

STREAMLINED DESIGN REVIEW APPLICATION

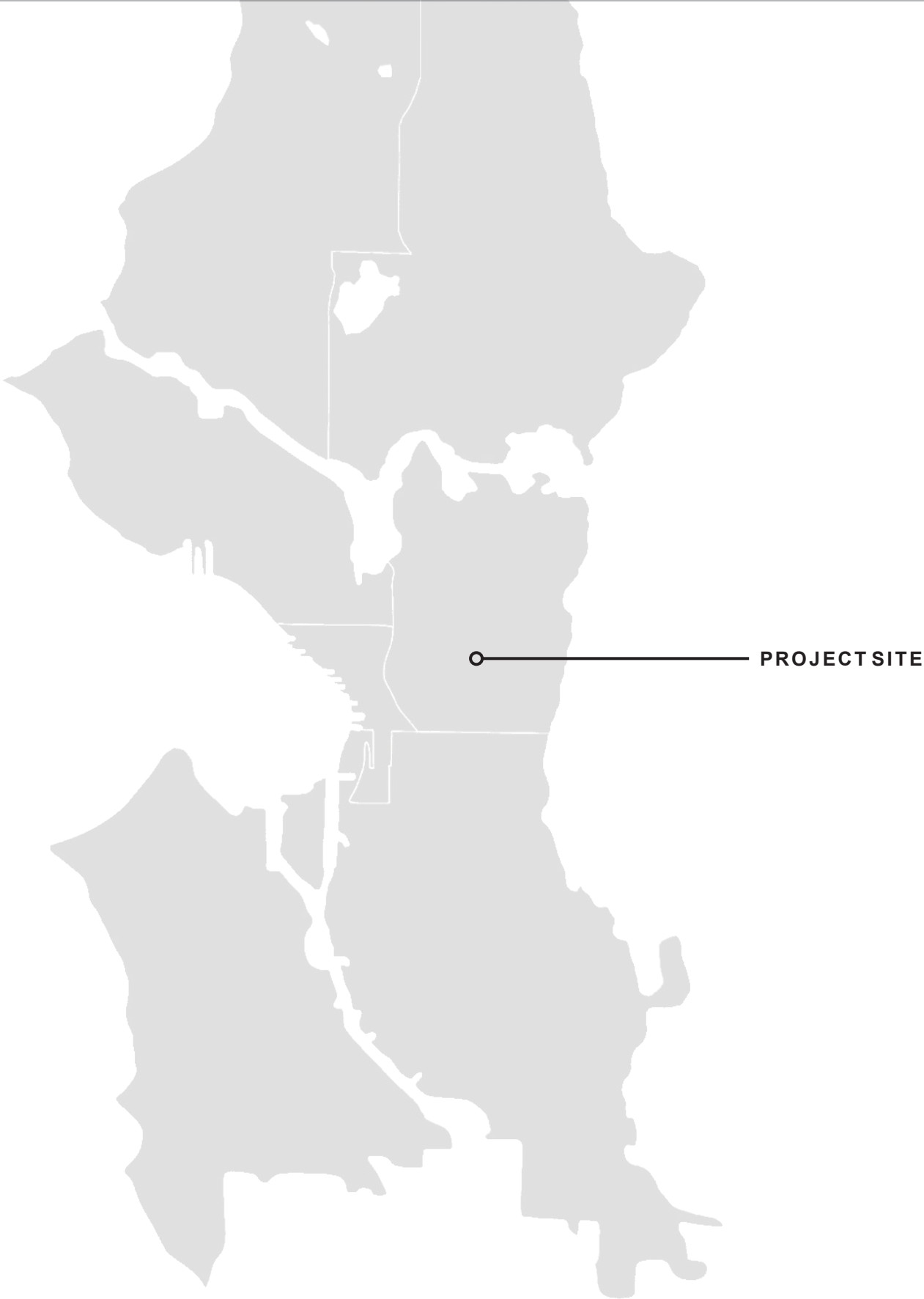
DCI # 3024268
1132 16th Avenue
Seattle, WA 98122

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PROJECT INTRODUCTION	Table Of Contents	2
SITE INFORMATION	Site Location	3
	Urban Analysis	4
	Neighborhood Character	5
	Street Views	6
	Alley Views	7
DESIGN REVIEW	Priority Design Guidelines	8
DESIGN PROPOSAL	Existing Site Conditions	9
	Site Planning + Landscape Approach	10
	Proposed Lighting Plan	11
	Generative Diagrams	12
	Elevations + Materials	14
	Privacy Studies	16
	Shadow Studies	17
	Character Renderings	18



VICINITY MAP

EXISTING SITE

The project site (APN: 723460-0690) is located on 16th Ave between E Union St to the north and E Spring St to the south. Opposite the project parcel on 16th Ave are a mix of single family homes, townhouses, apartment buildings and condominiums. A single family residence is located directly to the south and a triplex is located immediately to the north of the project site. To the east of the site is a paved alley, across from which are several large apartment complexes. The subject parcel is 7,198 SF and measures roughly 60'-0" wide by 120'-0" deep. The site slopes from the east to the west, with an overall grade change in this direction of approximately 7 feet. Currently there is one single-family dwelling on the site, serving as a duplex, approximately 2,750 SF and located centrally on the parcel. There is also a detached garage, approximately 360 SF located in the southeast corner of the site adjacent to the alley.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3 in the Central Area of Seattle. Low-rise zoning continues north along 16th Ave before stepping up to NC3-65 at E Madison Street, and south to the Cherry Hill Swedish Medical Center. LR3 zoning continues to the west, interspersed with LR1 parcels until stepping up to NC3-65 at 12th Avenue. LR3 zoning continues to the east to 19th Ave where it steps down to SF5000 zoning.

DEVELOPMENT OBJECTIVES

The owner proposes the construction of two new multi-family residential buildings containing 7 total townhouse units. The existing single-family residence and detached garage on the project parcel will be demolished. These proposed buildings promote density in Central Seattle and help to create affordable, yet desirable, housing that is ideal for young professionals and small families. This parcel, due to its proximity to the Swedish Medical Center and other First Hill medical facilities, Seattle University, numerous parks and neighborhood shops, restaurants and local businesses is prime for the denser development proposed.

NEIGHBORHOOD CUES

The buildings in the immediate vicinity are primarily multi-family residences (townhouses, apartments and condominiums) with some single family structures interspersed. A variety of parks are located within walking distance - T.T. Minor Park, and Spring Street Park both one block away. Bus 2, traveling between downtown Seattle and Madrona, and Bus 12, traveling between North Capitol Hill and Pioneer Square, have stops within a five minute walk from the project parcel. The site is located within a fifteen minute walk of five of Seattle's Urban Centers and Villages - Capitol Hill Urban Center Village, 12th Avenue Urban Center Village, Pike/Pine Urban Center Village, Madison Miller Residential Urban Village and 23rd and Union-Jackson Residential Urban Village. Within these urban centers/villages there are numerous religious institutions, schools and a variety of commercial areas replete with shops, restaurants, bars, cafes and theaters.



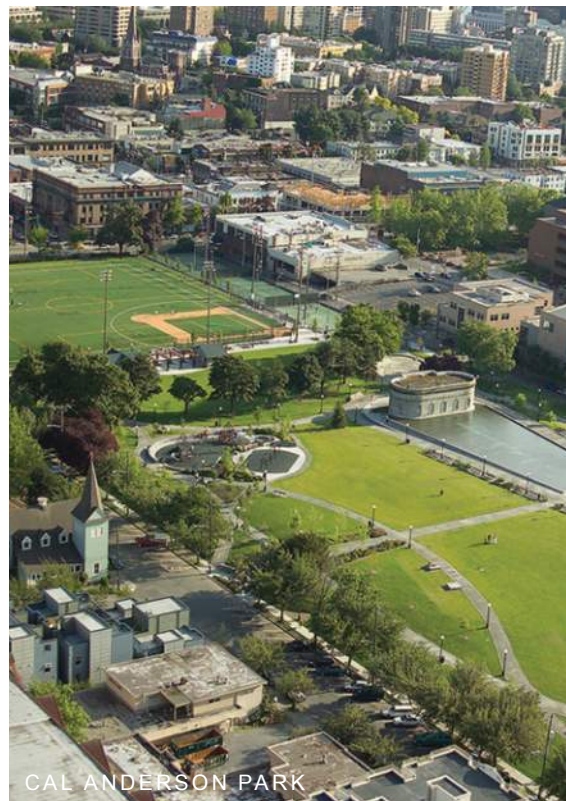
SITE LOCATION

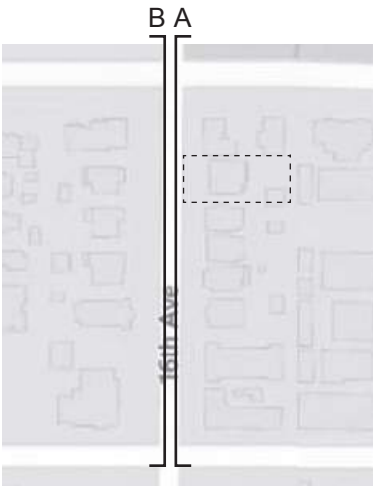
1132 16th Avenue
Seattle, WA 98122

PROJECT PROGRAM

Site Area: 7,198 SF
Number of Residential Units: 7
Number of Parking Stalls: 7
Anticipated FAR (Overall) = 9,250 SF
Approx. FAR Per Unit = 1,320 SF





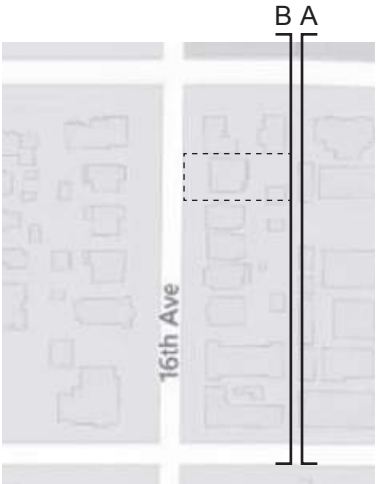


SITE

STREET LOOKING EAST (A)



STREET LOOKING WEST (B)



← ALLEY LOOKING EAST (A) →



SITE

← ALLEY LOOKING WEST (B) →

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	EARLY RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	B. Sunlight and Natural Ventilation C. Topography	To help preserve view corridors from adjacent buildings the stair towers are located toward the center of each building and set back from the building edges. This placement also maximizes the sunlight and air received by the surrounding neighbors as it minimizes the shadows cast on adjacent properties. The proposed buildings themselves are setback from one another by 10'-10" increasing to 11'-10" toward the north and south and up to 14'-10" at the third floor level. This allows generous light and air to enter the units. The development retains the existing bermed earth rising from the sidewalk to the building, utilizing stairs cut into the earth rather than leveling the grade. The parking area is set at a higher elevation than the units to minimize the grade change from the alley.
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.	D. Height, Bulk, and Scale	The proposed buildings have an increased side setback along the south property line adjacent to the single family home - the west building is set back 7'-0" and the east building 8'-8" - to reduce the perceived height and bulk of the building from this neighbor. The west building stair towers are set back from the building edges visible from the street to reduce height of the building. Both the street and alley facing elevations are composed as a series of smaller volumes and planes and modulated to break down the scale of the building.
PL1. Connectivity	Compliment and contribute to the network of open spaces around the site and the connections among them.	B. Walkways and Connections C. Outdoor Uses and Activities	Two pedestrian walkways connect the public sidewalk with the unit entries, common green space located between the buildings (which serves as internal open space and an informal gathering area for residents) and the parking and waste storage at the alley. Address signage is located adjacent to the pathways and integrated into the planters and buildings to facilitate wayfinding. Year-round planters are located within the common amenity space, as well as site sensitive lighting, weather protection, signage and space for outdoor furniture.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	The western units are designed with street facing entries that are visually and physically linked to the sidewalk and easily identifiable. The street facing entries are recessed and a thin metal awning serves to signify the entry and provide weather protection. The entries are well lit with integrated signage for wayfinding. The entries are located approximately three feet above sidewalk grade to be identifiable and promote privacy from the sidewalk. The entries to the eastern units are along the north and south pathways and their awnings are also visible from the street as a means of wayfinding.
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.	B. Architectural and Facade Composition C. Secondary Architectural Features	The composition of the building is considered as a whole; materials wrap all corners and a similar glazing concept is carried through all units. The modulation, glazing and siding proportions create a sense of order. The alley elevation is clad in the same materials as the street facade and generous glazing is provided for added surveillance of the alley. The recessed street facing entries add depth to the building. Careful consideration was paid to the placement of glazing to promote privacy between the units as well as to maintain the privacy of the existing neighbors. Planters, awnings, lighting and signage are all integrated into the fabric of the development, specifically at unit entries, providing a secondary scale and texture to the building facade.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	B. Open Space Uses and Activities	The space between the two buildings serves as common green space for the residents of the property with the ability to be used for informal gathering, children's play, gardening or a variety of other activities. Landscaping, planters at seat height and lighting enhance the usability and aesthetics of the space.
DC4. Exterior Elements and Materials	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials D. Trees, Landscape and Hardscape Materials	The building is clad in high quality, durable, easily maintainable materials. The combination of wood, brick, and cementitious panel accented by metal awnings and concrete planters is attractive and contemporary. The materials are applied volumetrically, wrap all corners and are applied to both the street facing and alley facing units. All hardscaping at pathways and parking locations is pervious paving. Native and drought tolerant plants and trees are utilized wherever possible on site. Bioretetnion planters are located at the front elevation and in the common green space and additional landscaping is located at unit entires, along pathways and in the common green space. The exceptional tree on the property to the south is to be preserved and protected during construction.

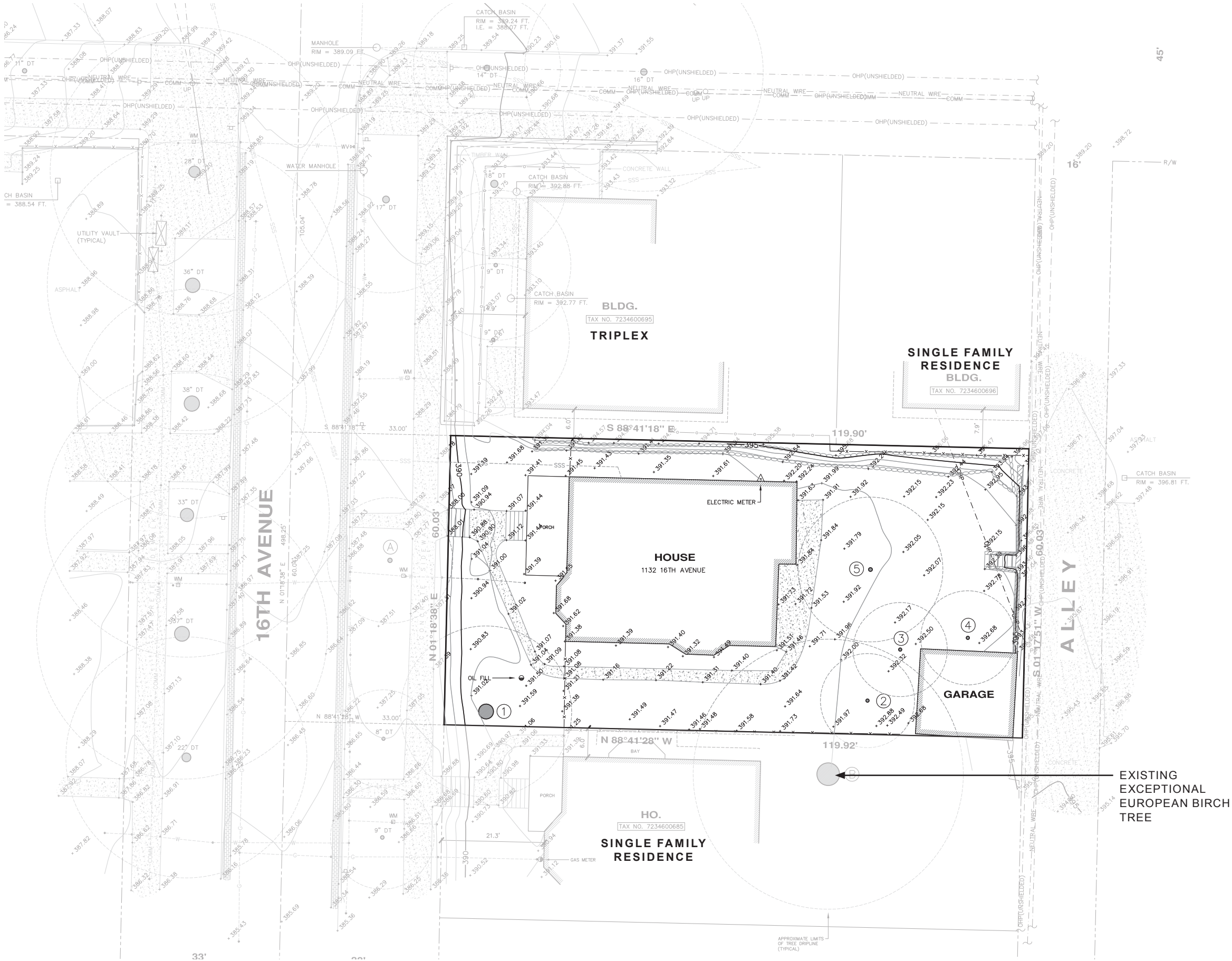
EXISTING SITE CONDITIONS

The project site is located on 16th Avenue between E Union Street and E Spring Street. The subject parcel is 7,198 SF and measures roughly 60'-0" wide by 120'-0" deep.

The site slopes from the east to the west, with an overall grade change in this direction of approximately 7 feet. There is a paved alley at the rear that is approximately 2.5 feet above the property, retained with a concrete wall. The site gently slopes from this retaining wall toward the street until a 3 foot landscaped berm mitigates the grade change from the property to the sidewalk.

There is one existing single family house on the project parcel and one detached garage at the southeast corner. There is a three story single family residence on the property to the south and a two story single family residence on the parcel to the northeast. The parcel to north contains a two story triplex facing E Union Street. Across the alley there are several large apartment complexes.

An arborist has identified five significant trees on the project site that are non-exceptional. 16th Avenue is lined with a variety of mature street trees, a large grove of which is located along the west side of the street, opposite the project parcel. There is one existing street tree in the ROW adjacent to the project parcel, a 11" Pink Hawthorn Tree. There is one tree located on the property to the south whose canopy encroaches onto the project parcel. It has been identified as an exceptional European Beech Tree with a 45 inch diameter at breast height and a drip line radius of 32 feet. It is approximately 80 feet tall with the lowest branches extending over the project parcel beginning at a height of 20 feet.





ACER ACONTIFOLIUM



SPIREAE MAGIC CARPET



SARCOCOCCA HUMILIS



KARL FORESTER GRASS



ACORUS GRAMINEUS
OGON

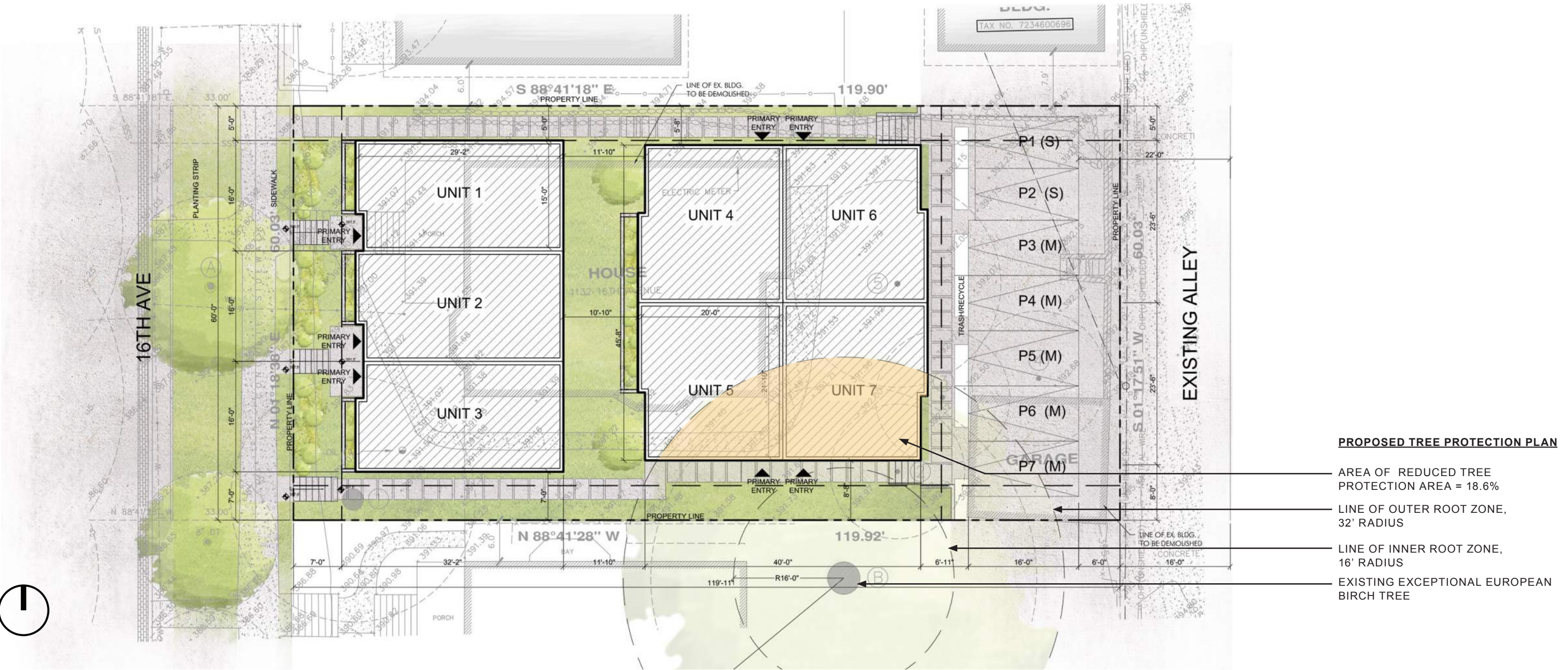


CAREX EVERCOLOR
EVERIL

SITE PLANNING + LANDSCAPE APPROACH

The seven proposed units will be arranged in two clusters, one building containing four units and one containing three units. The two structures will be separated by a minimum of 10'-10", increasing to 11'-10", to allow light and air to permeate into the structures. Two paths are proposed at the north and south edges of the site, connecting the street to the interior green space, the rear units and the parking and solid waste storage at the alley.

The rear building is set back to remain outside the inner root zone of the neighbor's exceptional European Beech Tree. Per SMC 25.11 the proposed development may reduce the tree protection area by less than 1/3 of the outer root zone. This project proposes a reduction to the tree protection area of only 18.6%. An arborist has identified the tree canopy as beginning at a height of approximately 20 feet so the lower two floors of the proposal will not interfere with the tree. Above 20 feet the arborist indicates that pruning can easily occur without harming the tree and would require removal of less than 5% of the total tree canopy to accommodate the third floor and roof deck of the proposed rear units.





① PATHLIGHTING



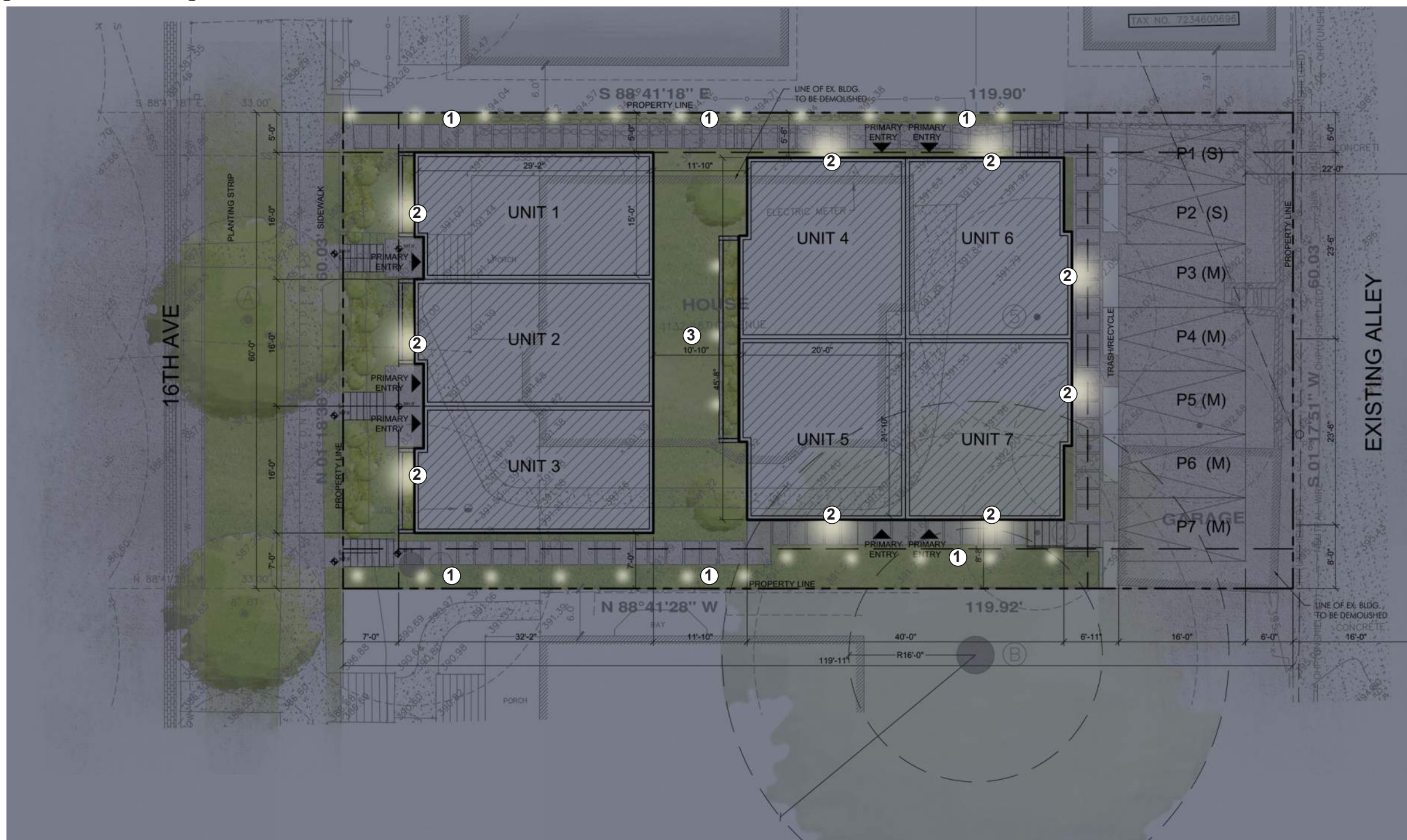
② SCONCE

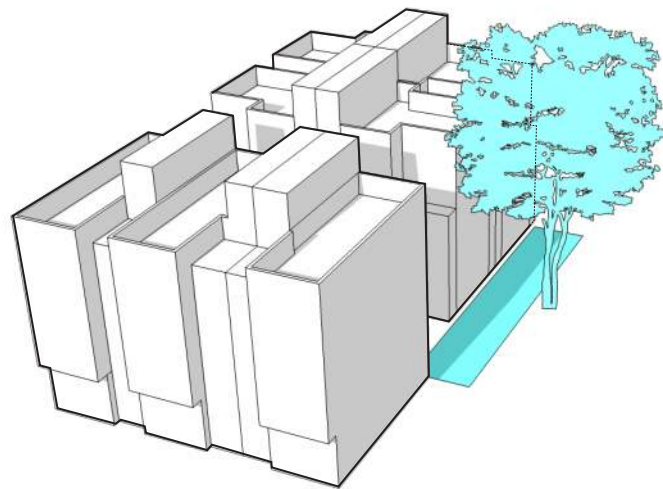


③ UPLIGHTING

PROPOSED LIGHTING PLAN

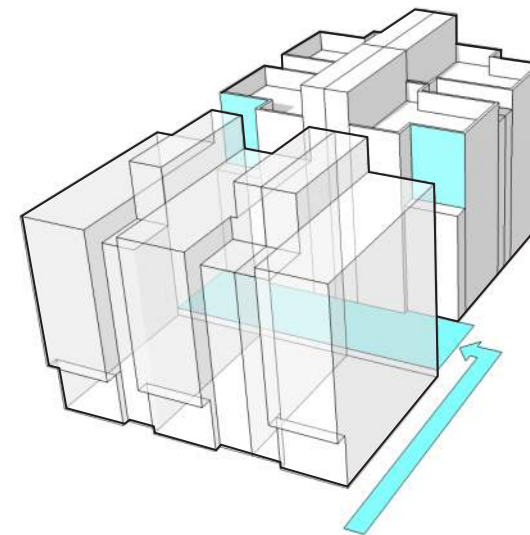
Lighting will be provided for both safety and aesthetic purposes. The primary pedestrian paths will be lit by small exterior lighting fixtures placed along the total length of the path. At points along this path, lighting may also be incorporated into the building form. There will be sconces at entries, doors, and other points of access to assist in wayfinding. Sconces will be located along the alley elevation for security at the parking and solid waste storage areas.





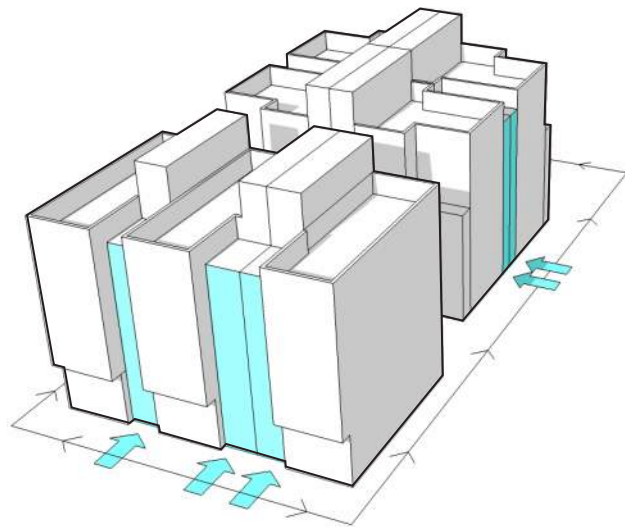
EXCEPTIONAL TREE

The European Birch Tree on the neighbor's property has been deemed exceptional. To preserve this tree the east building has been set back 8'-8" from the property line to remain out of its inner root zone per Seattle's tree protection regulations (SMC 25.11). The canopy does not begin until a height of 20 feet so minimal limbing will be required to allow construction of the units. This tree provides privacy for the neighbor and visual interest for the residents in these units.



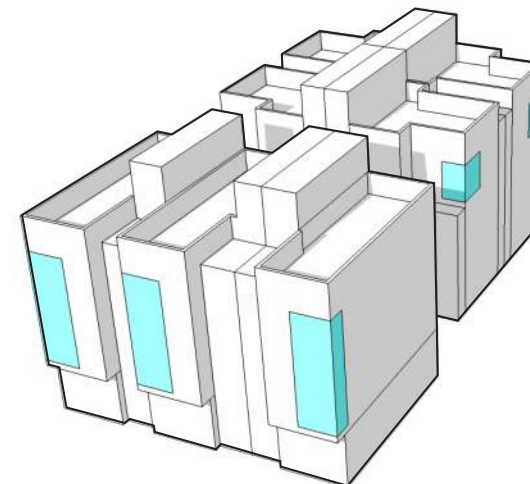
CENTRAL GREEN SPACE AND BUILDING SEPARATION

The buildings are separated by a minimum of 10'-10", increasing to 11'-10" toward the north and south and up to 14'-10" at the third floor level, allowing generous amount of light and air to permeate the buildings. This area serves as a central, common green space for informal gathering, children's play, gardening and the like. Landscaping, planters at seat height and lighting enhance the usability and aesthetics of the space.



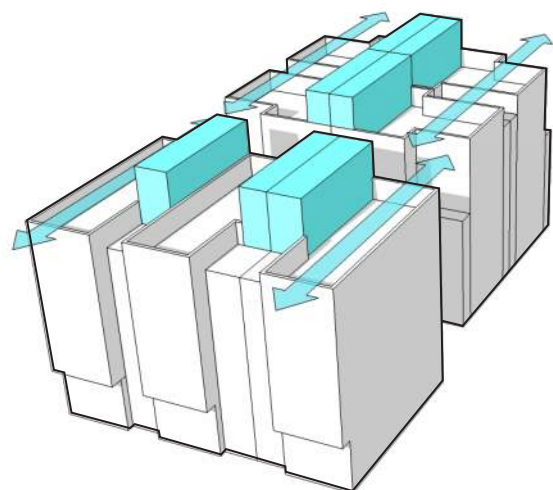
ENTRY SEQUENCE AND CIRCULATION

Entry to the west units is oriented to 16th Ave providing a visual and physical connection the sidewalk. Entry to the east units is oriented to the north and south pathways to be visible from the street for easier wayfinding. Circulation between the sidewalk and the alley is facilitated by pathways along both the north and south property lines. The south pathway is set off of the property line by 3' allowing for a landscape buffer between the path and the existing adjacent single family house.



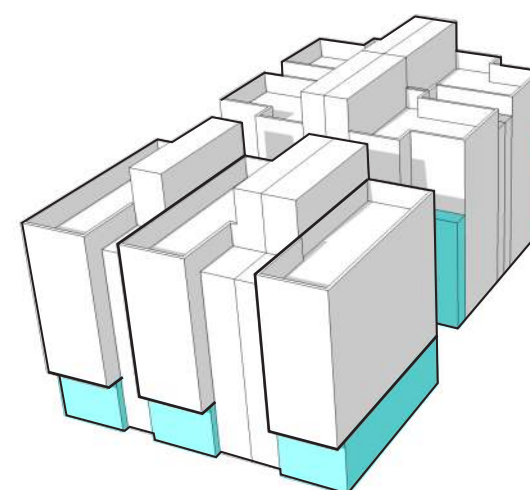
UNIT DIFFERENTIATION

The massing, modulation and glazing proportions work together to differentiate individual units. Corner windows focus toward the street for privatization of views.



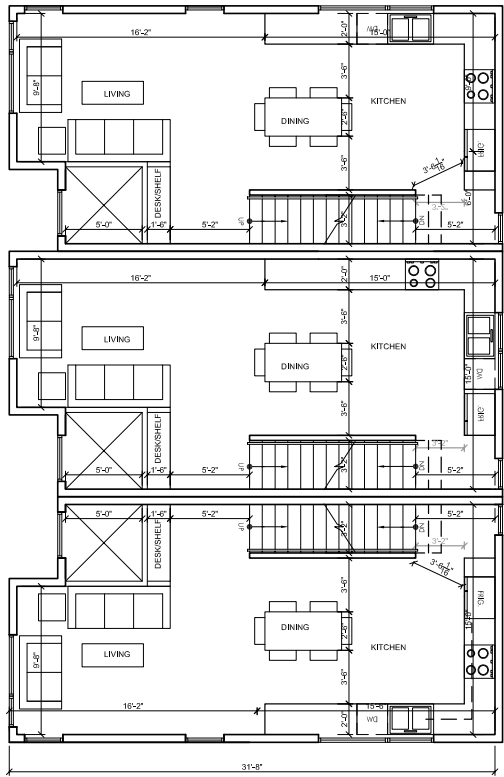
PENTHOUSE ARRANGEMENT

The penthouses are located toward the center of each building to minimize the impact on views from the apartment building to the east and other adjacent buildings. They are also located away from building edges to reduce the shading impacts on the neighbors to the north.

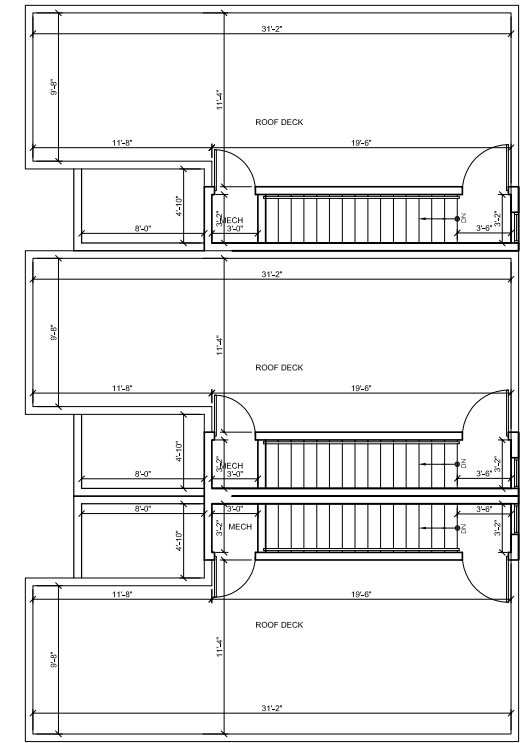
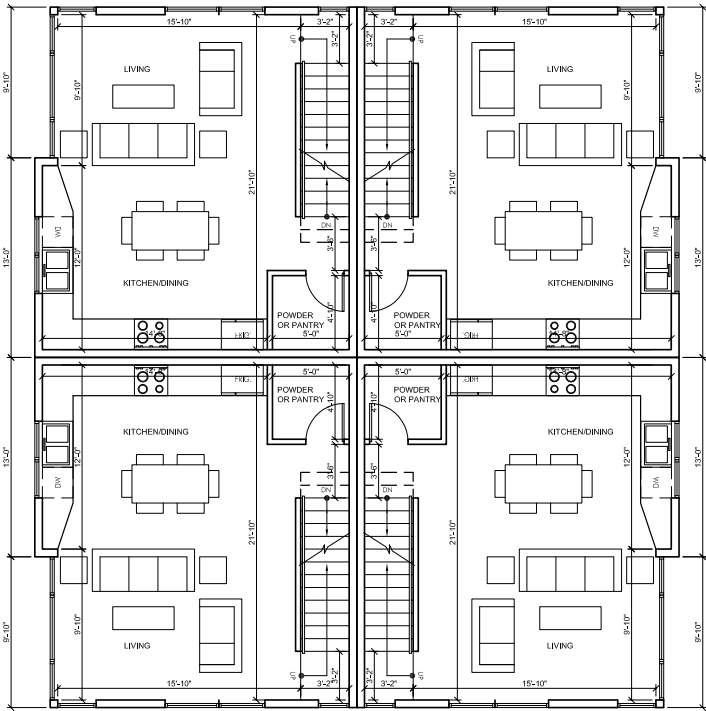


HIGH QUALITY MATERIALS

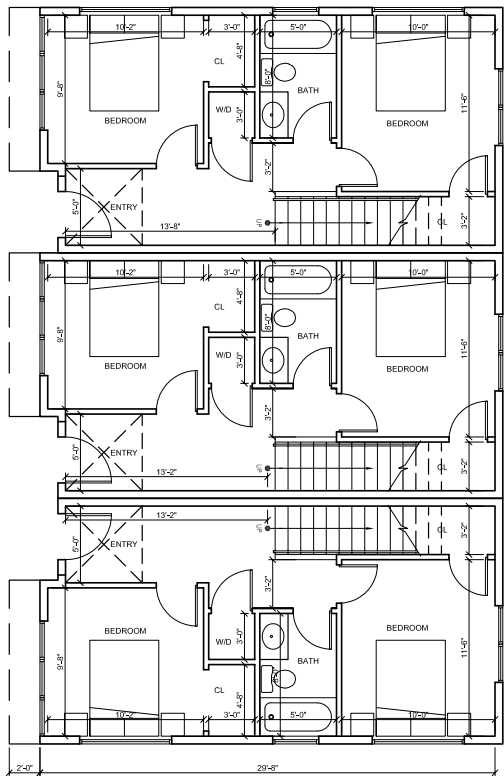
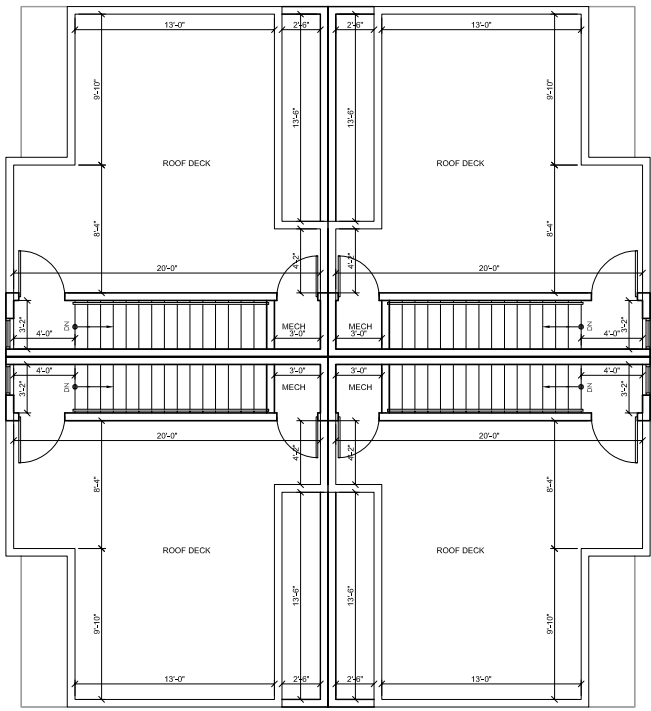
The building is clad in high quality, durable and attractive materials. The use of brick at the entries and wood at the base provides warmth, texture and scale at the pedestrian level.



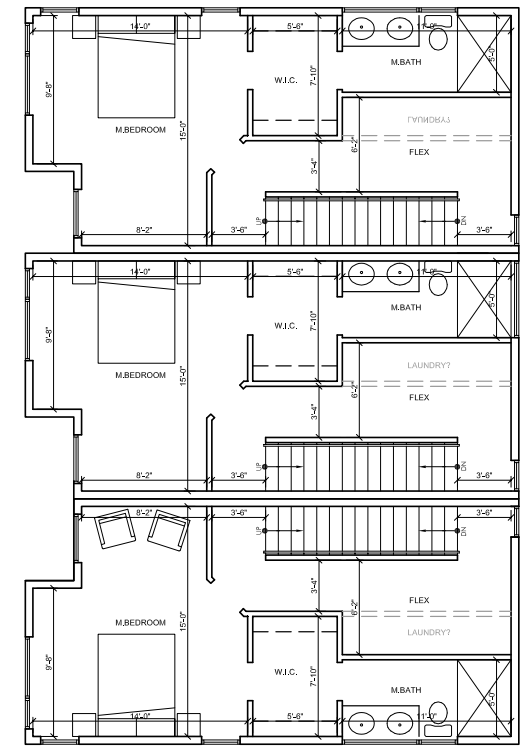
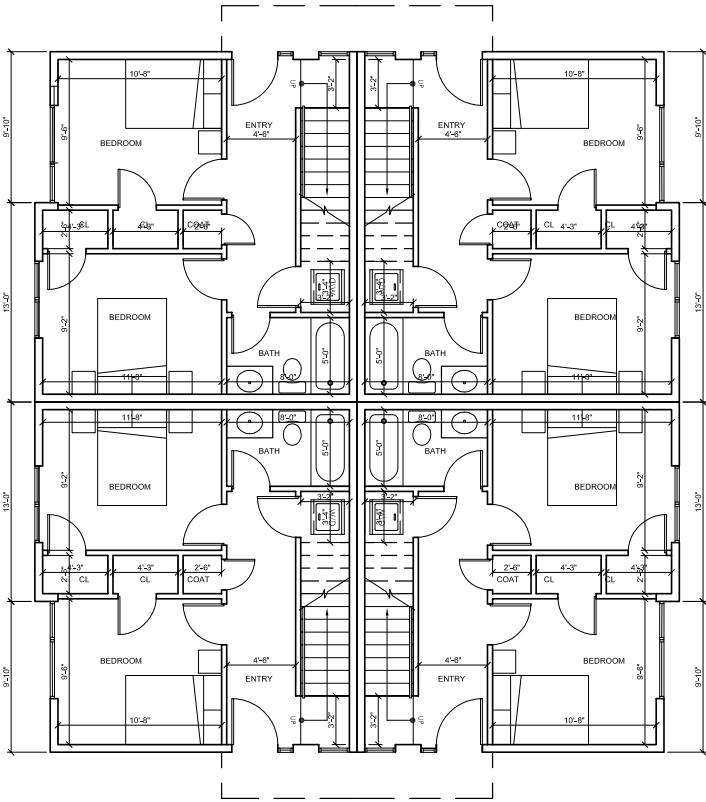
SECOND FLOOR PLAN



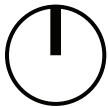
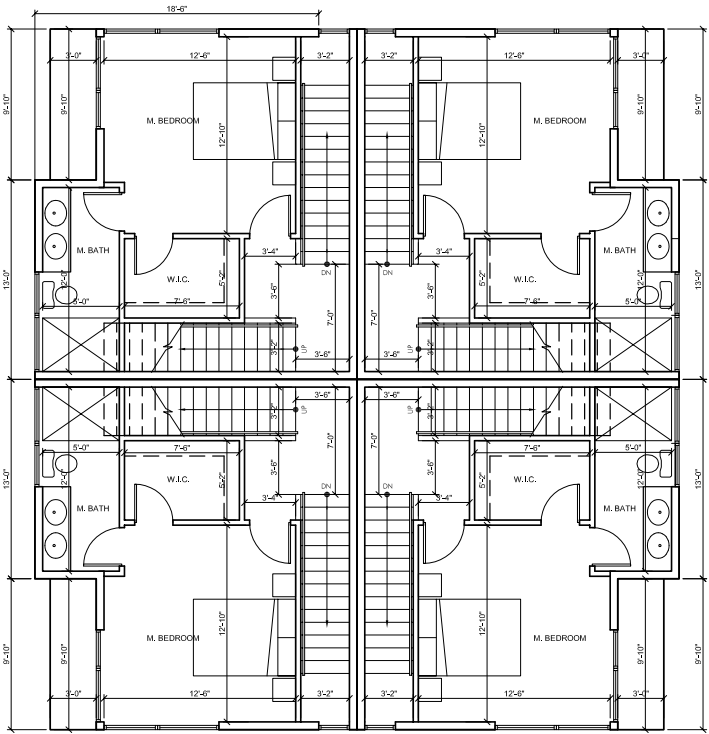
ROOF PLAN



FIRST FLOOR PLAN



THIRD FLOOR PLAN





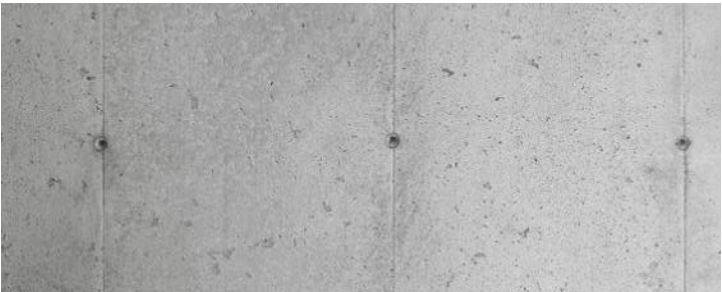
① MARINE GRADE PLYWOOD



② BRICK



③ CEMENTITIOUS PANEL



④ CONCRETE



PROPOSED MATERIALS

Marine grade plywood, dark brick and light cementitious panel are the main building materials to be utilized on the project. The plywood and brick will be used at and near entries and along pathways to add warmth, texture and scale to the pedestrian experience. The same material palette is used throughout the development treating all facades similarly with these high quality and textural materials. Light cementitious panel in a vertical orientation compliments the wood and brick and the panel breaks reinforce the order and proportion of the individual units. Concrete will be used at site retaining locations and to create the bioretention planters at the street facing unit entires and in the common green space landscaping.



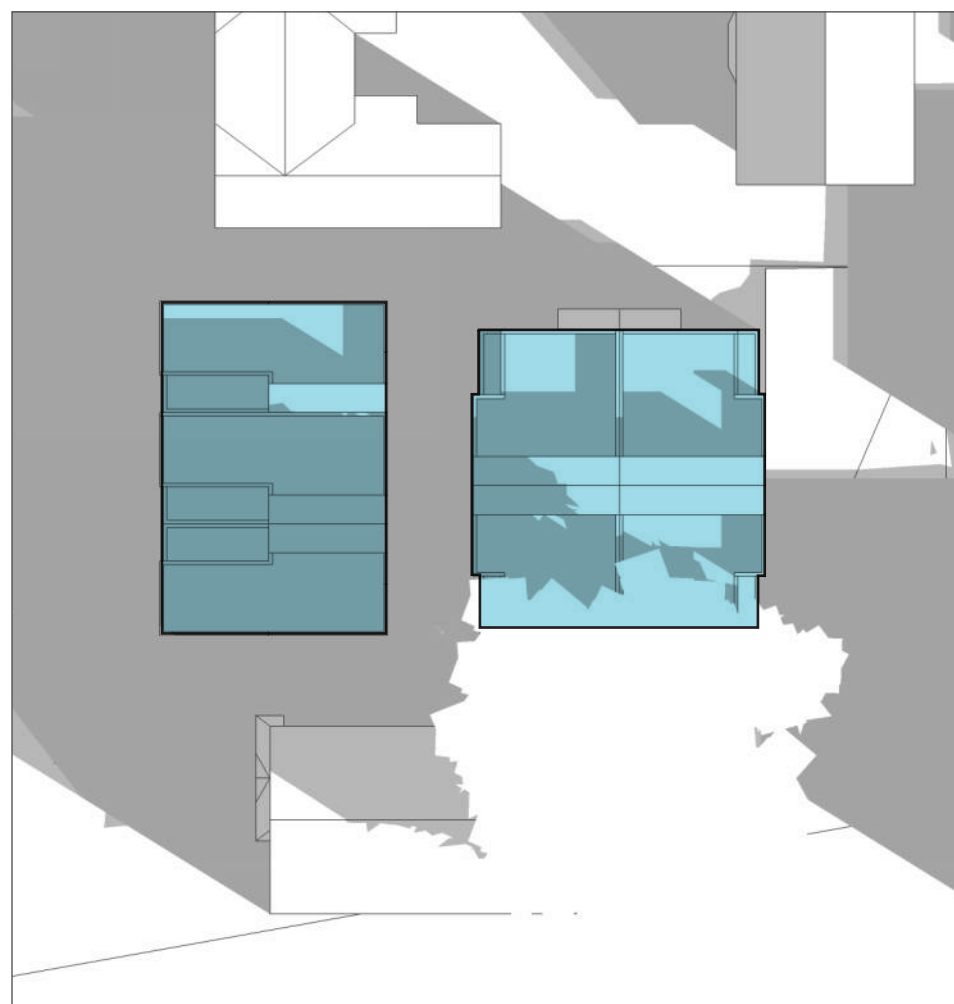
PRIVACY STUDIES - NORTH NEIGHBORS



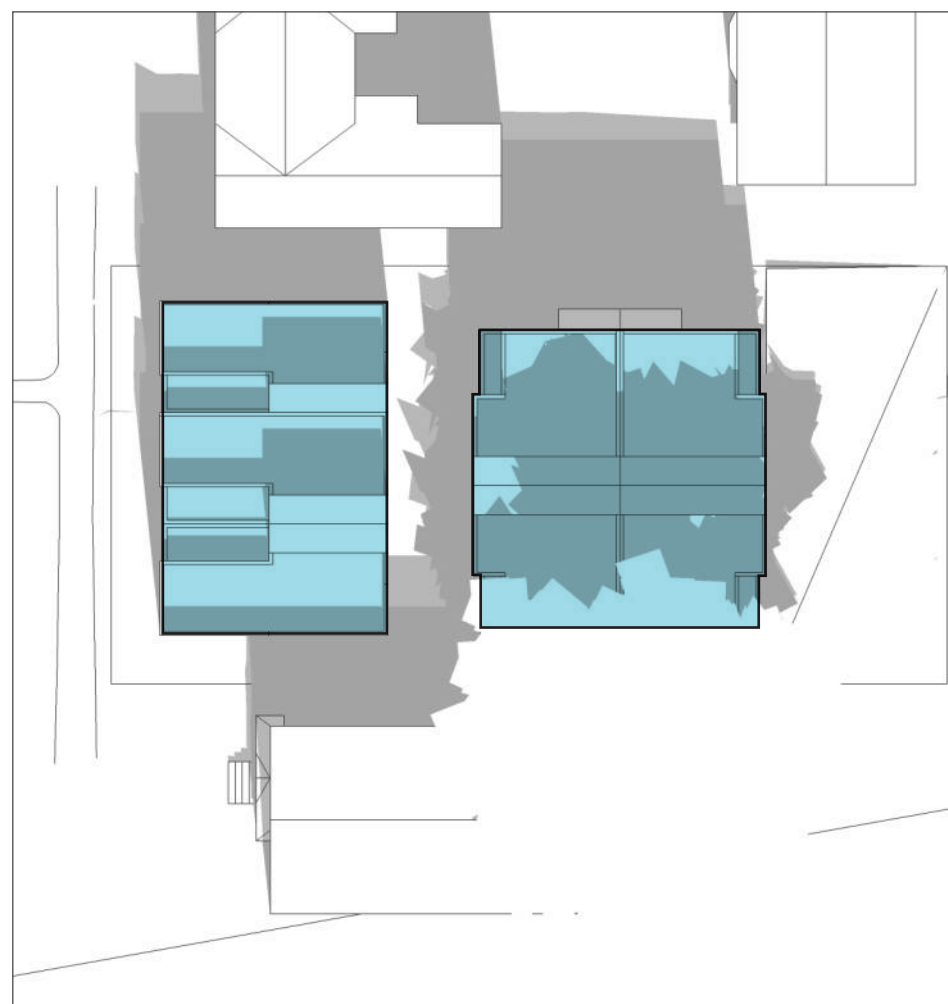
PRIVACY STUDIES - SOUTH NEIGHBOR

OUTLINE OF
PROPOSED
BUILDING

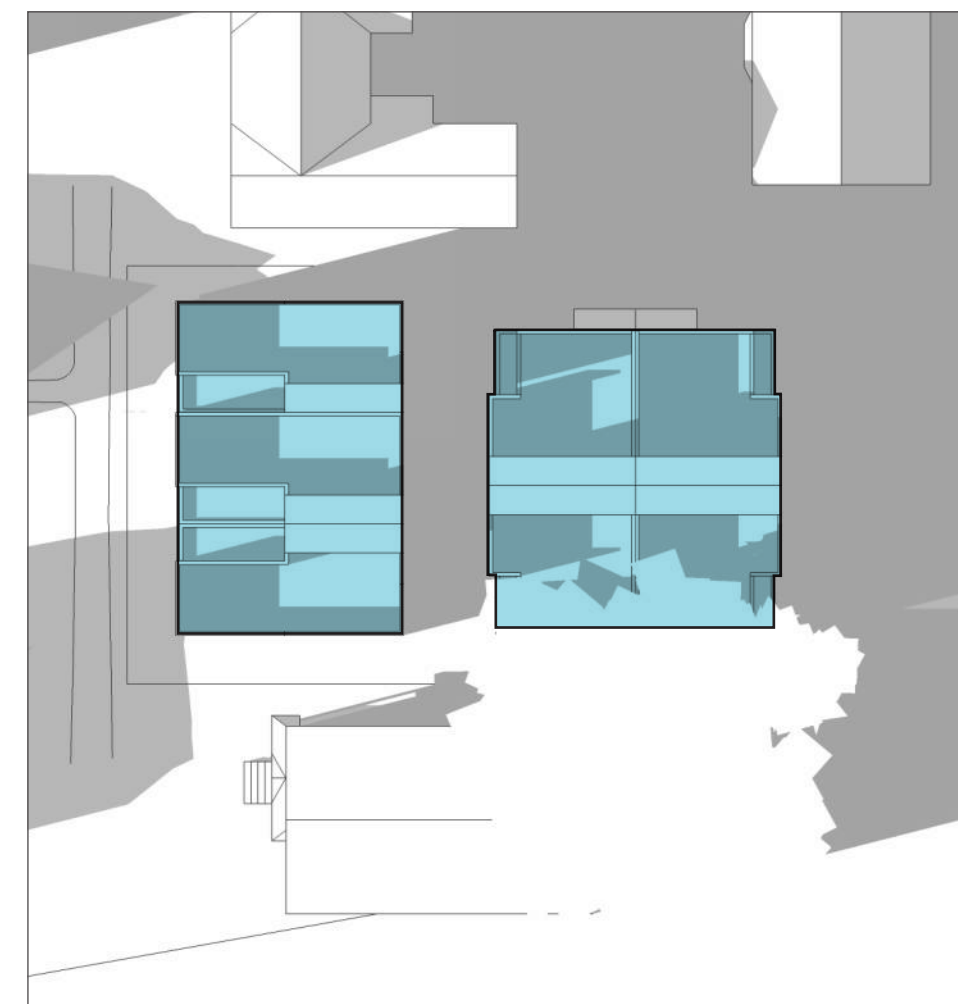
■ NEIGHBORING
BUILDING



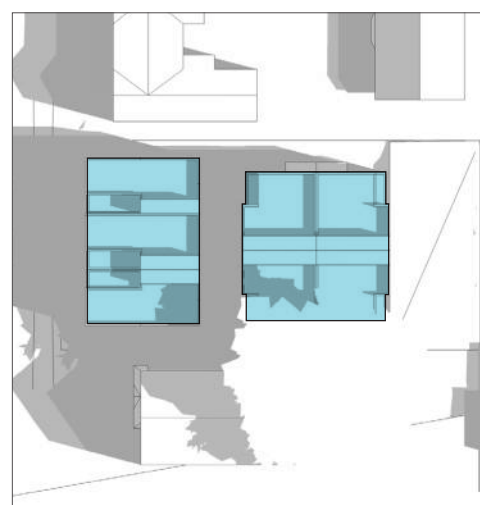
MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



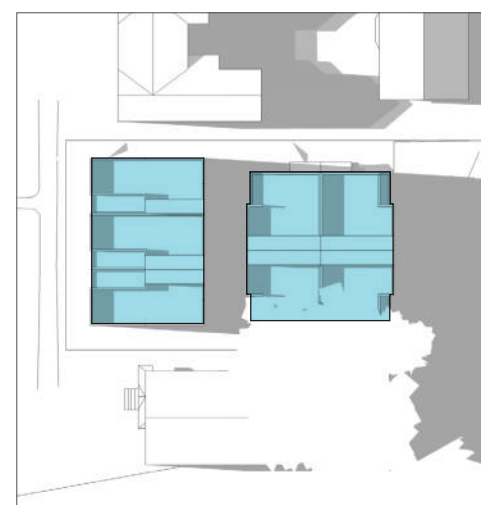
MARCH / SEPTEMBER 21, 5 PM



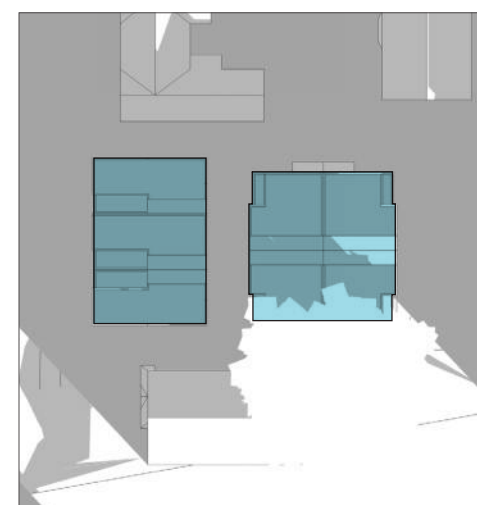
JUNE 21, 9 AM



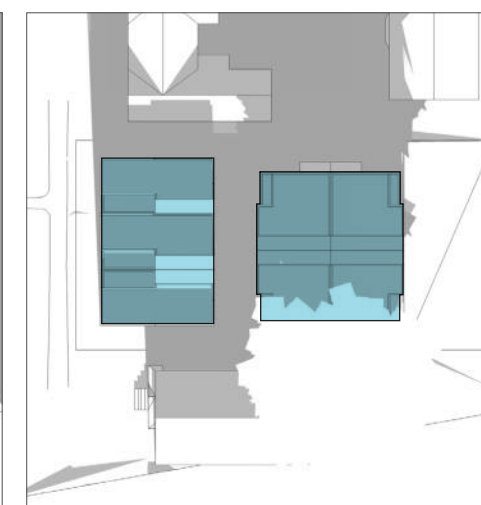
JUNE 21, 12 PM



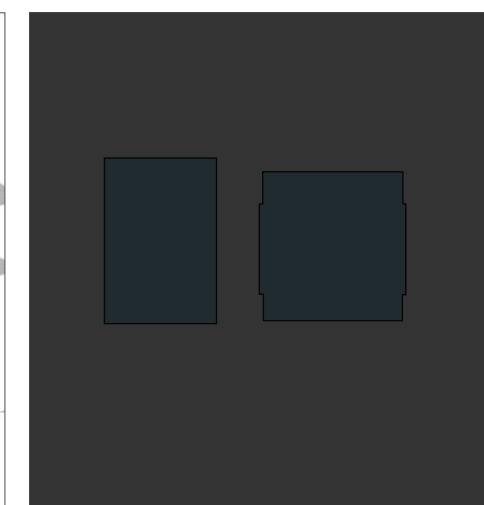
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

**PENTHOUSE LOCATION**

The penthouses are located toward the center of each building to minimize the impact on views from the apartment building to the east and other adjacent buildings. They are also located away from building edges to reduce the shading impacts on the neighbors to the north.

CS1.B, CS2.D, DC2-A, DC2-B

MASSING AND MODULATION

The building is broken down into smaller volumes - a recessed entry plane and cantilevered living volume - to reduce the bulk and scale. Together the repeated massing, modulation and glazing proportions differentiate individual units.

CS2-D, PL3-A, DC2-A, DC2-B

HIGH QUALITY MATERIALS

Brick, wood and cementitious panel are high quality, durable and easily maintainable materials. The wood and brick add warmth, texture and a human scale to the project with their locations at entries and along the common pathways.

UNIT ENTRIES

Street facing entries are visible and identifiable from the street and provide clear lines of site from the units to the sidewalk.

PL2-B, PL2-D, PL3-A

SITE CIRCULATION AND SIGNAGE

Individual pathways lead from the sidewalk to the unit entries and two common pathways along the north and south connect the sidewalk to the common green space, rear units and parking at the alley. Address signage is prominently displayed at unit entries and along the pathways to facilitate wayfinding.

PL1-B, PL2-D, PL3-A, DC4-B, DC4-C

LANDSCAPING

The existing bermed earth rising from the sidewalk to the building is retained to keep a unified block front, rather than leveling the grade. Bioretention planters are located at each unit entry to delineate individual units and detain stormwater runoff from the roof.

CS1-C, CS2-C, CS3-A, DC4-D

VIEW FROM 16TH AVE NE





REAR UNIT ENTRIES

REAR UNIT ENTRIES
The entries to the rear units are oriented to the north and south of the site along the common pathways. With this side orientation the entries are visible from the street. Thin metal awnings offer weather protection and serve as a wayfinding device. Warm, textural materials are located near the entry and address signage makes wayfinding clearer.
PL1-B, PL2-D, PL3-A, DC2-C



CENTRAL GREEN SPACE

COMMON GREEN SPACE
The space between the two buildings serves as common green space for the residents of the property with the ability to be used for informal gathering, children’s play, gardening, etc. Landscaping, planters at seat height and lighting enhance the usability and aesthetics of the space.
PL1-C, DC3-B, DC3-C, DC4-B, DC4-C, DC4-D



UNITS ALONG SOUTH SIDE

SITE CIRCULATION AND SIGNAGE
Common pathways along the north and south connect the sidewalk to the common green space, rear units and parking at the alley. Address signage is prominently displayed at unit entries and along the pathways to facilitate wayfinding.
PL1-B, PL2-D, PL3-A, DC4-B, DC4-C

MASSING AND MODULATION
The rear units are vertically modulated to reduce the height and scale of the buildings as perceived by the neighbors and from the vantage point of the common space and the alley.
CS2-D, DC2-A, DC2-B

HIGH QUALITY MATERIALS
The same high quality material palette is used throughout the entire development, especially at building entries and along pathways where it provides texture and scale to the pedestrian experience.
DC2-B, DC2-D, DC4-A



PENTHOUSE LOCATION
The penthouses are located toward the center of each building to minimize the impact on views from the apartment building to the east and other adjacent buildings. They are also located away from building edges to reduce the shading impacts on the neighbors to the north.
CS1.B, CS2.D, DC2-A, DC2-B

SIDE SETBACK FOR EXCEPTIONAL TREE
The east building is setback 8'-8" from the south property line to remain outside of the inner root zone of the exception European Birch Tree, preserving the tree and reducing the perceived height and bulk of the building.
CS2-B, CS2.D, PL1-B, DC4-D

PEDESTRIAN PATHWAYS
A pathway from the sidewalk to the alley connects the units, common green space and the parking and solid waste storage areas.
PL1.B, PL2-D

EYES ON THE ALLEY
Generous alley facing windows provide added security and visual surveillance of the alley.
PL2-B

HIGH QUALITY MATERIALS
The same high quality material palette is used throughout the entire development.
DC2-B, DC2-D, DC4-A

HARDSCAPE
A permeable pavement surface is used at the parking and solid waste storage locations.
DC4-D

BIRDSEYE



PARKING ALONG ALLEY