

STREAMLINED DESIGN  
REVIEW APPLICATION

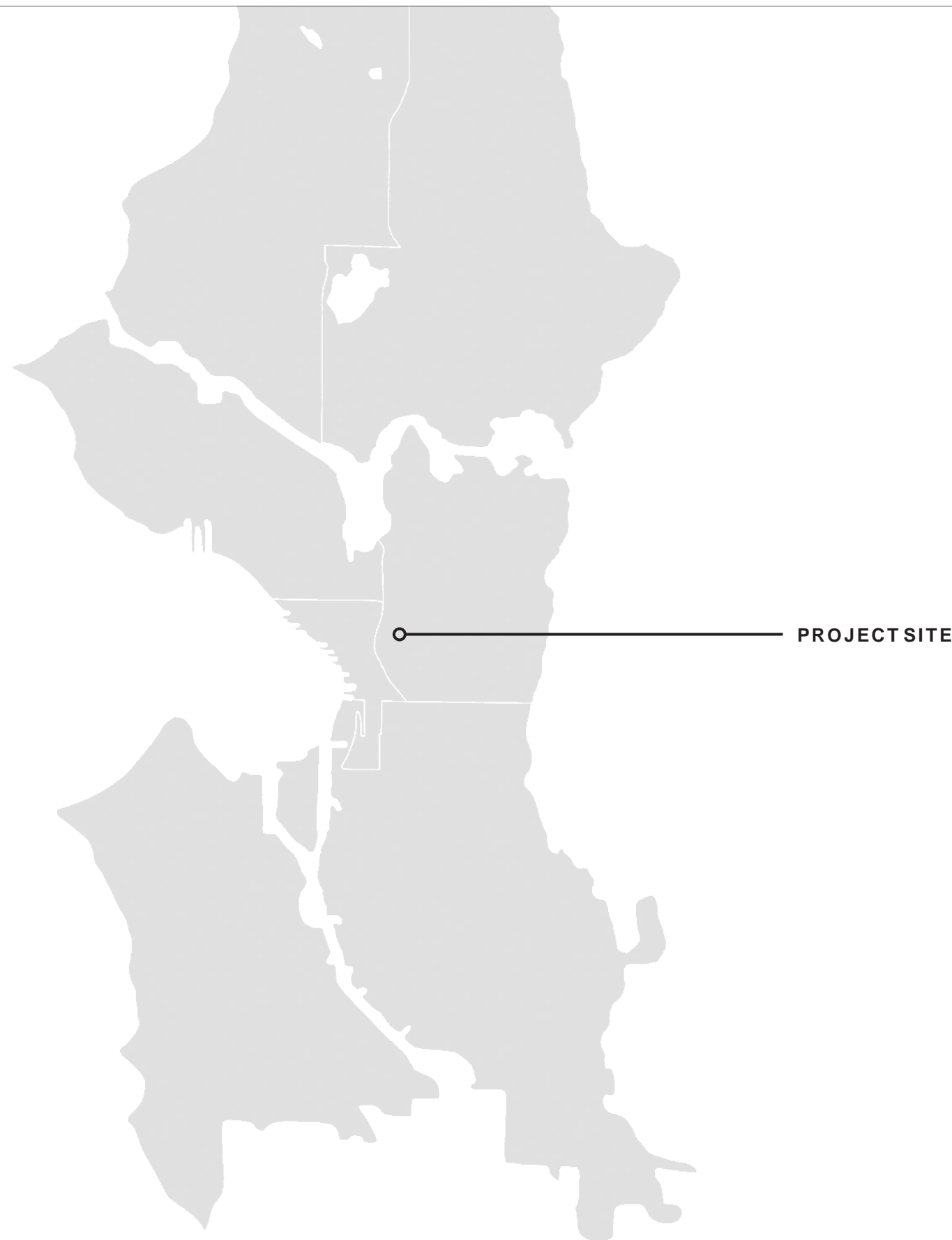
DCI # 3027669  
1113 14th Ave  
Seattle, WA 98122

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VICINITY MAP

**DEVELOPMENT OBJECTIVES**

The project proposes the construction of (1) new multi-family residential building containing (6) total townhouse units. The site is currently vacant so no structures will be demolished as a result of this development. These proposed buildings promote thoughtful density in Seattle and help to create affordable, yet desirable, housing that is ideal for urban life. These proposed units, due to their location in a desirable neighborhood and proximity to a principal arterial with commercial zoning, are prime for denser development.

The west +/- 20 ft of this site is currently used by the neighbors to the north and west as an unofficial alley for vehicular access. In order to be respectful of these neighbors and the community, this space will not be used or altered by this development. It is anticipated that an easement arrangement may be reached between the owner of this property and the owners to the north and west to allow parking on this site, in which case (3) surface stalls would be provided. These stalls are indicated as potential future parking on the site plan seen on p. 8 of this packet. Many people in the community have voiced their desire for more parking to be provided in the neighborhood and this project seeks to create an opportunity for that in the future.

**NEIGHBORHOOD CUES**

This project sits at the south edge of Capitol Hill and the north edge of Squire Park. Parks and schools are plentiful in the area, and a vibrant nightlife scene exists just north of the site along Madison and the Pike/Pine corridor, and south surrounding Seattle University. Major bus lines exist in the area, such as the 12 along Madison and the 2 along Union. Broadway, just 5 blocks to the west, holds access to the streetcar (which runs south from Capitol Hill through First Hill and the ID) and the light rail station (which runs from UW south to SeaTac Airport) along with other major bus lines, such as the 49.

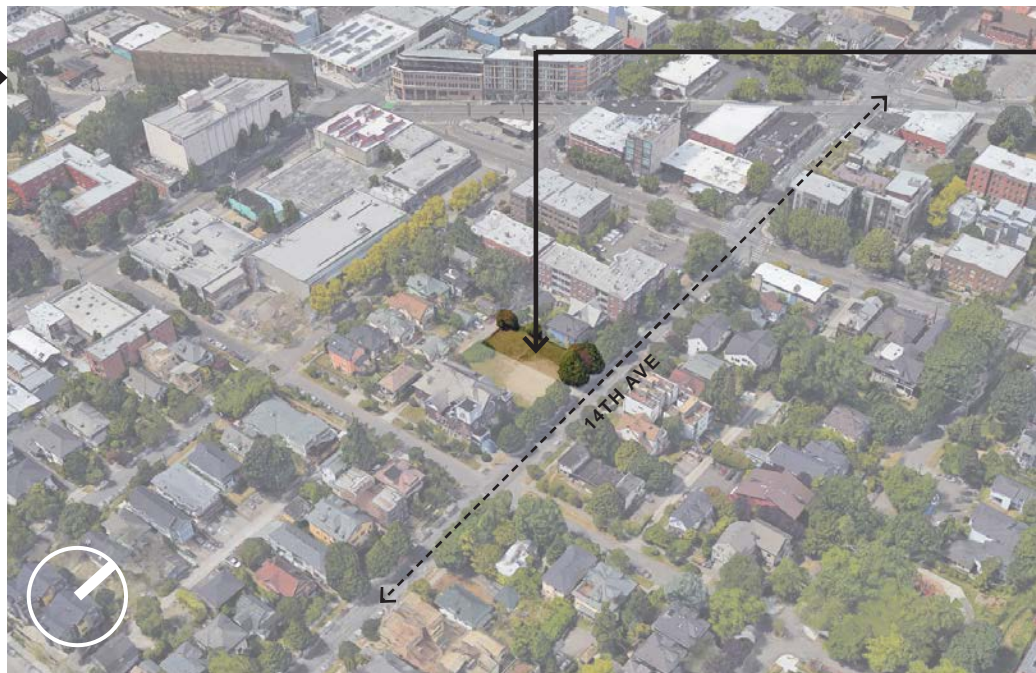
While new multifamily development is occurring rapidly in this area, much of it speaks to a more modern, sleek design aesthetic. This project seeks to take cues from the tradition of the craftsman single family homes that have been the core of the neighborhood for the last century. Elements such as lap siding, cornices, and window trim will help these townhomes better fit into the fabric of the neighborhood.

**EXISTING SITE**

The project site (APN: 225450-1300) is located on 14th Ave between E Union St to the north and E Spring St to the south. Opposite the project site on 14th Ave are a mix of older single family homes and new multifamily infill developments. To the north are two single family homes, with an early 20th century apartment building at the north corner of the block. To the west are the accessory structures of the single family homes that front 13th Ave. To the south are vacant lots. The site slopes from northeast to southwest, with an overall grade change in this direction of approximately 7 feet. Currently there are no structures on site.

**ZONING AND OVERLAY DESIGNATION**

The project parcel is zoned LR2 and is located in the 12th Ave Urban Center Village and Frequent Transit Overlay. Low-rise zoning continues south for one block and west for approximately 4 blocks before transitioning to single family zoning. South of the low rise zoning lies major institution overlay zoning for Seattle University. North of this block (which contains all lowrise zoning) lies NC zoning which surrounds E Madison St as it travels east to west. E Madison St is the principal arterial in the area, with E Union St, 12th Ave, and 14th Ave serving as minor arterials.

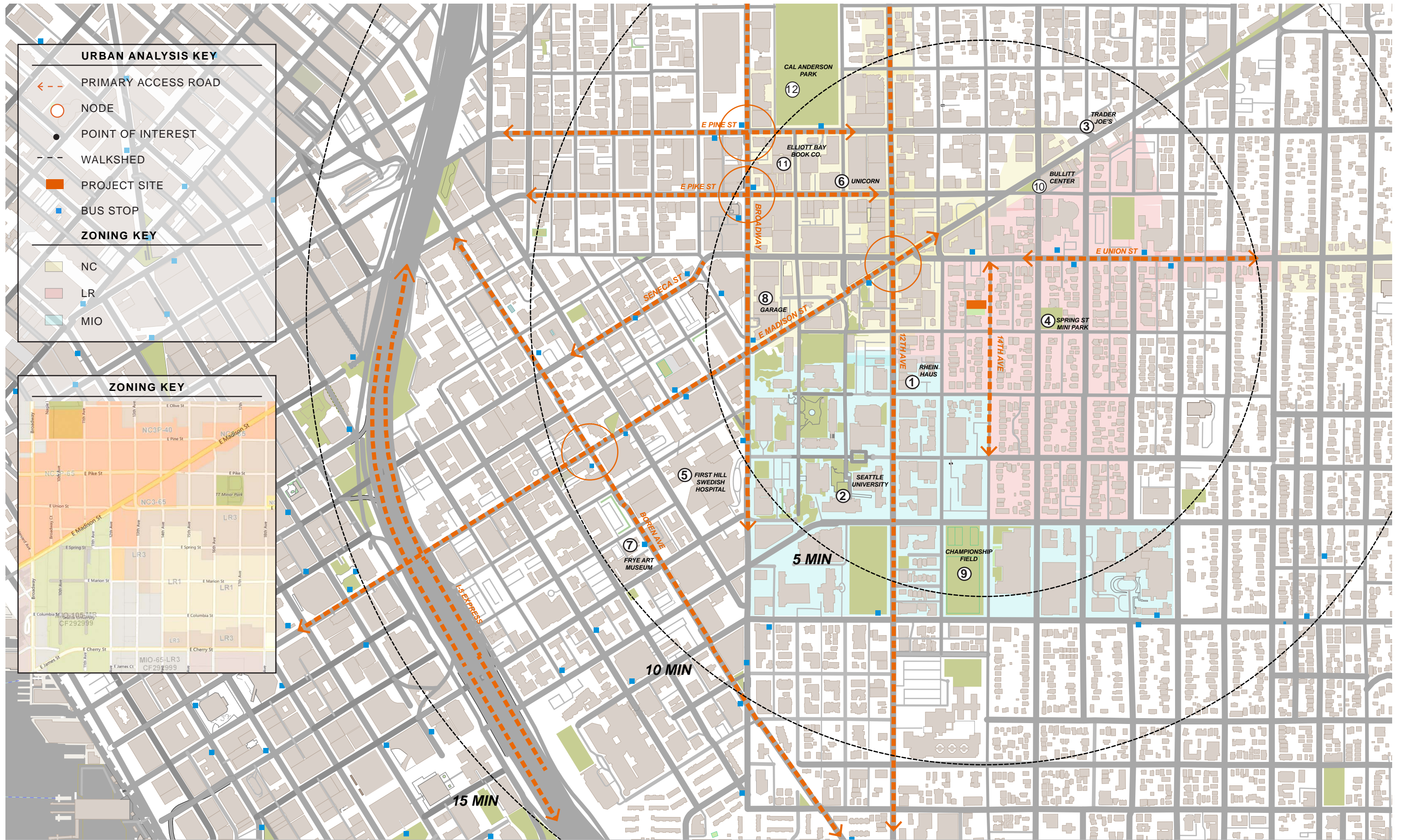


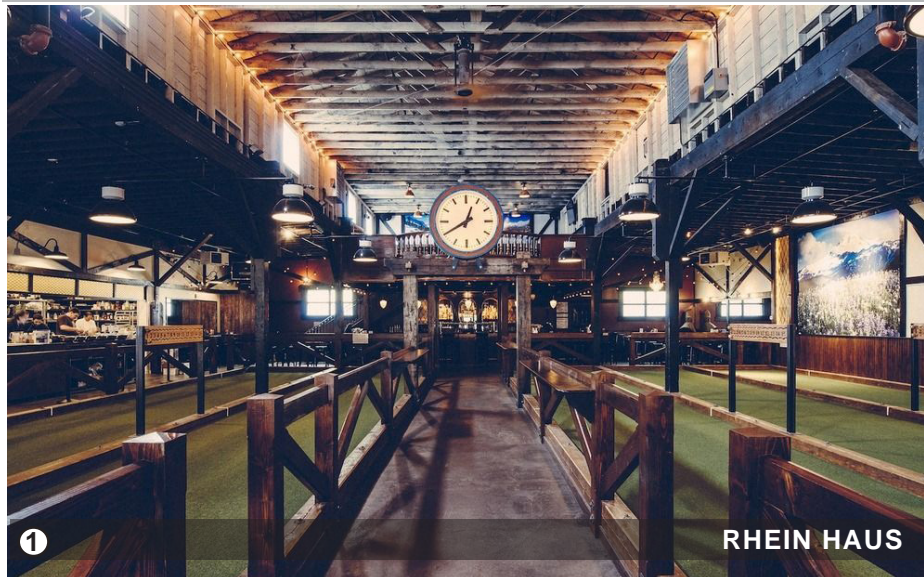
**SITE LOCATION**  
1113 14th Ave  
Seattle, WA 98122

**ZONING SUMMARY**  
Zone: LR2  
Overlay: Frequent Transit & 12th Ave Urban Center Village  
ECA: None

**PROJECT PROGRAM**  
Site Area: 5,318 SF  
Number of Residential Units: 6  
Number of Parking Stalls: 3  
Approx. FAR (Overall) = 5,924 SF  
Approx. FAR Per Unit = 987 SF

**ADJUSTMENTS REQUESTED**  
None





1

RHEIN HAUS



2

SEATTLE UNIVERSITY



3

TRADER JOES



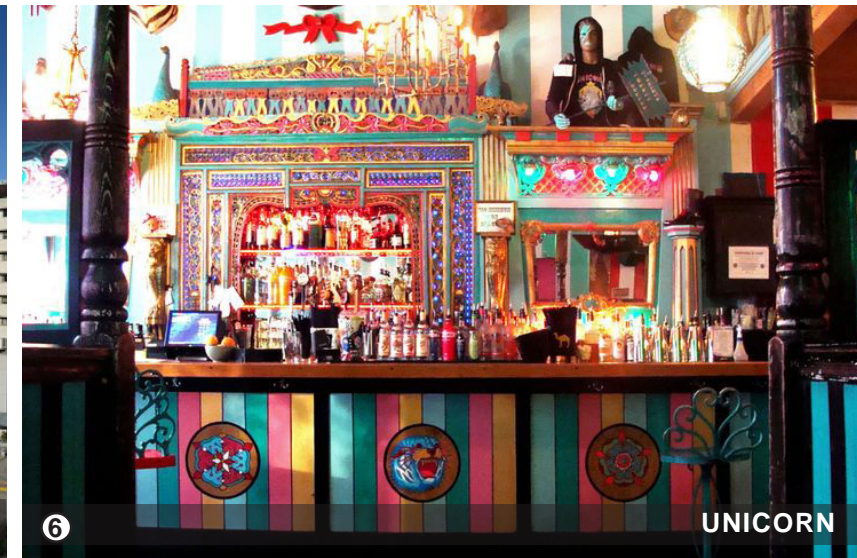
4

SPRING ST MINI PARK



5

FIRST HILL SWEDISH MEDICAL CENTER



6

UNICORN



7

FRYE ART MUSEUM



8

GARAGE



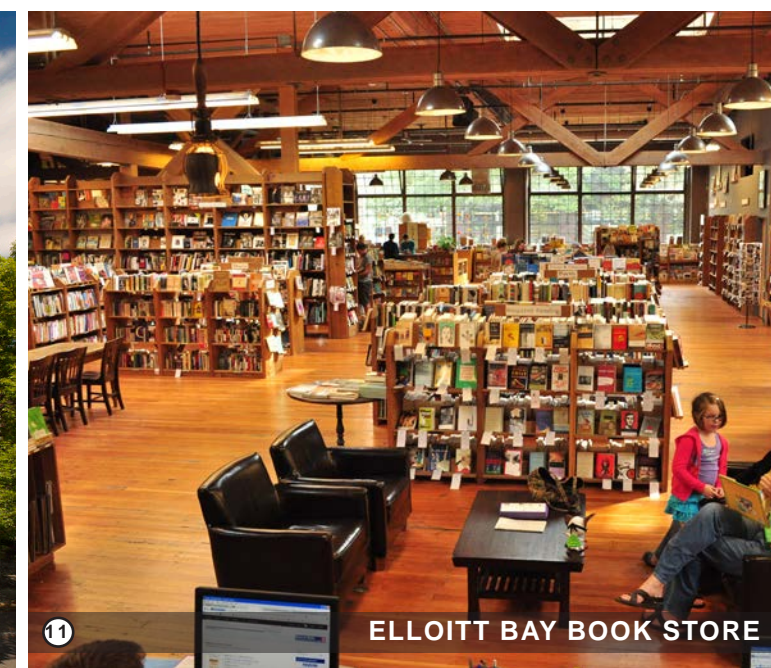
9

CHAMPIONSHIP FIELD



10

BULLITT CENTER



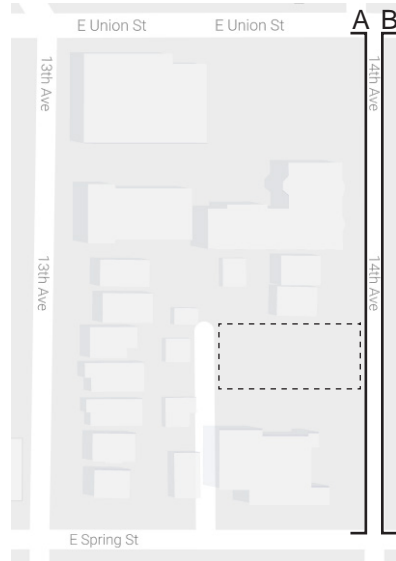
11

ELLOITT BAY BOOK STORE



12

CAL ANDEDRSON PARK



14TH AVE LOOKING WEST (A)



14TH AVE LOOKING EAST (B)

**EXISTING SITE CONDITIONS**

The project site is located on 14th Ave between E Union St to the north and E Spring St to the south. The subject parcel is part of a lot boundary adjustment and will be 5,318 SF after adjustment. The lot measures roughly 135'-11" wide by 39'-5" deep. Immediately to the north of the project is a single family home, and to the south is vacant property. The project site is zoned LR2.

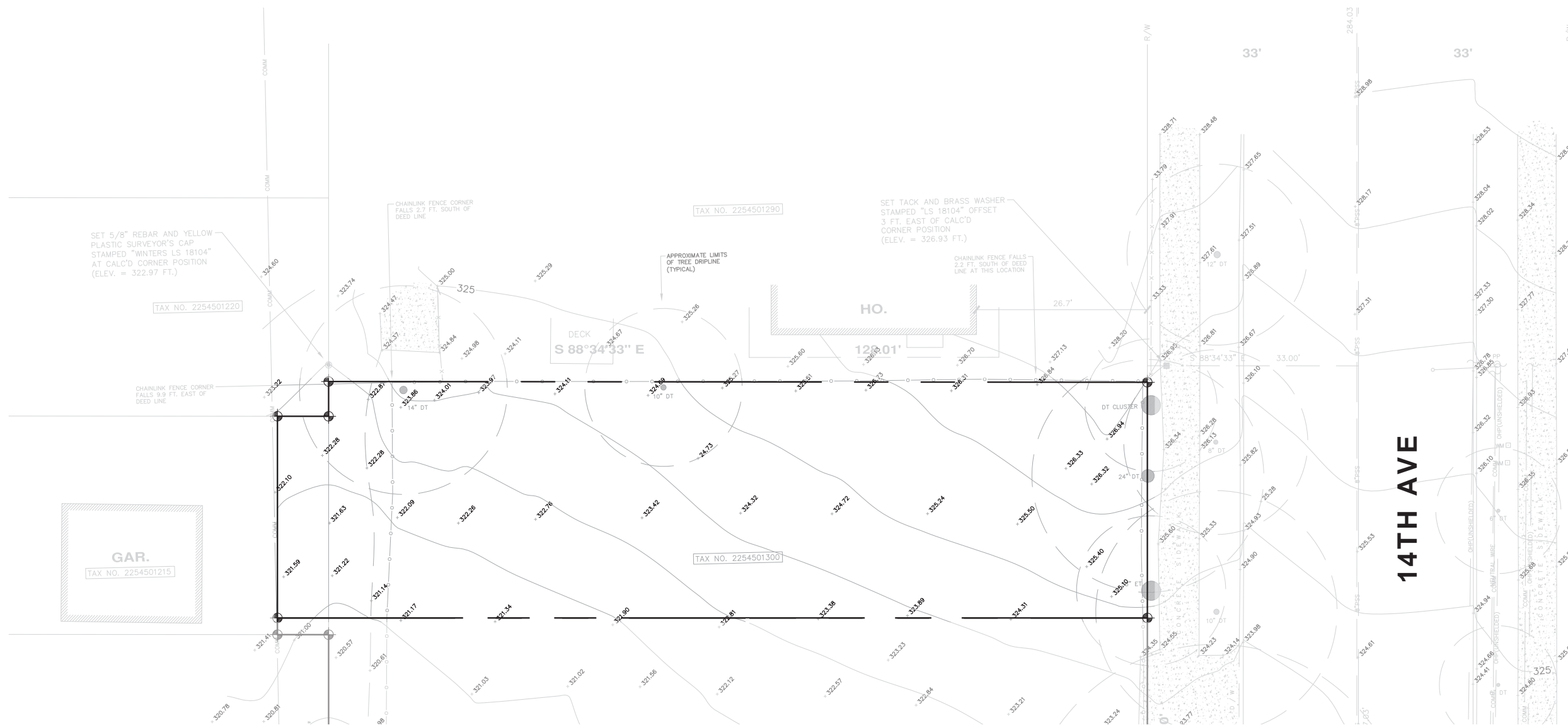
The site slopes from northeast to southwest, with an overall grade change in this direction of approximately 7 feet. The project proposes to step with the existing topography. Upper levels will have views of downtown to the west.

There are (5) existing trees on this parcel, primarily along the eastern property line at the street edge. These trees have been assessed by a certified arborist and were not found to be exceptional per the provided tree inventory report. Street trees along 14th Ave will be maintained.

**LEGAL DESCRIPTION**

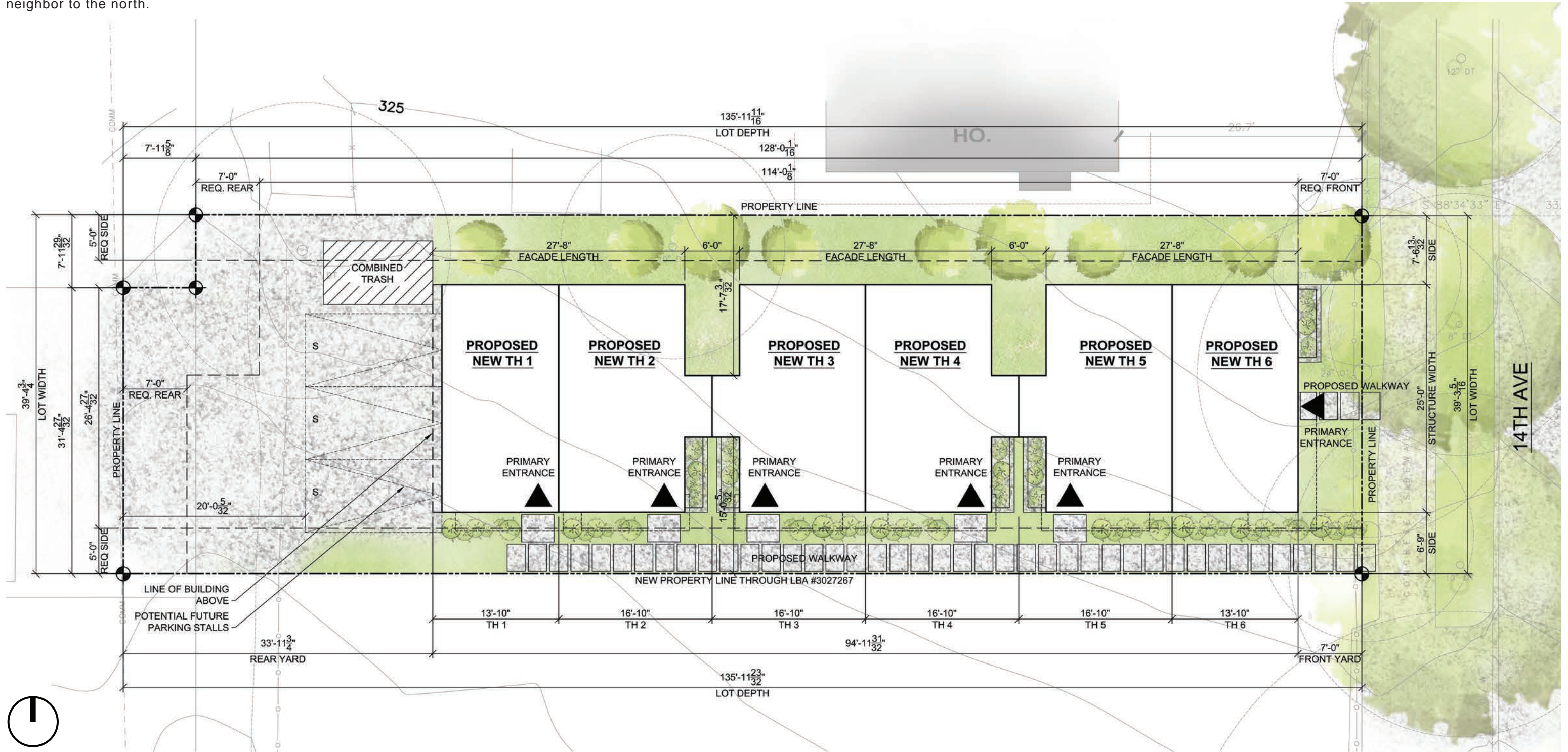
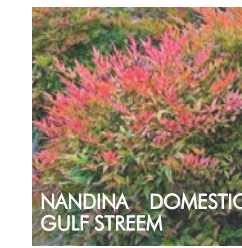
PARCEL D OF LBA #3027267

THAT PORTION OF LOTS 3 AND 12, BLOCK 16, SUPPLEMENTARY PLAT OF EDES AND KNIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 194, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF SAID LOT 12; THENCE S 01'22'12" W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 39.42 FT.; THENCE N 88'34'33" W, 128.01 FT.; THENCE S 01'22'15" W, 2.58 FT.; THENCE N 88'34'33" W, 8.00 FT.; THENCE N 01'22'15" E, 34.00 FT.; THENCE S 88'34'33" E, 8.00 FT.; THENCE N 01'22'15" E, 8.00 FT.; THENCE S 88'34'33" E, 128.01 FT TO THE POINT OF BEGINNING.



**SITE PLANNING + LANDSCAPE APPROACH**

The six proposed units will be arranged in clusters of two, oriented in the east-west direction. Townhouse 6 will have a street-facing entry, while townhouses 1-5 will enter off of a common walkway along the south property line. A 6'-0" gap is proposed between the pairs at the north and south sides of the building, with a small portion of structure connecting the units at the center of the site. Landscaping is proposed in the front yard, along the common walkway, and adjacent to entries. Denser landscaping is proposed along the north property line to maintain privacy between the proposed units and the neighbor to the north.





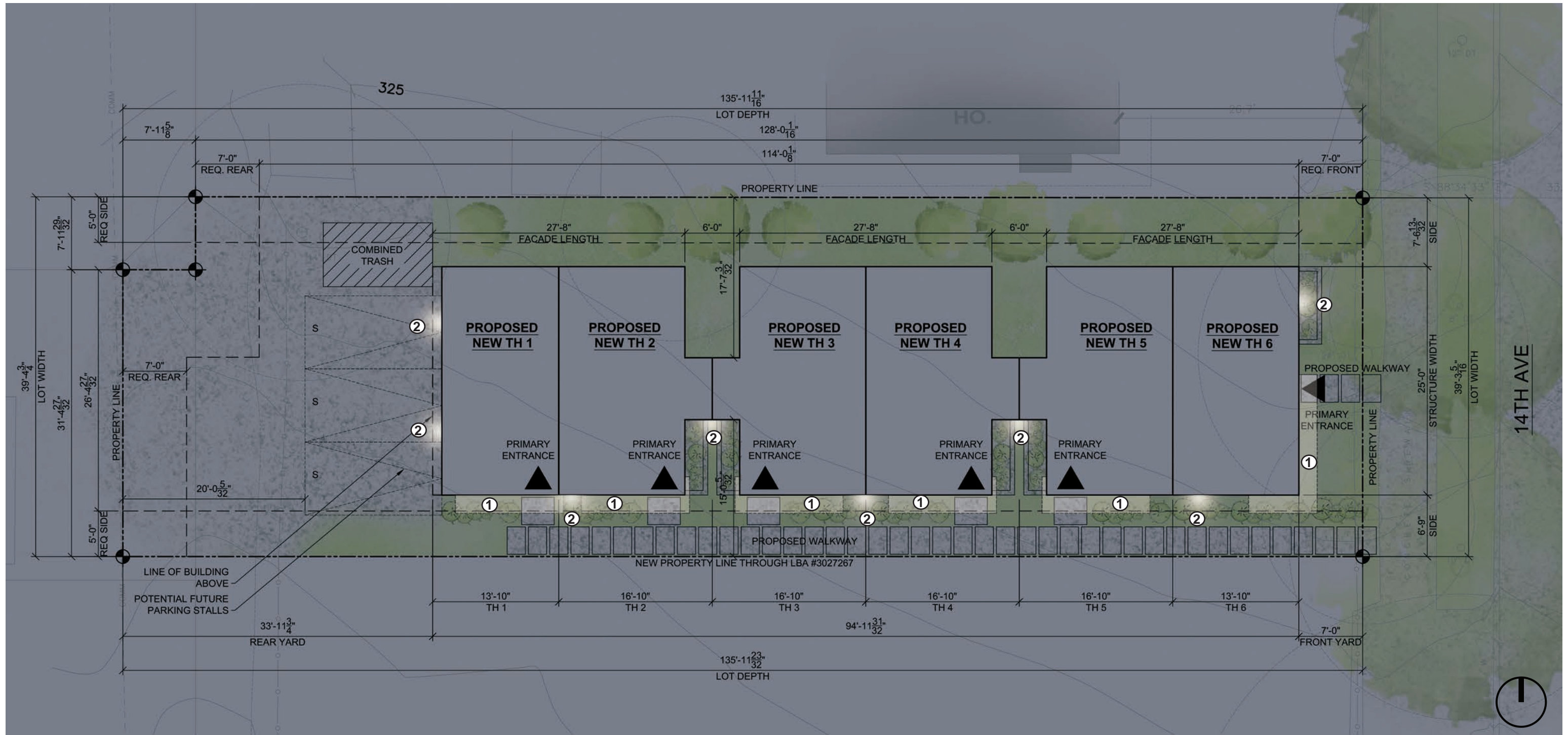
PROPOSED LIGHTING PLAN

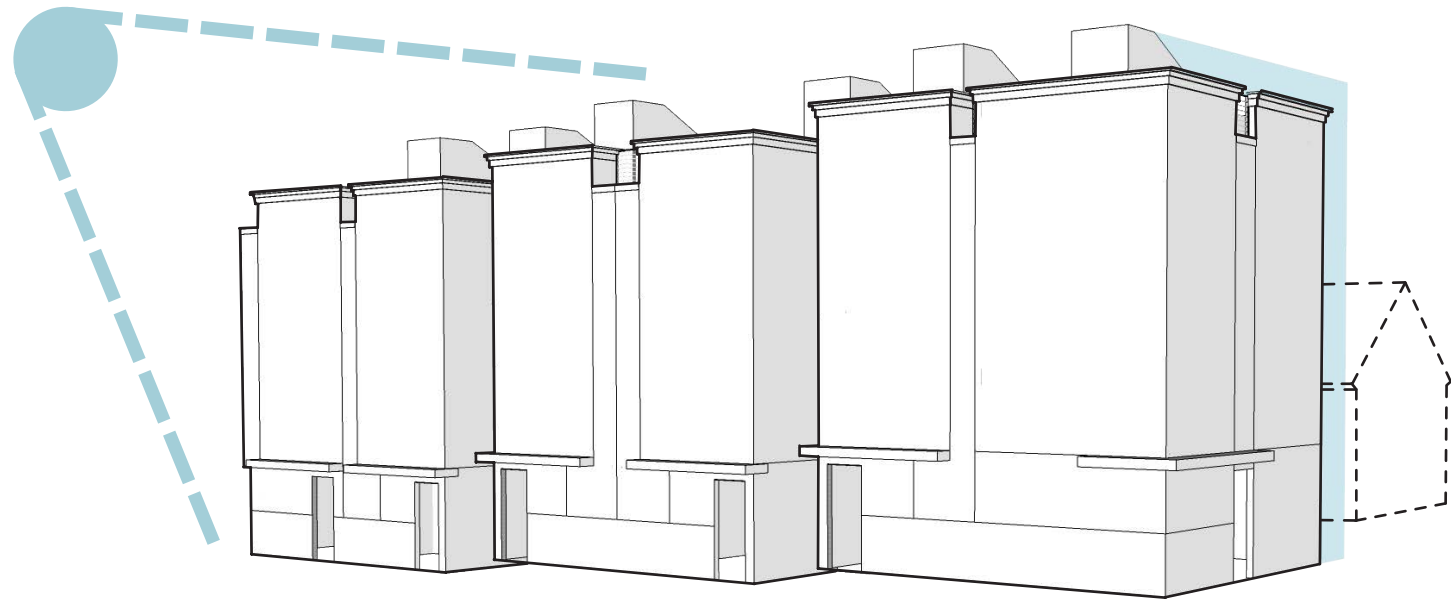
The lighting concept is intended to provide safety for pedestrians and vehicles, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at the entrance to the site, all unit entries, and along common walkways. Soffited lighting will be provided in the awnings at each unit entry. Lighting is kept to a minimum near the north property line to avoid glare into neighboring structures.



①

②

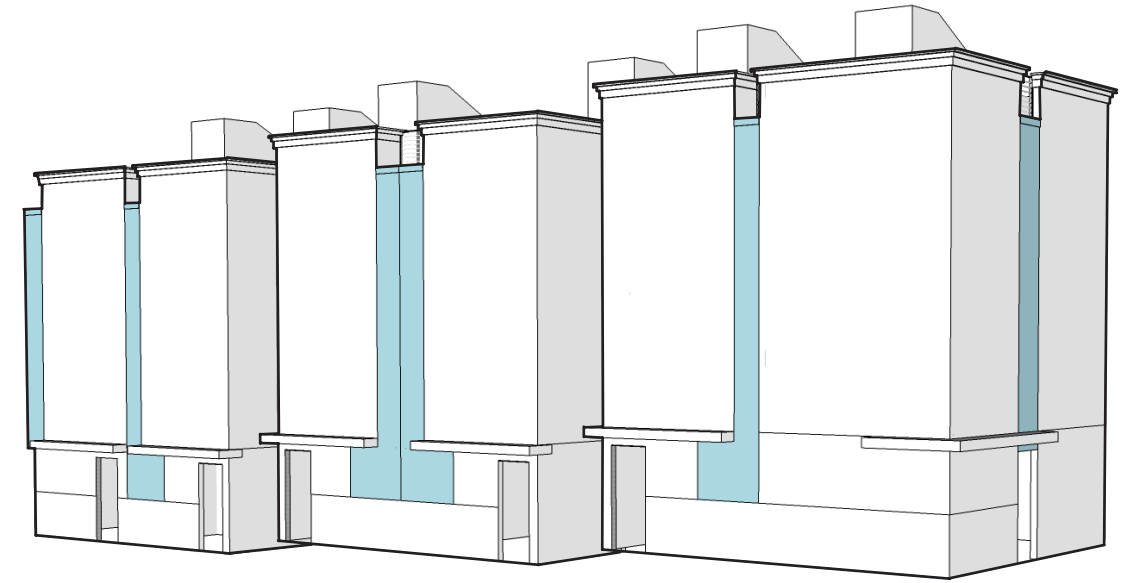




**SOLAR EXPOSURE & PRIVACY**

The entries and primary living spaces of the townhouses are oriented to the south. This both maximizes natural daylight in the units and provides a layer of privacy between these units and the neighboring single family homes to the north.

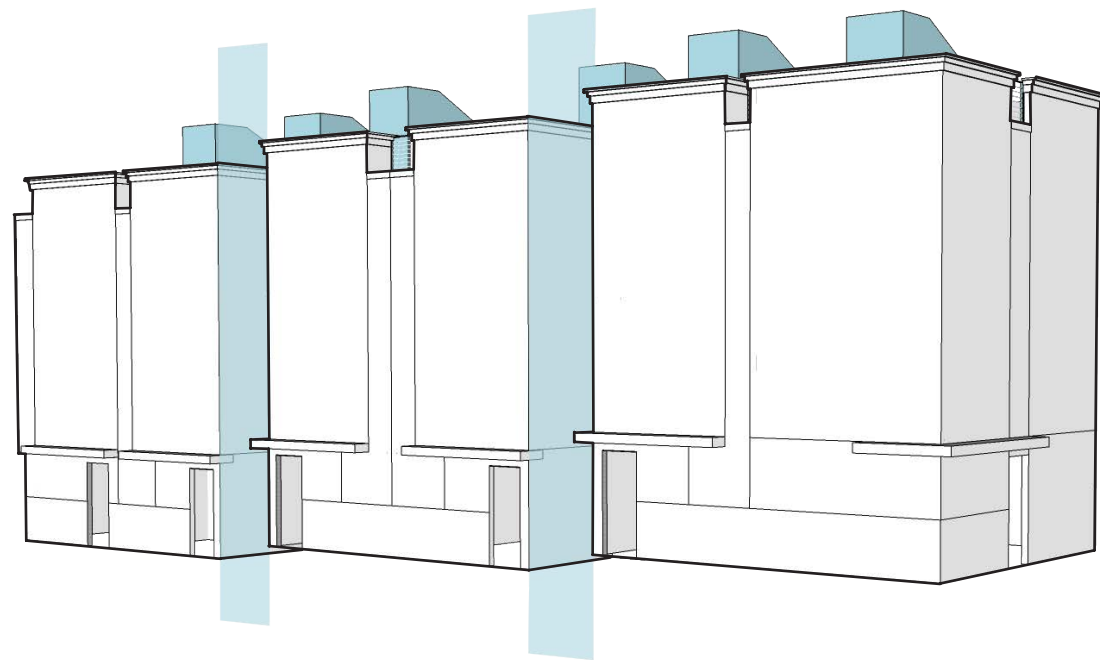
CS1-B, CS2-D



**GLAZING CREATES SEPARATION**

A vertically-oriented, floor-to-ceiling window grouping with open rail above makes use of transparency to create separation and promote individuality between units.

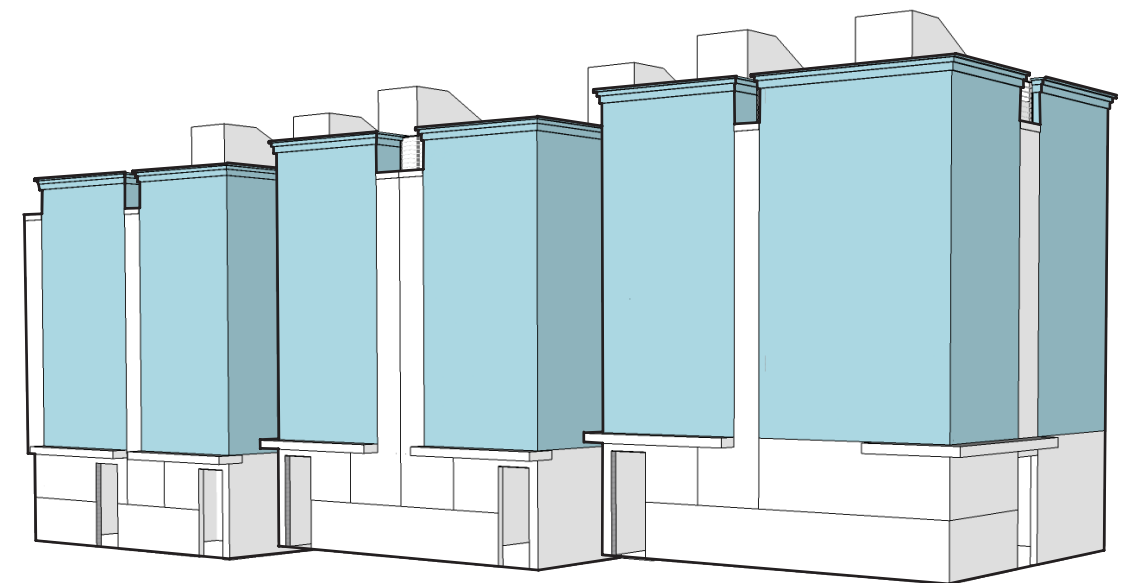
DC2-B



**HEIGHT, BULK, & SCALE**

Stair towers occupy the smallest footprint necessary and angle down to the north in order to reduce perceived massing. A 6'-0" wide space between buildings also reduces massing and creates separation between units.

CS2-D, DC2-A

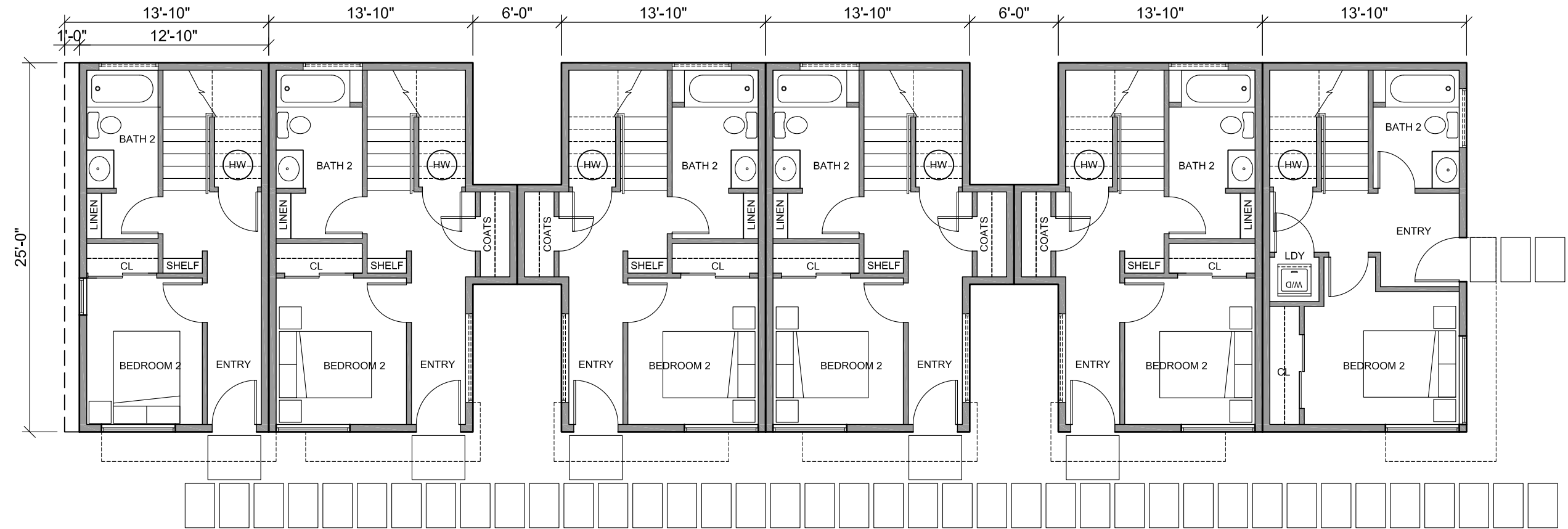


**TRADITIONAL DETAILING**

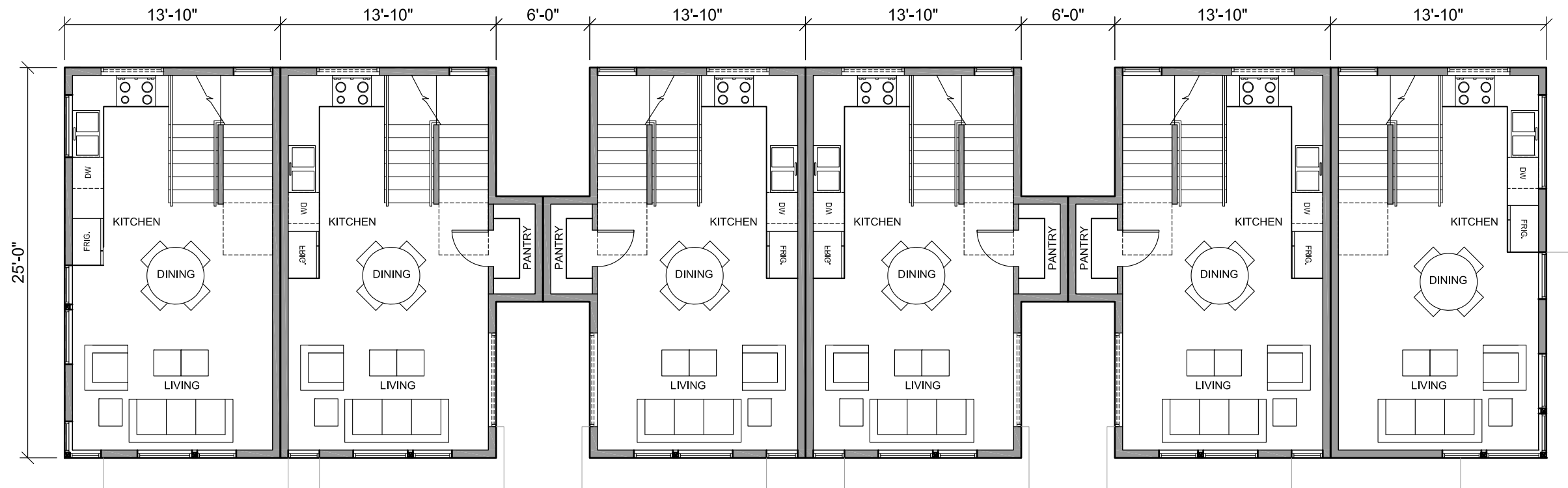
A first floor base supports a two-story volume above, breaking down the perceived mass. This upper volume takes cues from the traditional detailing of craftsman homes, such as cornices and window trim, in order to better fit with neighboring buildings.

CS3-A, DC2-C

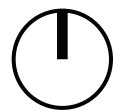
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	B. Sunlight and Natural Ventilation	CS1.B.1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use solar gain as a means of reducing the need for heating where possible.	The entries and primary living spaces of the townhouses are oriented to the south. Large south-facing windows maximize light and warmth in the units and high, narrow north facing windows capture light while maintaining privacy.
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. Relationship to the Block D. Hight, Bulk, and Scale	CS2.C.2. Mid-Block Sites: ...Continue a strong street edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. CS2.D.1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as anticipated zoning to determine an appropriate complement and transition.	This project seeks to fit with the scale of the newer multifamily development occurring in the area while speaking to the aesthetic and character of the single family homes in the neighborhood. Height, bulk, and scale has been reduced by pulling stair towers to the center of the site, angling them on the north facade, and providing spacing between buildings.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	CS3.A.1. Fitting Old and New Together: Create compatibility between new projects and existing architectural context, including historic and modern designs.	Design cues have been taken from the craftsman single-family home tradition that is strong in this area. Elements such as lap siding, cornices, and window trim will help this new development fit into the fabric of the block and neighborhood.
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. Design Objectives: Design entries to be obvious and distinct with clear lines of sight and visual connections to the street. Scale and detail entries to function for anticipated use.	The street-facing unit has been designed with an individual entry off of 14th Ave. A common pedestrian walkway from 14th Ave along the south property line connects the existing sidewalk to the entries for the other five units.
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. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture	DC2.A.2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. 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 where appropriate by incorporating secondary elements into the design. Add detailing at the street to create interest and encourage active street life. DC2.D.2. Texture: Design the character of the building to strive for fine-grained scale 'texture'.	Each unit consists of a first floor base supporting a two-story volume above, breaking down the perceived mass. A 6'-0" gap between buildings along with minimal stair tower footprints further reduces mass and provides separation between buildings. A vertically-oriented, floor-to-ceiling window grouping with open rail above makes use of transparency to create separation and promote individuality between units. Textural elements such as lap siding, cornices, window trim, and awnings add visual interest and create a finer-grained "collection of elements" at the pedestrian level.
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 with a combination of hardscape and plantings. Use a variety of features, such as planters, green roofs and decks, and street trees.	The large street trees that exist along 14th Ave will be maintained and will provide seasonal privacy to the street-facing unit. Roof decks will serve as the primary outdoor space for units, with ground level landscaping occurring at the unit entries and rear yards.
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.D.1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.	Lap siding and board and batten will be the primary exterior finish materials. Accents of rustic wood-look panel and infill panel will also be used. Landscape and hardscape selection will reinforce the open space design and contribute to the textural character of the site at the ground level.

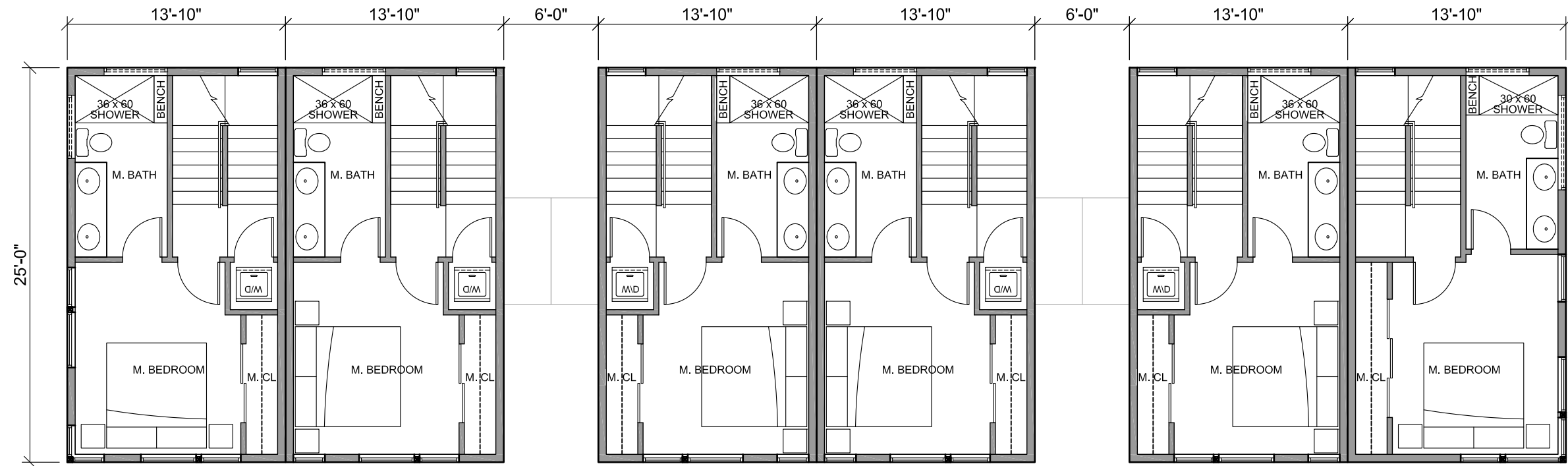


FIRST FLOOR PLANS

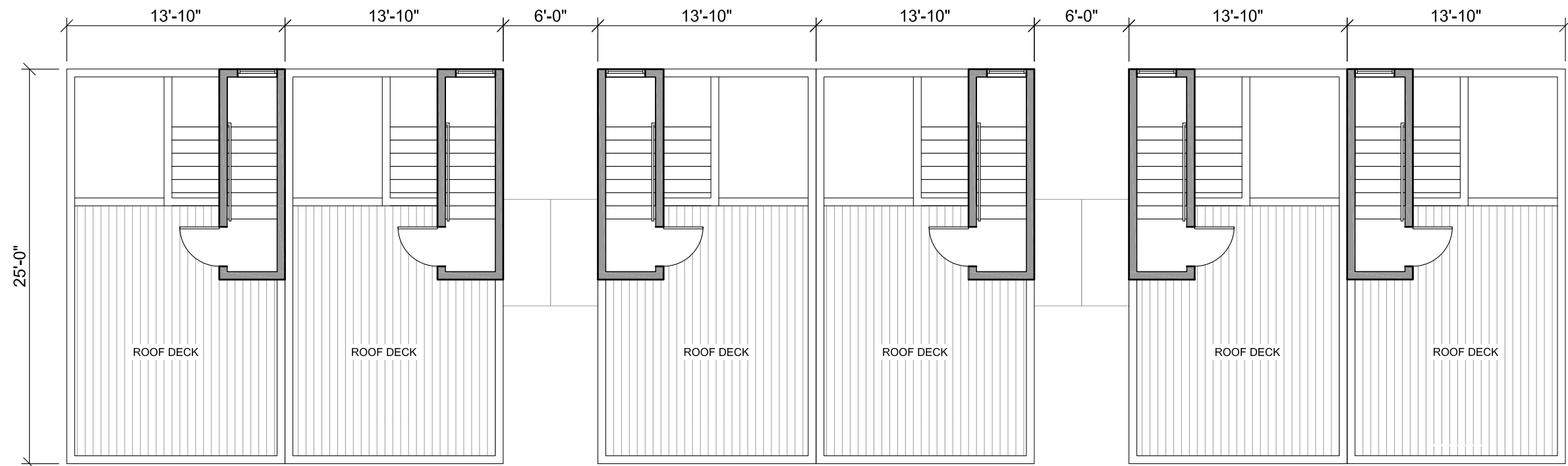


SECOND FLOOR PLANS

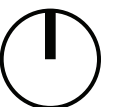




THIRD FLOOR PLANS



ROOF PLANS

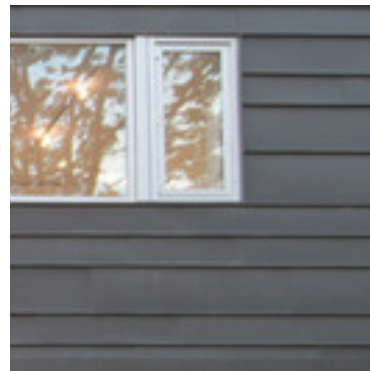




SOUTH ELEVATION



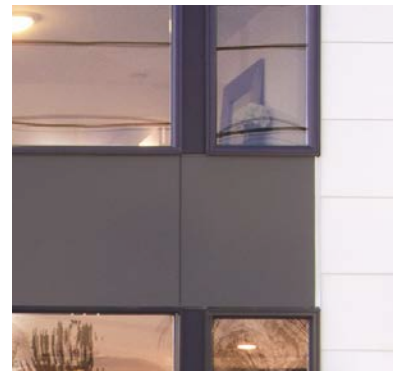
WEST ELEVATION



① LAP SIDING



② BOARD + BATTEN



③ CEMENTITIOUS PANEL



④ HARDIE RUSTIC PANEL



⑤ METAL OPEN RAIL

**PROPOSED MATERIALS**

This project seeks to highlight the distinction between the darker massing elements and the lighter more traditional architectural features. A hardie rustic panel will accent the entry and provide interest and texture to the space at the street level. The stair tower massing will be clad in a light shade of board and batten to enhance its vertical emphasis and provide separation between each unit. Cementitious hardie panel and lap siding will be used in white and pewter gray. A portion of metal open rail breaks down the street-facing facade and provides a more transparent view from the roof decks. Cast-in-place concrete will be used for planters and stairs as part of the pedestrian experience as you ascend up the site.



NORTH ELEVATION



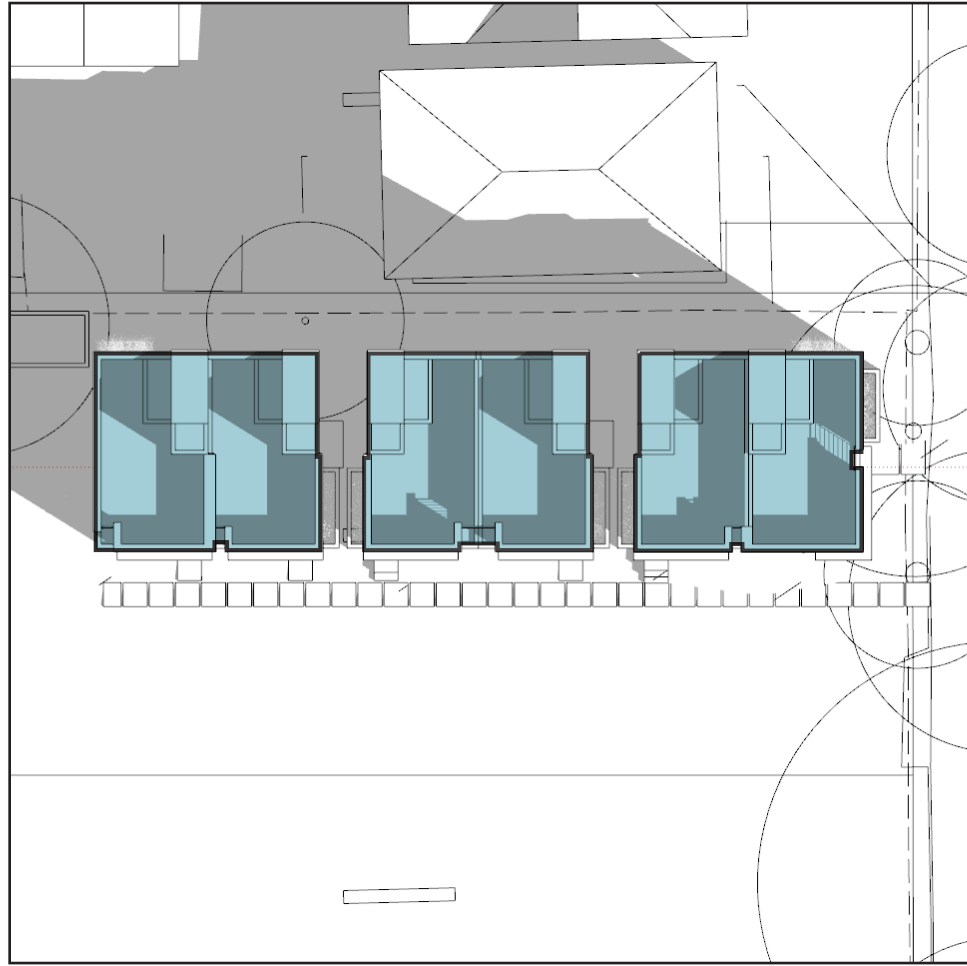
EAST ELEVATION



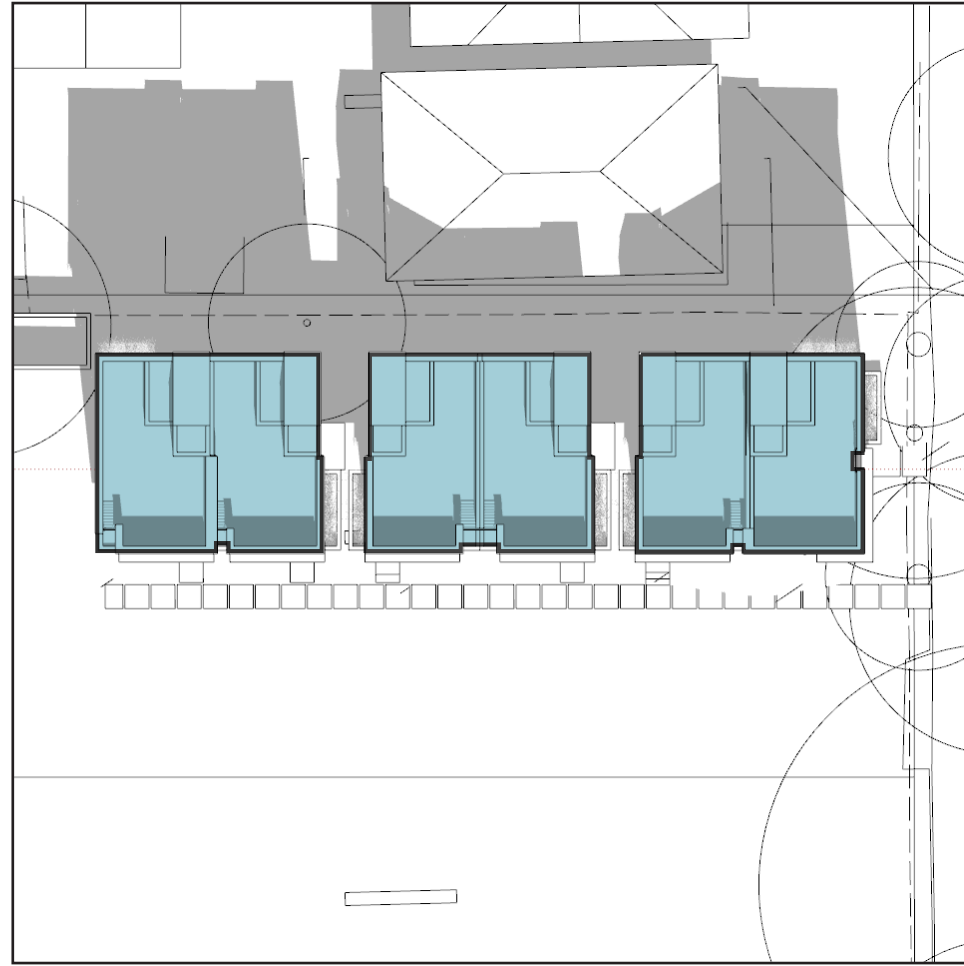
PRIVACY STUDIES - NORTH NEIGHBORS



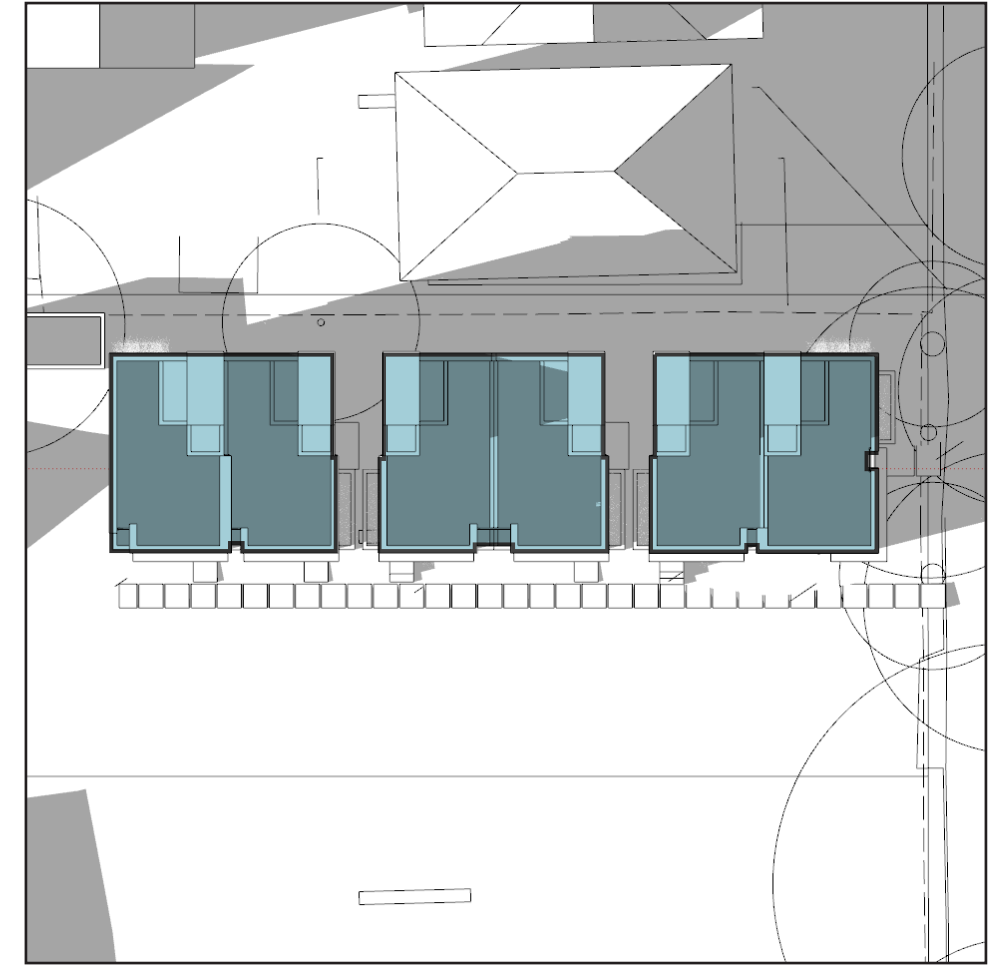
TYPICAL INTERIOR TOWNHOUSE ELEVATION (EAST)



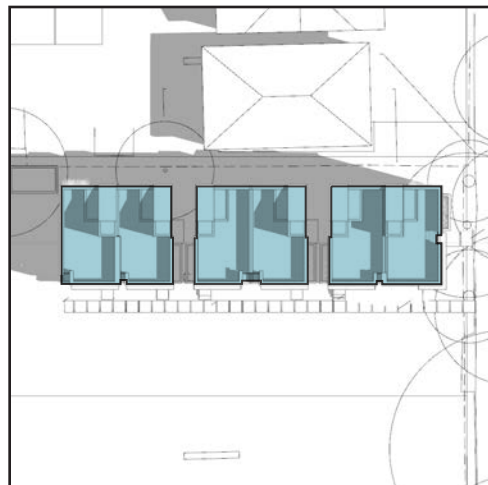
MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



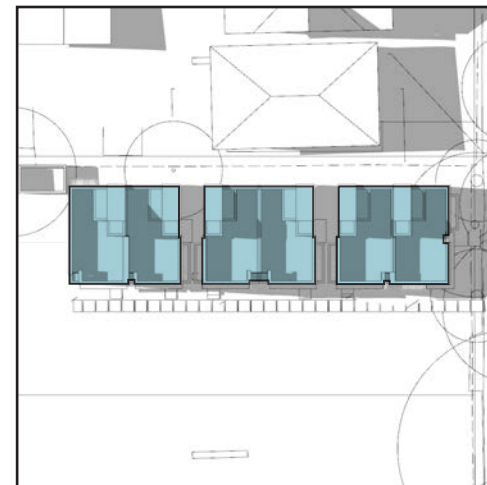
MARCH / SEPTEMBER 21, 5 PM



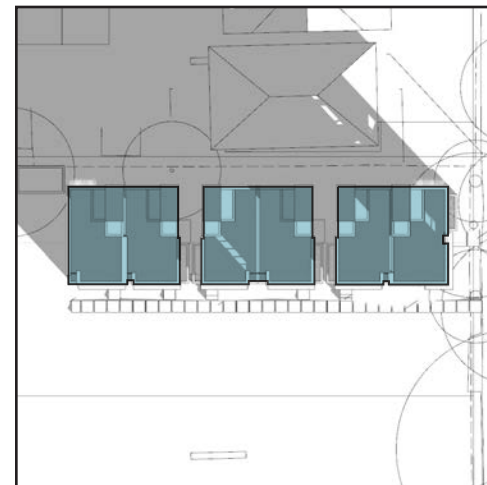
JUNE 21, 9 AM



JUNE 21, 12 PM



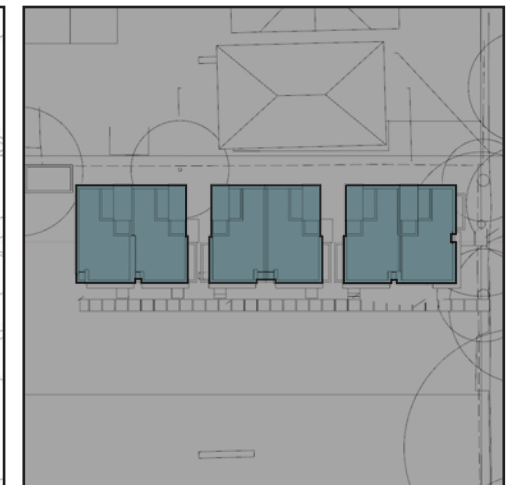
JUNE 21, 5 PM



DECEMBER 21, 9 AM

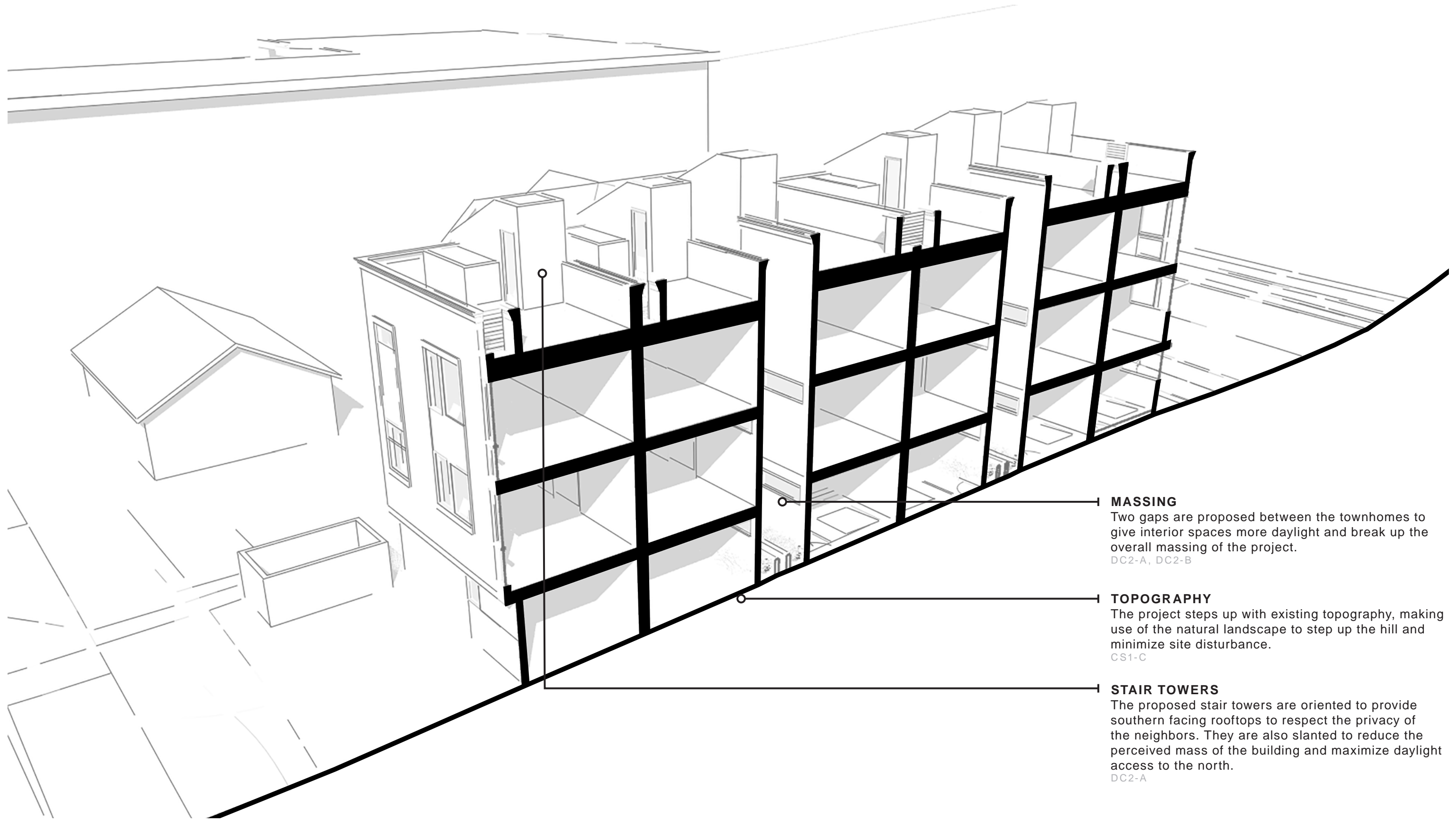


DECEMBER 21, 12 PM



DECEMBER 21, 5 PM





**MASSING**  
 Two gaps are proposed between the townhomes to give interior spaces more daylight and break up the overall massing of the project.  
 DC2-A, DC2-B

**TOPOGRAPHY**  
 The project steps up with existing topography, making use of the natural landscape to step up the hill and minimize site disturbance.  
 CS1-C

**STAIR TOWERS**  
 The proposed stair towers are oriented to provide southern facing rooftops to respect the privacy of the neighbors. They are also slanted to reduce the perceived mass of the building and maximize daylight access to the north.  
 DC2-A

SECTION THROUGH SITE (WEST/LEFT TO EAST/RIGHT)



VIEW FROM SOUTH OF SITE

**TRADITIONAL DETAILING**

Pulling inspiration from the craftsman homes present in this neighborhood, the upper two-story volumes are detailed traditionally, with cornices, window trim, and lap siding.

**MASSING**

Separation between buildings provides more light and air between units, minimizes perceived massing, and reduces shadows on adjacent properties.

**GLAZING STRATEGY**

Narrow, modern, floor-to-ceiling windows both help bring light into each unit and use transparency to create separation and individuality between units.

**ENTRIES**

Landscaping, hardscaping, awnings, light fixtures, and use of rustic hardie wood panel at unit entries create a "collection of elements" that help imbue each unit with a sense of identity.



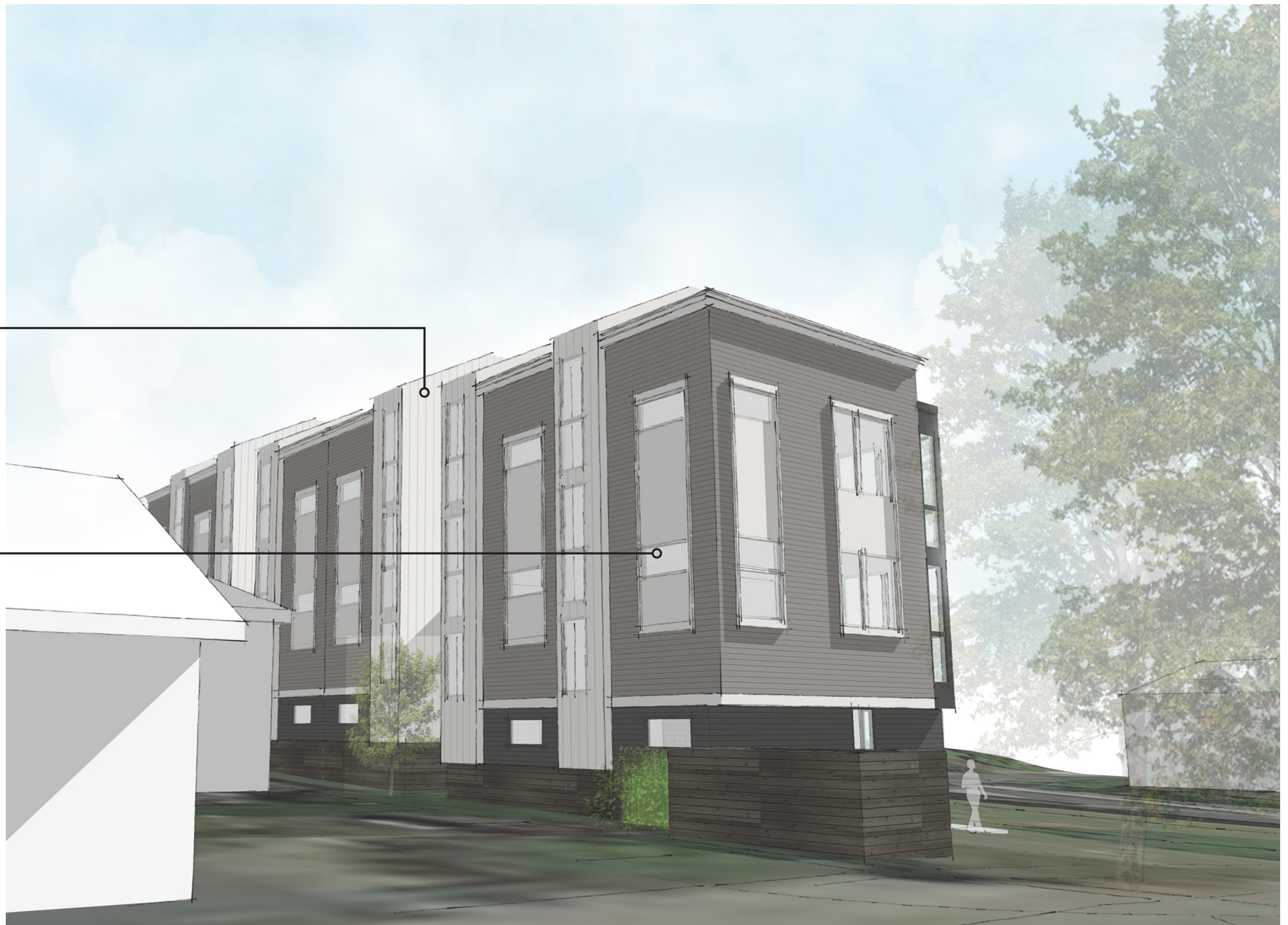
VIEW FROM SOUTHWEST CORNER OF SITE

**MASSING & MODULATION**

Stair towers are angled away from the north facade in order to reduce massing and minimize shadows. The stair tower volume is modulated outward in order to provide depth and visual interest to the north facade.

**MAINTAINING PRIVACY**

Primary windows are kept high and wide on this facade in order to bring northern light in while maintaining privacy between the proposed development and the neighbors to the north. Larger windows in the stairwell will bring light into the unit through area that is passed through but not occupied, therefore maintaining privacy.



VIEW FROM NORTHWEST CORNER OF SITE



VIEW FROM NORTH OF SITE



VIEW FROM NORTHEAST CORNER OF SITE (ON 14TH AVE)



**MAXIMIZING GLAZING**  
 A large corner window grouping occupies the southeast corner of the street-facing unit, providing eyes on the street and neighborhood views. Existing street trees will provide seasonal privacy to these spaces.

**ENTRY**  
 The street-facing unit has an individual entry off of 14th Ave, indicated by a large vertical window grouping. A small portion of open rail above further indicates unit entry and helps reduce massing.

VIEW FROM STREET (14TH AVE)



AERIAL PERSPECTIVE





VIEW FROM SOUTHEAST CORNER OF SITE