

|STREAMLINED DESIGN REVIEW|

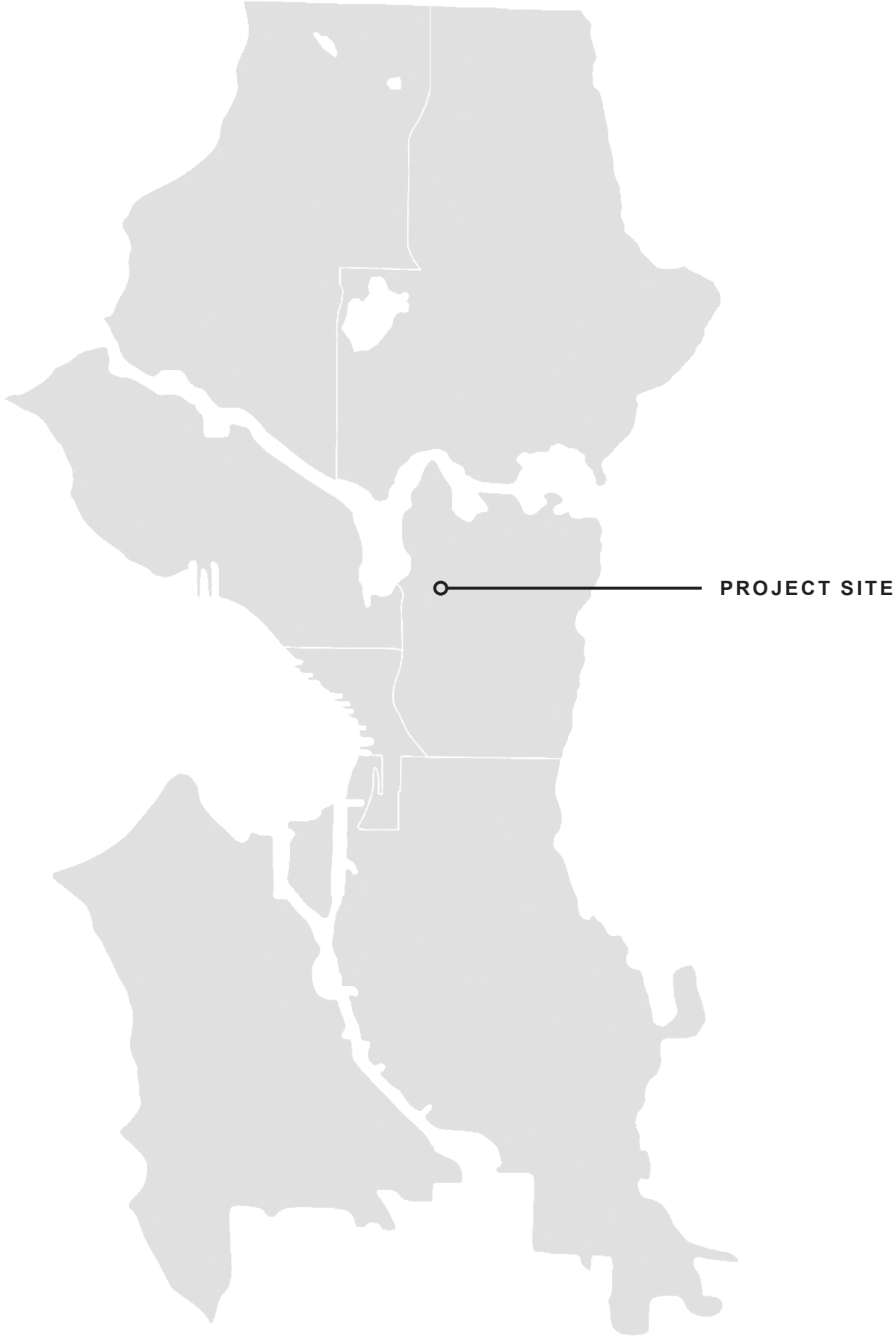
DCI # 3039714-EG
728 Broadway E,
Seattle, WA 98102

Applicant:
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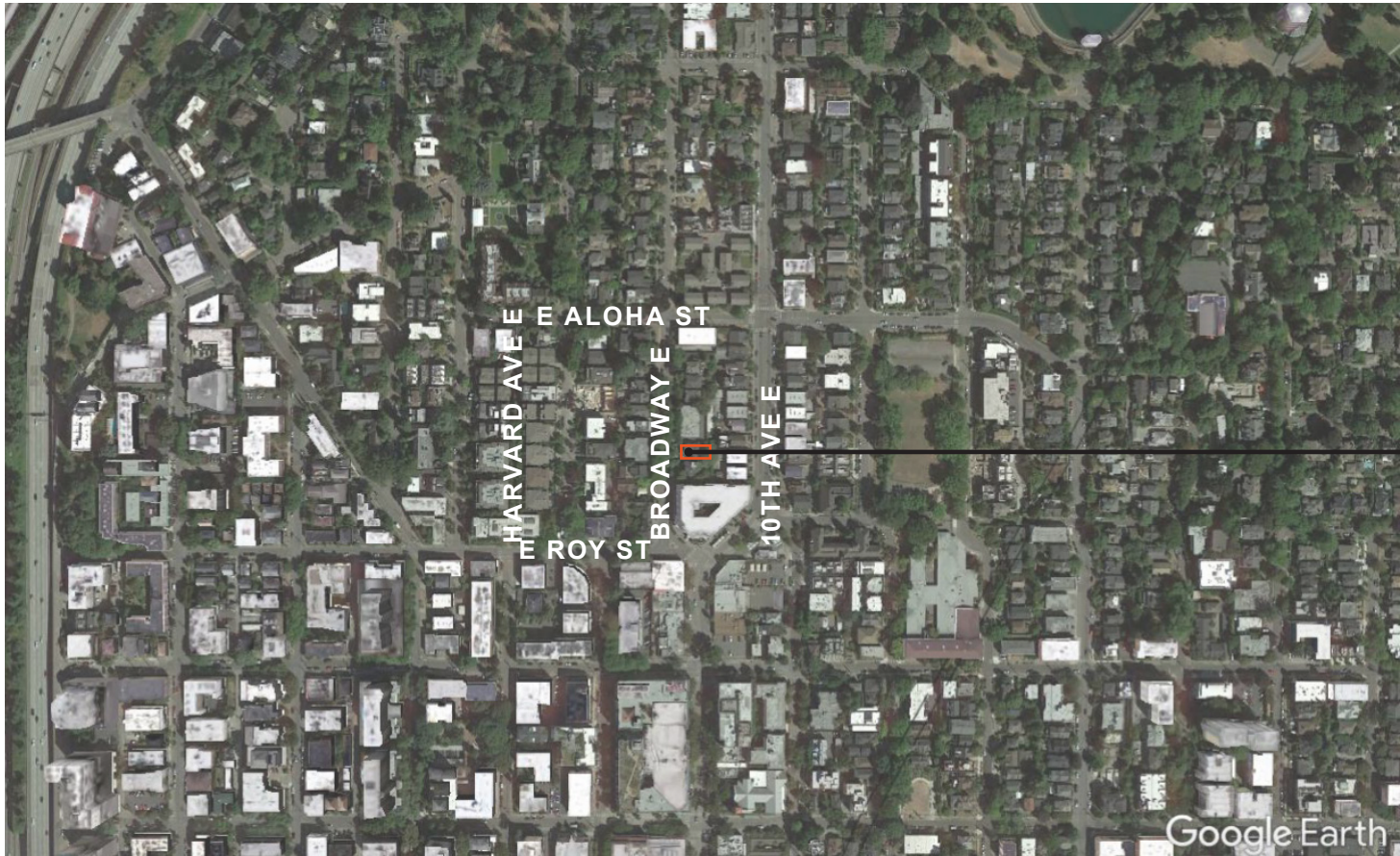
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VICINITY MAP



EXISTING SITE

The project site (9831200665) is a mid-block parcel located off of Broadway E between E Roy St and E Aloha St. The site area is 5,000 SF and measures 50' wide by 100' deep with a slope from east to west resulting in an overall grade change of approximately 4 feet. An existing single family resides currently on site, but with the up-zoned from LR3 to LR3(M), further multifamily development is allowed.

Surrounding the proposed project on Broadway E is a mix of single family homes, newer multi-family apartments, and a larger 4 story mixed-use commercial development to the south. Immediately to the north is an older three-story brick apartment building followed by a single family house immediately to the south of the site. Directly across Broadway E is a four story brick multi-family condominium accompanied by a newly developed apartment and single family residence to the right and left, respectively.

ZONING AND OVERLAY DESIGNATION

The existing parcel is in a LR3(M) zone and is located within the First Hill / Capitol Hill Urban Center. Zoning transitions occur gradually on either side of Broadway E and the adjacent streets. Beginning with Single Family and LR zoning to the north along E Aloha St and Broadway E, transitioning to NC zoning to the south along Broadway E and E Roy St.

DEVELOPMENT OBJECTIVES

The project proposes the construction of six new townhouse units varying in size from 1,300 to 1,700 square feet. The existing single family residence will be demolished under this proposal. This proposal aims to provide additional housing to the growing Capitol Hill neighborhood. The site falls within the First Hill / Capitol Hill Urban Center overlay, allowing for great access to businesses, public transportation, and other urban amenities. While no parking is required due to the overlay, two stalls are included in the design and will be accessed from the proposed existing driveway, due to existing magnolia trees in the right of way required to remain.

NEIGHBORHOOD CUES

This project is located within the First Hill / Capitol Hill Urban Village, an area experiencing rapid growth. The immediate blocks are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. There is a variety of commercial buildings starting at the southern end of Broadway E, which includes a bookshop, several restaurants, a large mixed-use development with lower level retail, and various businesses. Major bus routes are located along Broadway E and 10th Ave E, connecting to the Capitol Hill Lightrail Station which is also located within 10 minutes walking distance from the site.

This site is subject to the Citywide Design Guidelines as well as the neighborhood specific guidelines for Capitol Hill.



ZONING SUMMARY

Zone: LR-3(M)
Overlay: First Hill / Capitol Hill Urban Center

PROJECT PROGRAM

Site Area: 5,000 SF
Number of Residential Units: 6
Number of Parking Stalls: 2
Approx. FAR = 11,500 SF
Approx. FAR Per Unit = 1,470

ADJUSTMENTS REQUESTED

One adjustment requested - see page 21 for diagrams and rationale.



Address:728 Broadway E, Seattle, WA 98102

Parcel #:9831200665

Zoning:LR3 (M)

Overlays:First Hill / Capitol Hill Urban Center

Site Area:5,000 SF

23.45.504 Permitted Uses

Permitted outright: Residential-Townhomes

23.45.514 Structure height

Allowed Maximum Base Height:50'-0"

4'-0" additional allowed for rooftop features (parapets, clerestories, etc.):54'-0"

10'-0" additional allowed for stair penthouses:60'-0"

23.86.006 Structure height measurement

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 floor area ratio

Maximum FAR:2.3 (11,500 SF)

23.45.518 Setbacks requirements

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

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

Side Setback5'-0" minimum

23.45.522 Required Amenity Area

25% of lot area1,250' minimum

50% provided on ground level2,500' minimum

23.45.527 Facade Length

Structure width (lf)90' maximum

Facade length (lf) - within 15' of side lot line65' maximum

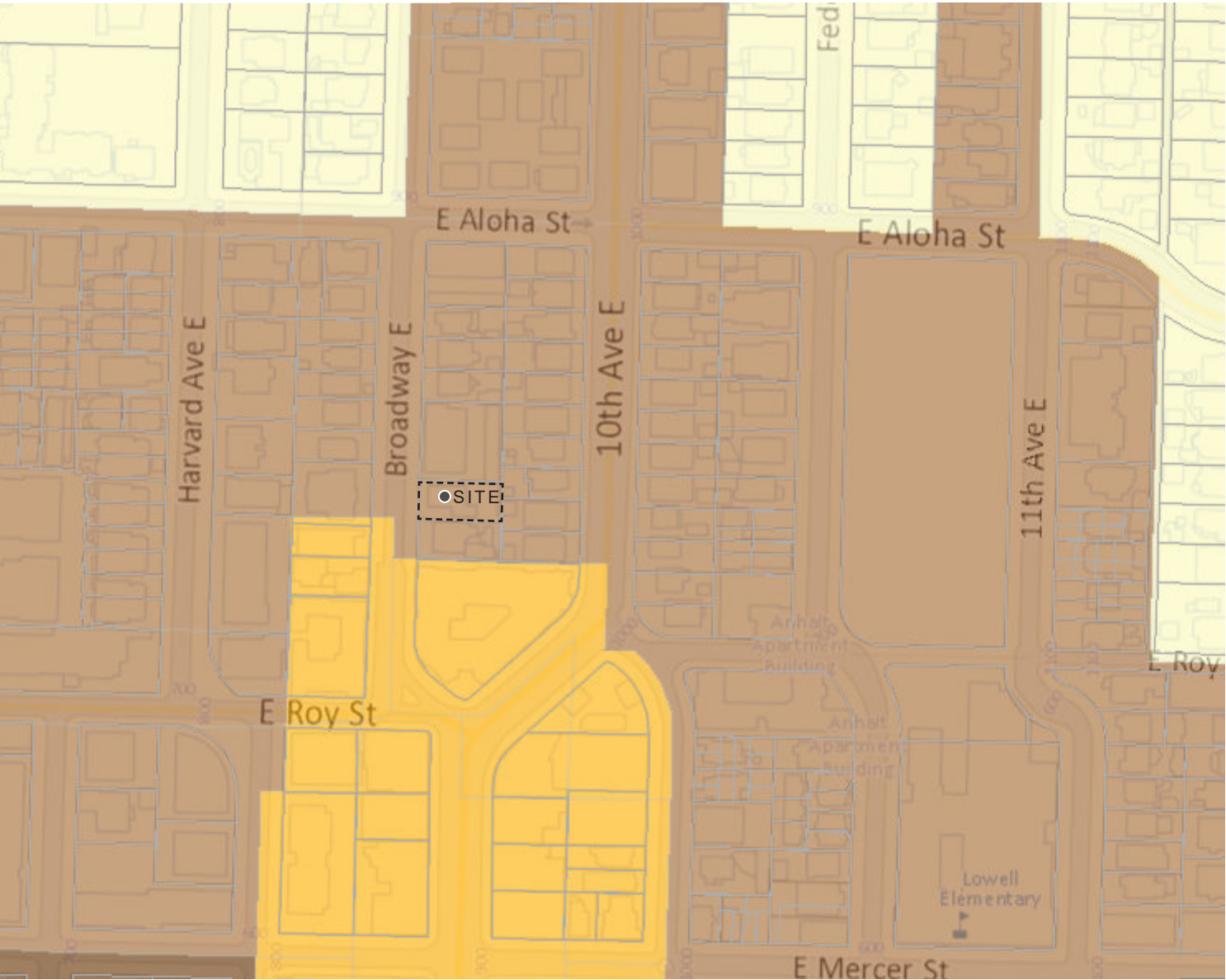
23.45.524 Landscaping and Screening Standards

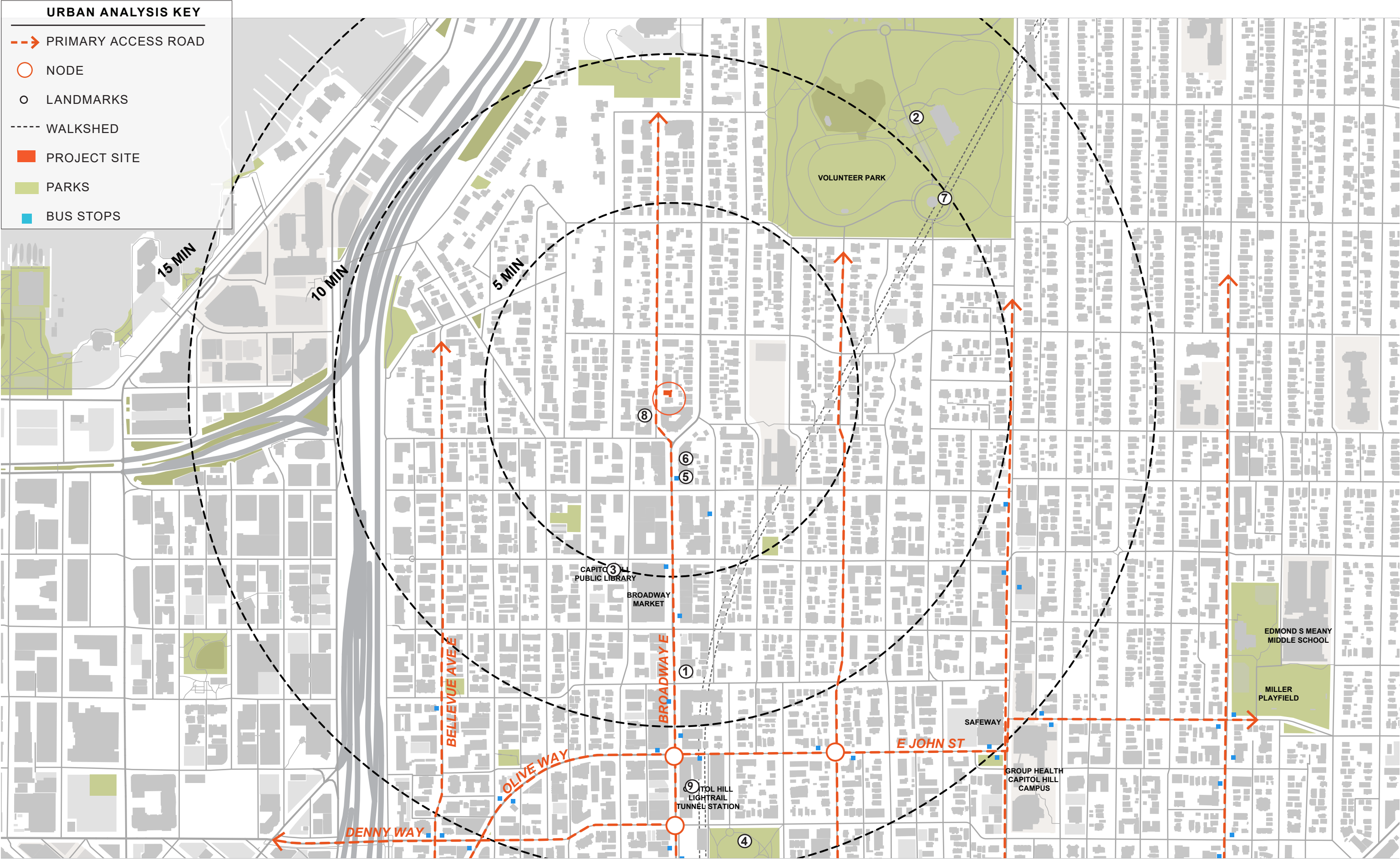
- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 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.

23.54.015 Required Parking

The project is located within an Urban Village, therefore no parking is required.

- SINGLE FAMILY
- LOWRISE MULTIFAMILY
- NEIGHBORHOOD COMMERCIAL







LOCAL RETAIL - LIFELONG THRIFT ①



VOLUNTEER PARK CONSERVATORY ②



CAPITOL HILL PUBLIC LIBRARY ③



CAL ANDERSON PARK ④



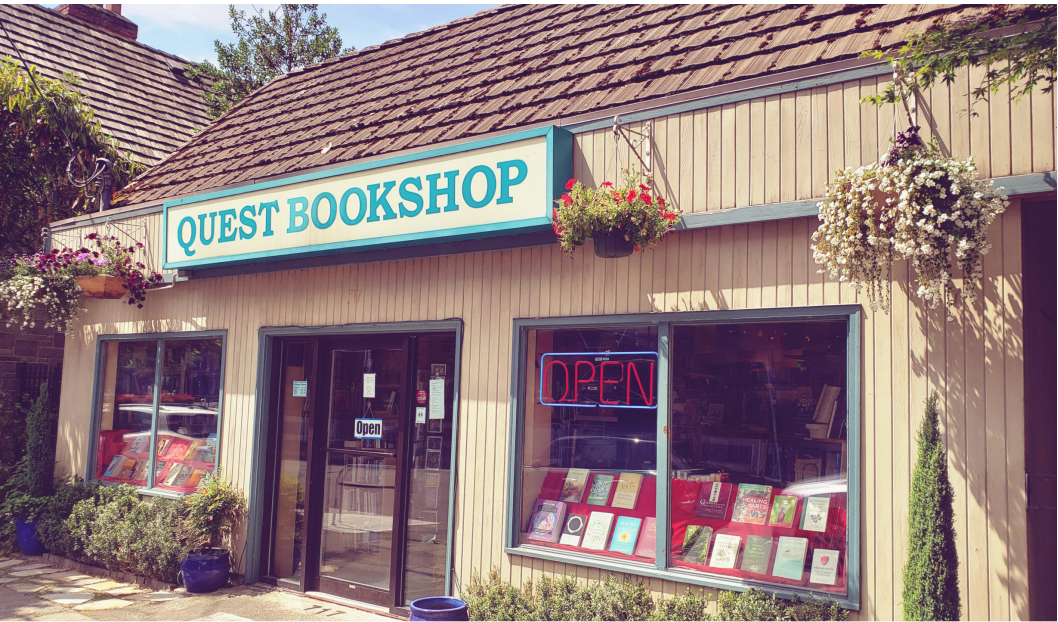
LOCAL COFFEE SHOP ⑤



LOCAL RESTAURANT - LIONHEAD ⑥



WATER TOWER OBSERVATION DECK ⑦



LOCAL BOOKSTORE - QUEST BOOKSHOP ⑧



CAPITOL HILL LIGHTRAIL STATION ⑨

COMMUNITY OUTREACH SUMMARY

1. Printed Outreach

Cone Architecture administered direct mailings to residents within an approximate 500 ft radius of the proposed site, 728 Broadway E.,Seattle, WA 98102. The flyer that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with survey link, a project website link, where additional information about the project can be found, and a site location map. Two links were provided to the survey and the website in English.

Date: Flyers were mailed 06/09/2022

2. Electronic/Digital Outreach 1

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

Link: <https://www.surveymonkey.com/r/3MFWKP9>
Date: Survey Launched 06/09/2022
Survey Closed 06/30/2022

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

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

Date: Site Became Available 09/06/2021
Link: www.cone-outreach.com/broadwayetownhomes

CONE
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ONLINE SURVEY
<https://www.surveymonkey.com/r/3MFWKP9>
Go to link or scan code.
Available from June 9- June 30, 2022
PROJECT WEBSITE
www.cone-outreach.com/broadwayetownhomes

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

Project Name
Broadway East Townhomes

Project address
728 Broadway E., Seattle, WA 98102

SDCI record number
3039714-EG

Project Contact
Emily Morgan, CONE Architecture
BroadwayETownhomes@cone-arch.com
206-693-3133

About the project
Greencity Development and CONE Architecture are partner-
ing on the development of 728 Broadway Ave E. The design
proposes the construction of six townhomes and two large
parking stalls. Planning has just begun, and construction
could start as early as Winter 2022.

Share your thoughts
We want to hear from the community about this project.
Please share your concerns and priorities for this new build-
ing and for the neighborhood overall at the interactive web-
site or 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 feed-
back.

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/>



About the Project:
Greencity Development and CONE Architecture are partnering on the development of 728 Broadway Ave E. The design proposes the construction of six townhomes and two large parking stalls. Planning has just begun, and construction could start as early as Winter 2022.

Share your Thoughts:
We want to hear from the community about the Broadway E Townhomes 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/broadwayetownhomes

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 "728 Broadway E" or project number "3039714-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 06/30/2022.

OR



1 What is your connection to this project (Select all that apply)
☐ I live very close to the project
☐ I live in the general area
☐ I own a business nearby
☐ Other (please specify)
☐ I visit the area often for work or leisure
☐ I don't have a direct connection, but I care about growth and development in Seattle

2 What is most important to you about a new building on this property? (Select all that apply)
☐ That it is nice looking
☐ That it looks unique and interesting
☐ That it is affordable for residents and/or businesses
☐ Other (please specify)
☐ That it is designed to be family friendly
☐ That it is designed with environmental sustainability in mind

3 What concerns do you have about this project? (Select all that apply)
☐ Construction noise/impacts
☐ That I will not like the way it looks
☐ That it will not be affordable
☐ Other (please specify)
☐ That it may feel out of scale with other buildings nearby
☐ That it will make driving and parking in the neighborhood more difficult
☐ I don't have any specific concerns

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

Do you have any additional project related thoughts or ideas to share?
Contact:
Emily Morgan
BroadwayETownhomes@cone-arch.com
206-693-3133

SUBMIT

SUMMARY OF COMMUNITY RESPONSES:

Electronic/Digital Outreach 1: Cone Architecture received three (19) responses to the survey that was created through Survey Monkey. All of the responses were in English, no other language responses were received. A summary of the responses received is as follows:

- Q1 : What is your connection to this project? (Select all that apply)
- (17) I live very close to the project.

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

(3) I live in the general area

(0) I own a business nearby

(1) I visit the area often for work or leisure

(0) Other
- Q2 : What is most important to you about a new building on this property? (Select all that apply)
- (12) That it is nice looking

(2) That it is designed to be family-friendly

(5) That it looks unique and interesting

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

(10) That it is affordable for residents and/or businesses

(1) Other
- Q3: What concerns do you have about this project? (Select all that apply)
- (8) Construction noise/ impact

(12) That it will make driving and parking in the neighborhood more difficult

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

(1) I don't have any specific concerns

(6) That it will not be affordable

(3) Other

(8) That it may feel out of scale with other buildings nearby
- Q4 : Is there anything specific about this property or neighborhood that would be important for us to know?
- (4) Parking

(3) Maintain existing trees and add landscaping

(4) Construction noise

(2) Infrastructural concerns

(2) Affordability

CONE
ARCHITECTURE

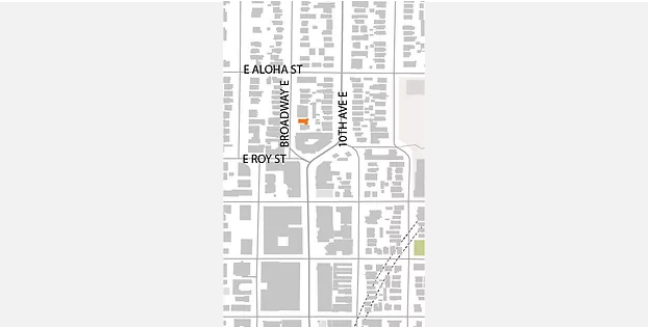
Broadway E Townhomes
728 Broadway E.
Seattle, WA 98102

Early Outreach for Design Review

About the project

Greencity Development and CONE Architecture are partnering on the development of 728 Broadway Ave E. The design proposes the construction of six townhomes and two large parking stalls. Planning has just begun, and construction could start as early as Winter 2022.

ADDRESS: 728 Broadway E., Seattle, WA 98122
SDCI RECORD NUMBER: 3039714-EG
APPLICANT: Cone Architecture
CONTACT:
Emily Morgan
BroadwayETownhomes@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 06/30/22.

Take Survey

Additional information

You can track our progress through the permitting process. Search the project address "728 Broadway E" or project number "3039714-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.

Name

Email or phone

Tell us more

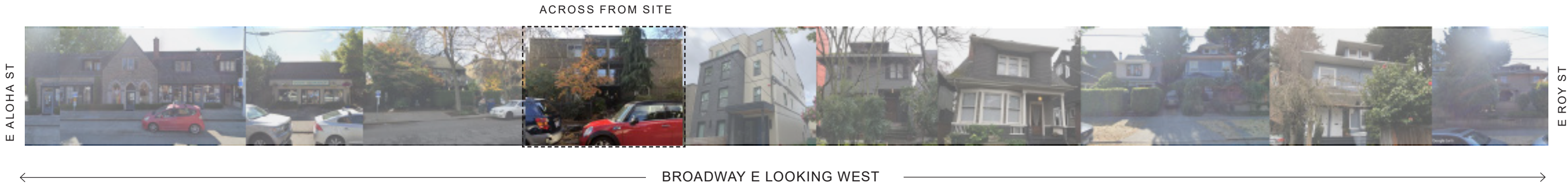
Submit



SURROUNDING BLOCK ANALYSIS

The surrounding context of the Capitol Hill neighborhood provides a true range in scale and use. Broadway E is an example of this mix with the street being comprised of older single family residences, new developed three and four story apartment buildings, mixed-use and commercial buildings, along with small business retail stores. Broadway E starts as single family to the north, transitioning to lowrise multifamily and finally results in neighborhood commercial to the south allowing for a large variety of projects along this primary Capitol Hill corridor.

Complimenting the range in scale is the variety in materiality between all existing structures. Historic brick all the way up to modern board and batten and lap siding is seen while wondering down Broadway E. There is a true mix of older and newer development, making the site a perfect place to respect the existing street while nodding towards modern building and material strategies.





728 BROADWAY AVE E LOOKING NORTHEAST



728 BROADWAY AVE E



728 BROADWAY AVE E LOOKING SOUTHEAST



APARTMENT BUILDING TO NORTH



SINGLE FAMILY HOME TO SOUTH

CAPITOL HILL URBAN NEIGHBORHOOD ANALYSIS

Capitol Hill is one of the fastest growing neighborhoods in Seattle. This has most recently been spurred by the introduction of the new lightrail station, providing access south to the airport and north to Northgate. As Capitol Hill grows, the more traditional materials seen in the older residential structures are being implemented in more modern forms. Brick continues to be a heavily used material in the newer structures, but articulated in a more modern way with less ornament (per example, with simpler window and cap detailing).

The proposed design nods to the existing materials and forms of Broadway E through the integration of brick throughout all four stories of the street facing building. Alongside complimentary neighborhood materials, a sloped roof form gives a residential scale to the townhomes. Secondary elements such as awnings and balconies also help breakdown the four-story massing.

In response to newer and future development of the street and neighborhood, large corner glazing has been implemented within both buildings, allowing for ample daylight and views to existing site features. Along with brick at the base near pedestrian pathways, thoughtfully integrated panel siding brings a pop of color to compliment the brick and colors found along Broadway E. Lap siding brings a smaller scaled material to the palette, keeping in context with the existing materials of the street.



1



2



3



4



5



6



7



8



9



PRIORITY DESIGN GUIDELINES

INITIAL RESPONSE

CS3. ARCHITECTURAL CONTEXT & CHARACTER

1. FITTING OLD AND NEW TOGETHER

a. In areas with observable patterns of traditional materials and architectural styles, design new contemporary buildings to reference the scale, proportion, fenestration pattern, massing, and/or materials of character buildings. Encourage the use of pedestrian scaled materials that complement and take cues from historic buildings but do not try to mimic or copy existing structures.

The proposed development uses inspiration from the neighborhood through its material pallet and roof forms. High-quality brick proposed for the street-facing facade to integrate with a prominent neighborhood material and color palette. A strong base expression and second-level deck help break down the scale along the street-facing facade. Propose shed roofs further break down the scale of the street-facing facade, while connecting the development to more traditional homes along the street.

PL3. STREET LEVEL INTERACTION

PLANNER NOTES: Enhance existing architectural character in the neighborhood and respect adjacent properties keeping privacy and outdoor activities in mind.

1. ENTRIES

c. Individual entries to ground-related housing units:

1. Provide exterior access to all ground-floor residential units. This interior/ exterior connection should occur frequently with entrances coupled or placed at regular intervals. Slightly raised stoops with direct entries to the street are preferred, particularly when alternate entries provide ADA accessibility.

2. Define entries to individual units with physical “threshold” features such as canopy, fin walls, landscape, lighting, railings and/or transition in hardscape materials, to demarcate and bridge the boundary between public and private.

Each entry is recessed or provided with overhead weather protection. Entires are further defined with lighting, addressing, and high-quality materials. Steps and stoops are proposed for the front units, defining a stronger threshold between the public and private spaces.

2. RESIDENTIAL EDGES

a. Design ground floor residences for security and privacy, while still contributing to an active streetscape. Use vegetation/landscape screening, modest setbacks, and/or vertical modulation to create a layered transition from the privacy of the house to the public space of the street and sidewalk. Avoid tall fences, fully-obscuring barriers, and large setbacks (greater than 15’) that detract from the quality of the street-experience and reduce the number of eyes on the street. Use grading variation to provide a visual and physical transition between the street level and individual residential entrances.

b. Provide operable windows for ground-level units. Locate windows and/or translucent glass so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor space. Create a layered transition using landscape or window treatments t prevent direct eye contact between pedestrians and residents in interior spaces, while still ensuring adequate natural lighting into units. Window shades that raise from the bottom and windows that open at the top are encouraged.

c. Provide stoops, porches, patios, and balconies to create opportunities for social interaction among residents and neighbors, particularly along the street-edge. Private outdoor spaces should be large enough to accommodate seating for 2-4 people, and clearly delineated using landscape. This space should be at the same level as the interior of the unit where feasible and should be designed for some privacy from adjacent units. Where possible, raise outdoor spaces slightly above sidewalk level.

The design provides activity along the street-facing facades while still providing privacy for future residents. The first floor is raised above sidewalk level to create a separation between the public right of way and private units. The living level on the second floor with large windows an a deck, with views to activity to the street while providing privacy and light for the residents. Windows are placed along the sidewalk to allow views in and out at the first level, while raised first floors and landscaping provides a privacy buffer.

PRIORITY DESIGN GUIDELINES		INITIAL RESPONSE
DC2. ARCHITECTURAL CONCEPT	<p>1. FACADES AT SETBACKS AND CORNERS</p> <p>Where buildings have side setbacks adjacent to other buildings, materials and design treatments should intentionally ‘wrap the corner’ of window and door openings, and at building corners, so cladding materials and treatments appear substantial, and not two-dimensional or paper thin.</p> <p>3. SECONDARY ARCHITECTURAL FEATURES</p> <p>a. Visual Depth and Interest: Projecting balconies, recessed decks, and legibly-recessed, well-detailed windows are desirable.</p> <p>b. Fit with Neighboring Buildings: Selectively include design elements or proportions that reflect Capitol Hill’s historic character such as streetscape rhythm, historic parcel widths, fenestration patterns and/or material treatments.</p> <p>4. SCALE AND TEXTURE</p> <p>Texture at Street Level: Emphasize pedestrian scale, durability, and texture at the street level based on positive local characteristics such as storefront mullion width and materiality, entrance details, and building materials with a handcrafted appearance. Building components that are small enough to hold such as brick, are desirable. Uniform facades composed of flush grass or large expanses of panels (metal, cement board, etc.), without the relief of frequent and highly-detailed entrances/framing treatments, detract from the desired human scale and texture at the street level.</p>	<p>Large glazing, wood railing accents, and bay windows are utilized as the building turns the corner, with a change in material paired with change in plane. Decks, high-quality brick with recessed windows, and Juliet balconies, add visual interest throughout the project and along the street-facing facade. The use of brick not only provides a durable material along the base but also connects to the context of the neighborhood.</p>
	<p>DC4. EXTERIOR ELEMENTS & FINISHES</p> <p>1. EXTERIOR FINISH MATERIALS</p> <p>Consider each building as a high-quality, long-term addition to the neighborhood. Exterior finish materials should exhibit permanence and quality appropriate to Capitol Hill.</p> <p>a. Integrate exterior detailing and materials into the building concept by relating to the structural expression of the building, and/or intentionally expressing the joints and transitions of the building materials and components.</p> <p>b. Quality: choose traditional or modern materials that are durable, proven, high-quality, maintainable, that employ or complement more traditional materials such as brick, cast stone, architectural stone, terracotta details.</p> <p>c. Texture: Materials that have texture, pattern, or color and are attractive even when viewed up close or lend themselves to a high quality of detailing are encouraged.</p> <p>d. Panels: If panels (cement, metal, etc.) are used, they should be carefully-detailed, well-designed and combined with other materials to provide patterns, scale, and visual interest, particularly on lower levels. If used, panels should be of sufficient thickness to prevent warping or deformations.</p>	
DC1. PROJECT USES & ACTIVITES	<p>2. PARKING AND SERVICES USES</p> <p>a. Visual Impacts: When it is necessary to locate parking entrances and service uses on street frontages, or in highly visible locations, use artistic treatments (e.g. murals or decorative metalwork on garage doors and adjacent walls) or lush landscape screening to reduce visual impacts. This is especially important in locations where commercial uses extend to streets with residential character (e.g. Nagle Place, Harvard Avenue E, 14th Avenue).</p>	<p>Due to requirements of SPU Solid Waste collection, storage carts have been consolidated at the northwest corner of the site, providing the required distance for pick up from the collections. By preserving the existing Magnolia street trees, there is insufficient area for staging in the right of way. Cedar screening is provided for the solid waste storage to minimize the impact on residents.</p>



B. ARCHITECTURAL AND FACADE COMPOSITION

Exterior composition is determined by interior program and pedestrian experience. Overall massing is scaled to fit within the neighborhood context and be approachable for both residents and neighborhood visitors.

PL3. A ENTRIES

Individual entries are provided for each unit on the ground level, offering privacy and a direct relationship to all pathways around the site. Material change, awnings, and selectively picked lighting act as secondary elements marking the entry points around the site.



CSA. B ADJACENT SITES, STREETS, AND OPEN SPACES

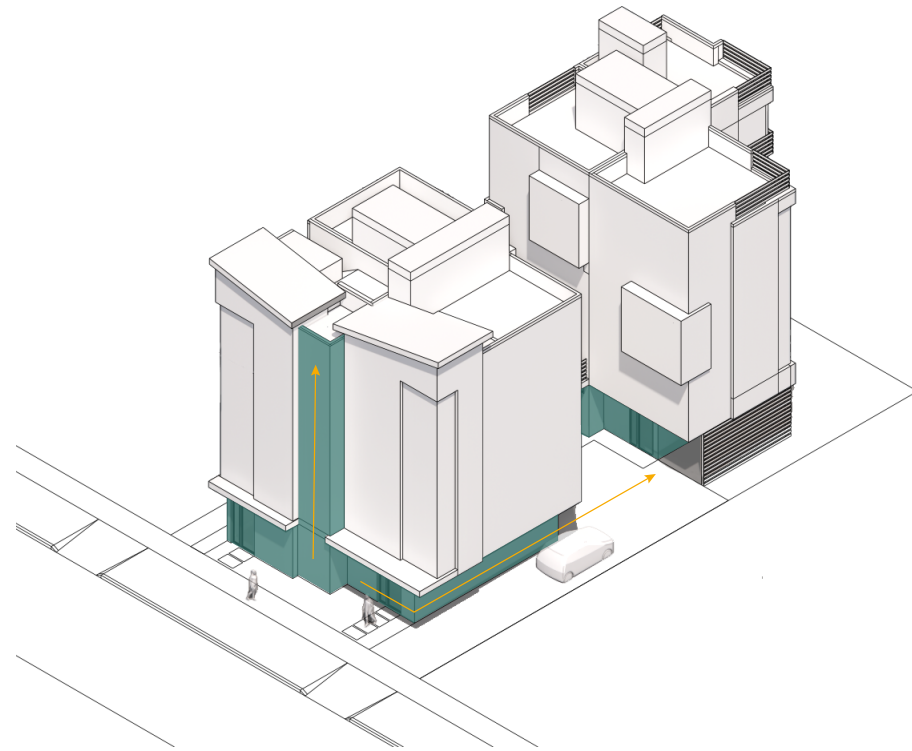
Walkways are strategically placed for circulation that creates a sense of safety. Entrances are oriented toward these pathways and towards the street for views around and through the site, while also creating a sense of community through the shared spaces.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

Individual entries are defined for each townhouse through a series of hardscape and landscaped elements including foliage and individual entry paths. All entries are pulled back from the street or walkway creating a covered, identifiable space marked by a change in material.

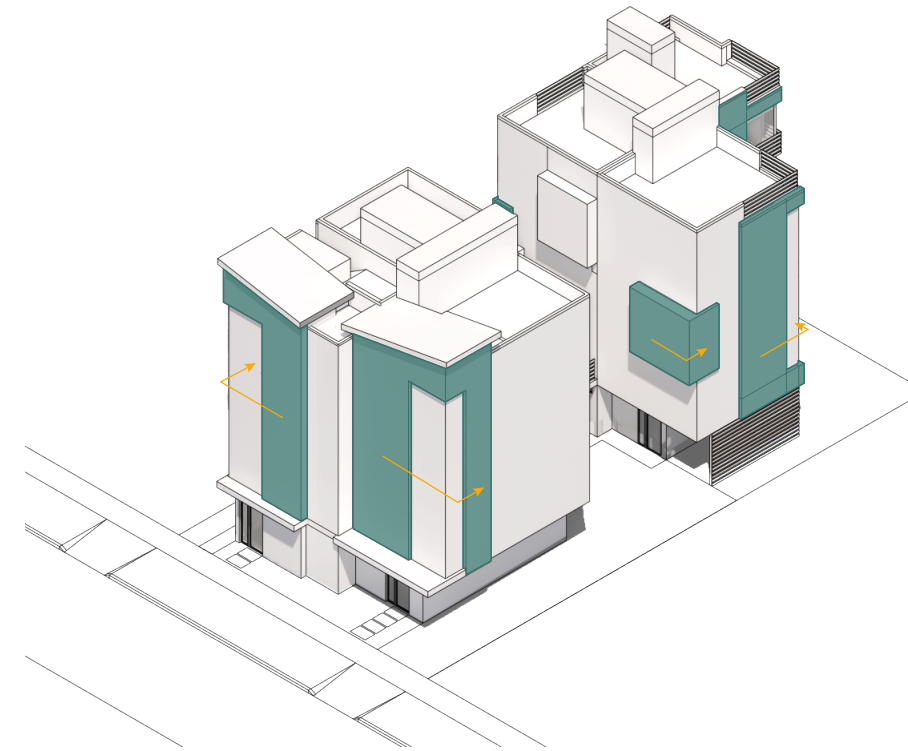


1 - DC2.4 SCALE & TEXTURE



High-quality stacked bond brick is used along the base of both buildings emphasizing pedestrian-scaled materials along primary circulation paths. At the street-facing facade, the brick is carried up all four levels, marking a change in material between the two street-facing units. Brick was chosen for both its pedestrian scaled nature, as well as fitting within the existing context of Broadway E.

2 - DC2.1 FACADES AT SETBACKS & CORNERS



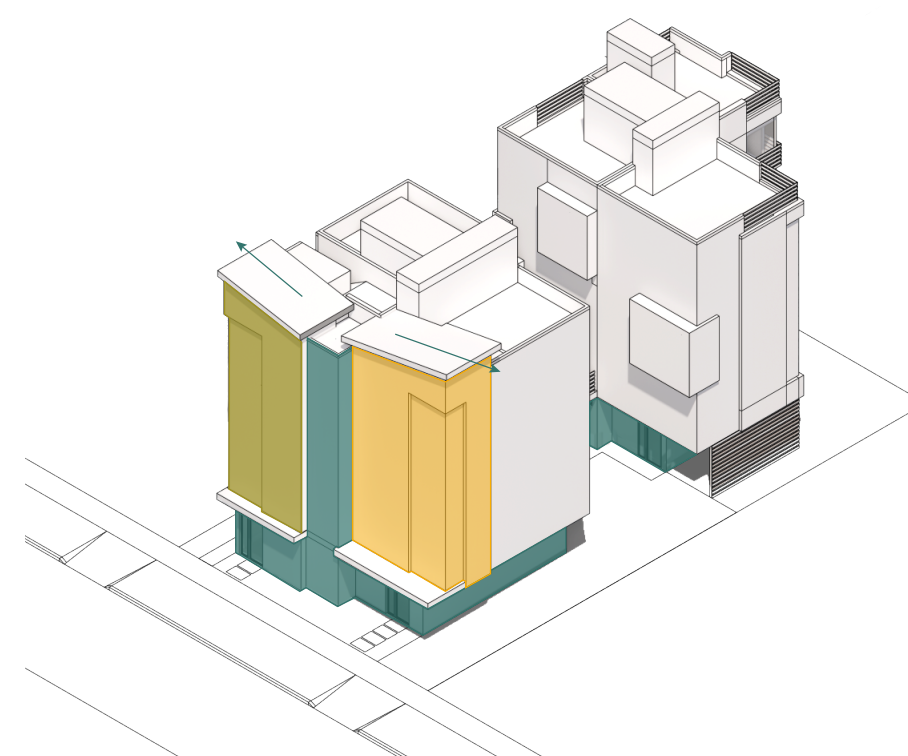
Careful consideration of the corner facades was taken in regards to views from the adjacent neighbors and material expression at the setbacks. Panel elements and lap siding wrap the buildings overfamed corners, creating depth and visual interest. The glazing is inset for added modulation and privacy, and is highlighted with a pop of color at these corner elements.

3 - CS1.D.1 EXISTING SITE FEATURES



The building mass is strategically placed to enhance the existing site features, specifically preserving the canopy and roots of the exceptional tree at the southeast property corner. This tree shaped the footprint of the building and helped inform the glazing along the eastern side of the property. Large corner glazing is implemented on the corners of townhomes 5 & 6, allowing for interior views to the tree. This glazing strategy was carried to the front units, providing views to the existing right-of-way street trees, and creating appropriate transparency along the street-facing facade.

4 - CS3.1.A FITTING NEW & OLD TOGETHER



This project will fit into the existing character of the street and neighborhood through thoughtful consideration of roof form, materials, and secondary elements. The four-story massing is scaled down through material changes related to the individual street-facing units with articulated roof forms. Awnings ground the building. Finally, exterior balconies further reduce scale, specifically along the street-facing facade, creating moments of connection with the neighborhood.

PROPOSED PROJECT SITE

- Located mid-block along Broadway E between E Aloha St and E Roy St
- 1 existing single family residence on site
- Site area = 5,000 sf
- Measures 50' wide by 100' deep

TOPOGRAPHY

- Site has approx. 4' of grade change from E to W

ADJACENT BUILDINGS AND USES

- East: 2-story SFR - 2,730 SF + 3-story SFR - 2,360 SF
- West: 4-story Condominium - ~10,000 SF
- North: 3-story Apartment - 13,244 SF
- South: 2-story SFR - 2,280 SF

TREES

- Per the arborist report, there are two trees on the property and two off-site within the right-of-way. One tree on the property meets the threshold diameter to be classified as exceptional, and is required to be retained and protected.

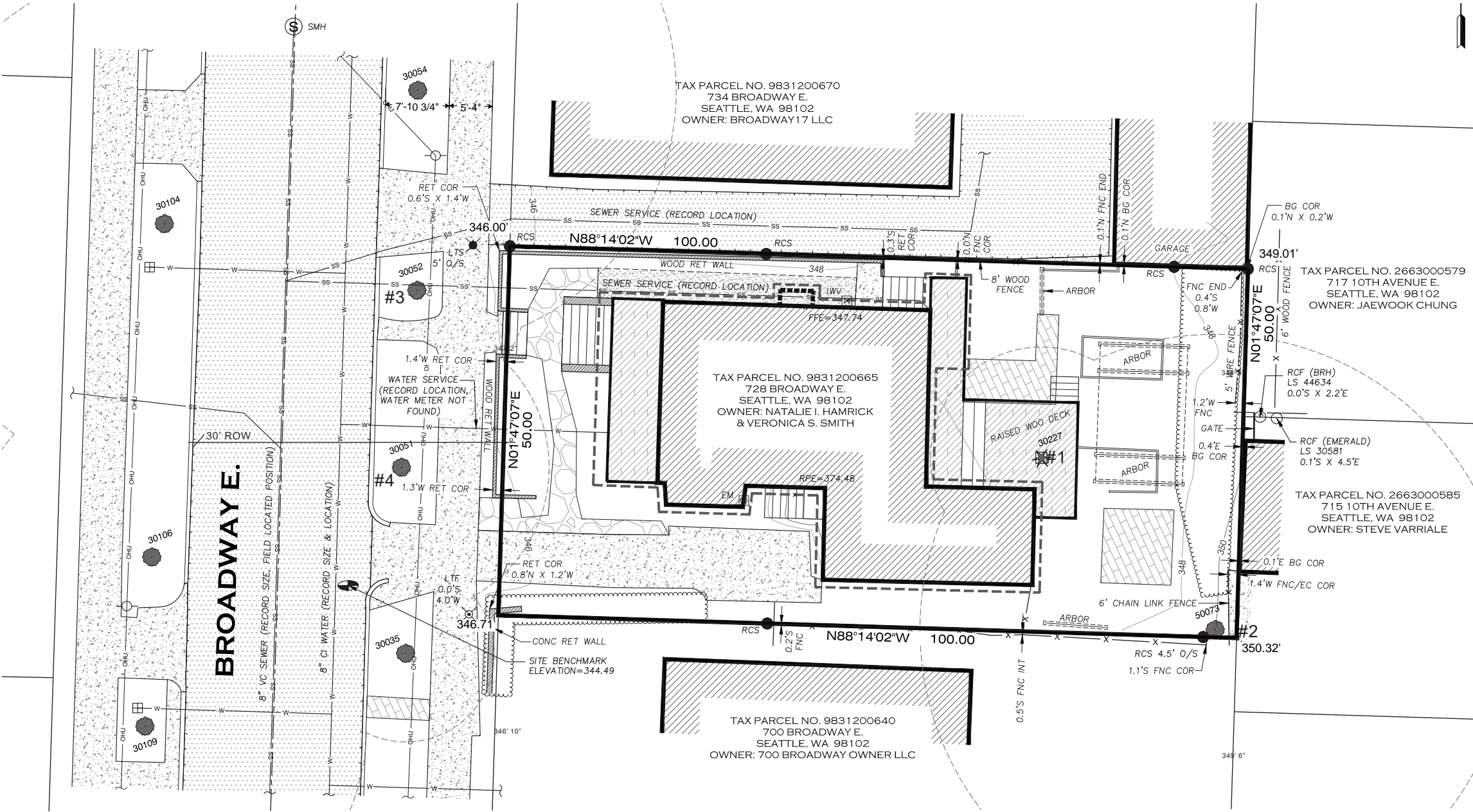
SITE CONSTRAINTS

- There are existing high-voltage lines along Broadway E that will require 14'-0" radial clearance per SCL standards.
- The existing sidewalk, right-of-way, and curb cut are to remain.

LEGAL DESCRIPTION

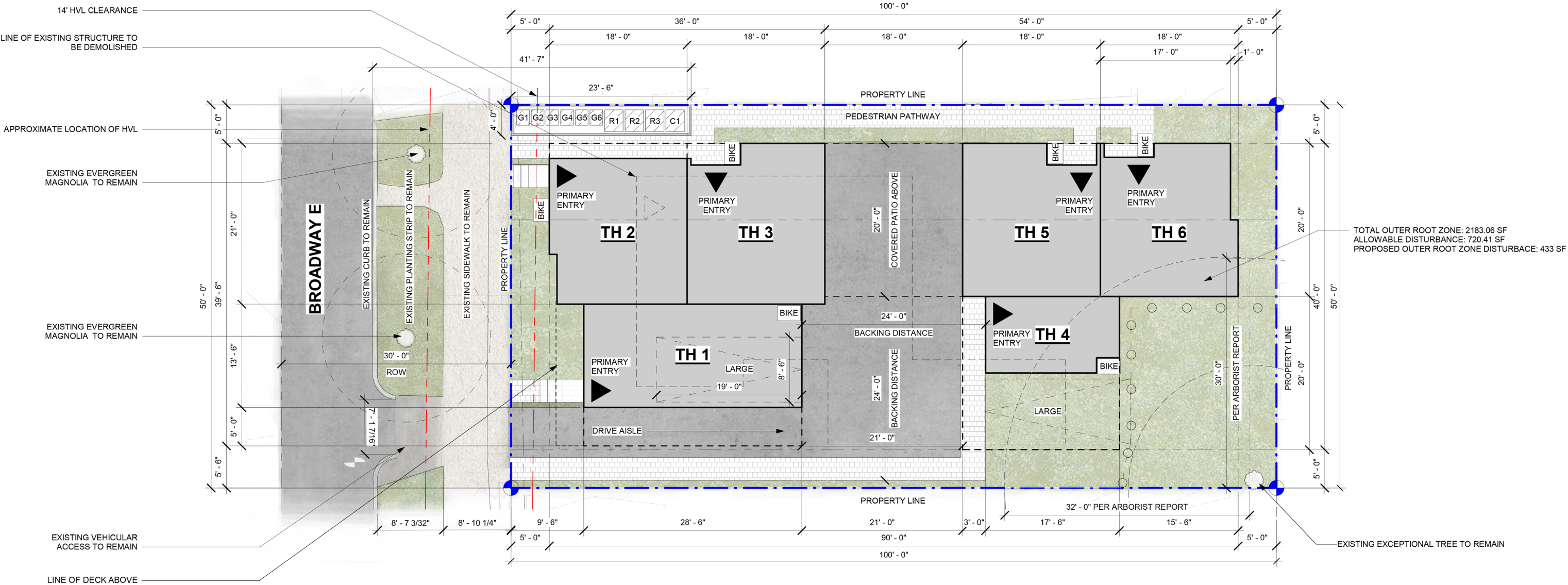
LOT 6, BLOCK 6, SARAH B. YESSLER'S FIRST ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 31, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



TREE RETENTION AND PROTECTION

Species	DBH	CSD	Condition	Exceptional
#1 Boulevard cypress (Chamaecyparis pisifera 'boulevard')	10"	16'	Good condition and health	No
#2 Silver maple (Acer saccharinum)	38"	64'	Fair condition and health	Yes
#3 Evergreen magnolia (Magnolia grandifolia)	12"	22'	Located within right-of-way	
#4 Evergreen magnolia (Magnolia grandifolia)	12"	22'	Located within right-of-way	



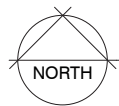
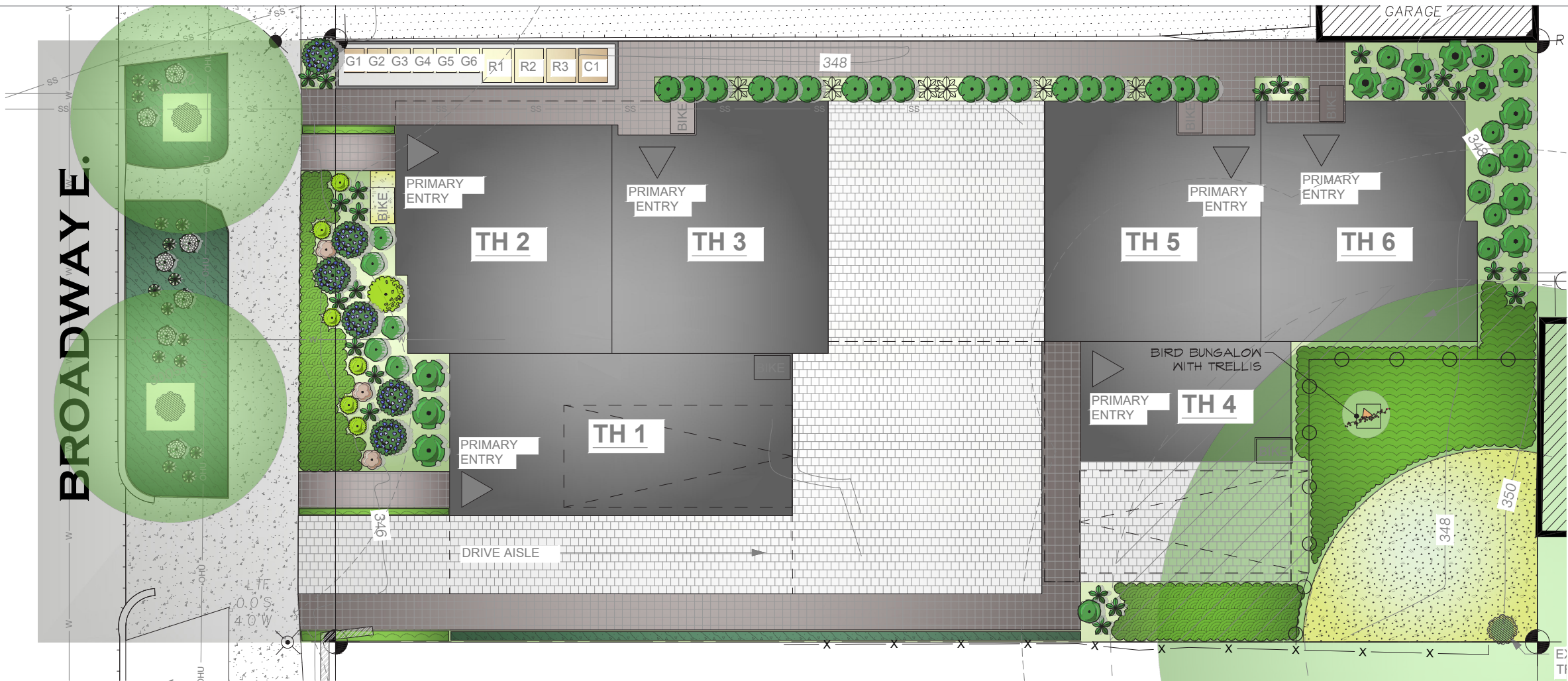
PROPOSED SITE PLAN

SITE PLANNING + LANDSCAPE APPROACH

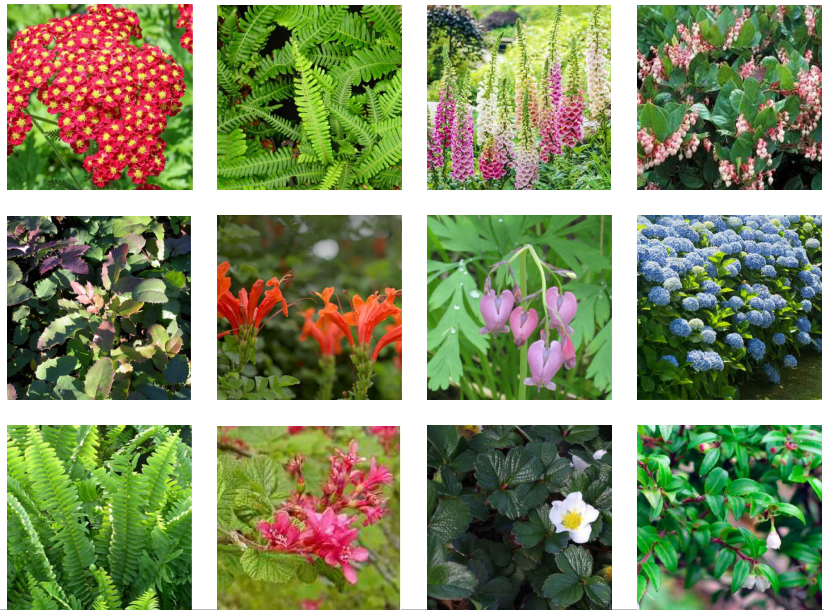
The project proposal consists of two buildings containing 6 townhome units. To preserve the existing beautiful Magnolia trees in the right-of-way, the existing driveway location and curb cut are utilized. By utilizing the existing driveway, only tow on-site parking stalls are allowed, which are provided. The exceptional tree at the southeast corner is preserved and the adjacent units have glazing and views towards the tree. Pedestrian circulation is separated and runs along the north and south edges of the site. Solid waste storage is accessed at the north pedestrian pathway. Vehicular access is from the south edge of the site from the existing curb cut.

Two street-facing unit have entries oriented towards Broadway E. The rear residences are accessed from the shared north pedestrian pathway. To preserve the exceptional tree, the townhome 4 pathway is provided along the southern border of the site. Private amenity is provided adjacent to the sidewalk, at the east edge of the site, and at second-level decks for the middle units, utilizing the area between the building an bringing exterior activity to the center of the site.

The landscape concept provides a variety of spaces and vegetation that allows for lush greenery along the right of way, open hardscaped areas, and buffers between private and public realms. The landscape at the front of the development creates privacy between pedestrian pathways and private amenity spaces, as well as at the adjacent living spaces. Fencing is proposed along the north, south, and east edges of the site to provide privacy between lots.



RENDERED LANDSCAPE PLAN
SCALE: NTS

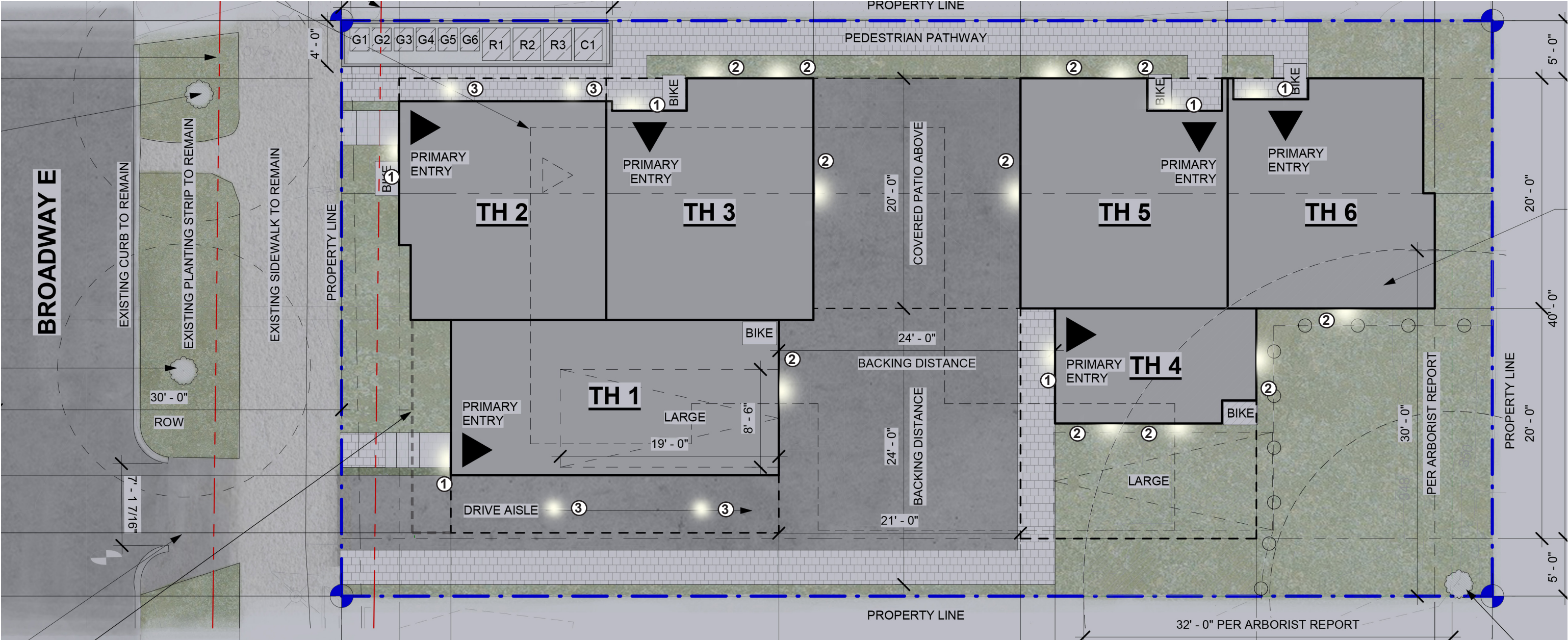


PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	Achillea millefolium 'Strawberry Seduction' / Strawberry Seduction Common Yarrow
	Blechnum spicant / Deer Fern
	Digitalis purpurea 'Foxy' / Foxy Foxglove
	Gaultheria shallon / Salal
	Helleborus niger 'HSC Jacob' / Christmas Rose
	Hosta x 'Brim Cup' / Brim Cup Hosta
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea
	Mahonia aquifolium 'Compacta' / Compact Oregon Grape
	Mahonia repens / Creeping Oregon Grape
	Polystichum munitum / Western Sword Fern
	Ribes sanguineum / Red Flowering Currant
	Sarcococca hookeriana humilis / Dwarf Sweet Box
	Vaccinium ovatum / Evergreen Huckleberry
VINES	BOTANICAL / COMMON NAME
	Lonicera ciliosa / Orange Honeysuckle

PLANT SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME
	Fragaria chiloensis / Beach Strawberry
	Pachysandra terminalis / Japanese Spurge
	Pachysandra terminalis 'Silver Edge' / Japanese Spurge
SITE	BOTANICAL / COMMON NAME
	Arborist Chips 3" Depth



PROPOSED LIGHTING PLAN 1



1 SCONCE LIGHT

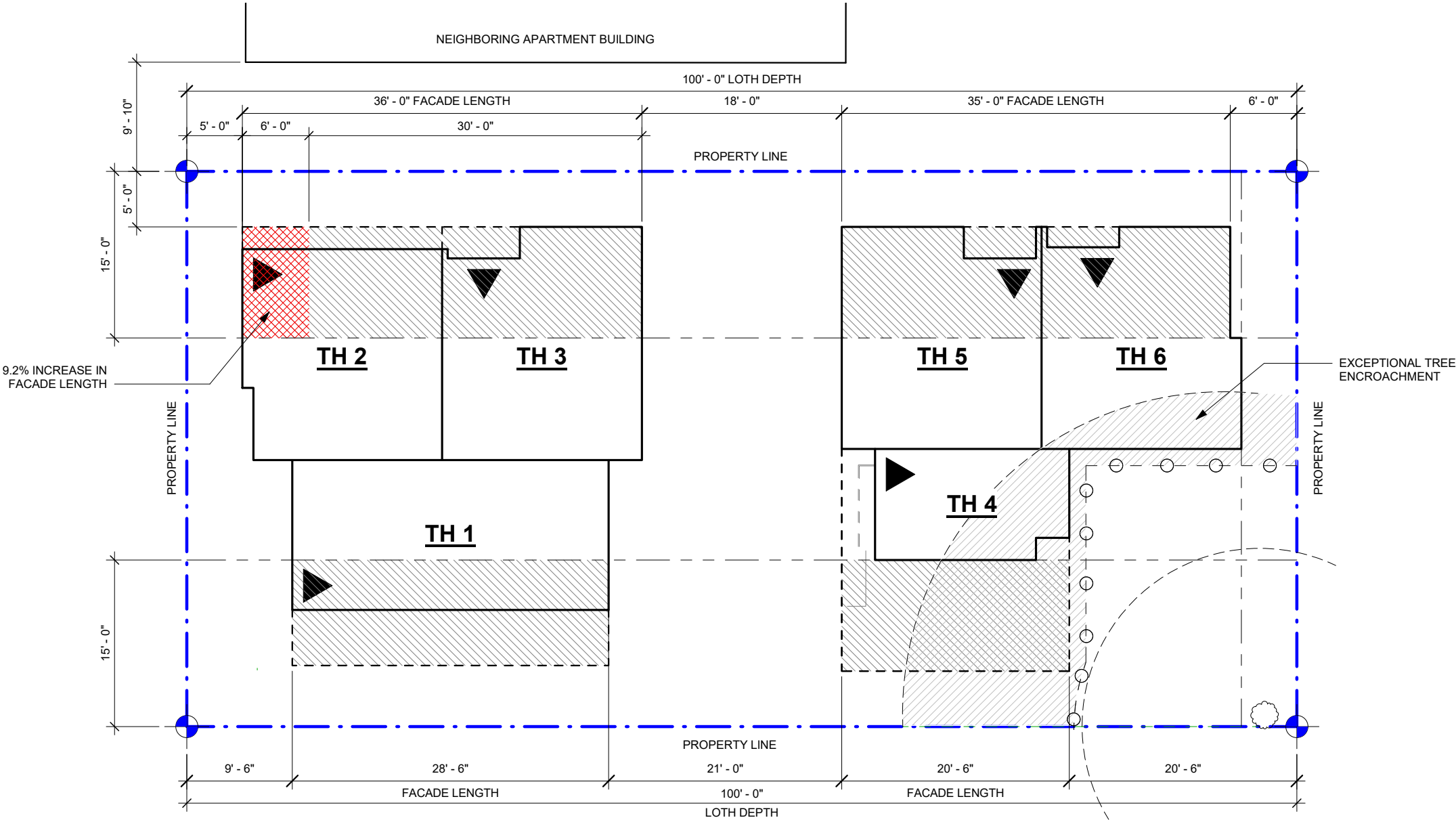


2 WALL LIGHT



3 MOTION SENSOR LIGHT

Exterior lighting will provide safety for pedestrians, facilitate easy way-finding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common areas, and under cantilevers. Secondary fixtures will be located at pathways and parking, and will be shielded and diverted away from neighboring buildings.



FACADE LENGTH ADJUSTMENT

SMC 23.45.527.B
The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.

100.00' (lot length) x 65% = 65.00'
65.00' Allowed
71.00' Proposed

Request to increase allowed facade length by 9.23% (+6.00')

RATIONALE

An adjustment is requested in order to preserve the existing exceptional tree at the southeast corner of the site. Not only does the proposal provide more space for the exceptional tree, by limited the mass and bulk here, a softer transition to the single-family home to the south is possible, while also continuing the existing street edge of the apartment building to the north.

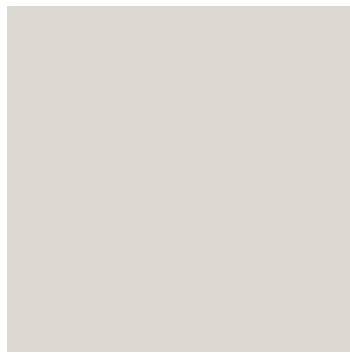
3.CS1.D.1 EXISTING SITE FEATURES



① 4" LAP SIDING (SW 7647 - CRUSHED ICE)



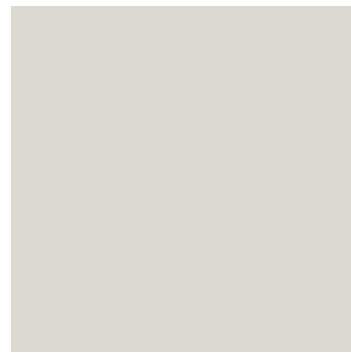
② STACKED BOND BRICK (MUTUAL MATERIALS HARBOR MIST)



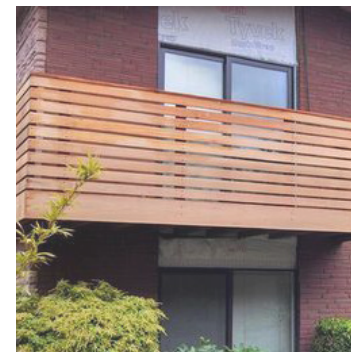
③ FIBER CEMENT PANEL (SW 7647 - CRUSHED ICE)



④ FIBER CEMENT ACCENT PANEL (SW 6194 - BASIL)



⑤ FIBER CEMENT INFILL PANEL SW7647 - CRUSHED ICE)



⑥ CEDAR RAILINGS



⑦ WHITE VINYL WINDOW



⑧ BLACK VINYL WINDOW

PROPOSED MATERIALS

Materials have been chosen to compliment the neighborhood to provide a high level of texture, detail, and modernity to the project. High quality brick creates a base for both builds and provides a pedestrian scaled material at all entries. Stacked bond brick separates the primary roof forms on the street-facing facade, reaching up all four levels. North of the brick, lap siding provides a secondary, smaller scaled material into the palette, wrapping the northwest corner and creating modulation along the north facade.

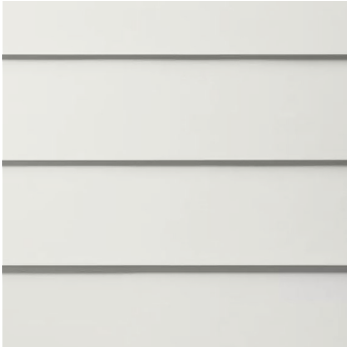
⑦ A pop of color characterizes the primary facade of townhome one, providing modulation by wrapping the southwest corner and continuing. This color re-appears elsewhere in the project at glazing elements and interior bays. The panel is broken down to align with windows, and allows for a larger material that does not compete with the scale of the lap and brick. Secondary elements include wood-framed awnings for additional color and modulation, and cedar railings for warmth.



EAST ELEVATION



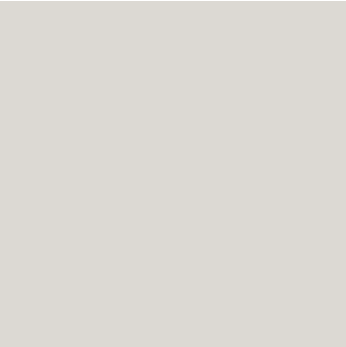
WEST ELEVATION



① 4" LAP SIDING (SW 7647 - CRUSHED ICE)



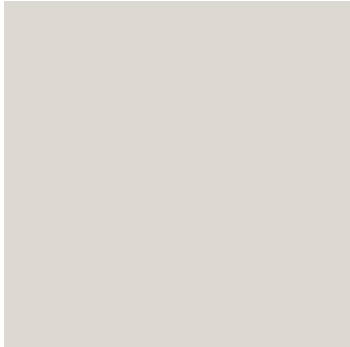
② STACKED BOND BRICK (MUTUAL MATERIALS HARBOR MIST)



③ FIBER CEMENT PANEL (SW 7647 - CRUSHED ICE)



④ FIBER CEMENT ACCENT PANEL (SW 6194 - BASIL)



⑤ FIBER CEMENT INFILL PANEL SW7647 - CRUSHED ICE)



⑥ CEDAR RAILINGS



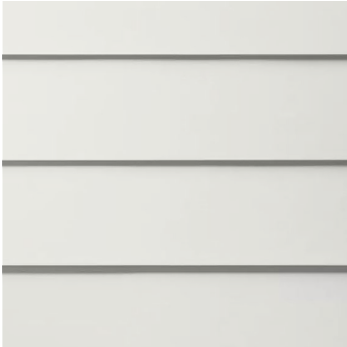
⑦ WHITE VINYL WINDOW



⑧ BLACK VINYL WINDOW



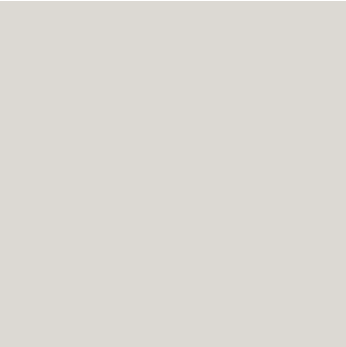
NORTH ELEVATION



① 4" LAP SIDING (SW 7647 - CRUSHED ICE)



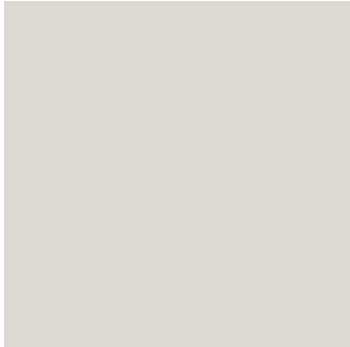
② STACKED BOND BRICK (MUTUAL MATERIALS HARBOR MIST)



③ FIBER CEMENT PANEL (SW 7647 - CRUSHED ICE)



④ FIBER CEMENT ACCENT PANEL (SW 6194 - BASIL)



⑤ FIBER CEMENT INFILL PANEL SW7647 - CRUSHED ICE)



⑥ CEDAR RAILINGS



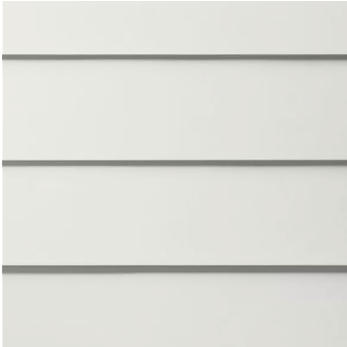
⑦ WHITE VINYL WINDOW



⑧ BLACK VINYL WINDOW



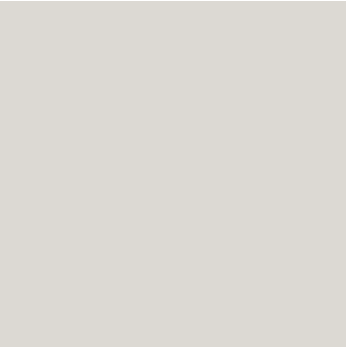
SOUTH ELEVATION



① 4" LAP SIDING (SW 7647 - CRUSHED ICE)



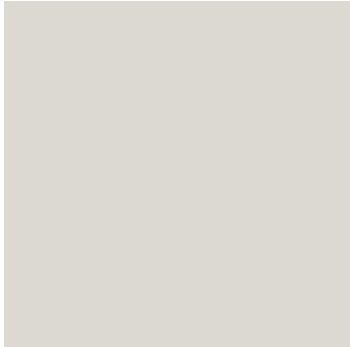
② STACKED BOND BRICK (MUTUAL MATERIALS HARBOR MIST)



③ FIBER CEMENT PANEL (SW 7647 - CRUSHED ICE)



④ FIBER CEMENT ACCENT PANEL (SW 6194 - BASIL)



⑤ FIBER CEMENT INFILL PANEL SW7647 - CRUSHED ICE)



⑥ CEDAR RAILINGS



⑦ WHITE VINYL WINDOW



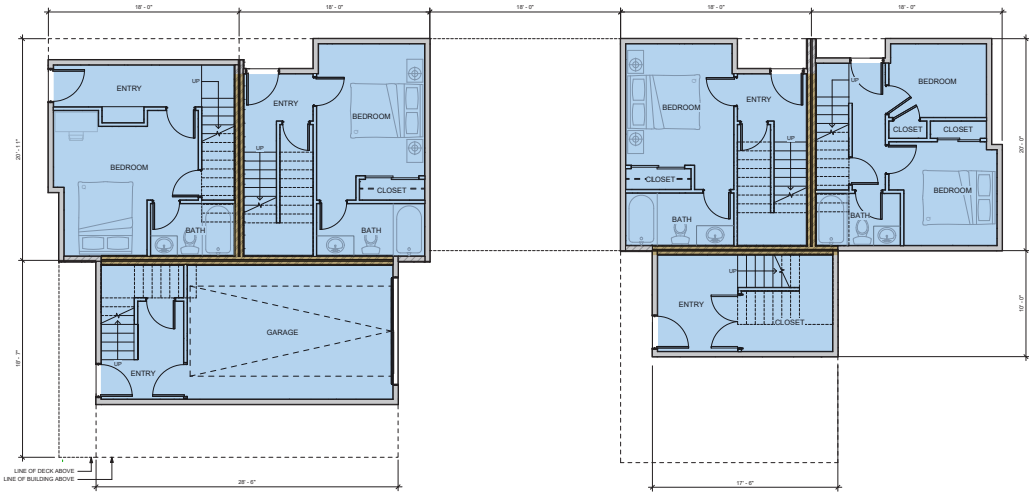
⑧ BLACK VINYL WINDOW



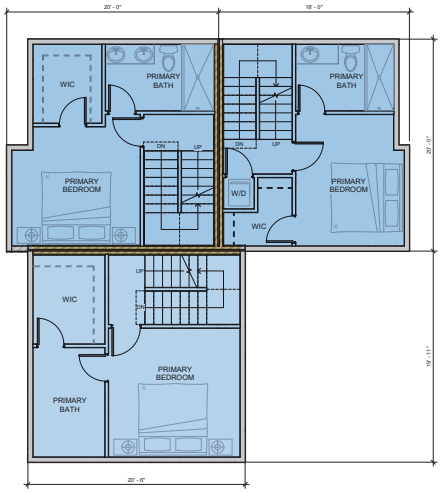
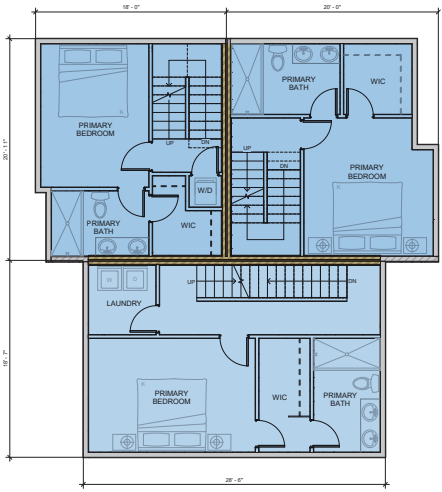
EAST ELEVATION



WEST ELEVATION



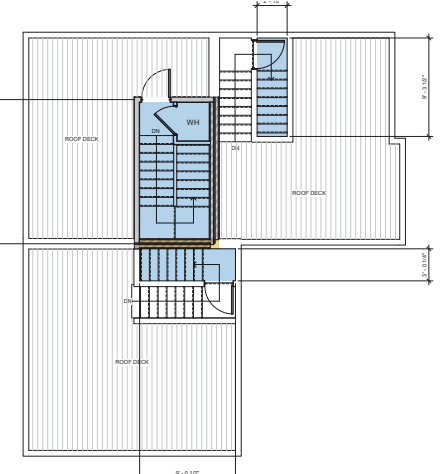
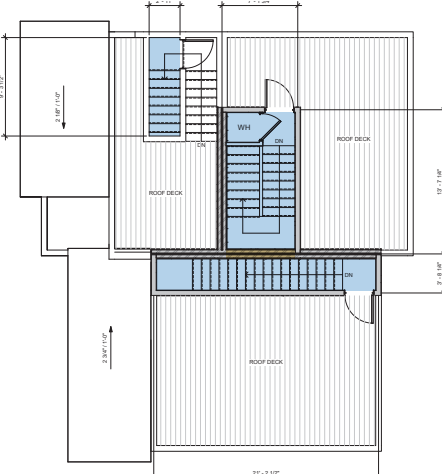
FIRST FLOOR PLAN



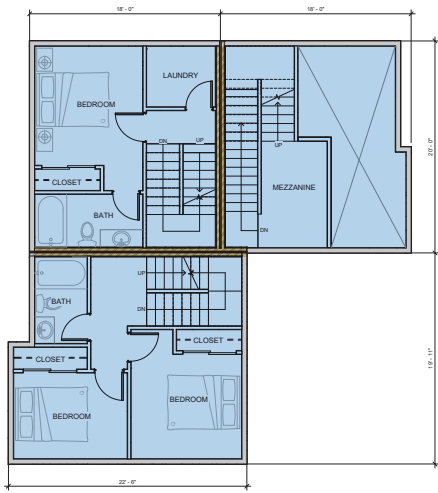
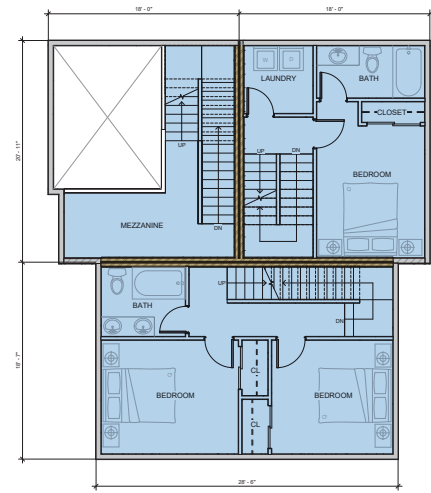
FOURTH FLOOR PLAN



SECOND FLOOR PLAN





PENTHOUSE PLAN



THIRD FLOOR PLAN

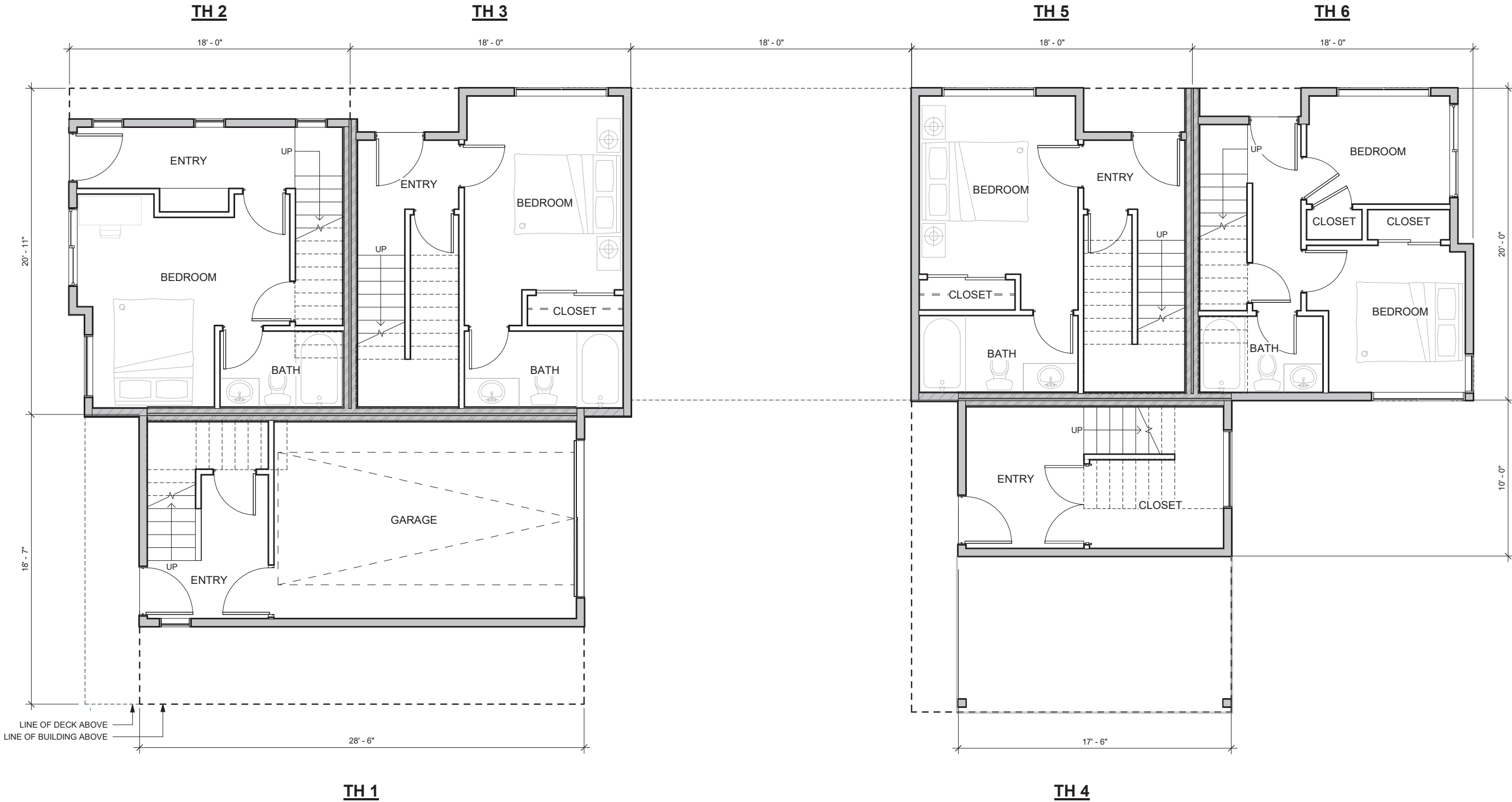
FAR & GFA DIAGRAMS

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

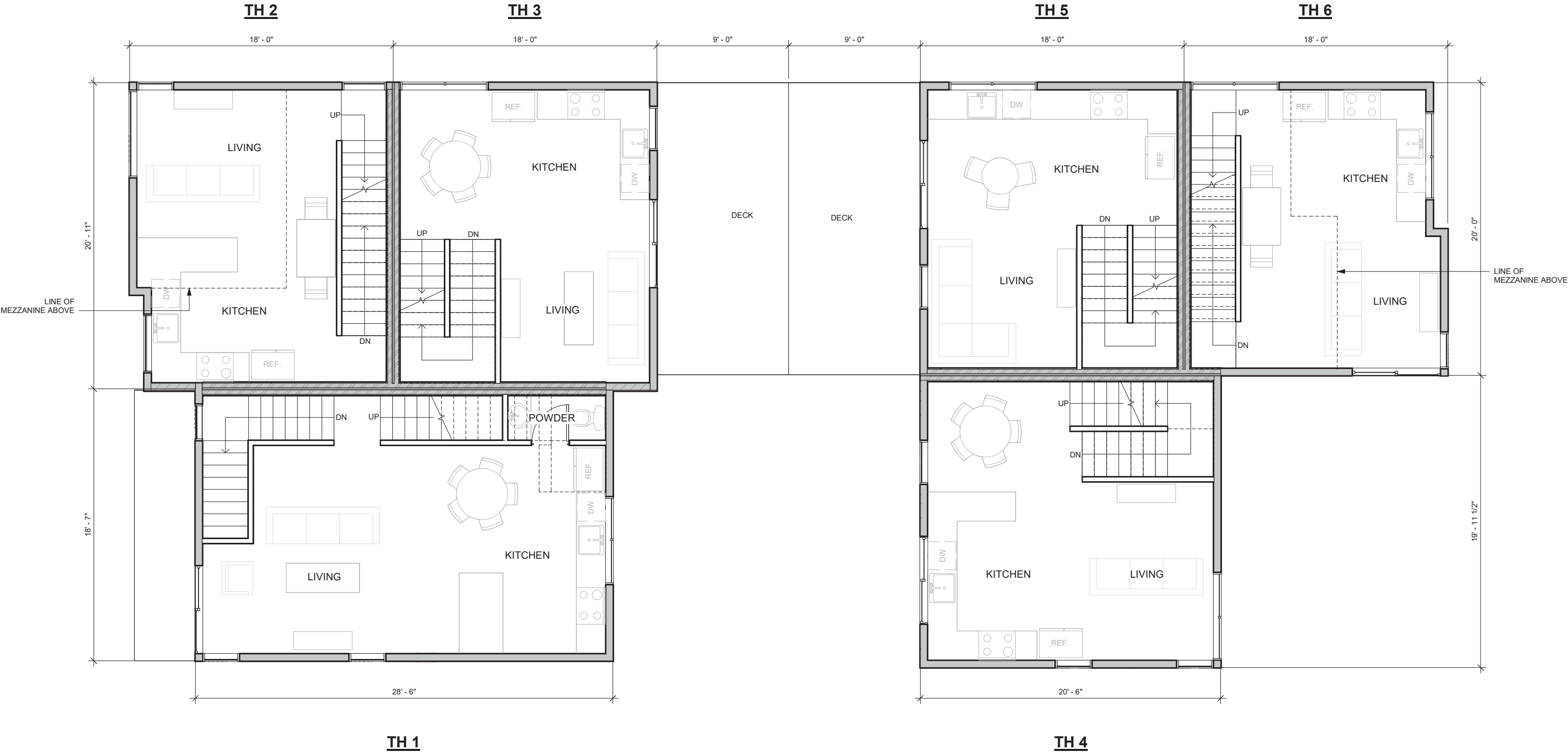
-  FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES
-  FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES

FAR & GFA CALCULATIONS

TOWNHOUSE 1	
FIRST FLOOR	351.69 SF
SECOND FLOOR	489.60 SF
THIRD FLOOR	489.60 SF
FOURTH FLOOR	489.60 SF
PENTHOUSE	63.98 SF
	1884.47 SF
TOWNHOUSE 2	
FIRST FLOOR	303.93 SF
SECOND FLOOR	338.26 SF
THIRD FLOOR	338.26 SF
FOURTH FLOOR	338.26 SF
PENTHOUSE	27.10 SF
	1345.81 SF
TOWNHOUSE 3	
FIRST FLOOR	324.69 SF
SECOND FLOOR	344.76 SF
THIRD FLOOR	344.76 SF
FOURTH FLOOR	364.93 SF
PENTHOUSE	85.04 SF
	1464.18 SF
TOWNHOUSE 4	
FIRST FLOOR	152.70 SF
SECOND FLOOR	375.35 SF
THIRD FLOOR	396.51 SF
FOURTH FLOOR	375.35 SF
PENTHOUSE	27.31 SF
	1327.22 SF
TOWNHOUSE 5	
FIRST FLOOR	308.24 SF
SECOND FLOOR	328.31 SF
THIRD FLOOR	328.31 SF
FOURTH FLOOR	346.48 SF
PENTHOUSE	87.21 SF
	1398.55 SF
TOWNHOUSE 6	
FIRST FLOOR	304.61 SF
SECOND FLOOR	317.56 SF
THIRD FLOOR	317.56 SF
FOURTH FLOOR	317.56 SF
PENTHOUSE	26.33 SF
	1283.62 SF
(5,000 X 2.3= 11,500 SF ALLOWABLE)	8703.85 SF



FIRST FLOOR PLAN



SECOND FLOOR PLAN



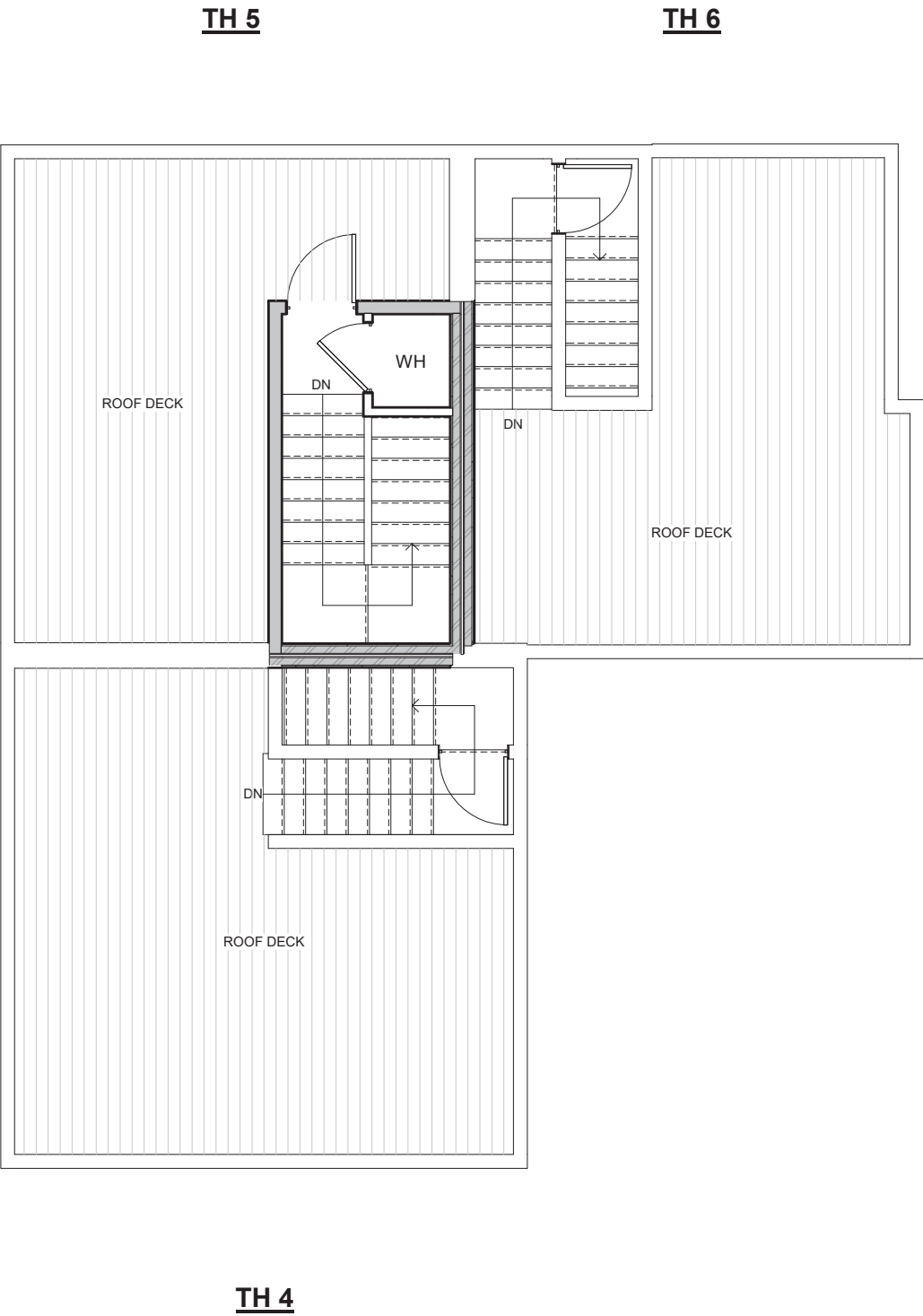
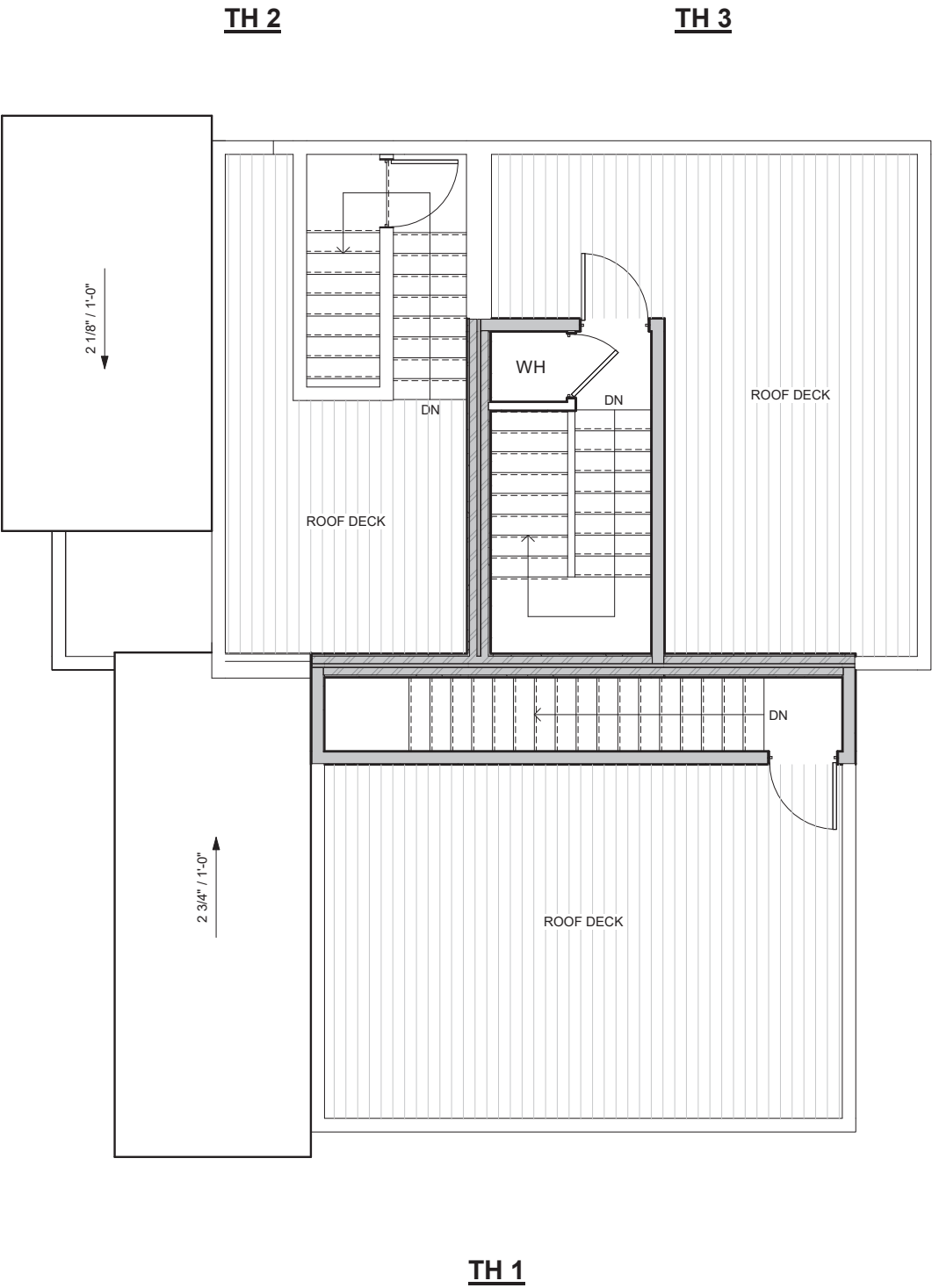


TH 1

TH 4



FOURTH FLOOR PLAN





VIEW FROM BROADWAY E



VIEW FROM SOUTHERN DRIVE AISLE



VIEW FROM NORTHERN BROADWAY



BACK BUILDING ENTRIES



TOWNHOMES 3 AND 5 PATIO SPACE