



STREAMLINED DESIGN REVIEW PROPOSAL

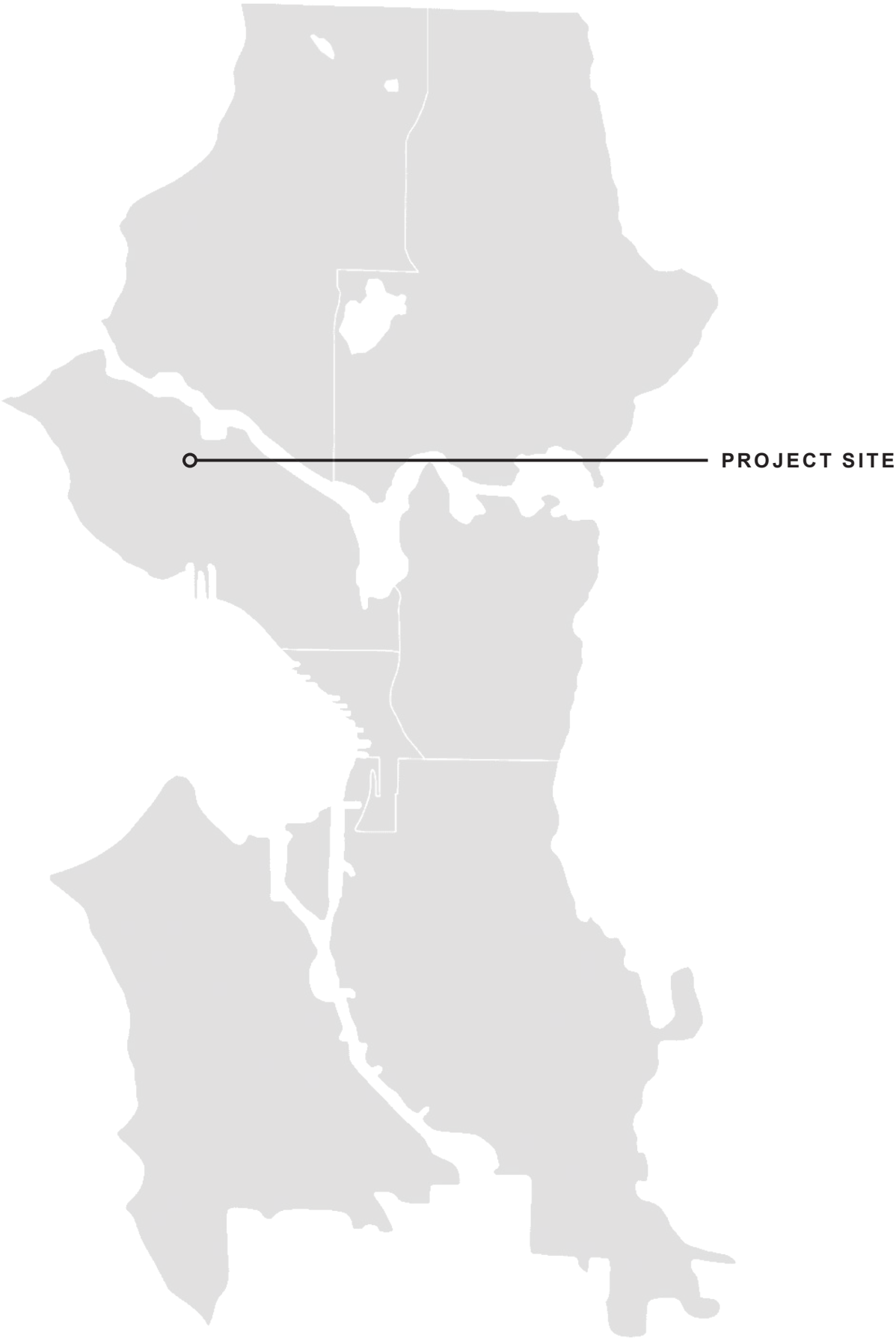
SDCI #3039686-EG
3256 21st Ave W
Seattle, WA 98199

Applicant:
Cone Architecture, LLC
1319 N 49th Street
Seattle, WA 98103
Contact: Emily Terzic

Owner:
Green City Development
14231 Lake Road
Lynnwood, WA 98087
Contact: Andrey Gidenko

Landscape Architect :
Root of Design
Contact : Devin Peterson

SDCI Contact :
Contact : Scott Reynolds
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VICINITY MAP



EXISTING SITE

The site is an existing rectangular parcel (APN 277060-2450) located between 21st Ave W and 22nd Ave W on the south side of Bertona St. The site area is 5,999 SF and measures approximately 120' wide by 50' deep. The site has a slope of 3 feet at the front of the site and a gradual one foot overall slope over the remainder of the site. Currently, the site has one single story house that will be demolished. Surrounding the proposed project site is a mix of one to three-level single-family homes, and three to four-story townhomes and row houses. Directly to the east of this property is an industrial zone and train depot. Directly to the south, the project site abuts a three-story townhome building. Directly to the west across 21st Ave W and north across W Bertona Street are several single-family residences and townhomes.

ZONING AND OVERLAY DESIGNATION

The project parcel is in a LR3 (M) zone. The site does not exist in an overlay district or parking flexibility area. LR1 (M), Industrial, and Commercial zones are all located within a few blocks of the project. There is a zone transition from LR3 (M) to LR1 (M) along 21st Ave W. The site does exist within a Landfill ECA.

DEVELOPMENT OBJECTIVES

The project proposes the construction of six (6) new rowhouses. The residences range from 1,300-1,650 square feet. As the site does not have a parking reduction, there will be six (6) surface parking stalls provided. The project site, due to its location in a desirable neighborhood with a high rate of new, higher density housing, is in a prime location for this project type.

NEIGHBORHOOD CUES

The immediate blocks are a mix of single-family and townhome buildings, commercial businesses, and mixed-use apartments. There is a variety of commercial buildings less than one block east along 20th Ave W, which includes several restaurants, professional services, and industrial spaces. Major bus routes are located one block to the west along 22nd Ave W such as the 31 and 33. The bus routes along 15th Ave W are within 15 minutes walking distance of the site, providing quick, rapid transit to the rest of the city. The Interbay Athletic and Golf facility is within a ten minute walk from the site.

This site is subject to the Citywide Design Guidelines.



- ZONING SUMMARY**
Zone: LR3 (M)
Overlay: None
- PROJECT PROGRAM**
Site Area: 5,999 SF
Number of Residential Units: 6
Number of Parking Stalls: 6
Approx. FAR = 9,991 SF
Approx. FAR Per Unit = 1,650 SF
- ADJUSTMENTS REQUESTED**
None



DEVELOPMENT STANDARDS SUMMARY

Address: 3256 21st Ave W, Seattle, WA
Parcel #: 277060-2450
Zoning: LR3 (M)
Overlays: None
Site Area: 5,999 SF

23.45.504 PERMITTED USES

Permitted outright: Residential

Proposed: Residential - Rowhouses

23.45.514 STRUCTURE HEIGHT

Zoning:	LR3 (M)
Allowed Maximum Base Height:	40'-0"
4'-0" additional for rooftop features (parapets, clerestories, etc.)	44'-0"
6'-0" additional allowed for stair penthouses:	50'-0"

Proposed:
Roof Height: 38'-4"
Stair Penthouse Height: 48'-4"

23.45.510 FLOOR AREA RATIO

Maximum FAR: 1.8 (5,999 SF) = 10,798 SF ALLOWABLE

Proposed: 9,882.96 SF

23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES

Maximum width:	No limit (Rowhouses)
Maximum facade length:	119.92' (.65) = 77.95'

Proposed: 52'-0"

23.45.518 SETBACKS REQUIREMENTS

Allowable Setbacks	
Front Setback:	5'-0" minimum
Rear Setback:	0'-0" (with alley)
Side Setback (facades < 40'):	3'-6" minimum

Proposed:
Front (West): 5'-0"
Rear (East): 23'-0"
Side (North): 3'-6" minimum
Side (South): 3'-6" minimum

23.45.524 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .6 or greater, per Section 23.86.019, is required for any lot within an LR zone if construction of one or more new dwelling units is proposed.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

Proposed: Green factor score meeting a minimum of 0.6,
Street trees to be provided

23.45.522 AMENITY AREA

Required:	25% of lot area (50% provided on ground level)
	25% x 5,999 SF = 1,499.75 SF (749.88 SF at ground level)

Proposed: 3,180 SF Total
1,458 SF Ground

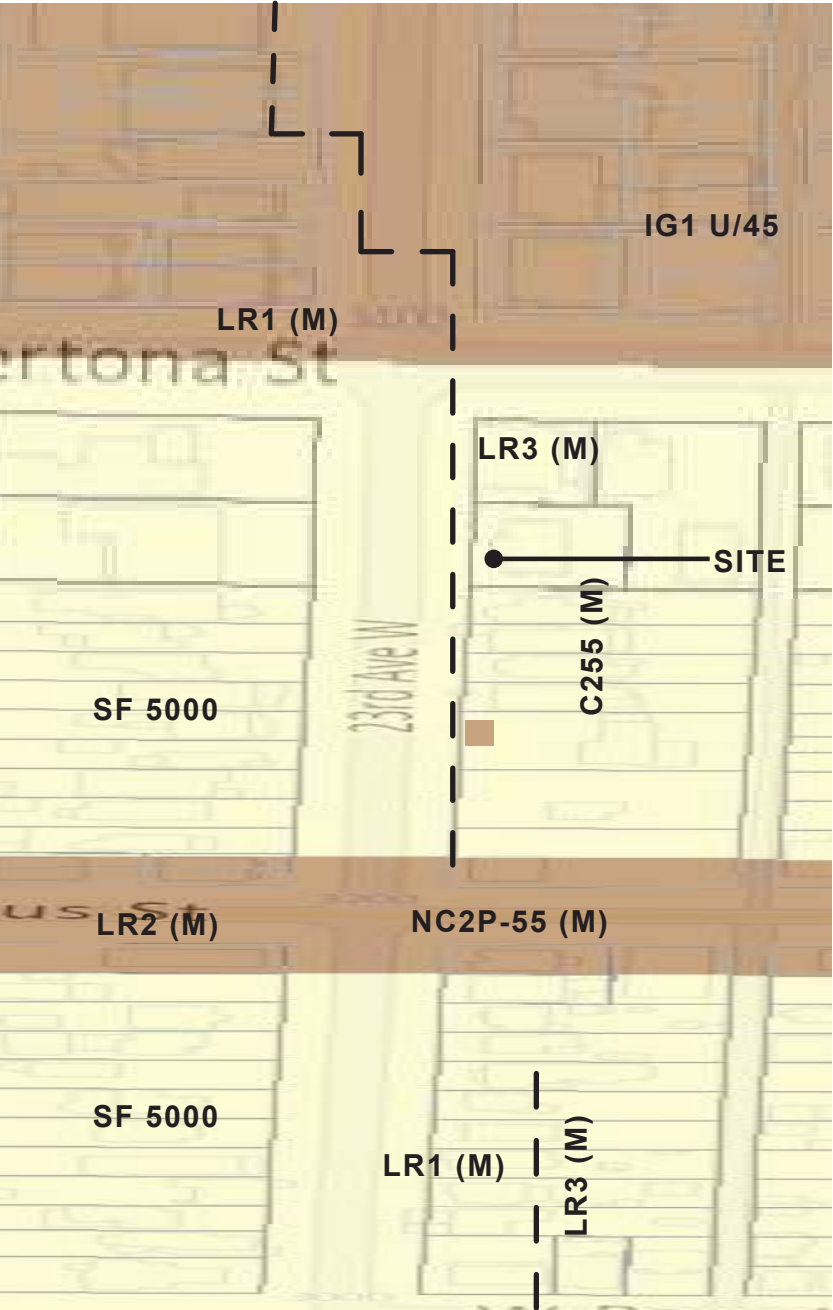
23.54.015 REQUIRED PARKING

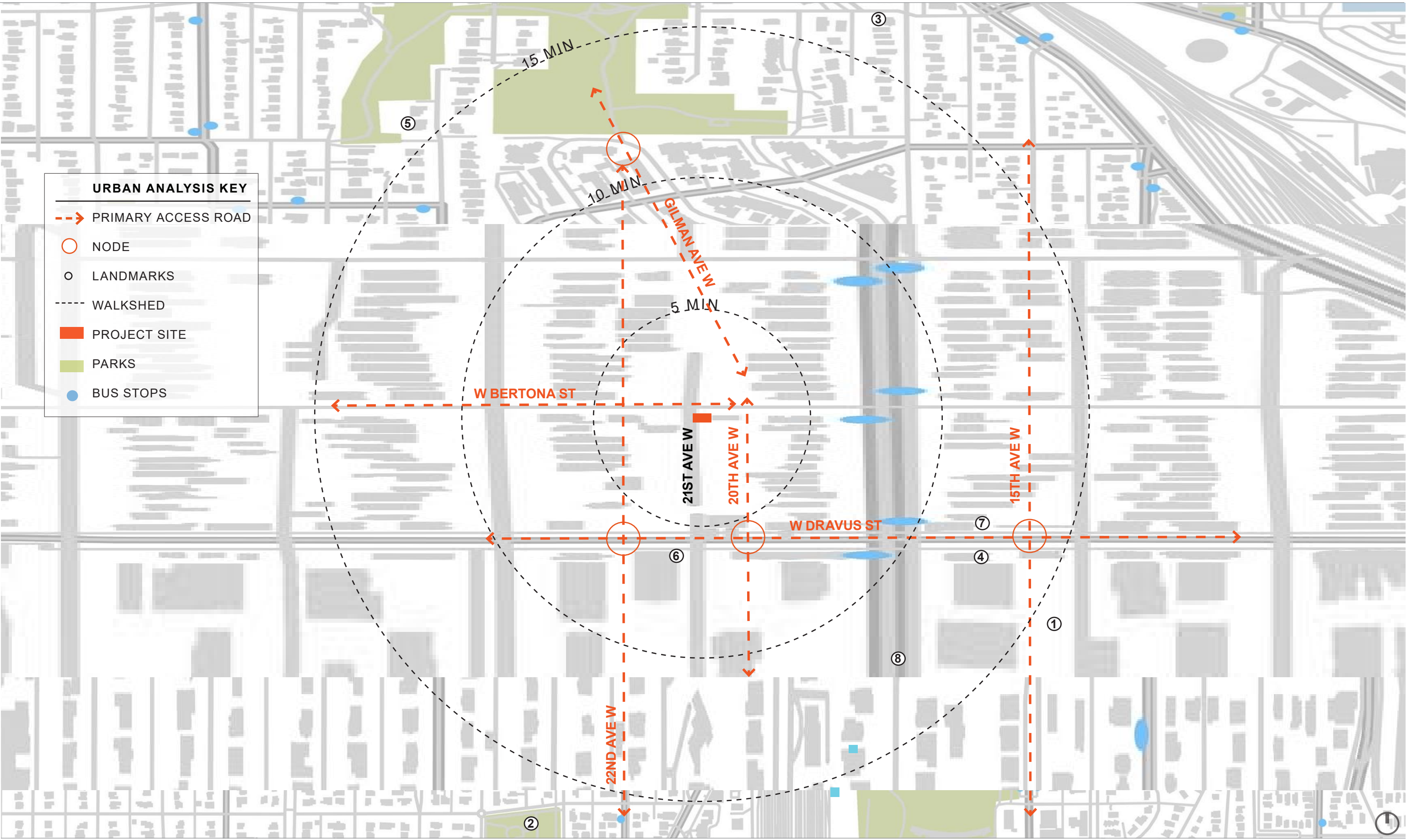
The project location provides frequent transit service and is located in an Urban Village, no parking is required. One long term bicycle parking stall per unit. One short term bicycle parking stall per 20 units, rounded to nearest even number.

Proposed:	
Vehicle Parking:	6 stalls
Short Term Bicycle Parking:	2 stalls
Long Term Bicycle Parking:	6 stalls

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Proposed: Hybrid solid waste storage
Trash: (6) 35-gals carts, individual use
Recycling: (3) 96-gal cart, shared
Compost: (1) 96-gal cart, shared







COMMUNITY OUTREACH SUMMARY

1. Printed Outreach:

Printed Outreach: Cone Architecture administered direct mailings to residences and businesses within an approximate 500 ft radius of the proposed site - Project address: 3256 21st Ave W, Seattle, WA 98199. The flyer that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with a survey link, a project website link, where additional information about the project can be found, and a site location map.

Date: Flyers were mailed 05/26/2022
Materials attached: Image of Outreach Flyer

2. Electronic/Digital Outreach:

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

Survey link: <https://www.surveymonkey.com/r/JRB9ZX7>
Public informed by: Printed Outreach Flyer
Date: Survey launched 05/30/2022
Survey closed 06/20/2022

Materials Attached: Screenshot of Survey Monkey website.

Cone Architecture received 12 responses to the survey that was created through Survey Monkey:

1. What is your connection to this project:
 - 12 respondents said “I live very close to the project”
2. What is most important to you about a new building on this property:
 - 7 respondents said “That it is nice looking”
 - 3 respondents said “That it looks unique and interesting”
 - 7 respondents said “That it is affordable for residents and/or businesses”
 - 5 respondents said “That is designed to be family-friendly”
 - 7 respondents said “That it is designed with environmental sustainability in mind”
 - 2 respondent said “Other”, specifying the following:

“While constructing row houses you can consider removing the front window and shrinking the width down to the front door width. This way you can squeeze in 12 row houses in the same spot.”

“That it not block out sunlight and dwarf out existing neighbors.”
3. What concerns do you have about this project:
 - 5 respondents said “Construction noise/impacts”
 - 5 respondents said “That I will not like the way it looks”
 - 6 respondents said “That it will not be affordable”
 - 4 respondents said “That it will feel out of scale from the other buildings nearby”
 - 6 respondents said “That it will make driving and parking in the neighborhood more difficult”
 - 3 respondents said “Other” and specified the following:

“Too many space in each unit.”

“This is LR3 zoning near rapid transit come year 2035. Why more 3-story rowhouses with bumper-car parking spaces?”

“A recent townhouse development project is in the final stages of completion on 23rd avenue and the last two years of noise and dust has been painful...”

4. Is there anything else specific about this property or neighborhood that would be important for us to know? Responses were the following:

- “I am amazed by a greediness of the modern developers. However, you have a room to cut your costs even more! Just be more creative in planning! For instance, you can consider a single front door per two units, thus you can substantially reduce your costs.”
- “This area is underserved by various services (see e.g. Gigcar map or Zipcar locations, no grocery store on this side of the bridge), higher density would make it more attractive.”
- “This is a family oriented neighborhood, people care. It’s sad to see homes destroyed for developers profits. The current triplex offers affordable housing. The developer should have to pay money to help with housing relocation expenses. They work in the neighborhood and have children in the neighborhood schools.”
- “An arborist report is needed especially for the street tree on 21st Ave W at the southwest corner.”

3. Additional Electronic/Digital Outreach:

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

Website address: cone-outreach.com/bertonarow
Date: Website launched 05/302022
Website closed 06/21/2022
Materials attached: Screenshot of project website.

Cone Architecture received 1 response from the interactive website:

- “We request a public meeting for the proposed buildings at 3256 21ST AVE W. This is why:
1) Build up rather than out: this area is zoned for 5-story residential buildings... especially important when affordable dwellings are sought within walking distance of a future rapid transit station (by QFC). Why more market-rate 3-story rowhouses selling for over \$700,000? (Only 10,200 Sq Ft within Lot of 6,000 sq ft.)
2) Try stacking a three-story dwelling on top of a two-story dwelling. The slope up from the alley to the street will provide easier walk up access to the upper dwellings.
3) Thank you for retaining 5 existing street trees on Bertona and contact SDOT’s arborist to see how much space is needed to protect the critical root zone.
4) There is space on site to modulate the first floor massing and shift the exterior wall and foundations to the south to clear critical root zones. Large trees are Seattle’s only defense to combat local heat islands.
5) provide us a website survey of residential facades that Cone has done so we may select our favorites. Many are tired of \$700k boxes bleeding Seattle of style and dignity.”

CONE

ARCHITECTURE

Bertona Row

3256 21st Ave W, Seattle, WA 98199
Early Outreach for Design Review

About the project

Green City Development, LLC and Cone Architecture are partnering on a project on the south side of W Bertona St off 21st Ave W. The new development will be 6 new townhouses with surface parking. Planning has just begun, and construction could start as early as Summer 2023.

ADDRESS: 3256 21ST AVE W, SEATTLE, WA 98199
SDCI RECORD NUMBER: 3039686-EG
APPLICANT: CONE ARCHITECTURE
CONTACT: EMILY TERZIC
bertonarow@cone-arch.com
206-693-3133



Take our survey

Use this online survey to provide feedback.

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

This survey link will be available through 06/20/2022.

Take Survey

Additional information

You can track our progress through the permitting process. Search the project address "3256 21st Ave W" or project number "3039686-EG" in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

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

Share your thoughts

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

Submit

CONE

ARCHITECTURE



ONLINE SURVEY
<https://www.surveymonkey.com/r/JRB9ZX7>
Go to the link or scan the QR code.
Available from May 30th - June 20th, 2022.

PROJECT WEBSITE
<https://www.cone-outreach.com/bertonarow>

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

Project Name
Bertona Row

Project address
3256 21st Ave W, Seattle, WA 98199

SDCI record number
3039686-EG

Project Contact
Emily Terzic
CONE Architecture
bertonarow@cone-arch.com
206-693-3133

About the project

Green City Development, LLC and Cone Architecture are partnering on a project on the south side of W Bertona St off 21st Ave W. The new development will be 6 new townhouses with surface parking. Planning has just begun, and construction could start as early as Summer 2023.

Share your thoughts

We want to hear from the community about the Bertona Row project. Please share your concerns and priorities for this new development and for the neighborhood overall by taking the online survey.

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

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

Additional Information

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

SCREENSHOT OF PROJECT WEBSITE

IMAGE OF OUTREACH FLYER



Bertona Row

Project Address: 3256 21st Ave W, Seattle, WA 98199

About the Project:

Green City Development, LLC and Cone Architecture are partnering on a project on the South side of W Bertona St off 21st Ave W. The new development will be 6 new townhouses with surface parking. Planning has just begun, and construction could start as early as Summer 2023.

Share your Thoughts:

We want to hear from the community about the Bertona Row project. Please share your concerns and priorities for this new development and for the neighborhood overall by taking the online survey or by visiting the website:

www.cone-outreach.com/bertonarow

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

Additional Information:

You can track our progress through the permitting process. Search the project address "3256 21st Ave W" or project number "3039686-EG" in the Design Review Calendar and the Seattle Services Portal.

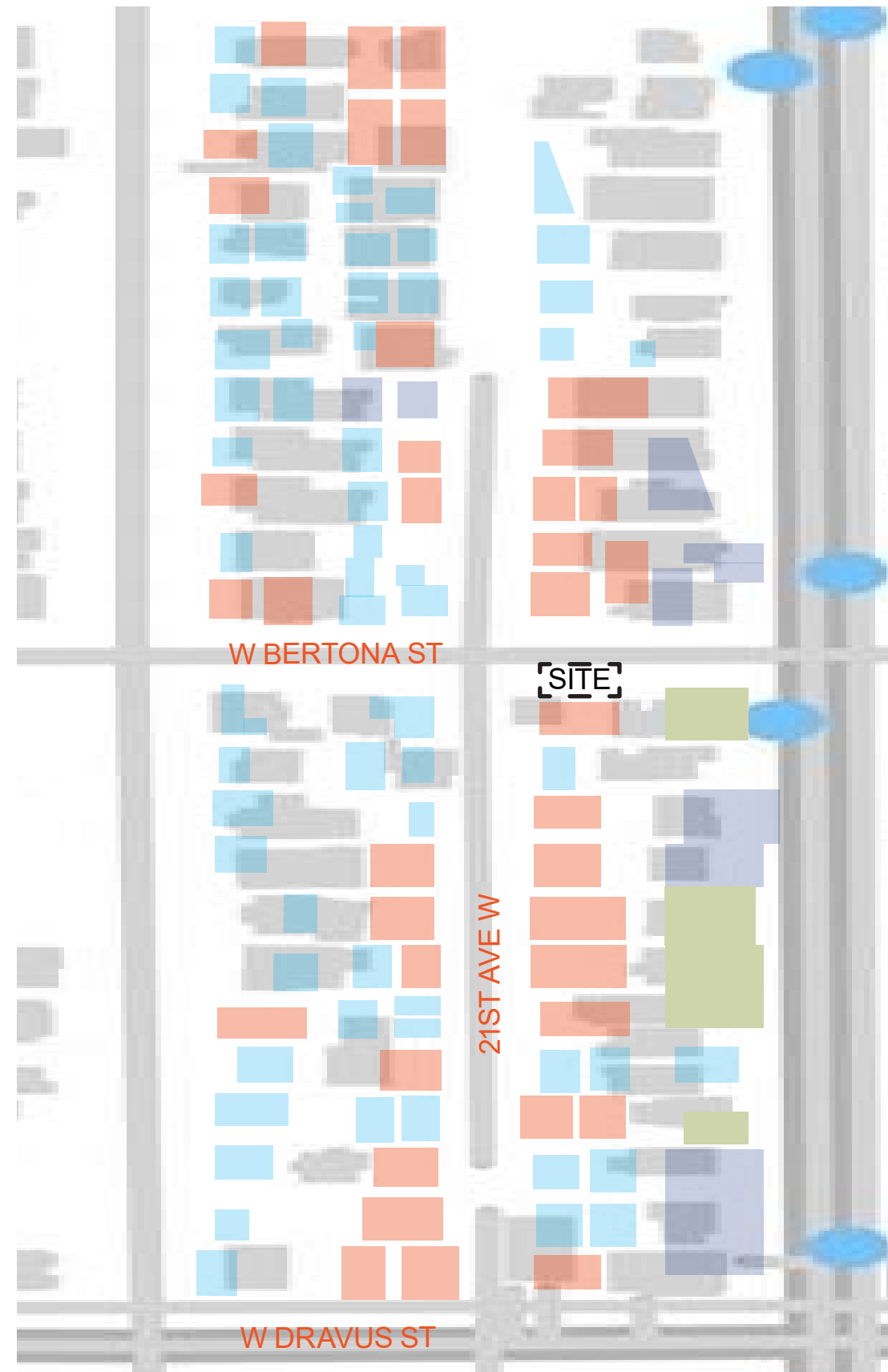
Take an Online Survey:

Use this online survey to provide feedback. This survey will be available through 06/20/2022.

Bertona Site



SCREENSHOT OF SURVEY MONKEY



NEIGHBORING USES

The neighborhood uses surrounding the site consist mostly of single-family homes, townhomes, and row houses. Multi-family developments are increasing to the south of the project. Industrial and commercial services are located to the east at the zoning change. The recent developments in this area are setting precedent for the future of the design of the neighborhood's housing, which is likely to continue to evolve as denser housing is provided.

- INDUSTRIAL
- SINGLE FAMILY
- MULTI-FAMILY
- COMMERCIAL



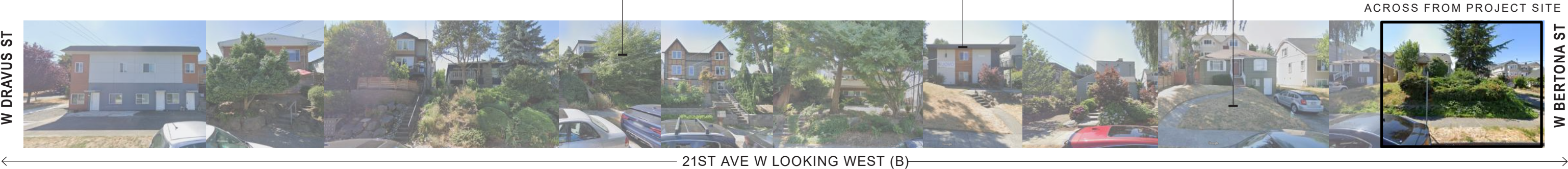
ADJACENT TOWNHOME BUILDING
STREET FACING BALCONIES

RELATIONSHIP OF EXTERIOR SPACES

EXTENDED EAVES

LIFTED ENTRY AT STREET

TRADITIONAL GABLE ROOF FORMS





INDUSTRIAL ZONING

RESIDENT PARKING OFF ALLEYWAY

MINIMAL MATERIAL VARIATION AT ALLEY FAADE

ADJACENT TOWNHOME BUILDING

ACROSS FROM PROJECT SITE



ALLEYWAY LOOKING EAST (A)



ALLEYWAY LOOKING WEST (B)

PROJECT SITE



A - NORTH WEST CORNER OF 21ST AVE W AND BERTONA



B - NORTH EAST CORNER OF 21ST AVE W AND BERTONA



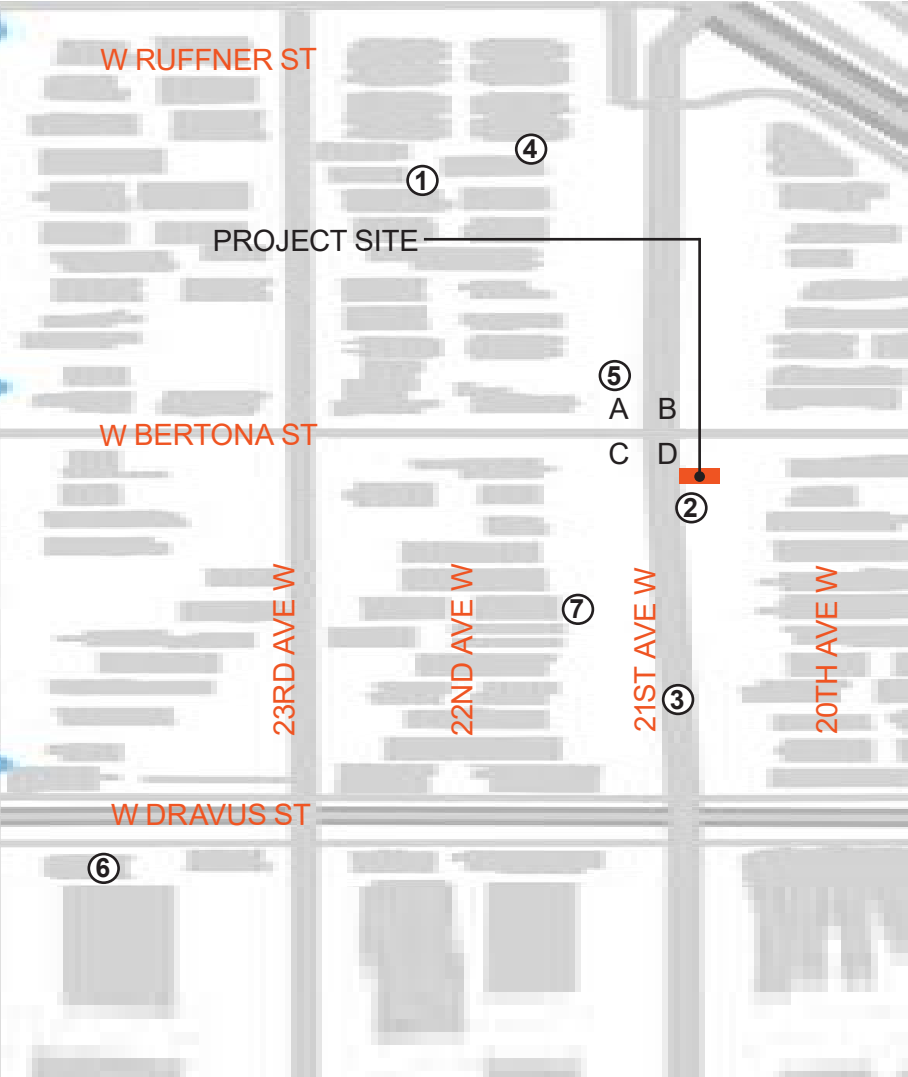
C - SOUTH WEST CORNER OF 21ST AVE W AND BERTONA



D - SOUTH WEST CORNER OF 21ST AVE W AND BERTONA

SURROUNDING CONTEXT ANALYSIS

The project location provides an urban suburban mix feel and most residents own their homes. It offers bars, restaurants, coffee shops, and parks. The project site is located at the corner of 21st Ave W and Bertona Street, where there is a mix of recent modern homes, along with traditional homes that have particular secondary architectural qualities. By embracing these diverse architectural elements and the use of landscape, the street facing facades and maintained trees will better connect with the neighborhood context.





22ND AVE W TOWNHOMES ①



ADJACENT TOWNHOMES ②



21ST AVE W TOWNHOMES ③



NEW 22ND AVE W TOWNHOMES ④



21ST AVE W TOWNHOMES ⑤

SURROUNDING CONTEXT ANALYSIS

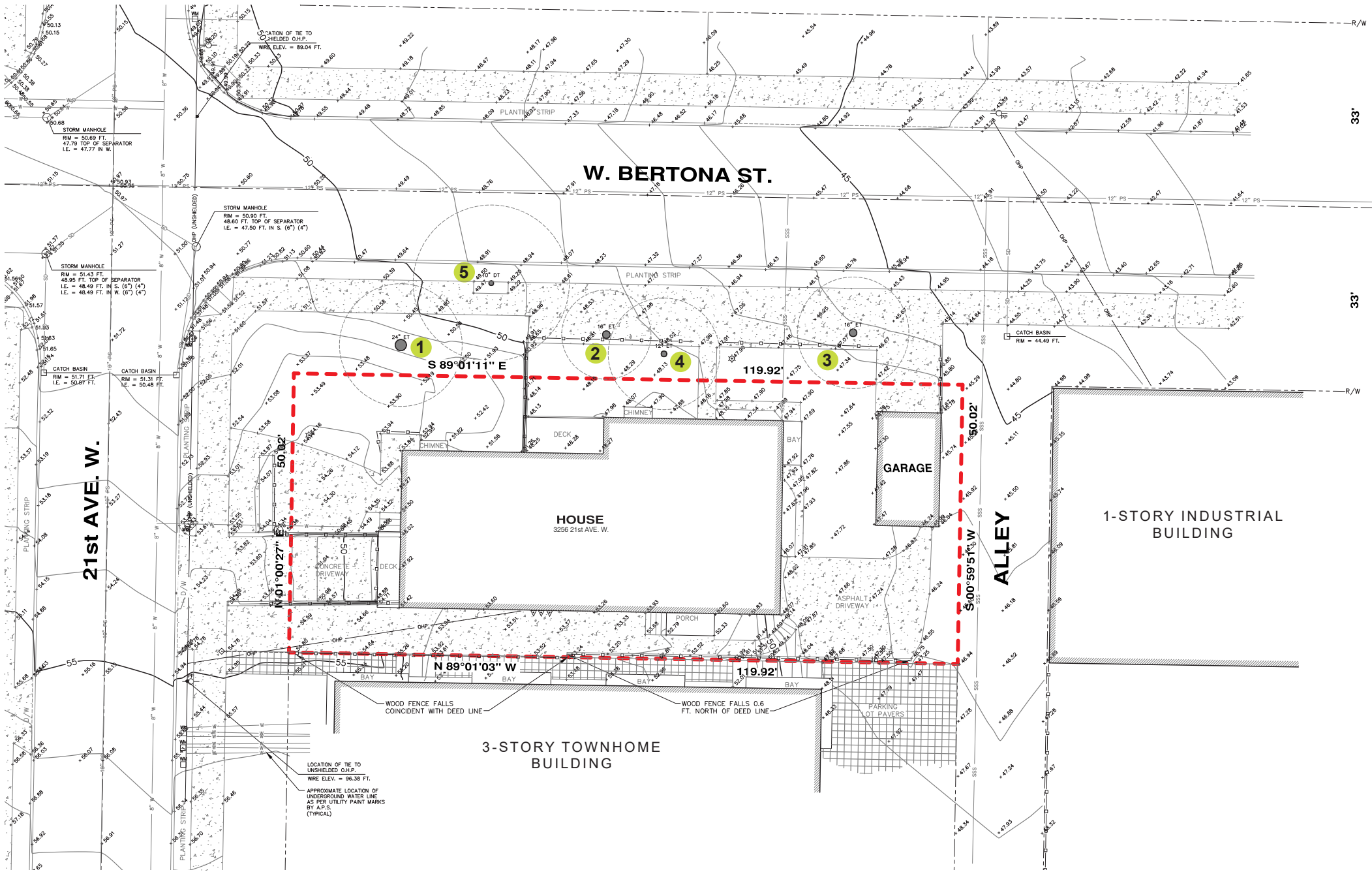
New developments within close proximity of the project lean toward more modern massing expressions with materials that contrast between rustic wood materials in warm cedar tones and industrial-inspired concrete and panel siding in cooler shades. This unique mix offers flexibility within the material selection, and provides to opportunity for individual expression for the future tenants. The project design will respond to the context through variations of materials and tones that relate to the adjacent buildings. Multiple exterior decks and indoor/outdoor relationships exist within the neighboring buildings. The proposed design will also include opportunities of exterior, livable space besides the roof decks.



NEW 24TH AVE W TOWNHOMES ⑥



NEW 21ST AVE W TOWNHOMES ⑦



SURVEY ⓘ

EXISTING SITE CONDITIONS

The site has an existing single family and detached garage. The lot abuts 21st Ave W to the west and an alley to the east. The lot has a gradual slope up of nine feet over the 120 feet.

LEGAL DESCRIPTION

Lot 1, block 18, Gilman’s addition to the city of Seattle, as per plat recorded in volume 5 of plats, page 93, records of King County, Washington

TREE RETENTION AND PROTECTION

No trees on the property meet the threshold diameter to be classified as exceptional and therefore no trees are required to be retained or protected.

ARBORIST REPORT, SHOFFNER CONSULTING, LLC

	Species	Dbh	CSD	Condition and Status
1	English holly (Ilex aquifolium)	17"	16'	Fair condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
2	Arborvitae (Thuja occidentalis)	6"	6'	Fair condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
3	Arborvitae (Thuja occidentalis)	6"	6'	Fair condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
4	Arborvitae (Thuja occidentalis)	5"	6'	Fair condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
5	Pear (Pyrus sp.)	10"	16'	Fair condition and health. Does not meet the threshold diameter to be classified as exceptional. Located off-site within the right-of-way.

DATED MARCH 3, 2022



PROPOSED SITE PLAN



SITE PLANNING + LANDSCAPE APPROACH

The project contains 6 street-facing rowhouses with main entries connected to the pubic right of way. Solid waste is located along the side of the auto court and shielded from view of the street and sidewalk. Bike parking spaces are also located off the autocourt at a covered location. Vehicular access is from the east of the site off the alley and utilizes a shared auto court with 6 surface parking stalls.

The landscape concept provides a variety of green spaces and vegetation that allows for lush greenery along the resident entry pathways and open hardscaped areas. Landscape at the front of each residence provides privacy between each entryway, street, and interior living spaces. Plant selections include native and durable species that will withstand Seattle weather as well as pedestrian and vehicular traffic. Vegetation is used to assist with privacy at the rear patios, both between one another and from the autocourt.



CAREX TESTACEA



EUONYMUS FORTUNEI
'EMERALD GAIETY'



GAULTHERIA SHALLON



LIRIOPE MUSCARI



NANDINA DOMESTICA
'SIENNA SUNRISE'



POLYSTICHUM MINITUM



SITE LIGHTING PLAN

The lighting concept is to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the building. Primary lighting will be provided at all unit entries and pathways, with smaller, architectural fixtures at parking and patios. All exterior lighting will be shielded away from neighboring buildings and focus the illumination on walkways and private amenity spaces.

PROPOSED SITE LIGHTING PLAN



1 SCONCE LIGHTING



2 SOFFIT LIGHTS



3 PATHWAY LIGHTS

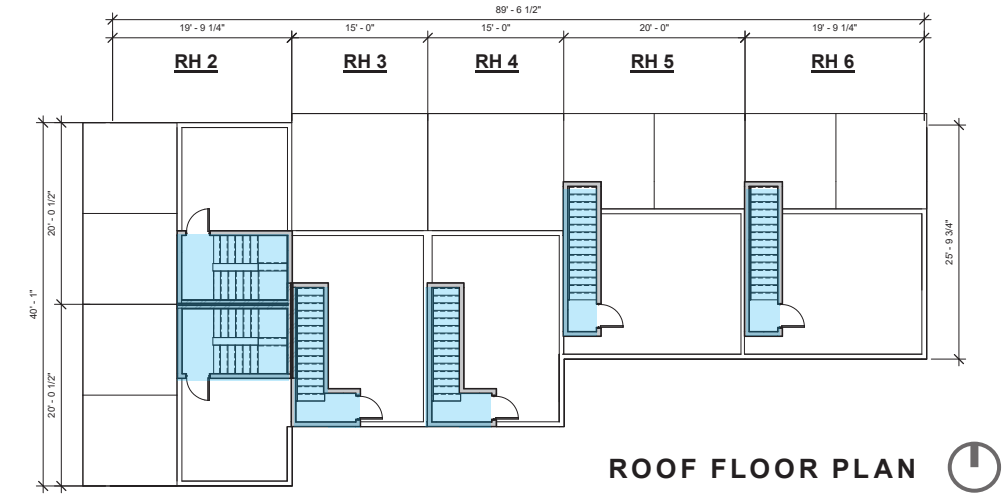


4 MOTION SENSOR LIGHT

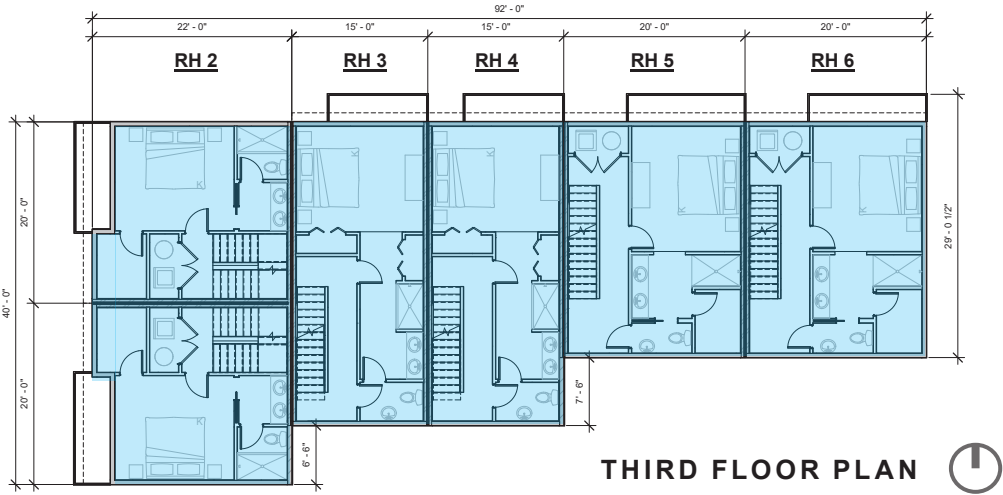
FAR & GFA DIAGRAMS

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

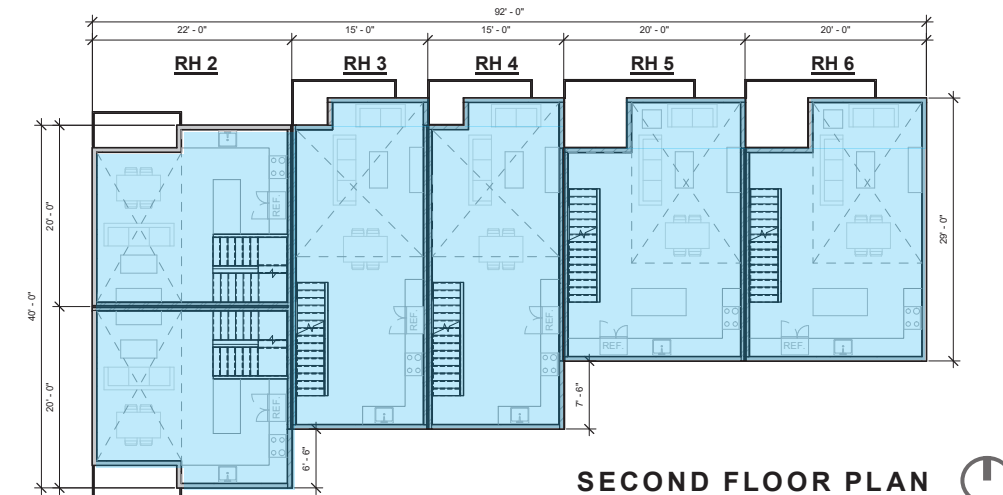
- FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES. GFA TO INCLUDE STUD THICKNESSES PER 23.84A.014.
- PARKING AREA ENCLOSED OR COVERED BY A STRUCTURE INCLUDED IN FAR CALCULATIONS PER 23.86.007.A.3.



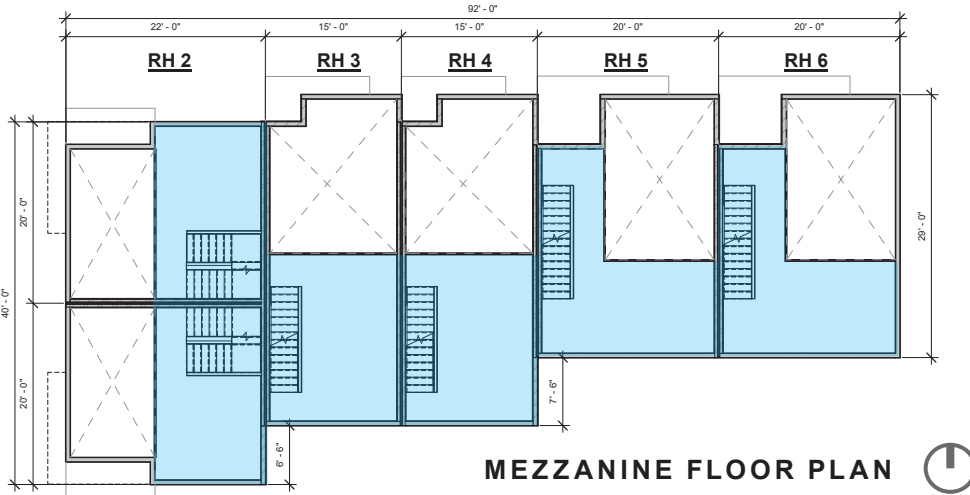
ROOF FLOOR PLAN



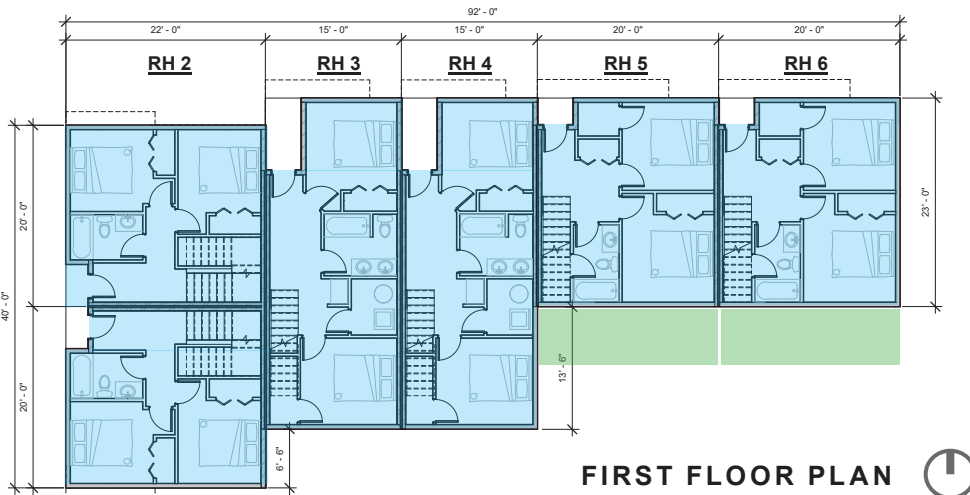
THIRD FLOOR PLAN



SECOND FLOOR PLAN



MEZZANINE FLOOR PLAN



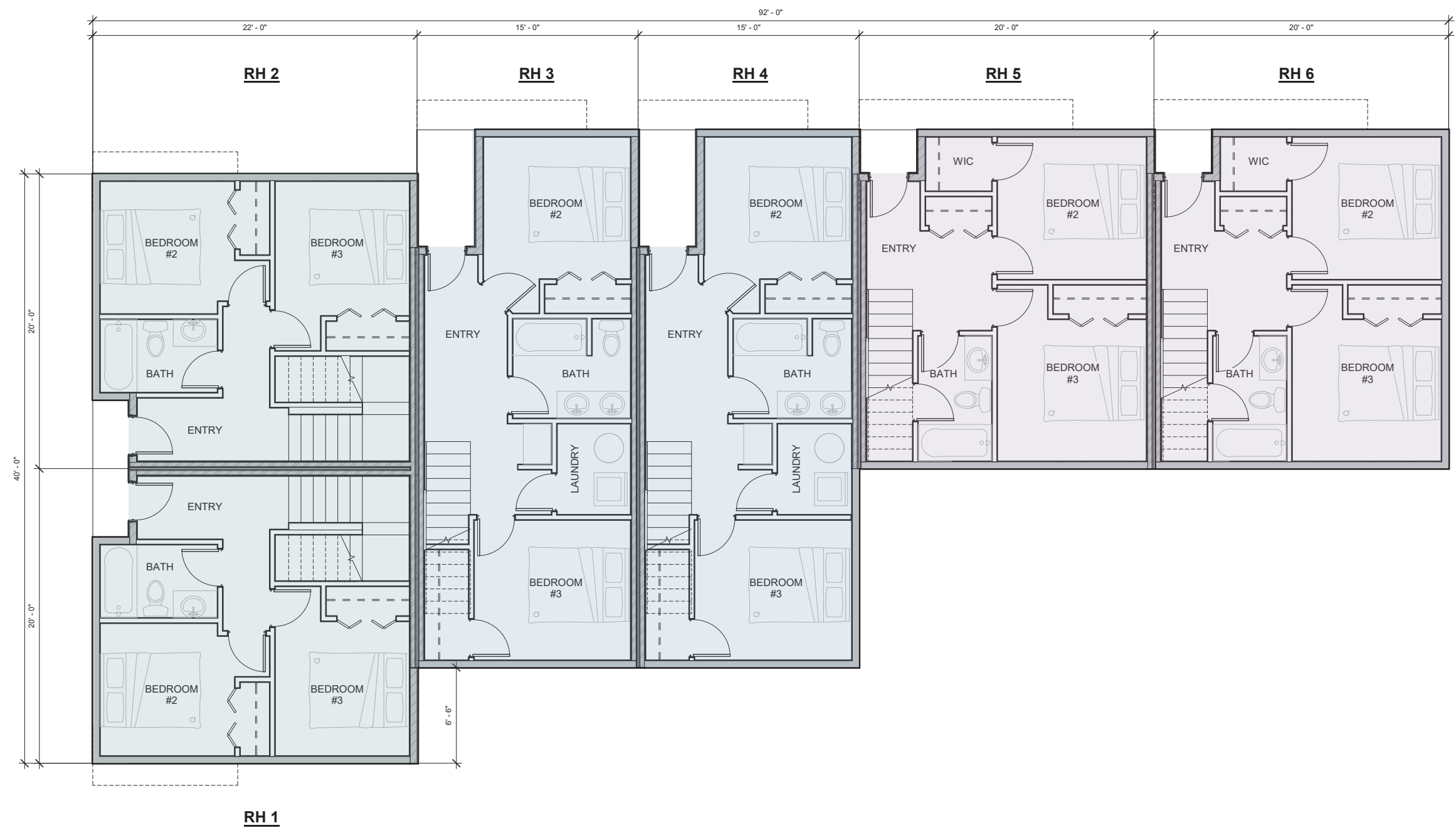
FIRST FLOOR PLAN

FAR CALCULATIONS

ROWHOUSE 1	
FIRST FLOOR	399.83 SF
SECOND FLOOR	376.42 SF
MEZZANINE	221.71 SF
THIRD FLOOR	375.67 SF
TO ROOF	82.15 SF
	1455.78 SF
ROWHOUSE 2	
FIRST FLOOR	399.83 SF
SECOND FLOOR	376.42 SF
MEZZANINE	221.71 SF
THIRD FLOOR	375.67 SF
TO ROOF	82.15 SF
	1455.78 SF
ROWHOUSE 3	
FIRST FLOOR	466.10 SF
SECOND FLOOR	486.40 SF
MEZZANINE	259.48 SF
THIRD FLOOR	456.06 SF
TO ROOF	55.40 SF
	1723.44 SF
ROWHOUSE 4	
FIRST FLOOR	466.10 SF
SECOND FLOOR	486.40 SF
MEZZANINE	259.48 SF
THIRD FLOOR	456.06 SF
TO ROOF	55.40 SF
	1723.44 SF
ROWHOUSE 5	
FIRST FLOOR	407.95 SF
SECOND FLOOR	495.30 SF
MEZZANINE	282.60 SF
THIRD FLOOR	476.44 SF
TO ROOF	50.10 SF
	1712.39 SF
ROWHOUSE 6	
FIRST FLOOR	407.95 SF
SECOND FLOOR	495.30 SF
MEZZANINE	282.60 SF
THIRD FLOOR	476.44 SF
TO ROOF	50.10 SF
	1712.39 SF
AREA OVER PARKING	
FIRST FLOOR	103.93 SF
FIRST FLOOR	103.82 SF
	207.75 SF
(5999 X 1.8=	10798.2 SF
9999 97 SF	

MHA GROSS AREAS

ROWHOUSE 1	
FIRST FLOOR	399.83 SF
SECOND FLOOR	376.50 SF
MEZZANINE	222.31 SF
THIRD FLOOR	376.08 SF
TO ROOF	84.00 SF
	1458.72 SF
ROWHOUSE 2	
FIRST FLOOR	399.83 SF
SECOND FLOOR	376.31 SF
MEZZANINE	222.31 SF
THIRD FLOOR	376.04 SF
TO ROOF	82.79 SF
	1457.28 SF
ROWHOUSE 3	
FIRST FLOOR	466.23 SF
SECOND FLOOR	486.30 SF
MEZZANINE	225.01 SF
MEZZANINE	259.48 SF
THIRD FLOOR	456.06 SF
TO ROOF	55.89 SF
	1948.97 SF
ROWHOUSE 4	
FIRST FLOOR	466.10 SF
SECOND FLOOR	486.26 SF
MEZZANINE	259.48 SF
THIRD FLOOR	455.92 SF
TO ROOF	55.40 SF
	1723.16 SF
ROWHOUSE 5	
FIRST FLOOR	407.49 SF
SECOND FLOOR	501.75 SF
MEZZANINE	287.94 SF
THIRD FLOOR	482.65 SF
TO ROOF	50.32 SF
	1730.15 SF
ROWHOUSE 6	
FIRST FLOOR	407.95 SF
SECOND FLOOR	496.52 SF
MEZZANINE	282.35 SF
THIRD FLOOR	477.36 SF
TO ROOF	49.76 SF
	1713.94 SF
GRAND TOTAL:	10032.22 SF



FIRST FLOOR PLAN 



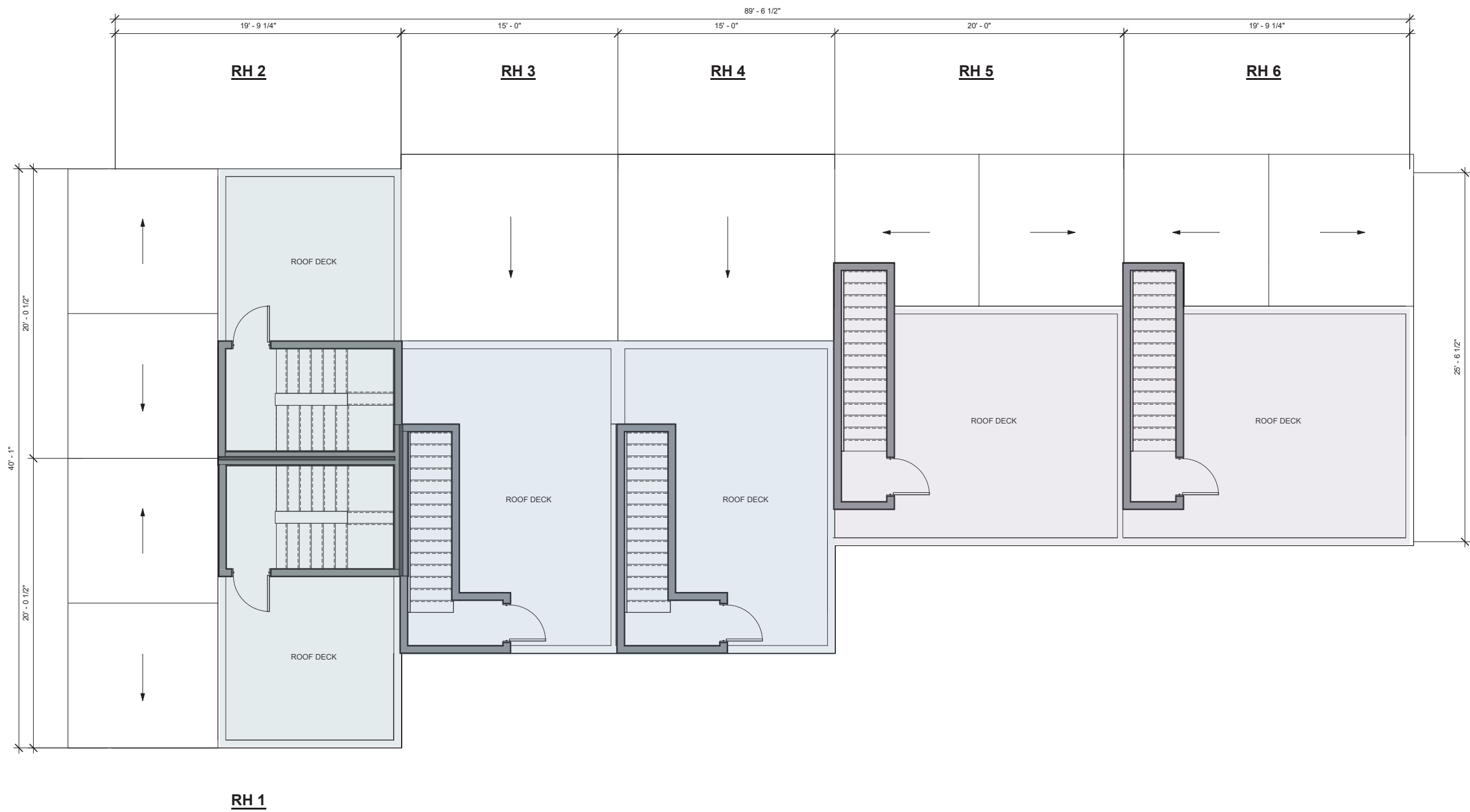
SECOND FLOOR PLAN



MEZZANINE PLAN



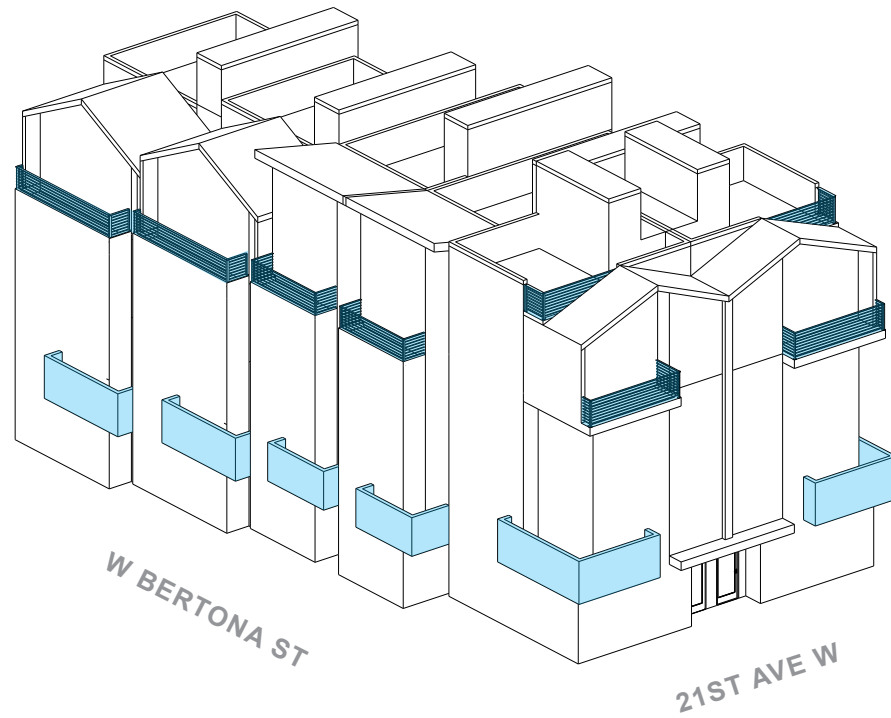
THIRD FLOOR PLAN



ROOF PLAN 

SEATTLE DESIGN GUIDELINES:		RESPONSE
CS2 URBAN PATTERN AND FORM STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA.	A. LOCATION IN THE CITY AND NEIGHBORHOOD 1. SENSE OF PLACE: EMPHASIZE ATTRIBUTES THAT GIVE SEATTLE, THE NEIGHBORHOOD, AND/OR THE SITE ITS DISTINCTIVE SENSE OF PLACE. DESIGN THE BUILDING AND OPEN SPACES TO ENHANCE AREAS WHERE A STRONG IDENTITY ALREADY EXISTS.	THE MERGING OF TRADITIONAL ELEMENTS AND RESIDENTIAL SCALED MATERIALS WITH MODERN FORMS ALIGNS WITH THE FUTURE OF THIS NEIGHBORHOOD WHILE RESPECTING THE EXISTING HOMES. THE MODERN GABLES AND THE SHED ROOF FORMS RELATE TO BOTH NEW AND EXISTING CONTEXT.
CS2 URBAN PATTERN AND FORM STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA.	C. RELATIONSHIP TO THE BLOCK 1. CORNER SITES: CORNER SITES CAN SERVE AS GATEWAYS OR FOCAL POINTS; BOTH REQUIRE CAREFUL DETAILING AT THE FIRST THREE FLOORS. CONSIDER USING A CORNER TO PROVIDE EXTRA SPACE FOR PEDESTRIANS, OR BUILD OUT TO THE CORNER TO PROVIDE A STRONG URBAN EDGE TO THE BLOCK.	THE PROPOSED DESIGN EMPHASIZES THE CORNER SITE CONDITION WITH WRAPPING ENCLOSED DECKS THAT TURN A CORNER ON EACH OF THE UNITS. THESE ENCLOSED DECKS HELP IDENTIFY THE ENTRIES FOR EACH OF THE UNITS WHILE ALSO RELATING TO THE STREET EDGE. THE GLAZING STRATEGY SIMILARLY EMPHASIZES THE CORNER CONDITION WITH GROUPED WINDOWS ALONG THE SAME CORNER AS THE ENCLOSED DECKS.
CS2 URBAN PATTERN AND FORM STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA	D. HEIGHT, BULK, AND SCALE 1. EXISTING DEVELOPMENT AND ZONING: REVIEW THE HEIGHT, BULK, AND SCALE OF NEIGHBORING BUILDINGS AS WELL AS THE SCALE OF DEVELOPMENT ANTICIPATED BY ZONING FOR THE AREA TO DETERMINE AN APPROPRIATE COMPLEMENT AND/OR TRANSITION.	THE PROPOSED ROWHOUSES FOLLOW THE EXISTING GRADE, MATCHING THE HEIGHT OF THE NEIGHBORING PROPERTIES AT THE FRONT AND REAR OF THE SITE. THE PROPOSED MASSING AND SECONDARY ELEMENTS INCORPORATE FEATURES OF ADJACENT EXISTING AND NEW DEVELOPMENT PROJECTS SUCH AS ENCLOSED DECKS AND OPEN RAILS.
CS3 ARCHITECTURAL CONTEXT AND CHARACTER CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.	A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES 4. EVOLVING NEIGHBORHOODS: IN NEIGHBORHOODS WHERE ARCHITECTURAL CHARACTER IS EVOLVING OR OTHERWISE IN TRANSITION, EXPLORE WAYS FOR NEW DEVELOPMENT TO ESTABLISH A POSITIVE AND DESIRABLE CONTEXT FOR OTHERS TO BUILD UPON IN THE FUTURE.	THE NEIGHBORHOOD IS SEEING AN INFLUX OF NEW DEVELOPMENT WITH MODERN APPROACHES TO TRADITIONAL FORMS. THE MERGING OF TRADITIONAL ELEMENTS AND RESIDENTIAL SCALED MATERIALS WITH MODERN FORMS ALIGNS WITH THE FUTURE OF THIS NEIGHBORHOOD WHILE RESPECTING THE EXISTING HOMES.
PL1 OPEN SPACE CONNECTIVITY COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM.	A. NETWORK OF OPEN SPACES 2. ADDING TO PUBLIC LIFE: SEEK OPPORTUNITIES TO FOSTER HUMAN INTERACTION THROUGH AN INCREASE IN THE SIZE AND/OR QUALITY OF PROJECT-RELATED OPEN SPACE AVAILABLE FOR PUBLIC LIFE.	THE PROPOSED AUTOCOURT IS STRATEGICALLY PLACED OFF OF THE ALLEY SO TO NOT INTERFERE WITH THE ENTRANCES TO THE ROWHOUSE UNITS OR DISTRACT FROM THE ENJOYMENT. THIS FOLLOWS THE URBAN PATTERNS OF THE EXISTING CONTEXT. USABLE OUTDOOR SPACE IS PROVIDED AT THE REAR YARDS OF ROWHOUSES 3 AND 4, IN ADDITION TO 2 DECKS PROVIDED AT EACH UNIT.
PL2 WALKABILITY ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET-LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES.	B. SAFETY AND SECURITY 1. EYES ON THE STREET: CREATE A SAFE ENVIRONMENT BY PROVIDING LINES OF SIGHT AND ENCOURAGING NATURAL SURVEILLANCE THROUGH STRATEGIC PLACEMENT OF DOORS, WINDOWS, BALCONIES AND STREET-LEVEL USES.	RESIDENTIAL ENTRIES ARE PROVIDED ALONG EACH STREET-FACING FACADE. LIGHTING AT EACH ENTRY, AS WELL AS OCCUPIED BALCONIES ABOVE, PROVIDE ‘EYES ON THE STREET ‘WHILE RESPECTING THE PEDESTRIAN SCALE.
PL3 STREET-LEVEL INTERACTION ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET-LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES.	A. ENTRIES 1. DESIGN OBJECTIVES: INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING SHOULD CONTRIBUTE TO A SENSE OF IDENTITY, OPPORTUNITY FOR PERSONALIZATION, OFFER PRIVACY, AND EMPHASIZE PERSONAL SAFETY AND SECURITY FOR BUILDING OCCUPANTS.	EACH RESIDENCE HAS AN ACCENTUATED ENTRY AND CHANGE IN MASSING TO PROVIDE A SENSE OF INDIVIDUALITY, WHILE EXTERIOR MATERIALS, COLORS, AND MASSING PATTERNS PROMOTE A SINGLE, COHESIVE BUILDING DESIGN. AN ENCLOSED DECK CLAD IN LIGHTLY STAINED WOOD HIGHLIGHTS EACH ENTRY, WITH LIGHTING ELEMENTS THAT HELP THE SPACE FEEL APPROACHABLE.

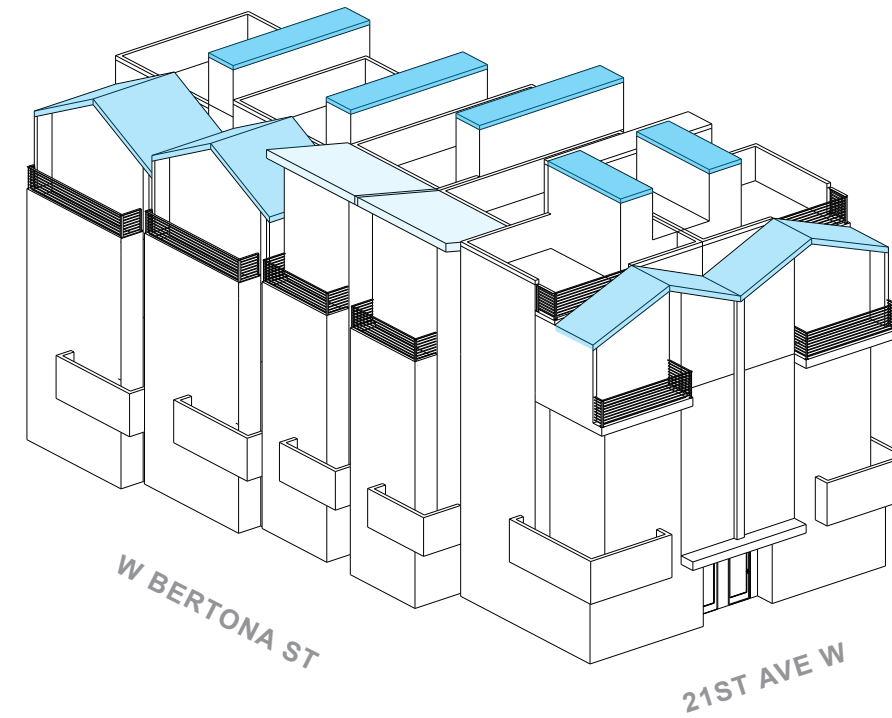
SEATTLE DESIGN GUIDELINES:		RESPONSE
DC2 ARCHITECTURAL CONCEPT DEVELOP AN ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.	A. MASSING 2. REDUCING PERCEIVED MASS: USE SECONDARY ARCHITECTURAL ELEMENTS TO REDUCE THE PERCEIVED MASS OF LARGER PROJECTS. CONSIDER CREATING RECESSES OR INDENTATIONS IN THE BUILDING ENVELOPE; ADDING BALCONIES, BAY WINDOWS, PORCHES, CANOPIES OR OTHER ELEMENTS; AND/OR HIGHLIGHTING BUILDING ENTRIES.	EACH RESIDENCE HAS AN ACCENTUATED ENTRY AND CHANGE IN MASSING TO REDUCE THE PERCEIVED MASS, STEPPING BACK AT THE THIRD FLOOR OR CUTTING AWAY AT AREAS WHERE THERE ARE DECKS. THE EXTERIOR MATERIALS, COLORS, AND MASSING PATTERNS PROMOTE A SINGLE, COHESIVE BUILDING DESIGN.
DC2 ARCHITECTURAL CONCEPT DEVELOP AN ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.	B. ARCHITECTURAL AND FAÇADE COMPOSITION 1. FAÇADE COMPOSITION: DESIGN ALL BUILDING FACADES CONSIDERING THE COMPOSITION AND ARCHITECTURAL EXPRESSION OF THE BUILDING AS A WHOLE. ENSURE THAT ALL FACADES ARE ATTRACTIVE AND WELL PROPORTIONED THROUGH THE PLACEMENT AND DETAILING OF ALL ELEMENTS, INCLUDING BAYS, FENESTRATION, AND MATERIALS, AND ANY PATTERNS CREATED BY THEIR ARRANGEMENT.	MASSING CHANGES, ESPECIALLY RECESSES AND BALCONY LOCATIONS, ACCENTUATE THE INDIVIDUAL RESIDENCES, WHILE A SINGULAR PALETTE OF EXTERIOR MATERIALS AND COLORS PROMOTE A COHESIVE BUILDING DESIGN. SECONDARY ELEMENTS SUCH AS ENCLOSED DECKS AND OPEN RAIL ASSIST TO BREAK DOWN THE FAÇADE.
DC2 ARCHITECTURAL CONCEPT DEVELOP AN ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.	C. SECONDARY ARCHITECTURAL FEATURES 1. VISUAL DEPTH AND INTEREST: ADD DEPTH TO FACADES WHERE APPROPRIATE BY INCORPORATING BALCONIES, CANOPIES, AWNINGS, DECKS, OR OTHER SECONDARY ELEMENTS INTO THE FAÇADE DESIGN. ADD DETAILING AT THE STREET LEVEL IN ORDER TO CREATE INTEREST FOR THE PEDESTRIAN.	AT EACH UNIT, SECONDARY ELEMENTS INCLUDE BALCONIES, AWNINGS, ENTRY LIGHTING, ADDRESSING, AND ROOF DECKS ARE INCORPORATED. ACTIVE PROGRAMMING, LARGE GLAZING, RECESSED ENTRIES AND STOOPS PROVIDE AN ACTIVE STREET PRESENCE AND INTEREST ALONG THE RIGHT OF WAY.
DC2 ARCHITECTURAL CONCEPT DEVELOP AN ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.	D. SCALE AND TEXTURE 1. HUMAN SCALE: INCORPORATE ARCHITECTURAL FEATURES, ELEMENTS, AND DETAILS THAT ARE OF HUMAN SCALE INTO THE BUILDING FACADES, ENTRIES, AND RETAINING WALLS, IN A MANNER THAT IS CONSISTENT WITH THE OVERALL ARCHITECTURAL CONCEPT. PAY SPECIAL ATTENTION TO THE FIRST THREE FLOORS OF THE BUILDING IN ORDER TO MAXIMIZE OPPORTUNITIES TO ENGAGE THE PEDESTRIAN AND ENABLE AN ACTIVE AND VIBRANT STREET FRONT.	THE PROPOSED DESIGN FEATURES ARCHITECTURAL FEATURES SUCH AS ENCLOSED DECKS AND MASSING THAT STEPS BACK AT THE THIRD FLOOR TO RELATE TO THE HUMAN SCALE. LIFTED SILLS AT THE FIRST FLOOR GLAZING RELATE TO A TYPICAL RESIDENTIAL SCALE BUT STILL CONNECT TO THE STREET WITH CORNER GLAZING MOMENTS. INDIVIDUAL ENTRIES PROMOTE ACTIVE SIDEWALKS AND INTEREST ALONG ALL STREET-FACING FACADES.
DC4 EXTERIOR ELEMENTS AND FINISHES USE APPROPRIATE AND HIGH QUALITY ELEMENTS AND FINISHES FOR THE BUILDING AND ITS OPEN SPACES.	A. BUILDING MATERIALS 1. EXTERIOR FINISH MATERIALS: BUILDING EXTERIORS SHOULD BE CONSTRUCTED OF DURABLE AND MAINTAINABLE MATERIALS THAT ARE ATTRACTIVE EVEN WHEN VIEWED UP CLOSE.	PLANNED MATERIALS INCLUDE DURABLE CORRUGATED STEEL, BOARD AND BATTEN, LAP SIDING, AND PROTECTED AND STAINED CEDAR FOR INCREASED LONGEVITY. THESE MATERIALS ARE AT A SCALE THAT RELATES TO THE PEDESTRIAN EXPERIENCE, RATHER THAN LARGE FORMAT PATTERNS AND RHYTHMS ON THE FAÇADE.
DC4 EXTERIOR ELEMENTS AND FINISHES USE APPROPRIATE AND HIGH QUALITY ELEMENTS AND FINISHES FOR THE BUILDING AND ITS OPEN SPACES.	D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS 1. CHOICE OF PLANT MATERIALS: CHOOSE PLANTS THAT WILL EMPHASIZE OR ACCENT THE DESIGN, TAKING INTO ACCOUNT SOLAR ACCESS, SOIL CONDITIONS, AND ADJACENT PATTERNS OF USE. SELECT LANDSCAPING THAT WILL THRIVE UNDER URBAN CONDITIONS.	THE RIGHT OF WAY AND SIDEWALKS WILL BE IMPROVED AS PART OF THIS PROJECT. PLANT SELECTIONS INCLUDE NATIVE AND DURABLE SPECIES THAT WILL WITHSTAND THE SEATTLE WEATHER AS WELL AS PEDESTRIAN AND VEHICULAR TRAFFIC.



ARCHITECTURAL CONCEPT

At each unit, secondary elements include balconies, awnings, entry lighting, addressing, and roof decks are incorporated. Each residence has an accentuated entry to promote individuality and way finding. Elements such as enclosed decks and open rail assist in breaking down the facade. The exterior materials, colors, and massing patterns promote a single, cohesive building design.

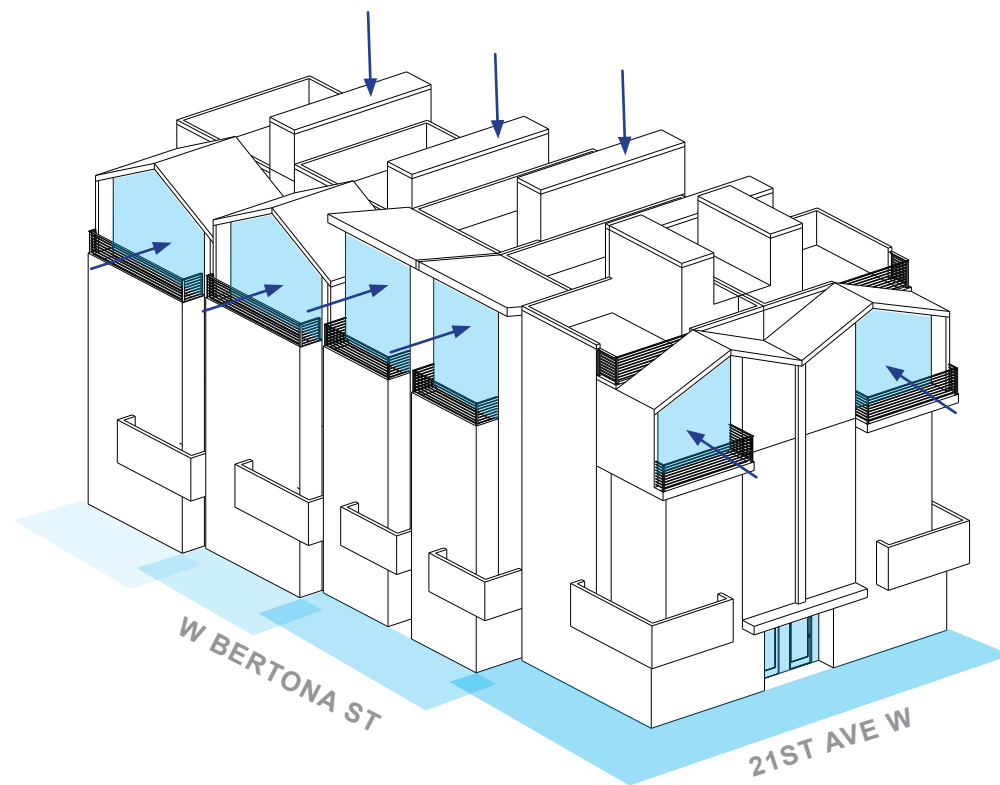
(PL2.B.1, DC2.B.1, DC2.C.1)



URBAN PATTERN AND FORM

The merging of traditional elements and residential scaled materials with modern forms aligns with the future of this neighborhood while respecting the existing homes. The modern gables, flat penthouses and shed roof forms relate to both new and existing context. At each unit, secondary elements include balconies, awnings, entry lighting, addressing, and roof decks are incorporated.

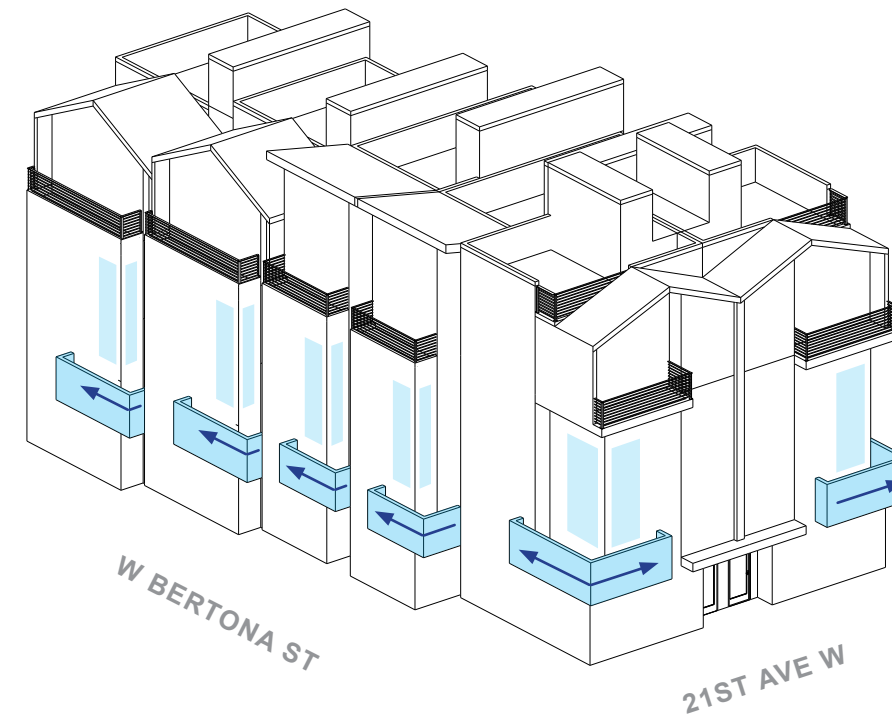
(CS2.A.1, CS3.A.4, DC2.D.1)



MASSING AND TOPOGRAPHY

The proposed design features enclosed decks and massing that steps back at the third floor to relate to the human scale. The proposed rowhouses follow the existing grade, matching the height of the neighboring properties at the front and rear of the site. Materials are at a scale that relates to the pedestrian experience, rather than large format patterns and rhythms on the facade.

(DC2.C.1, DC2.D.1, DC4.A.1)



RELATIONSHIP TO BLOCK

The proposed design emphasizes the corner site condition with wrapping enclosed decks that turn a corner on each of the units. These enclosed decks help identify the entries for each of the units while also relating to the street edge. Lifted sills at the first floor glazing relate to a typical residential scale but still connect to the street with corner glazing moments.

(CS2.C.1, CS2.D.1)



① 16" FIBER CEMENT BOARD AND BATTEN SW 9163 TIN LIZZIE



② 6" LAP SIDING SW 6259 SPATIAL WHITE



③ VERTICAL STANDING SEAM METAL, 12" REVEAL, SEATTLE METALS - MATTE BLACK



④ TIGHT KNOT CEDAR HORIZONTAL WHITE WASHED STAIN



⑤ WHITE WINDOWS + BLACK WINDOWS



⑥ OPEN HORIZONTAL RAIL



WEST ELEVATION



NORTH ELEVATION

PROPOSED MATERIALS

The material palette of gray board and batton, white lap siding, and dark standing seam metal panels with cedar accents at the enclosed decks and entries, in addition to some use of open rail, have been chosen to create a clean modern aesthetic that both relate to the scale and color palette of a residential material but provides a modern approach. The high-quality material shown at each three-story volumes, both of board and batten and metal panel, tie together all 6 building's material palettes. Secondary features include open horizontal railing and cedar accents to add interest to all facades. The light stained cedar adds a layer of warm against the modern colors of white, gray and black. White and black windows are both used, corresponding to the tones of the volumes that they exist within.



① 16" FIBER CEMENT BOARD AND BATTEN
SW 9163 TIN LIZZIE



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EAST ELEVATION



SOUTH ELEVATION

PROPOSED MATERIALS

The material palette of gray board and batton, white lap siding, and dark standing seam metal panels with cedar accents at the enclosed decks and entries, in addition to some use of open rail, have been chosen to create a clean modern aesthetic that both relate to the scale and color palette of a residential material but provides a modern approach. The high-quality material shown at each three-story volumes, both of board and batten and metal panel, tie together all 6 building's material palettes. Secondary features include open horizontal railing and cedar accents to add interest to all facades. The light stained cedar adds a layer of warm against the modern colors of white, gray and black. White and black windows are both used, corresponding to the tones of the volumes that they exist within.

MATERIALS & MASSING

Large glazing at the front and corner of each residence is emphasized by three story vertical material application and infill panel. The large glazing breaks down the overall mass of the three-story volume as well as allows views to the right of way. The material pallet is simple while using wood at the enclosed decks and dark metal panel to add interest (DC2.B.1, DC2.C.1)

OPEN RAILS

Open rails are strategically placed to decrease the overall massing of the project and to promote safety by keeping eyes on the street and the adjacent community space. (SC2.D.1)

GLAZING

The large glazing is proposed to break down the massing and allow eyes on the street while also providing views directed north and west. The glazing is grouped as a corner moment, relating to the enclosed decks and corner site condition. (PL3.B.2)

TOPOGRAPHY

The building steps with topography, meeting the grade on all sides of the site (CS2.D.4, DC4.A.2)

LANDSCAPING

Landscaping is incorporated to create a natural buffer between the first floor and the sidewalk. This strengthens existing neighborhood precedents for thoughtful vegetation along sidewalks. (PL2.B.1)



CORNER OF W BERTONA ST AND 21ST AVE W



VIEW UP W BERTONA ST



VIEW FROM 21ST AVE W

RESIDENTIAL ENTRIES

A combination of elements are used to create defined residential entries: weather protection through awnings and enclosed decks, and addressing and lighting. (PL3.B.2)

MODULATION

Modulation at the street breaks down the overall mass and provide a thoughtful change of material. Features such as enclosed decks, stepping back at the third floor, and plantings add visual interest to the street facing facade. The proposed decks, large glazing and modulation help to reduce the scale toward the street. (CS2.D.1, DC2.B.1, DC2.C.1)

CEDAR SCREENING

Screening provides visual interest as well as shapes the autocourt space and solid waste storage, separating these uses from the public right of way. (DC4.A.1, PL2.B.1)

MODULATION

The interior of the units relates to the exterior at the stair where overframing is introduced to cleanly transition both materials and define the units from the alley / autocourt side.



VIEW INTO AUTOCOURT

AMENITY SPACE

Roof decks provide private amenity space for each individual unit while all entries face the street, activating the sidewalk as another form of space for residents to engage with.

CONNECTION TO CONTEXT

The neighboring new development to the south provides datum lines and modern roof forms that the proposed design relates to while still connectin to the existing single family homes, which primarily feature gabled roof forms. (CS3.A.1)

MASSING

The merging of traditional pitched roofs presented in a modern format and residential scaled materials aligns with the future of this neighborhood. This proposed design intends to blend the two design languages currently found in the neighborhood. (CS3.A.1)



AERIAL VIEW

