



DESIGN RECOMMENDATION - 212 18TH AVE - # 3023583

DESIGN RECOMMENDATION - 208 18TH AVE - # 3023584

DESIGN RECOMMENDATION - 1804 E SPRUCE ST - # 3023032

1804 E. Spruce Street
August 9, 2017, 8:00 pm

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SECTION 01

CONTEXT

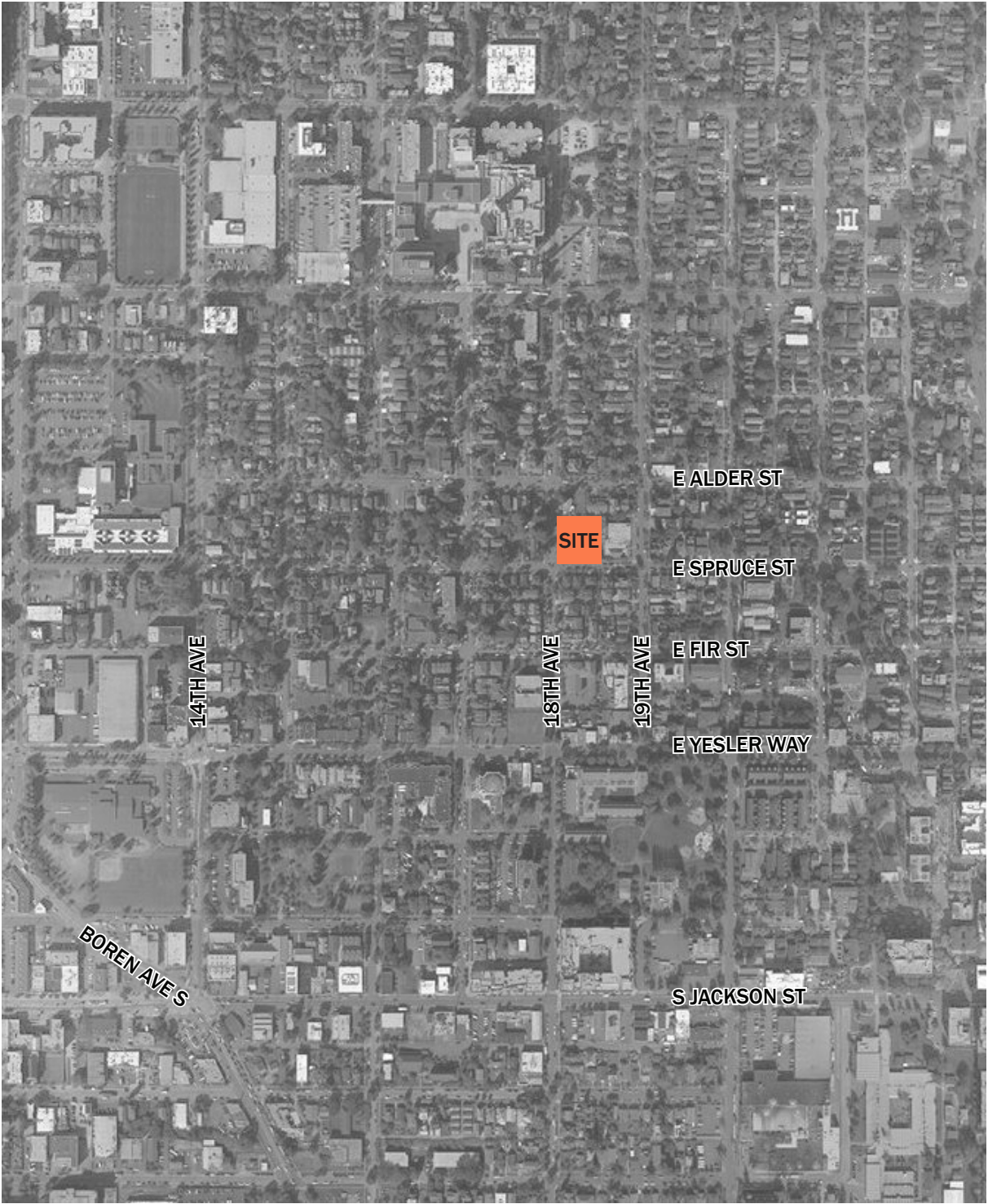
- DESIGN OBJECTIVES:
- 21 Units [Rowhouses & Townhouses]
 - 21 Open parking stalls
 - 0 SF Commercial
- Promote density in this central neighborhood within Seattle while providing parking for each household.
 - Contributes to vibrant community already established along 18th Ave and E Spruce St.

KEY METRICS

- ADDRESS: 212 18th Ave, Seattle, Washington 98122
208 18th Ave, Seattle, Washington 98122
1804 E Spruce St, Seattle, Washington 98122
- PROJECT NUMBERS: 212 18th Ave (Lot A) - #3023583
208 18th Ave (Lot B) - #3023584
1804 E Spruce St (Lot C) - #3023032
- PARCEL NUMBER: 1934800090
- ZONE: LR 2
- LOT SIZE (SCHEME 4): 212 18th Ave (Lot A) - 5,530 SF
208 18th Ave (Lot B) - 6,873 SF
1804 E Spruce (Lot C) - 6,797 SF
- OVERLAYS: 23rd & Union-Jackson (Residential Urban Village)

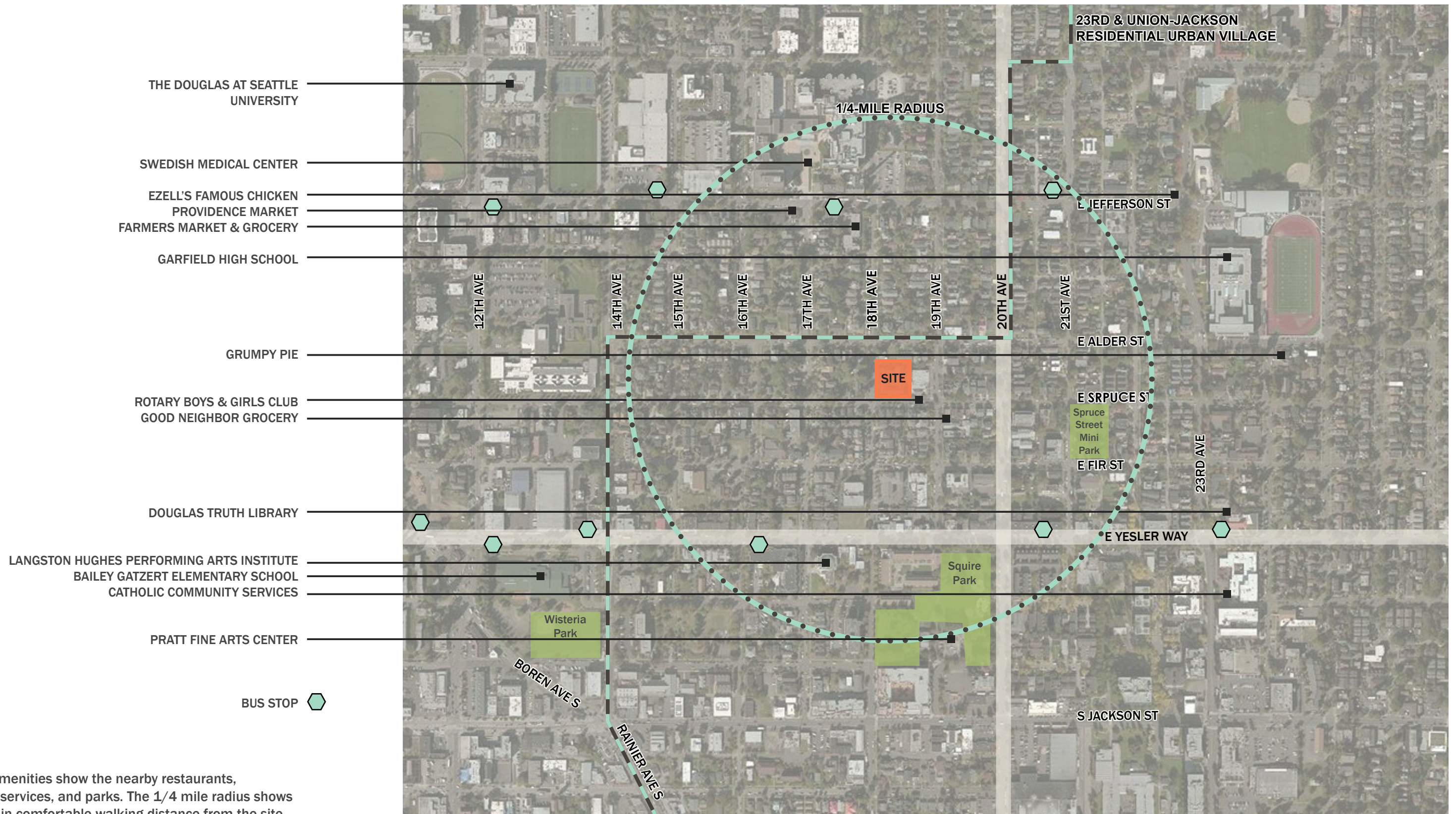
ANALYSIS OF CONTEXT: This project is located on the corner of 18th Ave and E Spruce St in the 23rd & Union-Jackson Residential Urban Village in the Central District. The site has good access to transit and major arterials and sits in a residential neighborhood that is growing with more housing and businesses.

The project site is zoned LR2. The neighboring zones are SF-5000 and LR2. Just (2) blocks away is NC1-40 with businesses along E Yesler Way.



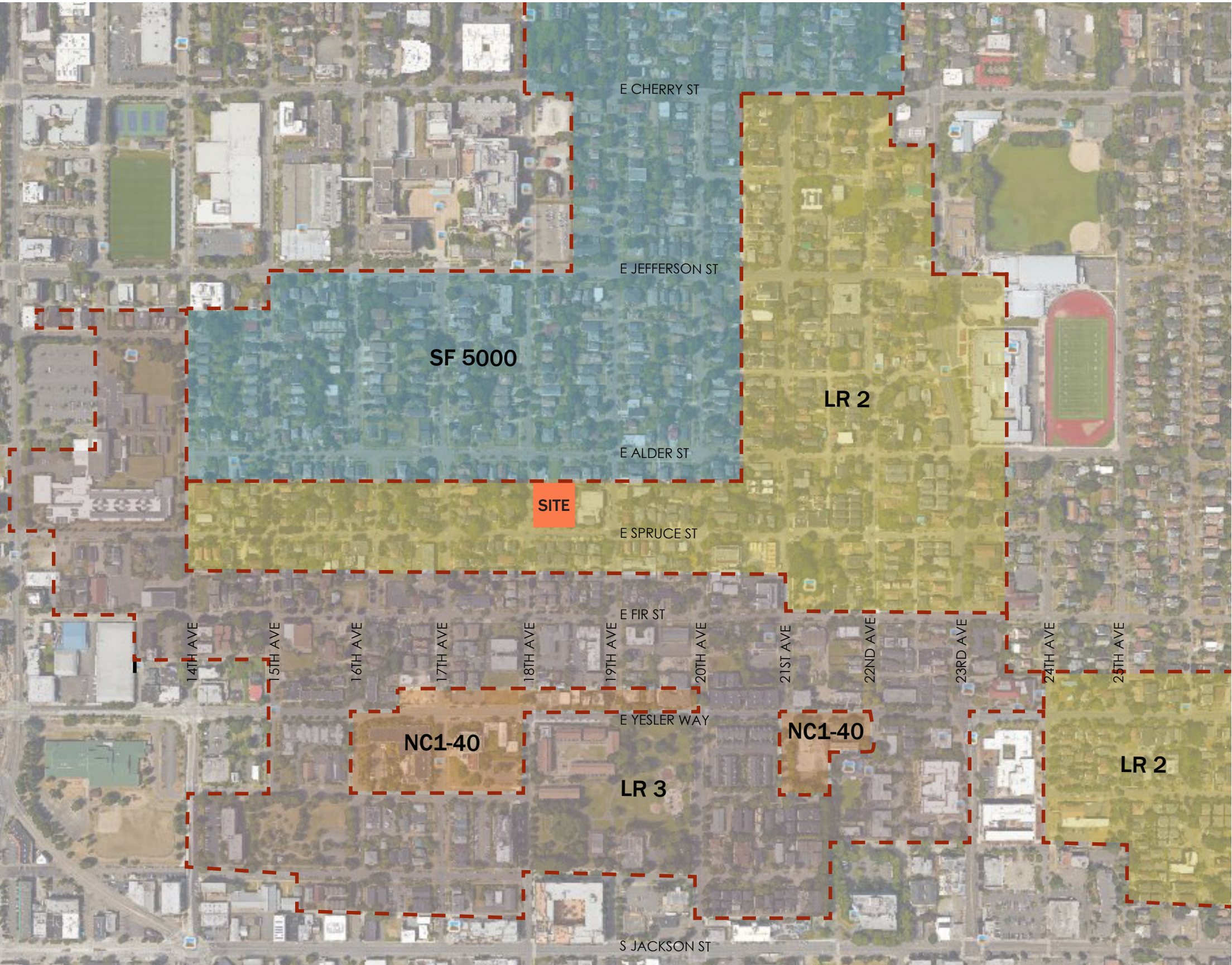
SITE ANALYSIS

The Local Amenities show the nearby restaurants, community services, and parks. The 1/4 mile radius shows what is within comfortable walking distance from the site.



LOCAL AMENITIES

- SF 5000
- LR 2
- LR 3
- NC1 - 40



ZONING AERIAL DIAGRAM

- SF 5000
- LR 2
- LR 3
- NC1 - 40

SITE

E ALDER ST

E SPRUCE ST

E FIR ST

E YESLER WAY

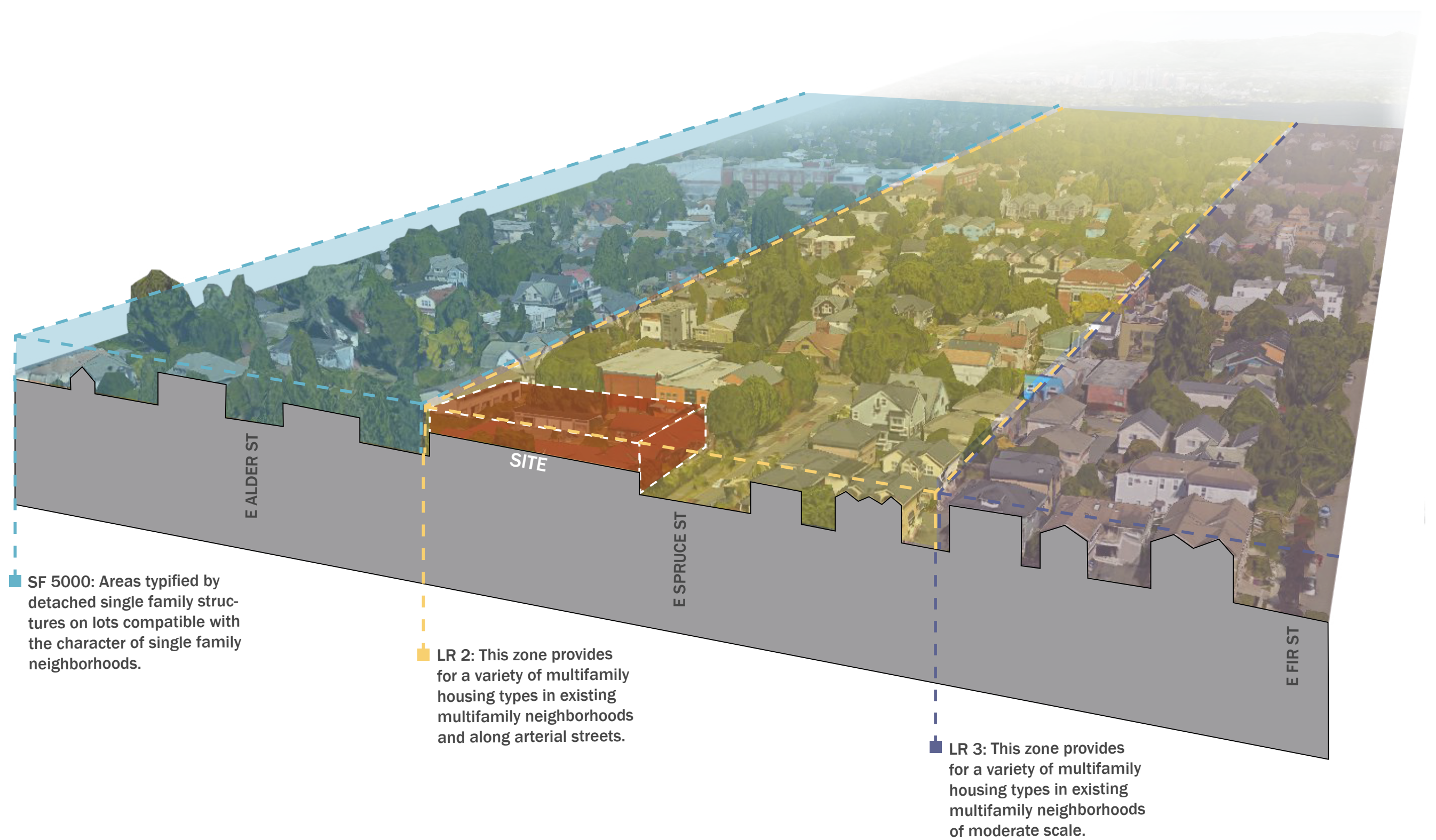
17TH AVE

18TH AVE

The site is zoned LR2 and is surrounded by both LR3 and SF5000 with NC1-40 further to the south. Our project is responsive to its zone and surrounding zones with characteristics, such as entries, that respond to the SF homes to the North while promoting density that responds to the LR3 zone to the South.

ZONING MAP DIAGRAM

- SF 5000
- LR 2
- LR 3



ZONING SECTION DIAGRAM

A

1803 E ALDER ST
SF5000
1-STORY SFR
1,020 SF



E

1805 E SPRUCE ST
LR2
2-STORY SFR
2,000 SF



B

1815 E ALDER ST
SF5000
2-STORY TRIPLEX
3,570 SF



F

1801 E SPRUCE ST
LR2
2-STORY SFR
1,510 SF



C

201 19TH AVE
LR2
2-STORY BOYS
AND GIRLS CLUB
15,058 SF



G

207 18TH AVE
LR2
25-UNIT
APARTMENT
#3019262



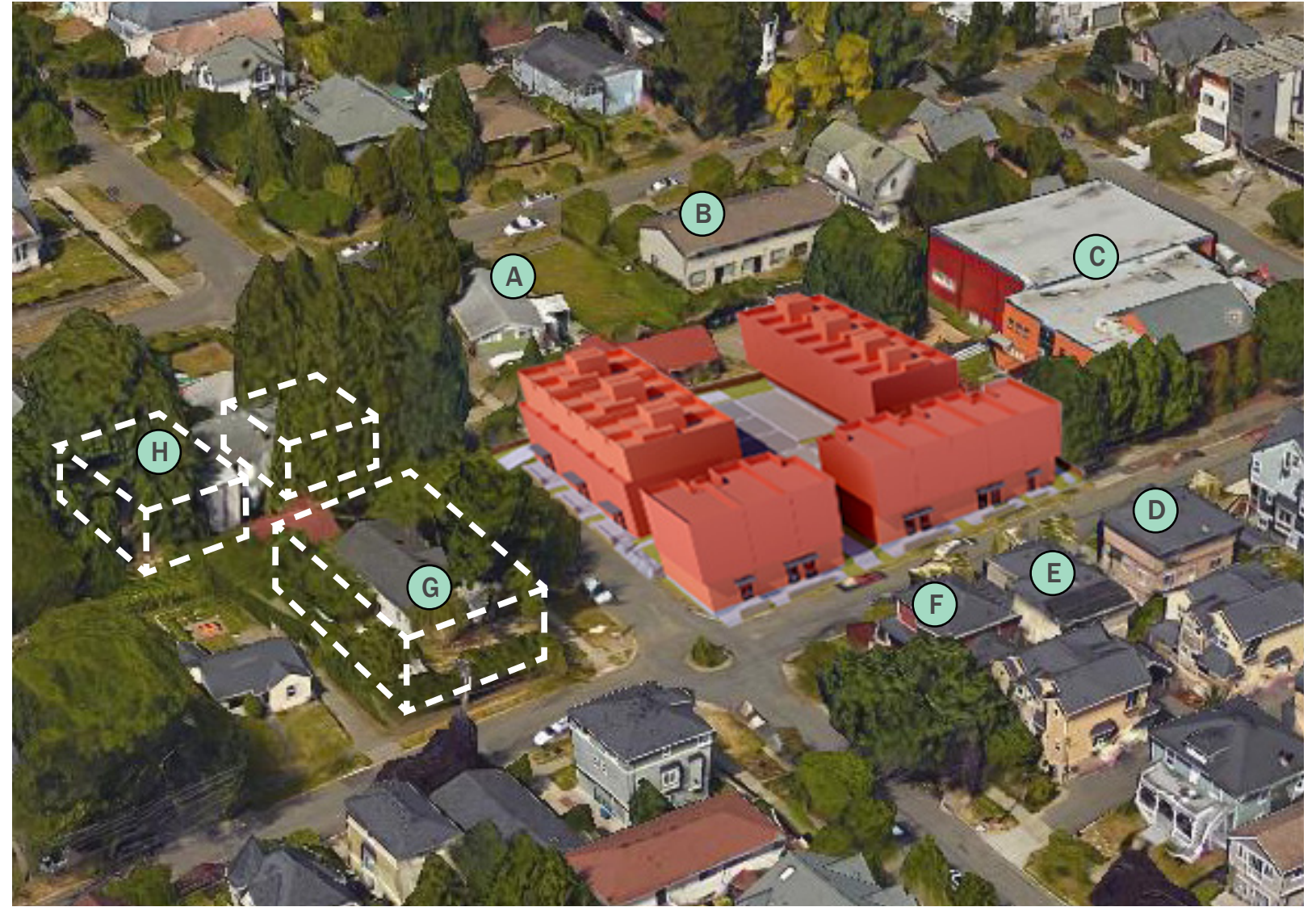
D

1811 E SPRUCE ST
LR2
3-STORY SFR
1,860 SF



H

213 18TH AVE
LR2
3-story (3) unit
townhouses under
SDR (#3022629)
behind 3-story
(2) unit
rowhouses under
separate permit
(#6502116)



NEIGHBORING CONTEXT

1

The Douglas
at Seattle
University

1223 E Cherry St



2

Swedish
Medical Center

500 17th Ave



3

Rotary Boys and
Girls Club

201 19th Ave



4

Townhomes

17th and Fir



5

DEP City 15

16th and Fir



6

Douglas Truth
Library

2300 E Yesler Wy



7

Avant Live-Work
Townhomes

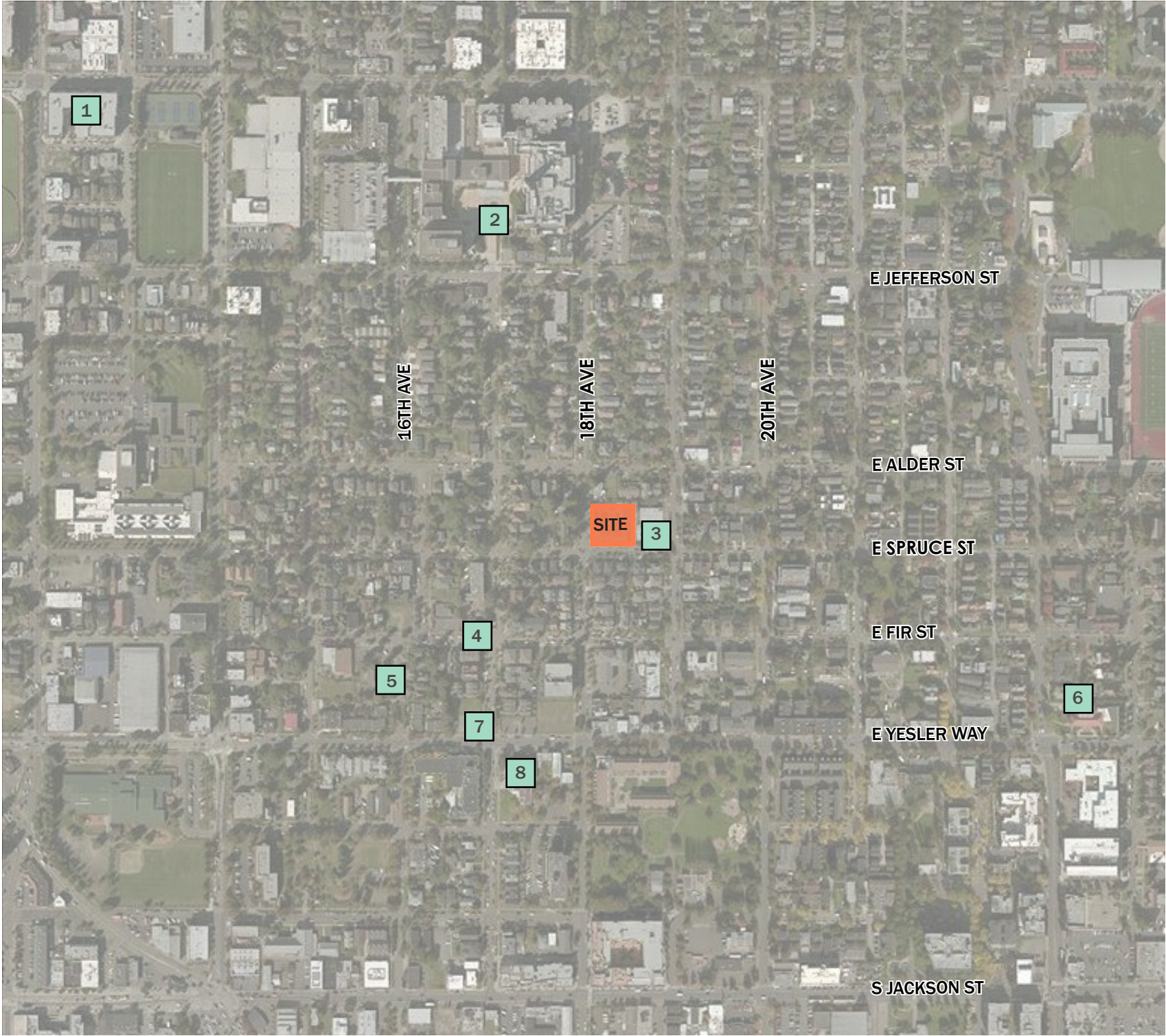
17th and Yesler



8

Langston
Hughes
Performing Arts
Center

104 17th Ave S



This map indicates buildings in the neighborhood that have architectural influence on our project.

NEIGHBORHOOD CONTEXT

A

207 18th Ave

4-story (25) unit
apartment.



E

114 16TH AVE

SDR - (1) 3-unit
rowhouse
structure and
(1) 4-unit
townhouse
structure.



F

1622 E Yesler
Way

7 4-story live-
work units.



G

115 20TH AVE

SDR - (2) 3-unit
townhouse
structures with
(6) units total.



H

120 20TH AVE

SDR - (2) 4-unit
townhouse
structures.



B

213 18TH AVE

SDR - 3-story
(3) unit
townhouses.



C

206 22ND AVE

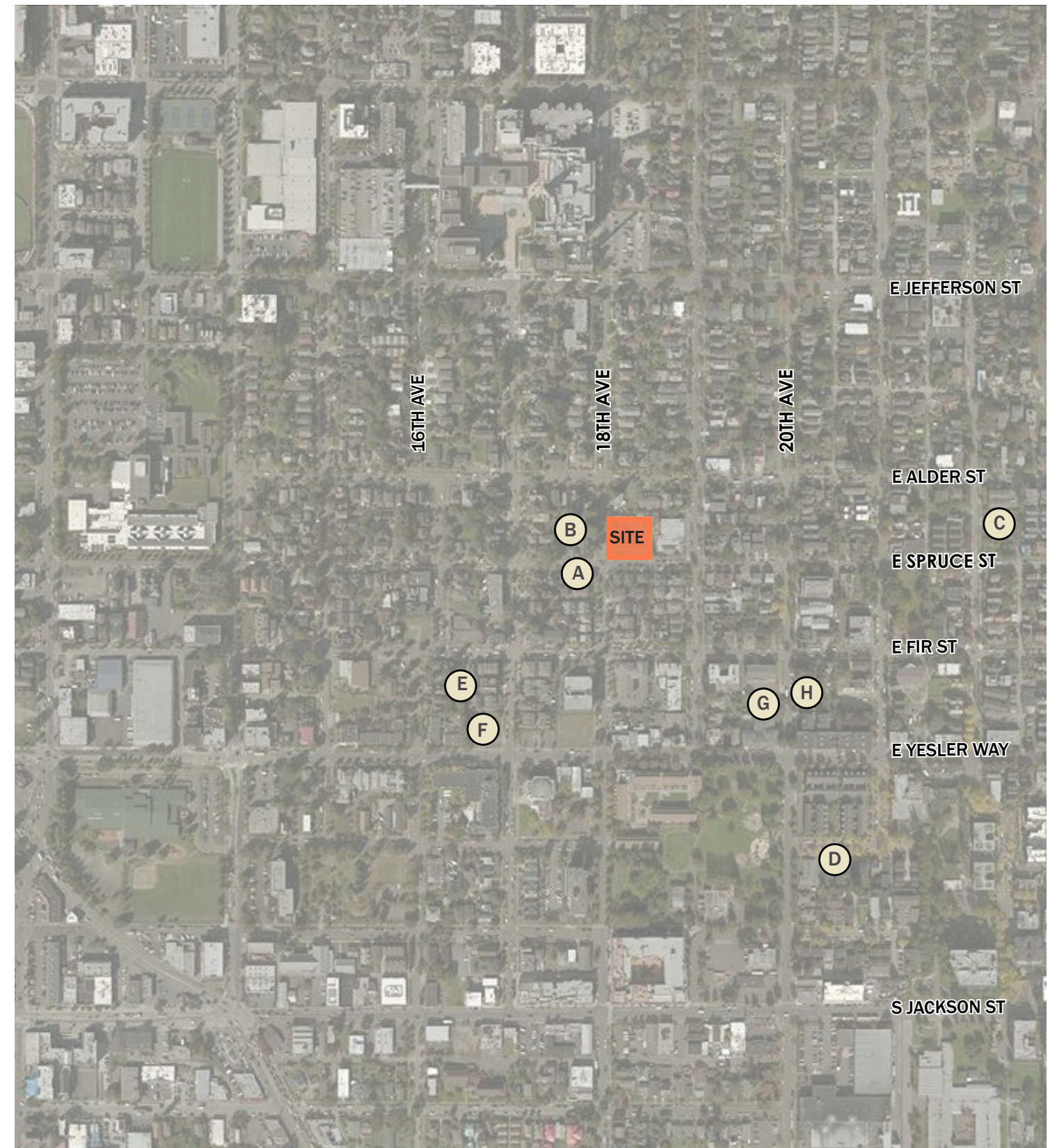
SDR - (2) 3-story
townhouses
structure with
(3) units each,
totaling (6)
units.



D

2027 S
Washington St

SDR - (2)
3-story 2-unit
townhouse
structures.



This map indicates projects in the neighborhood undergoing SDR or EDG.

NEAR-BY DESIGN REVIEW PROJECTS



LR 2

THE SITE

E SPRUCE ST - NORTH FACING



LR 2

ACROSS THE STREET

E SPRUCE ST - SOUTH FACING

E SPRUCE ST FACADES



18TH AVE - EAST FACING



18TH AVE FACADES

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SECTION 02

EDG SUMMARY

CONCEPT- A PLACE TO PAUSE

The building entries, nodes, and common amenity area are spaces that provide residents with a place to pause. This allows people to interact by creating physical spaces for activities. The foundation for a community is realized by developing a unifying aesthetic that creates both visual and physical links.

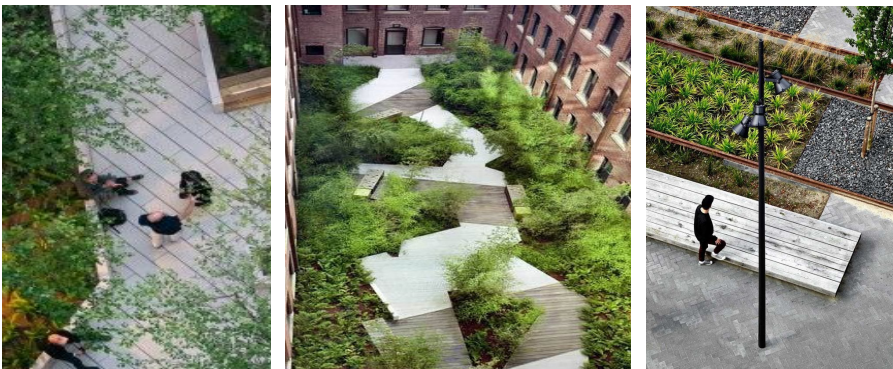
1. BUILDING ENTRIES



Jane Jacobs described stoops and porches as places that create social overlook. Oscar Newman referred to these features as ‘symbolic boundaries’ - a way for the resident to feel privacy while maintaining visual connection to the street. Our intention is to create a modern stoop that reaches back out to the community by:

- A. integrating natural surveillance,
- B. reinforcing the private/public realm,
- C. refocusing externally to the community as a whole.

2. NODES



Circulation drives the way people move through and interact with a site. It also has the power to activate a multitude of exterior spaces while transitioning site users from the public to the private realm of their own home. By accentuating the circulation cores with hardscape and landscape, we aim to:

- A. enforce clear circulation through and around the site,
- B. activate planned and designed shared space,
- C. buffer private space and site from neighbors.

3. COMMON AMENITY AREA



Common space is created to foster proximity, interaction, and accessibility. Different combinations of program will foster different natures of common space. For this project, the common amenity area will provide a strong link between residents by:

- A. energizing the site,
- B. acting as a unique design feature,
- C. focusing residents internally to maintain strong residential connections.

PROJECT CONCEPT

RE-USE

By integrating brick as a connected theme throughout the project, the **essence of the existing** is highlighted as a clear, unifying element connecting the project back to the neighborhood.



ENHANCED CIRCULATION

Circulation has potential to become **significant as a physical and social network**. This unique form of shared space can be enriched by incorporating designed layers of hardscape and landscape.



ENTRY

The concept of the front porch, or “the stoop”, is often used as a built transition between public and private thresholds. By opening up the foreground of the face of a building, visual and physical links can be designed to enhance and enrich this threshold.



PROJECT INSPIRATION

FOURTH SCHEME: PREFERRED



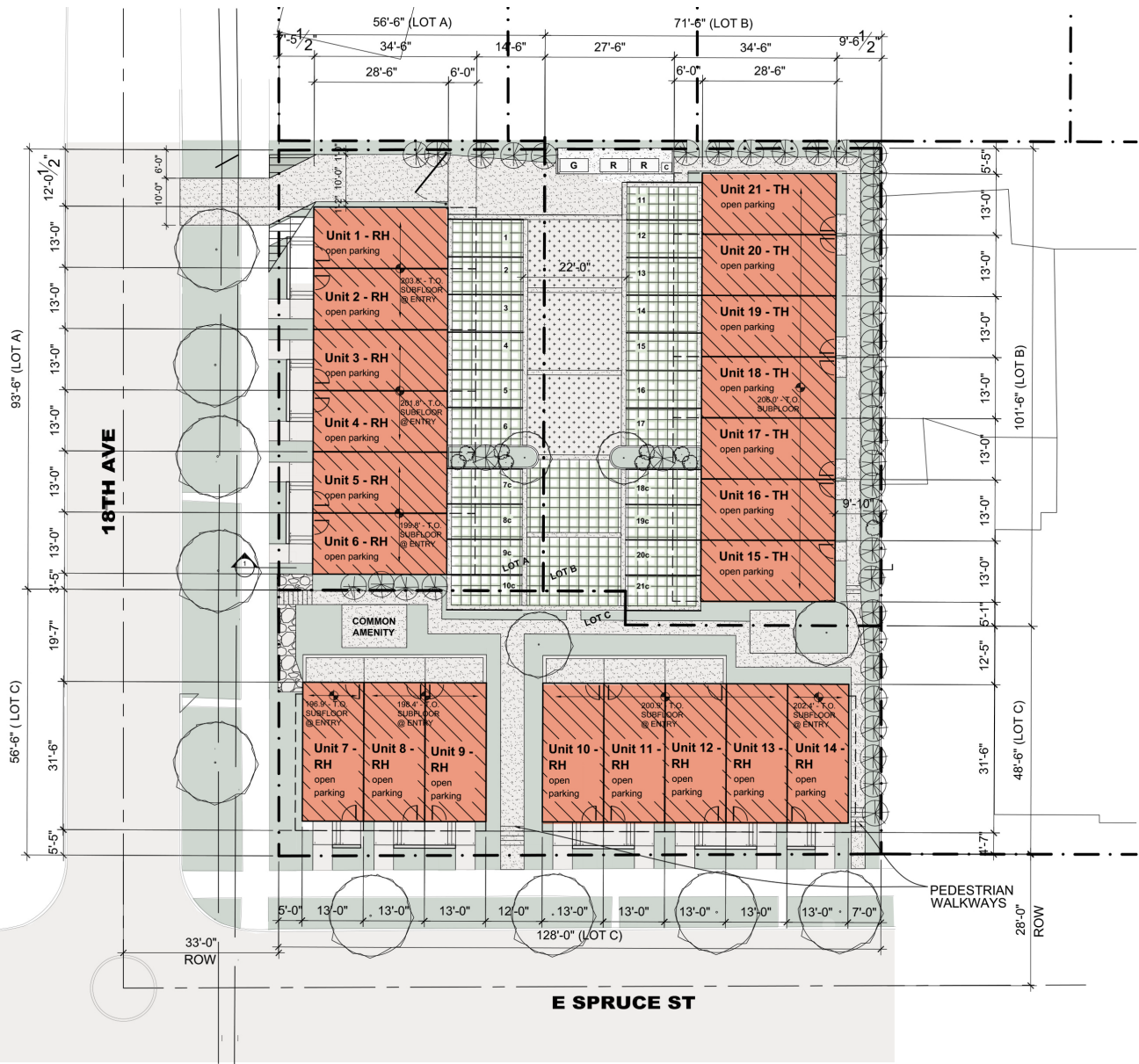
DISTIGUISHING FEATURES:

- 3 STORIES PLUS PENTHOUSES & OPEN STAIRS
- FLAT ROOFS ALLOWING FOR ROOF TOP DECKS
- 21 UNITS (14 TH'S, 7 RH'S)
- 21 PARKING SPACES
- 10'-0" DRIVE

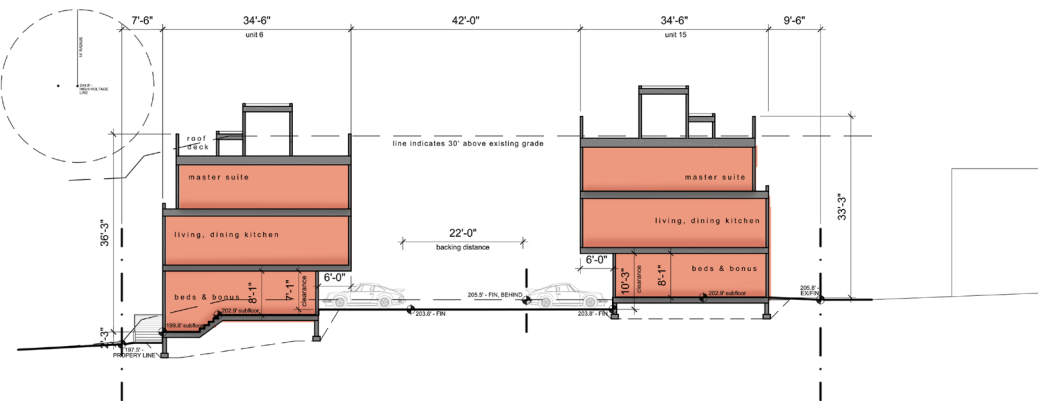
REQUESTED DEPARTURES:

- None

The new fourth scheme includes moves to reduce the massing of the street-facing units as well as create better amenity space and entry stoops. The driveway has been shifted to the north part of the site, utilizing the existing curb cut. The driveway will be buffered for screening along the North property line. The parking area is separated into two zones using landscaped islands and paving changes to reduce the apparent depth and create a stonger link to the shared green space. The parking court acts as a flexible space giving the residents options for how they want to use the space. The court terminates at a large green space in the middle of the site. This green space acts as common amenity, transition through the site, and an open space to make the site feel less dense. The units along E Spruce St have been redesigned to put the living-dining-kitchen on the first floor and have an open exterior stair for roof deck access. The entries along 18th Ave and E Spruce St have stoops that are 5'-0" wide and feature brick detailing to proved a relationship to the existing building and to create a welcoming area that transitions from public to private. Landscape buffers are integrated along the entire east property line to create privacy from the neighboring Boys and Girls Club.



SITE PLAN



SECTION

LOT A - Project #3023583

The fourth scheme for Lot A on this site includes six rowhouses along the street front. The rowhouse entries are within 30" of the sidewalk grade and have paired entry stoops that are 5'-0" wide. The buildings step down with the natural slope of the site helping to reduce the scale of the buildings. The entry driveway to the site is along the North, pushing the massing away from the neighboring SF5000 zone and integrating a landscape buffer for privacy.

LOT B - Project #3023584

The fourth scheme for Lot B on this site places seven townhouses towards the back of the site. Pedestrian access is located along the East providing private entrances. The setback is 9'-7" to create a more open space and integrates a landscaped buffer to the neighboring Boys and Girls Club to the East. There also is a landscape buffer to the North. A pedestrian path leads from the street or the parking area around to encourage interaction with neighbors.

LOT C - Project #3023032

The fourth scheme for Lot C on this site provides two distinct buildings, one of 3 rowhouses at the corner of E Spruce and 18th Ave, and the second of 5 rowhouses, separated by a landscaped connecting pathway to the integral green space. This path provides access to the units and the amenity space. For the most part, the units have shared stoops that are clad with brick and are 5'-0" wide to create a welcoming space for residents as they transition from public to private.

HOUSE
1-STORY (SF5000)

BOYS & GIRLS CLUB
2-STORIES (LR2)



BIRDSEYE



APPROACH FROM NORTHWEST ON 18TH AVE



VIEW FROM CORNER OF E SPRUCE AND 18TH AVE



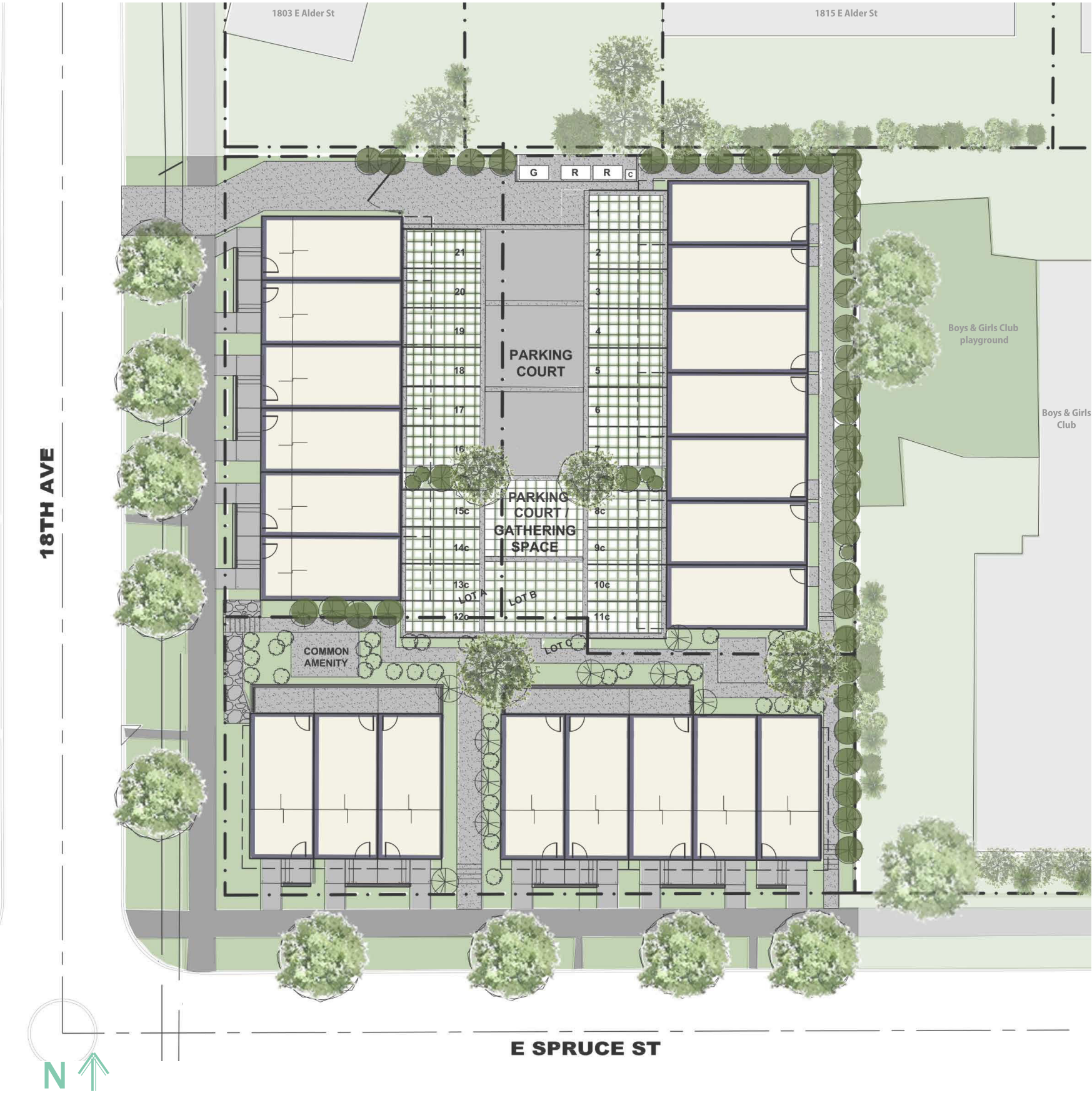
APPROACH FROM SOUTHEAST ON E SPRUCE ST

EDG2 BOARD SELECTED ITERATION



The landscape for the project plays a significant role in activating the outdoor spaces. The driveway into the project needs to be functional yet appealing to drivers entering the site. The pedestrian paths also need to feel inviting. The common driveway is flanked with parking spaces that are intended to be permeable. The paving provides an attractive look to the inner parking court. The theme is then carried to the common amenity spaces. This helps with the infiltration on site and provides a flexible space for the community members to gather.

LANDSCAPE PLAN



EDG2 LANDSCAPE CONCEPT

HOUSE
1-STORY (SF5000)

BOYS & GIRLS CLUB
2-STORIES (LR2)

Vignette 3:
Common Amenity

Vignette 2:
Entry Stoops

Vignette 1:
Building Programming



EDG2 EXPERIENTIAL RENDERINGS



BOYS & GIRLS CLUB
2-STORIES (LR2)

Vignette 1: Building Programming
The south rowhouses along 18th Ave have been reorganized to have the living, dining, kitchen on the ground floor. The units have stoops with the featured brick cladding. The ground floor is able to be more active with eyes on the street and the glazing allows the building to reach back out to the neighborhood. Landscape buffers are integrated to alleviate the transition from public to private.

E SPRUCE ST STOOPS

EDG2 VIGNETTES



18TH AVE STOOPS

Vignette 2: Entry Stoops
The entry stoops are now expressive of the existing building on the site. The paired entries are clad in brick and are accentuated with brick pathways. Planting buffers are integrated between the stoops and the sidewalk. The 5'-0" wide stoops encourage interaction between neighbors, act as an outdoor room, and enhance the transition from public to private.



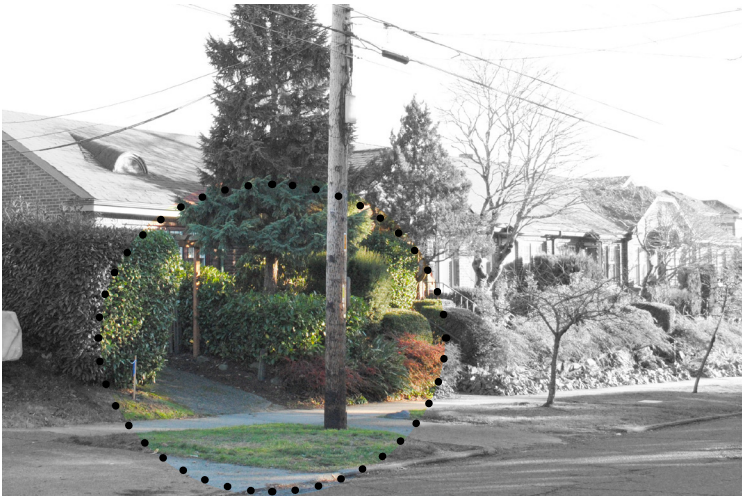
COMMON AMENITY SPACE LOOKING TOWARDS 18TH AVE

EDG2 VIGNETTES

Vignette 3: Common Amenity
The common amenity space is now a part on the intermediate zone which encompasses the stoops, the pathways and the common amenity space. All 3 enhance the user's experience in the site, promoting safe pathways to the unit entries, encouraging residents to engage in conversations and create a space for community interaction.

DRIVEWAY LOCATION:

The new driveway utilizes the existing curb cut - keeping the natural flow in and out of the site.



ENTRY STAIRS:

The new stoops mimic the existing apartment's entry sequence with stairs immediately ascending and then turning 90 degrees to the front door pathway.



BRICK:

The brick will be salvaged and reused at the entry stoops to create the entry sequence.



ROCKERY:

Rockery is sustained on the site to keep the common amenity space raised and inclusive to the residents.



The board made a comment regarding acknowledgment of the existing building's character through the use of material or proportions. We've taken aspects of the existing building's character and applied them to the proposed design. In particular, we looked at the existing flow in and out of the site, the entry sequence to the units, the existing rockery along the street edges, and the use of brick as a material.

EDG2 ELEMENTS OF EXISTING BUILDING



EDG2 ADDITIONAL RENDERINGS



EDG2 ADDITIONAL RENDERINGS

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SECTION 03

DESIGN DEVELOPMENT

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EDG 2 BOARD COMMENTS

1. MATERIALS

- 1A Design should include high-quality, long lasting materials rooted in local precedents.
- 1B Bricks should play a larger role and less quantity of different materials but higher quality material should be applied consistently.
 - The design team has since updated the street-facing elevations using high quality brick to wrap around the building edges where used.

[DC1-B-1, DC2-A, DC4-A]

2. PARKING COURT

- 2A Clarity of programming for the courtyard and the amenity area should be reinforced.
 - Distinct pavement treatment has been given to the parking court and separated from the amenity area.
 - Landscape design provides buffers to clarify programming and transition between public and private realms.

[DC1-C-3]

- 2B Balconies should be considered to provide those units without direct access to the amenity space area with some private open space opportunities
 - Juliette balconies will be provided to give interaction with the amenity space that gives privacy as well as open space to those units that do not have direct access.

[DC3-A]

3. AMENITY AREA

- 3A More renderings and detail will be needed to show the buffer between amenity area and Boys & Girls Club.
 - A new rendering has been added to the packet to show the continuous landscape buffer.
 - A tree has been proposed at the east edge of the amenity area to further buffer views.

[PL1-C]

4. CONTEXT

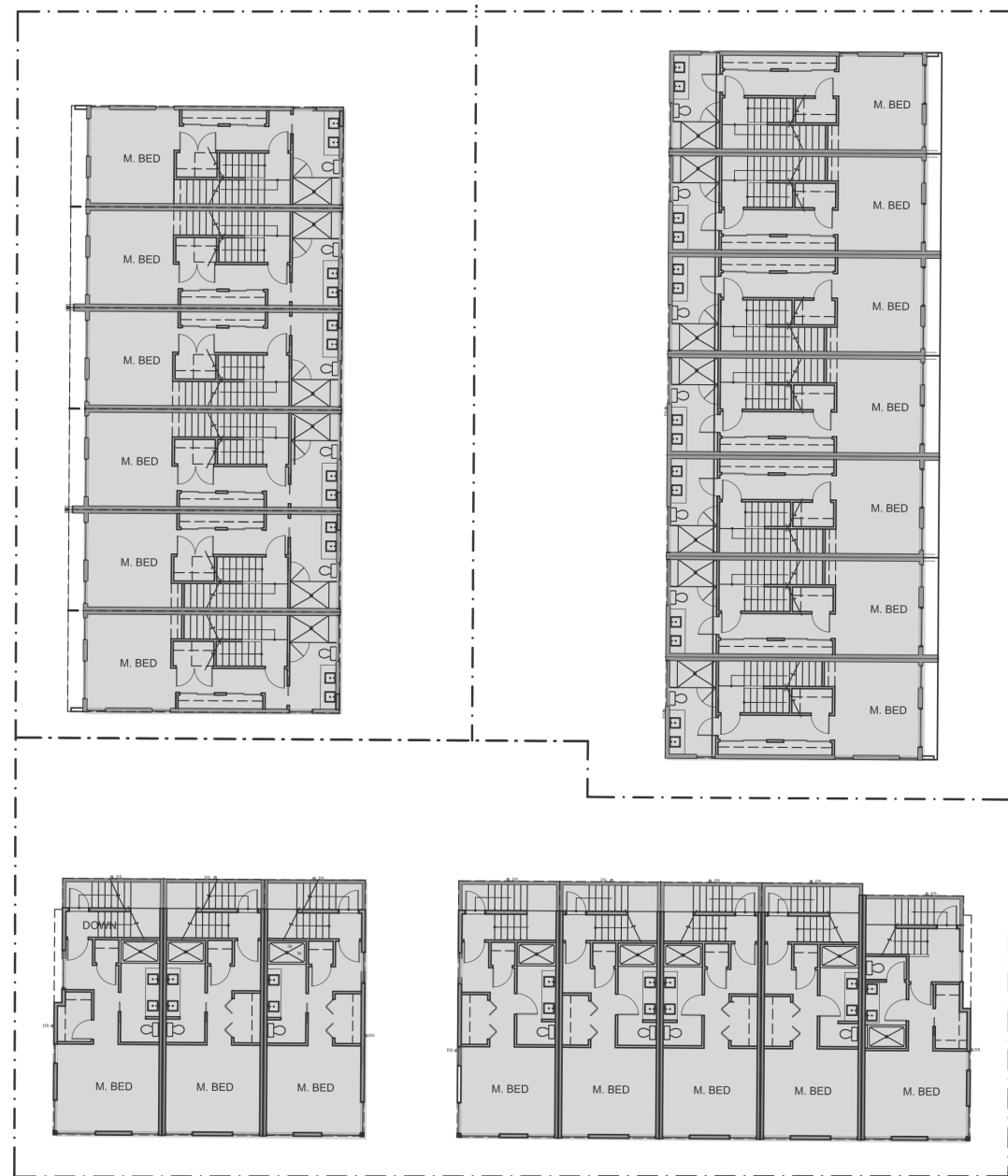
- 4A A continuous landscape buffer should be included that screens the driveway and the trash area at the northern project edge.
 - The landscape design team has since updated their plans to provide a continuous landscape buffer at the northern project edge.

[CS2-D-3]

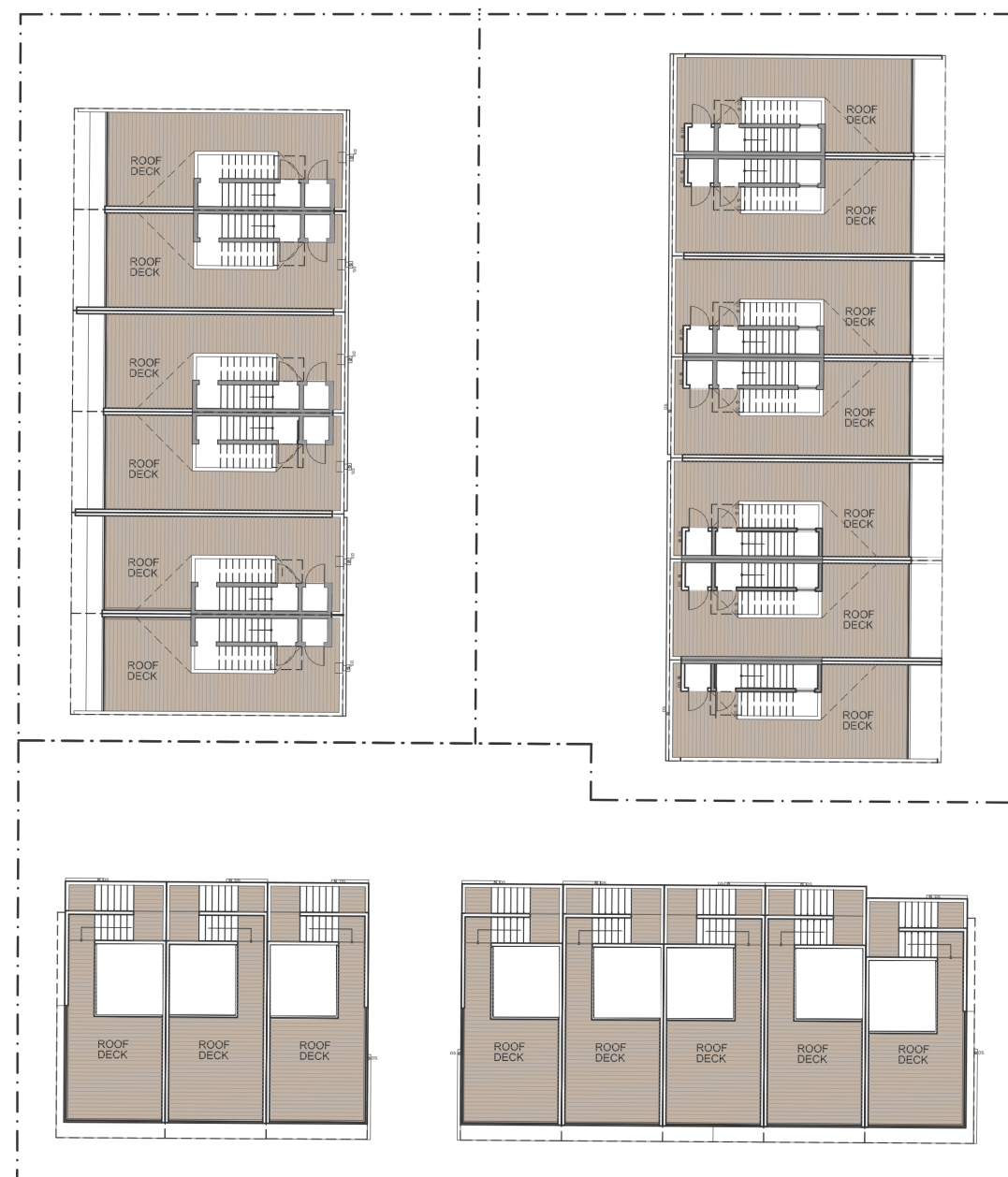
- 4A Trash should be grouped together and screened from surrounding uses.
 - A new trash location has been submitted to SPU for approval

[DC1-C-4]

EDG COMMENTS



THIRD FLOOR

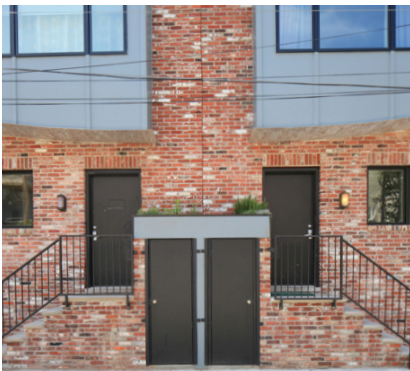


ROOF

THIRD FLOOR & ROOF PLANS

LANDSCAPE CONCEPT

The landscape for the project plays a significant role in activating outdoor space and delineating between public and private realms.



1. FRONT STOOPS:

Acting as transitional buffers between the active, public 18th Ave & E Spruce St and the private front door of each home, the stoops create a **sense of privacy** and security along property lines. Landscape elements are integrated to soften materials and separate stoops from the sidewalk and from each other.



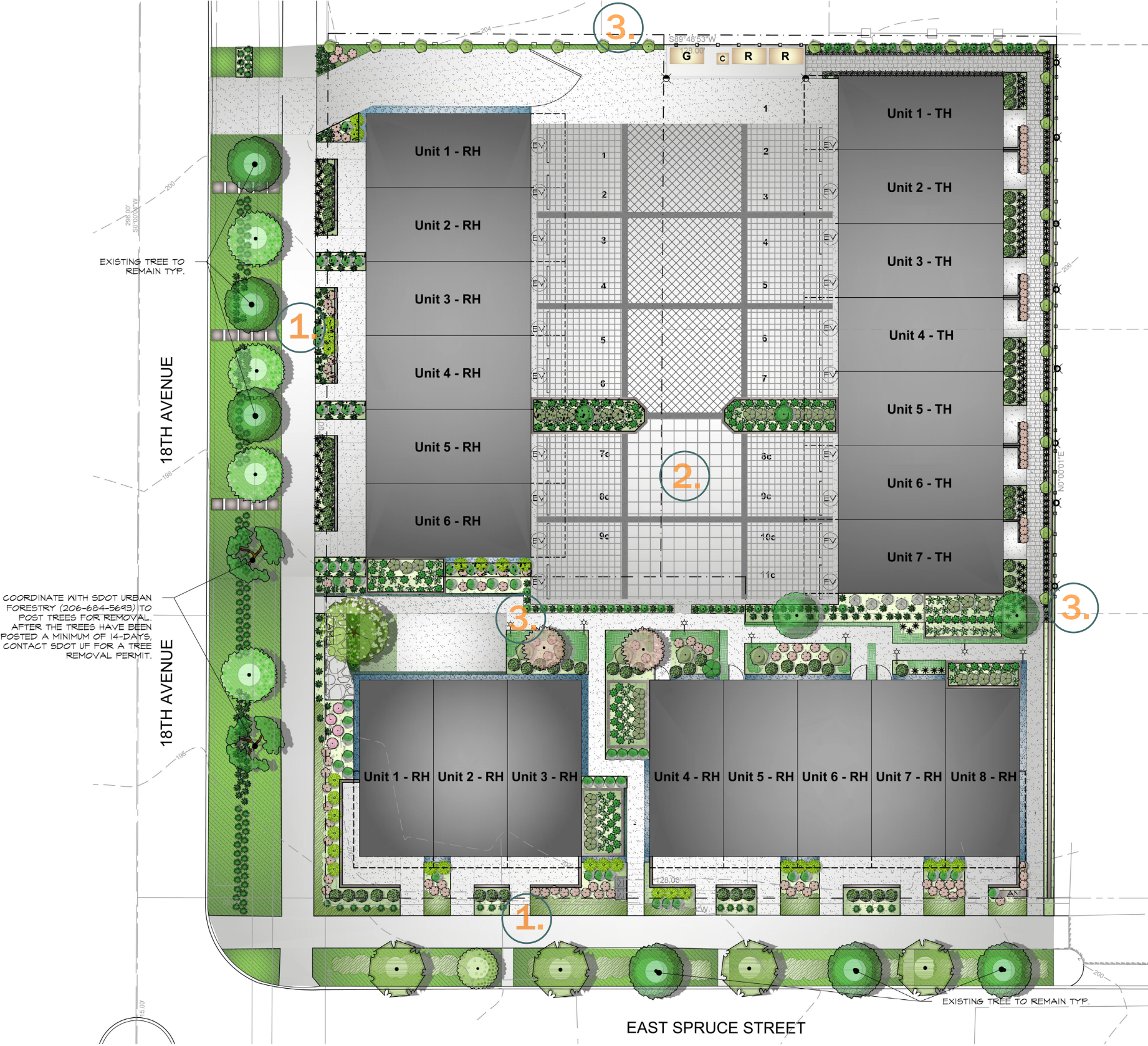
2. PARKING COURTS:

The central parking courts are designed to act as a platform for a **flexible, multi-use space**, providing interactions between vehicular and pedestrian traffic. A variety in textures and scales of pavers distinguish between designated pedestrian pathways and parking stalls, and highlight transition spaces.


































3. LANDSCAPE BUFFERS:

The green spaces between lots A, B, & C help **bring activity outside**, acting as small gathering spaces for the residents. Native plantings that are shade tolerant will bring color and texture, while larger plantings will help to separate the homes from neighboring uses to the north and east.



LANDSCAPE CONCEPT

LANDSCAPE KEY

TREES	BOTANICAL NAME / COMMON NAME	SIZE
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	1.5' Gal
	Existing Tree to be Removed	Existing
	Existing Tree to Remain	Existing
	Magnolia grandiflora 'Victoria' / Southern Magnolia	1.5' Gal
	Prunus subhirtella 'Snow Fountains' / Weeping Cherry	2' Gal
	Quercus frainetto / Forest Green Oak	2' Gal
	Quercus robur 'Fastigiata' / Skyrocket Oak	1.5' Gal
	Zelkova serrata 'Autumn Glow' / Autumn Glow Japanese Zelkova	2' Gal
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE
	Calluna vulgaris 'Spring Torch' / Scotch Heather	1 gal
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal
	Cornus alba 'Ballhalo' TM / Ivory Halo Dogwood	2 gal
	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 gal
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	21/24" Ht.
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal
	Liriope spicata 'Big Blue' / Creeping Lily Turf	1 gal
	Miscanthus sinensis 'Morning Light' / Morning Light Miscanthus	1 gal
	Nandina domestica 'Sail Stream' TM / Heavenly Bamboo	2 gal
	Ophiopogon japonicus 'Nanus' / Dwarf Mondo Grass	1 gal
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal
BIORETENTION	BOTANICAL NAME / COMMON NAME	SIZE
	Cornus alba / Red Twig Dogwood	1 gal
	Iris tenax / Oregon Iris	1 gal
	Polystichum munitum / Western Sword Fern	1 gal
	Taxodium distichum 'Peve Minaret' / Dwarf Baldcypress Bioretention Tree	3'-4'
VINES	BOTANICAL NAME / COMMON NAME	SIZE
	Hydrangea anomala petiolaris 'Miranda' / Variegated Climbing Hydrangea	1 gal
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE
	Leptinella squalida 'Platt's Black' / New Zealand Brass Buttons	4' pot
	Pachysandra terminalis / Japanese Spurge	4' pot
	Rubus calycinoides 'Emerald Carpet' / Emerald Carpet Creeping Raspberry	4' pot
	Vinca minor / Common Periwinkle	1 gal
SITE	BOTANICAL NAME / COMMON NAME	SIZE
	7/8" Drainrock	N/A



AUTUMN GLOW JAPANESE ZELKOVA



BLOODGOOD JAPANESE MAPLE



CREEPING LILY TURF



FOREST GREEN OAK



HAMELN DWARF FOUNTAIN GRASS



MORNING LIGHT MISCANTHUS



OREGON IRIS



RAMAPO RHODODENDRON



REDTWIG DOGWOOD



SCOTCH HEATHER



WEeping CHERRY

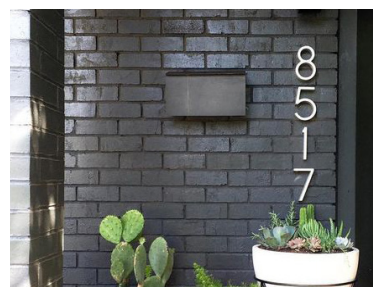


WESTERN SWORD FERN

LANDSCAPE CONCEPT



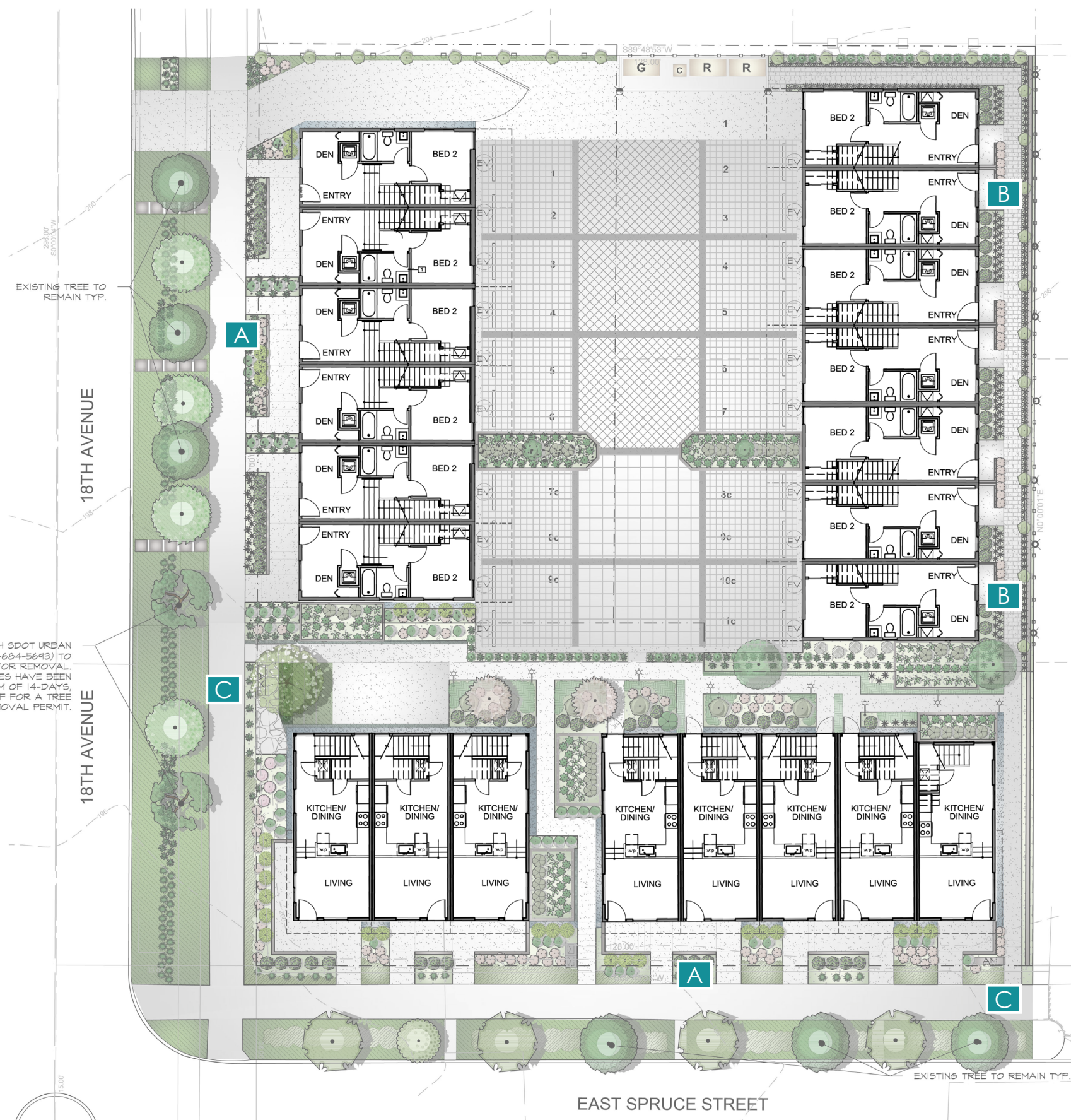
A WALL-MOUNTED
RESIDENTIAL ENTRIES



B WALL-MOUNTED
RESIDENTIAL ENTRIES



C PATH SIGNAGE
LOT B, PEDESTRIAN WALK



SIGNAGE



A WALL-MOUNTED DOWN LIGHT
FRONT DOORS.



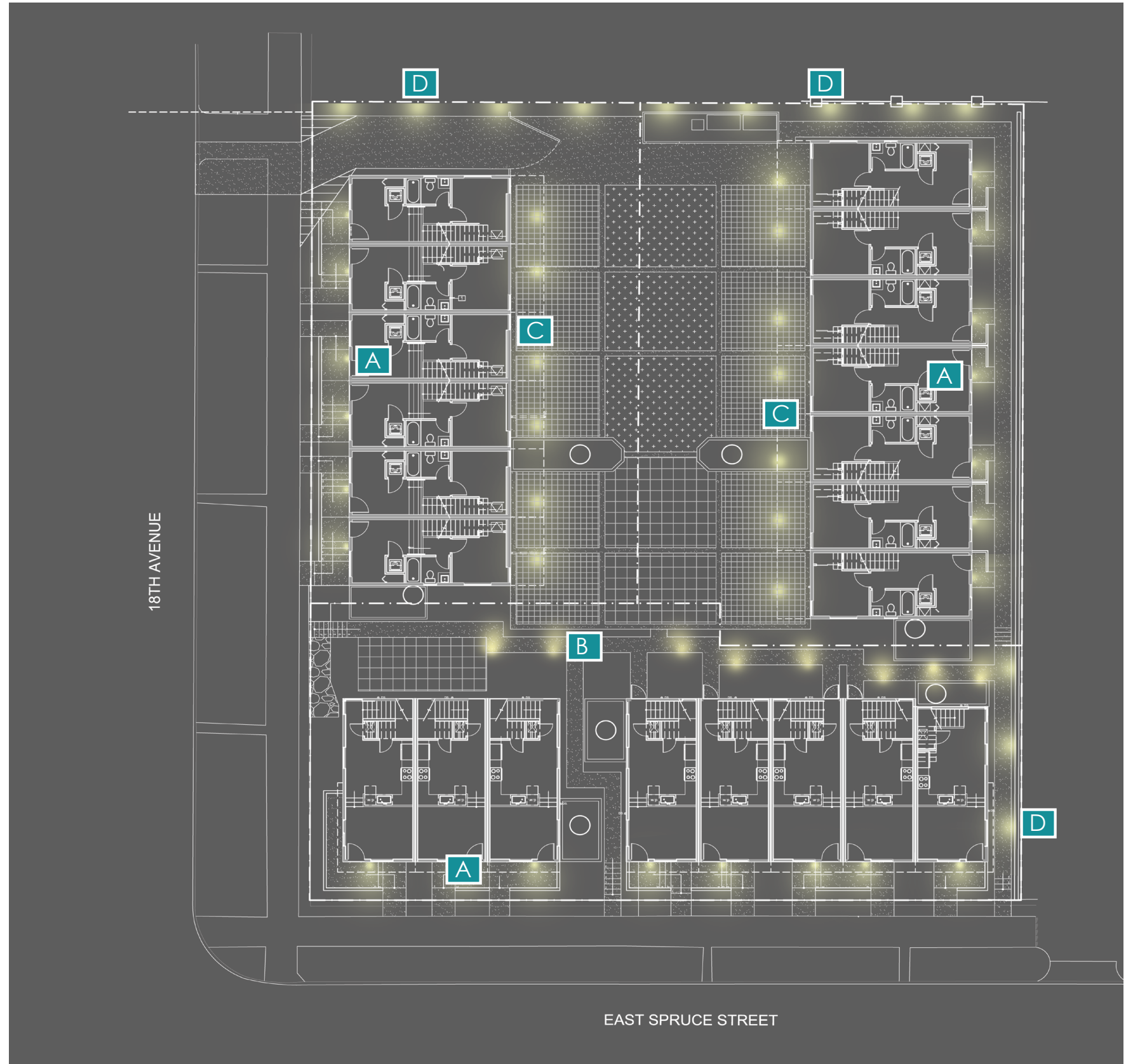
B LANDSCAPE LIGHT
COURTYARD



C RECESSED CEILING LIGHT
PARKING



D PATH LIGHTING
FENCE LINE



EXTERIOR LIGHTING



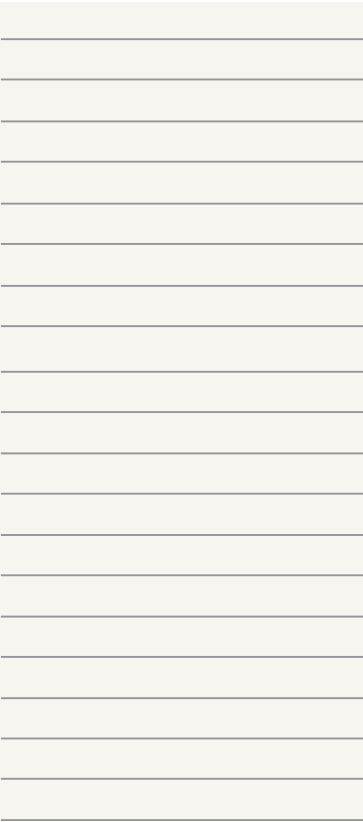
PRECEDENT MATERIALS AND RHYTHM



1

CEDAR SIDING

7", HORIZONTAL
"ASPEN RIDGE" HARDIE CEDARMILL



2

CEMENTITIOUS SIDING

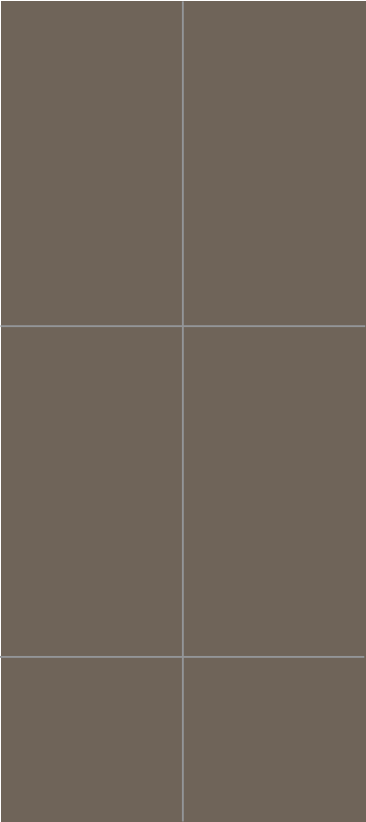
4" HORIZONTAL
"GREEK VILLA" WHITE
SW 7551



3

**CEMENTITIOUS
PANEL & SIDING**

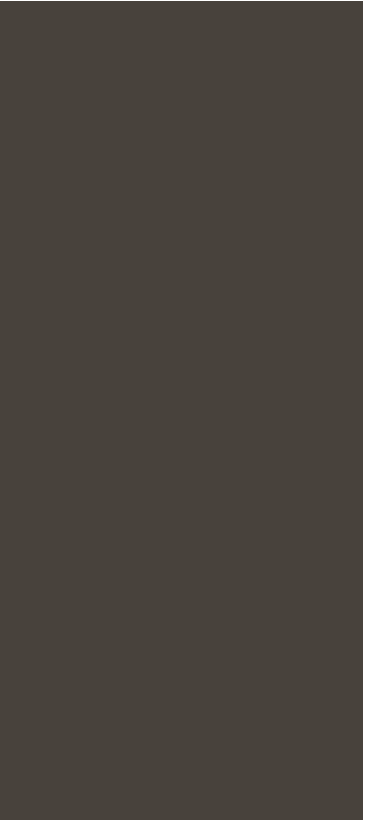
4" HORIZONTAL
"FAWN BRINDLE" LIGHT GRAY
SW 7640



4

**CEMENTITIOUS
PANEL & SIDING**

8' x 4'
"GRIFFIN" MEDIUM GRAY
SW 7026



5

AWNINGS & DOORS

"SEALSKIN" DARK GRAY
SW 7675



6

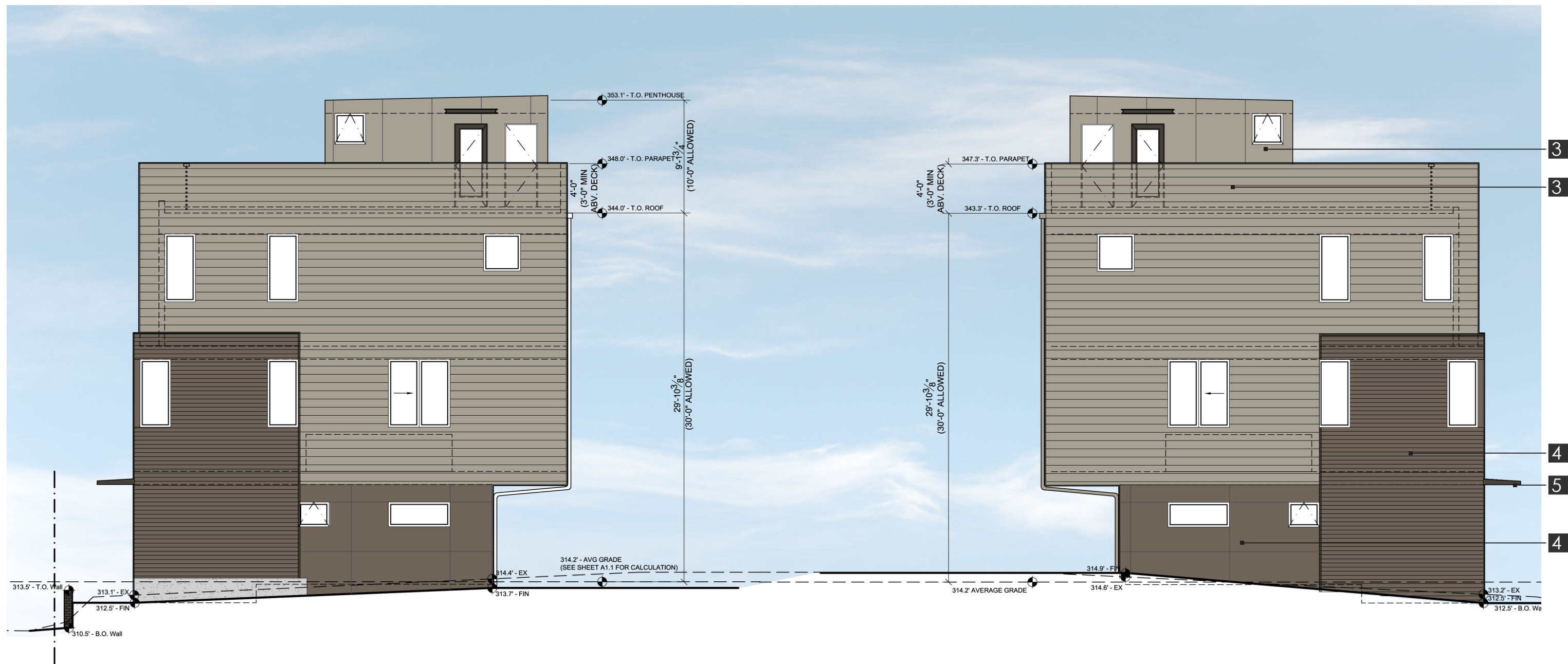
BRICK VENEER

DARK
MUTUAL MATERIALS
COAL CREEK SLIMLINE

MATERIALS

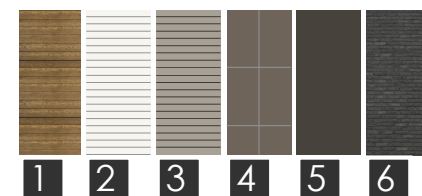


LOT A: WEST (18TH AVE) ELEVATION



south elevation

north elevation



LOT A: SOUTH AND NORTH ELEVATION



LOT A: EAST ELEVATION



LOT B: NORTH AND SOUTH ELEVATION



LOT B: WEST ELEVATION



LOT C: SOUTH ELEVATION



LOT C: WEST ELEVATION

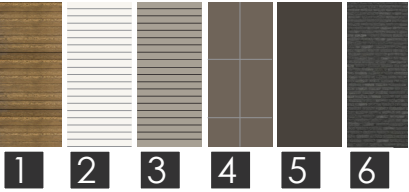


LOT C: NORTH ELEVATION



Building A - east elevation

Building B - east elevation



LOT C: EAST ELEVATION



PROJECT FROM INTERSECTION, E SPRUCE ST & 18TH AVE



High quality, long
lasting materials used
throughout

1A

shared amenity space

2A

Use of brick increased to
reference local precedent
and increase durability

1B

EDG RESPONSE: ACROSS FROM 18TH AVE



- High quality, long lasting materials used throughout 1A
- Use of brick increased to reference local precedent and increase durability 1B
- Large glazing with railings overlooking courtyard 2B
- Vegetation buffers Boys & Girls Club to the east 3A

EDG RESPONSE: ACROSS FROM E SPRUCE ST



Juliette balconies
overlooking courtyard

2B

Difference in paver size
separates flexible event
space from parking

2A

EDG RESPONSE, PARKING COURT



2B Juliette balconies overlooking courtyard



2A Variety in surface material and texture

2A Patio furniture

2A Grilling space

High quality, long lasting materials used throughout

1A

Use of brick increased to reference local precedent and increase durability

1B

potential relocated exceptional tree

EDG RESPONSE, PRIVATE OPEN SPACE

PRECEDENT



COURTYARD AMENITY SPACE



High quality, long
lasting materials used
throughout

1A

COURTYARD CONCEPT



Vegetation buffers amenity area from Boys & Girls Club to the east

3A



4A

Landscaping and fence as buffer for adjacent site to the north

4A

Trash facilities grouped and screen along fence

EDG RESPONSE, BUFFERS



Use of brick increased to reference local precedent and increase durability

1B

Vegetation acts as a soft buffer between stoop and street

4A

1A

Natural Cedar Soffits used to accent overhangs



EDG RESPONSE, STREET CONDITION & ENTRIES

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DEPARTURE #1

SETBACKS FOR UNENCLOSED PORCHES

STANDARD

SMC 23.45.018 H. 5. a
Unenclosed porches or steps no higher than 4 feet above existing grade, or the grade of the street lot line closest to the porch, whichever is lower may extend to within 4’ of a street lot line, except that portions of entry stairs or stoops not more than 2.5 feet in height from existing or finished grade, whichever is lower, excluding guard rails or handrails may extend to a street lot line.

DEPARTURE REQUESTED

Allow for entry stoops, within 4’ of the front lot line but not closer than 1’-5” of the front lot line, to extend to a height of 3 feet above grade of the side walk. Lot A & B.

DEPARTURE RATIONALE

Brick retaining walls adjacent to entry stoops make a strong connection to the street and public realm while providing a sense of privacy and security. Locating the stoops within the setback closer to the sidewalk encourages human interaction and activity at the street-level. Use of brick features emphasizes attributes and materials in the neighborhood.

CS2-A, CS2-B, CS3-A, PL3-B



DEPARTURES REQUESTED

DEPARTURE #2

AMENITY AREA

STANDARD
SMC 23.45.018 H. 5. a
SMC 23.45.522.A. 1) The required amount of amenity area for rowhouse and townhouse developments in LR zones is equal to 25 percent of lot area. 2) A minimum of 50 percent of the required amenity area shall be provided at ground level. 3) For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space.

DEPARTURE REQUESTED
Allow reduced ground amenity space for Lot A & B.

DEPARTURE RATIONALE
The site’s constraints, including parking and topography, pose challenges in obtaining the required ground-related amenity space for Lot A & B. The large common amenity space, located at the center of the site, provides ground related amenity for Lots A, B, and C combined and clarifies programming for the courtyard and amenity area. This solution provides 180% more ground related amenity than required. Total amenity provided is 190% more than total amenity space required.**DC3-B, DC3-C, DC1-B, DC1-C**

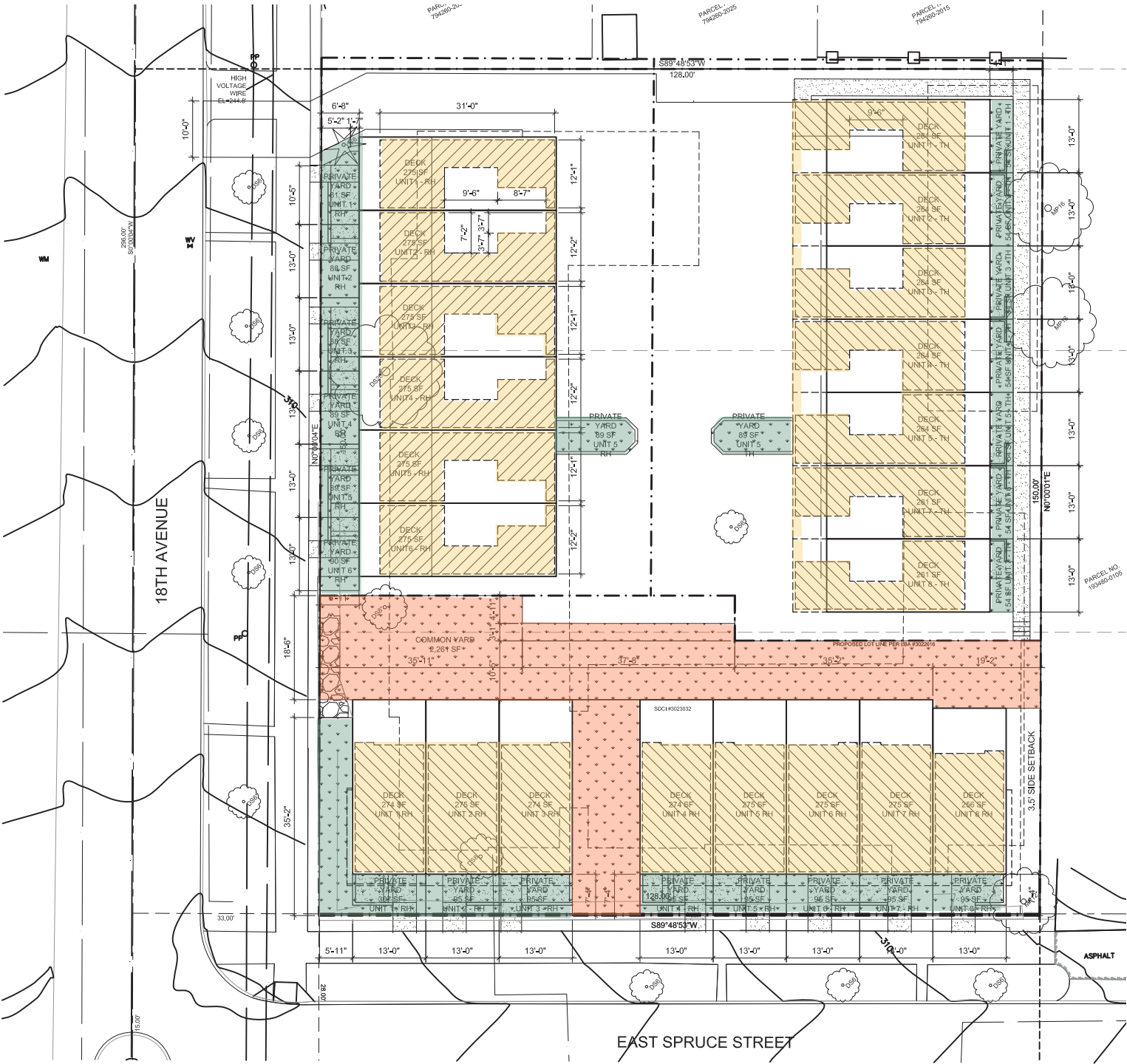
LOT A - AMENITY AREA:
5,530 x 25% = 1,380 sf required (691 sf ground related)
1,990 sf proposed (615 sf ground related)

LOT B - AMENITY AREA:
6,873 x 25% = 1,718 sf required (859 sf ground related)
2,546 sf proposed (467 sf ground related)

LOT C - AMENITY AREA:
6,797 x 25% = 1,699 sf required (850 sf ground related)
5,411 sf proposed (3,233 sf ground related)

LOTS A-C - AMENITY AREA:
19,199 x 25% = 4,800 sf required (2,400 sf ground related)
9,147 sf proposed (4,315 sf ground related)
[190% more] [180% more]

- GROUND AMENITY
- ROOF DECK AMENITY
- SHARED COMMON AMENITY



DEPARTURE REQUEST

DEPARTURE #3

A Japanese maple at the west side of the site on 18th Ave satisfies the City of Seattle minimum threshold diameter to be considered an exceptional tree. As stated in the City of Seattle Director’s Rule 16-2008, all exceptional trees are required to be retained through development and protected with limited impacts within their dripline.

Protecting the existing exceptional tree would require absolutely no disturbance of the inner root zone, defined as the inner one-half of the area under the tree’s outer drip line. Additionally, it has been recommended that not more than 1/3 of the outer one-half of the tree’s drip line be disturbed by demolition and construction activity.

DESIGN TEAM RESPONSE

It is the opinion of the design team, based on information from City of Seattle codes and professional arborists, that the exceptional tree in question should be removed from the site.

The exceptional Japanese maple tree is rooted against the wall of the existing building, and likely has significant contact with foundations. Retaining this tree would cost significant time in demolition and construction, and would prevent the design team from developing a proposal which best meets Design Guidelines and EDG responses.

Retaining the tree would require construction fencing and signage, the presence of an ISA Certified Arborist on site for coordination, pruning under ANSI Pruning Standards A300, and would restrict the final landscape covering, specifically to bark chips only.

The scheme presented on this page, retaining the exceptional tree, reduces amenity space between buildings, creating narrower and darker entries for units. This scheme negates the opportunity for a shared community flexible courtyard space, and increases the area of impermeable drive surface. Finally, this scheme turns the important “stoop” design features away from the public, altering the building’s street presence for the worse and decreasing opportunities for public-private community interaction.



exceptional tree from 18th ave



exceptional tree against existing building



DESIGN SCHEME RETAINING TREE



EXCEPTIONAL TREE: ANALYSIS



 prior location of exceptional tree in current design scheme

REMOVING THE TREE

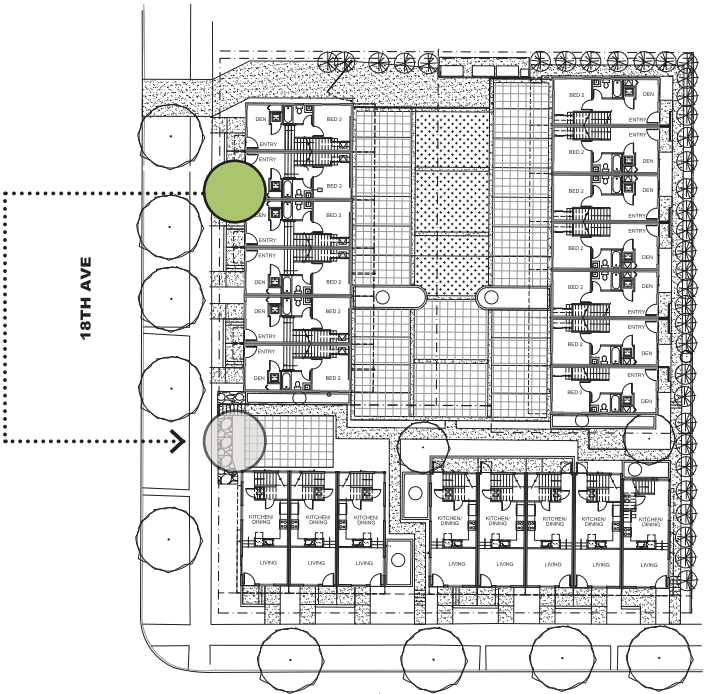
The circumstances surrounding the exceptional tree, including its current situation and the proposed development, make its retention impossible.

Given the damage that will certainly occur during demolition of the existing structure, it was recommend to the design team that this tree is removed prior to demolition of the existing structure.

The demolition of existing structures, removal of retaining walls, and grading of the site would inflict damage on the tree's root structure, possibly destabilizing the tree.

This design scheme improves upon previous iterations in its response to neighborhood guidelines. Specifically, its massing improves the amenity spaces and parking courts. In removing the tree, the project enhances those areas while the overall site maintains the street-facing facade that is both respectful to both the adjacent sites and interactive to the street level human connections.

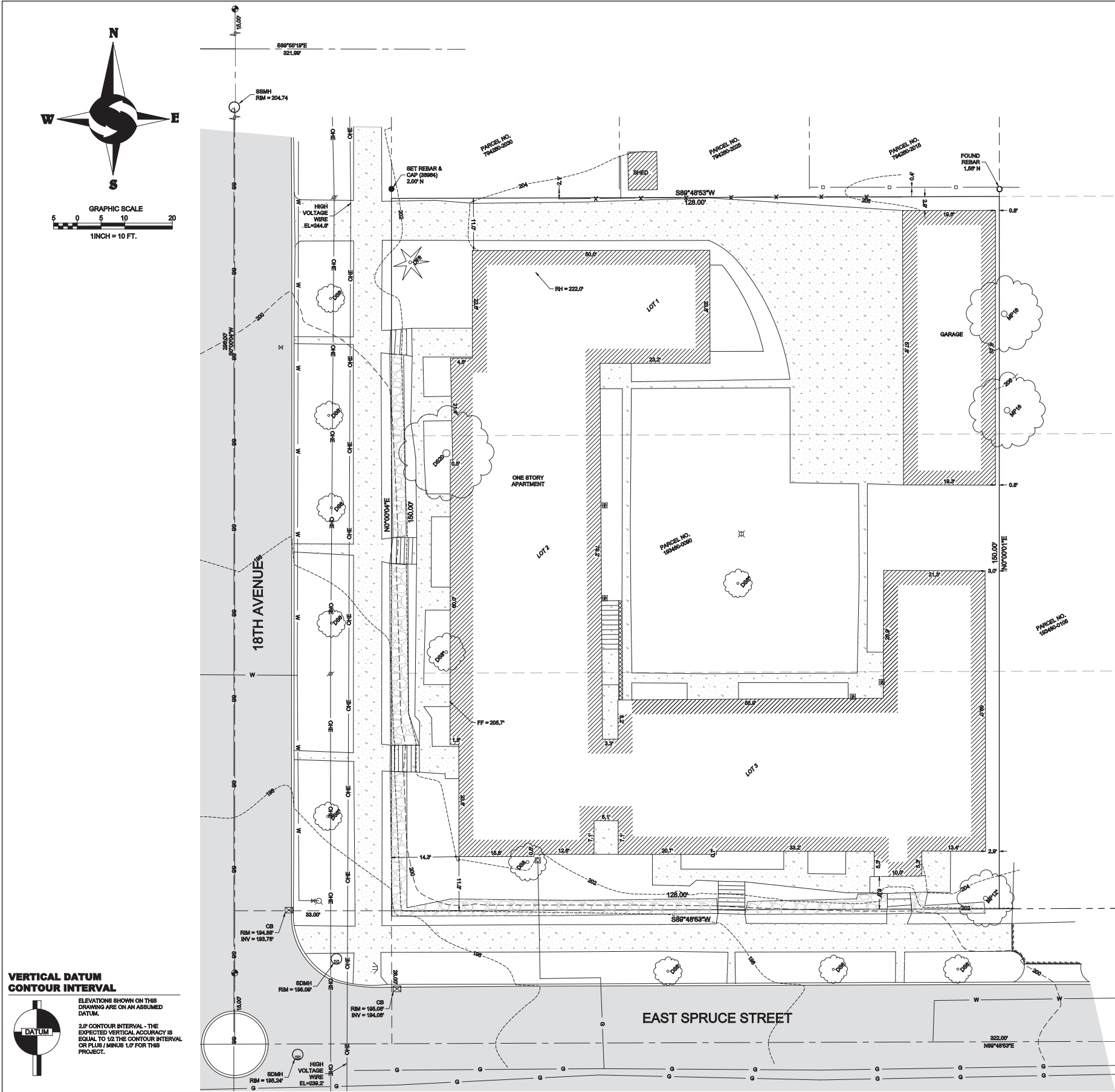
The design team further suggests that if the exceptional tree should survive its removal, it could be relocated to the amenity area, near the west edge of the site. See graphic below.



EXCEPTIONAL TREE: REMOVAL

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SECTION 04 APPENDIX



VICINITY MAP
NTS

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- TACK IN LEAD FOUND
- SET 80' X 24' IRON ROD W/1" YELLOW PLASTIC CAP
- POWER METER
- UTILITY POLE
- GAS METER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SIGN
- APPROXIMATE LOCATION SANITARY SEWER LINE
- APPROXIMATE LOCATION STORM DRAIN LINE
- OVERHEAD POWER
- OVERHEAD UTILITIES
- CHAINLINK FENCE
- WOOD FENCE
- CONCRETE WALL
- ROCKERY
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- CE CEDAR
- DS DEODOROUS
- DF DOUGLAS FIR
- MP MAPLE
- PI PINE
- * INDICATES MULTI-TRUNK

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NINO 5.0 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-080.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN OCTOBER 2015 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

LOTS 1, 2 AND 3, BLOCK 3, DEAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 208, IN KING COUNTY, WASHINGTON;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

THE PLAT OF DEAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 208, IN KING COUNTY, WASHINGTON.

PROJECT INFORMATION

SURVEYOR:	SITE SURVEYING, INC. 21623 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.288.4412
PROPERTY OWNER:	ISOLA HOMES 1804 E SPRUCE STREET SEATTLE, WA 98122
TAX PARCEL NUMBER:	193490-0000
PROJECT ADDRESS:	1804 E SPRUCE STREET SEATTLE, WA 98122
ZONING:	LR2
JURISDICTION:	CITY OF SEATTLE
PARCEL ACREAGE:	19,200 S.F. (±0.441 ACRES) AS SURVEYED

SW 1/4, SW 1/4, SEC 33, TWP 25N, RNG 4E, W.M.



DATE	REVISION	DRN

TOPOGRAPHIC SURVEY
ISOLA HOMES
1804 E SPRUCE STREET
SEATTLE, WA 98122

PROJECT NO. 15-425

DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 11/7/15
SHEET 1 OF 1

PROPOSED LBA

- LOT A - ROWHOUSES**

LOT SIZE: 5,530 sf

ZONE: LR2

ADDRESS: 212 18TH AVE

EDG PROJECT: #3023583

PROPOSED USE: 6 ROWHOUSES
- LOT B - TOWNHOUSES**

LOT SIZE: 6,873 sf

ZONE: LR2

ADDRESS: 208 18TH AVE

EDG PROJECT: #3023584

PROPOSED USE: 7 TOWNHOUSES
- LOT C - ROWHOUSES**

LOT SIZE: 6,797 sf

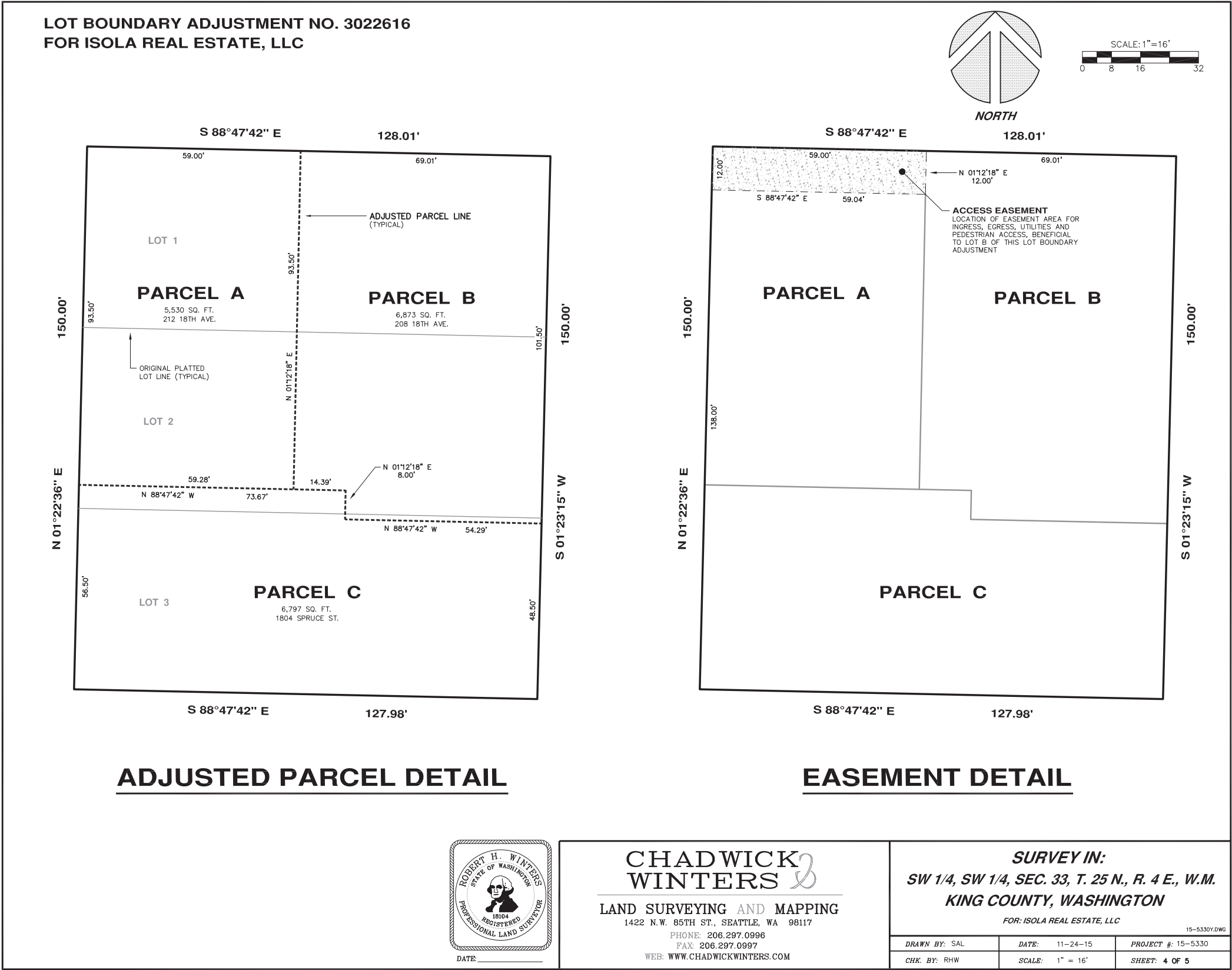
ZONE: LR2

ADDRESS: 1804 E SPRUCE ST

EDG PROJECT: #3023032

PROPOSED USE: 8 ROWHOUSES

	ALLOWED	PROPOSED
FAR:	Lot A: 1.3 x 5,530 SF = 7,189 SF	7,031 SF
	Lot B: 1.2 x 6,873 SF = 8,247 SF	8,208 SF
	Lot C: 1.3 x 6,797 SF = 8,836 SF	8,588 SF
HEIGHT:	30' in LR2; 4' parapet; 10' penthouse	29.8'



LOT BOUNDARY ADJUSTMENT

LOT A #3023583

LOT SIZE: 5,530 sf

ZONE: LR2

ALLOWED FAR: 5,530 sf x 1.3 = 7,189 sf
(RHs + garages + green building)

SETBACKS: 5' front setback

0' side setback (RH next to RH)

3.5' side setback (RH next to residential)

5' rear setback (7' average)

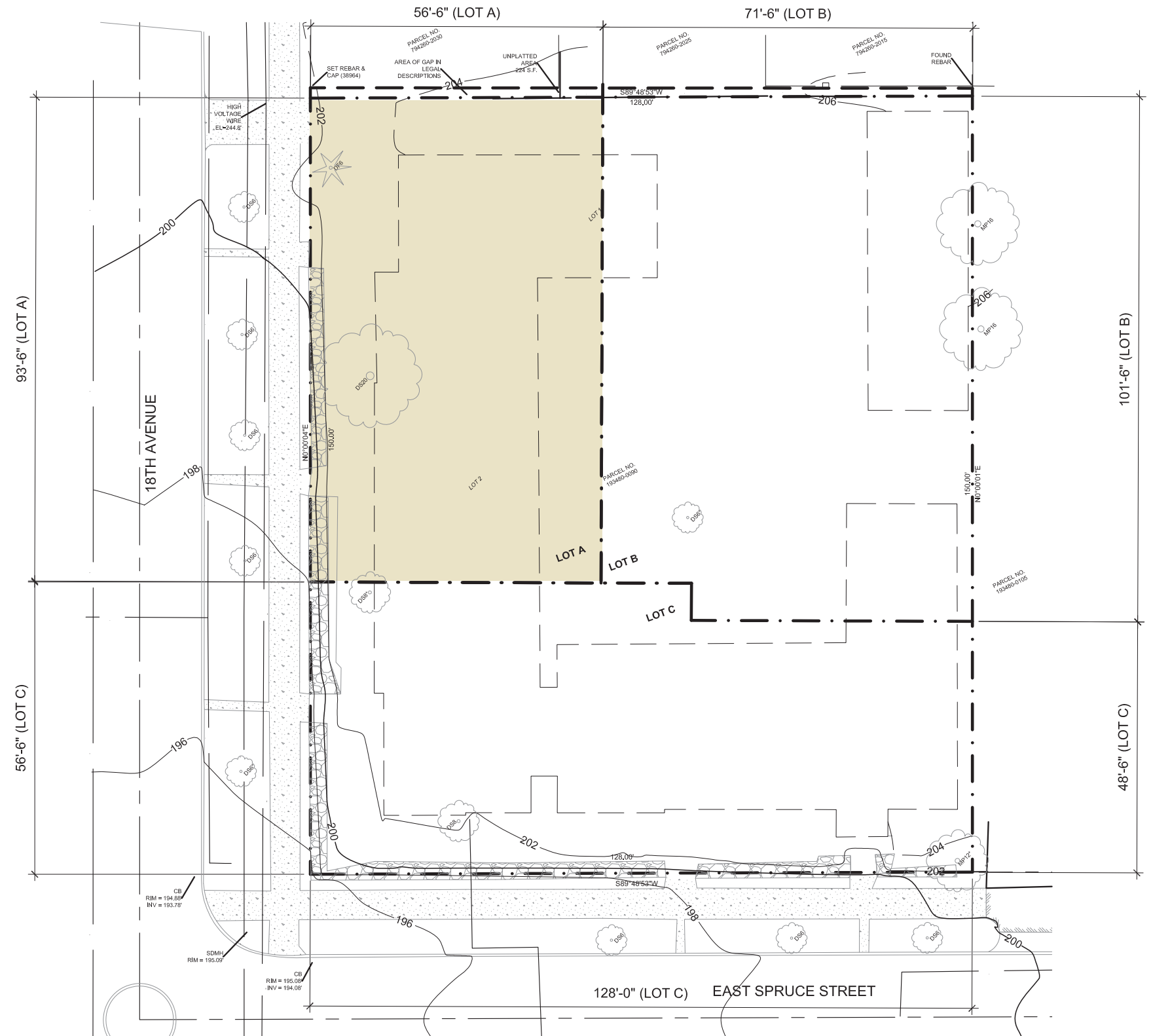
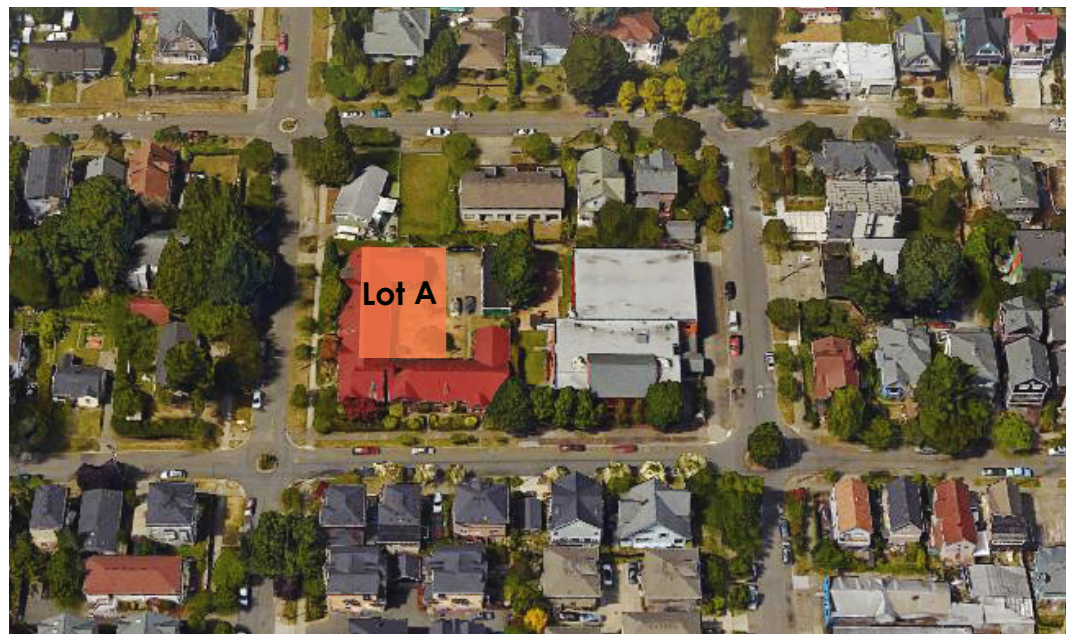
ALLOWED HEIGHT: 30' + 4' Parapet Allowance & 10' Penthouse

FACADE LENGTH: 34.5' (allowed 36.7')

LEGAL DESCRIPTION: THAT PORTION OF LOTS 1 AND 2, BLOCK 3, DEANS'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 1 OF PLATS, PAGE 206, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF SAID LOT 1; THENCE N 89°48'53" E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 56.50 FT.; THENCE S 00°00'04" W, 93.50 FT.; THENCE S 89°48'53" W, 56.50 FT.; THENCE N 00°00'04" E, 93.50 FT. TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3022616.



LOT A - SIZE & FAR

LOT B #3023584

LOT SIZE: 6,873 sf

ZONE: LR2

ALLOWED FAR: 6,873 sf x 1.2 = 8,247 sf
(THs + garages + green building)

SETBACKS: 5' front setback (7' average)
5' side setback
5' rear setback (7' average)

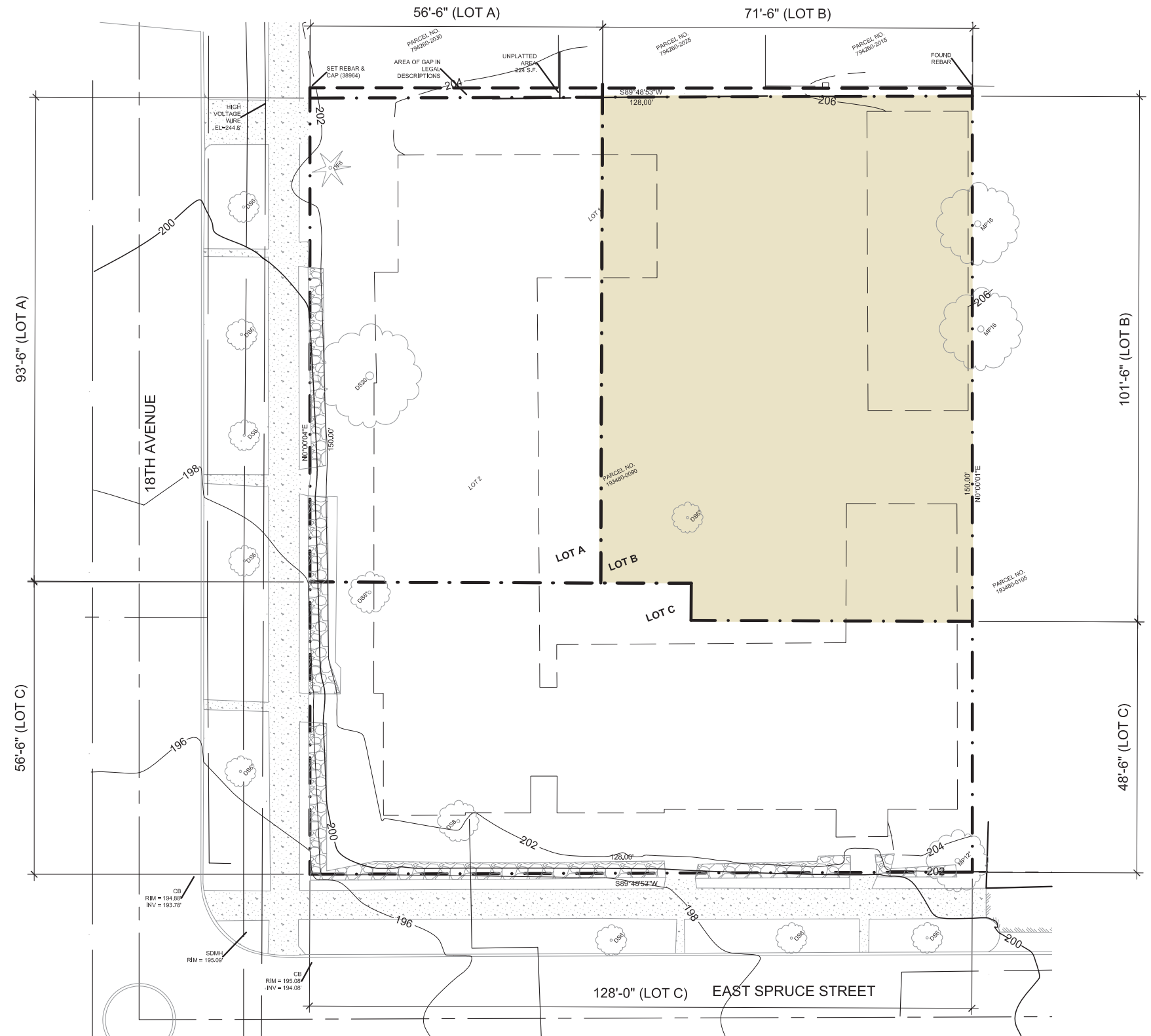
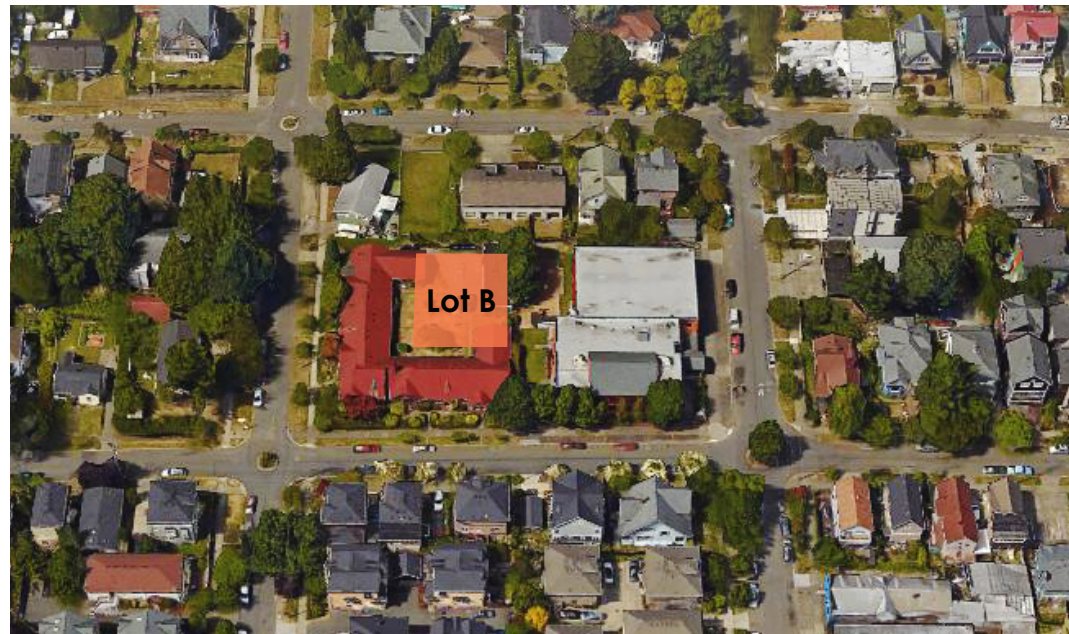
ALLOWED HEIGHT: 30' + 4' Parapet Allowance & 10' Penthouse

FACADE LENGTH: 71.5' x 65% = 46.5' allowed facade length
54.3' x 65% = 35.3' allowed facade length

LEGAL DESCRIPTION: THAT PORTION OF LOTS 1 AND 2, BLOCK 3, DEANS'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 1 OF PLATS, PAGE 206, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID LOT 1; THENCE S 00°00'01" W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 101.50 FT.; THENCE S 89°48'53" W, 54.33 FT.; THENCE N 00°00'04" E, 8.00 FT.; THENCE S 89°48'53" W, 17.17 FT.; THENCE N 00°00'04" E, 93.50 FT.; THENCE N 89°48'53" E, 71.50 FT. TO THE POINT OF THE BEGINNING.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3022616.



LOT B - SIZE & FAR

LOT C #3023032

LOT SIZE: 6,797 sf

ZONE: LR2

ALLOWED FAR: 6,797 sf x 1.3 = 8,836 sf
(RHs + garages + green building)

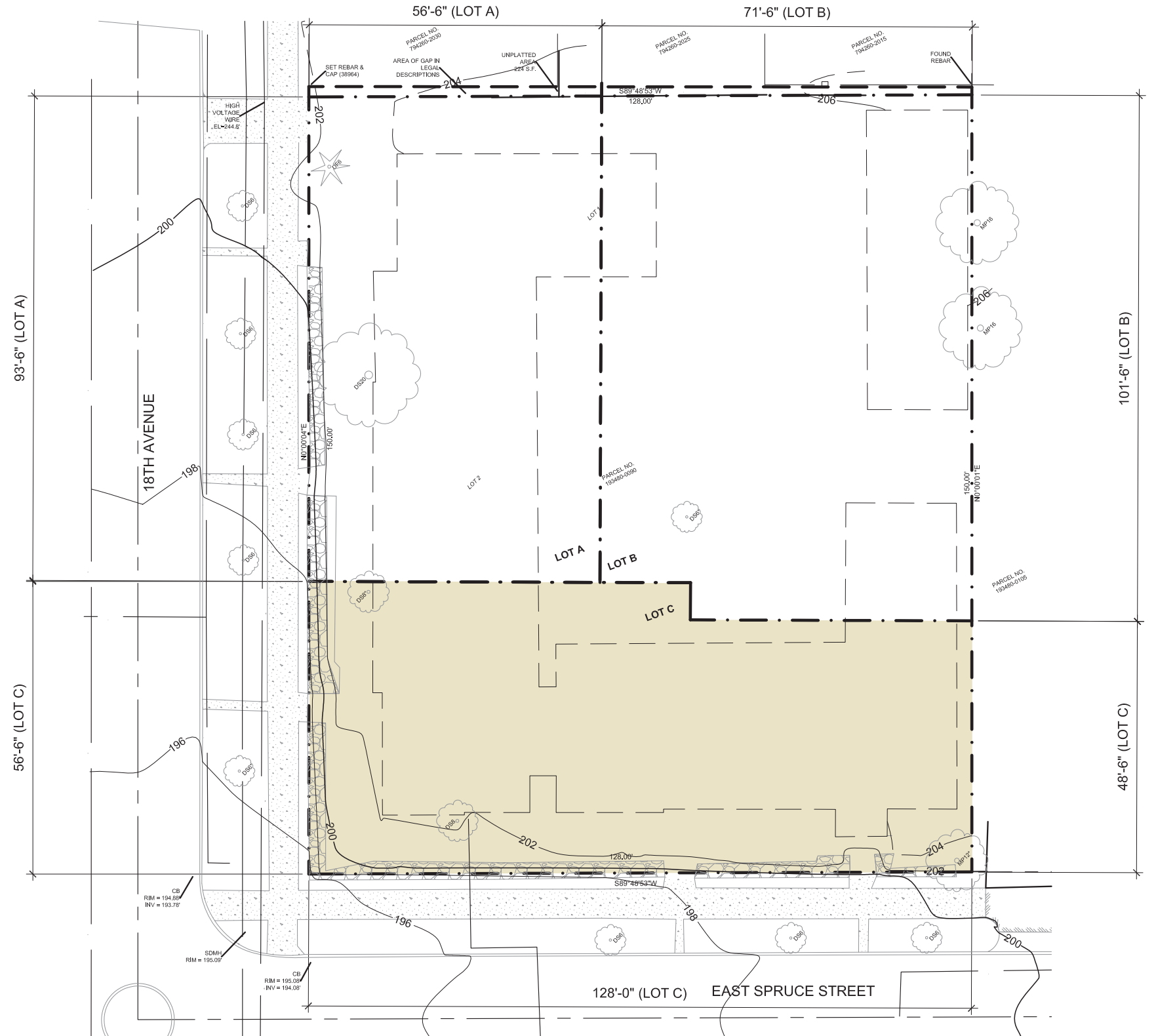
SETBACKS: 5' front setback
0' side setback (RH next to RH)
3.5' side setback (RH next to residential)
5' rear setback (7' average)

ALLOWED HEIGHT: 30' + 4' Parapet Allowance & 10' Penthouse

FACADE LENGTH: 31.5' (allowed 31.5')

LEGAL DESCRIPTION: THAT PORTION OF LOTS 1 AND 2, BLOCK 3, DEANS'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 1 OF PLATS, PAGE 206, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF SAID LOT 3; THENCE S 89°48'53" W ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE OF 128.00 FT.; THENCE N 00°00'04" E, 56.50 FT.; THENCE N 89°48'53" E, 73.67 FT.; THENCE S 00°00'04" E, 8.00 FT.; THENCE N 89°48'53" E, 54.33 FT.; THENCE S 00°00'01" W, 48.50 FT. TO THE POINT OF BEGINNING.



LOT C - SIZE & FAR

SEATTLE DESIGN GUIDELINES

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.

- B2

Adjacent Sites, Streets, and Open Spaces
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.
- C2

Relationship to the Block
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. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.
- D4

Height, Bulk, and Scale
Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing.

CS3. Architectural Context and Character

Contribute to the architectural character of the neighborhood.

- A4

Emphasizing Positive Neighborhood Attributes
Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PL1. Connectivity

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

- B1

Walkways and Connections
Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.

PL3.Street-Level Interaction

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

- B2

Residential Edges
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.

DC1.Project Uses and Activities

Optimize the arrangement of uses and activities on site.

- C2

Parking and Service Uses
Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.

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.

- B1

Architectural and Facade Composition
Facade Composition: Design all building facades -- including alleys and visible roofs -- considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements...
- C1

Secondary Architectural Features
Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life...
- D1

Scale and Texture
Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

DC4.Exterior Elements and Finishes

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

- A1

Building Materials
Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, patter, or lend themselves to a high quality of detailing are encouraged.

EDG2 DESIGN RESPONSE

The preferred design is intended to be a feature along 15th Ave NW. The busy street does not lend itself to much activity along the sidewalks. Our intent it to create an attractive edge that people will activate and the building will stand out to passersby. The building is setback 1’ from the street which creates a strong street edge.

The buildings along 15th Ave NW are broken up with the parking court entries splicing the massing - the buildings still create a strong street-presence. The neighboring lot to the south is a medical office with their driveway separating our site from the office building. The neighboring lot to the north is a parking lot for the restaurant. Both of the edges on the north and south are designed with fenestrations and material choices to provide visual interest.

The west side of the lot is abuts SF5000 zoning. The design is sensitive to this transition by having multiple setbacks as the building increases in height to help reduce the massing and allow the building to have outdoor spaces to take advantage of the views. At the first level, the building is set back 10’; at the second level, the building steps back to 15’ from the property line; and at the fourth level, the building is set back 24’ from the property line.

Our intent for the project is to make a statement along 15th Ave NW. The design creates an attractive edge that will be activated by people - both residents and passersby. Since the area is mostly underdeveloped, the project stands at the forefront of development in the area. It sets a tone for a strong-street presence and holds the urban edge along 15th Ave NW.

The entries for the units all face towards the East. Each entry contains an awning or is pushed back so a building cantilever covers the vestibule. Pathways through the site are shared for access to the units on the West. The hollywood drive acts as both car access and pedestrian access. Internal pedestrian paths also allow the residences to access the multiple amenity areas on the site.

The proposed design asks for a departure to reduce the floor at the street-facing units to 2 feet above the sidewalk in lieu of 4 feet. We believe this will help in providing a safe environment and to have more ‘eyes on the street’. The only entry into the house is from the street, which will create activity as residents enter and exit their units.

The parking for the townhouses is located in between the two buildings. It is broken up into two parking courts. Six of the townhouses have garages, and the other 12 units have open parking stalls. The courts are broken up to reduce the amount of impervious surfaces as well as to create a common green space in-between the courts. There are common spaces at the North and South ends of the site as well. The vehicles are hidden from the street and the residents have a safe place to park their cars and access their units.

The preferred design scheme has a couple levels of articulation on the facades to help break down the massing create a more human scale design along 15th Ave NW. The materials are intended to create a band at the middle of the building - this reduces the visual massing. The windows are larger on the first floor of the street-level street-facing units to respond to the commercial aesthetic of the neighborhood. The lighter material on the third floor of the street-facing units allows the building to feel lighter. The units along the West are gabled with the material wrapping up over the roof - this enhances the gable form highlighting the response to the residential neighborhood to the west. The street-facing facade has a pop-in at the entries to create a vestibule for the resident before they enter their unit. The third floors are setback at all of the units to break the massing and create visual interest.

To incorporate details that are of human scale, the design includes awnings at each street-facing entry; various plants will be planted along the sidewalk against the building; a departure requests to lower the buildings to have the first floor of the street-facing units be 2’ rather than 4’ above sidewalk grade; and placing light materials along the first floor of the building.

The materials to be used in the preferred scheme are cementitious wood siding and cedar siding. The cedar siding is meant to recall the days of logging at the turn of the century. The other siding lets the cedar stand out as a material. They texture of the cedar and the cementitious siding is appealing at the pedestrian level.

EARLY DESIGN GUIDELINES AND RESPONSE



MARCH/
SEPTEMBER 21
9am



JUNE 21
9am



DECEMBER 21
9am



MARCH/
SEPTEMBER 21
12pm



JUNE 21
12pm



DECEMBER 21
12pm



MARCH/
SEPTEMBER 21
3pm



JUNE 21
3pm



DECEMBER 21
3pm

SUN STUDIES



NATURAL WOOD ACCENTS



ENTRY ELEMENTS



LARGE GLAZING NEXT TO FRONT DOORS



PAVERS FOR PATHWAYS



VERTICAL MATERIALS TO CREATE RHYTHM



PANEL SIDING TO ACCENTUATE MODULATION

RECENT JWA PROJECTS