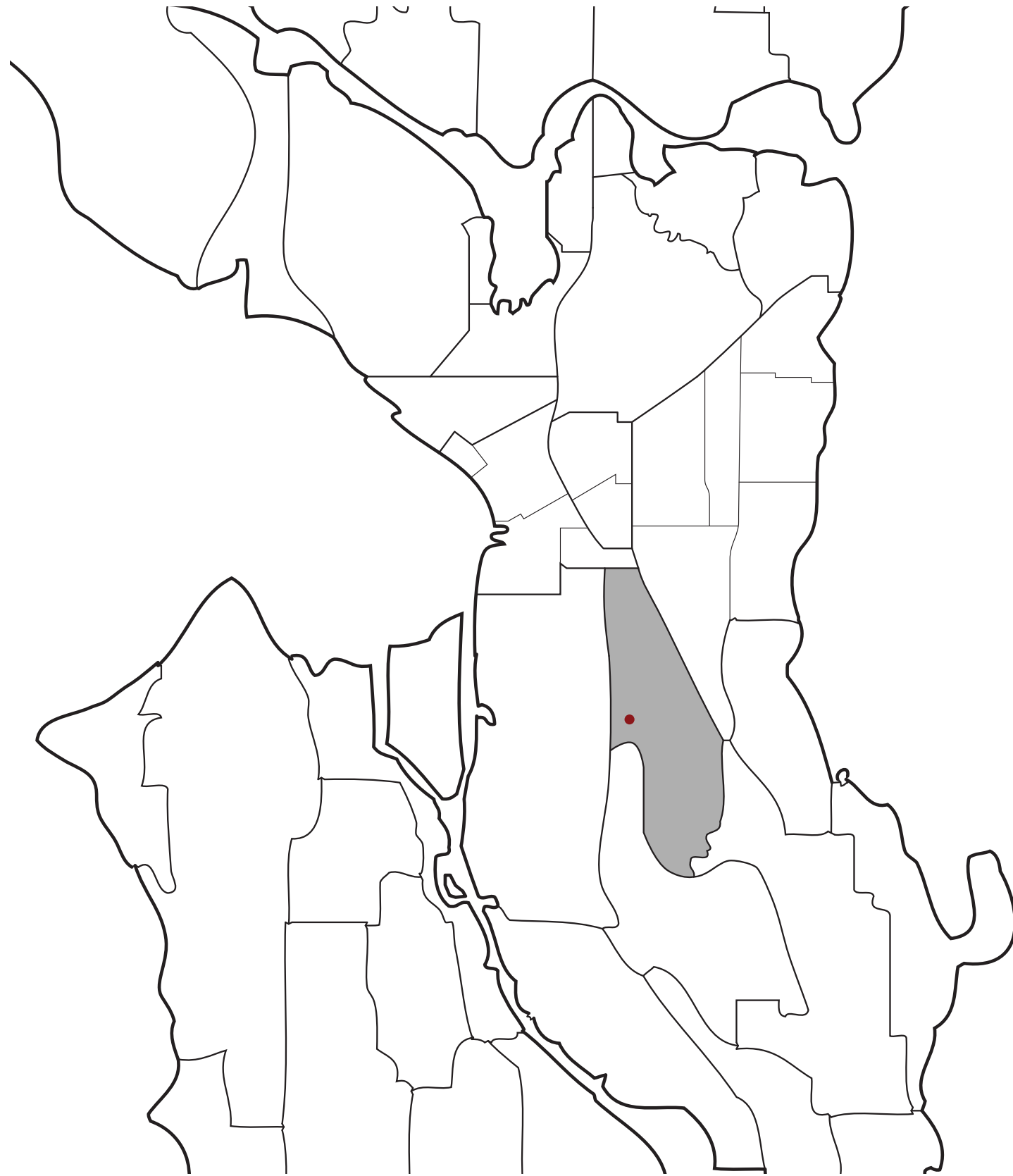


# #3028500

2116 13TH AVE S **STREAMLINED DESIGN REVIEW**







## PROPOSAL

This project involves the removal of an existing single family residence with two detached garages and the construction of 6 new townhomes in three buildings with 5 surface parking stalls in the rear of the lot.

The area near the project site is characterized by a mix of 3-story apartment buildings, new townhome developments, and mid-size to large single family houses.

The project goals are as follows:

1. To provide 6 well-designed and well-constructed townhomes.
2. To contribute to the safe and pedestrian friendly experience of 13th Ave S.
3. To maximize the development potential of the property while supporting the City's planning objectives and respecting the existing community's scale and character.
4. Meet Built Green 4-Star standard and achieve Net Zero energy.

## ADDRESS

2116 13TH AVE S, SEATTLE, WA 98112  
SDCI# 3028500

## PROJECT TEAM

OWNER  
ARCHITECT  
SURVEYOR

Green Canopy  
SHW, LLC  
Terrane

## PROJECT INFO

ZONING	LR2
LOT SIZE	6,000 SF
FAR	1.2
ALLOWABLE FAR	7,200
PROPOSED FAR	7,182
PROPOSED UNITS	6
PARKING STALLS	5

## INDEX

<b>PROJECT INFO / PROPOSAL</b>	<b>1</b>
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## SITE ANALYSIS

The site lies within the North Beacon Hill Residential Urban Village and contains various zones and uses. The project site is zoned LR2 and is located on the east side of 13th Ave S. The site is currently occupied by a multifamily house (a converted single family structure) and two garages which will be demolished. The surrounding blocks include single and multifamily buildings, Beacon Hill International School and neighborhood parks.

## CIRCULATION

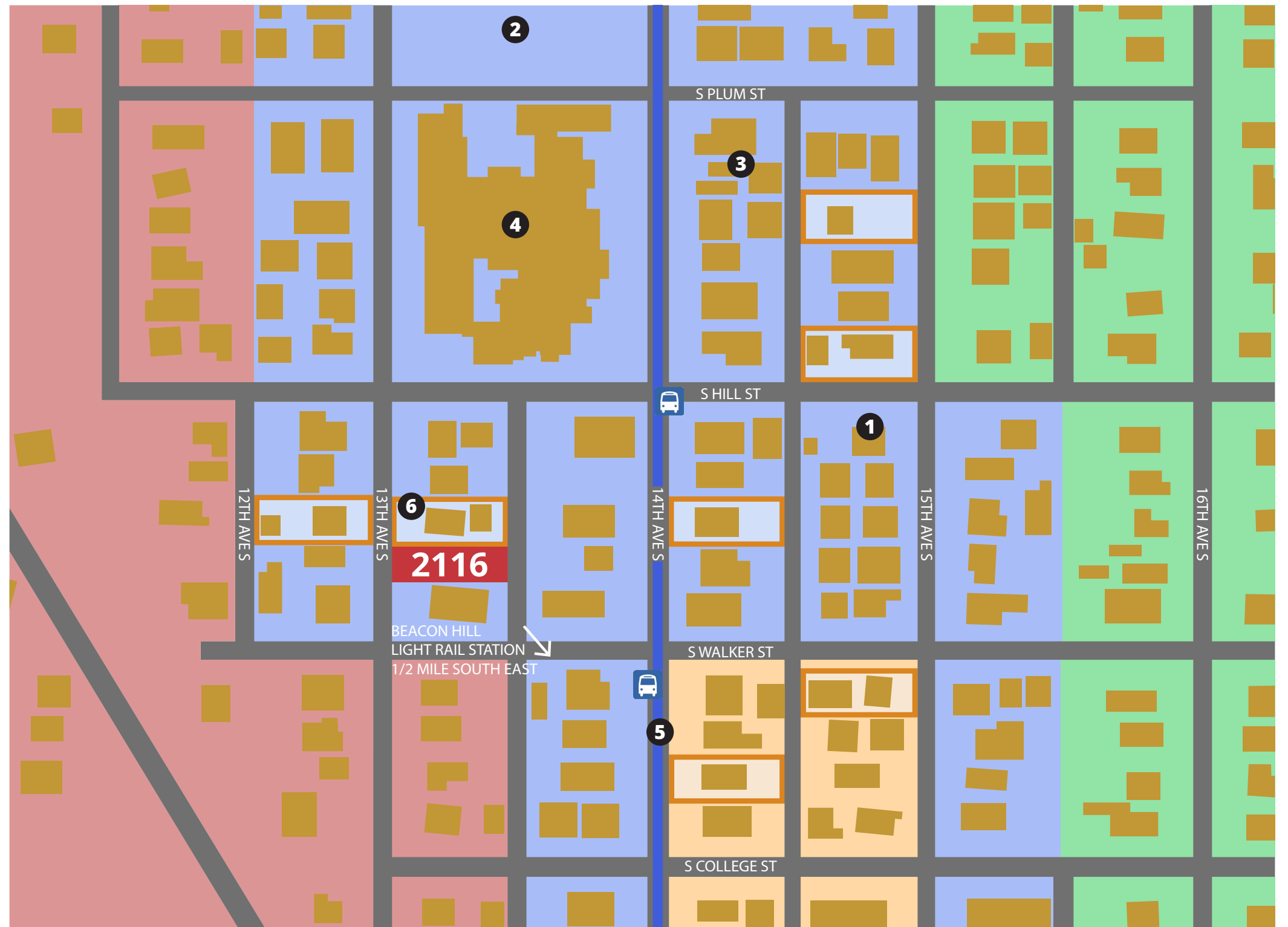


The site is served by two bus lines, the 36 and 60, running north and south along 14th Ave S providing frequent transit access to Downtown Seattle, First Hill, Capitol Hill, and West Seattle. The Beacon Hill Light Rail station is 1/2 mile south, which further connects the site to SeaTac, Downtown, Capitol Hill and the University District. The slow residential streets and dedicated bike lanes along 15th Ave S and 14th Ave S promote a pedestrian experience and easy cycling routes to Downtown, West Seattle, and South Seattle.



## ZONING

- LR1
- LR2
- LR3
- SF 5000
- DESIGNATED BUS STOP
- TRANSIT ROUTE



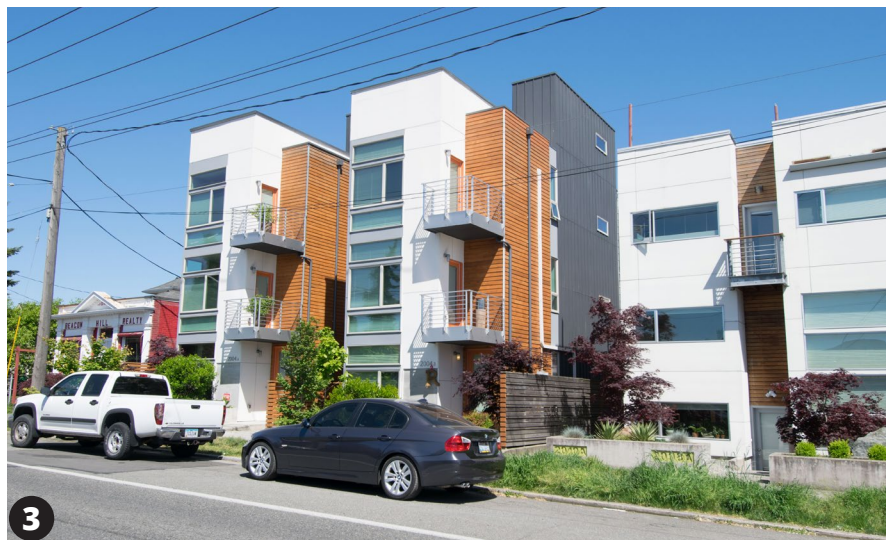




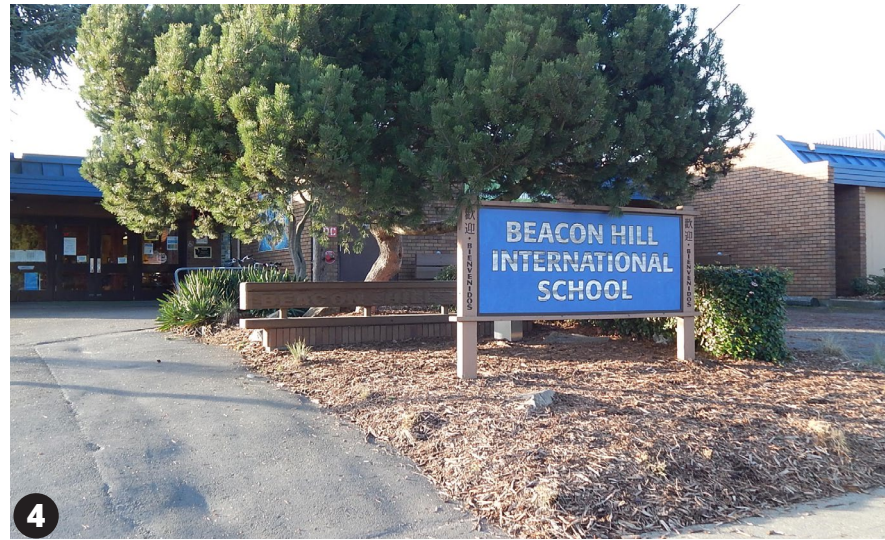
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2



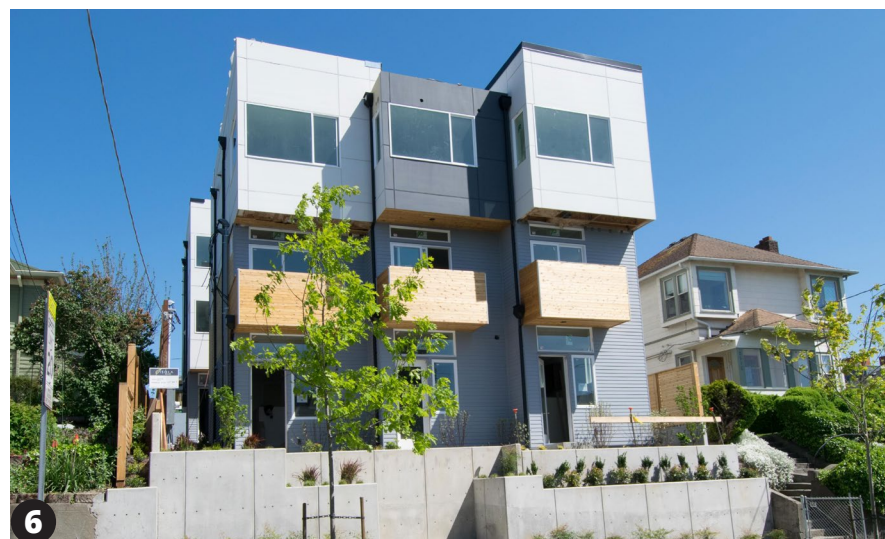
3



4



5



6

## CONTEXT

The site is situated in the Beacon Hill neighborhood, surrounded by single family and multifamily houses, and Beacon Hill International School. It is located directly across the street from Beacon Hill Playground, a high traffic public park. While the immediate surroundings are primarily residential, with the light rail station only half of a mile away, there is easy access to a nearby commercial district.

- 1 Emmanuel Ethiopian Church
- 2 Beacon Hill Playground
- 3 2006 14th Ave S Townhomes
- 4 Beacon Hill International School
- 5 Multifamily Buildings (under construction)
- 6 2112 13th Ave S

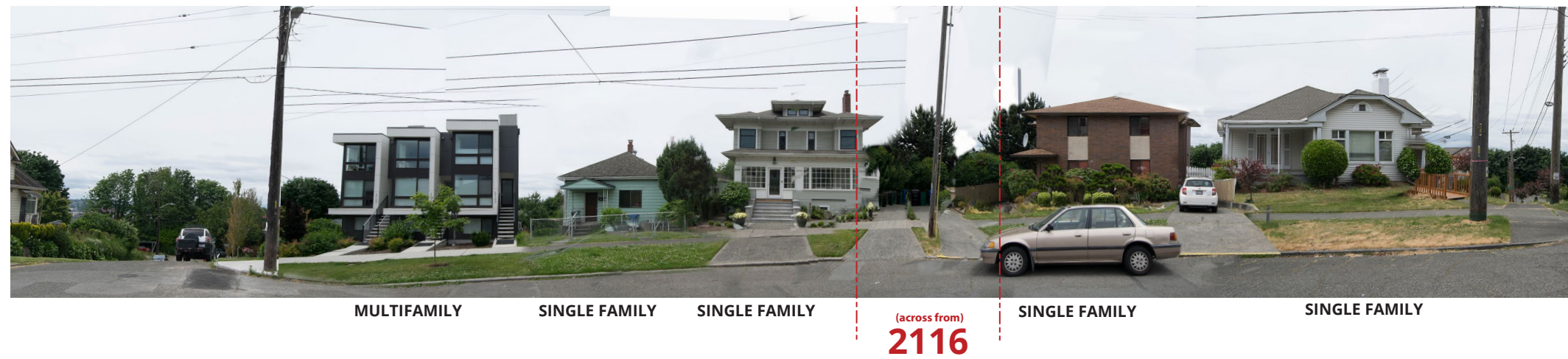




**1 13TH AVE S LOOKING EAST**



**2 13TH AVE S LOOKING WEST**



**2116 13TH AVE S**

The site is surrounded by newer multifamily developments and older single family residences, with institutional uses to the north east.

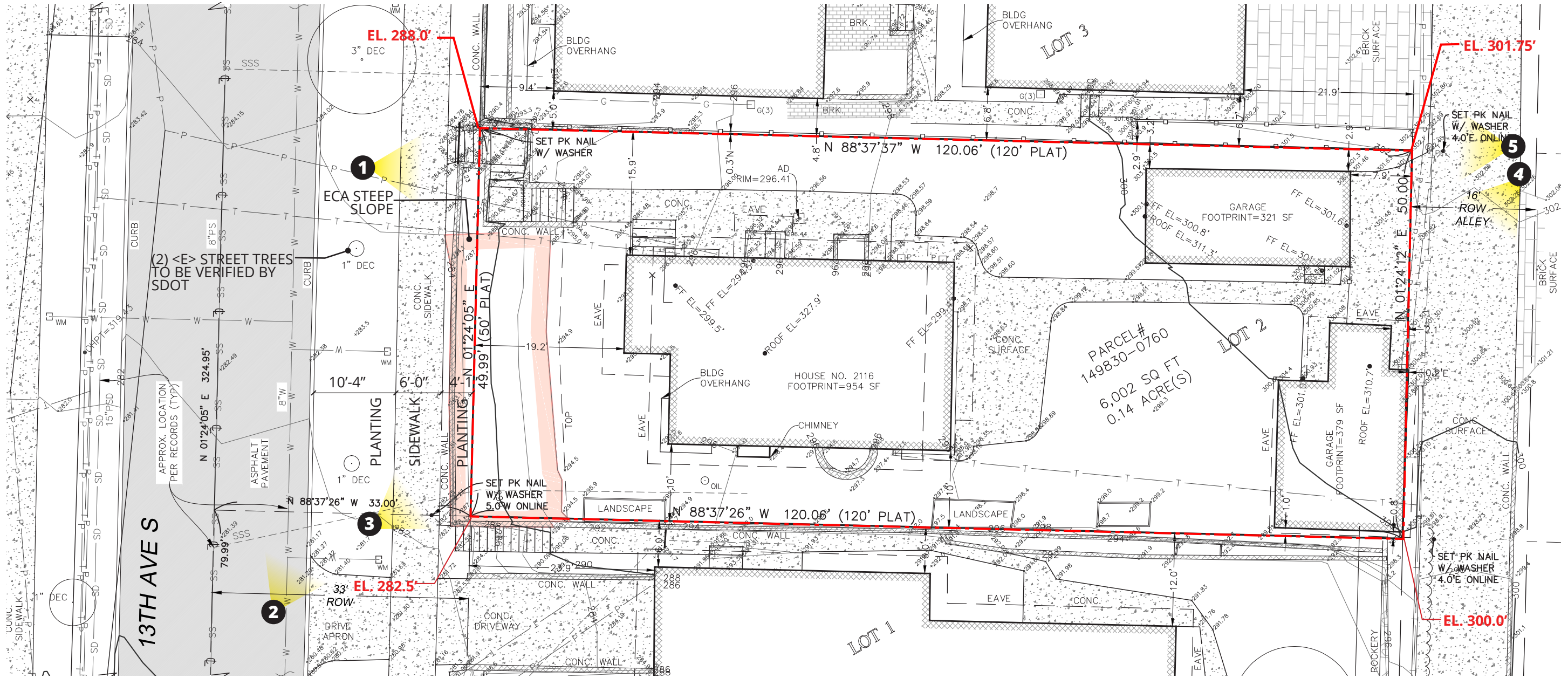


**2116 13TH AVE S STREET VIEW**

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## SITE CONDITIONS

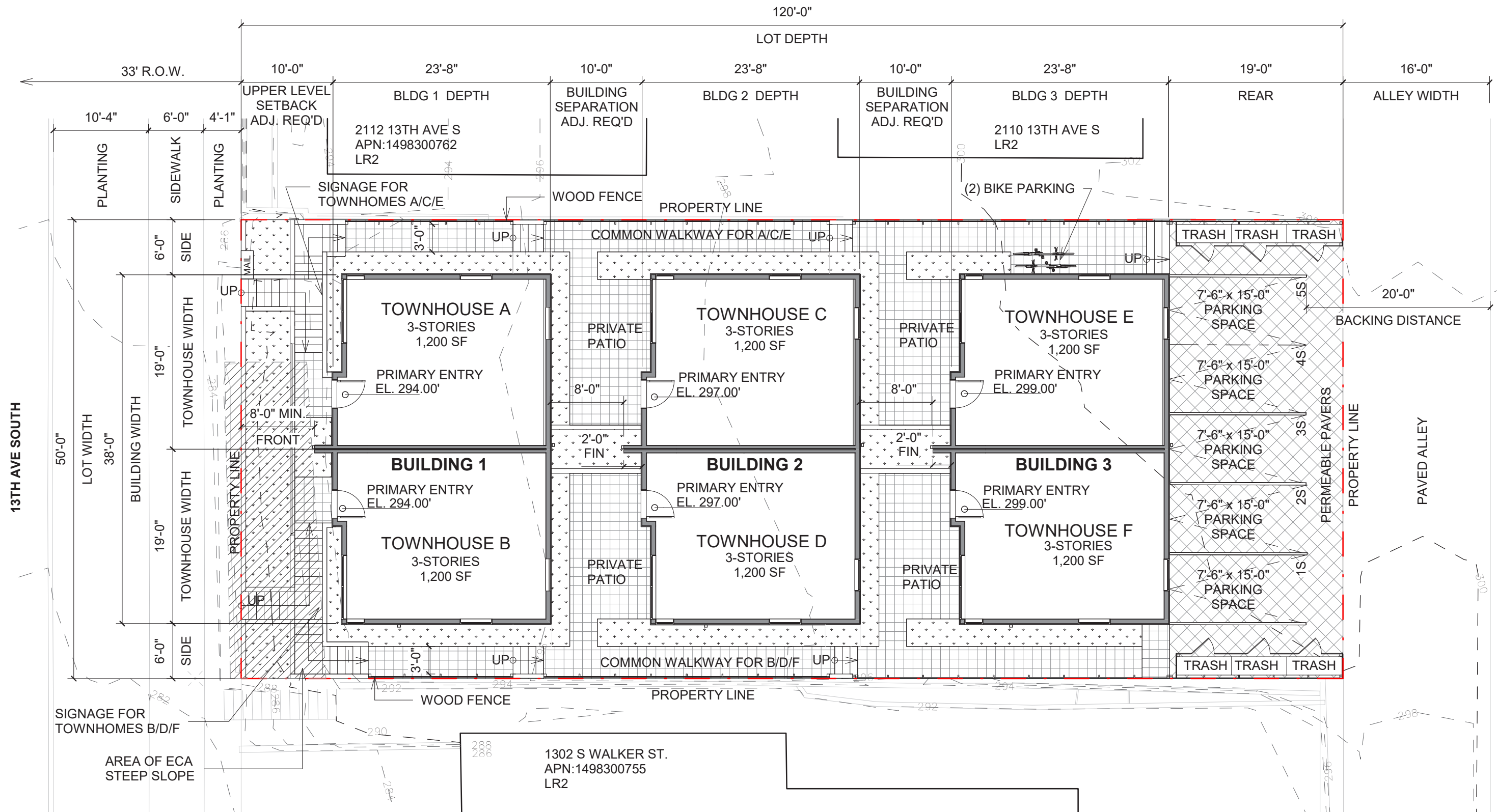
On site, there is a multifamily house (converted SFR) facing 13th Ave S and two garages off of the paved alley. The site slopes down 17' from east to west, with a more dramatic drop off on the west side of the site (ECA Steep Slope). To the south there is a one-story triplex. To the north are two new triplexes. There are westward views, including Elliot Bay to the north and the industrial district to the south. Existing street trees to remain, pending species approval from SDOT.

## LEGAL DESCRIPTION

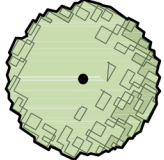



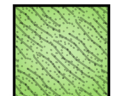



Tax parcel No. 149830-0760  
 LOT 2 IN BLOCK 13 OF CENTRAL SEATTLE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 57, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.





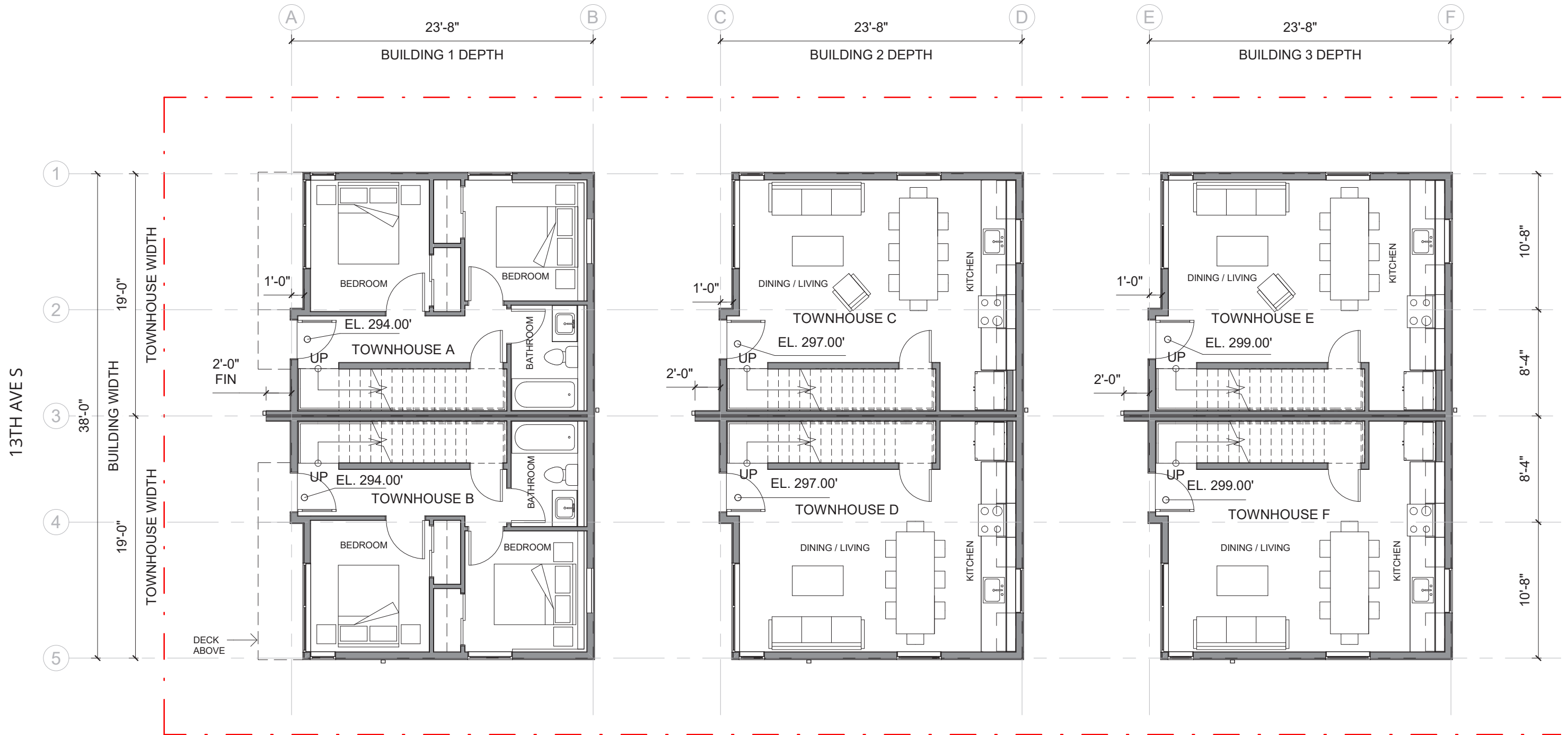




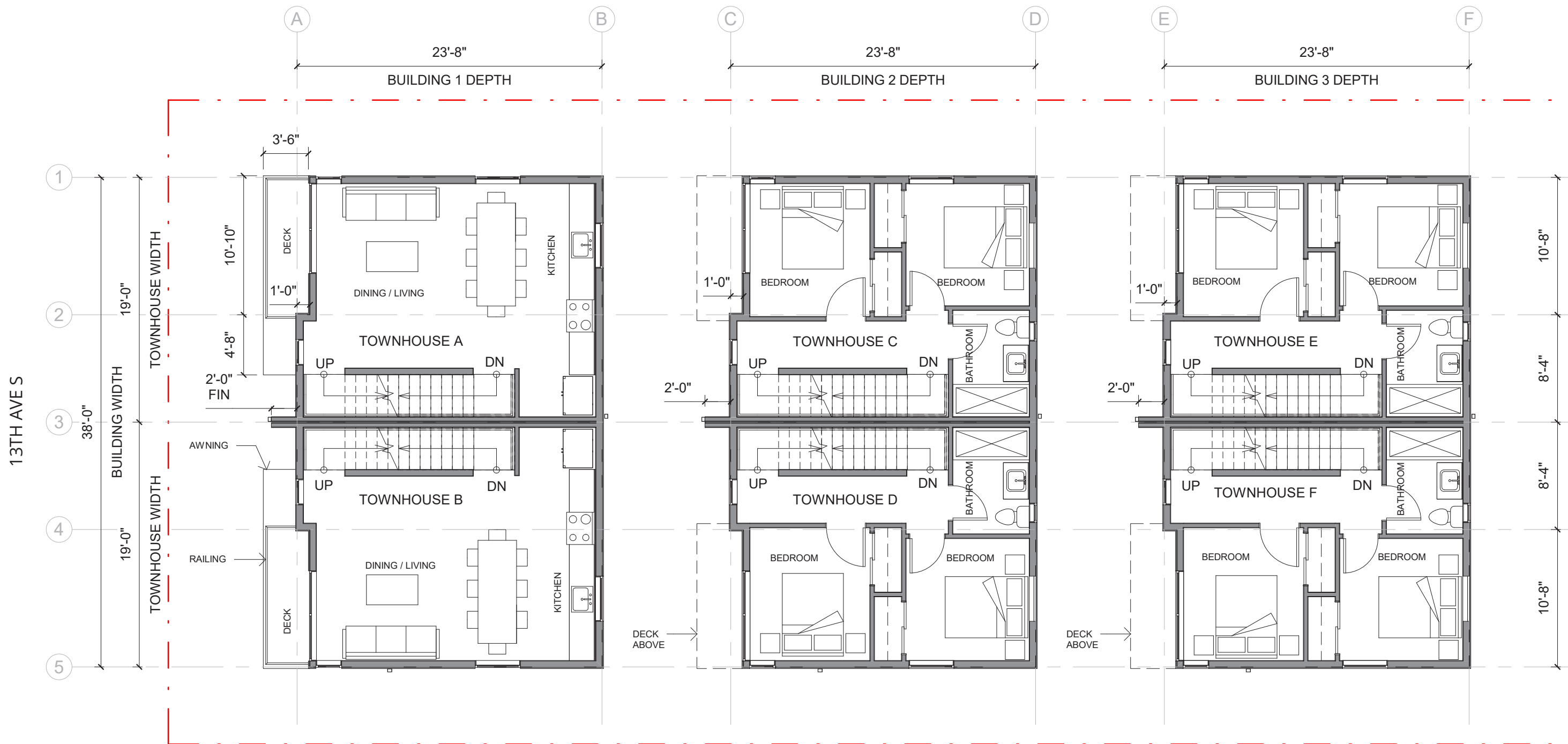
-  Street Tree per SDOT
-  Path Lighting
-  Wall Sconce
-  Low Planting
-  Tall Privacy Planting
-  Parking Permeable Paving
-  Pedestrian Permeable Paving
-  Staggered Height Planting

**CONCEPTUAL  
LIGHTING / LANDSCAPE PLAN** 

SCALE: 3/32" = 1'-0"



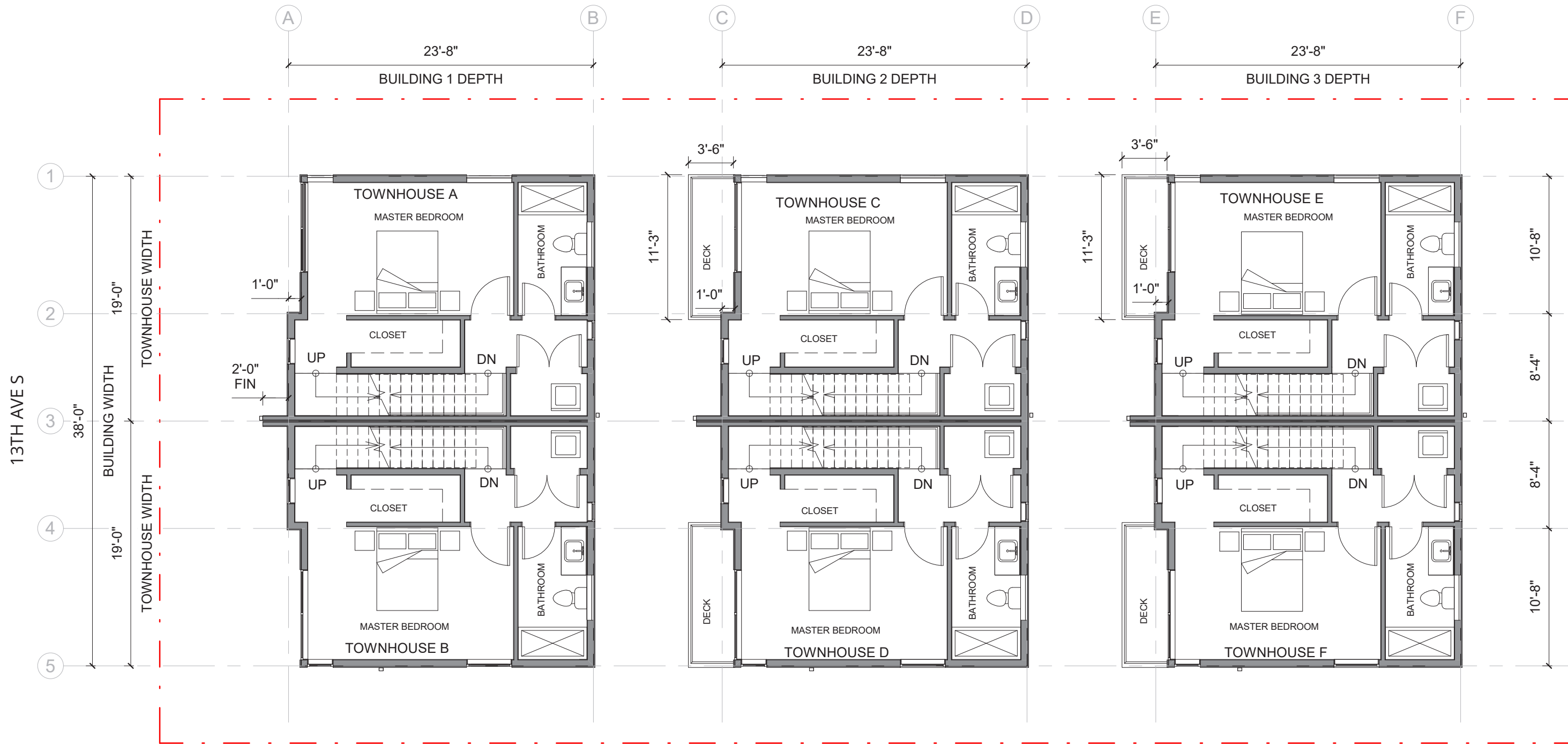




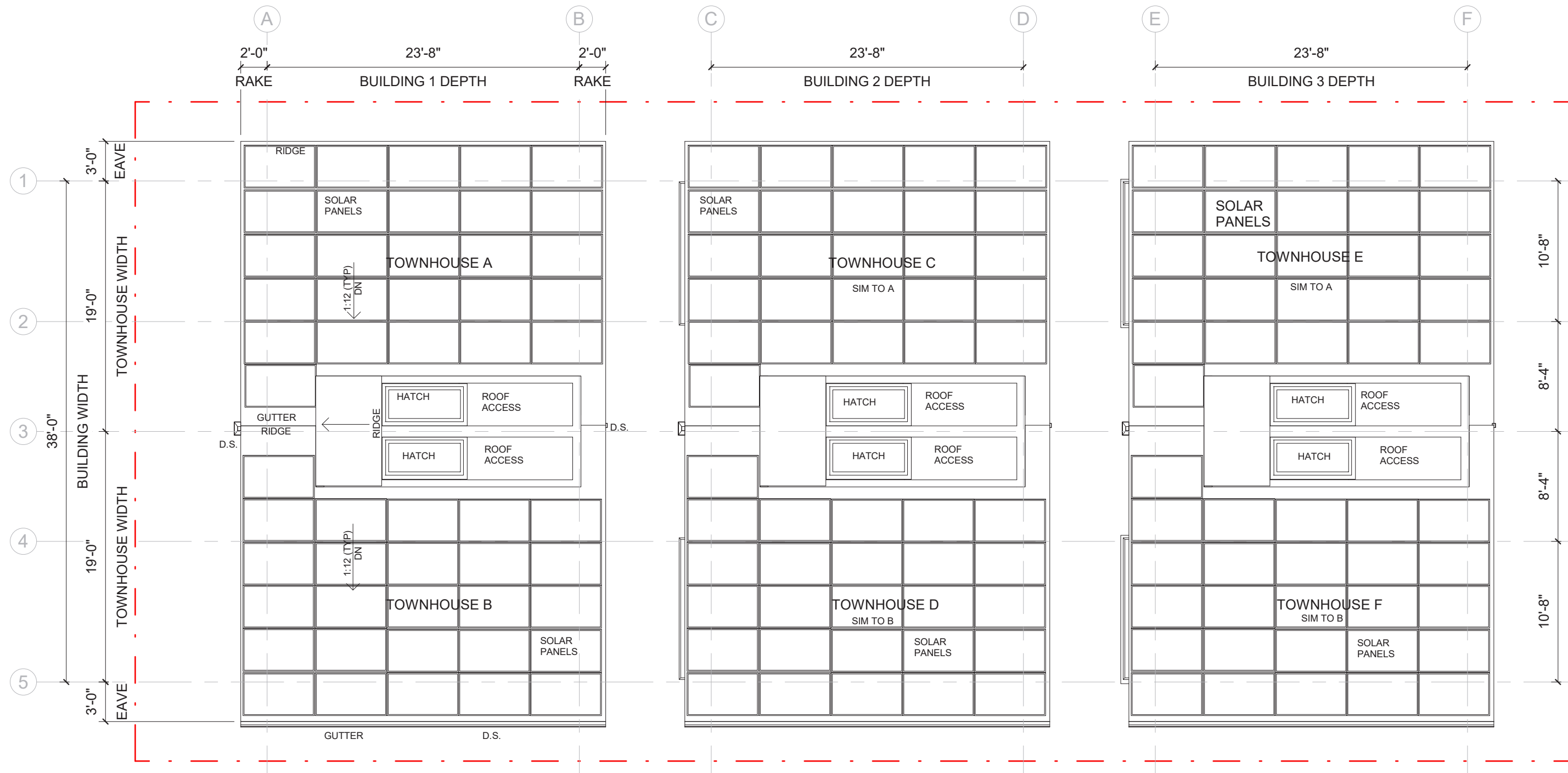
**LEVEL 2 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**SHW**



13TH AVE S



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



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## PERSPECTIVE FROM 13TH AVE S

SCALE: NTS

### COLOR VOTE

The building colors are picked through Green Canopy's Neighborhood Feedback program. Through a survey open to the public, the community is able to choose from the three color palettes.





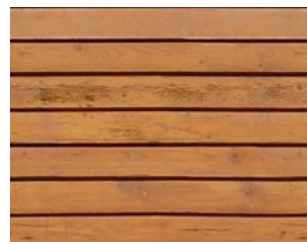
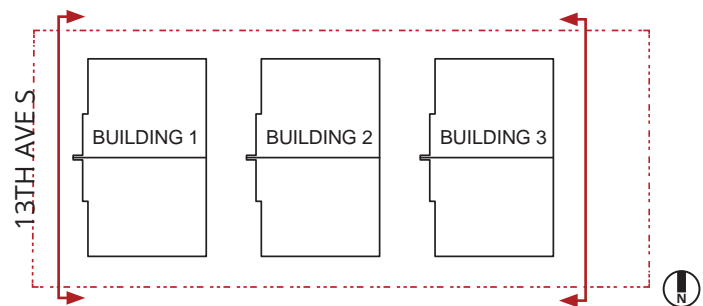
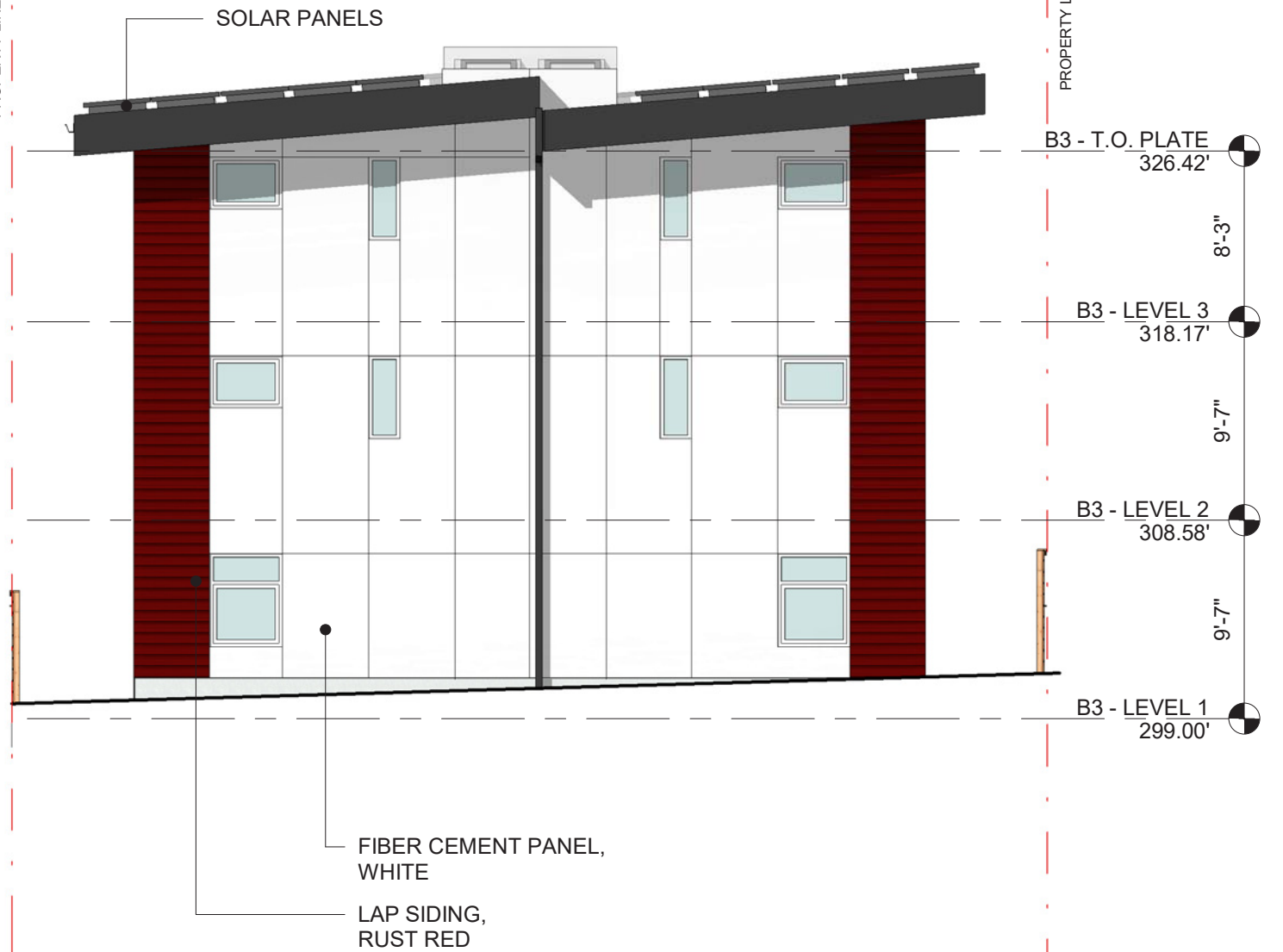
# BUILDING 1 - WEST FACING 13TH AVE S

SCALE: 1/8" = 1'-0"



# BUILDING 3 - EAST FACING ALLEY

SCALE: 1/8" = 1'-0"



CEDAR SIDING AT EAVES AND FINS



SOLAR PANELS



LAP SIDING, RUST RED



FIBER CEMENT PANEL, WHITE + DARK GRAY



WHITE VINYL WINDOWS



METAL GUARDRAIL

# SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



CEDAR SIDING AT EAVES AND FINS



SOLAR PANELS



LAP SIDING, RUST RED



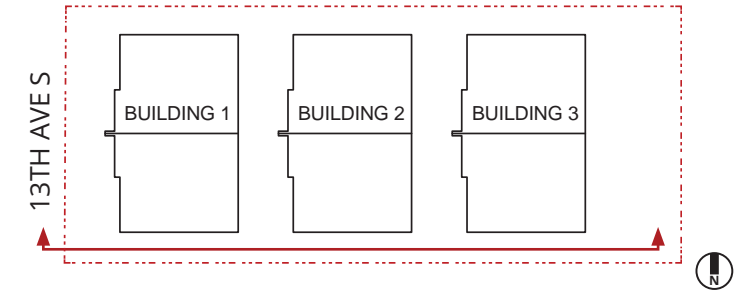
FIBER CEMENT PANEL, WHITE + DARK GRAY



WHITE VINYL WINDOWS



METAL GUARDRAIL



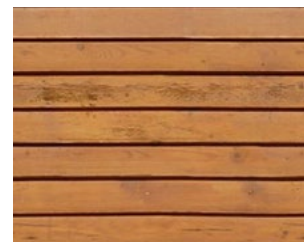
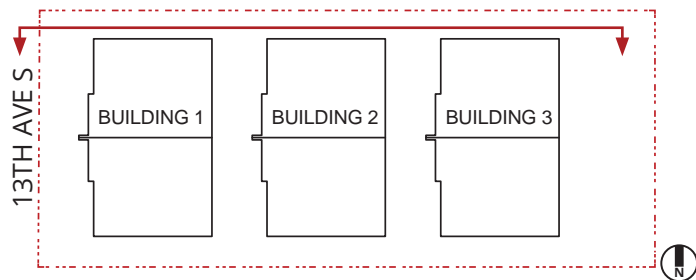
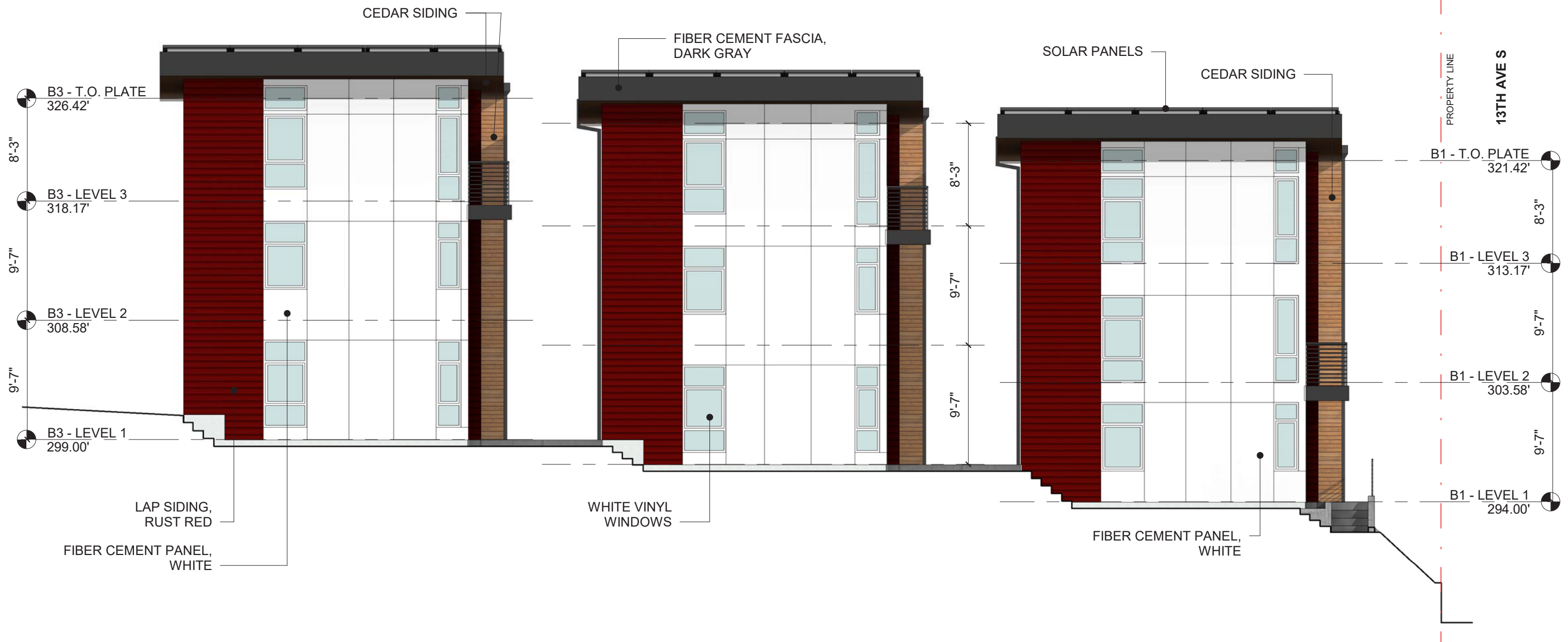
SHW

17



# NORTH ELEVATION

SCALE: 1/8" = 1'-0"



CEDAR SIDING AT EAVES AND FINS



SOLAR PANELS



LAP SIDING, RUST RED



FIBER CEMENT PANEL, WHITE + DARK GRAY



WHITE VINYL WINDOWS

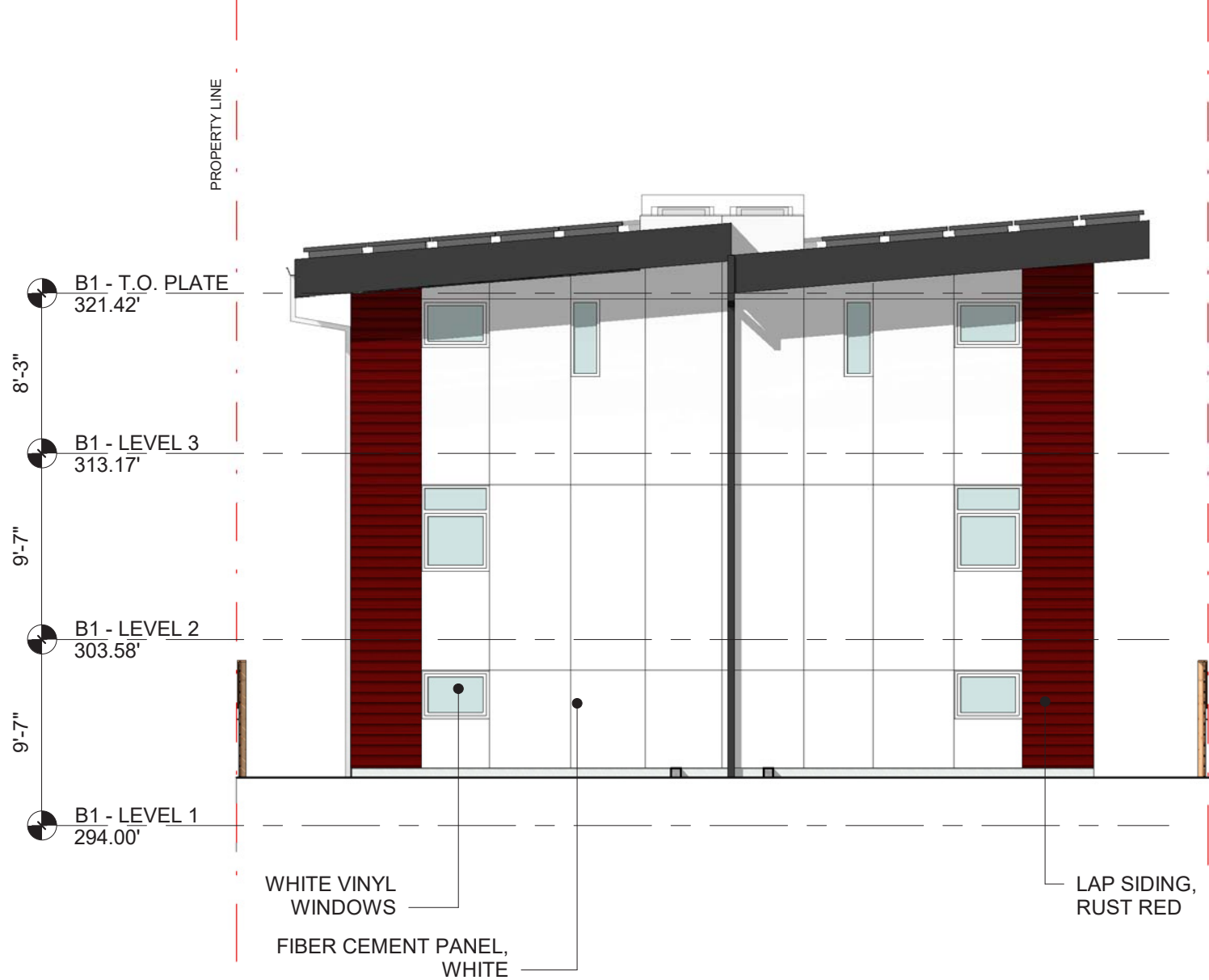


METAL GUARDRAIL



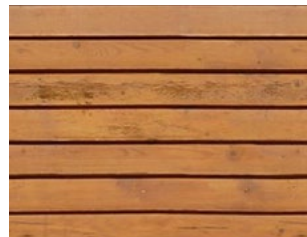
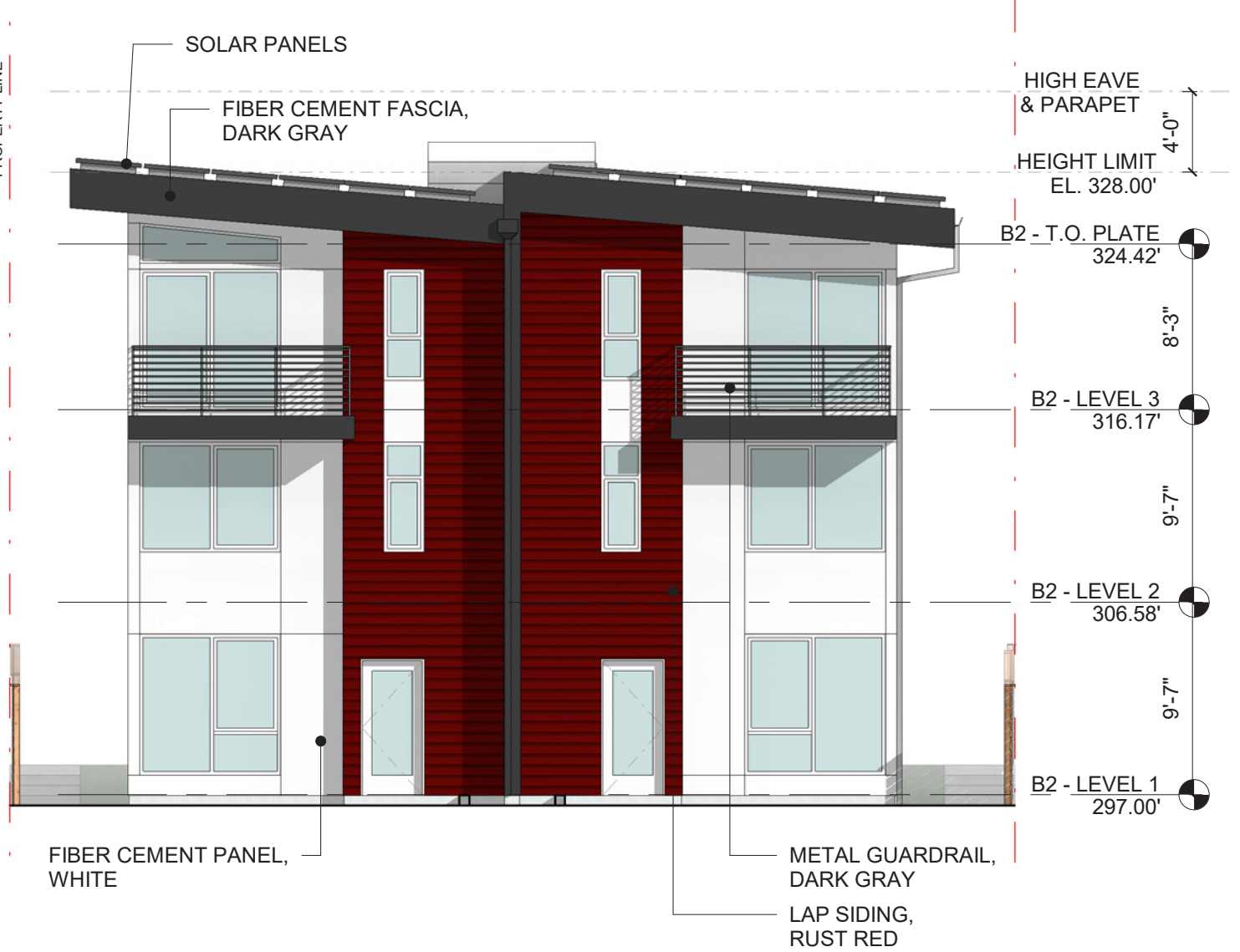
# BUILDING 1 - EAST INTERIOR

SCALE: 1/8" = 1'-0"



# BUILDING 2 - WEST INTERIOR

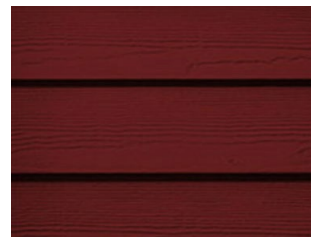
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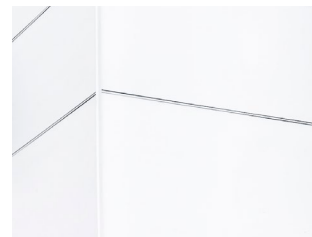
CEDAR SIDING AT EAVES AND FINIS



SOLAR PANELS



LAP SIDING, RUST RED



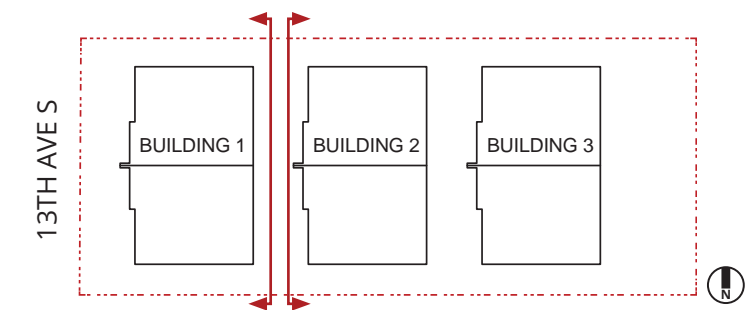
FIBER CEMENT PANEL, WHITE + DARK GRAY



WHITE VINYL WINDOWS



METAL GUARDRAIL



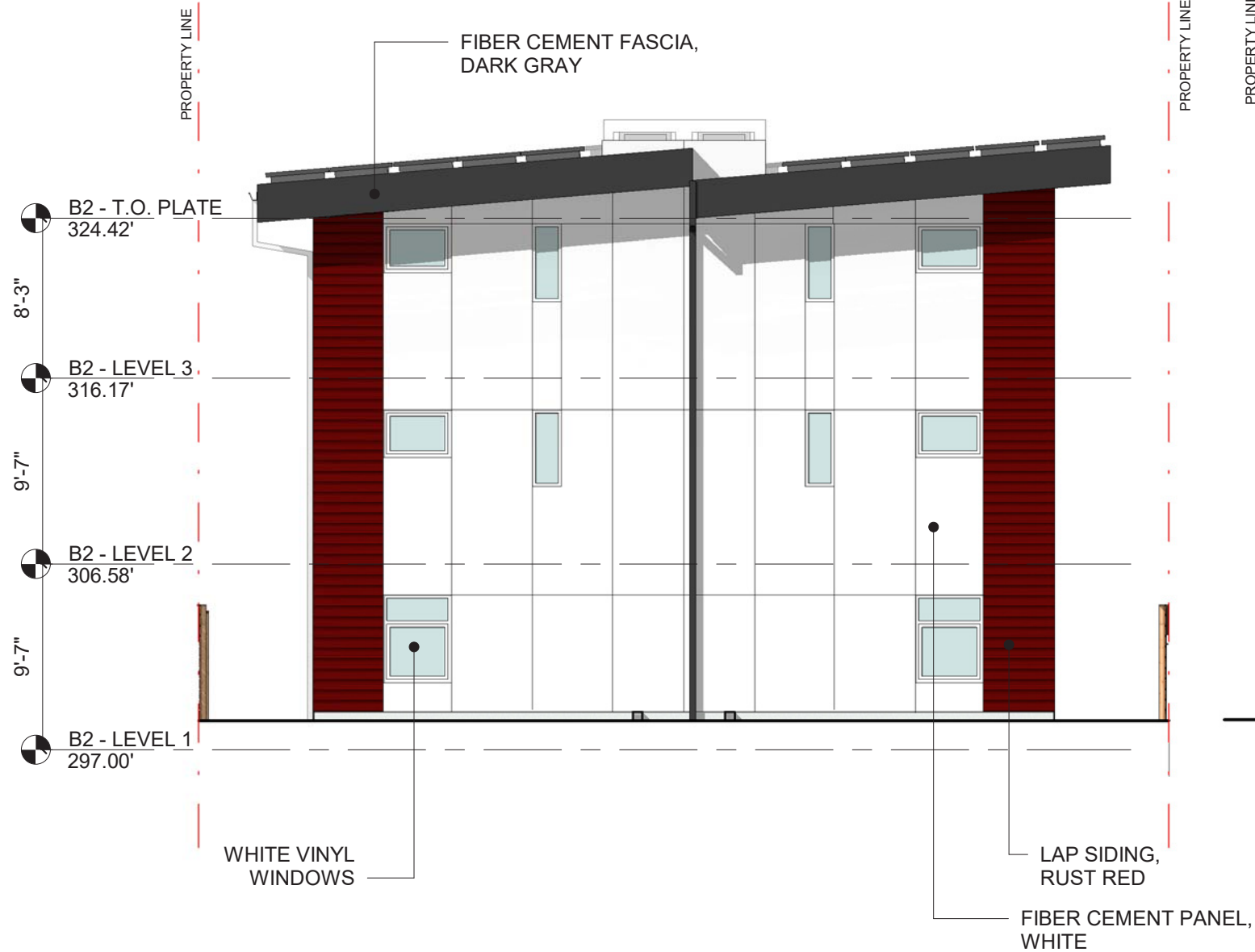
Green Canopy

SHW

19

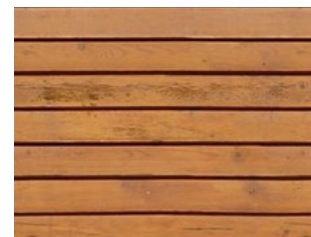
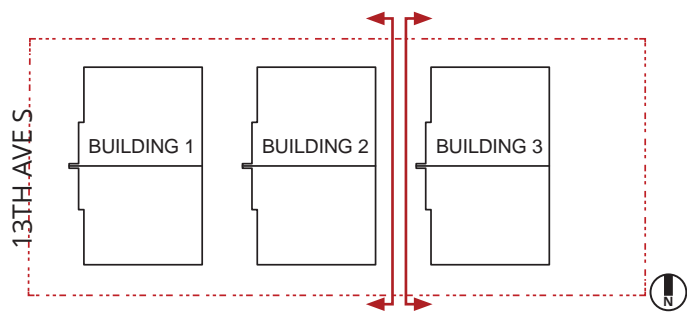
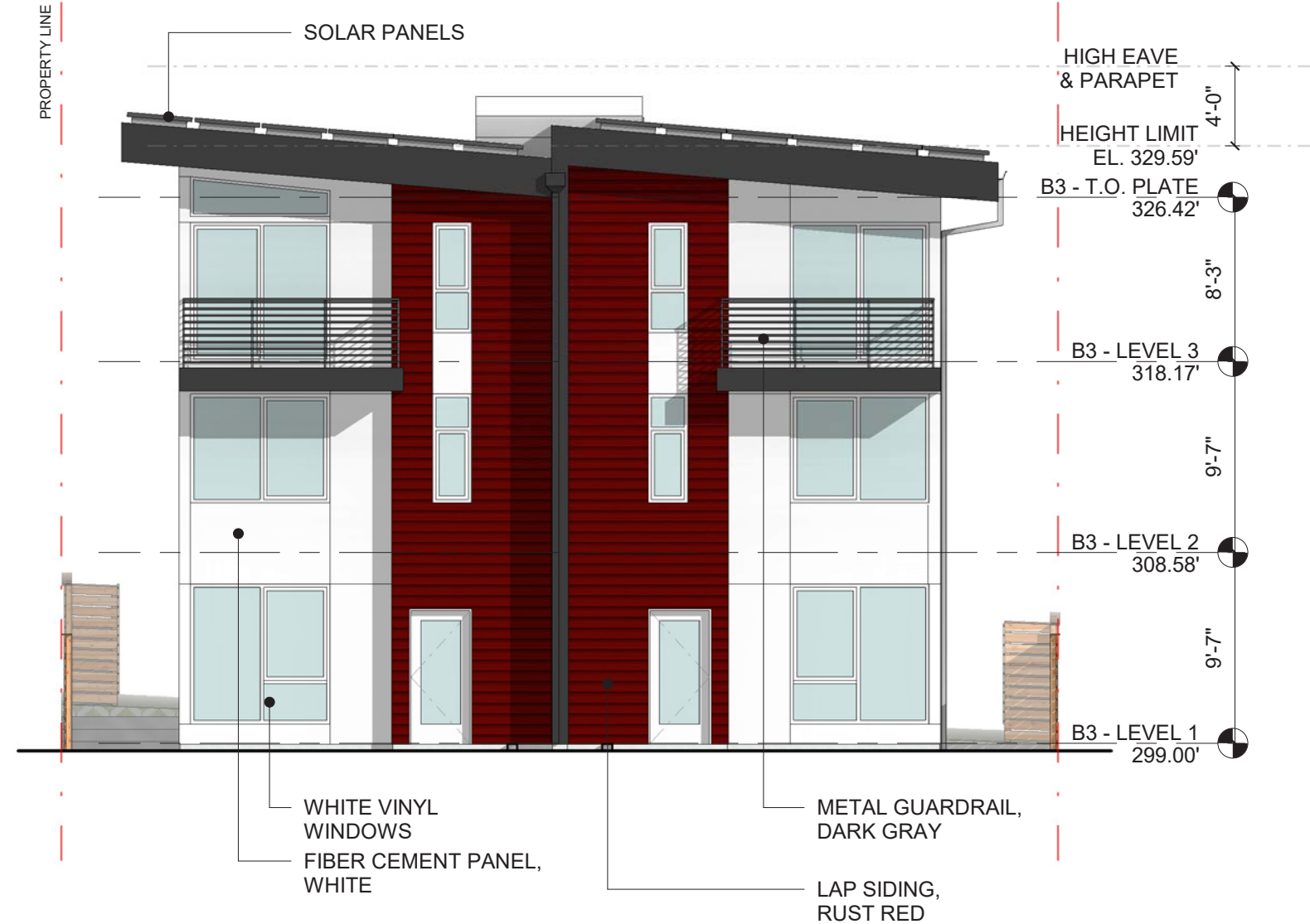
# BUILDING 2 - EAST INTERIOR

SCALE: 1/8" = 1'-0"



# BUILDING 3 - WEST INTERIOR

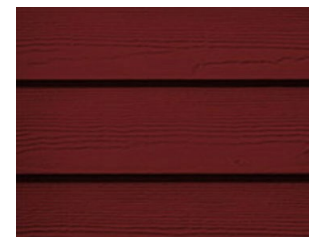
SCALE: 1/8" = 1'-0"



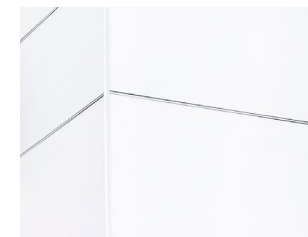
CEDAR SIDING AT EAVES AND FINS



SOLAR PANELS



LAP SIDING, RUST RED



FIBER CEMENT PANEL, WHITE + DARK GRAY



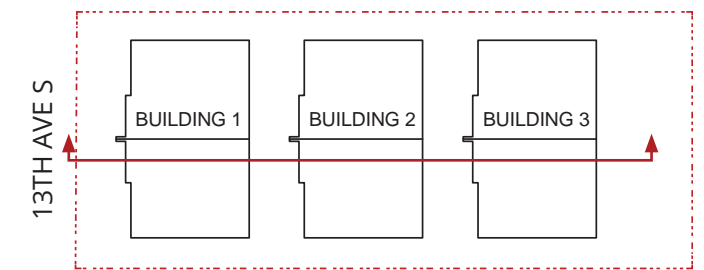
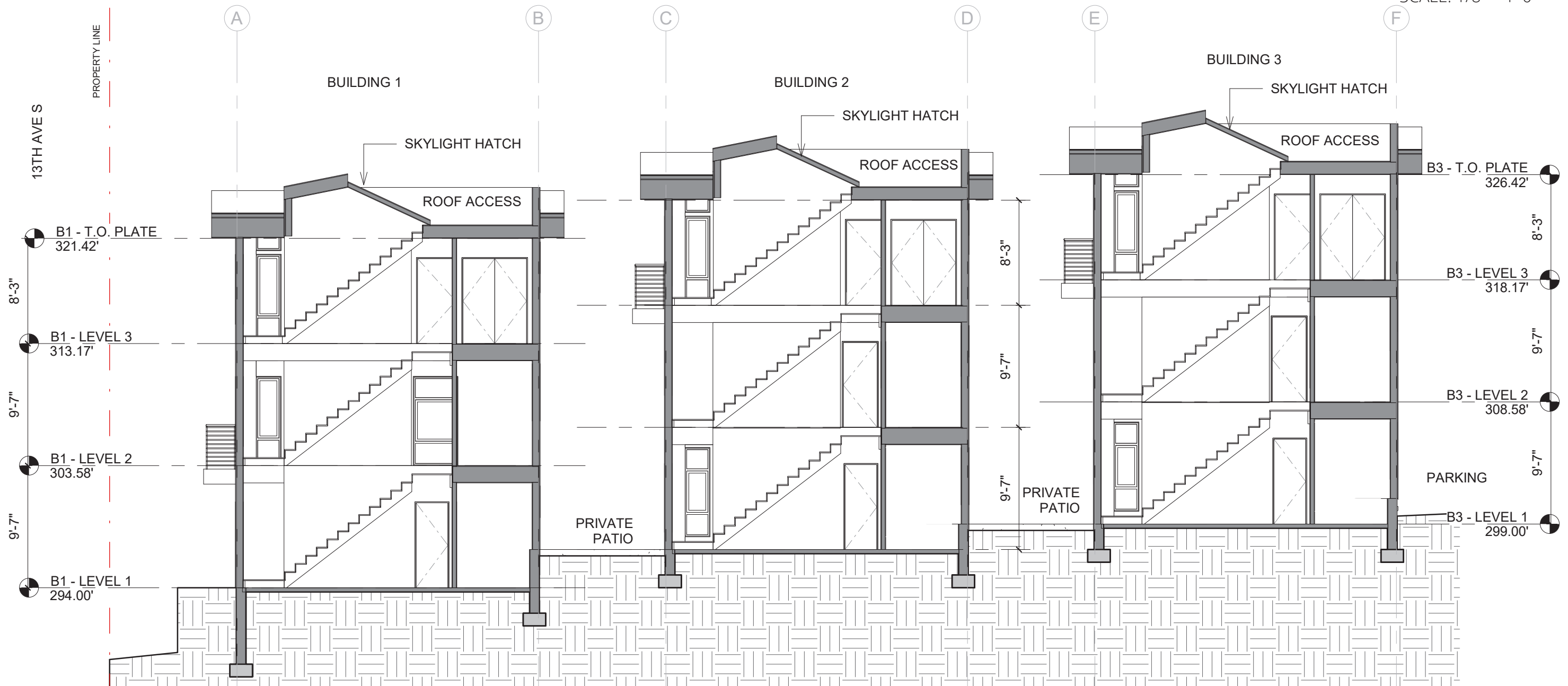
WHITE VINYL WINDOWS



METAL GUARDRAIL

# SECTION: SITE

SCALE: 1/8" = 1'-0"



SHW



# PRIVACY DIAGRAM

## NEIGHBOR TO THE SOUTH

There is a 5'-7" slope along the south side of the site so the triplex on the property to the south sits significantly lower than the proposed buildings. The north facade of the existing building is obstructed by plantings, but window overlap will be eliminated by the proposed wood privacy fence and the grade change between the two sites.

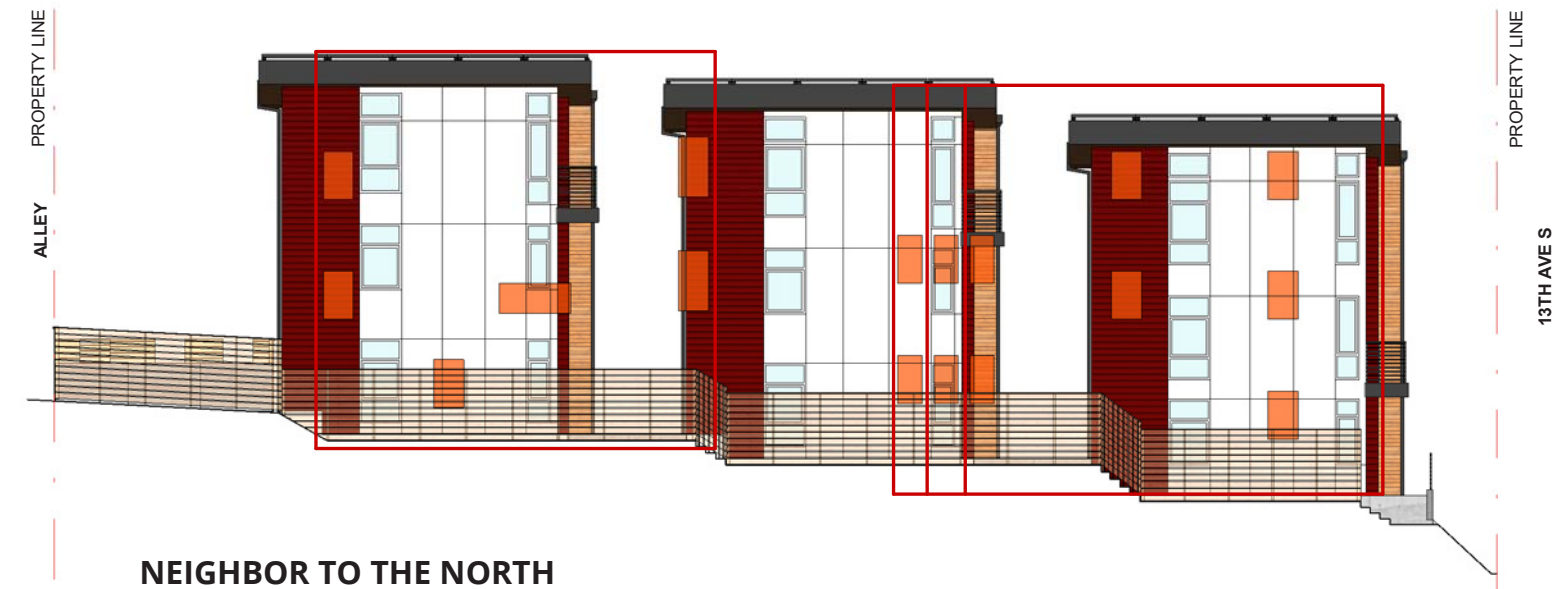


**NEIGHBOR TO THE SOUTH**  
SCALE: 1/16" = 1'-0"

## NEIGHBOR TO THE NORTH

The development to the north is two new triplexes that sit slightly above the proposed townhouses. While there will be some overlap of windows, by dividing the proposed townhouses into three 2-unit buildings, as opposed to another set of triplexes, the buildings are staggered, creating greater privacy.

- NEIGHBORING BUILDING OUTLINE
- APPROXIMATE NEIGHBORING WINDOW LOCATION



**NEIGHBOR TO THE NORTH**  
SCALE: 1/16" = 1'-0"

# ZONING STANDARDS

ZONING: LR2, North Beacon Hill Residential Urban Village

SMC	REQUIREMENT	PROPOSED
23.45.504	<b>Permitted and Prohibited Uses</b>	Residential use permitted outright.
23.45.510	<b>Floor Area Ratio (FAR) Limits</b> Per Table A 23.45.510, FAR for townhouses in an LR2 zone is 1.0 or 1.2 if the project meets the standards of subsection 23.45.510.C.	Project to meet 23.45.510.C, allowing FAR of 1.2. Lot Area: 6,000 SF Max Floor Area Allowed: 7,200 SF (6,000X 1.2) Proposed: 7,182 SF
23.45.510.C	C.1. The structure will meet green building performance standards by earning LEED Silver rating or a Built Green 4-Star rating. C.3-4. Parking Location and Access.	Proposed: Built Green 4-Star Parking area located at the rear of the lot, behind all structures, with access from the alley.
23.45.512	<b>Density Limits</b> No density limit if project meets 23.45.510.C.	Compliant: 6 dwelling units proposed, project to meet 23.45.510.C.
23.45.514	<b>Structure Height</b> Maximum 30' height limit, with exceptions for sloped roofs, overhangs, parapets, penthouses, (and solar collectors per 23.44.046).	Compliant: See West Elevations for Bldg 1, 2 & 3 with height limit levels.
23.45.518	<b>Setbacks and Separations</b> Front: 7' Average, 5' Minimum, and 12' Minimum above 34'; Rear: 7' Average, 5' Minimum; Side: 5' Minimum; Separation Between Structures: 10' Minimum.	<b>Front Setback</b> - Average 10.5', Min 8'. <b>Rear Setback</b> - 19', Compliant. <b>Side Setbacks</b> - 6', Compliant. 12' Min above 34' - <b>10.5' Avg / 8' Min - Adj. Proposed.</b> Between Structures - <b>8' - Adj. Proposed.</b>
23.45.522	<b>Amenity Area</b> 25% of lot area req'd, 50% at ground level, minimum. 6,000 SF x 25% = 1,500 SF required. 1,500 x 50% = 750 SF required at ground level.	<b>Proposed: 1,355 SF TOTAL, Adjustment proposed, (9.7% reduction)</b> 1,355 @ Grade
23.45.524	<b>Landscaping</b> Minimum 0.6 Green Factor required, street trees required.	Compliant: Green Factor greater than 0.6 proposed, new street trees proposed.
23.45.527	<b>Structure Width and Facade Length Limits</b> Maximum Width 90', Maximum Facade Length: 65% of lot line, 120' x 65% = 78'-0" maximum facade length.	Maximum Structure Width: 38'-0", Compliant. Maximum Facade Length: 71'-0", Compliant
23.54.015	<b>Required Parking</b> 3 parking spaces required (Frequent Transit). 2 bicycle spaces required.	Compliant: 5 small parking spaces provided. 2 bicycle spaces provided.
23.54.040	<b>Solid Waste Storage and Access</b> One 2'x6' storage area per dwelling unit required.	Compliant: (6) 2'x6' storage areas proposed.

# PRIORITY GUIDELINES

## CS2. Urban Patterns and Form (North Beacon Hill Guidance CS2.III) D. Height Bulk Scale

Response: There is an existing steep slope at the street facing side of the site and all of the buildings along the block sit on top of the slope, above the sidewalk. To remain in keeping with neighboring buildings but also mitigate height/bulk created by the grade change, the proposal provides stepped planters with vegetation of varied heights, which soften the step up. Additionally, the south facade will be highly visible because of the slope along the south edge of the property. The proposed development has been broken into three two-unit buildings, separating the bulk and breaking down the scale of the project.

## PL1. Open Space Connectivity (North Beacon Hill Guidance PL2.1) B. Walkways and Connections

Response: There are two pedestrian access paths, along the north and south property lines, which create direct routes to each unit. There will be wayfinding signage to help pedestrians navigate to the back units. The jogged paths up through the street facing planters create a lively experience through robust and diverse plantings.

## PL3. Street-Level Interaction (North Beacon Hill Guidance PL3.II) A. Entries

Response: The street facing private entries sit above the grade of the sidewalk, differentiating the public and private interface along the street. The stepped planters help to define the edge, as well as providing a pleasant sidewalk experience. The street facing unit have decks, which double as awnings, that define the individual entries. The patios and pocket gardens in the back units connect directly to the private entries creating usable transitional spaces.

## DC2. Architectural Concept (North Beacon Hill Guidance DC2.I) B. Architectural and Facade Composition

Response: The staggered shed roofs slopes towards the south to maximize solar panel exposure. The roof eaves extend to make room for all of the solar panels necessary to achieve the project's Net Zero goal. To build on this feature, a central architectural fin ties into the eaves, creating a wrap of cedar siding which will be visible from below. Not only does this architectural element create a balanced composition but the fin defines the extent of each unit.

## DC4. Exterior Elements and Material (North Beacon Hill Guidance DC4.I) A. Exterior Elements and Finishes C. Lighting

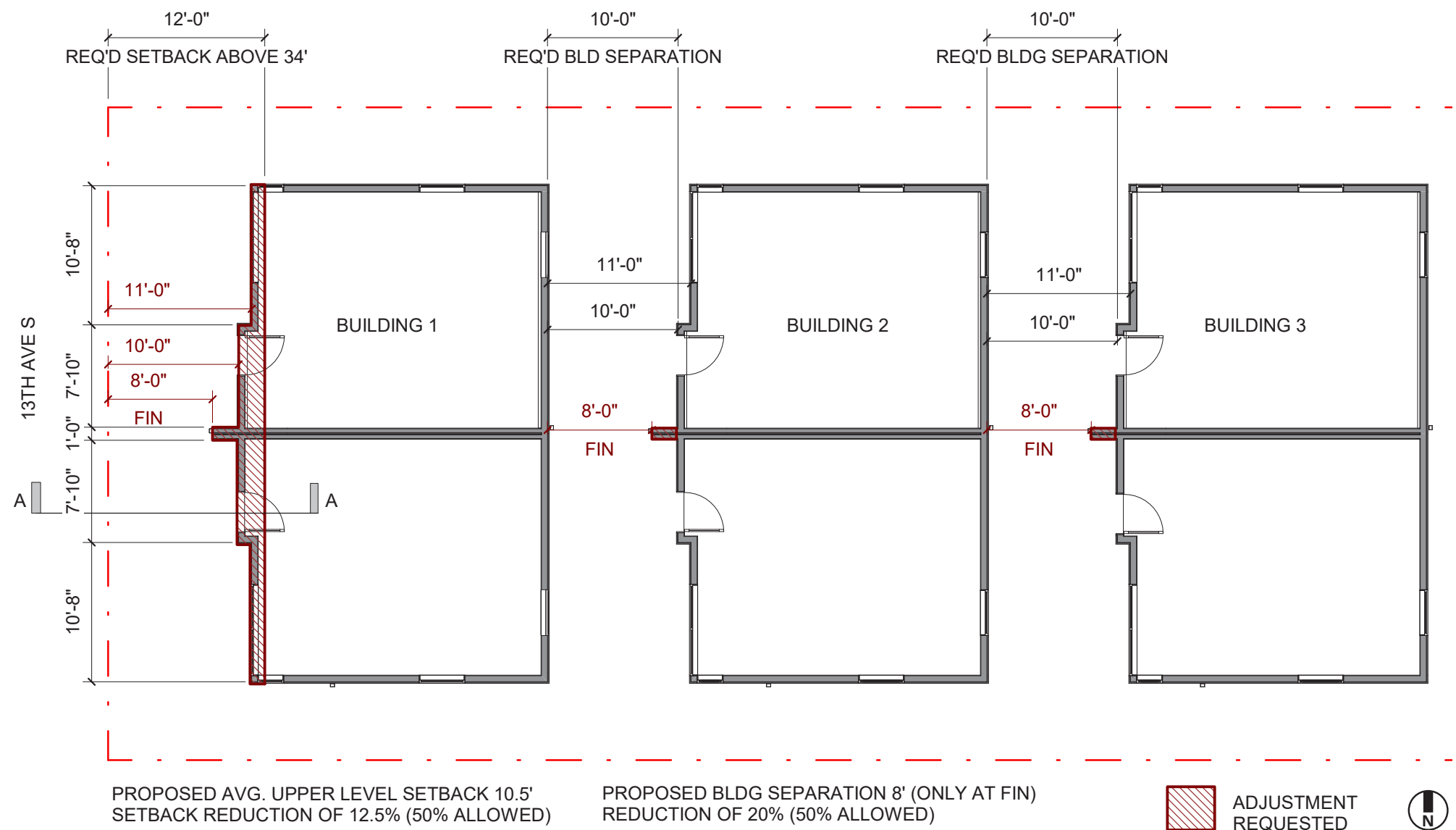
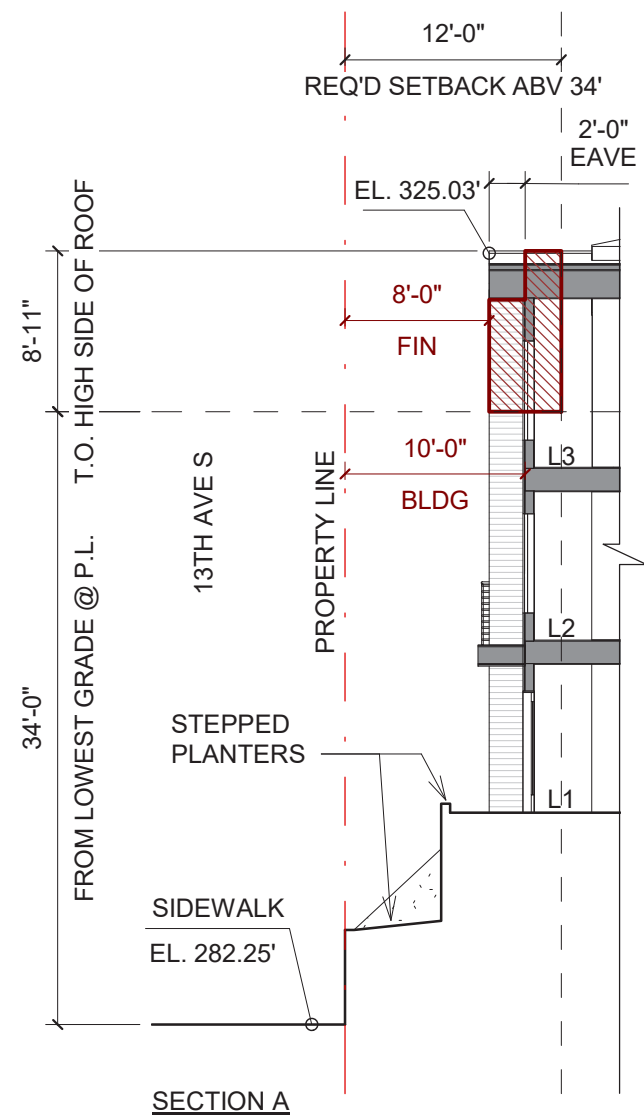
Response: The fiber cement lap siding is both durable and textured, creating an accent which is utilitarian and compatible with the neighbors. Metal railing and cedar siding provide another layer of fine grained material detail. Lighting will be provided at unit entries, along pathways and in the landscaping to highlight architectural features and create site safety.



SHW


23

# SETBACKS/SEPARATION



PROPOSED AVG. UPPER LEVEL SETBACK 10.5'  
SETBACK REDUCTION OF 12.5% (50% ALLOWED)

PROPOSED BLDG SEPARATION 8' (ONLY AT FIN)  
REDUCTION OF 20% (50% ALLOWED)

 ADJUSTMENT REQUESTED



## 1 UPPER LEVEL SETBACK ADJUSTMENT

The proposed Upper Level Setback is 10.5' Average and 8' Min., where 12' is the code requirement above 34'. This is a 12.5% reduction, which is less than the 50% allowed through SDR.

The Upper Level Setback Adjustment allows the central architectural fin to extend up to the eaves creating a continuous wrapping element that defines the individual units. This meets design criteria DC2.B.1 & DC2.C.1, creating a well balanced composition with visual depth and interest. (Eaves are a permitted projections in the setback.)




Additionally, to achieve the proposed three building site plan, which allows for private patios at grade and more daylighting per unit, Building 1 cannot setback further from the west property line. The proposed site plan meets design criteria CS1.B.2, maximizing daylighting for interior spaces and DC3.C.2, creating usable outdoor spaces with a mix of hardscape and planting.

## 2 BUILDING SEPARATION ADJUSTMENT

The proposed Building Separation Adjustment is 8', where 10' is allowed. This is a 20% reduction, which is less than the 50% allowed through SDR. However the 8' separation is only for 1', where the architectural fin extends 2' into the separation. Otherwise, the separation is 10' to 11'.

The Building Separation Adjustment allows for the architectural fins to define the individual units, creating an edge between the private patios. This meets design criteria DC2.A.2, reducing the perceived mass of the building and creating clearly defined units.

# AMENITIES / CIRCULATION

-  PRIVATE AMENITY AREA @ GRADE
-  COMMON PEDESTRIAN PATH
-  PRIVATE ENTRY PATH

**AMENITY AREA ADJUSTMENT REQUIRED**  
 1,500 SF REQUIRED TOTAL (6,000 x .25)  
 750 SF REQUIRED AT GRADE (1,500 X .5)  
 10% REDUCTION ALLOWED THROUGH SDR (1,350 SF)

**1,355 SF PROPOSED AMENITY AREA (ALL @ GRADE)**  
**9.7% REDUCTION REQUESTED**

## 3 PROPOSED AMENITY AREA ADJUSTMENT

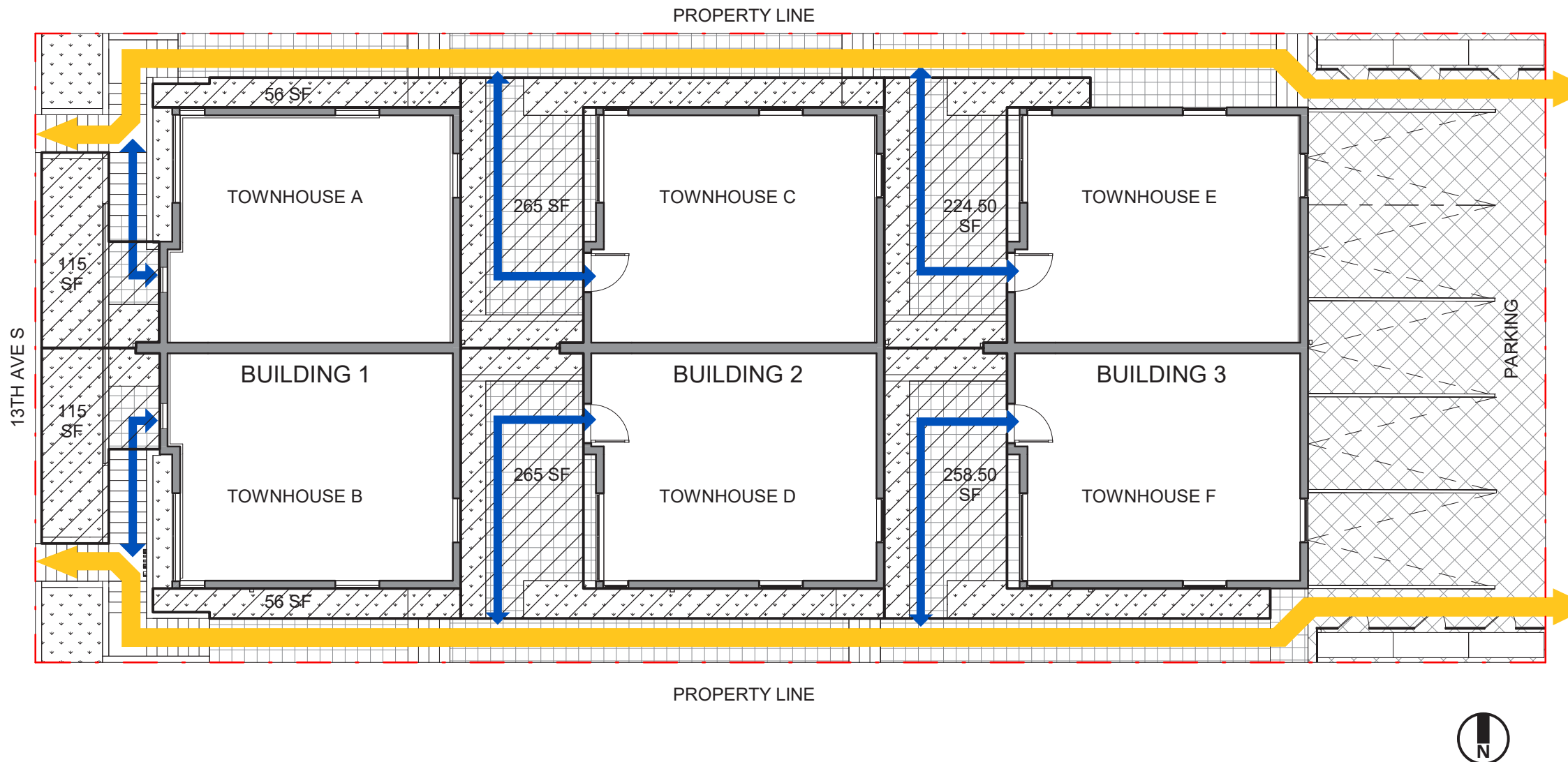
The proposed Amenity Area Adjustment is 1,355 sf, where 1,500 sf is required by code. This is a 9.7% reduction, which is allowed through SDR.

Typically, larger rooftop decks would be provided, however due to the quantity of solar panels required to reach the project's Net Zero goal, only small roof access decks are possible. While the project loses rooftop amenity area, it gains the ability to produce enough energy on site to power the entire project. The decision to prioritize solar energy production meets design guideline CS1.A.1: Energy Choices.

Additionally, the proposed site plan allows for the back townhouses to have ample private patios at grade. With direct access from the living/kitchen area, the patios become an extension of the interior, creating a truly usable space, which meets design criteria DC3.A.1, Building Open Space Relationships.

## CIRCULATION

There are two primary pedestrian paths along the north and south property line that link 13th Ave S to the alley. The north path provides access to townhouses A, C and E, while the south path provides access to B, D and F. There are private entry access paths to each unit. The parking is accessed from the alley and shielded from view of 13th Ave S.







**A**



**B**



**C**



**D**



**E**



**F**

**RECENT WORK**  
**SHW**

- A** ONEONE6  
116 13th AVE E / SEATTLE, WA
- B** 5902 BALLARD  
5902 22ND AVE NW/ SEATTLE, WA
- C** 225 HOME  
225 27TH AVE E / SEATTLE, WA

- D** 2418 BALLARD  
2418 NW 58TH ST / SEATTLE, WA
- E** 11219 TOWNHOMES  
11219 GREENWOOD AVE N / SEATTLE, WA
- F** 16TH AVE TOWNHOMES  
1114 16TH AVE / SEATTLE, WA