

| STREAMLINED DESIGN REVIEW |

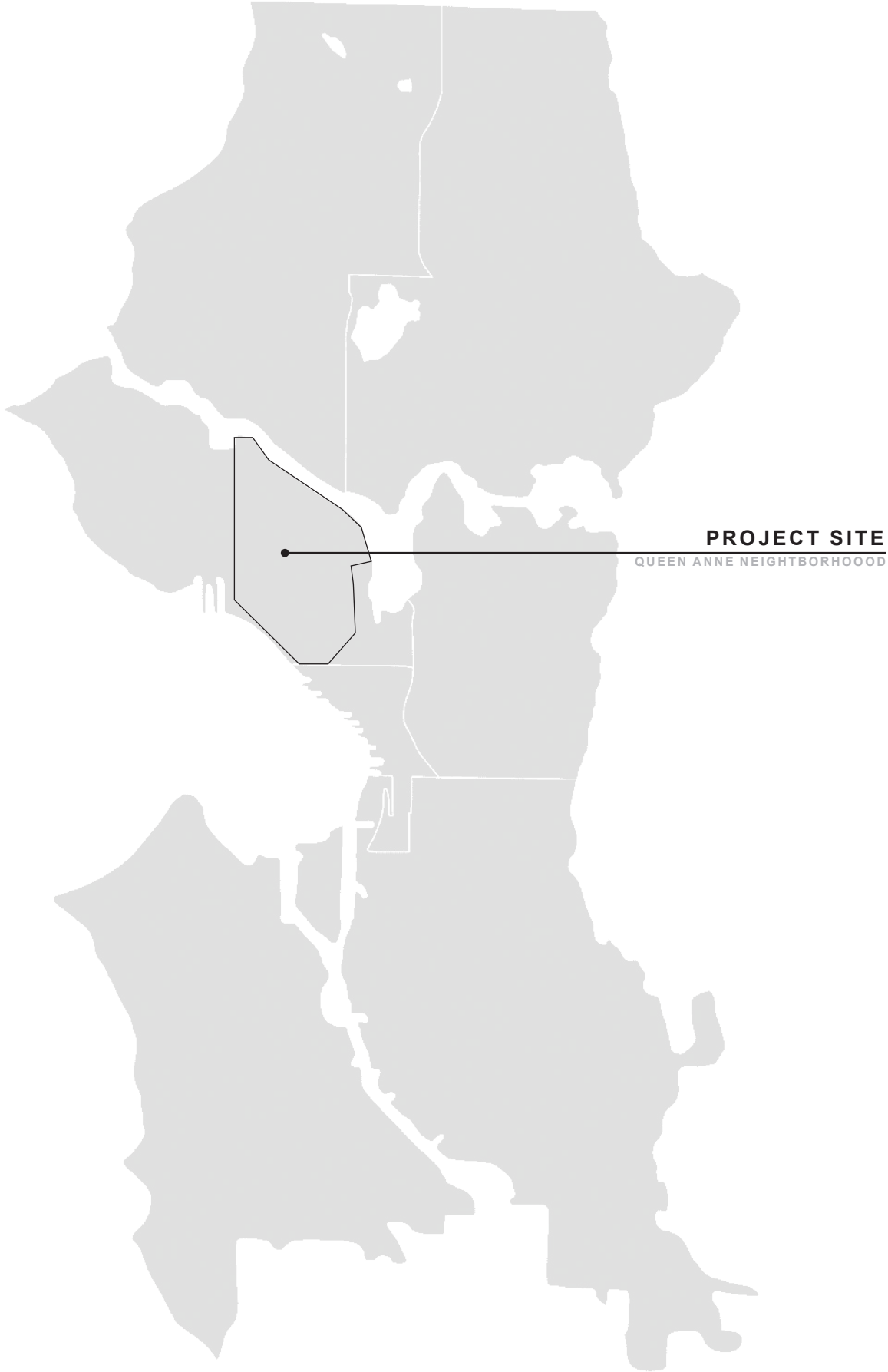
SDCI # 3040899-EG
2110 1ST AVE N
SEATTLE, WA 98109

APPLICANT:
CONE ARCHITECTURE, LLC
1319 N 49th St,
SEATTLE, WA 98103
CONTACT: EMILY TERZIC

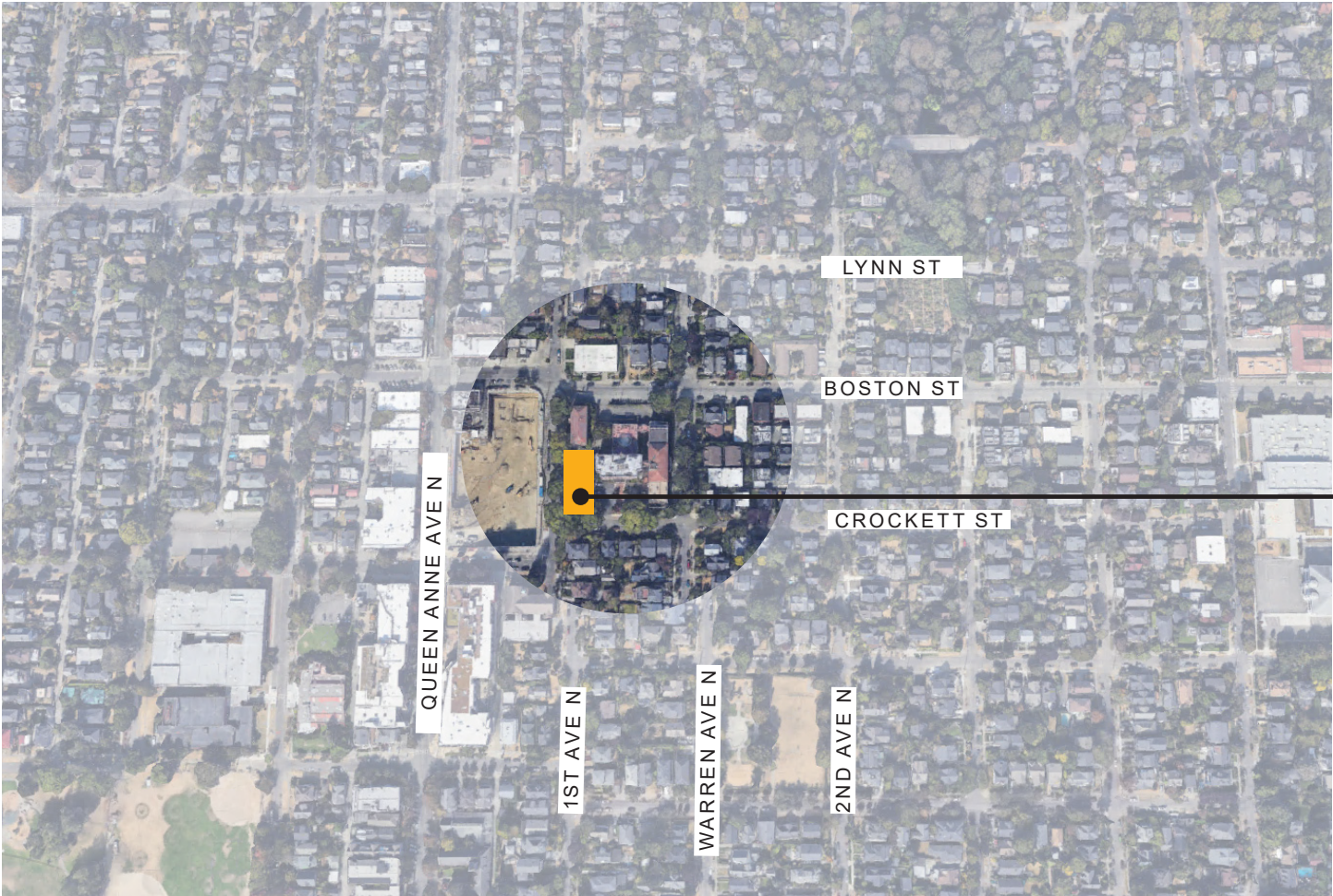
LANDSCAPE:
ROOT OF DESIGN LLC
2020 MALTBY RD, SUITE 7 PMB 370
BOTHELL, WA 98021
CONTACT: DEVIN AGEE
PHONE: 206-491-9545

OWNER:
IS PROPERTY INVESTMENTS LLC
411 FIRST AVE S, SUITE 650
SEATTLE, WA 98104
CONTACT: PETER LOCKE
PHONE: 206-728-6509

SDCI CONTACT:
DAVID LANDRY
700 5TH AVE, SUITE 2000
SEATTLE, WA 98124
DAVID.LANDRY@SEATTLE.GOV



PROJECT INTRODUCTION	Site Location	3
SITE INFORMATION	Urban Analysis	4
	Neighborhood Character	5
	Residential Character	6
	Applicable Development Standards	7
	Neighborhood Uses	8
	Community Outreach	9
	Surrounding Context / Street Views	11
	Existing Site Conditions	13
	Lot Boundary Adjustment	16
DESIGN PROPOSAL	Priority Design Guidelines	17
	Generative Diagrams	18
	Proposed Site Plan	19
	Lighting Plan	20
	FAR and GFA Diagrams	21
	Floor Plans	23
	Elevations + Materials	28
	Privacy Studies	32
	Elevation Studies	33
	Character Renderings	34



EXISTING SITE

The project site is the southern portion of parcel #080900-2695 and located at the corner of 1st Ave N and Crockett St. The lot measures roughly 147 ft deep by 64 ft wide and is approximately 9,431 SF. Currently the site consists of a parking lot and a shared driveway with the property to the north. The north site is being separated from the project site through a lot boundary adjustment under 3041024-LU and is considered a historic landmark. The right of way along 1st Ave N and Crockett St contains a planting strip with large existing trees and paved sidewalk. The main arterial that serves the site is Queen Anne Ave N. More information on the existing site can be found on pages 13-16 of this packet.

ZONING AND OVERLAY DESIGNATION

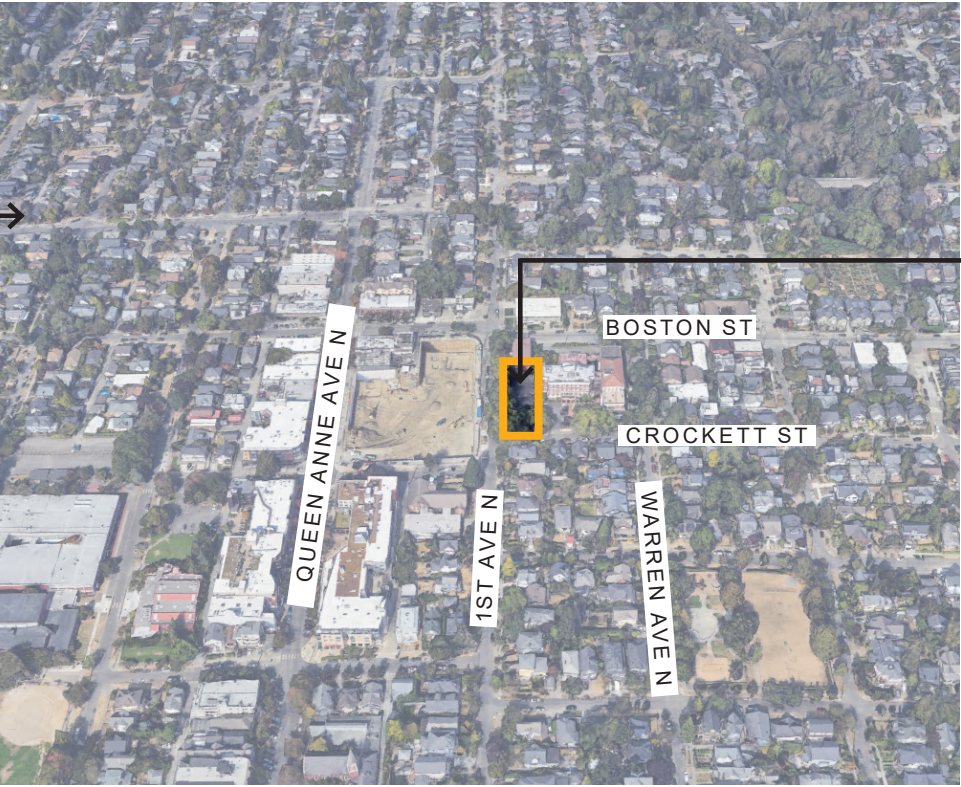
The site is located in LR2(M) zoning. The parcel to the north is zoned LR2(M) and has an office building which is classified as a historic landmark. The parcel to the east is zoned LR2(M) and has an assisted living facility. The southern parcels are zoned NR3 and contain single family homes. To the west is zoned NC2-75(M1) and the parcel is currently under development for a mixed-use project that will contain a Safeway and apartments on the upper levels. Also to the west of the project is the boundary of the Upper Queen Anne Residential Urban Village. The site is also designated as having Frequent Transit Service. Please reference page 7 and 8 for zoning diagrams.

DEVELOPMENT OBJECTIVES

The project proposes the development of eight new rowhouse units in the location of the existing parking lot on site. In LR2(M) with frequent transit service this site is eligible for a 50% reduction of required parking. However, each unit will have a garage with one parking stall. Parking will be accessed off of 1st Ave through an existing curb cut. The driveway will be part of a vehicular easement shared with the north and east parcels.

NEIGHBORHOOD CONTEXT

The subject parcel is located in Queen Anne and directly adjacent to Upper Queen Anne Residential Urban Village. This location is diverse in architectural use and design. To the west of the site are Mixed Use / Commercial spaces and to the North, East, and South the use is predominately residential in use. The majority of buildings range from one to four stories. Queen Anne has a strong traditional architectural style with a mix of new modern homes throughout. The use of brick is abundant in both commercial buildings, including the historic office building to the north and the assisted living facility to the east, and residential buildings. The use of lap siding and board and batten are copious as well. Please reference page 6 for images showing neighborhood context.



SITE LOCATION

2110 1st Ave N
Seattle, WA 98109

ZONING SUMMARY

Zone: LR2(M)
Overlay: None
ECA: None

PROJECT PROGRAM

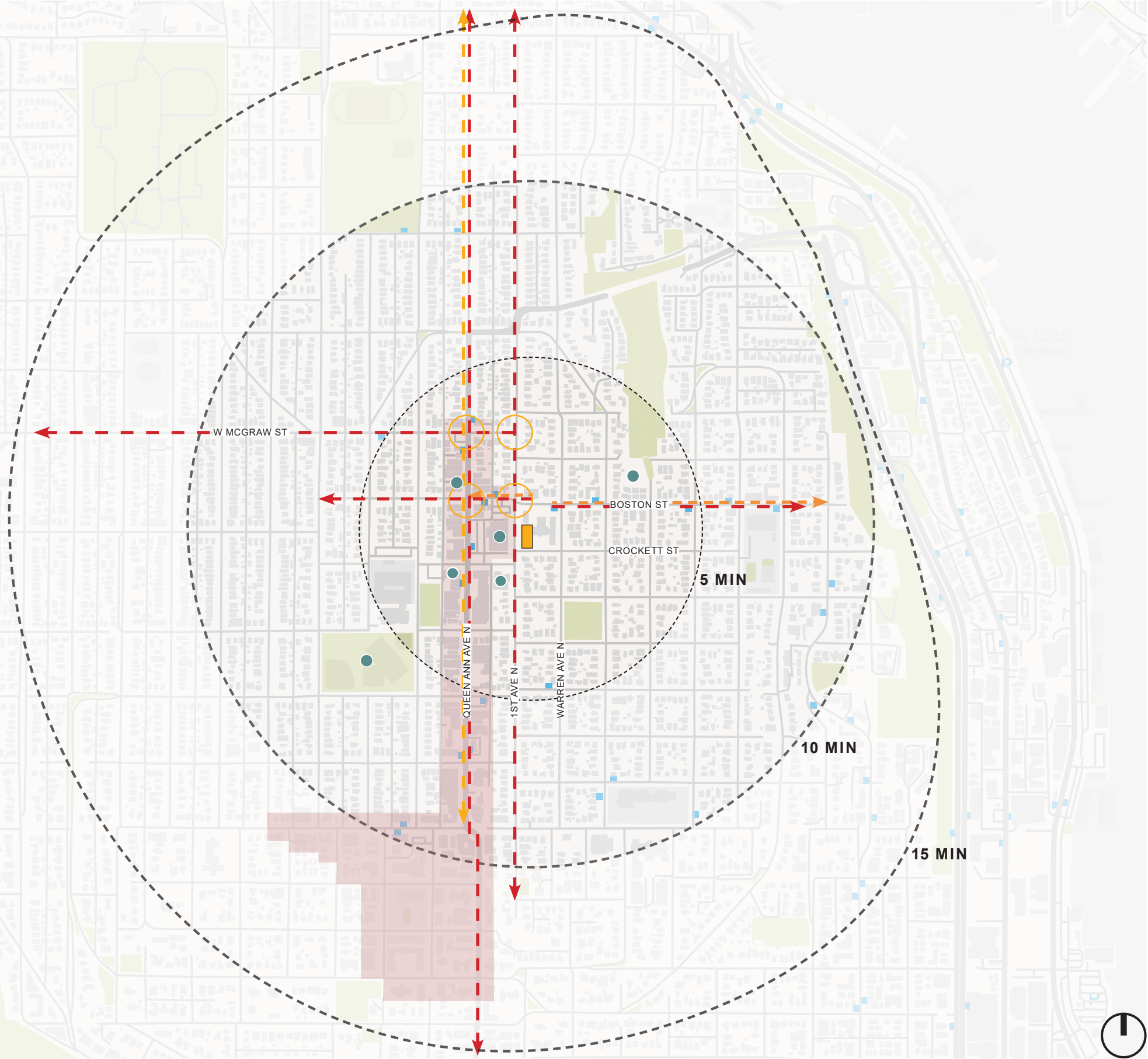
Site Area: 9,431.52 SF
Number of Residential Units: 8
Number of Parking Stalls: 8
Approx. FAR = 12,970 SF
Approx. FAR Per Unit = 1,621 SF

DESIGN REVIEW

Streamlined

ADJUSTMENTS REQUESTED

None



- | URBAN ANALYSIS KEY |
- PROJECT SITE
 - PRIMARY ACCESS ROAD
 - NODE
 - LANDMARKS
 - WALKSHED
 - PARKS
 - PUBLIC TRANSIT
 - BIKE LANE
 - UPPER QUEEN ANNE RESIDENTIAL URBAN VILLAGE

NEIGHBORHOOD CHARACTER

WITHIN 15 MIN WALK
THE QUEEN ANNE NEIGHBORHOOD ENCASES A RANGE OF RESTAURANTS,
CHURCHES, PARKS, SHOPS ALL WITHIN A 15 MINUTE WALK OF THE PROPOSED
SITE.



1 | **QUEEN ANNE
BAPTIST CHURCH**
2011 1ST AVE N



4 | **QUEEN ANNE
P-PATCH**
301 LYNN ST



2 | **BIG MAX BURGER**
1935 QUEEN ANNE AVE N



5 | **CAFFE LADRO** | 5
2205 QUEEN ANNE AVE N



3 | **QUEEN ANNE
PLAYFIELD**
150 W BLAINE ST

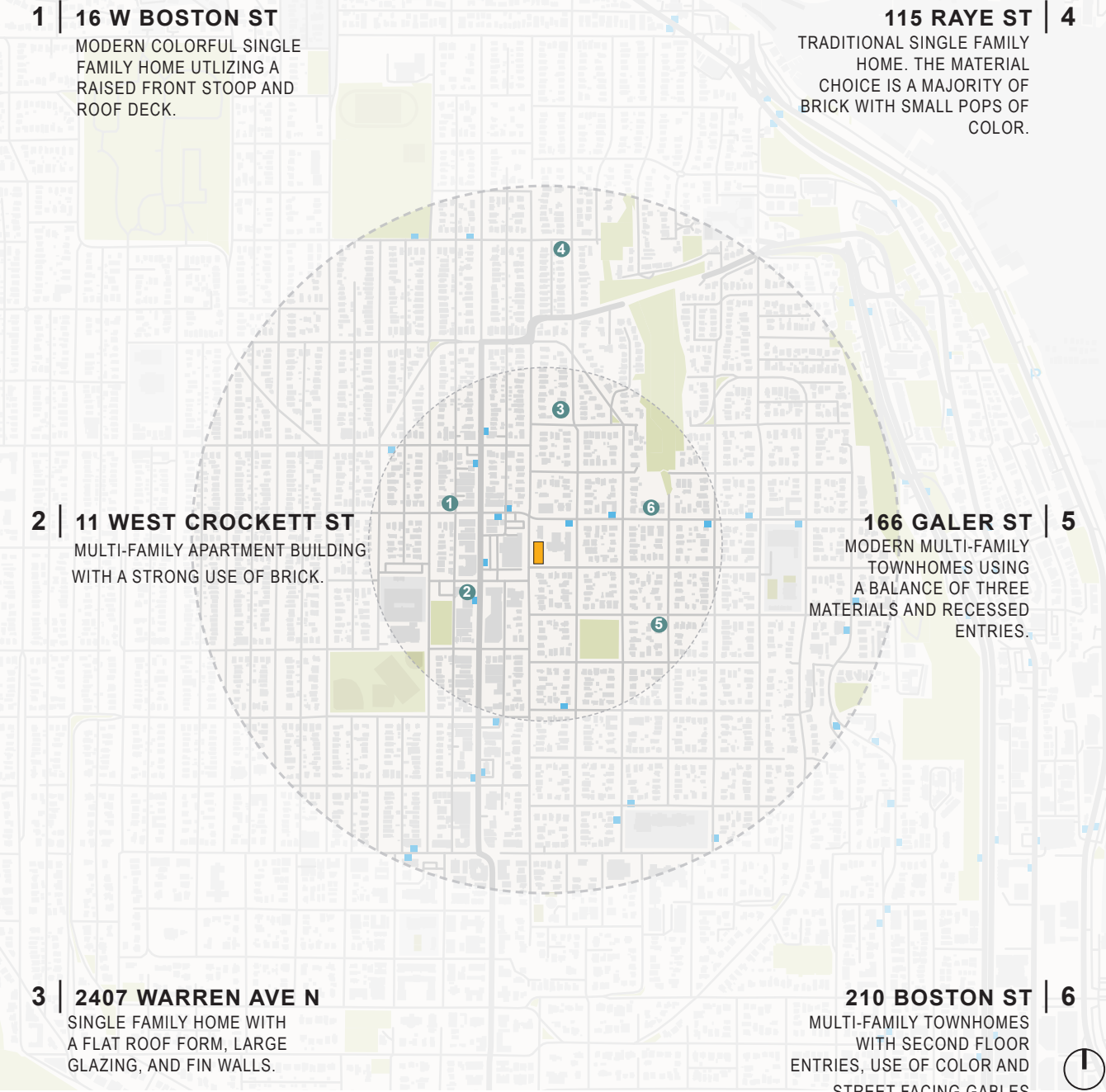


6 | **SAFEWAY** | 6
2100 QUEEN ANNE AVE N



RESIDENTIAL CHARACTER

WITHIN 15 MIN WALK
THE PROPOSED DESIGN WILL TAKE INTO CONSIDERATION THE RESIDENTIAL CHARACTER THAT CAN BE FOUND IN THE NEARBY VICINITY OF THE PROJECT. PLEASE REFERENCE THE EXISTING CONTEXT SHOWN BELOW FOR WAYS IN WHICH THE PROPOSED DESIGN WILL BEGIN TO FIT WITHIN AND CONTRIBUTE TO IT'S CONTEXT.



ADDRESS: 2110 1st Ave N, Seattle, WA 98109
PARCEL #: 080900-2695
ZONING: LR2 (M)
OVERLAYS: None
SITE AREA: 9431.52 SF

23.45.504 PERMITTED USES

Permitted outright: Residential
Proposed use: Rowhomes

23.45.514 STRUCTURE HEIGHT

Allowed Maximum Base Height:	40'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.)	44'-0"
10'-0" additional allowed for stair penthouse	50'-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: 1.4

23.45.518 SETBACKS REQUIREMENTS

Front Setback:	5'-0" Minimum
Rear Setback:	7'-0" Average/5'-0" Minimum
Side Setback for Facades <40' in length:	3.5'-0" Minimum
Side Setback for Facades ≥ 40' in length:	7'-0" Average/5'-0" Minimum

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 one 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.

23.45.522 AMENITY AREA

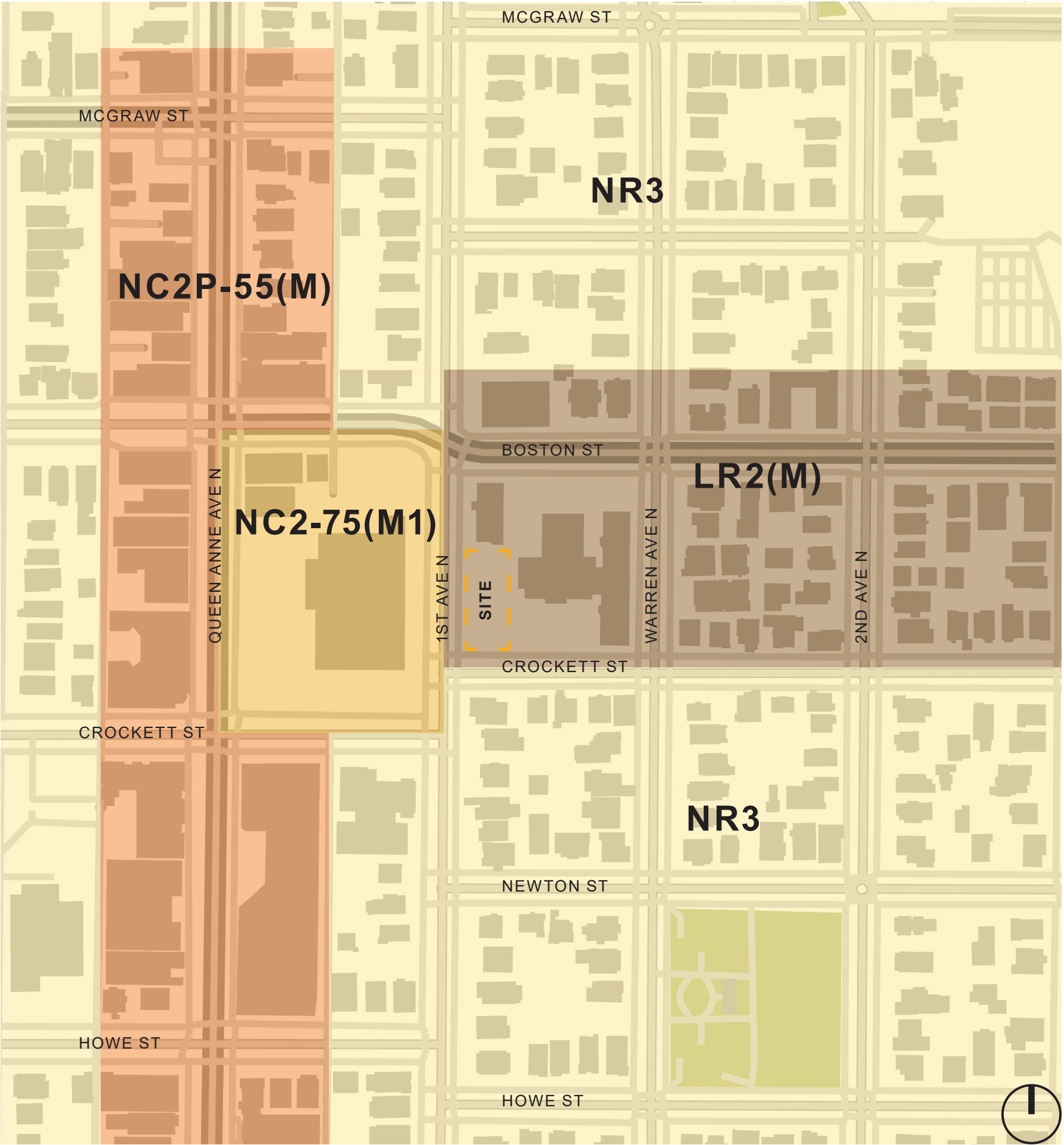
Required: 25% of Lot Area (50% Provided on Ground Level)
25% x 9431.52 SF = 2357.88 SF (1178.94 SF at Ground Level)

23.54.015 REQUIRED PARKING

- Vehicular Parking:
- The project is located within frequent transit service area, therefore there is a 50% reduction of parking required.
 - 50% x 8 units = 4 Parking Stalls required
- Bicycle Parking:
- 1 Long Term stall per unit = 8 stalls
 - No Short Term stalls required

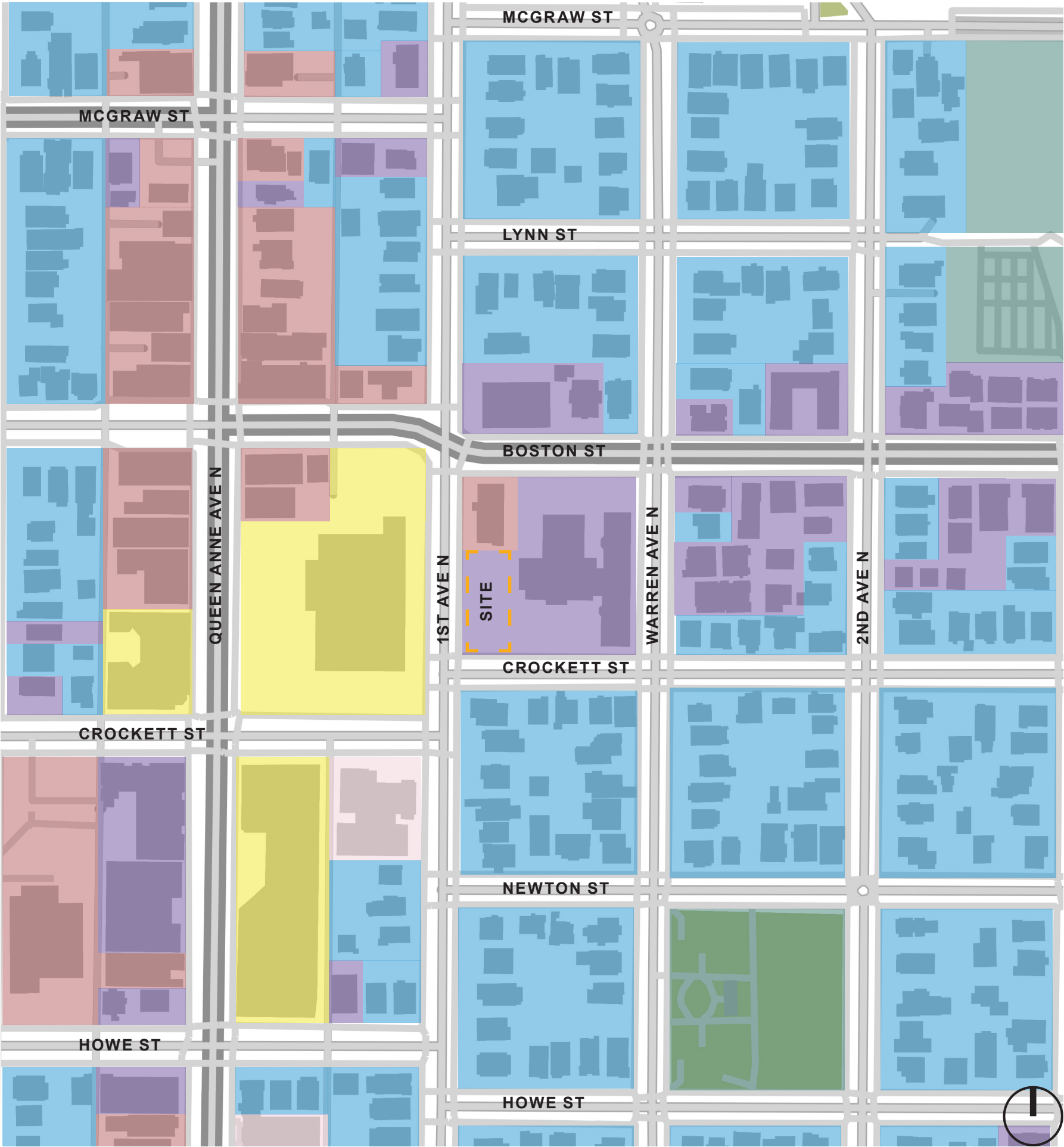
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential: One storage area per dwelling unit with minimum dimensions of 2FT x 6FT or 84 SF for shared services.



NEIGHBORING USES

The neighborhood uses surrounding the site consist of single family housing, multifamily housing, mixed use buildings, churches, and commercial spaces. Directly adjacent to the project are single- and multi-family homes and a commercial businesses. Multi-family developments are increasing throughout Queen Anne in recent years. These newer projects in this area are setting a precedent for future development. Please reference examples 2, 5, and 6 shown on page 6 of this packet for some of the examples of multi family development within the neighborhood.



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 and community organizations as requested per initial Department of Neighborhood correspondence. Project address: 2110 1st Ave N, Seattle, WA 98109. 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 05/30/2023
Materials attached: Image of Outreach Flyer

2. Electronic/Digital Outreach:

Cone Architecture designed an online survey through Microsoft Forms 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.

Survey link: <https://forms.office.com/r/8B4vyE47B9>
Date: Survey launched 05/30/2023
Survey closed 06/21/2023
Materials Attached: Screenshot of Microsoft Forms survey and individual question results.

Cone Architecture received three (3) responses to the survey that was created through Microsoft Forms:

1. What is your connection to this project:
- 2 respondents said “I live very close to the project”
 - 1 respondents said “I live in the general area”
 - 0 respondents said “I visit the area often for work or leisure”
 - 1 respondent said I don’t have a direct connection, but I care about the growth and development in Seattle”
2. What is most important to you about a new building on this property:
- 0 respondents said “That it is nice looking”
 - 2 respondents said “That it looks unique and interesting”
 - 3 respondents said “That it is affordable for residents and/or businesses”
 - 1 respondents said “That is designed to be family-friendly”
 - 3 respondents said “That it is designed with environmental sustainability in mind”
 - 0 respondent said “Other”,
3. What concerns do you have about this project:
- 0 respondents said “Construction noise/impacts”
 - 0 respondents said “That I will not like the way it looks”
 - 3 respondents said “That it will not be affordable”
 - 1 respondents said “That it will feel out of scale from the other buildings nearby”
 - 2 respondents said “That it will make driving and parking in the neighborhood more difficult”
 - 1 respondents said “Other” and specified the following:

“Concerned for preserving existing trees”

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

“Parking is alway my concern - so long as there are enough spaces”

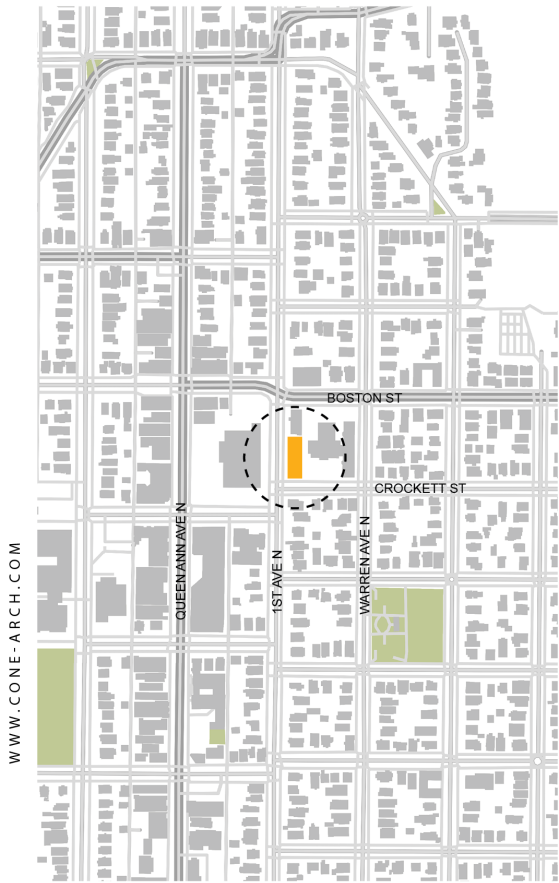
3. Additional Electronic/Digital Outreach:

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: www.cone-outreach.com/cityhomes
Date: Website launched 05/30/2023
Materials attached: Screenshot of project website.

Cone Architecture received zero (0) response from the interactive website.

CONE
ARCHITECTURE



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

Project Name
QUEEN ANNE ROWHOMES

Project address
2110 1ST AVE N, SEATTLE, WA 98109

SDCI record number
3040899-EG

Project Contact
EMILY TERZIC at CONE Architecture,
QueenAnneRow@cone-arch.com,
206-693-3133

About the project
Cone Architecture and Intracorp NW are partnering on a new rowhouse project at 2110 1st Ave N. The new project will include 8 rowhomes and 8 parking stalls accessed off 1st Ave. Planning has just begun, and construction is anticipated to start in Fall 2024.

Share your thoughts
We want to hear from the community about this project. Please share your concerns and priorities for this new building and for the neighborhood overall at the interactive website or by taking the online survey. Information you share in this survey could be made public. Please do not share any personal/sensitive information.



ONLINE SURVEY
<https://forms.office.com/r/8B4vyE47B9>
Go to link or scan code. Available from **May 29 - June 19, 2023**
PROJECT WEBSITE
<https://www.cone-outreach.com/queenannerow>

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/>

PRINTED AND MAILED FLYER

CONE
ARCHITECTURE

Queen Anne Rowhomes
2110 1st Ave N
Seattle, WA 98109

Early Outreach for Design Review

About the project

Cone Architecture and Intracorp NW are partnering on a new rowhome project at 2110 1st Ave N. The new project will include 8 new rowhomes and 8 parking stalls accessed off 1st Ave. Planning has just begun, and construction is anticipated to start in Fall 2024.

ADDRESS: 2110 1st Ave N, Seattle, WA 98109
SDCI RECORD NUMBER: 3040899-EG
APPLICANT: Cone Architecture
CONTACT:
Emily Terzic
QueenAnneRow@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 06/19/23.

Take Survey

Additional information

You can track our progress through the permitting process. Search the project address "2110 1st Ave N" or project number "3040899-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.

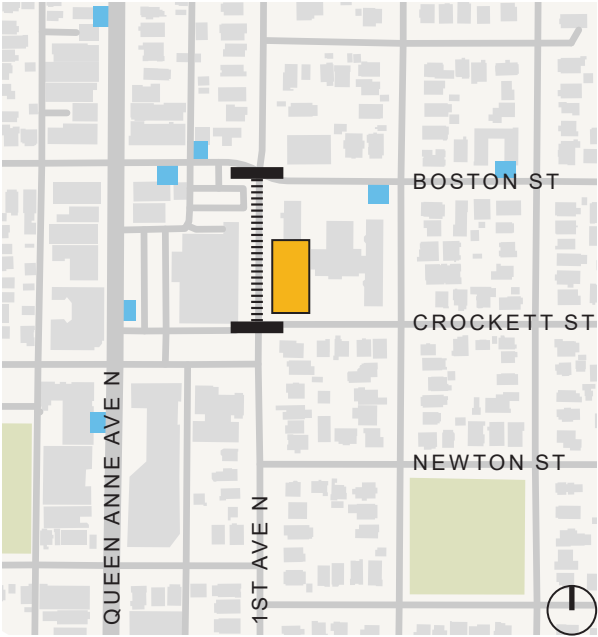
Name

Email or phone

Tell us more

Submit

SCREENSHOT OF WEBSITE



RAISED ENTRY WITH BRICK DETAILING

HISTORIC BUILDING

SHARED DRIVEWAY THROUGH EASEMENT

NATURAL PRIVACY FROM TREES

PROJECT SITE



LOOKING EAST

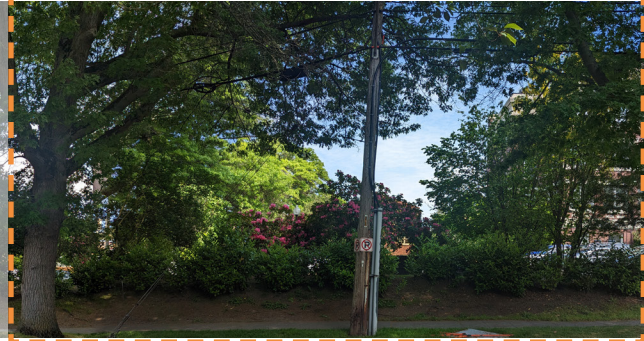
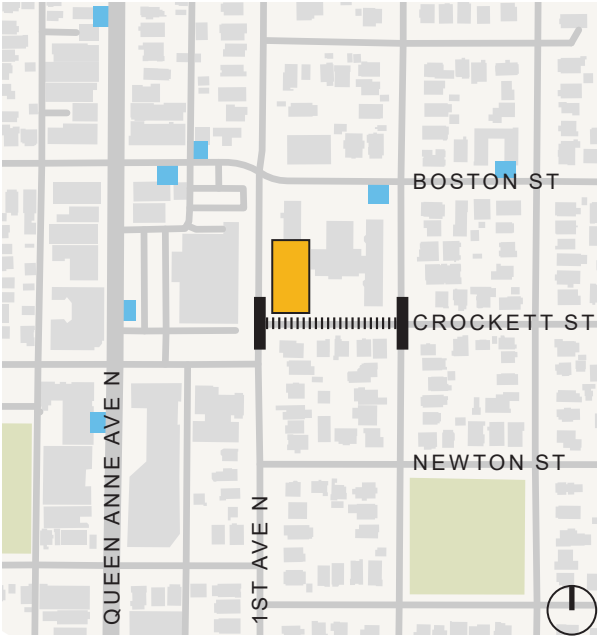
1ST AVE N

LOOKING WEST



ACROSS FROM SITE

PROPOSED
MIXED-USE
3034141-LU



SITE



BRICK SIDING

METAL RAILING

LOOKING NORTH

CROCKET ST

LOOKING SOUTH



RAISED ENTRY

COVERED ENTRY

LAP SIDING



ACROSS FROM SITE



1. EXISTING PARKING LOT - LOOKING SOUTH



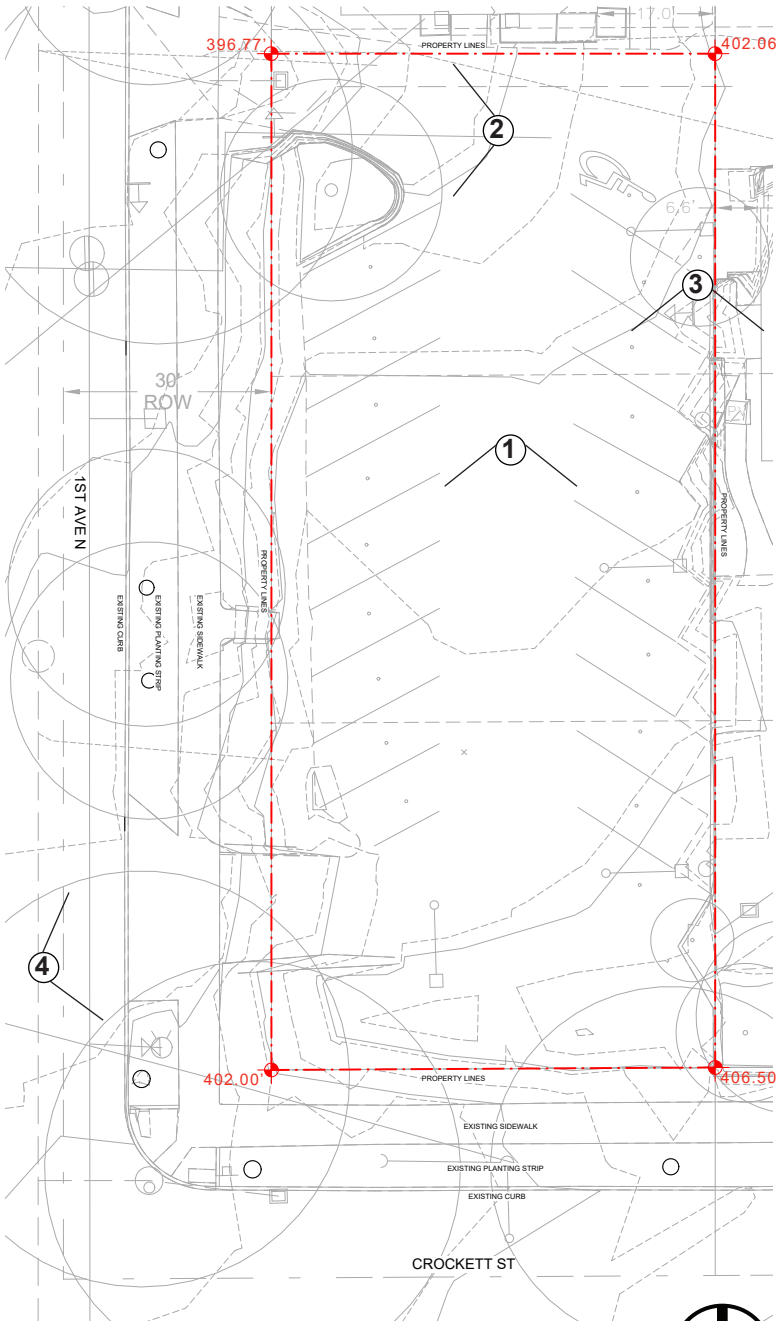
2. EXISTING NORTH CURB CUT TO REMAIN



3. EAST PROPERTY LINE - LOOKING SOUTH



4. EXISTING SOUTH CURB CUT TO BE REMOVED



EXISTING SITE PLAN

EXISTING SITE CONDITIONS

- LOCATED 2110 1ST AVE N
- EXISTING PARKING LOT
- SITE AREA = 9431.52 SF
- MEASURES APPROX. 64FT WIDE BY 147FT DEEP
- LOT BOUNDARY ADJUSTMENT UNDER 3041024-LU

TOPOGRAPHY

- GRADE CHANGE OF 4FT GOING WEST TO EAST
- GRADE CHANGE OF APPROXIMATELY 5FT GOING NORTH TO SOUTH

ADJACENT BUILDINGS AND USES

- NORTH: 3-STORY OFFICE BUILDING (HISTORIC LANDMARK)
- EAST: 4-STORY RETIREMENT FACILITY ASSISTED LIVING FACILITY
- SOUTH: 2-STORY SINGLE FAMILY
- WEST: FUTURE GROCERY STORE AND APARTMENTS

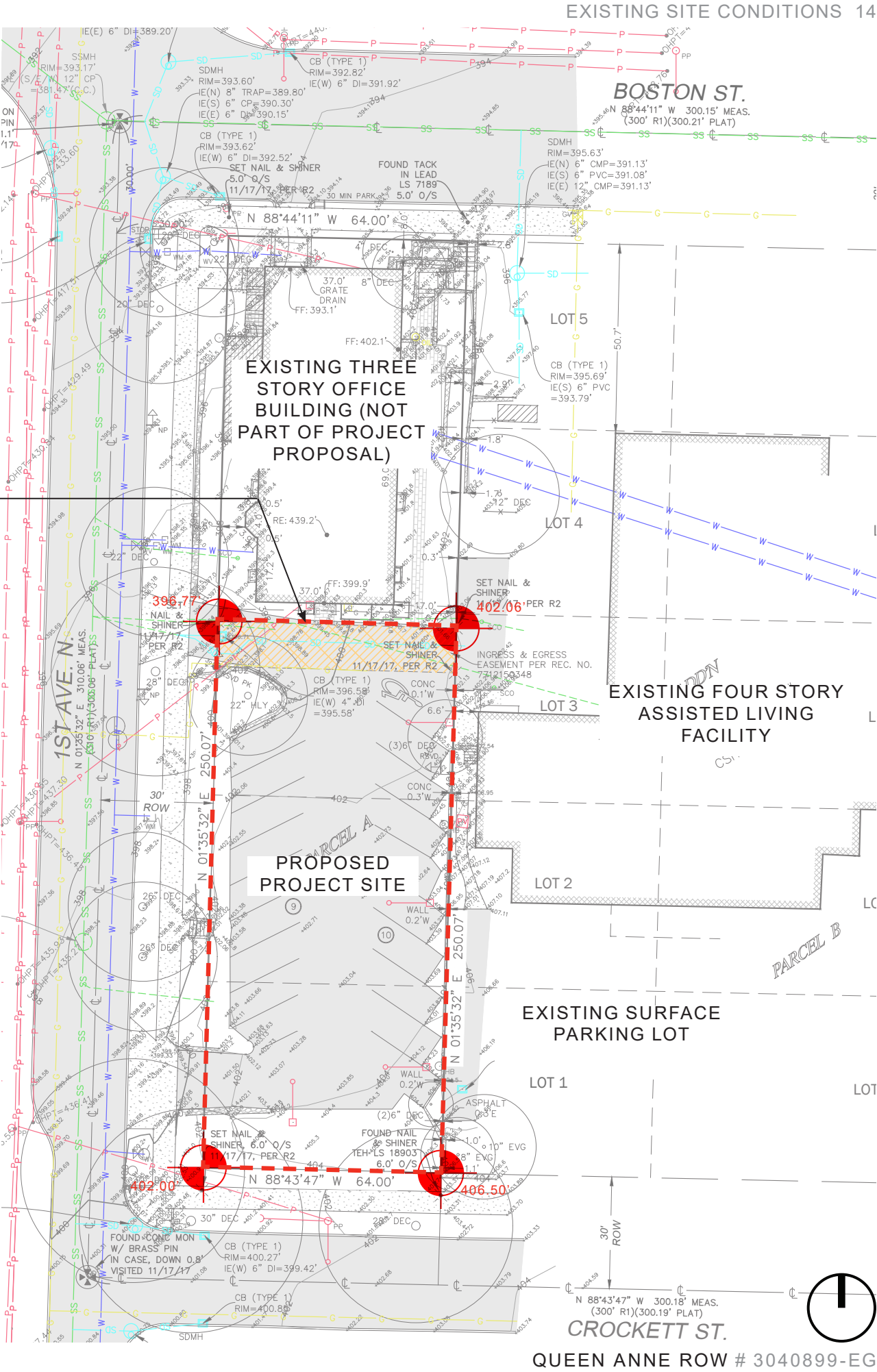
SITE CONSTRAINTS

- EXISTING CURB CUT WITH EASEMENT FOR NORTH AND EAST PARCELS
- EXISTING STREET TREES
- POWER POLE ALONG CROCKETT ST

LEGAL DESCRIPTION

BIGELOW'S ADD PARCEL A CITY OF SEATTLE SP 77-96 AMENDED REC AF #7801311074 SD SP DAF - LOTS 1 THRU 10 BLK 37 BIGELOW'S ADD APN: 722850-1870

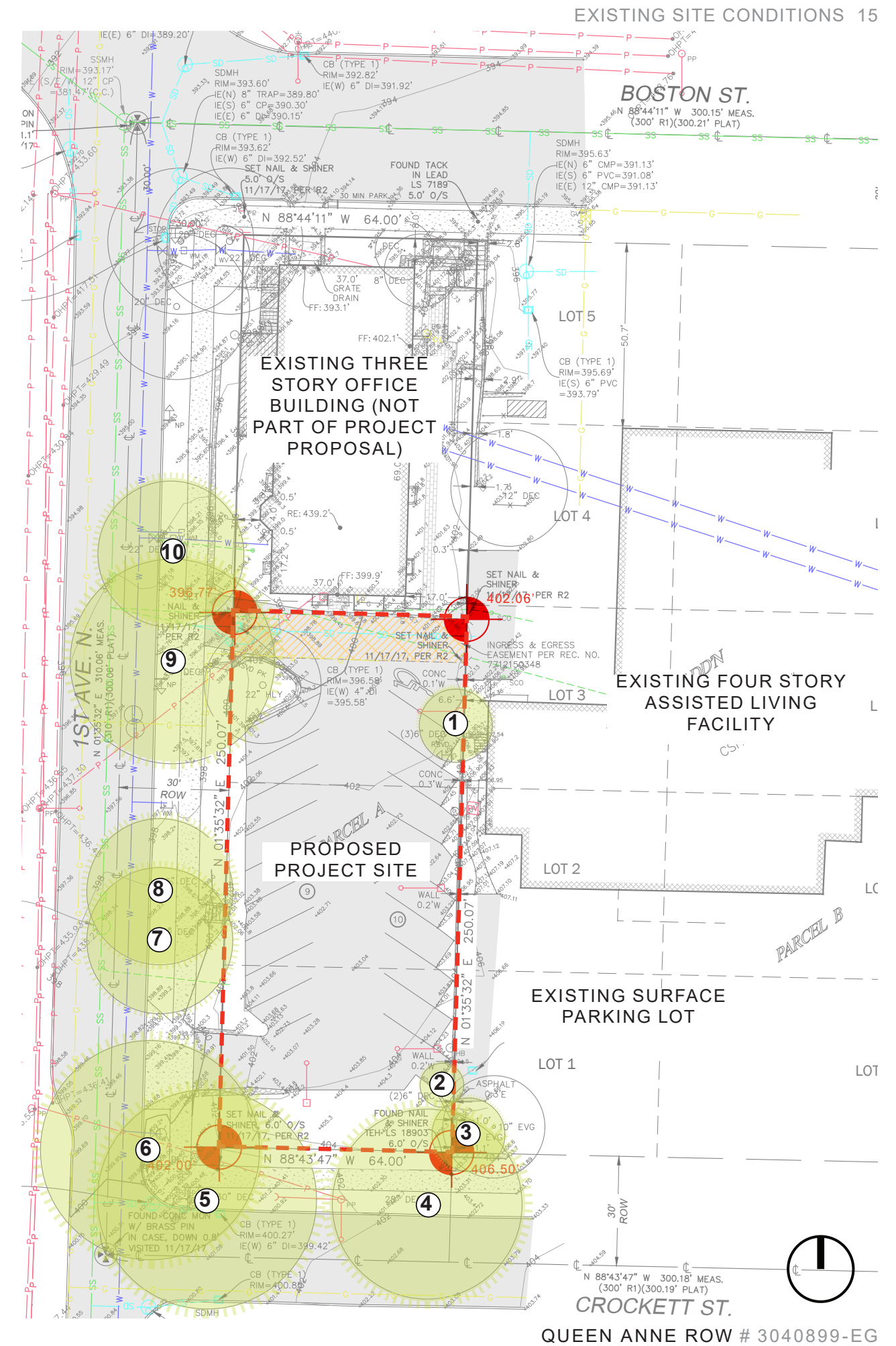
PROPOSED PROPERTY
LINE PER 3041024-LU



TREES

- THERE ARE 2 TREES ON SITE.
- THERE ARE 8 STREET TREES ADJACENT TO THE SITE

TREE	SPECIES	DBH INCHES	EXCEPTIONAL	COMMENTS
1	JAPANESE MAPLE	10"	NO	TYPICAL, MINOR CROWN DIE-BACK
2	GOLDEN CHAIN	11"	NO	MULTIPLE FORKS, LEANS NE
OFF-SITE TREES				
3	WESTERN RED CEDAR	8"	NO	YOUNG, IN RAISED PLANTER
4	PIN OAK	29"	NO	ROW, NO CONCERNS
5	PIN OAK	34"	YES	ROW, ASYMMETRIC CROWN EAST, SOME DEADWOOD
6	PIN OAK	38"	YES	ROW, ASYMMETRIC CROWN SOUTH, FORKED TRUNK
7	PIN OAK	32"	YES	ROW, EPICORMIC BRANCHING FROM LOWER TRUNK, NATURAL LEAN SOUTH
8	PIN OAK	33"	YES	ROW, ASYMMETRIC CROWN, NATURAL LEAN NORTH, GOOD FORM
9	PIN OAK	28"	NO	ROW, OLD TRUNK WOUND, MODERATE DECAY
10	PIN OAK	27"	NO	ROW, GOOD FORM, NO CONCERNS



NORTHERN SITE

- HISTORIC LANDMARK: FRANCIS SKINNER EDRIS NURSES HOME
 - BUILT: 1923
 - STYLE: COLONIAL
 - DESCRIPTION: RECTANGULAR BUILDING WITH RED BRICK CLADDING AND TAN TERRA COTTA ACCENTS + TERRA COTTA CORNICE.
- CURRENT USE: COMMERCIAL

EASEMENT

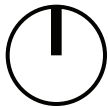
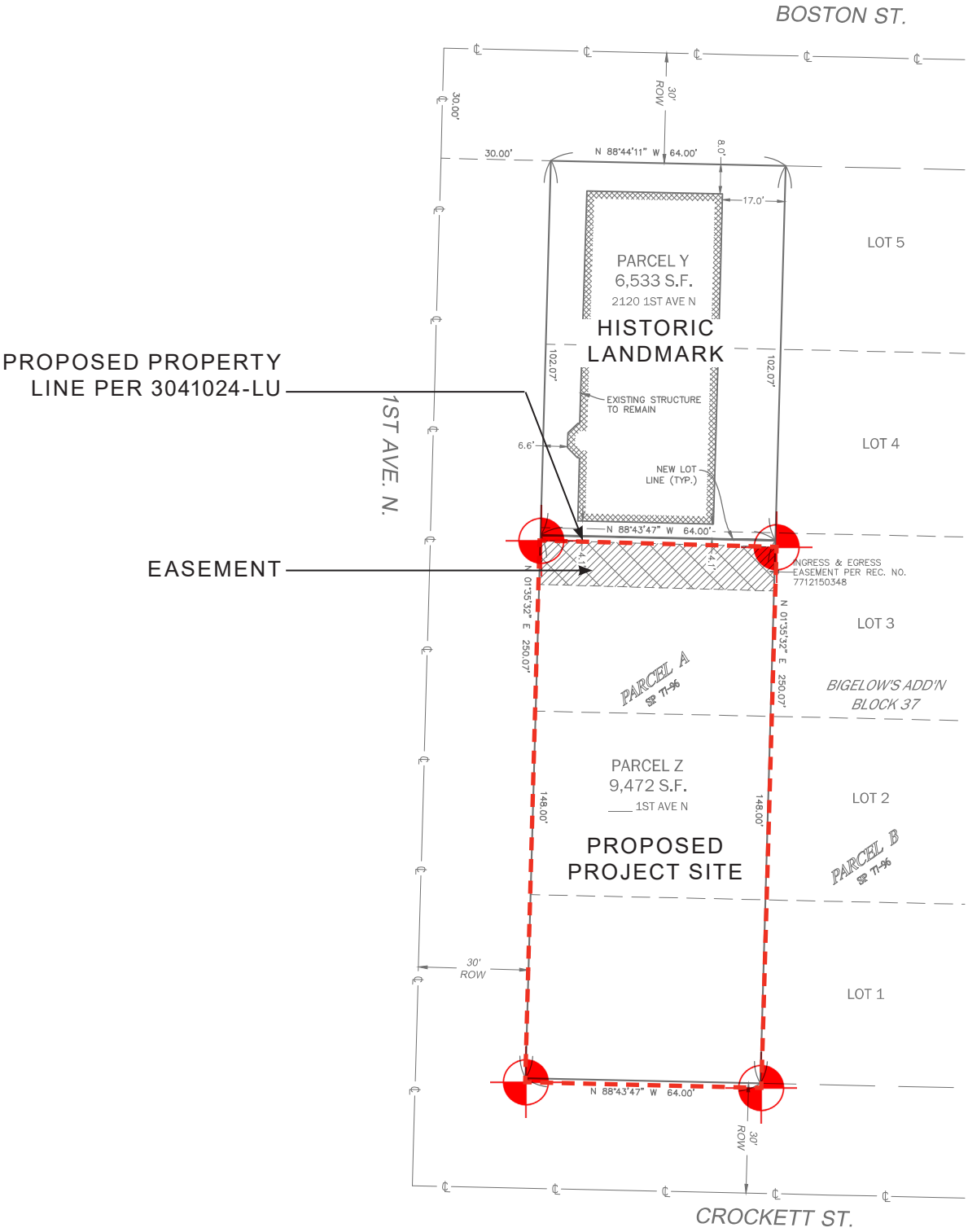
- PROJECT SITE SHARES A CURB CUT WITH THE HISTORIC SITE TO THE NORTH.
- EASEMENT IS CONSIDERED HISTORIC AND NO MODIFICATIONS MAY TAKE PLACE WITHIN IT.



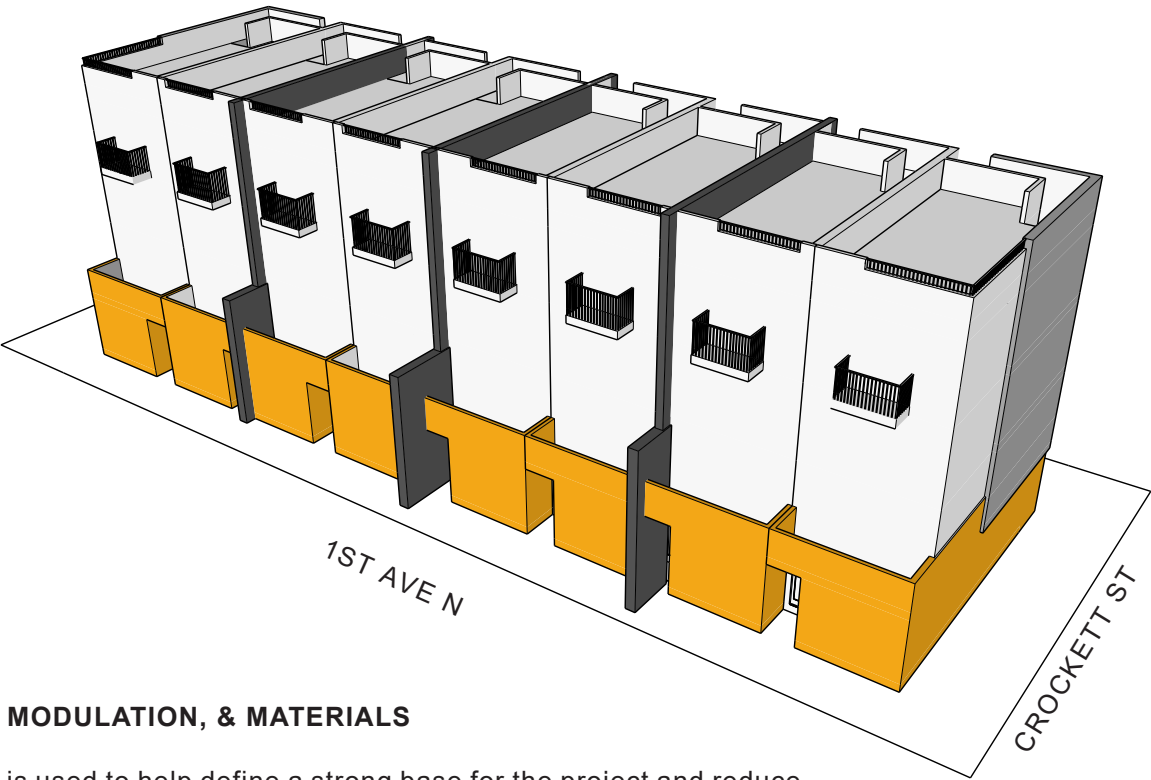
EXISTING CURB CUT SHARED THROUGH EASEMENT



FRANCIS SKINNER EDRIS NURSES HOME



GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY 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	C. Relationship to the block	CS2.C1 Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.	This project is located on corner lot. The design uses high quality materials and ample glazing along all street facing facades. The units are pushed up and off the sidewalk to preserve pedestrian space at the ground level as well as provide a natural buffer between public and private. In addition to being a corner site, the project is directly adjacent to single-family, commercial, and mixed-use and acts as a transitional piece in terms of size and material.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features	B. Safety and Securtiy	PL2.B.1 Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.	By providing an abundance of glazing along the street facades, the design maximizes lines of sight. In addition to glazing, private decks off all units are utilized at multiple levels which will further increase residents ability for self surveillance.The proposed design features a deck at the second level facing 1st Ave N, that allows for more engagement with the street. In addition to a fourth floor balcony that ensures direct sight lines. The proposed design also features a deck at the second level facing the autocourt, providing opportunity for security as well.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges	A. Entries B. Residential Edges	PL3.A.1d Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants. PL3.B.2 Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.	Each unit has its own private entry accessed by individual stoops that lift the entry up off the sidewalk. The entries are recessed which provides overhead weather protection and are further defined with a material change to a warm vertically oriented wood. Each unit is lifted up off the sidewalk. As stated above, the primary entries are accessed by inividual stoops. The design of the steps to each unit incorporates a brick cap detail that both relates to the adjacent historic property while also establishing a line of transition from semi-private to private. The ground level uses prominent high quality materials such as brick.
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	DC2.A.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.	The first level of the proposed design features a strong brick base, however the upper three levels modula te inwards to reduce the overall perceived mass from the pedestrian view off the street. Secondary elements such as balconies and metal trim around windows add fine grained texture to the project that further reduce the scale.
DC4 Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials	DC4.A.1 Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	The design utilizes high quality materials such as brick around the base of the building as well as vertically oriented wood at entries and infill moments throughout the composition. To balance the strong texture and depth of brick and wood, the project will also include vertical panels of fiber cementious panel and horizontal lap which will also relate to the surrounding residential neighborhood.



MASSING, MODULATION, & MATERIALS

Modulation is used to help define a strong base for the project and reduce the overall massing of the building particularly at upper levels. Material changes strategically where modulation and overframing occurs.



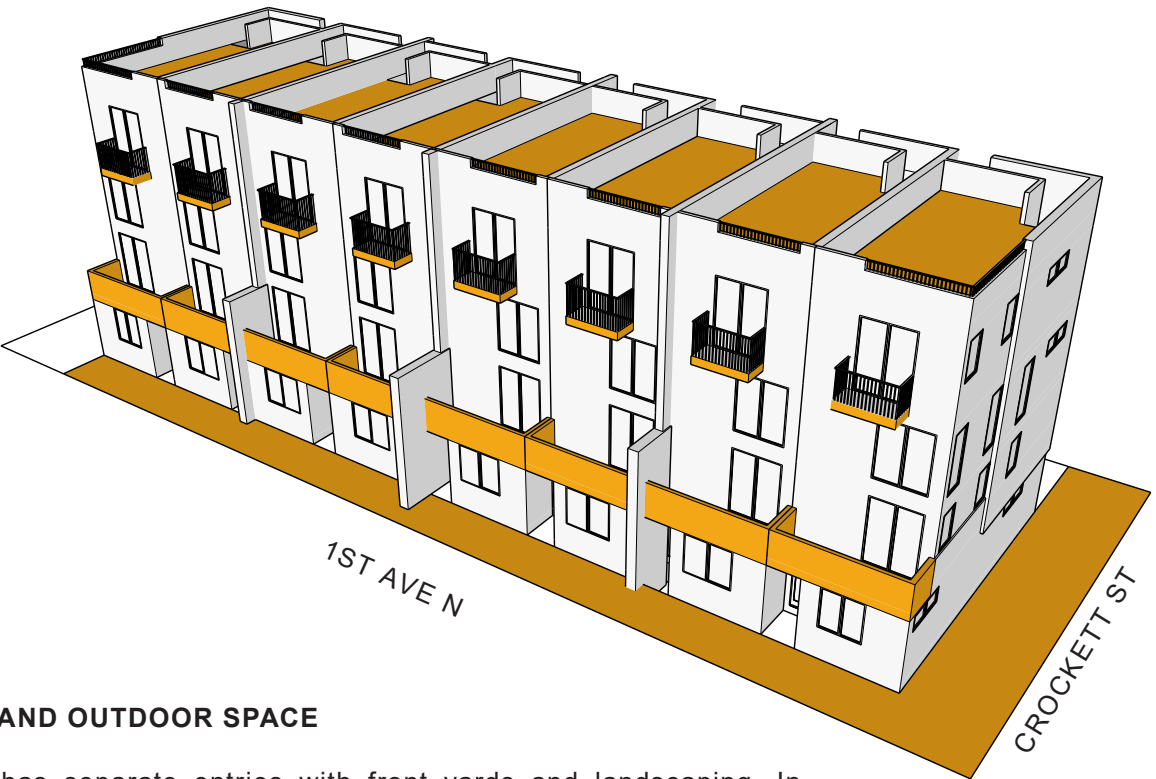
CIRCULATION

The circulation for the site is simple, providing direct private access to each unit's entry off of 1st Ave and maintaining a single curb cut at the north end of the site with access to the rear garages.



TRANSPARENCY

Since the project is located on a corner lot, large and ample amounts of glazing are provided on both street facades to allow not only lots of daylighting but visual surveillance for each unit.



AMENITY AND OUTDOOR SPACE

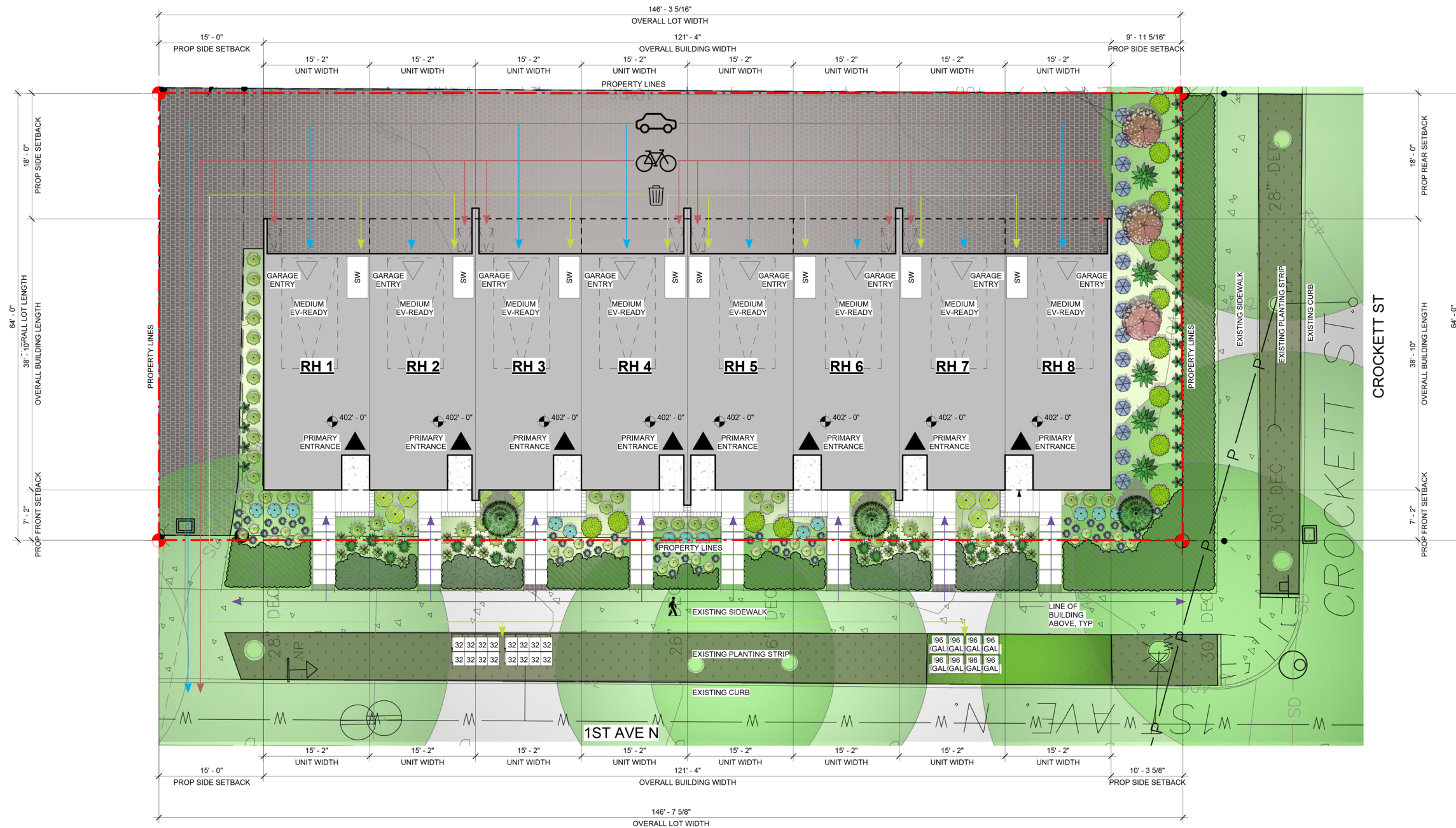
Each unit has separate entries with front yards and landscaping. In addition, all units have private decks off the living level and the roof as well as balconies off the primary bedroom.

SITE PLANNING + LANDSCAPE APPROACH

The site is composed of 8 rowhomes, each one a repeated unit type. The project serves as a transitional site from adjacent single-family homes to larger adjacent mixed-use and office buildings. See pages 3, 6, 8, and 12 in the design proposal packet for images and discussions on the existing context.

With a relatively flat site, the units are all at the same level and raised slightly off the sidewalk as well as pushed back in order to provide privacy and lush landscaping acting as a buffer between private and public spaces. All entries are accessed off of 1st Ave N and are recessed for further privacy and weather protection. The large existing street trees provide an additional layer of privacy from the street.

The units are repeated and then mirrored across the center axis of the building in order to keep entries individual, interior stairs off the building ends, and maximize glazing at the exterior. At the rear of the site, shielded from the primary street, is where residents can access private garages for parking their cars as well as bikes. The curb cut serving parking is existing and shared through an easement with the parcel to the north.



Helictotrichon Sempervirens / Blue Oat Grass



Hydrangea Paniculata / Limelight Hydrangea



Nandina Domestica / Heavenly Bamboo



Phormium Tenax Rubrum / New Zealand Flax



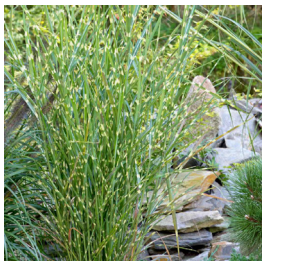
Polystichum Munitum / Western Sword Fern



Juniperus Virginiana / Skyrocket Juniper



Lonicera Pileata / Moss Green Honeysuckle



Miscanthus Sinensis / Porcupine Grass



Pennisetum alopecuroides / Harefoot Dwarf fountain grass



Lilies Japonica / Lily of the Valley



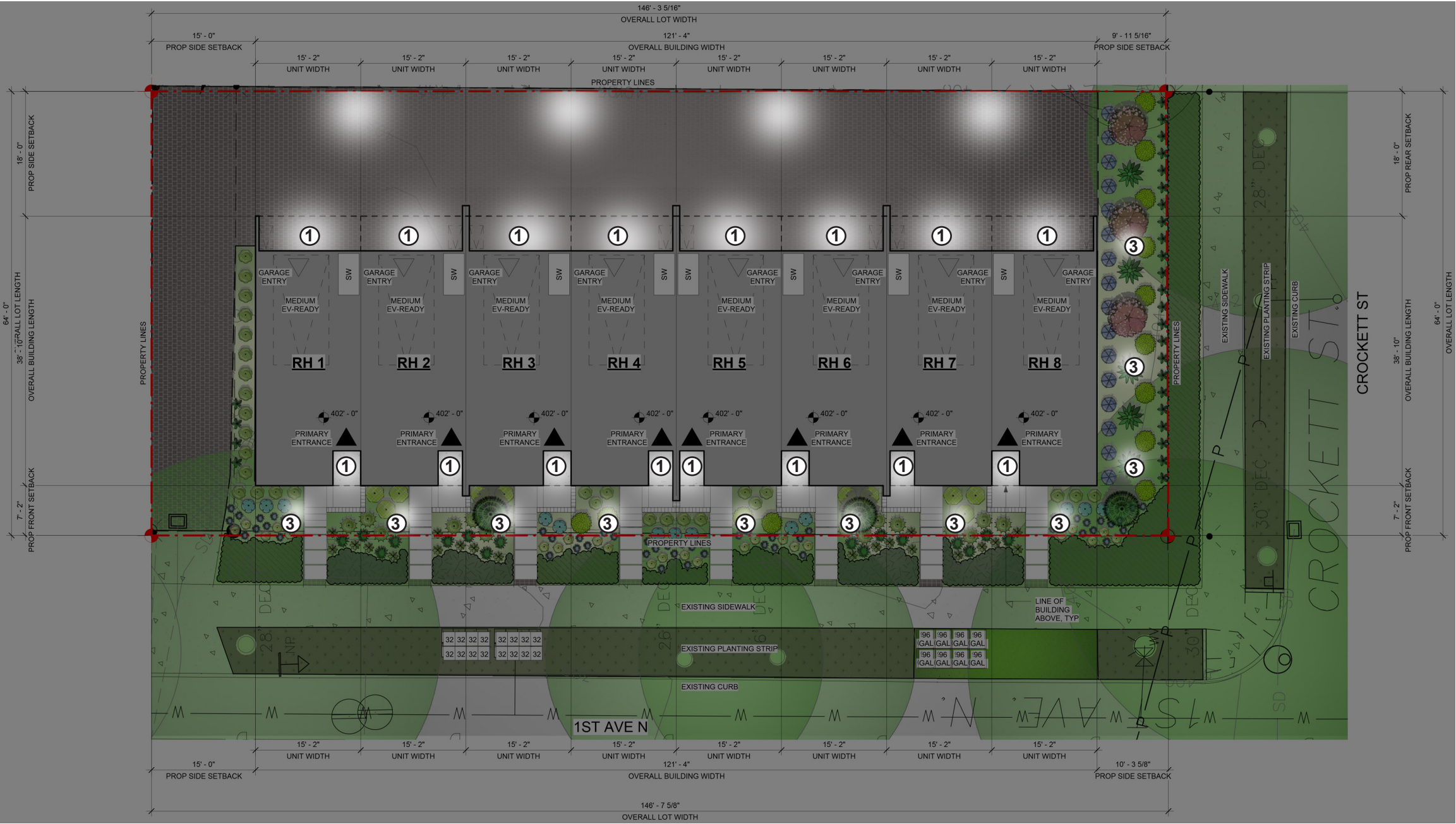
Calluna Vulgaris / Spring Cream



Eryngium Alpinum / Alpine Sea Holly

LIGHTING PLAN APPROACH

The lighting concept is intended 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, along common pathways, and under cantilevers. Lighting will be shielded away from neighboring buildings.



①



②



③

PROPOSED LIGHTING PLAN

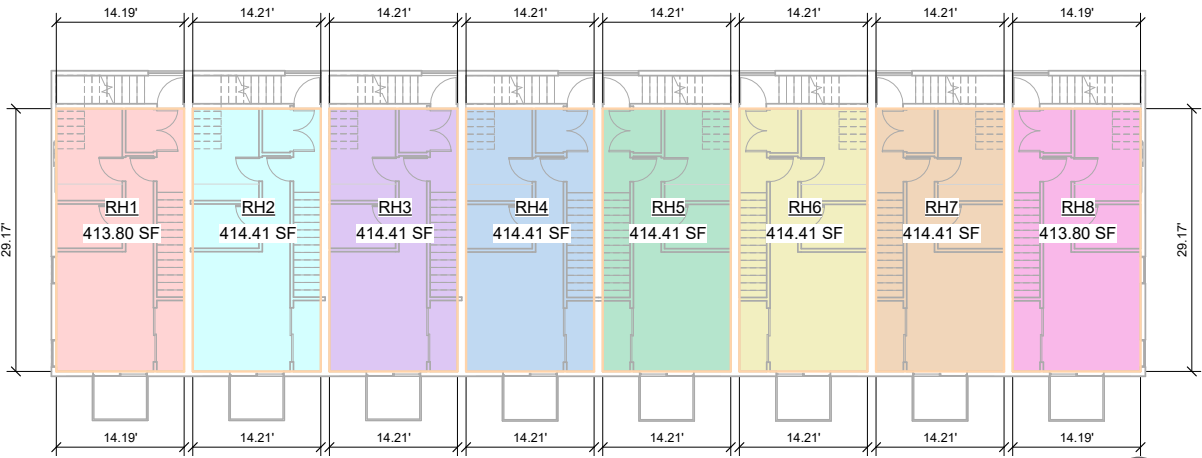
FAR & GFA DIAGRAMS

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

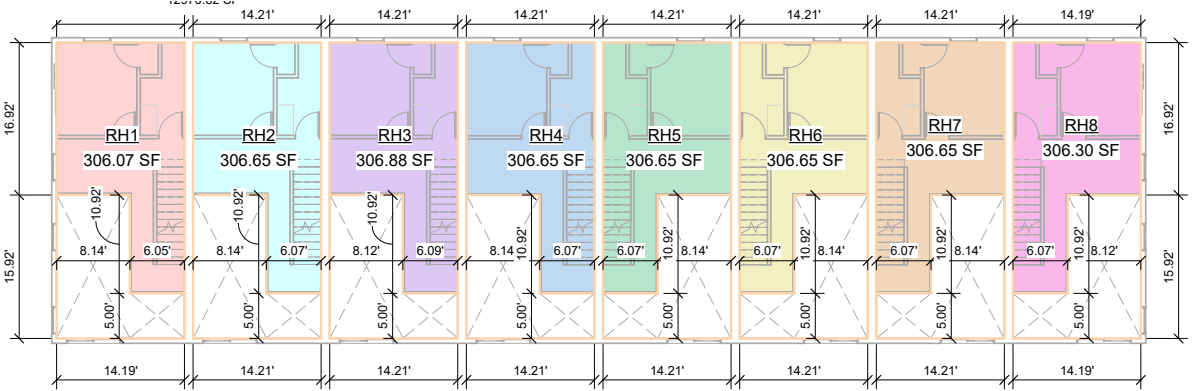
FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES

FAR CALCULATIONS

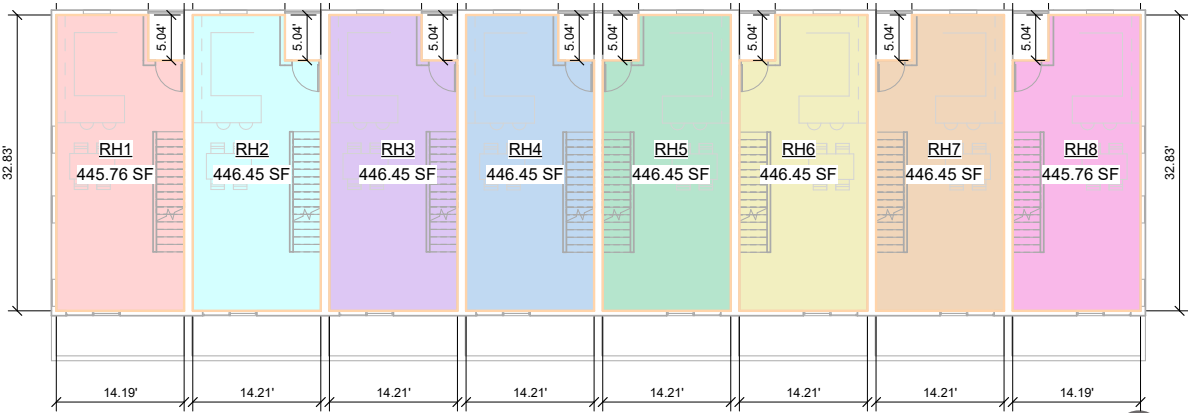
ROWHOUSE 1	
FIRST FLOOR	445.72 SF
PARKING	8.00 SF
SECOND FLOOR	445.76 SF
THIRD FLOOR	306.07 SF
FOURTH FLOOR	413.80 SF
	1619.35 SF
ROWHOUSE 2	
FIRST FLOOR	446.40 SF
PARKING	8.00 SF
SECOND FLOOR	446.45 SF
THIRD FLOOR	306.65 SF
FOURTH FLOOR	414.41 SF
	1621.91 SF
ROWHOUSE 3	
FIRST FLOOR	446.40 SF
PARKING	8.00 SF
SECOND FLOOR	446.45 SF
THIRD FLOOR	306.88 SF
FOURTH FLOOR	414.41 SF
	1622.14 SF
ROWHOUSE 4	
FIRST FLOOR	446.40 SF
PARKING	8.00 SF
SECOND FLOOR	446.45 SF
THIRD FLOOR	306.65 SF
FOURTH FLOOR	414.41 SF
	1621.91 SF
ROWHOUSE 5	
FIRST FLOOR	446.40 SF
PARKING	8.00 SF
SECOND FLOOR	446.45 SF
THIRD FLOOR	306.65 SF
FOURTH FLOOR	414.41 SF
	1621.91 SF
ROWHOUSE 6	
FIRST FLOOR	446.40 SF
PARKING	8.00 SF
SECOND FLOOR	446.45 SF
THIRD FLOOR	306.65 SF
FOURTH FLOOR	414.41 SF
	1621.91 SF
ROWHOUSE 7	
FIRST FLOOR	446.40 SF
PARKING	8.00 SF
SECOND FLOOR	446.45 SF
THIRD FLOOR	306.65 SF
FOURTH FLOOR	414.41 SF
	1621.91 SF
ROWHOUSE 8	
FIRST FLOOR	445.72 SF
PARKING	8.00 SF
SECOND FLOOR	445.76 SF
THIRD FLOOR	306.30 SF
FOURTH FLOOR	413.80 SF
	1619.58 SF
(9,431.52 X 1.4= 13,204.1 SF ALLOWABLE)	12970.62 SF



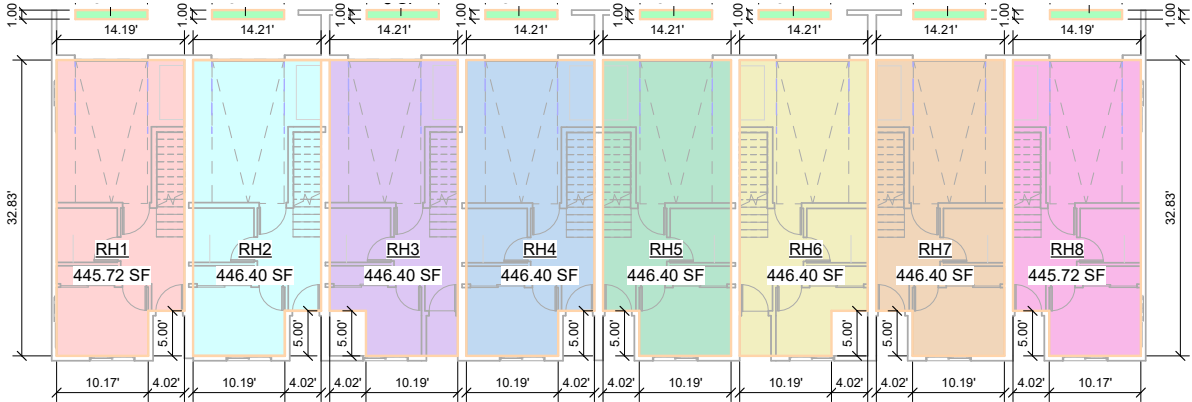
FAR - FOURTH FLOOR
SCALE: 3/64" = 1'-0"



FAR - THIRD FLOOR
SCALE: 3/64" = 1'-0"



FAR - SECOND FLOOR
SCALE: 3/64" = 1'-0"



FAR - FIRST FLOOR
SCALE: 3/64" = 1'-0"

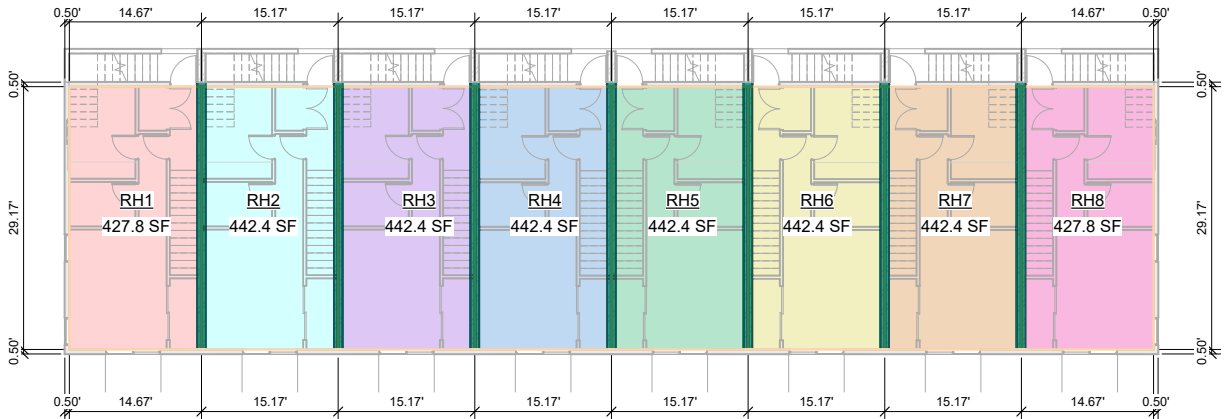
FAR & GFA DIAGRAMS

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

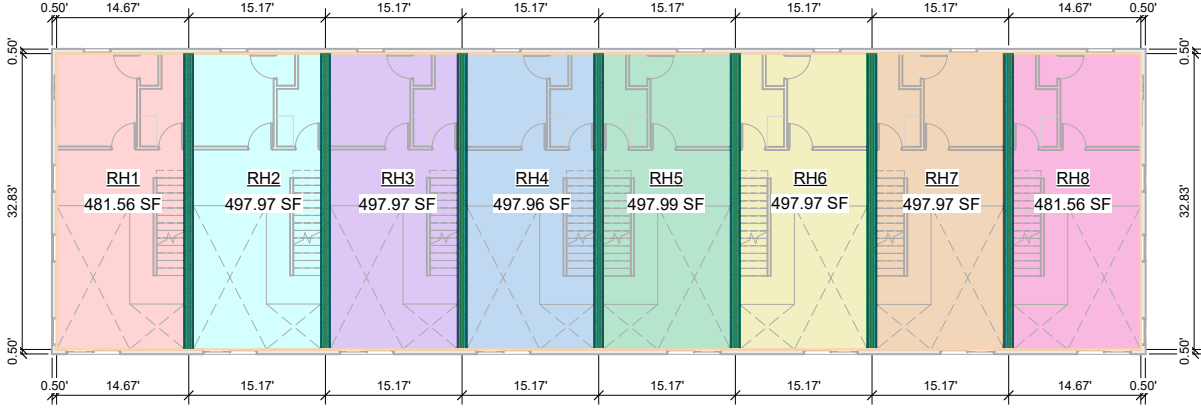
FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES

GROSS AREAS

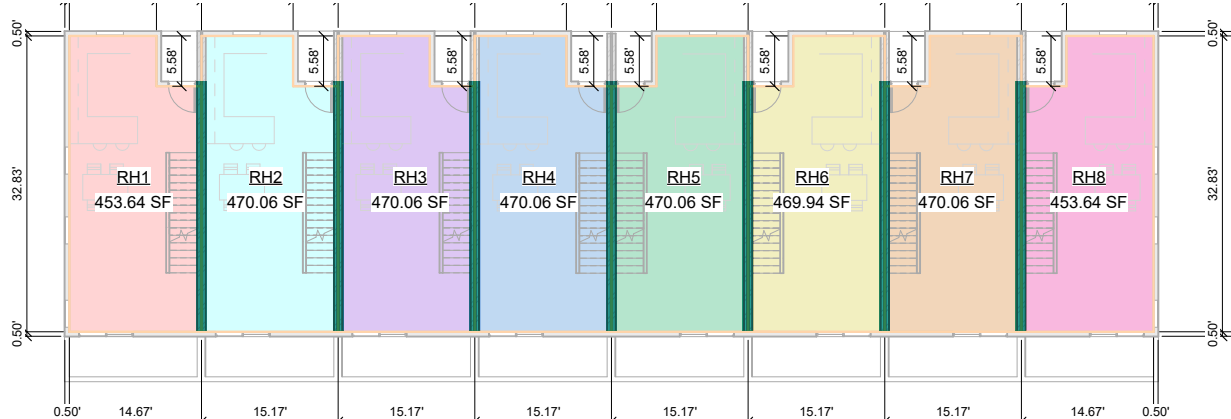
ROWHOUSE 1	
FIRST FLOOR	459.06 SF
SECOND FLOOR	453.64 SF
THIRD FLOOR	481.56 SF
FOURTH FLOOR	427.78 SF
	1822.04 SF
ROWHOUSE 2	
FIRST FLOOR	475.47 SF
SECOND FLOOR	470.06 SF
THIRD FLOOR	497.97 SF
FOURTH FLOOR	442.36 SF
	1885.86 SF
ROWHOUSE 3	
FIRST FLOOR	475.47 SF
SECOND FLOOR	470.06 SF
THIRD FLOOR	497.97 SF
FOURTH FLOOR	442.36 SF
	1885.86 SF
ROWHOUSE 4	
FIRST FLOOR	475.47 SF
SECOND FLOOR	470.06 SF
THIRD FLOOR	497.96 SF
FOURTH FLOOR	442.36 SF
	1885.85 SF
ROWHOUSE 5	
FIRST FLOOR	475.47 SF
SECOND FLOOR	470.06 SF
THIRD FLOOR	497.99 SF
FOURTH FLOOR	442.36 SF
	1885.88 SF
ROWHOUSE 6	
FIRST FLOOR	475.47 SF
SECOND FLOOR	469.94 SF
THIRD FLOOR	497.97 SF
FOURTH FLOOR	442.36 SF
	1885.74 SF
ROWHOUSE 7	
FIRST FLOOR	475.47 SF
SECOND FLOOR	470.06 SF
THIRD FLOOR	497.97 SF
FOURTH FLOOR	442.36 SF
	1885.86 SF
ROWHOUSE 8	
FIRST FLOOR	459.06 SF
SECOND FLOOR	453.64 SF
THIRD FLOOR	481.56 SF
FOURTH FLOOR	427.78 SF
	1822.04 SF
GRAND TOTAL:	14959.13 SF



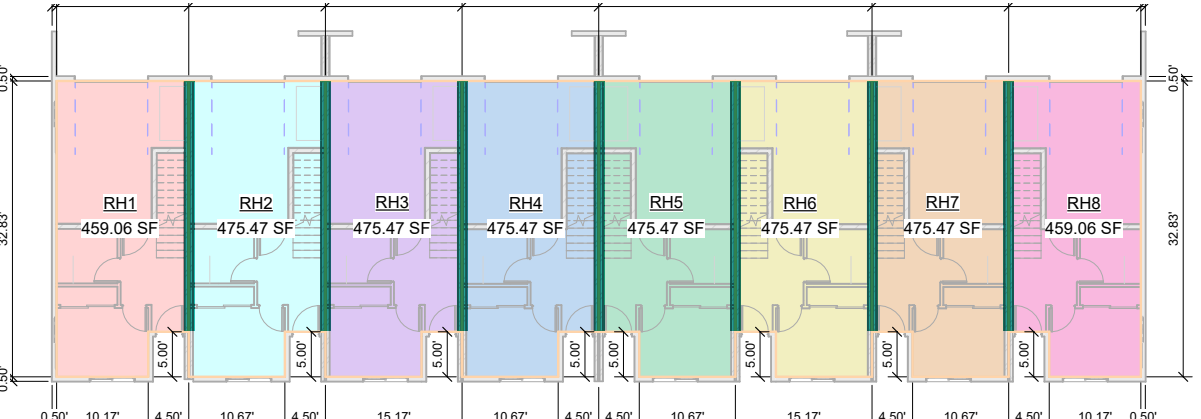
GFA - FOURTH FLOOR
SCALE: 3/64" = 1'-0"



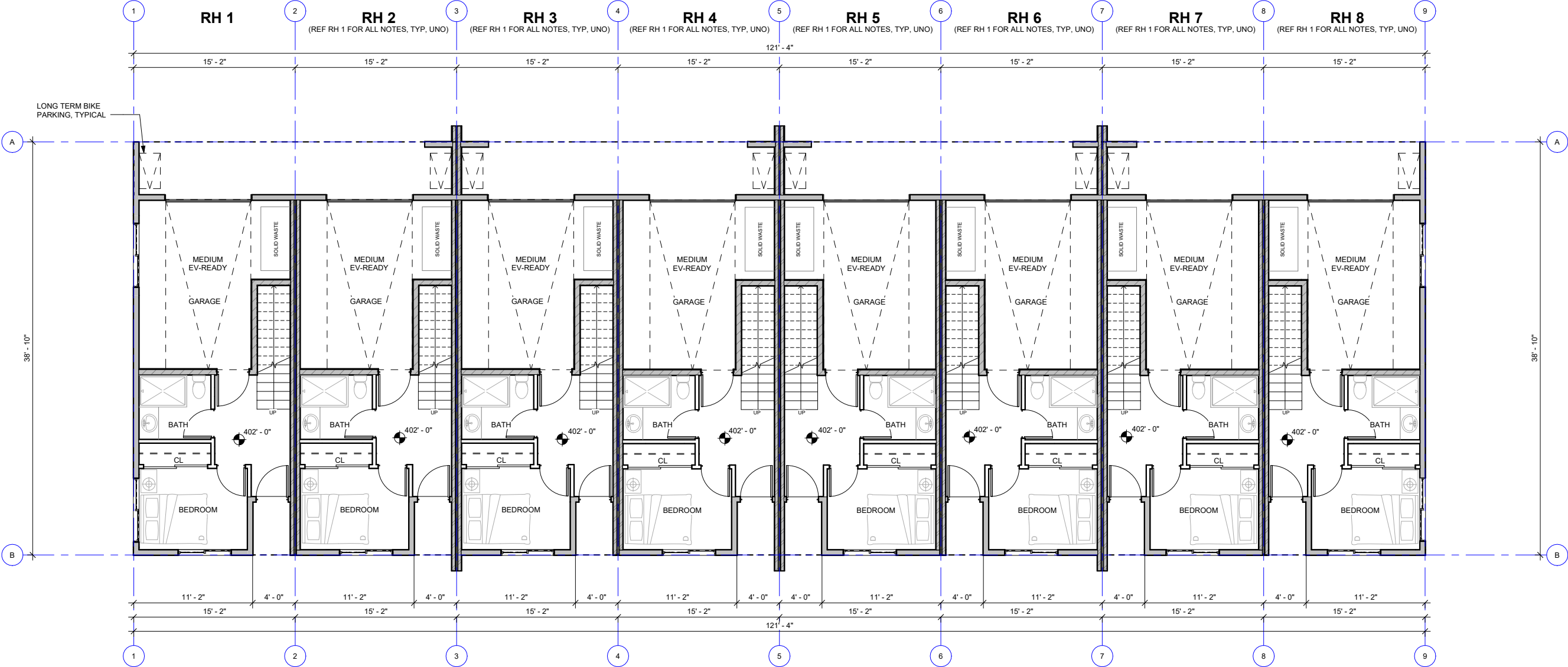
GFA - THIRD FLOOR
SCALE: 3/64" = 1'-0"




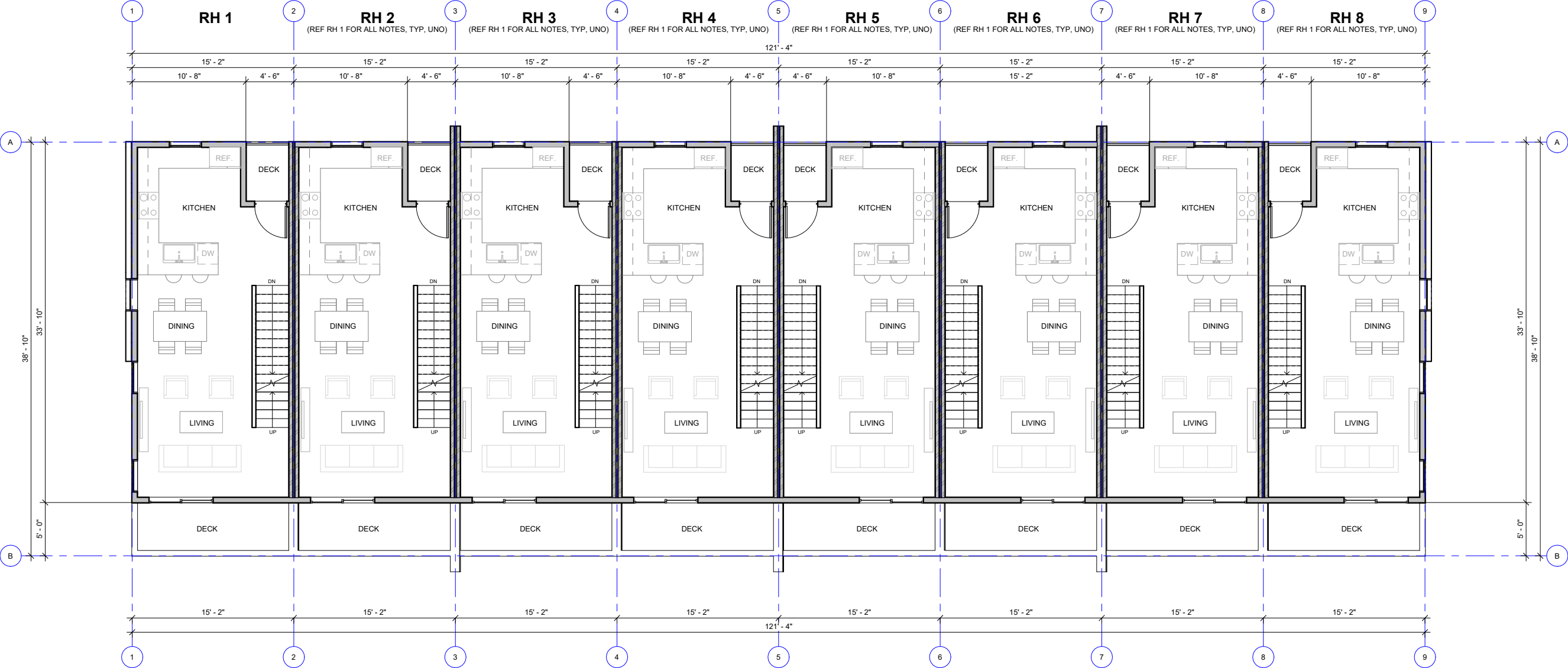
GFA - SECOND FLOOR
SCALE: 3/64" = 1'-0"



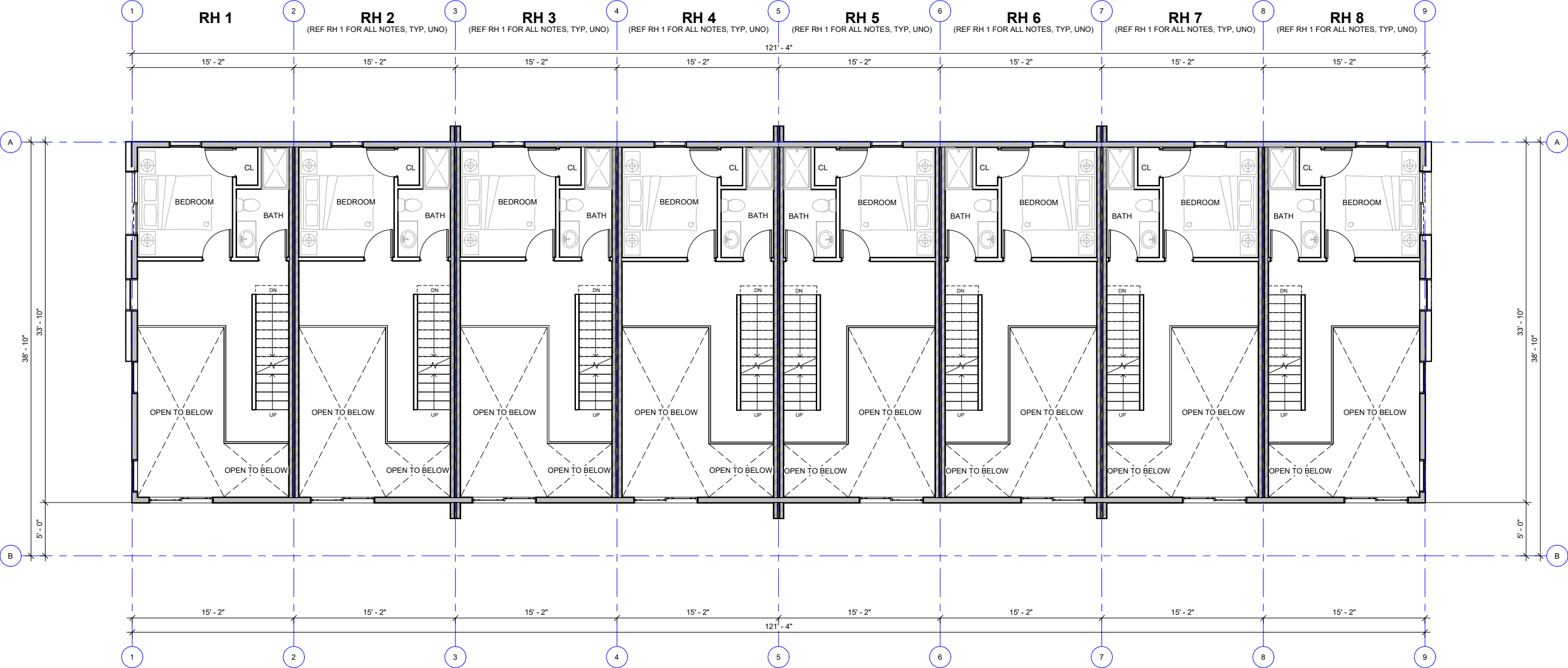
GFA - FIRST FLOOR
SCALE: 3/64" = 1'-0"



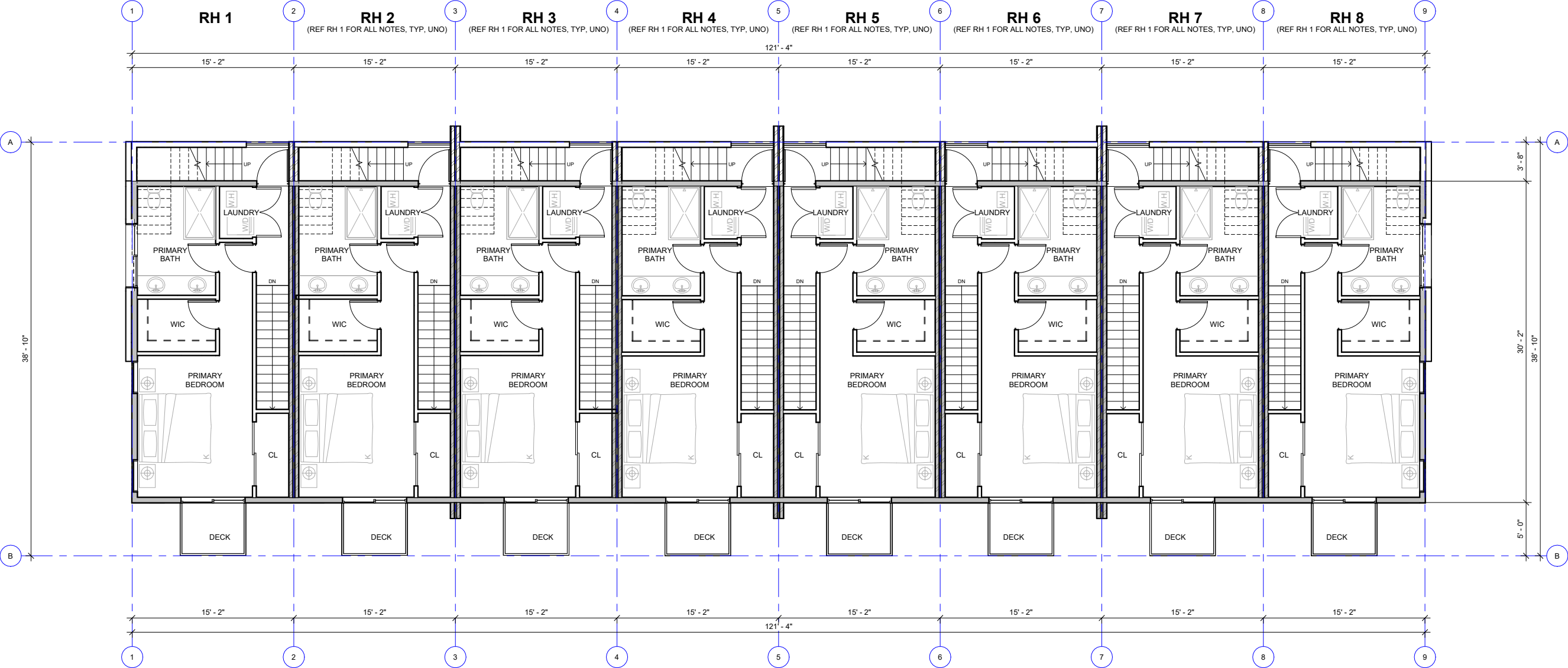
FIRST FLOOR PLAN 
SCALE: 3/32" = 1'-0"



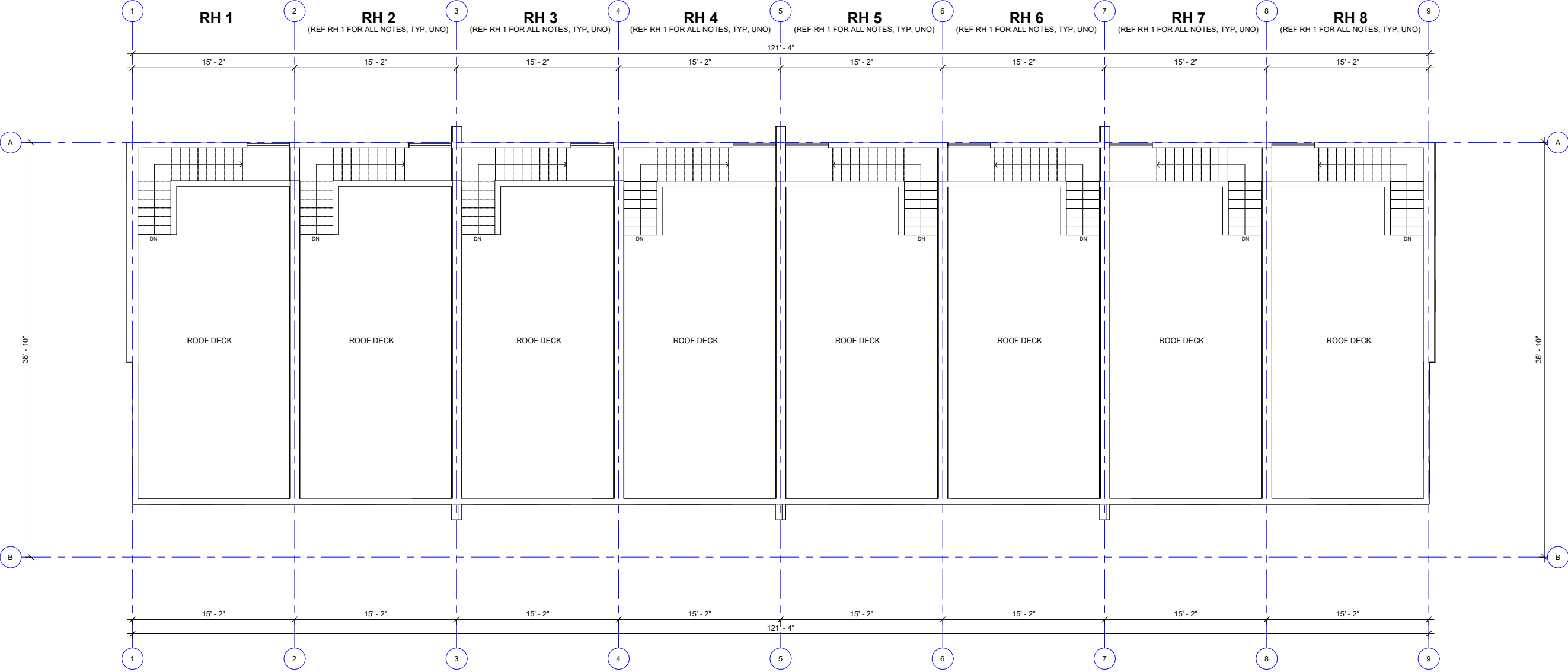
SECOND FLOOR PLAN 
SCALE: 3/32" = 1'-0"




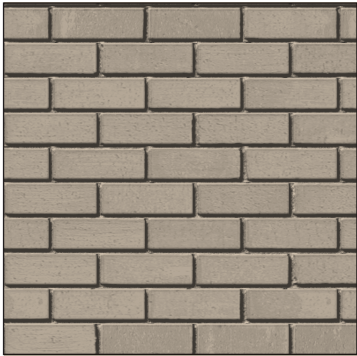
THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



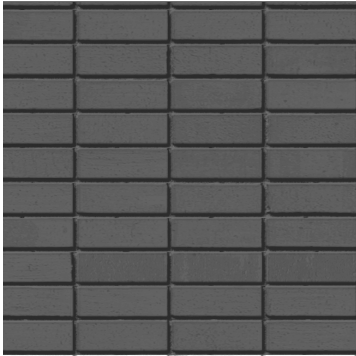
FOURTH FLOOR PLAN 
SCALE: 3/32" = 1'-0"



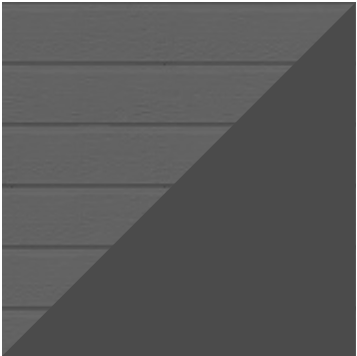
ROOF DECK PLAN 
SCALE: 3/32" = 1'-0"



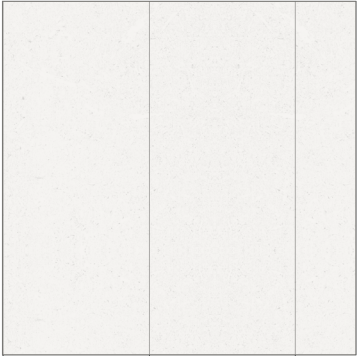
① THIN BRICK, RUNNING
MUTUAL MATERIALS
HARBOR MIST




② THIN BRICK, STACKED
MUTUAL MATERIALS
COAL CREEK




③ HORIZONTAL LAP SIDING
SMOOTH W/ 5" EXPOSURE /
FIBER CEMENT PANEL
SW 7674 PEPPERCORN



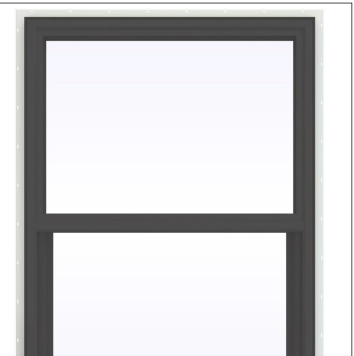
④ FIBER CEMENT PANEL
12" WITH METAL T TRIM
SW 7004 SNOWBOUND



⑤ CEDAR, VERTICAL
STAINED



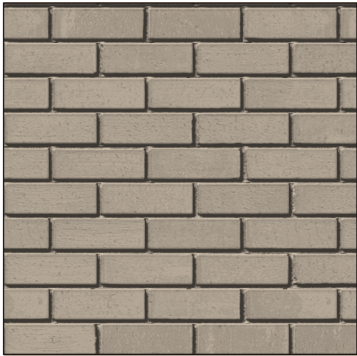
⑥ BLACK OPEN VERTICAL RAIL



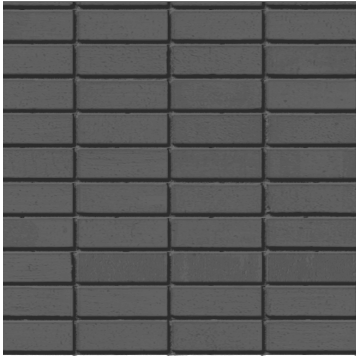
⑦ BLACK WINDOWS



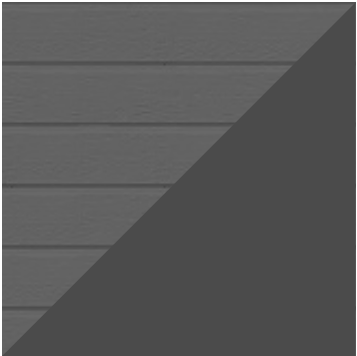
WEST ELEVATION



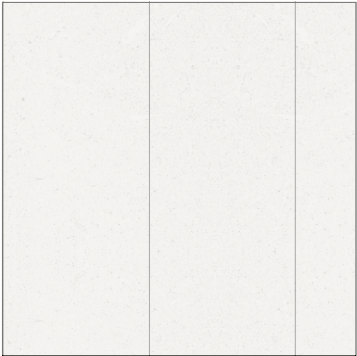
① THIN BRICK, RUNNING
MUTUAL MATERIALS
HARBOR MIST



② THIN BRICK, STACKED
MUTUAL MATERIALS
COAL CREEK



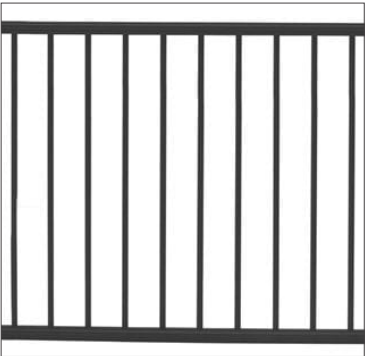
③ HORIZONTAL LAP SIDING
SMOOTH W/ 5" EXPOSURE /
FIBER CEMENT PANEL
SW 7674 PEPPERCORN



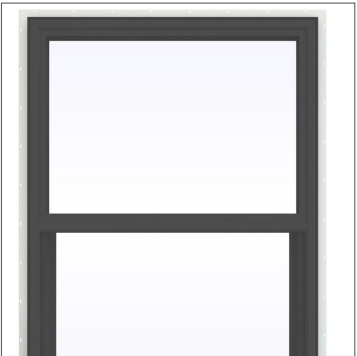
④ FIBER CEMENT PANEL
12" WITH METAL T TRIM
SW 7004 SNOWBOUND



⑤ CEDAR, VERTICAL
STAINED



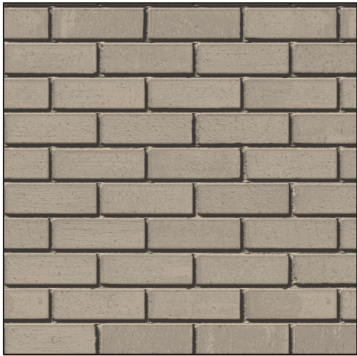
⑥ BLACK OPEN VERTICAL RAIL



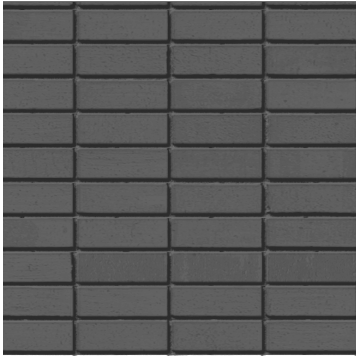
⑦ BLACK WINDOWS



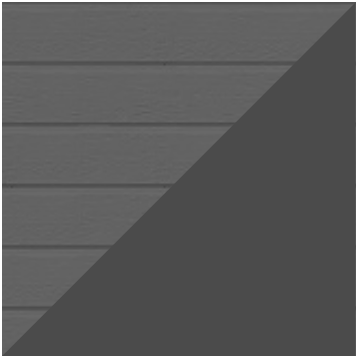
SOUTH ELEVATION



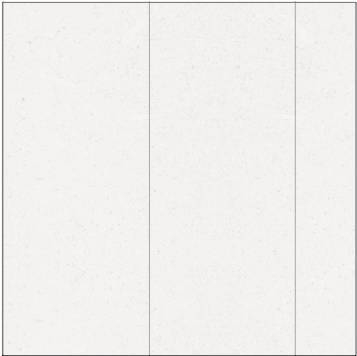
① THIN BRICK, RUNNING
MUTUAL MATERIALS
HARBOR MIST




② THIN BRICK, STACKED
MUTUAL MATERIALS
COAL CREEK




③ HORIZONTAL LAP SIDING
SMOOTH W/ 5" EXPOSURE /
FIBER CEMENT PANEL
SW 7674 PEPPERCORN



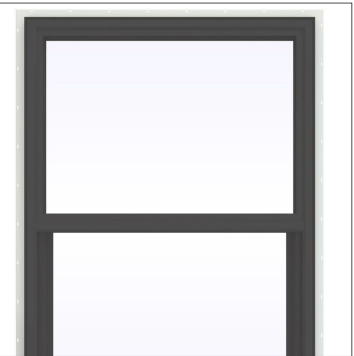
④ FIBER CEMENT PANEL
12" WITH METAL T TRIM
SW 7004 SNOWBOUND



⑤ CEDAR, VERTICAL
STAINED



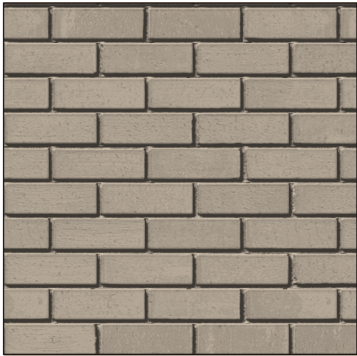
⑥ BLACK OPEN VERTICAL RAIL



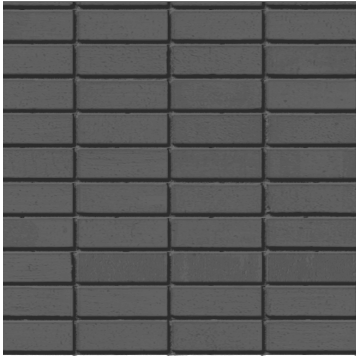
⑦ BLACK WINDOWS



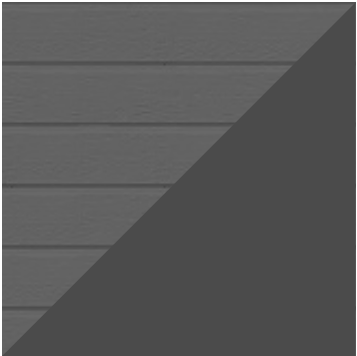
EAST ELEVATION



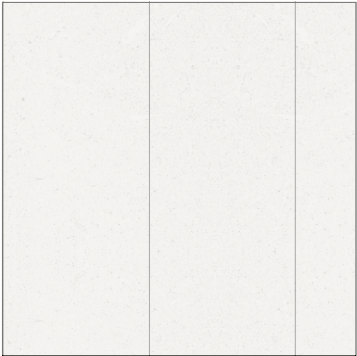
① THIN BRICK, RUNNING
MUTUAL MATERIALS
HARBOR MIST



② THIN BRICK, STACKED
MUTUAL MATERIALS
COAL CREEK



③ HORIZONTAL LAP SIDING
SMOOTH W/ 5" EXPOSURE /
FIBER CEMENT PANEL
SW 7674 PEPPERCORN



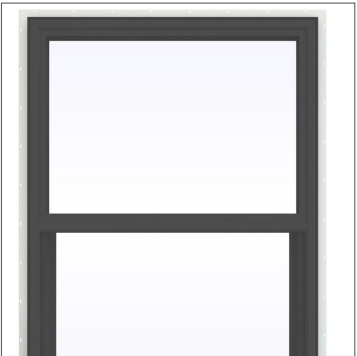
④ FIBER CEMENT PANEL
12" WITH METAL T TRIM
SW 7004 SNOWBOUND



⑤ CEDAR, VERTICAL
STAINED



⑥ BLACK OPEN VERTICAL RAIL



⑦ BLACK WINDOWS



NORTH ELEVATION



PRIVACY STUDY - EAST NEIGHBOR



PRIVACY STUDY - NORTH NEIGHBOR

The following street elevation depicts a study of the existing adjacent building and it's relation to the proposed project. In response to the existing building, the proposed design raises it's entries off the sidewalk with the use of a stoop to create a clear boundary between public and private. It uses similar techniques and detailing in order to group windows with the use of a material change and transition between concrete and brick. The material palette includes brick as a high quality material that defines the first level of the building where the pedestrian will experience it most.



1ST AVE N - WEST STREET ELEVATION

OPEN RAIL

Metal railings are used strategically to decrease the overall massing of the project and offer additional transparency for surveillance from decks and balconies.

CS2.C.1, DC2.A.2, DC2.C

HIGH QUALITY MATERIALS

The base of the building is wrapped in brick to bring texture and depth to the pedestrian level. Unit entries and infill moments use a vertical wood for overall warmth throughout the composition. These highly textured materials are balanced with simple fiber cementitious materials.

DC2.B.1, DC2.D, DC4.A.1

BUILDING CODE INFLUENCE

In order to maximize the glazing permitted under the Seattle Building Code for a four-story residential unit, fire walls are utilized at every second unit, creating a series of attached duplexes. The fire wall is an extension of the party wall 18 inches beyond the exterior face of the building. At the first two stories the fire wall is a prominent design feature, utilizing a dark brick as both a contrasting element to the light brick and to complement the dark metal trim at the first floor windows, the railings, and the windows. The brick at this location provides a high quality, human scaled, tactile material at the entry and second floor decks.

DC1.A.4, DC2.D, DC4.A.1

Note: With the fire walls the units are allowed unlimited openings on all facades. Without the fire walls the north elevation would be limited to 371.83 SF and the east elevation to 1283.28 SF. Allowable openings include garages, which would not be permitted on this facade due to their size.



SW PERSPECTIVE FROM 1ST AVE N

WAYFINDING

Signage and addressing are incorporated in a secondary architectural element that is reminiscent of a lintel supporting the brick above. Signage faces the primary street so it's visible to residents and visitors.

PL2.D.1

RECESSED ENTRIES

Unit entries have been recessed. This provides weather protection, privacy, unit differentiation, and easy wayfinding. PL3.A, PL3.B, DC2.D.1



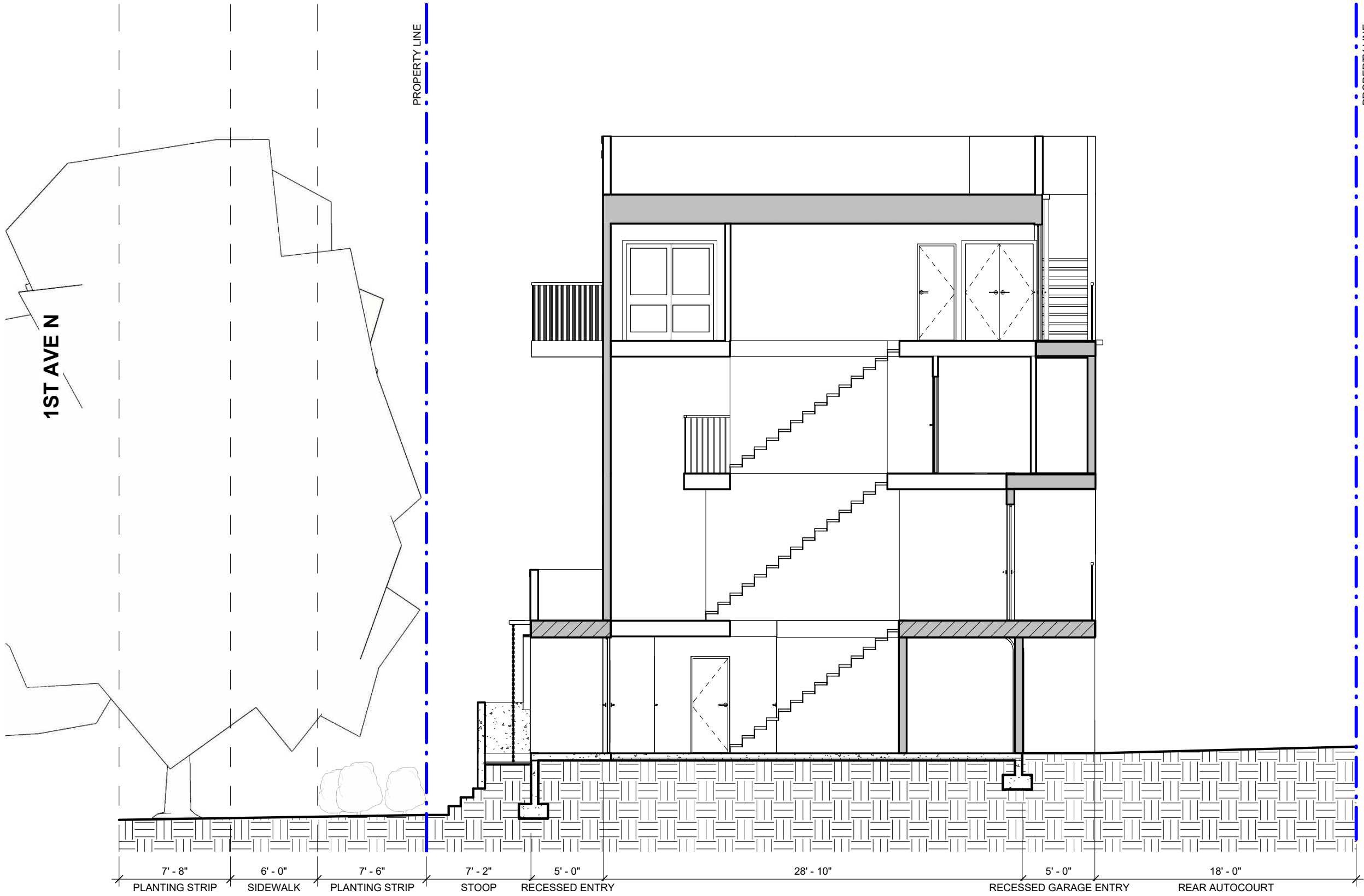
ENTRIES

EXTERIOR STAIRS

Using exterior stairs to the roof deck provides the opportunity to further break down the mass of the building and reduced perception of bulk from the east facade.
DC2.A.2, DC2.B.1

SITE FEATURES

The site features two existing planting strips along with a six foot wide sidewalk which buffers the site from the street and the entries from the sidewalk. In the planting strip closest to the street, large tall trees shield the site and the closer planting strip is filled with smaller vegetation.
CS2.D.2, PL3.B.1, CS1.D



SITE SECTION

ROOF AND DECK AMENITIES

Private amenity spaces are provided above the ground level for each unit. This includes a large roof deck as well as multiple lower decks off the living level and the primary bedroom.
DC3.C.2

NEIGHBORING CONTEXT

The project proposes a similar height to the existing neighbors which range from three to four stories. The future building to the west will be seven stories. All, including the proposed, use brick as a prominent material.
CS2.D, CS3



ROOF DECKS

SITE STRATEGY

Placing parking at the rear of the site reduces visual impact, minimizes vehicular and pedestrian conflicts, and creates a buffer between sites.

DC1.B.1, DC1.C



SE PERSPECTIVE FROM CROCKETT ST

PARKING

Vehicle and bicycle parking is located at the rear of the site to keep it as separated from pedestrians as possible. This also allows the street facing facades to remain as optimally designed without the impact of cars.

DC1.C.4

BIKE PARKING

Bicycle parking is located at the rear of each unit in the autocourt. Stalls are located at fire and wing walls where they are shielded from the public, protected from weather, and still easily accessible from the road.

PL4.B



AUTOCOURT

MODULATION

The overall mass of the building modulates inwards at the upper levels to decrease the perceived mass. Material changes occur at these modulations as well as overframing towards the rear. CS3.A.4, CS3A.3, CS2.D

LANDSCAPING

Landscaping is incorporated to create a natural buffer between entries and the public sidewalk while visually reducing the amount of hard surfaces. Planters are used on the second floor decks to provide further separation and privacy between residents. DC2.D, DC4.D

STREET TREES

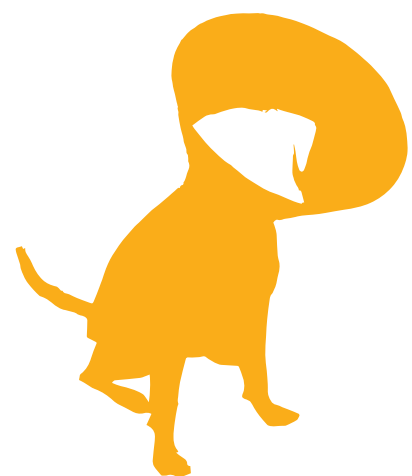
Existing street trees will remain in the planting strip on 1st and Crockett. These mature Pin Oak trees range in height from 68ft to 86ft and will add a layer of privacy for the units, obscuring them from the street and the new building across the street. CS1.B.3, CS1.C.1

GLAZING

Glazing is maximized on both street facades. This helps to break down the overall mass, provide daylighting, and increase visual surveillance to the street. DC1.A.4, DC2.C1, PL2.B.1, PL3.B.1



NW PERSPECTIVE FROM 1ST AVE



THANK YOU