

## STREAMLINED DESIGN REVIEW PROPOSAL

SDCI #3038722-EG  
218 10TH AVE E  
SEATTLE, WA 98102

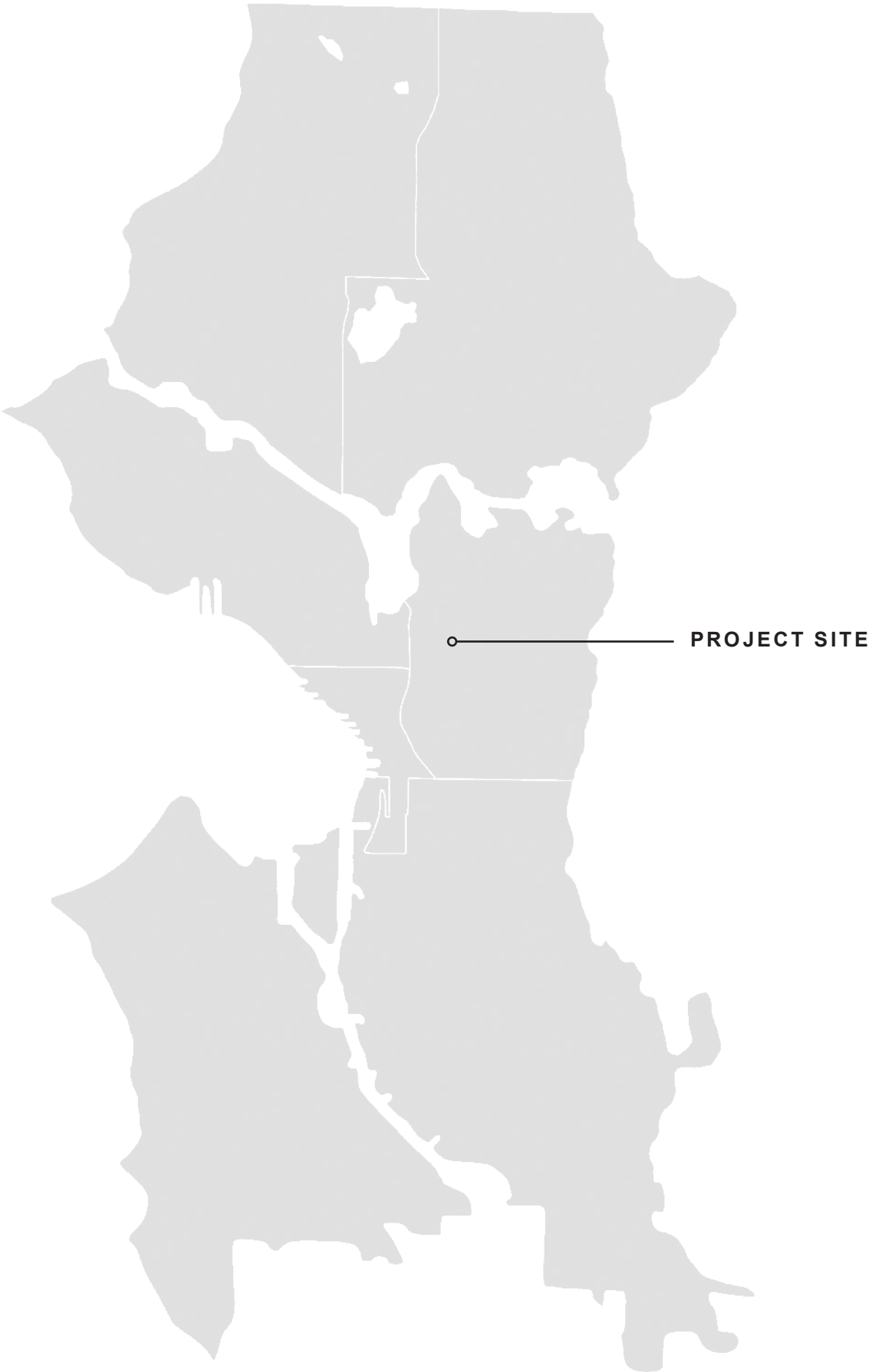
Applicant:  
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Seattle, WA 98103  
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Owner:  
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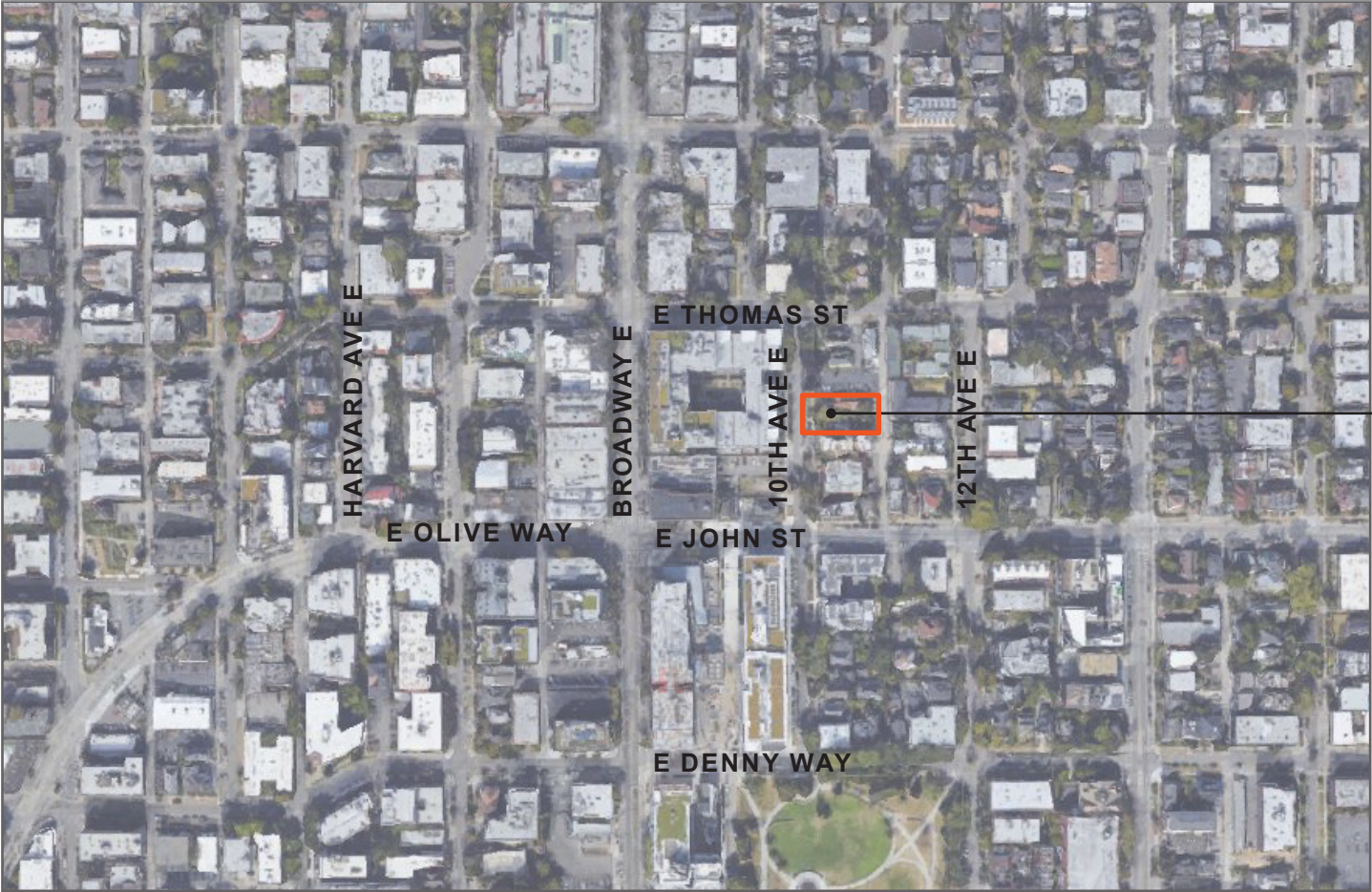
C O N E ARCHITECTURE





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VICINITY MAP



EXISTING SITE

The site is an existing mid-block parcel (600350-1380) located on 10th Ave E between E Thomas and E John St, with alley access to the east. The site area is 4,801 SF and measures 120' wide by 40.02' deep. The site slopes down from east to west with an overall grade change of approximately 5.5' feet. Currently, the site has a single family house located in a High Density Mid-Rise zone. Surrounding the proposed project site are predominantly multi-family units. Directly to the south of this property are six newly constructed three-story townhouse units. Directly to the east, the project sites across from the alley are two-story apartment buildings. Directly north of the parcel is a single-family residence. Directly west of the parcel, across 10th Ave E, borderlines a Neighborhood Commercial (NC3P-75 (M1)) zone where mixed use condominiums are located.

ZONING AND OVERLAY DESIGNATION

The project parcel is in a MR(M1) zone and is located within First Hill/Capitol Hill Urban Center Village and Frequent Transit Overlay. The MR zoning continues south along 10th Ave E for one parcel before transitioning to NC2-75 (M1) zone. West of the project site also transitions to NC3P-75 (M1) zone for two blocks and transitions into MR RC (M) zone on the other side of Broadway. MR (M1) continues north and east of the project site for three blocks and transitions into LR3 zone. Broadway E and E John Street are the principal arterial streets in the area.

DEVELOPMENT OBJECTIVES

The project proposes the construction of six (6) new townhouse units. The townhouses unit vary in size and range from 1,450-1,650 square feet. The project site, due to its location in a desirable neighborhood with public transportation allowing easy access via lightrail, is prime for denser development.

The site is located in an urban center with frequent transit designations, therefore no parking is required. However, based on community demand, 4 surface parking spaces are proposed with access via the alley to the east.

NEIGHBORHOOD CUES

The immediate blocks are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. There is a variety of commercial buildings less than one block west along Broadway E, which includes may restaurants and bars, professional services, and a variety of small businesses within walking distance. Major bus routes are located one block to the south along E John St and the lightrail station is located one block west on the corner of E John St and Broadway E. Cal Anderson Park is the nearest park is located two blocks south of the parcel.

This site is subject to the Citywide and Capitol Hill Design Guidelines.



ZONING SUMMARY

Zone: MR (M1)  
Overlay: Urban Center  
First Hill / Capitol Hill Urban Center  
ECA: None

PROJECT PROGRAM

Site Area: 4,801  
Number of Residential Units: 6  
Number of Parking Stalls: 4  
Approx. FAR = 9719.94 SF  
Approx. FAR Per Unit = ~ 1620 SF

ADJUSTMENTS REQUESTED

1.86% side setback reduction  
7' average side setback required  
6.87' average side setback proposed





DEVELOPMENT STANDARDS SUMMARY

Address:218 10th Ave E, Seattle, WA

Parcel #:600350-1380

Zoning:MR (M1)

Overlays:Urban Center

First Hill / Capitol Hill Urban Center

Site Area:4,801 SF

23.45.504 PERMITTED USES

Permitted outright: Residential

Proposed: Residential - Townhomes

23.45.514 STRUCTURE HEIGHT

Zoning:MR (M1)

Allowed Maximum Base Height:80'-0"

4'-0" additional allowed parapet height bonus:84'-0"

10'-0" additional allowed for stair penthouses:90'-0"

Proposed:

Roof Height: 47'-5"

Roof Parapet Height: 51'-5"

Penthouse Height: 56'-5"

23.45.510 FLOOR AREA RATIO

Maximum FAR: 4.5 (4,801 SF) = 21,604.5 SF ALLOWABLE

Proposed: 9,719.94 SF

23.45.518 SETBACK REQUIREMENTS

Allowable Setbacks

Front Setback:7'-0" average / 5'-0" minimum

Rear Setback:10' from rear lot line abutting alley

Side Setback Below 42' in Height:7'-0" average / 5'-0" minimum

Side Setback Above 42' in Height:10'-0" average / 7'-0" minimum

Proposed:

Front (West): 7'-0" average/5'-0" minimum

Rear (East): 18'-0"

Side (Below 42'): 6.87' \* (north and south same)

Side (Above 42'): 10.34' (north and south same)

\* Adjustment requested to below 42' average side setback

23.45.524 LANDSCAPING AND SCREENING STANDARDS

- Landscaping that achieves a Green Factor score of 0.5 or greater, determined as set forth in Section 23.86.019, is required for any lot within an MR or HR zone if construction of more than one new dwelling unit or a congregate residence is proposed on the site. The addition of any new dwelling unit that does not increase the floor area on the site is exempt from the Green Factor requirement.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

Proposed: Green factor score meeting a minimum of 0.5,  
Street trees to be provided

23.45.522 AMENITY AREA

Required: 5% of total gross area of structure:  
5% x 9,719.94 SF = 486 SF

Proposed: ~ 1,170 SF Total

23.54.015 REQUIRED PARKING

The project location provides frequent transit service and is located in an Urban Village, no parking is required. One long term bicycle parking stall per unit. One short term bicycle parking stall per 20 units, rounded to nearest even number.

Proposed:

Vehicle Parking: 4 stalls

Short Term Bicycle Parking: 2 stalls

Long Term Bicycle Parking: 6 stalls

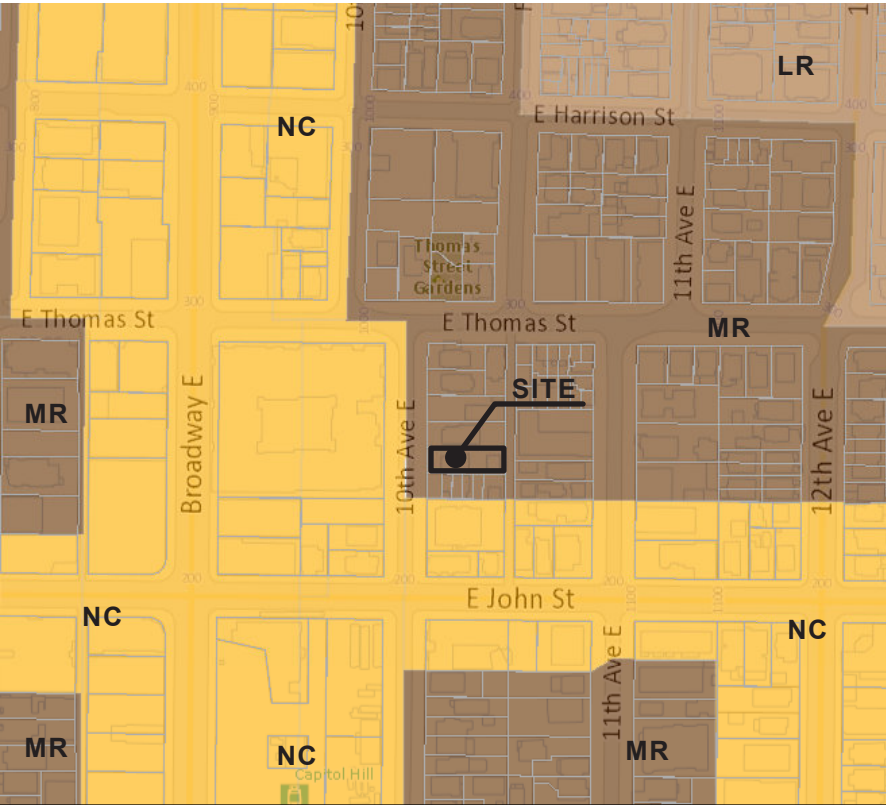
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Proposed: Hybrid solid waste storage

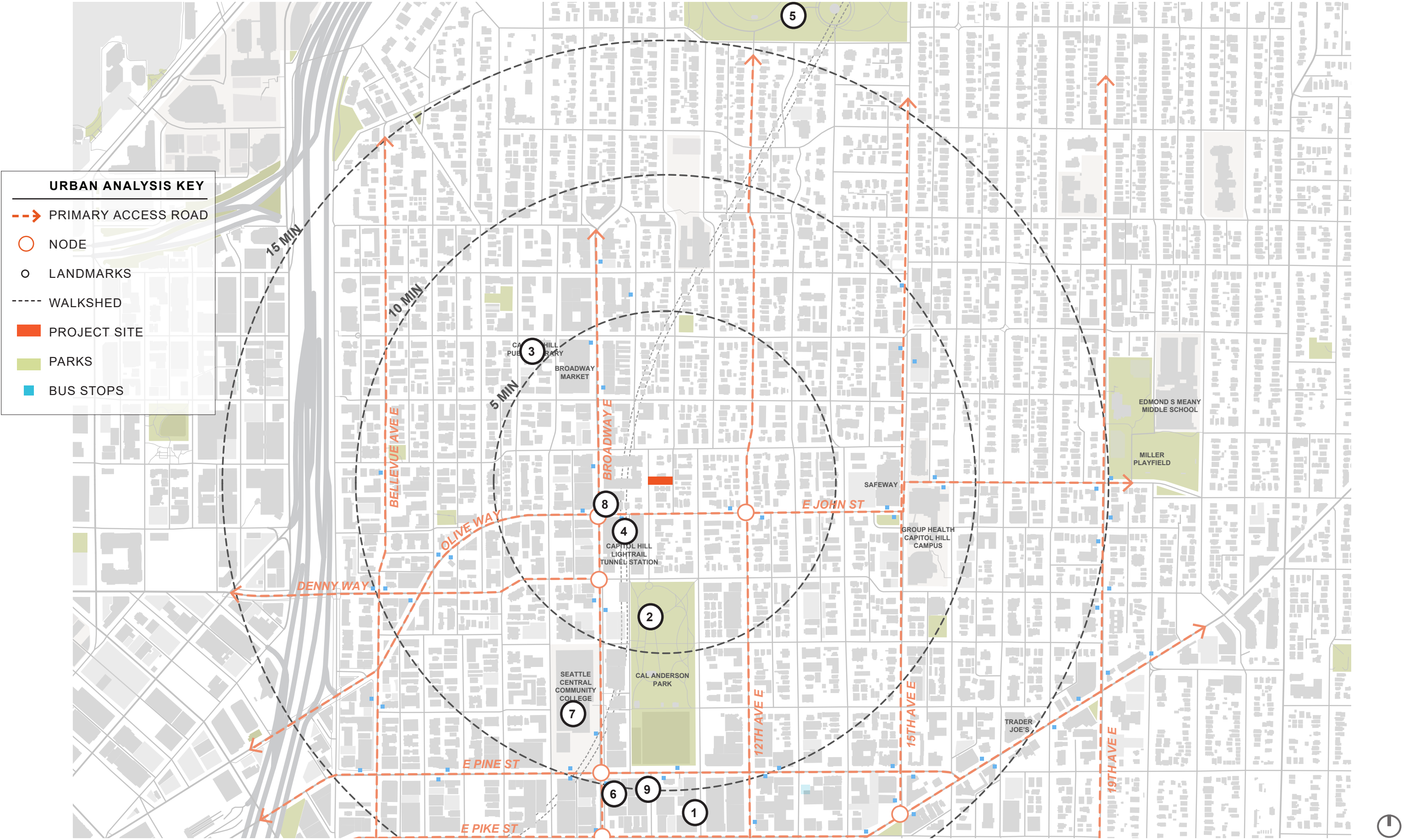
Trash: (6) 32-gal carts, individual use

Recycling: (3) 96-gal cart, shared use

Compost: (1) 96-gal cart, shared use



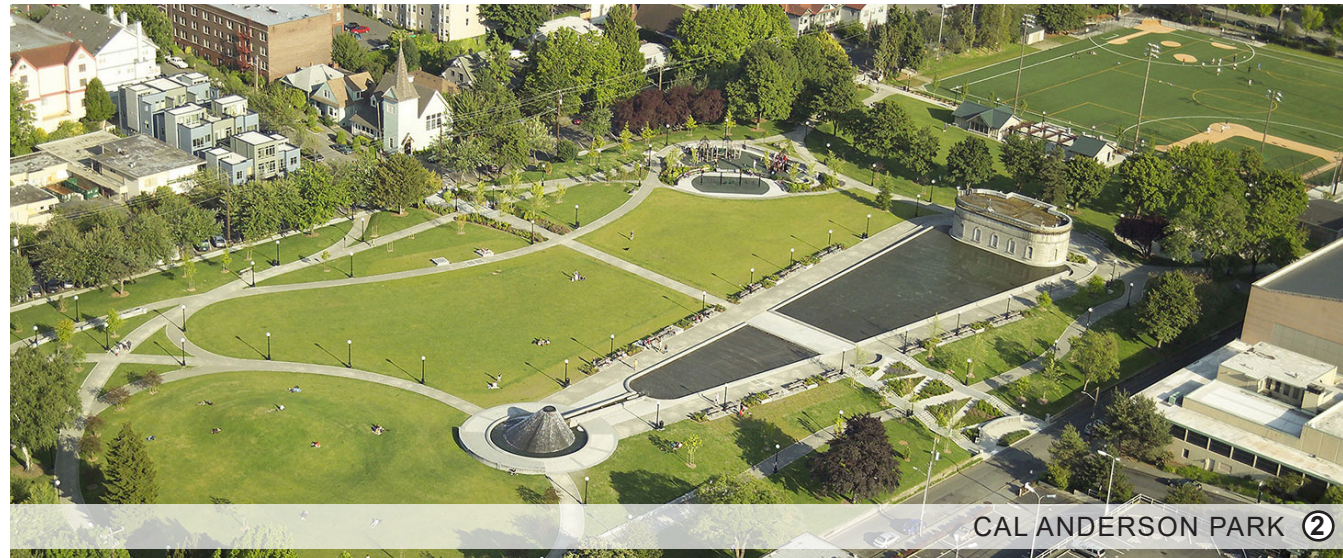
- MIDRISE
- NEIGHBORHOOD COMMERCIAL
- LOWRISE 3







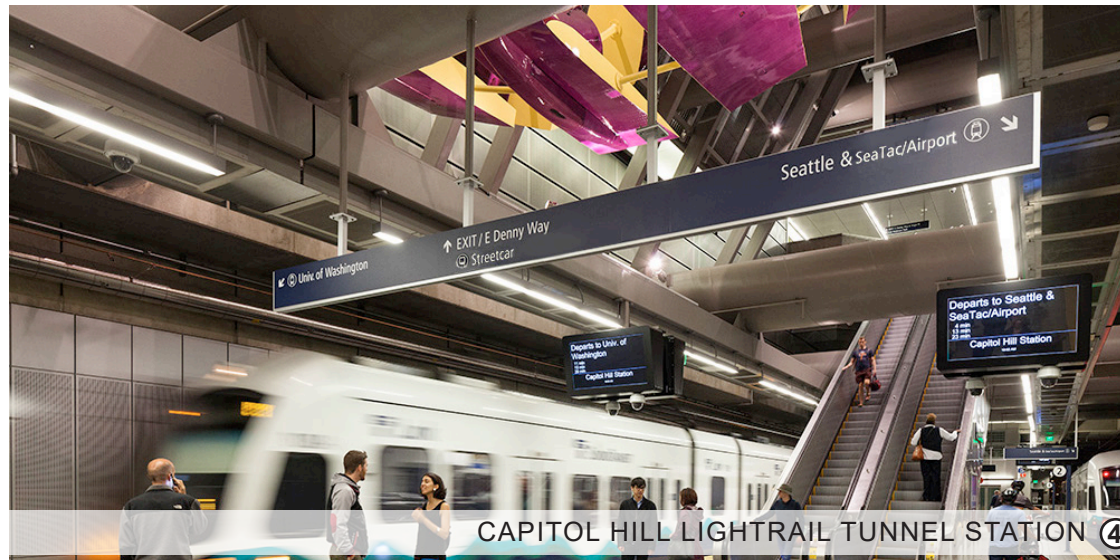
THEATER ①



CAL ANDERSON PARK ②



CAPITOL HILL PUBLIC LIBRARY ③



CAPITOL HILL LIGHTRAIL TUNNEL STATION ④



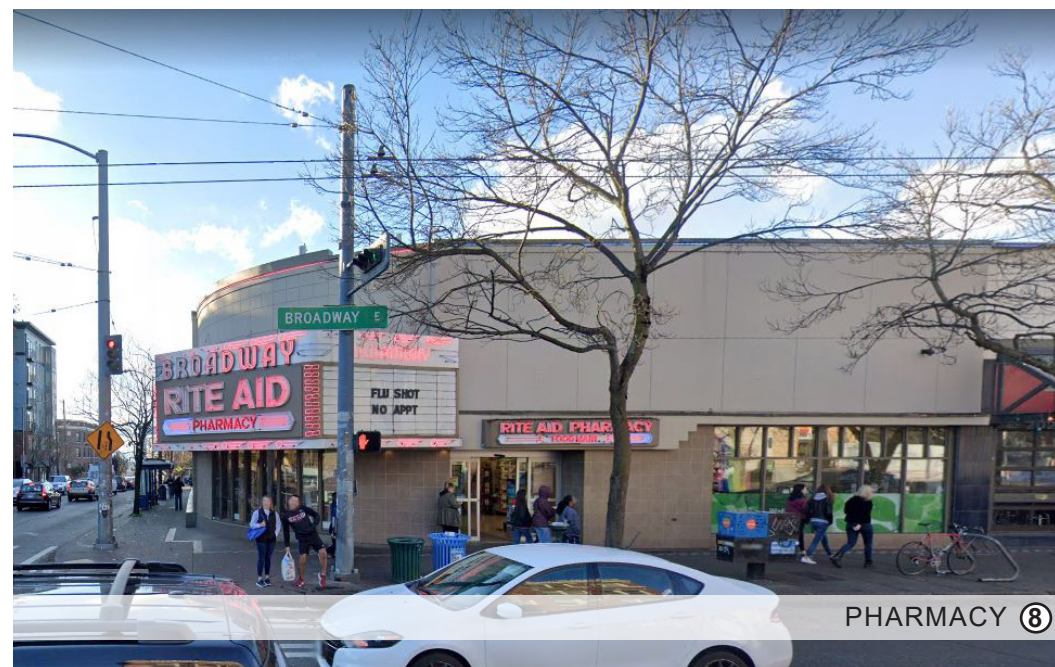
VOLUNTEER PARK CONSERVATORY ⑤



THE ELLIOT BAY BOOK COMPANY ⑥



SEATTLE CENTRAL COMMUNITY COLLEGE ⑦



PHARMACY ⑧



ODDFELLOWS CAFE + BAR ⑨



COMMUNITY OUTREACH SUMMARY

1. Printed Outreach

Cone Architecture administered direct mailings to residents within an approximate 500 ft radius of the proposed site, 218 10<sup>th</sup> Ave E, Seattle, WA 98102. The flyer that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with survey link, a project website link, where additional information about the project can be found, and a site location map. Two links were provided to the survey and the website in English.

Date: Flyers were mailed 11/11/2021

2. Electronic/Digital Outreach 1

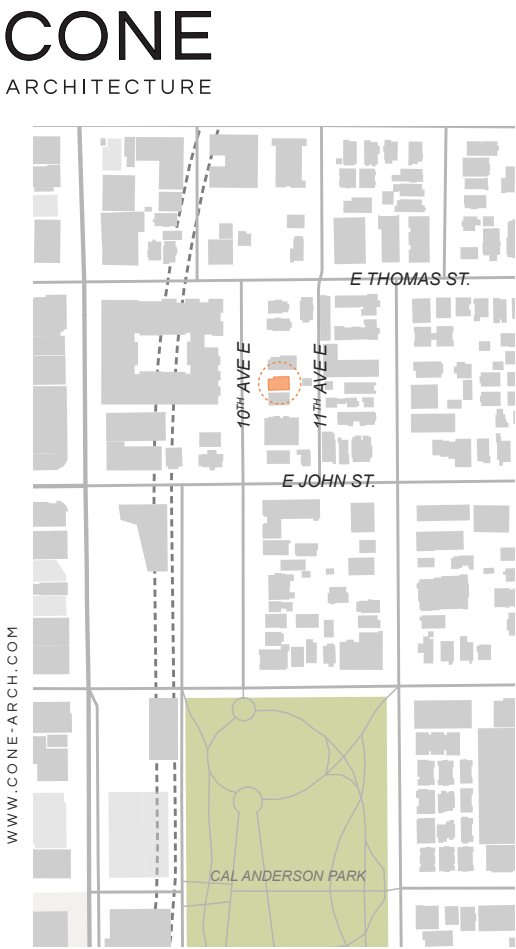
Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

Link: <https://www.surveymonkey.com/r/WDC39T7>  
Date: Survey Launched 11/10/2021  
Survey Closed 12/04/2021

3. Electronic/Digital Outreach 2 (COVID replacement for In-Person)

Cone Architecture designed a project-specific website which presented the project via a site-location map, schematic site plan, and summary of the project. The website also provided project information including the project’s address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the Survey Monkey project site with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback.

Date: Site Became Available 11/10/2021  
Link: [www.coneoutreach.wixsite.com/conearchitecture/10thavetownhomes](http://www.coneoutreach.wixsite.com/conearchitecture/10thavetownhomes)



Dear Resident, this flyer is to include you in a **PROJECT UNDER DESIGN REVIEW** in your area.

Project Name  
**10<sup>th</sup> Ave Townhomes**


Project address  
**218 10<sup>TH</sup> AVE E, SEATTLE, WA 98102**

SDCI record number  
**3038722-EG**

Project Contact  
Weicheng Li at CONE Architecture,  
**2118\_bw10thtownhomes@cone-arch.com,**  
206- 693-3133

**About the project**  
Cone Architecture and Blackwood Homes are partnering on a new townhouse project at 218 10th Ave E. The new project will include 6 townhomes and 4 surface parking stalls accessed from the alley to the east. Planning has just begun, and construction is anticipated to start in winter 2022.

**Share your thoughts**  
We want to hear from the community about this project. Please share your concerns and priorities for this new building and for the neighborhood overall at the interactive website or by taking the online survey. Information you share in this survey could be made public. Please do not share any personal/sensitive information.



ONLINE SURVEY  
<https://www.surveymonkey.com/r/WDC39T7>  
Go to link or scan code. Available from November 13 - December 4, 2021  
PROJECT WEBSITE  
<https://coneoutreach.wixsite.com/conearchitecture/10thavetownhomes>

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

**Additional Information**  
To find out more about this project and track our progress through the design review and permitting process, search the project address or project number in the Design Review Calendar and the Seattle Services Portal:  
<https://web6.seattle.gov/dpd/edms/>



**10th Ave Townhomes**  
Early Outreach for Design Review

About the project  
Cone Architecture and Blackwood Homes are partnering on a new townhouse project at 218 10th Ave E. The new project will include 6 townhomes and 4 surface parking stalls accessed from the alley to the east. Planning has just begun, and construction is anticipated to start in winter 2022.

Project address: 218 10th Ave E, Seattle, WA 98102  
SDCI record number: 3038722-EG  
Project Contact: Weicheng Li, Cone Architecture  
[info@cone-arch.com](mailto:info@cone-arch.com), 206-693-3133



**Take our survey**

Use this online survey to provide feedback. This survey will be available through 12/04/2021.

[Survey Link](#)

**Share your thoughts**

Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website.  
Information you share in this survey could be made public. Please do not share any personal/sensitive information.

[Submit](#)

**Additional information**

To find out more about this project and track our progress through the design review and permitting process, search the project address or project number in the Design Review Calendar and the Seattle Services Portal.

This survey is anonymous, though information you share could be made public. Please do not share any personal/sensitive information. All information is being collected by CONE Architecture, but may be submitted to the City of Seattle.

To find out more about early outreach for design review, visit the [City of Seattle's Department of Neighborhoods](#) web page.

SUMMARY OF COMMUNITY RESPONSES:

Electronic/Digital Outreach 1: Cone Architecture received nine (9) responses to the survey that was created through Survey Monkey. A summary of the responses received is as follows:

Q1 : What is your connection to this project? (Select all that apply)

- (9) I live very close to the project.

(1) I live in the general area

(0) I own a business nearby

(0) I visit the area often for work or leisure
- (0) I don't have a direct connection, but I care about growth and development in Seattle

(0) Other

Q2 : What is most important to you about a new building on this property? (Select all that apply)

- (7) That it is nice looking

(2) That it looks unique and interesting

(4) That it is affordable for residents and/or businesses
- (2) That it is designed to be family-friendly

(4) That it is designed with environmental sustainability in mind

(2) Other

Q3: What concerns do you have about this project? (Select all that apply)

- (7) Construction noise/ impact

(6) That I will not like the way it looks

(3) That it will not be affordable

(8) That it may feel out of scale with other buildings nearby
- (5) That it will make driving and parking in the neighborhood more difficult

(0) I dont have any specific concerns

(2) Other

Q4 : Is there anything specific about this property or neighborhood that would be important for us to know?

- (6) No Response

(1) Construction Consideration
- (1) Parking

(1) Desirable Live / Work Spaces

10th Ave Townhomes

Project Address: 218 10th Ave E, Seattle, WA 98102

About the Project:

Cone Architecture and Blackwood Homes are partnering on a new townhouse project at 218 10th Ave E. The new project will include 6 townhomes and 4 surface parking stalls accessed from the alley to the east. Planning has just begun, and construction is anticipated to start in winter 2022.

Share your Thoughts:

We want to hear from the community. Please share your concerns and priorities for this new development, and for the neighborhood overall, on the project website or by taking the online survey.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

Additional Information:

You can track our progress throughout the permitting process. Search the project address or project number (3038722-EG) in the Design Review Calendar and the Seattle Services Portal.

Connect Online:

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

<https://coneoutreach.wixsite.com/conearchitecture/10thavetownhomes>

Take an Online Survey:

Use this online survey to provide feedback. This survey will be available through 12/04/2021.

What is your connection to this project (Select all that apply)

☐ I live very close to the project

☐ I live in the general area

☐ I own a business nearby

☐ Other (please specify)

☐ I visit the area often for work or leisure

☐ I don't have a direct connection, but I care about growth and development in Seattle

What is most important to you about a new building on this property? (Select all that apply)

☐ That it is nice looking

☐ That it looks unique and interesting

☐ That it is affordable for residents and/or businesses

☐ Other (please specify)

☐ That it is designed to be family-friendly

☐ That it is designed with environmental sustainability in mind

What concerns do you have about this project? (Select all that apply)

☐ Construction noise/impacts

☐ That I will not like the way it looks

☐ That it will not be affordable

☐ Other (please specify)

☐ That it may feel out of scale with other buildings nearby

☐ That it will make driving and parking in the neighborhood more difficult

☐ I don't have any specific concerns

Is there anything specific about this property or neighborhood that would be important for us to know?

Do you have any additional project-related thoughts or ideas to share?  
Contact Weicheng Li of Cone Architecture at 218.10thtownhomes@cone-arch.com or at (206) 693-3133.

Submit

Powered by  
SurveyMonkey  
See how easy it is to create a survey.





STOOPS

FOUR STORY TOWNHOUSE UNITS

PARKING LOT

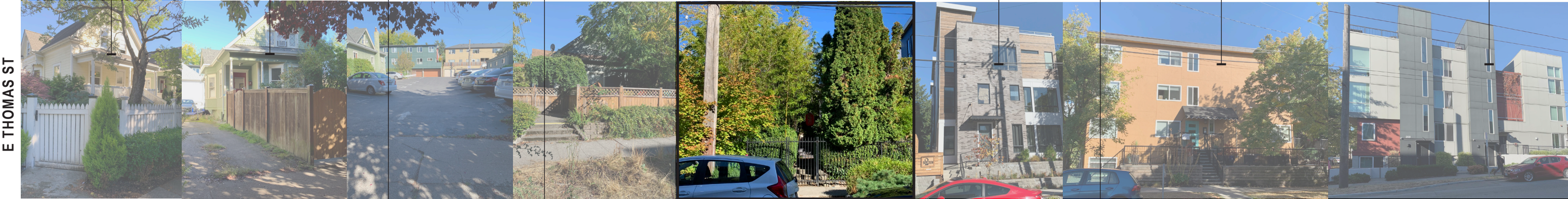
THREE STORY TOWNHOUSE UNITS

MULTI FAMILY UNITS

MULTI FAMILY UNITS

MULTI FAMILY UNITS

PROJECT SITE



10TH AVE E LOOKING EAST (B)

ACROSS FROM PROJECT SITE



10TH AVE LOOKING WEST (A)





MULTI- FAMILY UNITS

STREET FACING BALACONIES

RAISED STOOPS

MULTI FAMILY UNITS

THREE STORY MULTI FAMILY RESIDENCE

MULTI FAMILY UNITS

TOWNHOUSE UNITS

MULTI FAMILY UNITS

E THOMAS ST



E JOHN ST

11TH AVE E LOOKING EAST (D)

E JOHN ST



E THOMAS ST

11TH AVE LOOKING WEST (C)

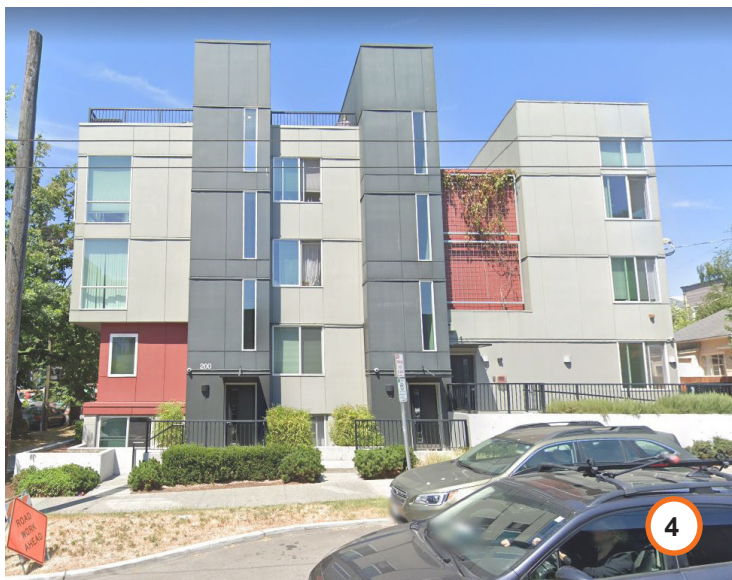




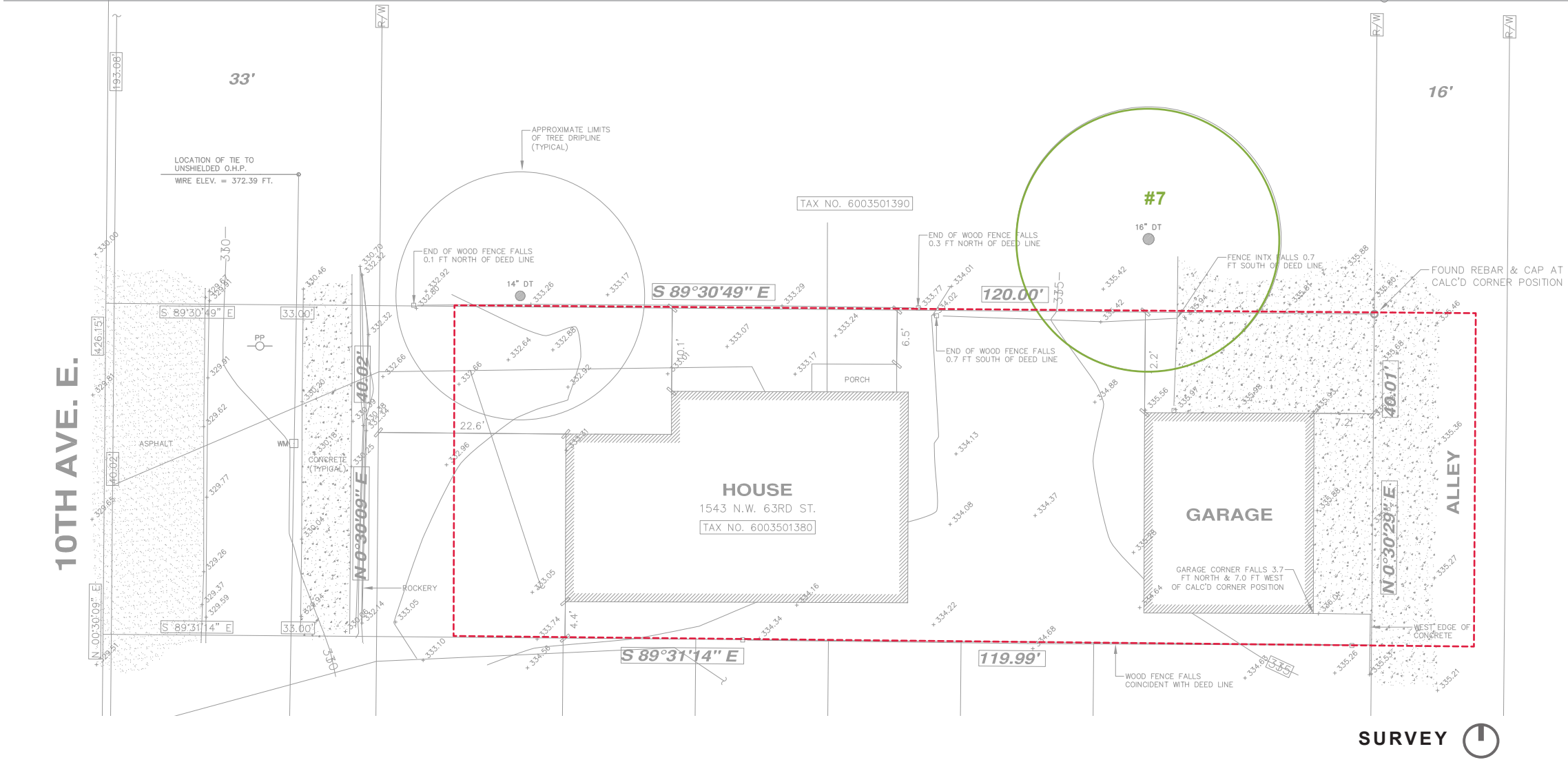
## CAPITOL HILL URBAN NEIGHBORHOOD ANALYSIS

Capitol Hill is one of the fastest growing neighborhoods in Seattle. This has most recently been spurred by the introduction of the new lightrail station, providing access south to the airport and north to Northgate. As Capitol Hill grows, the more traditional materials seen in the older residential structures are being implemented in more modern forms. The use of brick continues to be a heavily used material in the newer structures, but articulated in a more modern way with less ornament (simpler window and cap detailing). Another observation, particularly in the immediate blocks surrounding the site, is that the implementation of color is utilized frequently. Schemata's Station House project at the lightrail station, as well as OK's 1111 E Pike, are good examples of how pops of color are implemented within newer projects. Capitol Hill is a youthful and vibrant community, and color is a pattern throughout newer (and many older) projects to express that notion.









TREE RETENTION AND PROTECTION

Species	DBH	CSD	Condition	Exceptional
#1 Katsura (Cercidiphyllum japonicum)	16"	24'	GOOD	NO
#2 Rhodedendron sp.	N/A	N/A	GOOD	NO
#3 Aborvitae (Thuja occidentalis)	6"	5'	GOOD	NO
#4 Plum (Prunus domestica)	3"	8'	GOOD	NO
#5 Evergreen magnolia (Magnolia grandiflora)	3"	8'	GOOD	NO
#6 Evergreen magnolia (Magnolia grandiflora)	3"	8'	GOOD	NO
#7 Flowering cherry (Prunus serrulata)	26"	28'	GOOD	YES
#8 Oriental aborvitae (Platycladus orientalis)	3"	5'	GOOD	NO

PROPOSED PROJECT SITE

- Located on 10th Ave with eastward alley access
- High Density Multi-Family Mid-Rise (MR) zone
- 1 existing single family house and a detached garage
- Site area = 4,800 SF
- Measures 120' x 40'

TOPOGRAPHY

- Site slopes down from east to west
- Overall grade change of approximately 5' from 10th Ave E to the alley

ADJACENT BUILDINGS AND USES

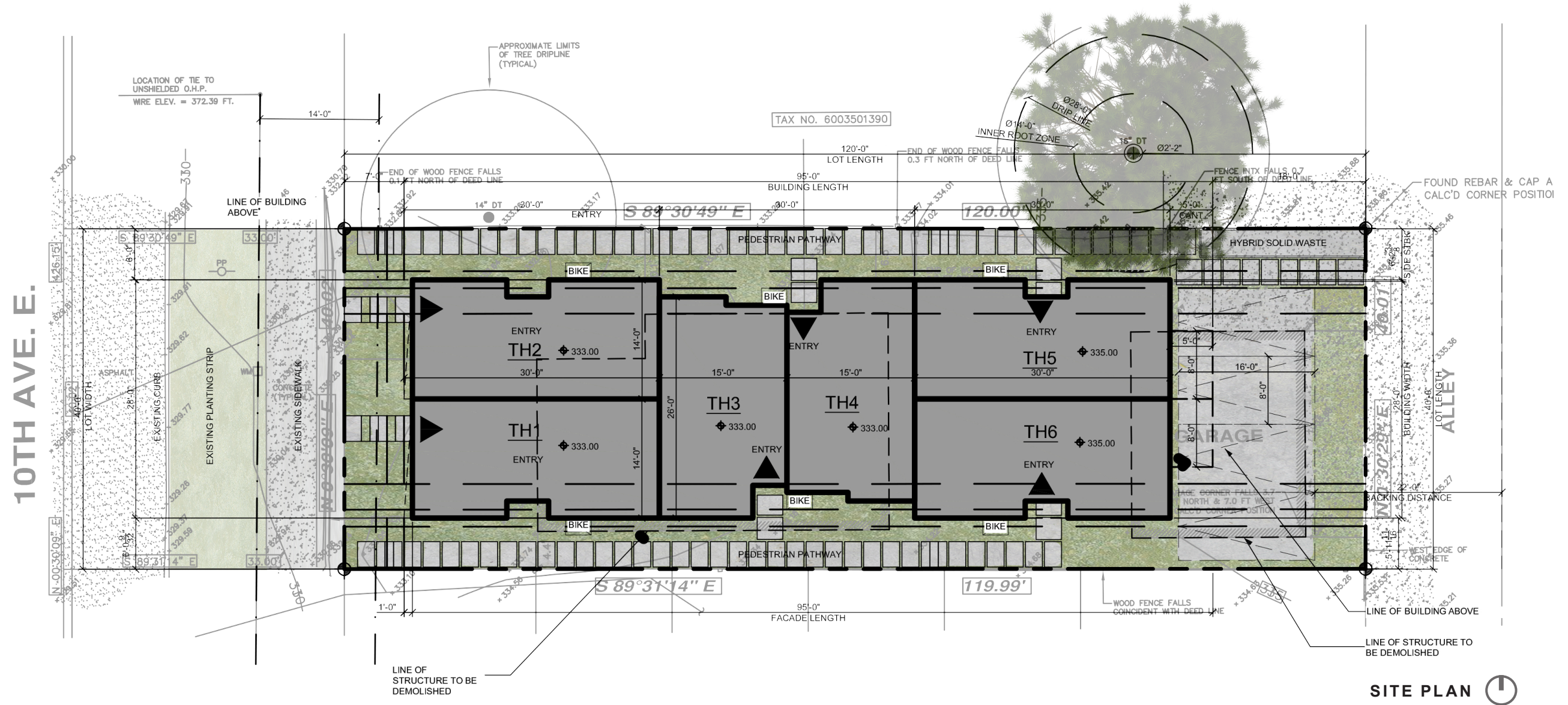
- North: SFR
- South: Townhomes
- East: Apartments
- West: Apartments

TREES

- 6 trees on site, none are exceptional
- 2 off-site trees, 1 (#7 Flowering Cherry) is exceptional
- Excerpt from arborist report and tree protection plan for off-site exceptional tree below

LEGAL DESCRIPTION:

THE NORTH 20 FEET OF LOT 3 AND THE SOUTH 20 FEET OF LOT 4 IN BLOCK 52 OF JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 67, RECORDS OF KING COUNTY; EXCEPT THE EAST 8 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT NO. 206328 FOR ALLEY AS PROVIDED BY ORDINANCE NO. 52255 OF THE CITY OF SEATTLE. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



SITE PLANNING

The project proposal consists of one building containing six (6) new townhomes. Two units face and enter directly from the sidewalk along 10th Ave E. The other four units are accessed off of a pedestrian pathway to the north or south. Townhouse 3 and 4, the two center units, are mirrored to help maintain privacy between units on-site as well as with surrounding neighbors. Landscaped areas are located in front of each unit, to ensure greenery is present throughout the site.

Service uses are anchored at the rear of the site adjacent to the alley. Four surface parking stalls are proposed, accessed by the pedestrian pathway to the north. Hybrid solid waste storage is proposed, to minimize the footprint of the storage area and to keep solid waste away from all unit entries. This is preliminarily supported by SPU. The solid waste will be screened in the NE corner of the site, accessed by a pathway between the solid waste storage and the parking area, in order to maintain as much openness for the pathway as possible.

Each unit will have a long-term bike parking stall located adjacent to their unit entry, off of the common pathways. As mentioned before, landscaping will be provided throughout the site along common pathways and within the deep existing planting strip along 10th Ave E. The neighboring site to the north contains one exceptional tree - this proposal will intrude less than the allowed 1/3 into the outer root zone, as illustrated to the right.

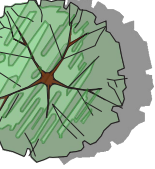













EXCEPTIONAL TREE DIAGRAM

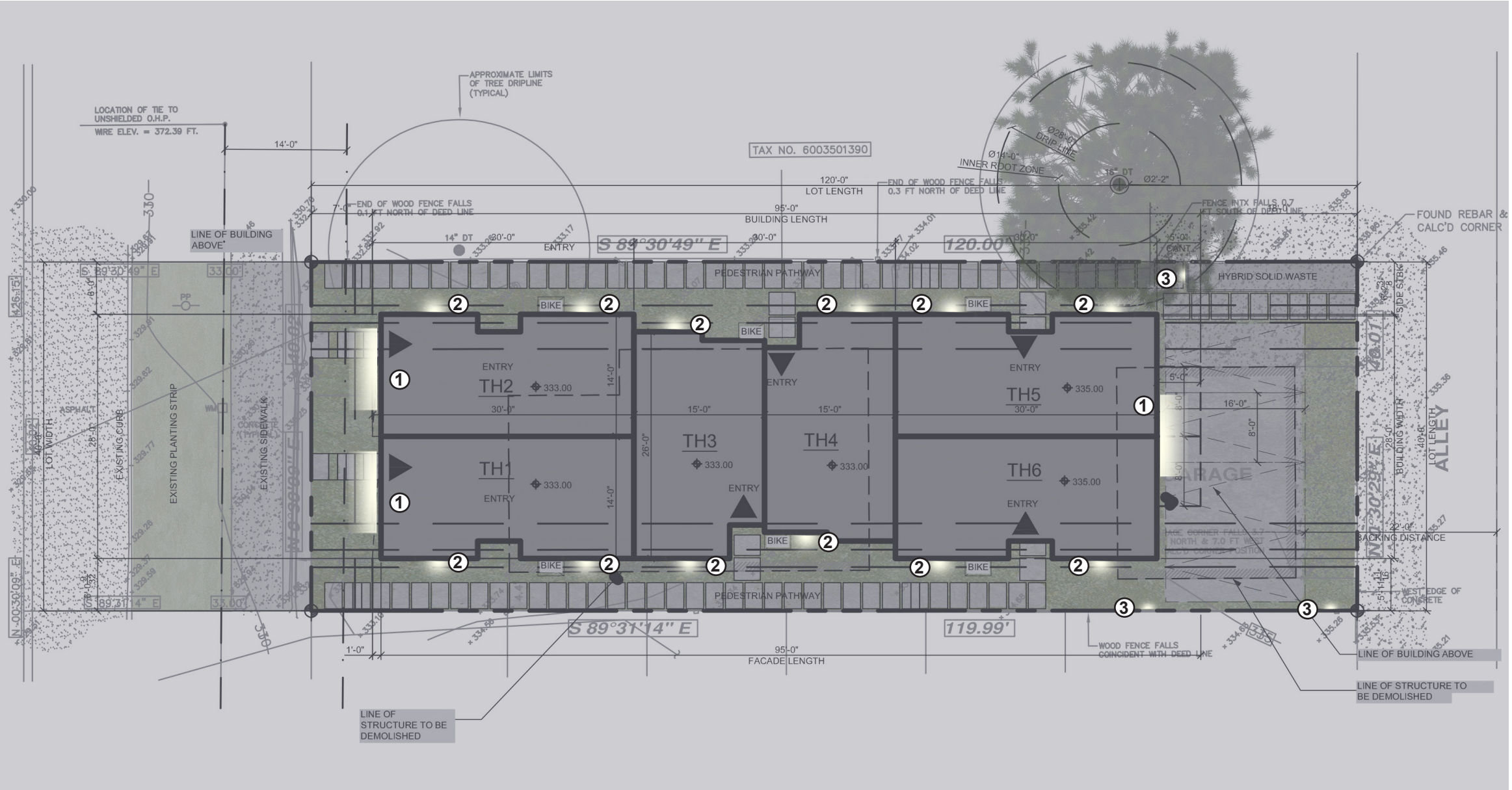






PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	<i>Cercis canadensis</i> Eastern Redbud
SHRUBS	BOTANICAL / COMMON NAME
	<i>Bergenia cordifolia</i> 'Winterglut' Winterglow Bergenia
	<i>Calluna vulgaris</i> 'Firefly' Heather
	<i>Carex oshimensis</i> 'Everillo' Everillo Japanese Sedge
	<i>Euonymus japonicus</i> 'Greenspire' Greenspire Upright Euonymus
	<i>Miscanthus sinensis</i> 'Morning Light' Morning Light Maiden Grass
	<i>Nandina domestica</i> 'Gulf Stream' TM Heavenly Bamboo
	<i>Osmanthus heterophyllus</i> 'Goshiki' Goshiki Holly
	<i>Pennisetum alopecuroides</i> 'Hameln' Hameln Dwarf Fountain Grass
	<i>Pieris japonica</i> 'Cavatine' Lily of the Valley Bush
	<i>Polystichum munitum</i> Western Sword Fern
	<i>Prunus laurocerasus</i> 'Mount Vernon' Mount Vernon Laurel
	<i>Sarcococca hookeriana humilis</i> Dwarf Sweet Box
GROUND COVERS	BOTANICAL / COMMON NAME
	<i>Rubus calycinoides</i> 'Emerald Carpet' Creeping Raspberry



PROPOSED LIGHTING PLAN ①



① SOFFIT LIGHT      ② WALL LIGHT      ③ MOTION SENSOR LIGHT

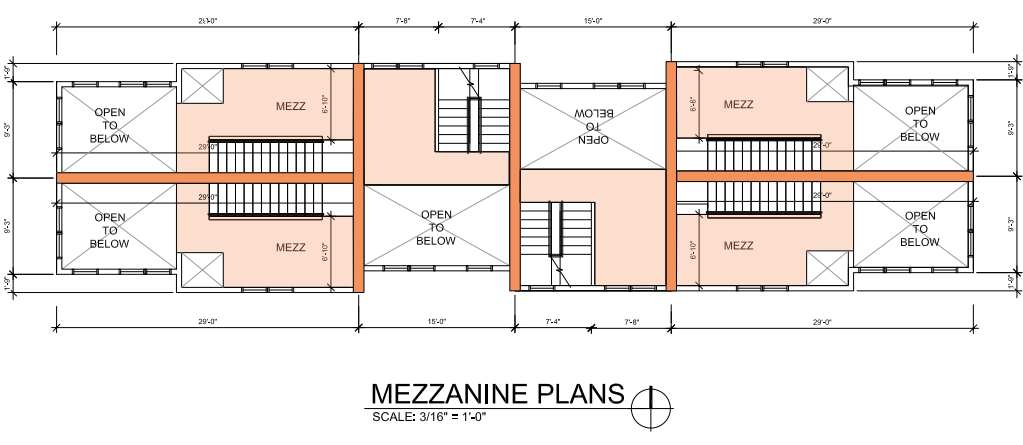
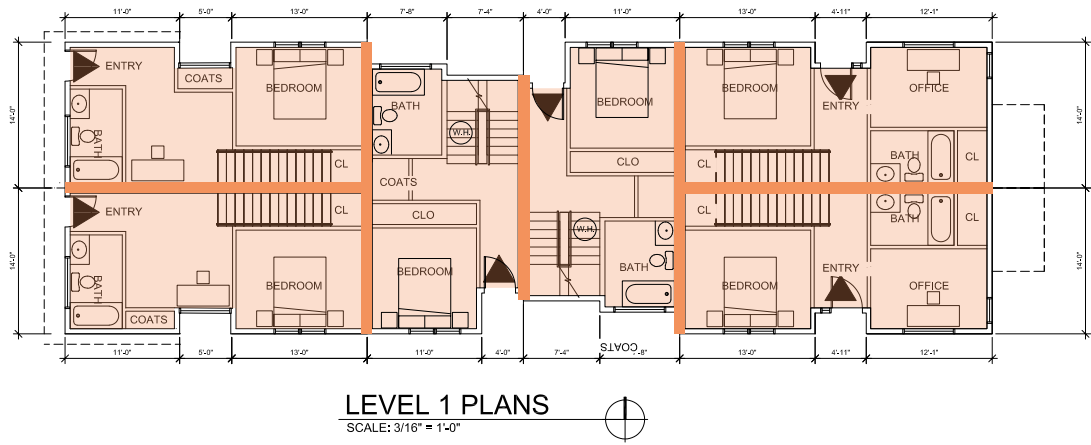
PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy way-finding 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 areas, and under cantilevers. Fixtures will be path, entry, and parking related and shielded from interfering with neighboring buildings, focusing the illumination on walkways and building facades.

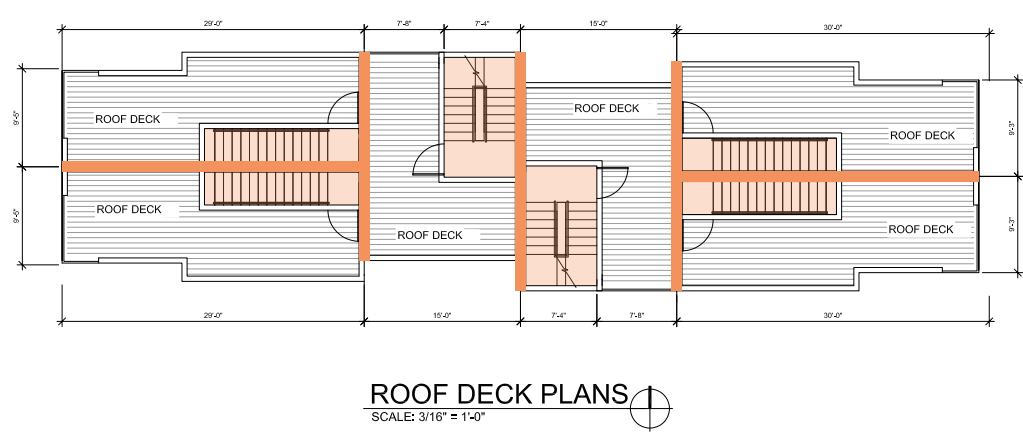
FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR.4-2019

- FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES
- FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



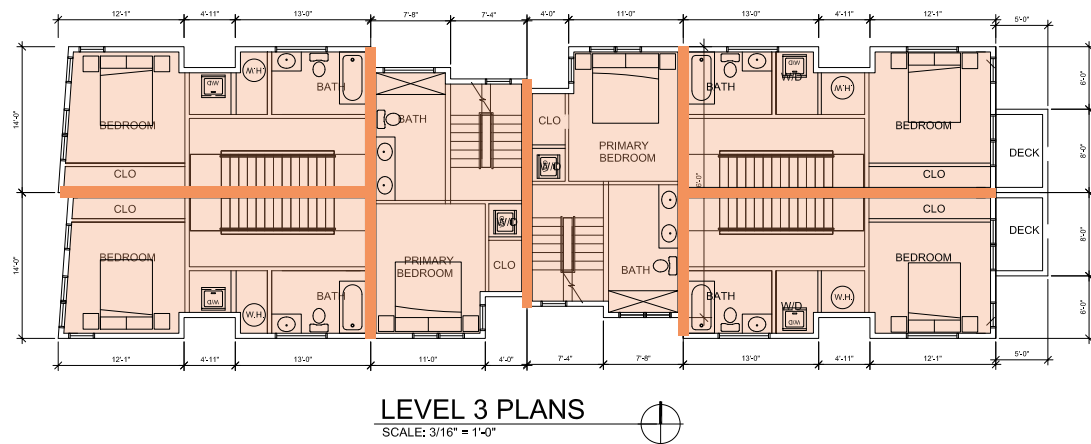
FAR CALCULATION		MARKETABLE CALCULATION	
TH 1 / TH 2		TH 1 / TH 2	
FIRST FLOOR	357.15 SQ. FT.	FIRST FLOOR	402.17 SQ. FT.
SECOND FLOOR	369.00 SQ. FT.	SECOND FLOOR	412.00 SQ. FT.
THIRD FLOOR	365.15 SQ. FT.	THIRD FLOOR	410.17 SQ. FT.
FOURTH FLOOR	365.15 SQ. FT.	FOURTH FLOOR	410.17 SQ. FT.
FOURTH FLOOR MEZZ	141.30 SQ. FT.	FOURTH FLOOR MEZZ	161.77 SQ. FT.
PENTHOUSE	46.97 SQ. FT.	PENTHOUSE	65.97 SQ. FT.
TOTAL	1,682.72 SQ. FT. X 2	TOTAL	1,862.25 SQ. FT. X 2



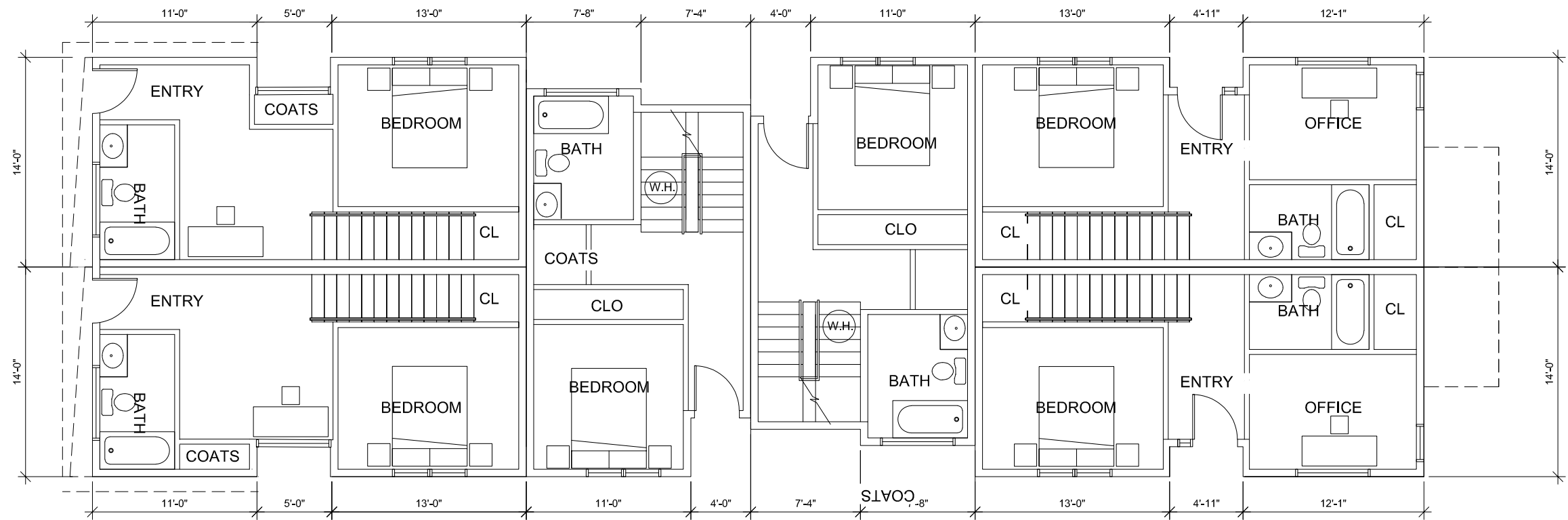
FAR CALCULATION		MARKETABLE CALCULATION	
FIRST FLOOR	326.15 SQ. FT.	FIRST FLOOR	366.17 SQ. FT.
SECOND FLOOR	326.15 SQ. FT.	SECOND FLOOR	366.17 SQ. FT.
THIRD FLOOR	326.15 SQ. FT.	THIRD FLOOR	366.17 SQ. FT.
FOURTH FLOOR	326.15 SQ. FT.	FOURTH FLOOR	366.17 SQ. FT.
FOURTH FLOOR MEZZ	98.35 SQ. FT.	FOURTH FLOOR MEZZ	124.67 SQ. FT.
PENTHOUSE	78.58 SQ. FT.	PENTHOUSE	97.91 SQ. FT.
TOTAL	1,481.53 SQ. FT. X 2	TOTAL	1,687.26 SQ. FT. X 2

FAR CALCULATION		MARKETABLE CALCULATION	
TH 5 / TH 6		TH 5 / TH 6	
FIRST FLOOR	365.15 SQ. FT.	FIRST FLOOR	410.17 SQ. FT.
SECOND FLOOR	412.00 SQ. FT.	SECOND FLOOR	460.00 SQ. FT.
THIRD FLOOR	365.15 SQ. FT.	THIRD FLOOR	410.17 SQ. FT.
FOURTH FLOOR	365.15 SQ. FT.	FOURTH FLOOR	410.17 SQ. FT.
FOURTH FLOOR MEZZ	141.30 SQ. FT.	FOURTH FLOOR MEZZ	161.77 SQ. FT.
PENTHOUSE	46.97 SQ. FT.	PENTHOUSE	65.97 SQ. FT.
TOTAL	1,695.72 SQ. FT. X 2	TOTAL	1,918.25 SQ. FT. X 2

FAR TOTAL 9,719.94 SQ. FT. GFA TOTAL 10,935.52 SQ. FT.

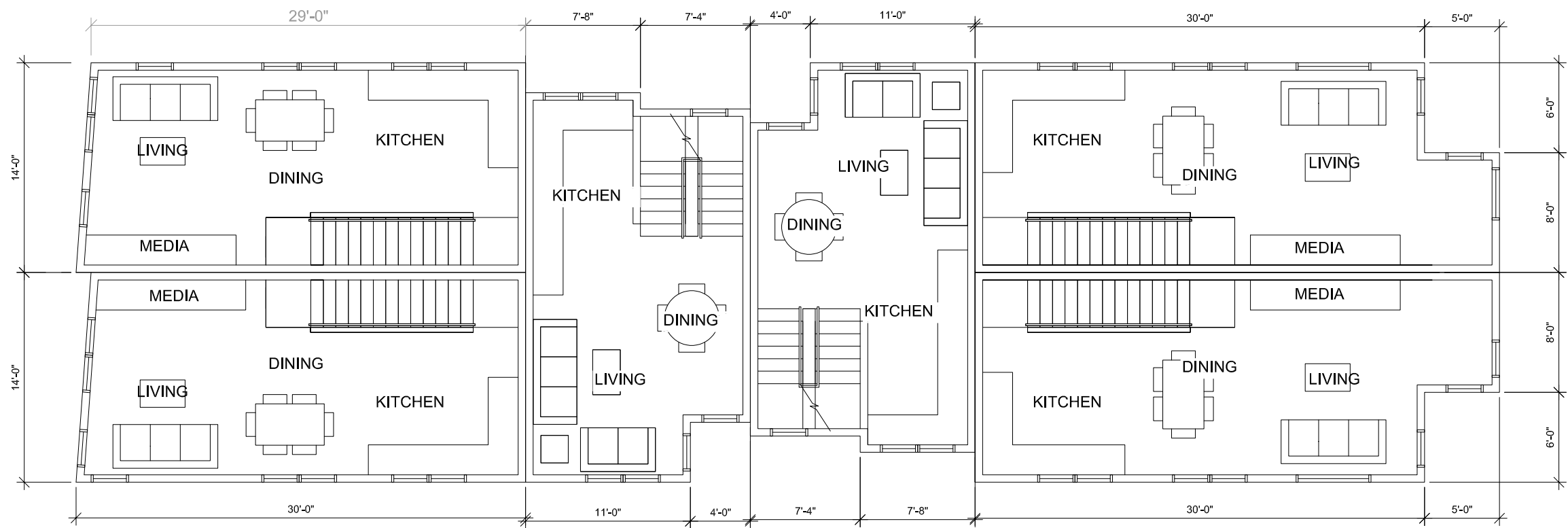




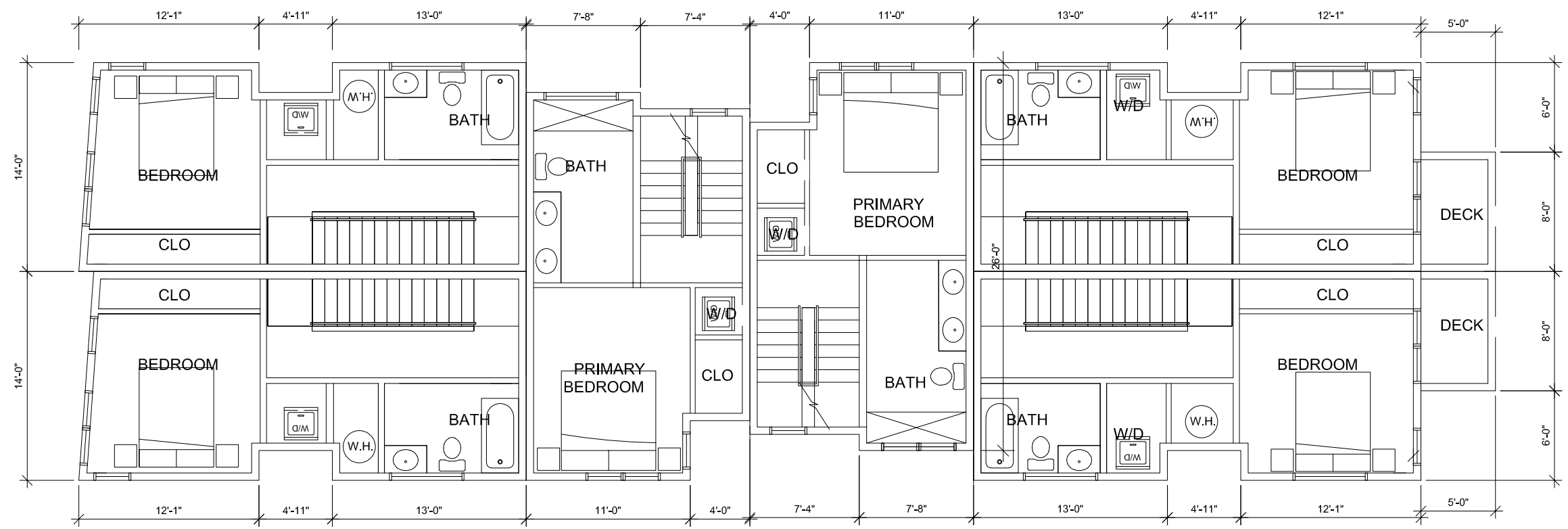


FIRST FLOOR PLAN



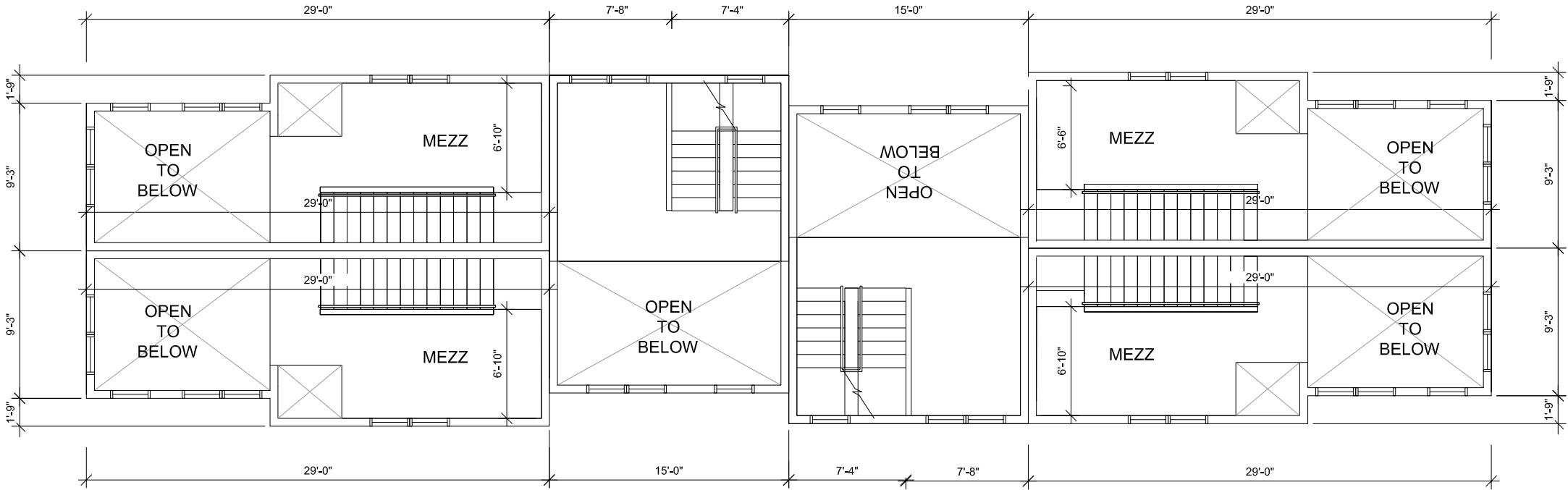


SECOND FLOOR PLAN 

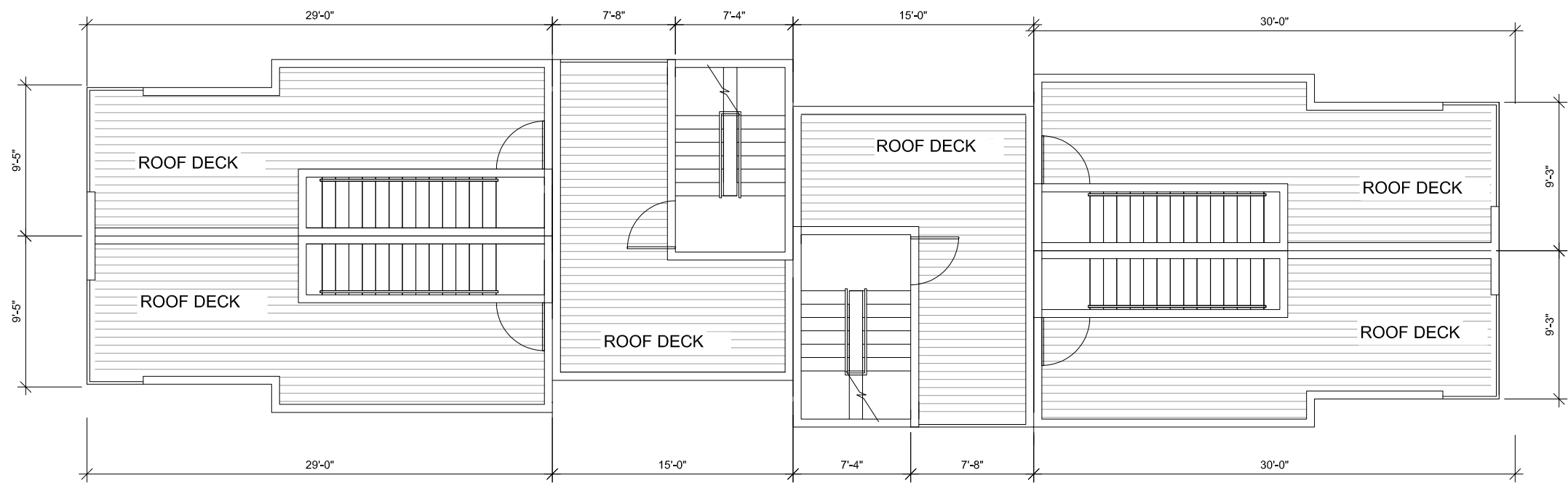


THIRD FLOOR PLAN 



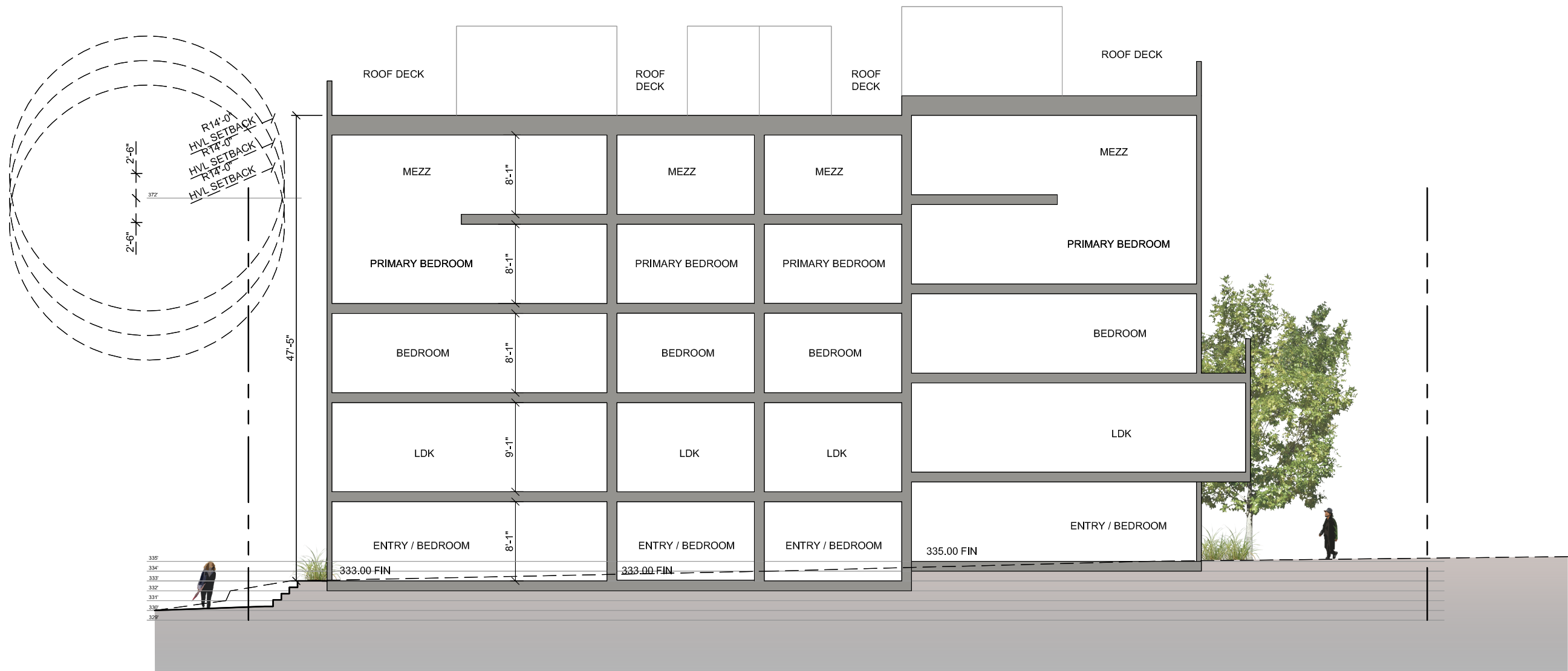


MEZZANINE FLOOR PLAN ⓘ



ROOF FLOOR PLAN 





SITE SECTION

The proposed units are placed close to the existing grade stepping up as the grade rises to the west. The entries to townhomes one and two are oriented towards 10th Ave E, with stairs leading up to the entry doors. Parking is accessed from the westward alley, and includes two stalls and two private amenity spaces. All units include a roof deck for lounging and viewing, along with fourth level mezzanines accompanying the primary bedroom.



PRIORITY DESIGN GUIDELINES		INITIAL RESPONSE
<div><b>CS1. NATURAL SYSTEMS AND SITE FEATURES</b></div> <div>PLANNER NOTES: Maximizing natural light and funcitonal ventilation for the interior uses.</div>	<div><b>2. SUNLIGHT, SHADE, &amp; NATURAL VENTILATION</b></div> <div>A. Consider how opportunities to provide and integrate high performance, regenerative design opportunities such as external direct heating/cooling systems and renewable energy generation, individual meters for each residential unit, and public sharing of energy can influence the building form. When possible, include sustainability measures/energy use that can be viewed from the public realm B. Encourage louvers, projecting sunshades, or other design details that provide shading (to reduce solar heat gain) while still optimizing daylight for interior spaces.+</div>	<div>The building has been modulated along the north and south sides to allow as much light and air between our proposed structure and neighboring structures as possible. This, in turn, allows more operable windows to be proposed in places that will not conflict with the ventilation systems. A hybrid electric hot water tank is being proposed for all units.</div>
<div><b>CS2. URBAN PATTERN AND FORM</b></div> <div>PLANNER NOTES: Respect for adjacent sites for privacy and security concerns to onsite and offsite units.</div>	<div><b>D. HEIGHT, BULK, AND SCALE</b></div> <div>5.Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.</div>	<div>By mirroring the two center units and intentionally locating the primary glazing in groupings, only one unit each on the north and south sides has primary glazing facing the neighboring structures. The four other units have primary glazing facing the adjacent rights-of-way. This minimizes potential glazing conflicts and privacy concerns between sites.</div>
<div><b>PL3. STREET-LEVEL INTERACTION</b></div> <div>PLANNER NOTES: Respect for adjacent sites for privacy and security concerns to onsite and offsite units.</div>	<div><b>B. RESIDENTIAL EDGES</b></div> <div>1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.</div>	<div>Project is elevated from the street 3’ to create a sense of privacy between the street and the units facing the street. Lush landscaping and features such as benches are proposed at the side yards to create a privacy and seperation between proposed project and adjacent neighbors to the North and South.</div>
<div><b>CS3. ARCHITECTURAL CONTEXT &amp; CHARACTER</b></div> <div>PLANNER NOTES: Integrate new design with existing neighborhood character. Secondary arch elements to add to the texture of the design, such as crown modling, brick, corbels, trim, etc.</div>	<div><b>1. FITTING OLD AND NEW TOGETHER</b></div> <div>A. In areas with observable patterns of traditional materials and architectural styles, design new contemporary buildings to reference the scale, proportion, fenestration pattern, massing, and/or materials of character buildings. Encourage the use of pedestrian scaled materials that complement and take cues from historic buildings but do not try to mimic or copy existing structures. B. Foster the eclectic mix of architectural design and forms on the block and throughout the neighborhood. Encourage the use of new architectural concepts, as they emerge.</div>	<div>A careful study was conducted in the adjacent neighborhood, strong neighborhood context was detected and adopted in a modern touch in the proposed project. A brick base around all four sides of the project, varying between 1-2 levels, fits with existing context and ensures a high quality pedestrian scaled material at all pedestrian locations. New moern architectural concepts are seen surrounding this area, which we have taken care to merge with traditional materials, such as the aforementioned brick and board and batten.</div>
<div><b>DC2. ARCHITECTURAL CONCEPT</b></div> <div>PLANNER NOTES: Integrate new design with existing neighborhood character. Secondary arch elements to add to the texture of the design, such as crown modling, brick, corbels, trim, etc.</div>	<div><b>3. SECONDARY ARCHITECTURAL FEATURES</b></div> <div>A. Visual Depth and Interest: Projecting balconies, recessed decks, and legibly-recessed, well detailed windows are desirable. B. Fit with Neighboring Buildings: Selectively include design elements or proportions that reflect Capitol Hill’s historic character such as streetscape rhythm, historic parcel widths, fenestration patterns and/or material treatments.</div>	<div>A series of secondary architectural featrues are being proposed in this project: Projecting balconies, juliet balconies to increase visual depth and interest; open rail to reduce bulk at upper levels; architectural awning and lighting to add way finding and residential elements and interections at street level.</div>
<div><b>DC2. ARCHITECTURAL CONCEPT</b></div> <div>PLANNER NOTES: Scale, texture, modulation that helps reduce perceived bulk and aid in material transition.</div>	<div><b>4. SCALE AND TEXTURE</b></div> <div>Texture at Street Level: Emphasize pedestrian scale, durability, and texture at the street level based on positive local characteristics such as storefront mullion width and materiality, entrance details, and building materials wit handcrafted appearance. Building components that are small enough to hold such as brick, are desirable. Uniform facades composed of flush glass or large expanses of panels (metal, cement board, etc.), the relief of frequent and highly-detailed entrances/framing treatments, detract from the desired human scale and texture at the street level.</div>	<div>The project proposes a clear facade composition that exhibits a sense of order through the use of repetition, modulation, fenestration, secondary architectural features, and materials. The proposed fenestration matches with proposed material rhythm, sets a strong precedence at the street facing facades and contributes to a cohesive and simple architectural concept. Proposing brick as materiality at street level, creating an intimate walking experience at the street level also responding to strong brick rhythm established in the Capitol Hill neighborhood.</div>

DC2. ARCHITECTURAL CONCEPT

PLANNER NOTES: Setback datum lines and wrapping material to create 3D appearance.

1. FACADES AT SETBACKS AND CORNERS

Where buildings have side setbacks adjacent to other buildings, materials and design treatments should intentionally ‘wrap the corner’ of window and door openings, and at building corners, so cladding materials and treatments appear substantial, and not two-dimensional or paper thin.

The massing was intentionally broken down with clear visual rules that repeat around the facades to create a composition of order and repetition. The brick base continuing around all 4 sides of the building is a strong thread throughout the project and the foundation that the rest of the design moves were planned around.

DC4. EXTERIOR ELEMENTS & FINISHES

PLANNER NOTES: High quality exterior materials

1. EXTERIOR FINISH MATERIALS: Consider each building as a high-quality, long-term addition to the neighborhood. Exterior finish materials should exhibit permanence and quality appropriate to Capitol Hill.

- A. Integrate exterior detailing and materials into the building concept by relating to the structural expression of the building, and/or intentionally expressing the joints and transitions of the building materials and components.
- B. Quality: Choose traditional or modern materials that are durable, proven, high quality, maintainable, that employ or complement more traditional materials such as brick, cast stone, architectural stone, terracotta details.
- C. Texture: Materials that have texture, pattern, or color and are attractive even when viewed up coe or lend themselves to a high quality of detailing are encouraged.
- D. Panels: If panels (cement, metal, etc.) are used, they should be carefully-detailed, well-designed and combined with other materials to provide patterns, scale, and visual interest, particularly on lower levels. If used, panels should be sufficient thickness to prevent warping or deformations.

A series of high quality, traditional materials are carefully selected for this project after a very specific material analysis being done around the neighborhood. Residentially-scaled materials are used in modern configurations. Brick to establish strong base; board & batten, and 4” reveal lap siding are the primary materials.

CS1. NATURAL SYSTEMS & SITE FEATURES

PLANNER NOTES: Provide diverse planting for added greenery at the ground level. Dual function of helping transition private v public space.

4. PLANTS AND HABITAT

- A. Enhance urban wildlife corridors by crating new habitat and/or preserving or expanding existing habitats for insects and birds through design and plantings for green roofs,walls, and gardens.
- B. Encourage the use of pollinator friendly and other native/naturally growing plant species to enhance habitat for birds and insects. Use vertical layers of plants to provide habitat for variety of species.
- C. Encourage the use of diverse planting palettes to create variety in landscapes at the block and neighborhood level
- D. Consider opportunities to incorporate natural wood elements such as snags and nurse logs, which provide habitat to invertebrates, into landscape design.
- E. Maximize preservation of the area’s existing tree canopy. Encourage the integration of any exceptional trees or heritage trees, or other mature plantings, into the project design. Mature street trees have a high value to the neighborhood. Protect the health and longevity of existing mature street trees when designing the footprint of a new building.

Lush landscape is proposed between the public realm and the street facing units to help transition from public to private space. Landscape is also carefully designed at the north south walk way and all around all residential entries, with diverse native growing plant species. The exceptional tree on the neighboring property to the north will be respected and less than the allowed 1/3 intrusion into the outer root zone is proposed.

DC4. ARCHITECTURAL CONCEPT

PLANNER NOTES: Provide diverse planting for added greenery at the ground level. Dual function of helping transition private v public space.

4. PLANT MATERIALS & HARDSCAPES

- A. Beneficial Plants: Use plant species that are suitable for site condition, climate, and design intent. Maximize the use of native and/or naturally growing (non-invasive) plants that are self-sustaining, low-maintenance, drought and pest resistant, and durable in urban conditions. Encourage the use of pollinator plants and those that provide wildlife and avian habitat appropriate to the region. Avoid invasive species that may jeopardize local ecosystems, or species that require the use of petrochemical fertilizer or pesticides.
- B. Diversity: Plant diversity provides resistance to insect and diseases pests. As a general guide for larger sites, plant not more than 10 percent of any species, no more than 20 percent of any genus, and no more than 30 percent of any family. For smaller sites select species that contribute to plant diversity of the community.

Native, drought-resistant planting types have been selected. Please refer to the included plant schedule for more information.





### CS2-A LOCATION IN THE CITY AND NEIGHBORHOOD

The project site is in close proximity to the primary corridors of Capitol Hill, including E John St. As seen in this image, The use of brick within the neighborhood is commonly tied with bright colors or signs, marking the neighborhood as diverse and vibrant. The project brings in these distinct characteristics through the chosen material palette, situating well within the existing context of the neighborhood.

### PL3-2 RESIDENTIAL EDGES

Entries for townhomes one and two were strategically designed to be oriented towards the street and are accompanied by benches and bioplanters, allowing for an active area to transition between the public and private spaces. Lush landscaping is incorporated into the right of way for a visually appealing and welcoming streetscape.



### CS2-1 SENSE OF PLACE; DISTINCTIVE STREETS

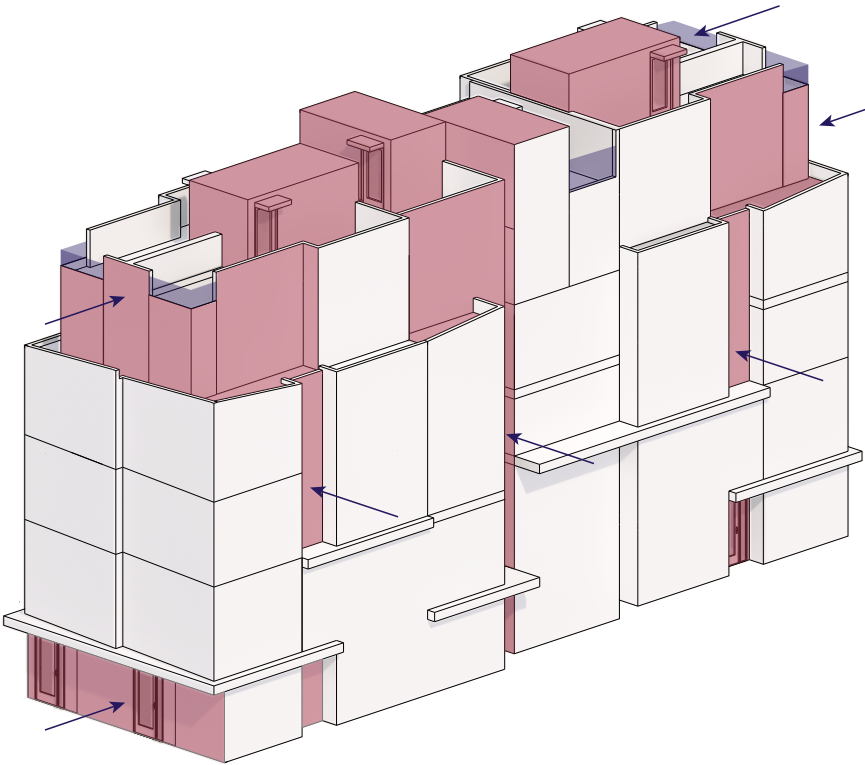
The project site is also within close walking distance of east Broadway. This corridor is one of the most distinctive in the Capitol Hill neighborhood, and has a great sense of pedestrian scaled elements including material selection. This attention to material was mimicked within the townhomes design through the use of brick along the base and attention to entry elements and signage, all found along primary pedestrian paths around the site.

### CS3-A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

People are attracted to Capitol Hill for its appreciation of vibrant architecture, greenspace integration, and diversity. Pops of color, bright textures, and murals are often used throughout the neighborhood, and the design sets out to integrate those same neighborhood attributes through the primary and secondary elements of the design, including color palette, angled facades, and material choices.



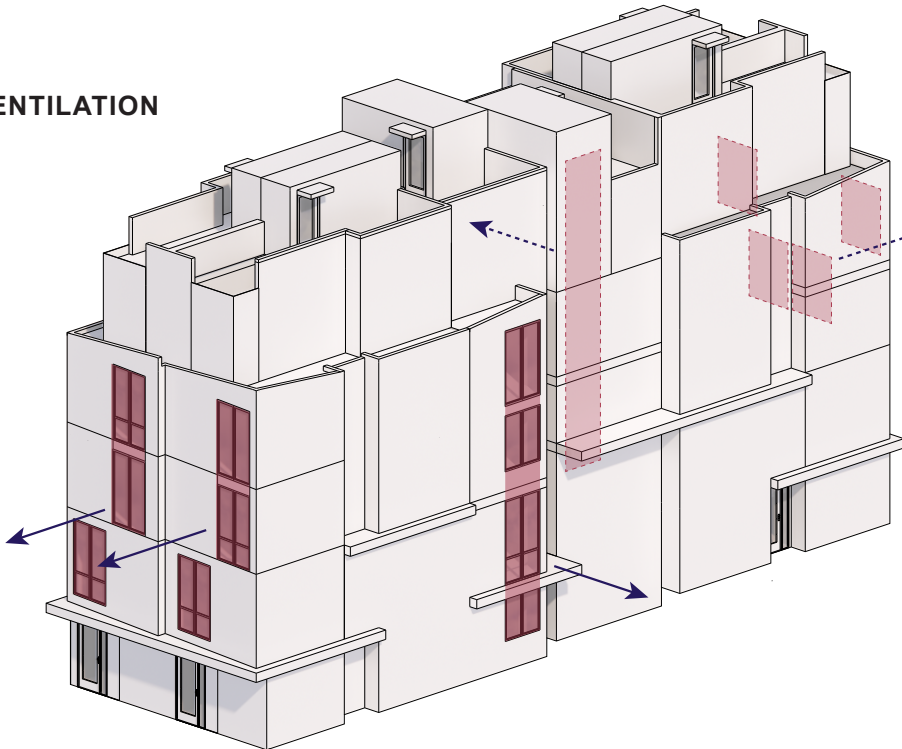




1. BUILDING MASS

- CS 1-2: **SUNLIGHT, SHADE & NATURAL VENTILATION**
- DC 2-4: **SCALE & TEXTURE**

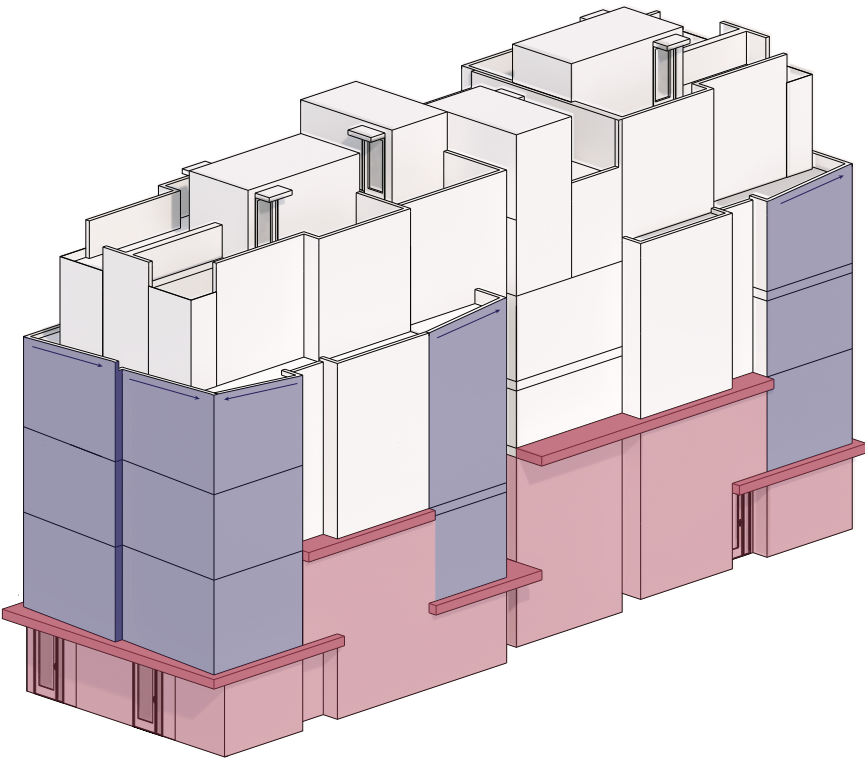
The overall massing of the building is designed to reduce the perceived bulk through the addition of pedestrian scaled and textured materials, along with the integration of modulation along all facades. Modulation along the north and south facades allows for greater interior light and adds space between the adjacent buildings.



3. GLAZING CONSIDERATION

- CS2 D-5: **HEIGHT, BULK & SCALE - RESPECT FOR ADJACENT SITES**
- PL3 B-1: **RESIDENTIAL EDGES - SECURITY & PRIVACY**

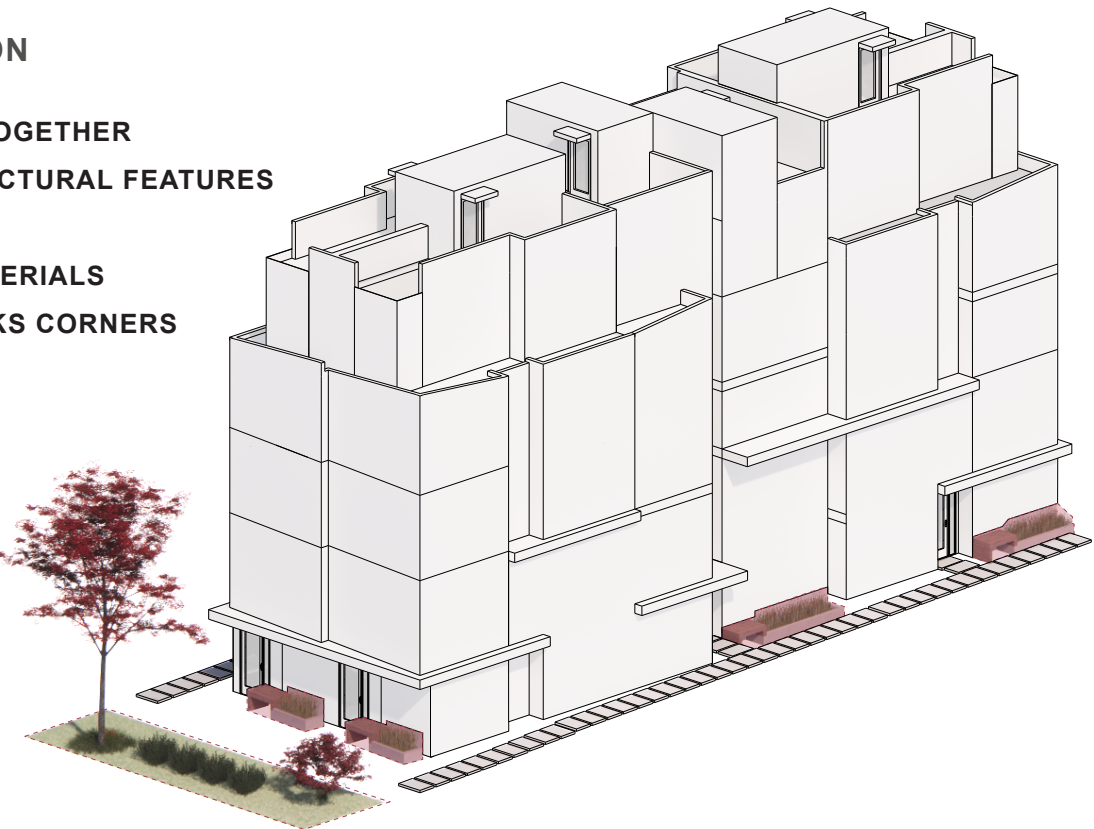
Glazing effects were considered early on in the design through the mirroring of the two center units. This mirroring allowed for only one unit on the north and south facade to have its primary glazing facing the adjacent neighbors. This strategy allowed for minimal viewing overlap between buildings, which is demonstrated in the following privacy diagrams.



2. FACADE ARTICULATION

- CS 3-1: **FITTING OLD & NEW TOGETHER**
- DC 2-3: **SECONDARY ARCHITECTURAL FEATURES**
- DC 2-4: **SCALE & TEXTURE**
- DC 4-1: **EXTERIOR FINISH MATERIALS**
- DC 2-1: **FACADES AT SETBACKS CORNERS**

Materials are strategically applied for the project to fit within the existing context of the neighborhood. The pop of blue along all facades fits into the surrounding context of Capitol Hill, and adds visual interest to the design. The high quality brick base adds textural depth at the pedestrian level, while the exterior cornice transitions materials seamlessly while adding a secondary feature.



4. EXTERIOR DESIGN

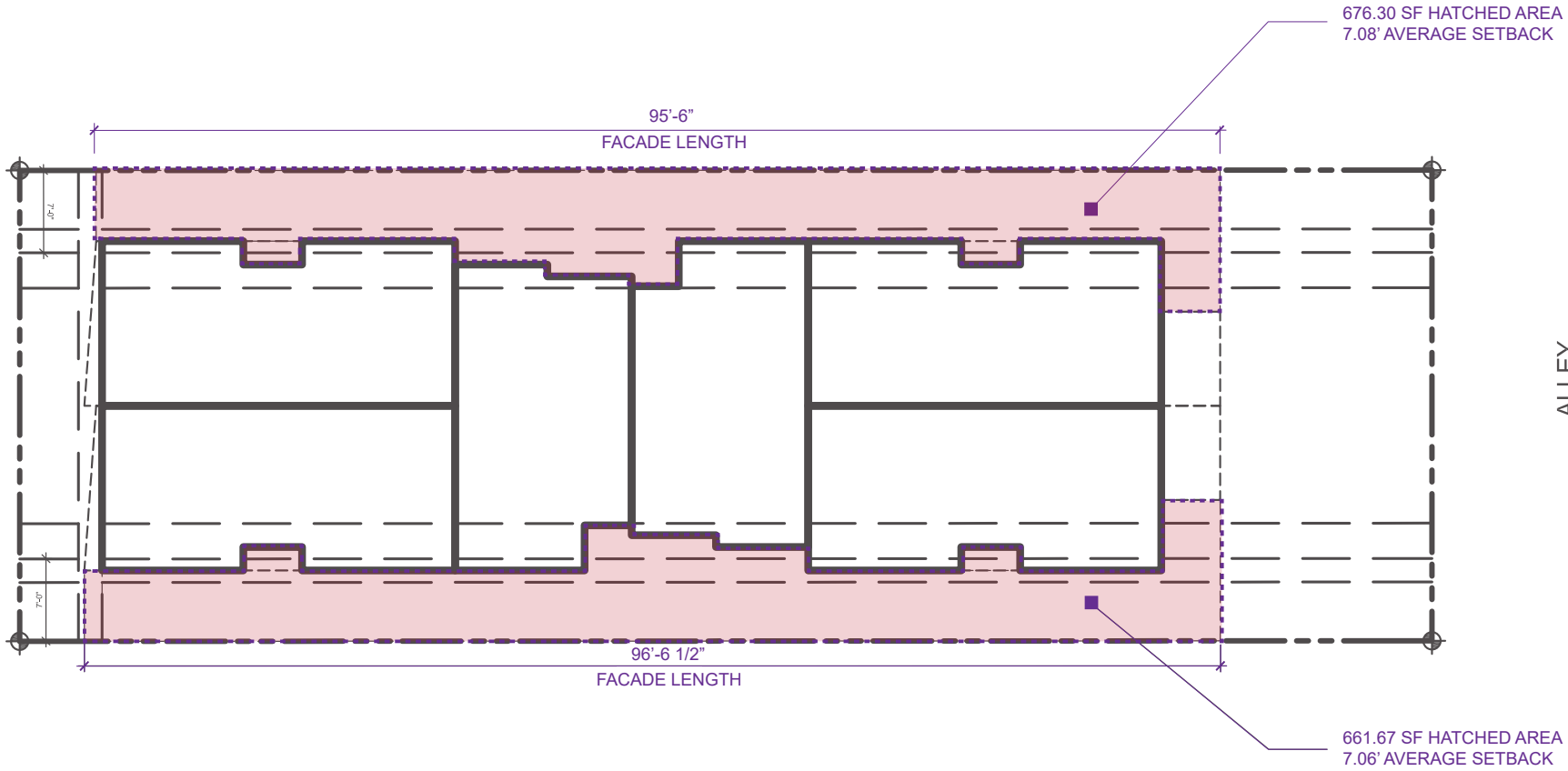
- CS 1-4: **PLANTS & HABITAT**
- DC 4-4: **PLANT MATERIALS & HARDSCAPE**

Lush landscaping at the ground level is integrated along all facades of the design. The addition of planter boxes accompanying all entries allows for a soft transition between public and private space while climate specific plants are added along the ROW to create a welcoming view from the street.



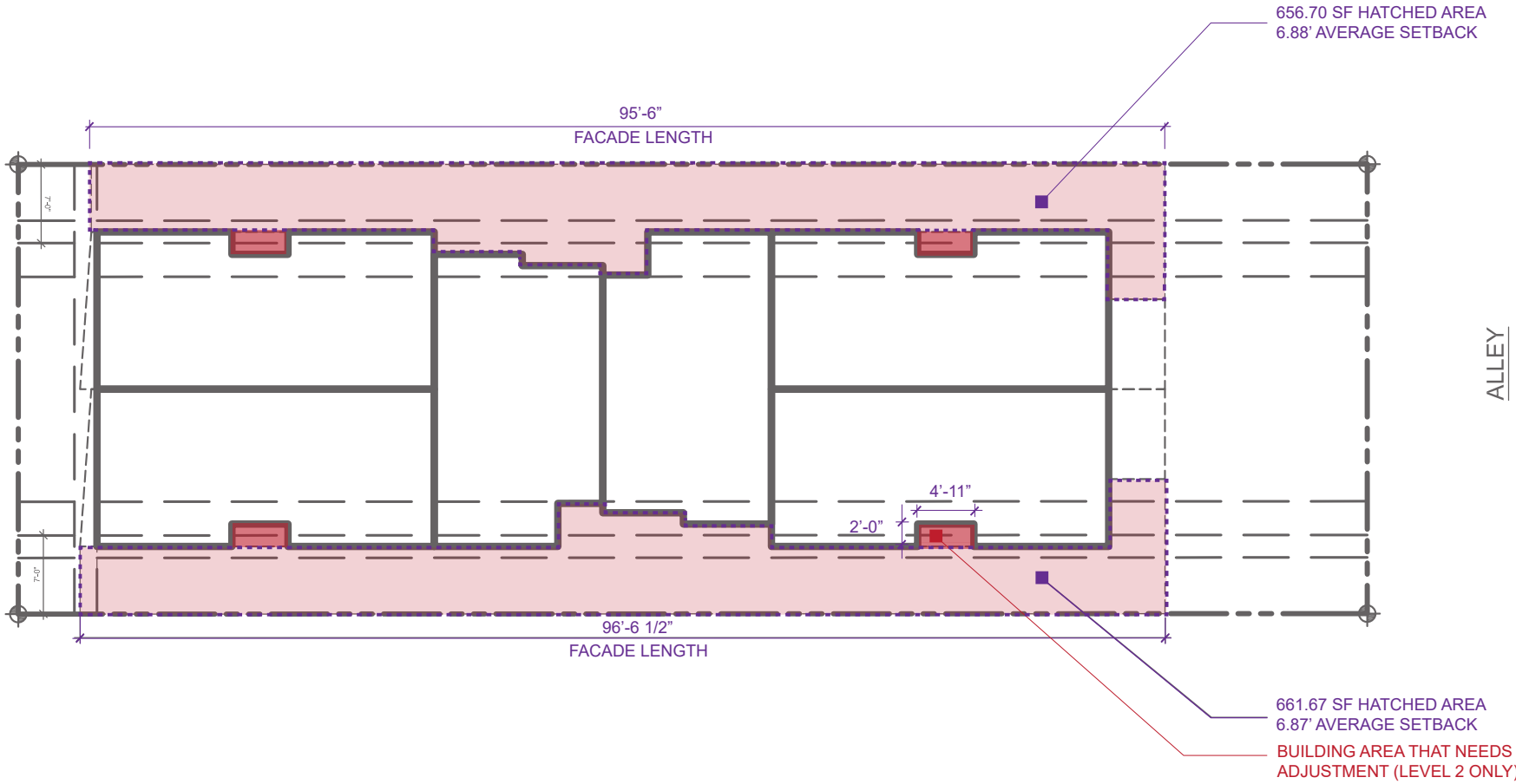
CODE COMPLIANT DIAGRAM

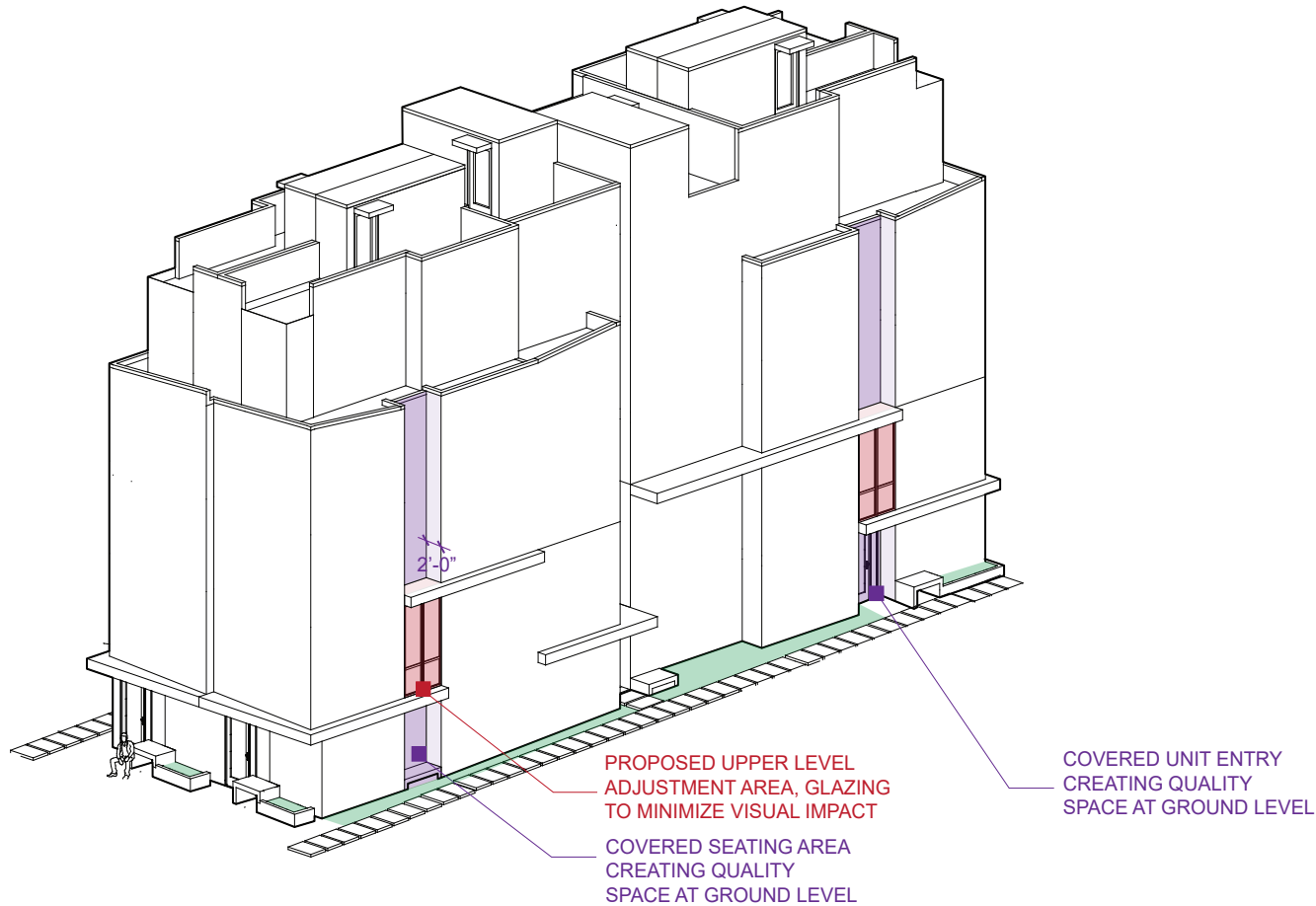
10TH AVE E



ADJUSTMENT DIAGRAM

10TH AVE E





ADJUSTMENT SUMMARY

**SMC 23.45.518**  
Side setback from interior lot line  
For portions of a structure:  
• 42 feet or less in height: 7 average; 5 minimum

NORTH

**7.08' SIDE SETBACK AVERAGE**  
(before level 2 modulation)  
**6.88' SIDE SETBACK AVERAGE**  
(excluding level 2 modulation)

**1.7% PROPOSED ADJUSTMENT**  
Reduction for the required side setback

SOUTH

**7.06' SIDE SETBACK AVERAGE**  
(before level 2 modulation)  
**6.87' SIDE SETBACK AVERAGE**  
(excluding level 2 modulation)

**1.8% PROPOSED ADJUSTMENT**  
Reduction for the required side setback



RATIONALE

Granting an adjustment to the side setback for the level 2 volumes will maintain the required side setback average at ground level and upper levels to create a stronger street presence with more pedestrian scaled design elements (PL3-A). It is also an effective way to create a more refined architectural concept that considers the large composition (DC2-A/B), by utilizing upper level secondary architectural features to produce a better proportioned building with a more attractive and sheltered street-level side walkway/benches (DC2-C/D/E). Moreover, it offers an opportunity to shape landscape design moments below the level 2 volume at ground level (CS1-4/DC4-4).

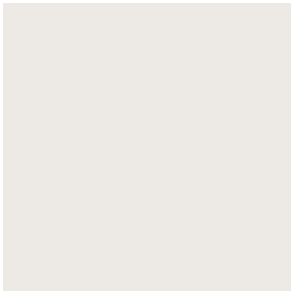




① RUNNING BOND BRICK (MUTUAL MATERIALS WESTPORT)



② BOARD AND BATTEN (SW 6258 TRICORN BLACK)



③ FIBER CEMENT PANEL (SW 7004 SNOWBOUND)



④ 4" LAP SIDING (SW 9148 SMOKY AZURITE)



⑤ CAST IN PLACE CONCRETE



⑥ FIBER CEMENT ACCENT PANEL (SW 9148 SMOKY AZURITE)



⑦ BLACK WINDOWS + TRICORN BLACK INFILL PANEL



⑧ FIBER CEMENT PANEL (SW 6258 TRICORN BLACK)



⑨ OPEN HORIZONTAL RAIL, BLACK



EAST ELEVATION



WEST ELEVATION

**PROPOSED MATERIALS**

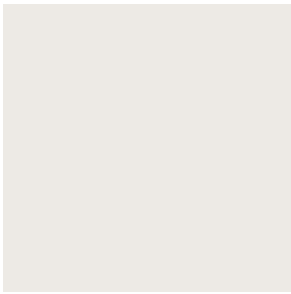
The material palette is comprised primarily of residentially-scaled materials, drawn from the surrounding existing residential context in Capitol Hill, and implemented in a modern application. A brick base, varying from 1-2 stories on each facade, wraps all four sides of the building, grounding the project and ensuring a high-quality textural material at all pedestrian locations. A repeating 3-story grouping of a dark board-and-batten is seen throughout the project, primarily at the street and alley facades. An angled form has been introduced on the board-and-batten volumes, to create visual interest and contribute to the fun and vibrant tone we're aiming to achieve with this project. A 4" reveal lap siding is the third primary material, proposed in an azure blue to speak to the color usage seen throughout Capitol Hill. Smaller areas of white fiber cement panel are utilized on the north and south side facades to break up the long facade and address changes in plane. Black windows, awnings, infill panels, and railings are painted to complement the grayscale of the two primary materials (brick and board and batten).



① RUNNING BOND BRICK (MUTUAL MATERIALS WESTPORT)



② BOARD AND BATTEN (SW 6258 TRICORN BLACK)



③ FIBER CEMENT PANEL (SW 7004 SNOWBOUND)



④ 4" LAP SIDING (SW 9148 SMOKY AZURITE)



⑤ CAST IN PLACE CONCRETE



⑥ FIBER CEMENT ACCENT PANEL (SW 9148 SMOKY AZURITE)



⑦ BLACK WINDOWS + TRICORN BLACK INFILL PANEL



⑧ FIBER CEMENT PANEL (SW 6258 TRICORN BLACK)



⑨ OPEN HORIZONTAL RAIL, BLACK



NORTH ELEVATION

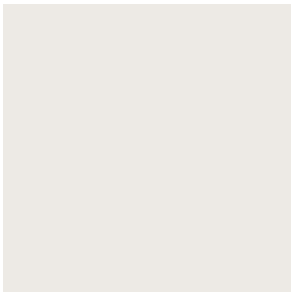




① RUNNING BOND BRICK (MUTUAL MATERIALS WESTPORT)



② BOARD AND BATTEN (SW 6258 TRICORN BLACK)



③ FIBER CEMENT PANEL (SW 7004 SNOWBOUND)



④ 4" LAP SIDING (SW 9148 SMOKY AZURITE)



⑤ CAST IN PLACE CONCRETE



⑥ FIBER CEMENT ACCENT PANEL (SW 9148 SMOKY AZURITE)



⑦ BLACK WINDOWS + TRICORN BLACK INFILL PANEL



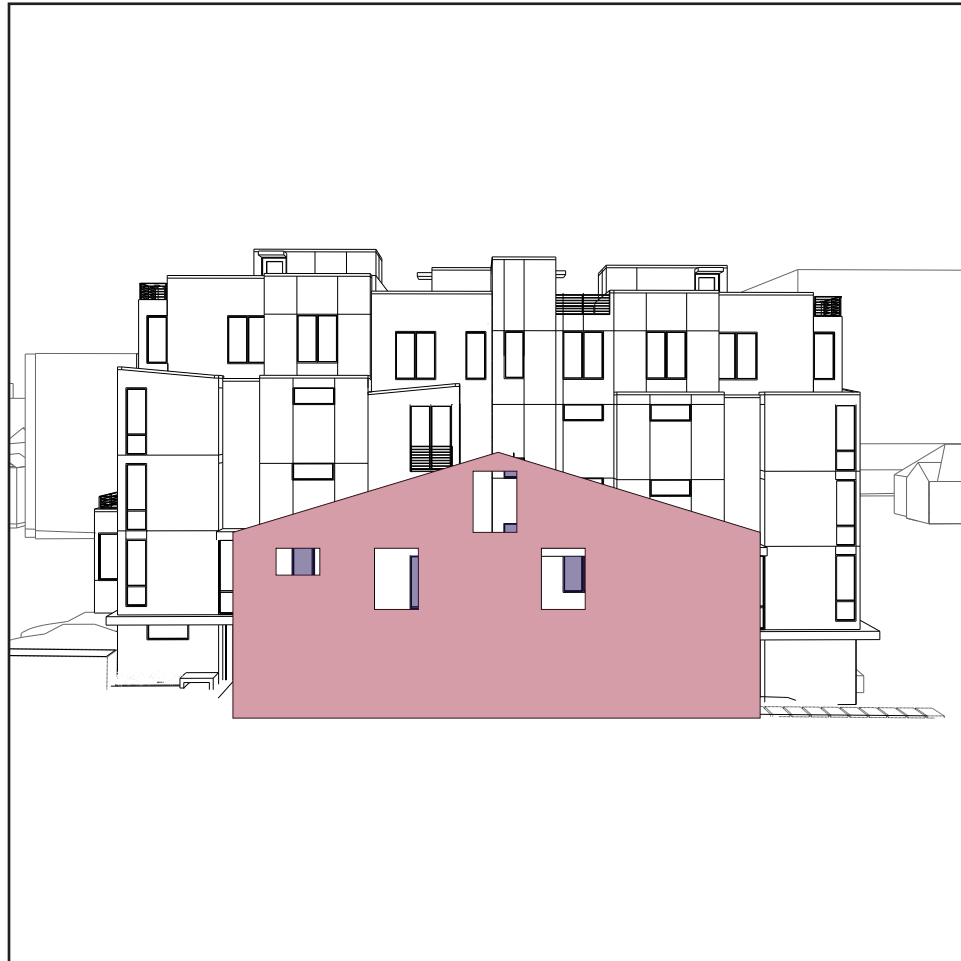
⑧ FIBER CEMENT PANEL (SW 6258 TRICORN BLACK)



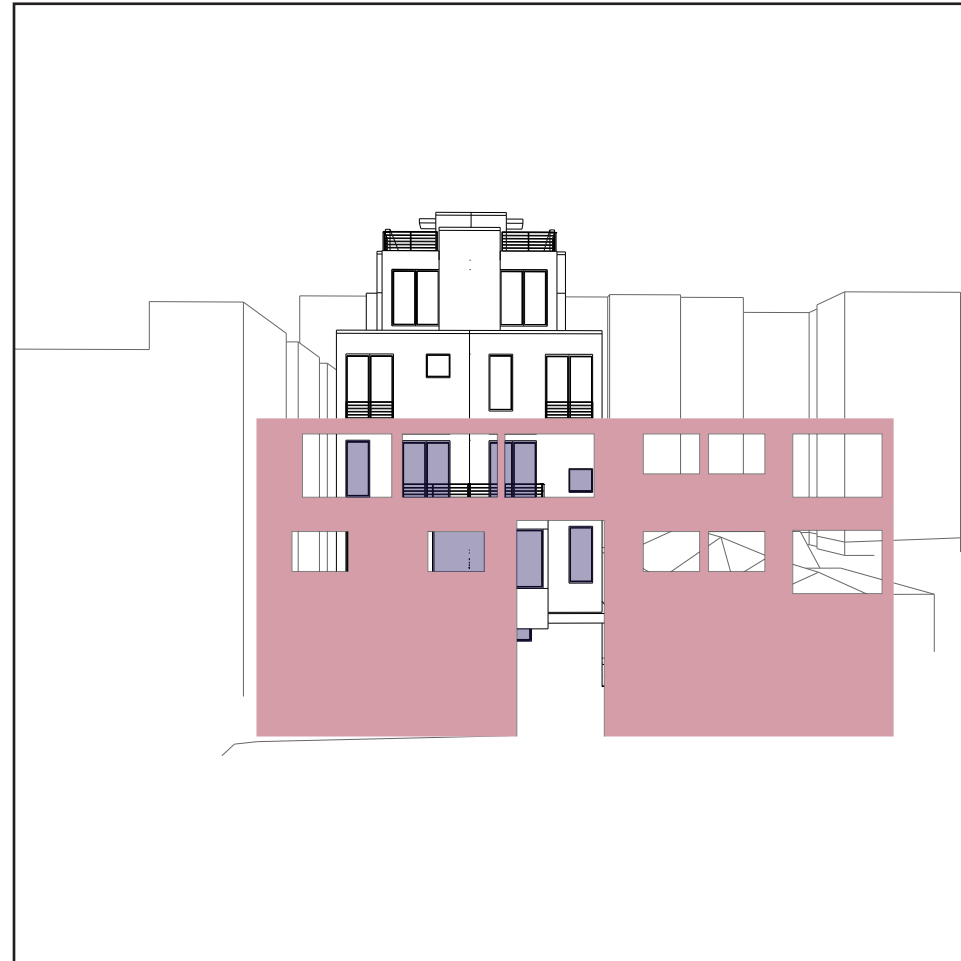
⑨ OPEN HORIZONTAL RAIL, BLACK



SOUTH ELEVATION



PRIVACY STUDIES - NORTH NEIGHBOR (SINGLE FAMILY RESIDENCE)



PRIVACY STUDIES - EAST NEIGHBOR (APARTMENTS)



PRIVACY STUDIES - SOUTH NEIGHBOR TOWNHOMES)







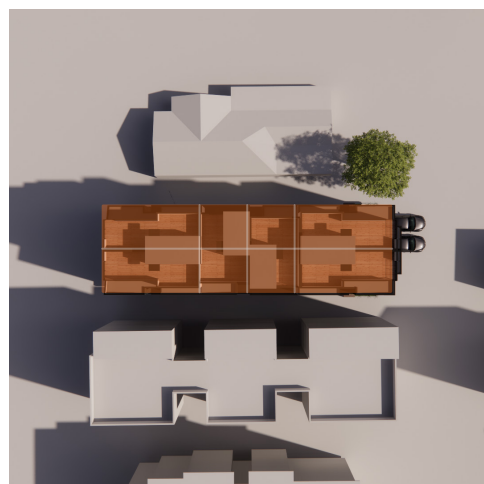
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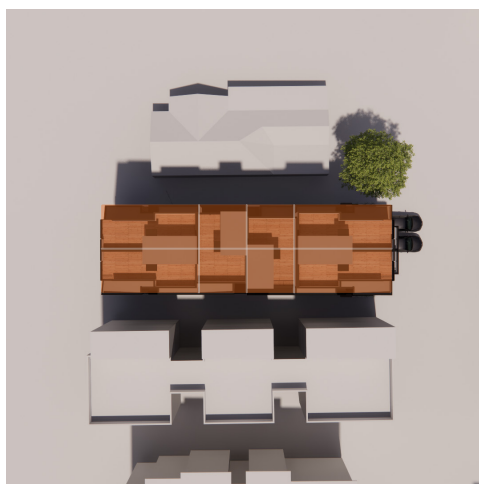
MARCH / SEPTEMBER 11, 12 PM



MARCH / SEPTEMBER 11, 3 PM



JUNE 11, 9 AM



JUNE 11, 12 PM



JUNE 11, 3 PM



DECEMBER 11, 9 AM



DECEMBER 11, 12 PM



DECEMBER 11, 3 PM





FRONT FACADE VIEW FROM 10TH AVE E





PEDESTRIAN VIEW FROM 10TH AVE E



REAR VIEW OF BUILDING FROM ALLEY





AXONOMETRIC VIEW



NORTHERN FACADE VIEW FROM 10TH AVE E