



C O N E ARCHITECTURE



VICINITY MAP

EXISTING SITE

The project site (APN: 685270-0550, 685270-0555) is located on 10th Ave E between E Republican St to the north and E Harrison St to the south. Opposite the project site on 10th Ave E are multifamily apartment buildings. To the north and south are single family residences. To the west are multifamily buildings and their associated detached garage. The combined subject parcels are 7,980 SF and together measure roughly 79'-9" wide by 100'-1' deep. The site slopes from the northeast to the southwest, with an overall grade change in this direction of approximately 3 feet. Currently there are two single-family homes and two detached garages on the site; one single-family residence of approximately 1,040 sf and one detached garage of approximately 200 sf on the north parcel, and one single-family residence of approximately 1,595 SF and one detached garage of approximately 140 sf on the south parcel.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3 and is located in the Capitol Hill Urban Center Village and Frequent Transit Overlay. Low-rise zoning continues along 10th Ave E north to E Highland Dr and south to E Olive St, and east for approximately 6.5 blocks. Immediately to the west of the site across 10th Ave E is NC3-40 zoning that surrounds Broadway E as it continues north to E Roy St and south as it connects with the Pike/Pine corridor. Broadway E is a minor N-S arterial that connects to major arterial Olive Way to the west, 520 to the east, and minor E-W arterials E Pike St and E Pine St to the south. The site is located in an urban center, therefore no parking is required.

DEVELOPMENT OBJECTIVES

The owner proposes the construction of two new multi-family residential buildings containing 8 total townhouse units. The two existing single-family residences and accessory structures on the project parcels will be demolished. These proposed buildings promote the desired density in Seattle and help to create affordable, yet desirable, housing that is ideal for a small family. These proposed units, due to their proximity to several major and minor arterials and commercial zoning, are prime for denser development.

NEIGHBORHOOD CUES

The residences along the east side of 10th Ave E are primarily single family residences (zoned LR3), while the west side consists primarily of multi-family structures (zoned NC3-40). A vibrant commercial area is located one block west on Broadway E. Broadway is a primary hub in the Capitol Hill neighborhood, containing lots of restaurants, bars, vintage and new retail shops, major grocery stores, coffee shops, and gyms. There are a variety of buses that travel along Broadway, including the 49, which is a frequent route connecting Capitol Hill to Downtown and the University District. The other routes on Broadway include the 9, which runs southeast through Columbia City to Rainier Valley, and the 60, which runs southwest through Georgetown and South Park to Fauntleroy. Several other major bus lines are within walking distance, including the 8, which runs eastwest connecting Lower Queen Anne to Madrona and then turns south towards Mount Baker. The Capitol Hill Lightrail station also recently opened just 2 blocks from this project site, which provides fast and convenient transportation north to the University of Washington and as far south as Sea-Tac airport. There are several major Seattle parks in the area, including Cal Anderson Park just 3 blocks to the south and Volunteer Park a 15 minute walk to the north.

O SITE LOCATION

410 / 414 10th Ave E Seattle, WA 98102

PROJECT PROGRAM

Site Area: 7,980 SF Number of Residential Units: 8 Number of Parking Stalls: 0 Anticipated FAR (Overall) = 10,946 SF Approx. FAR Per Unit = 1,328 SF

ADJUSTMENTS REQUESTED

SMC 23.45.527.B: Maximum facade length in LR zones

Allowed facade length: $100' \times 65\% = 65'$

Proposed facade length: 69' (6% increase)

[see Adjustment Diagrams p. 12-13]



CONE ARCHITECTURE







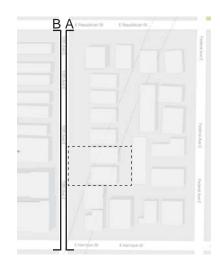








10TH AVE TOWNHOMES #3025122 C O N E ARCHITECTURE



SITE



STREET LOOKING EAST (A)

ACROSS FROM SITE



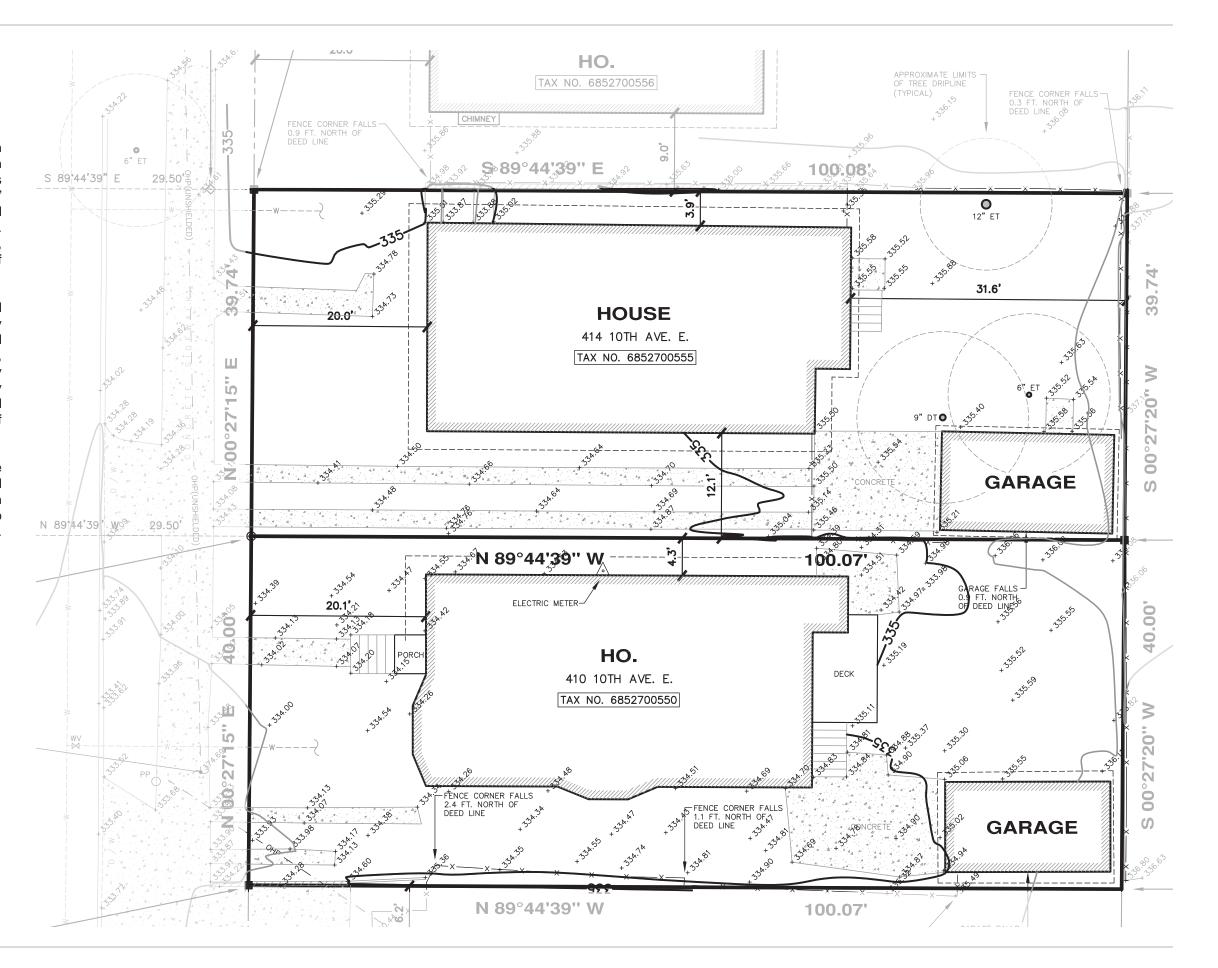
STREET LOOKING WEST (B) -

EXISTING SITE CONDITIONS

As previously stated, the project site is located on 10th Ave E between E Republican St to the north and E Harrison St to the south. The subject parcels combined are 7,980 SF and measure roughly 100'-1" wide by 79'-9" deep. Immediately to the north and south of the project are single-family residences. The site slopes from the northeast to the southwest, with an overall grade change in this direction of approximately 3 feet. The project site is zoned LR3.

Currently there are two single-family homes and two detached garages on the site; one single-family residence of approximately 1,040 sf and one detached garage of approximately 200 sf on the north parcel, and one single-family residence of approximately 1,595 SF and one detached garage of approximately 140 sf on the south parcel. The site receives good sun exposure, and has primarily territorial views of the surrounding area.

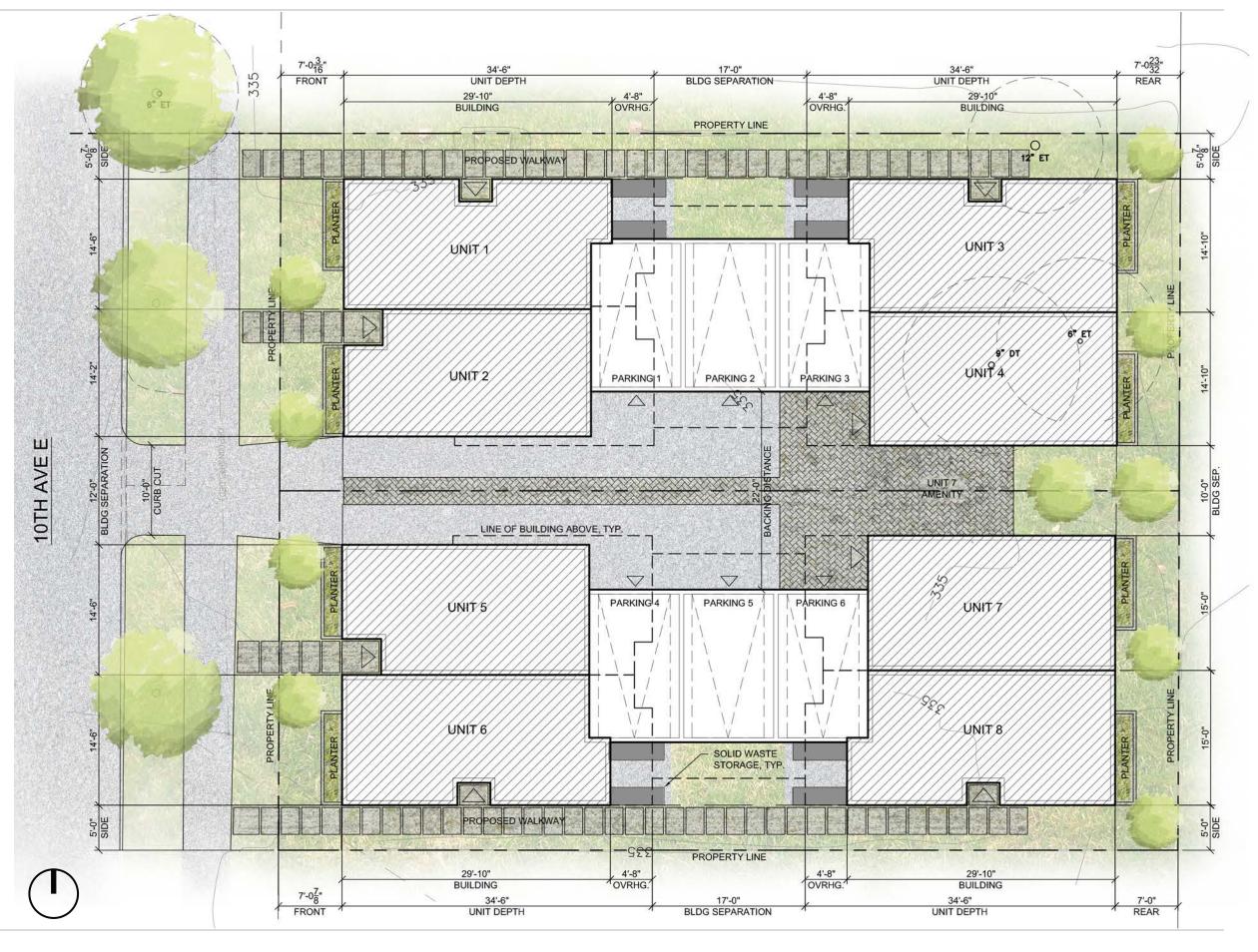
There are (3) existing trees on the north parcel: one 6.8" Norway Maple, one 6" Southern Magnolia, and one 12" Corkscrew Willow. These trees have been assessed by a certified arborist and were not found to be exceptional per the provided tree inventory report.



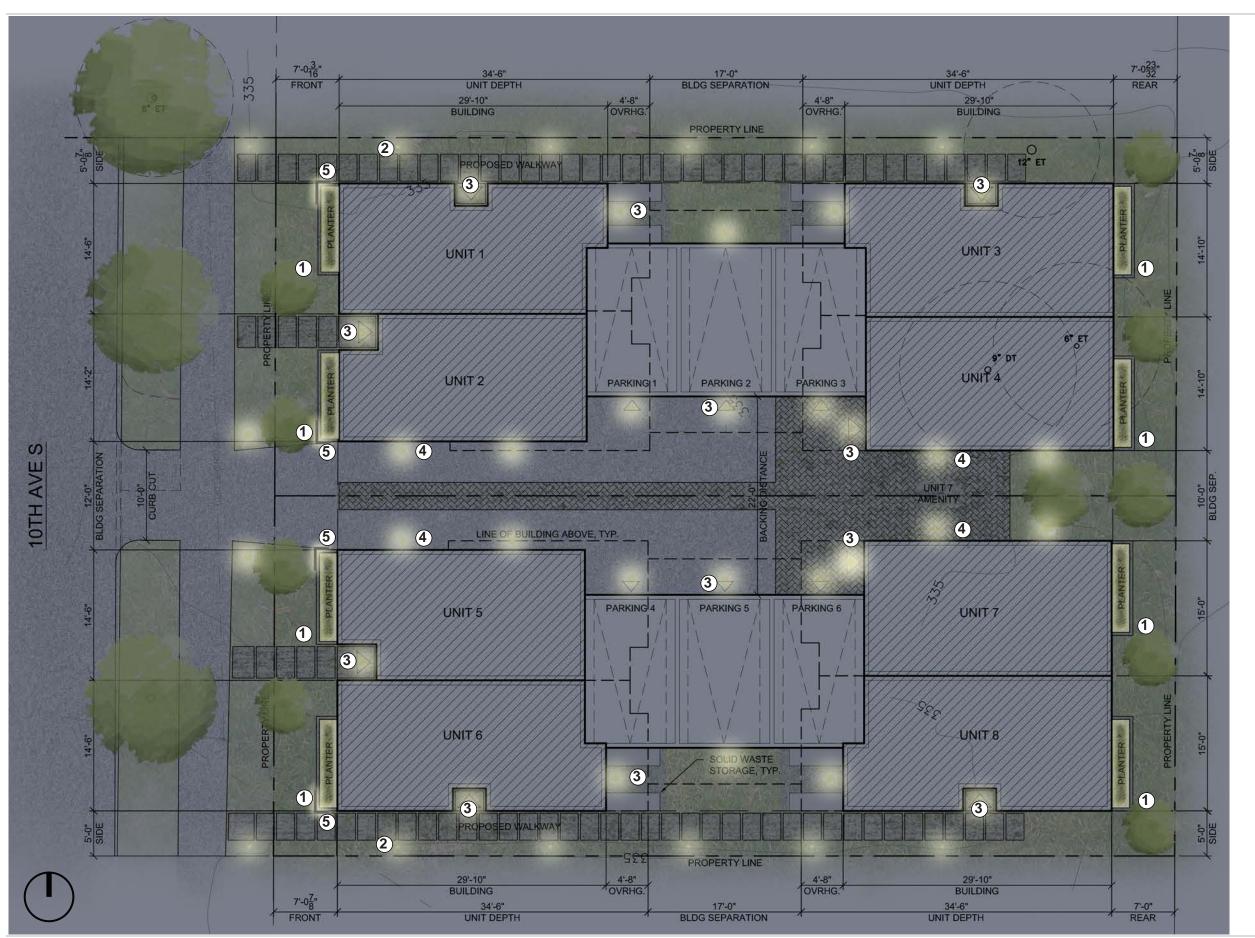
SITE PLANNING + LANDSCAPE APPROACH

The eight proposed units will be arranged in clusters of two, with three enclosed parking spaces between each pair of duplexes (six enclosed parking spaces total). The parking stalls are accessed via a shared driveway down the center of the site- two of the units are unparked. Units 2 and 5 have entries off of 10th Ave E; units 1, 3, 6, and 8 have entries off of shared walkways along the north and south sides of the site; and units 4 and 7 have entries in the center of the site via a pedestrian walkway created through a change in paving material. The shared walkways, front yards along 10th Ave E, and east yards of the rear units will be heavily landscaped to create enjoyable common spaces for all residents and provide privacy at the street edge.





C O N E ARCHITECTURE



PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians and vehicles, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at the entrance to the site, all unit entries, garage entries, and along common walkways. Rope lighting will line the interior of the bioretention planters on the east and west sides of the project, providing accent lighting on the streetfacing facade. Address signage will be lit to promote easy wayfinding.





1 PLANTER LIGHTING

2 PATH LIGHTING



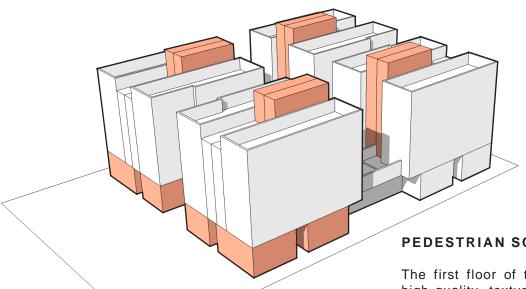


3 SCONCE

4 UPLIGHTING

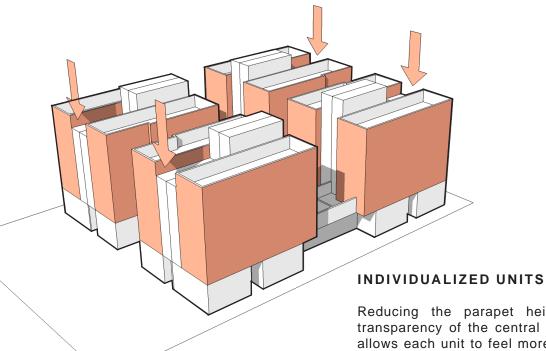


5 ADDRESS LIGHTING

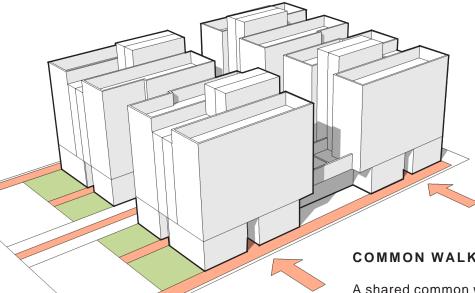


PEDESTRIAN SCALE + TEXTURE

The first floor of the street-facing units is wrapped in a high-quality, textural material that speaks to the material tradition of multifamily housing in Capitol Hill and enhances the pedestrian experience. This single-story material application also addresses the scale of the pedestrian and creates a strong base for overall massing and aesthetic of the project. Stair towers on all units have been pulled to the center of the site, away from the street, in order to minimize visual impact on pedestrians and neighbors.

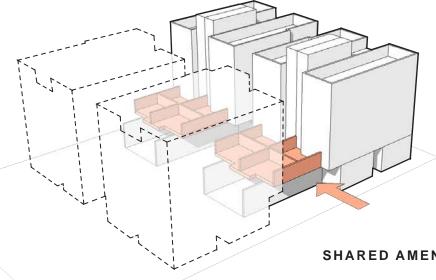


Reducing the parapet height and increasing the transparency of the central volumes of each building allows each unit to feel more individual and unique to the residents. Individual units speak to the scale of the existing housing type along 10th Ave E and reduce overall bulk and massing.



COMMON WALKWAYS + OPEN SPACE

A shared common walkway along the north and south edges of the property provides access to multiple units, creating places for chances of interaction with one's neighbor and opportunities for enhanced lighting and landscaping. By providing these entries off the side, this allows the front yard to remain open (without a fence), allowing the buildings and its residents to connect more directly with its active pedestrian community.

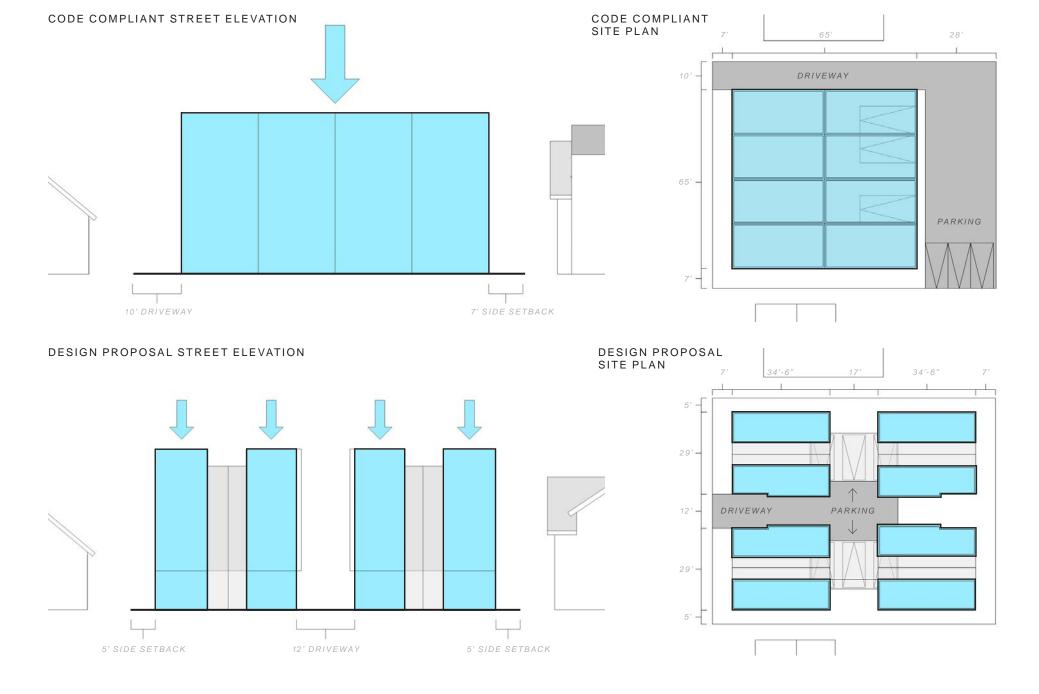


SHARED AMENITY SPACE

The amenity decks at the second floor that span between each set of duplexes serve two beneficial functions. They allow the parking for the site to be concealed underneath them, creating the least amount of visual impact. Most importantly, these shared decks provide outdoor space connected to each unit's living/ dining/kitchen level, extending the living space to the outdoors and promoting interaction between neighbors.

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY 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. Capitol Hill Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village.	I. Streetscape Compatibility III. Height, Bulk, and Scale Compatibility	CS2.I.iii. Vehicle entrances to buildings should not dominate the streetscape. CS2.III.i. Break up building mass by incorporating different facade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.	This project takes several measures to maintain the strong pedestrian character of this neighborhood. The parking for the whole site is accessed by a single driveway through the center of the site, breaking up the proportion of the street facade and creating a scale more relatable to what is currently present in the neighborhood. Further modulation and reducing of parapet heights reduces scale and individualizes the units.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood. Capitol Hill Priority: Preserve and augment the neighborhood's architectural qualities, historic character, and pedestrian scale.	I. Architectural Concept and Consistency	CS3.I.iv. Use materials and design that are compatible with the structures in the vicinity if those represent the desired neighborhood character.	As this site lies at the zone edge between LR3 and NC3-40, the existing multifamily structures on the west side of 10th are larger scale, masonry apartment buildings. This project seeks to strike a balance of scale between the existing single family homes on the east side of 10th and the apartment buildings on the west side that represent the scale of future development in the area. Application of a high-quality textural material (brick) at the street edge speaks to the material history and character of Capitol Hill.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	I. Human Scale III. Personal Safety and Security	PL2.I.ii. Improve and support pedestrian-orientation by using components such as pedestrian-scaled awnings, architectural detailing on the first floor, and detailing at the roof line. PL2.III.ii. Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.	The pedestrian experience at the first floor is a high priority for this project. The first floor of the street-facing units is wrapped in brick, utilizing a highly textural and historically significant material to create a strong architectural base. Other elements that contribute to the experience are detailed awnings at each unit entrance, integration of bioretention planters into the architectural design, and use of a different paving material to create a pedestrian path to the entries of the center units.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other. Capitol Hill Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village.	I. Residential Open Space C. Secondary Architectural Features	DC3.I.i. Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries. DC3.I.ii. Create substantial courtyard-style open space that is visually accessible to the public view.	This project seeks to create usable outdoor space both at ground level and above. By creating common walkways that lead to unit entries along the north and south edges of the site, the front yard is able to remain open (without fencing) and connected to the neighborhood. The second level amenity decks both extend the living space of each unit into the outdoors and connect residents with their neighbors. This also creates visually pleasing view corridors for the neighbors, rather than looking down into a paved parking area. Roof decks are also provided on each unit.
DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	I. Height, Bulk, and Scale II. Exterior Finish Materials	DC4.I.i. Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. DC4.II.iv. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.	As previously mentioned, the first floor of the street-facing units are wrapped in brick in order to create a highly textural pedestrian experience and relate to the material character of the neighborhood. The rest of the material palette consists of high-quality, durable materials in neutral colors to complement the brick and create an overall simple and elegant aesthetic.

C O N E ARCHITECTURE 10TH AVE TOWNHOMES #3025122



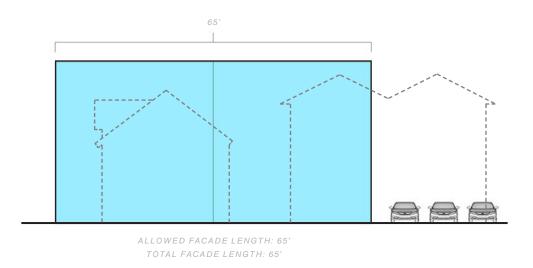
REDUCED STREET FACADE

A code compliant scheme on this site would produce a massive street wall, as seen above. In the design proposal below, unit massing is broken into four separate buildings, reducing the scale of the overall project and creating a proportion more applicable to the existing neighborhood conditions. The center volume between units is primarily transparent and contributes to individualization of units. Total open space along the street in the code compliant scheme is 17', while the design proposal contains 22' of open space.

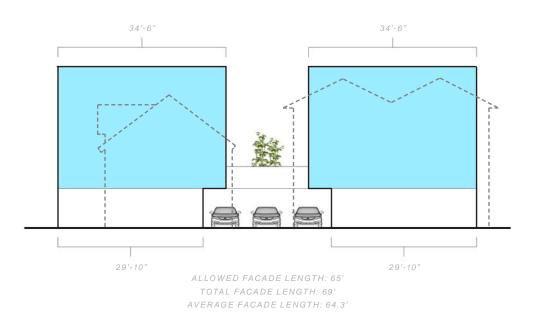
OPEN SPACE + PARKING EFFICIENCY

Maximizing street frontage and facade length for one large building results in most of the open space on site being dedicated to drive aisle and surface parking. The design proposal keeps driveway and parking as compact as possible underneath the buildings, allowing the rest of the site to become open yards and amenity areas.

CODE COMPLIANT SIDE ELEVATION



DESIGN PROPOSAL SIDE ELEVATION



CONNECTION TO OUTDOORS

Maximum facade length with parking at the rear leaves no amenity area for residents to connect to the outdoors. By tucking the parking underneath the building and providing a shared amenity deck above, residents are able to open their doors out to the deck and effectively extend their living areas outside. While the first floor meets facade length requirements (59.6'), the upper floors require an adjustment of 2 additional feet (69'). This additional 2' of facade length helps connect residents to their neighbors and create a sense of community. Separating the buildings also respects the ability for the north and south neighbors to receive light and capture neighborhood/territorial views.

REQUESTED ADJUSTMENTS

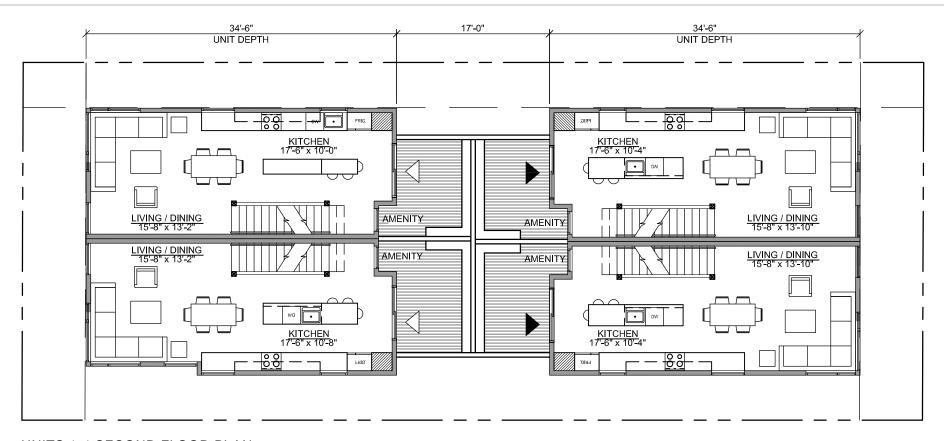
SMC 23.45.527.B.1: "The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line or a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2." [This project does not meet the exception in 23.45.527.B.2]

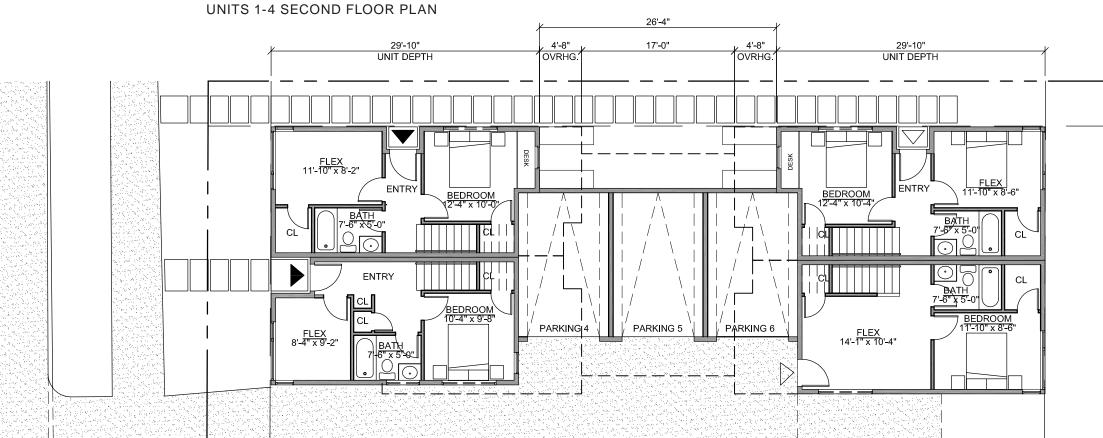
Allowed facade length: $100^{\circ} \times 65\% = 65^{\circ}$

Requested adjustment: Requesting a 6% increase to the allowable facade length on the upper two levels (first level is code compliant).

Below are the Design Guidelines and responses this project is better able to address through the granting of this adjustment.

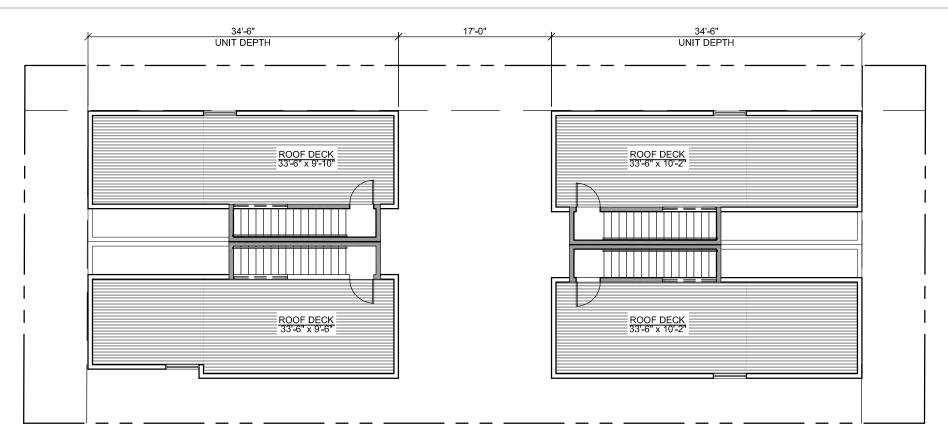
GUIDELINE	DESCRIPTION	RESPONSE
CS2. URBAN PATTERNS AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	
CS2-D. Height, Bulk, and Scale	1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.	To balance the 6% increase in facade length on the upper levels, the separated structures maintain a large 17'-0" courtyard (7' more than required) in order to maximize the natural sunlight into the units as well as the daylight that will reach the existing north and south neighbors. To balance the increase to facade lengths along the side setbacks, the project proposes to decrease the maximum achievable amount of building width at the street facade (see Reduced Street Facade diagrams on previous page).
PL1. CONNECTIVITY	Complement and contribute to the network of open spaces around the site and the connections among them.	
PL1-A. Network of Open Spaces	1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. 2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3	The increase in facade length allows for better internal layouts of the living spaces within each individual unit, while the enlarged amenity space located between units creates urban homes that maintain a strong connection to the outdoors. This will improve the functionality of the amenity space, and create a shared gathering space that can enhance relationships between neighbors.
PL1-C. Outdoor Uses and Activities	2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.	(See above response.)
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.	
DC2-A. Massing	1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height. 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.	The 6% increase in facade length creates additional modulation at the courtyard. The distinct shift in volumes allows siding to change naturally, decreasing the percieved mass of the building by breaking the massing into separate understood volumes. As the largest vertical element in the project, the stair towers are not included as part of the facade length increase and have been coalesced at the center of the proposed buildings. The location of the stair towers towards the inner courtyard shields them from the perceived mass at the street level and strengthens the interior modulation created by the increase in facade length.
DC2-D. Scale and Texture	1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.	The 6% increase in facade length only applies to the upper levels- the ground levels are code compliant. The average of upper and lower facade lengths is 64'-6", which is less than the maximum facade length allowed. This also is more in line with the pedestrian level scale along the neighboring property lines, and along the pedestrian pathways that lead through the site. By limiting this facade increase to the upper levels only, the scale at the pedestrian level maintains code compliance.



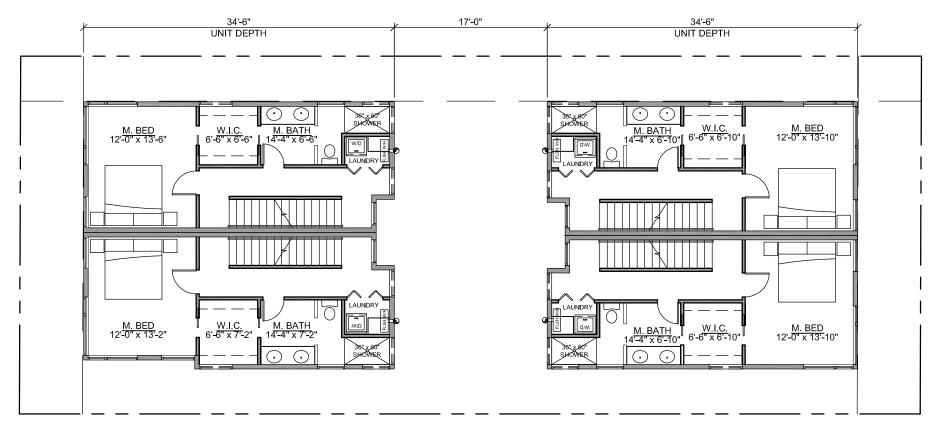




UNITS 1-4 FIRST FLOOR PLAN

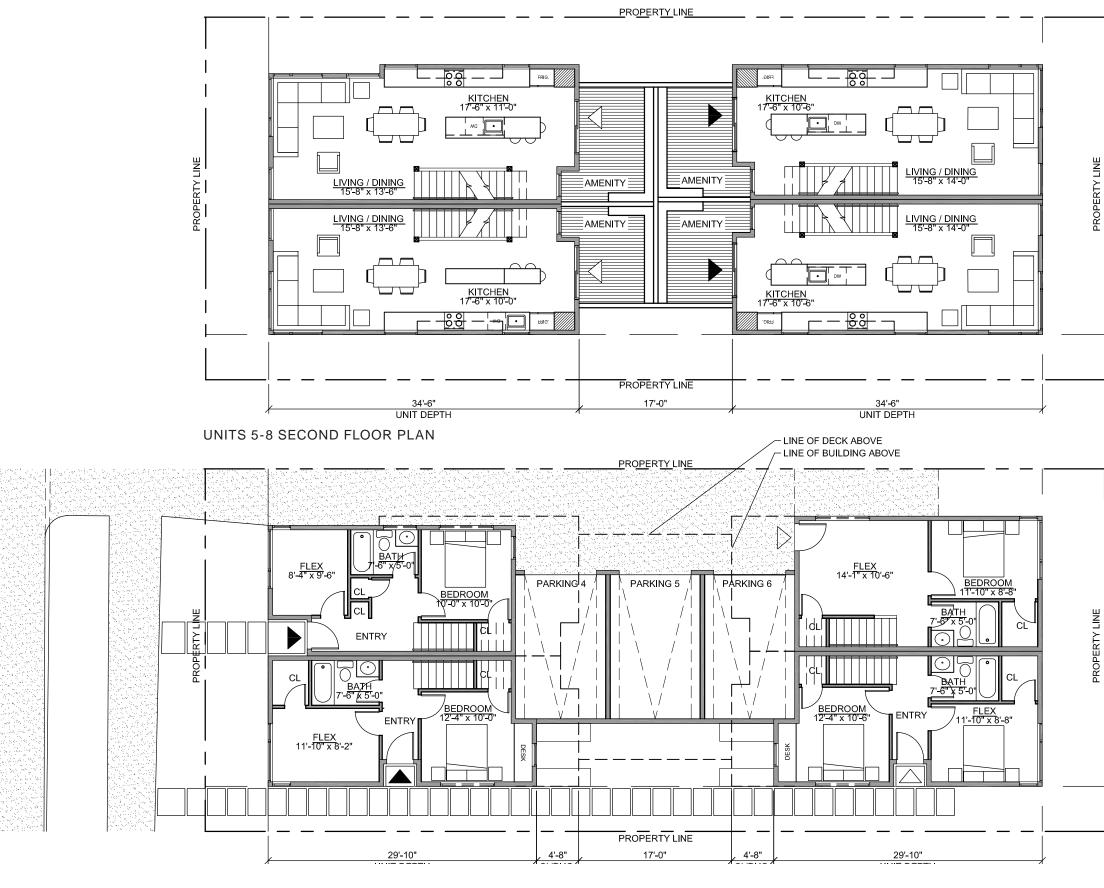


UNITS 1-4 ROOF PLAN



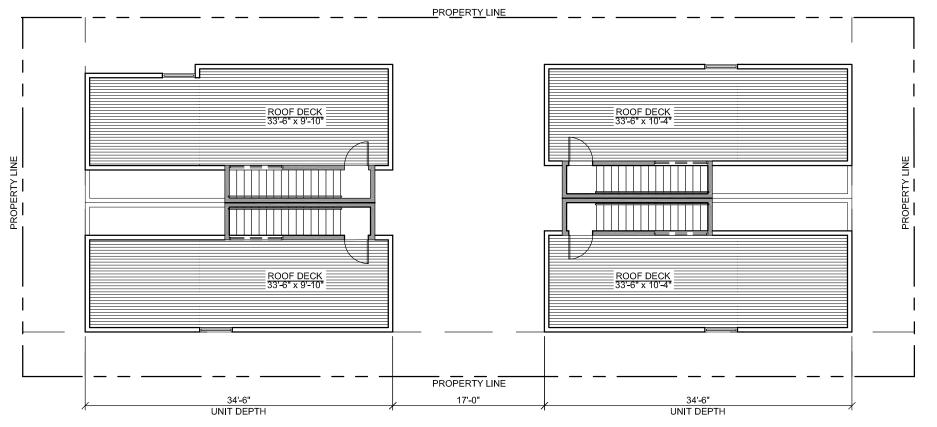
UNITS 1-4 THIRD FLOOR PLAN



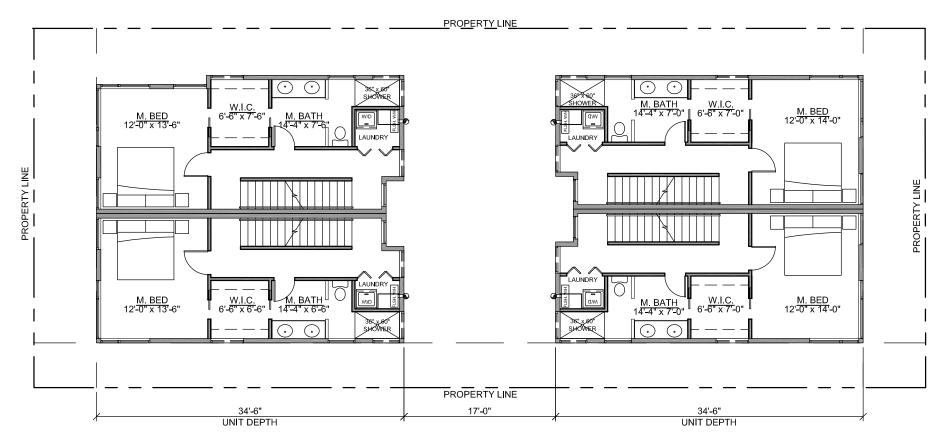




UNITS 5-8 FIRST FLOOR PLAN



UNITS 5-8 ROOF PLAN



UNITS 5-8 THIRD FLOOR PLAN







10TH AVE E (WEST) ELEVATION

NORTH BUILDING INTERIOR (SOUTH) ELEVATION









3 CEMENTITIOUS PANEL

4 CONCRETE





EAST ELEVATION

NORTH BUILDING EXTERIOR (NORTH) ELEVATION



5 METAL OPEN RAIL @ DECKS



6 AGED CORTEN STEEL

PROPOSED MATERIALS

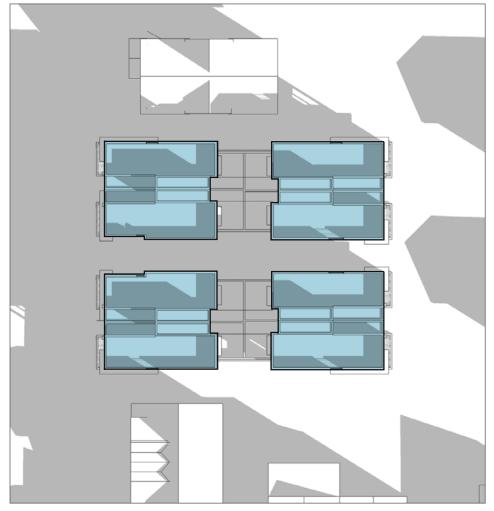
This project seeks to address the pedestrian nature of the neighborhood and the material history of multi-family housing in Capitol Hill by wrapping the first floor of the street-facing units in brick. The rest of the material palette is neutral and clean to complement the brick and maintain an elegant design. Cementituous hardie panel and lap siding will be used in white, mid-range grey, and dark grey. Concrete bioretention planters are integrated into the architectural concept and will wrap around to help with wayfinding to the units with side entries. Aged Corten steel is used for awnings and on the interior facades at the garage entries and to add warmth and texture to the pedestrian experience.



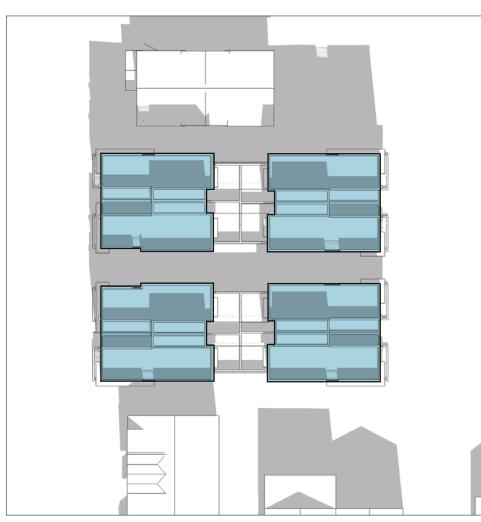
PRIVACY STUDIES - NORTH NEIGHBOR



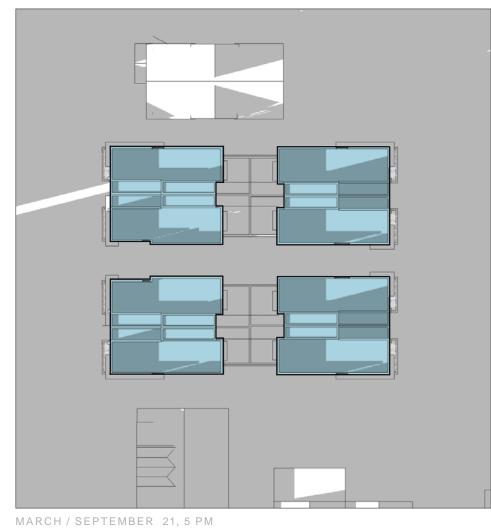
PRIVACY STUDIES - SOUTH NEIGHBORS





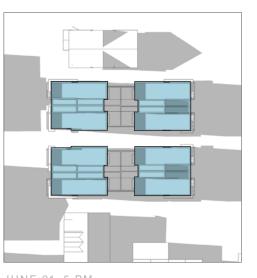


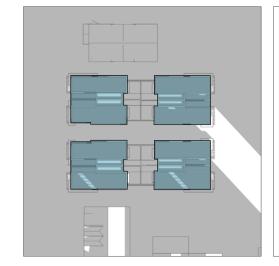
MARCH / SEPTEMBER 21, 12 PM



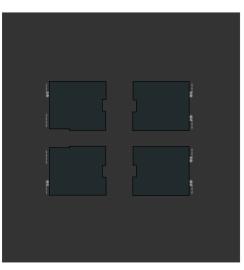


JUNE 21, 12 PM









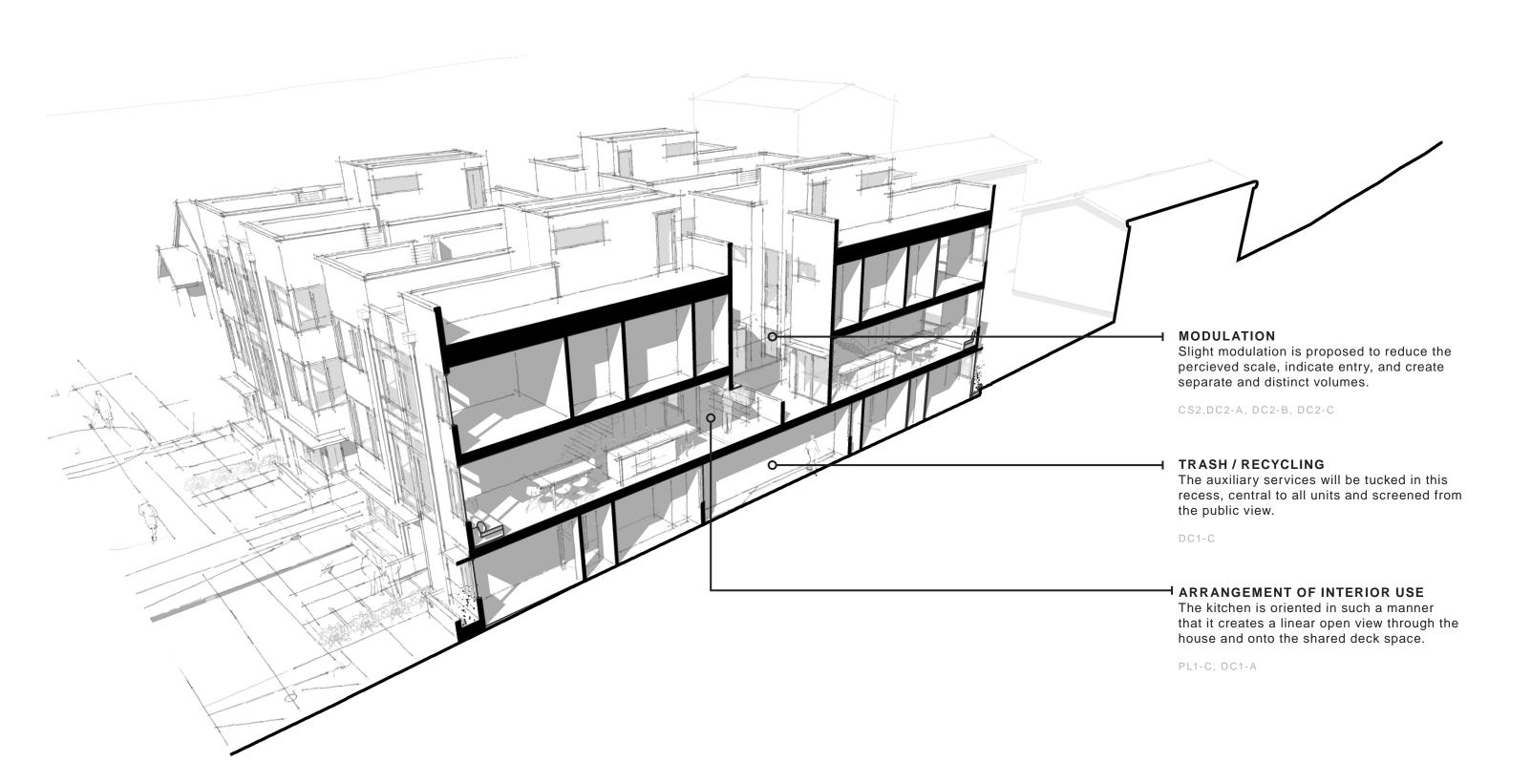
JUNE 21, 9 AM

JUNE 21, 5 PM

DECEMBER 21, 9 AM

DECEMBER 21, 12 PM

DECEMBER 21, 5 PM



C O N E ARCHITECTURE



H UNIT DISTINCTION

The parapet wall has been lowered between the units to create two distinct and separate volumes for each unit.

CS2-D, DC2-A, DC2-B, DC2-C

ENTRY PROCESSION

Secondary, transitional elements such as signage, awnings, landscaping, and lighting will help define the entry approach. These pedestrian-friendly features will also help to create an inviting approach to the side entries.

PL2-D, PL3-A, PL3-B, DC2-C, DC2-D

MODULATION -

Slight modulation is proposed to reduce the percieved scale, indicate entry, and create a distinct pathway transition. This modulation is predominately found at the drive aisle,, the rear of the units, and at the earlier mentioned parapet wall.

CS2,DC2-A, DC2-B, DC2-C

INDIVIDUAL ENTRIES H

Individual entries are recessed to provide intlmate entry experience.

PL3-A, PL2-D





COVERED PARKING -

The provided parking will be centered around a shared autocourt and shielded from view by the front units and by being recessed under a deck overhang.

CS2-D

PEDESTRIAN PATH TO ENTRIES |

A change in paving material down the center of the driveway designates the pedestrian pathway to the entries of the center units, making wayfinding easy and enhancing the pedestrian experience with a new textural element.

DC3-1

SHARED AMENITY SPACE

The space above the garages will be a shared deck amenity space subdivided into smaller, semi-privatized parcels. These parcels will open to the interior space by a large door, creating and connection between the interior, private units and the exterior, shared community.

CS2.D, DC1-A, DC1-C







SIDE ENTRIES -

Integrated awnings and bioretention planters wrap around the front corner of the building to direct pedestrians to the side entries. Landscaping, lighting, and address numerals will contribute to the texture and visual interest at each entry. As illustrated here, the side entries for the front units will be visible past the existing neighbors upon approach from the north or south.

PL2-D, PL3-A, PL3-B, DC2-C, DC2-D



DURABLE MATERIALS

The upper levels of the proposed units will be fiber cement panel and lap siding. These are both durable materials, and lap siding is a ubiqutious material in the neighborhood.

DC2-B-1, DC2-D-2, DC4-A

QUALITY MATERIALS @ PEDESTRIAN LEVEL
Face-mounted brick will be used at the pedestrian level. This is a warm, tactile, and high quality material that will improve the pedestrian experience. It also directly relates to the character of the surrounding neighborhood.

DC2-B-1, DC2-D-1, DC2-D-2, DC4-A

