BUILD URBAN

1814 E JOHN ST SEATTLE WA

PROJECT #: 3020749

PROPOSAL:

This certified built-green structure will be a four-story over a basement apartment building containing 27 efficiency units. Indoor parking for 20 bikes will be provided in a dedicated, secure, conditioned room at ground level in lieu of motorized automobile parking. The existing structure and garage will be demolished and the building will be designed and constructed for a minimum Built Green 4 star certification.

CONTEXT:

The project site, located within the Madison-Miller Residential Urban Village neighborhood of Seattle, is a 4,779 Sq Ft parcel zoned for low-rise development (LR3). The parcel is bound by E John st to the south, a 4 story apartment building to the west, an alley to the north and a 2 story apartment building and parking garage to the east. The site is sloping down towards the northeast corner with a total grade change of 6 ft. The neighborhood is a mix of single family homes, townhome structures an apartment buildings. Just blocks from downtown Capitol Hill and several bus stops that provide direct routes to downtown Seattle, Queen Anne, south Seattle, the university district and montlake transfer station. The site is within walking distance to multiple grocery stores, pharmacies, the group health capitol hill campus, and pedestrian oriented retail corridors along 15th ave E and E Madison st.

STREAMLINED DESIGN REVIEW

OCTOBER 12, 2015

King Co. APN: 278460-0080

Please see the following pages for a graphic contextual analysis.

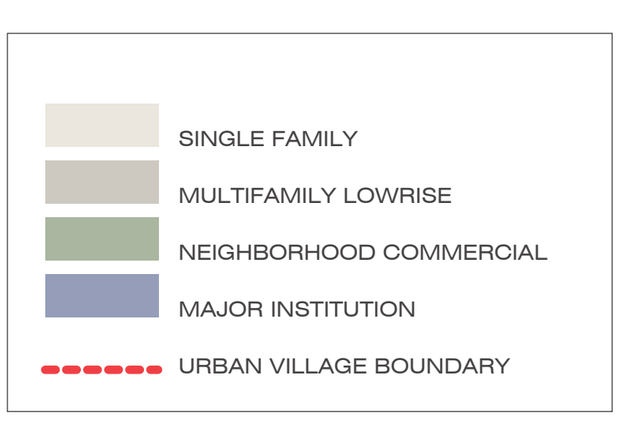
SITE CONTEXT

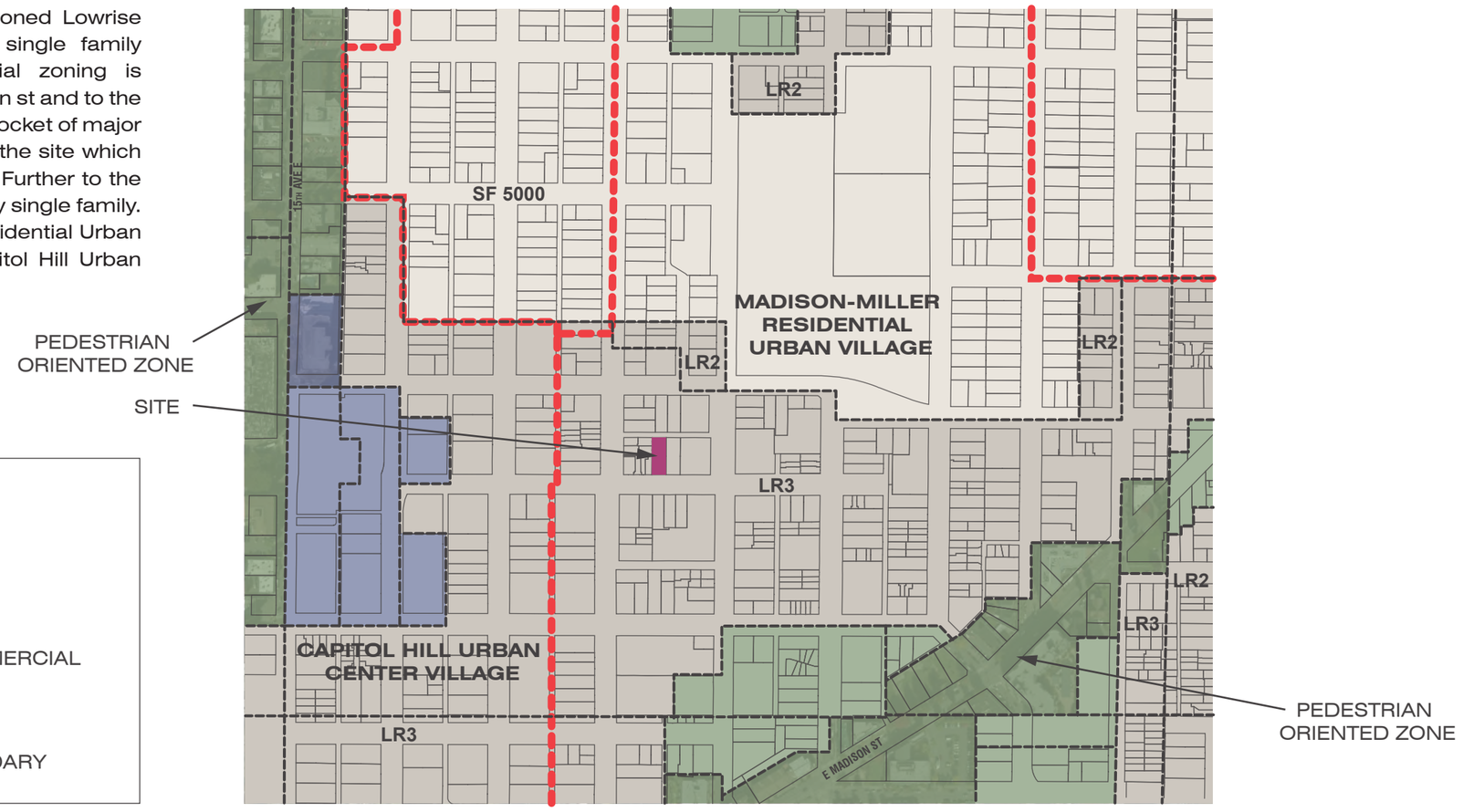
DESIGN GUIDELINES

ARCHITECTURAL CONCEPT

EXISTING SITE CONTEXT

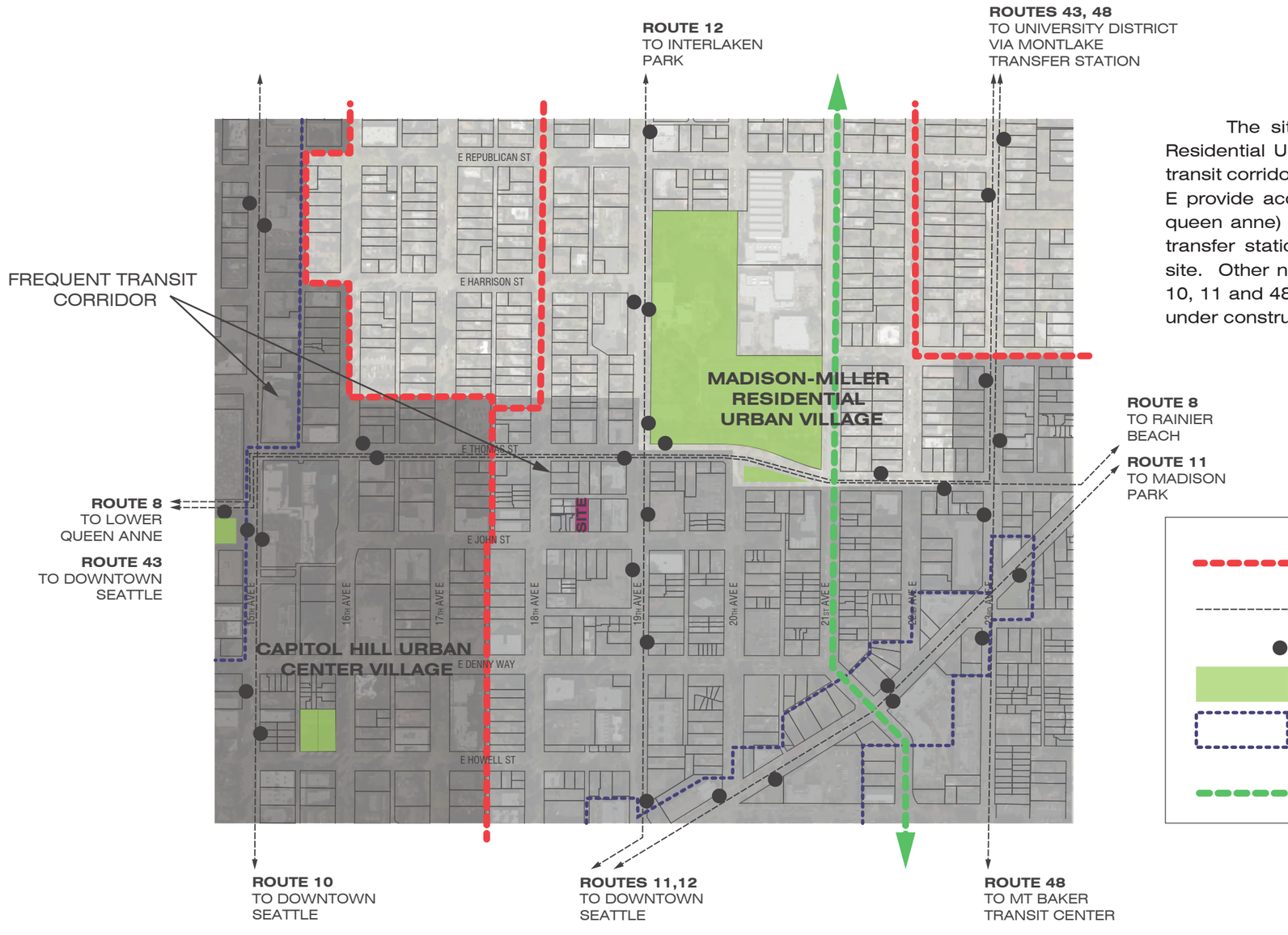
The site is located in an area zoned Lowrise 3 with a mixture of multifamily and single family structures. Neighborhood commercial zoning is focused to the southeast along E Madison st and to the northwest along 15th ave E. There is a pocket of major institution zoning directly to the west of the site which is the group health capitol hill campus. Further to the north, the zoning transitions into primarily single family. The site is within the Madison-Miller Residential Urban village and one block east of the Capitol Hill Urban Center Village.





ZONING MAP

EXISTING SITE CONTEXT

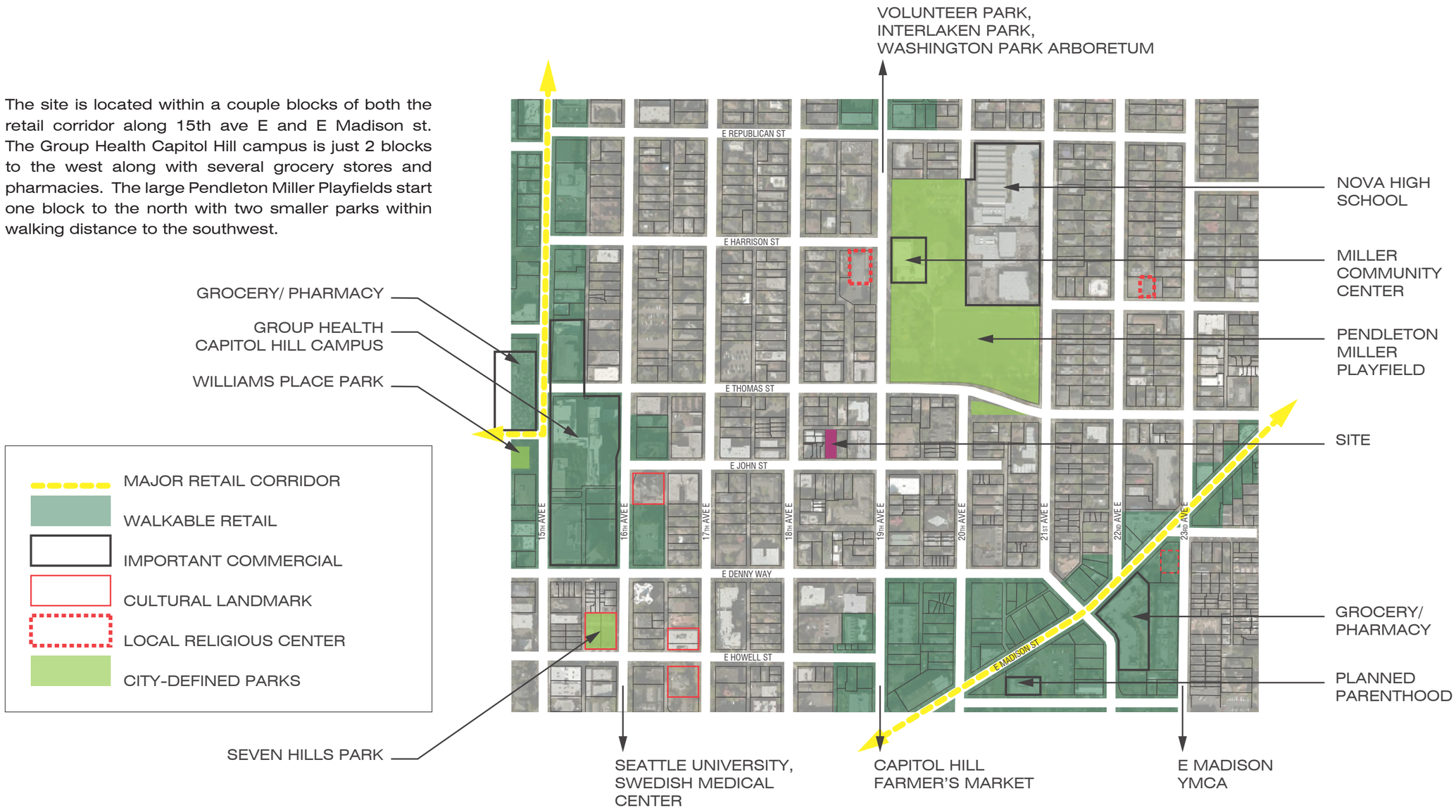


The site is located within the Madison-Miller Residential Urban Village and a designated frequent transit corridor. Bus stops at E Thomas st and 19th ave E provide access to routes 12 (downtown), 8 (lower queen anne) and 43 (university district and montlake transfer station to eastside) within one block of the site. Other nearby stations provide access to routes 10, 11 and 48. A neighborhood greenway is currently under construction along 21st ave E.

LOCAL TRANSPORTATION

SITE CONTEXT

The site is located within a couple blocks of both the retail corridor along 15th ave E and E Madison st. The Group Health Capitol Hill campus is just 2 blocks to the west along with several grocery stores and pharmacies. The large Pendleton Miller Playfields start one block to the north with two smaller parks within walking distance to the southwest.



URBAN ANALYSIS

SITE CONTEXT

The site fronts E John st between 18th ave E and 19th ave E with alley access from the north edge. The buildings immediately surrounding the site are predominantly multifamily structures including recent townhouse developments along with established apartment complexes and a mixture of single family homes.

SITE

LARGE APARTMENT COMPLEX

SMALL APARTMENT COMPLEX

TOWNHOMES

SINGLE FAMILY HOME

ADJACENT USES

SITE CONTEXT

CONTEXT MAP: SINGLE FAMILY HOMES

The neighboring single family houses are predominantly 2 story traditional style homes with various types of pitched roofs. Most of the homes are screened from view by mature trees growing in the R.O.W. Yards along E. John st are densly planted, further screening the homes from the street.

PHOTO A

PHOTO B

PHOTO C

PHOTO D

NEIGHBORHOOD ANALYSIS

SITE CONTEXT

PHOTO A

PHOTO B

PHOTO C

CONTEXT MAP- TOWNHOMES

Several recent townhome developments are located to the west of the site. The townhomes are 3 story structures with primarily vertical massing and various approaches to modualtion to break up the scale of the facades. Assymmetrical shed roofs are utilized to further delineate the vertical massings. In photos A and B, cedar siding is used to emphasize some modulation while the rest of the exterior is kept one solid color to help the cedar pop. The third complex also uses a simple palette of 2 colors to emphasize modulation of the street facing facade.

SITE CONTEXT

CONTEXT MAP- APARTMENTS

The larger apartment complexes in the neighborhood (photos A and D) are all simple brick structures between 3 and 4 stories with flat corniced roofs and much less plantings than the single family homes and townhouses in the area. The smaller apartment buildings are more unique structures with varying roof lines, massing and a mixture of materiality.

PHOTO A

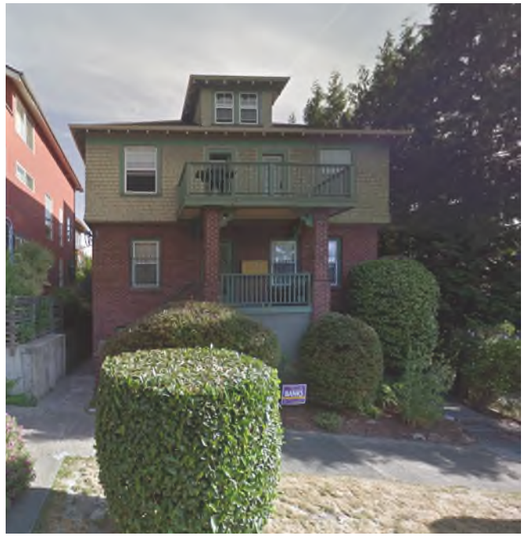


PHOTO B

PHOTO C

PHOTO D

NEIGHBORHOOD ANALYSIS

SITE CONTEXT

PHOTO A

PHOTO B

CONTEXT MAP

PHOTO C

PHOTO D

PHOTO E

The site has possible territorial views toward Lake Washington for the uppermost floors (photo A). The western edge of the site has an existing row of mature cypress trees that will be removed and replaced with new trees and plantings to maintain the privacy for the neighboring building that the existing trees currently provide. Photos C - E illustrate the site conditions along the alley, an existing parking garage abuts the eastern property edge and a parking lot is adjacent to the western edge along the alley.

NEIGHBORHOOD ANALYSIS

DESIGN GUIDELINES

23.45.510 FAR LIMITS:

FAR limit for apartments in LR3 zone within residential urban village overlay is 1.5.
FAR limit is increased from 1.5 to 2.0 for LR3 apartments that meet requirements of 23.45.510 C.
E4. Floor area within portions of a structure that extend no more than 4 ft above existing or finished grade is exempt from FAR limits.
E5. For apartments that qualify for the higher FAR limit per 23.45.510 C: Floor area within portions of a structure that is partially above grade, used for parking or other accessory uses, and has no additional stories above, is exempt from FAR limits if the following conditions are met:

a. avg. height of walls enclosing floor area does not exceed 1 story.
b. roof area above exempt floor area is used as amenity area and meets the standards for amenity area at ground level.
c. at least 25% of the perimeter of the amenity area on the roof above is not enclosed by the walls of the structure.

23.45.512 DENSITY LIMITS:

For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR3 zones.

23.45.514 STRUCTURE HEIGHT:

A. Apartments in LR3 zones within urban village overlays are permitted 40’ above average grade.
F. The applicable height limit is increased 4 ft for a structure that is partially below-grade and meets these requirements:

1. The height increase does not apply to portions of lots within 50 ft of a single family zone
2. The number of stories above the partially below-grade story is limited to 4 stories for residential uses with a 40 ft height limit
3. On the street facing facade, the story above the partially below-grade story is at least 18 in above elevation of the street
4. The average height of exterior facades of the portion of the story that is partially below grade does not exceed 4 ft above existing or finished grade, whichever is less

J3. b. On flat roofs, architectural projections that result in additional interior space, such as clerestories, may extend 4 ft above the maximum height limit allowed by subsection 23.45.514 F if the following requirements are met:

1. The total area of the projections is no more than 30 percent of the area of the roof plane
2. The projections are setback at least 4 ft from any street facing facade

23.45.518 SETBACKS AND SEPARATIONS:

A. apartments in all LR zones:

Front: 5 ft min
Rear: 10 ft min ith alley
Side: facades greater than 40 ft: 5 ft min; 7 ft avg.

H1. 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 closer than 3 feet to any lot line.
L. For structures with a 40 ft height limit according to Table A for 23.45.514, a minimum upper level setback of 16 ft is required above a height of 44 ft for all street lot lines.

ADDRESS: **1814 E JOHN ST SEATTLE, WA 98112**

ASSESSOR PARCEL NO.: **278460-0080**

ZONE: **LR3**

OVERLAY: **MADISON-MILLER RESIDENTIAL URBAN VILLAGE**

LOT AREA: **4,779 Sq Ft**

ZONING CODE SUMMARY

23.45.522 AMENITY AREA

A1. For apartments in LR zones the required amount of amenity area is equal to 25 percent of the lot area.
A2. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level.
D5 a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.
D5 b1. At least 50 percent of common amenity area shall be landscaped with grass, ground cover, bushes and/or trees.
D5 b2. Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features shall be provided.

23.45.524 LANDSCAPING

A2 a. Landscaping that achieves a Green Factor score of 0.6 or greater is required for any lot within a LR zone if development is proposed that has more than one dwelling unit. Vegetated walls may not count towards more than 25 percent of a lot's Green Factor score.
B1. Existing street trees shall be retained.

23.45.526 LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS

A. Built Green 4-star rating compliance must be demonstrated per 23.45.510 C.

23.45.526 STRUCTURE WIDTH AND FACADE LENGTH LIMITS

A. Max. structure width for apartments in LR3 zones: 150 ft.
B. Max. combined facade length within 15 feet of property line: 65% depth of lot.
23.86.015 C6. Floor area exempt from FAR limits pursuant to 23.45.510 E5 is exempt from facade length calculations

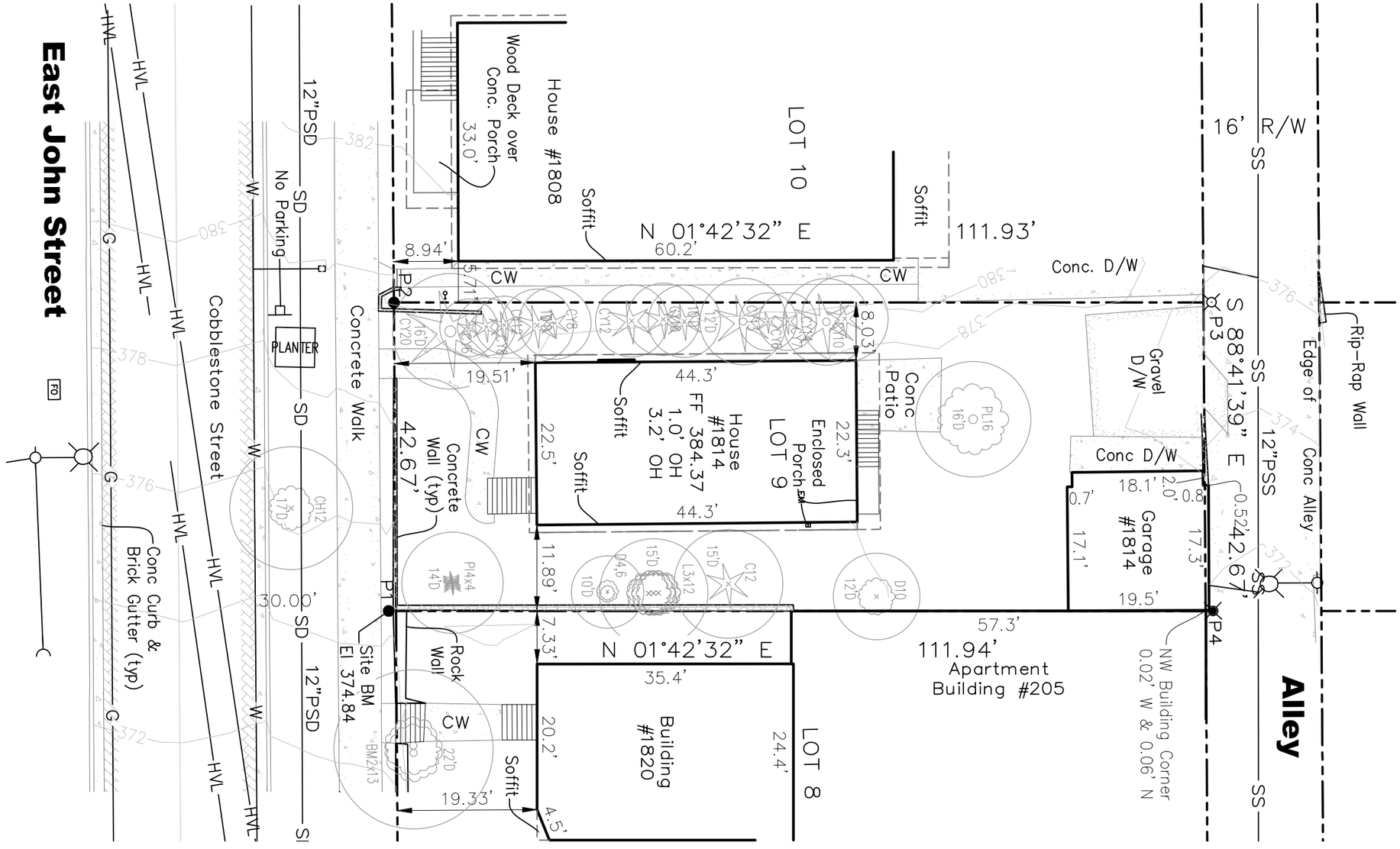
23.54.015 PARKING REQUIREMENTS

Table B - II M. No minimum parking requirement for residential uses in multifamily zones within urban villages if the residential use is located within 1,320 ft of a street with frequent transit service.
Table D - D.2. 0.75 bicycle parking spaces required per small efficiency dwelling unit
K2. Required bicycle parking shall be provided in a safe, accessible and convenient location. Bicycle parking hardware shall be installed so that it can perform to its manufacturer's specifications.
K5. Bicycle parking required for small efficiency dwelling units is required to be covered for weather protection. If the required, covered bicycle parking is located inside the building that contains small efficiency dwelling units, the space required to provide the required bicycle parking shall be exempt from Floor Area Ratio (FAR) limits.

23.54.040 SOLID WASTE AND RECYCLABLES

Table A. 26-50 dwelling units require a minimum of 375 ft^2
D1. For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 ft.
D2. The floor of the storage space shall be level and hard-surfaced
D3. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.
E1. The storage space shall not be located between a street facing facade of the structure and the street
F1. Containers to be manually pulled shall be placed no more than 50 ft from a curb cut or collection location.

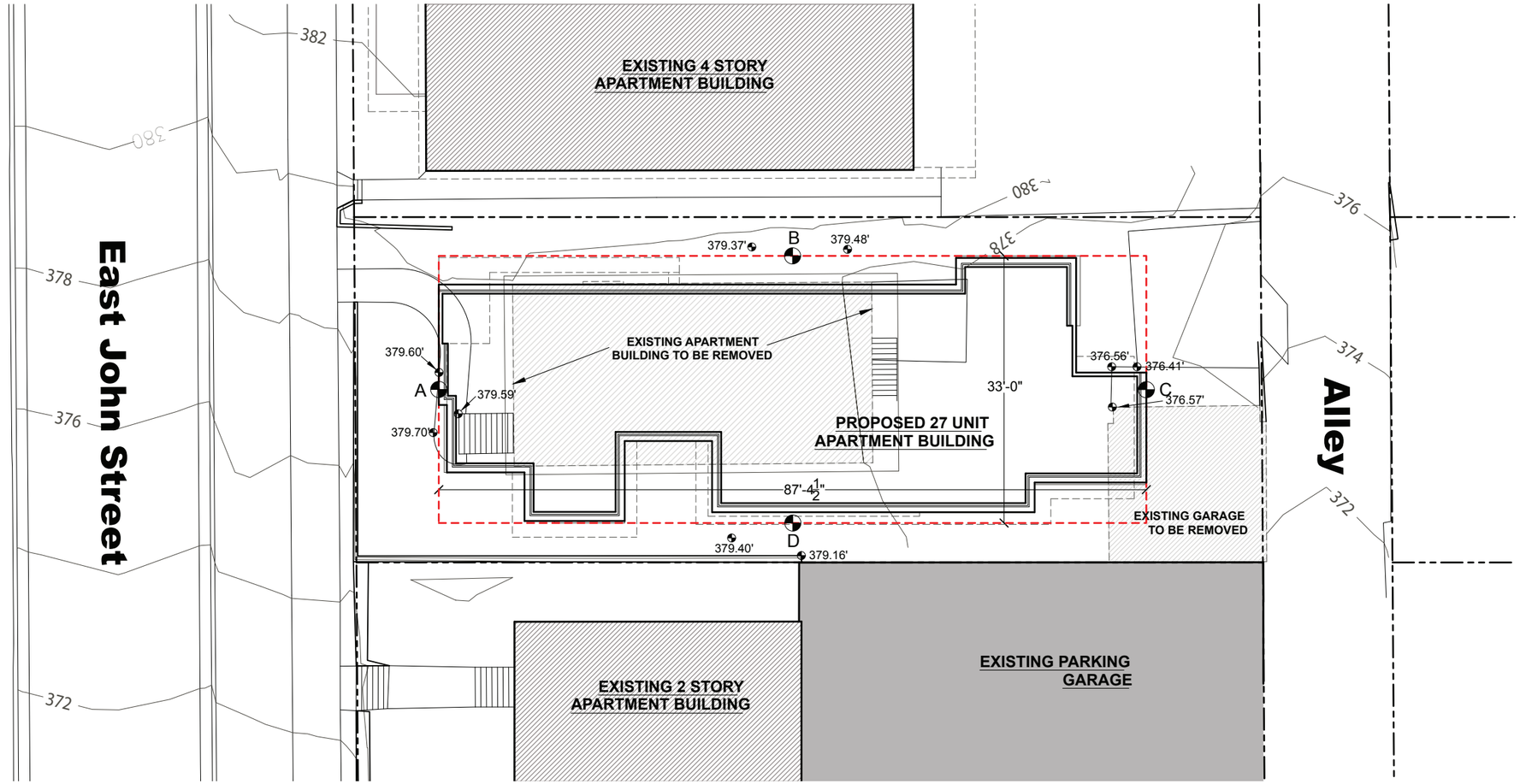
DESIGN GUIDELINES



SITE SURVEY
(1/16" = 1')

DESIGN RESPONSE TO CODE

DESIGN GUIDELINES



SITE PLAN
(1/16" = 1')

AVG. GRADE:

A = 379.60'
B = 379.40'
C = 376.50'
D = 379.25'

$$\frac{(379.60' \times 33') + (379.40' \times 87'\ 4.5") + (376.50' \times 33') + (379.25' \times 87'\ 4.5")}{33' + 87'\ 4.5" + 33' + 87'\ 4.5"}$$

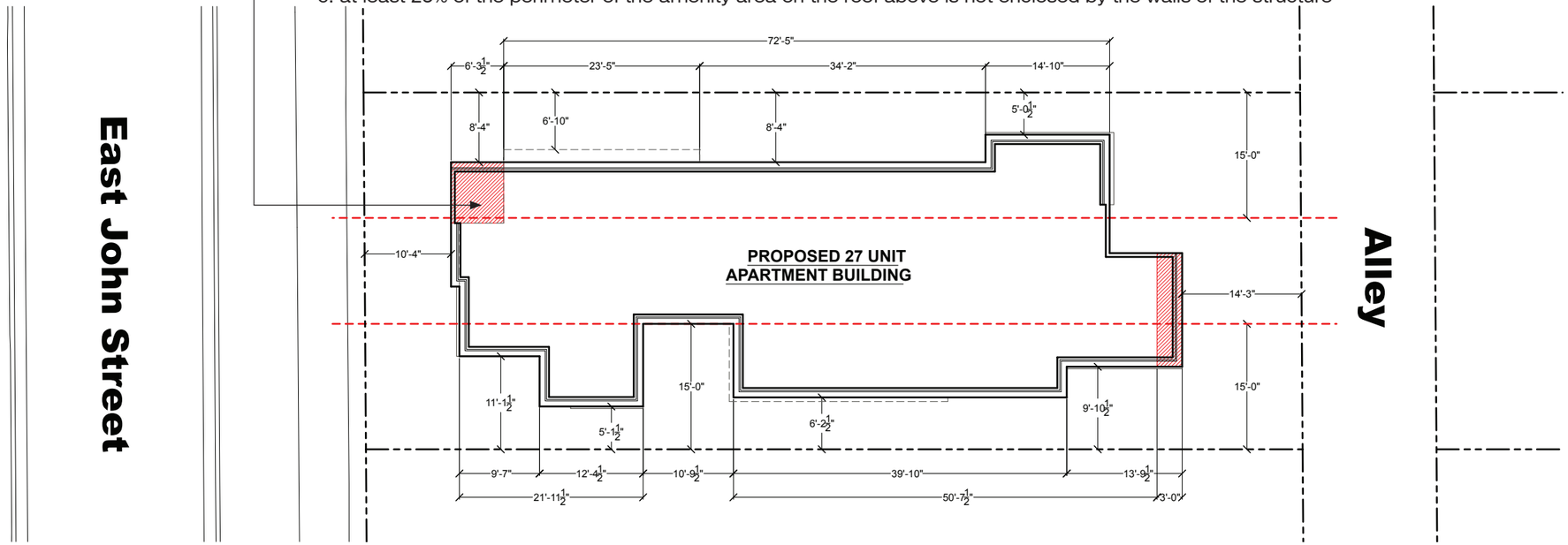
AVG GRADE = 378.98'

DESIGN RESPONSE TO CODE

DESIGN GUIDELINES

Floor area exempt from FAR pursuant to 23.45.510 E5 and therefore exempt from facade length calculations (23.86.015 C6):

23.45.510 E5: For apartments that qualify for the higher FAR limit per 23.45.510 C: Floor area within portions of a structure that is partially above grade, used for parking or other accessory uses, and has no additional stories above, is exempt from FAR limits if the following conditions are met:
a. avg. height of walls enclosing floor area does not exceed 1 story.
b. roof area above exempt floor area is used as amenity area and meets the standards for amenity area at ground level.
c. at least 25% of the perimeter of the amenity area on the roof above is not enclosed by the walls of the structure



FACADE LENGTH:

112’ x 65% = 72’ 9.5”
MAX FACADE LENGTH = 72’ 9.5”
WEST FACADE = 72’ 5”
EAST FACADE = 21’ 11.5” + 50’ 7.5” + 3’ = 75’ 7”
(see page 42 for more information on requested adjustment)

BASEMENT FLOOR PLAN
(1/16” = 1’)

SETBACKS:

(REQUIRED)

FRONT	MIN: 5’	
REAR	MIN: 15’	
SIDE*	MIN: 5’	AVG: 7’

*facades over 40 ft in length

(PROVIDED)

FRONT (South)	10’ 4”	
REAR (North)	14’ 3”	
SIDE (West)	MIN: 5’ 0.5”	AVG: 7.35’

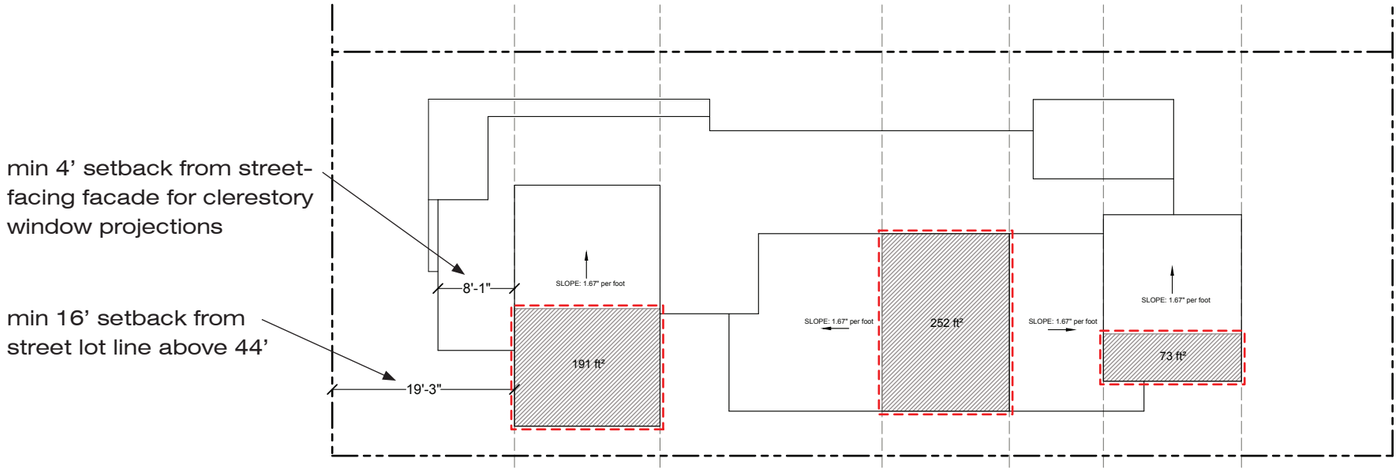
$$\frac{(8’\ 4” \times 6’\ 3.5”) + (6’\ 10” \times 23’\ 5”) + (8’\ 4” \times 34’\ 2”) + (5’\ 0.5” \times 14’\ 10”)}{6’\ 3.5” + 23’\ 5” + 34’\ 2” + 14’\ 10”}$$

SIDE (East)	MIN: 5’ 1.5”	AVG: 7.39’

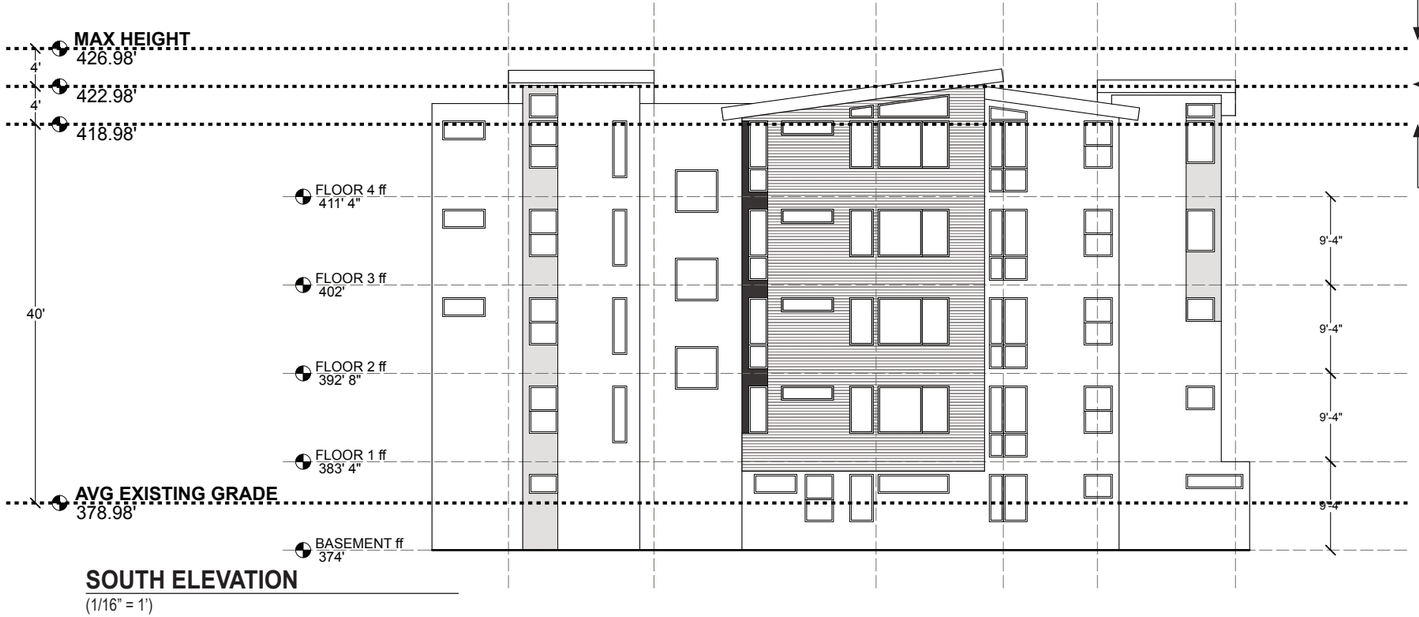
$$\frac{(11’\ 1.5” \times 9’\ 7”) + (5’\ 1.5” \times 12’\ 4.5”) + (6’\ 2.5” \times 39’\ 10”) + (9’\ 10.5” \times 13’\ 9.5”)}{9’\ 7” + 12’\ 4.5” + 39’\ 10” + 13’\ 9.5”}$$

DESIGN RESPONSE TO CODE

DESIGN GUIDELINES



ROOF PLAN
(1/16" = 1')



SOUTH ELEVATION
(1/16" = 1')

BUILDING HEIGHT

23.45.514 J3. REQUIREMENTS FOR 4 ft HEIGHT EXTENSION FOR CLERESTORY PROJECTIONS:

1. The total area of the projections is no more than 30 percent of the area of the roof plane
2. The projections are setback at least 4 ft from any street facing facade

TOTAL AREA OF ROOF: 2361 ft²
AREA OF ROOFTOP ABOVE 44 ft:
(191 ft² + 252 ft² + 73 ft²) = 516 ft²
PERCENT OF ROOFTOP EXTENDING ABOVE 44 ft = 22%

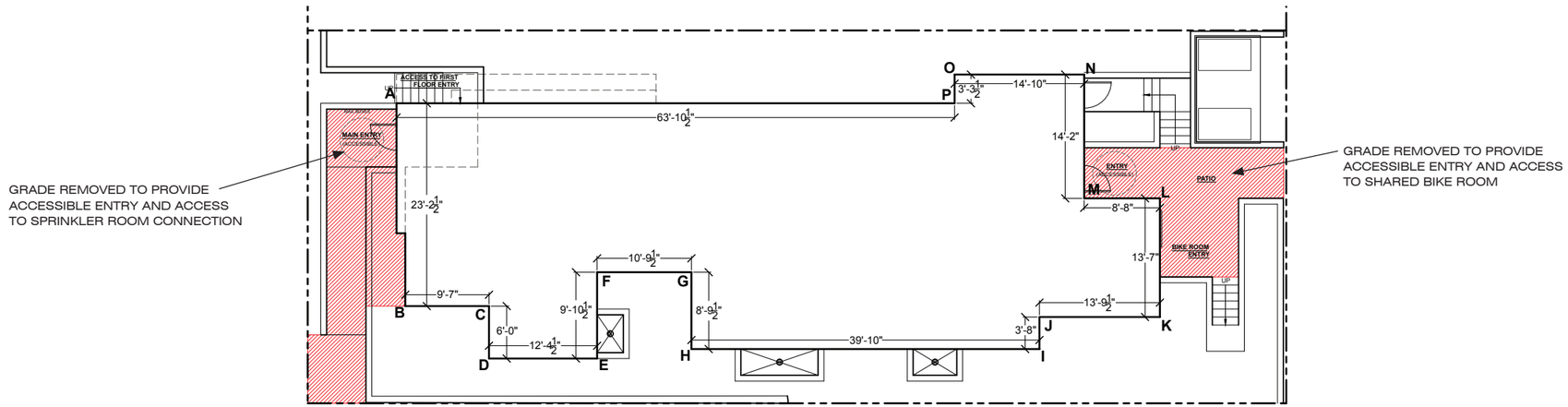
23.45.514 J3. clerestories may extend 4 ft above maximum height limit set in subsection F (subject to limitations)

23.45.514 F. height increased 4 ft for a structure partially below grade and meets requirements of 23.45.514 F *please see following page for requirements

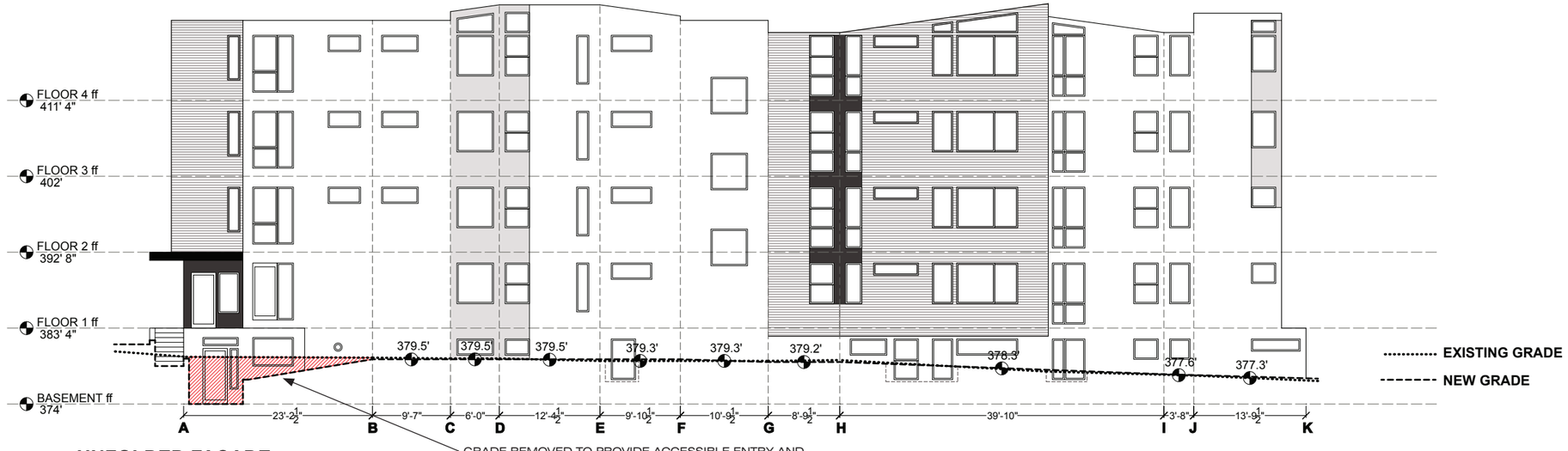
23.45.514 A. structure height permitted 40 ft above avg. existing grade

DESIGN RESPONSE TO CODE

DESIGN GUIDELINES



SITE PLAN
(1/16" = 1')



UNFOLDED FACADE
(1/16" = 1')

DESIGN RESPONSE TO CODE

DESIGN GUIDELINES

23.45.514 F. Requirements for 4’ height increase:

1. The height increase does not apply to portions of lots within 50 ft of a single family zone
2. The number of stories above the partially below-grade story is limited to 4 stories for residential uses with a 40 ft height limit
3. On the street facing facade, the story above the partially below-grade story is at least 18 in above elevation of the street
4. **The average height of the exterior facade of the portion of the story that is partially below grade does not exceed 4 ft above existing or finished grade, whichever is less**

$$\frac{(379.5' \times 9' 7") + (379.5' \times 6' 0") + (379.5' \times 12' 4.5") + (379.3' \times 9' 10.5") + (379.3' \times 10' 9.5") + (379.2' \times 8' 9.5") + (378.3' \times 39' 10") + (377.6' \times 3' 8") + (377.3' \times 13' 9.5") + (376.8' \times 4' 7") + (377.3' \times 8' 4.5") + (377.5' \times 14' 10") + (377.6' \times 3' 3.5") + (379.0' \times 63' 10.5")}{9' 7" + 6' 0" + 12' 4.5" + 9' 10.5" + 10' 9.5" + 8' 9.5" + 39' 10" + 3' 8" + 13' 9.5" + 4' 7" + 8' 4.5" + 14' 10" + 3' 3.5" + 63' 10.5"}$$

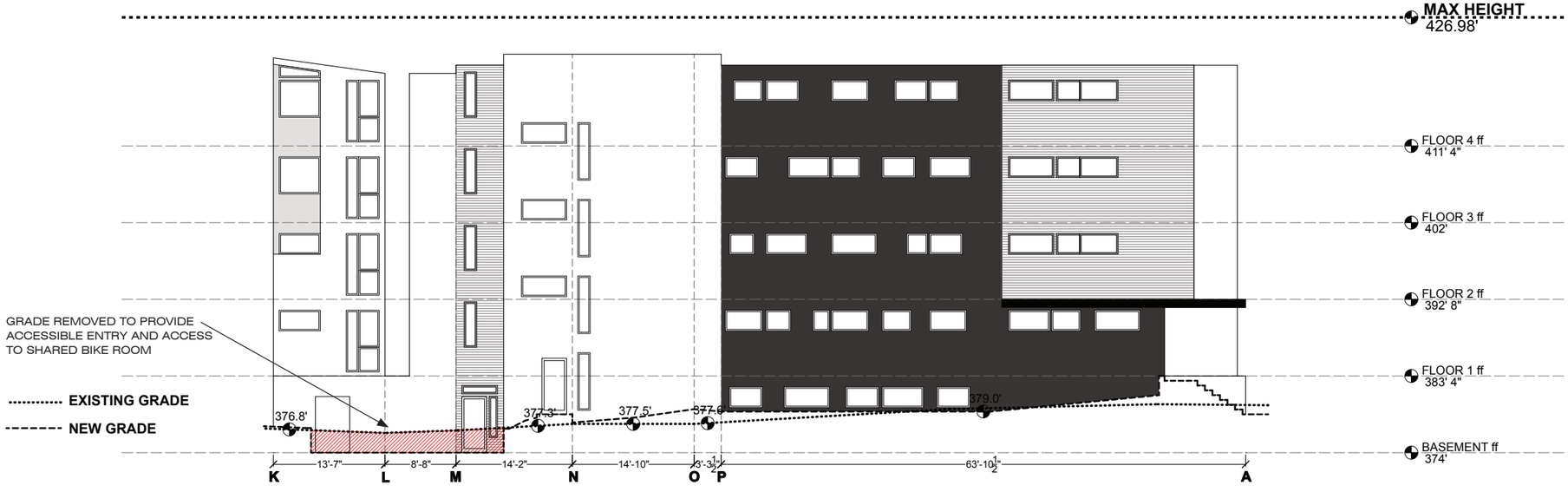
AVG GRADE ALONG EXTERIOR FACADE = 378.6’

BASEMENT ff = 374’

BASEMENT ceiling = 382’ 4” (8’ 4” ceiling height)

Avg height of exterior facade of partially below-grade story = 3.7’

* Avg exterior facade height is measured from Avg grade to ceiling of partially below grade story as per 23.86.007 (measurements)



UNFOLDED FACADE

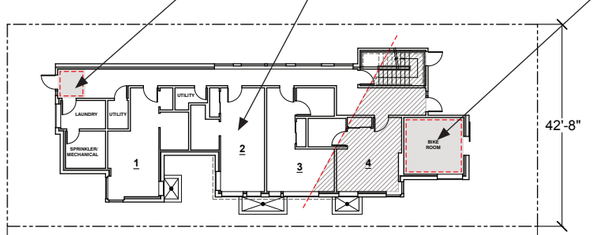
(1/16" = 1')

DESIGN GUIDELINES

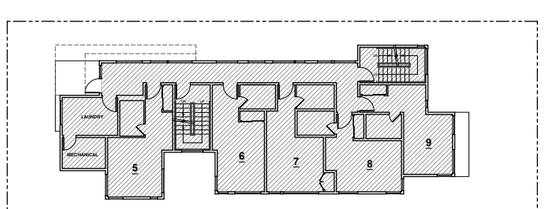
Floor area exempt from FAR per 23.45.510 E5 (see page 16 for more information)

23.45.510 E4. Floor area within portions of a structure that extend no more than 4 ft above existing or finished grade is exempt from FAR limits.

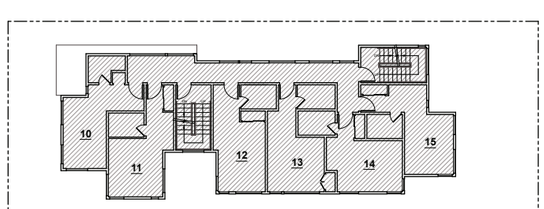
23.54.015 K5. If required bicycle parking is located within the building, the space is exempt from FAR limits



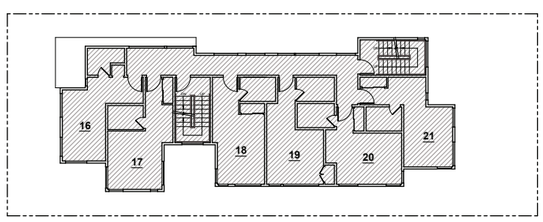
BASEMENT PLAN
(1/32" = 1')



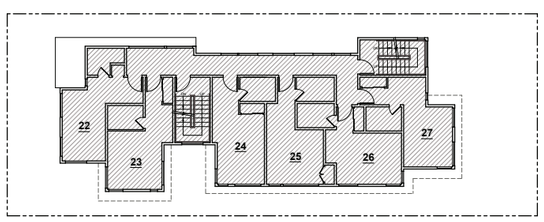
FLOOR 1
(1/32" = 1')



FLOOR 2
(1/32" = 1')



FLOOR 3
(1/32" = 1')



FLOOR 4
(1/32" = 1')

FLOOR AREA RATIO:

FAR limit is 2.0 for apartments in zone LR3 that meet requirements of 23.45.510 C

FLOOR AREA:

BASEMENT:	387 ft²
FLOOR 1:	1990 ft²
FLOOR 2:	2046 ft²
FLOOR 3:	2046 ft²
FLOOR 4:	2046 ft²

TOTAL: **8515 ft²**

TOTAL PROPERTY AREA:
42' 8" x 112' = 4779 ft²

PROPOSED FAR:
8515/4779 = **1.782**

DESIGN RESPONSE TO CODE

DESIGN GUIDELINES

CS1. NATURAL SYSTEMS AND SITE FEATURES:

Use natural systems and features of the site and its surroundings as a starting point for project design.

The site fronts on E John St which slopes down significantly to the east towards 19th Ave E. The proposed design takes advantage of this slope by creating two building entries off this south facade; an accessible entry to the basement floor and an adjacent raised entry to the first floor.

Several shed roofs are proposed to allow for clerestory windows on the top floor and the largest of the roofs is south facing, creating an ideal slope for solar panels to be mounted on.

Wherever possible, corner windows are added to allow larger views and access to natural light.

The existing cypress trees along the west property line cannot be retained but will be replaced with new trees and plantings to maintain the screening effects of dense foliage instead of solid fencing.

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.

Neighboring structures have pitched and shed roofs of varying form; the proposed shed roofs will reinforce this typology while still maintaining an individual appearance. The proposed material palette is chosen to complement the existing materials of neighboring buildings.

The south facade is pulled back from the property line along E John St to maintain a connection to the smaller apartment structure to the east and not overwhelm it.

The south raised entry makes a strong connection to the street and responds to the existing decks on neighboring buildings while still allowing access to the basement level.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER:

Contribute to the architectural character of the neighborhood.

E John St contains a diverse collection of very interesting and unique building shapes and material selections. To maintain the same scale of architecture as the existing townhomes and smaller apartment complexes, the building facade is articulated through proportions of modulation, materiality and window design, creating a smaller scale apearance.

The proposed shed roof design compliments the existing assymetrical roofs along the street while maintaining an individual appearance.

PL1. CONNECTIVITY:

Complement and contribute to the network of open spaces around the site and the connections among them.

The site provides an open gathering space for residents on the north side of the site, adjacent to the alley. This courtyard space, partially covered by a trellis, offers seating and a grill surrounded by dense plantings for privacy. The secure bike room and north basement entry open directly into this space, encouraging residents to spend time there.

Shared laundry rooms are located next to both south entries to allow for larger windows along the street and adjacent to the entries without sacrificing privacy for residents.

PL2. WALKABILITY:

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

The project maximizes the existing slope of E John St to provide seperate entries to the basement floor and first floor along the street facing facade. The basement floor is fully accessible with ample space at both entrances.

DESIGN GUIDELINES

A bicycle storage room has been integrated into the basement level of the building directly off of the alley, providing secure storage for resident's bicycles level with the existing alley grade.

PL3. STREET-LEVEL INTERACTION:

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

The raised entry on the south facade responds to similar existing decks on the block and provides an easily identifiable entry sequence with a strong connection to the street. A large canopy above the south entry provides weather protection and helps to visually locate the entry. The sunken basement entry on the south facade is adjacent to the raised first floor entry, with windows and landscape design helping to identify it as well.

The site offers an open gathering space for residents along the alley that is heavily planted for privacy and to identify the entry location.

In addition, lighting, hardscape, and landscaping further help to identify these locations.

Massing and materiality delineate entry points on the south facade by decreasing the percieved mass of the buiding to a human scale.

A comprehensive lighting plan for the site will provide enough light to maintain a sense of safety for the residents and pedestrian access. All entry doors have glass insets to provide natural light to public spaces where windows might not be possible.

PL4. ACTIVE TRANSPORTATION:

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

This apartment complex is designed specifically for professionals looking to live a low-environmental-impact lifestyle. A secure storage facility is provided for 20 bicycles in lieu of parking, aiming the project toward occupants without cars.

The site is located in the Madison-Miller Residential Urban Village within a few blocks of Bus routes 8, 10, 11, 12, 43 and 48 providing direct access to Downtown, lower Queen Anne, south Seatte, the university district and Montlake transfer station. The site is within walking distance to multiple grocery stores, pharmacies, the group health capitol hill campus, and pedestrian oriented retail corridors along 15th Ave E and E Madison St.

A neighborhood greenway is currently under construction along 21st Ave E creating a safer route for pedestrians and bicyclist from Montlake south to I-90.
The bicycle storage space is in a dedicated, secure and conditioned room at ground level with access directly outside to make access as convenient as possible for residents.

DC1. PROJECT USES AND ACTIVITIES:

Optimize the arrangement of uses and activities on site.

The interior aggregation of apartments is designed to maximize views and access to natural light for all apartments. The building is laid out with a single loaded corridor along the west side with all apartments oriented toward the east where the neighbor is set back farther from the property line allowing more privacy for the residents of both buildings.

There is no parking proposed for the site but a secure bicycle storage area is located adjacent to the north building entrance off the alley.

The trash and recycling area has been located directly off of the alley along the northwest corner of the site to minimize any direct views into it while remaining easily accessible to all residents.

Shared laundry rooms are located next to both south entries to allow for larger windows along the street and adjacent to the entries without sacrificing privacy for residents.

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.

SEATTLE DESIGN GUIDELINE INTERPRETATION

DESIGN GUIDELINES

Massing of the building has been organized to demarcate entrances and create open exterior spaces for residents.

The raised entry on the south facade responds to the established context of neighboring structures while still allowing for a sunken accessible entry to the basement floor.

The asymmetrical shed roofs provide ample space for solar panels on the south facing surface while still allowing clerestory windows for fourth floor apartments.

Modulation of the east facade creates more opportunities for corner window sets and views to the north and south along with views to the east. Glazing location and scale was designed to maximize views from the apartments while minimizing views directly toward neighboring buildings and to allow more privacy for residents near public entrances.

The facade materiality is kept simple to allow for the modulation to stand out while detailing on the window sets provides a smaller scale of interest within the whole. The material selection was informed by the colors and textures existing on adjacent developments to both fit in with the neighborhood and maintain an individual appearance.

DC3. OPEN SPACE CONCEPT:

Integrate open space design with the design of the building so that each complements the other.

Shared laundry rooms are located adjacent to both south entries along E John st, allowing for more glazing along the street facade without compromising privacy and creating an opportunity for residents to relax outside while their laundry is being done.

A large canopy above the south entries provides weather protection and visually identifies the entry locations. Resident mailboxes are located adjacent to the basement entrance on the south facade.

A bicycle storage room is located on the basement level of the building directly off of the alley, providing secure storage for resident's bicycles level with the existing alley grade. The storage room is accessed via the north courtyard inviting residents to work on their bikes or just relax in the secluded space.

DC4. EXTERIOR ELEMENTS AND FINISHES:

Use appropriate and high quality elements and finishes for the building and its open spaces.

Materiality along E John St is an assortment of painted siding, brick, and cedar cladding. The proposed material selection for this project uses an off white paint tone for the primary color with the strategic addition of darker tones and cedar siding to highlight specific window geometry and massing. The retaining walls are poured concrete with a mixture of light colored pervious concrete pavers for exterior paving.

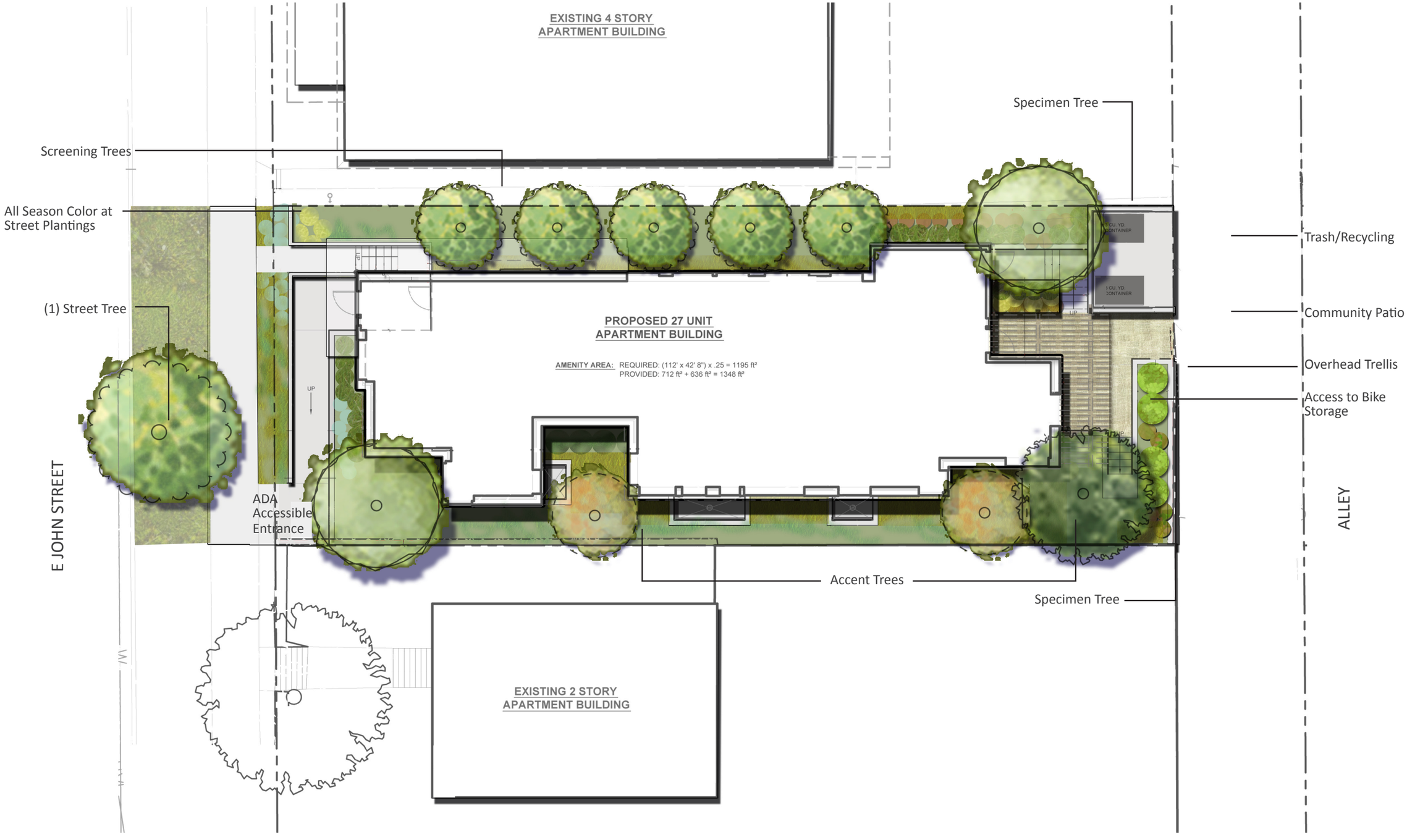
Dense plantings along the south facade respond to the existing neighbors, helping the proposed building fit into the context of the street.

The combination of cedar siding, hardie paneling, concrete and glazing all contribute to a high quality of construction for the proposed development. A semi transparent wood stain will allow the cedar siding to show its natural grain and bring a nice texture throughout the development. This grain will be balanced by the smooth texture of the glazing and hardie paneling. Color transition will further help to detail the proposed development. This material palette will age well in Seattle's climate and is proven to be long lasting.

A selection of pathway lighting, sconces and wall fixtures all work together to increase safety on site, inform pedestrians of entry locations and increase usability of the outdoor spaces.

New trees and plants have been chosen based on shape, size, color and texture to reinforce the overall design and create dense plantings that provide privacy, shade and define spaces.

ARCHITECTURAL CONCEPT



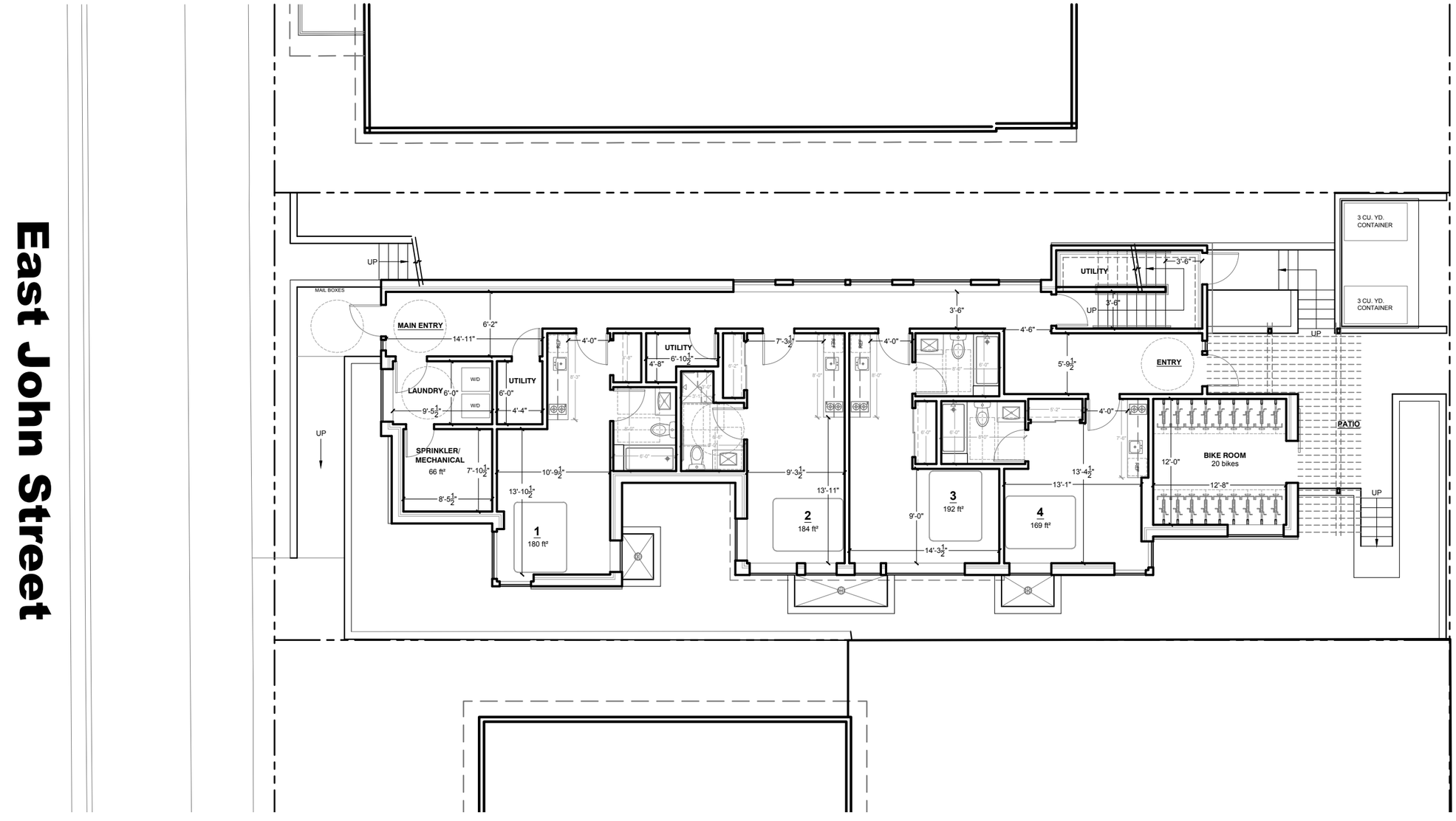
LANDSCAPE
(1/16" = 1')

1814 E John St
STREAMLINED DESIGN REVIEW

ARCHITECTURAL CONCEPT

East John Street

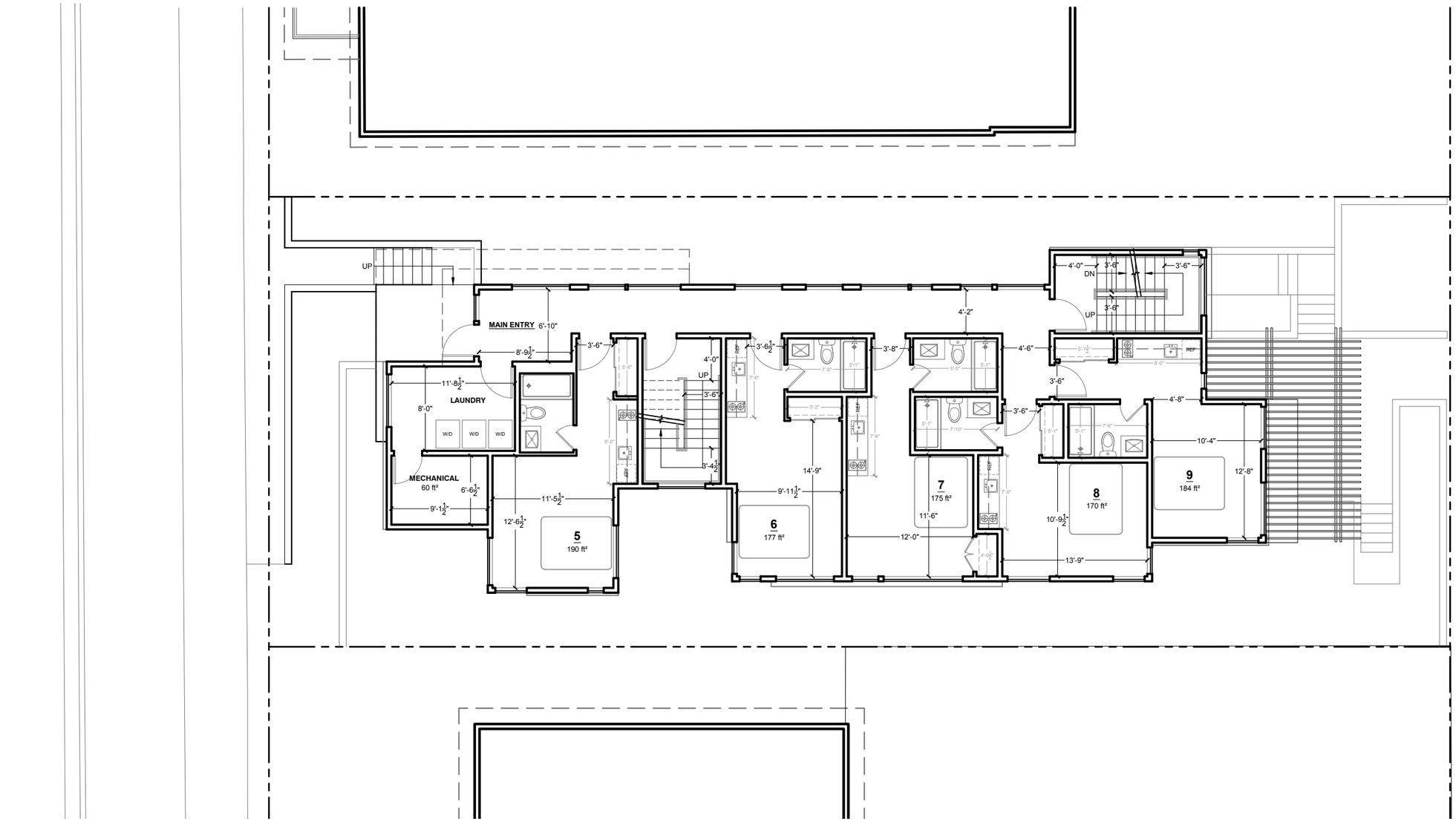
Alley



BASEMENT
(3/32" = 1')

PLANS

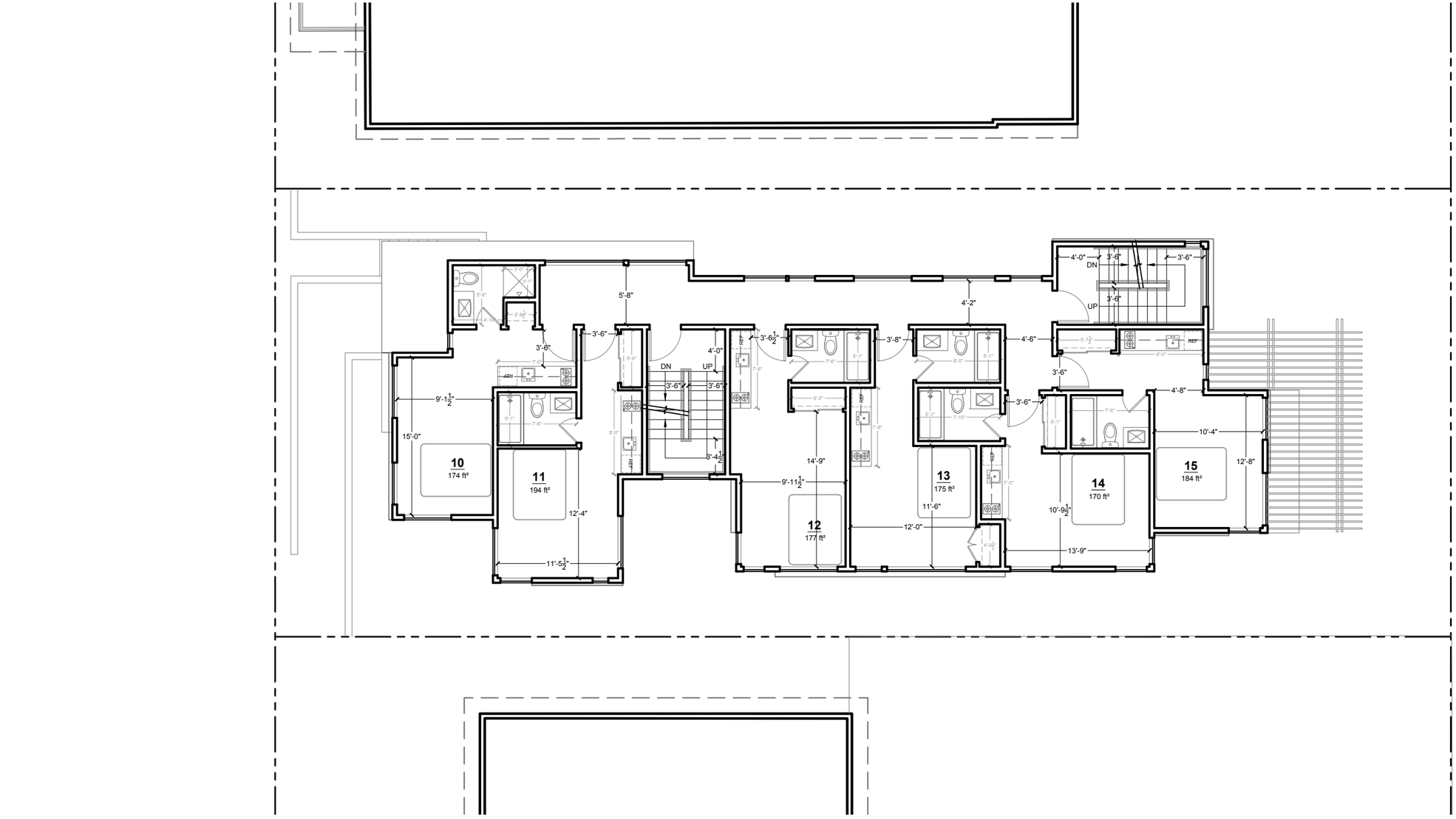
ARCHITECTURAL CONCEPT



FIRST FLOOR
(3/32" = 1')

PLANS

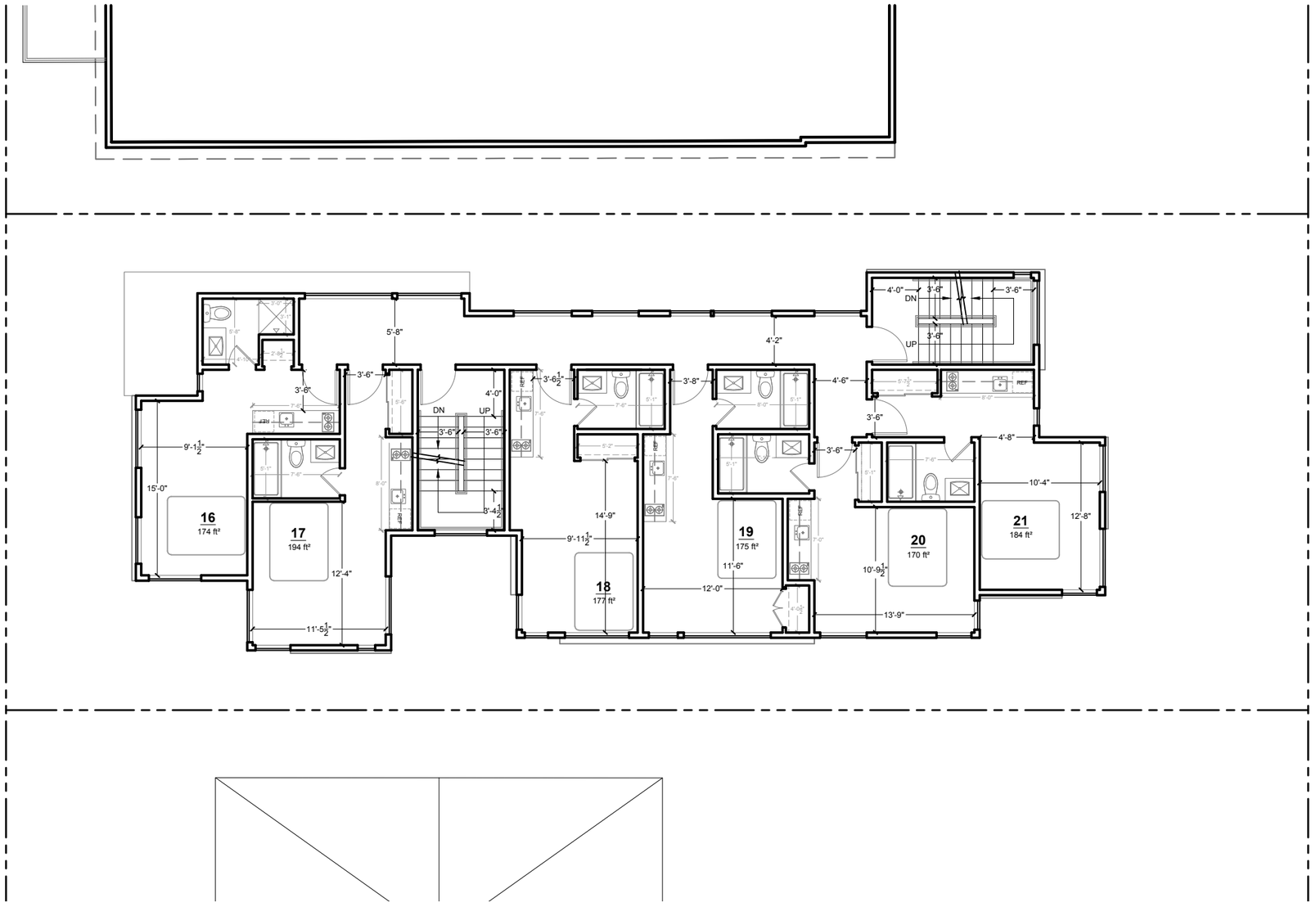
ARCHITECTURAL CONCEPT



SECOND FLOOR
(3/32" = 1')

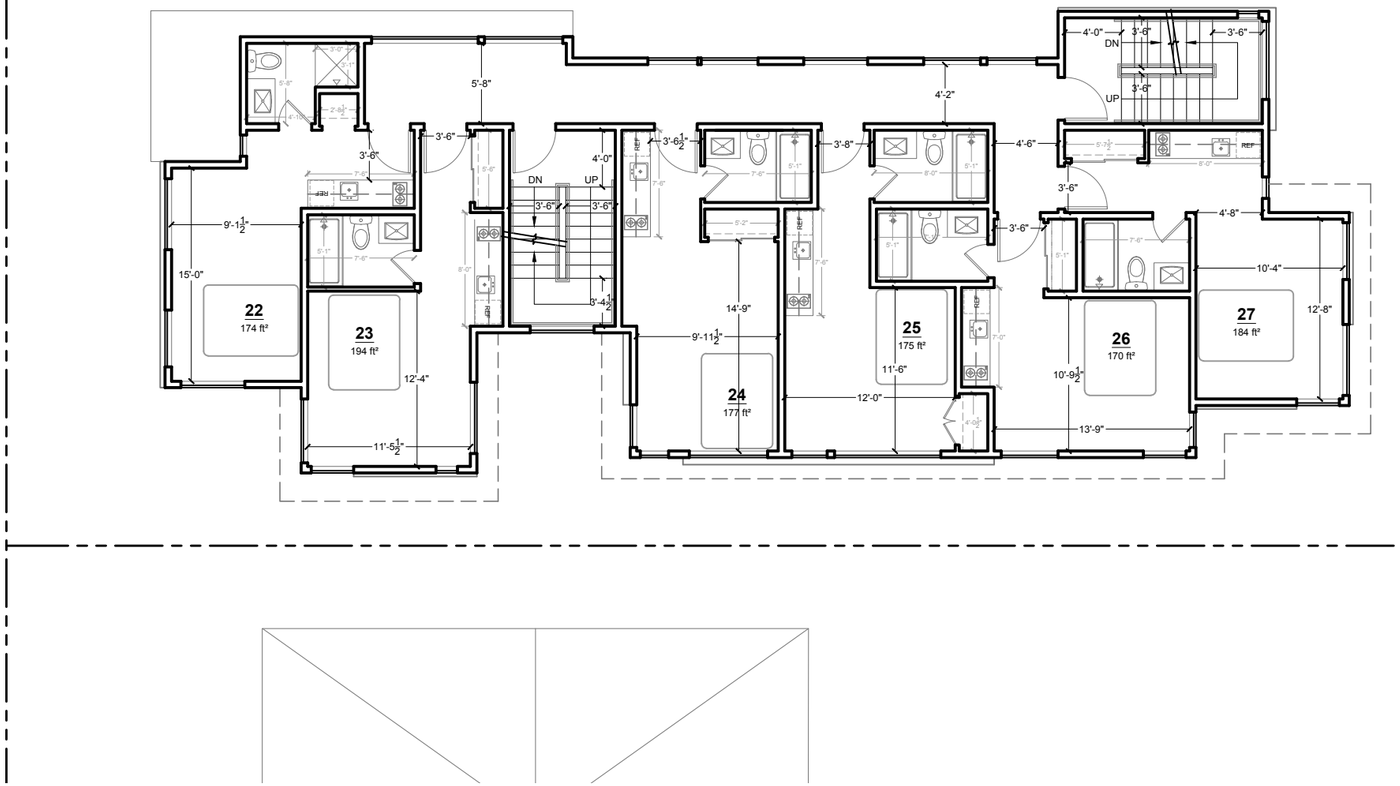
PLANS

ARCHITECTURAL CONCEPT



THIRD FLOOR
(3/32" = 1')

PLANS



FOURTH FLOOR
(3/32" = 1')

PLANS

ARCHITECTURAL CONCEPT

SOUTH ELEVATION

EAST ELEVATION

ELEVATIONS

NORTH ELEVATION

WEST ELEVATION

ELEVATIONS

ARCHITECTURAL CONCEPT

EAST PRIVACY ELEVATION

ARCHITECTURAL CONCEPT

WEST PRIVACY ELEVATION

ARCHITECTURAL CONCEPT

CS2. Neighboring structures have pitched and shed roofs of varying form; the proposed shed roofs will reinforce this typology while still maintaining an individual appearance.

CS2. The raised entry deck makes a strong connection to the street and responds to the existing decks on neighboring buildings while still allowing access to the basement level.

CS1. The existing cypress trees along the west property line cannot be retained but will be replaced with new trees and plantings to maintain the screening effects of dense foliage instead of solid fencing.

RENDERINGS: JOHN ST ELEVATION

ARCHITECTURAL CONCEPT

CS1. The largest shed roof is south-facing, creating an ideal slope for solar panels to be mounted.

CS1. The design takes advantage of the grade change along E John st by creating two entries, an accessible entry to the basement level and a raised entry to the first floor

DC2. The facade materiality is kept simple to allow for the modulation to stand out while detailing on the window sets provides a smaller scale of interest within the whole. The material selection was informed by the colors and textures existing on adjacent developments to both fit in with the neighborhood and maintain an individual appearance.

PL3. The raised entry on the south facade responds to similar existing decks on the block and provides an easily identifiable entry sequence with a strong connection to the street.

RENDERINGS

ARCHITECTURAL CONCEPT

DC2. Glazing location and scale was designed to maximize views from the apartments while minimizing views directly toward neighboring buildings and to allow more privacy for residents near public entrances.

DC4. Materiality along E John St is an assortment of painted siding, brick, and cedar cladding. The proposed material selection for this project uses an off white paint tone for the primary color with the strategic addition of darker tones and cedar siding to highlight specific window geometry and massing. The retaining walls are poured concrete with a mixture of light colored pervious concrete pavers for exterior paving.

DC1. Shared laundry rooms are located next to both south entries to allow for larger windows along the street and adjacent to the entries without sacrificing privacy for residents.

ELEVATIONS: VIEW FROM SOUTHEAST

ARCHITECTURAL CONCEPT

PL3. A large canopy above the south entry provides weather protection and helps to visually locate the entry.

CS3. To maintain the same scale of architecture as the existing townhomes and smaller apartment complexes, the building facade is articulated through proportions of modulation, materiality and window design, creating a smaller scale apearance.

CS2. The south facade is pulled back from the property line along E John St to maintain a connection to the smaller apartment structure to the east and not overwhelm it.

DC4. Dense plantings along the south facade respond to the existing neighbors, helping the proposed building fit into the context of the street.

ELEVATIONS: VIEW FROM SOUTHWEST

ARCHITECTURAL CONCEPT

PL3. The site offers an open gathering space for residents along the alley that is heavily planted for privacy and to identify the entry location.

PL4. The bicycle storage space is in a dedicated, secure and conditioned room at ground level with access directly outside to make access as convenient as possible for residents.

DC1. The trash and recycling area has been located directly off of the alley along the northwest corner of the site to minimize any direct views into it while remaining easily accessible to all residents.

RENDERINGS: VIEW FROM NORTHWEST

ARCHITECTURAL CONCEPT

DC1. The interior aggregation of apartments is designed to maximize views and access to natural light for all apartments. The building is laid out with a single loaded corridor along the west side with all apartments oriented toward the east where the neighbor is set back farther from the property line allowing more privacy for the residents of both buildings.

DC2. Modulation of the east facade creates more opportunities for corner window sets and views to the north and south along with views to the east.

CS1. Wherever possible, corner windows are added to allow larger views and access to natural light.

RENDERINGS: VIEW FROM NORTHEAST

ARCHITECTURAL CONCEPT

Natural concrete stoop and dark gray powder coated metal railing

Proposed color and material scheme.

Material palette at night.

Natural concrete and untreated cedar fence.

Cedar siding

Trim

Trim

Natural concrete`

Body

MATERIALITY

ARCHITECTURAL CONCEPT

PREVIOUS WORK

ARCHITECTURAL CONCEPT

ITEM	REQUIREMENT NAME & CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	**FACADE LENGTH: LIMITS** SMC 23.45.526.B	MAX. COMBINED FACADE LENGTH WITHIN 15 FT OF PROPERTY LINE IS 65% DEPTH OF LOT	MAX FACADE LENGTH IS 72' 9.5", PROPOSED EAST FACADE IS 75' 7" FOR BASEMENT FLOOR AND 72' 7" FOR ALL FLOORS ABOVE	INCREASE OF ALLOWED FACADE LENGTH FROM 72' 9.5" TO 75' 7" OR 4% INCREASE	NORTH EDGE OF EAST FACADE IS EXTENDED 3 FT BEYOND MAX FACADE LENGTH TO PROVIDE A SECURE BIKE ROOM FOR RESIDENTS THAT FITS 20 BIKES (REQUIRED .75 X 27 EFFICIENCY UNITS). THE FACADE IS ONLY EXTENDED BEYOND THE MAX LENGTH ON THE BASEMENT LEVEL AND REMAINS WITHIN LIMITS ON ALL FLOORS ABOVE. THE FACADE EXTENSION ALLOWS THE BUILDING TO PROVIDE A CONVENIENT, DEDICATED INDOOR BIKE STORAGE SPACE THAT IS SECURE AT GROUND LEVEL.	PL1.C. OUTDOOR USES AND ACTIVITIES; PL2.B. SAFETY AND SECURITY; PL4.A. ENTRY LOCATIONS AND RELATIONSHIPS; B. PLANNING AHEAD FOR BICYCLISTS; DC1.A. ARRANGEMENT OF INTERIOR USES
2	**SIDE SETBACK: PROJECTIONS** SMC 23.45.518.H.4	UNENCLOSED DECKS UP TO 18" ABOVE EXISTING GRADE MAY PROJECT INTO REQUIRED SETBACK TO LOT LINE	DECK 25.5" ABOVE EXISTING GRADE PROJECTS INTO SIDE YARD SETBACK TO 4' 2" FROM THE WEST LOT LINE	INCREASE MAX HEIGHT OF UNENCLOSED DECK ABOVE EXISTING GRADE FROM 18" TO 25.5" OR 42% INCREASE OR DECREASE IN MIN SIDE SETBACK REQUIREMENT FROM 5' TO 4' 2" OR 13% DECREASE	THE DECK PROJECTION IS LOCATED ADJACENT TO THE SOUTH RAISED ENTRY ALONG E JOHN ST. THE RAISED DECK IS DESIGNED TO CREATE A STRONG CONNECTION TO THE STREET AND RESPOND TO THE EXISTING RAISED DECKS ON NEIGHBORING BUILDINGS. THE STAIRS ARE OFFSET TO THE WEST FROM THE RAISED DECK TO ALLOW FOR A SUNKEN ADA RAMPED ENTRANCE TO THE BASEMENT FLOOR DIRECTLY BELOW THE RAISED DECK.	CS1.C. TOPOGRAPHY; B. ADJACENT SITES, STREETS, AND OPEN SPACES; C. RELATIONSHIP TO THE BLOCK; PL2.A. ACCESSIBILITY; D. WAYFINDING; PL3.A. ENTRIES; DC2.B. ARCHITECTURAL AND FACADE COMPOSTITION

ADJUSTMENT SUMMARY