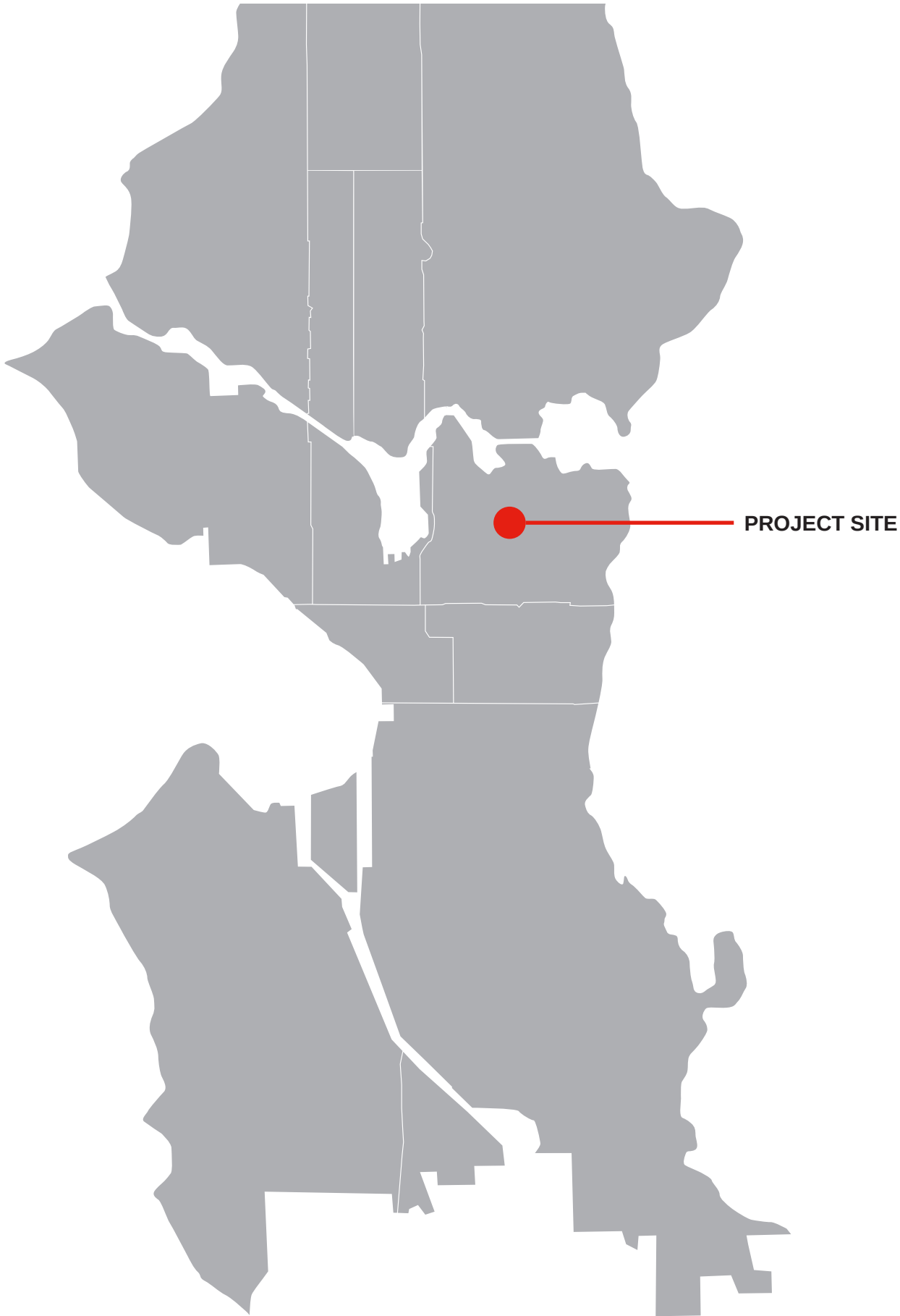


1242-1248 15TH AVE E

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



PROJECT ADDRESS

1242-1248 15TH AVE E
SEATTLE, WA 98112

SDCI PROJECT NUMBER

#3036562-EG

MEETING TYPE

EARLY DESIGN GUIDANCE

PROJECT TEAM

ARCHITECT

Medici Architects
Jen Kim
11711 SE 8th St. Suite 100
Bellevue, WA 98005
(425) 453-9298
jenn@mediciarchitects.com

OWNER/DEVELOPER

Shelter Homes
88 E Hamlin Street
Seattle, WA 98102
(206) 459-9547
ronf@shelterhs.com

ARBORIST

Layton Tree Consulting, LLC
Bob Layton
PO Box 572
Snohomish, WA 98291
(425) 220-5711
bob@laytontreeconsulting.com

LANDSCAPE ARCHITECT

Root of Design
Devin Peterson
7104 265th St. NW #218
Stanwood, WA 98292
(206) 491-9545
devin@rootofdesign.com



CONTENTS

<u>PAGE</u>	<u>SECTION</u>
1-3	3.0 Development Objectives & Community Outreach
4	4.0 Site Survey
5-13	5.0 Urban Design Analysis & Existing Site Conditions
14-17	6.0 Zoning Data
18-19	7.0 Design Guidelines
20-21	8.0 Precedents
22-23	9.0 Architectural Massing Comparison
24-33	9.0 Architectural Massing Option 1
34-45	9.0 Architectural Massing Option 2
46-63	9.0 Architectural Massing Option 3
64-65	9.0 Facade Composition
66-67	10.0 Landscape Plan
68	11.0 Medici Work



3.0 DEVELOPMENT OBJECTIVES: PROJECT PROPOSAL

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



DEVELOPMENT OBJECTIVES

Combine 3 parcels along 15th Ave E and construct 14 townhouse units with 11 parking stalls accessed from the alley. The single-family structure located on the north parcel to remain. All other structures to be removed. Exceptional tree located along the south parcel to be protected and remain. Project will be Built-Green 4-Star and to reference adjacent structures in its design while limiting effects on adjacent lots. The project will look to provide a connection between Volunteer Park and the interior of the site as well as the existing exceptional tree.

PROJECT INFORMATION

ADDRESS	1242-1248 15TH AVE E SEATTLE, WA 98112
SDCI #	3036562-EG
PARCEL NUMBER	133780-0915 133780-0920 133780-0925
ZONE	LR3 (M)
LOT SIZE	COMBINED: 13,538 SF
OVERLAYS	NONE
URBAN VILLAGE	NONE
ALLOWED FAR	1.8 X 13,538 SF = 24,368 SF
GROSS FLOOR AREA	21,000 SF PROPOSED (OPTION 3)
DENSITY LIMIT	NO LIMIT (14 UNITS PROPOSED)
ALLOWED HEIGHT	40'-0"
PARKING	11 STALLS PROPOSED

3.0 DEVELOPMENT OBJECTIVES: COMMUNITY OUTREACH

SUMMARY OF COMMENTS/QUESTIONS RECEIVED VIA WEBSITE COMMENT FORM, PROJECT EMAIL, AND PROJECT SURVEY:

DESIGN-RELATED COMMENTS:

- **DESIGN:**

Many respondents encouraged the project team to use high-quality construction materials and preserve the character and history of the neighborhood through good, tasteful design that fits the neighborhood’s current architectural style and does not feel like a commercial building. Additional respondents expressed concern about blocked light and encouraged design that provides an element of space and is not so dense that sunlight cannot get through. Other respondents encouraged interesting new and contemporary designs, compatible roof lines and materials/colors comfortable with surroundings. Other respondents encouraged decreasing the building height.

The project proposes 14 3.5-story townhouse structures that meet the allowed LR-3 zoning height requirements and complements the established heights and datums of other structures along the east side of 15th Ave E. We are proposing all roof top features such as penthouses to be pushed as far to the interior of the site as possible to limit casting shadows onto neighboring properties. The proposed design will be a bridge between the traditional and contemporary structures within the neighborhood by blending the modern massing forms found up and down the block front and blending them with the timeless materials of brick and lap siding. Proposed gable roof-lines and cornice detailing pull traditional elements from the existing neighborhood housing stock, further working to carefully blend new construction within the established neighborhood fabric.

- **LANDSCAPING/OUTDOOR SPACE:**

Several respondents encouraged outdoor and amenity space, good quality landscaping, including vegetation to help the environment and keeping remaining street trees, and Cisterns, rainwater gardens and permeable pavement to address surface water run-off after storms. Some expressed concern that 14 three-story townhouses will leave little room for landscaping and lead to unusable outdoor space that’s a “no man’s land” with different front yards. Another respondent encouraged wider sidewalks be installed.

The project proposes lushly landscaped outdoor amenity space located at ground level and on roof decks of all units. The amenity space located at ground level will contain quality landscaping that will help the proposed project link to the neighboring environment. This landscaping will include existing street trees and the retention of the exceptional tree location along the south property line. This existing tree will be incorporated into an area that can be enjoyed by the residents of the proposed project. Landscaping will also serve as a transitional buffer between the busy street and the homes. A layered, colorful and textural landscape design will provide both an aesthetic transition between street and home as well as define a distinction between public and private realms and connect to Volunteer Park across the street. The project proposes bio-retention planters to aid in storm water run-off while the landscape design will incorporate patios to encourage the residents to enjoy and activate their yards.

3.0 DEVELOPMENT OBJECTIVES: COMMUNITY OUTREACH

- **SETBACKS:**

One respondent encouraged the project team to create setbacks consistent with surrounding properties and another suggested keeping units as close to 15th as possible so sunlight can reach houses on 16th.

The project proposes a 7'-0" to 8'-0" rear setback along the alley, this is on top of the 6" dedication provided at this location. The project is also pushed as close to 15th Ave E as allowed by the City of Seattle. Roof top features such as penthouses for alley units have been pushed to the west to limit the amount of shadows cast on the house along 16th Ave E.

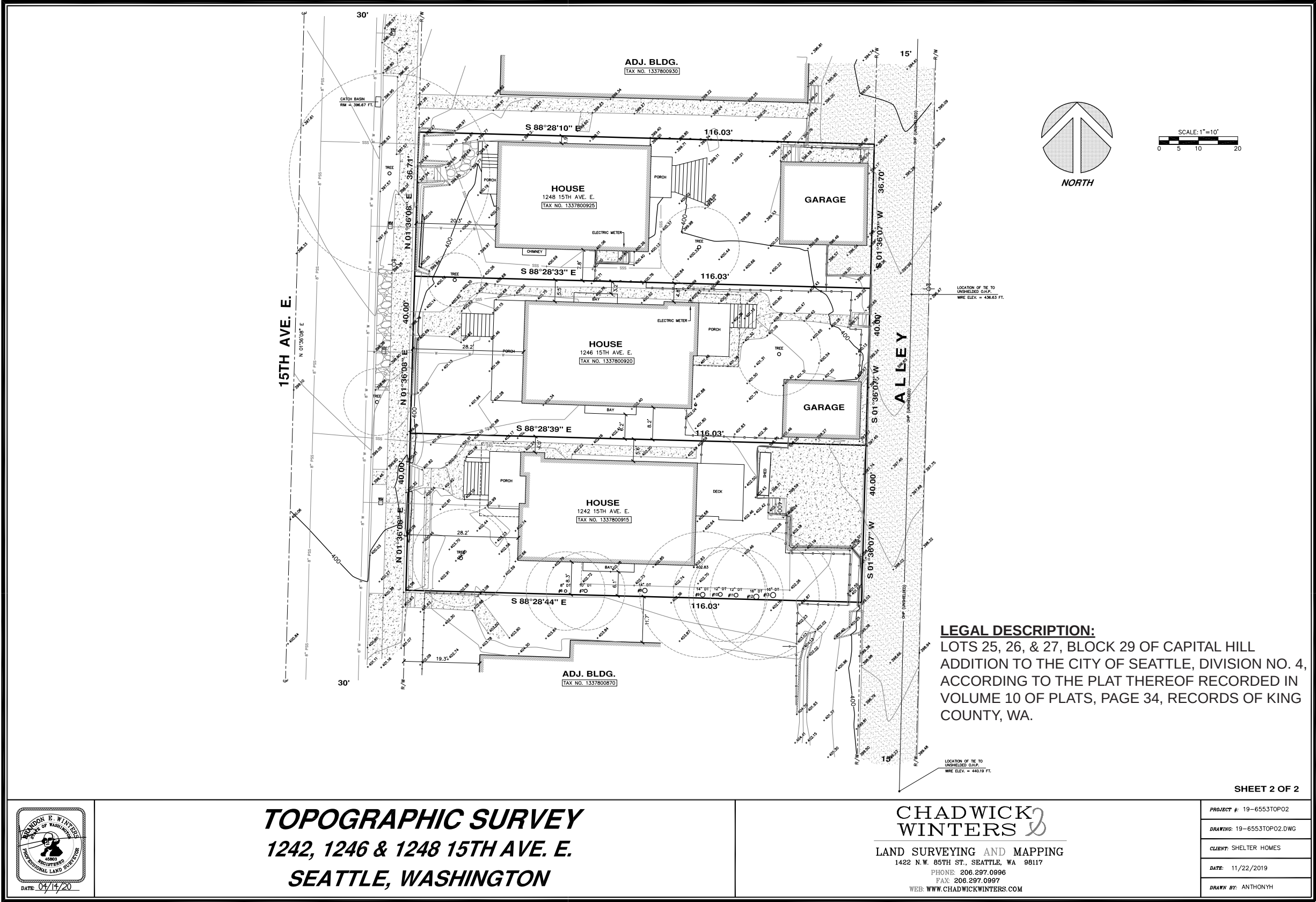
- **ECO-FRIENDLY:**

One respondent encouraged using environmentally-friendly materials.

The proposed project will incorporate environmentally-friendly materials and energy efficient appliances. The project will also be Built Green 4-star and meet or exceed the environmental standards set by the city and state. All parking stalls will be pre-plumbed for electric vehicle charging capability.

4.0 SITE PLAN: SITE SURVEY

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



5.0 URBAN DESIGN ANALYSIS: SITE AND ZONING

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



ZONING LEGEND

- LOWRISE MULTIFAMILY LR3 ZONE
- SINGLE-FAMILY ZONE

USE LEGEND

- SINGLE FAMILY STRUCTURES
- MULTI FAMILY STRUCTURES
- COMMUNITY PARK



3D BLOCK

5.0 URBAN DESIGN ANALYSIS: TRANSIT & SITE ACCESS

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E

VEHICULAR ACCESS

While the project faces 15th Ave E, vehicular access is provided from the alley directly to the east of the site.

TRANSIT ACCESS

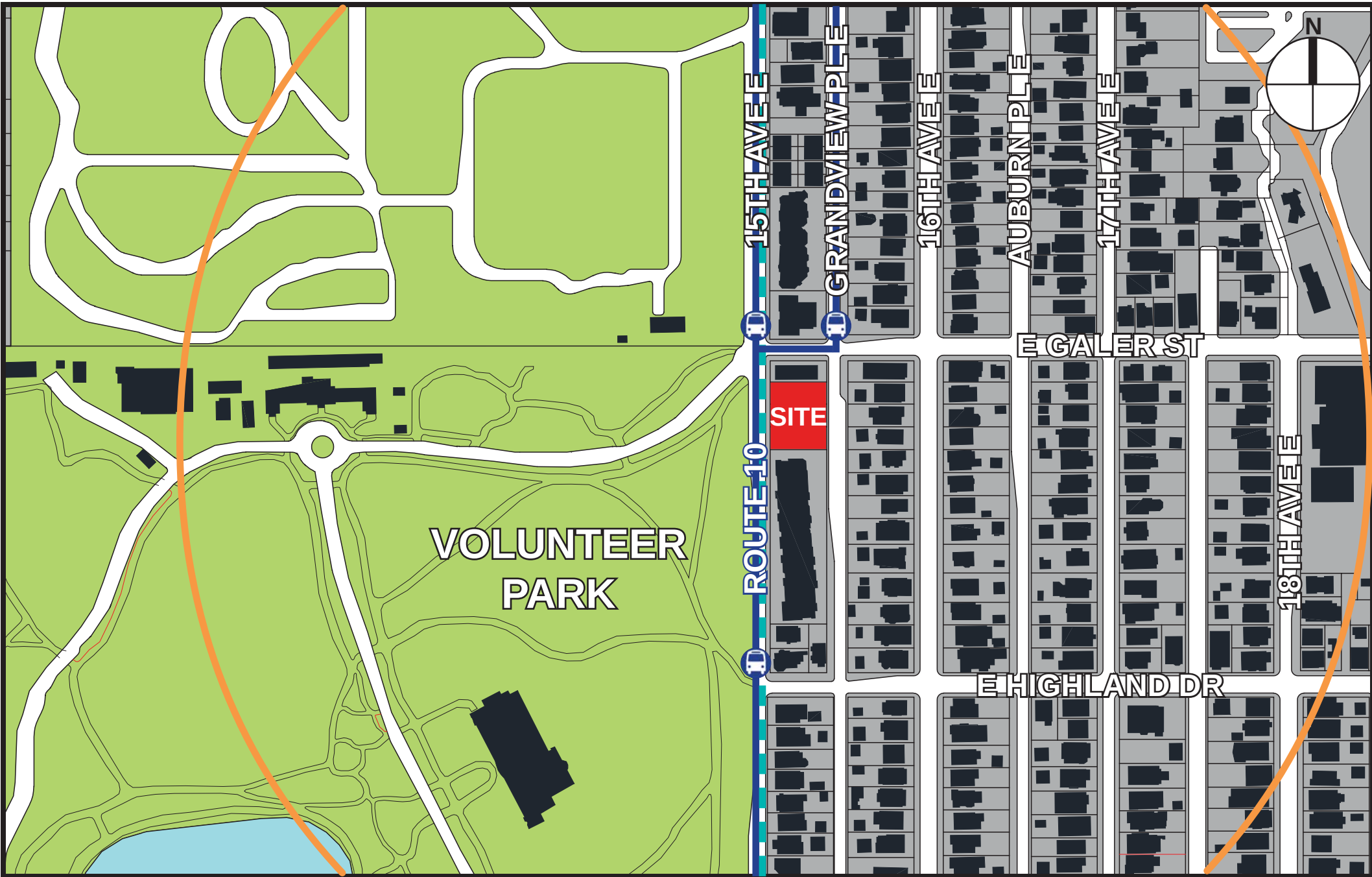
Bus route 10 travels along 15th Ave E: frequent all-day route

BICYCLE ACCESS

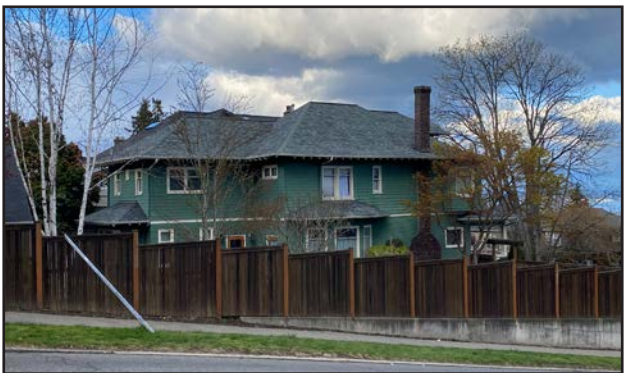
Shared bike lanes are located along 15th Ave E.

LEGEND

- PUBLIC PATH
- BIKE FRIENDLY
- DEDICATED BIKE LANES
- 5 MIN. WALKING RADIUS
- BUS ROUTE 10
- BUS STOP



(1) ASIAN ART MUSEUM



(2) SINGLE-FAMILY STRUCTURE



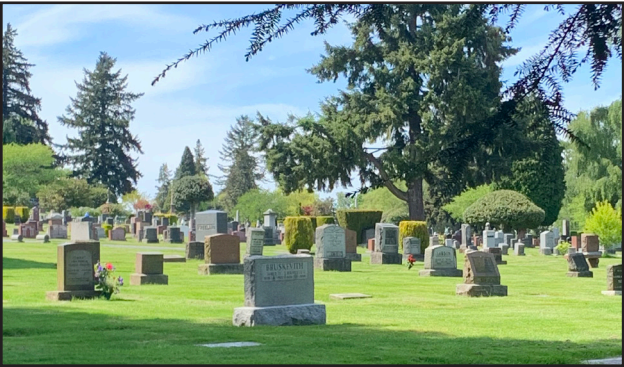
(3) MULTI-FAMILY STRUCTURE

5.0 EXISTING SITE CONDITIONS: NEIGHBORHOOD CONTEXT

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



- PARK SPACE
- SINGLE-FAMILY STRUCTURES
- DUPLEX & TRIPLEX STRUCTURES
- MULTI-FAMILY STRUCTURES 4+ UNITS
- OTHER STRUCTURES



(4) LAKE VIEW CEMETERY



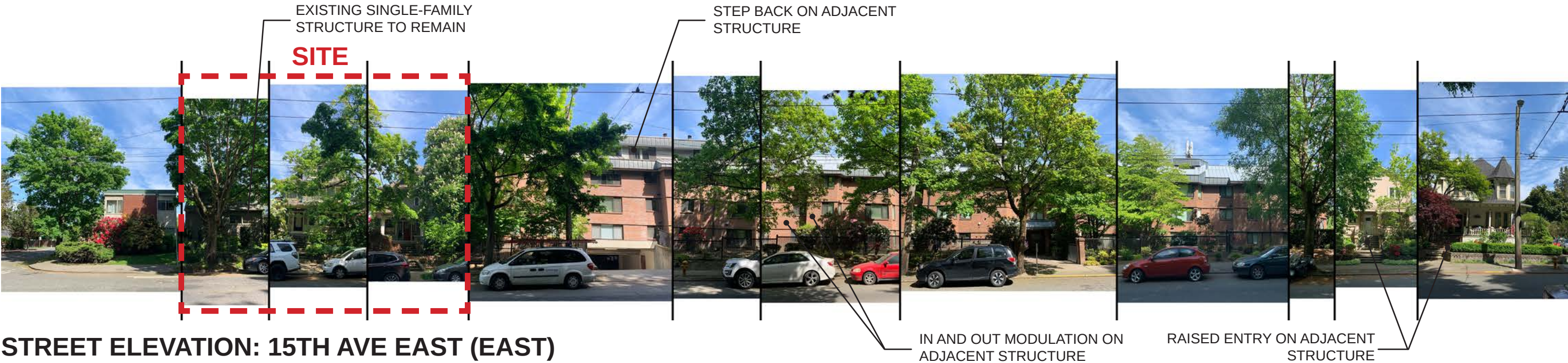
(5) VOLUNTEER PARK



(6) MULTI-FAMILY STRUCTURE

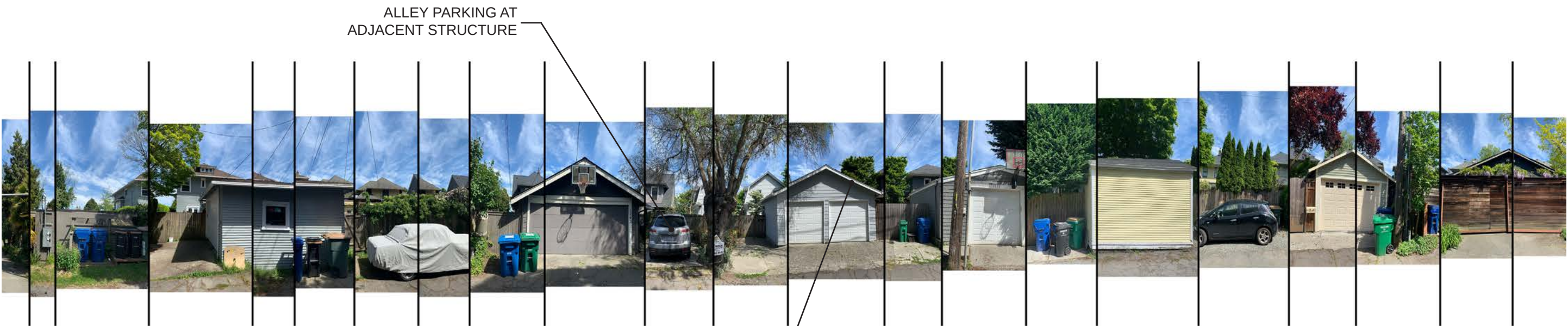
5.0 EXISTING SITE CONDITIONS: STREET FACADES

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



5.0 EXISTING SITE CONDITIONS: STREET FACADES

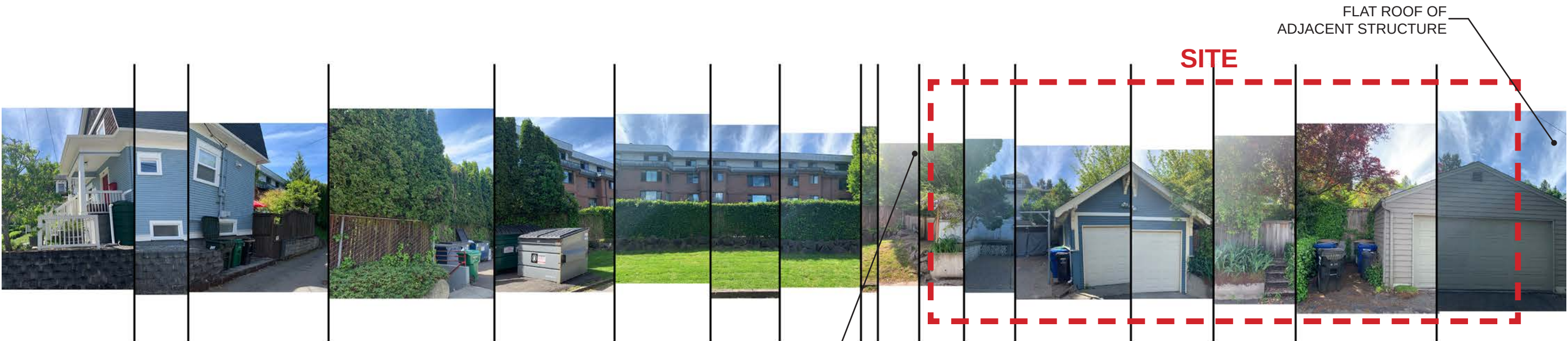
EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



STREET ELEVATION: ALLEY (EAST)

ALLEY PARKING AT
ADJACENT STRUCTURE

GABLE ROOF ON
ADJACENT STRUCTURE



STREET ELEVATION: ALLEY (WEST)

SITE

FLAT ROOF OF
ADJACENT STRUCTURE

EXCEPTIONAL TREE TO REMAIN

5.0 EXISTING SITE CONDITIONS: SITE PHOTOS

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



EXISTING SITE STRUCTURES LOOKING W



EXISTING SITE STRUCTURES LOOKING NW



EXISTING ALLEY LOOKING S



EXISTING 15TH AVE E LOOKING N



SITE FROM VOLUNTEER PARK LOOKING E



EXISTING ALLEY LOOKING N

5.0 EXISTING SITE CONDITIONS: SITE TREES



EXISTING SITE STRUCTURES LOOKING SE

EXISTING EXCEPTIONAL TREE AND A NUMBER OF OTHERS TO BE RETAINED AND INCORPORATED INTO THE PROPOSED PROJECT

EXISTING SINGLE-FAMILY STRUCTURE & LANDSCAPING TO REMAIN ON NORTHWESTERN PORTION OF SITE.

THE TWO SOUTHERN SINGLE-FAMILY STRUCTURES TO BE REMOVED.

PROPOSED DEVELOPMENT TO INCORPORATE RAISED ENTRIES



EXISTING SITE STRUCTURES LOOKING EAST



EXISTING CONDITIONS AT WESTERN PORTION OF SITE



EXISTING CONDITIONS AT SOUTHEAST PORTION OF SITE

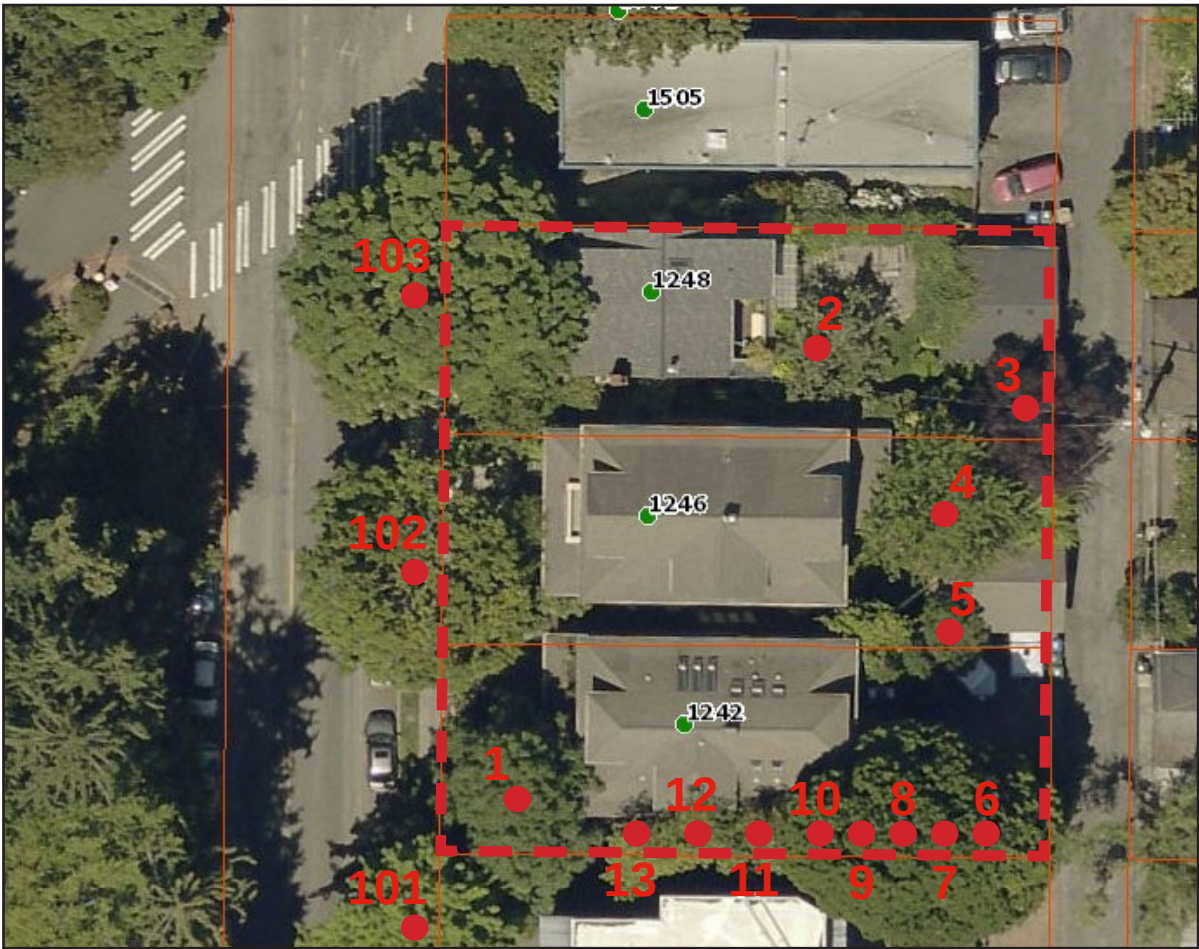
PROPOSED DEVELOPMENT TO INCORPORATE STEPPED PLANTERS FOR LANDSCAPE BUFFER

5.0 EXISTING SITE CONDITIONS: SITE TREES

EXISTING TREE SUMMARY

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	HEIGHT	CONDITION	EXCEPTIONAL	COMMENTS	PROPOSAL	JUSTIFICATION
1	HORSE CHESTNUT	AESCULUS HIPPOCASTANUM	16	56	FAIR-GOOD	NO	MAIN TRUNK FORKS AT 1-FT ABOVE GROUND	REMOVE	LOCATION WITHIN DEVELOPMENT/SIZE OF TREE
2	APPLE	MALUS DOMESTICA	15	14	FAIR	NO	TYPICAL, WELL-MAINTAINED	REMOVE	LOCATION WITHIN DEVELOPMENT
3	PURPLE-LEAF PLUM	PRUNUS CERASIFERA	14	20	FAIR	NO	TOPPED IN PAST, MODERATE TRUNK DECAY	REMOVE	LOCATION WITHIN DEVELOPMENT
4	FLOWERING CHERRY	PRUNUS SERRULATA	17	24	FAIR-GOOD	NO	TYPICAL, MINOR BROWN ROT	REMOVE	LOCATION WITHIN DEVELOPMENT
5	LILAC	SYRINGA PEKINENSIS	10	15	FAIR	NO	HEAVILY PRUNED IN PAST	REMOVE	LOCATION WITHIN DEVELOPMENT
6	EUROPEAN HORNBEAM	CARPINUS BETULUS	20	66	FAIR	YES	TRUNK FORKS AT 4-FT, MULTIPLE STEMS	SAVE***	
7	EUROPEAN HORNBEAM	CARPINUS BETULUS	14	65	FAIR	NO	TRUNK FORKS AT 4-FT, MULTIPLE STEMS	SAVE*	
8	EUROPEAN HORNBEAM	CARPINUS BETULUS	10	62	FAIR	NO	TRUNK FORKS AT 3-FT, MULTIPLE STEMS	SAVE*	
9	EUROPEAN HORNBEAM	CARPINUS BETULUS	11	61	FAIR	NO	TRUNK FORKS AT 3-FT, MULTIPLE STEMS	SAVE*	
10	EUROPEAN HORNBEAM	CARPINUS BETULUS	14	61	FAIR	NO	TRUNK FORKS AT 3-FT, MULTIPLE STEMS	REMOVE	LOCATION WITHIN DEVELOPMENT/SIZE OF TREE
11	ROWAN (MOUNTAIN ASH)	SORBUS AUCUPARIA	10	46	FAIR	NO	POOR STEM TAPER	REMOVE	LOCATION WITHIN DEVELOPMENT/SIZE OF TREE
12	ROWAN (MOUNTAIN ASH)	SORBUS AUCUPARIA	9	47	FAIR	NO	POOR STEM TAPER	SAVE*	
13	ROWAN (MOUNTAIN ASH)	SORBUS AUCUPARIA	8	44	FAIR	NO	POOR STEM TAPER	SAVE*	
101	NORWAY MAPLE	ACER PLATANOIDES	15	63	GOOD	NO	LIFTING SIDEWALK	SAVE**	
102	NORWAY MAPLE	ACER PLATANOIDES	16	44	FAIR	NO	STRESSED , LIMB DIEBACK, SMALL LEAVES	SAVE**	
103	NORWAY MAPLE	ACER PLATANOIDES	25	49	GOOD	NO	MINOR DIEBACK	SAVE**	

* EVERY EFFORT TO BE MADE TO SAVE TREE RESPECTIVE OF CONDITIONS OF TREE AND SITE CONDITIONS.
** STREET TREES; TO BE SAVED UNLESS ASKED BY SDOT FOR REMOVAL.
*** EXCEPTIONAL TREE TO BE SAVED AND INCORPORATED INTO DEVELOPMENT; SEE ENCROACHMENT CALCULATION.



TREES LOCATIONS IN RELATION TO EXISTING SITE



EXISTING EXCEPTIONAL TREE LOOKING NW



TREES ALONG SOUTH PROPERTY LINE

5.0 EXISTING SITE CONDITIONS: STREET FRONTAGE

PER ARBORIST REPORT (PAGE 3):

There is one 'Exceptional' tree (Tree #6) on the 1242 property. The threshold diameter for European hornbeam per Director's Rule is 16-inches. Trees #6 > #10 are all the same species. All of these have one main trunk that forks into multiple stems at 3 to 4-feet above ground. Diameters were measured at the narrowest point below the fork. These were all planted close to the property line, in close proximity to each other. All have been significantly pruned back in the past on the north sides. The attached map shows the tree canopy prior to the past pruning. Given the location of Tree #6 (close to the property line and southeast corner), retention may be feasible or work with your design plans. A 6 to 7-foot zone of no disturbance to the north from the trunk face would be needed to preserve the tree in good condition.

The exceptional tree (#6) located at the southeast portion of the site is to be retained in accordance to arborist and city of Seattle guidelines. Trees numbering 7, 8, 9, 12, and 13 are to be saved if possible based on conditions of the site and those trees. This will provide a buffer along the south property line as well as help provide a link to the adjacent Volunteer Park. At this time all mature street trees (#101-103) are to be retained unless SDOT requests removal. All remaining trees are to be removed as these trees are located on portions of the site that would make the development goals impossible. Saving the Horse Chestnut (#1) was explored, however adding this major constraint to this project after the retention of the exceptional tree (#6) and the single-family structure comes at too great of cost to both the amenity/landscape spaces and quality of townhomes.



TREES ALONG 15TH AVE E



TREES LOCATIONS IN RELATION TO PROPOSED SITE LAYOUT

6.0 ZONING DATA

PROJECT INFORMATION		23.45.504 - PERMITTED USES
ADDRESS	1242-1248 15TH AVE E	Residential use permitted. <i>- Residential townhouse use proposed</i>
SDCI #	3036562-EG	
PARCEL NUMBER	133780-0915 133780-0920 133780-0925	23.45.510 - FLOOR AREA RATIO (FAR) LIMITS LR3 (M): 1.8 for townhouse developments outside urban centers and villages and with a MHA suffix. <i>- Proposed structures to meet FAR requirements. 13,538 SF x 1.8 = 24,368 SF allowed</i>
ZONE	LR3 (M)	
LOT SIZE	13,538 SF	23.45.512 - DENSITY LIMITS LR3 (M): No density limit for townhouse developments located in LR3 zones with a mandatory housing affordability suffix. <i>- 14 new townhouse units proposed with a existing single-family structure to remain which is exempt from density limits per SMC 23.45.512.D</i>
GROSS FLOOR AREA	21,000 SF (OPTION 3)	23.45.514 - STRUCTURE HEIGHT LR3 (M): 40 feet base height for townhouse development located outside urban centers and villages. Shed and butterfly roofs may extend 3 feet above limit. <i>- Proposed buildings to meet all height requirements with shed or gable roof.</i>
		23.45.518 - SETBACKS AND SEPARATIONS Front: 7' average, 5' minimum Rear: 7' average, 5' minimum Side: 5' for facades less then 40' in length, 7' average & 5' minimum for facades greater than 40' in length. Separation between multiple structures: 10' minimum Unenclosed decks may project a maximum 4' into setback if they are no closer than 5' to the lot line, not more than 20' wide, and separated from other deck by a distance equal to at least ½ of the width of the projection. <u>Option C:</u> <i>- Requesting a 1'-0" reduction to the north side setback minimum requirement (unit 9). Requirement is 5'-0" minimum, (proposing a 4'-0" minimum) All other proposed setbacks comply with requirements.</i>
		23.45.522 - AMENITY AREA Required amount of amenity area for townhouse developments is equal to 25% of the lot area. Minimum 50% of the required amenity area to be provided at ground level (except that on the roof of a structure) and may be provided as private or common space. All units shall have access to an amenity area. No common amenity areas shall be less than 250 square feet in area. <i>- Proposed amenity areas to be provided at ground level landscaped areas and private roof decks.</i>
		23.45.524 - LANDSCAPING STANDARDS Landscaping that achieves a Green Factor score of 0.6 or greater is required for any LR zone. Street trees are required. Landscape plan to be provided to show compliance with Green Factor.

23.45.527 - STRUCTURAL WIDTH

LR3 (M): 120' max structural width allowed in lot located outside urban villages and centers for townhouse developments.

- Development shall meet the requirement of structural width for the site.

23.45.527 - FACADE LENGTH

The maximum combined length of all portions of facades within 15' of a side lot line shall not exceed 65% of the length of that lot line for townhouse development.

North side lot line: 115'-6 1/4" X .65 = 75'-1" total facade length allowed

South side lot line: 115'-6 1/4" X .65 = 75'-1" total facade length allowed

Option C:

- Proposed South facade length = 72'-5 1/2"

- Proposed North facade length = 74'-11 3/4"

23.45.536 - PARKING LOCATION, ACCESS AND SCREENING

If parking is taken from an alley, surface parking may be located anywhere within 25 ft from an alley lot line provided it is no closer than 7 ft to any street lot line.

- Each parking space shall be located at the rear of the site with access taken from the alley.

23.54.015 - REQUIRED PARKING

Per Table B, Multifamily residential uses are required 1 space per dwelling unit.

Per SMC 23.54.020.F.2.a Transit reduction: In multifamily zones, the minimum required parking for all uses is reduced by 50% if the property is located within a frequent transit service area.

Option C:

- 15 units proposed (15x.5 = 7.5 or 7 stalls required with the frequent transit service area reduction) with 11 parking stalls proposed.

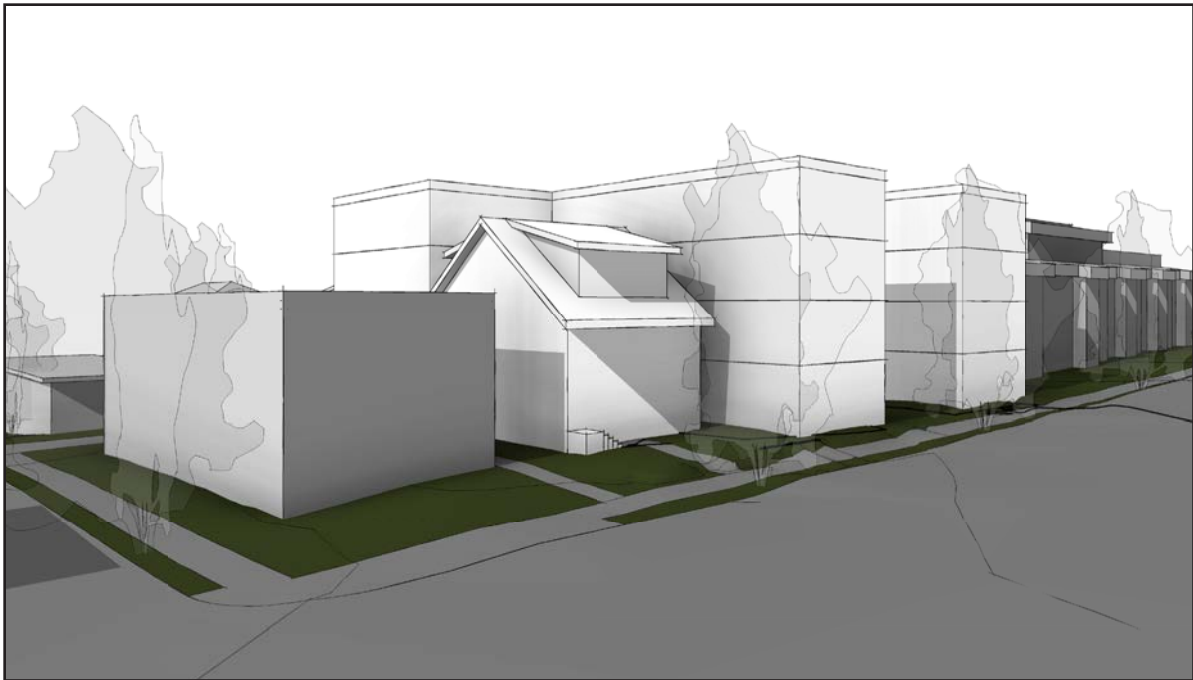
6.0 SITE POTENTIAL: ILLUSTRATION OF MAX ALLOWED ZONING ENVELOPE

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E

ALLOWED DESIGN:

- APARTMENT STRUCTURE
- CODE COMPLIANT
- 80 (SEDU's) UNITS
- 24,368 SF (ALLOWED)
- 20 PARKING STALLS

** NOT A PROPOSAL **



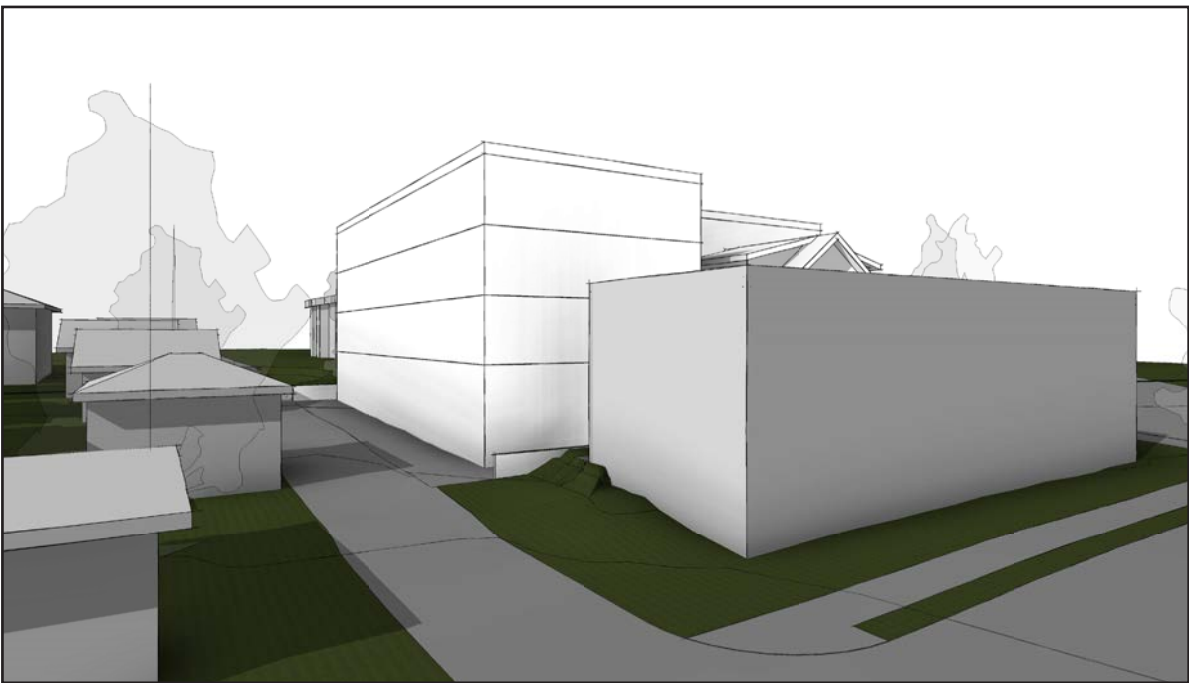
VIEW LOOKING SE



VIEW LOOKING NE



VIEW LOOKING NW



VIEW LOOKING SW

6.0 SITE POTENTIAL: ILLUSTRATION OF MAX ALLOWED ZONING ENVELOPE

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



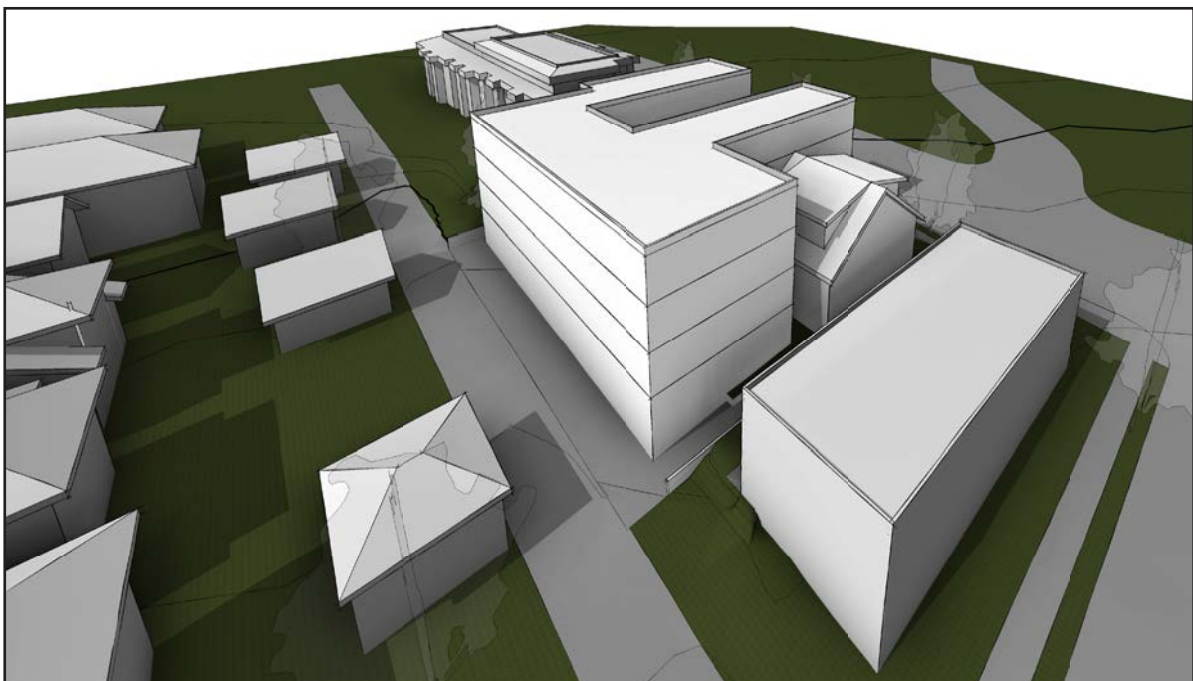
AERIAL VIEW LOOKING SE



AERIAL VIEW LOOKING NE



AERIAL VIEW LOOKING NW



AERIAL VIEW LOOKING SW

CS2 URBAN PATTERN AND FORM

CS2.B - Adjacent Sites:

Directly west of the proposed project sits a dense collection of trees & vegetation that form the edge of Volunteer Park. This edge is occasionally broken by a public path or opening that allows for views into the heart of the park linking the neighborhood to the east. While the park attracts large numbers of people, the west side of 15th Ave E does not contain a sidewalk, all pedestrian circulation is pushed to the east side of the street where there is a narrow sidewalk. Established structures along the east side of 15th provide a landscape buffer that acts as a transition/buffer as well as a connection to the Park.

- These two landscape areas proposed are used to link the park through recreating the park edge along the east side of 15th Ave E. A 5'-6" wide planting strip adjacent to the street and a 4'-8" wide stepped planter between sidewalk and proposed structures.
- The landscape areas will be broken by pedestrian access to each unit facing 15th and circulation paths into the interior of the site, linking internal open areas to park.

CS2.D - Height, Bulk, and Scale:

The project is located along a narrow strip of land zoned LR3 with a max height of 40-ft and a max FAR of 24,368 SF. This strip of land is filled with an established mix of townhouses, apartments, and houses that are built out to varying degrees of density and height. This zone is also in transition to becoming denser and is nestled between a single-family zone (SF 5000) to the east which is predominantly filled with older single-family structures, while to the west across 15th Ave E is Volunteer Park.

- The current proposal is currently calling for 22,000 SF with a max height just under 40-ft putting it in line with other projects located within this LR3 zone and under the allowed allowance.
- Roof overhangs and upper level/penthouse setbacks at top floors provide a reduction of perceived height at the edges of the site and tie overall massing to existing structures.
- Along the alley facing existing single family-zone, current proposal provides modulation highlighting individual units while dividing the structural mass in two through break in the facade.

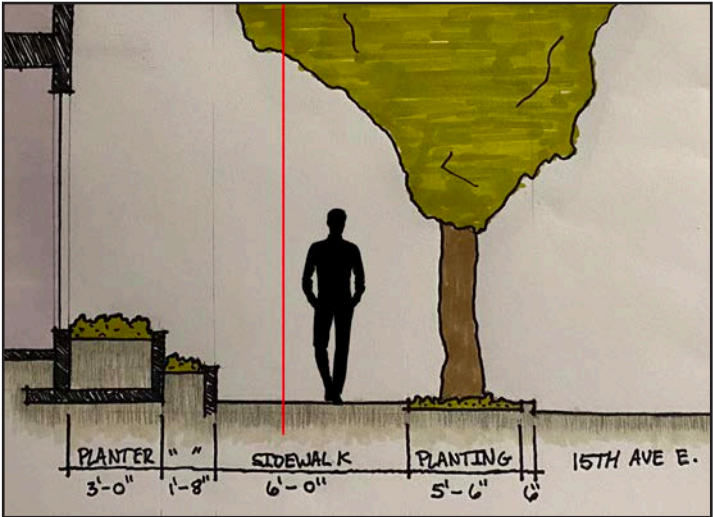
CS3 Architectural Context

CS3.A.1 - Fitting Old and New Together:

CS3.A.3 - Established Neighborhoods:

Contemporary and traditional architectural styles are located in the neighborhood. More contemporary styles are predominantly located within the narrow strip of land zoned multi-family residential while a more traditional style is common in the single-family zone to the east. The design of the project endeavors to become a bridge between these two styles through the use of building articulation, roof forms, upper level setbacks, materials, and facade details.

- Roof forms such as shed overhangs emphasize human scale while being a complementary design to traditional structures without creating a reproduction.
- Parapets are elements that are shared with the more contemporary structures in the multi-family zone.
- Facade materials such as lap siding and brick provide durable materials that one can find throughout the neighborhood.
- Facade details such as traditional trim work, cornices, and lintel/sills provide a depth to the facades that connect the project to neighborhood.
- One existing single-family structure is to be retained, providing a connection to neighborhood and adding context and scale along 15th Ave E. This scale and context comes in the form of horizontal rhythm and vertical datums that is carried through to the proposal.



LANDSCAPE BUFFER



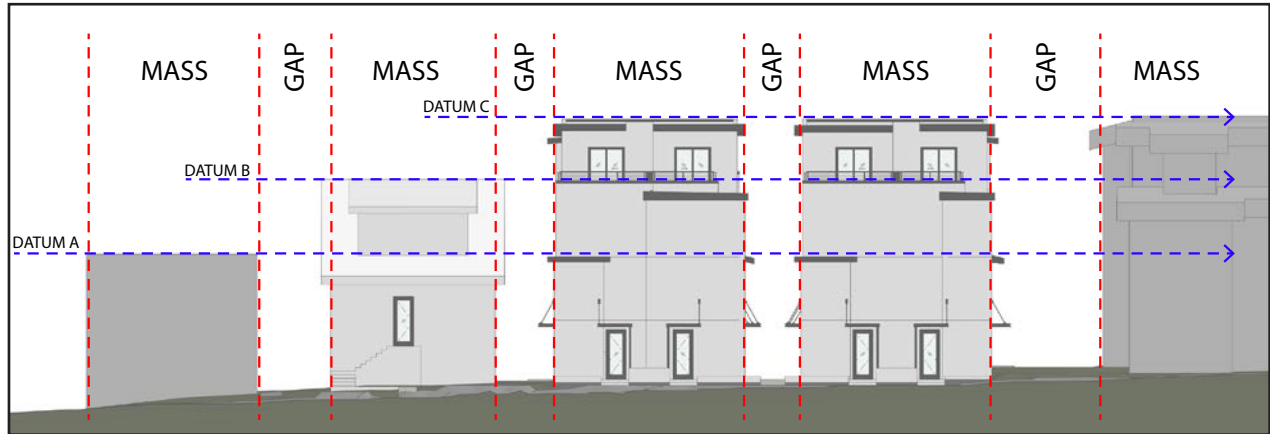
ROOF EXAMPLE



ADJACENT STRUCTURE



UPPER LEVEL SETBACK EXAMPLE



15TH AVE E. ELEVATION DIAGRAM

7.0 DESIGN GUIDELINES

PL3 STREET LEVEL INTERACTION

PL3.A.d - Entries:

PL3.B - Residential Edges:

A common feature for entries in both the single-family and multi-family zones is for residential entries facing the street to be raised and covered. The entries are incorporated with a landscape zone between it and the street/sidewalk emphasizing the transition between public and private spaces. The current proposal uses this raised entry design to provide a vertical separation between street/sidewalk and the semi-private space of the porch.

- Each unit has its own entry, porch, and steps creating an intimate space that can become customized an unique over time.
- Raised entries along with the location of living, kitchen, and dining on main level provide clear sight-lines along 15th Ave E for safety and street activation.
- Proposed landscape planters at entries are 4'-8" in depth while the expanded street planters are 5'-6" in depth. These together provide a landscape buffer that adds privacy and personalization to these entries while also provides a soft edge to the built environment connecting to Volunteer Park.

DC2 ARCHITECTURAL CONCEPT:

DC2.A.2 - Reducing Perceived Mass:

DC2.C.3 - Fit with Neighboring Buildings:

The site is at the convergence of low-density structures to the east, the open park to the west, and medium density structures to the north & south. Each of these areas having different prominent styles and elements that the form the backbone of the neighborhood's sense of place. The current proposal uses siting, massing, and building elements to become a bridge between the three.

- Modulation along 15th Ave E reinforces the landscape buffer and helps define each unit and entry, while upper level setbacks reinforce the massing of the apartment structure to the south.
- Structure located at alley is split allowing for mid-block circulation, this also provides a reduction of the structural width facing the lower density zone.
- Decks strategically placed along the alley facade within recessed areas provides visual breaks and human scale. Other secondary items such as canopies and bay windows reduce the scale on interior facades of the site.
- Units facing 15th have living, kitchen, and dining on ground floor providing greater connection to outdoor spaces on and off site.
- The use of shed roofs on the tallest portions of the project provide connection to existing single-family structure on site and to the east, while parapets provide connection to more contemporary structures north and south. Placing mid-level roofs is also a way to follow existing designs and reduce the perceived mass.

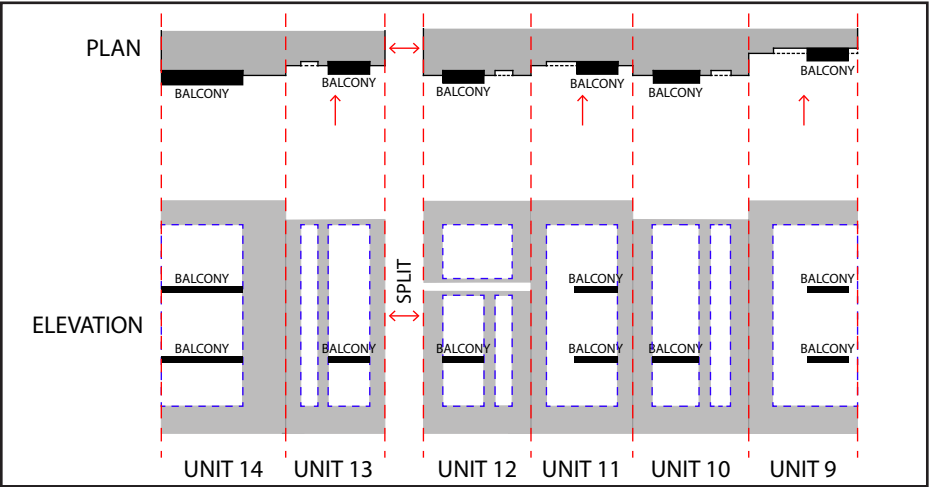
DC3 ARCHITECTURAL CONCEPT:

DC3.B - Open Space Uses and Activities:

DC3.C - Design:

Proposed open spaces are designed around four ideas; circulation within and through site, interaction between residents, preservation & inclusion of the existing exceptional tree, and lastly providing new landscaping that connects to off-site natural areas such as Volunteer Park. Two main open areas that contribute to these ideas, one is a small centrally located amenity area where the north-south & east-west circulation paths cross, and the other is a larger courtyard that is located around the retained exceptional tree.

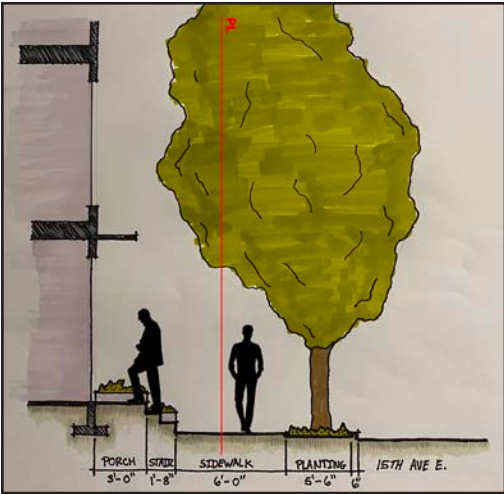
- The central path creates a place where residents and visitors can briefly rest, meet, and interact with clear sight-line to a future destination.
- The south courtyard provides a large space centered around the exceptional tree that provides a more private place for rest & relaxation. Its a larger space geared more toward an extended stay in the space.
- Circulation paths provide connection between exceptional tree and neighborhood.



ALLEY ELEVATION DIAGRAM



ENTRY & LANDSCAPE BUFFER EXAMPLE



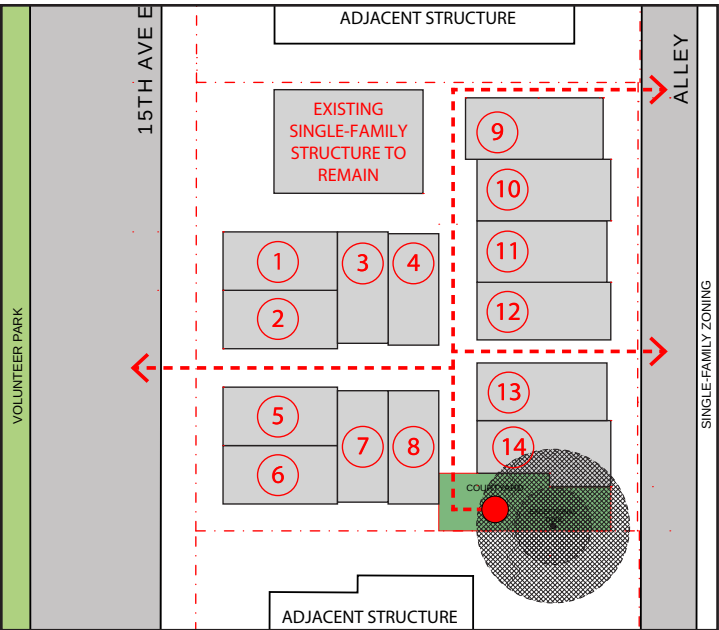
ENTRY & LANDSCAPE BUFFER



CIRCULATION & LANDSCAPE

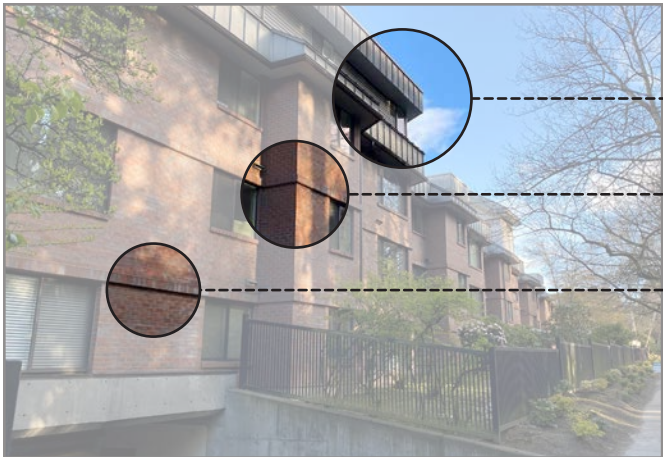


(OPTION 3) SOUTH COURTYARD



(OPTION 3) CIRCULATION & OPEN SPACE

8.0 PRECEDENTS: NEIGHBORHOOD EXAMPLES



1210 15TH AVE E.

UPPER LEVEL SETBACK REDUCES THE HEIGHT & MASS ALONG 15TH AVE E, PROVIDES CONNECTION TO PARK AND EYES ON THE STREET. (CS2-D) (DC2-C-3)

IN AND OUT MODULATION PROVIDES A REDUCTION IN MASS AND TIES INTO ADJACENT STRUCTURE WHILE PROVIDING IDENTIFIABLE UNITS (CS3) (CS2-D) (DC2-C-3)

DURABLE EXTERIOR MATERIALS PROVIDES A LASTING CONNECTION TO SURROUNDING STRUCTURES. (DC4-A)



1505 E. GALER ST

MIXTURE OF OVERHANGS AND PARAPETS PROVIDES AN INTERESTING LINK TO ADJACENT STRUCTURES. (CS3) (DC2-C-3)

PASSAGE WAY PROVIDES ACCESS BETWEEN FRONT AND REAR STRUCTURES AS WELL AS BETWEEN STREET AND ALLEY. (PL3-A-D) (PL3-B)



1534 15TH AVE E.

SHED ROOF PROVIDES A WAY TO CAP 4-STORY STRUCTURES WITHOUT ADDING ADDITIONAL HEIGHT. (DC2-C-3)

RAISED ENTRY FROM STREET PROVIDES A TRANSITION BETWEEN PUBLIC & PRIVATE. (DC2-C-3)



PROPOSED OPTION 3

A LANDSCAPE BUFFER PROVIDES A CONNECTION TO VOLUNTEER PARK. (CS3-A-3) (PL3-B) (CS2-B)



1248 15TH AVE E.

8.0 PRECEDENTS: PROJECT EXAMPLES



COURTYARD EXAMPLE

CIRCULATION
(PL3-A-D)(PL3-B)



ROOF DECK EXAMPLE



ROOF FORM EXAMPLE



MODULATION & ENTRY EXAMPLE



ENTRY DETAIL EXAMPLE



PROPOSED OPTION 3

ROOF FORM
(DC2-C-3)

UNIT & ROOF MODULATION
(CS2-D)(DC2-C-3)

RAISED GARDEN ENTRY
(DC2-C-3)

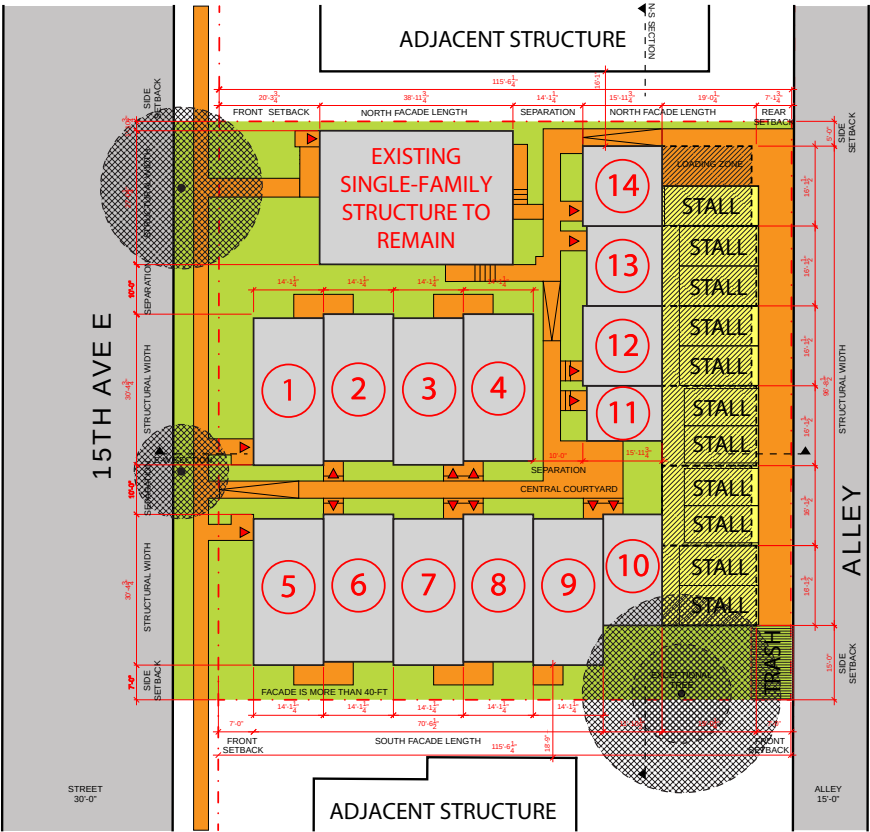
ENTRY CANOPY

ENTRY PLANTERS
(CS3-A-3)(PL3-B)(CS2-B)

RAISED ENTRY
(DC2-C-3)

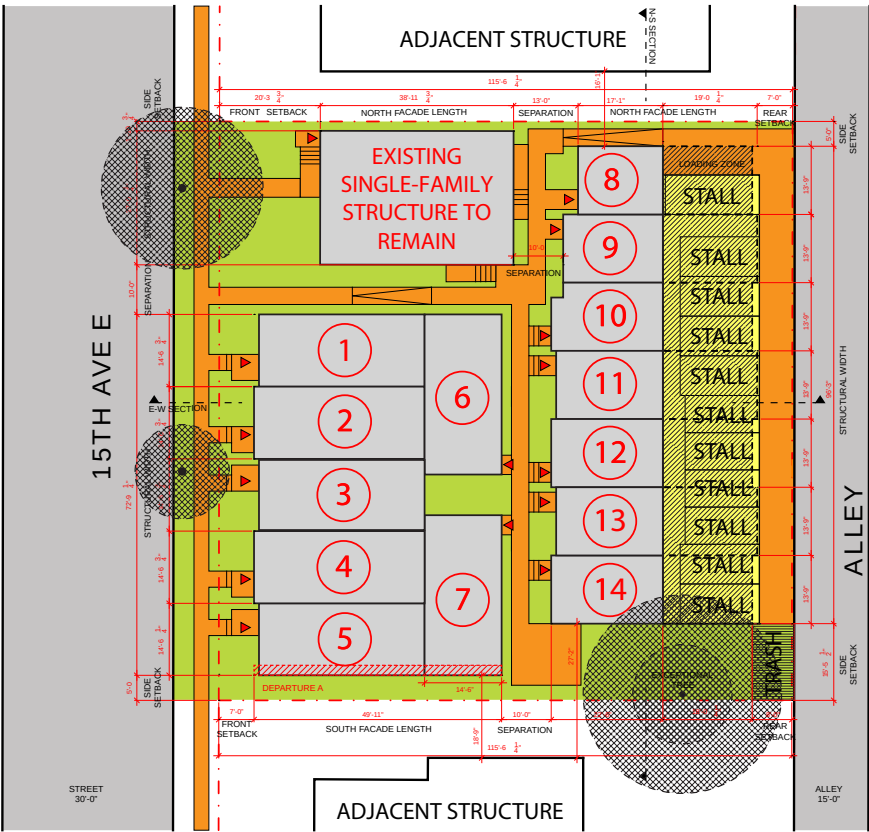
9.0 ARCHITECTURAL MASSING OPTIONS

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



OPTION 1
(CODE COMPLIANT)

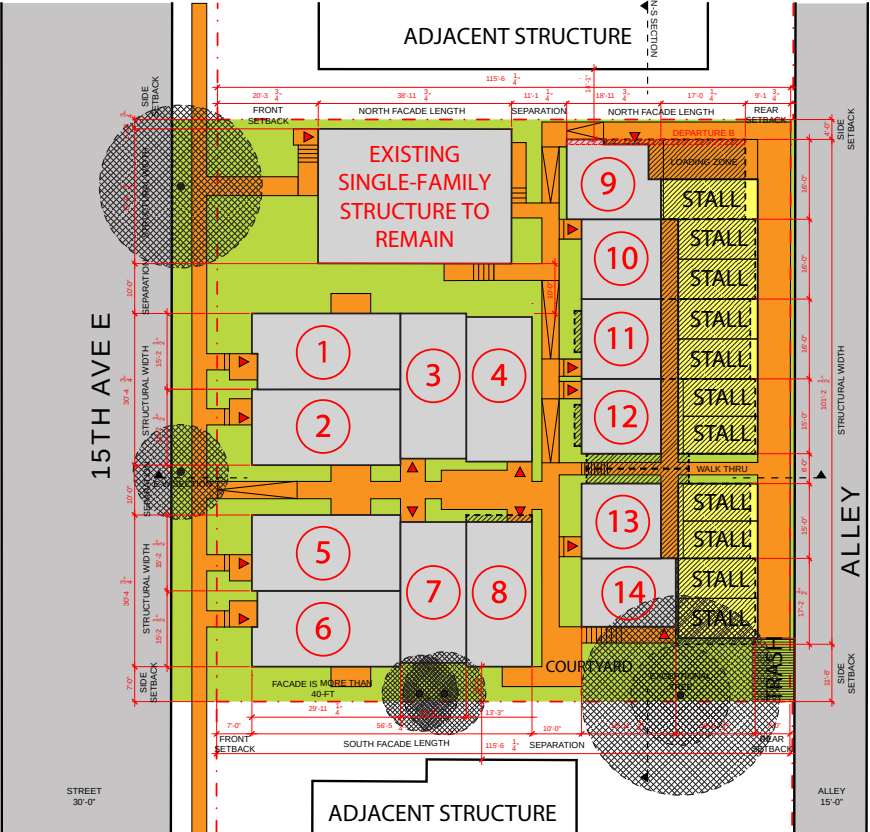
GROSS FLOOR AREA: 20,200 SF
14 UNITS + 1 EXISTING SINGLE-FAMILY
11 PARKING STALLS
(9) 2-BEDROOMS & (5) 3-BEDROOMS
1,440 SF AVERAGE UNIT SIZE



OPTION 2
(1 DEPARTURE REQUESTED)

GROSS FLOOR AREA: 23,600 SF
14 UNITS + 1 EXISTING SINGLE-FAMILY
11 PARKING STALLS
(3) 2-BEDROOMS & (11) 3-BEDROOMS
1,680 SF AVERAGE UNIT SIZE

PREFERRED OPTION



OPTION 3
(1 DEPARTURE REQUESTED)

GROSS FLOOR AREA: 22,200 SF
14 UNITS + 1 EXISTING SINGLE-FAMILY
11 PARKING STALLS
(9) 2-BEDROOMS & (5) 3-BEDROOMS
1,585 SF AVERAGE UNIT SIZE

9.0 ARCHITECTURAL MASSING OPTIONS

OPTION 1 (CODE COMPLIANT)



ADVANTAGES:

- Exceptional tree to remain. (CS1-D-1)(CS2-D-2)
- Existing north single-family structure to remain. (CS3-A-3)
- Large central courtyard proposed with direct access to 15th Ave E. (PL3-B-4)(DC3-B)
- Raised entries along 15th Ave E. (CS3-3)(PL3-A-d)(DC2-C-3)
- Code compliant scheme.

DISADVANTAGES:

- Limited number of units proposed along 15th Ave E with most units inward facing.
- No direct connection between 15th Ave E and Alley.
- No connection between exceptional tree & Central Courtyard.
- Large massing along Alley & facing the existing single-family zone.
- No upper-level setback along 15th Ave E with little response to the existing single-family.

OPTION 2 (1 DEPARTURE REQUESTED)



ADVANTAGES:

- Exceptional tree to remain & incorporated into project. (CS1-D-1)(CS2-D-2)(DC3-C-3)
- Existing north single-family structure to remain. (CS3-A-3)
- Six units accessed directly from 15th Ave E. (PL3-A-d)(CS2-C-2)(PL3-B)
- Upper-level setback facing street to mimic adjacent structures. (CS3-A-3)(DC2-C-3)(DC2-A)
- Raised entries along 15th Ave E. (CS3-3)(PL3-A-d)

DISADVANTAGES:

- Side-setback average departure requested.
- No visual connection between 15th Ave E & Alley.
- Small and narrow courtyard.
- Limited options for modulation along side facades.
- Limited opportunities for glazing.
- Large massing along Alley, facing the existing single-family zone to the east.
- Massing not broken along 15th Ave E.

OPTION 3 (1 DEPARTURE REQUESTED) (PREFERRED OPTION)



ADVANTAGES:

- Exceptional tree to remain & incorporated into project. (CS1-D-1)(CS2-D-2)(DC3-C-3)
- Existing north single-family structure to remain. (CS3-A-3)
- Five units are accessed directly from 15th Ave E. (CS2-B-2)(PL3-B)
- Upper-level setback facing street to mimic adjacent structures. (CS3-A-3)(DC2-A)
- Mid-site circulation from 15th Ave E to alley. (CS2-B-2)(DC3-C-3)
- Push & Pull modulation to mimic adjacent structure. (CS2-A-1)
- Reduction in mass along alley facing the existing single-family zone. (CS2-D-3) (CS2-D-5)
- Modulation along the north, central, south elevations reduces the preceived mass of project.
- Provides connections between Street, Alley, and Exceptional tree through an easily understandable path. (DC3-B)(DC3-C-3)

DISADVANTAGES:

- Side setback departure requested to provide room for passage-way to alley and to retain exceptional tree. (CS1-D-2)(CS2-D)(CS3-A-3)(DC1-A)(DC3-B)(PL1-A)(PL2-B-1)(PL3-B-4)

9.0 ARCHITECTURAL MASSING OPTION 1: COMPOSITE SITE PLAN

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E

DESIGN:

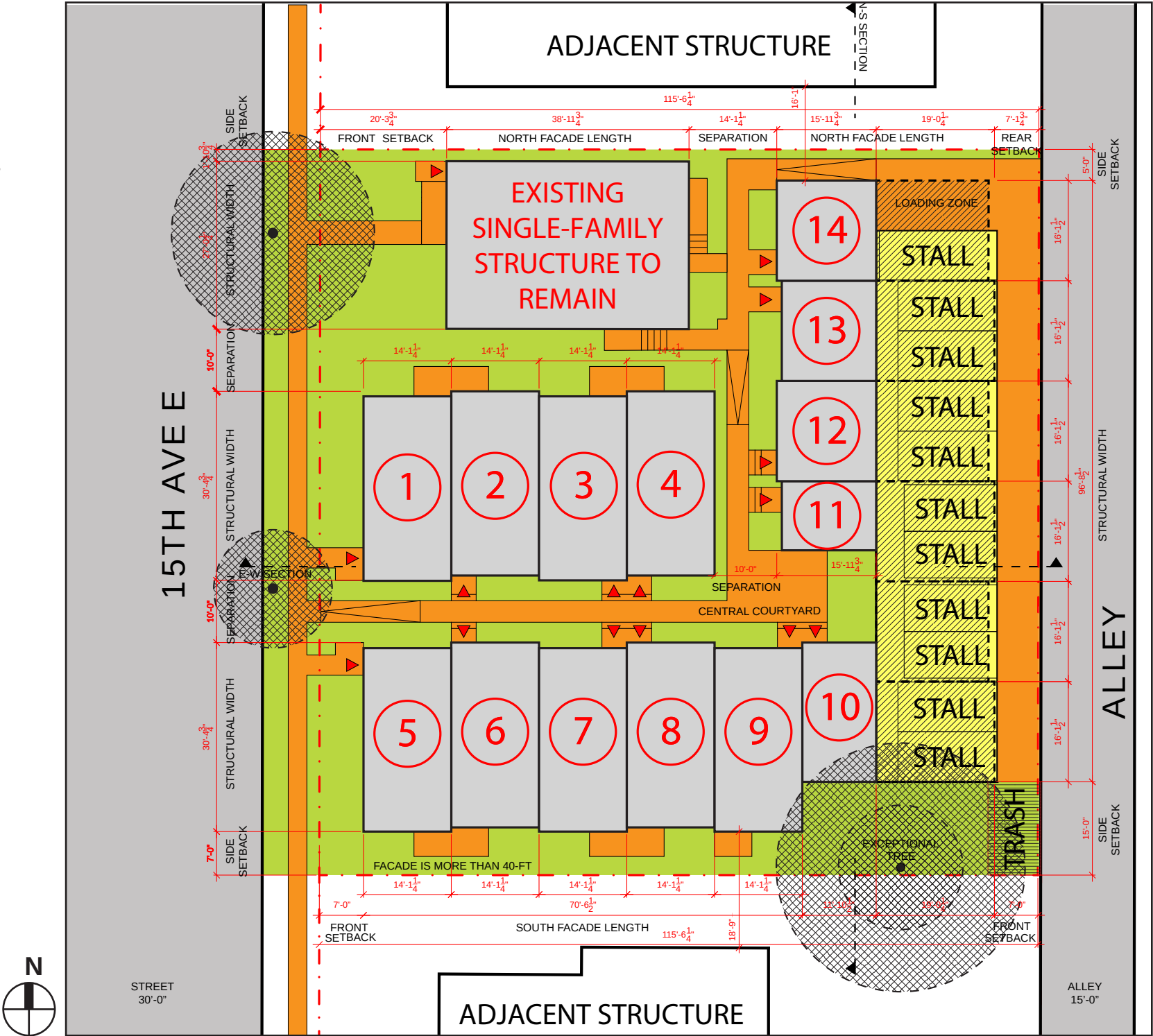
Option 1 is a code-compliant scheme that consists of 14 4-story townhouse units broken into 2 structures with 11 parking stalls situated below residences and accessed from alley. All proposed townhouses contain rooftop decks. The existing single-family structure located on the northern lot would remain while all other structures would be removed (CS3-A-3). Units 1 & 5 would have direct entries along 15th Ave E., while remaining units would have entries internally to the site. The exceptional tree located at the south-eastern portion of the site would be retained (CS1-D-1)(CS2-D-2). However, this tree would not have connection to the overall circulation of the site. A direct visual and physical connection between the street and alley would not be possible in this scheme. Raised entries are provided at the units facing 15th Ave E, this as well as a proposed landscape buffer would provide connection to both adjacent single-family structures as well as Volunteer Park directly to the West (CS3-3)(PL3-A-d)(DC2-C-3). Massing facing 15th Ave E would be broken into three structures, proposed units 1 & 5 as well as the existing single-family house to the north. This massing is similar to what is currently on the site today. Connected to the street and in the center of the site is a central courtyard which would be used as a gathering space for all residences (PL3-B-4)(DC3-B).

PROPOSED GROSS FLOOR AREA: 20,200 SF
PROPOSED UNITS: 14 + 1 EXISTING SINGLE-FAMILY
PROPOSED PARKING: 11 STALLS (7 STALLS REQUIRED)
AVERAGE UNIT SIZE: (9) 2-BEDROOM UNITS, (5) 3-BEDROOM UNITS (1,440 SF AVERAGE)

REQUESTED DEPARTURES:
CODE COMPLIANT

BUILDING LEGEND:

- LIVING
- YARD
- PARKING (BELOW STRUCTURE)
- CIRCULATION
- STRUCTURE ABOVE
- BUS STOP & SHELTER
- UNIT ENTRY



9.0 ARCHITECTURAL MASSING OPTION 1: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



VIEW ALONG 15TH AVE E LOOKING E

ADVANTAGES:

- Exceptional tree to remain. (CS1-D-1)(CS2-D-2)
- Existing north single-family structure to remain. (CS3-A-3)
- Large central courtyard proposed with direct access to 15th Ave E. (PL3-B-4)(DC3-B)
- Raised entries along 15th Ave E. (CS3-3)(PL3-A-d)(DC2-C-3)
- Code compliant scheme.

DISADVANTAGES:

- Limited number of units proposed along 15th Ave E with most units inward facing.
- No direct connection between 15th Ave E and Alley.
- No connection between exceptional tree & Central Courtyard.
- Large massing along Alley & facing the existing single-family zone.
- No upper-level setback along 15th Ave E with little response to the existing single-family.

9.0 ARCHITECTURAL MASSING OPTION 1: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



VIEW LOOKING SE



VIEW LOOKING NE



VIEW LOOKING NW



VIEW LOOKING SW

9.0 ARCHITECTURAL MASSING OPTION 1: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



AERIAL VIEW LOOKING SE



AERIAL VIEW LOOKING NE



AERIAL VIEW LOOKING NW



AERIAL VIEW LOOKING SW

9.0 ARCHITECTURAL MASSING OPTION 1: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



STREET VIEW LOOKING SOUTHEAST



STREET VIEW LOOKING NORTHEAST

9.0 ARCHITECTURAL MASSING OPTION 1: CONCEPTUAL PERSPECTIVES

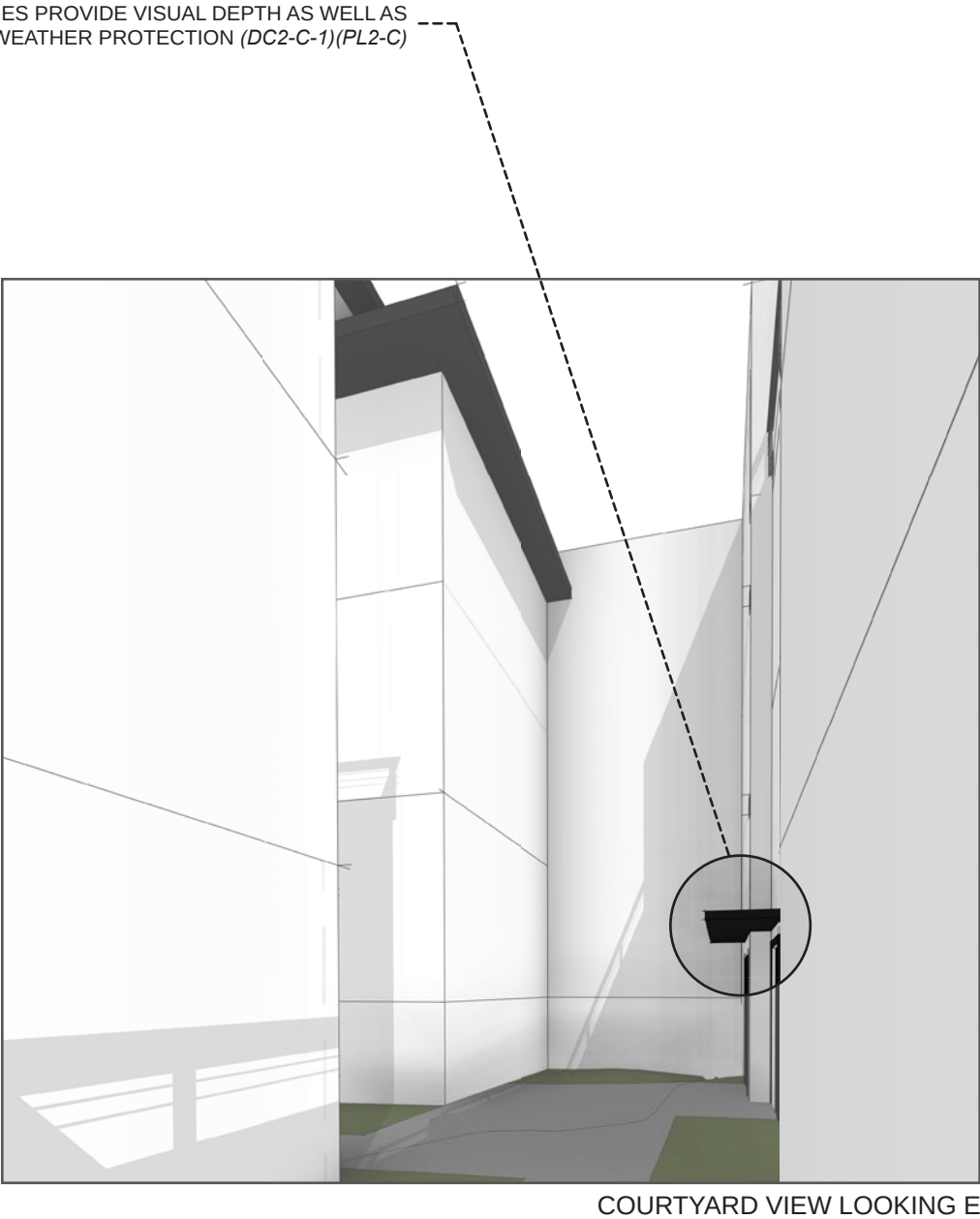
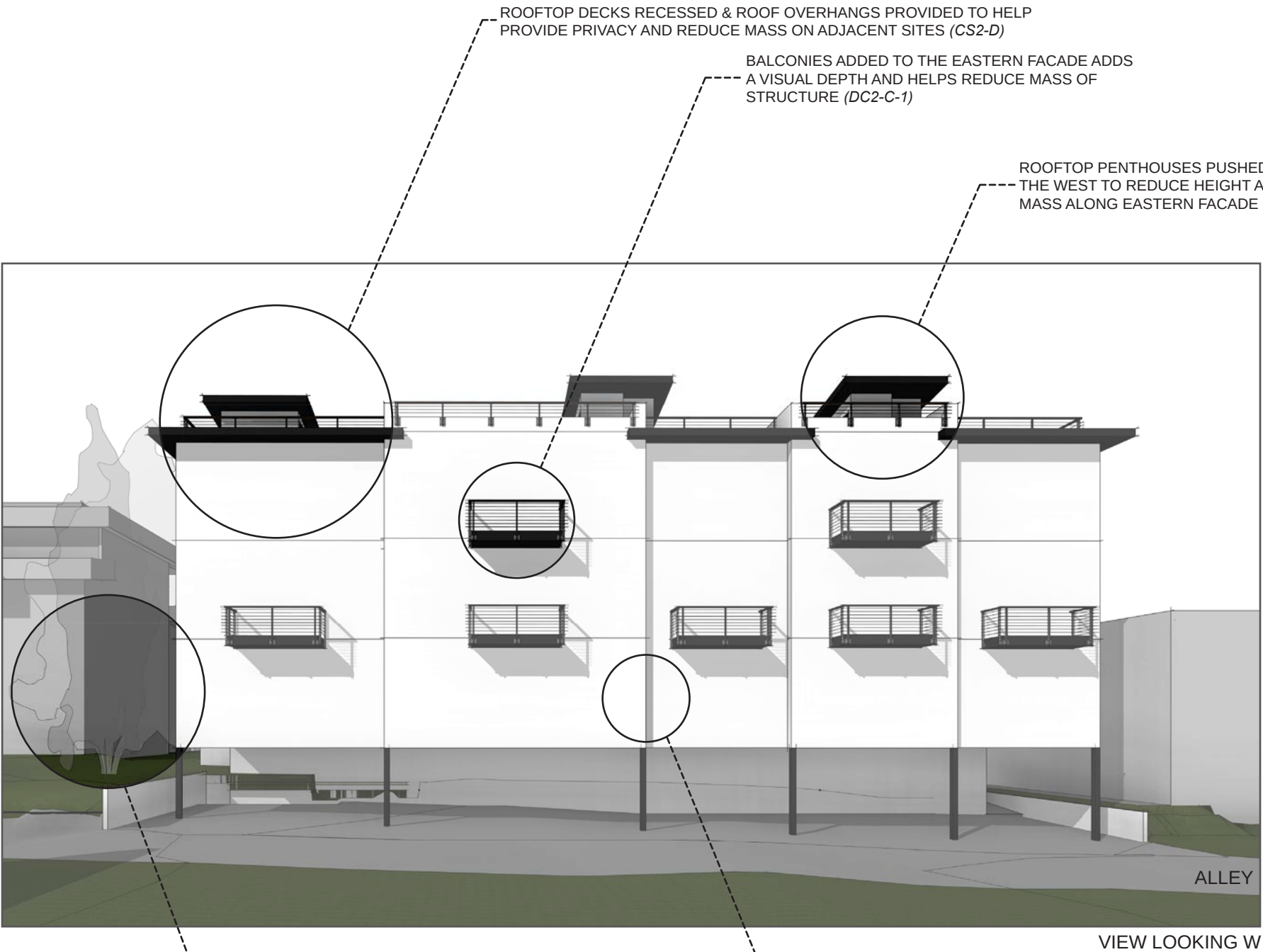
EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



STREET VIEW LOOKING EAST

9.0 ARCHITECTURAL MASSING OPTION 1: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



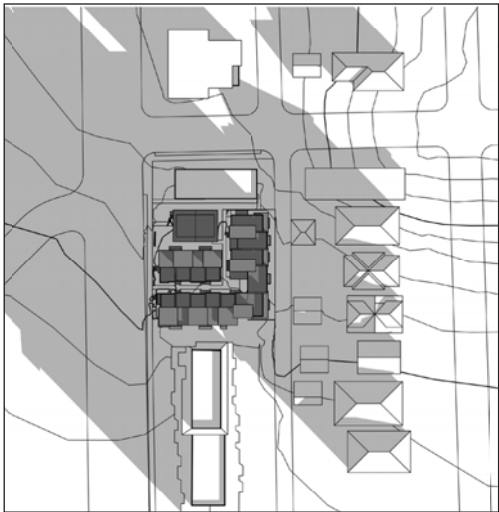
EXCEPTIONAL TREE TO BE RETAINED (CS1-D-1)

MODULATION MIMICS ADJACENT STRUCTURE AND REDUCES MASS ALONG EASTERN FACADE (DC2-C-3)(CS2-D)

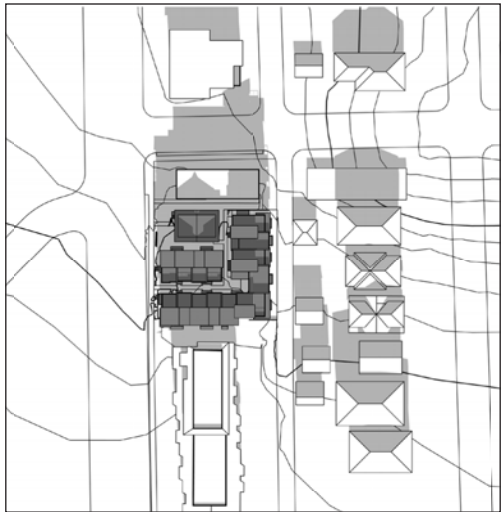
9.0 ARCHITECTURAL MASSING OPTION 1: SHADOW STUDY

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E

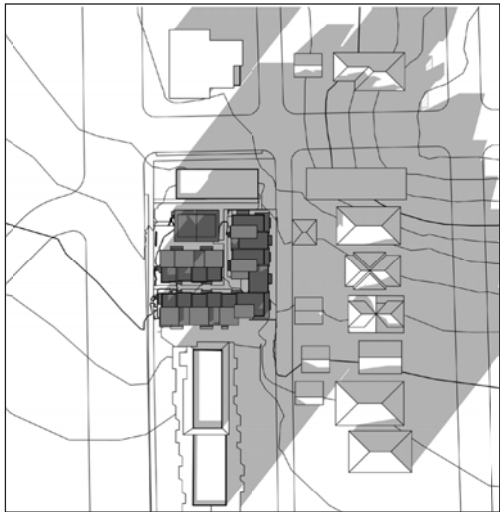
DECEMBER 21ST



9 AM

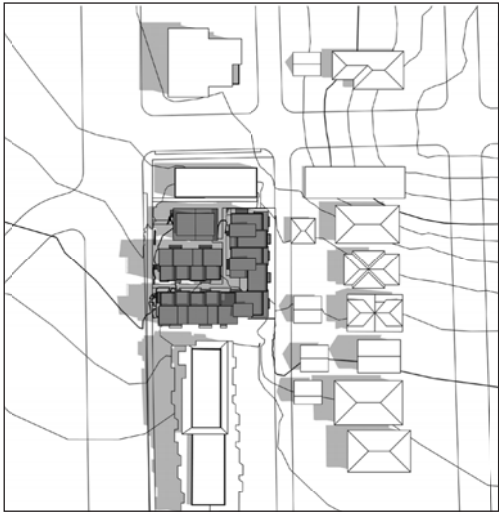


12 PM

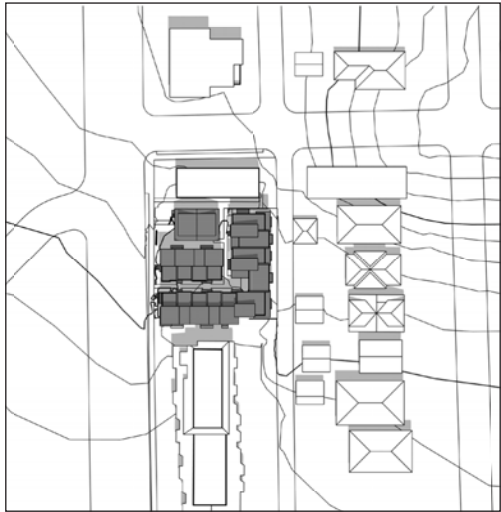


3 PM

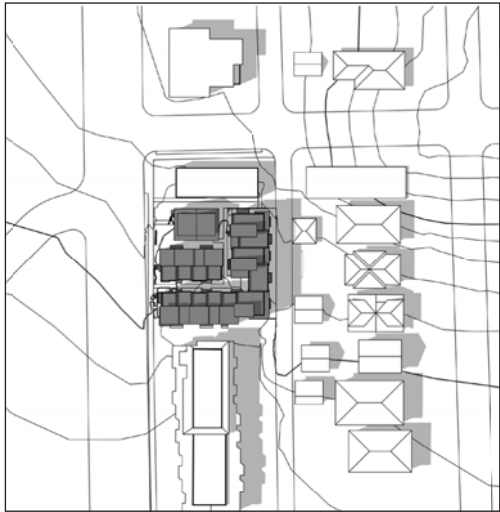
JUNE 21ST



9 AM

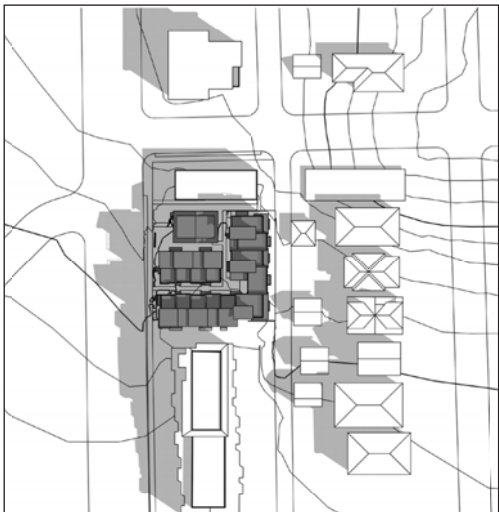


12 PM

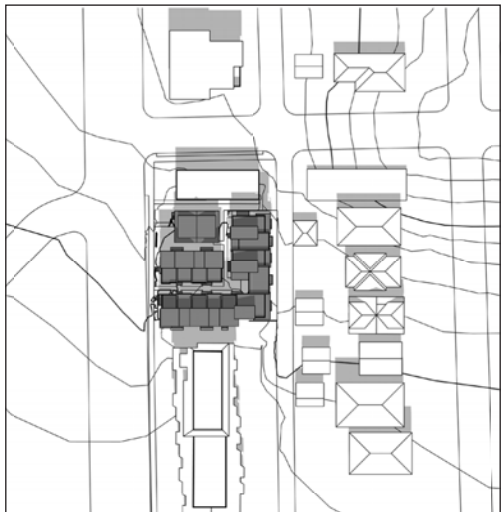


3 PM

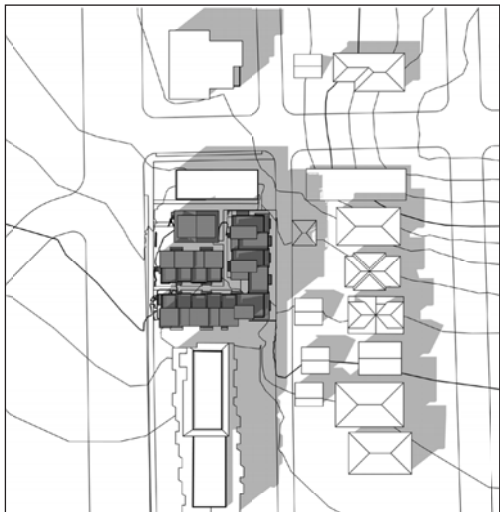
SEPTEMBER 21ST



9 AM



12 PM

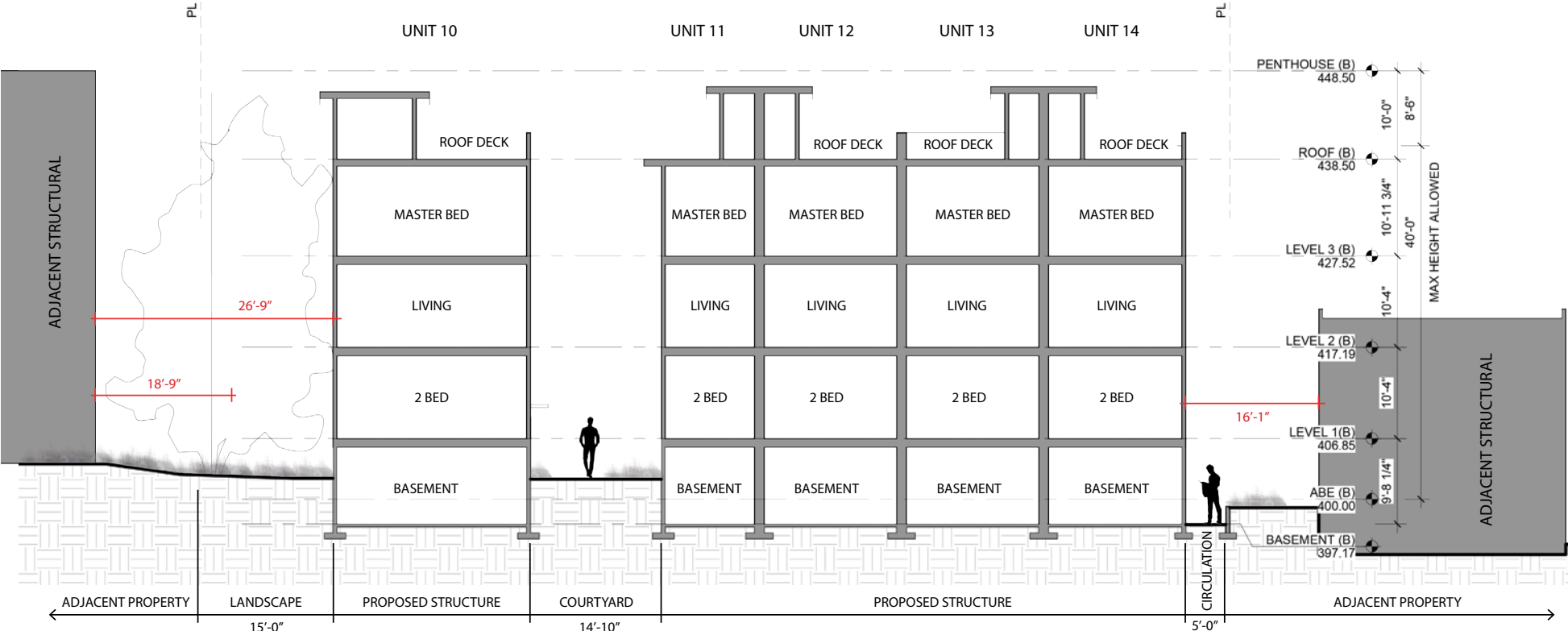
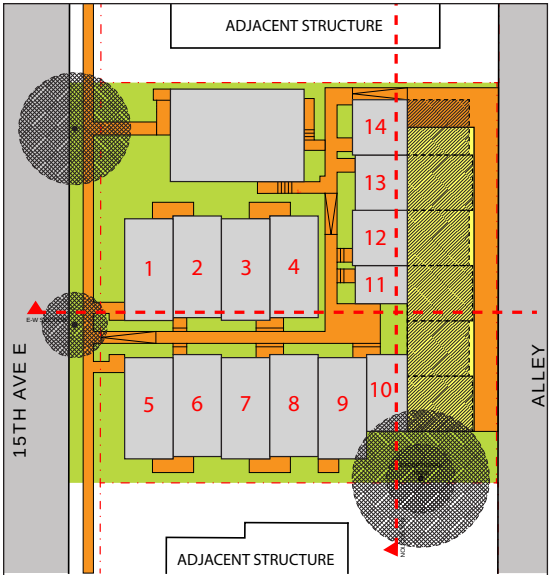


3 PM



9.0 ARCHITECTURAL MASSING OPTION 1: SITE SECTION

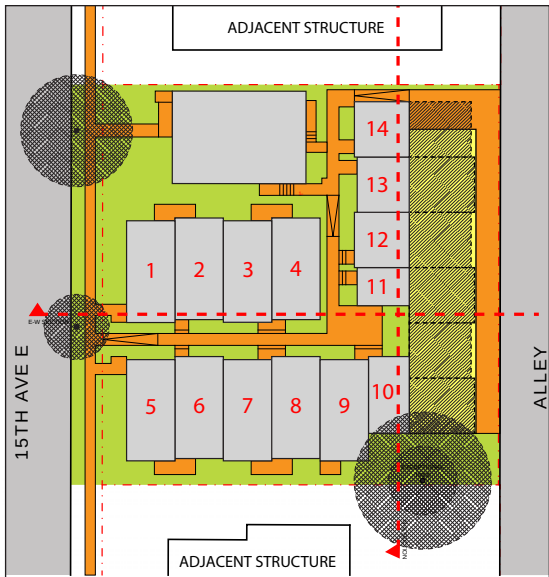
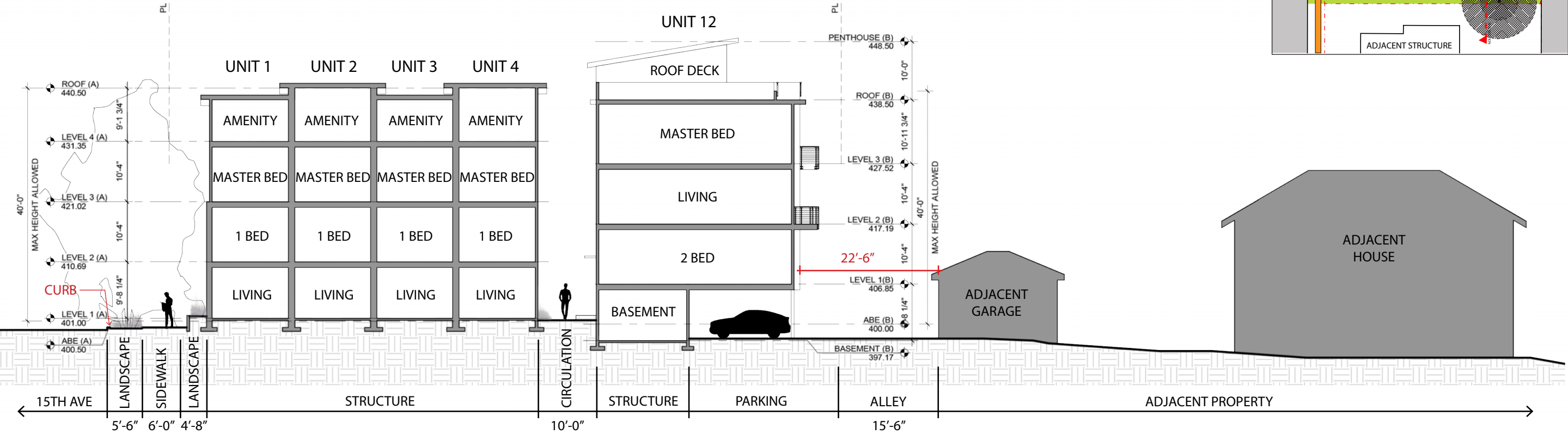
EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



NORTH-SOUTH SITE SECTION

9.0 ARCHITECTURAL MASSING OPTION 1: SITE SECTION

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



EAST-WEST SITE SECTION

9.0 ARCHITECTURAL MASSING OPTION 2: COMPOSITE SITE PLAN

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E

DESIGN:

Option 2 is a scheme that consists of 14 4-story townhouse units broken into 2 structures with 11 parking stalls below which are accessed from the alley. The existing single-family structure located on the northern lot is to remain while all remaining structures would be removed (CS3-A-3). The exceptional tree located at the southeastern corner of the site would be retained and incorporated into the ground level amenity space (CS1-D-1)(DC2-D-2)(DC3-C-3). Units 1-5 face west toward Volunteer Park and 15th Ave E (PL3-A-d)(CS2-C-2)(PL3-B). This creates a strong street presence that is only broken by the raised entries to each unit. Between these units and the street there is a landscape buffer zone that provides a transition and connection to the park directly to the west. Access to the rear units is via a circulation path directly between the existing single-family structure and unit 1. This path then connects to a path running north-south which provides access to units 6-14 . For these units modulation along the alley mimics the adjacent structure to the south and also adds to the reduction of mass (CS2-A-1). A large setback on level 4 of units 1-5 provides a reduction in height and mass directly facing 15th Ave E and creates a transition between the adjacent structure to the south and the existing single-family to the north (CS3-A-3)(DC2-C-3) (DC2-A).

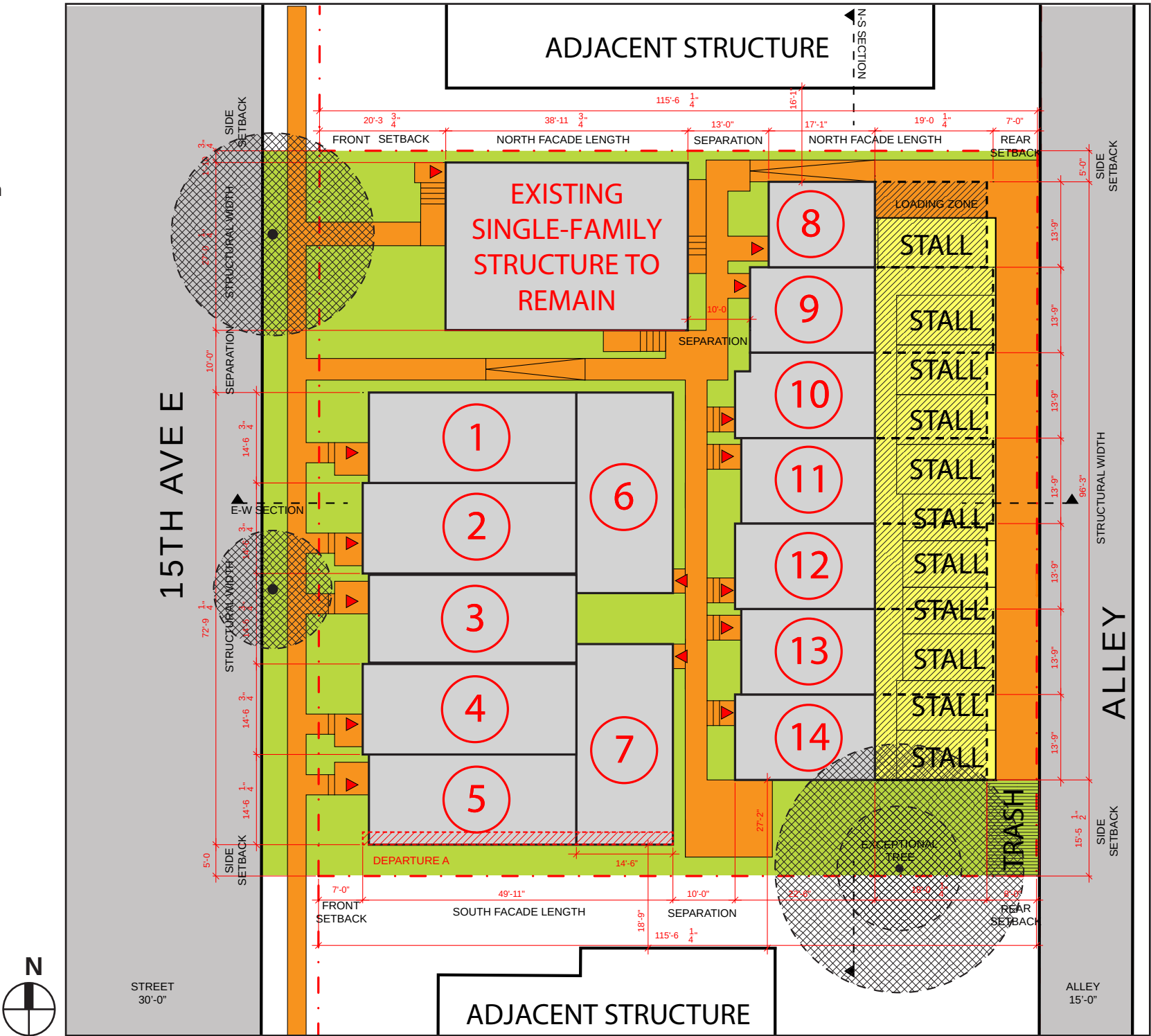
PROPOSED GROSS FLOOR AREA: 23,600 SF
PROPOSED UNITS: 14 + 1 EXISTING SINGLE-FAMILY
PROPOSED PARKING: 11 STALLS (7 REQUIRED)
AVERAGE UNIT SIZE: (3) 2-BEDROOM UNITS, (11) 3-BEDROOM UNITS (1,680 SF AVERAGE)

REQUESTED DEPARTURES:

- SIDE SETBACK AVERAGE DEPARTURE (A)

BUILDING LEGEND:

-  LIVING
-  YARD
-  PARKING (BELOW STRUCTURE)
-  CIRCULATION
-  STRUCTURE ABOVE
-  BUS STOP & SHELTER
-  UNIT ENTRY



SITE PLAN

9.0 ARCHITECTURAL MASSING OPTION 2: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



VIEW ALONG 15TH AVE E LOOKING E

ADVANTAGES:

- Exceptional tree to remain & incorporated into project. (CS1-D-1)(CS2-D-2)(DC3-C-3)
- Existing north single-family structure to remain. (CS3-A-3)
- Six units accessed directly from 15th Ave E. (PL3-A-d)(CS2-C-2)(PL3-B)
- Upper-level setback facing street to mimic adjacent structures. (CS3-A-3)(DC2-C-3)(DC2-A)
- Raised entries along 15th Ave E. (CS3-3)(PL3-A-d)

DISADVANTAGES:

- Side-setback average departure requested.
- No visual connection between 15th Ave E & Alley.
- Small and narrow central courtyard.
- Limited options for modulation along side facades.
- Limited opportunities for glazing.
- Large massing along Alley, facing the existing single-family zone to the east.
- Massing not broken along 15th Ave E.

9.0 ARCHITECTURAL MASSING OPTION 2: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



VIEW LOOKING SE



VIEW LOOKING NE



VIEW LOOKING NW



VIEW LOOKING SW

9.0 ARCHITECTURAL MASSING OPTION 2: CONCEPTUAL PERSPECTIVES

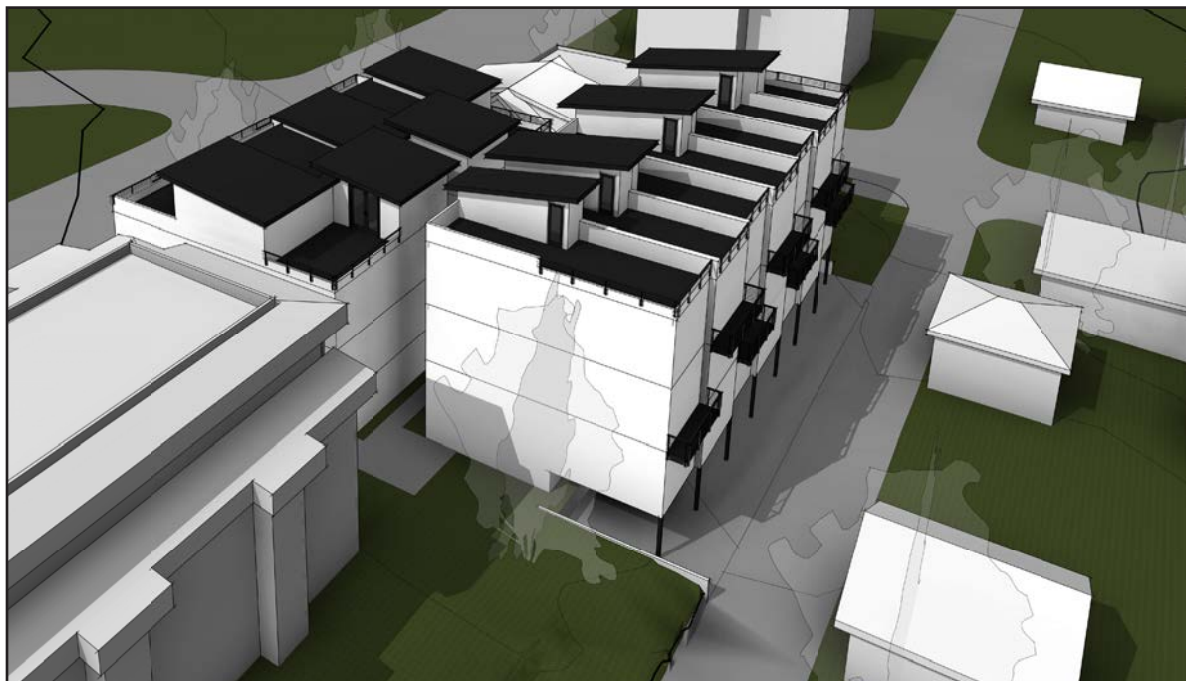
EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



AERIAL VIEW LOOKING SE



AERIAL VIEW LOOKING NE



AERIAL VIEW LOOKING NW



AERIAL VIEW LOOKING SW

9.0 ARCHITECTURAL MASSING OPTION 2: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



STREET VIEW LOOKING SOUTHEAST



STREET VIEW LOOKING NORTHEAST

9.0 ARCHITECTURAL MASSING OPTION 2: CONCEPTUAL PERSPECTIVES

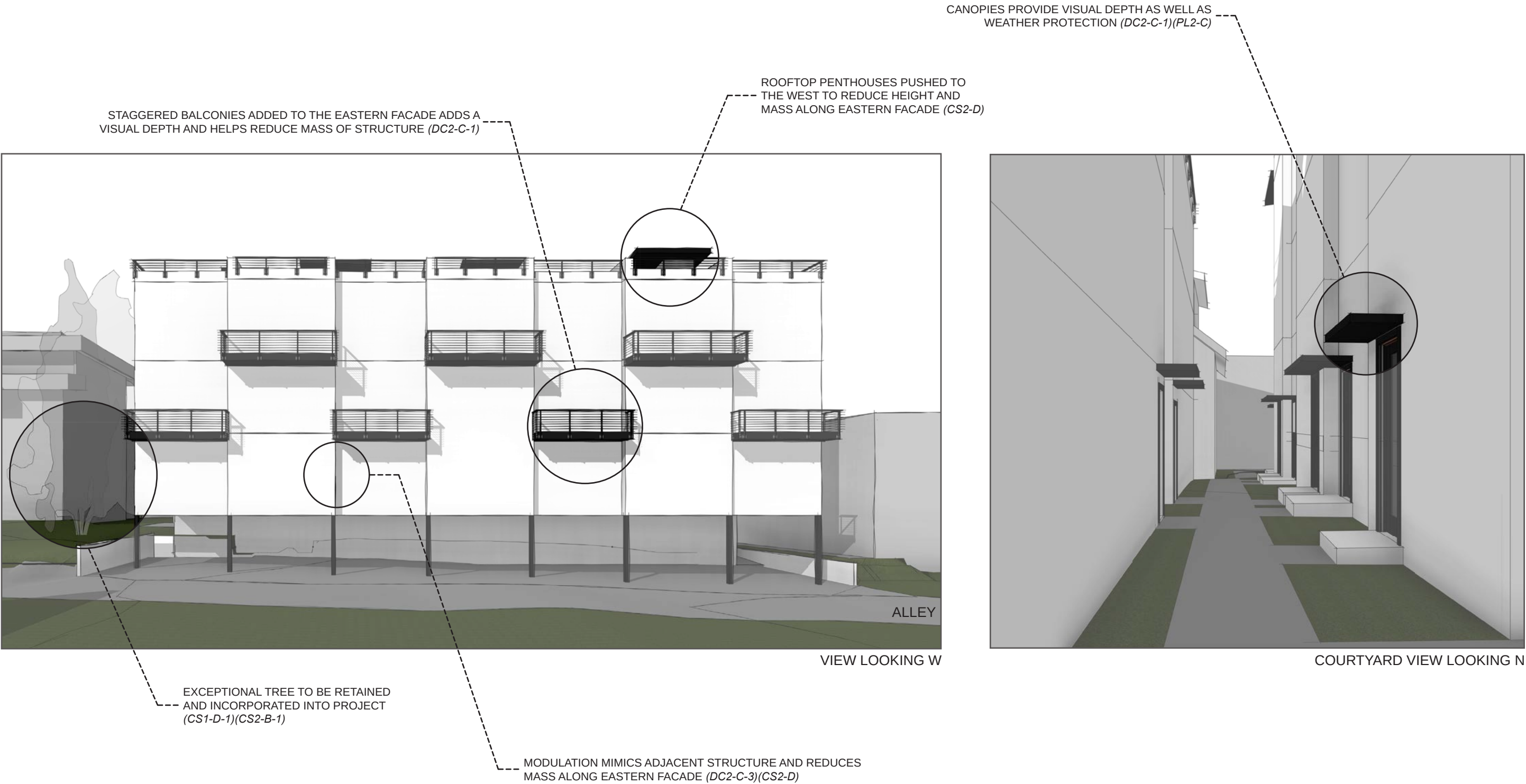
EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



STREET VIEW LOOKING EAST

9.0 ARCHITECTURAL MASSING OPTION 2: CONCEPTUAL PERSPECTIVES

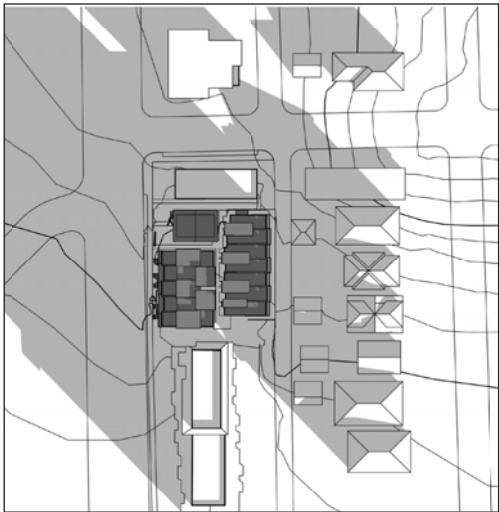
EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



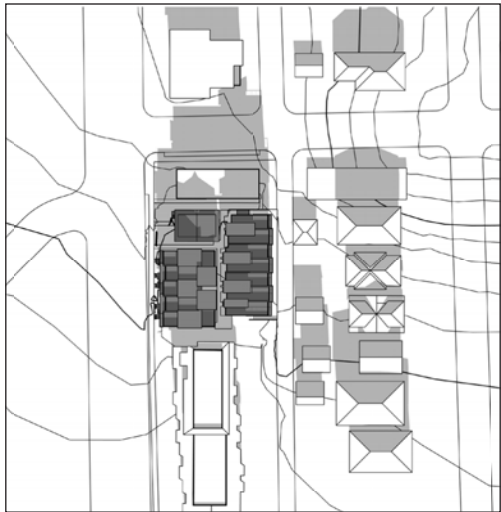
9.0 ARCHITECTURAL MASSING OPTION 2: SHADOW STUDY

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E

DECEMBER 21ST



9 AM

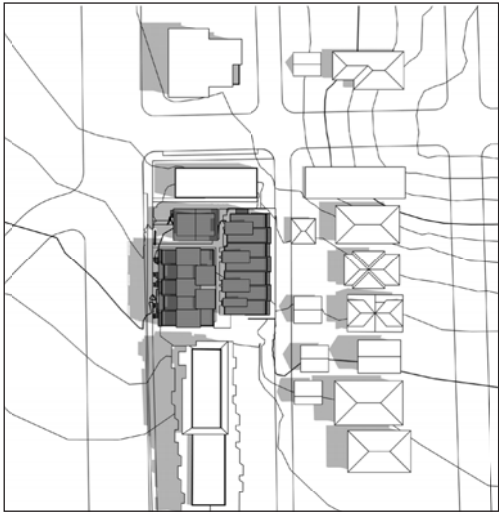


12 PM

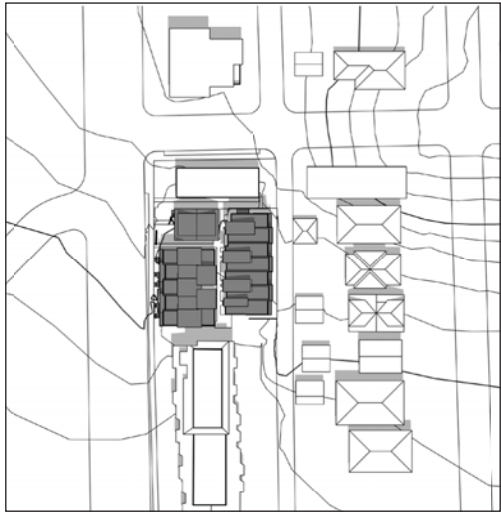


3 PM

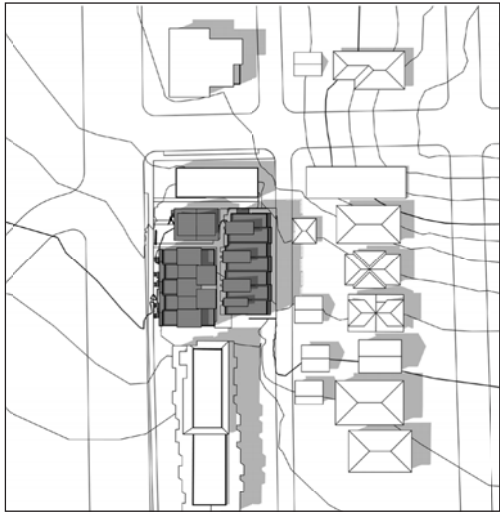
JUNE 21ST



9 AM

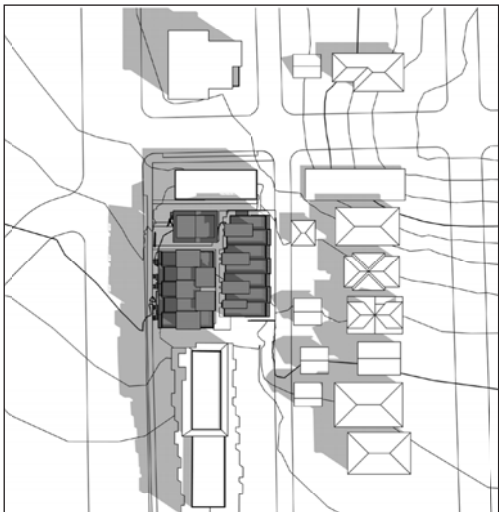


12 PM

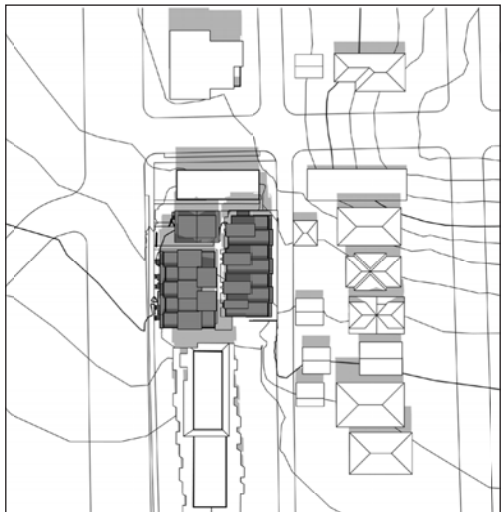


3 PM

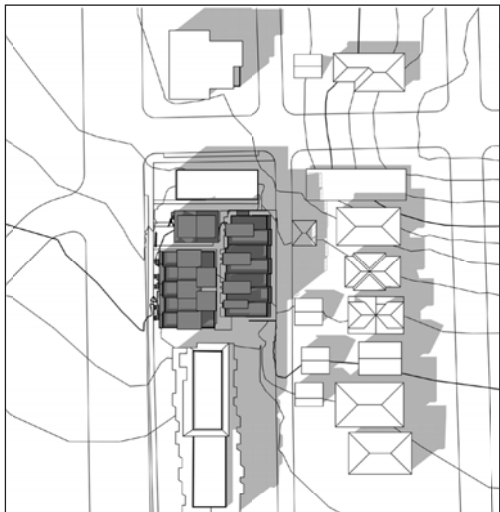
SEPTEMBER 21ST



9 AM



12 PM

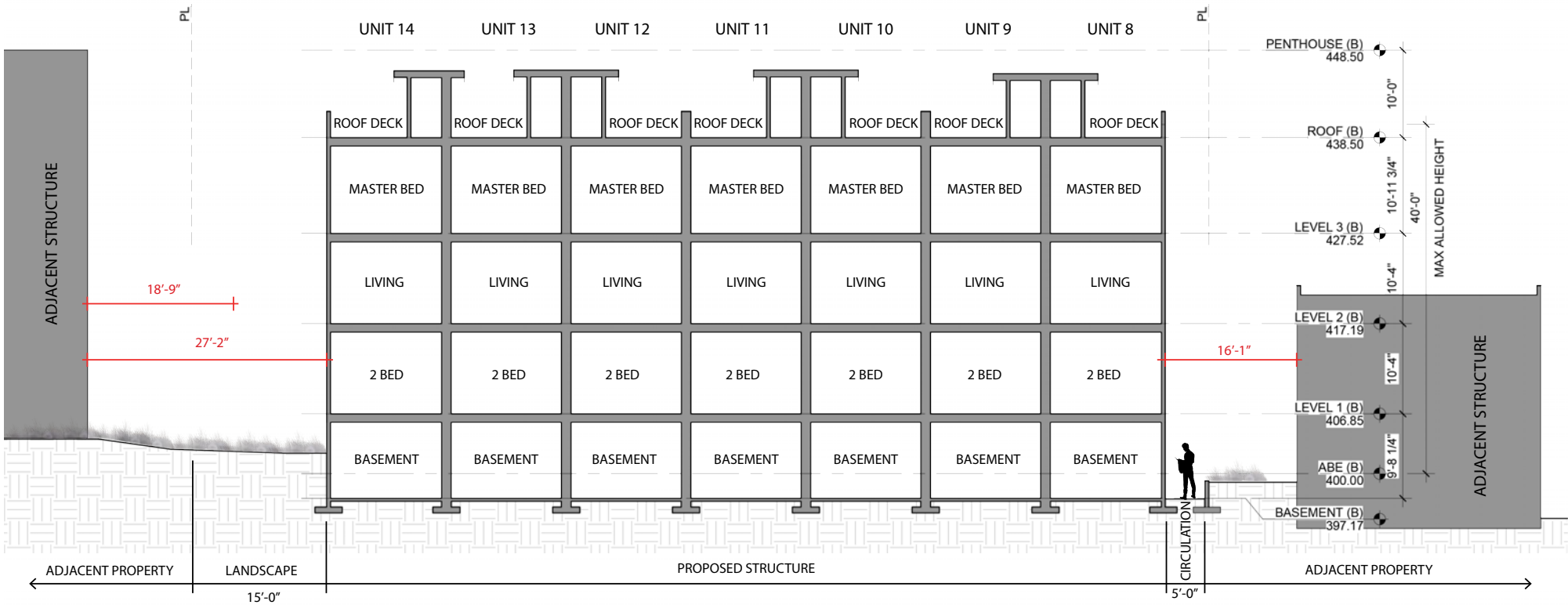
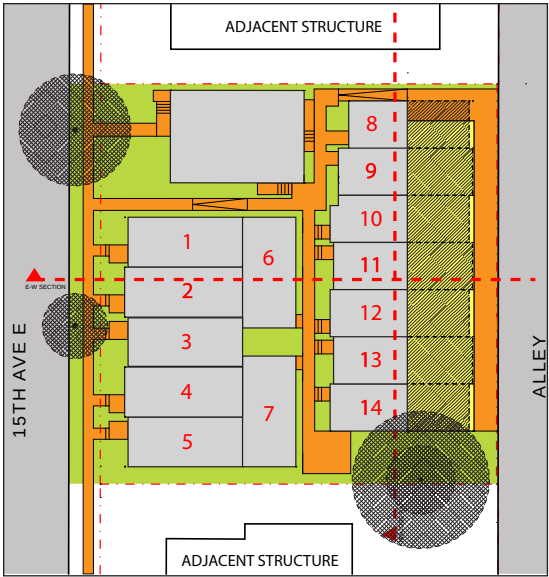


3 PM



9.0 ARCHITECTURAL MASSING OPTION 2: SITE SECTION

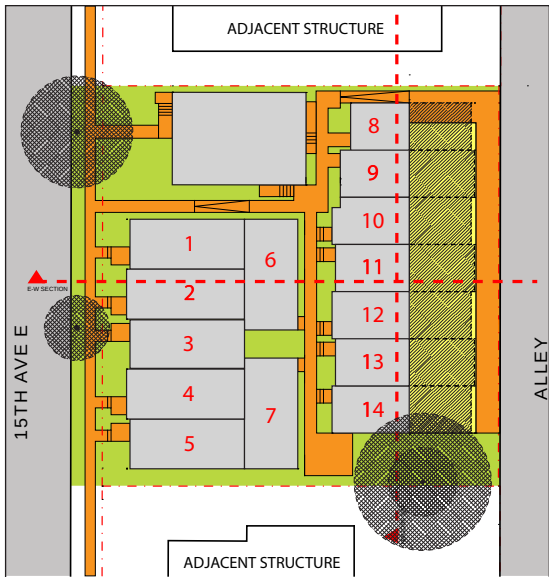
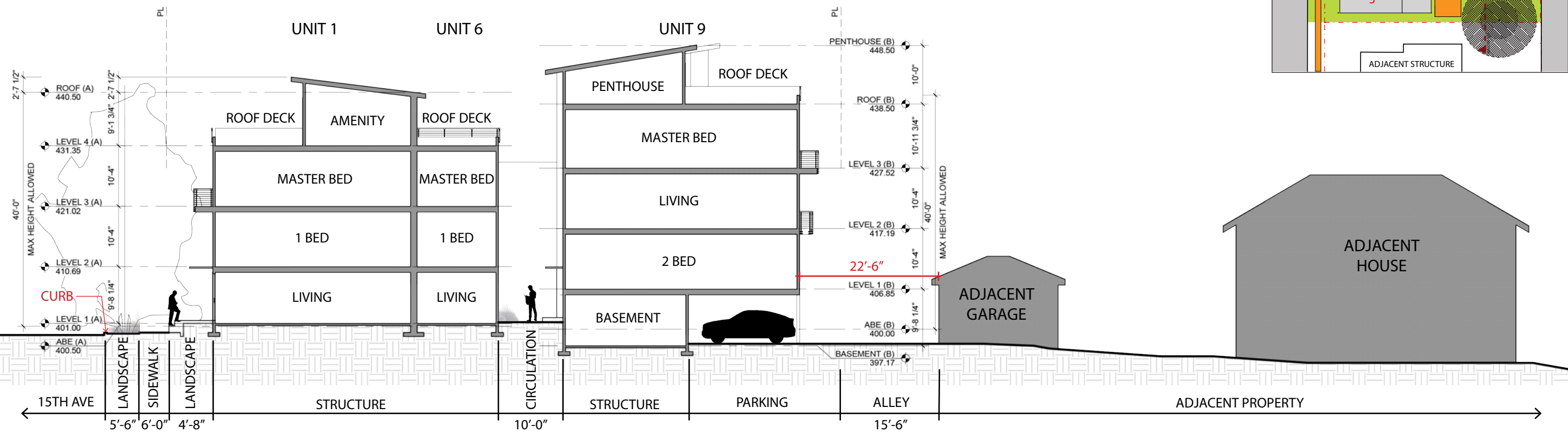
EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



NORTH-SOUTH SITE SECTION

9.0 ARCHITECTURAL MASSING OPTION 2: SITE SECTION

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



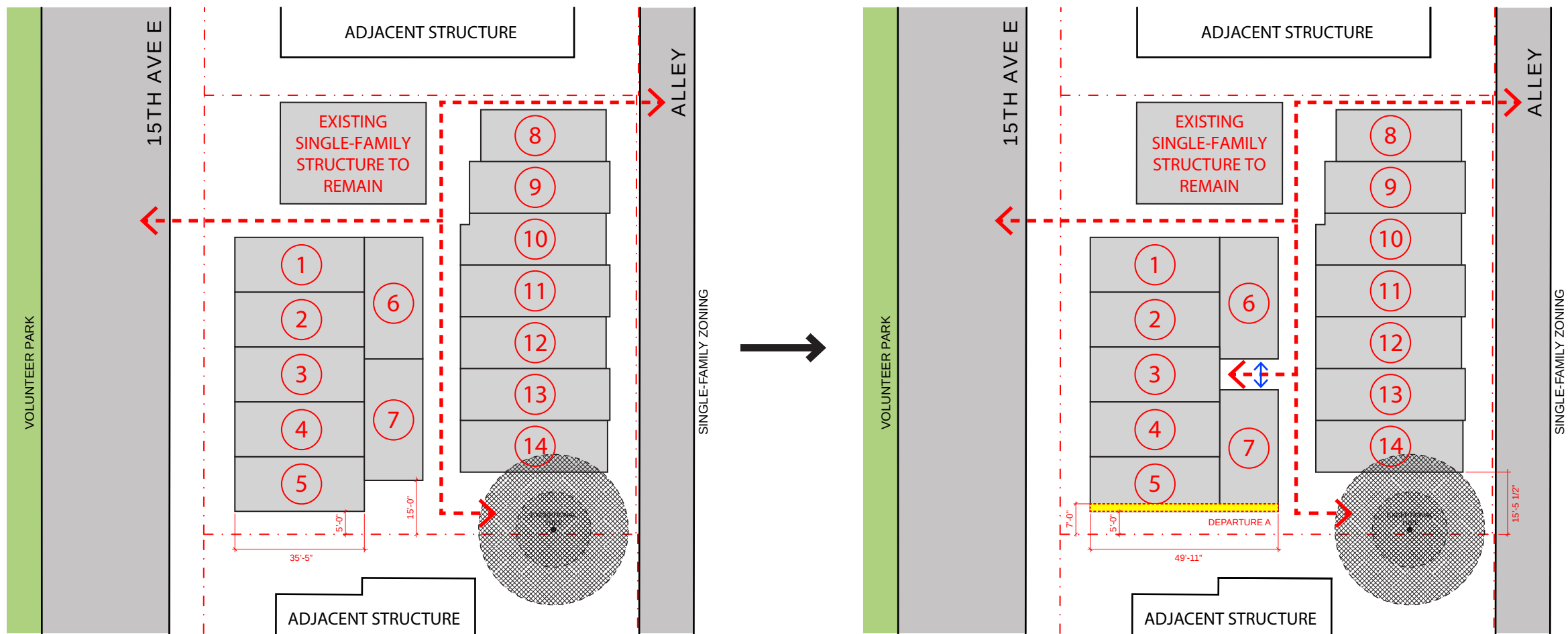
EAST-WEST SITE SECTION

9.0 ARCHITECTURAL MASSING OPTION 2: DEPARTURE SUMMARY

DEPARTURE SUMMARY TABLE				
	CODE CITATION	CODE REQUIREMENT	PROPOSED DEPARTURE	JUSTIFICATION OF DEPARTURE
DEPARTURE A	SIDE SETBACK AVERAGE SMC 23.45.518.A	FOR TOWNHOUSE DEVELOPMENTS WITH A FAÇADE GREATER THAN 40'-0" IN LENGTH IN LR ZONES THE REQUIRED AVERAGE FRONT SETBACK IS 7 FEET.	A 5'-0" AVERAGE SETBACK IS PROVIDED ALONG THE SOUTH FAÇADE OF UNIT 5 & 7. THIS IS A 2'-0" REDUCTION OR ABOUT A 29% REDUCTION IN SETBACK AVERAGE. THE FAÇADE LENGTH AT THIS LOCATION IS 49'-11".	THE SETBACK AVERAGE REDUCTION IS THE RESULT OF SEPARATING UNITS 6 & 7 TO PROVIDE EASTERN ACCESS TO UNIT 3 AND CREATING INTERNAL MODULATION IN THE CENTRAL COURTYARD THUS PROVIDING MORE ENJOYABLE SPACE FOR ITS OCCUPANTS. THIS DEPARTURE ALSO PROVIDES ADDITIONAL LIGHT AND AIR TO THIS CENTRAL AREA AND ALLOWS IT TO BE USED FOR MORE THEN JUST CIRCULATION. (CS1-B)(CS2-A-1)(PL1-A)(PL1-B)(PL2-C)(PL3-A)(PL3-B)(DC1-A)(DC3-B)

9.0 ARCHITECTURAL MASSING OPTION 2: DEPARTURE DIAGRAM

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



NO DEPARTURES

DEPARTURES

- Units 2-4 are undesirable with little to no access to light and air at the rear portion of their spaces.
- The space between the eastern and western structures have little room for modulation and becomes a space of tall vertical walls towering over entry units and walkway below.

9.0 ARCHITECTURAL MASSING OPTION 3: COMPOSITE SITE PLAN

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E

DESIGN:

Option 3 is the preferred scheme that consists of 14 4-story townhouse units broken into 3 structures with 11 parking stalls located below and accessed from alley. The existing single-family structure located on the northern lot to remain while all remaining structures would be removed (CS3-A-3). The exceptional tree located at the southeastern corner of the site would be retained and incorporated into the ground level amenity area (CS1-D-1)(DC2-D-2)(DC3-C-3). Units 1, 2, 5, & 6 face west toward Volunteer Park and 15th Ave E. These units would have raised entries with a landscape buffer to provide a transition zone as well as a connection between the public and private space (CS2-B-2)(PL3-B). The remaining units open up to the interior of the site and are directly linked to two circulation paths bisecting the site. One going north-south and the other east-west. The east-west circulation path allows for a visual and physical connection between 15th Ave E and the Alley by bisecting and pushing the rear units north (CS2-B-2)(DC3-C-3). This not only creates a connection but also creates a break in the rear structure, thus helping reduce the overall mass fronting the single-family zone to the east (CS2-D-3)(CS2-D-5). Modulation along the alley mimics the adjacent structure to the south and also adds to the reduction of mass (CS2-A-1). A large setback on level 4 of units 1, 2, 5, and 6 provide a reduction in height and mass directly facing 15th Ave E and creates a transition between the adjacent structure to the south and the existing single-family to the north (CS3-A-3) (DC2-A).

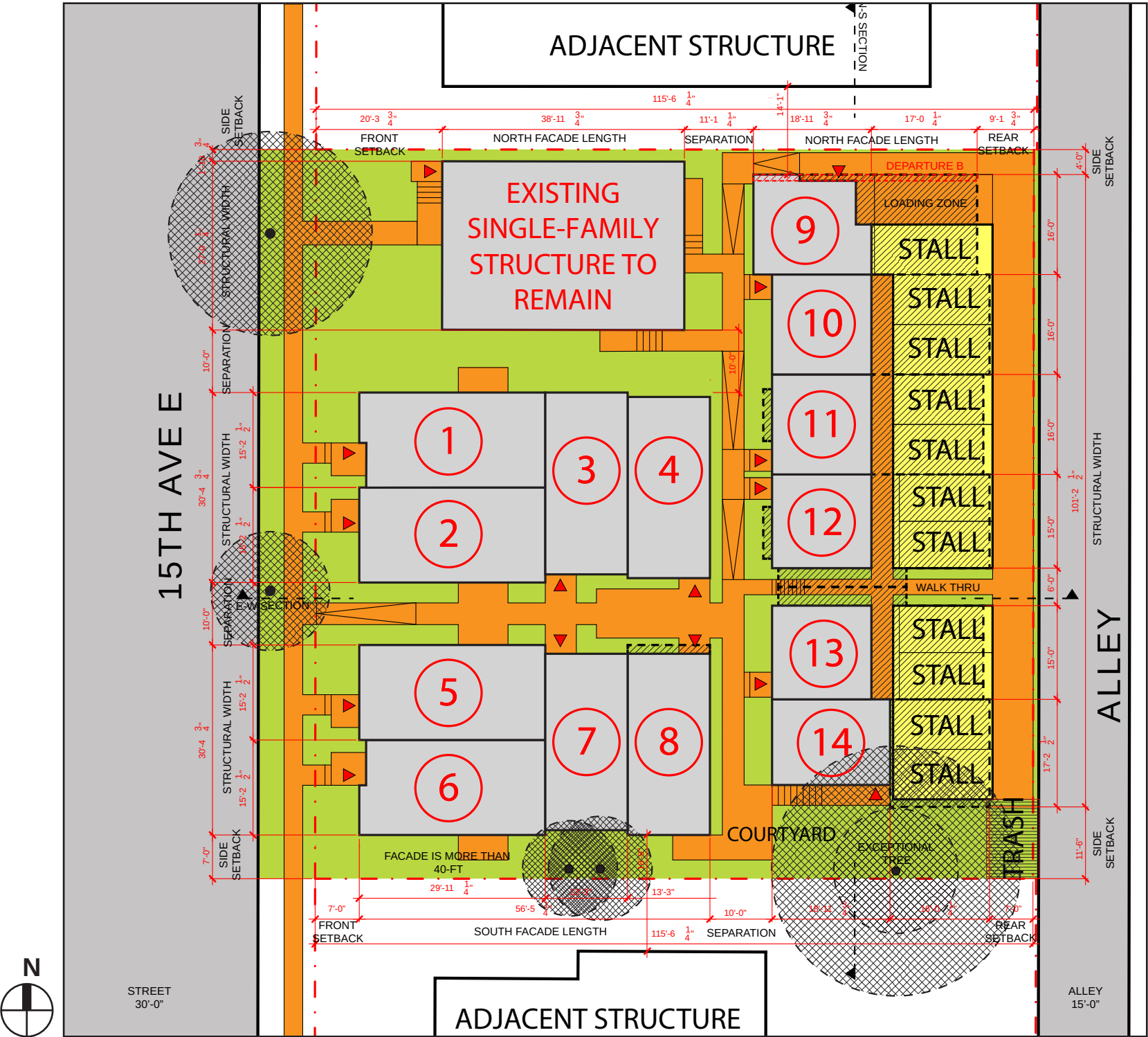
PROPOSED GROSS FLOOR AREA: 22,200 SF
PROPOSED UNITS: 14 + 1 EXISTING SINGLE-FAMILY
PROPOSED PARKING: 11 STALLS (7 REQUIRED)
AVERAGE UNIT SIZE: (9) 2-BEDROOM UNITS, (5) 3-BEDROOM UNITS (1,585 SF AVERAGE)

REQUESTED DEPARTURES:

- SIDE SETBACK DEPARTURE (B)

BUILDING LEGEND:

- LIVING
- YARD
- PARKING (BELOW STRUCTURE)
- CIRCULATION
- STRUCTURE ABOVE
- BUS STOP & SHELTER
- UNIT ENTRY



SITE PLAN

9.0 ARCHITECTURAL MASSING OPTION 3: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



VIEW ALONG 15TH AVE E LOOKING E

ADVANTAGES:

- Exceptional tree to remain & incorporated into project through a large amenity space at the south portion of the site. (CS1-D-1)(CS2-D-2)(DC3-C-3)
- Existing north single-family structure to remain. (CS3-A-3)
- Five units are accessed directly from 15th Ave E. (CS2-B-2)(PL3-B)
- Upper-level setback facing street to mimic adjacent structures. (CS3-A-3)(DC2-A)
- Mid-site circulation from 15th Ave E to alley. (CS2-B-2)(DC3-C-3)
- Push & Pull modulation to mimic adjacent structure. (CS2-A-1)
- Reduction in mass along alley facing the existing single-family zone. (CS2-D-3) (CS2-D-5)
- Modulation along the, central, and south elevations reduces the perceived mass of project.
- The central path provides connections between Street, Alley, and Exceptional tree. (DC3-B)(DC3-C-3)

DISADVANTAGES:

- Side setback departure requested to provide room for passage-way to alley and to retain exceptional tree. (CS1-D-2)(CS2-D)(CS3-A-3)(DC1-A)(DC3-B)(PL1-A)(PL2-B-1)(PL3-B-4)

9.0 ARCHITECTURAL MASSING OPTION 3: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



VIEW LOOKING SE



VIEW LOOKING NE



VIEW LOOKING NW



VIEW LOOKING SW

9.0 ARCHITECTURAL MASSING OPTION 3: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



AERIAL VIEW LOOKING SE



AERIAL VIEW LOOKING NE



AERIAL VIEW LOOKING NW



AERIAL VIEW LOOKING SW

9.0 ARCHITECTURAL MASSING OPTION 3: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



STREET VIEW LOOKING SOUTHEAST



STREET VIEW LOOKING NORTHEAST

9.0 ARCHITECTURAL MASSING OPTION 3: CONCEPTUAL PERSPECTIVES

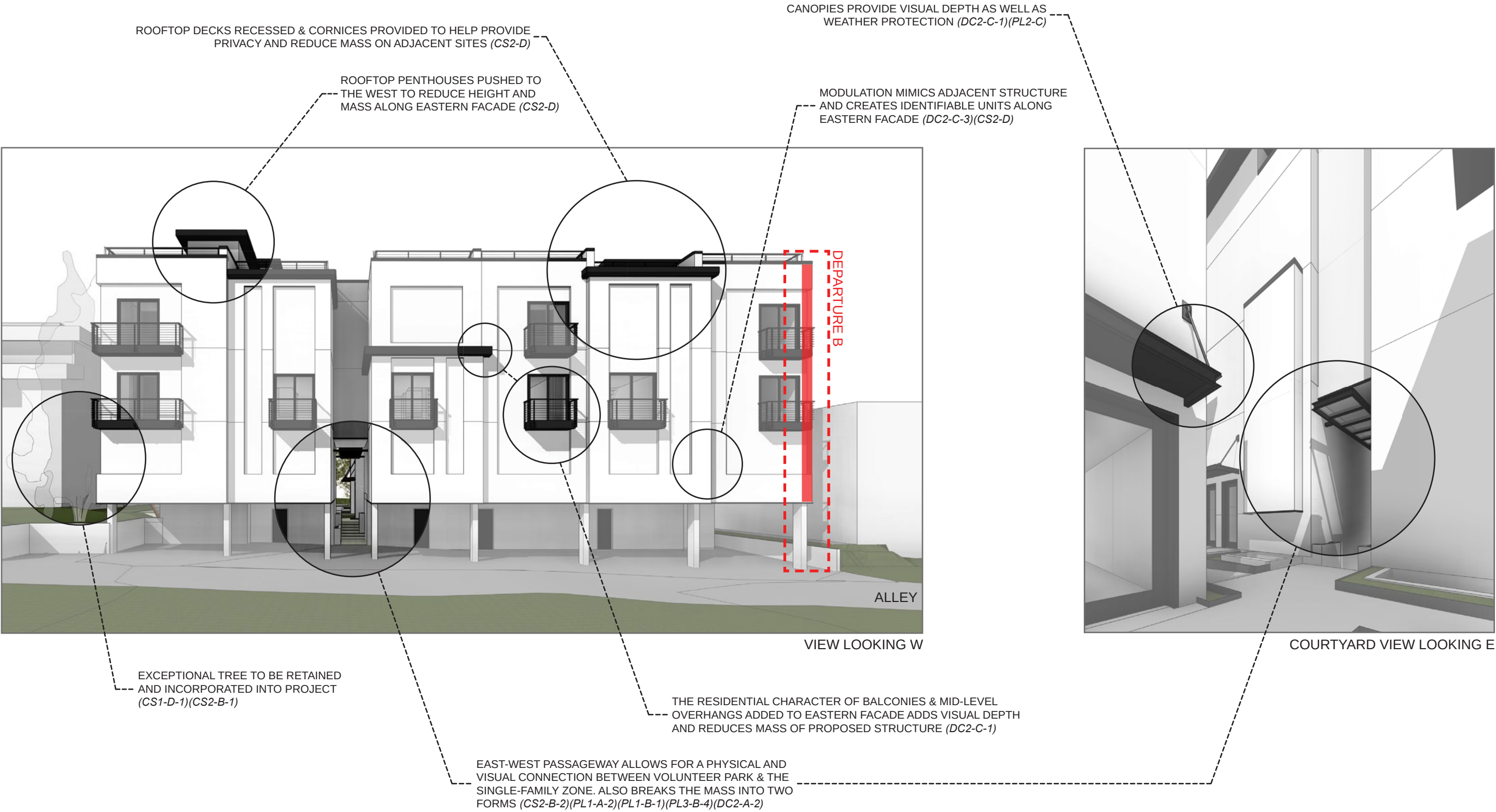
EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



STREET VIEW LOOKING EAST

9.0 ARCHITECTURAL MASSING OPTION 3: CONCEPTUAL PERSPECTIVES

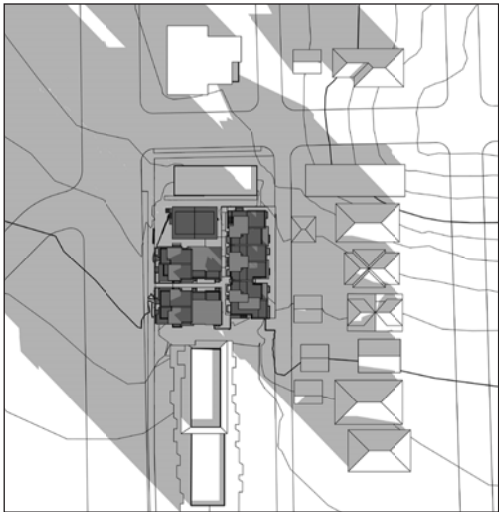
EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



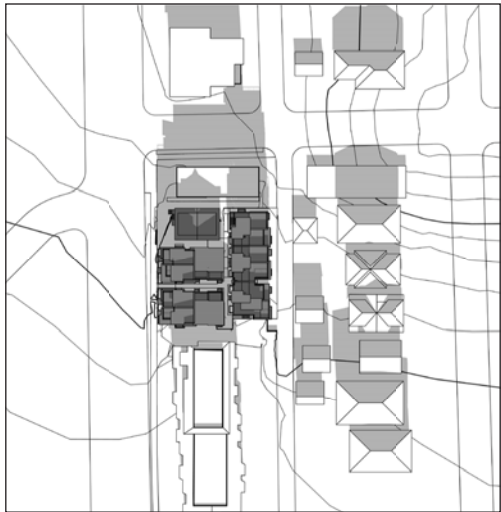
9.0 ARCHITECTURAL MASSING OPTION 3: SHADOW STUDY

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E

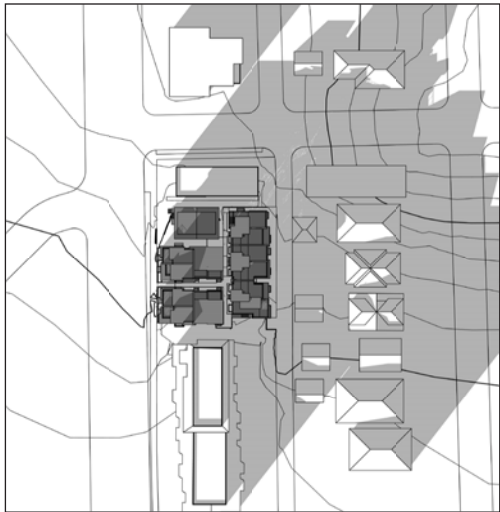
DECEMBER 21ST



9 AM

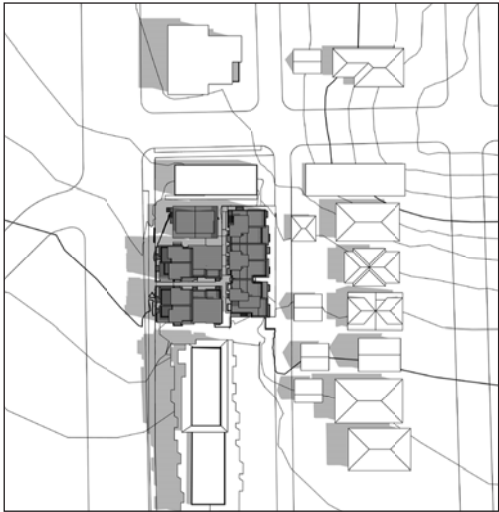


12 PM

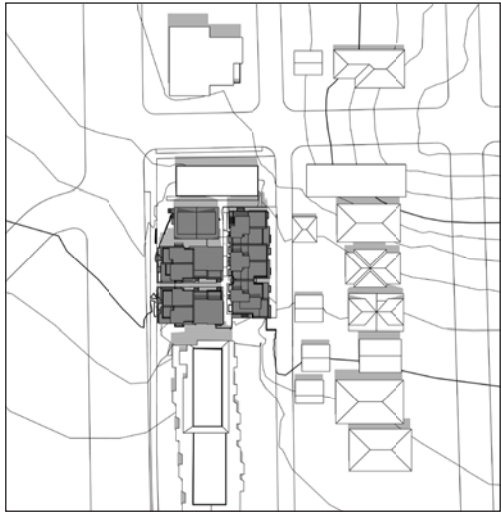


3 PM

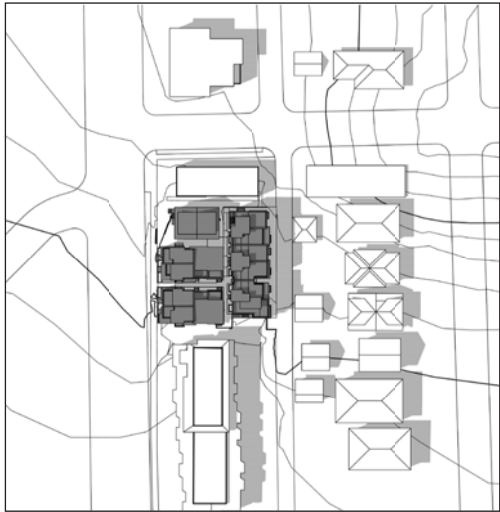
JUNE 21ST



9 AM



12 PM

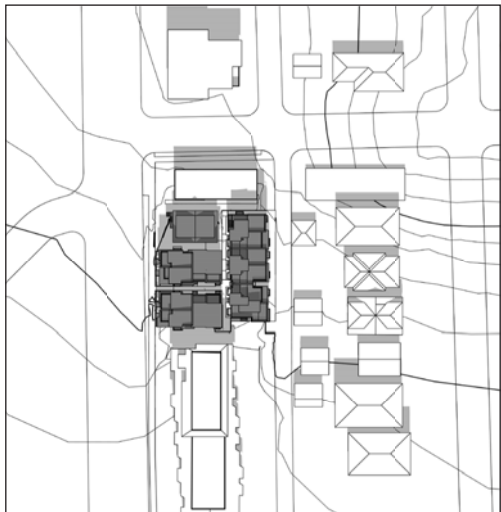


3 PM

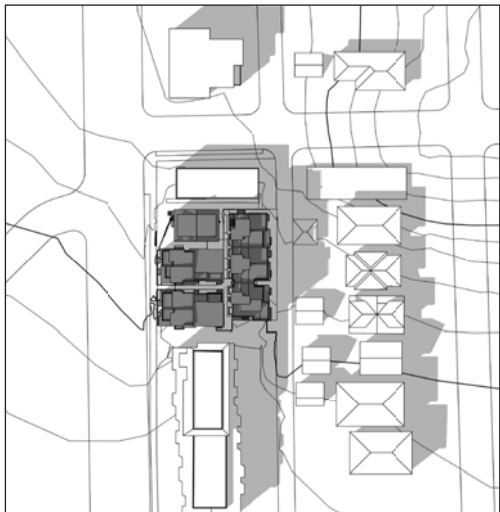
SEPTEMBER 21ST



9 AM



12 PM

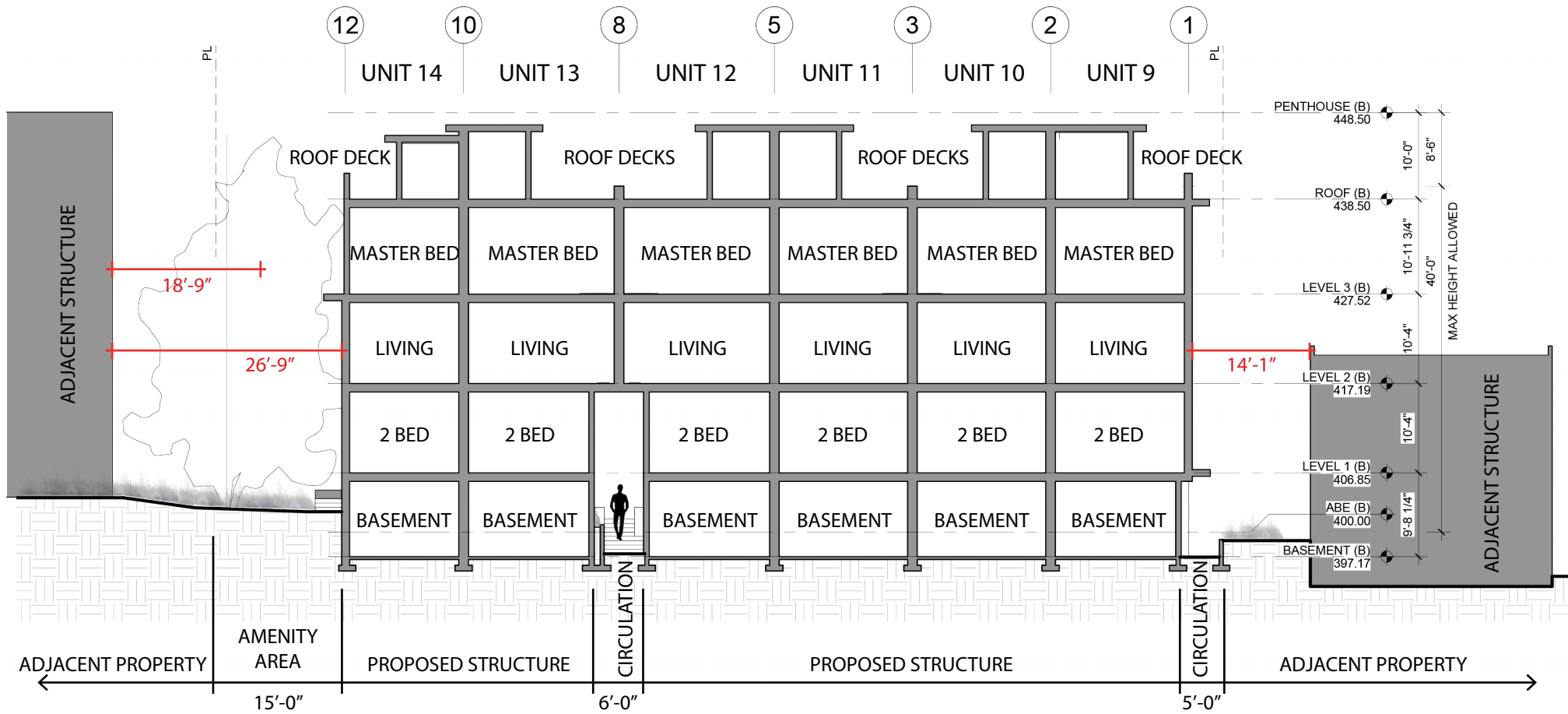
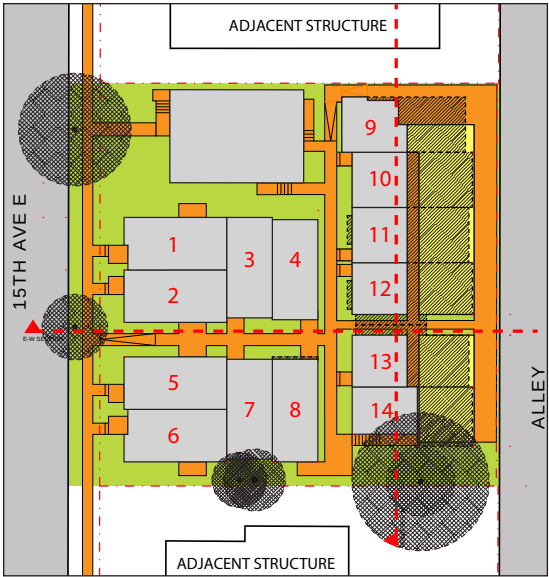


3 PM



9.0 ARCHITECTURAL MASSING OPTION 3: SITE SECTION

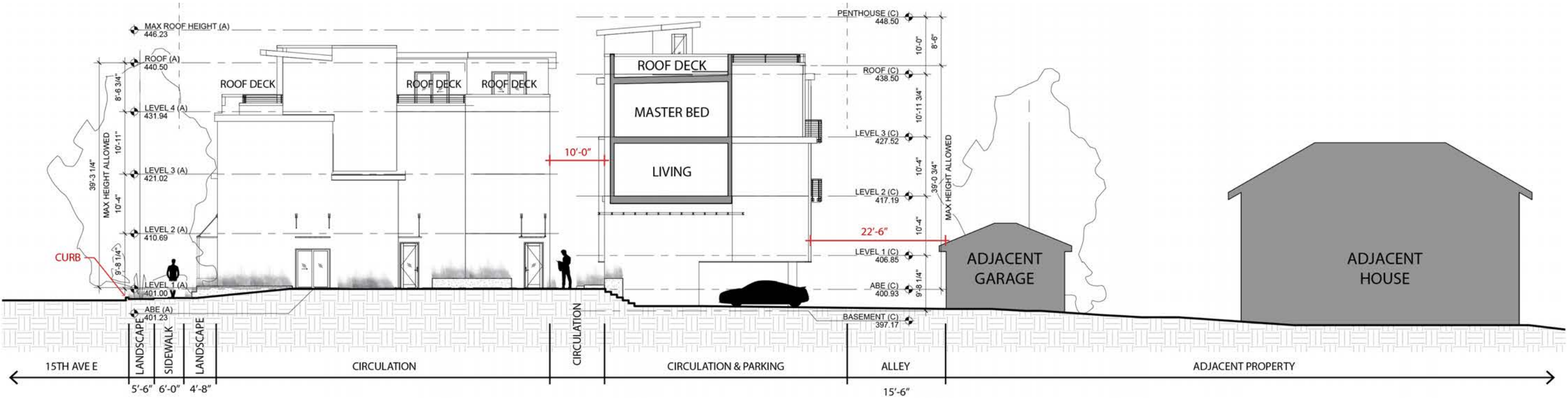
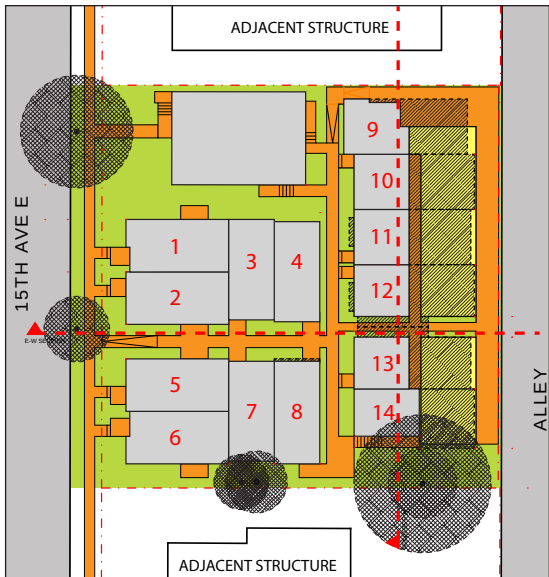
EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



NORTH-SOUTH SITE SECTION

9.0 ARCHITECTURAL MASSING OPTION 3: SITE SECTION

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



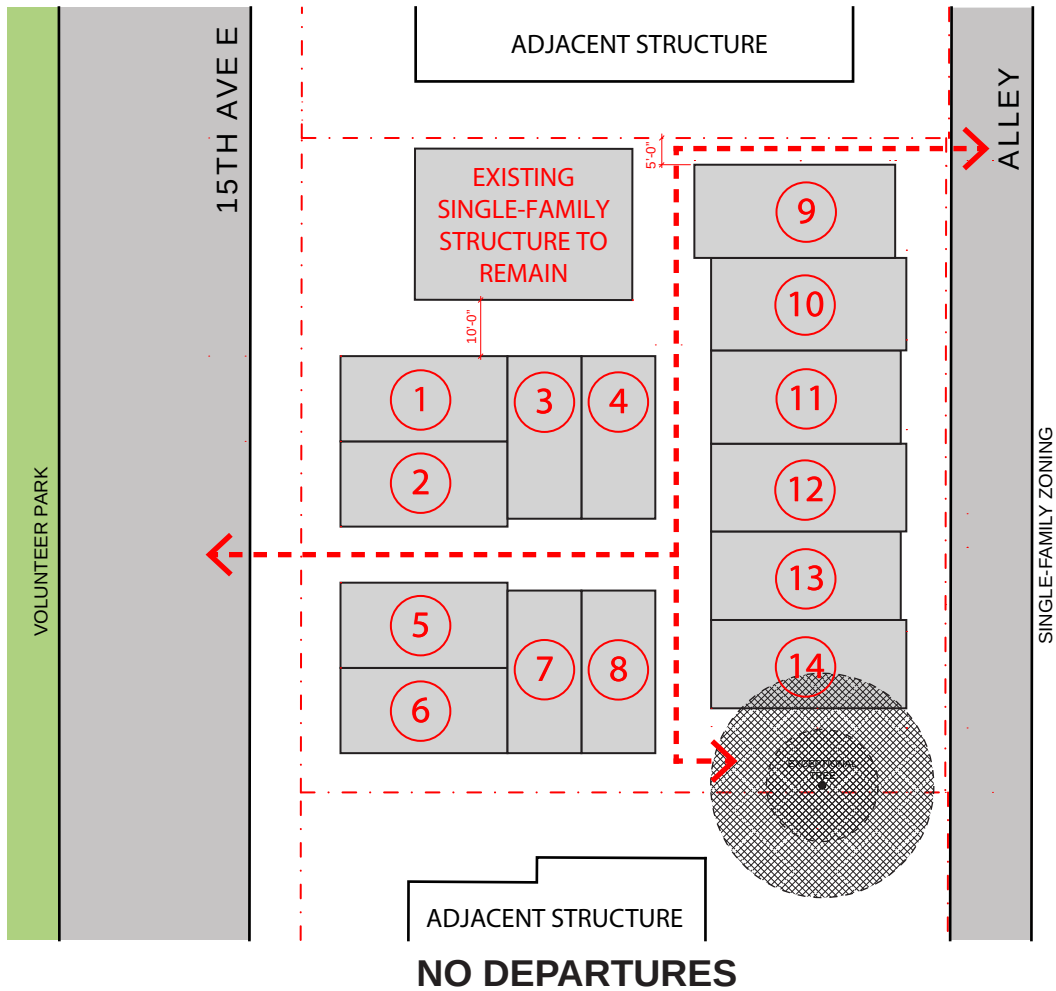
EAST-WEST SITE SECTION

9.0 ARCHITECTURAL MASSING OPTION 3: DEPARTURE SUMMARY

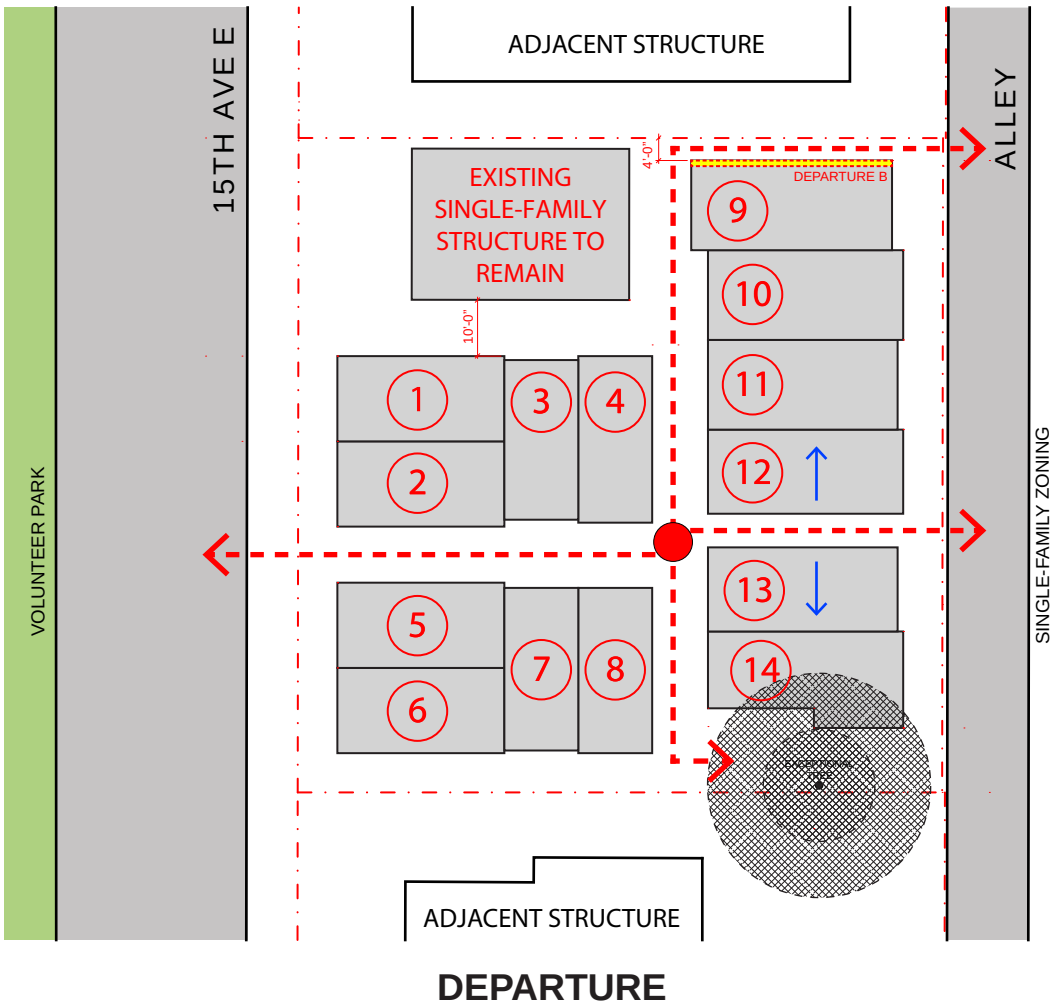
DEPARTURE SUMMARY TABLE				
	CODE CITATION	CODE REQUIREMENT	PROPOSED DEPARTURE	JUSTIFICATION OF DEPARTURE
DEPARTURE B	SIDE SETBACK SMC 23.45.518.A	FOR TOWNHOUSE DEVELOPMENTS IN LR3 ZONES THE REQUIRED SIDE SETBACK IS 5'-0"	A 4'-0" SIDE SETBACK IS PROVIDED ALONG THE NORTHERN PROPERTY LINE FOR UNIT 9. THIS IS A REDUCTION OF 1'- 0" OR A 20% REDUCTION.	THIS SIDE SETBACK REDUCTION BETWEEN THE NORTH PROPERTY LINE AND UNIT 9 IS THE RESULT OF THE PROPOSED EAST-WEST ACCESS PATH BISECTING THE REAR UNITS. THIS PROVIDES A SEPARATION OF 6' BETWEEN UNITS 12 & 13 UP TO LEVEL 3. THE 6' GAP IS CREATED BY REDUCING THE WIDTH OF ALL THE REAR UNITS AND THEN SHIFTING UNITS 9-12 TO THE NORTH BY 2' AND UNITS 13 & 14 TO THE SOUTH. THE PATH CREATES A PHYSICAL AND VISUAL CONNECTION BETWEEN VOLUNTEER PARK AND THE SINGLE-FAMILY ZONE TO THE EAST. IT ALSO PROVIDES A REDUCTION IN THE PERCEIVED MASS ALONG THE SINGLE- FAMILY ZONE BY BREAKING THE STUCTURE IN TWO AS WELL AS ALLOWS FOR THE RETENTION OF THE EXCEPTIONAL TREE TO THE SOUTH. (CS1-D-2)(CS2-D)(CS3-A-3)(DC1-A)(DC3-A)(DC3-B)(PL1-A)(PL2-B-1)(PL3-B-4)

- DEPARTURE A HAS BEEN REMOVED, A 10-FT MIN. STRUCTURAL SEPARATION IS NOW PROPOSED.

9.0 ARCHITECTURAL MASSING OPTION 3: DEPARTURE DIAGRAM



- Does not allow for direct physical or visual connection between alley and 15th Ave, occupants have to take a convoluted route through site.
- The circulation path is regulated to the edge of the site almost as an after thought.
- The eastern alley facade is a long imposing facade facing the single-family zone.

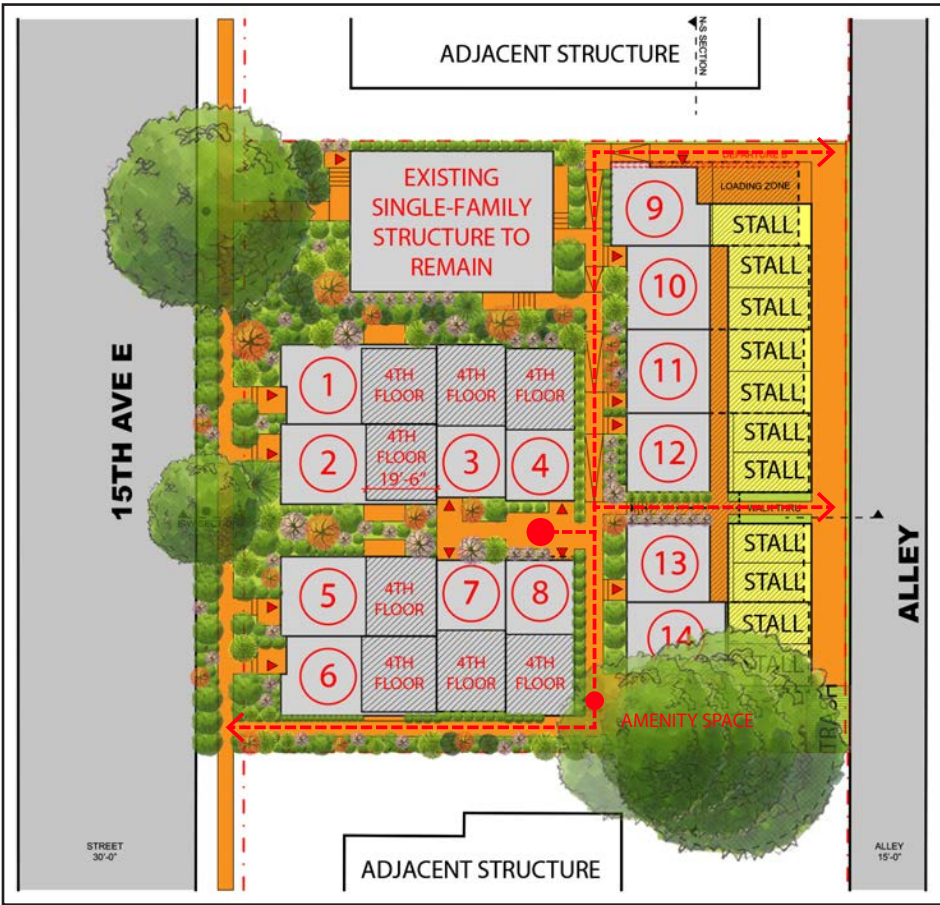


- Pass-through provides a physical and visual connection between alley and 15th Ave, this allows for easy wayfinding as well as better accessibility for occupants of the site. (PL2-B)(PL2-D)
- Breaking the proposed structure along the alley reduces the overall perceived mass facing the single-family zone. (DC2-A-2)
- The proposed departure is the result of the retention of the exceptional tree to the south of unit 14 and providing a break in the alley facing structure. (CS1-D)
- This pass-through is double the typical walkway width and will contain space for planters, lighting, and seating. This space will act more as a gateway into the site then just a circulation path, providing a glimpse of the destination ahead. (PL1-B)(PL2-B)(PL2-D)

9.0 ARCHITECTURAL MASSING OPTION 3: PATH STUDIES

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E

SOUTH PATH OPTION



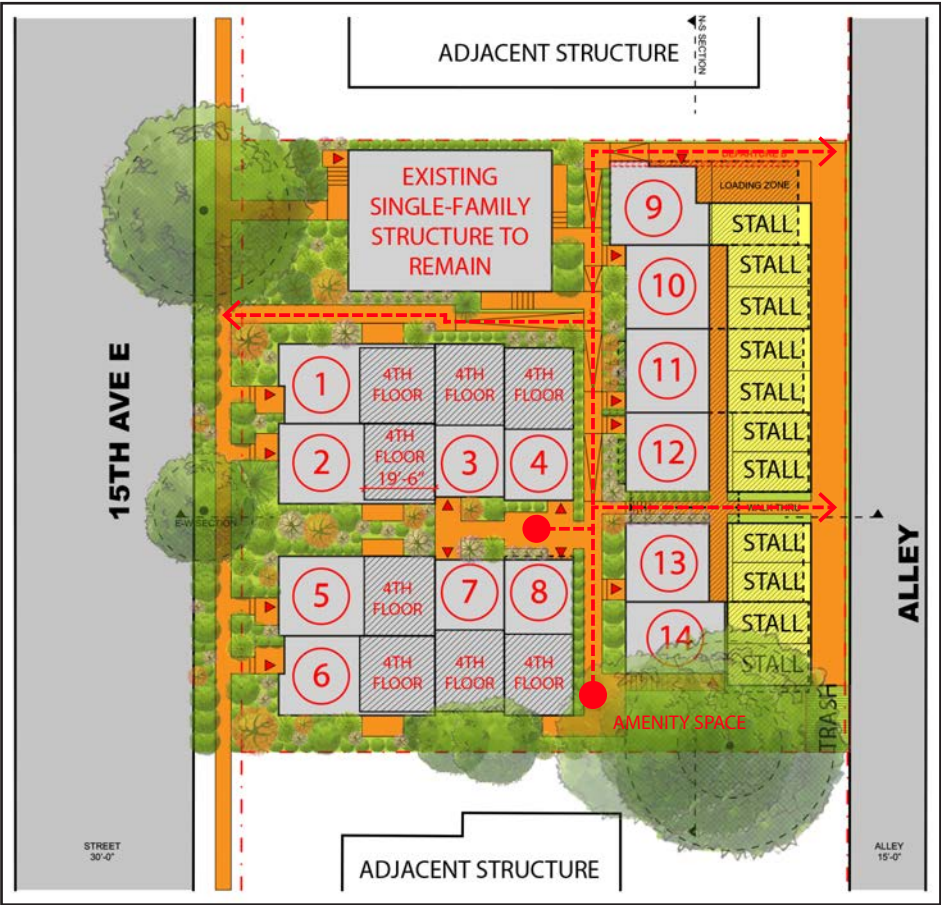
ADVANTAGE:

- WIDER AREA AT ENTRANCE. (DC3-B-3)
- CREATES A MORE USABLE AMENITY SPACE AT CENTER OF SITE. (PL1-A-1)
- EXCEPTIONAL TREE DRAWS VISITORS INTO SITE. (CS1-D-1)

DISADVANTAGE:

- LESS ABILITY TO PRESERVE EXISTING TREES ON SITE.
- WAY-FINDING IS THROUGHOUT SITE IS DIFFICULT.
- THE SOUTH AMENITY AREA IS TURNED INTO A CIRCULATION PATH.
- ENTRANCE TO SITE IS LESS WELCOMING.
- NO VISUAL CONNECTION BETWEEN ALLEY AND 15TH AVE E.
- LARGE AMOUNT OF 4TH FLOOR HEIGHT ADJACENT TO ENTRANCE PATH.

NORTH PATH OPTION



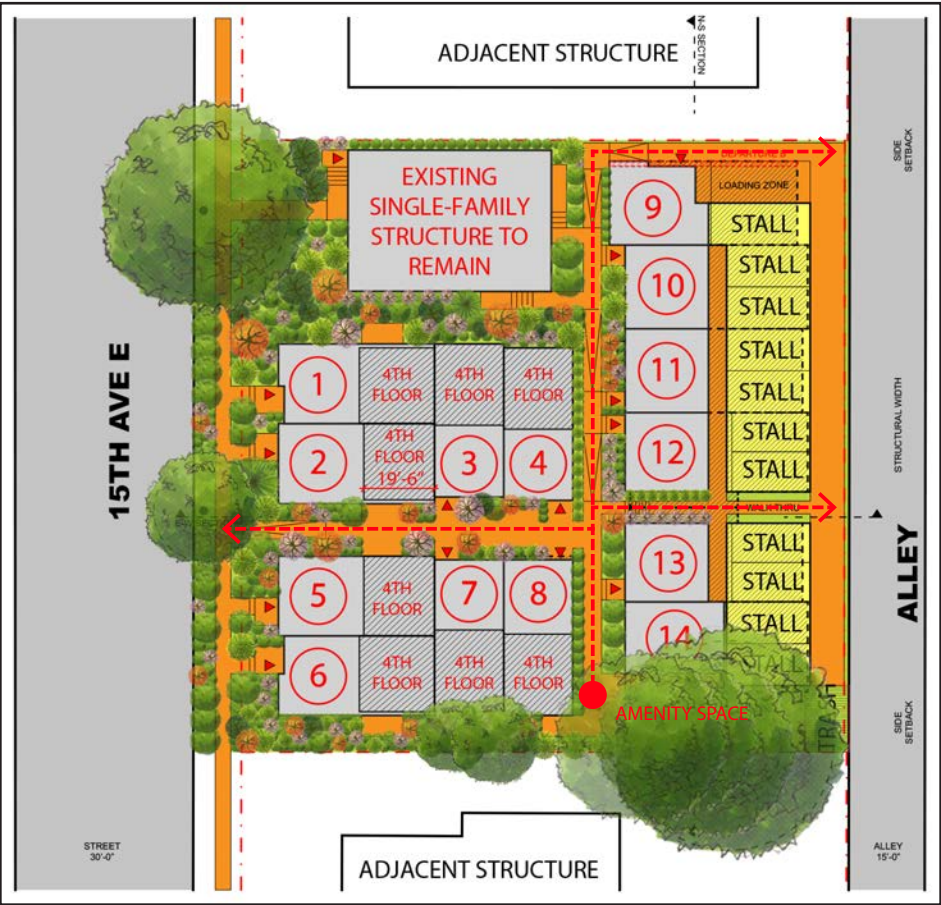
ADVANTAGE:

- EXISTING SINGLE-FAMILY STRUCTURE MORE INTEGRATED INTO SITE. (DC2-C-3)
- TWO AMENITY SPACES THAT IS REMOVED FROM MAIN CIRCULATION PATH. (PL1-A-1)
- ABILITY FOR MORE EXISTING TREES PRESERVED ON SITE. (CS1-D-1)

DISADVANTAGE:

- WAY-FINDING IS THROUGHOUT SITE IS DIFFICULT.
- ENTRANCE TO SITE IS LESS WELCOMING.
- NO VISUAL CONNECTION BETWEEN ALLEY AND 15TH AVE E.
- POSSIBLE GRADE CHANGE ISSUES FOR ADA COMPLIANCE.
- LARGE AMOUNT OF 4TH FLOOR HEIGHT ADJACENT TO ENTRANCE PATH.

CENTRAL PATH OPTION
(PREFERRED)



ADVANTAGE:

- CIRCULATION THROUGHOUT SITE IS MORE DIRECT. (PL4-A-1)
- LEAST AMOUNT OF 4TH FLOOR HEIGHT ADJACENT TO ENTRANCE PATH. (DC2-A-2)
- CIRCULATION IS REMOVED FROM SOUTH AMENITY AREA. (PL1-A-1)
- ABILITY FOR MORE EXISTING TREES PRESERVED ON SITE. (CS1-D-1)
- DIRECT VISUAL CONNECTION BETWEEN ALLEY AND 15TH AVE. (PL2-D-1)
- MOST WELCOMING AND LOGICAL ENTRANCE. (DC2-D-1)

DISADVANTAGE:

- MIN. 10-FT ENTRANCE WIDTH BETWEEN STRUCTURES.
- CENTRAL AMENITY SPACE IS MOSTLY USED FOR CIRCULATION.
- LESS AREA FOR LANDSCAPING/AMENITY AT FRONT CENTER OF PROJECT.

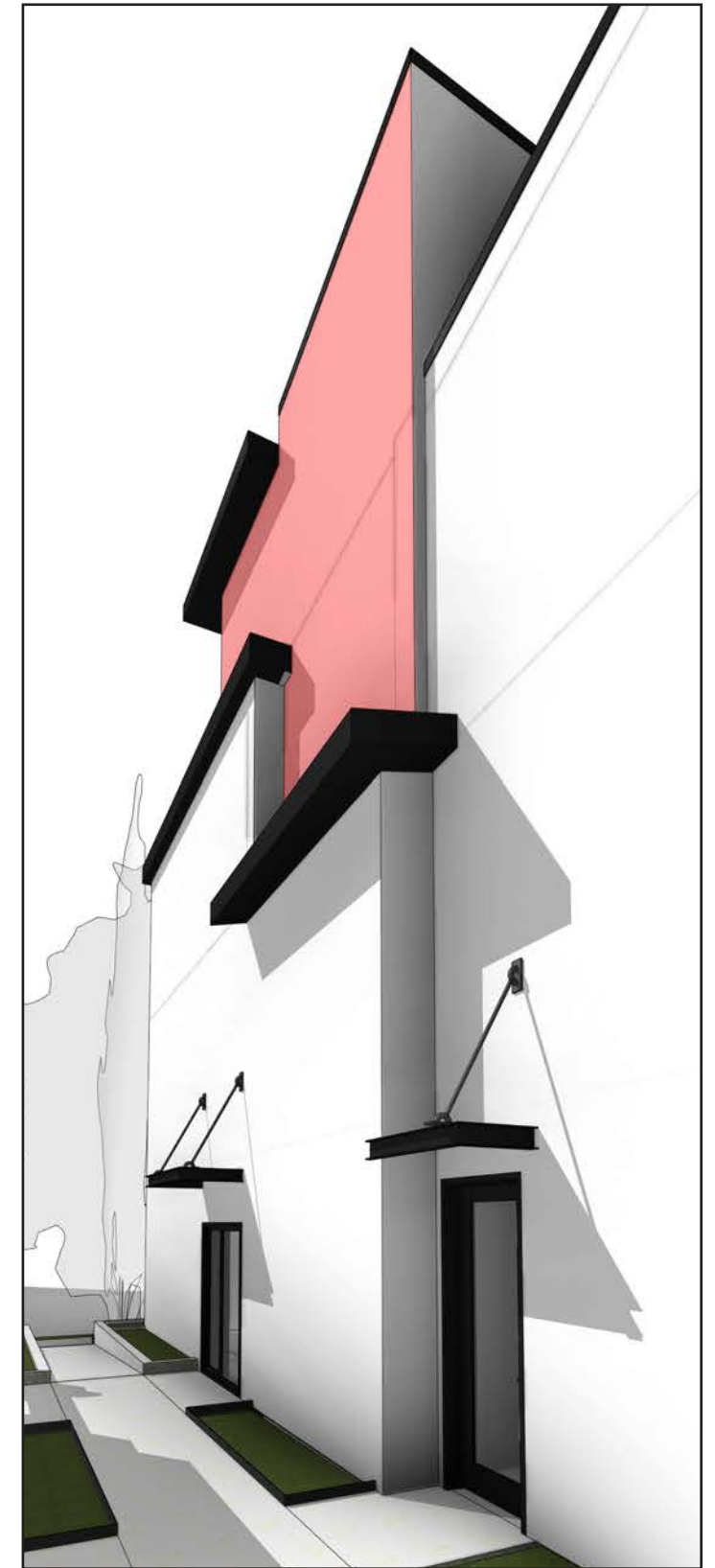
9.0 ARCHITECTURAL MASSING OPTION 3: FACADE MODULATION

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



VIEW LOOKING SOUTHEAST

The north facade facing the existing single-family structure has been modified from EDG 1 to provide additional modulation. This along with the change from gables to shed roofs reduces the perceived mass of the proposed structure. While the amount of modulation small the amount in size of the unit is large. This modulation continues to the interior of the site where it provides a step-back at the upper levels of the 4-story portions of the project.



COURTYARD VIEW LOOKING NORTHWEST

9.0 ARCHITECTURAL MASSING OPTION 3: ROOF STUDIES

THE FOLLOWING ARE ROOF STUDIES PREFORMED TO UNDERSTAND THE MOST COHERENT DESIGN WHILE STILL RELATING TO THE SURROUNDING NEIGHBORHOOD.



ROOF OPTION A

- A mixture of only traditional roof elements provides a solid connection to neighboring structures. Gable roofs that are provided at upper level which increases the overall perceived height of the structures. A mixture of cornices and shallower gables are provided at lower levels. While these roofs are traditional, the overall height and forms of the structures create an incoherent pairing of height, roof forms and slopes. (CS3-A)(CS2-A-1)(DC2-B-1)(DC2-C-3)



ROOF OPTION B

- A mixture of only traditional roof elements provides a solid connection to neighboring structures. Shallow gable roofs that are provided at upper level reducing the total perceived height of the structures. While a mixture of cornices and smaller gables are provided at lower levels, even above the entrances. While these roofs are traditional, the overall height of the structures create an incoherent pairing of height and roof forms. These forms feel forced on and not a fully integrated system. (CS3-A)(DC2-A)(DC2-B-1)(DC2-C-3)(DC2-D-1)



ROOF OPTION C

- A mixture of only traditional roof elements provides a solid connection to neighboring structures. Gable roofs that are provided at upper level which increases the overall perceived height of the structures. A mixture of cornices and gables are provided at lower levels. While these roofs are traditional, the overall height and forms of the structures create an incoherent pairing of height, roof forms and building form. (CS3-A)(CS2-A-1)(DC2-B-1)(DC2-C-3)



ROOF OPTION D

- A mixture of only traditional roof elements provides a solid connection to neighboring structures. Shallow gable roofs that are provided at upper level reducing the total perceived height of the structures. While a mixture of cornices and smaller canopies are provided at lower levels. While these roofs are traditional, the overall height of the structures create an incoherent pairing of height and gable roof forms. As stated with option B, these forms feel forced on and not a fully integrated system. (CS3-A)(DC2-A)(DC2-B-1)(DC2-C-3)(DC2-D-1)

9.0 ARCHITECTURAL MASSING OPTION 3: ROOF STUDIES



ROOF OPTION E

- A mixture of traditional and contemporary roof elements provides connections to neighboring structures. Shed roofs are provided at the upper level, while a mixture of cornices and small gables are provided at lower levels. For the gables, this option proposes two distinct lower roofs providing distinction between the structures. All these roof forms provide a connection to more traditional elements but they also create a more disjointed design. (CS2-D-4)(DC3-A-3)(DC2-B-1)(DC2-C-3)(DC2-C-D)



ROOF OPTION F

- A mixture of traditional and contemporary roof elements provides connections to neighboring structures. Shed roofs are provided at the upper level, while a mixture of cornices and small gables are provided at lower levels. For the gables, this option proposes two similar lower roofs providing a more common form between the structures while still being unique. All these roof forms provide a connection to more traditional elements but they also create a more disjointed design. (CS2-D-4)(DC3-A-3)(DC2-B-1)(DC2-C-3)(DC2-C-D)



(PREFERRED OPTION)

ROOF OPTION G

- A mixture of traditional and contemporary roof elements provides a connection to neighboring structures. While Shed roofs are provided at upper level, cornices are provided at lower levels. The combination of these two roof forms creates a more coherent design while still providing some traditional elements. (CS2-D-4)(CS3-A)(DC2-A)(DC2-B-1)(DC2-C-3)(DC2-C-D)



ROOF OPTION H

- A mixture of traditional and contemporary roof elements provides a connection to neighboring structures. While Shed roofs are provided at upper level, cornices are provided at lower levels. The combination of these two roof forms creates a more coherent design while still providing some traditional elements. This design provides more distinction between the two structures. (CS2-D-4)(CS3-A)(DC2-A)(DC2-B-1)(DC2-C-3)(DC2-C-D)

9.0 ARCHITECTURAL MASSING OPTION 3: PATH-THROUGH

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E

ENTRY CANOPY CREATE SMALL DETAILS THAT ALSO PROVIDE VITAL WEATHER PROTECTION. (PL2-C)

LAP SIDING PROVIDES A LINK TO THE TRADITIONAL STRUCTURES WITHIN THE NEIGHBORHOOD. (DC2-C-3)(DC2-D-2)
CREATE A VISUAL LINK FROM ALLEY TO VOLUNTEER PARK (CS1-D-2)(PL2-D-1)
OVERHEAD TRELLIS AS A GUIDE TO OCCUPANTS OF THE SPACE. (PL2-D-1)

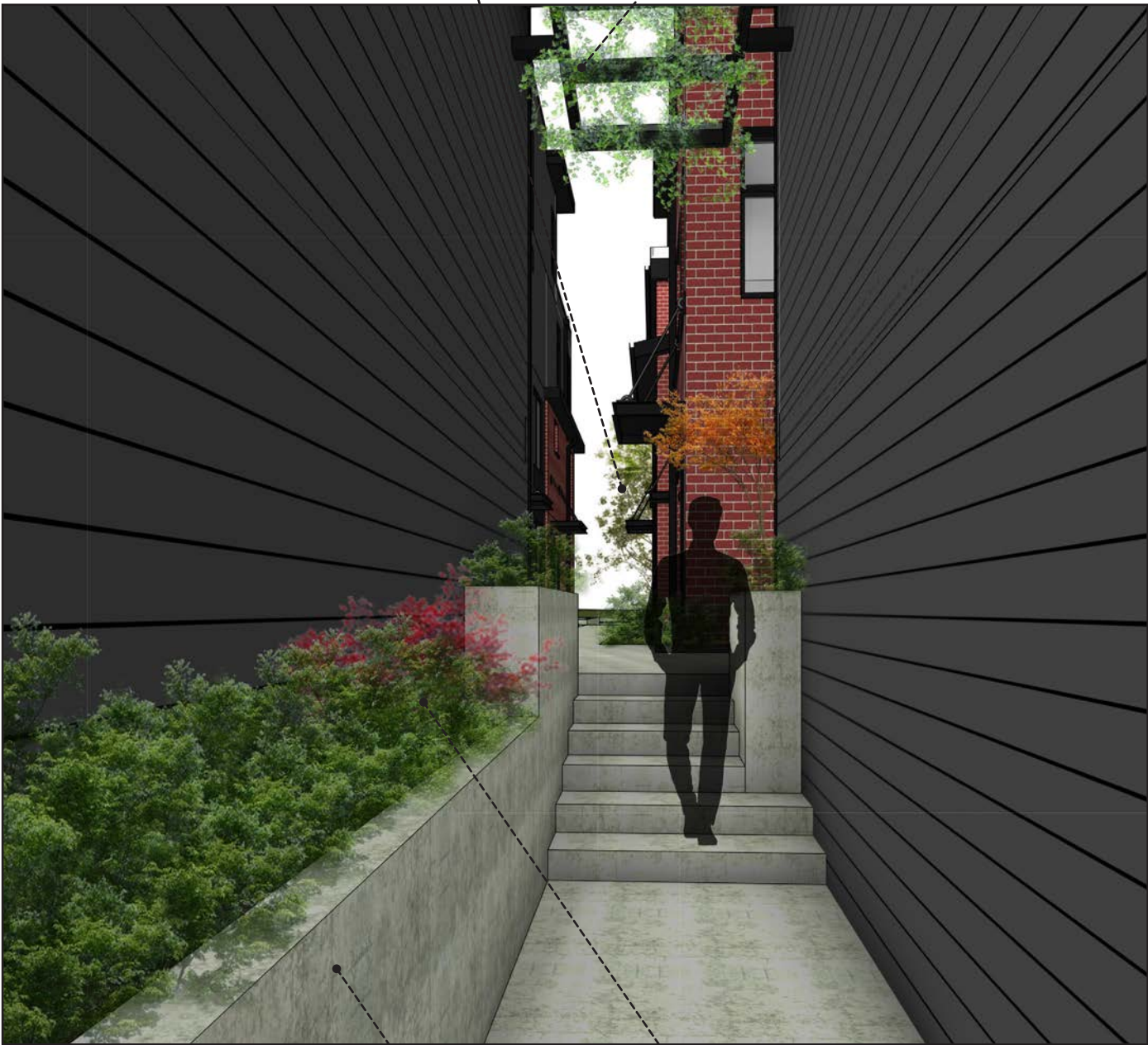


COURTYARD VIEW LOOKING EAST

RAISED ENTRIES CONTINUE TO THE INTERIOR UNITS. (DC2-C-3)

PROVIDE BAY WINDOWS TO HELP MODULATE AN OTHERWISE FLAT ELEVATION WHILE ALSO PROVIDING A LINK TO SIMILAR ELEMENTS THROUGHOUT THE NEIGHBORHOOD. (DC2-C-3)

BRICK CONTINUES TO THE INTERIOR OF SITE. (DC2-C-3)(DC2-D-2)(DC4-A-1)



COURTYARD VIEW LOOKING WEST

MAXIMIZE AMOUNT OF LANDSCAPING WHERE EVER POSSIBLE. (PL1-A-1)

RAISED CONCRETE PLANTERS CREATE A MODULATED SPACE WITH DURABLE MATERIALS THAT CONTINUES LANDSCAPE FROM 15TH TO THE ALLEY. (CS1-D-1)

9.0 ARCHITECTURAL MASSING OPTION 3: PASS-THROUGH

The proposed pass-through at the center of the site is a 6-ft wide circulation path that physically links the alley and 15th Ave E. While this path is focused on circulation through the site it also provides a critical break in the eastern facade of the project facing the single-family zone. Also created is a visual connection to Volunteer Park. To provide this 6-ft wide pass-through the project requires a 1-ft side setback reduction since to the south the project is being restricted through the retention of an exceptional tree.



COURTYARD VIEW LOOKING SOUTH

STAINED WOOD PROVIDES WARMTH AT INTERIOR OF SITE
(DC2-C-3)(DC2-D-2)

LAP SIDING PROVIDES A LINK TO THE TRADITIONAL STRUCTURES
WITHIN THE NEIGHBORHOOD. (DC2-C-3)(DC2-D-2)

EXISTING AND EXCEPTIONAL TREES PROVIDING A DRAW TO THE
SOUTHERN AMENITY SPACE. (CS1-D)(CS2-A-1)

OVERHEAD TRELLIS HELPS PULL OCCUPANTS THROUGH THE
SPACE, IT IS A SECONDARY DETAIL THAT HELPS PROVIDE
SCALE AND DEPTH ON A STRUCTURE WHILE PROVIDING AN
ATTACHMENT FOR VINES THAT CAN LINK THE SPACE WITH OFF-
SITE LANDSCAPE. (PL2-D-1)

BRICK CONTINUES TO THE INTERIOR OF SITE. (DC2-C-3)(DC2-D-2)
(DC4-A-1)

RAISED ENTRIES CONTINUE TO THE INTERIOR UNITS. (DC2-C-3)

MAXIMIZE AMOUNT OF LANDSCAPING WHERE EVER POSSIBLE.
(PL1-A-1)

MINIMIZE AMOUNT OF HARD SURFACE PROVIDED.
(PL1-B-1)

PROVIDE BAY WINDOWS TO HELP MODULATE AN OTHERWISE
FLAT ELEVATION WHILE ALSO PROVIDING A LINK TO SIMILAR
ELEMENTS THROUGHOUT THE NEIGHBORHOOD. (DC2-C-3)

9.0 FACADE COMPOSITION: MATERIAL PALETTE

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



BRICK

MM "INCA MISSION" OR SIM.



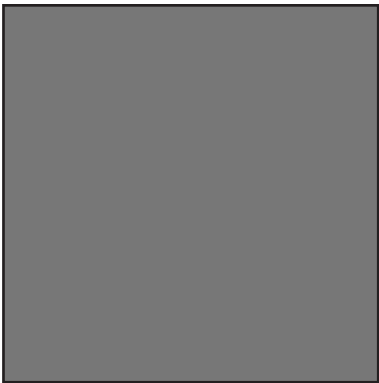
WOOD SIDING

SEMI-TRANSPARENT BROWN
OR SIM.



FIBER-CEMENT LAP SIDING

SW 7068 "GRIZZLE GRAY" OR
SIM.



FIBER-CEMENT PANEL

SW 7066 "GRAY MATTERS" OR
SIM.



FIBER-CEMENT PANEL &
FLASHING

SW 7069 "IRON ORE" OR SIM.

*ALL MATERIALS AND PLACEMENT OF MATERIALS ARE SUBJECT TO CHANGE AS DESIGN MOVES FORWARD.



PROPOSED MATERIAL - VIEW LOOKING TO WEST

The proposed material pallet for the project consists of materials and colors found throughout the surrounding neighborhood. The majority of the facade will be made of brick and lap siding while smaller elements and sections of the project will focus on stained wood and fiber-cement panels. These materials were also selected for their durability and traditional textures. As the design moves forward these materials and colors will be refined.

(DC2-C-1)(DC2-C-3)(DC2-D-1)

9.0 FACADE COMPOSITION: DETAILS

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E

The neighborhood contains a wide range of traditional and contemporary design styles that feeds its overall look and feel. The proposed project will incorporate some of these detailed elements. While these proposed elements will pull ideas from these existing structures the final look will be a bit more contemporary to allow for the proposed structure to fit into the time period of today.

(DC2-C-1)(DC2-C-3)(DC2-D-1)



EXAMPLE PROJECT WITH A CONTEMPORARY TAKE ON TRADITIONAL DETAILS.
(DC2-C-3a)



1918 E GALAR ST.

- SHORT-LAYERED OVERHANG/CORNICE AT TOP OF WALL.
 - WINDOWS COMBINED INTO A SYSTEM OF DETAILED ELEMENTS.
- (DC2-C-1)(DC2-D-1)



1250 17TH AVE E.

- 2X2 CORNER BOARDS AT LAP SIDING.
 - COVERED/RAISED PORCH WITH POST SYSTEM.
- (DC2-C-2)(DC2-C-1)(DC2-C-3a)



1534 15TH AVE E.

- OVERSIZED OVERHANG AT SHED ROOF.
- (DC2-C-3a)



1103 20TH AVE E.

- LINTEL AND SILL TREATMENT AT WINDOWS.
- (DC2-C-1)(DC2-D-1)

10.0 PROPOSED LANDSCAPE PLAN

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



335 3RD AVE S. KIRKLAND, WA

10.0 PROPOSED LANDSCAPE PLAN

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	Acer circinatum Vine Maple	3 stem min, 6' Ht
	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.5" Cal
	Lagerstroemia 'tuscarora' Tuscarora Hybrid Grape Myrtle Street Tree	2"- 2.5" Cal
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	Fragaria chiloensis Beach Strawberry	1 gal.
	Pachysandra terminalis Japanese Spurge	4"pot
	Rubus calycinoides 'Emerald Carpet' Creeping Raspberry	4"pot
	Thymus praecox 'Purple Carpet' Mother of Thyme	4"pot
SITE	BOTANICAL / COMMON NAME	SIZE
	Arborist Chips 3" Depth	N/A

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Athyrum filix-femina Lady Fern	1 gal
	Aucuba japonica 'Gold Dust' Gold Dust Aucuba	5 gal
	Berberis thunbergii 'Golden Rocket' Golden Pillar Barberry	2 gal
	Bergenia cordifolia 'Winterglut' Winterglow Bergenia	1 gal
	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	Carex oshimensis 'Everillo' Everillo Japanese Sedge	1 gal
	Evonymus fortunei 'Emerald 'n' Gold' TM Golden Wintercreeper	1 gal
	Evonymus japonicus 'Greenspire' Greenspire Upright Evonymus	20" Ht min
	Hydrangea paniculata 'Limelight' Limelight Hydrangea	5 gal
	Leucothoe fontanesiana 'Rainbow' Rainbow Leucothoe	2 gal
	Mahonia eurybracteata 'Soft Caress' Mahonia Soft Caress	2 gal
	Nandina domestica 'Sienna Sunrise' Heavenly Bamboo	5 gal
	Polystichum munitum Western Sword Fern	1 gal
	Rhododendron x 'Ramapo' Ramapo Rhododendron	3 gal
	Sarcococca ruscifolia Fragrant Sarcococca	2 gal

11.0 SELECTED MEDICI WORKS

EARLY DESIGN GUIDANCE - 12/17/2020
1242-1248 15TH AVE E



2601 NW 57TH ST. SEATTLE, WA



203 1ST AVE S. KIRKLAND, WA



216 10TH AVE E. SEATTLE, WA



10125 NE 63RD ST. KIRKLAND, WA



926 BROADWAY E. SEATTLE, WA



SINGLE-FAMILY EXAMPLE



335 3RD AVE S. KIRKLAND, WA

