

EXISTING SITE

The project site consists of a single rectangular parcel (0570000280) located on 13th Ave S. Immediately to the north of the project site is a apartment building. To the south are 5 contemporary townhomes. The subject parcel is a total of 6,400 square feet and measures approximately 128'-0" in the east-west direction and 50'-0" in the north-south direction. The site slopes from the down from the east to the west approximately 35'-0". Currently the site is vacant with no existing structures. The "highest and best use" is listed as multi-family development.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2, indicating that the structure may go up to 30'-0" plus additional applicable height bonuses. The LR zoning continues north and south, and east along 13th Ave S and Beacon Ave S changes to LR 3, and changes to SF 5000 to the west. Further east along Beacon Ave S and 15th Ave S, the zoning designation changes to NC2-65 (4.0). The project is within the North Beacon Hill Residential Urban Village and is nestled within a pedestrian area. Due to it's four block proximity to the Beacon Hill Light Rail Station the project site is soundly within a frequent transit zone.

DEVELOPMENT OBJECTIVES

The project proposes the construction of (1) new multi-family residential building containing a total of (7) townhouses with no parking. The are no existing structures located on the subject site. The proposed townhouses promote thoughtful density in Seattle while responding to the existing character and scale of the neighborhood. The proposed units, due to their proximity to the Beacon Hill Light Rail Station are prime for denser development.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks in the zone are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. 13th Ave S is two blocks west of a major arterial that connects north to a bridge that connects to the Central District and bisects Beacon Hill towards the south. It is also near to Beacon Ave S which is another major arterial that bisects the Beacon Hill neighborhood. Several major Beacon Hill commercial areas are within walking distance to the site. There are several restaurants along both 15th Ave S and Beacon Ave S. A local grocery store is also four blocks to the southeast of the site. The public library branch is five blocks to the southeast. In addition to the light rail, several bus lines run along Beacon Ave S including the 36, the 60, and the 107. The 60 and 107 also turn onto 15th Ave S at the intersection of these two streets. Jefferson Park, a major green space, is a 20 minute walk from the site. In general, the area is conducive to an active lifestyle, ideal for young professionals and students, and provides the necessary transportation links between the city center, the University of Washington, and the local neighborhoods surrounding the site.

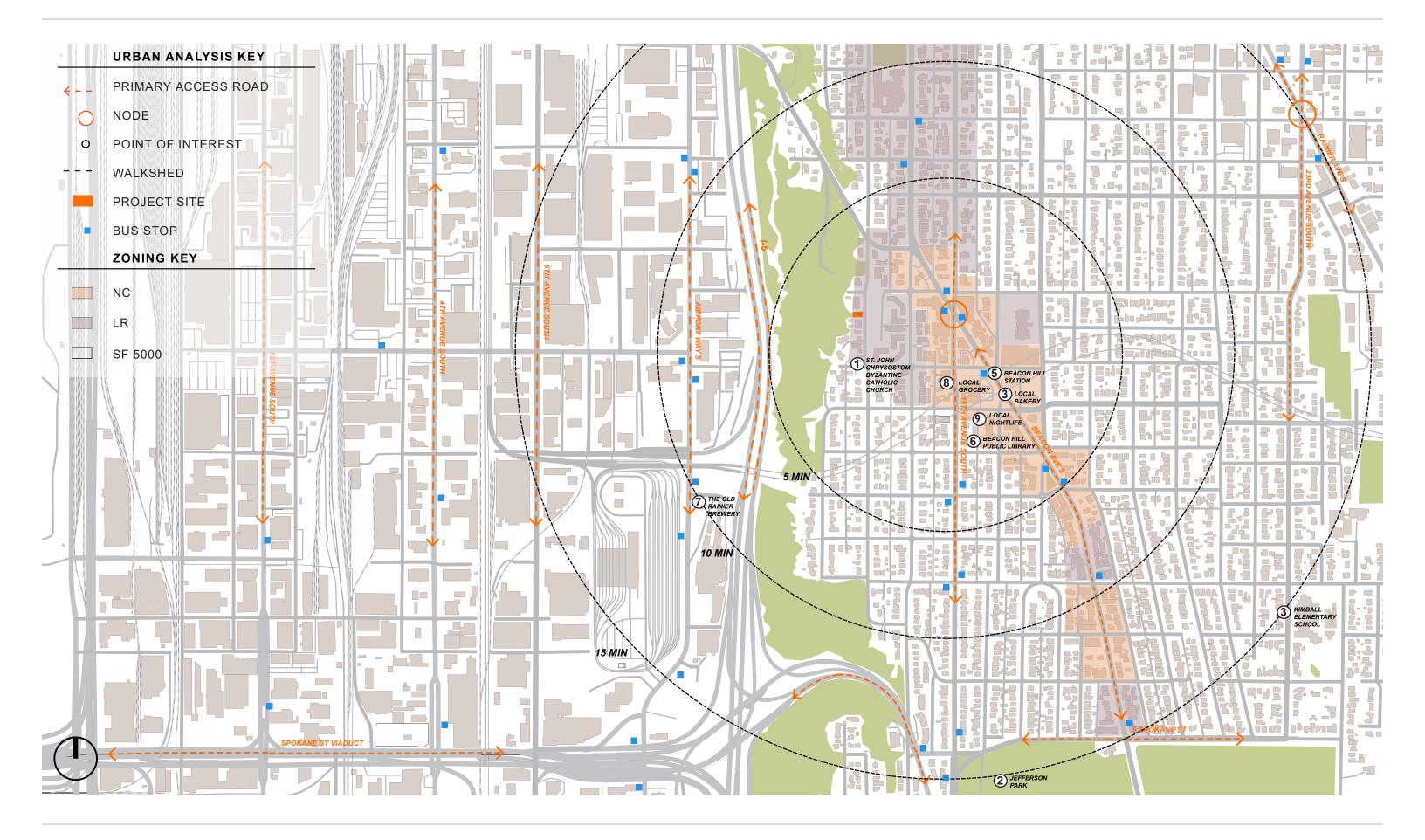


SITE LOCATION

PROJECT PROGRAM

Site Area: 6.400 sf Number of Residential Units: 7 Commercial Space: N/A Number of Parking Stalls: 0 Proposed Bike Parking: 2 Total Area: Approx.: 7997 sf Total Area Above Grade: 7997 sf Allowable FAR = 7680

13TH AVE TOWNHOMES #3027892

























— STREET LOOKING WEST (A) —



ACROSS FROM SITE

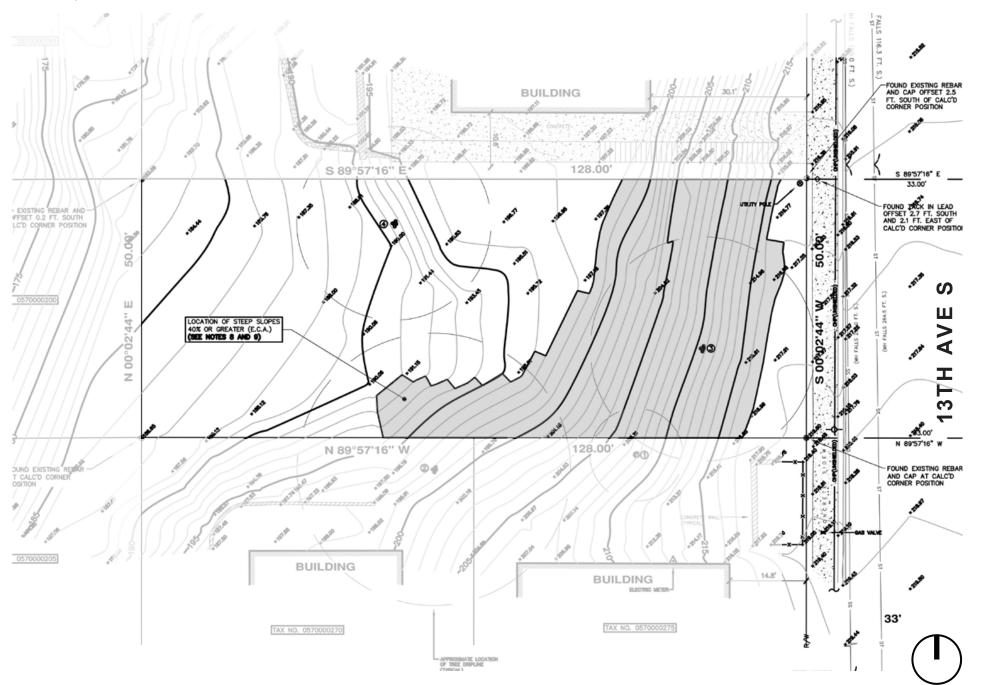
- STREET LOOKING EAST (B)

EXISTING SITE CONDITIONS

The project site is located in Beacon Hill between S Bayview St to the north and S Lander St to the south. Currently the site is vacant with no existing structures. The subject parcel is 6,400 square feet and measures roughly 50'-0" wide by 128'-0" deep. Immediately to the north of the project is an apartment building, and to the south there are five contemporary townhomes. To the west is another vacant site, with dense vegitation and trees. The project site is zoned LR2.

The site slopes down from east to west, with an overall grade change in this direction of approximately 35 feet. The project proposes to step with the existing topography. Upper levels will have views of Downtown to the North and territorial views of the Duwamish Waterway and Harbor Island to the west.

There are (2) Big Leave Maple Trees on the property and (2) Big Leaf Maple trees to the south that have been evaluated by a certified arborist and is non-exceptional.



LEGAL DESCRIPTION

LOT 18, BLOCK 3, BAY SIDE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 165, RECORDS OF KING COUNTY, WA.

ARBORIST REPORT

Site Conditions and Tree Inventory

Currently, the project site is undeveloped, however, it has been cleared within the nottoo-distant past. There are two trees on the property and two just off-site to the south with driplines that extend north onto the property. The property has steep slopes in its eastern portion. It is bordered by apartment buildings to the north and south. The understory is somewhat sparse, but in areas is densely covered with Himalayan blackberry and other weedy species.

I conducted visual assessments of each tree from afar to inspect the crown and up close to inspect the trunks.

Following is the information on the evaluated trees. All of the trees are big-leaf maples (Acer macrophyllum) and three of them have been cut at the base resulting in a flush of several stems, essentially stump sprouts. This is not the normal form for this species and eventually will become a nuisance and a maintenance issue. For that reason, these trees are classified as being in fair condition. The required method of determining trunk Dsh consists of of taking the square root of the sum of the squared value of each stem's dsh.

There are no exceptional trees on the property or just off-site with driplines that extend

TREE #	# OF STEMS	DSH	SPREAD	CONDITION, LOCATION, STATUS
1	1	12"	16'	Off-site to the south, good condition and health, not exceptional.
2	5	27"	28'	Off-site to the south, fair condition and health, not exceptional.
3	9	24"	40'	On-site near the northern boundary, fair condition and health, not exceptional.
4	6	28"	36'	On-site near the southeast corner, fair condition and health, not exceptional.

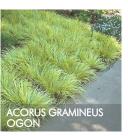
SITE PLANNING + LANDSCAPE APPROACH

The seven proposed units will be oriented north-south with the exception of units 1 & 2, which will face 13th Ave S. Since this project sits at the top of a slope on Beacon Hill. The site concept seeks to capture views in to the west and north and provide ground level outdoor space for each unit. Embracing the existing topography and natrural features on the site, the project proposes an elevated walkway to allow all units have entry doors at the living level on the 3rd floor at the south elevation. A separate walkway is located at the east facade for access to Unit 1. A combination of trees and low landscaping is proposed in the front yard between the bicycle/solid waste storage and the sidewalk. Additional trees and low landscaping are proposed throughout the site to enhance the pedestrian experience and provide privacy from adjacent properties.



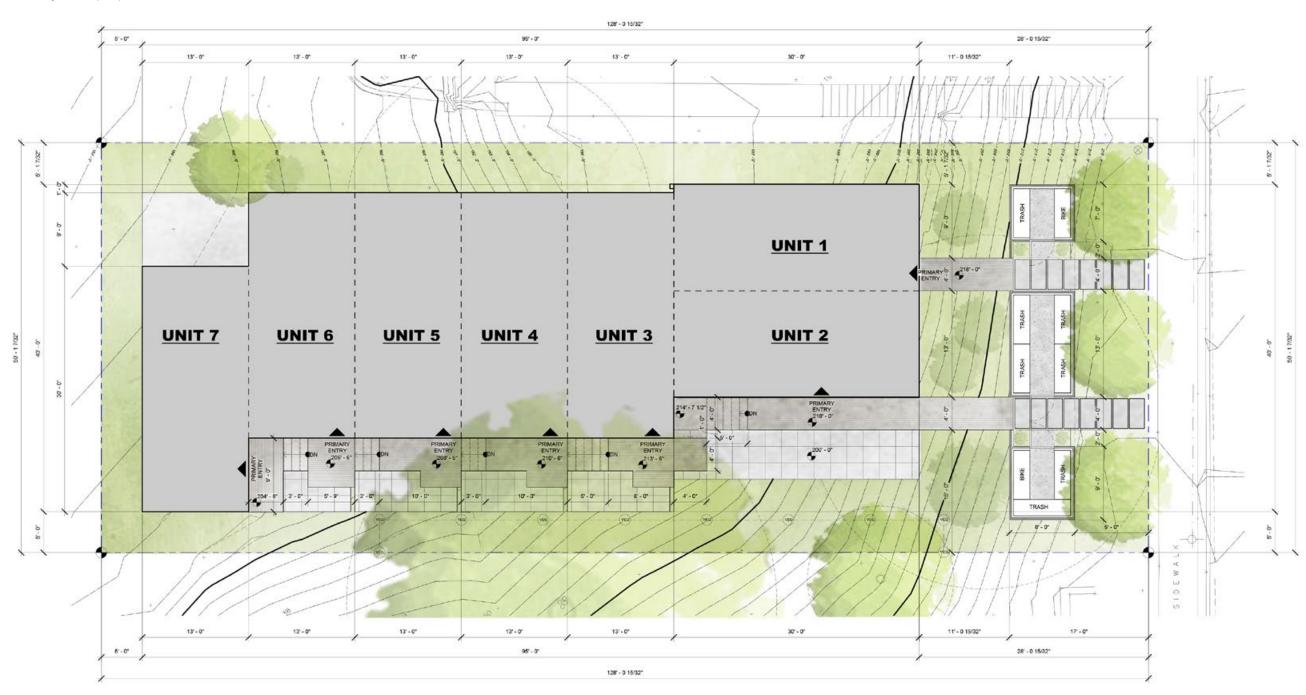














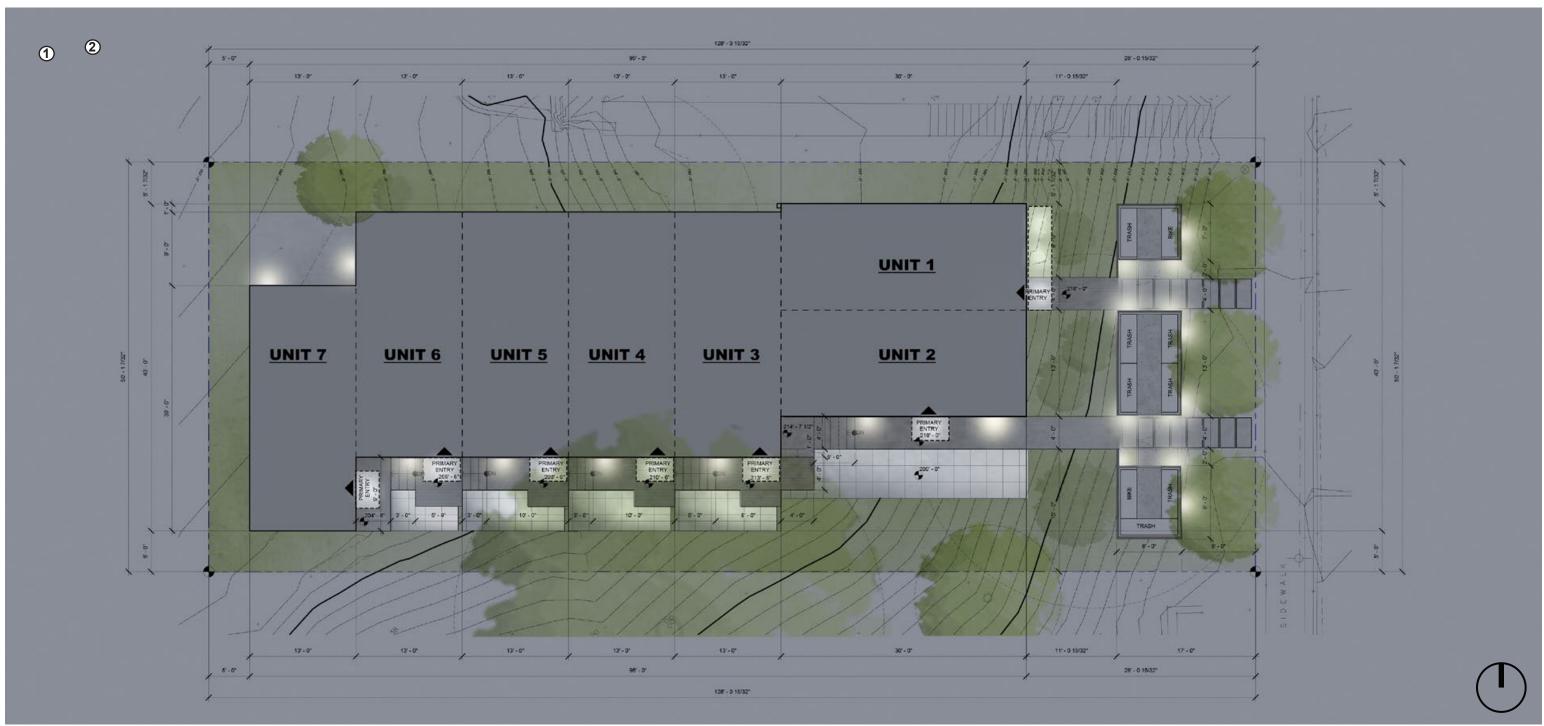


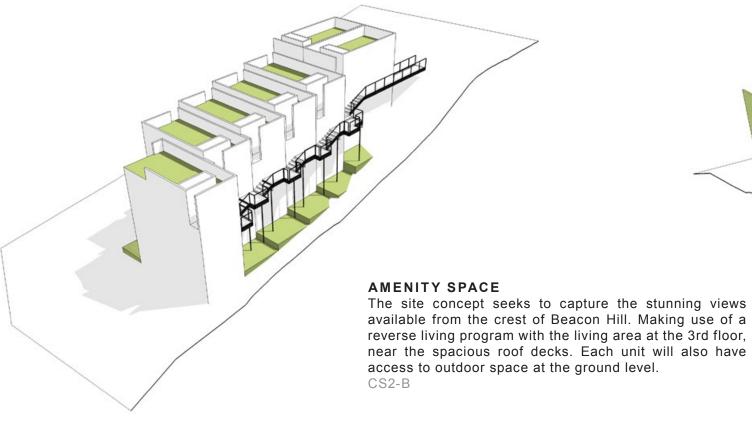
PROPOSED LIGHTING PLAN

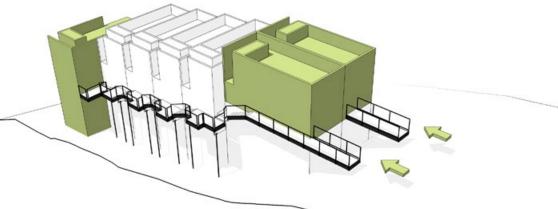
1 RECESSED CAN LIGHTS (SOFFIT)

2 EXTERIOR SCONCES

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.



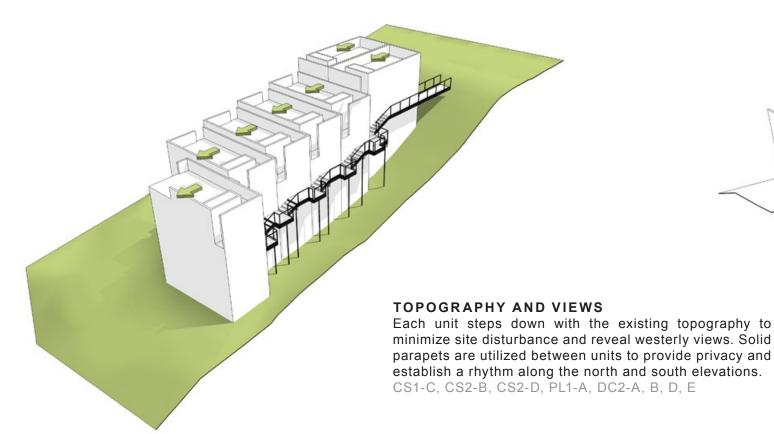




HEIGHT, BULK, AND SCALE

The Units facing 13th Ave S working with the existing topography to reduce the percieved scale from the sidewalk. Shifts in the massing at units 1, 2, & 7 reveal a shared walkway and unit entries on along the south facade.

DC2-A, NBHDG CS2-III





STREET LEVEL ACCESS

This project draws inspiration from the existing topography on site and circulation strategy utilized at the neighboring property to the north. Details such as lap siding, window trim, open space, and screening help this new development integrate into the established aesthetic of the neighborhood.

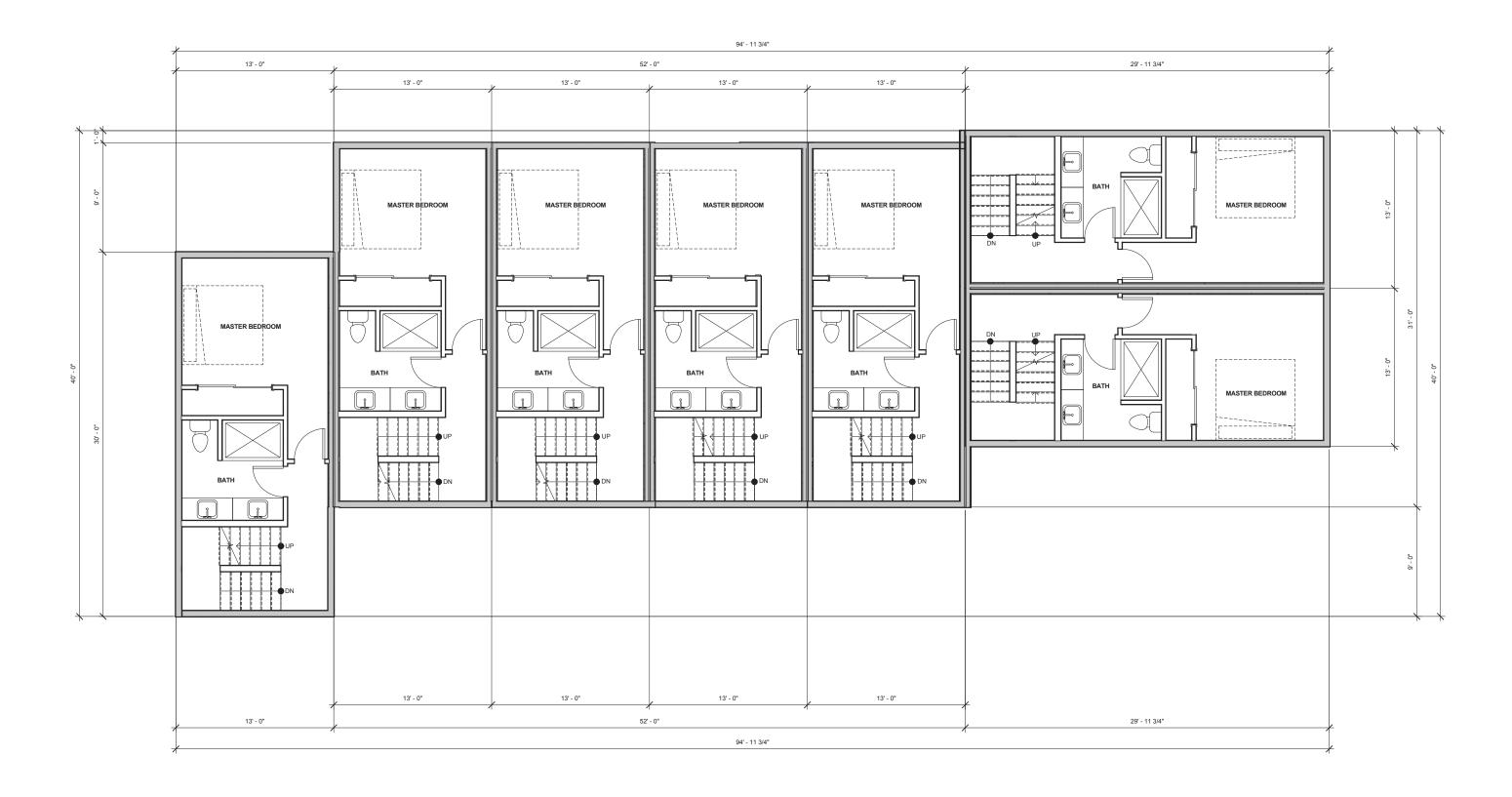
DC4-A, B, C, D

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.	C. Topography	CS1.C.1 Land Form CS1.C.2 Elevations Changes	The siting of the structure, orientation of the units, and proposed floor levels with the existing topography to embrace the naturally occurring change in elevation from east to west across the site.
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.	A. Location in the City and Neighborhood B. Adjacent Sites, Streets, and Open Spaces D. Height, Bulk, and Scale	CS2.A.2 Architectural Presence CS2.B.1 Site Characteristics CS2.B.2 Connection to the Street CS2.B.3 Character of Open Space CS2.D.2 Existing Site Features	By stepping the structure with the slope of the existing topography, the project is able to minimize the ground disturbance and reduce the perceived scale of the project from the street. Additional architectural features, such as walkways, awnings, signage, and glazing have been designed to create greater presence along the street edge, while maintaining the visually small massing from the street.
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 PL1.B.3 Pedestrian Amenities	The project proposes the use of an elevated walkway to allow future residents to enter at the living level, located on the 3rd floor. The walkway is designed to expand at unit entries, creating a lively, pedestrian oriented space amongst the existing tree canopy that connects each unit to the street.
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.2. Ensemble of Elements	Entries have been designed as a collection of coordinated elements consisting of awnings, walkways with changes in materials to indicate primary pedestrian pathways, transitional areas that include landscaping, and lighting. Additionally, at each unit entry facing the common walkway the shared deck expands to give practical space for circulation and offer private deck space for each resident to personalize their unit entry.
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site.	C. Parking and Service Uses	DC1.C.4 Service Uses	The project proposes to located the solid waste storage at the west side of the property, adjacent to the front lot line along 13th Ave S. To reduce the visual impact of the solid waste storage from the street, the project proposes the use of a combination of low concrete walls and dense screening. Additionally, the project proposes a 9'-0" setback from the front property line to the solid waste storage. The setback shall be designed to incorporate lush landscaping at various heights to further conceal the solid waste storage and provide a positive pedestrian experience at the sidewalk.
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 C. Lighting	DC4.A.1 Finishes DC4.C.1 Functions	The project proposes the use of 4" horizontally oriented lap siding at the body of the structure to reference the residential scale of other existing structures in the immediate area. At the end units at the east and west side of the building, the project proposes the use of panel siding at the ground floor to reduce the perceived scale. Lighting is proposed at the entry of the site, the walk ways, and unit entries to provide light for safety. Where possible, the project avoids the use of lights near neighboring properties to reduce glare and light pollution.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	North Beacon Hill Supplemental Guidance	NBHDG PL2.II.i. Streetscape Compatibility	The project is proposing to locate the solid waste storage and bicycle storage at the west side of the site, between the street-facing facade and the sidewalk at 13th Ave S. The project is proposing a 9'-0" from the property line to the solid waste storage, with dense screening, and lush landscaping to help obscure the visual connection to the solid waste storage. Locating the solid waste storage along 13th Ave S is necessary due to the existing topography of the site. The building itself has a proposed setback of approximately 28'-0".
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.	North Beacon Hill Supplemental Guidance	NBHDG DC2.II.ii Architectural Concept and Consistency	The project proposes a clear facade composition that exhibits a sense of order through the use of modulation, fenestration, secondary architectural features, and materials. The proposed fenestration lends privacy to the neighboring parcels and contributes to a cohesive and simple architectural concept.





FIRST FLOOR PLANS



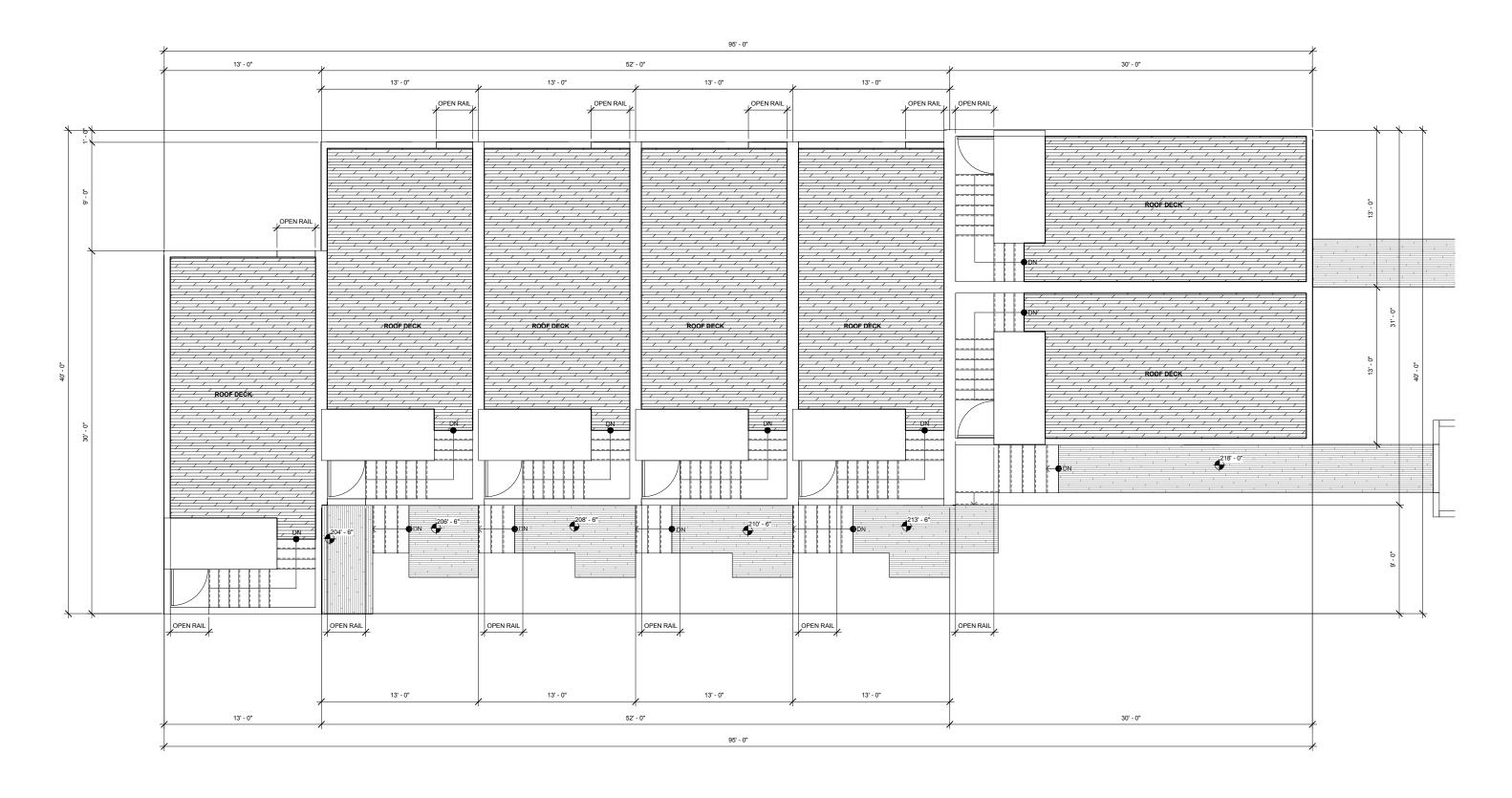
SECOND FLOOR PLANS







THIRD FLOOR PLANS



ROOF PLANS





MATERIAL PALETTE



1 LAP SIDING



2 HARDIE PANEL



3 CEDAR

4 OPEN METAL RAILING

INSPIRATION





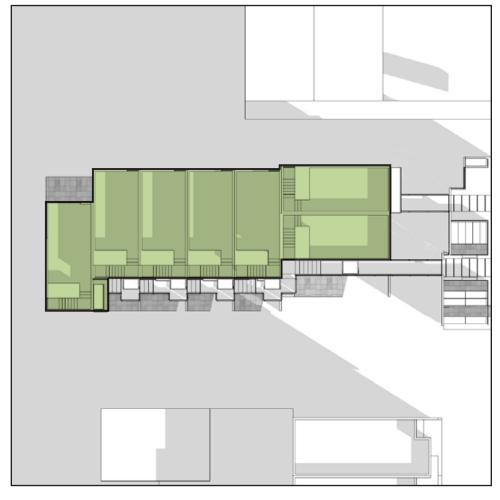
PROPOSED MATERIALS

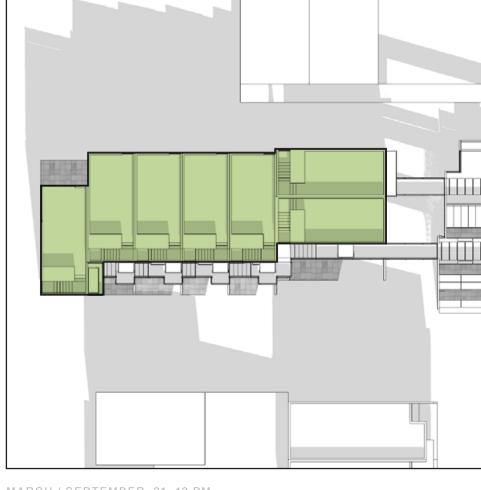
The material palette for this project reflects a desire to integrate the residential scale of existing structures in the immediate area. The overall aesthetic seeks to achieve a simple contemporary aesthetic. Lap siding in medium grey represent the bulk of the exterior cladding material. Vertical window groupings are enhanced with accents of hardie panel. Small segments of open rail help create transparency at the roof level and enforce the massing and level changes.

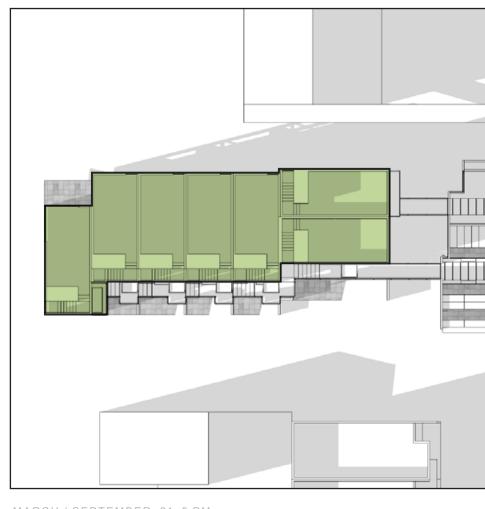
C O N E ARCHITECTURE 13TH AVE TOWNHOMES #3027892



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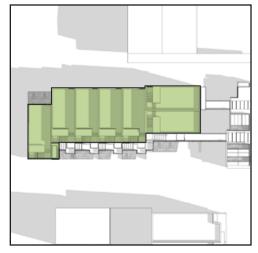




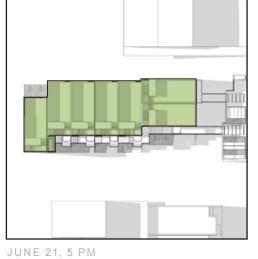
MARCH / SEPTEMBER 21, 9 AM

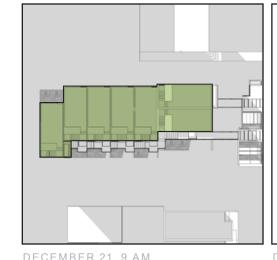
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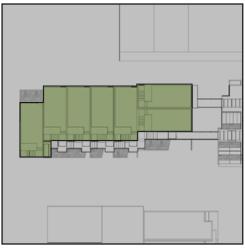










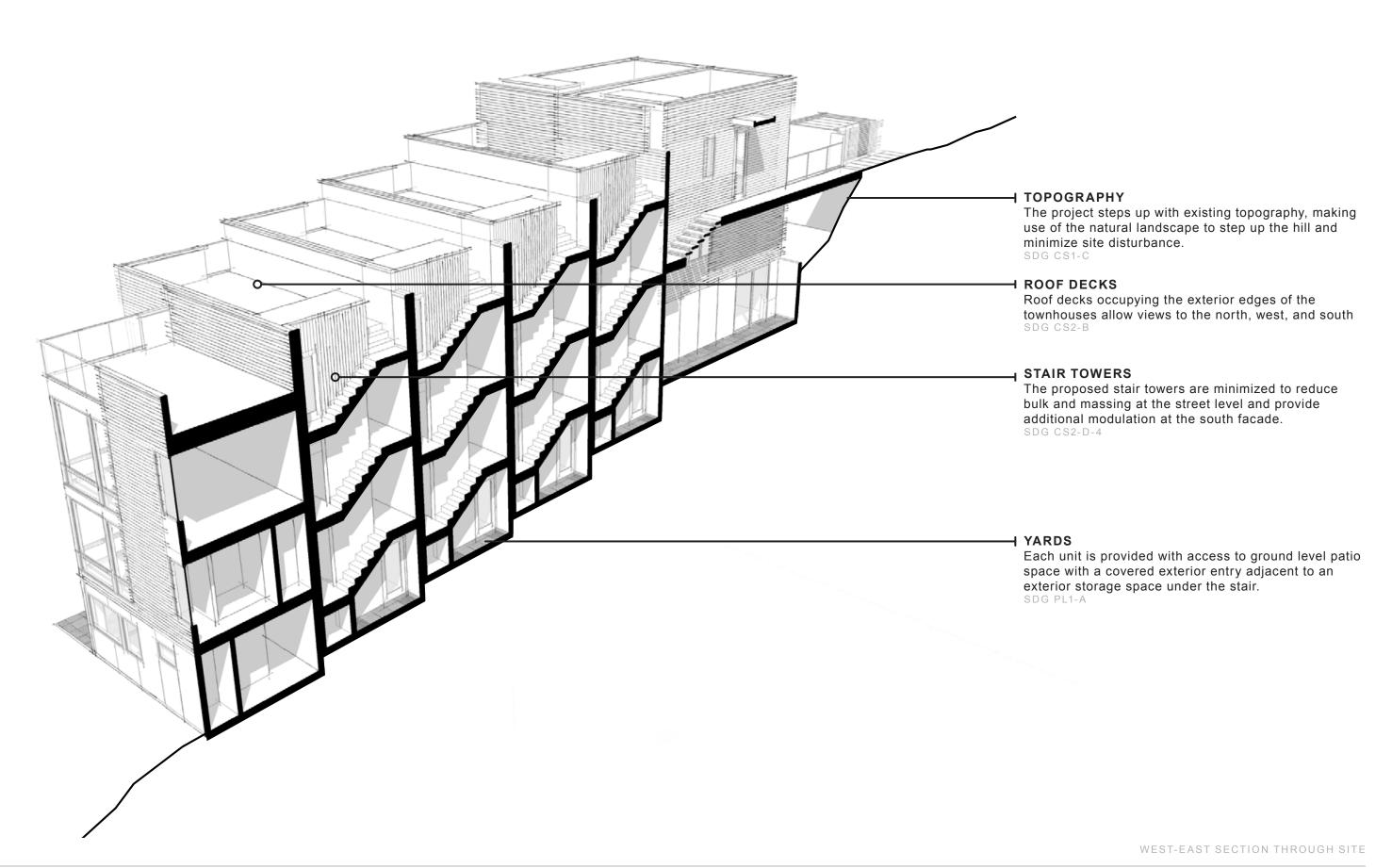


JUNE 21, 12 PM JUNE 21, 9 AM

DECEMBER 21, 9 AM

DECEMBER 21, 12 PM

DECEMBER 21, 5 PM



13TH AVE TOWNHOMES #3027892

20 CHARACTER RENDERINGS



SCREENING

Dense screening to be provided at 5'-0" high surrounding the solid waste storage area along with a 2'-0" concrete wall to define the solid waste storage area and obscure the visual connection from the sidewalk and pedestrian path

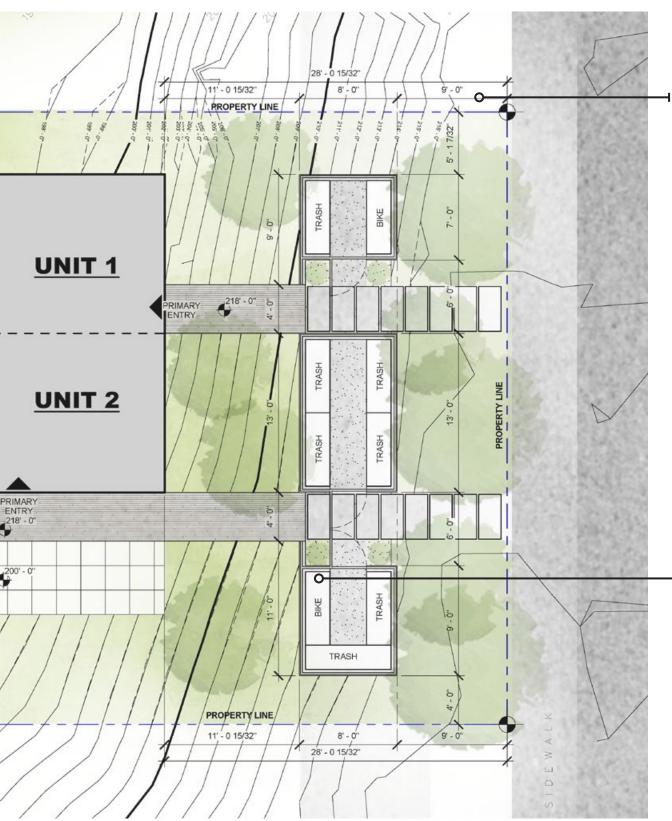
LANDSCAPE

Lush landscaping to be provided at varying heights in the front setback to obscure the visual connection to the solid waste storage and provide privacy at the street-facing units.

FRONT SETBACK -

An increaed front seback alloows for greater distance between the proposed solid waste storage area and the sidewalk

VIEW FROM 13TH AVE S (EAST)



SETBACK

The project proposes a 9'-0" setback between the front lot line and solid waste storage area to provide separate from the sidewalk.

SCREENING -

Dense screening at a height of 5'-0" proposed to surround the solid waste storage area to provide a visual barrier from the sidewalk.



LANDSCAPING -

Lush Landscaping and trees proposed at varying heights to provide a pleasant pedestrian experience at the sidewalk and visually obscure solid waste storage area.

BICYCLE STORAGE

Bicycle storage proposed to share space with the solid waste storage area to encourage residents to keep the storage area organized and free of debris.

LOW WALL |--

2'-0" concrete wall proposed to surround the solid waste storage area to contain and affiliated debris and completely block the storage area from the sidewalk.



SOLID WAST STORAGE AREA

The project is seeking a decision regarding the location of the solid waste storage area. Due to the existing topography of the site, the project is proposing to located the solid waste storage area, in combination with bicycle storage, at the east side of the side adjacent to 13th Ave S. The project is proposing a 9'-0" setback from the storage area to the front property line, with lush landscaping and a combination of solid walls and screening to visually block the storage area from the sidewalk.

GUIDELINE	RATIONALE		
CS1. Natural Systems and Site Features			
CS1.C.1. Use the natural topography and/or other desirable land forms or features to inform the project design.	The existing natural topography slopes down significantly from east to west. The project proposes to minimize the impact on the steep slope by siting the building on the west side of the site and providing elevated decks at the unit entries.		
CS2. Urban Pattern and Form			
CS2.D.2. 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.	The adjacent apartment building to the north has utilizes a similar strategy by providing an elevated deck at the third floor to allow access from 13th Ave S on the east side of the site to the unit entries located on the west side of the site.		
PL2. Walkability			
PL2.II.ii: Orient townhouse structures to provide pedestrian entrances to the sidewalk.	The project proposes to locate the entry for Unit 1 at the living level, which is approximately at the same elevation as the sidewalk. The proposed entry deck allows the project to minimize disturbance in the steep slope and provide a unit entry at the front of the building, facing 13th Ave S.		
V	128' - 0 15/32"		

REQUESTED ADJUSTMENT

The project is seeking an adjustment to the facade length to allow for the inclusion of the entry path at Unit 1. The facade length of the building alone is 64%. Including the entry pathway to Unit 1 in combination with the building would result in a facade length of 71.88%.

CODE SECTION

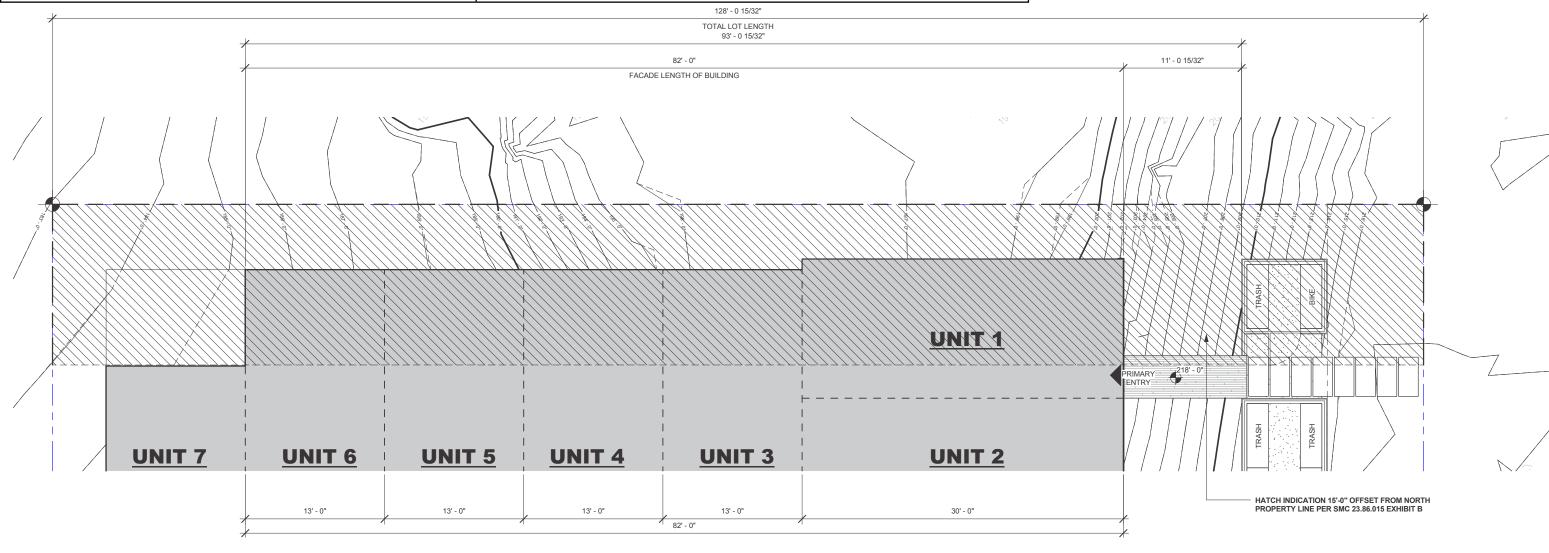
SMC 23.45.527.B.1 - The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.

CALCULATION

Total Lot Length = 128.03'
Total Length of Building = 82.00'
Proposed Building Facade Length = 64.05% (65% allowable)

Total Lot Length = 128.03'
Total Facade Length (including deck) = 93.03'

Total Proposed Facade Length= 71.88% (10.59% adjustment)



CHARACTER RENDERINGS 23



VIEW FROM NORTH-EAST CORNER OF SITE

13TH AVE TOWNHOMES #3027892



VIEW FROM 13TH AVE S (SOUTH-EAST CORNER)



VIEW FROM SOUTHWEST CORNER OF SITE



VIEW FROM NORTH-WEST CORNER OF SITE



VIEW FROM PEDESTRIAN WALKWAY LOOKING WEST



BIRDSEYE VIEW FROM SOUTHWEST CORNER OF SITE