



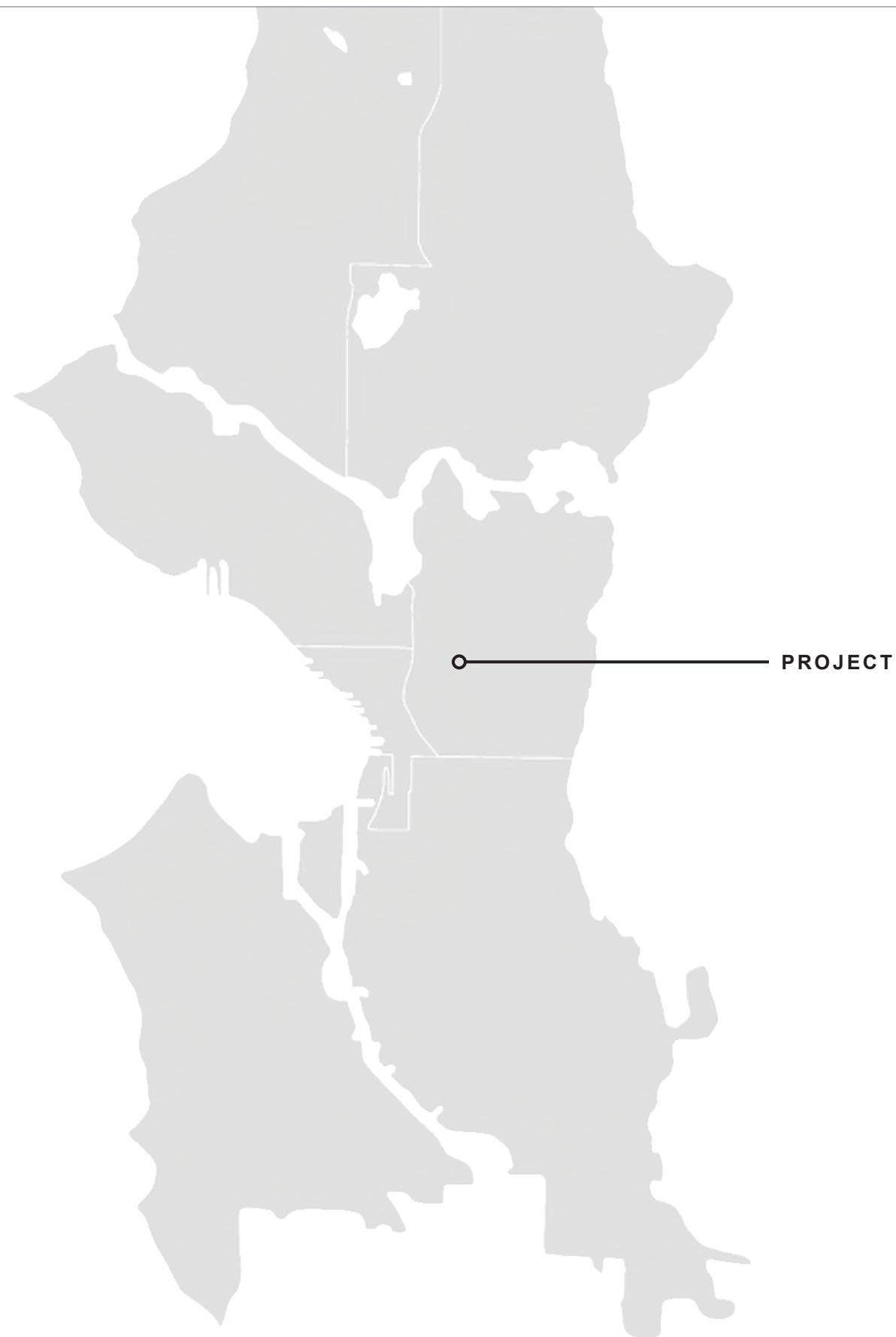
STREAMLINED DESIGN
REVIEW APPLICATION

DCI # 3025994
1724 11th Ave
Seattle, WA 98122

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VICINITY MAP

EXISTING SITE

The project site (APN: 600350-0625) is located on 11th Ave between Howell St to the north and E Olive St to the south. Opposite the project site on 11th Ave is Cal Anderson Park. Immediately to the north of the subject parcel is (1) duplex built in 1905. Immediately south of the subject parcel is Central Lutheran Church built in the 1954 and adjacent parking lot. To the immediate east is a large 45 unit apartment building completed in 1925. The subject parcel is 5,120 SF and measures roughly 40'-0" wide by 128'-0" deep. The site slopes from east to west, with an overall grade change of approximately 10 feet. Currently there is (1) single-family home of approximately 1,600 SF on site.

ZONING AND OVERLAY DESIGNATION

The project parcel is zone LR3 and is located on the south side of the Capitol Hill neighborhood. Low-rise zoning continues to the North to E Aloha St and transitions to Single Family Zoning. One parcel east and one block south of the site the zoning transitions to Neighborhood Commercial zoning. The site is located in the Capitol Hill Urban Center Village and one block north of the Pike/Pine Urban Center Village, home to restaurants, cafes, grocery stores, small commercial business and churches, among other amenities. At the project parcel, 11th Ave is categorized as an access street which connects to minor arterials E John St to the north and E Pine St to the south. The location of the subject parcel within the Capitol Hill Urban Village make the site eligible for a 100% reduction in parking under the SDCI's Parking Requirements.. No parking spaces are required to be provided

DEVELOPMENT OBJECTIVES

The project proposes the construction of (7) new townhouses. The existing residence on the parcel will be demolished. The proposed townhouses promote thoughtful density in Seattle while responding to the existing character and scale of the neighborhood. The proposed units, located within the Capitol Hill Urban Center Village, and in close proximity to the Pike/Pine Urban Center Village, are prime for denser development.

NEIGHBORHOOD CUES

The proposal is located directly across from Cal Anderson Park, a main community and recreational hub in the neighborhood. It is ideally located within walking distance of Broadway, E Olive Way, 12th Ave, 15th Ave E and both E Pike and E Pine - all main commercial areas within Capitol Hill, each with their own diverse character and offerings of shops, restaurants, bars, supermarkets, parks, fitness facilities, art galleries, performance venues, and medical and educational facilities. The project's proximity to the Capitol Hill Light Rail Station makes much of the city, including downtown and the airport, convenient and affordable to access.

The existing buildings surrounding the site are a mix of early 1900's single family homes, 1920's apartment buildings, 1980's condominiums, and townhouse and mixed-use buildings constructed between 2005 and present. The 1900's homes are predominately clad in lap siding in light, muted colors while the apartment buildings are constructed of red brick. The newer construction relies heavily on cementitious panel as the primary siding material, varying pattern and color for visual interest.



SITE
 1724 11th Ave
 Seattle, WA 98122

ZONE: LR3

UV: Capital Hill Urban Center Village





ECA: None

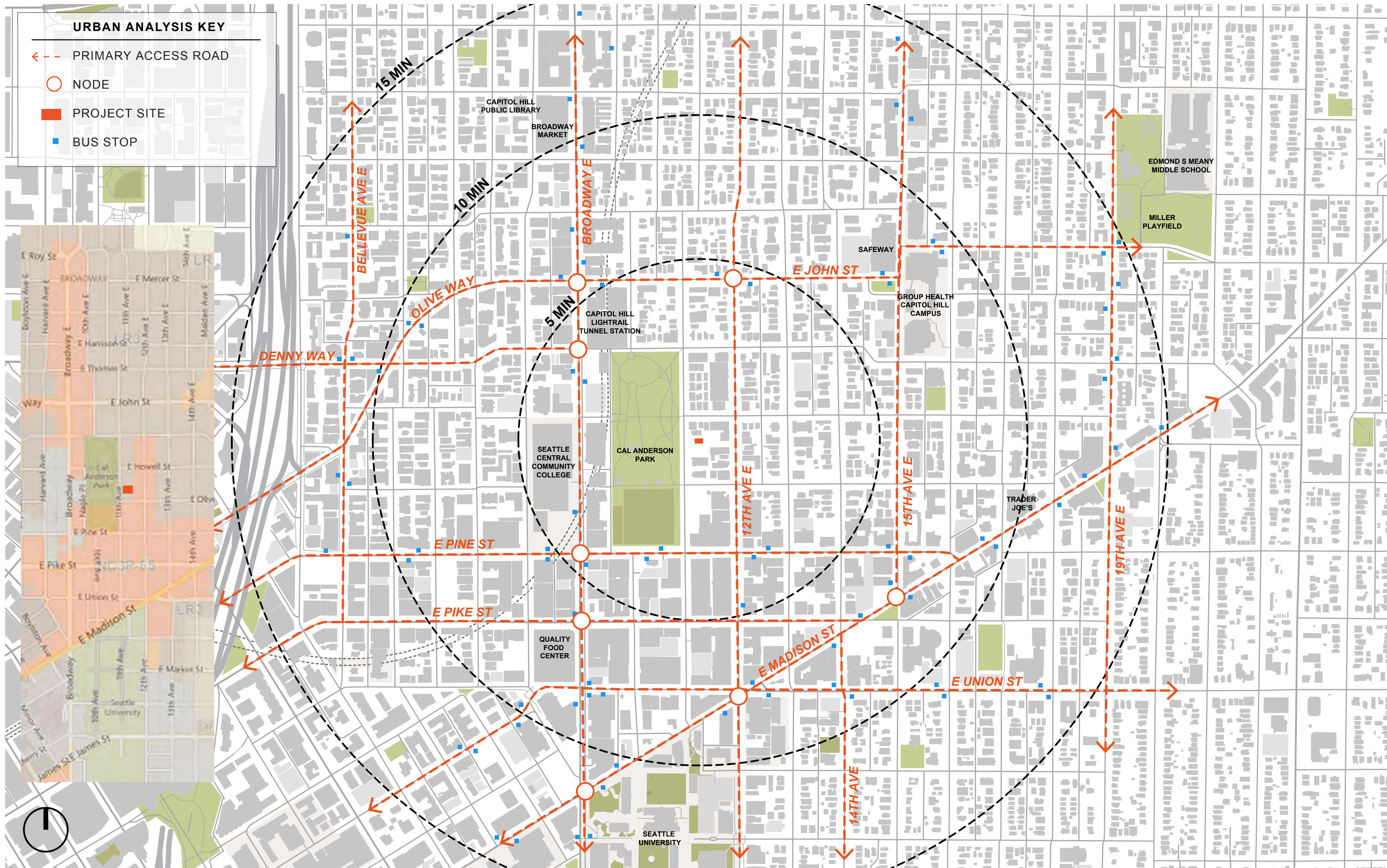
PROJECT PROGRAM

Site Area: 5,120SF
 Number of Residential Units: 7
 Number of Parking Stalls: 0
 Approx. FAR (Overall) = 7,150 SF
 Approx. FAR Per Unit = 1,020 SF

ADJUSTMENTS REQUESTED
 Increase South Facade Length:
 + 9.6%

URBAN ANALYSIS KEY

-  PRIMARY ACCESS ROAD
-  NODE
-  PROJECT SITE
-  BUS STOP





CAL ANDERSON PARK



PIKE/PINE NEIGHBORHOOD BUSINESSES



CAPITOL HILL BRANCH LIBRARY



SEATTLE CENTRAL COLLEGE



BROADWAY MARKET



12TH AVE ARTS BUILDING



SEATTLE UNIVERSITY



CAPITOL HILL LIGHTRAIL TUNNEL STATION



SITE

STREET LOOKING EAST (A)



STREET LOOKING WEST (B)

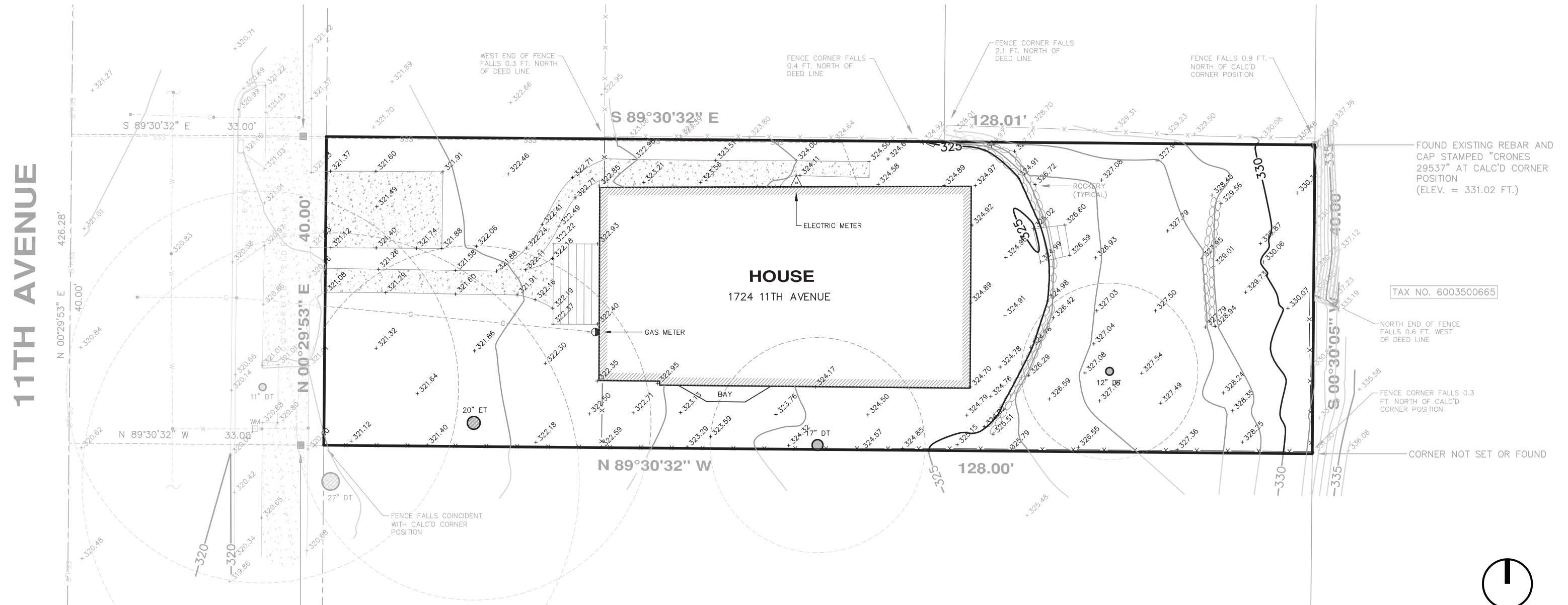
EXISTING SITE CONDITIONS

The project site is located on 11th Ave in between E Howell St to the north and E Olive St to the south. The subject parcel is 5,120 SF and measures roughly 40'-0" wide by 128'-0" deep. Immediately to the north of the subject parcel is (1) duplex built in 1905. Immediately south of the subject parcel is a parking lot, which services and is adjacent to Central Lutheran Church built in the 1954. The project site is zoned LR3.

The site slopes from east to west, with an overall grade change of approximately 10 feet. At the rear lot line, along the eastern edge of the property is a retaining wall supporting parking stalls for a neighboring apartment building. There is an existing, 1,600 square foot single family residence centered in the lot. In the front yard there is a surface parking stall served by a 10' curb cut and in the rear yard there are two short retaining walls which terrace up to the rear wall. In the front of the property is 11th Ave and on the other side is Cal Anderson Park. There is an exceptional tree identified as a 28" sweet gum tree located just south of the southwest corner.

LEGAL DESCRIPTION

NAGELS 2ND ADD N 20 FT OF 4 & S 20 FT OF 5
 PLat Block: 28
 Plat Lot: 4-5



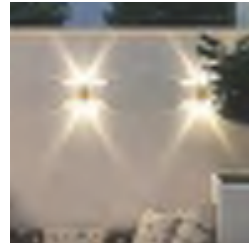
SITE PLANNING + LANDSCAPE APPROACH

The seven proposed units are arranged in a linear scheme on a common axis. A designated pedestrian pathway is located at the north edge of the site for access to private entries into units 2 through 7. The street-facing entry to Unit 1 is accessed from it's own, independent pathway directly off of the public sidewalk. Bioretention planters are employed at the street-facing facade and within each private amenity space at the south of the site as a landscape feature to mitigate storm water. A small hardscaped patio accompanied by a small yard is located between the buildings for the benefit of the residents, accessible from it's corresponding unit. The rear yard will be landscaped to the maximum extent allowed.





①



②

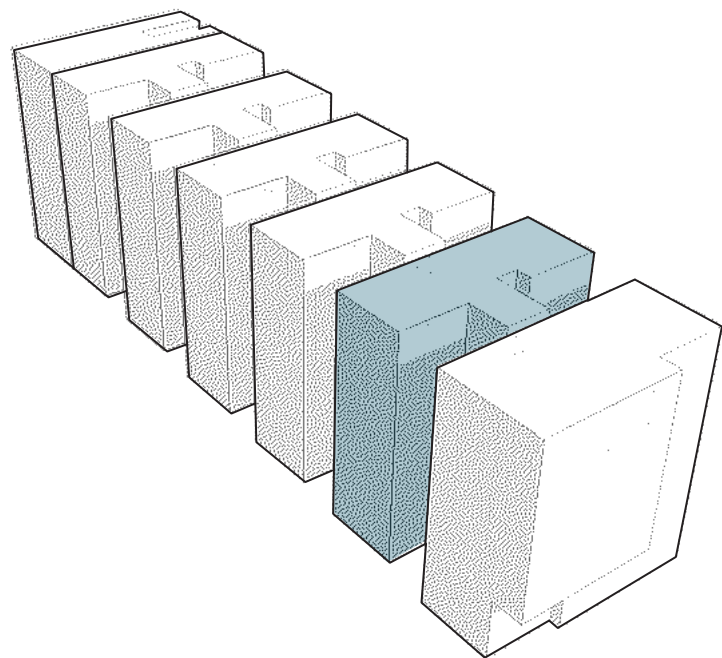


③

PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries and along common walkways. Lighting on the bioretention planters facing the street will enhance the overall lighting and landscaping design. Fixtures will be ground and entry related and shielded from interfering with neighboring buildings.



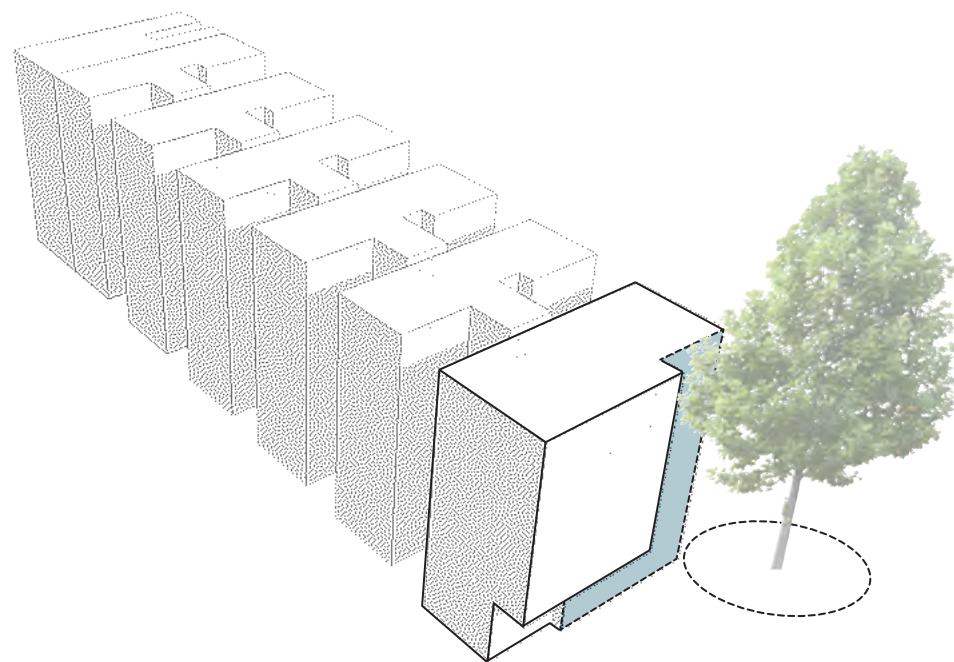
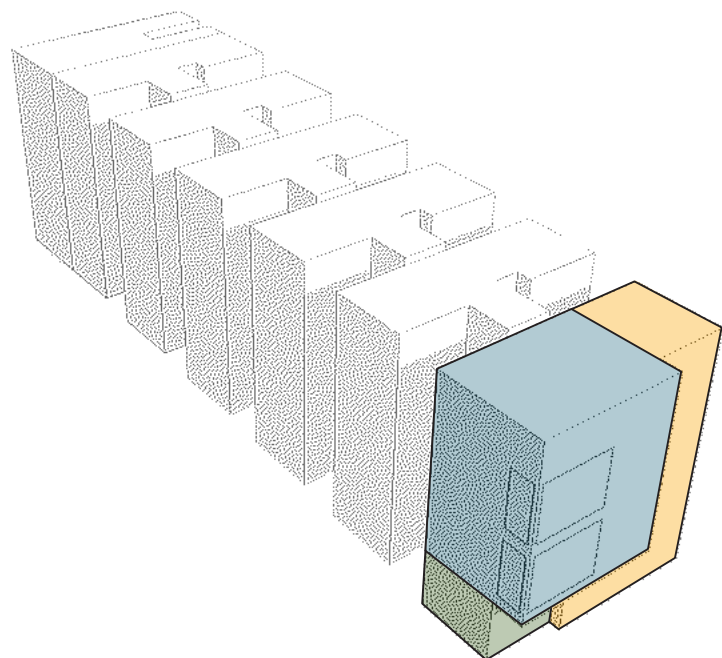


UNIT DIFFERENTIATION

Units two through six are identical and stamped along a common, central axis. The centrally located stair tower protruding from the west side of each unit creates identical pockets between the units, providing clear visual cues for the pedestrian to easily differentiate between units.

FRONT UNIT - MASSING & COMPOSITION

The massing of the street-facing unit is organized into three separate components in order to break from the cohesiveness of the subsequent units to establish a clear “front” to the project and to create visual interest/depth from the street by breaking up the front facade.

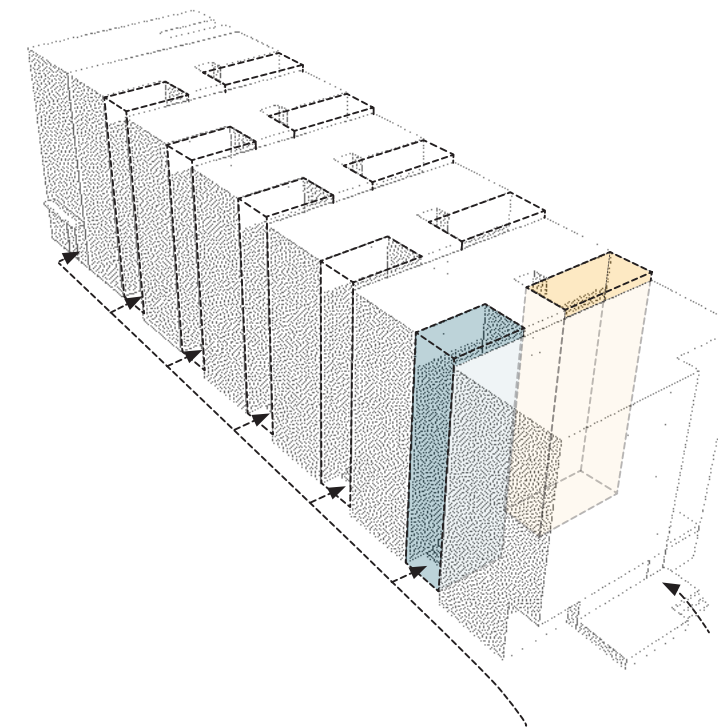
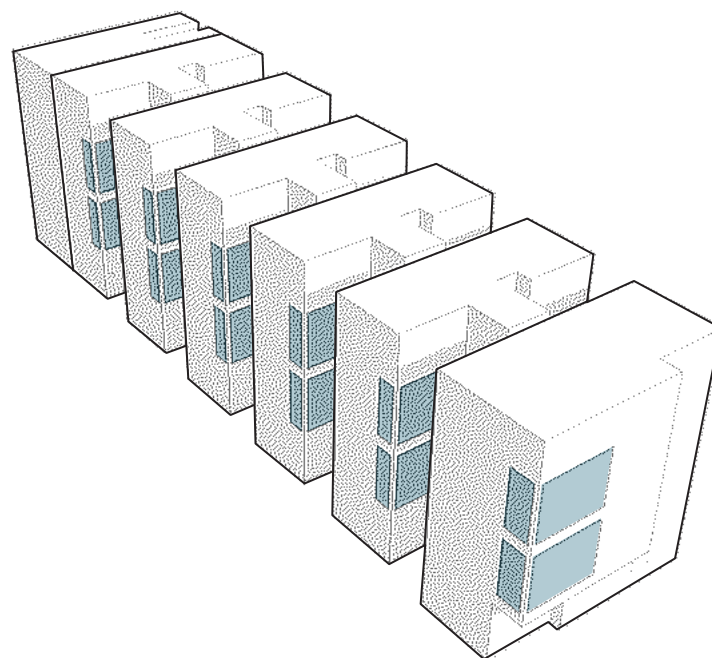


EXCEPTIONAL TREE

The southwest corner of unit one is set back in order to preserve the site’s existing exceptional tree so that the tree becomes a focal point for the front facade and enhances the entry experience at unit one.

GLAZING STRATEGY

The project’s significant glazing is oriented towards the northwest corner of the units, in order to focus views from the units towards the park and to maximize privacy between units.

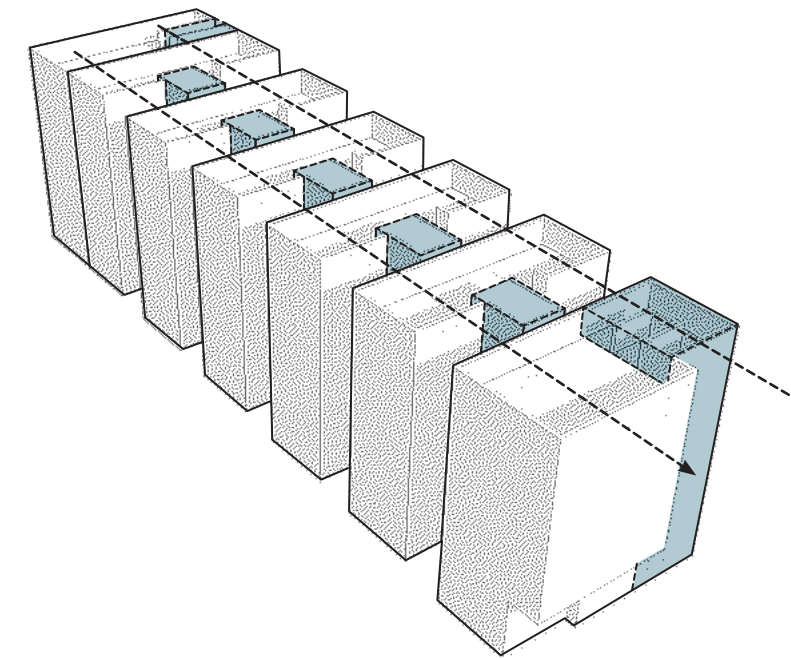


PRIVATE ENTRIES/ AMENITY SPACE

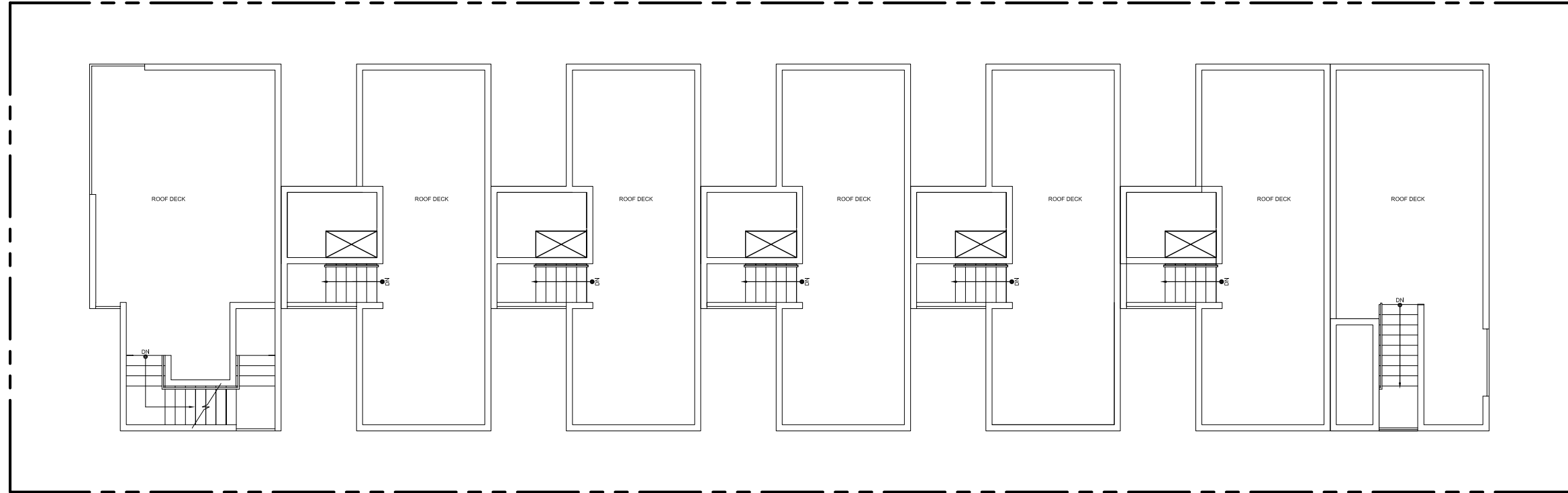
Units two through six are flanked on either side of their stair towers by two pockets of open space in order to allow each unit to have access to a private entry and a private amenity space.

PRESERVATION OF NATURAL LIGHT + VIEWS

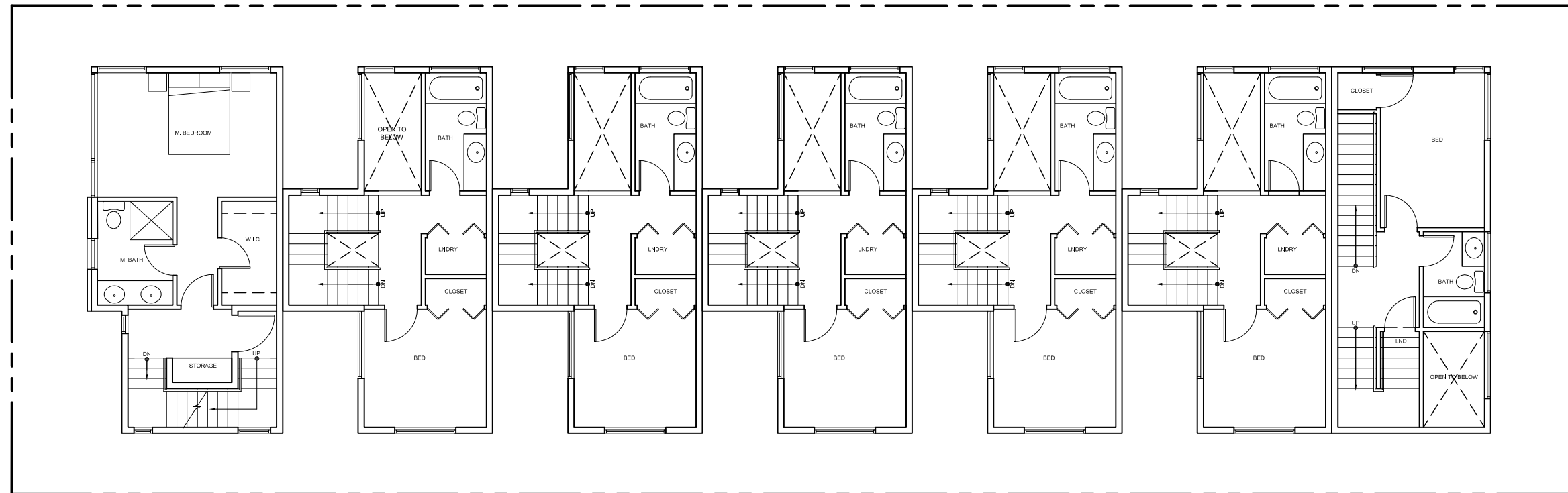
The stepping of the units and the lack of stair towers permits views toward the park for all units, preserves the solar access of the roof decks, and minimizes shading on neighboring buildings/streetscapes.



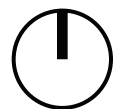
| GUIDELINE | DESCRIPTION | SUB-GUIDELINE | NOTES | EARLY RESPONSE |
|--|--|--|---|---|
| CS1. Natural Systems and Site Features | Use natural systems and features of the site and its surroundings as a starting point for project design. | C. Topography | CS1.C.1. Land Form: Use the natural topography and/or other...features to inform the project design. CS2.C.2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site... | The driveway and pedestrian pathways follow the topography of the site, rising as you enter from the west to the east. The 7 units also take advantage of the change in topography with a 1-foot step up per unit as the units climb eastward in unison with the site's topography. This allows less obstruction of views from the roof decks and preserves the existing views from neighboring apartments. |
| CS3. Architectural Context and Character | Contribute to the architectural character of the neighborhood. | A. Emphasizing Positive Neighborhood Attributes | CS3.A.2. Contemporary Design...Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles... | This project is located adjacent to several prominent brick structures. Brick, a traditional material used throughout the neighborhood and cementitious panel, commonly used in the neighborhood on more recent developments are mixed together to establish a modern take on the neighborhood's traditional roots. |
| PL2. Walkability | Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features. | B. Safety and Security D. Wayfinding | PL2.B.1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses. PL2.D.1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed. PL2.III.i. Consider pedestrian-scale lighting..., architectural lighting..., and transparent windows... | The front unit facing 11th street provides significant street-facing glazing as well as a small, street-facing patio in order to encourage street surveillance. All units share a common sidewalk and identical unit signage that are easily visible from the street. Further landscaping, hardscaping and pedestrian-scale lighting lead pedestrians from the sidewalk to the unit entry. |
| PL3. Street Level Interaction | Encourage human interaction and activity at the street-level with clear connections to building entries and edges. | A. Entries | PL3.A.1.d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy and emphasize personal safety and security for building occupants. | Upon approaching an individual unit, the common sidewalk segways into a smaller, more private entry portal in order to create a more intimate, secure entry for the occupant. All entry portals are clearly delineated by individual unit signage, recessed massing, awnings, stairways and small porches. |
| 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 D. Scale and Texture | DC2.B.1. Facade Composition: Design all building facades...considering the composition and architectural expression of the building as a whole. DC2.C.1. Visual Depth and Interest: Add depth to facades... by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. DC2.D.2. Texture: Design the character of the building... to strive for fine-grained scale, or "texture", particularly at the street level... | All seven units are designed cohesively, sharing materials and architectural features on all sides, in consideration of their visibility from multiple locations. Balconies, decks, material change, massing, and open rail at parapet height also help to create visual depth and interest from all sides. Colored panels are used strategically to cast a subtle, blue glow on adjacent walls to break up the predominately white facade when viewed from the west. Materials with human scale textures such as brick, cedar and foliage are utilized at the front facade, entry portals and patios to create building character. |
| DC3. Open Space Concept | Integrate open space design with the design of the building so that each complements the other. | C. Design | DC3.C.2. Amenities and Features: Create attractive outdoor spaces...use a combination of hardscape and plantings to shape these spaces... | A combination of bioretention planters, hardscape and landscape are located within each private amenity space for the benefit of the residents, accessible from its corresponding unit. Amenity spaces are wrapped in cedar fencing to provide privacy and texture. |
| DC4. Exterior Elements and Materials | Use appropriate and high quality elements and finishes for the building and its open spaces. | A. Exterior Elements and Finishes D. Trees, Landscape and Hardscape Materials | DC4.A.1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. DC4.1.i. Masonry and terra cotta are preferred building materials although other materials may be used in ways that are compatible. | Durable, high quality materials, such as brick, cementitious panel and cedar, will be the primary exterior materials. These materials are weather appropriate for Seattle and easy to maintain. Brick, a prevalent material in the neighborhood, is used at the street facing facade to provide texture and scale the the pedestrian realm. Concrete, weathering steel and open metal railings add visual interest and texture to the material palette. |

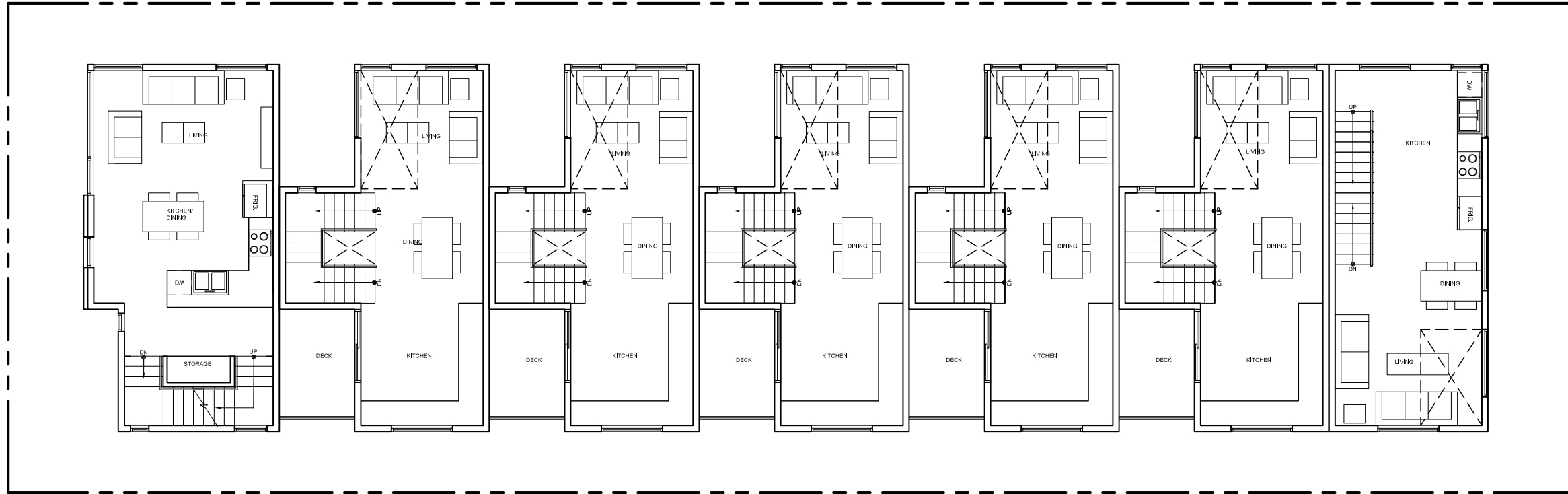


ROOF PLANS

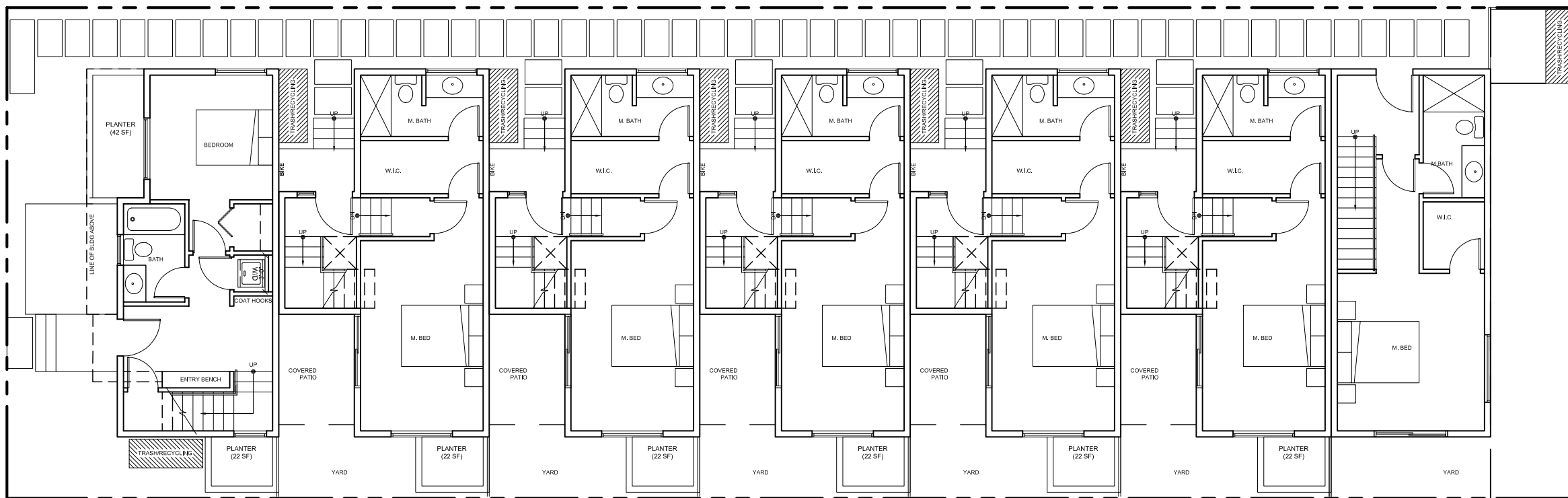


THIRD FLOOR PLANS

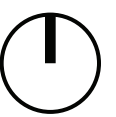




SECOND FLOOR PLANS



FIRST FLOOR PLANS





WEST ELEVATION



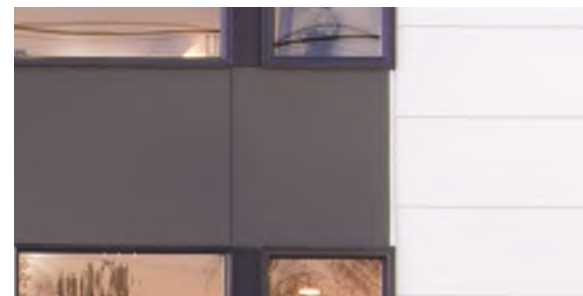
SOUTH ELEVATION



① BRICK



② CEDAR SIDING



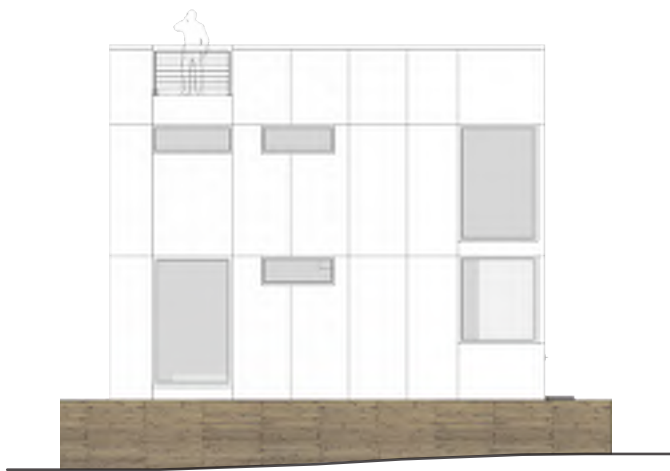
③ CEMENTITIOUS PANEL



④ CEMENTITIOUS PANEL (LIGHT ACCENT COLOR)



⑤ CONCRETE



EAST ELEVATION



NORTH ELEVATION

PROPOSED MATERIALS



⑥ METAL OPEN RAIL

All seven units are designed cohesively, sharing materials and architectural features on all sides, in consideration of their visibility from multiple locations. This project utilizes a similar allocation of materials on all units to maintain a cohesive design yet simultaneously designate a clear “front” to the project. Light blue cementitious panel wraps all six units at the base of the building to break down the scale of the building and maintain a harmonious scheme. A modern, stack bond brick at the building’s street facing unit is utilized to clearly illustrate the “front” of the project and to provide human-scale texture at the entry of unit one. Light blue cementitious panel is also used at all east facing blank walls in order to cast a subtle, blue glow on the adjacent west facing walls to break up the predominately white facade when viewed from the west. Steel awnings/signage and cedar are implemented at each entry as a wayfinding technique. Cast in place concrete surround the bioretention planters and form the stairs along the pedestrian pathways. Metal open rail is used strategically at the roof deck amenity spaces to break down the volume.



PRIVACY STUDIES - NORTH NEIGHBORS

REQUESTED ADJUSTMENTS

SMC 23.86.015 - *MAXIMUM FACADE LENGTH MEASUREMENT*

MAXIMUM FACADE LENGTH: 65% OF LOT DEPTH

.65(128'-0") = 83.2' ALLOWABLE

DESIGN PROPOSAL

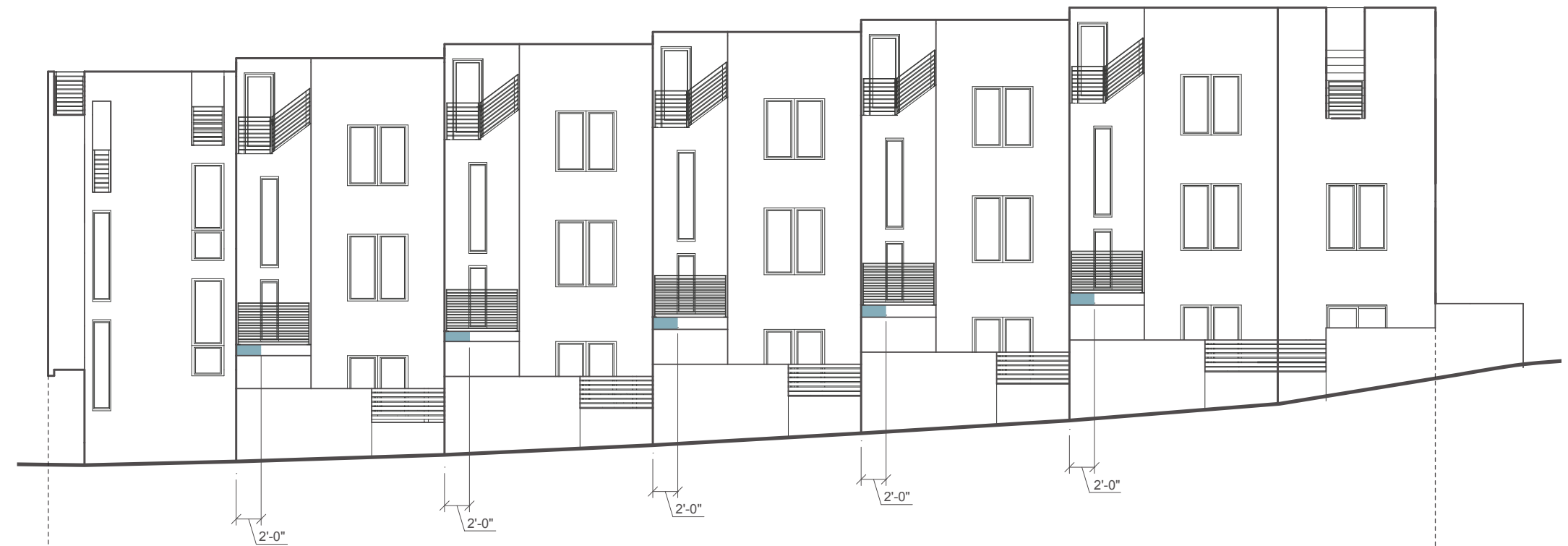
SOUTH FACADE LENGTH 91'-2"
9.6% INCREASE

REQUESTED ADJUSTMENT:

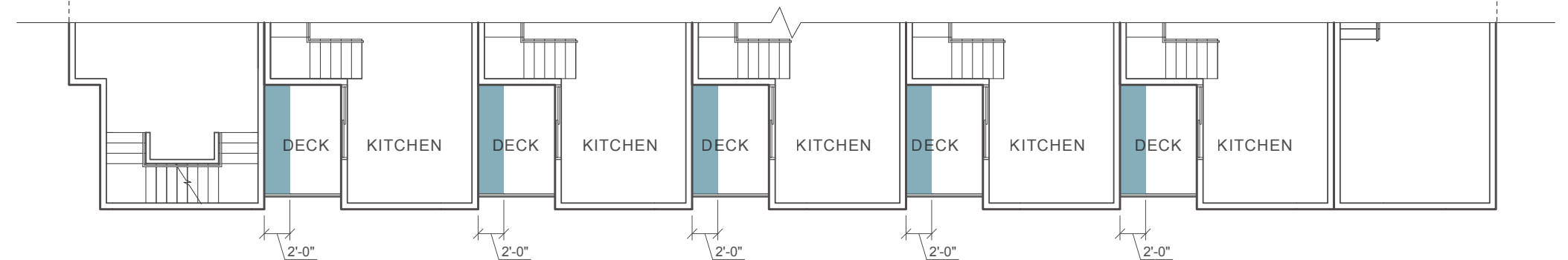
Requesting a 9.6% increase to the maximum facade length from 83.2' to 91'-2".

RATIONALE:

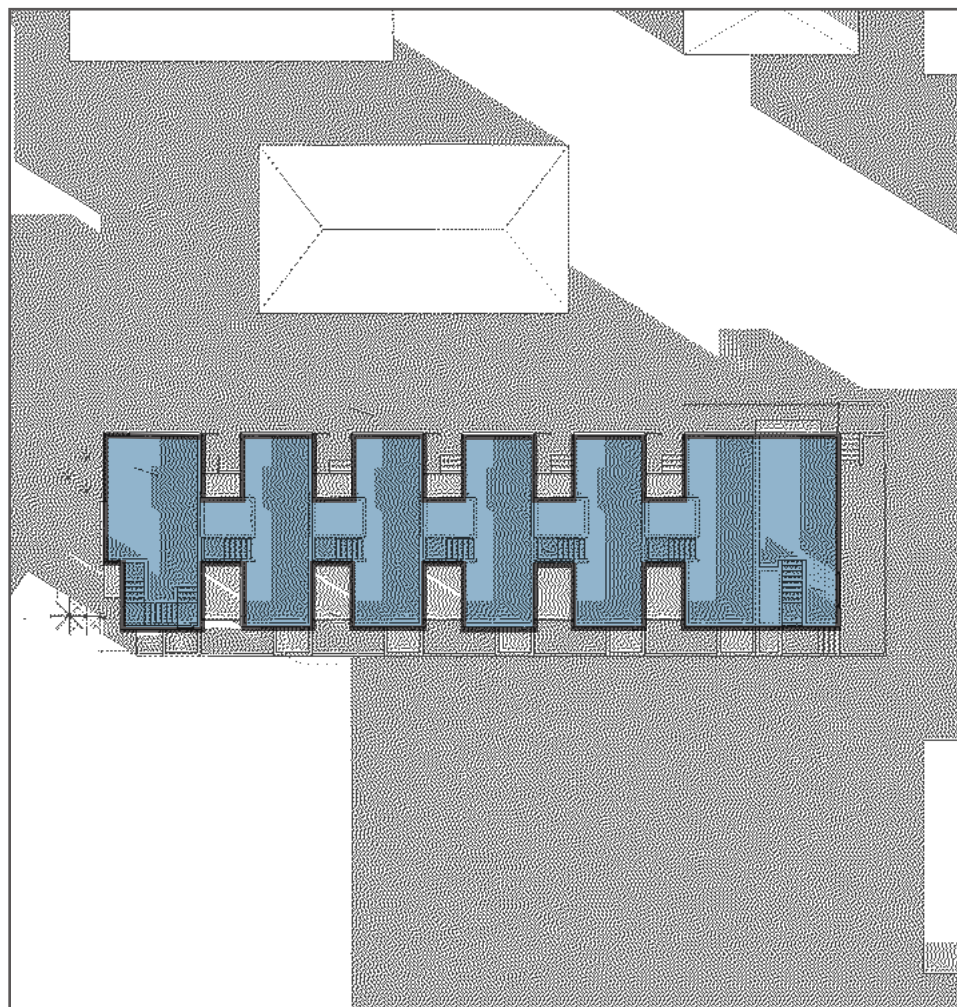
The 9.6% increase to the allowable facade length will allow for the second floor decks of the five interior units to fill the full 6'0" separation space. This increase in deck space will not effect the overall building modulation, yet would significantly improve the interior private amenity space



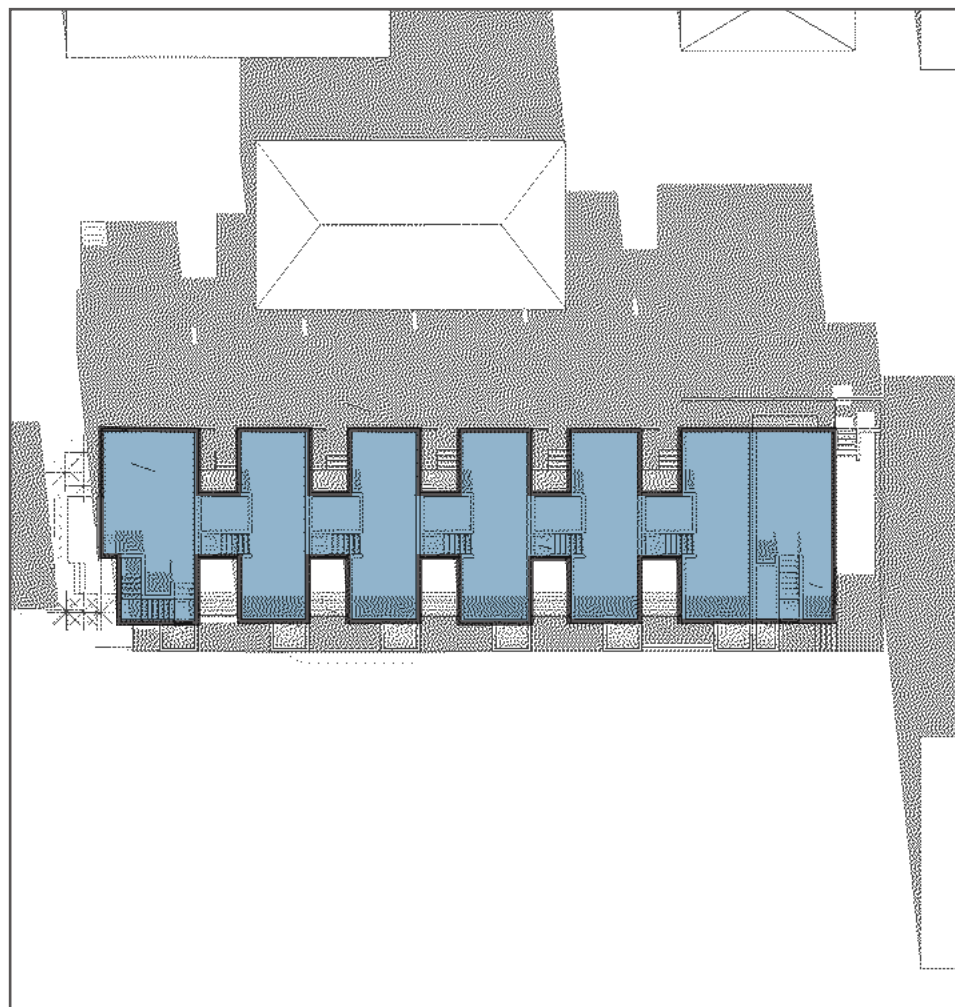
DEPARTURE DIAGRAM - SOUTH ELEVATION



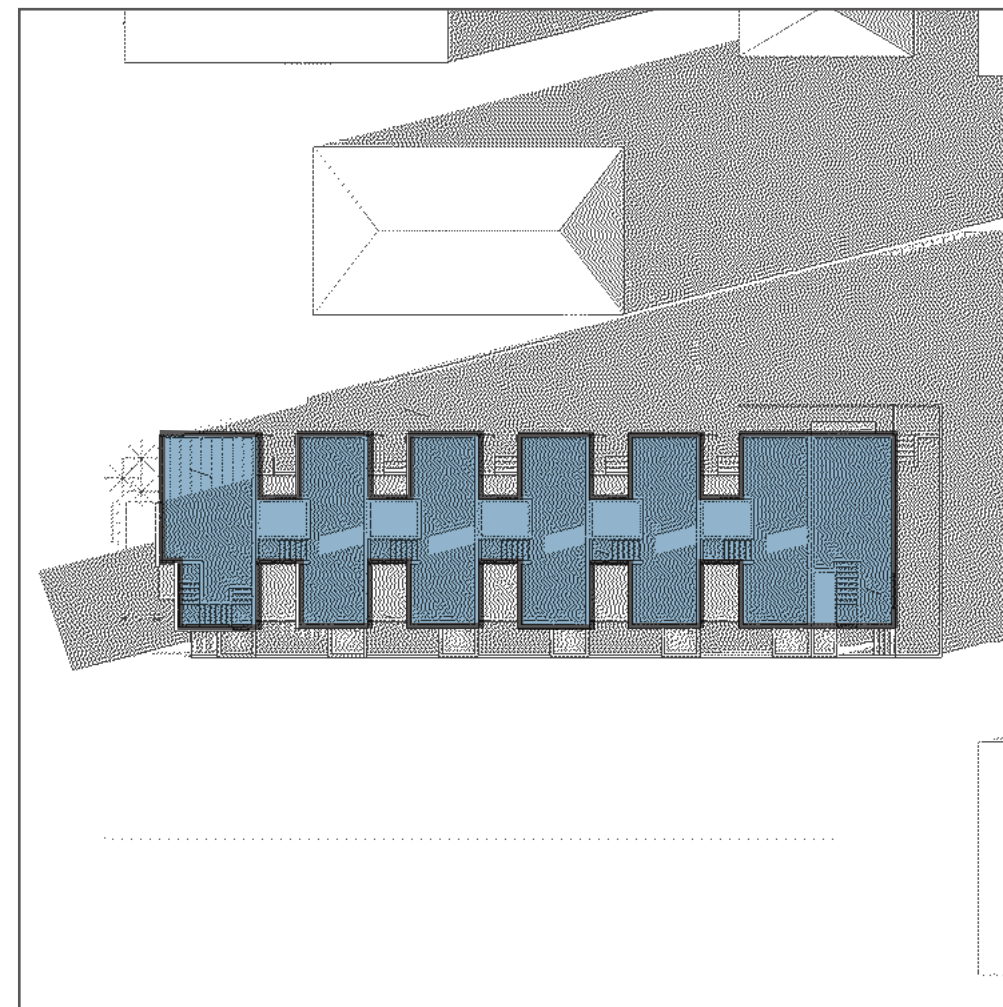
DEPARTURE DIAGRAM - SECOND FLOOR PLANS



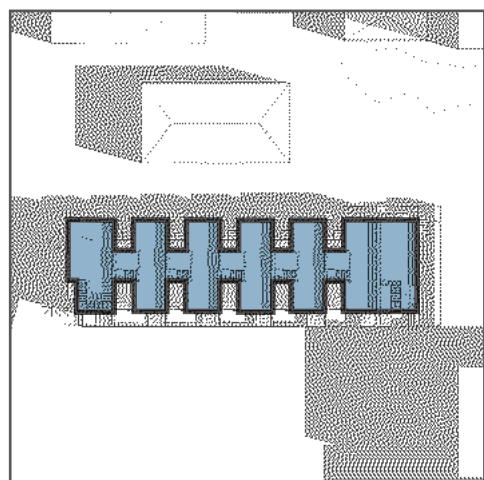
MARCH / SEPTEMBER 21, 9 AM



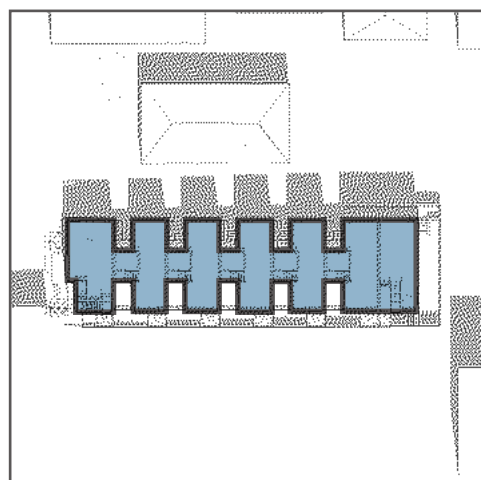
MARCH / SEPTEMBER 21, 12 PM



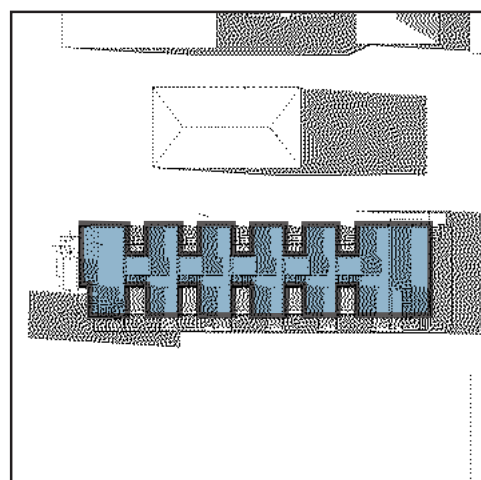
MARCH / SEPTEMBER 21, 5 PM



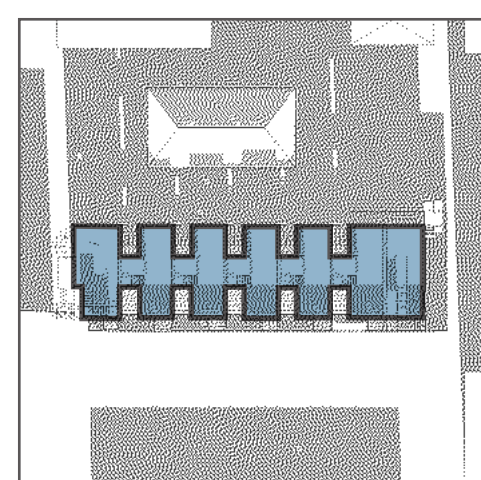
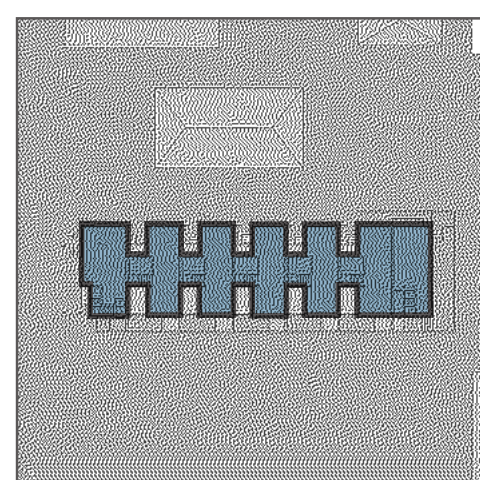
JUNE 21, 9 AM



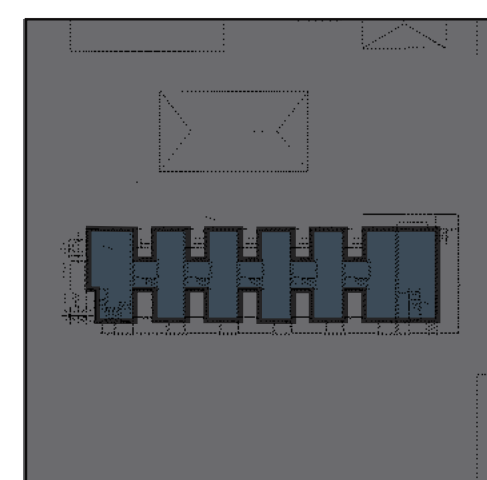
JUNE 21, 12 PM



JUNE 21, 5 PM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



ARCHITECTURAL CONCEPT

All seven units are designed cohesively, sharing materials and architectural features on all sides, with consideration of their visibility from multiple locations. Materials of residential scale and texture such as brick and cedar are combined with foliage from surrounding bio-retention planters along the front facade, entry portals and patios.

DC2

VIEW FROM 11TH STREET (NORTH-WEST)



VIEW FROM 11TH STREET (SOUTH-WEST)



REFLECTED COLOR CONCEPT

Steel blue cementitious panel is used to fill the east facing party walls with the intent to create a subtle reflection of it's color on the opposite white exterior walls. The strength of this effect would change along with the time of day, presence of direct sun, or reflection of interior electric light at night. The adjacent west facing walls will be washed by the reflection of the blue hue, and subtly assist to break up the predominately white facade when viewed from the street.
DC2

STEPPED DECKS

The units take advantage of the existing topography by stepping up one foot per unit in unison with the site in order to maintain unobstructed views towards the park.
CS1-C

VIEW FROM BASE OF DRIVEWAY(NORTHWEST CORNER OF SITE)



VIEW OF ENTRY AT UNIT TWO (TYPICAL)



VIEW OF ENTRY AT UNIT ONE

STREET APPEAL

The street-facing entry at Unit 1 is accessed from its own, independent pathway directly off of the public sidewalk. The entry is clearly defined by the unit's awning, landscaping and raised, exterior patio. PL3-A



VIEW OF AMENITY SPACE AT SOUTH SIDE OF UNITS

AMENITIES AND FEATURES

A covered patio flanked by a small south facing yard is located between each unit. Bioretention planters required to mitigate stormwater are located within each private amenity space to provide separation and privacy between units. Additionally, the concrete planters are incorporated into the wooden fence on the south property line to create visual interest and variation along an important privacy wall. DC3-C

ENTRIES

All typical entry portals are clearly visible from the street and are delineated by signage, awnings, porches, and the massing of the building. Upon approaching an individual unit, the common sidewalk segways into a smaller, more private entry portal in order to create a more intimate, secure entry for the occupant.
PL3-A, PL2-D



AERIAL PERSPECTIVE