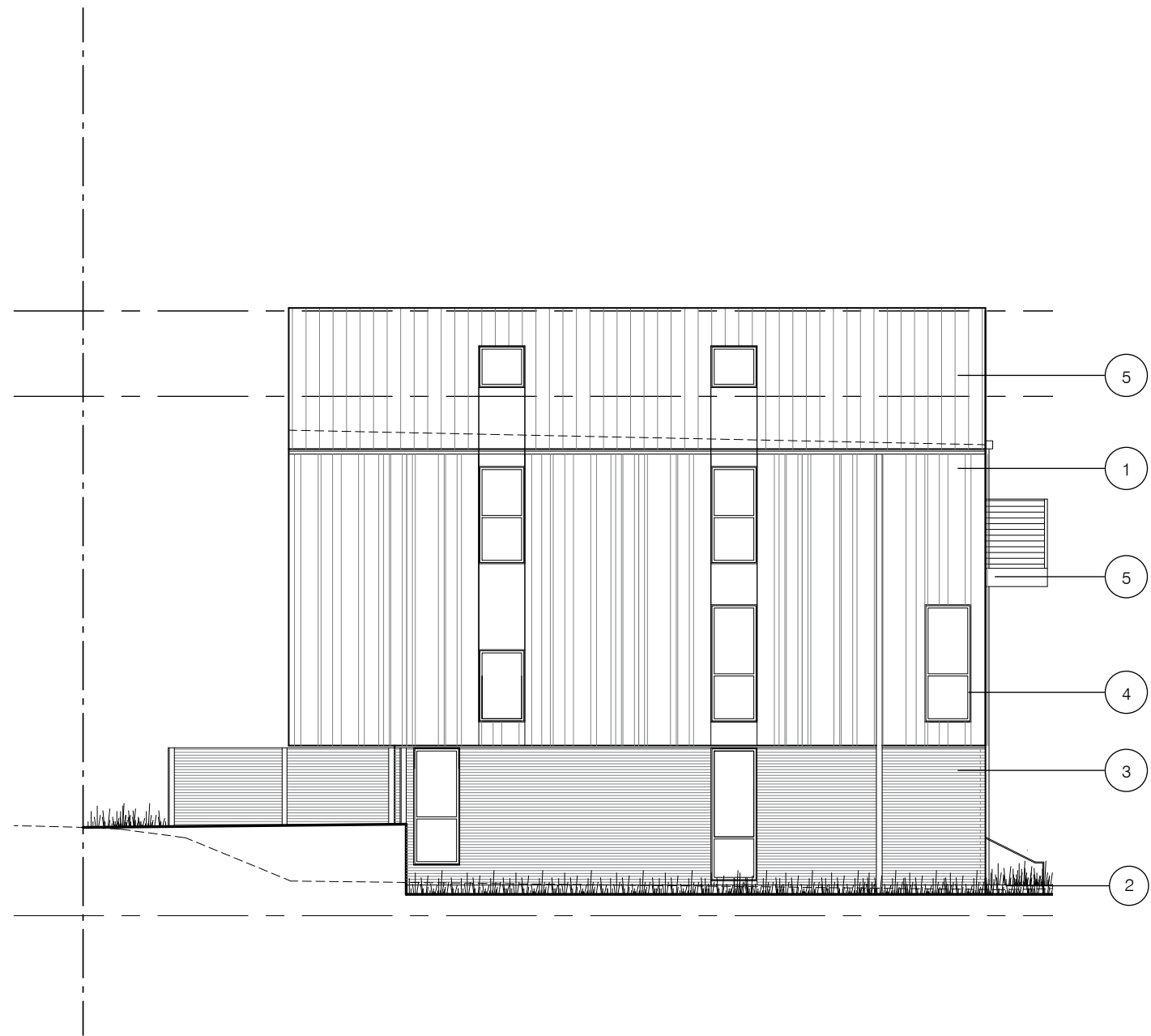
-  1 Fiber Cement Siding  
Worn Dark Gray
-  2 Concrete  
Natural
-  3 Wood Siding  
Stained VG 1x2 Cedar
-  4 Vinyl Windows and Trim  
White
-  5 Powder Coated Metals and  
Metal Roof  
Dark Gray

SOUTH ELEVATION

0 5 10 15  
scale 1/8"=1'-0"



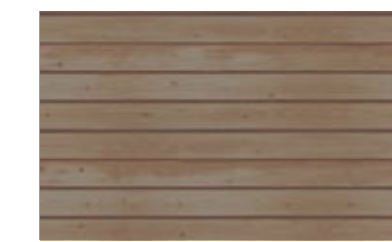
### EXTERIOR MATERIALS



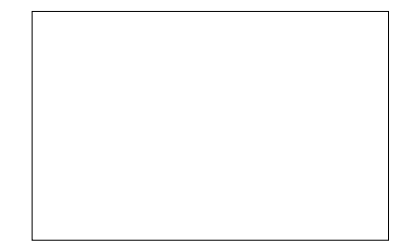
1 Fiber Cement Siding  
Warn Dark Gray



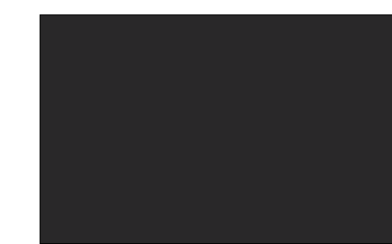
2 Concrete  
Natural



3 Wood Siding  
Stained VG 1x2 Cedar

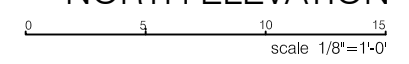


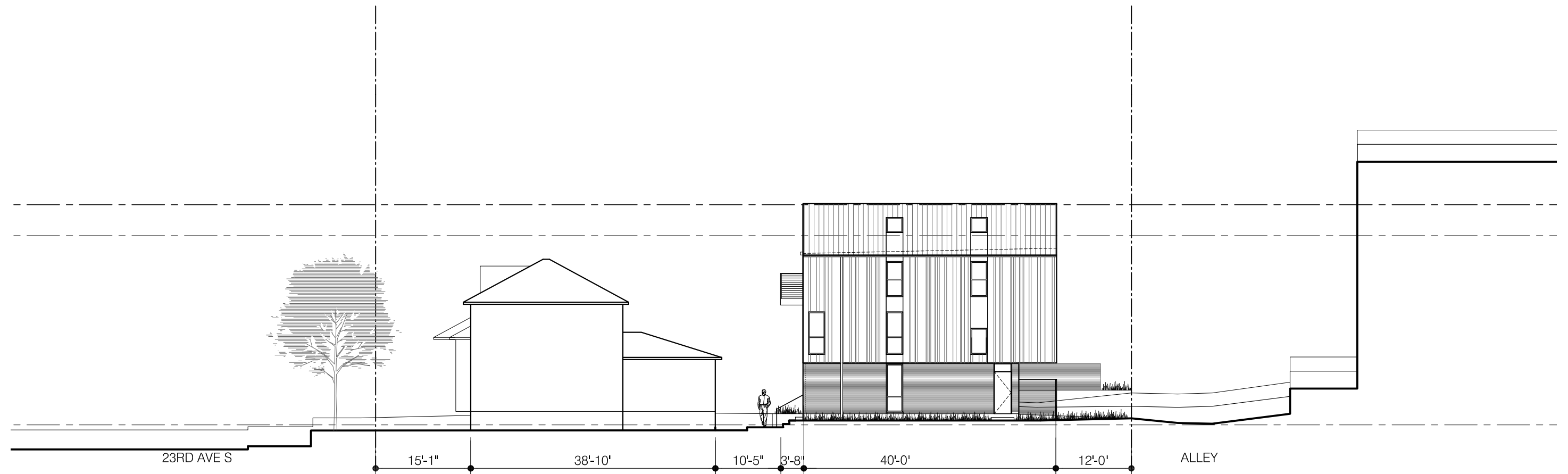
4 Vinyl Windows and Trim  
White



5 Powder Coated Metals and  
Metal Roof  
Dark Gray

NORTH ELEVATION

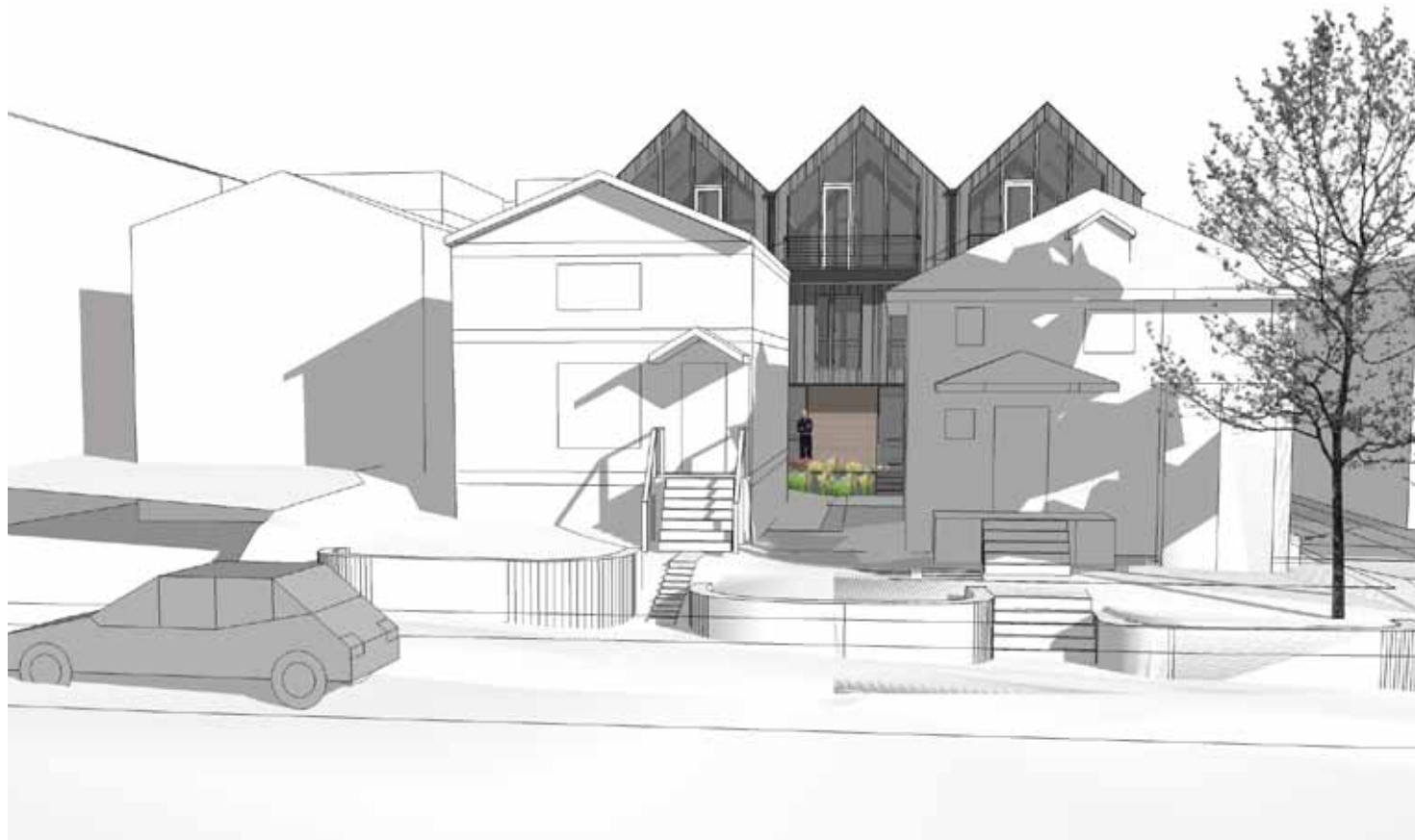




PROJECT SECTION

scale 1/16"=1"  
0 10 20

VIEWS FROM STREET



Entry from 23rd Ave S



Entry from 23rd Ave S

VIEWS FROM ALLEY

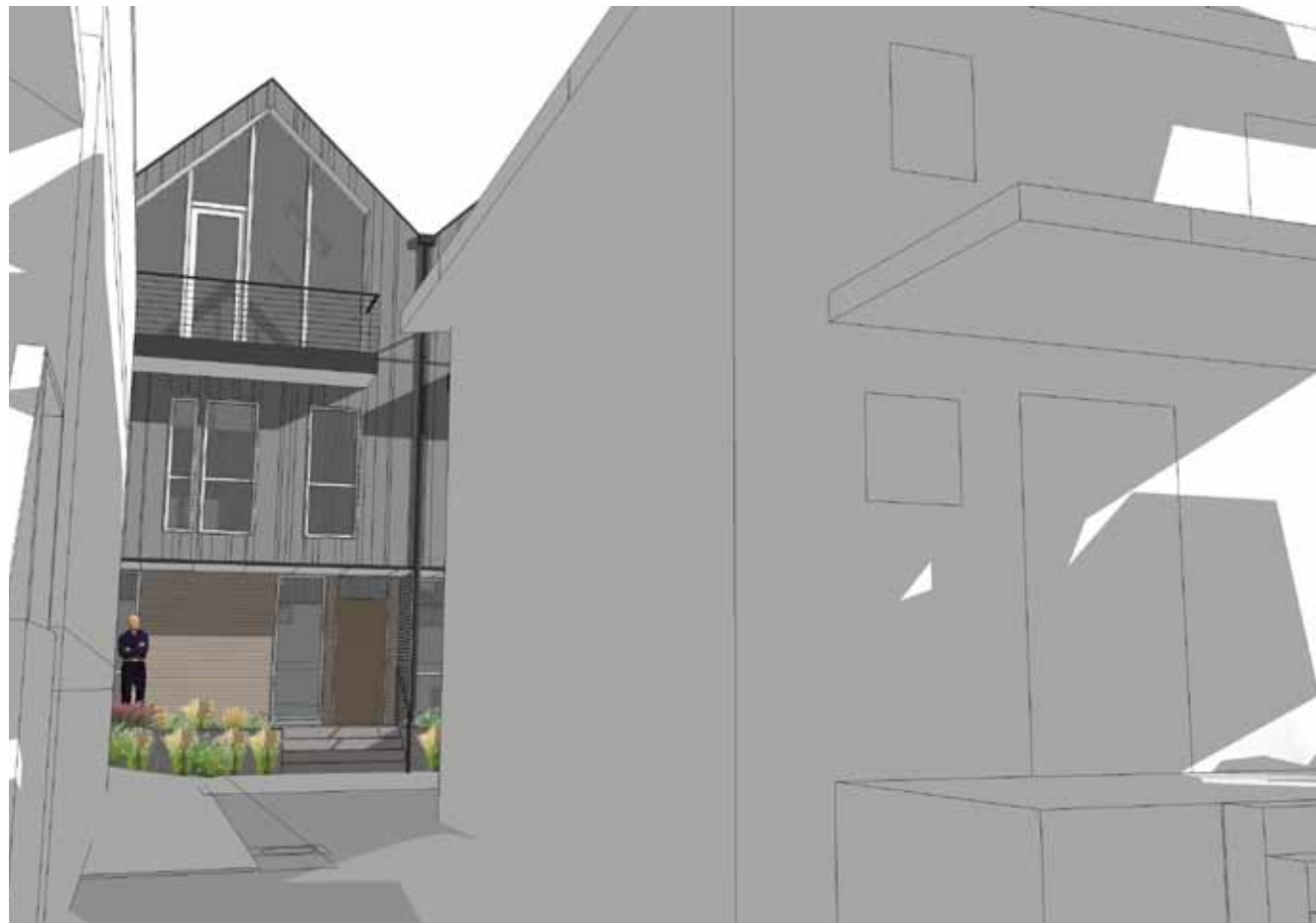


Alley entry from north



Alley entry from south

COURTYARDS VIEWS



Courtyard 1



Courtyard 2



Courtyard 3



Courtyard 4

