



STREAMLINED DESIGN REVIEW

**1717 15th Avenue South
Seattle, WA**

SDCI PROJECT NO.:

3033222-LU

MEETING DATE:

12/12/2018

APPLICANT CONTACT:

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CARON

CARON REF #2018.067



EAST COURTYARD ELEVATION

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PROJECT TEAM

OWNER
Cao Huynh
DEP Homes

CARON ARCHITECTURE CONTACT
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206.367.1382
Caron Reference No.: 2018.067

SITE INFORMATION

ADDRESS:
1717 15th Ave South Seattle, WA

SDCI PROJECT NO.:
3033222-LU

PARCEL(S):
7548300065

SITE AREA:
7,517 SF

OVERLAY DESIGNATION:
North Beacon Hill Residential Urban Village,
Parking Flexibility Area

PARKING REQUIREMENT:
Not required in Parking Flexibility Area

DEVELOPMENT STATISTICS

ZONING:
LR2

RESIDENTIAL UNITS:
6

PARKING STALLS:
4 Stalls

BICYCLE PARKING:
1:1 long term stalls (in garages)
2 short term stalls

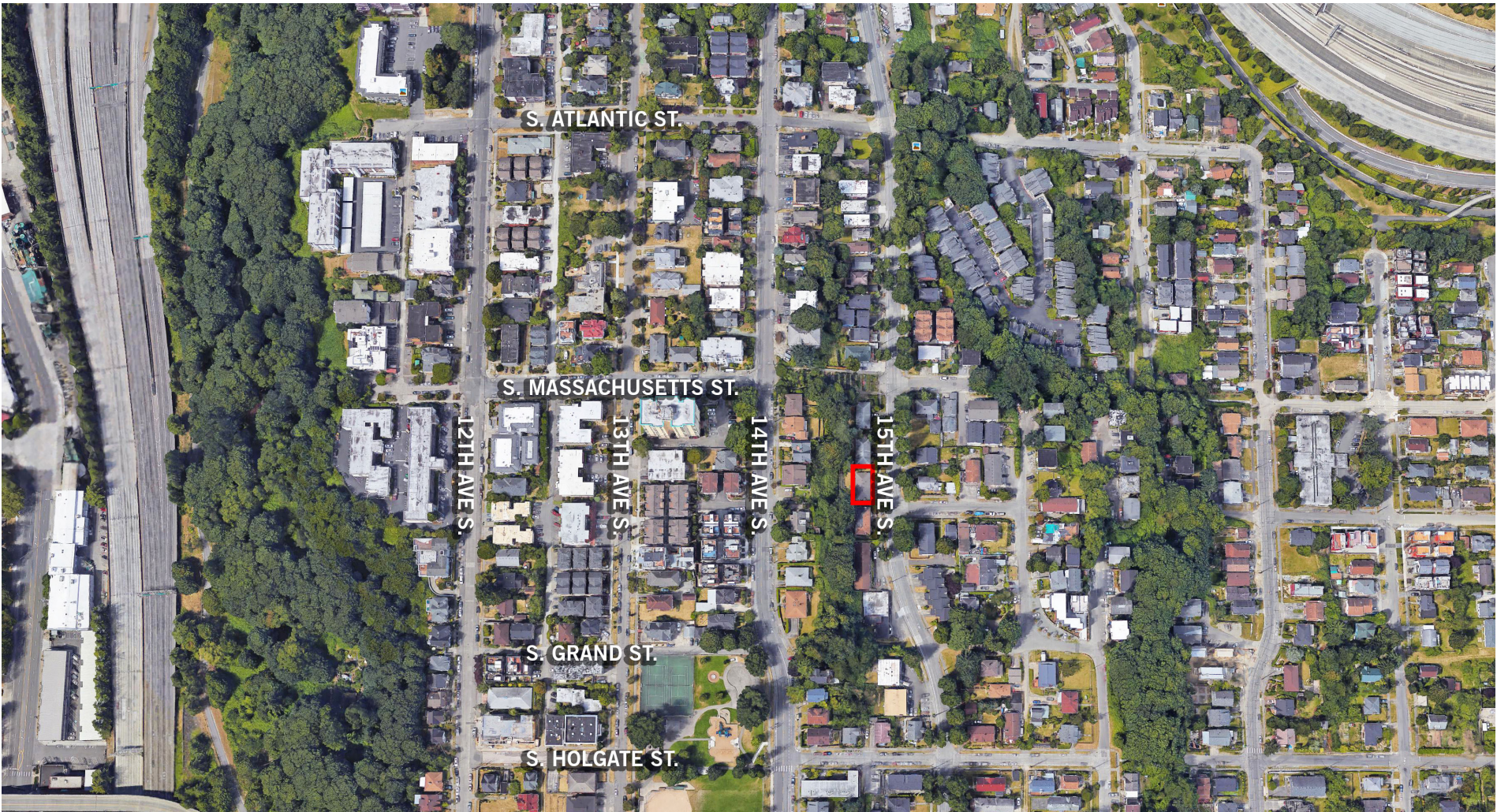
PROPOSAL DESCRIPTION

DEVELOPMENT OBJECTIVES

In the quickly developing neighborhood of North Beacon Hill, the objective is to provide 6 townhouses maximizing the thriving neighborhood's prime location, close to downtown Seattle, while adding to the architectural identity of the surrounding neighborhood. New and exciting materials and landscaping elements will provide visual interest to the existing streetscape. The proposed 6 unit development does not require parking but will include 4 parking stalls, oriented off an open courtyard. Each unit has it's own roof deck amenity, with views east.

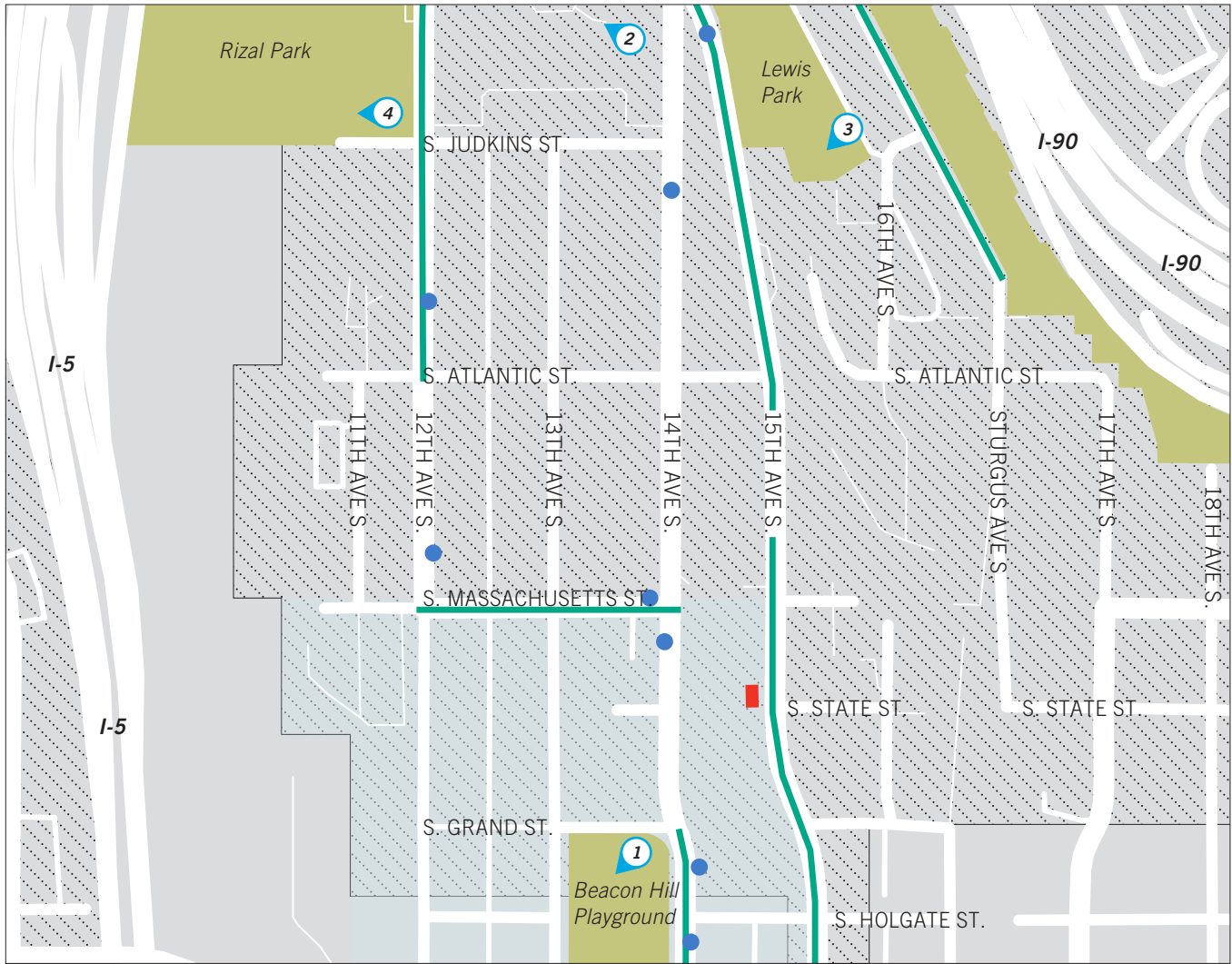
DEVELOPMENT SUMMARY

LEVEL	GROSS SF	FAR SF	PARKING STALLS
ROOF	550.30	436.41	
3	2,878.50	2,634.21	
2	2,878.50	2,634.21	
1	2,878.50	2,634.21	
BASEMENT	2,541.83	40309	4
TOTAL	11,727.64	8,742.12	4 Stalls



9-BLOCK AERIAL MAP

CONTEXT & URBAN DESIGN ANALYSIS



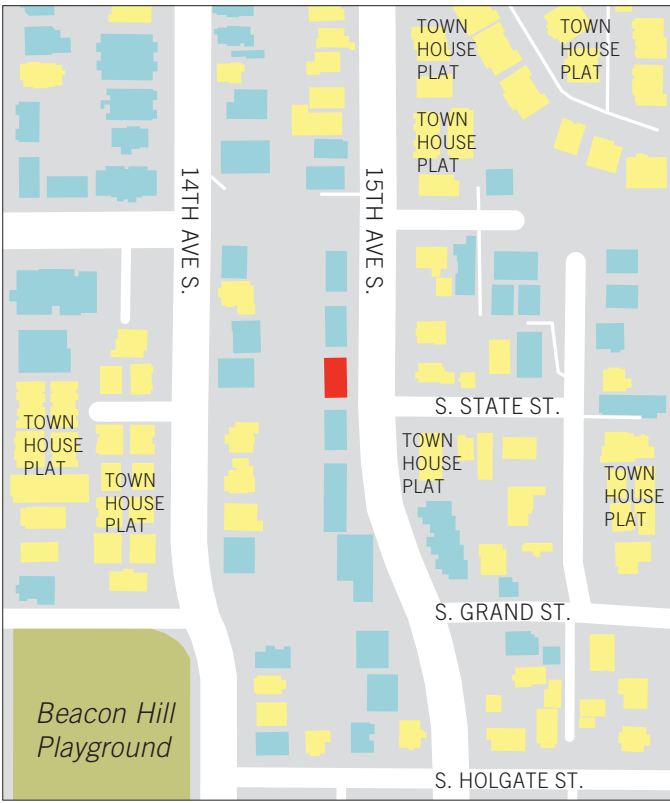
VICINITY MAP KEY

- Project Site
- Park
- Bus Stops
- Dedicated Bike Lanes
- Parking Flexibility Area
- North Beacon Hill Residential Urban Village
- View (ref. images)



ZONING

- Project Site
- SF 5000
- LR3
- LR2



SURROUNDING USES

- Project Site
- Multi-Family (includes duplexes)
- Single Family

COMMUNITY NODES



1 BEACON HILL PLAYGROUND
0.3 MILES FROM SITE



2 PACIFIC MEDICAL CENTER
0.5 MILES FROM SITE



3 LEWIS PARK
0.3 MILES FROM PROJECT SITE



4 DR. JOSE RIZAL PARK
0.5 MILES FROM SITE

SITE PHOTOS

SITE ACCESS

The site is accessed from 15th Avenue, an arterial spanning north - south. There is only street facing access due to the steep slope abutting the west end of the site.

Opportunities: Prime location for quick access to neighborhood amenities.

Constraints: Steep slope on west end inhibiting development opportunity.



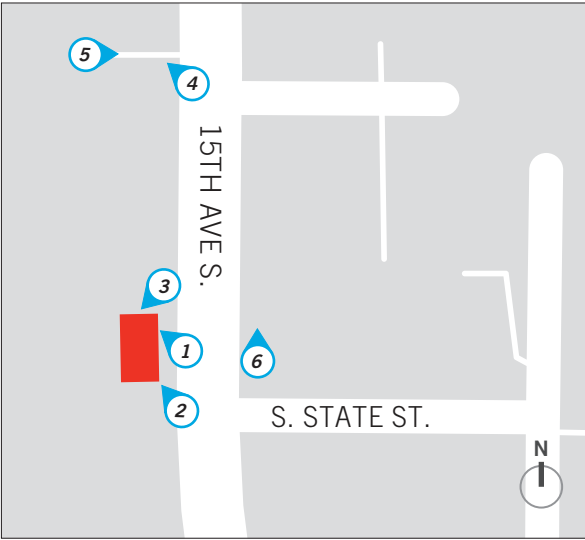
1 UNIT ENTRY



2 SOUTH VIEW OF SITE



3 NORTH VIEW OF SITE



MAP KEY

Project Site

View



4 NEIGHBORHOOD PEA-PATCH



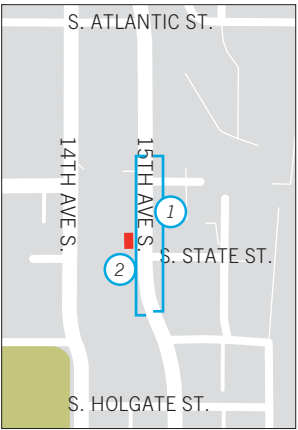
5 LOOKING EAST ON PEA-PATCH PATH



6 LOCAL BOOK SHARE

SITE STREETSCAPES

1 15TH AVE S FACING EAST



Single Family Residence

Single Family Residences

2 15TH AVE S FACING WEST



Commercial

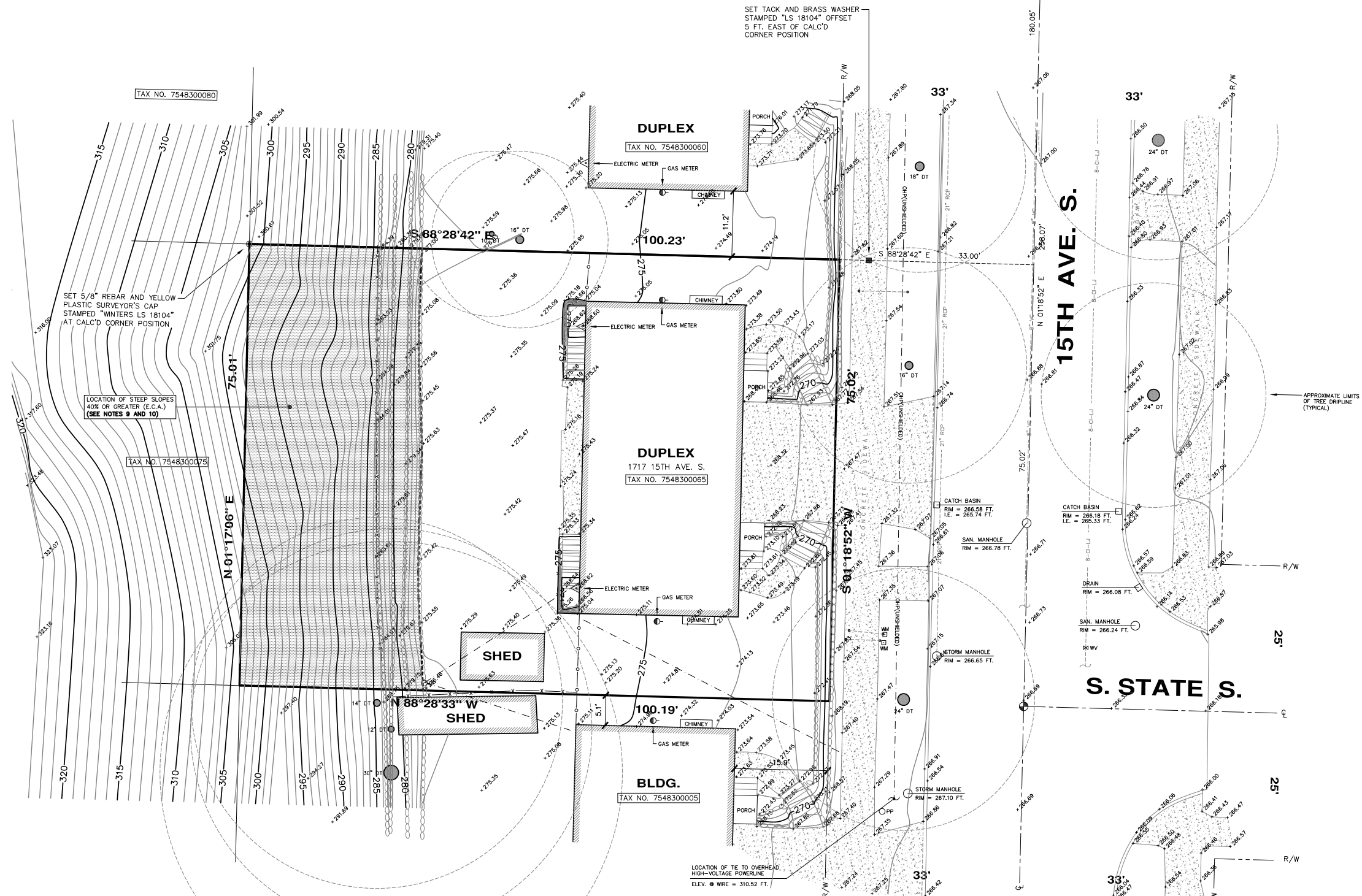
Duplexes
• Repeated design

Duplex
• Repeated design

SURVEY / TREE SURVEY









S. MASSACHUSETTS ST.

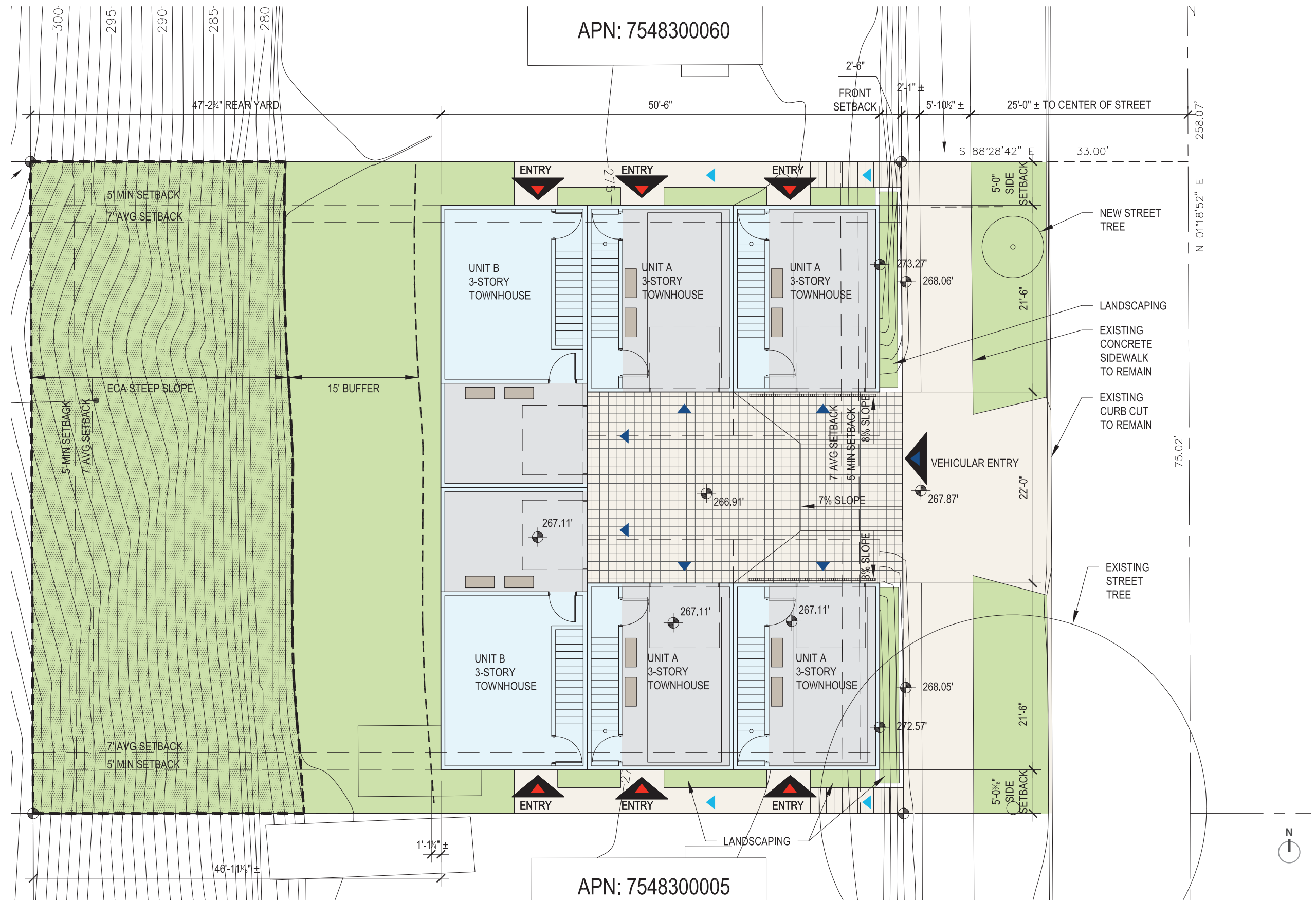
— **CENTERLINE MONUMENT**
FOUND EXISTING MONUMENT
IN CASE ON JULY 18, 2018
(TYPICAL)



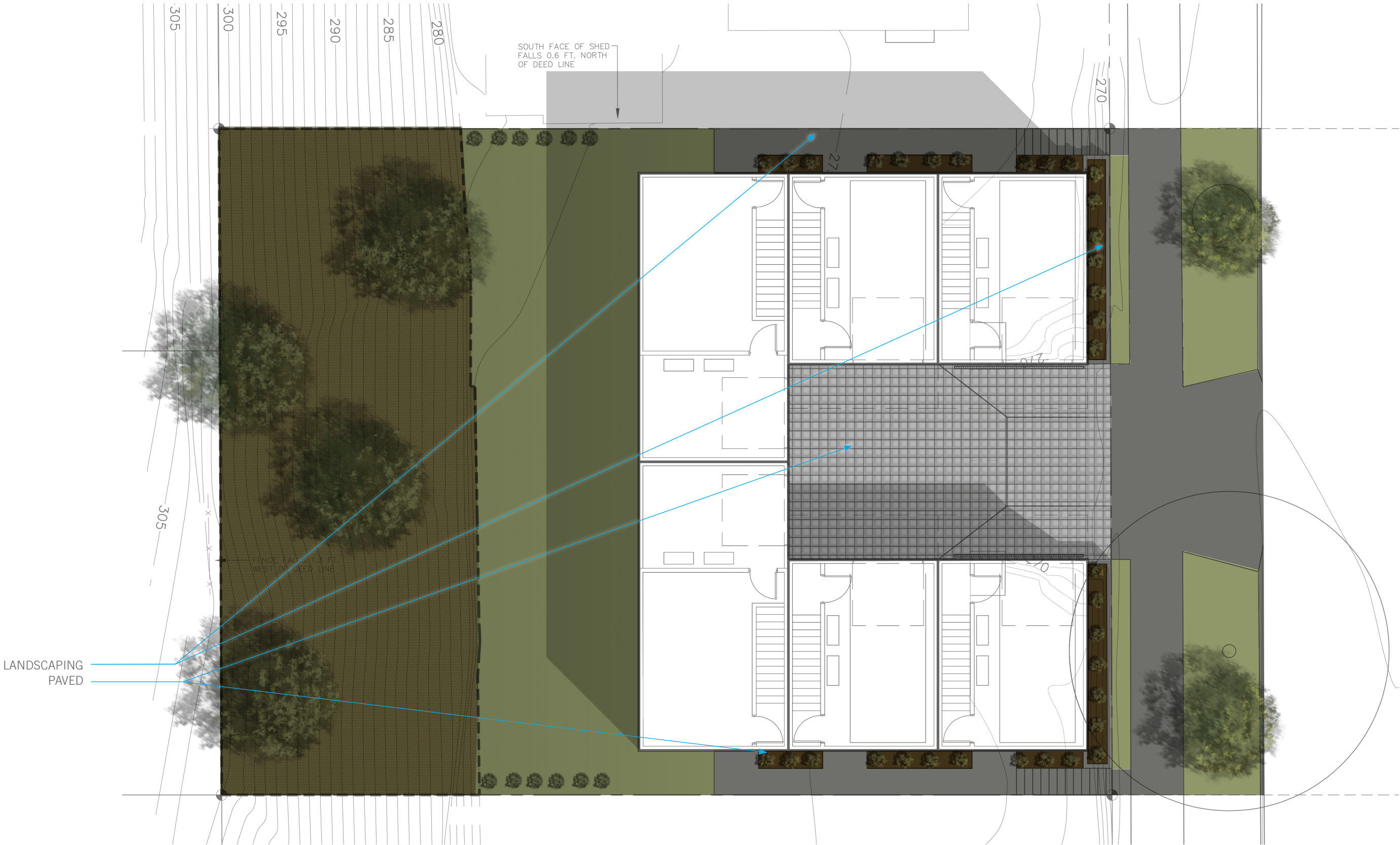
SITE PLAN

KEY

-  Residential
-  Trash
-  Concrete Circulation
-  Landscaping
-  Garage
-  Pedestrian Entrances
-  Pedestrian Access
-  Vehicular Access



LANDSCAPE PLAN

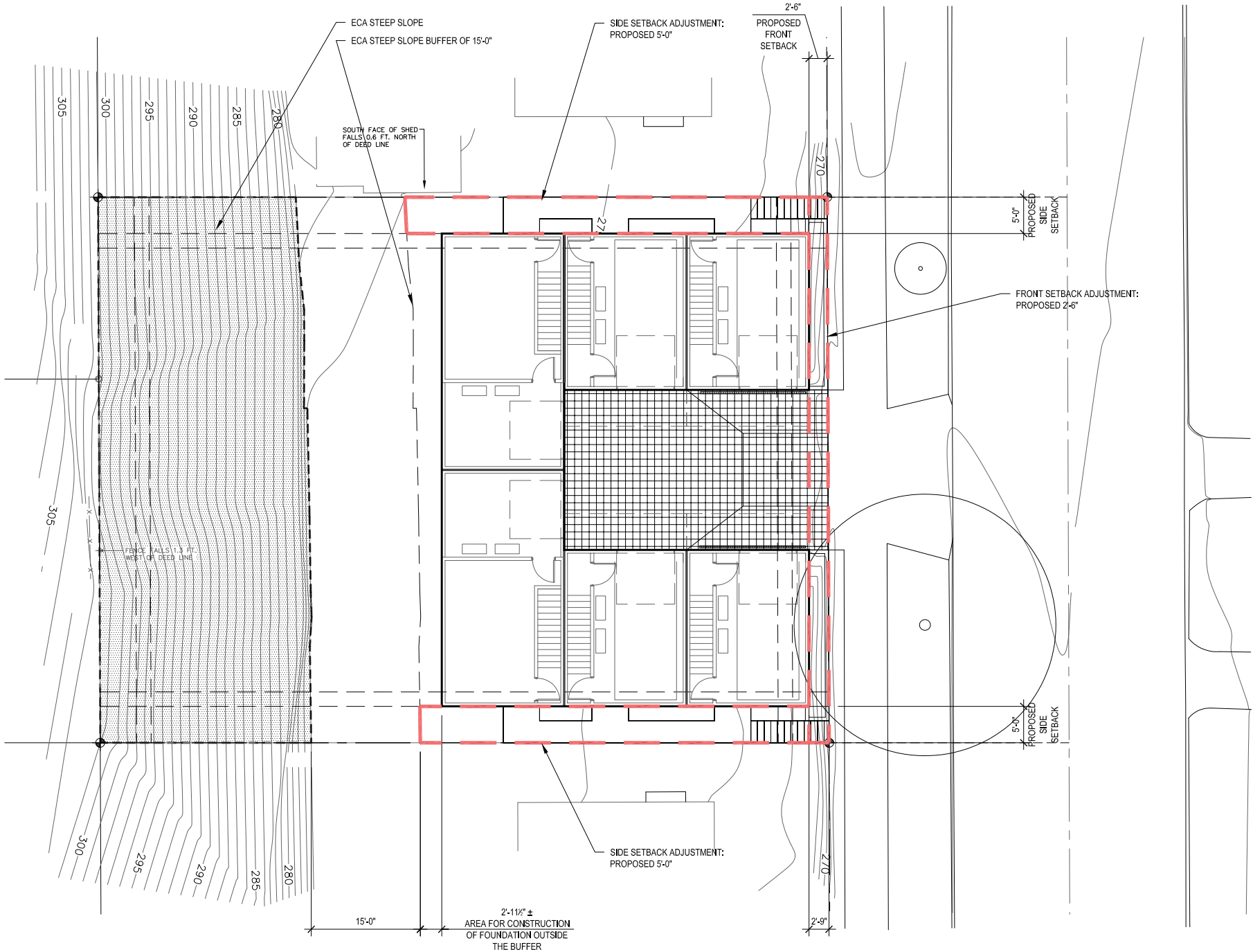


ZONING DATA NO DEPARTURES REQUESTED

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE
Floor Area Ratio (FAR) Limits	23.45.510	1.2 FAR limit in LR-2 zone for townhouses located inside urban villages and meets the requirements of 23.45.510.C.	✓
Density Limits- Low-rise Zones	23.45.512	Townhouse development: Meeting 23.45.510.C- 1/1,600 OR no limit.	✓
Structure Height	23.45.514	30' height limit	✓
Setbacks & Separations	23.45.518	Front and rear setbacks: 7' average, 5' minimum Side setbacks from facades greater than 40' in length: 7' average / 5' minimum. 10' separation between principal structures.	ADJUSTMENTS REQUESTED
Amenity Area	23.45.522	25% of lot area: 50% of required amenity space to be at ground level (10: min. dim. from side lot lines).	✓
LEED, Built Green & Evergreen Sustainable Development Standards	23.45.526	To achieve a higher far limit, townhouse will meet GREEN building performance standards. Either built GREEN 4 star rating or LEED Silver rating.	✓
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses inside LR2 Urban Villages maximum width: 90'	✓
Light & Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' screen or hedge.	✓
Parking Location, Access & Screening	23.45.536	Street access is required if lot does not abut an alley.	✓
Pedestrian Access & Circulation	23.53.006	Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual.	✓
Solid Waste & Recyclable Materials Storage & Access	23.54.040:	(1) 2' X 6' area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day. Storage areas.	✓
Required Parking	23.54.015	Residential Use Urban Village and Parking Flexibility Area. No parking required. Bicycle Parking: 1 space per 4 dwelling units	✓

ADJUSTMENT REQUEST

APPLICABLE ZONING	SMC-SECTION	CODE REQUIREMENT	PROPOSED	RATIONALE
Side Setback	23.45.518	Side setback from facades greater than 40'-0" in length: 7 ft. average and 5 ft. minimum	Side setback from facade of 50'-6" in length: 5'-0" Over-framed architectural features will extend 6"-12" into the setback.	Requesting a reduction from 7'-0" average due to site constraints related to ECA steep slope. Over-framing creates modulation and plane-change for material and color changes.
Front Setback	23.45.518	Front setback: 7 ft. average and 5 ft. minimum	Front setback of 2'-6" minimum Over-framed architectural features will extend 6"-12" into the setback.	Requesting a reduction from 5'-0" minimum due to site constraints related to ECA steep slope. Over-framing creates modulation and plane-change for material and color changes.



ARCHITECTURAL DESIGN RESPONSE

CS2. Urban Pattern & Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A. Location In The City And Neighborhood

- 1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

Architect Response:

North Beacon Hill is a up and coming neighborhood with many examples of modern architecture. The use of modern materials and a central courtyard help the architecture stand out and create a sense of identity.

CS3. Architectural Context & Character

Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

- 2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

Architect Response

The strong use of wood as a facade treatment with bold vertical elements anchor the building to the site. As the mass pulls back to reveal a courtyard, it feels grounded.

- 4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Architect Response

Pacific Northwest features, such as, rich woods and landscaping, provides design standards that future projects will want to uphold.

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. Safety & Security

- 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

Architect Response:

Safe neighborhoods benefit everyone; therefore, windows and entrances facing the street not only create a more visually interesting building, but also build a better neighborhood.

North Beacon Hill Supplemental Guidelines

CS2. Urban Pattern & Form

- III. Height, Bulk and Scale Compatibility Much of the North Beacon Hill business district is zoned for 65-foot tall mixed-use buildings. Most of the existing commercial structures in the area are one- and two-stories adjacent to single-family houses. Large, monolithic buildings are discouraged. Proper consideration of the scale, massing and detail

of individual buildings will contribute to a project’s compatibility with surrounding residential areas and a satisfying public environment.

- ii. Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.
- iv. Incorporate into the design of new buildings studies that document the shadows cast from proposed structures in order to maximize the amount of sunshine on adjacent sidewalks and residences throughout the year.
- x. Use architectural styles and details (such as roof lines or fenestration), color or materials derived from surrounding, less intensive structures.

Architect Response:

The building mass is broken along the street edge, the U-shape provides this relief while maintaining a single structure. The mass is less dominant to the street and allows for more daylight to pass through the space. Facade treatments, such as canopies, windows, and material changes break up the building to create visual interest.

PL1 Connectivity

- ii. Create substantial courtyard-style open space that is visually accessible to the public view.

Architect Response:

The open central courtyard opens up to the street, reducing the massing along the street edge. This provides relief along the street, allowing light to permeate the street edge.

PL2 Walkability

- I. Personal Safety and Security The principles of Crime Prevention Through Environmental Design (CPTED) are highly encouraged to be implemented into any design on North Beacon Hill. Good design is one of the most effective crime deterrents. Design can discourage criminal activity, enhance natural surveillance opportunities, and reduce fear. Design can influence an individual’s feelings about his environment from an aesthetic as well as a safety standpoint.

- i. Defensible Space

- a. A territorial definition is good to create awareness of the boundary between public and private space. Using low fences or landscaping can aid in making the delineation readily apparent while aesthetically transparent. Define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs and gateway treatments.

- b. Allow for clear lines of sight.

- d. Maximize visibility of people, parking areas and building entrances with doors and windows that look out on to streets and parking areas; this encourages pedestrian-friendly sidewalks and streets while avoiding blank, windowless walls that attract graffiti and prevent “eyes on the street.”

- II. Streetscape Compatibility

- ii. Orient townhouse structures to provide pedestrian entrances to the sidewalk.

Architect Response:

Safe neighborhoods benefit everyone; therefore, windows facing the street not only create a more visually interesting building, but also build a better neighborhood.

ARCHITECTURAL DESIGN RESPONSE

PL3 STREET-LEVEL INTERACTION

II. Streetscape Compatibility

- i. Provide a shallow setback and a minor grade separation between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

Architect Response:

Residential use is separated from the public sidewalk vertically. Entrance is accessed via walkway and stairs off of sidewalk.

DC1 PROJECT USES AND ACTIVITIES

I. Parking and Vehicular Access

- ii. Minimize the number and width of driveways and curb cuts.

Architect Response:

The driveway provides access to 4 garages, while using the existing curb cut. The intent is to reduce the curb width rather than enlarge it. When the cars are in their respective garages, the driveway can double as open space.

DC2 ARCHITECTURAL CONCEPT

I. Respect for Adjacent Sites

- iii. Stagger windows to not align with adjacent windows and minimize the impact of windows in living spaces that may infringe on the privacy of adjacent residents.

Architect Response:

The windows have been oriented to maximize privacy. The larger windows open to the larger open spaces. North and south windows do not align with neighbor houses. And the windows facing inward toward the courtyard are minimal.

II. Architectural Concept and Consistency

- ii. Establish a building's overall appearance on a clear and pleasing set of proportions. A building should exhibit a sense of order. The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure. Consider how the following can contribute to a building that exhibits a cohesive architectural concept:
 - a. Facade modulation and articulation
 - b. Windows and fenestration patterns
 - c. Trim and moldings
 - d. Grilles and railings
 - e. Lighting and signage

Architect Response:

The building modulation increase visual interest. The materials are defined by the modulation. Windows align and give the feeling of large open elements. The entries are articulated with vertical over-framing. This provides a beacon, identifying the townhouses from the street.

DC3 Open Space Concept

I. Landscaping to Enhance the Building and/or Site

- i. Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bioretention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of Beacon Hill

Architect Response:

The planters help to gradually step the entry from the street to the upper levels on the north and south elevations. The planters help ground the building, creating a base for the building to project from. It also amplifies the pedestrian experience.

MATERIALS



MATERIALS



PT1 Painted Fiber Cement Panel



MTL1 Horizontal Metal Railing



WD1 Wood Composite Siding



VN1 Vinyl Window



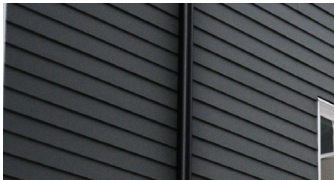
WD2 Wood Fence



C1 Concrete Planters



C2 Concrete Pavers



PT2 Horiz. Fiber Cement Siding

ELEVATIONS



MATERIALS



PT1 Painted Fiber Cement Panel



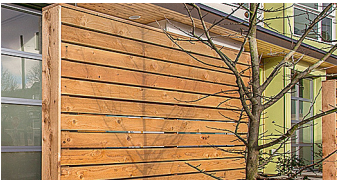
MTL1 Horizontal Metal Railing



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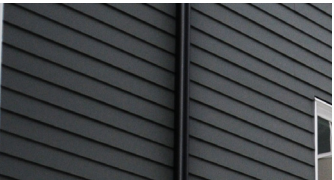
WD2 Wood Fence



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PT2 Horiz. Fiber Cement Siding



ELEVATIONS



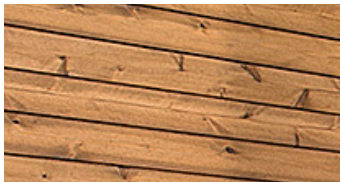
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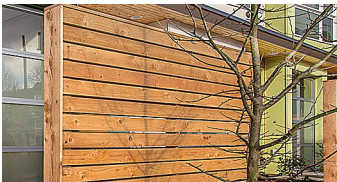
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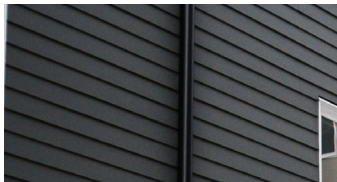
WD2 Wood Fence



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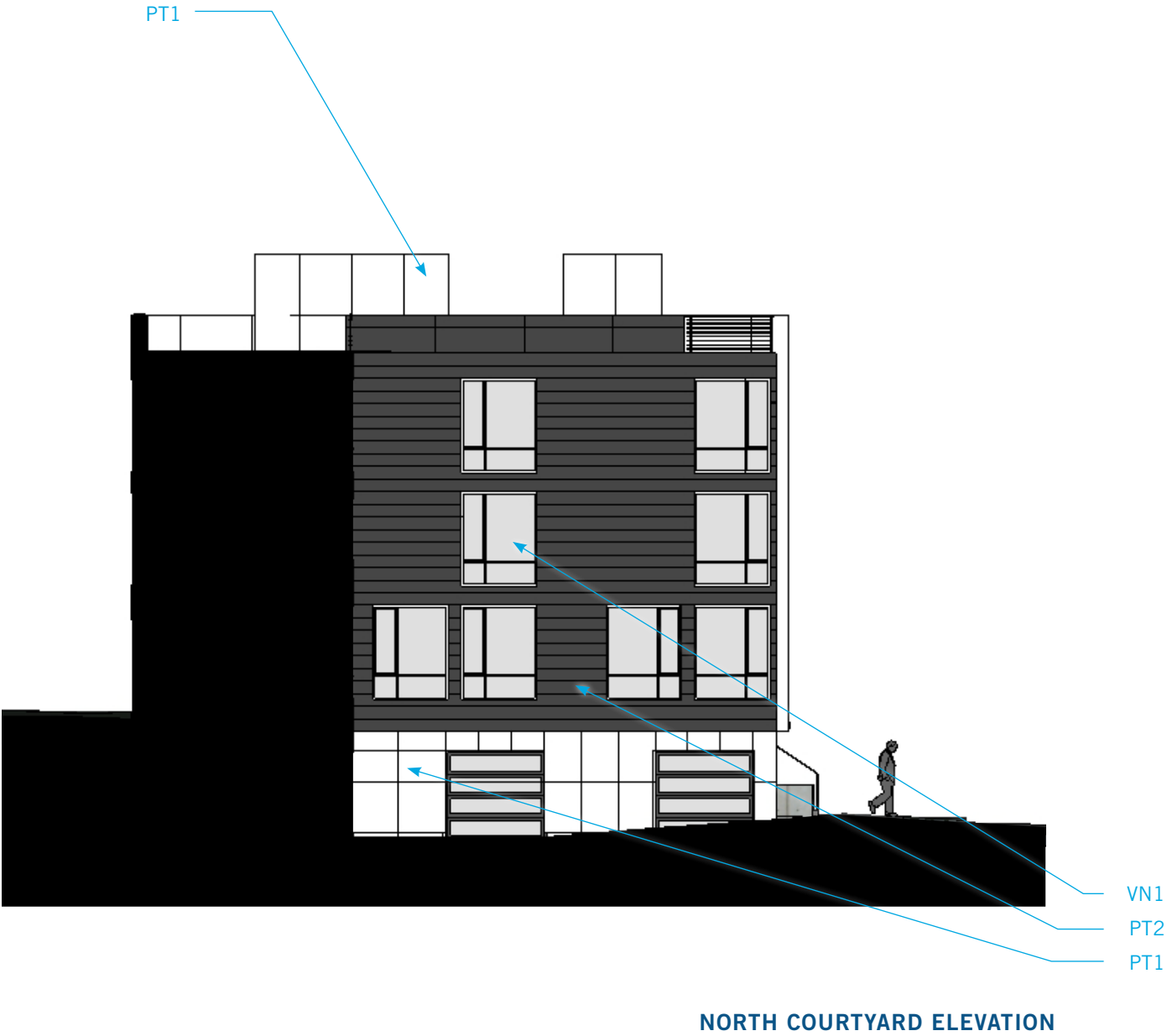


C2 Concrete Pavers



PT2 Horiz. Fiber Cement Siding

ELEVATIONS



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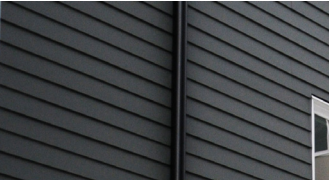
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C2 Concrete Pavers



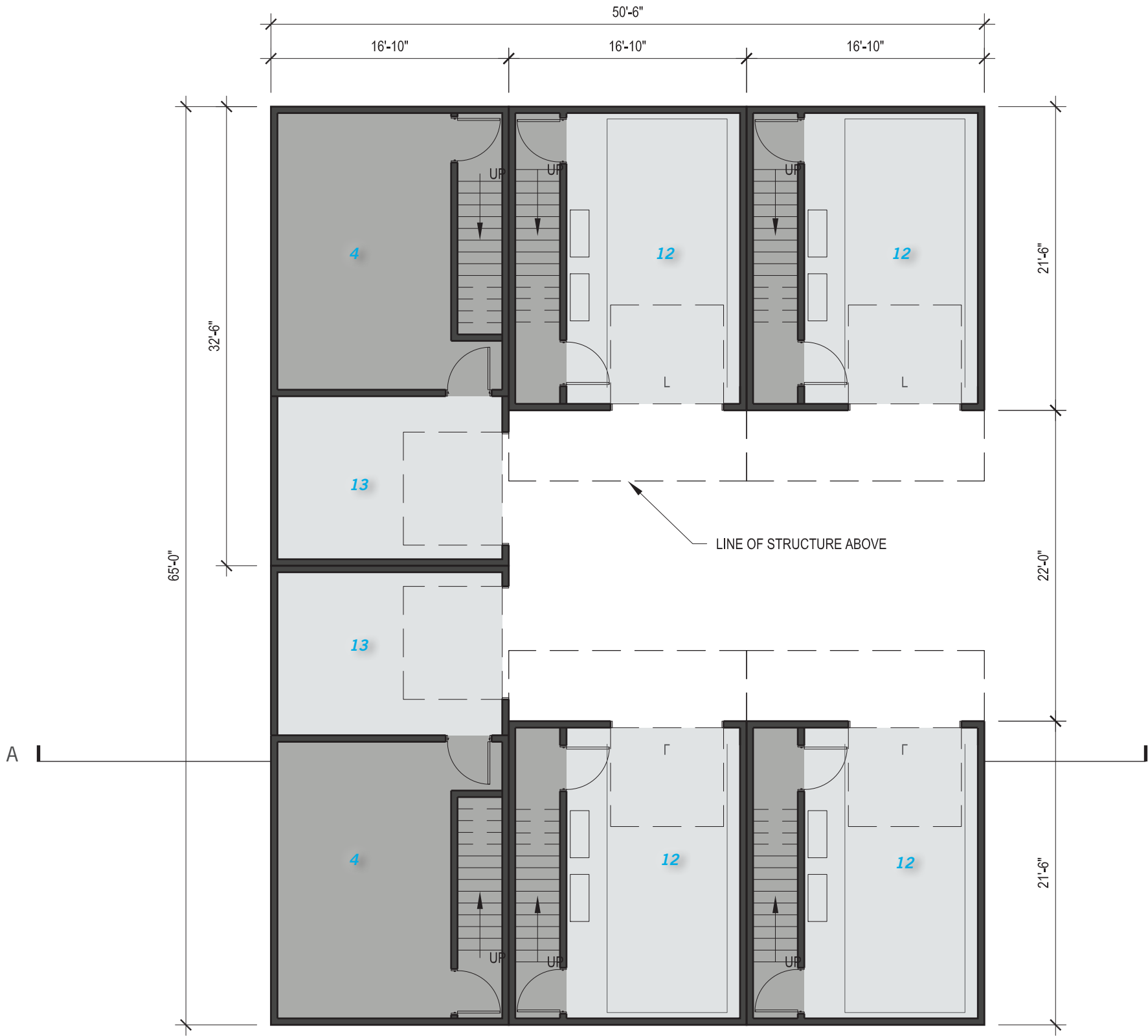
PT2 Horiz. Fiber Cement Siding

FLOOR PLANS

FLOOR PLAN KEY

- 1 Entry
- 2 Bedroom
- 3 Bathroom
- 4 Office
- 5 Closet
- 6 Kitchen
- 7 Living Room
- 8 Laundry
- 9 Master Bedroom
- 10 Master Bathroom
- 11 Walk-in Closet
- 12 Garage
- 13 Workshop

BASEMENT

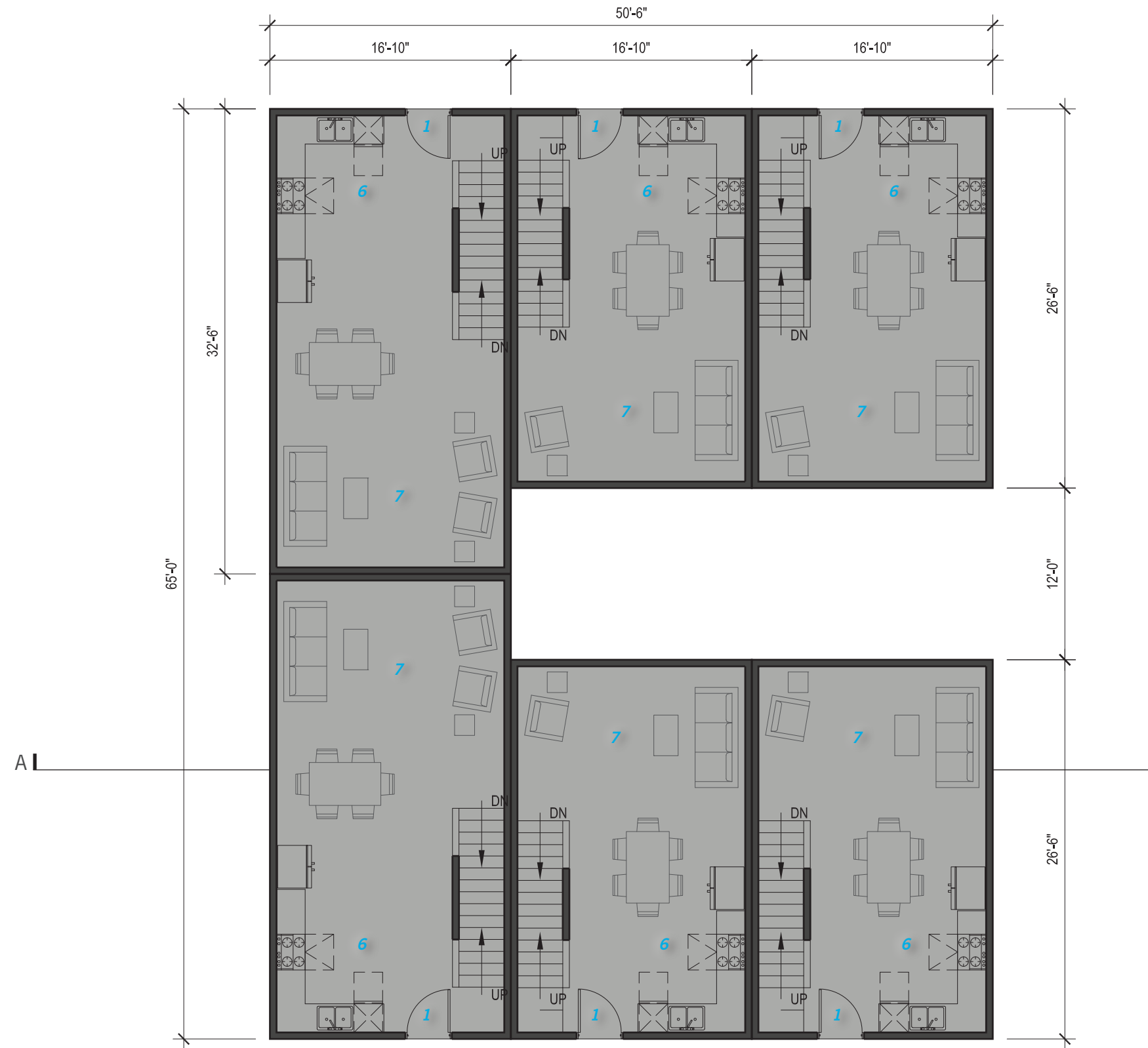


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LEVEL 1

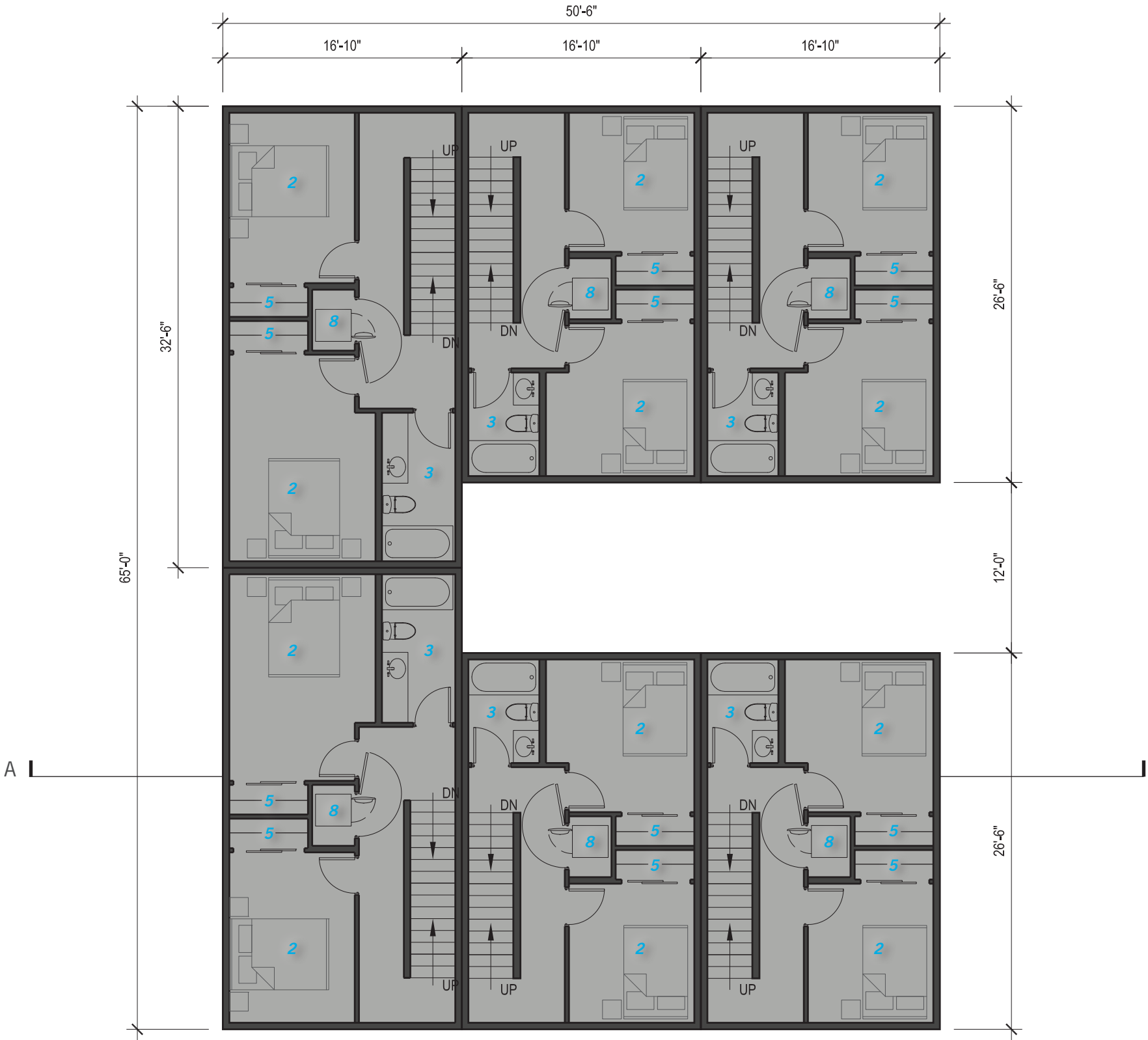


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LEVEL 2

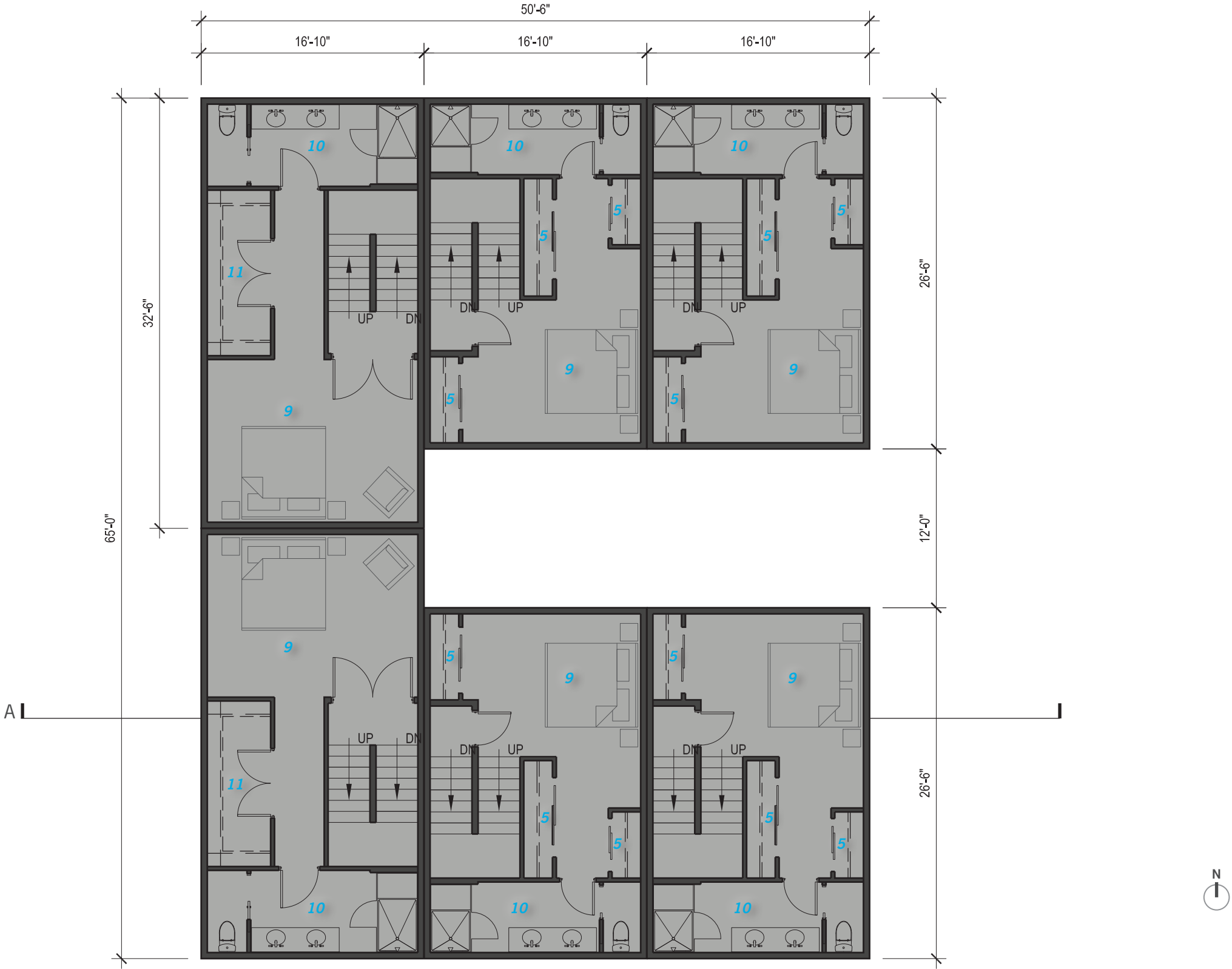


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LEVEL 3

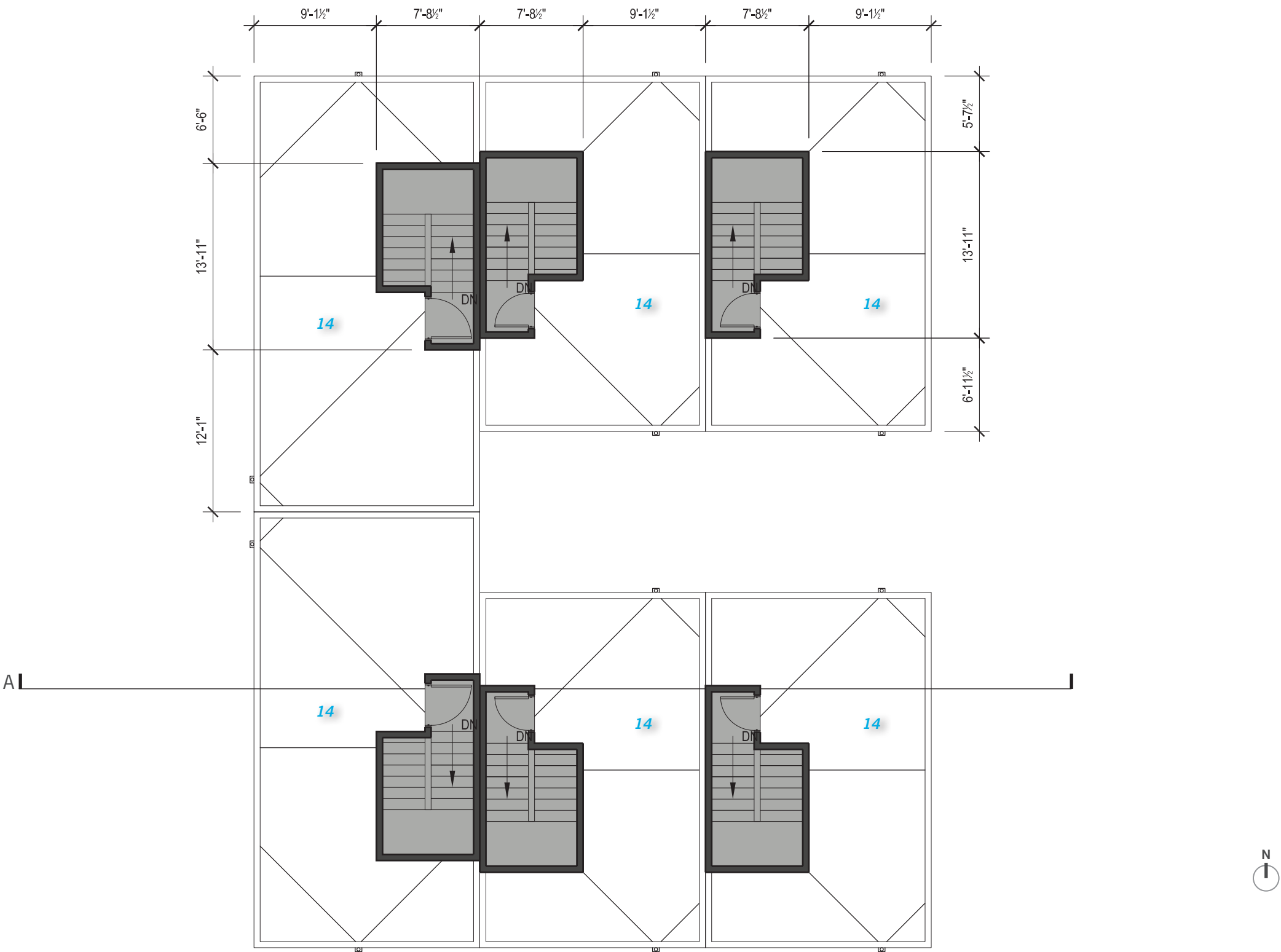


FLOOR PLANS

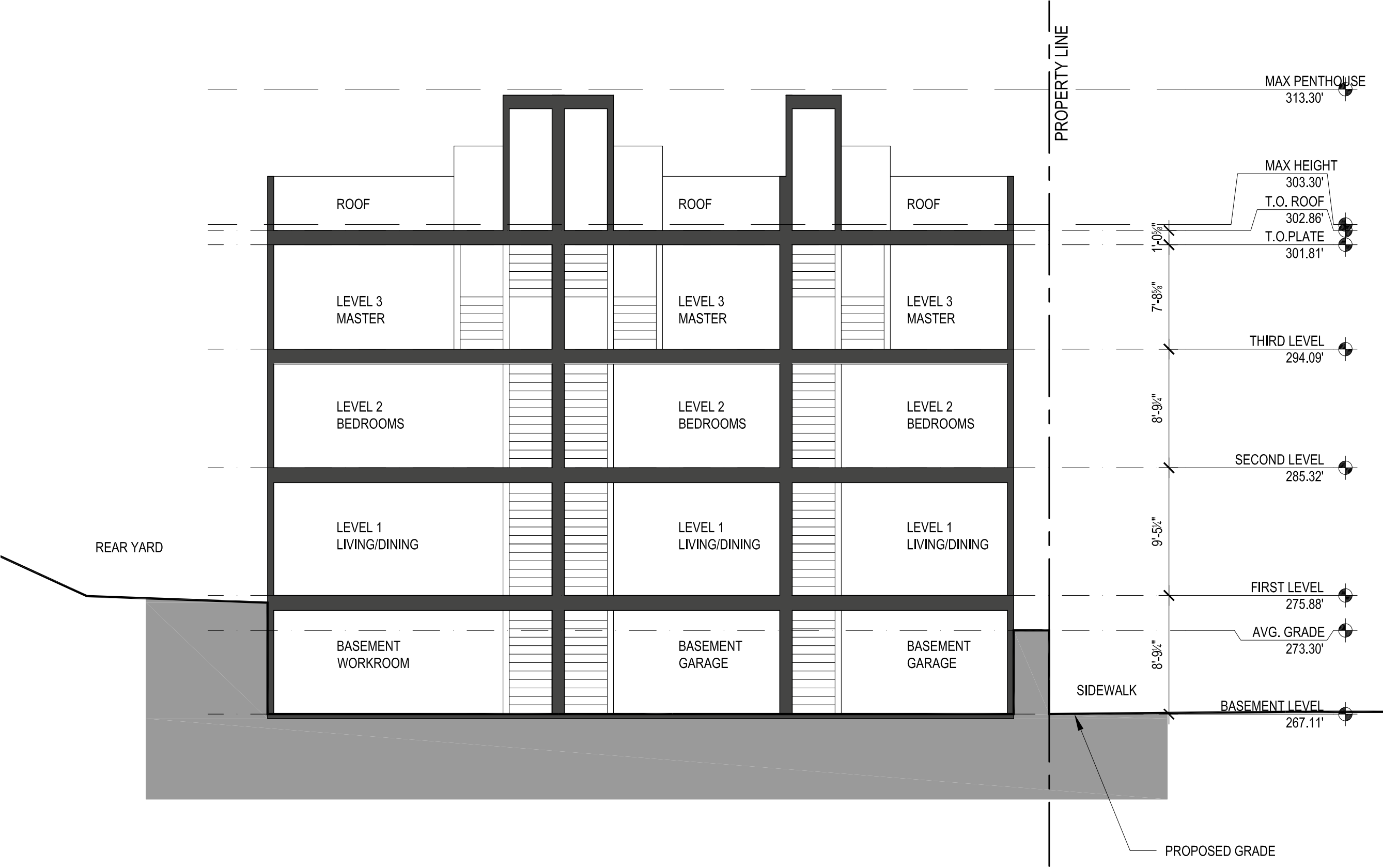
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- 8 Laundry
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- 10 Master Bathroom
- 11 Walk-in Closet
- 12 Garage
- 13 Workshop
- 14 Roof Deck

LEVEL ROOF



BUILDING SECTION



Section A

RENDERING



STREET VIEW (EAST)

RENDERING



SOUTHEAST AERIAL VIEW



EAST



COURTYARD AERIAL VIEW



NORTH