



1711 20th Avenue

Design Review EDG Draft Packet | Project #3029632 | April 11, 2018

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19th Ave

20th Ave

E Madison St

E Olive St



OBJECTIVES

Construct (8) three to four story townhouse units over shared parking. Access to (9) parking stalls provided from alley access off of E Denny Way. Existing structures to be demolished.

Number of Units	8
Number of Parking Spaces	9
Number of Bike Parking Spaces	0

Sustainability
Design and construct new structure to achieve a LEED Silver certification.

TEAM

ARCHITECTS	b9 architects
DEVELOPER	Flanigan Group Development LLC
STRUCTURAL	Malsam Tsang
GEOTECHNICAL	Pangeo Inc.
LANDSCAPE	True Scape Design

EDG APPLICATION

PART I: Contact Information

1. Property address	1711 20th Ave
2. Project number	#3029632
3. Additional related project number(s)	#6624395, 3029514 (LBA)
4. Owner Name	Flanigan Group Development LLC
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	610 2nd Avenue
City, State Zip	Seattle, WA 98104
Phone	206.297.1284
Email Address	office@b9architects.com
6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect
7. Design Professional's Name	Bradley Khouri
Email Address	bgk@b9architects.com
Address	610 2nd Avenue
Phone	206.297.1284

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The existing site is located mid-block on 20th Avenue in the Capitol Hill neighborhood, between E Denny Street to the north and E Madison Street to the south. The site's topography descends from east to west with an approximate twelve foot change in elevation. An existing alley with access from E Denny Street abuts the adjacent site to the north, 1715 20th Avenue, which is under common ownership and is to be developed concurrently under project #3029633 and 6624397. A shared 10 foot driveway access easement, with adjacent sites 1726-1730 19th Avenue to the west and the adjacent site 1715 20th Avenue to the north, is provided to allow parking for all sites to be accessed from the alley per SMC 23.54.030.D.1.a. A two story single family structure currently exists on the site with parking accessed by existing curb cut along 20th Avenue.

The lot is zoned NC2-40, located within the Madison-Miller Urban Village and is subject to the citywide Seattle Design Guidelines.
2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

The lot is zoned NC2-40, located within the Madison-Miller Urban Village and is subject to the citywide Seattle Design Guidelines.
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The neighborhood is a mix of residential, commercial and office buildings with predominantly apartment and multifamily buildings as the immediate context with a number of office buildings close by. Apartments range from a 6-story, 40,000 sf mixed-use structure constructed in 1998 to a 2-story, 8 unit building constructed in 1904. A new, 4-story apartment structure is proposed at the adjacent site to the west under project #3029087. The 64-unit, 6-story Samuel Berry McKinney Manor Apartments is located immediately to the south of the site. There are a couple townhouse projects located on the closer to E Denny Way, and in between is a new mixed-use structure containing live-work, office and rooming house uses.

The adjacent site to the north, 1715 20th Avenue, is under common ownership and is to be developed concurrently under project #3029633 and 6624397. The development proposal

includes (8) three to four story townhouse units over shared parking with access to (7) parking stalls provided from alley access off of E Denny Way. The existing duplex structure is to be demolished.

A mix of residential and commercial structures are located along E Madison Street and feature a variety of brick/block masonry siding. The Mount Zion Baptist Church campus is located along the south side of E Madison Street and includes a mix of masonry structures.

Views of Lake Washington and the Cascade mountains can be seen from the subject site.

Adjacent zones include LR3 to the north and NC3P-65 to the south along E Madison Street.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The development proposal is associated with LBA application #3029514 and adjacent development site, 1715 20th Avenue. The proposal provides one 4-story triplex and one 4 story 5-plex for a total of (8) townhouse units. A shared below grade parking garage with 7 small parking stalls is provided with a shared access easement with adjacent sites 1715 20th Avenue and 1726-1730 19th Avenue to allow parking for all sites to be accessed from the alley and meet the 10 foot driveway width requirement per SMC 23.54.030.D.1.a. Approximate structure heights are 40' per SMC 23.47A.012.

The three design alternatives represent a design exploration and evolution, resulting in a preferred scheme that is contextual in its volume, massing and use.

A departure is requested in order to achieve the project goals, specifically, to reduce the street-level street-facing facade setback along 20th Avenue E. This is responsive to the wide planting strip in the right of way which already provides a large buffer and allows the site planning to offer a generous and welcoming shared courtyard located at the center of the project.

ZONING SUMMARY

23.47A.004 PERMITTED USES:

- Residential use permitted outright

23.47A.013 FLOOR AREA RATIO:

- 1711 20th Ave - Allowable FAR 3
3 X 6,838 = 20,514 square feet allowable for projects that meet the Standards of SMC 23.47A.013.B Table A
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from far limits.

23.47A.012 STRUCTURE HEIGHT:

- Base max height for NC zones = 40'-0"
- Additional 4'-0" per 23.47A.012.C.2
- Additional 16'-0" per 23.47A.012.C.4.f

23.47A.014 SETBACKS AND SEPARATIONS:

- NA

23.47A.024 AMENITY AREA: :

- The required amount of amenity area is equal to 5 percent of the total residential gross area.
- All residents shall have access to at least one common or private amenity area.
- Amenity areas shall not be enclosed.
- Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41.
- Common amenity area shall be minimum 250 square feet and have a minimum horizontal dimension of 10 feet
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.
- Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to subsection 23.57.012.C.1.d, do not qualify as amenity areas.

Required amenity area 1711 = 17,377 x 5% = 869 square feet

23.47A.005 STREET LEVEL USES:

- No restrictions for residential uses at street level per SMC 23.47A.005

23.47A.008 STREET LEVEL STANDARDS:

- BLANK FACADES:
Per SMC 23.47A.008.A.2, blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.

The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

- RESIDENTIAL STREET LEVEL REQUIREMENTS:
Per SMC 23.47A.008.D.1 at least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.

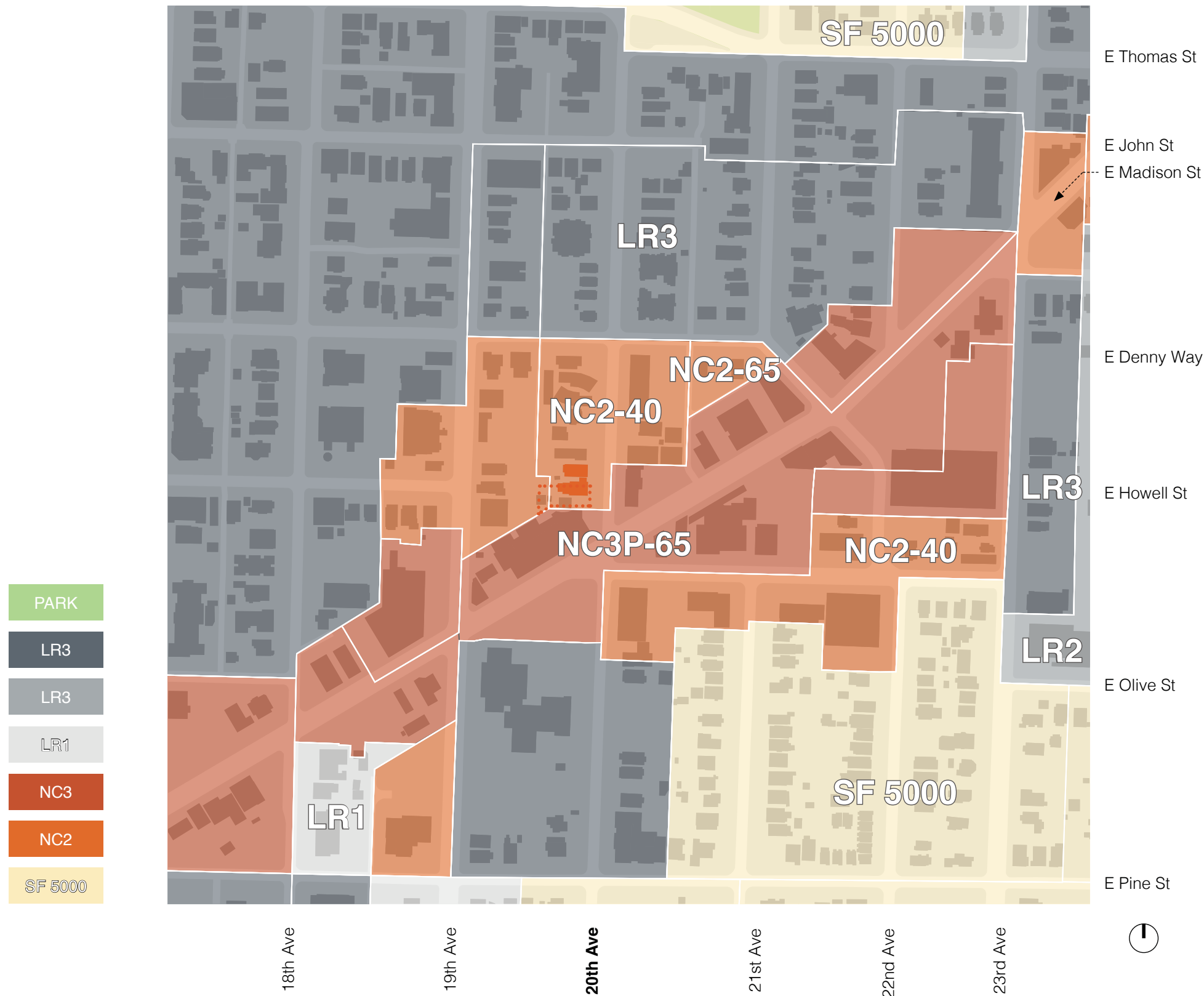
Per SMC 23.47A.008.D.2 the floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.016 LANDSCAPING

- Achieve a Green Factor score of 0.3 or greater

23.54.040 TRASH AND RECYCLING STORAGE:

- Residential units: 2-8 units = 84 square feet of storage area



ADDRESS

1711 20th Ave

PARCEL #

332504-9009, 332504-9053, 332504-9056

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST MARGIN OF 20TH AVENUE AND TO NORTH LINE OF SAID SUBDIVISION; THENCE, ALONG SAID WEST MARGIN OF 20TH AVENUE, S00°30'24"W 50.00 FEET; TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST MARGIN OF 20TH AVENUE, S00°30'24"W 50.00 FEET; THENCE, PARALELL TO THE NORTH LINE OF SAID SUBDIVISION, S89°58'11"W 98.19 FEET; THENCE, S58°05'59"W 35.31 FEET; THENCE, PARALELL TO SAID WEST MARGIN OF 20TH AVENUE, N00°30'24"E 68.65 FEET; THENCE, PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, N89°58'11"E 128.01 FEET TO THE POINT OF BEGINNING.
(BEING KNOWN AS A PORTION OF TRACT 9 OF THE UNRECORDED PLAT OF STEWART ESTATE TRACTS.)

TOTAL LOT SIZE

6,838 SF

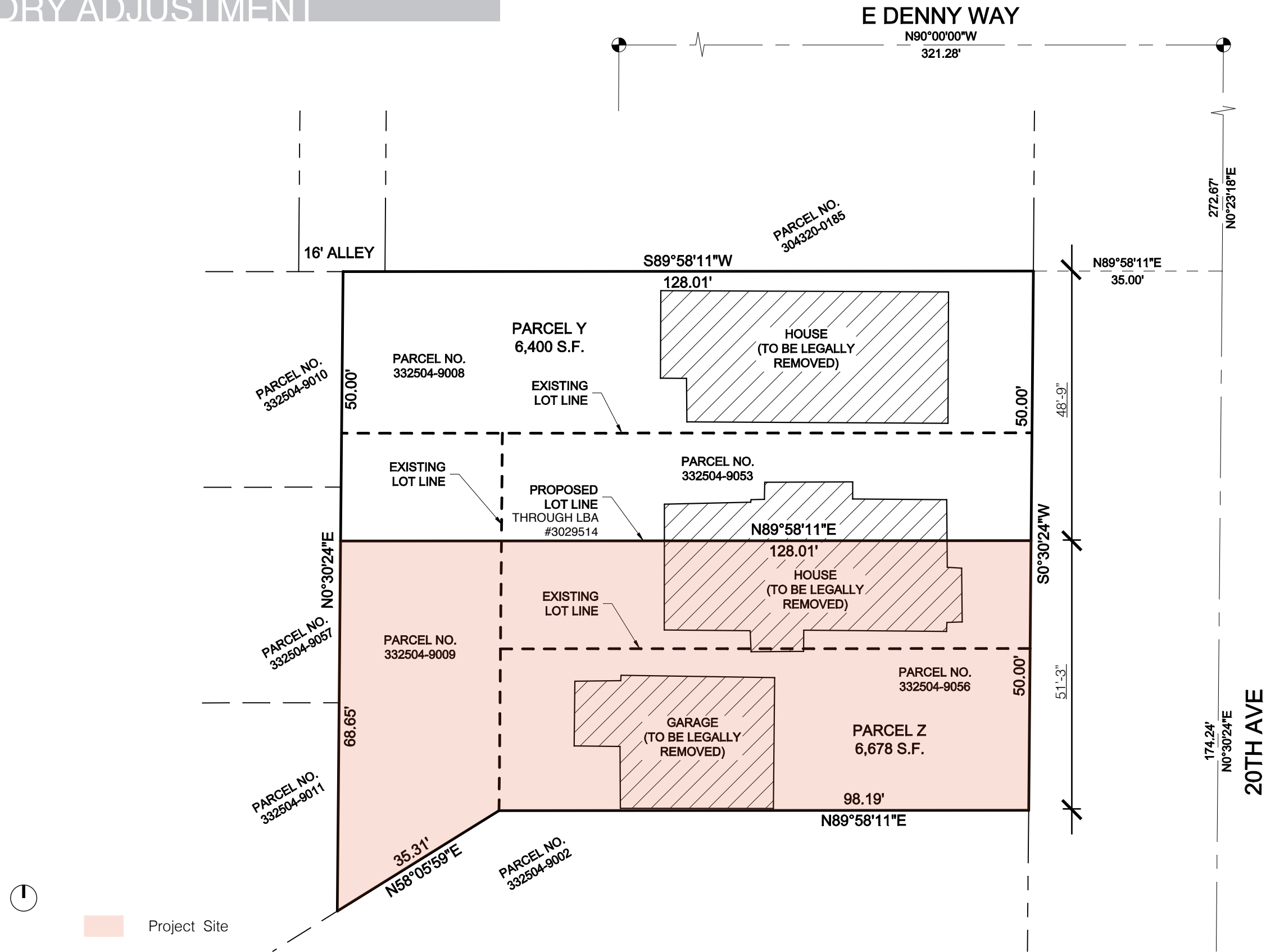
ZONE

NC2-40

URBAN VILLAGE OVERLAY







Madison-Miller

LOT BOUNDARY ADJUSTMENT



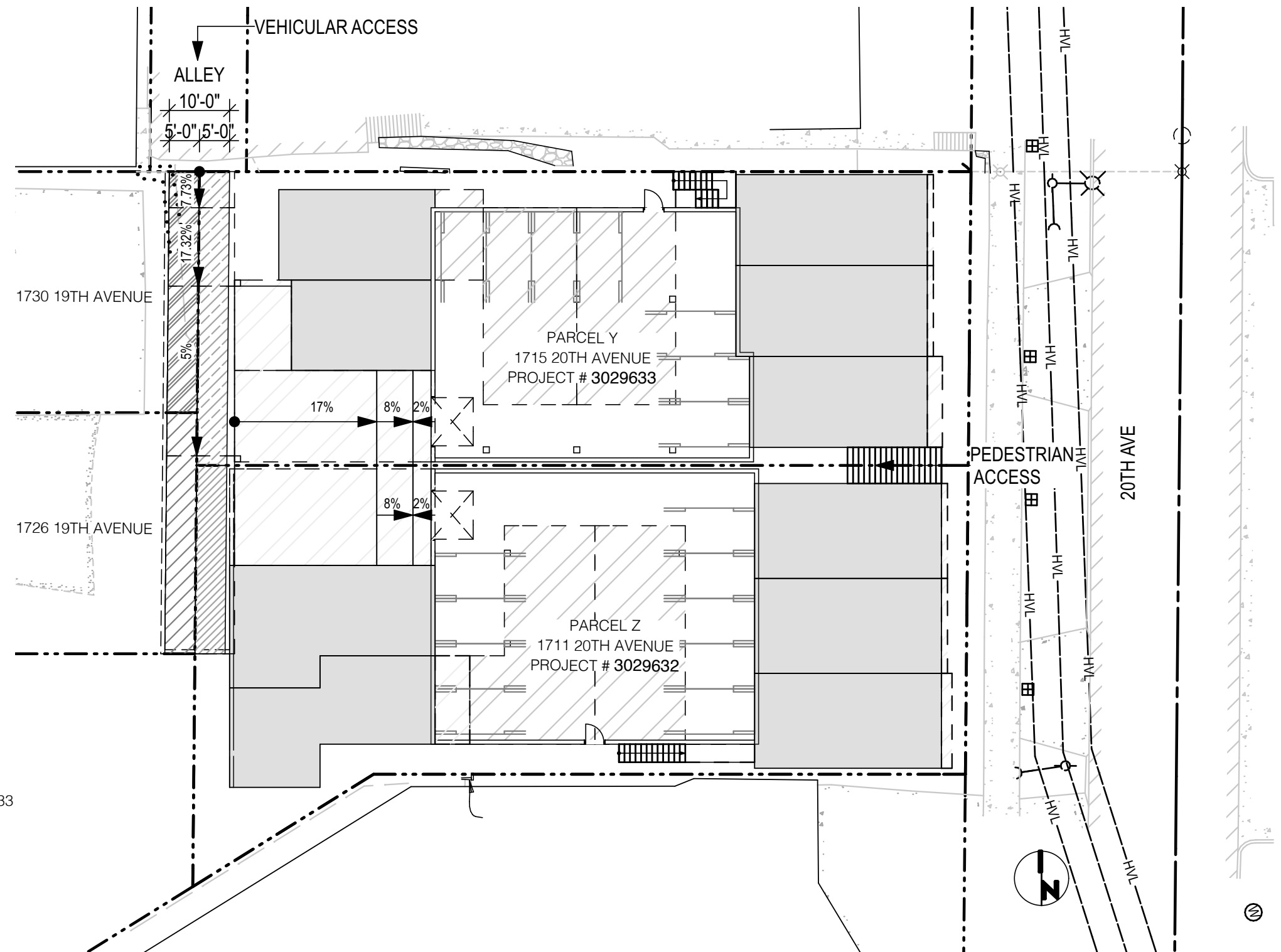
PARKING AND ACCESS PLAN

LEGEND

-  STRUCTURE AT GRADE
-  STRUCTURE ABOVE
-  PERMANENT ACCESS EASEMENT FROM 1730 19TH AVE TO 1711/1715 20TH AVE AND TEMPORARY EXCAVATION EASEMENT FROM 1730 19TH AVE TO 1715 20TH AVE
-  PERMANENT ACCESS EASEMENT PROVIDED TO 1711/1715 20TH AVE FROM 1726 19TH AND TEMPORARY EXCAVATION EASEMENT FROM 1726 19TH AVE TO 1711/1715 20TH AVE
-  PERMANENT ACCESS EASEMENT PROVIDED TO 1726/1730 19TH AVE AND 1711 20TH AVE FROM 1715 20TH AVE AND TEMPORARY EXCAVATION EASEMENT FROM 1715 20TH AVE TO 1726/1730 19TH AVE
-  PERMANENT ACCESS EASEMENT PROVIDED TO 1726 19TH AVE FROM 1711 20TH AVE AND TEMPORARY EXCAVATION EASEMENT FROM 1711 20TH AVE TO 1726 19TH AVE

PARCEL Y
 PROJECT # 3029633
 1715 20TH AVENUE
 (8) TOWNHOUSE UNITS
 (7) SMALL PARKING STALLS
 (1) SMALL PARKING STALL PROVIDED ON
 ADJACENT DEVELOPMENT SITE, # 3029632

PARCEL Z
 PROJECT # 3029632
 1711 20TH AVENUE
 (8) TOWNHOUSE UNITS
 (8) SMALL PARKING STALLS
 (1) SMALL PROVIDED FOR ADJACENT DEVELOPMENT SITE, # 3029633



NEIGHBORHOOD CONTEXT



TRANSIT & ACCESS



This site is well served by several bus lines, including the #11, 12, 84, 8 and 43, facilitating travel to many Seattle neighborhoods, including Downtown, University District, International District, Madison Park, Madrona, and Beacon Hill.

Bicycle routes connect the site to Downtown, South Lake Union, and the University District.

2

MINUTES

Thudson Kitchen & Bar
Mt. Zion Baptist Church
Flex Training Gym
Planned Parenthood

5

MINUTES

Safeway
Trader Joe's
Starbucks
Madison St Animal Hospital
Queen Bee Tasty Food & Coffee
Madison Temple
Miller Park
YMCA
Anytime Fitness
Common Ground Co-op



Bike Route



Bus Stop & Route



1 Bus Stop



2 Bike Sharing Services and Bike Friendly Streets



3 Miller Park

ARCHITECTURAL CONTEXT



The architectural context in the surrounding neighborhood varies in scale and architectural style.

Along Madison Avenue E are larger scaled mixed-use, apartment, condominium and office structures (8, 9) which include a mix of modern and contemporary style and references to classical details (gables, trim, lap siding, symmetry) in a palette that includes cement panel, lap siding, metal siding and brick/masonry.

A classic 3-story brick apartment building, built in 1927 (2) , with simple massing and color accents at the window frames is located on the east side of 20th Ave and adds to the layered character of the neighborhood.

A mix of modern and traditional townhouse projects (4, 6) are also found in the surrounding context and include cement panel and wood siding palettes.

Traditional craftsman single family homes (7) add to the layer of the architectural context in use, scale and character.

These examples of the neighborhood demonstrate how the architectural context is deeply layered in style, execution, and is evolving with the neighborhood.



② Apartment Building
1818 20th Ave
Built: 1927



③ Mt Zion Baptist Church
1634 19th Ave
Built: 1962



④ Townhouses
1823 E Denny
Built: 2016



⑤ 19th Ave Lofts Condominiums
1802 19th Ave
Built: 2004



⑥ Townhouses
1815 20th Ave
Built: 1997



⑦ Single Family Residence
118 20th Ave E
Built: 1908



⑧ Mixed-Use Apartments
1818 E Madison
Built: 2012



⑨ Planned Parenthood Offices
2001 E Madison St
Built: 1999



⑩ 4-Plex Apartments
122 20th Ave E
Built: 1978



ADJACENT USES



① Safeway and Starbucks on Madison St



② Townhouses on E Denny St



③ Miller Park on E Thomas St



④ Single Family Homes on 20th Ave and E Pine st



⑤ Madison Temple on E Madison St



⑥ Apartment Building on E Madison St

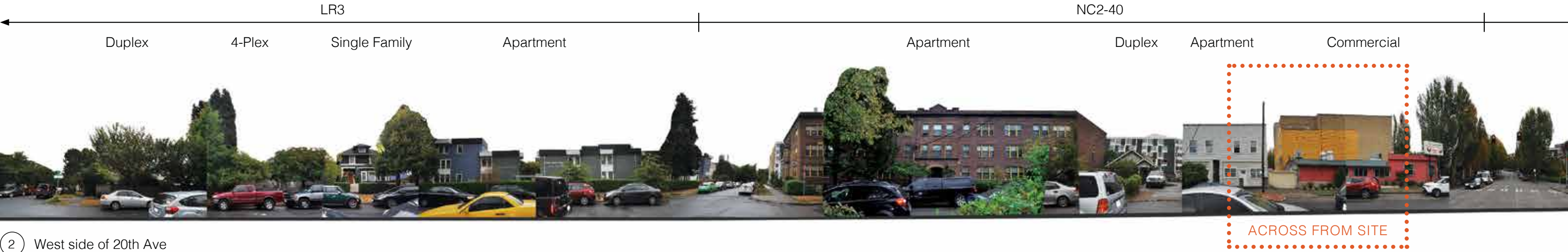
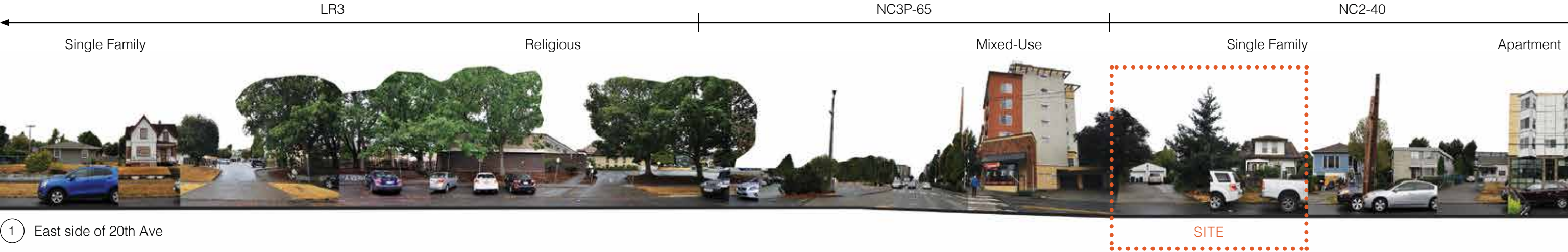


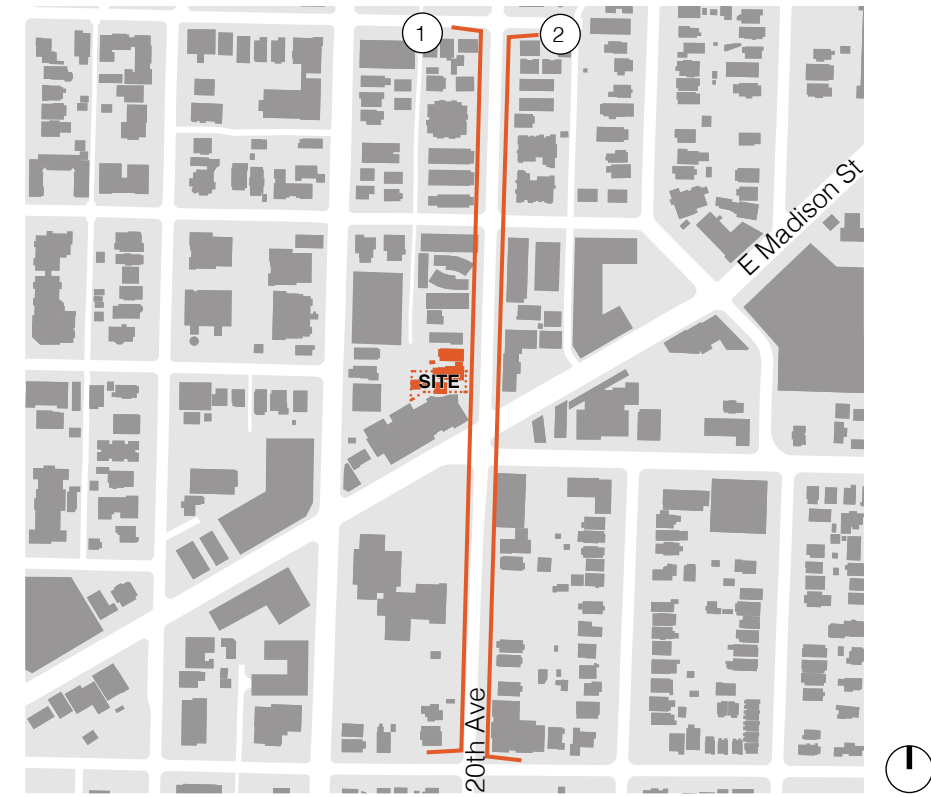
⑦ El Gallito Restaurant on E Madison St and 20th



⑧ Office on 20th Ave

STREET PANORAMAS





NC2-40

LR3

Townhouse

Townhouse

Apartment

Single Family



NC3P-65

NC2-40

LR3

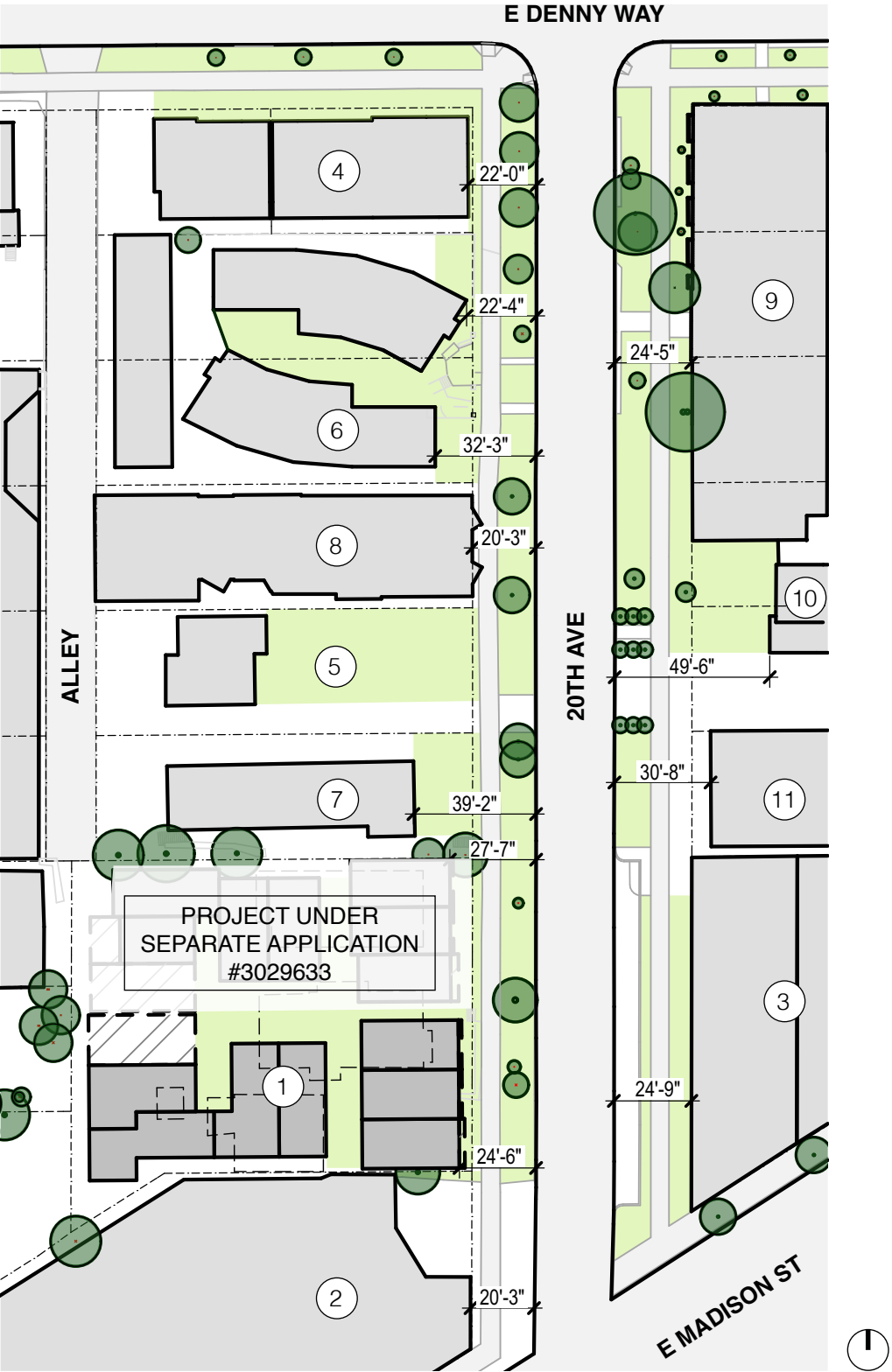
Office

Single Family

Single Family



OPEN SPACE/PUBLIC REALM



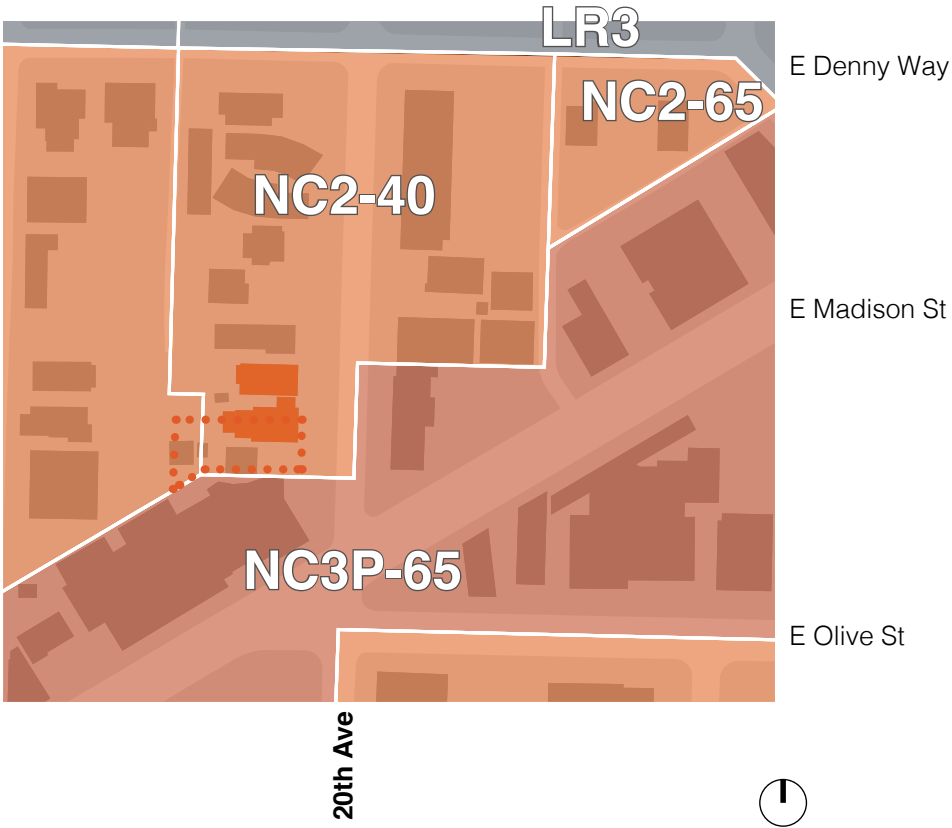
The project site is located on a block of 20th Avenue where the zoning transitions from NC3P-65 to NC2-40 and LR3.

The adjacent uses are consistent with a transition between Neighborhood Commercial and Low Rise Residential with mixed use, office and commercial buildings along E Madison Street and residential use for the remainder of the NC zoned block.

The zoning and contextual uses have created an open space pattern along 20th Avenue that provides small front setbacks from property lines, but still feels generous, as the right-of-way width is 70 feet and includes ample planting strip and sidewalk width at both sides of the street.

The project proposal looks to contribute to this existing siting pattern by providing a small front setback consistent with the existing context and integrating the planting strips in the right-of-way to engage with the pedestrian realm and constitute a buffer to the street.

1 PROPOSED DEVELOPEMENT



2 64 Unit Apartments
1916 E Madison St
Built: 1998



3 Restaurant
1700 20th Ave
Built: 1959



④ Rowhouses
1823 20th Ave
Built: 2017



⑥ Townhouses
1815-1821 20th Ave
Built: 1997



⑧ Apartment Building (Live/Work)
1811 20th Ave
Built: 2016



⑩ Single Family Residence
1806 20th Ave
Built: 1911



⑤ Single Family Residence
1803 20th Ave
Built: 1906



⑦ 4-plex Apartments
1801 20th Ave
Built: 1966

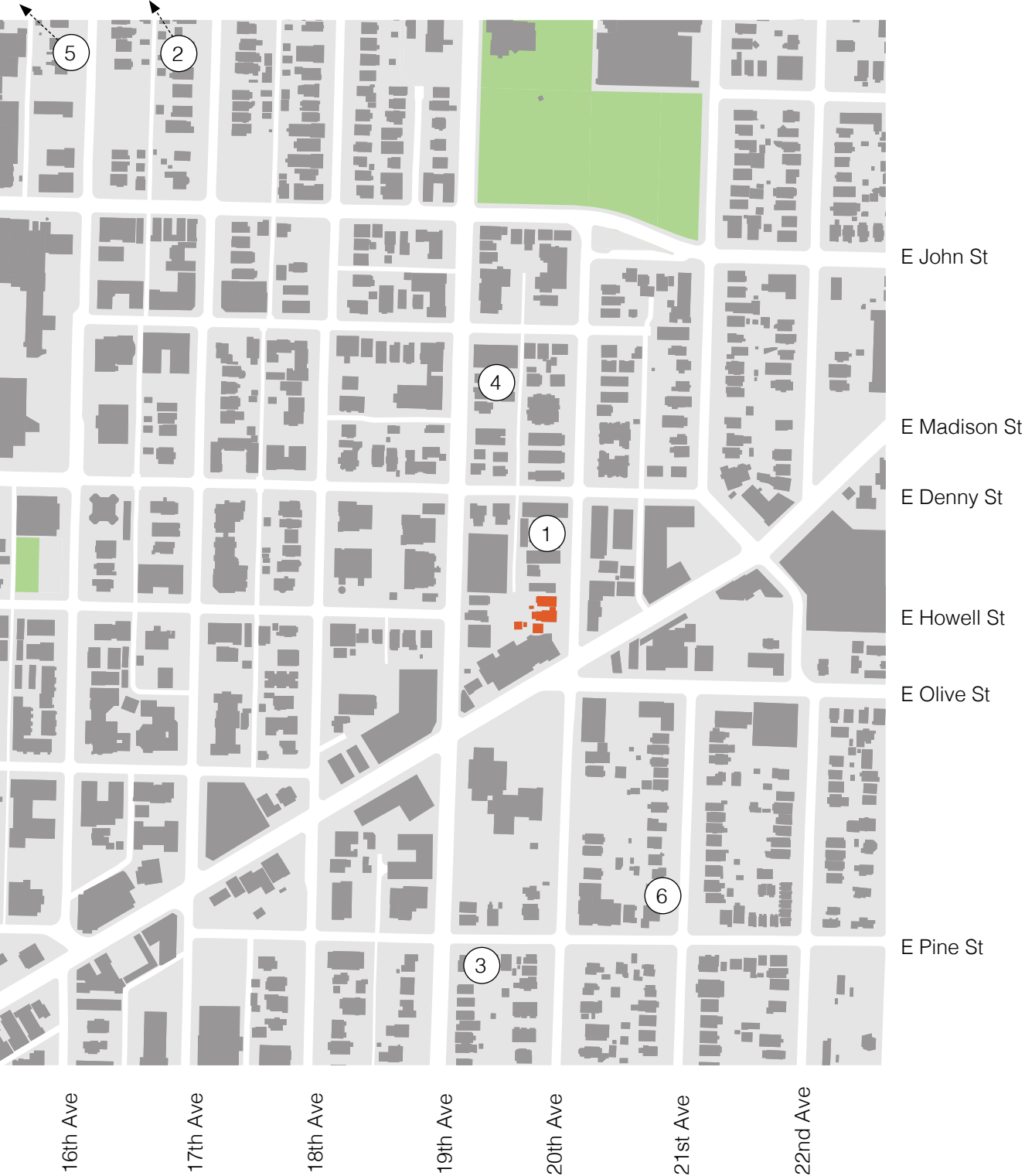


⑨ Apartment Building
1818 20th Ave
Built: 1927, Remodeled 2014



⑪ Apartment Building
1800 20th Ave
Built: 1904

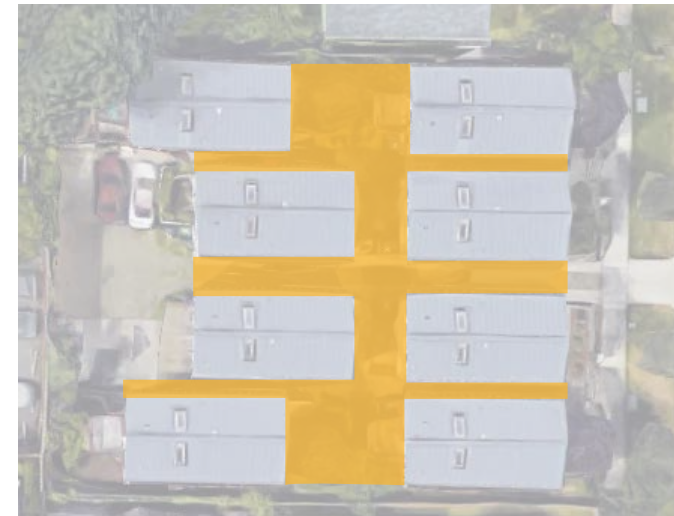
COURTYARD ANALYSIS



① Townhomes at 1821 20th Ave
Linear courtyard connected to street



② Rowhouse and duplex on adjacent sites at 1412 E Mercer Street and 607 Malden Ave E with existing home. Strong street presence with space carved out in center. By b9 architects.



④ Townhomes at 120 19th Ave E
Infill behind existing structures



⑤ Townhomes at 410-412 12th Ave E
Central courtyard raised above the street.
By b9 architects.

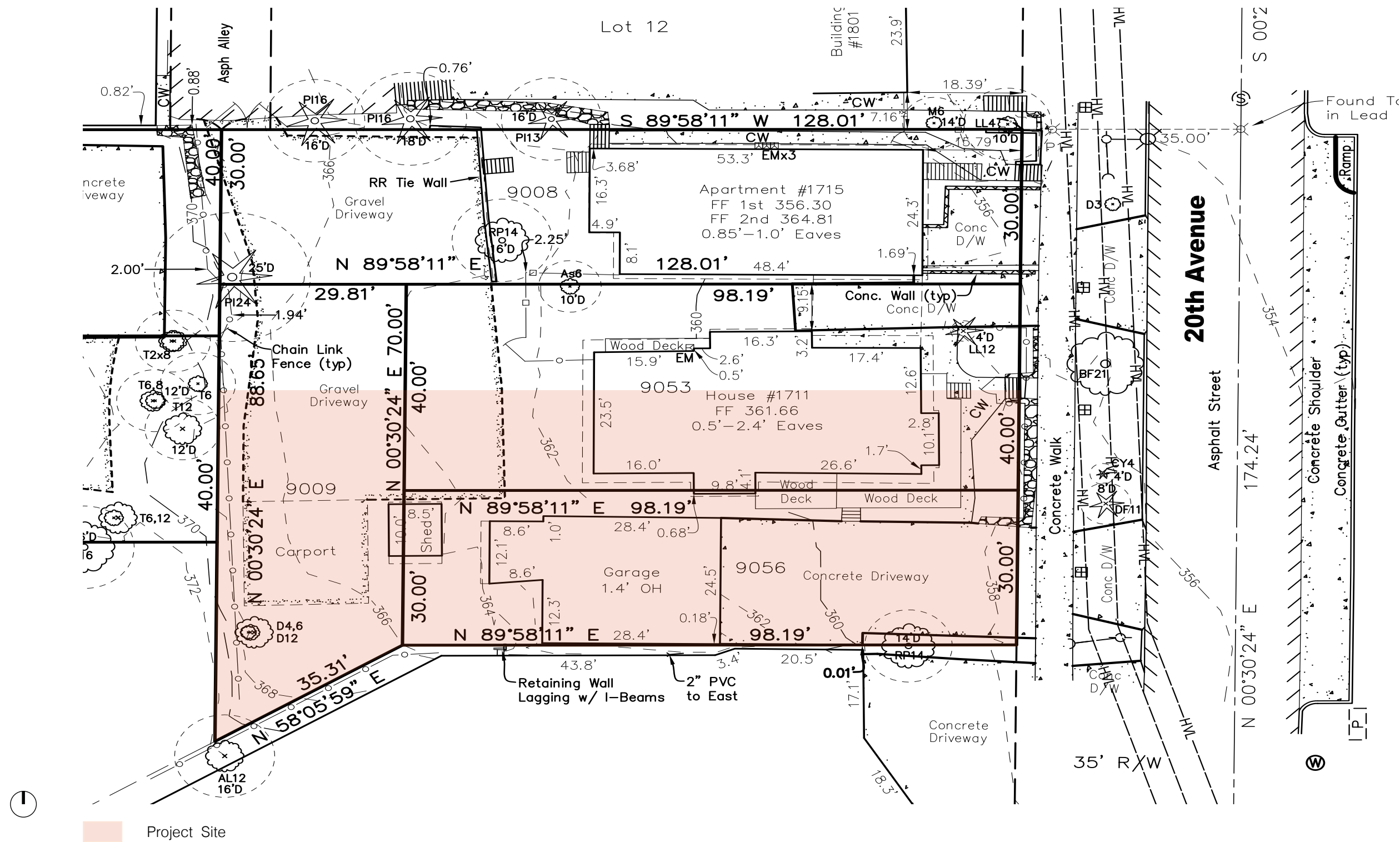


⑥ Townhomes 1609 21st Ave
Central spine between rows of townhomes

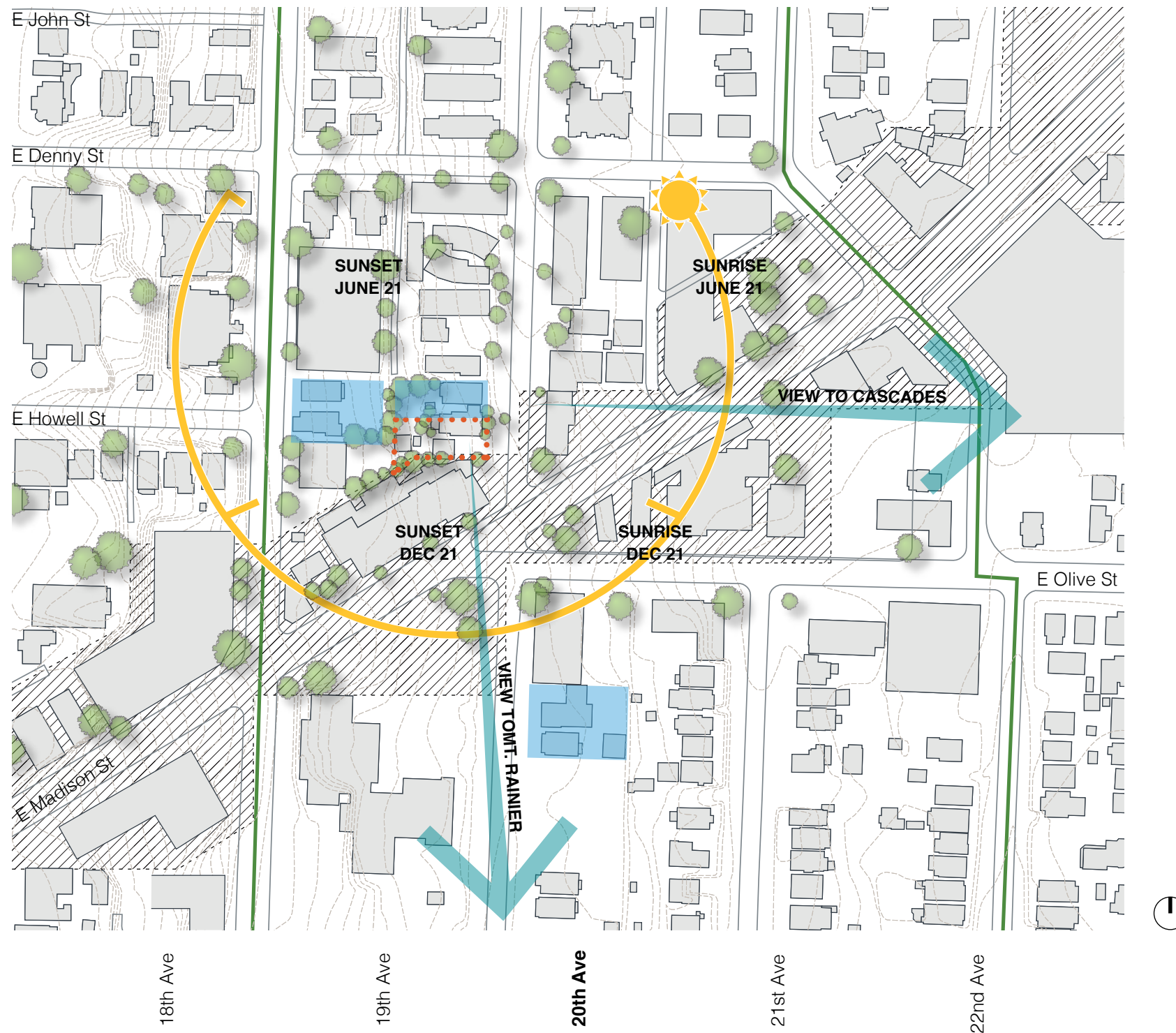


③ "Urban Canyon" townhomes at 1903 E Pine St
Meandering path pulls block apart, adding variety
of scales. By b9 architects.

SITE SURVEY



SITE CONDITIONS & CONSTRAINTS



Constraints

- The site is located adjacent to Principal Arterial, E Madison Street, an Urban Village Main Street connecting the site to Downtown and Madison Park
- The site is located on 20th Avenue near the intersection of E Madison Street, a short distance from the Capitol Hill Urban Center Village
- The existing use includes one single family structure with a detached garage structure on the site.
- Pedestrian access is proposed to be from 20th Ave, with vehicular access from the alley off of E Denny Street.
- The site context contains commercial use along E Madison Street and residential use along 20th Avenue, including single family homes, low-mid rise apartments, and townhomes.
- The site is bordered by a 6-story senior-living apartments with commercial use at ground level built in 1998 to the south. Across the street is a single family home and apartment building. A new, 4-story apartment structure is proposed at the adjacent site to the west under project #3029087.
- The adjacent site to the north, 1715 20th Avenue, is under common ownership and is to be developed concurrently under project #3029633 and 6624397. The development proposal includes (8) three to four story townhouse units over shared parking with access to (7) parking stalls provided from alley access off of E Denny Way. The existing duplex structure is to be demolished.
- The site is rectangular shaped with an additional triangle of space in the southwest corner. The total site is approximately 127 feet wide along 20th Ave by 50 feet deep.
- The site is located in zone NC2-40. The allowable building height is 40'-0".

- BIKE ROUTE
- PEDESTRIAN ZONE
- ADJACENT DEVELOPMENT

EXISTING CONDITIONS

The project site is approximately 50 feet wide by 127 feet deep and currently contains a 1.5-story single family structure and detached garage. The existing structures are proposed to be demolished and removed.

The adjacent site to the north, 1715 20th Avenue, is under common ownership and currently contains a 1.5-story duplex structure. The existing structure is to be removed and the adjacent site is to be developed concurrently under project #3029633 and 6624397.

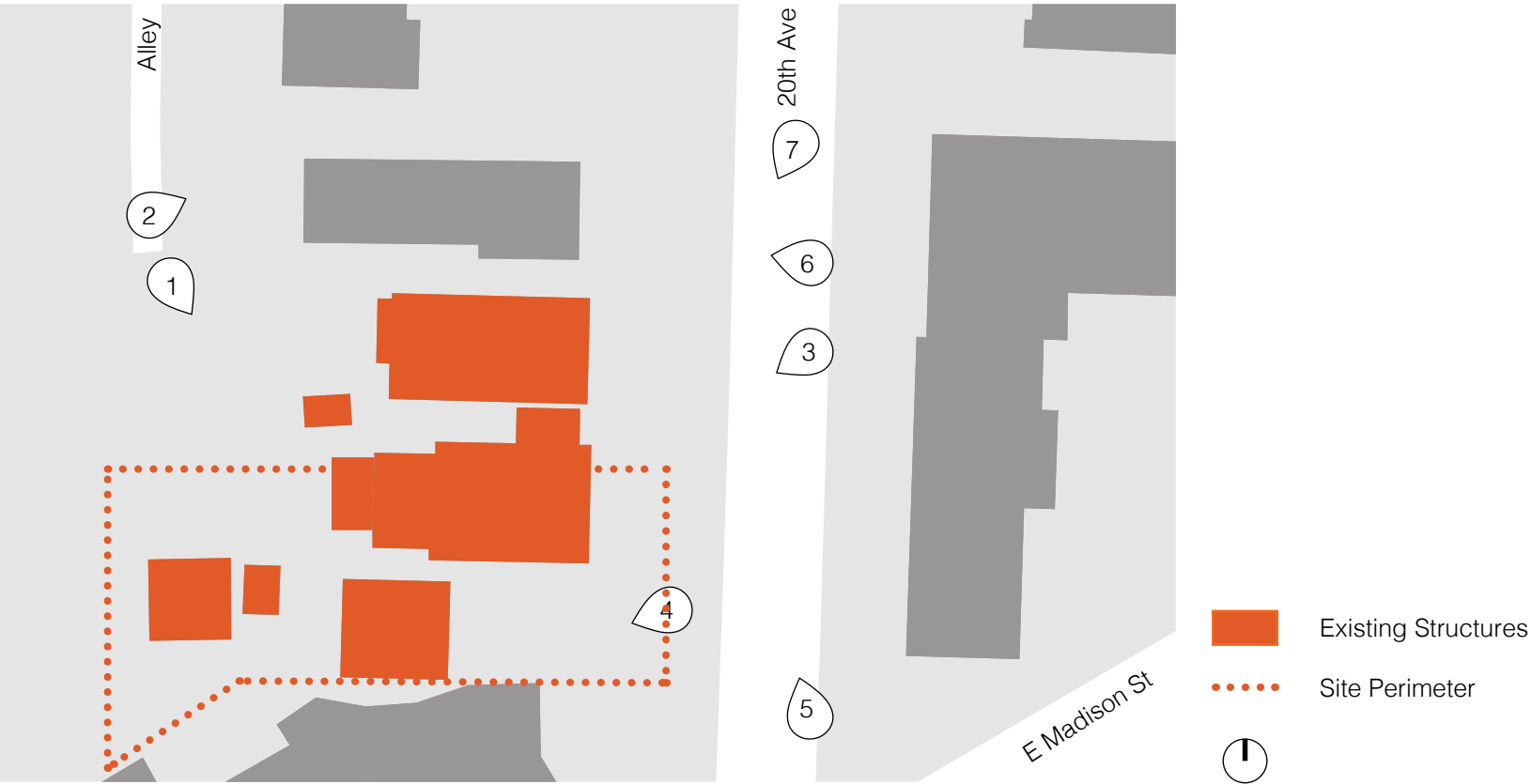
A 6-story, mixed use apartment structure built in 1998 bounds the site to the south. Currently, a mix of multifamily structures bound the site to the west. The adjacent two sites to the west are proposing a new 4-story apartment structure under project #3029087.

An asphalt alley ends at the north property line of the adjacent 1715 20th Avenue site. A shared

access easement with adjacent sites 1715 20th Avenue and 1726-1730 19th Avenue is provided to allow parking for all sites to be accessed from the alley and meet the 10 foot driveway width requirement per SMC 23.54.030.D.1.a. Pedestrian access will be provided from 20th Avenue and the existing curb cut along 20th Avenue is to be restored per SDOT requirement.

The site's topography descends approximately 12 feet from the west property line to the east property line along 20th Avenue and has the potential for views to the east of Lake Washington and the Cascades and Mt. Rainier beyond.

The site is located mid-block on 20th Avenue in the Capitol Hill neighborhood, between E Denny Street to the north and E Madison Street to the south, has good access to the transit and shops along E Madison Street and is located 0.3 miles south of Miller Park.



1 View to Southeast property line condition



2 View looking East to adjacent site property line



③ View of site looking Southwest on 20th Ave



④ View of South property line condition



⑤ View looking North on 20th Ave



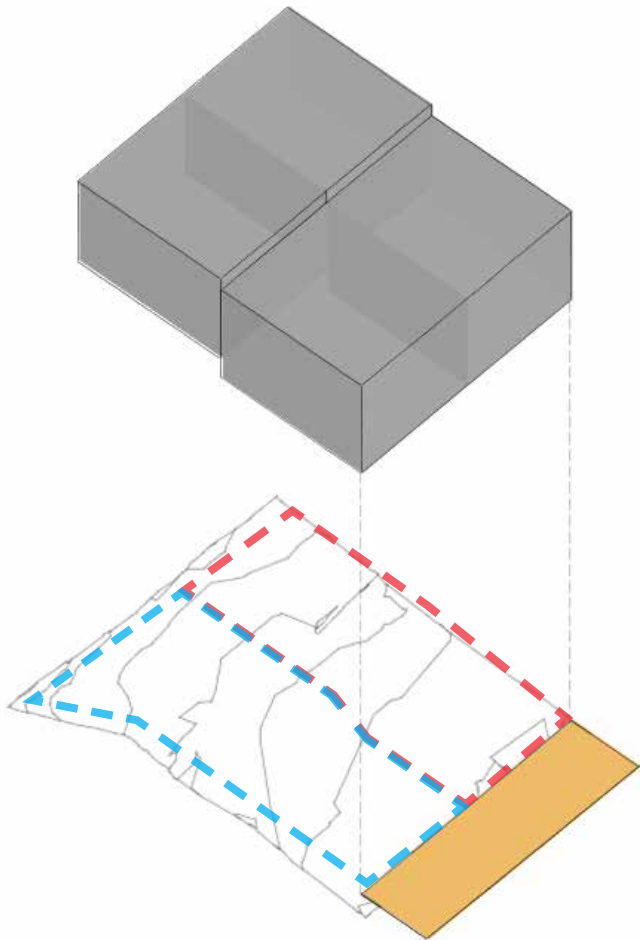
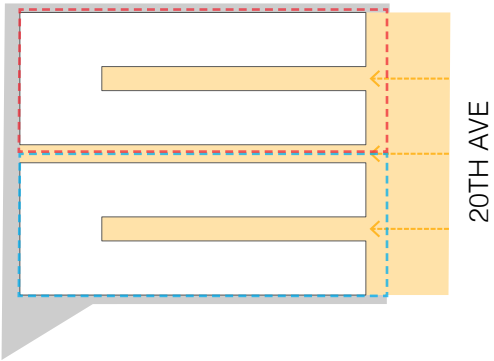
⑥ View of adjacent sites looking West on 20th Ave



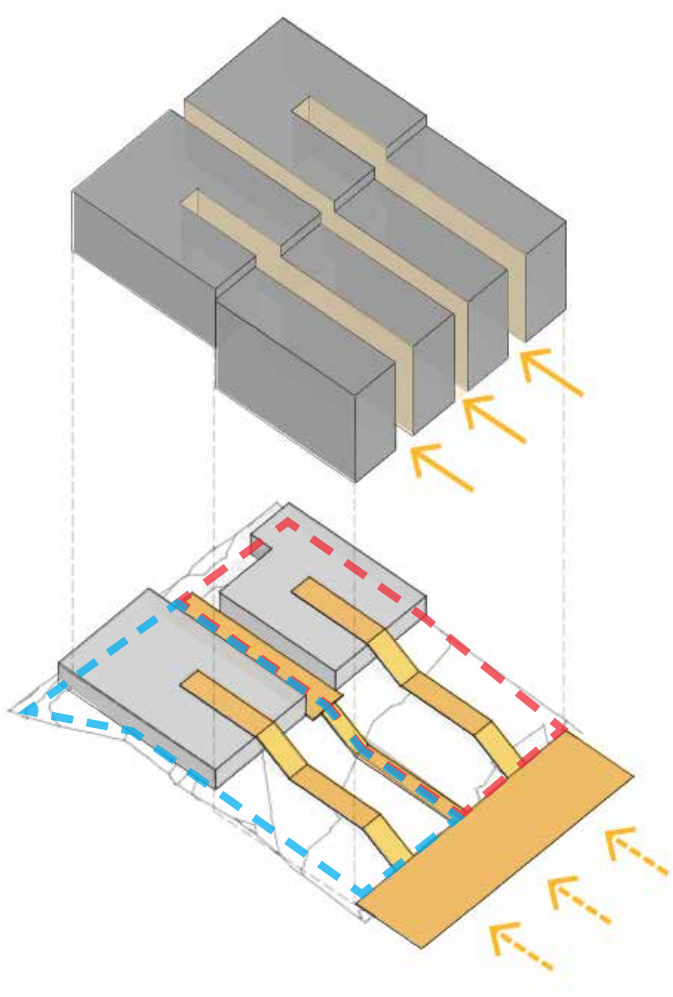
⑦ View to Southwest on 20th Ave

DESIGN EVOLUTION

- 1711 20TH AVE | PROJECT #3029632
- 1715 20TH AVE | PROJECT #3029633

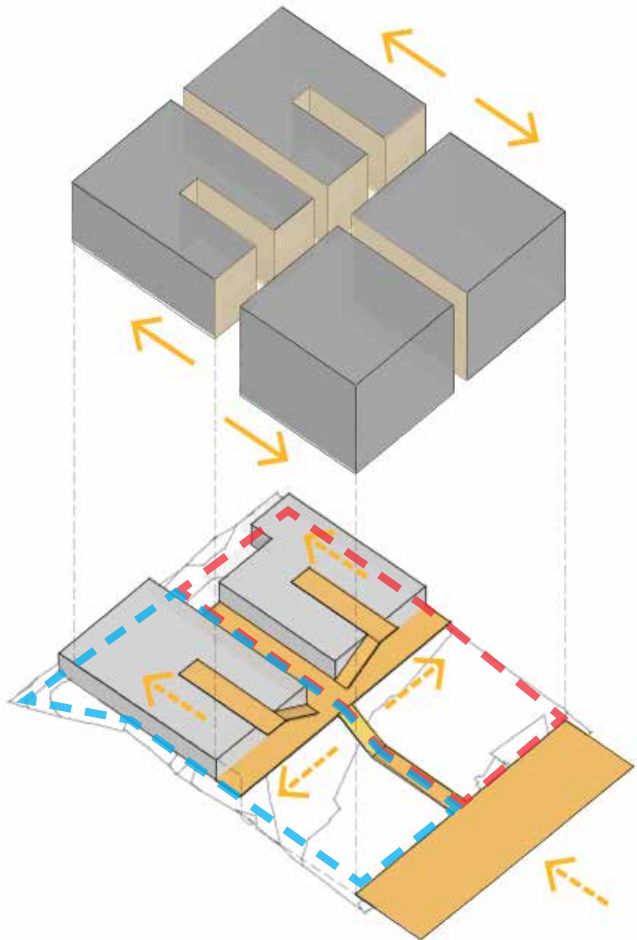


- Solid Massing
- Generous right-of-way space between site and curb

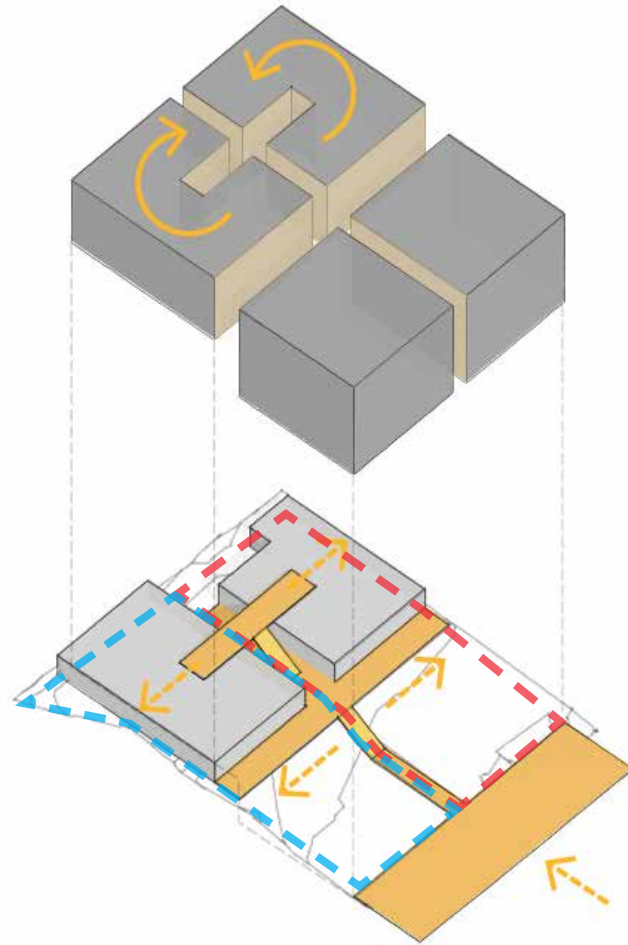
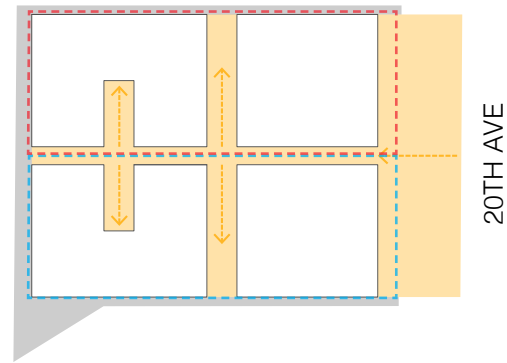


ALTERNATIVE 1

- Shared parking garages are provided at the rear with access from the alley
- Side Setbacks for light and Air to neighbors and proposal
- Circulation corridors are carved at the center of each structure for access
- Exterior space is oriented in one direction
- All exterior space is primarily circulation

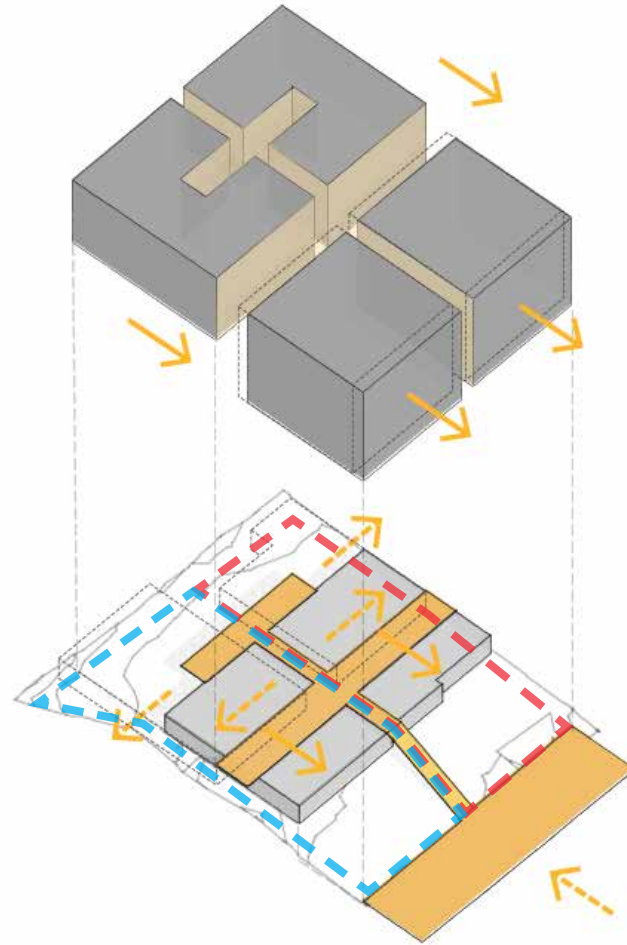


- The long U-shaped structures are split in the north-south direction to provide additional light and air.

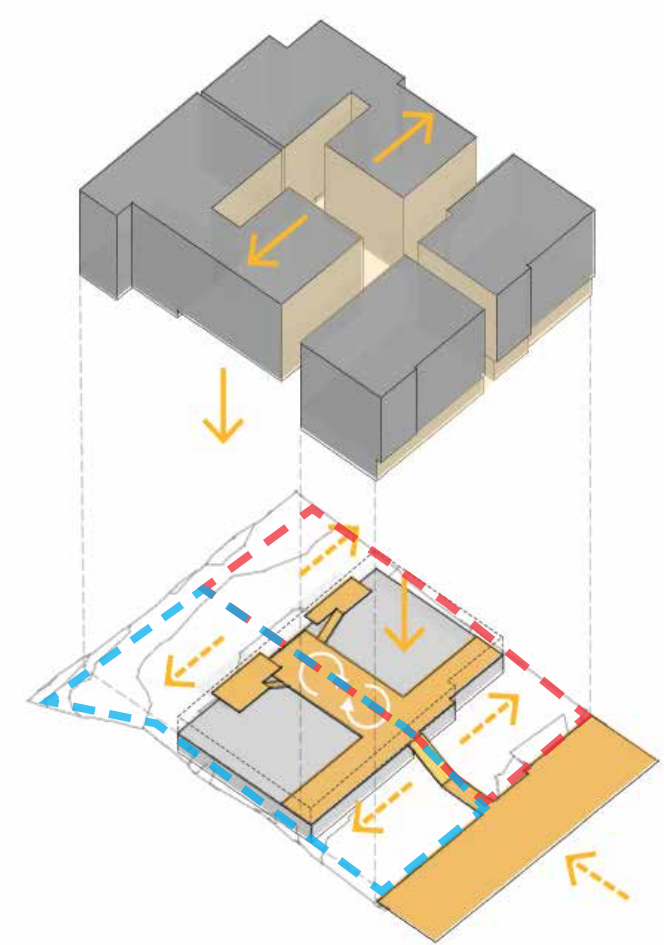
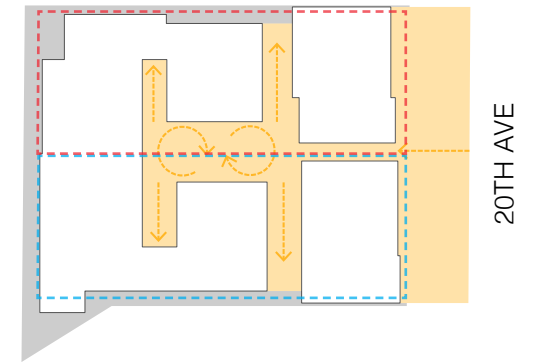


ALTERNATIVE 2

- Rear structures rotate orientation, pairing the exterior circulation spaces together
- Exterior space is oriented in two directions
- All exterior space is primarily circulation



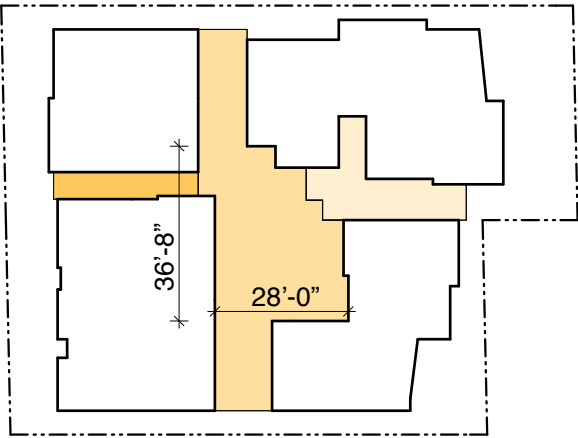
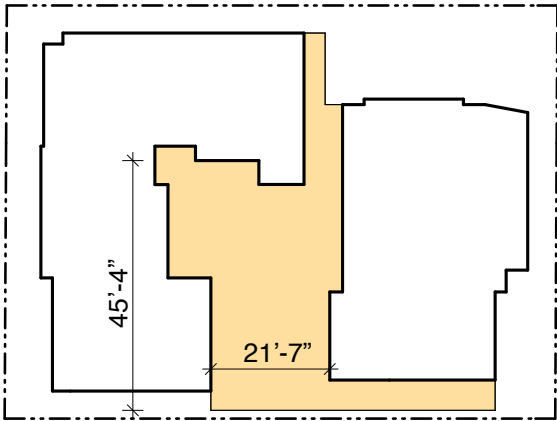
- Front structures and parking garages shift towards 20th Avenue
- Rear structures grow towards 20th Avenue



ALTERNATIVE 3 (PREFERRED)

- Parking garages shift down in elevation
- Units over the parking shift down to provide a mezzanine story
- Exterior massing over the parking shifts back from the center
- Exterior space is oriented in two directions and is comprised of a hierarchy of spaces
- A generous central courtyard is provided at an elevation that engages the units and the street

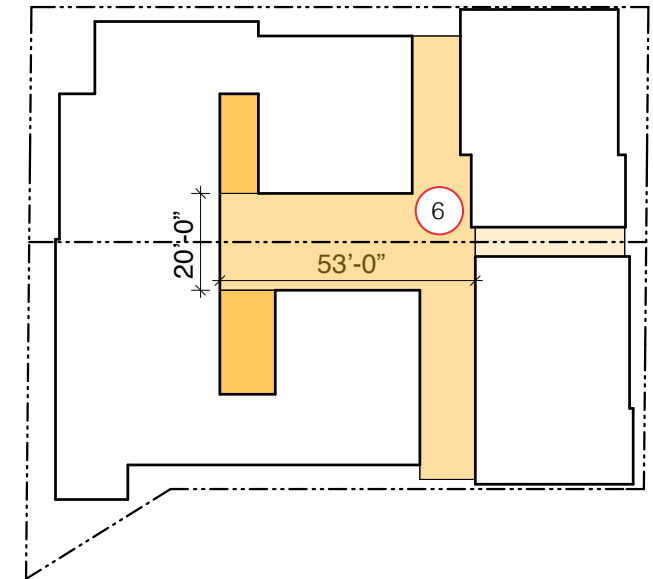
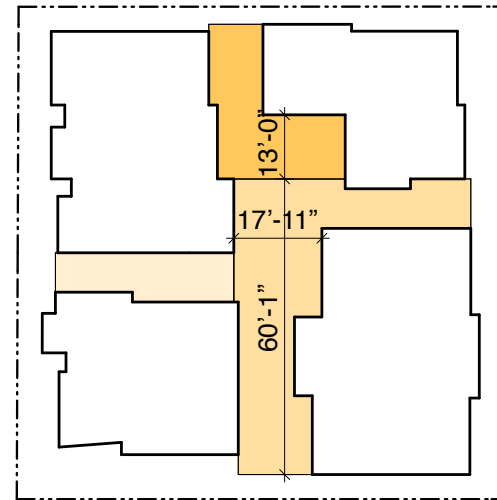
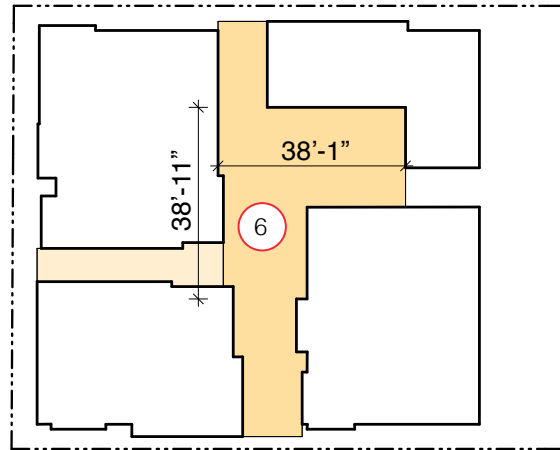
B9 ARCHITECTS' COURTYARD PRECEDENTS



WOODLAND PARK TOWNHOMES



VIEWS ON SOUTH QUEEN ANNE



Preferred Alternative

This analysis identifies architectural strategies for b9 architects' courtyard oriented projects. Specifically, the following items will inform the development of our design proposal for this site.

1. Hierarchy of spaces
2. Articulation of entries
3. Ground surface texture
4. Mix of hardscape and plantings
5. Pattern of openings
6. Proportion of open spaces

The proposed project balances the amount of open space with the amount of gross floor area, similar to the examples of b9 architects' courtyard oriented projects.

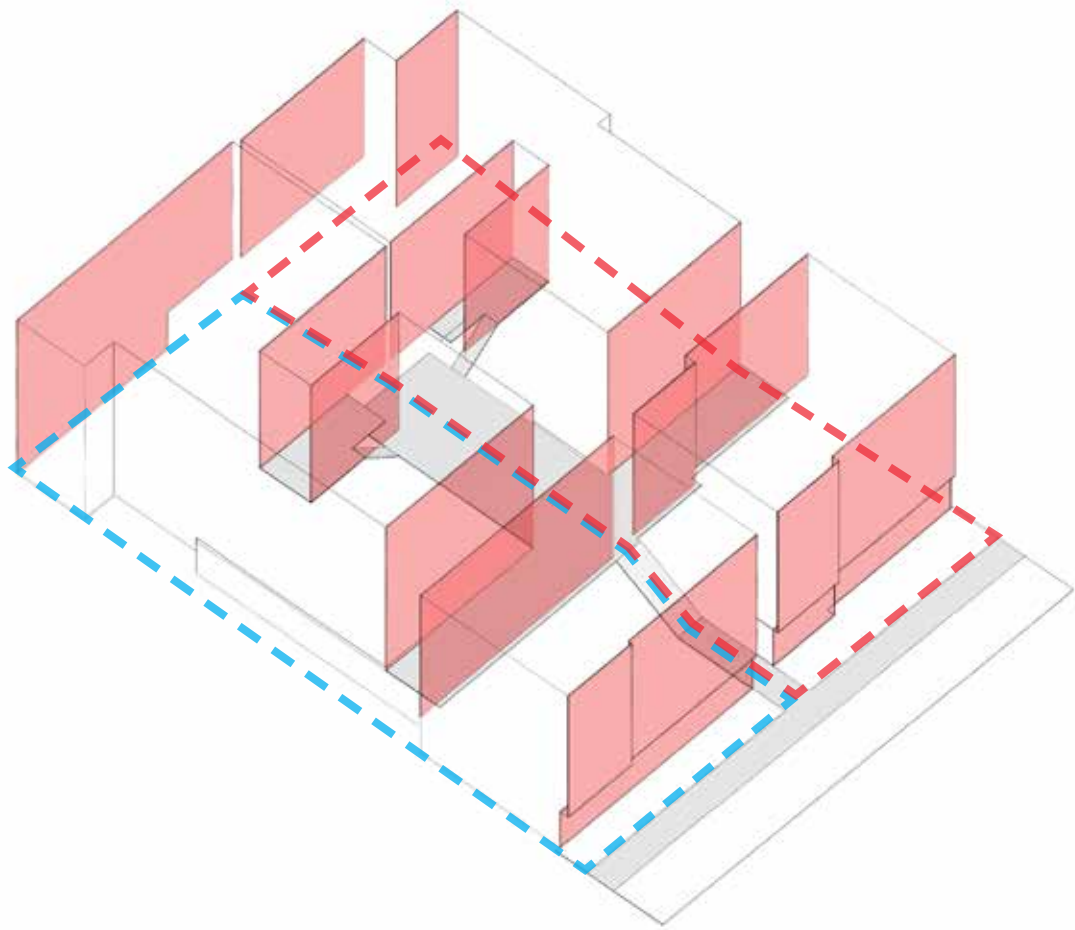
FREMONT TOWNHOMES

SOL HAUS

DESIGN PRECEDENTS

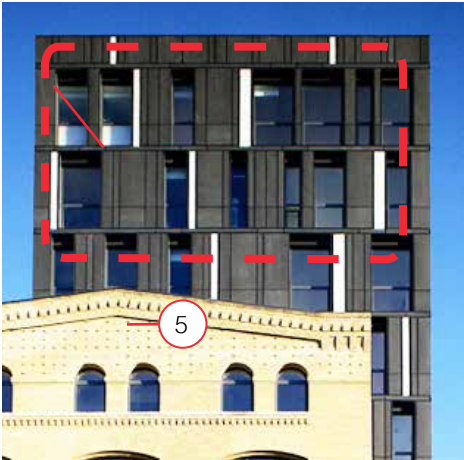
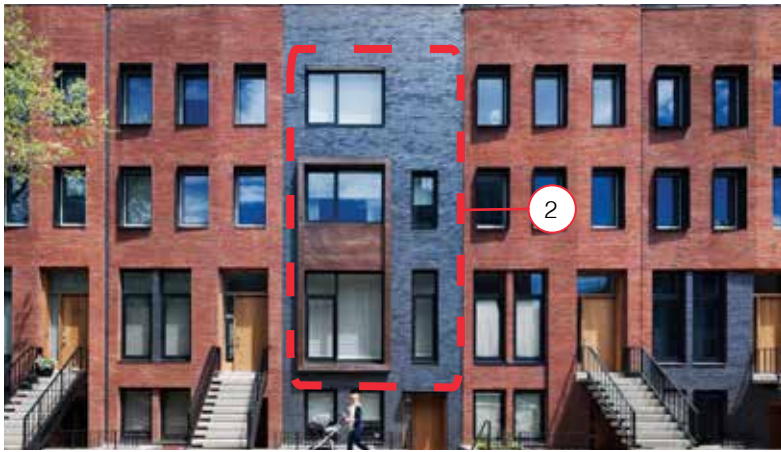
VERTICAL PLANES

- 1 REPITION/TEXTURE
- 2 WINDOWS ACTIVATE FACADE
- 3 ACTIVE FENESTRATION WITH FOCUS ON DETAILING
- 4 FACADE ACTIVATION WITH SCREENING ELEMENTS
- 5 SHIFTING WINDOWS



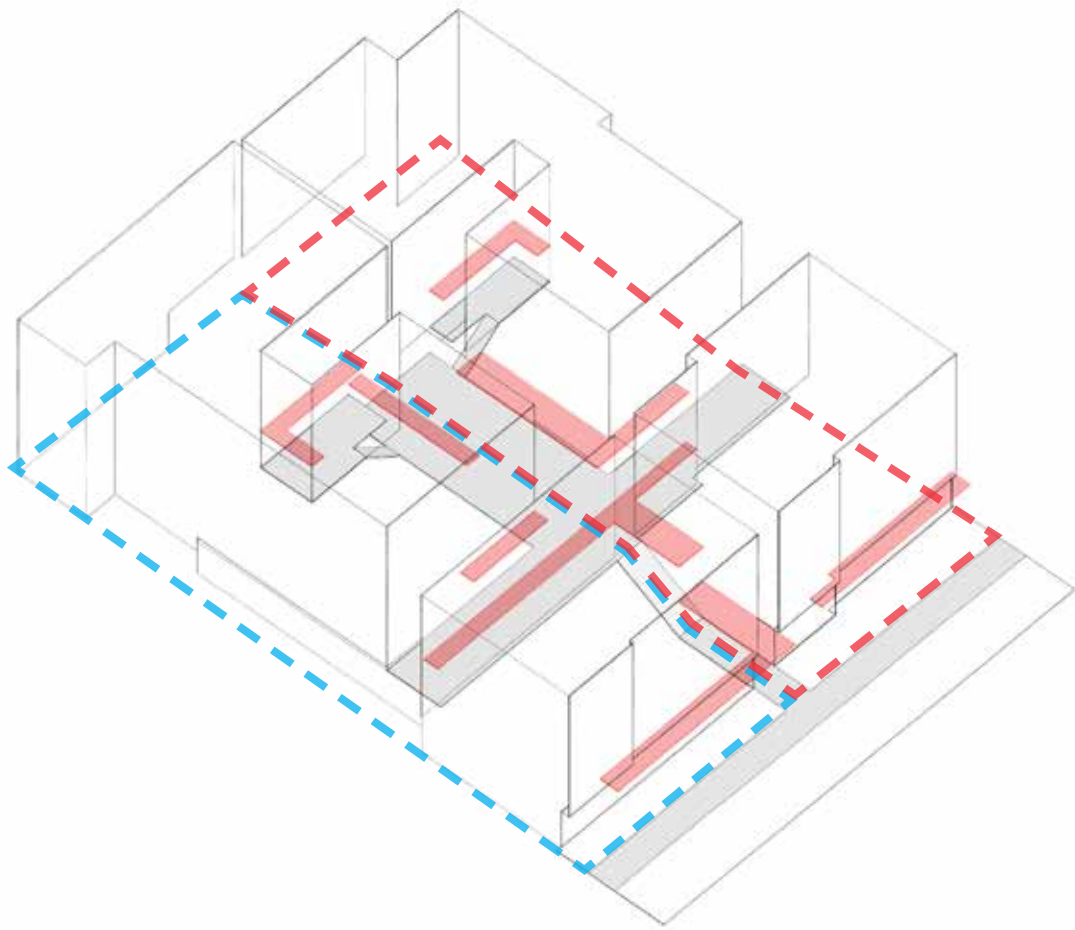
1711 20TH AVE | PROJECT #3029632

1715 20TH AVE | PROJECT #3029633



HORIZONTAL PLANES

- 1 SCREENING ELEMENTS AROUND ENTRIES
- 2 STOOPS AT UNIT ENTRIES
- 3 CANOPIES ALONG WALKWAYS AND ENTRIES
- 4 RECESSED ENTRY MOMENTS
- 5 OVERHEAD PROJECTIONS TO ACTIVATE EXTERIOR SPACES



1711 20TH AVE | PROJECT #3029632

1715 20TH AVE | PROJECT #3029633

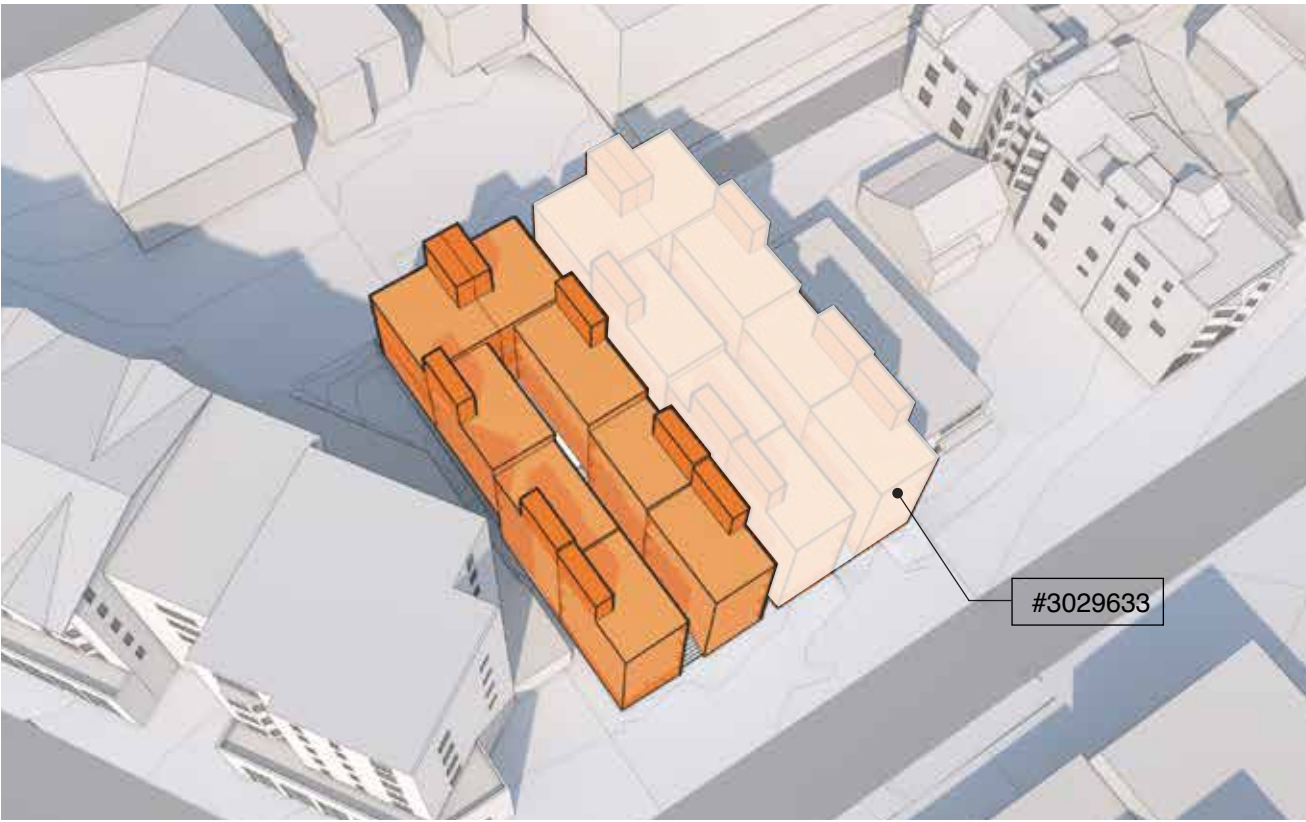
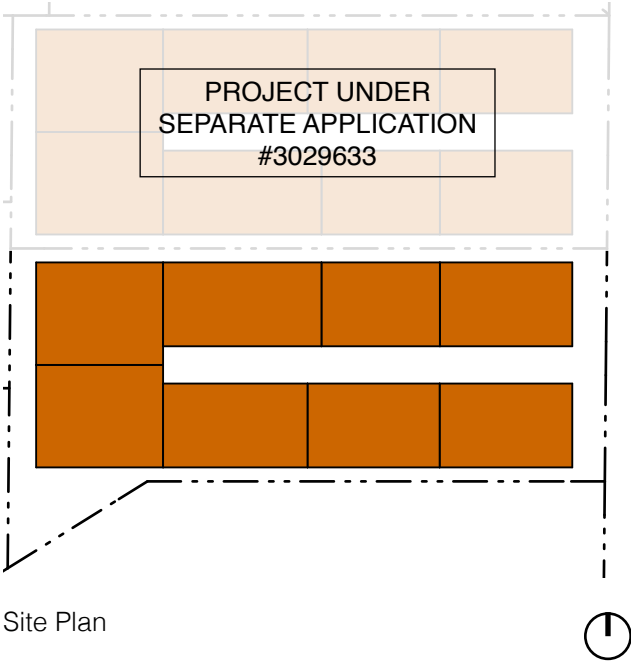


DESIGN PROPOSAL ALTERNATIVES

ALTERNATIVE 1

- Code compliant
- Exterior space is oriented in one direction
- All exterior space is primarily circulation

Lot Area: 6,678 SF
Lot Coverage: 4,361 SF
Lot Coverage Percentage: 65.3%

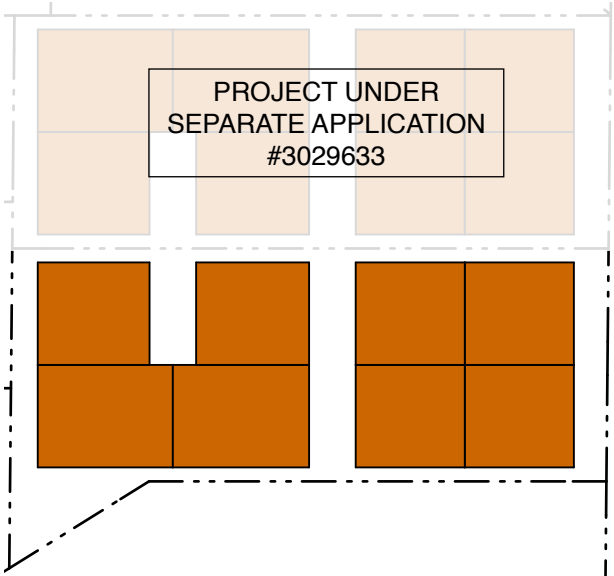


Aerial View looking Northwest

ALTERNATIVE 2

- Code compliant
- Exterior space is oriented in two directions
- All exterior space is primarily circulation

Lot Area: 6,678 SF
Lot Coverage: 4,404 SF
Lot Coverage Percentage: 65.9%



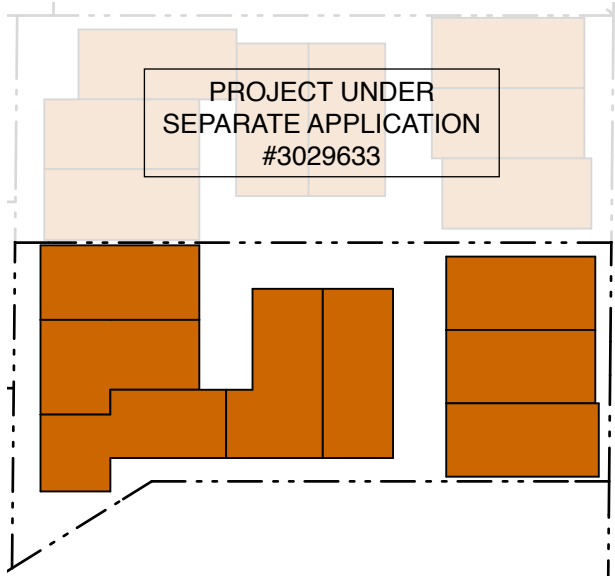
Site Plan



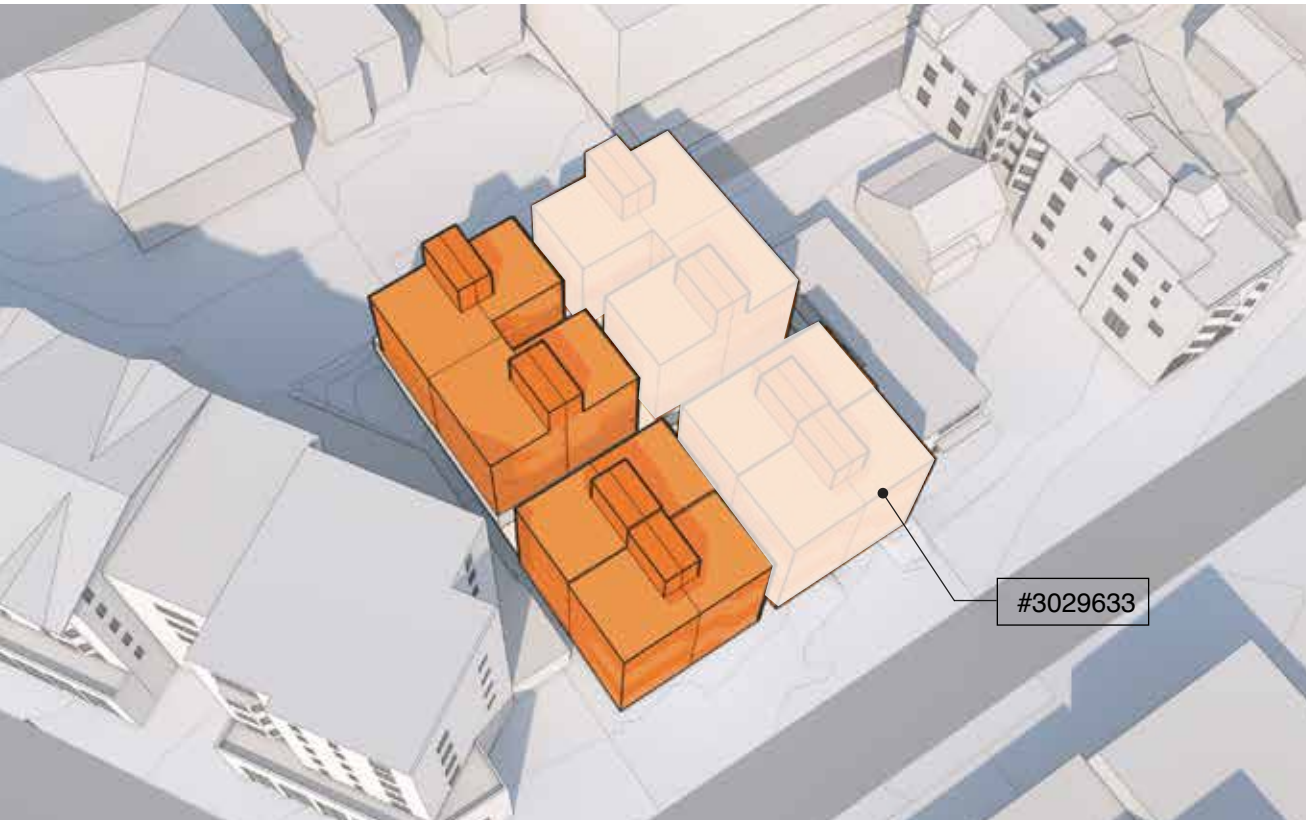
ALTERNATIVE 3 (PREFERRED)

- Exterior space is oriented in two directions and is comprised of a hierarchy of spaces
- A generous central courtyard is provided at an elevation that engages the units and the street
- Departure request for a 7'-0" setback at the street-level street-facing facade, required to be 10'-0" per SMC 23.47A.008.D.2

Lot Area: 6,678 SF
Lot Coverage: 4,552 SF
Lot Coverage Percentage: 66.6%



Site Plan



Aerial View looking Northwest



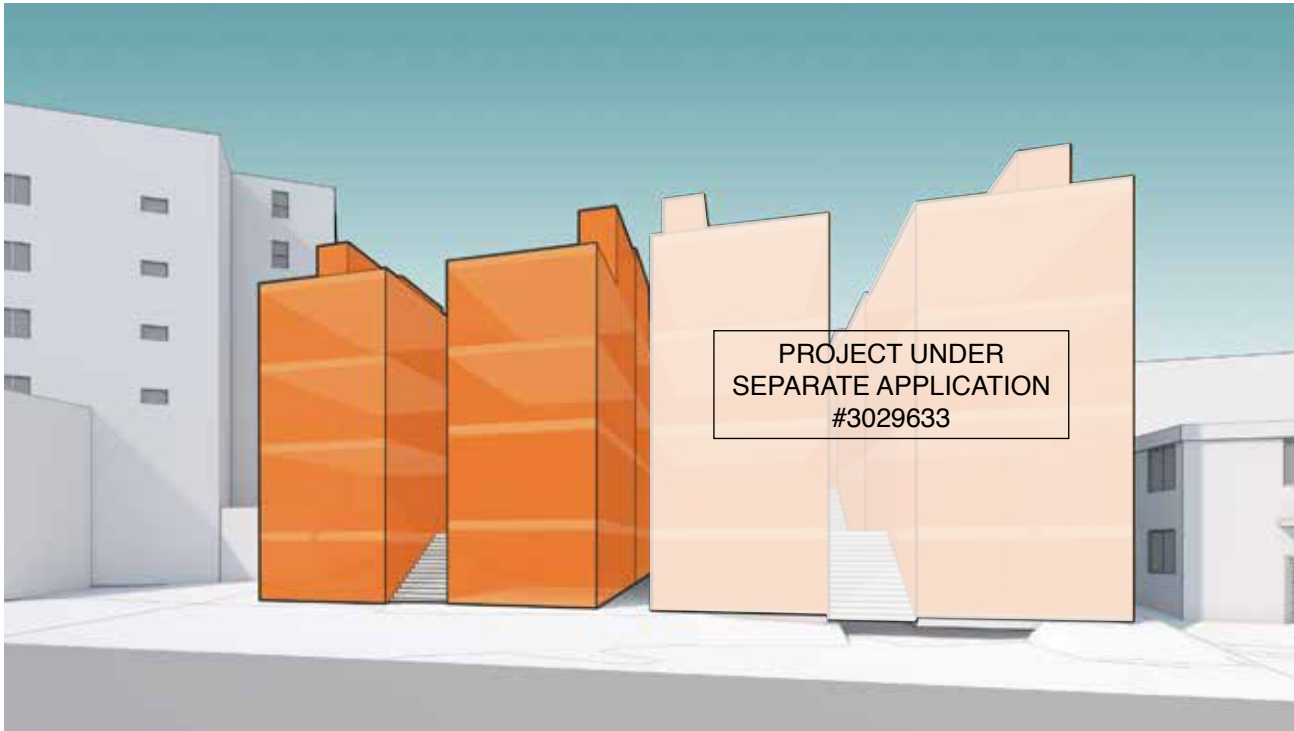
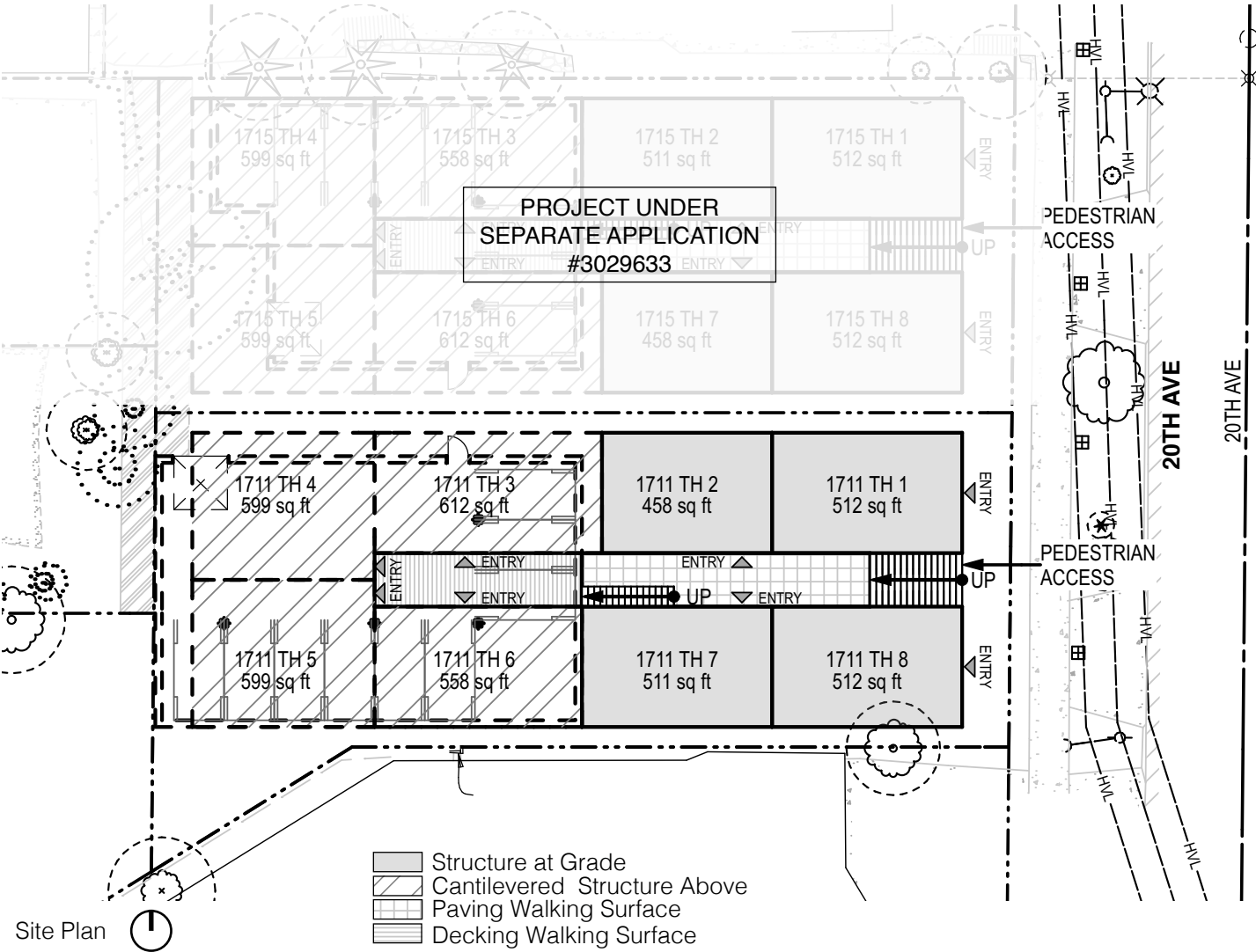
Aerial View looking Northwest

ALTERNATIVE 1

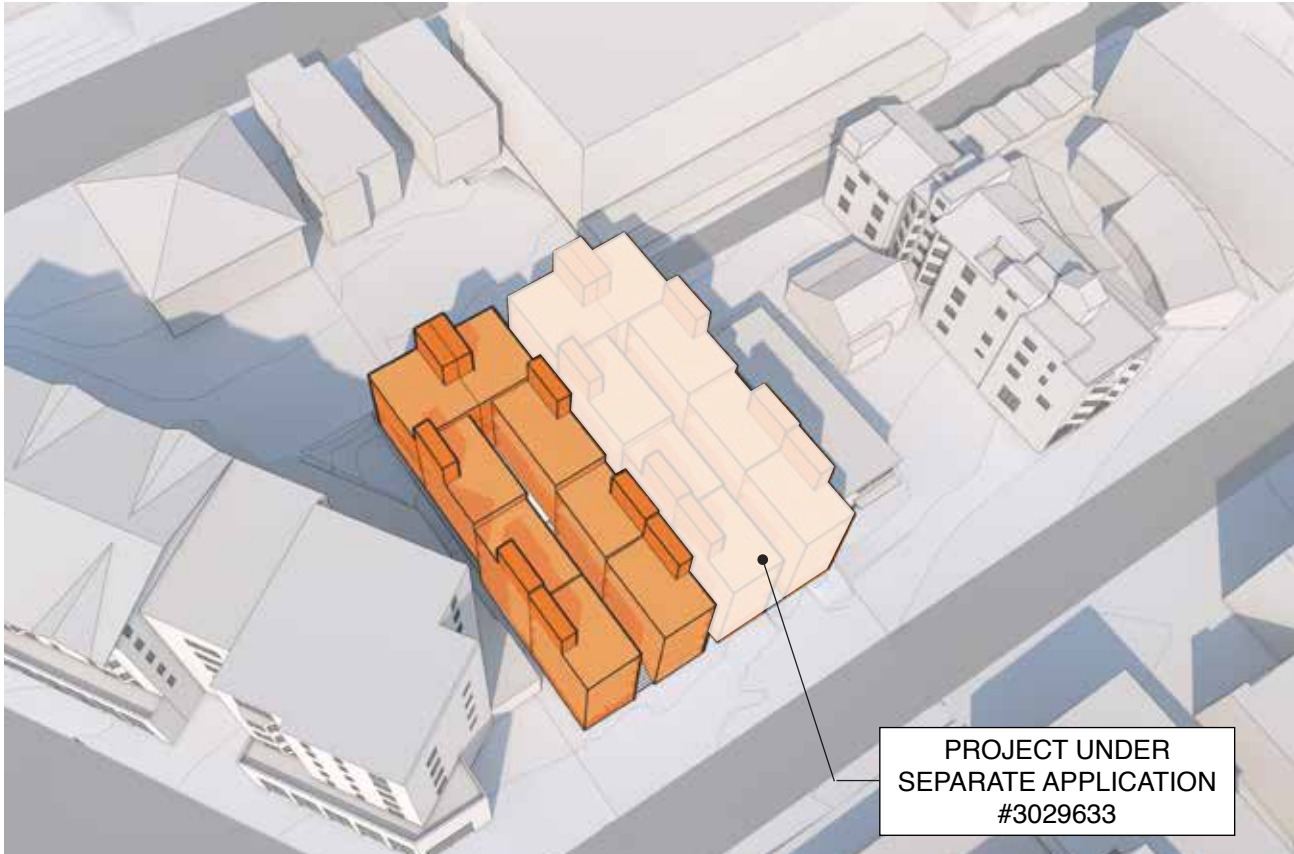
Alternative 1 is a code compliant scheme containing (4) four-story townhouse units at the front and (4) three-story townhouse units located above a shared parking garage at the rear for a total of 8 townhouse units and 9 small parking stalls. A shared access easement with adjacent sites 1715 20th Avenue and 1726-1730 19th Avenue is provided to allow parking for both all to be accessed from the alley and meet the 10 foot driveway width requirement per SMC 23.54.030.D.1.a. The parking elevation is located at the existing grade from the alley.

- Advantages:**
- Code Compliant
 - Pedestrian and Vehicular spaces are separated

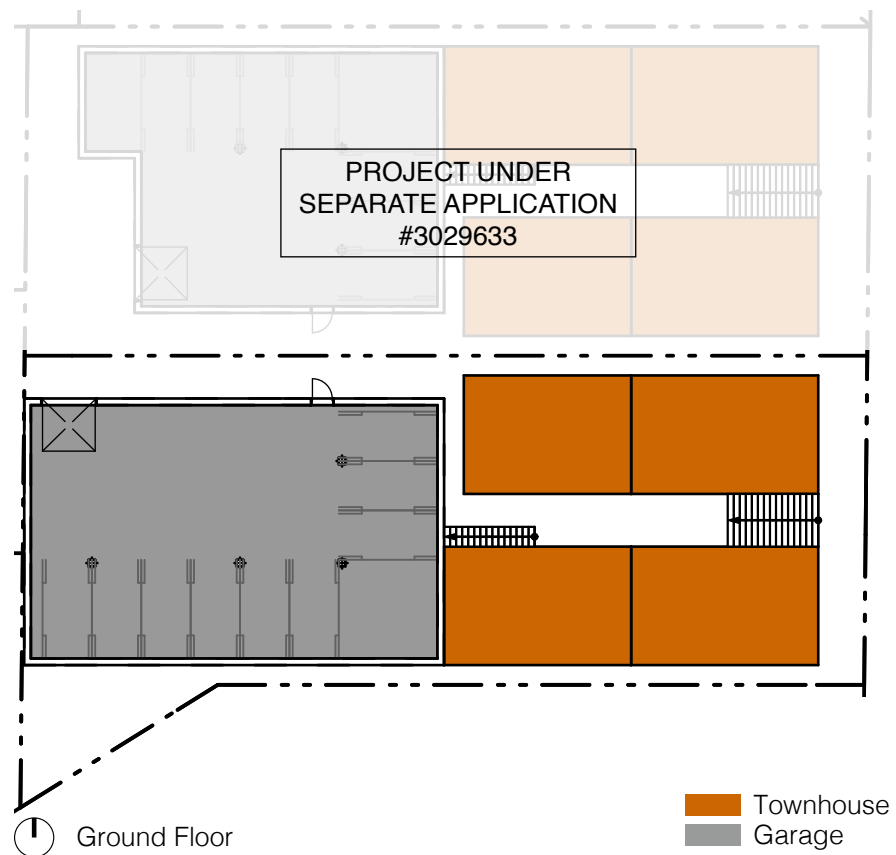
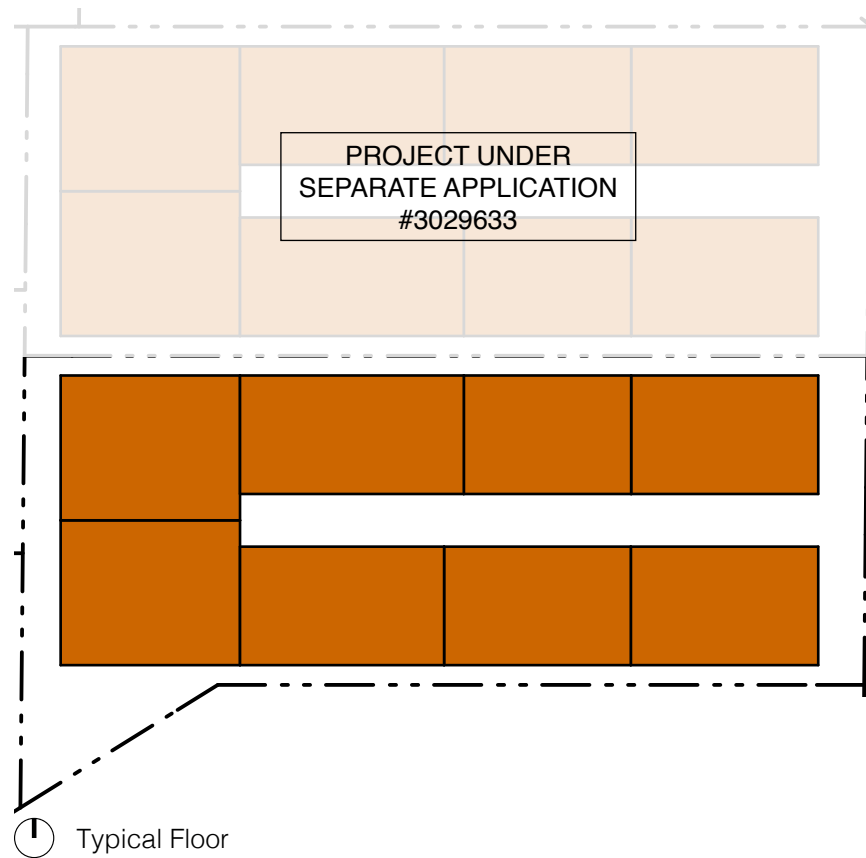
- Issues:**
- Exterior spaces are oriented in one direction
 - Exterior spaces are long, narrow and function for circulation
 - The parking elevation pushes the rear exterior space one story higher than the front exterior space elevation, creating disconnect between the spaces and requiring more stairs to mitigate the elevation difference



1 View looking West from 20th Ave



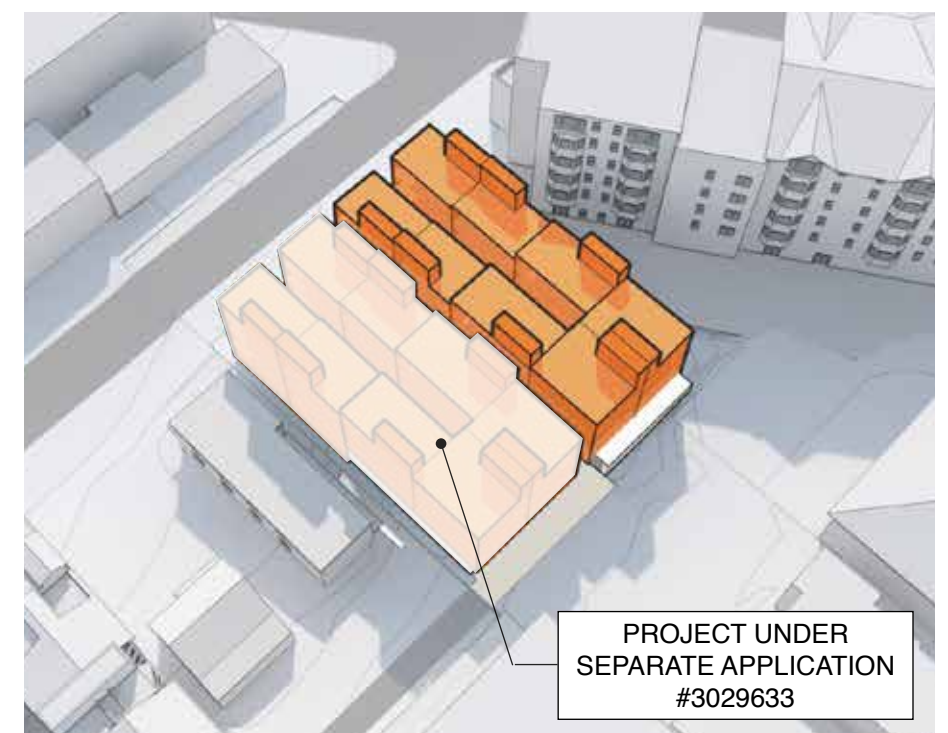
2 Aerial View looking Northwest



3 View looking Northwest from Madison St and 20th Ave



4 View looking South from alley

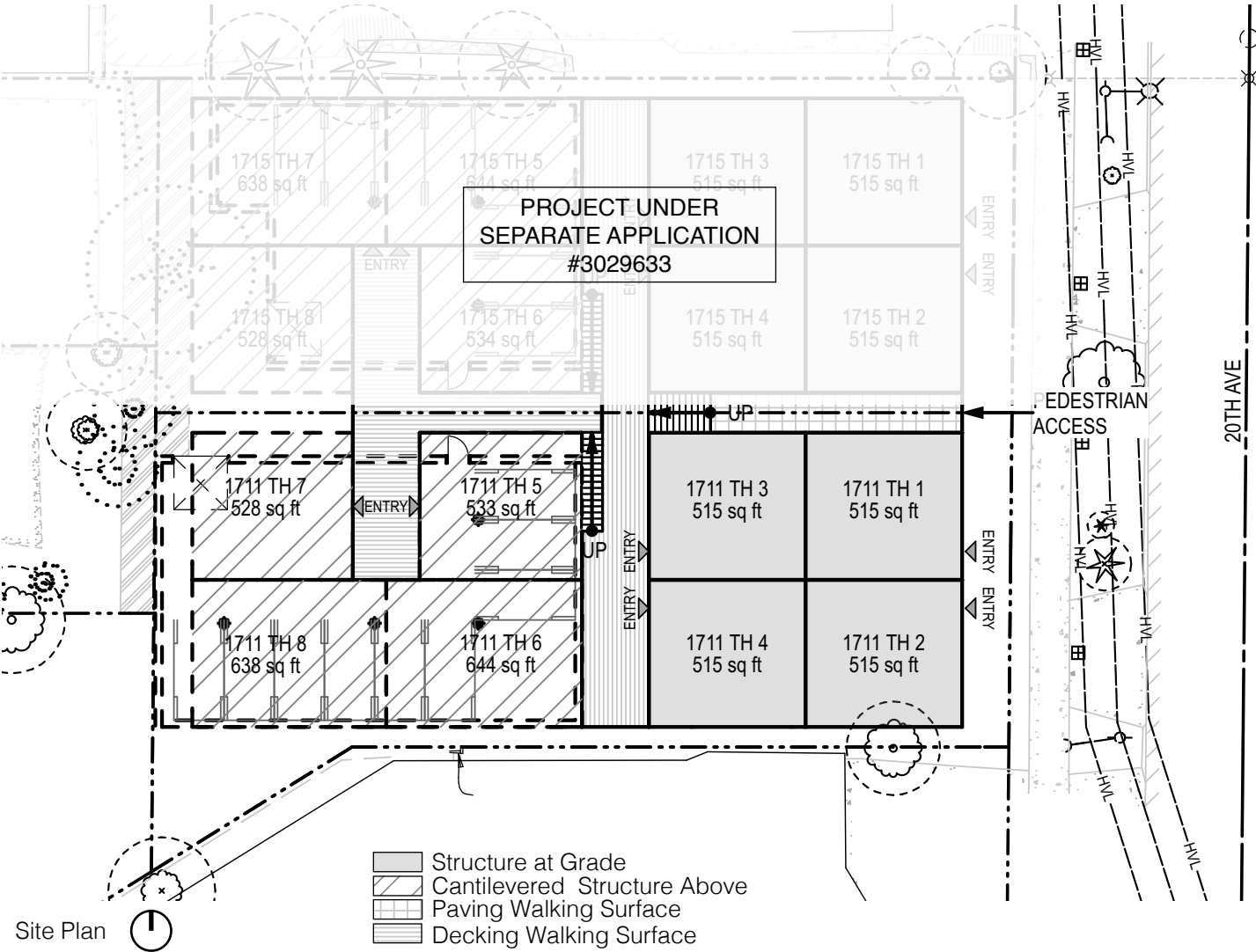


5 Aerial View from Southeast

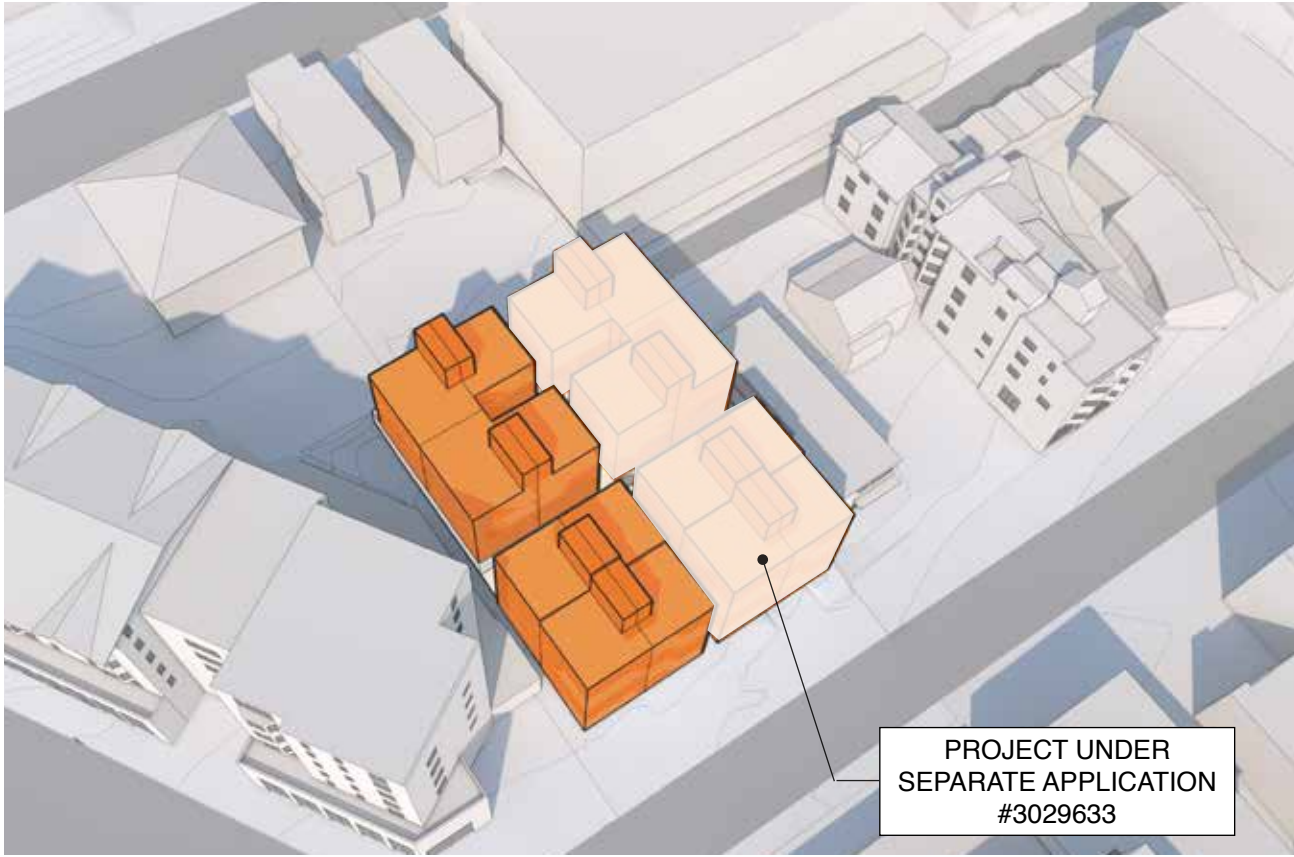
ALTERNATIVE 2

Alternative 2 is code compliant containing (1) four-story 4-unit townhouse structure at the front and (1) three-story 4-unit townhouse structure located above a shared parking garage at the rear for a total of 8 townhouse units and 9 small parking stalls. A shared access easement will be provided, similar to Alternative 1. A 10 foot building separation running north-south is provided between the two structures. The exterior spaces are oriented in both the east-west and north-south directions.

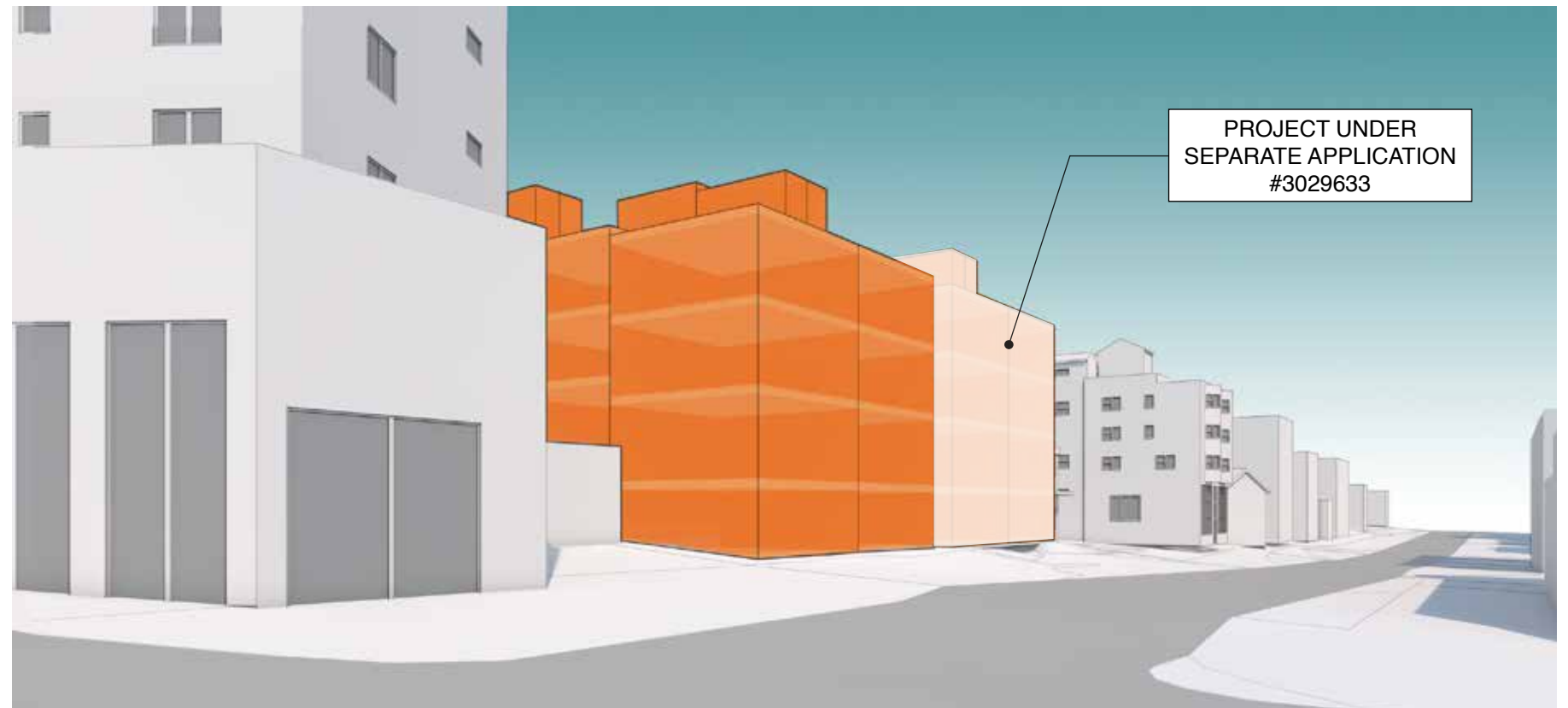
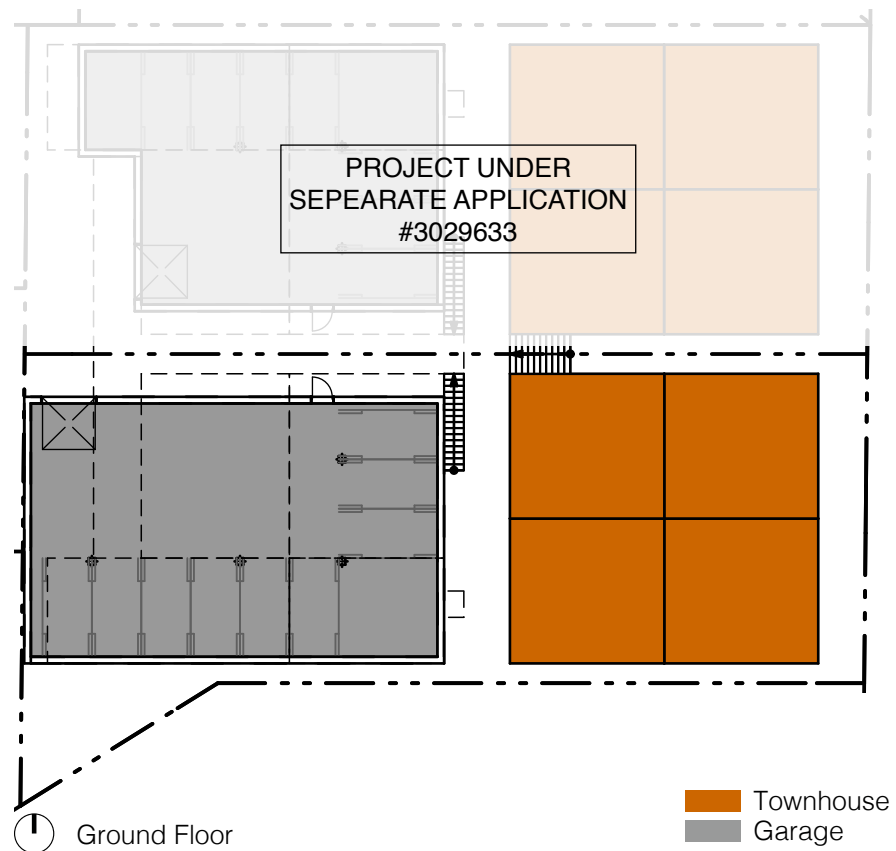
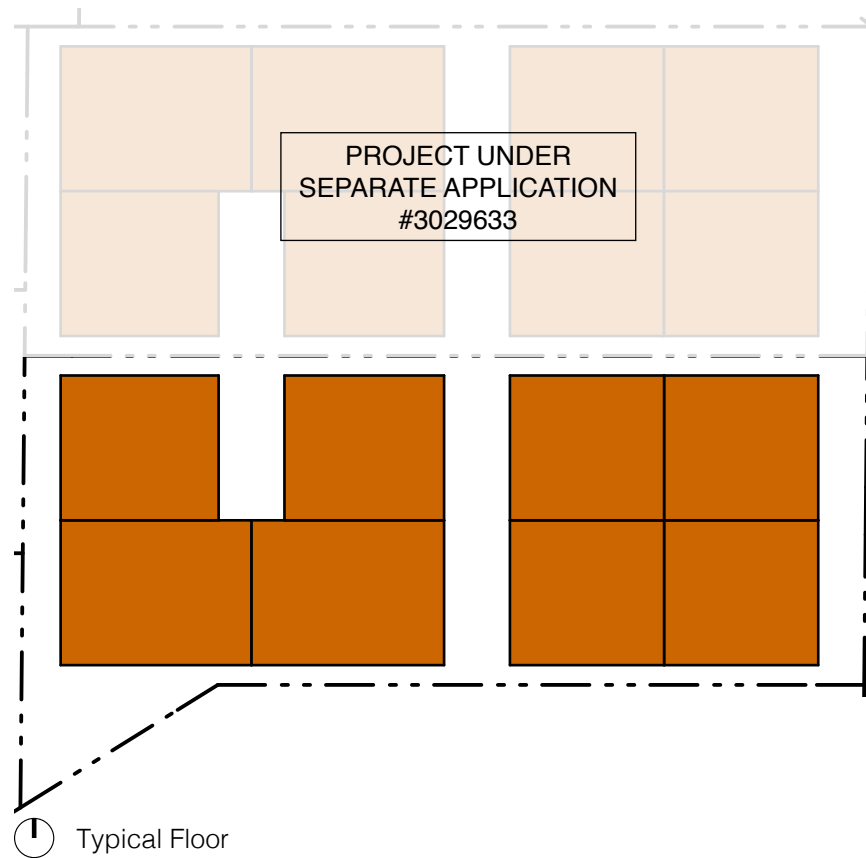
- Advantages:**
- Code Compliant
 - Pedestrian and Vehicular spaces are separated
 - Exterior spaces are oriented in two directions
- Issues:**
- Exterior spaces are long, narrow and primarily function for circulation
 - The parking elevation pushes the rear exterior space one story higher than the front exterior space elevation, creating disconnect between the spaces and requiring more stairs to mitigate the elevation difference



1 View looking West from 20th Ave



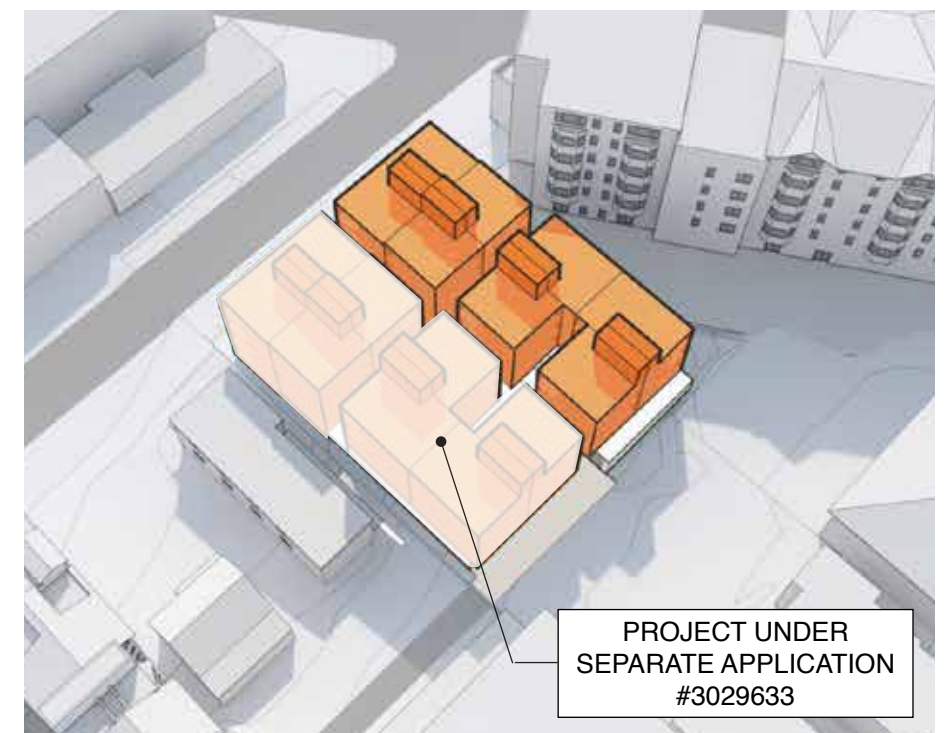
2 Aerial View looking Northwest



③ View looking Northwest from Madison St and 20th Ave



④ View looking South from alley

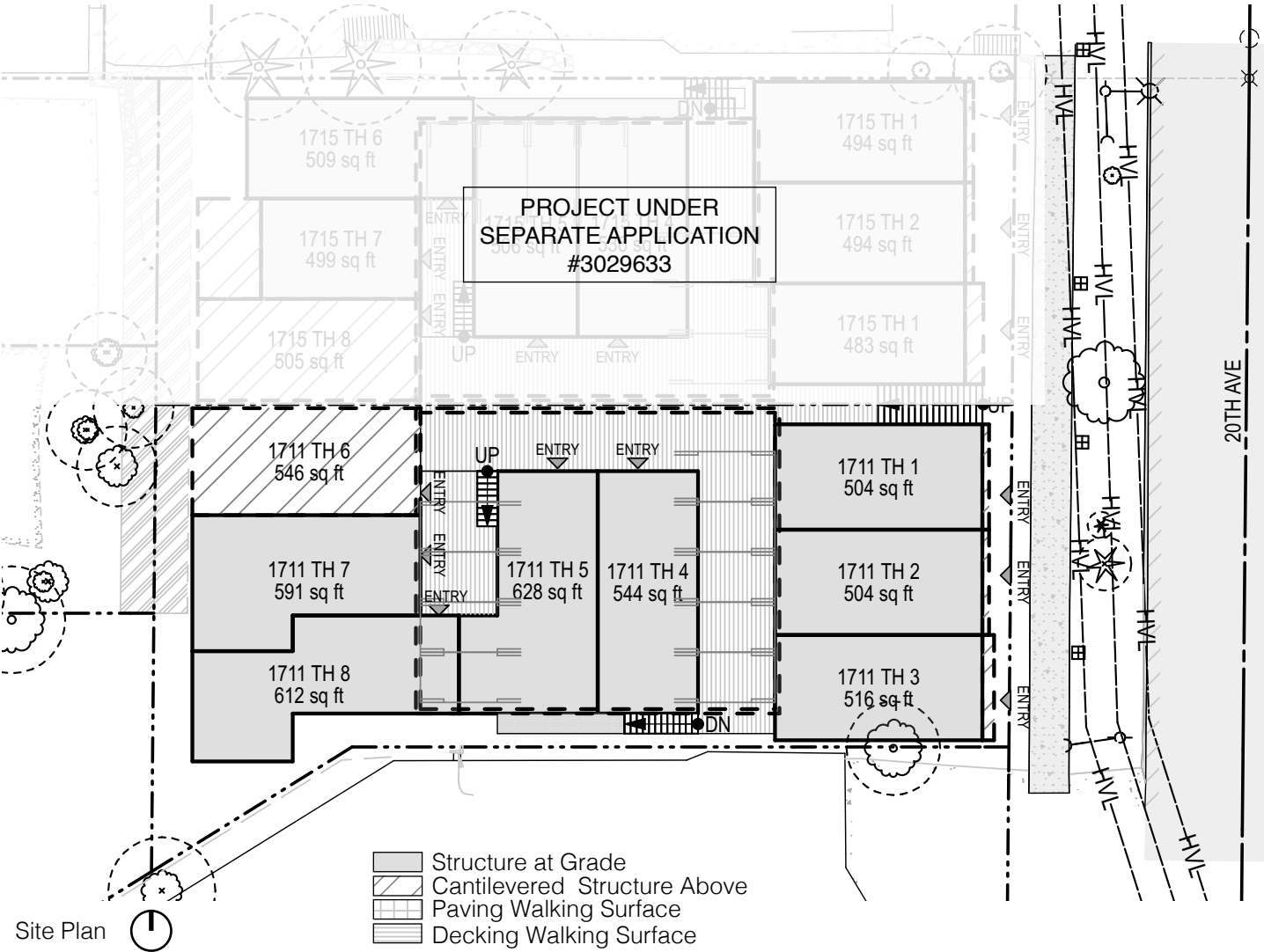


⑤ Aerial View from Southeast

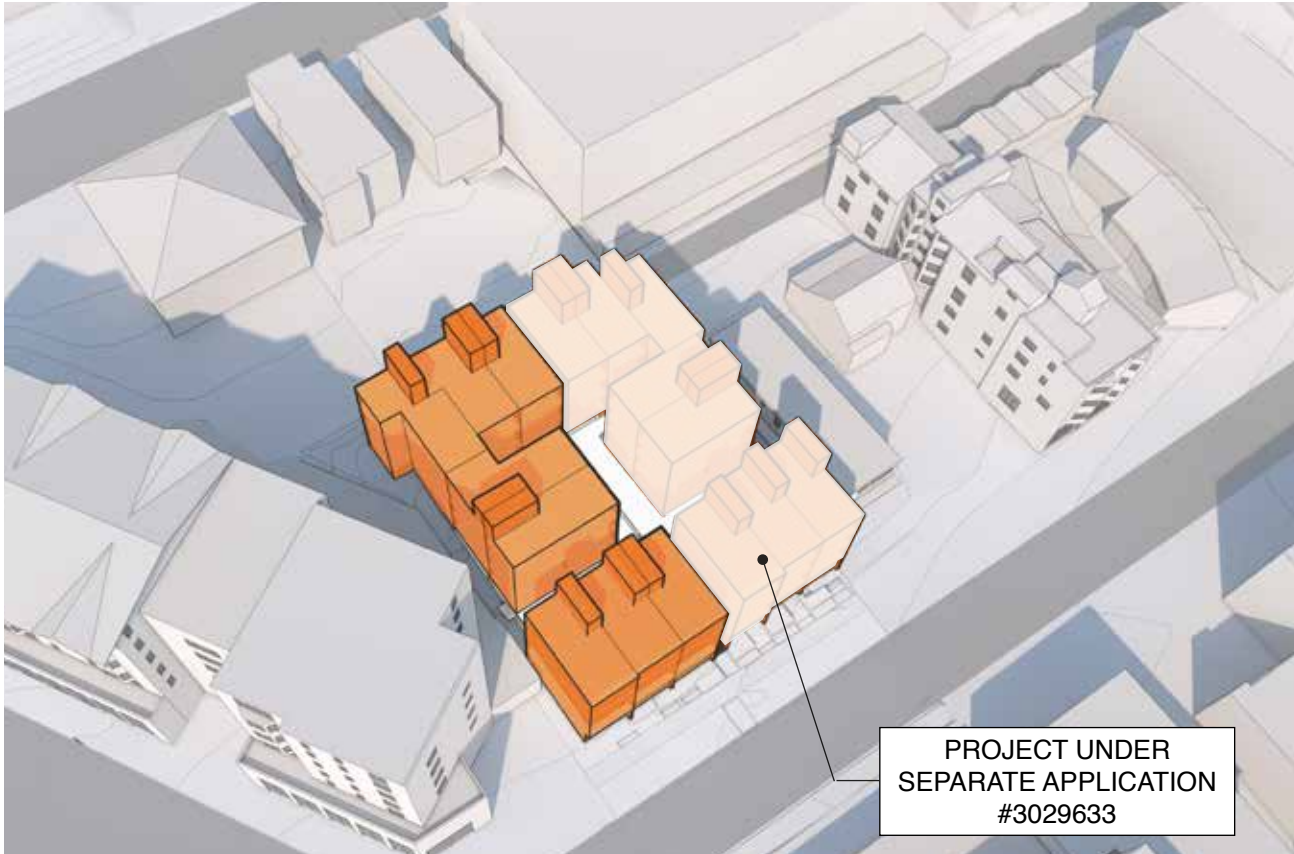
ALTERNATIVE 3 (PREFERRED)

Alternative 3 proposes (1) four-story 3-unit townhouse structure at the front and (1) three story, with mezzanine, 5-unit townhouse structure located above a shared parking garage at the rear for a total of 8 townhouse units and 9 small parking stalls. A shared access easement will be provided, similar to Alternative 1 and 2. The structures fronting 20th Avenue shift towards the street to provide a generous courtyard at the center of the site. This shift results in a departure request for the required street-level street-facing facade, reduced from 10 feet to 7 feet per SMC 23.47A.008.D.2. The parking elevation is lowered resulting in a larger setback at the rear of the site and a mezzanine at the unit interior. In addition, the central courtyard increases in size and functionality, that is more connected to the site internally and the adjacent street frontage.

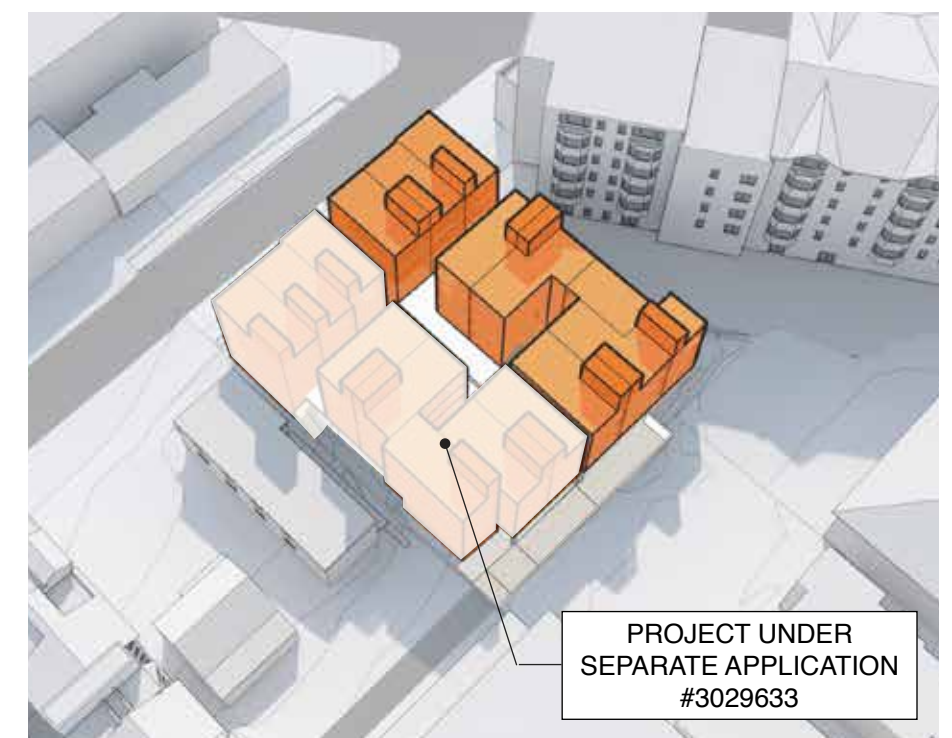
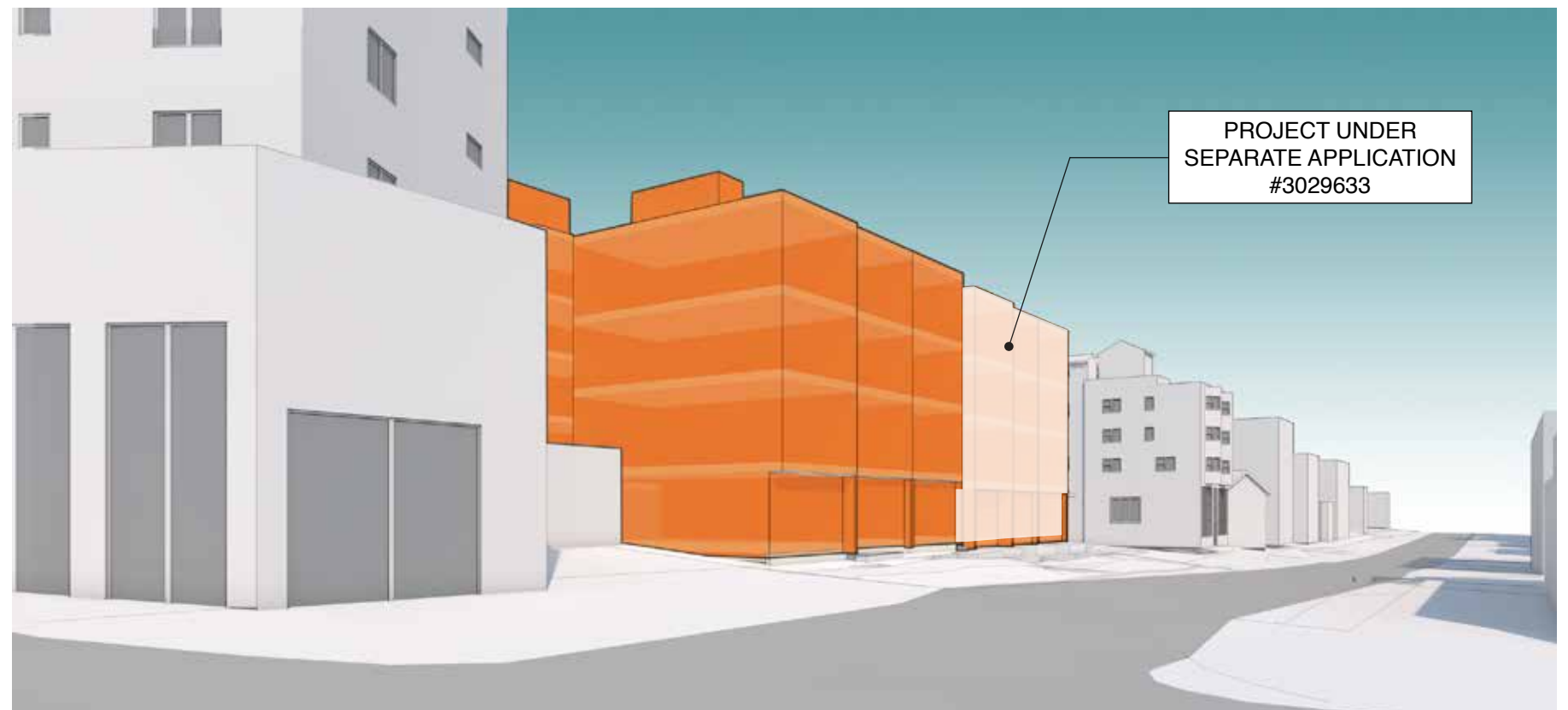
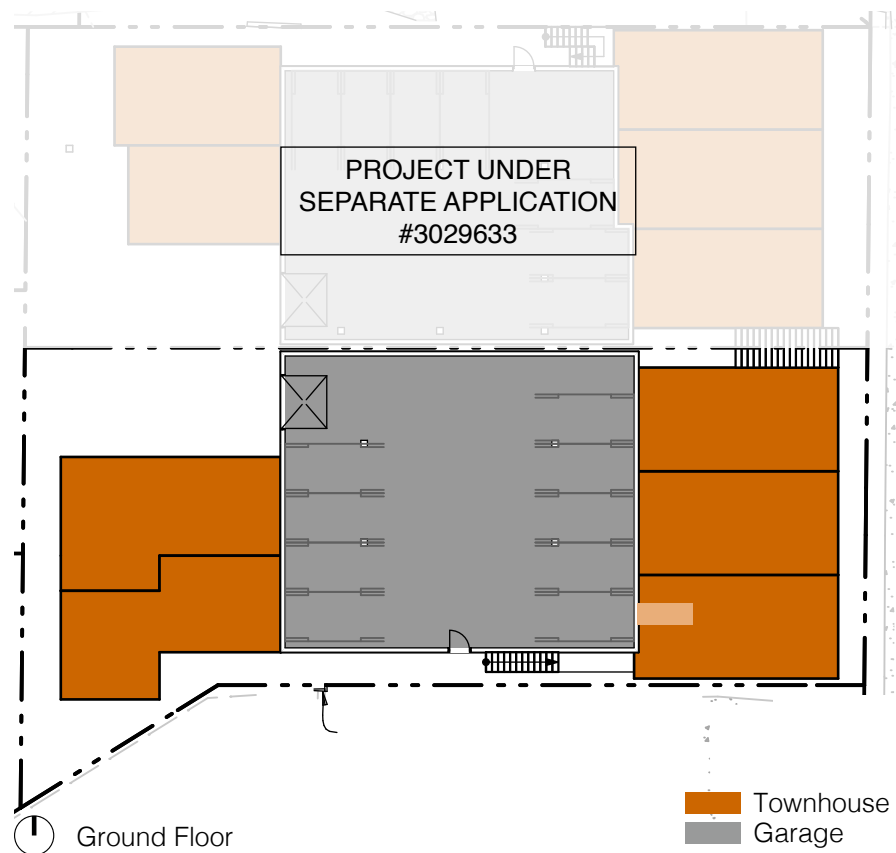
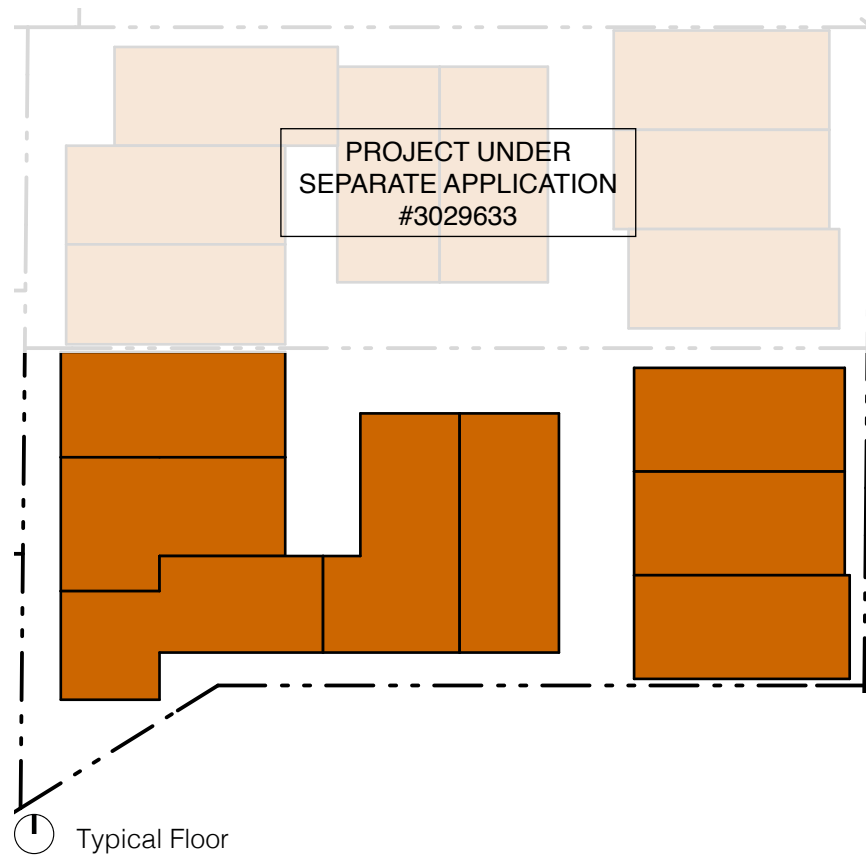
- Advantages:**
 - Pedestrian and Vehicular spaces are separated
 - Exterior spaces are oriented in two directions and provide a hierarchy of sizes/proportions
 - Large, central courtyard at a lower elevation that is connected internally to the units and externally to 20th Avenue.
- Issues:**
 - Departure request to a 7'-0" setback at the street-level street-facing facade, required to be 10'-0" per SMC 23.47A.008.D.2.



1 View looking West from 20th Ave



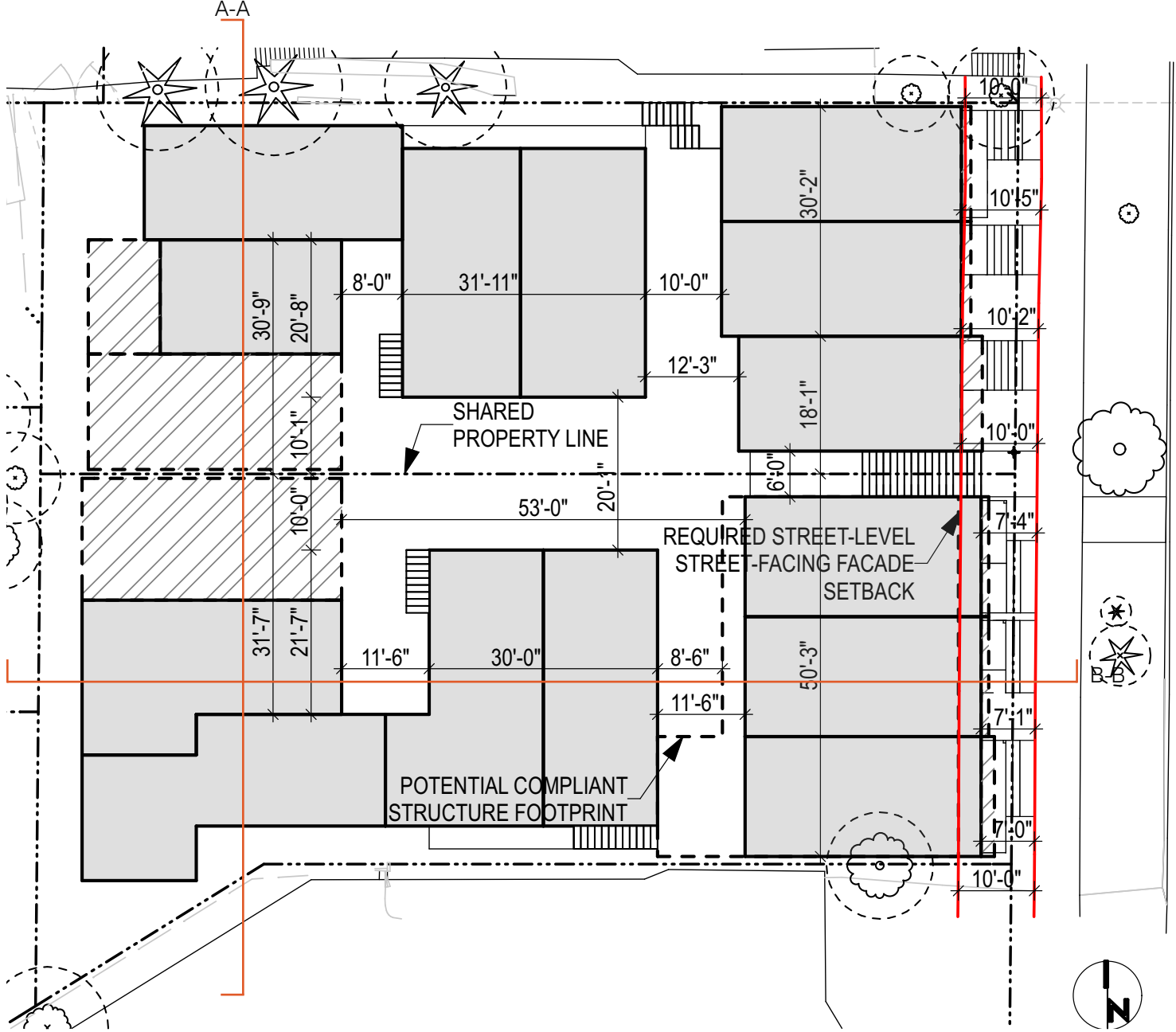
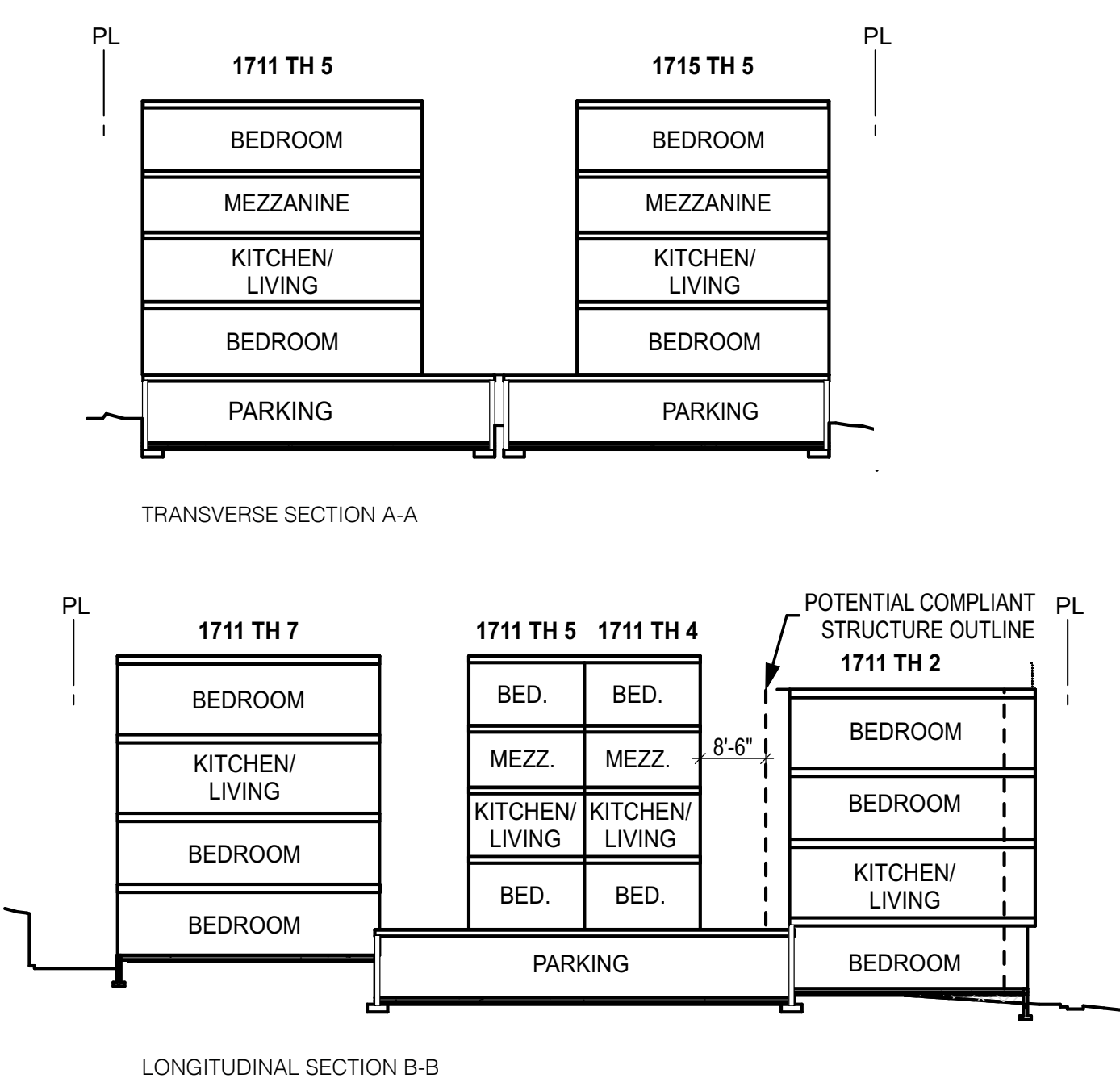
2 Aerial View looking Northwest



DEPARTURE MATRIX

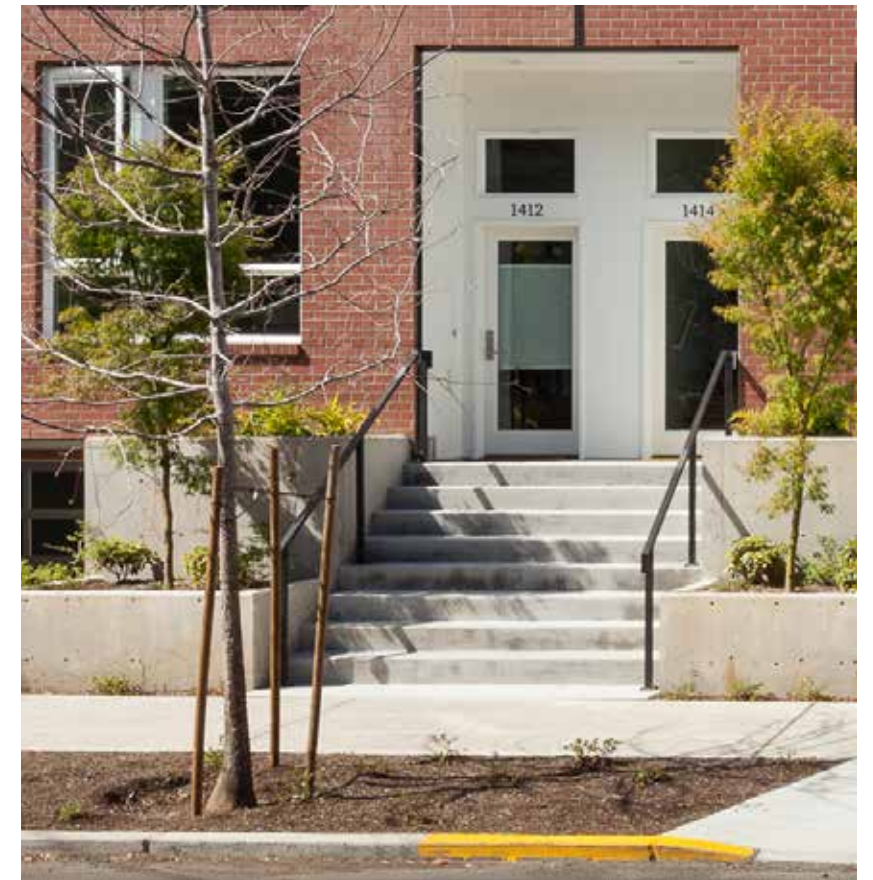
ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	STREET LEVEL DEVELOPMENT STANDARDS SMC 23.47A.008.D.2	THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE SET BACK AT LEAST 10'-0" FROM THE SIDEWALK.	7'-0" SIDEWALK SETBACK AT THE STREET-LEVEL STREET-FACING FACADE	3'-0"	<p>CS2. URBAN PATTERN AND FORM - B. ADJACENT SITE STREETS AND OPEN SPACES - SITE CHARACTERISTICS</p> <p>IN RESPONSE TO THE ADJACENT CONTEXT AND IN CONSIDERATION OF THE PROJECT GOALS, THE PROPOSAL IS ORIENTED AROUND A CENTRAL COURTYARD FOR ALL HOMES THAT IS SHARED ACROSS BOTH SITES. IT CREATES A HIERARCHY OF SPACES THAT CAN BE USED TO CIRCULATE THROUGH AND TO SPONSOR SOCIAL INTERACTION. THE PROJECT PROVIDES A STRONG CONNECTION TO THE STREET WITH SIX ROWHOUSE STYLE UNITS FRONTING 20TH AVENUE IN TWO STRUCTURES AND A STAIR CONNECTING TO THE COURTYARD BEYOND IN BETWEEN.</p> <p>CS2. URBAN PATTERN AND FORM D. HEIGHT, BULK AND SCALE</p> <p>THE DESIGN ALTERNATIVES SEQUENTIALLY PROVIDE A STRONGER RESPONSE TO THE HEIGHT, BULK AND SCALE. ALTERNATIVE 1 PROVIDES A NARROW COURTYARD ACCESSED FROM 20TH AVENUE ON EACH OF THE TWO SITES. ALTERNATIVES 2 AND 3 PROVIDE A SINGLE SHARED COURTYARD ACCESSED FROM 20TH AVENUE. STRUCTURES IN ALL THREE ALTERNATIVES RESPOND TO THE EXISTING SITE CONDITIONS BY FOLLOWING THE TOPOGRAPHY, WITH STRUCTURES LOWER IN HEIGHT AT 20TH AVENUE.</p> <p>CS3. ARCHITECTURAL CONTEXT AND CHARACTER - A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES - EVOLVING NEIGHBORHOODS</p> <p>THE PROPOSAL EMPHASIZES POSITIVE NEIGHBORHOOD ATTRIBUTES. THE STREET-FACING UNITS IN THE PREFERRED ALTERNATIVE PROPOSE RAISED STOOPS AT RECESSED GROUND FLOORS. THESE ENTRIES ENGAGE THE WIDE PLANTING STRIP AND SIDEWALK ZONE BETWEEN THE PROJECT AND THE STREET.</p> <p>PL3. STREET-LEVEL INTERACTION - A. ENTRIES, B. RESIDENTIAL ENTRIES</p> <p>THE PREFERRED ALTERNATIVE PROPOSES RECESSED ENTRIES TO EACH STREET-FACING UNIT, RAISED ABOVE STREET LEVEL TO CREATE VERTICAL SEPARATION. THESE RAISED ENTRIES ALSO PROVIDE A LEVEL OF PRIVACY FOR THE GROUND FLOOR SPACES. THE EXISTING CONTEXT USES HAVE CREATED A PATTERN OF SITE PLANNING IN THE PROJECT BLOCK WHERE THE STRUCTURES FRONTING ONTO 20TH AVENUE HAVE VERY SMALL TO NO FRONT SETBACKS FROM THE PROPERTY LINES AND REDUCED SETBACKS FROM THE SIDEWALK, BUT STILL FEEL GENEROUS AS THE RIGHT-OF-WAY WIDTH IS 70 FEET AND INCLUDES AMPLE PLANTING STRIP AND SIDEWALK WIDTH AT BOTH SIDES OF THE STREET.</p> <p>DC2. ARCHITECTURAL CONCEPT - A. MASSING, B ARCHITECTURAL AND FACADE COMPOSITION, D. SCALE AND TEXTURE</p> <p>THE DESIGN CONCEPT INCLUDES A MATURE AND CONTEXTUAL APPROACH TO THE 20TH AVENUE FACADE. LARGE WINDOWS COMBINED WITH DARK BRICK HIGHLIGHTS THE INDIVIDUAL ROWHOUSE STYLE UNITS. RECESSED ENTRIES ARE PROPOSED TO BE OF A CONTRASTING WARMER MATERIAL TO DRAW ATTENTION TO THE RAISED ENTRIES.</p> <p>DC3. OPEN SPACE CONCEPT - A. BUILDING-OPEN SPACE RELATIONSHIP, B OPEN SPACES USES AND ACTIVITIES</p> <p>THE PROPOSED DESIGN SHIFTS THE FRONT STRUCTURES TOWARDS THE STREET SLIGHTLY WHICH CREATES A MORE SUCCESSFUL SHARED COURTYARD AT THE CENTER OF THE SITE AND SUPPORTS A HIERARCHY OF EXTERIOR SPACES FOR CIRCULATION AND GATHERING WITHIN THE SITE. THE ARRANGEMENT, PROPORTIONS AND DETAILING ON THESE SHARED EXTERIOR SPACES FOCUS ON ENCOURAGING PHYSICAL ACTIVITY AND SOCIAL INTERACTION.</p>	<p>CS2. URBAN PATTERN AND FORM - B. ADJACENT SITE STREETS AND OPEN SPACES - SITE CHARACTERISTICS;</p> <p>CS2. URBAN PATTERN AND FORM D. HEIGHT, BULK AND SCALE;</p> <p>CS3. ARCHITECTURAL CONTEXT AND CHARACTER - A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES - EVOLVING NEIGHBORHOODS;</p> <p>PL3. STREET-LEVEL INTERACTION - A. ENTRIES, B. RESIDENTIAL ENTRIES;</p> <p>DC2. ARCHITECTURAL CONCEPT - A. MASSING, B ARCHITECTURAL AND FACADE COMPOSITION, D. SCALE AND TEXTURE; DC3. OPEN SPACE CONCEPT - A. BUILDING-OPEN SPACE RELATIONSHIP, B OPEN SPACES USES AND ACTIVITIES;</p>

DEPARTURE PLAN



FRONT SETBACK / PORCH PRECEDENTS

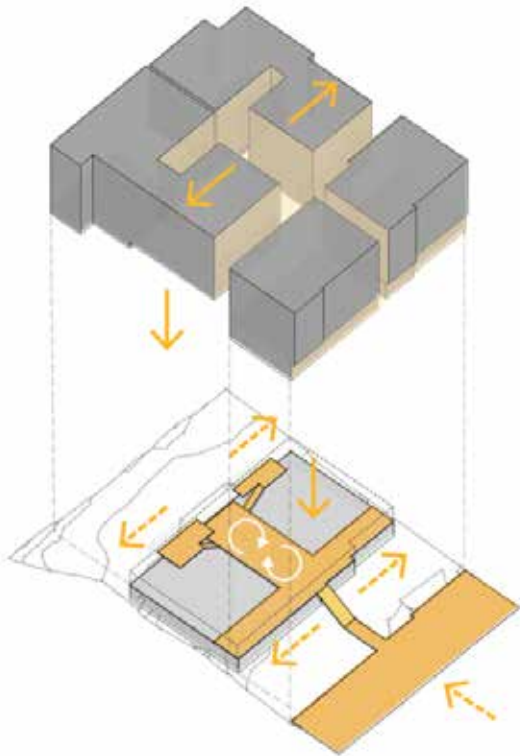
- Strong connection to 20th Avenue
- Reduced ground level sidewalk setback that fits within existing context
- Focused detailing at pedestrian level
- Individual unit entries detailed with raised, covered porches
- Layered landscaping design
- Right-of-Way planting strip designed as extension of front yards



DESIGN GUIDELINES

CONTEXT AND SITE

- CS1: Natural Systems and Site Features
- A. Energy Use
 - B. Sunlight and Natural Ventilation
 - C. Topography
 - D. Plants and Habitat
 - E. Water
- CS2: Urban Pattern and Form
- A. Location in the City and Neighborhood
 - B. Adjacent Sites, Streets and Open Spaces
 - C. Relationship to the Block
 - D. Height, Bulk and Scale
- CS3: Architectural Context and Character
- A. Emphasizing Positive Neighborhood Attributes
 - B. Local History and Culture



CS1.C.3 - Natural Systems and Site Features - Topography - Landform:

The proposed design responds to the natural topography of the site. Structures follow the topography, with the units at the street frontage lower than the units at the rear of the site. In the preferred alternative, a below-grade parking garage is accessed from the alley. The development site is located near the top of the slope along E Madison Street with potential views of the adjacent neighborhood and Cascades beyond to the east.

CS2.B.2 - Urban Pattern and Form - Adjacent Sites, Streets and Open Spaces Connection to Street:

The proposed design provides a strong connection to 20th Avenue with simple massing, focused detailing and a reduced ground level setback that provides a fitting transition between the larger, mixed-use structures along E Madison Street and the smaller residential structures in the north portion of the block. Individual unit entries are detailed with covered porches, layered planting areas and high quality, fine-grained materials. The shared courtyard entry emulates the high quality palette of the individual entries, but at a larger scale to denote the communal use. The generous, approximately 11.5-foot wide, planting area between the sidewalk and 20th Avenue operates an extension of the street-facing unit front yards, creating a layered pedestrian-oriented area. Vehicle access is located at the rear of the site, maintaining a pedestrian-focused street frontage.

CS2.D.1 - Urban Pattern and Form - Height, Bulk and Scale - Existing Development and Zoning:

The project block is zoned Neighborhood Commercial 2-40 with a transition to Lowrise 3 zoning in the block to the north and south across E Madison Street. The existing structures are a mix of two to six-story buildings with the larger structures congregated along E Madison Street. Within the block of the project, a pattern has been established over time. Structures fronting 20th Avenue maintain very small to no front setbacks and therefore reduced street-level street-facing facade setbacks. The proposal engages and emulates this pattern, with a reduced front setback at the street-facing structure. This organization of the structures on site, particularly in the preferred alternative, maximizes the size of a shared central courtyard on site. All proposed structures area maximum of four stories in height, consistent with the adjacent context.

PUBLIC LIFE

- PL1: Connectivity
- A. Network of Open Spaces
 - B. Walkways and Connections
 - C. Outdoor Uses and Activities
- PL2: Walkability
- A. Accessibility
 - B. Safety and Security
 - C. Weather Protection
 - D. Wayfinding
- PL3: Street-Level Interaction
- A. Entries
 - B. Residential Edges
 - C. Retail Edges
- PL4: Active Transportation
- A. Entry Locations and Relationships
 - B. Planning Ahead for Bicyclists
 - C. Planning Ahead for Transit

PL2.C.2 - Walkability - Weather Protection - Design Integration
PL3.A.2 - Street-Level Interaction - Entries - Ensemble of Elements:

Design details including canopies, screens, columns, fine-grained finish materials and seating are focused at the pedestrian level and are designed to integrate as defining, wayfinding elements throughout the project. Front stoops are proposed for all street-facing units along with a stair for shared access to the courtyard at the center of the site. The proposed project will balance detailed design and high quality materials with the project design execution to contribute to the character of the existing architectural context.

PL3.B.2 - Street-Level Interaction - Residential Edges - Ground-level Residential:

The street-facing unit entries are raised above the sidewalk elevation and detailed with canopies, screens and columns. Layered landscaping areas are provided between the units and the sidewalk with an additional, very generous planting strip between the sidewalk and street. Windows will be designed to promote privacy while allowing safe sightlines to the street. Entries to all other units will be from the courtyard raised up about the street at the center of the site.

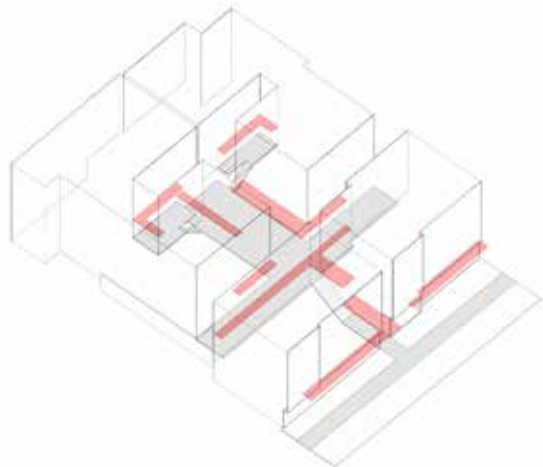
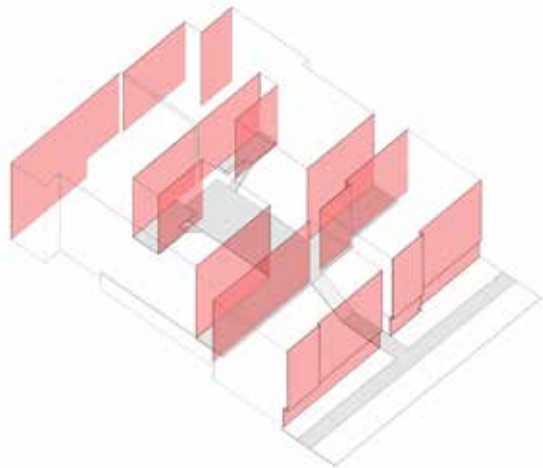


DESIGN CONCEPT

- DC1: Project Uses and Activities
 - A. Arrangement of Interior Spaces
 - B. Vehicular Access and Circulation
 - C. Parking and Service Uses
- DC2: Architectural Concept
 - A. Massing
 - B. Architectural and Facade Composition
 - C. Secondary Architectural Features
 - D. Scale and Texture
 - E. Form and Function
- DC3: Open Space Concept
 - A. Building-Open Space Relationship
 - B. Open Space Uses and Activities
 - C. Design
- DC4: Exterior Elements and Finishes
 - A. Building Materials
 - B. Signage
 - C. Lighting
 - D. Trees, Landscape and Hardscape Materials

- DC2. Architectural concept - a. Massing, b Architectural and Facade Composition, d. Scale and Texture:**
The design concept includes a mature and contextual approach to the 20th avenue facade. Large windows combined with dark brick highlights the individual rowhouse style units. Recessed entries are proposed to be of a contrasting warmer material to draw attention to the raised entries.
- DC3. Open Space Concept - a. Building-Open Space Relationship, b. Open Spaces Uses and Activities:**
The proposed design shifts the front structures towards the street slightly which creates a more successful shared courtyard at the center of the site and supports a hierarchy of exterior spaces for circulation and gathering within the site. The arrangement, proportions and detailing on these shared exterior spaces focus on encouraging physical activity and social interaction.
- DC1.B.1 - Project Uses and Activities - Vehicular Access and Circulation - Access Location and Design:**
The proposal locates all vehicular and trash access at the rear of the site, via the alley connecting from E Denny Way. This minimizes their presence on the project and reduces potential conflict due to vehicle access. This allows the design of street frontage to focus entirely on the pedestrian experience and creates safe conditions for pedestrians, bicyclists and drivers.
- DC2.D.2 - Architectural Concept - Scale and Texture:**
The design concept is focused on a simple, yet contextual volumetric expression. An analysis of similar structures results in a focus on elements of scale and texture, with material expression and articulation of secondary architectural features. These design details provide the pedestrian with a series of wayfinding elements to create a warm, welcoming experience throughout the project. Individual unit

- entries are detailed with covered porches, screens, layered planting areas and high quality, fine-grained materials. This design strategy is also located at the common courtyard spaces with slight changes in proportions of the treatment to denote public and private spaces.
- DC3.A - Open Space Concept - Building / Open Space Relationship - Interior/Exterior Fit**
DC3.B - Open Space Concept - Open Space Uses and Activities:
The project proposes a hierarchy of semi-public, semi-private and private exterior spaces that relate to each other and connect all homes on the site. In addition, the sequence of open spaces encourages social interaction for residents and visitors. The interior program and glazing strategy are designed to maximize light and air while providing privacy from common spaces and adjacent units.
- DC3.C.2 - Open Space Concept - Design - Amenities and Features:**
The project provides a series of shared exterior spaces comprised of a variety of sizes, proportions and treatment with the central courtyard accessible by all units. Canopies, screens, walking surface material, planters and seating are designed to contribute to the hierarchy of spaces and denote public/private areas.
- DC4.A.1 - Exterior Elements and Finishes - Building Materials - Exterior Finish Materials:**
High quality materials and detailing, particularly at the more public, street-facing facades, supports the project design concept. Facade treatments includes a simple palette of high quality materials and detailing that provide interest at a variety of scales through the use of texture and pattern.



COMPLETED WORK b9 ARCHITECTS



Townhomes at 208 25th Ave E



Townhomes at 414 12th Avenue E



Townhomes at 414 12th Avenue E



Townhomes at 1911 E Pine St



Rowhouses at E Mercer St



Townhomes on N 5th Ave



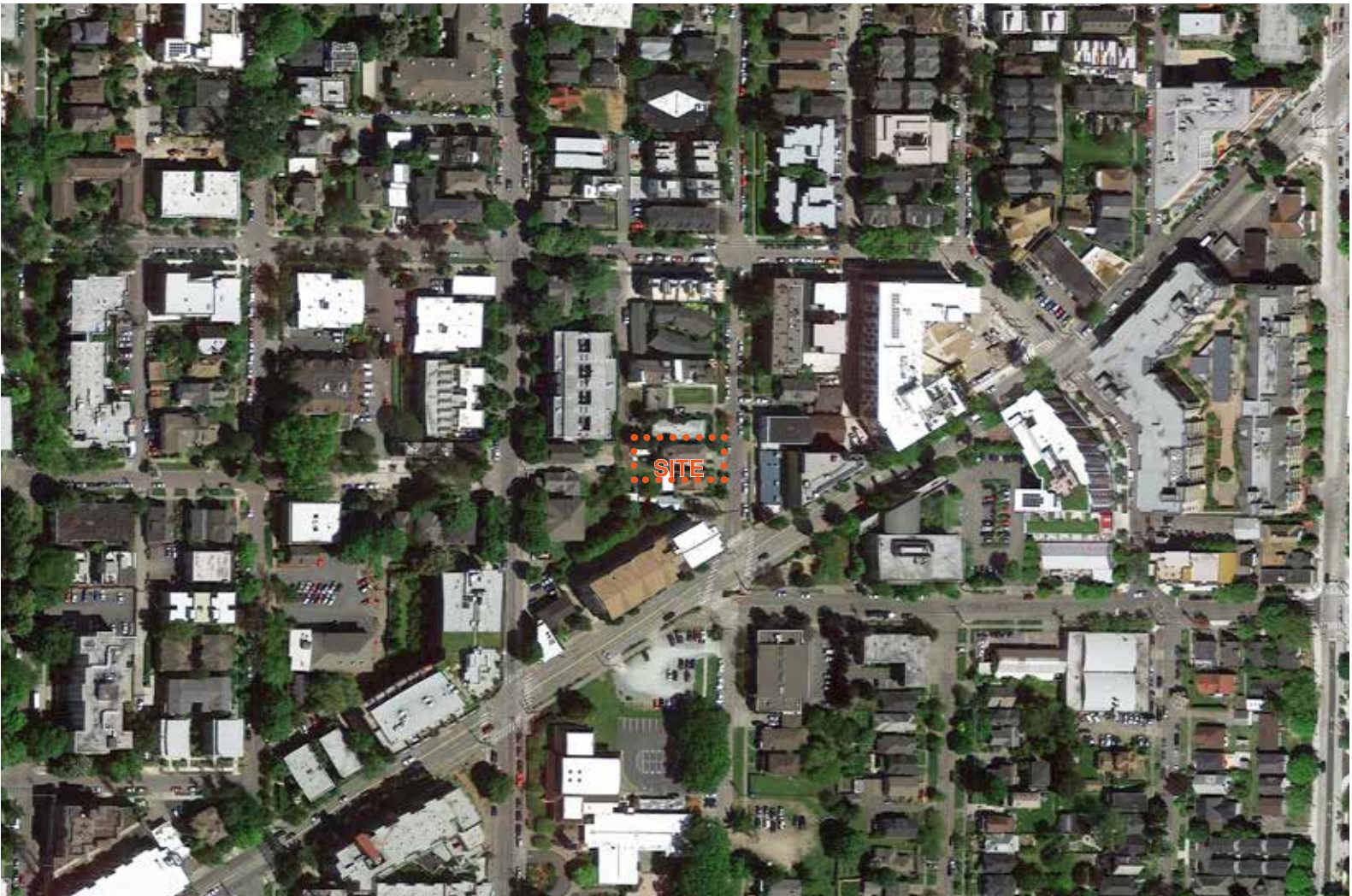
1715 20th Avenue

Design Review EDG Draft Packet | Project #3029633 | April 11, 2018

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17th Ave

18th Ave

19th Ave

20th Ave

21st Ave

22nd Ave

23rd Ave

E Madison St

E Denny Way

E Howell St

E Olive St





19th Ave

20th Ave

E Madison St

E Olive St



OBJECTIVES

Construct (8) three to four story townhouse units over shared parking. Access to (7) parking stalls provided from alley access off of E Denny Way. Existing structures to be demolished.

Number of Units 8

Number of Parking Spaces 7

Number of Bike Parking Spaces 0

Sustainability
Design and construct new structure to achieve a LEED Silver certification.

TEAM

ARCHITECTS b9 architects

DEVELOPER Flanigan Group Development LLC

STRUCTURAL Malsam Tsang

GEOTECHNICAL Pangeo Inc.

LANDSCAPE True Scape Design

EDG APPLICATION

PART I: Contact Information

1. Property address	1715 20th Ave
2. Project number	#3029633
3. Additional related project number(s)	#6624397, 3029514 (LBA)
4. Owner Name	Flanigan Group Development LLC
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	610 2nd Avenue
City, State Zip	Seattle, WA 98104
Phone	206.297.1284
Email Address	office@b9architects.com
6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect
7. Design Professional's Name	Bradley Khouri
Email Address	bgk@b9architects.com
Address	610 2nd Avenue
Phone	206.297.1284

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The existing site is located mid-block on 20th Avenue in the Capitol Hill neighborhood, between E Denny Street to the north and E Madison Street to the south. The site's topography descends from east to west with an approximate twelve foot change in elevation. An existing alley with access from E Denny Street abuts the north property line with approximately 7'-9" of overlap between the alley and the project site. A shared 10 foot driveway access easement with adjacent sites 1726-1730 19th Avenue to the west and 1711 20th Ave to the south is provided to allow parking for all sites to be accessed from the alley per SMC 23.54.030.D.1.a. A 1.5-story duplex structure currently exists on the site with parking accessed by existing curb cut along 20th Avenue.
2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

The lot is zoned NC2-40, located within the Madison-Miller Urban Village and is subject to the citywide Seattle Design Guidelines.
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The neighborhood is a mix of residential, commercial and office buildings with predominantly apartment and multifamily buildings as the immediate context with a number of office buildings close by. Apartments range from a 6-story, 40,000 sf mixed-use structure constructed in 1998 to a 2-story, 8 unit building constructed in 1904. A new, 4-story apartment structure is proposed at the adjacent site to the west under project #3029087. The 64-unit, 6-story Samuel Berry McKinney Manor Apartments is located immediately to the south of the site. There are a couple townhouse projects located on the closer to E Denny Way, and in between is a new mixed-use structure containing live-work, office and rooming house uses.

The adjacent site to the south, 1711 20th Avenue, is under common ownership and is to be developed concurrently under project #3029632 and 6624395. The development proposal includes (8) three to four story townhouse units over shared

parking with access to (9) parking stalls provided from alley access off of E Denny Way. The existing single family structure is to be demolished.

A mix of residential and commercial structures are located along E Madison Street and feature a variety of brick/block masonry siding. The Mount Zion Baptist Church campus is located along the south side of E Madison Street and includes a mix of masonry structures.

Views of Lake Washington and the Cascade mountains can be seen from the subject site.

Adjacent zones include LR3 to the north and NC3P-65 to the south along E Madison Street.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The development proposal is associated with LBA application #3029514 and adjacent development site, 1711 20th Avenue. The proposal provides one 4-story triplex and one 4 story 5-plex for a total of (8) townhouse units. A shared below grade parking garage with 9 small parking stalls is provided with a shared access easement with adjacent sites 1726-1730 19th Avenue and 1711 20th Avenue to allow parking for all sites to be accessed from the alley and meet the 10 foot driveway width requirement per SMC 23.54.030.D.1.a. Approximate structure heights are 40' per SMC 23.47A.012.

The three design alternatives represent a design exploration and evolution, resulting in a preferred scheme that is contextual in its volume, massing and use.

ZONING SUMMARY

23.47A.004 PERMITTED USES:

- Residential use permitted outright

23.47A.013 FLOOR AREA RATIO:

- 1715 20th Ave - Allowable FAR 3
3 X 6,240 = 18,720 square feet allowable for projects that meet the Standards of SMC 23.47A.013.B Table A
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from far limits.

23.47A.012 STRUCTURE HEIGHT:

- Base max height for NC zones = 40'-0"
- Additional 4'-0" per 23.47A.012.C.2
- Additional 16'-0" per 23.47A.012.C.4.f

23.47A.014 SETBACKS AND SEPARATIONS:

- NA

23.47A.024 AMENITY AREA: :

- The required amount of amenity area is equal to 5 percent of the total residential gross area.
- All residents shall have access to at least one common or private amenity area.
- Amenity areas shall not be enclosed.
- Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41.
- Common amenity area shall be minimum 250 square feet and have a minimum horizontal dimension of 10 feet
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.
- Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to subsection 23.57.012.C.1.d, do not qualify as amenity areas.

Required amenity area 1715 = 15,626 x 5% = 782 square feet

23.47A.005 STREET LEVEL USES:

- No restrictions for residential uses at street level per SMC 23.47A.005

23.47A.008 STREET LEVEL STANDARDS:

- BLANK FACADES:
Per SMC 23.47A.008.A.2, blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.

The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

- RESIDENTIAL STREET LEVEL REQUIREMENTS:
Per SMC 23.47A.008.D.1 at least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.

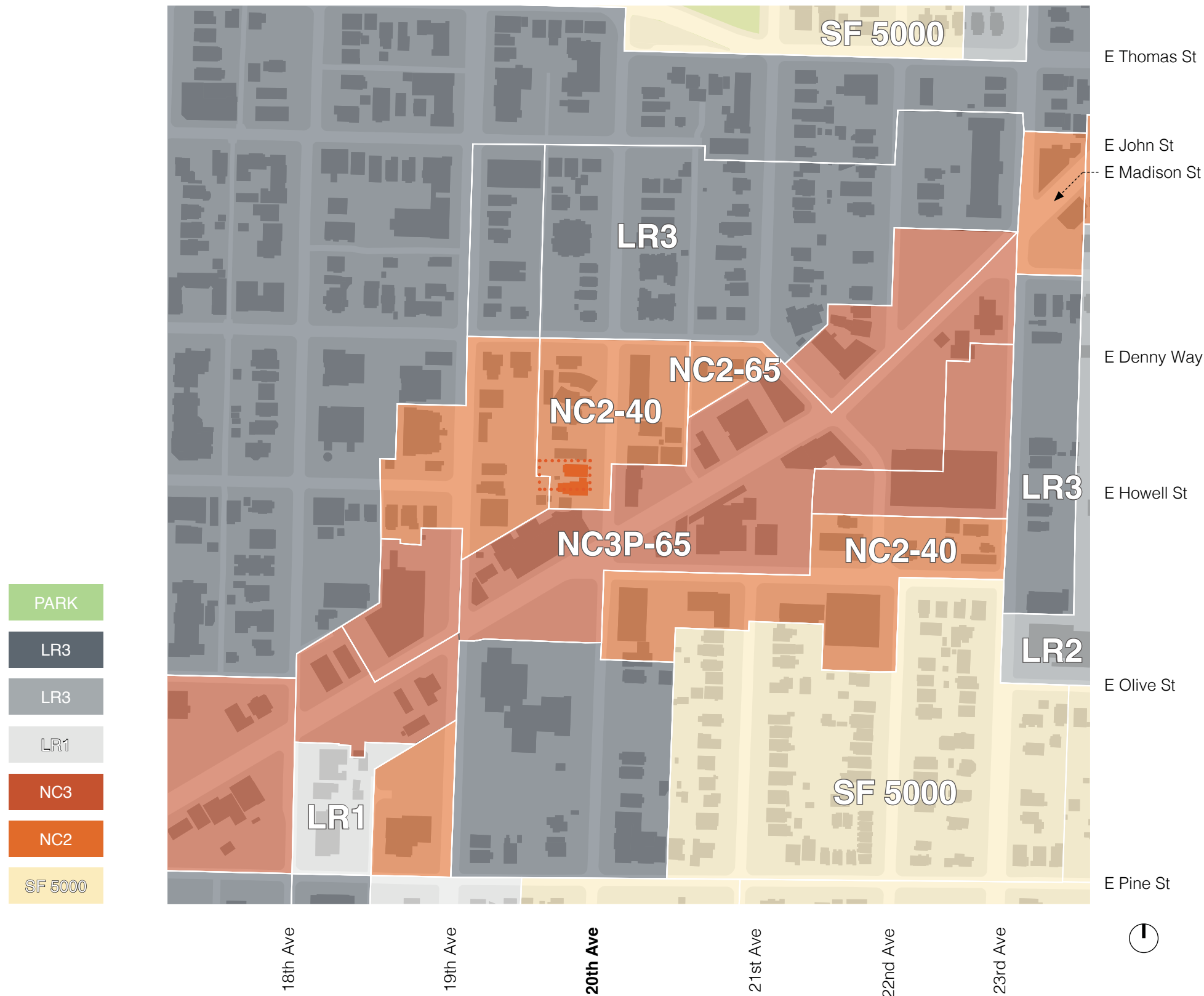
Per SMC 23.47A.008.D.2 the floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.016 LANDSCAPING

- Achieve a Green Factor score of 0.3 or greater

23.54.040 TRASH AND RECYCLING STORAGE:

- Residential units: 2-8 units = 84 square feet of storage area



ADDRESS

1715 20th Ave

PARCEL #

332504-9009, 332504-9053, 332504-9056

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST MARGIN OF 20TH AVENUE AND THE NORTH LINE OF SAID SUBDIVISION; THENCE, ALONG SAID WEST MARGIN OF 20TH AVENUE, S00°30'24"W 50.00 FEET; THENCE, PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, S89°58'11"E 128.01 FEET; THENCE, PARALLEL TO SAID WEST MARGIN OF 20TH AVENUE, N00°30'-24"E 50.00 FEET; THENCE, PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, N89°58'11"E 128.01 FEET TO THE POINT OF BEGINNING.

(BEING KNOWN AS A PORTION OF TRACTS 8 AND 9 OF THE UNRECORDED PLAT OF STEWART ESTATE TRACTS.)

TOTAL LOT SIZE

6,240 SF

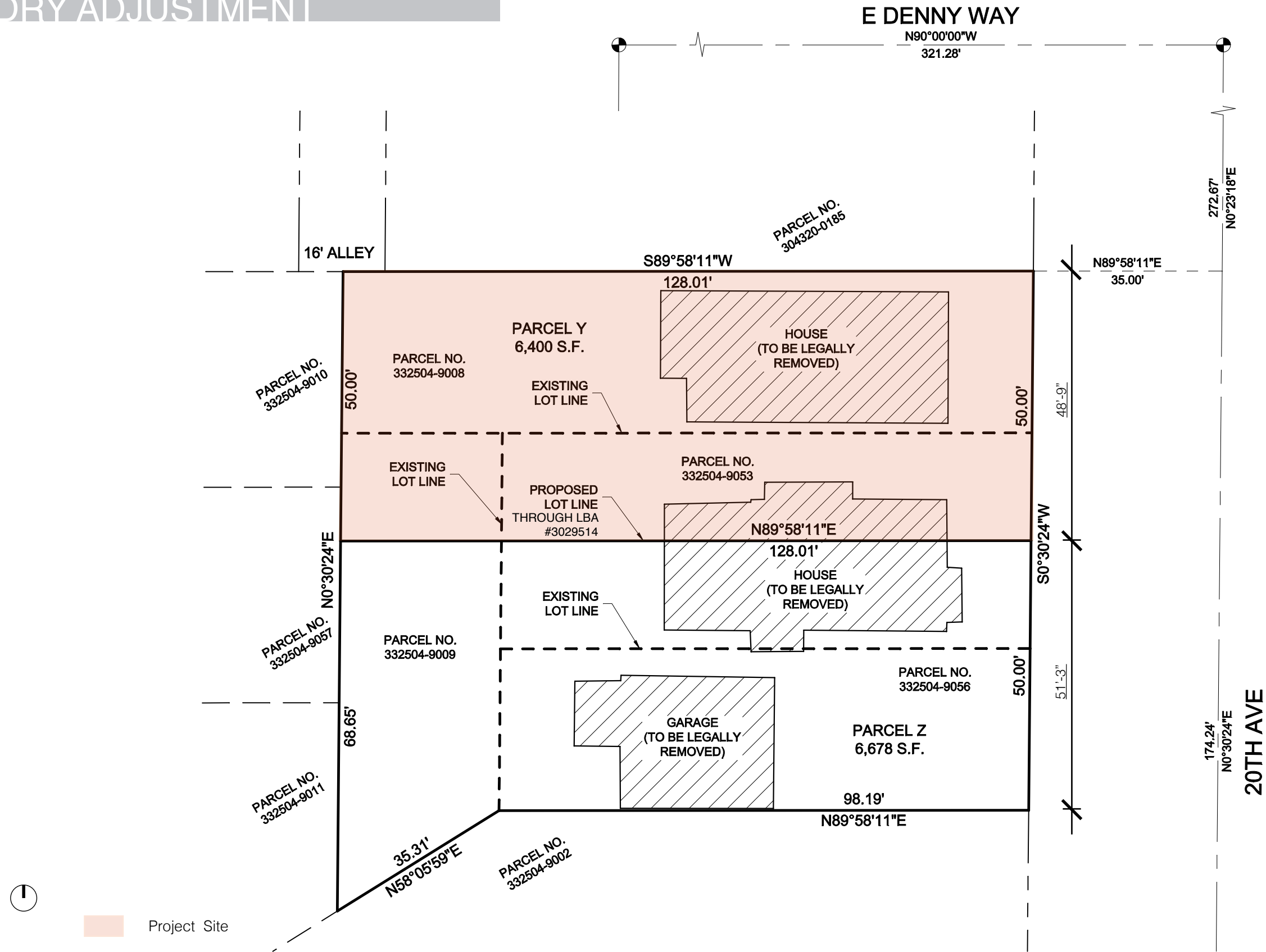
ZONE

NC2-40

URBAN VILLAGE OVERLAY







Madison-Miller

LOT BOUNDRY ADJUSTMENT



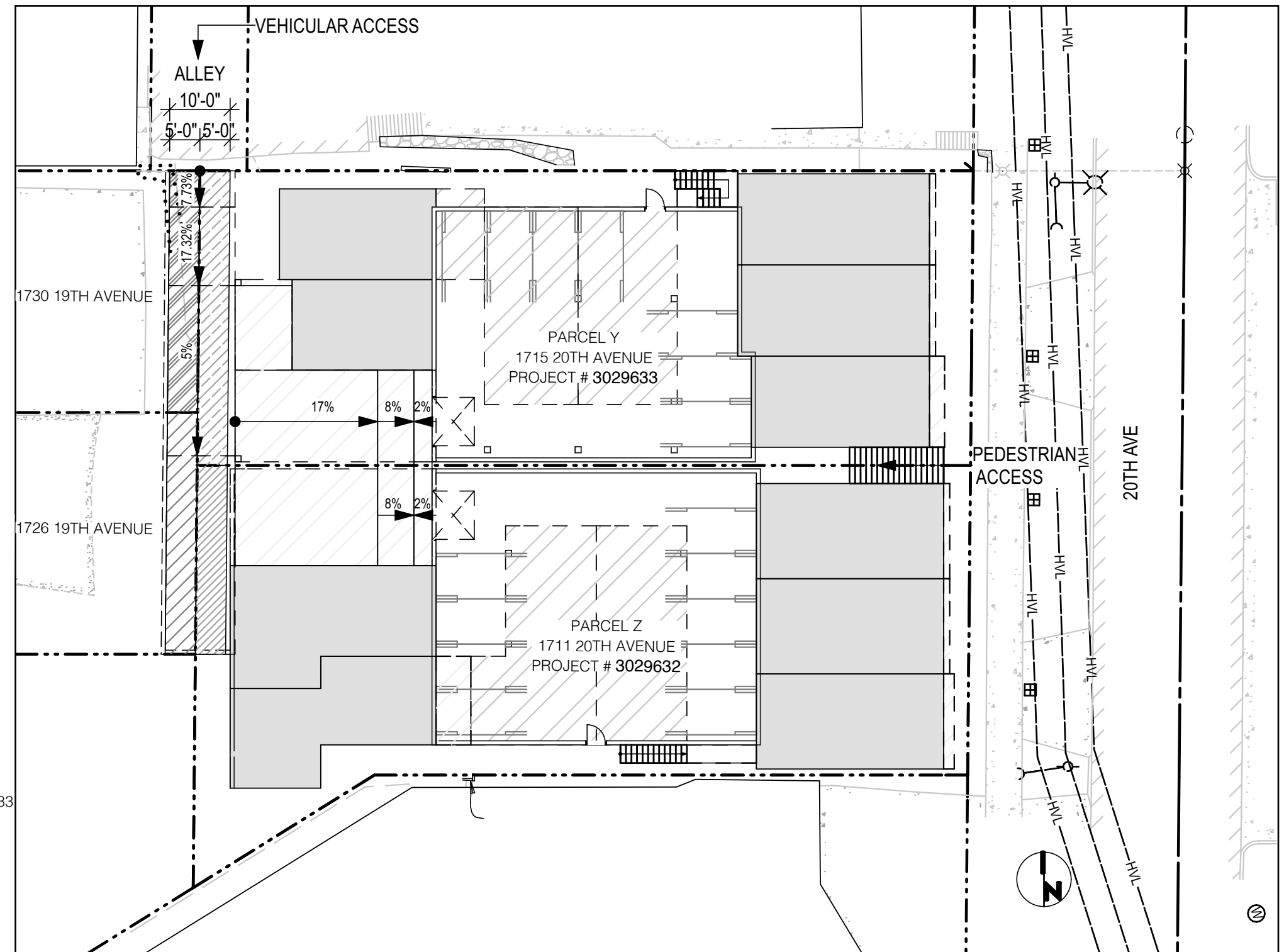
PARKING AND ACCESS PLAN

LEGEND

- | | |
|--|--|
|  | STRUCTURE AT GRADE |
|  | STRUCTURE ABOVE |
|  | PERMANENT ACCESS EASEMENT FROM 1730 19TH AVE TO 1711/1715 20TH AVE AND TEMPORARY EXCAVATION EASEMENT FROM 1730 19TH AVE TO 1715 20TH AVE |
|  | PERMANENT ACCESS EASEMENT PROVIDED TO 1711/1715 20TH AVE FROM 1726 19TH AND TEMPORARY EXCAVATION EASEMENT FROM 1726 19TH AVE TO 1711/1715 20TH AVE |
|  | PERMANENT ACCESS EASEMENT PROVIDED TO 1726/1730 19TH AVE AND 1711 20TH AVE FROM 1715 20TH AVE AND TEMPORARY EXCAVATION EASEMENT FROM 1715 20TH AVE TO 1726/1730 19TH AVE |
|  | PERMANENT ACCESS EASEMENT PROVIDED TO 1726 19TH AVE FROM 1711 20TH AVE AND TEMPORARY EXCAVATION EASEMENT FROM 1711 20TH AVE TO 1726 19TH AVE |

PARCEL Y
PROJECT # **3029633**
1715 20TH AVENUE
(8) TOWNHOUSE UNITS
(7) SMALL PARKING STALLS
(1) SMALL PARKING STALL PROVIDED ON
ADJACENT DEVELOPMENT SITE, # 3029632

PARCEL Z
PROJECT # 3029632
1711 20TH AVENUE
(8) TOWNHOUSE UNITS
(8) SMALL PARKING STALLS
(1) SMALL PROVIDED FOR ADJACENT DEVELOPMENT SITE, # 3029633



NEIGHBORHOOD CONTEXT



TRANSIT & ACCESS



This site is well served by several bus lines, including the #11, 12, 84, 8 and 43, facilitating travel to many Seattle neighborhoods, including Downtown, University District, International District, Madison Park, Madrona, and Beacon Hill.

Bicycle routes connect the site to Downtown, South Lake Union, and the University District.



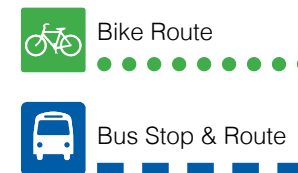
MINUTES

Thudson Kitchen & Bar
Mt. Zion Baptist Church
Flex Training Gym
Planned Parenthood



MINUTES

Safeway
Trader Joe's
Starbucks
Madison St Animal Hospital
Queen Bee Tasty Food & Coffee
Madison Temple
Miller Park
YMCA
Anytime Fitness
Common Ground Co-op



① Bus Stop

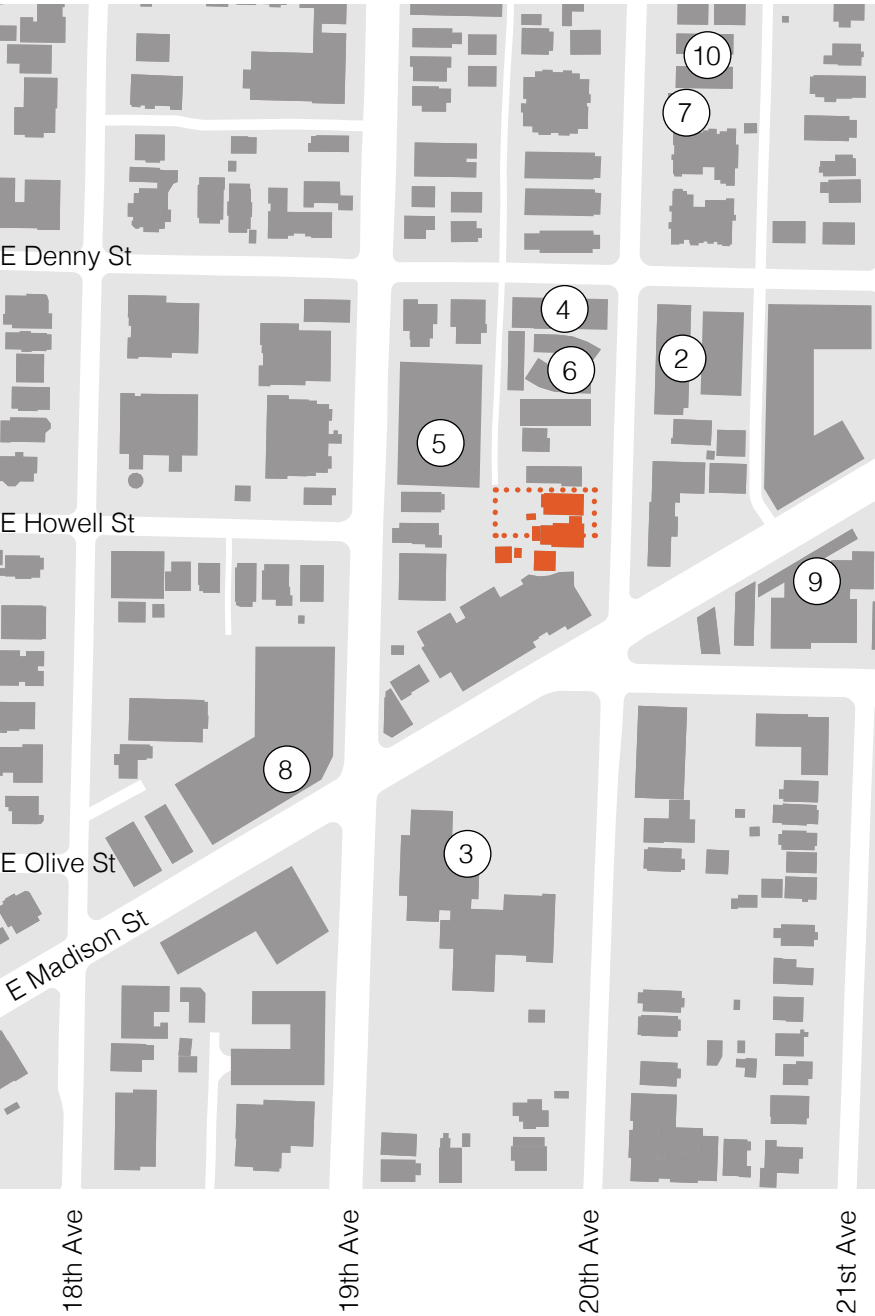


2 Bike Sharing Services and Bike Friendly Streets



3 Miller Park

ARCHITECTURAL CONTEXT



The architectural context in the surrounding neighborhood varies in scale and architectural style.

Along Madison Avenue E are larger scaled mixed-use, apartment, condominium and office structures (8, 9) which include a mix of modern and contemporary style and references to classical details (gables, trim, lap siding, symmetry) in a palette that includes cement panel, lap siding, metal siding and brick/masonry.

A classic 3-story brick apartment building, built in 1927 (2) , with simple massing and color accents at the window frames is located on the east side of 20th Ave and adds to the layered character of the neighborhood.

A mix of modern and traditional townhouse projects (4, 6) are also found in the surrounding context and include cement panel and wood siding palettes.

Traditional craftsman single family homes (7) add to the layer of the architectural context in use, scale and character.

These examples of the neighborhood demonstrate how the architectural context is deeply layered in style, execution, and is evolving with the neighborhood.



② Apartment Building
1818 20th Ave
Built: 1927



③ Mt Zion Baptist Church
1634 19th Ave
Built: 1962



④ Townhouses
1823 E Denny
Built: 2016



⑤ 19th Ave Lofts Condominiums
1802 19th Ave
Built: 2004



⑥ Townhouses
1815 20th Ave
Built: 1997



⑦ Single Family Residence
118 20th Ave E
Built: 1908



⑧ Mixed-Use Apartments
1818 E Madison
Built: 2012



⑨ Planned Parenthood Offices
2001 E Madison St
Built: 1999



⑩ 4-Plex Apartments
122 20th Ave E
Built: 1978



ADJACENT USES



① Safeway and Starbucks on Madison St



② Townhouses on E Denny St



③ Miller Park on E Thomas St



④ Single Family Homes on 20th Ave and E Pine st



⑤ Madison Temple on E Madison St



⑥ Apartment Building on E Madison St

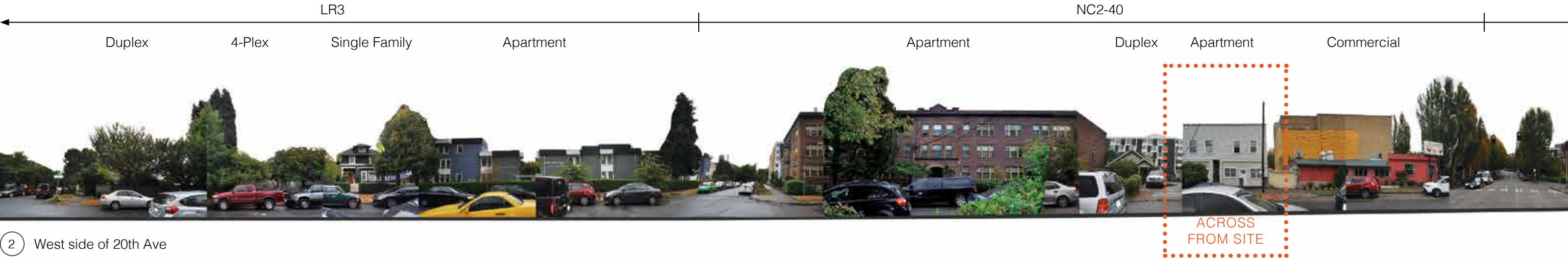
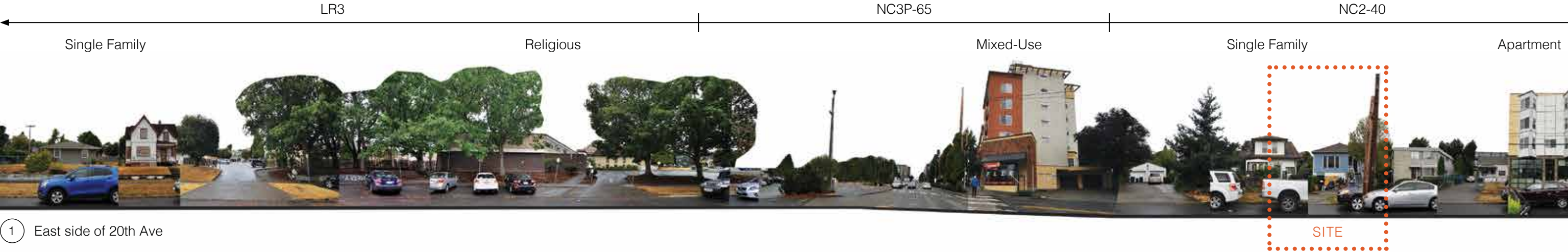


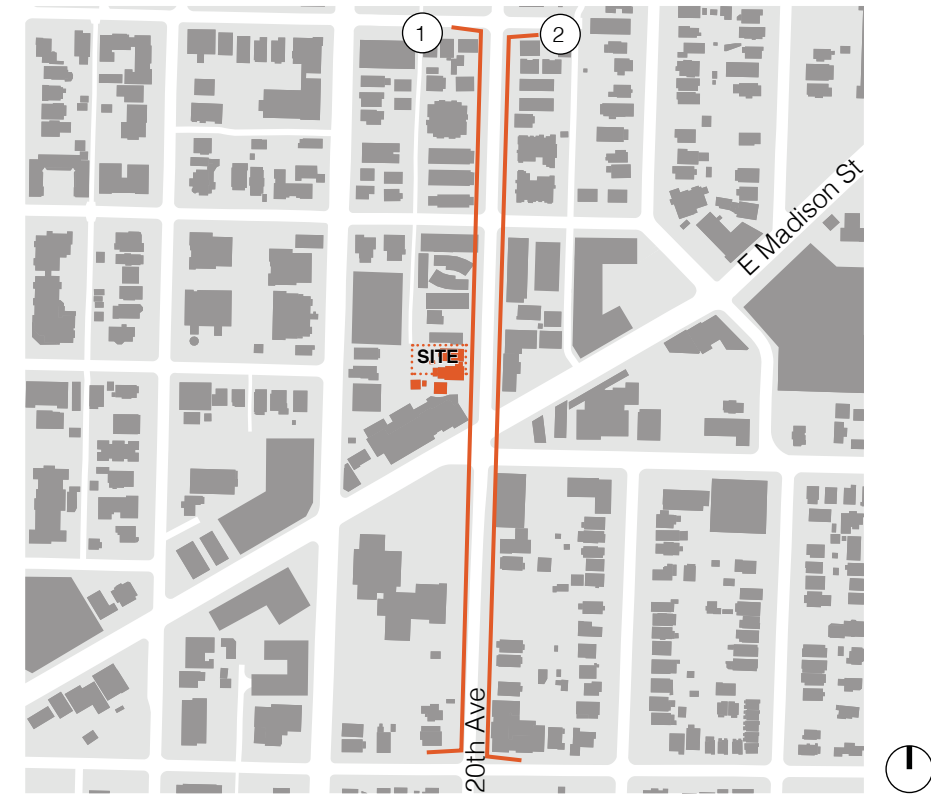
⑦ El Gallito Restaurant on E Madison St and 20th



⑧ Office on 20th Ave

STREET PANORAMAS





NC2-40

LR3

Townhouse

Townhouse

Apartment

Single Family



NC3P-65

NC2-40

LR3

Office

Single Family

Single Family



OPEN SPACE/PUBLIC REALM



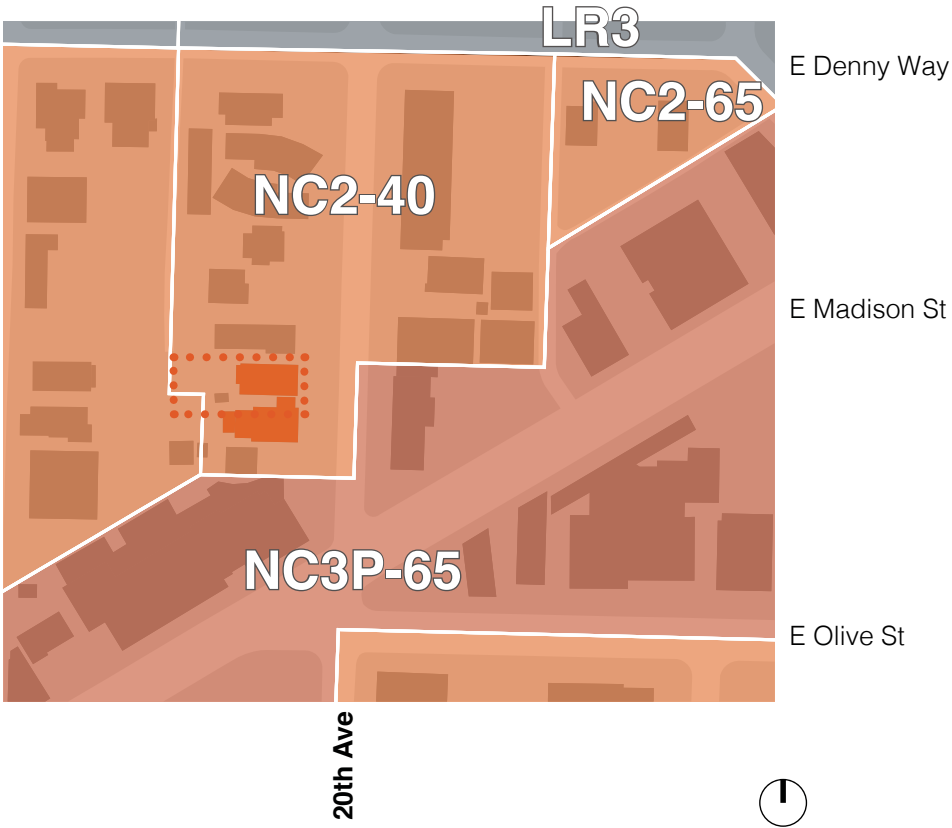
The project site is located on a block of 20th Avenue where the zoning transitions from NC3P-65 to NC2-40 and LR3.

The adjacent uses are consistent with a transition between Neighborhood Commercial and Low Rise Residential with mixed use, office and commercial buildings along E Madison Street and residential use for the remainder of the NC zoned block.

The zoning and contextual uses have created an open space pattern along 20th Avenue that provides small front setbacks from property lines, but still feels generous, as the right-of-way width is 70 feet and includes ample planting strip and sidewalk width at both sides of the street.

The project proposal looks to contribute to this existing siting pattern by providing a small front setback consistent with the existing context and integrating the planting strips in the right-of-way to engage with the pedestrian realm and constitute a buffer to the street.

1 PROPOSED DEVELOPEMENT



2 64 Unit Apartments
1916 E Madison St
Built: 1998



3 Restaurant
1700 20th Ave
Built: 1959



④ Rowhouses
1823 20th Ave
Built: 2017



⑥ Townhouses
1815-1821 20th Ave
Built: 1997



⑧ Apartment Building (Live/Work)
1811 20th Ave
Built: 2016



⑩ Single Family Residence
1806 20th Ave
Built: 1911



⑤ Single Family Residence
1803 20th Ave
Built: 1906



⑦ 4-plex Apartments
1801 20th Ave
Built: 1966

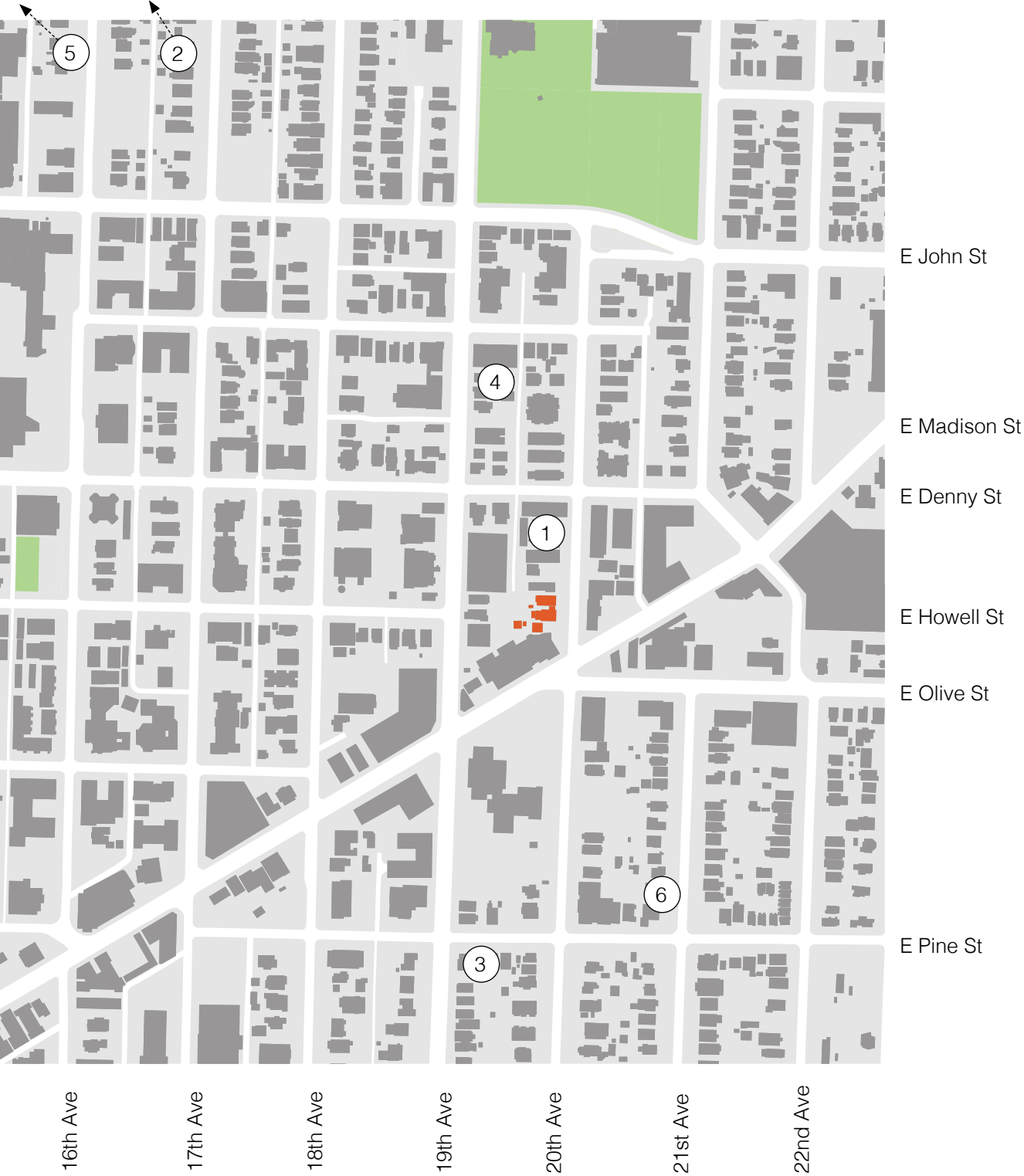


⑨ Apartment Building
1818 20th Ave
Built: 1927, Remodeled 2014

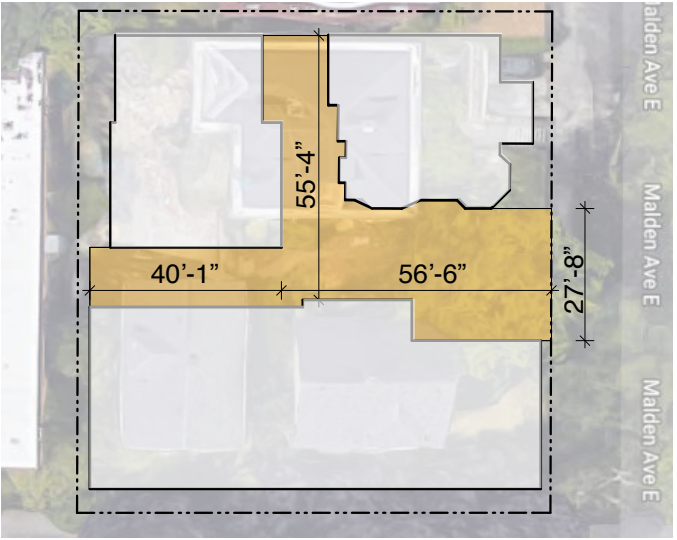


⑪ Apartment Building
1800 20th Ave
Built: 1904

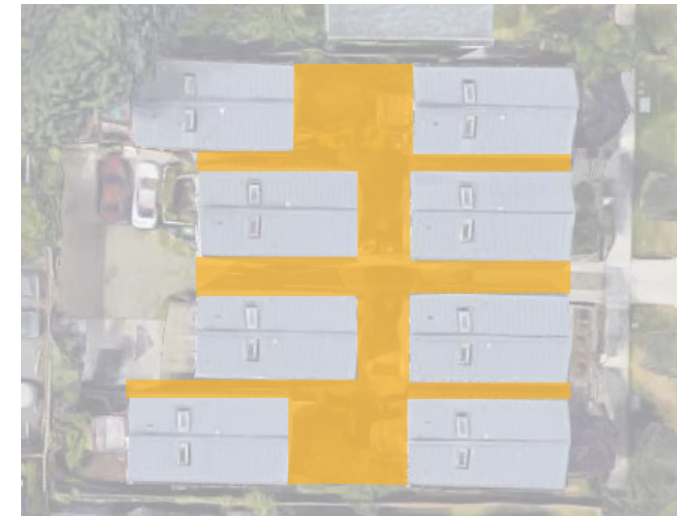
COURTYARD CONTEXT ANALYSIS



① Townhomes at 1821 20th Ave
Linear courtyard connected to street



② Rowhouse and duplex on adjacent sites at 1412 E Mercer Street and 607 Malden Ave E with existing home. Strong street presence with space carved out in center. By b9 architects.



④ Townhomes at 120 19th Ave E
Infill behind existing structures



⑤ Townhomes at 410-412 12th Ave E
Central courtyard raised above the street.
By b9 architects.



⑥ Townhomes 1609 21st Ave
Central spine between rows of townhomes

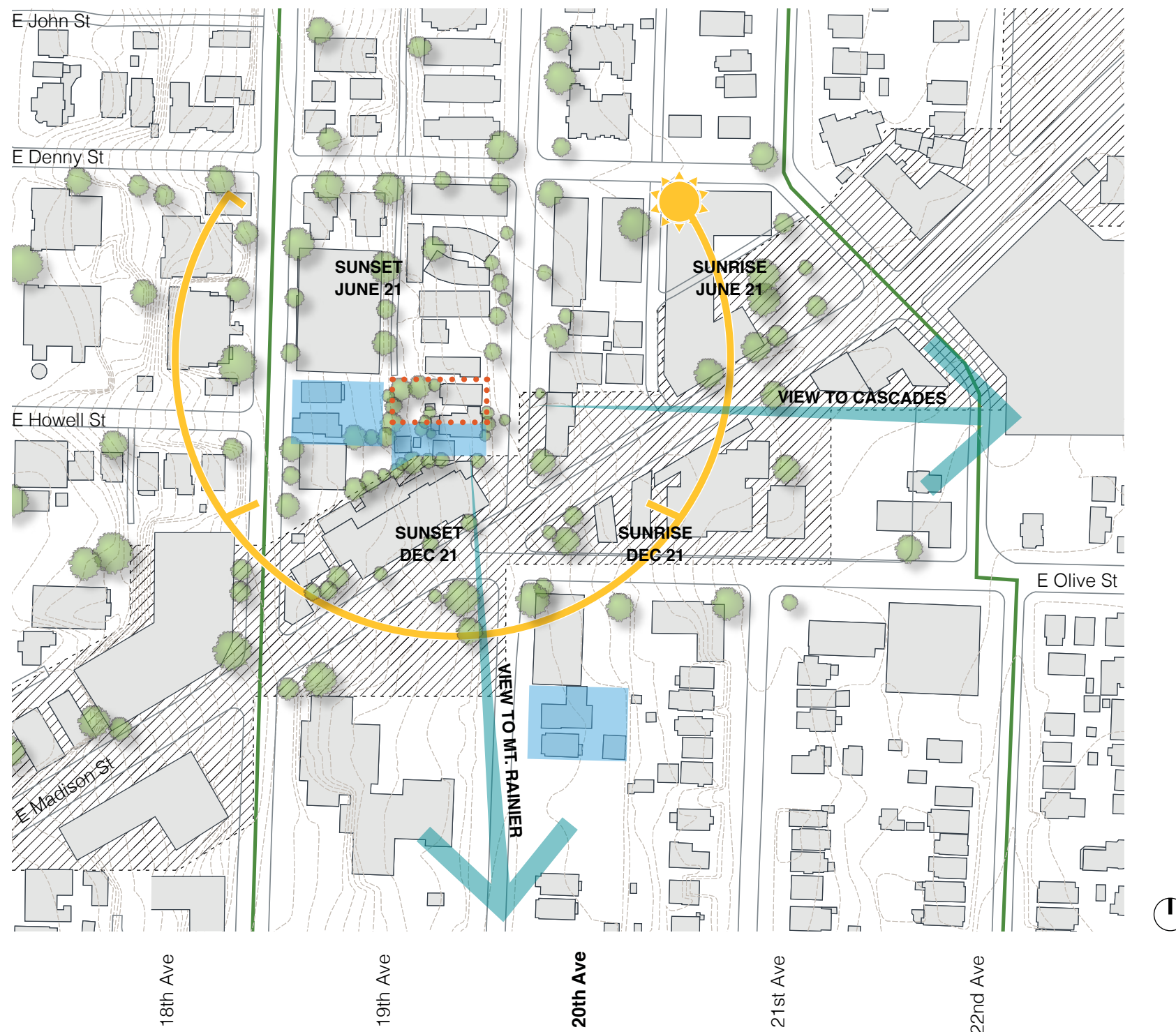


③ "Urban Canyon" townhomes at 1903 E Pine St
Meandering path pulls block apart, adding variety
of scales. By b9 architects.

1715 20th Ave | #3029633 | EDG Packet | April 11, 2018



SITE CONDITIONS & CONSTRAINTS



Constraints

- The site is located adjacent to Principal Arterial, E Madison Street, an Urban Village Main Street connecting the site to Downtown and Madison Park
- The site is located on 20th Ave near the intersection of E Madison Street, a short distance from the Capitol Hill Urban Center Village
- The existing use includes one duplex structure
- Pedestrian access is proposed to be from 20th Ave, with vehicular access from the alley off of E Denny St.
- The site context contains commercial use along E Madison Street and residential use along 20th Avenue, including single family homes, low-mid rise apartments, and townhomes.
- The site is bordered by a two-story 4-plex apartment building built in 1966 to the north. Across the street is a single family home and apartment building. A new, 4-story apartment structure is proposed at the adjacent site to the west under project #3029087.
- The adjacent site to the south, 1711 20th Avenue, is under common ownership and is to be developed concurrently under project #3029632 and 6624395. The development proposal includes (8) three to four story townhouse units over shared parking with access to (9) parking stalls provided from alley access off of E Denny Street. The existing single family structure and garage are to be demolished.
- The site is rectangular shaped. The total site is approximately 127 feet wide along 20th Ave by 50 feet deep.
- The site is located in zone NC2-40. The allowable building height is 40'-0".

EXISTING CONDITIONS

The project site is approximately 50 feet wide by 127 feet deep and currently contains a 1.5-story single family structure and detached garage. The existing structures are proposed to be demolished and removed.

The adjacent site to the south, 1711 20th Avenue, is under common ownership and currently contains a 1.5-story single family structure and garage. The existing structures are to be removed and the adjacent site is to be developed concurrently under project #3029632 and 6624395.

A 2-story, 4-plex structure built in 1966 bounds the site to the north. Currently, a mix of multifamily structures bound the site to the west. The adjacent two sites to the west are proposing a new 4-story apartment structure under project #3029087.

An asphalt alley ends at the north property line of the adjacent 1715 20th Avenue site. A shared access easement with adjacent sites 1715 20th

Avenue and 1726-1730 19th Avenue is provided to allow parking for all sites to be accessed from the alley and meet the 10 foot driveway width requirement per SMC 23.54.030.D.1.a. Pedestrian access will be provided from 20th Avenue and the existing curb cut along 20th Avenue is to be restored per SDOT requirement.

The site's topography descends approximately 12 feet from the west property line to the east property line along 20th Avenue and has the potential for views to the east of Lake Washington and the Cascades and Mt. Rainier beyond.

The site is located mid-block on 20th Avenue in the Capitol Hill neighborhood, between E Denny Street to the north and E Madison Street to the south, has good access to the transit and shops along E Madison Street and is located 0.3 miles south of Miller Park.



1 View to Southeast property line condition



2 View looking East to adjacent site property line



③ View of site looking Southwest on 20th Ave



④ View of adjacent site South property line condition



⑤ View looking North on 20th Ave



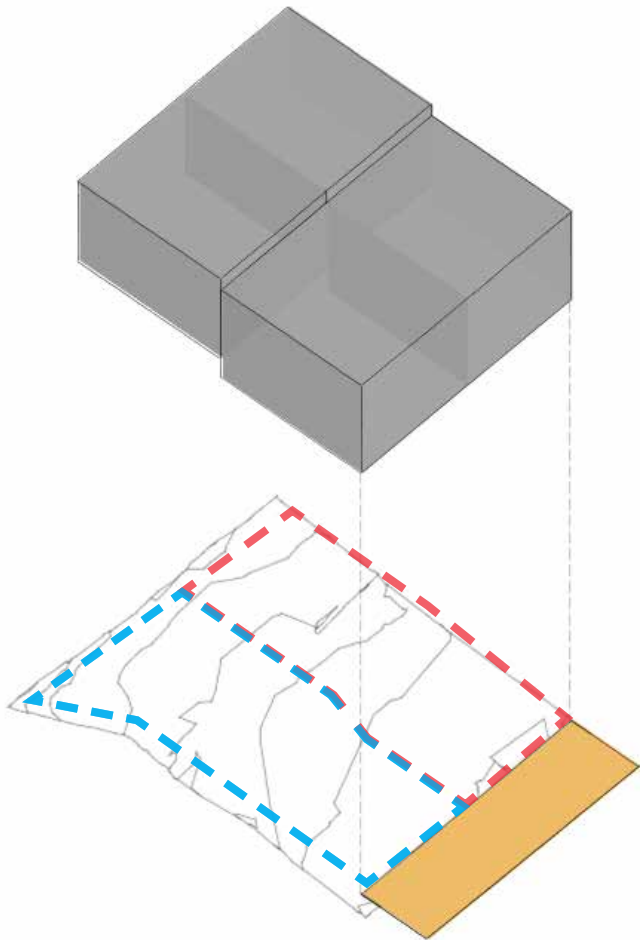
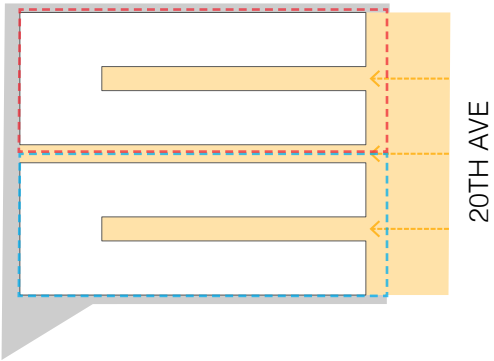
⑥ View of site and adjacent site looking West on 20th Ave



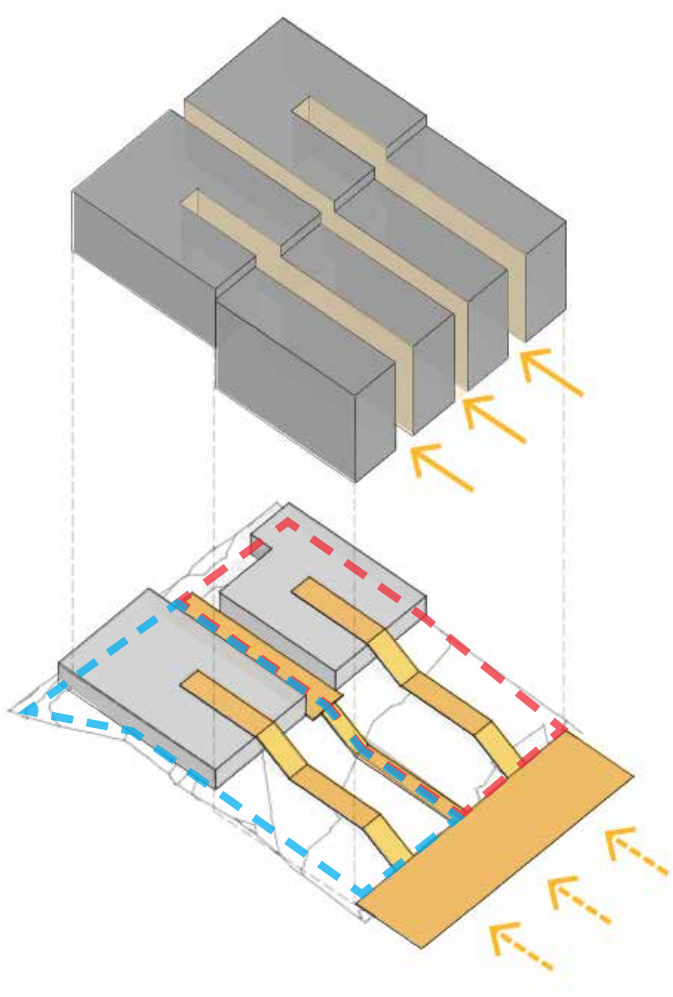
⑦ View to Southwest on 20th Ave

DESIGN EVOLUTION

- 1711 20TH AVE | PROJECT #3029632
- 1715 20TH AVE | PROJECT #3029633

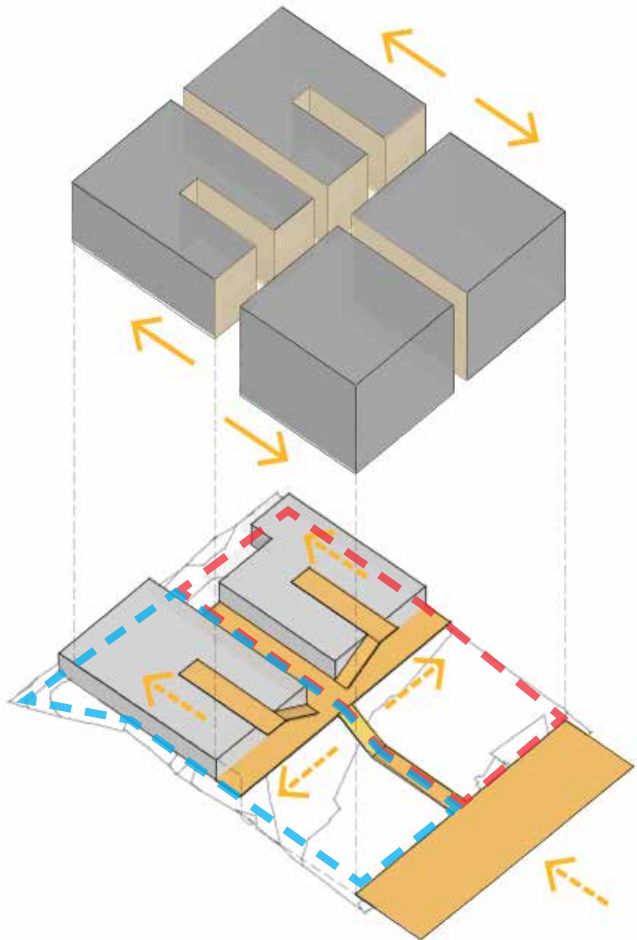


- Solid Massing
- Generous right-of-way space between site and curb

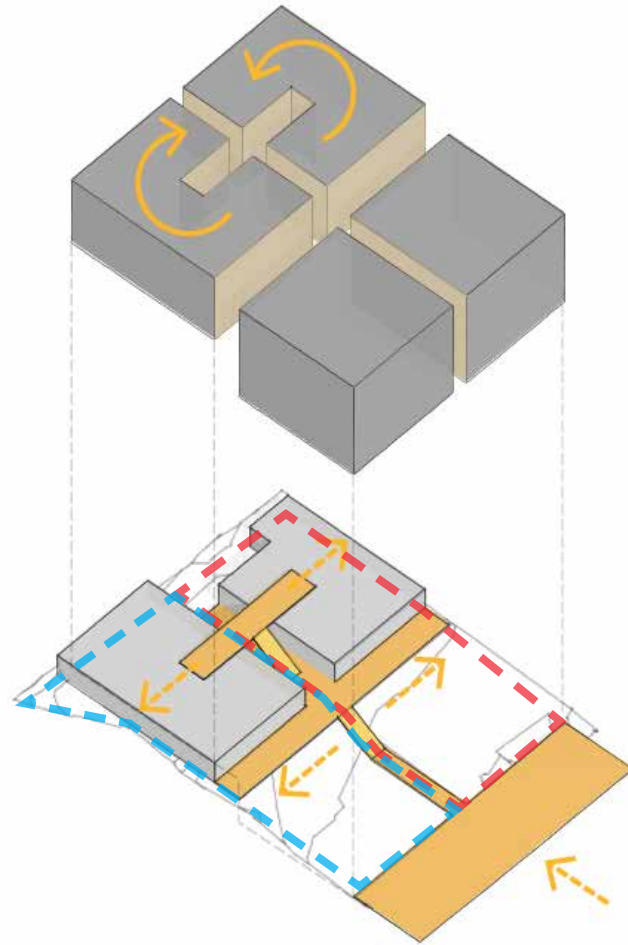
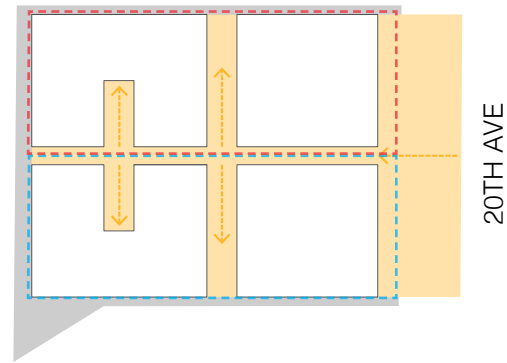


ALTERNATIVE 1

- Shared parking garages are provided at the rear with access from the alley
- Side Setbacks for light and Air to neighbors and proposal
- Circulation corridors are carved at the center of each structure for access
- Exterior space is oriented in one direction
- All exterior space is primarily circulation

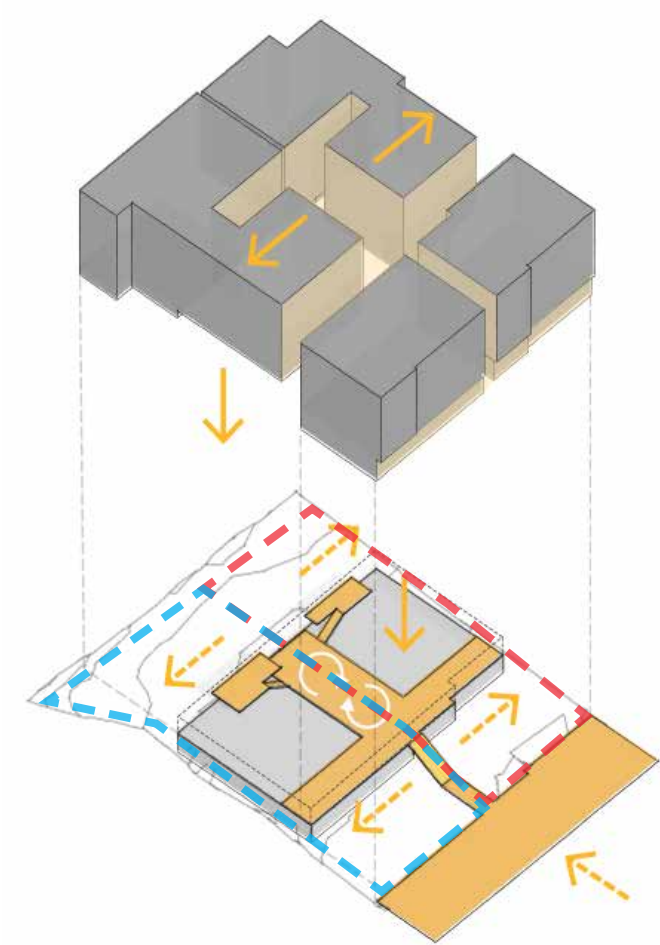
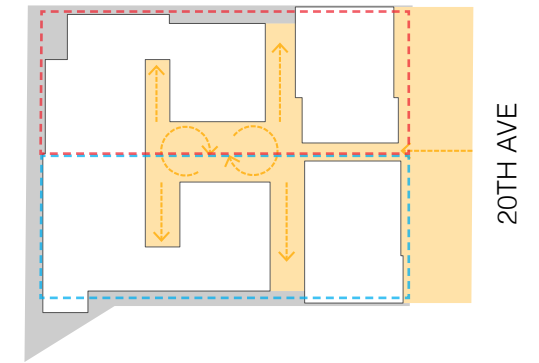


- The long U-shaped structures are split in the north-south direction to provide additional light and air.



ALTERNATIVE 2

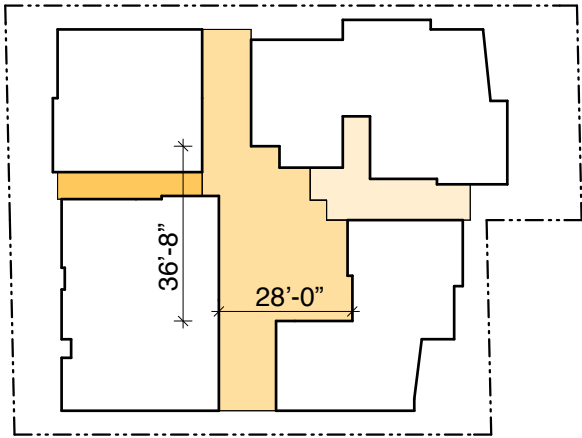
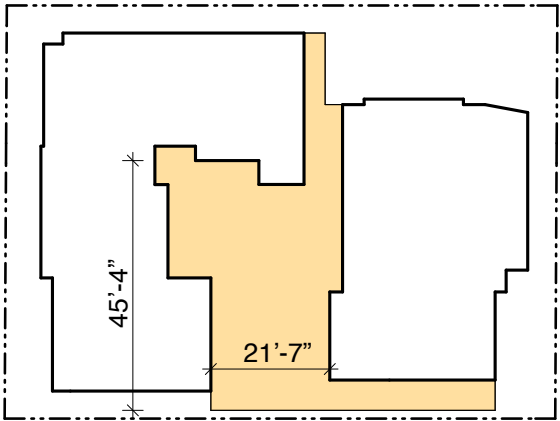
- Rear structures rotate orientation, pairing the exterior circulation spaces together
- Exterior space is oriented in two directions
- All exterior space is primarily circulation



ALTERNATIVE 3 (PREFERRED)

- Parking garages shift down in elevation
- Units over the parking shift down to provide a mezzanine story
- Exterior massing over the parking shifts back from the center
- Exterior space is oriented in two directions and is comprised of a hierarchy of spaces
- A generous central courtyard is provided at an elevation that engages the units and the street

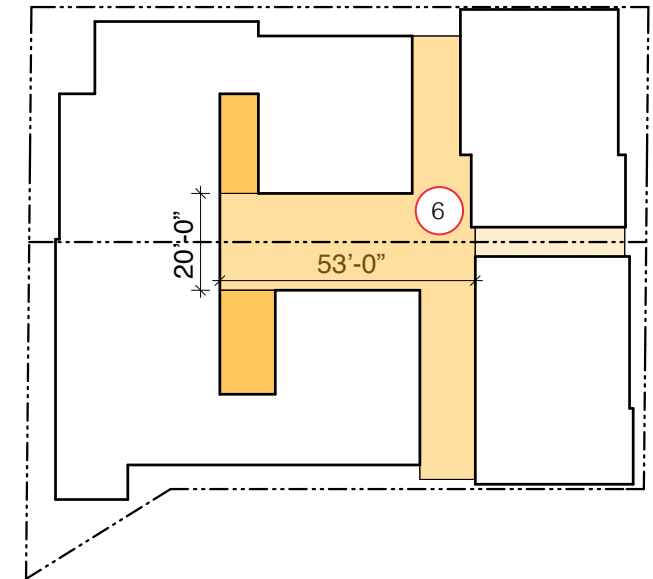
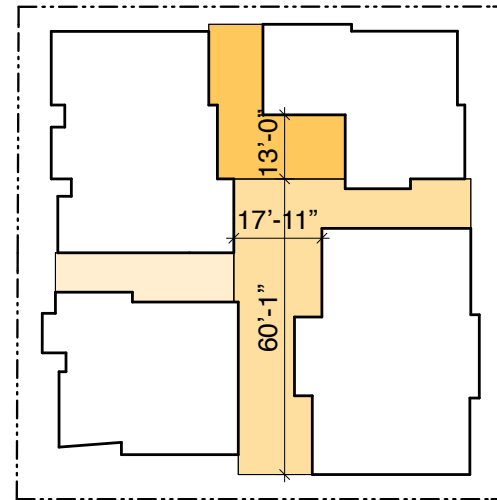
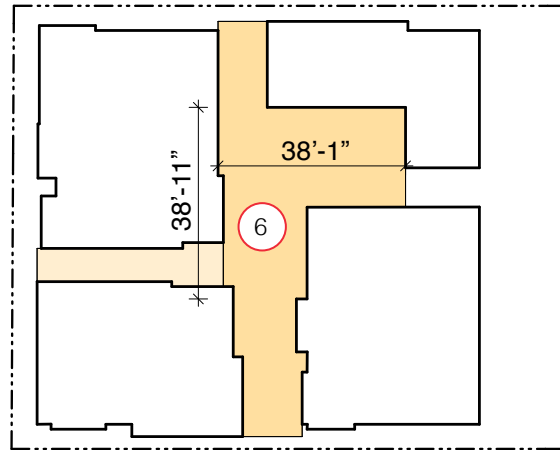
B9 ARCHITECTS' COURTYARD PRECEDENTS



WOODLAND PARK TOWNHOMES



VIEWS ON SOUTH QUEEN ANNE



Preferred Alternative

This analysis identifies architectural strategies for b9 architects' courtyard oriented projects. Specifically, the following items will inform the development of our design proposal for this site.

1. Hierarchy of spaces
2. Articulation of entries
3. Ground surface texture
4. Mix of hardscape and plantings
5. Pattern of openings
6. Proportion of open spaces

The proposed project balances the amount of open space with the amount of gross floor area, similar to the examples of b9 architects' courtyard oriented projects.

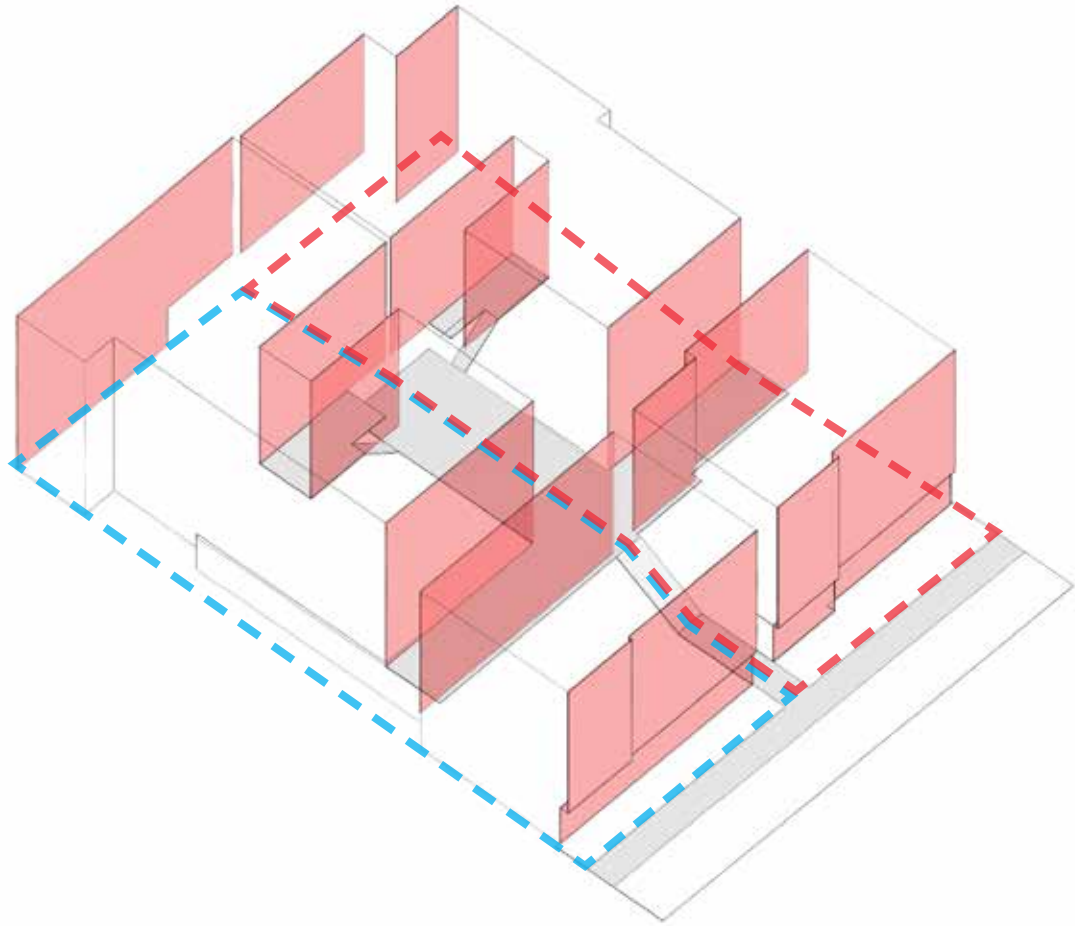
FREMONT TOWNHOMES

SOL HAUS

DESIGN PRECEDENTS

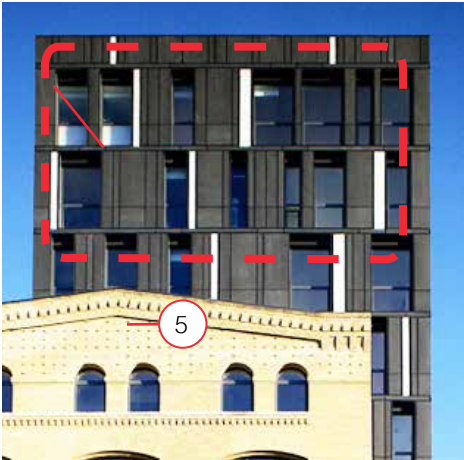
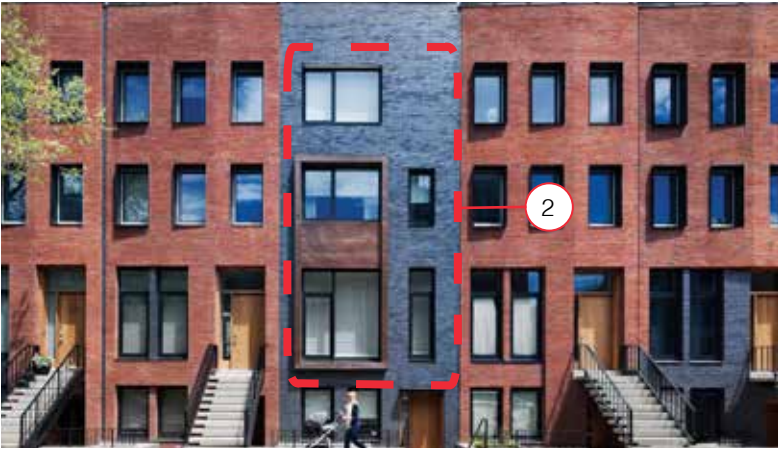
VERTICAL PLANES

- 1 REPITION/TEXTURE
- 2 WINDOWS ACTIVATE FACADE
- 3 ACTIVE FENESTRATION WITH FOCUS ON DETAILING
- 4 FACADE ACTIVATION WITH SCREENING ELEMENTS
- 5 SHIFTING WINDOWS



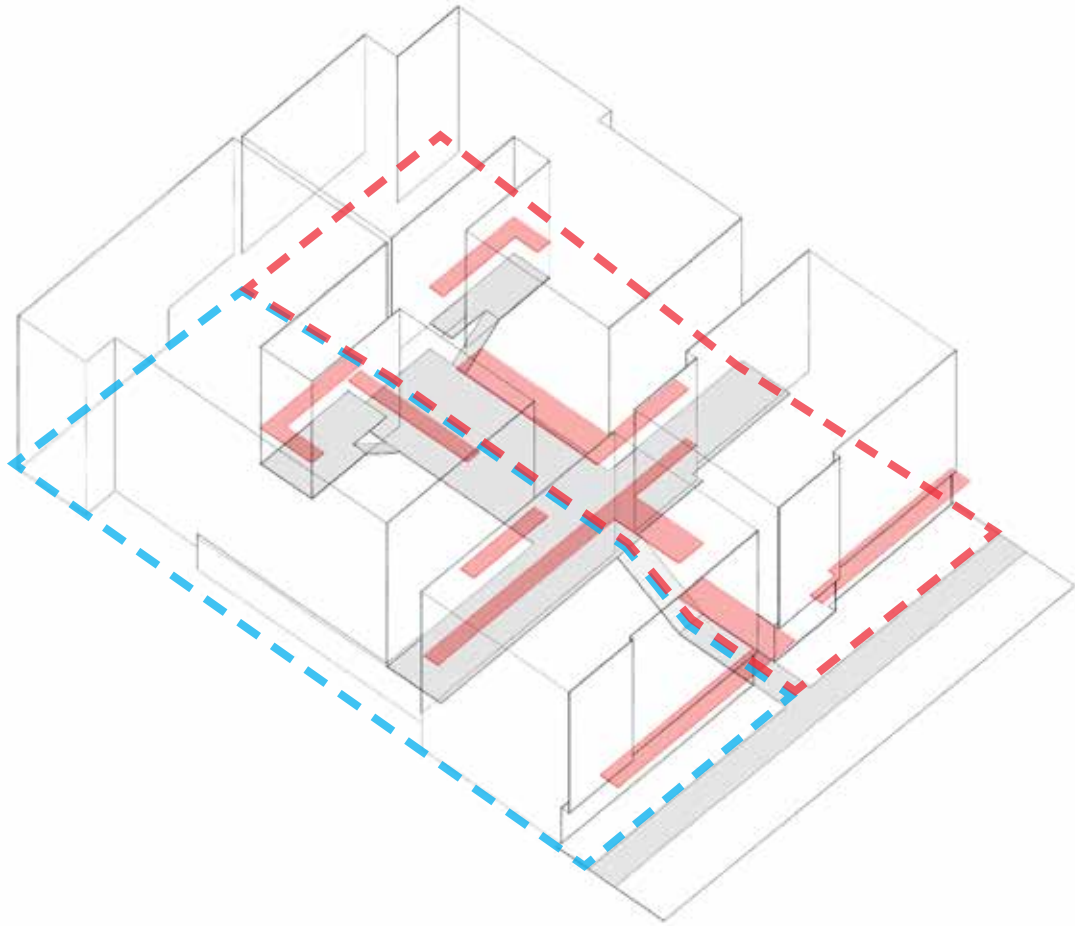
1711 20TH AVE | PROJECT #3029632

1715 20TH AVE | PROJECT #3029633



HORIZONTAL PLANES

- 1 SCREENING ELEMENTS AROUND ENTRIES
- 2 STOOPS AT UNIT ENTRIES
- 3 CANOPIES ALONG WALKWAYS AND ENTRIES
- 4 RECESSED ENTRY MOMENTS
- 5 OVERHEAD PROJECTIONS TO ACTIVATE EXTERIOR SPACES



1711 20TH AVE | PROJECT #3029632

1715 20TH AVE | PROJECT #3029633

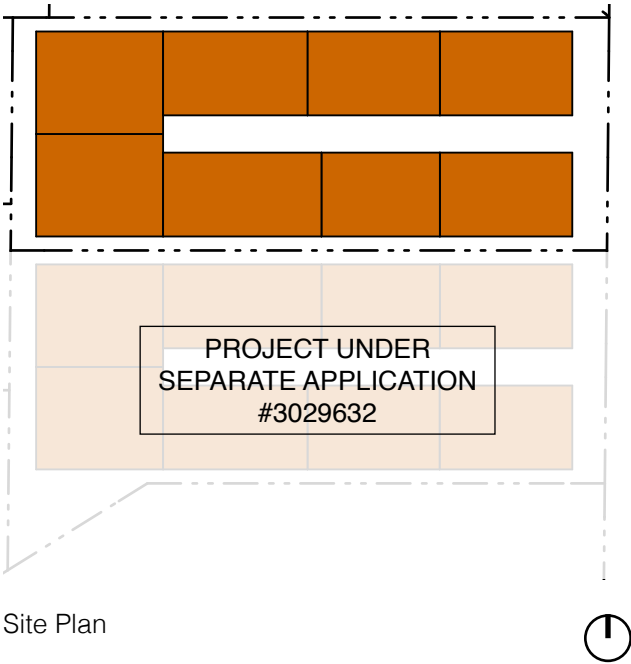


DESIGN PROPOSAL ALTERNATIVES

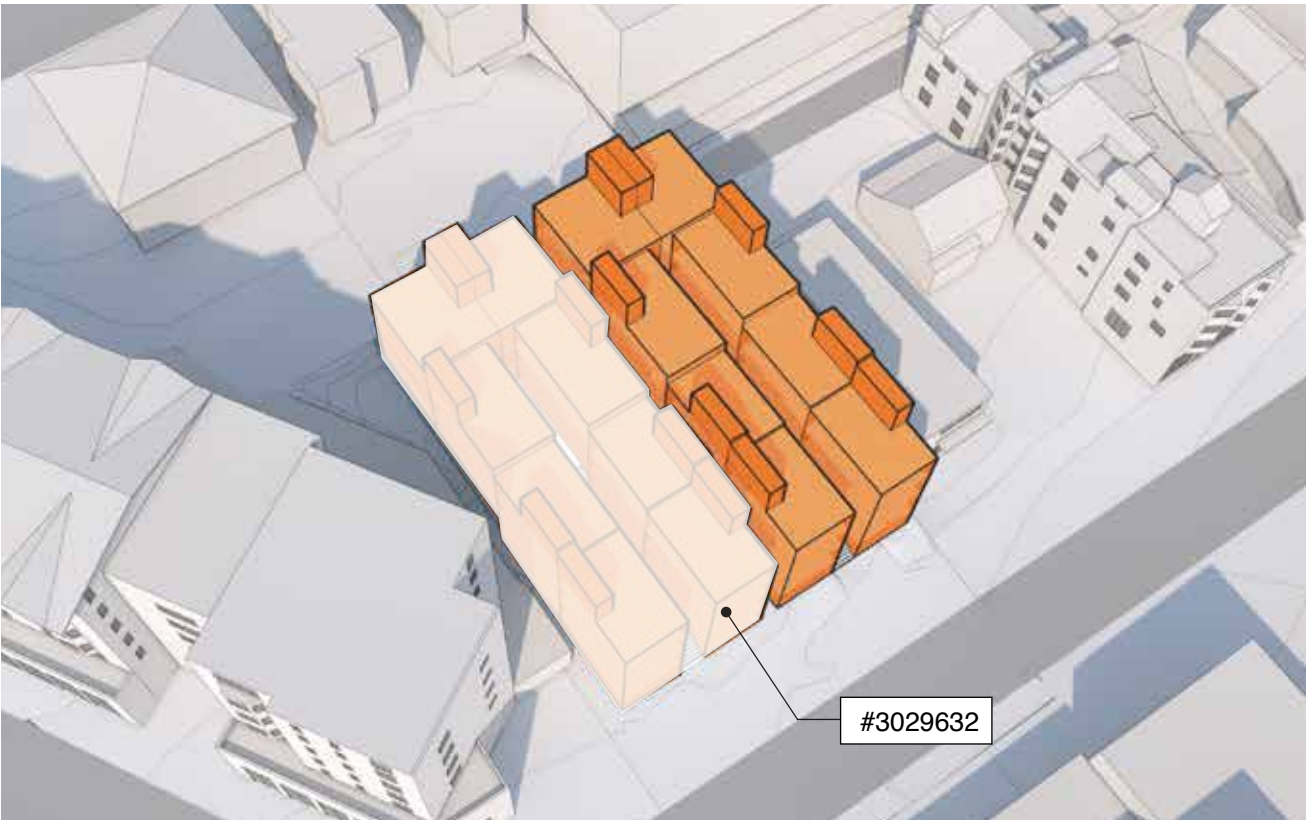
ALTERNATIVE 1

- Code compliant
- Exterior space is oriented in one direction
- All exterior space is primarily circulation

Lot Area: 6,400 SF
Lot Coverage: 4,361 SF
Lot Coverage Percentage: 68%



Site Plan

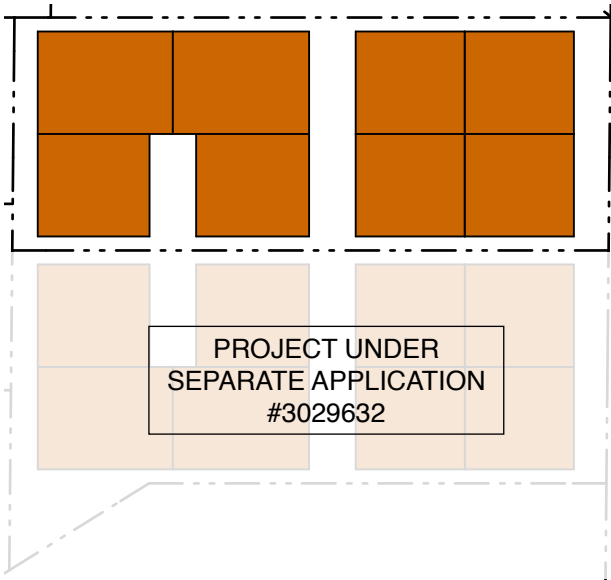


Aerial View looking Northwest

ALTERNATIVE 2

- Code compliant
- Exterior space is oriented in two directions
- All exterior space is primarily circulation

Lot Area: 6,400 SF
Lot Coverage: 4,404 SF
Lot Coverage Percentage: 68.8%



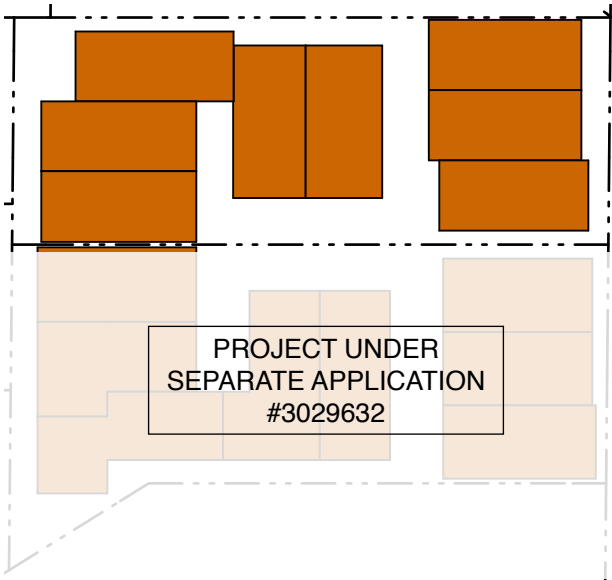
Site Plan



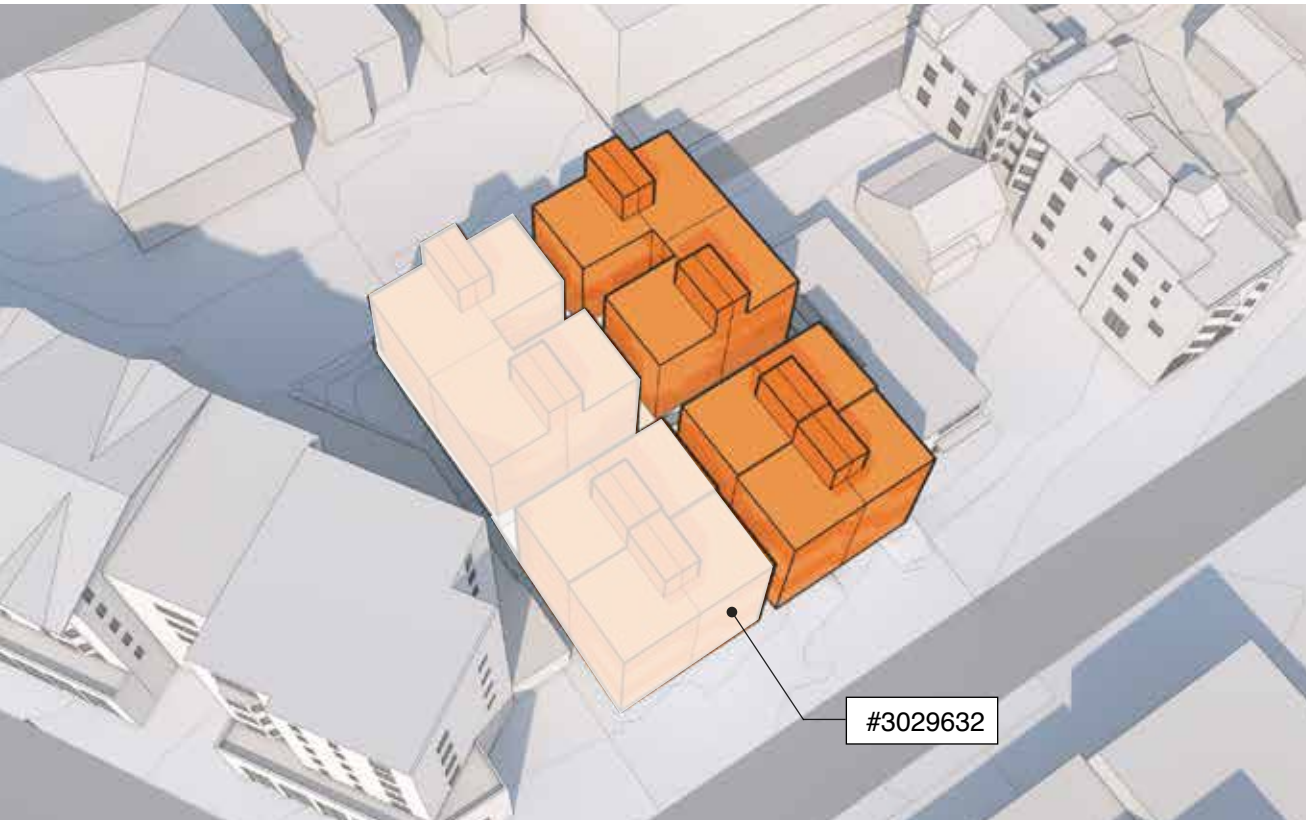
ALTERNATIVE 3 (PREFERRED)

- Exterior space is oriented in two directions and is comprised of a hierarchy of spaces
- A generous central courtyard is provided at an elevation that engages the units and the street

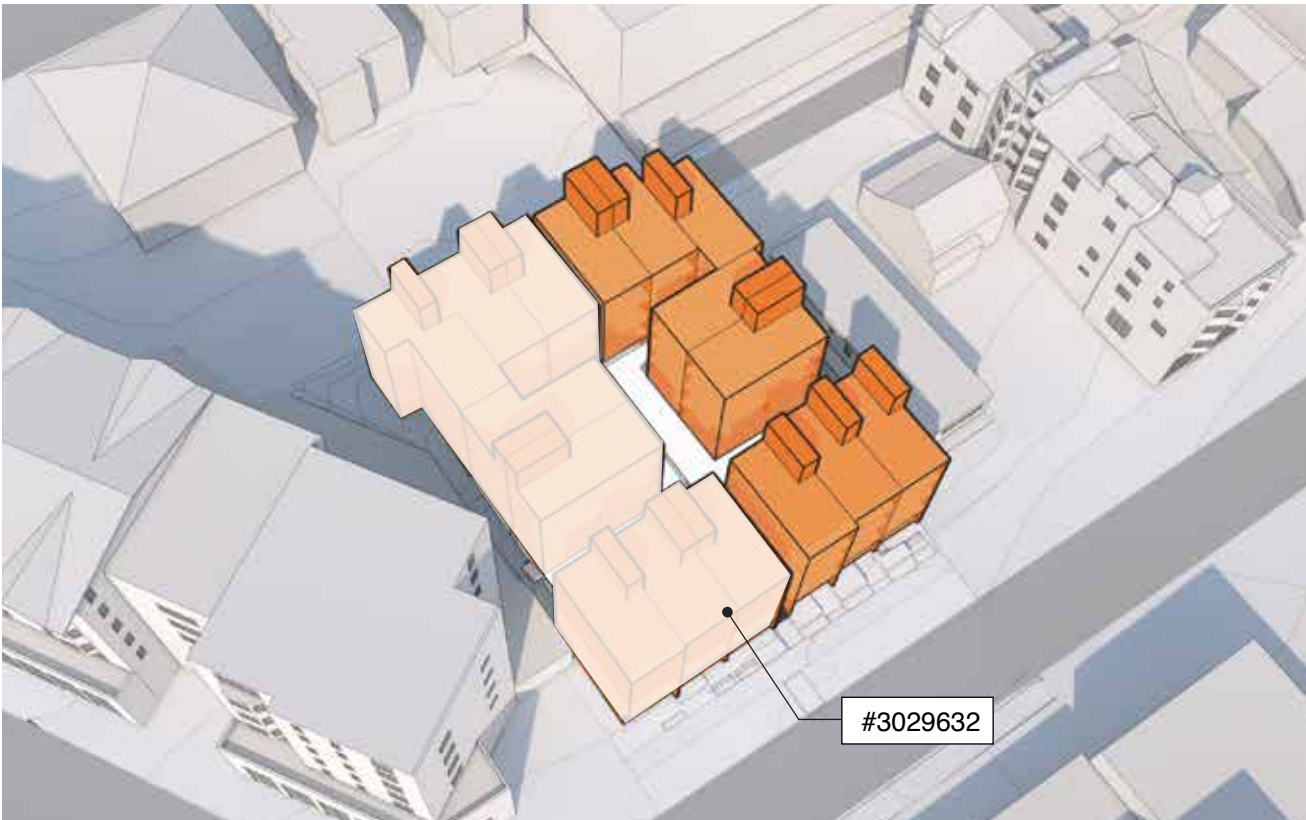
Lot Area: 6,400 SF
Lot Coverage: 4,030 SF
Lot Coverage Percentage: 62.9%



Site Plan



Aerial View looking Northwest



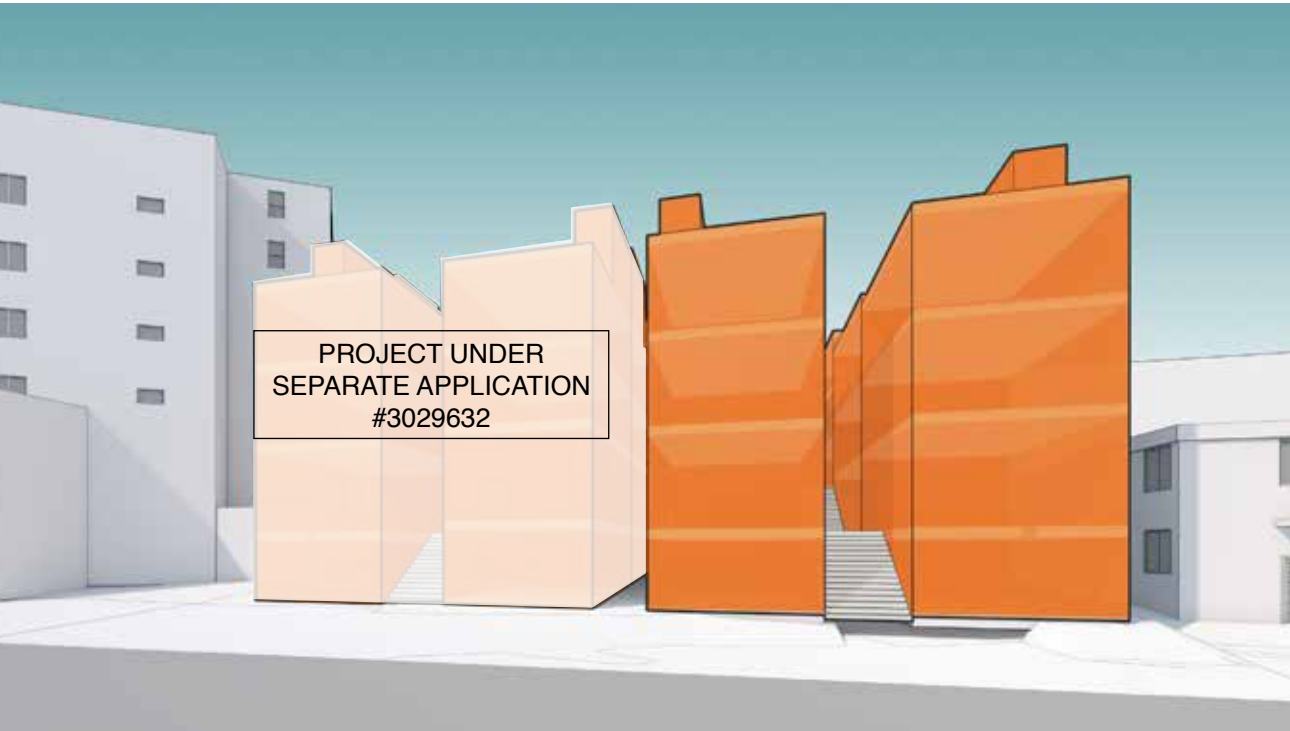
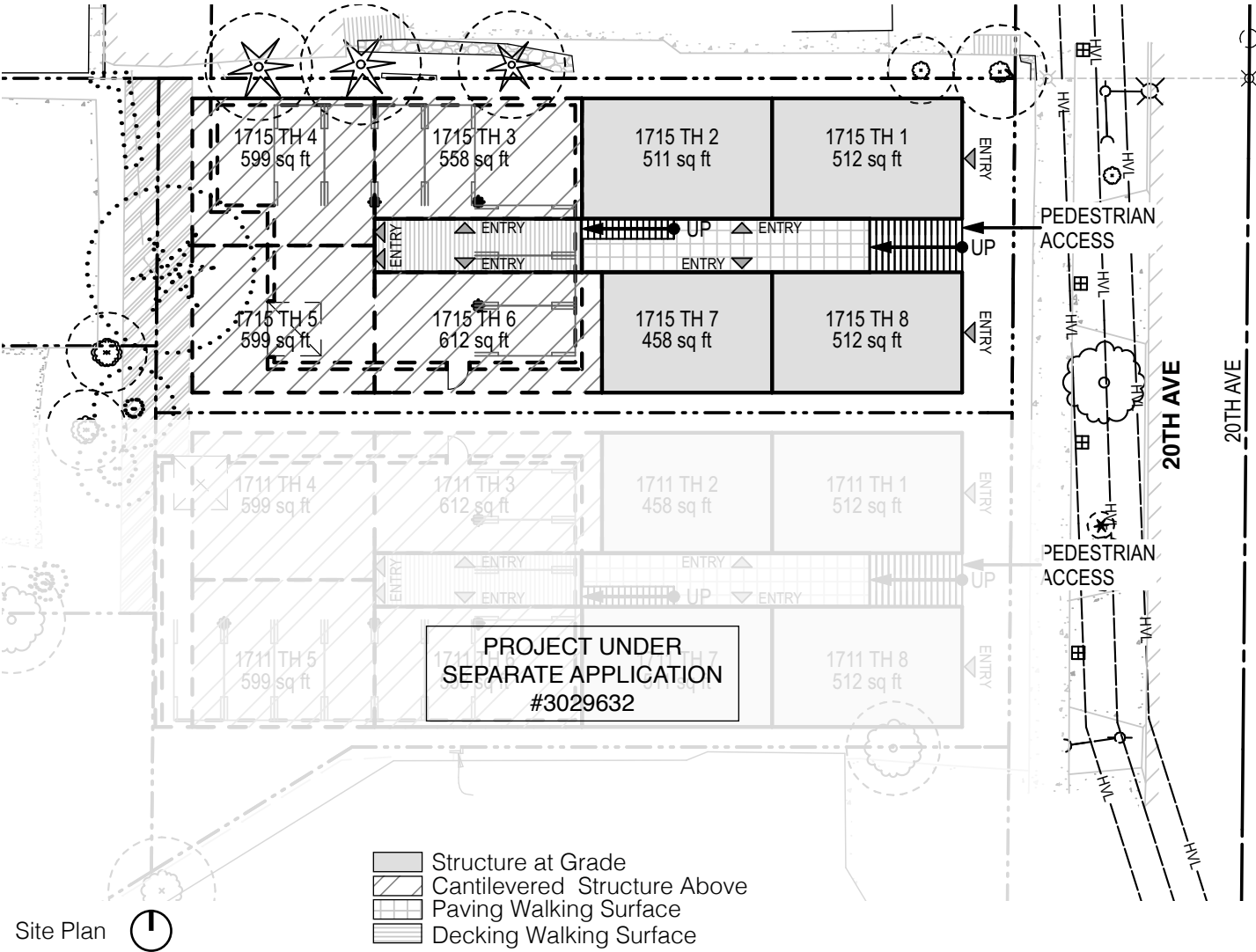
Aerial View looking Northwest

ALTERNATIVE 1

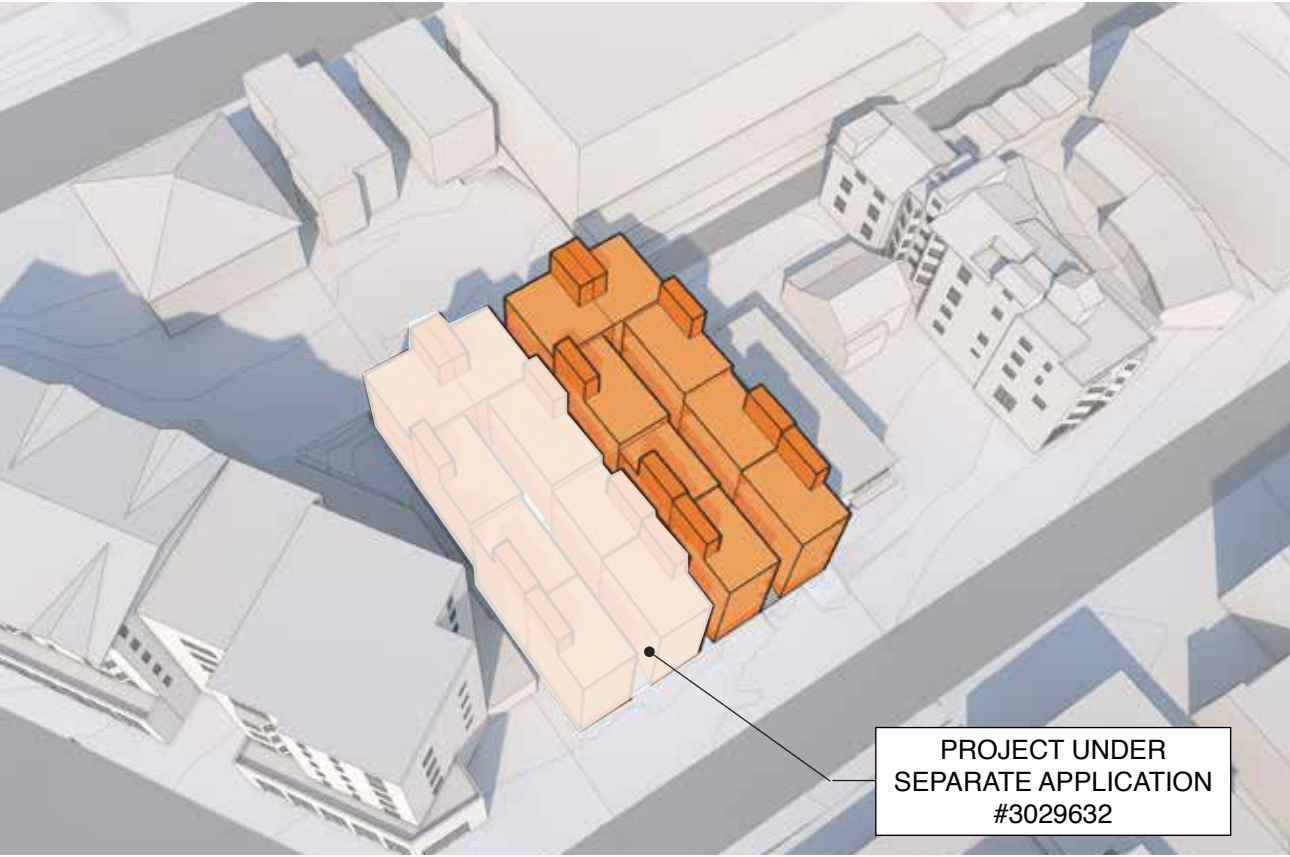
Alternative 1 is a code compliant scheme containing (4) four-story townhouse units at the front and (4) three-story townhouse units located above a shared parking garage at the rear for a total of 8 townhouse units and 7 small parking stalls. A shared access easement with adjacent sites 1711 20th Avenue and 1726-1730 19th Avenue is provided to allow parking for both all to be accessed from the alley and meet the 10 foot driveway width requirement per SMC 23.54.030.D.1.a. The parking elevation is located at the existing grade from the alley.

- Advantages:**
- Code Compliant
 - Pedestrian and Vehicular spaces are separated

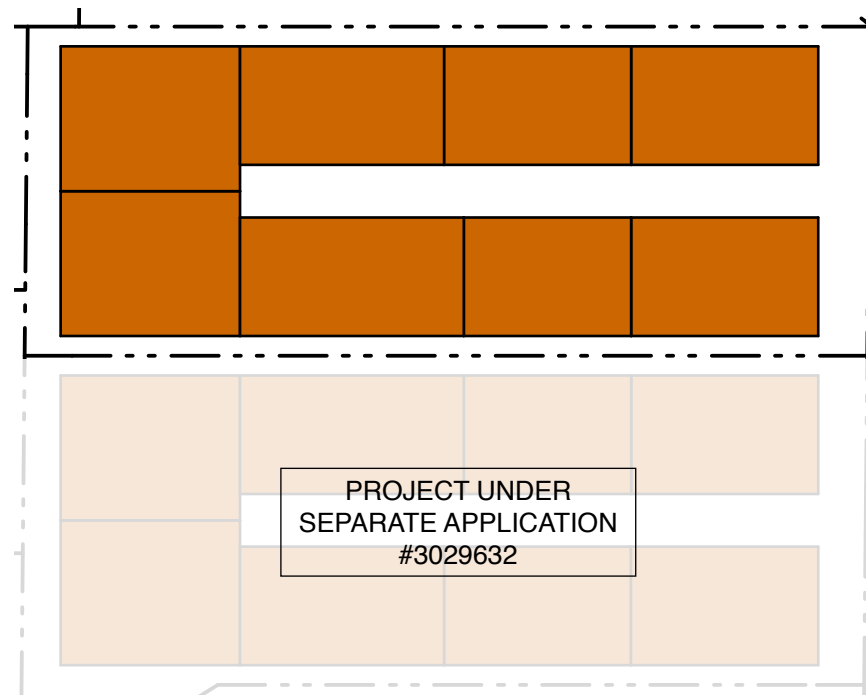
- Issues:**
- Exterior spaces are oriented in one direction
 - Exterior spaces are long, narrow and function for circulation
 - The parking elevation pushes the rear exterior space one story higher than the front exterior space elevation, creating disconnect between the spaces and requiring more stairs to mitigate the elevation difference



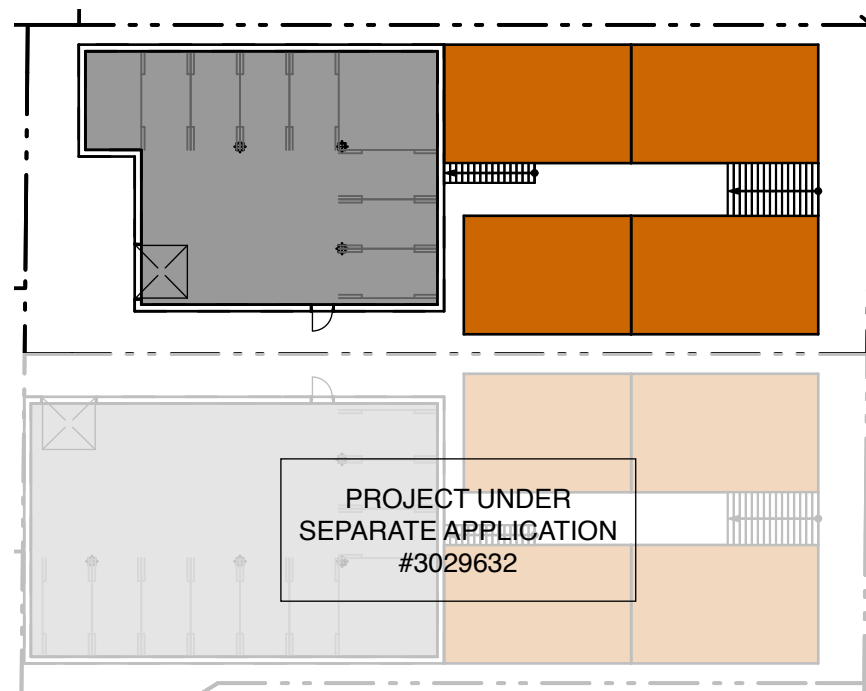
1 View looking West from 20th Ave



2 Aerial View looking Northwest

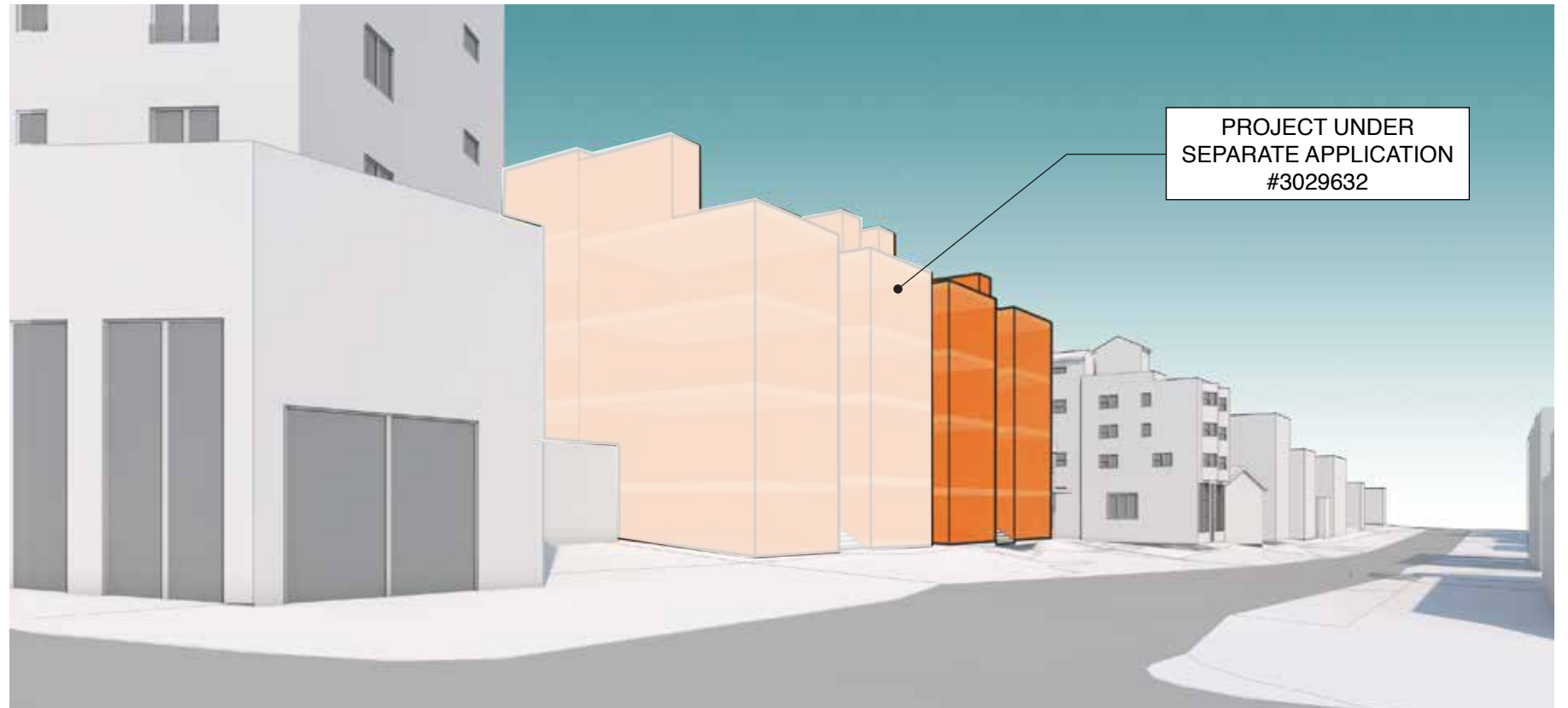


① Typical Floor

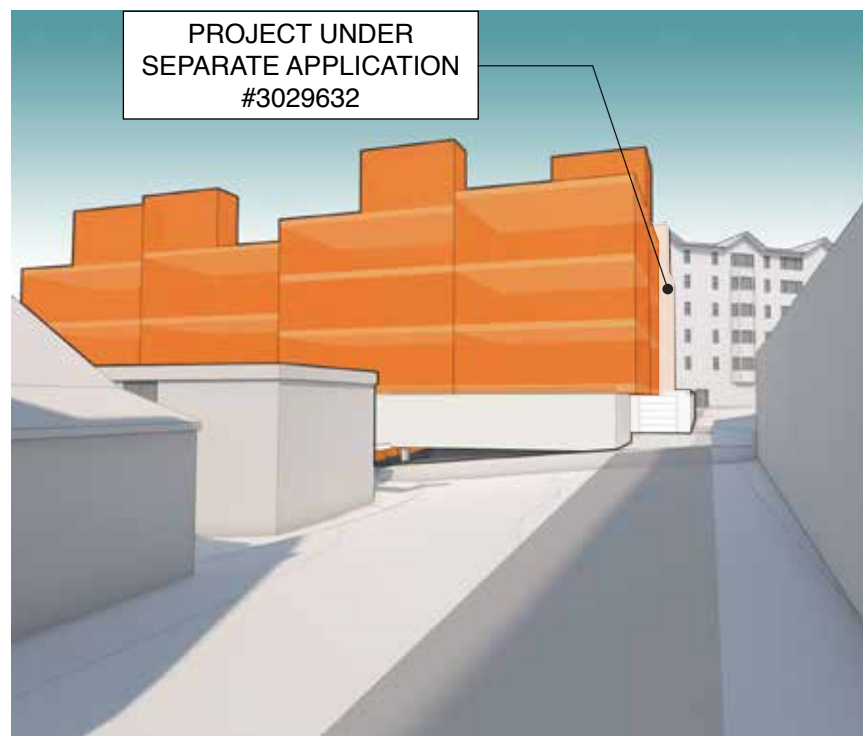


① Ground Floor

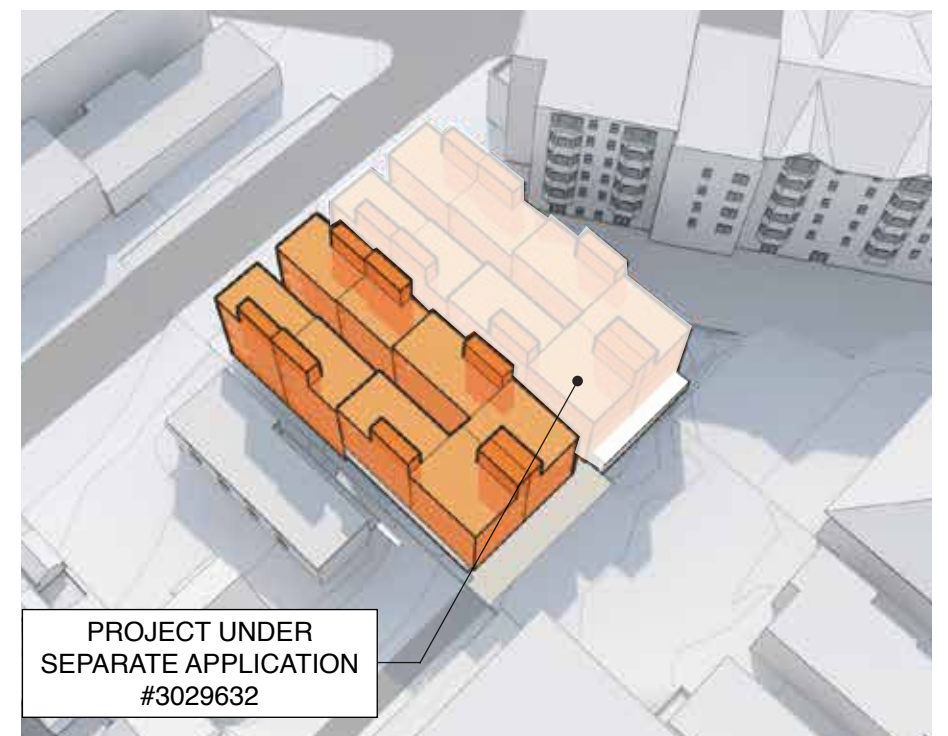
Orange Townhouse
Grey Garage



③ View looking Northwest from Madison St and 20th Ave



④ View looking South from alley

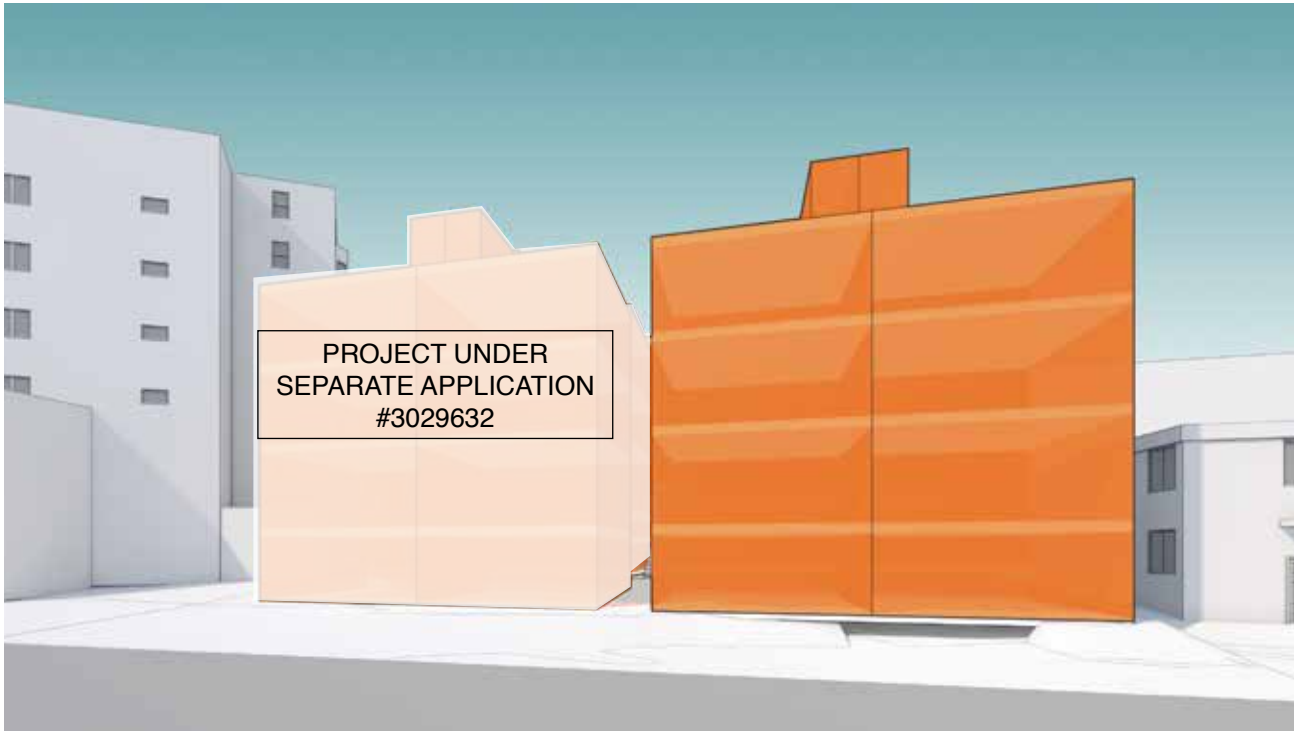
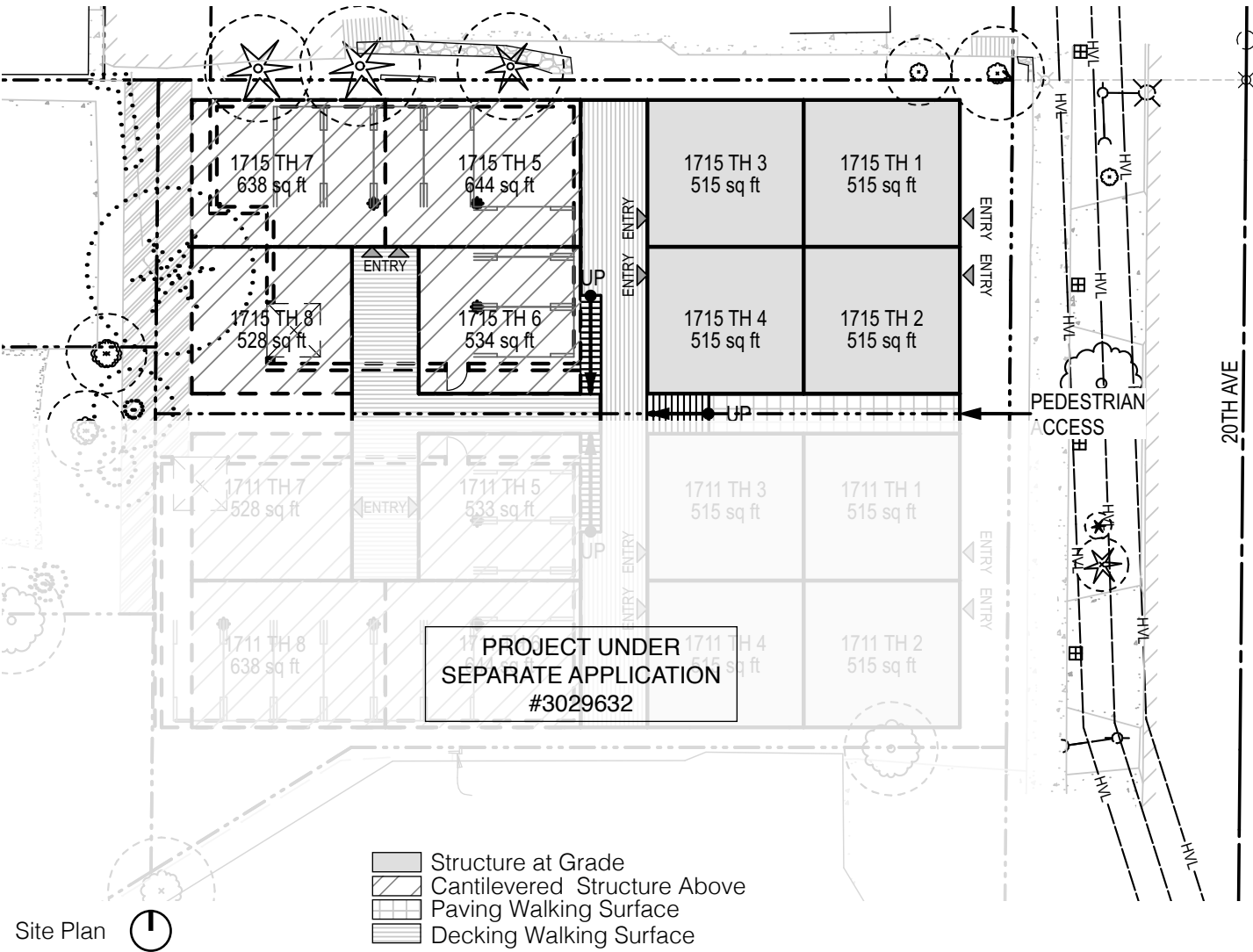


⑤ Aerial View from Southeast

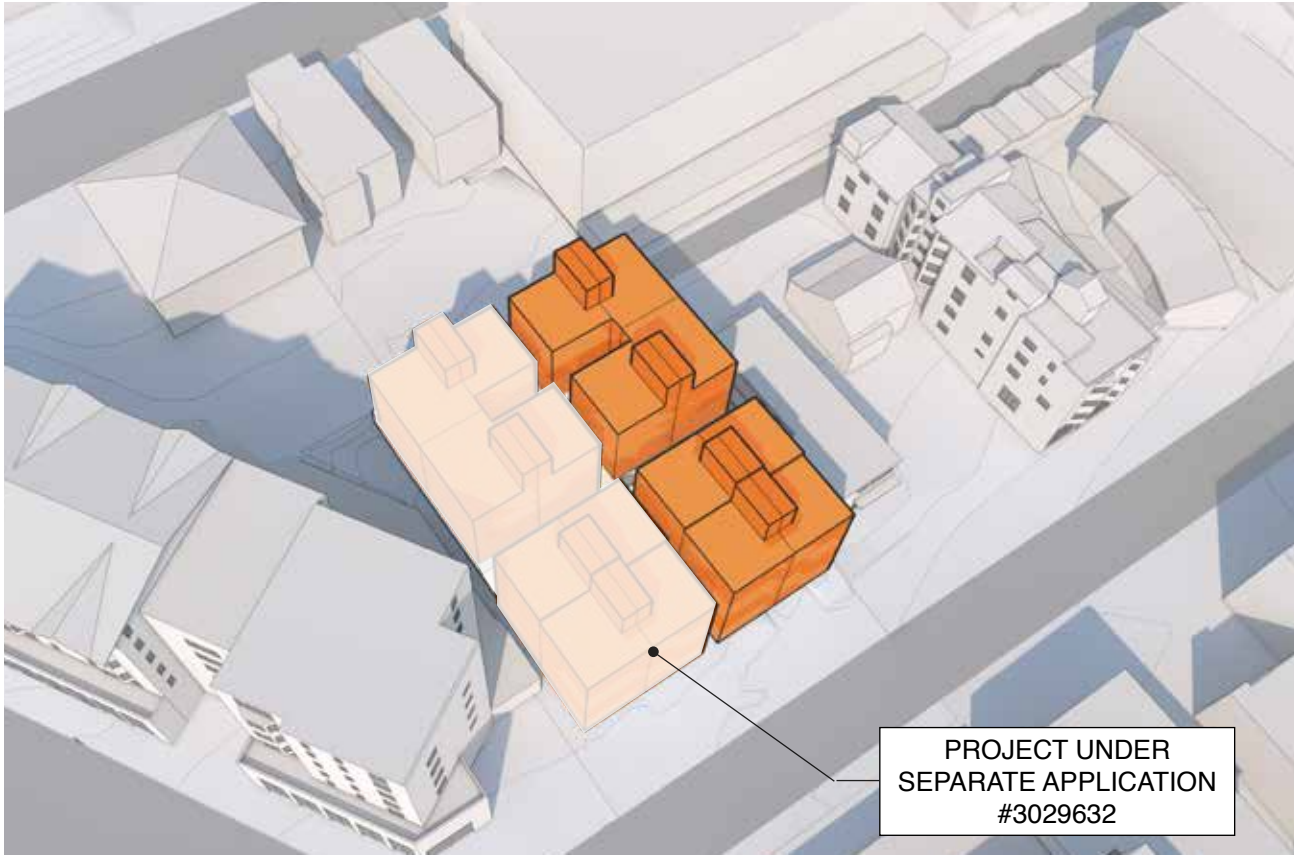
ALTERNATIVE 2

Alternative 2 is code compliant containing (1) four-story 4-unit townhouse structure at the front and (1) three-story 4-unit townhouse structure located above a shared parking garage at the rear for a total of 8 townhouse units and 7 small parking stalls. A shared access easement will be provided, similar to Alternative 1. A 10 foot building separation running north-south is provided between the two structures. The exterior spaces are oriented in both the east-west and north-south directions.

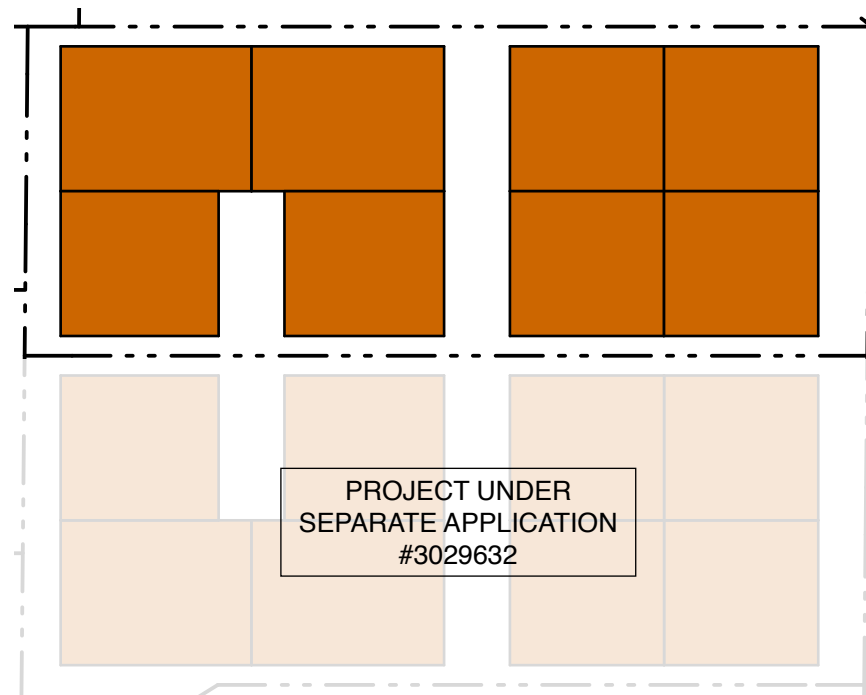
- Advantages:
- Code Compliant
 - Pedestrian and Vehicular spaces are separated
 - Exterior spaces are oriented in two directions
- Issues:
- Exterior spaces are long, narrow and primarily function for circulation
 - The parking elevation pushes the rear exterior space one story higher than the front exterior space elevation, creating disconnect between the spaces and requiring more stairs to mitigate the elevation difference



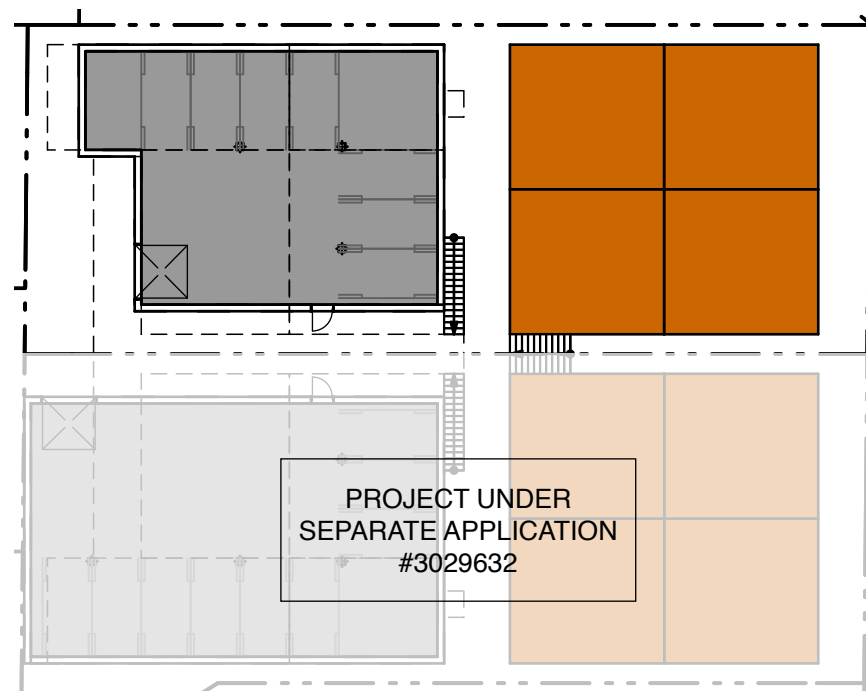
1 View looking West from 20th Ave



2 Aerial View looking Northwest

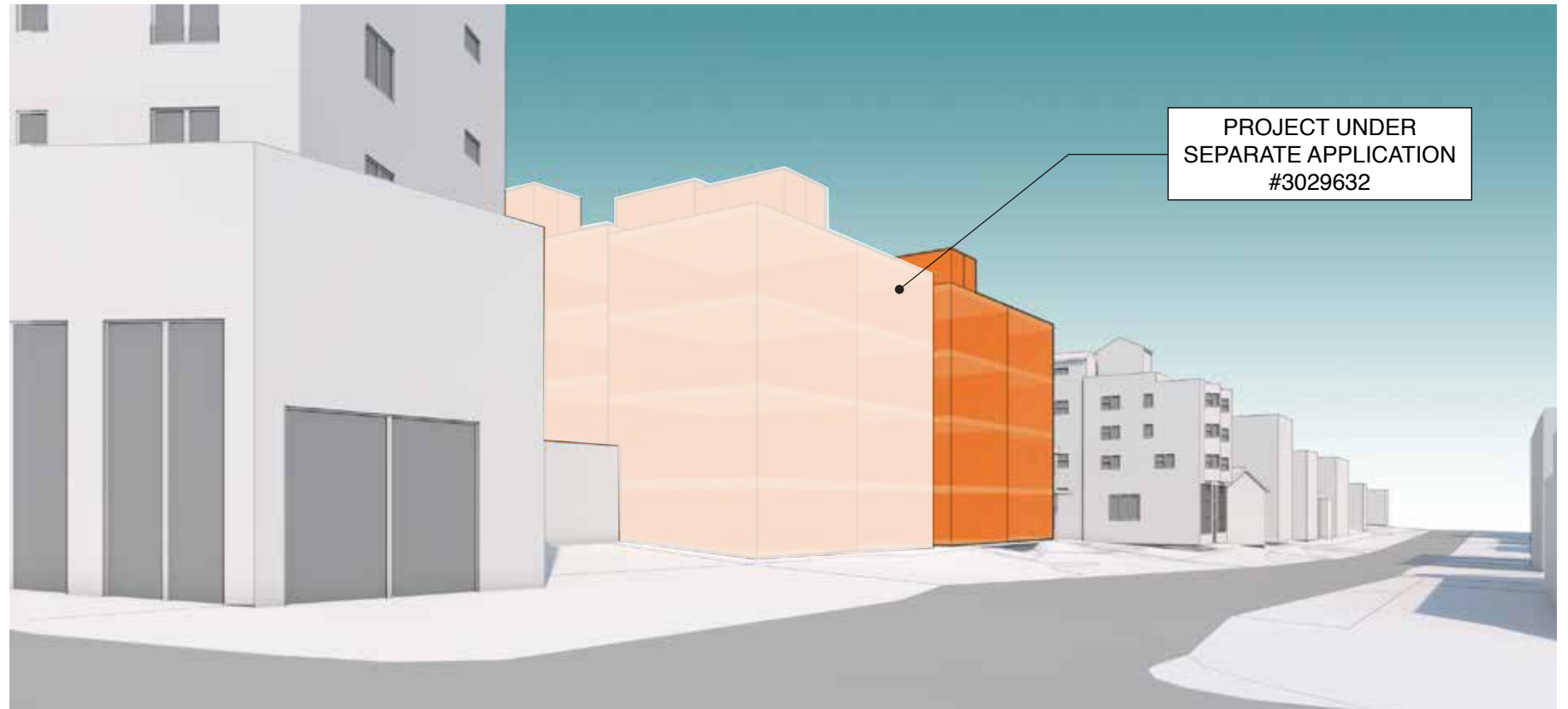


① Typical Floor

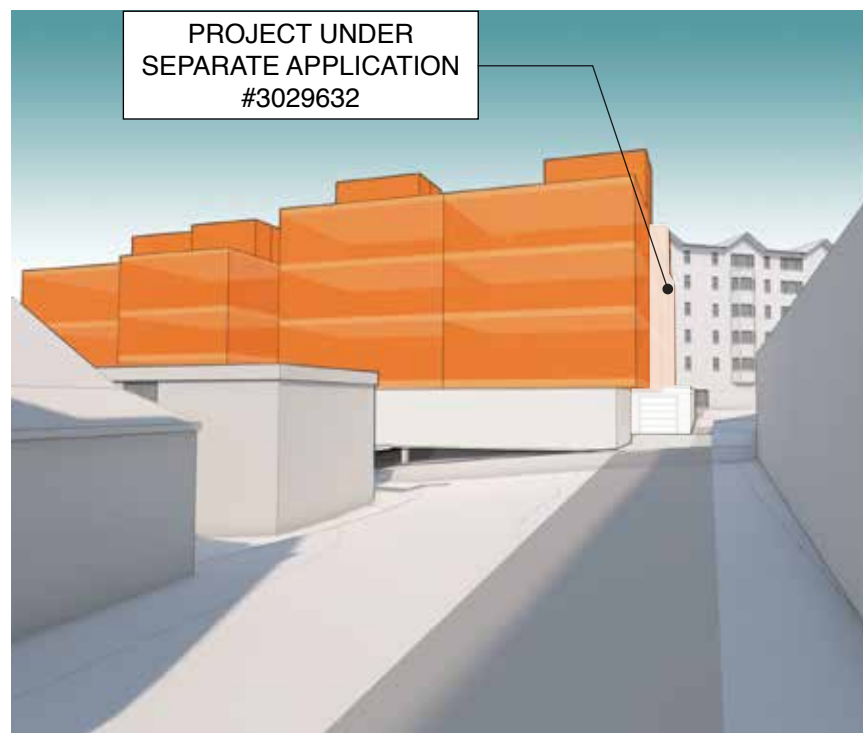


① Ground Floor

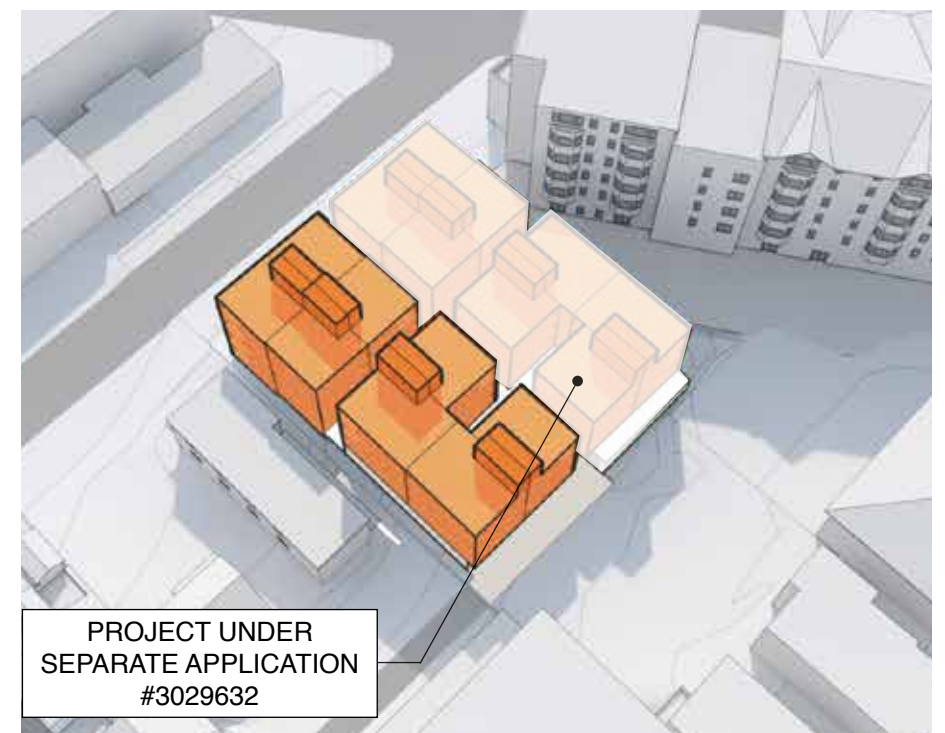
Townhouse
Garage



③ View looking Northwest from Madison St and 20th Ave



④ View looking South from alley

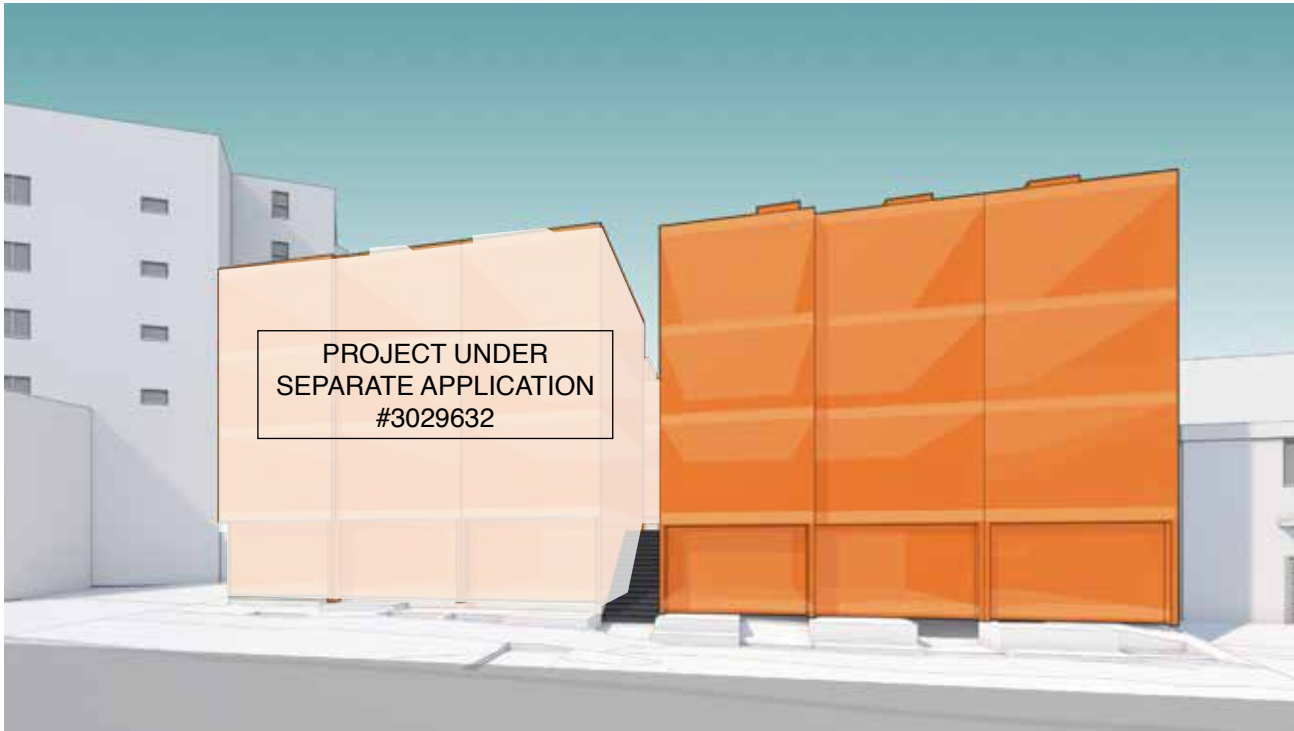
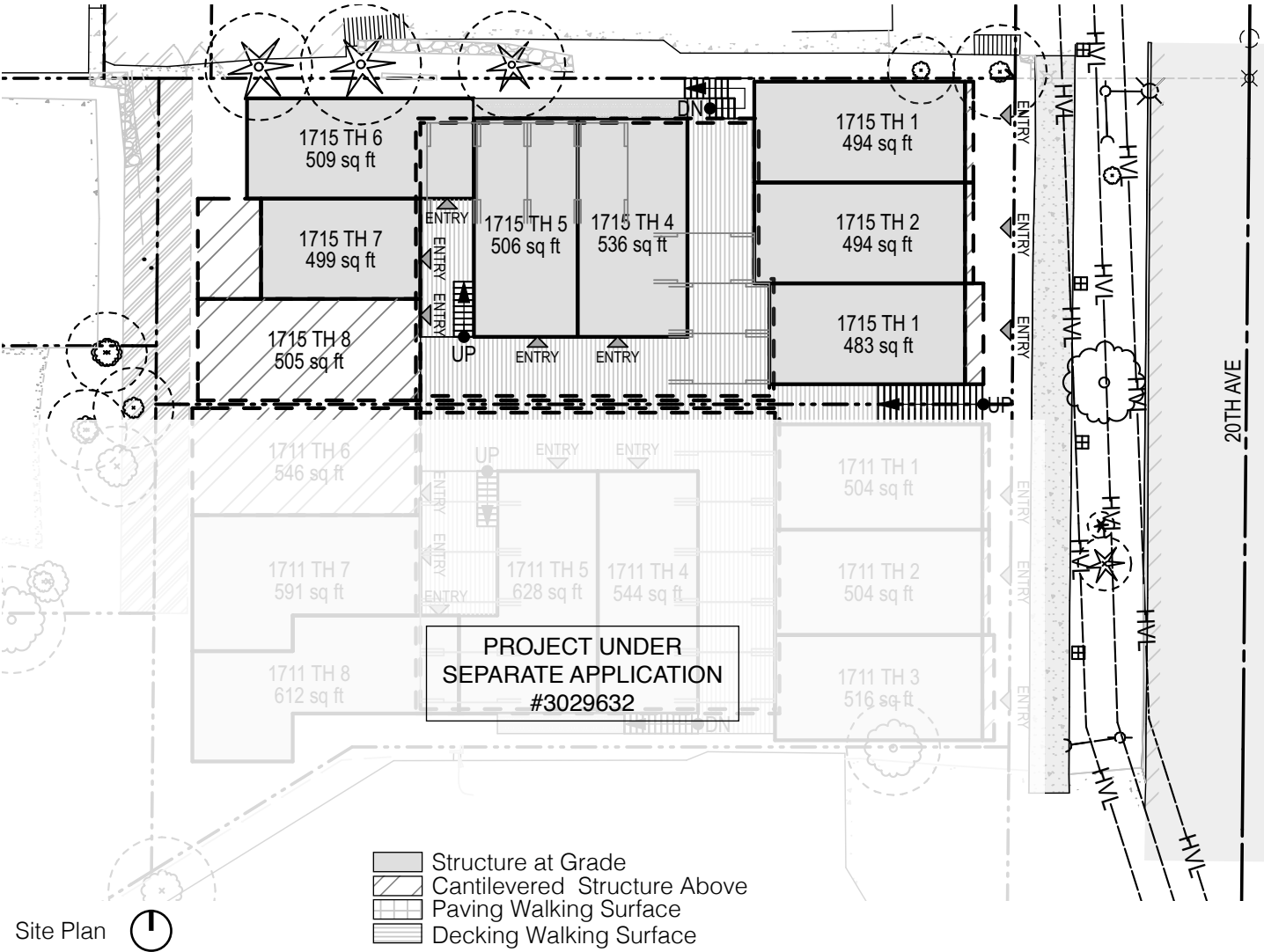


⑤ Aerial View from Southeast

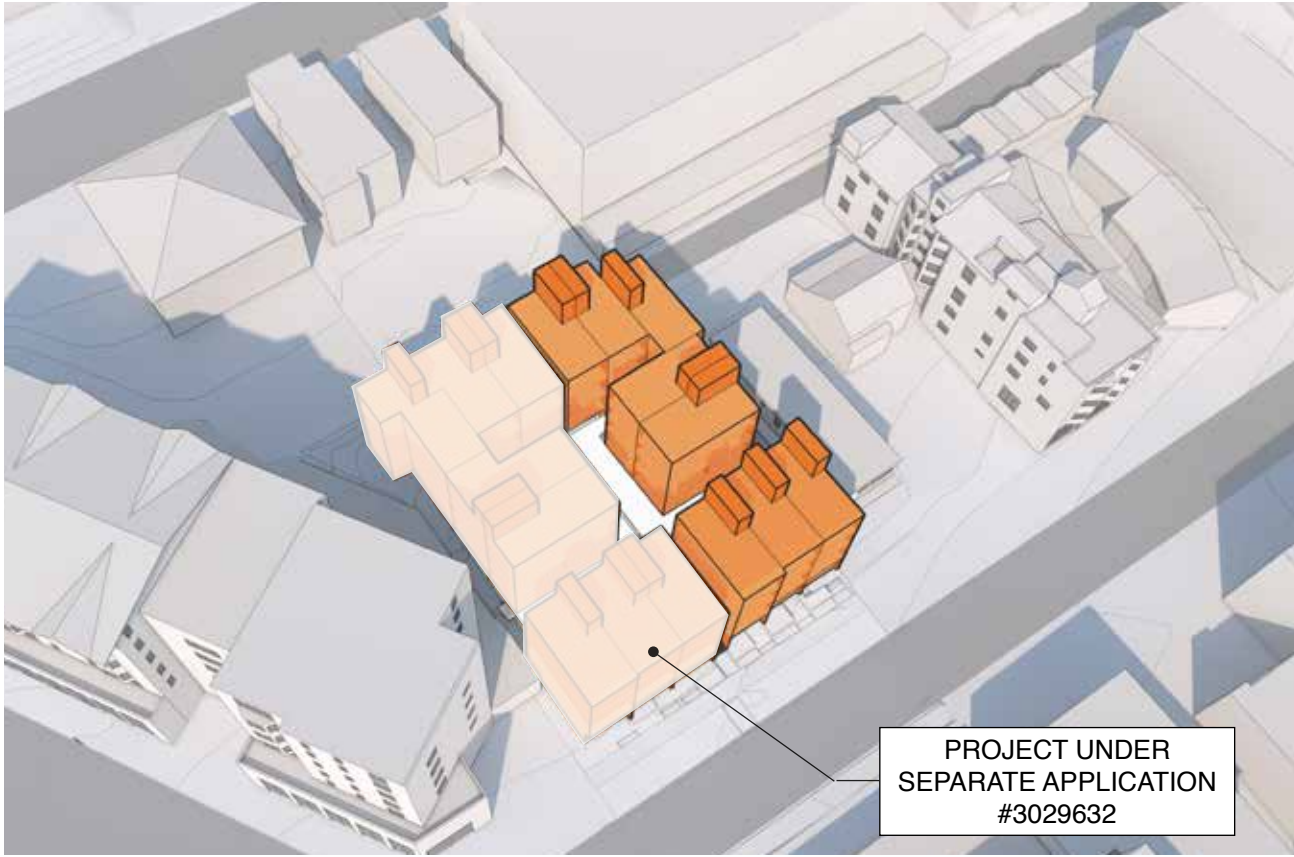
ALTERNATIVE 3 (PREFERRED)

Alternative 3 proposes (1) four-story 3-unit townhouse structure at the front and (1) three story, with mezzanine, 5-unit townhouse structure located above a shared parking garage at the rear for a total of 8 townhouse units and 7 small parking stalls. A shared access easement will be provided, similar to Alternative 1 and 2. The structures fronting 20th Avenue shift towards the street to provide a generous courtyard at the center of the site. The parking elevation is lowered resulting in a larger setback at the rear of the site and a mezzanine at the unit interior. In addition, the central courtyard increases in size and functionality, that is more connected to the site internally and the adjacent street frontage.

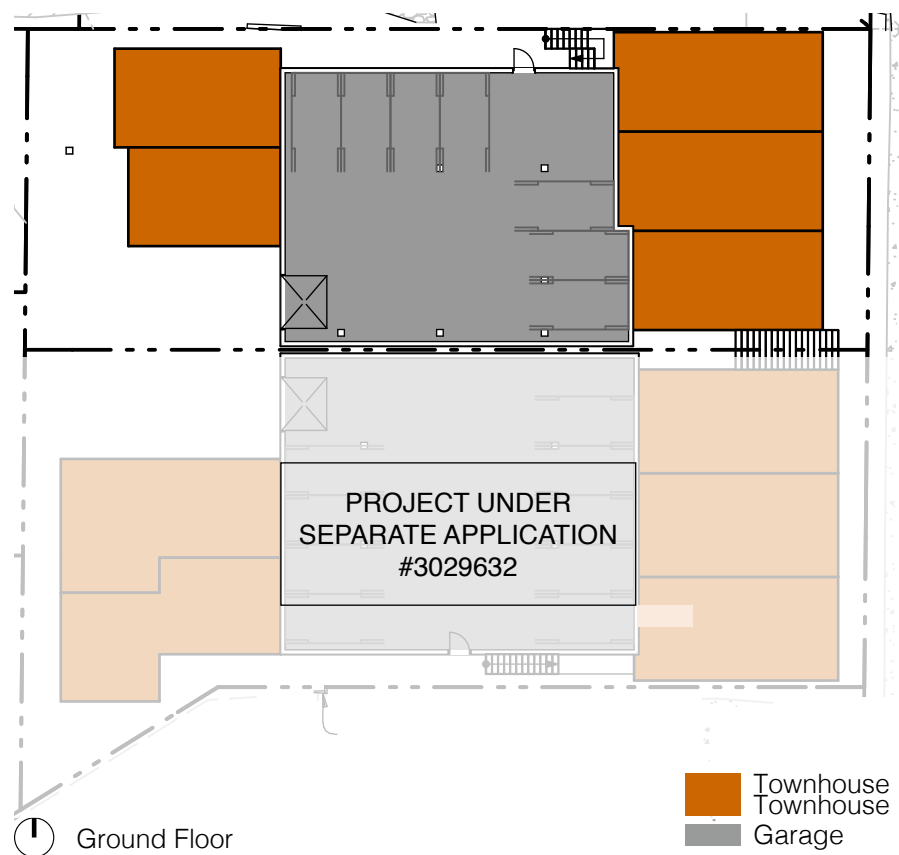
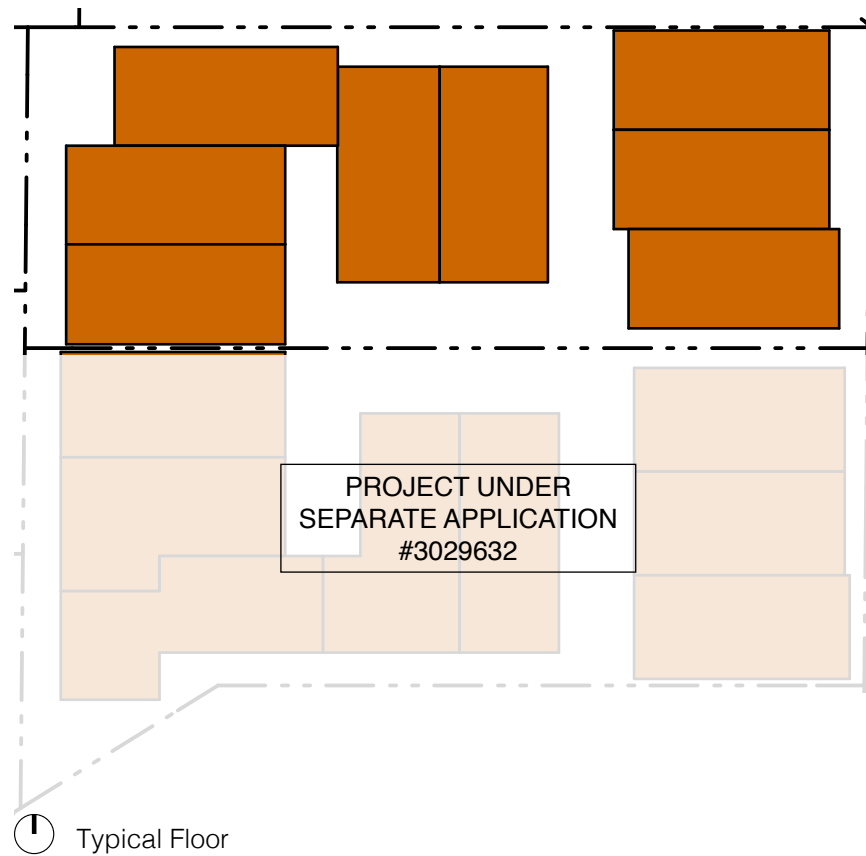
- Advantages:**
- Pedestrian and Vehicular spaces are separated
 - Exterior spaces are oriented in two directions and provide a hierarchy of sizes/proportions
 - Large, central courtyard at a lower elevation that is connected internally to the units and externally to 20th Avenue.



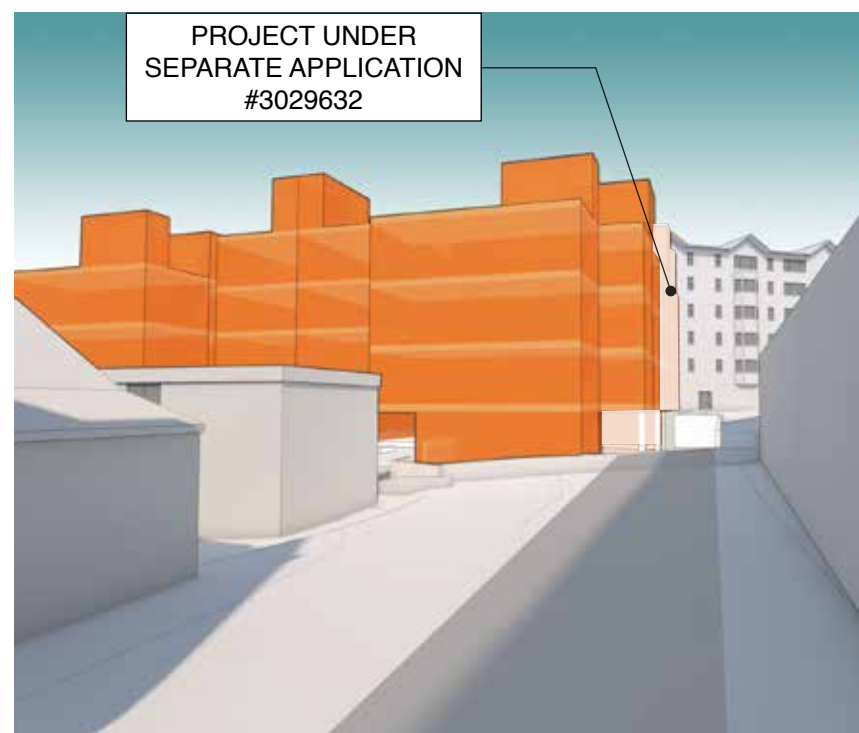
1 View looking West from 20th Ave



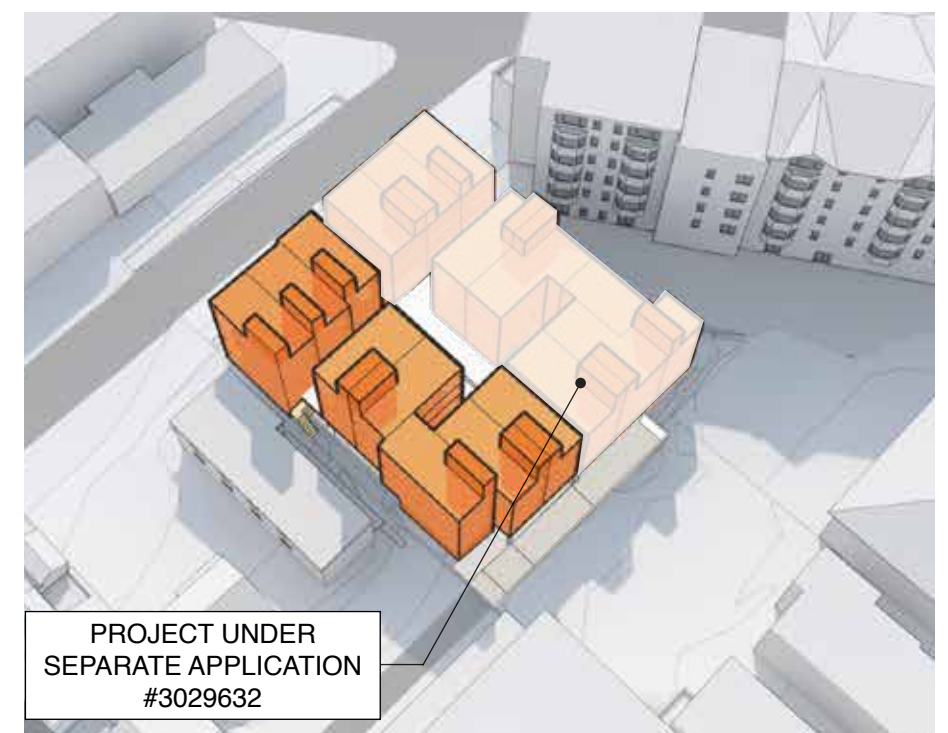
2 Aerial View looking Northwest



3 View looking Northwest from Madison St and 20th Ave

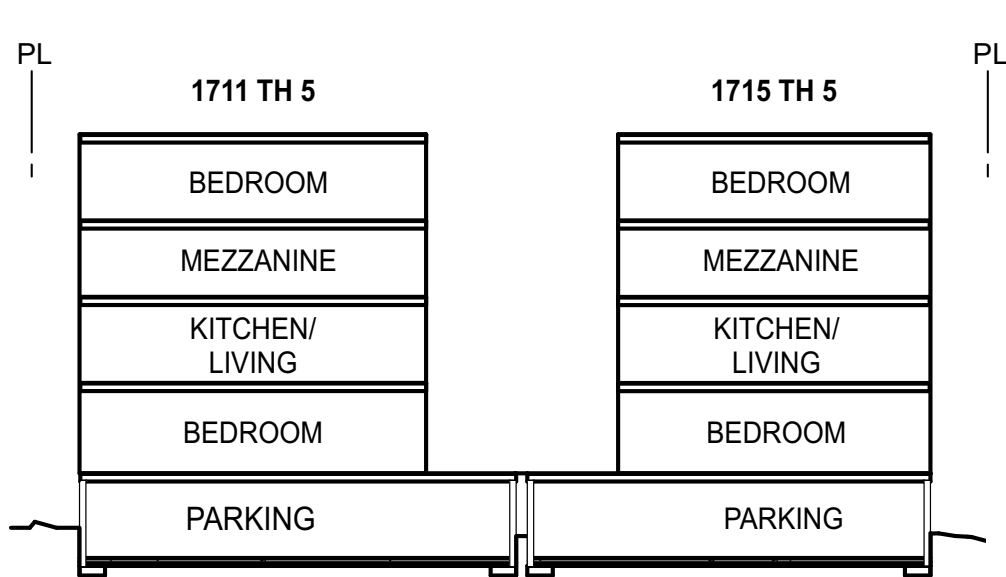


4 View looking South from alley

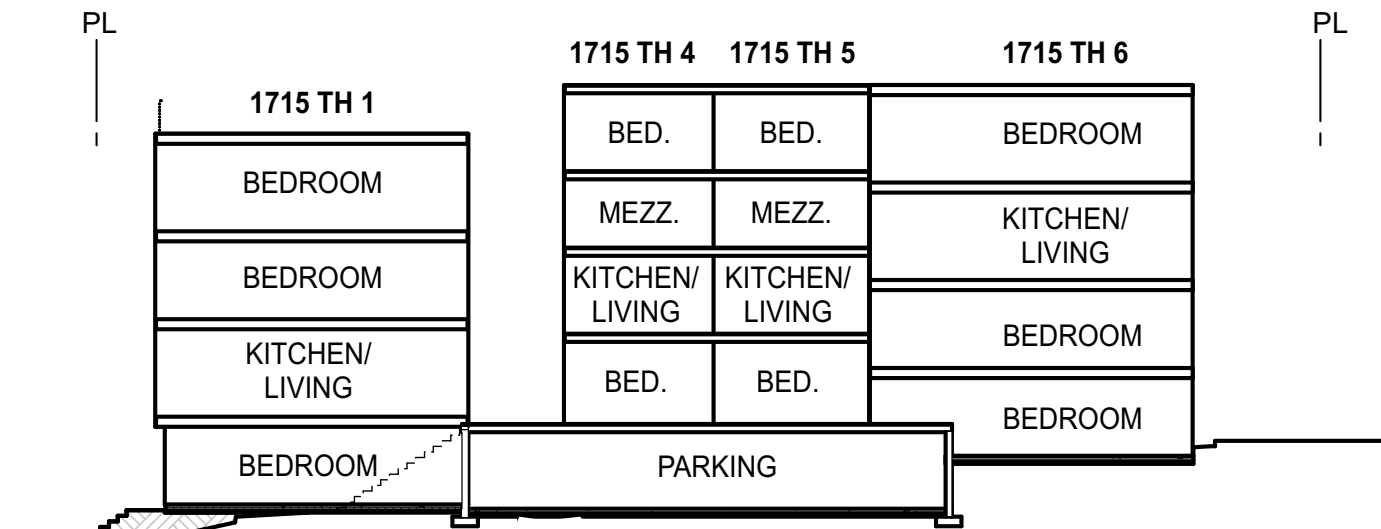


5 Aerial View from Southeast

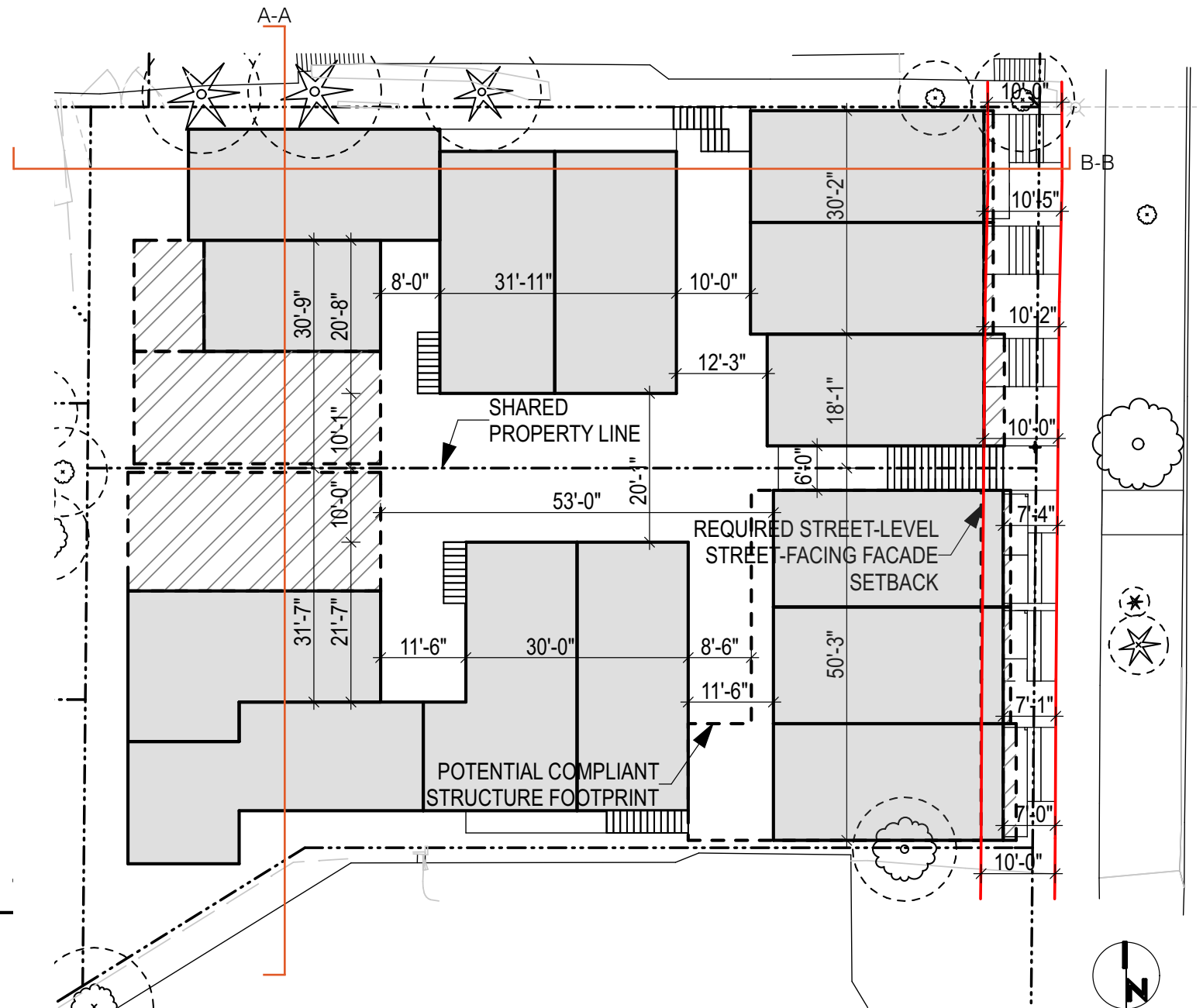
COURTYARD PLAN



TRANSVERSE SECTION A-A

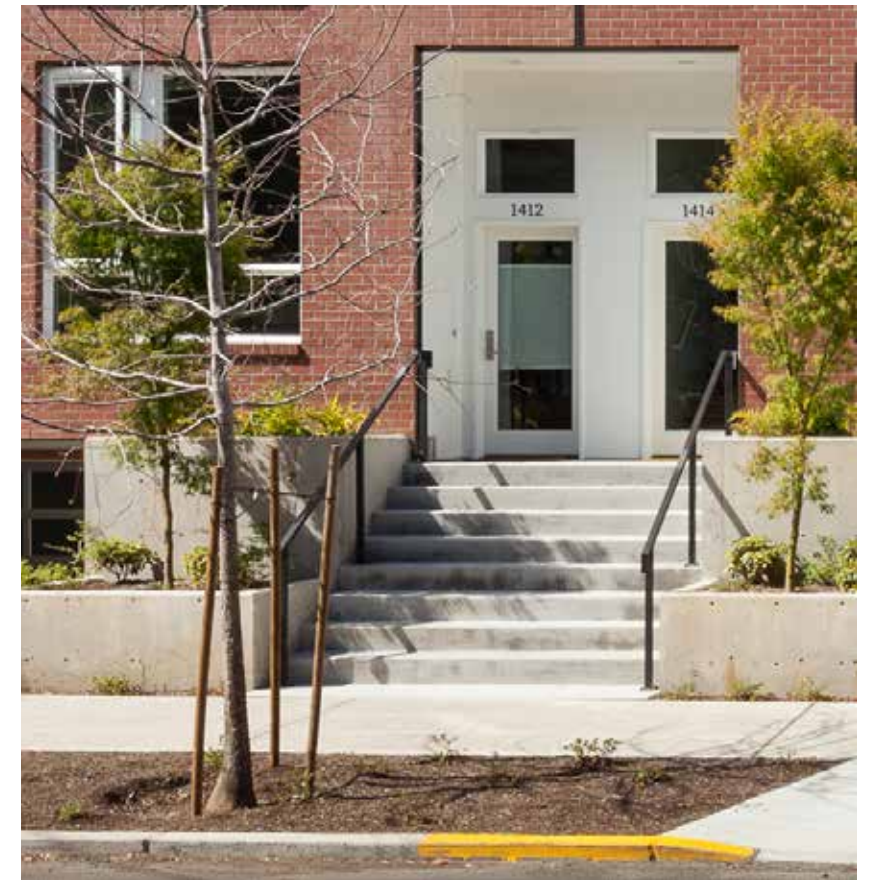


LONGITUDINAL SECTION B-B



FRONT SETBACK / PORCH PRECEDENTS

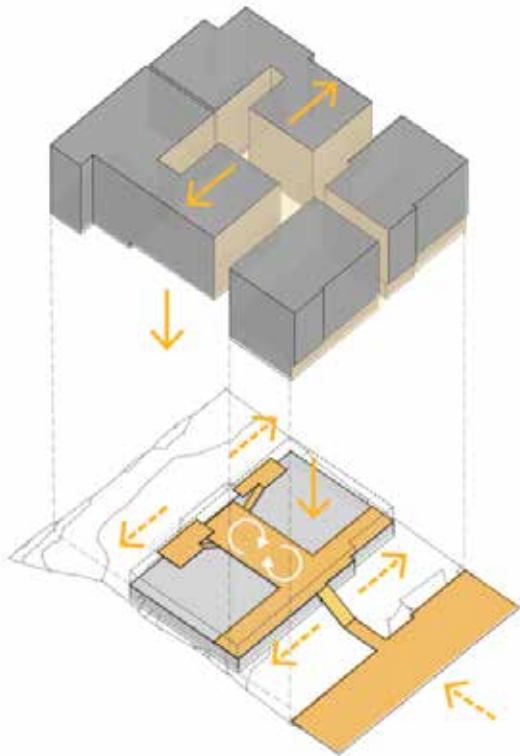
- Strong connection to 20th Avenue
- Reduced ground level sidewalk setback that fits within existing context
- Focused detailing at pedestrian level
- Individual unit entries detailed with raised, covered porches
- Layered landscaping design
- Right-of-Way planting strip designed as extension of front yards



DESIGN GUIDELINES

CONTEXT AND SITE

- CS1: Natural Systems and Site Features
- A. Energy Use
 - B. Sunlight and Natural Ventilation
 - C. Topography
 - D. Plants and Habitat
 - E. Water
- CS2: Urban Pattern and Form
- A. Location in the City and Neighborhood
 - B. Adjacent Sites, Streets and Open Spaces
 - C. Relationship to the Block
 - D. Height, Bulk and Scale
- CS3: Architectural Context and Character
- A. Emphasizing Positive Neighborhood Attributes
 - B. Local History and Culture



CS1.C.3 - Natural Systems and Site Features - Topography - Landform:

The proposed design responds to the natural topography of the site. Structures follow the topography, with the units at the street frontage lower than the units at the rear of the site. In the preferred alternative, a below-grade parking garage is accessed from the alley. The development site is located near the top of the slope along E Madison Street with potential views of the adjacent neighborhood and Cascades beyond to the east.

CS2.B.2 - Urban Pattern and Form - Adjacent Sites, Streets and Open Spaces Connection to Street:

The proposed design provides a strong connection to 20th Avenue with simple massing, focused detailing and a reduced ground level setback that provides a fitting transition between the larger, mixed-use structures along E Madison Street and the smaller residential structures in the north portion of the block. Individual unit entries are detailed with covered porches, layered planting areas and high quality, fine-grained materials. The shared courtyard entry emulates the high quality palette of the individual entries, but at a larger scale to denote the communal use. The generous, approximately 11.5-foot wide, planting area between the sidewalk and 20th Avenue operates an extension of the street-facing unit front yards, creating a layered pedestrian-oriented area. Vehicle access is located at the rear of the site, maintaining a pedestrian-focused street frontage.

CS2.D.1 - Urban Pattern and Form - Height, Bulk and Scale - Existing Development and Zoning:

The project block is zoned Neighborhood Commercial 2-40 with a transition to Lowrise 3 zoning in the block to the north and south across E Madison Street. The existing structures are a mix of two to six-story buildings with the larger structures congregated along E Madison Street. Within the block of the project, a pattern has been established over time. Structures fronting 20th Avenue maintain very small to no front setbacks and therefore reduced street-level street-facing facade setbacks. The proposal engages and emulates this pattern, with a reduced front setback at the street-facing structure. This organization of the structures on site, particularly in the preferred alternative, maximizes the size of a shared central courtyard on site. All proposed structures area maximum of four stories in height, consistent with the adjacent context.

PUBLIC LIFE

- PL1: Connectivity
- A. Network of Open Spaces
 - B. Walkways and Connections
 - C. Outdoor Uses and Activities
- PL2: Walkability
- A. Accessibility
 - B. Safety and Security
 - C. Weather Protection
 - D. Wayfinding
- PL3: Street-Level Interaction
- A. Entries
 - B. Residential Edges
 - C. Retail Edges
- PL4: Active Transportation
- A. Entry Locations and Relationships
 - B. Planning Ahead for Bicyclists
 - C. Planning Ahead for Transit



PL2.C.2 - Walkability - Weather Protection - Design Integration
PL3.A.2 - Street-Level Interaction - Entries - Ensemble of Elements:

Design details including canopies, screens, columns, fine-grained finish materials and seating are focused at the pedestrian level and are designed to integrate as defining, wayfinding elements throughout the project. Front stoops are proposed for all street-facing units along with a stair for shared access to the courtyard at the center of the site. The proposed project will balance detailed design and high quality materials with the project design execution to contribute to the character of the existing architectural context.

PL3.B.2 - Street-Level Interaction - Residential Edges - Ground-level Residential:

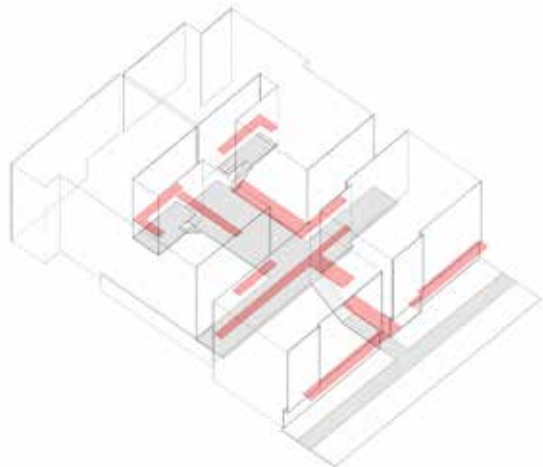
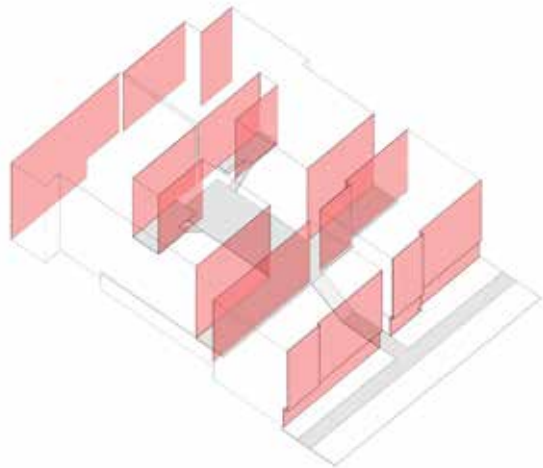
The street-facing unit entries are raised above the sidewalk elevation and detailed with canopies, screens and columns. Layered landscaping areas are provided between the units and the sidewalk with an additional, very generous planting strip between the sidewalk and street. Windows will be designed to promote privacy while allowing safe sightlines to the street. Entries to all other units will be from the courtyard raised up about the street at the center of the site.

DESIGN CONCEPT

- DC1: Project Uses and Activities
 - A. Arrangement of Interior Spaces
 - B. Vehicular Access and Circulation
 - C. Parking and Service Uses
- DC2: Architectural Concept
 - A. Massing
 - B. Architectural and Facade Composition
 - C. Secondary Architectural Features
 - D. Scale and Texture
 - E. Form and Function
- DC3: Open Space Concept
 - A. Building-Open Space Relationship
 - B. Open Space Uses and Activities
 - C. Design
- DC4: Exterior Elements and Finishes
 - A. Building Materials
 - B. Signage
 - C. Lighting
 - D. Trees, Landscape and Hardscape Materials

- DC2. Architectural concept - a. Massing, b Architectural and Facade Composition, d. Scale and Texture:**
The design concept includes a mature and contextual approach to the 20th avenue facade. Large windows combined with dark brick highlights the individual rowhouse style units. Recessed entries are proposed to be of a contrasting warmer material to draw attention to the raised entries.
- DC3. Open Space Concept - a. Building-Open Space Relationship, b. Open Spaces Uses and Activities:**
The proposed design shifts the front structures towards the street slightly which creates a more successful shared courtyard at the center of the site and supports a hierarchy of exterior spaces for circulation and gathering within the site. The arrangement, proportions and detailing on these shared exterior spaces focus on encouraging physical activity and social interaction.
- DC1.B.1 - Project Uses and Activities - Vehicular Access and Circulation - Access Location and Design:**
The proposal locates all vehicular and trash access at the rear of the site, via the alley connecting from E Denny Way. This minimizes their presence on the project and reduces potential conflict due to vehicle access. This allows the design of street frontage to focus entirely on the pedestrian experience and creates safe conditions for pedestrians, bicyclists and drivers.
- DC2.D.2 - Architectural Concept - Scale and Texture:**
The design concept is focused on a simple, yet contextual volumetric expression. An analysis of similar structures results in a focus on elements of scale and texture, with material expression and articulation of secondary architectural features. These design details provide the pedestrian with a series of wayfinding elements to create a warm, welcoming experience throughout the project. Individual unit

- entries are detailed with covered porches, screens, layered planting areas and high quality, fine-grained materials. This design strategy is also located at the common courtyard spaces with slight changes in proportions of the treatment to denote public and private spaces.
- DC3.A - Open Space Concept - Building / Open Space Relationship - Interior/Exterior Fit**
DC3.B - Open Space Concept - Open Space Uses and Activities:
The project proposes a hierarchy of semi-public, semi-private and private exterior spaces that relate to each other and connect all homes on the site. In addition, the sequence of open spaces encourages social interaction for residents and visitors. The interior program and glazing strategy are designed to maximize light and air while providing privacy from common spaces and adjacent units.
- DC3.C.2 - Open Space Concept - Design - Amenities and Features:**
The project provides a series of shared exterior spaces comprised of a variety of sizes, proportions and treatment with the central courtyard accessible by all units. Canopies, screens, walking surface material, planters and seating are designed to contribute to the hierarchy of spaces and denote public/private areas.
- DC4.A.1 - Exterior Elements and Finishes - Building Materials - Exterior Finish Materials:**
High quality materials and detailing, particularly at the more public, street-facing facades, supports the project design concept. Facade treatments includes a simple palette of high quality materials and detailing that provide interest at a variety of scales through the use of texture and pattern.



COMPLETED WORK b9 ARCHITECTS



Townhomes at 208 25th Ave E



Townhomes at 414 12th Avenue E



Townhomes at 414 12th Avenue E



Townhomes at 1911 E Pine St



Rowhouses at E Mercer St



Townhomes on N 5th Ave