

Streamlined Design Guidance Application



OWNER:
MRN Homes LLC
7556 12th Ave NE
Seattle, WA 98115

PROJECT:
19th Ave Townhouses (3039186-EG)
1531 19th Ave
Seattle, WA 98122

ARCHITECT: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
rod@noviongroup.com (206.361.6133)

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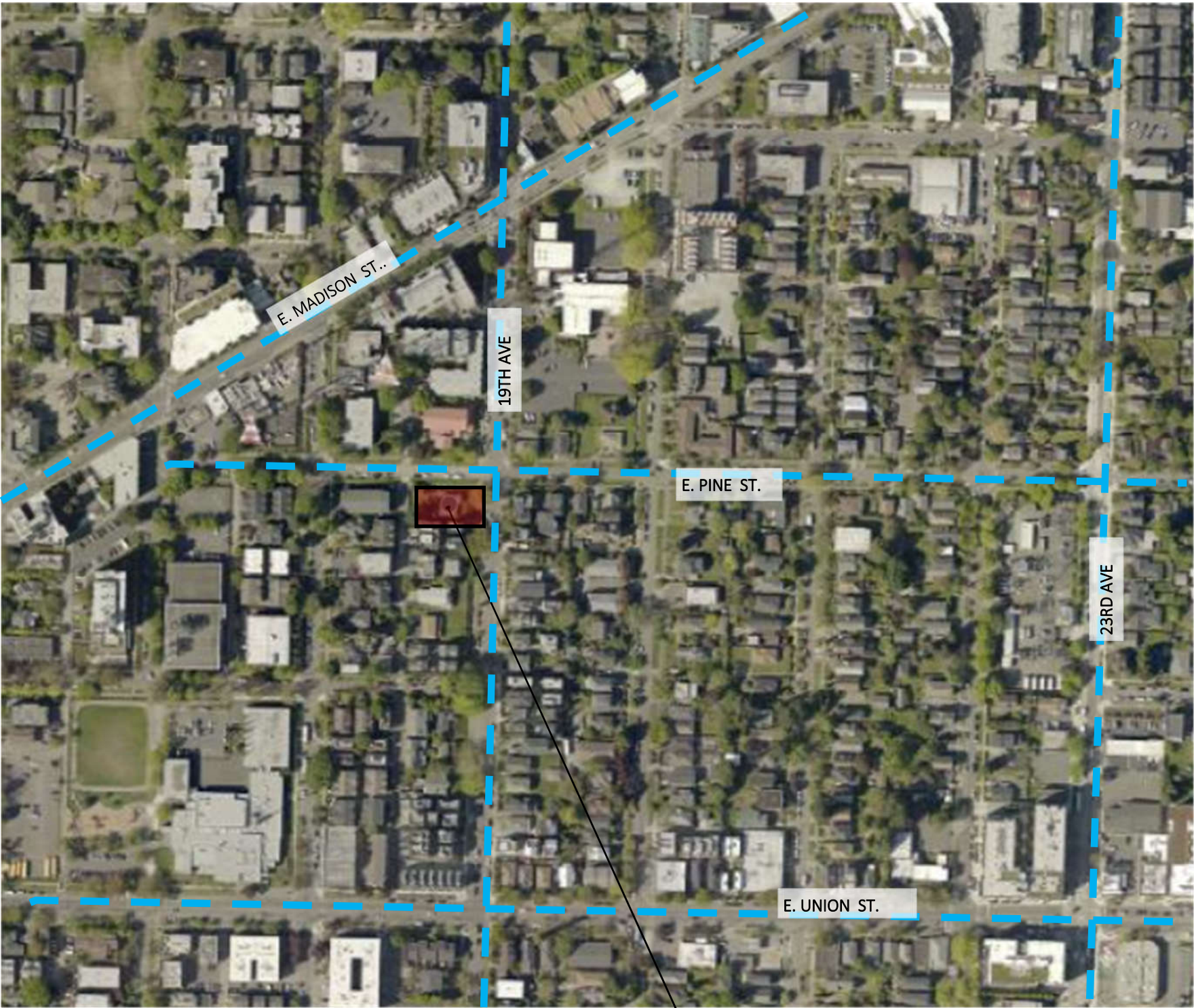
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COMMUNITY OUTREACH MATERIAL



DEVELOPMENT OBJECTIVES

PROJECT TEAM

Owner: MRN Homes LLC

7556 12th Ave NE

Seattle, WA 98115

Contact: Michael Nelson

Architect & Applicant: Novion Group Inc.

8634B 3rd Ave NW

Seattle, WA 98117

Contact: Shaun Novion

Landscape Architect: GHA Landscape Architects

1417 NE 80th St

Seattle, WA 98115

Contact: Neil Buchanan

SDCI Project #3039186-EG

Contact: Corey Buttry

Existing Site:

Address: 1531 19th Ave

Location: South of E. Madison St. & West of 23rd Ave

Site Area: 7,874 sf

Existing Development: Residential Multi-Family (Duplex)

Project Proposal:

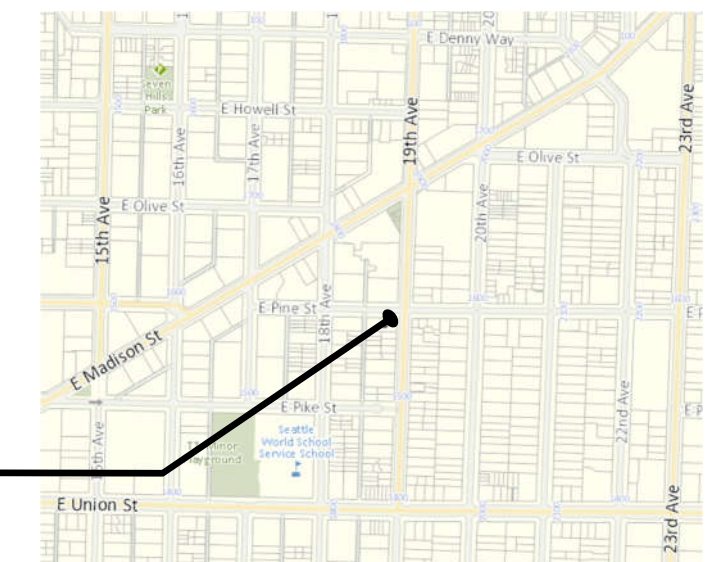
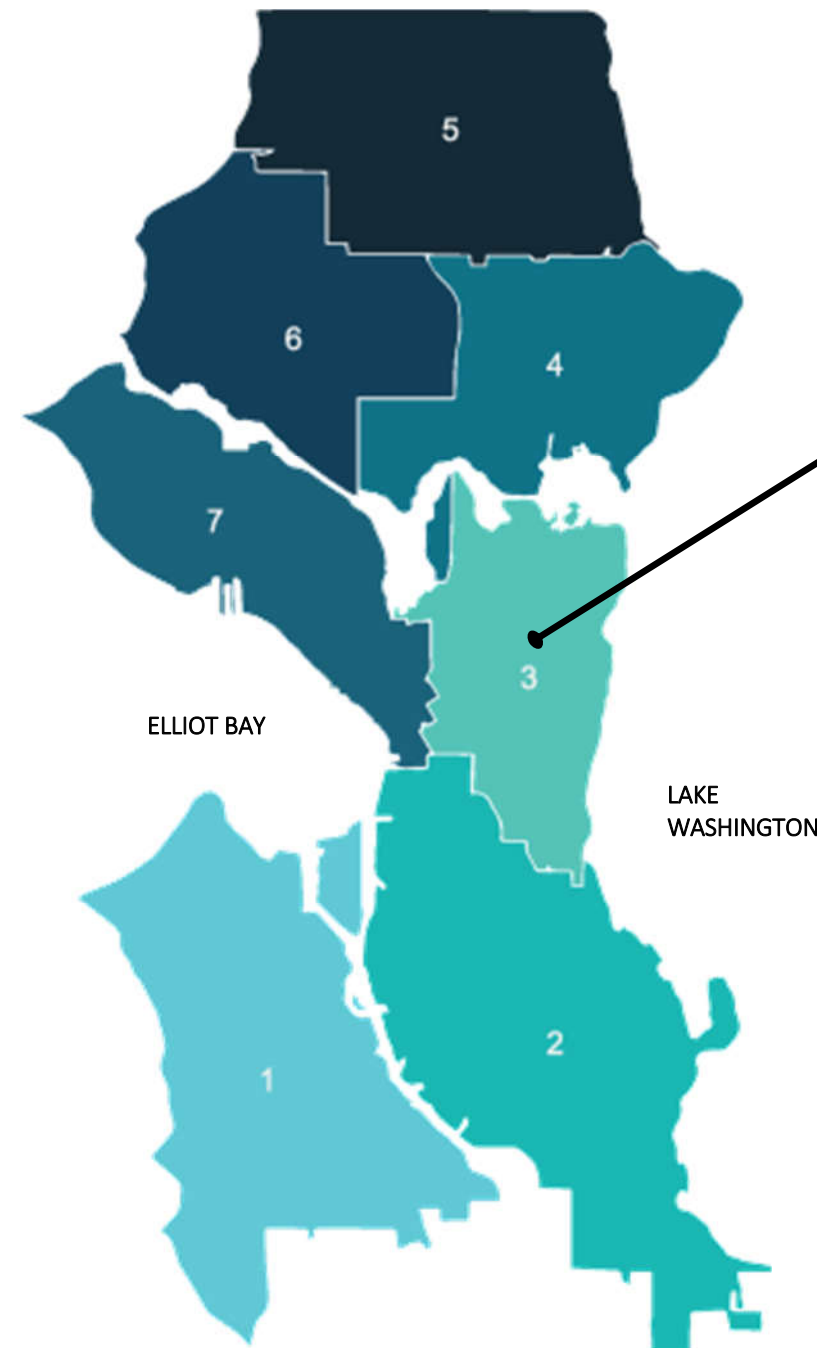
Number of Residential Units: 9 townhouse units

Number of Parking Stalls: 7 surface parking stalls

Gross Floor Area of Residential Use: 10,843.5 sf

Developmental Objective:

To provide increased multifamily housing in a high density area where the current configuration of the lot underutilizes the development potential. The proposal is to provide 9 new townhouse units in a location where the residents will benefit from the easy connection to the neighborhood amenities and public transportation, as well as have access to many public sites that encourage community interaction.



SUBJECT LOT



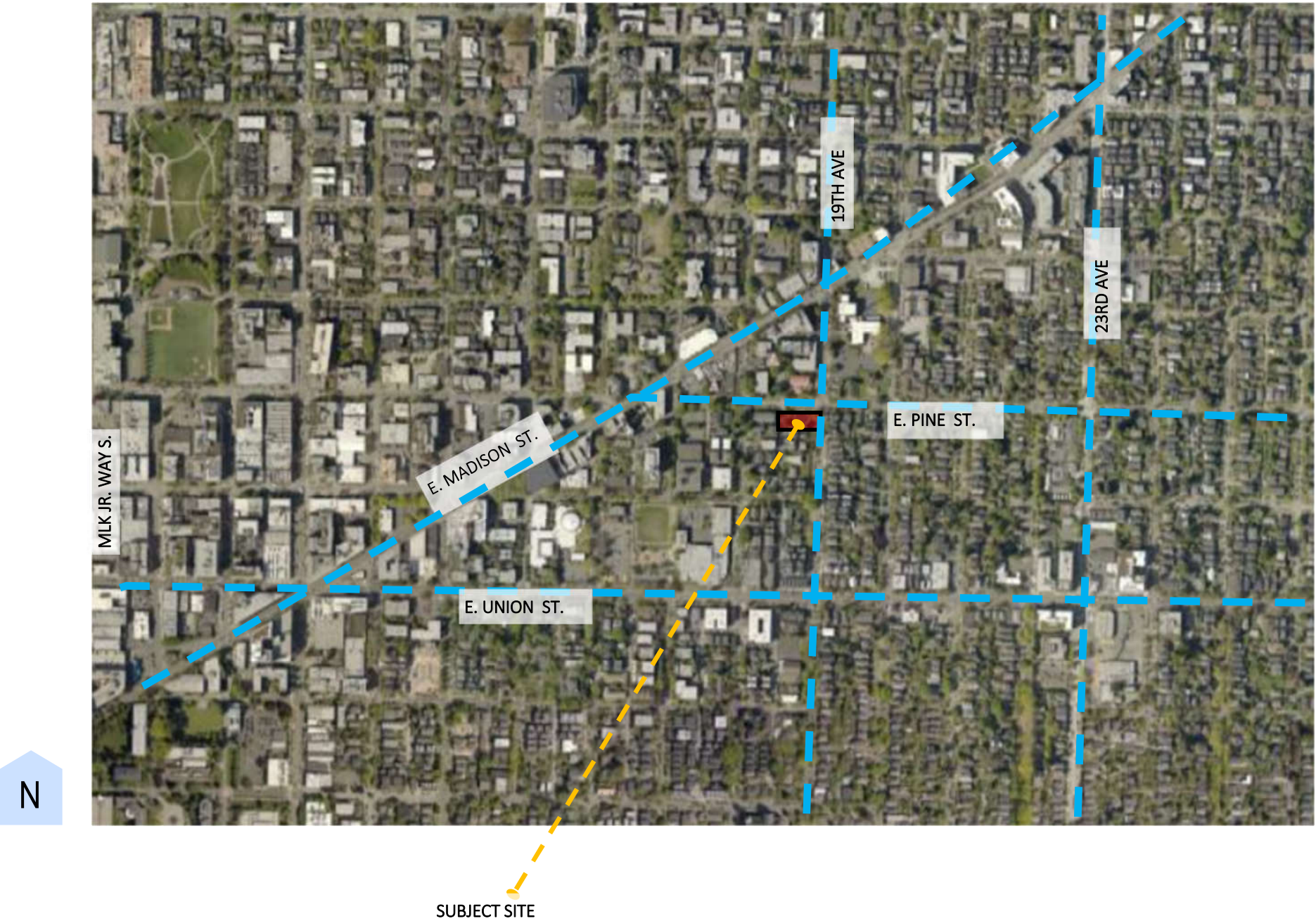
PROJECT DESCRIPTION

Site Information:
City: City of Seattle
Existing Zoning: LR1 (M)
Site Area: 7,874 sf
APN Number: 7234601365

Comprehensive Plan Land Use: Central Area—23rd Ave Corridor
Neighborhood Planning Area: Central Area—23rd & Jackson
Urban Village: N/A
Design Guidelines: Central Area Design Guidelines

The subject site is currently being used as a multi-family duplex structure, located just outside the Madison Miller Residential Urban Village, the First Hill/Capital Hill Urban Center and the 23rd & Union-Jackson Residential Urban Village. It is situated one block South of E. Madison St, and approximately a quarter mile West of 23rd Ave.

With planned actions to rezone neighborhood residential lots to neighborhood commercial lots along the 23rd Ave corridor, increased housing will be needed near the growing neighborhood centers. This proposal aims to increase the density of the site and develop 9 new modern influenced townhouse units available for purchase. 7 surface parking stalls proposed on-site. Proposal is subject to the Central Area Design Guidelines.










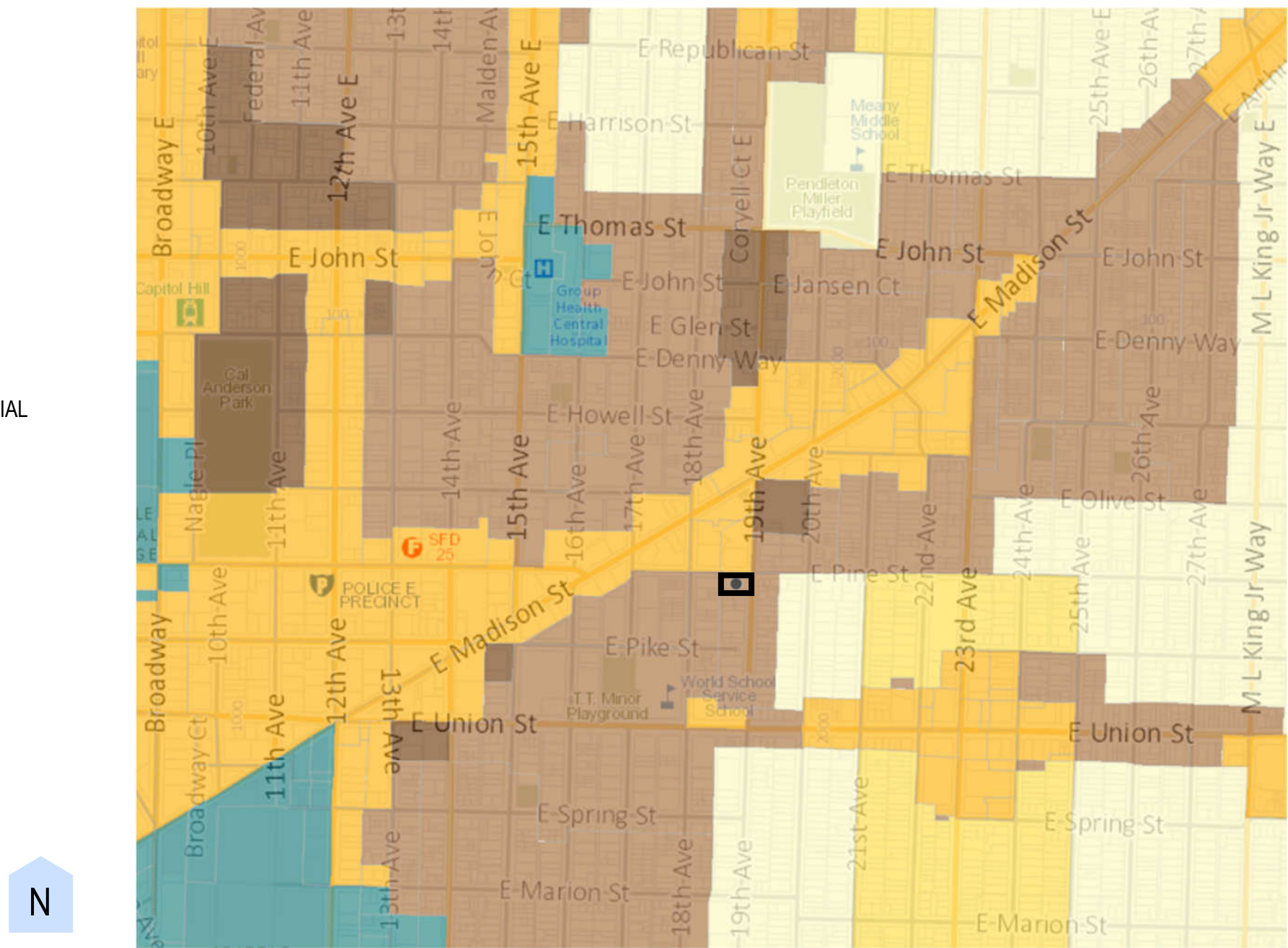
ZONING MAP

The subject site, located on 19th Ave, between E. Pine St and E. Pike St., is zoned LR-1 (M). The remainder of the lots east and south of the subject site, on the same block front are also zoned LR1 (M). To the west and southwest the LR1 (M) zoning continues. The zoning changes to NC2-55, directly across E. Pine St to the north. One block to the east of the subject site is a pocket of SF5000 lots, and beyond that RSL. Approximately a 1/2 mile from the subject site to the southeast is the intersection of the major arterials 23rd Ave and E. Union St, and the center of a mix of Neighborhood Commercial zones.

There is a planned effort to continue defining the neighborhood, through growth and a cohesive mix of commercial and residential uses. The goal is to create a walkable town center with increased connectivity through safe non-vehicular routes to parks, schools, transit and engaging public spaces that foster a sense of community.

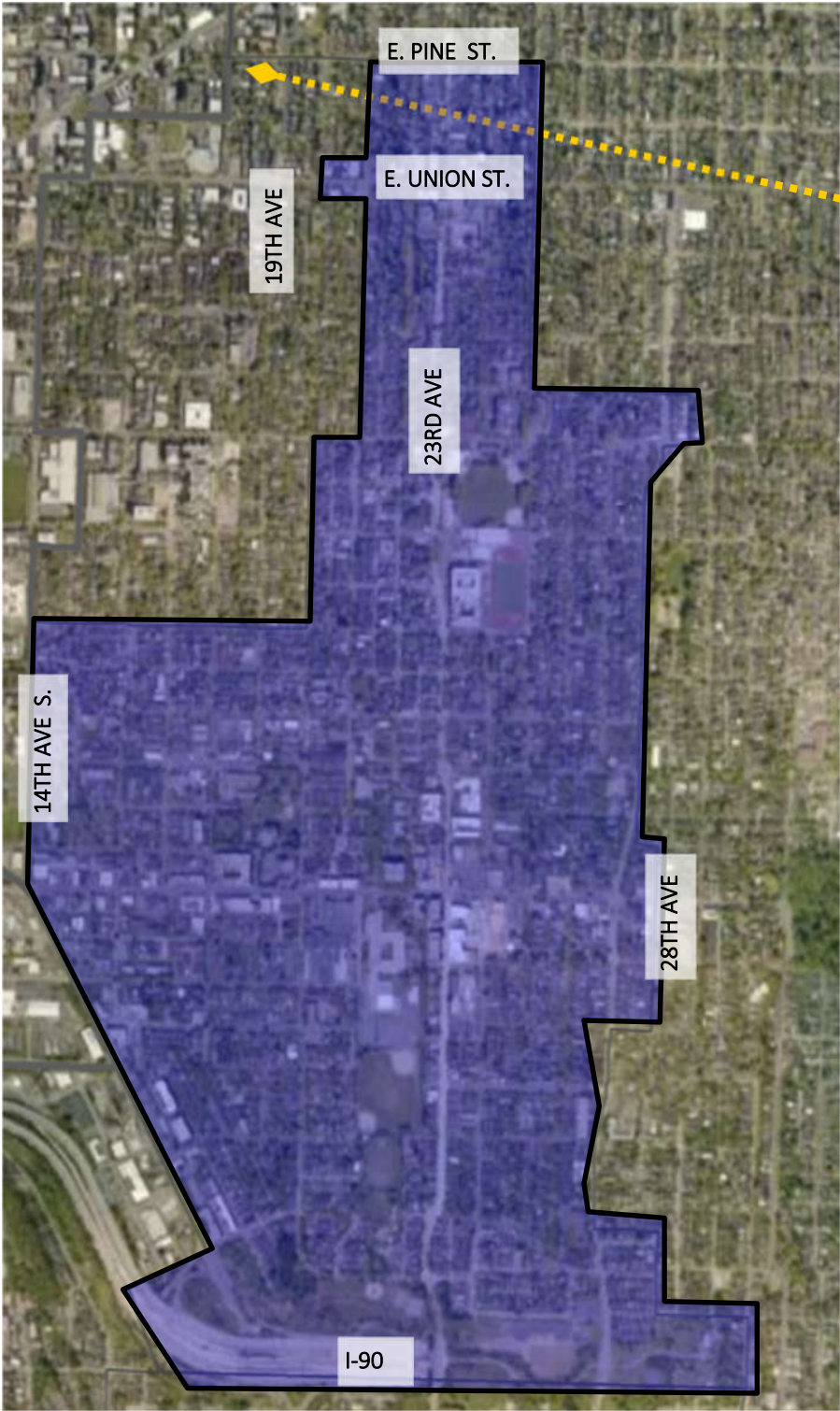
LEGEND: CURRENT ZONING

-  SUBJECT SITE
-  SF5000—SINGLE FAMILY 5000
-  RSL—RESIDENTIAL SMALL LOT
-  LR1, LR2, LR3—LOWRISE
-  MR—MIDRISE
-  NC1, NC2, NC2-P, NC3, NC3-P—NEIGHBORHOOD COMMERCIAL
-  MIO—MAJOR INSTITUTION OVERLAY



NEIGHBORHOOD ANALYSIS

23RD & UNION-JACKSON RESIDENTIAL URBAN VILLAGE

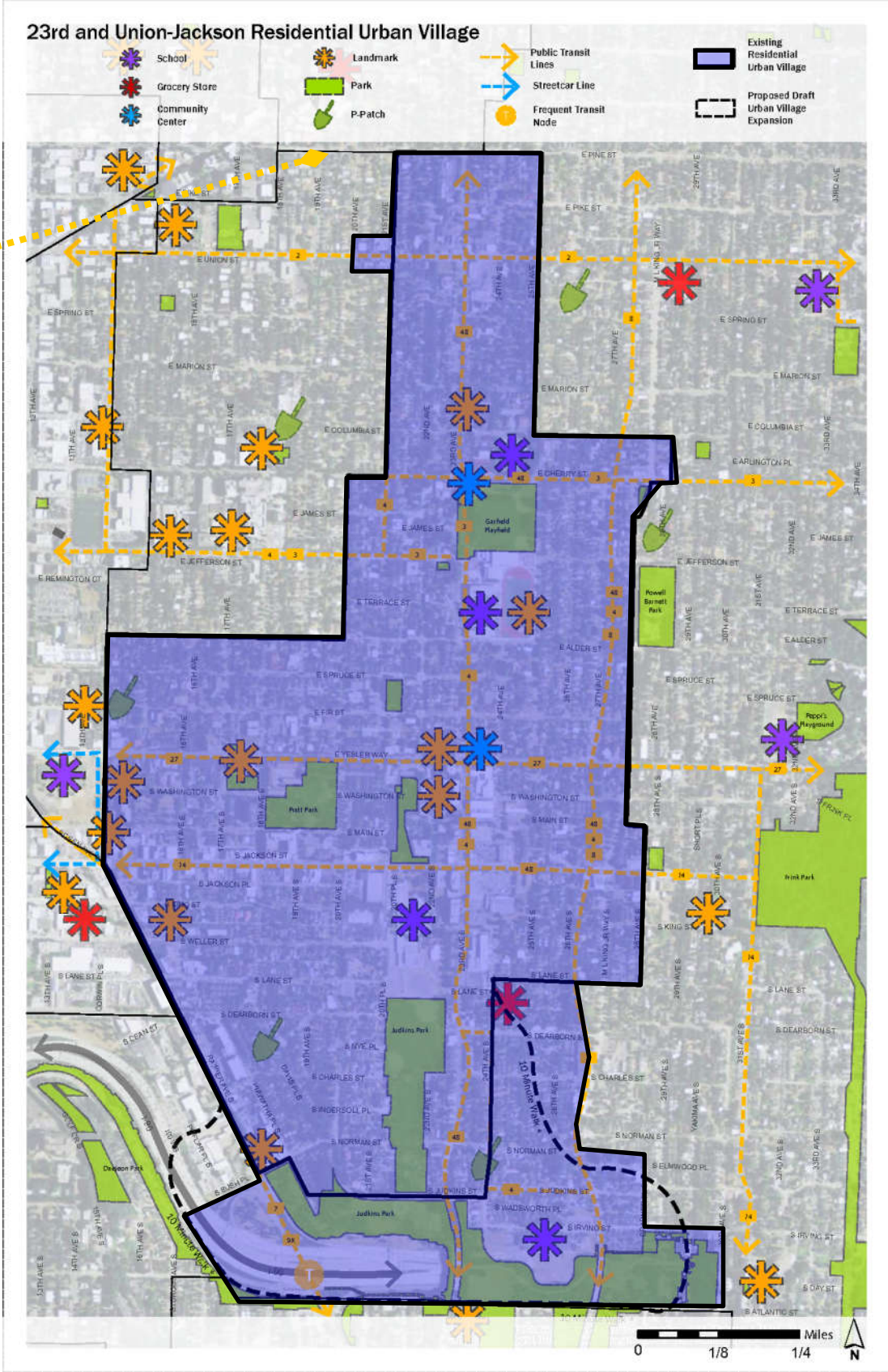


The subject site is just outside the 23rd & Union-Jackson Residential Urban Village, but will undoubtedly benefit from its amenities. The village is centered on the intersection of 23rd Ave and S. Jackson St. It's current footprint extends as far North to E. Pine St, as far East to 28th Ave S, as far South to I-90, and as far West to 14th Ave S. It encompasses the Central Seattle neighborhoods of Atlantic, Judkins Park, Minor and Mann. The major arterial 23rd Ave is approximately a 1/4 mile East of the subject site, and the intersection of E. Union St & 23rd Ave is about a 1/2 mile away, where businesses large and small coexist, with engaging public spaces and streetscapes mixed in.

Frequent transit service is accessible within a quarter mile of the subject site on E. Madison St, 23rd Ave and E. Union St. These arterials connect the subject area to the community and the rest of Seattle at large.








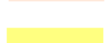
Although the subject site is not currently located in the boundaries of the Residential Urban Village, it's proximity will benefit future residents with easy access to businesses, community centers and green spaces. There are pedestrian friendly routes and dedicated bike lanes to increase mobility options that help nurture a community orientated neighborhood prepared for increased growth.

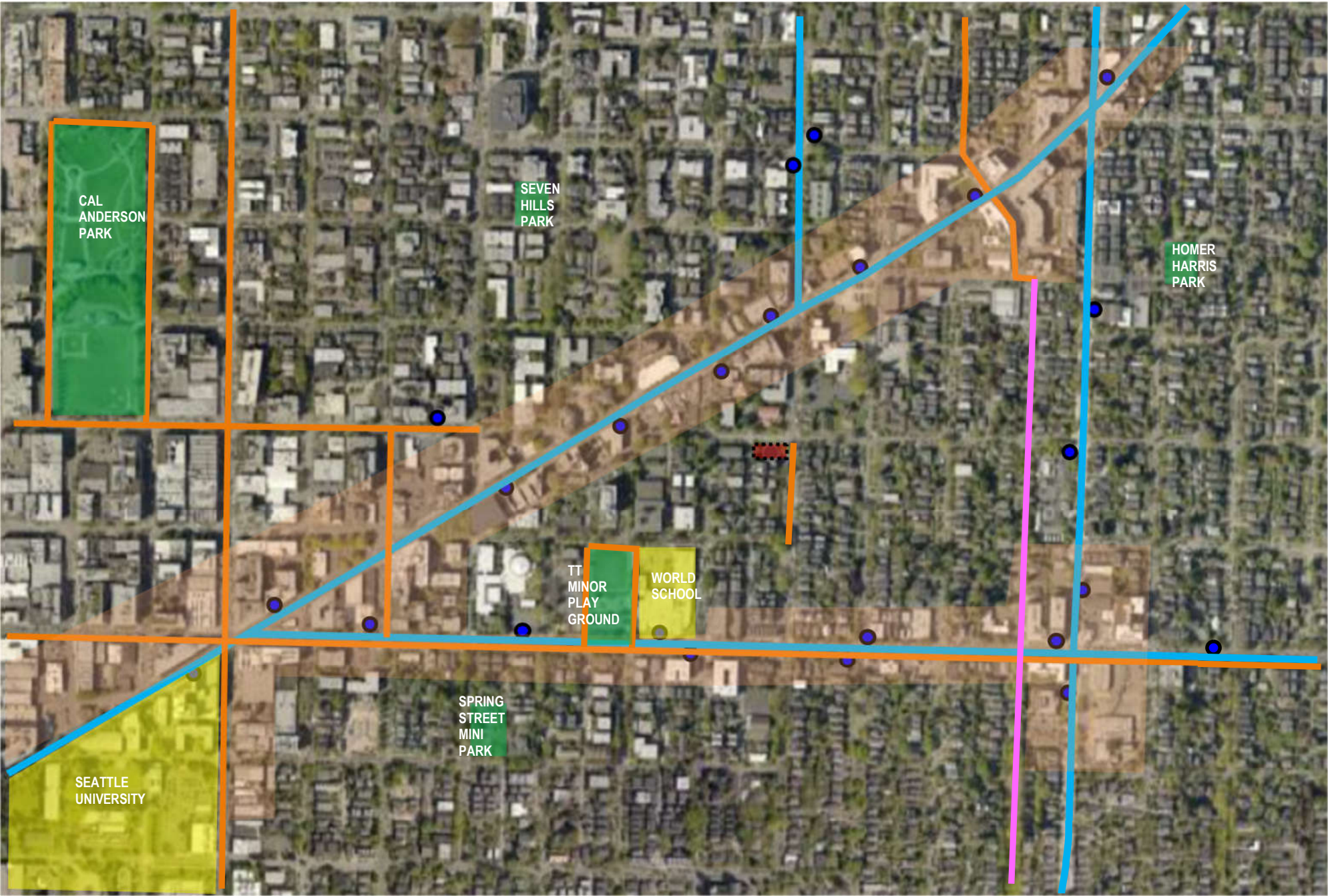
23RD & UNION-JACKSON
RESIDENTIAL URBAN VILLAGE



VICINITY MAP

LEGEND

-  SITE
-  METRO TRANSIT STOPS
-  METRO TRANSIT ROUTES
-  BIKE FRIENDLY STREETS
-  STAY HEALTHY STREET
-  PARKS & PUBLIC SPACES
-  RETAIL
-  SCHOOLS



TRANSIT

There are multiple Metro transit stops and routes, within blocks of the subject site, which is mapped in a Frequent Transit Service Area. The routes run in every direction and connect the subject area to Downtown (#2, 11 & 12), Queen Anne (#2), Madison Park (#11), Capitol Hill & the University District (#48). All available routes allow for connections with other lines, that link the subject area to even more Seattle neighborhoods.

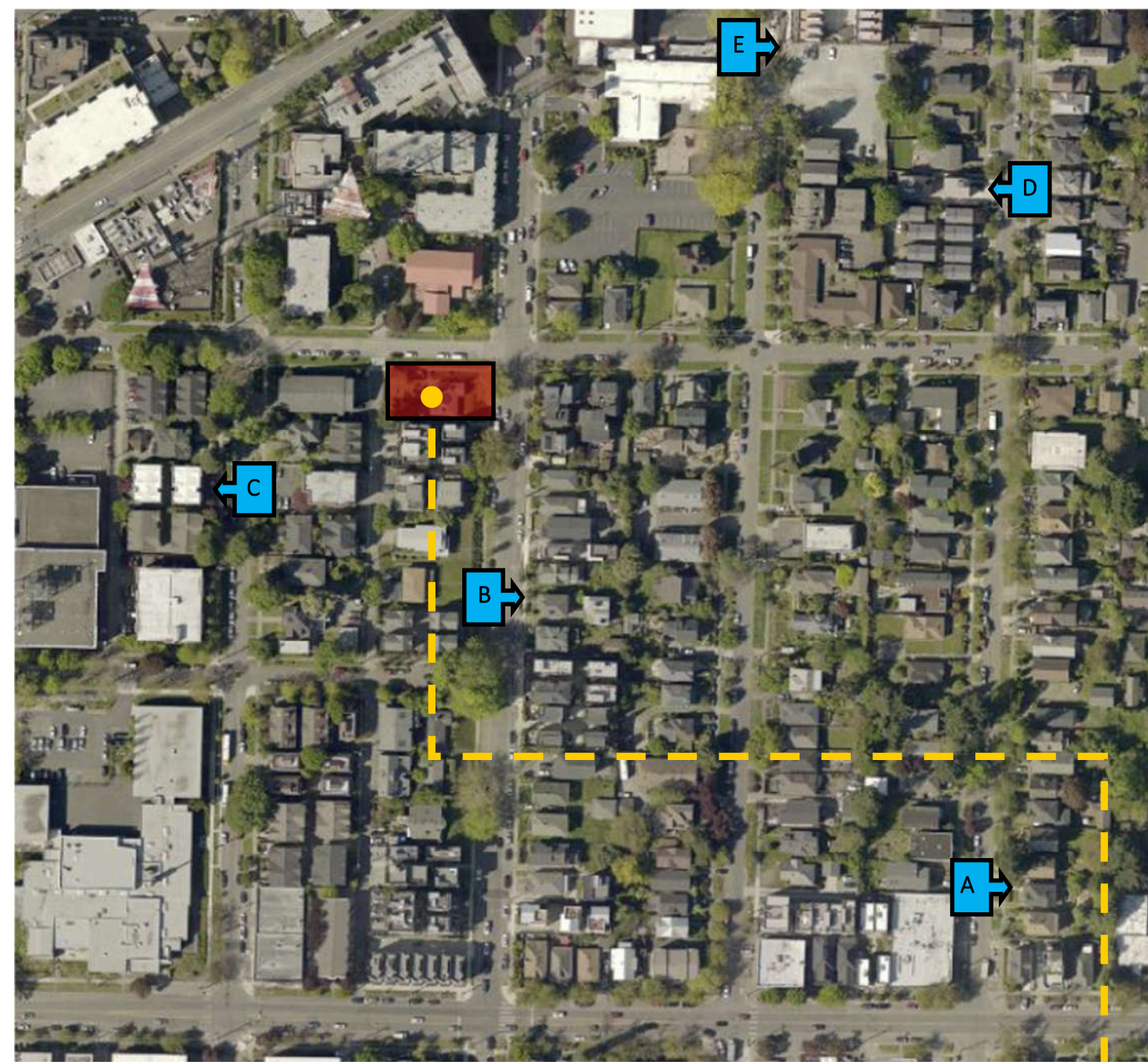
CYCLING

There are dedicated bike lanes along E. Union St. and 12th Ave, as well as many bicycle friendly streets to the north and west. There are many trails, open to bicycles, in and around Cal Anderson Park, TT Minor Play Ground, and on 22nd Ave which has been designated a Stay Healthy Street.

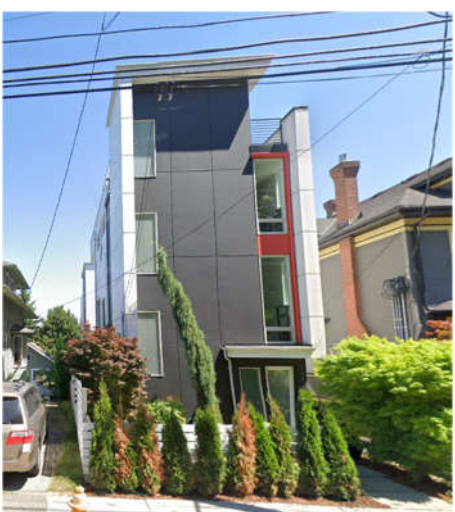
RECREATION

The subject site is conveniently located near, and a short travel distance to many retail stores and public recreational amenities. These include grocery stores, restaurants, banks, pharmacies, parks, playfields, and pedestrian friendly streets. The opportunity for future residents to participate and engage with the community will be easily achieved with an already established presence of nearby amenities

INFLUENCIAL NEW DEVELOPMENT—IMMEDIATE VICINITY



A—1406 21ST AVE



B—1506 19TH AVE



C—1523 18TH AVE



D—1619 21ST AVE



E—1648 20TH AVE

The surrounding new construction in the neighborhood leans heavily towards a modern style design, for both multi-family and single family structures. The exterior material choices that influenced our design are a mix of cement board panel and lap, natural wood and brick veneer exteriors. A full spectrum of color is present, but earth tones are a predominant choice, with a variety of accent colors used for contrast.



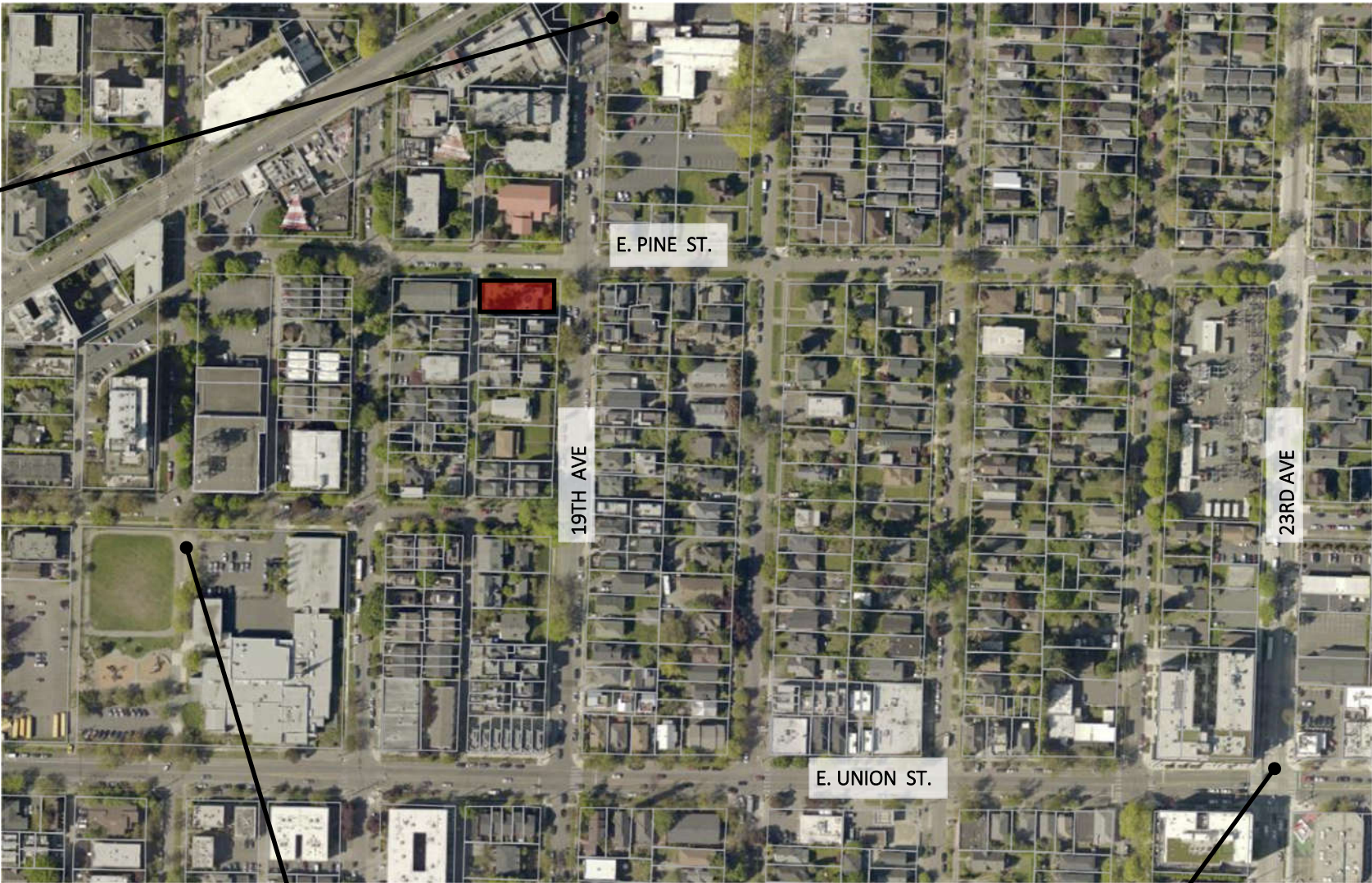
● SUBJECT SITE

CHARACTER & CONTEXT—IMMEDIATE VICINITY



MOUNT ZION BAPTIST CHURCH

The surrounding neighborhood context is a blend of commercial, neighborhood commercial and residential lots. Within walking distance of the subject site are numerous houses of worship, parks and play fields, institutions, public services and an array of retail options. These unifying elements are sprinkled throughout the neighborhood and support the increased dense housing developments within the immediate vicinity of the subject site. Established green spaces and pedestrian friendly streets aid in the wayfinding of goods and services, as well as contribute to the sense of community interaction. The character and context of this neighborhood is a symbiotic relationship of family and business, large and small, old and new.



TT MINOR PLAYGROUND & THE WORLD SCHOOL



INTERSECTION OF 23RD AVE & E. UNION ST.

CHARACTER & CONTEXT—IMMEDIATE VICINITY CONTINUED

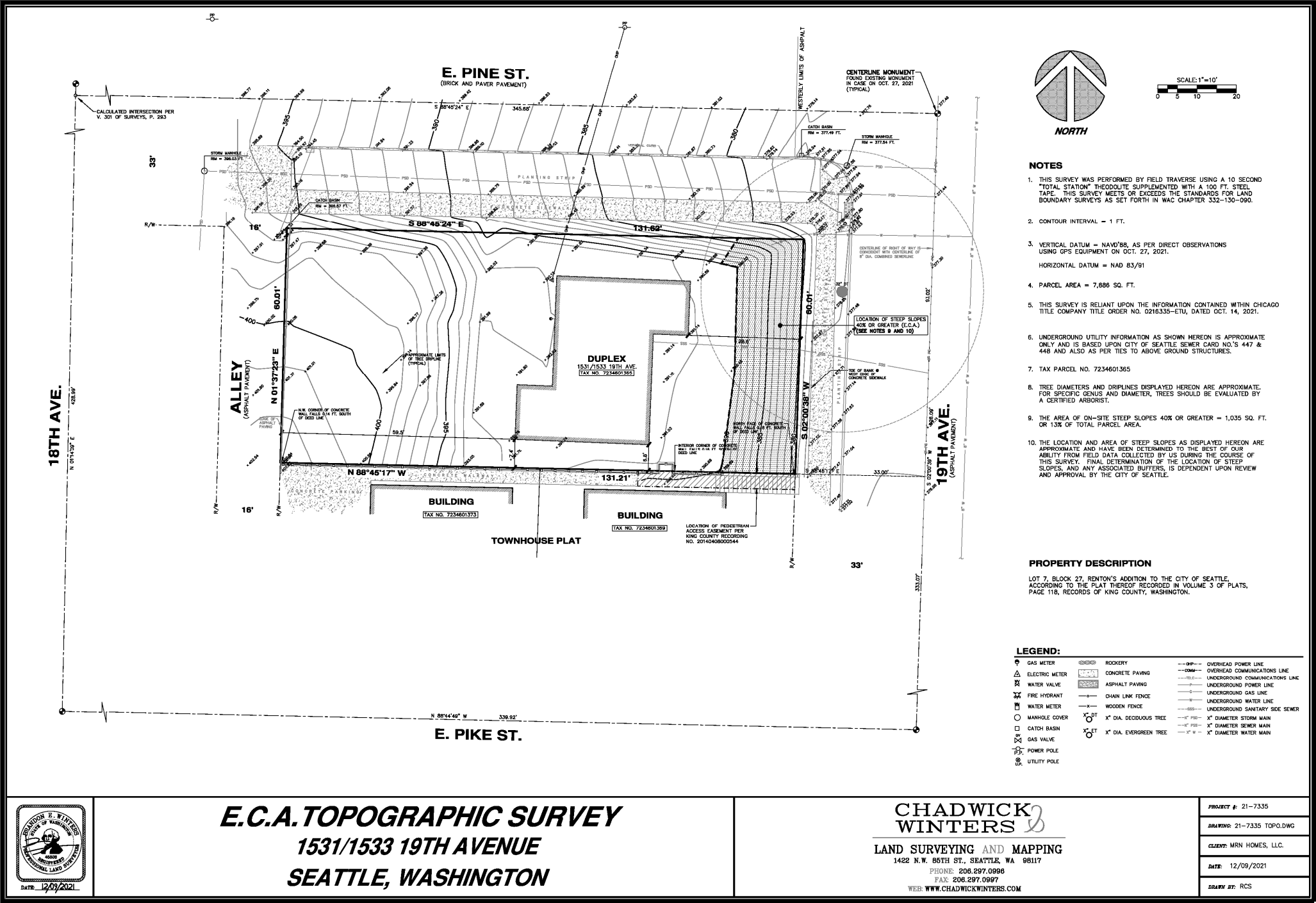


The surrounding neighborhood context promotes a healthy commercial presence with an established connectivity of sidewalks and access routes. The lifeblood of these businesses would not thrive without the presence of a concentrated residential catalog. Dense zoning surrounding the subject site showcase an abundant amount of multi-family structures, that have been built over the past decades and lean towards a contemporary design style of that time. Craftsman style townhomes are located adjacent newer modern influenced designs. The diversity of the architecture creates a vibrant culture of cohesiveness. New developments encourage new green space as well, with the addition of planting beds and street trees. These ROW benefits hope to establish permanency, similar to the more residential streets near the subject site, where sidewalks are flanked by mature street trees that add to the residential atmosphere. The character and concept of this neighborhood is organic and shows the forward progress of a growing city in need of both housing and amenities.

SITE SURVEY

The subject site is a mostly rectangular shaped parcel with a 24' elevation change from East to West. Portions of the lot are mapped Steep Slope on the GIS map. An exemption was applied for and granted (6897210-EX). The site fronts 19th Ave, one block SouthEast of E. Madison St., four blocks West of 23rd Ave, and two blocks north of E. Union St. It is located just outside the First Hill/Capitol Hill Urban Center, Madison-Miller Residential Urban Village and the 23rd and Union-Jackson Residential Urban Village.

- Existing multi-family duplex structure centrally located on subject lot to be removed
- Existing hardscapes to be removed and replaced
- Site grading proposed with permanent shoring along the south property lines.
- Existing curbs & sidewalks.
- Existing street tree on 19th Ave to remain.
- New street trees to be proposed along E. Pine St.

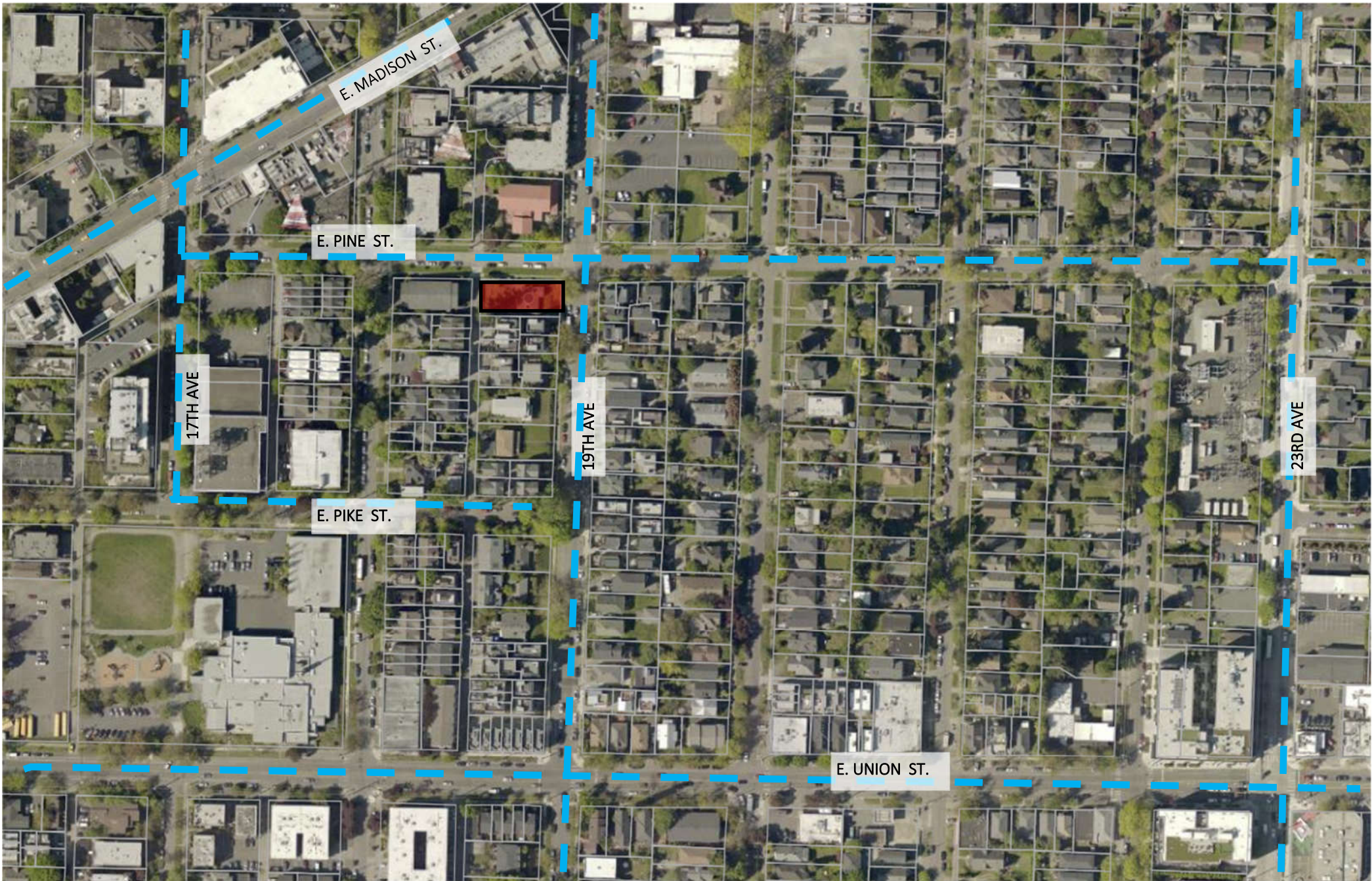


SITE ANALYSIS

The proposed project will be developed on what is presently being used as a multi-family duplex structure, fronting 19th Ave, just outside the First Hill/Capitol Hill Urban Center, the Madison-Miller Residential Urban Village, and the 23rd and Union-Jackson Residential Urban Village. Directly North across E. Pine St. is a mixed use building, with apartments and offices. The zoning of the subject lot is LR1 (M), which continues SW and NE. There are variations of residential zones going East towards 23rd Ave, New and proposed development surrounding the subject lot are taking advantage of increased density limits, and regularly single family structures are being replaced with multi-family housing. The subject neighborhood is an urban hub, and increased housing is encouraged to keep up with the growing center.

The subject lot will be cleared of all existing structures and improvements. The existing foliage will be removed and replaced with new native plants and trees. 7 onsite surface parking stalls are proposed, with access from the alley on the West side of the property, that connects E. Pike St. and E. Pine St. Curbs, sidewalks and planting strips are present. An existing street tree on 19th Ave is proposed to remain, and new street trees are proposed on E. Pine St.

A notable feature of the subject site would be it's location near three distinct Urban Center and Villages, as well as its proximity to a host of public amenities and services. It is conveniently located on and near major arterials, with frequent transit stops a short distance away. The proposed roof decks should provide an expansive territorial view of the surrounding neighborhood. Whereas many public amenity spaces near by will supplement outdoor activities.



N

STREET ELEVATIONS—19TH AVE—LOOKING WEST AT SUBJECT SITE



19th Ave—Looking West at Subject Site



Aerial View of 1531 19th Ave

STREET ELEVATIONS—E. PINE ST.—LOOKING SOUTH AT SUBJECT SITE

Subject Site—1531 19th Ave



E. Pine St.—Looking South at Subject Site



Aerial View of 1531 19th Ave

STREET ELEVATIONS—19TH AVE—LOOKING EAST ACROSS FROM SUBJECT SITE

Across from Subject Site—1901 E. Pine St.



19th Ave—Looking East across from Subject Site



Aerial View—1901 E. Pine St—Across from Subject Site

STREET ELEVATIONS—E. PINE ST.—LOOKING NORTH ACROSS FROM SUBJECT SITE



E. Pine St.—Looking North across from Subject Site



Aerial View—1601 E. Pine St—Across from Subject Site

ZONING ANALYSIS

SITE OVERVIEW	
Zoning	LR1 (M) — The surrounding lots are a mixture of Neighborhood Commercial, Lowrise and residential with a high emphasis of pedestrian friendliness. There are a large number of new multi-family structures, with a steady stream of new development being proposed.
Overlay	Just outside the First Hill/Capital Hill Urban Center, Madison-Miller Residential Urban Village, and the 23rd & Union-Jackson Residential Urban Village
Lot Area	7,874 sf
COMPLIANCE SUMMARY	
Requirement	Permitted Uses — SMC 23.45.504 Table A
	Uses permitted include Residential, Institutions, Uses in existing or former schools, Parks and Playgrounds
Provided	9 Residential townhouses with 7 surface parking stalls are proposed.
Requirement	FAR (Floor Area Ratio) — SMC 23.45.510 Table A
	The maximum permitted FAR for rowhouses is 1.3 (If FAR is greater than 1.2 the project must comply with 23.58D)
Provided	The proposed FAR is 1.3
Requirement	Density — SMC 23.45.512.A
	There is no density limit for rowhouses.
Provided	The proposed density is 9 new townhouse units (in 1 building)
Requirement	Structure Height — SMC 23.45.514 Table A
	The maximum permitted height limit for townhouses is 30' from Avg. grade (plus an additional 10' for stair penthouses)
Provided	The buildings are proposed within the allowable height limits.

COMPLIANCE SUMMARY	
Requirement	MHA in Multifamily zones — SMC 23.45.517
	LR zones with an MHA suffix are subject to SMC 23.58C
Provided	The proposed development will comply SMC 23.58C.040
Requirement	Setbacks — SMC 23.45.518 Table A
	The Required setbacks for rowhouses: Front— 5' Minimum Rear— 0' with Alley Side— 3.5' Minimum for facades less than 40' 3.5' Minimum for facades greater than 40'
Provided	The proposal meets or exceeds all the required setbacks
Requirement	Amenity Area — SMC 23.45.522
	The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area can be public or private (Min. area dimensions required in certain setbacks)
Provided	The proposal has both ground level amenity areas as well as private roof top decks, meeting the required areas and dimensions.
Requirement	Landscaping Standards — SMC 23.45.524
	The required amount of landscaping shall meet a Green Factor of .6
Provided	The proposal has a min. Green Factor of .6 and proposes new trees, new ground cover, shrubs, and permeable pavement surfaces
Requirement	Structure Width & Façade Length — SMC 23.45.527
	There is no maximum façade width for rowhouses. The maximum façade length for portions of structures within 15' of a side lot line, not a street lot line, is 65% of the length of the lot line.
Provided	The proposal meets width and length requirements.

ZONING ANALYSIS

COMPLIANCE SUMMARY	
Requirement	Design Standards — SMC 23.45.529
	The required street facing façade standards include, at least 20% of the street facing façade be transparent glass, and façade articulation is to be applied to certain sized facades. For rowhouses, additional standards apply including pedestrian entry, front setback, and architectural expression.
Provided	The proposal meets the required design standards for rowhouses.
Requirement	Required Parking — SMC 23.54.015 Table B & D
	1 vehicular stall per unit. A 50% reduction in required parking is allowed because the subject site is located in a Frequent Transit Service area. The required amount of long-term bicycle parking is 1 stall/unit, and The required amount of short-term bicycle parking is 1 stall/20 units
Provided	The proposal has 7 surface vehicular parking stalls. The required bicycle parking is located in the auto court, and will meet the security and weather protection requirements.
Requirement	Solid Waste & Recycle — SMC 23.54.040
	Storage requirements for 9 residential units is either individual 2.5'x6' solid waste storage areas or 84sf of shared storage area
Provided	The proposal is for (9) individual solid waste carts and hybrid service for (1) yard waste cart and (5) recycle carts. SPU to review and advise on storage and staging locations.

CITYWIDE DESIGN GUIDANCE RESPONSES

CS1 Natural Systems & Site Features	
C) Topography	<p>The proposal is for a 9-unit rowhouse structure, on a corner lot, with an approximate 24' drop in grade from the alley on the west side to 19th Ave on the east side. There is mapped steep slope on the east side, that an exemption was granted based on previous legal grading of the ROW. The building orientation and unit configurations have been designed to flow with and protect the existing topography. The units facing E. Pine St are stepped to follow the grade as it rises to the West, terracing the units in line with the existing street grade. Between the ROW and the units facing 19th Ave, we've proposed tiered landscaping that will help provide a natural buffer, as well as create incremental setbacks, softening the transition to the new structure. The proposed building elevations are based on the average grade of the existing topography, as well as taking into account the amount of excavation required and impact on neighboring properties.</p>
CS2 Urban Pattern & Form	
C) Relationship to the Block	<p>The subject site is located in the northern limits of Central Seattle, just outside the 23rd and Union-Jackson Residential Urban Village. The zoning of the subject site is lowrise, with a considerable amount of existing and new multi-family structures present. Our proposal is for 9 new rowhouse units, configured in one structure with all unit entries facing a street. The older residential structures in the neighborhood are a mix of mid-century and craftsman. Newer developments focus heavily on a modern design, which our proposal is also influenced by. Large windows and architectural features are proposed to help soften the visually prominent street facing units, reducing the potential for large blank walls. Window placement and orientation have taken into consideration adjacent lots, view potential and enhanced natural light opportunities. Proposed onsite bicycle parking and an existing network of sidewalks will benefit future residents with mobility and access to the many neighborhood amenities. New terraced landscaping in the front setback and new street trees on the side street will enhance the public connectivity to the site and block.</p>

CS3 Architectural Context & Character	
A) Emphasizing Positive Neighborhood Attributes	<p>The subject site is located in the established Minor neighborhood of the Central District. There is a large mix of residential structures and commercial properties, especially one block north along E. Madison St, and several blocks south along E. Union St. Although a large amount of Neighborhood Commercial zoning surrounds the existing lot, there is also an abundance of residential streets, preserving and creating housing that supports the multitude of nearby businesses and institutions. The existing residential structures nearby are predominantly mid-century designs; 1 to 2 story single family structures with a wide range of color palettes, materials and roof construction. Most of the newer developments are modern in design with more muted color palettes, often incorporating some element of the older construction with material choices. This proposal will draw from new and existing façade types; including brick veneer, natural wood, cement board panels & lap siding, and metal guard rails. In more tradition with modern inspired structures, we've proposed flat roofs, large windows, and architectural features. Our proposal also provides covered porches and entries, that contribute to the stoop appeal of single family structures. Landscaping is proposed between the building and ROW as a natural buffer. The plant species will be appropriately chosen for the area of the lot they'll reside.</p>
PL1 Open Space Connectivity	
B) Walkways and Connections	<p>The neighborhood already boasts a strong network of sidewalks, pedestrian friendly streets and bicycle lanes. Our street front is currently improved with curbs and sidewalks. We're proposing identifiable pedestrian access pathways to the unit entries, that will connect residents to the street and sidewalk. All units will also have direct access to the auto court, where the secure bicycle parking and solid waste storage areas are. An additional access route to 19th Ave, from the auto court, is provided via an existing easement on the adjacent lot to the south. Signage and luminaries will aid in the wayfinding of individual units. Shared amenities and utilities will encourage neighborly connectivity, and the subject site's unique location to considerable nearby green spaces, retail amenities and frequent transit, are all reachable through safe accessible routes.</p>

CITYWIDE DESIGN GUIDANCE RESPONSES—CONTINUED

DC2 Architectural Concept	
B) Architectural and Façade Composition	<p>The proposal is within the allowable height limits and has been setback from the ROW the required amount. Additional elements have been incorporated into the site design to buffer the new structures from the ROW. Architectural features, a transition in exterior finishes and colors, and new landscaping will help reduce the bulkiness of the proposed structure, as viewed from the street. The proposed design will consider the street facing facades composition so as to reduce blank exteriors and increase a visually appealing structure from the ROW. As the proposed design is boxy in nature, architectural features, increased fenestration, and material and color transition, will all be utilized to aid in façade articulation and composition. The first floor is recessed from the upper floors to create transitions in building facades and provide weather protection for residents. A range of materials and finishes are proposed. A brick veneer at the first floor mimics other buildings in the neighborhood, and helps create a strong base for the structure. Lighter materials, in earth tones, are proposed on the upper floors to differentiate between units and create a contrasting pattern.</p>

NEIGHBORHOOD SPECIFIC DESIGN GUIDANCE RESPONSES—CENTRAL AREA

CS1 Natural Systems & Site Features	
1) Local Topography 2) Connection to Nature	<p>In response to the steep topography on the East side of the lot, the street facing entries have been raised, creating terraced landscaping with textured planters, and inviting porch stoops. The addition of landscaping onsite and in the ROW will increase the connectivity to the established green spaces seen throughout the neighborhood.</p> <p>The proposed orientation and modulation of the units increases the access for natural light, for the interior units onsite and the existing buildings next door. Vegetated space is proposed wherever new hardscape is not. The landscape architect has chosen the tree and shrub species based on the location of the planting, and it's survivability in the Seattle climate. A large planting area between the sidewalk and street, along with new street trees will aid in creating space between the street and new building.</p>
CS2 Urban Pattern & Form	
1) Transition and Delineation of Zones	<p>The subject property abuts lots in the same zoning (LR1) on three sides and is across the street from NC2-55. Multifamily housing is present adjacent the subject site and along most of the block front. The proposed building heights are based on height limits established from the average grade calculation of the building footprint, and do not exceed the allowable structure heights. Increased front setbacks, façade modulation and feature articulation has been incorporated into the street facing facades, to help reduce perceived massing. Although located in a denser zone, materials have been chosen to provide textured appeal, similar to neighboring existing residential structures. A network of access pathways are provided for all units onsite, and to aid in the connection with the ROW.</p>
CS3 Architectural Context & Character	
1) Neighborhood Context	<p>As referenced earlier in the packet, the character and context of this neighborhood is organic and symbiotic between commercial and residential. The neighborhood is growing at a steady pace to support housing needs and business sustainability. Although this proposal does not include retaining any existing structures, the addition of housing units does contribute to the neighborhood's context of a growing population.</p>

PL1 Connectivity	
1) Accessible Open Space 2) Connection Back to the Community 3) Livability for Families and Elderly	<p>The subject site is fortunate to abut an existing sidewalk that connects the entire block and far beyond within the neighborhood. Onsite designated pathways tie the units to the ROW, with distinguishable pathways and adequate lighting. Private roof top decks are proposed for all units. Additional private amenity areas, in the form of front porch stoops are proposed for all units, encouraging interaction and connectivity to the established network of sidewalks. The proposed structure provides safe spaces for people to congregate as well as adequate line of sight from the abundance of glazing proposed.</p>
PL3 Street-Level Interaction	
1) Frontages 2) Streetscape Treatment	<p>The unit entries have been coupled where possible. All entries are street facing and contribute a generous amount of space for residents to sit and watch the street on the proposed porch stoop. As previously documented in this package, the neighborhood boasts a strong network of sidewalks, and our proposal aims to easily connect the new units with the ROW. The wide sidewalk will be flanked by new landscaping, further improving the existing pathways.</p>
DC2 Architectural Concept	
1) Building Layout and Massing	<p>The proposed structure was designed with the intention of reducing perceived massing, along the ROW and the adjacent parcel. The structure is adhering to the maximum height limits and follow similar setbacks and terracing as other projects in the neighborhood. The orientation and site location of the building proposal discourage solar shading of all units onsite and adjacent the subject property.</p>
DC3 Open Space Concept	
1) Common Open Spaces	<p>The proposal does not have any common amenity area, but the common auto court and solid waste storage area inherently encourage interaction between residents. Shared access between units and the street also provide opportunities to connect.</p>
DC4 Exterior Elements & Finishes	
1) Screening 2) Building Materials 3) Building Details and Elements	<p>Any screening or fencing proposed will be appropriately sized and designed to enhance the site connection to the public realm. Proposed building materials will be a mix of smooth and textured, with complimenting earth tones. Brick veneer is proposed at the ground level to appeal to human craftsmanship. An abundance of operable fenestration are also part of the design element.</p>

SITE LAYOUT AND DESCRIPTION

(1) 96 GALLON YARD WASTE CARTS
(5) 96 GALLON RECYCLE CARTS
HYBRID SERVICE STORAGE LOCATIONS
(NEED SPU APPROVAL)

SIDE SETBACK: 3'-6"

EXISTING STREET TREE
TO REMAIN

REAR SETBACK: 11'-0"

10'-6" DRIVEWAY

(7) VEHICULAR SURFACE PARKING STALLS:
(5) MEDIUM 8'X16' STALLS
(2) SMALL 7.5'X15' STALLS

SECURE AND
WEATHER PROTECTED
BICYCLE PARKING

SIDE SETBACK: 3'-6"

FRONT SETBACK: 12'-10.5"

N PROPOSED SITE PLAN

Proposal:

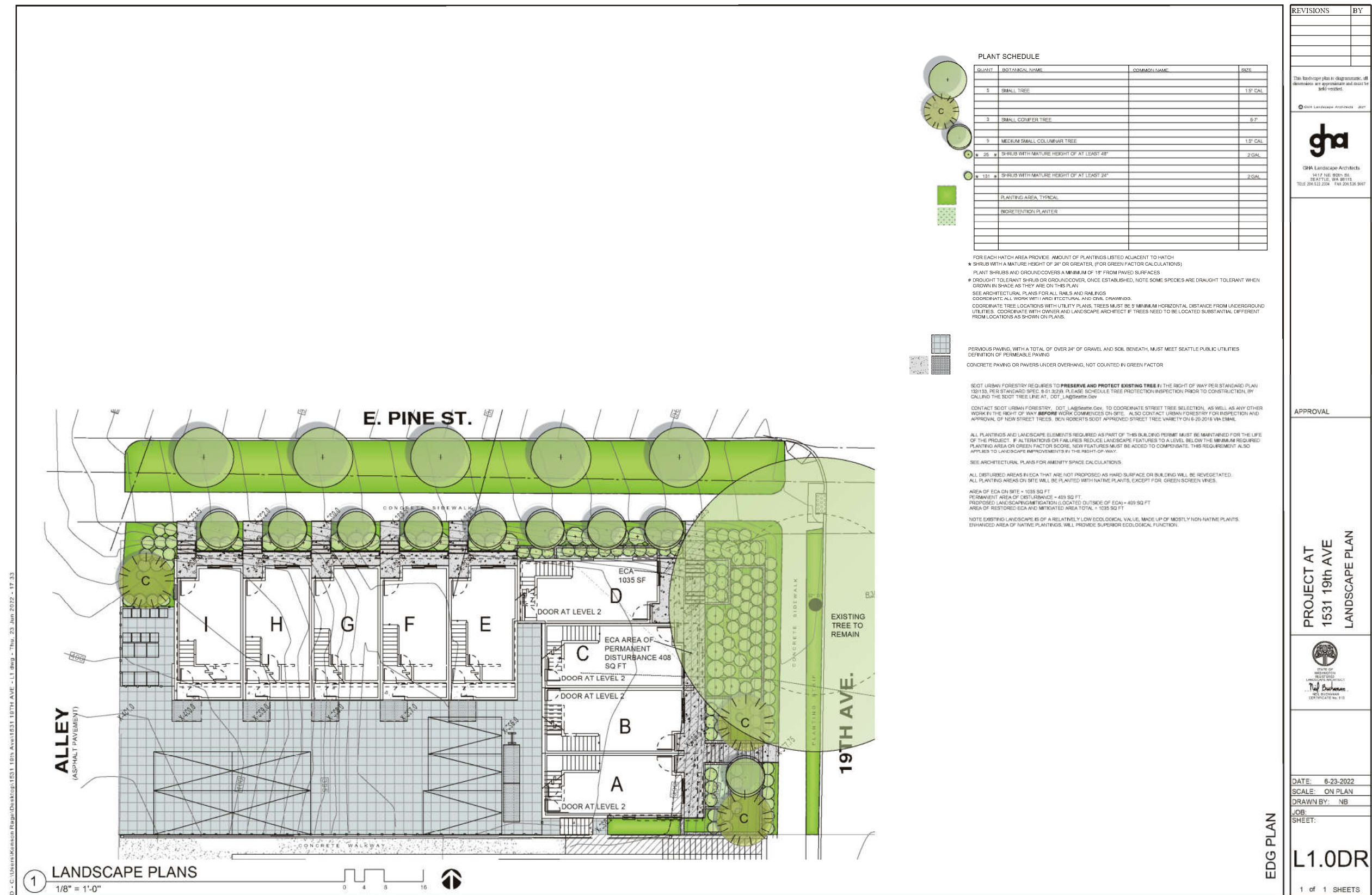
9-unit Rowhouse
(averaging 1,290 sf per unit)

The proposal is for (9) new 2-bedroom townhouse style units, for individual sale in the northern limits of the Central Area, of Seattle. The units entries are split between fronting E. Pine St and 19th Ave.
(7) vehicular surface parking stalls are being provided behind the structure, and accessed from the existing alley on the west side of the property. Although the lot is not in an Urban Village, it is located in a Frequent transit service area, which allows us to reduce the required vehicular parking by 50%.
(9) Long-term and (2) short-term bicycle parking stalls are proposed onsite as well. All units have direct access to the auto court area. This area creates a larger setback and separation from the neighboring property to the south, and provides opportunity for more southern sun exposure for the new units. Unit interior designs and layouts lend more toward attracting young professionals and small families.

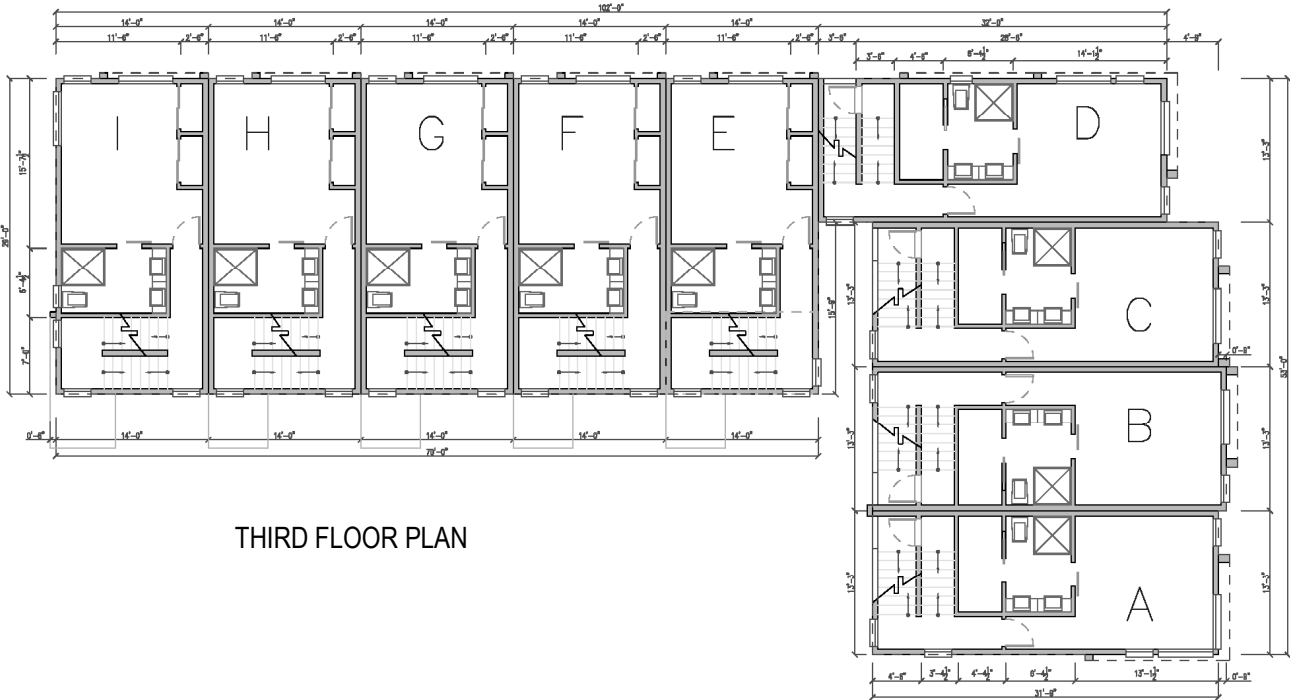
The unit entries can be easily identified by distinguishable pedestrian pathways directly from the existing sidewalk, signage and lighting, increasing easy wayfinding. All entries will be elevated above the ROW and further buffered with new proposed landscaping. A partially covered porch provides a neighborhood stoop characteristic. Each unit will benefit from a private roof deck, providing territorial views of the neighborhood and additional amenity area to congregate.

Although the design is boxy in nature, the addition of architectural features, the transition in material and color, and the amount of fenestration proposed, will all aid in decreasing the bulkiness and massing the building imposes. The proposal meets many of the Neighborhood plan goals; by adding residential units, providing vehicular & bicycle parking, and improving the residential ROW connectivity.

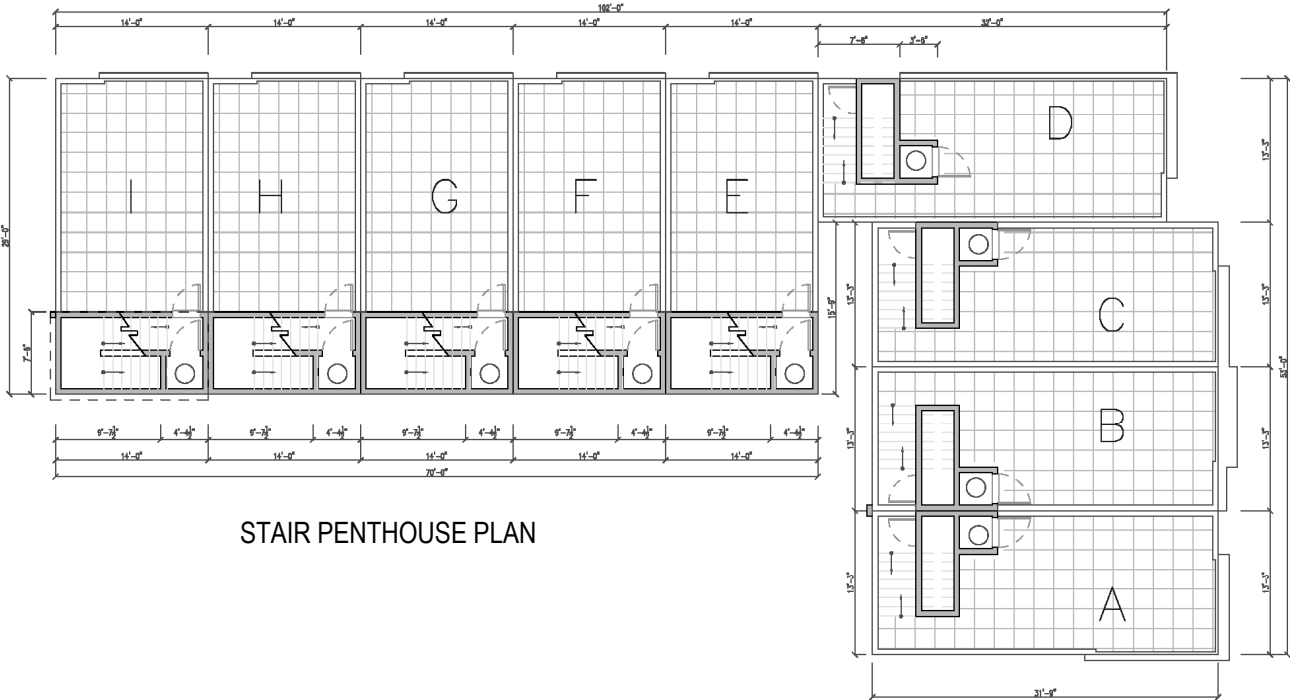
LANDSCAPE PLAN



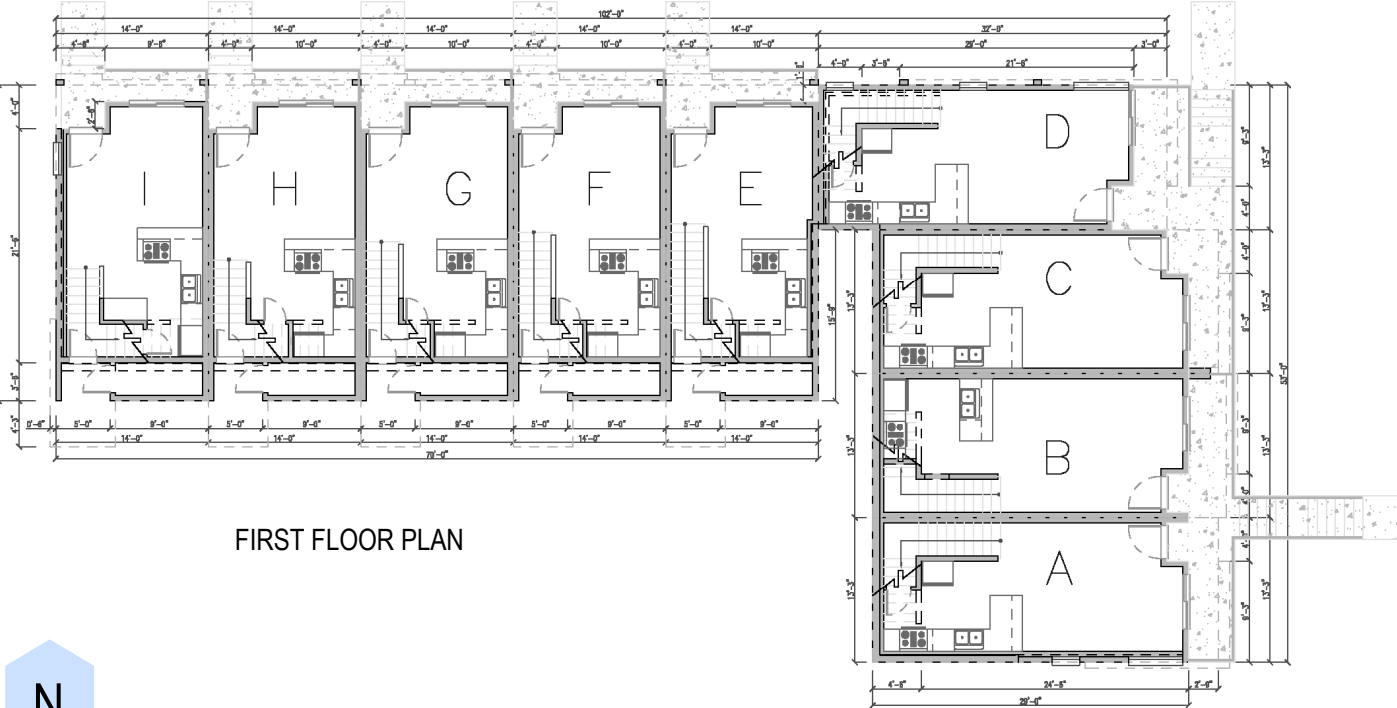
FLOOR PLANS



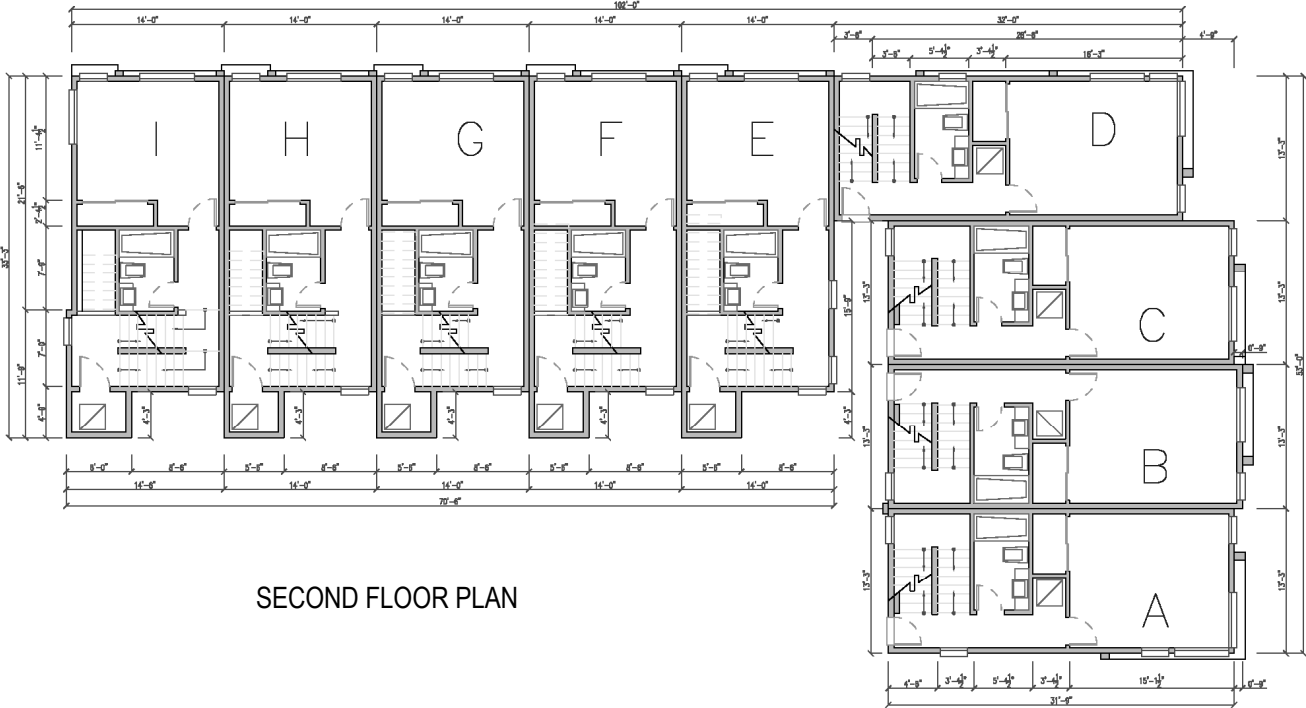
THIRD FLOOR PLAN



STAIR PENTHOUSE PLAN



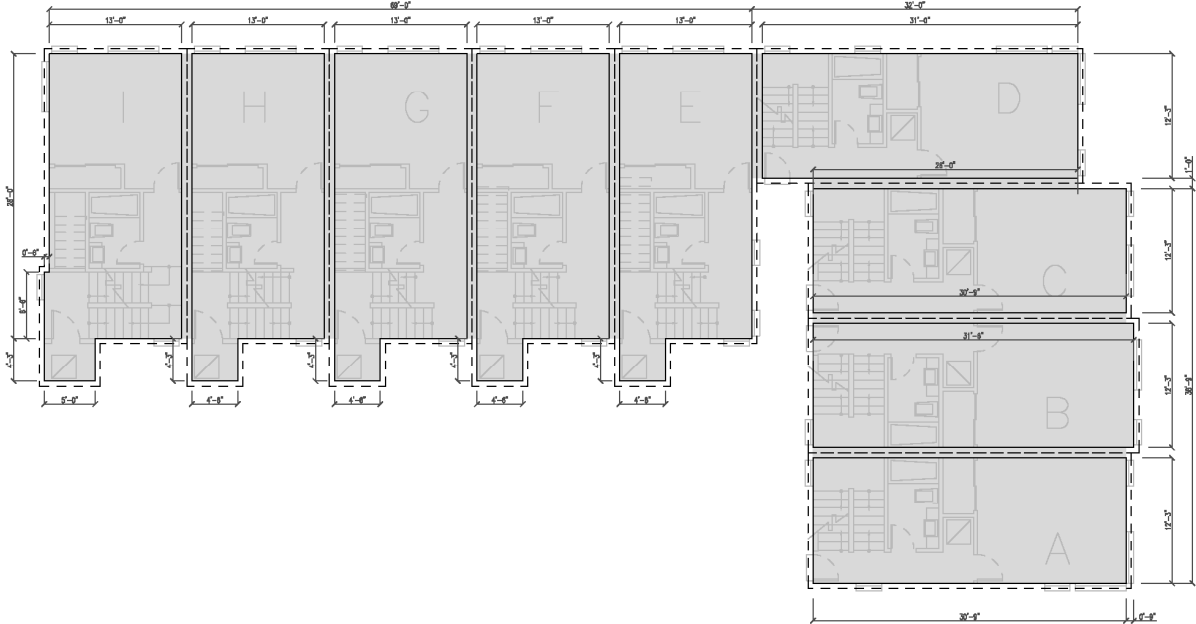
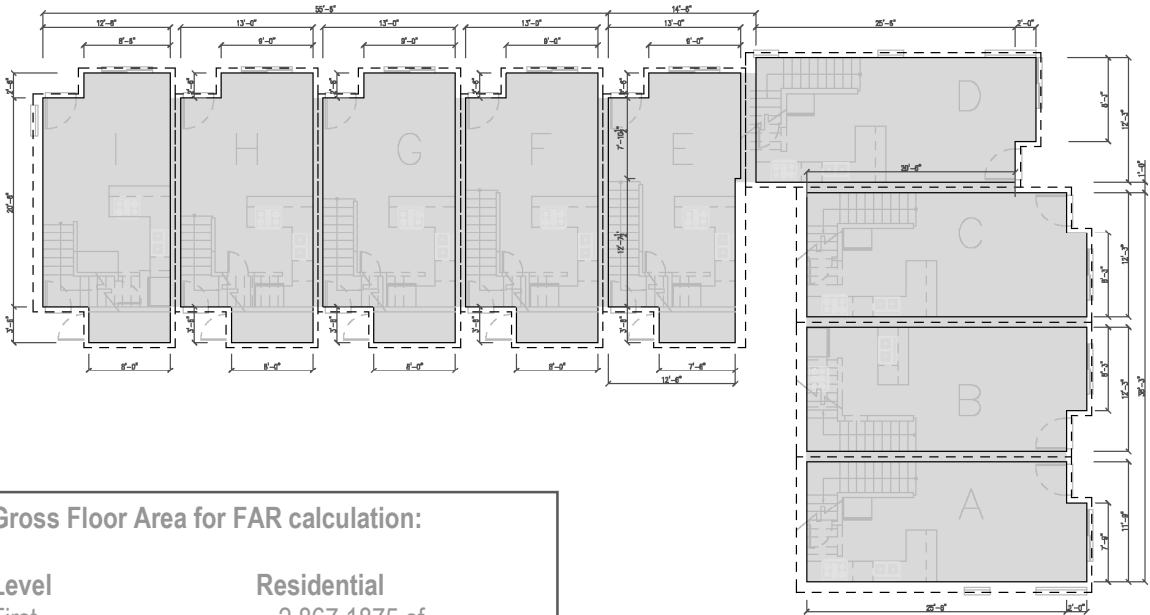
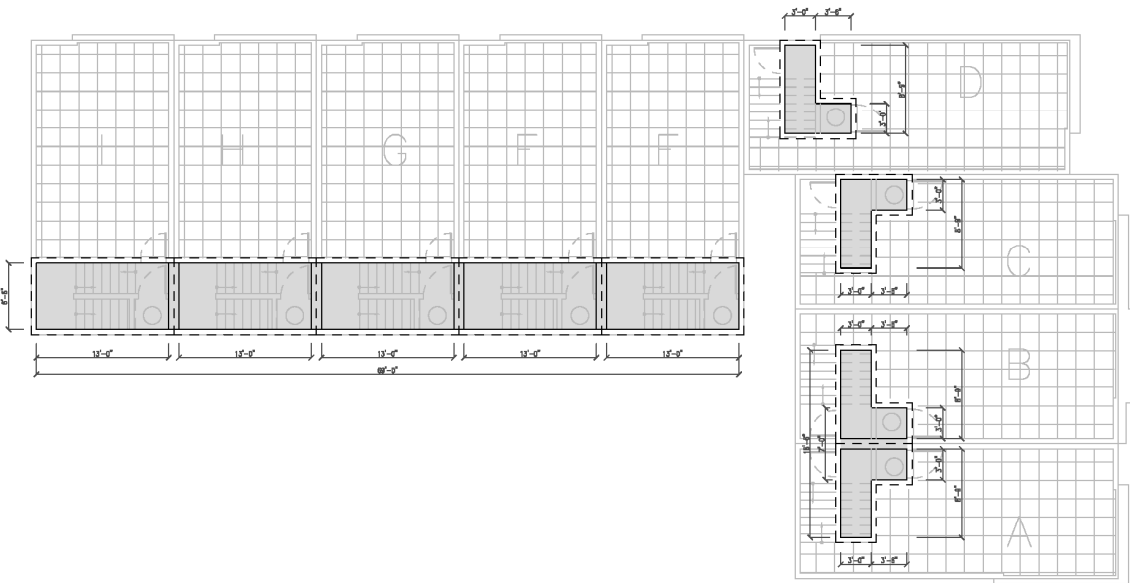
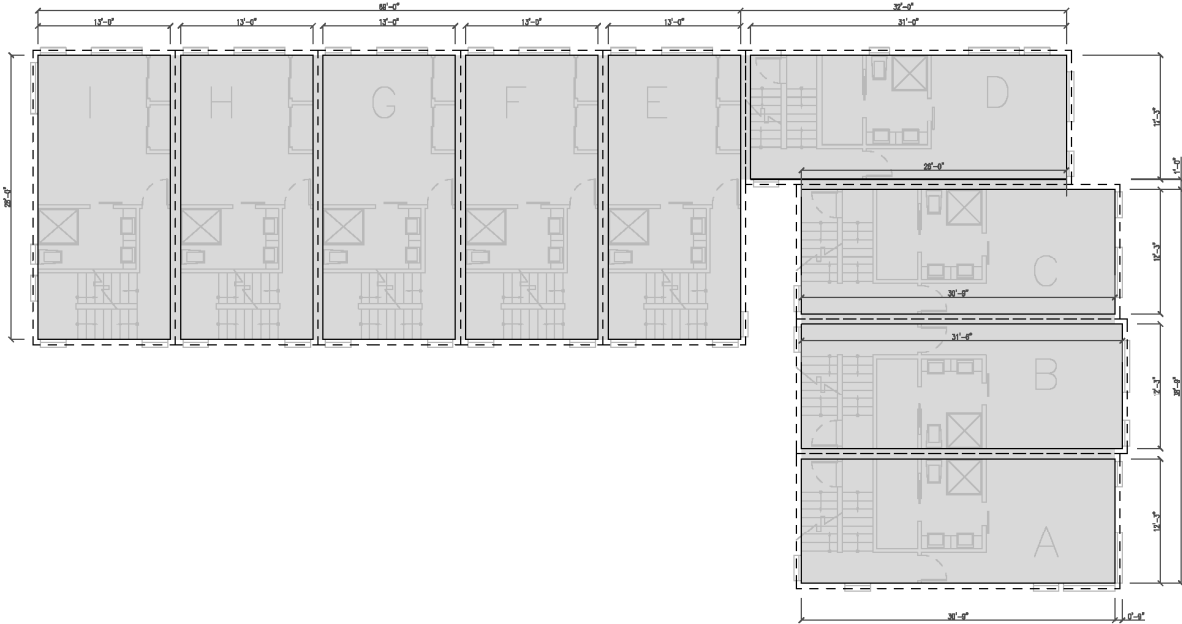
FIRST FLOOR PLAN



SECOND FLOOR PLAN



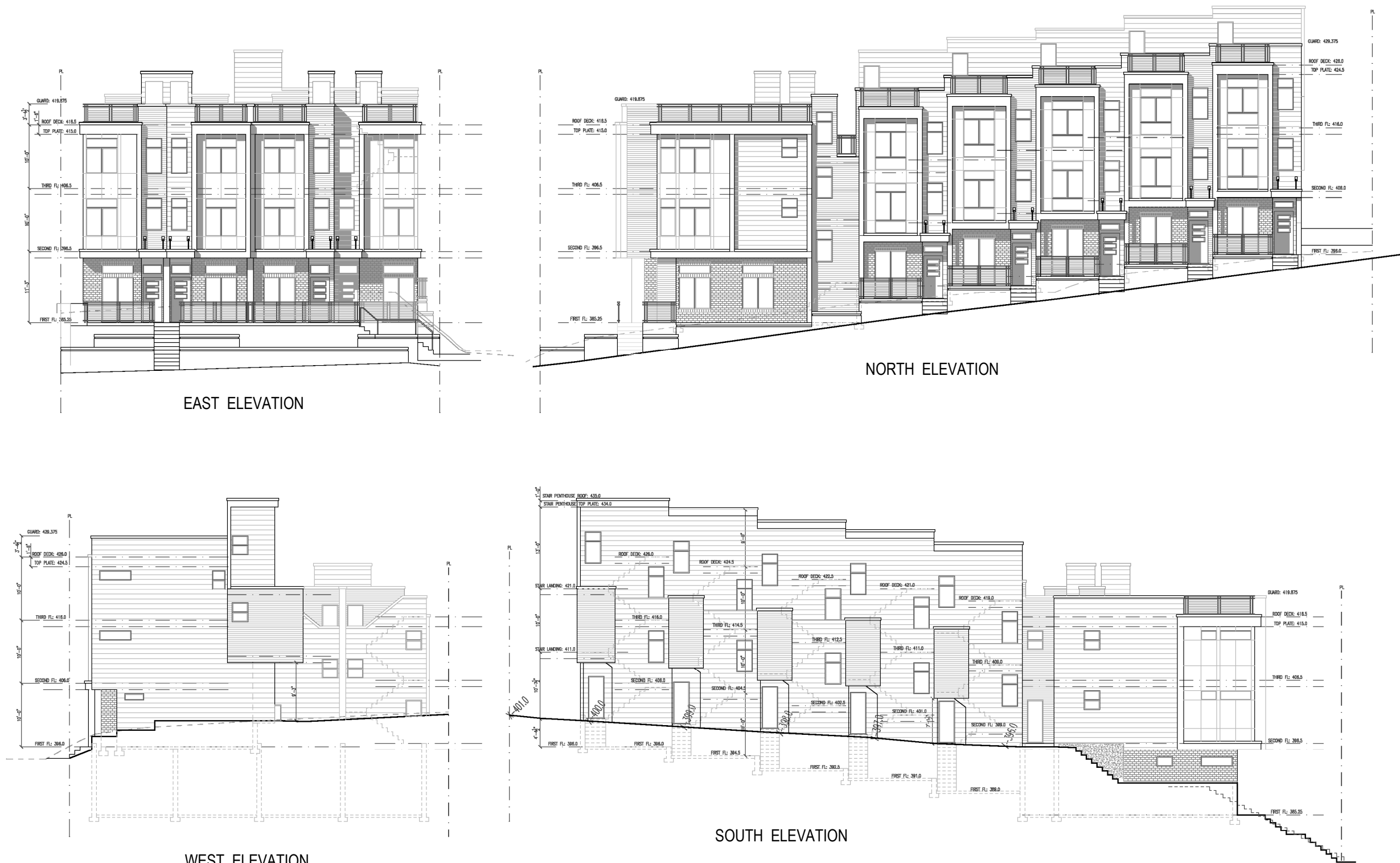
GROSS FLOOR AREA PLANS



Gross Floor Area for FAR calculation:	
Level	Residential
First	2,867.1875 sf
Second	3,440.0 sf
Third	3,339.0 sf
Rooft Deck	575.5 sf
Total	10,221.7 sf
FAR Calculation:	
10,221.7 sf / 7,874 sf (lot area) = 1.3	
(1.3 FAR allowed per SMC 23.45.510 Table A)	

Gross Floor Area for Design Review & MHA calculation:		Note: The Gross Floor Area dimensions provided are measured from the interior face of the studs for the exterior walls. (Per SMC 23.45.510.D.10 Common walls are exempt from FAR limits)
Level	Residential	
First	3,039.0 sf	
Second	3,651.75 sf	
Third	3,550.75 sf	
Rooft Deck	602.0 sf	
Total	10,843.5 sf	

BUILDING ELEVATIONS



EXTERIOR MATERIALS AND FINISHES

Material Schedule:

- 1—Allura Traditional Cedar Lap Siding—Rock Cliffs Stain
- 2—Allura Smooth Vertical Panel Siding—Snow
- 3—Allura Traditional Textured Lap Siding—Grey Heron
- 4—Allura Traditional Textured Lap Siding—Snow
- 5—Brick Veneer
- 6—Allura Traditional Cedar Soffit—Rock Cliffs Stain
- 7—Milgard Style Line Vinyl Windows—White
- 8—36” min. Wrought Iron Steel Rail—Powder finish



EAST ELEVATION



SOUTH ELEVATION

EXTERIOR MATERIALS AND FINISHES—CONTINUED



NORTH ELEVATION

- Material Schedule:
- 1—Allura Traditional Cedar Lap Siding—Rock Cliffs Stain
 - 2—Allura Smooth Vertical Panel Siding—Snow
 - 3—Allura Traditional Textured Lap Siding—Grey Heron
 - 4—Allura Traditional Textured Lap Siding—Snow
 - 5—Brick Veneer
 - 6—Allura Traditional Cedar Soffit—Rock Cliffs Stain
 - 7—Milgard Style Line Vinyl Windows—White
 - 8—36" min. Wrought Iron Steel Rail—Powder finish



WEST ELEVATION

PERSPECTIVE VIEWS WITH NEIGHBORING PROPERTIES



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTHWEST



AERIAL VIEW LOOKNG SOUTHEAST



AERIAL VIEW LOOKING NORTHEAST

PERSPECTIVE VIEWS—CONTINUED



LOOKING SOUTHWEST FROM THE STREET



LOOKING SOUTHEAST FROM THE STREET



LOOKING NORTHEAST AT THE AUTO COURT

COMMUNITY OUTREACH SYNOPSIS

EARLY COMMUNITY OUTREACH REGARDING PROPOSED PROJECTS GOING THROUGH DESIGN REVIEW

Brief summary of the proposal:

Demolish existing Duplex Residence located at 1531 19th Ave.
Construct One New Nine (9) Unit Row House Structure with surface parking.

Project/Property Address(s): 1531 19TH Ave, Seattle, WA 98122

SDCI Project Number(s): 007866-21PA

Applicant/Contact Person: Andrew Novion – NOVION GROUP INC.

Website: <http://www.noviongroup.com>

Feedback can be submitted:

Directly to the Applicant via email. office@noviongroup.com

Through our interactive website. <https://www.noviongroup.com/design-review/1531>

Through our online survey. <http://www.noviongroup.com>

Please label your emailed feedback and/or comments: “Feedback for 007866-21PA” in the subject line.

Feedback and Comments will be accepted through February 28th, 2022.



WE WANT TO HEAR FROM YOU!

LINK TO OUR WEBSITE!



LINK TO OUR ONLINE SURVEY!

Community Outreach Feedback

Synopsis of the feedback generated from the mailer, and Online survey from The temporary website

A copy of the mailer that was sent to residences within 500’ is shown here. This mailer was not required to be translated into any other language. This information was also included on the website link for this particular project outreach. Because of Covid-19, the usual required In-Person method for outreach was replaced with an online survey included in the temporary website.

We received 10 online survey responses and 6 email comments. The summary of these comments is as follows:

- Desire that the development fits into neighborhood look.
- Desire that the development is designed with environmental sustainability in mind
- Desire that the development is designed to be family-friendly.
- Desire that the development is affordable for residents and/or businesses.
- Desire that the development brings new services or amenities to the area (businesses, open space, etc.)
- Concern that the development may feel out of scale with other buildings nearby.
- Concern about Construction noise/impacts.
- Concern that they will not like the way the development looks.
- Concern that the existing residence is going away.
- Concern that the development will not be affordable