

DESIGN REVIEW RECOMMENDATION

SDCI # 3036955-LU
1118 & 1122 13th Ave
Seattle, WA 98122

Applicant:
Cone Architecture
1319 N 49th St
Seattle, WA 98103
Contact: Summer McEneny

Owner:
Greencity Development LLC
14231 Lake Road, Suite 300
Lynnwood, WA 98087
Contact: Vitaliy Gutsalo

City Planner:
Allison Whitworth
Land Use Planner
allison.whitworth@seattle.gov
Phone: 206.684.0363

SITE LOCATION



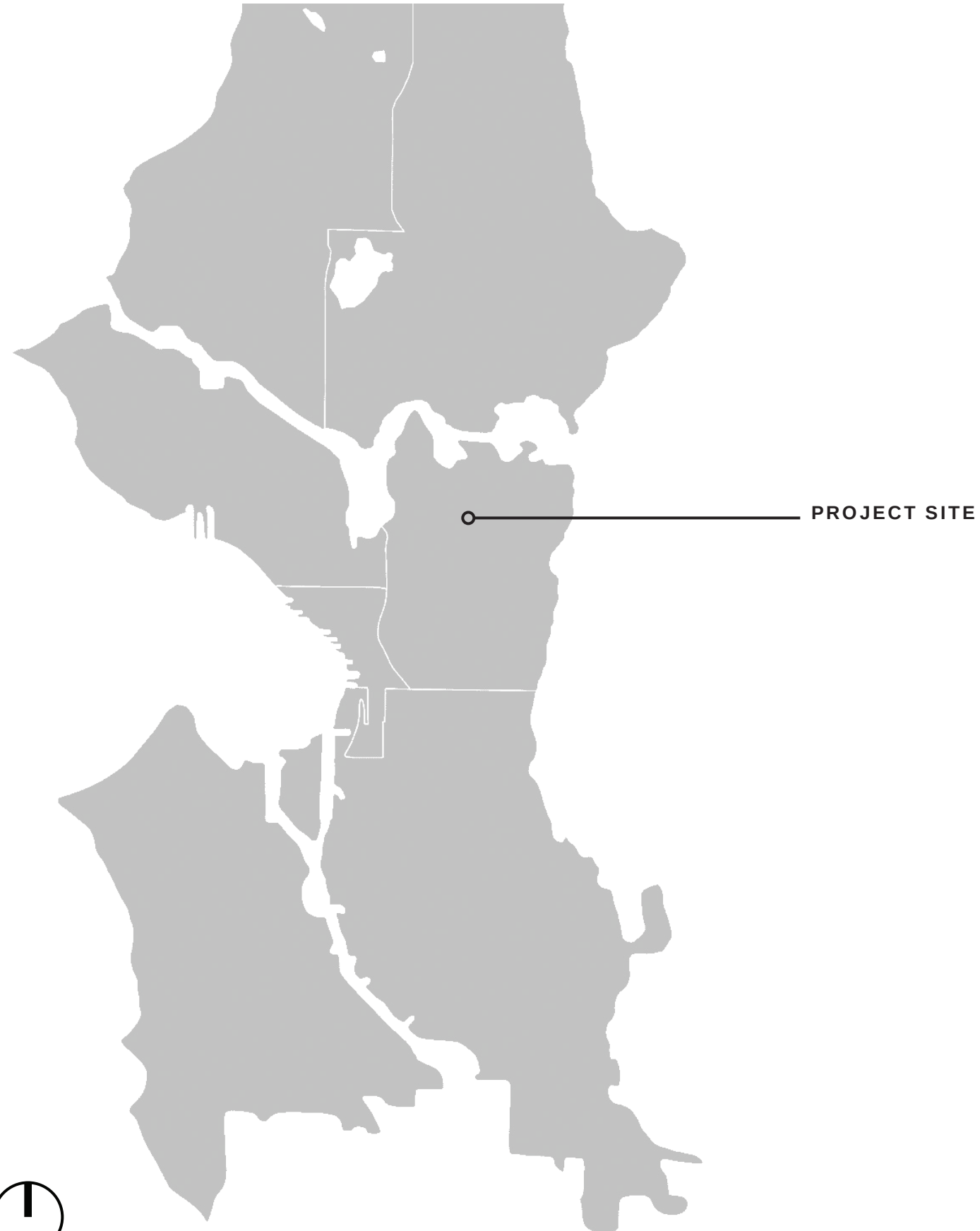
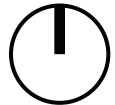


TABLE OF CONTENTS

PROJECT LOCATION + INFORMATION	3
NEIGHBORHOOD ANALYSIS	4
NEIGHBORHOOD CHARACTER	5
EXISTING SITE CONDITIONS	7
ZONING DATA	10
APPLICABLE DEVELOPMENT STANDARDS	11
EDG OPTIONS OVERVIEW	12
RESPONSE TO EDG	13
DESIGN REVIEW GUIDELINES	20
SITE PLAN	22
FLOOR PLANS	23
BUILDING ELEVATIONS	29
MATERIAL BOARD	35
SECTIONS	36
PEDESTRIAN SECTIONS	39
SIGNAGE	41
CHARACTER RENDERINGS	42
LANDSCAPE PLAN	46
LIGHTING PLAN	47





VICINITY MAP

EXISTING SITE

The project site consists of (2) two mid-block parcels (2254501220, 2254501235) located on the east side of 13th Ave between E Spring St and E Union St. The site measures approximately 68' wide by 128' deep and has a combined area of 8,704 SF. The adjacent lot to the south contains 1 single family residence and 4 townhomes, and to the north is a four-story apartment building. Across 13th to the west are a series of connected buildings belonging to the Seattle Academy varying in height between two and four-stories. Across the alley to the east is a single family home with detached garage (on the north side of the site) and a series of new three-story townhome developments (on the south side of the site).

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3 (M), indicating that the structure height limit is 50'-0". The adjacent parcels to the west are zoned NC3-75 (M), which continues north toward E Madison St. The parcels to the north are zoned MR (M1) before transitioning to NC3-75(M). The parcels to the east are zoned LR2 (M), and the parcels to the south are zoned LR3 (M). This low rise zoning continues south for another 1.5 blocks and east for another 4.5 blocks.

PROJECT INFO

Address: 1118 & 1122 13th Ave
Seattle, WA 98122

Parcel Number: 2254501220,
2254501235

Zone: LR3 (M)

Overlay: First Hill/ Capitol Hill
Urban Center

SITE CHARACTERISTICS

Site Area: 8,704 SF

Site Dimensions: 68' x 128'

High Voltage Line: Yes, 13th Ave

PROJECT PROGRAM

Units: 12 Townhouses

Gross Floor Area: 19,164 SF

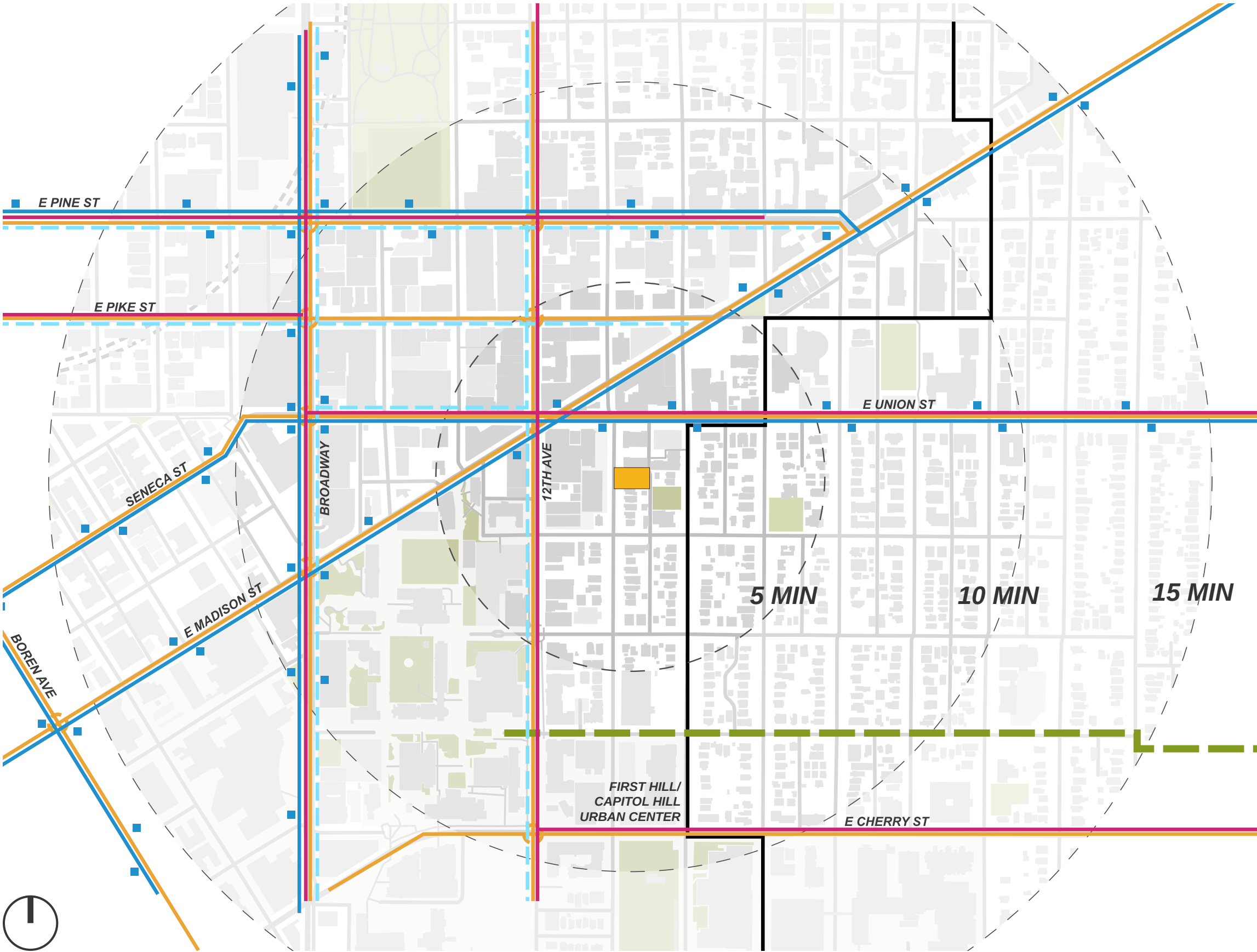
DEVELOPMENT OBJECTIVES

The project proposes the design and construction of two (2) new multi-family residential buildings containing twelve (12) new townhouses. These proposed buildings promote thoughtful density in Seattle and help to create desirable market rate housing that is ideal for urban life. The proposed project site is prime for denser development, due to its location in a lively neighborhood and proximity to a principal arterial with commercial zoning. Many new low-rise, mid-rise, and high-rise projects have been built in this area in recent years or are currently under review with the city. This project aims to draw from, speak to, and fit within its existing context and the evolving nature of the neighborhood.

NEIGHBORHOOD DEVELOPMENT

This project sits at the south edge of Capitol Hill and the north edge of Squire Park. Parks and schools are plentiful in the area, and a vibrant nightlife scene exists just north of the site along Madison, the Pike/Pine corridor, and to the south surrounding Seattle University. The immediate blocks in the area are a mix of multi-family apartment buildings, commercial businesses and single-family homes. There are a variety of commercial buildings along E Madison St and 12th Ave, which includes several restaurants, coffee shops, bars, various small businesses, and a neighborhood grocery store within walking distance. Multiple bus lines also run along E Madison St and E Union St. In general, the area is conducive to an active lifestyle and provides the necessary transportation and pedestrian links between the city center and the neighborhood. The proposed project will support increased density in the neighborhood.



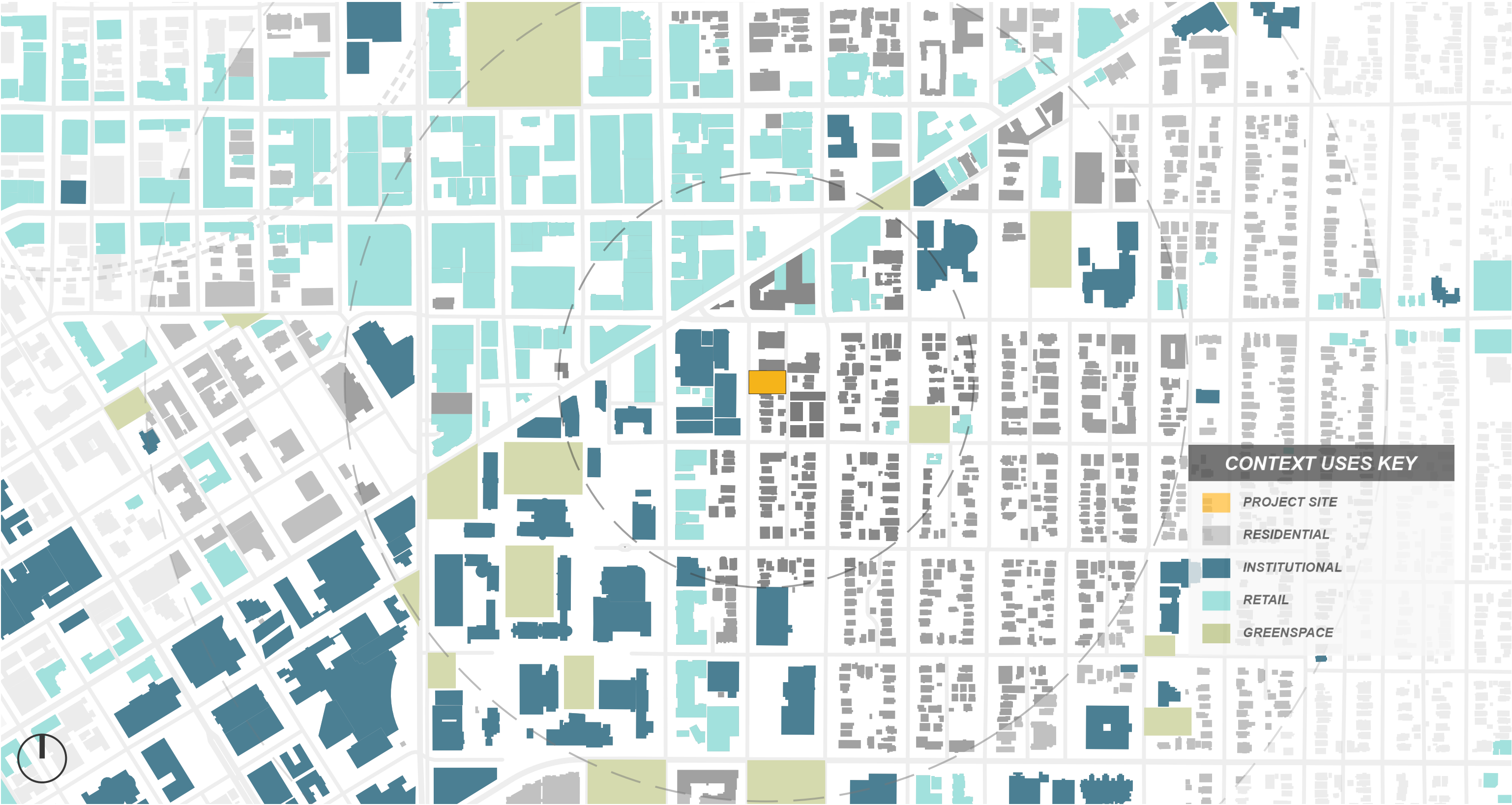


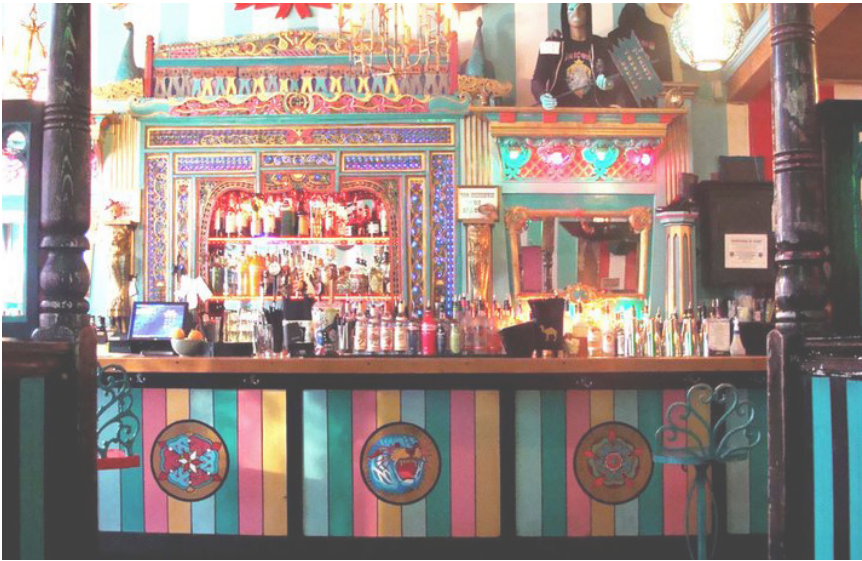
URBAN ANALYSIS KEY

PRIMARY ACCESS ROAD

NODE

NEIGHBORHOOD CONTEXT USES
| WITHIN 15 MIN WALK |





1 | **UNICORN**
1118 E Pike St

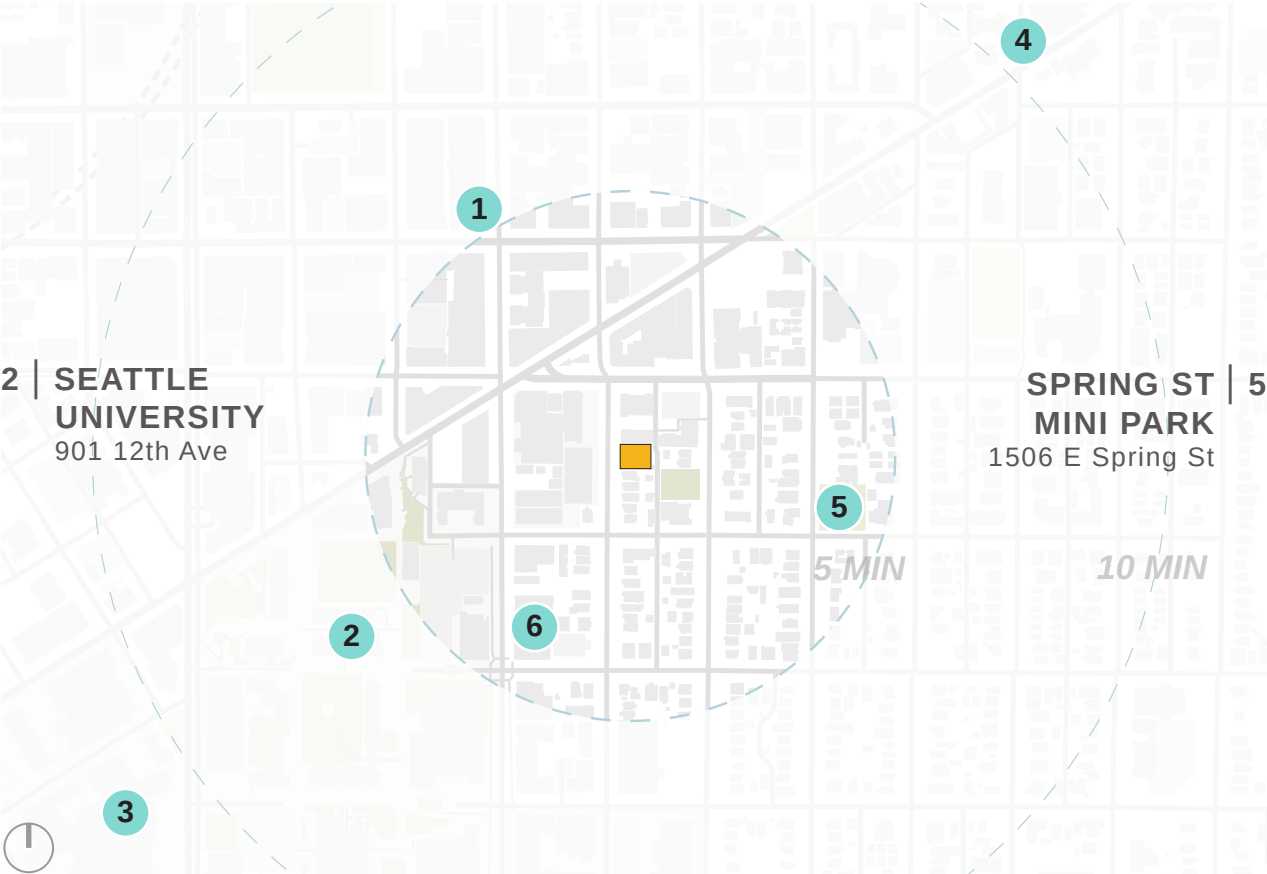


2 | **SEATTLE UNIVERSITY**
901 12th Ave



3 | **SWEDISH FIRST HILL MEDICAL CENTER**
1118 E Pike St

NEIGHBORHOOD CHARACTER
| WITHIN 15 MIN WALK |



TRADER JOE'S | 4
1700 E Madison St



SPRING ST MINI PARK | 5
1506 E Spring St



RHEIN HAUS | 6
912 12th Ave



NEIGHBORHOOD CHARACTER
| WITHIN 15 MIN WALK |

7 | CAL ANDERSON PARK
1635 11th Ave

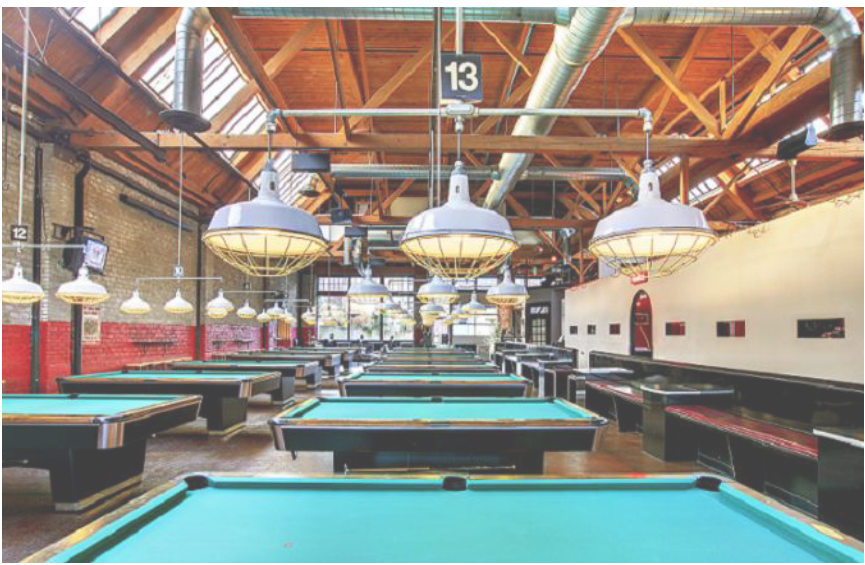
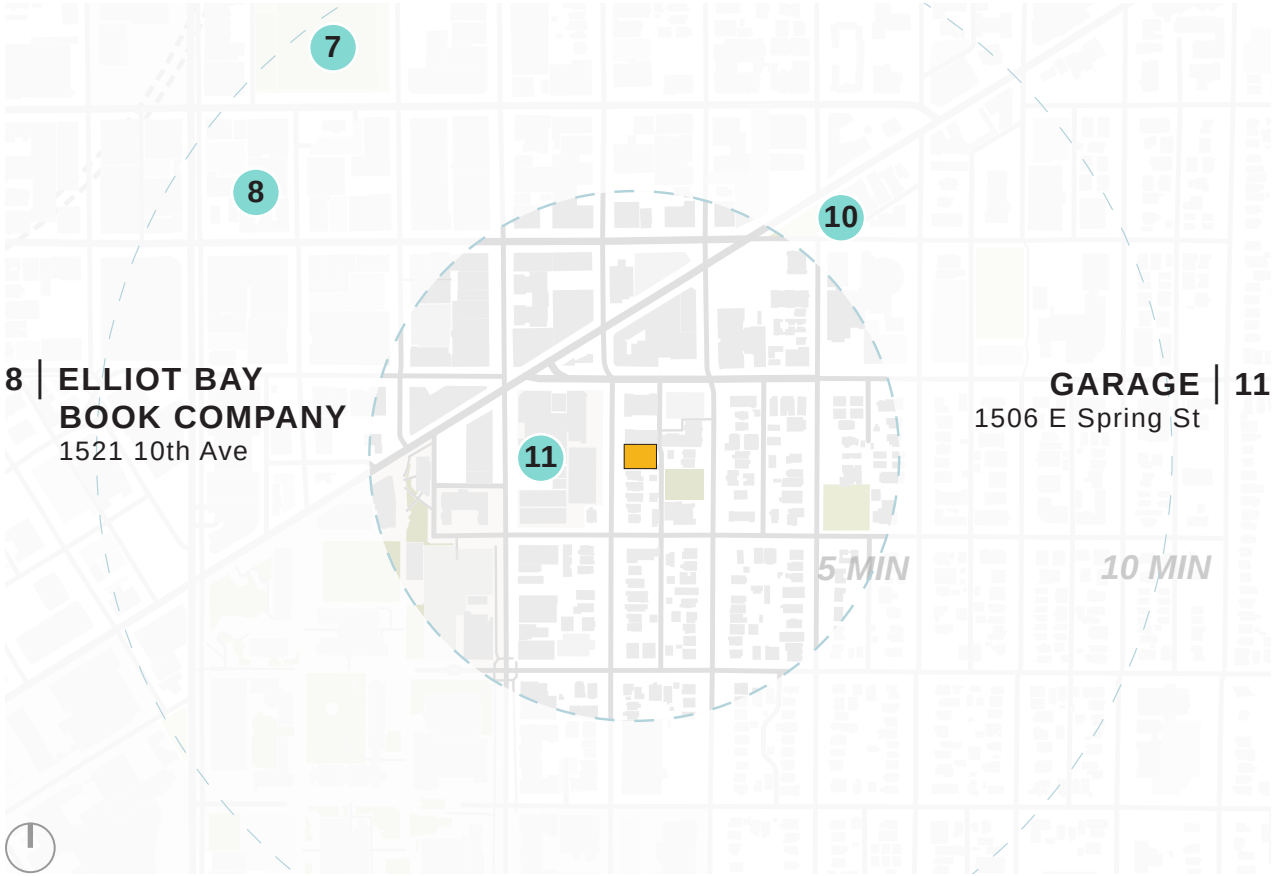
BULLITT CENTER | 10
1501 E Madison St

8 | ELLIOT BAY
BOOK COMPANY
1521 10th Ave

GARAGE | 11
1506 E Spring St

9 | FRYE ART MUSEUM
704 Terry Ave

CHAMPIONS FIELD | 12
Su Campus Walk



The map displays a residential property at 1122 13th Avenue, divided into two main sections. The upper section contains a 'HOUSE' (1122 13TH AVE., TAX NO. 2254501235) and a 'GAR.' (12' wide, TAX NO. 2254501295). The lower section contains another 'HOUSE' (1118 13TH AVE., TAX NO. 2254501220) and a 'GAR.' (TAX NO. 2254501290). To the right of the lower house is a 'FUTURE TOWNHOUSE' (35' wide, TAX NO. 2254501290). The property is bounded by 13th Avenue to the west and a fence line to the east. The map includes various features such as porches, decks, bays, electric meters, gas meters, and fences. It also shows adjacent properties, including 'APARTMENT 45' BLDG.' and 'TOWNHOMES 35' BLDG.'. The map is a detailed survey with bearings and distances for all property lines and features.

- Located at 1118 & 1122 13th Ave (Two existing parcels)
- 2 existing Two-story single family residences and one detached garage
- Site Area = 8,704 SF
- Measures 68' wide by 128' deep

- Approximately 10'-0" slope up across site from west to east

- North: 2 Four-story apartment buildings
- East (across alley): Two-story single family home with detached garage (north) and new 3-story townhouse development (south)
- South: 1 Two-story single family home and 4 three-story townhomes
- West (across 13th Ave): Four-story Seattle Academy building

- High Voltage Line along 13th Ave require 14'-0" radial clearance
- Eastern portion of site (approx. 10'-0") is part of an unofficial alley commonly used by neighboring structures that connects E Spring St with E Union St and must be maintained for common use

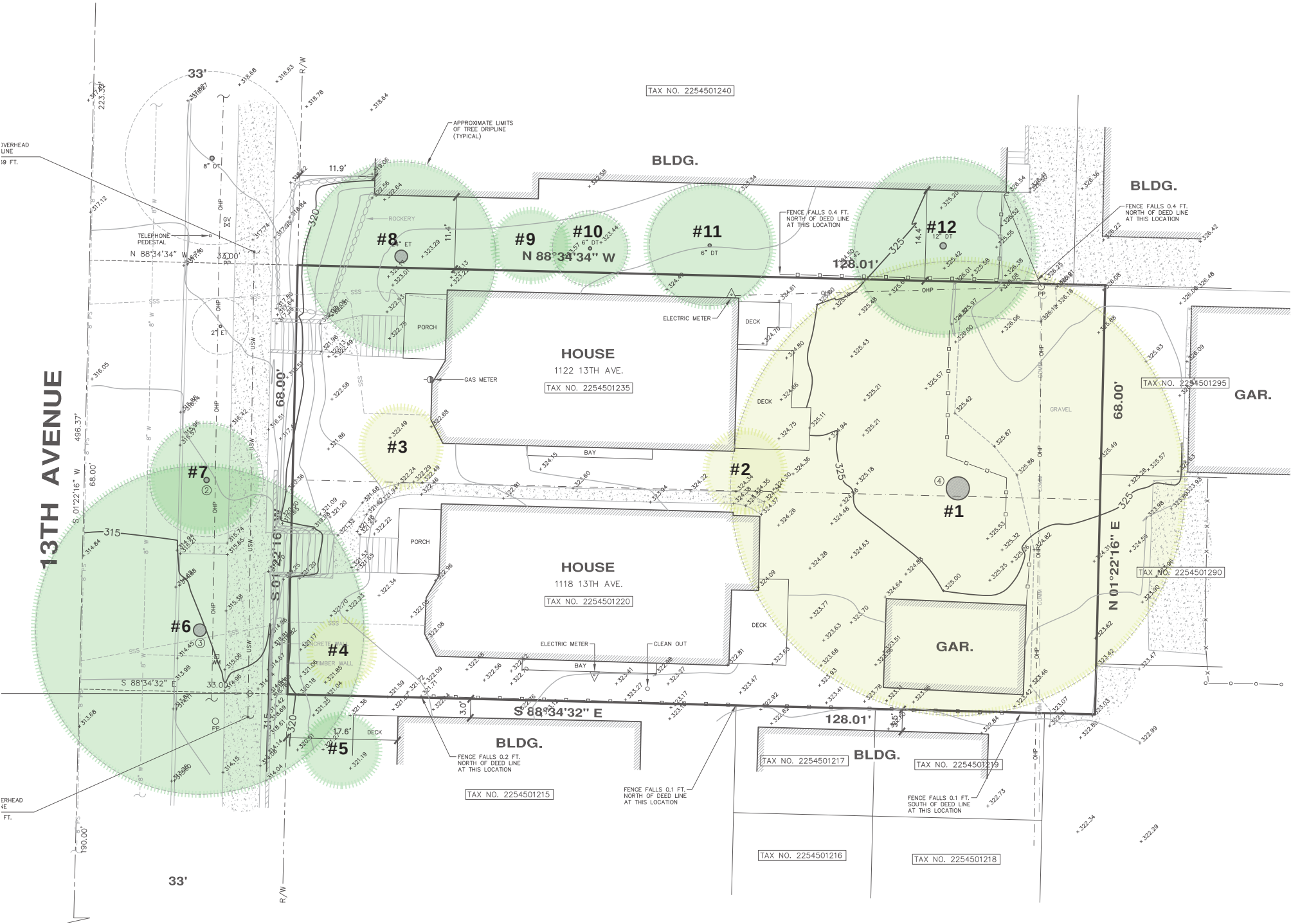
- There are 4 trees on site and 8 trees just off-site on adjacent properties or in the ROW.
- One of them is classified as exceptional, but has been approved for hazardous tree removal under SDCI # 000198-20TA
- The next page contains a diagram and matrix of all trees per arborist

1118 13TH AVE:
THE NORTH 8 FEET OF LOT 3 AND THE SOUTH 26 FEET OF LOT 4, BLOCK 16, SUPPLEMENTARY PLAT OF EDES AND KNIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 194, RECORDS OF KING COUNTY, WA.

1122 13TH AVE:
THE NORTH 34 FEET OF LOT 4, BLOCK 16, SUPPLEMENTARY
PLAT OF EDES AND KNIGHTS ADDITION TO THE CITY OF
SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 2 OF PLATS, PAGE 194, RECORDS OF KING COUNTY,
WA.

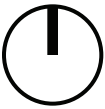
C O N E ARCHITECTURE

EXISTING TREE DIAGRAM



	SPECIES	DBH INCHES	EXCEPTIONAL	COMMENTS
1	Bigleaf maple (Acer macrophyllum)	44"	Yes	Approved for removal under SDCI #000198-20TA
2	Japanese maple (Acer japonicum)	5"	No	
3	Hollywood juniper (Juniperus chinensis)	4"	No	
4	Vine maple (Acer circinatum)	3"	No	
5	Saucer magnolia (Magnolia x. soulangeana)	4"	No	Off-site, to remain.
6	American sycamore (Platanus occidentalis)	25"	No	In ROW, SDOT maintained. To remain.
7	Paperbark maple (Acer griseum)	10"	No	In ROW, SDOT maintained. To remain.
8	Western hemlock (Tsuga heterophylla)	22.5"	No	Off-site, to remain.
9	English laurel (Prunus laurocerasus)	8"	No	Off-site, to remain.
10	Vine maple (Acer circinatum)	6"	No	Off-site, to remain.
11	Vine maple (Acer circinatum)	7"	No	Off-site, to remain.
12	Hawthorn (Crataegus monogyna)	14"	No	Off-site, to remain.

FROM SHOFFNER CONSULTING REPORTS DATED SEPTEMBER 10, 2020

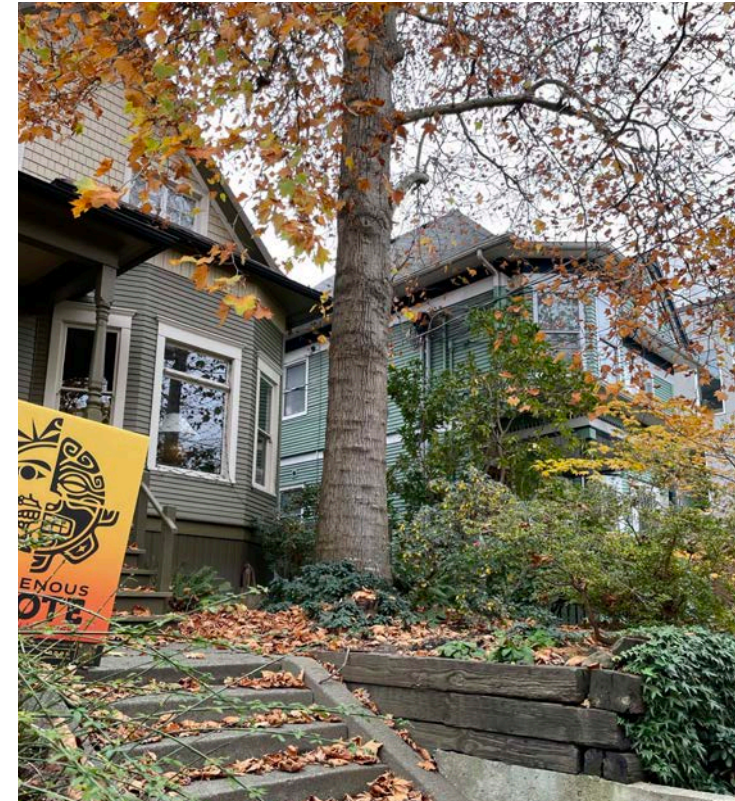




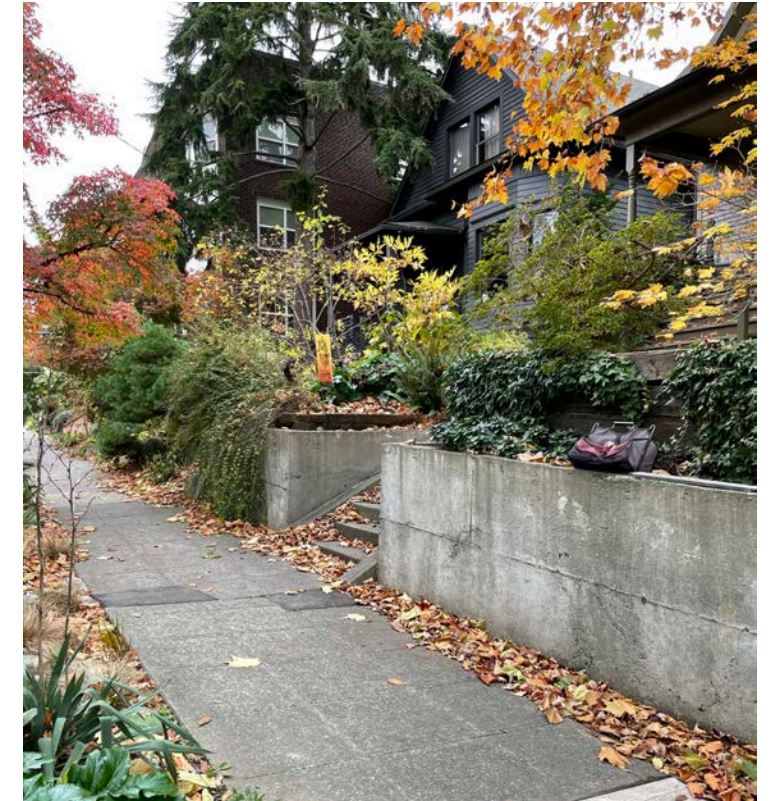
VIEW FROM NORTH (13TH ST)



VIEW FROM NORTH (13TH ST)



VIEW FROM NORTH (13TH ST)



VIEW FROM SOUTH (13TH ST)



VIEW FROM SOUTH (13TH & 14TH ST ALLEY)



VIEW FROM WEST (13TH & 14TH ST ALLEY)

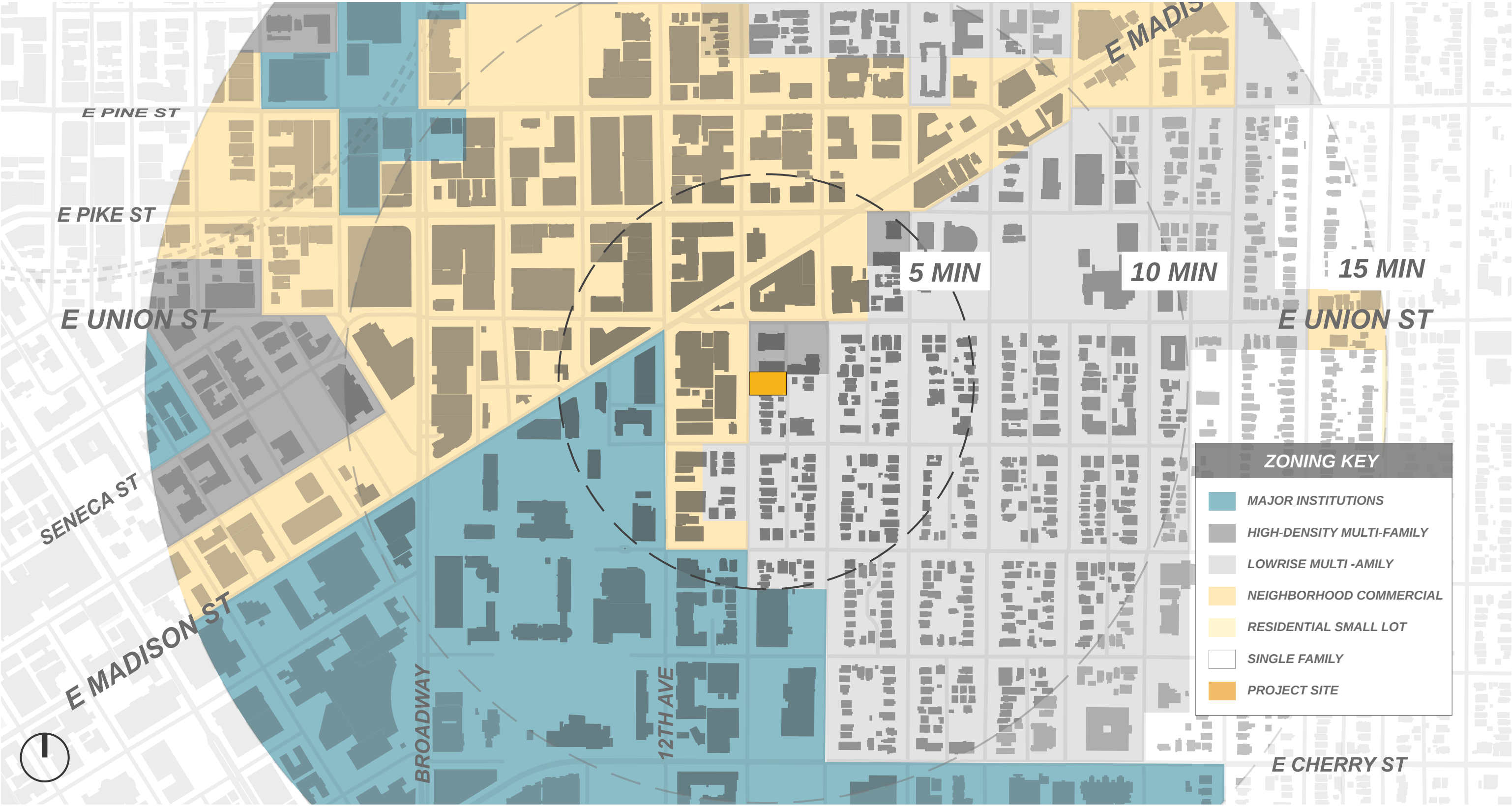


VIEW FROM WEST (13TH & 14TH ST ALLEY)



VIEW FROM NORTH (13TH & 14TH ST ALLEY)

NEIGHBORHOOD ZONING
| WITHIN 15 MIN WALK |



ADDRESS: 1118 & 1122 13th Ave Seattle, WA 98122
PARCEL #: 2254501220, 2254501235
ZONING: LR3 (M)
OVERLAYS: First Hill/ Capitol Hill Urban Center
SITE AREA: 8,704 SF

23.45.504 PERMITTED USES
Permitted outright: Residential

23.45.514 STRUCTURE HEIGHT
Allowed Maximum Base Height: 50'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.) 54'-0"
10'-0" additional allowed for stair penthouse 60'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 FLOOR AREA RATIO
Maximum FAR: 2.3 (20,019.2 SF)

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

23.45.524 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.45.522 AMENITY AREA
Required: 25% of Lot Area (50% Provided on Ground Level)
25% x 8,704 SF = 2,176 SF (1,088 SF at Ground Level)

23.54.015 REQUIRED PARKING
Vehicular Parking:

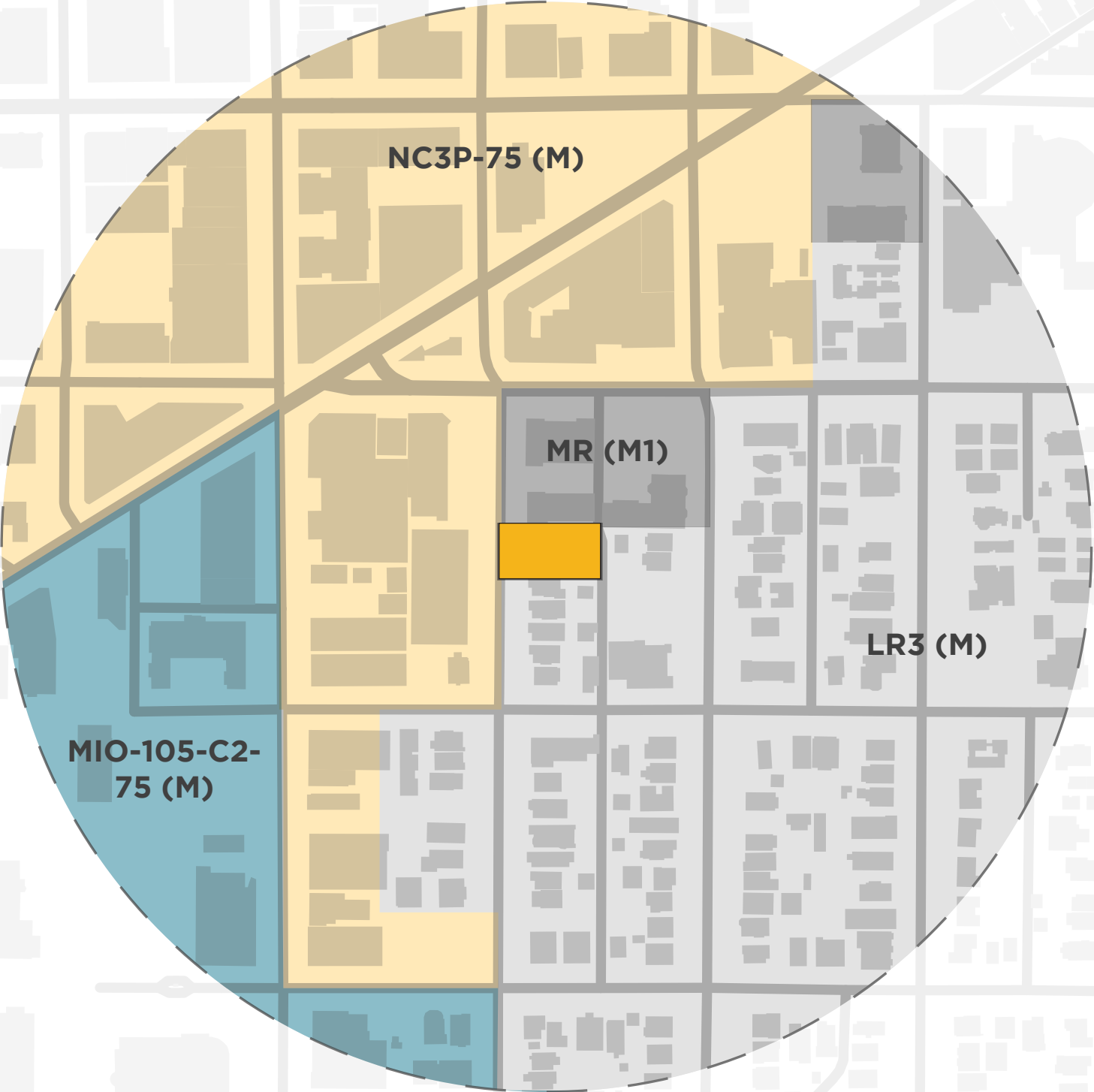
- The project is located within an urban center and frequent transit service area, therefore no parking is required.

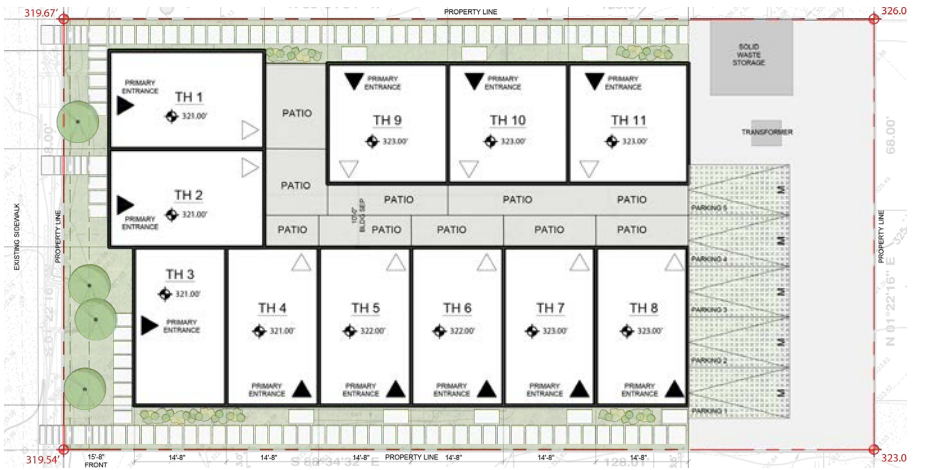
Bicycle Parking:

- 1 Long Term stall per unit = 12 stalls
- 1/20 Short Term stalls per unit = 2 stalls (rounded up)

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
Residential, 9-15 dwelling units: 150 SF
The minimum horizontal dimension of required storage space is 12 feet.

ZONING CODE SUMMARY
| BLOCK ELEVATIONS |





OPTION ONE



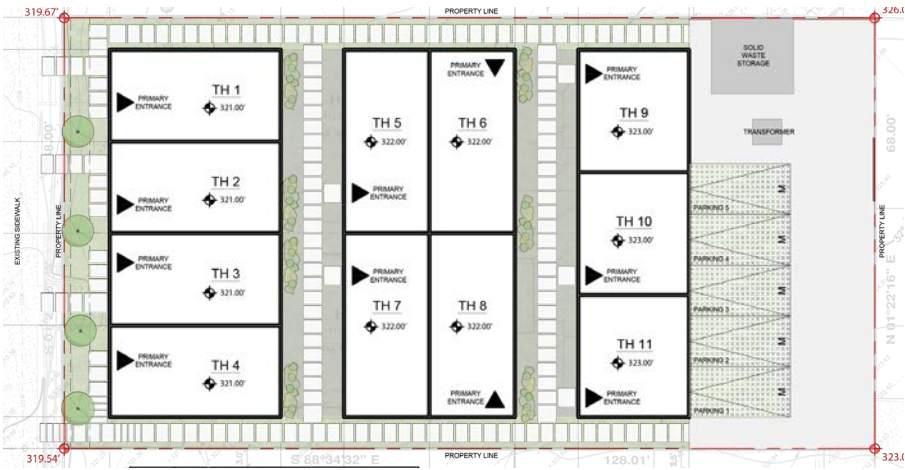
Option One consists of two (2) structures containing 11 units. All units are proposed to be 5 stories, utilizing the maximum height allowance. Building 1 is arranged with 3 units facing 13th Ave, with the remaining 5 units taking pedestrian entry from a southern pathway. Building 2 contains 3 units, taking entry from a northern pathway. A 10' wide central courtyard between the two buildings will contain much of the ground level amenity space.

Parking (5 surface stalls), a transformer, and solid waste storage (and collection) all occur on the east side of the site. An easement across the neighboring parcels to the south for vehicular access from E Spring St is in progress to allow this.

While this option contains some modulation in the south-west corner, resulting in a larger front yard, it only contains (3) street facing entries. The creation of outdoor space between buildings with the utility / service uses pushed to the east side is a common thread between all three options - while the courtyard is spacious in this option, the fact that it bends 90 degrees means it could become a darker area than the outdoor space proposed in other options.



This option is code-compliant and seeks no departures.



OPTION TWO



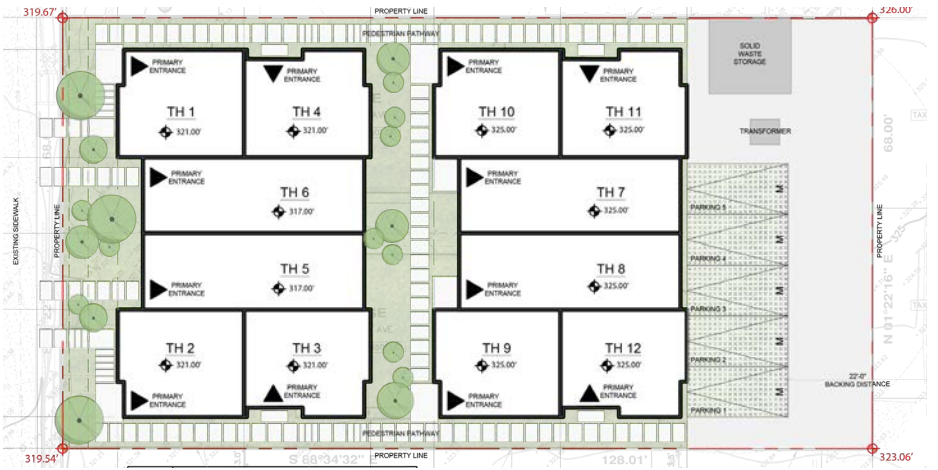
Option Two consists of three (3) structures containing 11 units. All units are proposed to be 5 stories, utilizing the maximum height allowance. Building 1 is arranged with 4 units facing 13th Ave, maximizing the number of street-facing entries possible for this site. Building 2 contains 4 units, each taking their entries from a northern or southern pedestrian pathway. Building 3 contains 3 units, all accessed from a central pathway between buildings. 10' wide courtyards between each building will contain much of the ground level amenity space.

As in the previous option, parking (5 surface stalls), a transformer, and solid waste storage (and collection) all occur on the east side of the site. An easement across the neighboring parcels to the south for vehicular access from E Spring St is in progress to allow this.

This option proposes more street facing entries than the previous one, which is more in line with citywide and Central Area design guidelines. This option also contains more internal outdoor space (with 2 courtyards) - however, the front yard space is reduced and sacrificed for that purpose.



This option is code-compliant and seeks no departures.



OPTION THREE - PREFERRED



Option Three, the applicant's preferred option, consists of two (2) structures containing 12 units. Most of the units in this option are proposed to be 5 stories, but the two corner units facing 13th Ave are proposed to be 4 stories, in order to better respond to surrounding context like the single family home to the south. Building 1 is arranged with 4 units facing 13th Ave, again maximizing the number of street-facing entries possible for this site. The remaining 2 units on building 1 and all of building 2 take access from either a northern or southern pedestrian pathway, or a pathway through the central courtyard. The central courtyard begins at 10' but expands to 15' wide in the center of the site.

As in the previous two options solid waste storage (and collection) all occur on the east side of the site. An easement across the neighboring parcels to the south for vehicular access from E Spring St is in progress to allow this.

This option builds on and improves the positive features of the previous options. It contains the maximum number of street facing units (as seen in option 2) but also proposes modulation and deep front entries, as seen in option 1. One centralized courtyard is maximized in scale and will be activated by the entries accessed off of the pathway. The step down in scale on the corner units facing 13th better responds to existing neighboring context, rather than building to the maximum development potential.



This option is code-compliant and seeks no departures.

1. | MASSING

1.C. ...Staff recommends further development of Option 3, maintaining the increased building separation and front setback, while incorporating the successful aspects of Option 1:

i. Develop an asymmetrical street façade which responds to the datum line to the north and continues to step down to the single family home to the south, creating a reduction of bulk at the roof.

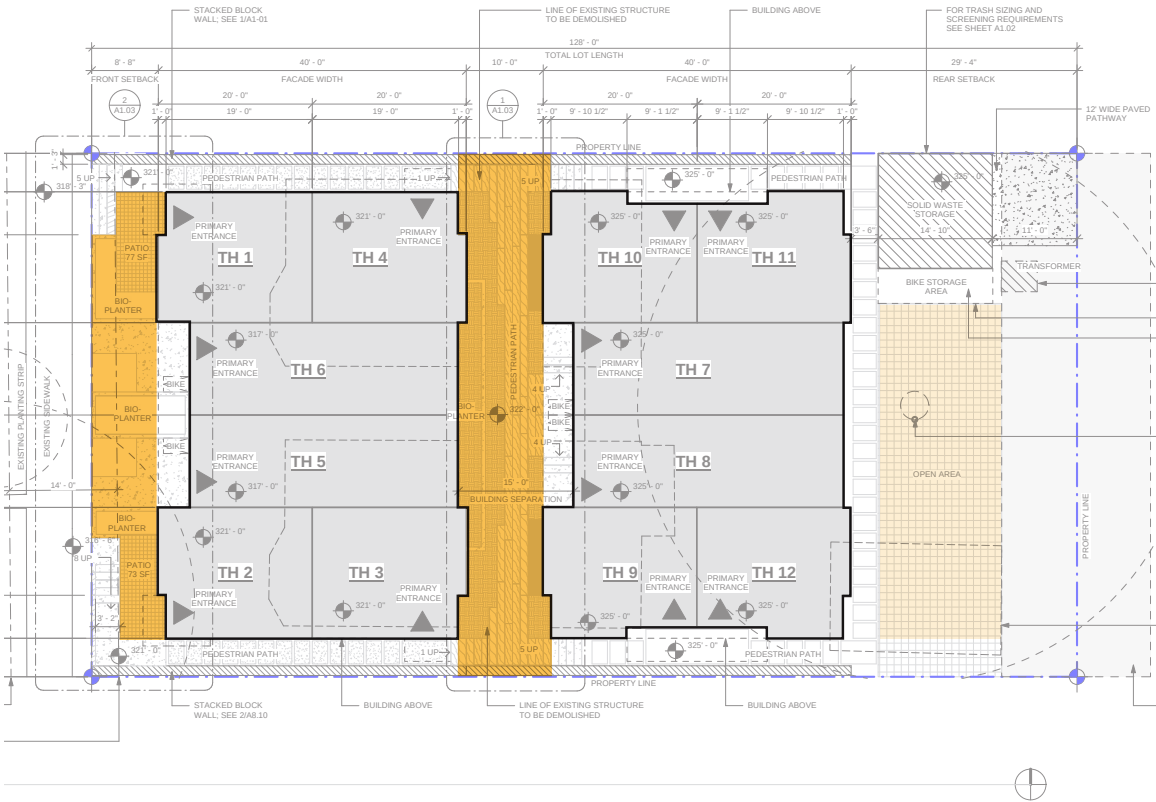
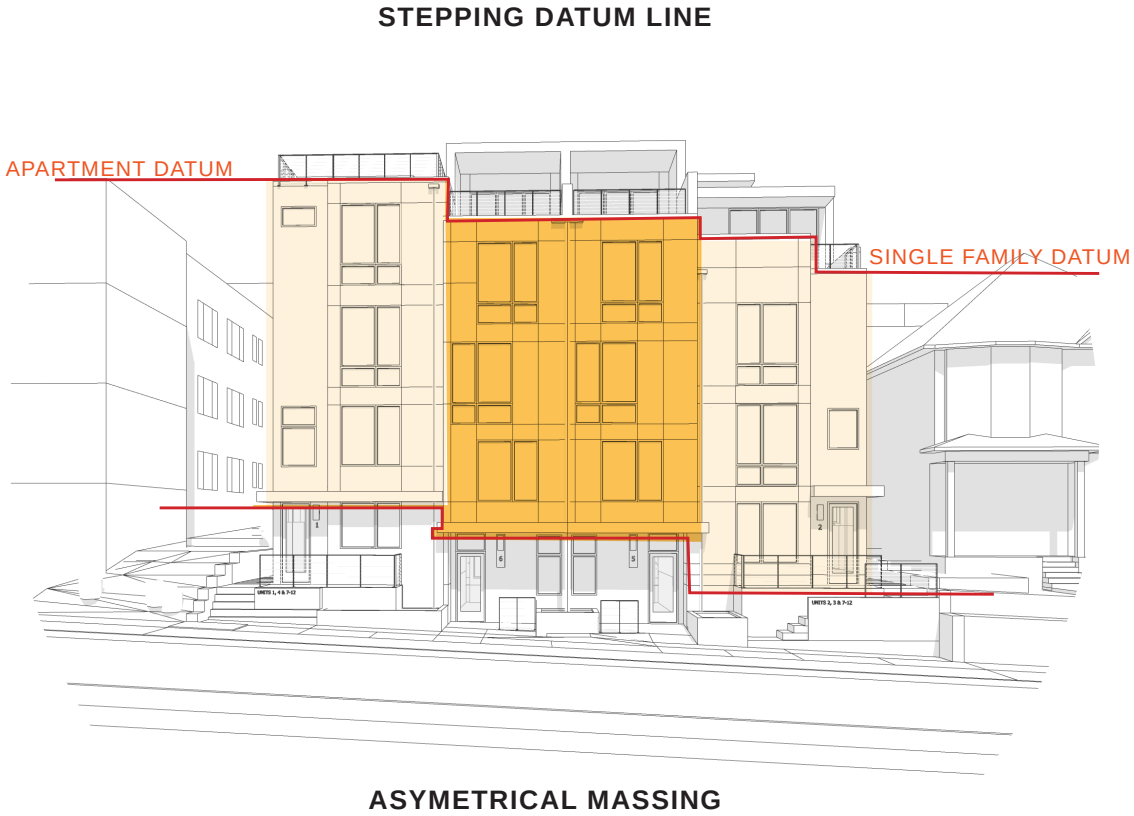
ii. Study how to incorporate usable ground-level amenity space, whether common space or individual patios.

SEATTLE: DC2-1-c, CS2-1-b, DC3-1, DC3-B

MUP CY1 #5:
Staff supports the roof line changes to the west building which respond to EDG guidance and the datum lines of adjacent structures, stepping down to lower scale development to the south. However, this facade relies on in-plane material changes to create an asymmetrical composition which does not express the actual massing form. The material application further lacks a clear strategy when the brick cladding continues from the recessed entries to the base of TH 1. Further develop the form of the west façade to respond to EDG guidance to create an asymmetrical massing. Changes in material application must be accompanied by distinct massing shifts. Staff suggests using the stepping at the roofline to inform massing shifts.

APPLICANT RESPONSE:

The massing of the preferred option responds to both the datum line from the apartments to the north and the single family home to the south. The top of parapet wall on the northern unit aligns with the apartments, while the southernmost unit sits a full story lower to align with the single family scale. The planner's guidance has been taken into account and more stepping has been implemented at the west facade, by bringing the brick fully up the base of the northern unit and introducing open rail in the center units, allowing the stepping datum line to read at both the top and base of the building, as shown above. See diagrams on the next page for illustration of new plane changes introduced. The images to the right illustrate several of the ground level open spaces incorporated into the project, with a mix of both public and private uses.



GROUND LEVEL OPEN SPACE



1. MASSING

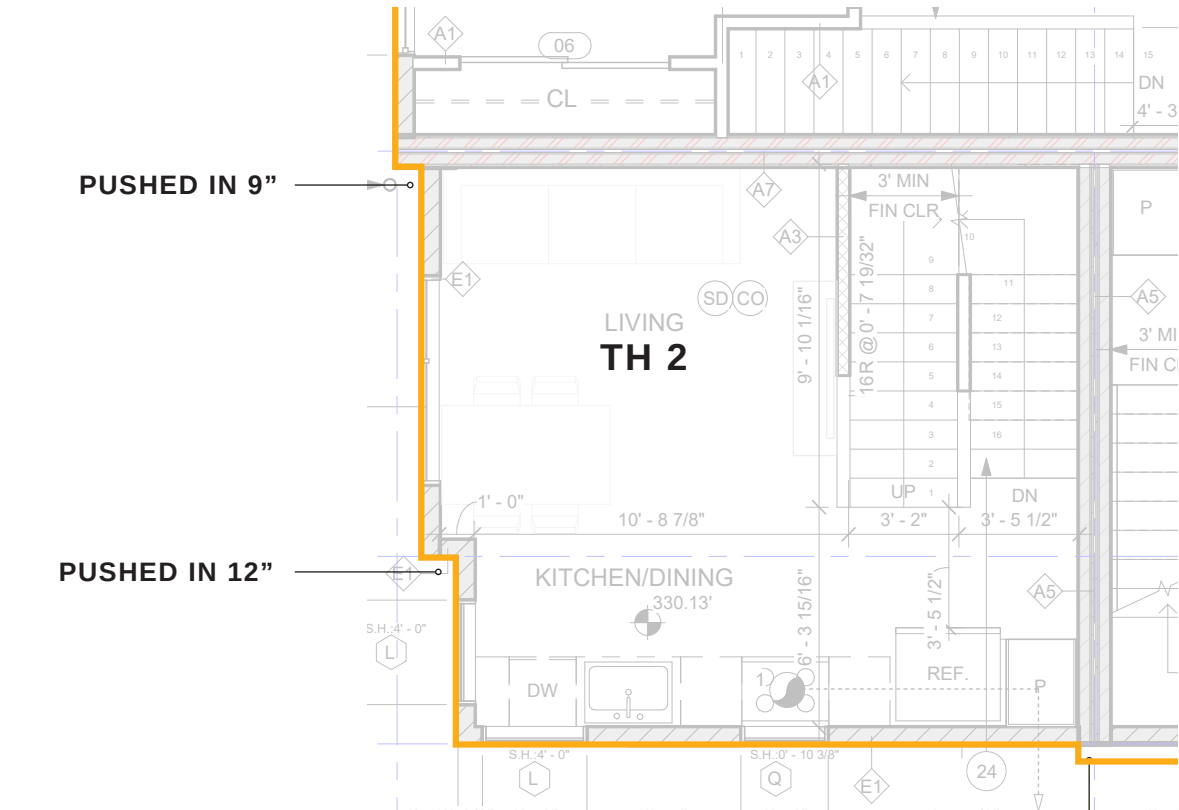
1.D. Option 3 introduces modulation at the ground level which is not continued at the upper levels resulting in long, flat walls. Avoid long, flat facades with vertical modulation and legible plane changes at material transitions. SEATTLE: DC4-3, CS2-1-c, DC2-1

MUP CY1 #8
At EDG staff provided guidance to avoid long, flat facades and provide legible modulation with material changes occurring at plane changes. Long, flat, unmodulated facades are proposed along the north and south elevations with numerous coplanar material changes. Staff appreciates the intent to break down the scale and mark program elements, but the use of belly bands or downspouts only appear as applied patterns and weaken the larger composition. Develop the facades with legible modulation at material changes.

APPLICANT RESPONSE:
Per the staff's guidance, the scale of the facade was further broken down by continuing to push and pull elements of the facade at material changes with legible modulation. In conjunction with the changes described on the previous page, on the west facade, both units have been pushed in (as seen in the plan diagram to the right) to create a change in plane along with the change in material. As suggested by the planner in MUP CY2, both corner units also include a change in material to gray. The two elements shaded in blue on the west facade that were previously belly bands have been extended into awnings, to create more depth and shadow, provide more weather protection, and better fit with the awning language throughout the rest of the project. Finally, to address the flatness of the north and south facades, a 6" deep furred rainscreen element has been added at material changes to create more depth and shadow, particularly around the window groupings and wood entry volumes.

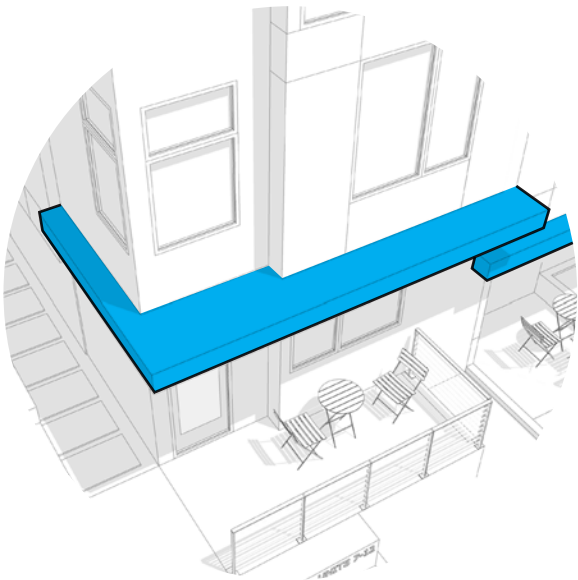


LEGIBLE PLANE CHANGES AT MATERIAL TRANSITIONS

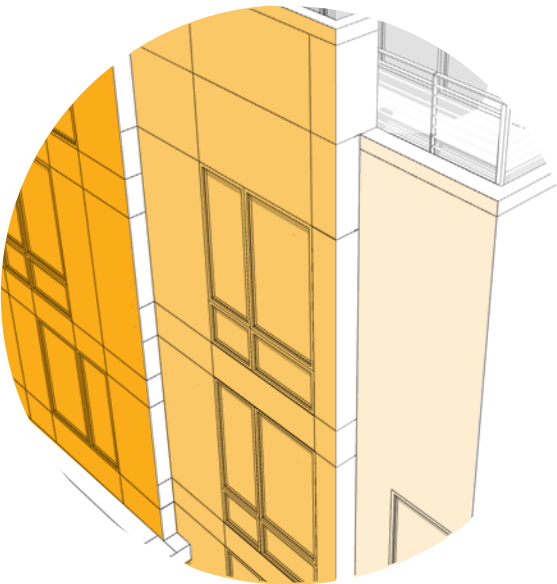


PUSHED OUT 6"

EXTENDED AWNINGS



BUILDING MODULATION



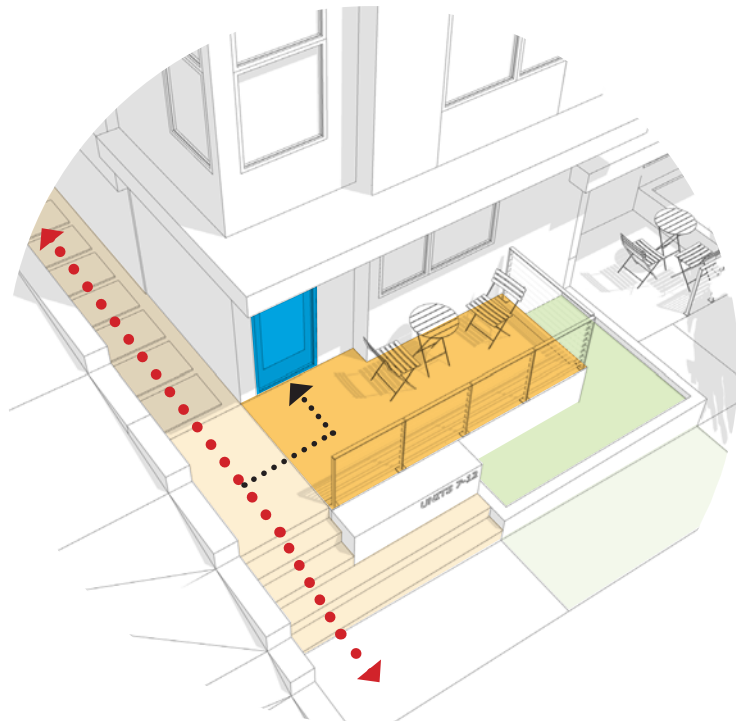
2. | FAÇADE COMPOSITION & MATERIALS

2.A. Staff prioritizes Design Guidelines PL3-2-i and PL3-2-j and provides guidance to develop usable and occupiable stoops or patios for the units along 13th Ave. Staff supports the precedent image on pg. 21 of the EDG packet (“stepping entry stoops”) to guide further development of the entries.
SEATTLE: PL3-2, CS1-1, PL3-1-g

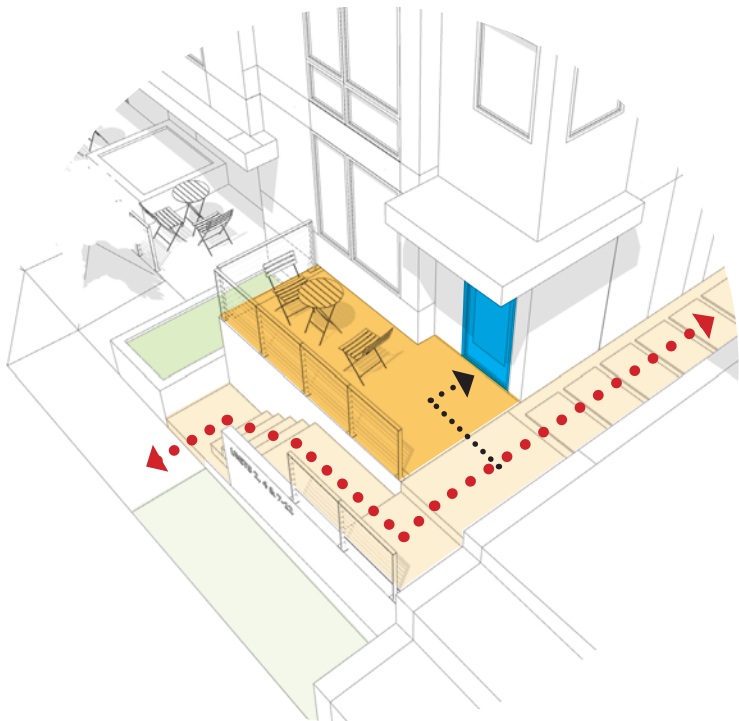
2.B. Primary circulation for units without street access is immediately adjacent to the entries to the northern and southern street facing units. Design circulation and access to units at the rear of the site in a way that does not compromise the usability or private nature of the stoops along 13th Ave.
SEATTLE: PL1-1-a, PL3-1

2.C. In addition to providing usable stoops along 13th Ave, study the development of other usable ground-level amenity space as described under section #1 above.
SEATTLE: DC3-1, DC3-B

APPLICANT RESPONSE:
The concept with the front yard is two create two “community stoops” at the north and south sides of the site. Both will provide access to the common north and south pathways as well as access to the two corner units facing 13th. These larger community stoops provide opportunities for seating and allow all units in the project, not just the street facing units, to enjoy a street-facing stoop. While this might seem contrary to the guidance in item 2B, we believe it better meets the intent of design guideline PL3-2-I of the Central Area guidelines: “Encourage human activity by providing opportunities for neighbors to connect, walk, and talk together” as well as PL3-1-G “Provide coupled entries where possible to foster a sense of community and visual interest in building entryways.”
The central courtyard has also been further developed. A playful paver arrangement (mimicing the playful window concept) guides residents through this area. This space has been carefully designed to include pockets of landscaping, planters, window wells, and seating.



UNIT 1
ENTRY / STOOP CONDITION



UNIT 2
ENTRY / STOOP CONDITION

13TH STREET FACADE
STOOPS AND GROUND
LEVEL AMENITY



CENTRAL COURTYARD
GROUND LEVEL AMENITY AREA
(LOOKING NORTH)



2. | GROUND LEVEL AND OPEN SPACE CONCEPT

2.D. Carefully develop the transition in grade from the sidewalk to the unit entries, providing a layered transition using landscaping and planters which avoids tall walls at the sidewalk to provide both a pleasant pedestrian experience as well as a buffer to the stoops.

SEATTLE: PL3-2

MUP CY1 #9:
Staff supports the further developement of the front entries in response to guidance. Locating bike parking at the entrances to TH 5 and 6 restricts the usabilityof the patio space. Please revise the design to provide the maximum amount of space to support active use of the patios.

APPLICANT RESPONSE:
In addition to the community stoops, other elements have been carefully incorporated into the front yard to both navigate the grade change from 13th Ave to the units, and to create a layered public to private transition while avoiding tall walls. Elements incorporated include terraced planters , address signage, and seating. The two center street-facing units enter at street grade - a bioretention planter and open railing provide green space and a privacy buffer. As requested at MUP CY1, the bike parking stalls have been removed from these patios to allow full use of that space.

2.E. Develop the planter strip with lush landscaping to create a “room” between the street and building, using street trees and landscape choices to unify the street.

SEATTLE: CS1-2, DC4-D

APPLICANT RESPONSE:
A lush planting strip has developed between the building and the street, utilizing landscaping choices that help unify the project with the street.



2. | GROUND LEVEL AND OPEN SPACE CONCEPT

2.F. Staff supports locating parking and solid waste storage and collection at the rear of the site. Intentionally design the northeast corner to minimize the impacts of these uses and maximize the amount of landscaping.

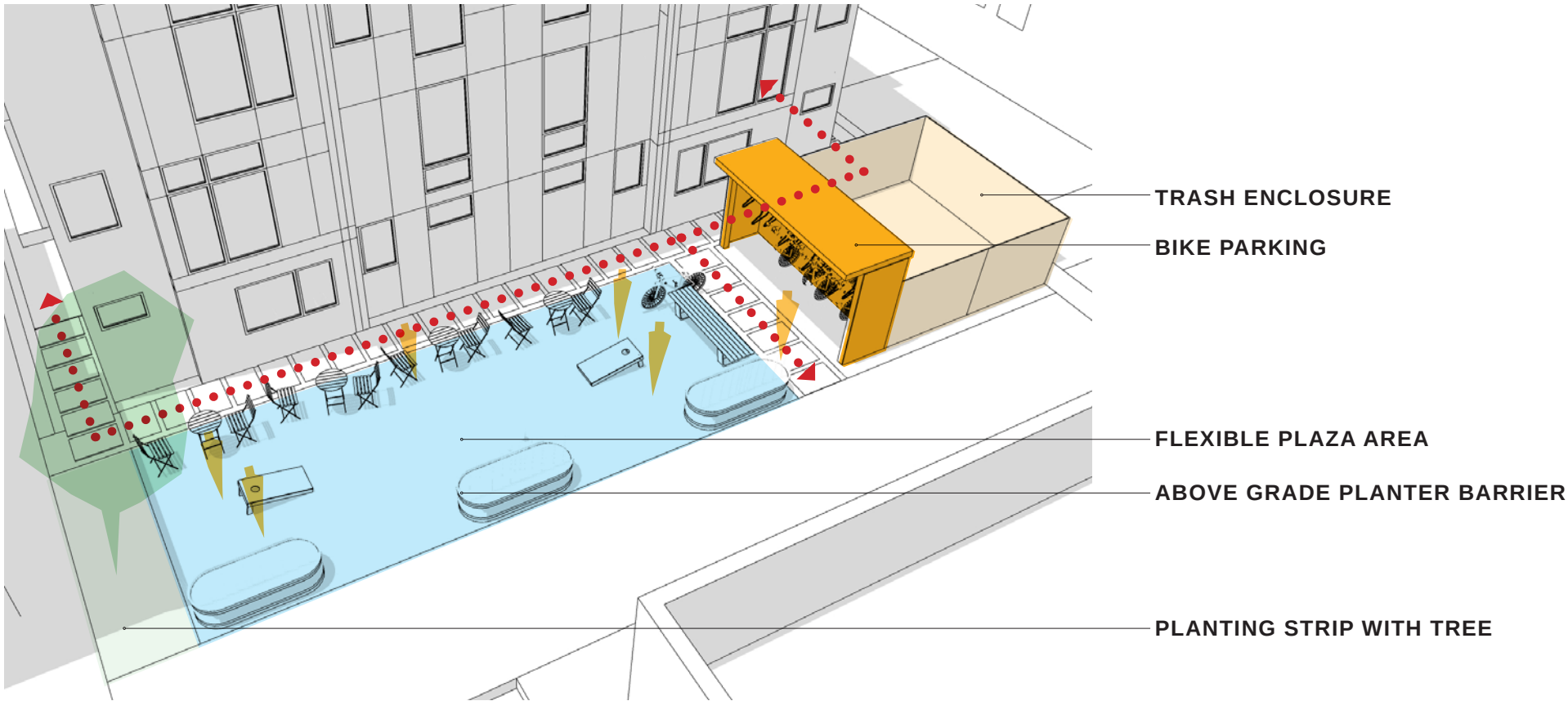
SEATTLE: CS1-2-b, DC1-C

MUP CY1 #4

It's unclear what is proposed for the rear of the site. The EDG packet indicated parking. If parking is no longer proposed, intentionally design this open space to serve a specific purpose and function and incorporate landscaping and buffering from the alley. Alternatively, if parking is not provided considering increasing the building separation and providing greater open space at the center of the site. If parking is proposed, show the parking on all applicable plans and provide landscaping buffering the rear units from the parking, as well as demonstrate the needed easements for access.

APPLICANT RESPONSE:

The northeast corner of the site has been designed with an enclosure to accomodate the sites solid waste and long term bike parking. Combining the solid waste and bike enclosure in the most compact way enables us to minimize the impact of the uses but also maximize the open area to the south. This space is planned to be a flexible plaza use to facilitate multiple types of activities, as illustrated to the right. We envision this as an actively used area that maintains the ability to walk / roll bikes across with a mix of hardscaping and landscaping, such as a grasscrete paver. The design includes a landscaped area with a new tree anchoring the southeast corner of the site and buffering the property to the south.



3. | FAÇADE COMPOSITION & MATERIALS

3.A. Incorporate secondary elements which provide human scale and façade depth. The use of an expressed party wall as indicated in the precedent images on pg. 45 of the EDG packet does not provide true façade depth.
SEATTLE: CS2-1-c, DC2-1-c, CS2-1-b, DC2-1-e

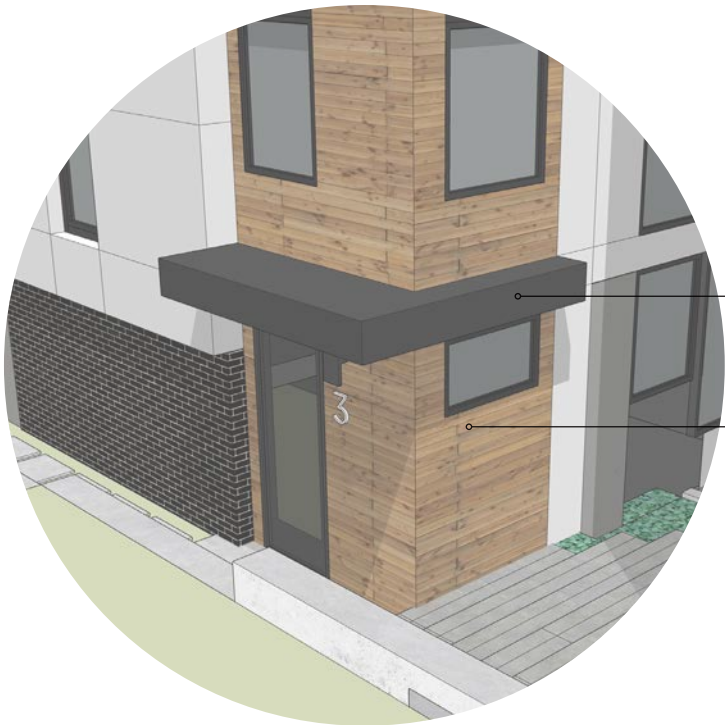
MUP CY1 #7
Maintain the recessed entries to townhouse units 3 and 4 as provided at EDG.

APPLICANT RESPONSE:
Secondary architectural elements have been added throughout the project including open railings and awnings, covered decks with wood soffit, landscaping, signage and lighting. The entries to units 3 and 4 have been recessed again, which also helps address the north / south façade flatness as brought up in MUP CY1.

3.B. The precedent images indicate large groupings of windows, which is supported. (DC4-3-d Building Details and Elements)

MUP CY1 #6
The use of a staggered window composition on the west elevation is supported. However, the stepped floor plates creating stepping within the staggered pattern appears awkward as it does not relate to the overall massing form. Further refine the fenestration within this volume. In addition, continuing the staggered fenestration within the gray cladding does not support differentiating this as a separate unit/volume. Consider an aligned fenestration within the gray cladding similar to that used on other facades to differentiate this unit with a unique language, supporting an asymmetrical expression. Continue the use of a consistent fenestration language within cladding choices on building two.

APPLICANT RESPONSE:
The windows have been arranged in large window groupings that vary in configuration between the massings of units. The groupings on the 13th Ave have a playful composition, emphasizing the stepping down motion relating to the overall massing. The planner's suggestion to align the windows within the gray units to further push the asymmetrical concept was a great one - we have implemented this throughout the project.



EXTENDED AWNING
WOOD SIDING MATERIAL



EXTENDED AWNING
CEDAR SOFFIT
BRICK MATERIAL

BLDG 1 WEST FACADE



BLDG 2 WEST FACADE



3. | FAÇADE COMPOSITION & MATERIALS

3.C. The precedent images also propose the use of wood siding, which is supported. The material palette should be primarily composed of high quality materials which reflect human scale and respond to the character of the adjacent structures.

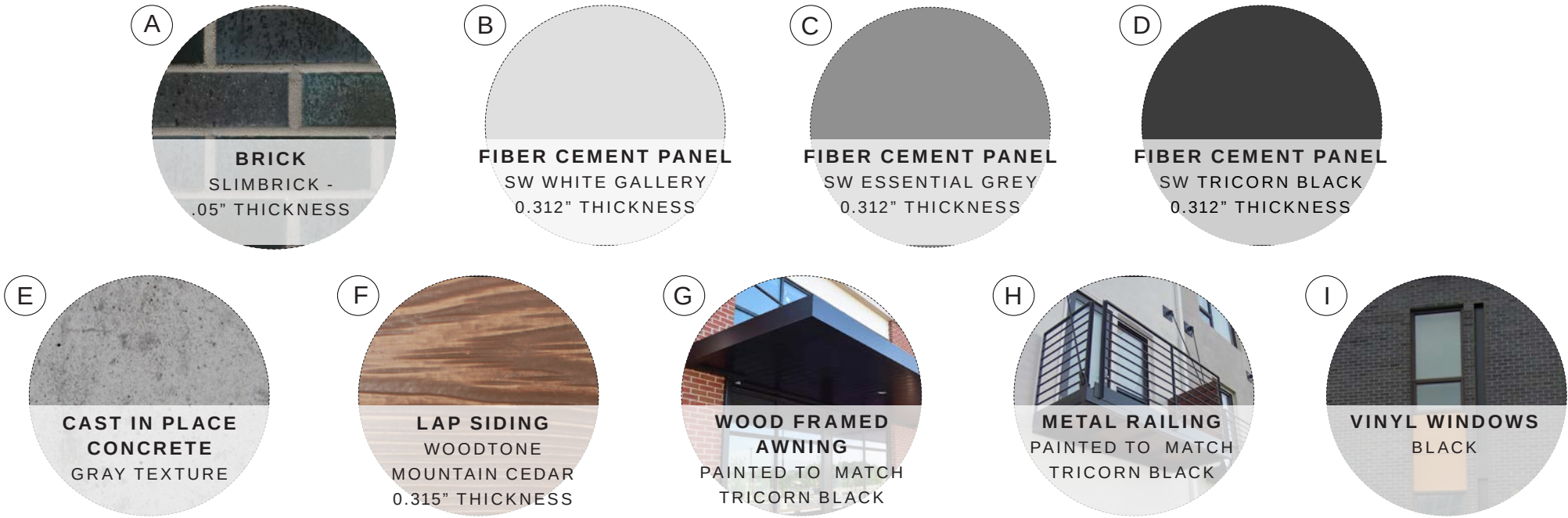
APPLICANT RESPONSE:
Per the staff's guidance high quality materials were selected to help reflect human scale at the ground level and respond the character of neighboring structures. Smaller scale high-quality dark tone brick is used at a majority of the unit entries closer to the ground level horizontal woodtone siding appearing at the building corners, address signage, and soffits

SEATTLE: DC4-2

3.D. The proposal is located in close proximity to development on the north and south. At the Recommendation phase, provide a privacy study which illustrates potential impacts to neighbors.

APPLICANT RESPONSE:
Privacy studies are provided to the right and within the MUP set.

SEATTLE: DC2-D-5



NORTH FACADE



SOUTH FACADE

DESIGN GUIDELINES:

CITYWIDE CENTRAL AREA NEIGHBORHOOD

RESPONSE:

CS1: NATURAL SYSTEMS & SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

C.2 TOPOGRAPHY

Use the existing site topography when locating structures and open spaces on the site. Consider stepping up or down hillsides to accommodate significant changes in elevation.

The proposed development steps with the existing topography. Similar to adjacent structures, there are three existing levels to the terraced site. One at grade with the alley, another at grade with the sidewalk, and one located between them (approx 4' above sidewalk grade). A common amenity space is centrally located on the site.

1.A LOCAL TOPOGRAPHY

Respond to local topography with terraces, stoops, stepping facades, or similar approaches. Use stairs and landscaping to transition between the sidewalk, building façade, and entrances in keeping with local topographic conditions, and existing neighboring approaches.

A combination of stairs, retaining walls and landscape elements have been provided similar to the existing and adjacent approaches between the sidewalk and building entrances. Individual porches and stoops raised above sidewalk level are provided facing the street.

CS2: URBAN PATTERN & FORM

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

B.2 ADJACENT SITES, STREETS, AND OPEN SPACES

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the existing and adjacent streetscape.

To better connect with the street, the street-facing center units have been lowered to street-level and provided with a porch and landscape buffer. Common pathways that transition to stairs are more centrally located at the sidewalk to provide retained areas matching the adjacent streetscapes to the north and south.

C.2 RELATIONSHIP TO THE BLOCK

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings.

The proposed development incorporates building height datum lines of the existing adjacent structures on the block. A consistent street-edge and front setback to align with the existing structure to the north, the new development on the block, and the covered front porch of the single family residence to the south is proposed for the project.

D.1 HEIGHT, BULK, AND SCALE

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

This site is located at the intersection of three different zones. Therefore, the project seeks to transition these lines by taking various cues from each of the surrounding zones and melding them together.

D.4 HEIGHT, BULK, AND SCALE

Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing.

The project has a reduced height at the corner volumes to better relate to the scale of the adjacent single family residence. The upper levels have also been further setback from the street facade to reduce the overall perceived mass and height. The varying heights also help to break up the mass of the proposal.

1.B TRANSITION OF ZONES

In addition to building height, use building massing and articulation to transition to single-family scaled fabric. Other acceptable methods include setbacks, building footprint size and placement on the site, building width, façade modulation, and roof line articulation.

The proposed development takes a similar building width and footprint from the adjacent structure to the north and breaks it down with facade modulation to relate to the small scale structure to the south. Strong vertical elements create modulation across the facade and help to emphasize/identify the individual units themselves.

PL1: CONNECTIVITY

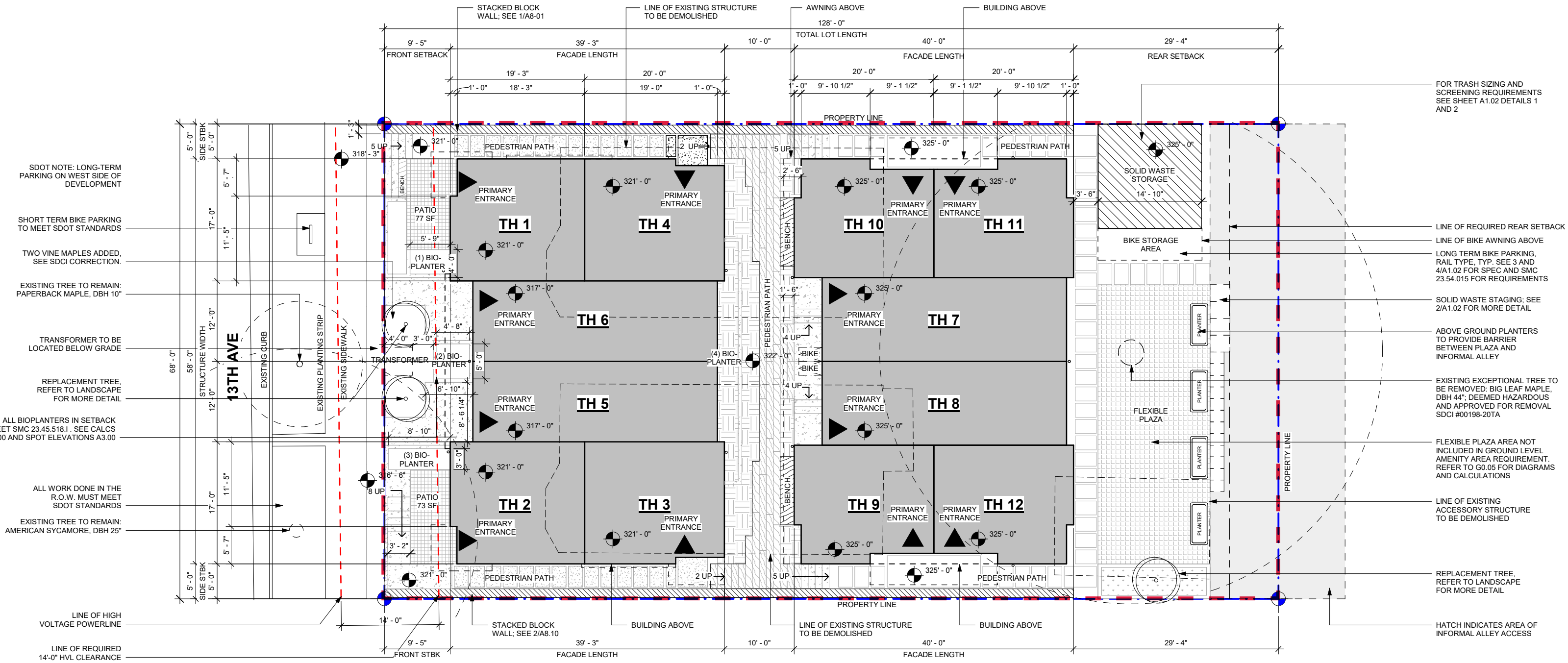
Complement and contribute to the network of open spaces around the site and the connections among them.

B.1 WALKWAYS AND CONNECTIONS

Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting connections within and outside the project.

Pedestrian access and pathway connections to both 13th Street and the Alley will be provided. These connections will enable access to a central common amenity space and easy access to the parking and solid waste areas located on the eastern portion of the site.

DESIGN GUIDELINES:	CITYWIDE	CENTRAL AREA NEIGHBORHOOD	RESPONSE:
PL3: STREET-LEVEL INTERACTION Encourage human interaction and activity at street-level with clear connections to building entries and edges.	A.1 ENTRIES 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 proposed development incorporates individual entries that are recessed in from the overall facade. The vertical rhythm of the facade helps to create a sense of identity for each unit and visually direct the eye toward the entry. These recessed entries offer privacy, overhead weather protection, and space for personalization.
	2.H STREETScape TREATMENT Encourage a safe, comfortable environment for pedestrians with components of complete streets (wide planter zones, wide sidewalks, building setbacks to allow for usable porches, stoops, and outdoor seating). Buffer outdoor spaces from the public sidewalk with low walls, planters and landscape layering.		The project utilizes both front porches with wide landscape buffers and stoops that are raised above the sidewalk level. These elements encourage a safe and comfortable pedestrian experience between residents and the public. A wide building setback and retaining walls at the sidewalk help to create a privacy buffer for residents.
DC1: PROJECT USES AND ACTIVITIES Optimize the arrangement of uses and activities on site.	B.1 VEHICULAR ACCESS AND CIRCULATION Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and pedestrians wherever possible. Emphasize use of the sidewalk for pedestrians by using existing alleys for vehicle and service access.		All service areas have been located at the alley on the east side of the site. This enables the west portion of the site to connect with the sidewalk and maintain a strong pedestrian experience.
DC2: ARCHITECTURAL CONCEPT Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	A.2 MASSING Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.		Vertical modulation and recessed entries help to break down the perceived mass of the project and add depth to the facade. Upper level roof decks and metal railings add interest, texture and transparency to reduce the overall building envelope.
	D.2 SCALE AND TEXTURE Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.		The proposed development will utilize fine-grained small scale materials to add depth and texture to the facade. These textural materials as well as awnings will be focused to but not limited to the residential entry areas.
	1.C BUILDING LAYOUT AND MASSING Smaller and varied building forms are encouraged. Breaks in massing and differentiation should take cues from the surrounding fabric. Vertical and horizontal datums and patterns can help provide a guide for how to articulate and break down the overall massing.		The variation in building height is proposed to break down the overall massing of the project and better align with adjacent datum lines. Vertical modulation on the facade help to reduce the perceived scale of the project as well as introduce existing proportions and patterns from the street.
DC3: OPEN SPACE CONCEPT Integrate open space design with the design of the building so that each complements the other.	1.C COMMON OPEN SPACES Provide generous common, open space, including shared courtyards and plazas that serve as extensions of the adjacent public realm.		A common amenity space is provided at the center of the proposal. This shared courtyard space is easily accessible to all residents and creates a space that links the north and south pathways of the site. The open space is oriented on the north-south axis for more access to natural daylight.
DC4: EXTERIOR ELEMENTS & FINISHES Use appropriate and high quality elements and finishes for the building and its open spaces.	3.B BUILDING DETAILS & ELEMENTS Incorporate building materials and details that reflect human scale and the craftsmanship of the building process (use of brick or wood for exterior cladding).		A composition of building materials will be chosen to align with the characteristics of the immediate neighborhood. Human scale materials with enhanced texture, depth, and shadow will be proposed for the project.

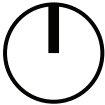


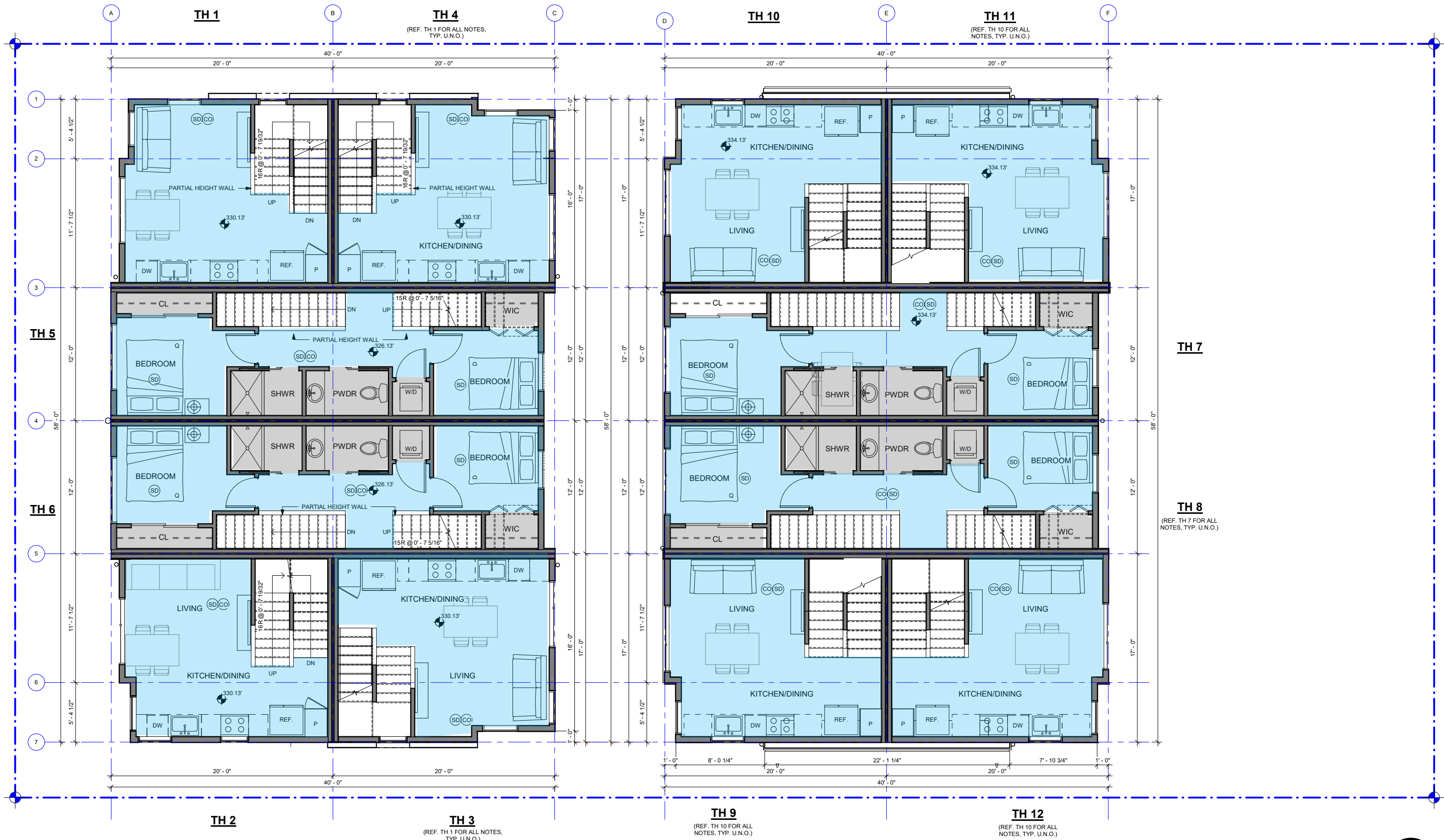




FIRST FLOOR PLAN

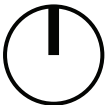
CIRCULATION UTILITY DWELLING AMENITY





SECOND FLOOR PLAN

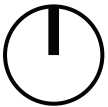
CIRCULATION UTILITY DWELLING AMENITY





CIRCULATION UTILITY DWELLING AMENITY

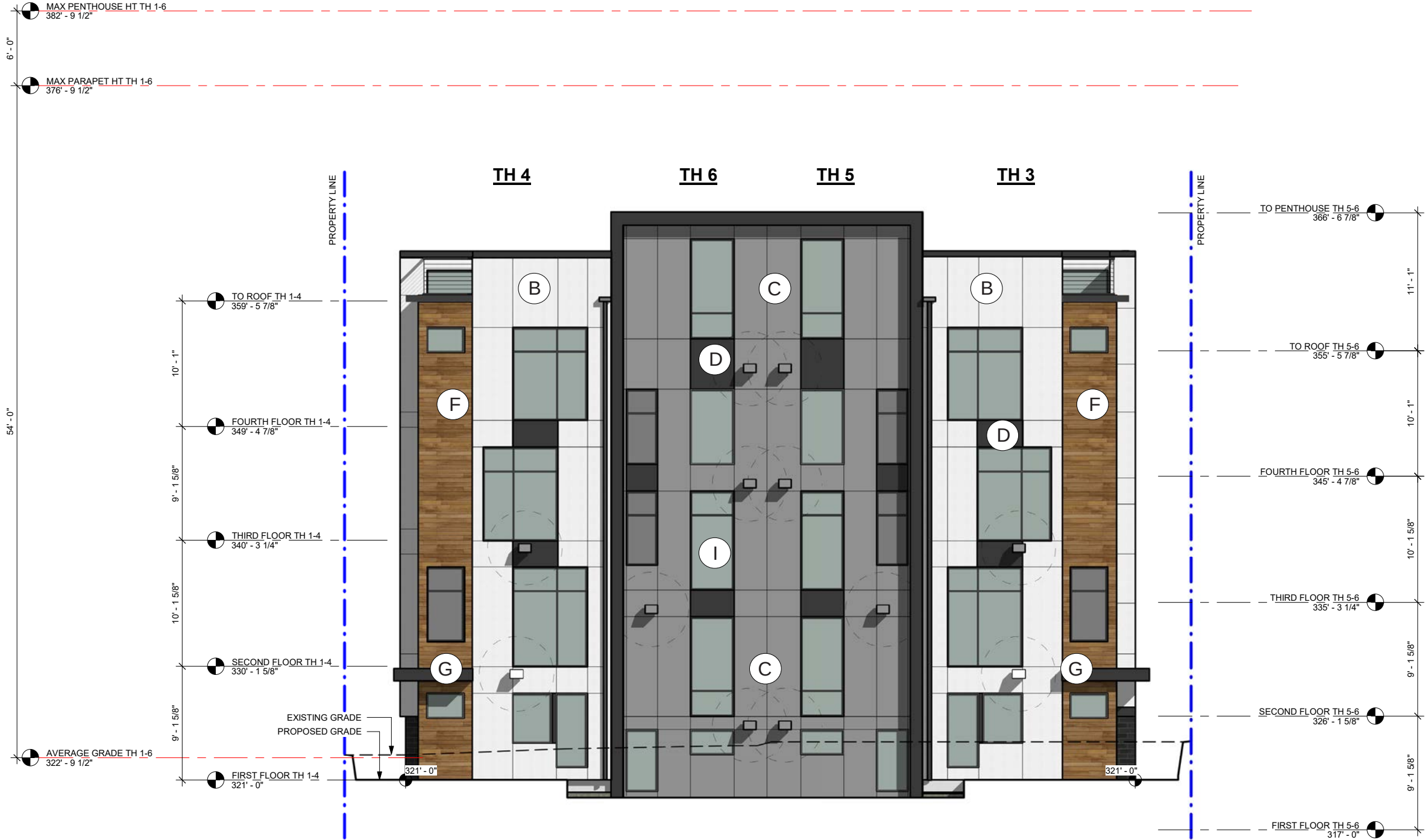
THIRD FLOOR PLAN





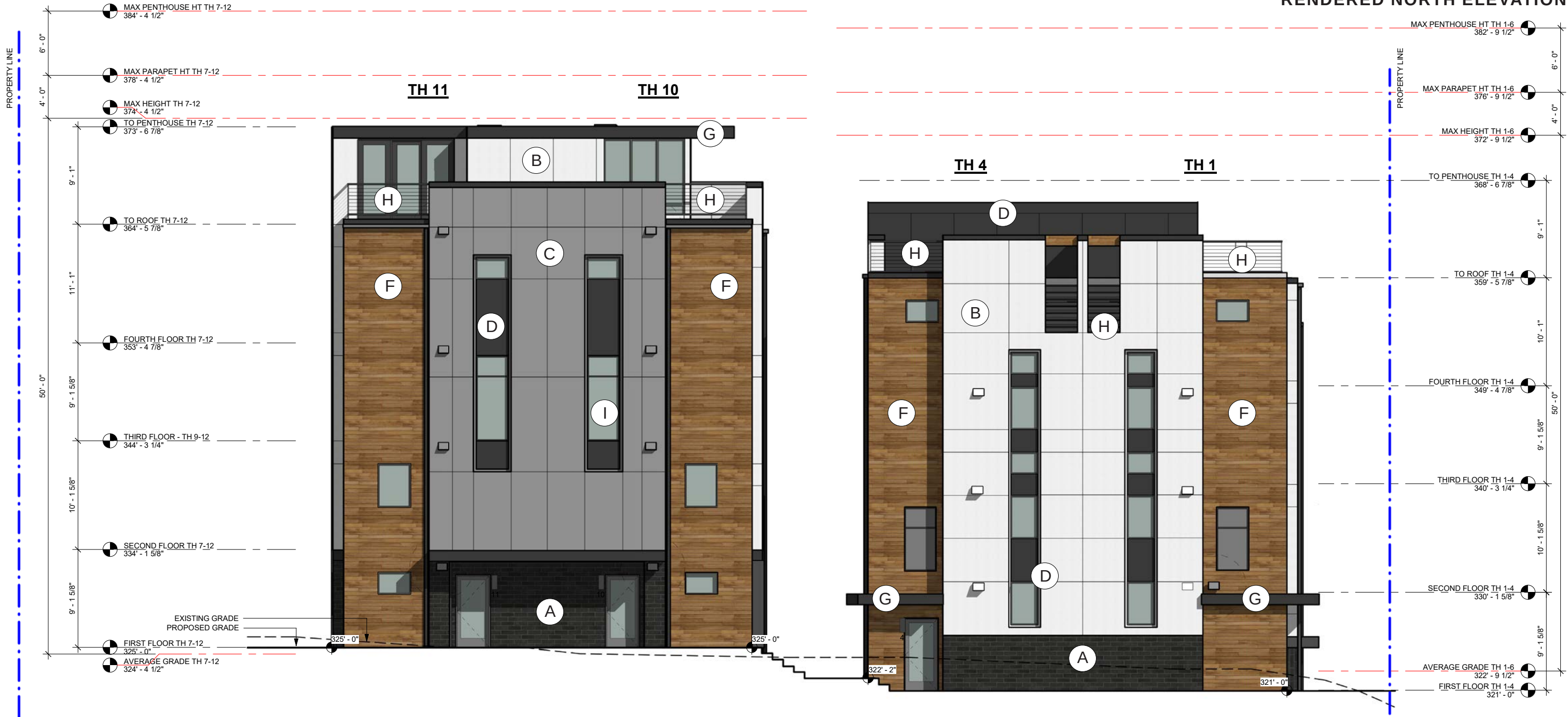


BUILDING 1
RENDERED EAST ELEVATION



- A** BRICK
SLIMBRICK -
.05" THICKNESS
- B** FIBER CEMENT PANEL
SW WHITE GALLERY
0.312" THICKNESS
- C** FIBER CEMENT PANEL
SW ESSENTIAL GREY
0.312" THICKNESS
- D** FIBER CEMENT PANEL
SW TRICORN BLACK
0.312" THICKNESS
- E** CAST IN PLACE
CONCRETE
GRAY TEXTURE
- F** LAP SIDING
WOODTONE
MOUNTAIN CEDAR
0.315" THICKNESS
- G** WOOD FRAMED
AWNING
PAINTED TO MATCH
TRICORN BLACK
- H** METAL RAILING
PAINTED TO MATCH
TRICORN BLACK
- I** VINYL WINDOWS
BLACK

BUILDING 1 + 2
RENDERED NORTH ELEVATION



A

BRICK
SLIMBRICK -
.05" THICKNESS

B

FIBER CEMENT PANEL
SW WHITE GALLERY
0.312" THICKNESS

C

FIBER CEMENT PANEL
SW ESSENTIAL GREY
0.312" THICKNESS

D

FIBER CEMENT PANEL
SW TRICORN BLACK
0.312" THICKNESS

E

**CAST IN PLACE
CONCRETE**
GRAY TEXTURE

F

LAP SIDING
WOODTONE
MOUNTAIN CEDAR
0.315" THICKNESS

G

**WOOD FRAMED
AWNING**
PAINTED TO MATCH
TRICORN BLACK

H

METAL RAILING
PAINTED TO MATCH
TRICORN BLACK

I

VINYL WINDOWS
BLACK

BUILDING 1 + 2
RENDERED SOUTH ELEVATION



BUILDING 2
RENDERED WEST ELEVATION



- A**

BRICK
SLIMBRICK -
.05" THICKNESS
- B**

FIBER CEMENT PANEL
SW WHITE GALLERY
0.312" THICKNESS
- C**

FIBER CEMENT PANEL
SW ESSENTIAL GREY
0.312" THICKNESS
- D**

FIBER CEMENT PANEL
SW TRICORN BLACK
0.312" THICKNESS
- E**

**CAST IN PLACE
CONCRETE**
GRAY TEXTURE
- F**

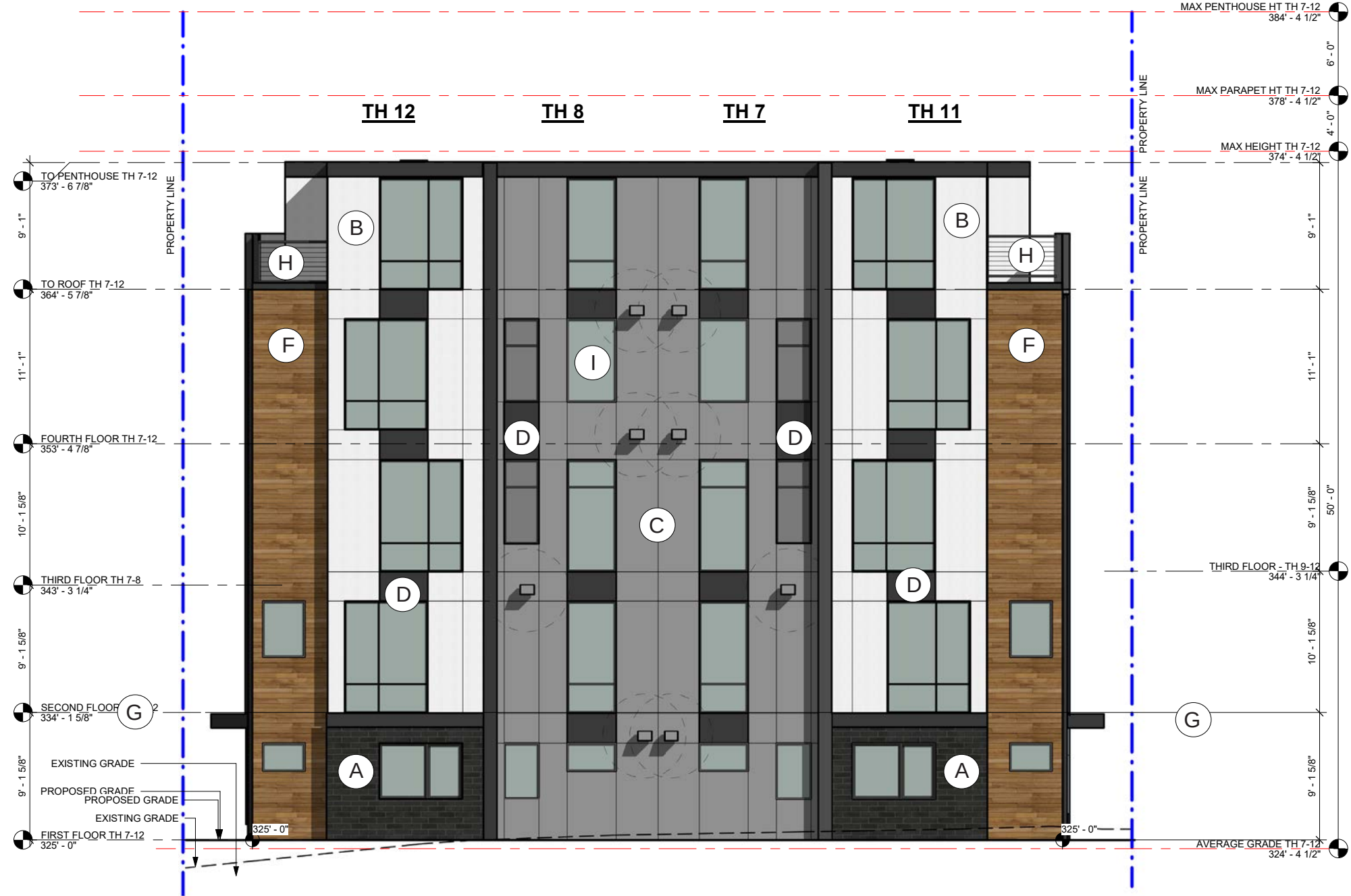
LAP SIDING
WOODTONE
MOUNTAIN CEDAR
0.315" THICKNESS
- G**

**WOOD FRAMED
AWNING**
PAINTED TO MATCH
TRICORN BLACK
- H**

METAL RAILING
PAINTED TO MATCH
TRICORN BLACK
- I**

VINYL WINDOWS
BLACK

**BUILDING 2
RENDERED EAST ELEVATION**

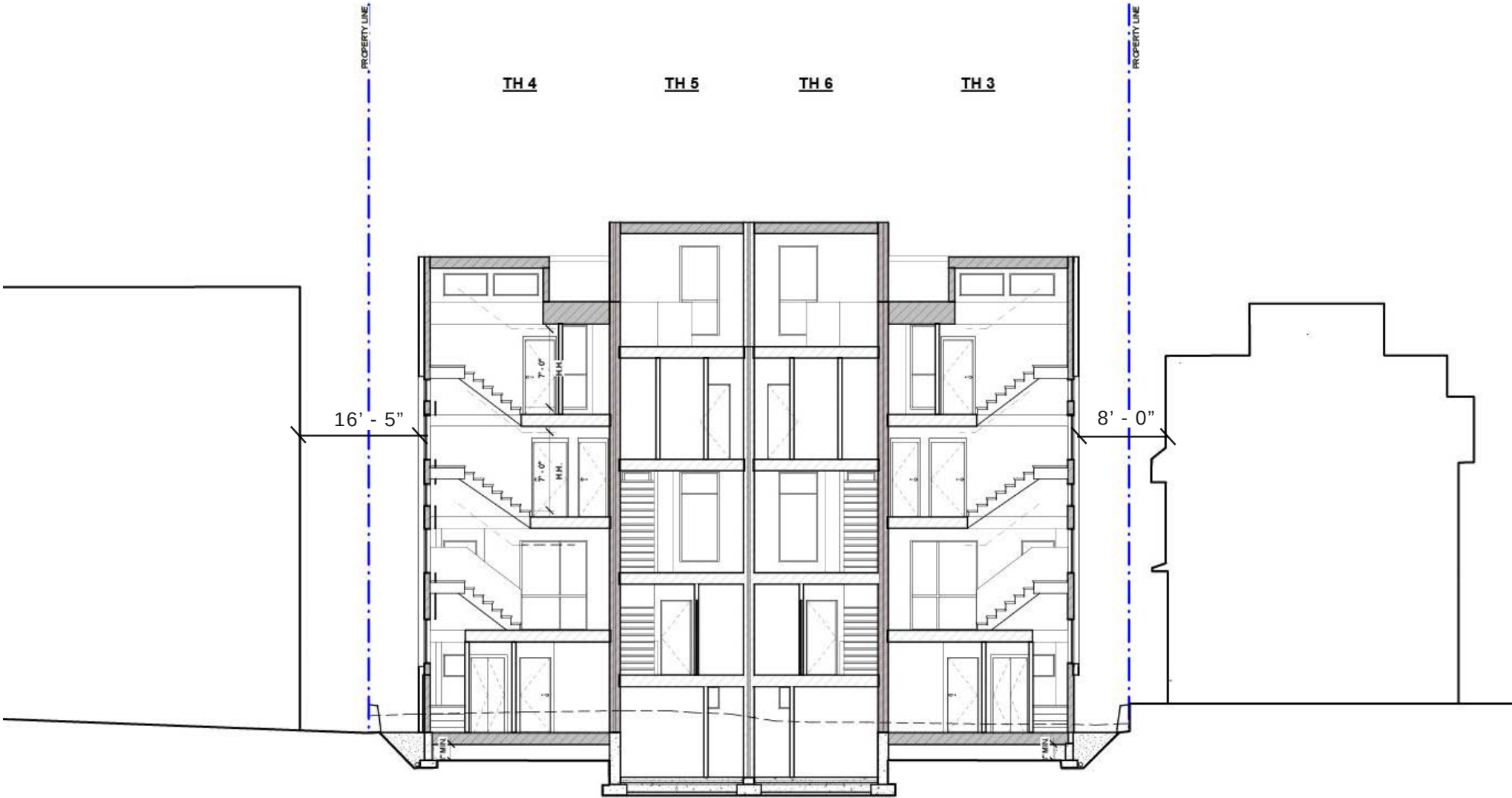




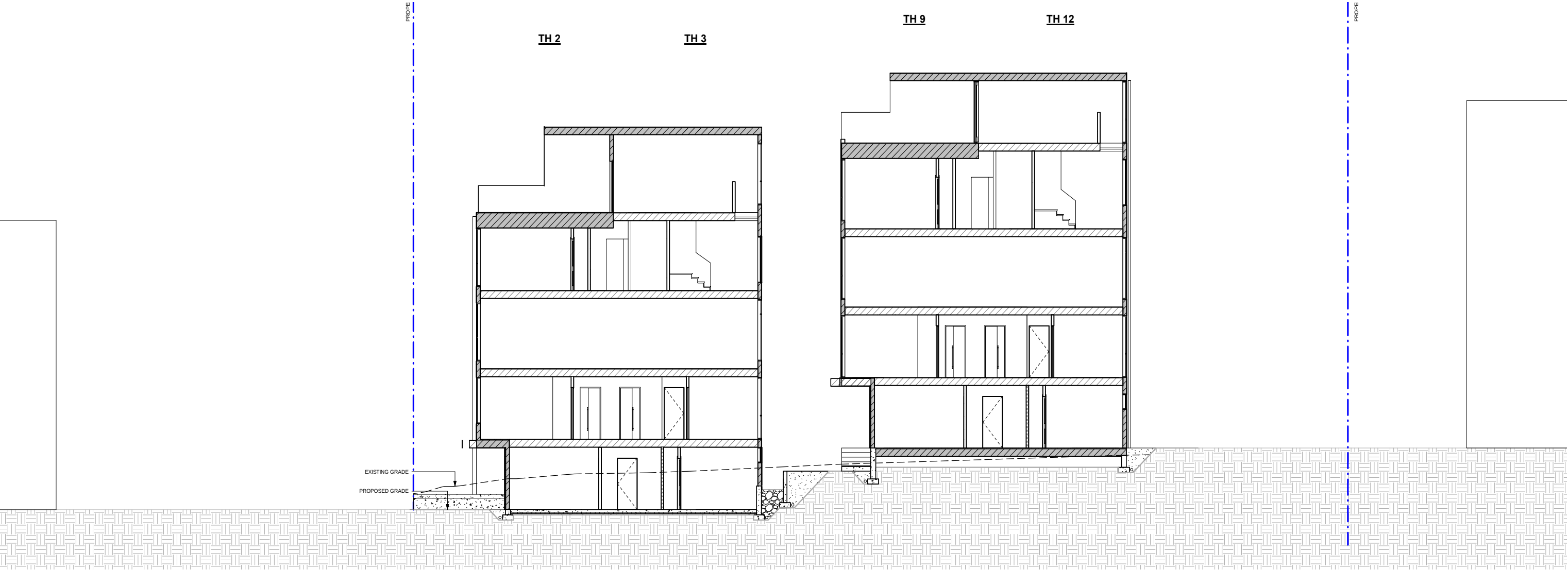
C O N E ARCHITECTURE

1118 & 1122 13TH AVE #3036959-EG MATERIAL BOARD

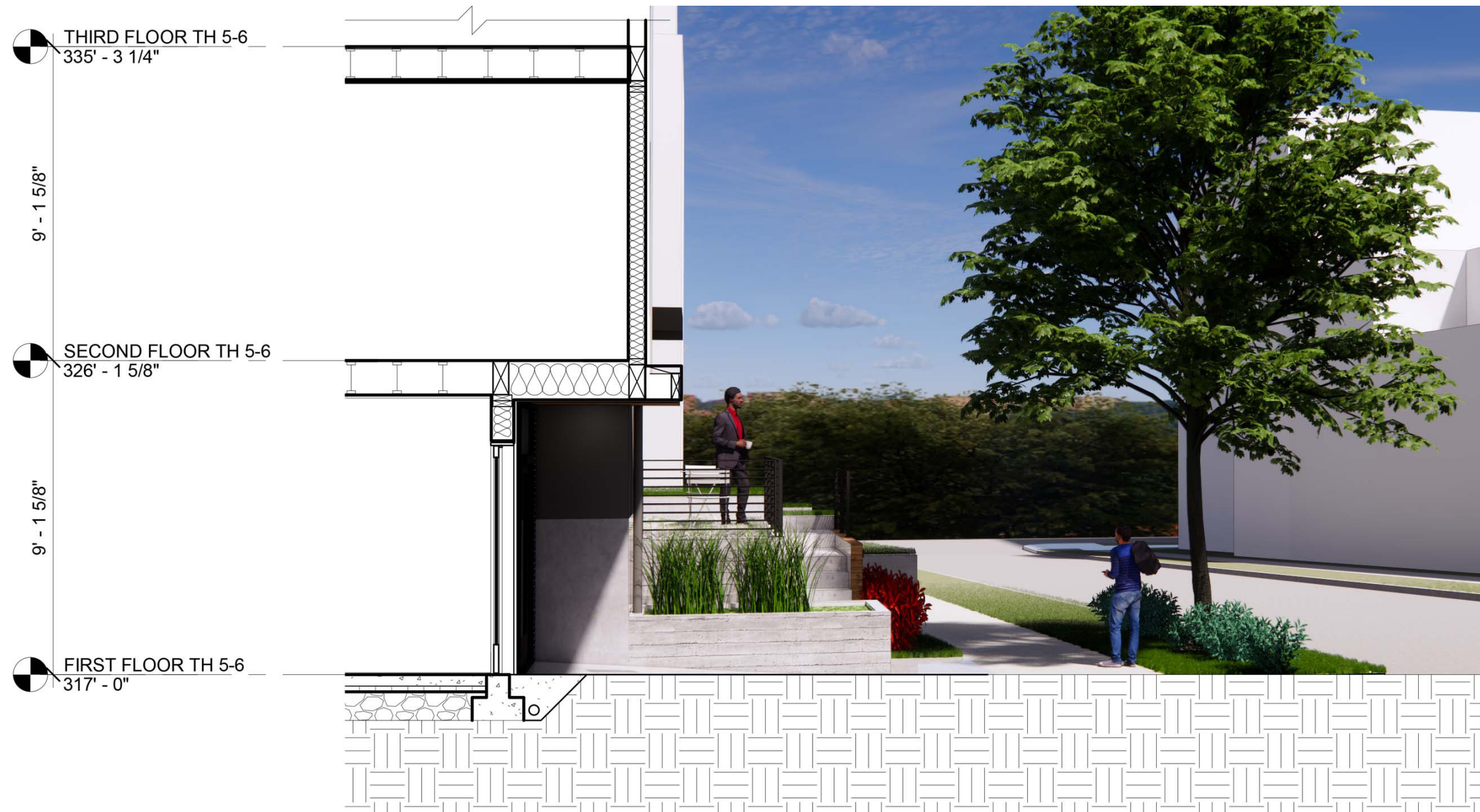
- A** FIBER CEMENT PANEL
PAINTED SHERWIN WILLIAMS
TRICORN BLACK
0.312" THICKNESS
- B** FIBER CEMENT PANEL
PAINTED SHERWIN WILLIAMS
ESSENTIAL GRAY
0.312" THICKNESS
- C** FIBER CEMENT PANEL
PAINTED SHERWIN WILLIAMS
WHITE GALLERY
0.312 THICKNESS
- D** LAP SIDING,
WOODTONE SIDING
MOUNTAIN CEDAR
0.315" THICKNESS
- E** BRICK
MUTUAL MATERIALS
COAL CREEK
.05" THICKNESS



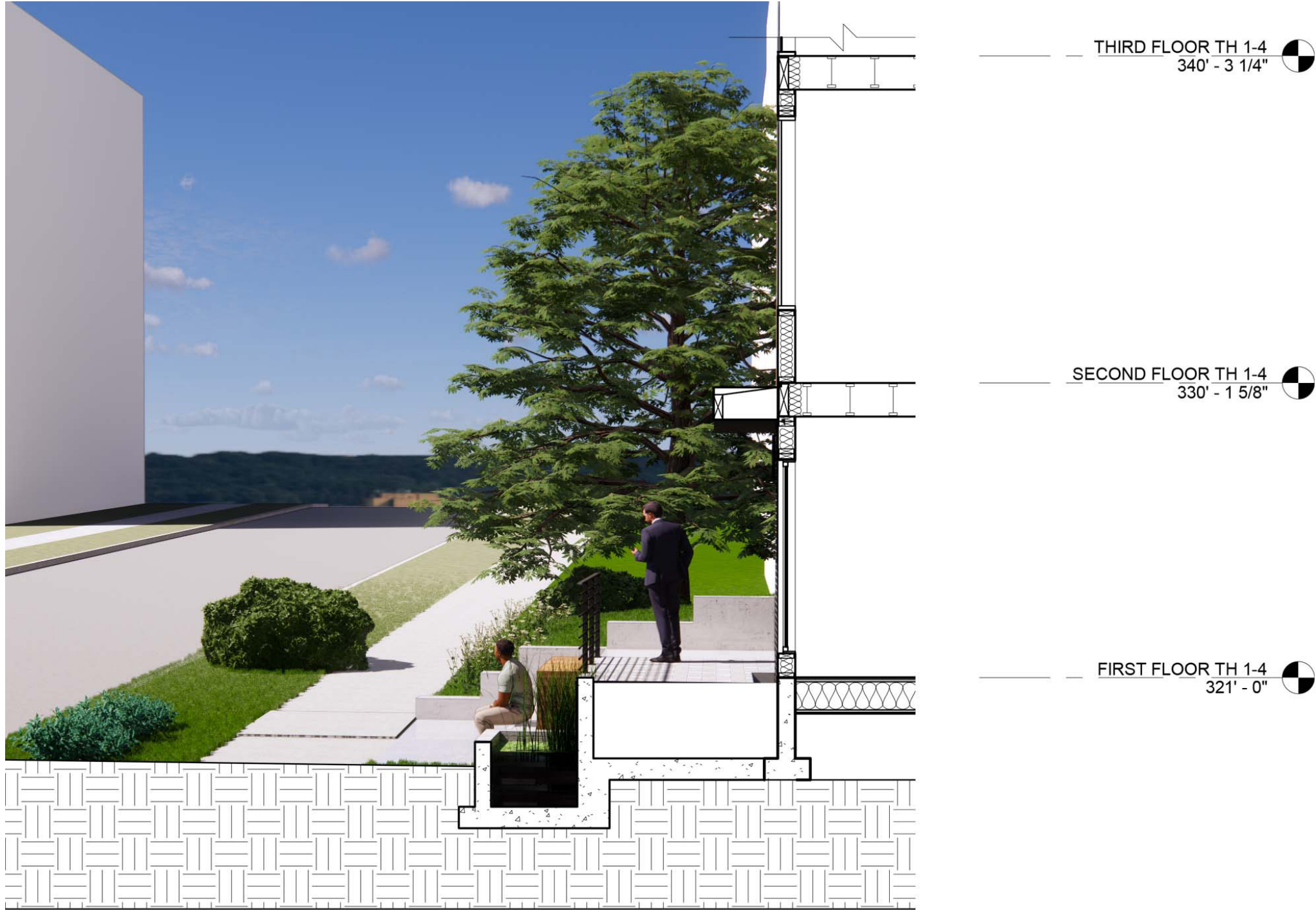
BUILDING 1 - TRANSVERSE SECTION



LONGITUDINAL SECTION CENTER



SECTION PERSPECTIVE CUT THROUGH TOWNHOUSE 5 LOOKING SOUTH



SECTION PERSPECTIVE CUT THROUGH TOWNHOUSE 1 LOOKING NORTH



Signage within community stoop to direct visitors to units along north and south common pathways.

Large unit numbers as well as lighting provided by each entrance

SIGNAGE

Signage is designed to facilitate wayfinding and positively contribute to the collection of elements at unit entries. Each unit will receive an address number located directly beneath a light, allowing for easy wayfinding in the evenings. Two large signs, designed as part of the “community stoop” at the north and south corners of the site facing 13th, will direct visitors to the entries of the rear units.



VIEW FROM NORTH WEST OF SITE



VIEW FROM SOUTH WEST OF SITE



VIEW OF CENTER COURTYARD FROM SOUTH OF SITE



VIEW FROM UNOFFICIAL ALLEY OF REAR OF BUILDING 2



ACER CIRGINATUM VINE MAPLE



CARPINUS BETULUS FASTIGIATA PYRAMIDAL



CERCIS CANADENSIS EASTERN REDBUD



CAREX TESTACEA ORANGE SEDGE



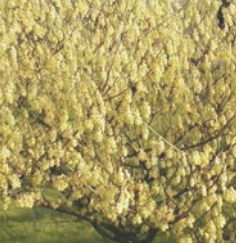
CYRTOMIUM FORTUNEI JAPANESE HOLLY FERN



LIRIODENDRON TULIPIFERA TULIP TREE



EUONYMUS JAPONICUS GREENSPIRE



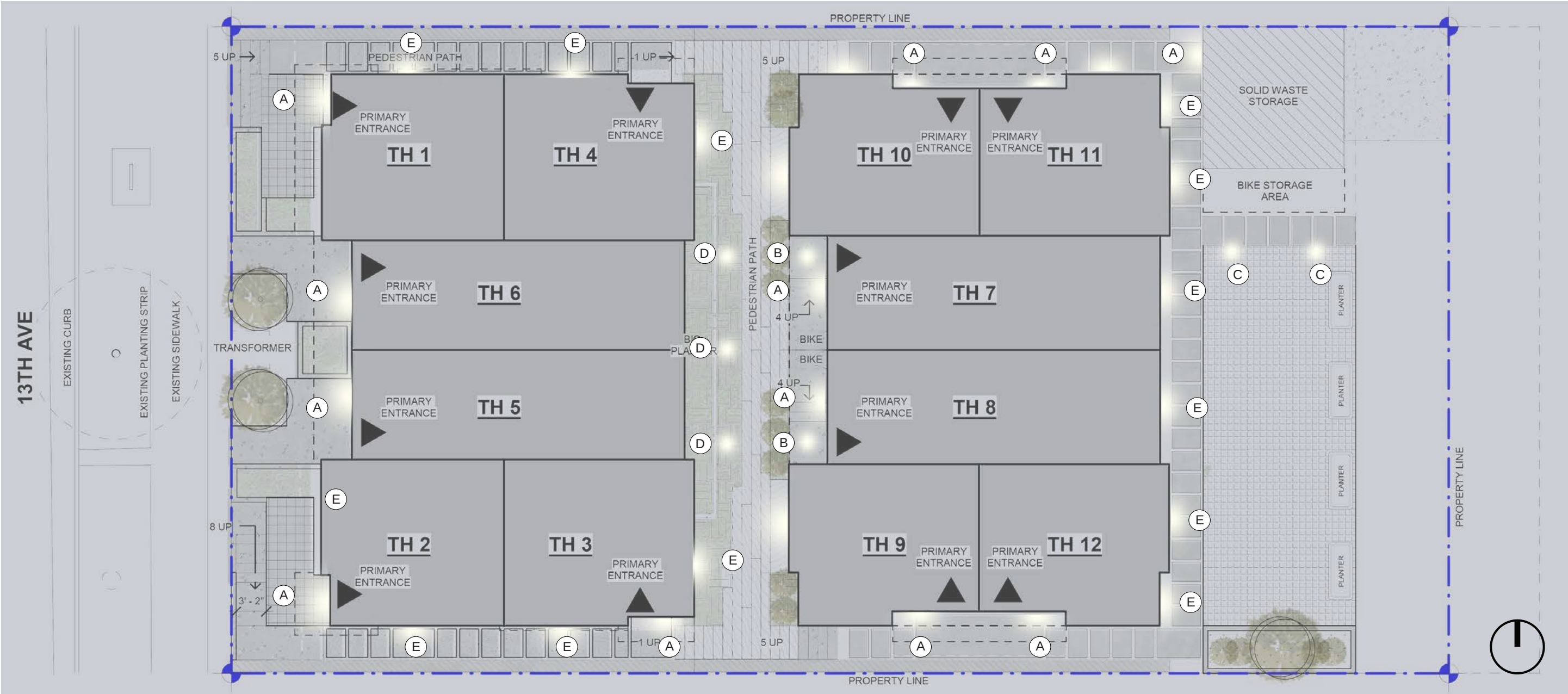
CORYLOPSIS SPICATA GOLDEN SPRING



LIRIOPE MUSCARI 'BIG BLUE'



LONICERA PILEATA MOSS GREEN



PROPOSED LIGHTING



A WALL SCONCES



B RECESSED DOWNLIGHTS



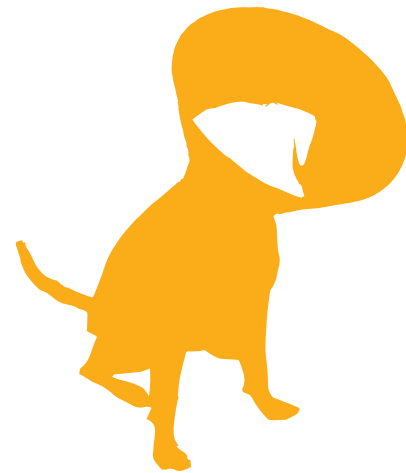
C LANDSCAPE BOLLARDS



D LANDSCAPE SPOTLIGHTS



E LANDSCAPE SPOTLIGHTS



THANK
YOU