

STREAMLINED DESIGN REVIEW APPLICATION

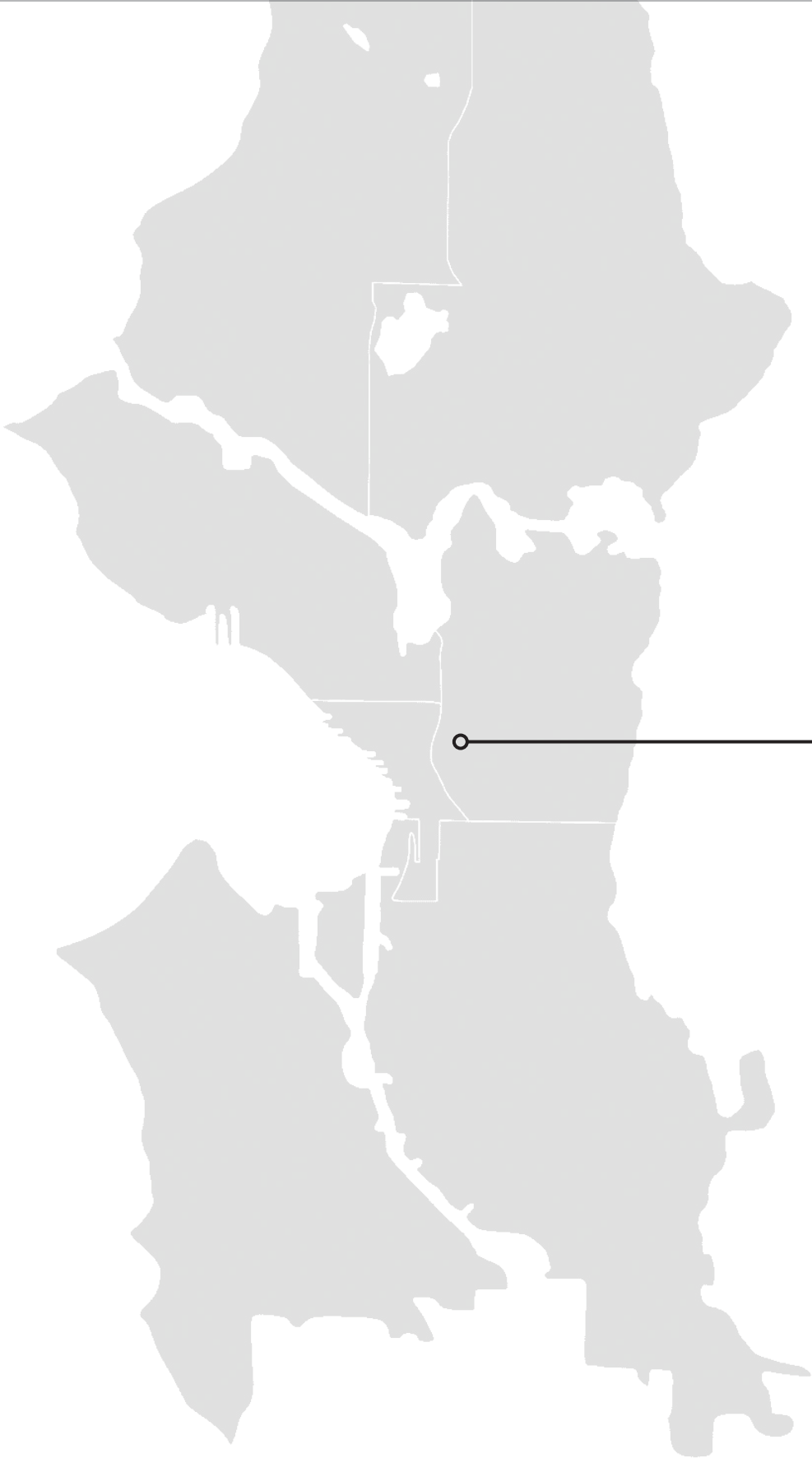
DCI # 3027670
1330 E Spring St
Seattle, WA 98122

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VICINITY MAP

EXISTING SITE

The project site (APN: 225450-1300) is located off of E Spring St between 13th Ave to the west and 14th Ave to the east. To the east of the project site is a vacant lot. To the north is a multifamily project going through streamlined design review under DCI project #3027669. To the west are the accessory structures of the single family homes that front 13th Ave. To the south is a vacant lot. The site slopes from northeast to southwest, with an overall grade change in this direction of approximately 6.5 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 low rise 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.

DEVELOPMENT OBJECTIVES

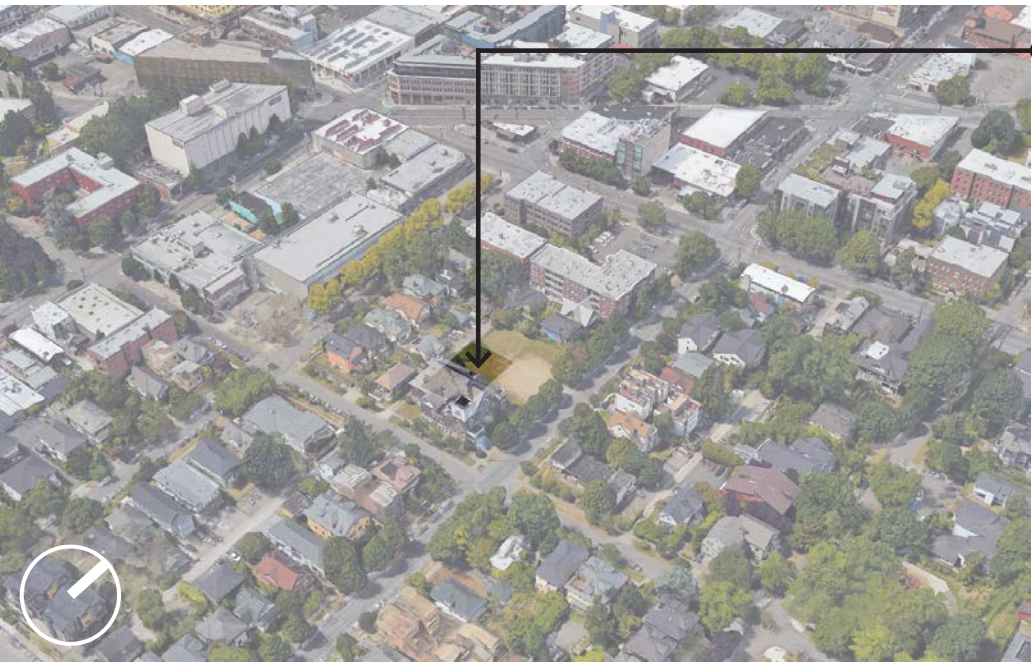
The project proposes the construction of (1) new multi-family residential building containing (6) total townhouse units. The site is currently vacant so no structures will be demolished as a result of this development. These proposed buildings promote thoughtful density in Seattle and help to create 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 existing neighbors to the 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. This project proposes (5) surface parking stalls in response to a desire for more parking to be provided in the neighborhood.

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.



SITE LOCATION

1330 E Spring St
Seattle, WA 98122

ZONING SUMMARY

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

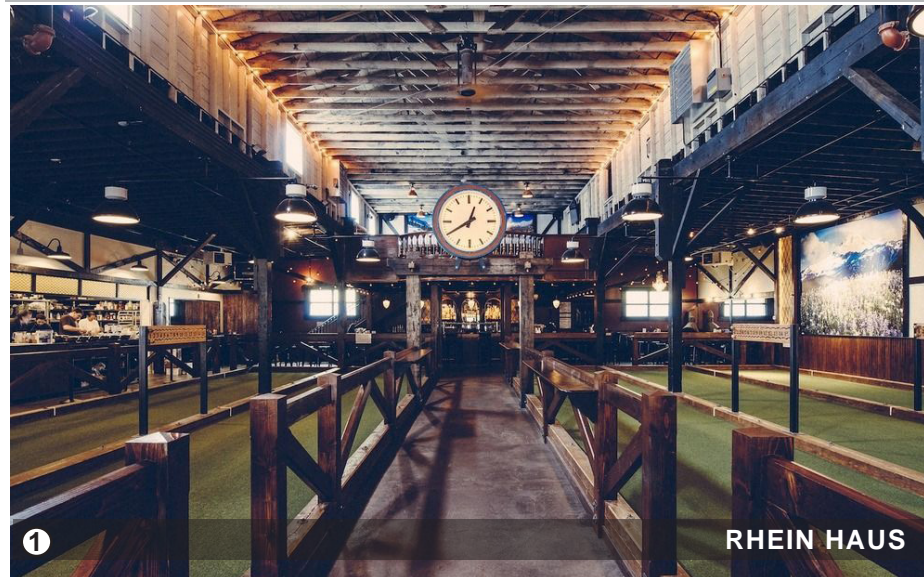
PROJECT PROGRAM

Site Area: 6,510 SF
Number of Residential Units: 6
Number of Parking Stalls: 5
Approx. FAR (Overall) = 7,116 SF
Approx. FAR Per Unit = 1,186 SF

ADJUSTMENTS REQUESTED

None





1

RHEIN HAUS



2

SEATTLE UNIVERSITY



3

TRADER JOES



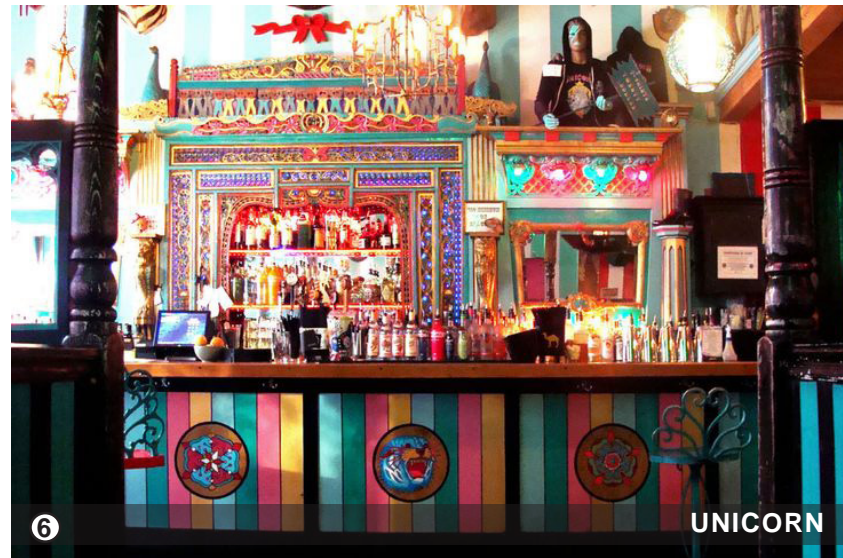
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SPRING ST MINI PARK



5

FIRST HILL SWEDISH MEDICAL CENTER



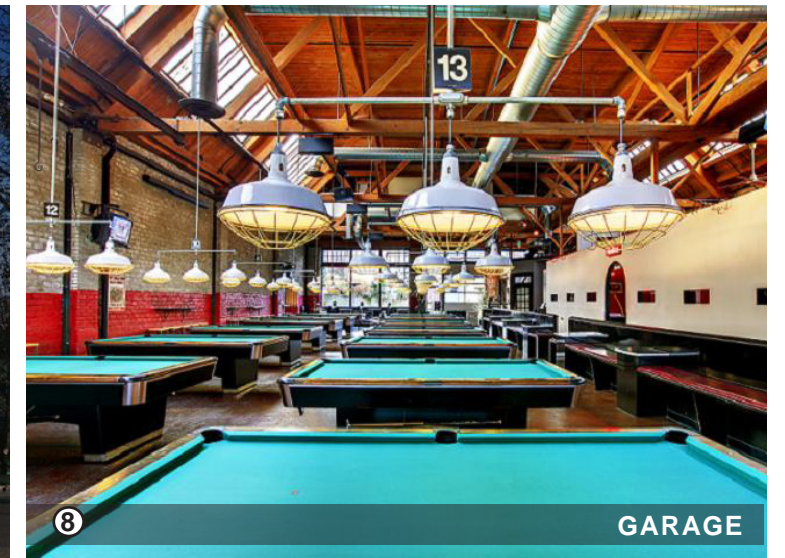
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UNICORN



7

FRYE ART MUSEUM



8

GARAGE



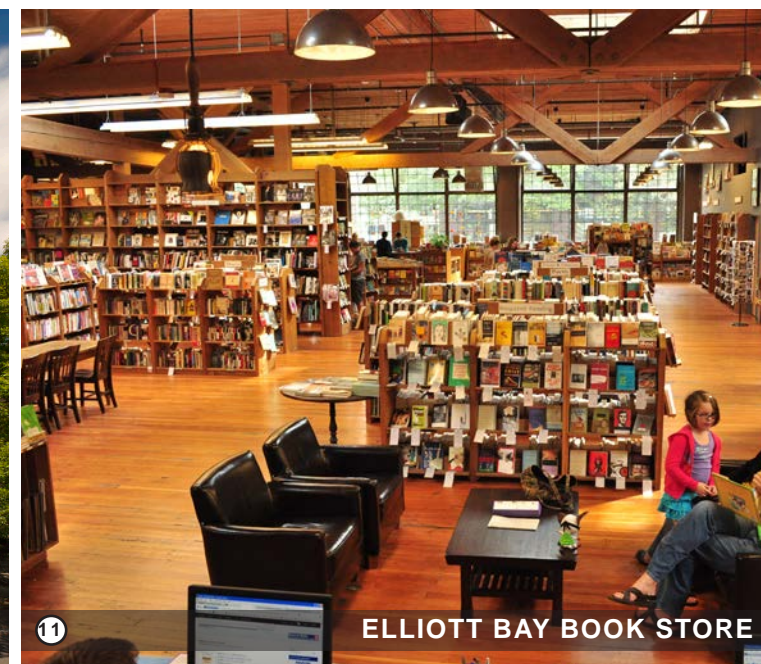
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CHAMPIONSHIP FIELD



10

BULLITT CENTER



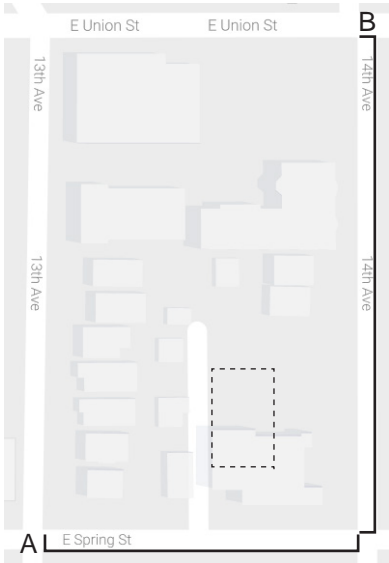
11

ELLIOTT BAY BOOK STORE



12

CAL ANDERSON PARK



← E SPRING ST LOOKING NORTH (A) →



← 14TH AVE LOOKING WEST (B) →



LEGAL DESCRIPTION

PARCEL B OF LBA #3027267

THAT PORTION OF LOTS 1, 2, 13, AND 14, 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:

COMMENCING AT THE S.E. CORNER OF SAID LOT 14; THENCE N 88°34'33" W ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE OF 136.01 FT.; THENCE N 01°22'15" E, 48.08 FT. TO THE POINT BEGINNING; THENCE CONTINUING N 01°22'15" E, 55.92 FT.; THENCE S 88°34'33" E, 8.00 FT.; THENCE N 01°22'15" E, 36.58 FT.; THENCE S 88°34'33" E, 65.69 FT.; THENCE S 01°25'27" W, 92.50 FT.; THENCE N 88°34'33" W, 73.50 FT. TO THE POINT OF BEGINNING.

EXISTING SITE CONDITIONS

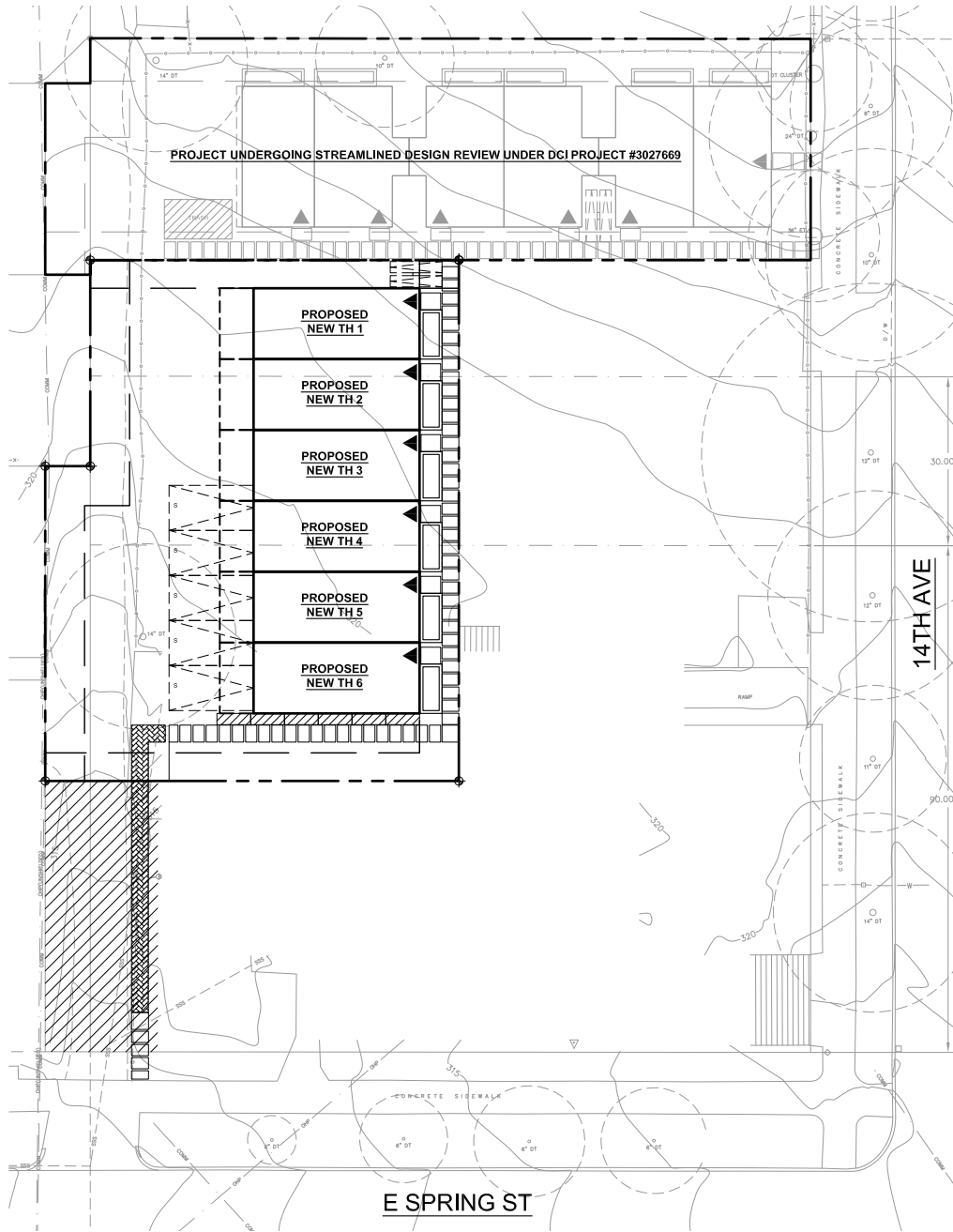
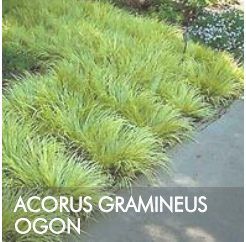
The project site is located off of E Spring St between 13th Ave to the west and 14th Ave to the east. The subject parcel is part of a lot boundary adjustment and will be 6,510 SF after adjustment. The lot measures roughly 73'-6" wide by 92'-6" deep. Immediately to the north is a multifamily project going through streamlined design review under DCI project #3027669. To the south and east are vacant parcels. The project site is zoned LR2.

The site slopes from northeast to southwest, with an overall grade change in this direction of approximately 6.5 feet. Currently there are no structures on site. The project proposes to step with the existing topography. Upper levels will have views of downtown to the west.

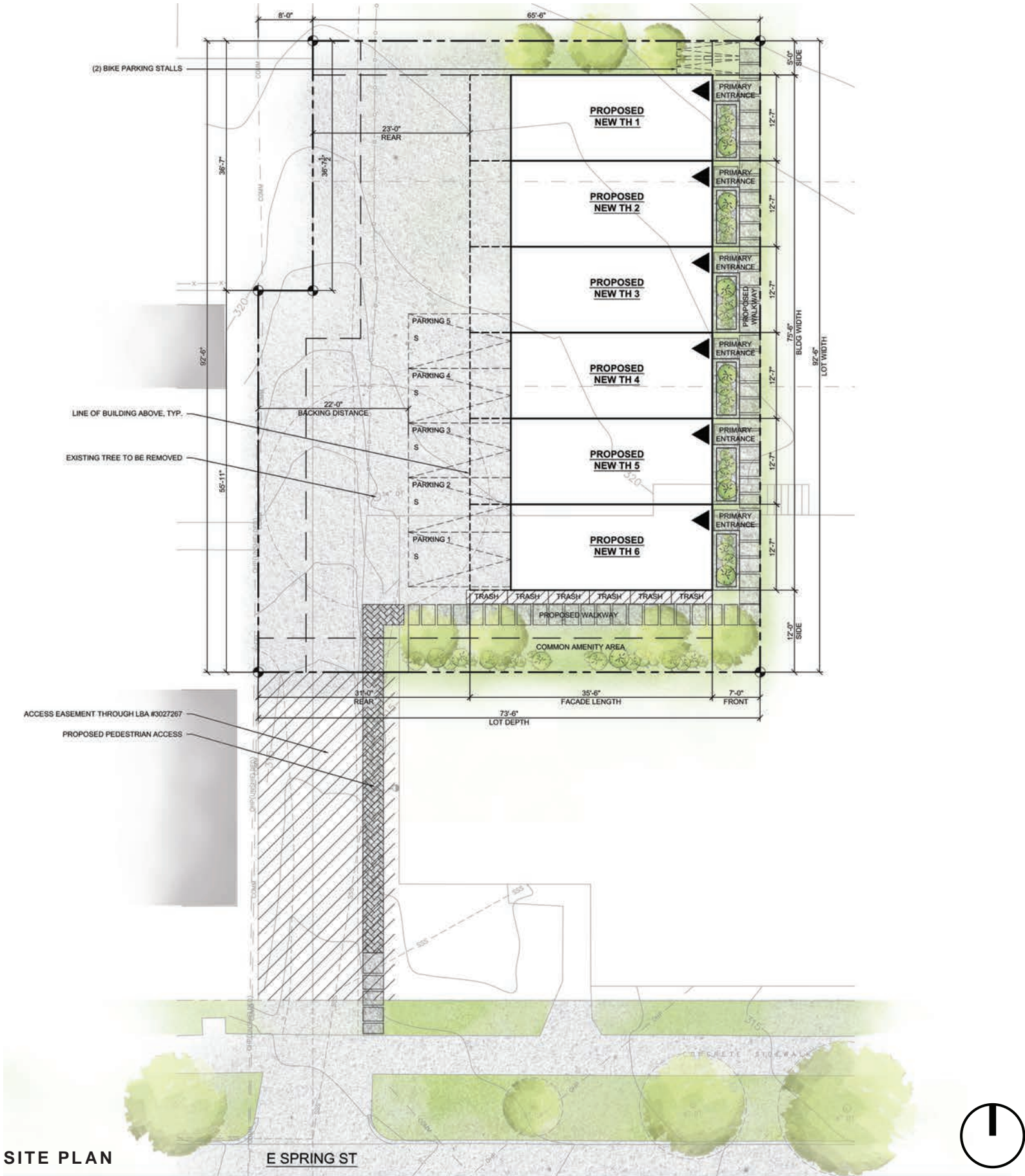
There is (1) existing tree on this parcel. This tree has been assessed by a certified arborist and was not found to be exceptional.

SITE PLANNING + LANDSCAPE APPROACH

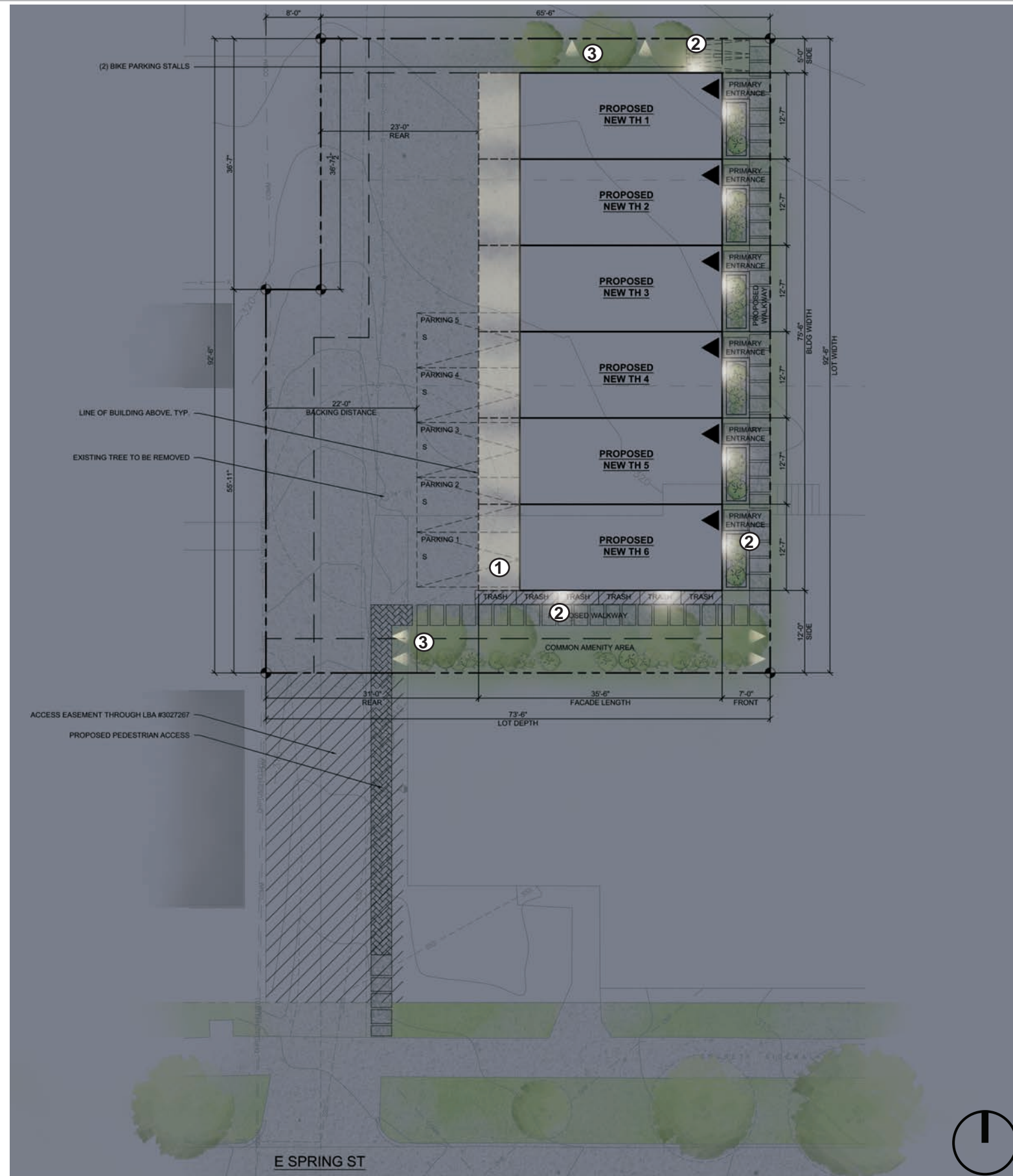
The six (6) proposed units will be arranged in the north-south direction (see site plan, right). These units will step up 10” from each other in order to follow the existing topography. Entries are located on the east side of the building, with the pedestrian path running along the east property line, around the south facade, and through an ingress/egress easement on the parcel to the south to connect with E Spring St. Five (5) surface parking stalls are proposed on the west side of the building, also accessing the site through the same easement. Landscaping will occur at unit entries, in the north side yard, and in the common amenity area in the south side yard. The parcel directly to the north is currently undergoing streamlined design review under DCI project #3027669. A diagram illustrating site adjacencies between these two projects is located below.



PROXIMITY DIAGRAM



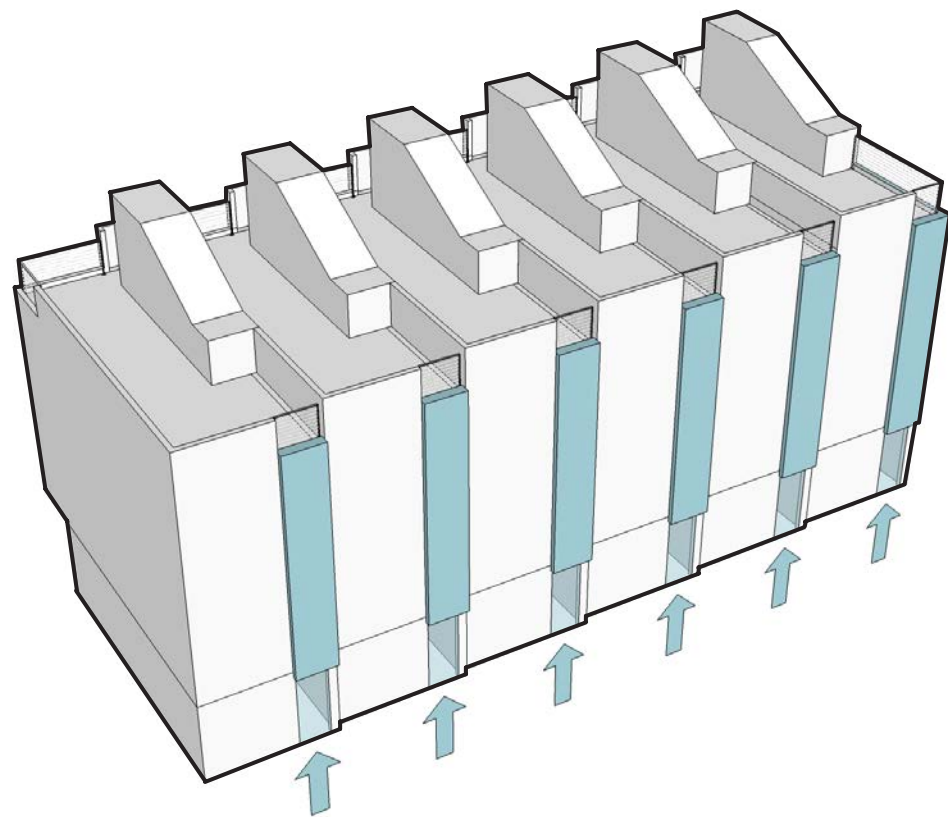
SITE PLAN



PROPOSED LIGHTING PLAN

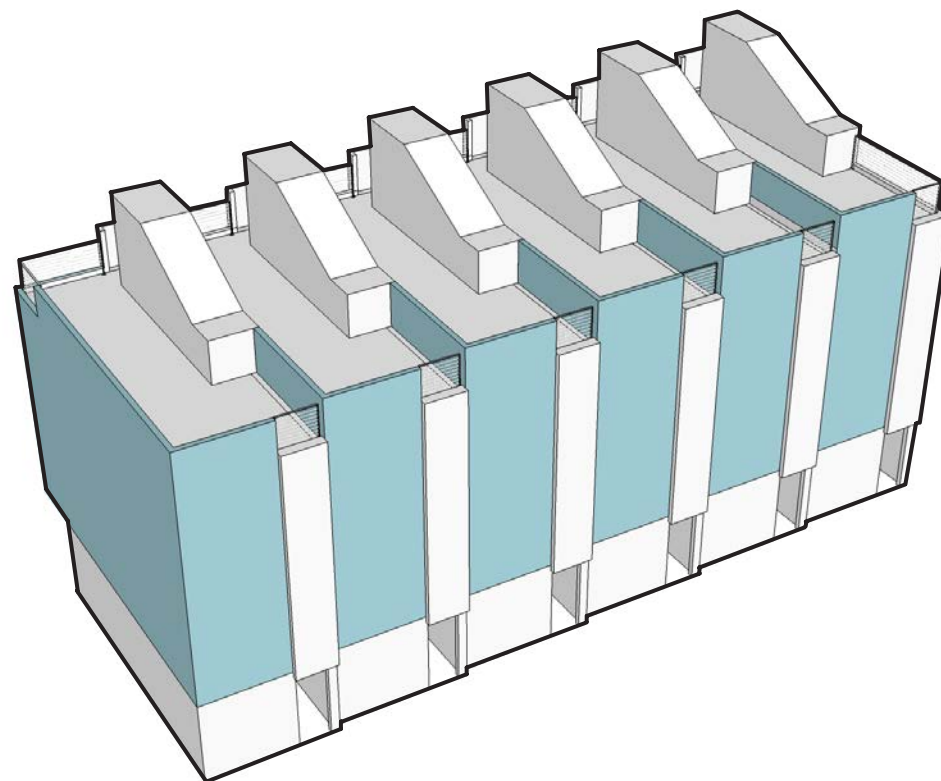
The lighting concept is intended to provide safety for pedestrians and vehicles, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at the entrance to the site, all unit entries, and along common walkways. Soffited lighting will be provided in the upper level cantilevers over the parking stalls. Bollard lights will illuminate landscaped areas and common amenity areas.



**ENTRIES**

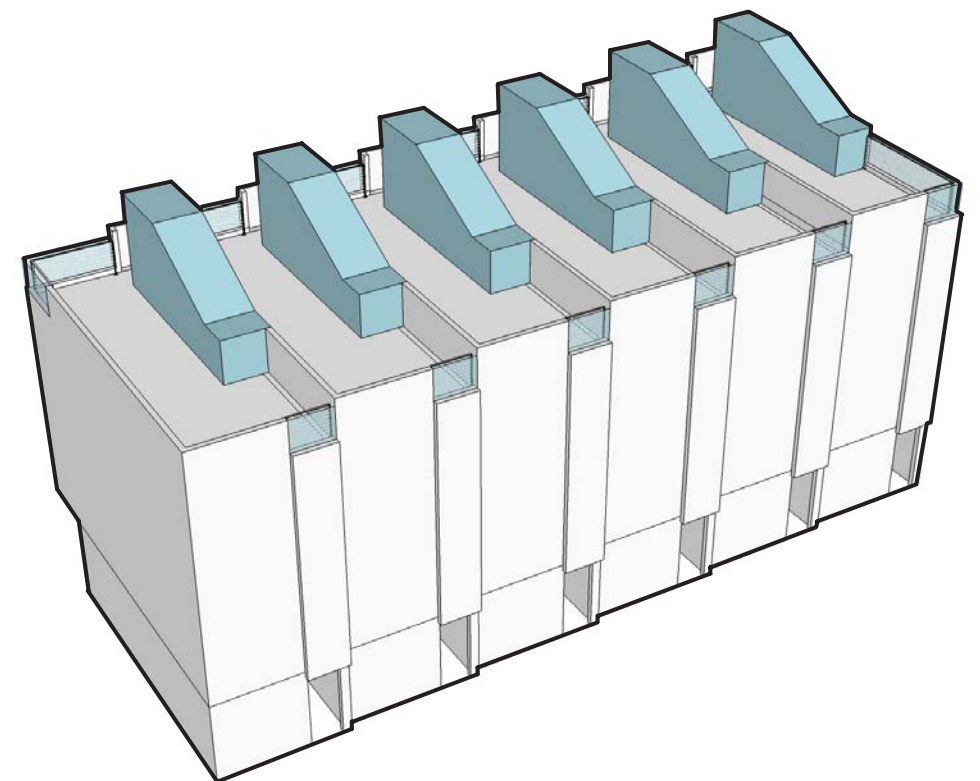
Modulation and change of material on a narrow vertical volume above entry doors allows the architecture itself to promote easy wayfinding. This volume also provides separation and promotes unit individuality.

PL2-D, PL3-A, DC2-B

**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.

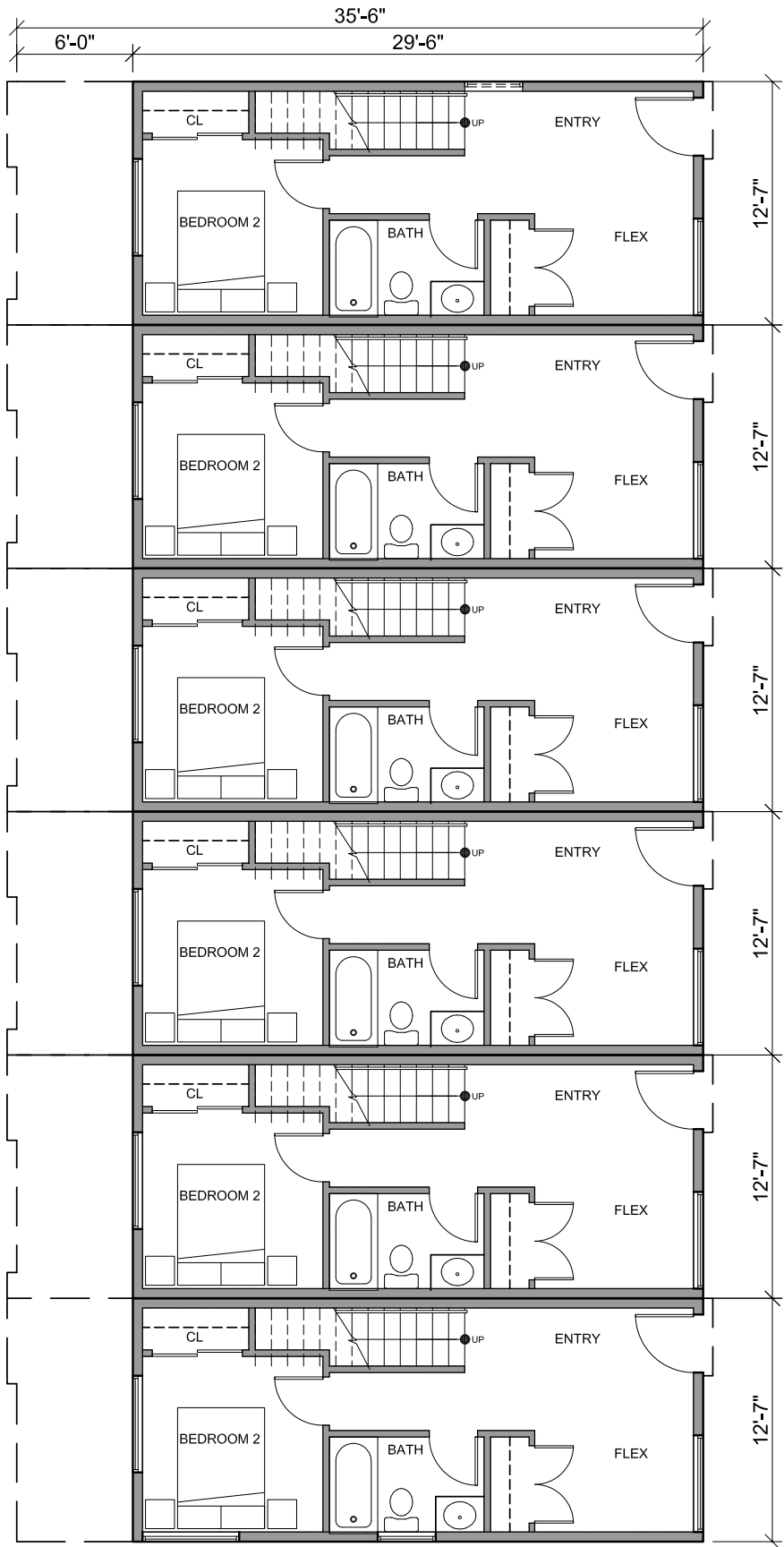
CS3-A, DC2-C

**HEIGHT, BULK, & SCALE**

Stair towers occupy the smallest footprint necessary and angle down to the east. These minimal footprints combined with portions of open rail help reduce perceived mass above the 3rd floor. This also helps reduce shadow on adjacent properties.

CS1-B, CS2-D, DC2-A

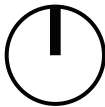
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	B. Sunlight and Natural Ventilation	CS1.B.2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.	The major window groupings are on the east side of the building, maximizing daylight in primary living spaces while minimizing solar gain on the south and west facades.
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: Look to uses and scales of adjacent buildings... respond to datum lines created by adjacent buildings... 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 minimizing stair tower footprints and providing segments of open rail to reduce massing above the third floor.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	CS3.A.3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement... the architectural style.	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.
PL1. Open Space Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	B. Walkways and Connections	PL1.B.1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure...	The pedestrian path on site will connect to E Spring St through an ingress/egress easement on the parcel to the south.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and connected to existing pedestrian walkways.	D. Wayfinding	PL2.D.1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.	Modulation and change of material on a narrow vertical volume above entry doors allows the architecture itself to promote easy wayfinding. Clearly visible signage will be provided at each unit entry and the entrance to the site.
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.	Entries are indicated by a change in massing and material. Planters, address numerals, and hardscaping help create a “collection of elements” at each entry.
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site.	C. Parking and Service Uses	DC1.C.2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.	Parking is located at the rear of the site, adjacent to an area used for vehicular access by neighbors to the west. A landscaped amenity area to the south will screen.
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. 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. Modulation and a change in material indicates unit entries, promoting easy wayfinding and providing separation/ individuality. Minimal stair tower footprints and segments of open rail help reduce massing above the third floor. Textural elements such as lap siding, cornices, and window trim 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... use a combination of hardscape and plantings.	Landscaping and hardscaping will together create finely detailed outdoor areas. A common amenity area at the south property edge provides a place to gather.
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.

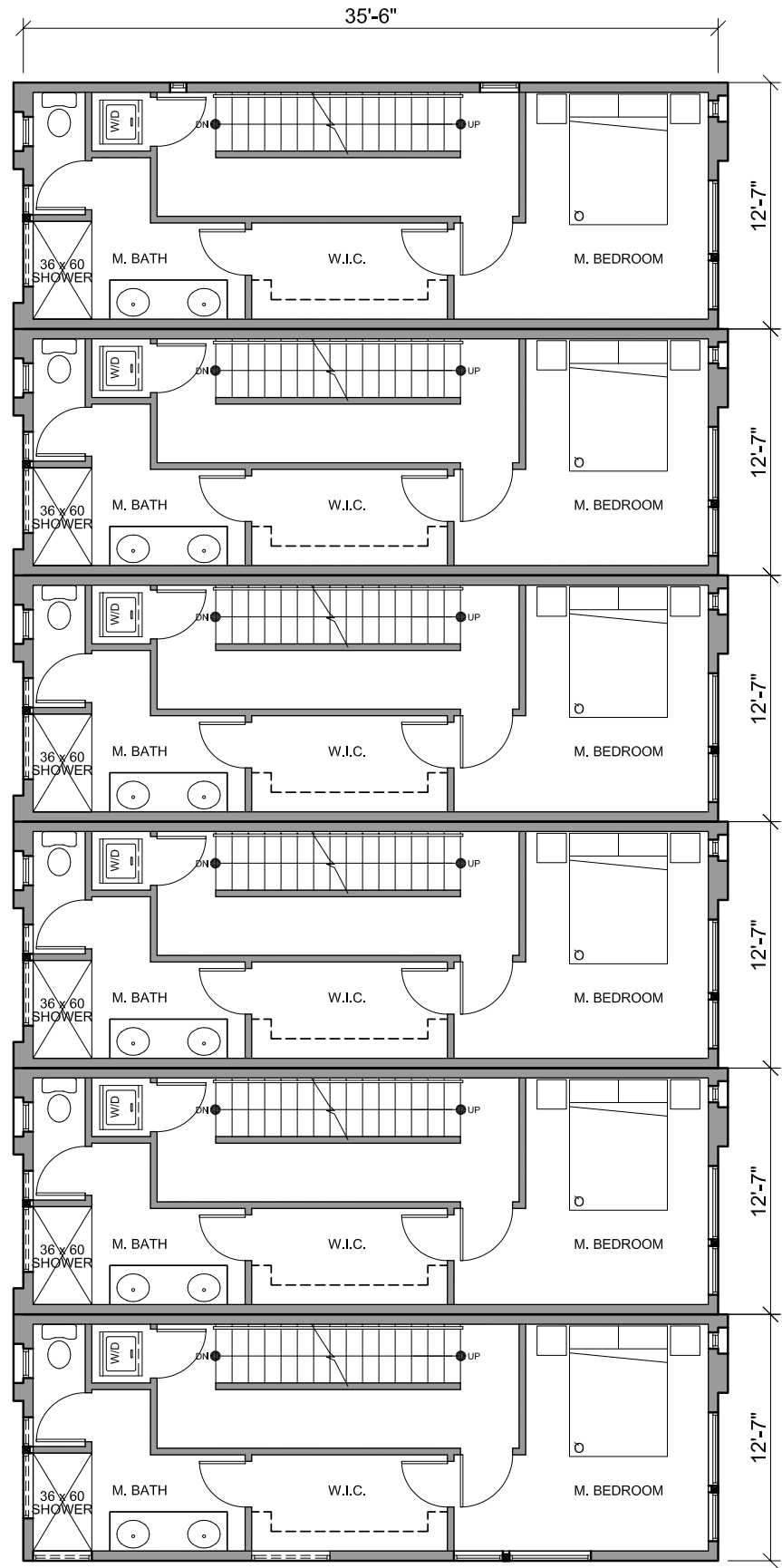


FIRST FLOOR PLANS

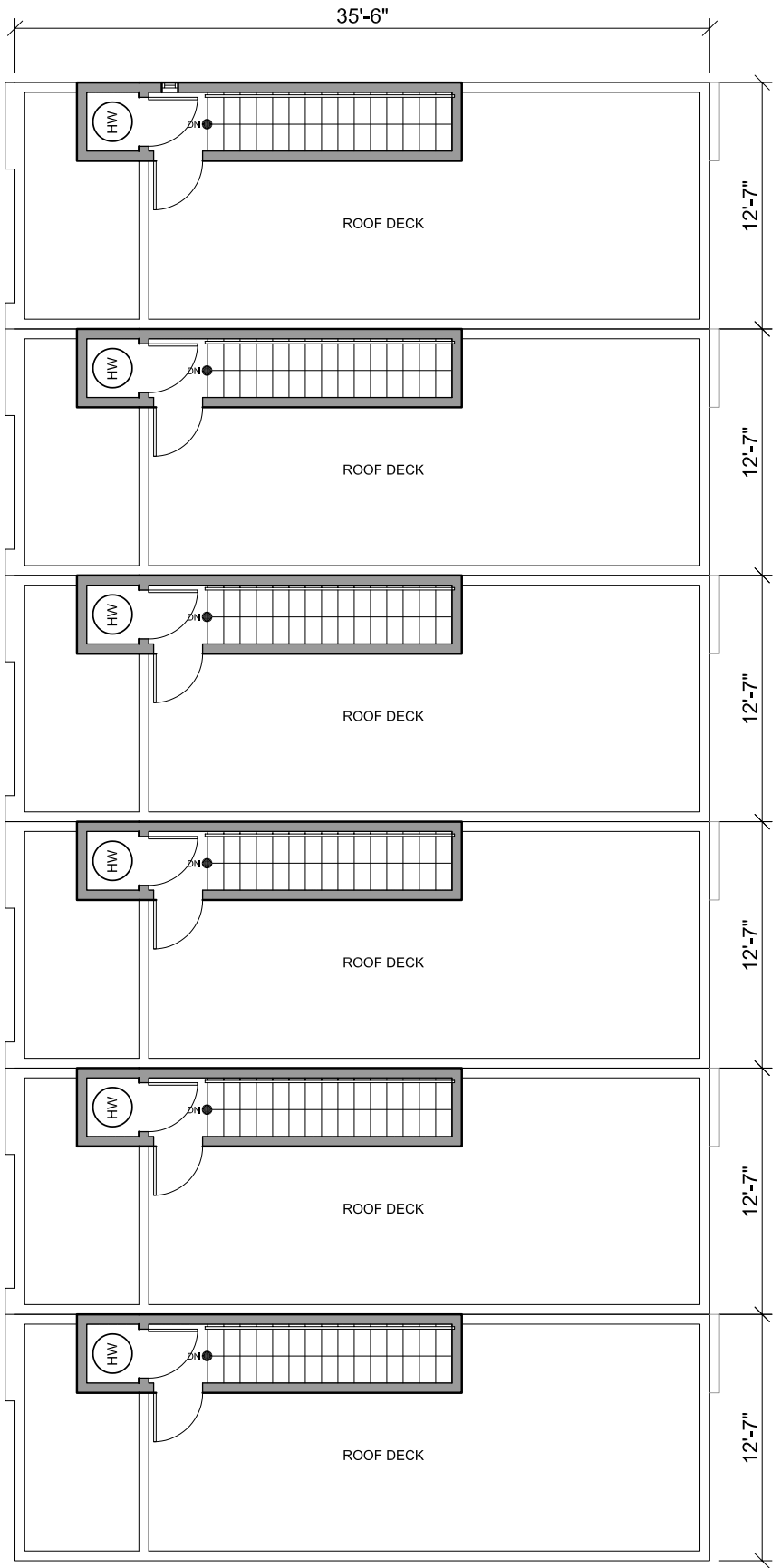


SECOND FLOOR PLANS

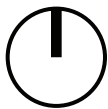




THIRD FLOOR PLANS



ROOF PLANS





EAST ELEVATION



SOUTH ELEVATION



① LAP SIDING



② BOARD + BATTEN



③ CEMENTITIOUS PANEL



④ HARDIE RUSTIC PANEL



⑤ METAL OPEN RAIL

PROPOSED MATERIALS

This project seeks to create a balance between darker, modern materials and lighter, traditional materials and detailing. A rustic wood texture panel and dark grey lap siding create a base for the building and provide textural interest at unit entries. The upper two-story volume will be clad in a light grey lap siding with white window trim, cornices, and accent panels. A vertical volume above entries and a portion of the rear facade will be clad in white board and batten. Portions of open rail occur above the more modern board and batten volumes to help create transparency and reduce massing. Cast-in-place concrete will be used for planters and pavers at the pedestrian level.



DASHED LINE INDICATES WINDOWLESS ACCESSORY STRUCTURE TO WEST

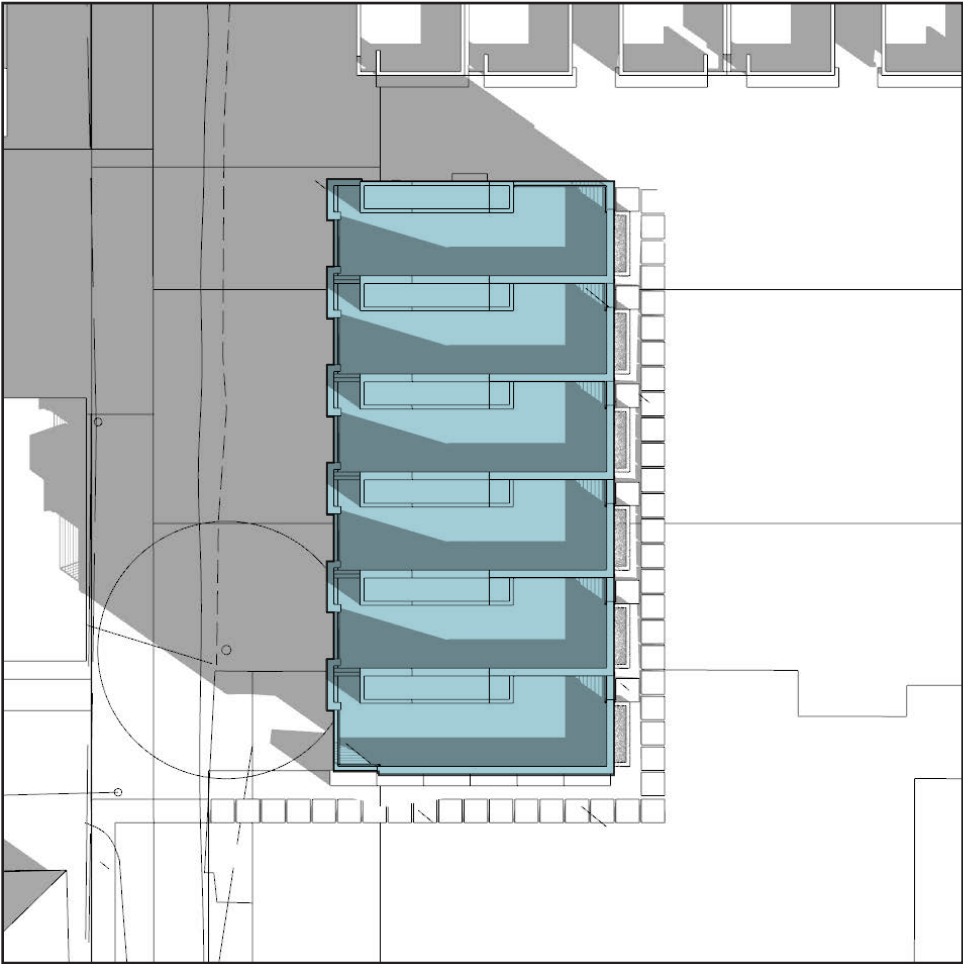
WEST ELEVATION



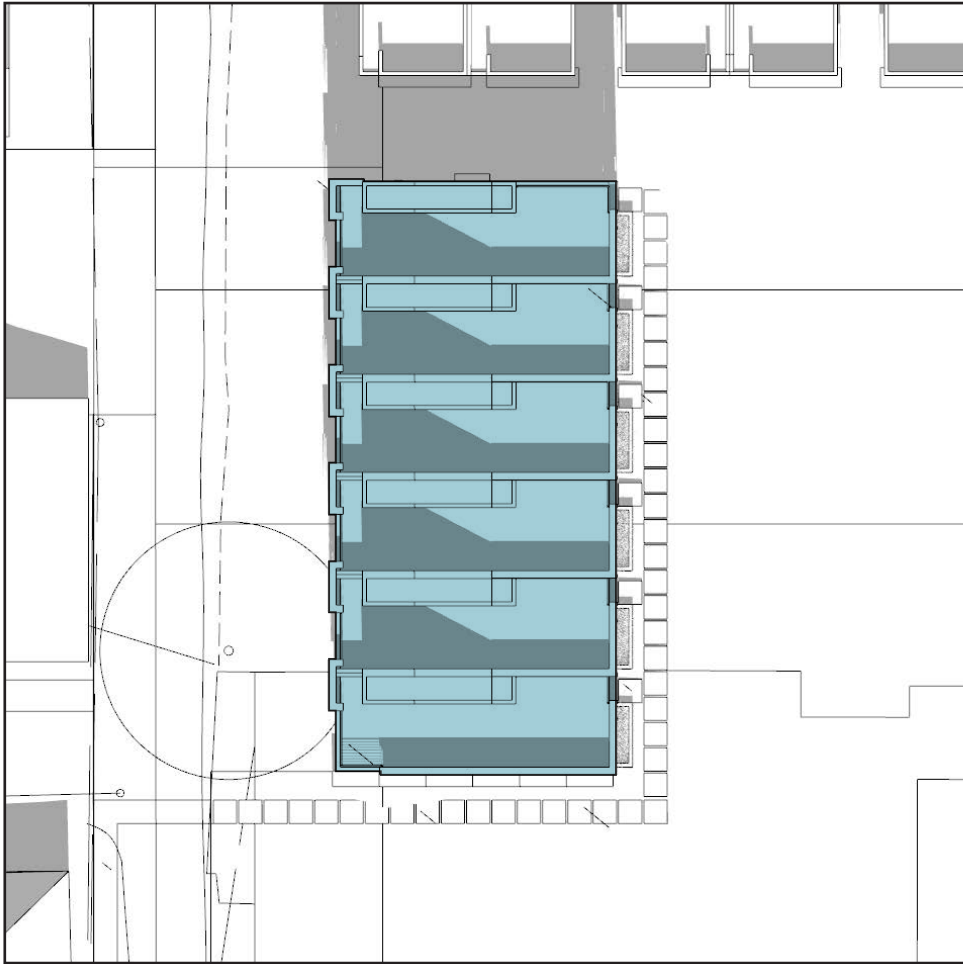
NORTH ELEVATION



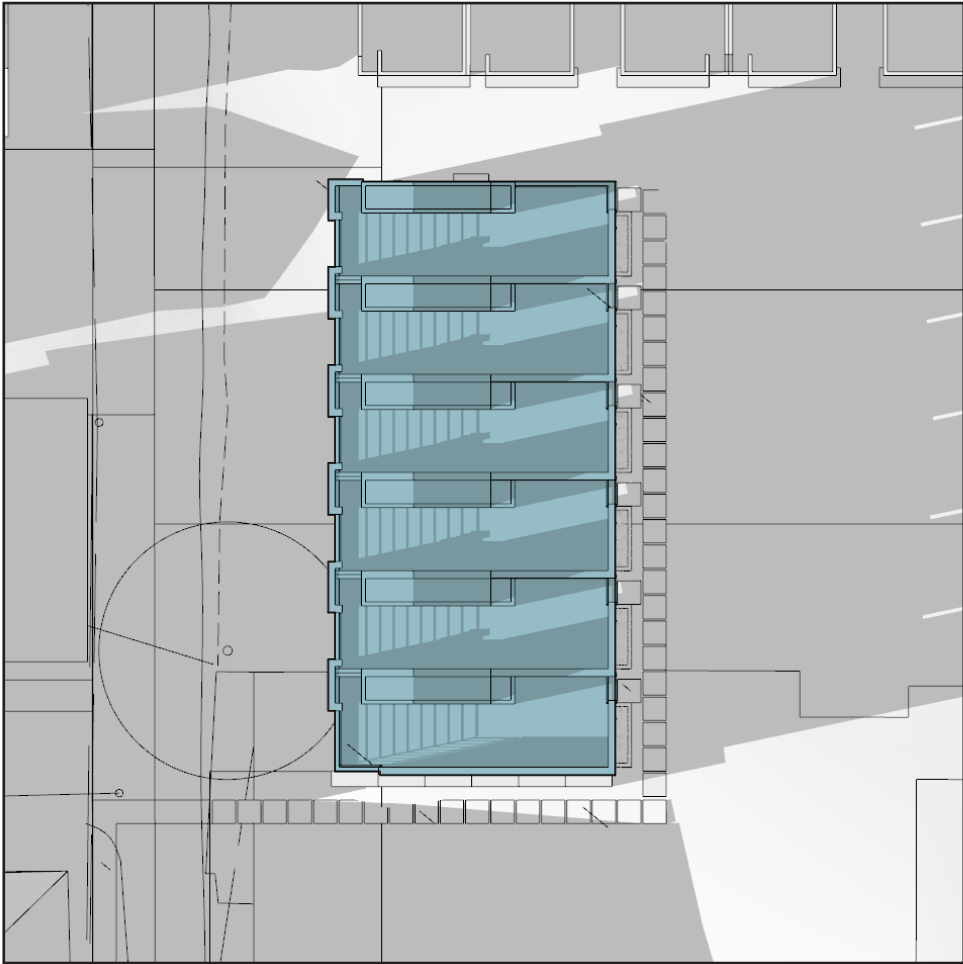
NORTH WINDOW PRIVACY STUDY (DCI PROJECT #3027669)



MARCH / SEPTEMBER 21, 9 AM



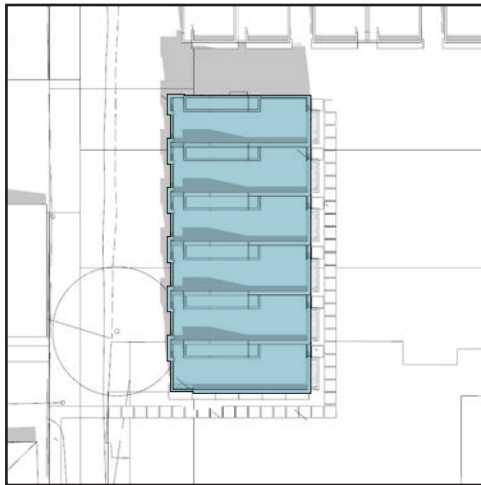
MARCH / SEPTEMBER 21, 12 PM



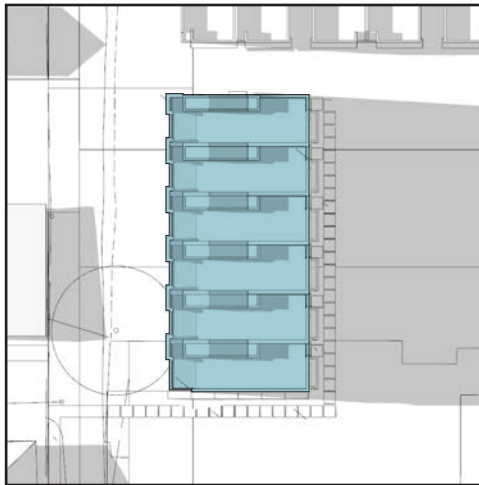
MARCH / SEPTEMBER 21, 5 PM



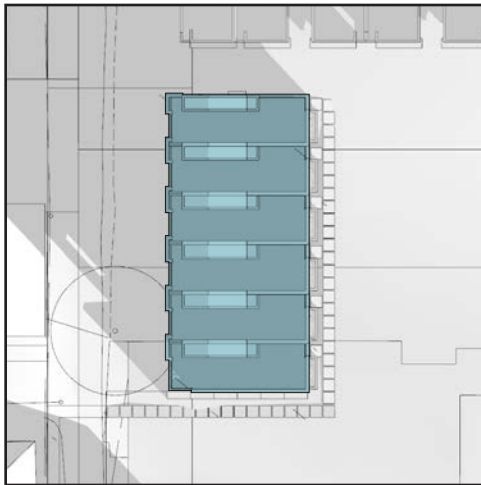
JUNE 21, 9 AM



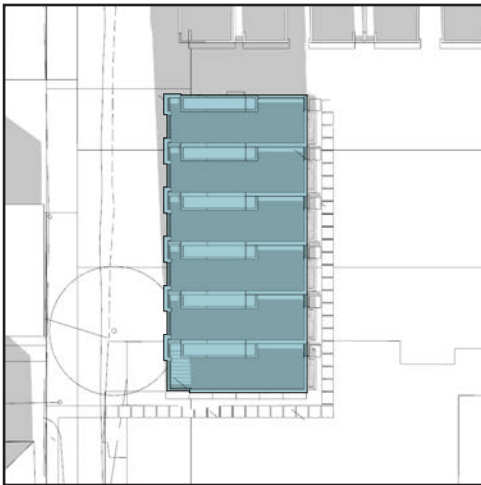
JUNE 21, 12 PM



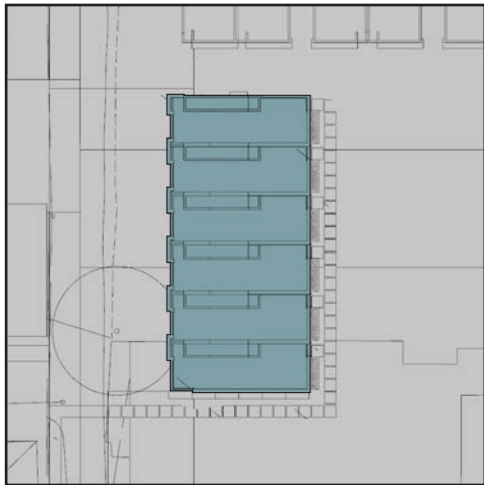
JUNE 21, 5 PM



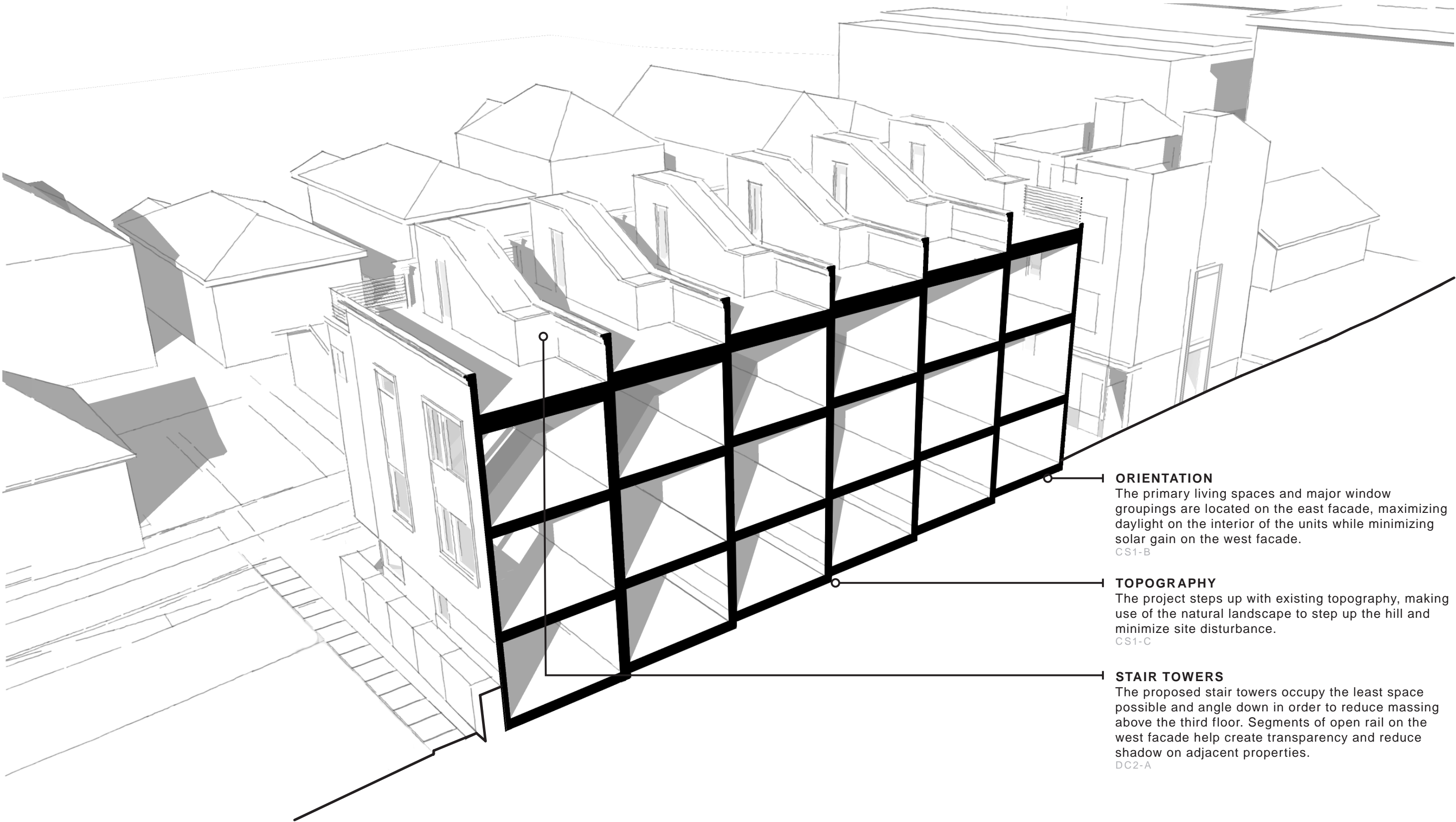
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



ORIENTATION
The primary living spaces and major window groupings are located on the east facade, maximizing daylight on the interior of the units while minimizing solar gain on the west facade.
CS1-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 occupy the least space possible and angle down in order to reduce massing above the third floor. Segments of open rail on the west facade help create transparency and reduce shadow on adjacent properties.
DC2-A

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



APPROACH FROM E SPRING ST

TRADITIONAL DETAILING I

Looking to the craftsman home tradition present in this neighborhood, this project incorporates traditional elements such as lap siding, cornicing, and window trim to better fit with the existing neighborhood pattern.

MASSING & MATERIALS I

Modulation and change in material above unit entries stands in contrast to the traditionally detailed mass of the building and promotes wayfinding on site. This modern-detailed volume also helps create unit separation and individuality.

GLAZING STRATEGY I

Large east-facing window groupings bring plentiful daylight into primary living spaces and activate the front facade of the units.



VIEW FROM SOUTHEAST CORNER



EAST (FRONT) ELEVATION

SITE RELATIONSHIPS

Massing shown is for adjacent parcel to the north currently in streamlined design review under project #3027669. A similar massing strategy, including the creation of a first story base with a 2-story, traditionally detailed upper volume, can be seen in this project.

HIGH QUALITY MATERIALS

Dark lap siding and rustic wood texture panel create the base of the units, adding finer detail to the pedestrian experience. The darker base also seeks to be in contrast with the lighter, traditional upper volumes.

WAYFINDING

In addition to the architectural modulation indicating entries, address numerals on the bioretention planters will face pedestrians as they follow the pedestrian pathway, facilitating wayfinding for both residents and visitors to the site.

LANDSCAPING

Planters with tall and lush plantings will frame each unit entry, while lower plantings will line the pedestrian pathway on the right, creating a variety of shapes and textures for the pedestrian experience.



VIEW OF UNIT ENTRIES



TRANSPARENCY

Large segments of open rail at the west facade help reduce perceived massing above the third floor and provide transparency for those using the decks.

GLAZING STRATEGY

Glazing on this facade is kept smaller with higher sill heights in order to reduce solar gain and maintain privacy between these units and the neighbors to the west.

MASSING & MODULATION

The same modulation strategy seen on the east facade is applied on the west facade, but in this case, the modulation also wraps under the cantilever, adding depth and material variation to the soffit and the west pedestrian experience.

VIEW FROM NORTHWEST CORNER



WEST (REAR) ELEVATION



AERIAL PERSPECTIVE