



213 18th Avenue Seattle, Washington

EARLY DESIGN GUIDANCE
213 18th Avenue
Playhouse Design Group
DPD# 3022629 | February 1, 2016



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PROJECT INFORMATION

ADDRESS:	213 18th Ave, Seattle, WA 98122
ZONE:	LR2
DPD #s:	3022629
APN:	1934800205
OWNER:	BLACKHAWK INVESTMENTS, LLC
CONTACT:	Amy Helmick (Playhouse Design Group)

PROJECT PROGRAM

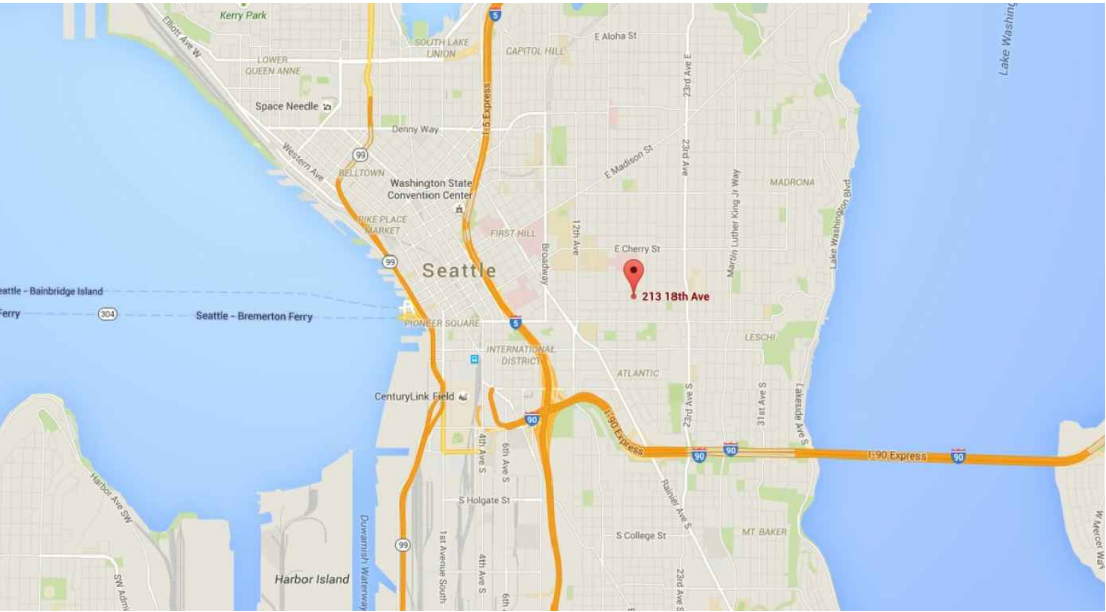
LOT SIZE:	3,372 SF
APPROX FAR:	4,040 (4,046 sf allowed) (Far 1.2 if the project meets the standards of subsection 23.45.510.C.)
PARKING:	3 in attached garages
BUILDING TYPE:	Townhouses
UNIT COUNT:	3
UNIT SIZES:	1,308 sf gross heated (north unit) 1,298 sf gross heated (middle unit) 1,326 sf gross heated (south unit) Building Total: 3,932 sf gross heated
# OF STORIES:	3 + stair tower

PROJECT OBJECTIVES

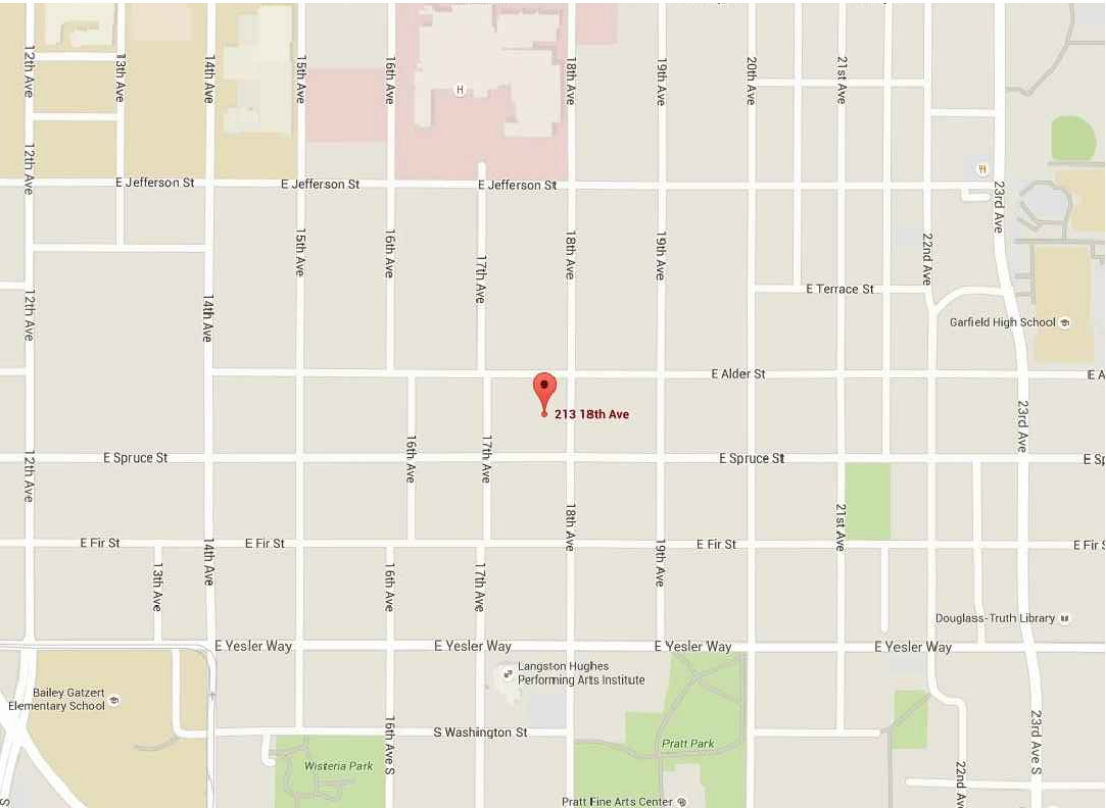
The proposed site's current use is a Four-plex. The lot is approximately 2,468 sf located mid-block between E Alder St and E Spruce St in an LR2 zone. This is within a frequent transit corridor and the 23rd & Union Residential -Jackson Urban Village overlay zone. This proposal is to demolish the existing multifamily structure and to construct 3 townhouses. Each of the proposed structures will be 3 stories (+ stairtower at townhouses) with roof decks and attached garages.

The proposed project will achieve a 4-star Built Green certification to maximize building sustainability and performance.

The project is located in the Central District which is a diverse area of increasing density with many neighborhood shops, dining and services within walking and biking distance. We are proposing a pedestrian friendly design (through the use of engaging shapes, color and abundant tiered landscaping). This proposal will increase the density to what it is zoned for. Quality construction and landscape design will add to the sense of community with a modern architectural solution .



Seattle Vicinity Map



Neighborhood Vicinity Map

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PROJECT CONTEXT

To the north of the subject property is a 2-bedroom single family dwelling, a 4-bedroom duplex, and a 2-bedroom single family dwelling. To the west of the subject property is a 5-bedroom multi-family dwelling and 5-bedroom multi-family dwelling. To the south is a 2-bedroom multi-family dwelling and triplex with 3 1-bedroom units.

Businesses and amenities are concentrated along the arterials of E. Yesler Way and 23rd Avenue. The neighborhood is served by frequent transit which links it to the greater Seattle Metropolitan Area along these arterials as well. The nearest Sound Transit Light Rail stops are 2 blocks north on E. Jefferson St. and 2 blocks south on E. Yesler Way.

With the exception of the western edge of the site, the grade on the site is fairly flat with a slight slope down to the west.

ZONING INFORMATION

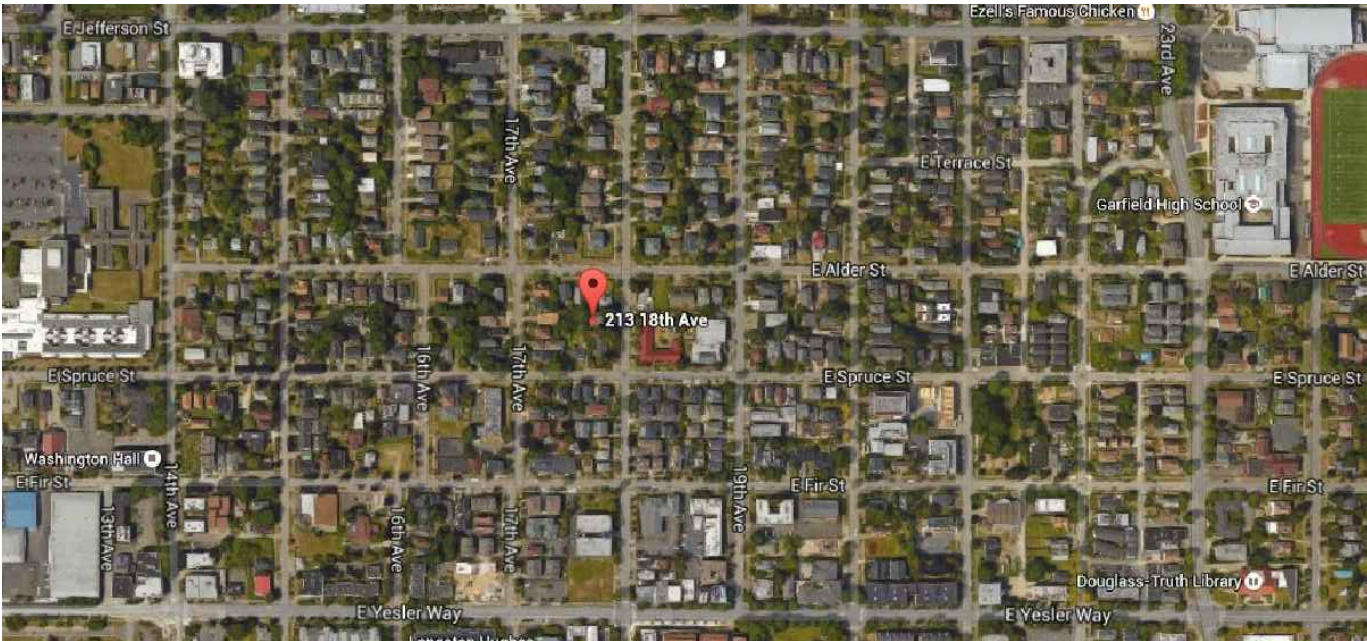
- ZONE: LR2
- OVERLAY: 23rd & Union Residential Urban Village
- STREETS: Between Principal Arterials E. Yesler Way, Jefferson St., 23rd Ave. and 14th Ave.
- SITE: Located on 18th Ave between E. Alder St. and E. Spruce St.
In the Lowrise 2 zone with surrounding lots also within the Lowrise 2 zone , except the lots to the north which are zoned SF-5000. Lot is served by frequent transit.



Seattle Zoning Map



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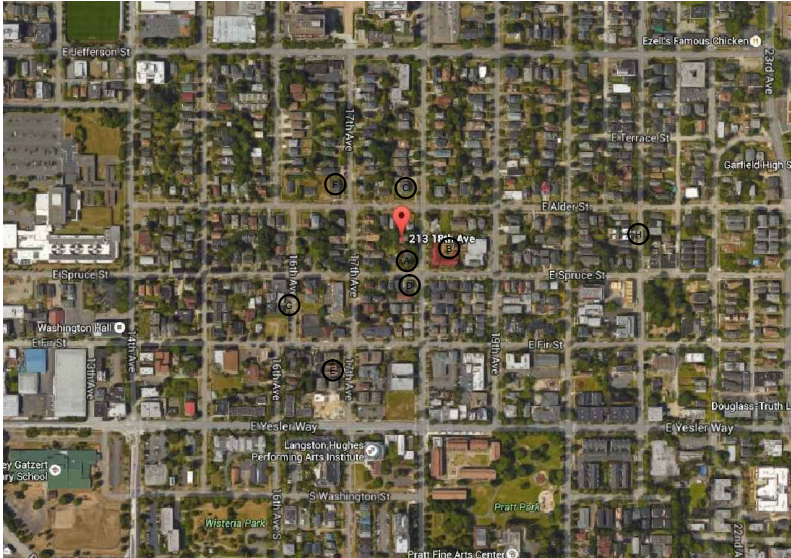
Aerial Vicinity Map

CODE REFERENCE

- SMC 23.45.510 - FAR
Higher FAR of 1.2 allowed for townhouses for meeting standards of subsection 23.45.510C
Lot size - 3,372 sf x 1.4 = 4,721 sf allowable, 3,932 proposed
- SMC 23.45.512 - Density Limits
1 unit / 1,600 SF lot area or no limit
Proposed: No limit for buildings using higher FAR
- SMC 23.45.514 - Structure Height
30'-0" maximum, +4' parapet, +10' stair penthouse allowable
Proposed: 27.5' to roof, 32'-0" to parapet, 38'-2" to stair penthouse
- SMC 23.45.518 - Setbacks and Separations
7'-0" avg/5'-0" min front, rear and side (facade greater than 40')
Proposed: 3'-7", see page 22 for proposed adjustment
- SMC 23.45.522 - Amenity Space
3,372 sf x .25 = 843 sf - 422 sf required at ground, 422 sf allowed at roof
Provided: 431 SF in back yard private amenity, 1188 sf private amenity provided at roof decks
Total provided: 1619 sf amenity
- SMC 23.45.524 - Landscaping
Proposed landscape design will achieve .6 Green Factor Score
Existing large trees on north, south and west side to remain
- SMC 23.45.527 - Facade Length
Facade length - up to 65% within 15' of lot line
Side yard - 64.25' length x .65 = 41.8' Proposed length = 33.0'
- SMC 23.54.015 - Parking (Table B)
None required in frequent transit service areas. Site is in Jackson Urban Village overlay zone.
However, each unit has it own attached garage.
- SMC 23.54.040 - Solid Waste and Recyclables Storage
All solid waste recycle and garbage containers are located in the exterior amenity space at each individual residential unit. Waste and recyclable staging and pickup will be located in the paved drop off space adjacent to the driveway.

NEIGHBORHOOD CONTEXT & INSPIRATION:

This neighborhood is comprised of a mix of residential buildings - single family residences, townhouses & apartments. The neighborhood also includes a variety of businesses and amenities. Schools, parks, bike paths, grocery, religious institutions, library, day care, coffee shops and many other small businesses are available within walking distance. The architectural styles present in the neighborhood are diverse including traditional, craftsman, contemporary, modern etc. The modern design of the proposed buildings fit into the existing eclectic mix of styles.



VICINITY MAP

A	207 18th Ave S (Multi-Family w/ 3 bedrooms)
B	1804 E Spruce St. (Apartment- 1 bldg w/ 10 units total)
C	305 18th Ave (SFR w/5 bedrooms)
D	175 18th Ave (Duplex)
E	126 17th Ave (Townhouses w/ 4 units)
F	1620 E Alder St (Single Family Residence)
G	167 16th Ave (6-unit Townhouse)
H	217 21st Ave (2 SFR w/ 3 bedrooms)



A 3 Bedroom Multi-Family neighboring project site



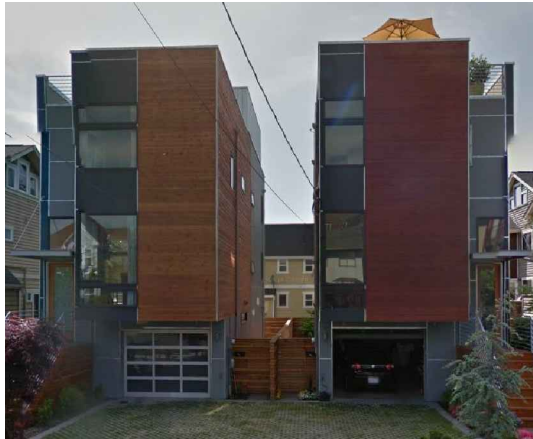
B Brick 10-unit Apartments across from project site



C Single Family Dutch Colonial on the corner lot of 18th and E Alder St



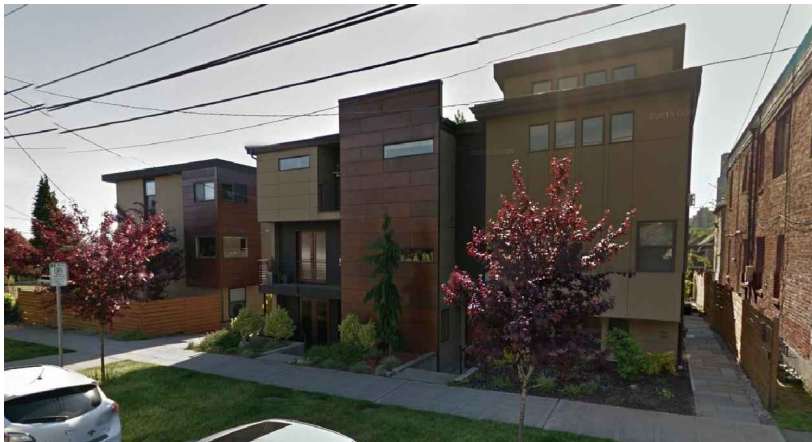
D Duplex near project site



E Modern Design Townhouses with wood siding and hardie panel



F Modern Single Family Residence



G Modern Townhouses near project site

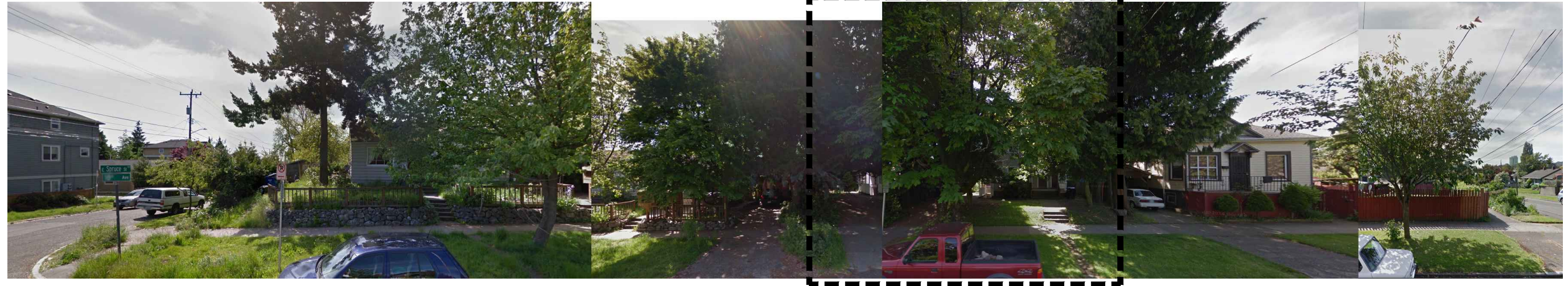


H 2 Modern Single Family Residence near project site

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SUBJECT SITE



STREET VIEW PANORAMA - 18th AVENUE S, FACING SUBJECT SITE

ACROSS FROM SUBJECT SITE



STREET VIEW PANORAMA - RENTON AVENUE S, FACING ACROSS FROM SUBJECT SITE



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STREET VIEW PANORAMA - ALDER STREET BETWEEN 17TH AND 18TH AVENUES



STREET VIEW PANORAMA - 17TH AVENUE



STREET VIEW PANORAMA - SPRUCE STREET BETWEEN 17TH AND 18TH STREETS



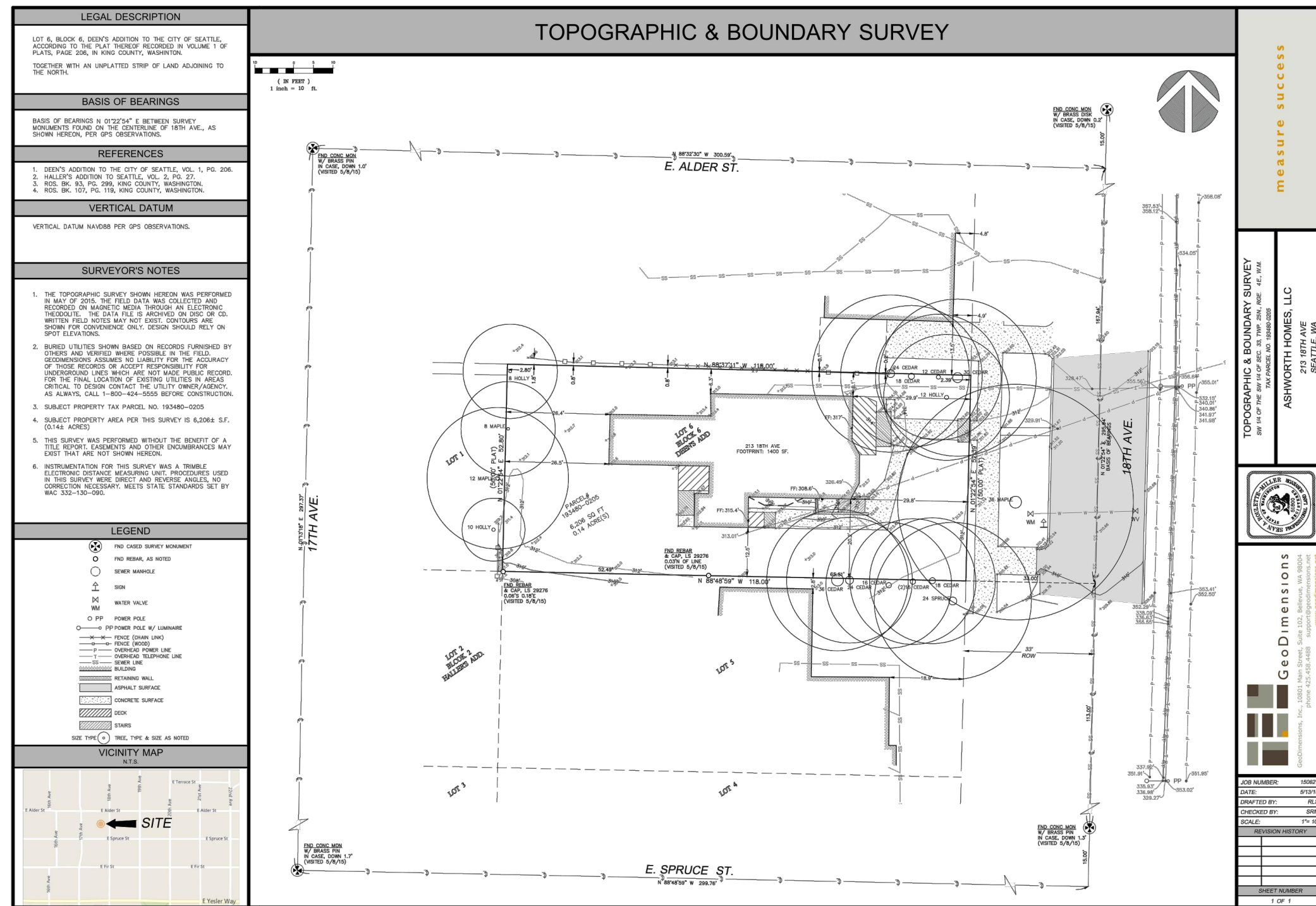
PROPOSED 25-UNIT APARTMENT BUILDING
TO SOUTH OF SUBJECT SITE

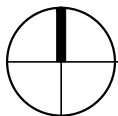
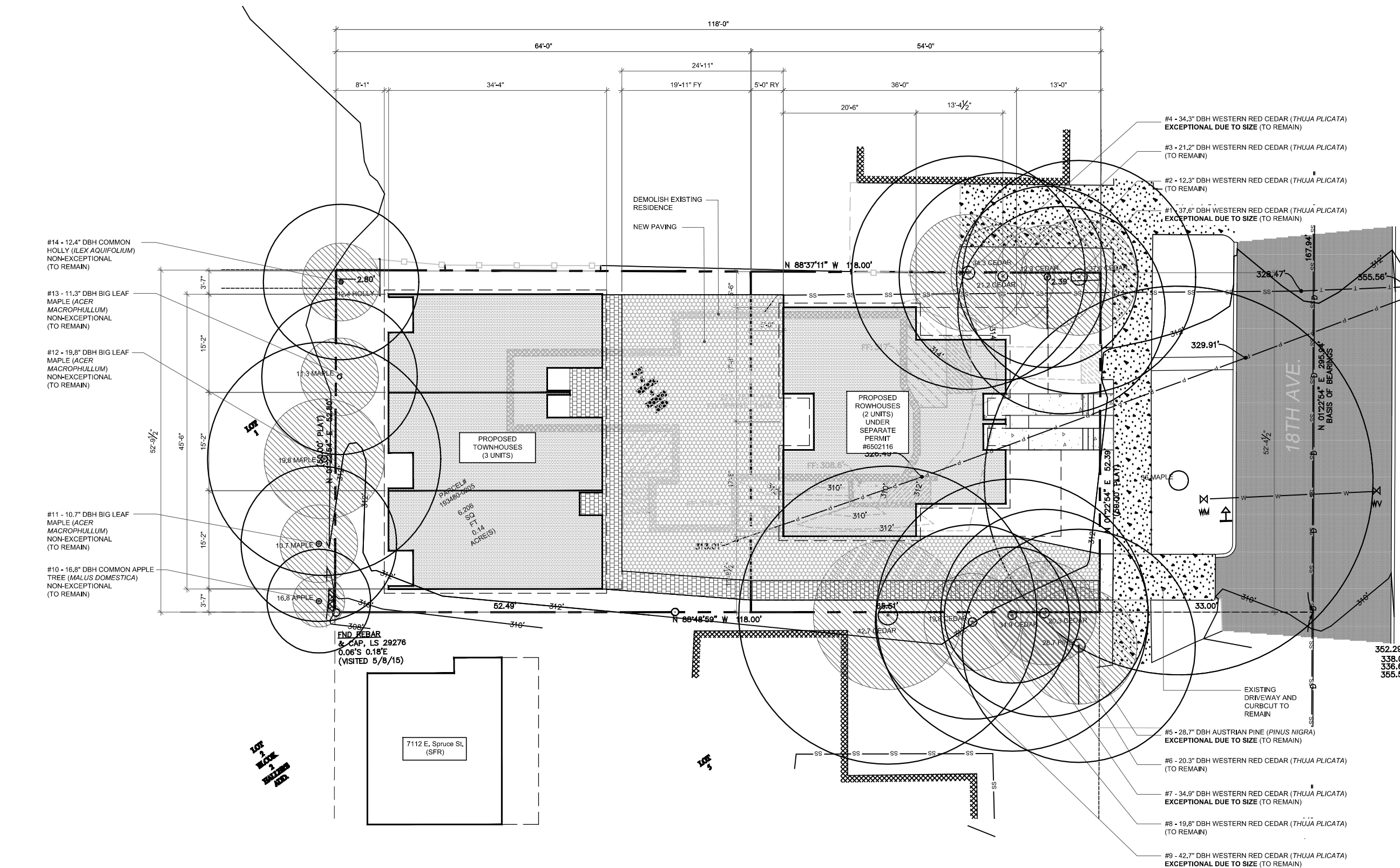
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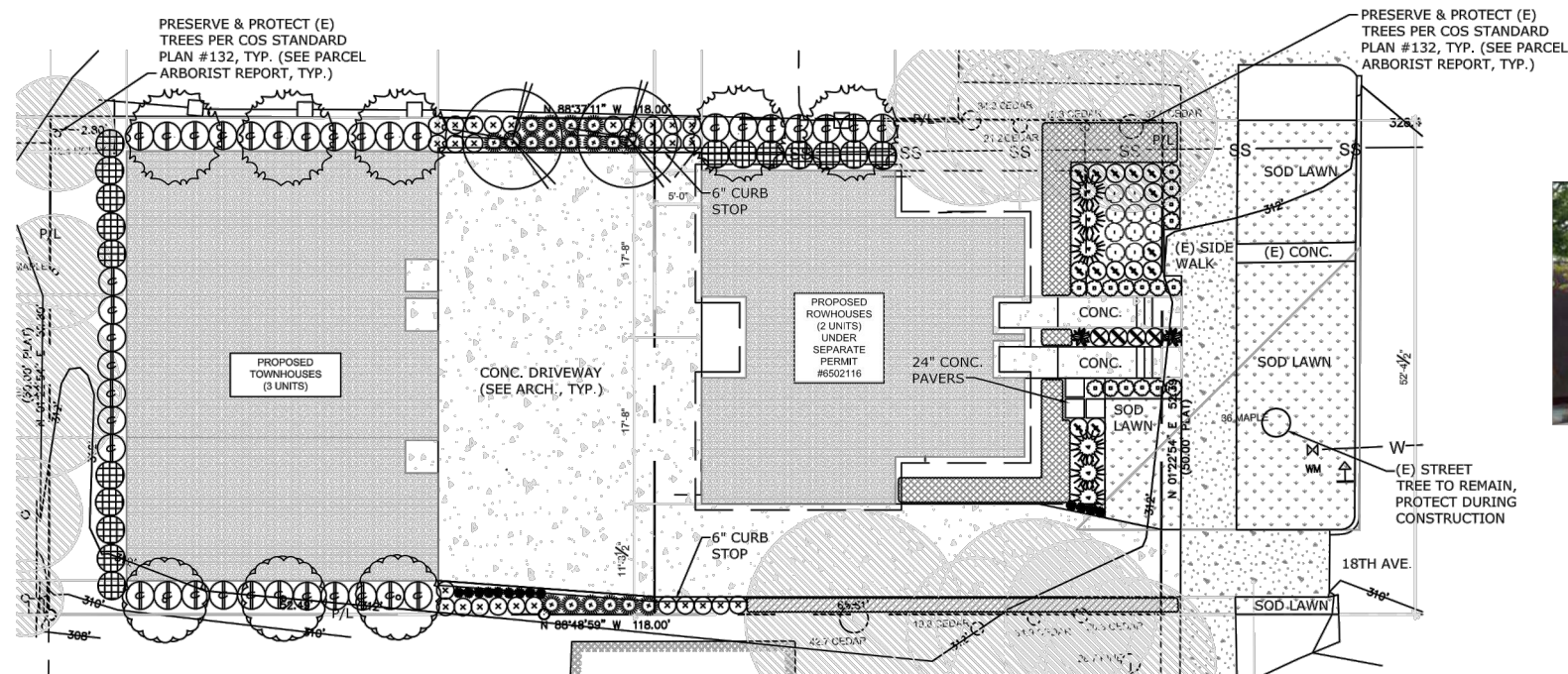


PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

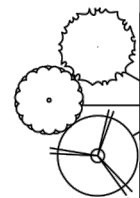
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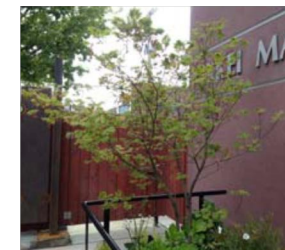
1 Landscape Plan

PLANT SCHEDULE



BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
<i>Acer circinatum</i>	Vine Maple	7-8' Ht.	(DT)
<i>Liriodendron tulipifera</i>	Tulip Tree	1.5" Cal.	(DT)
<i>Prunus 'Spire'</i>	Spire Cherry	1.5" Cal.	(DT)
SHRUBS & GROUNDCOVERS			
<i>Berberis thunbergii</i> 'Orange Rocket'	Orange Rocket Barberry	2 Gal.	(DT)
<i>Cornus sanguinea</i> 'Coto'	Artic Sun Redtwig Dogwood	5 Gal.	(DT)
<i>Festuca glauca</i> 'Beyond Blue'	Beyond Blue Fescue	1 Gal.	(DT)
<i>Fragaria chiloensis</i>	Sand Strawberry	4" Pot	(DT) 12" o.c. spacing
<i>Ilex crenata</i> 'Helleri'	Compact Japanese Holly	5 Gal.	(DT)
<i>Miscanthus sinensis</i> 'Gold Bar'	Gold Bar Miscanthus	5 Gal.	(DT)
<i>Nandina domestica</i> 'Harbor Dwarf'	Harbor Dwarf Nandina	5 Gal.	(DT)
<i>Pachysandra terminalis</i> 'Silver Edge'	Variegated Japanese Spurge	1 Gal.	(DT) 24" o.c. spacing
<i>Pharimium</i> 'Platt's Black'	Platt's Black NZ Flax	2 Gal.	(DT)
<i>Pieris japonica</i> 'Little Heath'	Little Heath Pieris	2 Gal.	(DT)
<i>Potentilla fruticosa</i> 'Abbotswood White'	Abbotswood White Pea Shrub	2 Gal.	(DT)
<i>Rhododendron</i> 'Ramapo'	Ramapo Rhody	2 Gal.	(DT)
<i>Spiraea japonica</i> 'Walburna'	Magic Carpet Spiraea	5 Gal.	(DT)
DT= Drought Tolerant B= Biocell			

2 Plant Schedule



Vine Maple



Spire Cherry



Columnar Tulip Tree



Orange Rocket Barberry



Beyond Blue Fescue



Harbour Dwarf Nandina



Magic Carpet Spiraea



Sand Strawberry



Silver Edge Pachysandra



Gold Bar Miscanthus



Abbotswood White Pea Shrub



Platt's Black NZ Flax



Ramapo Rhody



Artic Sun Redtwig Dogwood



Compact Japanese Holly



Little Heath Pieris



213 & 215 18th Ave.
Seattle, WA 98122
1/27/16

NOT FOR CONSTRUCTION



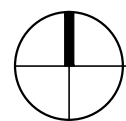
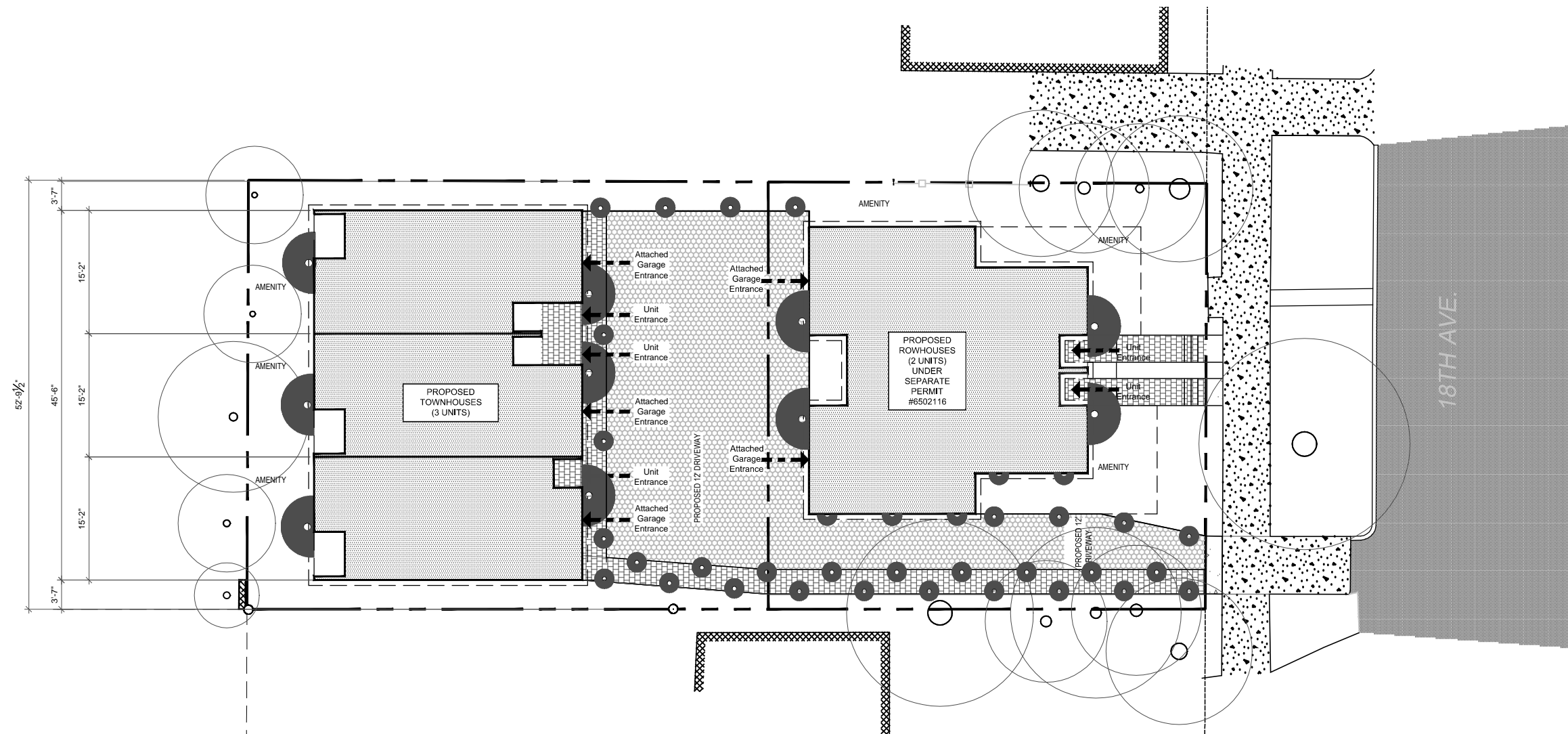
Scale:
1/16"=1'-0"
(11x17" Sheet Size)



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True Scope Design
500 Yale Ave N.
Seattle, WA 98109
206-701-7714
www.truescopedesign.com



PROPOSED LIGHTING PLAN

SCALE: 1/16" = 1'-0"

LEGEND



○

Outdoor Energy Efficient , Cool to the touch, LED recessed lights, its evolution as provider of artful illumination



⊙

Progress Lighting 5" Gray Incandescent Cylinder Outdoor Wall Lantern



⌒

Outdoor wall light, automatic on at dark, brighter w/ motion sensor w/ baffle to light down only.

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TOWNHOUSE UNIT AREAS:**North Unit:**

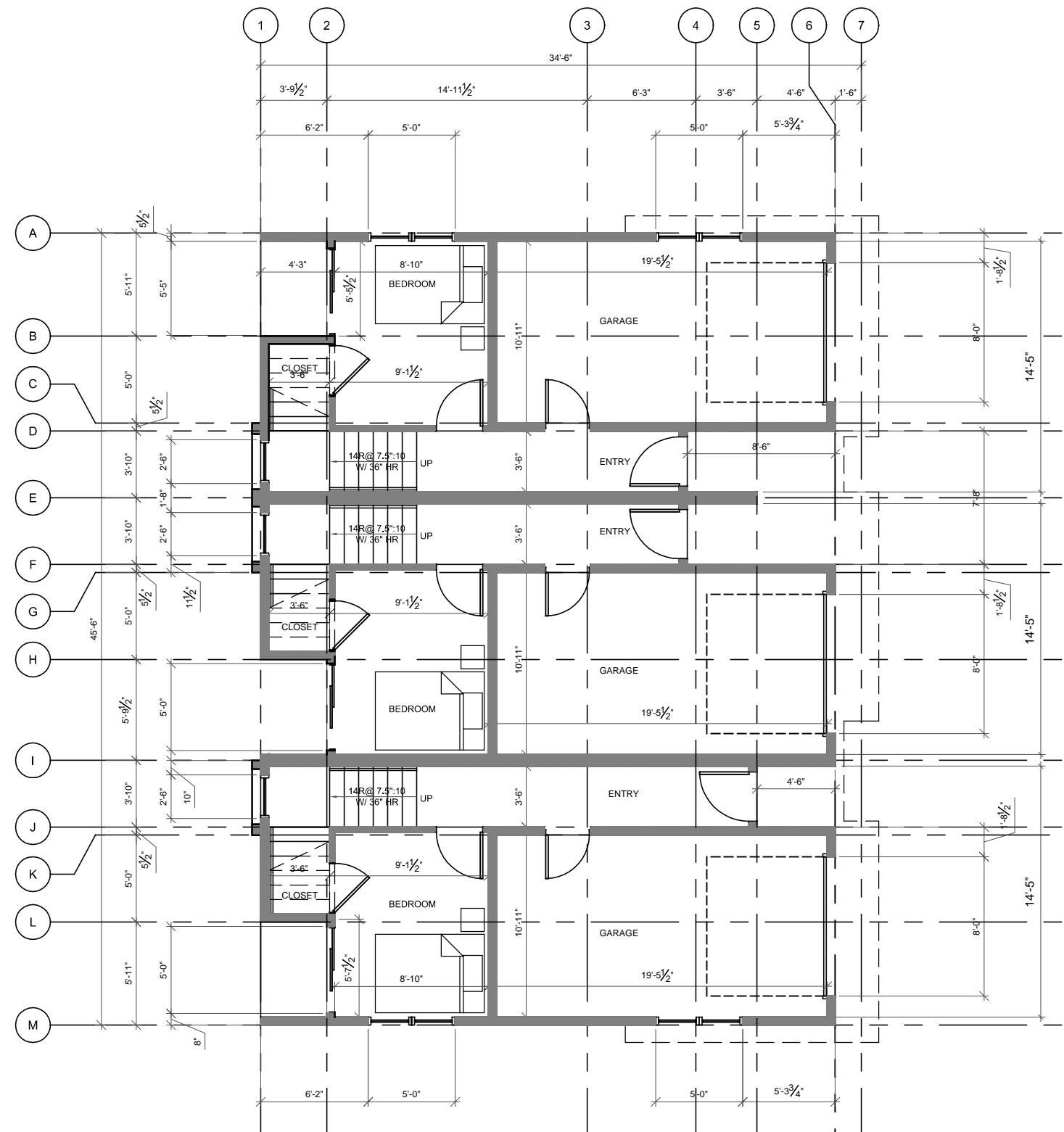
Bedrooms:	3
Bathrooms:	1.5
Heated:	1,308 sf
Garage:	216
Unit Total:	1,524 sf

Middle Unit:

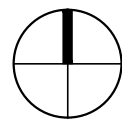
Bedrooms:	3
Bathrooms:	1.5
Heated:	1,298 sf
Garage:	214
Unit Total:	1,512 sf

South Unit:

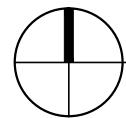
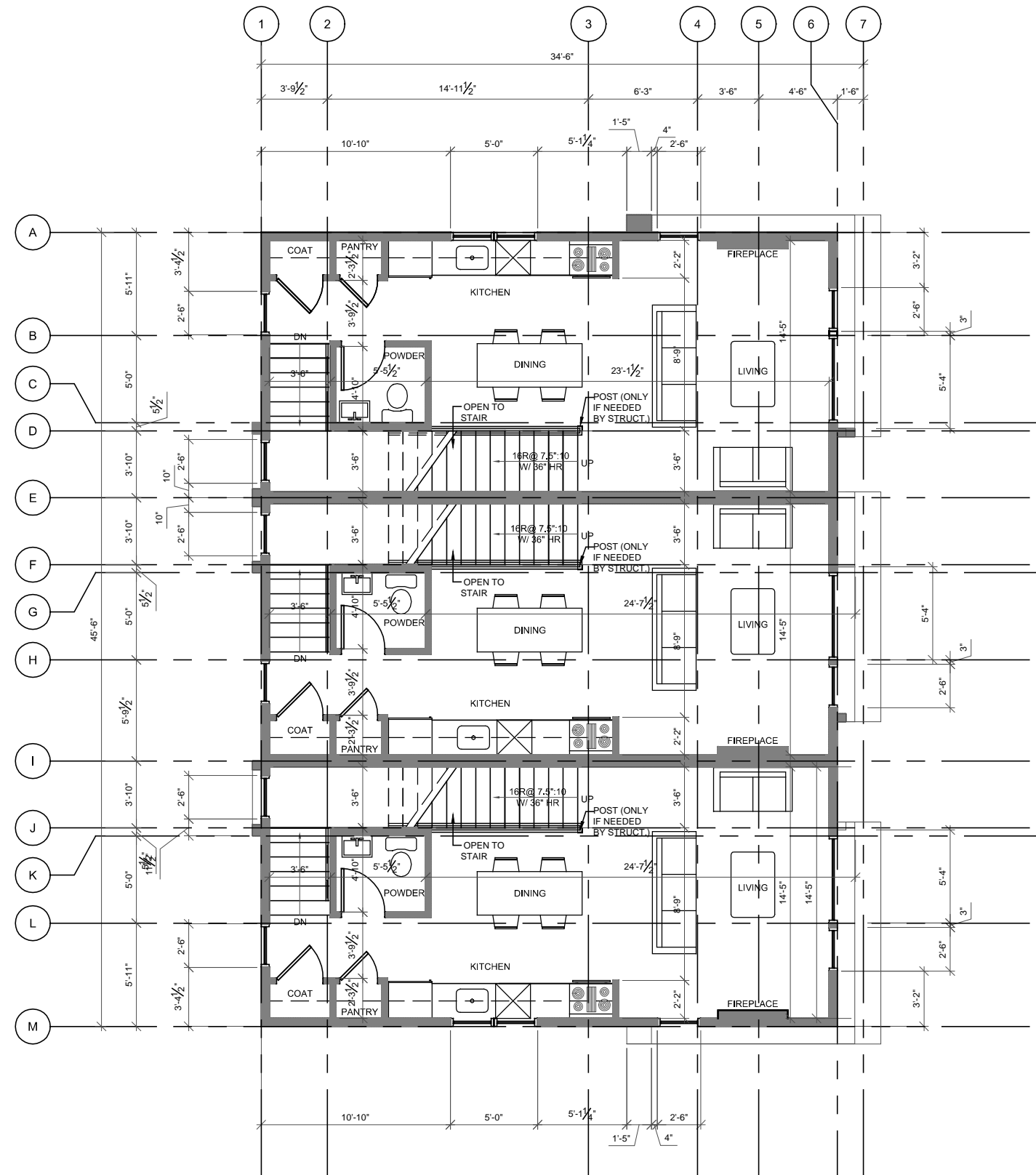
Bedrooms:	3
Bathrooms:	1.5
Heated:	1,326 sf
Garage:	214
Unit Total:	1,540 sf



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**TOWNHOUSE - FIRST FLOOR PLAN**

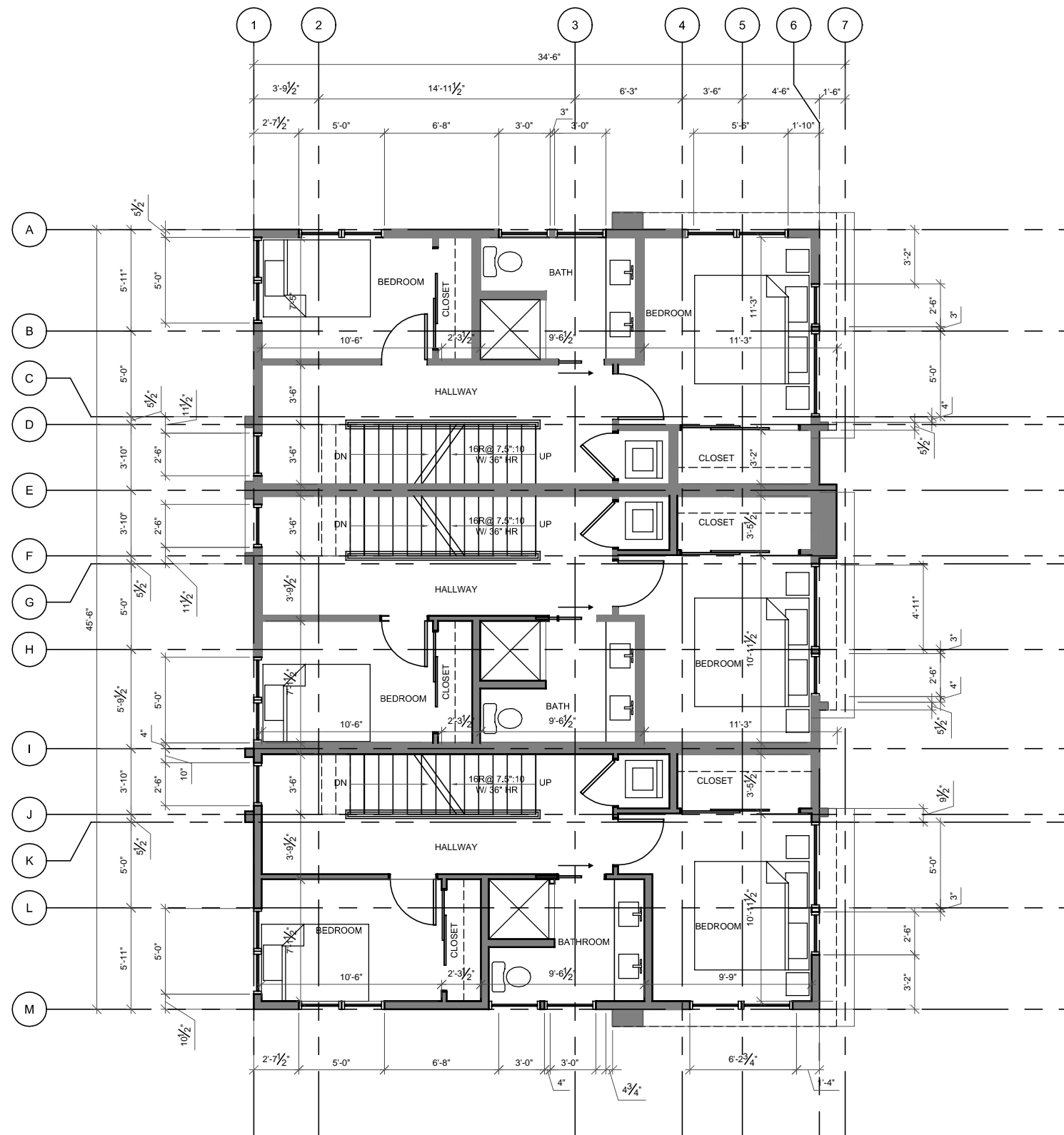
SCALE: 1/8" = 1'-0"



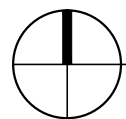
TOWNHOUSE - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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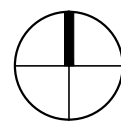
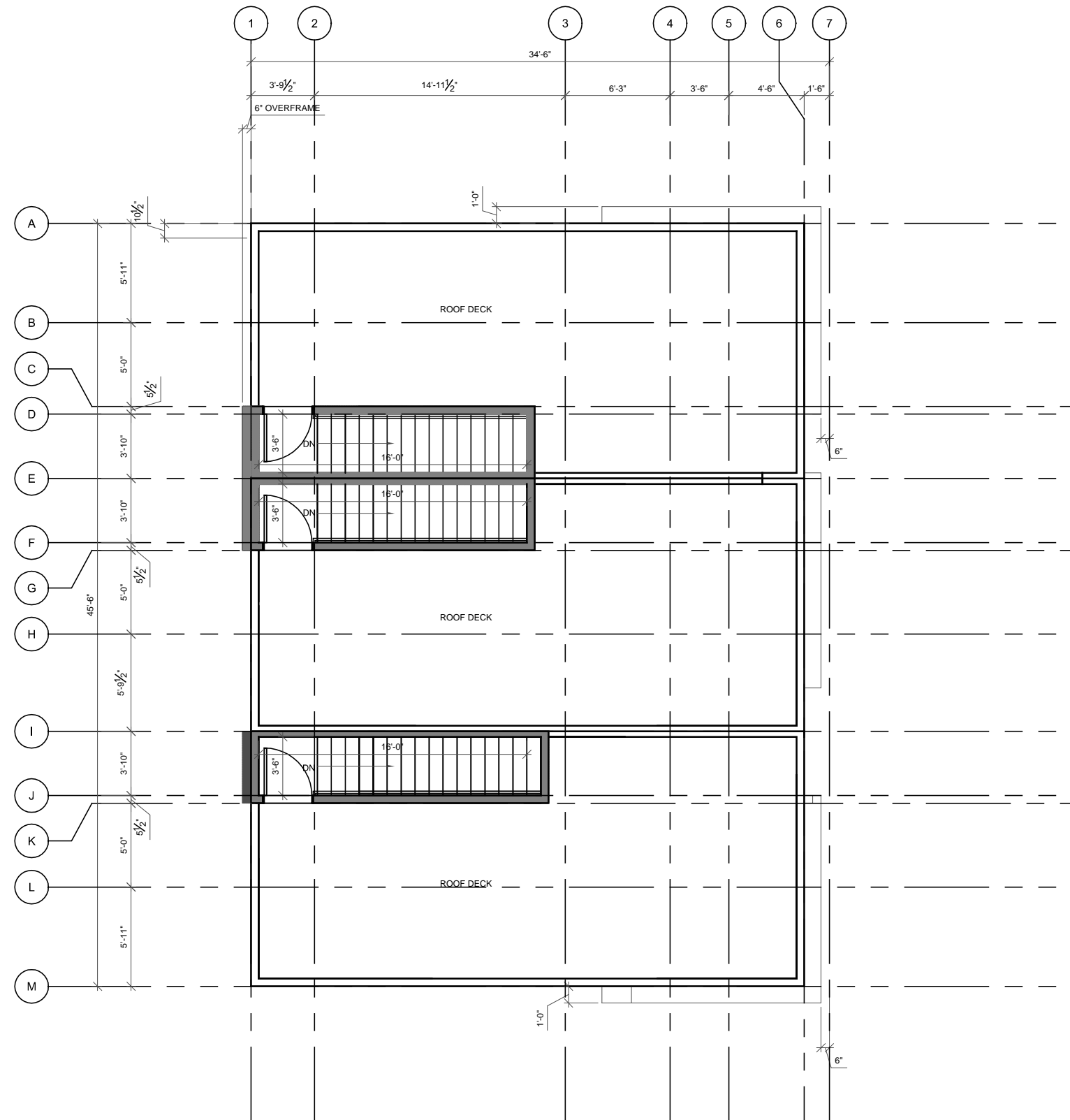




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TOWNHOUSE - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



TOWNHOUSE - ROOF PLAN

SCALE: 1/8" = 1'-0"

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TOWNHOUSES EAST ELEVATION

- STAIR TOWER
WARM WHITE HARDIE PANEL
SIDING - 4x8 SHEETS
- WARM WHITE HARDIE PANEL
SIDING - 4x8 SHEETS
- DARK BROWN HARDIE PANEL
SIDING - 4x8 SHEETS
- GREY CORRUGATED METAL
SIDING
- VINYL WINDOWS
- DARK BROWN HARDIE PANEL
SIDING - 4x8 SHEETS
- BRIGHT ORANGE ACCENT PAINT
AT ENTRY DOORS



TOWNHOUSES SOUTH ELEVATION

- STAIR TOWER
WARM WHITE HARDIE PANEL
SIDING - 4x8 SHEETS
- METAL RAILING,
PAINTED DARK GRAY
- DARK BROWN HARDIE PANEL
SIDING - 4x8 SHEETS
- WARM WHITE HARDIE PANEL
SIDING - 4x8 SHEETS
- GREY CORRUGATED METAL
SIDING
- VINYL WINDOWS



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TOWNHOUSES WEST ELEVATION



STAIR TOWER
WARM WHITE HARDIE PANEL
SIDING - 4x8 SHEETS

WARM WHITE HARDIE PANEL
SIDING - 4x8 SHEETS

DARK BROWN HARDIE PANEL
SIDING - 4x8 SHEETS

VINYL WINDOWS &
PATIO DOORS

TOWNHOUSES NORTH ELEVATION



STAIR TOWER
WARM WHITE HARDIE PANEL
SIDING - 4x8 SHEETS

WARM WHITE HARDIE PANEL
SIDING - 4x8 SHEETS

DARK BROWN HARDIE PANEL
SIDING - 4x8 SHEETS

GREY CORRUGATED METAL
SIDING

VINYL WINDOWS

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NORTHWEST VIEW OF TOWNHOUSE AND VEHICLE ENTRANCE



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VIEW OF TOWNHOUSES FROM DRIVEWAY ENTRANCE



WEST VIEW OF TOWNHOUSE FROM NEIGHBOR'S PERSPECTIVE



VIEW OF UNIT ENTRANCES FROM DRIVEWAY COURTYARD

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NORTH WINDOW/DOOR OVERLAP



SOUTH WINDOW OVERLAP



WEST WINDOW/DOOR OVERLAP

Window Overlap Privacy Study

The windows of the proposed townhouses and single family home have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants. Windows and doors of neighboring buildings are highlighted with dashed outlines.

NORTH: To the north is a 1-story single family home. The majority of the windows on this facade are high and provide light without taking away privacy from the north neighbor.



House facing proposed north facade

WEST: To the west is a single family home that is sited lower than the proposed townhomes. The majority of the windows on this facade of the townhome are the required egress bedroom windows.



House facing proposed west facade



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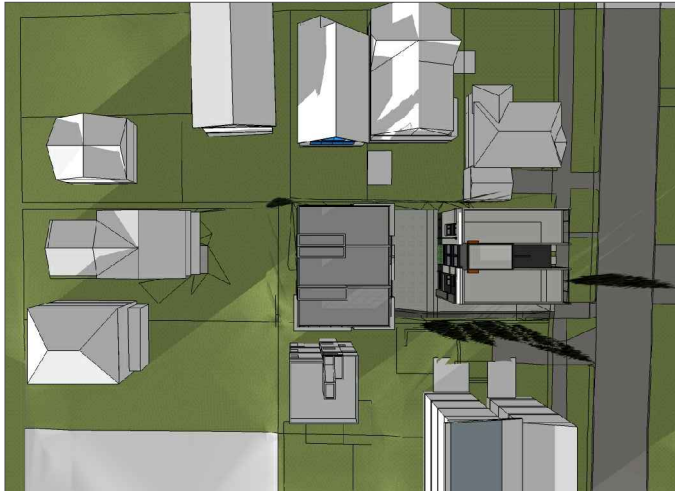
WINTER EQUINOX: DECEMBER 21



8AM

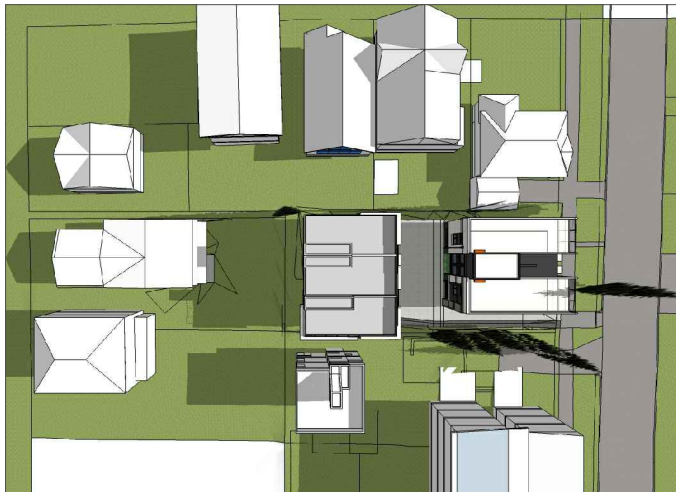


NOON

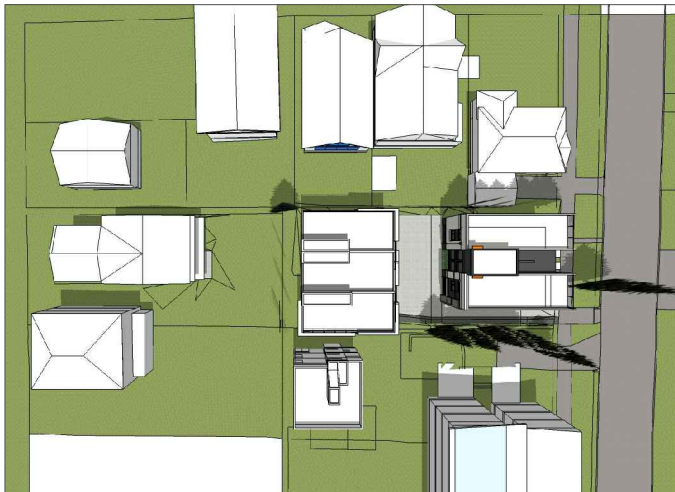


4PM

SUMMER SOLSTICE: JUNE 21



8AM





NOON



4PM



Design Guidelines - Preliminary Guidance Responses					
Context and Site		CS-3, A	Architectural Context and Character: Empasizing positive neighborhood attributes:	Design Concept	
CS-1, D	Natural Systems and Site Features: Plants & Habitat		- Create compatibility between new projects and existing context, through building articulation, scale, and proportion, detailing, fenestration, and materials. The neighborhood around this project has and is currently undergoing a lot of transformation as there are many new residential projects underway and recently completed. The modern language of the proposed project is highly compatible with these new projects. and it has been designed to match the height and scale of the newer townhouse projects on the block that represent the current allowed density.	DC1, B	Project Uses and Activities: Vehicular Access and Circulation
	- Incorporate on-site natural habitats and existing trees; - Note scientific and common names for existing trees on site plan. - Consult w/ SDOT for trees in ROW Several large Western Red Cedar trees will be retained in addition to the large trees on neighboring properties that frame this site. An arborist report was completed to document the existing trees on site and the scientific names have been added to the site plan.				- Maximize conflict between vehicles and non-motorists wherever possible; - Reduce the visual impacts of parking. The vehicular entrance is along the west edge of the property, wrapping the corner to the northern edge to access the three townhouse units in the back of the lot. Each unit has an attached garage that is easily accessible from the vehicular pathway with clear visibility of any pedestrians. The pedestrian pathway is located along the edge of the driveway, slightly offset from the building to create a small buffer for each private entry. A different paving color is used to articulate the pedestrian pathway from the driveway along the site entrance and throughout the property.
	CS-2, B			Urban Pattern and Form: Adjacent Sites, Streets, and Open Space	DC2, B
	- Identify opportunities for project to make strong connection to street - Use vegetation or structures to help make a successful fit with adjacent properties; - Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activites of residents in adjacent buildings. Although the building is located on the back of the lot, it uses strong graphic shapes, colors, and texture to create interest and connect to the street. The walkway paving along the entry driveway will have a different color to identify the pedestrian pathway from the sidewalk into the site and differentiate it from the driveway. Bright signage wall call out the building addresses and wayfinding through to the property to units. The entrances will be marked with bright color to identify individual unit entrances. Privacy of residents in adjacent buildings will by protected by location of windows, retention of existing trees, and new fences and landscaping. On the north and south sides are mostly high windows and small to maintain privacy.		Design all building facades considering the composition and architectural expresstion of the building as a whole; - Consider architectural features that can be dual purpose adding depth, texture, and scale as well as serving other project functions; - Design the character of the building, as expressed in the form, scale and materials, to strive for a fine-grained scale. The proposed street facing facade of the townhomes has been designed to match the height and scale of the existing newer townhouse projects on the block that represent the current allowed density. Architectural features have been added to create depth and dimension to the facades. The scale of the building is reduced by visually stopping the 3-story verticality with eaves, high contrast changes of color, and over-framed wall-plane relief.		
		Public Life	DC3, B	Open space concept: Open spaces uses and activities	
		PL-2, D		Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Private open spaces are provided in the rear yards of each unit and on the rooftop decks. The parking courtyard can also serve the dual purpose as a paved play area and gathering space that is protected from the street.	
		PL-3, A	Street Level Interaction: Entries		
			Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. The individual unit addresses will be designed for easy visibility from the street and driveway. The signs will have large numbers and will be made of a contrasting color from the building wall. They will be modern and colorful to contribute to the modern identity of the building design.		
		PL-4, A	Active Transportation: Planning Ahead for Bicyclists		
			Facilities such as bike racks for bicyclists should be located to maximize convenience, security, and safety. This project is located within a frequent-transit-zone and an Urban-Village-overlay, therefor no bicycle parking is required. Each unit has an attached garage where bicycle storage is easily accessible from the central driveway and courtyard.		
<div><div>EARLY DESIGN GUIDANCE 213 18th Avenue Playhouse Design Group DPD# 3022629 February 1, 2016</div></div>					

Cont. - Design Guidelines - Preliminary Guidance Responses		Proposed Adjustments	
DC4, A	Exterior Elements and Finishes: Building Materials	1.	<div>23.45.518 A</div> <div>Setbacks and Separation Standards: (may be reduced by 50%)</div> <div>Side Yard: REQUIRED: 5'-0" min PROPOSED: 3'-7" (1'-4" adjustment requested, up to reduction 2'-6" allowed)</div> <div>This site has several existing trees to remain in the rear yard. In order to protect the trees critical root zone, the project is located with a larger rear yard setback than the code minimum. In order to make up for the floor area that is lost, we request the adjustment to reduce the required side yard setback on both north and south side yards.</div>
	Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Exterior walls will be Hardie Panel and corrugated metal siding. HardiePanel will stand up against climate's harshest conditions. This is a rainscreen system that allows for the penetration of water which it sheds behind the front shell. HardiePanel is protected by a 30-year nonprorated, transferable, limited warranty. The metal siding is an accent material that provides texture and relief to the facade composition.		
Site Reconnaissance Checklist Responses			
SITE 1	Site Reconnaissance: ROW Improvements	2.	<div>23.45.522</div> <div>AMENITY SPACE REQUIRED: 25% OF LOT AREA 3,732 x 0.25 = 933 SF (466 SF required at ground, 466 sf allowed at roof)</div> <div>PROVIDED: 431 SF in back yards Private Amenity provided at ground (adjustment requested - 10% reduction allowed) 466 SF private amenity provided at roof decks Total = 897 sf amenity provided</div> <div>The proposed project to the west of this site has several existing trees to remain in it's front yard. That proposed project is sited with a larger front yard setback than required in order to protect the trees critical root zones. This siting of the proposed neighboring project, combined with the minimum back up driveway space required (24'), limits the remaining ground area on this site that is available to be used as amentity space for this project. We are requesting an 8% reduction (10% is allowed) in ground amenity space provided.</div>
	(See PAR) Curb, gutter, sidewalk: Design between the property line and sidewalk to enhance public right-of-way and transition. Although the existing curb cut and driveway location will be reused, new paving will be added to enhance this feature within the new design and delineate the pedestrian pathway from the sidewalk.		
SITE 2	Site Reconnaissance: Trees (large & significant trees, grove)		
	For all trees on site, identify tree genus, species, and size (dbh). An arborist report may be required. An arborist report has been prepared for this project and the tree identification information is labeled on the site plan.		
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Proposed Adjustments

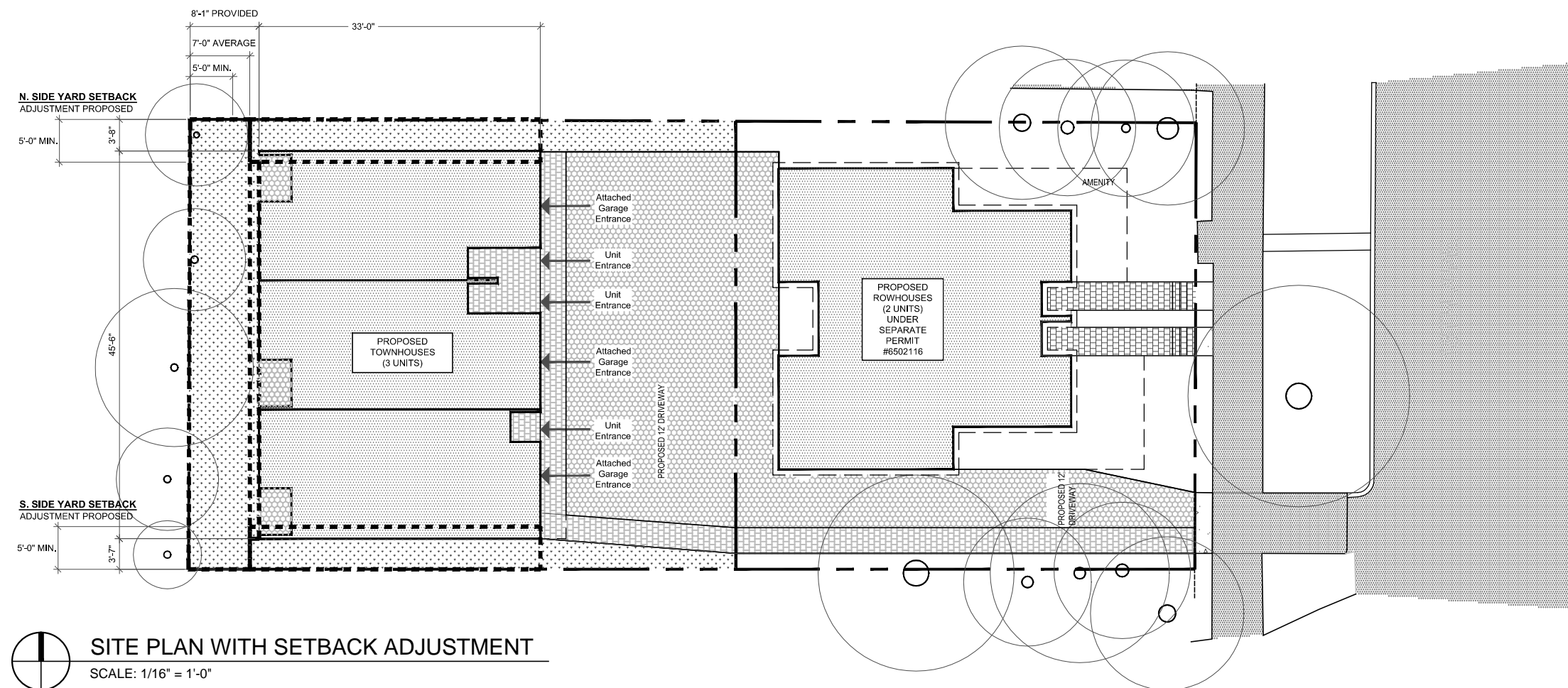
1. 23.45.518 A Setbacks and Separation Standards:
(may be reduced by 50%)

Side Yard:
REQUIRED: 5'-0" min
PROPOSED: 3'-7" (1'-4" adjustment requested,
up to reduction 2'-6" allowed)

This site has several existing trees to remain in the rear yard. In order to protect the trees critical root zone, the project is located with a larger rear yard setback than the code minimum. In order to make up for the floor area that is lost, we request the adjustment to reduce the required side yard setback on both north and south side yards.

2. **CORRECTION TO PROPOSED ADJUSTMENT 2 -
Recalculation shows amenity space is within requirements, as follows:

23.45.522	Amenity Space	25% OF LOT AREA
	REQUIRED:	3,372 x 0.25 = 843 sf (422.5 sf required at ground, 422.5 sf allowed at roof)
	PROVIDED:	431 sf in back yard private amenity provided at ground 1188 sf private amenity provided at roof decks (0% adjustment requested)
		Total = 1619 sf amenity provided



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