

505 11th Ave E

SDCI Project: #3039263-EG
05/09/2022



Architect: JULIAN WEBER ARCHITECTS, LTD.
1257 S King St.
Seattle, WA 98144

Owner/Applicant: LEGACY GROUP CAPITAL LLC
400 112th Ave NE #440
Bellevue, WA 98004

Landscape Architect: ROOT OF DESIGN
7104 265th St. NW #218
Stanwood, WA 98292



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Project Data

Address: 505 11th Ave E
Seattle, WA 98122

Tax ID Number: 6852700320

SDCI Project Number: 3039263-EG

Lot Size: 5,984 SF

Proposal: multifamily housing. (6) townhouses.

Vehicule Pakring: (6) garage stalls EV ready

Bike Parking: (6) long term and (1) short term required

FAR: 5,984 sf x 2.3 = 13,763.2 sf allowed.
12,067 sf proposed

GFA: 8,967 sf < 5,000 sf SDR threshold

FAR SCHEDULE

PARKING OVERHANG	
TH 1-3	122 SF
TH 4-6	122 SF

244 SF

TH 1	
TH 1 - LEVEL 1	460 SF
TH 1 - LEVEL 2	492 SF
TH 1 - LEVEL 3	492 SF
TH 1 - LEVEL 4	453 SF
TH 1 - PENTHOUSE	73 SF

1,969 SF

TH 2	
TH 2 - LEVEL 1	461 SF
TH 2 - LEVEL 2	492 SF
TH 2 - LEVEL 3	492 SF
TH 2 - LEVEL 4	453 SF
TH 2 - PENTHOUSE	73 SF

1,972 SF

TH 3	
TH 3 - LEVEL 1	460 SF
TH 3 - LEVEL 2	492 SF
TH 3 - LEVEL 3	492 SF
TH 3 - LEVEL 4	453 SF
TH 3 - PENTHOUSE	75 SF

1,970 SF

TH 4	
TH 4 - LEVEL 1	460 SF
TH 4 - LEVEL 2	492 SF
TH 4 - LEVEL 3	492 SF
TH 4 - LEVEL 4	453 SF
TH 4 - PENTHOUSE	73 SF

1,969 SF

TH 5	
TH 5 - LEVEL 1	461 SF
TH 5 - LEVEL 2	492 SF
TH 5 - LEVEL 3	492 SF
TH 5 - LEVEL 4	453 SF
TH 5 - PENTHOUSE	73 SF

1,972 SF

TH 6	
TH 6 - LEVEL 1	460 SF
TH 6 - LEVEL 2	492 SF
TH 6 - LEVEL 3	492 SF
TH 6 - LEVEL 4	453 SF
TH 6 - PENTHOUSE	75 SF

1,970 SF

TOTAL 12,067 SF

GFA SCHEDULE

Name	Area
TH 1	
LEVEL 1	474.46 SF
LEVEL 2	506.62 SF
LEVEL 3	506.62 SF
LEVEL 4	466.42 SF

1,954.12 SF

TH 2	
LEVEL 1	489.21 SF
LEVEL 2	522.38 SF
LEVEL 3	522.38 SF
LEVEL 4	480.92 SF

2,014.88 SF

TH 3	
LEVEL 1	474.46 SF
LEVEL 2	506.63 SF
LEVEL 3	506.63 SF
LEVEL 4	466.42 SF

1,954.13 SF

TH 4	
LEVEL 1	444.51 SF
LEVEL 2	506.63 SF
LEVEL 3	506.63 SF
LEVEL 4	466.42 SF

1,924.18 SF

TH 5	
LEVEL 1	478.15 SF
LEVEL 2	522.38 SF
LEVEL 3	522.38 SF
LEVEL 4	480.92 SF

2,003.82 SF

TH 6	
LEVEL 1	463.74 SF
LEVEL 2	506.63 SF
LEVEL 3	506.63 SF
LEVEL 4	466.42 SF

1,943.40 SF

11,794.53 SF

Lot Area: 5,984 SF
FAR Allowed: 5,984 SF x 2.3 = 12,067 SF

FAR Proposed: 12,067 SF < 13,763.2 SF

Complies. 1,696 SF under

Project Info & Area Summaries

		<u>Required/Allowed per SMC 23.45</u>	<u>Proposed</u>
<div> <div>Key Metrics</div> <div>Current</div> <div>Zone: LR3 (M)</div> <div>MHA: Yes, High area</div> <div>Urban Village: Yes</div> <div>Parking Flexibility: Yes</div> </div>	Vehicle Parking:	(0) Spaces - Frequent Transit & Urban Village	(6) Spaces
	Bike Parking:	(7) Spaces Required	(7) Spaces Provided
		Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 20 units, min	Long-term: (6) spaces provided Short Term: (1) Space Provided
	Amenity Area:	25% of Lot Area = 1,496 SF required 50% of 1,496 required to be ground-related = 748 SF	3,024 SF Proposed > 1,496 SF Required 770 SF Proposed > 748 sf required for ground related
	Structure Height:	50' +10' penthouse + 4' parapet	40' Proposed
	Front Setback (East):	5' Min, 7' AVG	7- 6 7/16"
	Rear Setback (West):	5' Min	7'-2 1/4"
	Side Setback (South):	5' Min	4'-6" See adjustment Request on Page 28
	Side Setback (North):	5' Min	5'-1"
	Separation:	10' Min	20'-0"
	Facade Length:	65% lot line North 100x0.65= 65 ' allowed	North 65' proposed



411 Federal Ave E



740 N 95th ST



1006 E Mercer St

Stoops, Green Space Buffer

In response to community outreach, green space at street level was a high priority of the local community. The precedents gathered integrate green space into the street scape while providing opportunities for community members to engage with the landscape. These design moves are demonstrated in the entry series of the proposed design off of 11th Ave.



301 Federal Ave E



1012 E Harrison St



510 10th Ave E

Material/Facade Composition

Precedents gathered in the neighborhood of this project feature a lot of high quality materials and logical facade compositions. The design team sought to echo that same language in this project by including brick as the main street facing facade material and ensuring the glazing strategy resulted in a clean and logical window stack on all street/park facing facades.

Development Objectives

HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.

SEEKING COMMUNITY INPUT

EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

We'd like to hear from you!



SCAN ME
TO LEARN MORE ABOUT THE PROJECT AT OUR WEBSITE*
OR
TAKE AN ONLINE SURVEY**



505 11th Ave E
SDCI #000619-22PA

Legacy Group Capital and JW Architects are collaborating to design the redevelopment of 505 11th Ave E. This project will be located on the corner of 11th Ave E and E Republican St in Capitol Hill. When completed, there will be (8) new townhouses with (8) garage parking stalls.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
 - Building forms and materials, sidewalk experience

For additional information on the project please visit the Seattle Service Portal (SDCI), record number #000619-22PA or project address.

Project Contact:
Julian Weber, Founding Principal, JW Architects
outreach@jwaseattle.com

JW ARCHITECTS
www.jwaseattle.com

ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE

* jwaseattleoutreach.wixsite.com/505info ** ONLINE SURVEY from Mar.11-Apr. 1 2021 jwaseattleoutreach.wixsite.com/505-survey

English Flyer

Early Community Outreach was realized starting March 11 and Approved by the Department of Neighborhoods on 04/21/22



QR Code to easily access the online survey and dedicated website



Link to dedicated project website and public comments.

Link to project website and survey.

OVERALL SUMMARY:

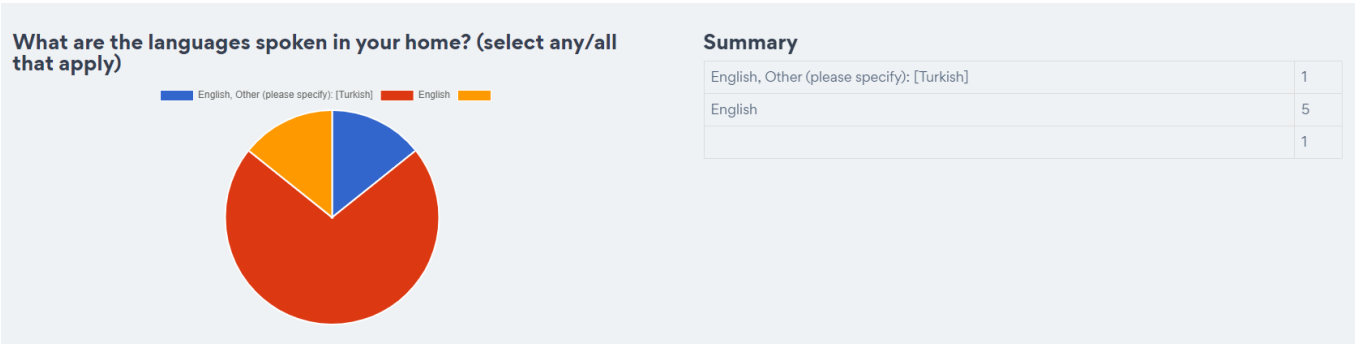
In summary, the project team was able to reach multiple people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided a QR code to easily access to the on-line survey and to the website with a commenting function. The website along with the survey was created on March 11th and ran until April 1st. The website for the project will permanently stay on-line to document our outreach work with the commenting option while the survey was kept on-line for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as some of their concerns regarding parking availability and the scale and look of the new building. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

Public Outreach Summary

DESIGN REVIEW OUTREACH SURVEY RESULTS

We received 7 survey responses for this project. The online survey was available on the dedicated website <https://jwaseattleoutreach.wixsite.com/505-survey> from March 11th through April 1st.

****Any blank items in the summary portion indicates no response given by the surveyed community member****



What are some landmarks/spaces that help to identify your neighborhood?		
(fill in blank, 300 characters max.): [Greenery and trees along the streets, the park next door, a mix of beautiful old houses and modern construction that doesn't feel out-of-place]	1	
(fill in blank, 300 characters max.): [Volunteer Park, Cal Anderson, Broadway. Sadly the adjacent park has become a mess.]	1	
(fill in blank, 300 characters max.): [broadway hill park, all pilgrims church]	1	
	3	
(fill in blank, 300 characters max.): [Small, well maintained house to north, apts at 941 11th ave E., Anhalt apts around the hill]	1	

What is most important to you about a new building on this property? (select up to two)		
That is affordable for residents and/or businesses, That it is designed with environmental sustainability in mind, Other (fill in blank, 100 character max.): [Please hire someone to deconstruct rather than demolish the current property--it has some historic lumber milled from the site that should not be put in a landfill]	1	
That it fits into neighborhood look, Other (fill in blank, 100 character max.): [It respects neighbor to north by not building close to prop line. Build out on west side with no neighbors and if necessary on east and south. Respect the smaller building on nirth.]	1	
That it is designed to be family-friendly, Other (fill in blank, 100 character max.): [that it is denser than what was there]	1	
That it brings new services or amenities to the area (businesses, open space, etc), That is affordable for residents and/or businesses	1	
That is affordable for residents and/or businesses, That it is designed with environmental sustainability in mind	1	
That it fits into neighborhood look, Other (fill in blank, 100 character max.): [That it respects the park space and house next door]	1	
That is affordable for residents and/or businesses, That it is designed with environmental sustainability in mind, Other (fill in blank, 100 character max.): [Make at least some of the units affordable! This neighbor's economic diversity has been sadly diminishing because of housing prices. Old houses like the one you will be demolishing providing affordable housing to elders and working class people. If you price it for only tech-bros to afford, you make our neighborhood much worse.]	1	



What concerns do you have about the project? (select any/all that apply)		
Construction noise/impacts, The existing residence is going away, That I will not like the way it looks, That it will not be affordable, That it may feel out of scale with other buildings nearby, Other (fill in blank, 100 characters max.): [I hope you won't use a lot of hardie-board. That stuff is pretty ugly! Also, when the old white house is taken down, please don't just demolish and dump into a landfill. There is a lot of amazing old wood in that structure that could be salvaged and reused. Spend the little bit more to have a deconstruction / reuse team take it down carefully..]	1	
Other (fill in blank, 100 characters max.): [Will 8 townhomes in that space result in some homes that are large enoguh for growing families?]	1	
Construction noise/impacts, The existing residence is going away, That I will not like the way it looks, That it will not be affordable, That it may feel out of scale with other buildings nearby	1	
Other (fill in blank, 100 characters max.): [This area is known for its walkability, and most residences here don't really come with parking spaces (I live in a townhome where there is none). The area also has a very high accessibility to public transit. From the site plan, it looks like a lot of the space is being used for garage space -- for 8 townhomes, that's space for about 16 parked cars. I'd prefer if more of the real estate was used for the residences. This would also limit traffic on a street that's a block away from a school.]	1	
That it may feel out of scale with other buildings nearby, Other (fill in blank, 100 characters max.): [That it will negatively impact the park and neighboring house in terms of shading / building right up to property lines]	1	
That it may feel out of scale with other buildings nearby, Other (fill in blank, 100 characters max.): [Blocking light and air to building on north.]	1	
Construction noise/impacts, That I will not like the way it looks, That it will not be affordable, That it may feel out of scale with other buildings nearby	1	

What do you like most about living or working in your neighborhood?		
(fill in blank, 300 characters max.): [vibrant community that is racially and economically mixed]	1	
(fill in blank, 300 characters max.): [The people and pace.]	1	
(fill in blank, 300 characters max.): [Ease of public transit, large nearby city parks]	1	
(fill in blank, 300 characters max.): [Walkable, central, near transit (do you really need all those parking spaces? We're right at a transit hub! Eliminate those parking spaces and put in more landscaping.)]	1	
(fill in blank, 300 characters max.): [Walkability, which it has had for 100 years when my grandparents and morher lived here, Volunteer park, steet trees, bees,]	1	
	1	
(fill in blank, 300 characters max.): [I like that this is a dense, walkable area. I like the fact that this project will help with the density of the area and increase housing supply.]	1	

What do you like least about living/working in your neighborhood?		
(fill in blank, 300 characters max.): [New development out of scale with the historic neighborhood, blocking light and air to existing houses.]	1	
(fill in blank, 300 characters max.): [The airplane noise directly overhead is terrible. You'll probably want to install some really good soundproofing.]	1	
	2	
(fill in blank, 300 characters max.): [The constant police harrasment of the unhoused and anyone who is not white.]	1	
(fill in blank, 300 characters max.): [Tech NIMBYs, tech people buying up small homes to use as AirBNBs]	1	
(fill in blank, 300 characters max.): [The negative impact of squatters in the park, trash/littering/people not cleaning up after their dogs]	1	

Is there anything specific about this property or neighborhood that would be important for us to know?		
(fill in blank, 300 characters max.): [I would say that opposition to Brandon's previous plans for the site were primarily based on massive scale and ugly design; In your design, I'm a little disappointed by the 8 parking spaces since everyone keeps suggesting that the neighborhood doesn't need so much parking due to walkability / light rail / shared car services]	1	
(fill in blank, 300 characters max.): [Was street and neighbor friendly when zoning was LR3, with side and backyard setbacks that respected neighbors. Now development completely changes neighborhood characteristics and construction generally looks cheap.]	1	
(fill in blank, 300 characters max.): [The house was built from trees on the property, and is thus some of the oldest and most valuable old growth timber around today. It should be salvaged.]	1	
	2	
(fill in blank, 300 characters max.): [The grand old white house on the property has long been a beloved neighborhood landmark. The owners have let it deteriorate to the point where it probably must be taken down. Whatever you replace it with should be carefully designed to hold that corner as a beautiful and significant landmark for 100 years, as the white house did.]	1	
(fill in blank, 300 characters max.): [It is very close to Lowell Elementary; it is important that some of the homes be large enough for growing families.]	1	

LEGAL DESCRIPTION
LOT 6, BLOCK 23, SUPPLEMENTAL PLAT OF LINCOLN PONTIUS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.
BASIS OF BEARINGS
NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS
REFERENCES
R1. CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3006437, VOL. 231, PGS. 123-124, RECORDS OF KING COUNTY, WASHINGTON. R2. SUPPLEMENTAL PLAT OF LINCOLN PONTIUS ADDITION, VOL. 9 OF PLATS, PG. 52, RECORDS OF KING COUNTY, WASHINGTON.
VERTICAL DATUM
NAVD 88 PER CITY OF SEATTLE BENCHMARK NO. SNV-2584 DESCRIPTION: BRASS CAP IN TIRE LOCATION: NE COR BROADWAY E & E REPUBLICAN ST ELEVATION: 340.445'

R1. CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3006437,
VOL. 231, PGS. 123-124, RECORDS OF KING COUNTY,
WASHINGTON.

R2. SUPPLEMENTAL PLAT OF LINCOLN PONTIUS ADDITION, VOL. 9 OF
PLATS, PG. 52, RECORDS OF KING COUNTY, WASHINGTON.

NAVD 88 PER CITY OF SEATTLE BENCHMARK NO. SNV-2584
DESCRIPTION: BRASS CAP IN TILE
LOCATION: NE COR BROADWAY E & E REPUBLICAN ST
ELEVATION: 340.445'

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2022. THE FIELD DATA WAS COLLECTED AND RECORDED ON BASED ON FIELD DATA SHEETS, TOTAL STATION, THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US BY THE CLIENT OR OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED UTILITIES IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OF ANY UTILITIES OR FOR ANY UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 685270-0320
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 5,984 S.F. (0.14 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF CHICAGO ENCUMBRANCE COMMITMENT NO. 0230010-17K, WITH AN EFFECTIVE DATE OF JANUARY 5, 2022 AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR ANY RECORDS OF THE CHICAGO TITLE COMPANY PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION. THE SURVEY TYPE AND GRADE CALCULATIONS, ALL ANGULAR AND LINEAR RELATIONSHIPS, AND VERTICAL MEET THE STANDARDS SET BY WAC 332-130-090.

	BENCHMARK BUILDING		STORM DRAIN LINE
	CENTERLINE ROW		STORM MANHOLE
	CONCRETE SURFACE DECK		TREE (O)
	GAS LINE		WATER LINE
	GUY ANCHOR		WATER METER
	INLET (TYPE 1)		BUILDING
	MONUMENT (IN CASE, FOUND)		CENTER CHANNEL
	NAIL AS NOTED		CALCULATED
	OIL AS NOTED		CATCH BASIN
	OIL FILL CAP		CONCRETE
	POWER METER		CORNER
	POWER (OVERHEAD)		ELEVATION
	POWER PANEL W/ LIGHT		FINISH FLOOR
	PROPERTY LINE (SUBJECT)		MEASURED
	REBAR & CAP (SET)		MONUMENT
	RETAINING WALL		OVERHEAD POWER
	RIGHT-OF-WAY LINES		PROPERTY
	ROCKERY		RECORD DATA
	SEWER LINE		SANITARY SEWER MANHOLE
	SEWER MANHOLE		SANITARY SIDE SEWER
	SIGN (AS NOTED)		SQUARE FEET

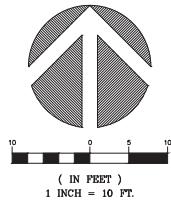
1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCRUMBMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, EASEMENT MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE SUPPLEMENTAL PLAN OF LINDCOLN POND TO ADDITION TO THE CITY OF SEATTLE, RECORDED IN VOLUME 9 OF PLATS, PAGE 52;
RECORDING NO: 192311
"BLANKET IN NATURE"

2. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: 11/19/2017
RECORDING NO.: 9706030361
"BLANKET IN NATURE"

TREE INVENTORY

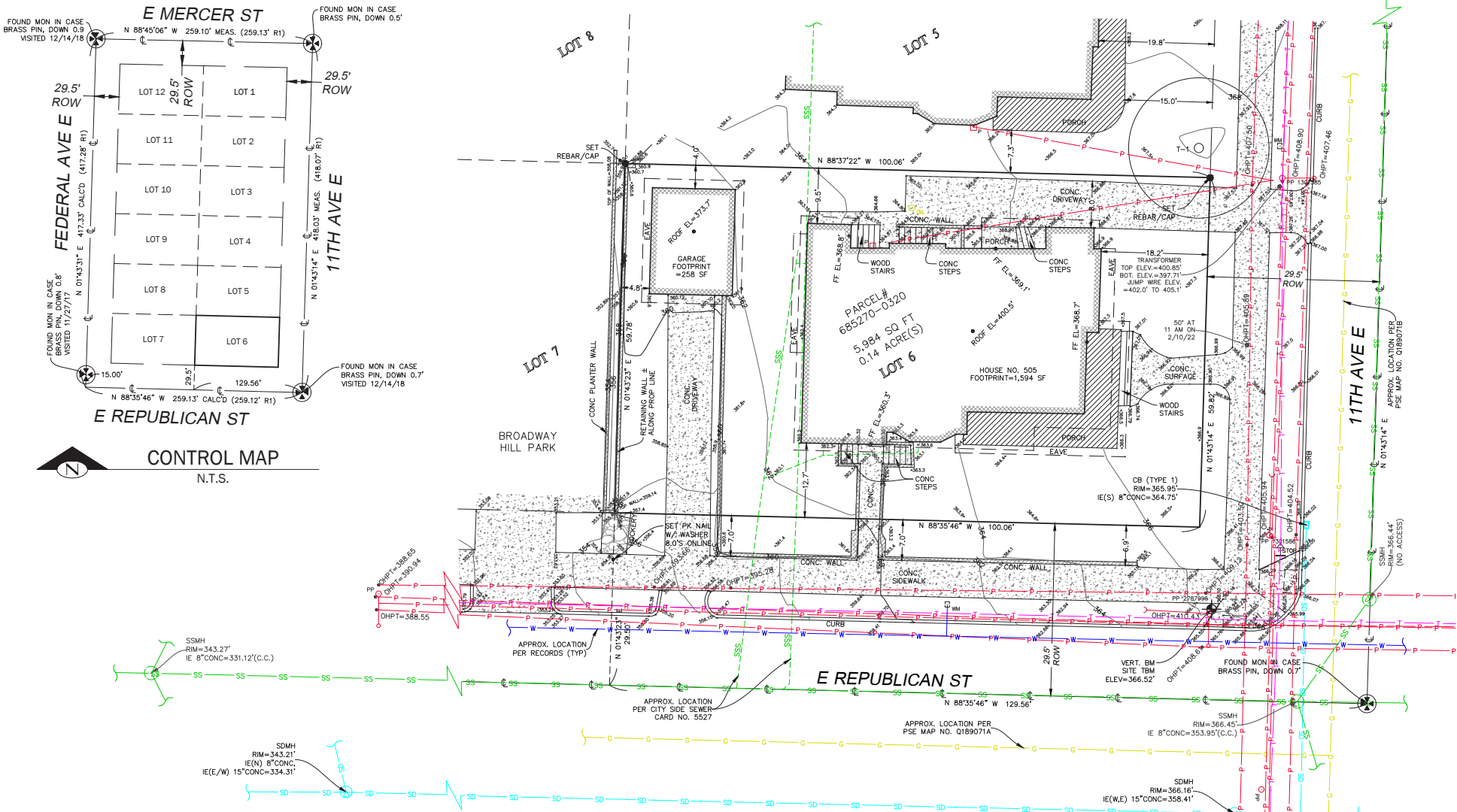
PER ARBOR REPORT
BY: SHOFFNER CONSULTING
DATED: 1/12/22

<u>NUMBER</u>	<u>DIAMETER</u>	<u>TYPE/NAME</u>
T-1	19" DBH	FLOWERING CHERRY, (PRUNUS SERRULATA)



INDEXING INFORMATION

NW	1/4	SE	1/4
SECTION: 29			
TOWNSHIP: 25N			
RANGE: 04E, W.M.			
COUNTY: KING			



THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS. AS SUCH, TERRAIN CANNOT BE RELIED ON OR RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

We are the measure | **terrane.net**

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 685270-0320

LEGACY - 11TH AVE E



TERRANE

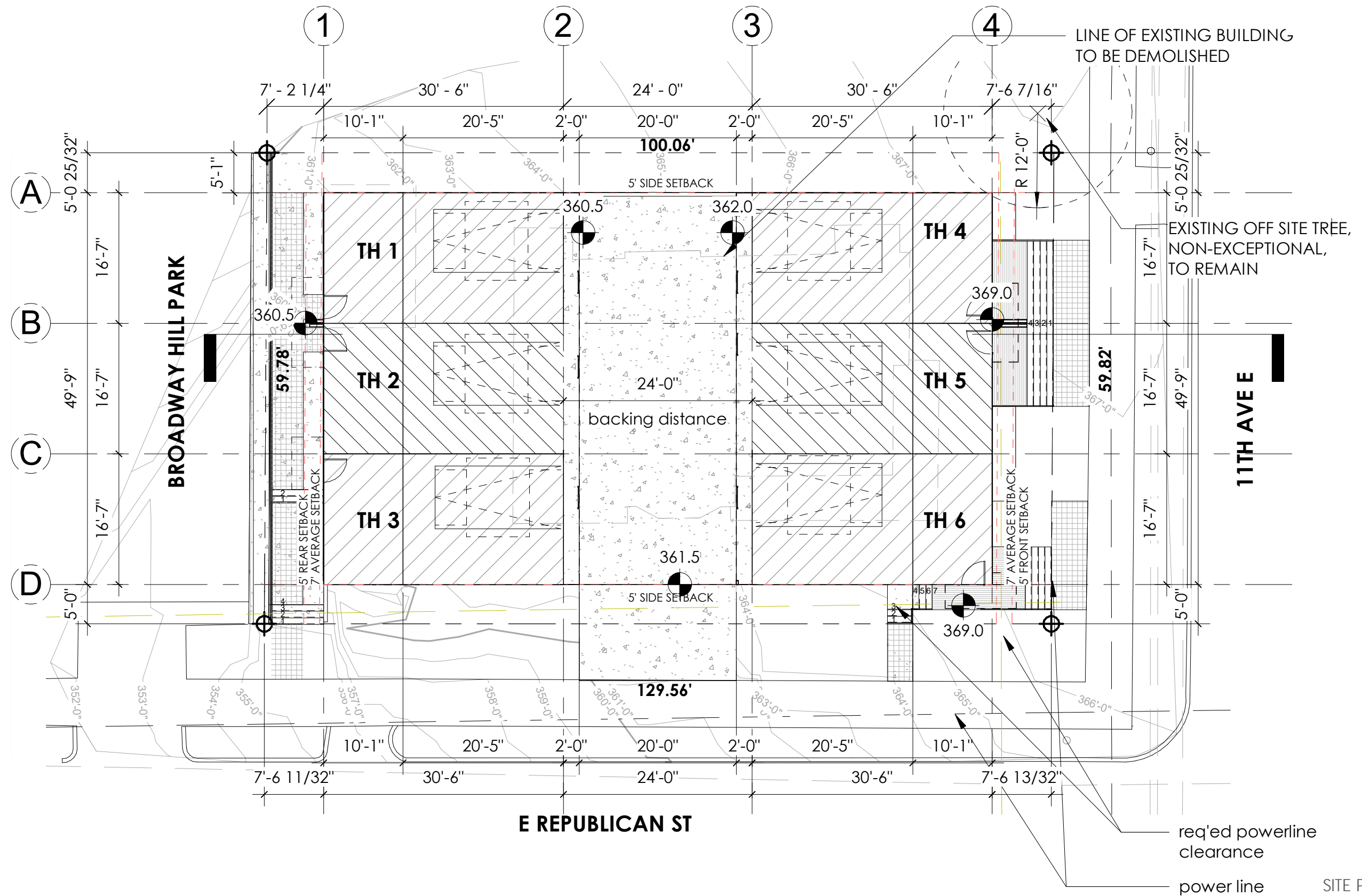
10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	220179
DATE:	2/17/22
DRAFTED BY:	TLR
CHECKED BY:	EJG/JPS/RLS
SCALE:	1" = 10'

REVISION HISTORY

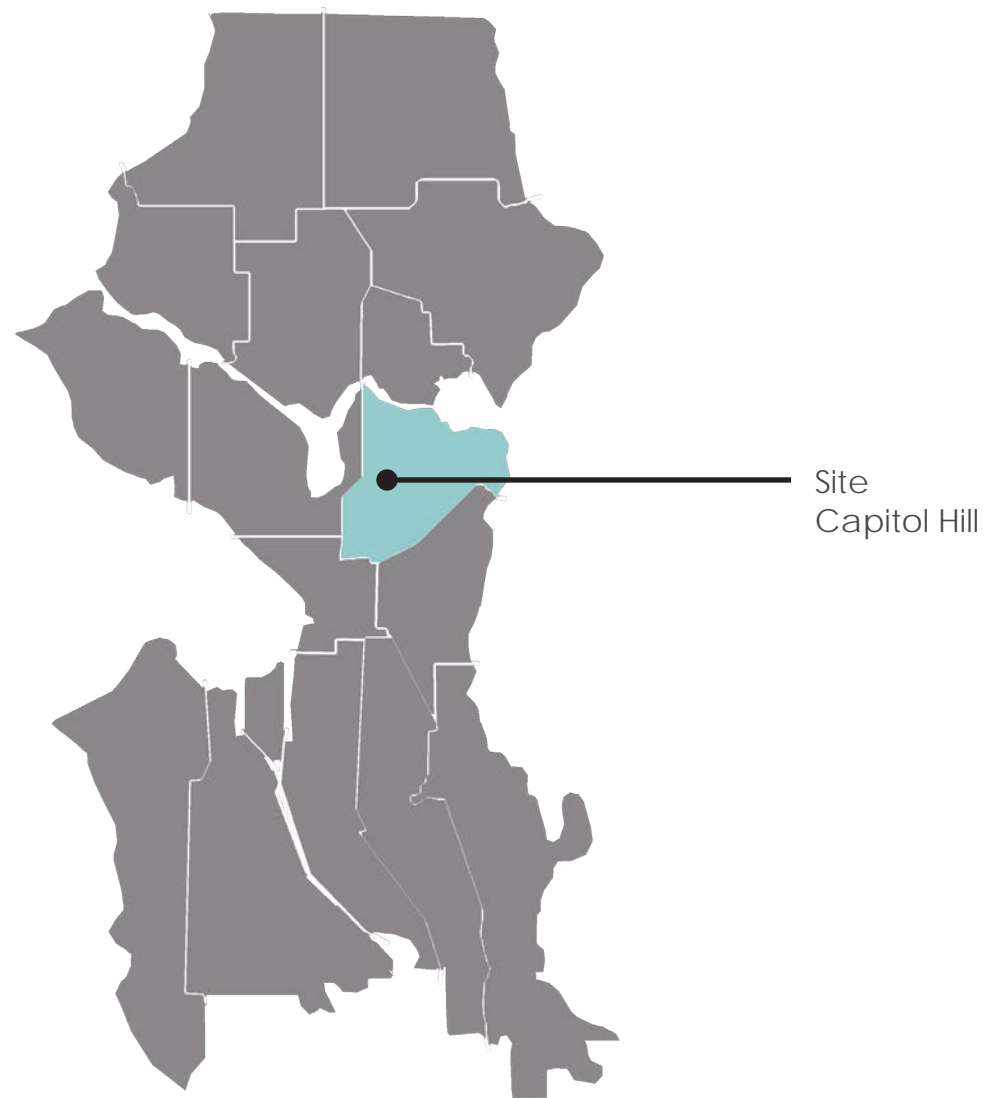
SHEET NUMBER

1 OF 1

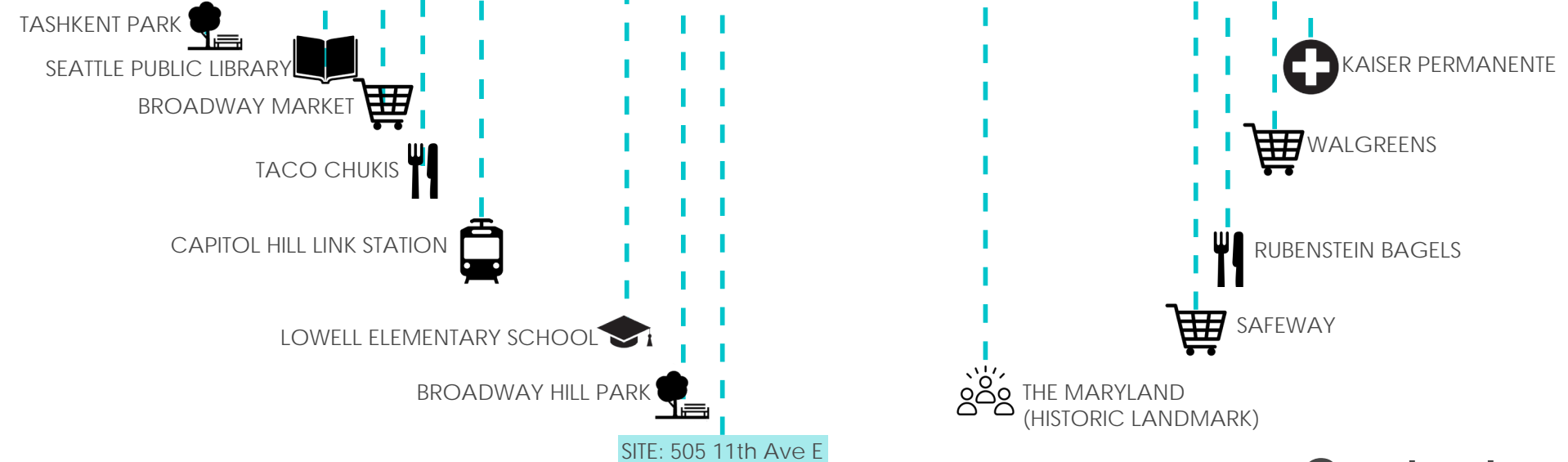
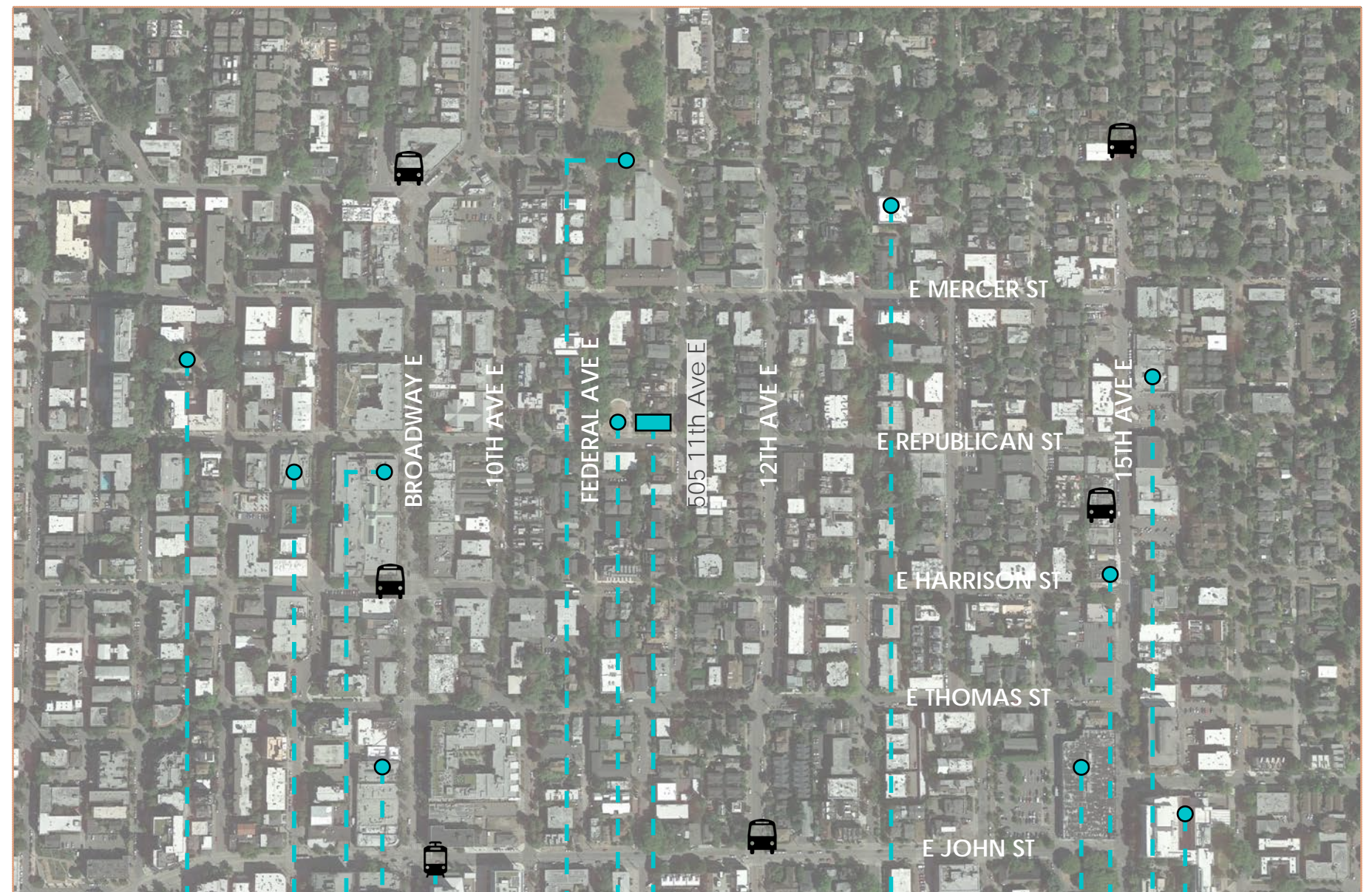
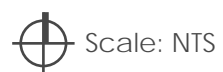


SITE PLAN
SCALE: 3/32" = 1' 0"

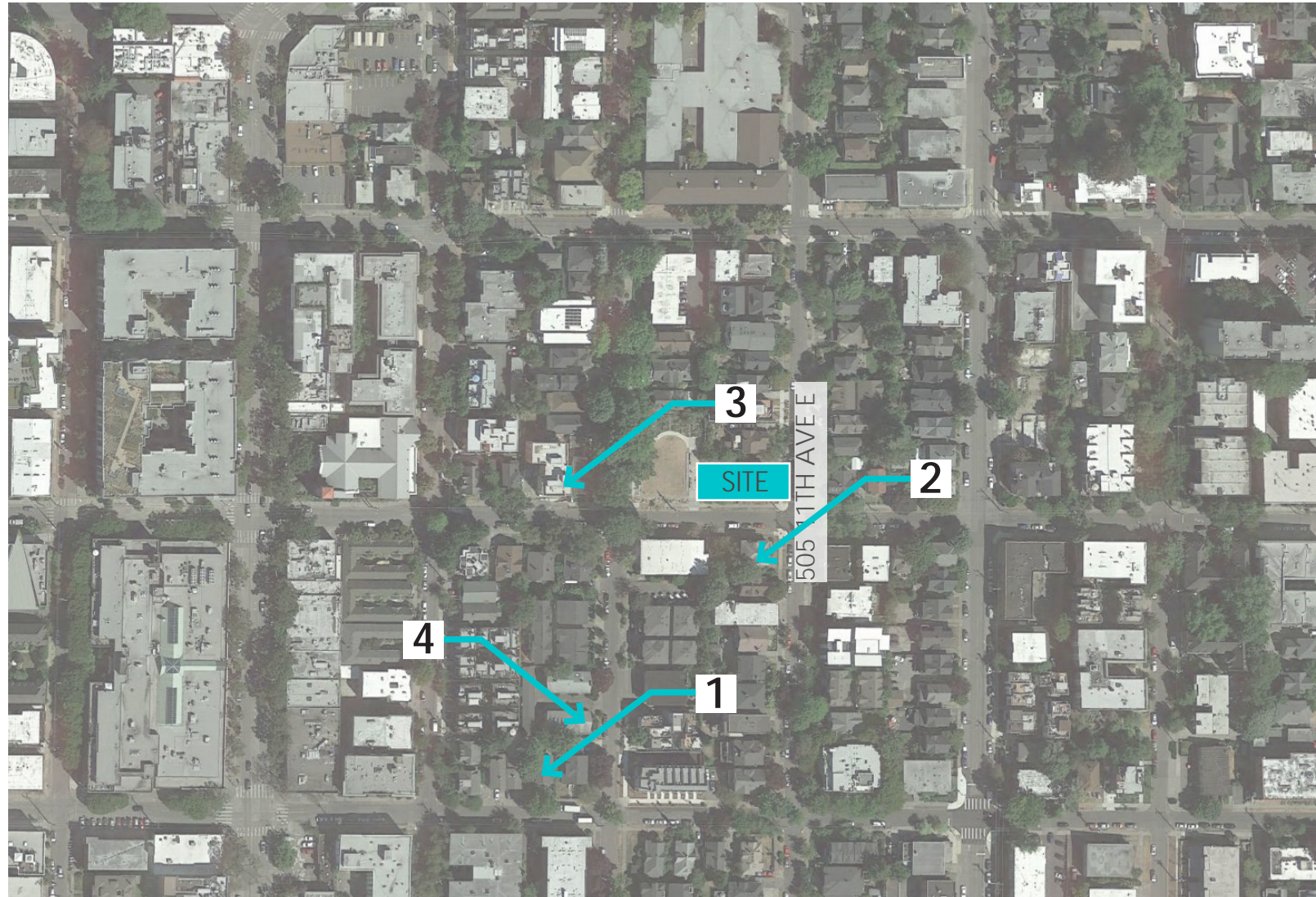
Site Plan



EXISTING SITE



Context



1. Multi-Family Housing
1012 E Harrison St



2. Single Family Residence
499 11th Ave E



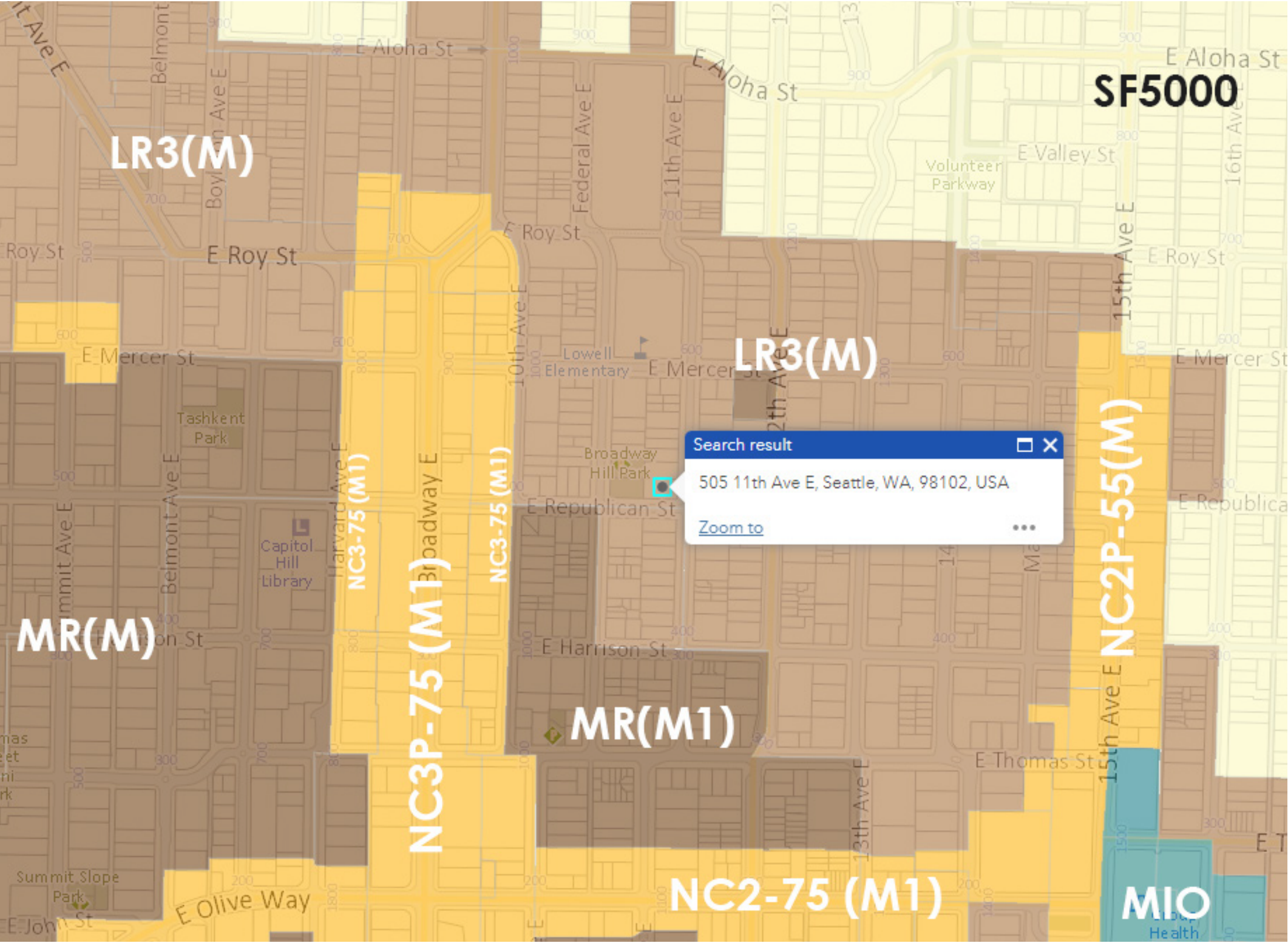
3. Multi/Single Family Residences
1016 E Republican St



4. Multi-Family Housing
411 Federal Ave E

Neighborhood

The project at 505 11th Ave E is located in a portion of Capitol Hill recently upzoned to LR3 in 2019. As such the surrounding area contains a diverse mix of housing types as well as architectural style ranging from queen-anne single family homes to small apartment buildings. Overall, this neighborhood is representative of the transitional state that the entire city of seattle is in which is seeking to strike a balance between what is here and what is coming.



Project Site Zoning: LR3 (M)

**DEVELOPMENT STANDARDS FOR ZONING ON PAGE 3.*

Adjacent Zoning: MR (M1), NC2P-55 (M), NC3-75 (M), NC3P-75 (M1), NC3-75 (M1), NC2-75 (M1), MIO

Key:

- SF5000
- MIO
- MR
- LR3
- NC3P-5/75

CS2 Urban Pattern and Form

B. Adjacent Sites, Streets, and Open Spaces

This project creates a strong connection to the street off of 11th Ave E with entries oriented to that facade as well as E Republican Ave for the units on the end. This takes advantage of the site’s corner characteristic to front both streets adjacent to this property. In addition to fronting two streets, this site is adjacent to Broadway Hill Park which added another opportunity to create a strong connection to adjacent sites and the block as a whole. With much of the park facing facade being exposed the design team gave it all the attention they would to a street facing facade.

C. Relationship to the Block

As a corner property, this project has the potential to become one of the distinguishing pieces of architecture for this block and the neighborhood. Since republican is plotted to become a green street and the proximity to Broadway hill park. This was considered by the design team and affected the design of the facade to both play off the existing trends and architectural elements in the neighborhood while still adding contemporary and modern touches. This manifested as a primarily brick facade with modern touches of accent panels and larger glazing, in addition to increasing the size of the planting strip off of 11th Ave E. These moves gives the neighborhood a look into a future for their block which is familiar yet fresh and contemporary.

D. Height, Bulk, and Scale

The massing of this building was designed with the neighbors on all sides in mind. The overall massing steps down to follow the topography of the hill, this is in addition to the scaled back, mass on the upper levels for balconies on the 11th ave E and Broadway park sides. And while penthouses are perfectly possible through the building code, the design team wanted to de-emphasize the presence of them by placing them at the center of the massing so they would be less visible from the street. We are also seeking an adjustment to the South setback off od Republican ave to better comply with this guideline which requires a 6” encroachment to the 5’ setback on levels 1-3 which would then be balanced with a 1’ addition to the required 5’ setback on level 4. See page 28 for the adjustment request.

PL3 Street Level Interaction

A. Entries
B. Residential Edges

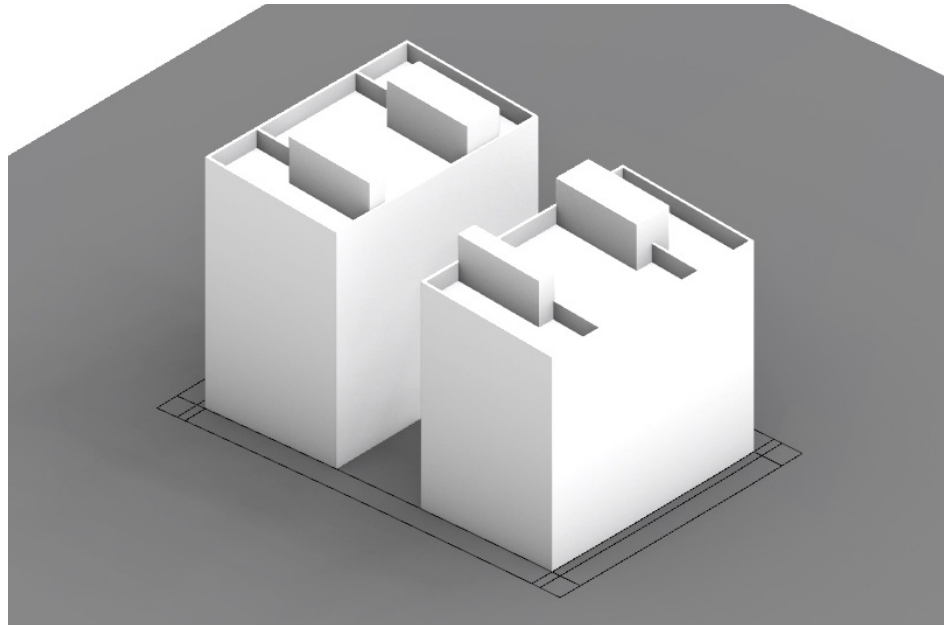
The stoops present in the design of this project was a move made by the design team with the expressed intention on meeting the standards laid out by these guidelines. The stoops/porches at every entry act as a clear indicator of private property as well as an opportunity to connect residents to both streets this project fronts as well as Broadway hill park. The use of these stoops will ideally lead to more and more neighborhood interactions at the ground level which is also supplemented by the upper level balconies on the park and 11th ave sides.

DC2. Architectural Concept

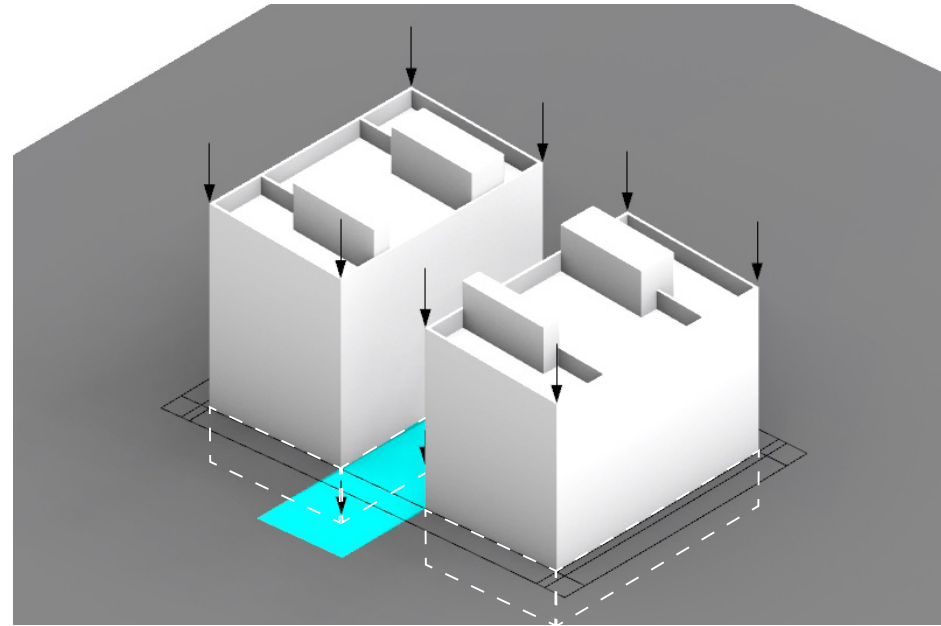
B. Architectural and Facade Composition

C. Secondary Architectural Features

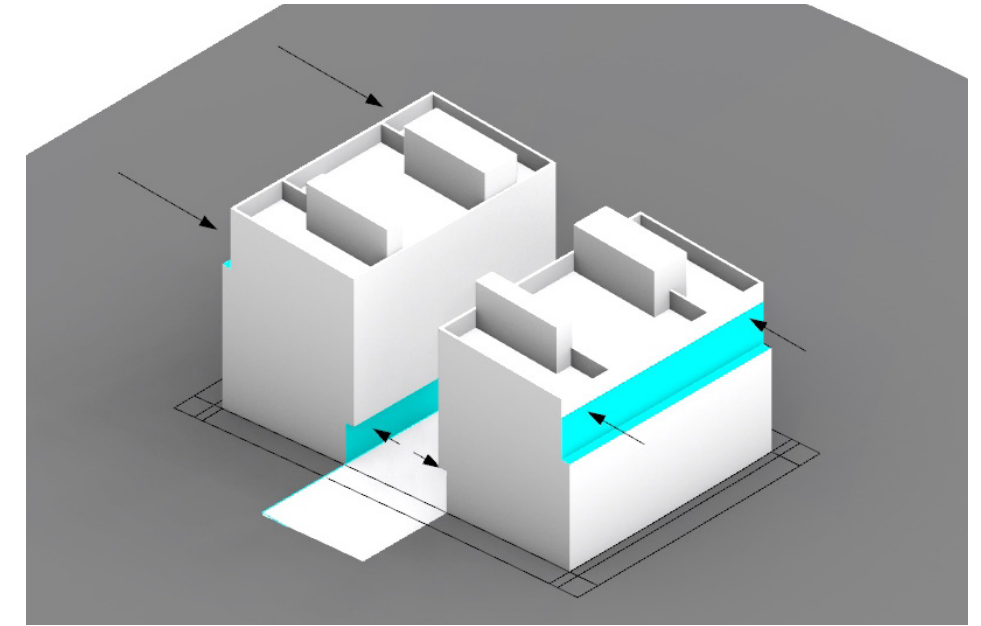
Picking up on some of the architectural trends in the neighborhood, the team opted to utilize high quality materials and window placement to create an attractive facade despite it being relatively flat. The material chosen was meant to echo some of the things the team found in the context which were old multifamily brick architecture scattered throughout Capitol Hill and on the same block as this project. These moves on the facade make the building a seamless addition to this neighborhood.



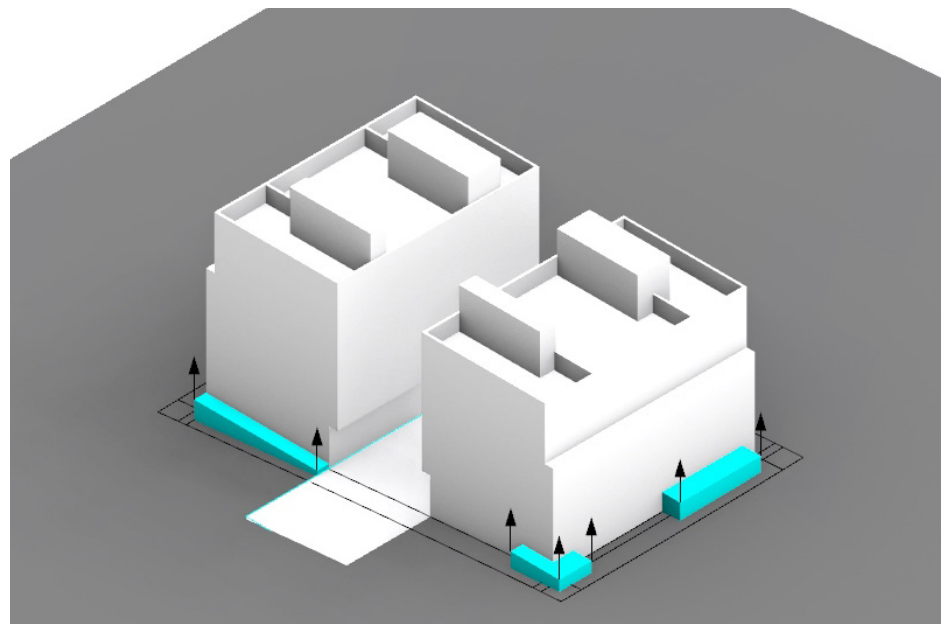
1. Massing Allowed by code- 50' with parapets and penthouses



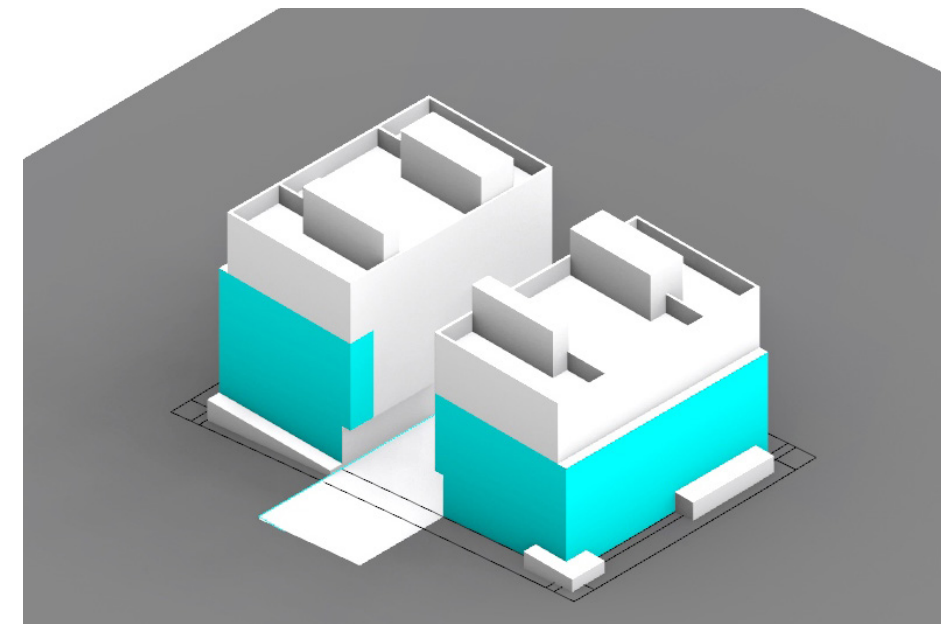
2. Sink building partially into grade, reducing height by 10' and add sunken driveway



3. Shift the building at ground level for backing distance in driveway and to avoid powerline at upper levels

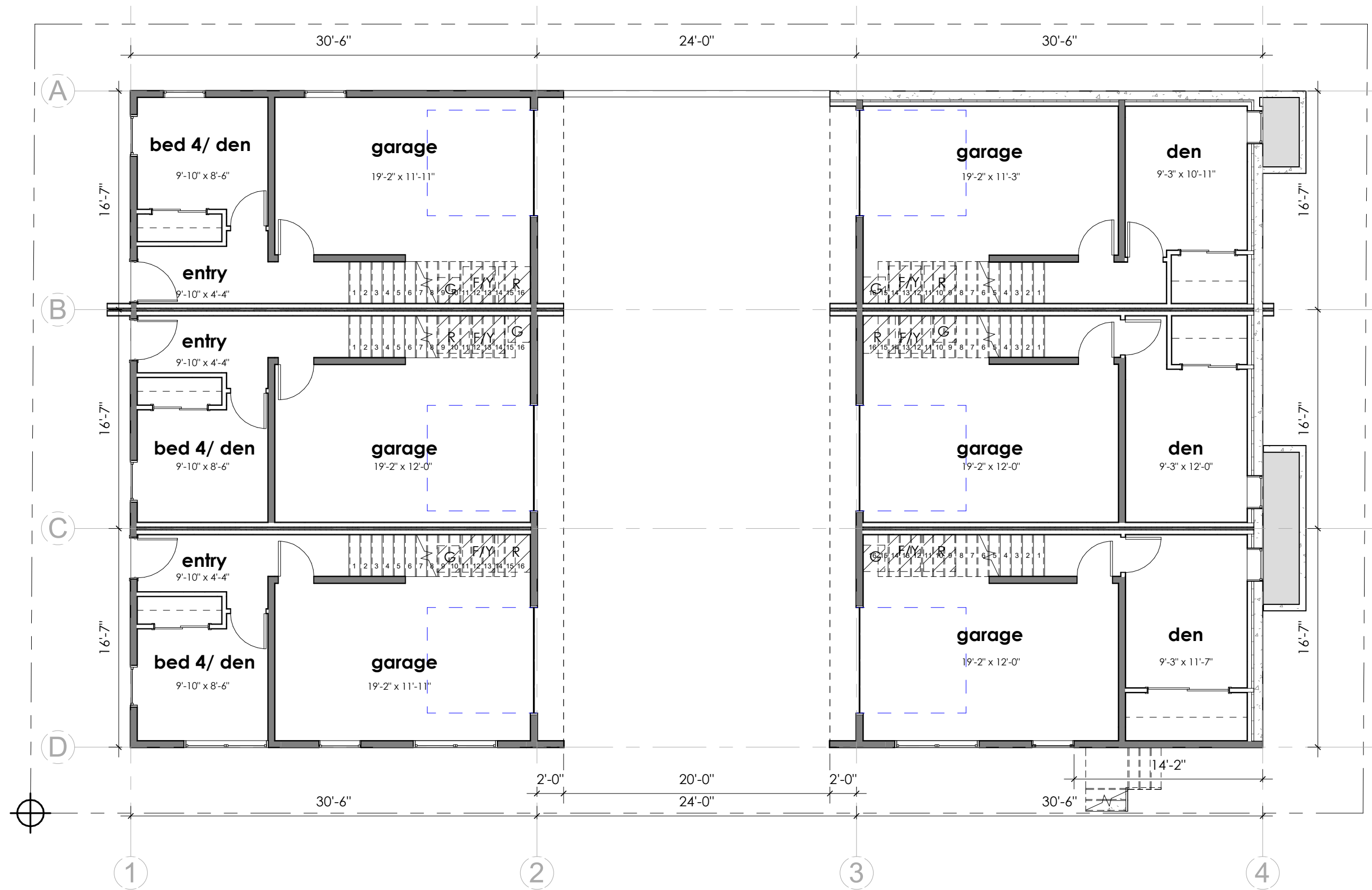


4. Raise front entries to create stoop condition off of sidewalk



5. Determine most visible portions of the building for high quality siding locations

Design Concept



LEVEL 1
SCALE: 1" = 10'-0"



Floor Plans



LEVEL 2
SCALE: 1" = 10'-0"

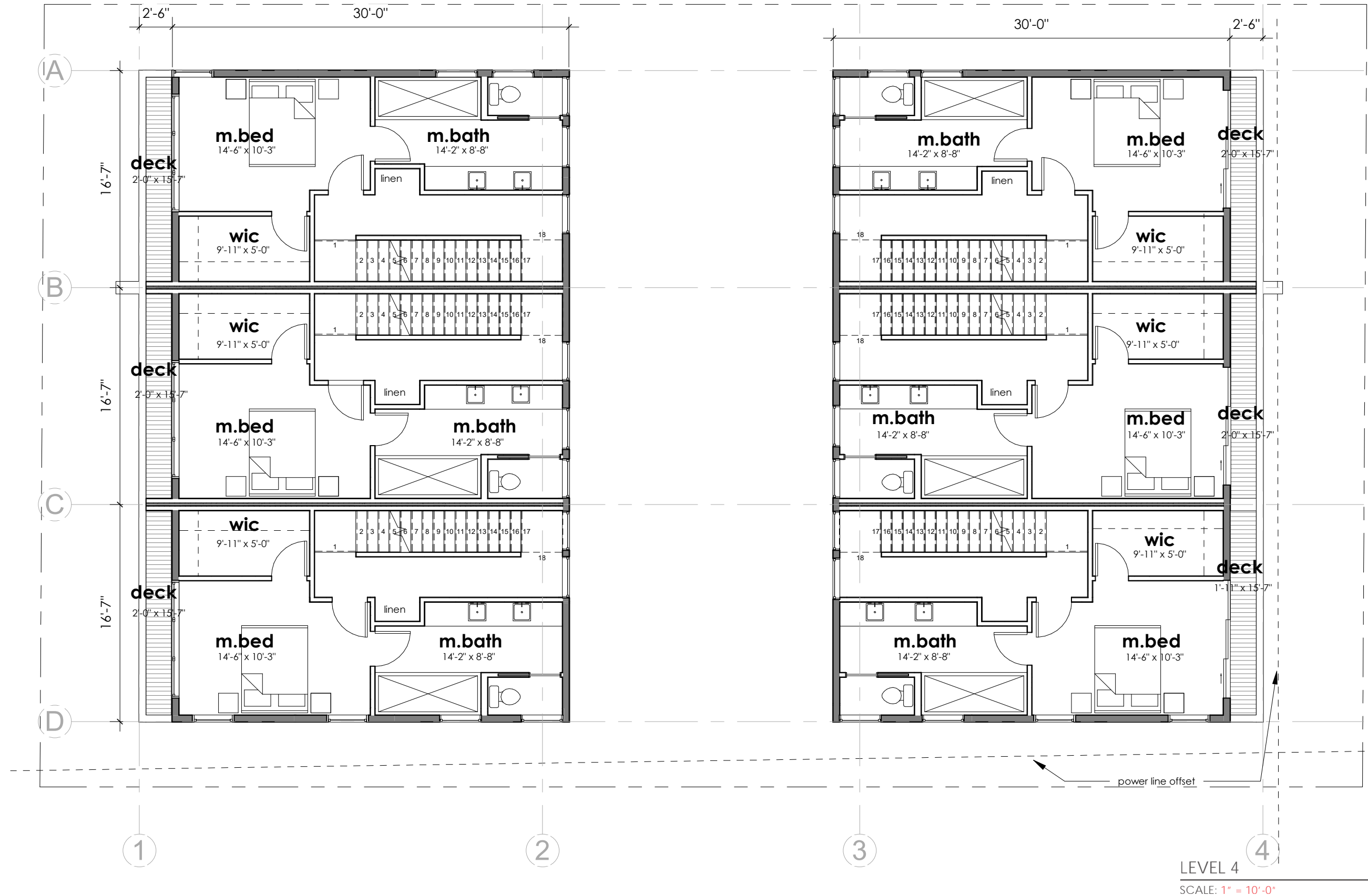
Floor Plans



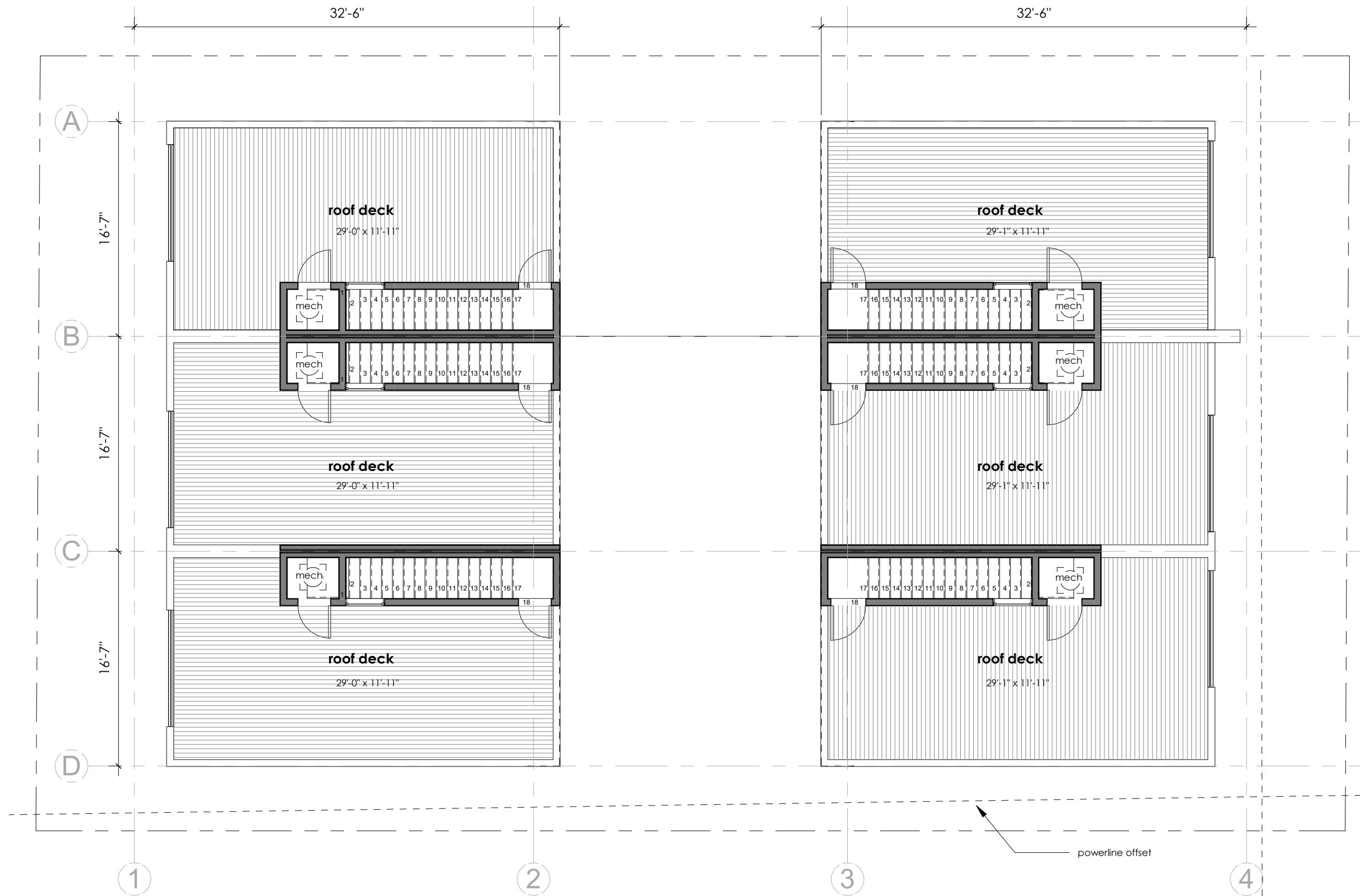
LEVEL 3
SCALE: 1" = 10'-0"



Floor Plans



Floor Plans

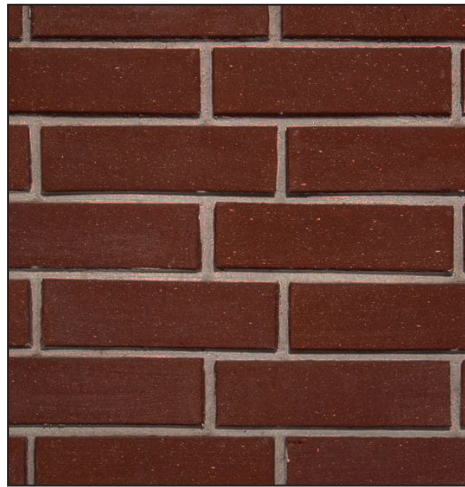


ROOF DECK
SCALE: 1" = 10'-0"



Floor Plans

1. Inca Red Brick

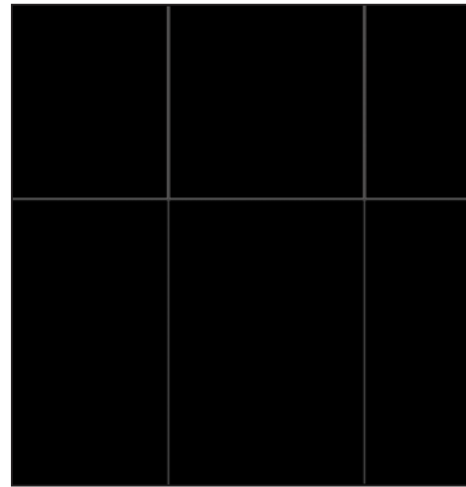


Red Brick Siding

Inca Red w/ medium gray grout

Utilized as the majority of the siding on lower levels

2. Black Panel

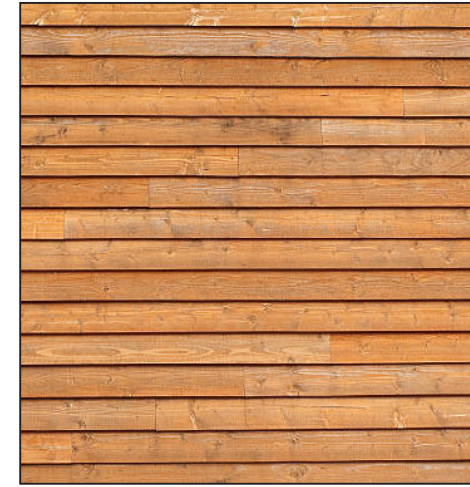


7/16" James Hardie Panel

Sherwin Williams #6258
Tricorn Black

Utilized at upper levels and in between window stacks as accent material

3. Cedar Wood



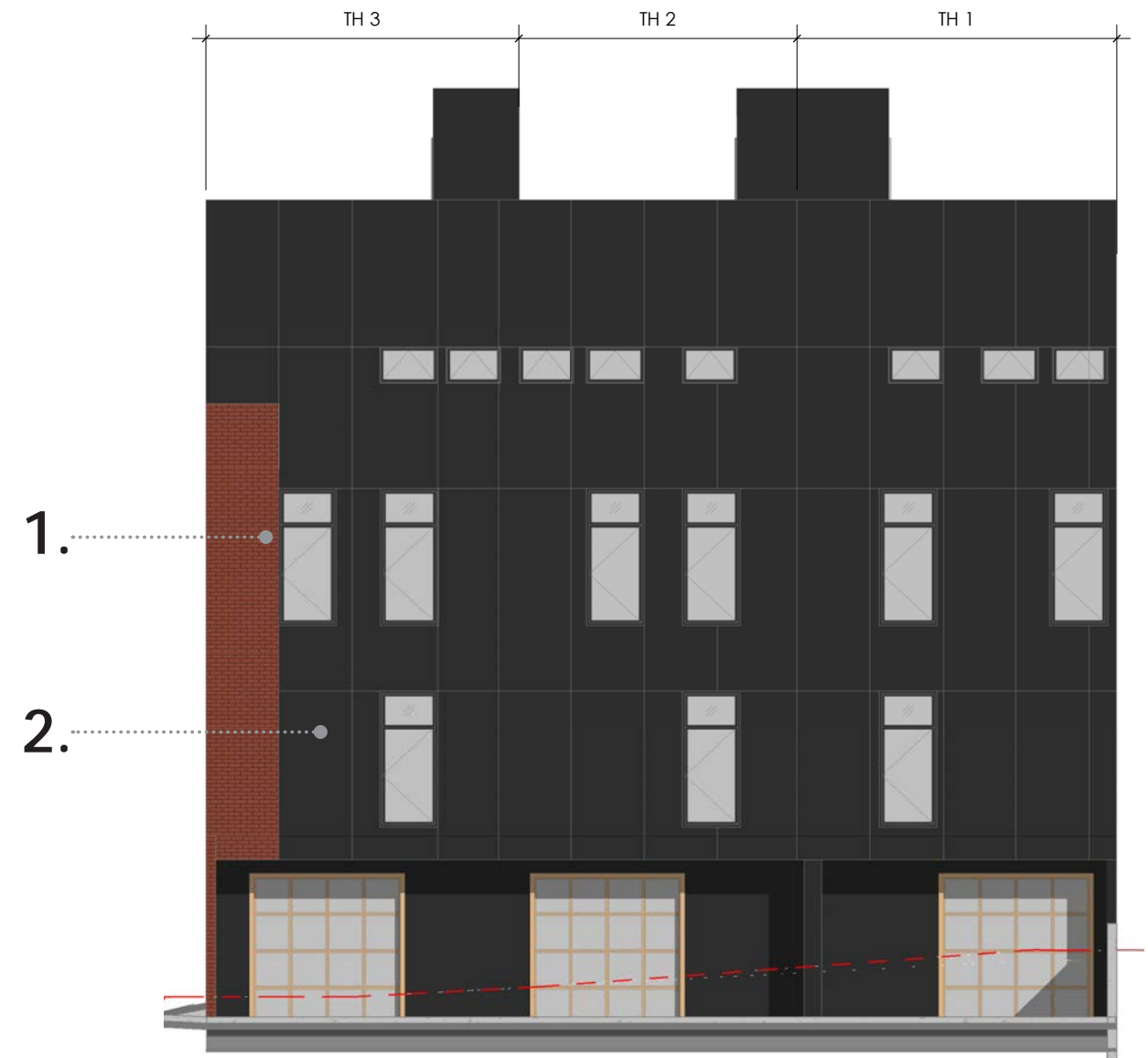
6" Cedar planks

Clear coat finish

Utilized on the under side of entry awnings



11TH AVE (EAST) ELEVATION TH 1-3
SCALE: 1"=10'-0"



EAST ELEVATION TH 4-6
SCALE: 1"=10'-0"

Building Elevations



WEST ELEVATION TH 1-3
SCALE: 1"=10'-0"

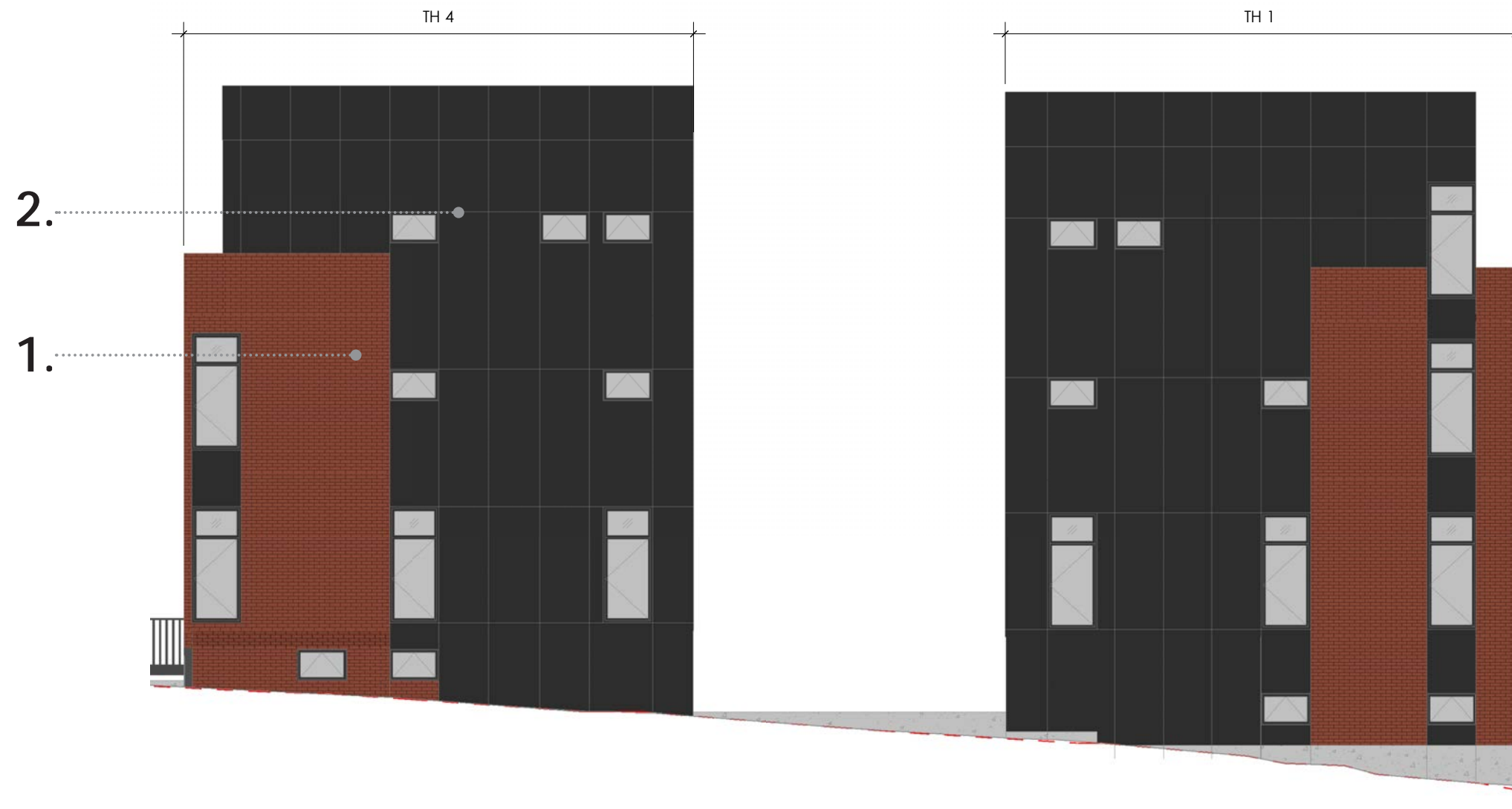


PARKSIDE (WEST) ELEVATION TH 4-6
SCALE: 1"=10'-0"

Building Elevations



E REPUBLICAN (SOUTH) ELEVATION TH 3 & 6
 SCALE: 1"=10'-0"



NORTH ELEVATION TH 1 & 4
SCALE: 1"=10'-0"



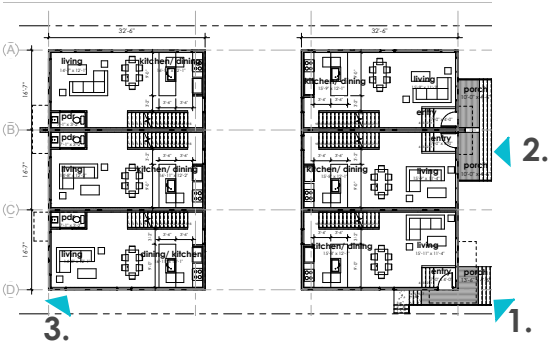
1. APPROACH FROM 11TH AVE E AND E REPUBLICAN ST CORNER



2. APPROACH FROM EAST ACROSS 11TH AVE E



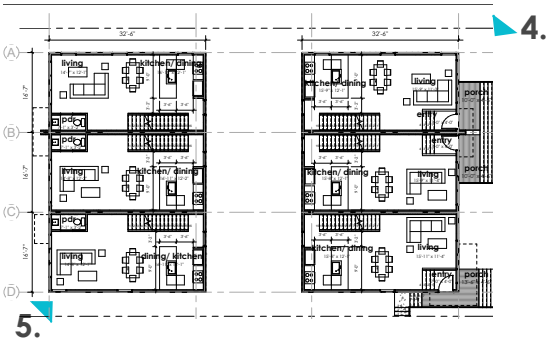
3. APPROACH FROM E REPUBLICAN ST



Renderings



4. AERIAL VIEW FROM NORTHEAST



5.



5. AERIAL VIEW FROM SOUTH WEST

Renderings

SETBACK ADJUSTMENT REQUEST:

PROPOSED DESIGN DEPARTURE:

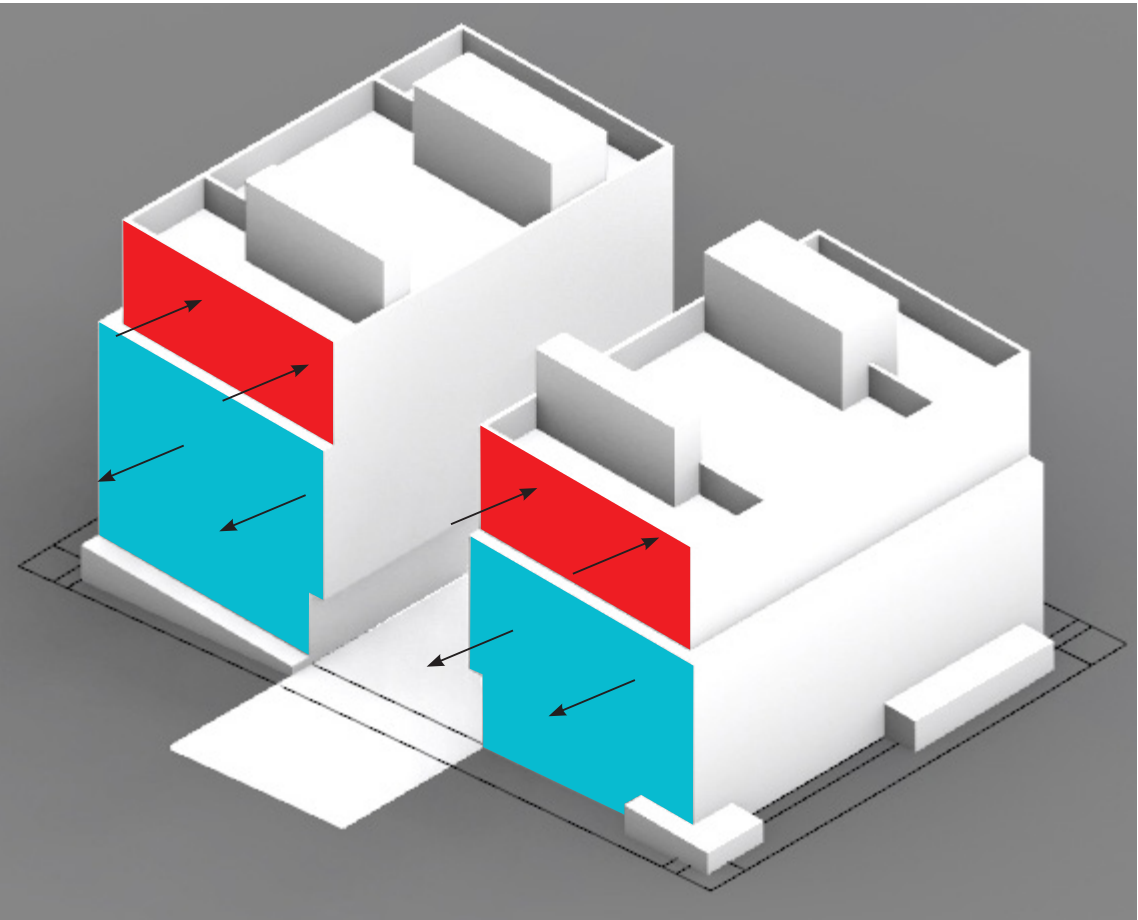
We are seeking 1 adjustment on this project to the allowed setbacks in SMC 23.45.518. Allowing a 6" encroachment into the South yard.

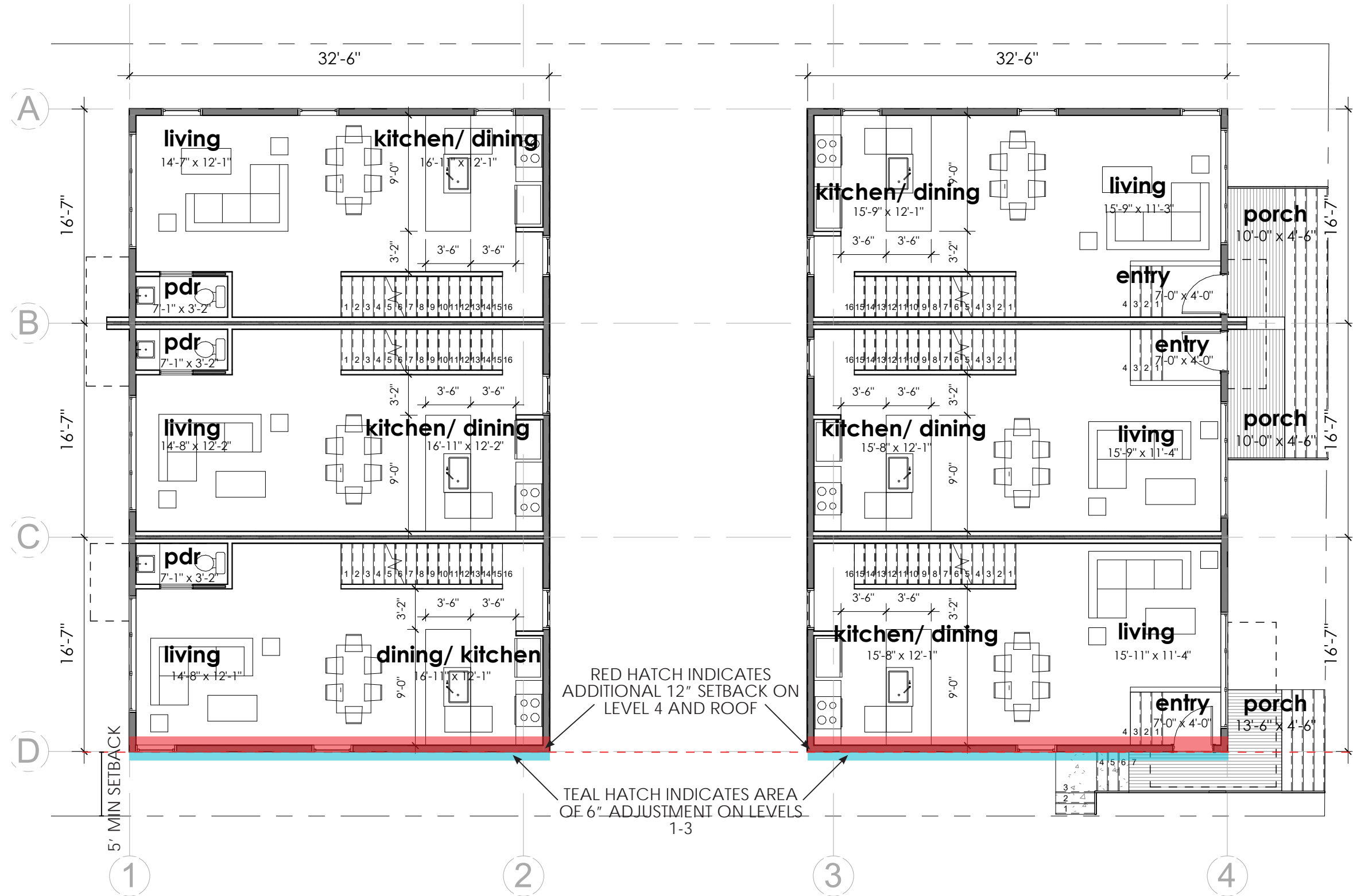
South side setback - 5'0 required, 4'6" on levels 1, 2, & 3 with adjustment.
6'0 setback on level 4

RATIONALE:

In order to better comply with Seattle design guidelines, specifically the guidelines in CS2.D - Height Bulk, and Scale we are requesting this adjustment to the setbacks. This will allow for greater building modulation on the facade fronting E Republican Ave. This adjustment would help reduce the perceived mass of the project from this street view by stepping back at the upper levels, allow us to emphasize the material transition at those levels, and add depth to the facade. The adjustment will only require a 6" encroachment into the allowed setback on levels 1-3 and then the building will set back 1' on level 4 and the roof deck as per the provided drawing and 3D diagram.

See site plan diagrammed on the next page.





Adjustment Request