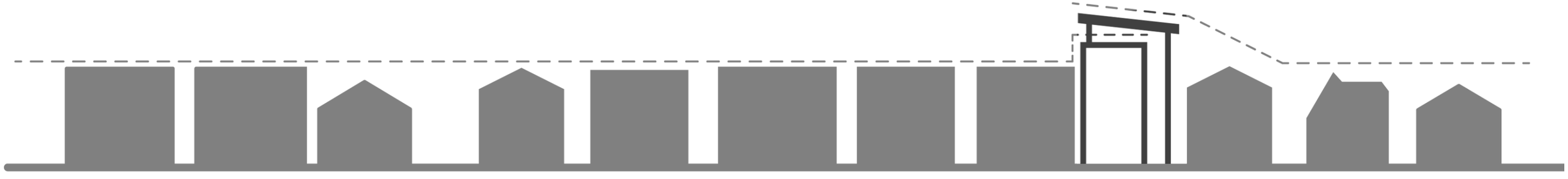


714 10TH AVE. EAST SEATTLE, WA 98102

SDR: 3024400

JW ARCHITECTS

1257 S King Street, Seattle, WA 98144 | t: 206.953.1305 | www.jwaseattle.com

TABLE OF CONTENTS

PROJECT INFORMATION

ADDRESS 714 10TH AVE. EAST
SEATTLE, WA 98102

TAX ID NUMBER 2663000450

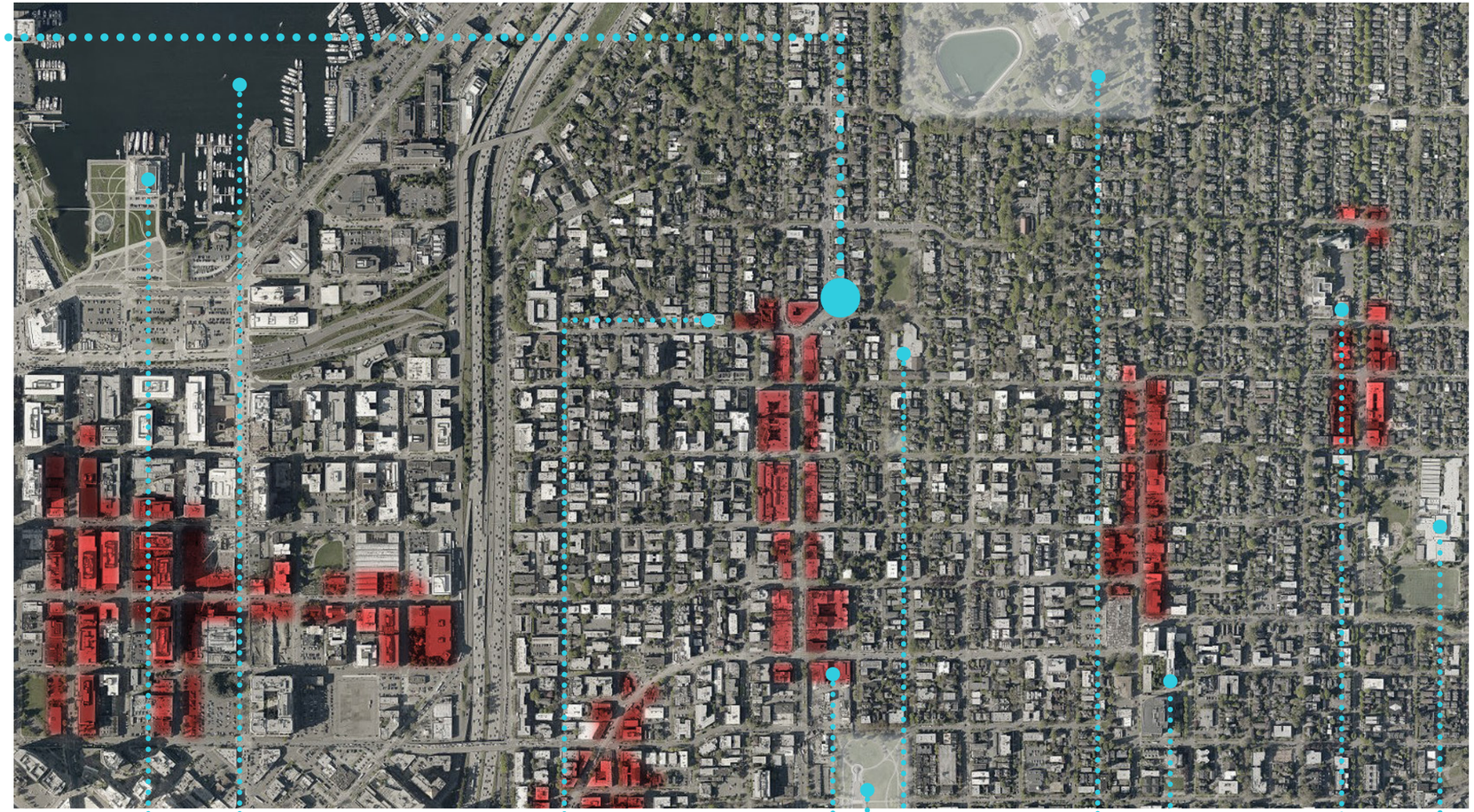
SDCI PROJECT # SDR: 3024400

BUILDING: 6542140

LOT SIZE 4,000 SF

ARCHITECT/PROJECT CONTACT
JULIAN WEBER ARCHITECTS, LTD.
1257 S KING STREET
SEATTLE, WA 98144

OWNER/APPLICANT
TONEDOS, LLC
JONATHAN MCKEE
3415 PERKINS LANE W.
SEATTLE, WA 98199



Museum of History and Industry

Lake Union

Cornish College of art - Kerry hall

Capital hill Light rail station

Volunteer Park

Grace Church

Cal Anderson Park

Group Health

Miller Community Center

Lowell Elementary School

Points of Interest

Neighborhood Commercial Area

VICINITY ANALYSIS

ZONE: LR3

ADJACENT ZONES: SF 5000
LR3
NC3-40

SF5000

LR3

NC3-40

BUS ROUTES: E ROY & BROADWAY 9, 49

LINE OF RESIDENTIAL TO COMMERCIAL THRESHOLD

BROADWAY E & E MERCER ST. 9, 49

Broadway looking north

Broadway looking south

PROPOSAL Demo existing family residence, and construct one apartment building with 18 small efficient dwelling units (SEDU)'s and 1 dwelling unit.

KEY METRICS

Zone:	LR3
Lot size:	4,000 SF
FAR:	4,000 sf x 2.0 = 8,000 sf allowed (th/s+built green+paved alley) 7,062 sf proposed.
Structure Height:	40' + 3' shed bonus (30' + 3' shed bonus, east 50' of lot)
Units:	19 (18 SEDU's + 1 dwelling)
Parking:	None, frequent transit + urban village

Project site looking north

ANALYSIS OF CONTEXT Our site is located in north Capitol Hill, in between busy commercialized Broadway East to the south and quieter residential 10th Avenue to the north. The site is unique in the sense of its location because it lies on the threshold of those two different environments. The neighborhood has strong residential character with a mixture of older brick apartments and few newer multifamily development. The site gradually slopes up from street level to the rear of the property approximately 8.5 feet, providing a great opportunity to create a dynamic front entrance at the west side, and rear yard access from the common space located at the second floor.

EXISTING SITE CONDITIONS A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on page 7.

SITE PLAN A preliminary site plan including proposed structures and open spaces can be found on page 10. A preliminary landscape plan can be found on page 11.

ARCHITECTURAL CONCEPT See page 8 for concept statement, diagrams, and images.

DESIGN GUIDELINES See page 9 for Design Guideline Responses.

Project site looking south

10TH AVENUE E. TOWARDS THE SITE

SITE

10TH AVENUE E. ACROSS FROM SITE

ACROSS FROM SITE

STREET LEVEL

LEGAL DESCRIPTION

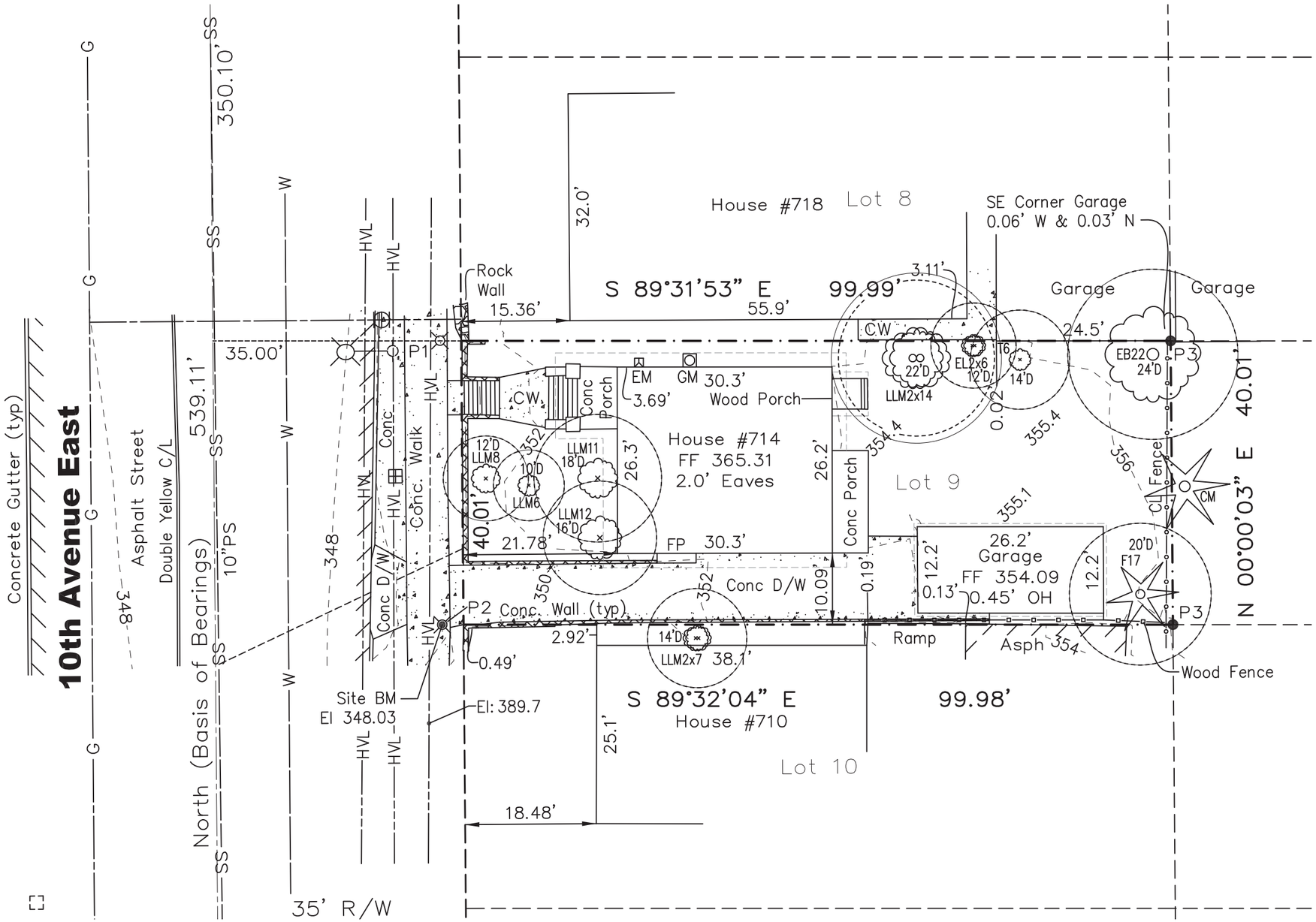
LOT 9, BLOCK 5, FURTH'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON.

APN 266300-0450

Front yard existing condition

Existing driveway condition looking west

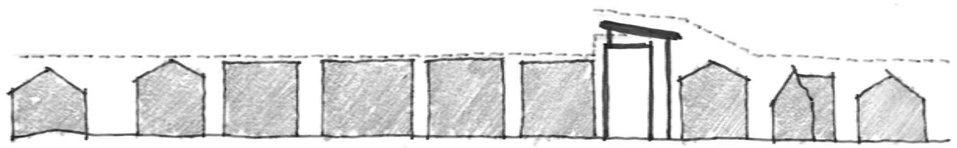
Back yard existing condition



site survey

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

EXISTING CONDITIONS



Elevation composition studies

CONCEPT:

The primary objective of the concept of this project was to analyze the site and the uniqueness of where it is located. The project sits along one of the main arterials of the Capitol Hill neighborhood, making it a significant contributor to the character of the surrounding community. Situated at the threshold of the transition from the Neighborhood commercial amenities to a residential zone, the project was seen as a potential gateway marker to the exiting/entrance of the Commercial corridor of the Capitol Hill Neighborhood along Broadway Ave. This concept of a landmark was an influential idea to push the design to represent a familiar yet at the same time a different perspective of the vernacular in the area.

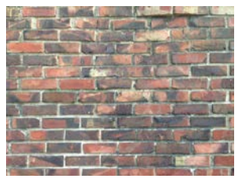
Various cues were taken from the surrounding neighborhood for material use as well as massing. The character of the community was a mix of brick clad apartment buildings with flat roofs and lap siding single family homes with pitched roofs. Taking these themes into consideration the massing of the project reflects a transitional roofline that helps to translate from a pitched roof to a flat roof in order to maintain a smooth continuity along the streetscape. The material also plays a role in assisting the project to blend in with the adjacent structures. A masonry material will be used to reflect the brick cladding of the apartments while lap siding will be used to tie in with the single family homes.

Currently on site is an existing craftsman style house which we are proposing to deconstruct and reuse various materials taken from the home. The salvage of the wood siding and dimensional wood framing from the existing house will contribute to material usage of the final project. Utilizing wood accenting on the interior to highlight communal spaces, while other wood materials will be repurposed to create shading devices along the south façade to help in the reduction of heat gains. For this project, the design team is analyzing and researching the potential of a Net Zero building. With the possible incorporation of photo voltaic arrays on the south facing roof as well as an upgraded building envelope with a higher energy rating.

Promoting sustainable and green initiatives is important in the development of this project. These initiatives will be implemented with upgraded building, materials with high energy rating, reuse of existing materials, and encouragement of the use of alternative modes of transportation with easily assessable bicycle storage and maintenance.

Precedents

BRICK TEXTURE



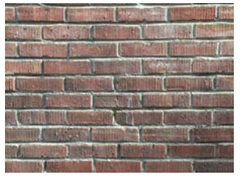
BRICK TEXTURE FROM 1005

BRICK TEXTURE FROM 721

CONCRETE PAINTED IN GRAY

CONCRETE PAINTED IN BLUE

BLUE LAP HARDIE FROM 710



BRICK TEXTURE FROM 718

BRICK TEXTURE FROM 700

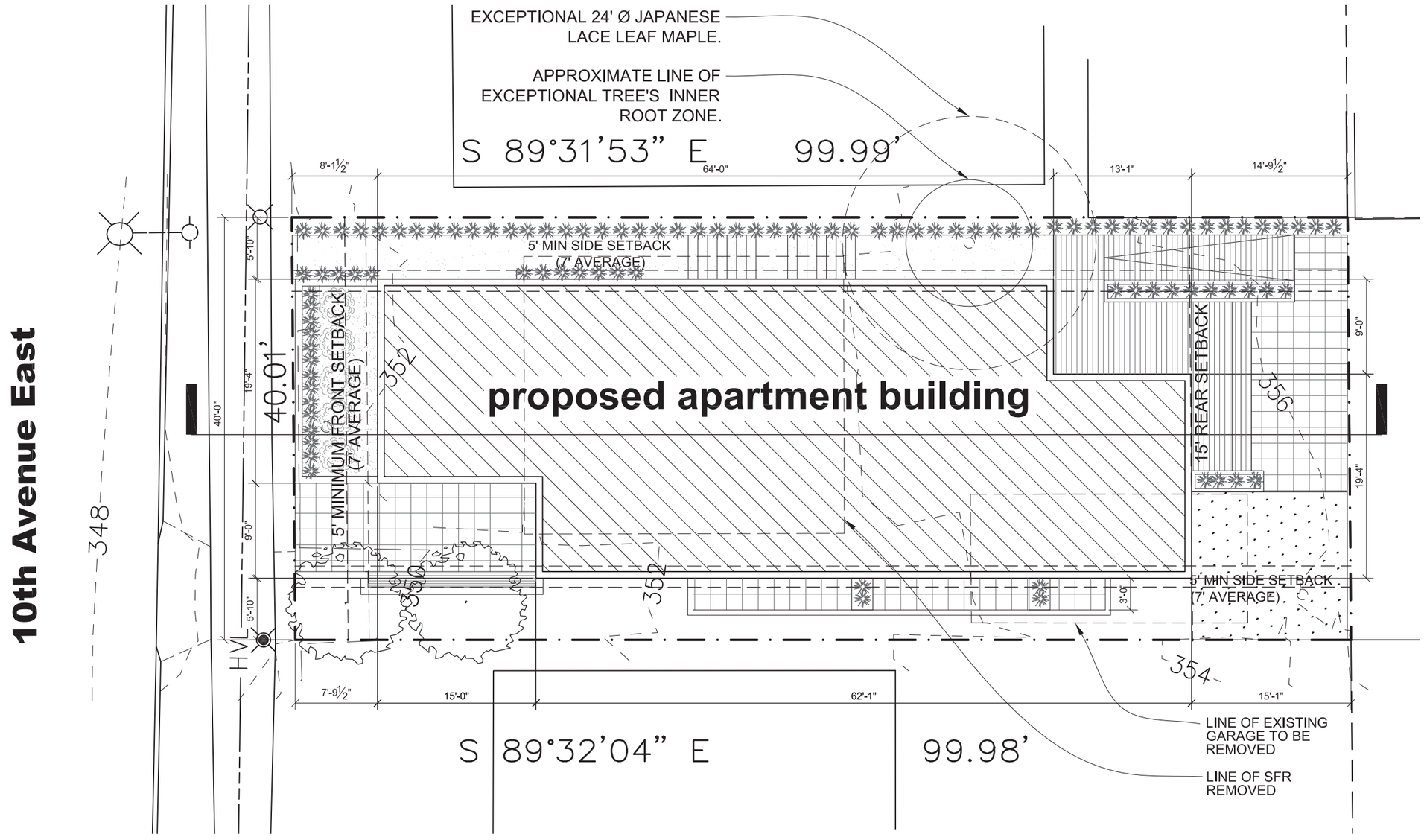
BRICK FROM EXISTING HOUSE ON SITE

GRAY LAP FROM EXISTING HOUSE ON SITE

SMOOTH CONCRETE FINISH FROM 734

CREAM LAP HARDIE FROM 708

CAPITOL HILL DESIGN GUIDELINES			DESIGN RESPONSE
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.	i iii	**Streetscape Compatibility** **Height, Bulk, and Scale Compatibility**	The overall composition of the project takes into account the varying scales of structures in the vicinity. The change in zones allows for the different heights to occur on adjacent properties and it was important that the project reflect those characteristics. The street façade of the project is composed of a reduced scale massing that brings the overall height of that portion of the building to match more closely to what is currently surrounding the site in order to maintain a continuity of the neighborhood along the street. The massing of the street front portion of the project also incorporates a flat patio roof deck which also assists in transitioning from the pitched roofs of the single family residential housing typology, to the more flat, squared off apartment buildings to the north.
CS3. Architectural Context and Character Contribute to the architectural character of the neighborhood.	i	**Architectural Concept and Consistency**	The architectural character of the project is derived from the context in which the project is situated. Incorporated materials were taken from the surrounding vernacular of brick masonry apartment buildings, to the lap siding of the single family homes. The intended character of the project is meant to blend in with the adjacent properties as well as the overall patterning along the block, and neighborhood. The project is situated in a very unique location along 10th Ave at the end of the neighborhood commercial zone along Broadway and the beginning of the residential zone along the main street of the Capitol Hill neighborhood. This location was imagined as a landmark that delineates the end of the commercial amenities and suggests the beginning of the residential. With this in mind the architectural character focused on the facades that would have the most visual exposure to cars and pedestrians as they pass through the commercial into the residential and vice versa.
PL2. Walkability Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	i ii iii	**Human Scale** **Pedestrian Open Spaces and Entrances** **Personal Safety and Security**	The connection to the street both physically and visually develops the concept of safety and security. Units are positioned to provide passive surveillance of the main entrance as well as along the sidewalk by tenants of the building. Amenity spaces as well as walkways have been placed throughout the ground floor in order to maintain steady traffic through these areas to provide a good sense of activity and safety. Outdoor lighting will also be proposed in order to maintain that level of safety and security throughout the day and night.
PL3. Street-Level Interaction Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	i	**Human Activity**	A strong street level connection was important to maintain because of issues like safety and security but also to foster a positive relationship between the project and the neighborhood. The main entry into the building is pulled back away from the sideway to allow for a patio courtyard to welcome users and pedestrians into the site. The front patio creates a space for pedestrians coming off of the fast paced street of 10th Ave and allows them to transition to the entrance of the building slowly. Incorporating features like landscaping as well as a bench for seating will help in activating the front as not just an entrance but as another communal area.
DC1. Project Uses and Activities Optimize the arrangement of uses and activities on site.	ii	**Screening of Dumpsters, Utilities, and Service Areas**	Throughout the project both exterior and interior amenities have been proposed for use by the tenants of the building. A communal lounge with a kitchen and both indoor seating as well as covered outdoor seating will create a space that can be utilized throughout the year and in various weather conditions. The roof deck off of the 4th floor is located on the west façade of the project and optimizes the view potential out to the west toward Lake Union, across to Queen Anne Hill, and to the south toward Downtown. At street level, bike storage is being proposed and is located at the front of the building to help promote the use of alternative modes of transportation by making the bicycle storage more accessible for daily commuters on their way out the door each day. The trash location is also located near the street for ease of access as well as utilizing the mass of the dumpster storage to assist in creating a buffer between the lobby space and the noise of busy street.
DC3. Open Space Concept Integrate open space design with the design of the building so that each complements the other.	i ii	**Residential Open Space** **Landscape Design to Address Special Site Conditions**	Various open spaces have been designed to allow the tenants of the building to utilize them for different occasions. The front patio at the entrance allows for a place for meeting between tenants and other pedestrians while the back common space is more intimate and incorporates the feeling of a residential living room and kitchen with access to a covered patio. The back patio maintains a level of flexibility through the use of various ground scape materials both hard and soft. Off of the 4th floor is a roof deck that optimizes the lakes views out to the west, and the Downtown views to the south. The roof deck also includes an interior adjacent kitchenette so the space can be flexible and utilized for various social events. The concept of proposing flexible communal open spaces both interior and exterior was to provide additional amenities outside of the limited unit sizes. The incorporation of a well thought out landscape design to help in providing privacy as well as softening the thresholds between the various ground scape materials.
DC4. Exterior Elements and Finishes Use appropriate and high quality elements and finishes for the building and its open spaces.	B C D	**Signage** **Lighting** **Trees, Landscape and Hardscape Materials**	The addressing for the project will be presented at the front of the building in a clear and unobstructed location so that it will be visible from the sidewalk. With the incorporation of proper lighting will increase the visibility at night as well as allow for the exterior spaces to be used throughout the day and evening. By activating the site with good lighting along the paths as well as the common spaces will help in creating a safe environment for the users of the building as well as the neighborhood. The landscaping design will create a buffer to soften the edges of the hardscape as well as provide screening and privacy.



site plan

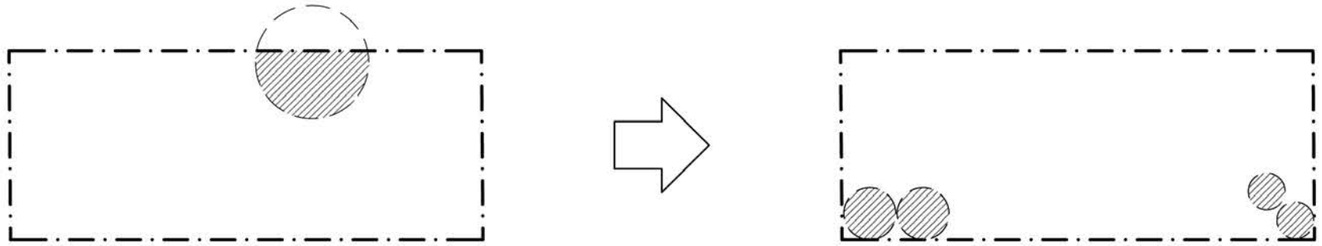
SCALE: 3/32" = 1'-0"

	Required	Provided	% Difference
Front:	7' average, 5' minimum	7.9' average, 7'-9 1/2" min.	Compliant
Side (north):	7' average, 5' minimum	14.8' average, 5.8' min.	Compliant
Side (south):	7' average, 5' minimum	14.8' average, 5.8' min.	Compliant
Rear:	15'	14.9'average, 14' 9 1/2" min.	Non-Compliant (1.01%)

*See adjustment request on page XX

SITE PLAN

EXCEPTIONAL TREE CANOPY ANALYSIS

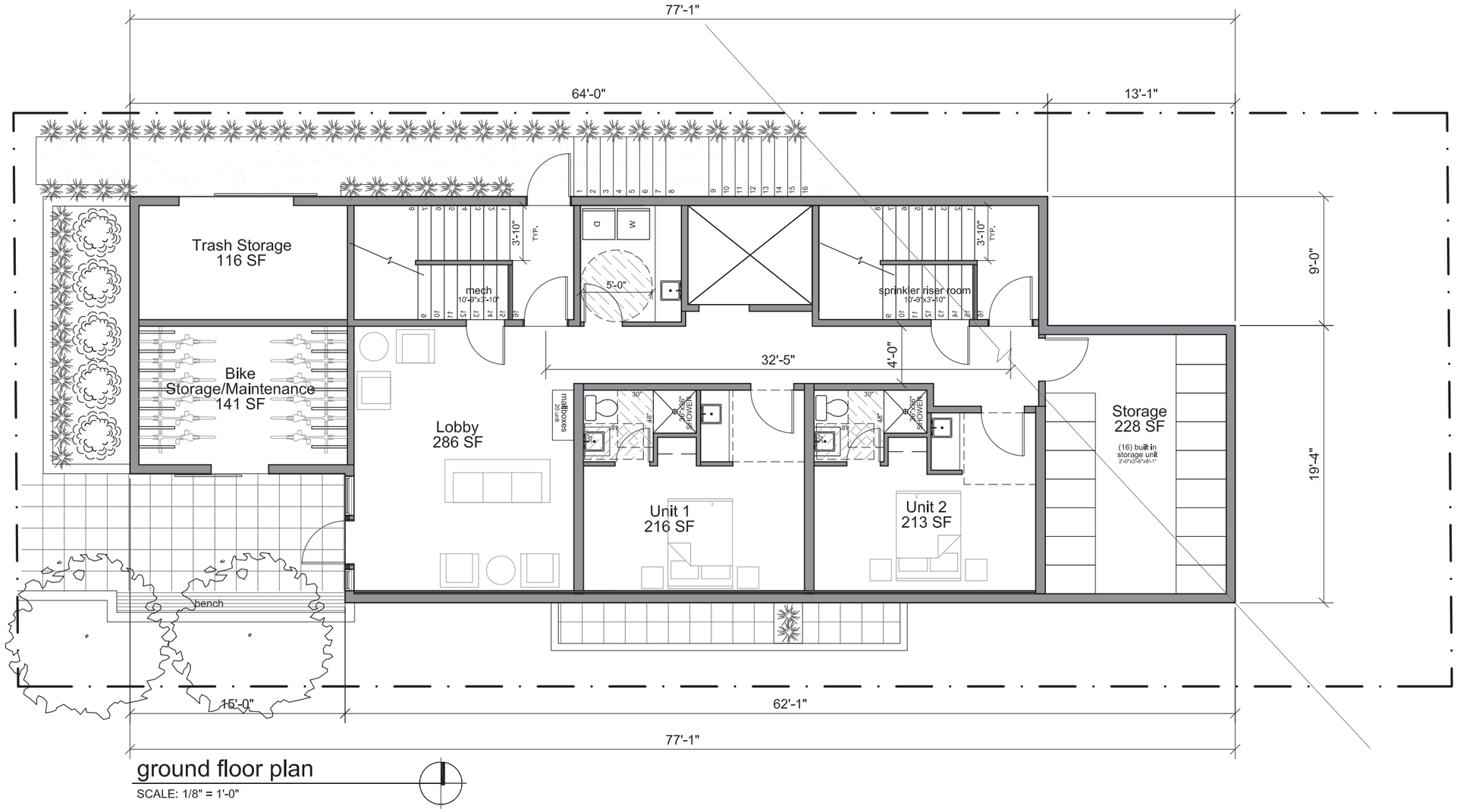


Existing exceptional tree canopy coverage on site = 285 SF

Replacing total of 285 SF tree canopy on site

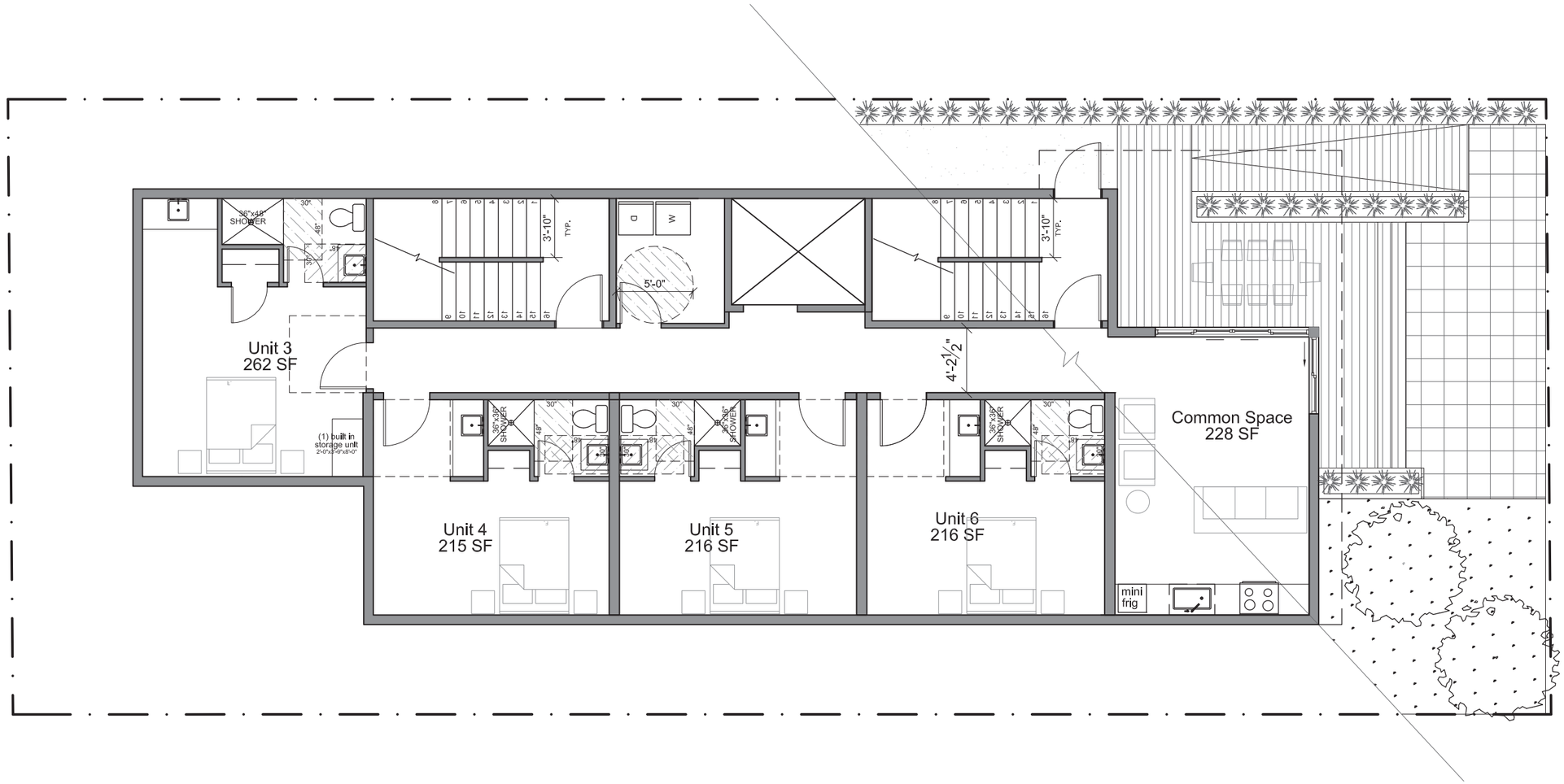
preliminary landscape plan

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



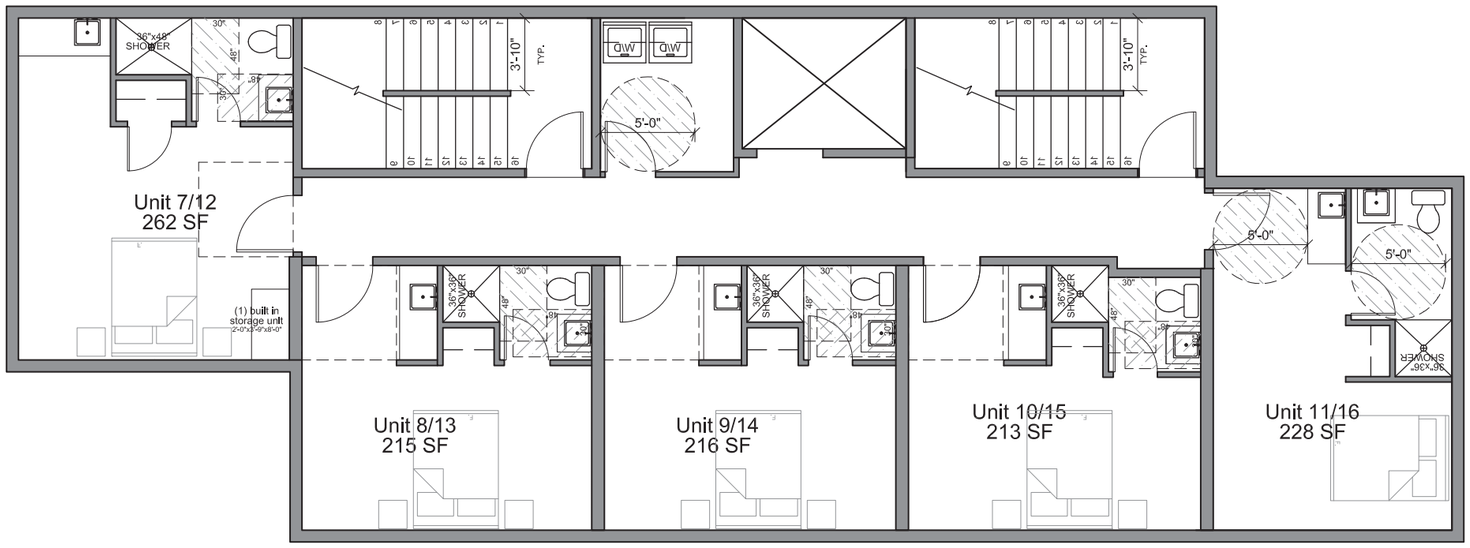
ground floor plan

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



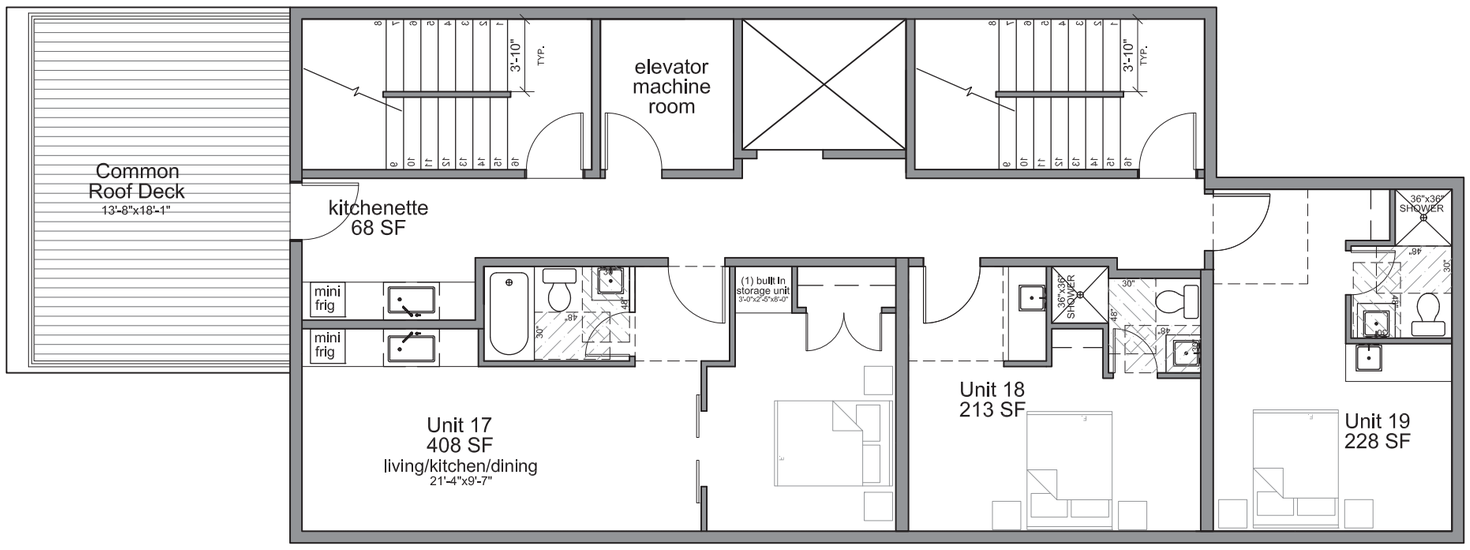
first floor plan

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



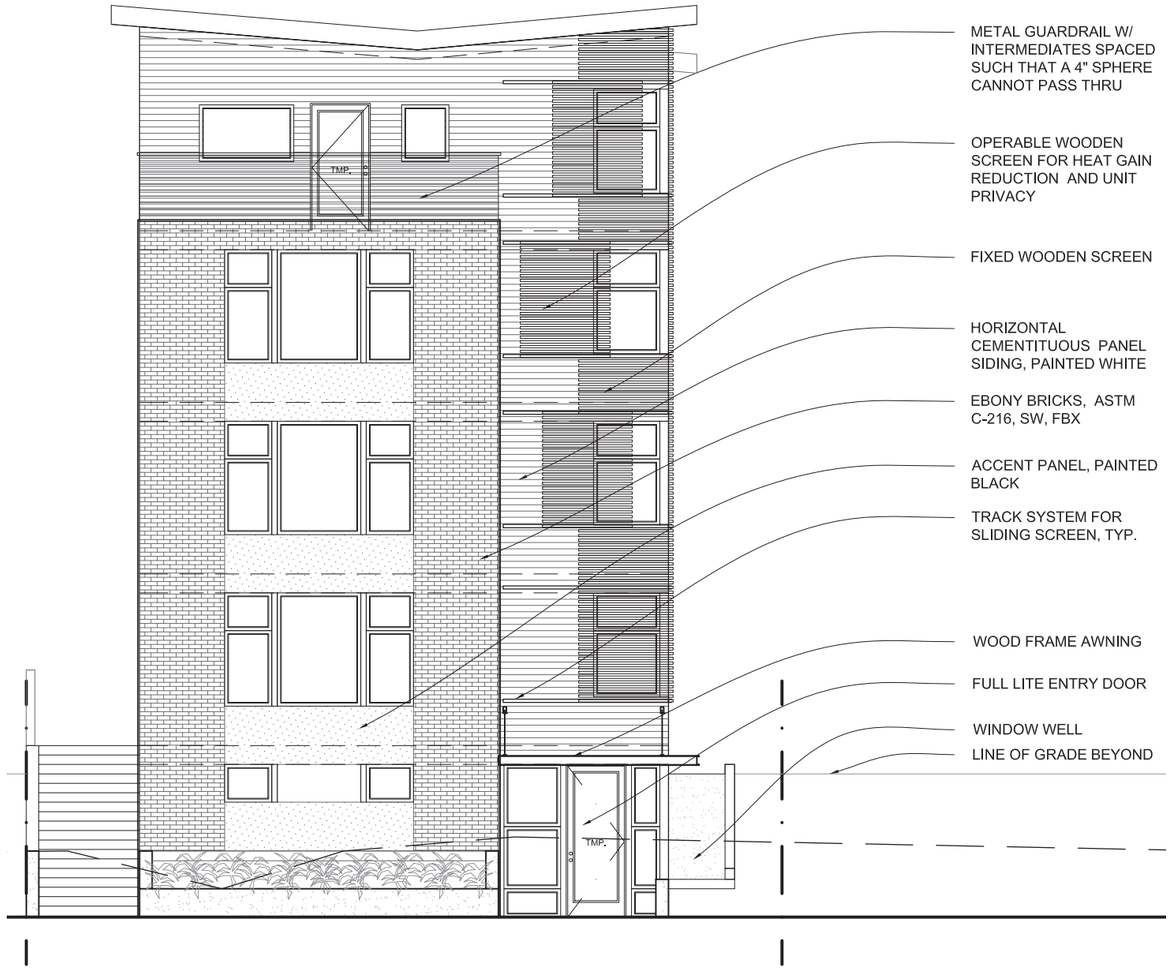
second/third floor plan

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



fourth floor plan

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



west elevation

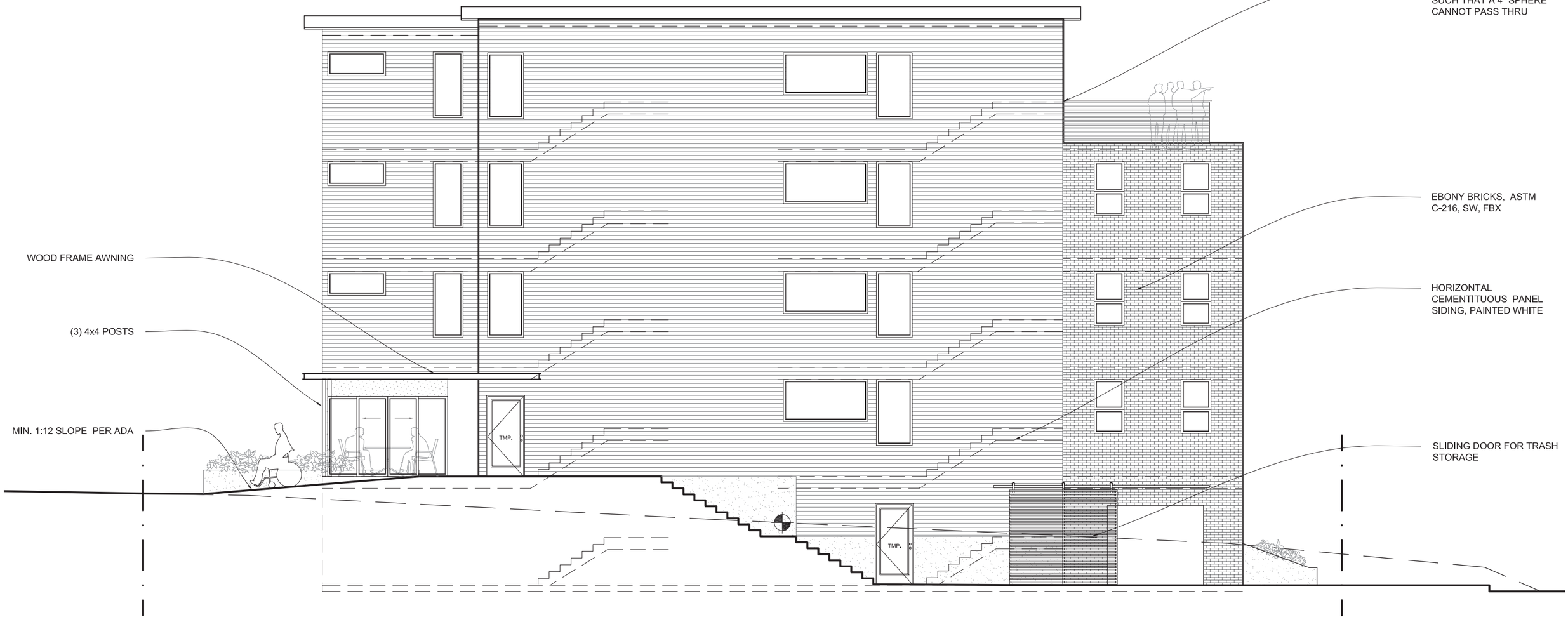
SCALE: 1/8" = 1'-0"

east elevation

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

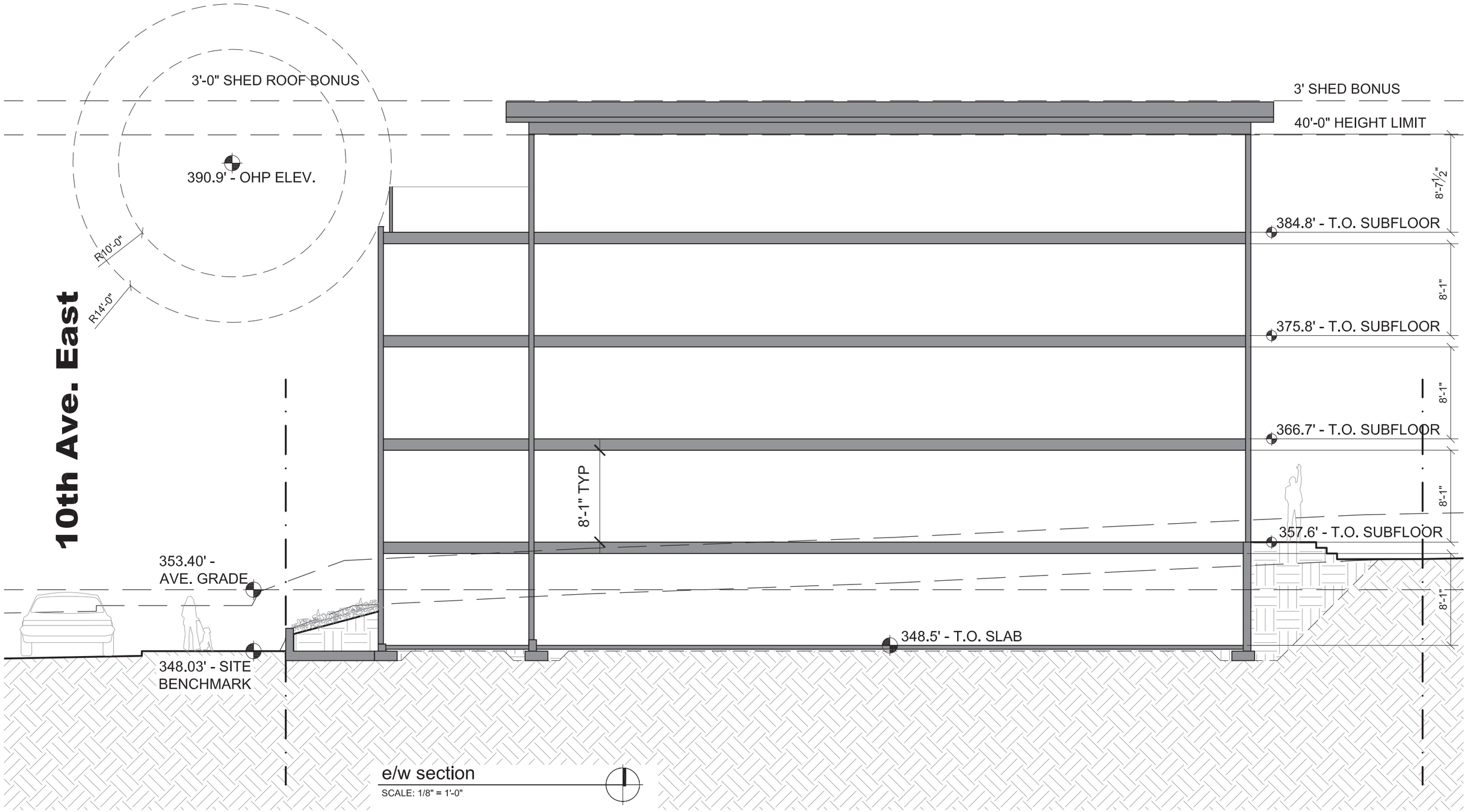
south elevation

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



north elevation

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



e/w section

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

SECTION

View from south approach

View from north approach

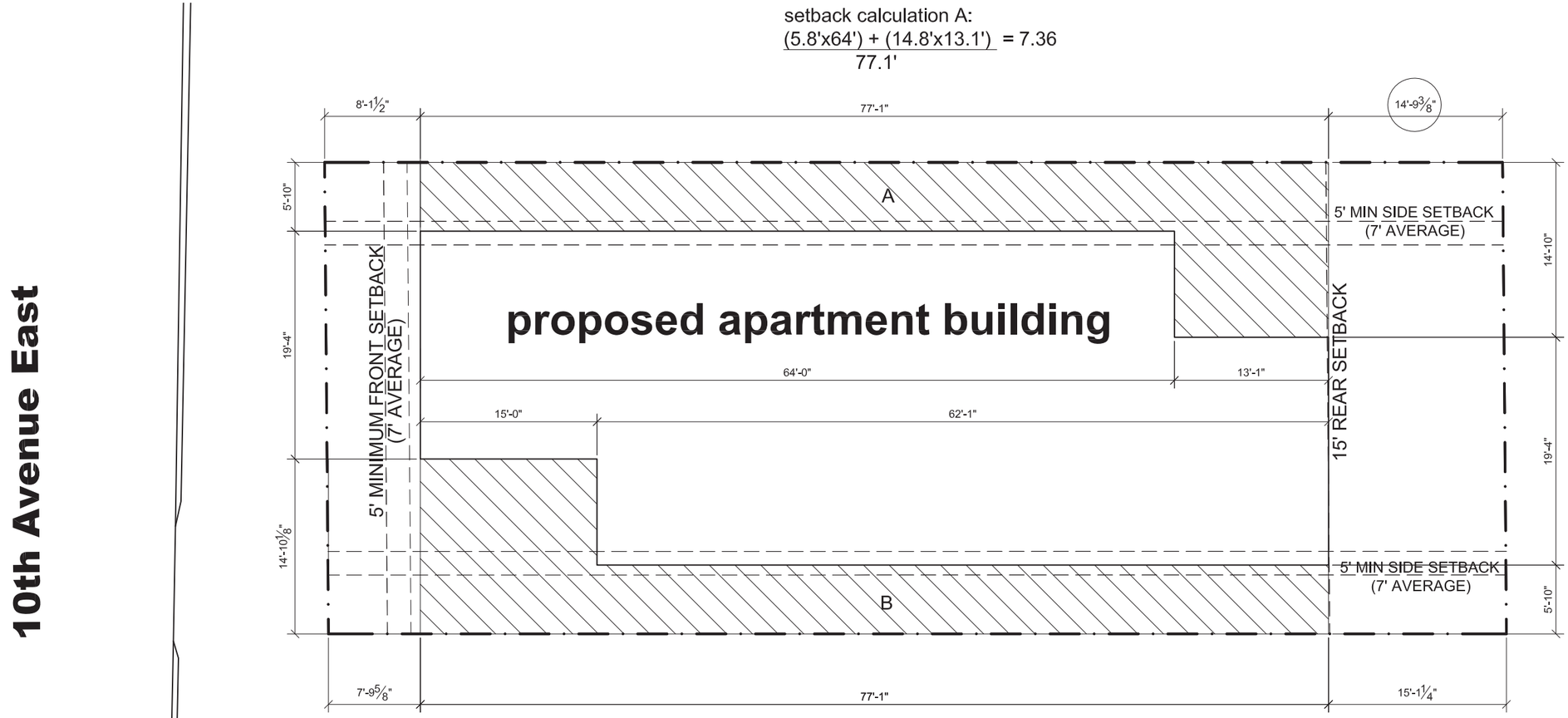
Back patio view

A. Wooden screen fully closed

B. Wooden screen fully open

C. Wooden screen in daily use

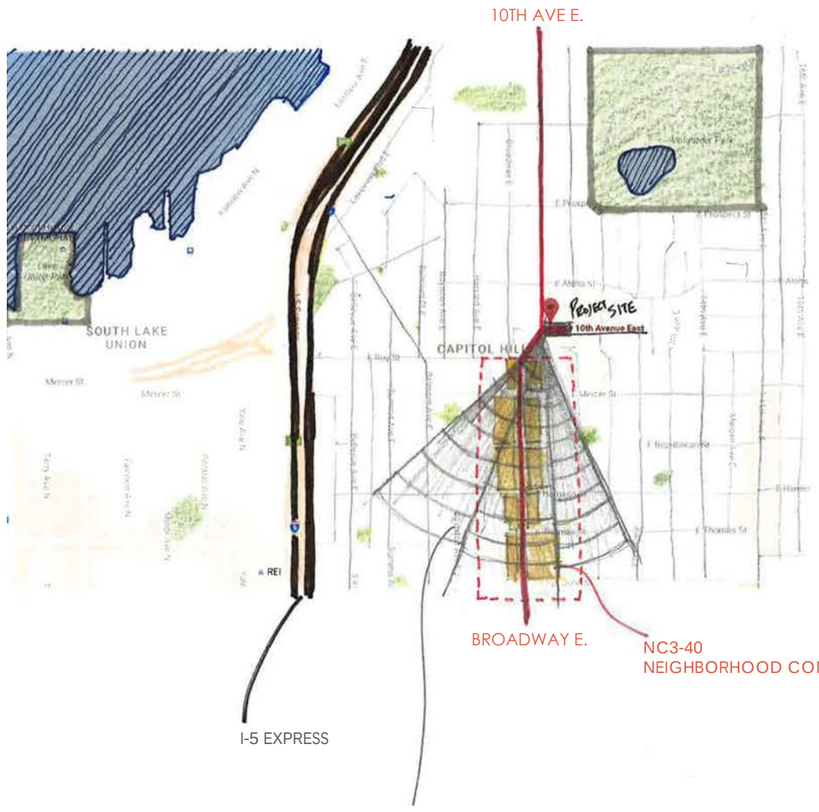
Night image of 10th Ave E. looking north towards project site



In order to make best use of the site for the proposed development we are requesting for a setback adjustment along rear of the project. We have strategically modulated the project along the north and south facades to clearly define exterior spaces of communal program. The north modulation creates a large common backyard with a cover wood deck with hardscaping as well as softscaping to allow for flexible activity. While the south modulation helps in defining the main entry to the building as well as reduces the scale of the project along the street front to better coincide with the neighborhood context. With the modulation assisting in defining the project within the given context, the interior is designed to be spatially as efficient as possible. We are requesting a 3" adjustment to the rear setback of the project to allow the project to pursue a high efficiency building envelope. This will allow for wall assembly comprised of 2x8, in place of 2x6, higher efficiency and allows for more insulation. For this project we have analyzed the potential to reach an energy efficiency certification and will require more space in order to keep all proposed units as well as maintain a goal of an energy efficient project. Additional devices such as Solar arrays for generating energy along with shading devices along the south façade to help in the reduction of heat gains, have been researched and analyzed as possible devices for integration to push the goal of a highly efficient building both spatially as well as in its energy performance. This adjustment addresses design guidelines CS2. Urban Pattern and Form, DC2. Architectural Concept as well as DC4. External Elements and Finishes.

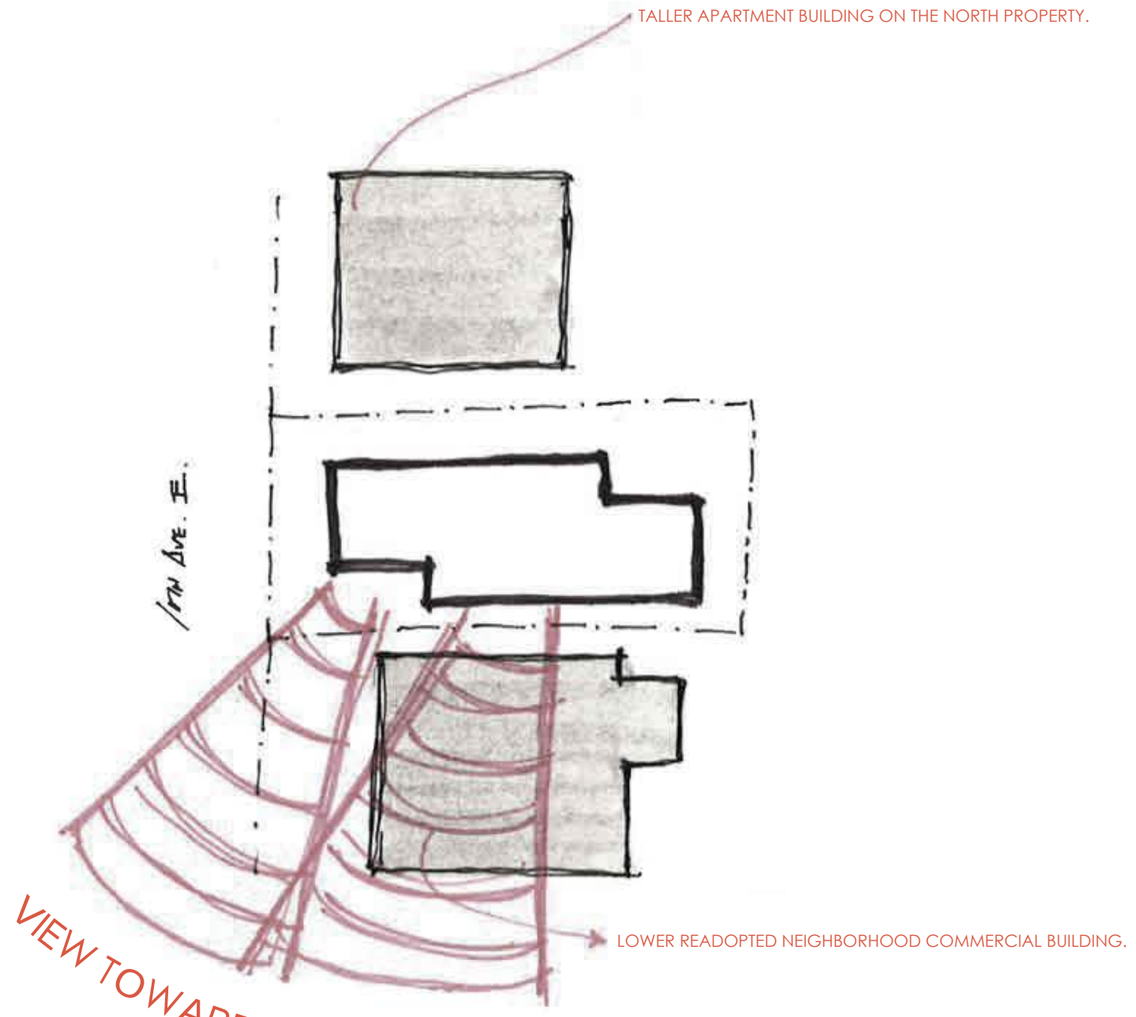
	Required	Provided	% Difference
Front:	7' average, 5' minimum	7.9' average	Compliant
Side (north):	7' average, 5' minimum	5.8'	Compliant
Side (south):	7' average, 5' minimum	5.8'	Compliant
Rear:	15'	14.9'average	Non-Compliant

SETBACK DIAGRAM



SOUTH VIEW TOWARDS BROAWAY AND DOWNTOWN SKYLINE

Potential view of Broadway from roof deck



NARRATIVE - TREE PROTECTION ON SITES UNDERGOING DEVELOPMENT IS LOWRISE ZONES

The following is a narrative that describes how this project will meet SMC 25.11.070. for removal of an exceptional tree. Please also refer to sketches and calculations on design development, floor plans, site plan, landscape plans and elevations included in the SDR packet.

25.11.070 - Tree protection on sites undergoing development in Lowrise zone

The provisions in this Section 25.11.070 apply in Lowrise zones.

A. Exceptional trees

1. If the Director determines that there is an exceptional tree located on the lot of a proposed development and the tree is not proposed to be preserved, the development shall go through streamlined design review as provided in Section 23.41.018 if the project falls below the threshold s for design review established in Section 23.41.004.

-This project is planned to go through streamline design review.

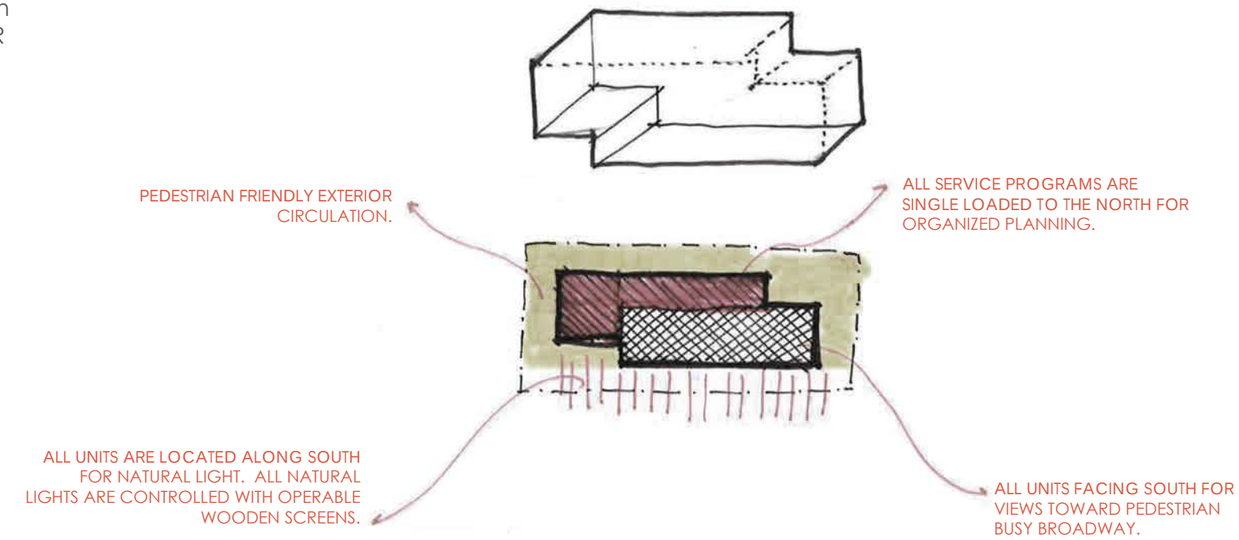
2.The Director may permit the exceptional tree to be removed only if the total floor area that could be achieved within the maximum permitted FAR and height limits of the applicable Lowrise zone according to SMC Title 23, the Land Use Code, cannot be achieved while avoiding the tree protection area through the following:

a. Development standard adjustments permitted in Section 23.41.018 or the departures permitted in Section 23.41.012.

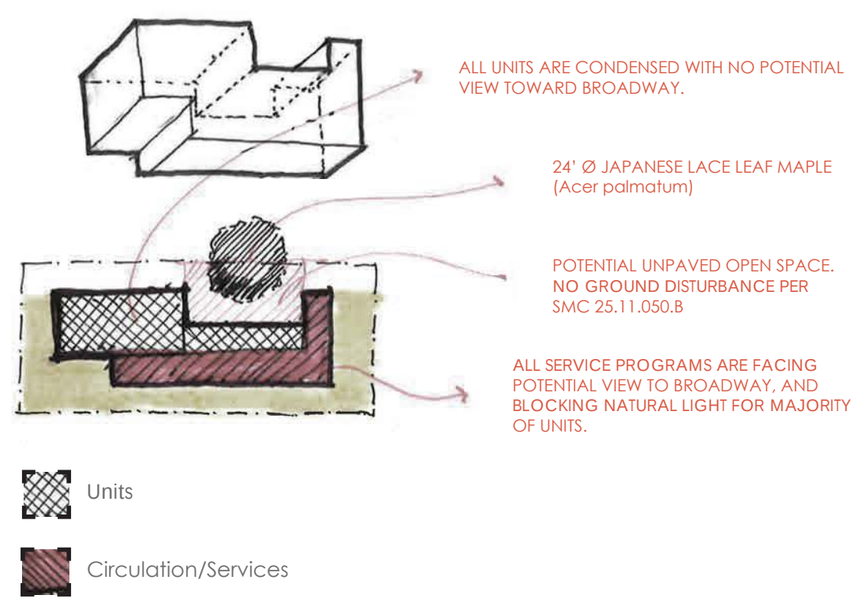
b. An increase in the permitted height as follows under subsection 25.11.070.A.3.

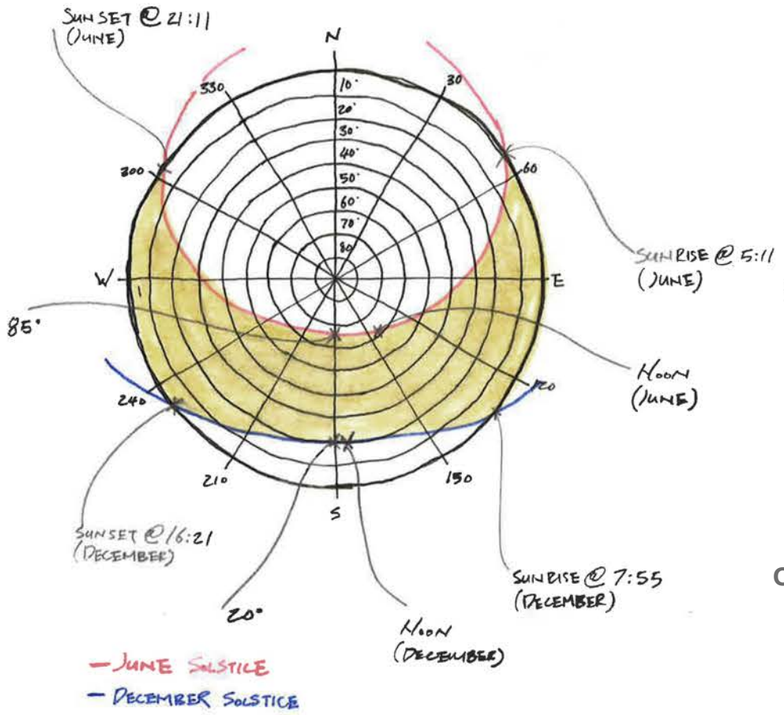
-By preserving the tree, establish its protection buffer, and aiming towards maximum FAR allowed, the building foot print becomes specific to that exceptional tree to the point that it not allow all units to be south facing. South facing units are important to this project, since the prominent view is towards the south. Also natural southern light is a key element to illuminate the units. With preserving the tree, the FAR is compromised compare to the scheme that is not preserving the exceptional tree. Preliminary calculations show that total of 700 sf is lost by preserving the tree, 140 sf of that is for circulations and 560 sf for units (2.5 SEDU's units).

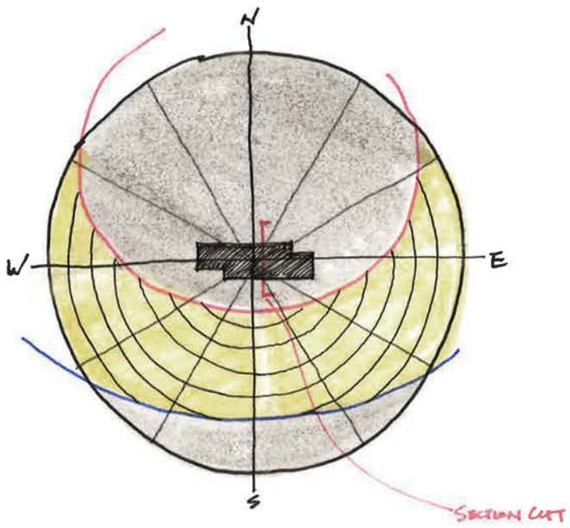
OPTION A: Preferred mass/plan without exceptional tree



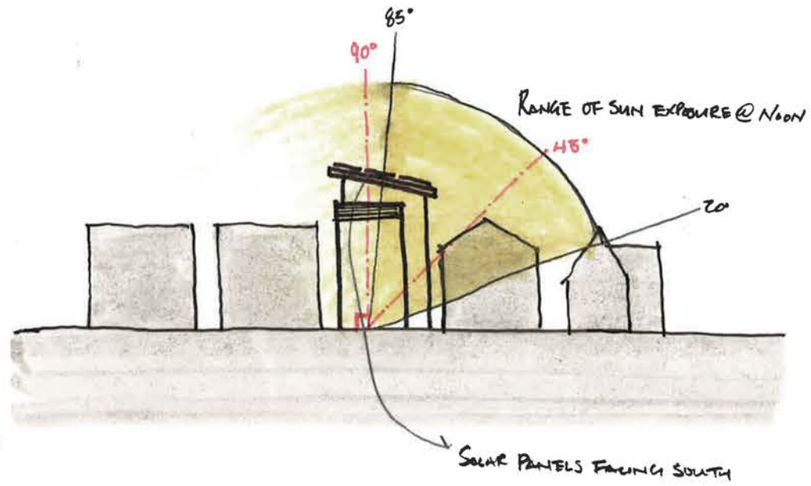
OPTION B: Alternative mass/plan with exceptional tree

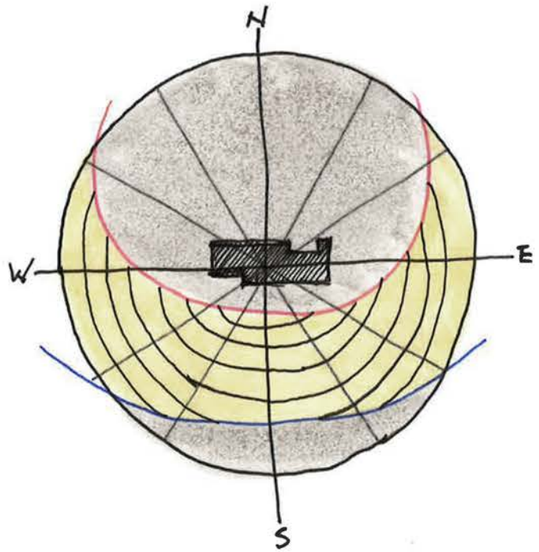




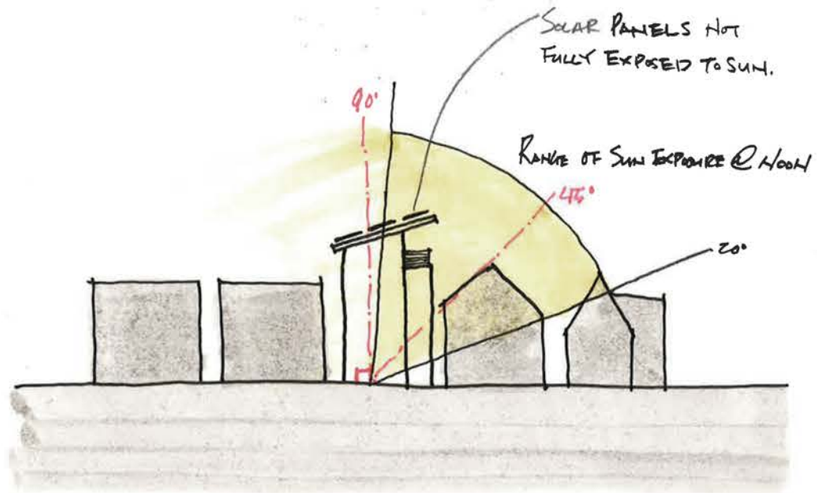


OPTION A: Preferred mass/plan without exceptional

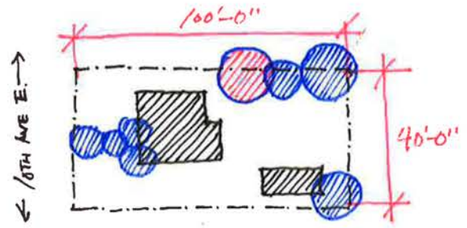




OPTION B: Alternative mass/plan with exceptional tree

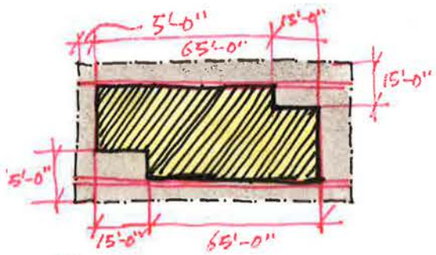


OPTION A: REMOVING THE EXCEPTIONAL TREE (PREFERRED OPTION)

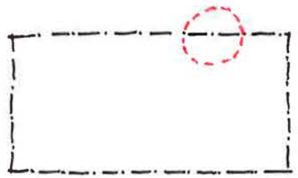


1. EXISTING LOT @ 4,000 SF.

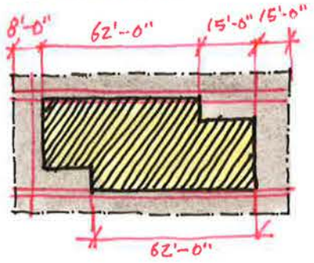
▨: EXISTING STRUCTURE
◯: EXISTING TREES
◯: EXISTING EXCEPTIONAL TREE



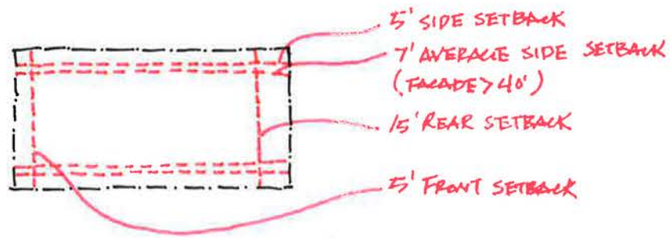
3. FACADE LENGTH CALC.
100'X 65% = 65'



2. DEMO ALL STRUCTURES & REMOVE ALL TREES INCLUDING EXCEPTIONAL TREE ON SITE.



6. ADOPT PL3 STREET LEVEL INTERACTION BY ADDING LANDSCAPE BUFFER.



5. ESTABLISH SETBACKS.

4. ESTABLISH BUILDING FOOTPRINT (FULL).

7. FAR DIAGRAM.

APARTMENT FAR GROSS FLOOR AREA	
GROUND FLOOR	160 SF
FIRST FLOOR	1,793 SF
SECOND FLOOR	1,793 SF
THIRD FLOOR	1,793 SF
FOURTH FLOOR	1,523 SF
TOTAL GFA:	7,062 SF

160SF + 1,633SF = 1,793SF

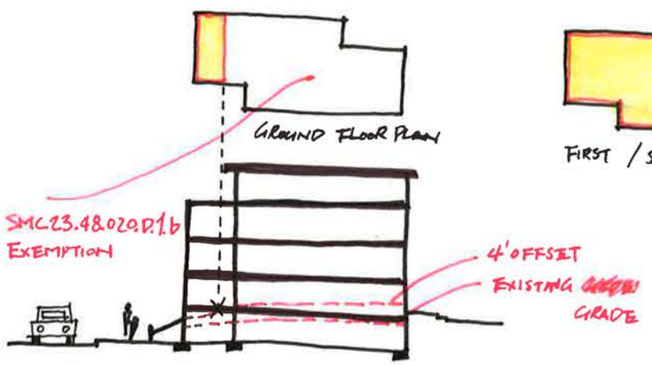
FAR EXEMPT PER SMC 23.48.020.D.1.b.

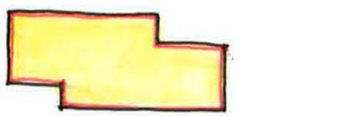
8,000 SF ALLOWED FAR
938 SF UNDER

700 SF MORE FAR THAN OPTION B.

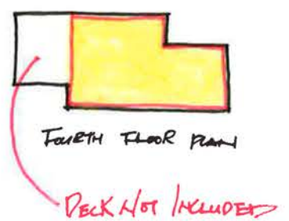
700SF X 20% (CIRCULATION) = 140SF
700SF - 140SF = 560SF
560SF / 220SF (SEDU UNITS) = 2.54 UNITS GAINED

- ZONE:
  LR3 - URBAN VILLAGE YES - FREQUENT TRANSIT YES
- FAR ALLOWED:
  (2.0)
  4,000 SF X 2.0 = 8,000SF ALLOWED (INSIDE WALLS)
- FACADE LENGTH (WITHIN 15' OF PROPERTY LINE):
  100'X 65% = 65' ALLOWED FACADE LENGTH
- STRUCTURE HEIGHT:
  40' + 5' ROOF BONUS

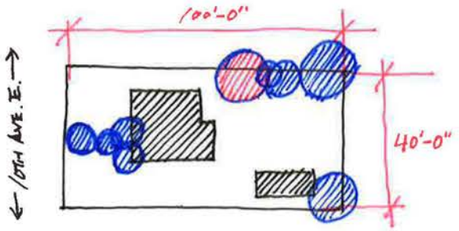




FIRST / SECOND / THIRD FLOOR PLAN

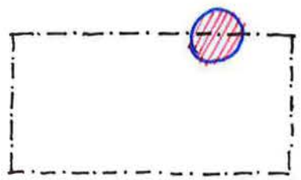


FOURTH FLOOR PLAN

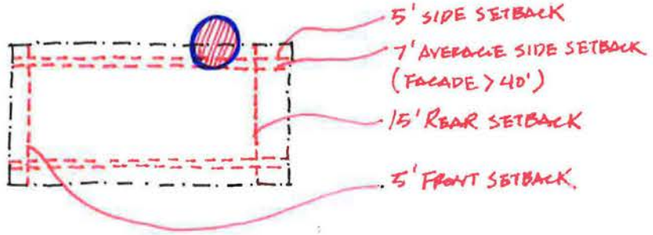


1. EXISTING LOT @ 4,000 SF.

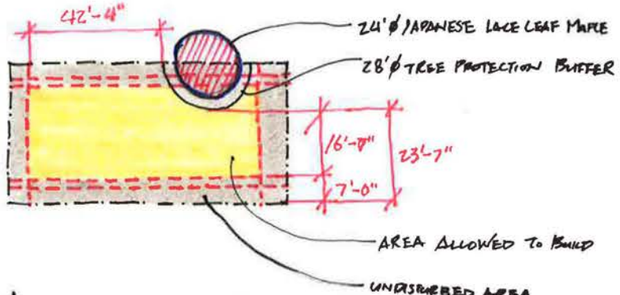
▨ : EXISTING STRUCTURE
◯ : EXISTING TREES
◯ : EXISTING EXCEPTIONAL TREE



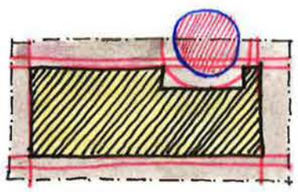
2. DEMO ALL STRUCTURES & REMOVE ALL TREES EXCEPT AN EXCEPTIONAL TREE.



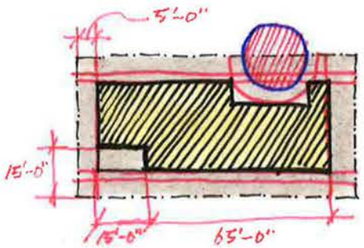
3. ESTABLISH SETBACKS.



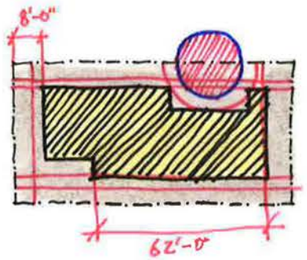
4. ADDING TREE PROTECTION BUFFER (28'ø).



5 ESTABLISH BUILDING FOOTPRINT (FULL).



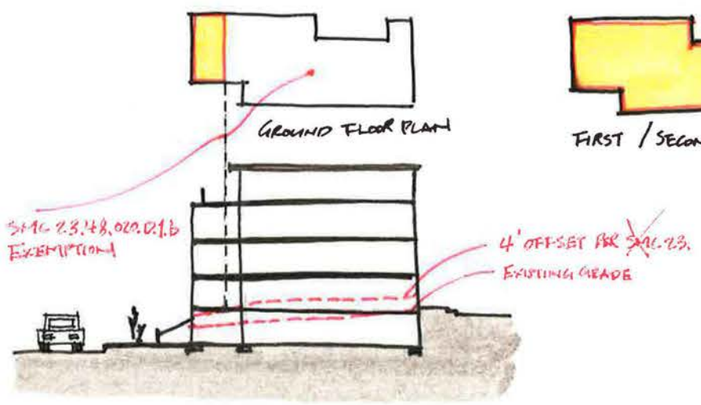
6 FACADE LENGTH CALC.
100' X 65% = 65'.

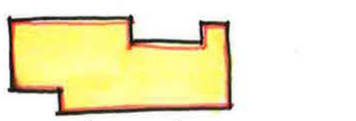


7 ADAPT PL3 STREET LEVEL INTERACTION BY ADDING LANDSCAPE BUFFER.

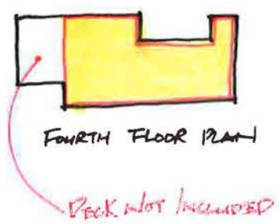
- **ZONE:**
  LR3 - URBAN VILLAGE YES - FREQUENT TRANSIT YES
- **FAR ALLOWED:**
  (2.0)
  4,000 SF X 2.0 = 8,000SF ALLOWED (INSIDE WALLS)
- **FACADE LENGTH (WITHIN 15' OF PROPERTY LINE):**
  100' X 65% = 65' ALLOWED FACADE LENGTH
- **STRUCTURE HEIGHT:**
  40' + 5' ROOF BONUS

8. FAR DIAGRAM.





FIRST / SECOND / THIRD FLOOR PLAN



FOURTH FLOOR PLAN

DECK NOT INCLUDED

APARTMENT FAR GROSS FLOOR AREA	
GROUND FLOOR	160 SF
FIRST FLOOR	1,618 SF
SECOND FLOOR	1,618 SF
THIRD FLOOR	1,618 SF
FOURTH FLOOR	1,348 SF
TOTAL GFA:	6,362 SF

160SF + 1,458SF = 1,618 SF

FAR EXEMPT PER SMC.23.48

8,000 SF ALLOWED FAR
1,638SF UNDER

700SF LESS THAN OPTION A.

Andrew Lyon,
ISA certified arborist, PN-6446A
ISA Tree Risk Assessment Qualified

5459 26th Ave SW
Seattle WA 98106
206-734-0705

8/16/2016

Arborist Inventory Report for:

714 10th Ave East

Seattle WA 98102

This report includes all trees at least 6" in diameter at breast height (DBH) on or within 5' of this lot. All measurements were made by taking the circumference of the trunk and dividing by 3.14. In cases where the tree has multiple trunks the total DBH was found by taking the square root of the sum of the squares of each of the trunk's DBHs. The trees are numbered and located according to the attached tree map.

According to the guidelines in the Director's Rule 2008, There is one Exceptional Tree on this lot. There are no Exceptional Trees overhanging this lot and there are no groves on or overhanging this lot.

1. Japanese Maple *Acer palmatum*. DBH 17", 30' tall with a 12' drip line. This is an Exceptional Tree in good health but in order reach the development potential of the lot this to tree is to be removed.
2. Japanese Maple *Acer palmatum*. DBH 7", 15' tall with a 5' drip line. This tree is to be removed.
3. Japanese Maple *Acer palmatum*. DBH 7", 15' tall with a 10' drip line. This tree is to be removed.
4. Japanese Maple *Acer palmatum*. DBH 10", 25' tall with a 16' drip line. This tree is to be removed.
5. Japanese Maple *Acer palmatum*. DBH 11", 25' tall with a 15' drip line. This tree is to be removed.
6. Golden Chain Tree *Laburnum x watereri*. DBH 9", 25' tall with an 6' drip line. This tree has two trunks and is located on the lot to the south. It will not be affected by the development project and it is to be retained.
7. Grand Fir *Abies grandis*. DBH 16", 40' tall with a 12' drip line. This tree is to be removed.
8. Camellia *Camellia japonica*. DBH 8", 20' tall with a 5' drip line. This tree is on the neighbor lot to the east. It will not be affected by the development project and will be retained.
9. European Birch *Betula pendula*. DBH 18", 35' tall with a 15' drip line. This tree is to be removed.

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ☺

Andrew Lyon,
ISA certified arborist, PN-6446A
ISA Tree Risk Assessment Qualified

5459 26th Ave SW
Seattle WA 98106
206-734-0705

10. Flowering Plumb *Prunis cerasifera*. DBH is 8", 9' tall with a 16' drip line. This tree is to be removed.
11. English Laurel *Prunus laurocerasus*. DBH 8", 20' tall with a 7' drip line. This tree has 2 trunks and is to be removed.
12. Scots Pine *Pinus sylvestris*. This tree stump has been dead for several years. Its DBH is 13", it is 8' tall and has no drip line. This stump is to be removed.

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

Andrew Lyon

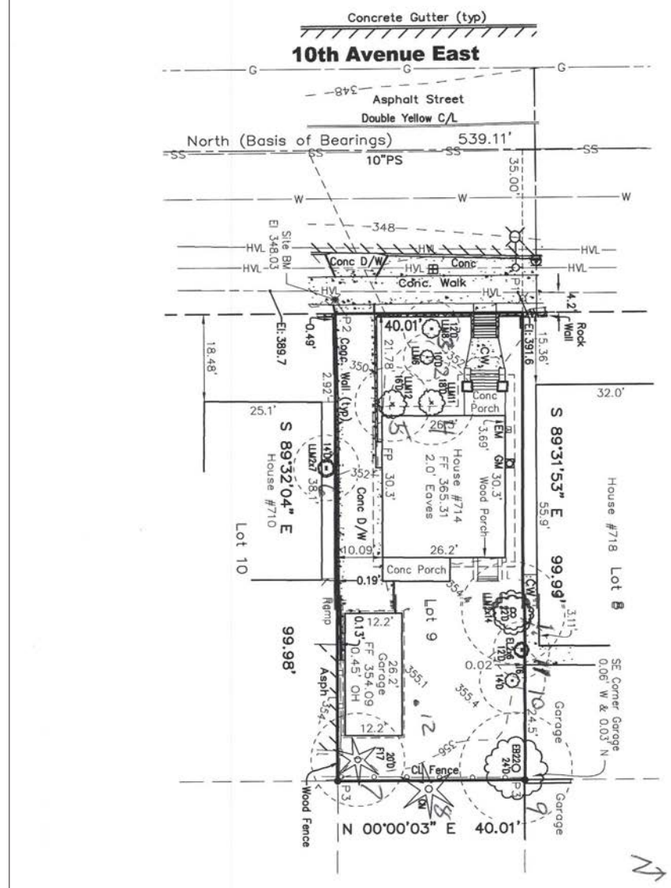
Andrew Lyon

ISA PN-6446A

Tree Risk Assessment Qualified CTRA #512

Tree Number	Common Name	DBH in inches	Exceptional Yes or No	On Property Yes or No	Retain or Remove
1	Japanese Maple	17	Yes	Yes	Remove
2	Japanese Maple	7	No	Yes	Remove
3	Japanese Maple	7	No	Yes	Remove
4	Japanese Maple	10	No	Yes	Remove
5	Japanese Maple	11	No	Yes	Remove
6	Golden Chain	9	No	No	Retain
7	Grand Fir	16	No	Yes	Remove
8	Camillia	8	No	No	Retain
9	European Birch	18	No	Yes	Remove
10	Flowering Plumb	8	No	Yes	Remove
11	English Laurel	8	No	Yes	Remove
12	Scots Pine (Dead stump)	13	No	Yes	Remove

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ☺



714 10TH AVE E 98102
TREE LOCATION MAP FOR