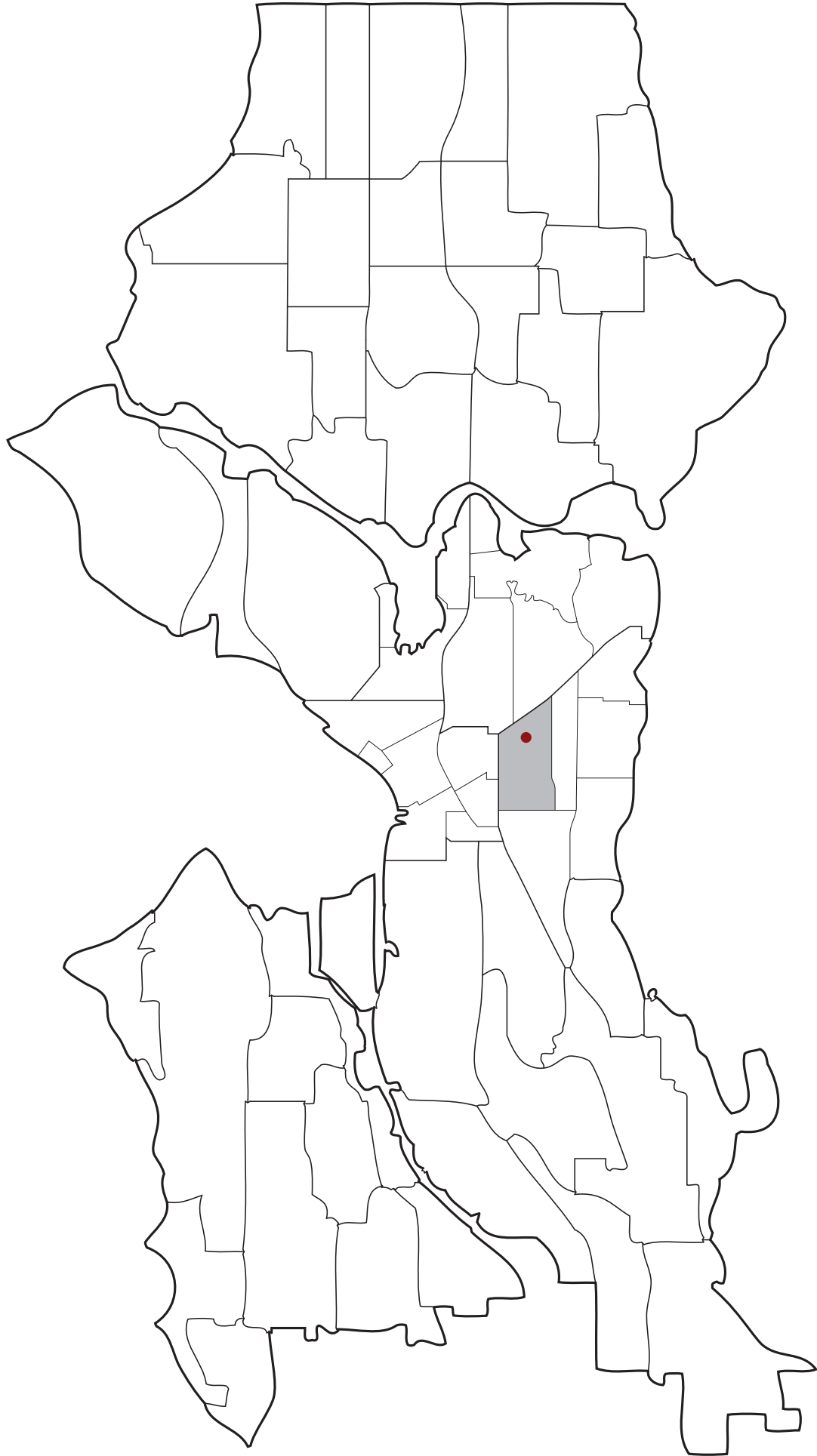


# #3018377

1114 16th Ave **STREAMLINED DESIGN REVIEW**







PROPOSAL

This project involves the demolition of an existing single family dwelling, and construction of six townhouse units. The townhomes are grouped into two triplexes, one at the front of the site (west), and one at the rear (east). The two structures will be spaced 21’-8” apart, with private amenity areas provided in the space between. One parking space is provided per townhouse unit as required by the Seattle Land Use code, as well as one two foot by six foot trash storage area per townhouse unit.

The area near the project site is characterized by a mix of single family and small to mid-sized low-rise multifamily buildings, including several 3-story apartment and townhouse buildings. The architecture of the surrounding structures ranges from a variety of time periods and styles, including craftsman and modern. This area of 16th Ave is pedestrian friendly, with abundant and attractive landscaping, as well as a pleasant street scale in general. Our project attempts to reinforce these existing desirable conditions; creating an attractive addition to the streetscape and overall character of the neighborhood.

- The project goals are as follows:
- 1. To provide six well-designed and constructed townhome units for the growing Central District neighborhood.
  - 2. To contribute to the safe and pedestrian friendly experience along 16th Ave.
  - 3. To maximize the development potential of the property while supporting the city's planning objectives and respecting the existing community's scale and character.
  - 4. Meet Built Green 4-Star standard.
  - 5. Maximize the development's connection to its surroundings including mountain views, amenity areas, and street level engagement.

ADDRESS

1114 16TH AVE  
DPD# 3018377

PROJECT TEAM

OWNER	47 North Development
ARCHITECT	S+H Works, LLC
LANDSCAPE	Root of Design
SURVEYOR	Geo Dimensions

PROJECT INFO

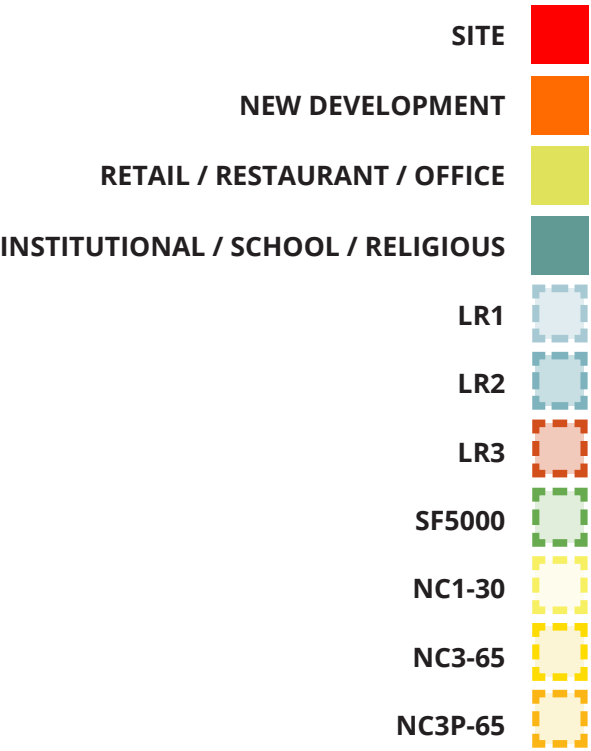
ZONING	LR3
LOT SIZE	7,200
FAR	1.3
ALLOWABLE FAR	9,360
PROPOSED FAR	9,329
PROPOSED UNITS	6
COMMERCIAL SQ.FT.	N/A
PARKING STALLS	6

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VICINITY

The project site is zoned LR3 and is located on the east side of 16th Ave, a residential two lane street. The property is currently occupied by a single family residence which will be demolished. The site slopes downward approx. six feet from the alley to 16th Ave. A mid-century apartment building and single family residence flank the site to the North and South, and a similarly scaled and sited townhouse project is located across the street.











## CIRCULATION & ENVIRONMENT

There are no environmentally critical areas or other natural features of note on the site. Territorial views of downtown and the Olympic mountain range reside to the west.

The site is served by two bus lines: the 2 and the 12, providing public transit access to downtown Seattle. A paved alley services the site from the east and connects E Union Street and E Spring St. Parking along 16th Avenue is located on the west side of the street, and 16th Avenue possess a friendly pedestrian scale and neighborhood character.



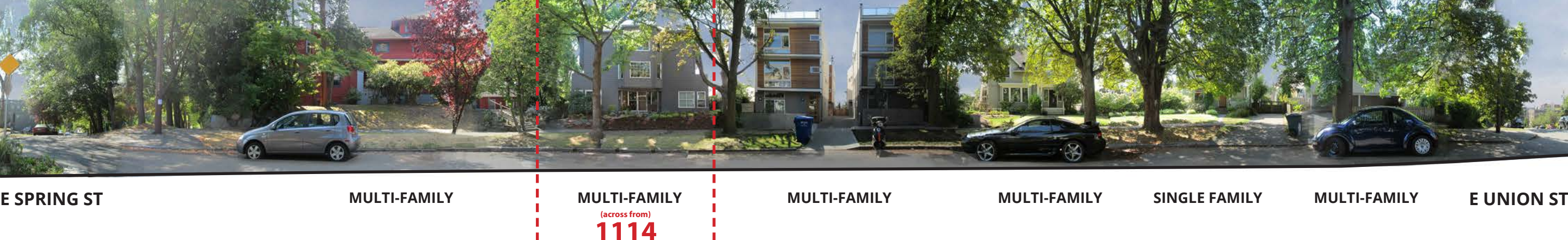
-  ZIPCAR
-  DESIGNATED BUS STOP
-  TRANSIT ROUTE
-  DEDICATED BICYCLE LANE
-  MAJOR ARTERIAL
-  MINOR ARTERIAL



1 16TH AVE LOOKING EAST



2 16TH AVE LOOKING WEST



3 FROM ALLEY LOOKING WEST





INTENTIONALLY BLANK







## SITE CONDITIONS

The project site is flanked by a single family residence to the north and a small multifamily building to the south, as well as a contemporary townhouse project across the street. Parking as well as electrical service for the project site and the surrounding residences is accessed from a paved alley.

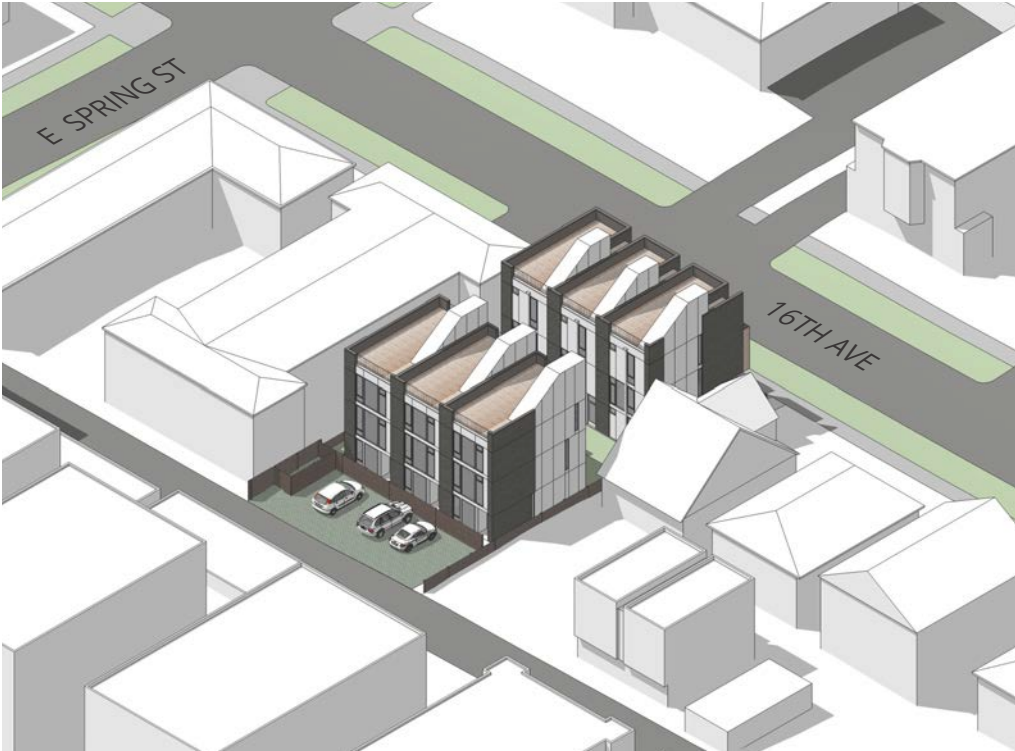
All structures and improvements currently on site will be demolished. The existing 2 story home is unoccupied and will be reviewed for historic significance by the Department of Neighborhoods. A tree inventory has been created for the project by a certified Arborist and no Exceptional trees were found on the site, though the street tree located on the north end of the parking strip will be retained. A small slope up to the project site from the sidewalk along 16th Avenue helps provide a buffer and separation from public to private space. Mature trees and well landscaped yards along 16th Ave create a lush and well textured streetscape.



AERIAL VIEWS



NORTHWEST



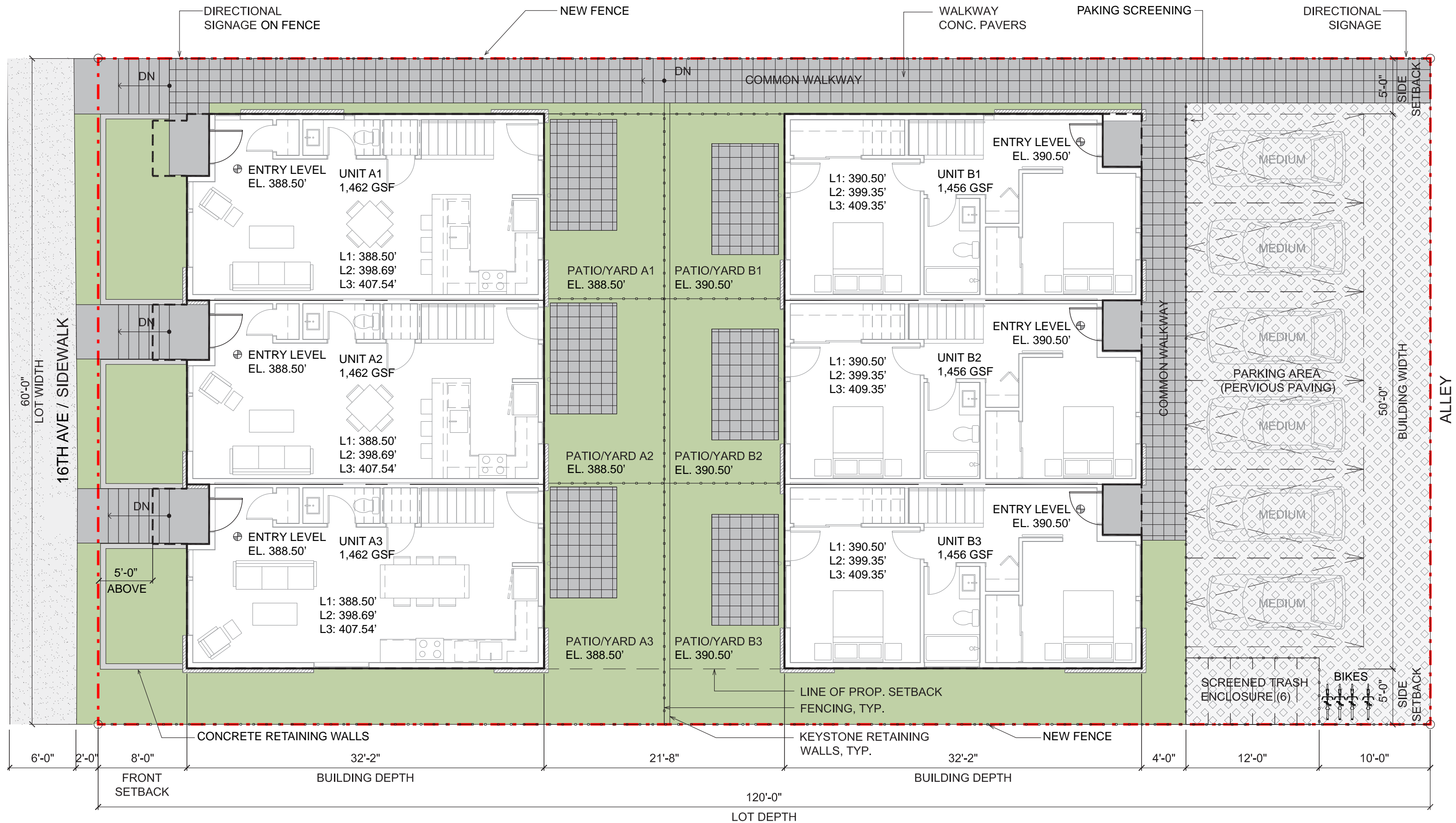
NORTHEAST



SOUTHWEST



SOUTHEAST



# SITE PLAN

SCALE: 1/8" = 1'-0"

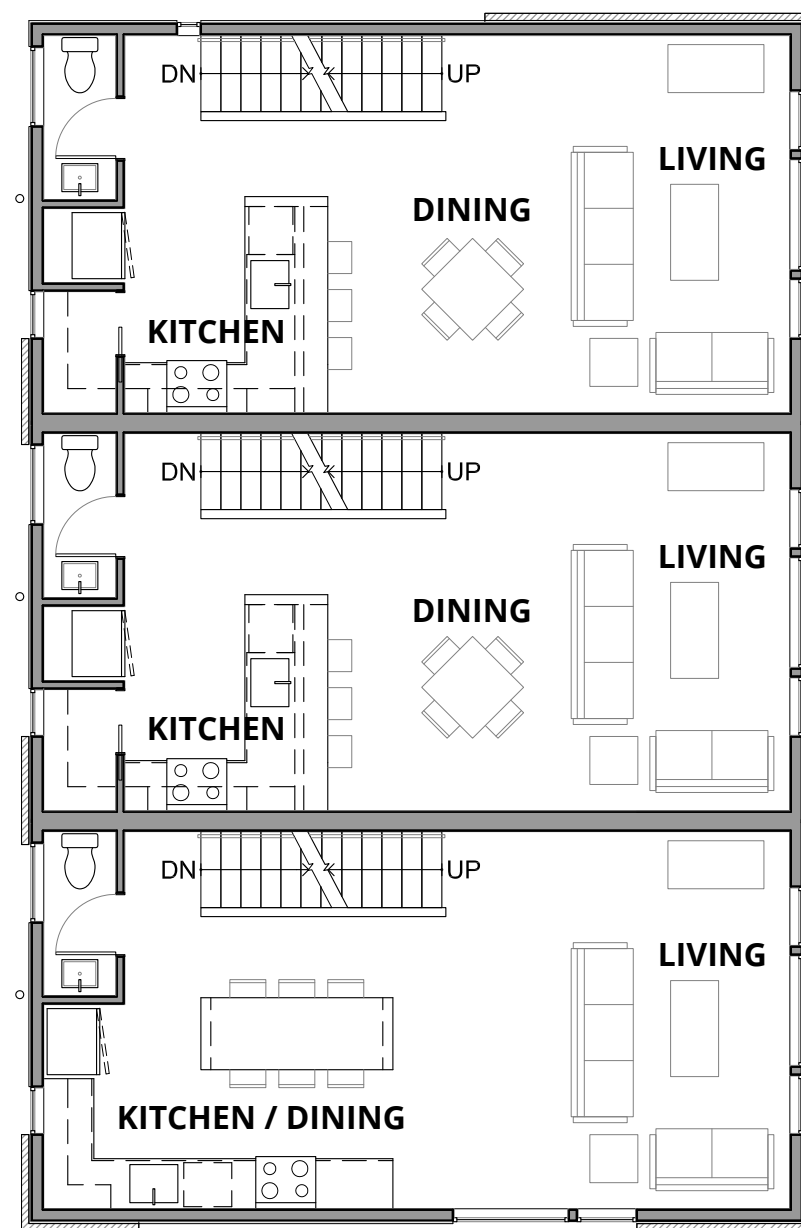
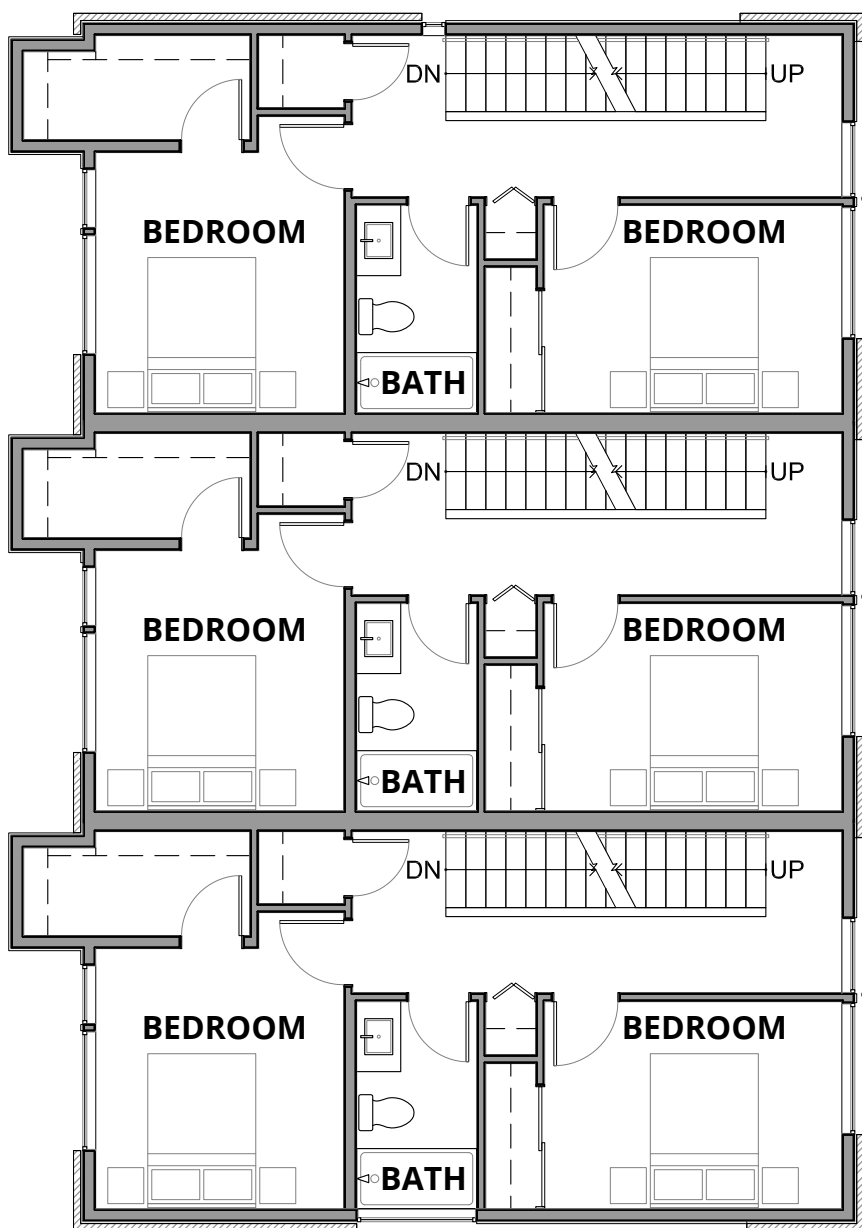








16TH AVE / SIDEWALK



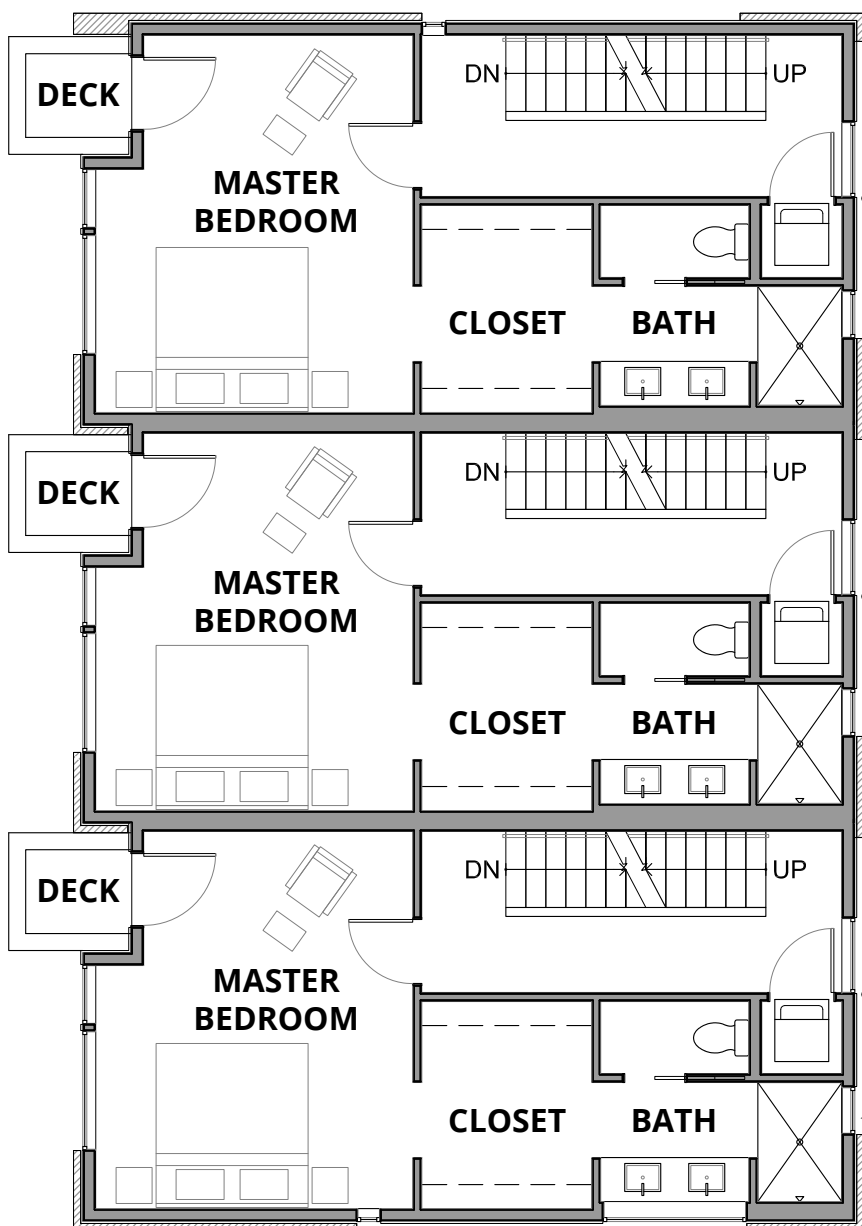
ALLEY

## LEVEL 2 FLOOR PLAN

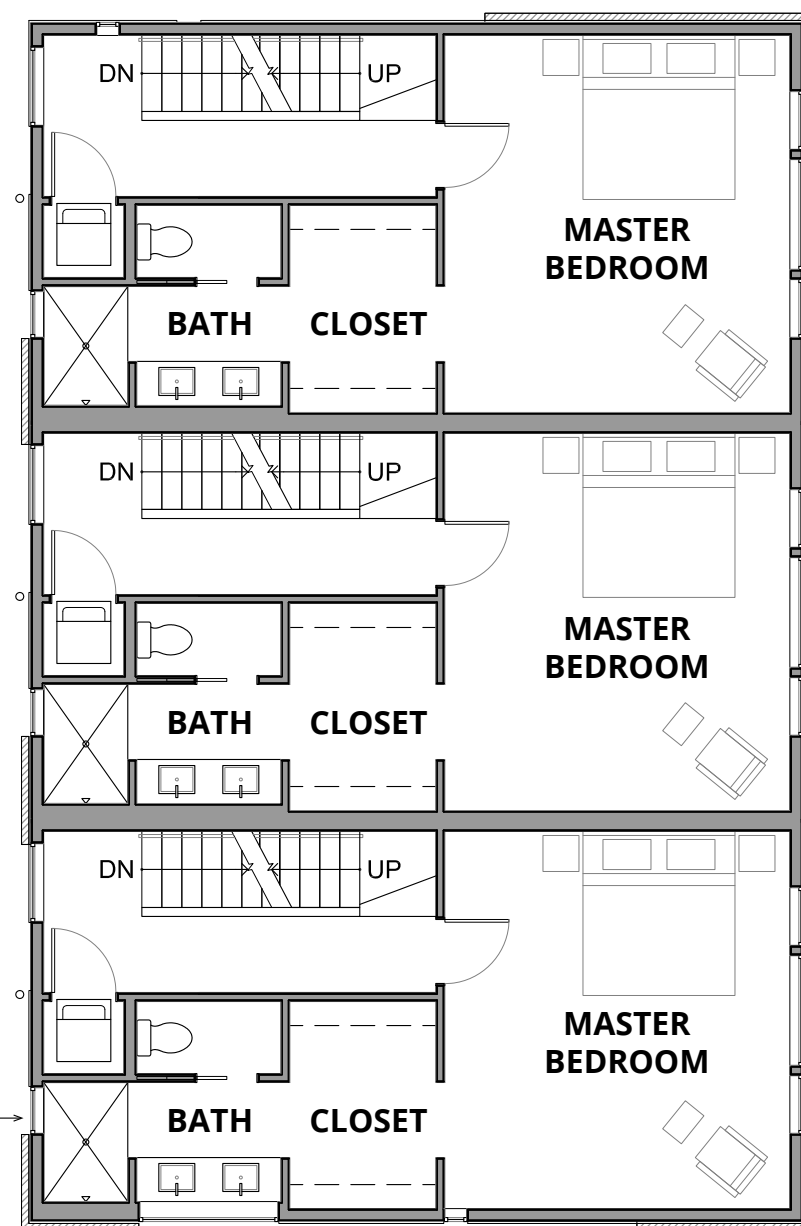
SCALE: 1/8" = 1'-0"



16TH AVE / SIDEWALK

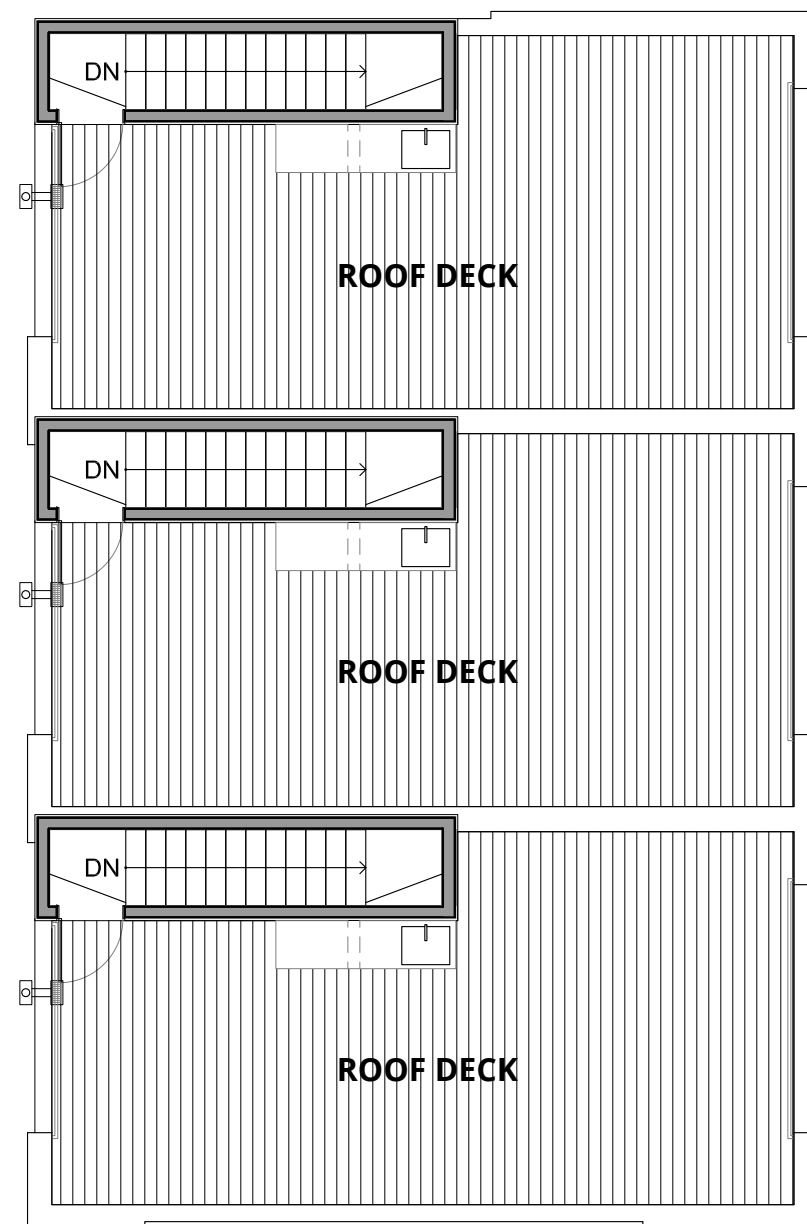
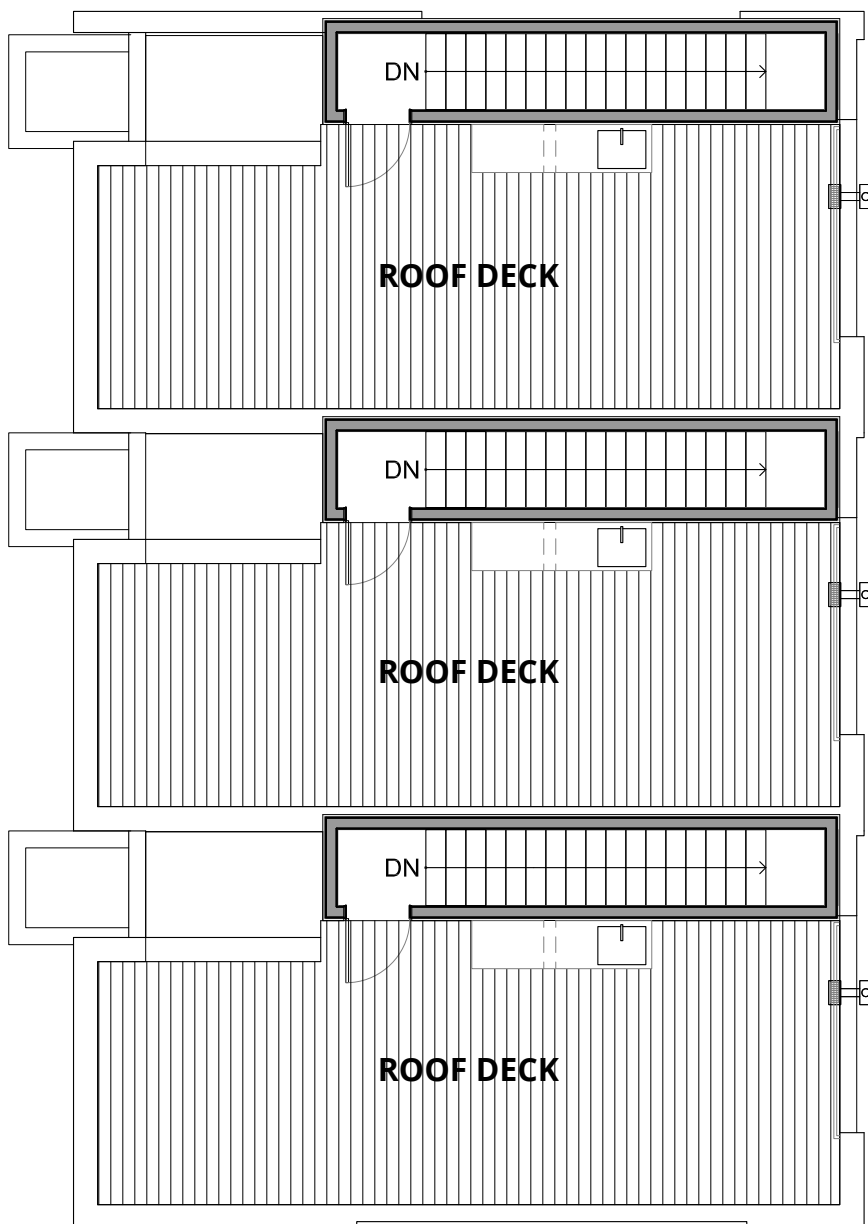


FROSTED GLASS, TYP



ALLEY

16TH AVE / SIDEWALK



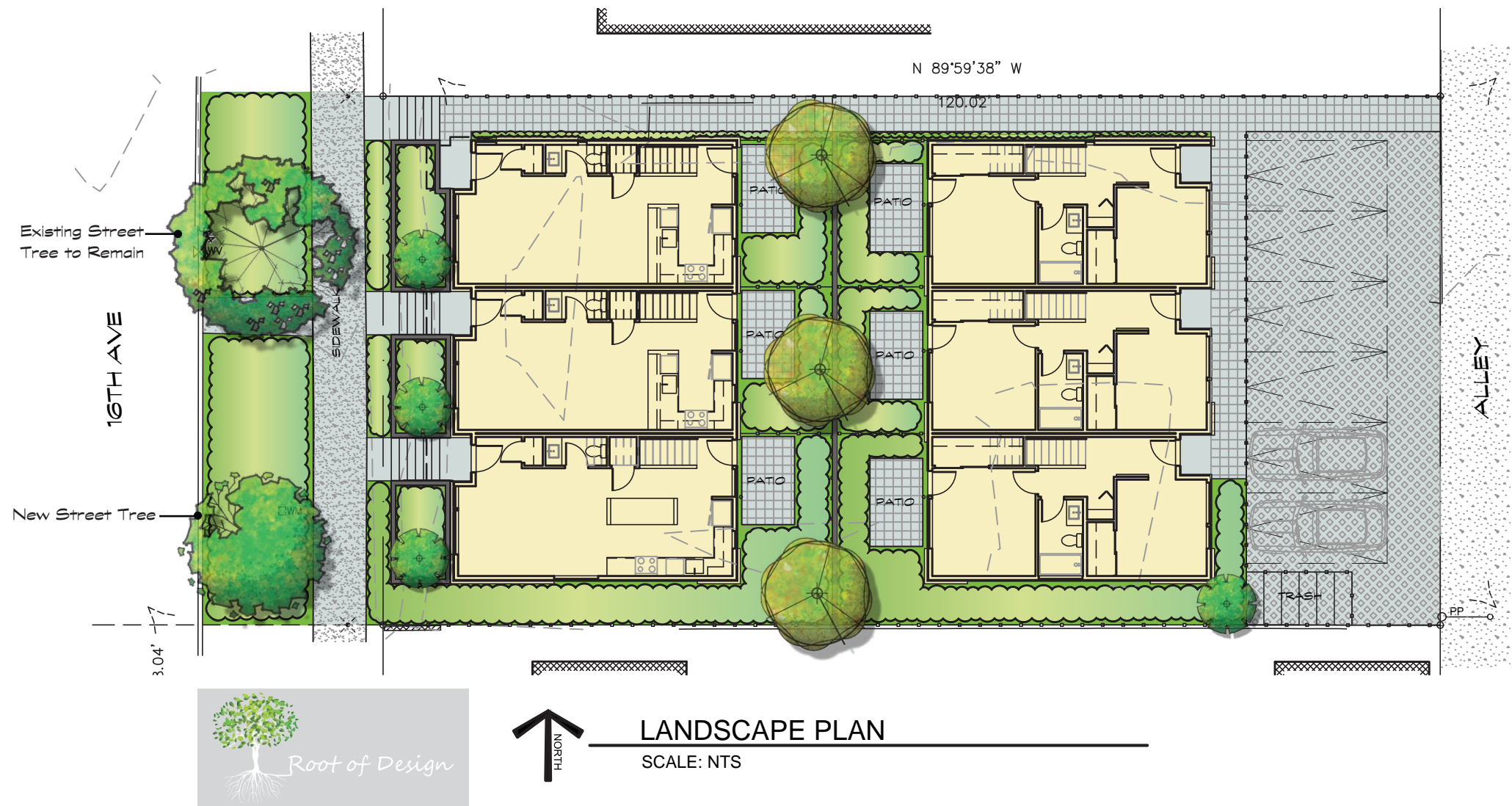
ALLEY

## LEVEL ROOF FLOOR PLAN

SCALE: 1/8" = 1'-0"



LANDSCAPE PLAN (N.T.S)



Green Factor Score Sheet			
Project title: 1114 16th Ave			
Parcel size (enter this value first)		enter sq ft of parcel	SCORE
7,203		2223	0.600
Landscape Elements**		Totals from GF worksheet	Factor Total
A Landscaped areas (select one of the following for each area)			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1 -
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 2223	0.6 1,333.8
3	Bioretention facilities	enter sq ft	1.0 -
B Plantings (credit for plants in landscaped areas from Section A)			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 2223	0.1 222
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 175 2100	0.3 630
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 6 450	0.3 135
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 1 150	0.3 45.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 0 0	0.4 -
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0 0	0.4 -
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 19 380	0.8 304.0
C Green roofs			
1	Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4 -
2	Over at least 4" of growth medium	enter sq ft 0	0.7 -
D Vegetated walls			
E Approved water features			
F Permeable paving			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2 -
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 1863	0.5 931.5
G Structural soil systems			
H Bonuses			
1	Drought-tolerant or native plant species	enter sq ft 2100	0.1 210.0
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2 -
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 1,115	0.1 112
4	Landscaping in food cultivation	enter sq ft 0	0.1 -
		sub-total of sq ft =	9,959
		Green Factor numerator =	4,322
* Do not count public rights-of-way in parcel size calculation.			
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)			



PLANTING SCHEDULE



**GROUND COVERS (LEFT TO RIGHT)**

- 1. Black Mondo
- 2. Red Blood Grass
- 3. Firefly Heather
- 4. Hybrid Epimedium



**SHRUBS AND PERENNIALS (LEFT TO RIGHT)**

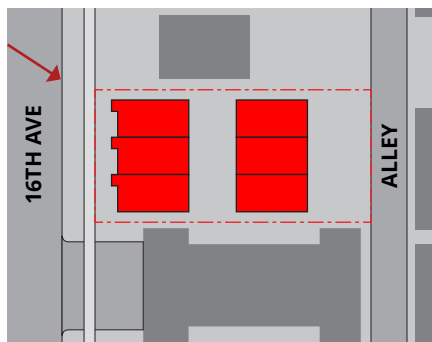
- 1. Orange Sedge
- 2. Little Bunny Fountain Grass
- 3. Maiden Grass
- 4. Mexican Feather Grass



**SHRUBS AND PERENNIALS (LEFT TO RIGHT)**

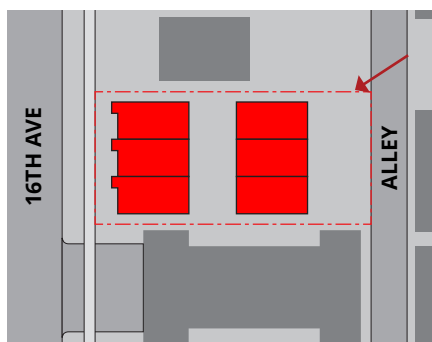
- 1. Blue Oat Grass
- 2. Japanese Painted Fern
- 3. Pyramidal European Hornbeam
- 4. Coral Bark Mapel



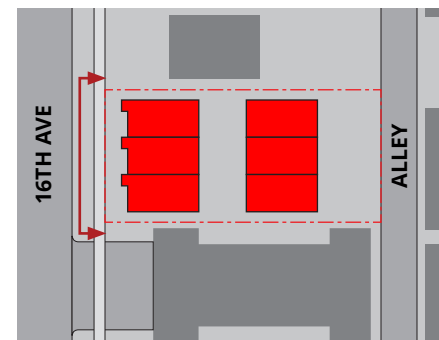


**VIEW FROM 16TH AVE**  
(STREET TREES NOT SHOWN FOR CLARITY)





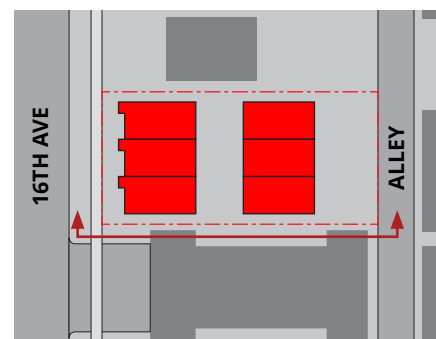
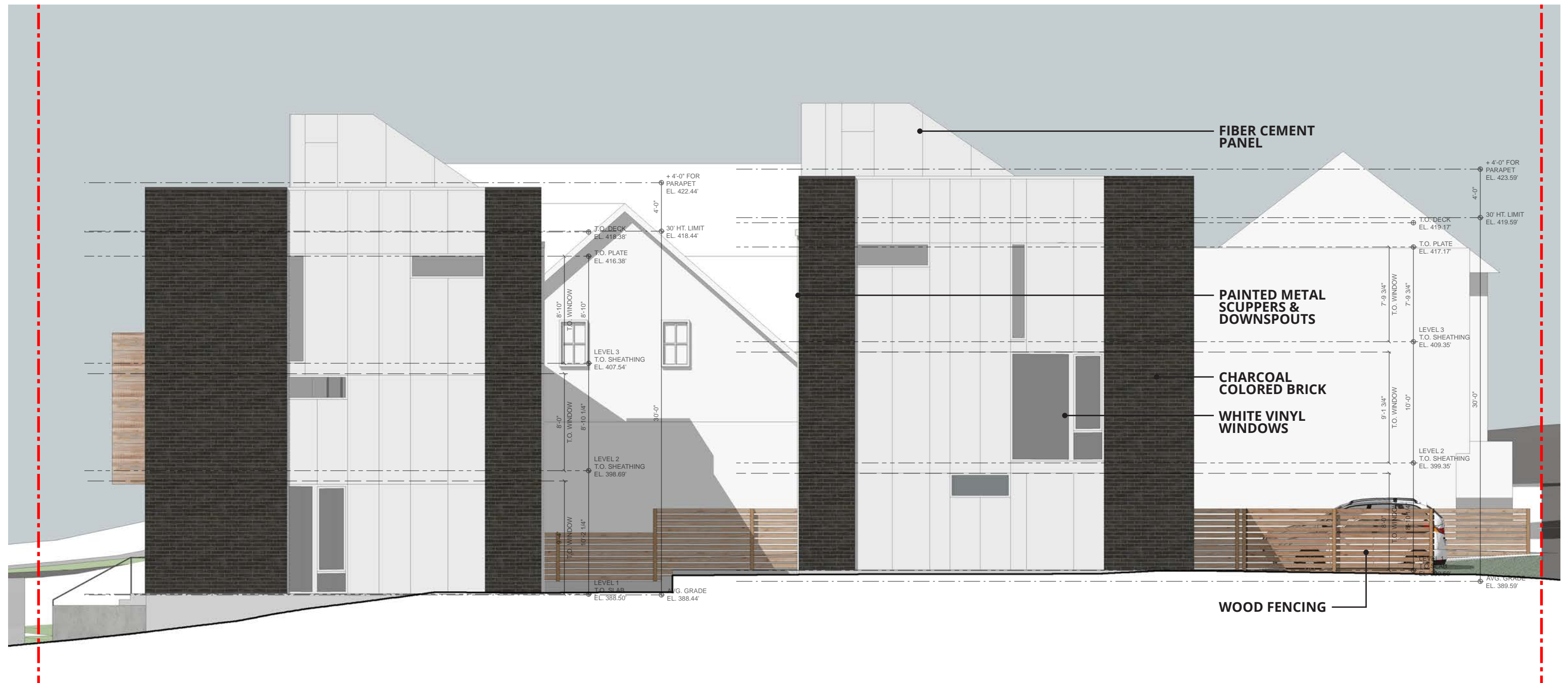
**VIEW FROM ALLEY**



SCALE: 1/8" = 1'-0"



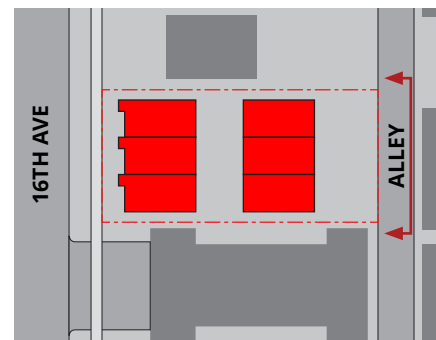




## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

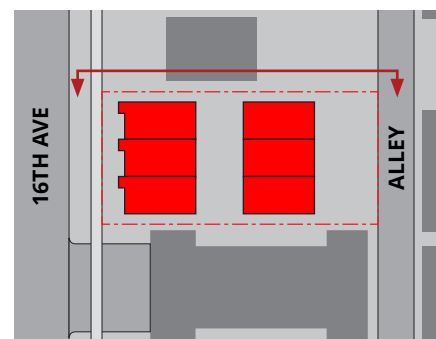
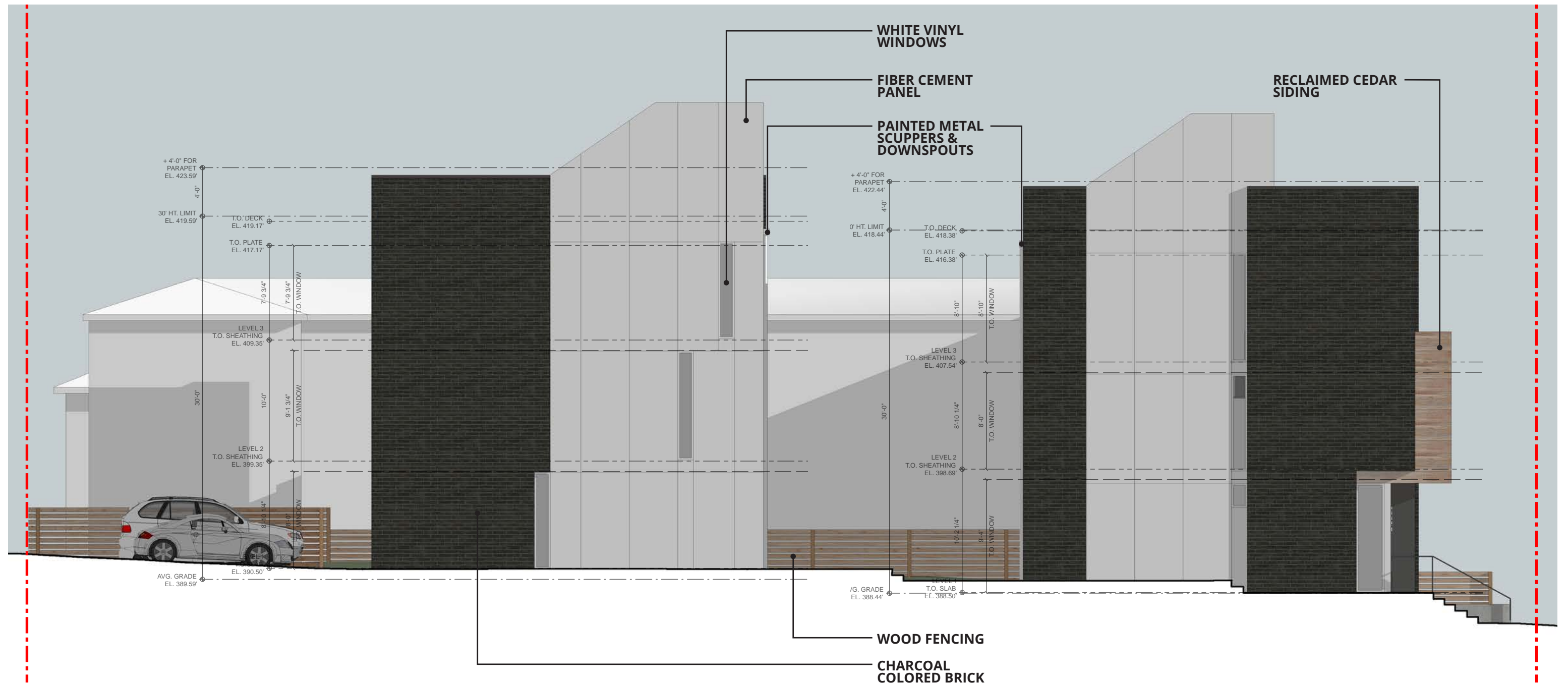




## EAST ELEVATION

SCALE: 1/8" = 1'-0"

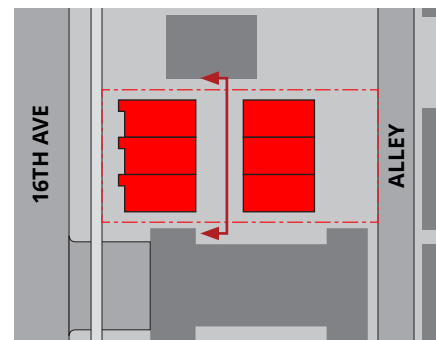




## NORTH ELEVATION

SCALE: 1/8" = 1'-0"



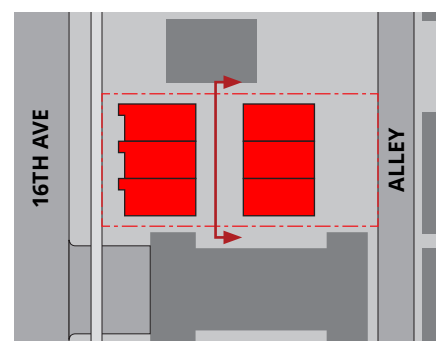


## INTERIOR WEST ELEVATION

SCALE: 1/8" = 1'-0"



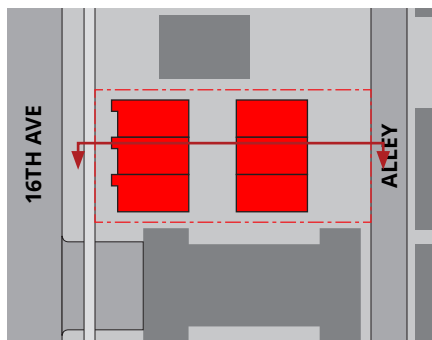
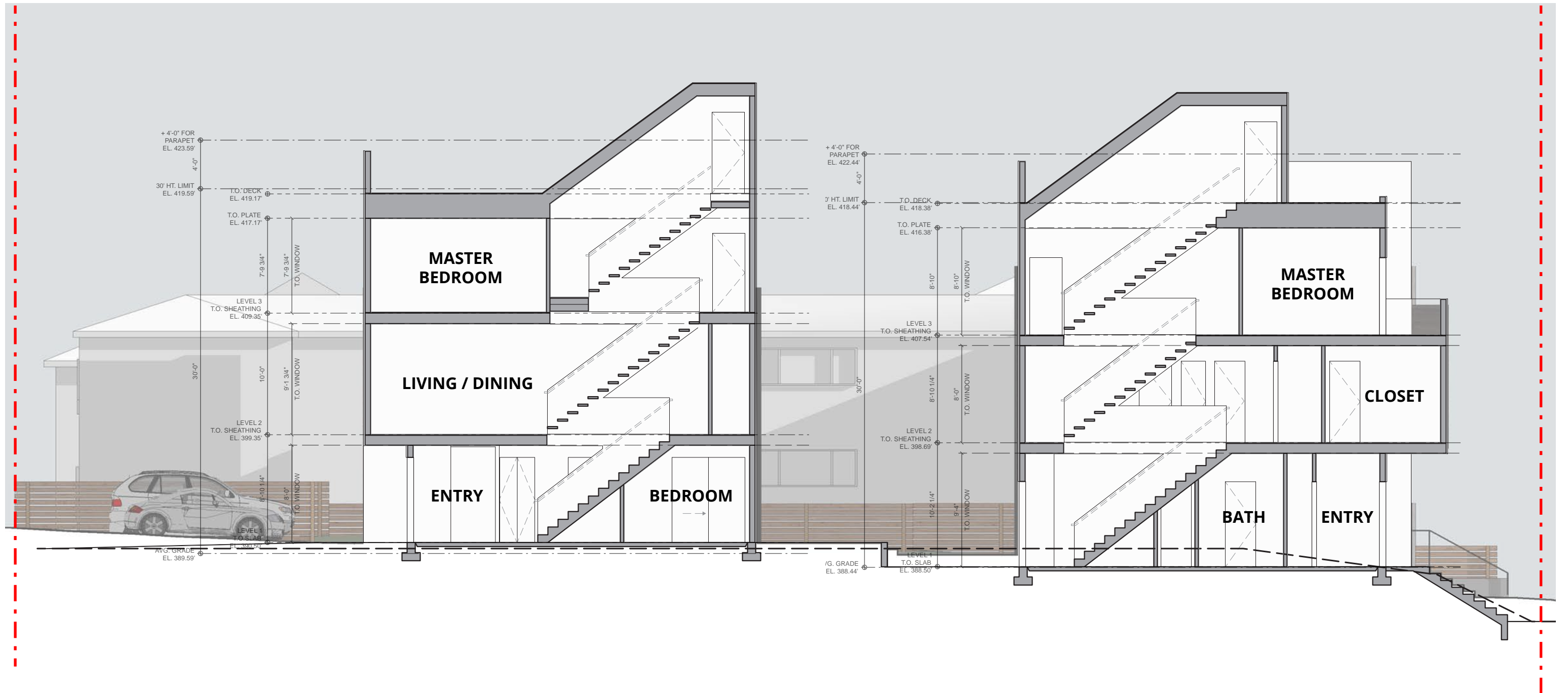




## INTERIOR EAST ELEVATION

SCALE: 1/8" = 1'-0"





## SECTION A

SCALE: 1/8" = 1'-0"





MATERIALS



VINYL WINDOWS



CHARCOAL COLORED BRICK, GREY MORTAR, 3.5" X 11.5"



RECLAIMED CEDAR SIDING



CONCRETE STEPS AND PLANTERS



METAL RAILING



PAINTED FIBER CEMENT PANEL



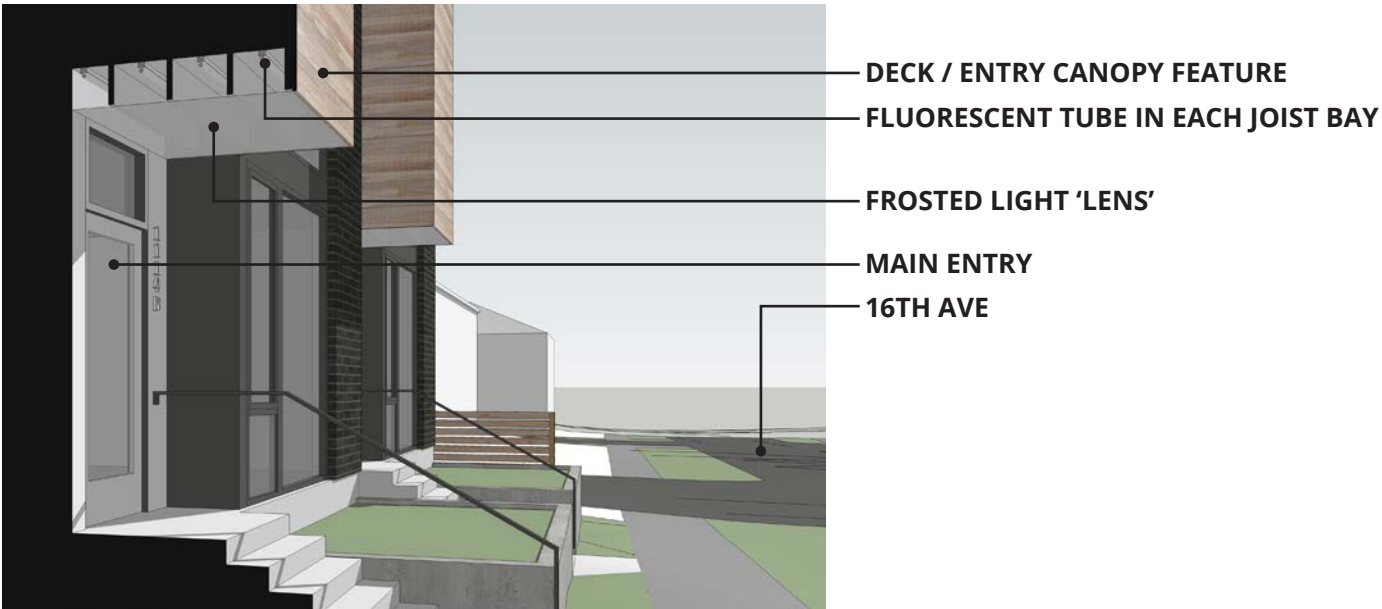
PRIORITY GUIDELINES

GUIDELINE	RESPONSE
<b>CONTEXT AND SITE</b> <b>CS1.B</b> Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.	The project is configured into two separate volumes which create ample exterior space and room for sunlight to penetrate the site. The two masses also create a courtyard area between them for amenity use. Sloped stair penthouses allows as much sunlight as possible to enter the site and surrounding parcels.
<b>CS2.B, C, D</b> Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.  Mid- block sites: Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.  Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties	In responsetothe grade change at the sidewalk along 16th Avenue, the design offers staircases and stoop entries which engage the street, yet define the boundary between public and private space. The units located along 16th Avenue have their kitchen, dining and living spaces located on the ground level in order to help activate the street and create a more urban character. A landscape buffer provides visual interest and screening while softening the building's edge along the street. The project has been designed as whole building taking into account all facades and composing them in an aesthetically pleasing way.
<b>CS3.A</b> In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.	16th Ave has a wide variety of architectural character, with a mixture of structures from varying time periods and styles. The proposed design reinforces the existing urban scale, as well as helps create a smooth transition to denser zoning potential. The project's use of high quality materials and carefully articulated massing help set a precedent for future development.



GUIDELINE	RESPONSE
<b>PUBLIC LIFE</b> <b>PL1.B, C / PL2.B, D</b> Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.  Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life.	The proposed design has pedestrian access through the site, from 16th Ave to the alley, with clear sightlines and signage throughout. Additionally, there will be no fencing along the right of way on 16th Ave to allow a landscape buffer and to further soften and enliven the building's edge along the street. The townhomes fronting 16th Ave have entry staircases and expansive window along that façade, allowing more eyes on the street and increased public safety.
<b>PL3.B</b> Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.	Stooped entries along 16th Ave help define the transition between public and private residential space. Landscaped planters help to soften this edge, as well as provide further screening.
Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk.	
<b>PL4.B</b> Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.	Bike parking is located at the east side of the site convenient to parking, and storage areas are ample within the townhome units themselves.

LIGHT BOX SECTION





**GUIDELINE**

**RESPONSE**

**DESIGN CONCEPT**

**DC1.A, C**

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

**DC2.A, B, C, D, E**

Use secondary architectural elements to reduce the perceived mass of larger projects.

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.

Incorporate architectural features, elements, and details that are of human scale into the building facades.

**DC3.A, B**

Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

**DC4.A, C, D**

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged. Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

The design has parking access from the alley, rather than 16th Ave. Landscaping and articulated public and private spaces will be provided at the street level. The units located along 16th Avenue have their kitchen, dining and living spaces located on the ground level.

Each individual townhome is articulated and expressed through various elements such as entry canopies, staircases, and modulated building massing with material changes. Facade elements are arranged in a pleasing composition of materials and scales, including glazed corners, entry recesses, and grouping of common components. All venting and downspouts will occur on courtyard, rather than street facades.

All open spaces have a function related to their adjacent interior space. Most importantly, the stoops/staircases along 16th Ave enter into the living areas of the street facing townhomes.

The building will be constructed using masonry, reclaimed cedar, cement board, and high quality colored vinyl windows. Material texture, grain, and orientation have been taken into careful consideration relative to the building’s massing, detailing, and weather resistance. Each surface, color, and texture have an intentional and well-arranged compositional relationship with adjacent surfaces, and create modulation in the building massing. Downcast lighting and landscaping will build on the building design’s strengths, and compliment its contemporary character through texture, color, and repetition.



ZONING STANDARDS
ZONING: LR3

MULTIFAMILY CODE SECTION	COMMENTS
23.45.504 Permitted and prohibited uses	Residential use permitted outright
23.45.510 Floor Area Ratio (FAR) limits Per Table A 23.45.510, FAR for townhouses in an LR3 zone outside an Urban Center/Village is 1.1 or 1.3 if the project meets the standards of subsection 23.45.510.C.	Project to be Built Green 4-Star so it is eligible for the higher FAR. Lot Area: 7,200 SF Max Building Area Allowed: 9,360 SF (7,200 X 1.3) Proposed: 9,329 SF
23.45.510.C C.1. The structure will meet green building performance standards by earning LEED Silver rating or a Built Green 4-star rating C.3-4 Parking in rear of lot	Proposed: Built Green 4-Star Parking area provided at the rear of the lot, next to alley.
23.45.512 Density Limits - Lowrise zones In Lowrise Zones, townhouses in LR3 zones are limited to 1 unit/1,600 sf of lot area or have no limit if they meet 23.45.510.C.	Proposed: 6 dwelling units. Project will apply the standards of subsection 23.45.510.C, which allow for unlimited density.
23.45.514 Structure Height In Low-rise Zones, townhouses in LR3 zone are limited to a building height of 30'	Compliant: the structure is conforming for height. See section for building base averages. Calculations are based on existing grade for each Triplex structure per DR 4-2012 Formula 1: Exterior Walls.
23.45.518 Setbacks and Separations In LR Zones, townhouses setbacks: Front: 5' min., 7' average Rear: 5' min., 7' average Side: 5' for facades less than 40' in length	Compliant: see site plan
23.45.522 Amenity Area A.1 The required amount of amenity area for rowhouse and townhouse developments in LR zones is equal to 25 percent of the lot area. A.2 A minimum of 50 percent of the required amenity area shall be provided at ground level A.4.a There is no minimum dimension for private amenity areas, except that if a private amenity area abuts a side lot line that is not a side street lot line, the minimum horizontal dimension measured from the side lot line is 10 feet.	Required: 7,200 x 0.25 = 1,800 SF 1,800 x 0.50 (ground level) = 900 SF Proposed: 3,914 SF (1,610 SF at ground level) AMENITY AREA DIAGRAM AND CALCULATIONS – See page 29. All Amenity Area calculated is private. No amenity area within 10 feet of a side lot line has been counted unless it has a minimum horizontal dimension of 10 feet.

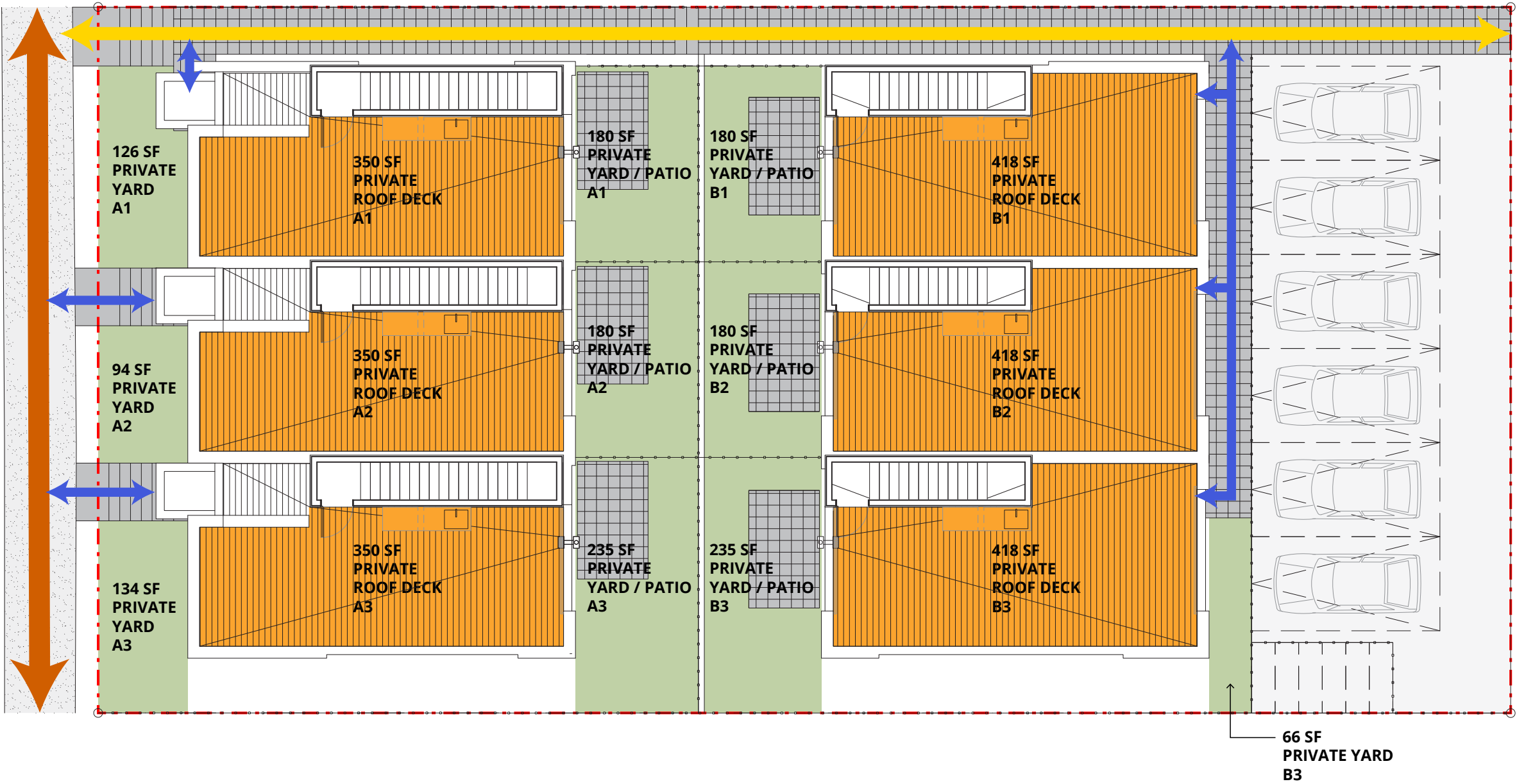
MULTIFAMILY CODE SECTION	COMMENTS
23.45.518 Setbacks and separations H.5.a Unenclosed porches or steps no higher than 4 feet above existing grade, or the grade at the street lot line closest to the porch may extend to within 4 feet of a street lot line	Compliant: entry stairs do not exceed 4'-0" in height within 4'-0" of lot line.
23.45.524 Landscaping A.1 Provide for the long-term health, viability, and coverage of plantings. A.2.a Landscaping that achieves a Green Factor score of 0.6 or greater is required for any lot with development containing more than one dwelling unit in Lowrise zones. B.1 Street trees are required if any type of development is proposed	Compliant: project to conform to landscape standards. Project meets Green Factor requirements. Street trees required in ROW per Bill Ames.
23.45.526 LEED, Built Green, and Evergreen Sustainable Development Standards A. Applicants for all new development gaining extra residential floor area, or seeking to qualify for the higher FAR shall make a commitment that the structure will meet green building performance standards.	Proposed: Project to meet Built Green 4-Star requirements. Seeking to qualify for the higher FAR limit in Table A for 23.45.510.
23.45.527 Structure width and facade length limits in LR zones The maximum structure width in LR3 zone, townhomes are limited to 120'. B.1 The maximum combined length of all portions of facades shall not exceed 65 percent of the length of that lot line.	Allowed: 120 LF x 0.65 = 78' max. Proposed: 32'-2" at building 'A' & 'B'
23.54.015 Required parking Parking for residential, 1 space per dwelling unit is required. Per Table E for 23.54.015 PARKING FOR BICYCLES D. RESIDENTIAL USES D.2 Multi-Family structures, 1 long term space per 4 units required, no short-term required.	Proposed: The project meets the minimum parking requirement of 6 stalls. The project meets the minimum bicycle parking requirements of 2 spaces.
23.54.040 Solid waste and recyclable materials storage and access A.1 Residential uses proposed to be located on separate platted lots, for which each dwelling unit will be billed separately for utilities, shall provide one storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet.	Proposed: The project provides the minimum storage area per unit requirement of 2 feet by 6 feet for all 6 units.



AMENITIES / CIRCULATION

Access to the units from 16th Ave and the alley will be through a paved path running East-West. The East Townhomes will be accessed from this path, while those located along 16th Ave will be accessed directly from the street.

- PUBLIC STREET CONNECTION
- PRIMARY PEDESTRIAN CIRCULATION
- PRIVATE ENTRY



AMENITY AREA

PER SMC 23.45.522

AMENITY AREA REQUIRED:

amenity area equal to 25% of lot area

LOT AREA	7,200
25%	1,800

50% of amenity area to be provided at grade

AMENITY AREA	1,800
50%	900

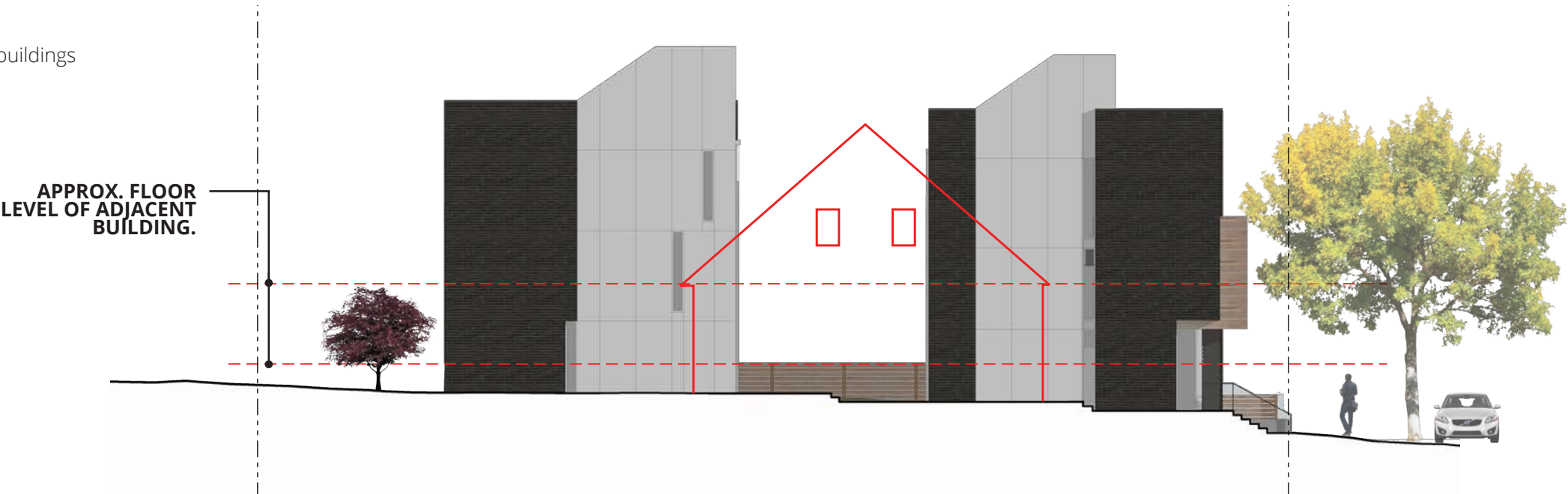
PRIVATE AMENITY PROVIDED:

UNIT	AT GRADE	ROOF DECK	TOTAL
A1	306	350	656
A2	274	350	624
A3	369	350	719
B1	180	418	598
B2	180	418	598
B3	301	418	719
TOTAL	1,610	2,304	3,914

PRIVACY DIAGRAM

Overlapping fenestration was minimized with adjacent buildings to maintain privacy.

- Proposed Fenestration
- Neighboring Fenestration



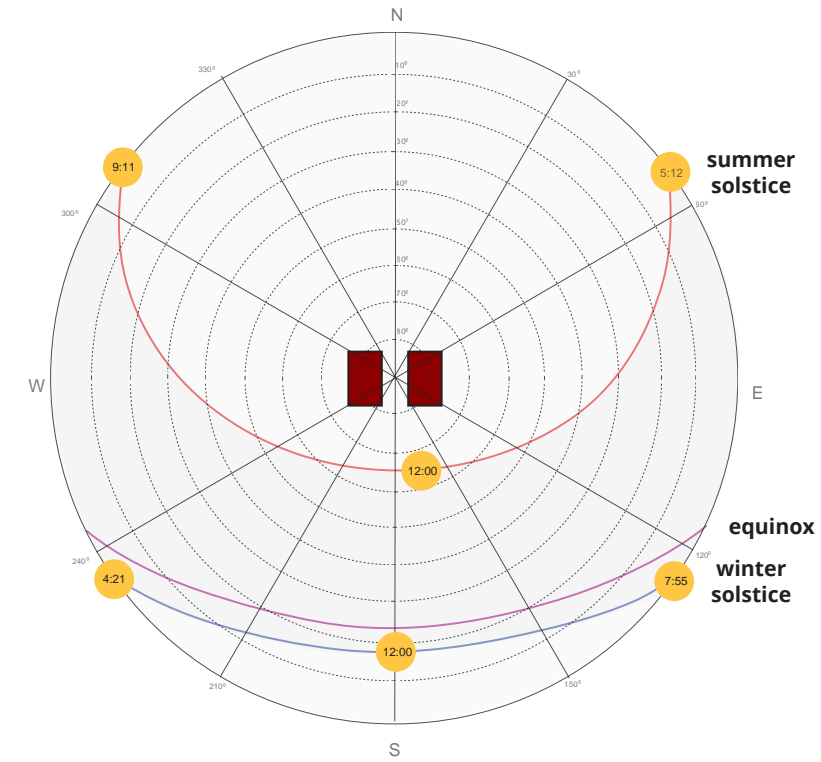
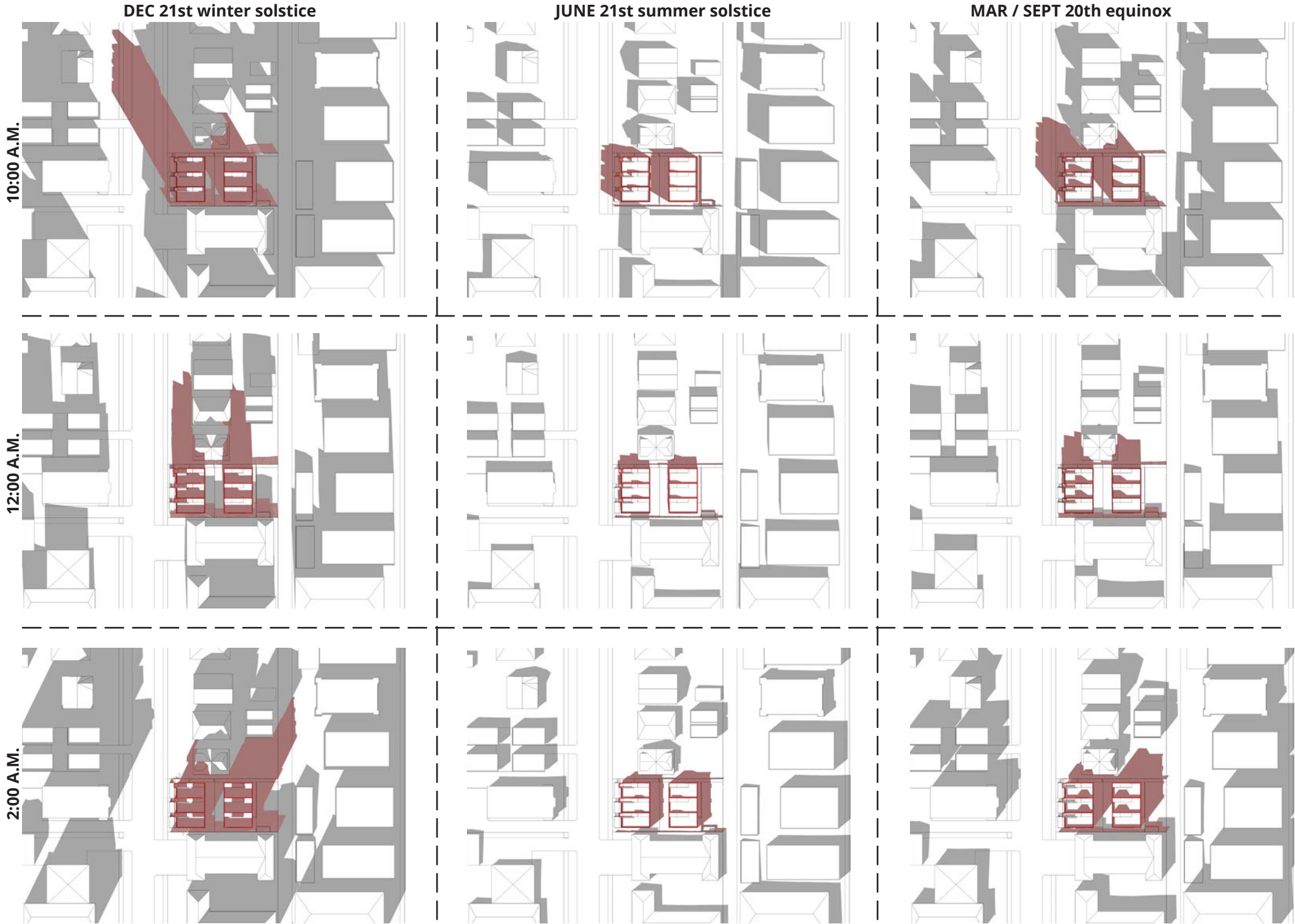
NORTH ELEVATION



SOUTH ELEVATION



SUN PATH / SHADOW STUDY







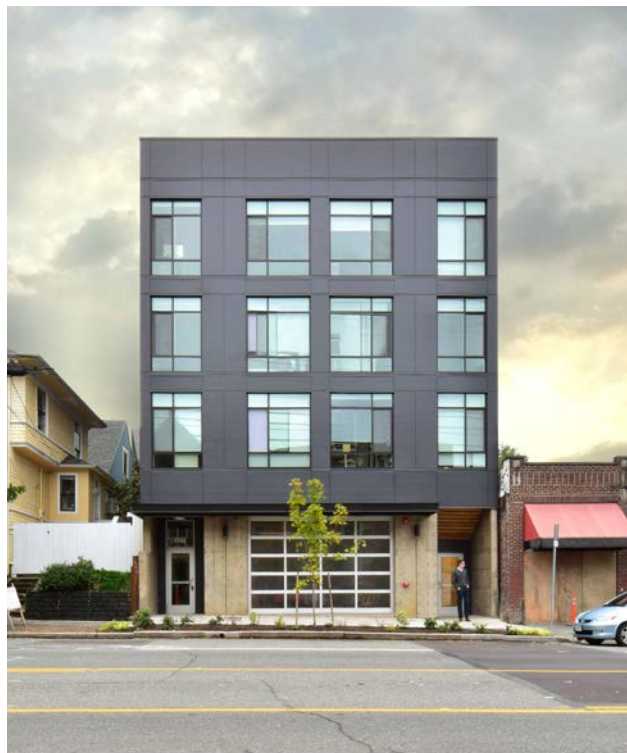
**A**



**B**



**C**



**D**



**E**



**F**

## RECENT WORK

- A** 1806 MULTIFAMILY  
1806 23RD AVE / SEATTLE, WA
- B** OREGON ST TOWNHOMES (PERMITTING)  
4107 SW OREGON ST / SEATTLE, WA
- C** BALLARD I  
2418 NW 58TH ST / SEATTLE, WA

- D** 1728 MIXED-USE  
1728 12TH AVE E / SEATTLE, WA
- E** 2429 TOWNHOMES  
2429 8TH AVE N / SEATTLE, WA
- F** ONEONE6  
116 13TH AVE E / SEATTLE, WA