

Capitol Hill III Townhomes

Streamline Design Review
1833 25th Avenue, Seattle, WA
DPD #3025223

December 28th, 2016

nk
NICHOLSON KOVALCHICK ARCHITECTS

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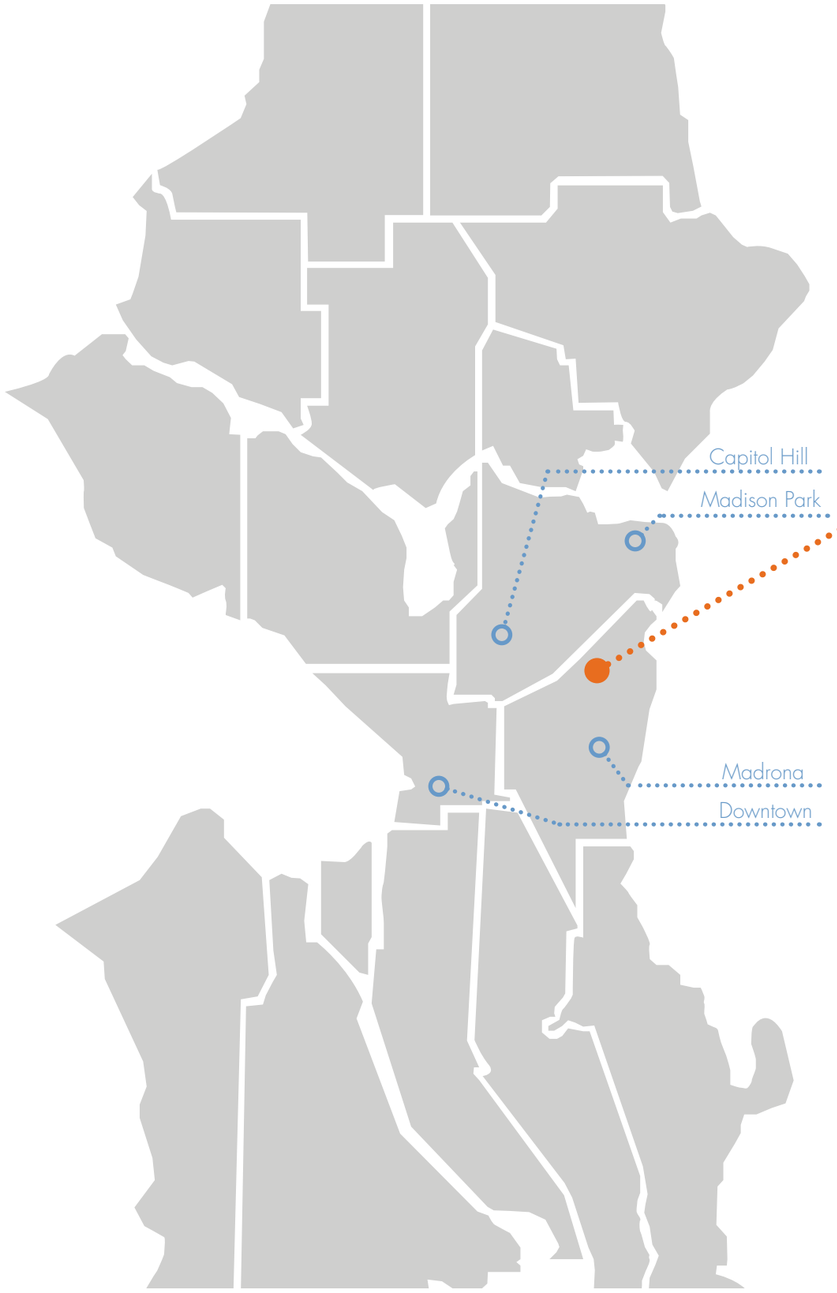
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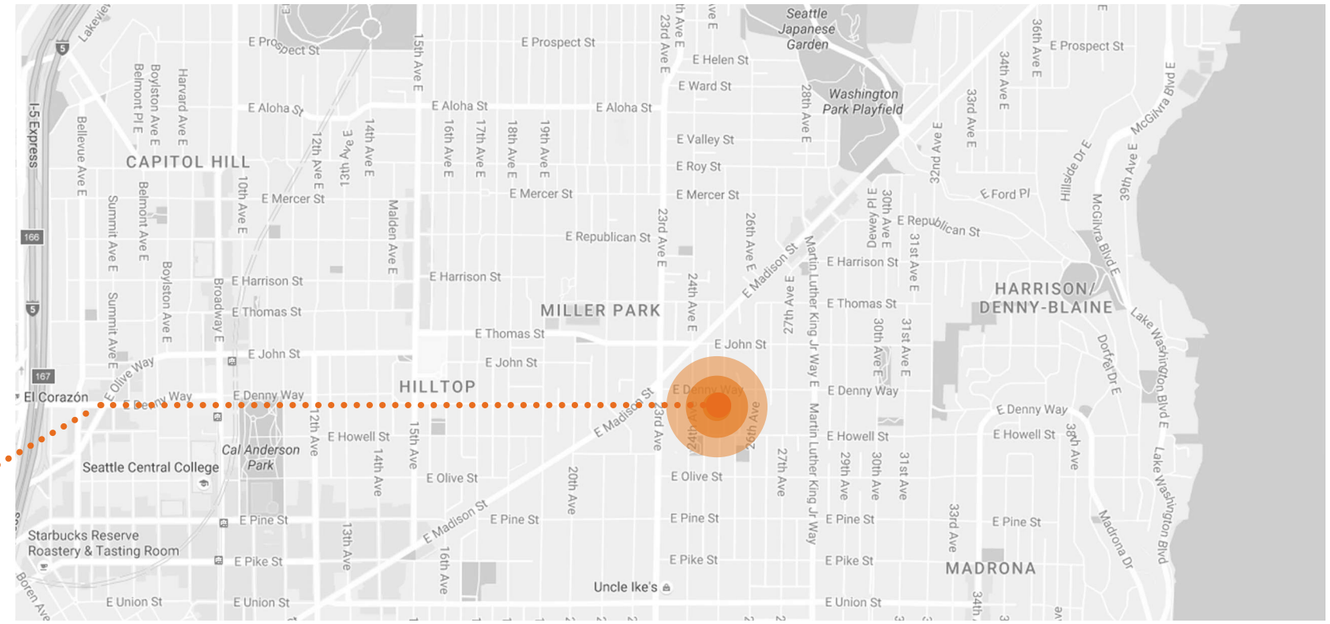
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Context Analysis

Project Introduction





ADDRESS: 1833 25th Avenue
DPD PORJECT #: 3025223
OWNER: BDR Capitol Hill III, LLC
APPLICANT: Nicholson Kovalchick Architects
CONTACT: Curtis Bigelow

ZONING AND OVERLAY DESIGNATION:

Zoning near the site results from the well trafficked and commercial nature of Madison Street, approximately two blocks west. The area near Madison and 22nd is a neighborhood commercial center (NC3P-65) and is also the designated pedestrian area. From there, the zoning transitions through NC2-40 to LR3, LR2, LR1, and eventually to the single family (SF-5000) neighborhoods along Martin Luther King Jr Way East. This site is squarely in the middle of the LR2 area and provides for low to medium density development types. Commercial zones exist further East along Madison, where it intersects with Martin Luther King Jr Way.

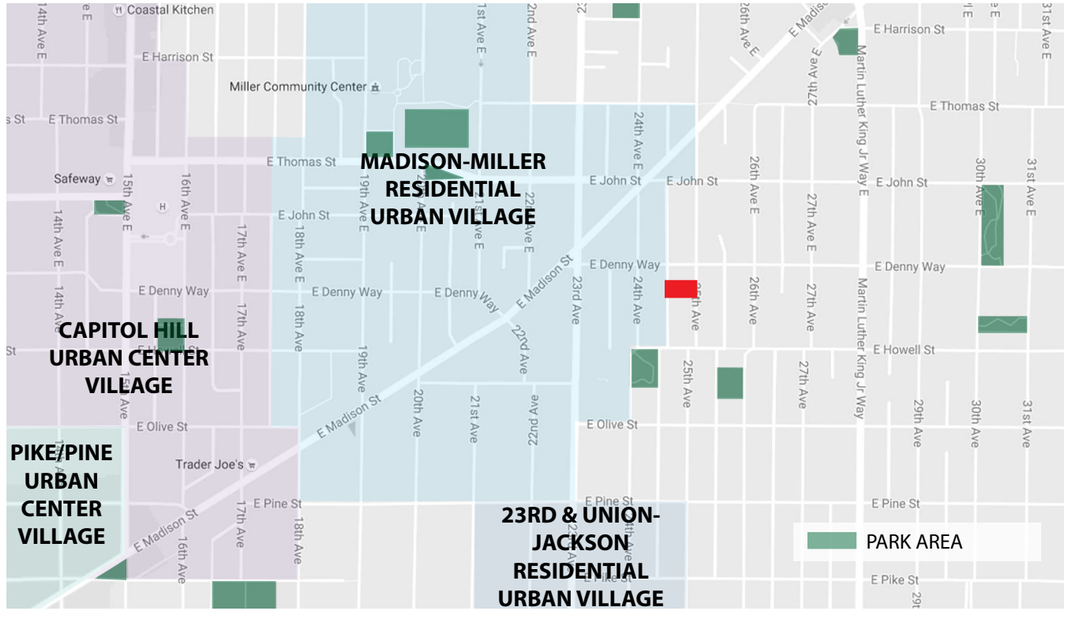
The site is located across the alley from the Madison Miller Residential Urban Village, which connects southward to the 23rd & Union Jackson Residential Urban Village along 23rd Avenue.

NEIGHBORING DEVELOPMENT:

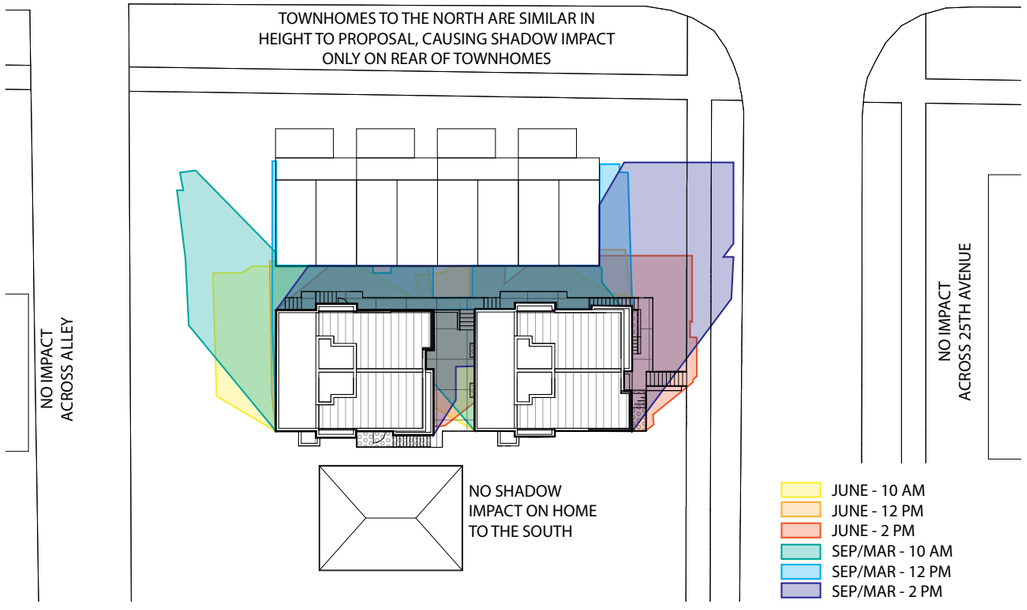
The neighborhood is in transition. Generally, the early 20th century single-family housing stock is being replaced with midsized, market rate, small multi-family construction. Lots are being combined and revised to allow for higher density. The corridor along Madison Street is being redeveloped with multi-story buildings that typically include small to medium commercial spaces at ground level. Development appears to be increasing. The neighborhood is an eclectic mix as Capitol Hill transitions into the Central District. Many older buildings have been subdivided into smaller units, whereas others have been remodeled as the interest in urban living continues to lure new residents to the neighborhood. The area contains mature trees, small local parks, and traditional developed street grids.

Urban Context Studies

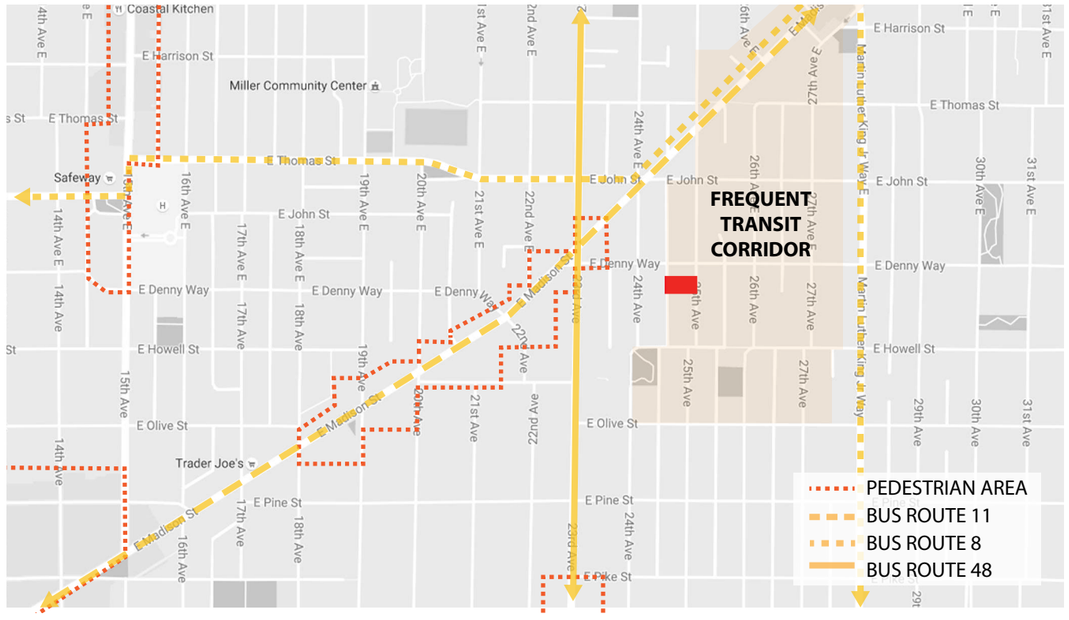
ZONING OVERLAYS + LANDMARKS



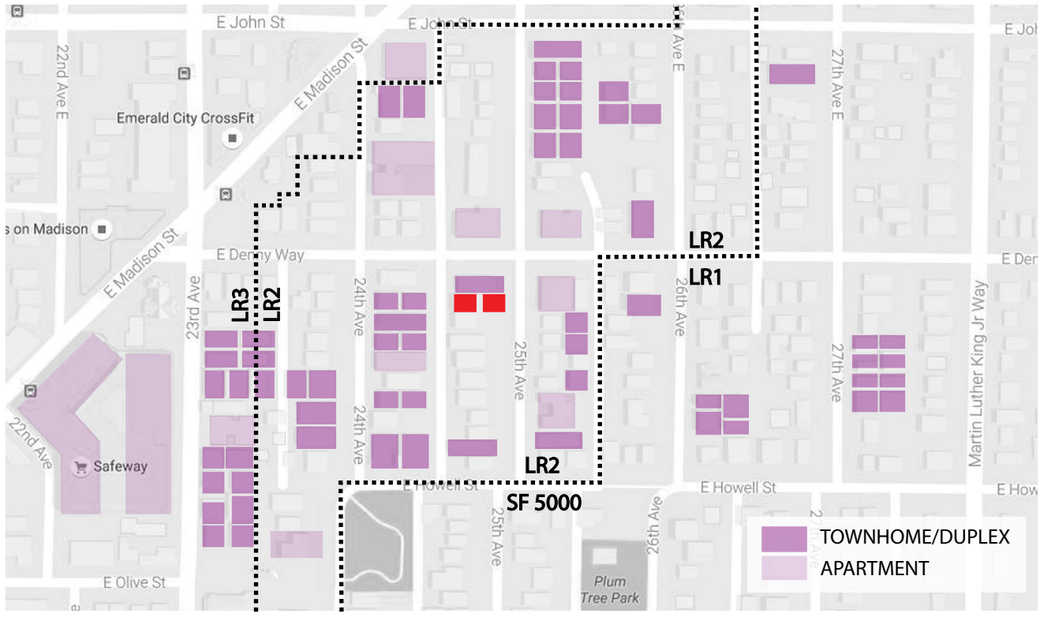
SOLAR + SHADOW STUDIES



COMMUNITY CIRCULATION

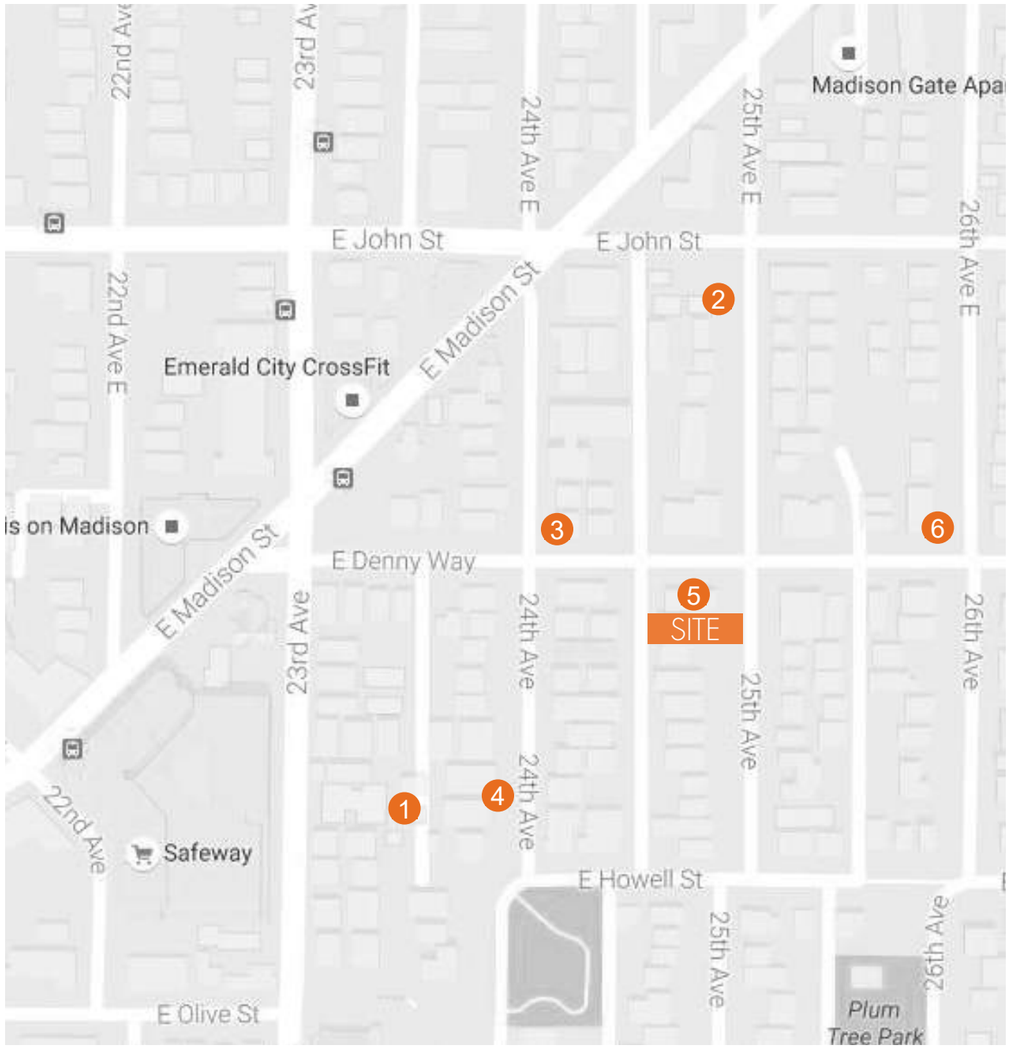


DEVELOPMENT PATTERNS



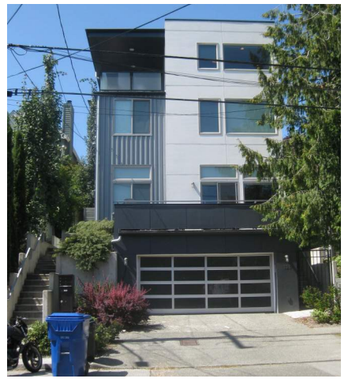
Site Analysis

Immediate Context + Inspirations

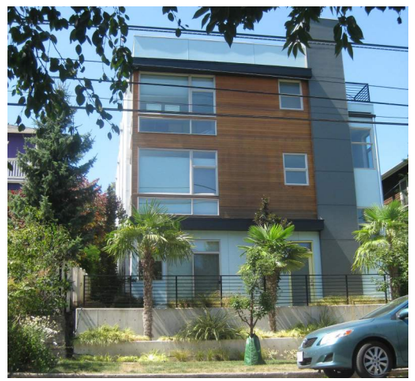




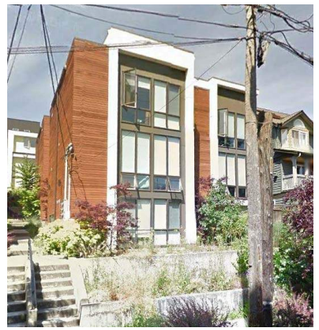
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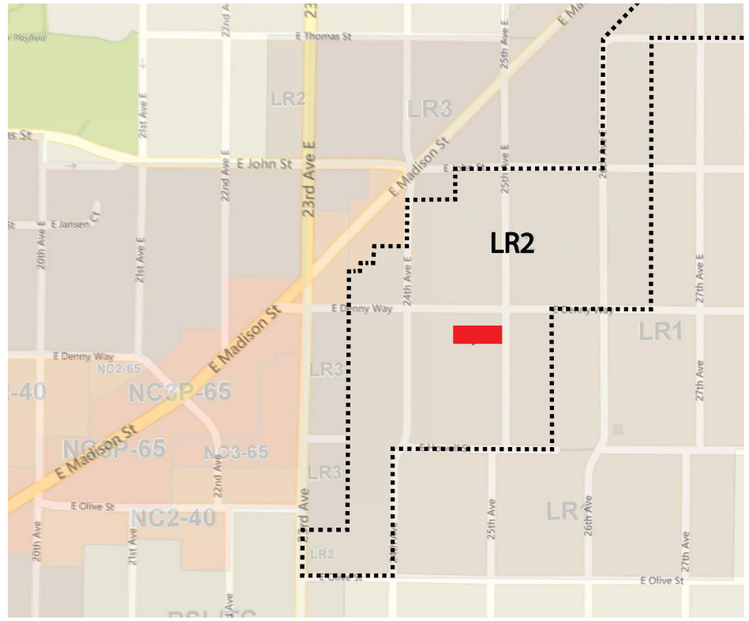
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CS2.A1: Sense of Place
CS2.A2: Architectural Presence

This proposal has a great opportunity to add to the sense of place that is being established in the surrounding neighborhood. It is a neighborhood in transition and, as you can see in the context images, is ready to welcome the modern design of this proposal. While this proposal continues the neighborhood transition, the Design Team wanted to take advantage of the opportunity to add to the changing design aesthetic, while respecting some of the characteristics of the older neighborhood. This proposal maintains the large landscaping buffer at the steep slope area along with setting back the building from the alley and providing surface parking, which are characteristics of the neighborhood layout.

Zoning Summary

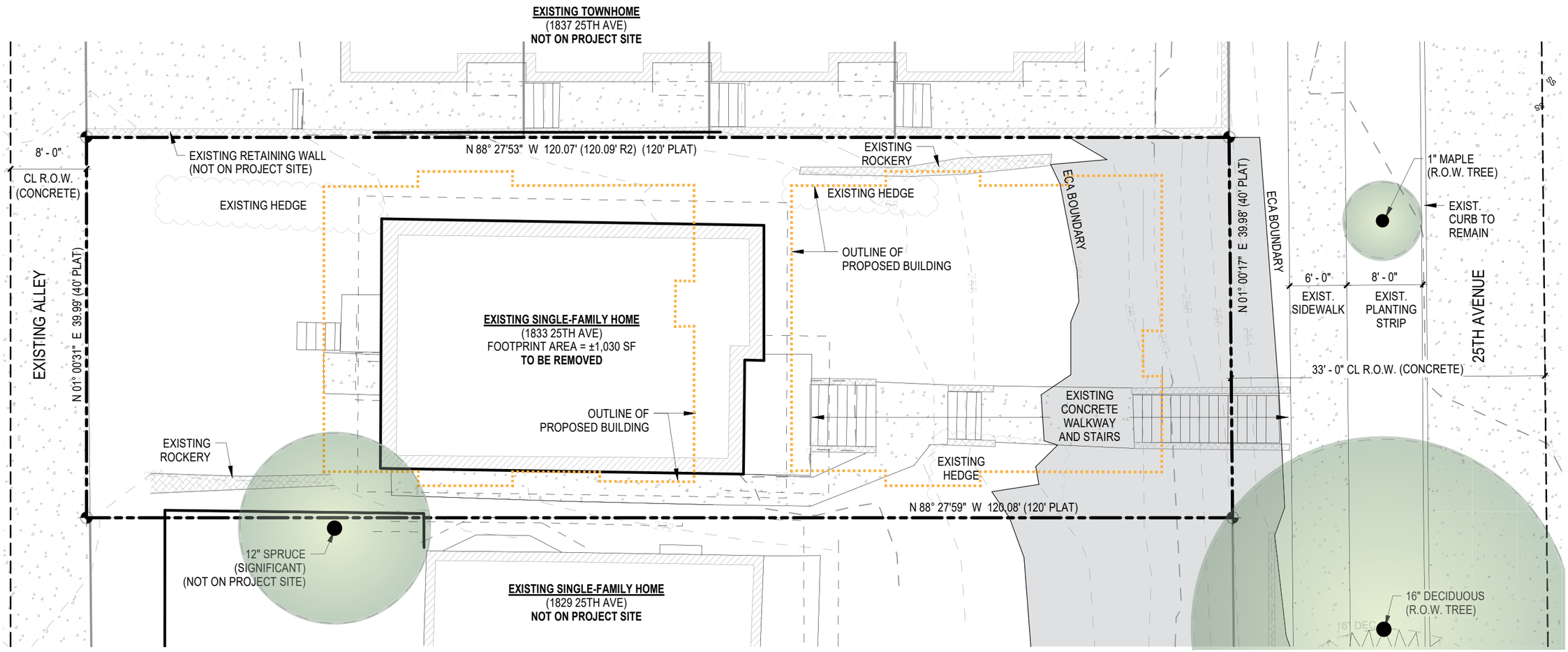
CODE REFERENCE	REQUIREMENT	PROPOSAL
23.45.504 - PERMITTED USES	Residential	Residential
23.45.510 - FLOOR AREA RATIO	1.0 (OR) 1.2 with Green Building Performance Standards applied 1.2 (Max Ratio) x 4,801 SF (Total Site) = 5,761 SF	5,756 (Area Counted Toward FAR) / 4,801 sf (Total Site) = 1.2 Pursuing Built Green 4-Star Certification
23.45.512 - DENSITY LIMIT	No Limit with Green Building Performance Standards applied	4 Units total pursuing Built Green 4-Star Certification
23.45.514 - STRUCTURE HEIGHT	Allowed Maximum Height: 30'-0" Parapets: Additional 4'-0" Total Allowable Height: 34'-0"	TH1 Height: 27'-3" + 265'-3"" (Avg. Grade) = EL 292'-6" TH2 Height: 30'-0" + 272'-8" (Avg. Grade) = EL 302'-8"
23.45.518 SETBACK REQUIREMENTS	Street Level: 7' Average; 5' Minimum Rear: 0 with Alley Side (+40' Facade): 7' Average; 5' Minimum Side (-40' Facade): 5' Minimum	Street Level: 7' Minimum Rear: 0 with Alley Side (+40' Facade): NA Side (-40' Facade): 5'-6" Minimum (Typical) 3'-6" Minimum (See Adjustment Diagrams)
23.45.522 - AMENITY AREA	A1. Provide amenity space totaling 25% of the total lot area Required: 25% of 4,801 SF (Site Area) = 1,201 SF A2. Minimum 50% of amenity space shall be provided at ground level Required: 50% of 1,201 SF = 600 SF	Provided (Total): 2,076 SF Provided (Ground Level: 718 SF (Roof Deck: 1,358 SF)
23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES	Street Level: 7' Average; 5' Minimum Rear: 0 with Alley Side (+40' Facade): 7' Average; 5' Minimum Side (-40' Facade): 5' Minimum	
23.45.527 - LANDSCAPING	Green Factor: 0.6	Green Factor: 0.6
23.45.015 - REQUIRED PARKING	Table B(I): 1 Space per Dwelling Unit	4 Total Spaces (1 Space per Dwelling Unit)
23.45.015 - BICYCLE PARKING	Table D(D.2) Long Term: 1 per 4 Dwelling Units Table D(D.2) Short Term: NA	Long Term: 1 Total Space



PARCEL #: 982870-2690
ZONING: LR2
OVERLAYS: NA
ECA: Potential Steep Slope
LOT AREA: ±4,801 SF

Site Analysis

Existing Site Plan



DC3.C1: Reinforce Existing Open Space

While a strong open space concept does not exist in the surrounding neighborhood, this proposal encourages

CS1.D1: On-Site Features

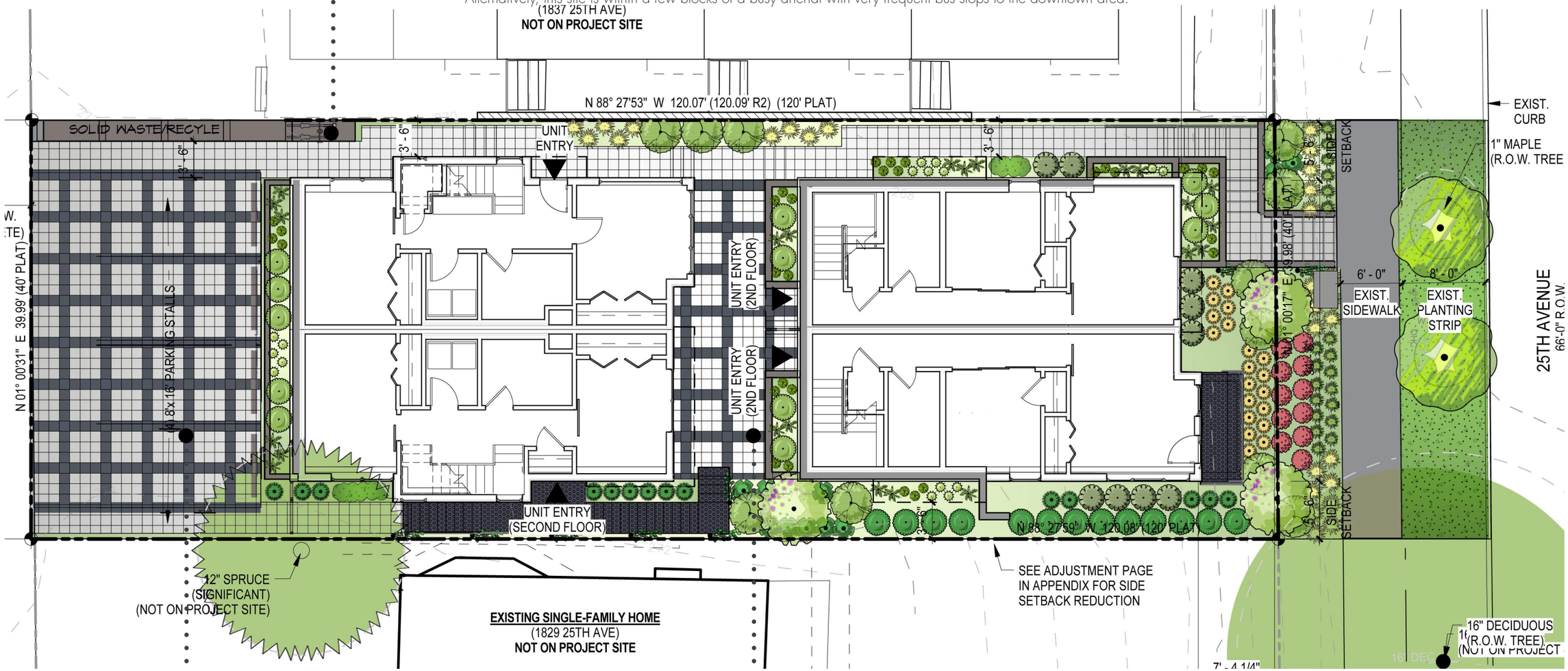
This proposal is choosing to embrace the southern shading elements of the large existing trees on the adjacent South neighbor's property. We appreciate that these trees provide privacy between our proposal and it's southern neighbor.

Proposed Site Plan

PL4.B2: Bike Facilities
PL4.C3: Transit Connections

Since this site is steep and mid-block, it is not suited to act as a bike connection for the neighborhood. However, to encourage bicycle use, we have included a bicycle rack in the parking area that can be easily accessed at the level existing alley.

Alternatively, this site is within a few blocks of a busy arterial with very frequent bus stops to the downtown area.



CS2.B1: Site Characteristics

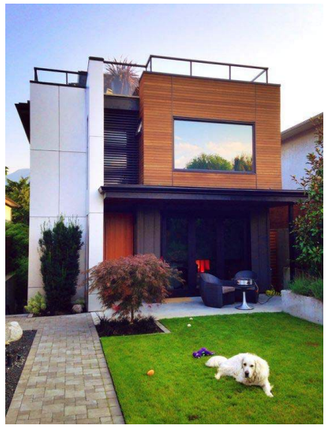
While we expect this to be fully parked, the parking area will be thoughtfully paved with quality materials and can be used as a gathering space or small community event area if agreed upon by the future homeowners.

DC3.B4: Multifamily Open Space

With its steep slope, the site's natural wayfinding is developed through it's exterior stairs. The proposal includes a series of stairs that meander through the site, which create a natural landing space at the exterior courtyard.

The exterior courtyard space can be used as a private "outdoor lobby" space as well as a meeting place for the future homeowners of these townhomes.

Inspiration Images



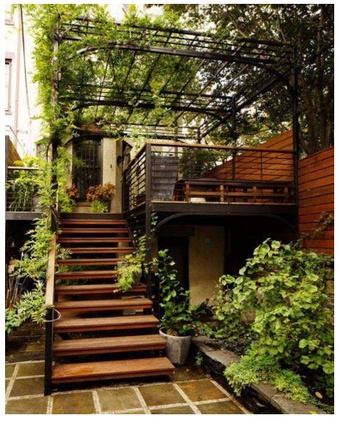


















Project Rendering

DC4.A1: Exterior Finish Materials
DC4.A2: Climate Appropriateness

This proposal will incorporate durable and maintainable materials such as smooth finish concrete at the exposed below-grade walls. Climate has been greatly taken into consideration as the owner of this proposal has seen a lot of fading wood finishes around the city as of late. This proposal remedies that with horizontal metal planks with wood-like finish, for durability and anti-fade, that ladder up the sides of the buildings to break up the massing bump-outs.

CS2.B2: Connection to the Street
PL2.B1: Eyes on the Street

The front building is oriented so that maximum windows have been added to the street-facing facade providing several lines of sight onto the street below.

PL3.A1d: Entries to Ground-Related Housing
DC2.D1: Human Scale

Each entry will have weather protection above the door to create a sense of intimacy and privacy accompanied by lighting and visible address numbers. Fine details such as the metal railings and the intentionally designed window mullions and proportions give the project a human scale and approachable, unintimidating quality that is appropriate for the imediate neighborhood.

PL2.D1: Design as Wayfinding

Clear directional signage will be provided to guide tenants and visitors to Units TH2A/TH2B. Access to the uses at the rear of the site is located on the North side of the property to maintain a single clear pathway and allow for window wells and maximum planting along the South side of the property.



FIBER CEMENT PANEL



PAINTED BLACK (GLOSS) FC



SMOOTH CONCRETE



METAL PLANK TO LOOK LIKE WOOD



BLACK METAL CANOPY



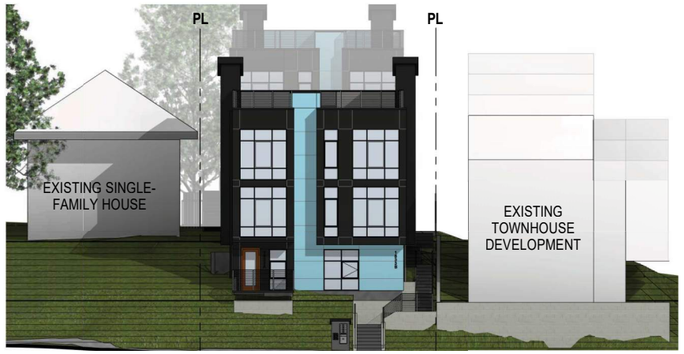
BLACK METAL RAILING

Architectural Concept

Project Rendering

CS2.C2: Mid-Block Sites
CS2.D1: Existing Development and Zoning
CS2.D5: Respect for Adjacent Sites

As a mid-block site, it was important to the Design Team that the proposal feel appropriately sized in comparison to the adjacent sites. As shown in the elevation below, the project is sized similarly to the recent townhouse development directly to the North. To the South is a large three-story single-family home, similar in overall height to the proposal.





DC1.C2: Visual Impacts

Windows on this facade are strategically placed at the second floor level (between the kitchen lower and upper cabinets) to provide natural light, while limiting views from the parking area into the units.

DC1.B1: Access Location and Design
DC1.C3: Multiple Uses
DC1.C4: Service Uses

To minimize the visual impact of vehicles on the site, all four parking spaces, as well as the solid waste/recycling/compost area, are located at the West/rear of the site and accessed off of the existing concrete alley. This also recognizes ease of access for SPU. While we believe that this parking area will be consistently fully parked, it will be thoughtfully paved and could be used as common space for planned neighborhood events.

FIBER CEMENT PANEL


PAINTED BLACK (GLOSS) FC


SMOOTH CONCRETE


METAL PLANK TO LOOK LIKE WOOD


BLACK METAL CANOPY


BLACK METAL RAILING

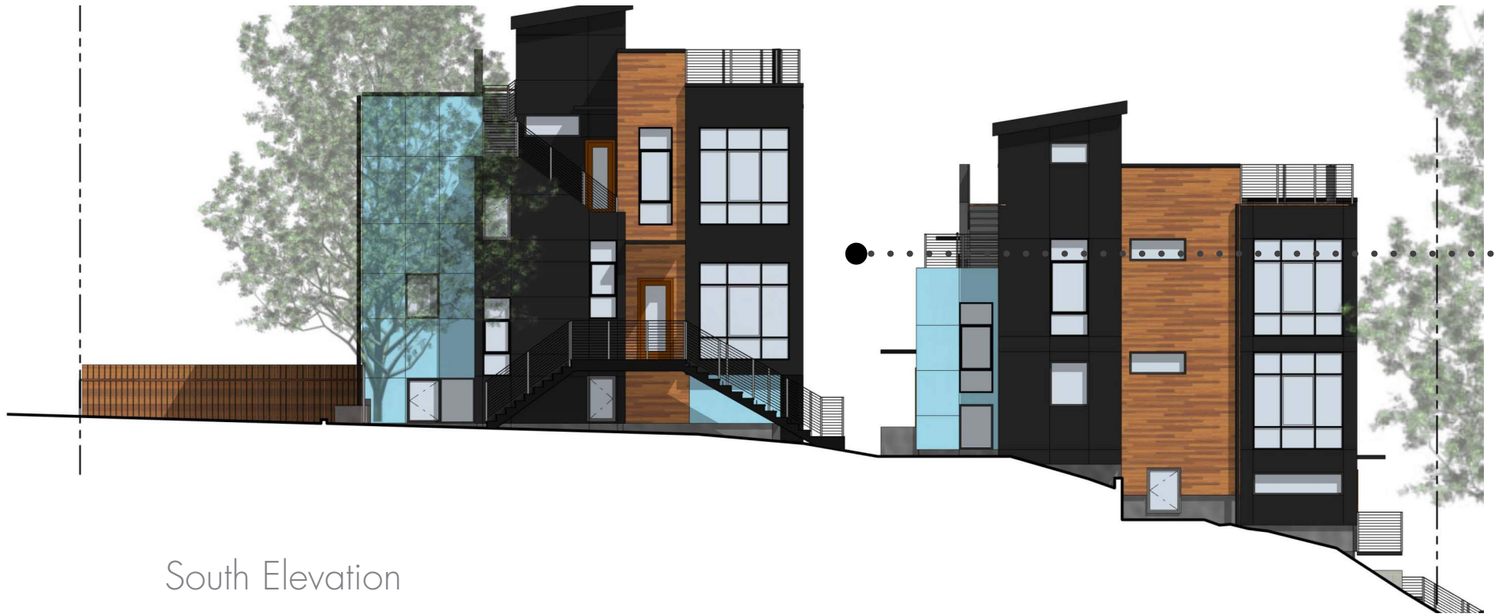
Additional Project Views



North Elevation

DC2.B1 Facade Composition

Every facade has been analyzed in relation to the design and the massing for this site and is very intentional. The two building plans have been flipped along the North/South access so that the massing is not stacked identically one in front of the other. The rear facade of TH1 follows the design of the indoor/outdoor stair to reduce perceived mass and offer more light between buildings at the interior courtyard. Both of the West facades are only 2-stories each, so this felt like a great opportunity to use our accent color in a bold way.



South Elevation

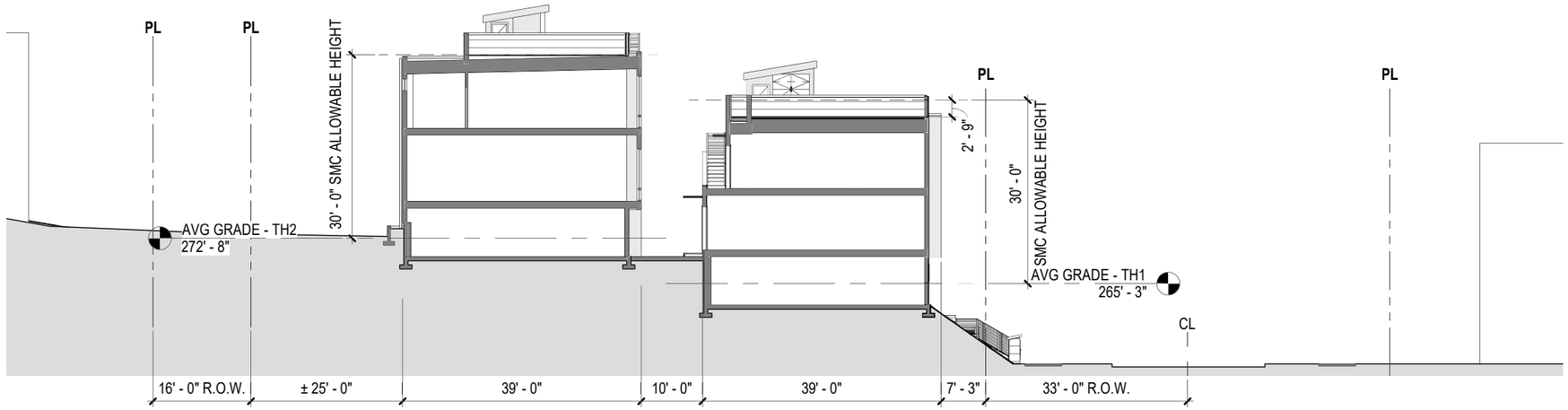
CS1.2 Elevation Changes

The existing slope of the site naturally allows for the windows in 'TH2' and 'TH1' to be mis-aligned so that tenants can have a sense of privacy and distance. 'TH2' has roof deck views over the top of 'TH1'. With the natural step of the existing grade, the 2-story rear facade of the TH1A/TH1B allow for more light to flow into the interior courtyard and the lower-level windows of the TH2A/TH2B building. The second floor ceiling of the TH2 building has been raised to increase the views and light access to the roof deck and master suite level of the building.

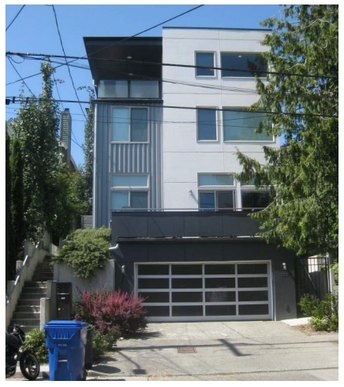
Design Guidelines

CS1.1: Land Form
DC2.A1: Site Characteristics and Uses

The natural topography greatly informed the layout and design of the proposed duplexes, and the design team took full advantage of the ability to step the two buildings to create more opportunities for natural light, views, and reducing the perceived height and bulk of the project. As shown in the Site Section to the right, the 'TH1' building is 2' - 9" under the zoning allowable height limit. This height difference, along with the exposed stair of TH1, helps us maximize daylight to the 'TH2' building.

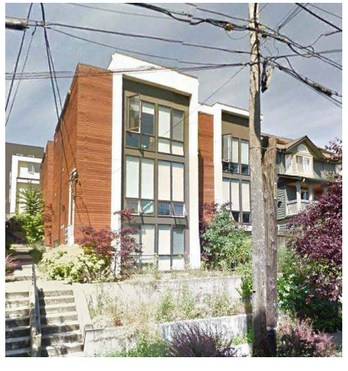






CS3.A2: Contemporary Design
CS3.A4: Evolving Neighborhoods

With the neighborhood in a rapid transition from single-family to multi-family, the design team feels that this site provides an ideal opportunity to follow the lead of some of the contemporary new townhouse developments in the immediate vicinity. A few examples of new townhomes within a 2-Block radius are shown to the left. This proposal incorporates strong lines and strategic and bold massing appropriate for the surrounding small-scale contemporary trend.







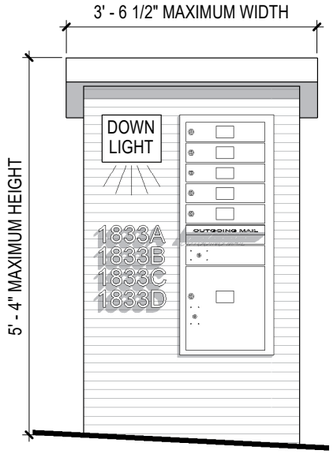


CS2.B3: Character of Open Space

The space created between the two duplexes has been transformed into a courtyard space that serves as an "outdoor lobby" for unit access. This space supports the functions of the development by providing a private gathering space as well as a break in the site staircase.

DC2.C1: Visual Depth and Interest

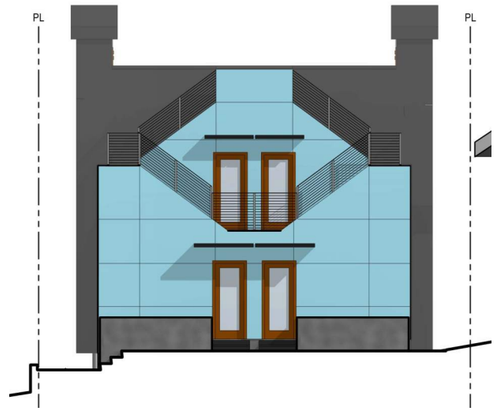
The Design Team paid careful attention to add detail and human scale elements of interest to all unit entriy areas and open spaces, including weather protection canopies, planters and bio-planters, and patio/deck spaces where possible. The layout of the window elements also add visual depth and detail to the facade, and together, these secondary elements create a human scale design that is in balance with the optimal massing for this site.

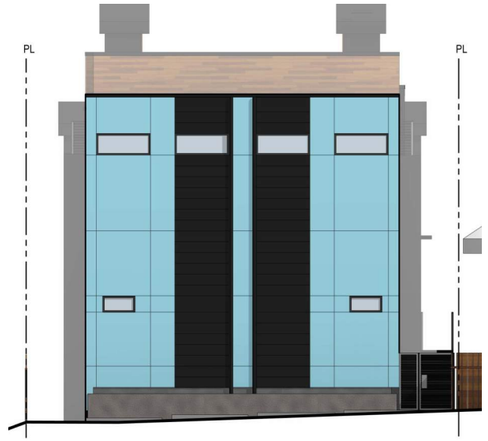




DC4.B1: Signage Scale and Character

The image on the left shows the design for the mailbox and address signage "kiosk" for the units in TH2, which matches the design intent of the overall project, along with purposeful lighting for safety and access for tenants.





DC2.B2: Blank Walls

The largest expanse of wall without modulation in this proposal is the West facade of the TH2 building. We have addressed this wall by adding slices of black panels that respond to the black and glass towers on the East facades of the buildings. These black panel slices dive into this building's bioplanter, providing a sense of importance at the base of this material change by introducing high shrubs.



DC2.E1: Form and Function

This design allows passersby to readily determine that it is residential use. The form follows function for this project by placing maximum glazing on the bump-outs projecting toward the sunlight and views. The interior layout is kept as open as possible to allow for multiple uses for rooms.

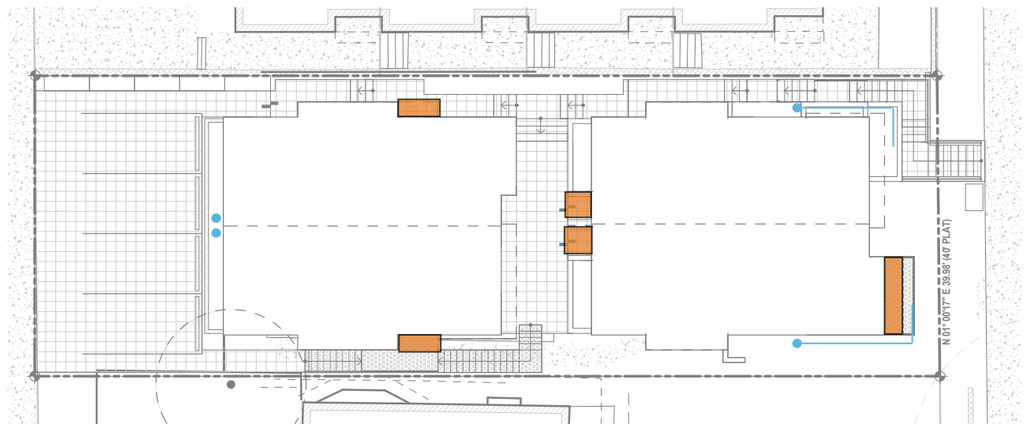
DC2.C1: Visual Depth and Interest
DC2.D1: Human Scale
DC2.D2: Texture

This design shows human scale and texture by emphasizing proportion in the design elements of the building. The Design Team tried to maximize windows and fine-grained detail elements such as mullions, horizontal paneled metal with wood texture, and metal railing to contrast and compliment the simplified massing of buildings TH1 and TH2. The client has decided to invest in high quality materials such as metal siding made to look like wood so that the texture can remain.

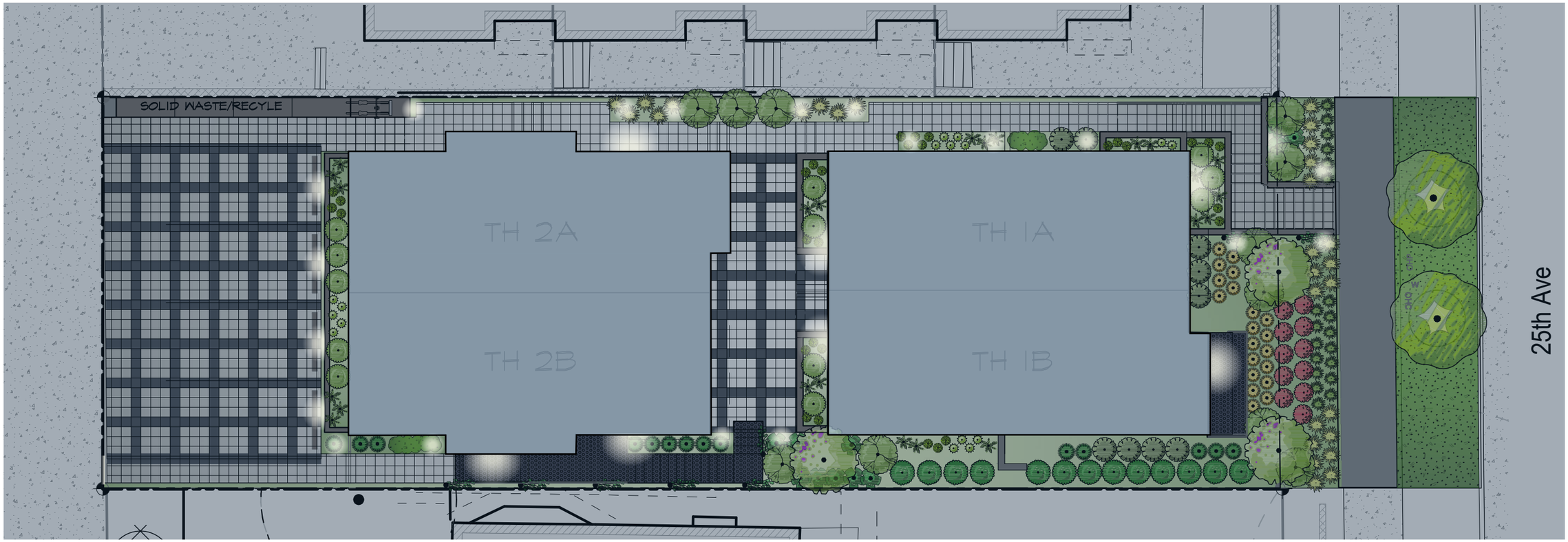
PL2.C1: Locations and Coverage
PL2.C2: Design Integration

This proposal places overhead weather protection and downspouts very intentionally to ensure entries are sufficiently sheltered and downspout and gutter locations work with the overall design and efficiently and effectively feed into the designed bio-planters.

The orange areas in the diagram below represent canopy locations, and the blue dots and leaders represent downspout locations and the direction of the drain into the nearest bio-planter



Lighting Plan



SCONCE OPTIONS





LOW PATHWAY OP-





PL2.B2: Lighting for Safety
DC4.C: Avoiding Glare + Lighting Functions

This Proposal will respect its neighboring properties while implementing low-lighting to illuminate pathways without spreading light into neighboring windows.

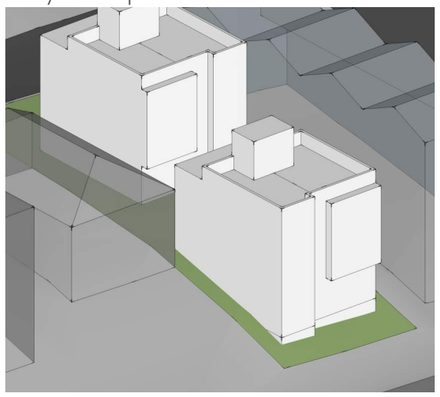
Unit entries will be well-lit within the central courtyard area, which is protected and semi-shielded by the units surrounding the courtyard.

The lighting plan for this site is simple and intentional, and located at important elements such as address signage and entries, as well as paving for wayfinding.

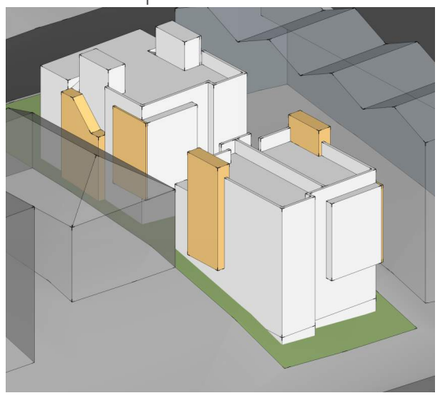
ZONING CODE	REQUIREMENT	REASON FOR ADJUSTMENT \ IMPROVEMENT TO GUIDELINES	PROPOSED
SMC 23.45.018 SETBACK REQ'S (SIDE SETBACK)	STREET-LEVEL: 7' AVG; 5' MIN REAR: 0 WITH ALLEY SIDE (+40' FACADE): 7' AVG; 5' MIN **SIDE (-40' FACADE): 5' MIN**	The standard adjustments for SDR allow for up to a 50% reduction in side setbacks. This proposal would like to implement a maximum 30% encroachment into the setback to add interest and depth to the bays in the overall massing.	STREET-LEVEL: 7' AVG; 5' MIN REAR: 0 WITH ALLEY SIDE (+40' FACADE): 7' AVG; 5' MIN **SIDE (-40' FACADE): 3'-6" MIN**

VIEW OR SOUTHEAST

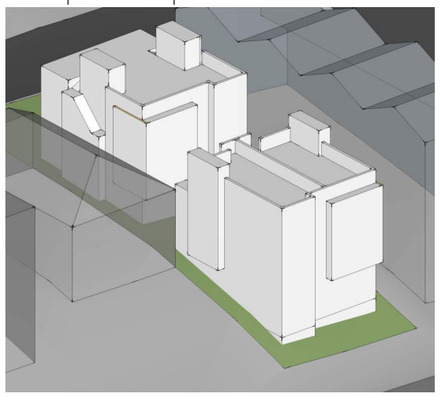
Fully Compliant



Portions Adjusted

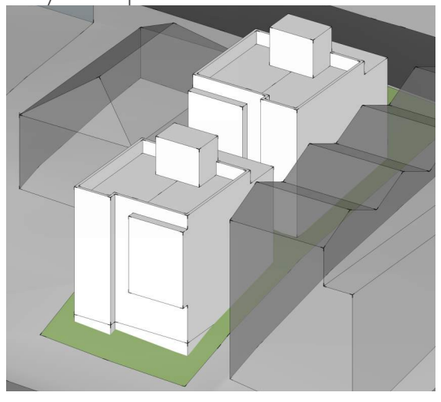


Complete Proposal

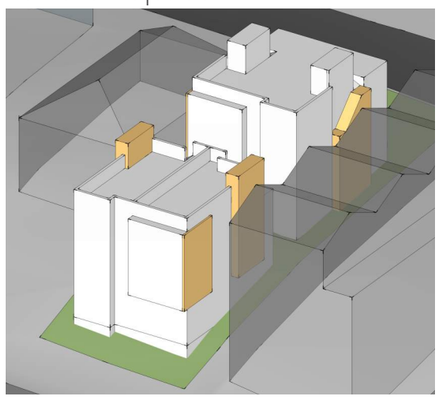


VIEW OR NORTHEAST

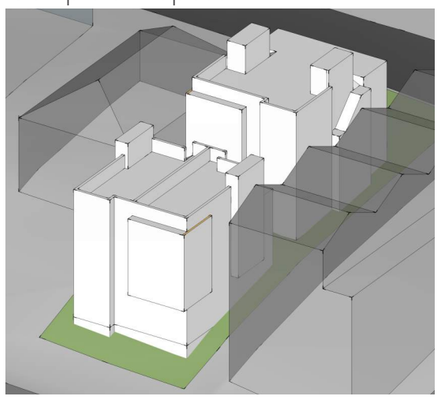
Fully Compliant



Portions Adjusted



Complete Proposal



DC2.A2: Reducing Perceived Mass

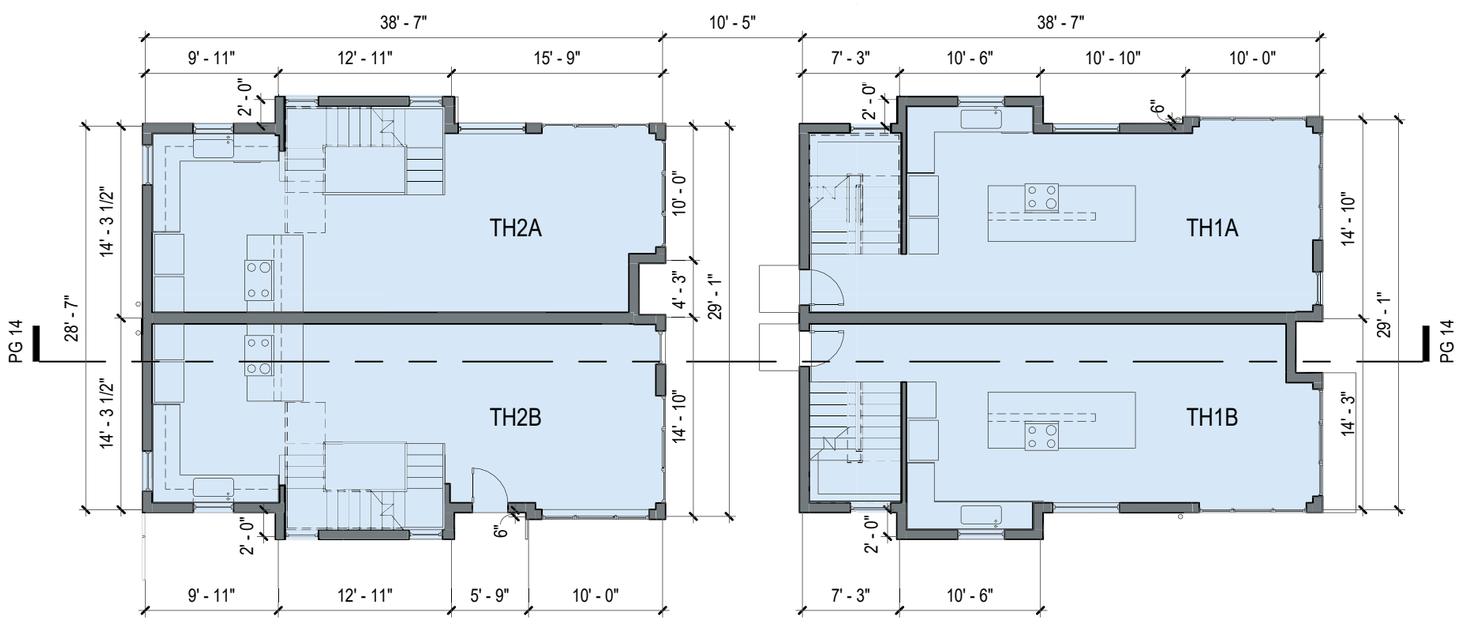
The adjustment request for this project helps to break up the mass of the building and provides great opportunities for materials changes, which also reduce perceived mass. Also, several cut-away sections of the facade have been proposed where the roof line follows the exterior stair. This promotes intrigue and also steps the building back at the roof levels, further reducing bulk and mass.

Floor Plans

GROUND LEVEL PLAN



LEVEL 2 PLAN



DC1.A3: Interior Uses - Views and Connections

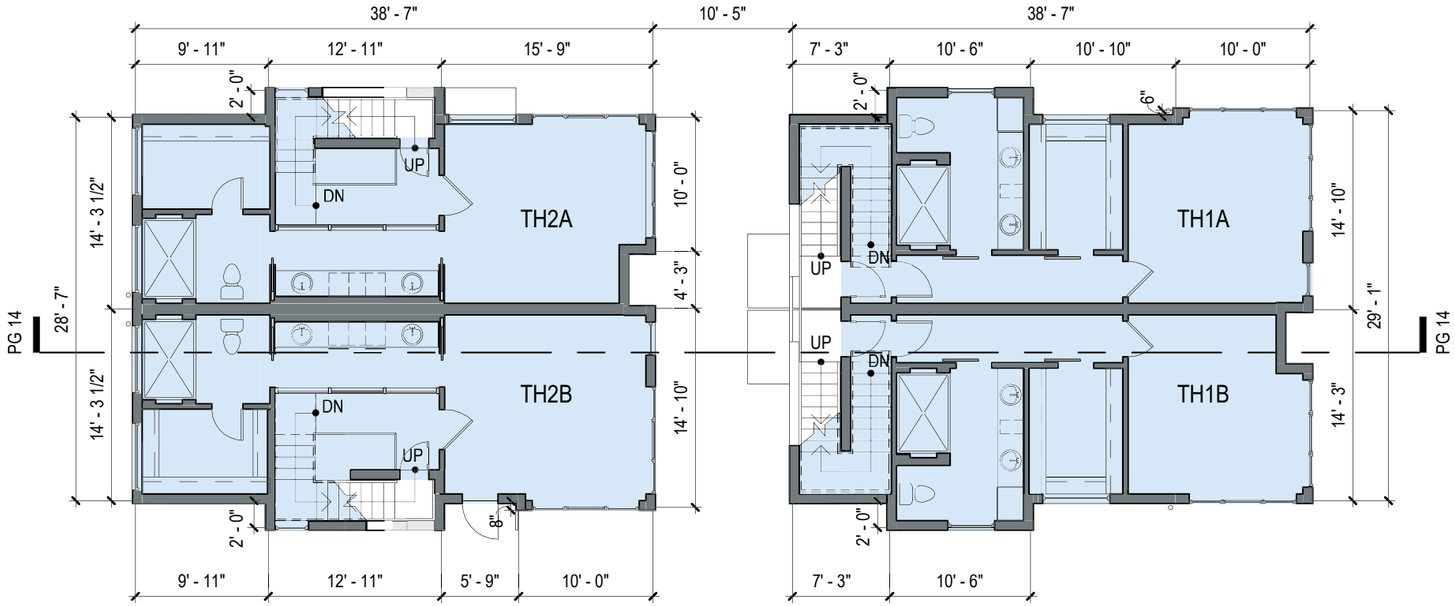
The interiors of each unit are arranged so that as many common rooms face the views to the East as possible. All LDK areas face East with maximum windows to create open and light spaces.

The interior floor plans are intentionally kept as open as possible so that while the units are small, the plans feel open and connected between uses. Centrally located stairs with maximum windows will help to make these spaces feel grand.

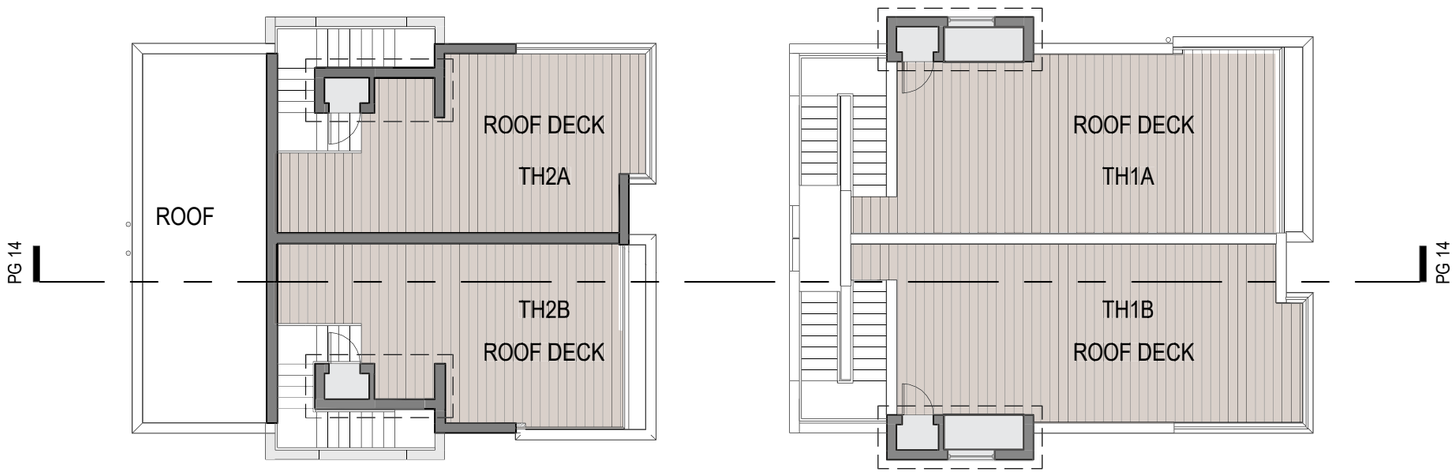
Entries are centered in the site to provide convenient access to both the sidewalk along 25th and the parking off the alley. A small balcony and door face the street from TH1B to provide an opportunity a physical connection to the street, though it is quite elevated from the sidewalk.

Floor Plans

LEVEL 3 PLAN



ROOF ACCESS



Landscape Plan



DC4.D1: Choice of Plant Materials

Majority of planting material is shade-tolerant and in compact form to fit urban growing conditions. The proposed deciduous tree species, Dawyck Beeches, has a tall and narrow canopy to provide privacy and visual interest from the street. Shrubs and grasses with seasonal colors are placed along the street front to soften sense of scale. Selected plant material is slow-growing and are highly adaptive to shallow soil depth and limited moisture. A layer of 3" - 4" of mulch will be applied to all landscape beds to maximize soil moisture retention on site.

DC4.D2: Hardscape materials

This proposal incorporates permeable paving wherever possible throughout the site. A differing paving pattern has been placed at the parking area and interior courtyard to signify that these spaces have specific common uses and are differentiated from the walkways.

DC4.D3: Long Range Planning

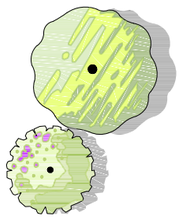
Majority of shrubs will mature between 4' to 8' in the next five years. The Dawyeck Beech will grow up to 50' in the next 10 years.

DC4.D4: Place Making

To balance the proposed structures, three new narrow Dawyck Beeches are proposed to soften the scale of the buildings to its surroundings. A balanced mixture of evergreen and deciduous trees, shrubs, vines, and groundcovers are used to provide visual interest throughout the site.

The site is accessed via wide winding stairs from the public sidewalk. The stairs are intended to provide a gracious and pleasant ascension. The steps are also intended to be easily surveilled by the residents and well lit for safety.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Existing Street Tree To Remain / Existing Street Tree To Remain	N/A	2
	Fagus sylvatica 'Dawyck' / Dawyck Beech	1.5"Cal	4

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal	14
	Aralia cordata 'Sun King' / Sun King Aralia	2 gal	7
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	13
	Carex testacea / Orange Sedge	1 gal	26
	Hakonechloa macra 'All Gold' / Japanese Forest Grass	1 gal	23
	Hosta x 'Fire and Ice' / Plantain Lily	1 gal	15
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal	12
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	5 gal	15
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	14
	Taxus x media 'Hicksii' / Hicks Yew	3'-5' Ht	20

BIORETENTION	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Carex obnupta / Slough Sedge	1 gal	18
	Cornus alba 'Elegantissima' / Variegated Red Twig Dogwood	5 gal	5
	Juncus effusus / Soft Rush	1 gal	21
	Polystichum munitum / Western Sword Fern	1 gal	17

VINES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Parthenocissus tricuspidata / Boston Ivy	1 gal	9

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Rubus calycinoides 'Emerald Carpet' / Emerald Carpet Creeping Raspberry	4"pot	18" o.c.	155