## DRAFT SDR 04/20/2022









## 608 18TH AVE E TOWNHOUSES

#### 3039154 - EG

608 18TH AVE E SEATTLE, WA







## **HYBRID ARCHITECTURE - PREVIOUS EXPERIENCE**



## Architect:

Hybrid Architecture 1205 E Pike St #2D, Seattle, WA 98122 www.hybridarc.com | 206.267.9277

#### Owner:

Confluence Development 2361 Minor Ave E., Unit B Seattle, WA 98102 cameron@confluence-dev.com 425.344.3048

#### Landscape Architect: Root of Design 2020 Maltby Rd. Ste 7, Bothell, WA 98021 www.rootofdesign.com | 206.491.9545



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# DEVELOPMENT OBJECTIVES + ZONING ANALYSIS + SITE ANALYSIS



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## **OBJECTIVES**

#### **Development Objectives**

Project to construct (2) new 3-story residential townhouses building containing 4 new dwelling units and parking garages for 2 vehicles and 2 carports (aprox. 1,900 - 2,000 sf. gross floor area per dwelling unit with total of 8,372 gsf.). Parking to be accessed through the alley. Existing single family building to be demolished.

#### **Design Objectives**

- modern architectural elements
- neighbors
- + Carved out the massings allow for recessed front porches and private decks
- social interaction between the neighbors
- + Provide parking off the alley

## **PROJECT INFORMATION**

Address	608 18
Owner	Conflu
SDCI#	30391
Parcels	42324
Site Area	5,673
Zoning	LR1 (M
Overlays	Madiso
Legal Description	BLOCK
ECA	None (
Building Type	(4) Res
Building Size	8,372
Frequent Transit	Yes
Parking	(2) Par
Pre-Sub Date	09 Feb
Planner	Corey



+ Preserve the architectural characteristics of the neighborhood while expressing the aesthetics of the

+ Use of high quality and durable materials that support the neighboring context + Encourage views for the units while minimizing the impact of the massing to the sidewalk and the

+ Provide private amenity on roof decks and shared courtyard amenity on the ground level to promote

+ Allow through site connections having the couryard as the "heart" of the circulation

8th Ave E., Seattle, WA 98122

Jence Development

154 - EG

400215

SQF (Per Project Survey)

11) - MHA applied

on-Miller (Residential Urban Village)

( 4 LOT(S) 2 LAWS ADD - Full description on page 9.

(Per Settle GIS)

sidential townhouse units

GSF (Gross)

rking garages proposed + (2) Carports proposed

oruary 2022

Buttry

## **COMMUNITY OUTREACH**

#### **Community Outreach Plan**

- + Flyer distribution to neighbors
  + Established an on-line survey for community input
  + Electronic flyer distribution to area community groups
- + Site tour for community awareness and input
- + Posted project on the Éarly Outreach for Design Review Projects blog

## **TO UPDATE**

## **SMC ZONING ANALYSIS**

## **DESIGN RESPONSES**

23.45.504: Permitted and Prohibited Uses	
+ Residential uses permitted in LR zone.	+ Residential uses permitted
23.45.510: Floor Area Ratio (FAR) Limits	
+ The FAR limit for LR1 zone with an MHA suffix is 1.3	+ Max. F.A.R. : 1.3 Lot Size : 5,673 SF F.A.R. : 1.3 x 5,673 SF : 7,3
23.45.512: Density Limits	Proposed F.A.R. : <b>6,296 S</b>
+ shall not exceed a density of one dwelling unit per 1,300 square feet of lot area	+ Does not apply with LR lot
23.45.514: Structure Height	+ 1,300 sf x 4 units = 5,200
+ The max. height is 30 ft. for townhouse developments within the LR1 zone.	+ The proposed design <b>will</b>
23.45.518: Setbacks and Separations (Townhouse developments)	(along with 5 ff. additiona
+ Front : 7 ft. average + 5 ft. min. + Rear : 7 ft. average + 5 ft. min. + Side : For facade < 40 ft. = 5 ft., For facade > 40 ft. = 7 ft. average + 5 ft. min	+ Front : <b>7 FT setback</b> + <b>7 I</b> + Rear : <b>7 FT setback (con</b> + Side(S) : <b>2' 9" setback (</b> + Side(N) : <b>2' 9" setback</b>
23.45.522: Amenity Area (Townhouse developments)	
+ At least 25% of lot area + 50 % of the amenity area shall be provide at ground level unless the amenity provide at the roof meets section 23.45.510.D.5 + Amenity provide at ground level may be either private or common space.	+ Proposed amenity area : 1 Amenity at ground level : 4 Amenity at residential units + Deck above the parking a
23.45.527: Structure Width and Facade Length	and 23.45.510.D.5
+ The max. structure width for LR1 zone with an MHA suffix is 60 ft. + Facade length of all portions within 15 feet of a lot line shall not exceed 65% of that lot line	+ The proposed design <b>will</b> extended deck) + the proposed design will h
23.45.536: Parking Location, Access, and Screening	7′ - 0″ adjustment (alle
<ul> <li>+ Surface parking <ul> <li>a.Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except: <ul> <li>1)Between a principal structure and a street lot line;</li> <li>2)In the required front setback or side street side setback; and</li> <li>3)Within 20 feet of any street lot line.</li> </ul> </li> <li>b.If access is taken directly from an alley, surface parking may be located anywhere within 25 feet from an alley lot line provided it is no closer than 7 feet to any street lot line.</li> </ul></li></ul>	+ The proposed design <b>will</b> + Access from alley
+ Parking in a structure. Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4	

feet above existing or finished grade, whichever is lower, (excluding access) shall be closer to a street lot line than any part of the street-level, street-facing facade of the structure in which it is located;



.....

d in LR zone.

,374.9 SF

#### SF : Project Complies

ot with MHA nits proposed, the project complies with the requirement 0 which is < lot size of 5,640 sf

**I not exceed 30 ft.** in height from the average grade. al height)

#### 7 FT average setback (Complies) mplies) + 7 FT average setback (Complies) at one column + 5′ 7″ Avg. Setback (Adjustment) c at one column + 5′ 7″ Avg. Setback (Adjustment)

1,672.64 SF : 29.6 %

: 907.26 + 451.84 SF = 1,359.1 SF which is > 50% its (roof decks) : 313.54 SF access counts toward ground level per 23.45.522.A.2

II not exceed 60 ft. in facade length (49' max. including

have W-E facade length of 85' - 0" and **project requests** llow up to 10% addition which is 7.8' )

Il comply with the parking requirement.



```
608 18th Ave E., Seattle, WA 98122
Confluence Development
3039154-EG
4232400215
5,673 SQF (Per Project Survey)
LR1 (M1) - MHA applied
BLOCK 4 LOT(S) 2 LAWS ADD
+ Site slopes downhill from N - S aprox. 1' 0"
+ Site has the elevation changes from W - E aprox. 11' 6"
+ 6" Concrete
The site is flat at the alley
1-story single family building
Garage
612 18th Ave E.: 2.5-story single family building
602 18th Ave E.: 1.5-story single family building
607 18th Ave E. : 2-story single family building
607 19th Ave E. : 5-story apartment building
1.8″DT
2.8″ DT
3.8″DT
4. 14" DT
*No trees are exceptional according to the arborists report.
```

## **PROJECT SITE SURVEY**

#### **Full Legal Description**

LOT 2, BLOCK 4, LAW'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 51, RECORDS OF KING COUNTY, WA.





	5 MINS WALKING		

#### **Zoning Map**

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The project site sits at the edge of the LR1 (M) zone. It's lies as a bridge between the LR1 zone, the NC1 zone (to the East), and the Single Family zone (to the West and the North). Being in the area of three different zoning, the site is surrounded by mixture of residential buildings ranges from single family to big apartment buildings, educational buildings, and retail buildings. MHA applied in this location.

#### Typologies + Usages

Neighboring area is primary residential including: single family, apartments, condominiums, and townhouses with the mixture of public spaces such as educational buildings and retails.

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Group Home Auditorium



Aerial View of the Site and Its Surrounding

5. 19th & Mercer Apartments Nearby apartment building



6.Holy Names Academy (School) Private Catholic High School



### **NEIGHBORHOOD CONTEXT**

#### 1. Lake Union

Fresh water ship canal located near downtown Seattle populated with activities and surrounded parks.



**3. St Joseph Catholic Church + School** Community church and school located North of the project site.



7. Miller Park Public park and play field next to Edmond S Mea-ny Middle School.











#### 2. Volunteer Park

Historical landmark located at the heart of Seattle. (Park + Museum)



**4. The Shea Apartments** Apartment building East of the project site.



#### 8. 15th Ave Commercial Strip

Commercial street populated with restaurants, stores, hospitals, etc.





## **VIEWS INTO SITE**











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## STREET MONTAGE - 18TH AVE E.



18th Ave E. St. Sections



18th Ave E. St. buildings typologies



Section A



ACROSS FROM SITE

Section B





Site
Apartment
Single Family
Retails
Townhouse
Plexes
Church/School
Condominium
Group Home
Auditorium
Medical

## **ALLEY CONDITION**



## **VIEWS INTO SITE**



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## **2** DESIGN GUIDELINES + RESPONSES





## **GUIDELINE PRIORITIES: CITYWIDE DESIGN GUIDELINE**

#### **GUIDELINE 1** CS1 Natural Systems and Site Features - D1: On-Site Features

CS1-D1: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

#### **Design Team Responses**

The concept that drove the overall programing and massing of the project is the central courtyard. The design intent for the court yard is a "bowl of oasis" that would incorporate landscape and hard-scape features including native plants, bio-planters, meandering path, seatings, etc. **SEE LANDSCAPE ASPIRATION ON PAGE 36-38** 



#### **GUIDELINE 2** CS2 Urban Pattern and Form - B2: Connection to the Street

CS2-B2: 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. Consider the qualities and character of the street-scape its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

#### **Design Team Responses**

The street front entry and overall architectural characteristics of the project are driven from the character of the existing street-scape and neighborhood. The project took into consideration the datum of setback along the street to create a strong connection by continuing the datum line while at the same time relating to the character of the neighboring buildings through architectural elements such as roof lines, dormers, front porches, and vegetation buffer.



#### **GUIDELINE 3** CS2 Urban Pattern and Form - D3: Zone Transitions

CS2-D3: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:

- Distance to the edge of a less (or more) intensive zone;
- Differences in development standards between abutting zones;
- space, or by physical features such as grade change);
- Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors: and
- Shading to or from neighboring properties.

#### **Design Team Responses**

The design team is aware of the more intensive zone abutting the site to the East across the alley. The structure of the project is setback approximately 20' - 0" at the alley which created a generous transition between the zones and allows for appropriate gap for light and air at the alley to respects the neighboring buildings.



#### **GUIDELINE 4** CS2 Urban Pattern and Form - D5: Respect for Adjacent Sites

CS2-D5: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

#### **Design Team Responses**

Through the concept of having a central courtyard as the heart of the circulation, the program of the project has shaped the building form to break into two different masses which generously created the space between the buildings. The central courtyard allows for more light and air for the project which, at the same time, respecting the neighboring structures & minimizing the disruption to privacy with each neighbor.





206.267.9277 www.hybridarc.com - The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open



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## **GUIDELINE PRIORITIES: CITYWIDE DESIGN GUIDELINE**

#### **GUIDELINE 5** PL2 Walkability - B1: Eyes on the Street

PL2-B1: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

#### **Design Team Responses**

The design team is prioritizing larger windows along the street facing facade on the West and the alley facing facade on the East allowing visual connection from the units to the street (eyes on the street). Furthermore, by setting back the building at the alley, the living spaces of the back units spill out to the large private decks which activate, and provide strong lines of sight to the alley. **VIEWS TO THE STREETS** 



#### GUIDELINE 6 PL3 Street-Level Interaction - A2: Ensemble of Elements

PL3-A2: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

- overhead shelter: canopies, porches, building extensions;
- transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- ground surface: seating walls; special paving, landscaping, trees, lighting;
- building surface/interface: privacy screens, upward-operating shades

#### **Design Team Responses**

The proposed design is aiming to elevate the street-scape and entry experiences through design elements such as vegetation buffer and landscape elements to create the transitional space between public, semi-public, and private space. By recessing the entry to create the "front porch/stoops", the sense of entry is formed.





**Overhead Protection** 

Openings at the entry

Front Porch / Front Stoop

Hardscape Elements

Landscape Elements/ Landscape Buffer

Living Space

#### **GUIDELINE 7** PL3 Connectivity - B4: Interaction

PL3-B4: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

#### **Design Team Responses**

By breaking up the project mass into two blocks to create the spaces between the buildings, the proposed design promotes through site connection where the central courtyard is the heart of the circulation (See circulation diagram on page 28) which allows the opportunity to create a collective common area for the residents which helps promotes social gatherings and outdoor activities.



#### **GUIDELINE 8** DC2 Architectural Concept - C3: Fit With Neighboring Buildings

- DC2-C3: Use design elements to achieve a successful fit between a building and its neighbors, such as: color or materials,
  - using trees and landscaping to enhance the building design and fit with the surrounding context, and/or

  - similar ones—might be a good fit for the project and its context.

#### **Design Team Responses**

The project aims to express the architectural characters and elements of the neighboring area through the language of the modern building form. The design considered the roof line and mass of the neighboring buildings while at the same time maintaining the architectural elements such as dormers, front porches, and materiality (horizontal lap siding).



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- considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration,

- creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions-or

## **3** ARCHITECTURAL DESIGN CONCEPT



## MASSING DEVELOPMENT



#### BUILD-ABLE AREA

The mass of the building is generated from the existing site area, setbacks per the LR1 zone and the maximum height to demonstrate maximum building potential.

### **9** SPLIT

Split the massing into two blocks to allow the opportunity to create an outdoor space in between the buildings that promotes social interaction and landscape opportunities.

#### **GUIDELINE 9** DC3 Open Space Concept - B4: Multifamily Open Space

DC3-B4: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play, barbeques, resident meetings, and crafts or hobbies.

### **3** SHAPE

Respectfully shape the form the building to relate to the architectural characteristic of the neighborhood.

### 

Adjust the building mass to further relate to the architectural characteristic of the neighboring buildings through the consideration of materials and secondary architectural elements such as dormer, front porch, and backyard decks. The project aims to express the architectural characters of historic elements through the modern building form.

#### GUIDELINE 10 CS3 Architectural Context and Character - A1: Fitting Old and New Together

CS3-A1: Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

#### **5** EXTEND AND RECESS

Extend and recess parts of massing that face the alley to allow the opportunities for outdoor decks and covered parking underneath.

#### GUIDELINE 11 DC1 Project Uses and Activities - B1: Access Location and Design

DC1-B1: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:

- least visually dominant and/or which offers opportunity for shared driveway use;



- using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the

- where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or - employing a multi-sensory approach to areas of potential vehicle pedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.



## **4** PROPOSED DESIGN



## **PERSPECTIVE VIEWS**











608 18th Ave E.



## **AERIAL VIEWS**









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## **ARCHITECTURAL DRAWINGS: COMPOSITE SITE PLAN**



## **Floor Plan: Composite Site Plan** Scale 3/32": 1' - 0"





#### **Floor Plan: Basement Level**

Scale 1/8" : 1' - 0"



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4 1

## **CIRCULATION DIAGRAM**



Entry From AlleyEntry From StreetEntry From Parking

**Circulation Diagram** Scale 3/64" : 1' - 0"







#### Floor Plan: Level 1

Scale 1/8" : 1' - 0"







Floor Plan: Level 2

Scale 1/8" : 1' - 0"













## **ARCHITECTURAL DRAWINGS: W-E SECTION**



**Section: W-E Section** 



Scale 3/32" : 1' - 0"



## **ARCHITECTURAL ASPIRATION**





#### **Architectural Design Intent**

- + Presere the architectural characteristics of the neighborhood while expressing the aesthetics of modern architectural elements
- + Use of high quality and durable materials that support the neighboring context
  + Encourage views for the units while minimizing the impact of the massing to the sidewalk and the neighbors
- + Carved out the massing allow for recessed front porches and private decks
   + Provide private amenity on roof decks and shared courtyard amenity on the ground level to promote social interaction between the neighbors
- + Provide parking off the alley
- + Allow through site connections having the couryard as the "heart" of the circulation





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## **ARCHITECTURAL MATERIALS ASPIRATION**

#### **GUIDELINE 14** DC4 Exterior Elements and Finishes - A1: Exterior Finish Materials:

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

#### Design Team Responses

The project to be consists of different material palettes and colors to provide varieties in its patterns and to provide different experiences for the users as they engage the spaces.

#### **Material Legends**

FC1	Fiber Cement Board (Lap Siding)	SW7675 Sealskin
FC2	Fiber Cement	SW7004 Snowbound
W1	Cedar Wood Fence, Soffit, and Deck	Clear Sealed
W2	Wood Lagging	-
C1	Concrete	Cast in Place
V1	Vinyl (Window Frames)	White

#### **MATERIALS PRECEDENT IMAGES**



Fiber Cement Board (Lap Siding): SW7675 Sealskin





(Top)White Vinyl Window Frames (Bottom)Fiber Cement Board: SW7004 Snowbound





(Top)Wood - Clear Plank at soffit, fences, and entry wall Concrete - Cast in Place (Bottom)Exposed Wood Lagging





#### **Material Legends**

FC1	Fiber Cement Board (Lap Siding)	SW7675 Sealskin
FC2	Fiber Cement	SW7004 Snowbound M2
W1	Cedar Wood Fence, Soffit, and Deck	Clear Sealed
W2	Wood Lagging	-
C1	Concrete	Cast in Place
V1	Vinyl (Window Frames)	White





**Elevations: West Unit E-Elevation** Scale 1/8": 1' - 0"

**Elevations: West Unit W-Elevation** Scale 3/32": 1' - 0"



#### **Material Legends**

FC1	Fiber Cement Board (Lap Siding)	SW7675 Sealskin
FC2	Fiber Cement	SW7004 Snowbound M2
W1	Cedar Wood Fence, Soffit, and Deck	Clear Sealed
W2	Wood Lagging	-
C1	Concrete	Cast in Place
V1	Vinyl (Window Frames)	White





**Elevations: East Unit E-Elevation** Scale 3/32": 1' - 0"



**Elevations: East Unit W-Elevation** 

Scale 3/32" : 1' - 0"

#### **Material Legends**

FC1	Fiber Cement Board (Lap Siding)	SW7675 Sealskin
FC2	Fiber Cement	SW7004 Snowbound M2
W1	Cedar Wood Fence, Soffit, and Deck	Clear Sealed
W2	Wood Lagging	-
C1	Concrete	Cast in Place
V1	Vinyl (Window Frames)	White



#### **Material Legends**





## LANDSCAPE ASPIRATION





#### Landscape Design Intent

- + Enhancing the circulation experiences through the center courtyard that works as the "heart" of circulation
- + Use native, drought tolerant plants throughout (layered landscape with trees)
  + Allowing the landscape to integrate with the building structure and entry experiences
  + Use high quality, natural materials such as cedar wood deck and fences
  + Integrating Bio-retention strategies to be utilized into the landscape design
  + Vegetation as privacy buffer between units

#### **SEE LANDSCAPE PLAN ON PAGE 38**









608 18th Ave E., Seattle, WA

## ARCHITECTURAL DRAWINGS: LANDSCAPE PLAN (DRAFT INTENT SKETCH)



#### Plant Schedule (DRAFT INFO. TO BE UPDATED AND PROVIDE BY ROOF OF DESIGN)

Landscape Architect: Root of Design 2020 Maltby Rd. Ste 7, Bothell, WA 98021 www.rootofdesign.com | 206.491.9545

TREES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE		QTY
$\textcircled{\cdot}$	Acer circinatum / Vine Maple	3 stem min, 6' Ht	Yes	Yes		6
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	<u>NATIVE</u>	SPACING	<u>aty</u>
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick	gal	Yes	Yes	24" o.c.	410
	Fragaria chiloensis / Beach Stranberry	I gal.	Yes	Yes	18" o.c.	235
*	Blechnum spicant / Deer Fern		Yes	Yes		58
(+)	Gaultheria shallon / Salal		Yes	Yes		159
$\odot$	Mahonia aquifolium / Oregon Grape		Yes	Yes		18



## **LIGHTING ASPIRATION**



#### **Lighting Design Intent**

+ 1. Exterior ceiling light Progress lighting / P5774-30 5" wide	LI
+ 2. LED outdoor wall light WS-W2605 16 Watt-3000K / Lumens: 800	L2
+ 3. LED deck light - Hampton Bay JAO2601LL 5.5" - 3000K	L3
+ 4. Outdoor battery backup WS-32912-WT-EM 12" tall - step light	L4
+ 5. Outdoor landscape light - Hampton Bay HD286688BK	L5
+ 6. Outdoor landscape pathway light N6VOY8UGE	Ló





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## **SHADOW STUDIES**

### March / September, 21 st









3:00 p.m.

June, 21 st





December, 21st



9:00 a.m.





12:00 p.m.





3:00 p.m.



3:00 p.m.

**STREAMLINED DESIGN REVIEW** 3039154-EG





## **RENDERINGS: STREET PERSPECTIVE (18TH AVE E.)**





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608 18th Ave E.



## **RENDERINGS: CENTER COURTYARD**





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## **RENDERINGS: PERSPECTIVE AT ALLEY**





608 18th Ave E.



## **5** ADJUSTMENT REQUESTS

## **ALLOWED ADJUSTMENT**

#### 23.41.018 - Streamlined design review (SDR) process

1. The Director shall identify the guidelines of highest priority, referred to as the "guideline priorities". The Director shall summarize and consider any community consensus regarding design resulting from community outreach, or as expressed in written comments received.

2. The Director shall prepare a report that identifies guideline priorities, documents any design changes needed to achieve consistency with the design guidelines, and identifies any requested or required development standard adjustments and/or departures.

3. If the criteria listed in subsection 23.41.018.F.3 are met, the Director may consider adjustments to the following development standards to the extent listed for each standard:

- a. Setbacks and separation requirements may be reduced by a maximum of 50 percent;
- b. Amenity areas may be reduced by a maximum of ten percent;
- c. Landscaping and screening may be reduced by a maximum of 25 percent; and
- d. Structure width, structure depth, and facade length may be increased by a maximum of ten percent.

4. The Director shall make the Guidance report available to those who sent in comments or otherwise requested notification, and to the applicant.

## **ADJUSTMENT MATRIX**

Adjustment	Code Required	Request	Design Guidelines	
1. Setbacks and Separations Townhouse (Side - South + North)	(23.45.518) Side setback for townhouse development : 5 ft. minimum	The proposed sides setbacks is 2' - 9". The design team is respectfully asking for 2' - 3" adjustment to the sides setbacks. (< 50%)	CS2-D5: Respect for Adjacent Sites CS2-B3: Character of Open Space	The design team has t the facades that face developed to minimiz massing into two, the the impact to the neig open space as "acce and physical impact t
2. Average Setbacks and Separations Townhouse (Side - South + North)	(23.45.518) Average Side setback for townhouse development with facade length more than 40 ft. : 7 ft.	The proposed average sides setbacks is 5.61 ft. The design team is respectfully asking for 1.39 ft. adjustment to the average sides setbacks. (< 50% of 7 ft. required)	CS2+D3: Zone Transitions CS2-D5: Respect for Adjacent Sites	The design team is aw have set the building the transition from the building, the project is buildings. The design sides setbacks (North
3. Facade Length	(23.45.527) Max. combined length of the facades within 15 ft. of a lot line shall not exceed 65 percent of the length of that lot line: 120' - 0" x .65 = 78' - 0"	The proposed facade length on the N and the S lot lines are 85' - 0". The design team is respectfully asking for addition of 7' to the facade length which is less than 10% of the required facade length	PL2-B1: Eyes on the Street	The design team is air environment at the all promote the relationsl additional 7' to the fa design team respectfu



DRAFT

#### Rationale

taken into consideration the openings and visual transparency of the neighboring buildings. The building's masses was carefully ze privacy impacts to the North and the South. By splitting the proposed building is prioritizing open space and minimizing ghboring buildings. The adjustment allows for more light, air and ess" to the central courtyard and, furthermore, minimizing visual to the alley.

ware of the more intense zone across the alley to the East and back 20' - 0" (with extended patio on the first level) to create e intense zone into the site. Furthermore, by setting back the is allowing for more light and air for the alley and the neighboring team is respectfully asking for 1.39 ft adjustment to the average in and South)

ming to activate the alley with activities to create a safe ley by providing line of sights from the private patio areas that hip between public, semi-public, and private spaces. By adding acade length (only the patio), that relationship is strengthen. The ully asking for 7' adjustment to the facade length.

## ADJUSTMENT DIAGRAMS: 1. SIDE SETBACKS (COLUMNS@THE ALLEY)





Top View Looking at the Columns and Dropped Steel Beam



Perspective View Looking at the Columns From the Alley

Alley View

**OPEN TO BELOV** 











## **ADJUSTMENT DIAGRAMS: 2. AVERAGE SIDES SETBACK**



Floor Plan: 1st Level Scale: NTS

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## **ADJUSTMENT DIAGRAMS: 3. FACADE LENGTH**



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**AVG. SIDES SETBACKS** REQUIRED 7' ASKING FOR 5.61' (1.39' REDUCTION)

FACADE LENGTH CALCULATION 120' - 0" (Site dimension) x .65

=78' - 0" ALLOWABLE FACADE LENGTH ASKING FOR <u>85' - 0"</u> (7' - 0 ADDITION) < 10% of 78' - 0"

ADJUSTMENT AMOUNT

608 18th Ave E., Seattle, WA

## THANK YOU.



