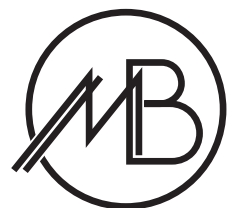
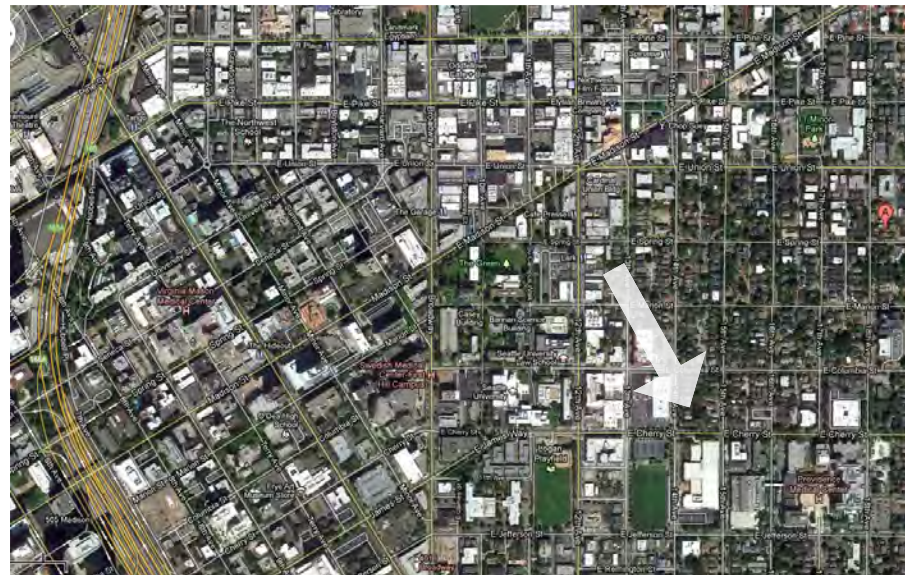


708 14th Avenue

Streamlined Design Review



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Architecture**
mb-architecture.com
206 380 1275

708 14th Avenue
#3025262
Streamlined Design Review
December 1st, 2016

ADDRESS

The proposed project is located at 708 14th Avenue in an LR3 development zone designated by the City of Seattle Land Use Code. The proposal is for the development of a four-unit, three-story, residential townhouse structure. The structure is stepped to comply with the land use code’s height requirements. The structure is less than 30’ in height from the average existing grade. There are two parking stalls, and a storage area sub grade. This project will add additional density, and architectural interest to a currently dilapidated structure.

The project objectives are as follows:

- 1. Design a project that respects the residential and commercial nature of the area.
- 2. Respond appropriately and creatively to adjacent residential uses.
- 3. Create a strong, attractive, pedestrian friendly design.

ANALYSIS OF CONTEXT

The project is located in the Central District neighborhood of Seattle on a 3838 sf parcel of land within the Minor neighborhood, surrounded by four urban cillages, all within walking distance.

The parcel is located within a lowrise development zone (LR3). It is bounded by 14th Avenue on the west, a new development to the north, and a multi-family building to the south. The building to the north is a townhouse structure that is approximately 30’ in height. The building to the south is a condominium structure that is approximately 30’ in height. Seattle University is located across the street to the west. It was once a large distribution plant that has been converted into administrative facilities for the University. The structure with the parking lot encompasses the entire length of the block along 14th Avenue.

The neighborhood is made up of a mix of older multi-family complexes, modern townhomes and condominium complexes, older single family residences, and Seattle University. A variety of shops and commercial activities exist two blocks west on the 12th Avenue corridor. 14th Ave is a frequent transit corridor and an arterial street with additional traffic related to teh University and surrounding amenities.

The topography of the site is sloped with an 8 foot difference in height from the right of way to the existing structure’s grade. The sloped lot allows for panoramic territorial views of the south city from rooftop terraces.

The largest constraint for teh proposed development is the long and narrow lot. Special consideration was taken in the design process to vary teh massing and texture of the building. Recessed alcoves along the length og the building were incorporated to increase light into the units and reduce the bulk and massing to the adjacent neighbors.

ADDRESS

708 14th Avenue
Seattle WA 98122
Land Use #3025262

PROJECT TEAM

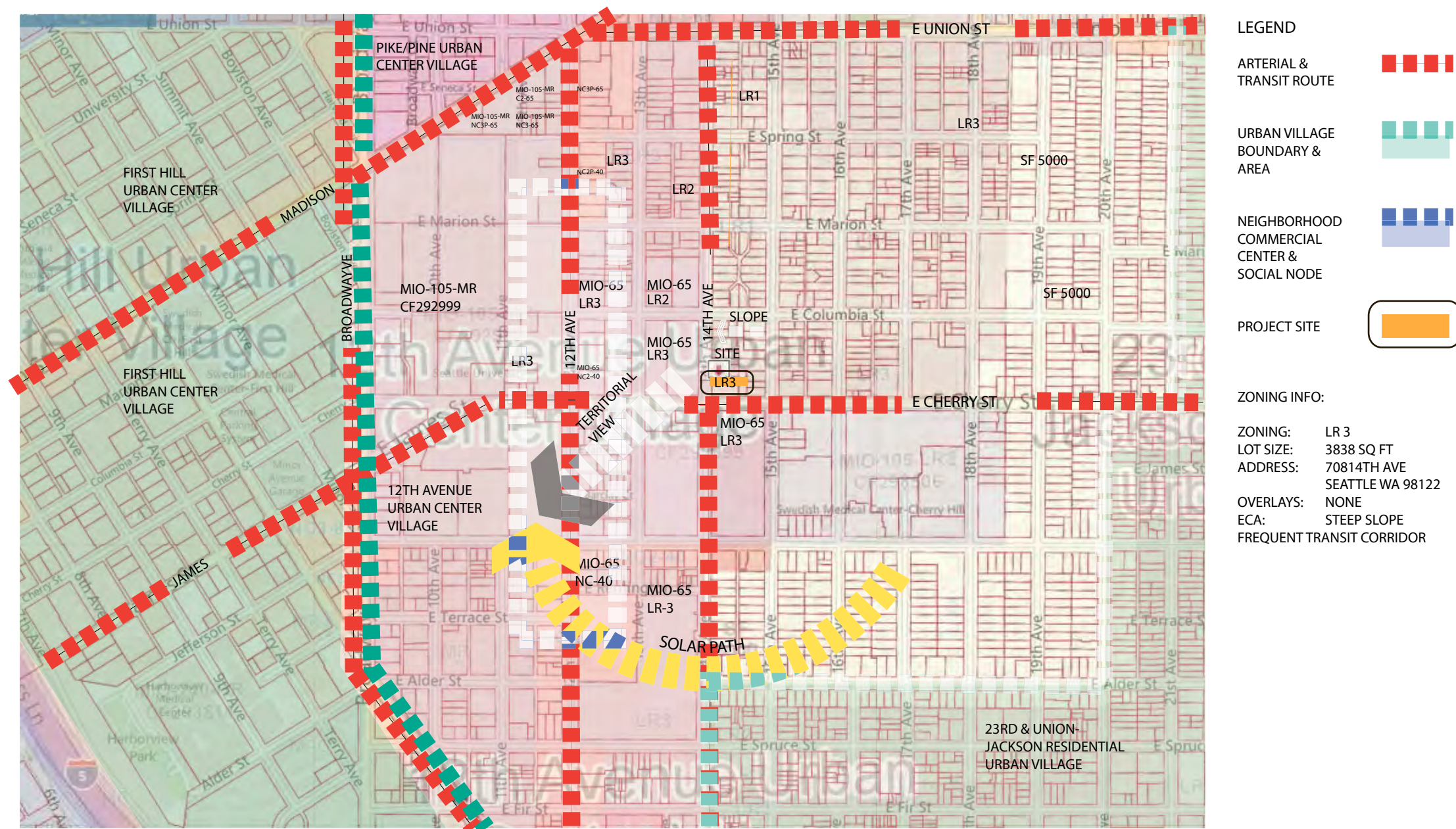
Owner	Matthew Emerson
Architect	Malboeuf Bowie Architecture
Structural	TBD
Geotechnical	PanGEO, Inc.
Landscape	TBD
Surveyor	Rich Givins

PROJECT INFO

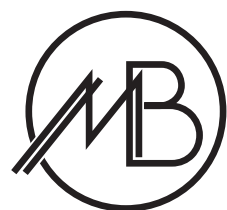
Zoning	LR3
Lot Size	4,880 SF
FAR	1.4
Allowable FAR	6,832 SF
Proposed FAR	6,515 SF
Proposed Units	4
Parking Spaces	2

CONTENTS

Project Info	1
Neighborthood Context	3
Existing Site Conditions	6
Design Guidelines	7
Land Use and Info	9
Land Use and Adjustments	10
Floor Plans	11
Section	16
Rendered Elevations	17
Landscape Plan	20
Shadow Study	21
Recent Work	22



Map of Neighborhood Context

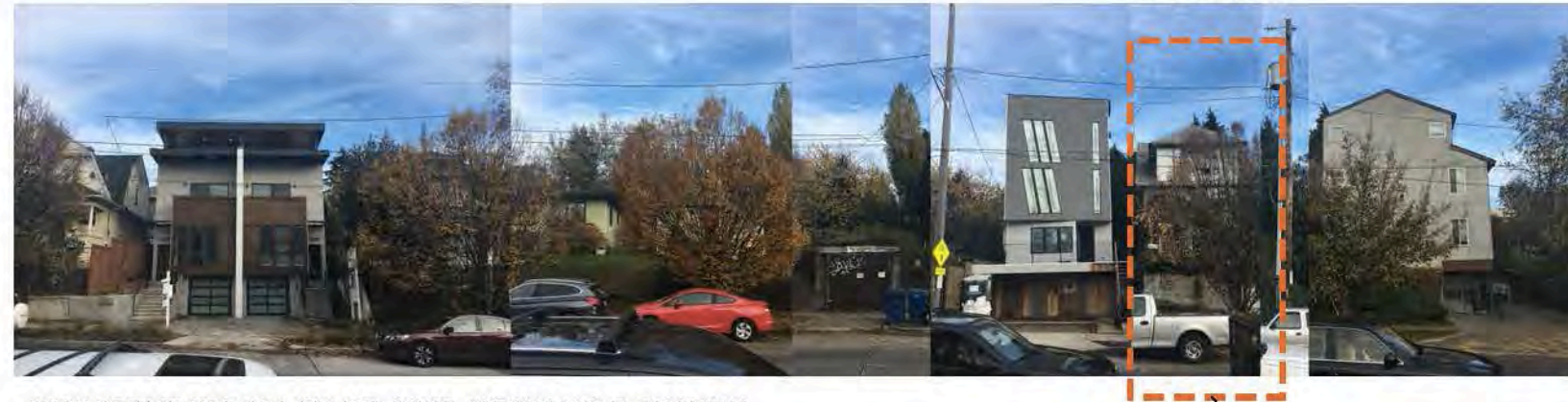


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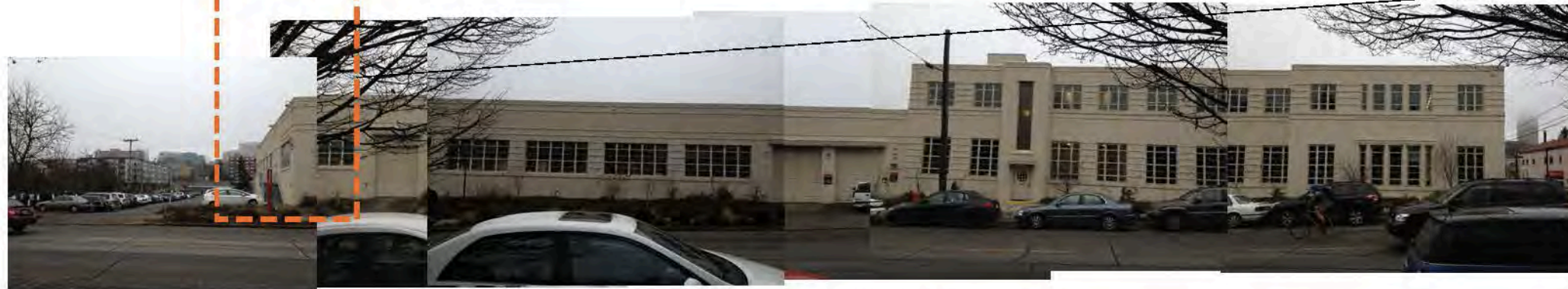
Sheet Title

SITE LOCATION



VIEW OF EAST SIDE OF 14TH AVE- B/W E. CHERRY AND E. COLUMBIA

SITE LOCATION
ACROSS
STREET



VIEW OF WEST SIDE OF 14TH AVE- B/W E. CHERRY AND E. COLUMBIA



MAP OF 14TH AVE BLOCK B/W E. CHERRY AND E. COLUMBIA



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Neighborhood Context

04



Townhomes



Production builder spec homes

ARCHITECTURAL CONTEXT

The neighborhood which contains the site consists of a variety of residential buildings, specifically duplexes, triplexes, and apartment buildings. These structures range in style, scale, and building age giving the neighborhood an eclectic character. A commercial corridor of low rise buildings anchors the neighborhood to the south.



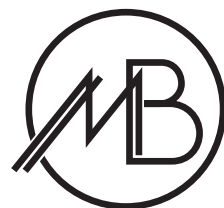
Character home



Row houses



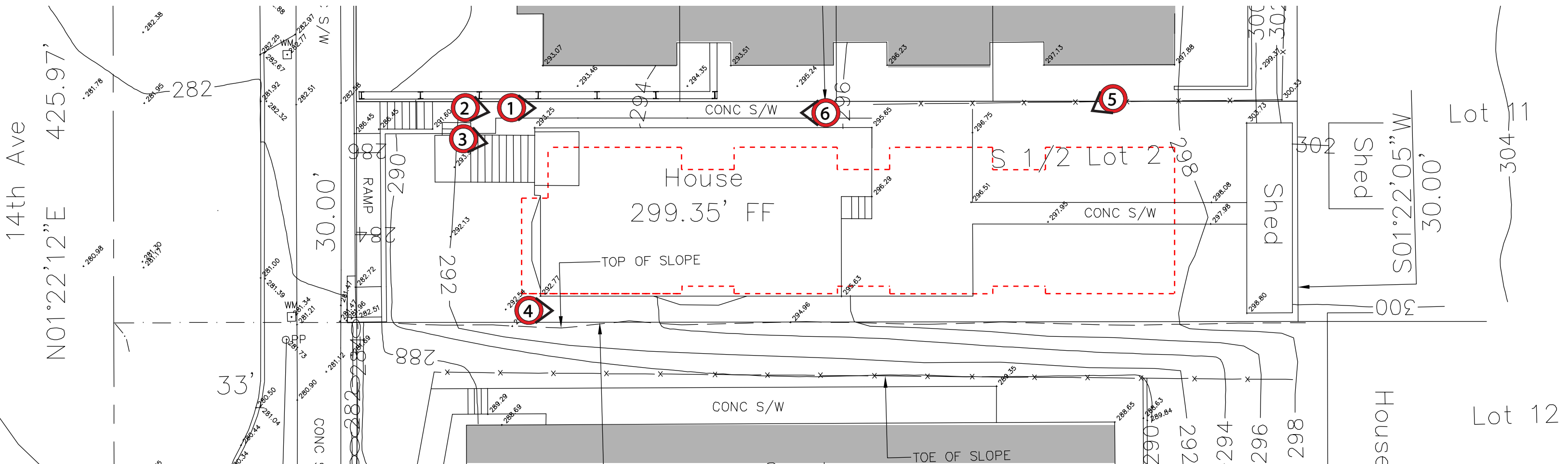
Large apartment building



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Neighborhood Context



①



②



③



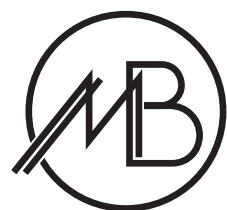
④



⑤



⑥



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Existing Site Conditions

06

CITY OF SEATTLE DESIGN GUIDELINES

The proposed design acknowledges City of Seattle Design Standards. The standards that are applicable to the project are listed below:

CS1. NATURAL SYSTEMS AND SITE FEATURES

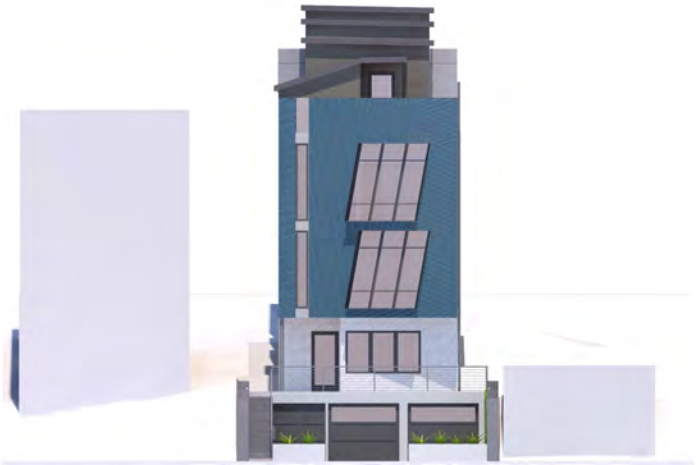
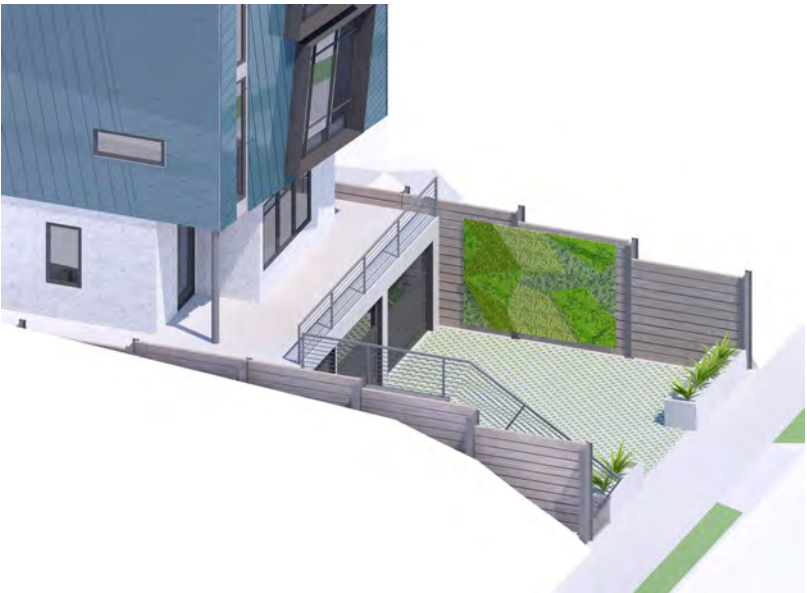
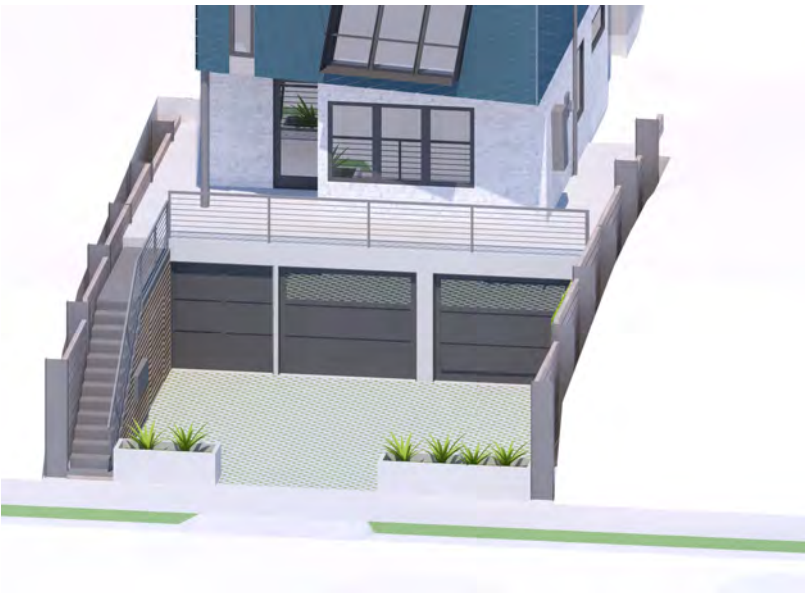
The development is located on an urban infill vacant lot. Care was taken to maximize natural daylight and ventilation within each unit. Floor to ceiling glazing is proposed in most habitable rooms to maximize natural daylighting during the grey winter months. All living and bedrooms will be provided with vented windows and will take advantage of cross ventilation in stairwell. The structure has been designed with variations in the width of the building to provide additional planes for increased light penetration into the units. The stair penthouses are located in the middle of south side of the structure to minimize shading on the neighboring residence to the north. This will also contribute to shading the roof patio during the summer months to reduce the heat gain on the roof. A combination of a well insulated and vented building envelope, natural light, and natural ventilation will contribute to overall contribute to overall energy savings.

CS2. URBAN PATTERN AND FORM

The proposed project provides a strong sense of architectural presence and place. The existing neighborhood had diverse architecture and housing types. The housing types vary from multifamily complexes, cottage housing, single family housing and townhomes. The proposed design will create a bold architectural statement.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

The proposed project is located within an L3 zone on the edge of the 12th Ave Urban Village Corridor. The adjacent lot to the north has a new development. The property across the street is an administrative office building for Seattle University. The building was once a Coca Cola warehouse and has a distinctive Art Deco style. The proposed project is well suited to scale to the properties to the north and south and will add visual interest to the neighborhood.



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PL1. PUBLIC SPACE

The proposed project is designed to enhance the pedestrian experience through landscaping and site features.

The driveway will also serve as a weroof / informal outdoor space for the inhabitants. The inhabitants and their guests will be able to access their units from the street through a defined path leading from the right-of-way, up the stairs, and to their front entry. The front yard / entrance will be a well designed point of entry with planters, landscaping and well-lit paved paths.

PL2 WALKABILITY

The site is only a few blocks away from the 12th Avenue Urban Village as well as the Capitol Hill Urban Village zone which are both vibrant commercial and entertainment hubs of Seattle. The site is located on 14th Avenue which is a transportation route. Additionally, the site is close to public services such as restaurants, cafes and grocery stores located within a three block radius.

The townhome facades facing the street and have a large amount of transparency and provide “eyes on the street”. This high level of transparency also connects the neighborhood and creates neighborly interaction.

DC2. ARCHITECTURAL CONCEPT

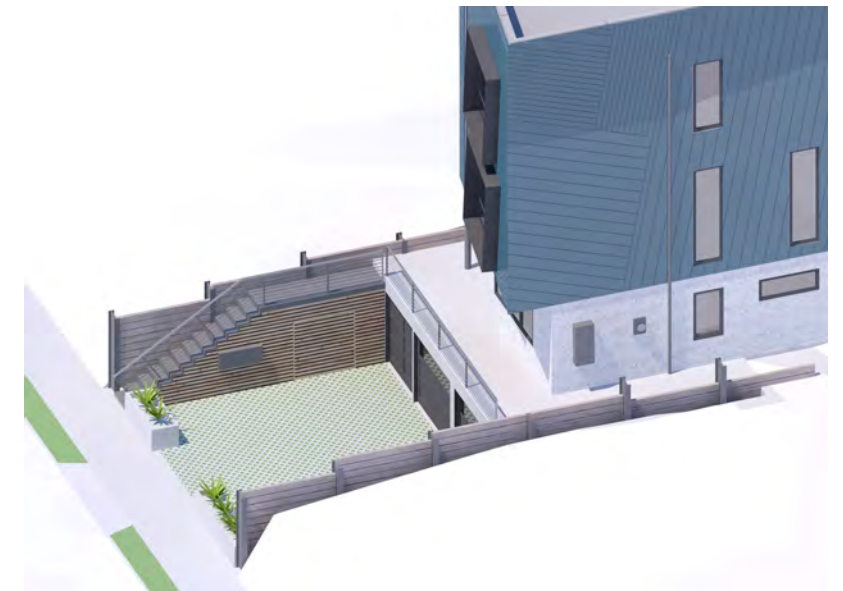
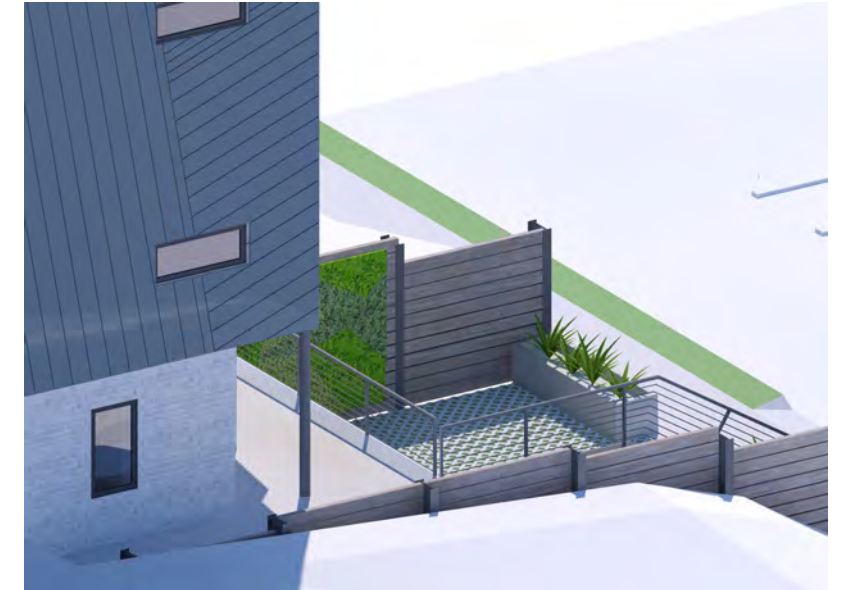
Special attention was paid to designing a visually interesting and useful structure. To provide variation in massing, interior cutouts are proposed. The cladding material is also varied to provide a visual break for the length of the building. A pattern is created along the length of the building where the structure is recessed at intervals which provide variation in texture and form and make the overall length of the building appear interesting. The recessed portions of the building allows light into the units while providing privacy.

DC3. OPEN SPACE CONCEPT

The proposed development makes adequate use of open space with the rooftop gardens, recesses in the facade that create small courtyards, a welcoming front yard and entrance, and landscaped walkways and pathways. The parking area is planned to have a grasscrete surface. This can double as a parking space during the weekdays and a barbecue or play area for special neighborhood events.

DC4. EXTERIOR ELEMENTS AND FINISHED

The choice for materials are climate appropriate and will be sourced from natural resources. The cladding is primarily stained cedar and cementitious fiber panels. There are some architectural elements that are planned to have metal surfaces such as the standing seam metal roofs for the stair penthouses. The retaining walls and planters will be made of metal and will serve as a durable, long-lasting architectural element.



SMC TITLE	SMC REQUIREMENTS	COMPLIANCE
23.48.804 PERMITTED USES	RESIDENTIAL USE PERMITTED PER 23.45.504 TABLE A	COMPLIANT
23.48.804 GENERAL PROVISIONS	REQUIRED PARKING , ALLEY R.O.W. IMPROVEMENTS , SOLID WASTE & RECYCLEABLES ADDRESSED BELOW:	COMPLIANT- REFER TO SITE PLAN
23.53.005 ACCESS TO LOTS	MINIMUM 10' OF LOT LINE REQUIRED FOR PARKING ACCESS	COMPLIANT- REFER TO SITE PLAN
23.53.006 PEDESTRIAN ACCESS & CIRCUALTION	PEDESTRIAN ACCESS AND CIRCULATION REQUIRED ,SIDEWALKS REQUIRED PER R.O.W. MANUAL	COMPLIANT- REFER TO SITE PLAN
23.53.015 IMPROVEMENTS FOR EXISTING STREETS IN RESIDENTAIL ZONES	IMPROVEMENTS FOR EXISTING ARTERIAL MEEING MINIMUM R.O.W. WIDTH STANDARDS REQUIRED	COMPLIANT- REFER TO SITE PLAN
23.53.030 ALLEY IMPROVEMENTS	16' WIDE R.O.W, PAVED	N.A., REFER TO SITE PLAN
23.54.015 REQUIRED PARKING	1 STALL PER UNIT ,PER TABLE B FOR SMC 23.54.015 w/ 50% reduction per SMC 23.54.030 F2A . STEET ACCESS ALLOWED DUE TO NO ALLEY PER SMC 23.45.536 C2	COMPLIANT- REFER TO SITE PLAN
23.54.040.A.1 SOLID WASTE & RECYLEABLE MATERIAL	PROVIDE ONE STORAGE PER UNIT A MINIMUM OF 2' x 6' FOR SEPERATELY BILLED UNITS & TO BE PLACED ALONG ALLEY ON COLLECTION DAY	COMPLIANT- REFER TO SITE PLAN
23.45.510 FLOOR AREA RATIO (FAR)	1.3 FAR MEETING SMC 23.45.510.C	COMLIANT- MEETS SMC 23.45.510.C
23.45.512 DENSITY LIMITS LOWRISE ZONES	TOWNHOMES- NO DENSITY LIMIT	COMLIANT- MEETS SMC 23.45.510.C
23.45.518 STRUCTURE HEIGHT	30' HEIGHT LIMIT PER SMC 23.45.514.F	COMPLIANT- REFER TO SITE PLAN & ELEVATIONS
23.45.518 ADDITIONAL STRUCTURE HEIGHT	23.45.514.H PARAPET ROOF SURFACE- DOES NOT EXCEED 75% OF PARAPET HEIGHT; 23.45.514.I GREEN ROOF COVERS 50% OF ROOF AND MEETS DIRECTOR'S STANDARDS , UP TO ADDITIONAL 2' ALLOWED	COMPLIANT- REFER TO ROOF PLAN & ELEVATIONS
23.45.518.J ROOFTOP FEATURES	PARAPETS ALLOWED 4' ABOVE HEIGHT LIMIT; STAIR PENTHOUSES MAY EXTEND 10' ABOVE THE HEIGHT LIMIT SET IN SUBSECTIONS 23.45.514.A AND F, IF THE COMBINED TOTAL COVERAGE OF ALL FEATURES DOES NOT EXCEED 15 % OF ROOF AREA	COMPLIANT- REFER TO ROOF PLAN & ELEVATIONS
23.45.518 SETBACKS AND SEAPARATIONS	TOWNHOUSES- FRONT:5' MIN , 7' AVE , REAR:5' MIN , 7' AVE , SIDE:5' MIN , 7' AVE . REFER TO ADJUSTMENTS	ADJUSTMENT REQUESTED , REFER TO ADJUSTMENTS AND SITE PLAN
23.45.522 AMENITY AREA	25% OF LOT AREA , 50% ON GROUND LEVEL , EXCEPTION PER 23.45.510 WHERE 50% MAY COME FROM ROOF AREA	COMPLIANT- REFER TO AMENITY AREA CALCULATION & ROOF PLAN
23.45.524 LANDSCAPING STANDARDS	REQUIRES GREENFACTOR OF 0.6 OR GREATER , VEGETATED WALLS MAY COUNT NO MORE THAN 25% TOWARDS GREEN FACTOR , RETAIN EXISTING STREET TREES	COMPLIANT- REFER TO SITE PLAN
23.45.526 BUILT GREEN	APPLICANTS FOR ALL NEW DEVELOPMENT SEEKING TO QUALIFY FOR THE HIGHER FAR LIMIT IN TABLE A FOR 23.45.510, SHALL MAKE A COMMITMENT THAT THE STRUCTURE WILL MEET GREEN BUILDING PERFORMANCE STANDARDS BY EARNING A BUILT GREEN 4-STAR RATING OF THE MASTER BUILDER	COMMITTED TO ACHIEVING BUILT GREEN 4 STAR
23.45.527 STRUCTURE WIDTHS AND FACADE LIMITS IN LR ZONES	MAX FACADE WIDTH 120' , MAX FACADE LENGTH W/IN 15' OF LOT LINE IS 65% LENGTH OF LOT	ADJUSTMENT REQUESTED , REFER TO ADJUSTMENTS AND SITE PLAN
23.45.529 DESIGN STANDARDS	DESIGN STANDARDS FOR FACADE DESIGN , ARTICULATION , TRANSPARENCY ARE APPLICABLE	COMPLIANT
23.45.534 LIGHT & GLARE STANDARDS	EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES; PARKING AREA SHALL BE SCREENED FROM ABUTTING PROPERTIES BY A FENCE OR WALL BETWEEN 5' AND 6' IN HEIGHT .	COMPLIANT
23.45.536 PARKING LOCATION , ACCESS , & SCREENING	PARKING LOCATION MUST EXIST ON SITE OF DEVELOPMENT; NO ALLEY ACCESS; STEET ACCESS ALLOWED DUE TO NO ALLEY PER SMC 23.45.536 C2	COMPLIANT



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Concept Images

LAND USE ADJUSTMENTS

1 SETBACK ADJUSTMENT

SETBACKS SMC 23.45.518 Setbacks and Separations
Required setbacks for the LR zones are shown in
Table A for 23.45.518: Required Setbacks in LR Zones

FRONT: 7'
REAR: 7'
SIDE FOR FACADES EQUAL TO OR LESS THAN 40': 5'
SIDE FOR FACADES GREATER THAN 40': 7' AVERAGE

A setback reduction of 50% is permissible per SMC
23.41.018.D.4a

Actual Side Setback Averages:
North: 5.26'
South: 6.04'

2 STRUCTURE LENGTH ADJUSTMENT

The townhouse structure includes 4 separate townhomes on a narrow and long lot. The shape of the lot informs the general envelope of the building and creates a façade length that exceeds 65% of the lot length as required by SMC 23.41.018.

A 10% increase in structure depth is permissible per SMC 23.41.018.D.4d

Allowable Structure Length
65% of 127'-11"= 83' 2 3/8"

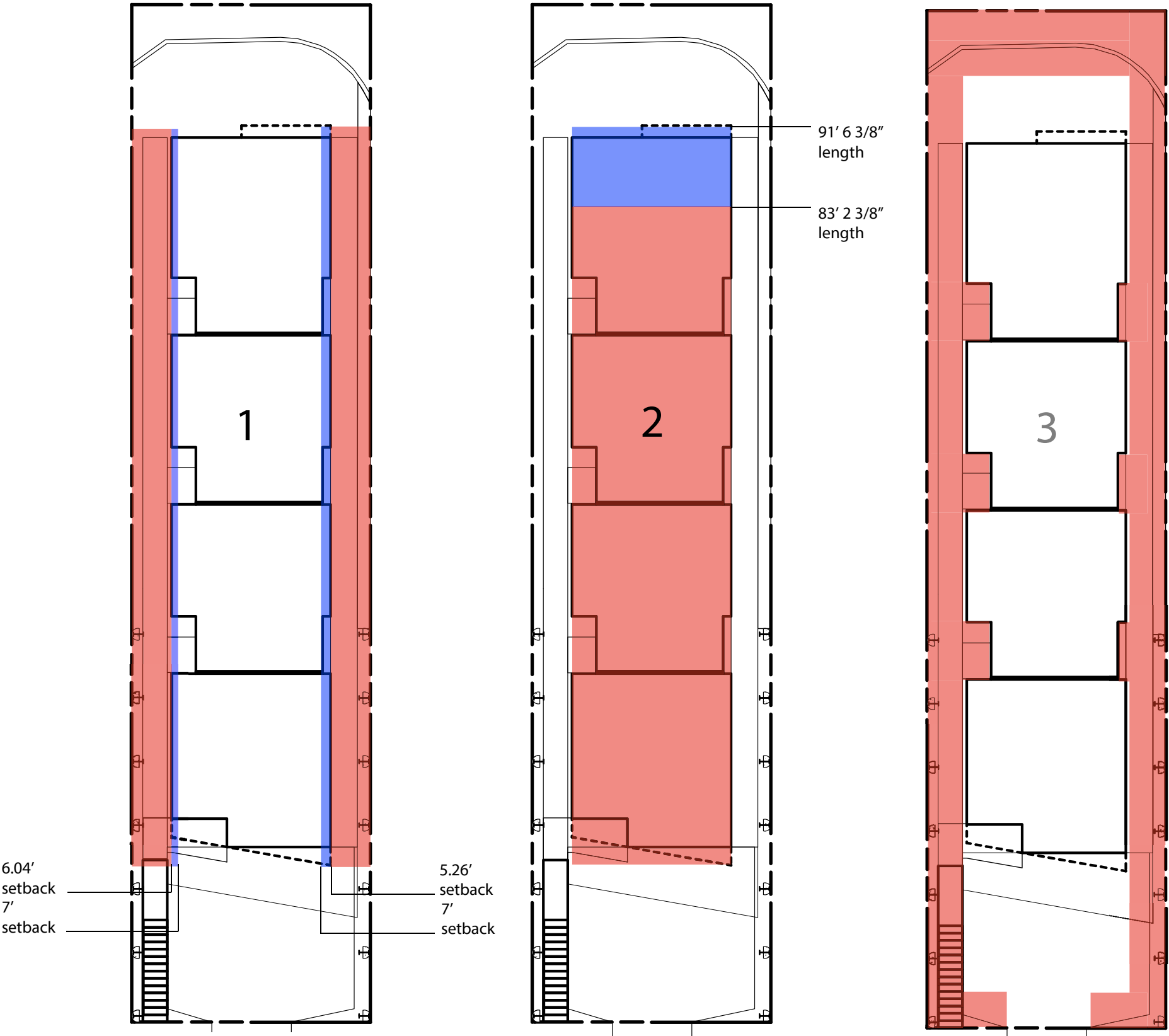
Allowable Structure Length per SMC 23.41.018.D.4d
ADDITIONAL 10% % of 83'2 3/8"= 8'-3 13/16"

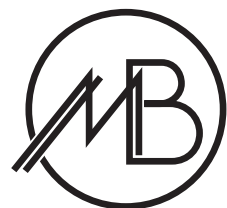
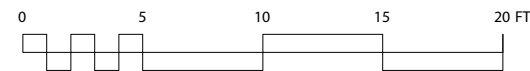
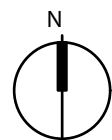
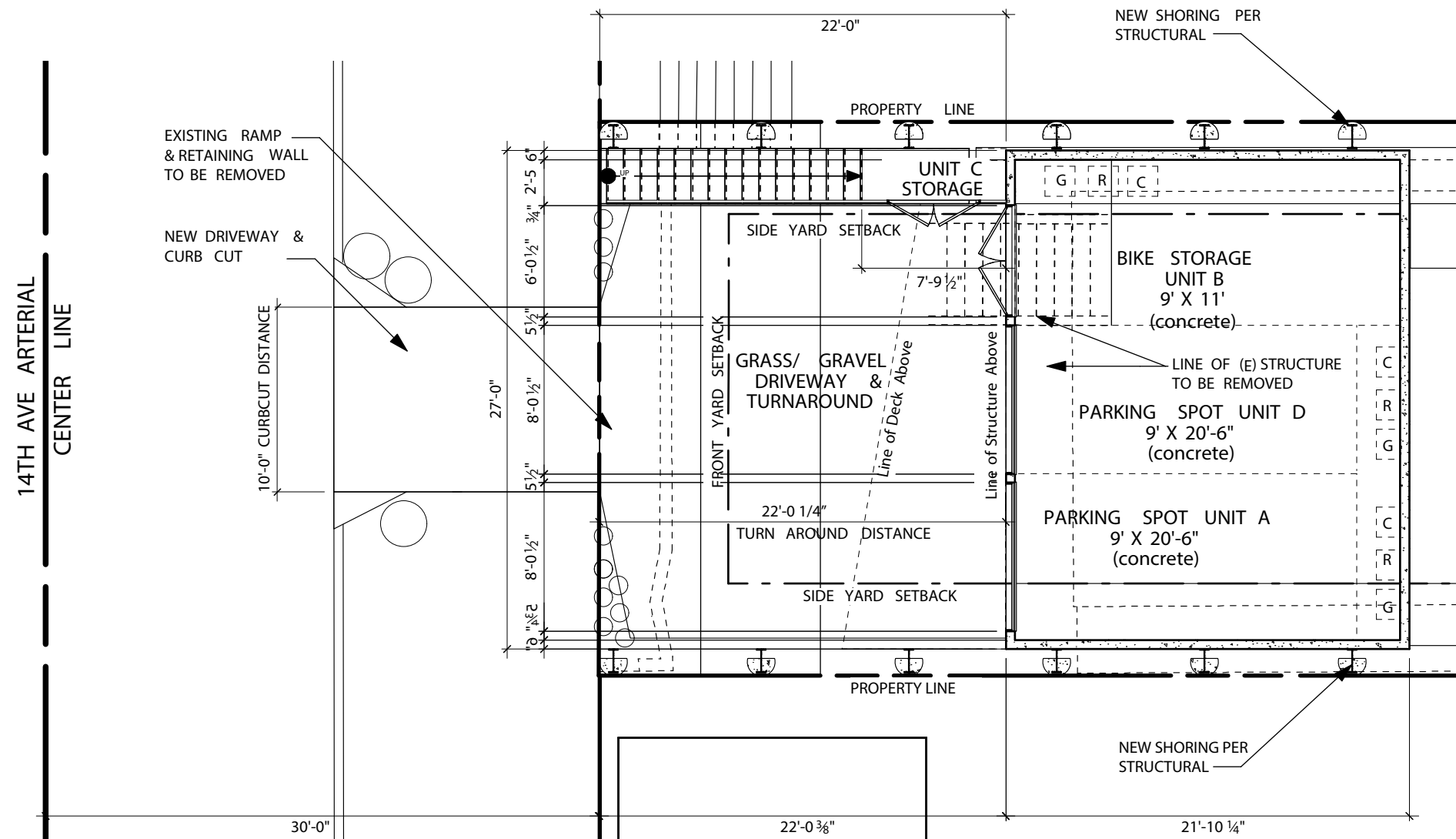
PROPOSED MAX. FACADE LENGTH= 91'-6 3/8"

We are requesting the departure for the structure length to increase the overall length of the structure for the overall proposed development. The longer building length will make each unit more comfortable to live in for the inhabitants, particularly on the main living floor. The architectural concept of creating a pattern of forms through recessed alcoves along the length of the structure serves two purposes (Refer to DC2 and DC4 on the Design Guidleine Sheet). The recessed alcoves breaks up the massing and bulk of the building , as well as provide a wider setback from the property line where they occur. We have maintained the minimum setback of 5', but have requested for an adjustment for the FAR as well.

3 LANDSCAPING AND SCREENING

A 25% decrease in required landscaping and screening per SMC23.41.018.D.4

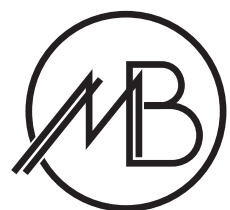
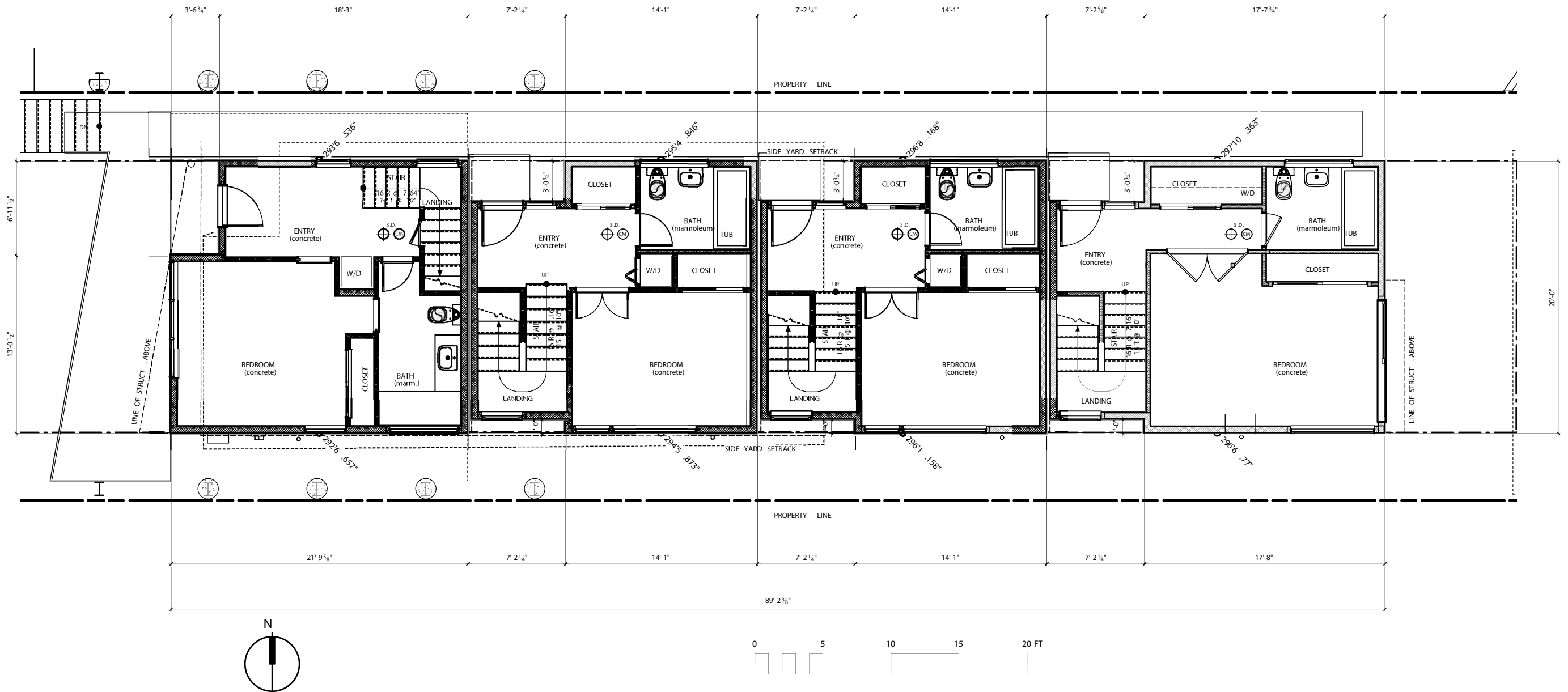




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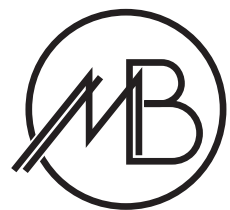
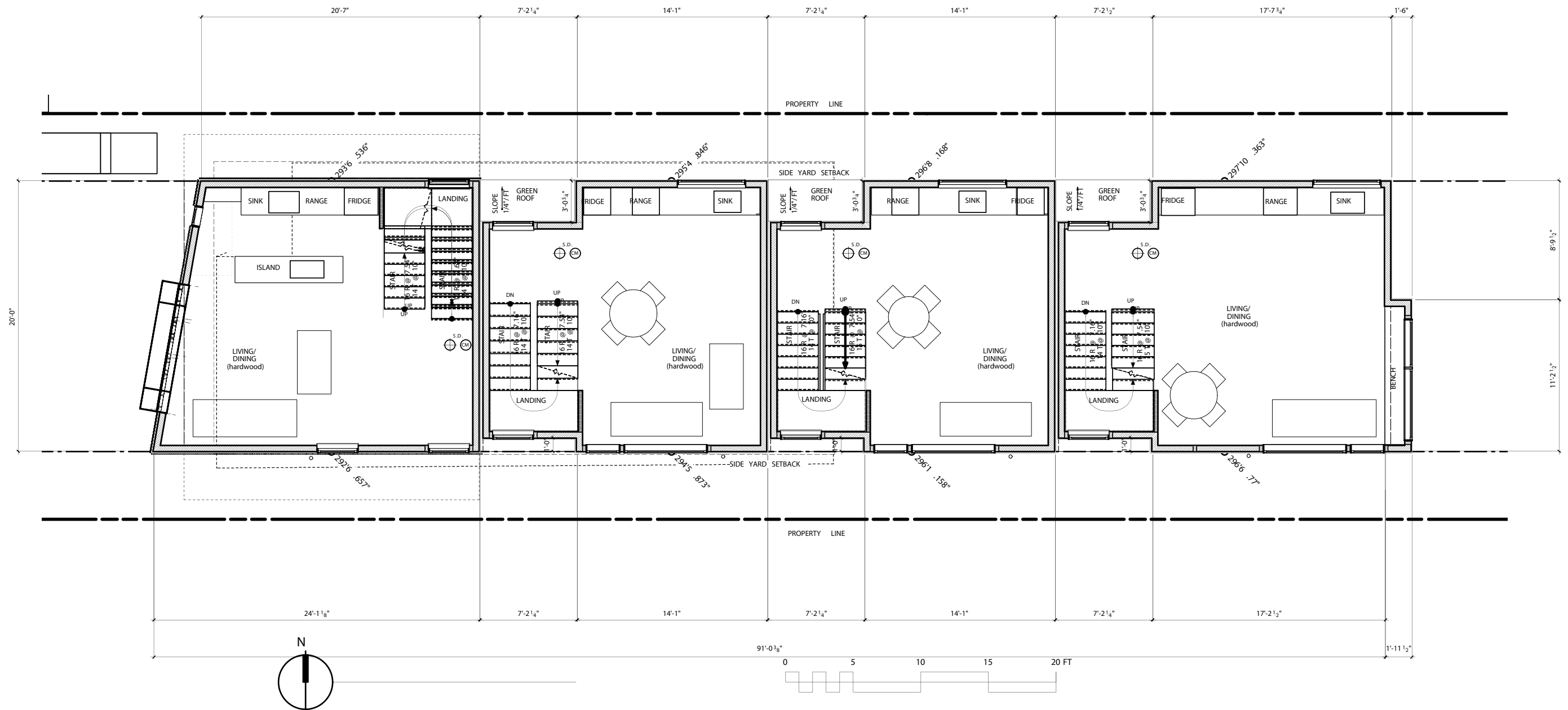
Garage Floor Plan



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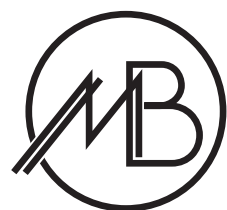
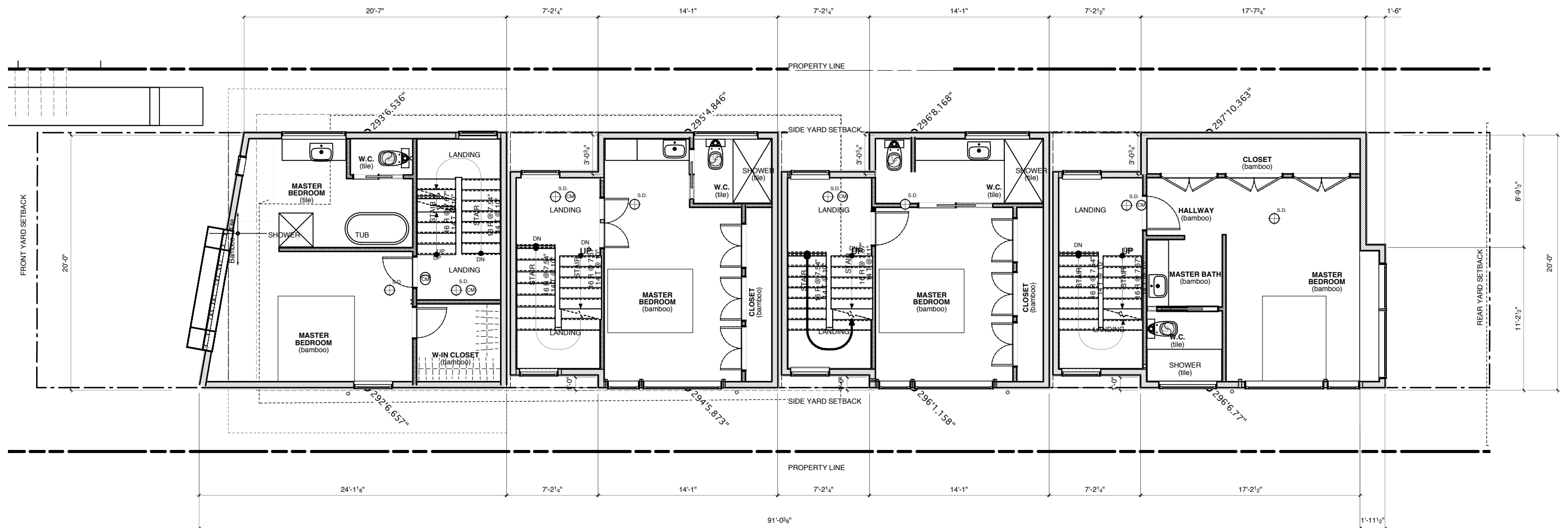
Lower Floor Plan



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Main Floor Plan



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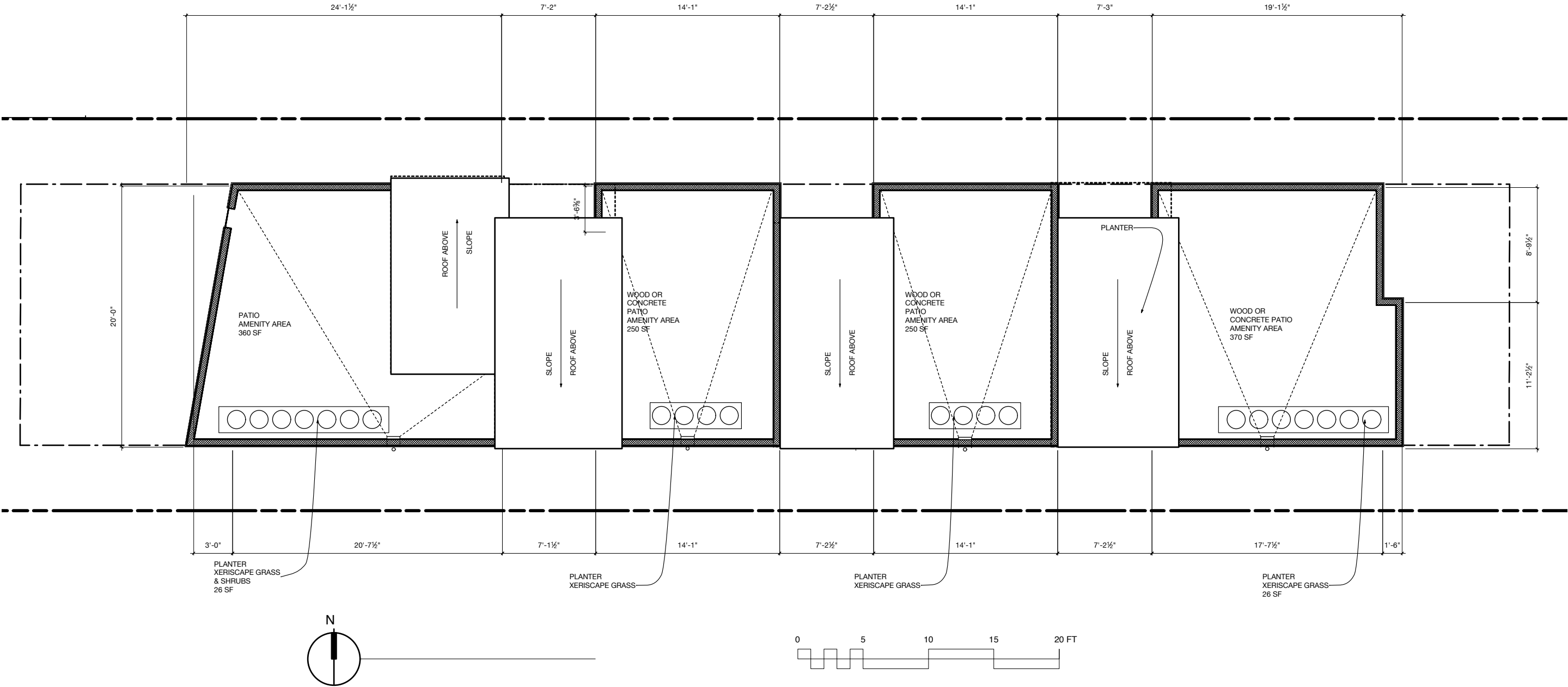
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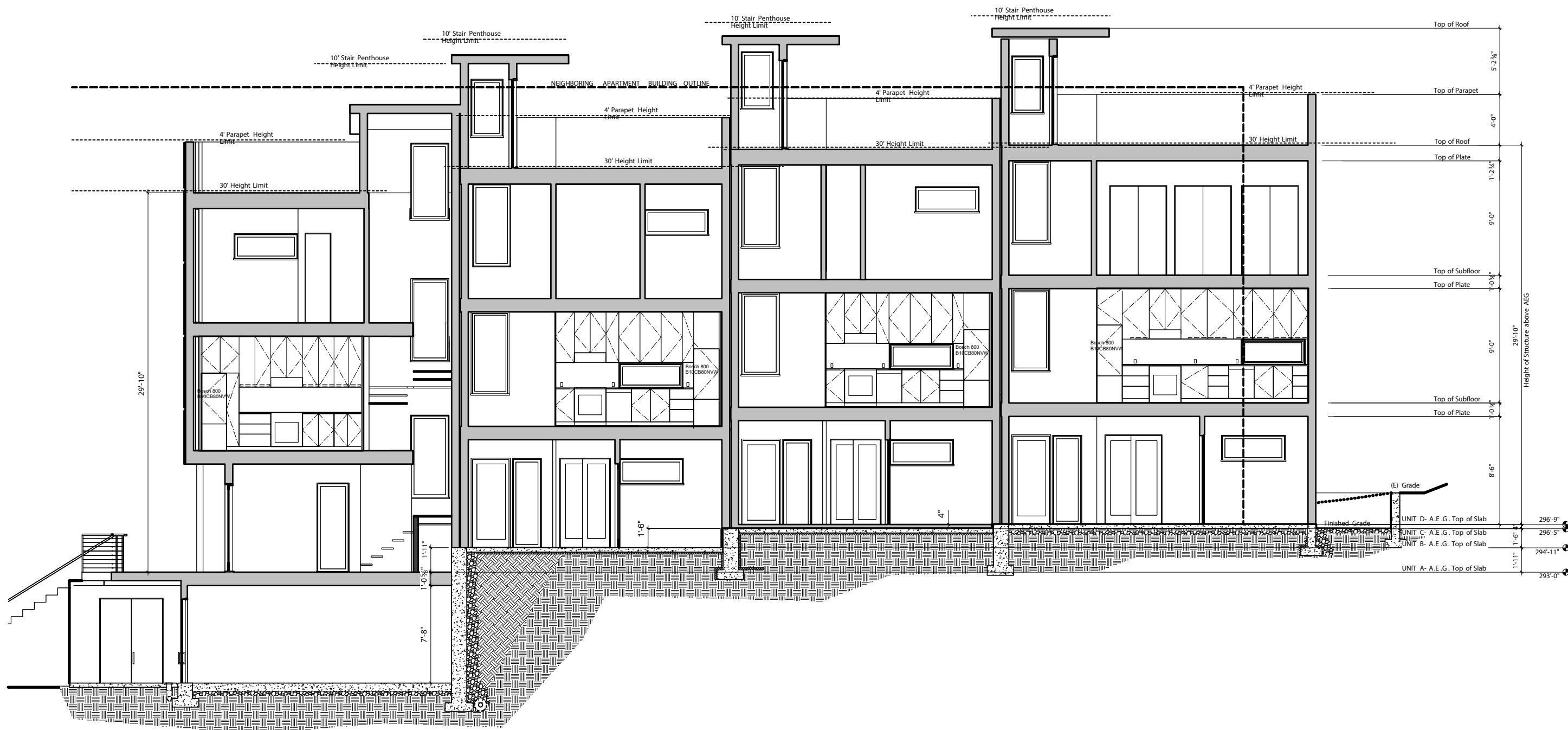
Upper Floor Plan

ROOFTOP FEATURES

1. Area of stair penthouse not to exceed 15% of total roof area per SMC 23.45.514.J.4.a

Area: 1884 sq ft
Roof area= 283 sq ft
Allowable Penthouse A=20.0 sq ft
Stair Penthouse B=23.8 sq ft
Stair Penthouse C=23.8 sq ft
Stair Penthouse D=20.0 sq ft
Stair .6 sq ft
Total=87





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East West Section

16

PRIVACY

Special consideration was taken to assure minimal overlapping fenestration on the north and south sides of the townhomes.

Note: Neighboring facade openings are approximate from the field.

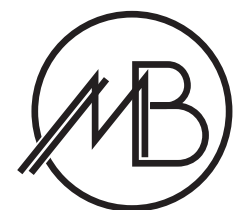
----- Line represents neighboring building

Hardie Panel Siding
8x4 Vertical
Dark Paint

Hardie Panel Siding
Strips Multiple Directions
Blue Paint

Ceramic Tile
Light Color

Hardie Panel Siding
8x4 Vertical
Grey Paint



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Rendered Elevation



East

Hardie Panel Siding
8x4 Vertical
Dark Paint

Hardie Panel Siding
Strips Multiple Directions
Blue Paint

Ceramic Tile
Light Color

Cedar Plank Siding
Ship Lap w/4" Exposure

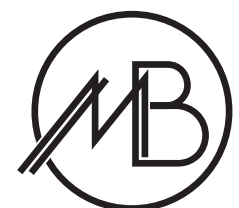
Cast Concrete



West

Hardie Panel Siding
8x4 Vertical
Dark Paint

Hardie Panel Siding
8x4 Vertical
Gray Paint



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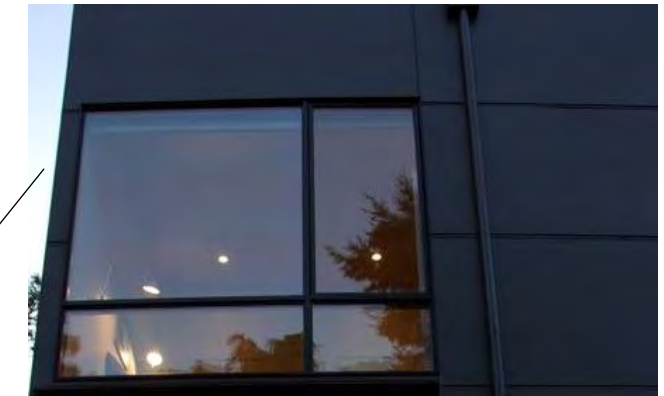
Rendered Elevations

PRIVACY

Special consideration was taken to assure minimal overlapping fenestration on the north and south sides of the townhomes.

Note: Neighboring facade openings are approximate from the field.

----- Line represents neighboring building



Hardie Panel Siding
8x4 Vertical
Grey Paint
Hardie Panel Siding
8x4 Vertical
Dark Paint

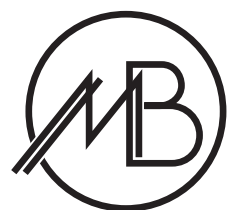
Hardie Panel Siding
8x4 Vertical
Dark Paint

Hardie Panel Siding
Strips Multiple Directions
Blue Paint

Ceramic Tile
Light Color



North



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Rendered Elevation

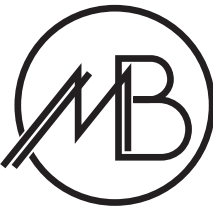
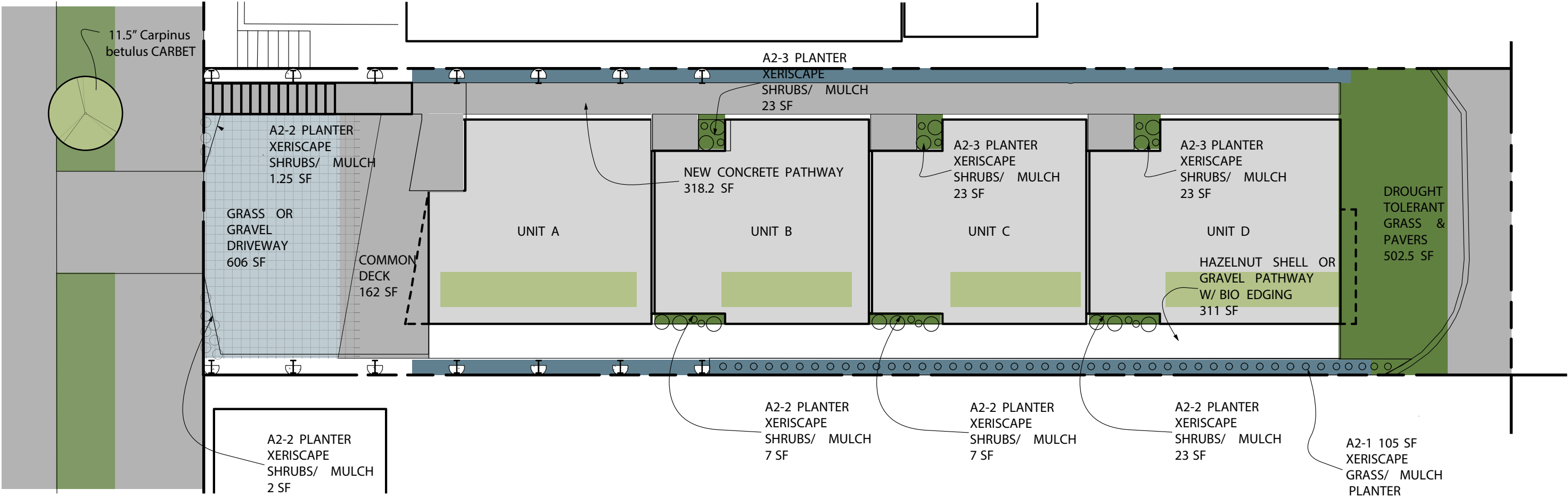
Lot size	3837.5 sq ft
Component	Area
Ground Level Rear Yard	502 sq ft
Common Deck	162 sq ft
Ground Level Amenity Total	664 sq ft
Unit A Rooftop Amenity	360 sq ft
Unit B Rooftop Amenity	250 sq ft
Unit C Rooftop Amenity	250 sq ft
Unit D Rooftop Amenity	370 sq ft
Rooftop Amenity Total	1230 sq ft
REQUIRED 25% OF LOT AREA	959.4 sq ft
50% REQUIRED @ GROUND	479.7 sq ft
50% REQUIRED @ ROOF	479.7 sq ft

GREEN FACTOR

1. L3 ZONES:
Landscaping to attain minimum 0.6 green factor score of per SMC 23.45.524



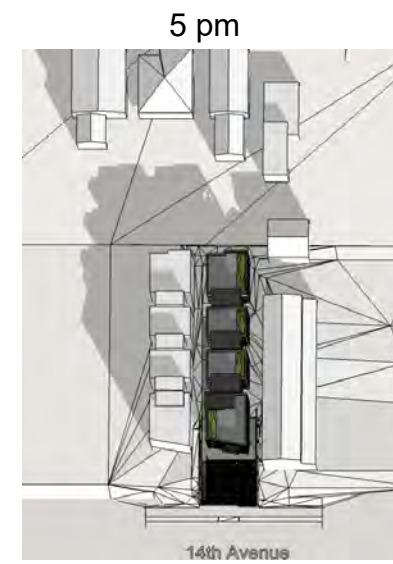
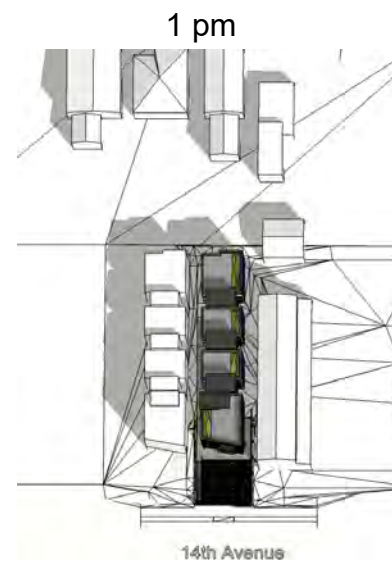
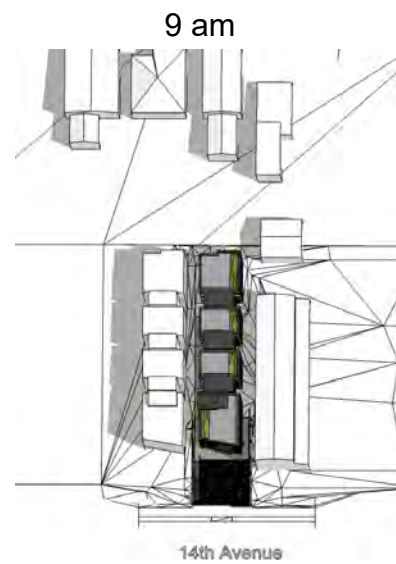
EXAMPLE OF PLANTERS



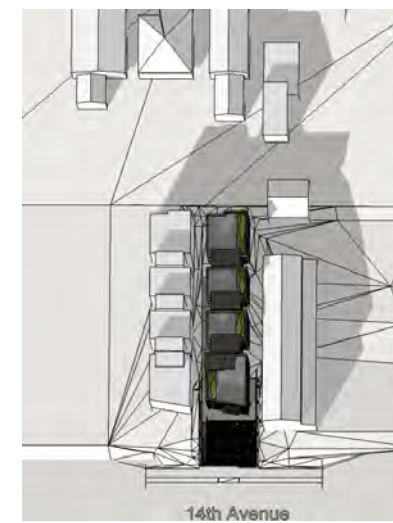
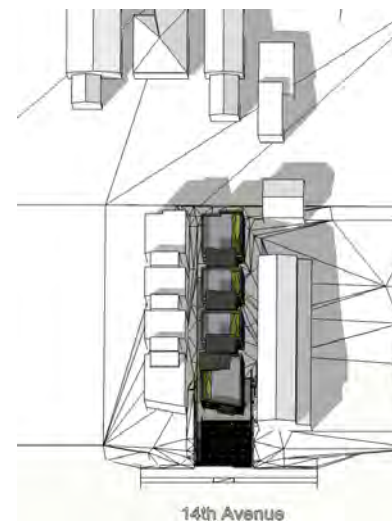
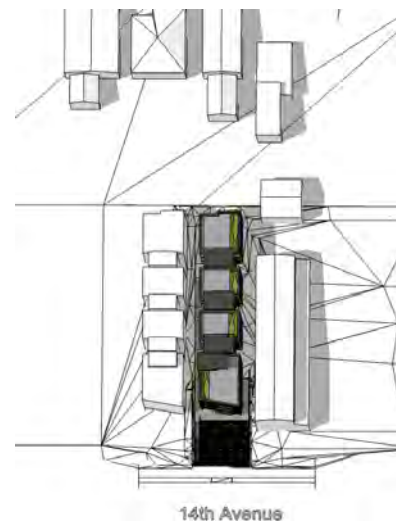
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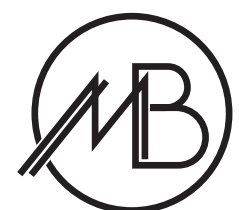
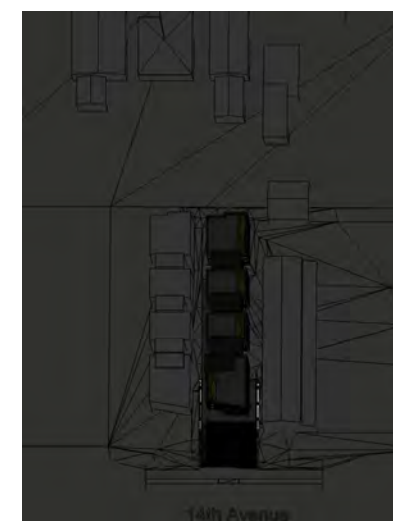
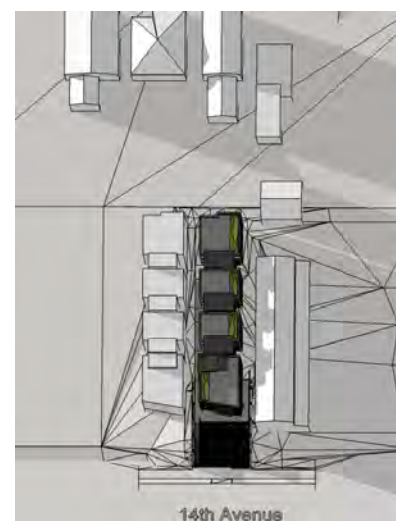
June 21



September 21



Decembr 21



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Shadow Study

21



Palatine Passive



Greenwood House



18th Ave City Homes



Evanston Townhomes



14th Ave Townhomes (under construction)



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