



STREAMLINED DESIGN REVIEW APPLICATION

DPD # 3019683

112-116 16th Ave
Seattle, WA 98122

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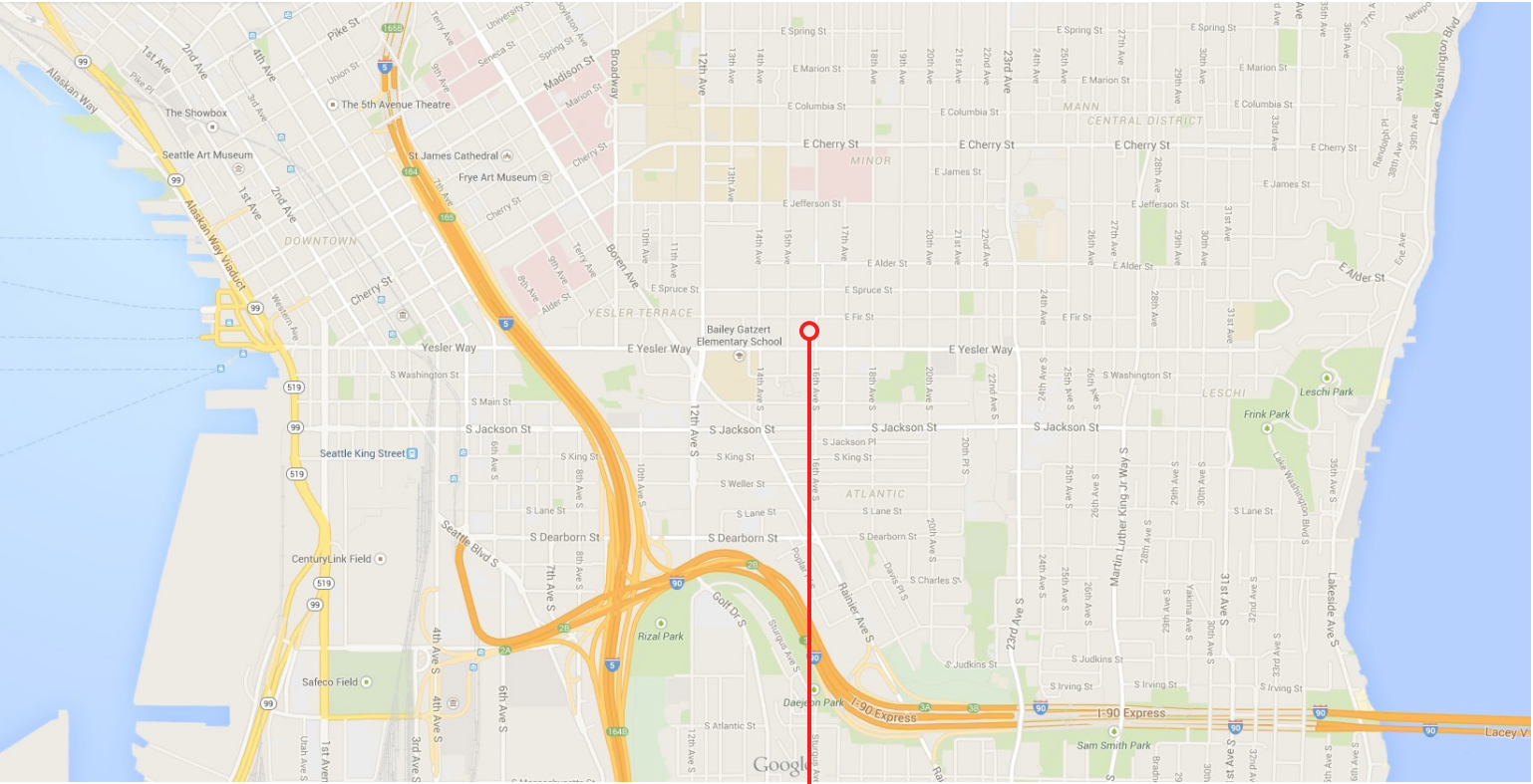
SDR

PROJECT NAME:
ISO 16TH AVE 7-UNIT



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VICINITY MAP

DEVELOPMENT OBJECTIVES

The project proposes the construction of seven (7) total units in two (2) 3-story buildings; one quad-plex townhouse building on the east lot, and one tri-plex rowhouse building on the west lot. The existing residences will be demolished and each new unit will each have a corresponding parking space in the central parking court. Between the buildings is communal space created for circulation, access, and parking. Overall, the project endeavors to promote urban density and support the thriving pedestrian-oriented activities while fitting into the current context of the Squire Park neighborhood.

NEIGHBORHOOD DEVELOPMENT

The project site is zoned LR3 and is located within the 23rd & Union-Jackson Urban Village. The project is located on two parcels: 112 & 116 16th Ave, in the neighborhood of Squire Park. Three blocks to the north is Seattle University; Harborview Medical Center is seven blocks to the west. Two blocks south of the site are several parks, including Wisteria Park and Pratt Park. Central downtown Seattle is to the west and is approximately a 10 minute drive, 30 minute walk, 15 minute bike ride, or a 20 minute bus ride. The immediate neighborhood is comprised of low-rise multi-family and single family development. Several new, modern developments (primarily townhouses and rowhouses) have been constructed within this block in the last several years. There are several small markets and restaurants within walking distance.

SITE LOCATION

112-116 16TH Ave
Seattle, WA 98122

PROJECT PROGRAM

Number of Residential Units: 7 units
Number of Parking Stalls: 7 parking stalls



ZONING

The project is located in an LR-3 zone. The neighborhood is a mix of single family and multi-family dwellings. Adjacent parcels to the project site are zoned LR-3, and this zone is bordered by an LR-2 zone to the north and northeast and an NC1-40 commercial zone to the south and southeast. This project is also located in the 23rd & Union Jackson Residential Urban Village overlay.

PROJECT BREAKDOWN

DPD Project #: 3019683

Related Project #'s: 6456369 (Proposed East lot) - 4 Townhouses
6456368 (Proposed West lot) - 3 Rowhouses
3019615 (LBA)

Project Address: 112-116 16th Ave
Seattle, WA 98122

APN: 982670-0660 (Ex. North lot)
982670-0655 (Ex. South Lot)

Legal Description:
Ex. North lot: YESLERS H L 1ST ADD S 1/2; PLAT BLOCK: 16, PLAT LOT: 3.
Ex. South lot: YESLERS H L 1ST ADD N 1/2 ; PLAT BLOCK: 16, PLAT LOT: 3.

Zone: LR-3
Subject Lot Sizes: 4,020 SF (East lot), 3,660 SF (West lot)
Use Type: R-2 (Multi-family)

FAR Calculations: SMC 23.45.510
East lot: 4,020 SF x 1.4 = 5,628 allowable FAR
East Unit FAR Analysis: 1,332.5 SF x 4 units = 5,330 SF FAR
Total FAR: 5,330 SF < 5,628 SF allowable

West lot: 3,660 SF x 1.4 = 5,124 allowable FAR
West Unit FAR Analysis: 1,414 SF x 3 units = 4,242 SF FAR
Total FAR: 4,242 SF < 5,124 SF allowable

Amenity Area: SMC 23.45.522
East lot: 25% of lot, or 4,020 SF x .25 = 1,005 SF
West lot: 25% of lot, or 3,660 SF x .25 = 915 SF

Setback Requirements: 23.45.518
Front 7'-0" avg, 5'-0" min
Side S 5'-0" (facades < 40')
Side N 5'-0" (facades < 40')
Rear 7'-0" avg, 5'-0" min

Residential Parking Requirements: 23.54.015 Table B, Use M
Required: Seven (7) spaces
Provided: Seven (7) spaces



SITE INFORMATION:

ZONING + PROJECT BREAKDOWN



PROJECT NAME:
ISO 16TH AVE 7-UNIT





STREET VIEW FROM 16TH AVE (LOOKING EAST)



STREET VIEW FROM 16TH AVE (LOOKING WEST)

CS2 Urban Pattern and Form

CS2-A Location in the City and Neighborhood

These 7 multi-family units will provide housing for a growing demographic that favors a smaller footprint and stronger connection to their urban environment. The blocks surrounding the project site are a vibrant mix of older single family homes and newer multi-family residences

CS2-D Height, Bulk and Scale

The size of the proposed buildings will compliment the single-family and multi-family homes nearby, ultimately enhancing the neighborhood with visual integration and by providing transitions between the mix of building scales. Building massing is refined and reduced through material changes, façade articulation and plantings.

PL1 Connectivity

PL1-B Walkways and Connections

The three rowhouse units each have a clearly marked pathway from the sidewalk to the front door. A shared, common entry to the parking area and access to the rear townhouse units will accompany a property address monument and will be located on either side of the entry to the site where it connects to the sidewalk alongside the rowhouse units.

PL2 Walkability

PL2-B Safety and Security

Two of the townhouse units and all of the rowhouse units will have clear views of the surface parking area providing natural surveillance of this common space. Landscape lighting will provide safe illumination levels during dark hours.

PL2-C Weather Protection

Entrances are covered, providing protection from the weather.

PL3 Street-Level Interaction

PL3-A Entries

The three rowhouse unit entries are clearly visible from the street edge. Unit entrances to the two street facing townhouse units are prominent and situated at the end of the site pathway, making them clearly identifiable from the street. The two units behind enter just on the other side of the front entrances at the side of the building, easily visible as one walks down the site path on the north or south edge of the property.

PL3-B Residential Edges

The design elements above, in addition to the side curb cut at the west lot promote a transition from the public realm (open space of central courtyard) to private realm (unit entries and parking area).

PL4 Active Transportation

PL4-A Entry Locations and Relationships

A 10' curb cut provides a standard width for cars, cyclists, and pedestrians entering and exiting the property. This main path of travel is complemented by a separate pedestrian access paths on the south edge of the site. The paths are distinguished by paved surface (tire path) and concrete pavers (pedestrian path).

DC1 Project Uses and Activities

DC1-A Arrangement of Interior Uses

Two of the townhouse units and all of the rowhouse units have views of the central courtyard. Each of the seven total units have an open view of downtown from their individual roof decks while affording privacy between units.

DC1-B Vehicular Access and Circulation

The central courtyard allows cars and pedestrians to safely share the space. Planters and opportunities for bicycle parking encourage people to pause and occupy the open space, while changes in the paving, in height and texture, will provide a means to slow traffic.

DC1-C Parking and Service Uses

Seven surface parking spaces occupy the central courtyard and adequate parking screening is provided.

DC2 Architectural Concept

DC2-B Architectural and Façade Composition

Through the use of color, materials, modulation, and window placement, all facades have been composed to provide visual interest on the exterior.

DC2-D Scale and Texture

Building overhangs, an architectural shroud element, and the entry level plinth that raises the upper building volume marks primary and secondary entrances, are clearly delineated through color and material changes, and reinforce the human scale.

DC3 Open Space Concept

DC3-C Design

The pass-through space at the center of the townhouse building and the appearance of the upper volume of both the townhouse and rowhouse buildings as being situated on a plinth provides human scale and interaction with the building and site amenities.

DC4 Exterior Elements and Finishes

DC4-B Signage

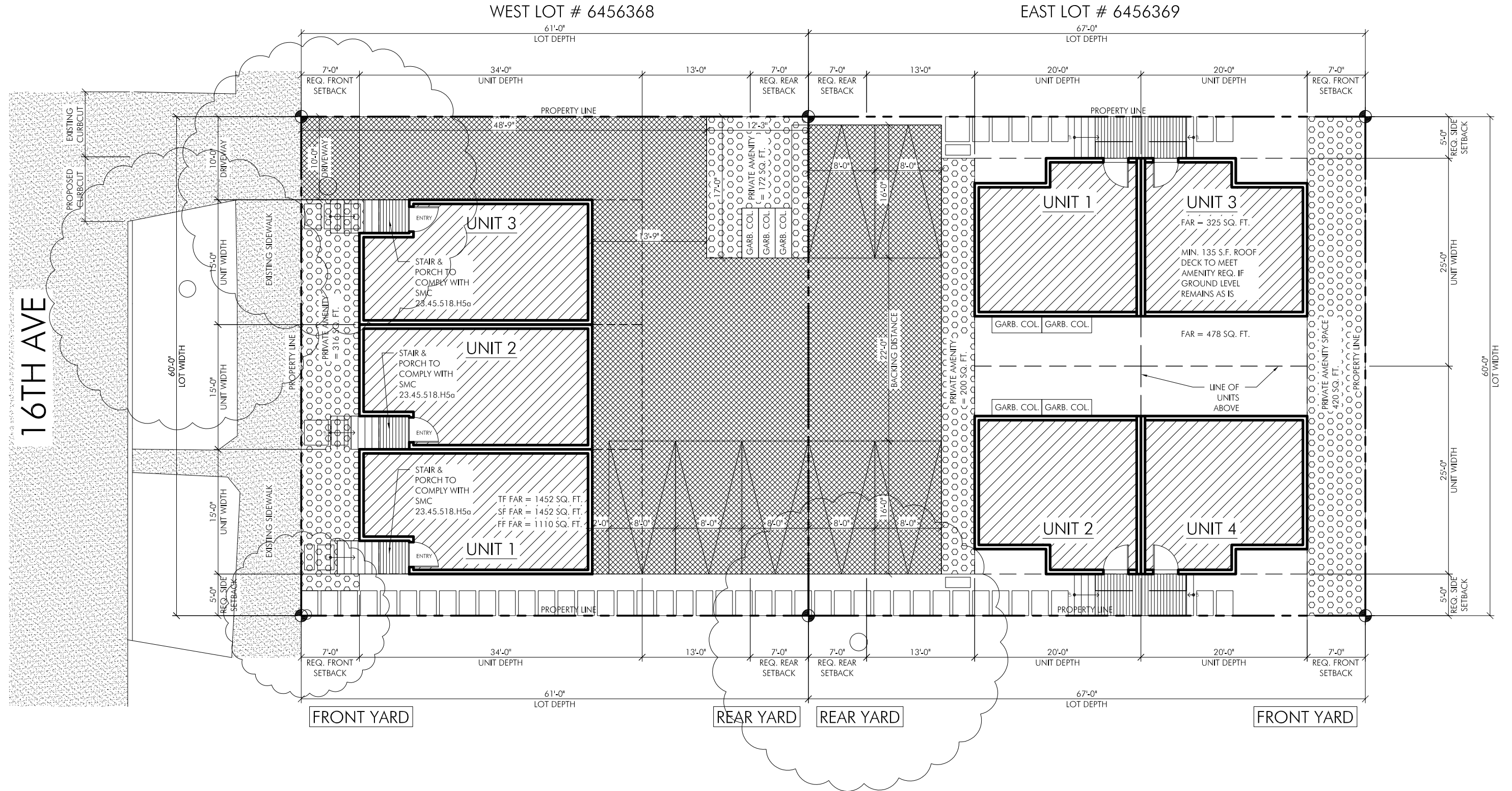
Each Unit will have a prominently displayed address.

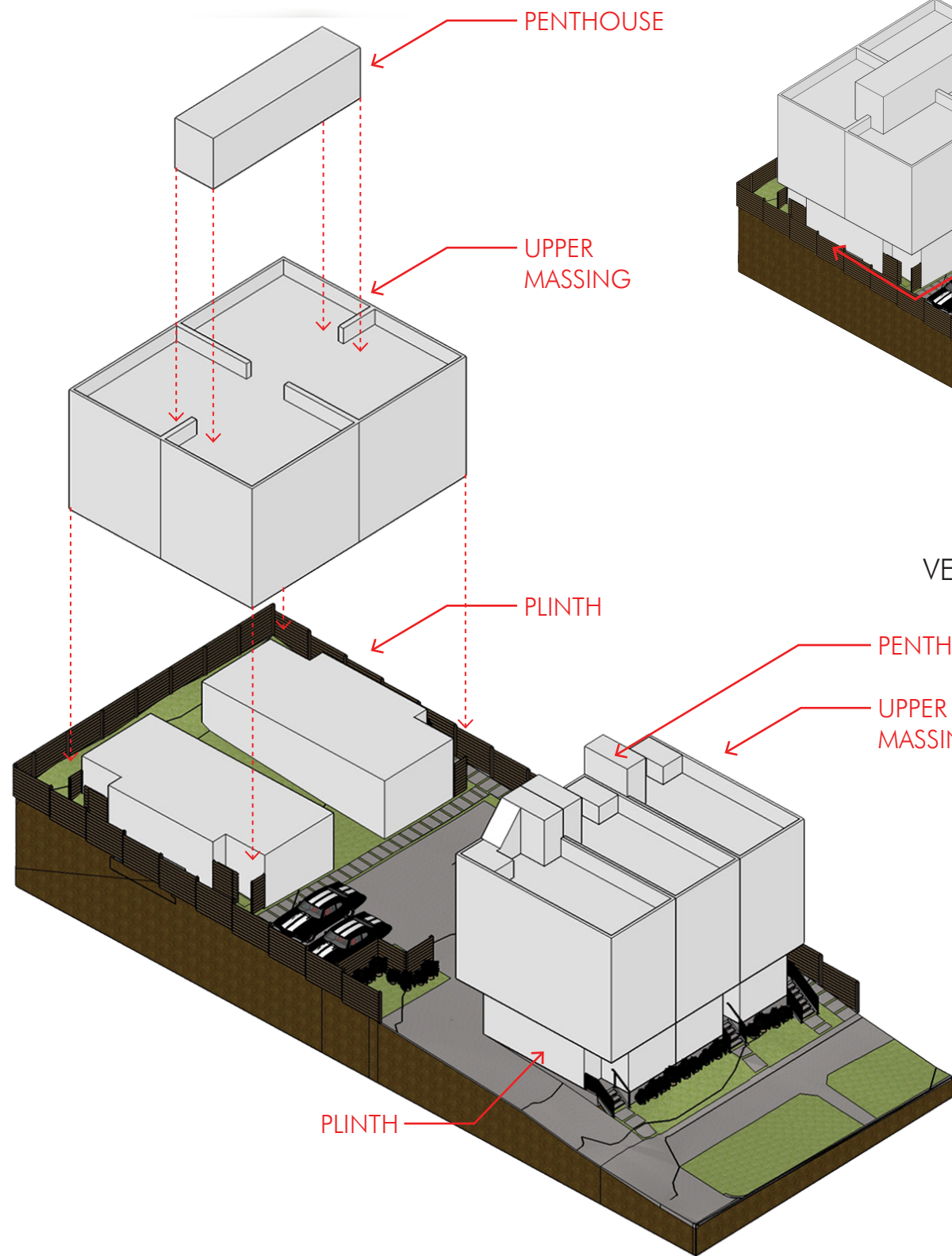
DC4-C Lighting

A thoughtful exterior lighting design will illuminate landscaping and shared seating, mark unit entries, and highlight the shared spaces at the central courtyard space.

DC4-D Tree, Landscape and Hardscape Materials

Shared open space will be reinforced through landscaping and hardscaping that provides opportunities for cars, pedestrians, bicyclists and plantings to interact safely by distinguishing between different paths of travel. Changes in material and textures will not only define these exterior spaces but also slow vehicular traffic.





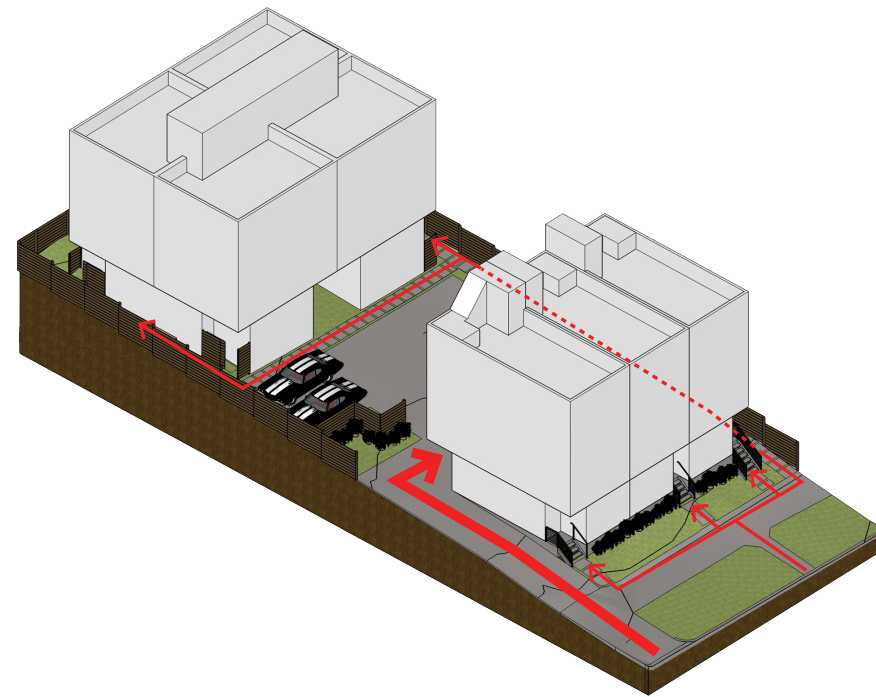
PLINTH

PLINTH

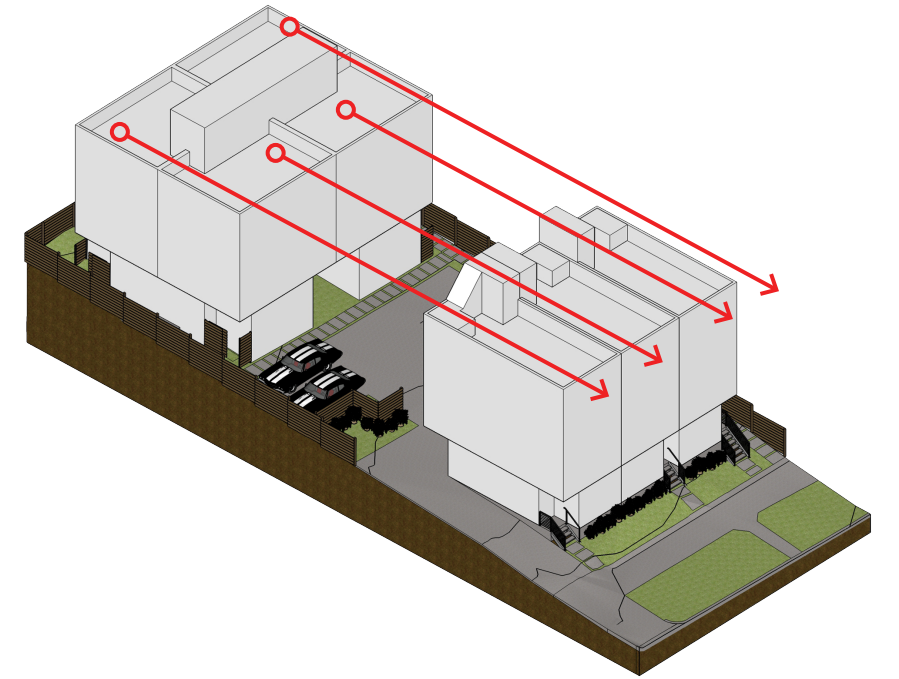
UPPER
MASSING

PENTHOUSE

MASSING CONCEPT



VEHICULAR & PEDESTRIAN ACCESS PATHS



MAINTAIN EQUAL VIEWS



MASSING IN CONTEXT



PUBLIC vs. PRIVATE SPHERES

Separation of public and private with use of parking screening, and planters. Windows in two townhouse units and in all three rowhouse units face the common courtyard and city views beyond

[RELEVANT DESIGN GUIDELINES – CS2, PL1, PL2, PL3, PL4, DC1, DC2, DC3]

TOPOGRAPHY CHANGE

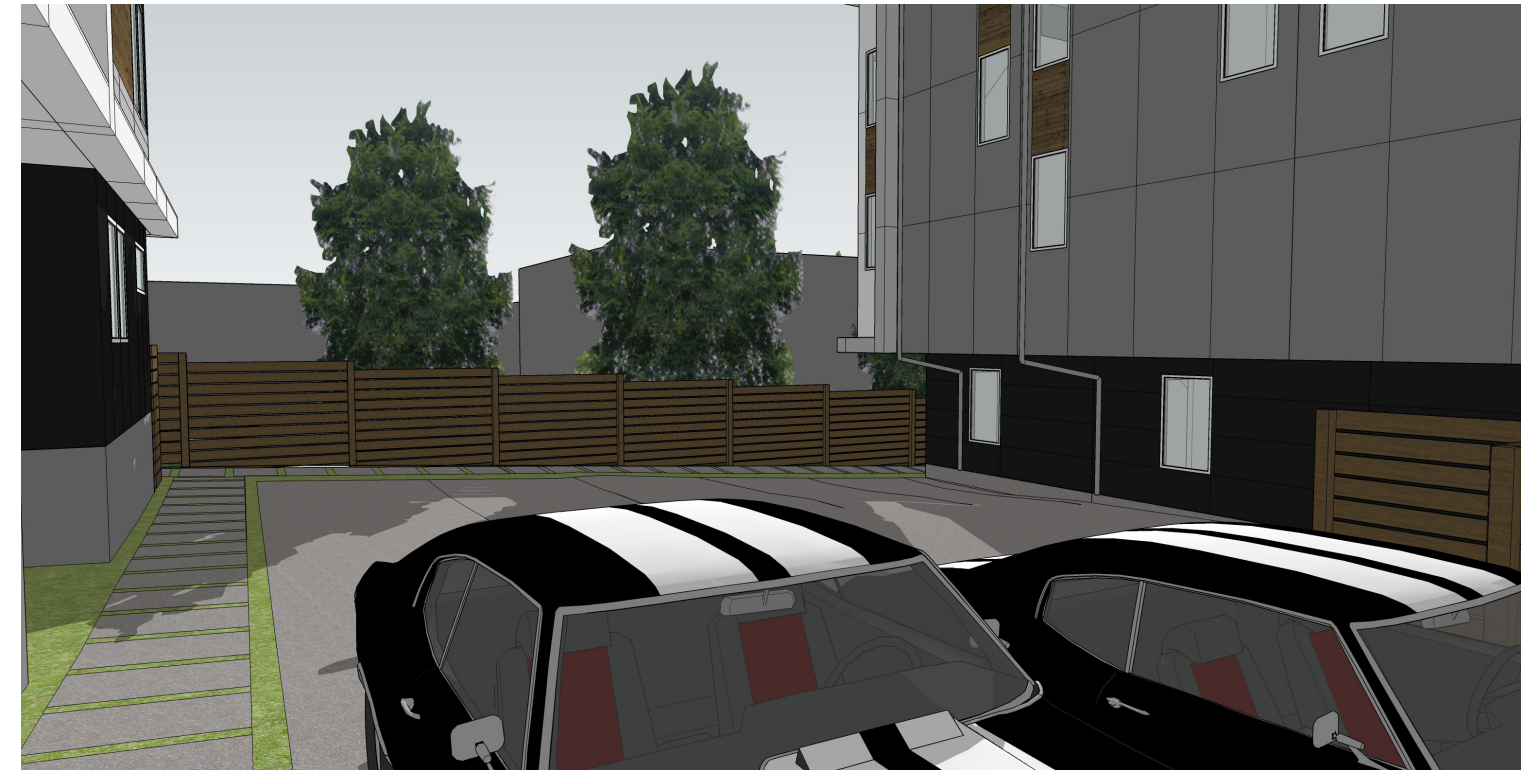
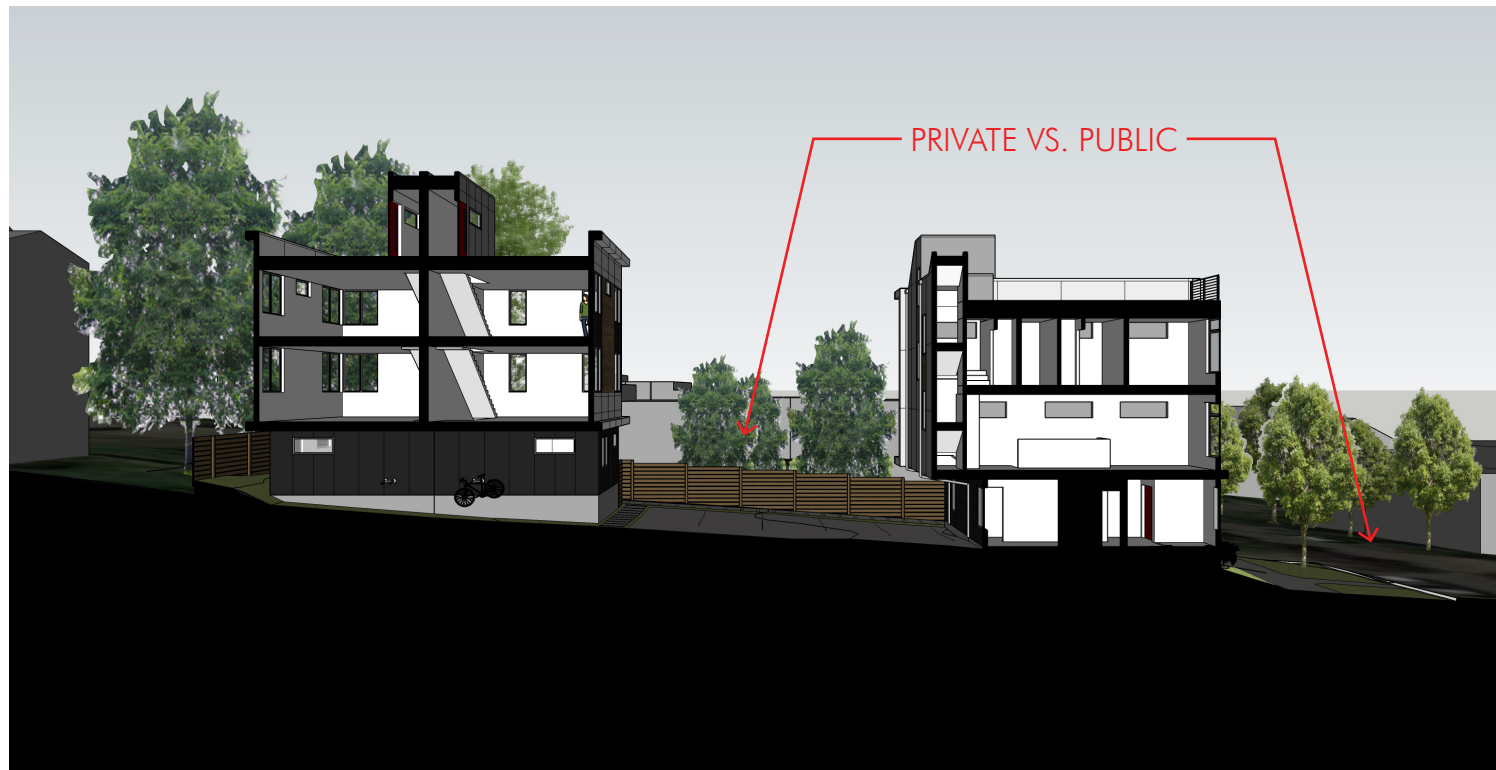
The 6'-0" step between the four townhouse units and the front three rowhouse units follows the existing topography of the site and helps create distinctive unit entrances, privacy at the roof decks, and breaks down the massing, bringing more relevance to the human scale while maintaining advantageous views of downtown.

[RELEVANT DESIGN GUIDELINE – CS2]

AMENITY SPACE

Amenity spaces are split between planting areas at ground level and roof decks above. The roof decks provide ample private amenity space while fostering community by allowing for interaction between neighbors of the same building.

[RELEVANT DESIGN GUIDELINES – PL1, PL2, PL3, DC1, DC2, DC3, DC4]





CS2-A Location in the City and Neighborhood

These 7 multi-family units will provide housing for a growing demographic that favors a smaller footprint and stronger connection to their urban environment. The blocks surrounding the project site are a vibrant mix of older single family homes and newer multi-family residences

CS2-D Height, Bulk and Scale

The size of the proposed buildings will compliment the single-family and multi-family homes nearby, ultimately enhancing the neighborhood with visual integration and by providing transitions between the mix of building scales. Building massing is refined and reduced through material changes, façade articulation and plantings.

RELATIONSHIP TO NEIGHBORS

The facades shown here are of those neighboring either side of the site. To the north of the site is an existing single family residence, to the south is a multifamily townhouse development. East of the site, bordering the rear yards of all aforementioned developments are low-rise multifamily developments. The proposed development respects the existing architecture by breaking down the monolithic volume into three main pieces: plinths, an upper story mass, and penthouses for roof deck access, thereby reducing the overall mass of the structure to make the project relatable to the human scale. Windows are utilized to provide adequate views from the development to the city and surrounding neighborhood while respecting the existing privacy of the neighbors. A new, six foot high privacy fence is proposed for the north, south, and east borders of the site, and at the mid-section of the drive aisle in order to satisfy the required parking screening.

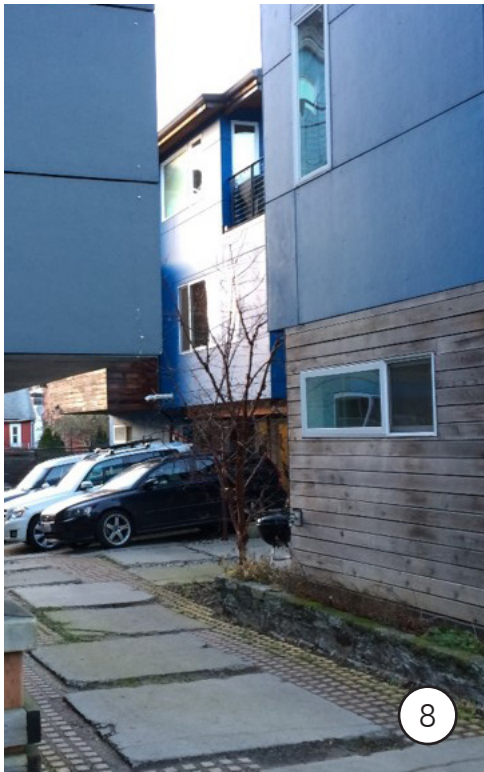
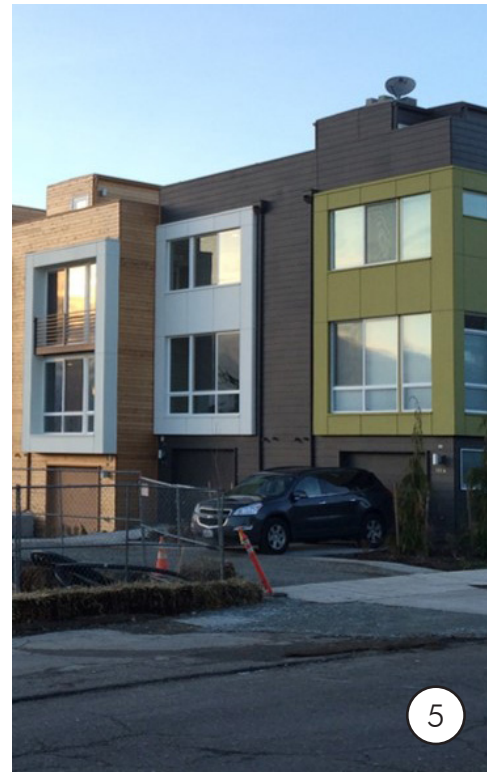
[RELEVANT DESIGN GUIDELINES – CS2, DC1]

ARCHITECTURAL CONTEXT:
RELATIONSHIP TO SURROUNDINGS



PROJECT NAME:
ISO 16TH AVE 7-UNIT

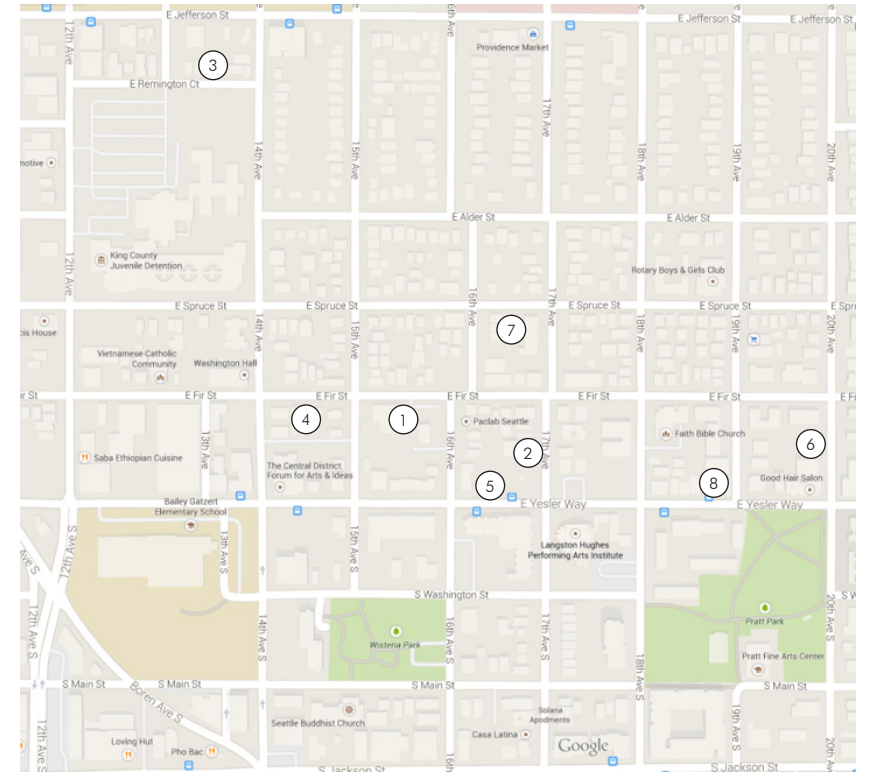




URBAN PATTERN AND FORM

The proposed buildings reinforce and respond to recent developments in the neighborhood that are modern and sustainable at their core, while being open towards and respectful of the existing context.

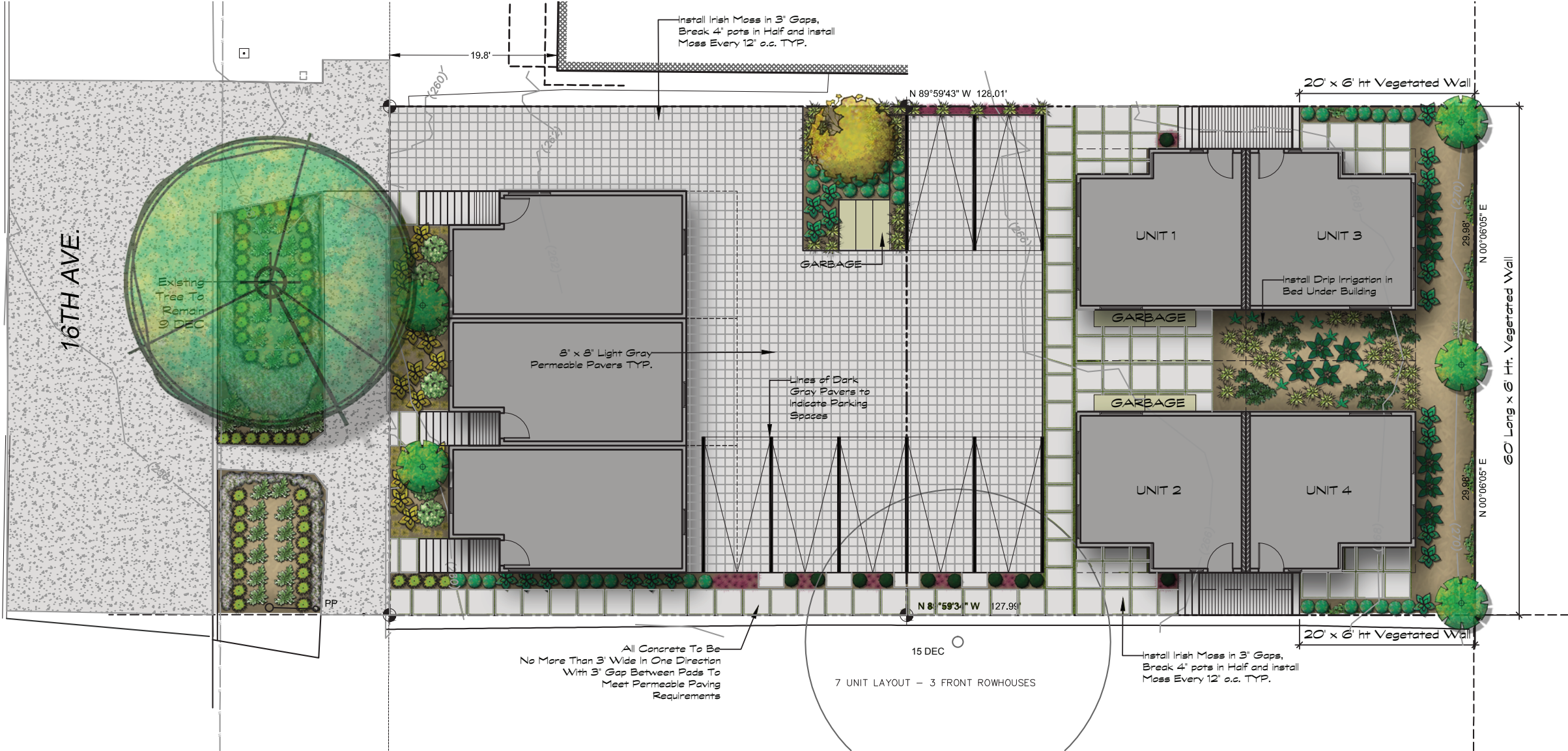
[RELEVANT DESIGN GUIDELINE – CS2, CS3]



PROJECT NAME:
ISO 16TH AVE 7-UNIT



ARCHITECTURAL CONTEXT:
URBAN FABRIC



PLANT SCHEDULE			
BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Tree	15' cal.	GBL Tree
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2' Cal.	Specimen Tree
SHRUBS & PERENNIALS			
Blechnum spicant	Deer Fern	1 Gal.	(DT, N)
Acorus gramineus 'Ogon'	Golden Variegated Sweetflag	1 Gal.	(DT)
Leucocoe 'Rainbow'	Rainbow Drooping Fetterbush	5 Gal.	(DT)
Euonymus japonicus 'Green Spire'	Green Spire Euonymus	2'-24' Ht.	(DT)
Carex oshimensis 'EverColor Everild'	EverColor Everillo Sedge	1 Gal.	(DT)
Ilex crenata 'Sky Sentry' or 'Sky Pencil'	Sky Sentry or Sky Pencil Japanese Holly	24'-36' Ht.	(DT)
Viburnum plicatum tomentosum 'Mariesii'	Doublefile Viburnum	5 Gal.	(DT)
Nandina 'Harbor Dwarf'	Harbor Dwarf Heavenly Bamboo	5 Gal.	(DT)
Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	4' Pots	(DT)
Sarcococca ruscifolia	Fragrant Sweetbox	2 Gal.	(DT)
Mahonia aquifolium 'Compacta'	Compact Oregon Grape	3 Gal.	(DT, N)
Cornus alba 'Bergansind'	Variegated Red Twig Dogwood	5 Gal.	(DT, N)
Mahonia repens	Creeping Oregon Grape	1 Gal.	(DT, N)
Hakonechloa macro 'All Gold'	All Gold Japanese Forest Grass	1 Gal.	(DT)
GROUNDCOVERS			
Sagina subulata	Irish Moss	4' Pots, 12' ac	(DT)
Ajuga reptans 'Bronze Beauty'	Bronze Beauty Carpet Bugle	4' Pots, 15' ac	(DT)
VINES			
Hydrangea ar. petaloides 'Miranda'	Variegated Climbing Hydrangea	1 Gal.	(DT)

DC4-D Tree, Landscape and Hardscape Materials

Shared open space will be reinforced through landscaping and hardscaping that provides opportunities for cars, pedestrians, bicyclists and plantings to interact safely by distinguishing between different paths of travel. Changes in material and textures will not only define these exterior spaces but also slow vehicular traffic.

PL1-B Walkways and Connections

The three rowhouse units each have a clearly marked pathway from the sidewalk to the front door. A shared, common entry to the parking area and access to the rear townhouse units will accompany a property address monument and will be located on either side of the entry to the site where it connects to the sidewalk alongside the rowhouse units.

ARCHITECTURAL CONTEXT:
LANDSCAPE PLAN



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SDR

PROJECT RENDERINGS:
OVERALL SITE AERIAL

PL4-A Entry Locations and Relationships

A 10' curb cut provides a standard width for cars, cyclists, and pedestrians entering and exiting the property. This main path of travel is complemented by a separate pedestrian access paths on the south edge of the site. The paths are distinguished by paved surface (tire path) and concrete pavers (pedestrian path).



PL3-A Entries

The three rowhouse unit entries are clearly visible from the street-edge. Unit entrances to the two street facing townhouse units are prominent and situated at the end of the site pathway, making them clearly identifiable from the street. The two units behind enter just on the other side of the front entrances at the side of the building, easily visible as one walks down the site path on the north or south edge of the property.

PL3-B Residential Edges

The design elements above, in addition to the side curb cut at the west lot promote a transition from the public realm (open space of central courtyard) to private realm (unit entries and parking area).

DC1-B Vehicular Access and Circulation

The central courtyard allows cars and pedestrians to safely share the space. Planters and opportunities for bicycle parking encourage people to pause and occupy the open space, while changes in the paving, in height and texture, will provide a means to slow traffic.

DC1-C Parking and Service Uses

Seven surface parking spaces occupy the central courtyard and adequate parking screening is provided.

PROJECT RENDERINGS:
SIDE AERIAL VIEW



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DC3-C Design

The pass-through space at the center of the townhouse building and the appearance of the upper volume of both the townhouse and rowhouse buildings as being situated on a plinth provides human scale and interaction with the building and site amenities.

DC2-B Architectural and Façade Composition

Through the use of color, materials, modulation, and window placement, all facades have been composed to provide visual interest on the exterior.

DC2-D Scale and Texture

Building overhangs, an architectural shroud element, and the entry level plinth that raises the upper building volume marks primary and secondary entrances, are clearly delineated through color and material changes, and reinforce the human scale.



PROJECT NAME:
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PROJECT RENDERINGS:
VIEW FROM PARKING AREA



DC1-A Arrangement of Interior Uses

Two of the townhouse units and all of the rowhouse units have views of the central courtyard. Each of the seven total units have an open view of downtown from their individual roof decks while affording privacy between units.

PL2-B Safety and Security

Two of the townhouse units and all of the rowhouse units will have clear views of the surface parking area providing natural surveillance of this common space. Landscape lighting will provide safe illumination levels during dark hours.

PL2-C Weather Protection

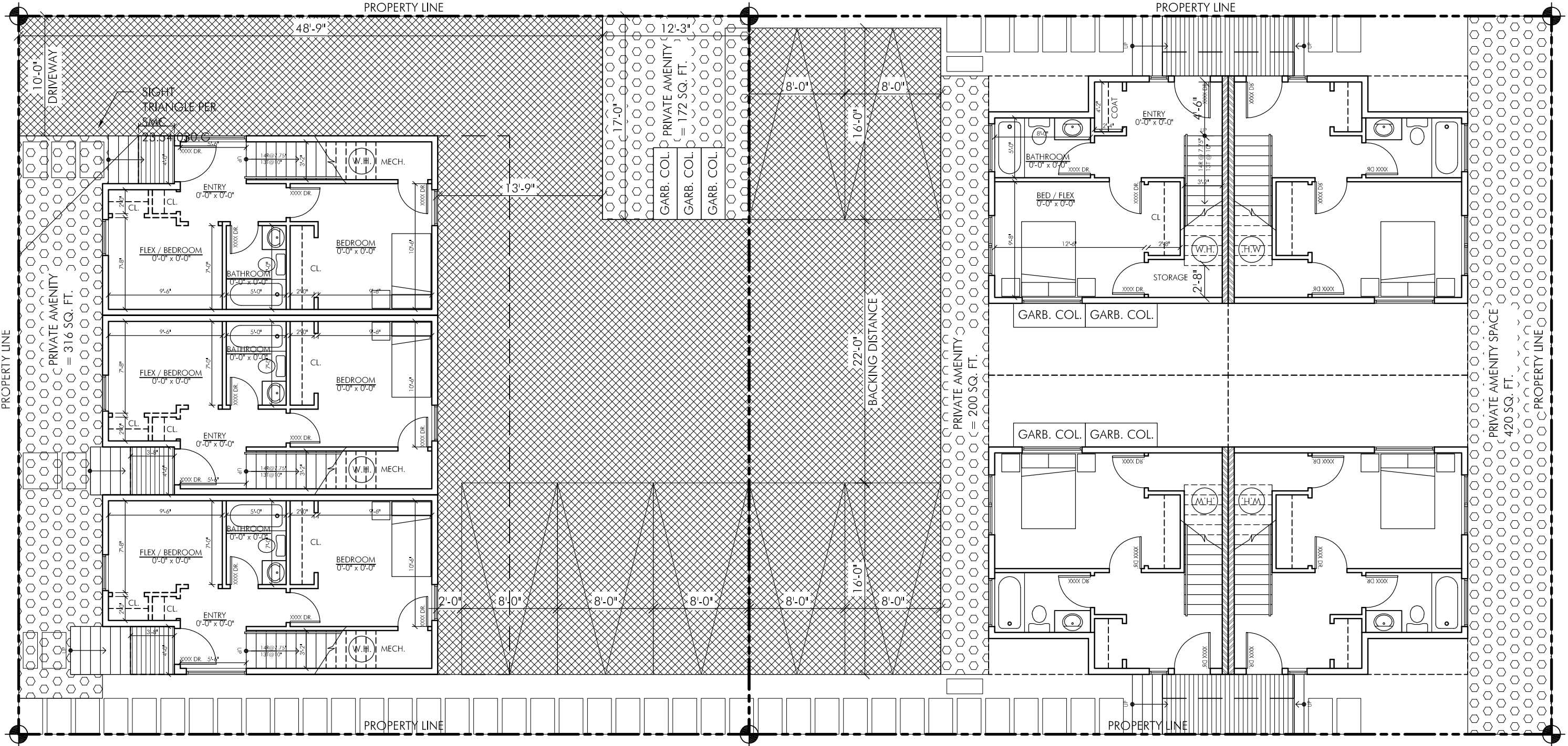
Entrances are covered, providing protection from the weather.

PROJECT RENDERINGS:
VIEW TOWARDS SIDE ENTRY



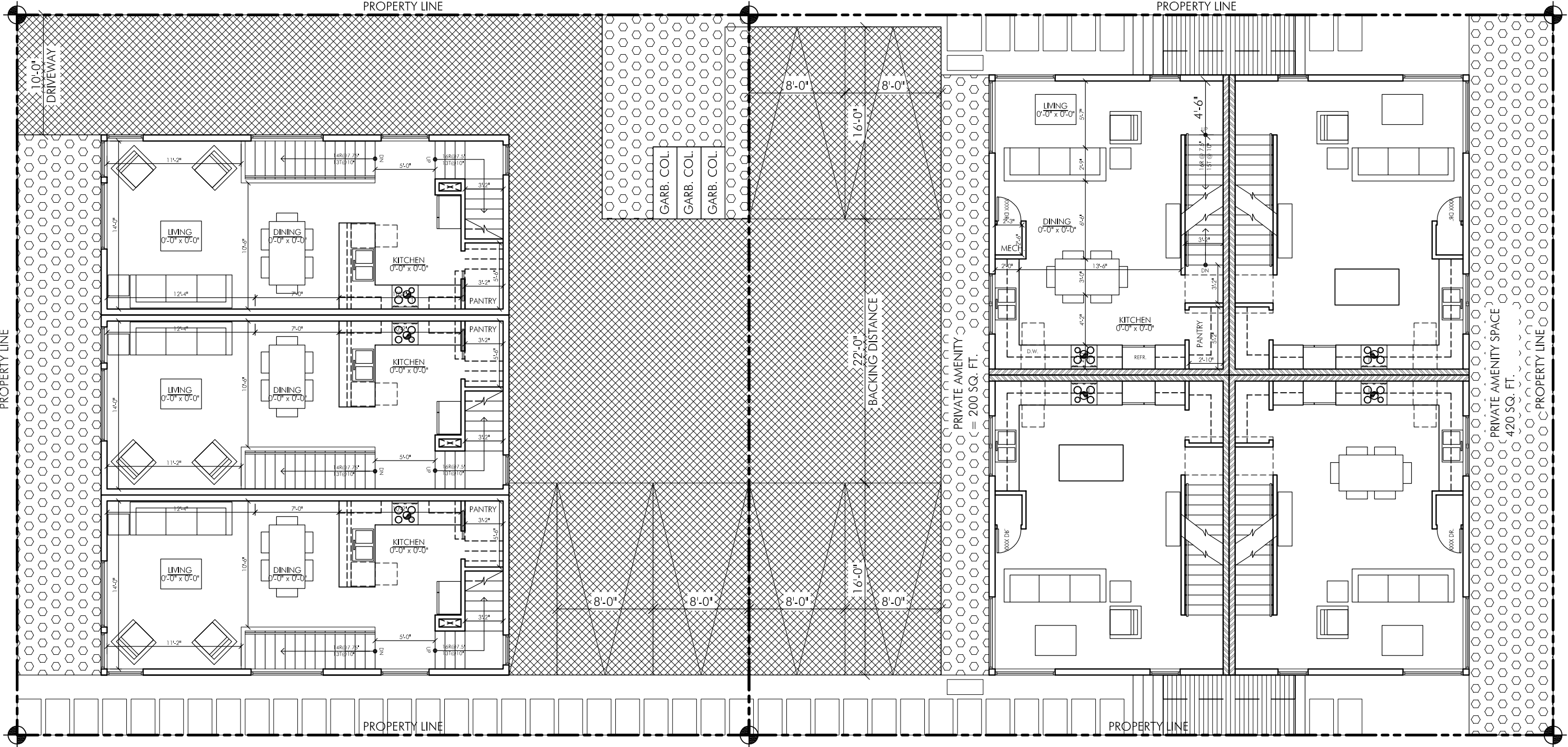
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UNIT PLANS

Each unit is over a total of 1,400 square feet with an additional 400+ square feet of roof deck amenity space. In general, the rowhouse and townhouse units feature at least the following: The ground floor has a small entry and a bedroom with a full three-piece bathroom. The second floor is the living level, with views towards downtown, views of the courtyard and parking area, or views of the private amenity space at the rear of the site. The third level is comprised of the master bedroom, a bathroom with a separate shower & water closet, and laundry facilities. Above that is a small penthouse which exits to a roof deck separated from the other units by a parapet wall. Further differences between the rowhouse and townhouse units are noted in the plans.



AREA SUMMARY - WEST LOT	
FIRST FLOOR	396 SF
SECOND FLOOR	510 SF
THIRD FLOOR	510 SF
STAIR TOWER	103 SF
TOTAL	1,519 SF
	407 SF ROOF DECK

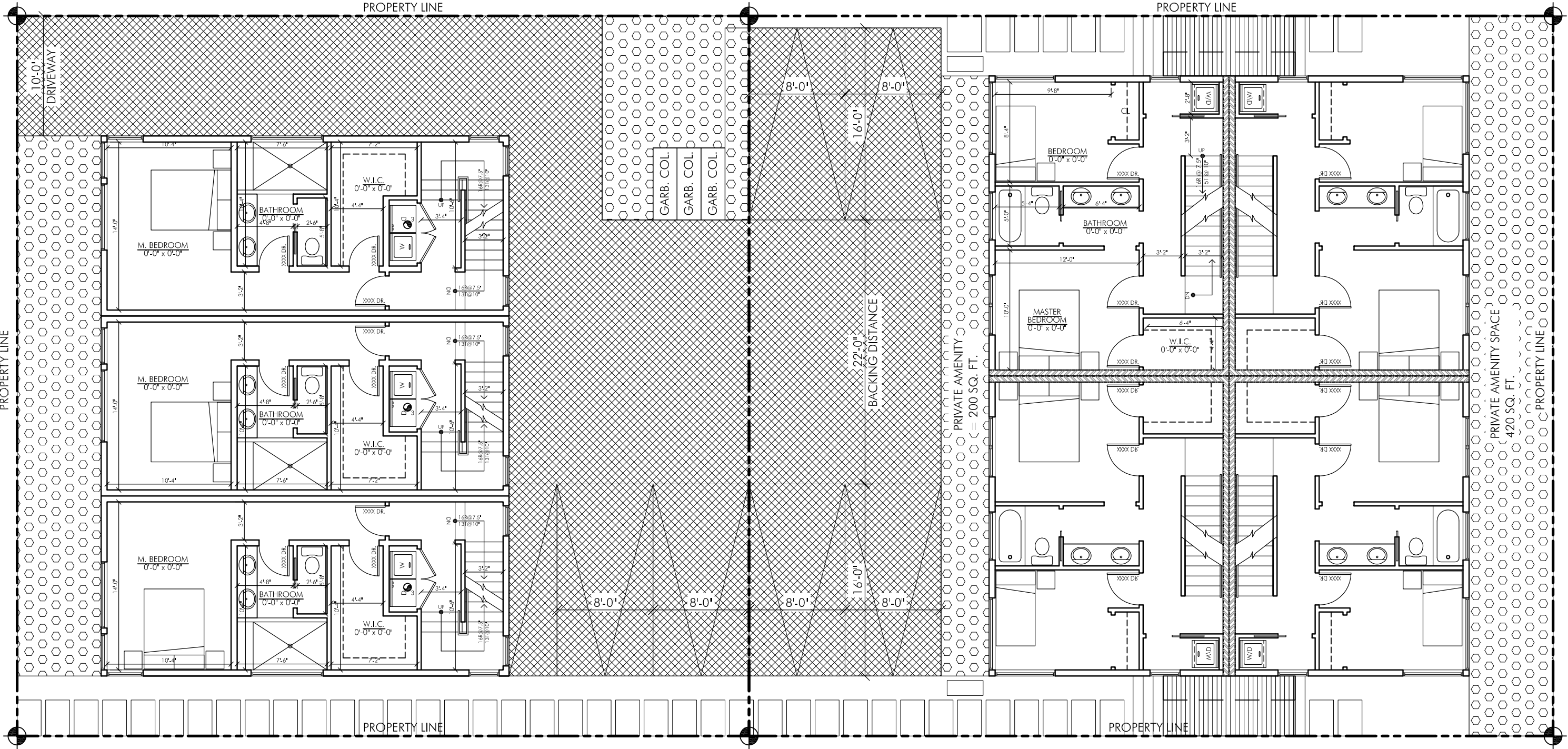
AREA SUMMARY - EAST LOT	
FIRST FLOOR	354 SF
SECOND FLOOR	500 SF
THIRD FLOOR	500 SF
STAIR TOWER	72 SF
TOTAL	1,426 SF
	428 SF ROOF DECK

DRAWINGS:
SECOND FLOOR PLANS



PROJECT NAME:
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AREA SUMMARY - WEST LOT	
FIRST FLOOR	396 SF
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TOTAL	1,519 SF 407 SF ROOF DECK

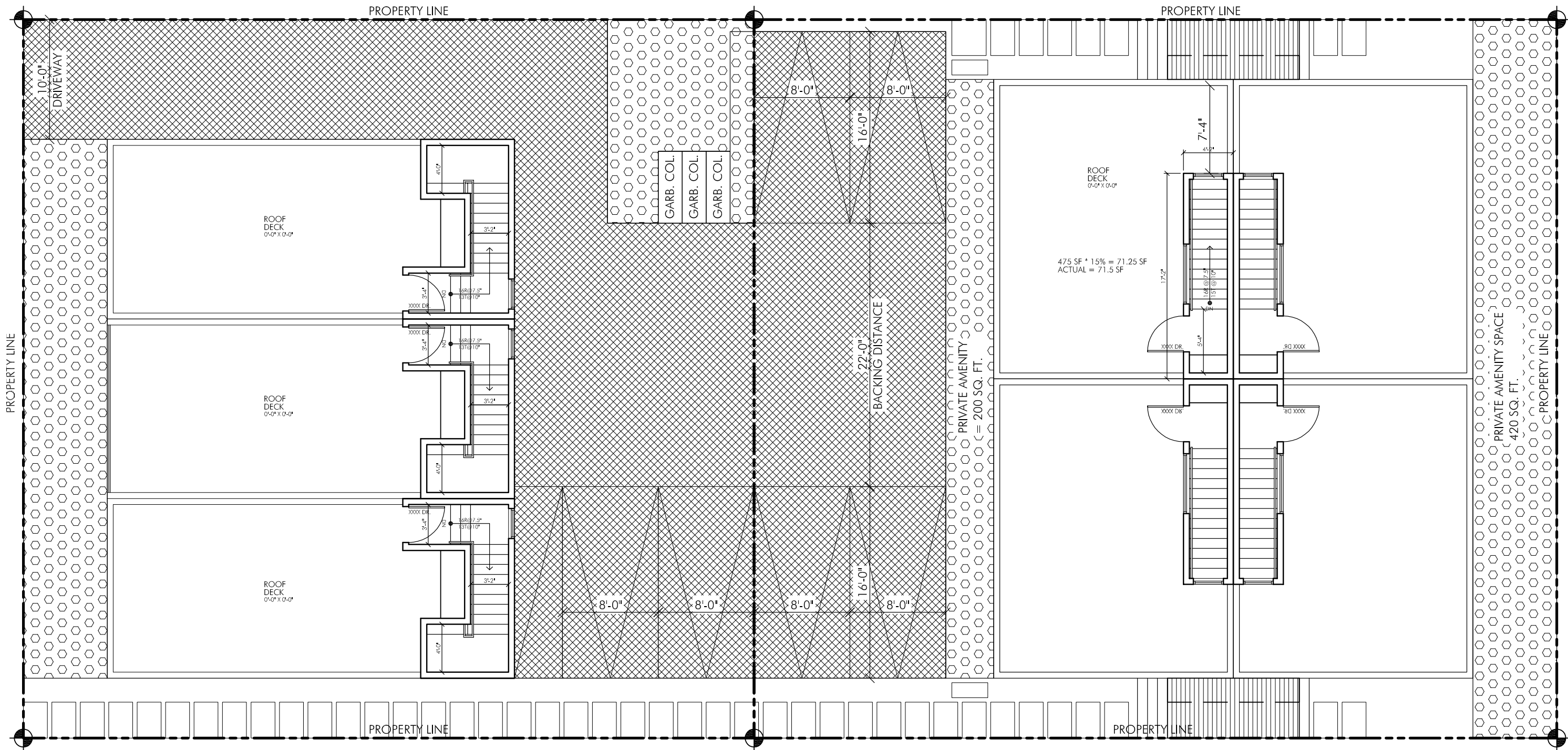
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PROJECT NAME:
ISO 16TH AVE 7-UNIT



DRAWINGS:
THIRD FLOOR PLANS



AREA SUMMARY - WEST LOT	
FIRST FLOOR	396 SF
SECOND FLOOR	510 SF
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STAIR TOWER	103 SF
TOTAL	1,519 SF
	407 SF ROOF DECK

AREA SUMMARY - EAST LOT	
FIRST FLOOR	354 SF
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	428 SF ROOF DECK

DRAWINGS:
ROOF PLANS



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CEDAR RAINSCREEN

Cedar is proposed as an accent to add warmth to the exterior design. At the third floor, the rainscreen also transitions to a cedar railing, allowing for a seamless transition of materials to the roof deck.



HARDIE PANEL

Cementitious panel is found in all of the modern development found within the neighborhood. Two toned panels will be used; a light "volume" panel and a dark "infill" panel.



CONCRETE

Concrete will be used at site retaining locations, as well as at other landscaping points.



EXPOSED FASTENERS

To add visual interest, stainless fasteners will be exposed at the corners of the dark "infill" panels.

NEIGHBORHOOD MATERIALS

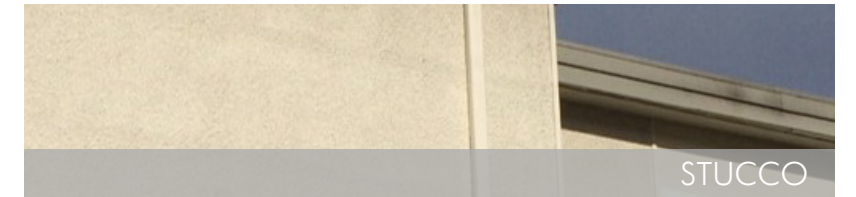
The neighborhood has a variety of cladding materials that can be seen throughout. Several of these materials are more present than others, such as brick, cementitious panel, and wood siding. Therefore, we are proposing two of these materials as our primary exterior cladding.



BRICK



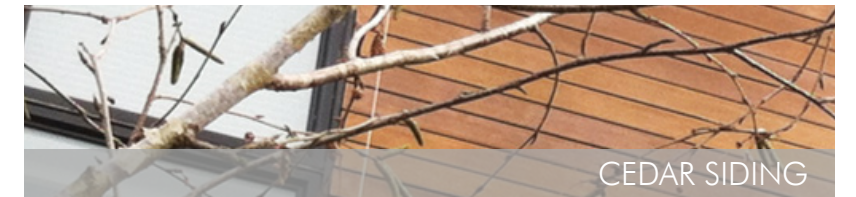
PAINTED WOOD SIDING



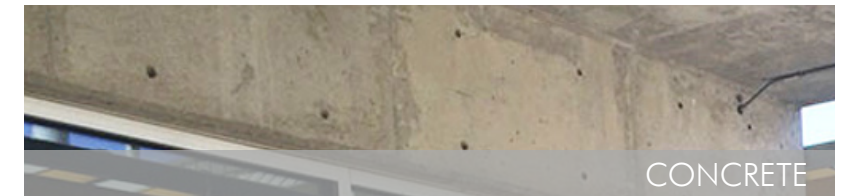
STUCCO



CEMENTITIOUS PANEL



CEDAR SIDING



CONCRETE

