Streamlined Design Review

08/20/15

716 16th Ave.
MUP #3021272

Development Objectives:

Project proposes construction of 3 new, three story townhouses. Project includes demolition of residential structures and accessory structures on lot.

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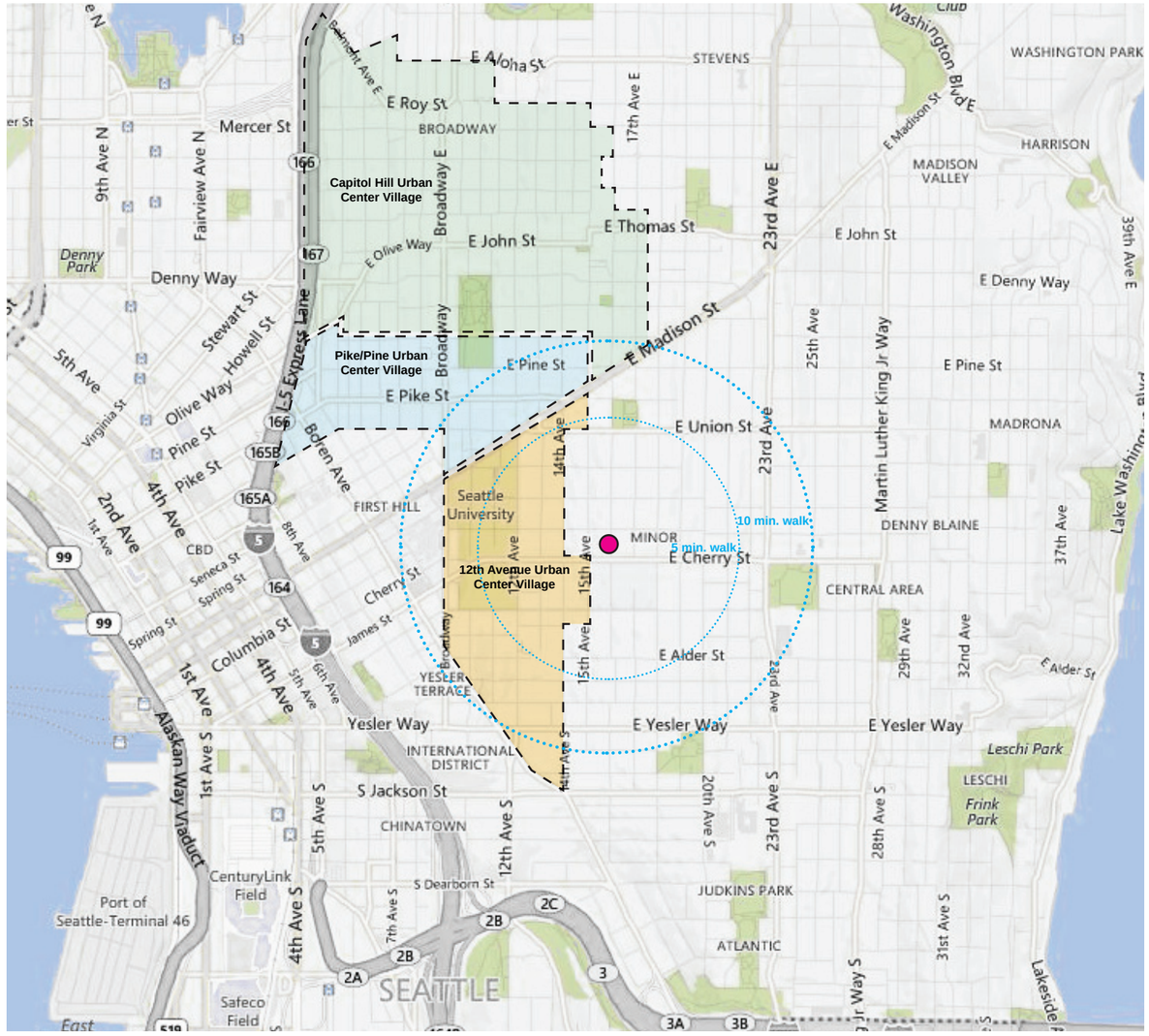
section 1: project overview

context map



basic project information (see pages 16&17 for detailed zoning information)

Site Location	716 16th Ave.
Site Zoning	LR3
Overlay	None
Permitted Use	Multifamily- 3 townhouse units, no commercial space proposed.
SEPA Review	No (Less than 8 dwelling units in LR3 outside of Urban Center)
Site Area	3,600 sf
Floor Area Ratio 23.45.510	Max FAR: 1.3 (4680 sf) Proposed FAR: 1.282 (4613.6 sf)
Height 23.45.514	Base Height: 30’
Setbacks 23.45.518	Front and rear min: 5’-0” Front and rear average: 7’-0” **Proposed front: 5’-6” average** **Proposed rear: 19’-0”+** Side min: 5’-0” Side average: 7’-0” **Proposed sides: 6.09’ average**
Parking Required 23.54.015	(3) Required (1 per unit) / (3) Provided

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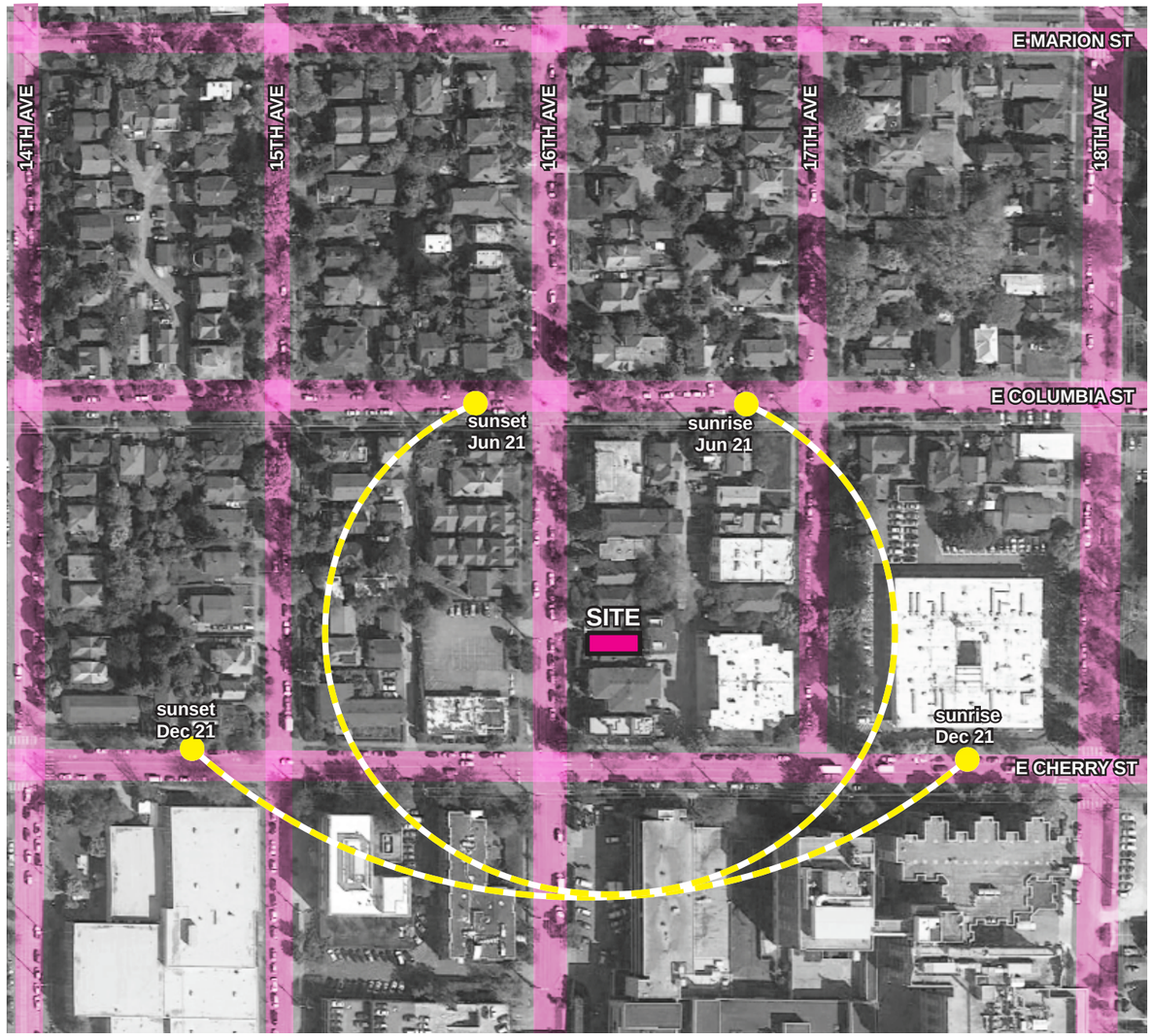
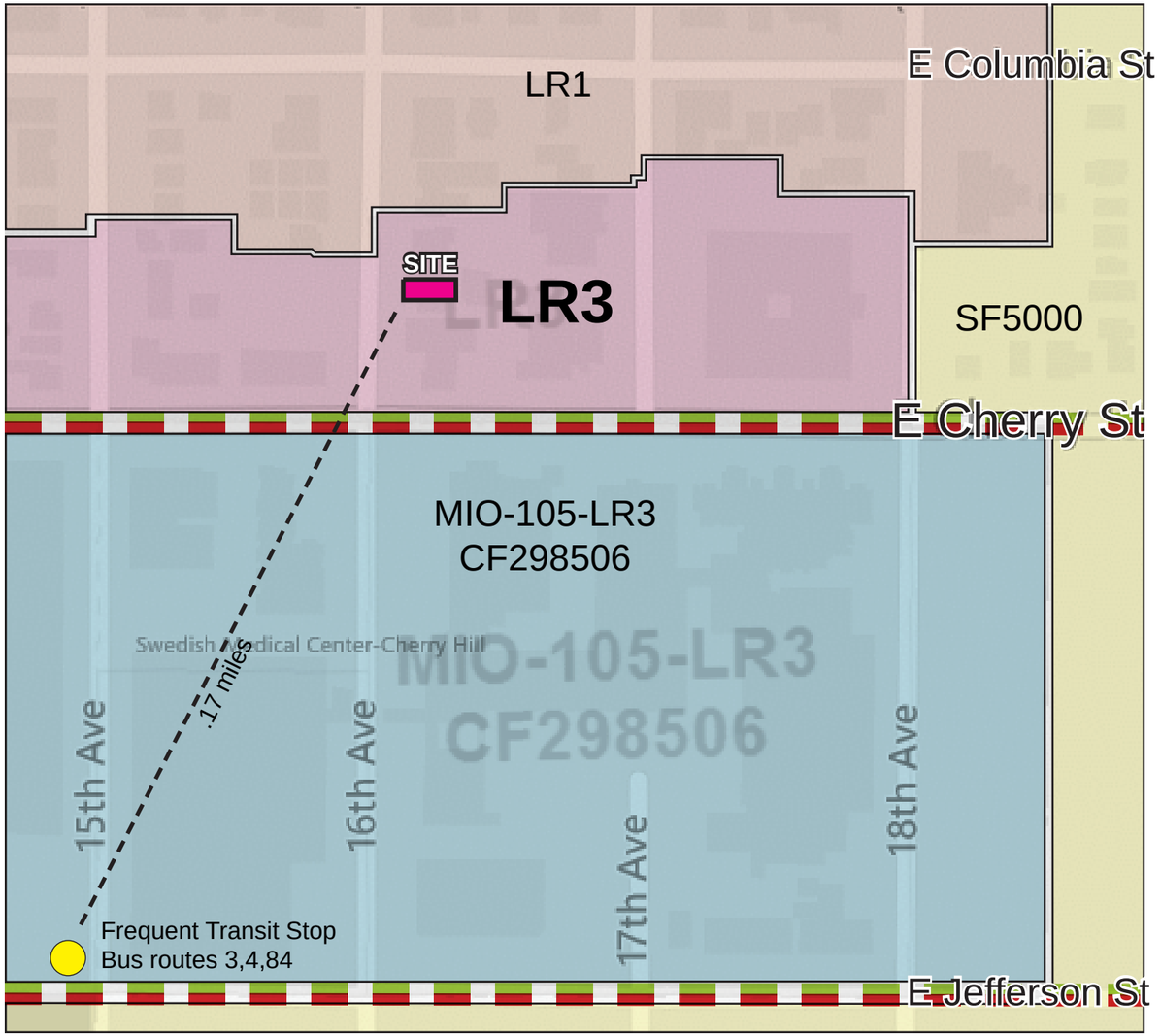
aerial photo



The site exists to the north of Seattle University and Swedish Medical Center Cherry Hill Campus. The neighborhood is predominately residential with sparse commercial activity along Cherry St to the south. The nearest cluster of restaurants and amenities is along 12th Ave.; an around 10 minute walk from the site.

zoning and circulation map

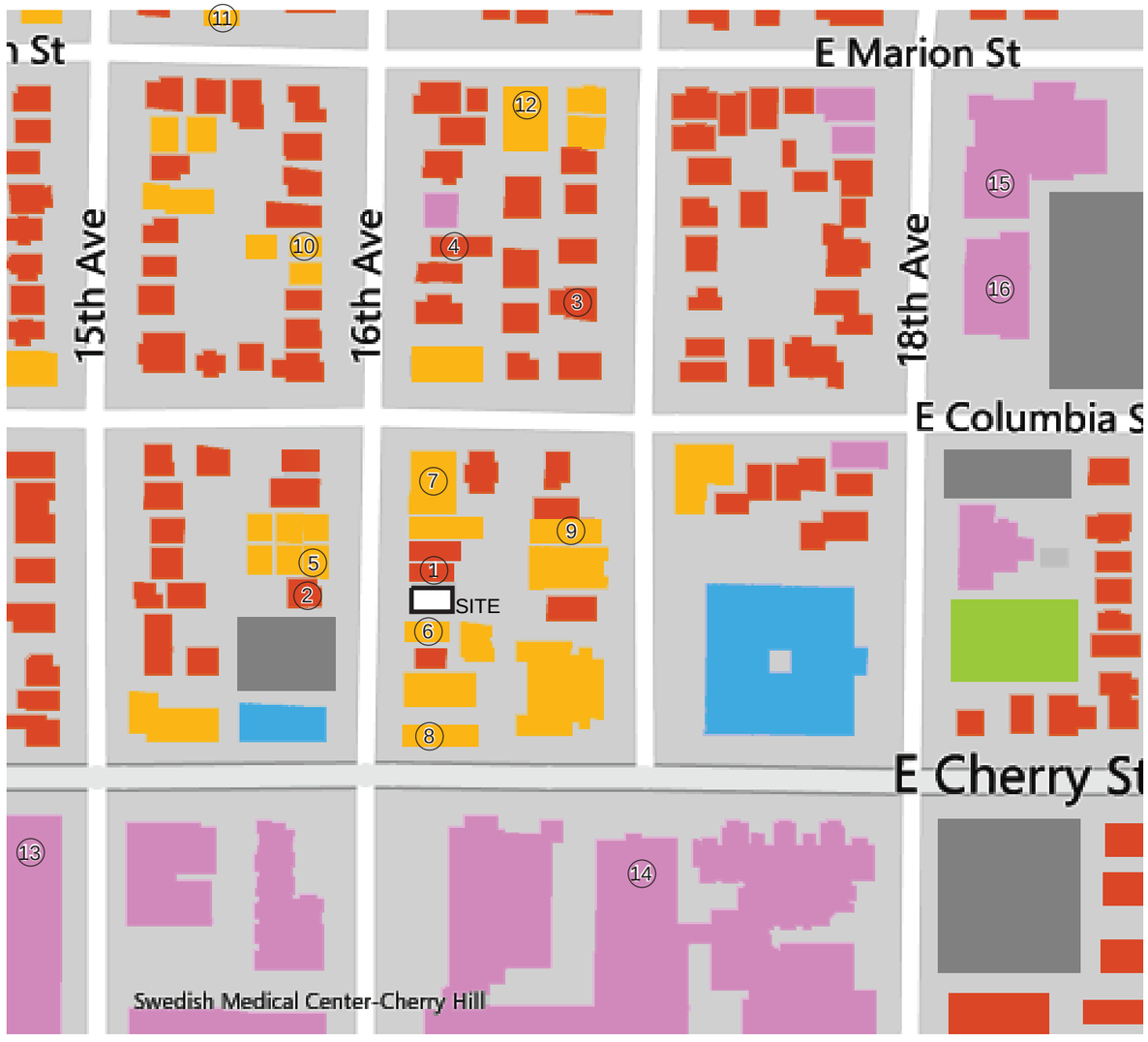


Arterial Street
Street with bike lane
Bus Stop

Walk Score 91
Transit Score 71
Bike Score 83

The area surrounding the site is zoned for lowrise multifamily projects. The closest bus stops are along Jefferson St. to the south. The site performs well in walk, transit, and bike scores and is considered within a frequent transit area as there is frequent transit service within 1/4 quarter mile.

context use map



- Single-family Residence
- Multi-family / multi-use
- Park
- Commercial / retail
- Institutional / health care
- In-construction
- Parking

1. *Vacant single family home north of site.*
2. *Single family home across 16th Ave. from site.*
3. *Craftsman home characteristic west of 16th Ave.*
4. *Older home characteristic east of 16th Ave.*
5. *Townhouse complex across 16th Ave. from site.*
6. *Townhouses south of site.*
7. *Apartments on 16th Ave. and Columbia St.*
8. *Rowhouses on Cherry St. and 16th Ave.*
9. *Townhouses on 17th between Columbia and Cherry.*
10. *Townhouses on 16th between Columbia and Marion.*
11. *Townhouses on Marion between 15th and 16th Aves.*
12. *Townhouses on Marion between 16th and 17th Aves.*
13. *Seattle U Fitness Facility.*
14. *Swedish Medical Cherry Hill Campus.*
15. *Immaculate Conception Church.*
16. *Lake Washington Middle School.*

Typology / Adjacencies

The site is in between a vacant single family residence to the north and townhouses to the south. Across the street is a parking lot, single family residence, and townhouse complex. The block of 16th Ave. that the site is on, is comprised of single-family and multi-family residences and a commercial building on the corner of 16th Ave. and Cherry St. In recent years, many single family residences have been torn down in the area to build low rise, multifamily residential projects. There are several of these new projects near the site, reference numbers 5, 8, & 7 on the adjacent *Context Use Map.*

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architectural context analysis

1 Vacant single family home north of site

2 Single family home across 16th Ave. from site

3 Craftsman home characteristic west of 16th Ave.

4 Older home characteristic east of 16th Ave.

Single Family

There remains a strong single family residence building stock in this area, predominately to north and west of the site. There are several craftsman homes in good condition in close proximity.

5 Townhouse complex across 16th Ave. from site

6 Townhouses south of site

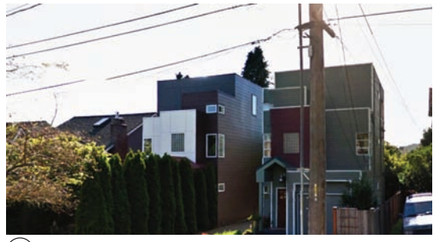
7 Apartments on 16th Ave. and Columbia St.

8 Rowhouses on Cherry St. and 16th Ave.

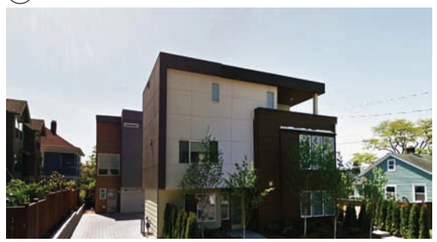
Multifamily

The above projects are multifamily projects on the same block as the proposed. Most multi-family projects in the area are 10 years old or newer.

9 Townhouses on 17th between Columbia and Cherry


10 Townhouses on 16th between Columbia and Marion

11 Townhouses on Marion between 15th and 16th Aves


12 Townhouses on Marion between 16th and 17th Aves

Townhouse

The above projects are townhouse developments in the neighborhood of similar scale to the proposed.

5 Seattle U Fitness Facility

6 Swedish Medical Cherry Hill Campus

7 Immaculate Conception Church

8 Lake Washington Middle School

Institutional

There are several institutional buildings in the neighborhood that vary in style and age.

section 2: context analysis

site bird's eye view

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street photo-montages

16th Ave - East Elevation

16th Ave - West Elevation

section 3- existing site conditions

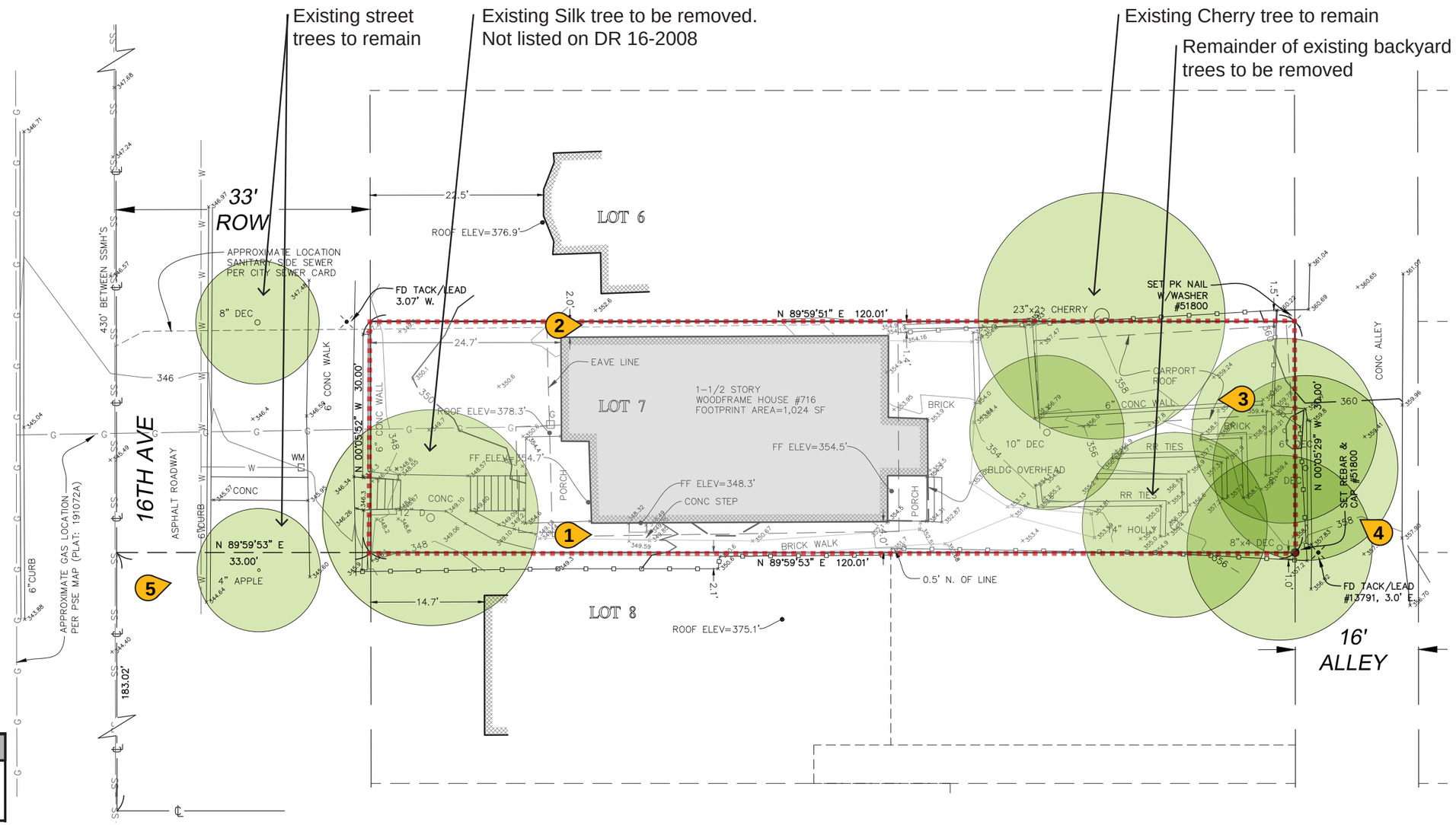
existing site

Uses
There are two existing structures on the site: a 1,024 sf, one and a half story residence and an open-air carport.

Topography
The site slopes southwest 12 feet across its length at an average rate of 1:10.

Access
There is pedestrian access via 14 existing concrete stairs along 16th Ave. Vehicles currently access the site via the alley to the east.

Views and Solar Access
The property will have great views south and west towards downtown as well as out towards the Olympic mountains and the Puget Sound from the upper floors and especially at the roof deck. Solar access from the south will be partially blocked by an existing townhouse to the south but will otherwise be unencumbered.



LEGAL DESCRIPTION
LOT 7, REPLAT OF BLOCK 24, EDES AND KNIGHT'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 21, IN KING COUNTY, WASHINGTON.

existing survey
scale: 1" = 15'-0"

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existing site photographs

1. south side of lot / existing residence

2. north side of lot / existing residence

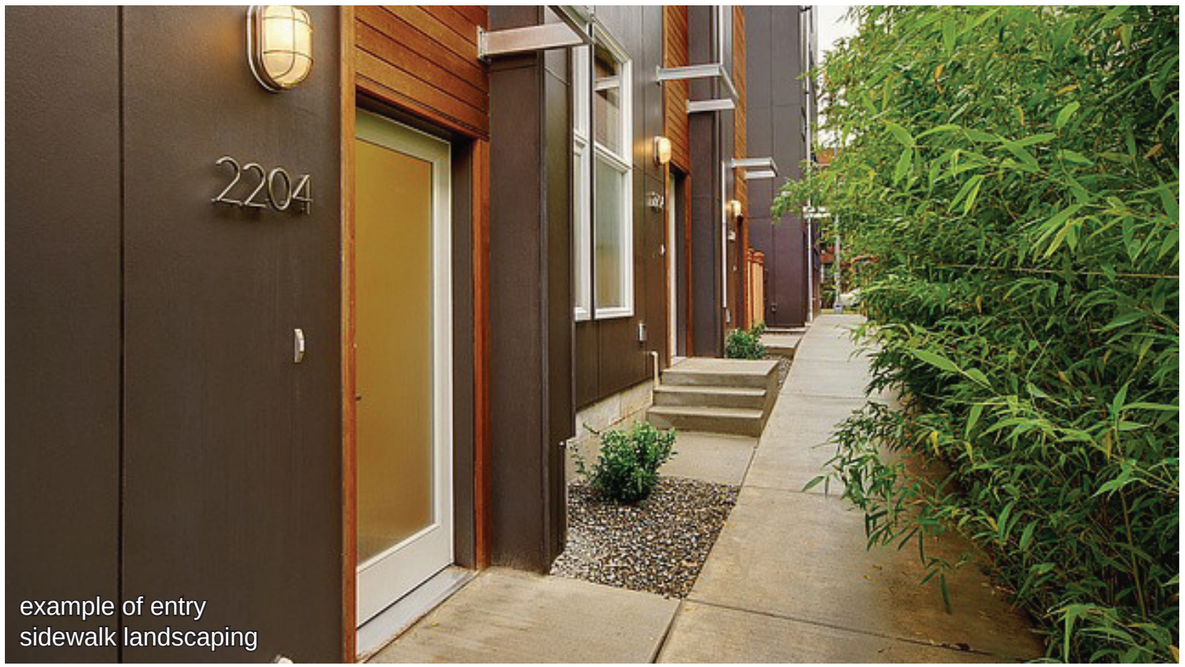
3. east / back facade of existing residence

4. alley view of existing structures

5. front / west facade of existing residence

section 4: design guideline priorities

Guidelines	Design Team Response
CS1 D. Plants & Habitat 1.On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible.	The project has been designed to include landscaping adjacent to the sidewalk on the western most side, but will also allow views into the sight to encourage interaction with neighbors. Landscaping on-site will incorporate native plant species and vegetation that support territorial views of the Downtown Core to the West , and provide privacy for the western most unit at street level, and create a lush Main Circulation Path along the South edge of the site.
CS2 B. Adjacent Sites, Streets and Open Spaces. 2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.	The project has been designed to include landscaping adjacent to the sidewalk on the western most side, but will also allow views into the sight to encourage interaction with neighbors. All units will be accessed from the Main Circulation Path that runs along the South edge of the site. This path connects 16TH Street to the alley behind, and provides a shared walkway for all units, but maintains enough privacy for each unit entry.
3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, street scapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use.	All units are accessed off the Main Circulation Path that runs along the South edge of the site. This path connects 16th Street to the alley behind. This path is heavily landscaped and include a path of paving stones to create a rich texture and fabric in this shared corridor. Private courtyards, unit entries and gardens open into the Main Circulation path further encouraging social interaction among residents and guests.



example of entry sidewalk landscaping

example of connection to the street

example of private courtyards off main entry

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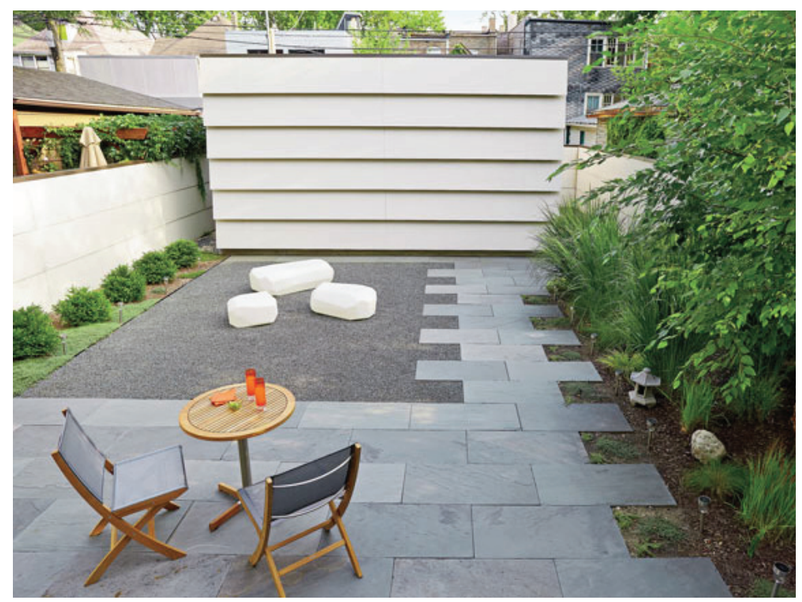
Guidelines	Design Team Response
CS2 C. Relationship to the Block 2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street edge where it is already present and respond to datum lines created by adjacent buildings at the first three floors.	The project is a mid-block site and has been designed to continue the strong street edge that begins at the corner of 16th Ave. and Cherry Street and continues North along 16th Ave.
CS2 D. Height, Bulk and Scale 2. Existing Site Features: Use changes in topography, site shape and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.	The scale of the project steps up from the street level, locating the greatest mass of the project on the lowest part of the site (on the western side of the site, along 16th Ave.). This stepping up follows the existing grade of the site, and allows each unit to have a Western (territorial City view) from their roof decks.
PL1 A. Network of Open Space 2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.	The project has been designed to foster interactions with neighbors and residents by creating an open and inviting stairway from 16th avenue that leads to the landscaped through-block Main Circulation Path and connects to the alley along the South edge of the site

example of stair to sidewalk connection



example of spaces to encourage interaction

section 4: design guideline priorities

Guidelines	Design Team Response
PL3 A. Entries D. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants..	Each entry to the units is accessed off the communal Main Circulation Path, and each entry is different, and thus maintaining its own character and identity. Entries are screened with landscaping and lit appropriately to emphasize personal safety and security.
PL3 B. Residential Edges 1.Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.	Landscaping along the Western edge of the site and along the Main Circulation Path help to create a transitional buffer between the street and the adjacent building to the South.
PL3 B. Residential Edges (Cont.) 2.Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include: A .vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries. B. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/ boxes, doorbells, entry lights, planter boxes or pots.	The three units comprising this project are expressed by modulating the South Façade and incorporating an entry courtyard for the central unit. These modulations are further expressed by changing the exterior material finish at the modulation, announcing a change of unit, and an entry. Smaller scaled elements, including mail boxes, doorbells and entry lights will indicate the entries to each residential unit.

example of residence to road transition

example of material to create soft residential edge

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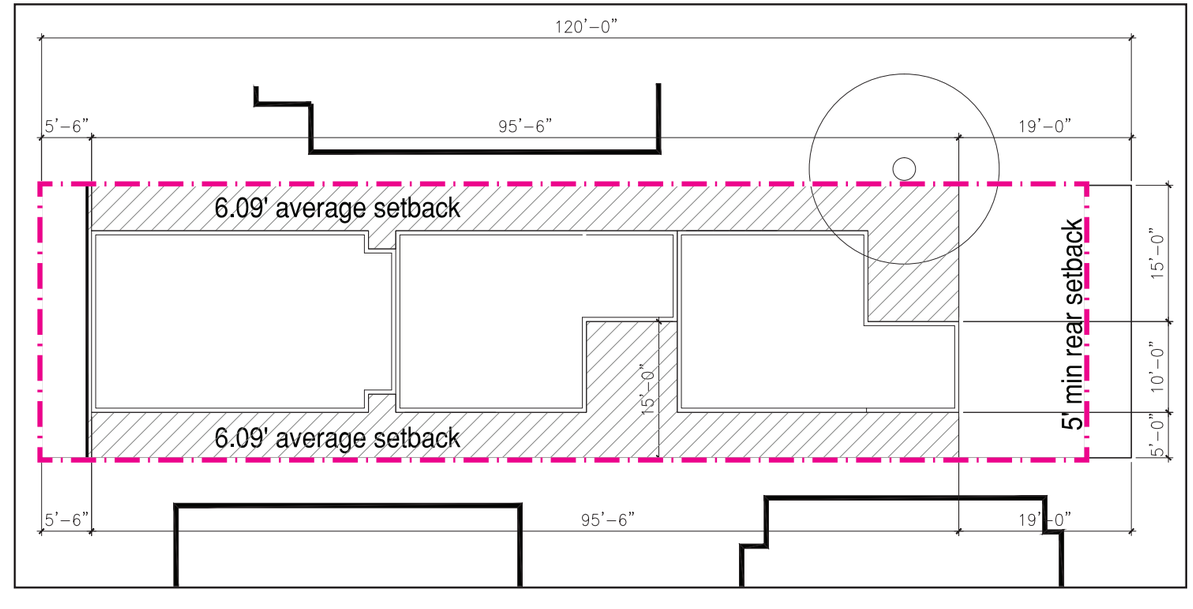
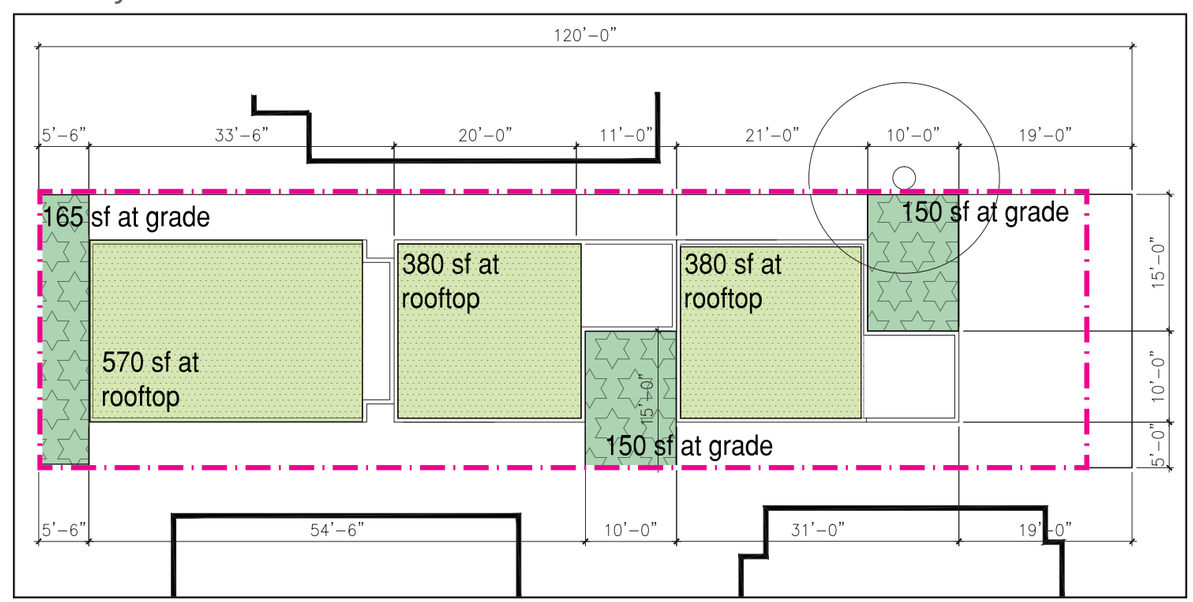
Zoning Standard	Design Team Response
23.45.504: Permitted and Prohibited Uses Residential use permitted in LR3 zone.	Residential townhouse use permitted outright.
23.45.510: Floor Area Ratio (FAR) Limits Per table A for 23.45.510 the FAR for LR3 townhouse developments outside urban centers is 1.1 or 1.3 if the project meets the standards of 23.45.510.C	Proposed total area: 4613.6 sf Proposed FAR: 4636.4sf/3600sf = **1.282**
23.45.510.C: Standards for Higher FAR Green building performance standards.	Green building performance standards will be satisfied, therefore allowing maximum FAR of 1.3.
23.45.512: Density Limits - Lowrise Zones Per table 23.45.512 the unit to lot area ratio for LR3 townhouse developments is 1/1,600 or no limit if the standards of subsection 23.45.510.C are met.	Design will meet standards of 23.45.10.C therefore allowing for no limit on density.
23.45.514: Structure Height Per table 23.45.514 the allowable height for townhouse developments outside of urban centers in LR3 zones is 30 feet.	Proposed structure base height: 30'-0"
23.45.518: Setbacks and Separations Per table 23.45.518 for Townhouse developments in LR3 zones the setbacks are: Front & rear: 7 average, 5 minimum Side setbacks > 4': 7 average, 5 minimum	**Adjustment #1- Average setback** Reduce average side setback from 7'-0" to 6.09'. Reduce average front setback from 7'-0" to 5.5'. Rationale: Rear setback increased from 5' min to 19' to allow light and air to south neighbor. See adjacent.
23.45.522: Amenity Area Townhouse developments in LR zones having the following amenity area requirements: A.1: The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area. A.2: A minimum of 50 percent of the required amenity area shall be provided at ground, except that amenity area provided on the roof a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level. A.3: For rowhouses and townhouses developments, amenity area required at ground level may be provided as either private or common space.	Required total: 3600 site area / 4 = 900 sf Required ground floor: 900/2 = 450 sf Total proposed: 1795 sf Proposed at ground floor: 465 sf

setbacks and separations



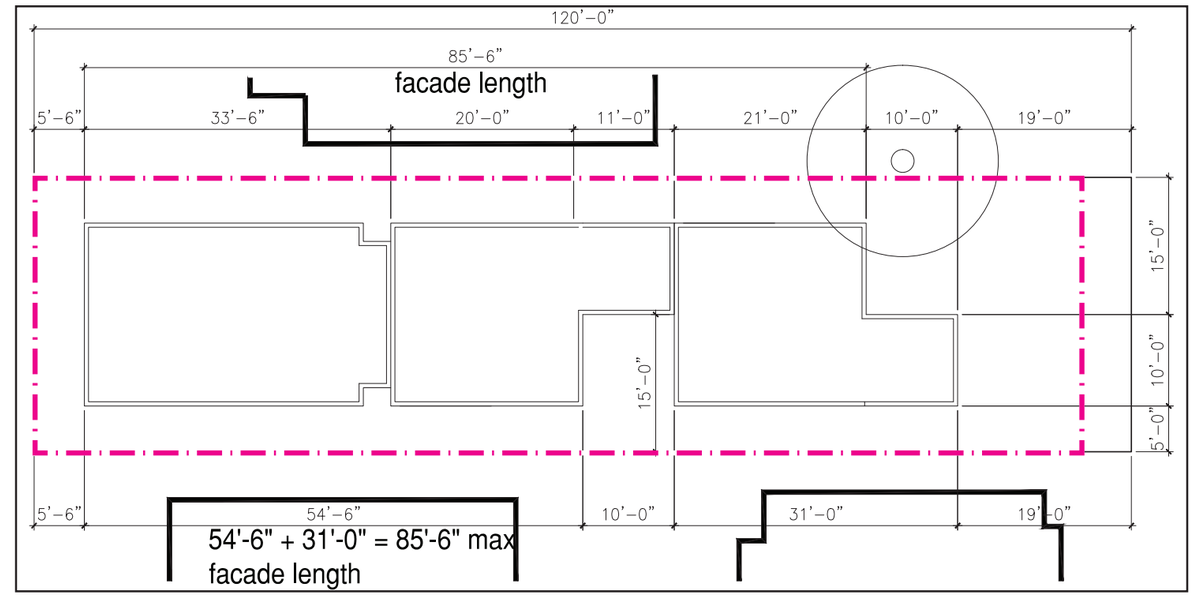
amenity area



section 5: zoning standards

Zoning Standard	Design Team Response
23.45.524: Landscaping Standards A.1: Provide for the long-term health, viability, and coverage of plantings. A.2.a: LR3 townhouse development required to have a green factor of 0.6 or greater. B.1: Street trees are required.	Proposed landscape to have a green factor of .6 or higher.
23.45.526: LEED, Built Green, and Evergreen Sustainable Development Standards A: Applicants for all new development gaining extra residential floor area, pursuant to this chapter 23.45, or seeking to qualify for the higher FAR limit in table A for 23.45.510 shall make a commitment that the structure will meet green building performance standards by earning a LEED silver rating or a built green 4-star rating of the Master Builders Association of King and Snohomish Counties.	Proposed to be constructed to Green Building Performance standards.
23.45.527: Structure Width and Facade Length Limits Per table 23.45.527 for townhouse developments in LR3 zones outside urban centers, the maximum structure width is 150 feet. The maximum combined length of all portions of facades within 15 feet of lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.	**Adjustment #2- Facade length** Facade length = [120' (lot length) x .65] = 78'-0" Proposed facade max length = 85'-6" Proposed max facade increase = 9.6% Rationale: lengthened facade allows long/thin massing to protect existing large tree and open building to southern exposure and neighboring courtyard.
23.54.015 Required Parking Parking for residential, 1 space per dwelling unit is required. Bicycle parking. Per table E for 23.64.015 D2, 1 long term bicycle parking space is required per 4 dwelling units.	3 parking stalls required, 3 parking stalls proposed.

facade length



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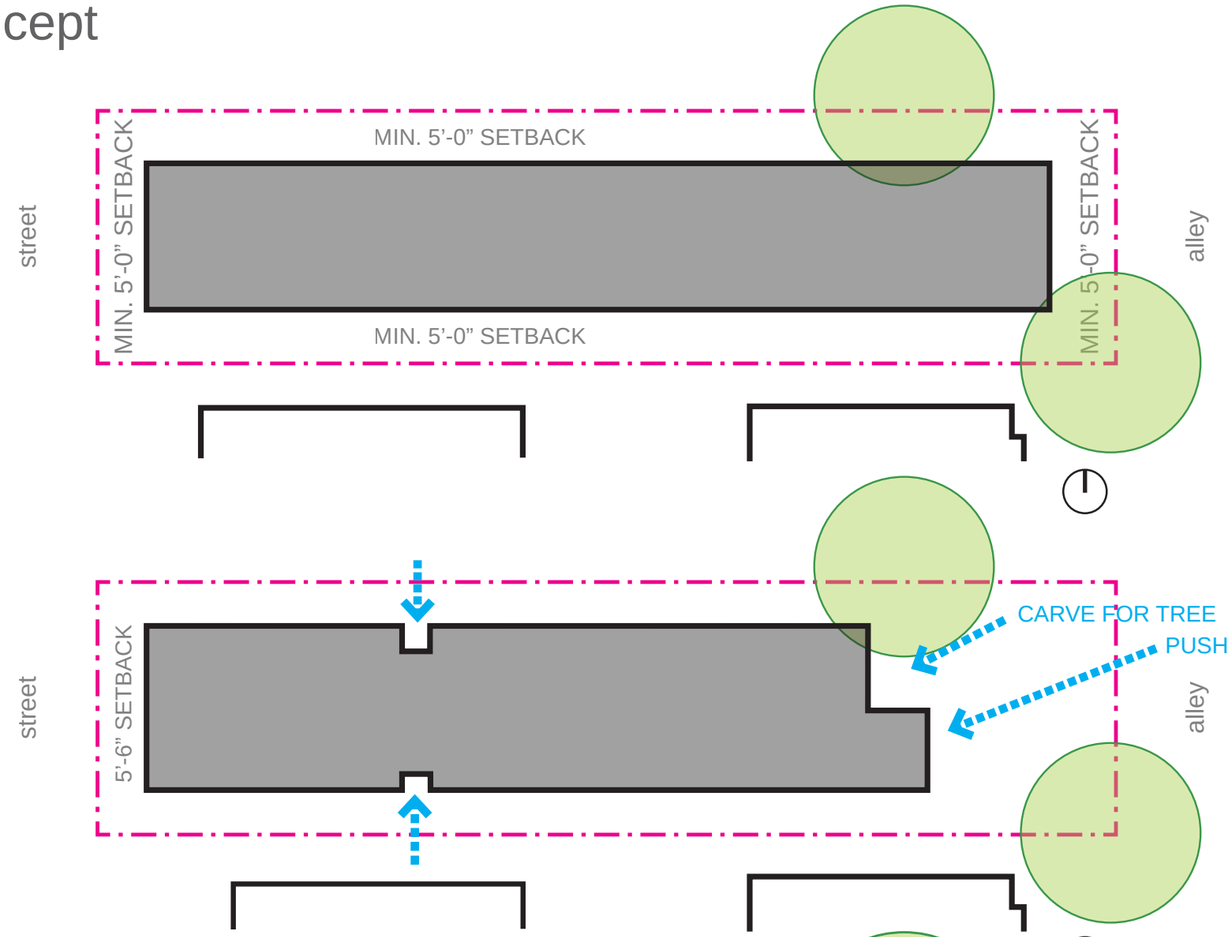
These design guidelines apply to the adjustment request for Average Setback (#1) and Facade Length (#2)

Guidelines	Requested Adjustment	Adjustment Rationale
CS2 C. Relationship to the Block 2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street edge where it is already present and respond to datum lines created by adjacent buildings at the first three floors.	**Adjustment #1- Average setback** Reduce average side setback from 7'-0" to 6.09'. Reduce average front setback from 7'-0" to 5.5'.	We've greatly increased the rear setback from 5' to 19' in order to open our south neighbor to light and air from the alley side of the lot. By allocating this square footage to a reduction in the north side setbacks, we are able to reach a consistent massing with neighboring structures on the block, which are primarily single family homes (and therefore have smaller side setbacks). At the south facade, the public side of the lot, we are meeting our avg 7'-0" setback at the ground level. We feel that this is where it makes the most sense to cut away the mass at the townhouse entry courtyards, which appropriately correspond to the neighboring building
CS2 D. Height, Bulk and Scale 2. Existing Site Features: Use changes in topography, site shape and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.	**Adjustment #2- Facade length** Facade length = [120' (lot length) x .65] = 78'-0" Proposed facade max length = 85'-6" Proposed max facade increase = 9.6%	An 9.6% increase in facade length allows us to create a long/thin massing, which protects a large existing tree at the adjacent north lot, and also opens up southern exposure to a neighboring courtyard. See the amenity area diagram on sheet 15 that shows the alignment with the courtyard at the lot adjacent to the south.
PL1 A. Network of Open Space 2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.		

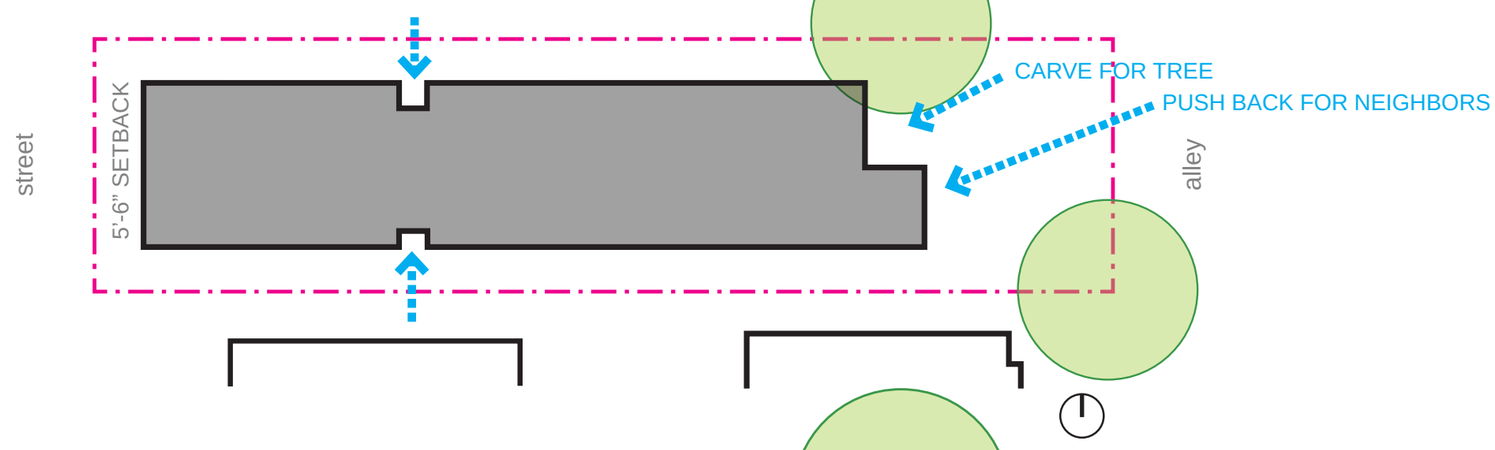
section 6: architectural concept

concept diagrams

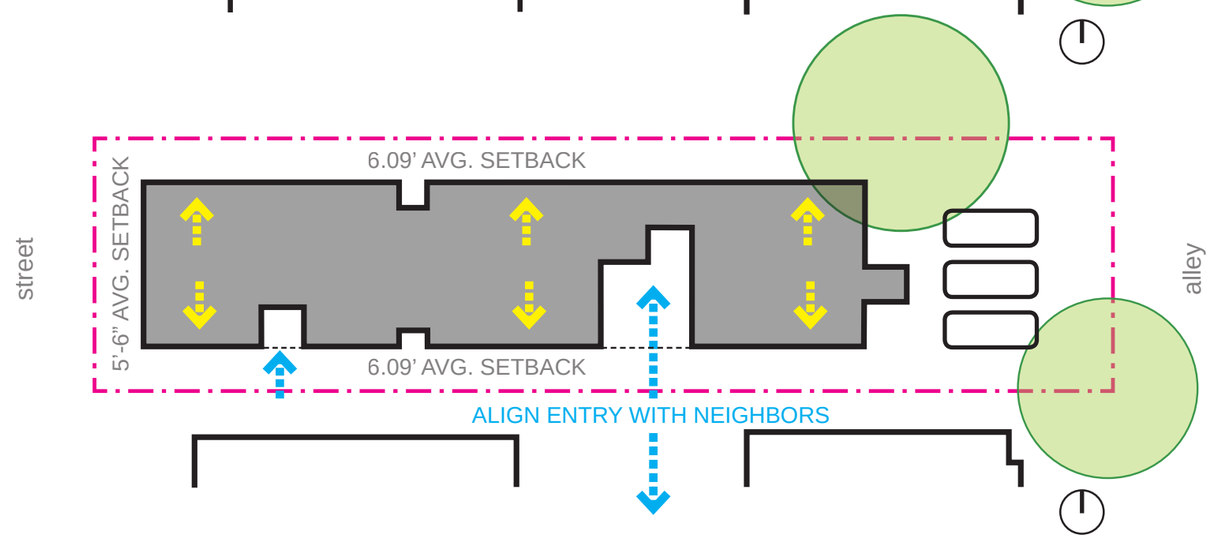
1. Start with required setbacks.



3. Pull back and carve out building on northeast side in order to save existing tree and allow access to light and fresh air to the south neighbors.



3. Reduce average side setbacks to 6.09 in order to Carve out generous private entries to each townhouse.



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aerial views

NW

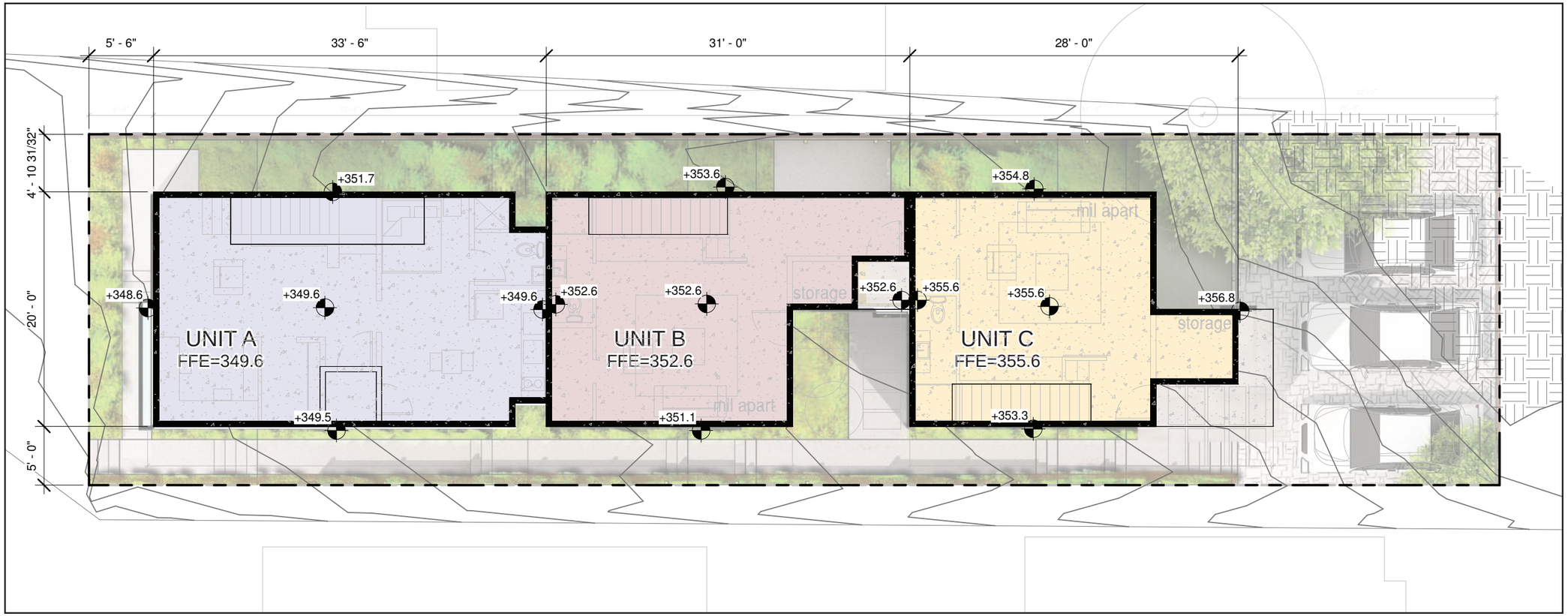
NE

SW

SE

section 6: architectural concept

average grade / site plan



site plan
scale: 1" = 10'-0"

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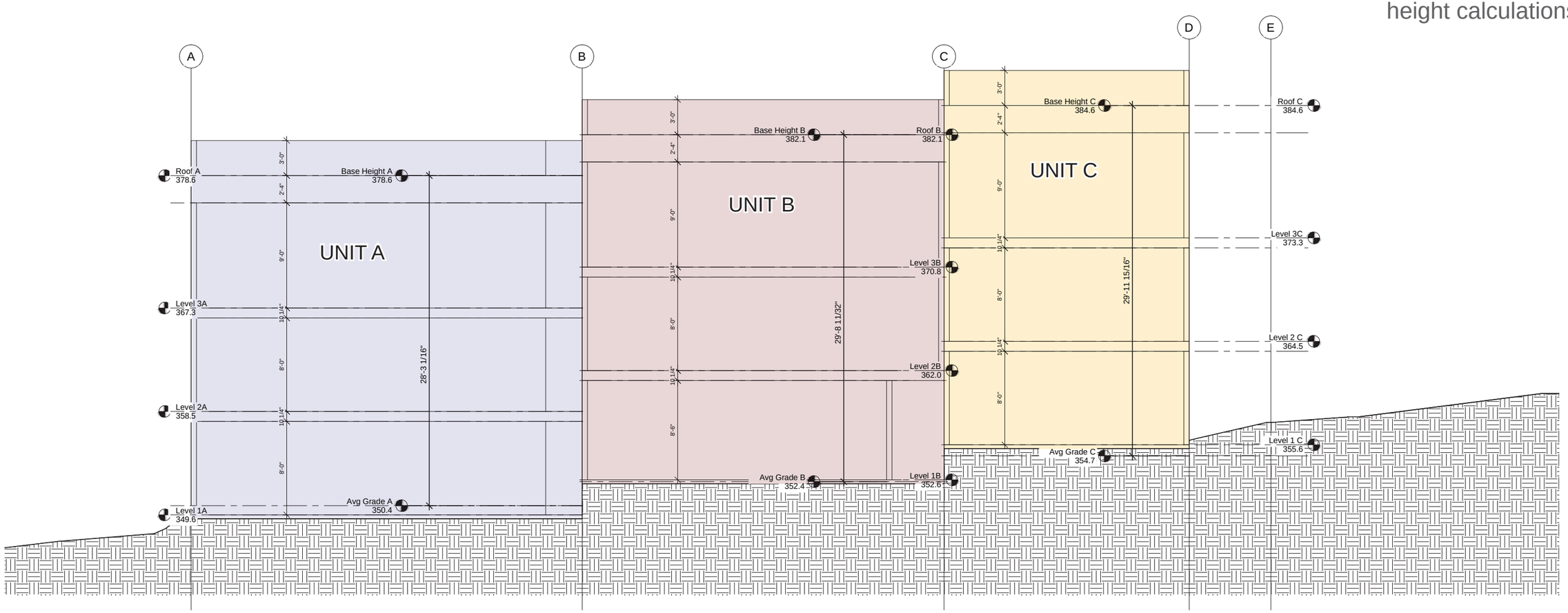
height calculations



section
scale: 1" = 10'-0"

AVERAGE GRADE CALCULATIONS

UNIT A

AVG GRADE

Point	Elevation	Length	E x L
A	348.6	20.0	6972.0
B	351.7	33.5	11782.0
C	351.5	20.0	7030.0
D	349.5	33.5	11708.3
Total		107	37492.2

Avg Grade 350.39

UNIT B

AVG GRADE

Point	Elevation	Length	E x L
A	351.5	20.0	7030.0
B	353.6	31.0	10961.6
C	353.7	20.0	7074.0
D	351.1	31.0	10884.1
Total		102	35949.7

Avg Grade 352.45

UNIT C

AVG GRADE

Point	Elevation	Length	E x L
A	354.1	20.0	7082.0
B	354.8	28.0	9934.4
C	356.9	20.0	7138.0
D	353.3	28.0	9892.4
Total		96	34046.8

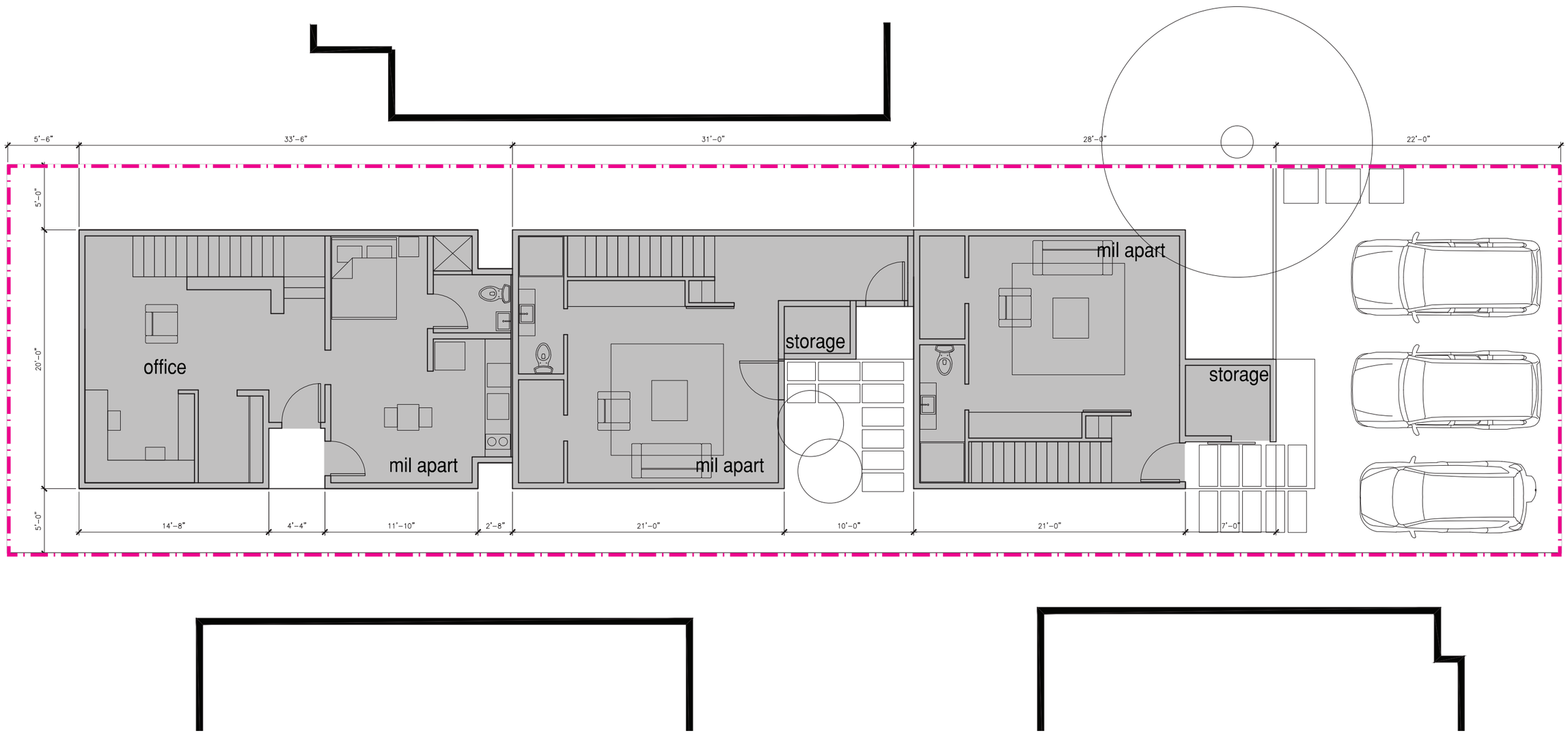
Avg Grade 354.65

MAX HEIGHT CALCULATIONS

Height Allowed	**Max Height**
30	**380.39**
Bonus	5
	385.39

Height Allowed	**Max Height**
30	**382.45**
Bonus	5
	387.45

Height Allowed	**Max Height**
30	**384.65**
Bonus	5
	389.65



first floor plan
scale: 1/8" = 1'-0"
1467.4 sf

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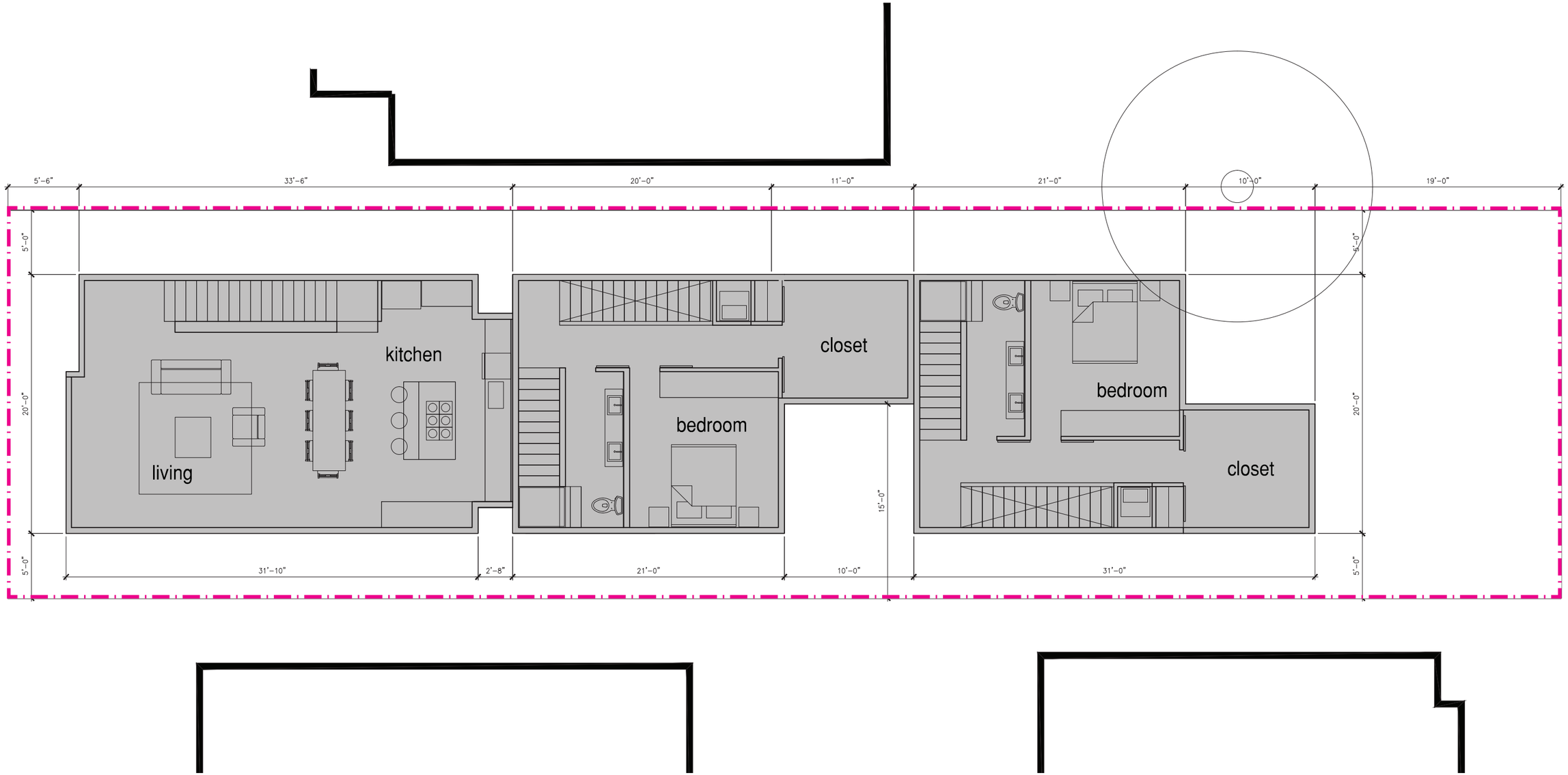
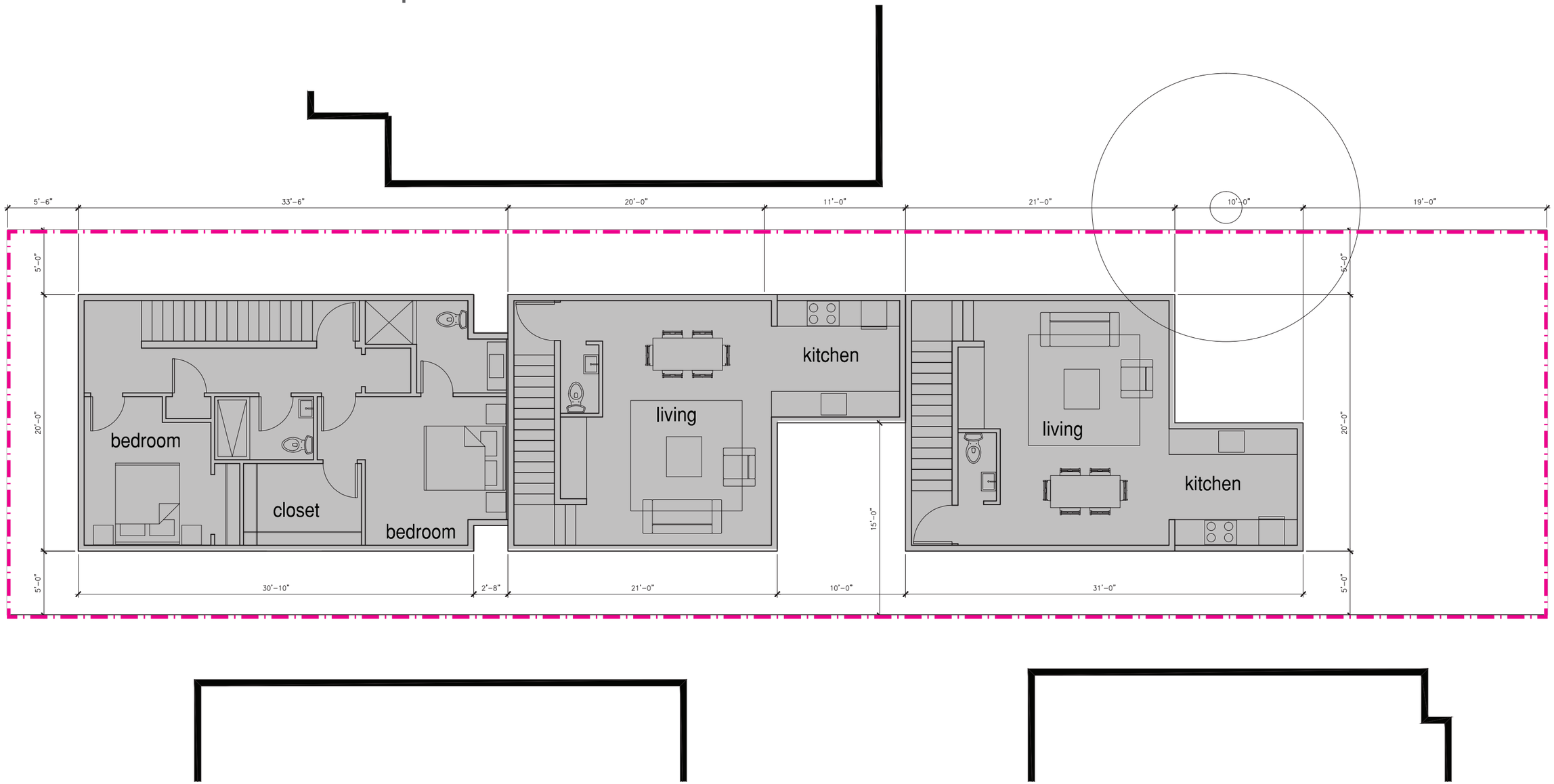


second floor plan
scale: 1/8" = 1'-0"
1579.2 sf



third floor plan

scale: 1/8" = 1'-0"
1567.2 sf

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preliminary landscape plan
scale: 1" = 10'-0"

section 6: architectural concept

view from 16th Ave.

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view from alley

section 6: architectural concept

FIBER CEMENT PANEL. COLOR: 7570 'EGRET WHITE'

VERTICALLY ORIENTED PRE-FINISHED CORRUGATED METAL SIDING - COLOR: BLACK

south elevation

CLEAR CEDAR SHIP LAP WOOD SIDING

VINYL WINDOW FRAME, TYP. COLOR: BLACK.

CLEAR CEDAR WOOD FENCE

east elevation

CLEAR CEDAR SHIP LAP WOOD SIDING

FIBER CEMENT PANEL. COLOR: 7570 'EGRET WHITE'

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VERTICALLY ORIENTED PRE-FINISHED CORRUGATED METAL SIDING - COLOR: BLACK

VINYL WINDOW FRAME, TYP. COLOR: BLACK.

north elevation

FIBER CEMENT PANEL. COLOR: 7570 'EGRET WHITE'

CLEAR CEDAR WOOD FENCE

west elevation

EXPOSED CONCRETE BASE. NO COLOR ADMIXTURES

section 6: architectural concept

privacy study

Proposed fenestration

Neighboring fenestration

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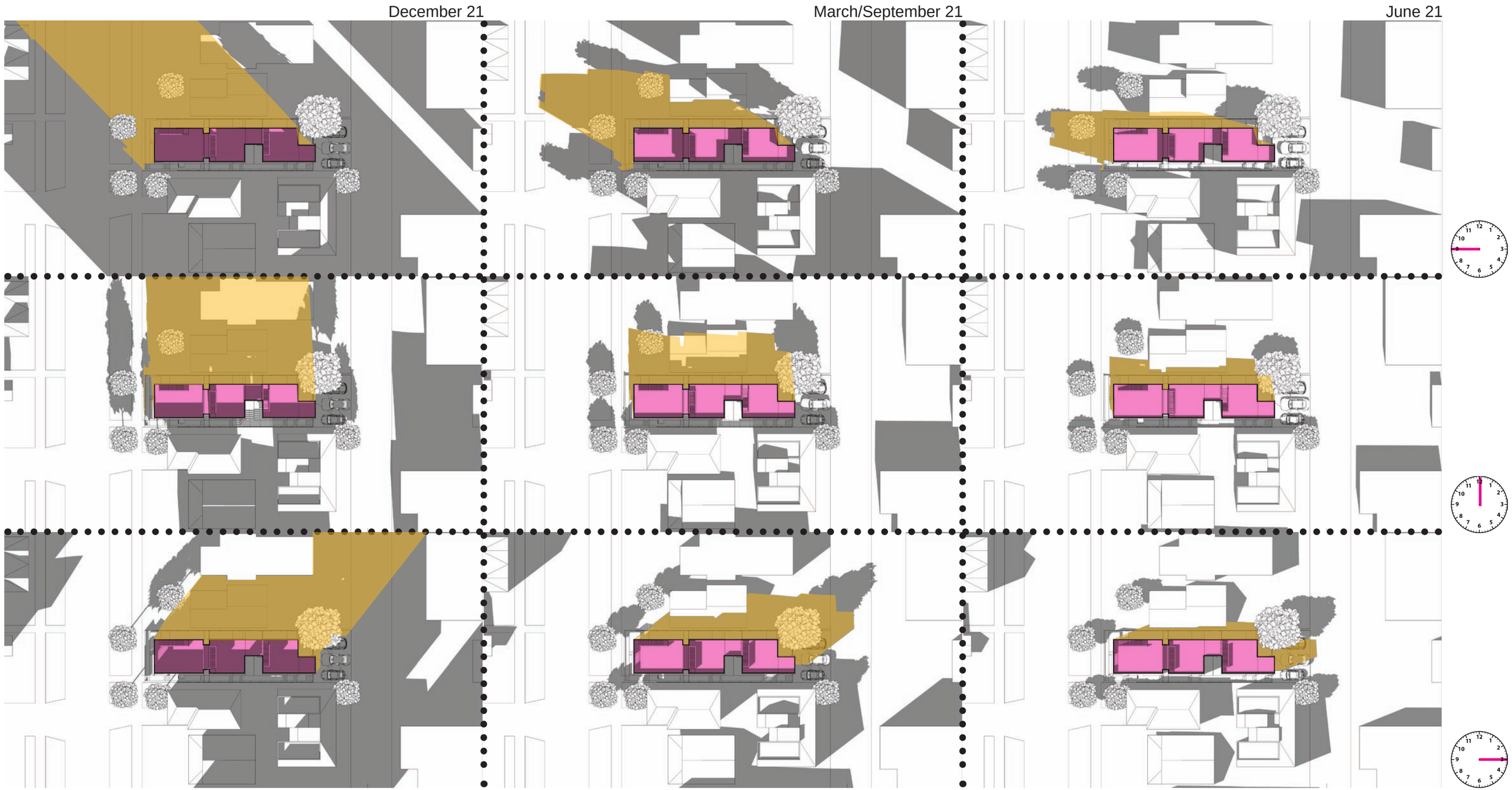
December 21
March/September 21
June 21

section 6: architectural concept

HyBrid previous project experience

Madison Park Condominiums

Remington Court Townhouses

Stevens Residences

Bellevue Ave Midrise Apartments

Harvard Avenue Apartments

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