

STREAMLINED DESIGN REVIEW APPLICATION

DCI # 3025906
1918 5th Ave N
Seattle, WA 98109

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VICINITY MAP

EXISTING SITE

The project site (APN: 168940-0895) is located on 5th Ave N between Newton St to the north and Howe St to the south. Opposite the project site on 5th Ave N are two large residential buildings – one a 16 unit condominium and the other a 8 unit apartment building. Immediately to the north and south of the subject parcel are apartment buildings built in the 1960's and 1920's respectively. To the immediate east is a large condominium complex completed in the late 1990's. The subject parcel is 5,946 SF and measures roughly 50'-0" wide by 118'-11" deep. The site slopes from west to east, with an overall grade change of approximately 6 feet. Currently there is (1) single-family home, that has been converted to four apartments, of approximately 3,900 SF and (1) detached garage of approximately 360 SF on site. The subject parcel is mapped Steep Slope though the top of the steep slope is located offsite, just east of the east property line. Close coordination with a geotechnical and structural engineer is underway and an application for Relief from Prohibition on Steep Slope Development will be submitted.

ZONING AND OVERLAY DESIGNATION

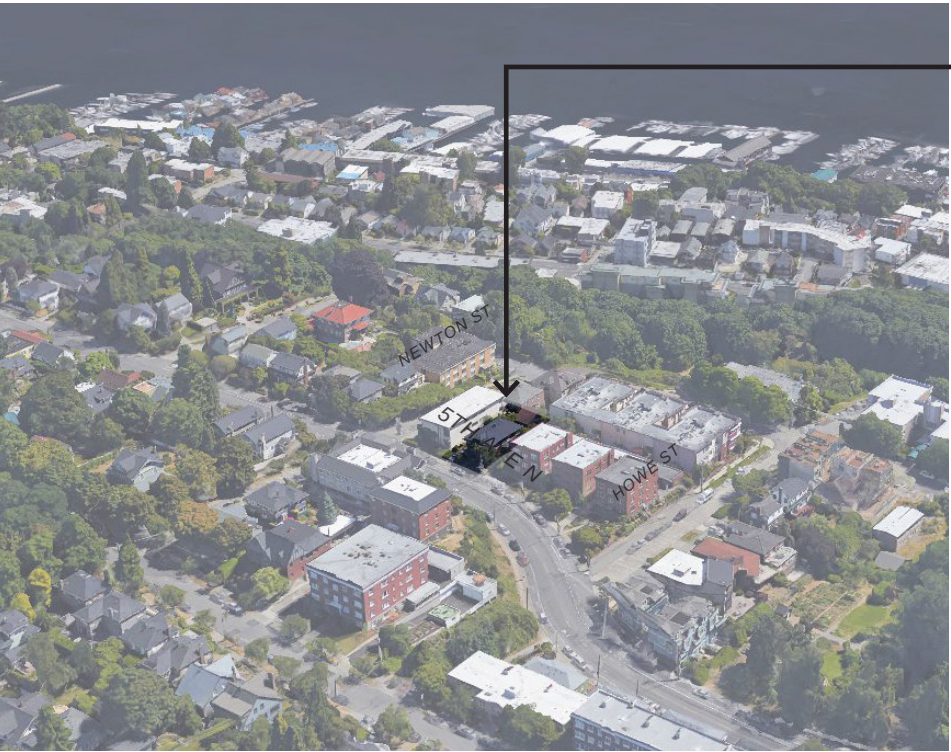
The project parcel is zone LR3 and is located on the east side of the Queen Anne neighborhood. Low-rise zoning continues south along 5th Ave N until it reaches the Uptown Urban Center and transitions to Neighborhood Commercial zoning. Low-rise zoning also continues to the east down the hillside to Aurora Ave N. One parcel north and one block west of the site the zoning transitions to Single Family. The site is located eight blocks east of the Upper Queen Anne Residential Urban Village, home to restaurants, cafes, grocery stores, small commercial business and churches, among other amenities. At the project parcel 5th Ave N is categorized as a minor arterial which transitions to Taylor Ave N and connects to Mercer Street. Buses 3, 4 and 82 travel along 5th Ave N, with a northbound bus stop located one block north and a southbound stop located directly across the street from the subject parcel. The frequency of the bus routes makes the site eligible for a 50% reduction in parking under the SDCI's definition of Frequent Transit. Three parking spaces are required to be provided, although four parking spaces will be provided on site.

DEVELOPMENT OBJECTIVES

The project proposes the construction of (2) new multi-family residential buildings containing a total of (5) townhouses with (4) attached garages. The existing residences and detached garage on the parcel will be demolished. The proposed townhouses promote thoughtful density in Seattle while responding to the existing character and scale of the neighborhood. The proposed units, due to their proximity to the Upper Queen Anne Residential Urban Village and the Uptown Urban Center are prime for denser development.

NEIGHBORHOOD CUES

This east side of this portion of 5th Ave N, between Howe and Newton Streets, has a very strong multi-family block face. This project proposes to continue this street edge by presenting a scale, proportion and texture similar to the existing neighbors, especially the 1920's brick apartments to the south. The location of the project site on the east side of Queen Anne, approximately halfway down the hill as it falls from Queen Anne Ave N toward Lake Union, positions the project to captures views in nearly all directions. 180 degree views of Lake Union, from Gas Works to South Lake Union and across to the Eastlake and Capitol Hill neighborhoods will be visible to the west, along with views of downtown and the Space Needle to the south/southwest. The project is approximately a 10 minute walk from the commercial activities of Upper Queen Anne and just over one mile from Lower Queen Anne and the Seattle Center. The proximity to stops for Buses 3 and 4 put the Seattle Center, Downtown Seattle, First Hill, Madrona and Judkins Park within easy reach by one bus. A quick transfer to the Light Rail downtown makes south Seattle and the airport easily accessible.



SITE LOCATION

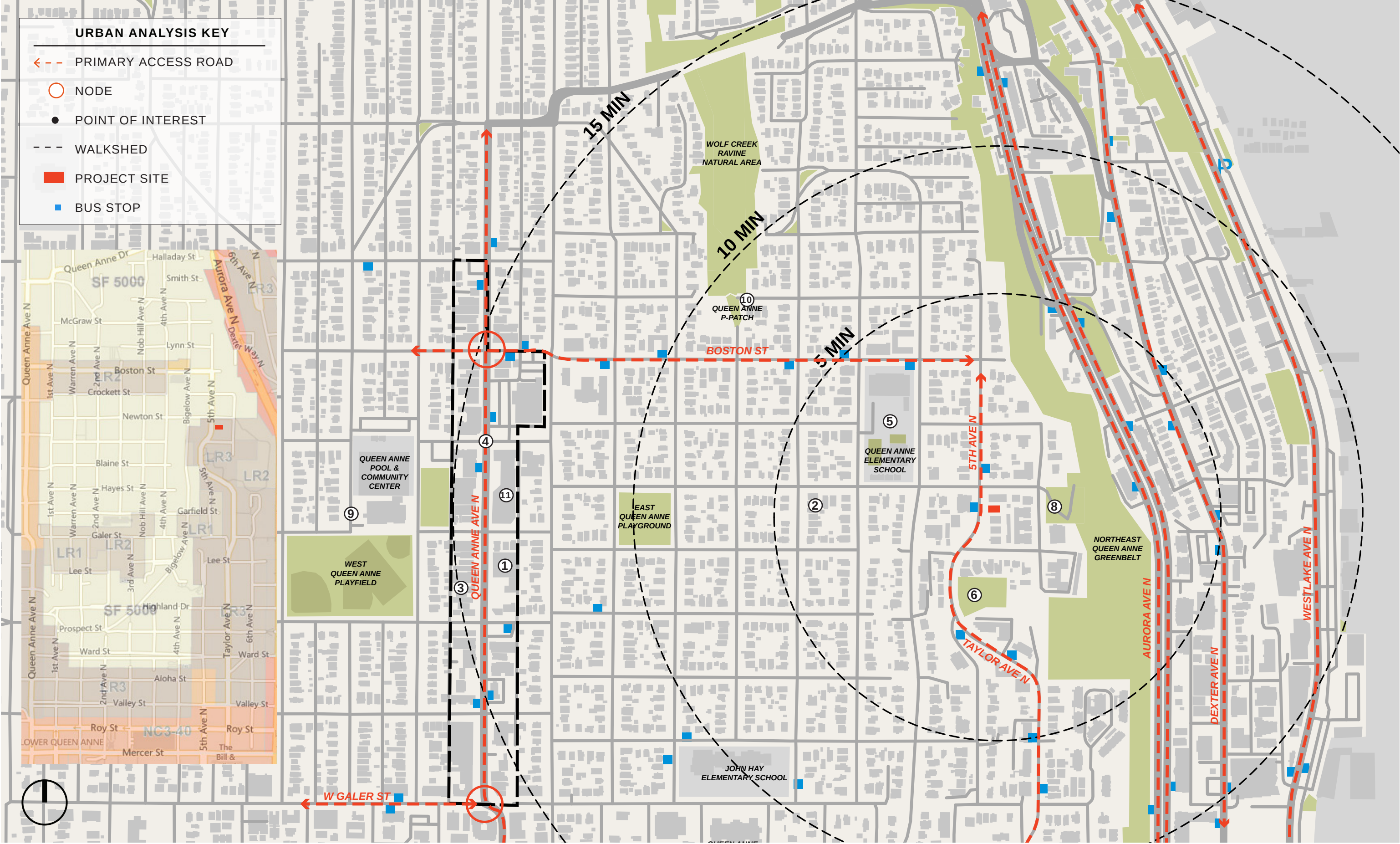
1918 5th Ave N
Seattle, WA 98109

PROJECT PROGRAM

Site Area: 5,946 SF
Number of Residential Units: 5
Number of Parking Stalls: 4
Approx. FAR (Overall) = 7,700 SF
Approx. FAR Per Unit = 1,540 SF

ADJUSTMENTS REQUESTED

28.6% reduction of the required rear setback.





BETHANY PRESBYTERIAN CHURCH ①



QUEEN ANNE VICTORIAN ②



QUEEN ANNE AVE N SMALL BUSINESSES ③



QUEEN ANNE INTERSECTION ④



QUEEN ANNE ELEMENTARY ⑤



TROLLEY HILL PARK ⑥



SEATTLE CENTER ⑦



MACLEAN PARK ⑧



QUEEN ANNE COMMUNITY CENTER ⑨



QUEEN ANNE P-PATCH ⑩



TRADER JOE'S ⑪



STREET LOOKING EAST (A)



STREET LOOKING WEST (B)

EXISTING SITE CONDITIONS

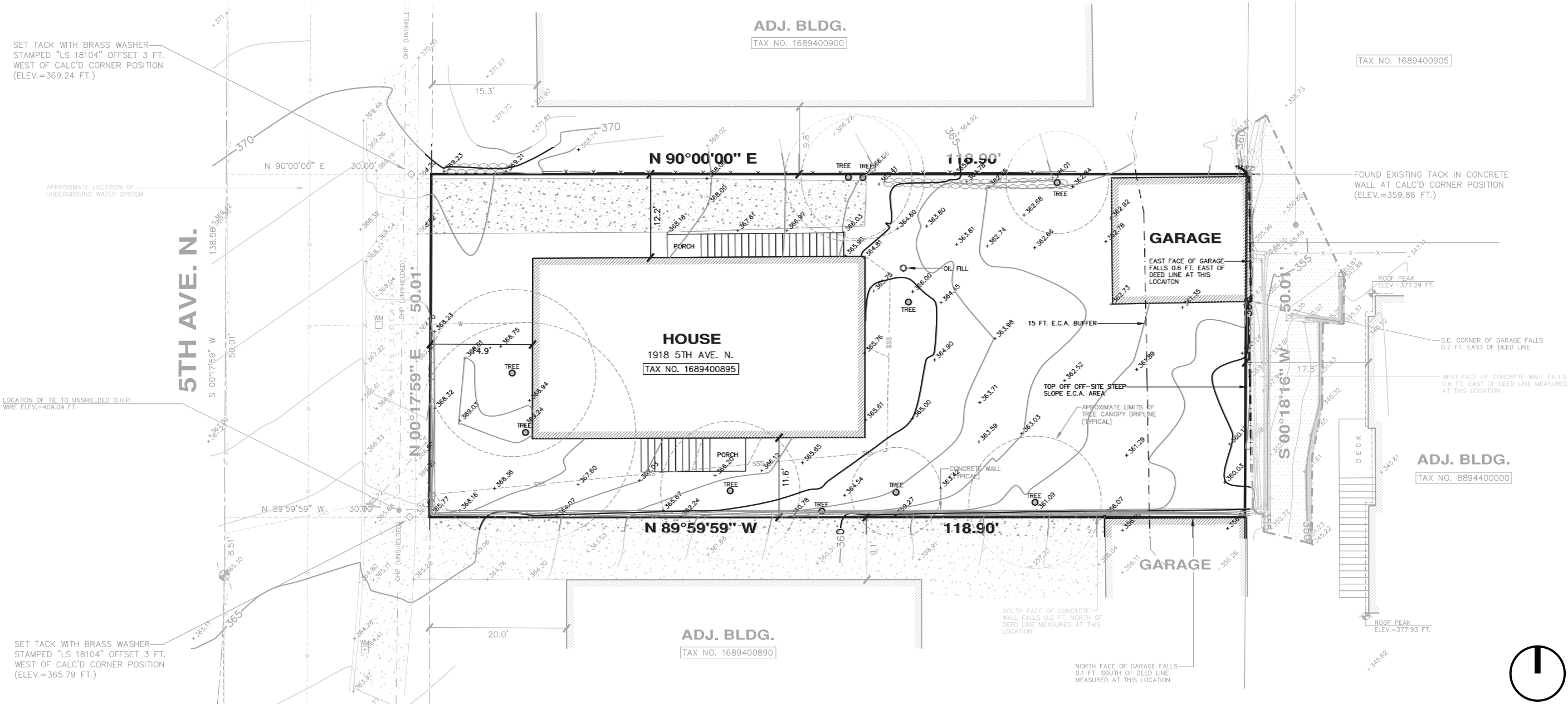
As stated previously, the project site is located on 5th Ave N between Newton St to the north and Howe St to the south. The subject parcel is 5,946 SF and measures roughly 50'-0" wide by 118'-11" deep. Immediately to the north of the project is the Cascadian Apartments, a 3-story, 9-unit apartment building built in 1962 and to the south the Sargent Apartments, a 3-story, 7-unit building built in 1928. The project site is zoned LR3.

The site slopes from west to east, with an overall grade change of approximately 6 feet. A series of stacked block walls exists just to the east on the neighboring parcel retaining a slope of approximately 15 feet that was created for the construction of the condominiums on that parcel in 1998. The City of Seattle has mapped the subject parcel as Steep Slope. The survey indicates that the top of the steep slope is located at the block wall on the neighboring property. A geotechnical engineering study indicates that the slope is stable and expresses support for the Relief from Prohibition on Steep Slope Development application providing their recommendation are met, which is intended.

Currently there is (1) single-family home, that has been converted to four apartments, of approximately 3,900 SF and (1) detached garage of approximately 360 SF on site. The topography of the site provides good solar exposure as well as excellent views to the west toward Lake Union and the south to Downtown Seattle and the Space Needle.

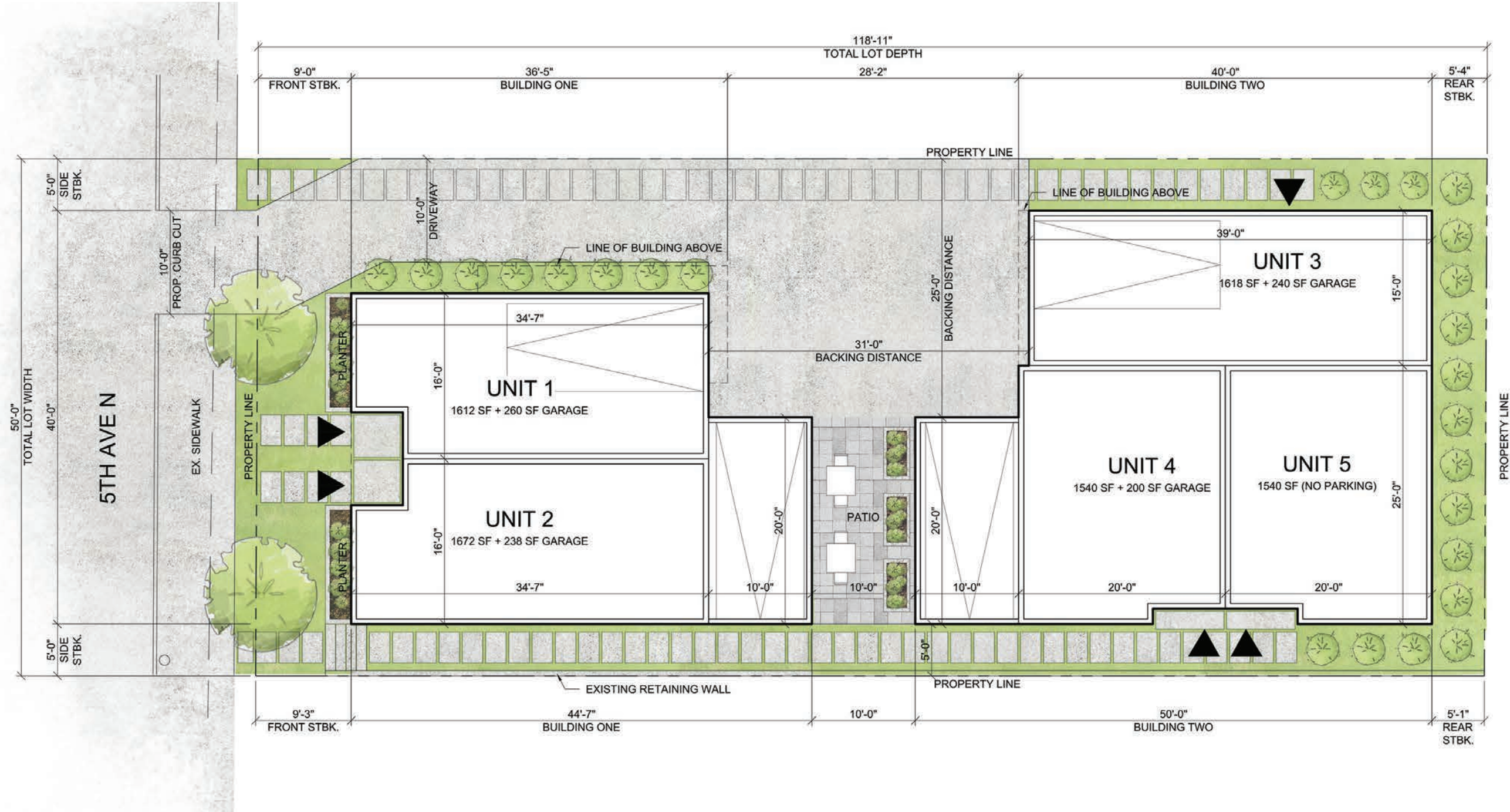
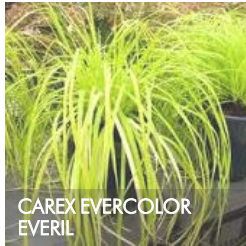
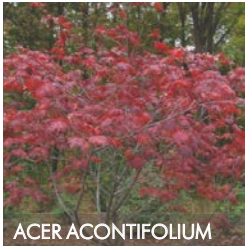
LEGAL DESCRIPTION

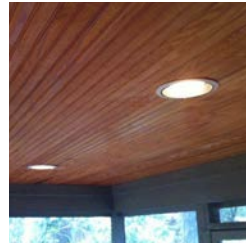
LOT 4, BLOCK 68, COLLIN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 1, RECORDS OF KING COUNTY, WA



SITE PLANNING + LANDSCAPE APPROACH

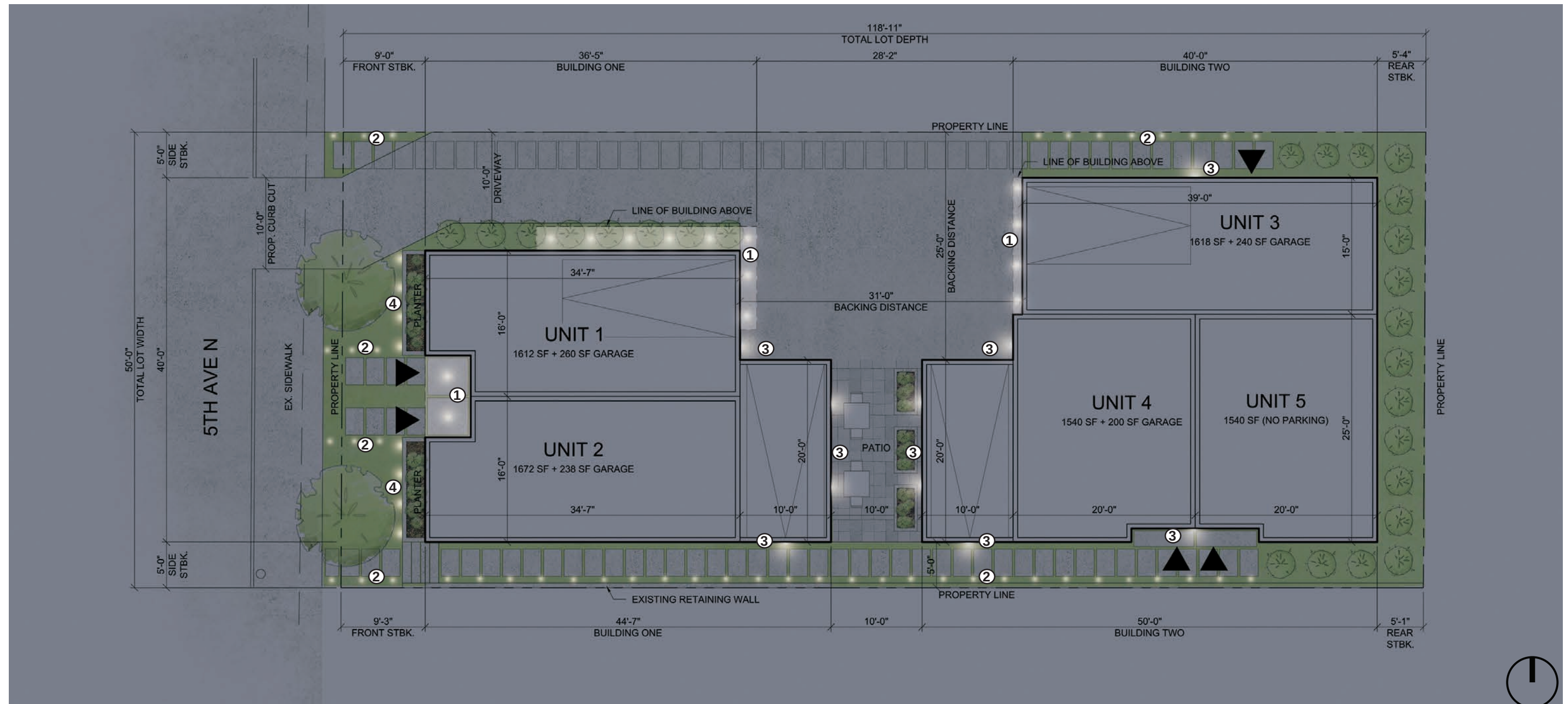
The five proposed units are arranged in two clusters; two units face the street and three are located at the rear of the site. The curb cut and driveway are located along the north edge of the site with four garages sharing an autocourt at the center of the site between the two buildings. A designated pedestrian pathway is located at the south edge of the site for access to Units 4 and 5. Access to Unit 5 is shared with the driveway but differentiated by a change in paving material. A generous front setback allows for the planting of trees, since the right-of-way is without a planting strip, and the use of bioretention planters as a landscape feature to mitigate stormwater. A small hardscaped patio is located between the buildings for the benefit of the residents, accessible from the autocourt and the south pathway. The rear yard will be landscaped to the maximum extent allowed adjacent to the top of a steep slope.

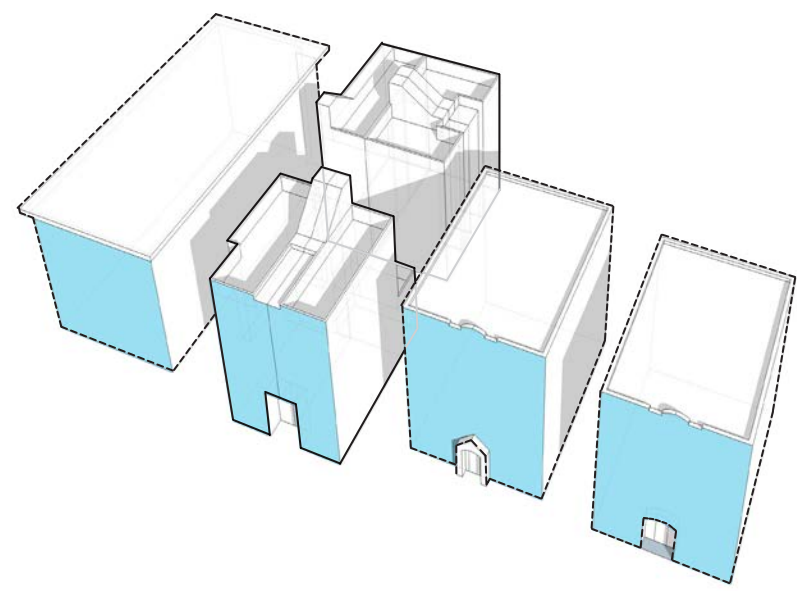




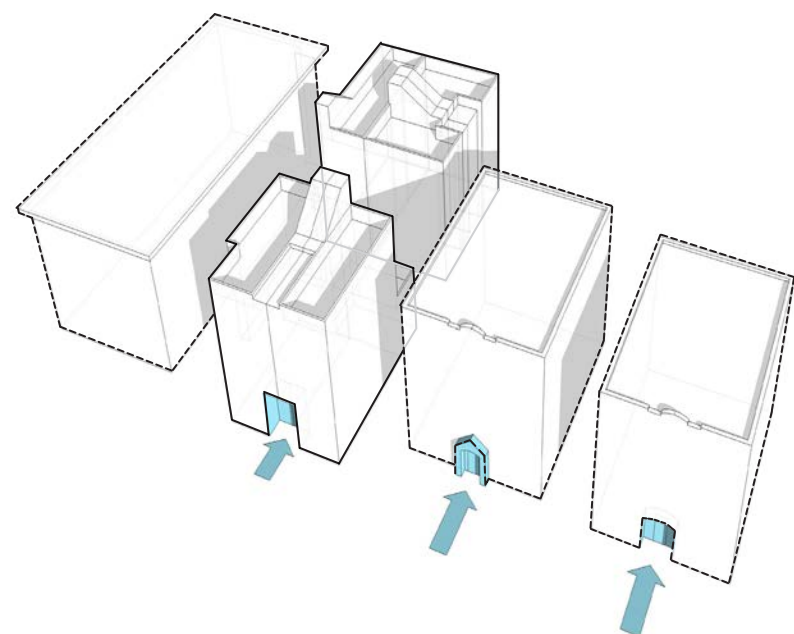
PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians and vehicles, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, garage entries, and along common walkways. Soffited lighting will be provided in the upper level cantilevers over the driveway and at the garages of Units 1. Lighting on the bioretention planters facing the street will enhance the overall lighting and landscaping design.

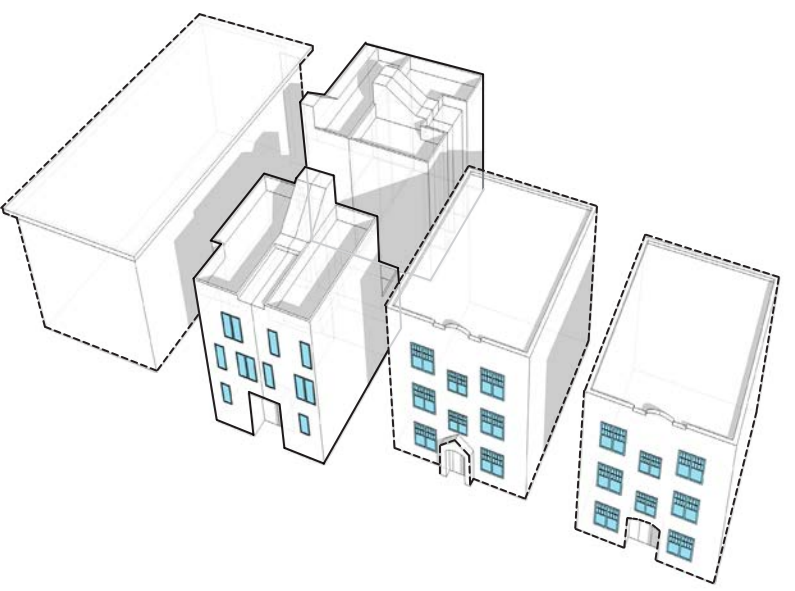




MASSING, PROPORTION AND MODULATION
The massing of the proposed building takes its cues from the neighboring apartment buildings, embracing a flat facade to reinforce the existing street edge.

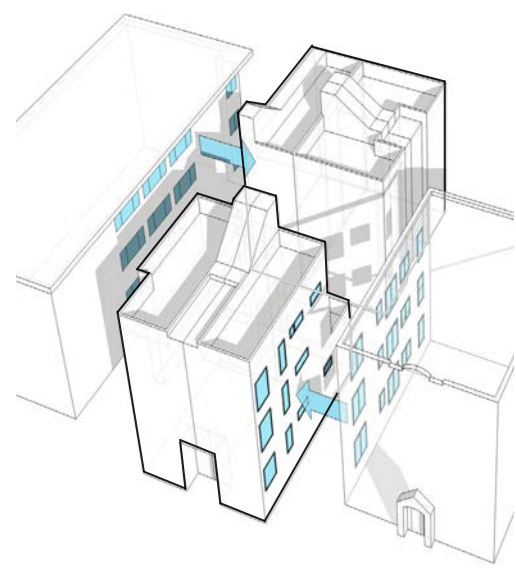


ENTRY PORTAL
The entries to the street facing units are combined in one entry portal, similar to the three apartment buildings to the south.

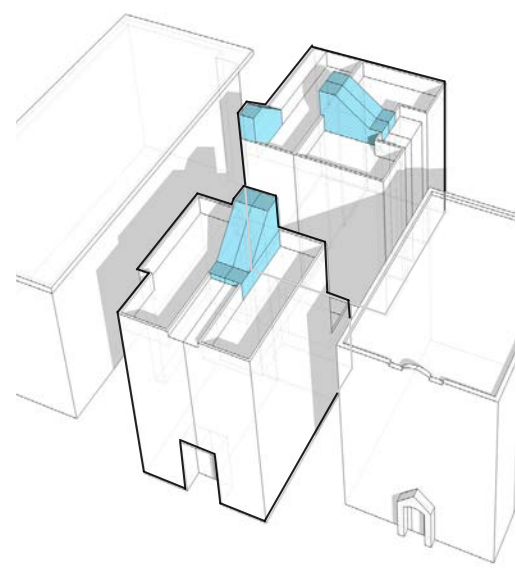


FENESTRATION PATTERN
The three southern apartment buildings have punched openings of a regular size shifting horizontally. The proposed design uses a series of punched openings of identical widths that shift vertically in plane.

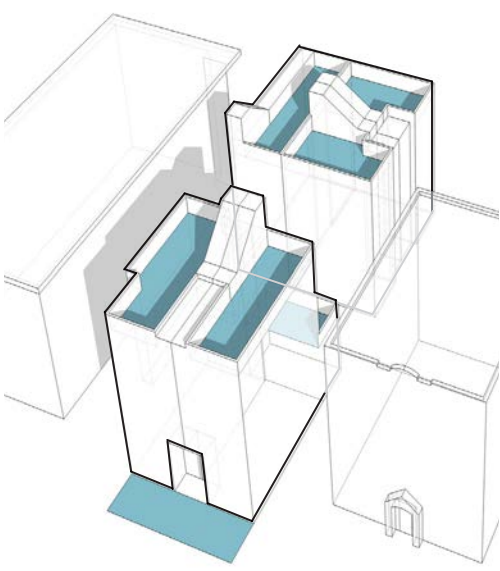
PRIVACY
The proposed design respects the location of neighboring windows by placing minimal panoramic windows on the north and south facades. The large building separation also allows greater light into the building to the north and preserves some of their views toward the Space Needle.



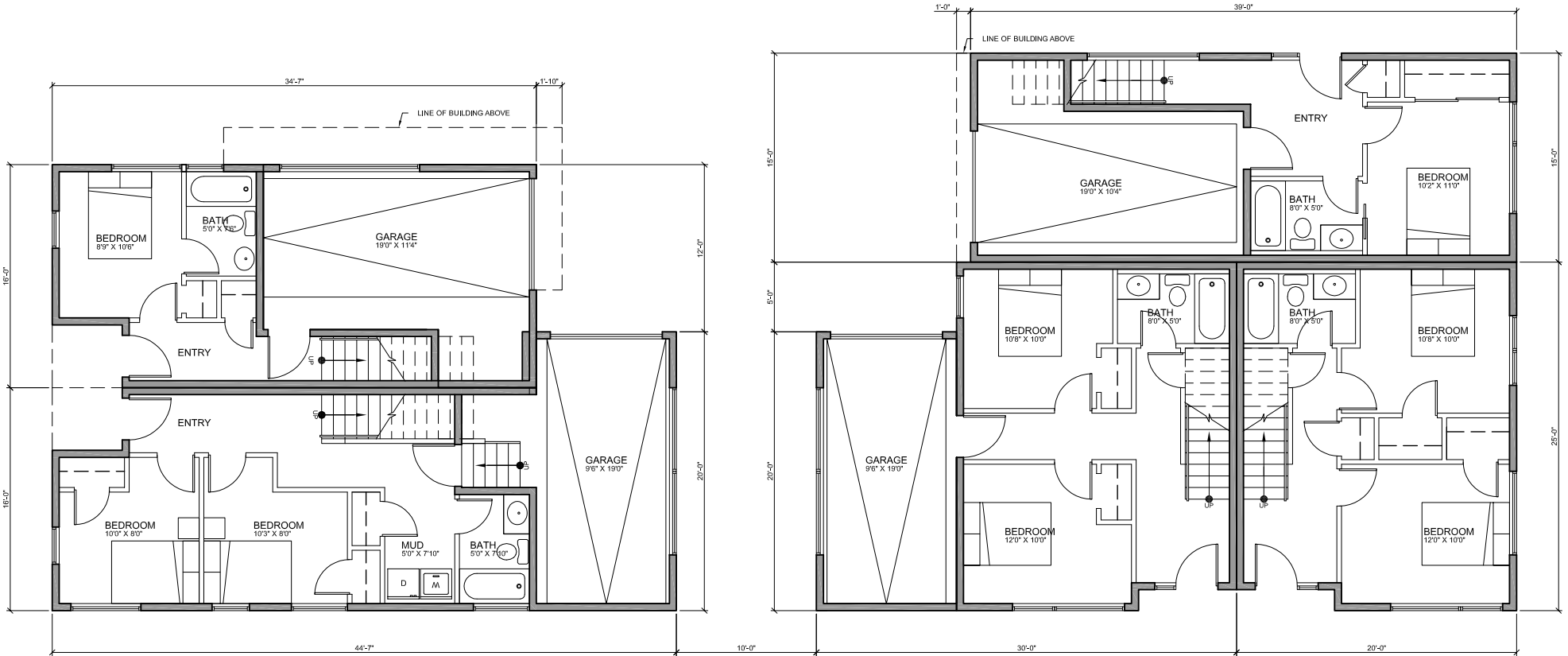
MINIMIZING STAIR TOWERS
Each unit has penthouse access to a roof deck. Where possible the penthouse are located centrally, paired together and are all sloped to minimize their visibility from the street, cast minimal shadows on neighboring properties and obstruct views as little as possible.



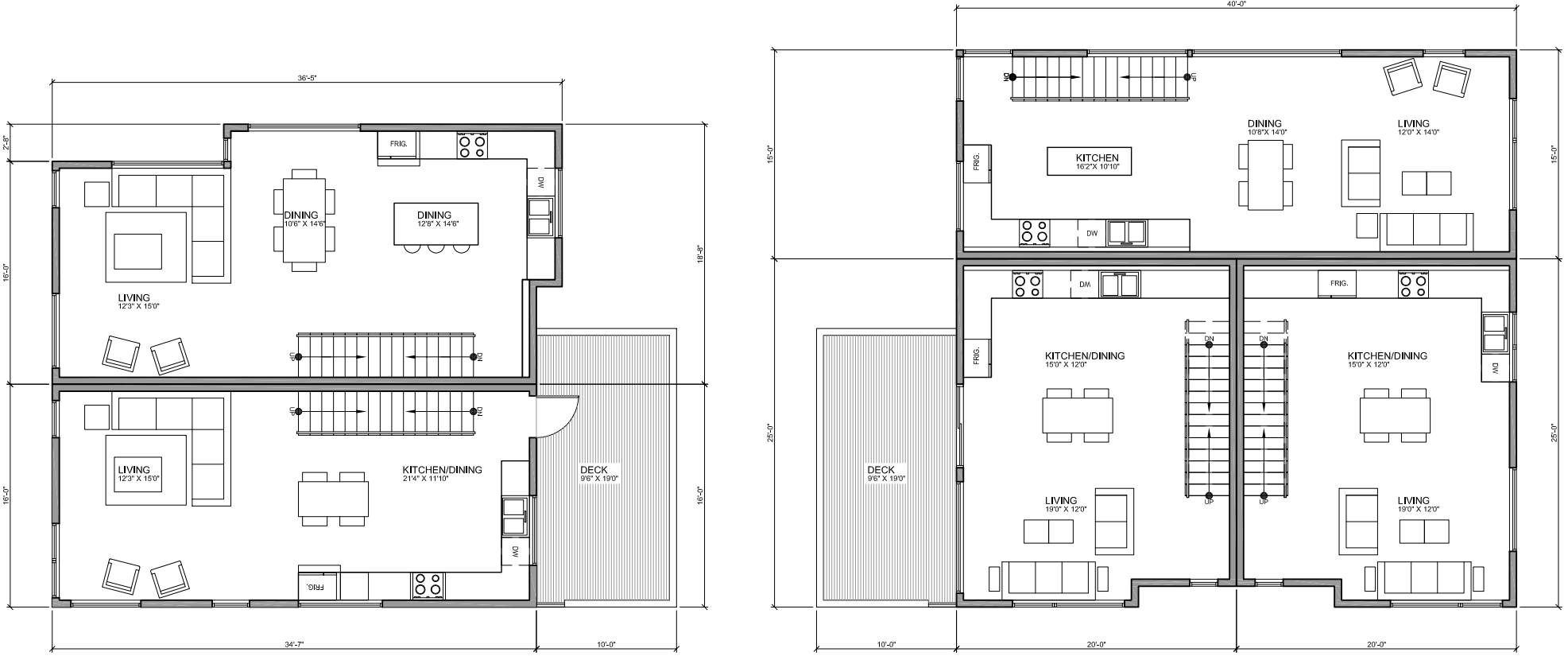
OPEN SPACE
The front setback has been increased to better align with the neighbors and strengthen the street edge. Additional amenity space is located at roof decks and on lower decks above the garages of Units 2 and 4.



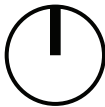
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	C. Topography	CS1.C.1. Land Form: Use the natural topography and/or other...features to inform the project design. CS2.C.2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site...	The driveway and pedestrian pathways follow the topography of the site, falling as you enter from west to east. The two buildings take advantage of the change in topography with an approximate 5-foot height difference, providing nearly unobstructed views from the roof decks of all units and helping to preserve the views from neighboring apartments.
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	A. Location in the City and Neighborhood C. Relationship to the Block	CS2.A.1. Sense of Place: ...Design the building and open spaces to enhance areas where a strong identity already exists... CS2.C.2. Mid-Block Sites: ...Continue a strong street edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors.	The front setback is increased to better align with the neighboring buildings on the site. The volume, massing and character is informed by the prominent apartment buildings to the south, continuing the existing strong street edge.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	CS3.A.1 Fitting Old and New Together: Create compatibility between new projects; and existing architectural context... CS3.A.2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms...	The facade design of the street facing elevation takes cues in its scale and proportions from the 1920's brick apartment buildings to the south, but utilizes a more modern approach to materials, detailing and fenestration patterns.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	PL3.A.1.d. 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.	The street facing units share an entry portal (like the apartments to the south) delineated by planters on either side, a change in material and signage. The northeast unit is accessed by a private pathway and the southeast units share a pathway to their entries, all of which are protected from the weather by an awning of the same material as the street facing entry portal. Signage and landscaping further clarify the entry sequences.
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture	DC2.B.1. Facade Composition: Design all building facades...considering the composition and architectural expression of the building as a whole. DC2.C.3. Fit with Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.	The two buildings are designed cohesively, sharing materials and architectural features, in consideration of their visibility from multiple locations. High-quality materials along the street elevation are continued around building corners and are reintroduced at the entries of the rear units to enhance the pedestrian experience. The composition of the street elevation uses design elements from its neighbors to create a modern but cohesive continuation of the existing street face.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	C. Design	DC3.C.1. Reinforce Existing Open Space: Where a strong open space concept existing in the neighborhood, reinforce existing character and patterns...	The front setback has been increased (to the maximum extent feasible to retain maximum development potential) to better align with the generous setbacks of the apartments surrounding the project site to reinforce the existing street edge.
DC4. Exterior Elements and Materials	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Exterior Elements and Finishes D. Trees, Landscape and Hardscape 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. DC4.D.1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.	Durable, high quality materials, such as brick, cementitious panel and lap siding, will be the primary exterior materials. These materials are weather appropriate for Seattle and easy to maintain. Concrete, weathering steel and open metal railings add visual interest and texture to the material palette. Native and drought-resistant plantings will be used throughout the site, in conjunction with pavers other textural elements.

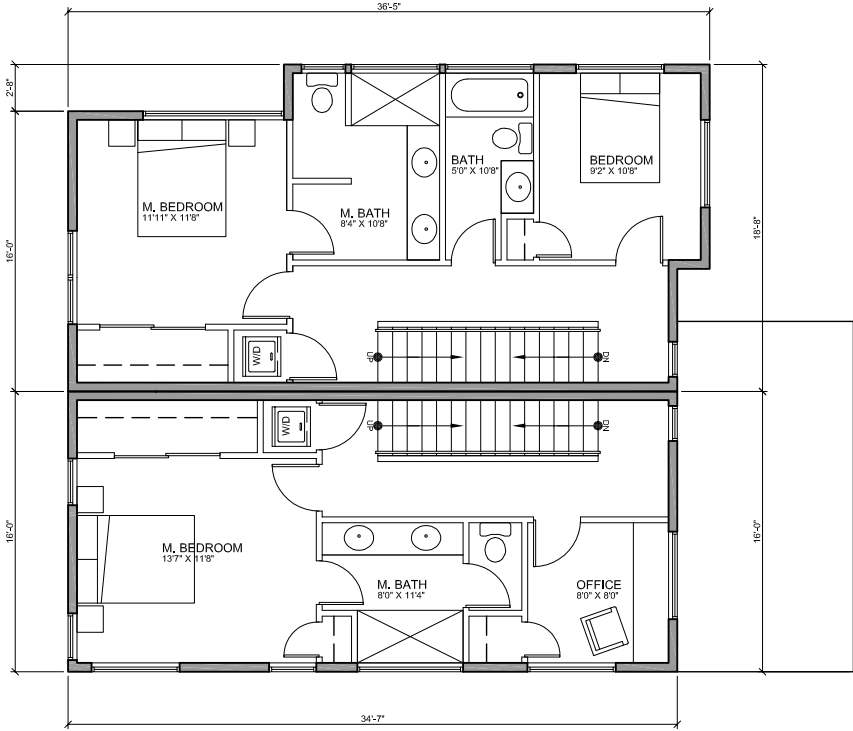


FIRST FLOOR PLANS

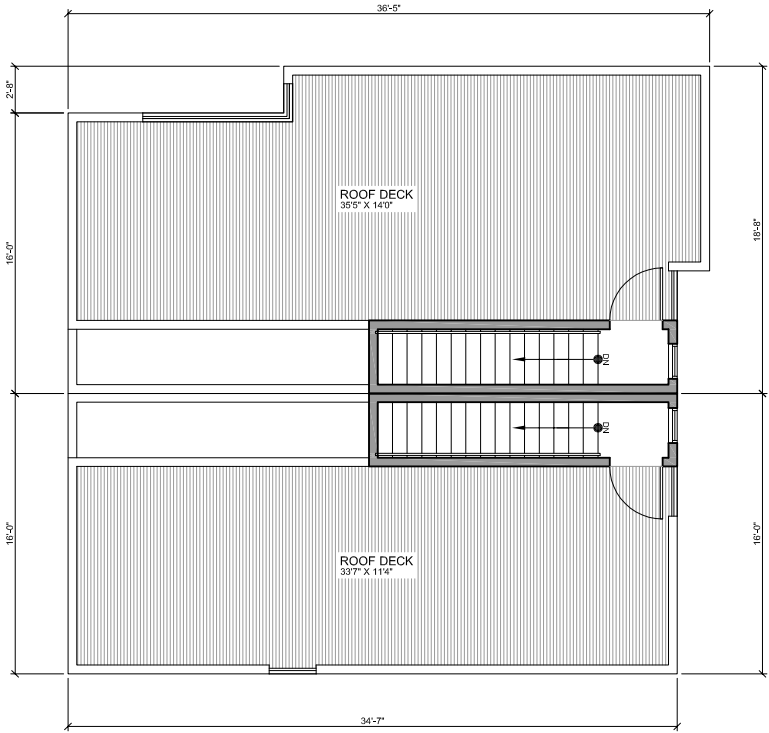


SECOND FLOOR PLANS

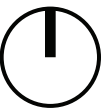
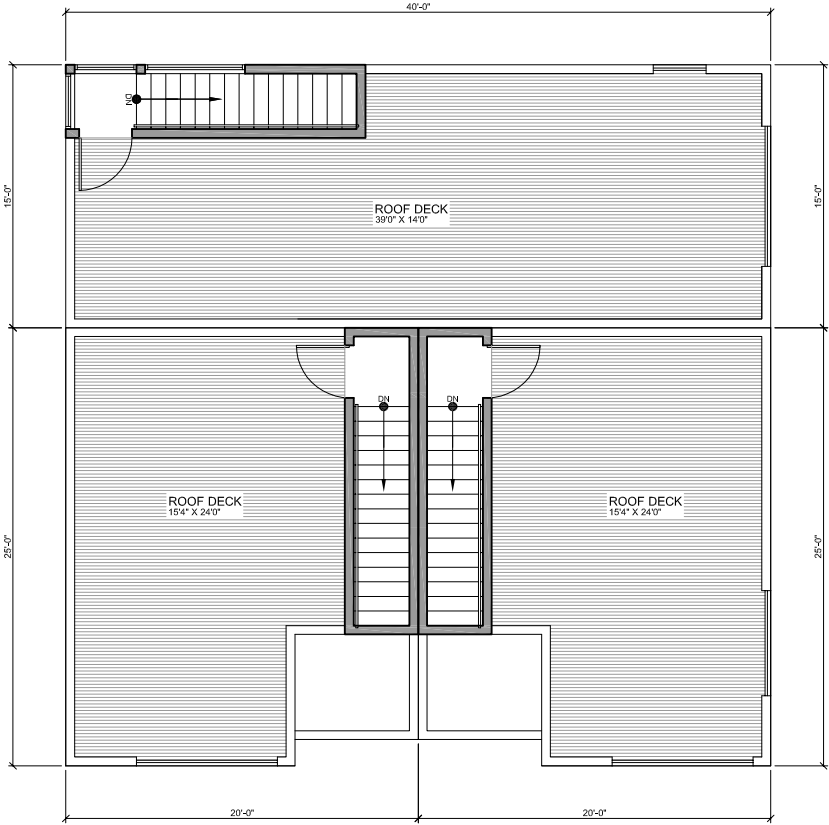
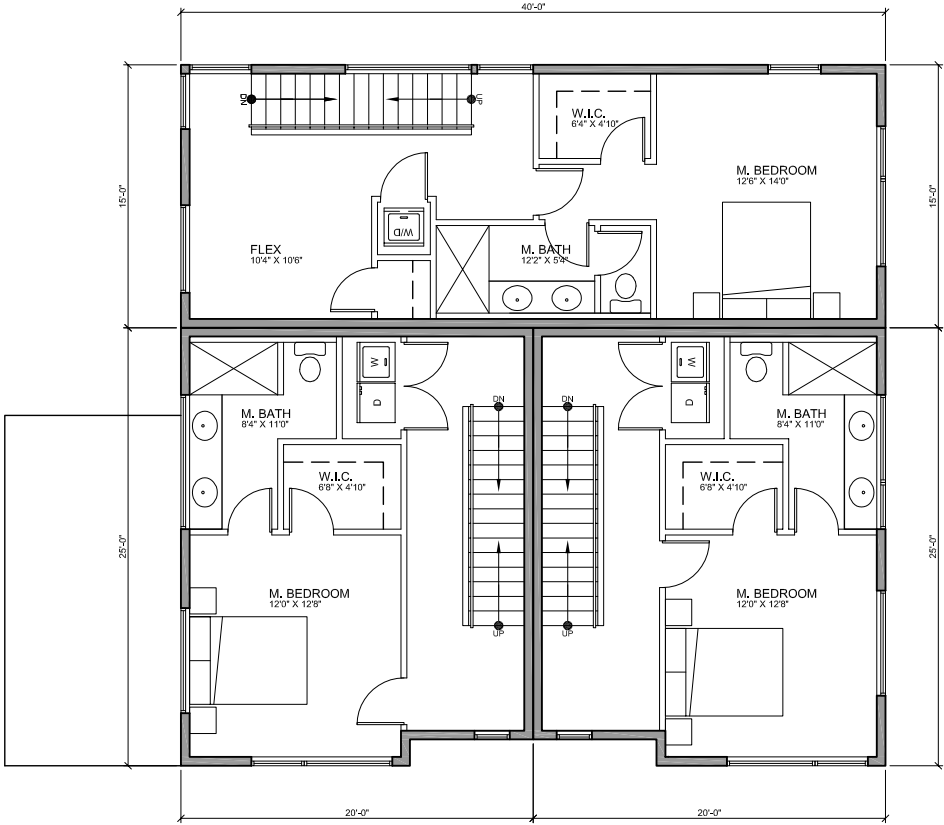




THIRD FLOOR PLANS



ROOF PLANS





① BRICK



② LAP SIDING



③ CEMENTITIOUS PANEL



④ WEATHERING STEEL (OR SIMILAR)



⑤ CONCRETE



⑥ METAL OPEN RAIL

PROPOSED MATERIALS

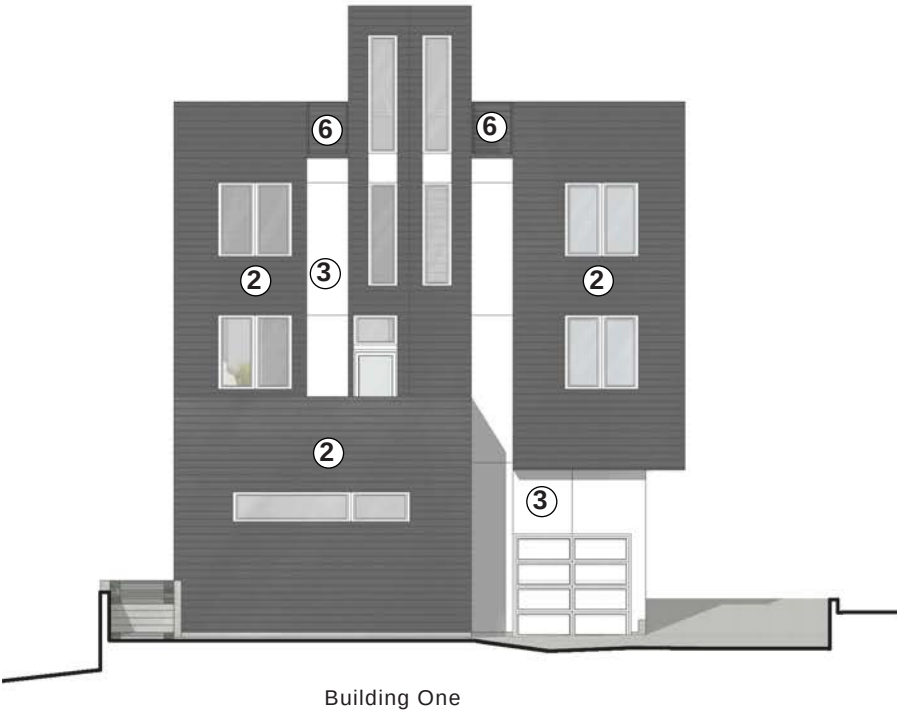
This project takes cues from the three neighboring brick apartment buildings, utilizing brick at the street facing elevations and as a material accent at or near the rear unit entries. However, the project is takes a more modern approach to brick by utilizing a darker color in a stacked bond pattern. Additionally, the central entry portal seen at the apartment buildings is modernized in this project with a weathered steel panel surrounding the recessed and entry and extending from the building. Weathered steel is also used at the awnings of the rear units as a cohesive wayfinding technique. A dark lap siding is used at less prominent elevations and works to break down the scale of building. Cementitious panel is used as a base at the rear units and as infill panel at windows and volume breaks. Cast in place concrete surround the bioretention planters and form the stairs along the pedestrian pathways. Metal open rail is used strategically at the roof deck amenity spaces to break down the volume and open and orient the amenity space toward the views.



WEST ELEVATION



PRIVACY STUDIES - NORTH NEIGHBORS



EAST ELEVATION



PRIVACY STUDIES - SOUTH NEIGHBOR

REQUESTED ADJUSTMENTS

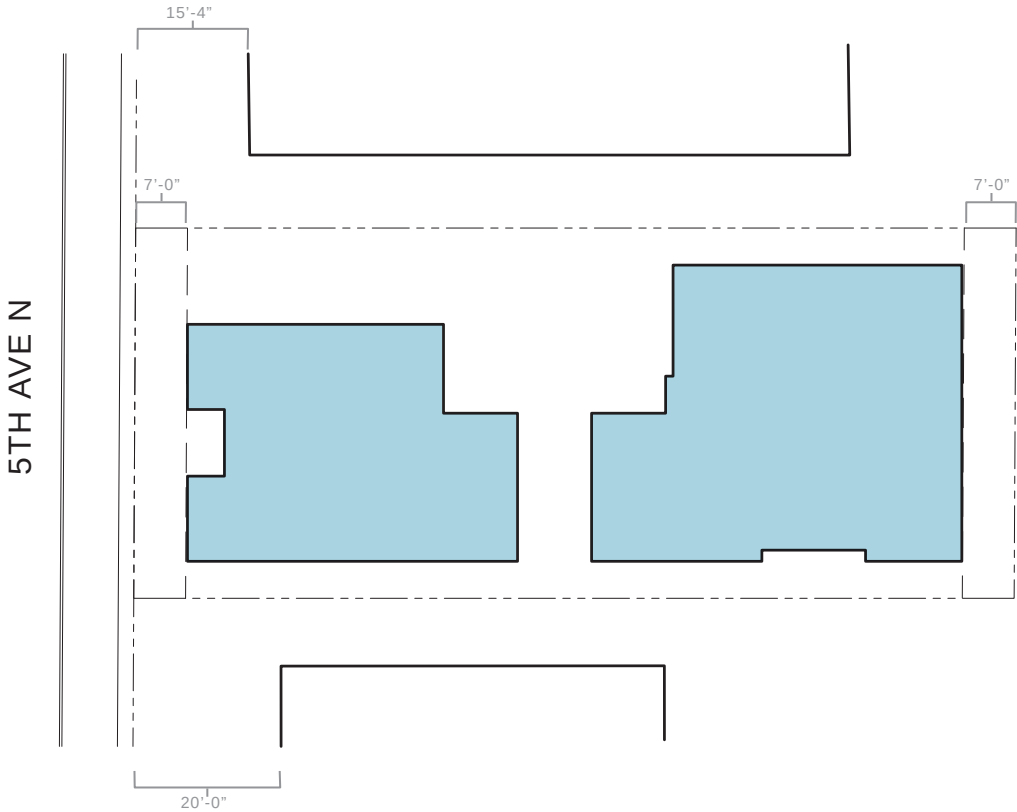
SMC 23.45.518.A: REQUIRED SETBACKS IN LR ZONES	
SETBACK	TOWNHOUSE DEVELOPMENT
REAR	7' AVERAGE / 5' MINIMUM

DESIGN PROPOSAL	
SETBACK	TOWNHOUSE DEVELOPMENT
REAR	5' AVERAGE / 5' MINIMUM

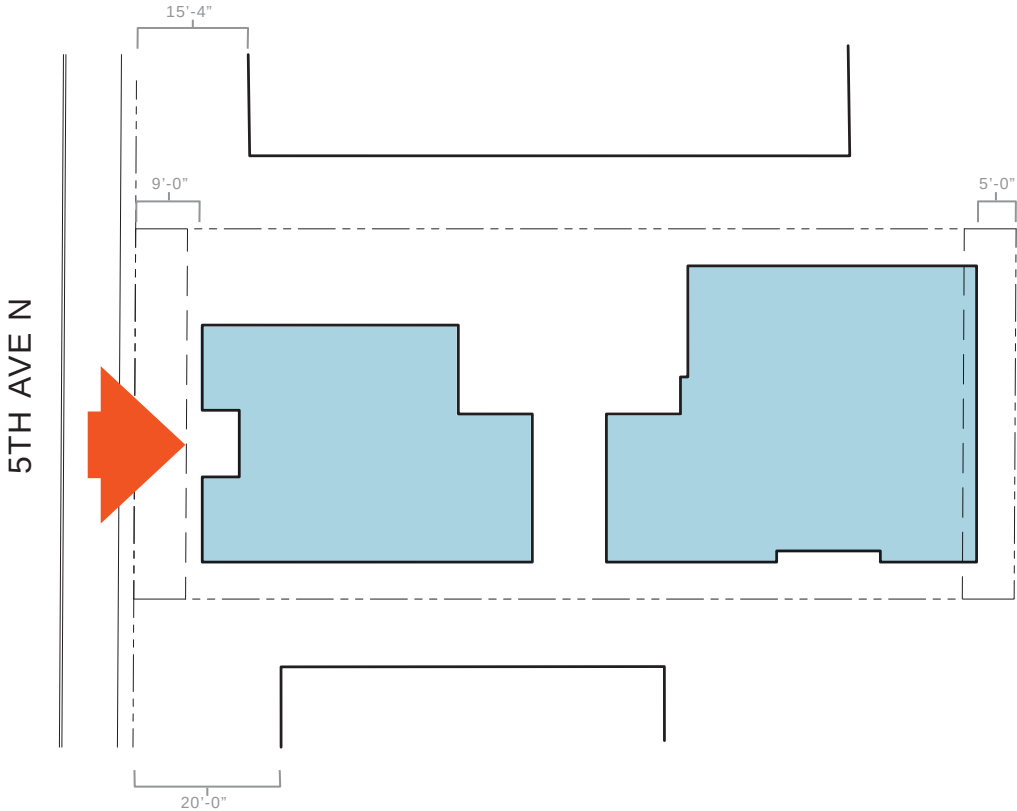
REQUESTED ADJUSTMENT:
Requesting a 28.6% decrease to the required average rear setback from 7' to 5'.

Below are the Design Guidelines this project is better able to address through the granting of this adjustment.

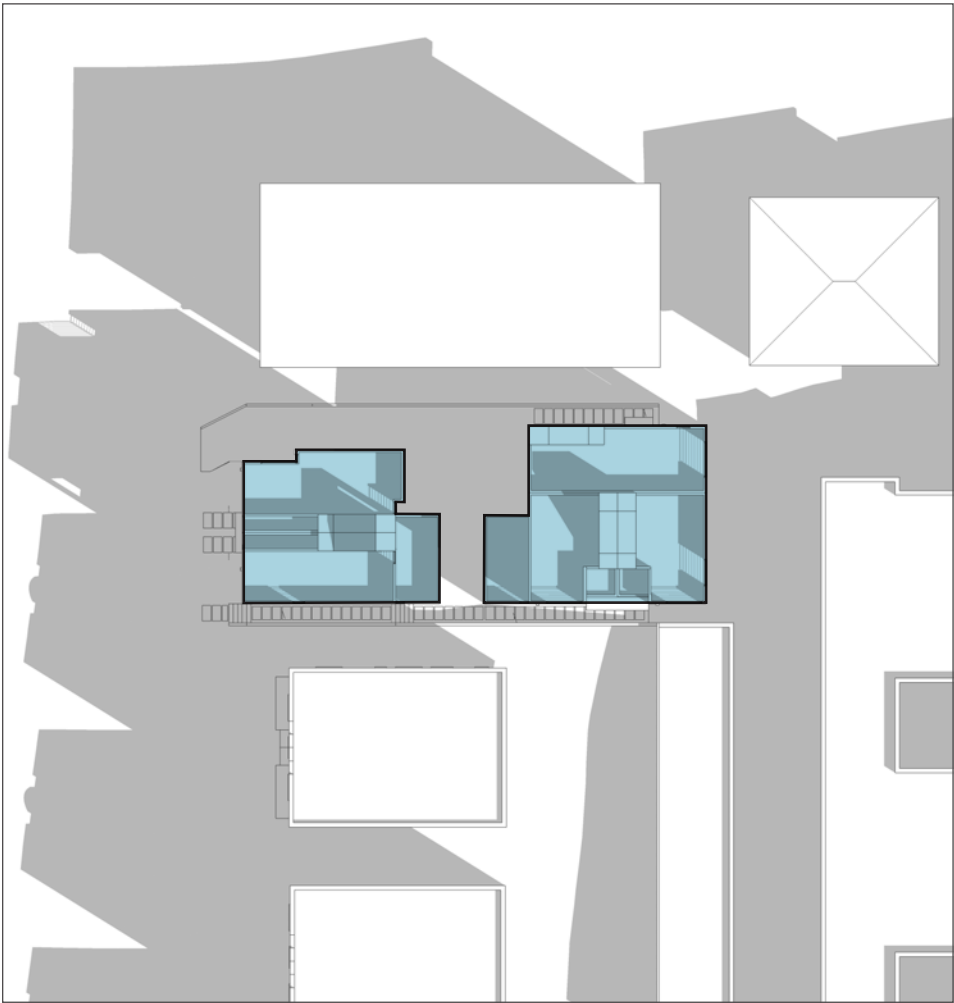
GUIDELINE	RATIONALE
CS2 Urban Pattern and Form	
CS2.A.1. Sense of Place: ...Design the building and open spaces to enhance areas where a strong identity already exists...	Currently all of the buildings on the block are setback from the street 15' or more. By reducing the rear setback and pushing the buildings 2' toward the rear the front setback is increased to better align with the existing setbacks and the development potential remains maximized.
CS2.C.2. Mid-Block Sites: ...Continue a strong street edge where it is already present...	Additionally, the ROW width at 5th Ave N is undersized and a 6' setback is required by the City of Seattle where no building or site features can occur. A decreased rear setback allows for an increased front setback where landscape and architectural features, such as bioretention planters, steps and entry portals, can exist.
CS3. Architectural Context and Character	
CS3.A.1 Fitting Old and New Together: Create compatibility between new projects; and existing architectural context...	To better fit into the existing street fabric a decreased rear setback allows for an increased front setback which provides relief from the street and a better alignment with the existing buildings, especially as the zone transitions to Single Family one block north. Furthermore, the condo to the east is located 17.8' from the property line and presents a blank facade to the proposed project so there are no privacy concerns with the decreased rear setback.
DC3. Open Space Concept	
DC3.C.1. Reinforce Existing Open Space: Where a strong open space concept existing in the neighborhood, reinforce existing character and patterns...	The front setback has been increased, by decreasing the rear setback, to better align with the generous setbacks of the apartments surrounding the project site to reinforce the existing street edge.



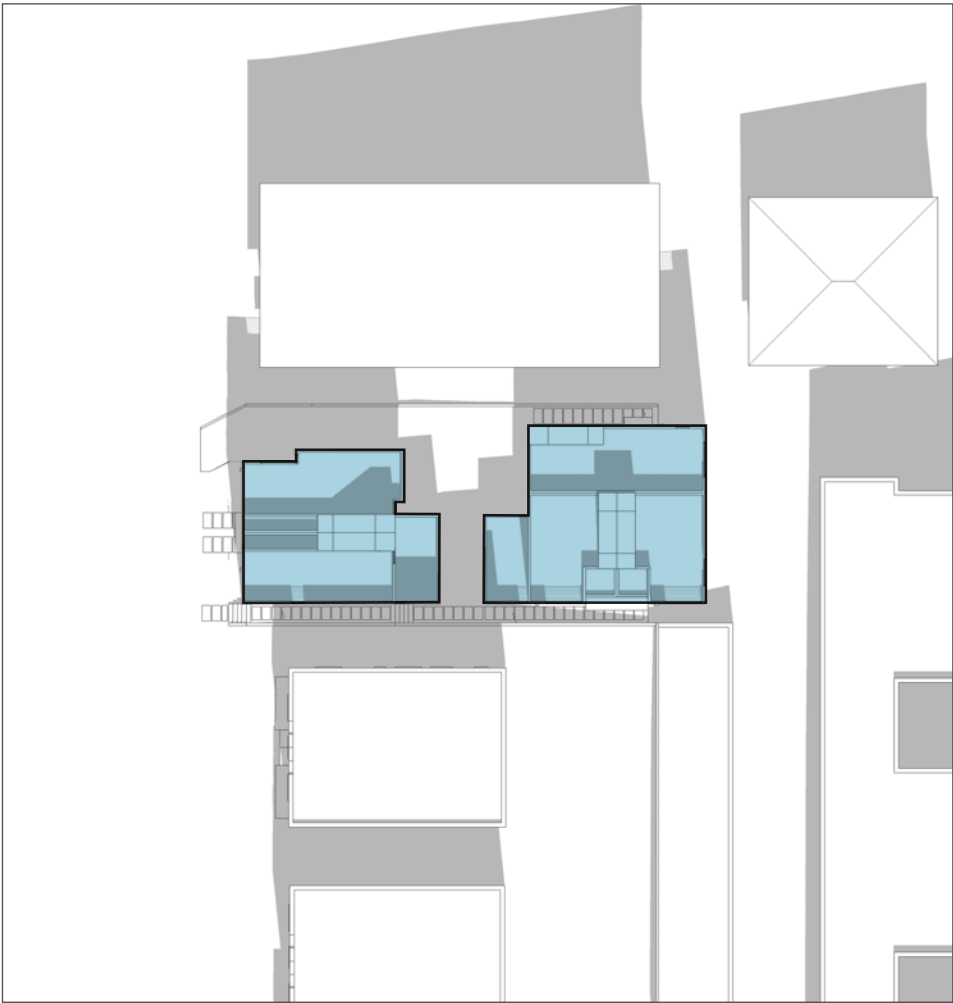
CODE COMPLIANT SITE PLAN



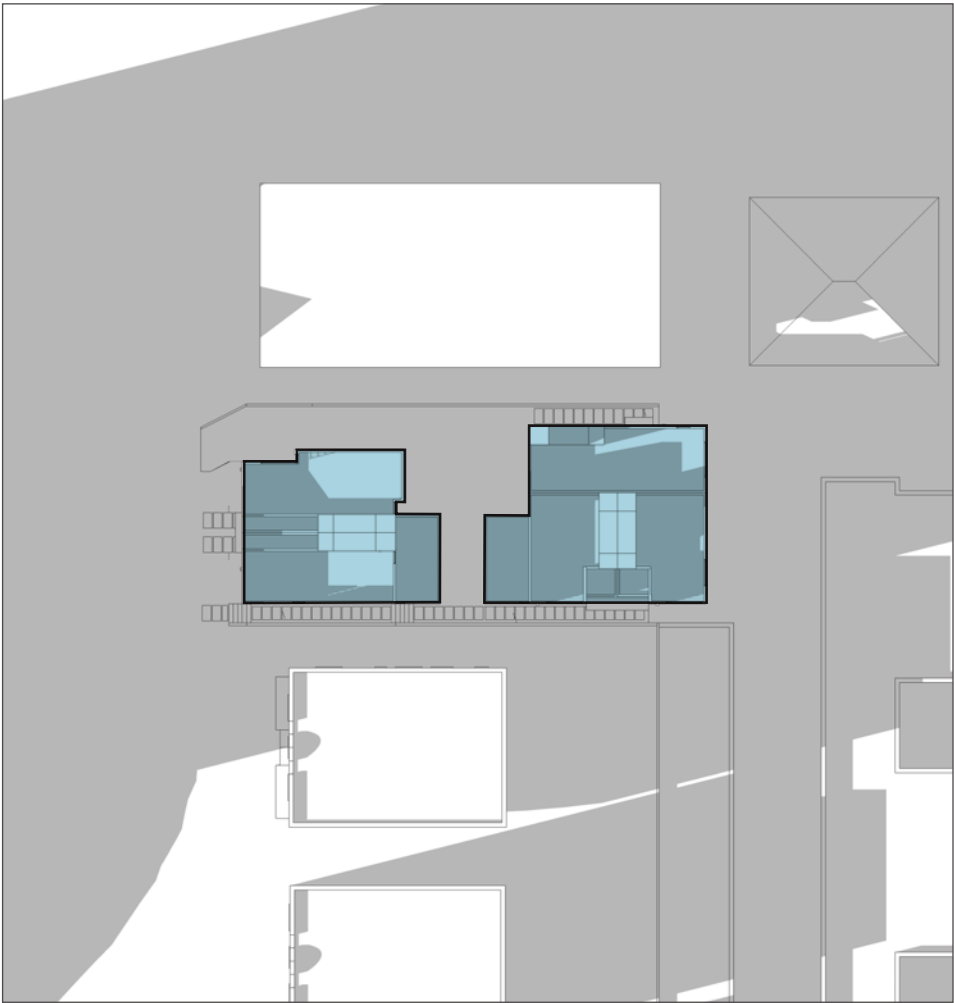
DESIGN PROPOSAL SITE PLAN



MARCH / SEPTEMBER 21, 9 AM



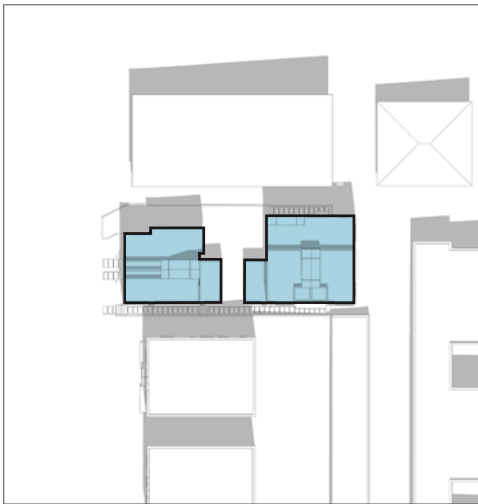
MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



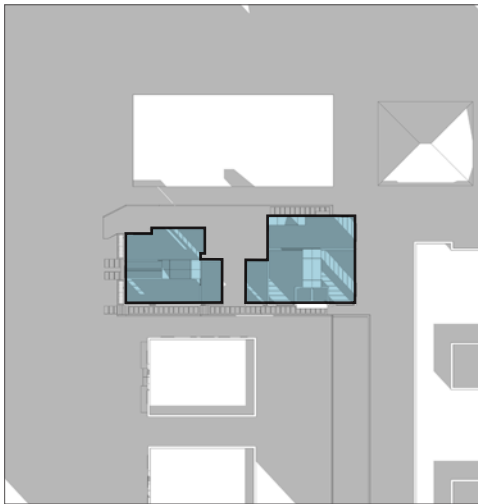
JUNE 21, 9 AM



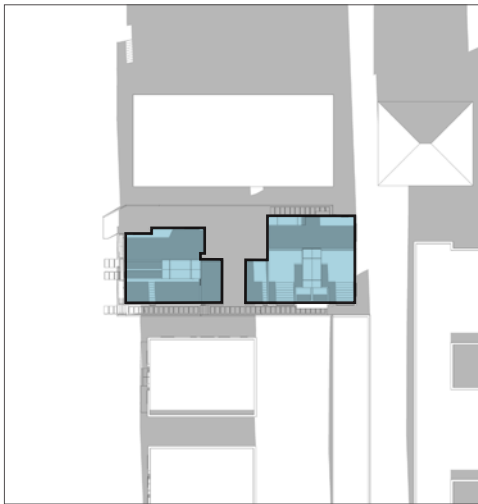
JUNE 21, 12 PM



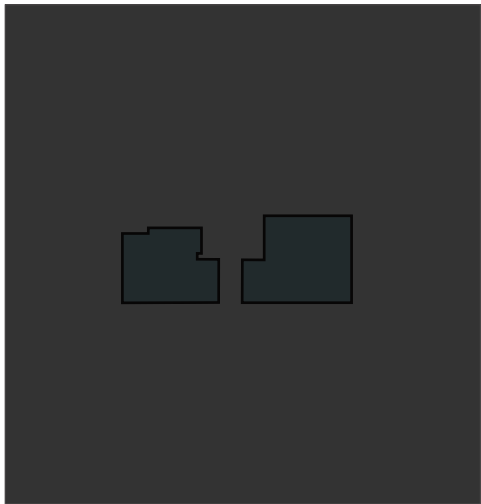
JUNE 21, 5 PM



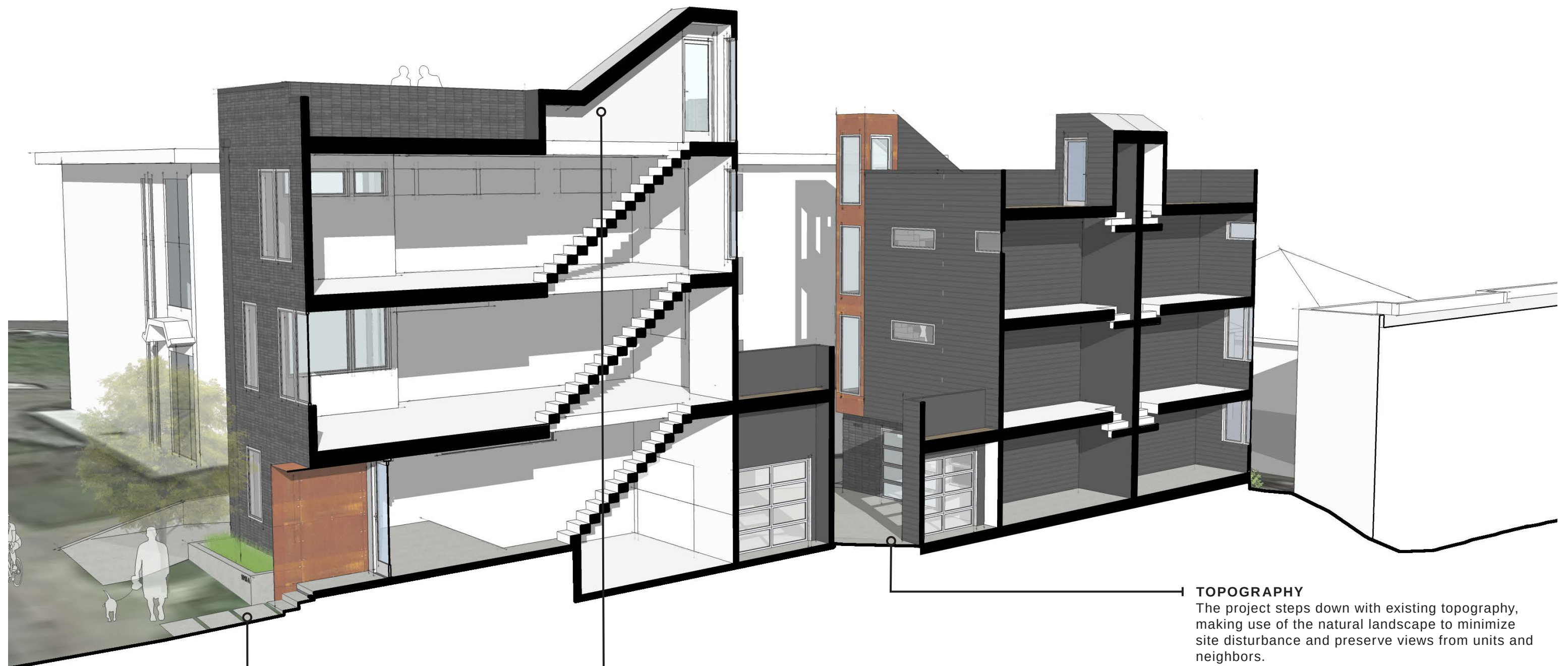
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



TOPOGRAPHY

The project steps down with existing topography, making use of the natural landscape to minimize site disturbance and preserve views from units and neighbors.

CS1-C

STAIR TOWERS

Penthouses are paired and centralized where possible, and angled to minimize their obstruction of views for the proposed units as well as the neighboring buildings.

CS2-C.2, CS3-A.2

FRONT SETBACK

Taking cues from the setbacks established by neighboring structures, a large front yard is provided to maintain the existing street edge.

CS2, DC3-C

SECTION THROUGH SITE (WEST/LEFT TO EAST/RIGHT)



MASSING

The street facing elevation takes cues regarding volume and proportion from the apartments to the south, applying a modern interpretation to the entry portal and fenestration pattern.

CS3-A.2, DC2-B.1, DC2-C.3

HIGH QUALITY MATERIALS

A dark brick in a stacked bond pattern mimics the red brick apartments on the block in a modern way. Lap siding continues a similar scale throughout the project and cementitious panel is used as a base and infill material. Weathering steel (or similar material) at the entries and stair tower of Unit 3 provides warmth and visual interest.

DC4-A.1

GLAZING STRATEGY

Similar to the brick apartment building to the south, punched openings of a regular size and proportion are used at the west elevation. Where the windows at the apartments are shifted horizontally, the windows in this design proposal are shifted vertically, opening to light and view where appropriate for the program behind.

DC2-B.1, CS3.A

LANDSCAPING

Bioretention planters flank the unit entries while trees and low ground cover provide an inviting and pedestrian friendly landscape.

DC4-D



VIEW FROM BASE OF DRIVEWAY(NORTHWEST CORNER OF SITE)



VIEW FROM NORTHEAST CORNER OF SITE

DESIGNING ALL FACADES

Due to the topography and position of neighboring buildings the proposed design will be seen from multiple vantage points. The buildings were designed cohesively and all four sides are thoughtfully designed. All materials wrap corners and high quality materials are reintroduced at entry locations.

DC2-B

PRIVACY

Minimal windows are located on the north and south facades adjacent to the existing apartment buildings to preserve the privacy of the neighbors.

CS2-C.2

CAPTURING VIEWS

Where the building is oriented toward views and privacy is not a concern the glazing has been maximized to take advantage of the solar exposure and views to Lake Union.

CS1-C, CS2-A, CS3-A

ENTRIES

Side entries are marked by a weathering steel (or similar) material, like that at the front entry portal. Further landscaping, hardscaping and lighting lead pedestrians from the sidewalk to the unit entry.

PL3-A



VIEW OF UNITS 4 & 5 FROM NEIGHBORING APARTMENT BUILDING PARKING LOT



AERIAL PERSPECTIVE