



## SHELTER 11TH TOWNHOMES

# PROJECT INTRODUCTION

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**ADDRESS:** 513 11th Ave E  
**SDCI PROJECT #:** 3027203  
**DEVELOPER:** Shelter Homes LLC  
**APPLICANT:** Christopher Jones Architects  
**CONTACT:** Chris Jones - 206.930.0673

### ZONING AND OVERLAY DESIGNATION:

This parcel is zoned LR3 and lies within the Capitol Hill Urban Center Village, and is within a Frequent Transit Corridor.

### NEIGHBORING DEVELOPMENT:

This portion of Capitol Hill between Broadway and 15th Ave E is steadily transitioning from single family homes to a mix of townhouses and small apartment buildings. The remaining houses tend to be large, two-story craftsmans, and while many still serve as single family homes, they are also frequently divided into 2-4 apartments. This project's site is bordered by a single-family home to the north, south, and west, and has Broadway Hill park at its southwest corner. Half of the parcels on the west side of this block of 11th Ave E contain townhouses or apartments, with a new apartment building under development to replace an existing triplex two parcels to the south at 11th and Republican. Lowell Elementary is one block to the north.

### DEVELOPMENT OBJECTIVES:

These townhomes will contribute to the growing density and varied architectural language of the surrounding neighborhood. The five homes within two buildings are located in a highly walkable neighborhood, with proximity to several frequent transit lines. They feature high-quality building finishes richly landscaped outdoor spaces.



# SITE ANALYSIS

## URBAN CONTEXT













### OPPORTUNITIES & CONSTRAINTS:

- Very walkable neighborhood
- Multiple grocery stores, restaurants, and businesses nearby on Broadway and 15th Ave E.
- Close proximity to bus and light rail transit options for quick access to work and shopping downtown.
- Next to Broadway Hill Park
- Proximity to Kaiser Permanente campus.
- Immediate neighborhood is transitioning from single family homes to townhouses and apartment buildings.



### KEY:

	PROJECT SITE		NC ZONE
	PARK		LR3 ZONE
	NODE		LR2 ZONE
	LANDMARK		MIO ZONE
	OVERLAY BOUNDARY		SF 5000 ZONE
	BUS ROUTE		



# SITE ANALYSIS

## NEIGHBORHOOD CONTEXT



1 - CAPITOL HILL LIGHT RAIL STATION



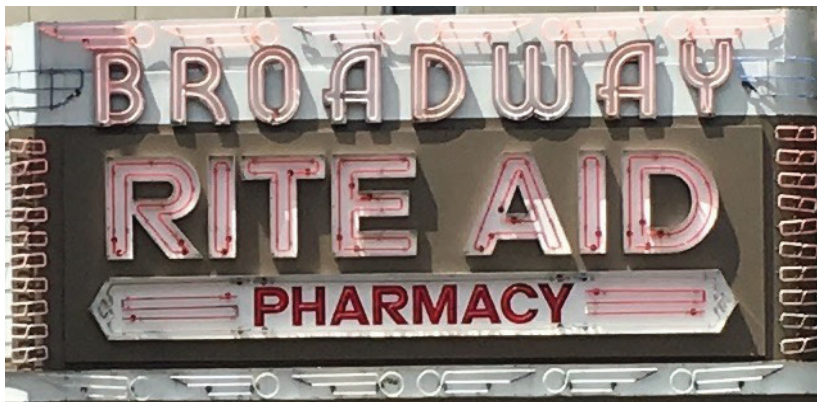
2 - STARBUCKS COFFEE



3 - CAL ANDERSON PARK



4 - SEATTLE ASIAN ART MUSEUM & VOLUNTEER PARK



BROADWAY & JOHN INTERSECTION



SUMMER FARMERS MARKET



5 - ALL PILGRIMS CHURCH

# SITE ANALYSIS

## NEIGHBORHOOD CONTEXT



NEIGHBORHOOD MAP



11 - ANHALT APARTMENTS



10 - LOWELL ELEMENTARY SCHOOL



6 - LINK TOWNHOUSES



7 - BRUX CONDOMINIUMS



8 - JOULE APARTMENTS



9 - YARDHOUSE APARTMENTS



# SITE ANALYSIS

STREETSCAPES



PROJECT SITE



# SITE ANALYSIS

STREETSCAPES



ACROSS FROM PROJECT SITE



# SITE ANALYSIS

## SITE CONTEXT



BROADWAY HILL PARK, SOUTHWEST OF SITE



APARTMENTS PROPOSED TWO-LOTS SOUTH OF SITE



HOUSE SOUTH OF SITE



EXISTING HOUSE ON SITE



HOUSE NORTH OF SITE



# SITE ANALYSIS

## SITE CONTEXT - USE MAP

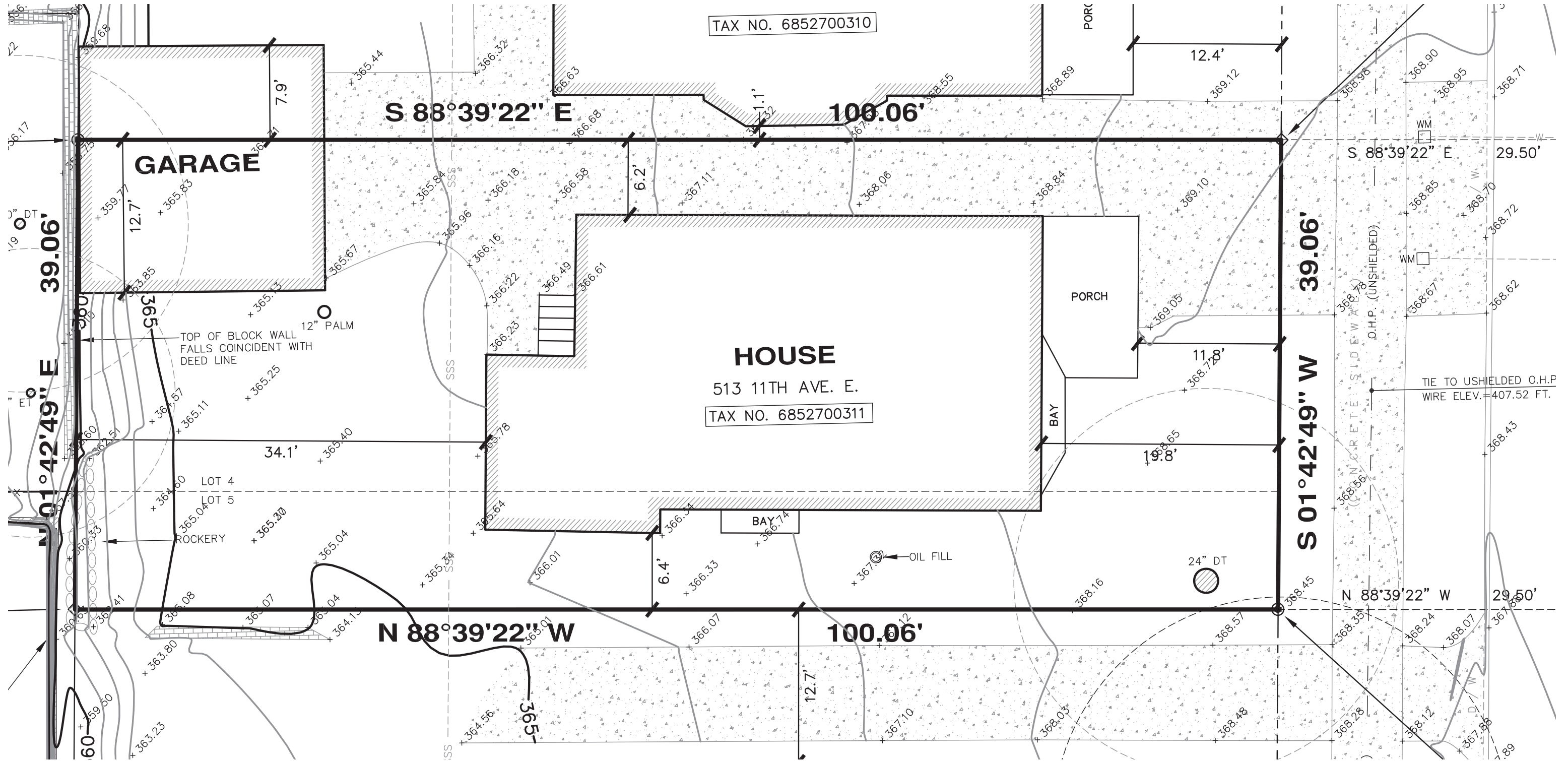


BLUE = MULTIFAMILY & MIXED-USE    WHITE = SINGLE FAMILY    YELLOW = INSTITUTIONAL    GREEN = PARK



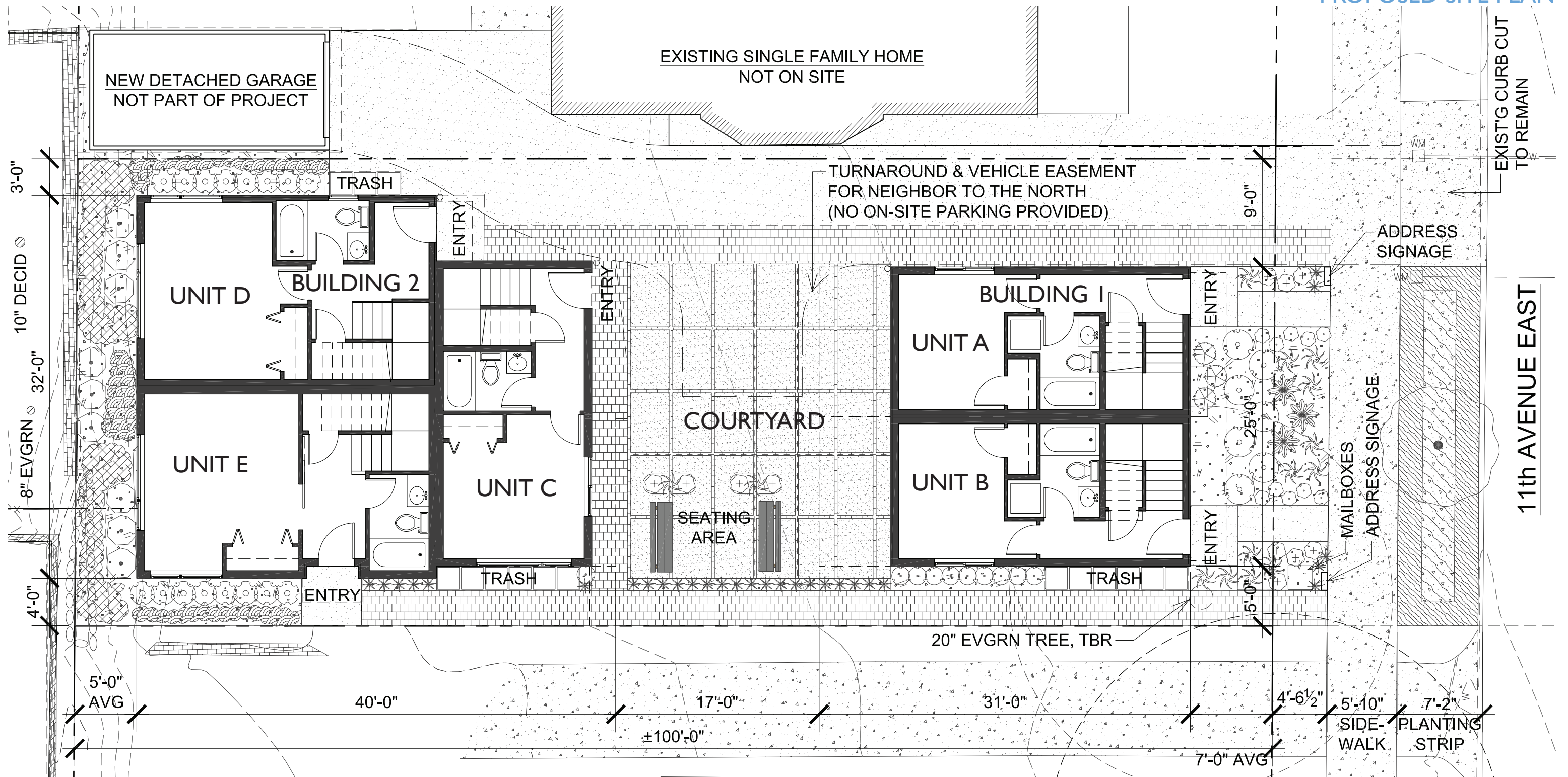
# ARCHITECTURAL CONCEPT

## EXISTING SITE PLAN



# ARCHITECTURAL CONCEPT

## PROPOSED SITE PLAN



# ARCHITECTURAL CONCEPT

## ZONING SUMMARY

ADDRESS: 513 11th Avenue E., Seattle  
PARCEL #: 6852700311  
OVERLAYS: Capitol Hill Urban Center Village  
ZONING: LR3  
LOT AREA: 3,908sf (per survey)  
ECA's: Steep Slope (Relief request submitted)

### 23.45.510 PERMITTED USES

Permitted outright: Residential

### 23.45.510 FLOOR AREA RATIO

Base FAR: 1.2  
Max FAR: 1.4, assuming sustainable design

### 23.45.514 STRUCTURE HEIGHT

Base height limit: 30'-0"  
Additional height allowances:  
Parapet enclosing roof: +4'-0"  
Stairs & mechanical: +10'-0"  
• May cover 15% of roof area, or 20% if screening mechanical equip.

### 23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. Average grade level means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.

### 23.45.518 SETBACK REQUIREMENTS

Front: 7' average, 5' minimum  
Side (façade >40'): 7' average, 5' minimum  
Side (façade <40'): 5' minimum  
Rear: 7' average, 5' minimum  
Additional setbacks:  
• Between structures: 10' min  
• Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.

### 23.45.522 AMENITY AREA

Required: 25% of lot area, or 977sf

General requirements:

- All units must have access to a common or private amenity area
- No minimum area for private amenity areas, except 10' horizontal minimum at non-street side lot lines.
- No common amenity area shall be less than 250 sf in area, and common amenity areas shall have a minimum horizontal dimension of 10'
- Minimum 50% of common amenity area at ground level shall be landscaped
- Elements such as seating, lighting, outdoor protection, art, etc shall be provided

Requirements for townhouse developments in LR zones:

- A minimum of 50% of required amenity area shall be provided at ground level, except roof top amenity area meeting subsection 23.45.510.E.5 may be counted as ground level amenity area: roof amenity area must meet ground level amenity area standards in 23.45.522, and at least 25% of the perimeter of the roof amenity area must not be enclosed by the walls of the structure.
- Ground level amenity area may be either private or common space
- An amenity area shall not be enclosed within a structure in LR zones

### 23.45.524 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.6 required

- Vegetated walls may not count towards more than 25% of Green Factor

### 23.45.527 STRUCTURE WIDTH & FACADE LENGTH LIMITS IN LR ZONES

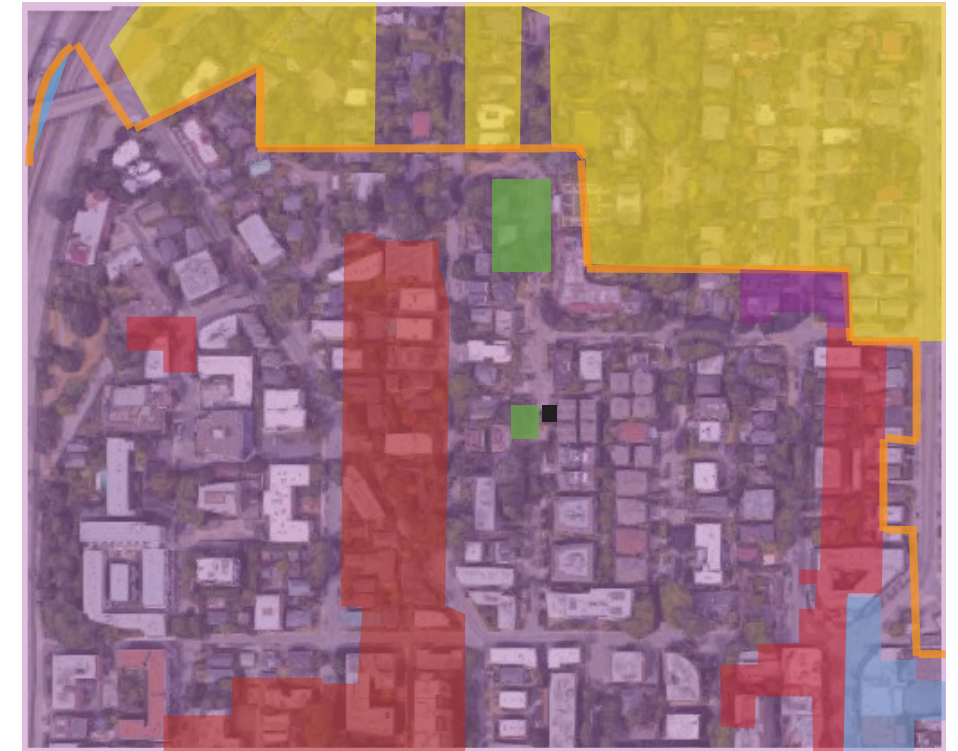
Structure Width: LR3 inside Urban Centers are limited to 150'

Facade Length: the maximum combined length of all portions of facades within 15' of a lot line that is neither a rear, alley, or street lot line shall not exceed 65% of the length of that lot line.

### 23.54.015 REQUIRED PARKING

No parking is required for all residential uses within urban villages served by frequent transit.

Bicycle long-term parking: 1 per 4 units.



### 23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential development with a single entity for utility billing may provide each dwelling unit with their own 2' x 6' storage area, or can provide 84 SF of shared storage space for 2-8 units.

- The shared storage space for 8 or fewer units shall have a minimum horizontal dimension of 7' in both width and depth.
- The shared storage space must have a floor that is level and hardsurfaced
- The shared storage space must be screened from public view and minimize light and glare impacts.



# ARCHITECTURAL CONCEPT

## DESIGN GUIDELINES

### 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.

#### C.2 Relationship to the block - Mid-Block Sites:

*Seattle Guideline:* Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

*CH Neighborhood Guidance:* Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. The character of a neighborhood is often defined by the experience of walking along its streets. How buildings meet the sidewalk helps determine the character, scale and function of the streetscape. The siting of a new building should reinforce the existing desirable spatial characteristics of the Capitol Hill streetscapes. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

**Response:** Existing development along this block is a mix of large two- and three-story single family homes as well as three-story townhouses and apartments. A new four-story apartment building is currently being designed for the parcel two doors south at the corner of 11th and Republican, and this packet has been prepared with the EDG massing of that project in place. This project is in scale with existing and proposed surrounding development.

The prominent architectural canopies over the street-facing entries continue the language established by front porches on adjacent homes, and the stair penthouses are pulled away from the building edge to maintain a three-story character. A wider that required setback has been provided on the north side of the site to provide parking access for the neighbor, resulting in a narrower street facade and driveway location that match the existing rhythm.

#### D.1 Height, Bulk, and Scale - Existing Development and Zoning:

*Seattle Guideline:* 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.

*CH Neighborhood Guidance:* Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. Contemporary building practices can potentially create visual conflicts with older buildings due to differences in scale, massing and degrees of articulation. Capitol Hill emphasizes the notion of historical continuity—the relationship of built structures over time. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

**Response:** By breaking this development into two smaller structures instead of a single large building, the result maintains the scale of neighboring homes. The entry canopies, stylized metal-sided bay, large street-facing windows, and brick masonry provide a substantial street presence that is modern while utilizing traditional materials and massing techniques.

The rear of the west building, which is visible from the park below, breaks up the primarily brick facades with large fields of wood, metal, and glass in a thoughtful pattern that will provide an elegant and unobtrusive backdrop to activities below. Fencing and plantings will screen the grade-level activities from view. The scale of this building, while slightly larger than the single-family homes on adjacent properties, is in keeping with existing buildings on the north end of the block and proposed development at the south end.



PROPOSED MASSING (BLUE) & NEARBY DEVELOPMENT (WHITE)

### CS3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

#### A.1 Emphasizing Positive Neighborhood Attributes - Fitting Old and New Together:

*Seattle Guideline:* Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

*CH Neighborhood Guidance:* Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. There are many elements in the Capitol Hill neighborhood that lend to its unique and thriving character, especially its active street life. There are a variety of ways—architectural concept, human scale and high-quality materials—that can honor this architectural context.

**Response:** Developing two compact buildings on this site instead of one larger structure provides massing proportions that are more intimately scaled and in keeping with the neighborhood. The substantial use of brick complements the many brick structures in the area and provides a traditional touch point to these contemporary homes that, when combined with real wood siding and metal accents, set this project apart from many other townhomes in the area.

### PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

#### D.1 Wayfinding - Design as Wayfinding:

*Seattle Guideline:* Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

*CH Neighborhood Guidance:* Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather.

**Response:** Access to the street-facing building, with its covered entries facing the street and landscaped walkways, is easily navigated. For the rear building, clearly visible addressing monuments identify which walkway to use to reach the front door. The entry to the north unit of this building has been turned to the east to identify the point of entry from the drive/walk. The north pedestrian walk shares space with the driveway, and is demarcated through the use of highly textured materials.

### PL3 STREET LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

#### A.2 Entries - Ensemble of Elements:

*Seattle Guideline:* Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

**Response:** Each entry door has a large glass panel for visibility, and either a canopy or building overhang above for further visual cues and shelter. All entries will feature exterior light fixtures for safety and wayfinding that minimize glare, as well as clear eye-level addressing signage.

### DC1 PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site.

#### B.1 Vehicular Access and Circulation - Access Location and Design:

*Seattle Guideline:* Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:

- using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;
- where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or
- employing a multi-sensory approach to areas of potential vehicle pedestrian interaction.



# ARCHITECTURAL CONCEPT

## DESIGN GUIDELINES

trian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.

*CH Neighborhood Guidance:* A wall of garage doors and multiple curb cuts greatly diminish the quality of the pedestrian environment. Where alley access is not possible, garage entries and driveways should be consolidated to enhance the streetscape for pedestrians. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

**Response:** No parking is required or proposed for this project, however access to a garage at the rear of the neighboring property to the north will be provided through a voluntary easement at the location of the existing driveway and utilizing the existing curb cut. In order to minimize backing distance as required by code, a paved turnaround is planned mid-site, blending into a shared outdoor amenity space with pavers, planters, and bench seating.

## 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.

### A.2 Massing - Reducing Perceived Mass:

*Seattle Guideline:* 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.

**Response:** The design creates a consistent brick base that anchors the building, with the upper levels broken up into mixed fields of brick, wood siding, and windows with metal accent panels.

For the front building, a striking bay window element clad in metal panels breaks the facade in two and blends into the canopy below and serves as a framing element for the primary siding materials. The upper stories cantilever at the back of the building in order to provide additional common amenity area below.

At the rear building, a subtle angled segment at the northeast corner protrudes and wraps around two upper levels, providing a character element visible from the street down the driveway. A cantilever, similar to the one on the front building if slightly smaller, allows for a sheltered entry and modulation of the entry facade. The west facade is composed of a brick frame that surrounds a grid of wood and large sliding doors with juliet balconies providing additional surface texture and depth.

### B.1 Architectural and Facade Composition - Façade Composition:

*Seattle Guideline:* Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

**Response:** These projects use brick as a primary material, pulling it away at corners or framed fields for carefully considered wood accent areas. These accent areas are aligned with window and door openings, resulting in logical and pleasing facades that wrap the corners smartly. By using these co-planar layered materials as the primary massing modulator, it provides the projecting metal clad elements (bay window, wrapped corner, canopies) with strong, building defining character.

### C.1 Secondary Architectural Features - Visual Depth and Interest:

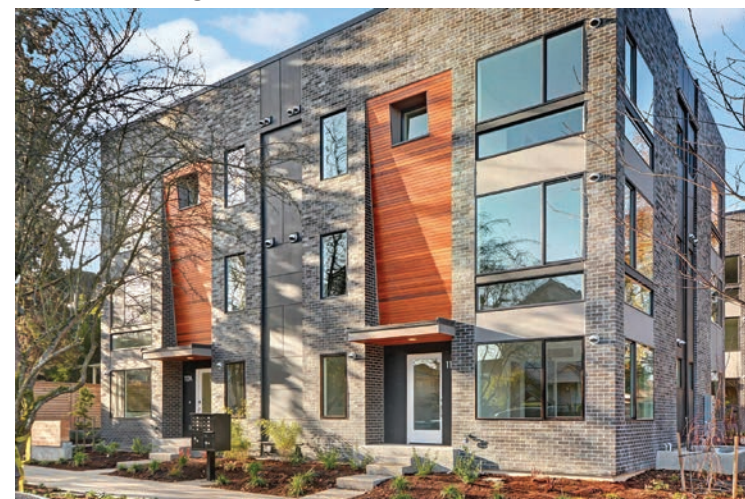
*Seattle Guideline:* Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

**Response:** The street-facing bay bisects the front elevation, including a break in the parapet, and projects out over the connected and enlarged canopy below. Combined with the adjacent canopy over the second entrance, a vegetated green screen, these elements provide a dramatic introduction to the site. Cantilevered upper levels and the angled bay on the rear building add dynamic and modulated elements to these otherwise restrained brick townhomes.

### D.2 Scale and Texture - Texture:

*Seattle Guideline:* Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

**Response:** As described above, the metal-clad elements, canopies, and juliet balconies work in conjunction with the brick and wood siding materials to create a high-quality project that reflects the character of Capitol Hill. Dark metal-clad front doors and black vinyl windows add to the sophistication, unlike the typical white vinyl of most new development. Using real wood and metal panels instead of cement fiberboard continues this theme. The drive and walkways will be highly textured, and predominantly pervious pavers, instead of large areas of standard concrete.



DESIGN REFERENCE PROJECT

## DC3 OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

### A.1 Building-Open Space Relationship - Interior/Exterior Fit:

*Seattle Guideline:* Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

*CH Neighborhood Guidance:* With one of the highest residential densities in the city, Capitol Hill's neighborhoods are remarkably green. Street trees and private landscaping contribute to this pleasant environment. Redevelopment should retain and enhance open space and landscaping. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

**Response:** The front yard will be mix walkways and landscaping to serve both as a buffer from traffic and passers-by and an attractive welcome to guests and residents. The driveway will be a mix of concrete and pavers, giving it a better appearance and helping it blend into the mid-site open space. This primary gathering area will be surfaced with a mixture of large pervious pavers, planting strips, container planters, and benches to provide a multi-purpose gathering space for the use of all residents. This space's 25-foot width at grade and 16-foot opening overhead allow for additional light, air, and views for the townhomes as well as neighboring houses.

Because of the compact nature of the site, windows on the ground level are kept to a minimum for privacy, with larger windows on upper levels oriented to take advantage of territorial views over the park to the west and the street tree canopy to the east.

## DC4 EXTERIOR ELEMENTS AND MATERIALS

Use appropriate and high quality elements and finishes for the building and its open spaces.

### A.1 Building Materials - Exterior Finish Materials:

*Seattle Guideline:* Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

*CH Neighborhood Guidance:* Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

**Response:** The primary exterior material for both buildings is brick, for excellent presence and long-term durability. Real wood siding is used as a textural contrast in framed fields and select corners. At windows and architectural accents, black metal panels provide a crisp, polished effect. Windows and doors are dark bronze or black, with large, uninterrupted panes completing the high-end look.





### D.1 Trees, Landscape & Hardscape Materials - Choice of Plant Materials:

*Seattle Guideline:* Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

**Response:** A selection of drought tolerant and native plantings are proposed that will provide a mix of textures, color, and aromas in the open spaces. A new street tree and ground cover in the planting strip reinforce the separation between roadway and pedestrian space, will still allowing access to the sidewalk from parked cars. A green wall on the street-facing facade will help connect the landscape with the structure and add a punch of color at the entries of the two front units.

### D.2 Trees, Landscape & Hardscape Materials - Hardscape Materials:

*Seattle Guideline:* Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

**Response:** The interior courtyard paving has been broken up into large permeable pavers with moss groundcover filling in the 3" gaps, providing an outdoor gathering space that blends the need for play/seating space with additional greenery. The north walkway is differentiated from the driveway though the use of smaller permeable pavers, which also serves to improve drainage on-site.

# ARCHITECTURAL CONCEPT

ELEVATIONS



SITE ELEVATION - EAST (STREET)



COURTYARD ELEVATION - BUILDING 2 EAST



# ARCHITECTURAL CONCEPT

ELEVATIONS



SITE ELEVATION - SOUTH



BLACK VINYL  
WINDOWS



METAL PANELS,  
BLACK FINISH



BRICK SIDING,  
DARK GRAY MIX



WOOD SIDING,  
DARK GRAY STAIN

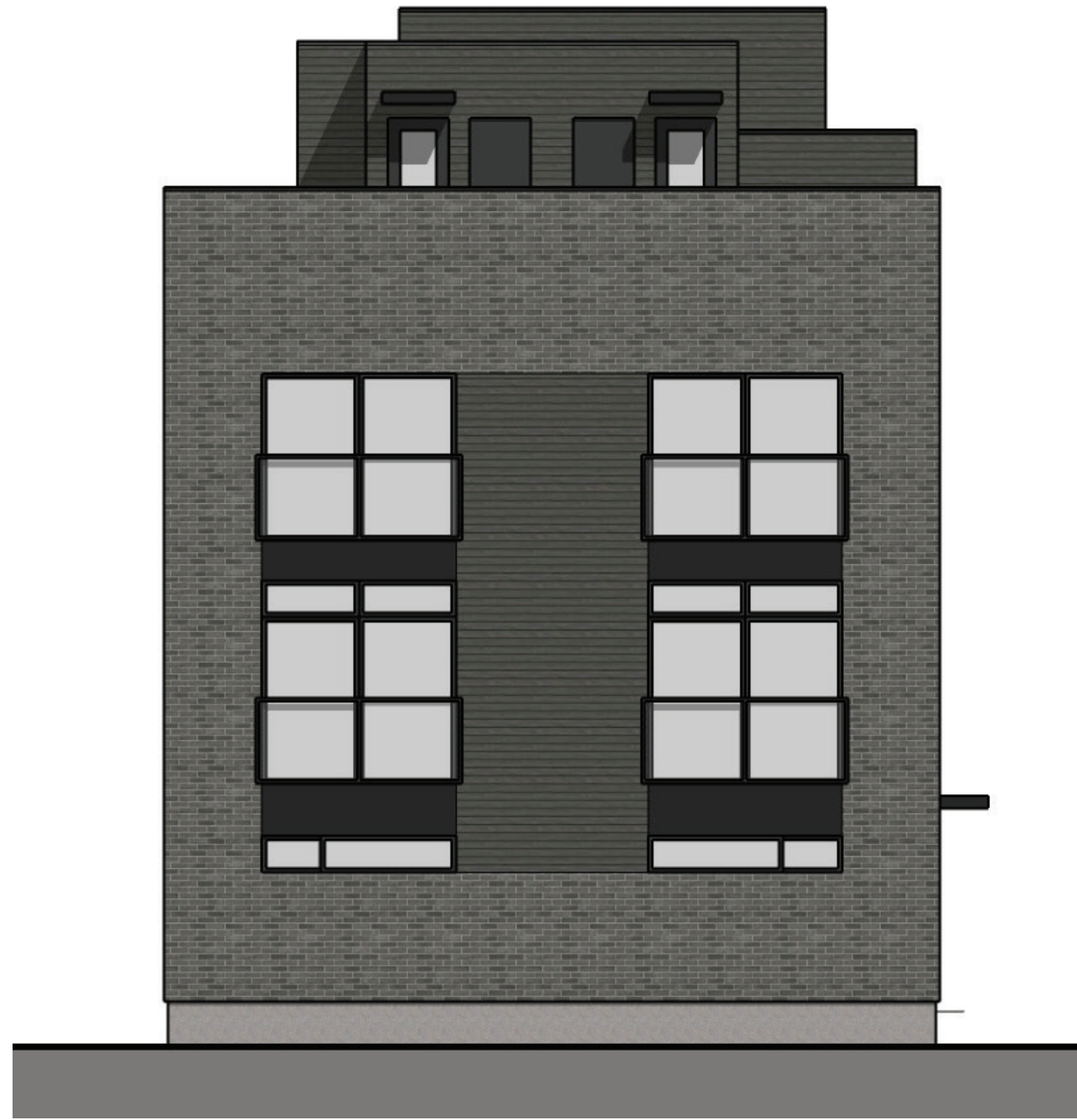


WOOD SOFFITS,  
NATURAL FINISH

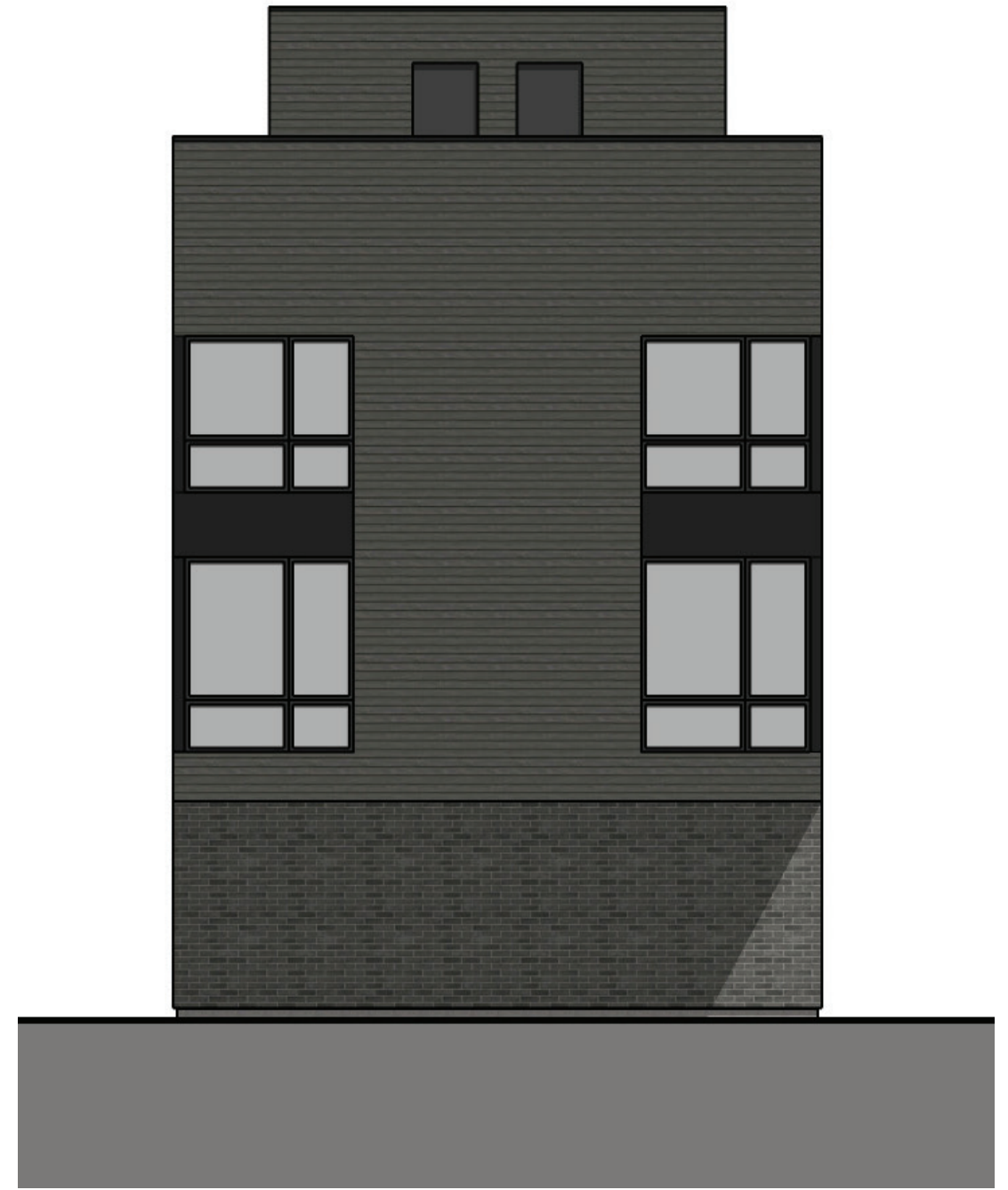


# ARCHITECTURAL CONCEPT

## ELEVATIONS



SITE ELEVATION - WEST (PARK)



COURTYARD ELEVATION - BUILDING I WEST

# ARCHITECTURAL CONCEPT

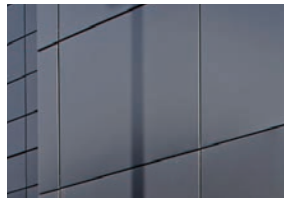
EVOLUTIONS



SITE ELEVATION - NORTH



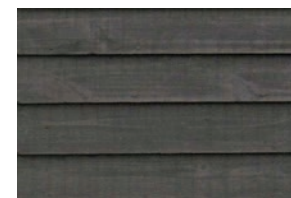
BLACK VINYL  
WINDOWS



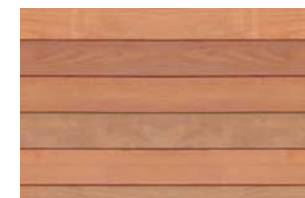
METAL PANELS,  
BLACK FINISH



BRICK SIDING,  
DARK GRAY MIX



WOOD SIDING,  
DARK GRAY STAIN

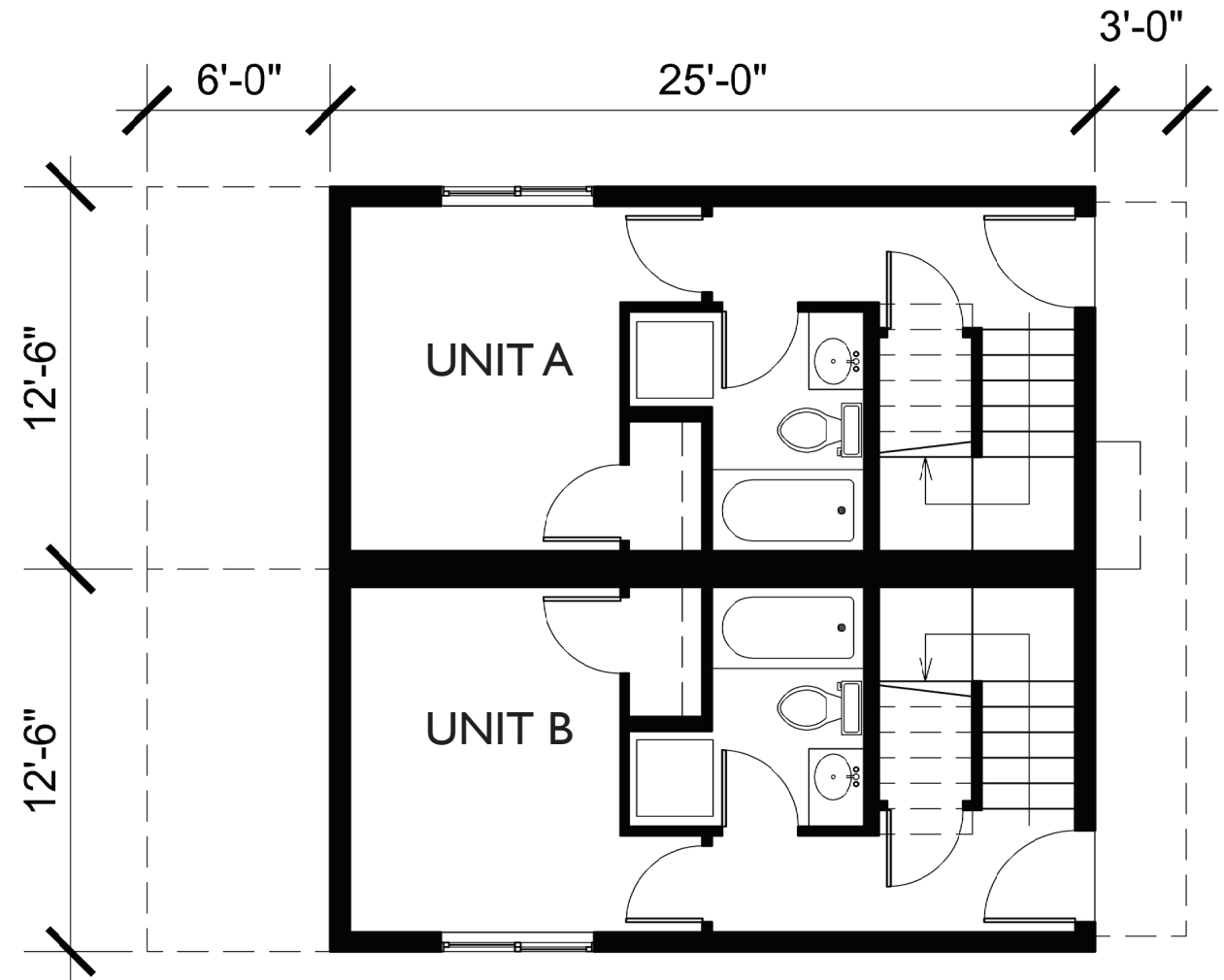
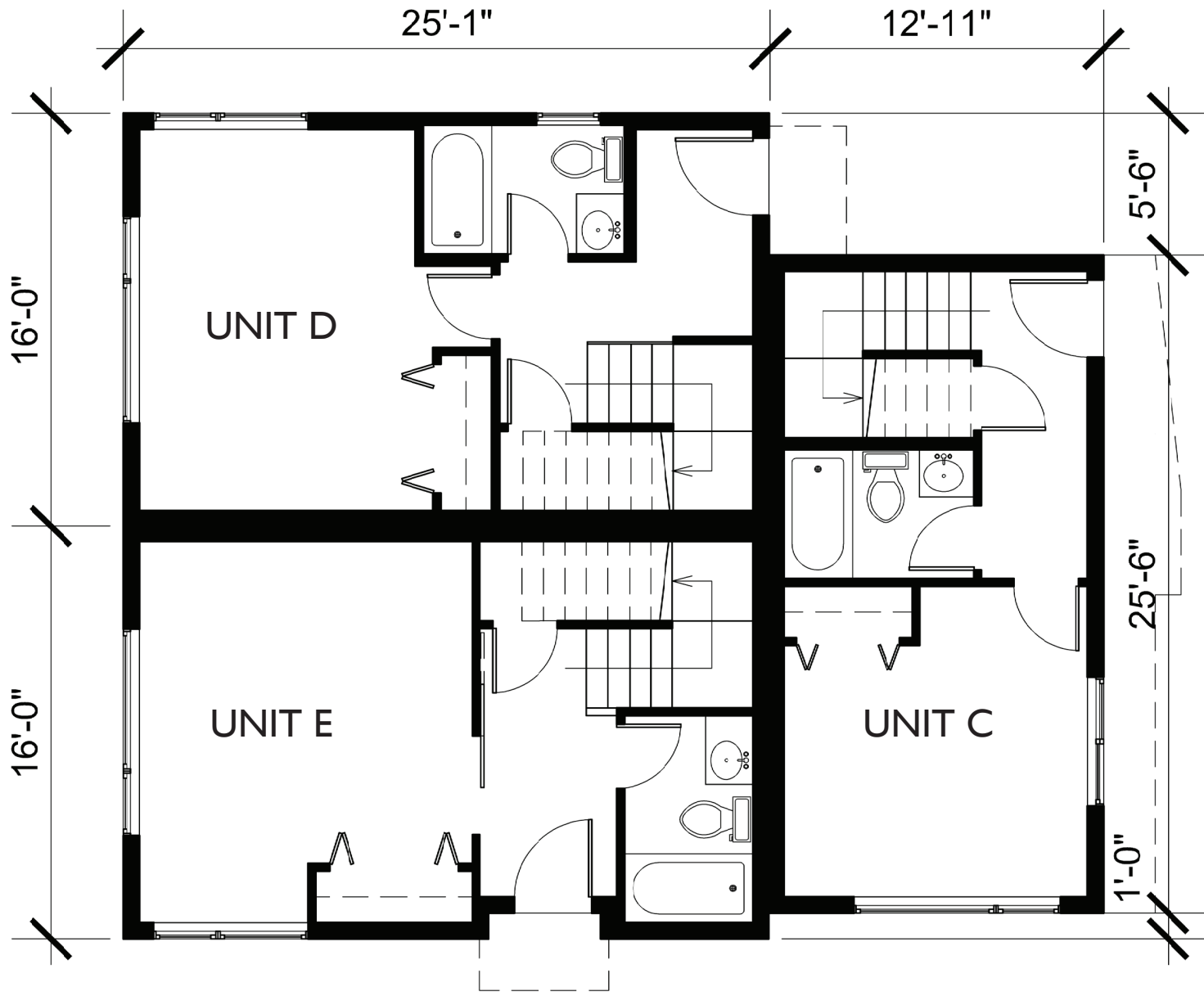


WOOD SOFFITS,  
NATURAL FINISH



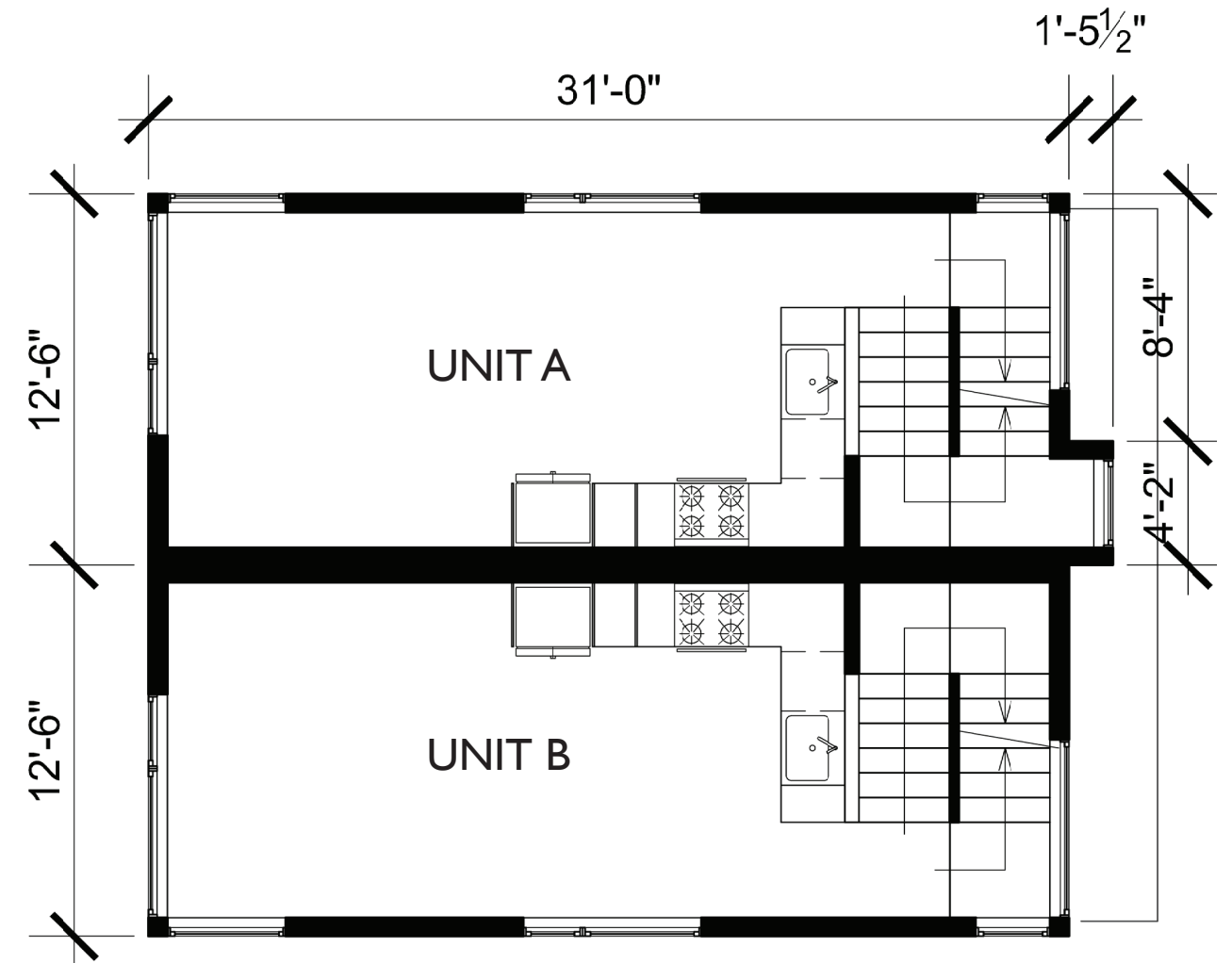
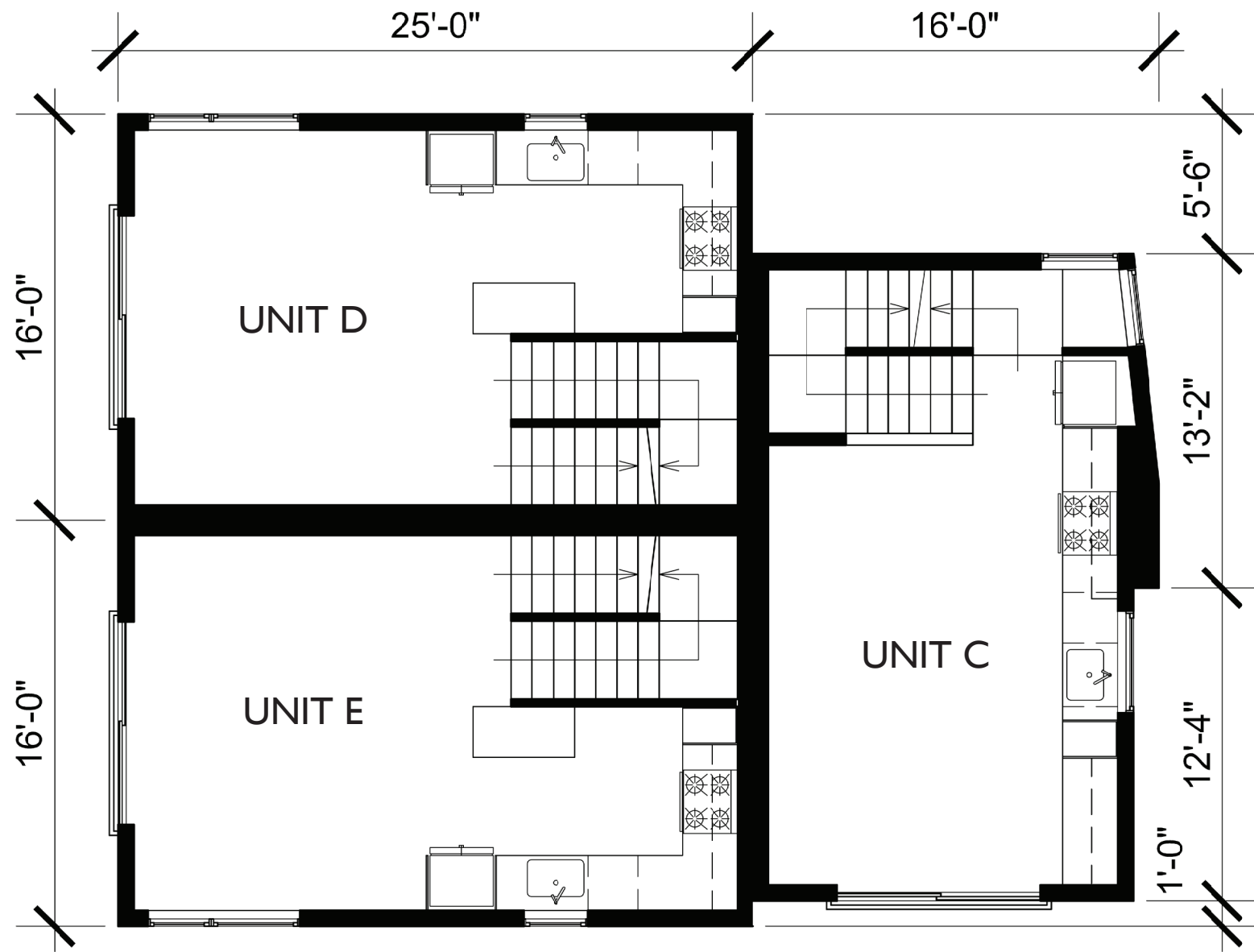
# ARCHITECTURAL CONCEPT

## FLOOR PLANS - LEVEL I



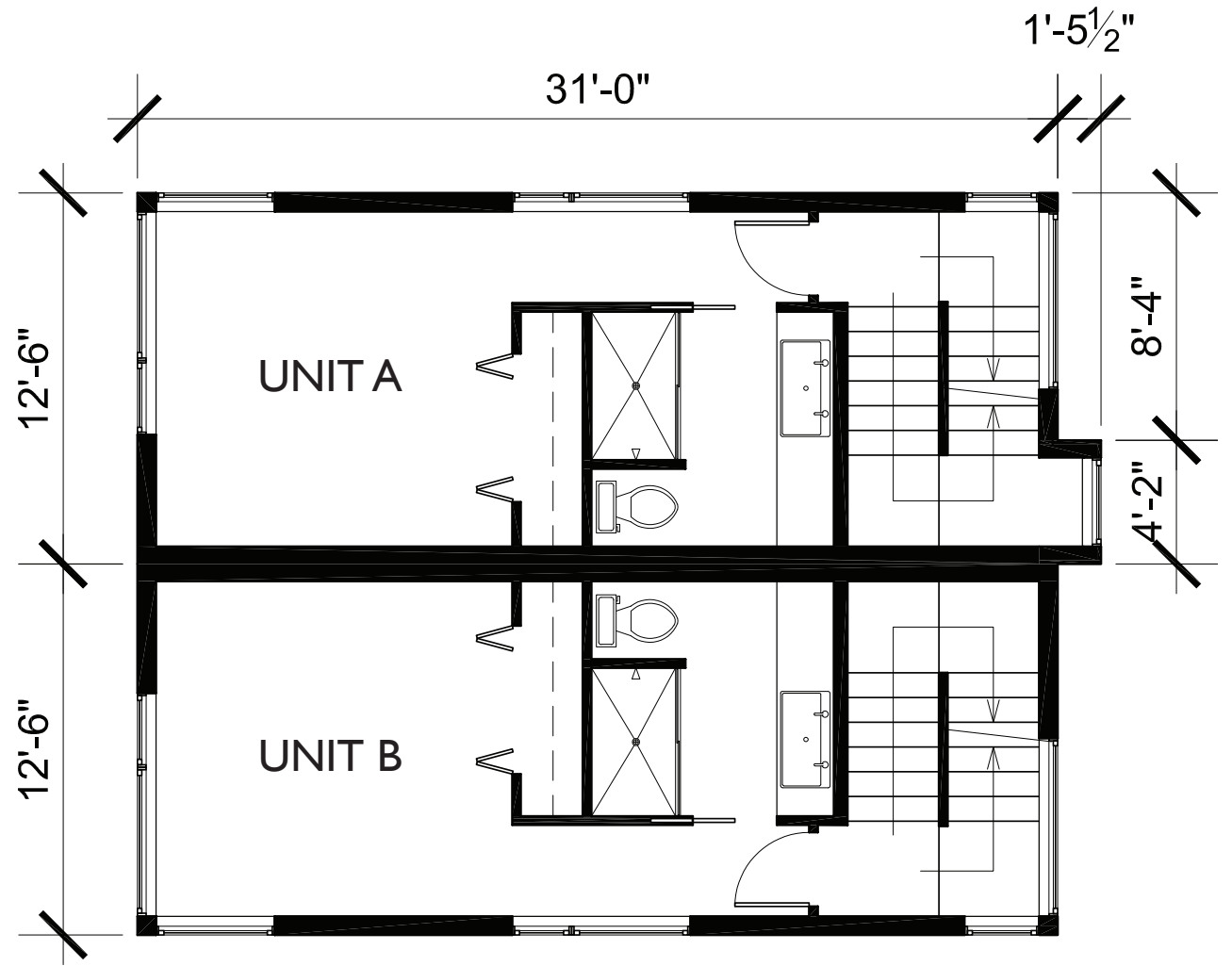
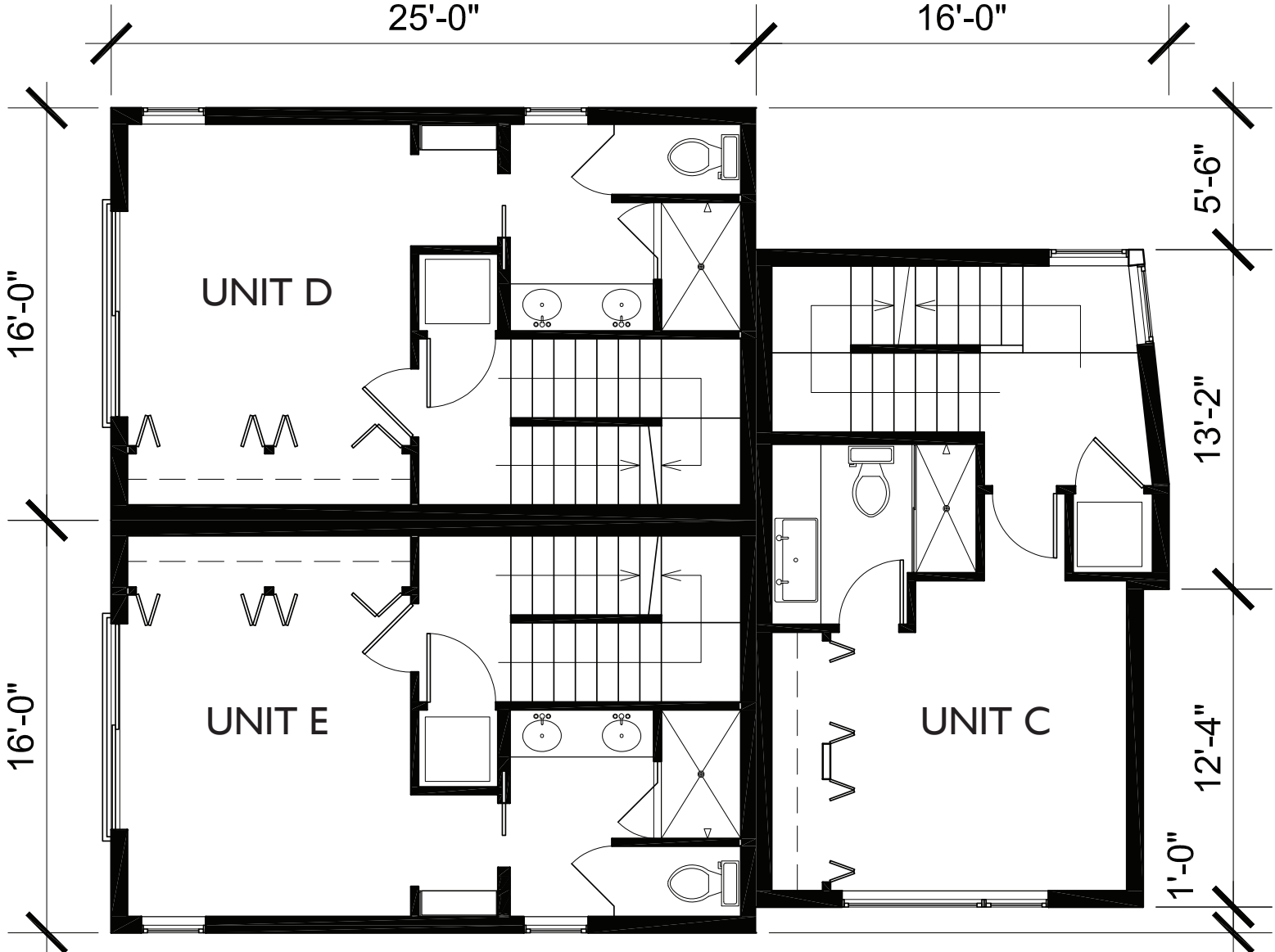
# ARCHITECTURAL CONCEPT

FLOOR PLANS - LEVEL 2



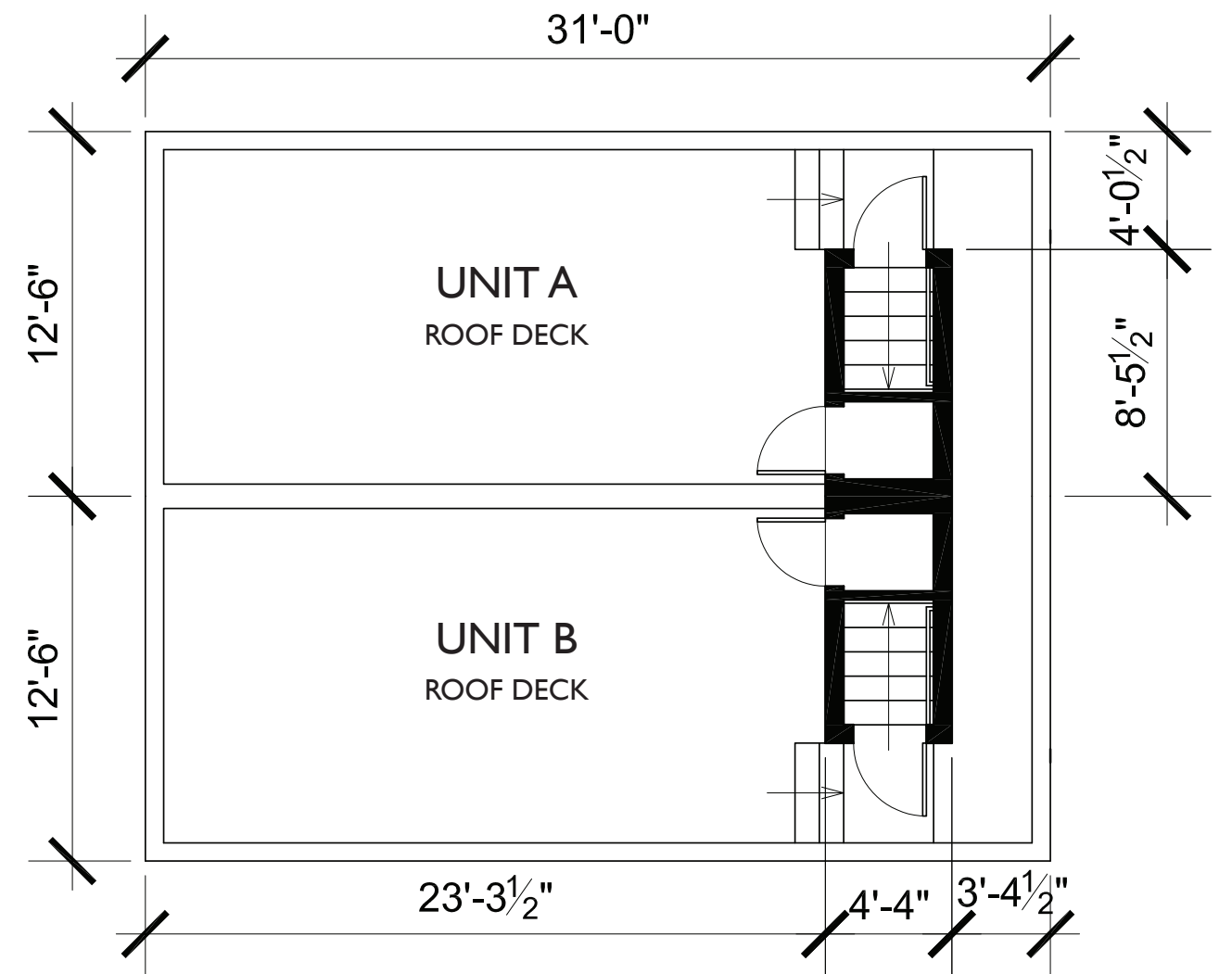
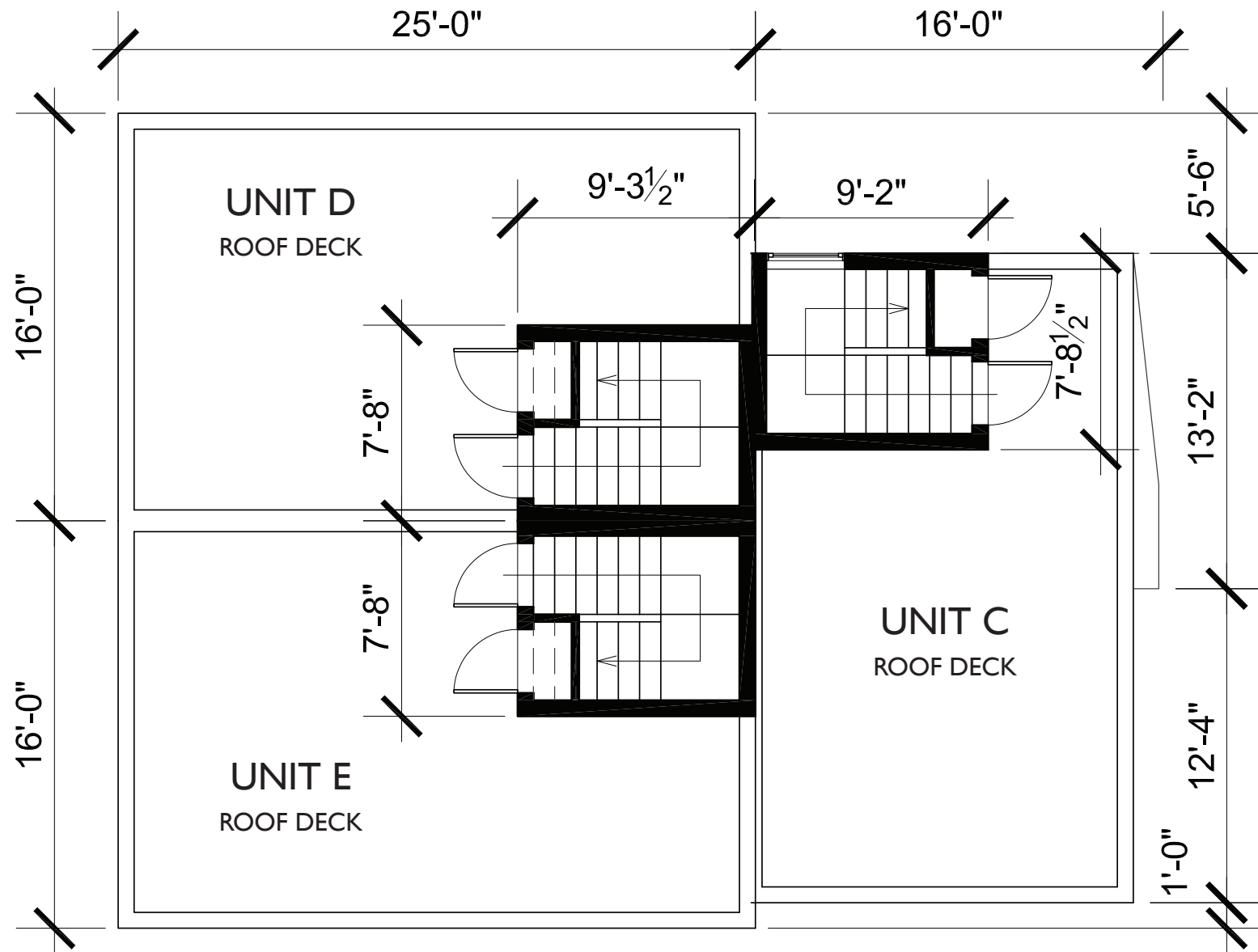
# ARCHITECTURAL CONCEPT

## FLOOR PLANS - LEVEL 3



# ARCHITECTURAL CONCEPT

## FLOOR PLANS - ROOF DECK



# ARCHITECTURAL CONCEPT

DESIGN PERSPECTIVES - NE CORNER





# ARCHITECTURAL CONCEPT

DESIGN PERSPECTIVES - SE CORNER



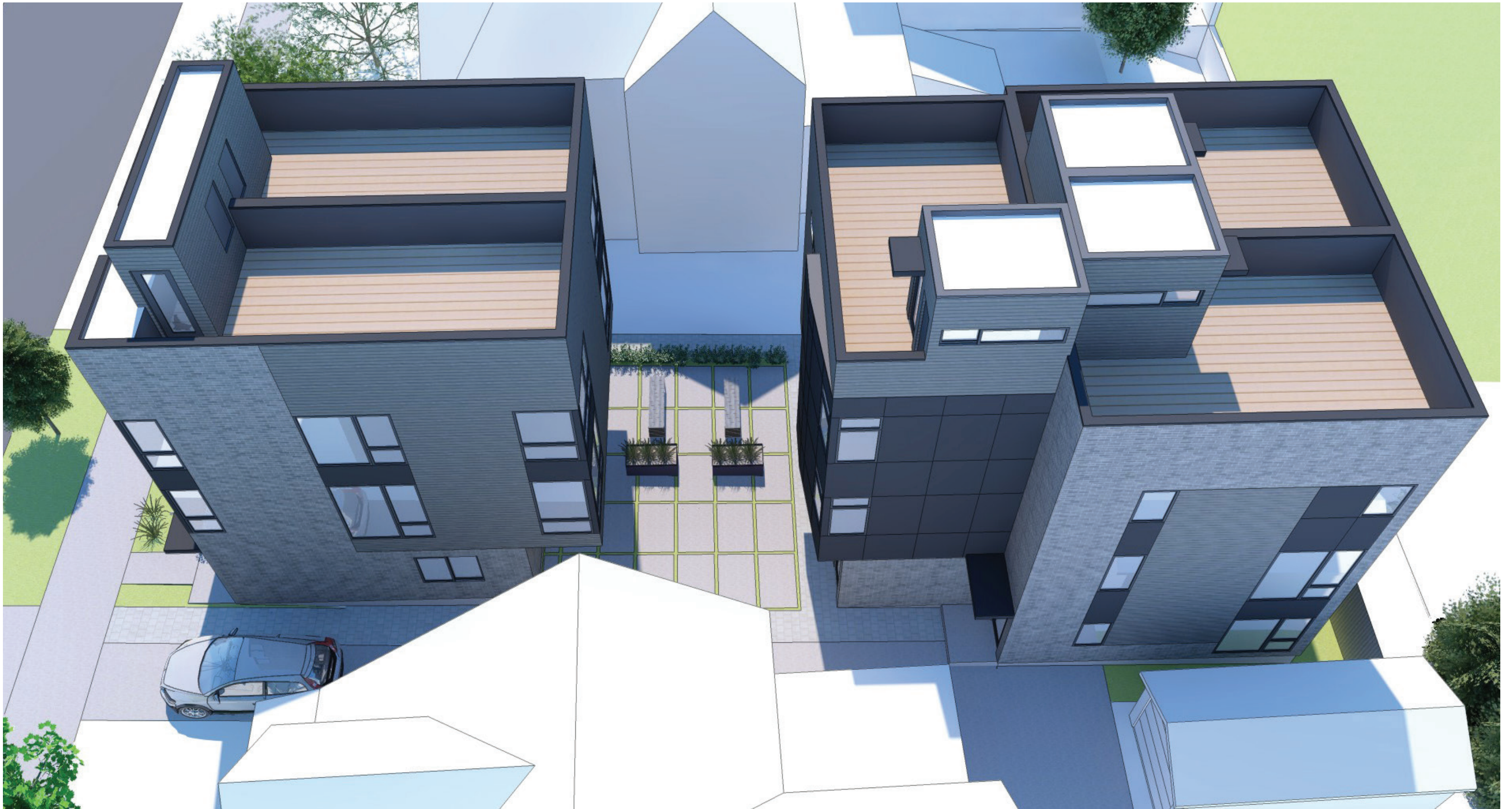
# ARCHITECTURAL CONCEPT

DESIGN PERSPECTIVES - SW CORNER



# ARCHITECTURAL CONCEPT

DESIGN PERSPECTIVES - AERIAL



# ARCHITECTURAL CONCEPT

DESIGN PERSPECTIVES - COURTYARD



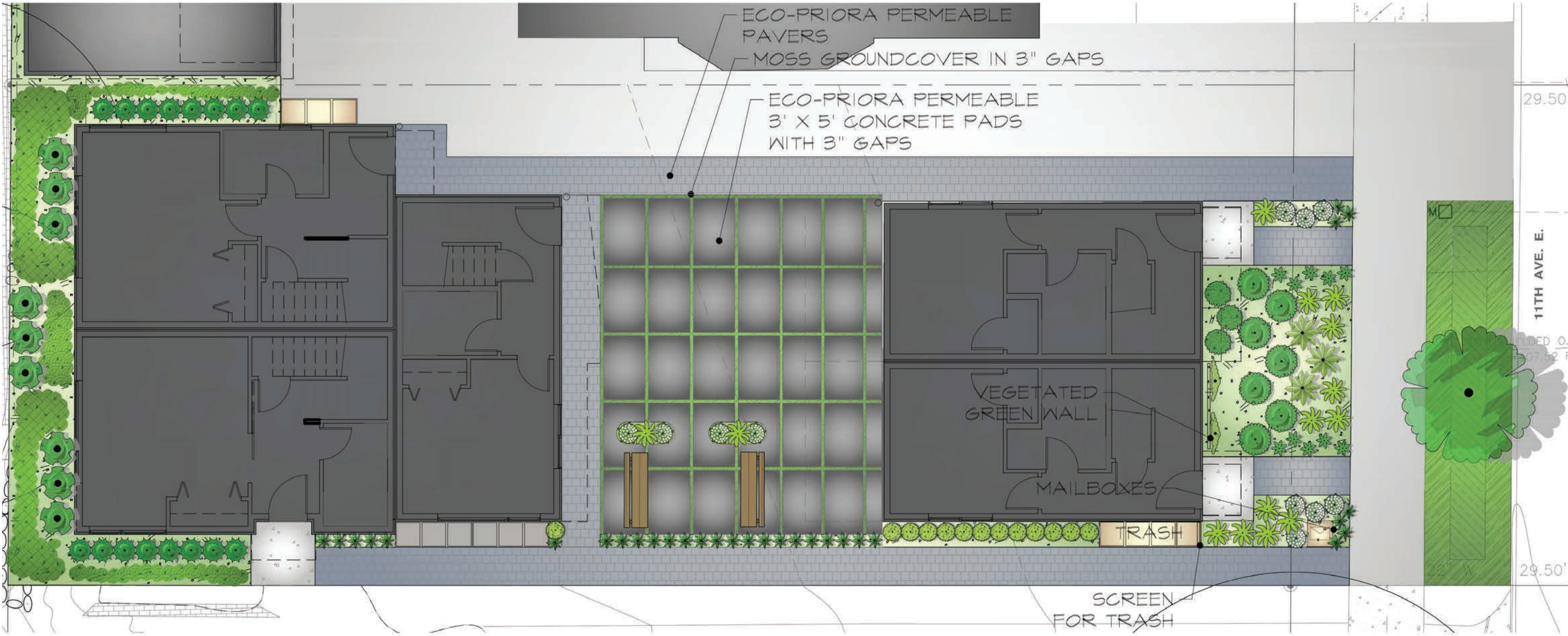
# ARCHITECTURAL CONCEPT

DESIGN PERSPECTIVES - SITE ENTRY



# ARCHITECTURAL CONCEPT

## LANDSCAPE DESIGN - SITE PLAN

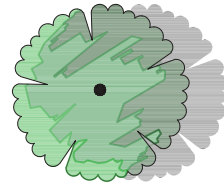


# ARCHITECTURAL CONCEPT

## LANDSCAPE DESIGN - PLANT SELECTION

### PLANT SCHEDULE

#### TREES



BOTANICAL NAME / COMMON NAME	SIZE
<i>Quercus coccinea</i> / Scarlet Oak Street Tree	2" Cal

#### SHRUBS



BOTANICAL NAME / COMMON NAME	SIZE
<i>Calluna vulgaris</i> 'Wickwar Flame' / Wickwar Flame Heather	1 gal
<i>Evonymus japonicus</i> 'Greenspire' / Greenspire Upright Evonymus	20" Ht min
<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo	2 gal

#### SHADE PLANTS



BOTANICAL NAME / COMMON NAME	SIZE
<i>Bergenia cordifolia</i> 'Winterglut' / Winterglow Bergenia	1 gal
<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa	1 gal
<i>Helleborus niger</i> 'HGC Jacob' / Christmas Rose	1 gal
<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf	1 gal



<i>Mahonia eurybracteata</i> 'Soft Caress' / Mahonia Soft Caress	2 gal
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<i>Mahonia repens</i> / Creeping Oregon Grape	1 gal
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<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca	2 gal
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#### VINES



BOTANICAL NAME / COMMON NAME	SIZE
<i>Clematis armandii</i> 'Snowdrift' / Evergreen Clematis	1 gal

#### GROUND COVERS



BOTANICAL NAME / COMMON NAME	SIZE
<i>Arctostaphylos uva-ursi</i> 'Vancouver Jade' / Kinnikinnick	1 gal



<i>Epimedium x rubrum</i> / Red Barrenwort	1 gal
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<i>Pachysandra terminalis</i> / Japanese Spurge	4"pot
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<i>Sagina subulata</i> / Irish Moss	4"pot
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<i>Vinca minor</i> 'Bowles Blue' / Dwarf Periwinkle	4"pot
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# ARCHITECTURAL CONCEPT

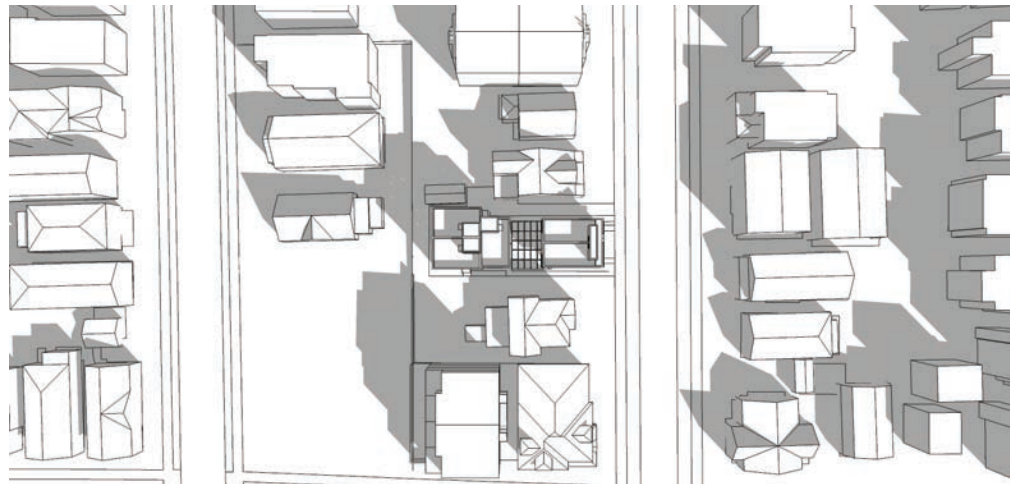
## DESIGN REFERENCES





# ARCHITECTURAL CONCEPT

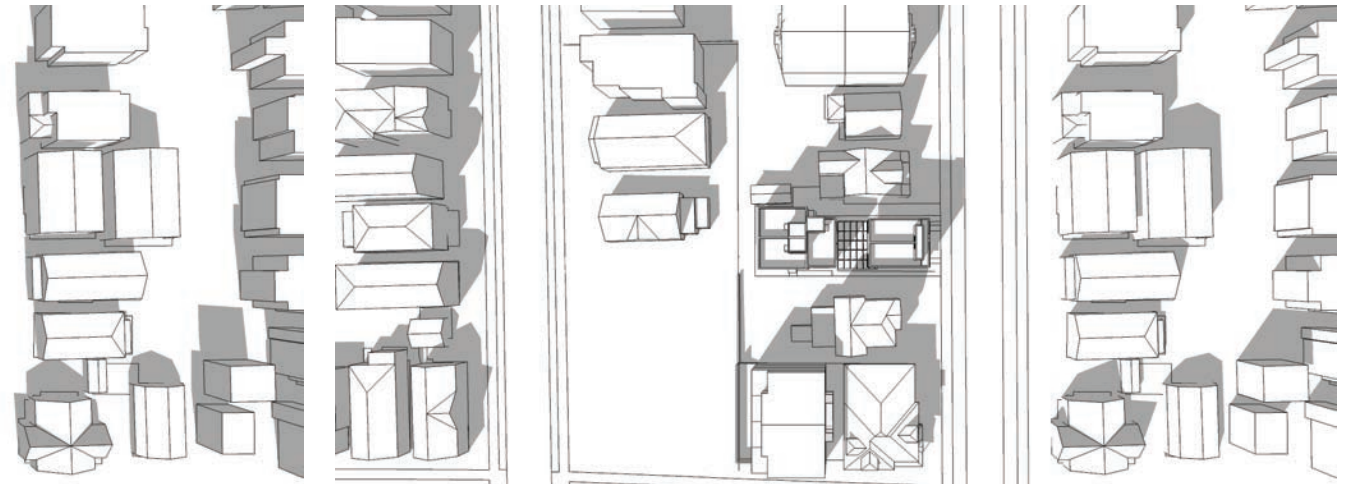
## SHADOW STUDY



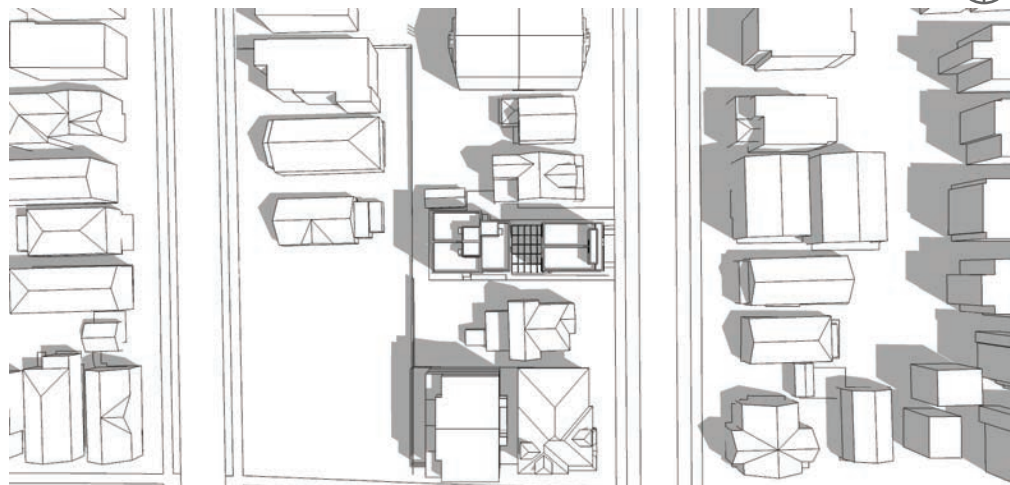
MARCH/SEPT 21st - 10am



MARCH/SEPT 21st - 12pm



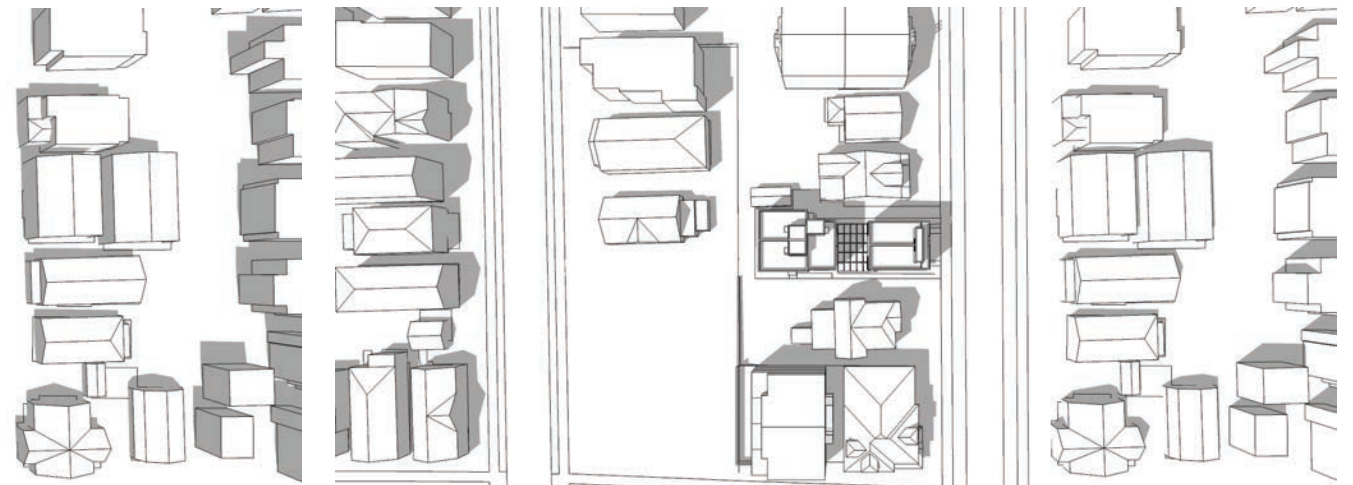
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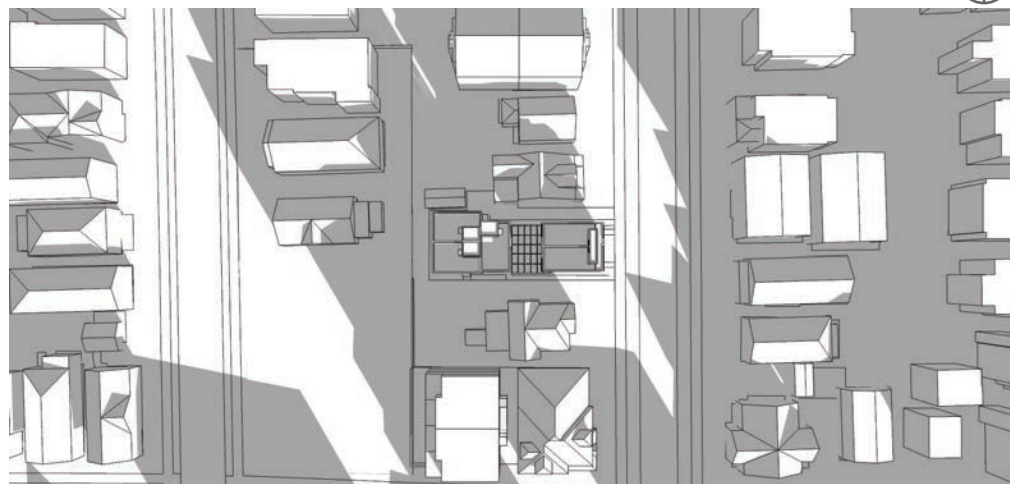
JUNE 21st - 10am



JUNE 21st - 12pm



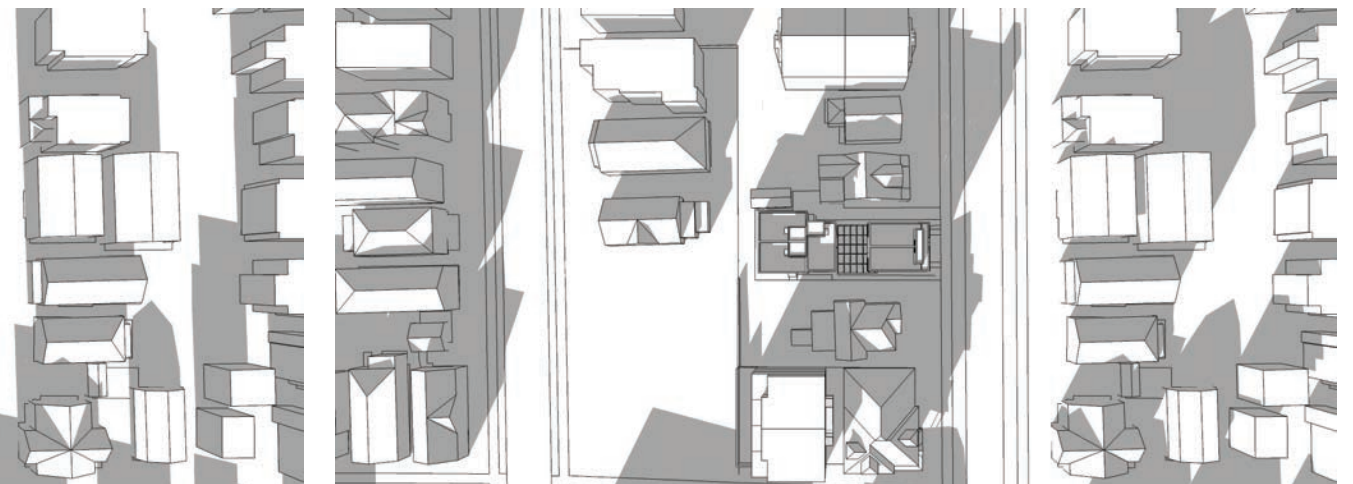
JUNE 21st - 2pm



DECEMBER 21st - 10am



DECEMBER 21st - 12pm



DECEMBER 21st - 2pm



# ADJUSTMENTS

## DEVELOPMENT STANDARD ADJUSTMENTS

	DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	ADJUSTMENT AMOUNT	REASON FOR ADJUSTMENT Increasing the facade length will help the project to better meet the following Design Review Guidelines:
<b>A</b>	SMC 23.45.527.B Maximum Facade Length	The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.	Proposed facade length within 15 feet of the side lot lines is 71'-6" or 71.5%	Allowed per code: 100'-0" x 65% = 65'-0" Maximum 10% adjustment: 65'-0" + 6'-6" = 71'-6" Proposed length: 71'-6" Departure amount: 10%	<a href="#">CS2-D.1 Height, Bulk, and Scale - Existing Development and Zoning</a> <a href="#">DC3-A.1 Building-Open Space Relationship</a> By allowing the facade length to be 6'-6" beyond than the allowable 65%, this proposal allows longer overhangs for the upper levels to maintain usable floor area, and allows greater ground level setbacks between the two buildings for more usable shared open space, all while still providing the necessary easement for vehicle access along the north property line as well as a mid-site turnaround. Also, this project proposes two smaller buildings with this open space between them instead of one larger structure, keeping it in better scale with the neighbors.
<b>B</b>	SMC 23.45.518.A Setbacks and Separations Rear Setback	Required rear setbacks in LR Zones for townhouse developments is 7' average and 5' minimum	Proposed setback is 4'-10" minimum with a 5'-0" average.	Allowed per code: 7'-0" avg & 5'-0" min Maximum 50% adjustment: 3'-6" avg & 2'-6" min Proposed setback: 5'-0" avg & 4'-10" min Departure amount: 28.6%	<a href="#">CS2-D.1 Height, Bulk, and Scale - Existing Development and Zoning</a> <a href="#">DC3-A.1 Building-Open Space Relationship</a> Adjustments B, C, D, & E all contribute to providing the large open space at the center of the site, allowing the project to be broken into two smaller buildings, while also providing a vehicle easement and turnaround for the neighbor to the north. Moving the building closer to the rear of the parcel helps rebalance the open space to these areas that provide greater physical access for the north property, and light and air for both side-yard neighbors mid-site. There is a vertical separation between Building 2 and the residence to the west of over 11', and the proposed 5' setback would still provide a horizontal separation of over 20'. Roof deck walls are solid instead of open railings to help maintain privacy below.
<b>C</b>	SMC 23.45.518.A Setbacks and Separations North Side Setback, Bldg 2	Required side setbacks in LR Zones for townhouse developments is 5'-0" minimum & 7'-0" average.	Proposed setback is 3'-0" minimum, and 4'-10" average.	Allowed per code: 5'-0" Maximum 50% adjustment: 7'-0" x 50% = 3'-6" Proposed: 4'-10" avg & 3' min Departure: 30% avg & 40% min	<a href="#">CS2-D.1 Height, Bulk, and Scale - Existing Development and Zoning</a> <a href="#">DC3-A.1 Building-Open Space Relationship</a> By maintaining a 9' setback to the north for the first 70' of the site depth, we maintain the rhythm and width of the street facing facade with the neighboring structures. The setback reduction to help compensate for this space is held to the rear of the side next to the neighbor's garage which provides screening, and windows on this elevation are minimized. It also allows room for the east facing entry into Unit D, improving entry locating from the street.
<b>D</b>	SMC 23.45.518.A Setbacks and Separations South Side Setback, Bldg 1	Required side setbacks in LR Zones for townhouse developments is 5'-0" minimum & 7'-0" average.	Proposed setback is 5'-0"	Allowed per code: 7'-0" Maximum 50% adjustment: 7'-0" x 50% = 3'-6" Proposed: 5'-0" setback Departure: 29%	<a href="#">CS2-D.1 Height, Bulk, and Scale - Existing Development and Zoning</a> As described in Adjustment C above, Building 1 maintains the width and rhythm of its neighbors, and a 5' setback in this location would help offset the 9' setback on the north side yard, and still be more generous than the south setback of the houses on either side of the project. Additionally, this reduced setback contributes to the open space provided in the center of the site and breaking the building into two smaller structures.
<b>E</b>	SMC 23.45.518.A Setbacks and Separations South Side Setback, Bldg 2	Required side setbacks in LR Zones for townhouse developments is 5'-0" minimum & 7'-0" average.	Proposed setback is 4'-0"	Allowed per code: 5'-0" Maximum 50% adjustment: 7'-0" x 50% = 3'-6" Proposed setback: 4'-0" Departure amount: 43%	<a href="#">DC3-A.1 Building-Open Space Relationship</a> By reducing this setback to 4', the setback for Building 1 is able to be kept a 5' next to the majority of the SFR to the south, and it contributes to providing the interior courtyard, smaller buildings, and driveway easements described above. It also keeps the smaller setback at the rear of the property where there is minimal overlap with the existing residence to the south.
<b>F</b>	SMC 23.45.518.H.1 Projections in Required Setbacks Unit E Canopy	Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.	Canopy projection is 2'-0" from south lot line.	Allowed per code: 3'-0" setback from lot line Maximum adjustment: 3'-0" x 50% = 1'-6" Proposed setback: 2'-0" Departure amount: 33.3%	<a href="#">PL2-D.1 Wayfinding - Design as Wayfinding</a> With the entry to this unit located on the rear portion of the site and facing south, having a canopy that extends more than a token distance will help not only provide shelter upon entry, but make locating the entry porch from the street and from the interior courtyard much easier. There are no existing structures directly across the property line from this canopy.



# ADJUSTMENTS

## DEVELOPMENT STANDARD ADJUSTMENTS - DIAGRAMS

