



C O N E ARCHITECTURE 14TH AVE TOWNHOMES #3029803



VICINITY MAP

EXISTING SITE

The project site (APN: 2254501290) is located along 14th Avenue between E Union St to the north and E Spring St to the south. The site's current use is a single family home. To the north on this block is a triplex and a 4-story apartment building. To the south is a vacant lot, with a proposed project currently undergoing DCI review. To the east across 14th Ave and to the west are a mix of single family homes and newer multifamily developments. The site slopes gradually, with a grade change of approximately 5.5 feet sloping from northeast to southwest.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 and is located in the 12th Avenue Urban Center Village. Low-rise zoning continues north and west for 0.5 block before transitioning to neighborhood commercial zoning surrounding E Madison St as it travels north-east. Low-rise zoning also continues south and east of this project before hitting E Cherry St and 19th Ave, respectively.

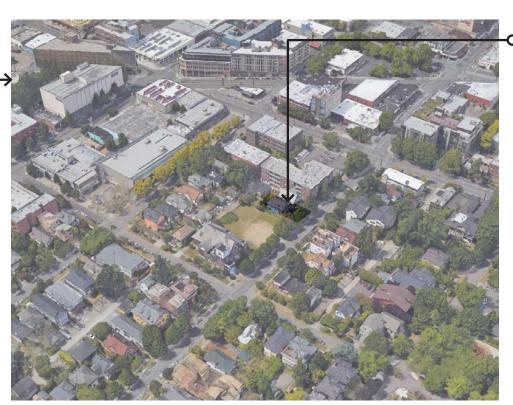
DEVELOPMENT OBJECTIVES

The project proposes the construction of (3) new multi-family residential buildings containing (5) total units. The existing single family home will be demolished as a result of this proposal. This project site, due to its location in a desirable neighborhood and proximity to several arterial streets with neighborhood commercial zoning and public transit, is prime for denser development.

Due to this site's urban center designation, no parking is required to be provided. As a result, no parking is proposed for this project.

NEIGHBORHOOD CUES

This project sits at the south edge of Capitol Hill and the north edge of Squire Park. Parks and schools are plentiful in the area, and a vibrant nightlife scene exists just north of the site along Madison and the Pike/Pine corridor, and south surrounding Seattle University. Major bus lines exist in the area, such as the 12 along Madison and the 2 along Union. Broadway, just 5 blocks to the west, holds access to major bus lines, such as the 49, the streetcar (which runs south from Capitol Hill through First Hill and the ID) and the lightrail station (which runs from UW south to SeaTac Airport), providing plentiful access to the rest of the city.



SITE LOCATION

1121 14th Ave Seattle, WA 98122

ZONING SUMMARY

Zone: LR2

Overlay: 12th Avenue Urban Center Village

ECA: None

Site Area: 3,840 sf Number of Residential Units: 5

PROJECT PROGRAM

Number of Parking Stalls: 0 Approx. FAR (Overall) = 4,535 sf Approx. FAR Per Unit = 907 sf

ADJUSTMENTS REQUESTED

Max. Facade Length in LR Zones ALLOWED: 83.20' PROPOSED = 87.16' (4.76% INCREASE) See p. 10-11 for Adjustment Rationale















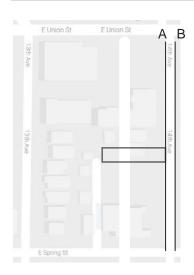














- 14TH AVE LOOKING WEST (A) -



— 14TH AVE LOOKING EAST (B) -

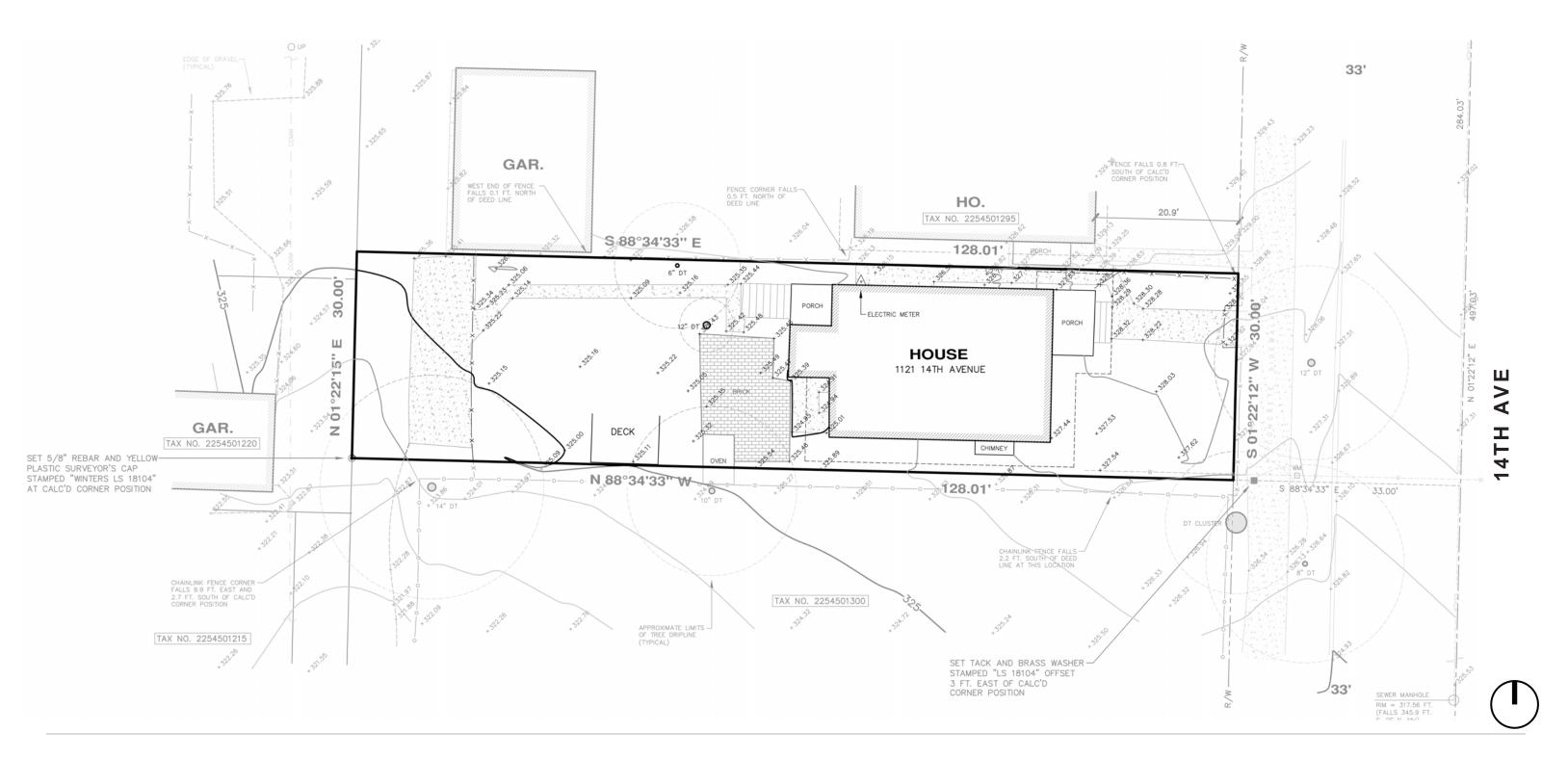
LEGAL DESCRIPTION

THE SOUTH HALF OF LOT 11, BLOCK 16, SUPPLEMENTARY PLAT OF EDGES AND KNIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 194, RECORDS OF KING COUNTY, WA.

EXISTING SITE CONDITIONS

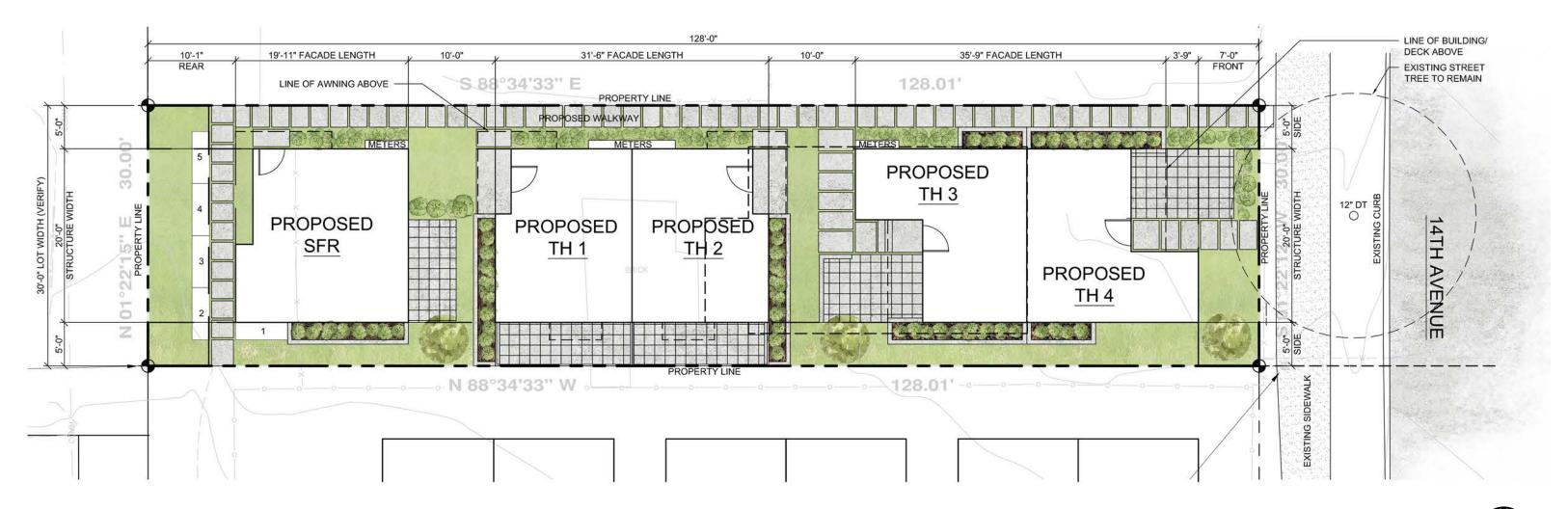
The project site is located along 14th Avenue between E Union St to the north and E Spring St to the south. The site's current use is a single family home. Immediately to the north is a triplex and detached garage. To the south is a vacant lot, with a proposed project currently undergoing DCI review. To the east across 14th Ave and to the west are a mix of single family homes and newer multifamily developments. The site slopes gradually, with a grade change of approximately 5.5 feet sloping from northeast to southwest. The project site is zoned LR-2.

There is currently one street tree in front of the site along 14th Ave that will be retained as part of this proposal. The three trees shown on the parcel to the south have been deemed non-exceptional by a certified arborist.



SITE PLANNING + LANDSCAPE APPROACH

The five (5) proposed units are clustered together in groups of two at the front of the site while the proposed SFR is located at the rear of the site. Each cluster is separated from the next by 10'-0" and all units are set back 5'-0" from both the north and south property lines. The shared pedestrian path, used to access the proposed SFR and townhomes 1-3 is located to the north of the site. The street facing entry to townhome 4 is accessed from its own independent path directly off of the public sidewalk while all other entries are accessed perpendicular to the shared pedestrian path so as to make wayfinding simple and intuitive. All units have access to a private, outdoor amenity space at the ground level and bioretention planters are employed at the street-facing facade and within each private amenity space as a landscape feature to define outdoor space, provide privacy and mitigate storm water.



SITE PLAN







PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common pathways, and adjacent to trash enclosures. Fixtures will be path and entry related and shielded from interfering with neighboring buildings.







REQUESTED ADJUSTMENT

SMC 23.45.527.B.1

MAXIMUM FACADE LENGTH IN LR ZONES

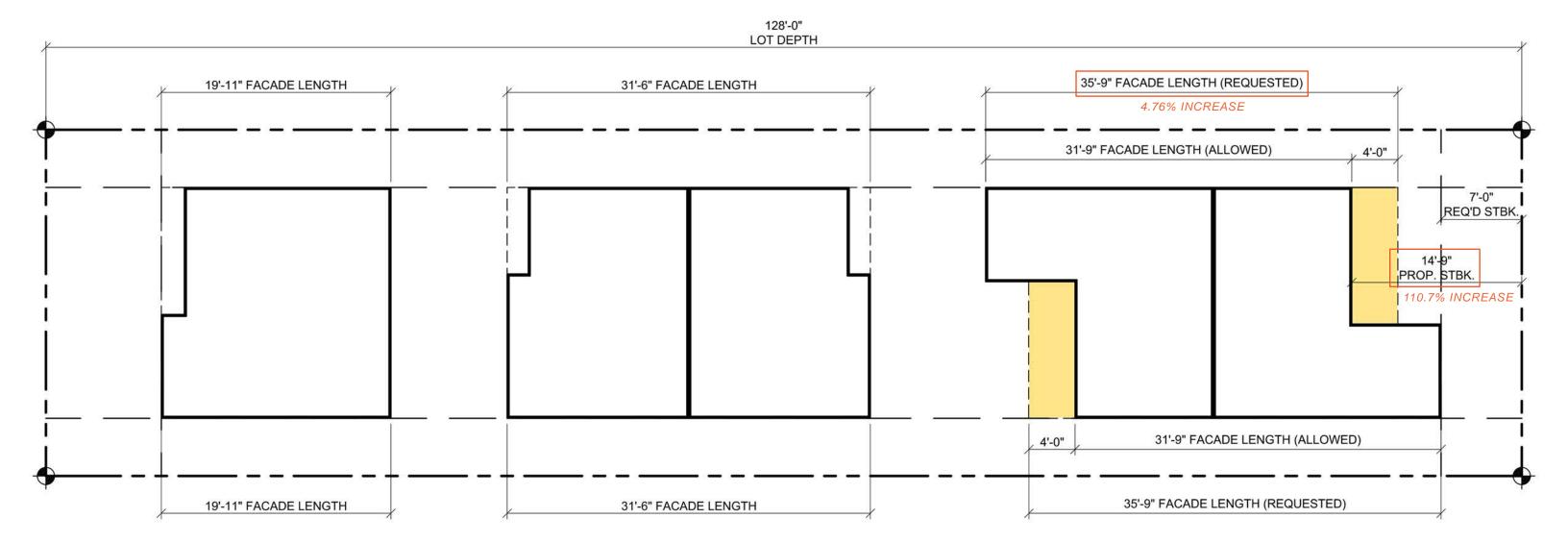
"The maximum combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line..."

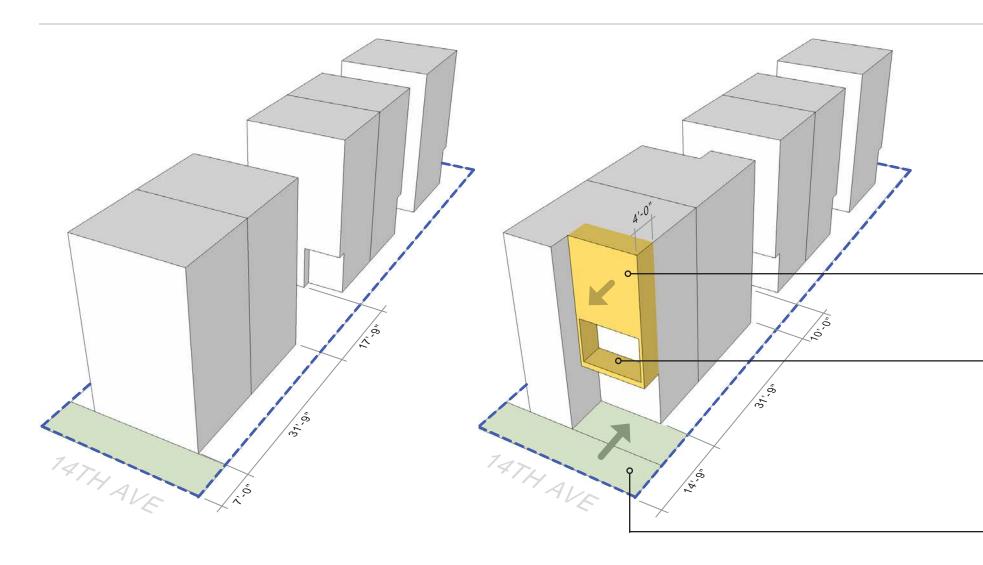
ALLOWED:

128' x 65% = 83.20'

PROPOSED = 87.16' (4.76% INCREASE)

This project seeks an adjustment to increase the allowable facade length along the north and south lot lines by 4.76%. The areas highlighted below indicate the portion of the building requiring the adjustment. Furthermore, this adjustment is only being sought at the second and third floors of the building, and only on the street-facing building. In order to balance the requested adjustment, the proposed design includes a 110.7% increase to the front yard for a portion of the building. The diagrams on the following page illustrate the rationale behind this adjustment request.





CODE-COMPLIANT DESIGN

The street-facing structure fulfills its allowed facade length and provides the required 7'-0" front yard. A larger building separation is provided due to the restriction in facade length.

PROPOSED DESIGN

The mass of the structure is designed to open up to the north-east property corner, reducing bulk at the street edge and providing an increased front yard depth (more than double what is required).

The three-story primary volume of the unit is broken up by creating a two-story upper volume. This creates an opportunity for the creation of a base / upper level massing and materials strategy.

Within this two-story volume is a 4' modulation of the building at the third floor with a deck on the second floor completing the massing concept. The deck creates activity on the facade, eyes on the street, opportunities for interaction amongst neighbors, and weather protection for the entry below.

ADJUSTMENT RATIONALE

The diagrams to the left illustrate a code compliant street facing building (left) and the proposed building, requiring an adjustment (right). This adjustment, combined with the increased ground level front setback shown, helps this project better address Seattle Design Guidelines in the following ways:

DC2-B-1 FACADE COMPOSITION

Design all building facades... considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements...

PL2-B-1 EYES ON THE STREET

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street-level uses.

PL2-C-2 DESIGN INTEGRATION

Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

CS2-B-2 CONNECTION TO THE STREET

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

DC3-A-1 BUILDING - OPEN SPACE RELATIONSHIP

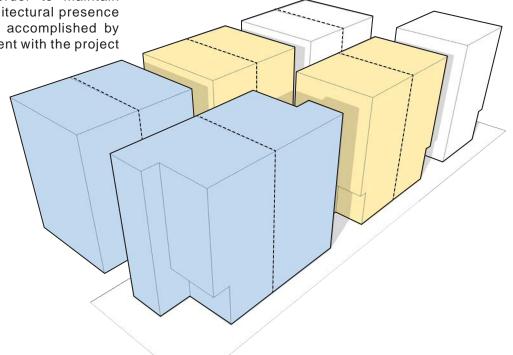
Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B-3 CONNECTIONS TO OTHER OPEN SPACE

Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.

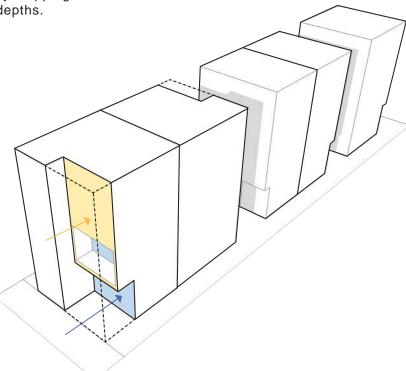
RESPONSE TO NEIGHBORING BUILDING

The building has been sited to correspond with the residential project to the south in order to maintain similar scale and pattern where an architectural presence has already been established. This is accomplished by mimicking the two-unit grouping consistent with the project to the south.



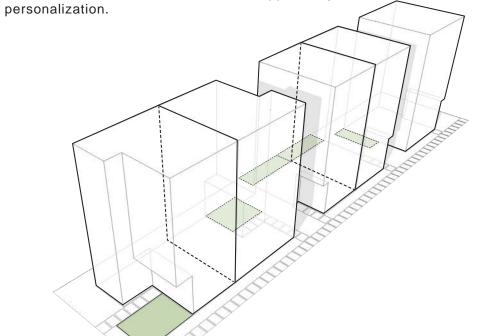
VISUAL DEPTH/INTEREST

The street-facing facade offers relief from the street and visual depth/interest by stepping back from the street at a variety of noticeable depths.



OUTDOOR SPACE

All units have been provided a sizable private amenity space adjacent and easily accessible from the first floor of each unit. The amenity space defines the entry at units 4 & 5 and allow all tenants the opportunity for

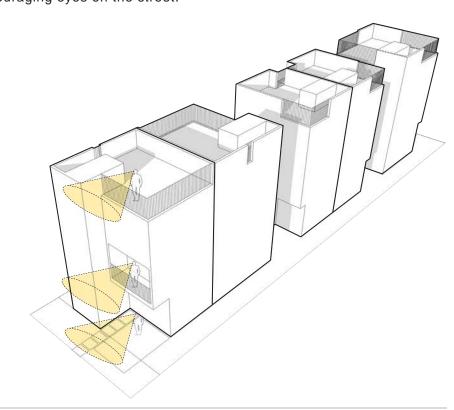


BREAKING DOWN SCALE

Portions of the parapet at the roof deck have been eliminated and replaced with open rail in order to provide visual interest, reduce perceived mass, and maintain as much natural light as possible at the ground level. A partial exterior stair to the roof deck allows stair towers to be kept to a minimum height to reduce scale and maintain open views at the roof deck.

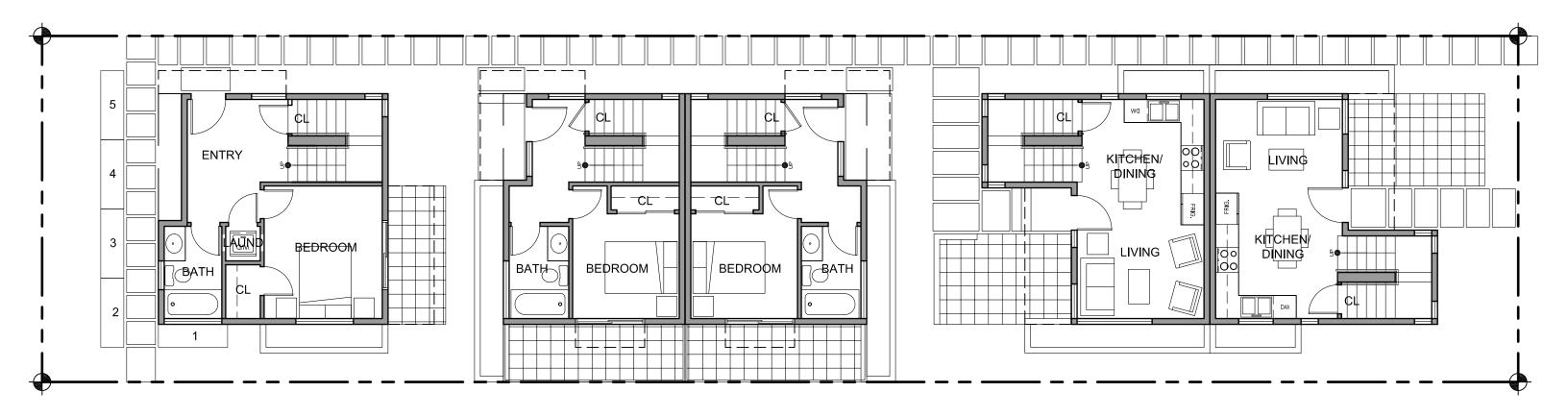


A roof deck, patio, and balcony have been provided at the street-facing facade in order to promote safety by encouraging eyes on the street.

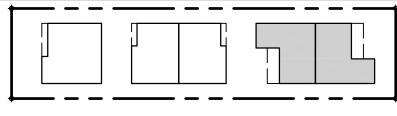


GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	C. Topography	CS1.C.1. Topography: Use the natural topography to inform the project design. CS1.C.2. Elevation Changes: Consider "stepping up or down" hillsides to accommodate significant changes in elevation,	The pedestrian paths follow the topography of the site, descending as you enter from the east to the west. The units also take advantage of the falling topography, stepping down in unison with the site. This helps to preserve the views from the roof deck of each unit and from the surrounding buildings.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	CS3.A.3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement the architectural styleof neighboring buildings.	The materials implement a similar but more modern approach to material strategy than the proposed project to the south of the site. The same color palette and hardie rustic panel stain have been maintained in order to complement the architectural style of the block while utilizing a more modern massing in order to provide additional variety, contrast, and visual interest.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and connected to existing pedestrian walkways.	B. Safety and Security C, Weather Protection	PL2.B.1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies PL2.C.1. Locations and Coverage: Overhead weather protection is encouraged and should be located near uses that generate pedestrian activity. PL2.D.1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible and provide clear directional signage where needed.	A roof deck, patio, and balcony have been provided at the street-facing facade in order to promote safety by encouraging eyes on the street. The balconies also double as weather protection for TH 3 & 4. All other entries have been equipped with an awning to provide weather protection. To encourage simple wayfinding, the street-facing unit is entered from a door/patio that is clearly visible from the street and all other units are accessed from a shared path at the north side of the site. Directional signage is provided as needed to further simplify wayfinding.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	PL3.A.1.d. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting and other features.	The entries to units TH 3 & 4 are similarly defined by an ensemble of patios, planters, and overhangs above the entry and lighting. All other units utilize signage and awnings to clearly define the entry space.
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture	DC2.A.2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. DC2.B.1. Facade Composition: Design all building facadesconsidering the composition and architectural expression of the building as a whole. DC2.C.1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating secondary elements into the design. DC2.C.1. Dual Purpose Elements: Consider architectural features that can be dual purpose - adding depth texture and scale as well as serving other project functions.	The street-facing facade was created with a cohesive design concept in mind, establishing a base with a two-story mass above, in keeping with established patterns in the neighborhood. The second floor deck activates the street-facing facade while providing weather protection for the entry. At the roof level, portions of the parapet wall have been pulled down to allow for open rail to both reduce perceived mass and provide visual interest. All facades employ the same combination of materials in a similar strategy in order to maintain cohesive composition of the building as a whole.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	A. Building-Open space Relationship B. Open Space Uses and Activities	DC3.A.1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept.	All units have been provided a sizable private amenity space adjacent and easily accessible from the first floor of each unit in order to activate the ground level of the site and encourage interaction between tenants.
DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials C. Lighting	DC4.A.1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials. Materials that have texture, pattern or lend themselves to high quality of detailing are encouraged. DC4.C.1. Functions: Use lighting to increase site safety in all locations used by pedestrians and to highlight architectural detailssuch as entries.	Durable, high quality materials, such as cementitious panels will be the primary exterior materials. These materials are weather appropriate for Seattle and easy to maintain. All pedestrian paths will be lined with exterior lights to increase safety and all entries will be lit with sconces.

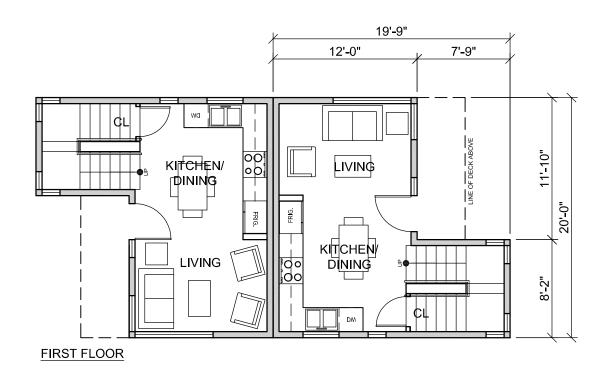
14TH AVE TOWNHOMES #3029803

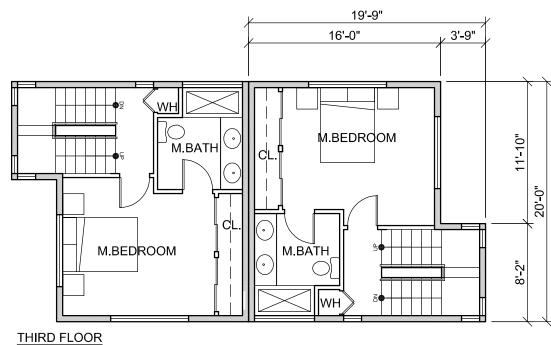


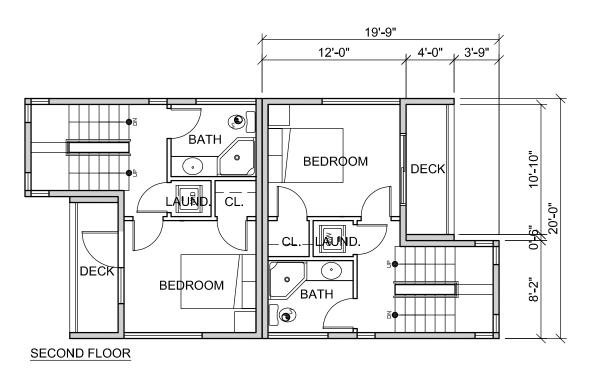


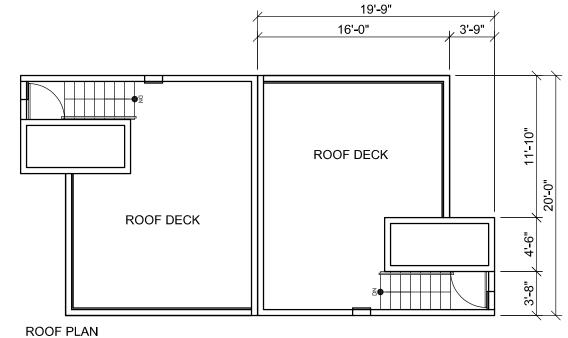


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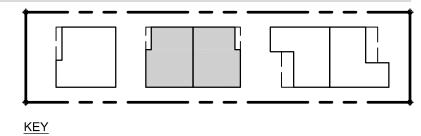


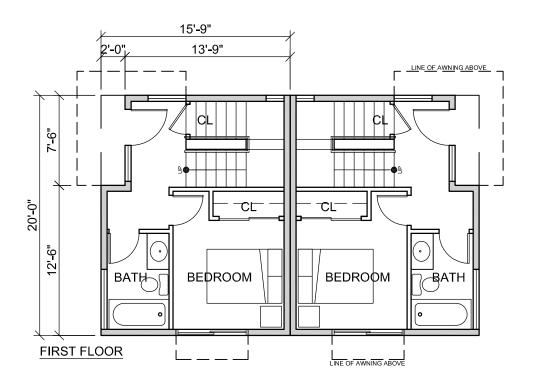


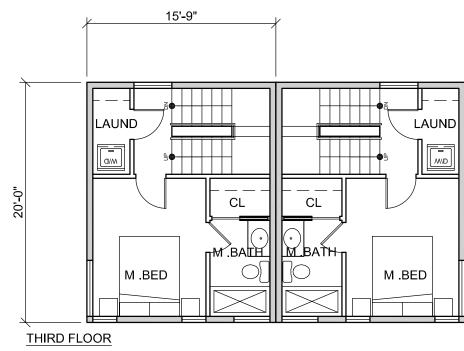


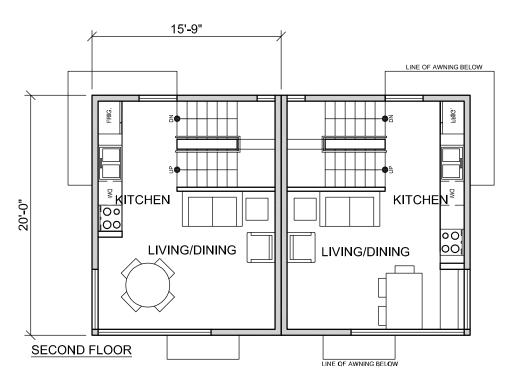
TH 3&4 FLOOR PLANS

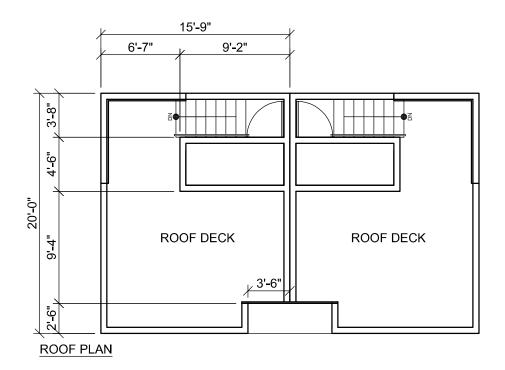






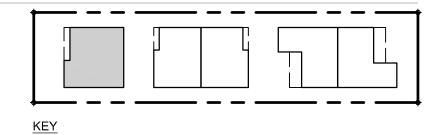


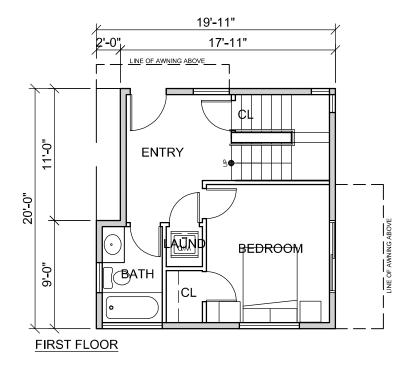


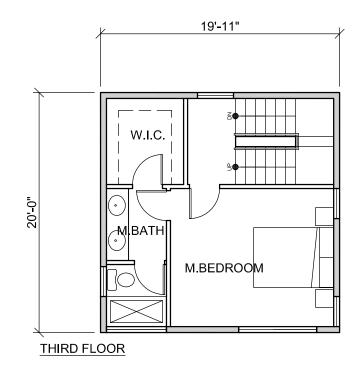


TH 1&2 FLOOR PLANS

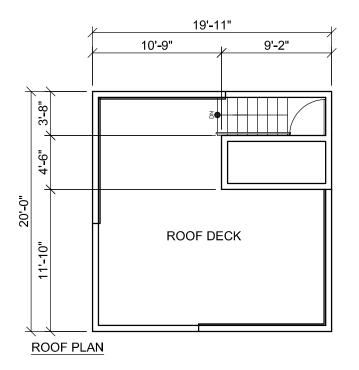












SFR FLOOR PLANS











5 CONCRETE

PROPOSED MATERIALS

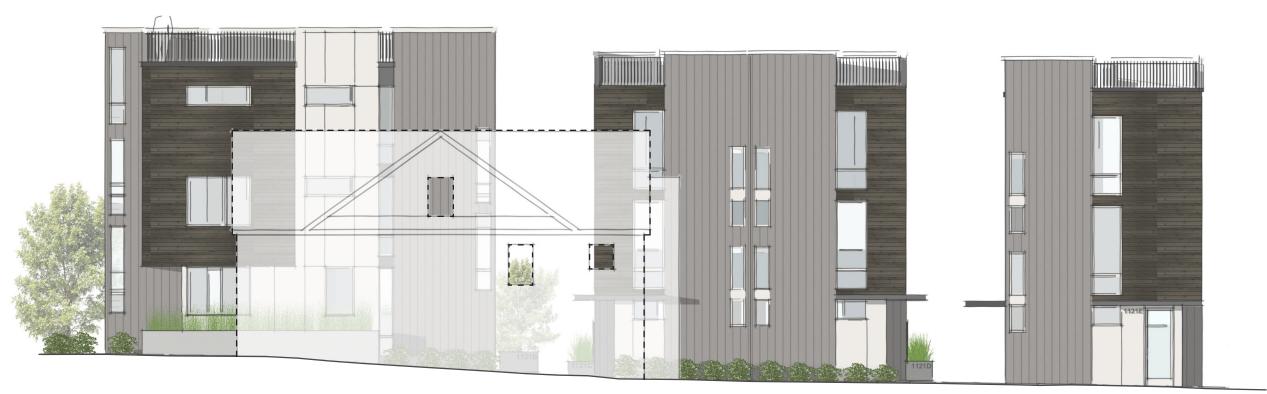
The material palette for this project seeks to capture a neutral, highly textured, modern aesthetic. Primary cladding materials are board & batten, cementituous panel, and cementituous rustic wood panel. The rustic panel and board & batten will provide texture to break up the cementitious panel, and represent more traditional residential materials, to help the project integrate with the existing residential context in the area. Open metal rail, concrete planters, and landscaping round out the material palette.



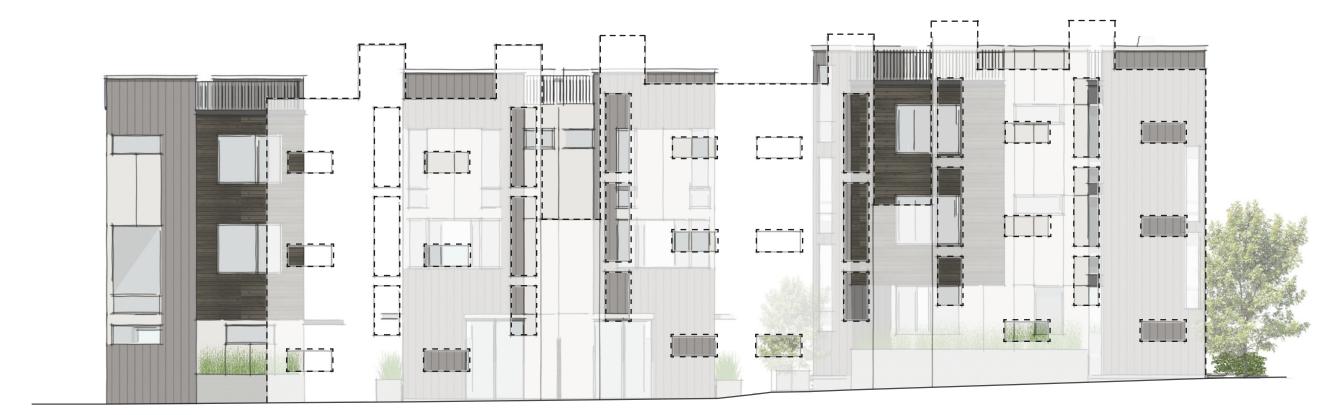
EAST ELEVATION (14TH AVE)

NORTH ELEVATION

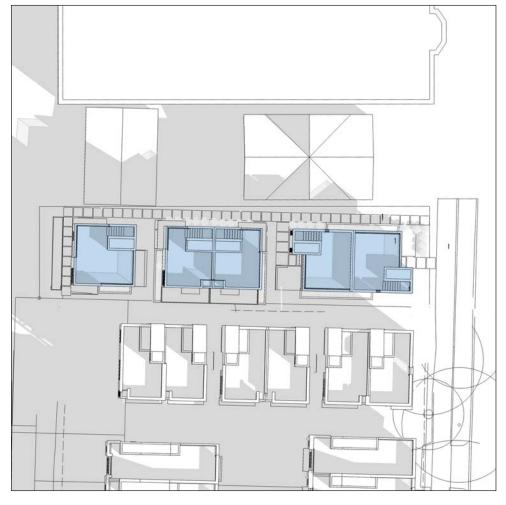


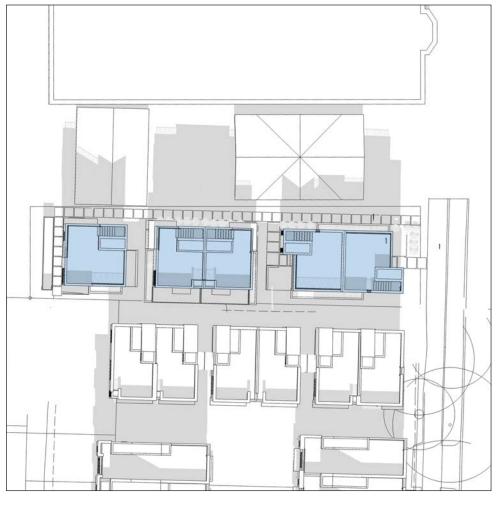


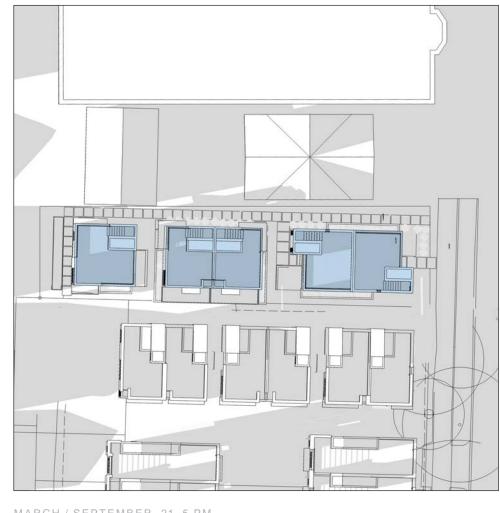
NORTH WINDOW PRIVACY STUDY



SOUTH WINDOW PRIVACY STUDY (DCI PROJECT #3027669)



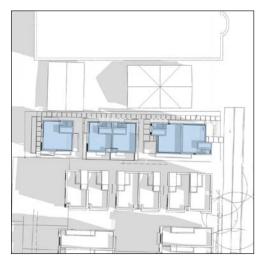


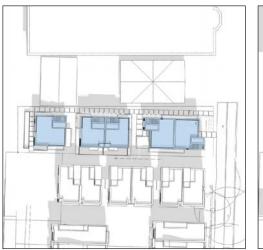


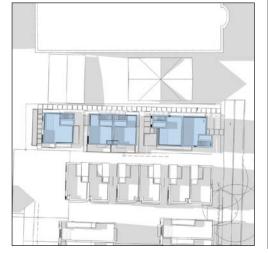
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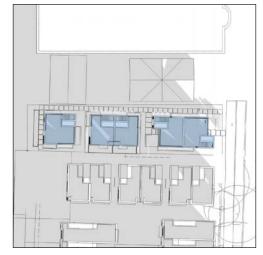
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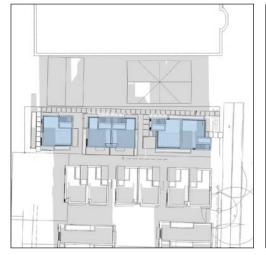
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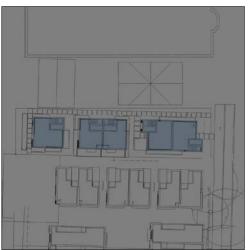












JUNE 21, 9 AM JUNE 21, 12 PM

JUNE 21, 5 PM

DECEMBER 21, 9 AM

DECEMBER 21, 12 PM

DECEMBER 21, 5 PM



ATTRONOTTROM 14TH AVENUE



VIEW OF SOUTH FACADE FROM SOUTHEAST CORNER



VIEW OF NORTH FACADE FROM NORTHWEST CORNER



VIEW OF TOWNHOUSE 2 AND 3 ENTRIES FROM COMMON PEDESTRIAN PATHWAY



AERIAL VIEW