

STREAMLINED DESIGN REVIEW APPLICATION

DPD # 3019707

2328 Minor Ave E
Seattle, WA 98102

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11232 120th Ave NE, Suite 204
Kirkland, WA. 98033



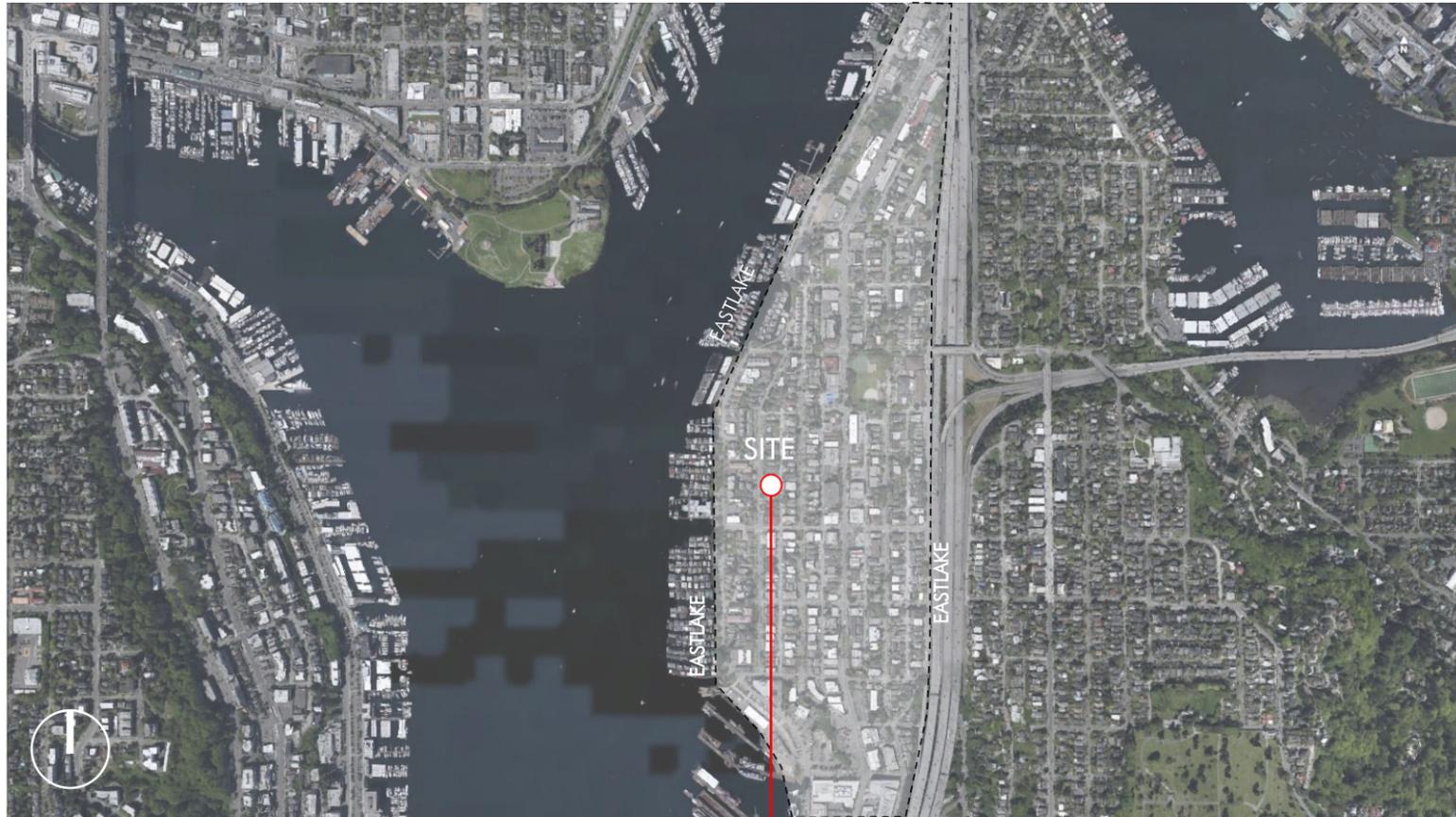
SDR

PROJECT NAME:
BF MINOR TOWNHOUSES

alloy
DESIGN GROUP LLC

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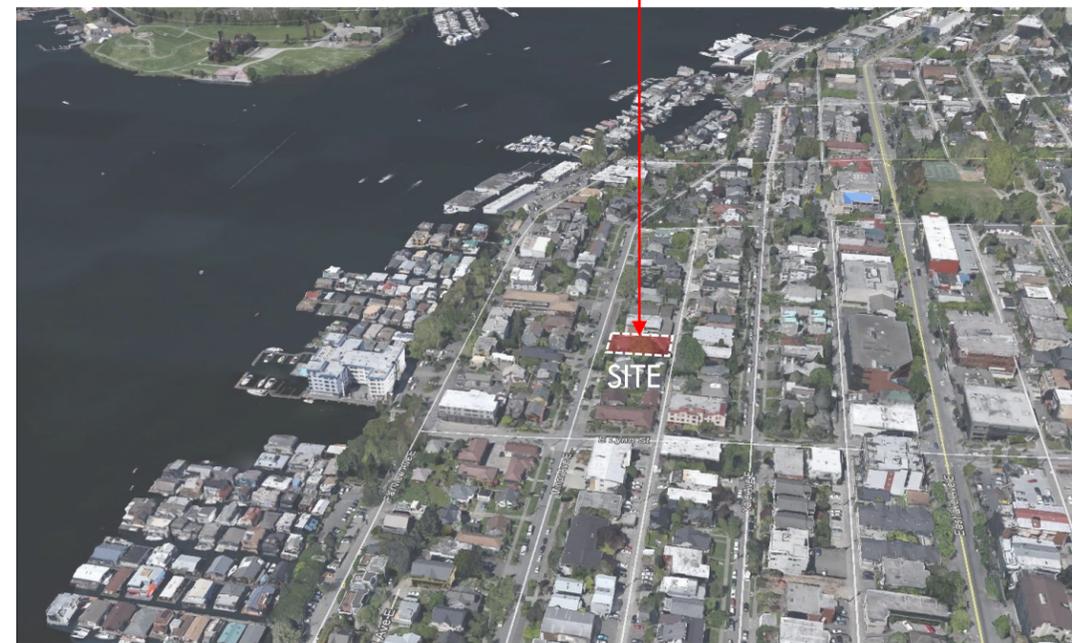
VICINITY MAP

EXISTING SITE

The project site consists of a single rectangular-shaped parcel (APN: 2902201150) located midblock, bounded by Minor Avenue East to the west, an improved alley to the east, an existing 3-story multi-family building to the north, and an existing single story residence to the south. Two duplex residences currently occupy the site. The parcel is approximately 6,600 SF and measures roughly 60' wide by 110' deep. The site slopes significantly from the east to the west, with an overall grade change in this direction of approximately sixteen feet. There are no current existing trees on the site. Overhead high voltage power lines run adjacent to the site at the alley. Territorial views of Lake Union and Downtown Seattle are available for a structure a few stories in height.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 and is located within the Eastlake Urban Village. This zoning designation continues to the south for one block and east for one block and then transitions to LR3. The LR3 continues to the east for an additional block, and then transitions to the commercial zoning of Eastlake Ave E. There are no single family zones within the immediate area.



SITE LOCATION

2328 Minor Ave E
Seattle, WA 98102

PROJECT PROGRAM

Number of Residential Units: 6
Number of Parking Stalls: 6

DEVELOPMENT OBJECTIVES

The project proposes the construction of six (6) total units with two (2) 3-story triplex townhouse structures. The existing duplexes and street front driveway will be demolished and each new unit will each have a corresponding parking space along the existing alley. Between the buildings is communal space created for circulation, access and amenities. The street level facades on the front units are pulled away from the minimum front setback to allow for a more friendly buffer and scale along the street. Additionally the side setbacks at certain locations have been significantly increased to allow for neighboring view corridors to remain with less obstruction. Overall, the project endeavors to promote urban density and support the thriving pedestrian-oriented activities while fitting into the current context of the Eastlake neighborhood.

NEIGHBORHOOD DEVELOPMENT

The project site is zoned LR2 and is located within the Eastlake Urban Village. The immediate neighborhood is comprised on 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. Two blocks to the east is Eastlake Ave, which contains a mixture of mid-rise office buildings, commercial, and small businesses. There are several small markets and restaurants within walking distance. One block to the west is Fairview Ave E, which runs along Lake Union and is the site of many of the houseboats in Seattle. Fairview Ave E also has several pocket parks along the lake, one of which is at the immediate end of Lynn Street.

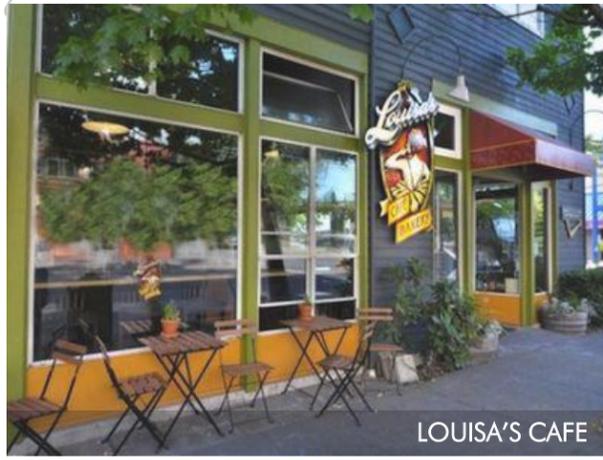


SITE INFORMATION:
URBAN ANALYSIS

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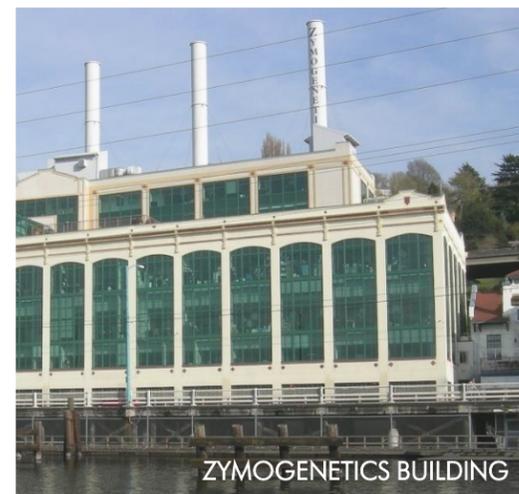
LOUISA'S CAFE



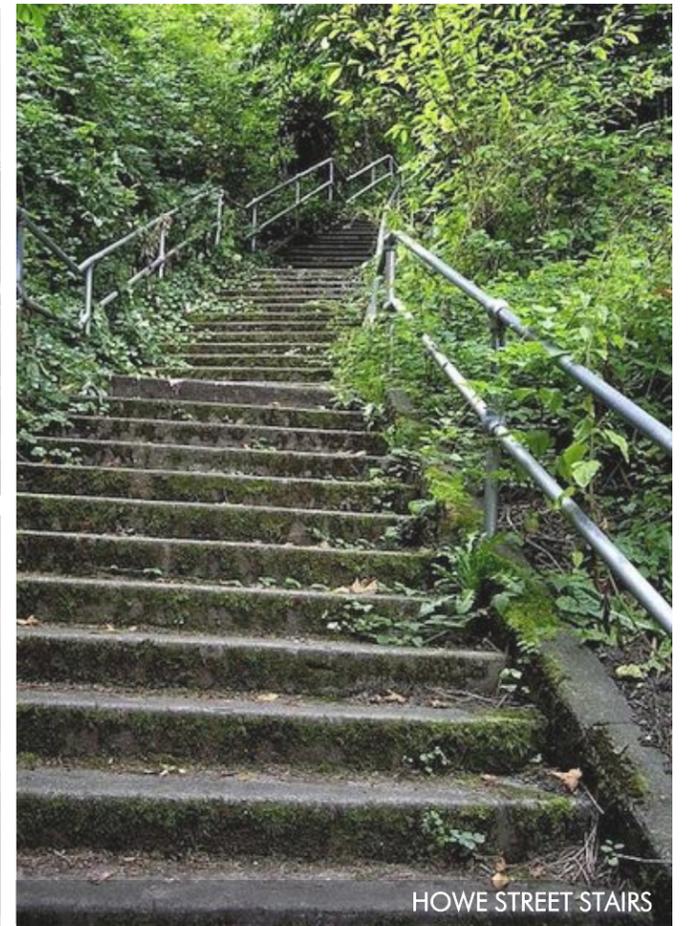
FAIRVIEW P-PATCH



LYNN STREET PARK



ZYMOGENETICS BUILDING



HOWE STREET STAIRS



I-5 COLLONADE



VOXX COFFEE



ZOO TAVERN



HOUSEBOAT CULTURE



ROGER'S PLAYFIELD



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SITE INFORMATION:
NEIGHBORHOOD CHARACTER

NEIGHBORHOOD STYLES

There are a variety of architectural styles present within the immediate neighborhood. The residences present are as varied as a mid-century single story brick rambler to a three story Victorian. There are few traits that are ubiquitous across the neighborhood, or indeed, even within the block. This assortment of styles, along with the fact that many of the recently built projects have been in the modern style, supports our design approach.



VICTORIAN



QUEEN ANNE STYLE



APARTMENTS



MODERN EXPRESSION



SPANISH



MID-CENTURY



MODERN



CRAFTSMAN



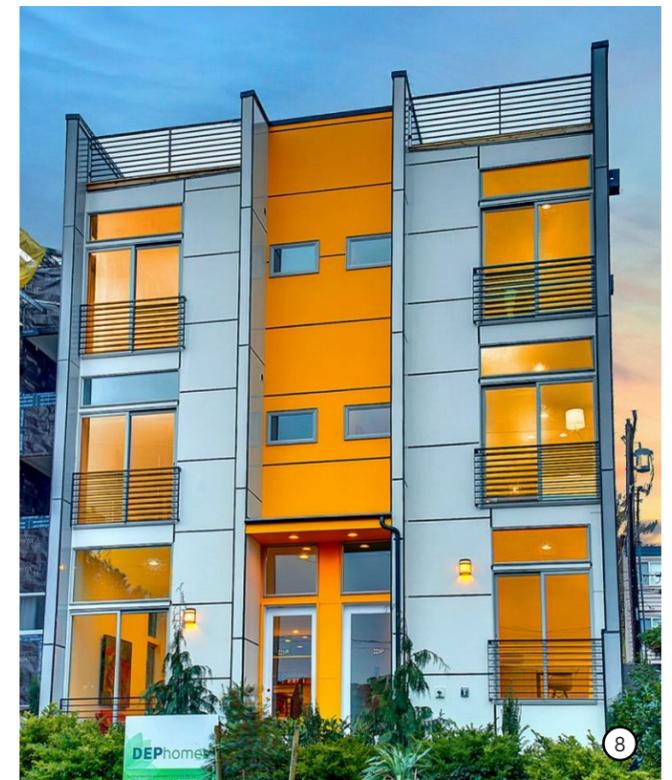
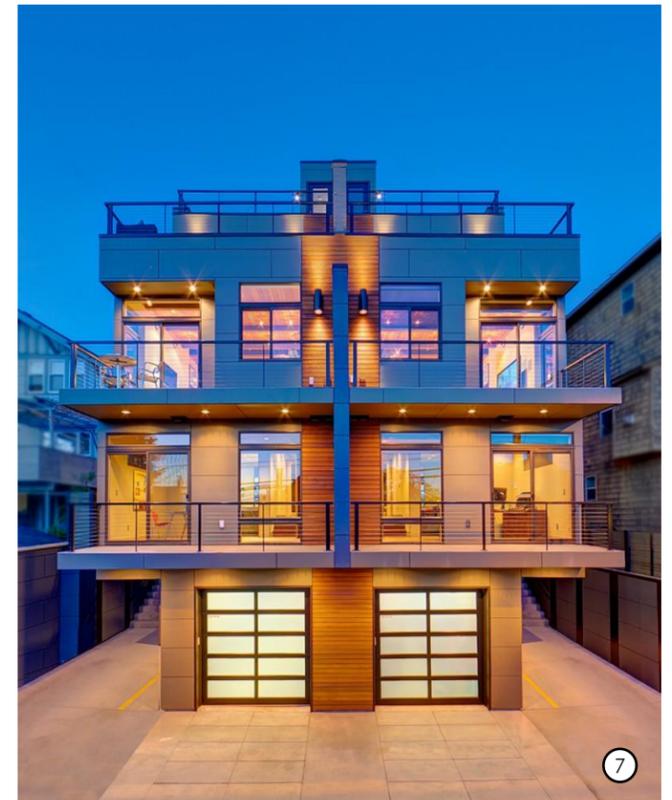
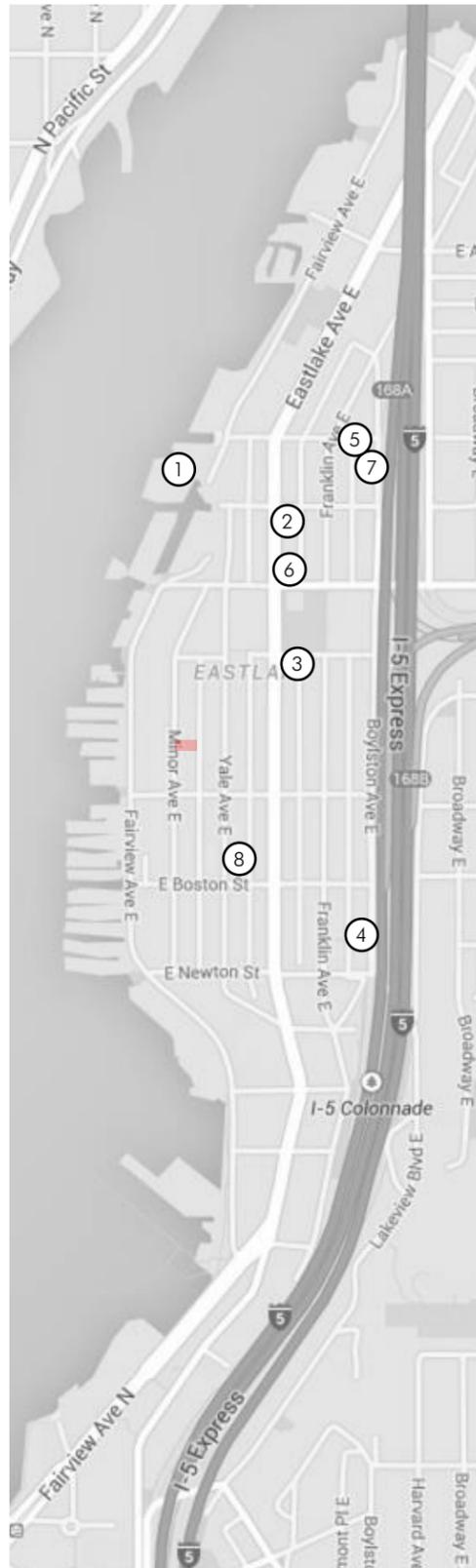
LATE 20TH CENTURY CONDO-STYLE

SITE INFORMATION:
NEIGHBORHOOD STYLE ANALYSIS



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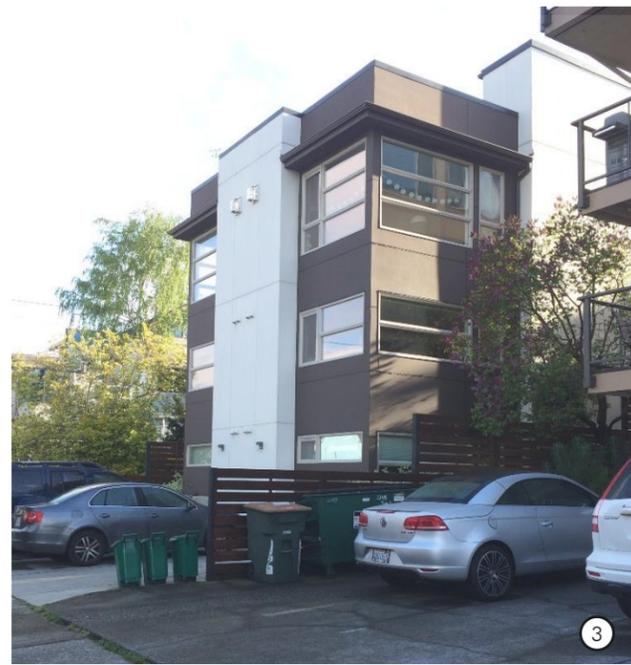
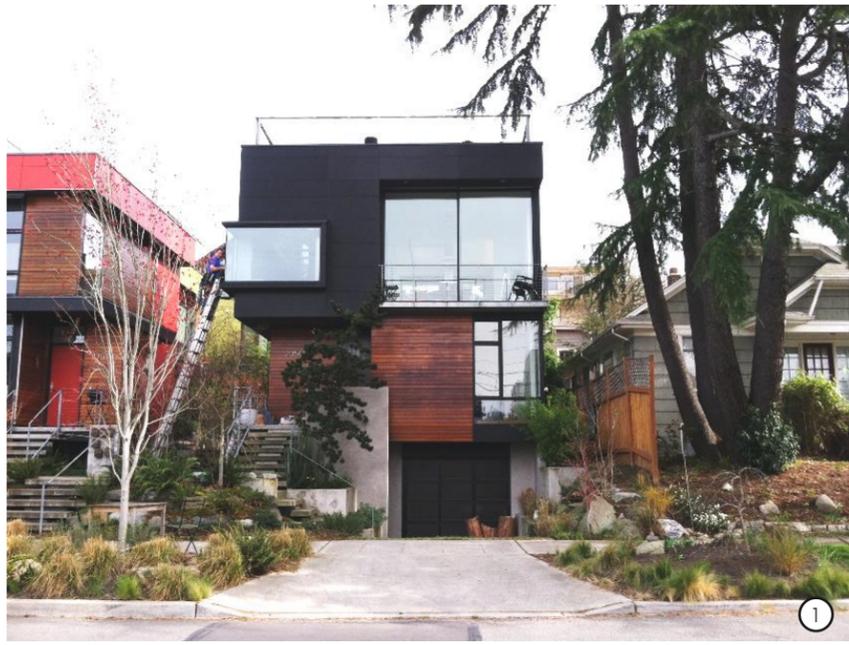




PROJECT NAME:
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SITE INFORMATION:
EASTLAKE MODERN MULTI-FAMILY CONTEXT



RECENT DEVELOPMENT

There are several projects within the neighborhood, and especially within this block, that are in the modern style. Most are comprised of cementitious panel, vinyl windows, concrete, wood cladding, and other modern materials. Most appear to be townhouses and rowhouses, although some are free-standing as well. This modern development indicates that the trend in the neighborhood is infill, and this infill will likely continue and maximize the potential of the lots in the area.

SITE INFORMATION:
NEIGHBORHOOD MODERN MULTI-FAMILY CONTEXT



PROJECT NAME:
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ALLEY VIEW TOWARDS THE EAST



ALLEY VIEW TOWARDS THE WEST



ALLEY VIEW TOWARDS THE EAST



ALLEY VIEW TOWARDS THE WEST

SITE INFORMATION:
ALLEY VIEWS



PROJECT NAME:
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← STREET VIEW TOWARDS THE EAST



← STREET VIEW TOWARDS THE WEST



STREET VIEW TOWARDS THE EAST



STREET VIEW TOWARDS THE WEST

SITE INFORMATION:
STREET VIEWS

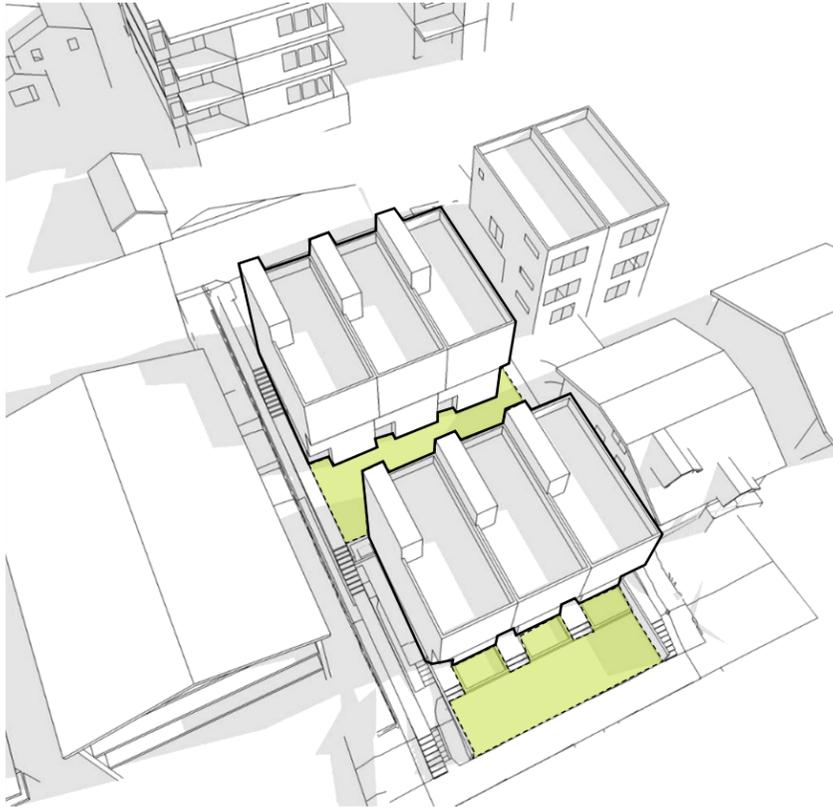


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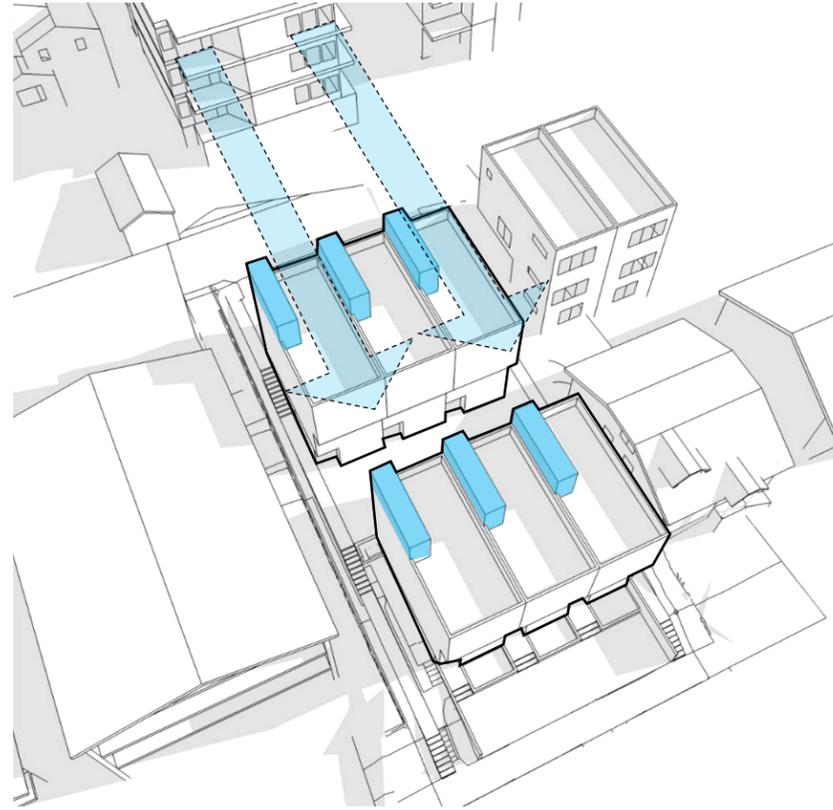
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE	PAGES
CS1. Natural Systems and Site Features	Use natural topography to inform the project design.	C. Topography	The natural topography of this site allows the staggering of the two proposed structures, not only increasing visual access to Lake Union for the proposed development, but also for it's adjacent neighbors. The staggering of the structures also fits in with the neighboring residences.	
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	C. Relationship to the Block – Midblock Site	The front units are set back ten feet from the property line. This is an additional three feet more than the minimum. This more closely aligns the structure with it's neighbors, while leaving approximately 4-7 feet to locate corner windows to maximize view potential.	
		D. Height, Bulk, and Scale – Respect for Adjacent Sites	The proportions of the street-facing structure relates to its neighbors to the north and south in regards to width and height. Several movements have been made in shifting volumes to attempt to benefit existing view lines.	
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	The proposed structures use façade modulation, overhangs, and material expression to visually diminish the size of the structure in addition to enhancing the character of the building. Additionally, the project uses natural materials such as cedar and green roofs to highlight these elements and soften the starkness of the cementitious siding panels.	
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	B. Accessibility	Proposed entries and walkways for all units are visible from Minor Ave E and designed to accommodate the existing sloped grade changes. The pathways are slightly jogged to create opportunities for landscaping to bring subtle visual intrigue. Exterior lighting along the external corridors will illuminate entryways and create a safer environment for access.	
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	Entries to all units are defined by extruded “portals” that will be distinctly visible from the street. These awnings are present on all six units, define the entries, and provide additional privacy between units.	
		C. Residential Edges	The front yards which border Minor Ave E are landscaped to create a buffer between the sidewalk and the front units. These yards are intended to contain level grade for small planting and surrounded by minimal retaining walls	
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site.	B. Vehicular Access and Circulation	Vehicular access to the site is to be from the alley off of E Lynn St and E Louisa St. Through pathways that border the north and south property lines will connect the pedestrian access from the street, to the entries of the units, back to the parking in the rear.	
		C. Parking and Service Uses	This project is proposing six (6) parking stalls in the rear of the lot. Each proposed unit will have a designated parking space. The parking stalls will be bookended with screened trash and recycling areas.	

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE	PAGES
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	A. Massing	The building envelope has been strategically modulated at the street facing façade to create smaller building components that better relate to the scale of the pedestrian and the neighboring structures to the north and south.	
		B. Architectural and Façade Composition	The architectural expression of the facades breaks down the building into more palatable pieces by aligning fenestration and strategically employing modulation while nearly utilizing the full development potential of the site. The planters create vertical elements at the top of the building, while windows and infill panels define a horizontal movement along the second floor. This separates the upper floor from the ground floor and the entries, which are defined by 'L-shaped' portals.	
		C. Secondary Architectural	The project uses cedar to wrap the awnings and frame the fin walls to create visual intrigue and mitigate the sparseness of the painted cementitious panels.	
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	D. Scale and Texture	The proposed structures are approximately 29'-0" to the top plate, with stair tower located at the northernmost side. There are three primary materials to create a contrast in texture. Strong planes are articulated with solid materials (light and dark), and cedar accents are used to create a soft and inviting appeal.	
		E. Form and Function	The proposed form allows the project to fully utilize its development potential, yet creates six distinct homes allowing each unit access to light and outdoor space.	
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	A. Building – Open space concept	The project proposes to create open space between the two buildings so that each unit will have access to private open space at the ground level.	
DC4. Exterior Elements and Materials	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Exterior Elements and Finishes	The project proposes to use a simple palette of materials – cementitious panel, stained cedar and glass.	
		B. Signage	Address signs are to be placed in highly visible locations clearly seen from the street.	
		C. Lighting	Pedestrian walkways are illuminated with pathway lighting and entries are well-lit with soffit and sconce lights.	
		D. Trees, Landscape, and hardscape materials	The project proposes to locate a variety of tall and short plants along the east and west pedestrian walkways to visually divide the long path. Additionally, more plants are proposed in the front yard, center patios, and awnings, which are to serve as green roofs.	



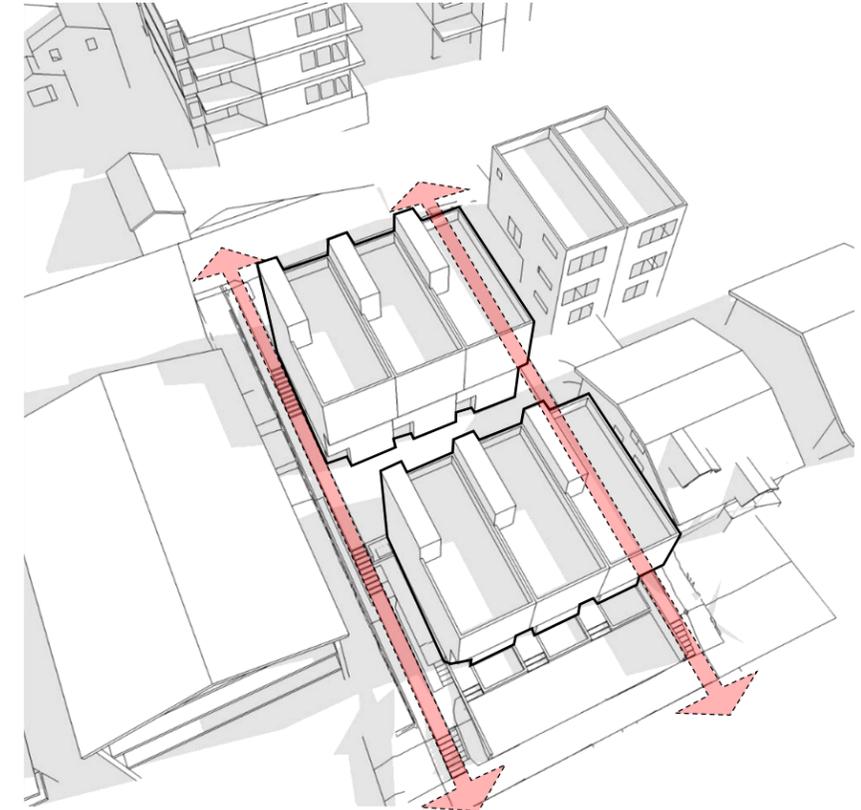
MAXIMIZING PUBLIC GREEN SPACE

The front units have been pulled back from the required minimum front setback at the first 2 floors to allow for additional lawn area along the street, responding to the human scale of Minor Ave E. The central courtyard has also been maximized to an 18' dimension and is left open to serve all adjacent units.



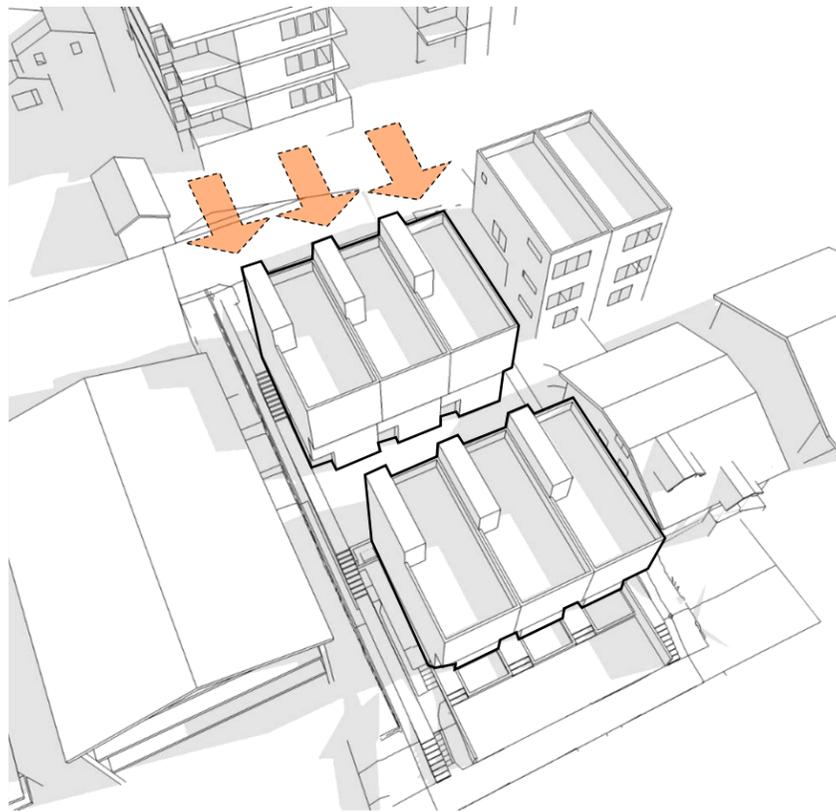
MAINTAINING VIEW CORRIDORS

The stair towers have been designed to run east to west, which minimizes the interruption of views from the neighbors to the immediate east of the site.



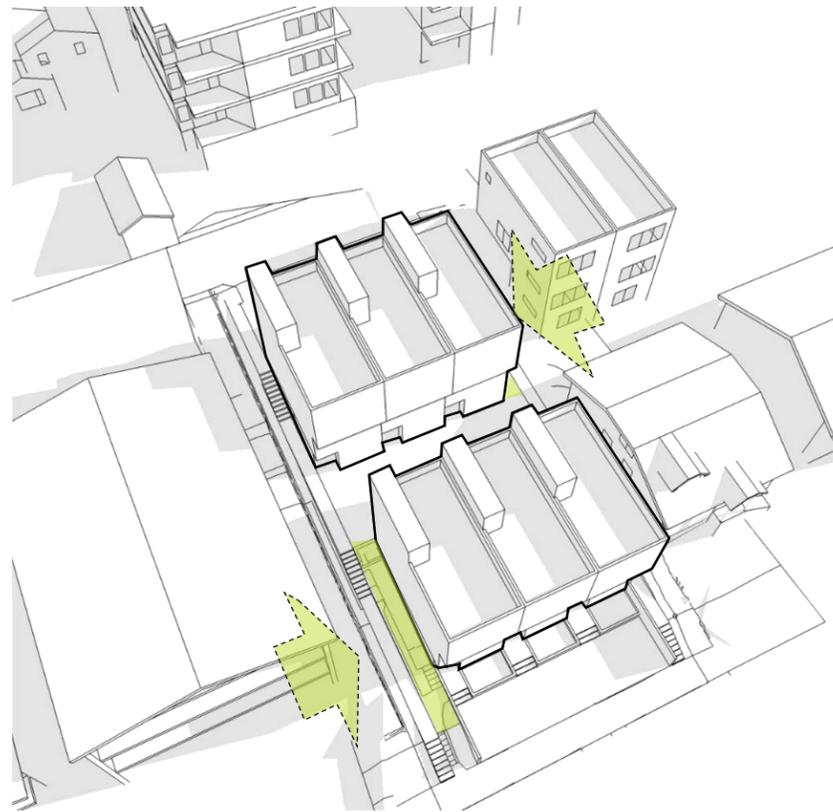
SITE CONNECTIVITY

Dual paths have been located on the northern and southern borders of the site to connect the sidewalk with the rear alley, and the semi-private spaces with the public realm.



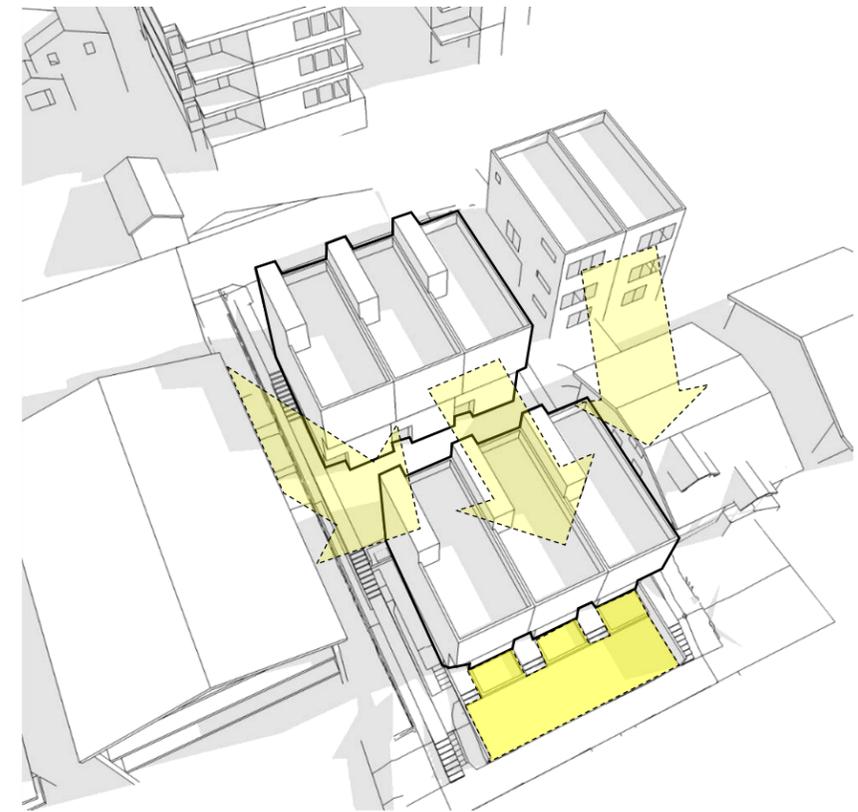
MAXIMIZE PARKING

Six medium surface parking stalls are loaded off the existing alley to serve the six proposed units.



SIDE ADJACENCY BUFFER

The proposed townhouses have been shifted away from the side lot lines, to create 10' side setbacks at alternating locations. This creates additional separation between the existing urban fabric, and allows for a visual connection to the rear units from the street.



MAXIMIZING VIEW ACCESS

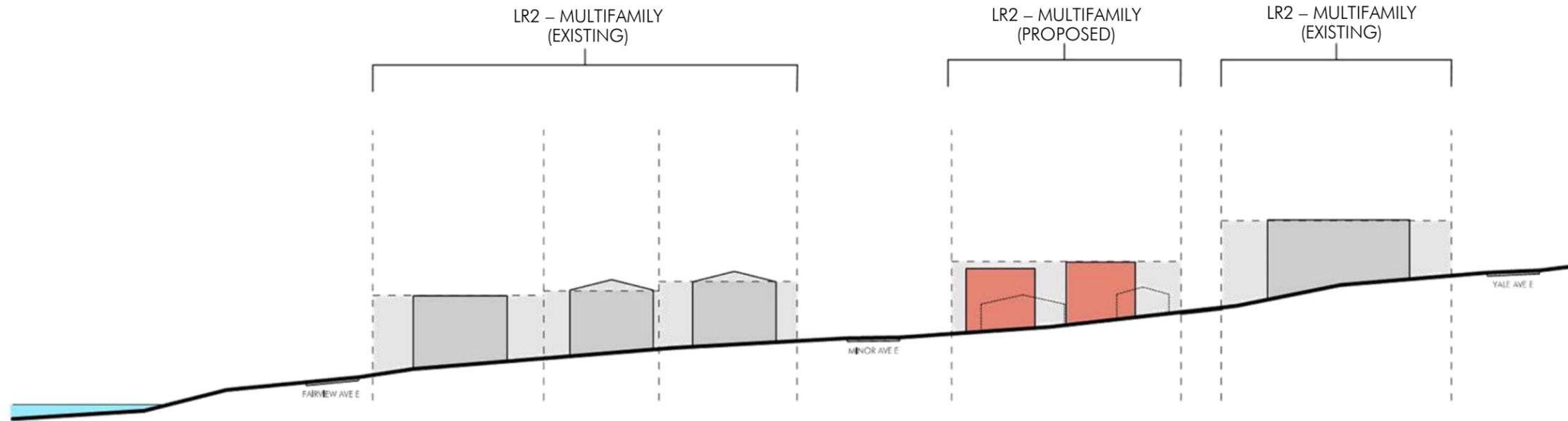
The three units in front have been sunk into the topography approximately eight feet below the maximum height limit. This allows for the rear units and neighbors to the north and south to retain their views to Lake Union and downtown Seattle to the greatest extent feasible.

DESIGN PROPOSAL:
GENERATIVE DIAGRAMS

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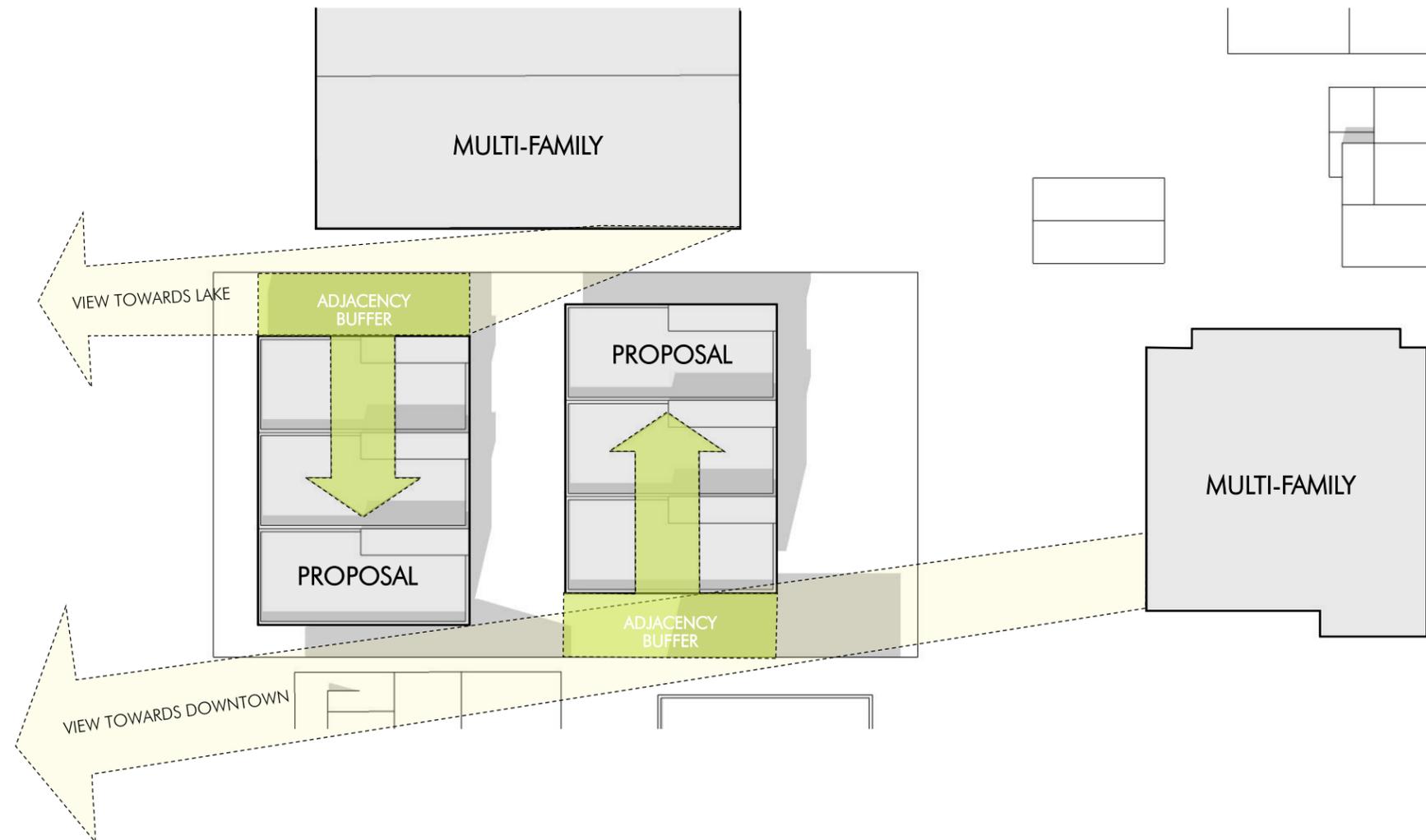
alloy
DESIGN GROUP LLC



RETAINING VIEWS

The proposed lot is located within an LR2 zone. The current structures on the site are both single story over basement spaces. These structures will be demolished and two new 3-story structures will be constructed. The height of these structures are limited by the 30' maximum, but also follow the height trend of the surrounding development.

In addition, the structures have been held back from the side setback minimums, an additional five feet from both the north and south side property lines. This creates additional green space, but also helps retain views for the surrounding existing multi-family structures.



NEIGHBORHOOD TOPOGRAPHY

Generally, the neighborhood topography is steep and creates a staggered architectural landscape on the hillside. The proposed design also matches that appearance. The proportions and modulation of the street-facing façade relate to the scale of the adjacent structures.

PROPORTION OF HEIGHT

The height of the structure is in scale with the multi family structures to the north and south
DC2.A, DC2.D



EQUAL

EQUAL

PROPORTION OF MODULATION

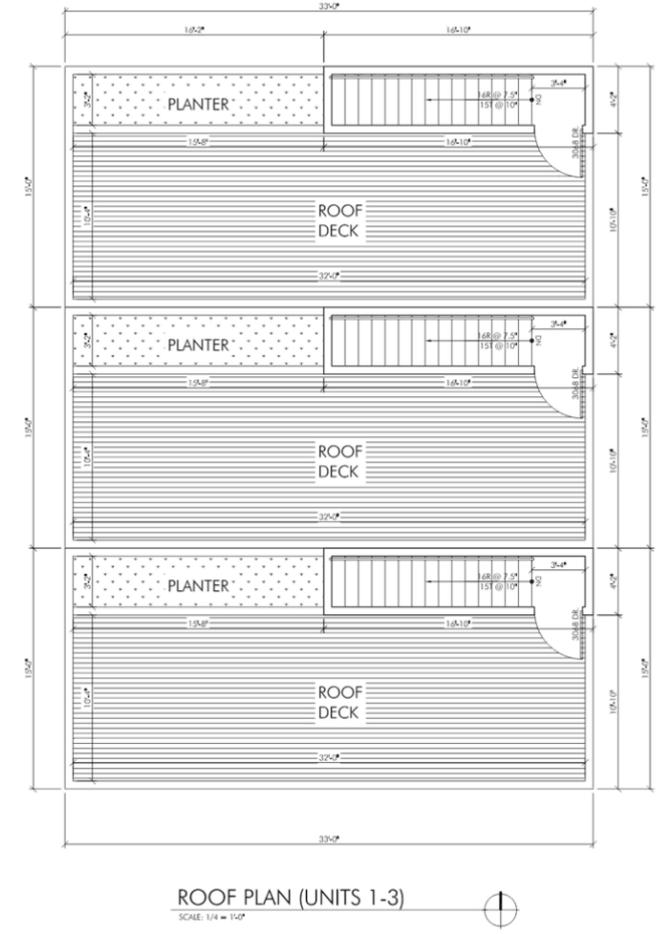
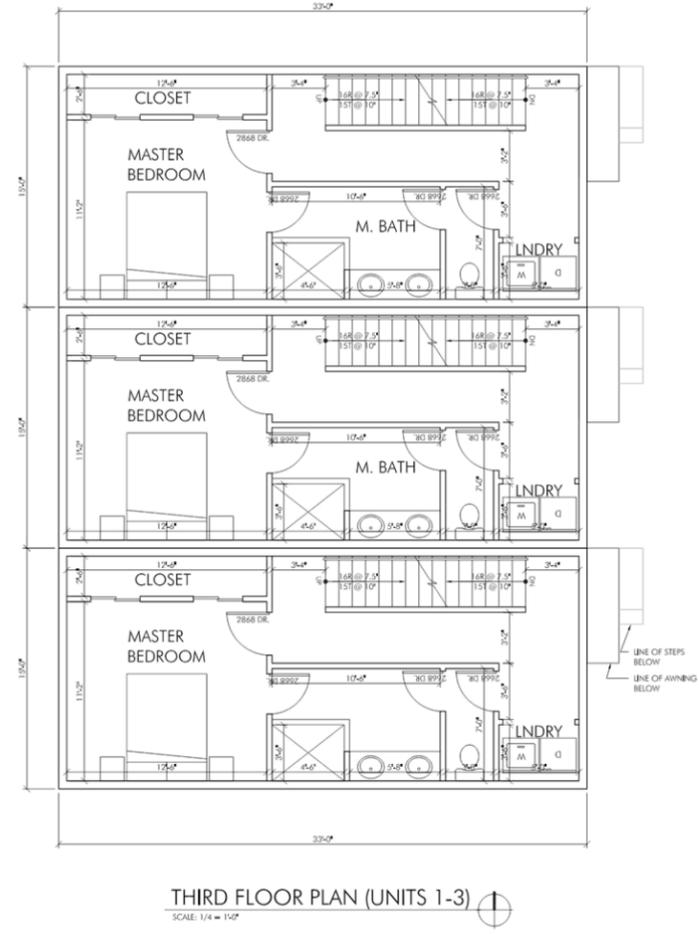
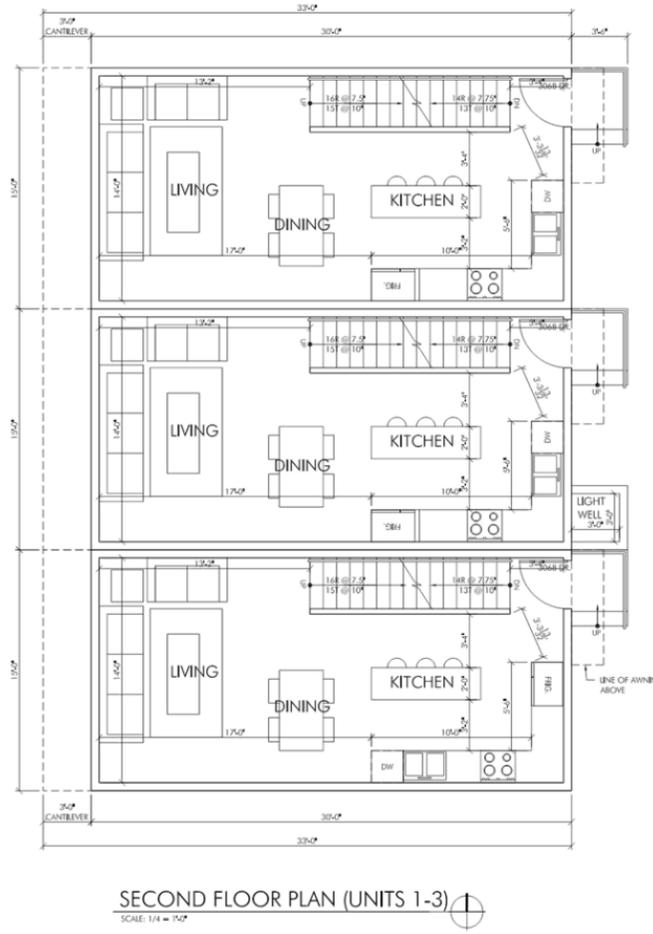
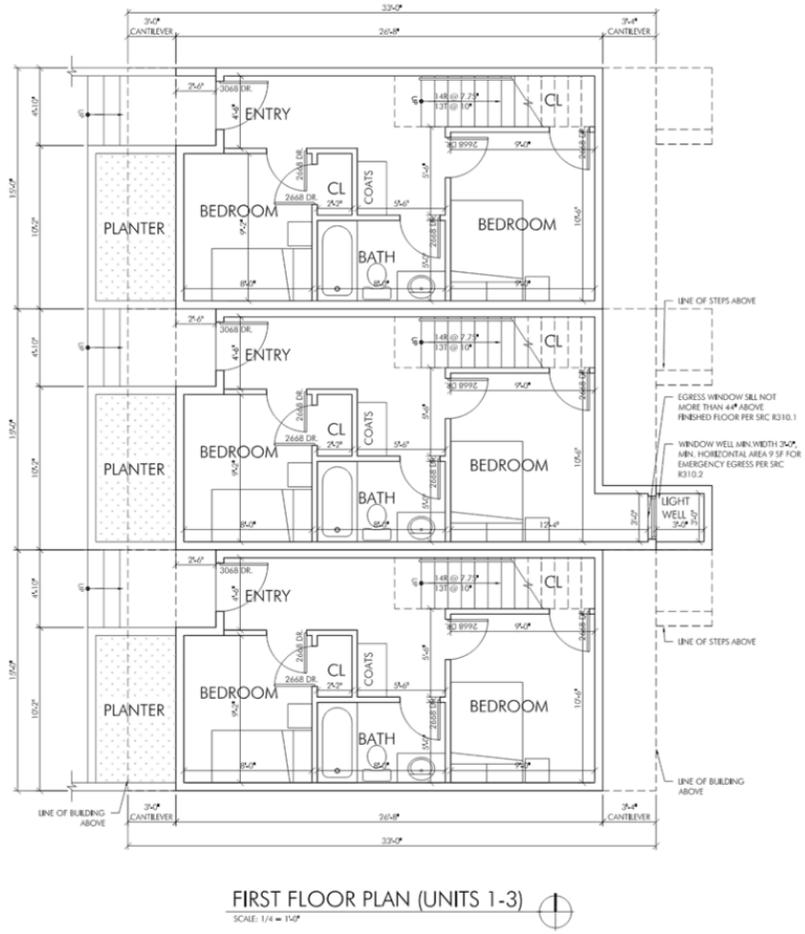
The width of the proposed structure also relates to it's adjacent multi-family neighbor
DC2.A, DC2.D

DESIGN PROPOSAL:
NEIGHBORHOOD TOPOGRAPHY



PROJECT NAME:
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AREA SUMMARY UNITS 1-3:	
FIRST FLOOR	388.0 SF
SECOND FLOOR	450.0 SF
THIRD FLOOR	495.0 SF
PENTHOUSE	70.1 SF
TOTAL	1,403.1 SF
	ROOF DECK: 331.0 SF

UNIT PLANS

Each unit is approximately a total of 1,400 square feet. The ground floor has a small entry and two bedrooms that face street and courtyard. The second floor is the living level, with access to the rear courtyard and the rear parking. The third level is the master suite, which also houses the laundry facilities. Above that is a small penthouse which exits to a roof deck which is separated by a planting strip to provide privacy between units and greenery at the roof level.



VIEW FROM MINOR AVE E LOOKING SOUTHEAST

SHIFTED VOLUMES

The “adjacency buffer” previously mentioned also makes the entry of Unit 6 visible to Minor Ave E. This increases the street presence of the rear units.
PL2-D; PL3-A&C; CS3-A; DC2-B;DC4-B;

FAÇADE TREATMENT

The front façade has a three foot overhang which breaks the 29’ down to a more human level. The front doors are also recessed by two feet to express individual unit entries.

PL3-A; CS2-C; DC2A&B; DC4-A

LANDSCAPE BUFFER

The front yards are maximized and are three feet larger than required. This allows for additional greenery along the Minor Ave E, enhancing the neighborhood experience and relationship to the street.

CS1-D; CS2-B&I; PL1-A; B, & I; PL2-I; PL3-A; DC1-B; DC2-II

DESIGN PROPOSAL:
RENDERINGS

SDR

PROJECT NAME:
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VIEW FROM MINOR AVE ELOOKING NORTHEAST

ROOFTOP PLANTERS

The rooftop planters add the vertical modulation to the upper portion of the units. They also provide privacy between the roof decks while still providing pleasant greenery to the accessible roof.
CS3-A; PL1-C; D 2-B&C; DC3-B

SIDE YARD CONNECTION

The side pathways, which are seen along many residences in this neighborhood, connect across the site and help activate the alley.
PL2; CS3-A; CS2-C; DC3-B; DC4-D

OPEN RAIL

The open rails are an aesthetic continuation of the cedar panel expressed on the street-facing façade. They also allow a visual connection from the rear structures towards the view while still acting as a parapet railing.
DC2-D; CS2-C&D

WINDOW PLACEMENT

The front windows, while maximizing exposure to the view of Lake Union, also add "eyes on the street" and enhance the connection between the units and the outside neighborhood environment.

CS2-C; PL2-B; DC1-A; DC2-B

CENTRAL COURTYARD

An eighteen foot wide courtyard separates the structures and serves as a common green space that all can use and enjoy. It also provides a "front yard" entry for the rear units who are detached from Minor Ave E.

DC3-A,B,&C; PL1-C; DC4-D



BIRDSEYE OF SITE



VIEW FROM ALLEY TOWARDS REAR UNITS



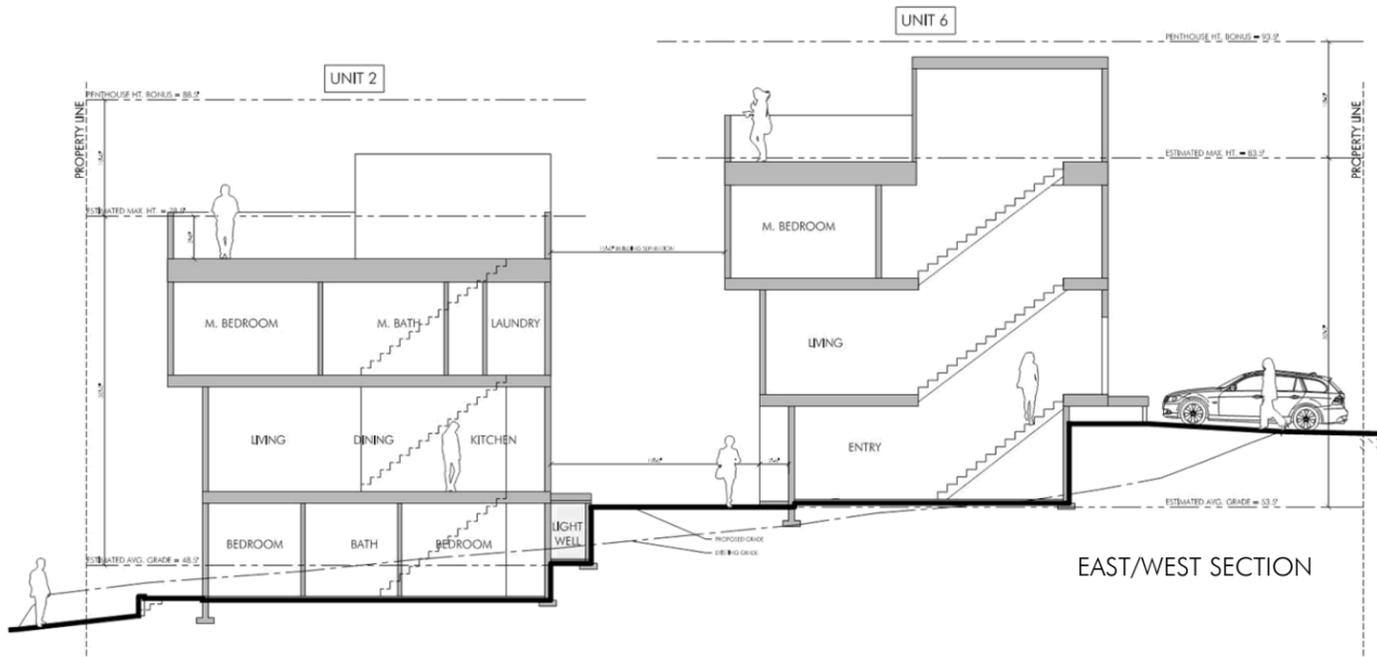
VIEW INTO CENTRAL COURTYARD

DESIGN PROPOSAL:
RENDERINGS



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EAST/WEST SECTION

REAR PARKING

Each unit is allocated a parking space which is located in the alley that is to the east of the lot. This will add to the alley's activity, and will help alleviate any strain on parking that may occur with the increase in unit density.
DC1-B&C; DC3-B;

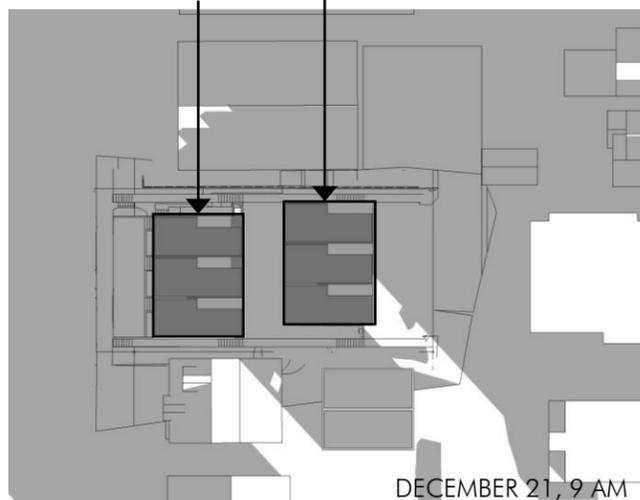
ENTRY PORTALS

Each unit has an "entry portal" that ties into the front doors and separation fences. These portals also provide a privacy buffer between the front door and the bedroom window of the adjacent unit.
PL3-A; PL2-B&C; DC2-C&D

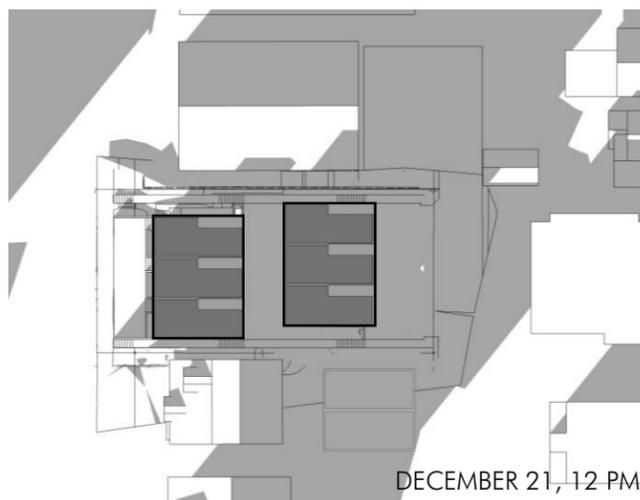


EAST/WEST SECTION PERSPECTIVE

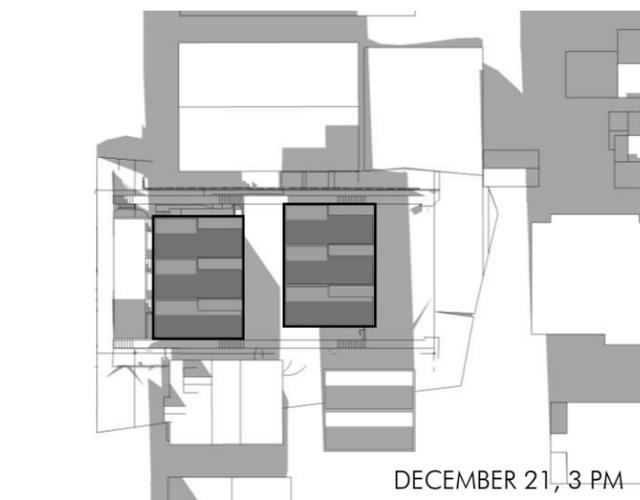
PROPOSED DEVELOPMENT



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM

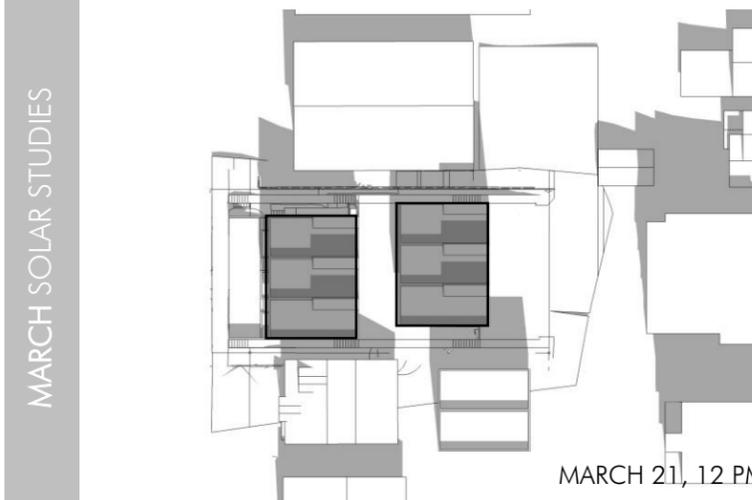


DECEMBER 21, 3 PM

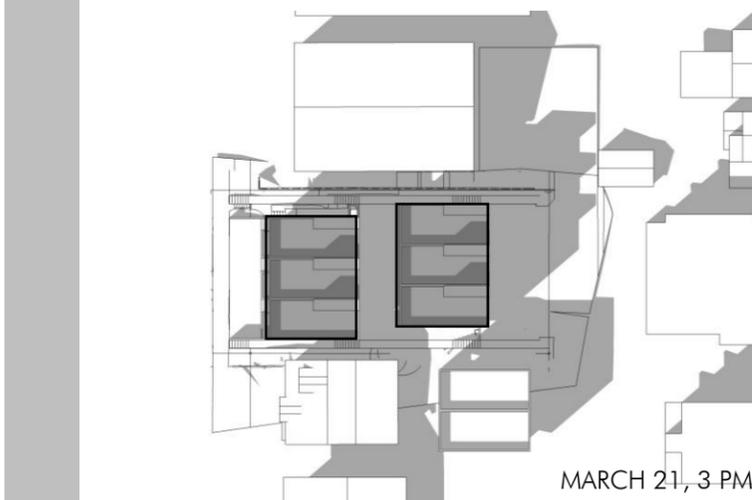
DECEMBER SOLAR STUDIES



MARCH 21, 9 AM



MARCH 21, 12 PM

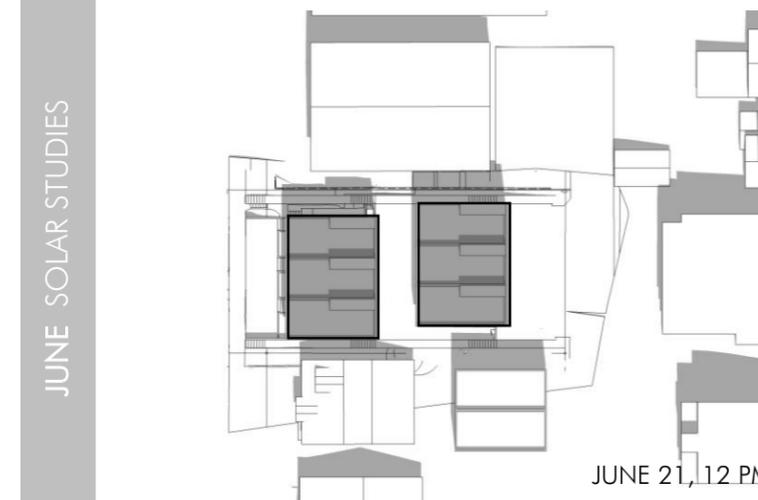


MARCH 21, 3 PM

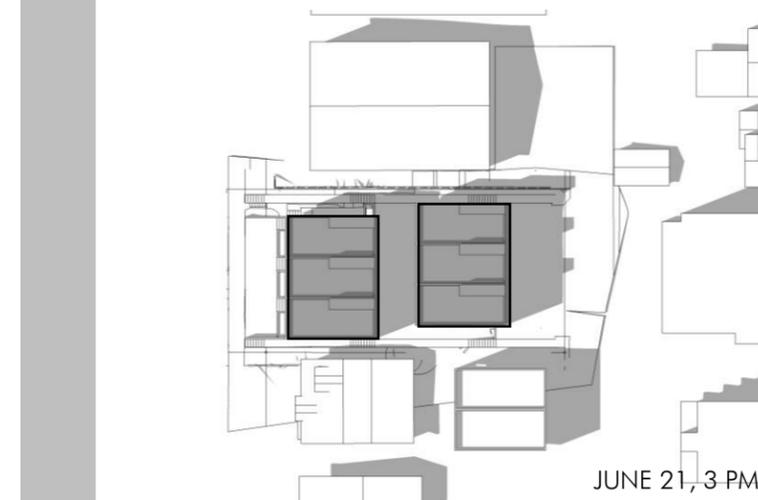
MARCH SOLAR STUDIES



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 3 PM

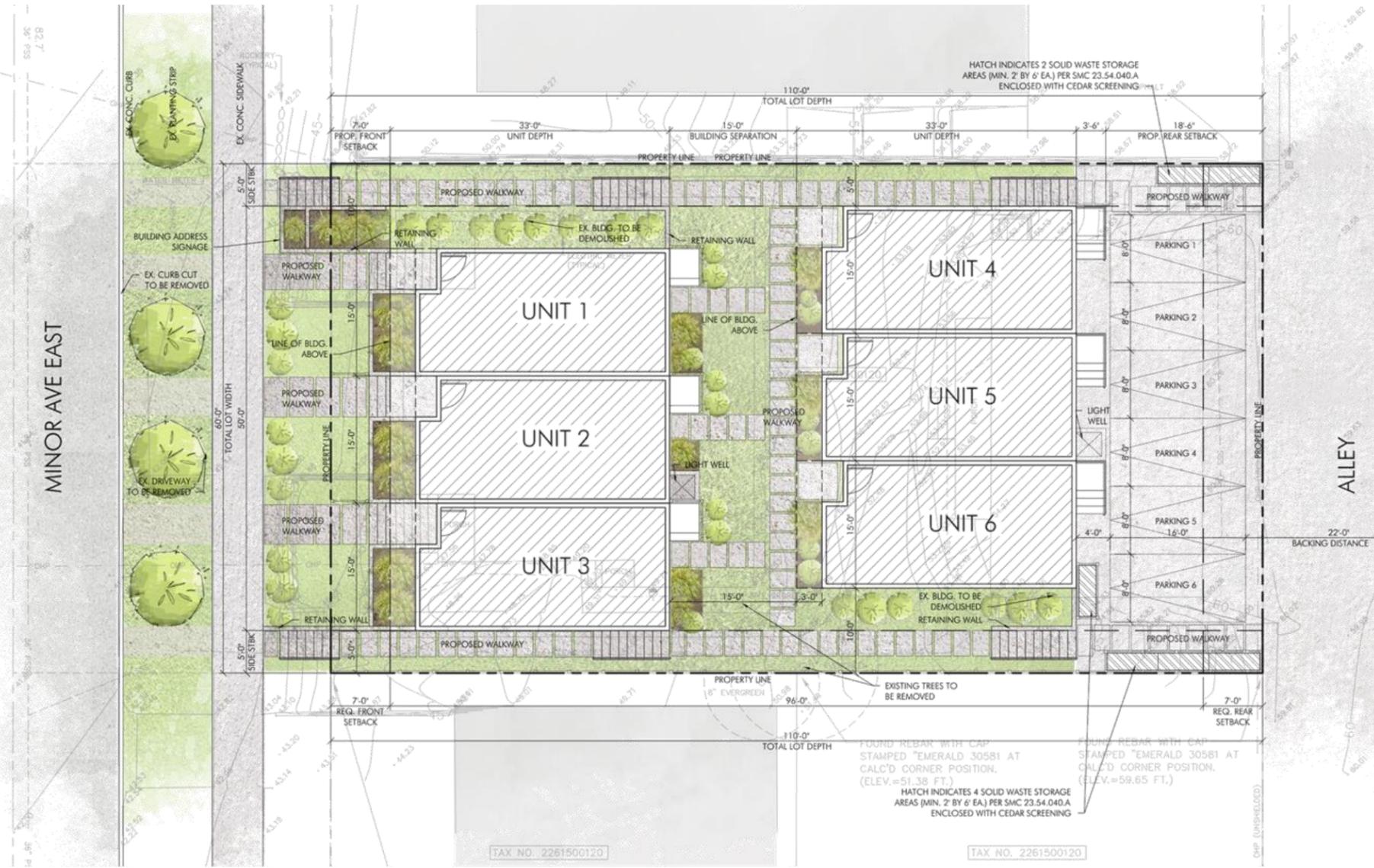
JUNE SOLAR STUDIES

DESIGN PROPOSAL:
SHADOW STUDIES



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ACER ACONTIFOLIUM



SPIREAE MAGIC CARPET



SARCOCOCCA HUMILIS



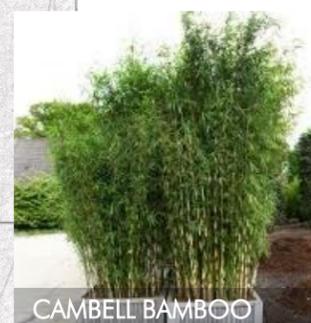
KARL FORESTER GRASS



ACORUS GRAMINEUS OGON



CAREX EVERCOLOR EVERIL



CAMBELL BAMBOO



SEDUM ANGELINA



SALAL



OREGON GRAPE



BLECHNUM SPICANT



NANDINA DOMESTICA GULF STREAM

LANDSCAPE APPROACH

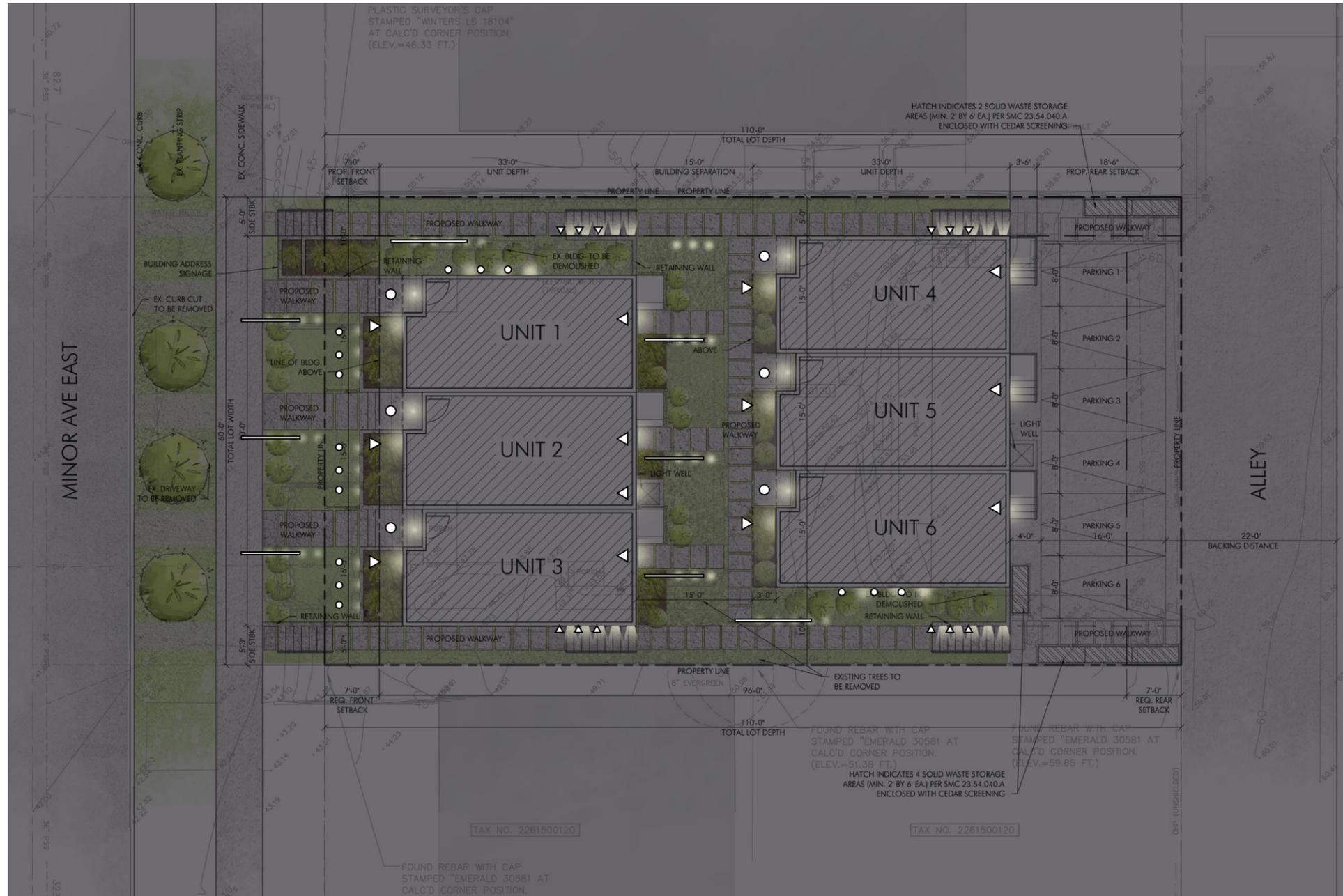
The landscaping proposed located tall plantings (i.e. bamboo, tall grass) directly in front of the units for privacy, with smaller shrubs adjacent to the sidewalk and steps at the rear units. The side yards will be landscaped accordingly.



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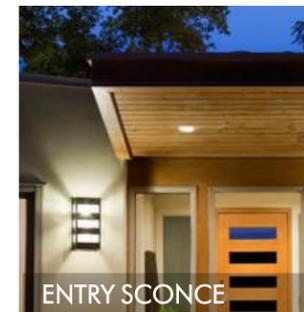


DESIGN PROPOSAL:
LANDSCAPE APPROACH



RECESSED CAN LIGHT

○ Can lights recessed in alcoves and in overhangs for safety and visual interest



ENTRY SCONCE

▷ Individual sconces to indicate entries to units



SIDE PATH LIGHTING

▽▽▽ Lighting integrated with the poured concrete stairs



WALL UPLIGHTING

○ ○ ○ Uplight walls along side path/stairs for safety and visual interest



WALL UPLIGHTING



PATH LIGHTING

— Safety lighting for entry and side pathways

LIGHTING APPROACH

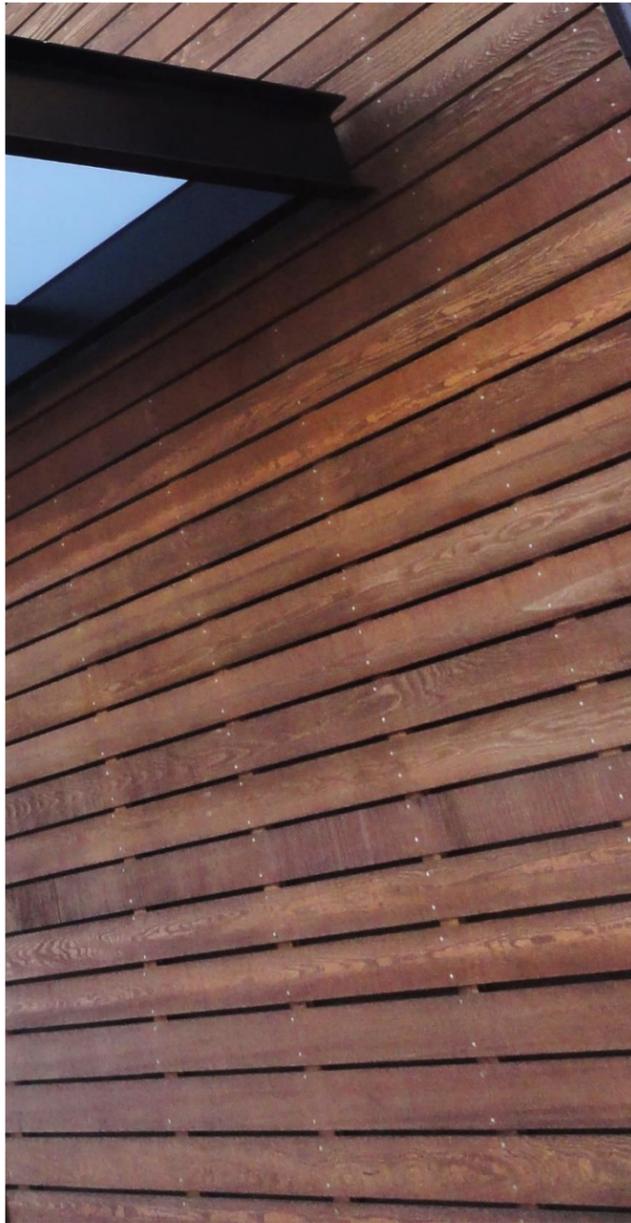
In general, the lighting will be minimal and integrated into the architecture as much as possible. The main lighting focus will be on the two paths at the north and southern edges of the site. This is for safety, but also to minimize the amount of direct light into the units' front windows.

DESIGN PROPOSAL:
LIGHTING APPROACH



PROJECT NAME:
BF MINOR TOWNHOUSES





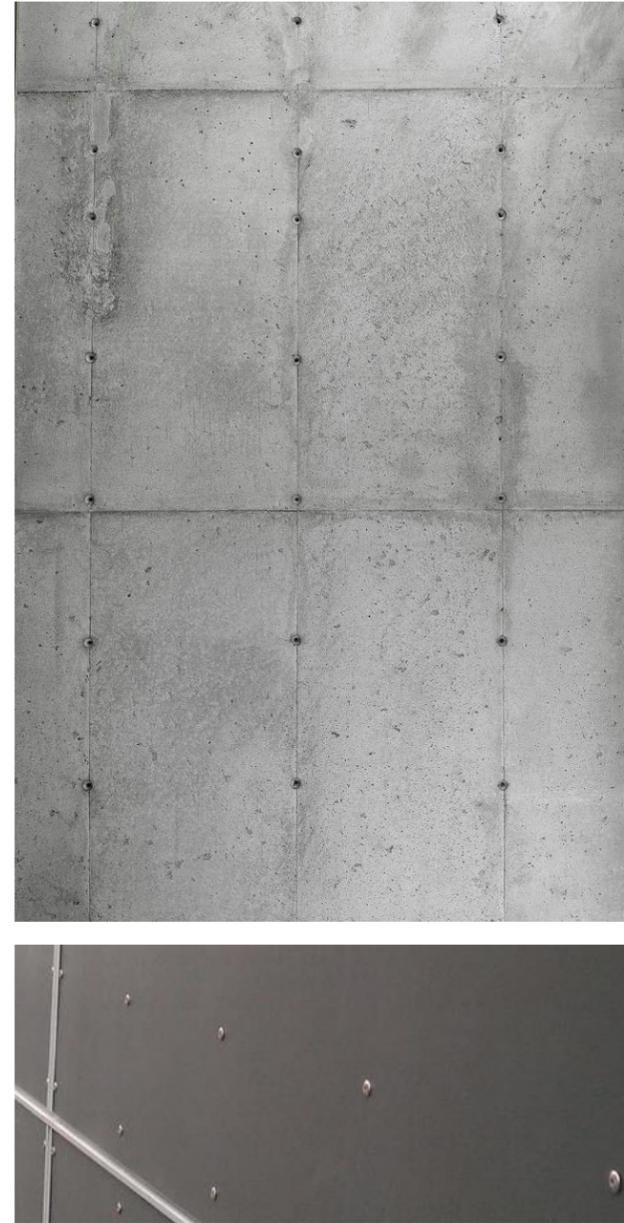
CEDAR RAINSCREEN

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.

