

READE14 TOWNHOMES



2212 14th Ave S,
Seattle, WA 98144

Project # 3028100

JUNE 28, 2017

STREAMLINED DESIGN REVIEW

Architect:
URBAN DESIGN GROUP

Developer:
Arnon Construction

Civil Engineer:
Davido Consulting Group

Structural Engineer:
**MALSAM TSANG
STRUCTURAL ENGINEERING**



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PROJECT DESCRIPTION:

- DEMO EXIST. BUILDING
- CONSTRUCT TWO NEW THREE STORY 4-PLEXES
- 8 TOWNHOUSE UNITS
- 6 PARKING STALLS

PROJECT INFORMATION:

LOT AREA: 6,000 S.F.
ZONING: LR3 (1.2)
ALLOWED F. A. R.: $6,000 * 1.2 = 7,200sf$ (without affordable units)

PARKING REQ-D: Not required

PROPOSED F.A.R.: $894 * 8 = 7,152$ s.f.

PARCEL NUMBER:

168340-0105

LEGAL DESCRIPTION:

College Grounds ADD
Plat Block: 75
Plat Lot: 2

SUMMARY:

PROPOSED PROJECT TO BE CONSTRUCTED DUE TO INTENSIVE INCREASE IN DENSITY WITHIN CITY OF SEATTLE AND URGENT NEED OF DWELLING SPACES THROUGHOUT VICINITY. GIVEN PROJECT IS IDEAL FOR SINGLE RESIDENTS AND FAMILIES WHO ARE LOOKING TO LIVE WITHIN CITY LIMITS. PROPOSED DESIGN HAS CONTEMPORARY ELEMENTS WHICH BECOME COMMON IN SEATTLE AREA. ROOFTOP DECKS WILL GIVE RESIDENTS TERRITORIAL VIEWS TO ENJOY





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SITE INFORMATION

DESIGN ANALYSIS

DEVELOPMENT OBJECTIVES

The project proposes the construction of (2) new multi-family residential buildings containing a total of (8) townhouses with (6) adjacent parking stalls. The existing residence and detached garage on the parcel will be demolished. The proposed townhouses promote thoughtful density in Seattle while responding to the existing character and scale of the neighborhood. They are located units are in the North Beacon Hill Urban Village which is prime for denser development.

NEIGHBORHOOD CUES

14th Ave S as well as the back alley has a very strong multi-family and single family residences presence. This project proposes to continue this street edge by presenting a scale, proportion and texture similar to the existing neighbors. This project has a strong potential to capture views of downtown as well as territorial views of Beacon Hill. The project is approximately an 8 minute walk from Beacon Ave S & S McClellan St Light Rail station making South and North Seattle easily accessible. Jefferson Park lies within a 15 minute walk from the site, sits on 52 acres and provides a plethora of outdoor activities opportunities. The site is served by two bus lines, the 36 and 60, running north and south along 14th Ave S providing quick access to Downtown Seattle, First Hill, Capitol Hill, and West Seattle. The slow residential streets and dedicated bike lanes along 14th Ave S and 15th Ave S promote a pedestrian experience and easy cycling routes to Downtown, West Seattle, and South Seattle.



EXISTING SITE

The project site (APN: 168340-0105) is located on the east side 14th Ave S, a residential two lane street, between S Walker St to the north and S College St to the south. The site is served by an alley. Opposite the project site on 14th Ave S are two townhouse developments similar in size and scale to the proposed development. Immediately to the north and south of the subject parcel are single family residences with the same zoning designation. To the east across the alley is a similar to the proposed townhouse development a couple of years old. The subject parcel is 6,000 SF and measures roughly 50' wide by 120' deep. The site is topographically relatively flat with a light slope in the southeast corner down to the alley. Currently, there is (1) single-family home of approximately 1,740 SF and (1) detached garage on site, both will be demolished.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3(1.2). This area of Beacon Hill lies within the North Beacon Hill Residential Urban Village and contains various zones and uses. Low-rise zoning continues North along 15th Ave S until it reaches Interstate 90 and transitions to Industrial Commercial zoning. Low-rise zoning briefly continues south where it transitions to Neighborhood Commercial zoning at Beacon Ave S. The site is located just a couple of blocks north of the heart of Beacon Hill, home to restaurants, cafes, grocery stores, small commercial business and churches, among other amenities. Bus routes 36 and 60 stop is located diagonally across the street from the subject parcel approximately 150 feet away. The frequency of the bus routes makes the site eligible for no parking requirement under the SDCI's definition of Frequent Transit although six parking spaces will be provided on site.

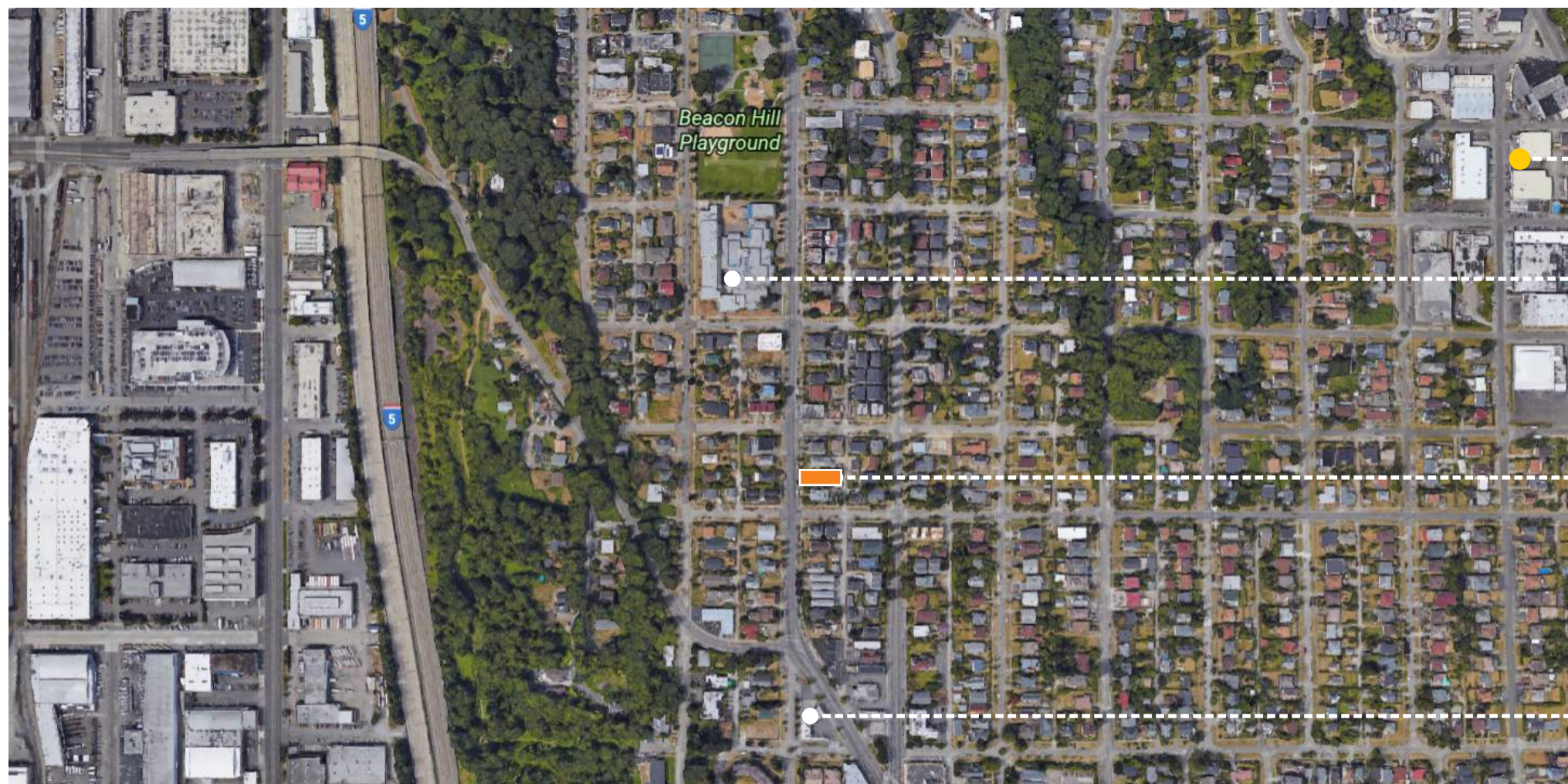


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- Shopping Center
- Beacon Hill Elementary School
- SITE**
- Restaurants



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SITE INFORMATION

DESIGN ANALYSIS



Beacon Hill Elementary School



Commercial



Commercial



Commercial



Single Family






Single Family

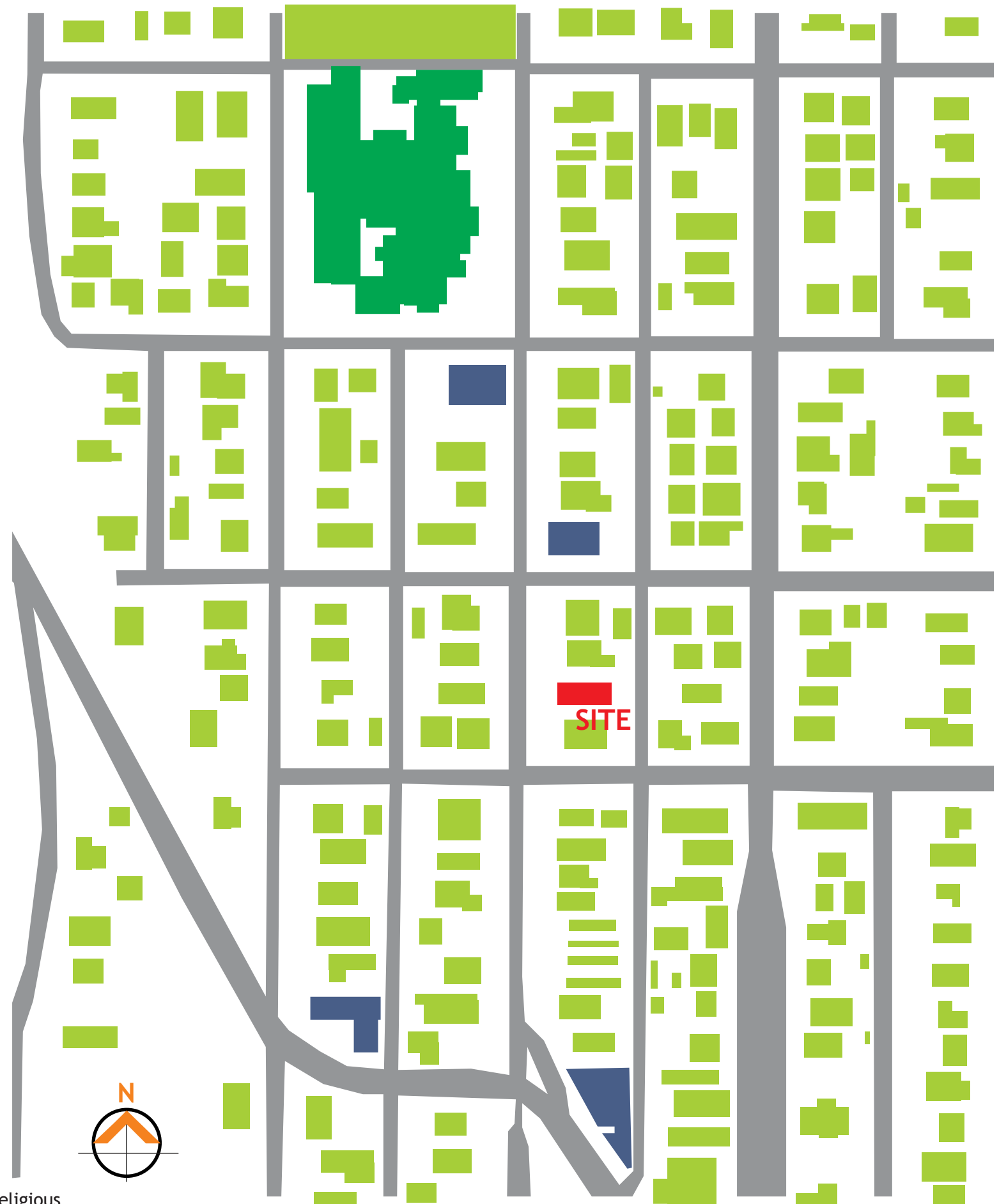
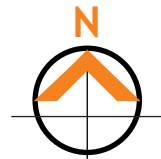


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LEGEND

-  - Single Family or Townhouse
-  - Commercial
-  - Educational, Institutional and Religious



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SITE INFORMATION

ZONING DATA



ZONING

The site is located in an LR3 (1.2) zone. The area is a mix of LR3, LR3 (0.75) and SF 500, C1-65 and IG2 U/85.

ARCHITECTURAL CONTEXT

The neighborhood is primarily single family homes dating from early 1900's and up and new multi-family townhomes dispersed throughout. The neighborhood does not have a unifying architectural style.

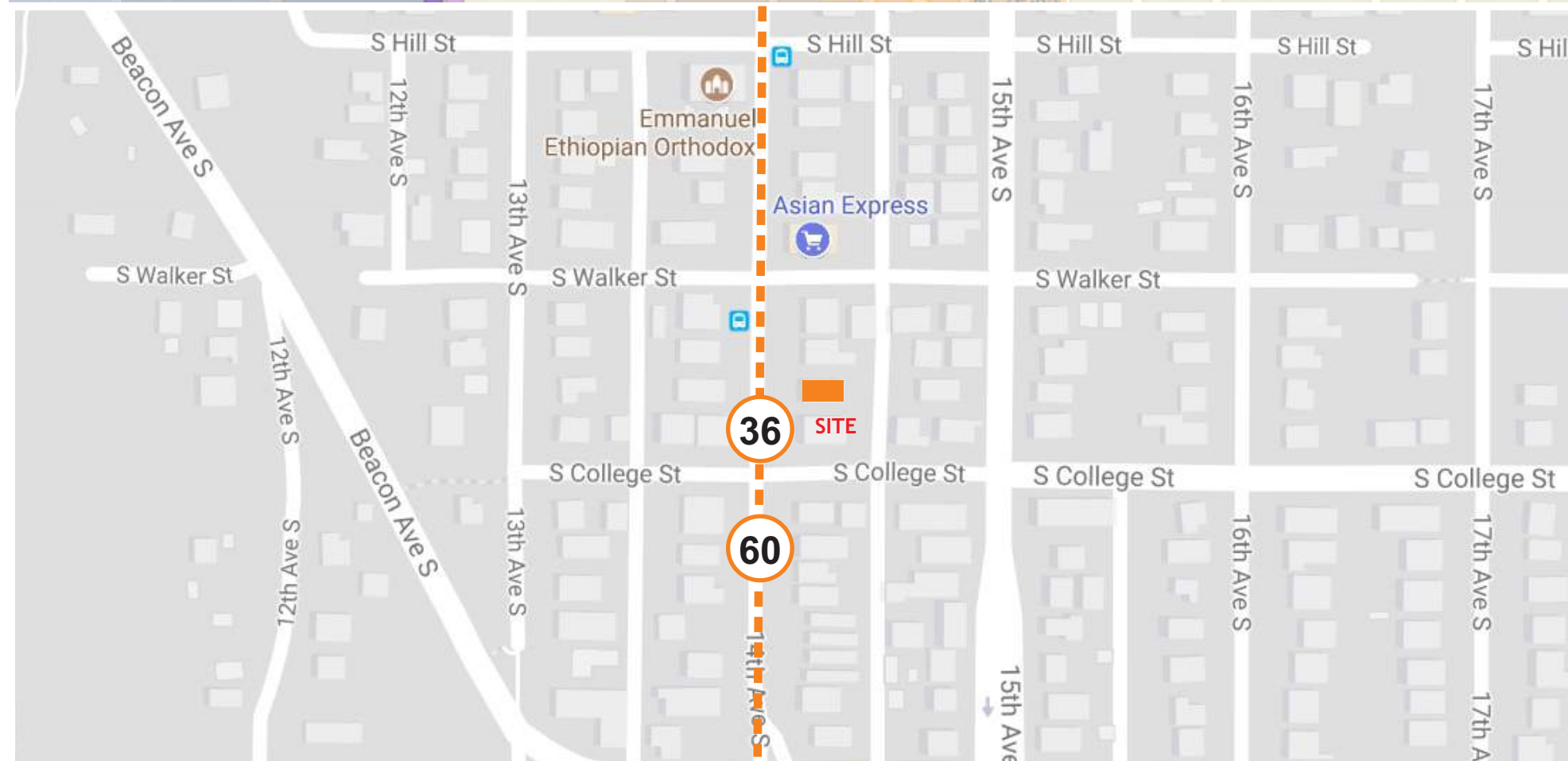
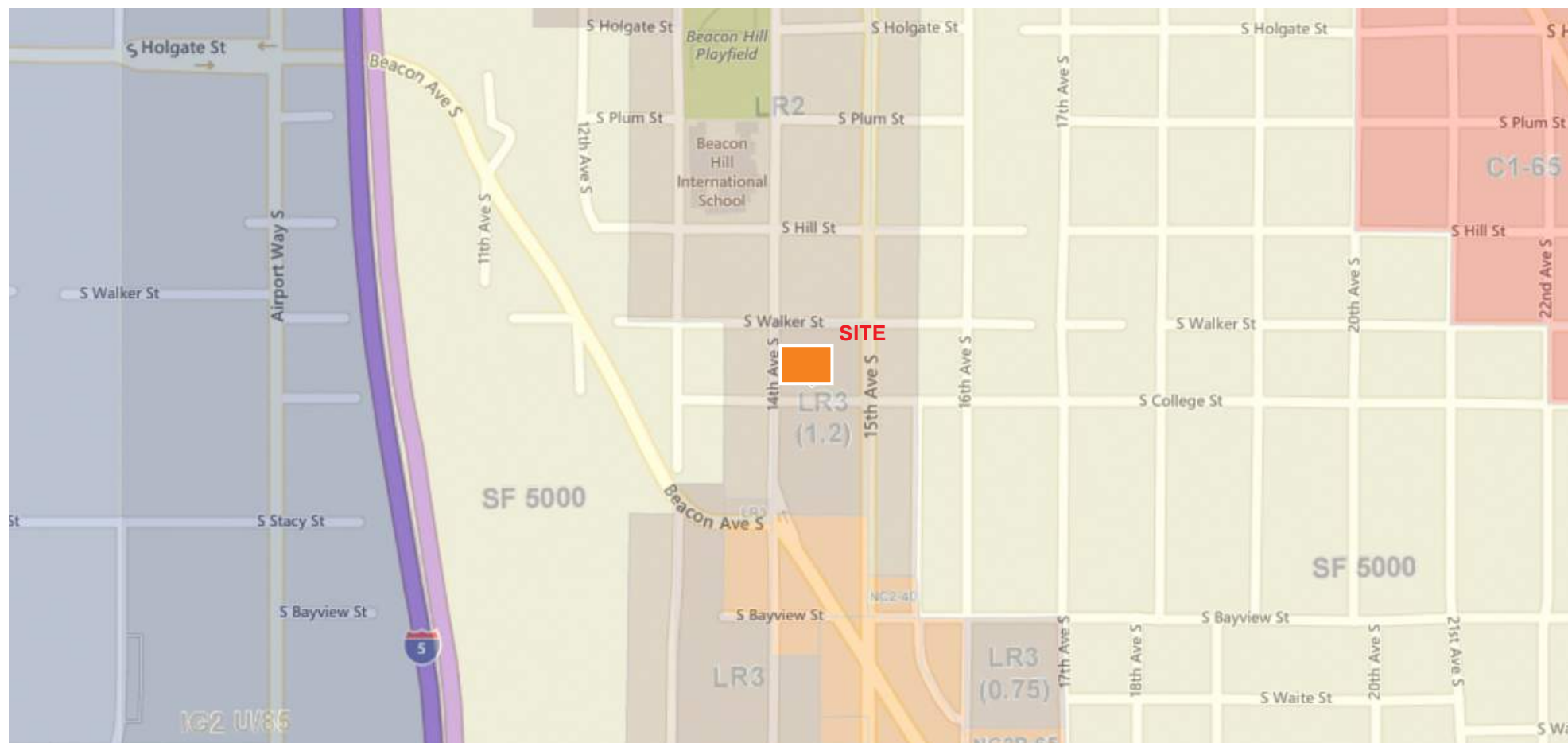
PUBLIC TRANSPORTATION

The project is located in an area with access to several public transit routes within a 1/4 mile radius.



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SITE INFORMATION

Neighborhood Character



MODERN TOWNHOUSES



TRADITIONAL SINGLE FAMILY HOUSE



MODERN TOWNHOUSES



Beacon Hill Elementary School



MODERN TOWNHOUSES



MIXED USE BUILDING



GROCERY STORE



AUTO SHOP



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SITE INFORMATION
STREET VIEWS



14th Ave. S LOOKING EAST (A)



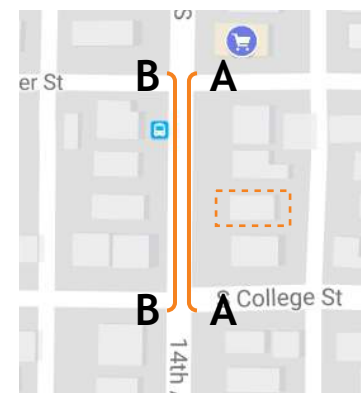
SITE



14th Ave. S LOOKING WEST (B)



ACROSS FROM SITE



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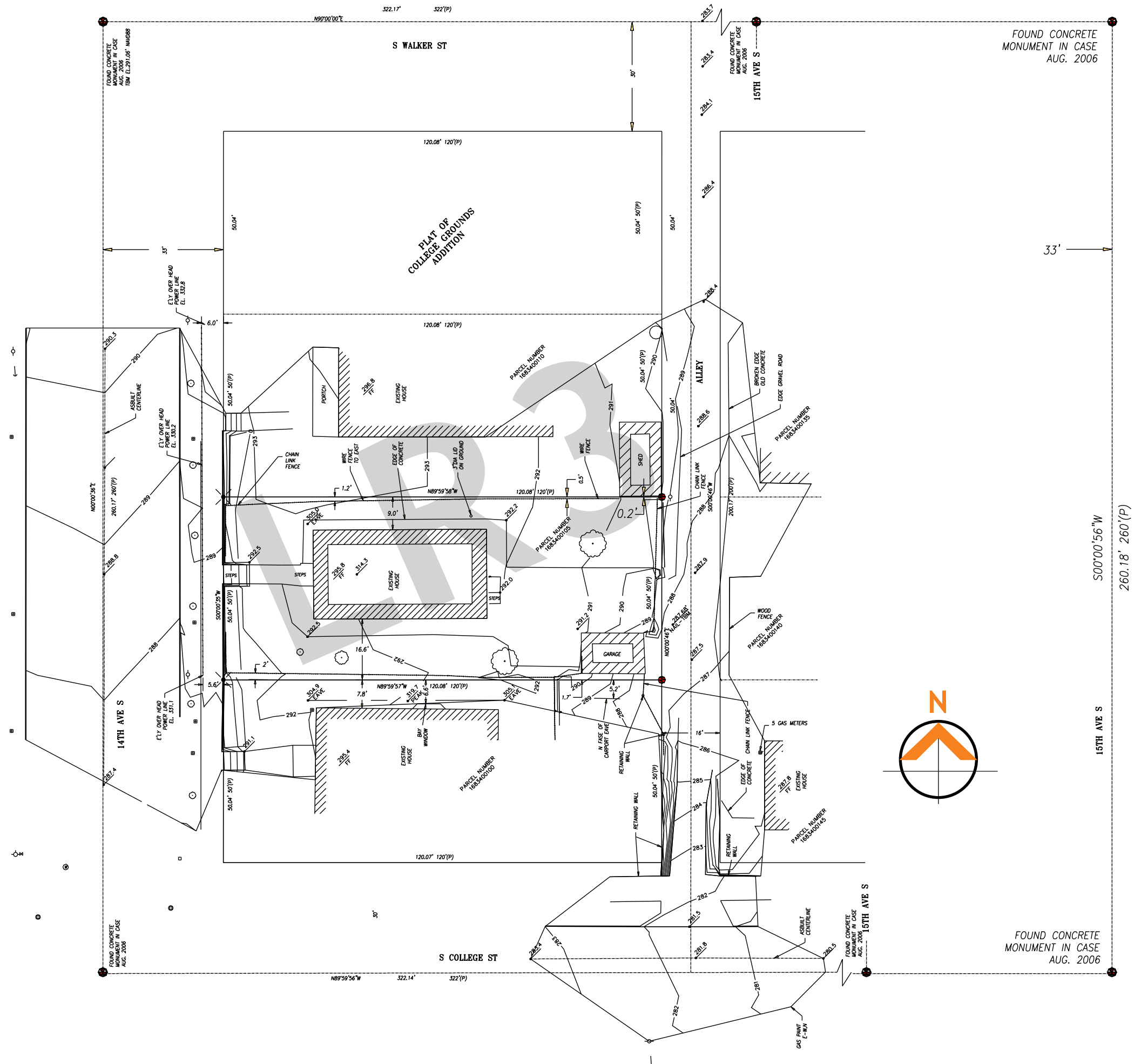
SITE INFORMATION

EXISTING SITE CONDITIONS



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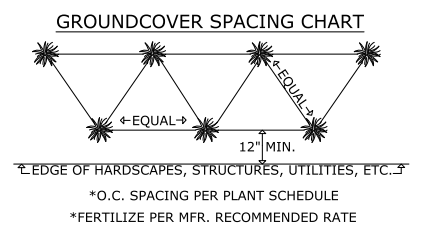
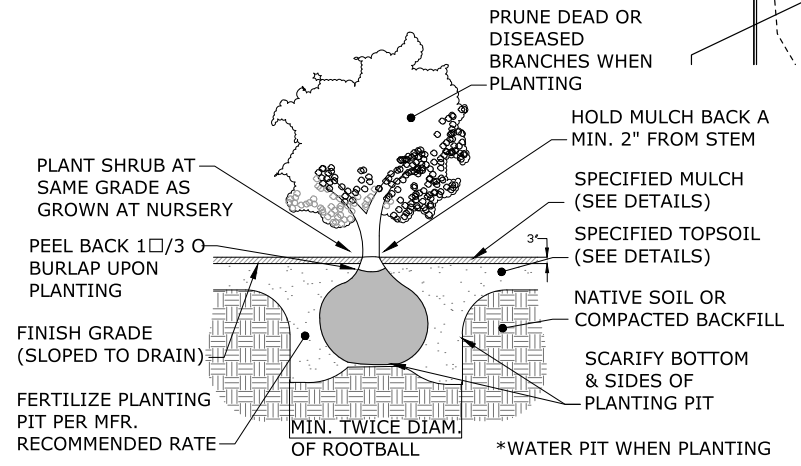
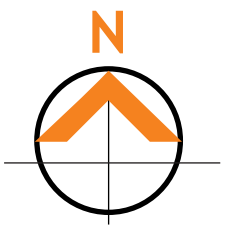
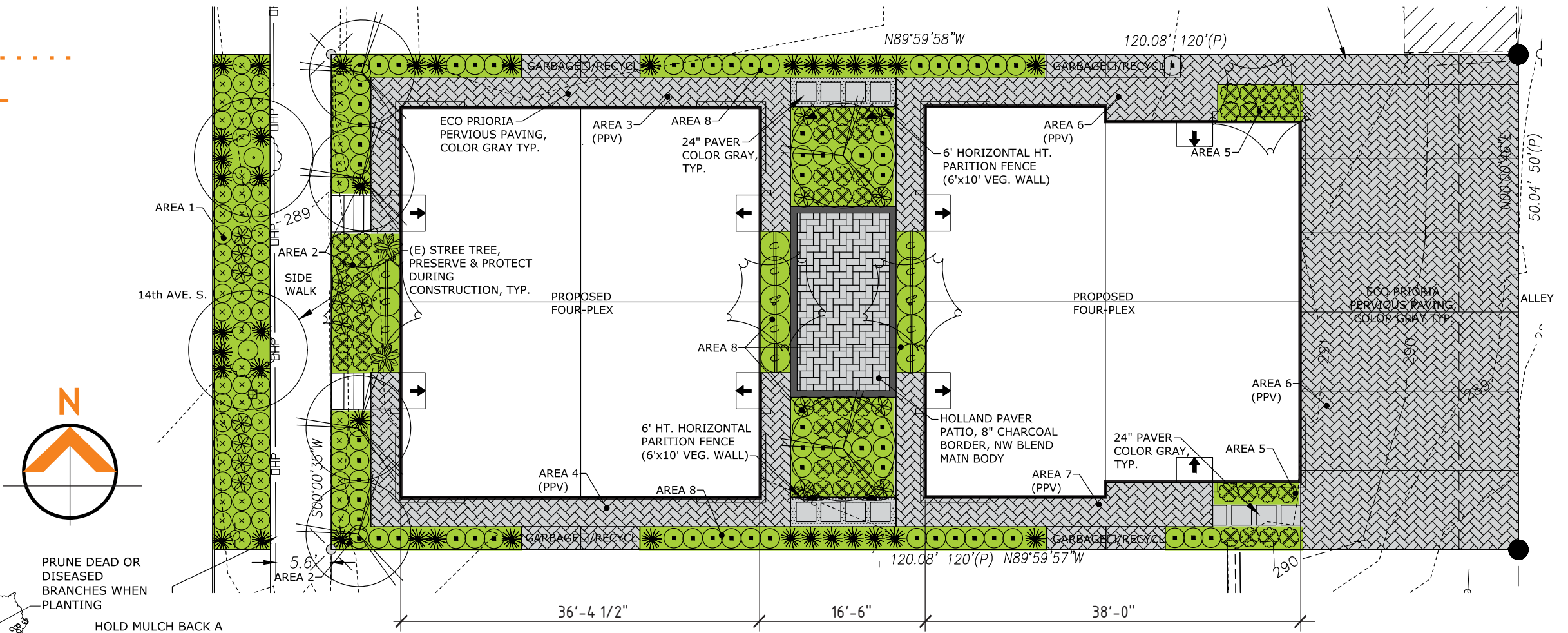
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DESIGN PROPOSAL

Site Planning +
Landscape Approach

LEGAL DESCRIPTION:
College Grounds ADD
Plat Block: 75
Plat Lot: 2



PLANT SCHEDULE

| BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS |
|--|----------------------------|-----------|----------|
| TREES | | | |
| <i>Acer circinatum</i> | Vine Maple | 1.5" Cal. | (DT) |
| <i>Carpinus betulus 'Fastigiata'</i> | Columnar European Hornbeam | 1.5" Cal. | (DT) |
| **Existing street trees to be preserved and protected (Ben Roberts SDOT 7/10/17 via email)** | | | |
| SHRUBS & GROUNDCOVERS | | | |
| <i>Berberis thunbergii 'Orange Rocket'</i> | Orange Rocket Barberry | 5 Gal. | (DT) |
| <i>Blechnum spicant</i> | Deer Fern | 2 Gal. | (DT) |
| <i>Bukus sermpervirens 'Green Mountain'</i> | Green Mountain Boxwood | 5 Gal. | (DT) |
| <i>Nandina domestica 'Harbor Dwarf'</i> | Harbor Dwarf Nandina | 2 Gal. | (DT) |
| <i>Pennisetum alp. 'Hameln'</i> | Dwarf Fountain Grass | 2 Gal. | (DT) |
| <i>Sarcococca ruseifolia</i> | Dwarf Sweetbax | 2 Gal. | (DT) |
| <i>Trachelospermum jasminoides</i> | Star Jasmine | 1 Gal. | (DT) |

DT= Drought Tolerant

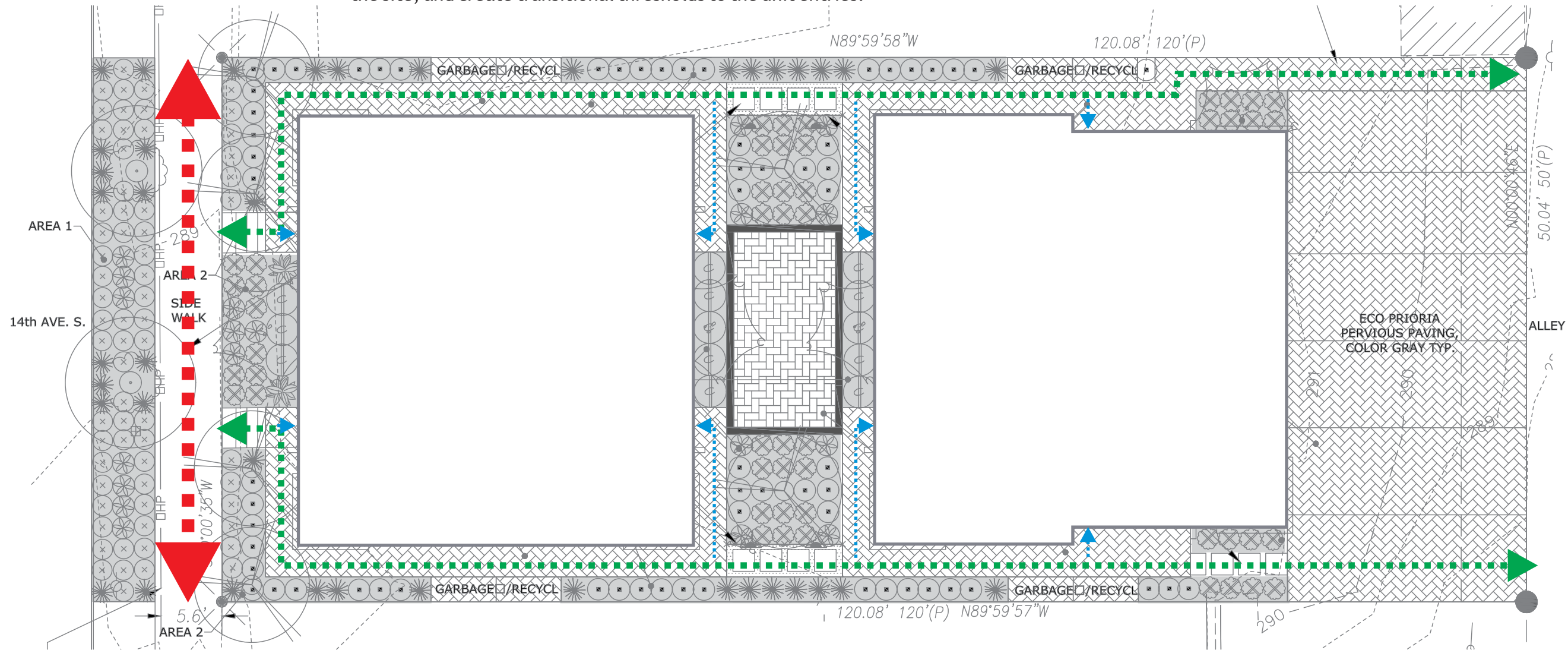


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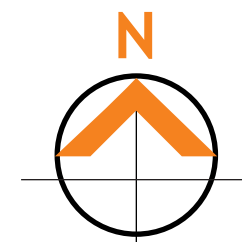
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AMENITIES | CIRCULATION

Access to the units from 14th Ave S and the alley is through paved paths running east-west with a courtyard in the center between the two 4-plexes. The pathways are paved with permeable pavers and are generously landscaped. Steps mitigate grade change from sidewalk to the site, and create transitional thresholds to the unit entries.



- - - - - ➔ - STREET SIDEWALK
- - - - - ➔ - PRIMARY PEDESTRIAN CIRCULATION
- - - - - ➔ - PRIVATE ENTRY



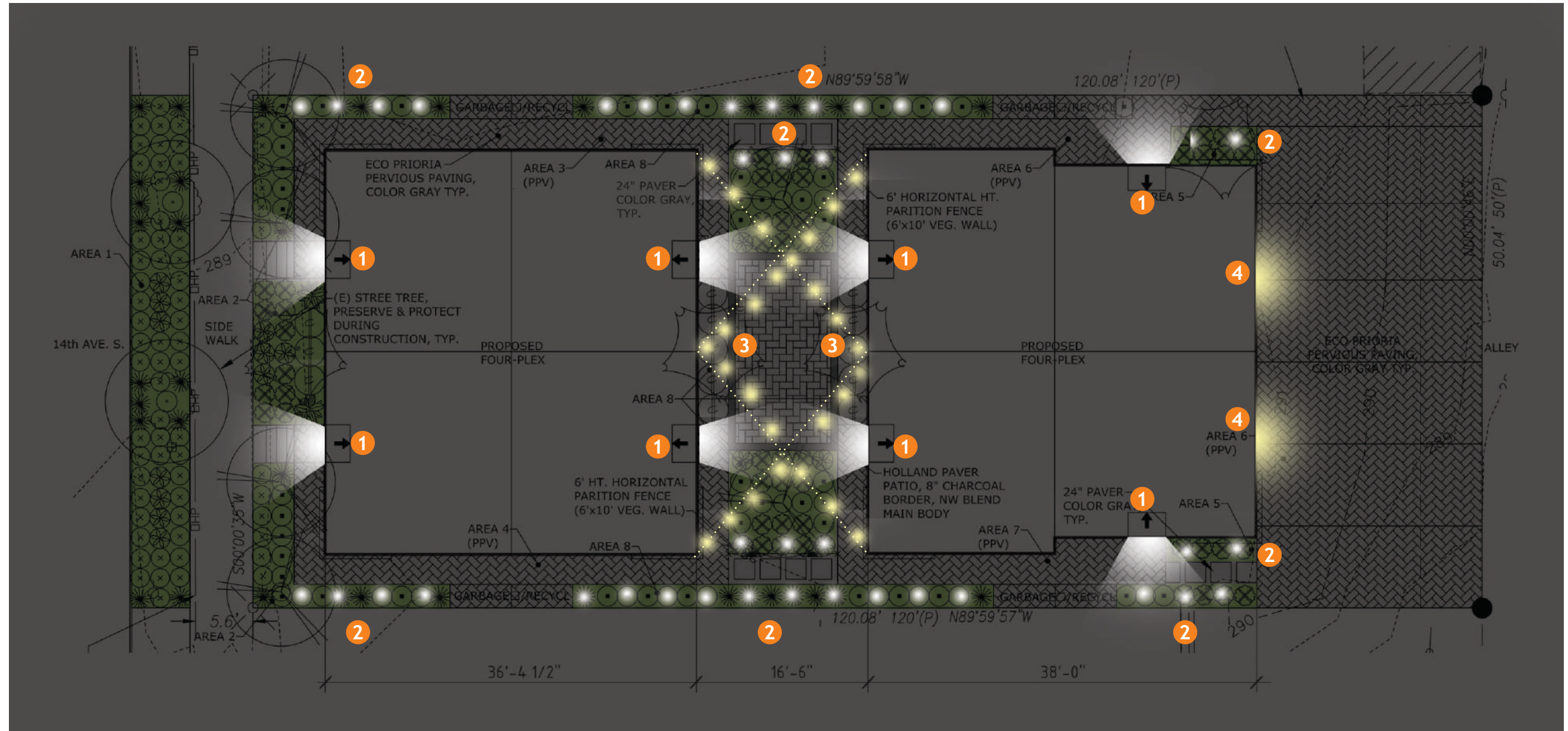
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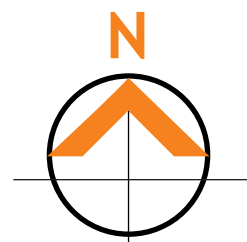
DESIGN PROPOSAL

Site Planning +
Landscape Approach



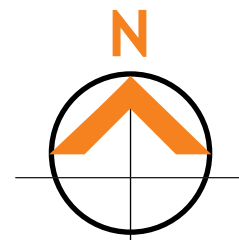
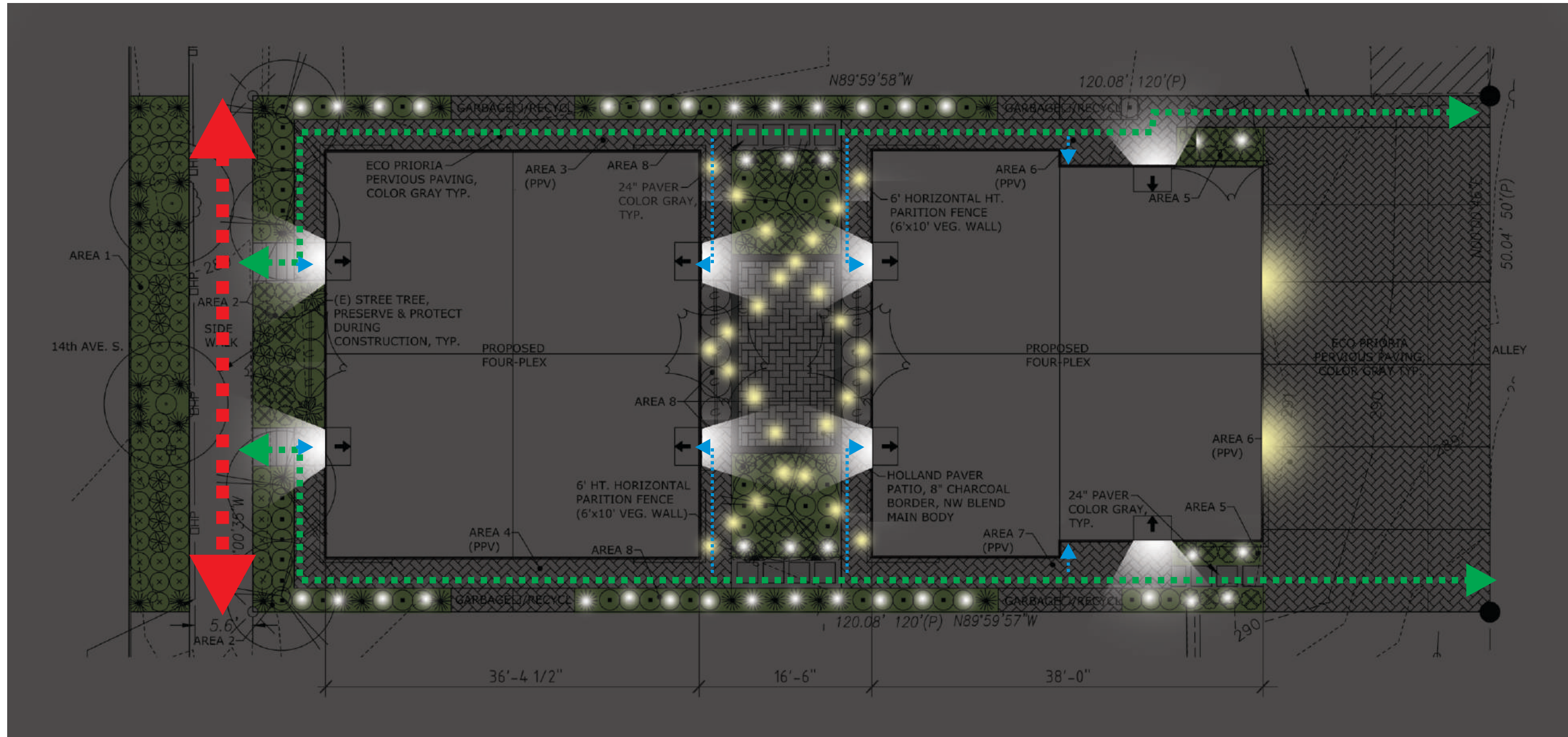
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PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians and vehicles, facilitate easy wayfinding for both residents and visitors.



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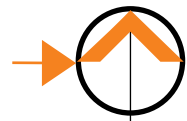
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DESIGN PROPOSAL

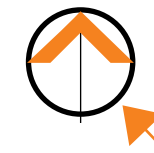
EXISTING SITE



SITE FROM WEST



SITE FROM SOUTHEAST



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EVOLVING NEIGHBORHOODS

The neighborhood has a variety of architectural styles, and continues to evolve with increased redevelopment, creating the opportunity for a contemporary design.

ACCESSIBILITY

The primary building entrance are designed to work with existing grades.

ARRANGEMENT OF INTERIOR USES

Building amenities will include roof decks providing territorial views and potential views of downtown.

PARKING AND SERVICE USES

The waste and recycling storage will be located in a screened area adjacent to each unit.

MASSING

The building massing will respond to the site topography and layout.

AMENITIES AND FEATURES

Planting and features at grade in combination with street trees will provide a landscaped project edge.

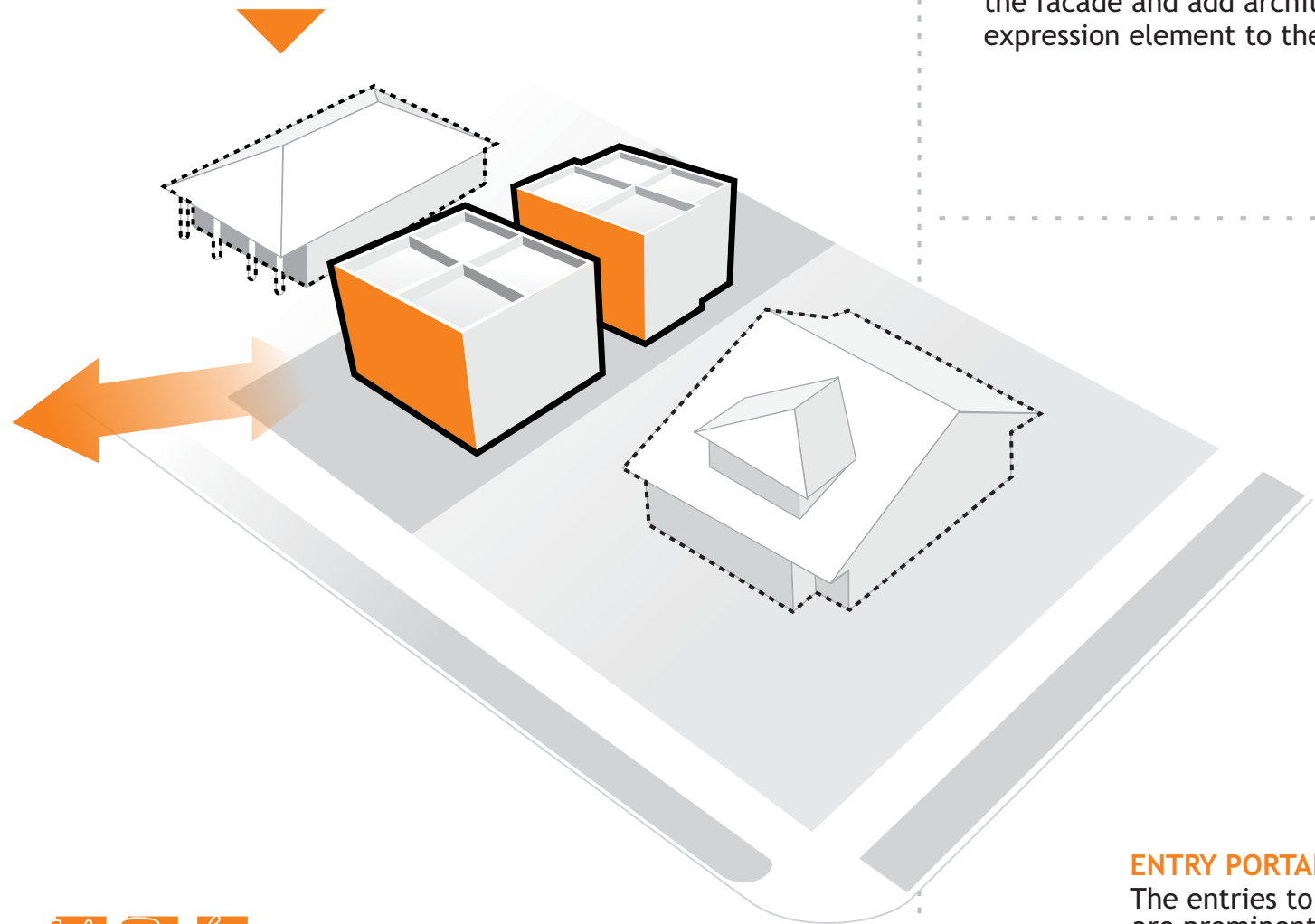


DESIGN PROPOSAL

Generative Diagrams

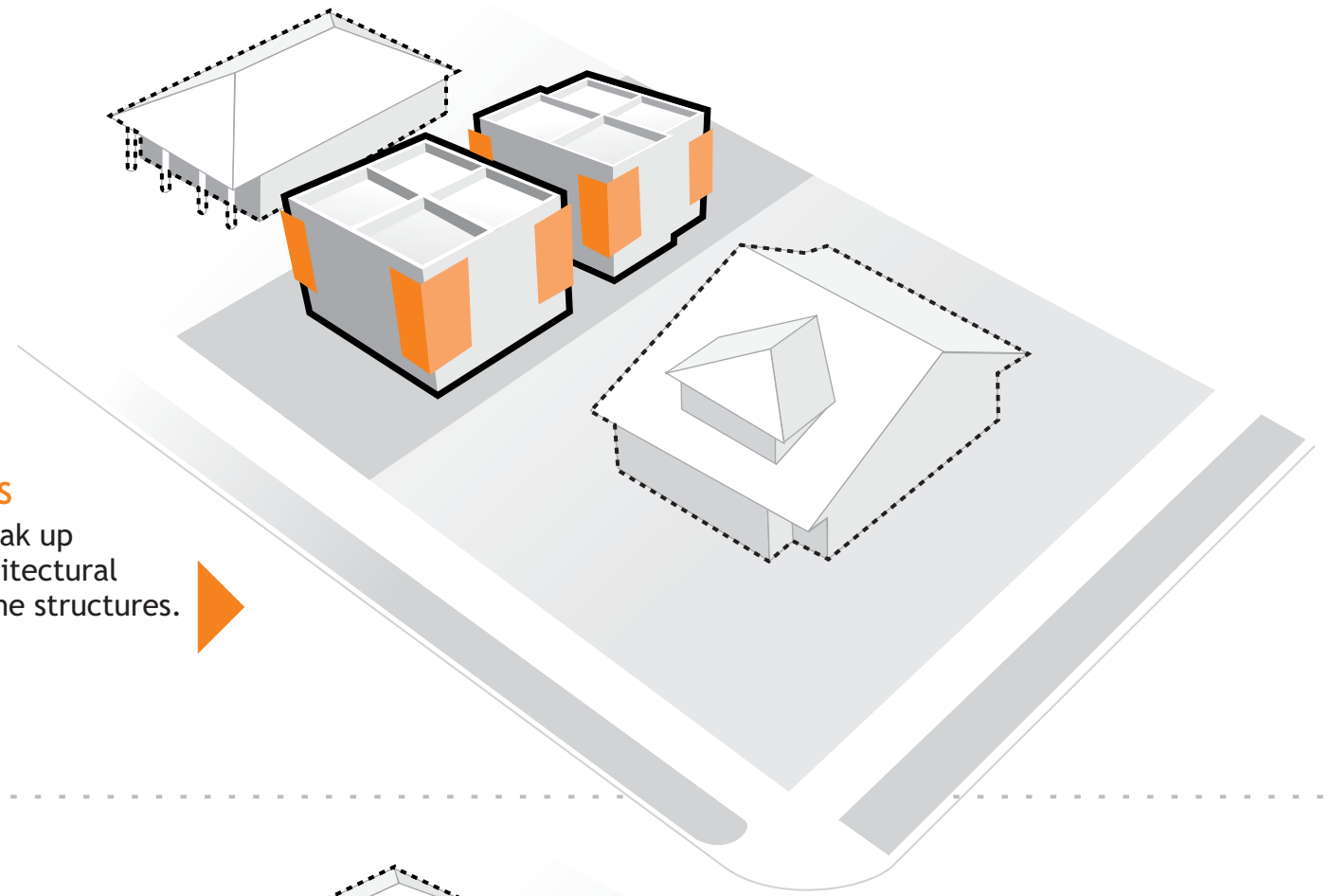
MASSING, PROPORTION AND MODULATION

The massing of the proposed buildings takes its cues from the buildings that are opposite the street and behind across the alley, embracing a flat facade to reinforce the existing street edge.



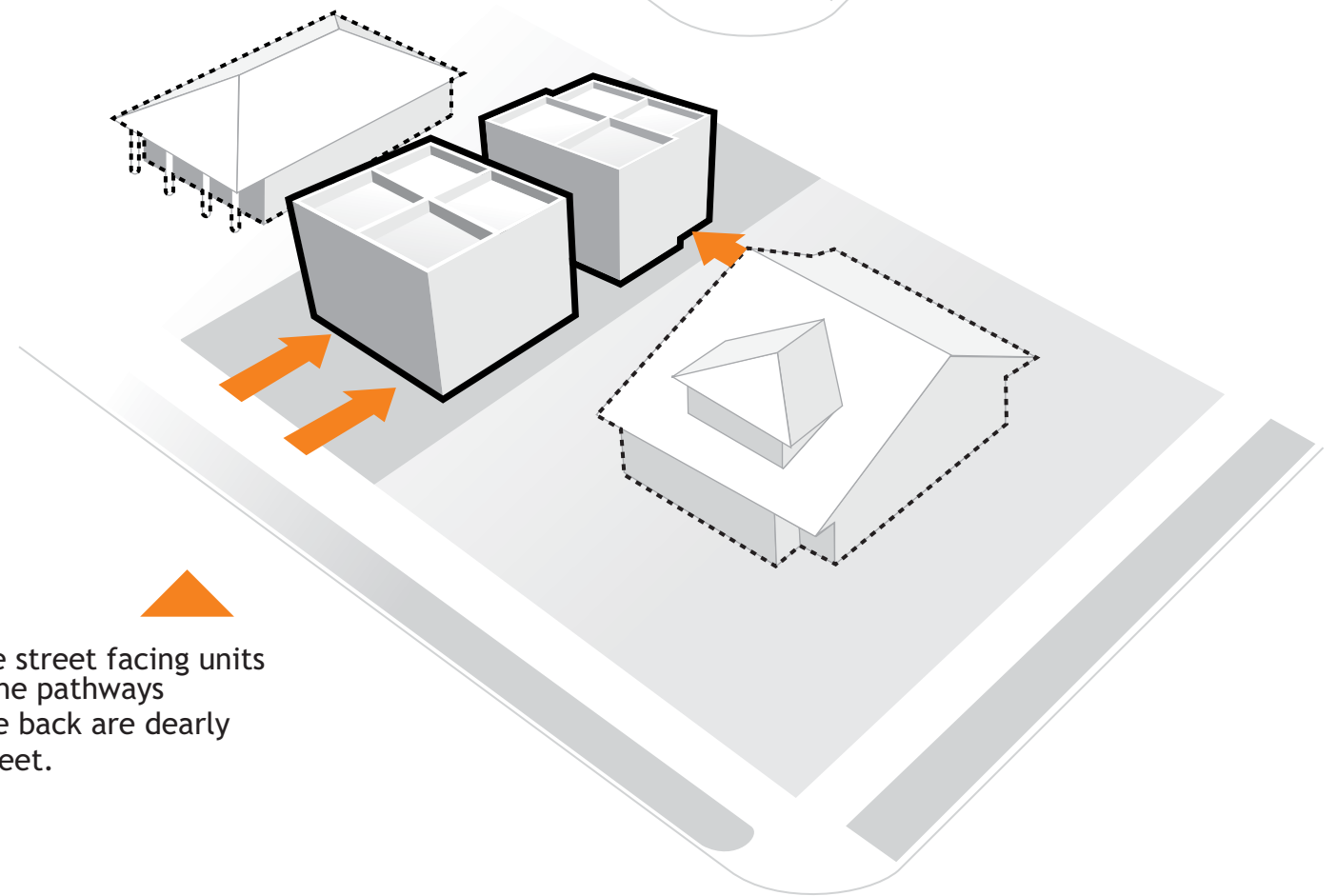
EXTERIOR DECORATIONS

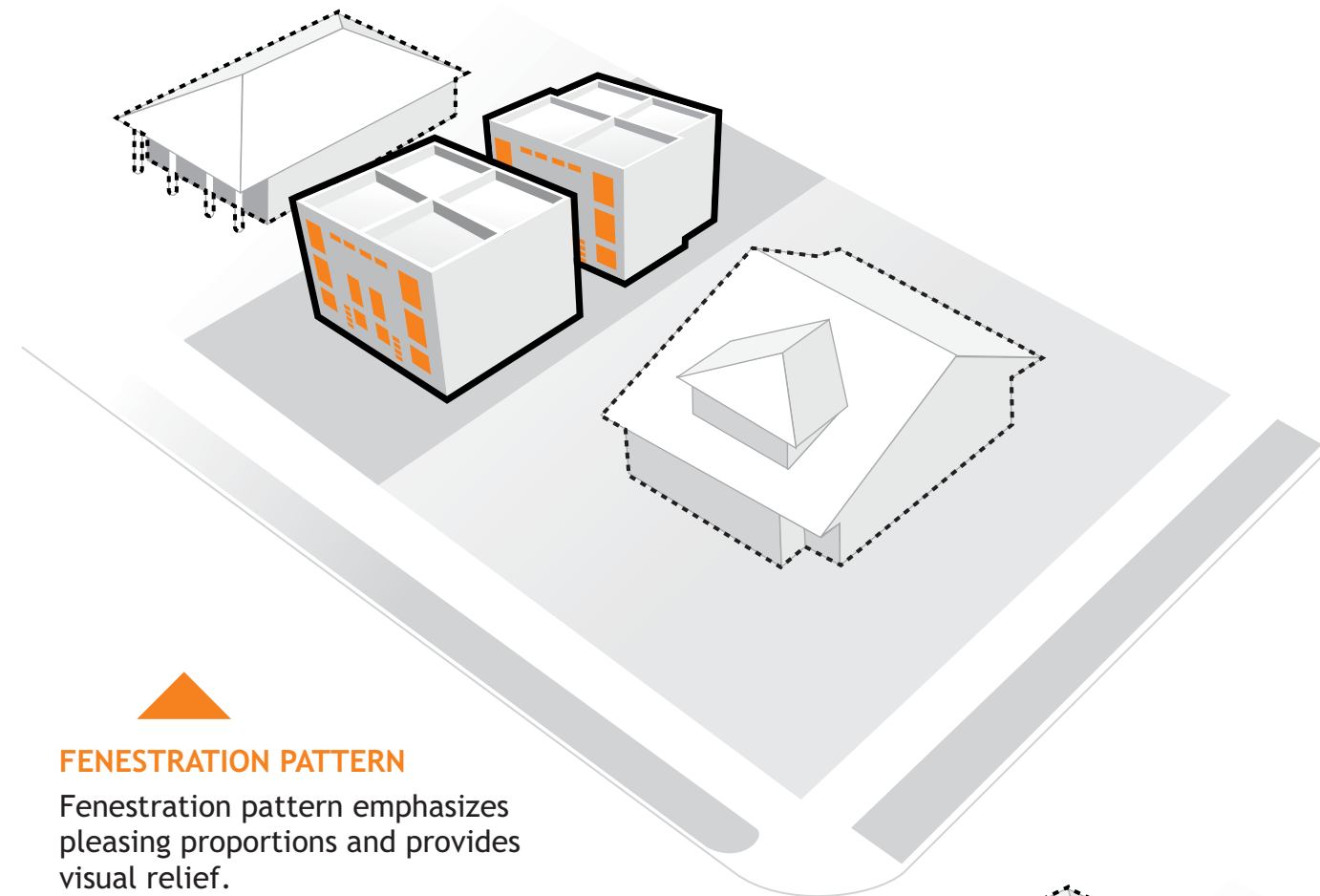
Exterior decorations break up the facade and add architectural expression element to the structures.



ENTRY PORTAL

The entries to the street facing units are prominent. The pathways to the units in the back are clearly seen from the street.



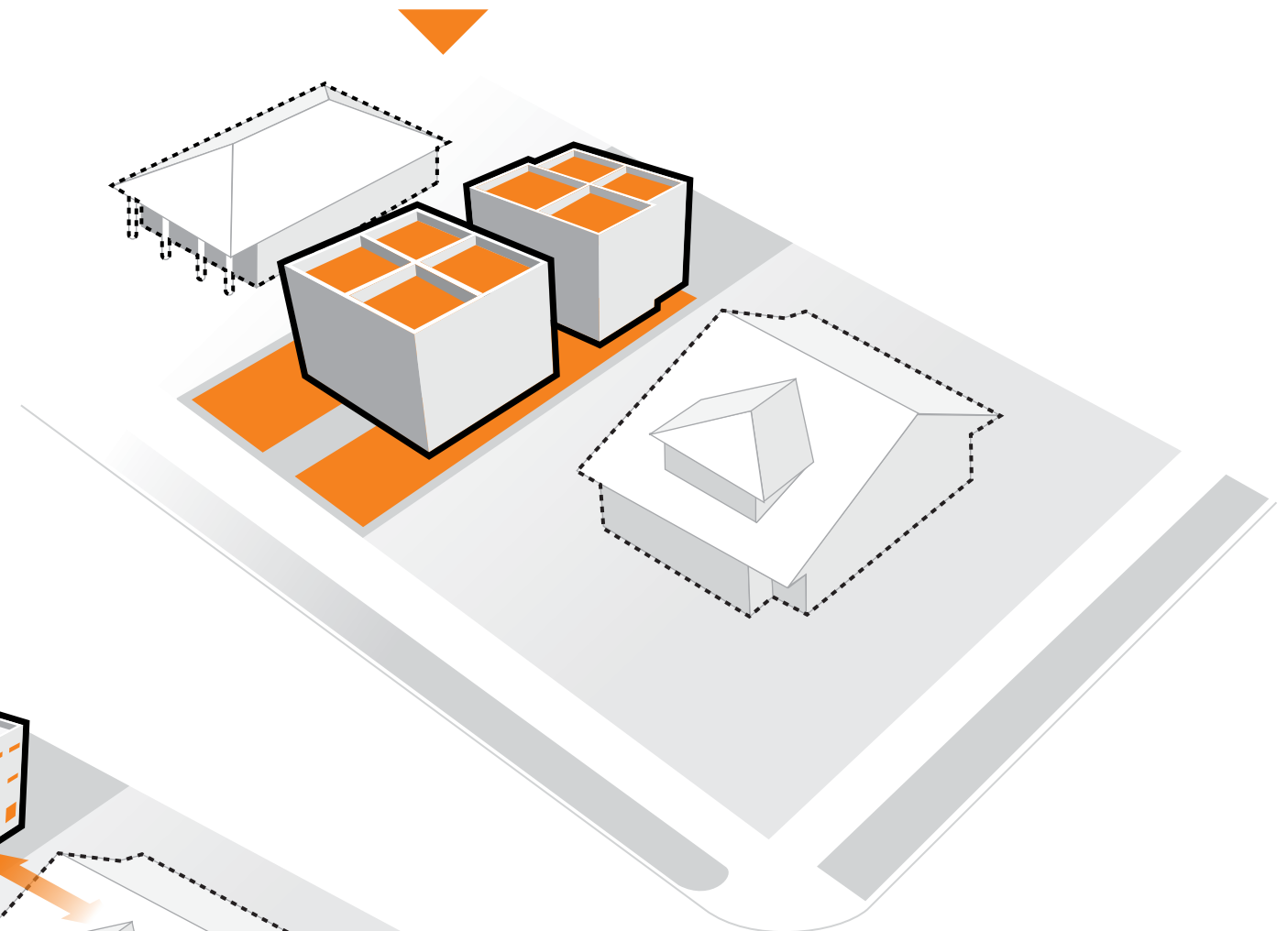


FENESTRATION PATTERN

Fenestration pattern emphasizes pleasing proportions and provides visual relief.

OPEN SPACE

The rear setback has been increased to provide vehicular access to parking spaces. Large amenity area located at the center of the lot provides usability and fosters community interactions. Additional amenity space is located at roof decks.



PRIVACY

The proposed design respects the location of neighboring windows by placing minimal panoramic windows on the north and south facades (see page 22).



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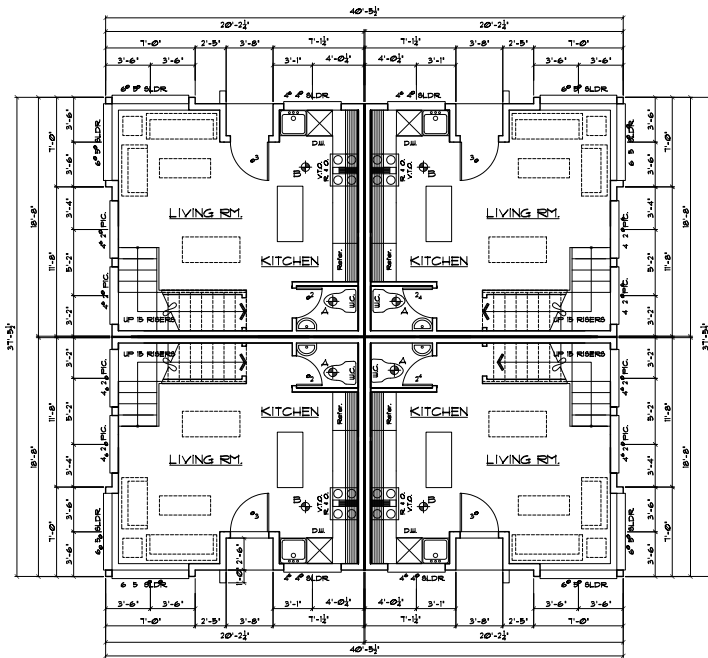
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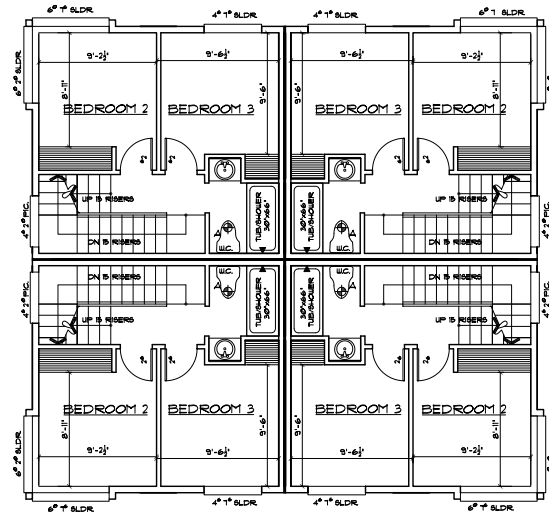
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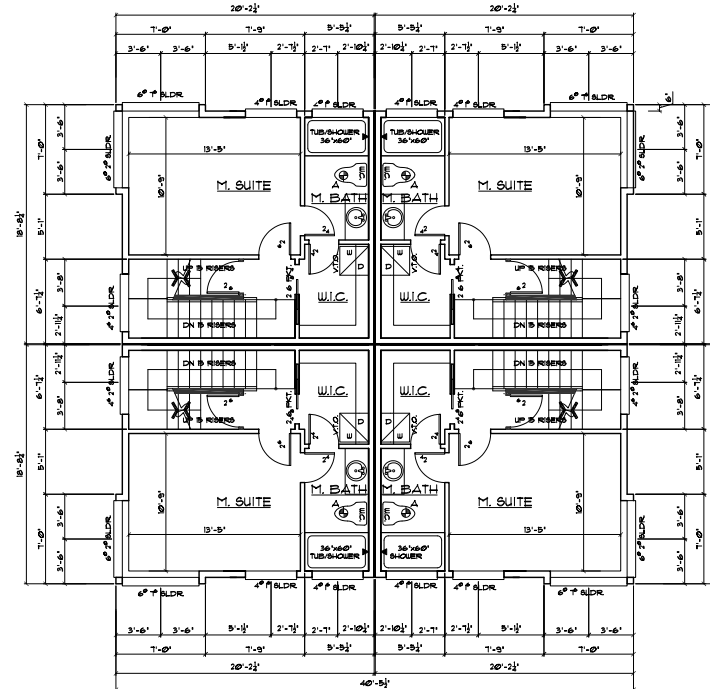
WEST 4-PLEX



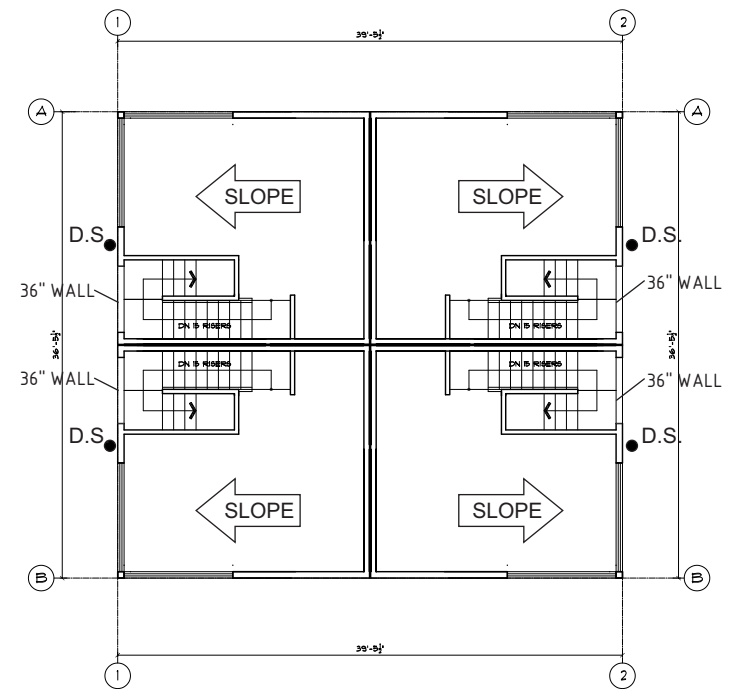
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF DECK

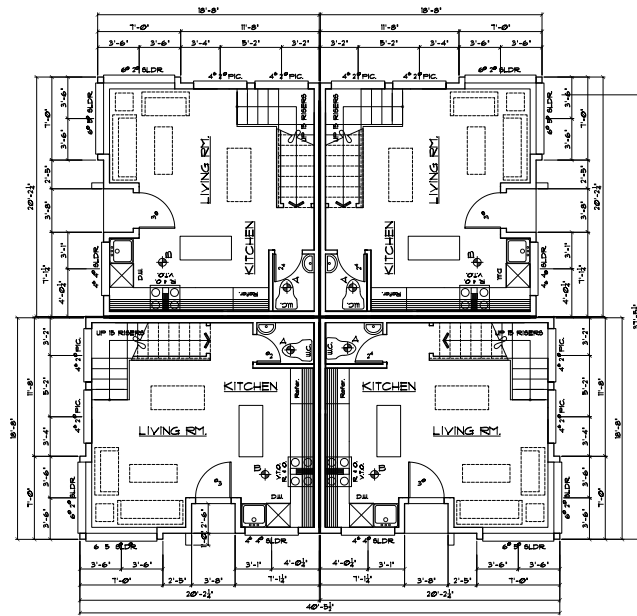


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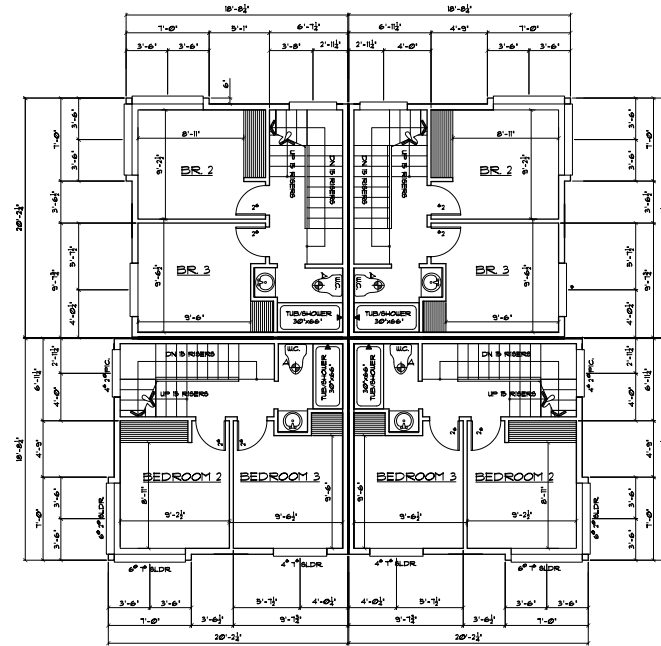
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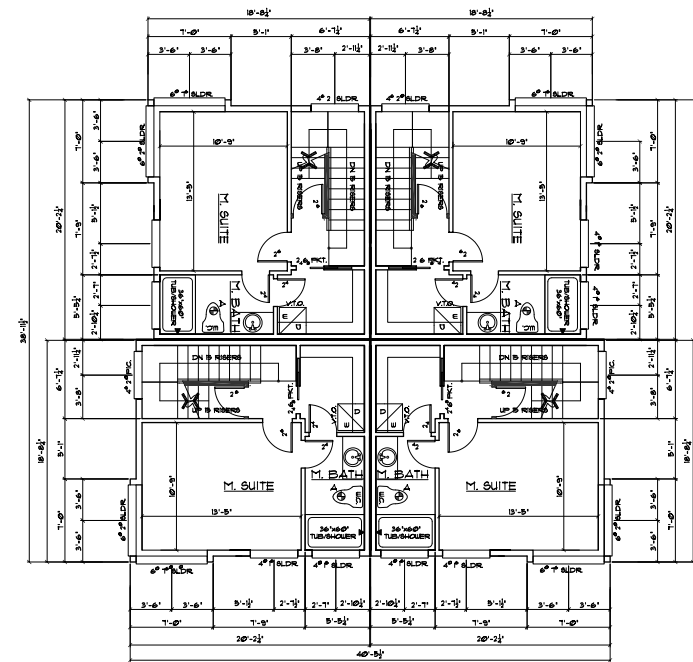
EAST 4-PLEX



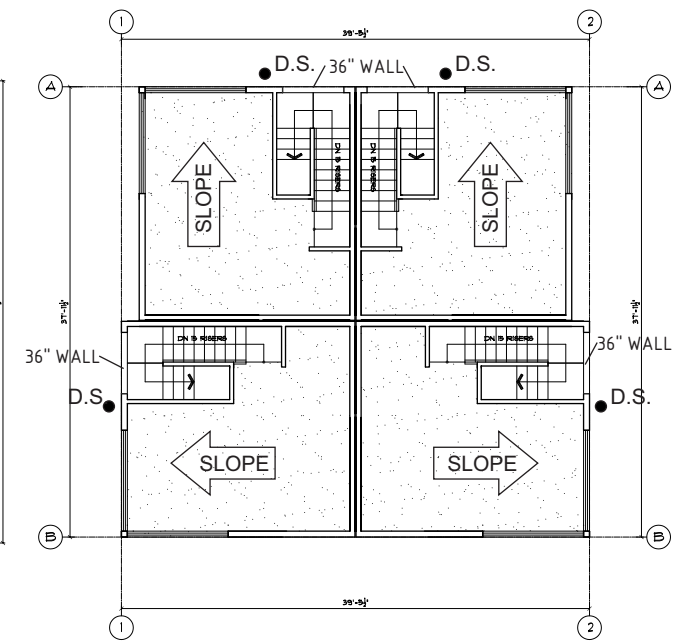
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF DECK

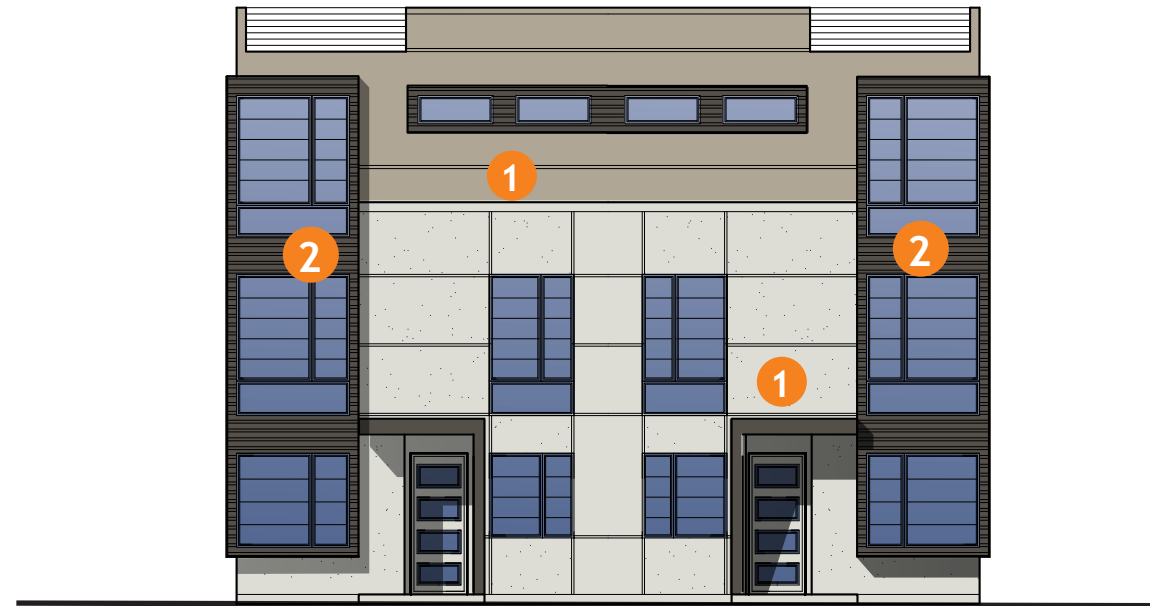


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DESIGN PROPOSAL

ELEVATIONS + MATERIALS



WEST ELEVATION



SOUTH ELEVATION

14th Ave S



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Gray Area
SW 7052

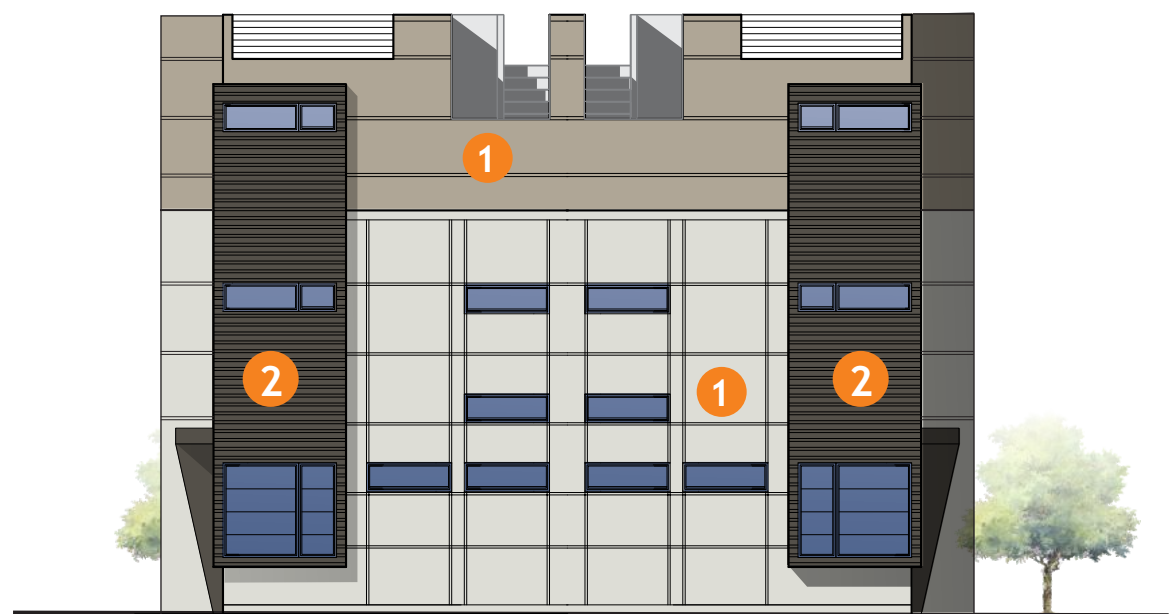
Fleur de Sel
SW 7666

1 - HARDIE PANELS



Black Alder
SW 3022

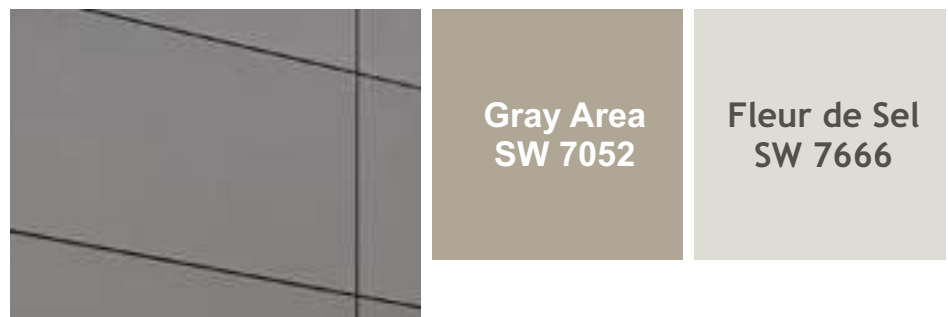
2 - CEDAR SIDING, TYP.



EAST ELEVATION



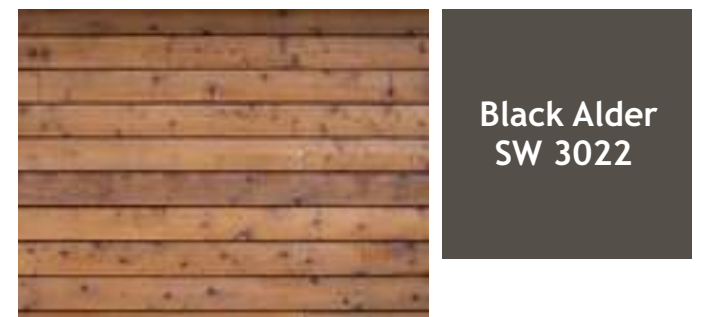
NORTH ELEVATION



Gray Area
SW 7052

Fleur de Sel
SW 7666

1 - HARDIE PANELS



Black Alder
SW 3022

2 - CEDAR SIDING, TYP.

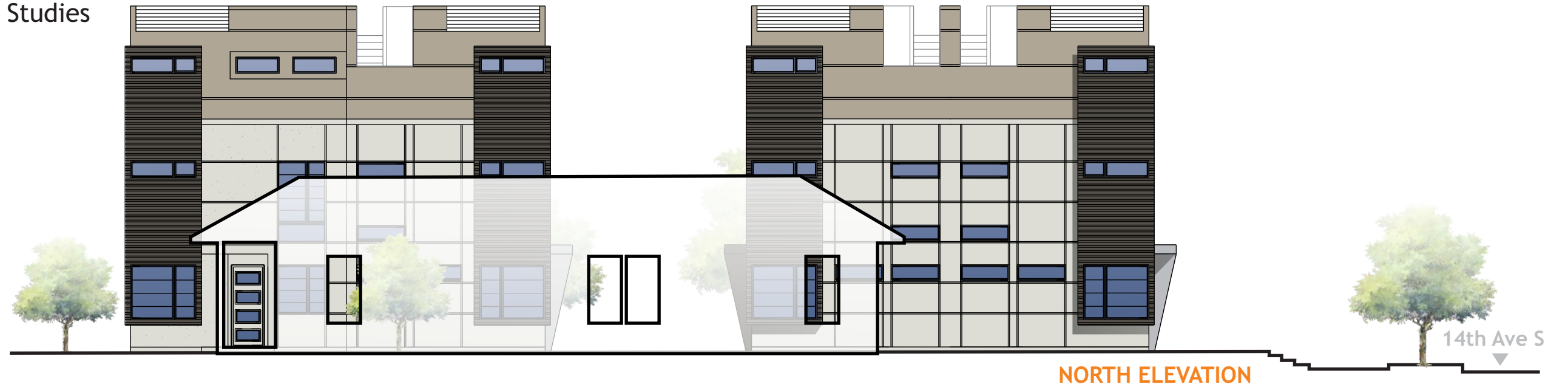


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DESIGN PROPOSAL

Elevations + Privacy Studies



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Shadow Studies

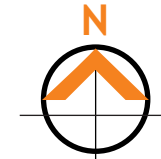
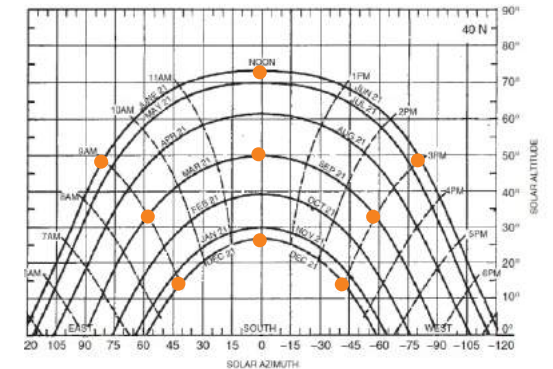


TABLE 7.4 Local Time Meridians for U.S. Standard Time Zones (Degrees West of Greenwich)

| Time Zone | LT Meridian |
|-------------------|-------------|
| Eastern | 75° |
| Central | 90° |
| Mountain | 105° |
| Pacific | 120° |
| Eastern Alaska | 135° |
| Alaska and Hawaii | 150° |



STREAMLINED DESIGN REVIEW

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March/September 21

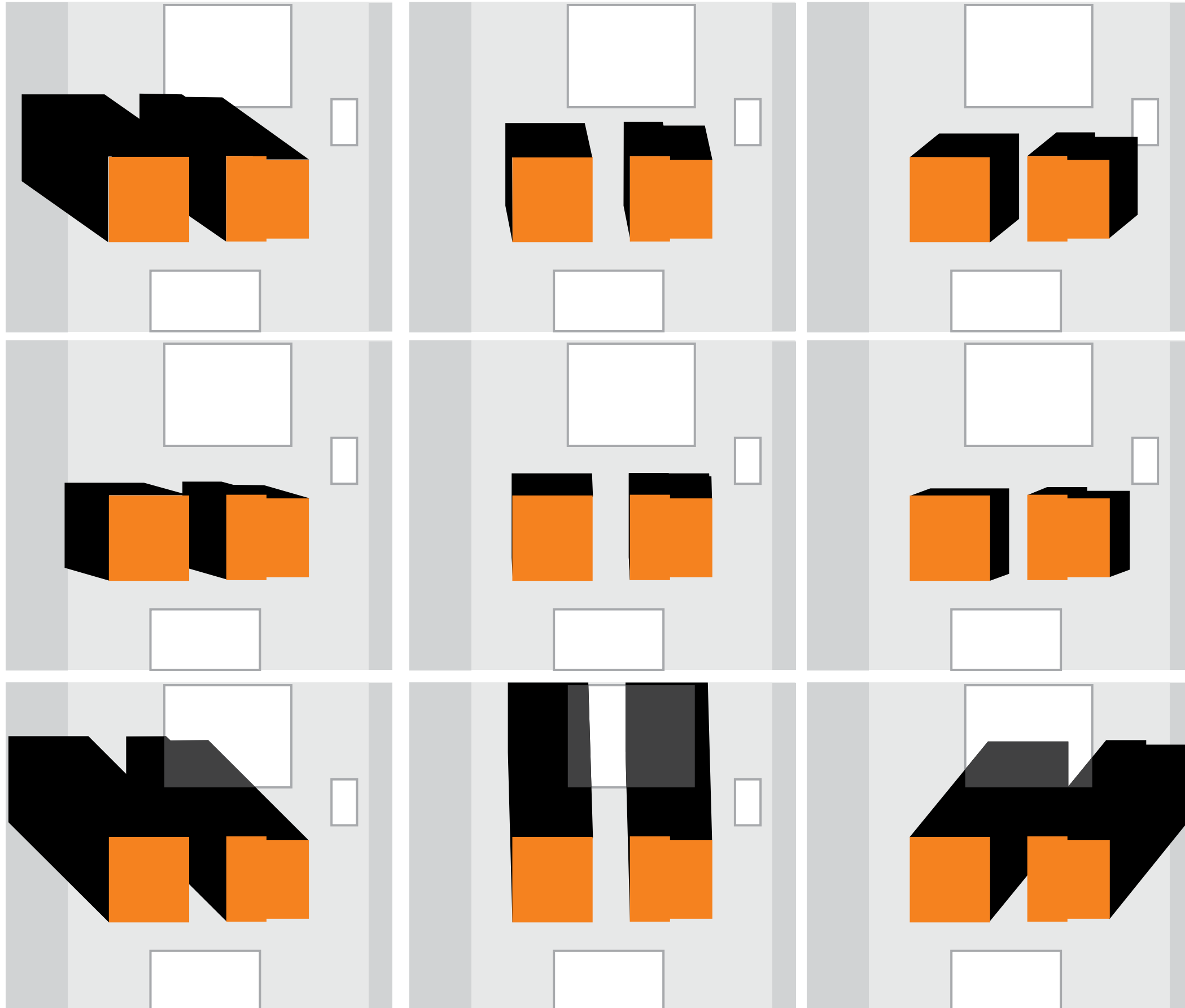
June 21

December 21

9:00 am

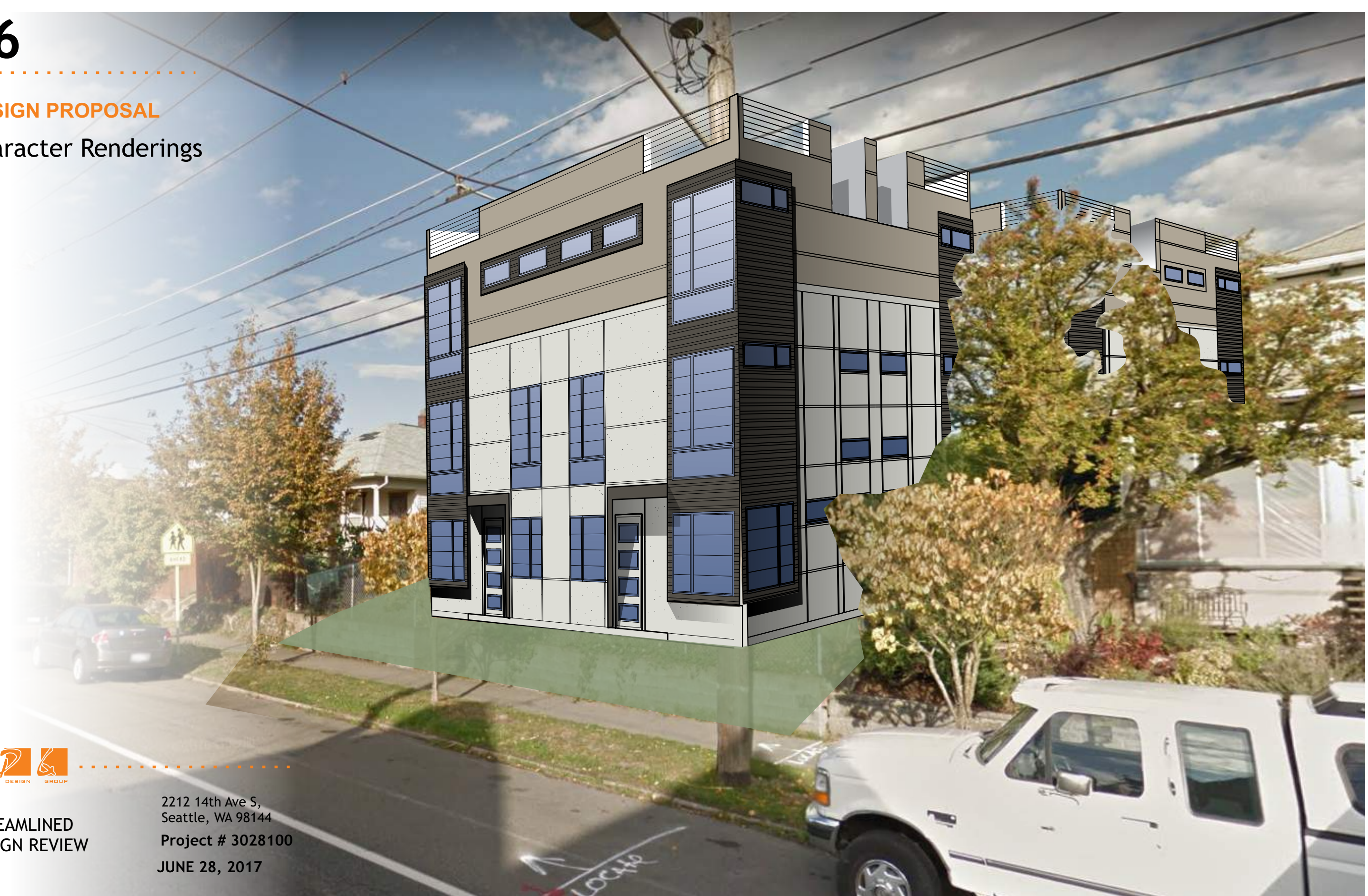
12:00 pm

3:00 pm



DESIGN PROPOSAL

Character Renderings



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PUBLIC TRANSPORTATION

REDUCED PARKING

Per city code parking isn't required since the property is located in an Urban Village and in within 0.1 mile from frequent bus stop. 6 parking stalls proposed in the back of the lot are above and beyond code requirements.

REMOVAL OF EXCEPTIONAL TREES

Per arborist of record there are no exceptional trees at the property.

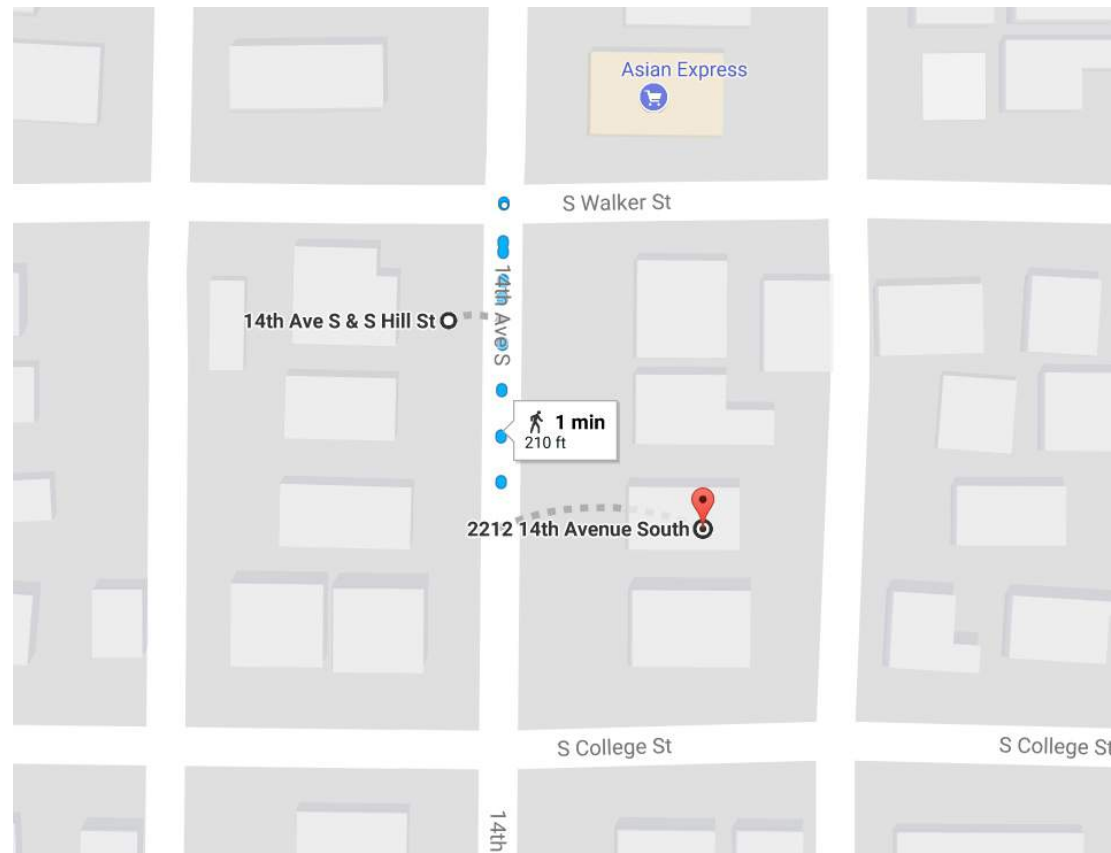


STREAMLINED DESIGN REVIEW: EARLY DESIGN GUIDANCE PACKET

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14th Ave S & S Hill St

to Georgetown to Beacon Hill to Broadway

WEEKDAY

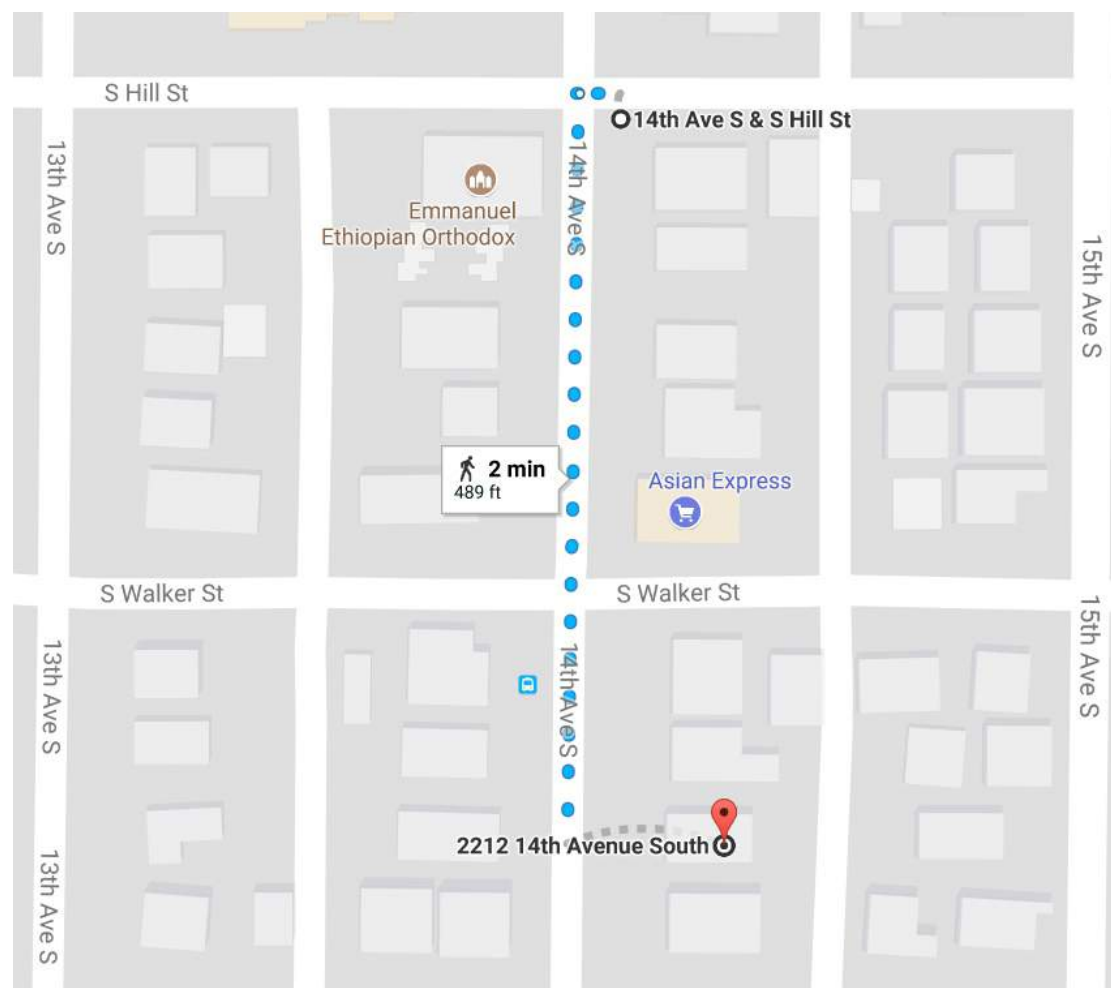
| | | |
|----------|----------|----------|
| 4:59 AM | 12:30 PM | 9:11 PM |
| 5:34 AM | 12:50 PM | 9:41 PM |
| 5:59 AM | 1:07 PM | 10:11 PM |
| 6:19 AM | 1:30 PM | 10:41 PM |
| 6:34 AM | 1:49 PM | 11:12 PM |
| 6:45 AM | 2:09 PM | |
| 6:55 AM | 2:30 PM | |
| 7:05 AM | 2:50 PM | |
| 7:19 AM | 3:03 PM | |
| 7:35 AM | --- | |
| 7:51 AM | 3:18 PM | |
| 8:10 AM | 3:33 PM | |
| 8:30 AM | 3:53 PM | |
| 8:50 AM | 4:08 PM | |
| 9:10 AM | 4:33 PM | |
| 9:30 AM | 4:53 PM | |
| 9:50 AM | 5:13 PM | |
| 10:10 AM | 5:30 PM | |
| 10:30 AM | 5:58 PM | |
| 10:50 AM | 6:28 PM | |
| 11:10 AM | 6:58 PM | |
| 11:30 AM | 7:28 PM | |
| 11:50 AM | 8:11 PM | |
| 12:10 PM | 8:41 PM | |

SATURDAY

| | |
|----------|----------|
| 5:39 AM | 5:40 PM |
| 6:09 AM | 6:10 PM |
| 6:39 AM | 6:40 PM |
| 7:09 AM | 7:10 PM |
| 7:39 AM | 7:39 PM |
| 8:09 AM | 8:09 PM |
| 8:39 AM | 8:39 PM |
| 9:09 AM | 9:09 PM |
| 9:40 AM | 9:39 PM |
| 10:10 AM | 10:09 PM |
| 10:40 AM | 10:39 PM |
| 11:10 AM | 11:09 PM |
| 11:40 AM | |
| 12:10 PM | |
| 12:40 PM | |
| 1:10 PM | |
| 1:40 PM | |
| 2:10 PM | |
| 2:40 PM | |
| 3:40 PM | |
| 4:10 PM | |
| 4:40 PM | |
| 5:10 PM | |

SUNDAY

| | |
|----------|----------|
| 5:43 AM | 5:14 PM |
| 6:13 AM | 5:44 PM |
| 6:43 AM | 6:14 PM |
| 7:13 AM | 6:43 PM |
| 7:43 AM | 7:13 PM |
| 8:13 AM | 7:43 PM |
| 8:43 AM | 8:13 PM |
| 9:13 AM | 8:43 PM |
| 9:43 AM | 9:13 PM |
| 10:14 AM | 9:43 PM |
| 10:44 AM | 10:13 PM |
| 11:14 AM | 10:43 PM |
| 11:44 AM | 11:13 PM |
| 12:14 PM | |
| 12:44 PM | |
| 1:14 PM | |
| 1:44 PM | |
| 2:14 PM | |
| 2:44 PM | |
| 3:14 PM | |
| 3:44 PM | |
| 4:14 PM | |
| 4:44 PM | |



14th Ave S & S Hill St

to Beacon Hill to Georgetown to Westwood Village

WEEKDAY

| | | |
|----------|----------|----------|
| 7:45 AM | 2:54 PM | 10:49 PM |
| 8:00 AM | 3:11 PM | 11:19 PM |
| 8:15 AM | 3:32 PM | 11:49 PM |
| 8:30 AM | 3:45 PM | 12:19 AM |
| 8:50 AM | 3:59 PM | 12:49 AM |
| 9:12 AM | 4:18 PM | |
| 9:28 AM | 4:33 PM | |
| 9:50 AM | 4:53 PM | |
| 10:10 AM | 5:13 PM | |
| 10:30 AM | 5:28 PM | |
| 10:50 AM | 5:43 PM | |
| 11:10 AM | 5:57 PM | |
| 11:33 AM | 6:14 PM | |
| 11:56 AM | 6:33 PM | |
| 12:16 PM | 6:53 PM | |
| 12:36 PM | 7:23 PM | |
| 12:51 PM | 7:53 PM | |
| 1:11 PM | 8:23 PM | |
| 1:31 PM | 8:51 PM | |
| 1:51 PM | 9:19 PM | |
| 2:11 PM | 9:49 PM | |
| 2:31 PM | 10:19 PM | |

SATURDAY

| | | | |
|----------|---------|----------|----------|
| 6:47 AM | 1:57 PM | 8:49 PM | 8:23 PM |
| 7:17 AM | 2:27 PM | 9:19 PM | 8:51 PM |
| 7:47 AM | 2:57 PM | 9:49 PM | 9:19 PM |
| 8:17 AM | 3:27 PM | 10:17 PM | 9:49 PM |
| 8:47 AM | 3:57 PM | 10:47 PM | 10:19 PM |
| 9:21 AM | 4:27 PM | 11:17 PM | 10:49 PM |
| 9:51 AM | 4:57 PM | 11:47 PM | 11:19 PM |
| 10:22 AM | 5:27 PM | 12:17 AM | 11:49 PM |
| 10:52 AM | 5:57 PM | 12:47 AM | 12:19 AM |
| 11:24 AM | 6:26 PM | 6:14 PM | 12:49 AM |
| 11:56 AM | 6:53 PM | 6:33 PM | |
| 12:26 PM | 7:21 PM | 6:53 PM | |
| 12:56 PM | 7:51 PM | 7:23 PM | |
| 1:26 PM | 8:19 PM | 7:53 PM | |

SUNDAY

| | |
|----------|----------|
| 6:50 AM | 5:27 PM |
| 7:20 AM | 5:56 PM |
| 7:50 AM | 6:26 PM |
| 8:20 AM | 6:56 PM |
| 8:51 AM | 7:26 PM |
| 9:22 AM | 7:54 PM |
| 9:52 AM | 8:21 PM |
| 10:24 AM | 8:49 PM |
| 10:55 AM | 9:19 PM |
| 11:26 AM | 9:49 PM |
| 11:56 AM | 10:19 PM |
| 12:26 PM | 10:49 PM |
| 12:56 PM | 11:19 PM |
| 1:26 PM | 11:49 PM |
| 1:56 PM | 12:19 AM |
| 2:26 PM | 12:49 AM |
| 2:56 PM | |
| 3:27 PM | |
| 3:57 PM | |
| 4:27 PM | |
| 4:57 PM | |