



## 131 22nd Ave E.

TOWNHOME DEVELOPMENT  
STREAMLINED DESIGN GUIDANCE

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DPD PROJECT NO.:  
3022549

MEETING DATE:  
02/03/2016

APPLICANT CONTACT:  
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**caron**

CARON REF #2015.050





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**PROJECT TEAM**

**OWNER**  
Isola Homes

**CARON ARCHITECTURE CONTACT**  
Peter Tallar, Project Manager  
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206.367.1382  
Caron Reference No.: 2015.050

**SITE INFORMATION**

**ADDRESS:**  
131 22nd Ave E.

**DPD PROJECT NO.:**  
3022549

**PARCEL(S):**  
095500-0420

**SITE AREA:**  
5,939 SF

**OVERLAY DESIGNATION:**  
Madison-Miller Residential Urban Village  
Frequent Transit Corridor

**ECA:**  
N/A

**PARKING REQUIREMENT:**  
None

**LEGAL DESCRIPTION:**  
Lot 8, block 6, Boston Heights addition to the City of Seattle, according to the plat thereof recorded in volume 3 of plats, page 153, records of King County, WA.

**DEVELOPMENT STATISTICS:**

**ZONING:**  
LR-3

**LOT SIZE:**  
5,939 SF

**FAR:**  
1.4 (8,314.60 SF)

**PROPOSED FAR:**  
8,296.55 SF

**RESIDENTIAL UNITS:**  
7

**PARKING STALLS:**  
7



Project Introduction

DEVELOPMENT OBJECTIVES

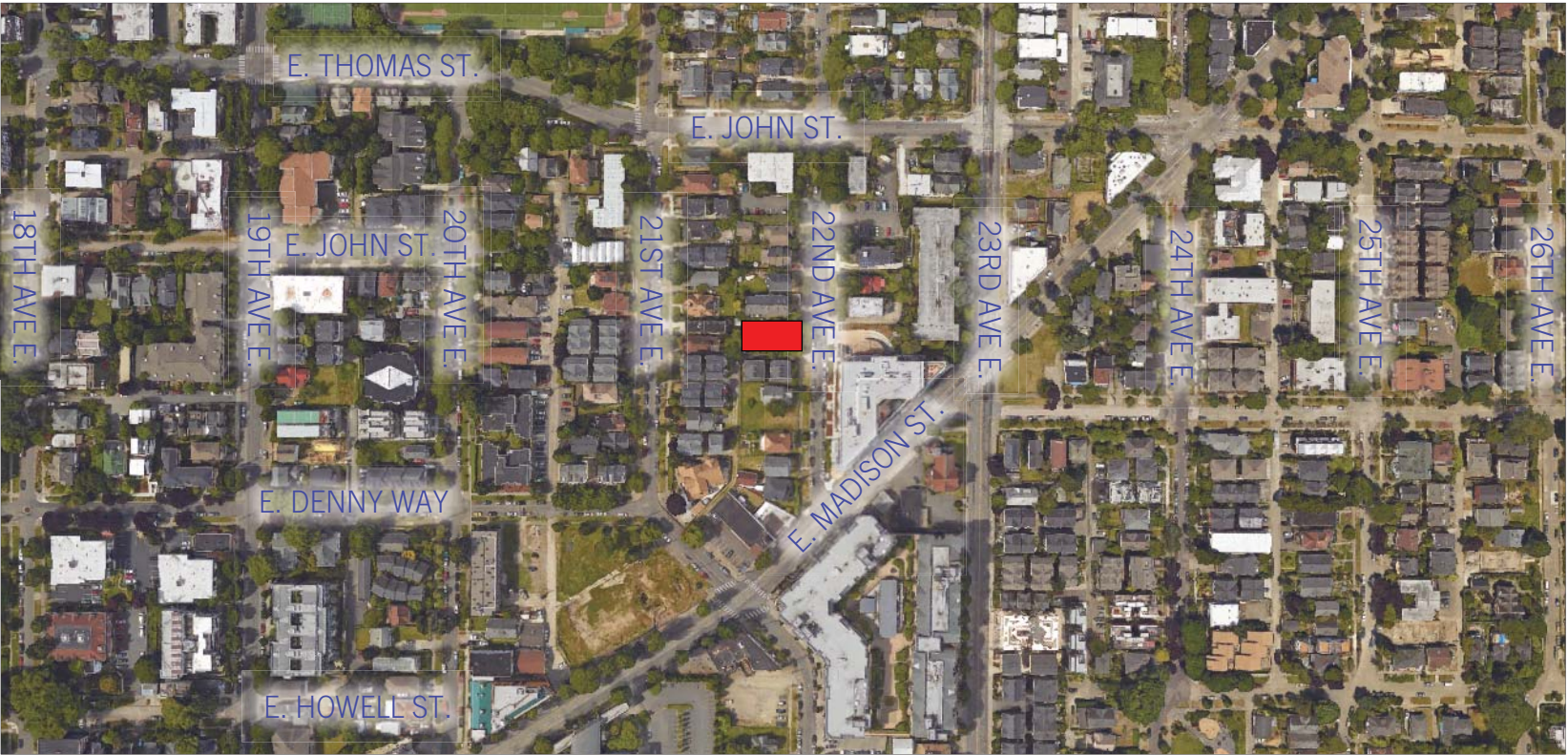
The proposed development is to create a townhouse community of 7 units. The goal of the project is to create an attractive, modern development aimed at first-time homebuyers or people looking to downsize in the great neighborhood of Capitol Hill. The proposed development is one structure which leaves room for a large common amenity area as well as rooftop decks to take in the surrounding views of Capitol Hill and beyond. Garage and surface parking will be provided for all 7 units and will be accessed from the alley.

DEVELOPMENT SUMMARY

Level	FAR SF
Level 1	2,469.33
Level 2	2,765.06
Level 3	2,765.06
Roof	297.10
Total	8,296.55 SF



AXONOMETRIC MAP (GOOGLE EARTH)



9-BLOCK AERIAL



Site Context & Urban Design Analysis

SITE DESCRIPTION & ANALYSIS

The site is mid-block and fronts onto 22nd Ave E. and is presently occupied by a duplex on a lot that is predominantly level throughout the site, with little deviation. There are no exceptional trees on the site.

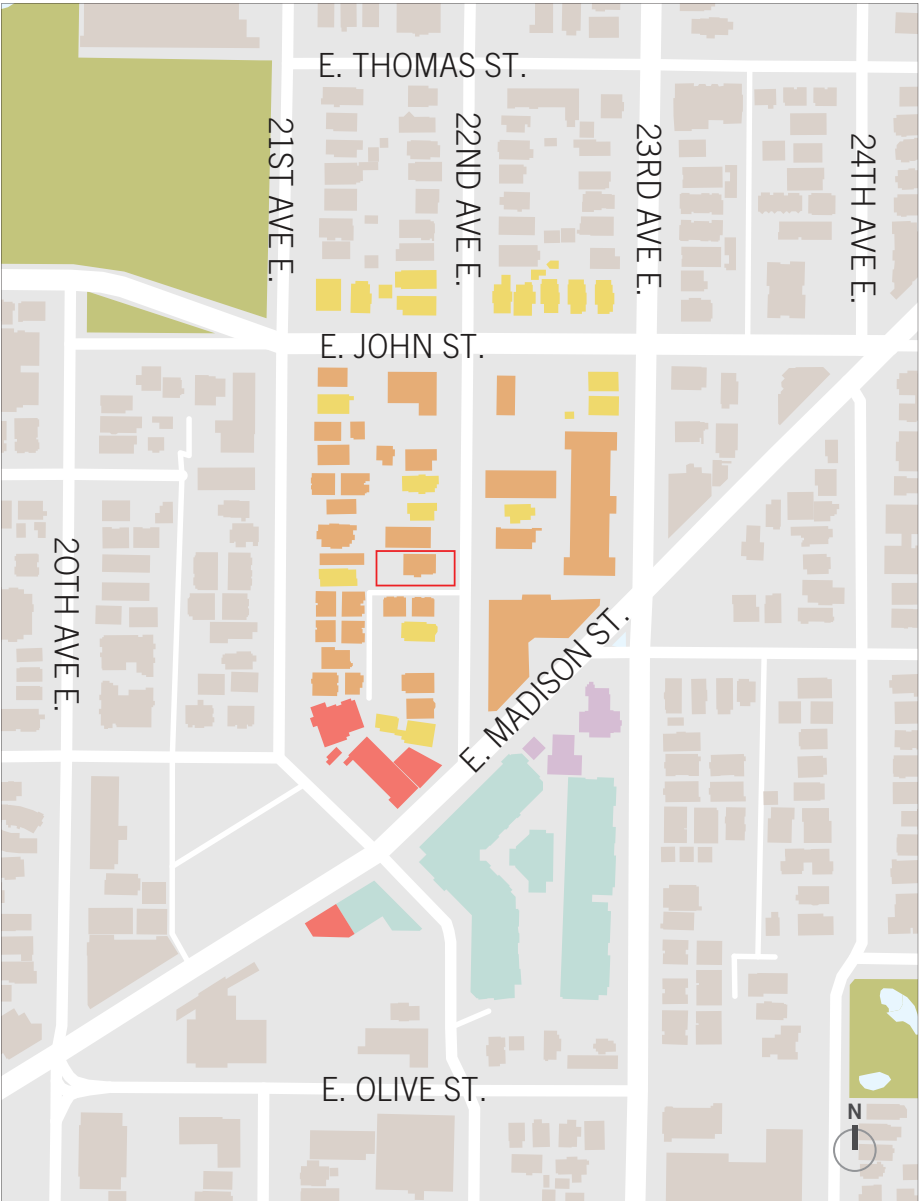
The site is located just outside of the Madison-Miller pedestrian overlay but within the Madison-Miller Residential Urban Village. E Madison Street is located just south and is the central armature of this area with dense development along much of the street, while one block in either direction immediately transitions to lowrise multi-family use and transitions again to single family residential use beyond E. John Street. E. Madison Street has multi-story commercial and mixed-use structures which flank the southeast corner of 22nd Ave E., south of the site. 3-story multifamily structures are located on adjacent lots and the surrounding block.

ZONING ANALYSIS

The existing site consists of a duplex sitting on a single lot. An alley runs perpendicular to the street, forming a mid-block corner-lot condition. The street frontage is flat along 22nd Ave E. and tree-lined with adequate sidewalks and a landscaping buffer between buildings and the sidewalk. The surrounding properties are zoned NC3P-65, to the southeast, LR3 to the north, south, and west, and zoned SF 5000 north of E. John St. The resulting street pattern is a gradual ease in the density of development away from E. Madison Street.

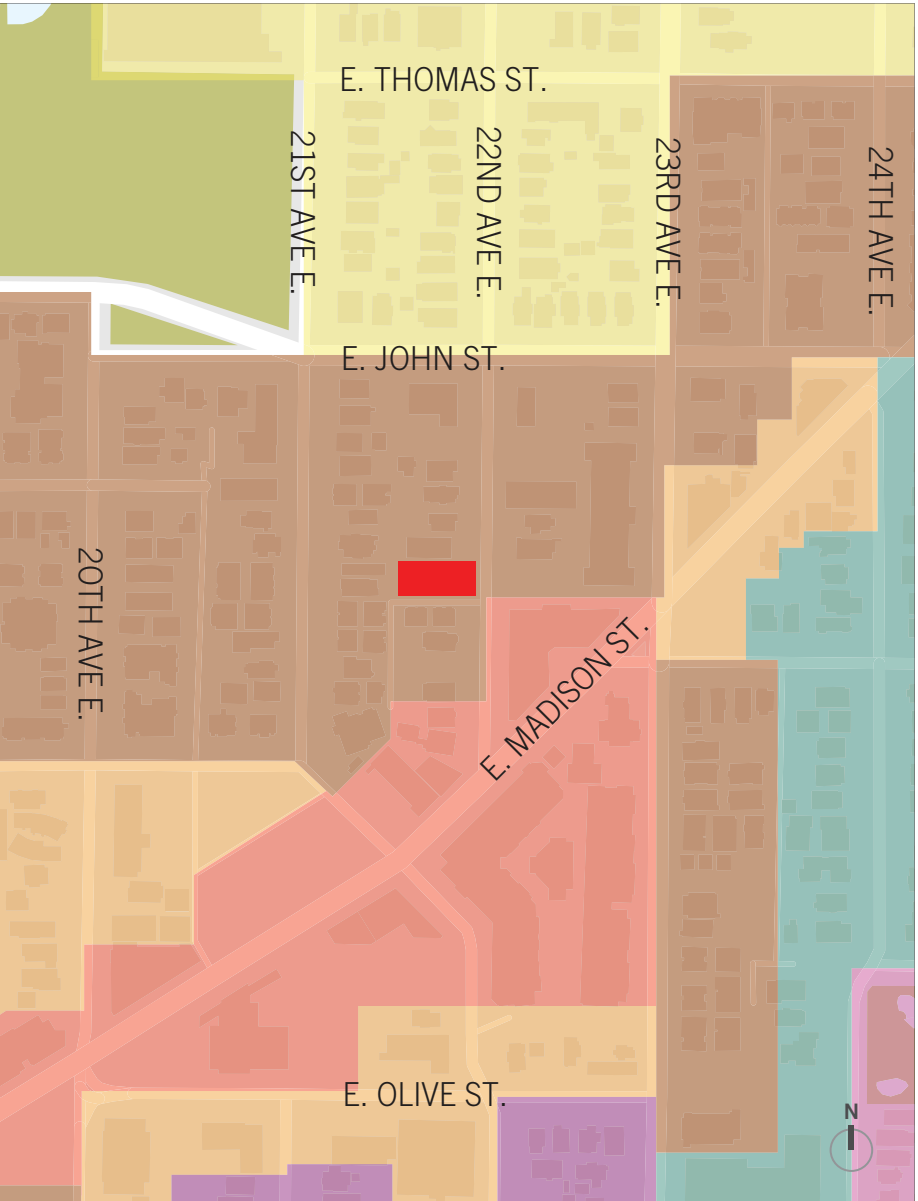
TRANSPORTATION

E. Madison Street is a major transit street and Frequent Transit Corridor with heavy traffic in both directions. Metro bus stops are located South and East of the site on E. Madison St. and 23rd Ave E. Designated bike lanes run in both directions along 19th Ave E. as well.



SURROUNDING USES MAP KEY

- Site A
- Mixed-Use
- Commercial
- SFR (1- 2 Stories)
- Multi Family
- Religious Use



ZONING MAP KEY

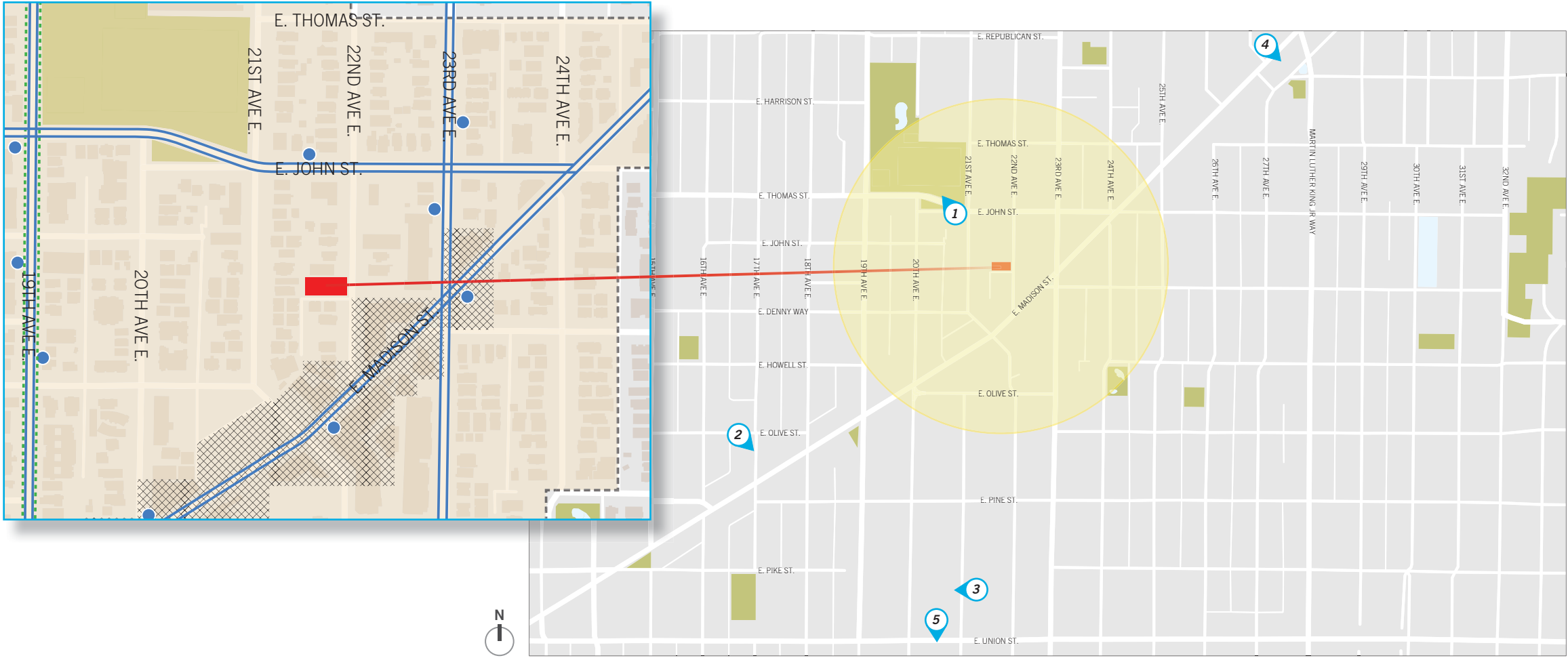
- Site A
- NC3P-65
- NC2-40
- RSL/TC
- LR3
- LR2
- LR1
- SF5000
- Park

Community Nodes & Landmarks

CAPITOL HILL, SEATTLE, WA

VICINITY & WALKING MAP KEY

- Site
- Park
- Pedestrian Area
- Madison Miller Residential Urban Village
- Transit Stops
- Bus Stops
- Dedicated Bike Lanes
- View
- 5-Minute Walking Distance



1 MILLER PLAYFIELD

DISTANCE FROM SITE (0.2 MI):  
🚲 2 MIN. 🚶 4 MIN.



2 ANYTIME FITNESS

DISTANCE FROM SITE (0.4 MI):  
🚲 3 MIN. 🚶 9 MIN.



3 CENTRAL CINEMA

DISTANCE FROM SITE (0.5 MI):  
🚲 3 MIN. 🚶 9 MIN.



4 ESSENTIAL BAKERY CAFE

DISTANCE FROM SITE (0.5 MI):  
🚲 5 MIN. 🚶 9 MIN.



5 CHUCK'S HOP SHOP

DISTANCE FROM SITE (0.5 MI):  
🚲 4 MIN. 🚶 10 MIN.

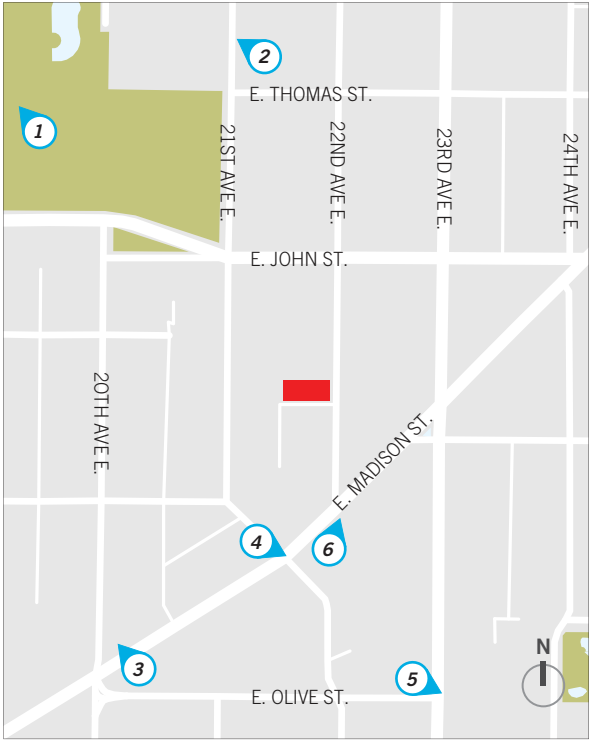


Neighborhood Vicinity

CAPITOL HILL, SEATTLE, WA

NEIGHBORHOOD DESIGN

The surrounding neighborhood is one of increasing density. The turn of the century single family homes and duplexes, that line each side of 22nd Ave E., are being replaced with, much needed, higher density townhomes, apartment, and condominium developments.



MAP KEY

- Site
- View



1 MILLER COMMUNITY CENTER  
DISTANCE FROM SITE (0.3 MI):  
3 MIN. 7 MIN.



2 MEANY JUNIOR HIGH SCHOOL  
DISTANCE FROM SITE (0.2 MI):  
3 MIN. 5 MIN.



3 EL GALLITO  
DISTANCE FROM SITE (0.2 MI):  
2 MIN. 5 MIN.



4 LOCATION NAME/ADDRESS  
DISTANCE FROM SITE (427 FT):  
1 MIN. 2 MIN.



5 EAST MADISON YMCA  
DISTANCE FROM SITE (0.2 MI):  
2 MIN. 5 MIN.



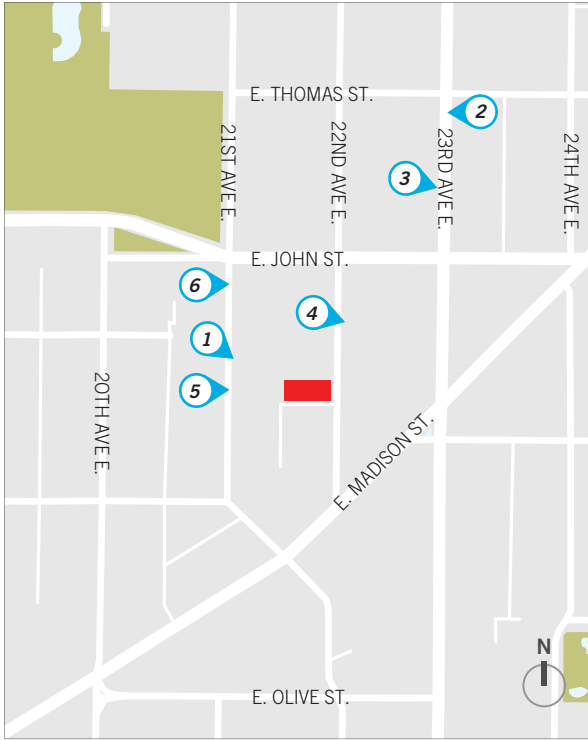
6 QUEEN BEE TASTY FOOD & COFFEE  
DISTANCE FROM SITE (404 FT):  
1 MIN. 1 MIN.



Existing Notable Architectural & Siting Patterns

DESIGN CUES

The neighborhood is a host to predominantly contemporary and multi-family architecture. With a large array of building shapes and materials, development should find a balance though building scale, material selection, and architectural features.



MAP KEY

- Site
- View



1 130 21ST AVE E.



2 227 23RD AVE E.



3 216 23RD AVE E.



4 136 22ND AVE E.



5 126 21ST AVE E.



6 146 21ST AVE E.



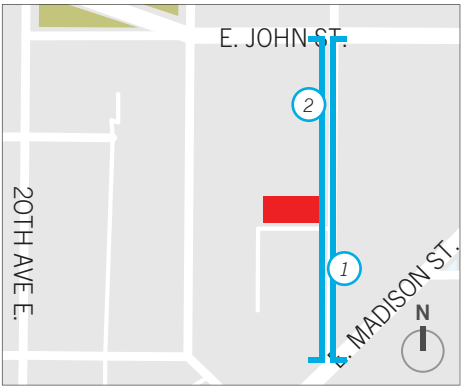
Streetscapes



1 22ND AVE E. FACING EAST



2 22ND AVE E. FACING WEST





## Site Photos



1 LOOKING SOUTHWEST AT PROJECT SITE, FROM 22ND AVE E.



2 LOOKING WEST AT PROJECT SITE, FROM 22ND AVE E.



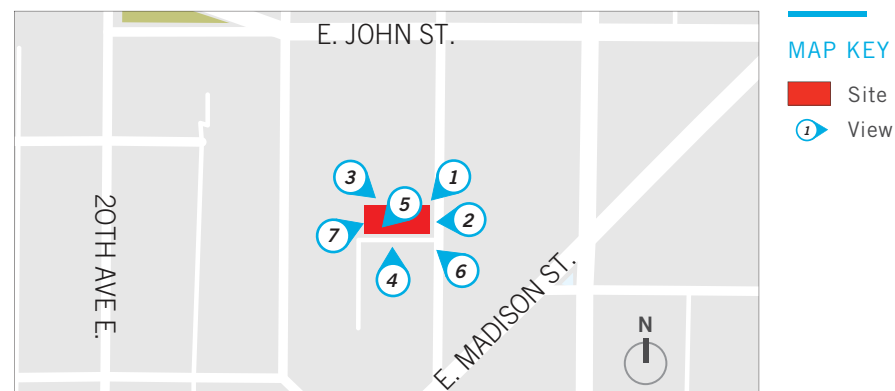
3 LOOKING SOUTHEAST, FROM REAR OF SITE



4 LOOKING NORTH, FROM NEIGHBORING SITE



5 LOOKING SOUTHWEST, FROM WITHIN SITE



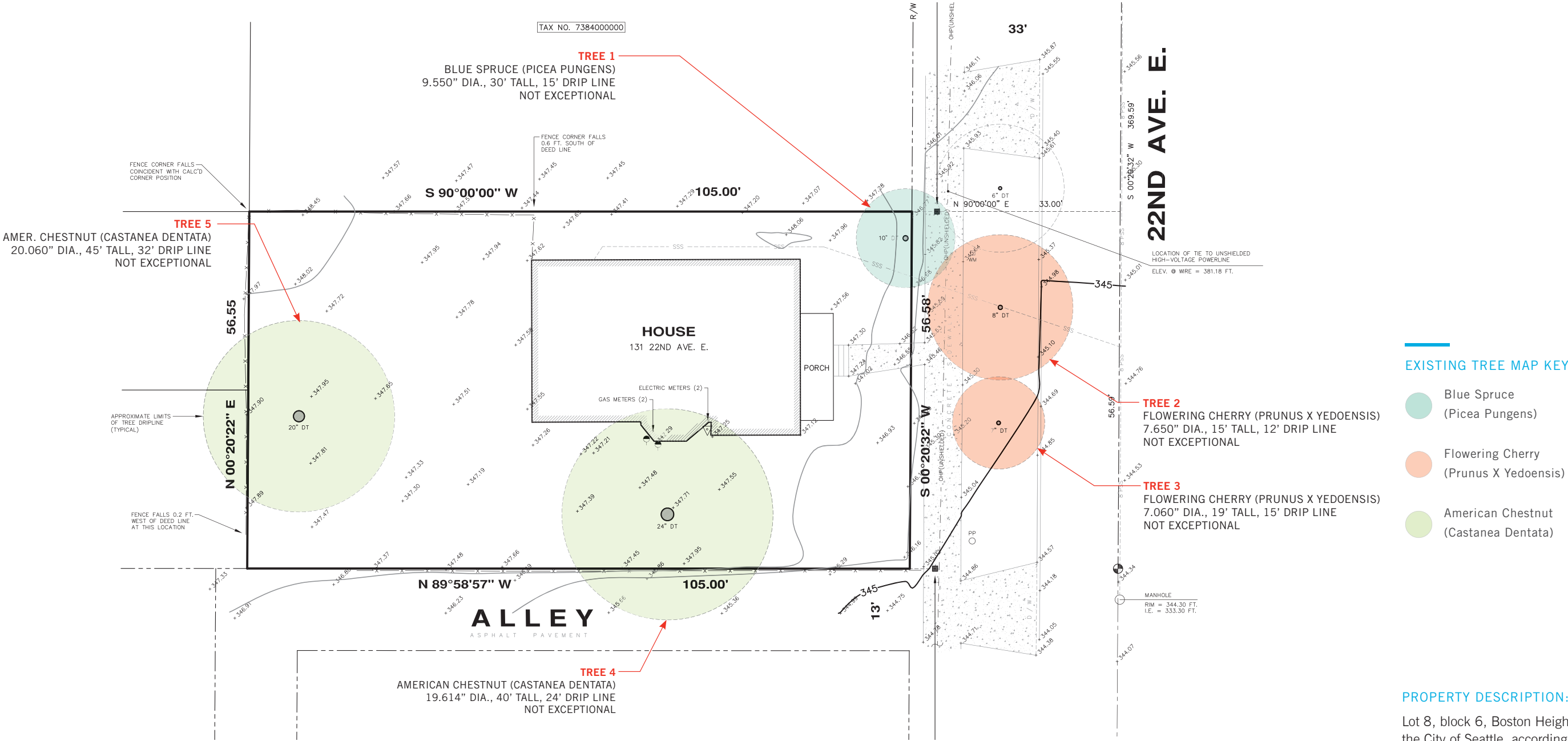
6 LOOKING NORTHWEST AT PROJECT SITE, FROM 22ND AVE E.



7 LOOKING NORTHEAST, FROM WITHIN SITE

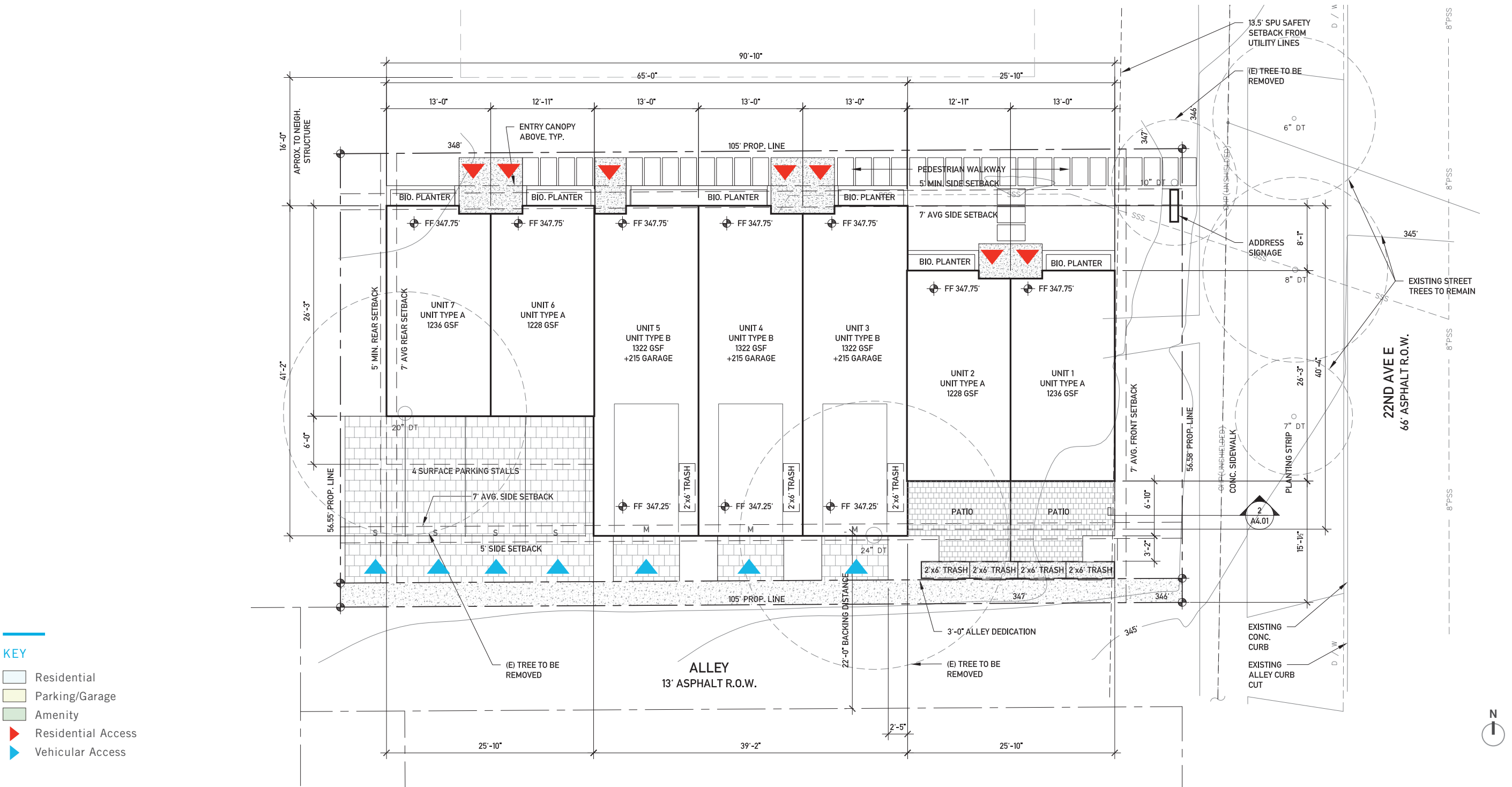


Survey / Tree Survey



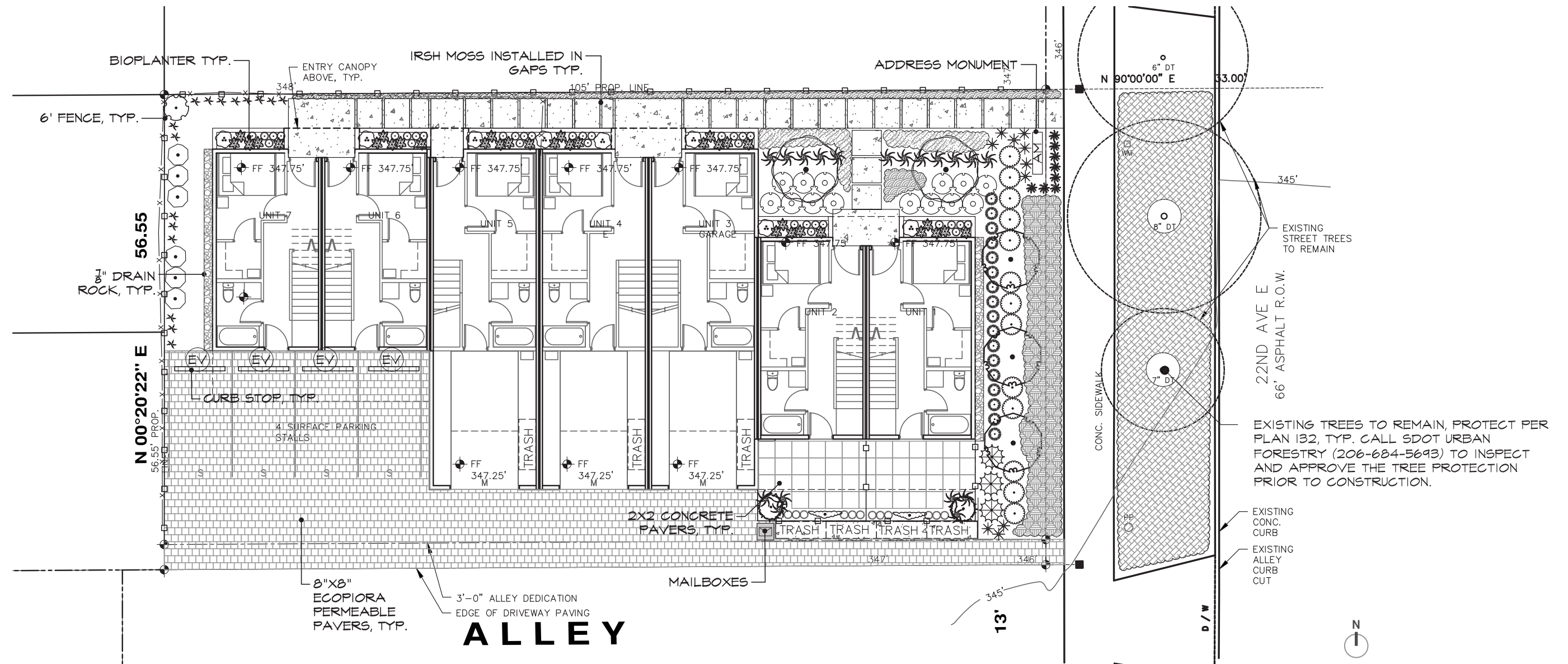


Proposed Site Plan





























## Landscape Plan





Landscape Schedule

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Acer griseum / Paperbark Maple	1.5" cal	2
	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cyrpress	4' ht	2
	Fagus sylvatica 'Dawyck' / Dawyck Beech	1.5" cal	3
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Blechnum spicant / Deer Fern	1 gal	16
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	17
	Camellia x Espalier Variety / Espalier Camillia	5 gal	2
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	8
	Carex testacea / Orange Sedge	1 gal	12
	Chamaecyparis pisifera 'Golden Mopps' / Golden Mopps Sawara False Cypress	5 gal	3
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa	1 gal	18
	Imperata cylindrica 'Red Baron' / Japanese Blood Grass	1 gal	10
	Lonicera pileata / Privet Honeysuckle	5 gal	13
	Mahonia repens / Creeping Oregon Grape	1 gal	6
	Mahonia x media 'Charity' / Mahonia	5 gal	1
	Sarcococca ruscifolia / Fragrant Saracococca	2 gal	14

BIORETEN.	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	Cornus alba 'Elegantissima' / Variegated Red Twig Dogwood	5 gal	8	
	Juncus effusus / Soft Rush	1 gal	34	
	Polystichum munitum / Wester	1 gal	34	
GROUND COVER	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	7/8" Drain Rock	N/A	N/A	48SF
	Ajuga reptans / Carpet Bugle	4' pot	12' o.c.	182
	Arctostaphylos uva-ursi 'Vancouver Jade' / Vancouver Jade Bearberry	4' pot	12" o.c.	614
	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny	4' pot	12" o.c.	60
	Pachysandra terminalis / Japanese Spurge	4' pot	12" o.c.	79
	Sagina subulata / Irish Moss	4' pot	8" o.c.	75



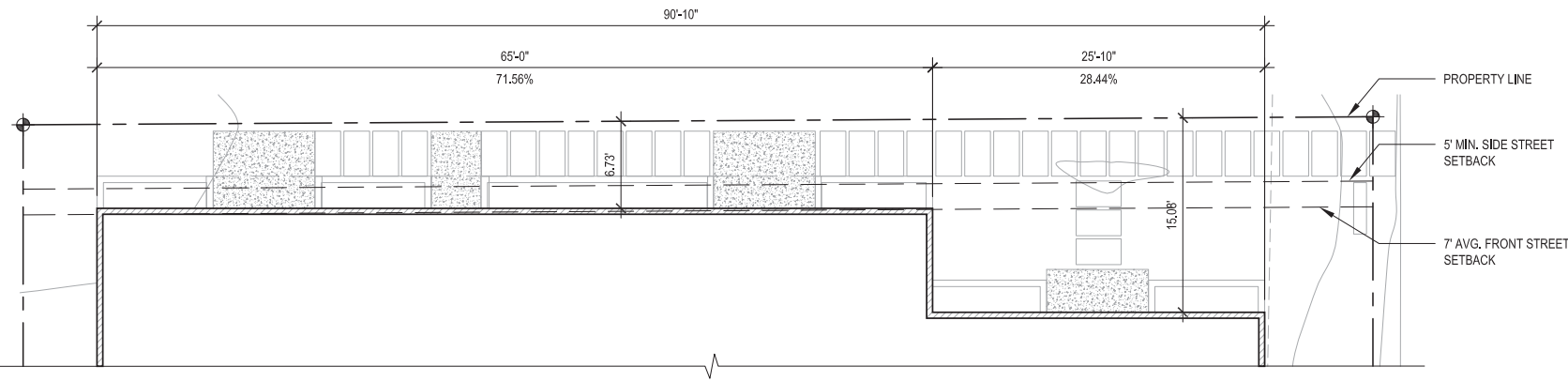
Code Compliance

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE	
Floor Area Ratio (FAR) Limits	23.45.510	1.4 FAR limit in LR-3 zone for townhouses located inside urban villages and meets the requirements of 23.45.510.C.	✓	
Density Limits- Low-rise Zones	23.45.512	Townhouse development: Meeting 23.45.510.C- no limit.	✓	
Structure Height	23.45.514	30' height limit	✓	
Setbacks & Separations	23.45.518	Front and rear setbacks: 7' average, 5' minimum Side setbacks from facades greater than 40' in length: 7' average, 5' minimum	✓	Page 15. Site Setbacks
Amenity Area	23.45.522	25% of lot area: 50% of required amenity space to be at ground level (10: min. dim. from side lot lines). Amenity areas on roof structures that meet the provisions of subsection 24.45.510 may be counted as amenity area provided at ground level.	✓	
LEED, Built Green & Evergreen Sustainable Development Standards	23.45.526	To achieve a higher far limit, townhouse will meet GREEN building performance standards. Either built GREEN 4 star rating or LEED Silver rating.	✓	Townhouse committed to achieving Built Green 4-Star rating
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses inside LR3 Urban Villages maximum width: 150'	✓	
Light & Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' screen or hedge.	✓	
Parking Location, Access & Screening	23.45.536	Alley access required. The alley does not require improvements.	✓	
Pedestrian Access & Circulation	23.53.006	Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual.	✓	
Solid Waste & Recyclable Materials Storage & Access	23.54.040:	(1) 2' X 6' area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day. Storage areas.	✓	
Required Parking	23.54.015	Residential Use Urban Village, within 1320 ft. of street with frequent transit service. No parking required. Bicycle Parking: 1 space per 4 dwelling units	✓	Page 11. Site Plan

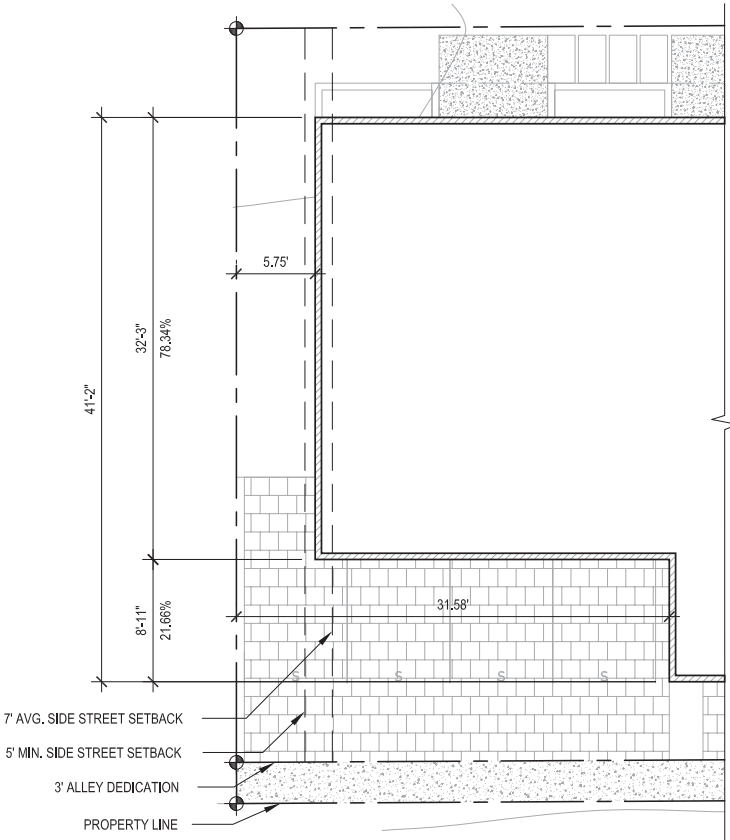


Site Setbacks

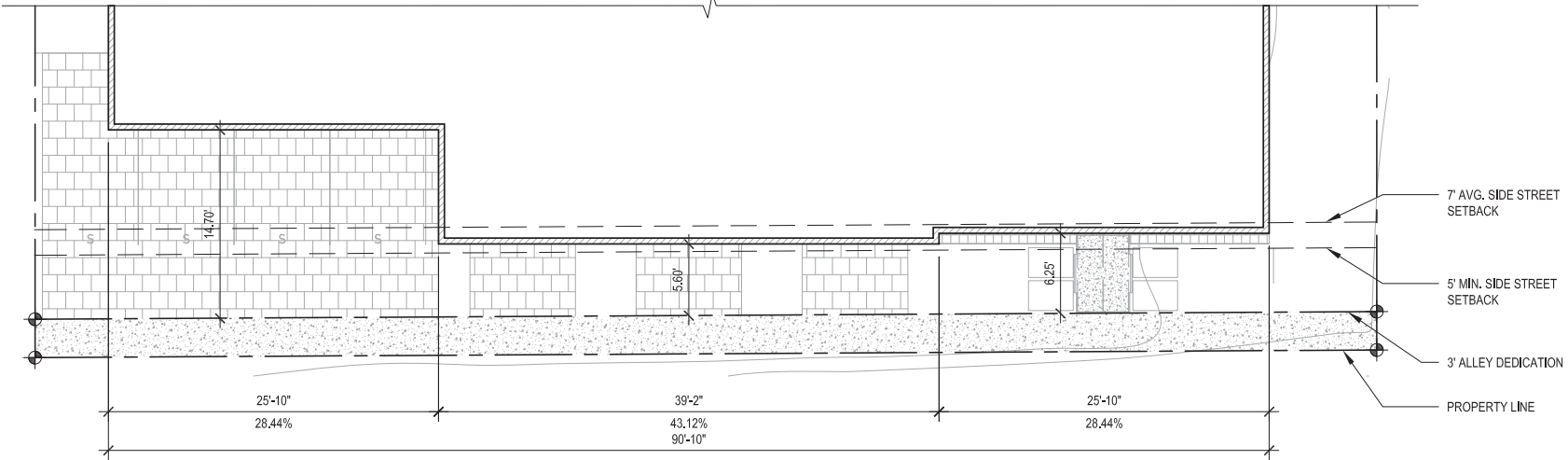
CODE CITATION:	23.45.518 Table A
CODE REQUIREMENT:	Front and rear setbacks: 7' avg., 5' min.
	Side setbacks for +40' in length: 7' avg., 5' min.
PROPOSED DESIGN AVERAGE SETBACKS:	Front: Fully behind 7' avg. Rear: 11.34' Alley: 8.37' Side: 9.10'



$(6.73 \times 71.56\%) + (15.08 \times 28.44\%) = \text{AVG. SETBACK}$   
AVG.  $(4.82) + (4.28) = \underline{9.10' \text{ AVG. SETBACK}}$



$(31.58 \times 21.66\%) + (5.75 \times 78.34\%) = \text{AVG. SETBACK}$   
 $(6.84) + (4.50) = \underline{11.34' \text{ AVG. SETBACK}}$



$(14.70 \times 28.44\%) + (5.60 \times 28.44\%) + (6.25 \times 28.44\%) = \text{AVG. SETBACK}$   
 $(4.18) + (2.41) + (1.78) = \underline{8.37' \text{ AVG. SETBACK}}$



Architectural Design Response

CS1. Natural Systems & Site Features

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

Design Response:

- Through the use of awnings and an east to west orientation, the solar exposure and daylighting into the building becomes highly consistent and allows for the development of comfortable spaces that require less energy to heat and cool. By shifting unit massing along shared walls, a significant amount of sunlight is able to enter into shared amenity spaces. This also allows for natural ventilation to occur by producing a funneled space on site, from which, breezes will be allowed to penetrate into the interior amenity spaces. The project utilizes a larger front setback than required by code, which allows for an attractive landscaped yard to be developed where the street and sidewalk meet the development. This both helps to shade the inconsistent daylighting of the eastern exposure, as well as create a transition from street to residence. Permeable pavers, appropriate landscaping, and bio retention planters will be used to produce on-site storm water management that will add interest to the site and help to mitigate water runoff.

CS2. Urban Pattern & Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

Design Response:

- The surrounding neighborhood is one of increasing density; supporting an eclectic range of architectural styles. Adjacent buildings and those across the street are three stories in height and are landscaped throughout the front setback. As a mid-block project, the proposed development keeps with these neighborhood standards. As mentioned, street trees and front yard landscaping will integrate the proposed development into the neighborhood. The height of the project at the street side will be 3 stories to match the surrounding heights of roofs in the vicinity. The penthouses are pulled away from the street to maintain the scale and proportion of adjacent development.

CS3. Architectural Context & Character

Contribute to the architectural character of the neighborhood.

Design Response:

- 22nd Ave E. 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 appearance. The preferred option adopts design cues, such as awnings, planters, and materiality, from surrounding residential and commercial architecture which stimulates connectivity between the building and its surroundings.

PL1. Connectivity

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

Design Response:

- The design utilizes a wide common walkway to serve every unit, which allows the residents of each unit to interact with one another on a daily basis, helping to create a sense of community and neighborhood amongst the residents. Abundant outdoor space is proposed through common and private yard space as well as private amenity decks at varying heights to give the residents opportunities to use each outdoor space for numerous year-round activities.

PL2. Walkability

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

Design Response:

- Building entrances are located off of the street and will be made easily identifiable by using address signage at the street as well as canopies, lighting and well thought out landscaping along the common walkway. Lighting will be placed strategically to provide security and safety without being a nuisance to adjacent properties. A wide open common yard at the street lot line will present all the residents with a pleasant environment along the main entry to the units.

PL3. Street Level Interaction

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

Design Response:

- The entrances to the units are located off of the street with the common walkway highlighted by architectural features which help draw the eye towards the entrances. While unit entries don't face street, glazing in living areas of the street-facing unit look out onto 22nd Ave e. for security and visual connection.

PL4. Active Transportation

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

Design Response:

- This development is aimed at first-time homebuyers or people looking to downsize to a low impact lifestyle. Bicycle facilities are available on site, encouraging a more pedestrian-oriented lifestyle. The site is located in the Madison-Miller Residential Urban Village within a few blocks of bus routes on E. John St and E Madison St. The site is within walking distance to multiple grocery stores, pharmacies, 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 to I-90.



Architectural Design Response

DC1. Project  
Uses and  
Activities

Optimize the arrangement of uses and activities on site.

- Design Response:
- Ingress/egress for vehicles is provided by the alley located along the southern property line which allows vehicle passage to be separate from the main pedestrian entry. Amenity space is provided over a portion of the shared garage creating a unique and useful component of the design, allowing for the utilization of the deck to become an extension of the kitchen, living, and dining floor.

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.

- Design Response:
- The perceived massing of the street facing façade is reduced and broken up by vertical modulation, recesses in the building envelope, and a variety of materials and colors that have been gleaned from the surrounding neighborhood. The varying roof decks further reduces the massing by allowing for a lower building height and by utilizing a open railing rather than parapet. Canopies and sunshades fixed on the windows of south and east orientated living spaces adds additional character while producing a quality interior environment. The resulting structure articulation adheres to the scale and aesthetics of existing buildings in the area.

DC3. Open  
Space  
Concept

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

- Design Response:
- The open spaces provided in this design allow for activities to occur as well as connect the interior spaces to the exterior spaces. The proposed amenity deck above the garages allows for the threshold of the dining and living space to become blurred and allowed to flow to the exterior deck. The deck acts as an overflow space to help make the living room, dining, and kitchen to feel more spacious. The other outdoor spaces consist of roof decks as well as a common amenity yard, and rear private patios where various activities can occur and provide necessary connections to the open air.

DC4. Exterior  
Elements  
and Finishes

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

- Design Response:
- The proposed material selection for this project uses grey paint tone for the primary color with the strategic addition of darker tones and cedar siding to highlight specific window geometry and massing. Dense plantings along the street facade respond to the existing neighbors, helping the proposed building fit into the context of the street. The combination of cedar siding, fiber cement paneling, and glazing all contribute to a high quality of construction for the proposed development. Color transition will further help to detail the proposed development. As noted, 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.



▲ PL2:  
*Utilizing colors and a canopy, this structure succeeds at highlighting and framing its entrance.*

◀ CS3:  
*Through the use of material change and large glazing, the building helps to break up its facade while adding security in the environment.*



▲ DC4:  
*Material plays an important role in knitting this building into the neighborhood. Utilizing common finishes and windows to help scale the building while also reinforcing the character of the street.*



Floor Plans

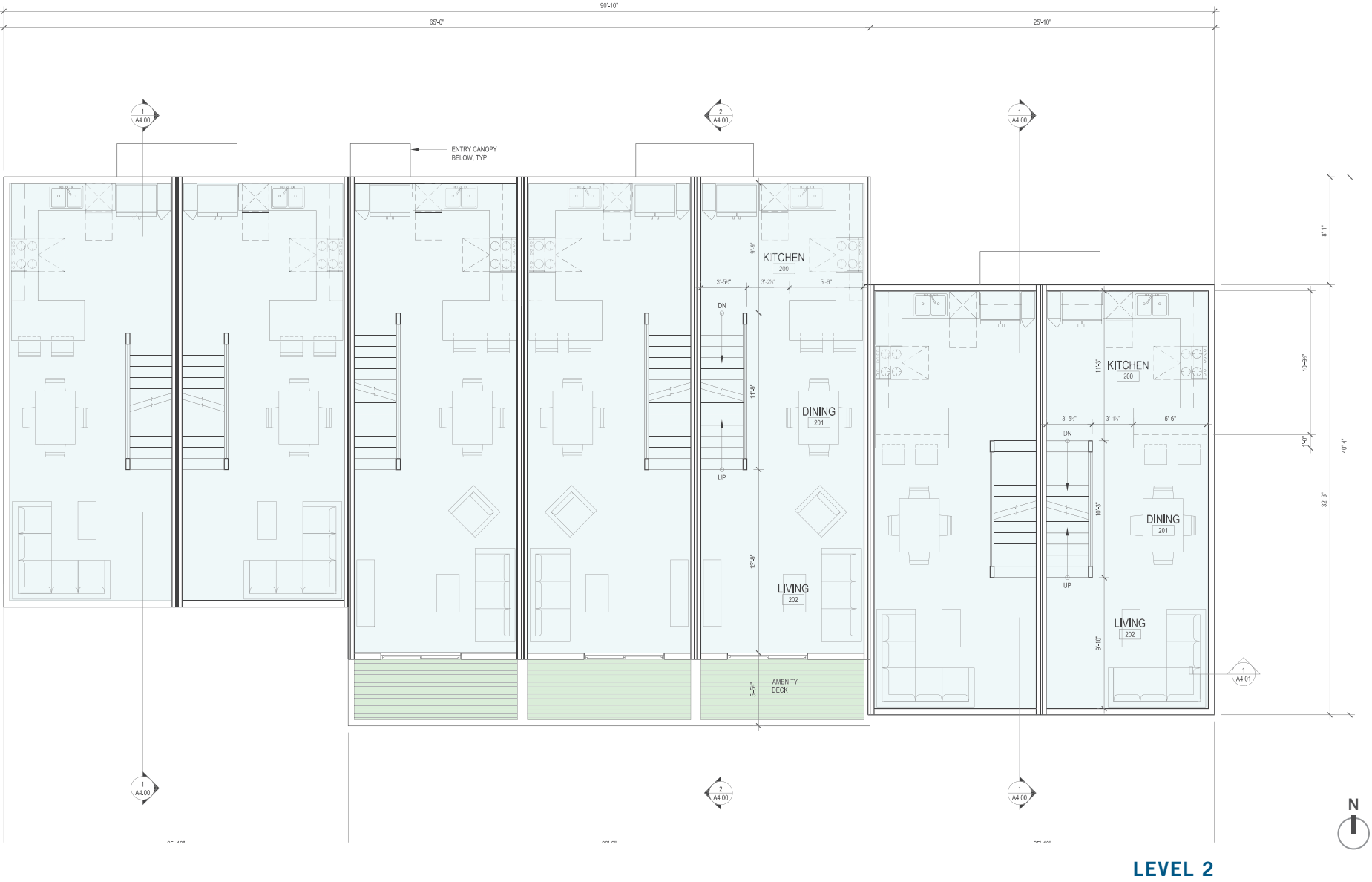


LEVEL 1

- KEY
- Residential
  - Parking/Garage
  - Amenity
  - Residential Access
  - Vehicular Access



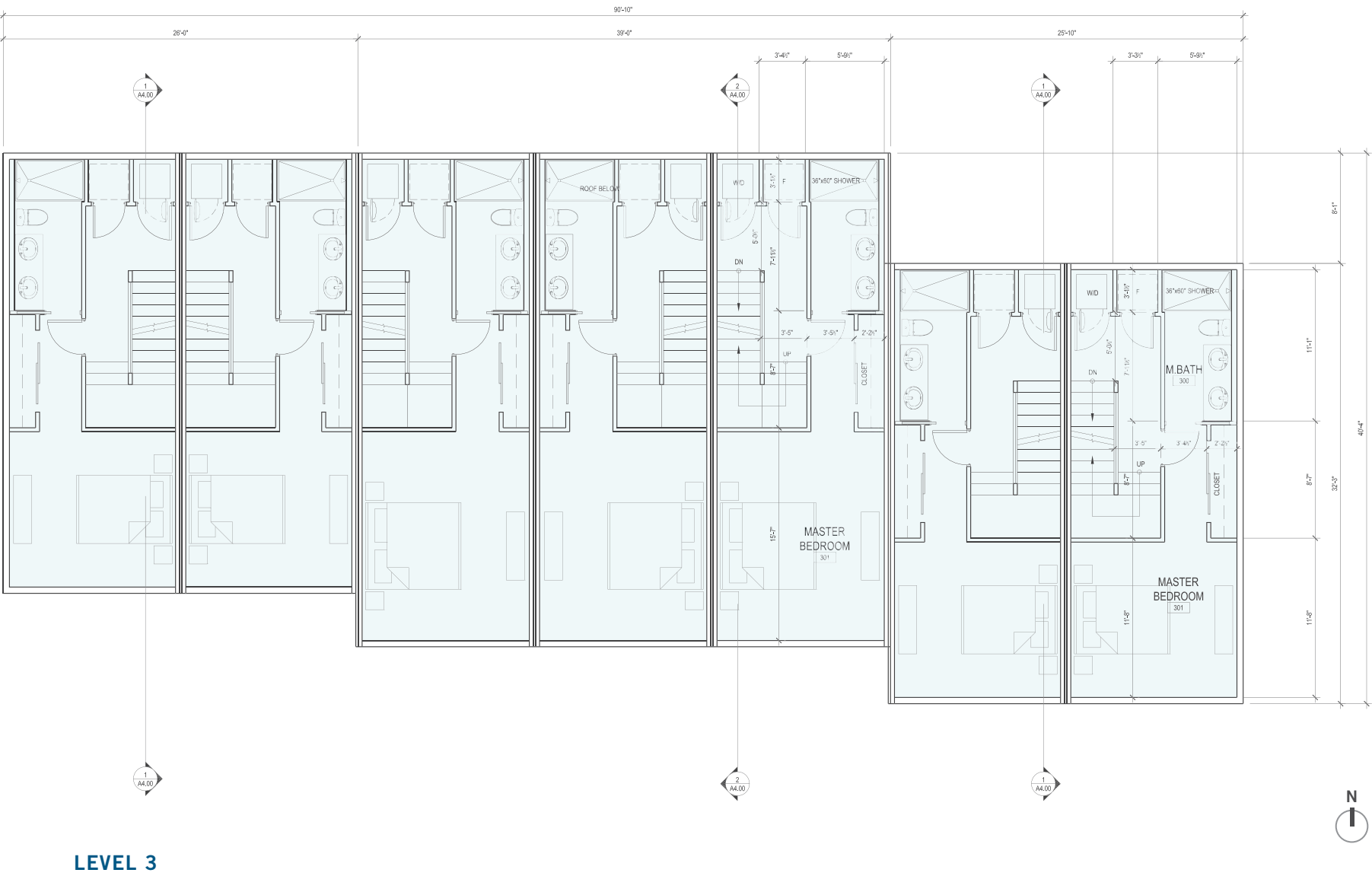
Floor Plans



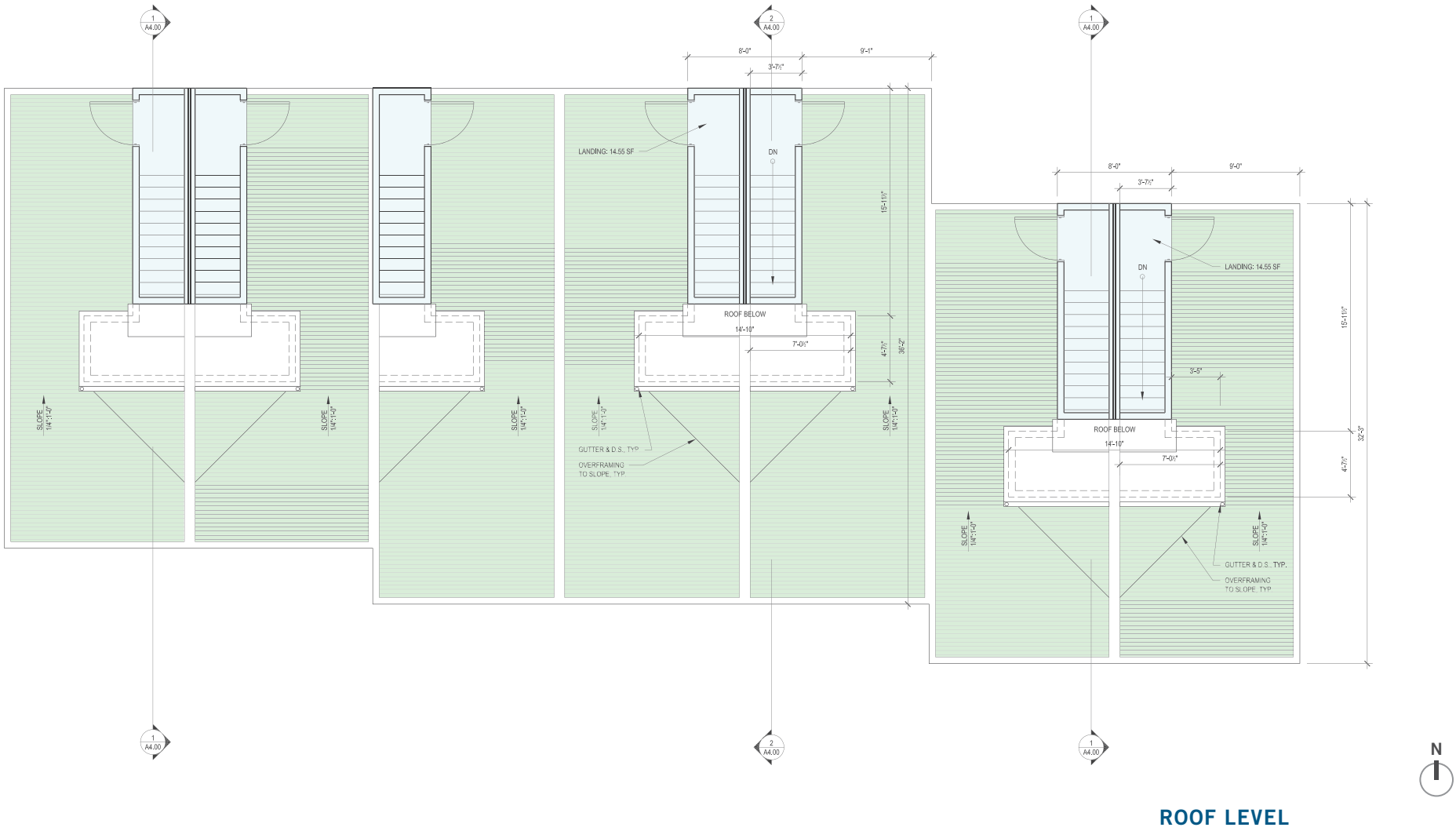
LEVEL 2



Floor Plans

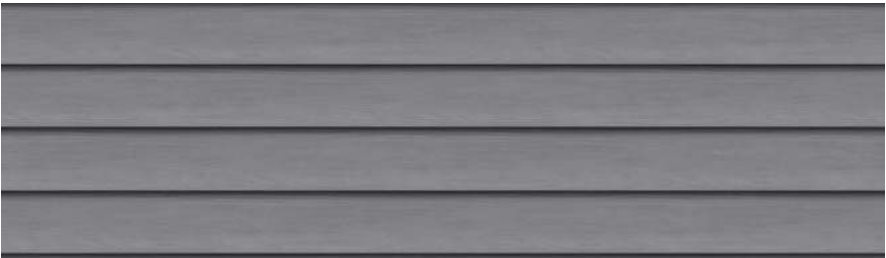
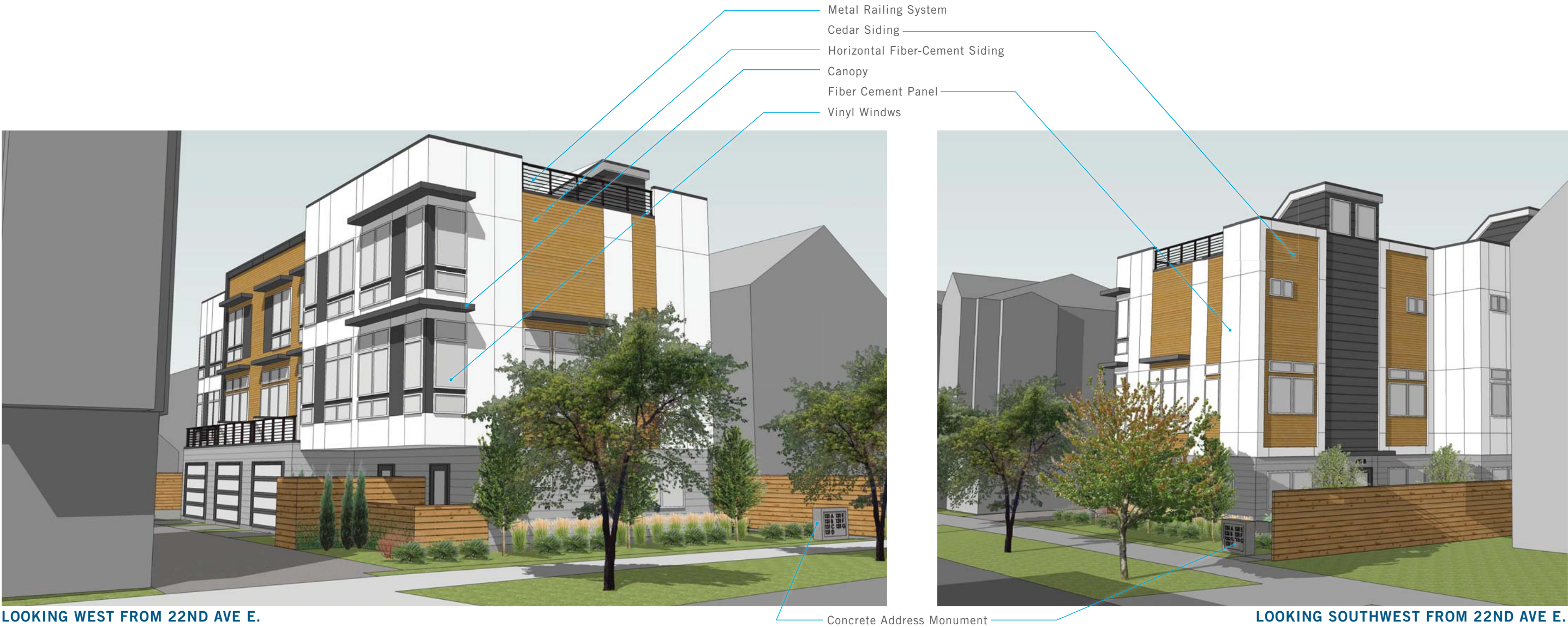


Floor Plans





Rendering View



HORIZONTAL FIBER CEMENT LAP - MEDIUM



HORIZONTAL FIBER CEMENT LAP - DARK



CADAR LAP



Rendering View



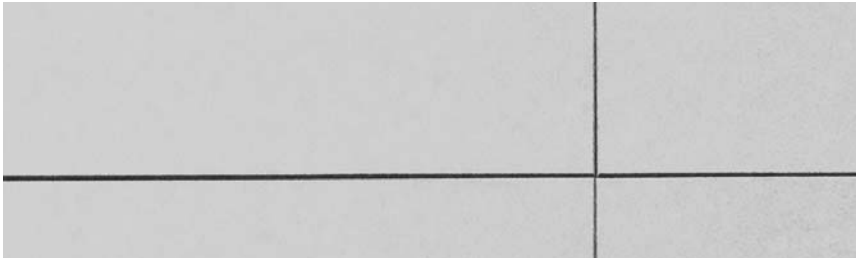
LOOKING EAST FROM ALLEY



LOOKING EAST TOWARD SITE



METAL RAILING SYSTEM



FIBER CEMENT PANEL - LIGHT



FIBER CEMENT PANEL - DARK



Rendering View



LOOKING SOUTH TOWARD SITE

Rendering View



- Canopy
- Cedar Siding
- Vinyl Windws
- Horizontal Fiber-Cement Siding

- Fiber Cement Panel
- Metal Railing System
- 4' Wood Fence Screen
- 6' Wood Fence Trash Screen

LOOKING NORTH FROM ALLEY



Elevations

- Canopy
- Fiber Cement Panel
- Cedar Siding
- Metal Railing System
- Horizontal Fiber Cement Siding



SOUTH (ALLEY) ELEVATION

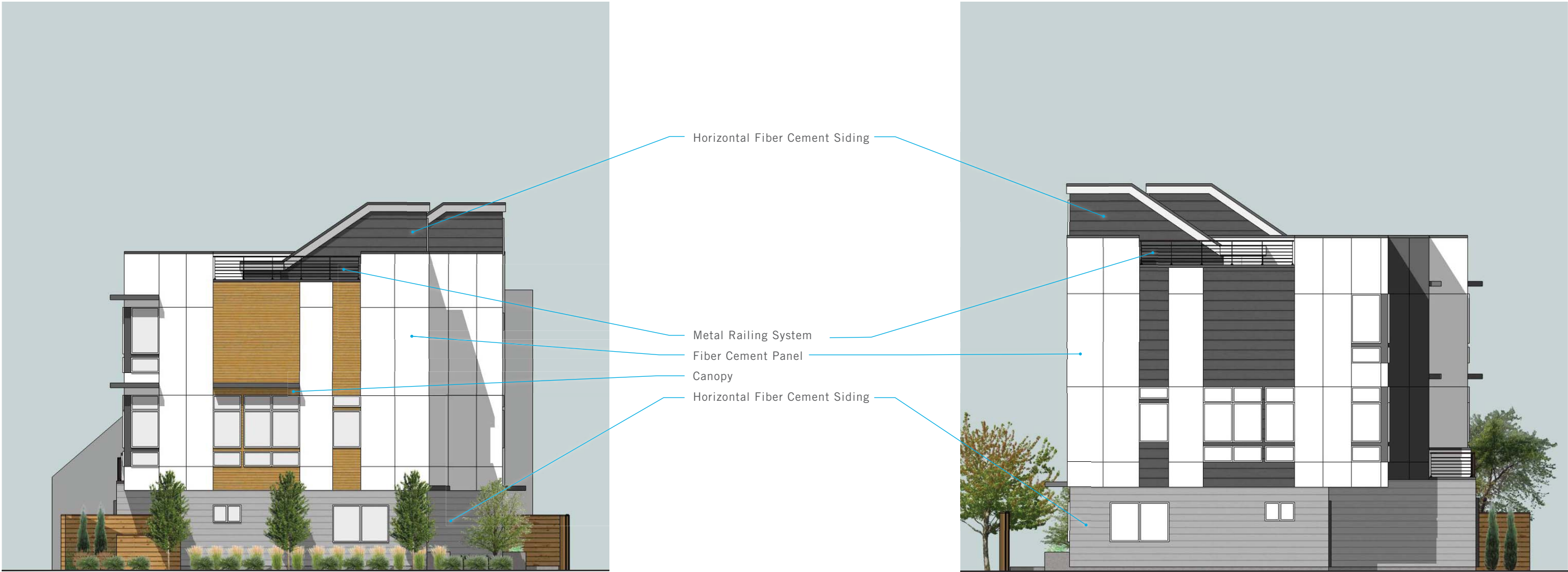
Elevations



NORTH (FRONT) ELEVATION



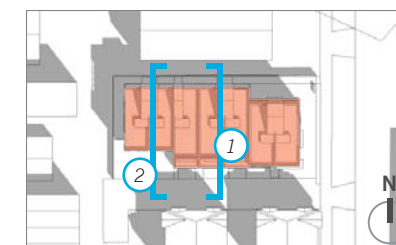
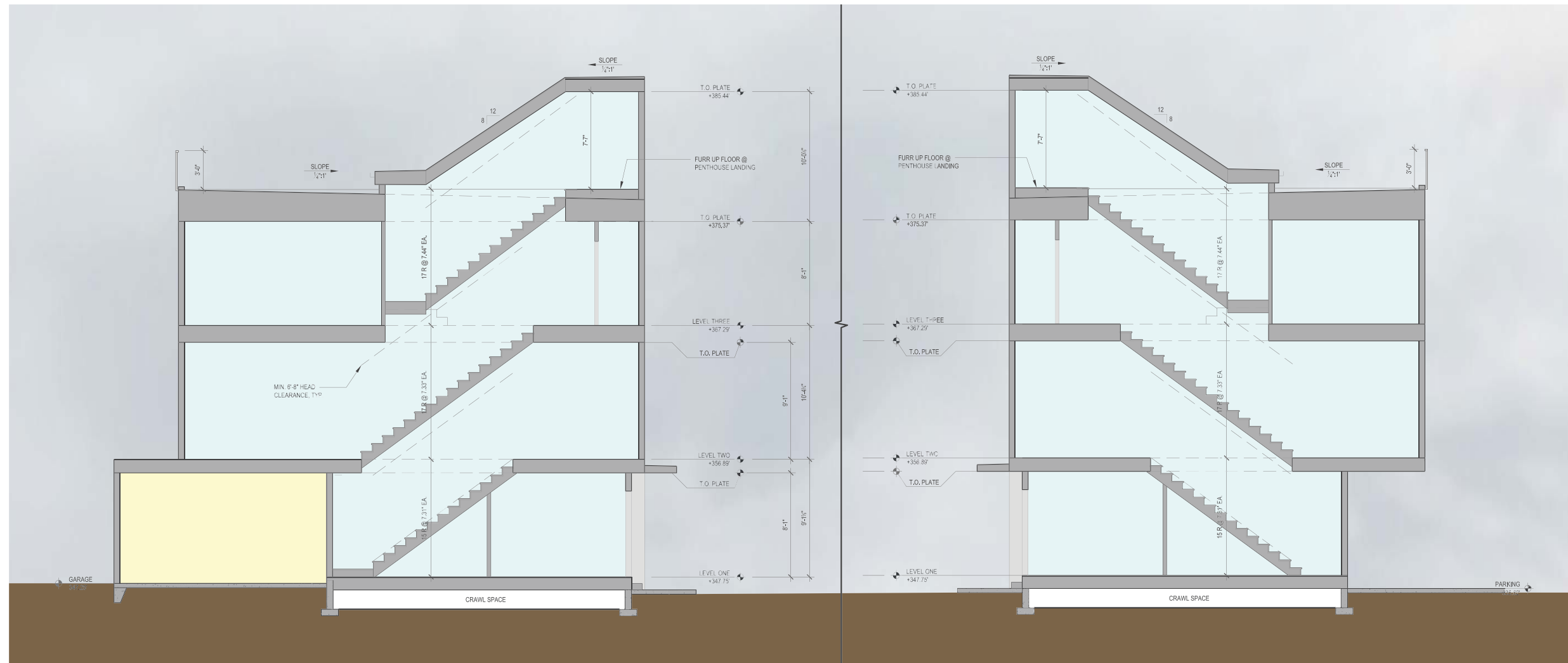
Elevations








EAST (STREET) ELEVATION

WEST ELEVATION

## Section



## KEY

-  Residential
-  Parking/Garage
-  Amenity
-  Residential Access
-  Vehicular Access