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VICINITY MAP

EXISTING SITE

The project site (APN: 766010-0335) is located on 12th Ave S between S Massachusetts St to the north and S Grand St to the south. Opposite the project parcel on 12th Ave S are apartment buildings and condominiums. Directly to the south is a single family residence with townhouses located at the rear. A single family residence is 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 5,998 SF and measures roughly 50'-0" wide by 119'-0" deep. The site slopes from the east to the west, with an overall grade change in this direction of approximately 17 feet. Currently there is one single-family dwelling on the site; a single-family residence of approximately 1,770 SF that is located centrally on the parcel.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3 in the North Beacon Hill Residential Urban Village. Low-rise zoning continues along 12th Ave S for three blocks to the north before stepping up to C1-85 at the Pacific Medical Center, and for one block to the south before stepping down to SF 5000. LR3 zoning continues to the west side of 12th Ave S before shifting to SF 5000 and continues two blocks to the east before transitioning to LR2, LR1 and finally SF 5000 five blocks over. 12th Ave S is a residential access street running parallel to 15th Ave S, a minor arterial in the neighborhood. The site is located within a Frequent Transit Corridor inside the North Beacon Hill Residential Urban Village so no parking is required. Five spaces will be provided at the rear of the site along the existing alley.

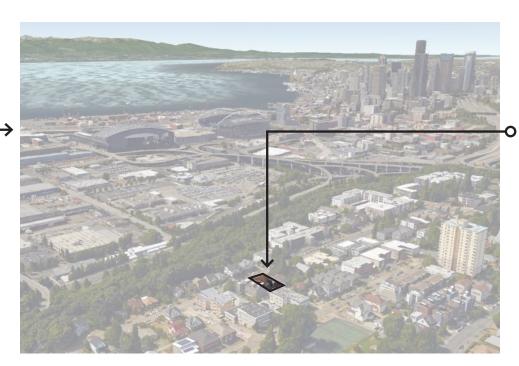
DEVELOPMENT OBJECTIVES

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 the desired density in 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 Beacon Hill Light Rail Station and neighborhood commercial core, as well as the two major interstate highways, 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. The Beacon Hill Playground is located one block directly east and Dr. Jose Rizal, Lewis and Sturgus Parks, all to the north, are within a fifteen minute walk and offer spectacular views of Elliot Bay as well as connections to the Mountain-to-Sound Greenway and I-90 bike trails. Bus 36, traveling to downtown Seattle through Pioneer Square and Bus 60, traveling to Capitol Hill via First Hill, have stops within a five minute walk from the project parcel. The Beacon Hill Light Rail Station, Public Library and a variety of restaurants and shops, including a grocery store, are a short 15 minute walk to the southeast.

The proposed project is designed with consideration of the Seattle Guidelines and the North Beacon Hill Design Guidelines.



SITELOCATION

1740 12th Ave S Seattle, WA 98144

PROJECT PROGRAM

Site Area: 5.998 SF Number of Residential Units: 7 Number of Parking Stalls: 5 Anticipated FAR (Overall) = 8,030 SF Approx. FAR Per Unit =

Units 1-4: 1000 SF Units 5-7: 1325







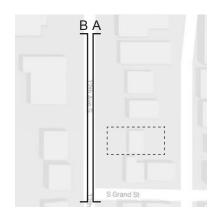






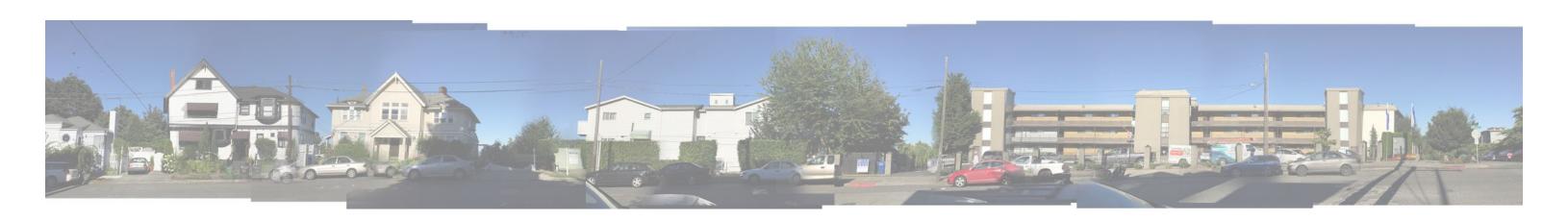


12TH AVE TOWNHOUSES #3024618 C O N E ARCHITECTURE

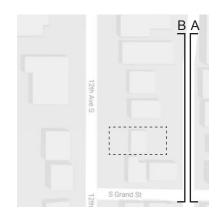




STREET LOOKING EAST (A)



STREET LOOKING WEST (B)





ALLEY LOOKING EAST (A)



SITE

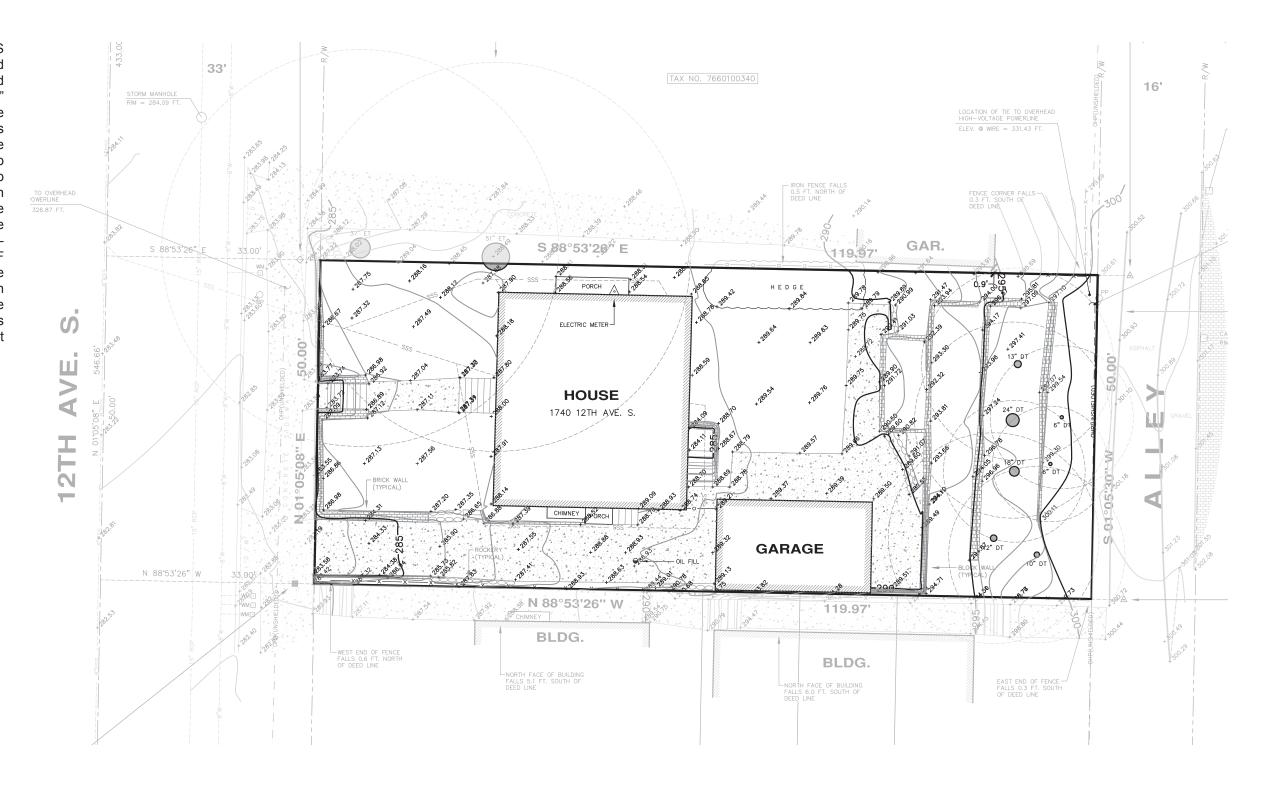
— ALLEY LOOKING WEST (B) —

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 D. Plants and Habitat I. Residential Open Space (NBHDG)	To help preserve view corridors from adjacent buildings there are no stair towers on the outer units of the east building (Units 5 and 7) and the remaining penthouses are centrally within the site, setback from the building edges. This configuration also minimizes the amount of shade and length of time shade is cast on the neighboring buildings. The west building is set 9'-0" from the north property to help preserve the exceptional trees on the neighbor's property. The entry sequence and pathway to the north of the building were designed to highlight these large, beautiful trees. On-site bioretention planters assist in wayfinding and space delineation. All landscaping will feature native species and drought tolerant planting.
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 9'-0" north setback and the exceptional trees buffer the building height from the existing single family residence. The penthouses are setback from the building edges to minimize their impact from the sidewalk, and the parapet has been partially lowered in favor of an open railing to minimize the bulk of the building at the street. Large glazed openings and the use of lap siding help break down the building proportionally and reduce its scale.
PL1. Connectivity	Compliment and contribute to the network of open spaces around the site and the connections among them.	B. Walkways and Connections I. Residential Open Space (NBHDG)	Two pedestrian walkways connect the public sidewalk with the unit entries and the courtyard amenity space located between the buildings, serving as internal open space and informal gathering areas for residents. Address signage is located adjacent to the pathways and integrated into the landscape 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 II. Streetscape Compatibility (NBHDG)	The westernmost units are designed with street facing entries that are visually and physically linked to the sidewalk. The entries are recessed and inherent weather protection is provided by the building above. The door, sidelight and soffit are clad in warm wood for texture and wayfinding. The entries are well lit with integrated signage for wayfinding. The entries are located approximately six feet above sidewalk grade to be identifiable and promote privacy from the sidewalk.
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 I. Respect for Adjacent Sites (NBHDG)	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 use of a fin wall at the street elevation delineates the two units and the glazing, siding and railing proportions create a sense of order. The alley elevation is clad in the same materials as the street facade and while the windows are appropriately sized for the function behind, generous glazing is provided for added surveillance of the alley. The recessed street facing entries add depth to the building. The existing rockery north of the site has been continued to create a cohesive street face with visual interest. Raised wood pathways and steel railings also provide scale, texture and visual interest at the sidewalk level. Careful consideration was paid to the placement of glazing to promote privacy between the units as well as maintain privacy for the existing neighbors.
DC4. Trees, Landscape and Hardscape Materials	Use appropriate and high quality elements and finishes for the building and its open spaces.	D. Trees, Landscape and Hardscape Materials	Native and drought tolerant plants are utilized wherever possible on site. Bioretetnion planters are located at the sidewalk, in the courtyard and at the rear of the building. Additional landscaping is located at unit entires and along pathways. Two new street trees are located in the right of way and the strip of land between the sidewalk and the rockery will be appropriate panted to soften the sidewalk edge. Within the courtyard areas of permeable pavement will be used as hardscape for the seating areas and the parking area will consist of permeable pavement as well.

*NBHDG = North Beacon Hill Design Guidelines

EXISTING SITE CONDITIONS

The project site is located on 12th Ave S between S Massachusetts St and S Grand St. The subject parcel is 5,998 SF and measures roughly 50'-0" wide by 119'-0" deep. The site slopes from the east to the west, with an overall grade change in this direction of approximately 17 feet. There is a paved alley to the east of the site. To mitigate the grade change from the alley to the street a series of terraces are used in the rear yard and brick retaining walls are utilized at the street. Currently there is one single-family dwelling on the site; a singlefamily residence of approximately 1,770 SF that is located centrally on the site. There are two exceptional trees located just north of the site on the neighbor's property. The site receives average solar exposure and has both territorial views as well as views to Elliot Bay and Downtown Seattle.



12TH AVE TOWNHOUSES #3024618









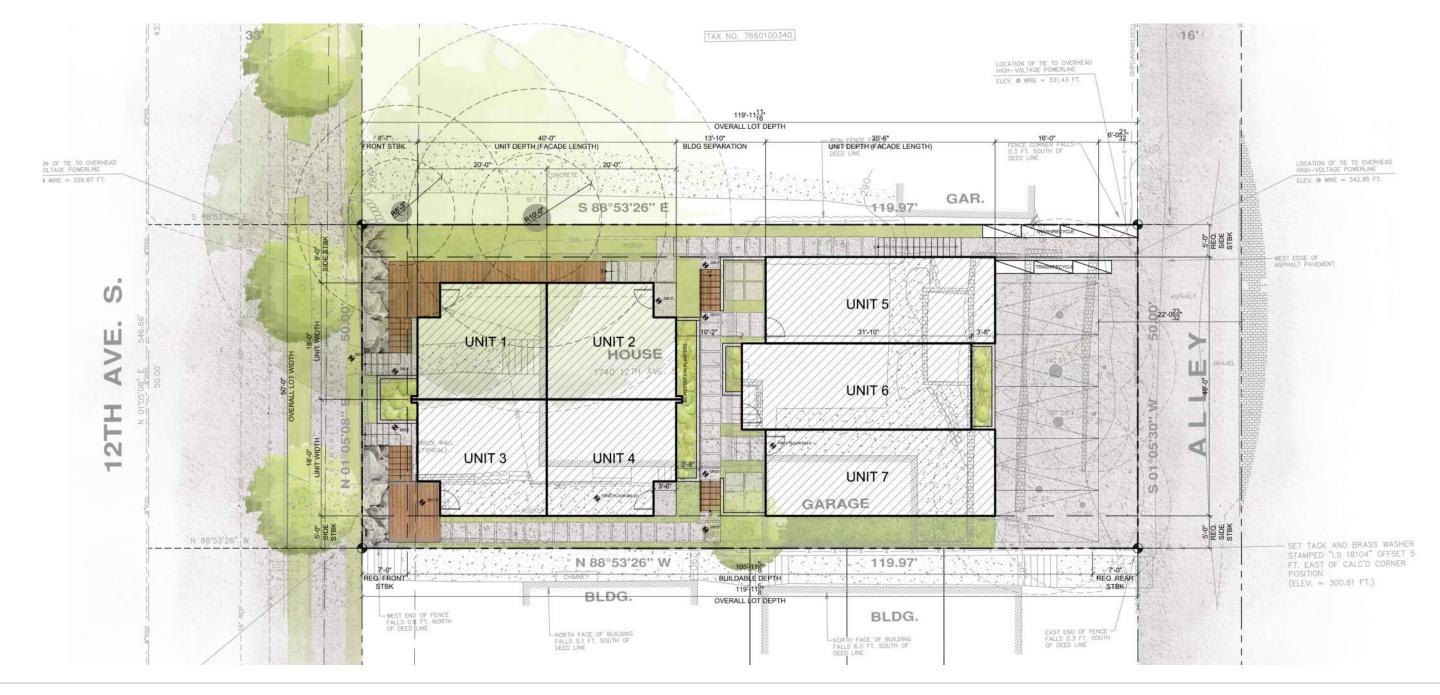




SITE PLANNING + LANDSCAPE APPROACH

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'-0" 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 courtyard amenity space. The northwest pathway is a raised boardwalk spanning the innter root zone of the neighbor's exceptional trees. A single pathway continues along the north connecting the units to the parking and solid waste storage at the alley.

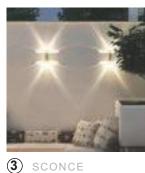
An existing rockery to the northeast of the site will be extended along the sidewalk edge to mitigate the elevation change and bring a natural contrast to the ordered building. Bioretetnion planters are interspersed throughout the site. The site design respects the existing exceptional trees located to the north of the property and adds an additional landscape buffer along the north pathway. The southeast side setback is fully landscaped to provide privacy to the townhouses to the south.

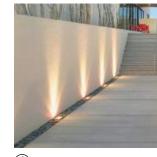








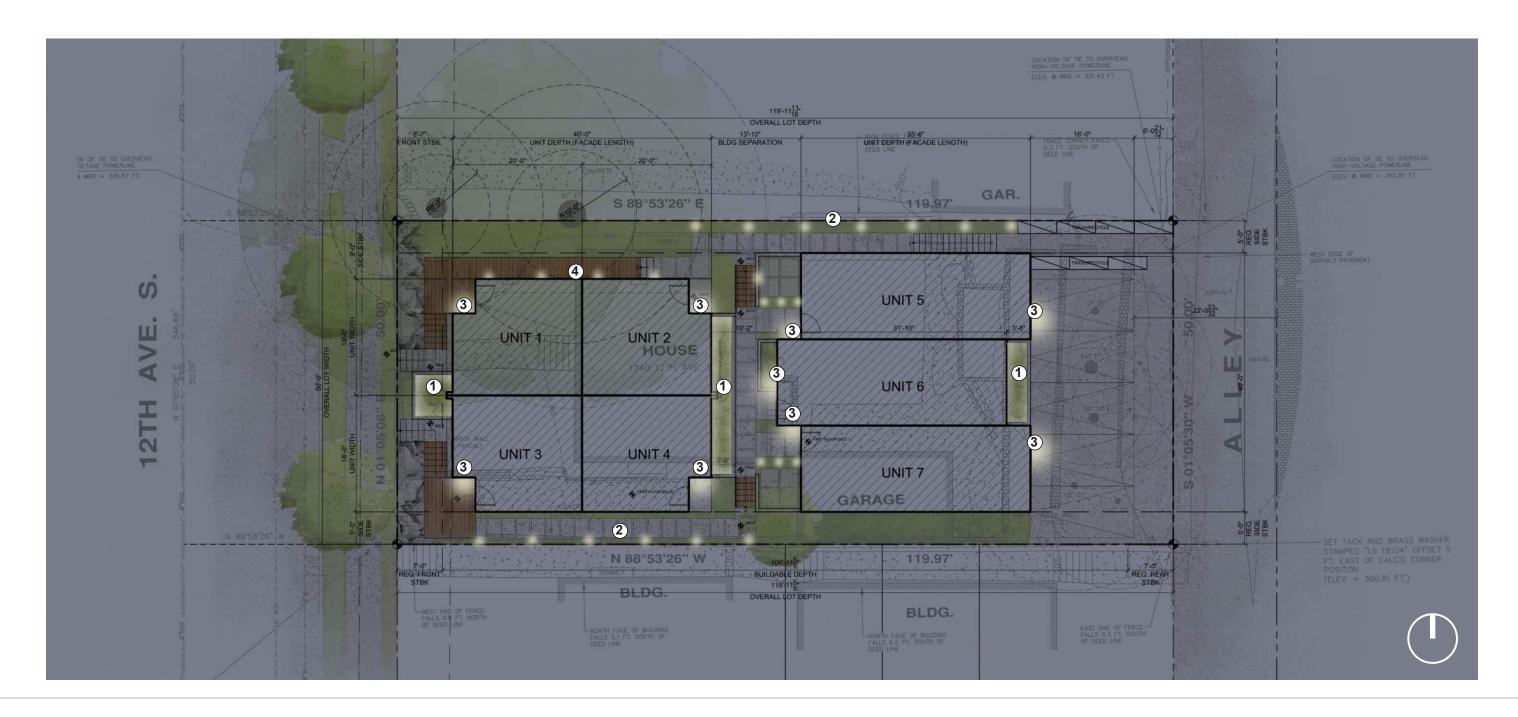


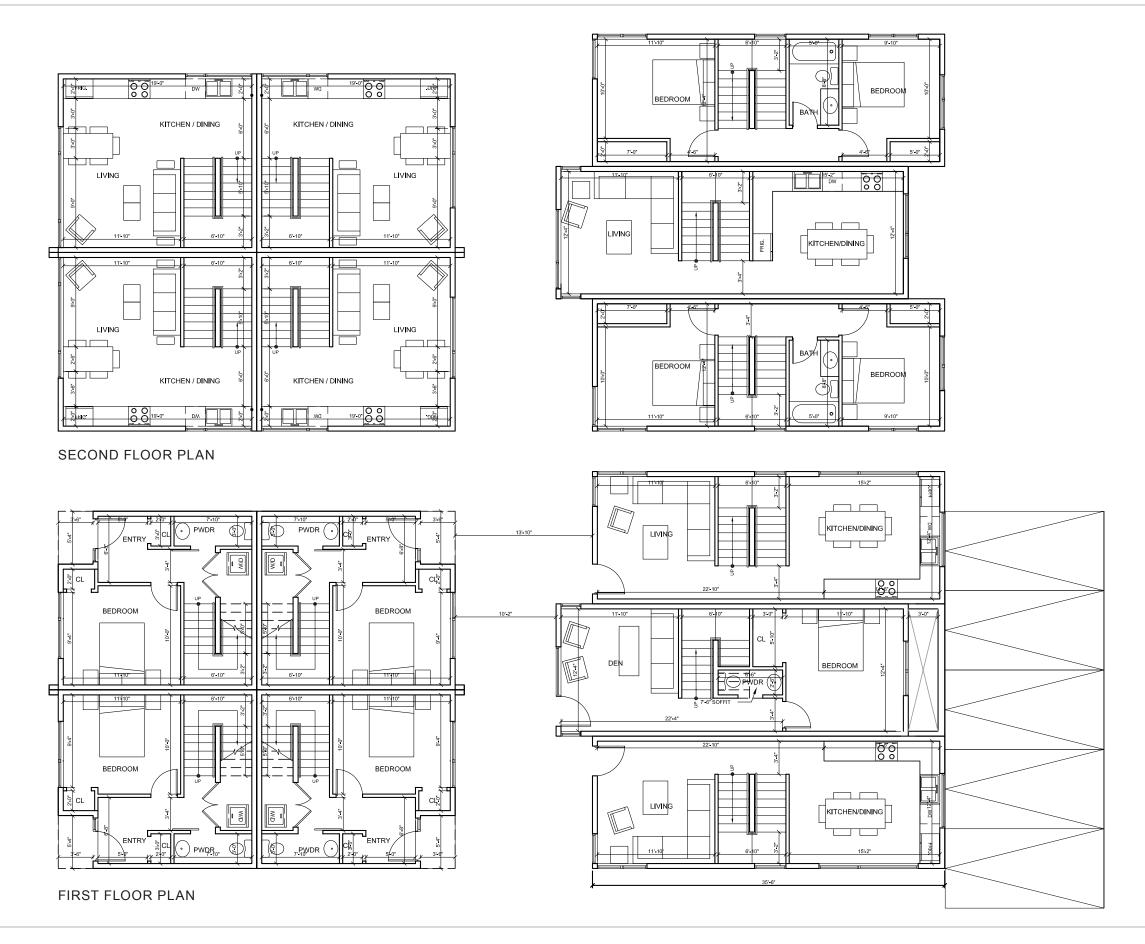


4 UPLIGHTING

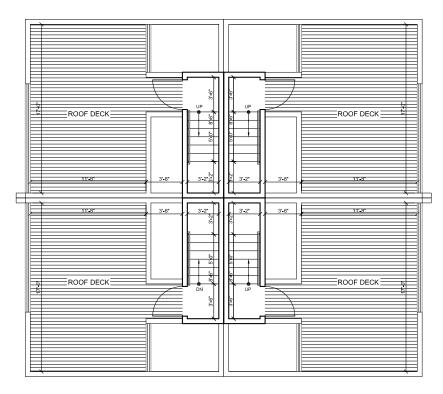
PROPOSED LIGHTING PLAN

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. The proposed planters will have linear rope lights along the interior edge to illuminate the planting and create visual interest. Sconces will be located along the alley elevation for security at the parking and solid waste storage areas.

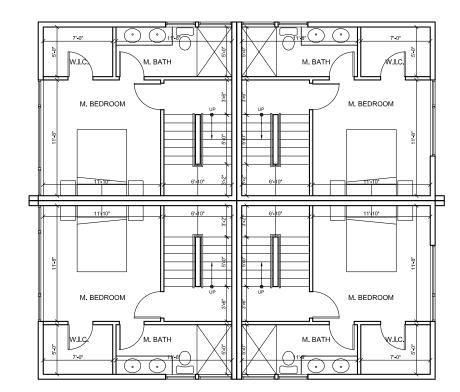




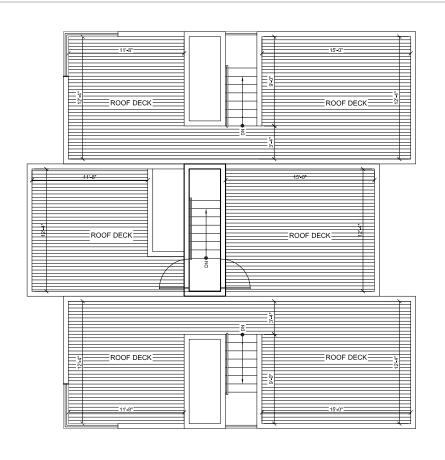


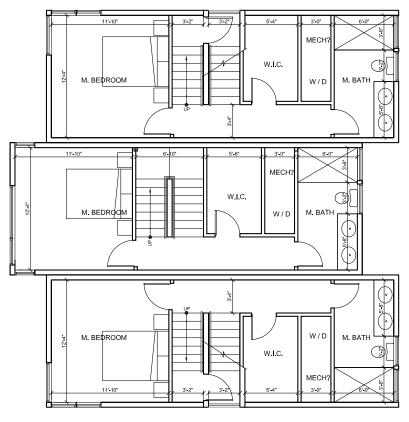


ROOF PLAN



THIRD FLOOR PLAN







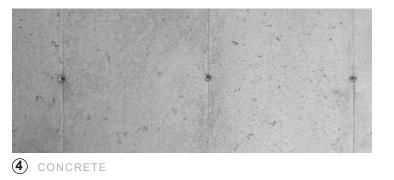












1 MARINE GRADE PLYWOOD

2 LAP SIDING



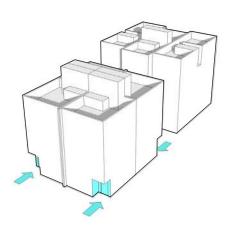




5 METAL OPEN RAIL AT DECKS

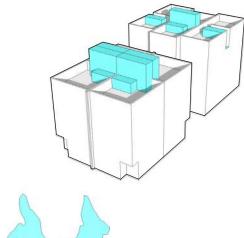
PROPOSED MATERIALS

Marine grade plywood is proposed as an accent to add warmth to the exterior design. The architectural feature separating the street facing units as well as the soffit over the entries will be clad in this plywood. A wood clad door and sidelight will highlight and enhance the entries while providing warmth and texture. Cementitious panel, a durable and cost-effective material will be utilized as the main siding material. A darker, lap siding complimented by a lighter panel at the base and infill areas will increase the textural quality of the buildings and provide a human scale. Concrete will be used at any site retaining locations, as well as at other landscaping points. A metal railing will be used at the roof deck and along raised pathways and will compliment the metal awnings used at the east unit entries.



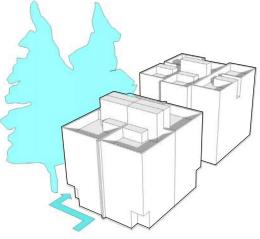
STREET-FACING ENTRIES

The two units facing 12th Ave S have entries oriented to the street creating a physical and visuall connection to the sidewalk. The unit layout is mirrored and the remaining two units of the west building have entires facing the courtyard.



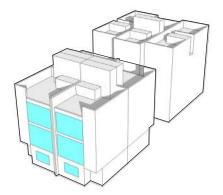
MINIMIZING PENTHOUSES

The outer units of the rear (east) building do not have penthouses to better preserve neighboring views to Elliot Bay and Downtown. The remaining penthouses are all centrally located in order to less obstruct the views.



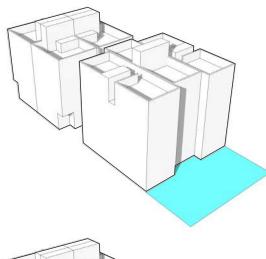
EXISTING TREES

The existing trees to the north of the site are exceptional and care has been taken to locate the west building 9' from the property line to avoid construction in the inner root zone to protect and preserve the trees.



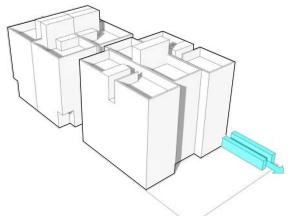
STREET-FACING GLAZING

The glazing at the west facing units is oriented toward the street to enhance privacy from the neighboring buildings and capture the spectacular views toward Elliot Bay and Downtown Seattle.



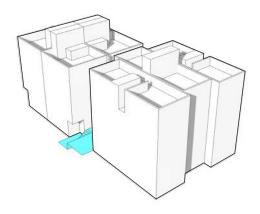
PARKING ON ALLEY

Though no parking is required in the Beacon Hill Residential Urban Village, five parking spaces are provided at the alley.



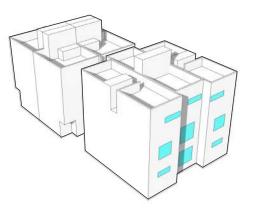
TRASH/RECYCLING ON ALLEY

All trash and recycling will be stored on either side of a common pathway at the north side of the parking area.



CENTRAL COURTYARD

The entries to the five units that do not face the street are all located off of a central courtyard. This space serves as a common amenity area that includes bioretetnion planters, ground cover and hardscaping for seating areas.



ALLEY-FACING GLAZING

To the greatest extent feasible programmatically, generous glazing is located on the alley facing elevation to increase eyes on the parking area for safety and security.



The site slopes from the alley to the street (east to west), with an overall grade change in this direction of approximately 17 feet. The site is traversed by a series of steps and pathways along the north and south from the street to the courtyard and a second set of steps from the courtyard to the parking area at the alley along the north building edge.

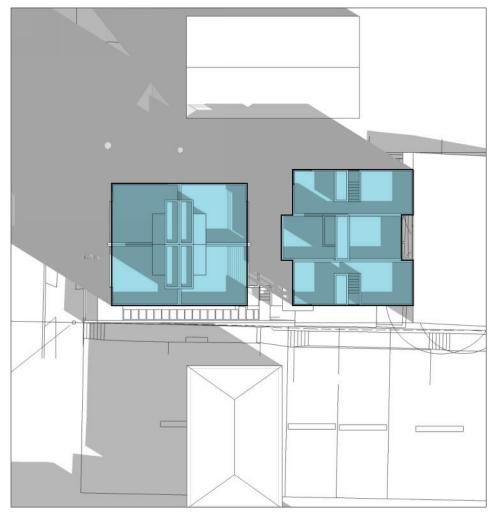


PRIVACY STUDIES - NORTH NEIGHBOR

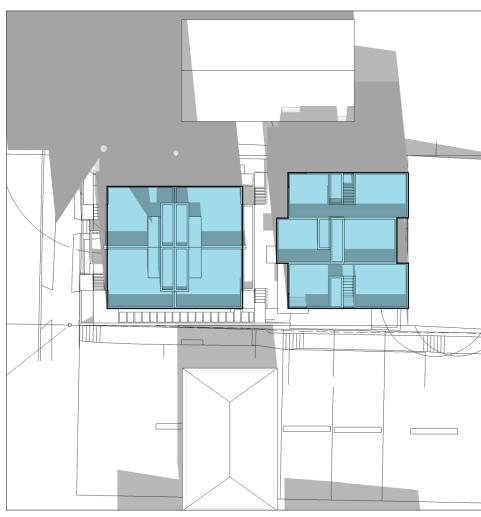


PRIVACY STUDIES - SOUTH NEIGHBOR

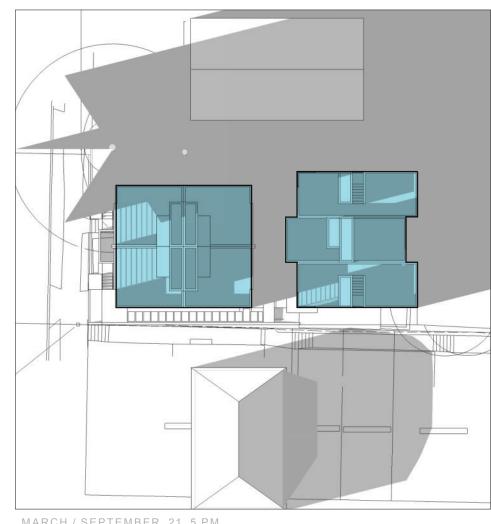
OUTLINE OF
NEIGHBORING
BUILDING
WINDOWS IN
CONFLICT



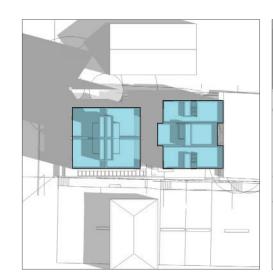




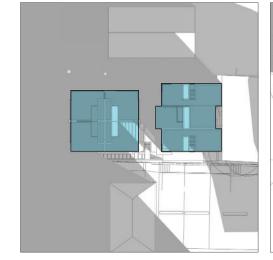
MARCH / SEPTEMBER 21, 12 PM

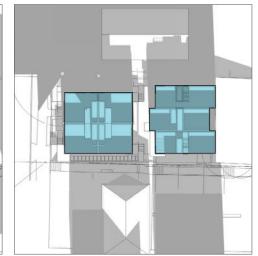


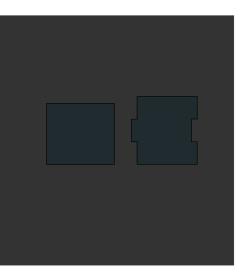
MARCH / SEPTEMBER 21, 5 PM











JUNE 21, 12 PM JUNE 21, 9 AM

JUNE 21, 5 PM

DECEMBER 21, 9 AM

DECEMBER 21, 12 PM

DECEMBER 21, 5 PM



PENTHOUSE LOCATION

The penthouses are setback from the building edges to help maintain neighborhood views, reduce shadows cast on neighboring buildings and minimuze the perceived height of the building.

CS1-B-2, CS1-I-I, CS2-D,

OPEN RAILING AT ROOF DECK

Reduces the perceived height of the building CS2.D, DC2.C

EXCEPTIONAL TREES ⊢

The building is set back from property line 9' to preserve exceptional trees and create greater privacy buffer for neighbor.

CS1-D-1

GLAZING CONCEPT

The glazing concept is carried throughout all units, breaking down the bulk of the building, providing ordered proportions and focusing views to the street.

CS2.D, DC2.C

ARCHITECTURAL ACCENTS -

Wood accents at the unit separation and entries provide warmth, texture and visual interest.

DC2.C, PL3.A

EXTERIOR SIDING

Breaks in the cement panels relate to windows and enhance the ordered proportions. Darker lap siding provides a more human, tactile scale.

CS2.D, DC2.B

IENTRIES -

Recessed street facing entires provide a physical and visual connection to the street.

PL3.A, PL3-II

IPLANTERS AND LANDSCAPING H

A bioretention planter serves as a landscaping feature along the street. A rockery and landscaping soften the sidewalk edge and mitigate the grade change to the entries.

CS1.D, PL3.II, DC4.D







VIEW FROM ALLEY TO PARKING

DC4.D

PENTHOUSE LOCATION

To help preserve view corridors from adjacent buildings there are no stair towers on the outer units of the east building. The remaining penthouses are setback from the building edges to reduce shadows cast on neighboring buildings and minimize the perceived height of the building.

CS1-B, CS1-I, CS2-D

OPEN RAILING AT ROOF DECK |--

Reduces the perceived height of the building from the sidewalk. CS2.D, DC2.C

GLAZING CONCEPT ⊢

The glazing concept is carried throughout all units, breaking down the bulk of the building, providing ordered proportions and focusing views to the street.

CS2.D, DC2.C

PLANTERS AND LANDSCAPING +

A bioretention planter serves as a landscaping feature along the street. A rockery and landscaping soften the sidewalk edge and mitigate the grade change to the entries. Two new street trees enhance the pedestrian experience.

CS1.D, PL3.II, DC4.D

