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PERMIT 3042278-EG
 1722 26TH AVE
 SEATTLE WA 98122
 NOVEMBER 25, 2024
 NOT TO SCALE

OFFICE OF ORDINARY
ARCHITECTURE
 STREAMLINED DESIGN REVIEW PACKAGE
 1722 26TH AVE, SEATTLE

DEVELOPMENT OBJECTIVES

Project Address	1722 26th Ave, Seattle, WA - 98122
Number of Residential Units	6 Townhouses
Gross Floor Area	10,304 SF
Number & Location of Parking	6 Stalls off of alley

DEVELOP OBJECTIVES:

The aim of this project is to add additional residential units, and thus density, to a previously developed site. The concept proposes to create six family-sized dwelling units, each with 3 bedrooms, in the fabric of an existing neighborhood. The current neighborhood features a mix of single family and multifamily residences and this development will fit within that mixed fabric. All units have one parking space, located off of the alley to minimize neighborhood impacts. A shared walkway on the southern side of the site ties all units together and provides access to a private shared courtyard. With this design we hope to create contemporary units that reference the neighborhood’s existing texture with gabled roofs, lap siding, and pops of color.



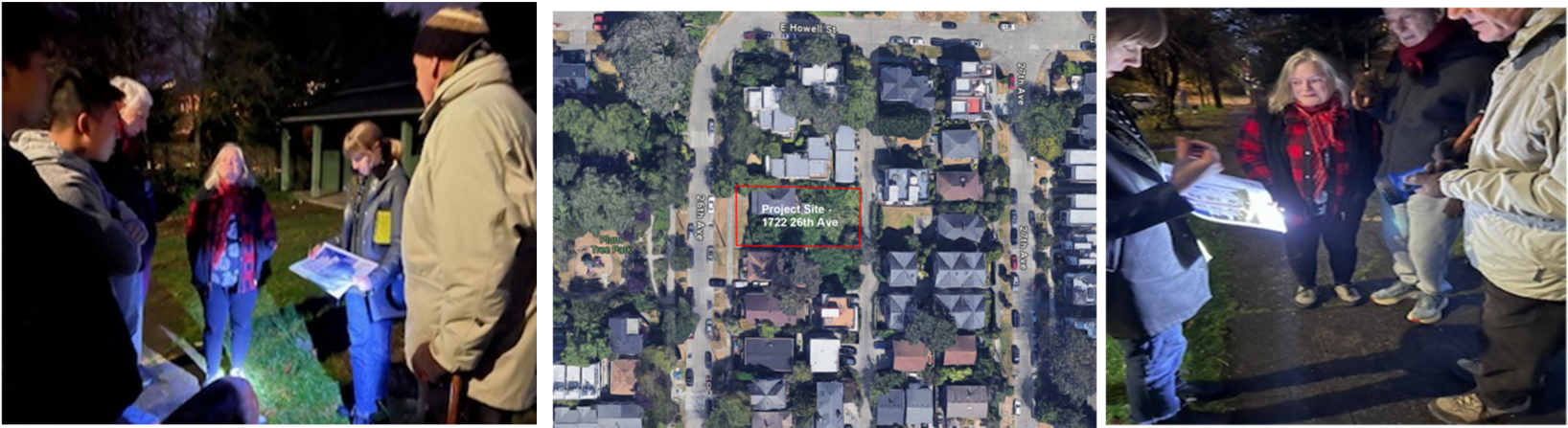
PROJECT TEAM

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Community Engagement Summary



The project team hired a community engagement specialist to lead the outreach effort. The high-impact methods consisted of:

- Posting of the project on the Department of Neighborhoods Blog
- 500-foot radius mailing that was sent to 260 units and houses. The letter included a description of the project; site map; email contact address for any questions or comments; community on-site meeting date of November 18th (21-days in advance of the meeting) and SDCI project numbers
- Posting of the on-site meeting on the Department of Neighborhoods Community Calendar
- Six neighbors attended the November 18th on-site meeting for 45-minutes.

Questions:

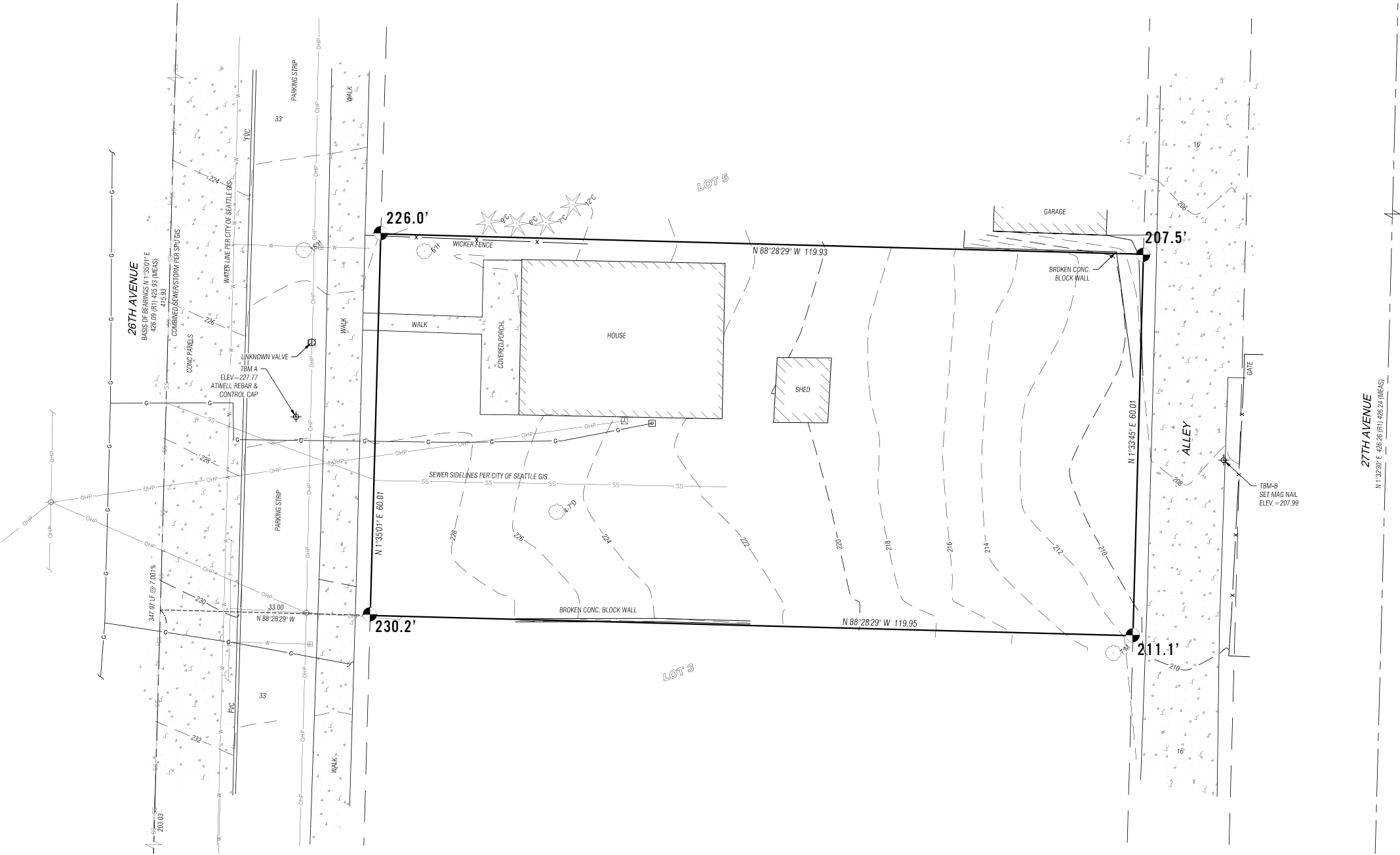
- Where is the parking?
- What is the total height?
- What is the setback from the 26th Avenue
- How far from the adjacent neighbor’s property line both north and south?
- What is the landscaping like along the north property line
- How many bedrooms?
- Will there be landscaping along the front of the homes on 26th Avenue?
- Will the one street tree remain?
- Can we select the variety of street trees?

- Your conceptional design shows white homes?can the color be changed to a more natural palette?
- What is the construction schedule?
- When will the developer demolish the buildings?
- The property has not been purchased?when will that happen?

Comments:

- Like the roofline
- Like the shared courtyard
- Like the front and northern landscaping plan
- Like parking in the back of the alley
- Like that the units feature 3-bedrooms
- Don’t like blue front doors

EXISTING CONDITIONS



4. PROPERTY AREA = 7197 = SQUARE FEET.

LEGAL DESCRIPTION

LOT 4, BLOCK 10, YESLERS 2ND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 216, IN KING COUNTY, WASHINGTON.

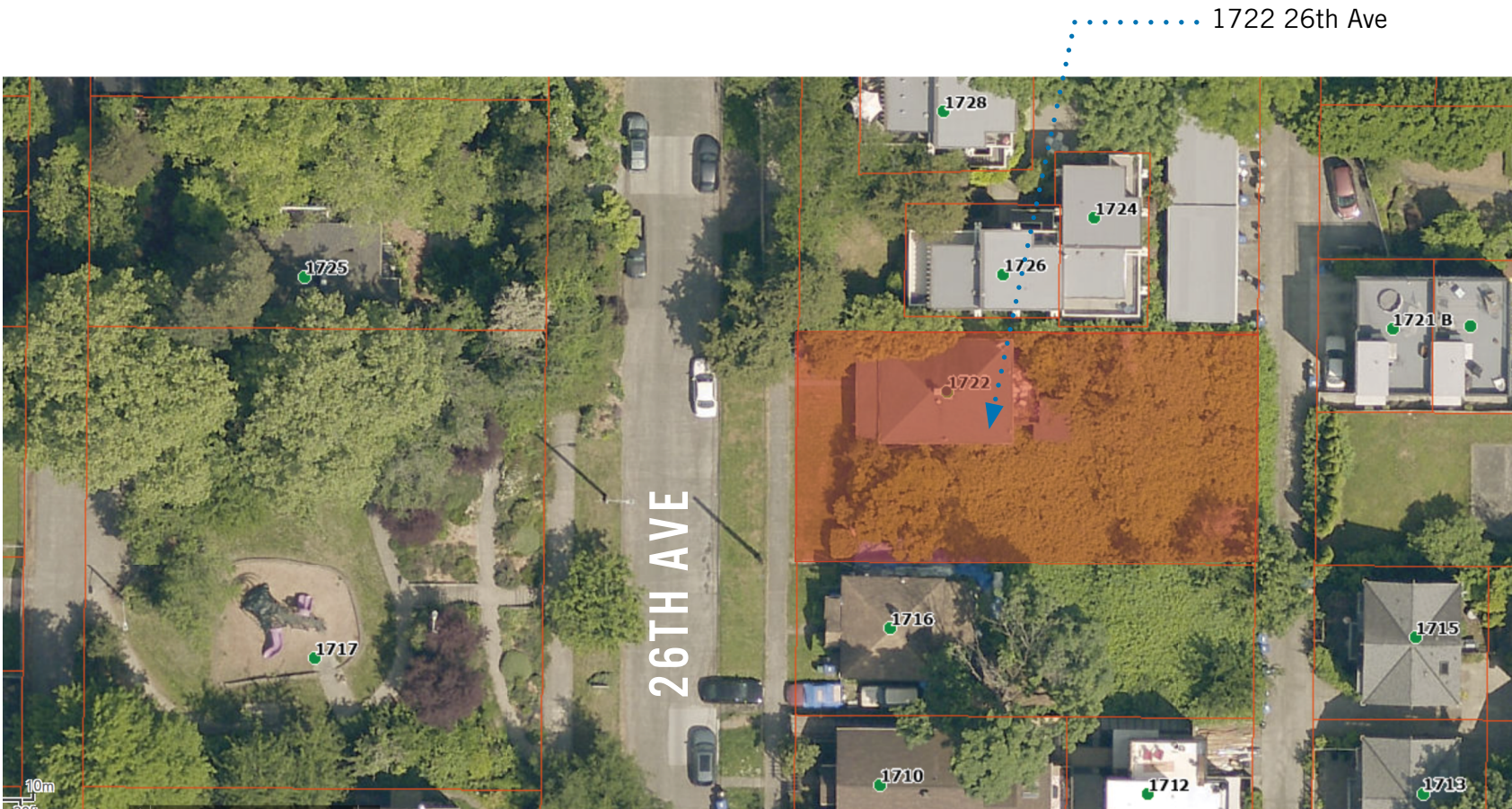
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

REFERENCES

1. UNIT LOT SUBDIVISION NUMBER 3027309, AS RECORDED UNDER RECORDING NUMBER 201171026900006, RECORDS OF KING COUNTY, WASHINGTON.

LEGEND

	GAS METER		CONIFEROUS TREE
	POWER METER		DECIDUOUS TREE
	UTILITY POLE		CEDAR
	SEWER MANHOLE		DECIDUOUS
	FIRE HYDRANT		HAWTHORNE
	WATER METER		MAPLE
	WATER VALVE		FENCE LINE
			UNDERGROUND POWER LINE
			OVERHEAD POWER LINES
			SANITARY SEWER LINE
			WATER MAIN
			CONCRETE HATCH

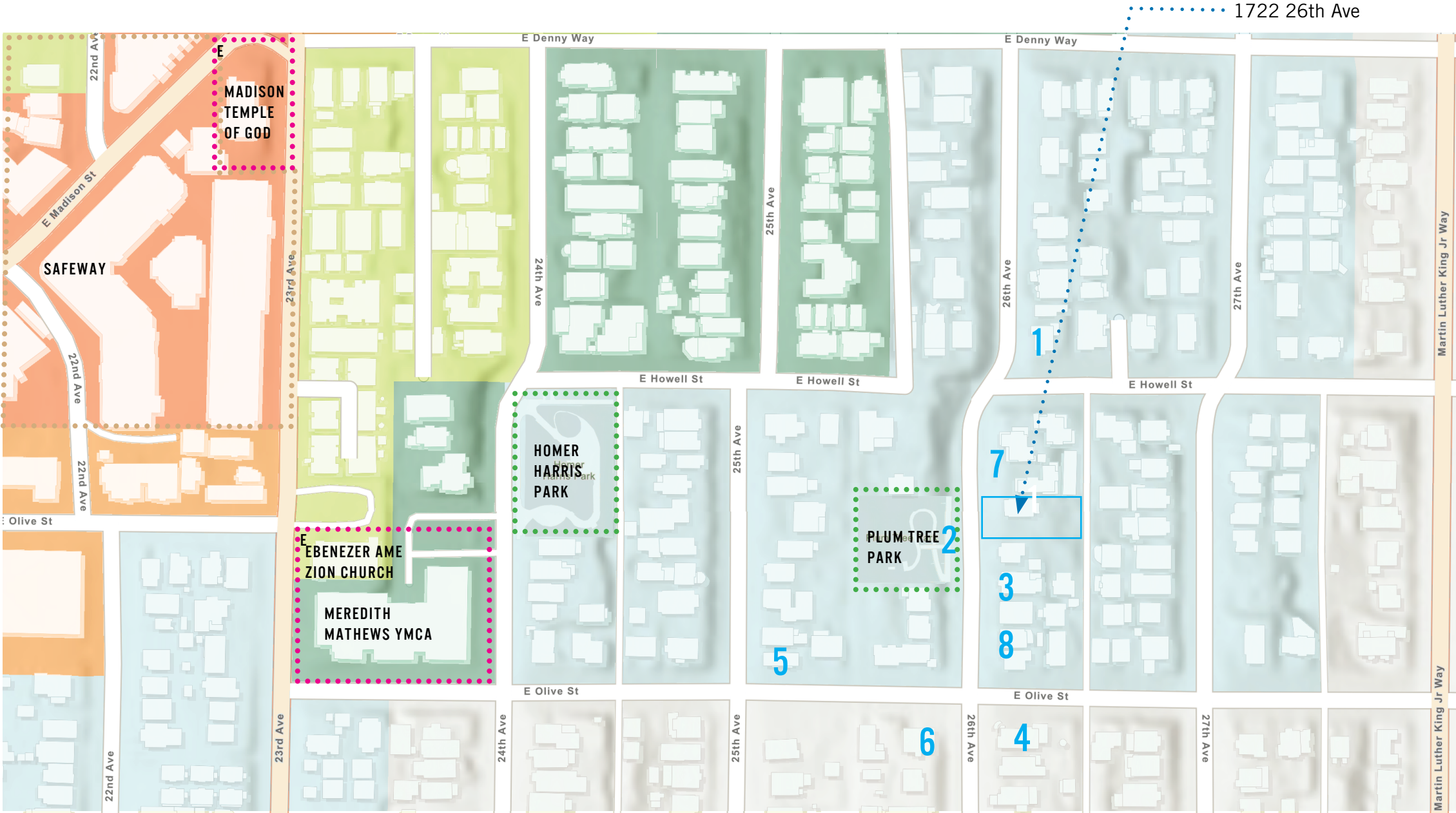


VICINITY MAP



Project Address	1722 26th Ave, Seattle, WA - 98122
Property Owner	TURNER LORETTA A
Legal Description	YESLERS H L 2ND ADD PLat Block: 10 Plat Lot: 4
Year Built	1908
Zoning	LR1 (M)
Lot Area	7,197 SF
F.A.R.	1.3 (Zone with MHA Suffix)
Floor Area Allowed	9356.1 SF
Floor Area Proposed	9230 SF
Height Limit	30' (Rowhouse and townhouse developments)
Environmentally Critical Areas	Landslide Prone
Impervious Area	4,659 SF
Amenity Area Proposed	At grade 1113 SF, 1290 SF private amenity

ZONING DATA



- NC3-75 (M)

NC2-75 (M)

LR3 (M)

LR2 (M)

LR1 (M)

NR3
- PARK/RECREATION

INSTITUTIONAL

COMMERCIAL (RESIDENTIAL ABOVE)

RESIDENTIAL IF NOT INDICATED OTHERWISE

ZONING
LR1 (M) - Lowrise 1 with MHA Suffix

Areas characterized by low-density small-scale multifamily housing types, which are similar in character to neighborhood residential zones. Most appropriate outside of growth areas. Growth areas include urban centers, urban villages, and station area overlay districts.

Mandatory Affordable Housing (MHA)
MHA requires new construction to include affordable housing to a City fund for affordable housing. New construction on lots in an LR zone include MHA suffix of M,M1, or M2. The MHA suffix determines the payment or performance amount.

Setbacks:
Front 7' ave., 5' min.
Rear 7' ave., 5' min.
Side 5' min.; 7' ave., 5' min. for facades greater than 40'

EXISTING STRUCTURES

EXISTING STRUCTURES

The surrounding buildings consist of a mix of single family residential and multifamily structures with a variety of typologies. Some feature boxier construction while others utilize classic gable roofs. Plum tree park, across from the site, features significant masonry retaining. Many existing houses in the area feature traditional lap siding with a door in an accent color.



DEVELOPMENT STANDARDS SUMMARY

23.45.504 PERMITTED USES

Permitted outright: Residential
Proposed: Residential - Townhouses

23.45.514 STRUCTURE HEIGHT

Zoning: LR1(M)
Allowed Maximum Base Height: 30’-0”
4’-0” additional for rooftop features (parapets, clerestories, etc.) 34’-0”
6’-0” additional allowed for stair penthouses: 40’-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 : 1.3 (9356.1 SF)

23.45.512 DENSITY LIMITS

Townhouse developments in LR1 zones must meet density limits of one dwelling unit per 1,150 sq ft of lot area. When calculations result in a fraction of a unit, any fraction over .85 constitutes one additional unit.

23.415.518 SETBACK REQUIREMENTS

Lot B - Townhouses:
Front Setback: 7’-0” average/5’-0” minimum
Rear Setback: 7’-0” average/5’-0” minimum
Side Setback: 5’-0” minimum
Side Setback for facades ≤ 40’ in length: 7’-0” average/5’-0” minimum

23.45.522 AMENITY AREA

Required: 25% of lot area (50% provided on ground level)
25% x 3878.14 SF = 1799.25 SF (899.62 SF at ground level)

23.45.524 LANDSCAPING AND SCREENING STANDARDS

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

23.5 4.015 REQUIRED PARKING

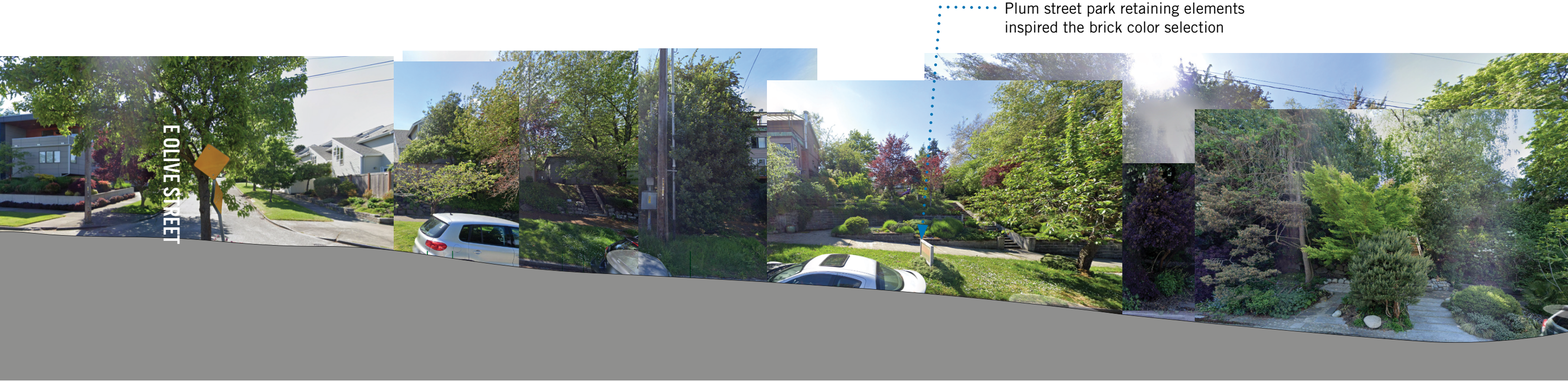
Parking is required: one vehicular space per each dwelling unit. One bicycle parking space per dwelling unit required.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential uses proposed to be located on separate platted lots, for which each dwelling unit will be billed separately for utilities, shall provide one storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet.

STREET IMAGERY





26TH AVE (WEST) ACROSS FROM PROJECT



ALLEY (WEST)

DESIGN GUIDELINE PRIORITIES

SEATTLE DESIGN GUIDELINES

CS2 URBAN PATTERN & FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

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.

CENTRAL AREA DESIGN GUIDELINES

CS3 ARCHITECTURAL CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

PL3 STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges

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.

CS2.A LOCATION IN THE CITY & NEIGHBORHOOD

Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

PL2.B SAFETY & SECURITY

Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

DC2.B ARCHITECTURAL & FACADE COMPOSITION

Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

PL2.B SAFETY & SECURITY

Neighborhood Context: Retain and encourage the extension of existing positive attributes of the surrounding neighborhood character.

PL2.B SAFETY & SECURITY

Frontages: At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entryways. Provide generous porches at these entries to encourage sitting and watching the street.

DC2.1 BUILDING LAYOUT & MASSING

Smaller and varied building forms are encouraged. Larger building forms should divide their mass up so that it does not appear as one, monolithic building. These breaks in massing and differentiation should take cues from the surrounding fabric. Vertical and horizontal datums and patterns can help provide a guide for how To articulate and break down the overall massing. Modulated facades for large buildings keep the building inviting and consistent with the finer-grain fabric found in the Central Area neighborhood. As such, projects should use 50’ – 75’ massing widths as a guide for modulation.

Response:

The proposed design aims to create a new development that adds to the existing fabric of the block. The use of gable roofs echoes the existing rooflines on the block while the use of lap siding and neutral colors also reference typical materials. The use of accent entry doors continues another pattern on the block. We propose to use brick at each unit entry to provide high quality materials where the users and neighborhood will most interact with those materials.

Response:

We have placed large windows at street faces to provide opportunity for passive surveillance. Similarly kitchen windows face out over the courtyard to help keep this area safe. Balconies off of the main floor of the alley units allow those residents to keep an eye on alley activities.

Response:

The design creates massing that features gable roof on the east side of each building and a roof deck toward the west. This provides a clear demarcation of the entry side and adds visual interest. Stoops on the courtyard side of the west units breaks down the scale of this building as do balconies added to the alley facade.

Response:

The proposed design references many of the neighborhood elements that neighbors indicated they preferred. This includes gable rooflines which were preferred over boxier expressions and the use of lap siding as opposed to other siding options with less texture. The new buildings will feature earth tones to echo subtle color found on the street.

Response:

Both street-facing and courtyard entries feature paired entries to encourage street-level interaction. The spacious courtyard, over 18’ wide, creates an ideal zone for neighbors to cross paths as all units have direct access to this space whether from entries or back patios.

Response:

Each unit features clear modulation which marks the unit entry. This provides a finer grain at the street and allows for clear unit demarcation.



1722
26TH AVE

DESIGN GUIDELINES
NOT TO SCALE

ARCHITECTURAL CONCEPT



- Gable roofs reflect the most common roof form in the area
- Lap siding in an earthy green ties into the color palette in the neighborhood
- Brick adds a high-quality material at all entry points
- Paired entries add visual interest and opportunities for interaction
- Large windows at the living floor allow for eyes on the street
- Doors in contrasting colors provide unit identity and visual interest
- A shared southern walkway provides circulation for residents and helps to navigate the steep site

26TH AVE STREET VIEW

ARCHITECTURAL CONCEPT



Brick adds a high-quality material at all entry points

Lap siding in an earthy green ties into the color palette in the neighborhood

Kitchen windows for both units look out over the courtyard for passive surveillance

Paired entries and generous stoops add visual interest and opportunities for interaction

A larger landing at the shared southern walkway provides circulation for residents and helps to navigate the steep site

COURTYARD VIEW

ARCHITECTURAL CONCEPT



- Penthouse setback from this facade to reduce the overall mass
- Open railing at the roof deck helps reduce the building scale
- Lap siding in an earthy green ties into the color palette in the neighborhood
- Balconies add visual interest and provide visibility to the alley
- A concrete wall at the parking provides a visual datum and provides a durable wall material in this high traffic area
- Strips of grass alternate with paving to provide parking for cars that is softened by vegetation

ALLEY VIEW

ARCHITECTURAL CONCEPT



- Gable roofs reflect the most common roof form in the area
- Lap siding in an earthy green ties into the color palette in the neighborhood
- Brick adds a high-quality material at all entry points
- Paired entries add visual interest and opportunities for interaction
- Large windows at the living floor allow for eyes on the street
- Doors in contrasting colors provide unit identity and visual interest

ALLEY VIEW

MATERIAL BOARD

Material Palette

1. Mutual Materials Brick in Harbor Mist
2. Hardie Lap Siding in Benjamin Moore Lily Pad
3. AEP Span Box Rib in Matte Black

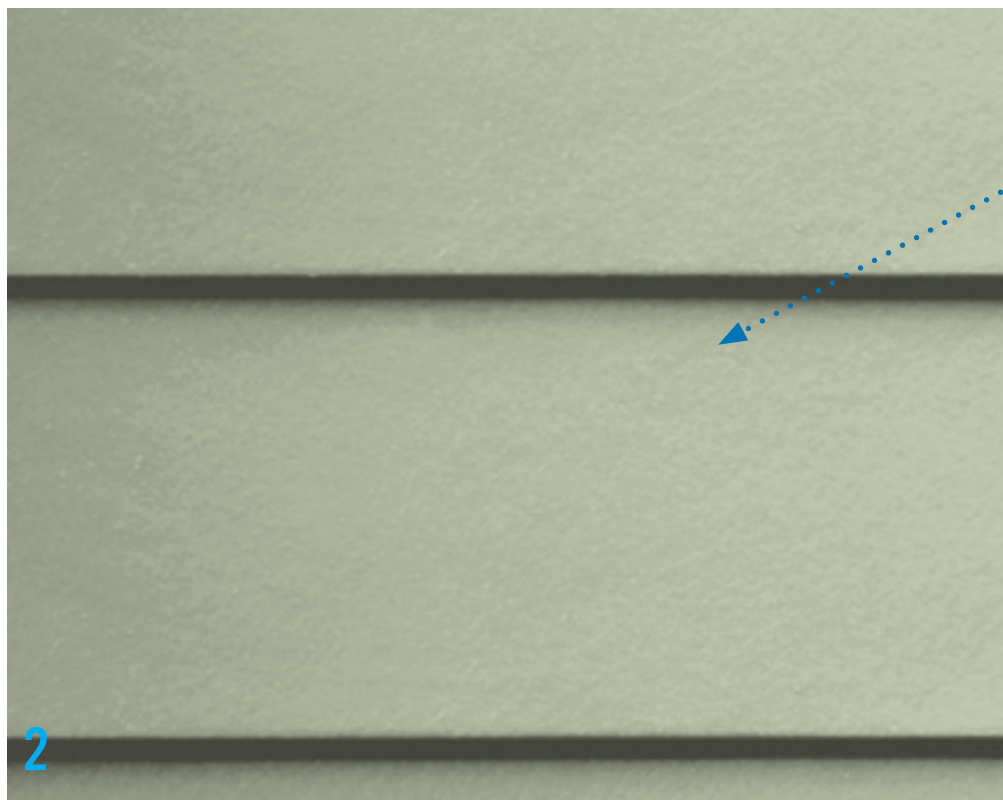
Entry Door Colors (Benjamin Moore)

4. Caldwell Green HC-124
5. Lucerne AF-530
6. Symphony Blue 2060-10



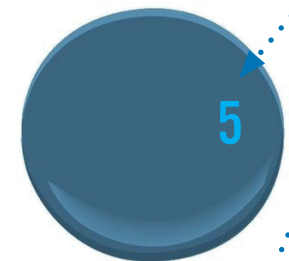
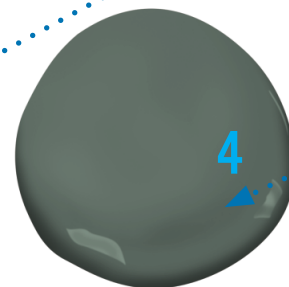
Gray brick at all entries references retaining at adjacent Plum Tree Park

Dark metal siding provides high quality material and visual interest at party walls and penthouses



White lap siding echoes neutral lap siding on many houses on the street


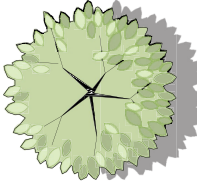














The street has a number of homes with doors in accent colors and we have mimicked this pattern to mark the unit entries



LANDSCAPE PLAN

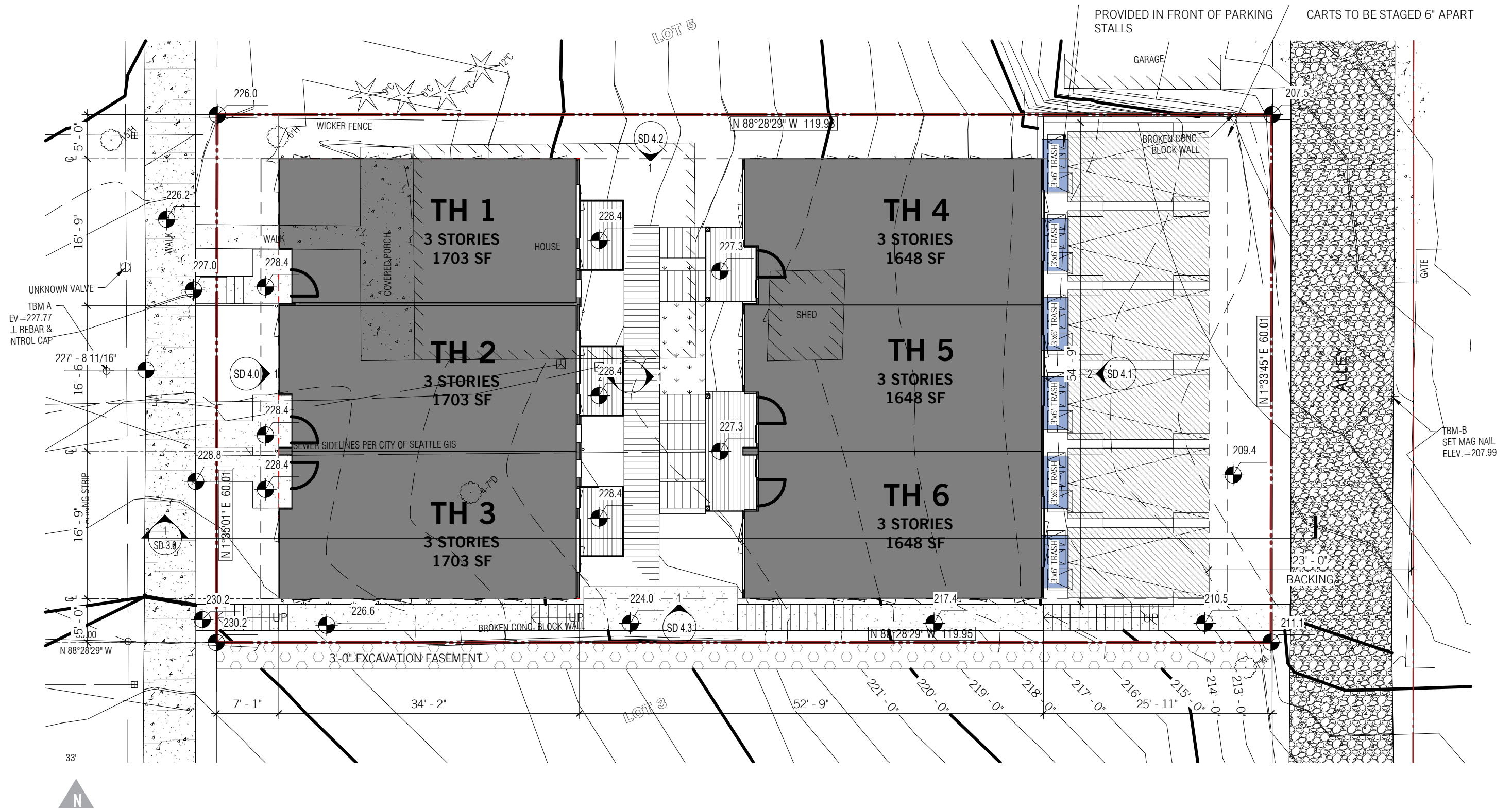


PLANT SCHEDULE

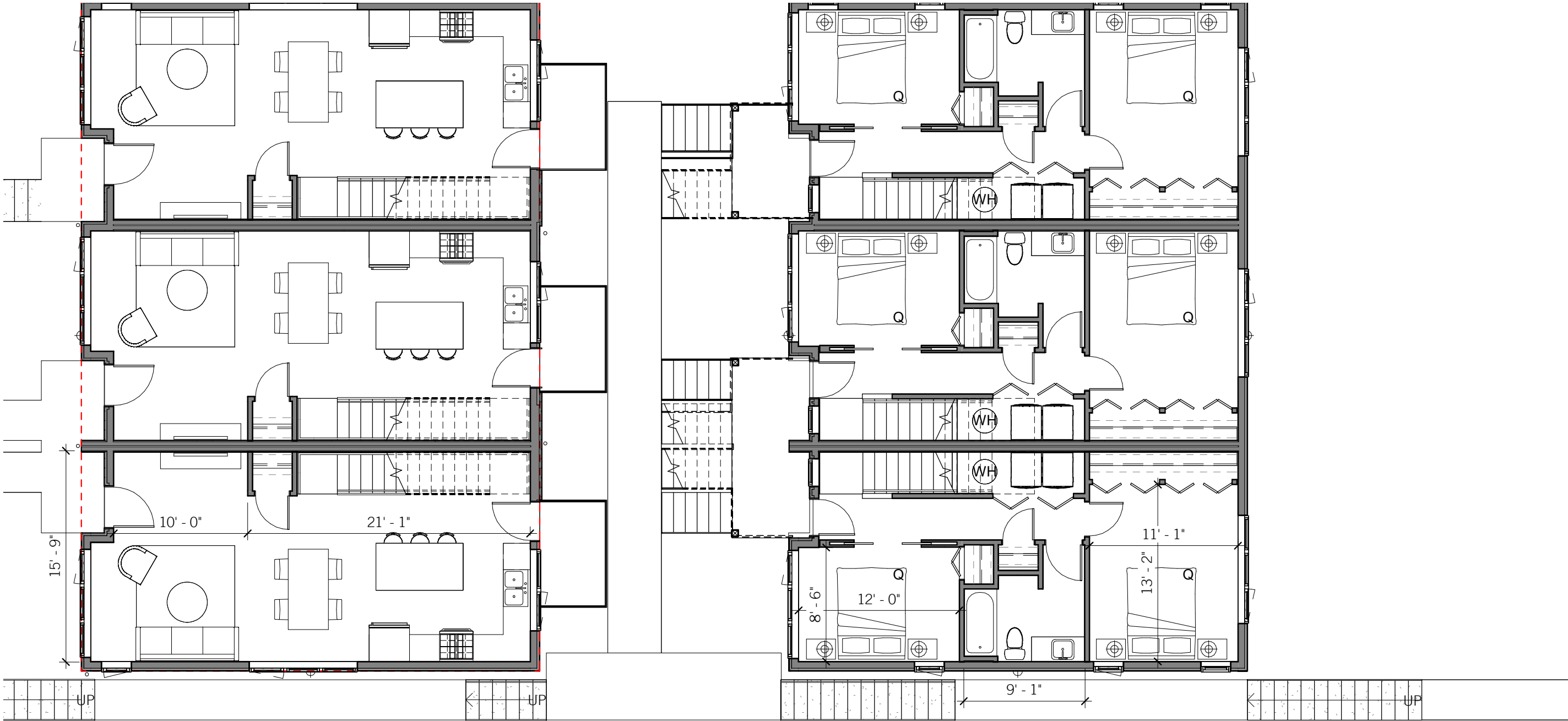
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Acer circinatum / Vine Maple
	Lagerstroemia 'tuscarora' / Tuscarora Hybrid Crape Myrtle
NATIVE SHRUBS	
	Gaultheria shallon / Salal
	Myrica californica / Pacific Wax Myrtle
	Polystichum munitum / Western Sword Fern
	Ribes sanguineum / Red Flowering Currant
	Spiraea douglasii / Western spirea
	Symphoricarpos albus / Compact Snowberry
	Vaccinium ovatum / Evergreen Huckleberry
PERENNIALS	
	Agastache x 'Rosie Posie' / Rosie Posie Anise Hyssop
	Echinacea purpurea 'Bravado' / Bravado Coneflower
	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
	Rudbeckia hirta 'Indian Summer' / Indian Summer Black-eyed Susan
GROUND COVERS	
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
NATIVE GROUND COVER	
	Arctostaphylos uva-ursi / Kinnikinnick
	Fragaria chiloensis / Beach Strawberry



SITE PLAN

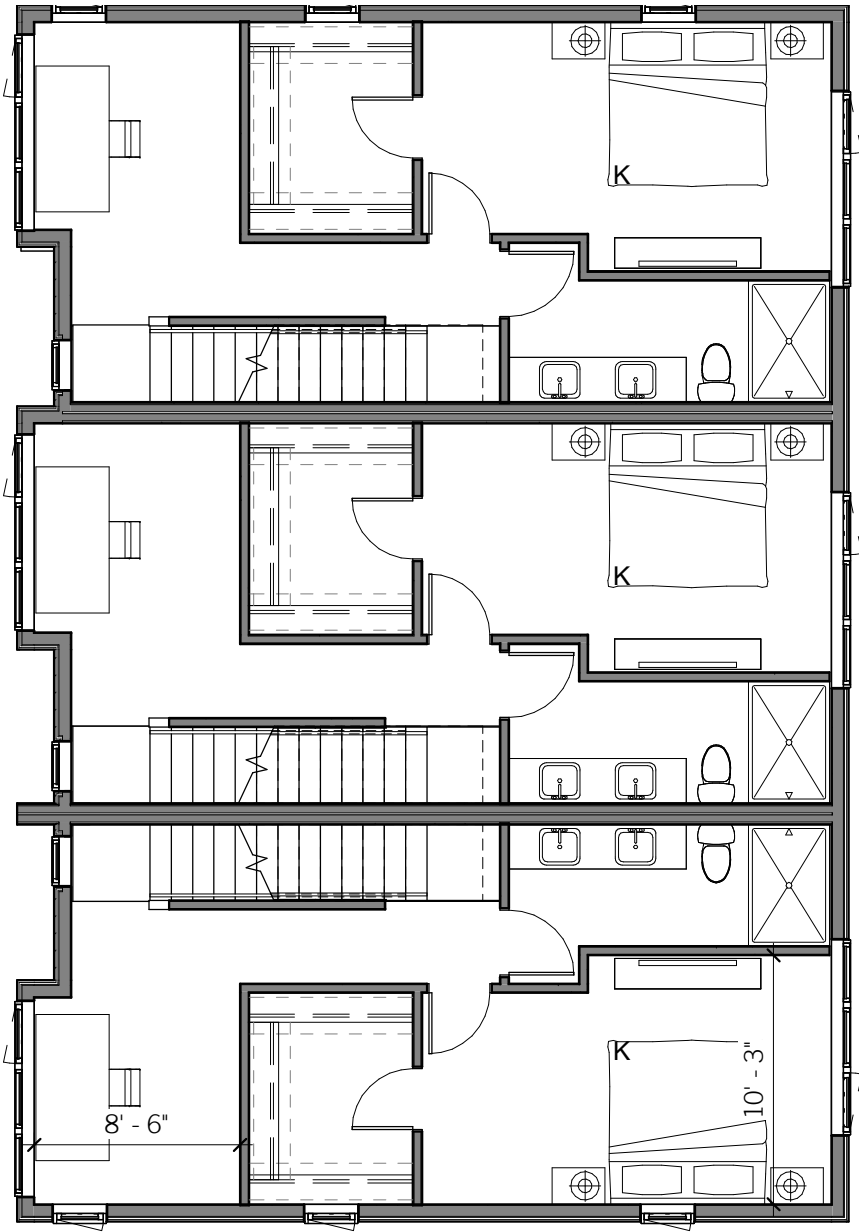
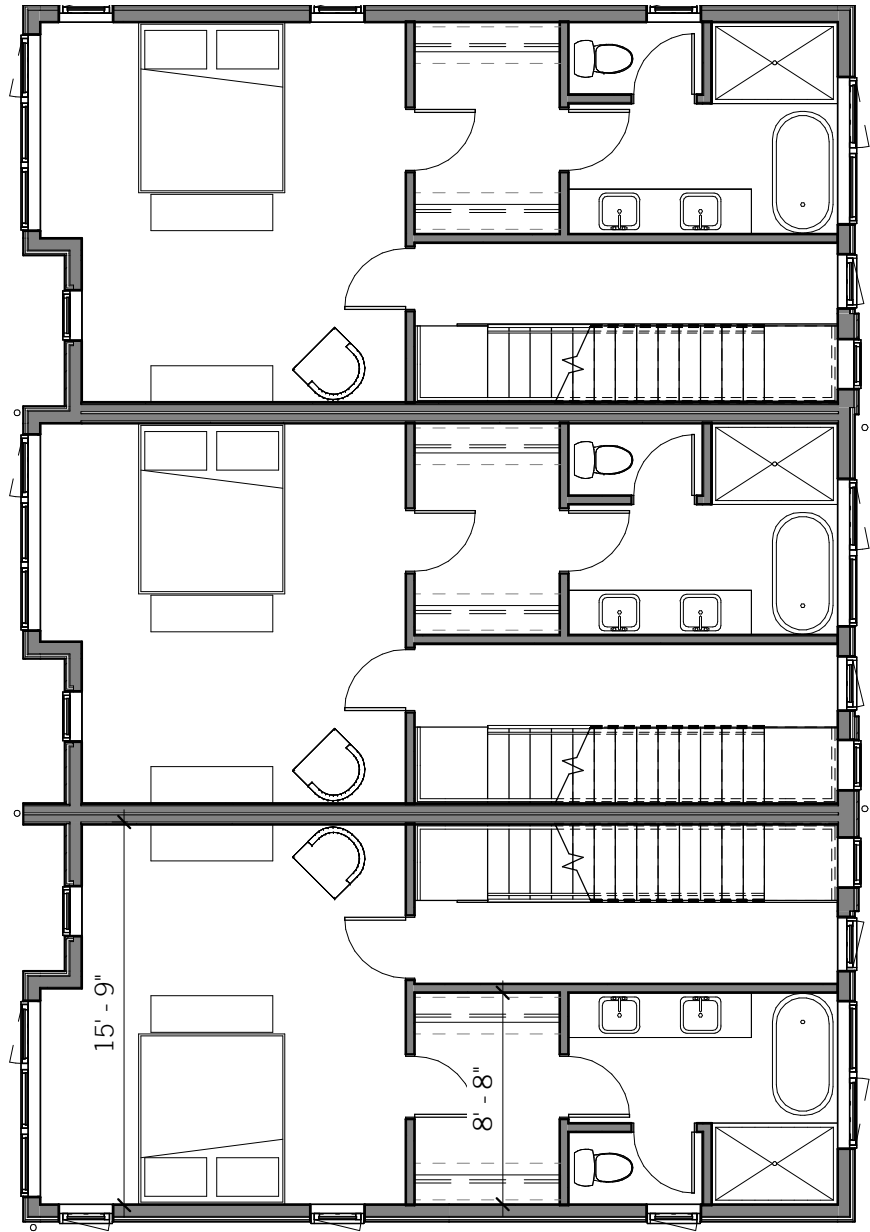


LEVEL 1

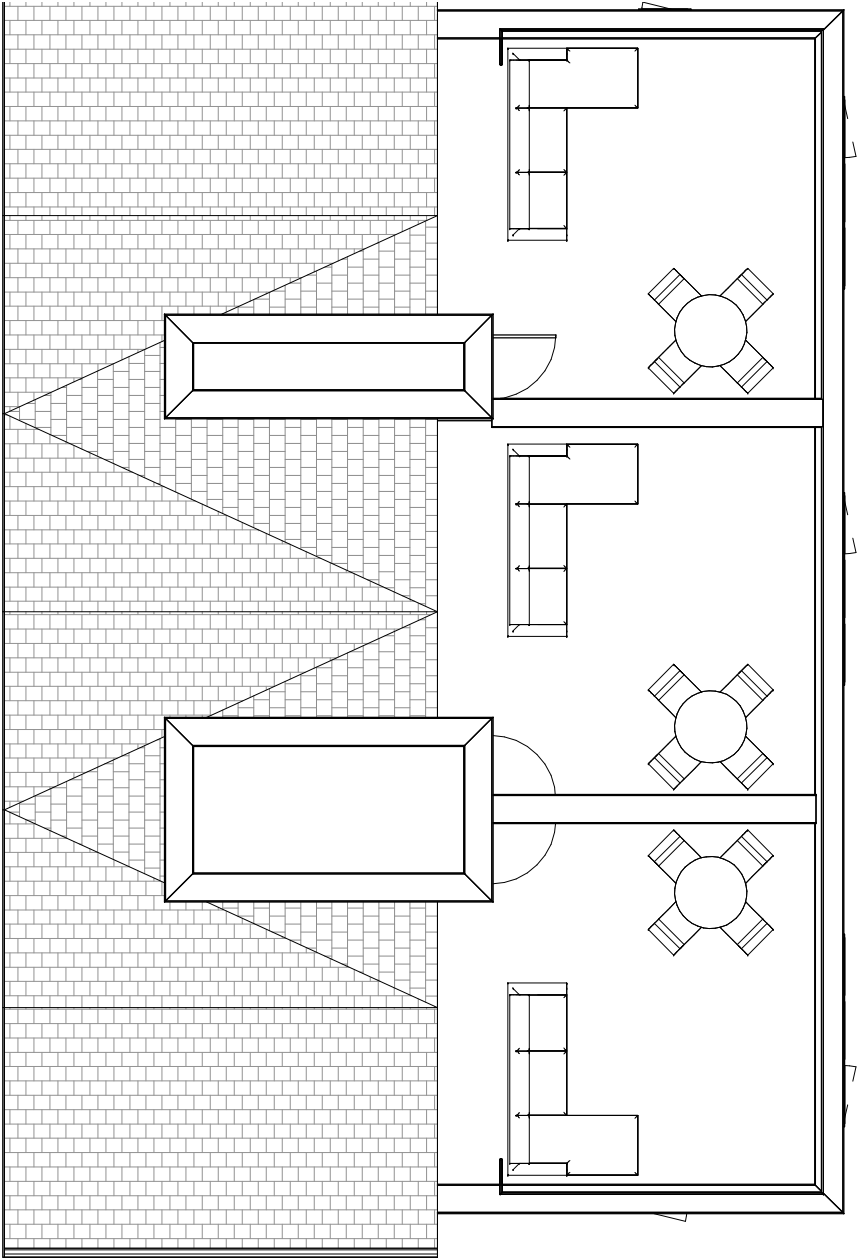
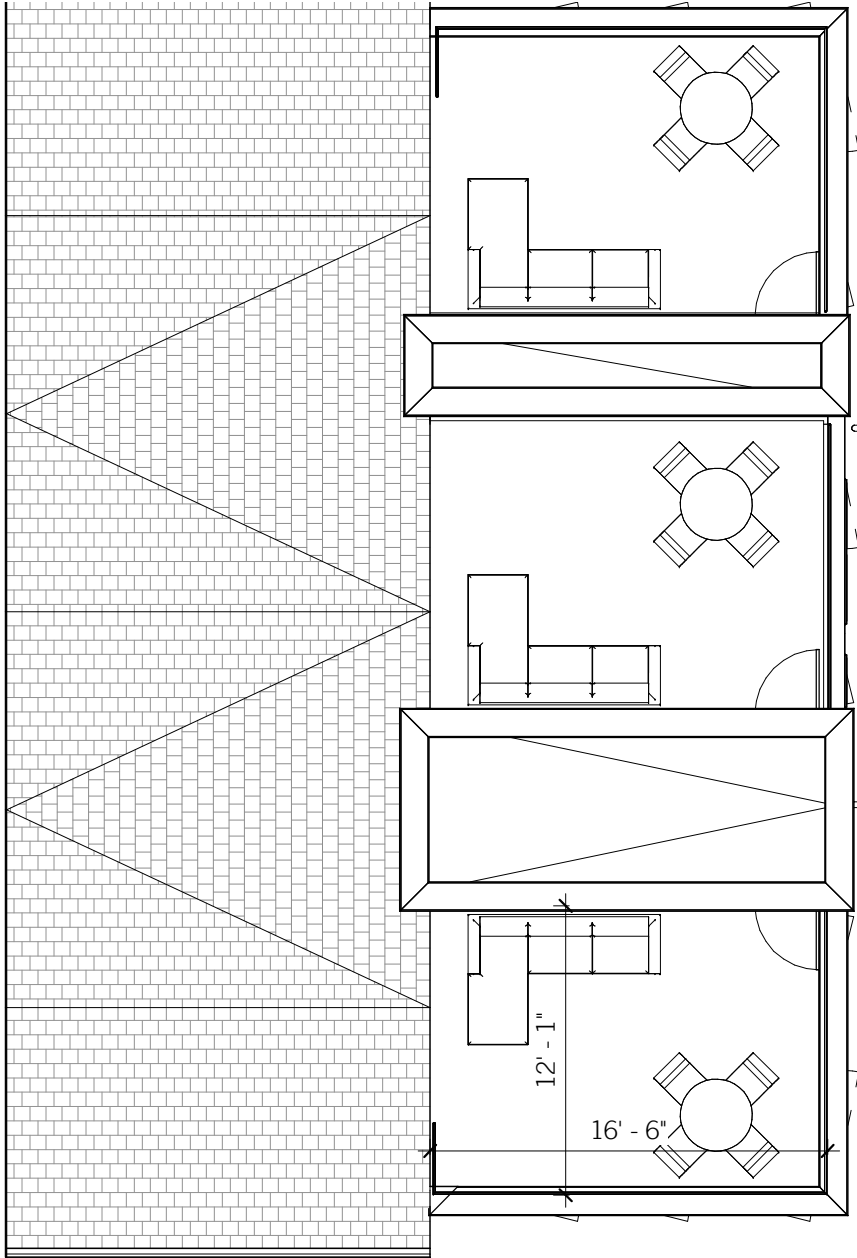




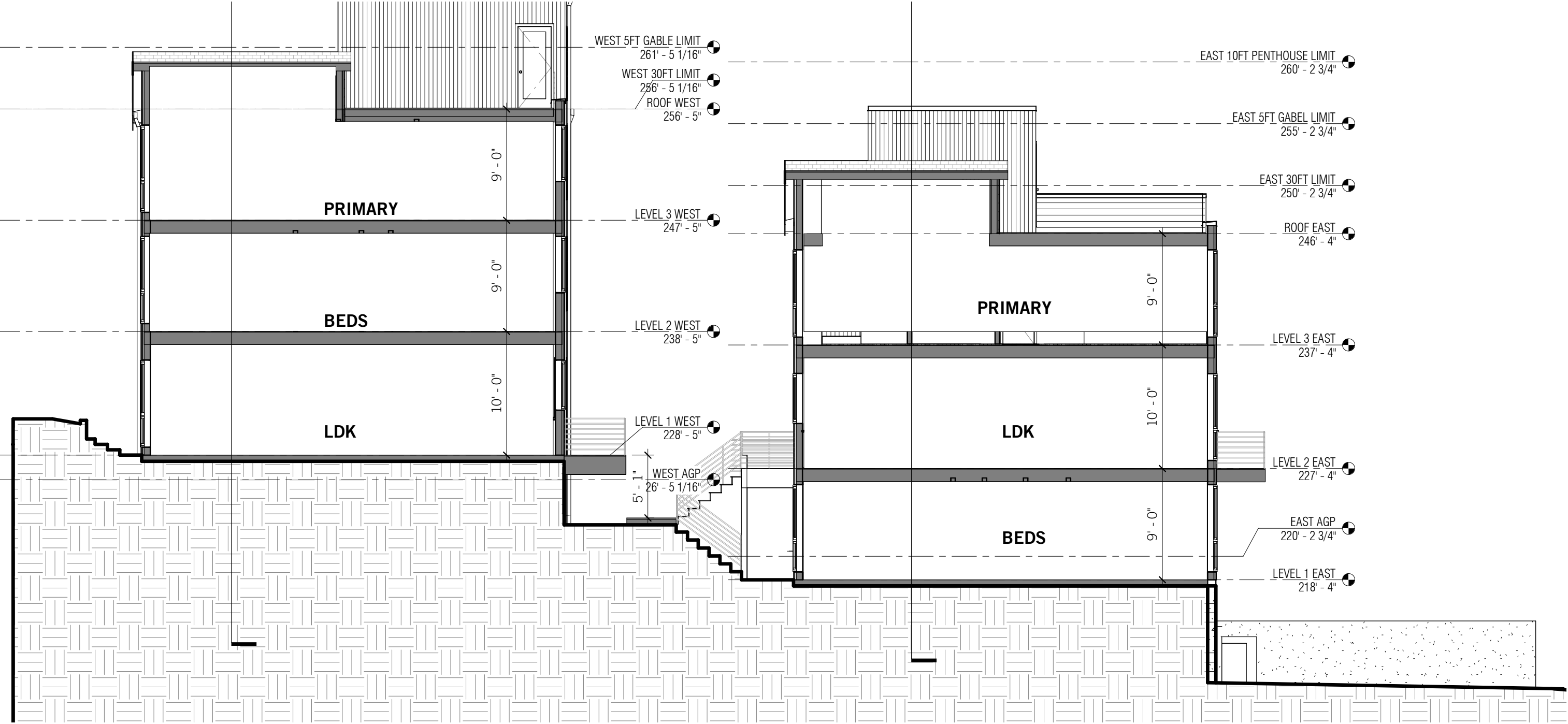
LEVEL 4



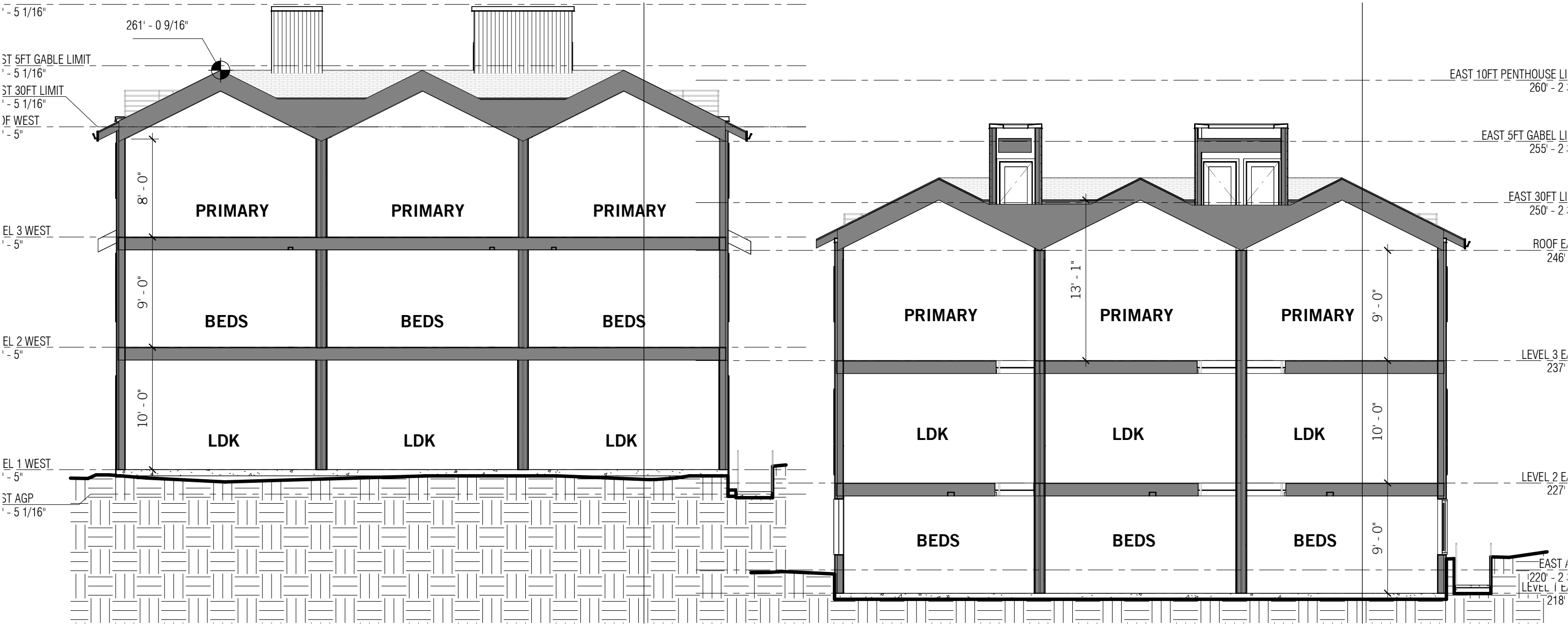
ROOF PLAN



LONGITUDINAL SECTION



CROSS SECTION



WEST UNIT ELEVATIONS



26TH AVE FACADE



COURTYARD FACADE

EAST UNIT ELEVATIONS



COURTYARD FACADE



ALLEY FACADE



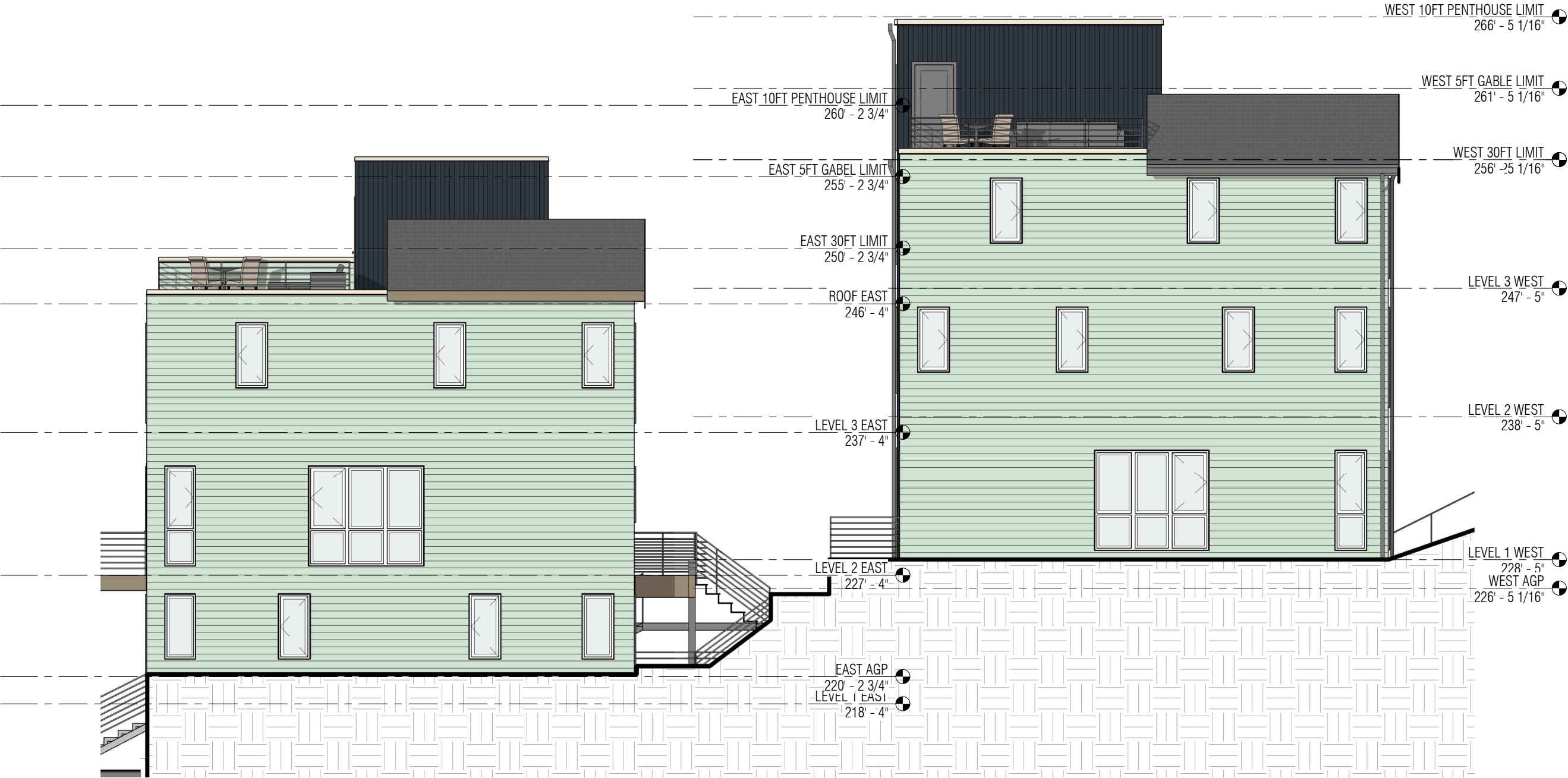
1722
26TH AVE

ELEVATIONS
1/8" = 1'-0"

SOUTH ELEVATION



NORTH ELEVATION



1722
26TH AVE

ELEVATIONS
1/8" = 1'-0"