



Looking East from Broadway E

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Project Information

Address: 920 Broadway E, Seattle, WA 98102

Project Number: 3027817

Legal Description: YESLERS SARAH B 1ST ADD

Parcel #: 9831200595

Site Area: 5000sf

Zoning: LR1

Overlays: None

Misc: Detached ADU's, Freq Transit

ECA: None

Existing Use: Garage to be Demolished, SFR to be Preserved.

Max FAR: SFR 1.1, RH 1.2 Max, TH 1.1 Max, Apt 1.0

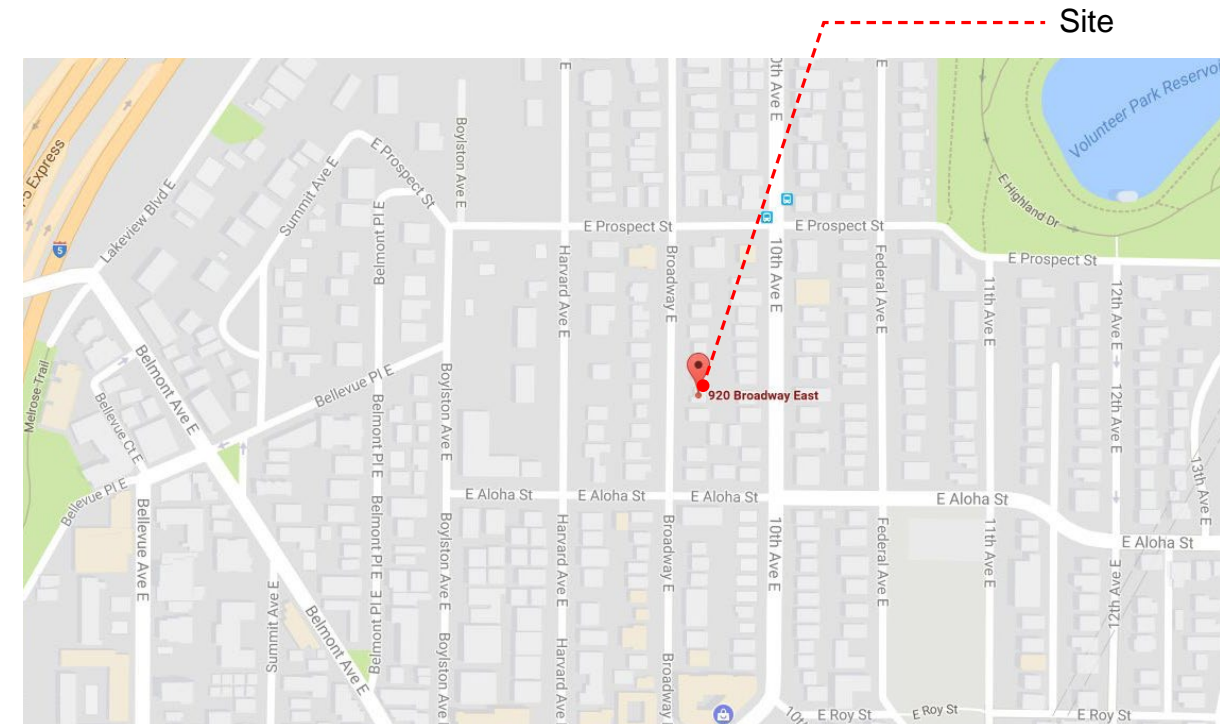
Max Density: SFR = 1/1600sf, RH = No Limit Max, TH = 1/1600sf Max, Apt = 1/2000sf (Dup & Tri Only)

Height: 30' Above AGP Allowed (18' if Cottage Housing)

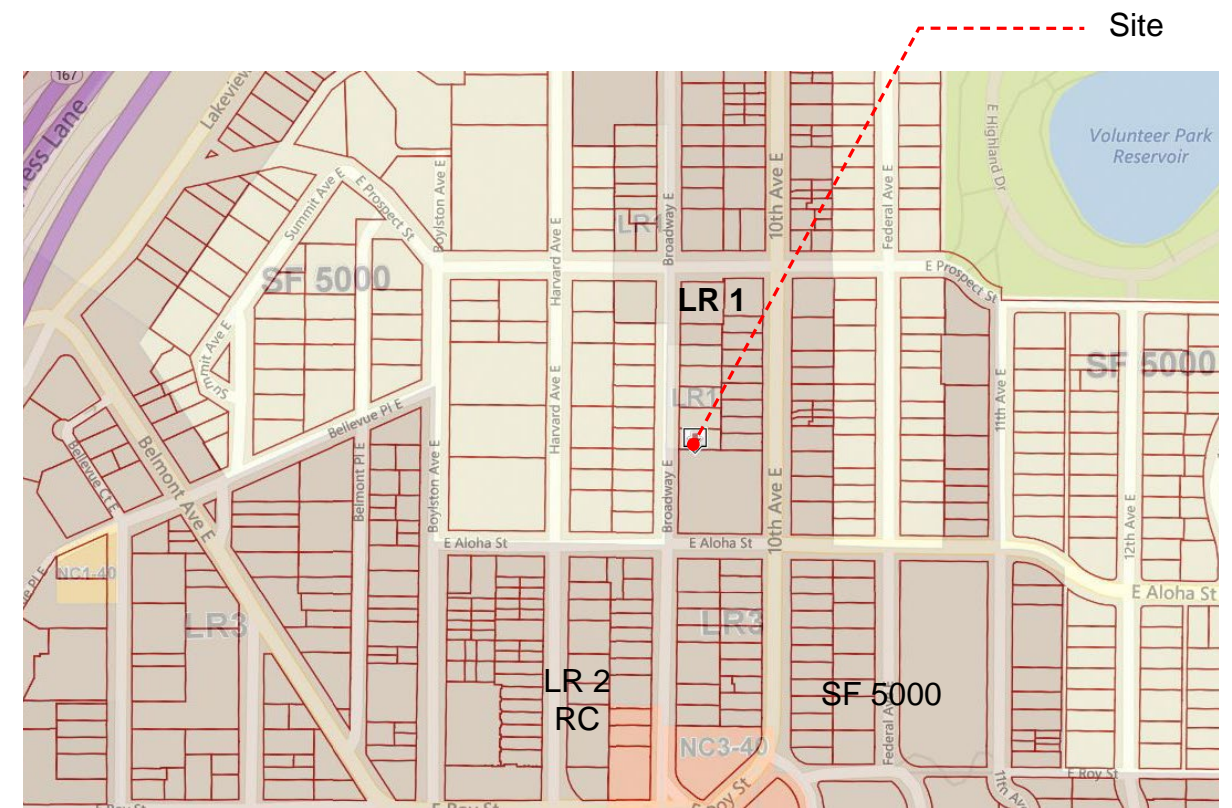
Proposed Project Description: Construction of 3 single family homes. Existing structure to be demolished.

Proposed Square Footage: 5,483 sf < 5,500sf, **Complies**

Parking: 50% Required (Freq Transit)



Context Map



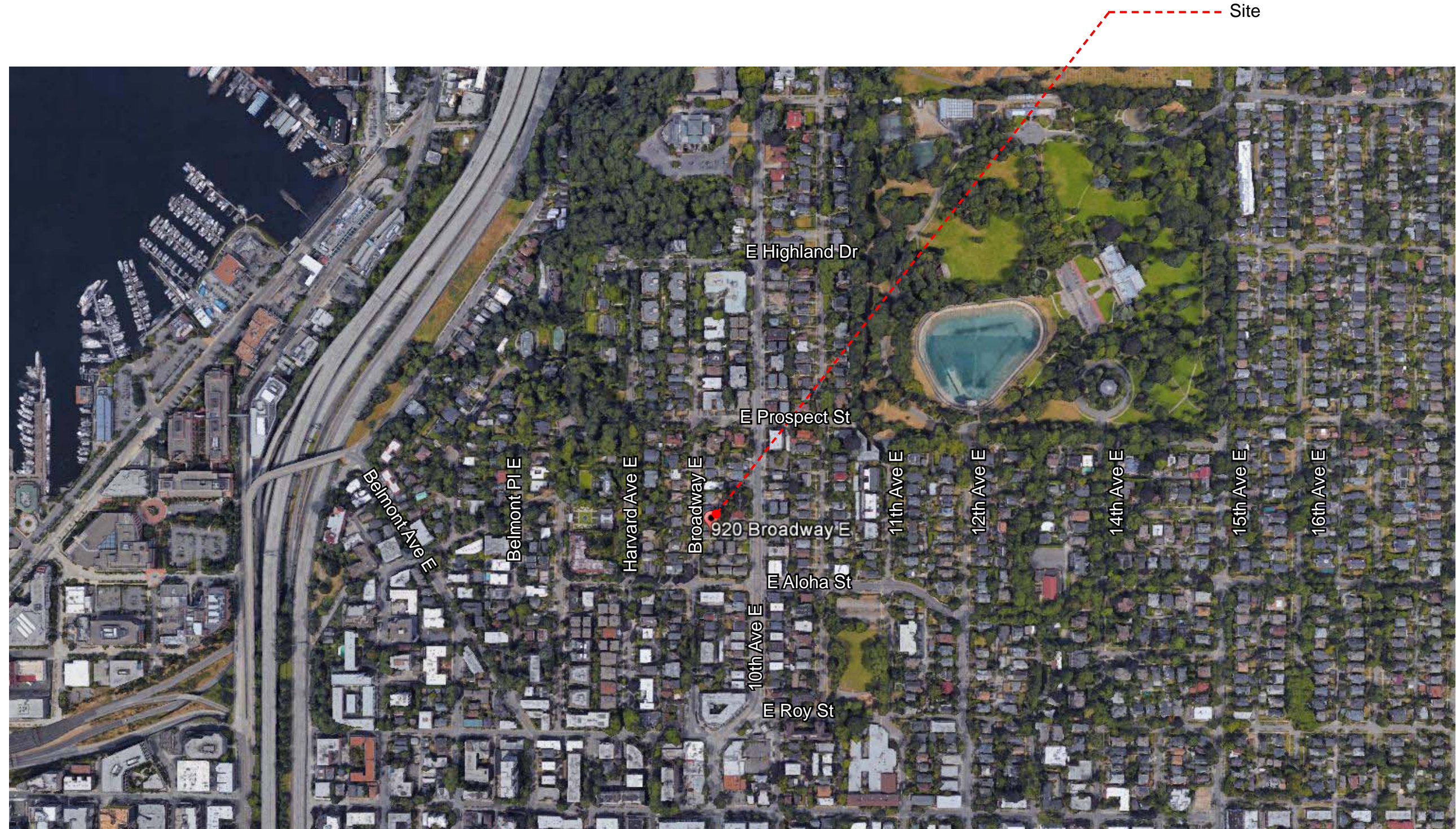
Zoning Map


Net Area Schedule (Inside Face of Wall)			
Number	Name	Area	Area Type
East SFR			
East SFR	Level 1	500 SF	Building Common Area
East SFR	Garage (Unheated)	194 SF	Building Common Area
East SFR	Level 2	595 SF	Building Common Area
East SFR	Level 3	595 SF	Building Common Area
East SFR: 4		1885 SF	
NW SFR			
NW SFR	Level 1	351 SF	Building Common Area
NW SFR	Garage (Unheated)	166 SF	Building Common Area
NW SFR	Level 2	616 SF	Building Common Area
NW SFR	Level 3	616 SF	Building Common Area
NW SFR	Roof PH	47 SF	Building Common Area
NW SFR: 5		1797 SF	
SW SFR			
SW SFR	Level 1	351 SF	Building Common Area
SW SFR	Garage (Unheated)	166 SF	Building Common Area
SW SFR	Level 2	616 SF	Building Common Area
SW SFR	Level 3	616 SF	Building Common Area
SW SFR	Roof PH	47 SF	Building Common Area
SW SFR: 5		1797 SF	
Grand total: 14		5479 SF	

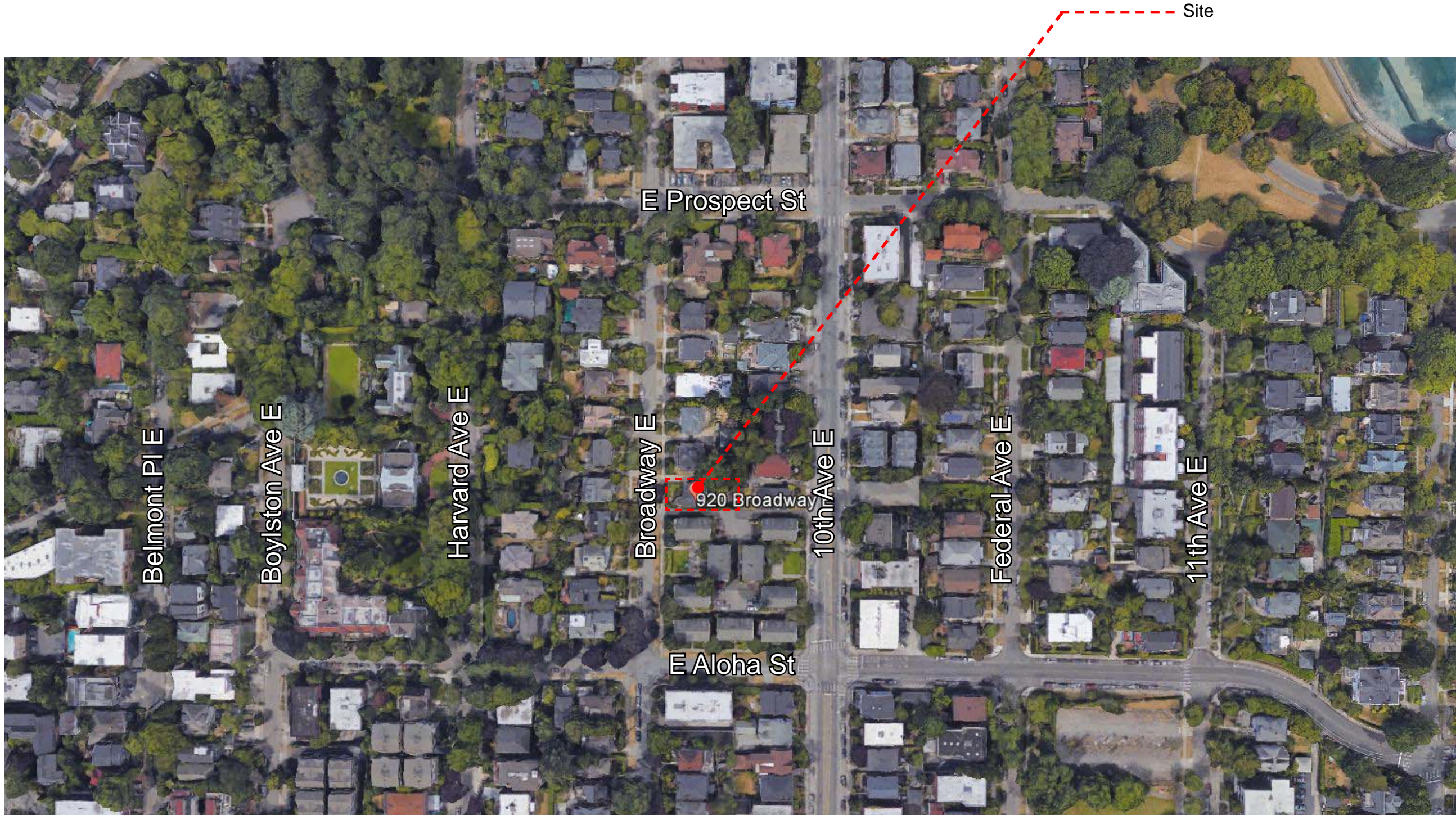
Max FAR: 5,000 x 1.1 = 5,500 sf Allowed

Proposed FAR: 5,483 sf

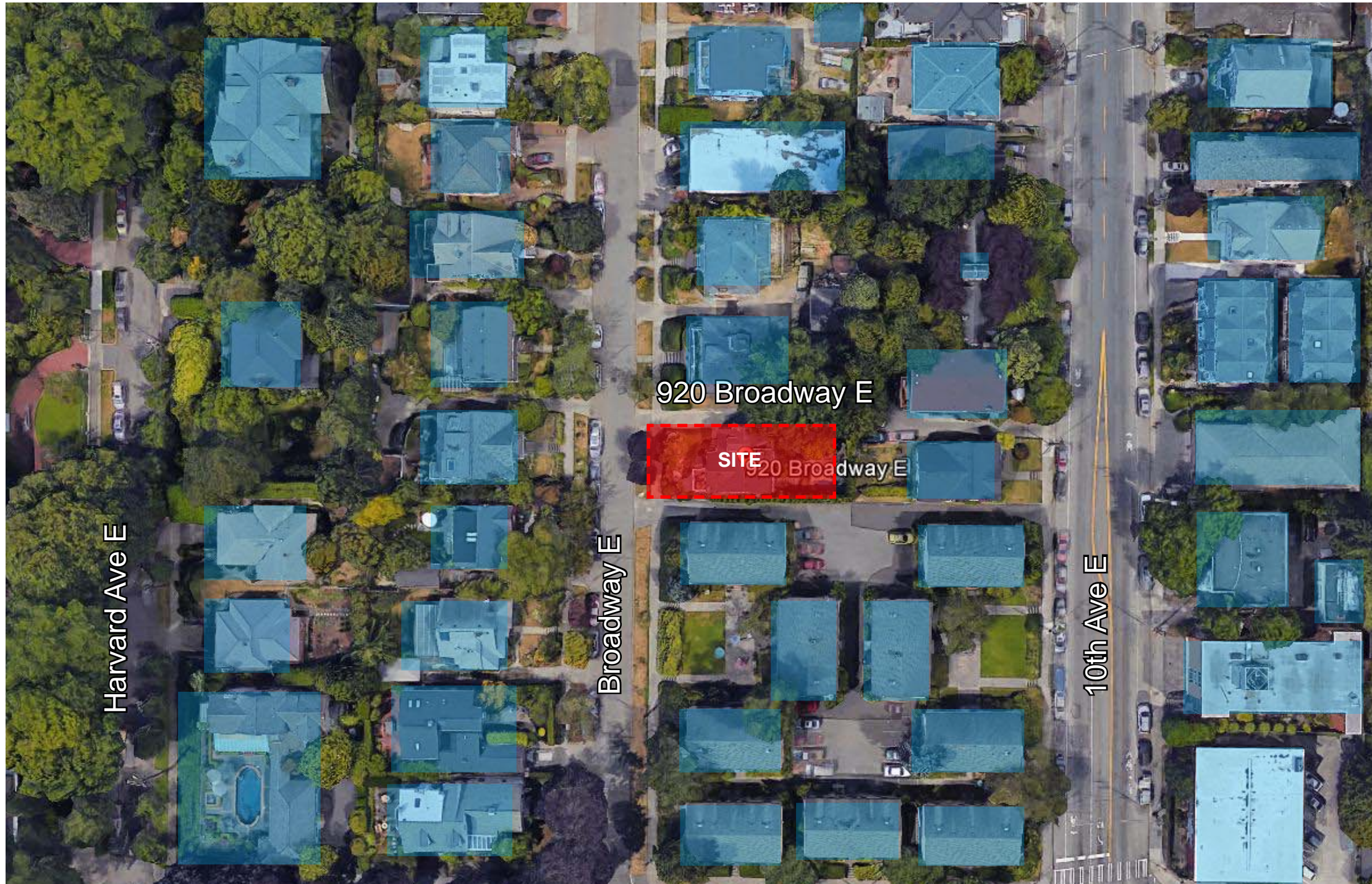
5,479 sf < 5,500 sf, **Complies**



Context Map 

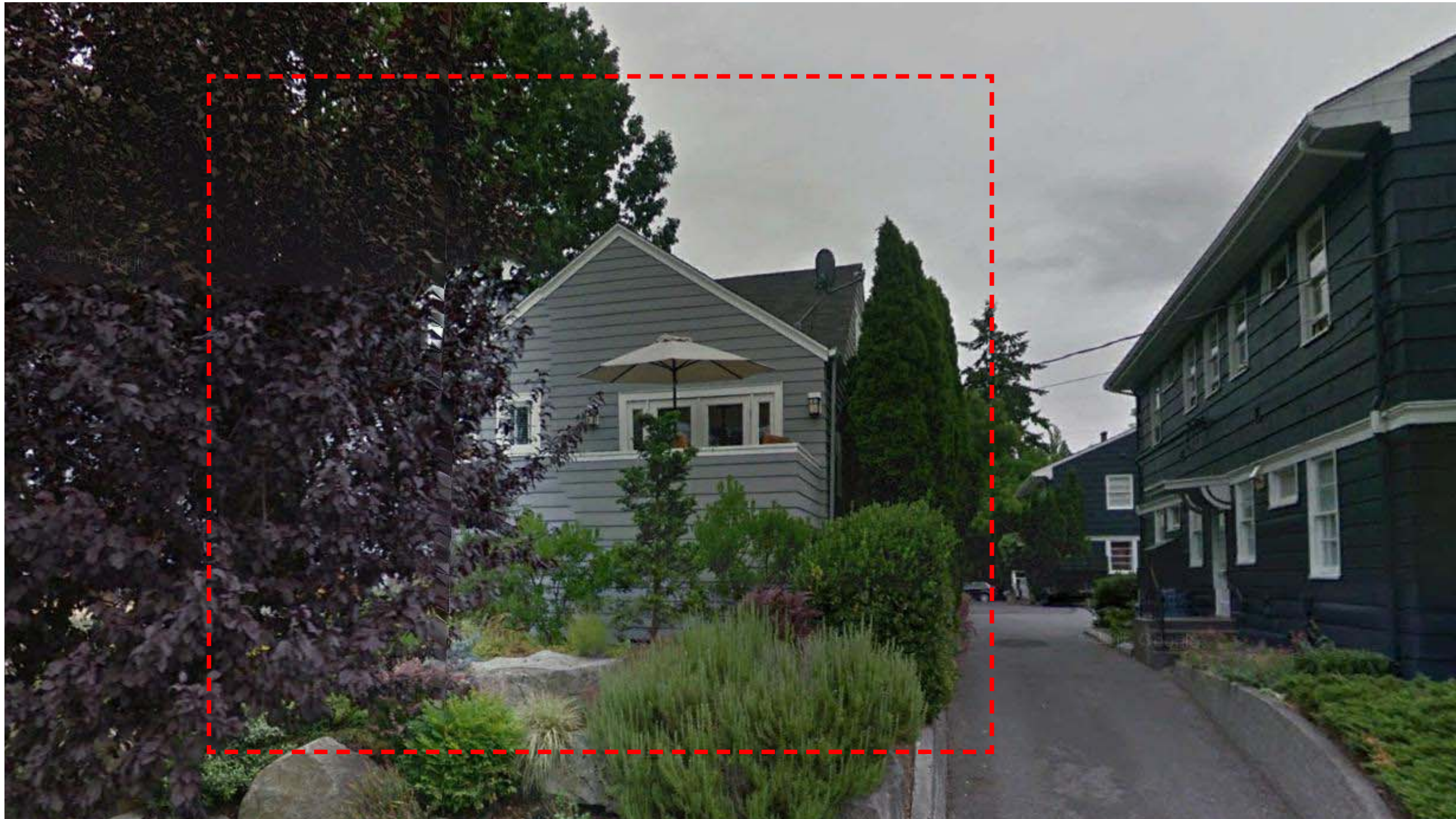


Context Map 



- Site
- Residential

Surrounding Use Map 



Looking East on Broadway E

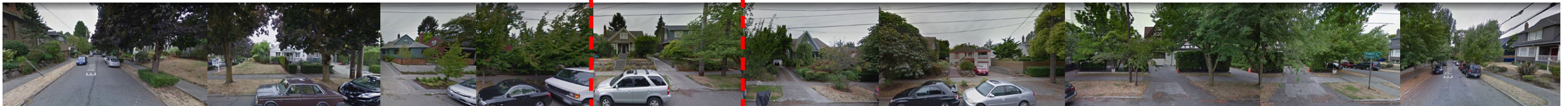


E Prospect St.

E Aloha St.

Site

Looking East on Broadway E



E Aloha St.

E Prospect St.

Across from Site

Looking West on Broadway E

<p>CS2. Urban Pattern and Form</p> <p>B. Adjacent Sites, Streets, and Open Spaces</p>	<p>Between the single-family residences there is an open motor court which leaves space for sunlight to penetrate the units on site as well as the properties to the north and south. Generous setbacks are also maintained for all adjusted property lines.</p>
<p>CS2. Urban Pattern and Form</p> <p>C. Relationship to the Block</p>	<p>The project is located at mid-block so the street edge presence is what we focused on the most. We propose smaller windows on facades facing adjacent lots which provide privacy and respect to future neighbors.</p>
<p>CS3. Architectural Context and Character</p> <p>A. Emphasizing Positive Neighborhood Attributes</p>	<p>Emphasizing the character of Capitol Hill the three buildings utilize more traditional materials such as brick. The scale of the roof, balconies, and openings at the street are 3 additional items we focused on for scale.</p>
<p>PL1. Connectivity</p> <p>B. Walkways and Connections</p>	<p>The site features three points of access off of Broadway E. One path to each of the front SFRs as well as a driveway between the two homes leading to the single-family residence to the East.</p>
<p>PL2. Walkability</p> <p>A. Accessibility</p>	<p>Every unit has paved access from the street to their private entry. All entries are located on ground level which provides easy access for ADA purposes.</p>
<p>PL2. Walkability</p> <p>B. Safety and Security</p>	<p>Each individual unit has its own private covered entry to help distinguish the unit entrances. At night, each of the entry canopies will be illuminated with a light fixture soffit. Lighting softly washes the level 1 walls as well from overhangs above.</p>
<p>PL3. Street- Level Interaction</p> <p>B. Residential Edges</p>	<p>Vegetation will be provided along the western edge of the lot to create privacy for the units and filter light/sound from vehicles traveling along Broadway E. It also creates a warm garden atmosphere for passers by.</p>
<p>DC2. Architectural Concept</p> <p>A. Massing</p>	<p>The front buildings create a strong butterfly symmetry which leads through to the single-family residence on the East side. This emphasizes a formal and dignified presence to the street, while letting the materials express the character of the area.</p>
<p>DC2. Architectural Concept</p> <p>B. Architectural and Façade Composition</p>	<p>The front facades express orientation out to Broadway E, but include the fin wall on the inner face to create privacy between the units, as well as protect from glare on the glazed portions of the facade.</p>
<p>DC2. Architectural Concept</p> <p>C. Secondary Architectural Features</p>	<p>Secondary features include vertical wood panels marking the entrances of the units with wood canopies acting as a fold with the panels; as well as glazing along the vertical circulation to express in interior program in non-private areas.</p>
<p>DC4. Exterior Elements and Materials</p> <p>A. Exterior Elements and Finishes</p>	<p>The materials help express much of the surrounding residential character, homes constructed of brick and wood. By combining traditional materials such as brick with contemporary materials such as corrugated metal and corten steel the project blends well with the evolving context.</p>

Adjustment Requests

#	Adjustment Request	Code Requirements	Explanation for Adjustment
1	Adjustment to reduce the side setback for a structure >40' long. Allowed: 7' Avg, 5' Min. Proposed: 5' Avg, 5' Min (28.5% decrease).	SMC. 23.45.518.A Side setback for facades greater than 40 feet in length for Townhouse developments (7 average; 5 minimum)	The adjustment helps to maintain lower FAR units using homes versus a more dense townhouse/rowhouse scheme, while still providing generous setbacks to the adjacent lot lines and adequate open space.
2	Adjustment to increase max facade length allowed within 15' of each side lot line. Allowed: 65%, 65'. Proposed: 66.5' (2.3% increase).	SMC. 23.45.527.B The maximum combined length of all portions of façades 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, except as specified in subsection 23.45.527.B.2.	This is also helping to maintain the use of SFRs without pushing any further into the side setbacks. Furthermore this facilitates the preservation of the existing exceptional tree on the North side of the site by allowing a little more mass to the West of the tree.
3	Adjustment to reduce distance between the front SFRs at levels 2 and 3. Allowed: 10', Proposed: 6.5' (35% reduction).	SMC 23.45.518.F In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet, except for cottage housing developments, and principal structures separated by a driveway or parking aisle.	The adjustment helps to make FAR feasible without any impact to the surrounding context. The program along the interior facades are more private so that views are not as critical in these zones.
4	Adjustment to reduce the distance between structures separated by a driveway at level 1 of the front SFR's. Allowed: 12'. Proposed 10' (17% reduction).	SMC 23.45.518.F In LR and MR zones, if principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures is 2 feet greater than the required width of the driveway or parking aisle, provided that the separation is not required to be any greater than 24 feet. If principal structures are separated by a driveway or parking aisle, projections that enclose floor area may extend a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.	This reduction allows minimum clearance needed for the program provided at level one while still leaving sufficient room for vehicles to comfortably pass through.

Frequent Transit



Frequent Transit Requirements

1. Frequent transit stop within 1,320ft of property
2. Transit service headways in at least one direction of 15 minutes or less for at least 12 hours per day, 6 days per week
3. Transit service headways of 30 minutes or less for at least 18 hours every day.

Proposed

1. Frequent transit stop is 676ft from the property, 676ft < 1,320ft, Complies
2. Transit service headways in at least one direction of 15 minutes or less for at least 12 hours per day, 6 days per week, Complies
3. Transit service headways of 30 minutes or less for at least 18 hours every day, Complies

Weekday

10th Ave E & E Prospect St
Stop # 11010 - S bound

Schedule for July 6, 2017. For real-time arrival info, [click here](#)
Jump to route: [49](#)

49 - Downtown Seattle Broadway

Hour: Minute
AM 6: 15 45
6: 17 28 41 53
7: 07 19 31 44 56
8: 07 19 31 43 55
9: 07 17 29 41 53
10: 05 17 29 41 53
11: 05 17 29 41 53
PM 12: 05 18 30 42 54
1: 06 18 30 42 54
2: 06 18 30 42 54
3: 06 18 28 40 52
4: 04 16 28 40 51
5: 03 15 27 39 51
6: 03 15 25 37 42 55
7: 10 25 30 40 52
8: 12 22 27 42 52
9: 13 28 43 58
10: 13 28 43 58
11: 13 28 38 53
AM 12: 09 24 39 55 59
1: 24 52
3: 12
4: 27

Saturday

10th Ave E & E Prospect St
Stop # 11010 - S bound

Schedule for July 8, 2017. For real-time arrival info, [click here](#)
Jump to route: [49](#)

49 - Downtown Seattle Broadway

Hour: Minute
AM 6: 08 31 48
7: 03 18 32 45 52
8: 09 21 33 45 56
9: 08 19 30 42 54
10: 06 18 30 42 54
11: 06 18 30 43 55
PM 12: 07 19 31 43 55
1: 07 19 31 43 56
2: 08 20 32 44 56
3: 08 20 32 44 56
4: 08 20 32 44 56
5: 07 19 31 43 55
6: 07 19 31 43 58
7: 08 13 28 43 55 58
8: 13 28 43 58
9: 15 30 45
10: 01 16 31 46
11: 01 16 31 46
AM 12: 01 16 31 46 56
1: 26 52
3: 12
4: 29

Sunday

10th Ave E & E Prospect St
Stop # 11010 - S bound

Schedule for July 2, 2017. For real-time arrival info, [click here](#)
Jump to route: [49](#)

49 - Downtown Seattle Broadway

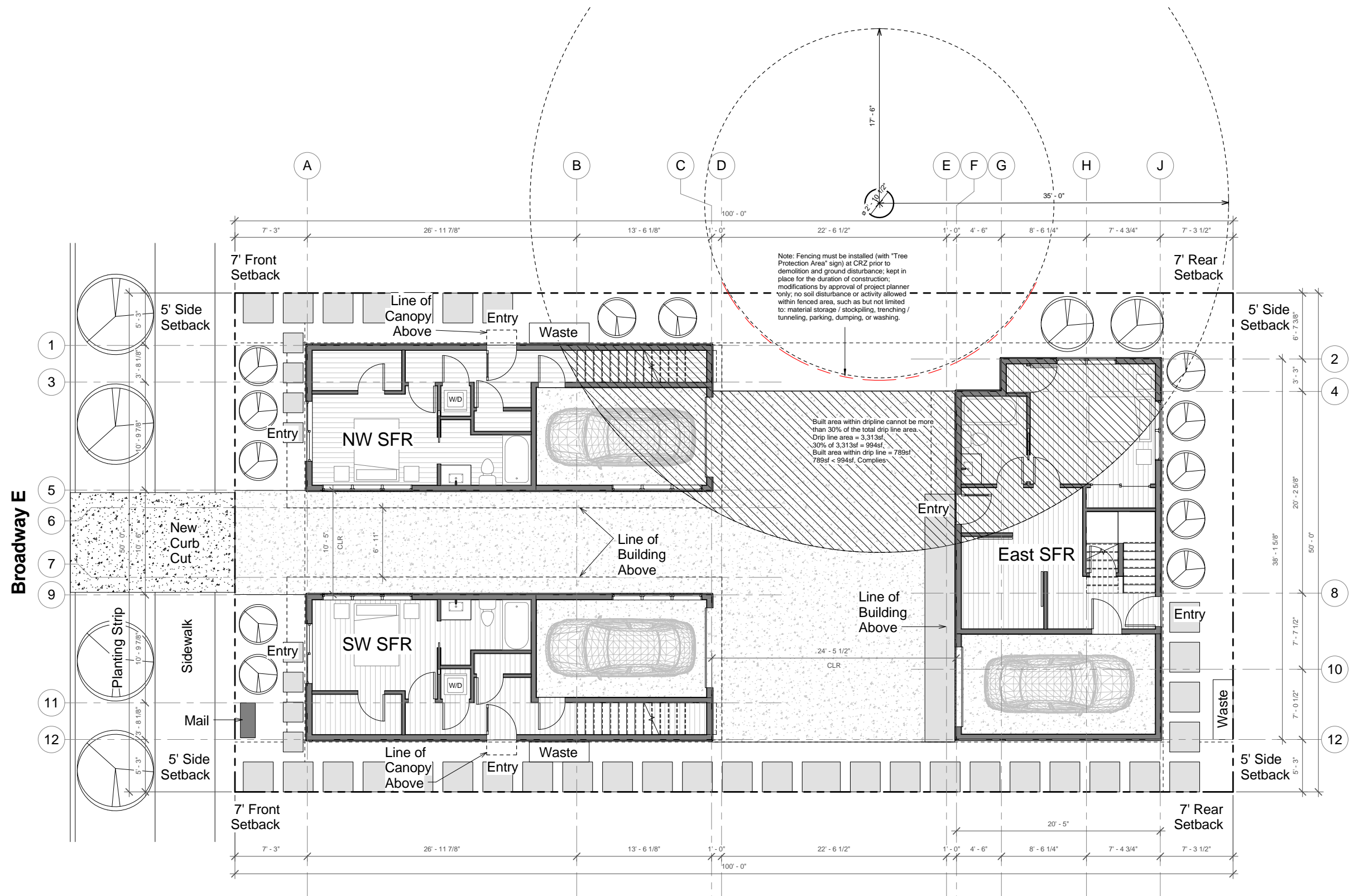
Hour: Minute
AM 6: 15 46
7: 18 49
8: 20 35 50
9: 04 19 34 49
10: 04 20 35 50
11: 05 20 35 50
PM 12: 05 20 35 50
1: 06 21 36 51
2: 06 21 36 51
3: 06 21 36 51
4: 06 21 36 51
5: 06 21 35 50
6: 05 20 33 45
7: 00 15 31 46
8: 01 17 32 47
9: 03 18 33 48
10: 03 18 43
11: 13 43
AM 12: 13 33 58
1: 20 59
3: 14
4: 27



Looking East from Broadway E

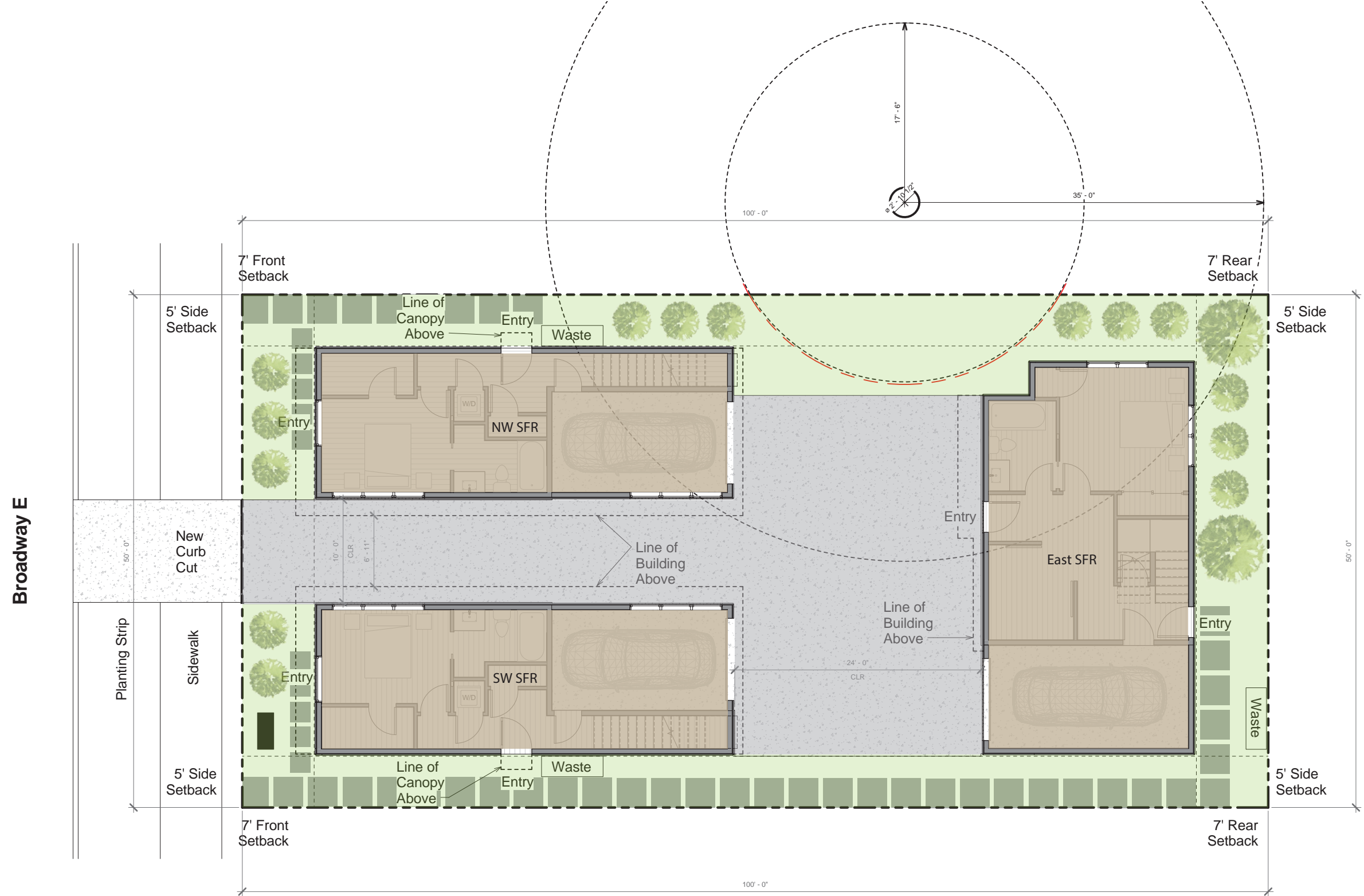


Looking North East from South Lot Line



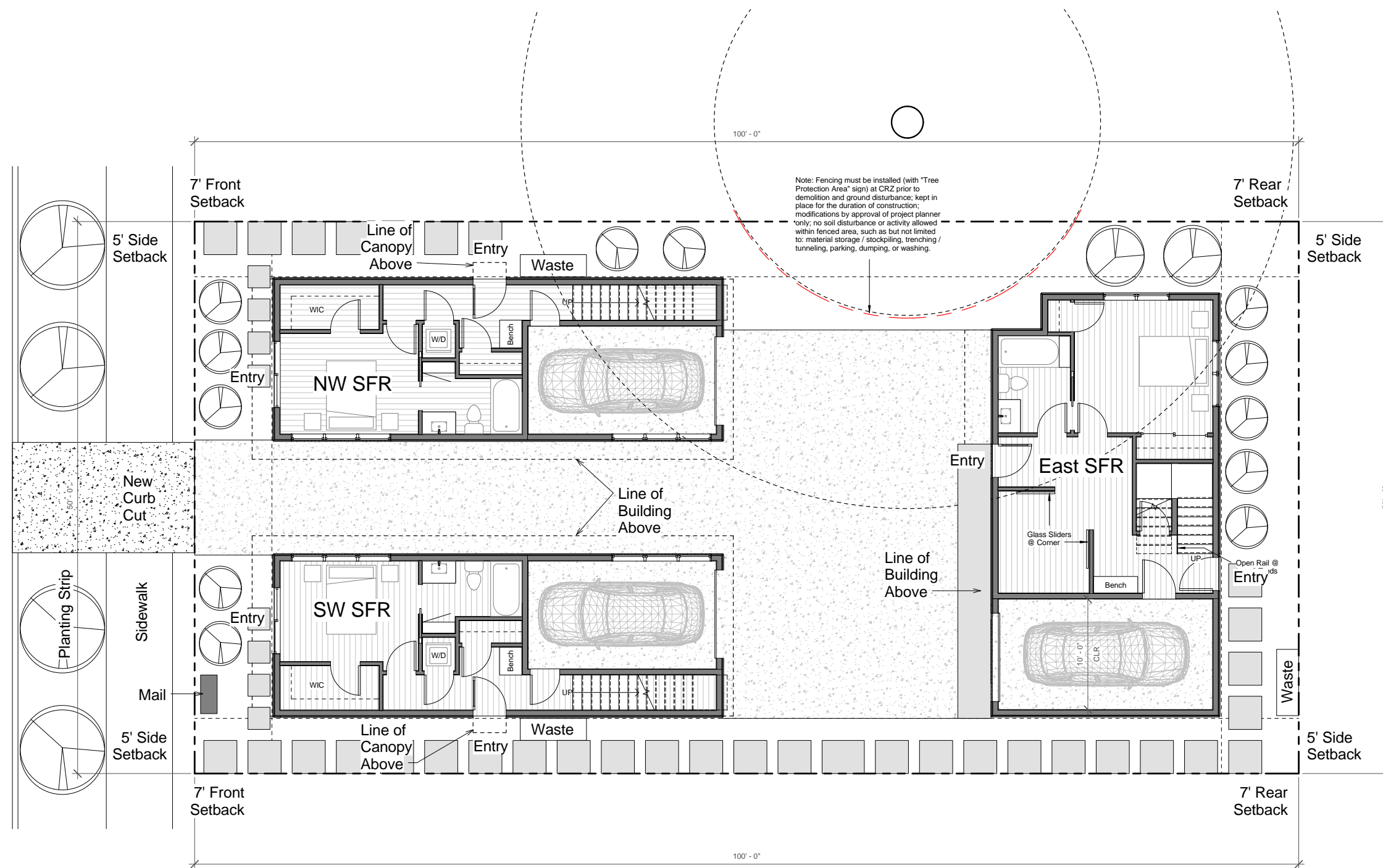
Site Plan
 1/8" = 1'-0"





Landscape Plan
 1/8" = 1'-0"





Level 1 Plan
 1/4" = 1'-0"



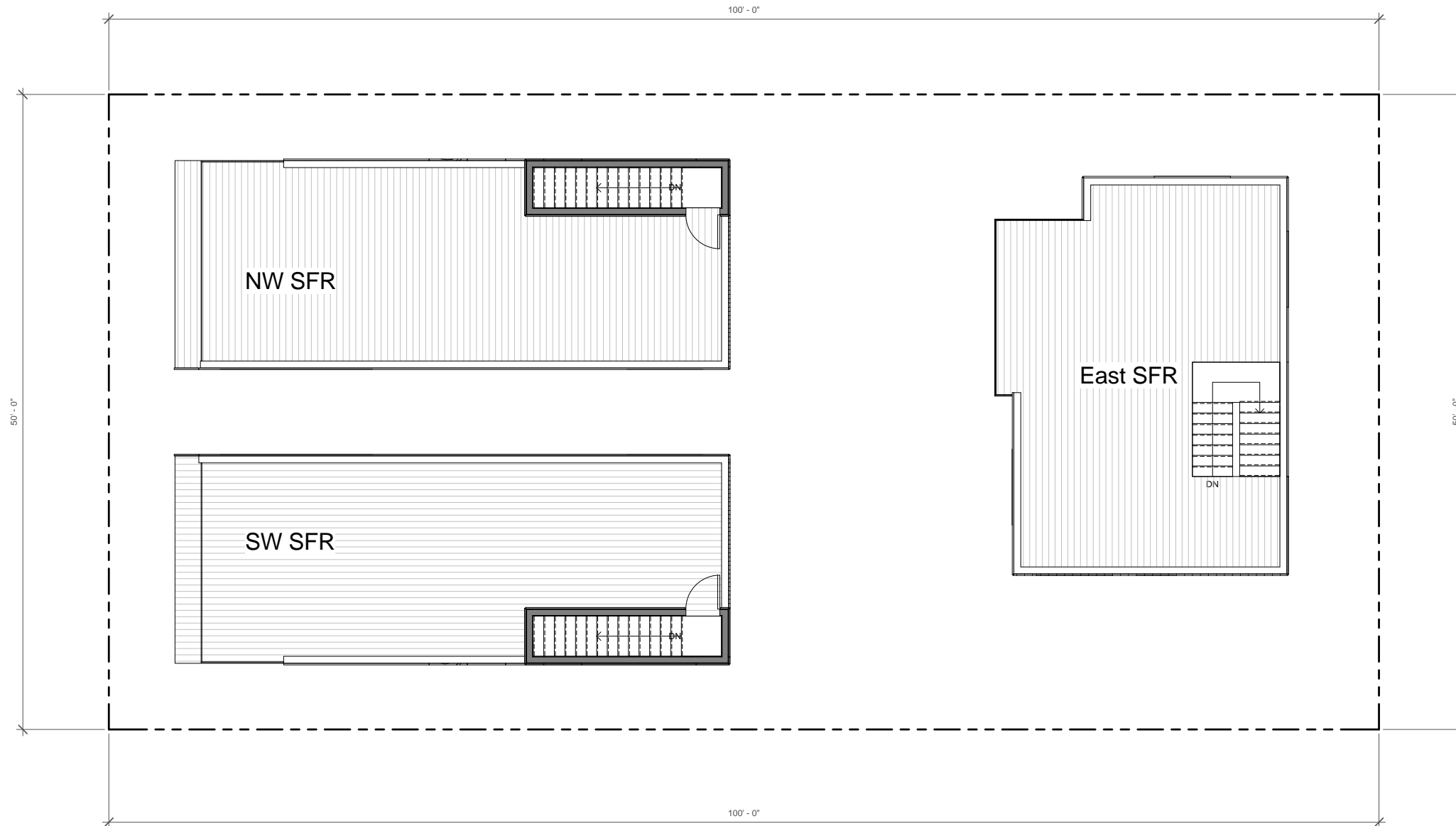
Level 2 Plan
 1/4" = 1'-0"





Level 3 Plan
 1/4" = 1'-0"





Roof Deck Plan
1/4" = 1'-0"





West Elevation - NW SFR & SW SFR

1/4" = 1'-0"

Material Legend

- 1. White Brick w/ Gray Grout
- 2. Black Brick w/ Gray Grout
- 3. Corten Panels
- 4. Wood Composite Panels
- 5. Black Fiber Cement Panels
- 6. White Fiber Cement Panels
- 7. Wood Composite Vertical Tongue & Groove Cladding
- 8. Black Vinyl Windows
- 9. Aluminum & Glass Rail
- 10. Black Powder Coated Aluminum Rail



SW SFR

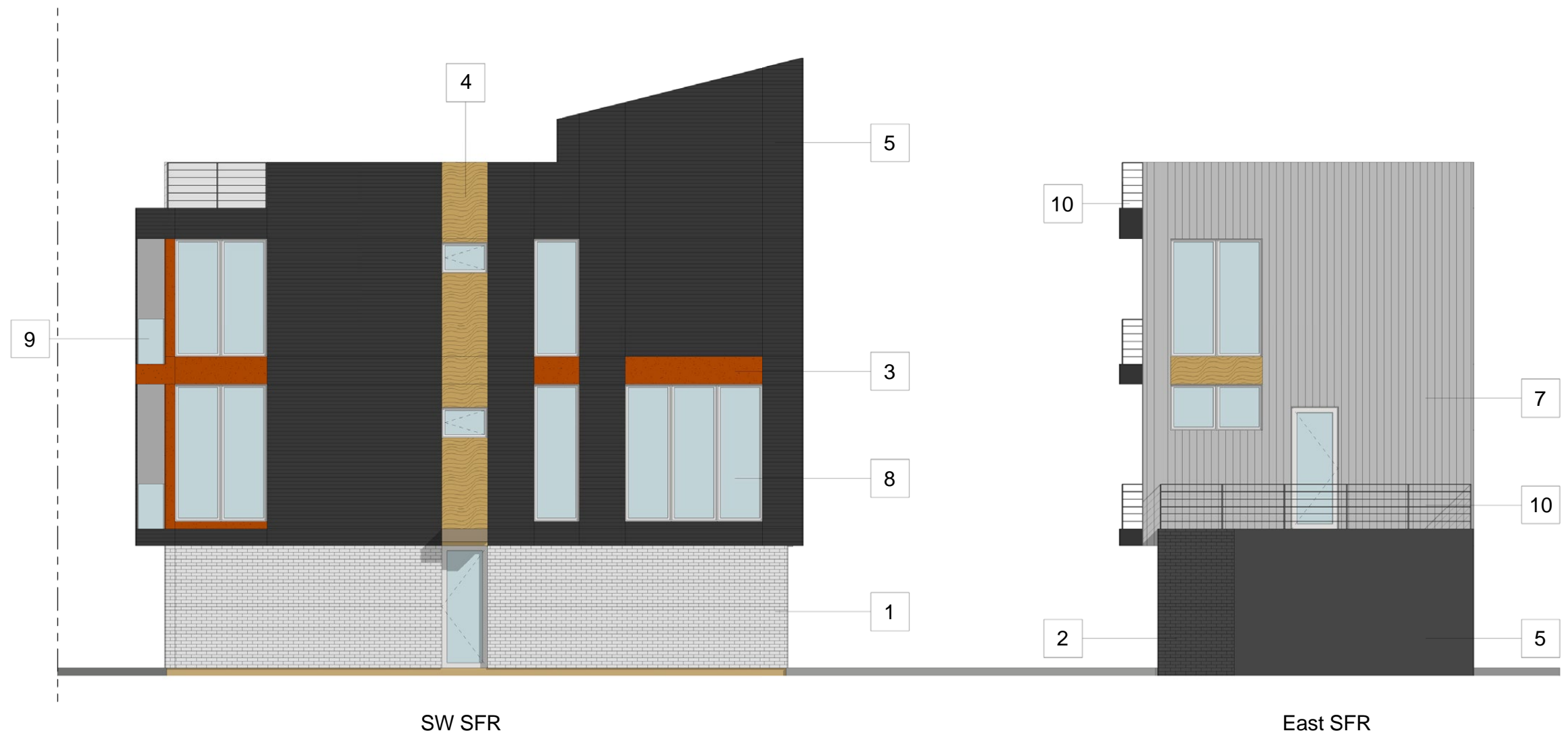
NW SFR

East Elevation - NW SFR & SW SFR

1/4" = 1'-0"

Material Legend

- 1. White Brick w/ Gray Grout
- 2. Black Brick w/ Gray Grout
- 3. Corten Panels
- 4. Wood Composite Panels
- 5. Black Fiber Cement Panels
- 6. White Fiber Cement Panels
- 7. Wood Composite Vertical Tongue & Groove Cladding
- 8. Black Vinyl Windows
- 9. Aluminum & Glass Rail
- 10. Black Powder Coated Aluminum Rail



South Elevation
1/4" = 1'-0"

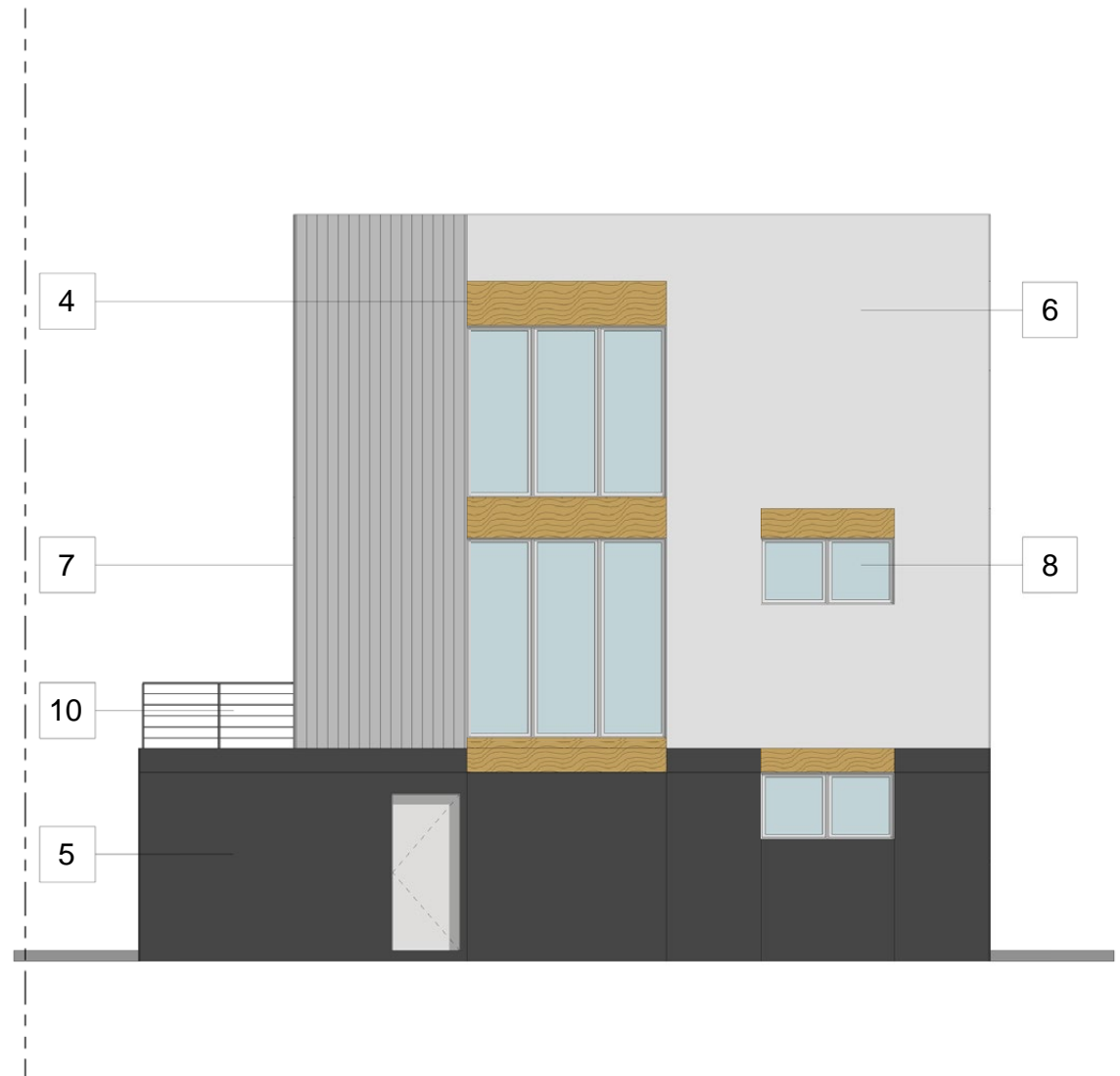
Material Legend

- 1. White Brick w/ Gray Grout
- 2. Black Brick w/ Gray Grout
- 3. Corten Panels
- 4. Wood Composite Panels
- 5. Black Fiber Cement Panels
- 6. White Fiber Cement Panels
- 7. Wood Composite Vertical Tongue & Groove Cladding
- 8. Black Vinyl Windows
- 9. Aluminum & Glass Rail
- 10. Black Powder Coated Aluminum Rail



North Elevation
 1/4" = 1'-0"

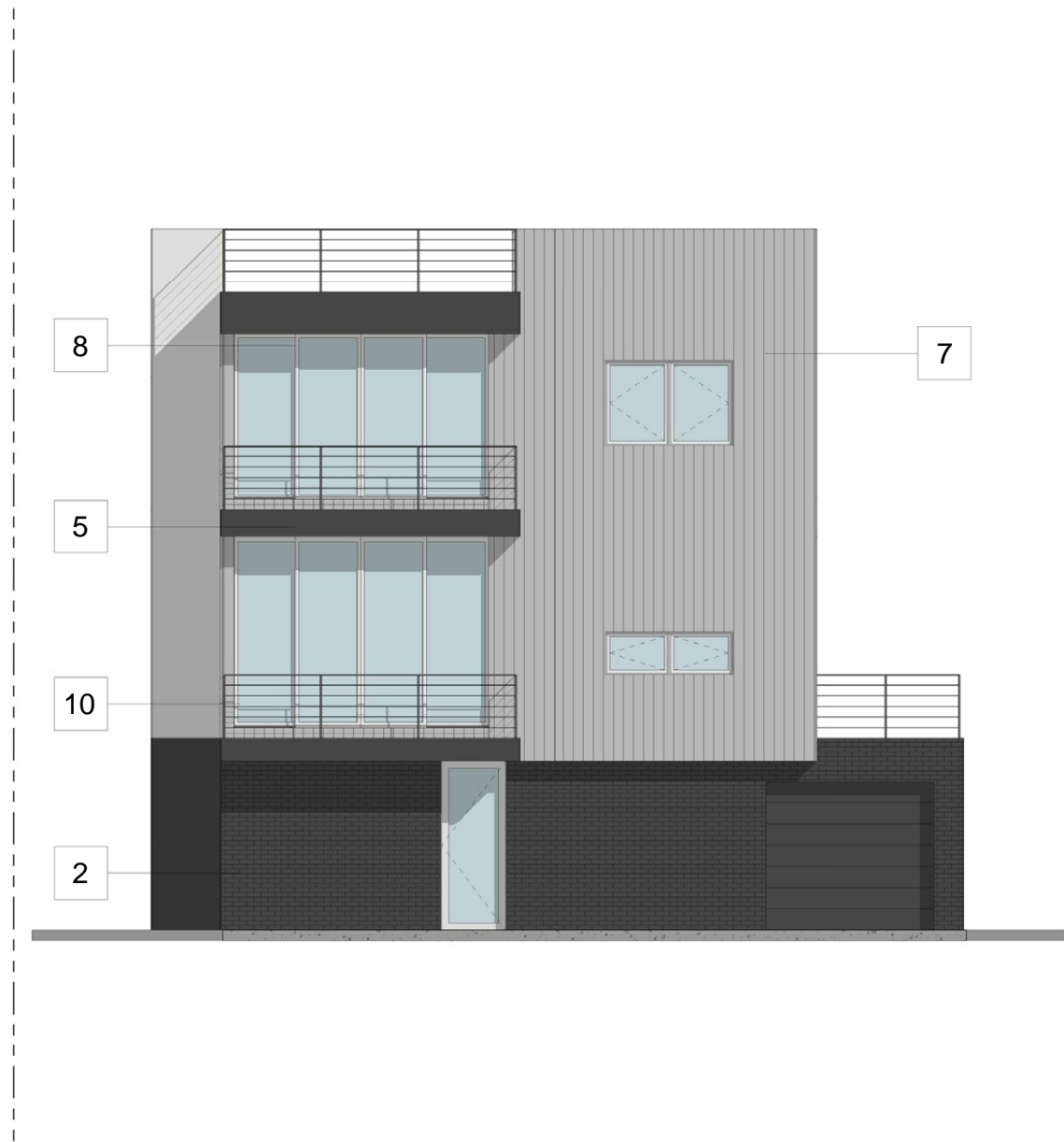
- Material Legend**
- 1. White Brick w/ Gray Grout
 - 2. Black Brick w/ Gray Grout
 - 3. Corten Panels
 - 4. Wood Composite Panels
 - 5. Black Fiber Cement Panels
 - 6. White Fiber Cement Panels
 - 7. Wood Composite Vertical Tongue & Groove Cladding
 - 8. Black Vinyl Windows
 - 9. Aluminum & Glass Rail
 - 10. Black Powder Coated Aluminum Rail



East Elevation - East SFR
 1/4" = 1'-0"

Material Legend

- 1. White Brick w/ Gray Grout
- 2. Black Brick w/ Gray Grout
- 3. Corten Panels
- 4. Wood Composite Panels
- 5. Black Fiber Cement Panels
- 6. White Fiber Cement Panels
- 7. Wood Composite Vertical Tongue & Groove Cladding
- 8. Black Vinyl Windows
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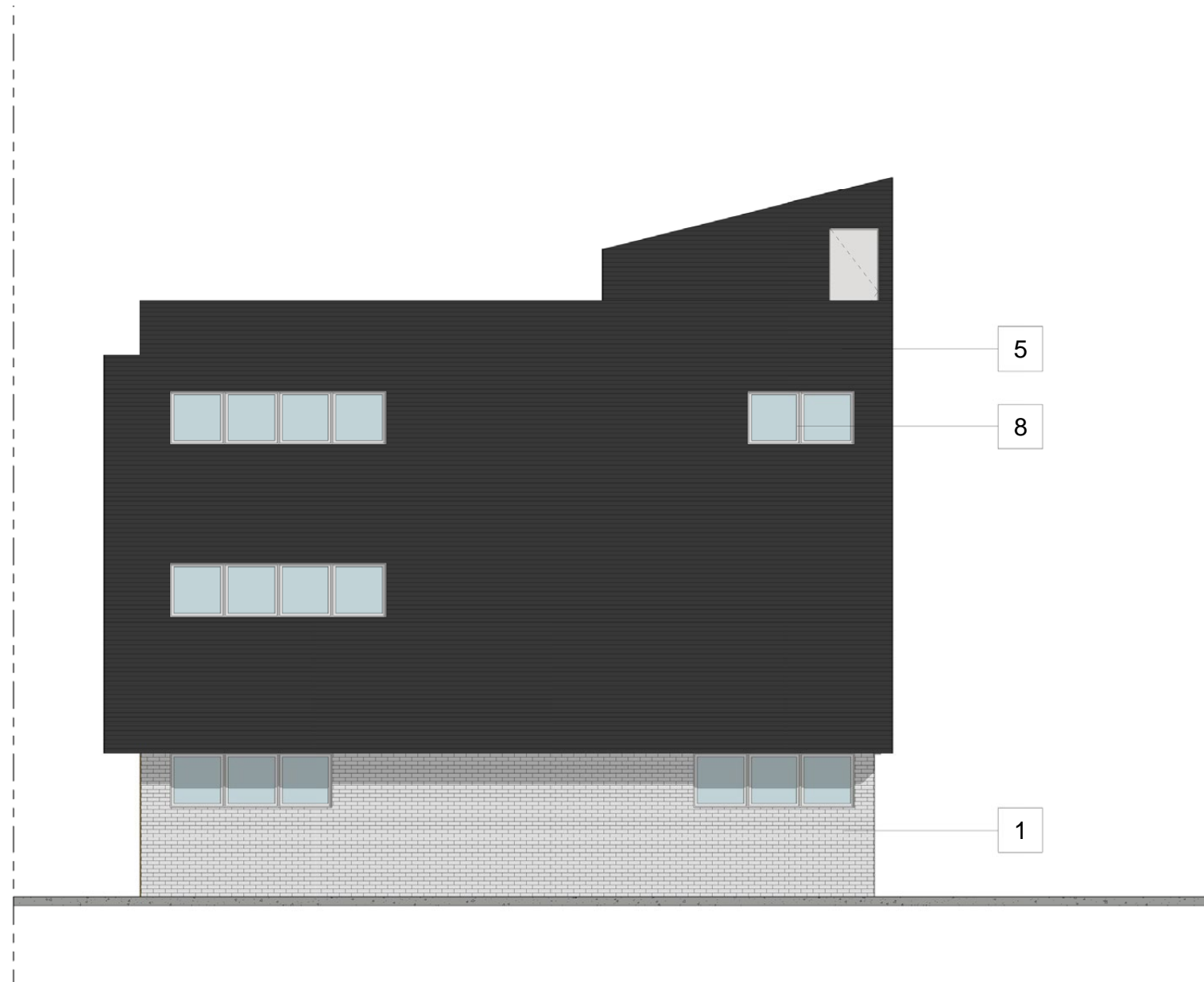


West Elevation - East SFR

1/4" = 1'-0"

Material Legend

- 1. White Brick w/ Gray Grout
- 2. Black Brick w/ Gray Grout
- 3. Corten Panels
- 4. Wood Composite Panels
- 5. Black Fiber Cement Panels
- 6. White Fiber Cement Panels
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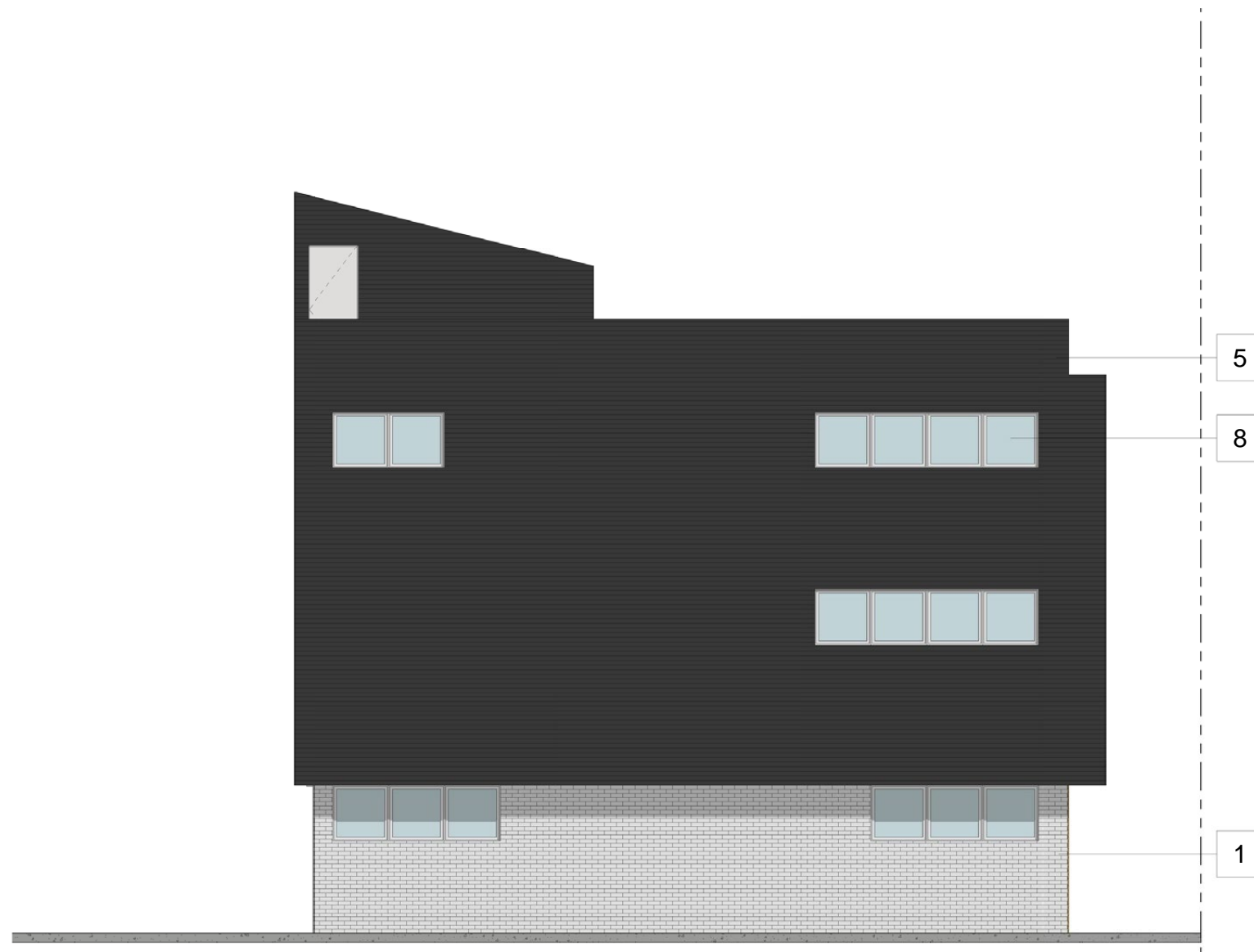


South Elevation - NW SFR

1/4" = 1'-0"

Material Legend

- 1. White Brick w/ Gray Grout
- 2. Black Brick w/ Gray Grout
- 3. Corten Panels
- 4. Wood Composite Panels
- 5. Black Fiber Cement Panels
- 6. White Fiber Cement Panels
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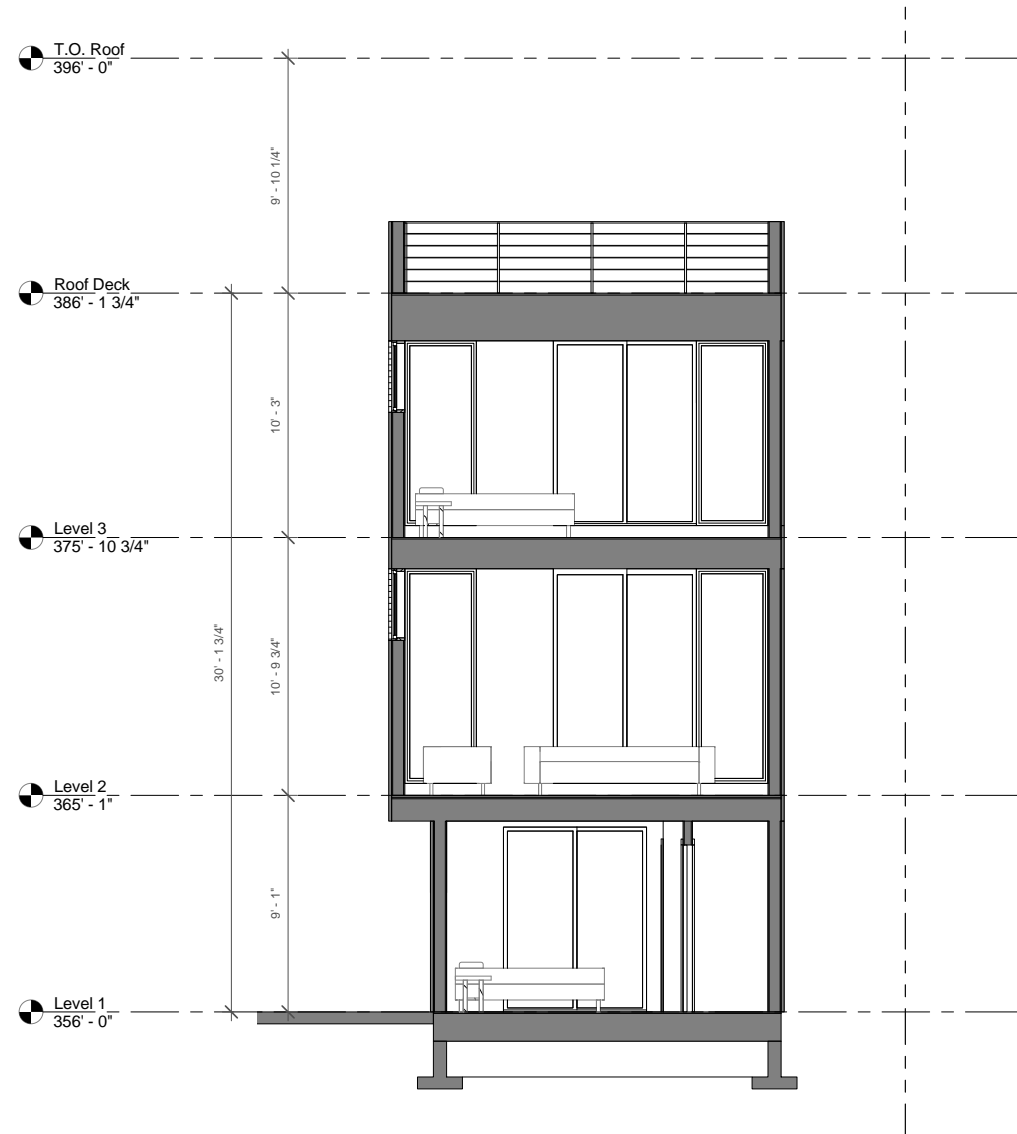


North Elevation - SW SFR

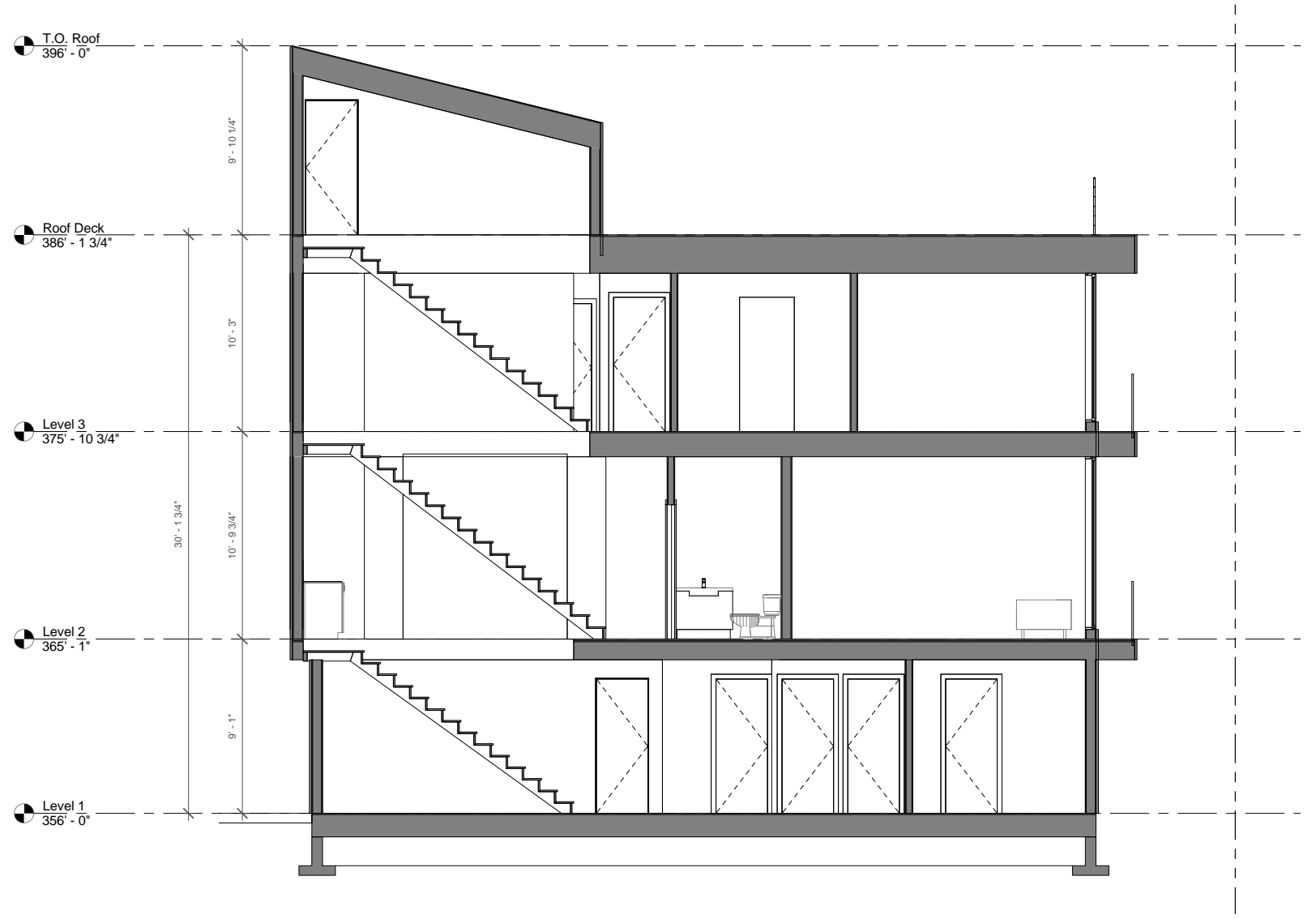
1/4" = 1'-0"

Material Legend

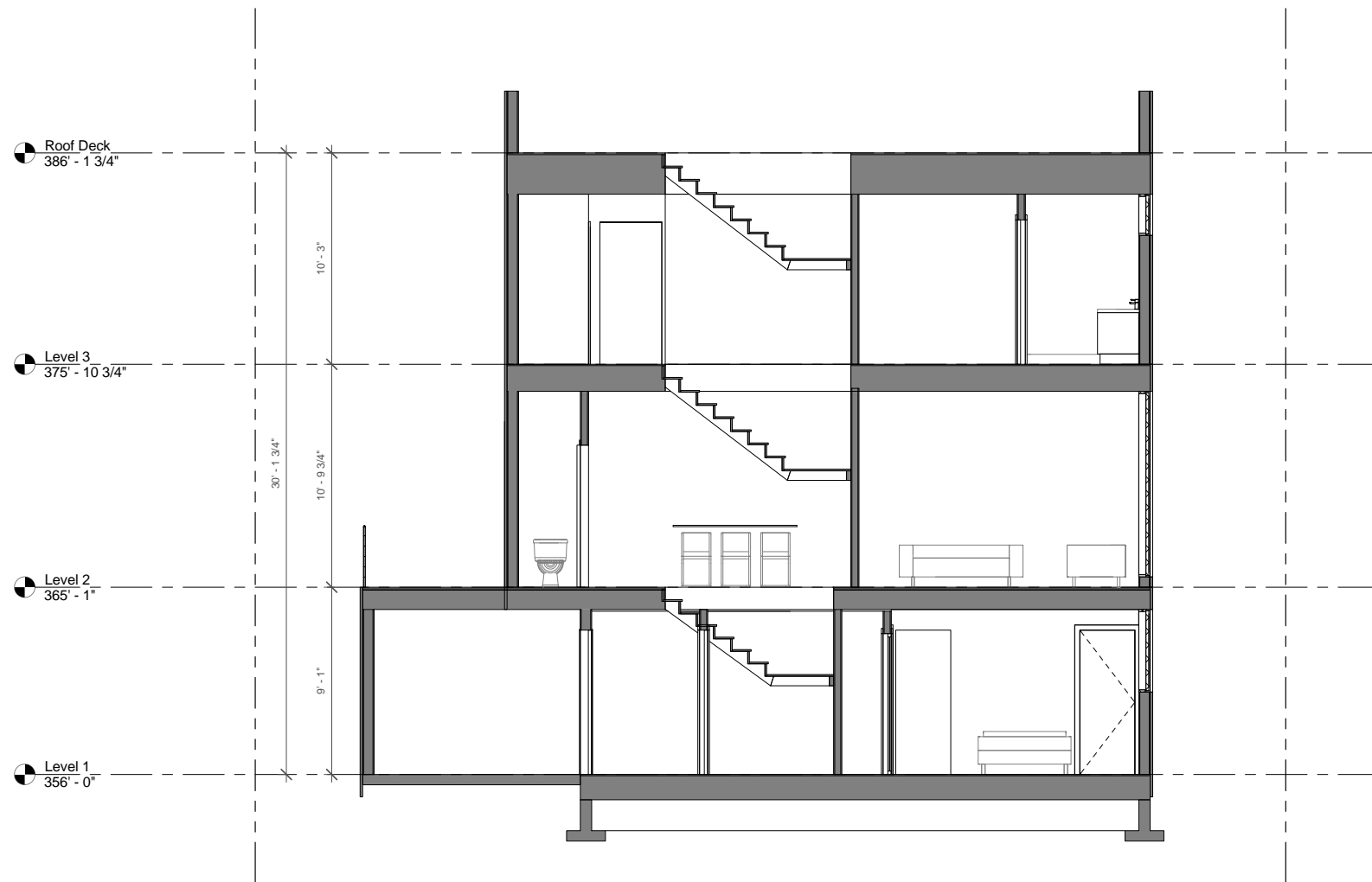
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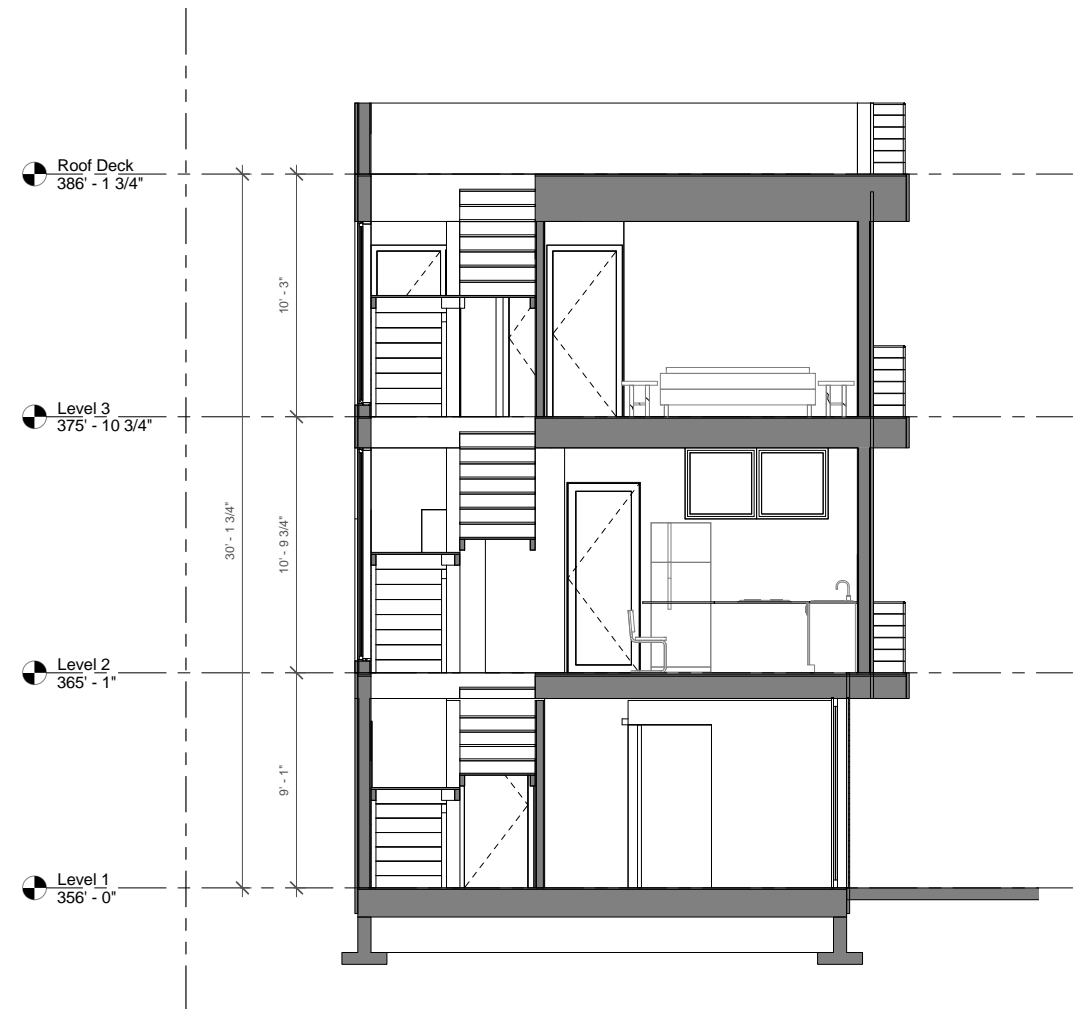
N-S Section - NW SFR & SW SFR
 1/4" = 1'-0"



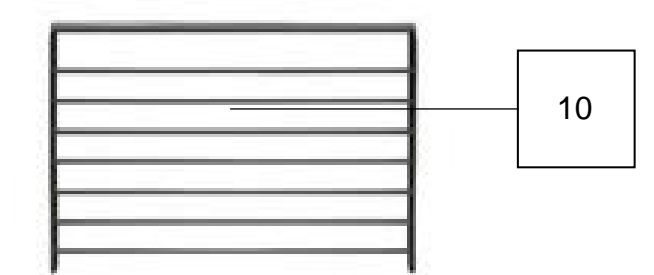
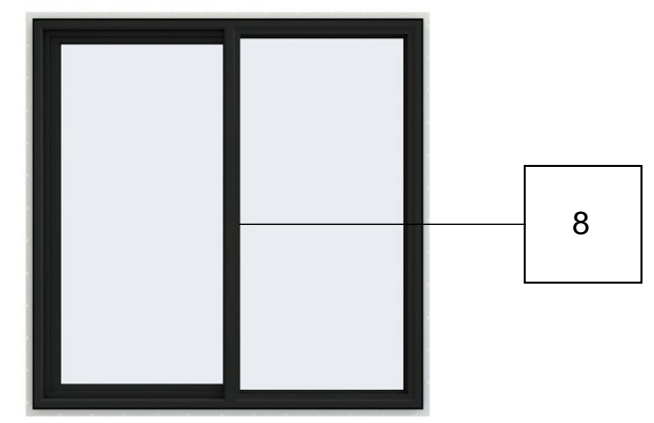
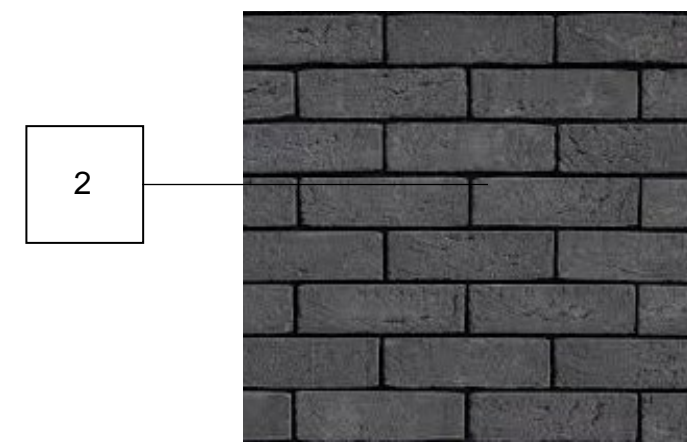
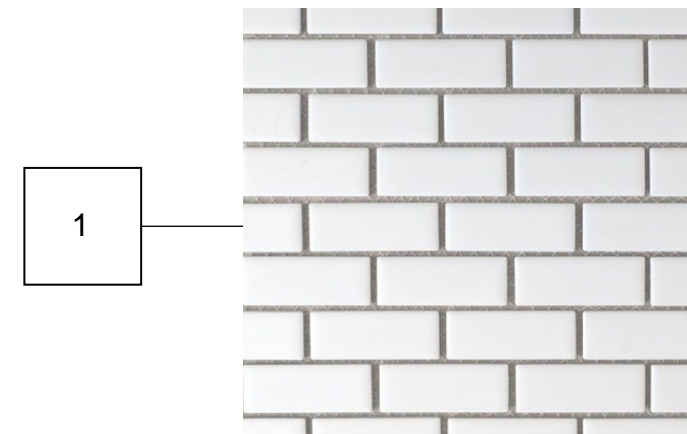
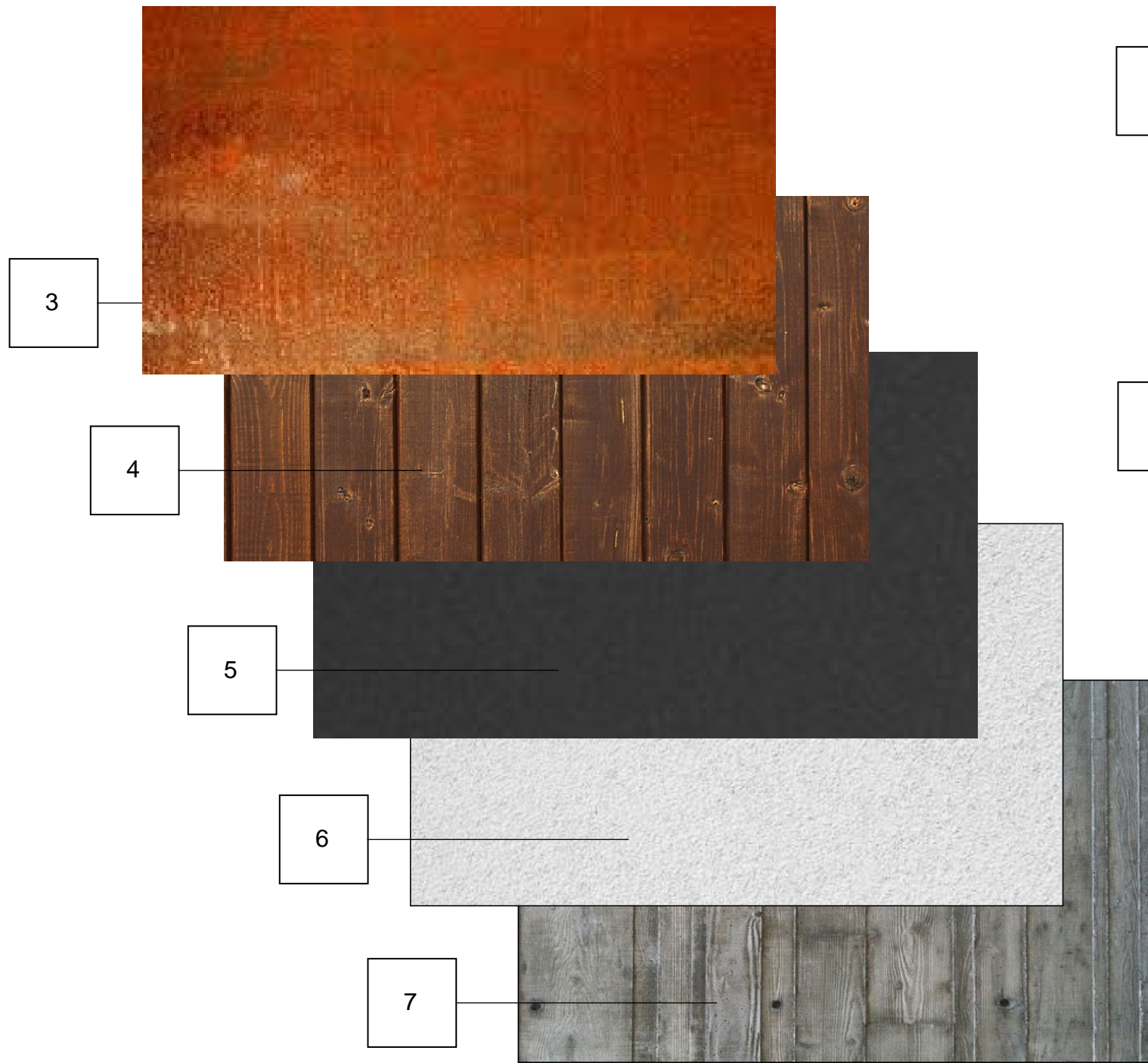
E-W Section - NW SFR & SW SFR
 1/4" = 1'-0"



N-S Section - East SFR
 1/4" = 1'-0"



E-W Section - East SFR
 1/4" = 1'-0"



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