



2022 S. Main Street

6 TOWNHOMES
STREAMLINE DESIGN REVIEW : MANDATORY

DPD PROJECT NO.:

3024291

APPLICANT CONTACT:

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SITE INFORMATION

ADDRESS
2022 South Main Street, Seattle WA 98144

DPD PROJECT NO.
3024291

PARCEL(S):
331950-0365

SITE AREA
4,800 SF

OVERLAY DESIGNATION
Capitol Hill Urban Center Village, Frequent Transit
Overlay

LEGAL DESCRIPTION
Lot 17, Block 9, Hill Tract addition to the City of
Seattle, according to the plat thereof recorded in
Furth's volume 8 of plats, page 42, records of King
County, WA.

LAND USE DATA

ZONING
LR 3

LOT SIZE
4,800 SF

RESIDENTIAL UNITS
6 Units

FAR
1.4 (6,720 SF)

PROPOSED FAR
6,192 SF

ECA
No

PARKING REQUIREMENT
None required

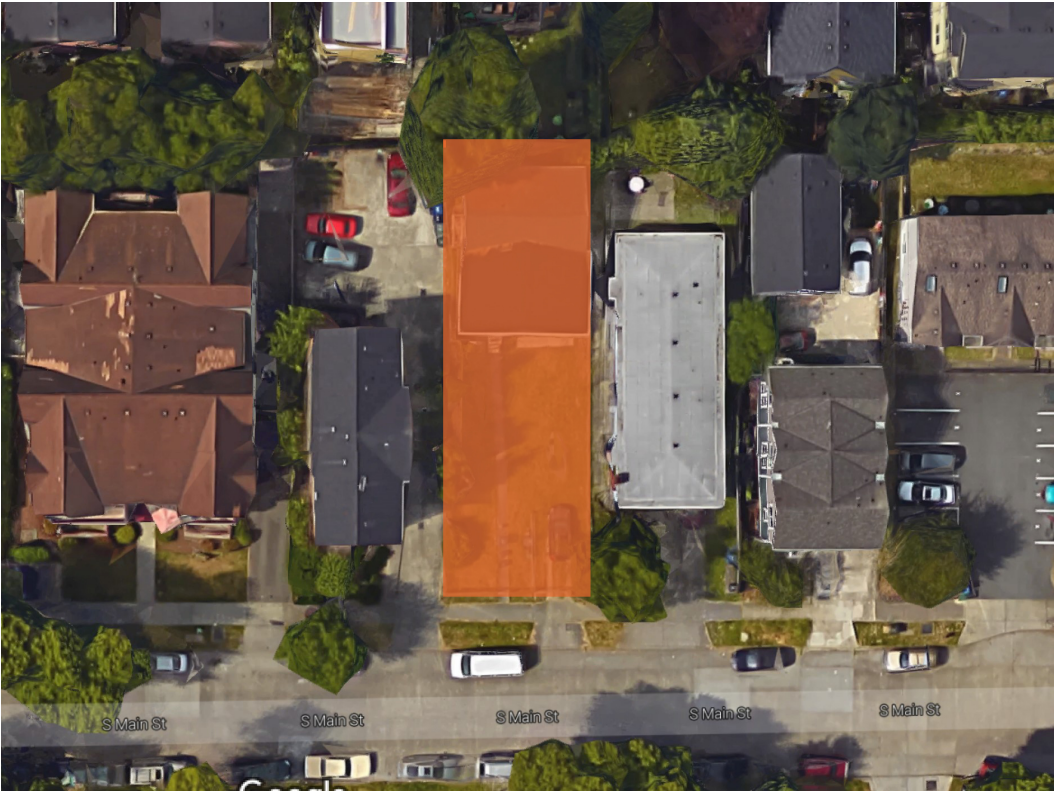
PROJECT INTRODUCTION

DEVELOPMENT OBJECTIVES

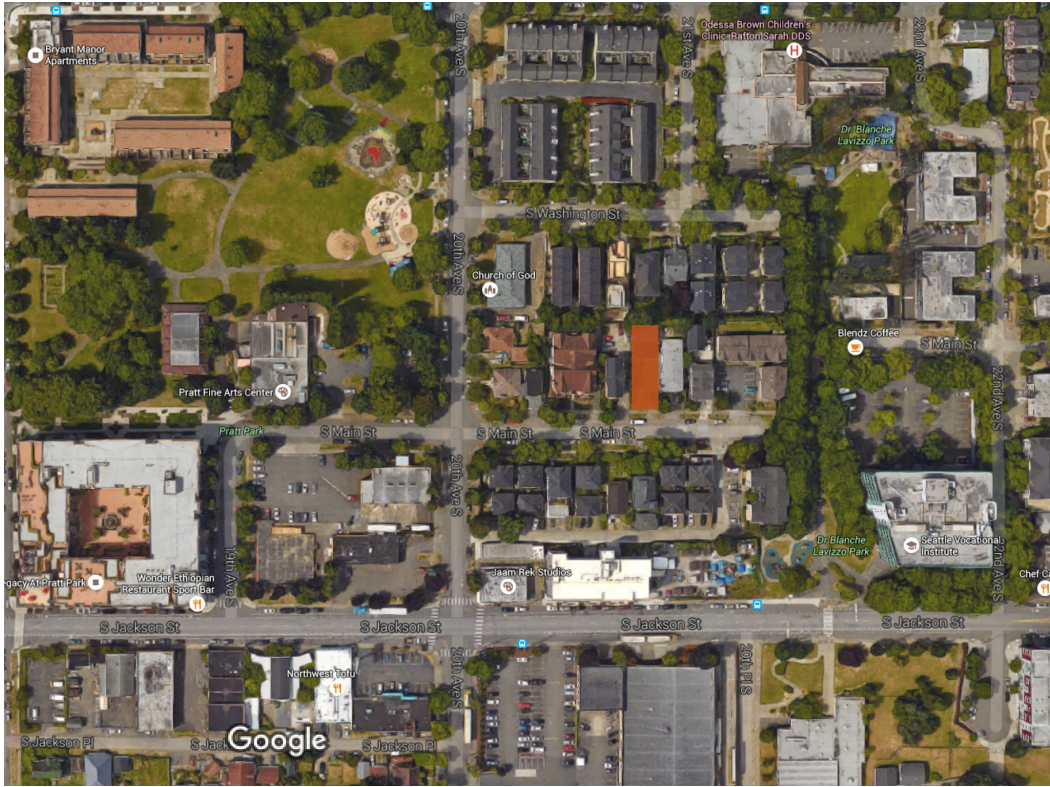
The development being proposed is to build a community of 6 townhome units. The project objective is to create a modern, livable, aesthetically pleasing development aimed at SPU students, first-time home-buyers or people looking to downsize. The proposed development is for three structures.

DEVELOPMENT SUMMARY

| Building | FAR SF |
|----------|----------|
| BLDG1 | 2,064 |
| BLDG2 | 2,064 |
| BLDG 3 | 2,064 |
| | |
| Total | 6,192 SF |



AERIAL MAP (GOOGLE EARTH)



6-BLOCK AERIAL (GOOGLE EARTH)

CONTEXT ANALYSIS

Vicinity Map & Zoning Map

SITE DESCRIPTION & ANALYSIS

The property is located at the southern edge of the Squire Park Area of Seattle's commonly know 1st Hill neighborhood and the Central District neighborhood. Located just one block to the west, is the 3-building campus of the non-profit, Pratt Fine Arts center; which serves about 3,200 students and 500 working artists. To the north of Pratt Fine Art Center is Pratt Park, a 5.6 acre Seattle Park that includes basketball, a decorative fountain, picnic sites, restrooms, paths, and wading pools. To the north east, about 7-8 blocks, is a community landmark, Garfield High School (a Seattle Public School); which serves approximately 1,240 students. Seattle University is to the far northwest corner of the Squire Park Area and hosts about 7,405 students.

The site lot and the lots immediately adjacent to the site lot, are designated LR3 zoning; which permits the proposed use of multi-family town-homes.

Adjacent structures to the site lot are all residential and tend to be one to three stories with on-street parking, parking in the rear, or a driveway with a garage.

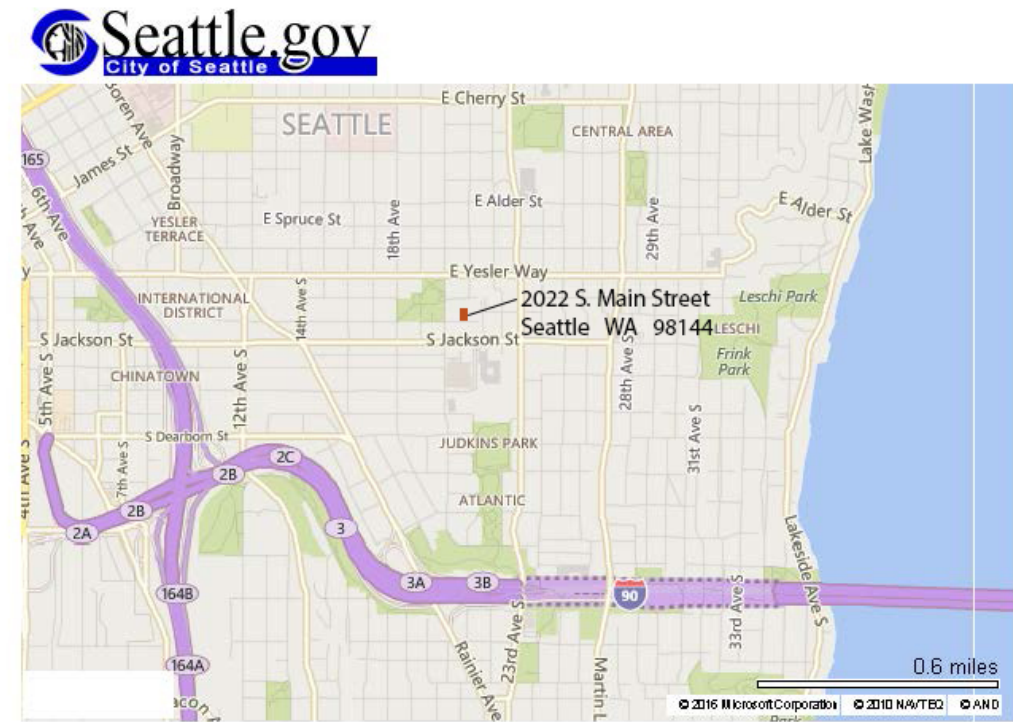
The site is has a gradual slope up from the south lot line (from the street) to the north lot line; a total of about 10 feet. There are no exceptional trees on site, in fact there are no trees on the site lot ... only a 'dead-snag' per the tree inventory report, see page 8 for Tree Inventory. There is an exceptional tree located on the adjacent rear property, to the north, that will be protected during construction.

ZONING ANALYSIS

The site lot is designated and Urban Village: "3rd & Union - Jackson (Residential Urban Village)". The site lot is not listed as having the designation of an historic district.

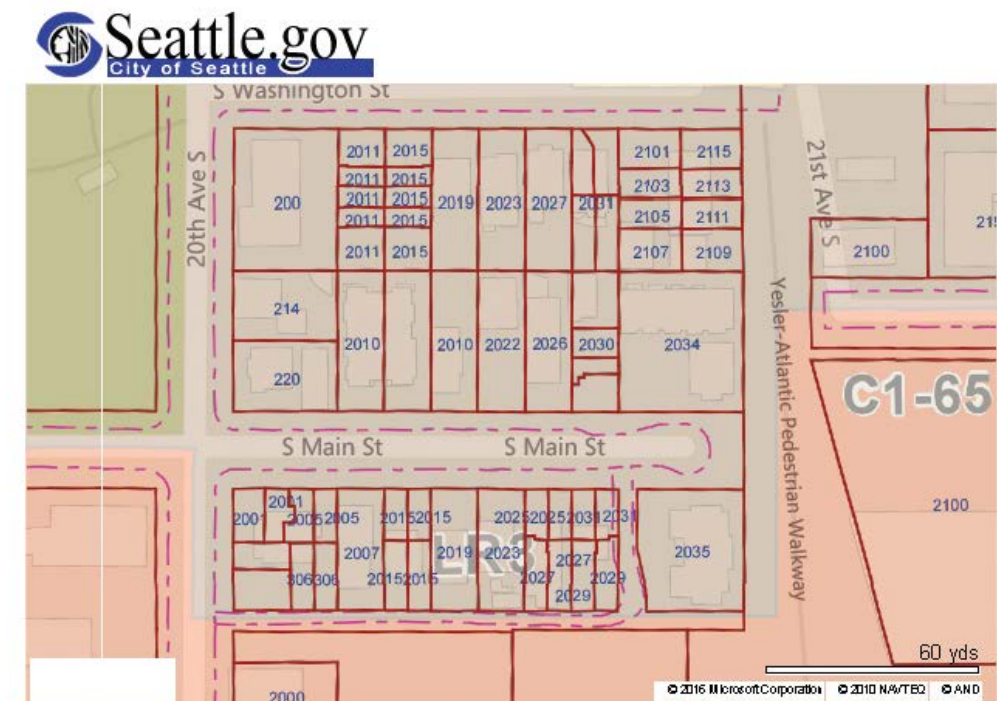
TRANSPORTATION

South Main Street is a non-arterial, dead-end street, that runs perpendicular off of 20th Avenue East; which is a non- high frequent street, with only moderate traffic in either direction. 20th Avenue East it appears to serve mainly , only the local, Squire Park Area. South Jackson Street is the closest High Frequent Transit Corridor, providing Metro bus stops that run in both directions east/west to I-5 or downtown Seattle.



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VICINITY MAP



Displaying layers:
DetailedZoning
BuildingOutlines
HouseNumbers
PavementEdge
Parcels

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ZONING MAP

CONTEXT ANALYSIS

NEIGHBORHOOD VICINTY CONTEXT
SQUIRE PARK AREA NEIGHBORHOOD, SEATTLE, WA

Community Pea Patch
DISTANCE FROM SITE (0.6 MI):
🚲 5 MIN. 🚶 12 MIN.



Garfeild High School
DISTANCE FROM SITE (0.6 MI):
🚲 3 MIN. 🚶 11 MIN.



NEIGHBORHOOD DESIGN

The Squire Park Area neighborhood has multiple schools; each with it's own note-worthy, eclectic architecture. The historic, Garfield High School building boasts the Jacobean architectural style with elaborate terra-cotta details. Buildings on the Seattle University campus celebrate modern, repetitive clean lines and innovative detailing. The small buildings comprising the campus of Pratt Fine Art Center are one-story buildings with little to no modulation. Also in the neighborhood vicinity is a pea - patch and very user-riently Edwin T. Pratt Park.



Seattle University
DISTANCE FROM SITE (1.2 MI):
🚲 8 MIN. 🚶 24 MIN.



The Townhomes of Squire Park
2022 South Main Street, Seattle WA 98144
DPD #3024291 Streamline Design Review



Edwin T. Pratt Park
DISTANCE FROM SITE (0.1 MI):
🚲 1 MIN. 🚶 2 MIN.



Pratt Fine Arts Center
DISTANCE FROM SITE (0.1 MI):
🚲 1 MIN. 🚶 2 MIN.



CONTEXT ANALYSIS

SITE/STREET CONTEXT

SOUTH MAIN STREET, SEATTLE, WA

STREET DESIGN

The buildings on the site's street consist mainly of residential and multi-family buildings. There are a couple craftsman single family residences on the street (one in poor condition) and some other single family residences. Some of the larger structures on the street are larger multi-family buildings, with pitched roofs. The use of windows, material, texture, and massing, help to break up the façades. There is no significant emerging style on the street... The townhomes, with this project, aim to increase the viability and worth of the street by defining an updated, contemporary development.



SOUTH MAIN STREET - Looking north

SITE
2022 S. Main Street



SOUTH MAIN STREET - Looking south



20TH AVENUE SOUTH - Looking east - Modern townhouse development, around the corner, currently under construction

SITE CONDITIONS, EXSITING

SITE PHOTOS

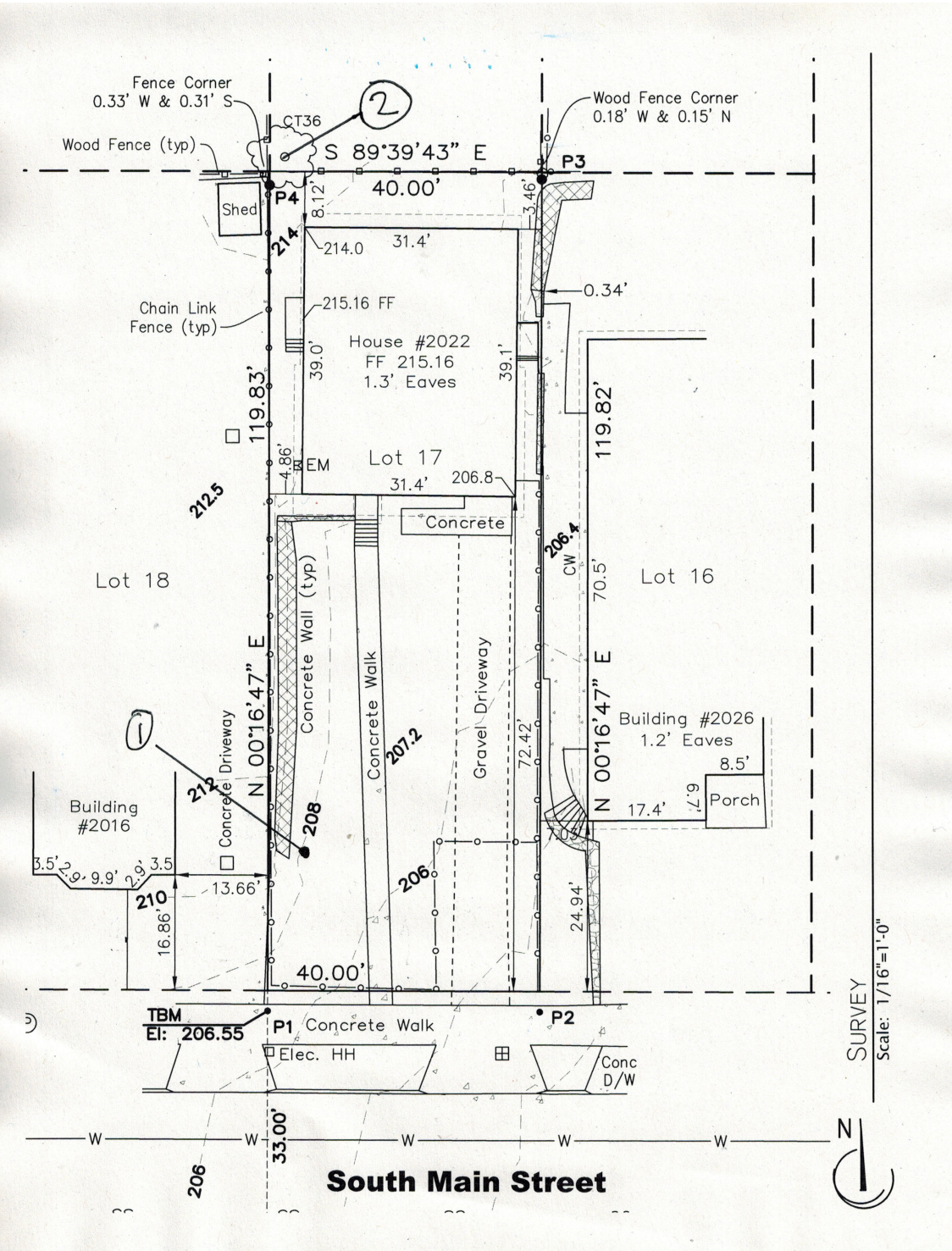
2022 SOUTH MAIN STREET, SEATTLE, WA 98144



SITE
2022 South Main Street

SITE CONDITIONS, EXISTING

SURVEY/ TREE INVENTORY



| Tree # | Species | Size inches | Exceptional | Drip line radius all sides unless noted in feet (For Exceptional and border trees, trees over 24") | Condition/ Structure (Poor, fair, good, excellent) | Health (Poor, fair, good, excellent) | Remove for Infrastructure during Development |
|--------|---------------------------------------|-------------|-------------|---|--|---------------------------------------|--|
| 1 | ? Dead snag | 20 | No | | Dead snag | Dead snag | Yes |
| 2 | Lombardy poplar, <i>Populus nigra</i> | 36 estimate | Yes | 12 | poor | fair | Adjacent property's |

Conclusions

Tree number 2 is the only Exceptional tree and is on adjacent property. Invasive roots from tree #2 have shot up suckers on the west side of the property. Once excavation is done for any structure near the tree, root barriers should be installed to deflect roots down and away from foundations. http://hort.ufl.edu/database/documents/pdf/tree_fact_sheets/popniga.pdf

Work Cited

DPD Director's Rule 16-2008-Designation of Exceptional Trees

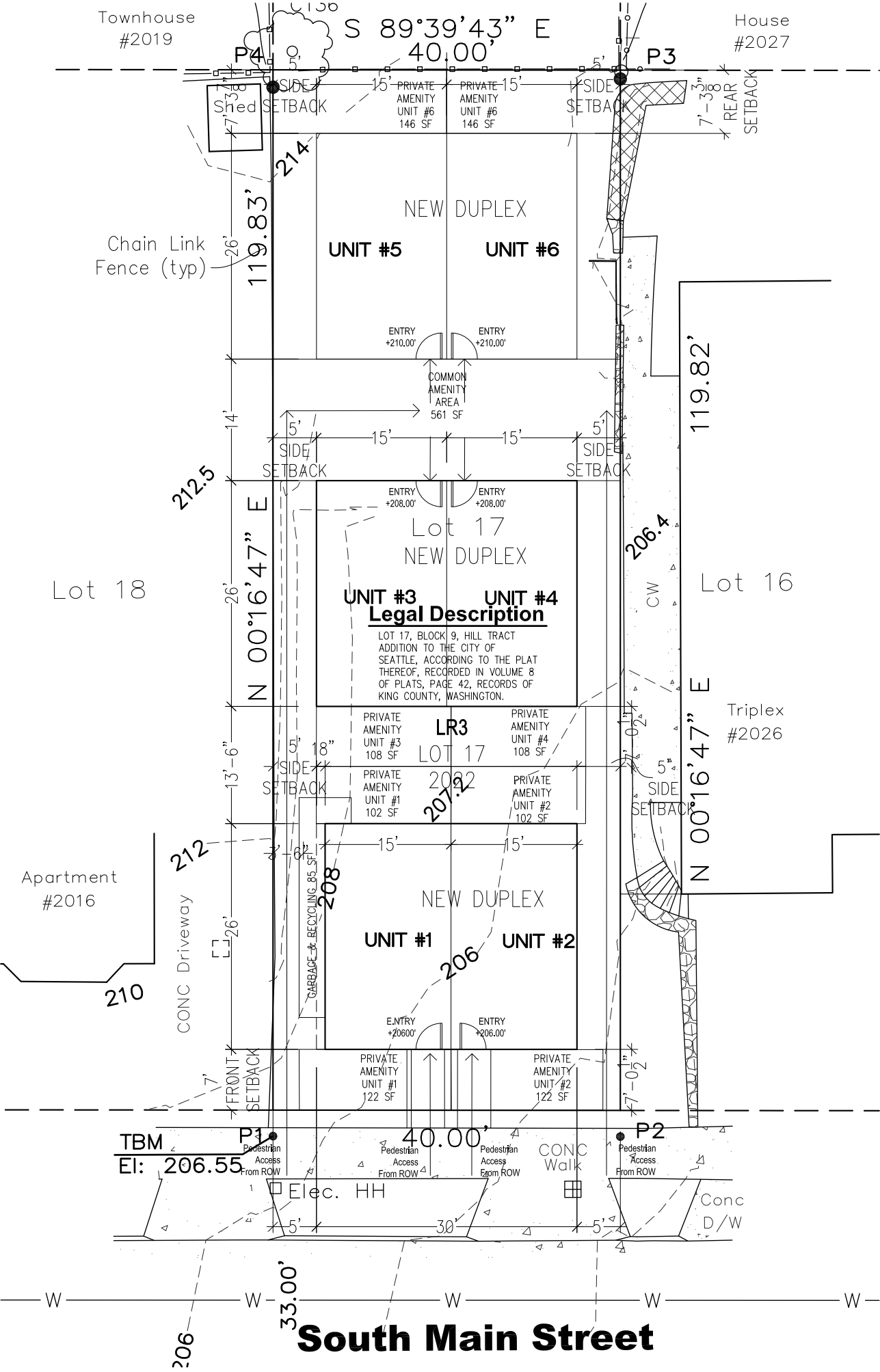
Glossary

DBH: diameter at breast height: the diameter of the trunk measured at 54 inches (4.5 feet) above grade.

John Kenney
ISA Certified Arborist/ Municipal Specialist PN 66 AM
ISA ualified Tree Ris Assessor
Certificate in Stream Restoration
Certificate in Project Management
(2 6)
john. enney 2 gmail.com

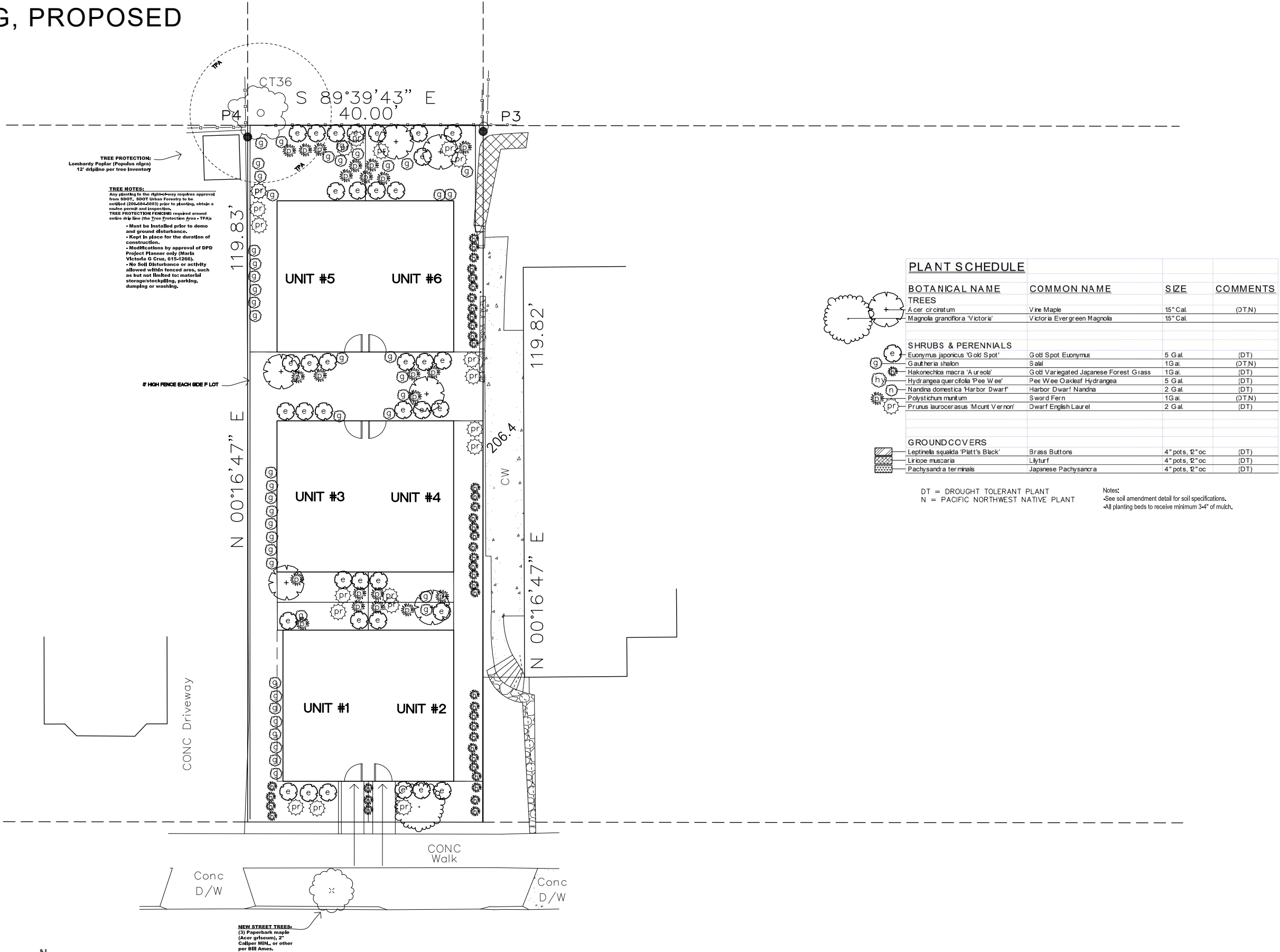
SITE PLAN, PROPOSED

PLAN - SITE



LANDSCAPING, PROPOSED

PLAN - LANDSCAPE



ZONING ANALYSIS

CODE COMPLIANCE

The site is designated an Urban Village: "3rd & Union - Jackson (Residential Urban Village)." The site lot is not listed as having the designation of an historic district.

| APPLICABLE | SMC | SM | COMPLIANCE | |
|---|-----------|--|------------|--|
| Floor Area Ratio (FAR) | 23.45.510 | 1.4 FAR limit in LR-3 zone for townhouses located inside urban villages and meets the requirements of 23.45.510.C. | ✓ | |
| Density Limits- Low-rise Zones | 23.45.520 | Townhouse development: Meeting 23.45.510.C- no limit. | ✓ | |
| Structure Height | 23.45.540 | 30' height | ✓ | |
| Setbacks & Separations | 23.45.580 | Front and rear setbacks: 7' average, 5' minimum Side setbacks from facades 40' or less in length: 5' minimum. 10' separation between principal structures. | ✓ | Page 11. Site |
| Amenity Area | 23.45.520 | 25% of lot area: 50% of required amenity space to be at ground level (10: min. dim. from side lot lines). Amenity areas on roof structures that meet the provisions of subsection 24.45.510 may be counted as amenity area provided at ground level. | ✓ | |
| LEED, Built Green & Evergreen Sustainable Development Standards | 23.45.560 | To achieve a higher far limit, townhouse will meet GREEN building performance standards. Either built GREEN 4 star rating or LEED Silver rating. | ✓ | Townhouse committed to achieving Built Green 4-Star rating |
| Structure Width & Facade Length Limits in LR Zones | 23.45.520 | Townhouses inside LR3 Urban Villages maximum width: 150' | ✓ | |
| Light & Glare Standards | 23.45.540 | All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' screen or hedge. | ✓ | |
| Parking Location, Access & Screening | 23.45.580 | Alley access required. The alley does not require improvements. | ✓ | |
| Pedestrian Access & Circulation | 23.53.060 | Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual. | ✓ | |
| Solid Waste & Recyclable Materials Storage & Access | 23.54.040 | (1) 2' X 6' area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day. Storage areas. | ✓ | Page 11. Site |
| Require Parking | 23.54.050 | Residential Use Urban Village, within 1320 ft. of street with frequent transit service. No parking required. Bicycle Parking: 1 space per 4 dwelling units | ✓ | Page 11. Site |

DESIGN GUIDELINES

RESPONSE TO PRELIMINARY GUIDANCE AND SITE RECONNAISSANCE CHECKLIST

Per Streamline Design Review:
Carly Guillory, from meeting May 26thd Use Planner : Carly Guillory : May 26th, 2026

PL1. Open Space Connectivity

- I. Walkways and Connections
- i. How does the proposed townhome project connect to the street and neighborhood?
- Design Response:
- Existing sidewalks will be maintained and the planting strip will be updated with a street tree to build continuity with neighboring lots. Units will have large windows, aka "eyes on the street" to promote connectivity of knowing the neighbors, which adds to the sense of community as well adding to the safety of the street. The absence of large garage doors helps present a larger façade area facing the street. Paths down either side of the lot promote and open, inviting atmosphere; and 5' fences along the east and west lot lines provide a buffer to the neighbors. Also, robust landscaping will be added in the front setback, as well as between buildings. Please see pg. 24 for Detail Sample Photos.

PL2. Walkability

- I. Safety and Security / Human Scale
- i. How do building design elements and details promote safety and security and achieve a desirable human Scale?
- Design Response:
- Up/Down lighting located at key entry and ciculation sposts will enforce the sense of security for this townhouse project. The townhouse project facades will have differentiation with siding, with the colors and orientations to provide changes in scale and texture which will promote a desirable human scale for the residents and neighbors. Other smaller scale details such as lighting, landscape and awnings will help break down the facade and promote a smaller, more tangible human scale to the project. Please see pg. 24 for Detail Sample Photos.

PL3. Street Level Interaction

- I. Entries
- i. The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.
- Design Response:
- Building entrances will be easily identifiable by metal canopies, lighting and robust landscaping, including inviting pathways. Lighting will be strategically placed to provide security and safety without being a nuisance to adjacent properties. Please refer to pg. 24 for Detail Sample Photos.

DC1. Project uses & Activities

- I. Screening of Garbage and Recycling
- i. How does the proposed townhome project plan to screen garbage and recycling?
- Design Response:
- Screening of Garbage and Recycling will also be provided. by fencing that matches the 5' fences along the lot lines.

DC4. Exterior Elements and Materials

- I. Exterior Elements and Finishes / Signage / Lighting
- i. How does the proposed townhome project plan to incorporate signage and lighting to the proposed townhouse project?
- Design Response:
- Please refer to pg. 24 for Design Sample Photos of signage and lighting; both wich are planned to be thoughtfully placed, in clear unobstructed views from the street.

ARCHITECTURAL CONCEPT

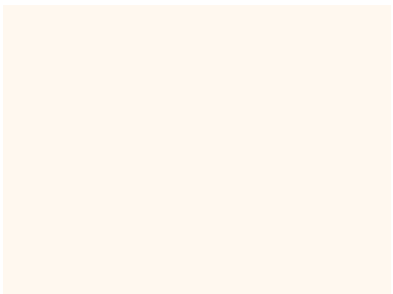
RENDERING PERSPECTIVE : STREET FACADE



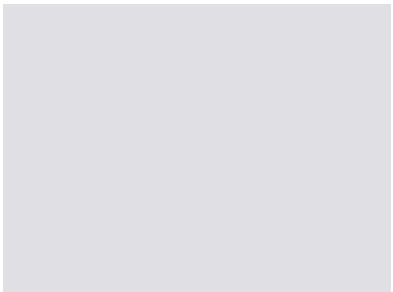
FASCIA BOARD : DARK



HARDI-PANEL : LIGHT (Horizontal)



HARDI-PANEL : GRAY ((Vertical)



The following Design elements are considered to create inviting entries and enhance the street corridor and Squire Park Area neighborhood:

The facade massing is divided to minimize the massing and to address a more human scale.
The material choice of the Hardi-Panel, connects this project to the neighborhood by reinforcing the clean, contemporary character of the street and also creates a defined, modern contemporary development.
The Hardi-Panel Siding varies: Horizontal for the Light colored panels and Vertical for the dark colored panels to add interest texturally. Variations of roof line break up the edge of the building where it meets the sky, so it is more pleasing and less-oppressive building. The edge of the roof line varies with light colored Hardi-Panel at the parapets adjacent to contrasting dark colored fascia at the eaves.
Bold entry doors with metal awnings (awnings not shown) differentiate themselves from the Hardi-Panel siding and announce the entry of each individual unit.
Large windows on the facade give 'eyes on the street' for added safety and provide a friendly facade to the street corridor.
Low-maintenance, robust landscaping in the front setback provides amenity space and a clean, cared for appeal to the homes.
Up/Down cylinder lighting at each entry is proposed (not shown) to celebrate each individual unit and adds security by having well-lit spaces.

ARCHITECTURAL CONCEPT

RENDERING PERSPECTIVE : SITE MASSING : GENERAL

The Townhomes of Squire Park project is comprised of three buildings/duplexes; each three-stories tall. This project divides the housing into three buildings instead of one large mass, and steps proportionately from the large, three-story massing of the building to the west; to the smaller, two-story massing of the building to the east. Both adjacent lots have one long, singular massing for each building. This project, with the three separate buildings creates interstitial spaces among the buildings, with green landscaping, long vistas, and light; which combine to enhance the livability for the residents as well as enhance the livability for the neighboring residents.



ARCHITECTURAL CONCEPT

RENDERING PERSPECTIVE : CONTEXT MASSING : WEST SIDE

Both the west and east lot lines of the property have a pedestrian path down the five foot setback to access the rear units and to access the common amenity space planned between the back and middle buildings. Along each pedestrian path a five foot high fence will be provided (not shown, so the renderings can more clearly illustrate the intent of the building's siding and massing). Robust landscaping is proposed between each building, including trees and shrubs, to enhance the views and interstitial spaces between the buildings. Illustrated in this rendering, the siding, along the west lot line, is a variation of vertical dark colored Hardi-Panel and alternating horizontal light colored Hardi-Panel. These variations in siding add interest to the building and down the circulation path; and help break up the massing of each building, as well as help create differentiation between each unit.



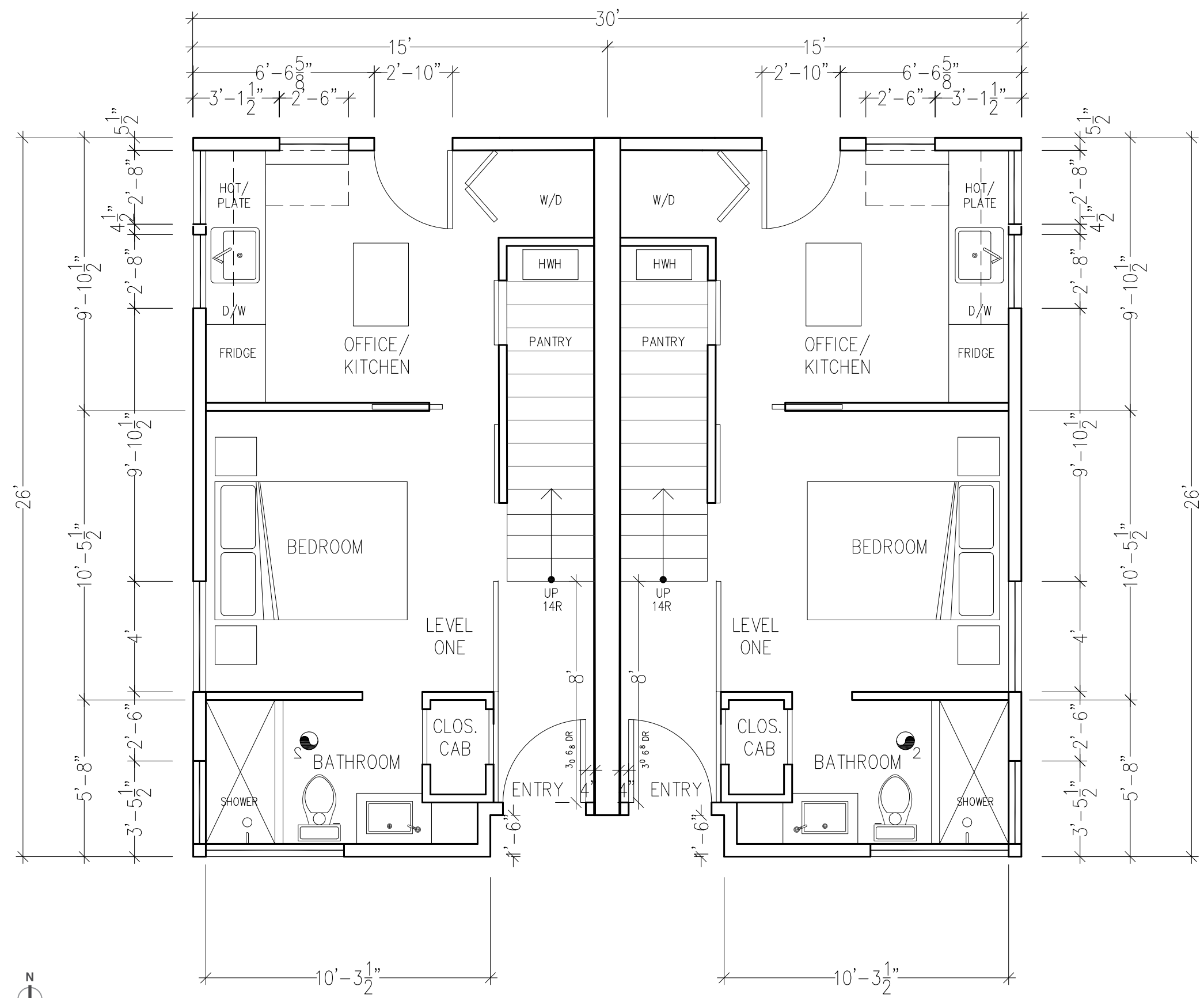
ARCHITECTURAL CONCEPT

RENDERING PERSPECTIVE : CONTEXT MASSING : EAST SIDE



ARCHITECTURAL DESIGN

FLOOR PLANS

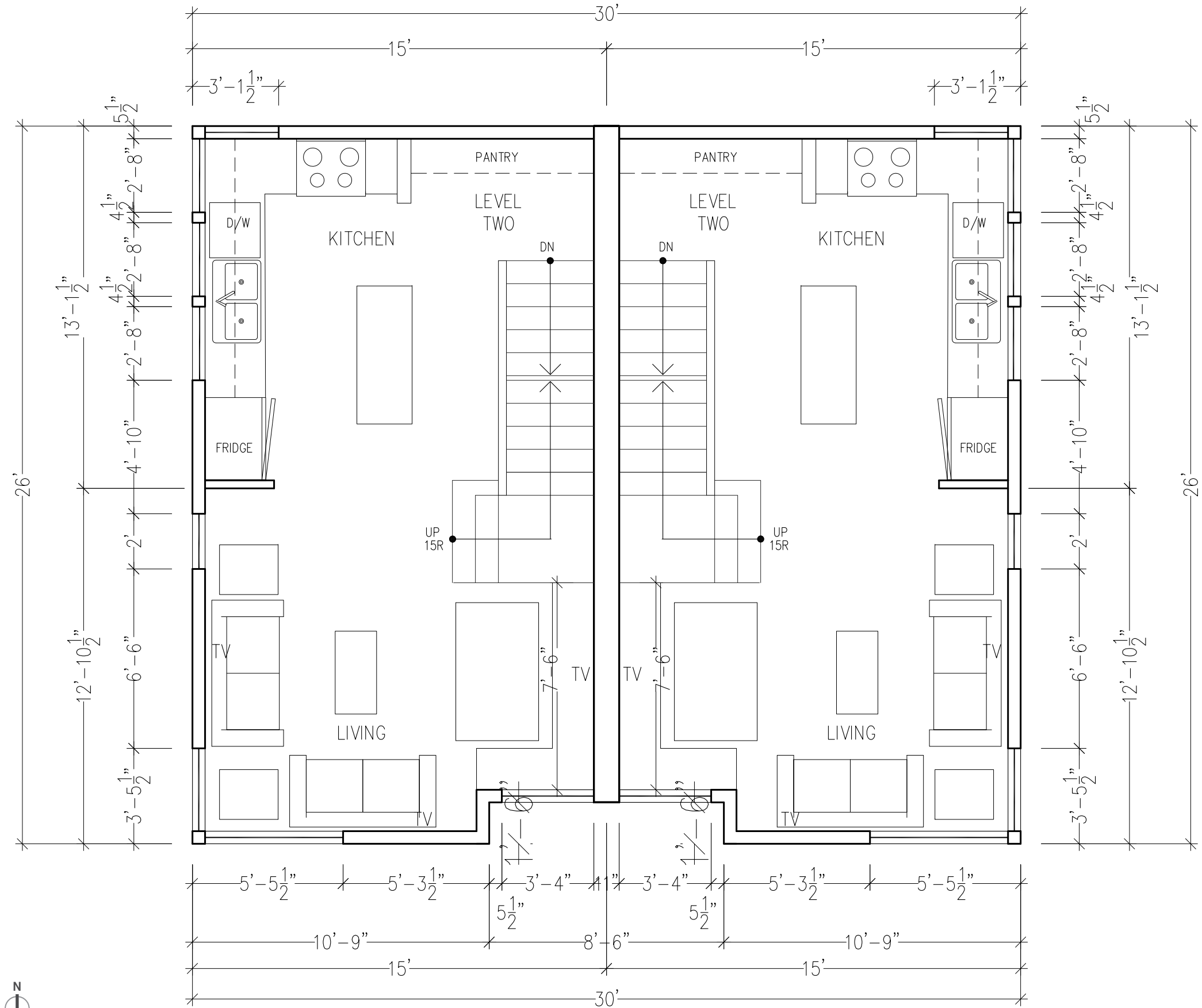


LEVEL ONE - FLOOR PLAN, NTS



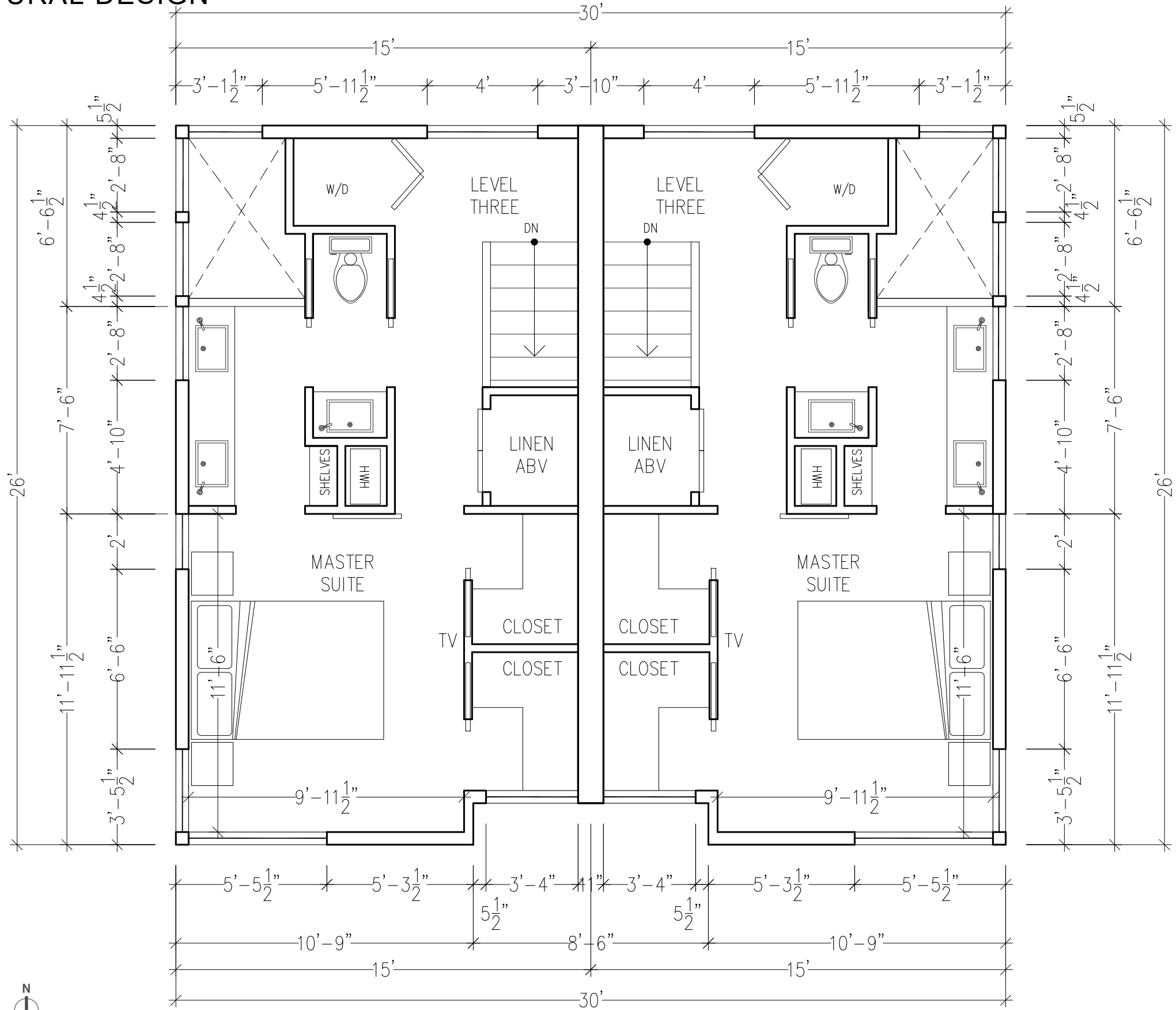
ARCHITECTURAL DESIGN

FLOOR PLANS



ARCHITECTURAL DESIGN






FLOOR PLANS

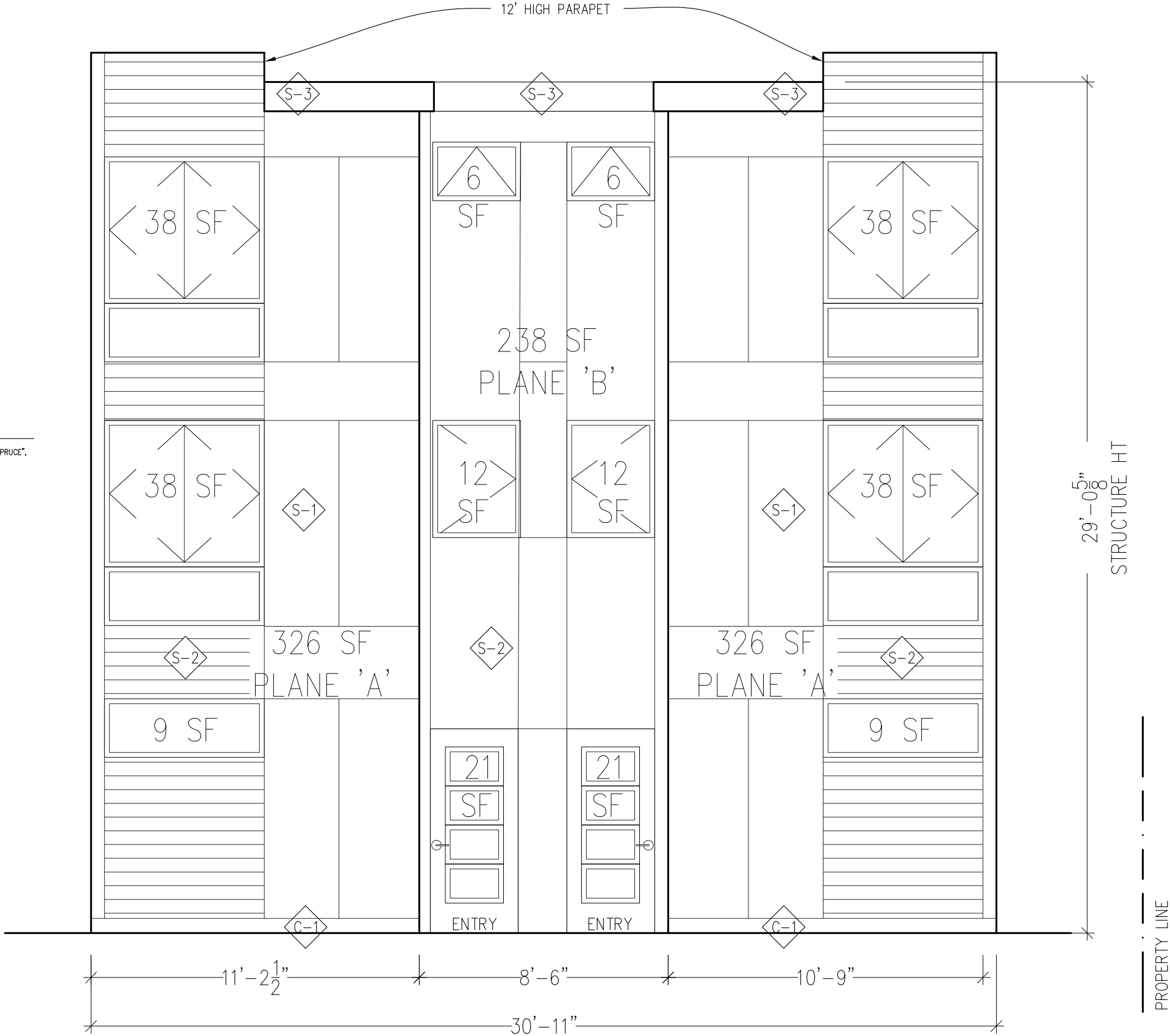


ARCHITECTURAL DESIGN

ELEVATIONS

SIDING SCHEDULE

-  HARDIE PANEL, FIELD VERIFY DIMENSIONS. (OR SIMILAR FIBER CEMENT). PAINTED "SIERRA SPRUCE", (2108-20) BENJAMIN MOORE.
-  6" REVEAL HORIZONTAL SHIPLAP T.K. CEDAR (STAINED: DARK BROWN WENDIGO 33-18, DALY'S PAINT SUPPLY)
-  FASCIA, OR SIMILAR FIBER CEMENT. (PAINTED: SHERWIN WILLIAMS @ 6TH AVE & STONE, 8156-44638, A100 FLAT)
-  SOFFITS: AQUA-TEK PLYWOOD, "PHILIPPINE MAHOGONY FACE" (STAINED: coat 1: Sikkens-Cetol 1 natural, coat 2&3: Sikkens-Cetol 23 TEAK)
-  CONTINUOUS CONCRETE FOUNDATION WALL



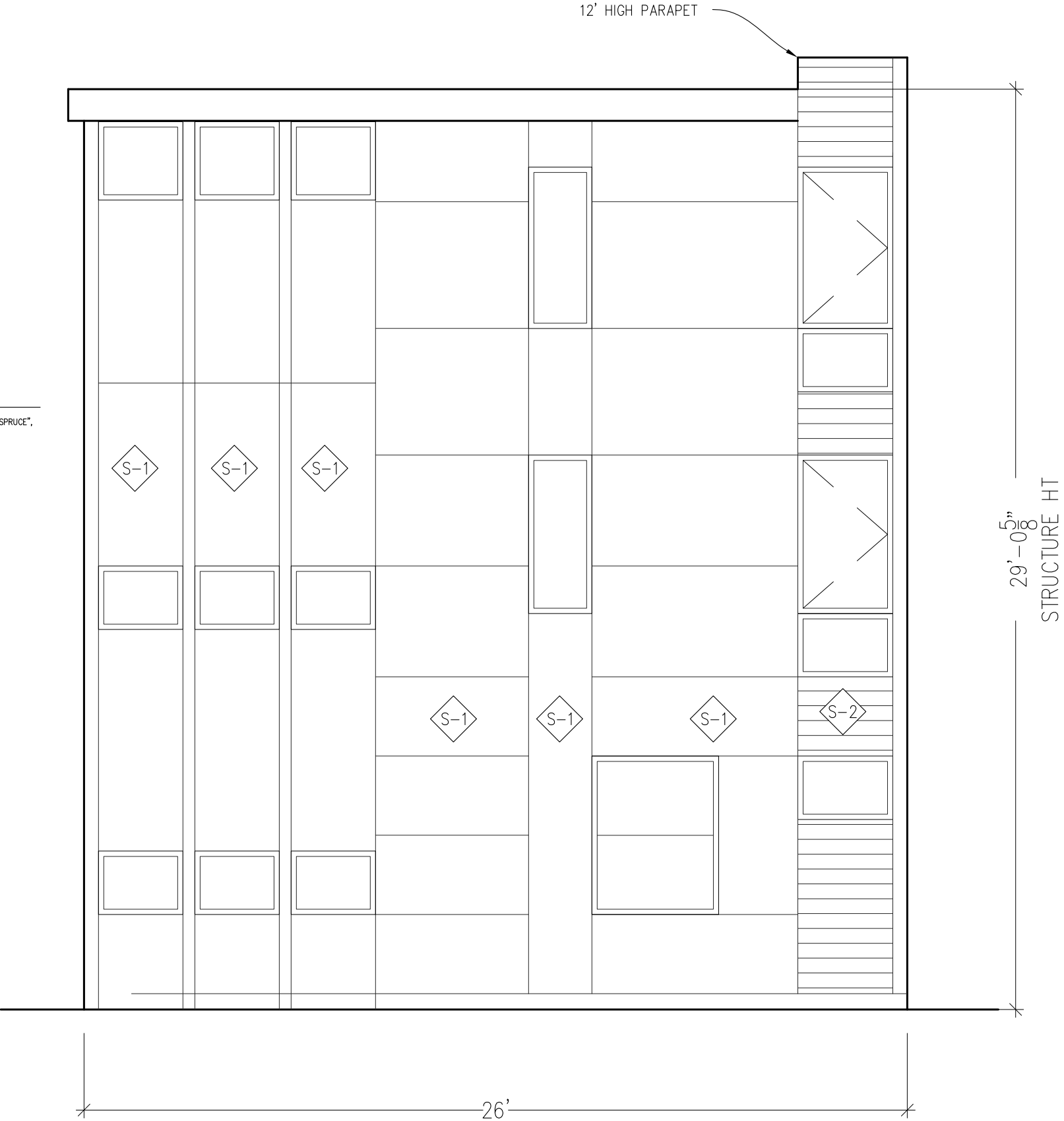
ELEVATION - SOUTH, NTS

ARCHITECTURAL DESIGN

ELEVATIONS

SIDING SCHEDULE

- S-1 HARDIE PANEL, FIELD VERIFY DIMENSIONS. (OR SIMILAR FIBER CEMENT). PAINTED "SIERRA SPRUCE", (2108-20) BENJAMIN MOORE.
- S-2 6" REVEAL HORIZONTAL SHIPLAP T.K. CEDAR (STAINED: DARK BROWN WENDIGO 33-18, DALY'S PAINT SUPPLY)
- S-3 FASCIA, OR SIMILAR FIBER CEMENT. (PAINTED: SHERWIN WILLIAMS ® 6TH AVE. & STONE, 8156-44638, A100 FLAT)
- SOFFITS AQUA-TEK PLYWOOD, "PHILIPPINE MAHOGONY FACE"
- ABV GARAGES (STAINED: coat 1: Sikkens-Cetol 1 natural, coat 2&3: Sikkens-Cetol 23 TEAK)
- C-1 CONTINUOUS CONCRETE FOUNDATION WALL



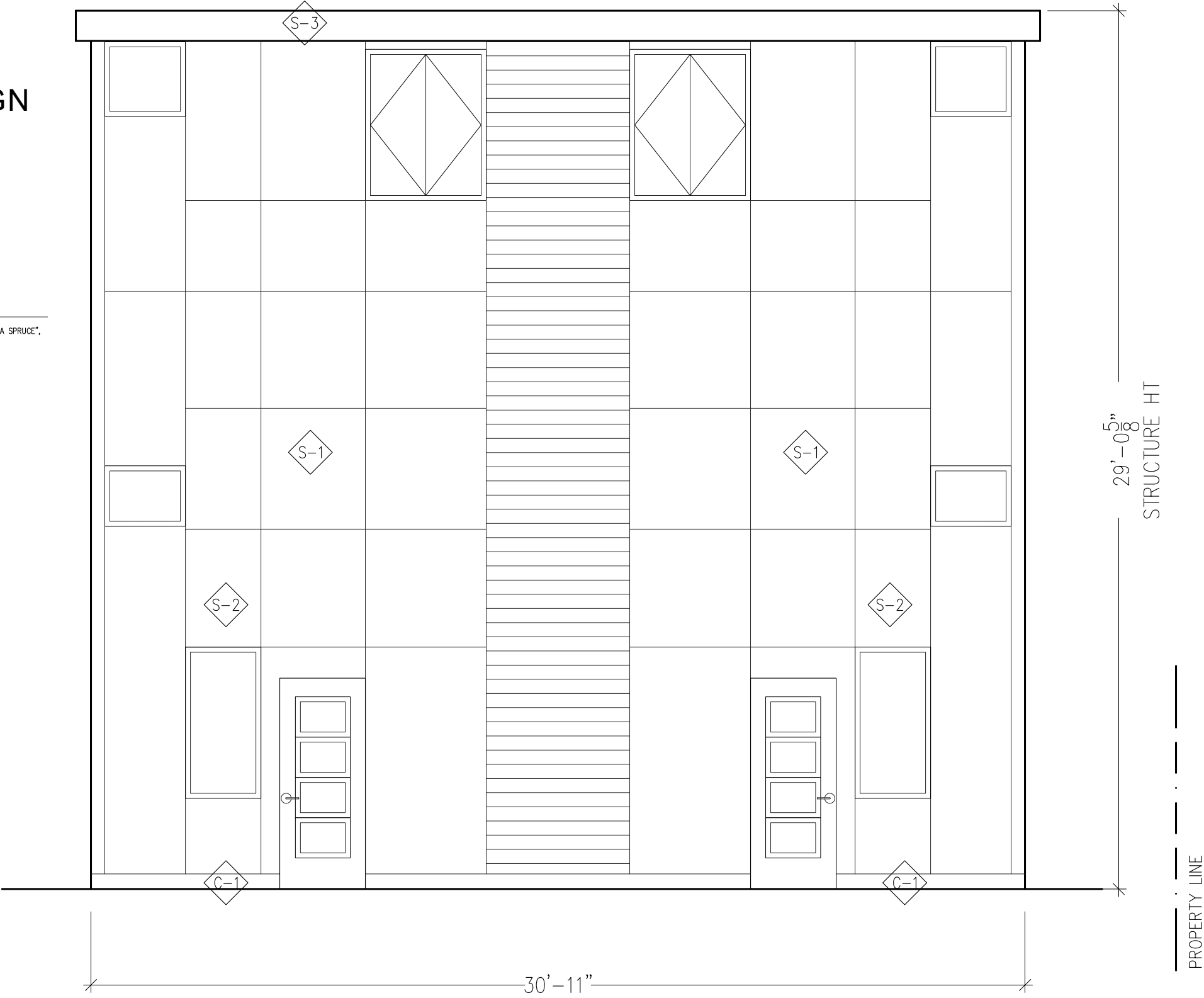
ELEVATION - WEST, NTS

ARCHITECTURAL DESIGN

ELEVATIONS

SIDING SCHEDULE

- S-1 HARDIE PANEL, FIELD VERIFY DIMENSIONS. (OR SIMILAR FIBER CEMENT). PAINTED "SIERRA SPRUCE", (2108-20) BENJAMIN MOORE.
- S-2 6" REVEAL HORIZONTAL SHIPLAP T.K. CEDAR (STAINED: DARK BROWN WENDIGO 33-18, DALY'S PAINT SUPPLY)
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- ABV GARAGES (STAINED: coat 1: Sikkens-Cetol 1 natural, coat 2&3: Sikkens-Cetol 23 TEAK)
- C-1 CONTINUOUS CONCRETE FOUNDATION WALL



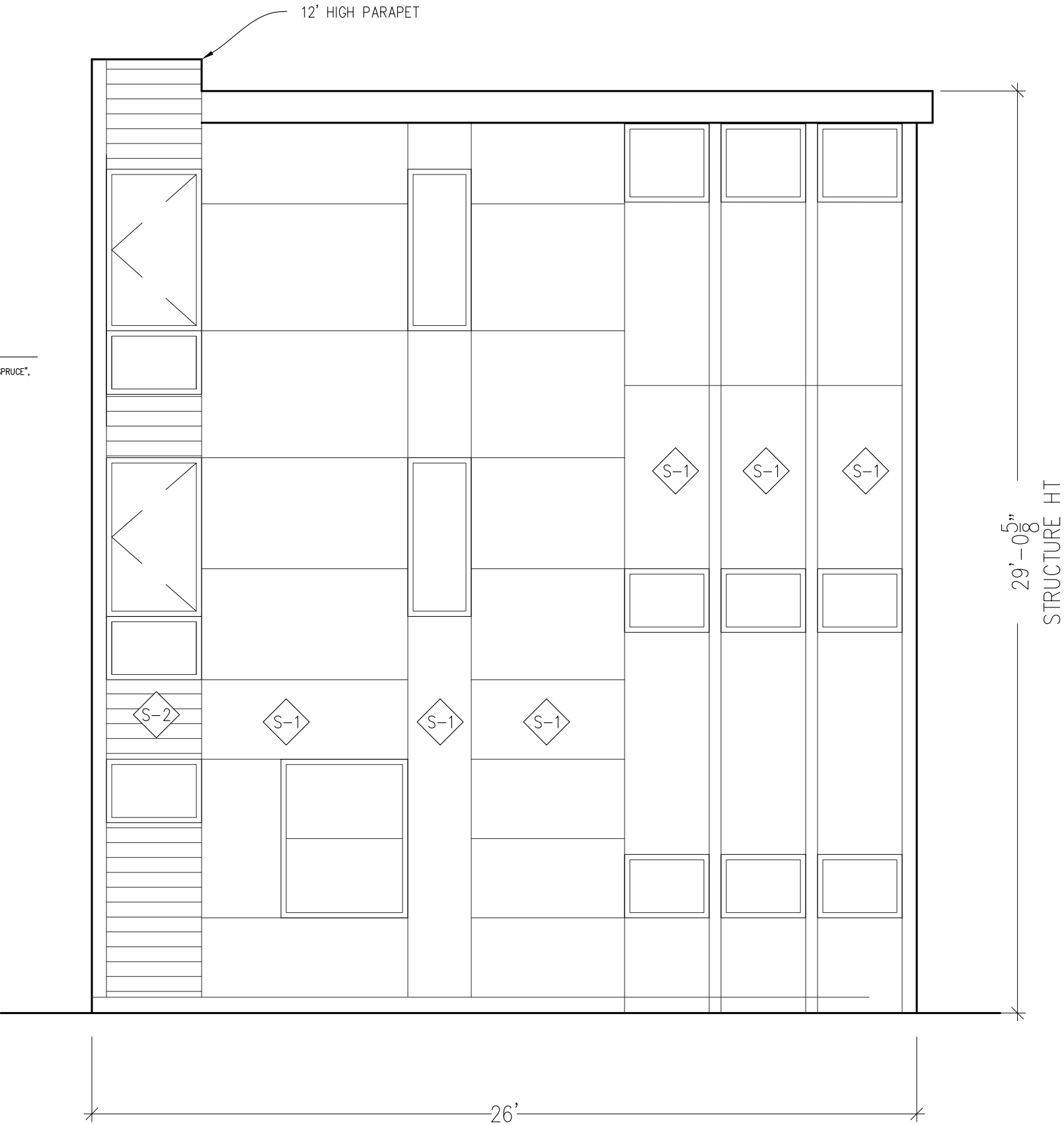
ELEVATION - NORTH, NTS

ARCHITECTURAL DESIGN

ELEVATIONS

SIDING SCHEDULE

- S-1 HARDIE PANEL, FIELD VERIFY DIMENSIONS. (OR SIMILAR FIBER CEMENT). PAINTED "SIERRA SPRUCE", (2108-20) BENJAMIN MOORE.
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- ABV GARAGES (STAINED: coat 1: Sikkens-Cetal 1 natural, coat 2&3: Sikkens-Cetal 23 TEAK)
- C-1 CONTINUOUS CONCRETE FOUNDATION WALL



ELEVATION - EAST, NTS

DETAIL SAMPLE PHOTOS

ADDRESSING



CYLINDER UP/DOWN LIGHTING



METAL AWNINGS



The Townhomes of Squire Park
2022 South Main Street, Seattle WA 98144
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BIKE STORAGE

