

HOME BODY APARTMENTS

2119 13TH AVE S

3027853

HYBRID

© HYBRID ARCHITECTURE AND ASSEMBLY
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SECTION 1: PROJECT OVERVIEW



Project Description and Objective

Construct 5,200 sq. ft. residential building with (15) units and no parking proposed. Demolition of existing duplex included in this project.

Zoning Objectives

SITE LOCATION	2119 13TH AVE S
SITE ZONING	LR2
OVERLAY	NORTH BEACON HILL (RESIDENTIAL URBAN VILLAGE) PARKING FLEXIBILITY AREA FREQUENT TRANSIT AREA
ECA	NO - ECA
SEPA REVIEW	25.05.800 - TAB A/B
PARKING REQUIRED	NO PARKING REQ - PARKING FLEXIBILITY AREA
HEIGHT	23.45.514 30' BASE HEIGHT 34' MAX HEIGHT (PER SMC 23.45.514.F)
SITE AREA	4,000 SF
FLOOR AREA RATIO	23.45.510 1.3 MAX FAR (NO PARKING PROVIDED)
FLOOR AREA	5,200 SF (MAX FAR)
SETBACKS	23.45.518 SETBACKS REQUIRED FRONT: 5' MIN REAR: 15' MIN (NO ALLEY) SIDE: 7' AVERAGE, 5' MIN
AMENITY AREA	23.45.522 25% OF LOT AREA 4,000 SF X .25= 1,000 SF REQ (50% OF THAT 1,000 SF SHALL BE AT GROUND LEVEL = 500 SF AT GROUND LEVEL DESIGNATED AS COMMON SPACE)



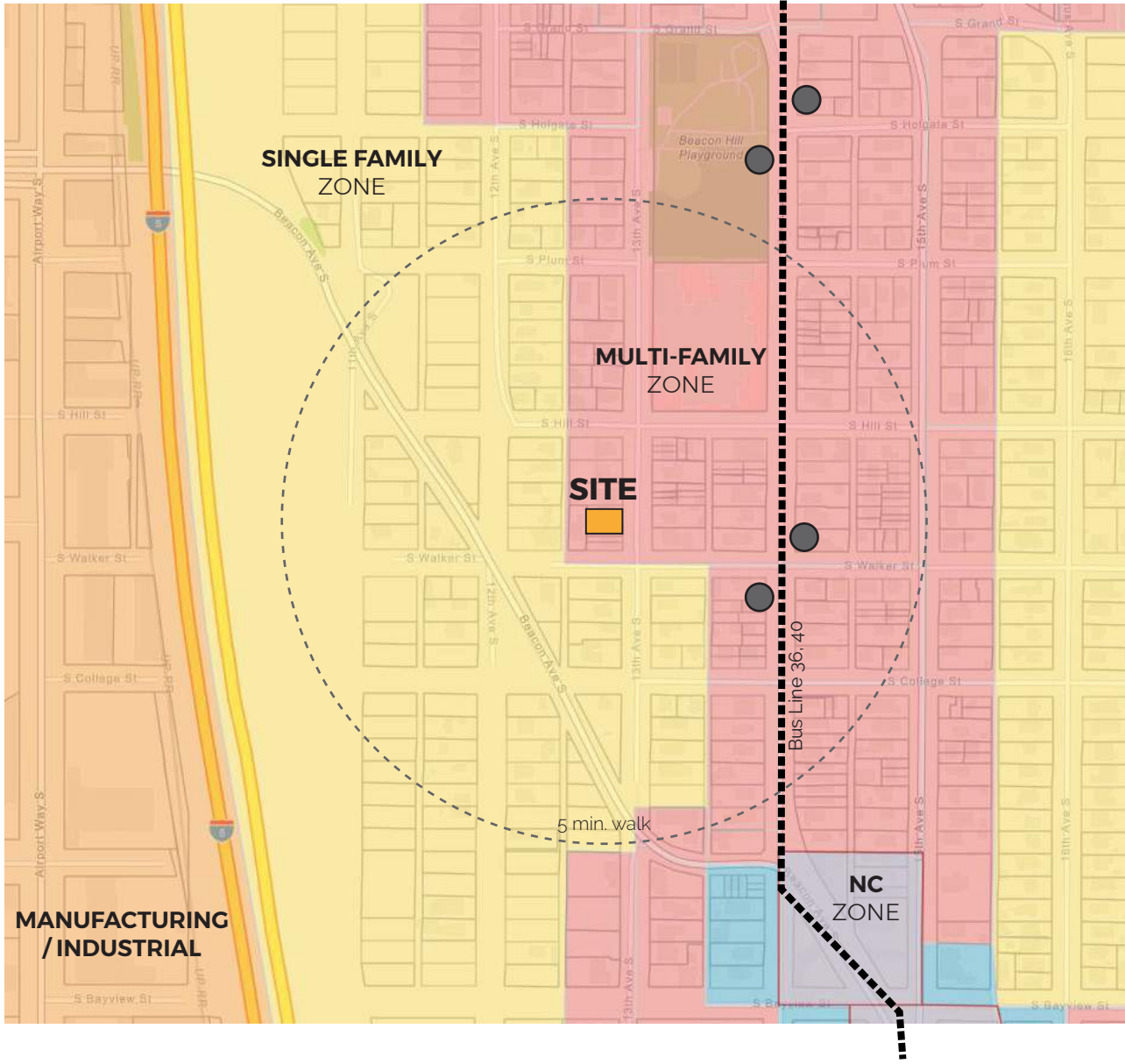


Aerial Map ⓘ

The site resides in the North Beacon Hill neighborhood off of 13th Avenue South. While most of the area is residential, the site is not far from the Beacon Hill Elementary School and playground, one block to the north. On the west are views out over the greenbelt, which borders the I-5 corridor and provides a sound buffer to this residential area. Beacon Avenue S is two blocks to the south of the site, providing quick access to a diverse commercial which includes restaurants, gas stations and a market.

Solar Impacts

Above a sun diagram has been provided to show the path of the sun as it travels throughout the day from east to west, understanding that on June 21st, the sun would rise at 5:12am and set at 9:11pm, the longest duration of daylight in the year. During the winter, most of the solar impacts are directly on the south facade with the sun rising at 7:55am on December 21st and setting at 4:21pm.



Zoning ⓘ

The project is within the multi-family zone of Lowrise 2, nearby the single-family zone to the west across 12th Avenue South. The closest bus stops are within walking distance and are located one block to the east along 14th Avenue South, locating this site in a parking flexibility area. Refer to page 6 for frequent transit matrix and bus schedule.

- Bus Stop
- Bus Line Map, Bus 36 & 40

SECTION 2: CONTEXT ANALYSIS

Bus Schedule - Frequent Transit Matrix

36 - Downtown Seattle N Beacon Hill

Hour: Minute
AM 4: 53
5: 08 23 38 55
6: 10 22 34 44 55
7: 05 15 24 33 41 49 57
8: 05 13 21 29 37 45 54
9: 02 10 20 30 40 50
10: 00 10 20 30 40 50
11: 00 10 20 30 40 50
PM 12: 00 10 20 30 40 50
1: 00 07 17 24 32 39 46 54
2: 02 09 17 30 37 42 47 53
3: 02 09 17 24 32 39 47 55
4: 02 09 17 25 33 39 47 54
5: 02 09 16 23 30 34 38 43 46 50 55 59
6: 04 11 16 21 31 36 39 50 54 58
7: 02 07 14 19 29 44 58
8: 05 13 28 43 58
9: 13 28 43 58
10: 13 28 43 58
11: 13 22
AM 12: 13 28 58
1: 30
2: 30

36 Bus Line - North Bound
17+ Hours Within 15 Minute Intervals

36 - Othello Station N Beacon Hill

Hour: Minute
AM 4: 15 33 48
5: 03 16 30 42 54
6: 01 07 16 31 41 46 54
7: 00 09 17 28 33 38 48 58
8: 08 18 23 28 38 48 58
9: 08 18 28 38 48 58
10: 08 18 28 38 48 58
11: 09 20 30 40 50
PM 12: 00 10 20 28 35 42 50 58
1: 05 12 20 28 34 41 49 57
2: 05 12 20 27 30 34 41 49 57
3: 04 11 19 27 35 41 48 56
4: 04 11 19 26 33 39 45 50 55
5: 00 05 10 15 20 25 30 35 42 50 57
6: 05 12 20 27 33 39 47 57
7: 08 20 32 47
8: 02 17 32 47
9: 01 16 31 46
10: 01 16 31 46
11: 16 46
AM 12: 16 47
1: 31
2: 31

36 Bus Line - South Bound
18+ Hours Within 15 Minute Intervals

60 - Broadway First Hill

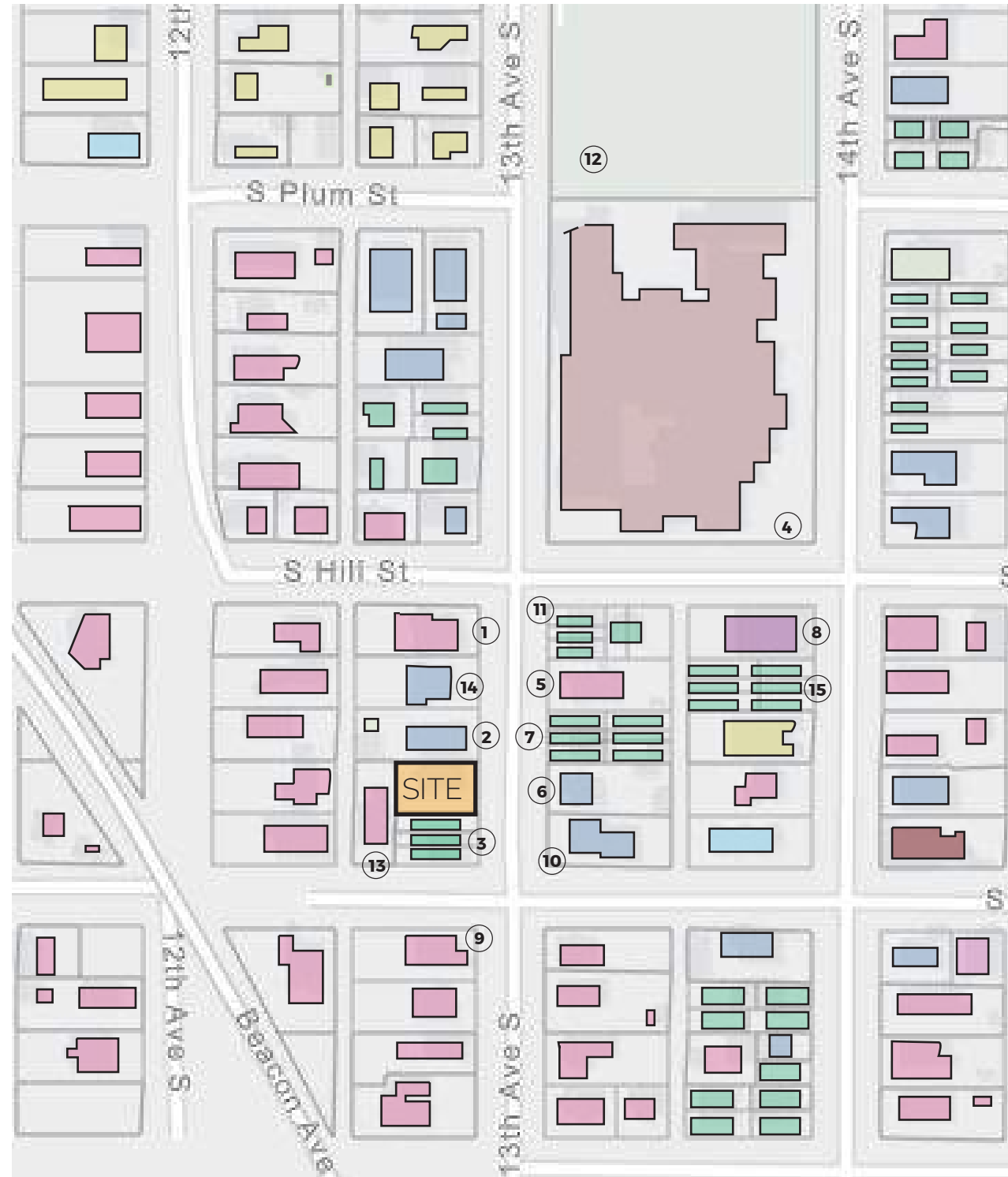
Hour: Minute
AM 5: 19 55
6: 20 40 55
7: 09 19 29 41 56
8: 12 27 42 57
9: 12 27 39 54
10: 08 23 38 53
11: 08 23 38 53
PM 12: 08 23 38 53
1: 08 23 38 53
2: 08 23 39 54
3: 10 25 40 55
4: 10 11 25 40 55
5: 10 25 40 55
6: 09 24 39 53
7: 07 22 39
8: 02 32
9: 02 32
10: 02 32
11: 02 30

60Bus Line - North Bound
12+ Hours Within 15 Minute Intervals

60 - Westwood Village N Beacon Hill

Hour: Minute
AM 6: 28 40 56
7: 11 28 41 56
8: 10 25 40 55
9: 10 25 40 55
10: 10 25 40 55
11: 11 28 43 58
PM 12: 13 28 43 58
1: 13 28 43 58
2: 13 28 45
3: 02 17 30 45
4: 03 19 34 49
5: 04 19 34 49
6: 02 16 31 46
7: 01 14 32
8: 02 32
9: 01 31
10: 01 31
11: 01 31
AM 12: 01 31

60 Bus Line - South Bound
12+ Hours Within 15 Minute Intervals



Typologies/Usages

While most of the uses in the area are residential in type, the project site is just north of a neighborhood commercial zone, offering a variety of uses. To the south is an existing townhouse development while the north of the site is anchored by an existing 3-story triplex structure. Street parking is predominate in the area.

- Office
- School
- Apartment
- Triplex / Duplex
- Condominium
- TownHouse / Rowhouse
- Church / Religious Service
- Single Family
- Commerical

Neighborhood - North Beacon Hill

The site resides just to the northeast of Beacon Ave S, one of the main thoroughfares of this highly diverse neighborhood. The proposed multi-family development takes advantage of the impressive views from the top of the hill showcasing the natural beauty of the area.

Architectural Context Analysis



1 Single family home off 13th Ave S and S. Walker St.



2 Adjacent triplex to the north of our site



3 Townhouses on 13th Ave S and S. Walker St



4 Beacon Hill International School



5 Single family craftsman home on 13th Ave S.



6 Triplex Units across from the site



7 Townhouses on 13th Ave S across from site



8 Emmanuel Ethiopian Orthodox Church



9 Single family home off 13th Ave S and S. Hill St.



10 Triplex apartments on 13th Ave S and S. Walker St.



11 Townhouses on 13th Ave S and S. Hill Street



12 Beacon Hill Playground



13 Single family residence to the east of our property.



14 Apartment Complex on 13th Ave S



15 Townhouses one block east, off 14th Ave S



16 Beacon Hill Station

Single Family

There remains a strong single family residence building stock in this area, predominately to north and west of the site. There are several craftsman homes in good condition in close proximity.

Multifamily

The above projects are multifamily projects on the same block as the proposed. Most multi-family projects in the area are duplex and triplex units.

Townhouse

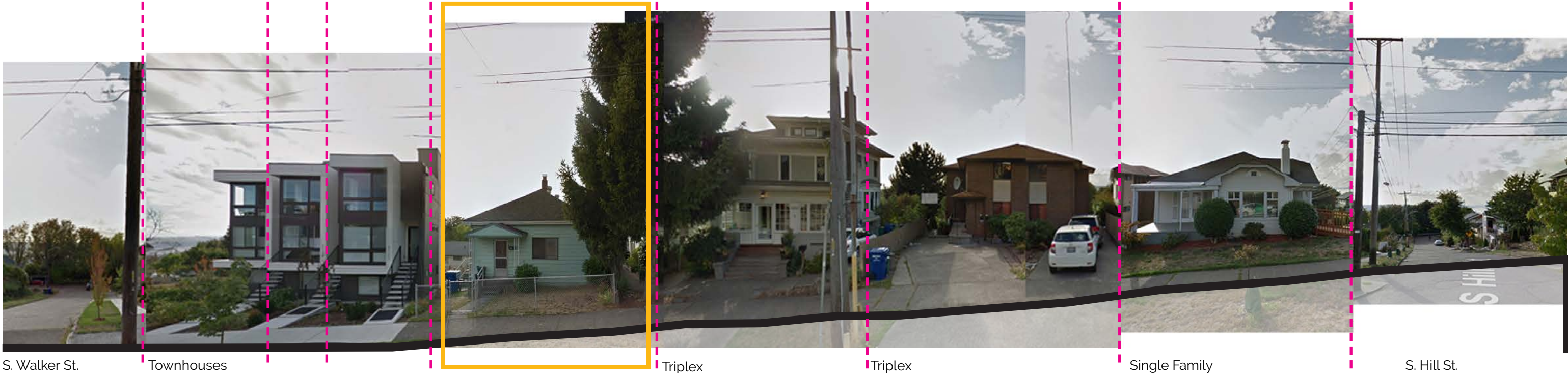
The above projects are townhouse developments in the neighborhood within a few blocks of our site.

Institutional

There are several institutional buildings in the neighborhood that vary in style and age.

Site: Bird's Eye View





S. Walker St. Townhouses SITE Triplex Triplex Single Family S. Hill St.

West Elevation



S. Hill St. Townhouses Single family Townhouses ACROSS FROM SITE Triplex Triplex S. Walker St.

East Elevation

Street Photo - Montages

Existing Site Photographs



1. north side yard / existing residence



2. south side of lot / existing residence



3. south side yard / existing residence



4. rear (west) facade and deck / existing structures



5. front / east facade of existing residence

SECTION 4: DESIGN GUIDELINES

Beacon Hill Design Guidelines

Design Team Response

CS2 Urban Pattern and Form

D. Height, Bulk and Scale:

Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

The design of the massing has been broken into two adjacent volumes, breaking the scale down into smaller structures connected by a covered exterior stairway. The volumes each cascade down the site from east to west in an effort to react to the typography and provide additional views towards downtown Seattle, SODO and Puget

PL1 Open Space and Connectivity

B. Walkways and Connections:

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

The mass of the building is carved away to welcome and invite residents of the new building off the public sidewalk and into the buildings central courtyard and vertical circulation. The large entry portal will allow for clear lines of sight, prevent entrapment and clearly indicate public routes while discouraging access to more private spaces. All community amenities will be at ground level along this central circulation path.

PL3 Street Level Interaction

A. Entries:

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

While the front setback will provide a buffer between the new building and pedestrians on the street, a well-lit and defined entry portal created through the building's massing will articulate a clear and direct entry into the structure. The front units have been lifted over the accessory requirements to promote privacy in the residential units and eyes on the street for promoted safety.



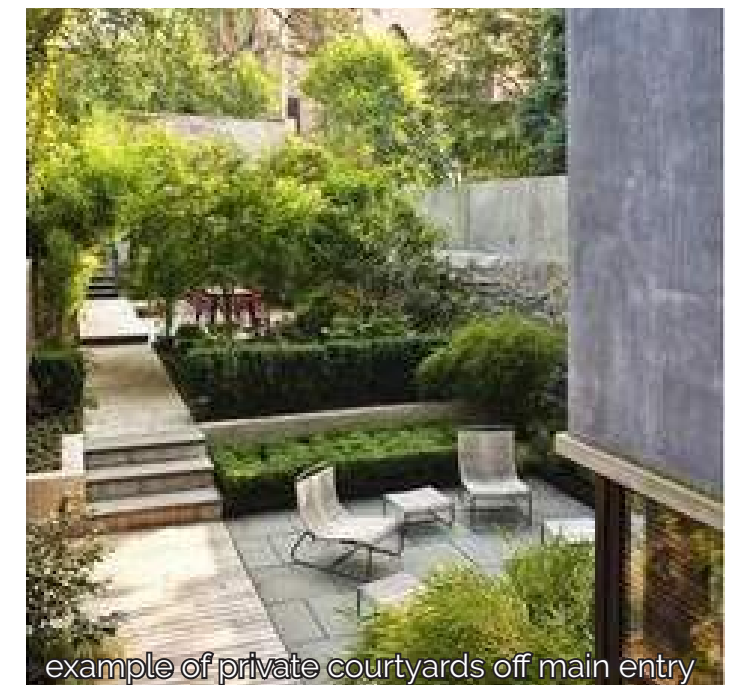
example of breaking down architectural massing



example of scale and proportion, part / whole relationship



example of entry portal / security lighting



example of private courtyards off main entry

Guidelines

Design Team Response

DC2 Architectural Concept

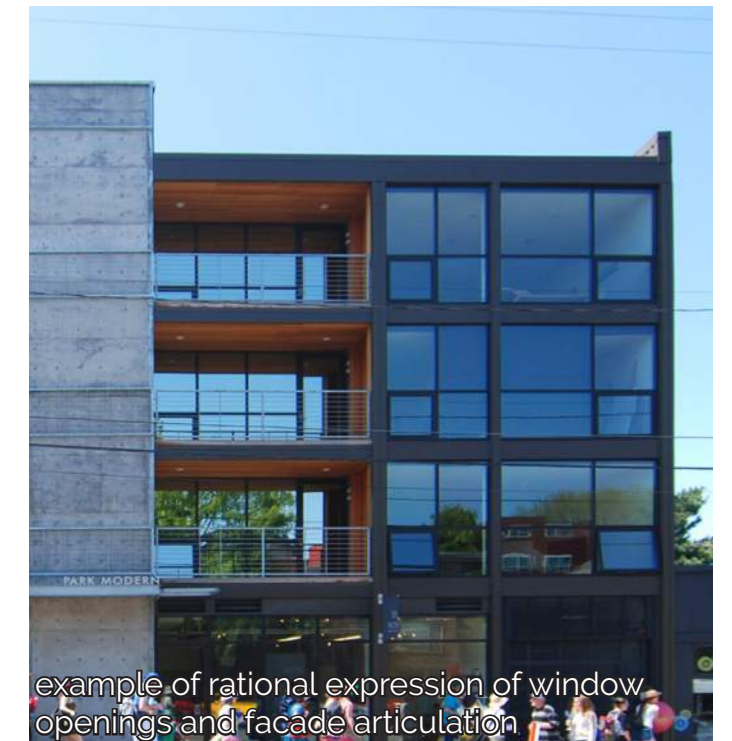
B. Architectural and Facade Composition:

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

The massing was carefully considered in relationship to the adjacent structures. Windows within the facade have been carefully considered along the east and west to bring in natural light and ventilation while allowing for privacy on the north and south, where much of the facade will be articulated through materials rather than



example of materials and colors for facade



example of rational expression of window openings and facade articulation

DC4 Exterior Elements and Materials

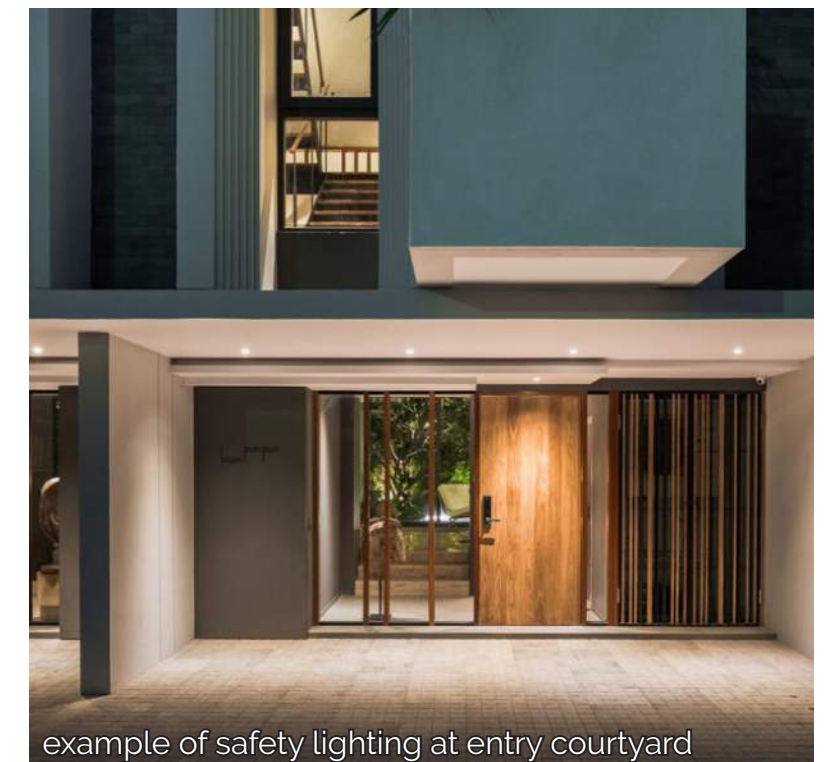
A. Exterior Elements and Finishes:

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

High quality fiber cement board will be utilized for most of the project, but a darker palette will be used to define the top two residential floors, while highlighting the public space through light exterior finishes on the ground levels.



example of walkways and vertical connection in center of space



example of safety lighting at entry courtyard

DC4 Exterior Elements and Materials

C. Lighting:

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

The public space, walkways and vertical exterior stairway shall be well lit to promote safety and security. Lighting will also be used to define the edge of green spaces and entries into each of the residential units.

SECTION 5: ZONING STANDARDS

Zoning Standard

Design Team Response

23.45.504: Permitted and Prohibited Uses

Residential use permitted in LR2 zone.

Residential apartment use permitted outright.

23.45.510: Floor Area Ratio (FAR) Limits

Per table A for 23.45.510 the FAR for LR2 Apartments inside an urban village is 1.1 or 1.3 if the project meets the standards of 23.45.510.C

Proposed total area: 5,183 sf
Proposed FAR: 5,183/4,000 sf = **1.3**

23.45.510.C: Standards for Higher FAR

Green building performance standards.

Green building performance standards will be satisfied, therefore allowing maximum FAR of 1.3.

23.45.512: Density Limits - Lowrise Zones

Per table 23.45.512 the unit to lot area ratio for LR2 apartment development is 1/1,200 or no limit if the standards of subsection 23.45.510.C are met.

Design will meet standards of 23.45.10.C therefore allowing for no limit on density.

23.45.514: Structure Height

Per table 23.45.514 the allowable height for apartment developments within LR2 zones is 30 feet.

Proposed structure base height: 34'-0"
A height increase of 4'-0" is gained due to a story that is partially below grade, per 23.45.514.F

23.45.518: Setbacks and Separations

Per table 23.45.518 for Apartment developments in LR2 zones the setbacks are:

Front: 5' minimum

Rear: 15' minimum if no alley

Side setbacks > 40' length: 7 average, 5 minimum

Adjustment #1- Rear Setback, No Alley

Reduce rear setback from 15'-0" to 9'-0'.

Rationale: Design would respond in greater measure to the existing trees on adjacent site, increasing the side setbacks from the neighbors and adding additional green amenity to the ground level.

23.45.522: Amenity Area

Apartment developments in LR zones having the following amenity area requirements:

A.1: The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area.

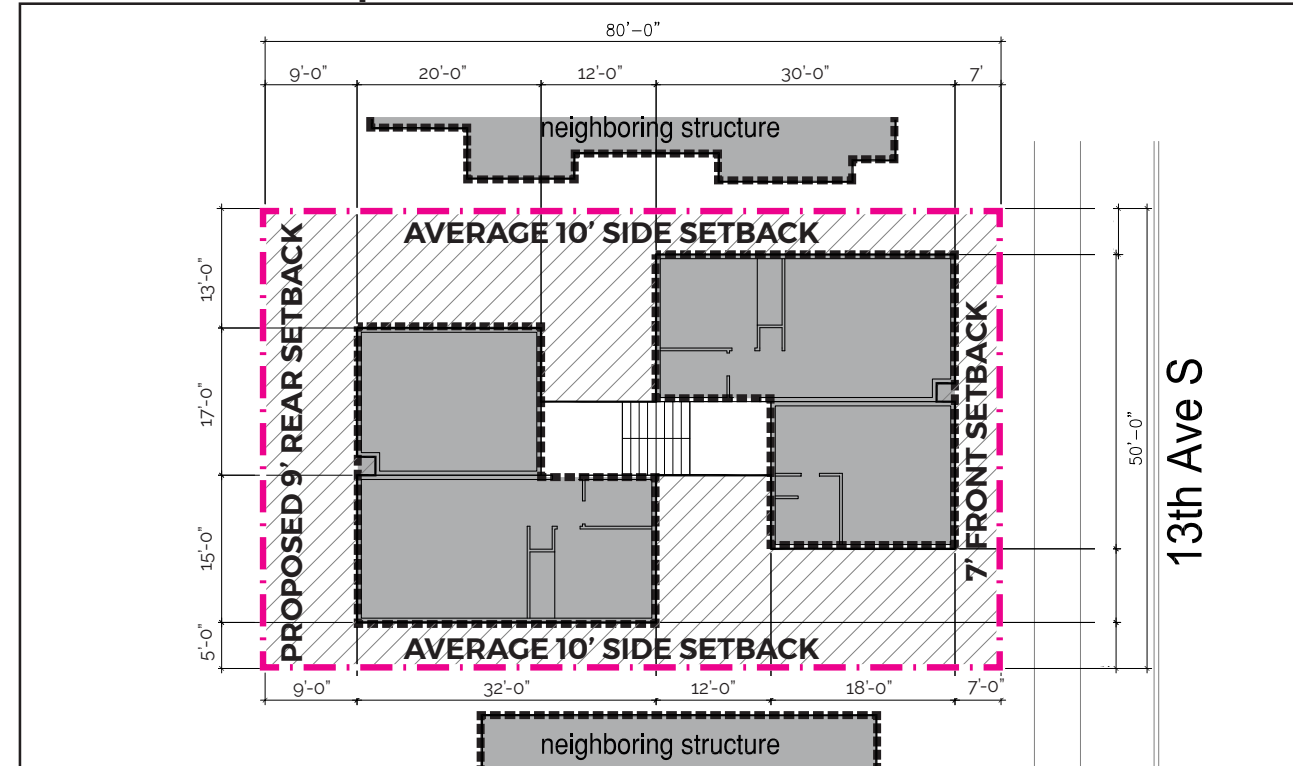
A.2: A minimum of 50 percent of the required amenity area shall be provided at ground, except that amenity area provided on the roof a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level.

A.4: For apartments, amenity area required at ground level shall be provided as common space.

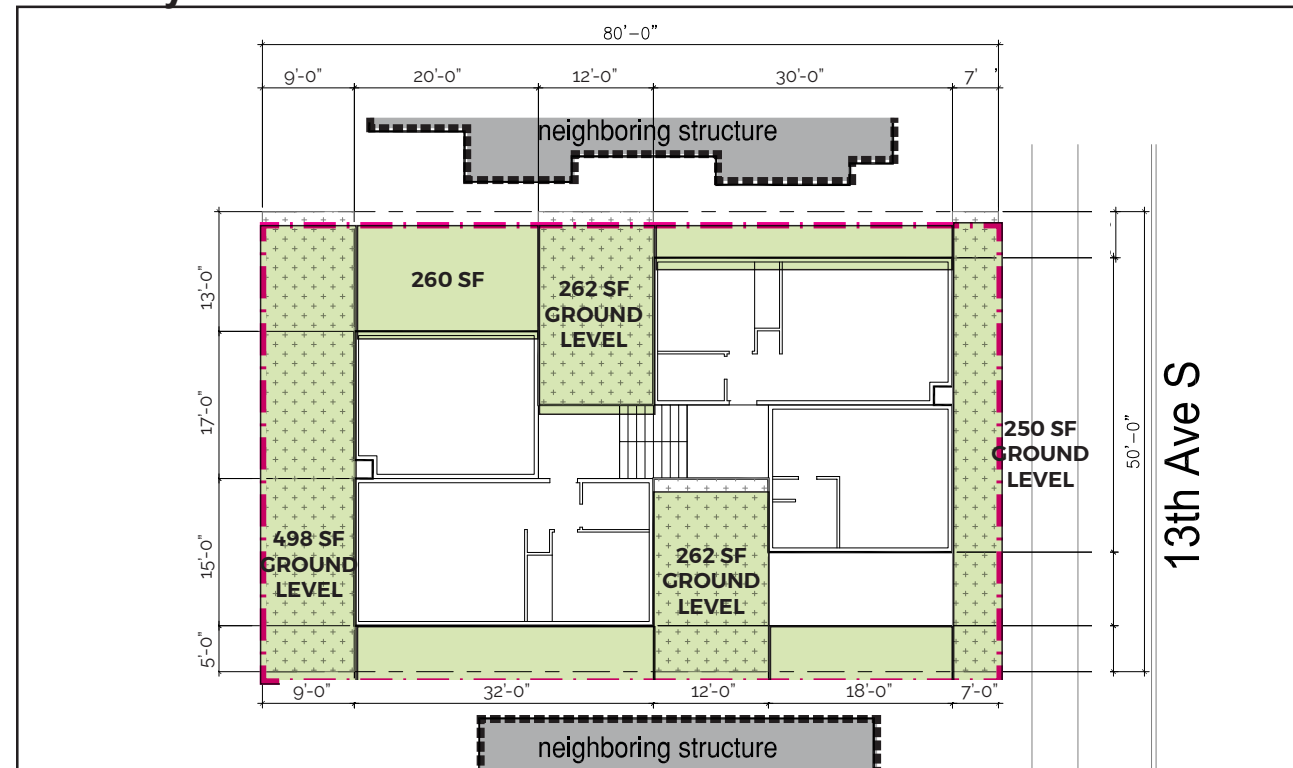
Required total: 4,000 sf site area / 4 = 1,000 sf
Required ground floor: 1,000/2 = 500 sf

Total proposed: 1,532 sf
Proposed at ground floor: 1,532 sf

Setbacks and Separations



Amenity Area



Zoning Standard

Design Team Response

23.45.524: Landscaping Standards

A.1: Provide for the long-term health, viability, and coverage of plantings.
 A.2.a: LR2 apartment development required to have a green factor of 0.6 or greater.
 B.1: Street trees are required.

Proposed landscape to have a green factor of .6 or higher.

23.45.526: LEED, Built Green, and Evergreen Sustainable Development Standards

A: Applicants for all new development gaining extra residential floor area, pursuant to this chapter 23.45, or seeking to qualify for the higher FAR limit in table A for 23.45.510 shall make a commitment that the structure will meet green building performance standards by earning a LEED silver rating or a built green 4-star rating of the Master Builders Association of King and Snohomish Counties.

Proposed to be constructed to Green Building Performance standards.

23.45.527: Structure Width and Facade Length Limits

Per table 23.45.527 for apartment developments in LR2 zones, the maximum structure width is 90 feet. The maximum combined length of all portions of facades within 15 feet of 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.

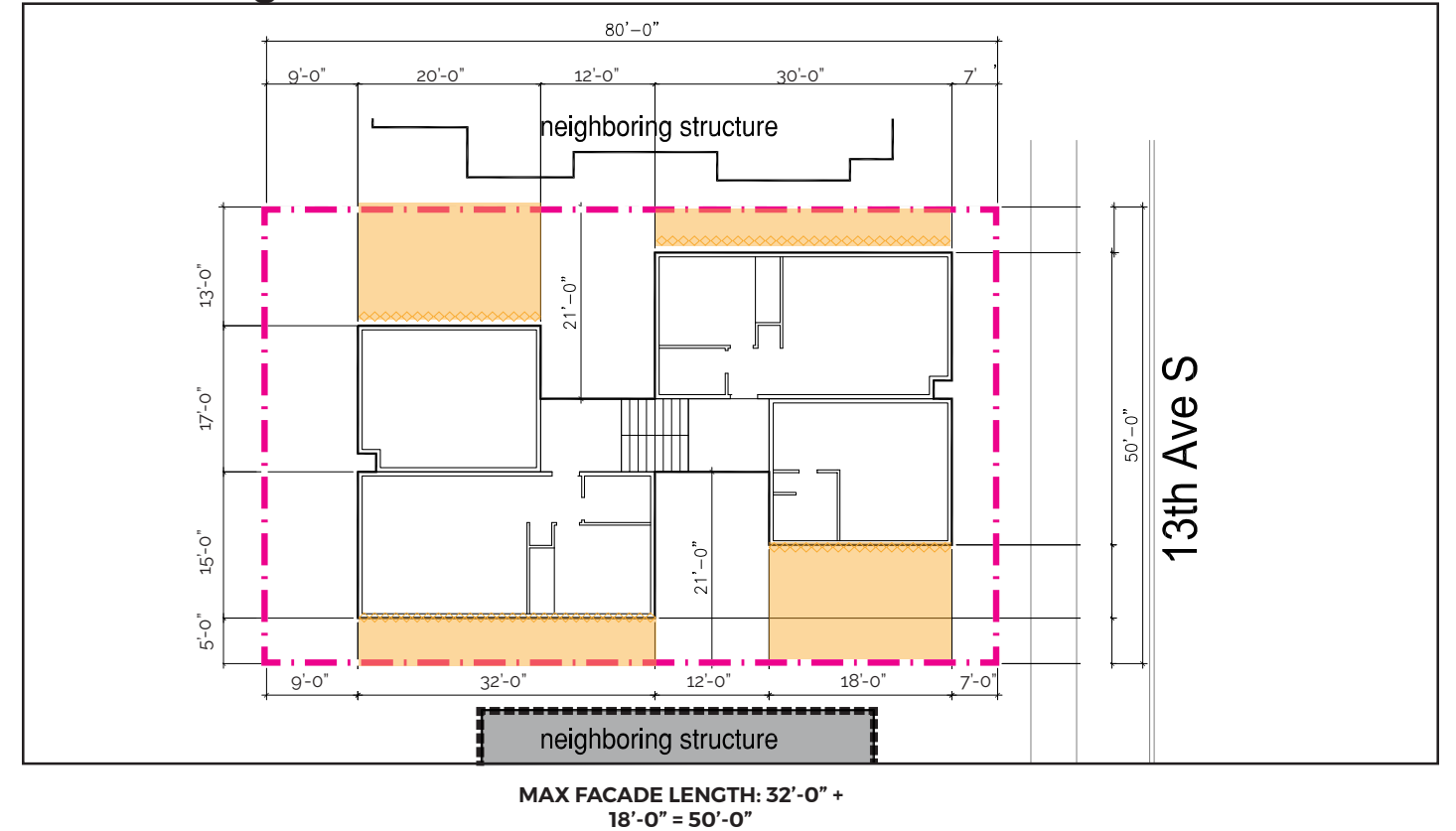
Facade length = [80' (lot length) x .65] = 52'-0"
 Proposed facade max length = 50'-0"

23.54.015 Required Parking

Parking for residential, 1 space per dwelling unit is required.
 Bicycle parking. Per table E for 23.64.015 D2, 1 long term bicycle parking space is required per 4 dwelling units or .75 per small efficiency dwelling unit.

No vehicular parking proposed on site.
 (8) bicycle parking spots are proposed. Project is in a parking flexibility area.

Facade Length



SECTION 5: ZONING STANDARDS

Requested Adjustment	Guideline	Adjustment Rationale	Inspiration
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Adjustment #1- Rear Setback, No Alley
 Reduce rear setback from 15'-0" to 9'-0', < less than 50% deduction. See concept diagram on page 17 for additional justification.

Code Reference:
 Table A 23.45.518
 Required Setbacks in LR Zones
 Measured in Feet

CS2 D. Height, Bulk and Scale

2. Existing Site Features: Use changes in topography, site shape and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

DC3 Open Space Concept

1. Landscaping to Enhance the Building and or Site: Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bioretention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of Beacon Hill.
- ii. Native plants to the Pacific Northwest are encouraged because of their proven ability to perform well in our climate and their regional cultural significance.
- iii. Consider adding a focal element, for instance, an art piece to outdoor space.
- iv. Retain significant trees whenever possible.

The proposed building massing has been split into two parts to respond to the existing site topography which slopes down from east to west. This shift in scale more contextually relates to the neighbors on each side of the development and allows more residential units access to light, views and natural ventilation.

The west mass of the structure also shifts to the south to retain the significant trees found on the neighbors lot on the north, increasing the side setbacks by almost 100% of the required amount. (Required average side setback of 5'-0". Provided average side setback of 10'-0").

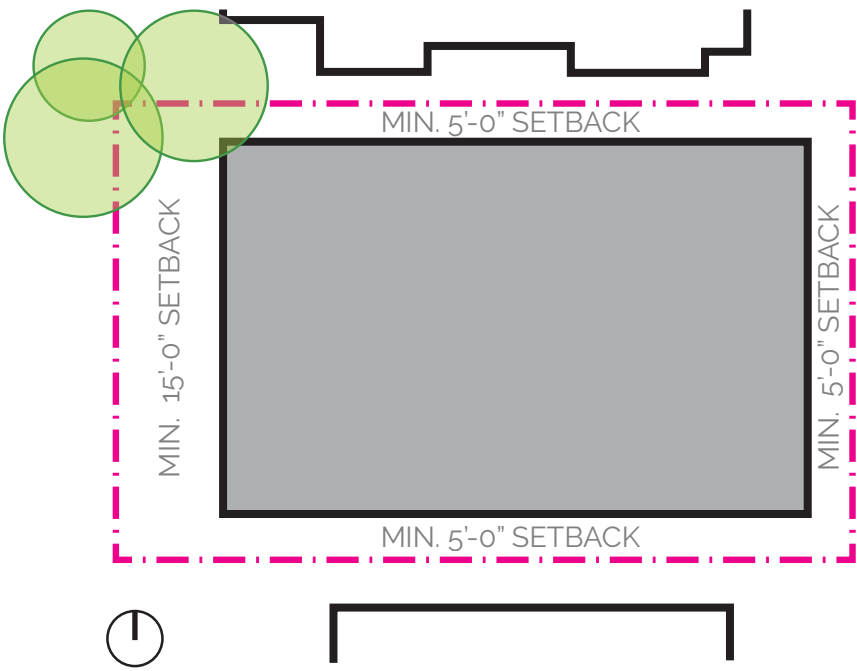
This green space would be activated on our property and enhanced with an amenity area, bioretention and outdoor community sitting space.



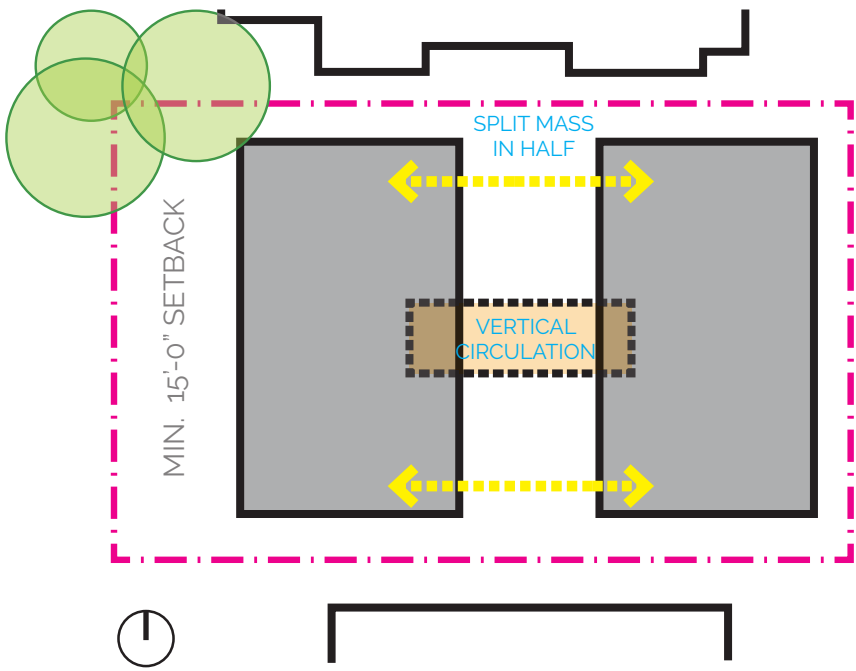
SECTION 6: ARCHITECTURAL CONCEPT

Concept Diagrams

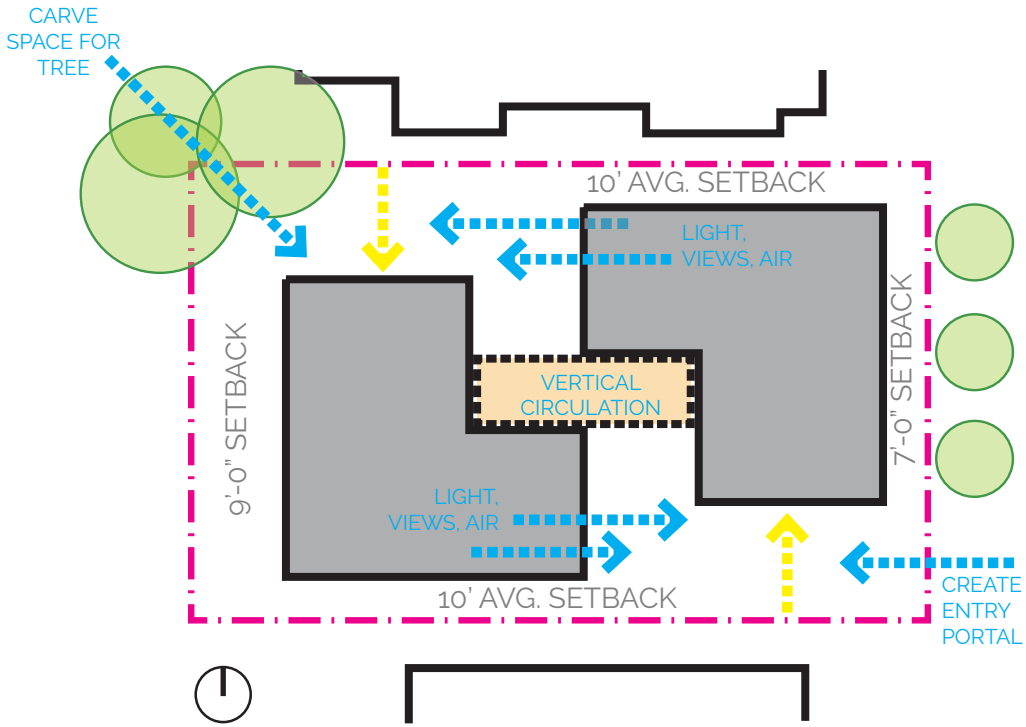
1. Start with required setbacks and general massing.



2. Split massing in half to break up scale of building and create a common vertical circulation element.



3. Pull back and carve out building on northwest corner to respond to existing trees within adjacent site. Allow access to light, view and fresh air to the north and south neighbors by pushing the facade in on the northwest and southeast corners to increase average side setbacks to 10'.



Aerial Views



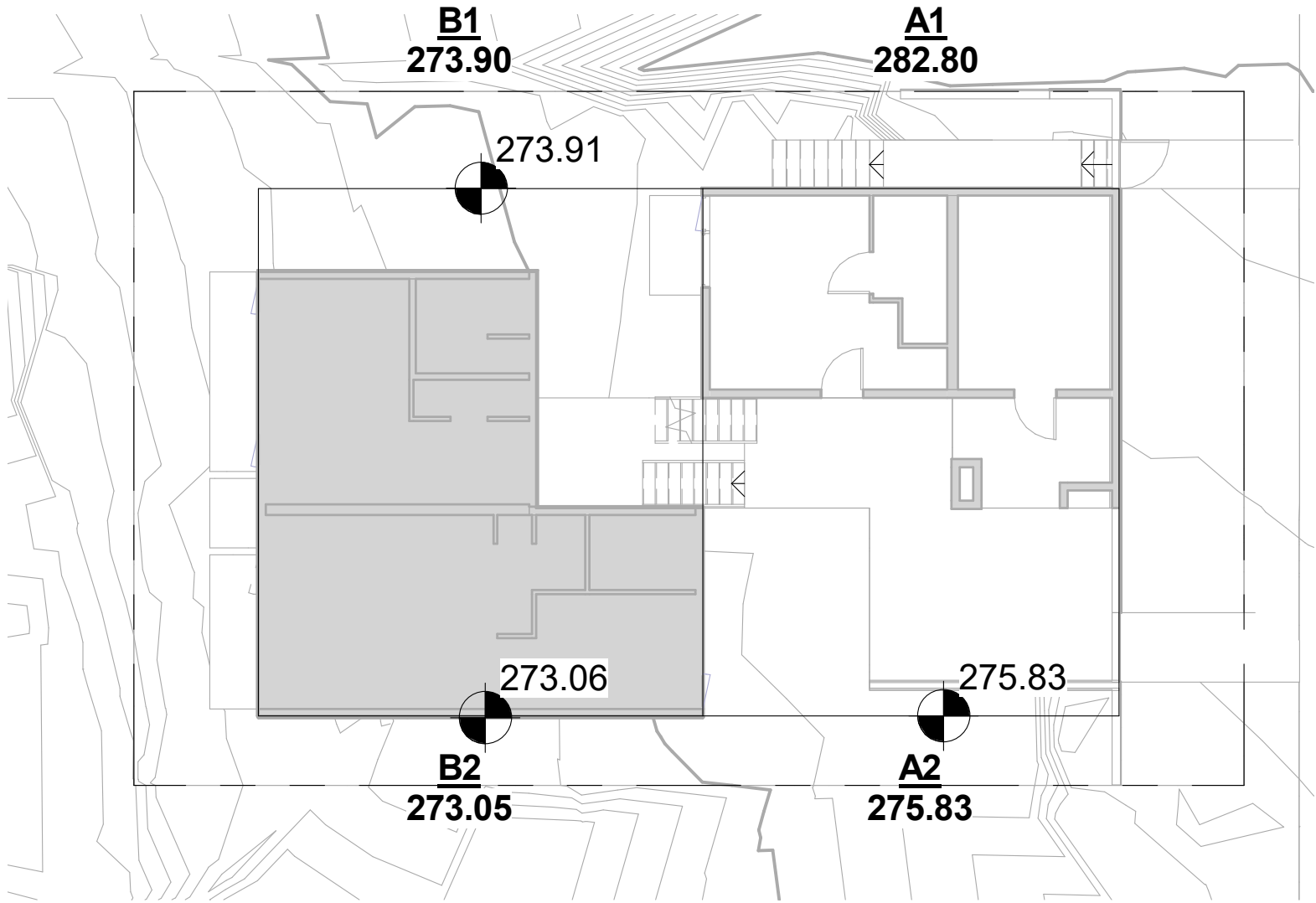
NW
SW



NE
SE



Average Grade Plan



AVERAGE GRADE PLANE KEY PLAN

AVG GRADE			
Point	Elevation	Length	E x L
A1	282.8	30.5	8625.4
A2	275.8	30.5	8412.8
Total			17038.215
			Avg Grade 279.32

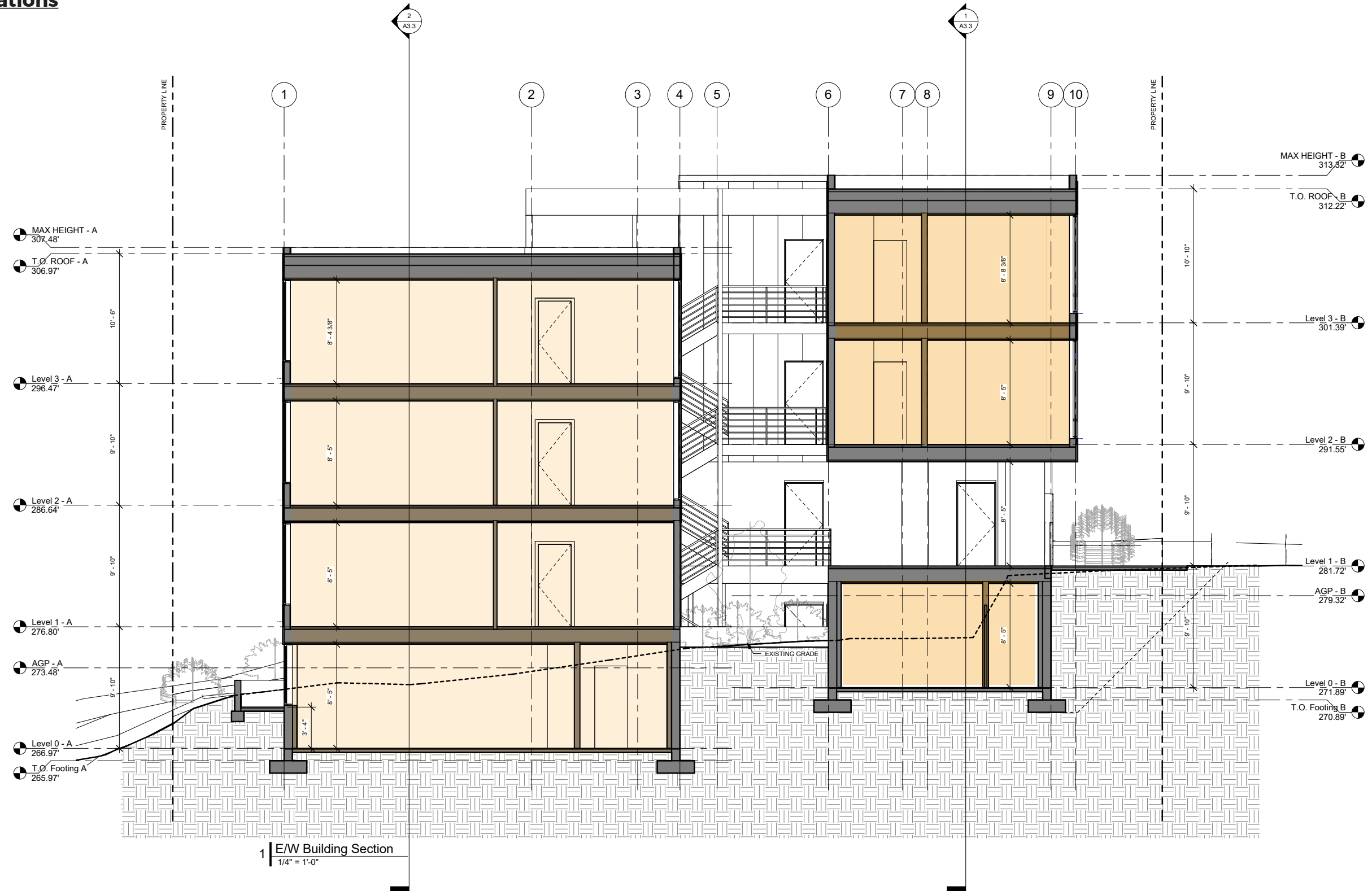
AVG GRADE			
Point	Elevation	Length	E x L
B1	273.9	30.5	8354.0
B2	273.1	30.5	8328.0
Total			16681.975
			Avg Grade 273.48

PER SMC 23.45.514 TABLE A - LR2 BASE HEIGHT 30'

PER SMC 23.45.514.F. - +4' ADDED TO MAX HEIGHT IF STRUCTURE INCLUDES A STORY PARTIALLY BELOW GRADE. IF THE AVG. HEIGHT OF THE EXT. FACADES OF THE PORTION OF THE STORY THAT IS PARTIALLY BELOW GRADE DOES NOT EXCEED 4 FEET, MEASURED FROM EXISTING OR FIN. GRADE, WHICHEVER IS LESS.

AVERAGE HEIGHT OF EXTERIOR FACADES OF THE PORTION OF THE STORY THAT IS PARTIALLY BELOW GRADE (SEE IN ORANGE BELOW) IS LESS THAN 4'-0". THEREFORE; MAX. HEIGHT = 34'-0" ABOVE AVERAGE GRADE PLANE

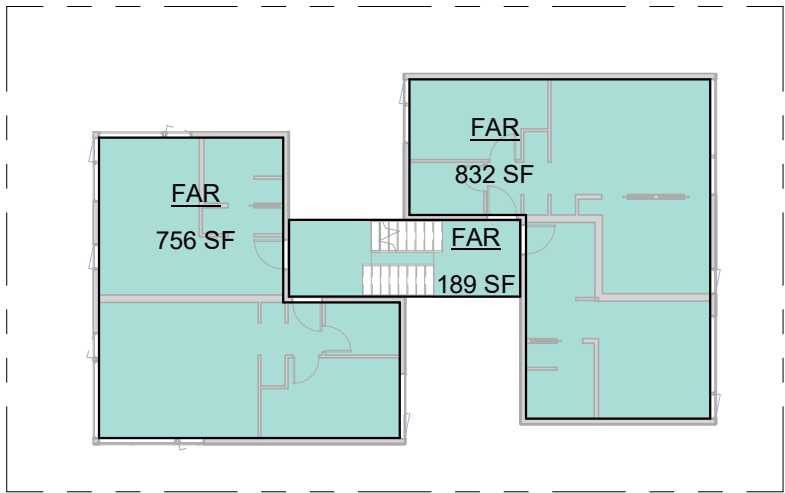
Height Calculations



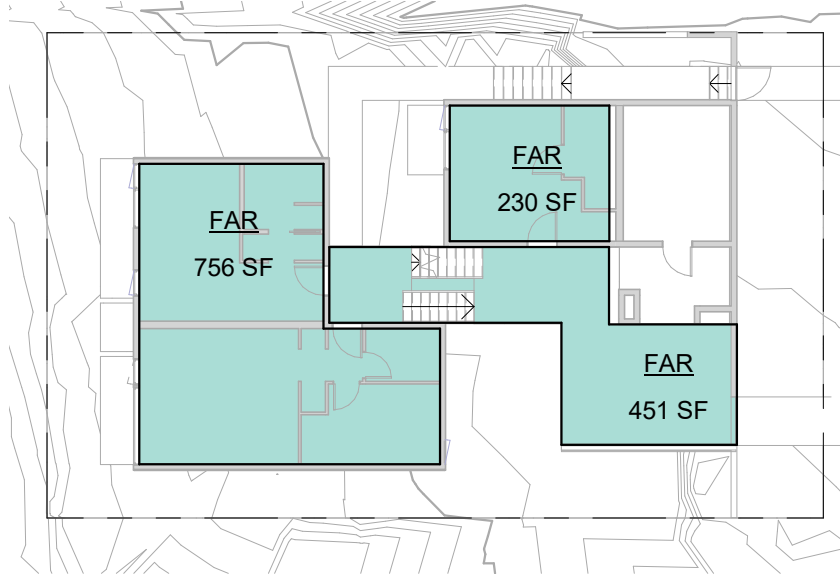
**Floor Area Ratio (FAR)
Calculations**



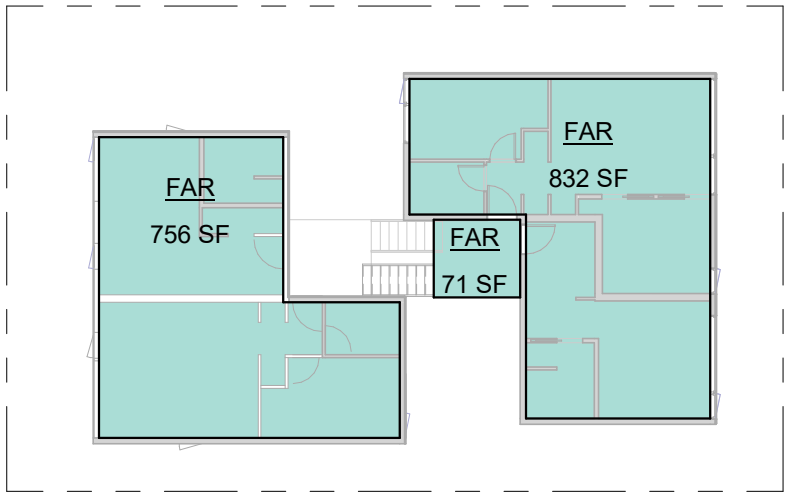
Level 0 Plan - FAR



Level 2 Plan - FAR



Level 1 Plan - FAR

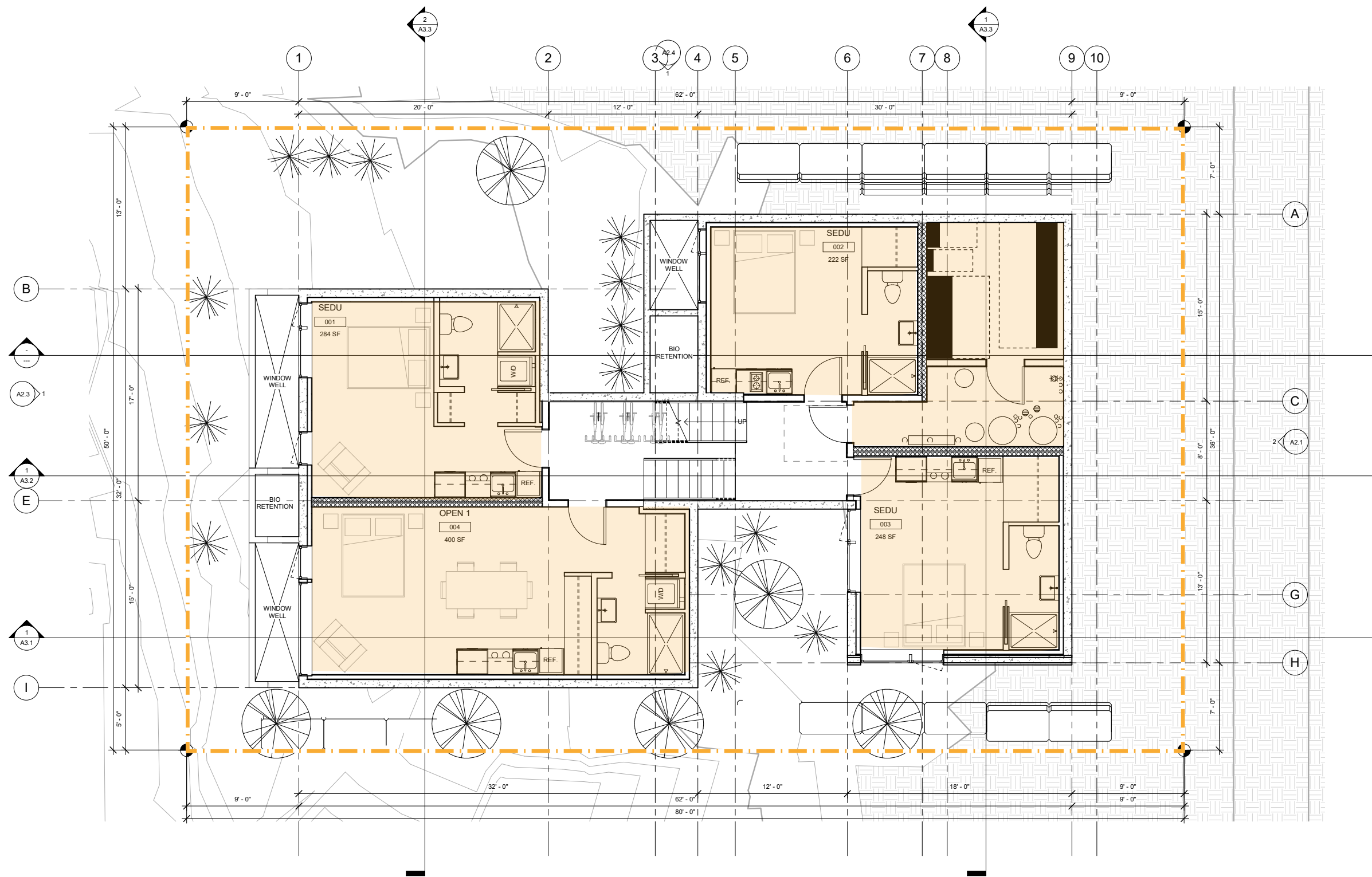


Level 3 Plan - FAR

Area-FAR		
Level	Area	Name
FAR		
Level 0 - B	150 SF	FAR
Level 0 - B	51 SF	FAR
Level 0 - B	112 SF	FAR
Level 1 - B	756 SF	FAR
Level 1 - B	230 SF	FAR
Level 1 - B	451 SF	FAR
Level 2 - B	756 SF	FAR
Level 2 - B	832 SF	FAR
Level 2 - B	189 SF	FAR
Level 3 - B	756 SF	FAR
Level 3 - B	832 SF	FAR
Level 3 - B	71 SF	FAR

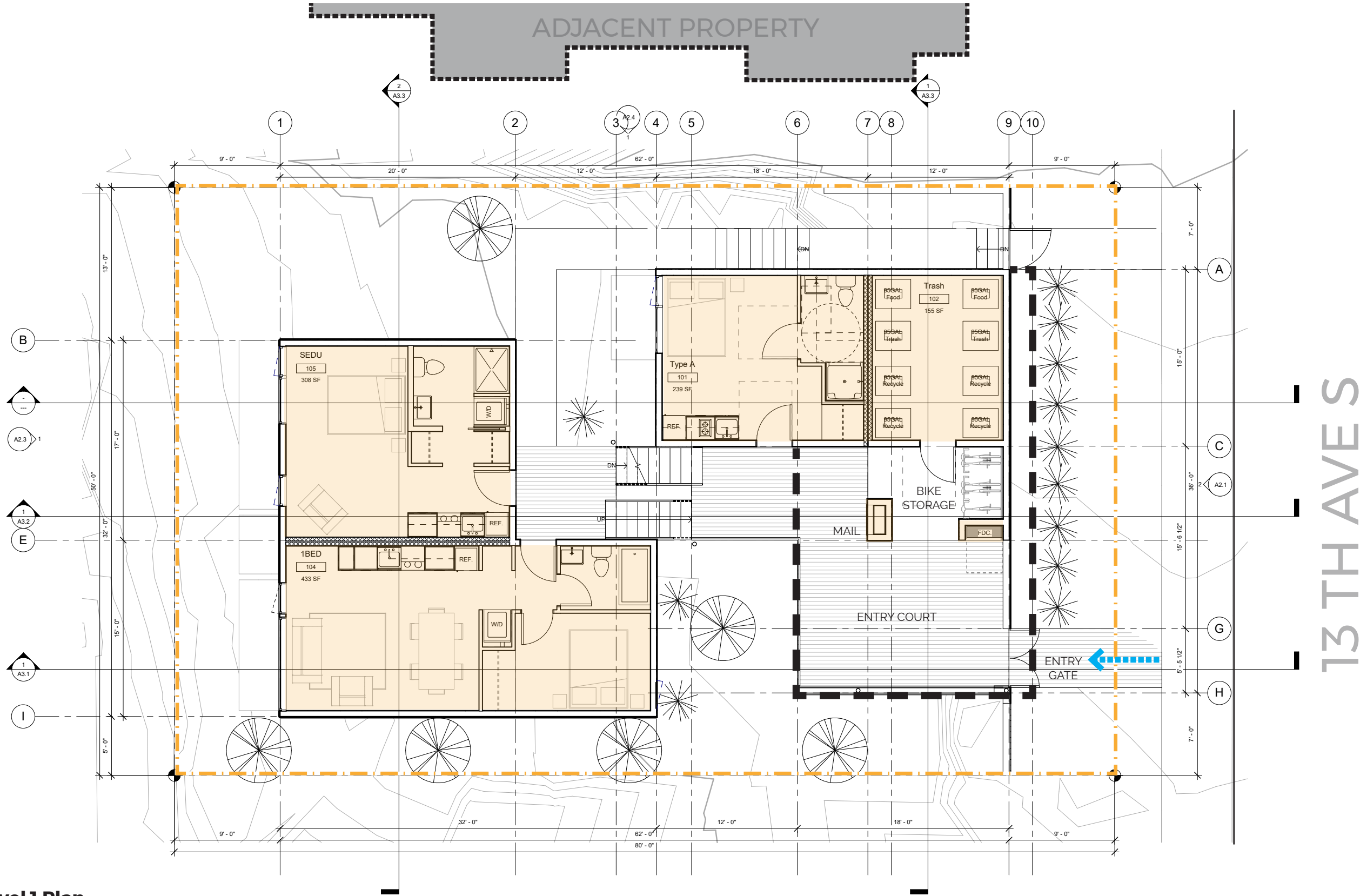
Grand total: 12 5183 SF

FLOOR AREA RATIO (FAR)
SITE AREA - 4000 SF | MAX FAR - 1.3
MAX ALLOWABLE FAR = 5200 SF



Lower 0 Plan





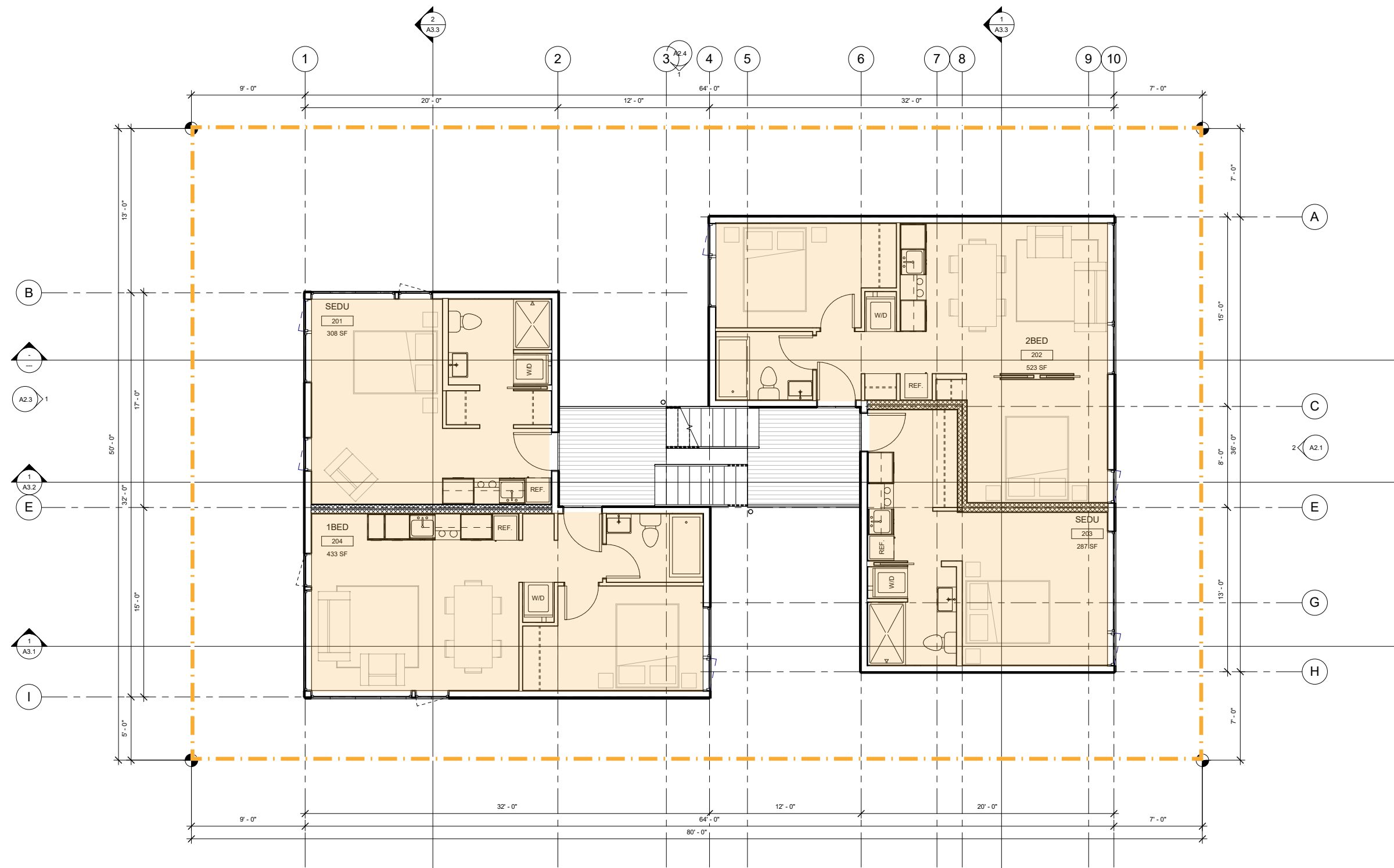
13TH AVES

Level 1 Plan



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





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

Level 2 & 3 Plan

A2.2

1

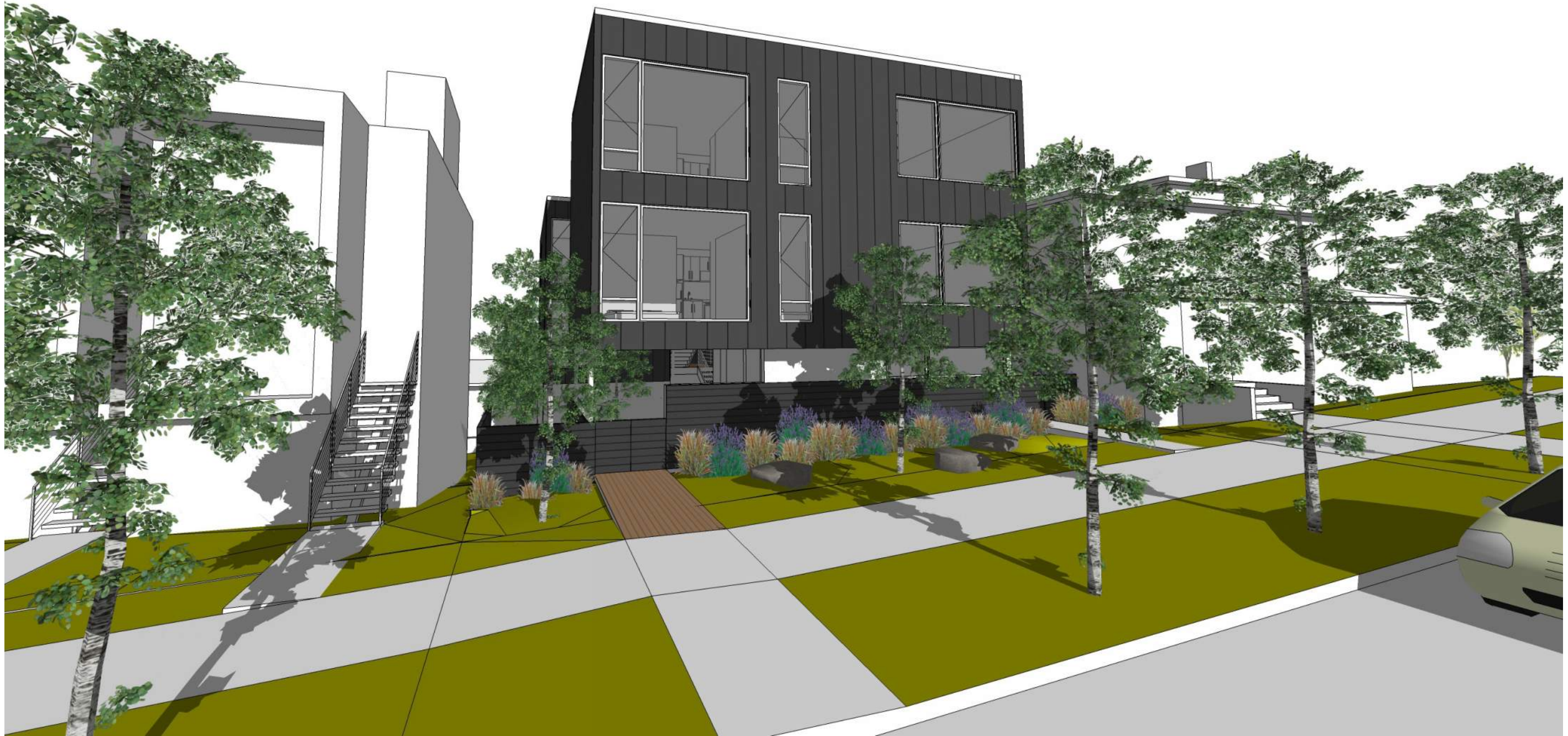


Preliminary Landscape Plan

scale: 1" = 10'-0"



View From 13th Ave S

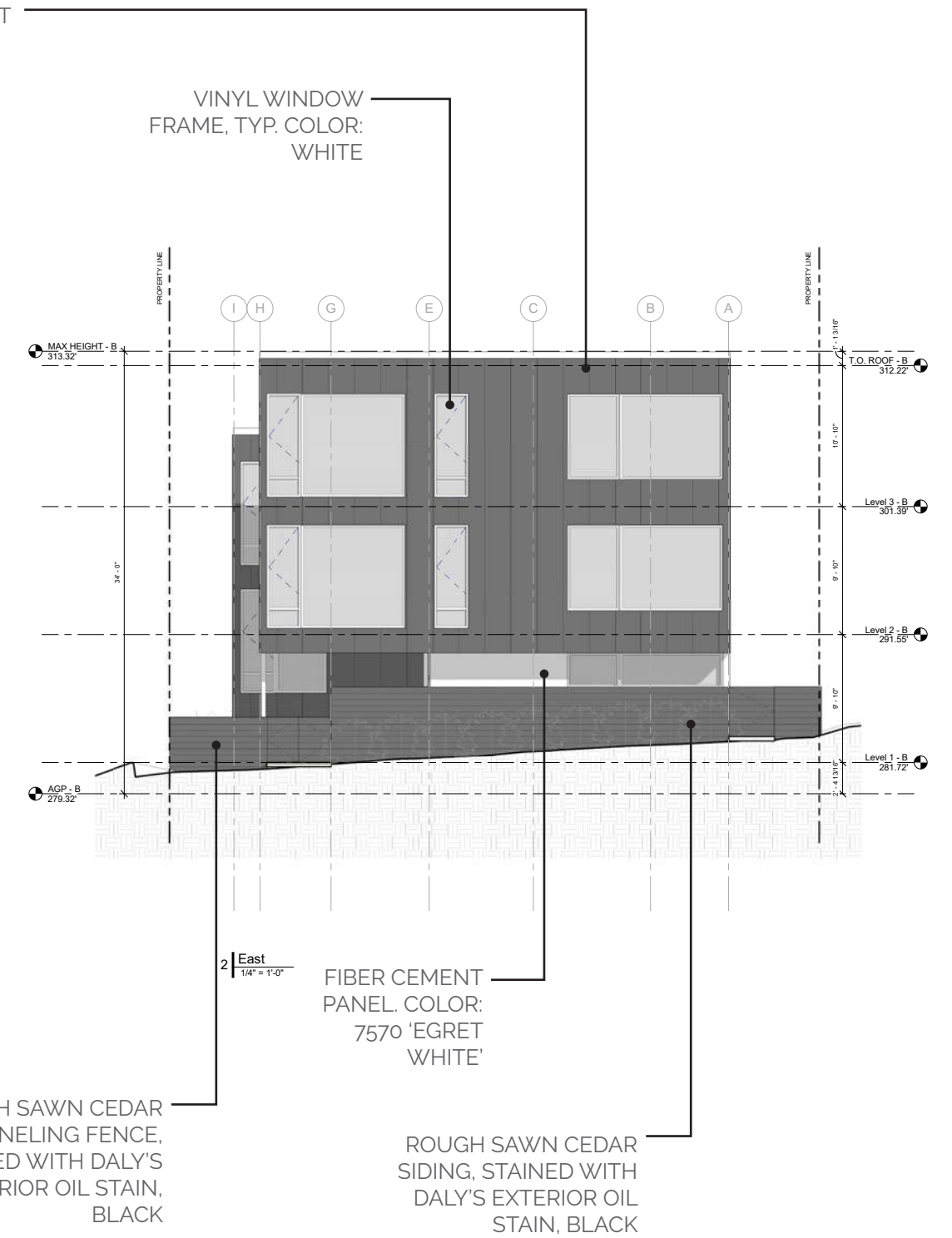
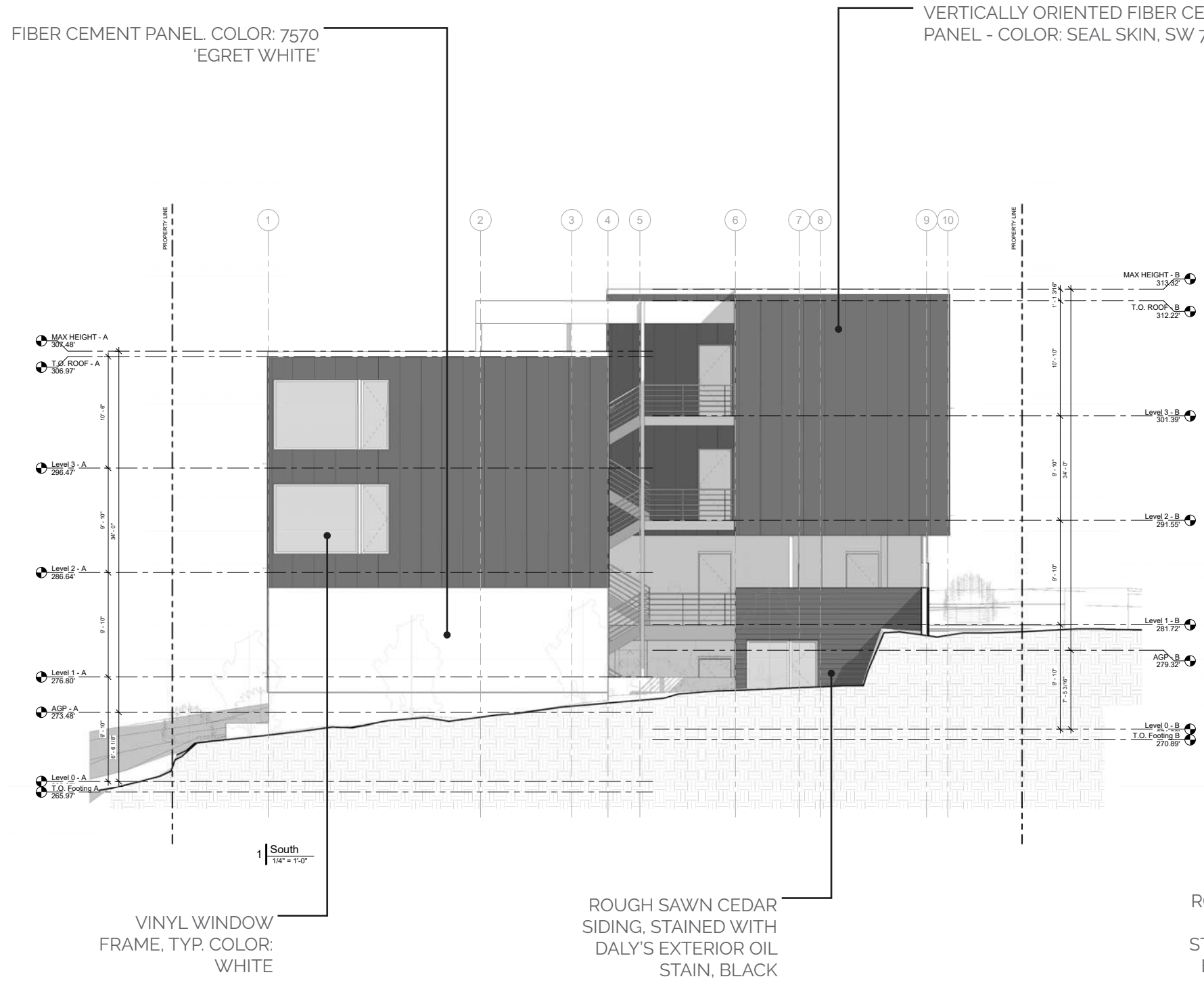


View From 12th Ave S



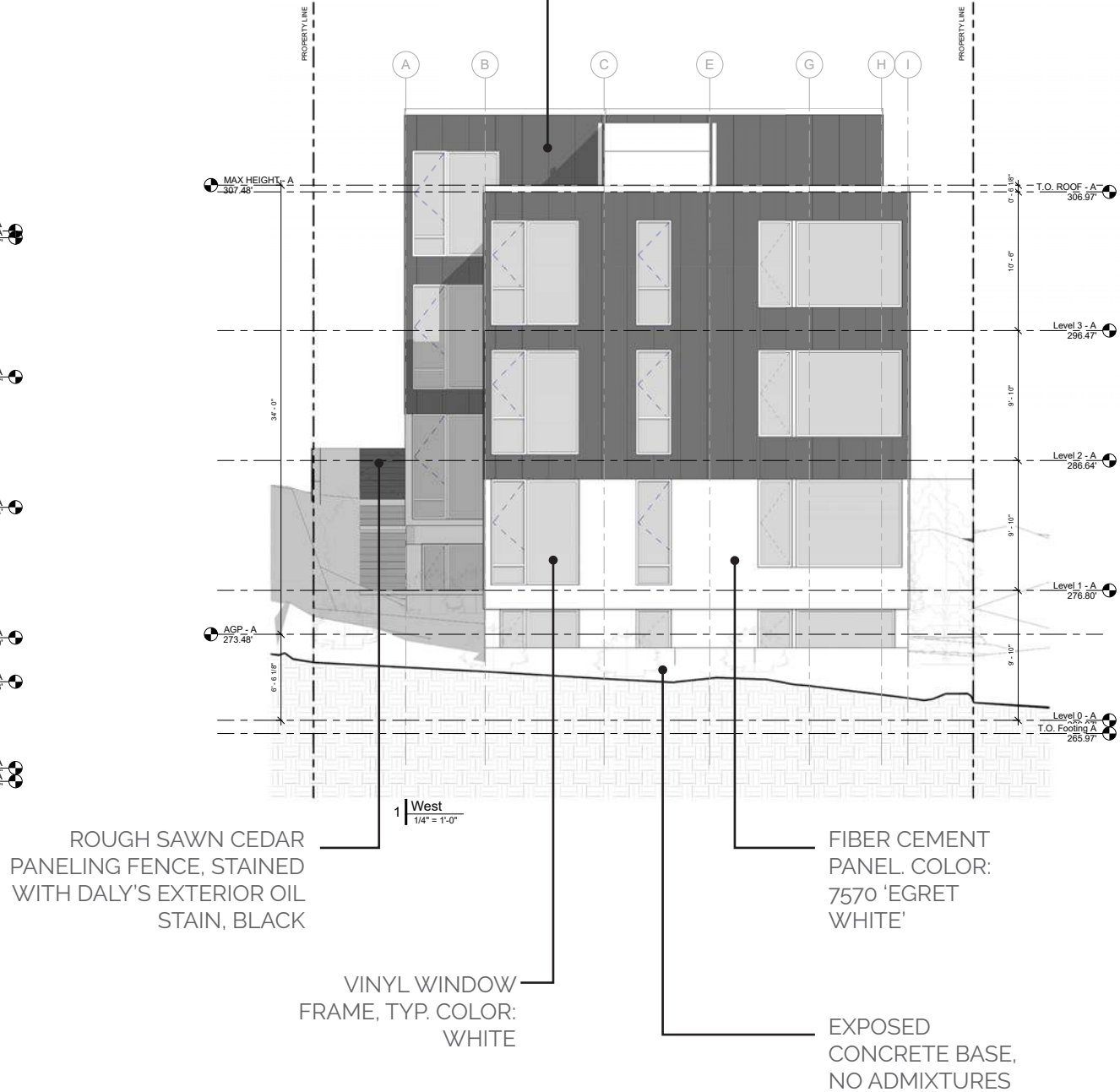
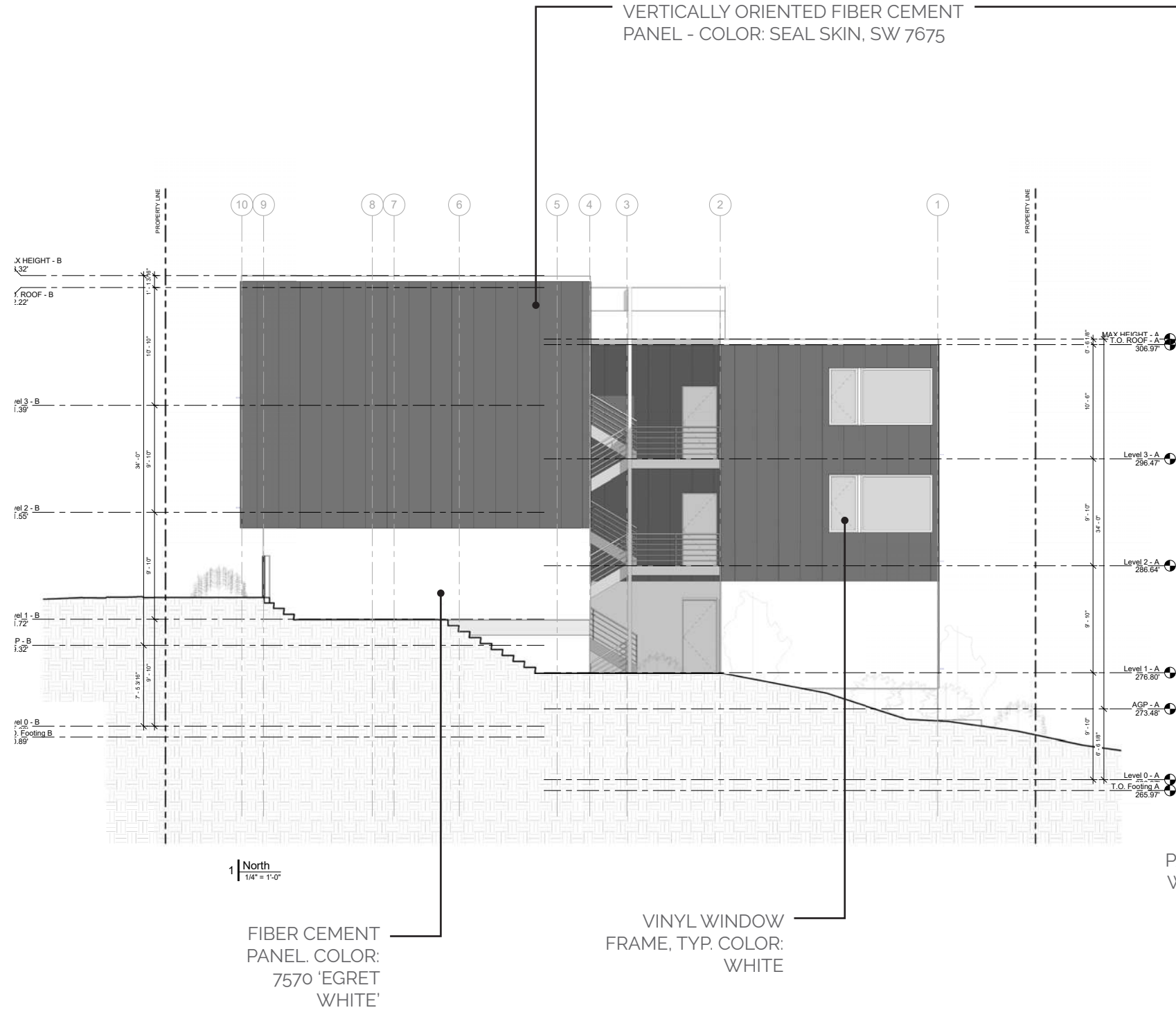
South Elevation

East Elevation



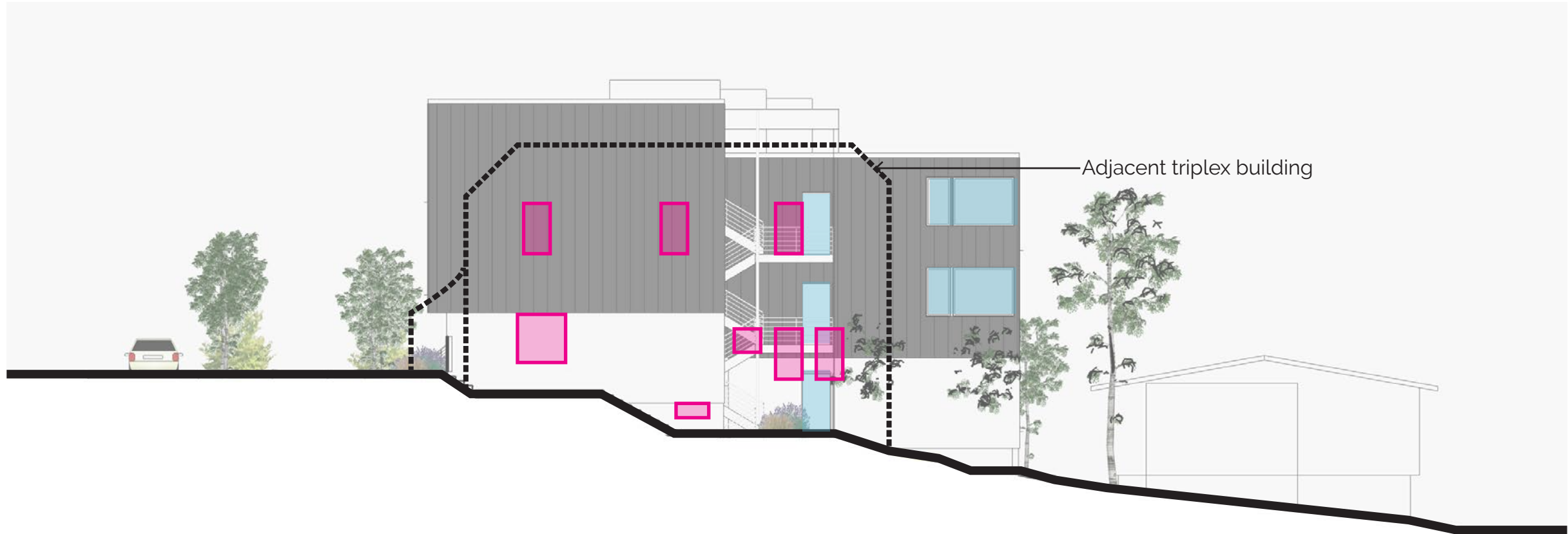
North Elevation

West Elevation

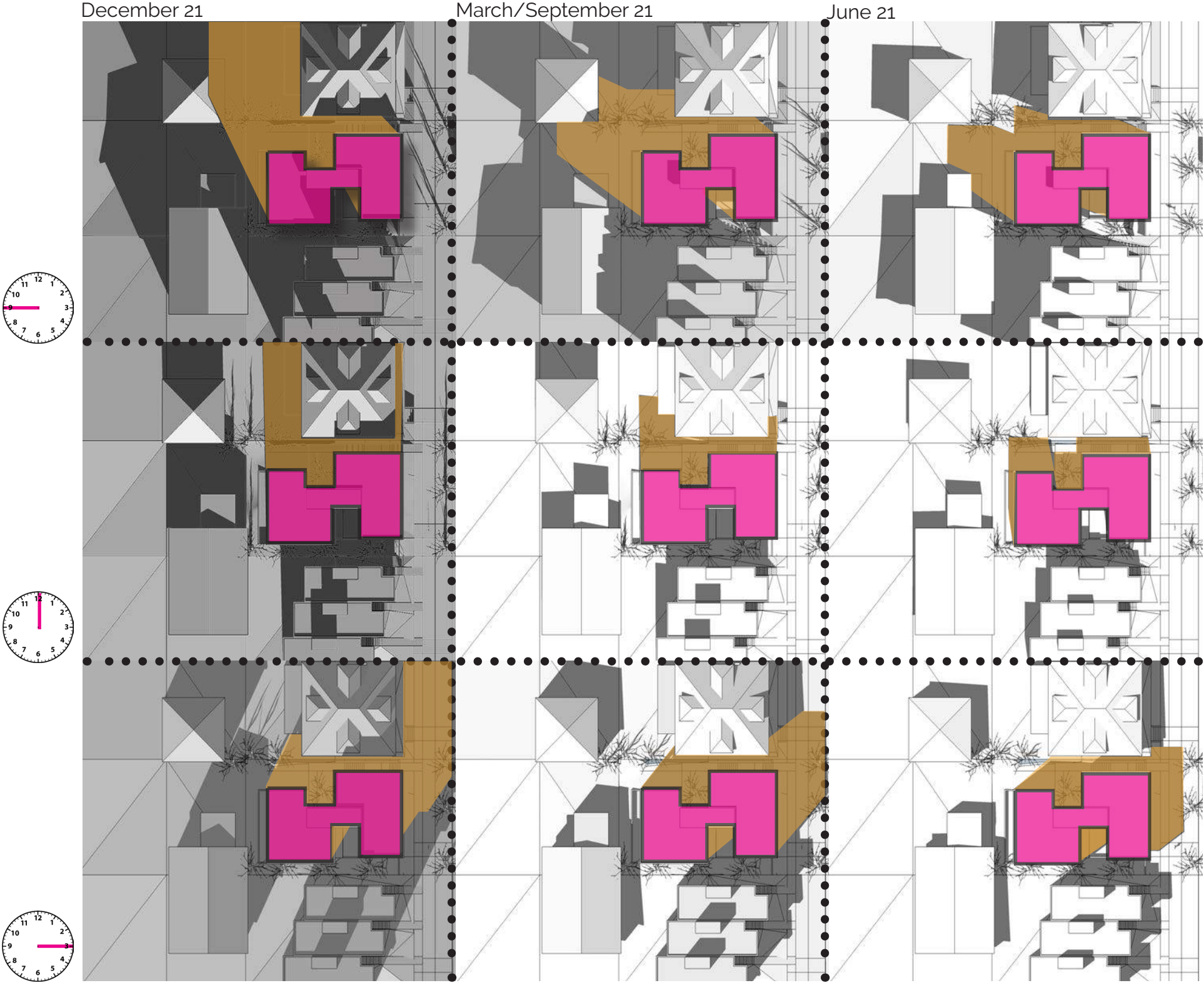


Privacy Study

- Proposed fenestration
- Neighboring fenestration



Shadow Study



HYBRID Previous Project Experience



Madison Park Condominiums



Bellevue Ave Midrise Apartments



Remington Court Townhouses



Stevens Residences



Harvard Avenue Apartments