

EARLY DESIGN GUIDANCE

ADMINISTRATIVE DESIGN REVIEW

SDCI # 3036959-EG
1118 & 1122 13th Ave
Seattle, WA 98122

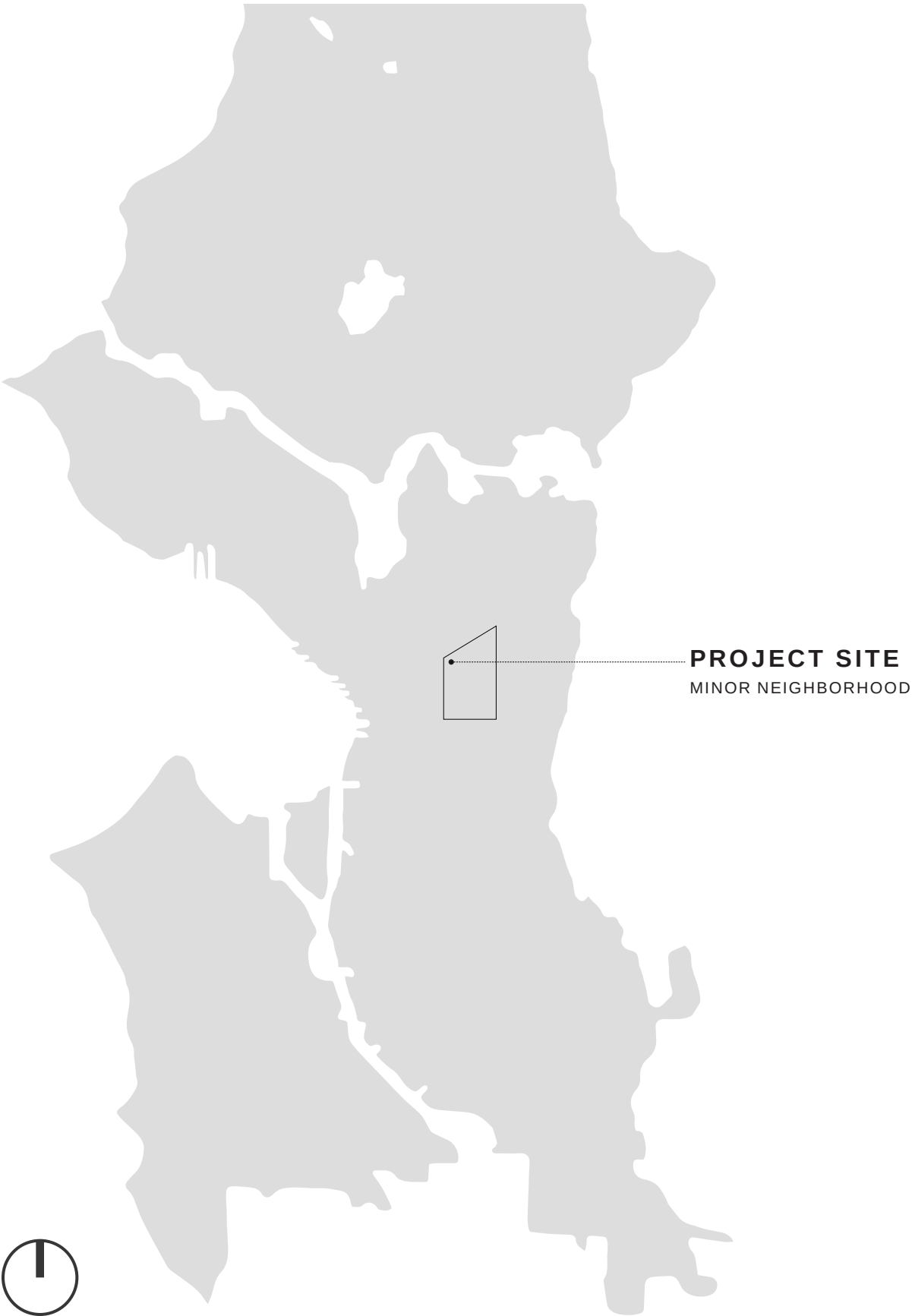
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SITE LOCATION





INTRODUCTION

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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

Parking: 5 Surface stalls

Gross Floor Area: 19,164 SF
(see p. 43 for diagrams)

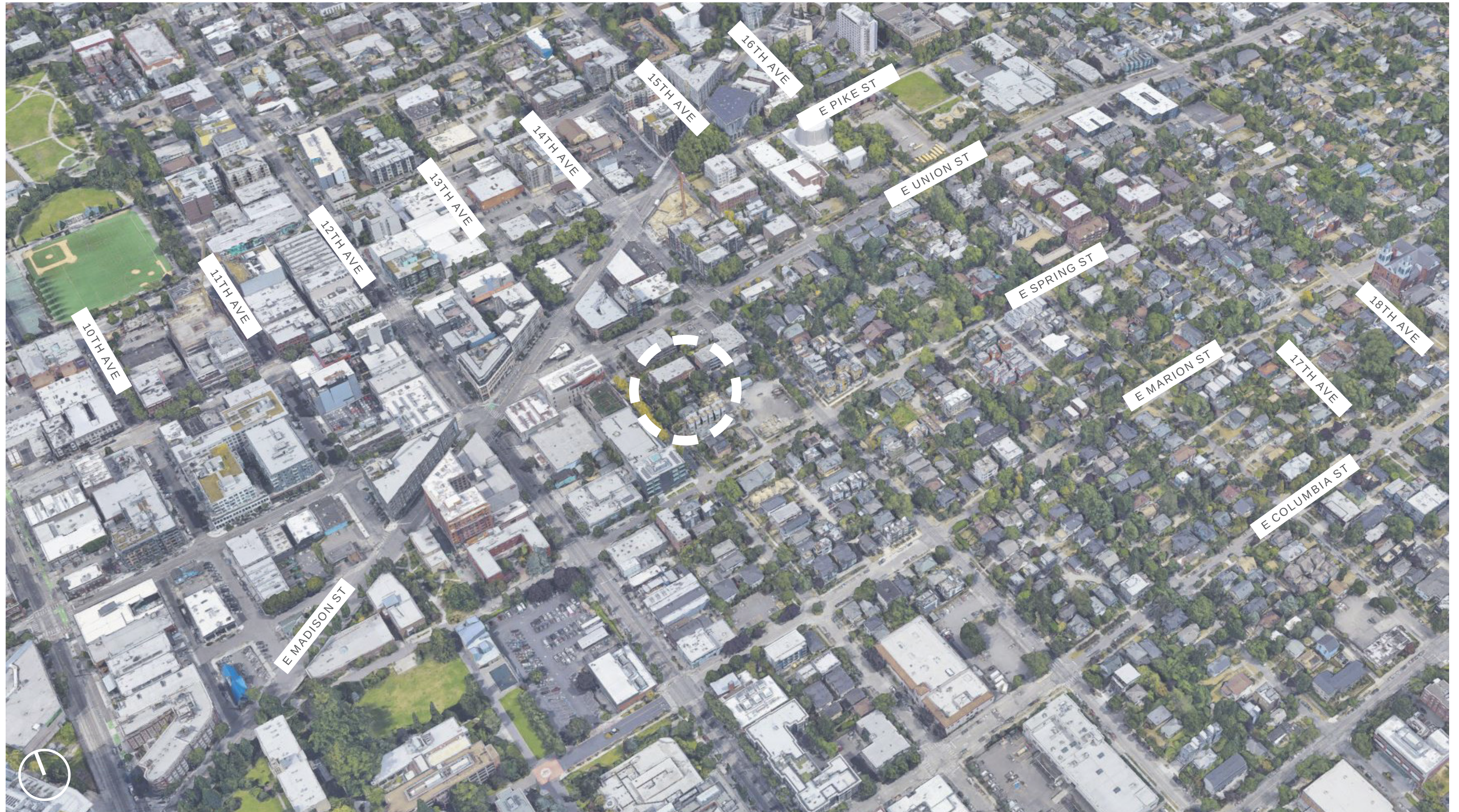
DEVELOPMENT OBJECTIVES

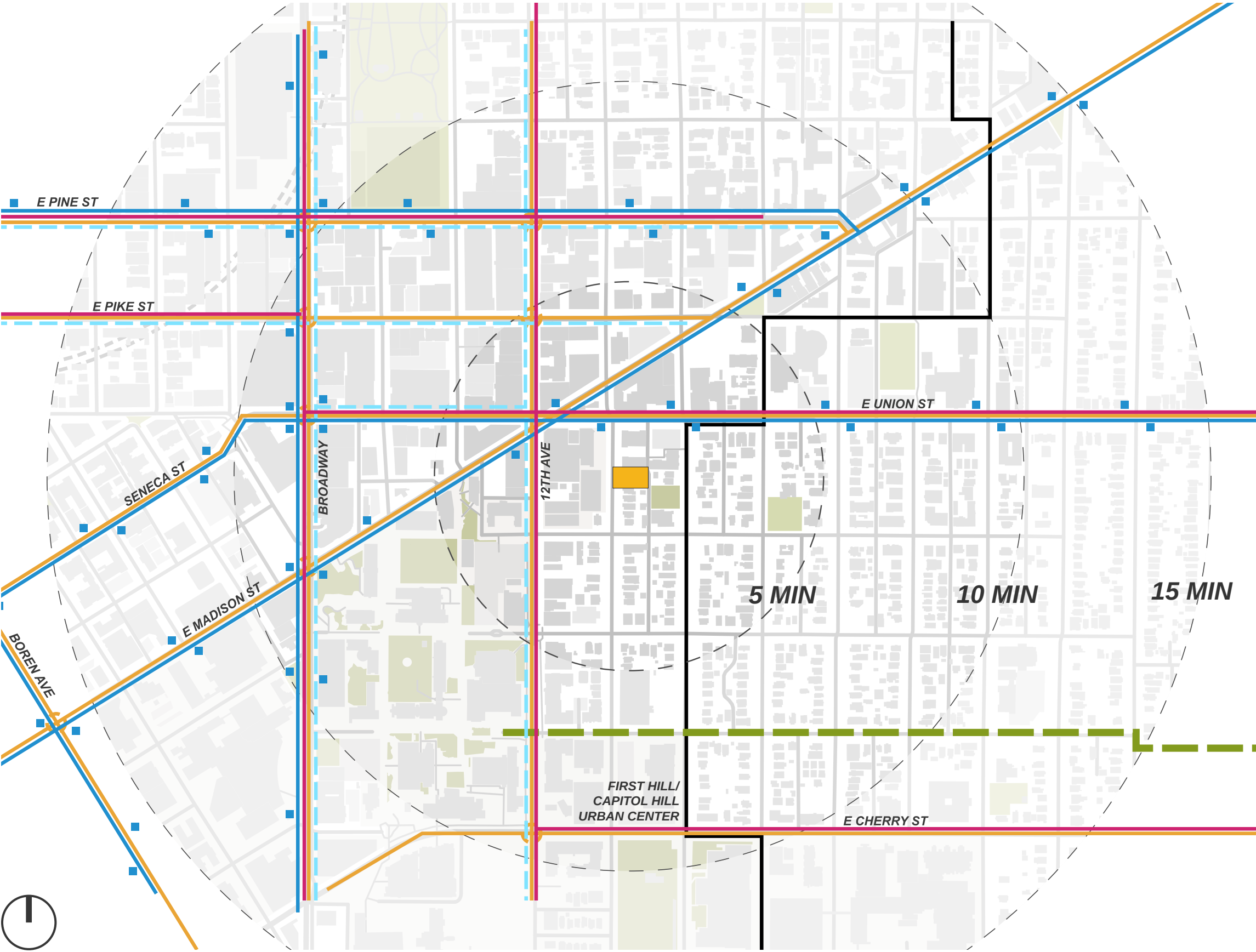
The project proposes the design and construction of two (2) new multi-family residential buildings containing twelve (12) new townhouses. These proposed buildings promote thoughtful density in Seattle and help to create desirable market rate housing that is ideal for urban life. The proposed project site, due its location in a lively neighborhood and proximity to a principal arterial with commercial zoning, is prime for denser development. 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 - see existing and proposed context pages later in this packet for further detail and analysis. 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 and the Pike/Pine corridor, and 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

POINT OF INTEREST

WALKSHED

PROJECT SITE

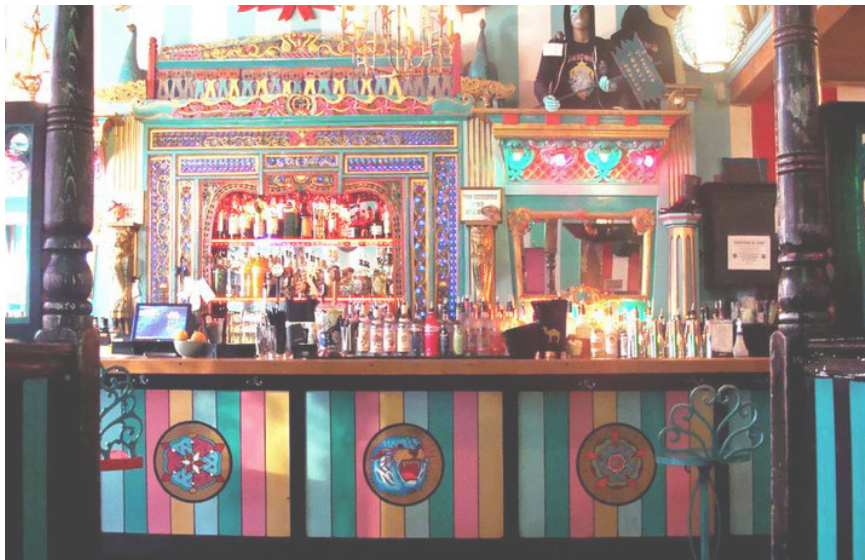
BUS STOP

FREQUENT BUS ROUTES

PEDESTRIAN CONNECTORS

BIKES LANES

NEIGHBORHOOD GREENWAY



1 | **UNICORN**
1118 E Pike St

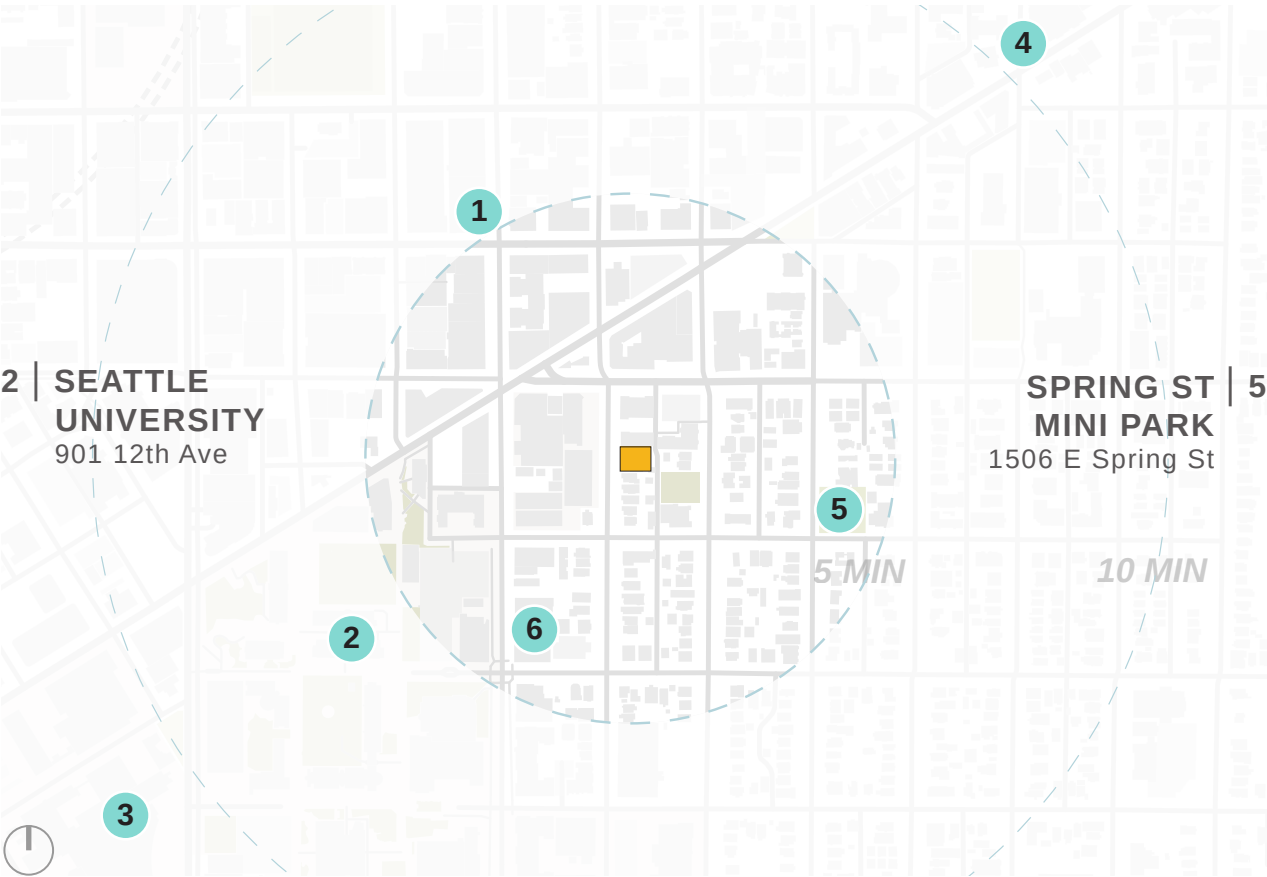


2 | **SEATTLE UNIVERSITY**
901 12th Ave



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 |



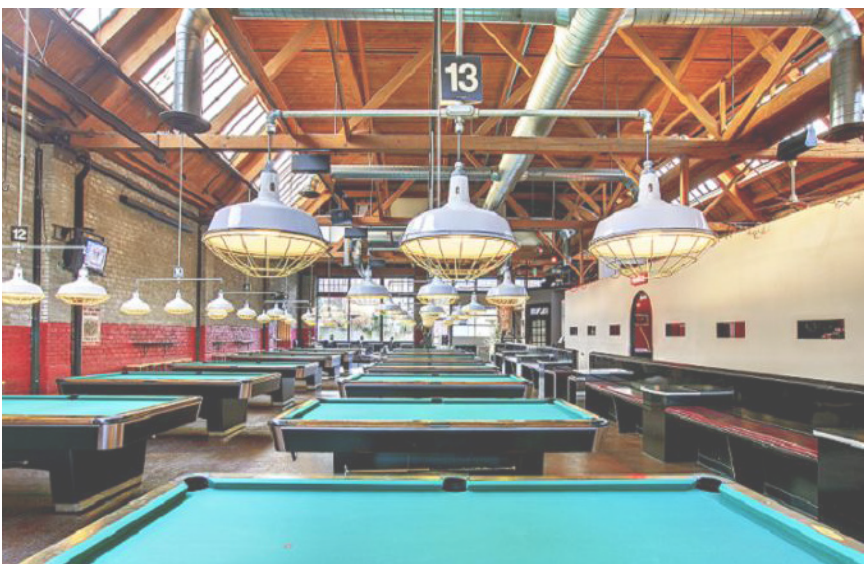
7 | **CAL ANDERSON PARK**
1635 11th Ave

BULLITT CENTER | 10
1501 E Madison St



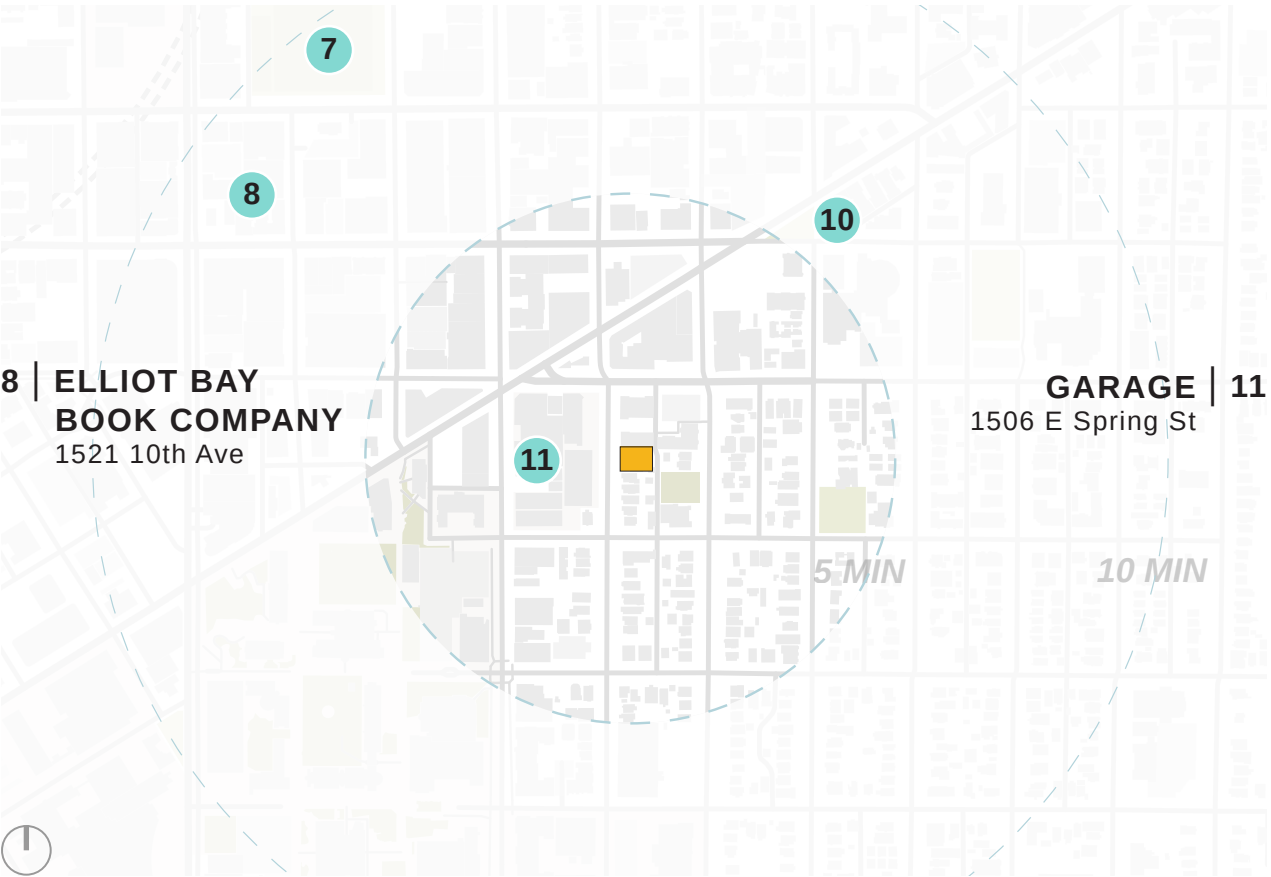
8 | **ELLIOT BAY BOOK COMPANY**
1521 10th Ave

GARAGE | 11
1506 E Spring St



9 | **FRYE ART MUSEUM**
704 Terry Ave

CHAMPIONS FIELD | 12
Su Campus Walk



COMMUNITY OUTREACH SUMMARY

1. PRINTED OUTREACH:

Printed Outreach: Cone Architecture administered direct mailings to residences and businesses within an approximate 500 ft radius of the proposed site, 1118 13th Ave, Seattle, WA 98122. The flier that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with a survey link, a project website link, where additional information about the project can be found, and a site location map. Direct mailings will be translated into Spanish. Two (2) separate links each (4 links total) will be provided to the survey and the website in both English and Spanish.

Date: Fliers were mailed 11/02/2020

2. ELECTRONIC/DIGITAL OUTREACH:

Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement and five survey questions. Survey will be translated into Spanish.

Survey Link: <https://www.surveymonkey.com/r/PVBYDZV>
Survey Link: <https://www.surveymonkey.com/r/PQNR3GP>

Public informed by: Printed Outreach Flier
Date: Survey Launched 11/02/2020
Survey Closed 11/30/2020

3. ELECTRONIC/DIGITAL OUTREACH:

High-Impact (in lieu of In Person Outreach): Cone Architecture designed a project-specific website which presented the project via a site-location map and a summary of the project. The website also provided project information including the project’s address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the Survey Monkey project survey with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback. Website will be translated into Spanish.

Website address: <https://www.cone-outreach.com/13thAveTownhouses1>
Website address: <https://www.cone-outreach.com/13thAveTownhouses2>
Date: Site Became Available 11/02/2020



13TH AVE TOWNHOUSES

C O N E ARCHITECTURE

1118 13th Ave
Seattle, WA 98122

3036959-EG

Summer McEnery

13th@cone-arch.com
206-693-3133

ABOUT THE PROJECT

SHARE YOUR THOUGHTS

ADDITIONAL INFORMATION

ACERCA EL PROYECTO

COMPARTA SUS IDEAS

INFORMACIÓN ADICIONAL

ADDRESS
Dirección

SDCI RECORD NUMBER
Número de registro SDCI

APPLICANT
Solicitante

CONTACT
Contacto

Cone Architecture is designing a new townhouse project at 1118 13th Ave. The new development will include 12 townhouses, and 5 surface parking stalls. Planning has just begun, and construction is anticipated to start in Spring 2022.

We want to hear from the community about the 13th Ave Townhouses. Please share your concerns and priorities for this new project, and for the neighborhood overall, on the project website or by taking the online survey.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

You can track our progress throughout the permitting process. Search the project address "1118 13th Ave" or project number "3036959-EG" in the Design Review Calendar and the Seattle Services Portal.

Cone Architecture, está diseñando un nuevo proyecto de casas adosada en 1118 13th Ave. El nuevo desarrollo incluirá 12 casas adosada y 5 lugares de estacionamiento. La planeación acaba de empezar y la construcción podría comenzar en primavera del 2022.

A nosotros nos gustaría saber qué opina la comunidad sobre el proyecto "13th Ave Townhouses". Para compartir sus inquietudes y prioridades acerca de este nuevo proyecto y para el vecindario en general, visite el sitio web del proyecto o realice la encuesta en línea.

La información que comparta en esta encuesta podría hacerse pública. No comparta ninguna información personal y/o confidencial.

Puede seguir el avance a lo largo del proceso de permisos. Busque la dirección del proyecto "1118 13th Ave" o el número de proyecto "3036959-EG" en el calendario de revisión de diseño y en el portal de servicios de Seattle.



CONNECT ONLINE

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

cone-outreach.com/13thAveTownhouses1

TAKE AN ONLINE SURVEY

Use this online survey to provide feedback. This survey link will be available from 11/02/20 to 11/30/20.

<https://www.surveymonkey.com/r/PVBYDZV>

EN LÍNEA

Visite nuestro sitio web interactivo del proyecto para obtener más información sobre la propuesta. El sitio web presenta planes preliminares de la obra y parámetros generales del proyecto. Todos son bienvenidos a revisar, hacer preguntas y proporcionar comentarios.

cone-outreach.com/13thAveTownhouses2

HAGA UNA ENCUESTA EN LÍNEA

Conteste la encuesta en línea para darnos su retroalimentación y/o comentarios. Esta encuesta estará disponible del 02/11/20 al 30/11/20.

<https://www.es.surveymonkey.com/r/PQNR3GP>

*Screenshot of Flier



13th Ave Townhouses Outreach Survey

Project Address: 1118 13th Ave
SDCI Record Number: 3036959-EG

About the Project:

Cone Architecture is designing a new townhouses project at 1118 13th Ave. The new development will include 12 townhouses, and 5 surface parking stalls. Planning has just begun, and construction is anticipated to start in Spring 2022.

Share your Thoughts:

We want to hear from the community about the 13th Ave Townhouses. Please share your concerns and priorities for this new project, and for the neighborhood overall, on the project website or by taking the online survey.

Information you share in this survey could be made public. Please do not share any personal / sensitive information.

This survey link will be available from 11/02/2020 through 11/30/2020.

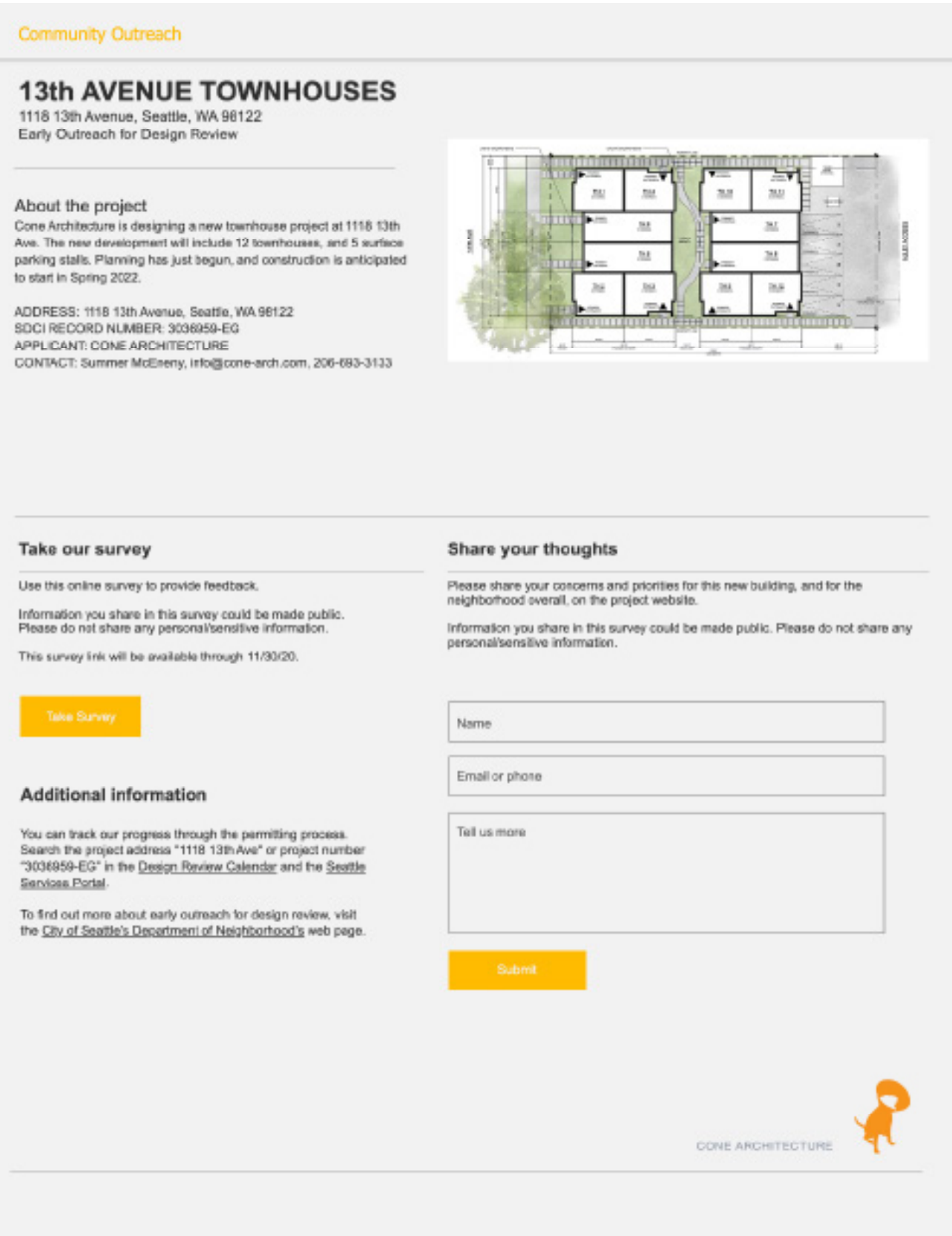
Additional Information:

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

You can track our progress throughout the permitting process. Search the project address "1118 13th Ave" or project number "3036959-EG" in the Design Review Calendar and the Seattle Services Portal.

To find out more about city outreach for design review visit the [City of Seattle Department of Neighborhoods](#) web page.

*Screenshot of Survey Monkey Survey



*Screenshot of Project Website

SUMMARY OF COMMUNITY RESPONSES:

1. Electronic/Digital Outreach: Cone Architecture received four (4) responses to the survey that was created through Survey Monkey. The responses received are as follows:

• What is your connection to this project?

(3) respondentsI live very close to the project.

(1) respondentI own a business nearby.

• What is most important to you about a new building on this property?

(3) respondentsThat it is nice looking.

(2) respondentsThat it is affordable for residents and/or businesses.

(2) respondentsThat it is designed with environmental sustainability in mind.

(1) respondentThat it looks unique and interesting.

• What concerns do you have about this project?

(1) respondentConcerns for construction noise/impacts.

(1) respondentConcerns they will not like the way it looks.

(1) respondentConcerns it will not be affordable.

(1) respondentConcerns it will make driving/ parking in the area difficult.

(1) respondentNo specific concerns.

• Is there anything specific about this property or neighborhood that would be important for us to know?

(4) respondentsSkipped this question.

• Would you like to be contacted about this project in the future? If so, please provide your email address.

2. Electronic/Digital Outreach, High-Impact (in lieu of In Person Outreach):

• The comment box provided on the project website received zero comments.

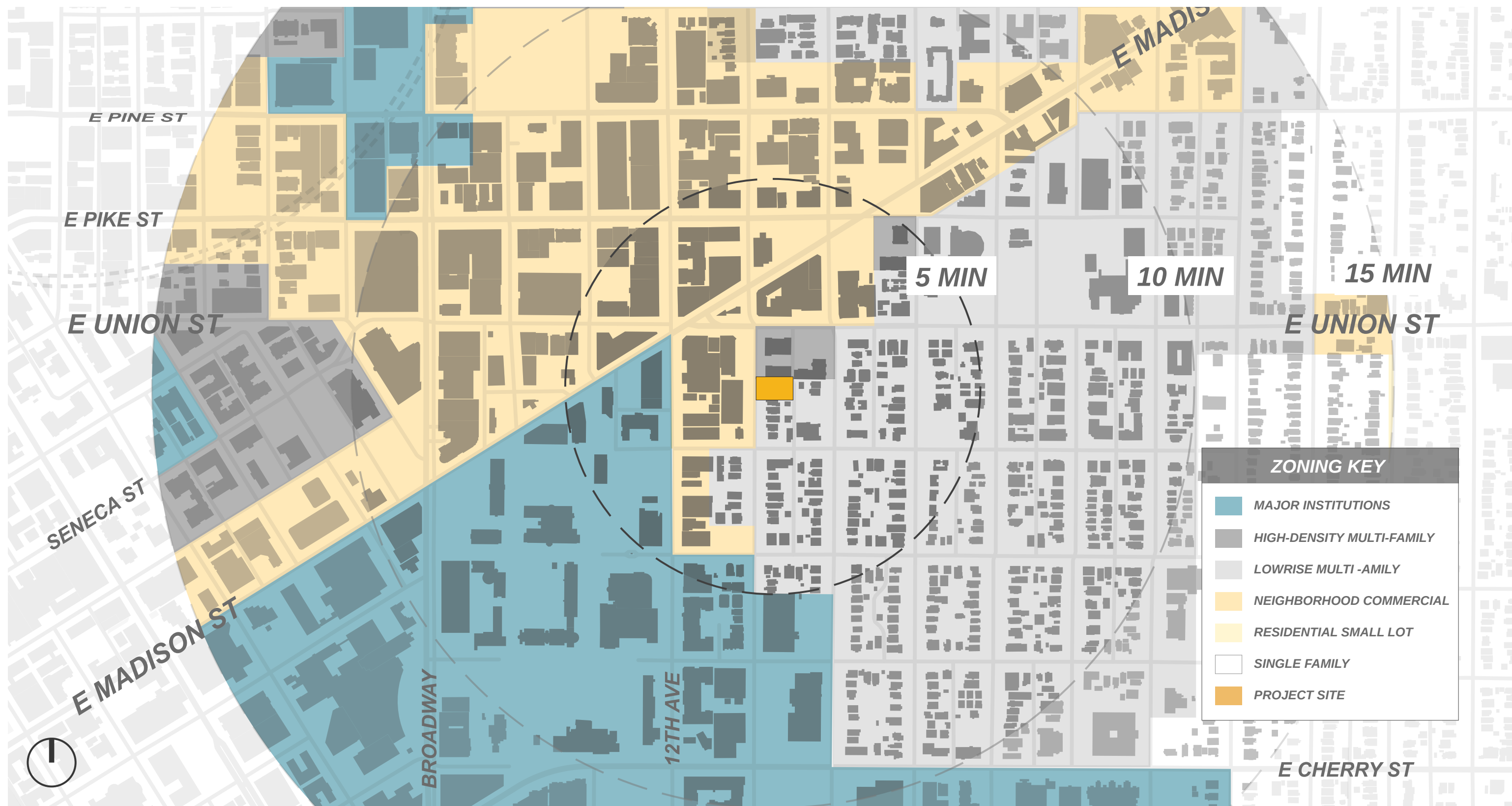
A stylized orange dog icon, which is the logo for Cone Architecture. The dog is depicted in a simple, cartoonish style with a large, floppy ear and a small tail.

C O N E ARCHITECTURE

13TH & SPRING TOWNHOUSES #3036959-EG

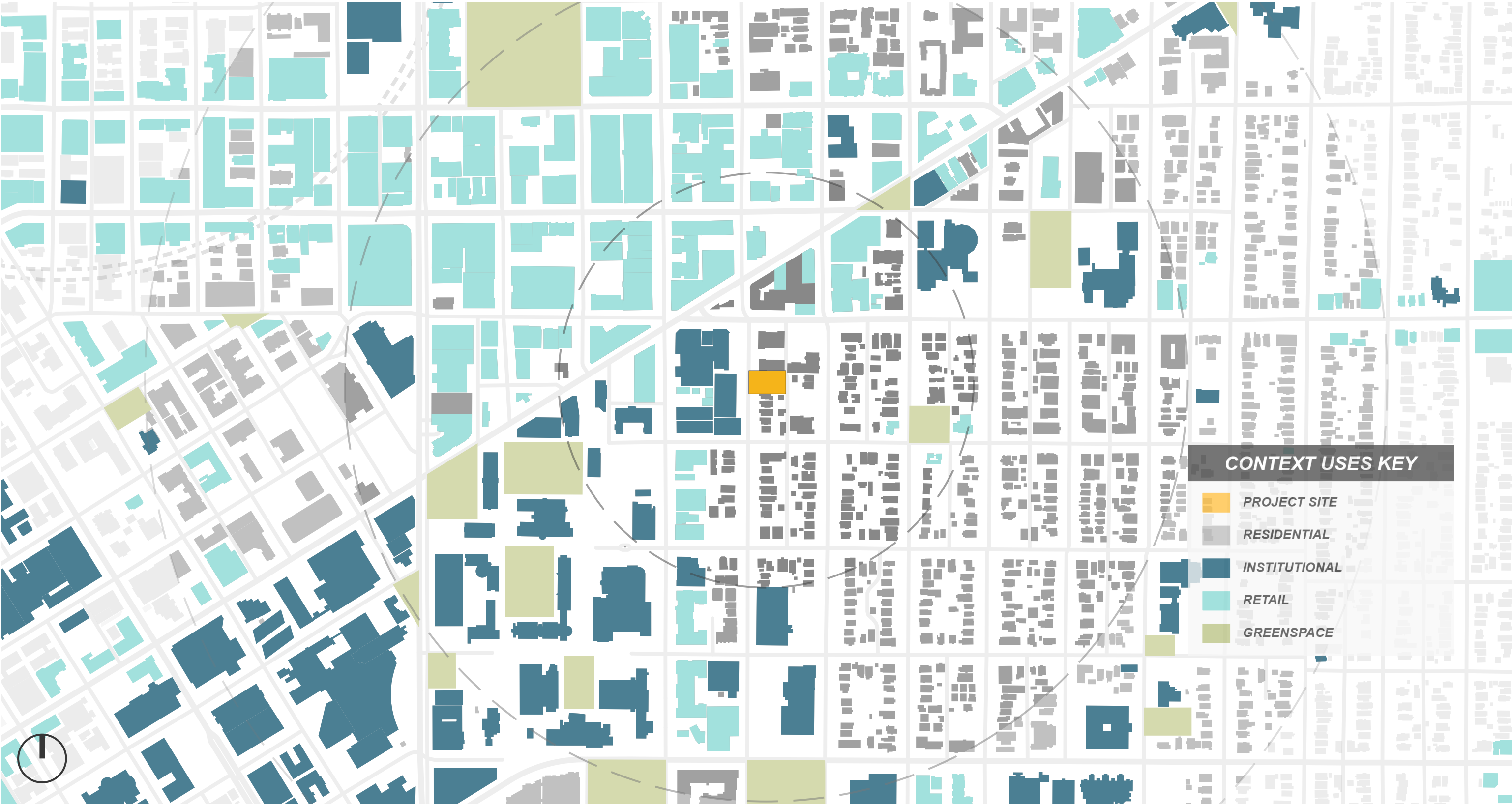
NEIGHBORHOOD ZONING

| WITHIN 15 MIN WALK |



NEIGHBORHOOD CONTEXT USES

| 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 penthouse60'-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)

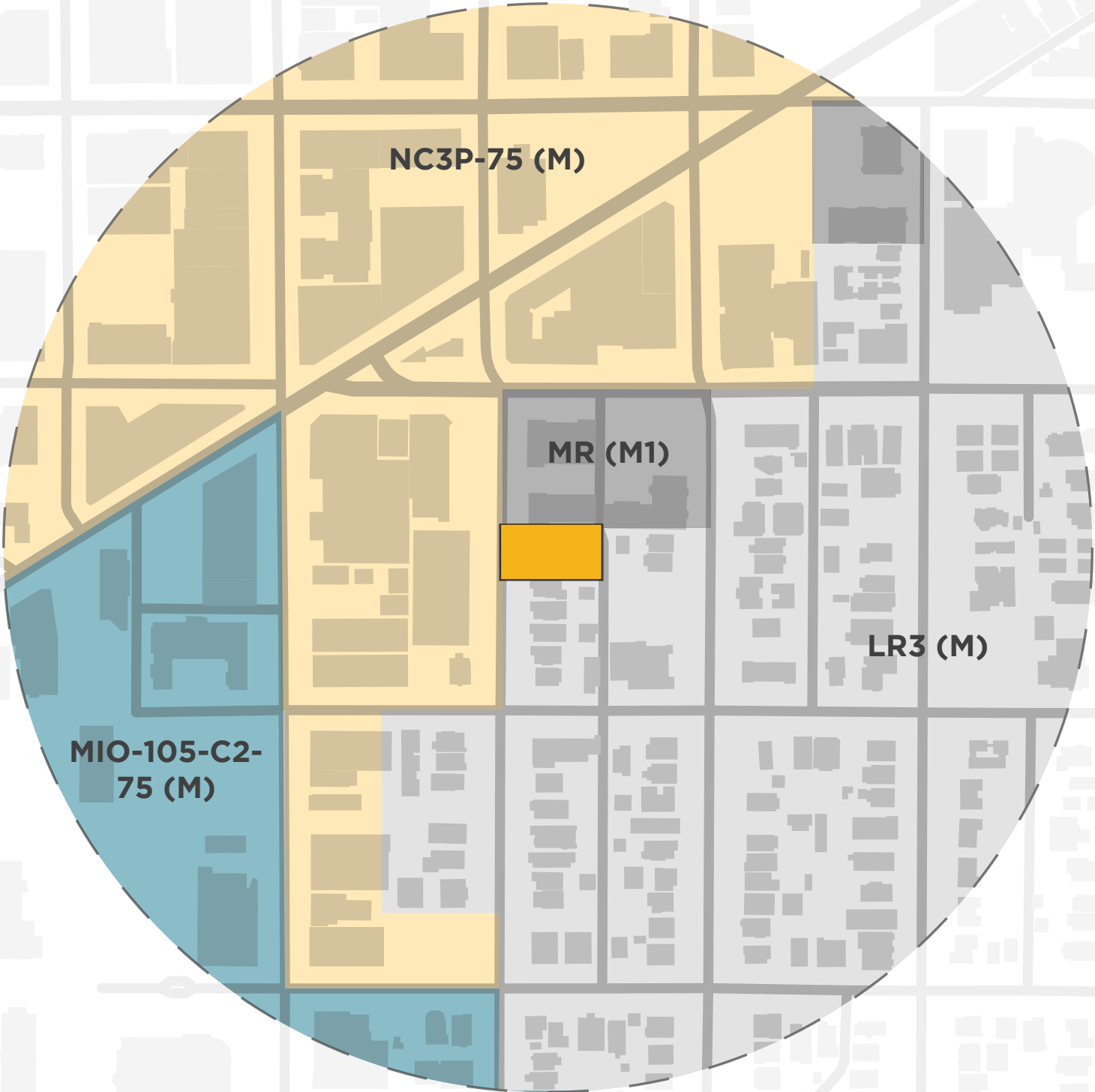
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 9-15 dwelling units: 150 SF

The minimum horizontal dimension of required storage space is 12 feet.

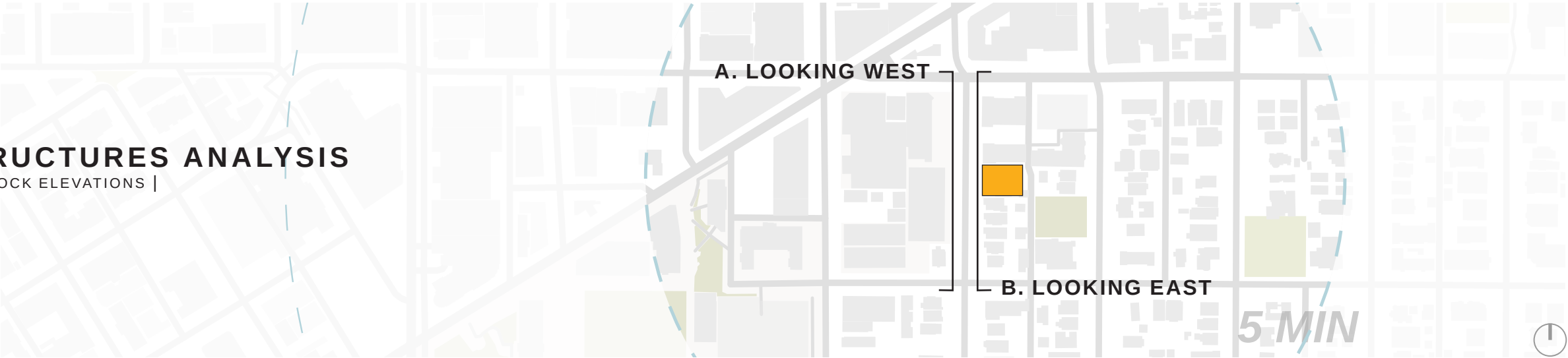
ZONING CODE SUMMARY

| BLOCK ELEVATIONS |



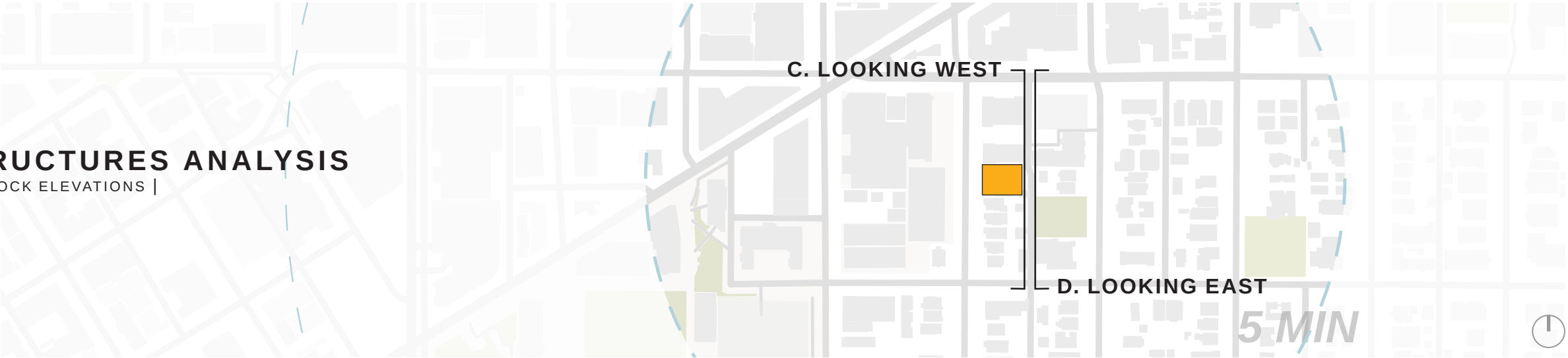


EXISTING STRUCTURES ANALYSIS
| BLOCK ELEVATIONS |





EXISTING STRUCTURES ANALYSIS
| BLOCK ELEVATIONS |



D. ALLEY LOOKING EAST

ACROSS FROM PROJECT SITE





1 | 1114 13TH AVE

- Traditional style and detailing (lap siding, gable roof, window trim)
- Wood accents and street facing porch
- Use of terraced concrete retaining walls and landscaping to step up from street level



2 | 1128 13TH AVE

- Uniform material (brick) with bay window accents
- Use of terraced concrete retaining walls and landscaping to step up from street level



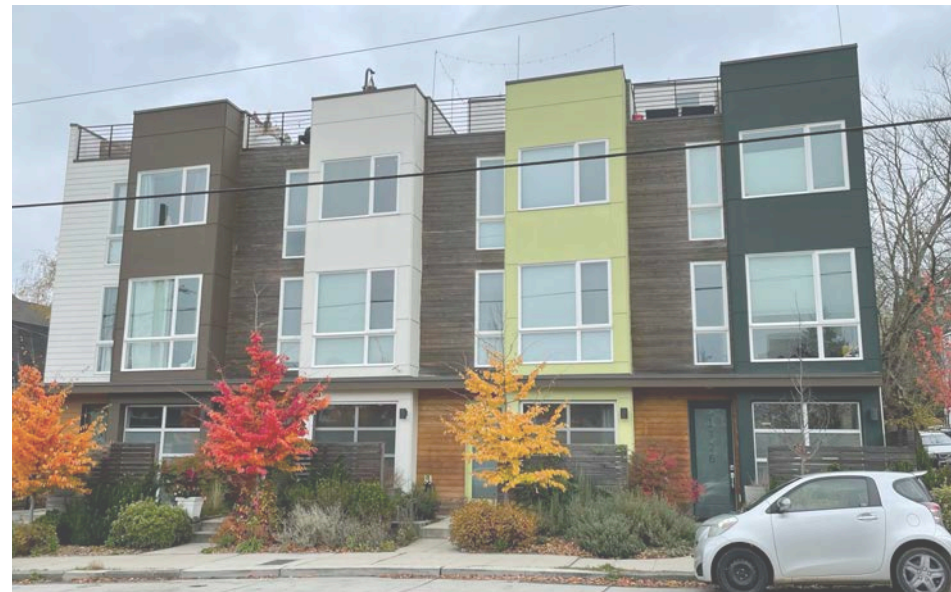
3 | 916 14TH AVE

- Roof form defines top and bottom of upper levels and creates a base
- Neutral palette (similar to others on this page) and inclusion of wood



4 | 1114 14TH AVE

- Secondary elements frame and define center unit to differentiate from end units
- Use of wood and open rail as textural elements
- Expansive glazing overlooking street

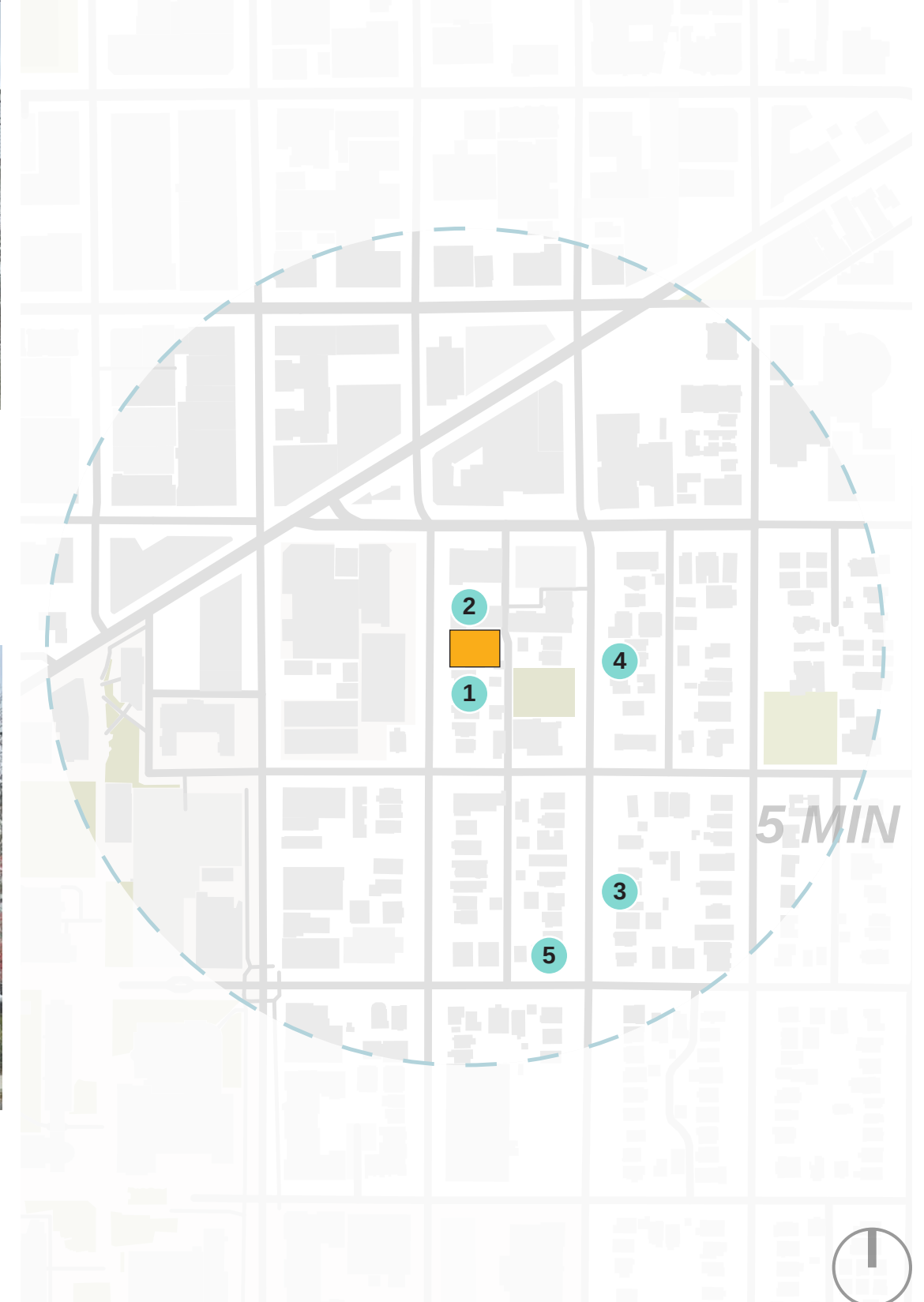


5 | 1320 E MARION ST

- Units differentiated through color
- Continuous awning and change in wood tone define base and top language
- Layered plantings create transition from public to private realm

EXISTING NEIGHBORHOOD CONCEPTS

| WITHIN 10 MIN WALK |





6 | 1142 16TH AVE

- Clear base - top definition
- Use of wood
- Terraced landscaping and entry stoops to transition from public to private realm



7 | 922 14TH AVE

- Street facing balconies, open railing
- 3 story massing / material concept
- Use of wood



8 | 933 13TH AVE

- Base - middle - top concept, including roof form
- Street facing deck
- Use of wood



9 | 1112 16TH AVE

- Use of high quality material on majority of street facing facade (brick and wood)
- 3 story massing / material concept
- Use of open rail to separate units at roofline



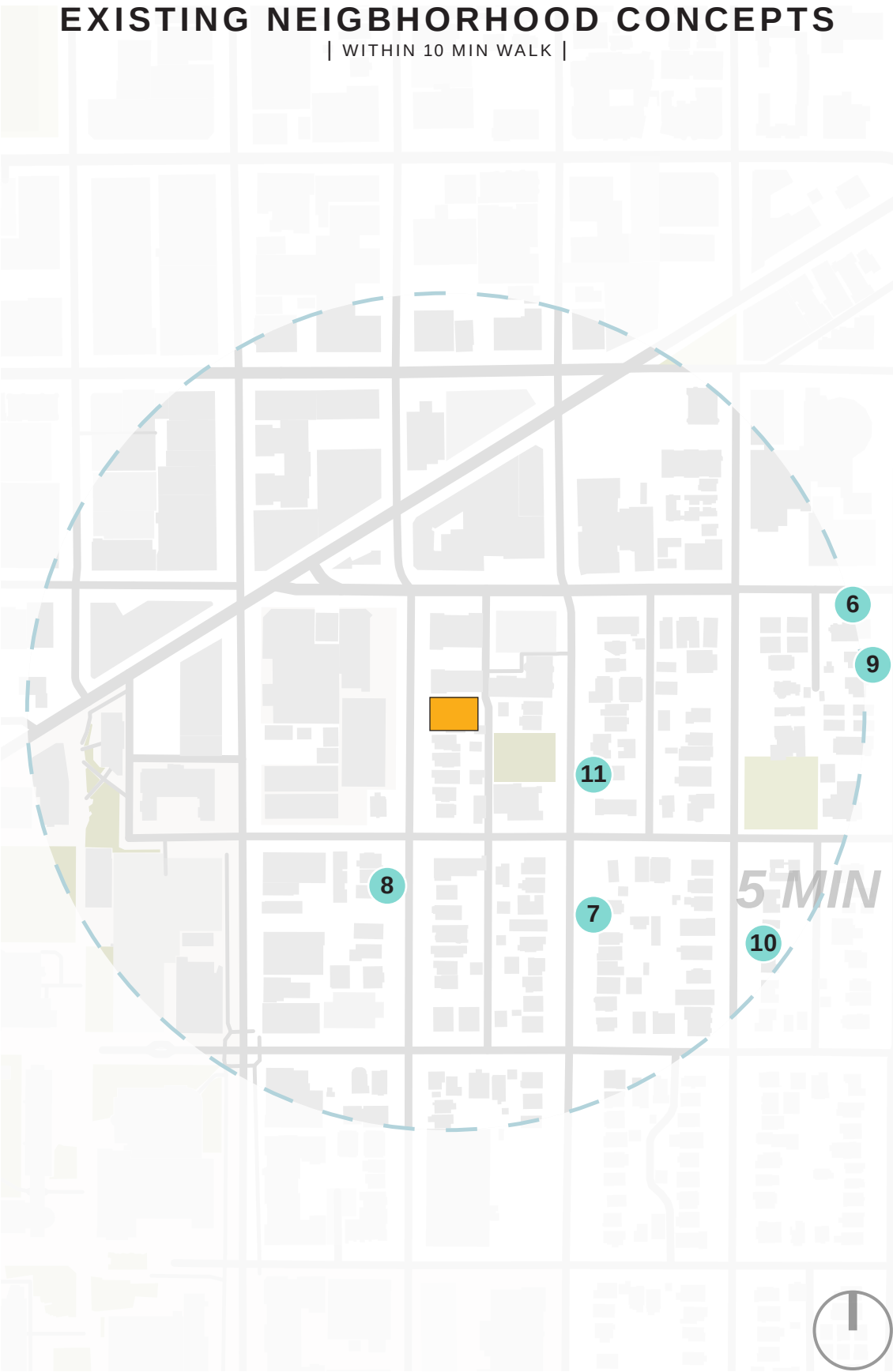
10 | 926 15TH AVE

- Multiple materials / textures / colors used on street facing facade
- Street facing deck



11 | 1110 14TH AVE

- Use of open rail to break up roofline
- Expressed party wall as secondary design element
- 3 story massing / material concept





LOW-RISE DEVELOPMENTS
| IN THE WORKS |

1 | 14TH & SPRING

- SDCI # 3033440-EG, 3027670-EG, 3027669-EG
- Construction nearly complete - 4 lot development at the corner of 14th & Spring containing 26 townhomes
 - Units step with topography along street
 - Traditional detailing to fit in with existing single family context (cornices, window trim, etc)
 - Strong entry language created

1300 REMINGTON COURT | 4

- SDCI # 3033932-LU
- 7 new townhomes
 - Paired entries defined by color
 - Open railing to break up roofline
 - Varying 1-2 story base treatment



2 | 1121 14TH AVE

- SDCI # 3029803-EG
- Construction nearly complete - 5 new townhomes
 - Units designed with material palette of project immediately to south in mind but with a more modern aesthetic
 - Street facing decks
 - Layered plantings to transition from public to private realm

3 | 1305 E MARION ST

- SDCI # 3030774-EG
- 4-story residential building containing 34 SEDU's
 - Building massing is broken down by increased setback of center of site for exceptional tree, creating public amenity and more engaged street frontage
 - Natural wood siding is planned as part of the material palette

1114 18TH AVE | 5

- SDCI # 3032754-LU
- 7 new townhomes
 - Color and gray secondary element "shrouds" define units
 - Transparent railing at upper levels

355 15TH AVE | 6

- SDCI # 3037444-LU
- 4 story residential building containing 50 units
 - Uniform material palette at upper levels
 - Expansive glazing facing the street





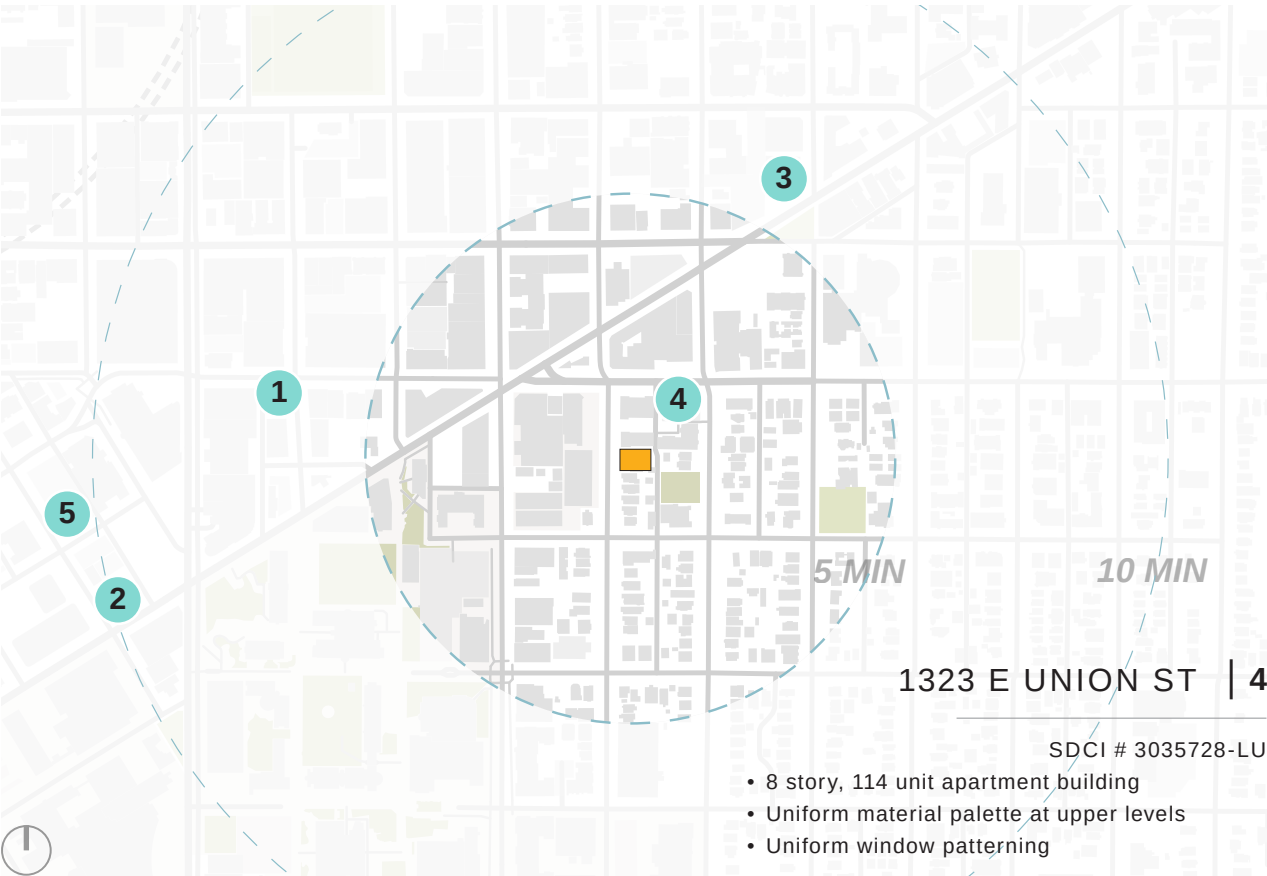
HIGH-RISE DEVELOPMENTS
| IN THE WORKS |

1 | 953 E UNION ST

- SDCI # 3026031-LU
- 7 story apartment building containing 60 units
 - Strong street level connection and base
 - Strong upper level language and roof cornice

1420 E MADISON ST | 3

- SDCI # 3013776-LU
- 6 story building containing 70 residential units and restaurant space
 - Uniform material palette at upper levels
 - Street facing balconies



2 | 1400 MADISON ST

- SDCI # 3032298-LU
- 17 story, 365- unit apartment building
 - High quality material throughout

1100 BOYLSTON AVE | 5

- SDCI # 3033203-LU
- 8 story, 227 unit apartment building
 - Uniform material palette at upper levels
 - Building steps back at upper levels with roof form

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 vehicle and 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.

DESIGN GUIDELINES:



STEPPING ENTRY STOOPS

S1.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.

CS1.1.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.



STREET-EDGE AND DATUM LINES



PATHWAYS AND COMMON AMENITY SPACE

CS2.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.

PL1.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.



REDUCED BUILDING HEIGHT, BULK, AND SCALE

DESIGN GUIDELINES:



INDIVIDUAL ENTRIES

PL3.A.1 ENTRIES

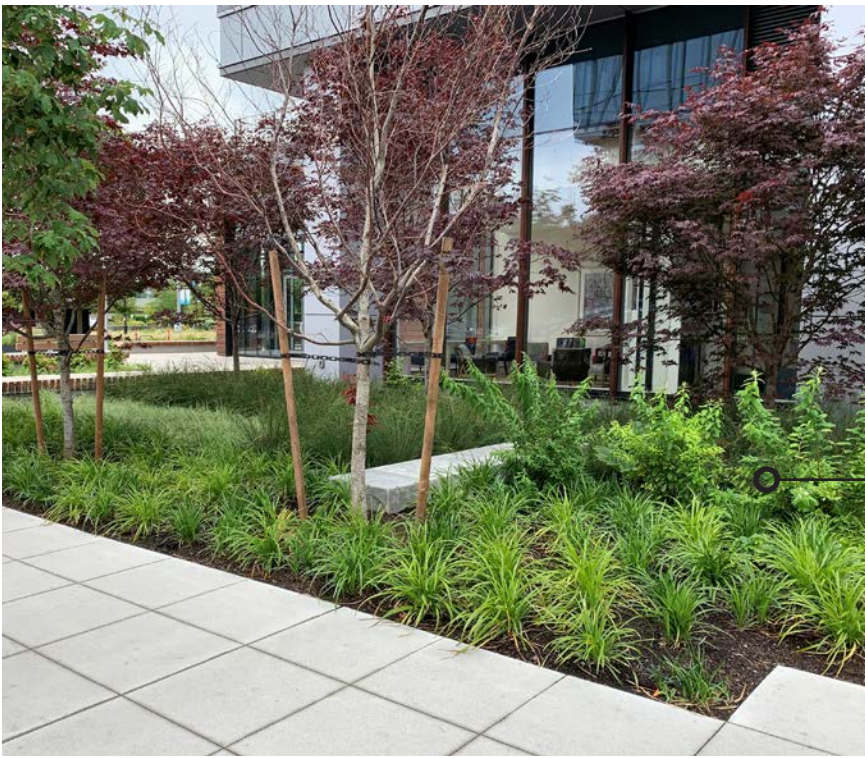
Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

DC2.1.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.



FACADE MODULATION AND TEXTURE



STREETSCAPE LANDSCAPE BUFFER

PL3.2.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.

DC2.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.



SMALL-SCALE ARCHITECTURAL DETAILS AT GROUND LEVEL



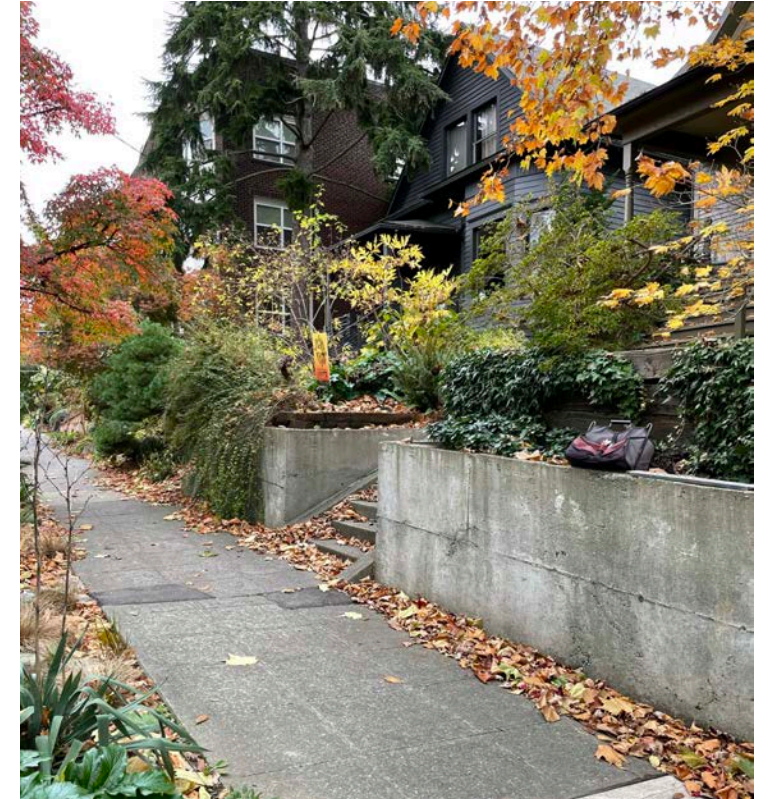
VIEW FROM NORTH (13TH ST)



VIEW FROM NORTH (13TH ST)



VIEW FROM NORTH (13TH ST)



VIEW FROM SOUTH (13TH ST)



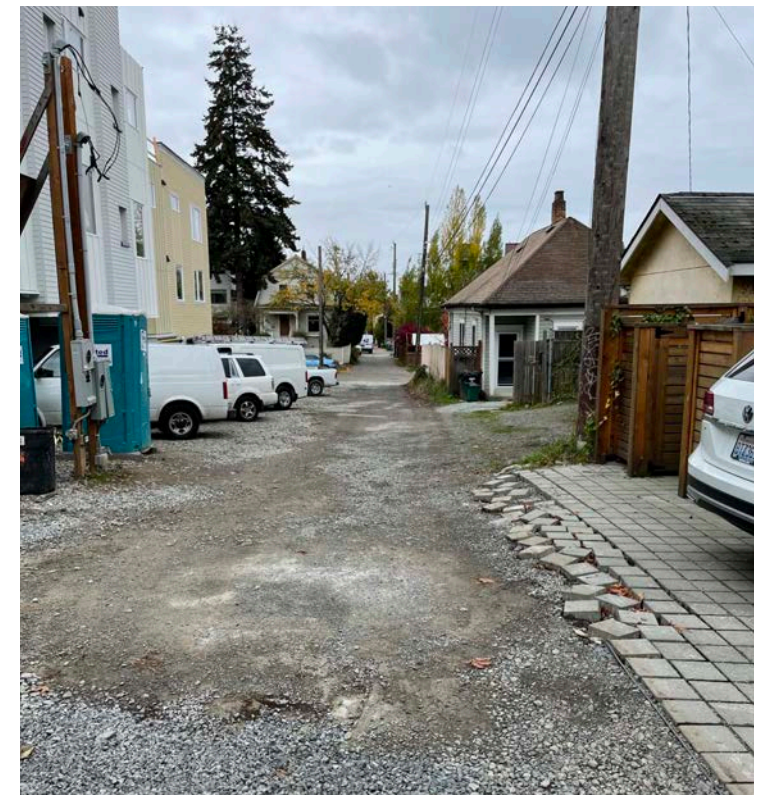
VIEW FROM SOUTH (13TH & 14TH ST ALLEY)



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

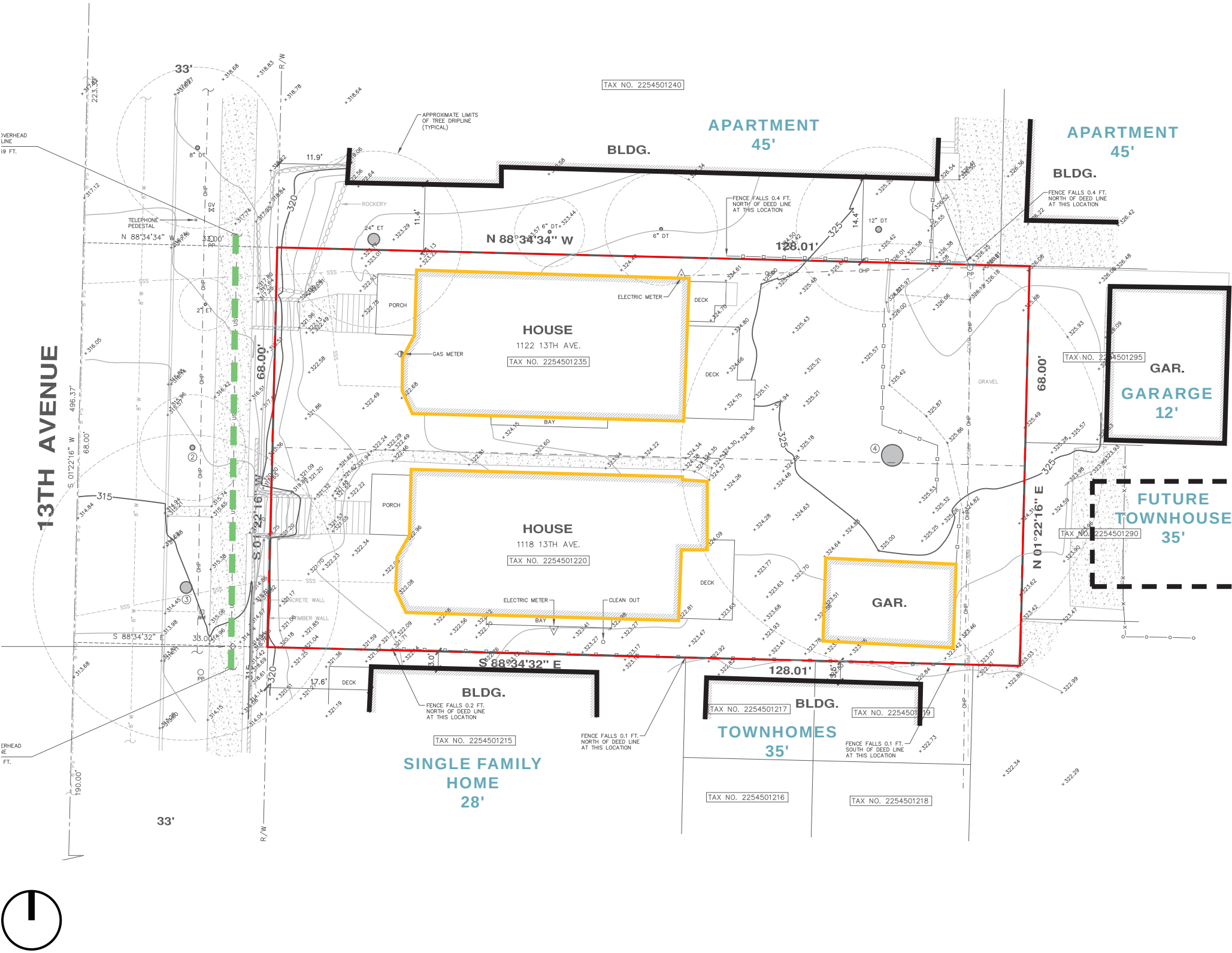


VIEW FROM WEST (13TH & 14TH ST ALLEY)



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

SITE SURVEY



- EXISTING SITE CONDITIONS
- 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
- TOPOGRAPHY
- Approximately 10'-0" slope up across site from west to east
- ADJACENT BUILDINGS AND USES
- 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

- SITE CONSTRAINTS
- 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

- TREES
- 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

LEGAL DESCRIPTIONS

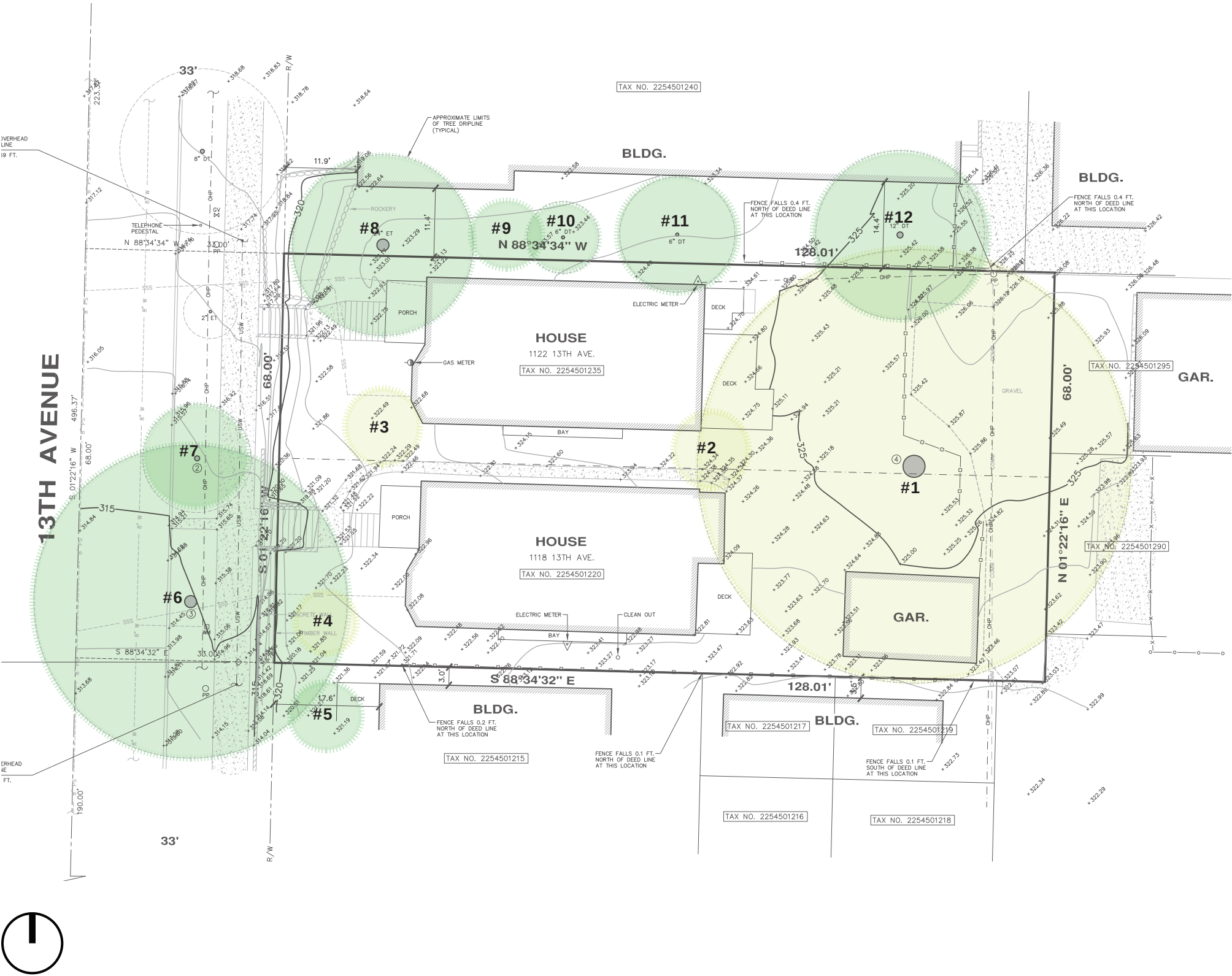
1118 13TH AVE:
THE NORTH 8 FEET OF LOT 3 AND THE SOUTH 26 FEET OF LOT 4, BLOCK 16, SUPPLEMENTARY PLAT OF EDES AND KNIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 194, RECORDS OF KING COUNTY, WA.

APN: 225450-1220

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.

APN: 225450-1235

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

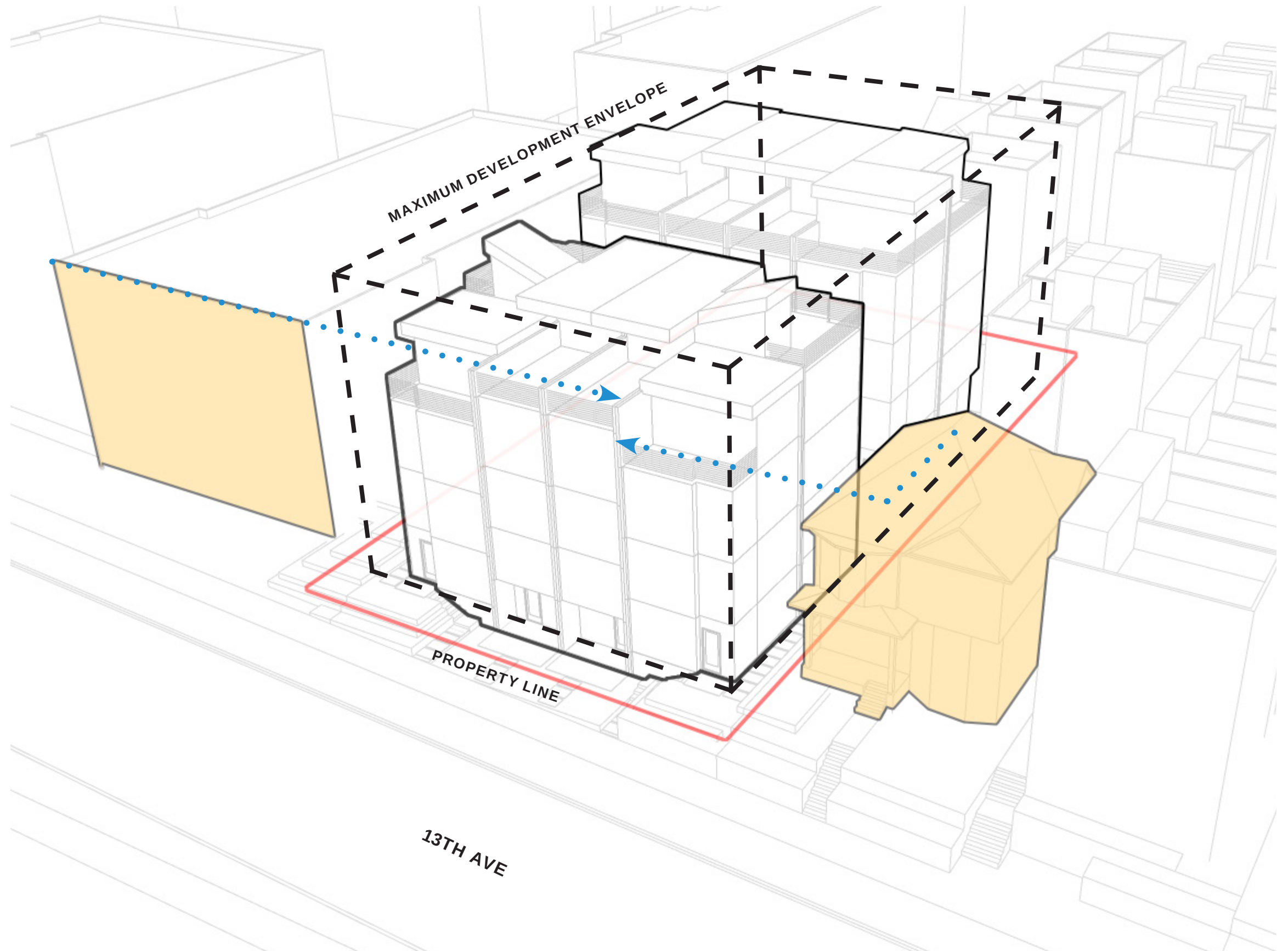
MAXIMUM DEVELOPMENT POTENTIAL

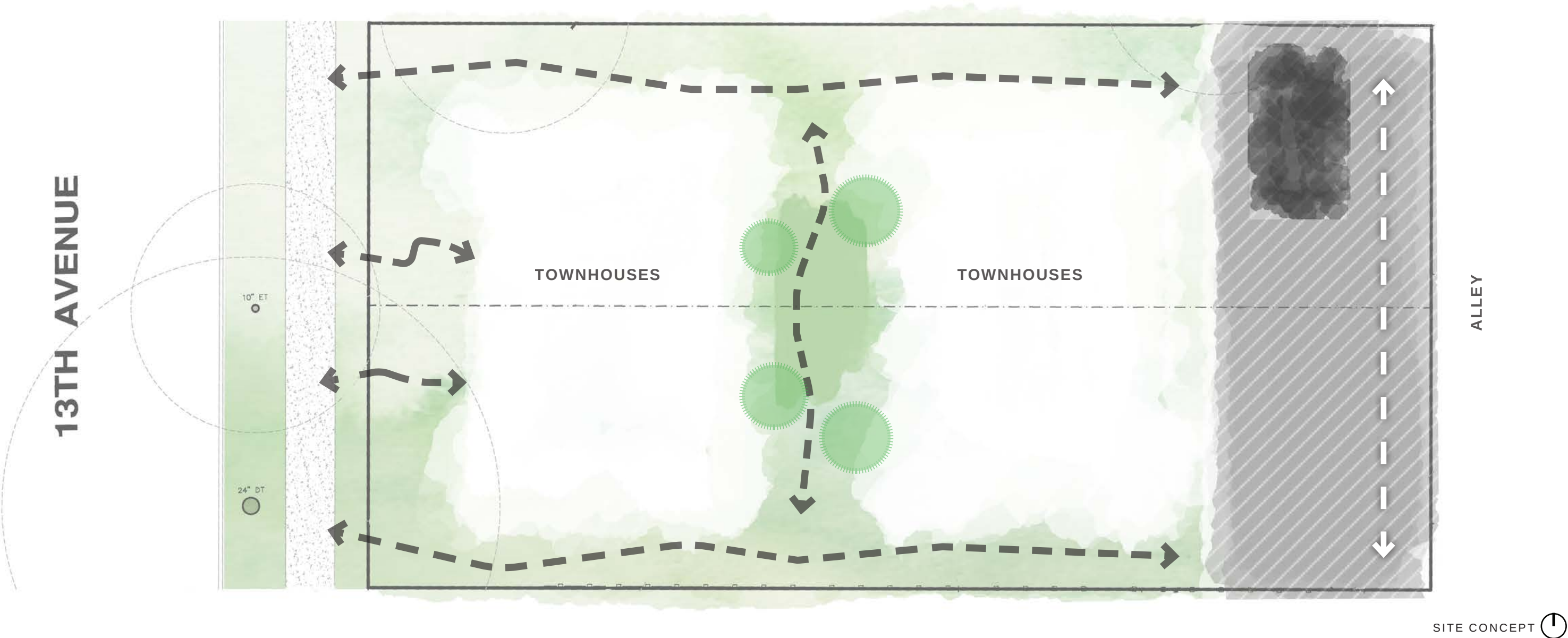
The project site is zoned LR3 (M), permitting it to build up to a maximum height of 50'-0". This would allow for the construction of 5-story townhome units. The dashed black line in the diagram to the right represents the maximum development envelope for this site.

While two of the EDG options propose 5-story units throughout, the applicant's preferred option seeks to better align with surrounding context by proposing that the street-facing corner units only sit 4 stories tall.

As shown in the diagram on the right, the decks of the center street facing units draw from the height of the neighboring apartment building to the north, while the corner units decks align with the top of the roof of the neighboring single family home. The flex space at the 4th or 5th floor (depending on unit type) steps back from the street.

The two immediate neighboring structures to this site are important precedents on this block, and the applicant proposes to draw cues from this context in order to better meet the intent of the design guidelines.



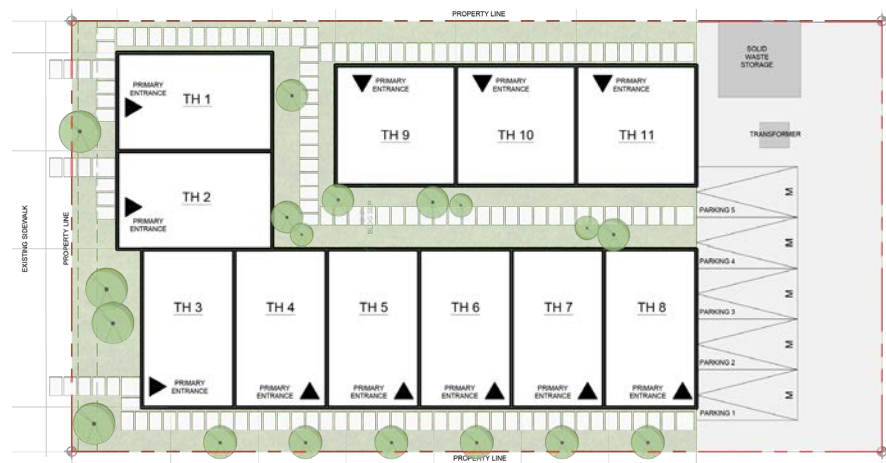


SITE CONCEPT

- Maximize number of street facing entries
- Use modulation and greater than code required front setback to create generous front yards and stoops
- Create centralized common amenity, wider than required building separation, that will be activated by pedestrian traffic to unit entries
- Locate all utility and service functions (vehicular access, solid waste, power) adjacent to unofficial alley to east, minimizing the impact of these elements from the street

SITE CONCEPT KEY:

-  **PARKING**
-  **COMBINED WASTE**
-  **AMENITY SPACE**
-  **COMMON AMENITY**
-  **PEDESTRIAN ACCESS**
-  **VEHICULAR ACCESS**

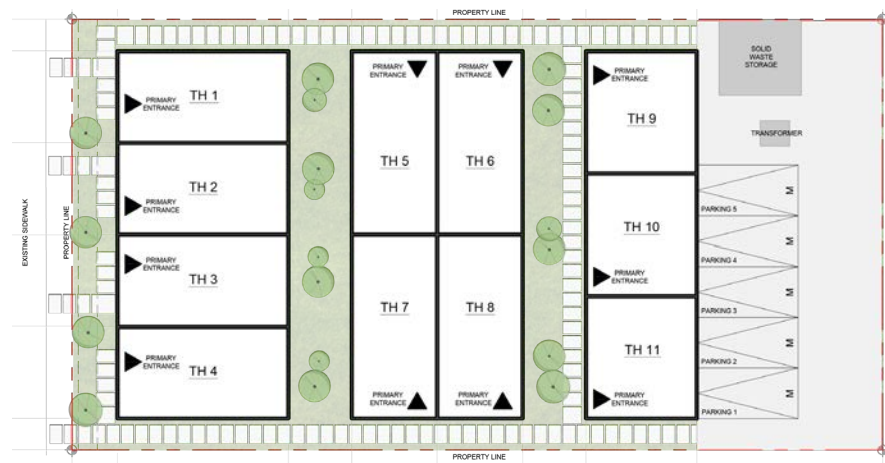


OPTION ONE

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.

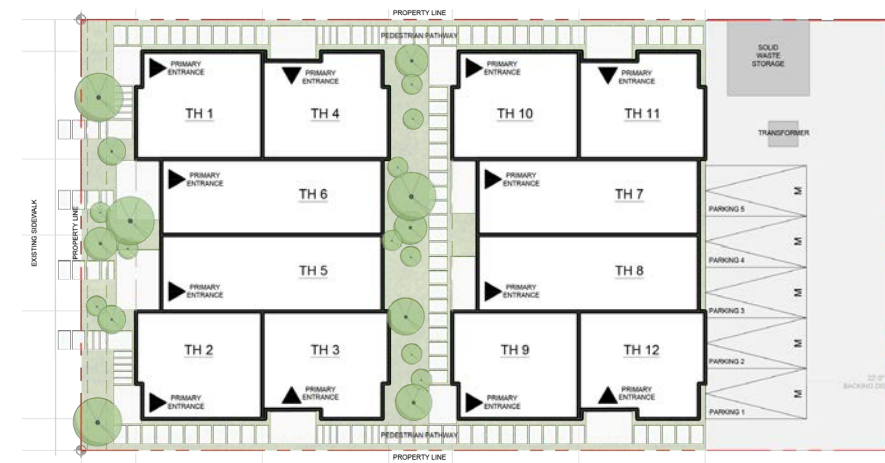


OPTION TWO

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.



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 (particularly 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, 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 builds on the positive features of the previous two and improves them. It contains the maximum number of street facing units (as seen in option 2) but also proposes modulation and deep front yards, 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.



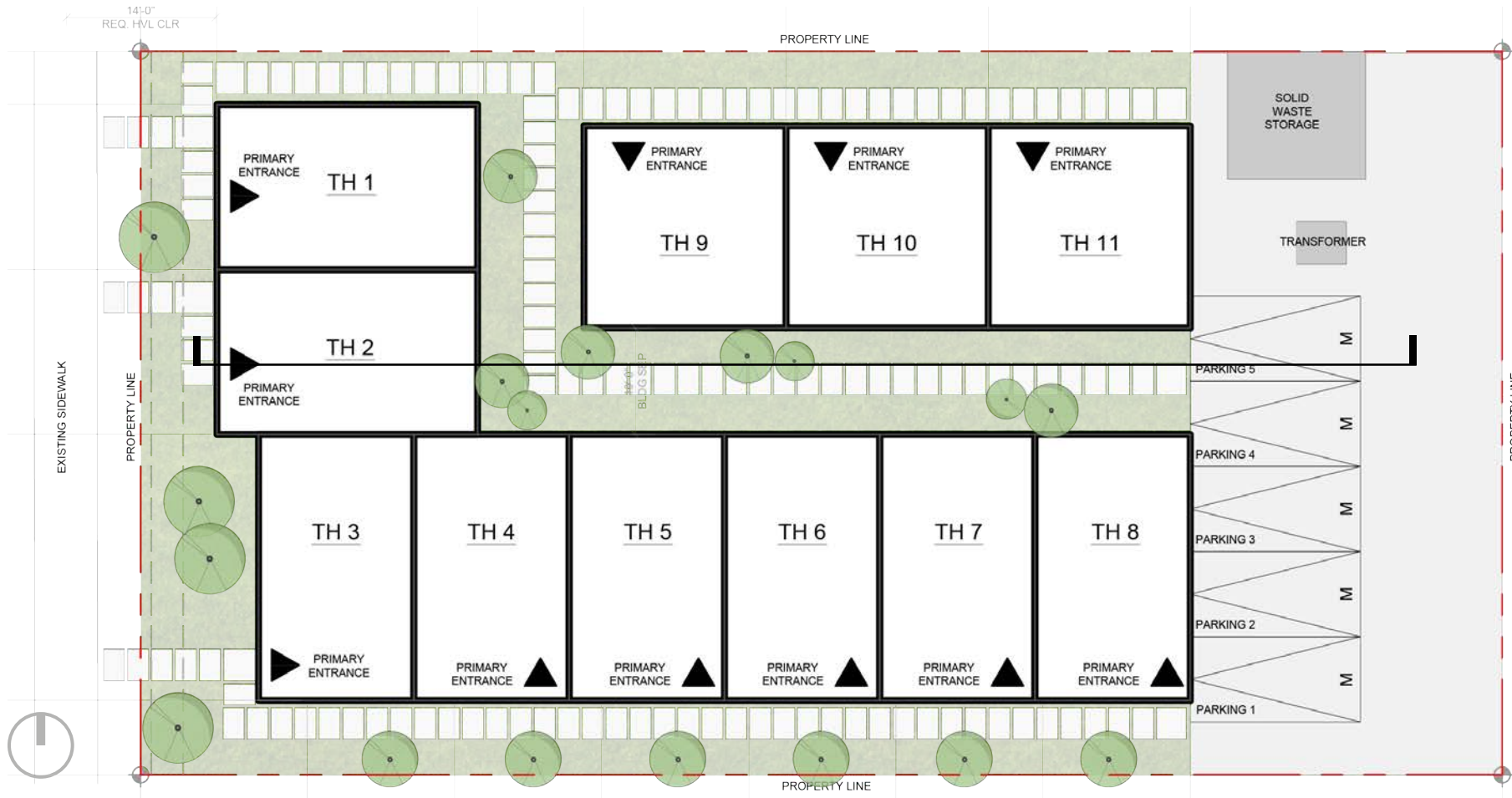
This option is code-compliant and seeks no departures.



This option is code-compliant and seeks no departures.



This option is code-compliant and seeks no departures.



SITE PLAN - OPTION 1

(CODE COMPLIANT):

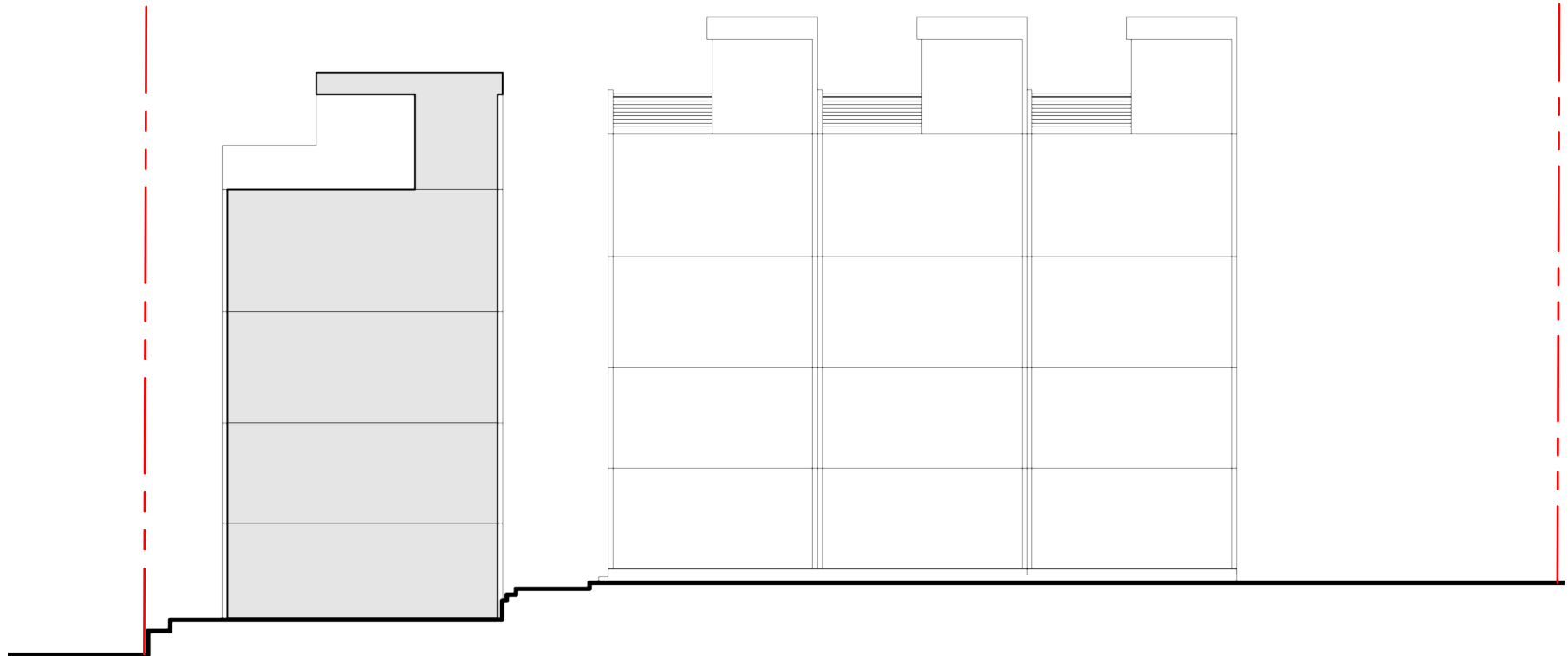
11 UNITS
5 PARKING STALLS PROVIDED

OPPORTUNITIES:

- Modulation on street facing facade creates generous front yard and fits well with surrounding context
- Utility and service uses kept to east side of site in order to minimize impact of these uses on street
- Centralized amenity area

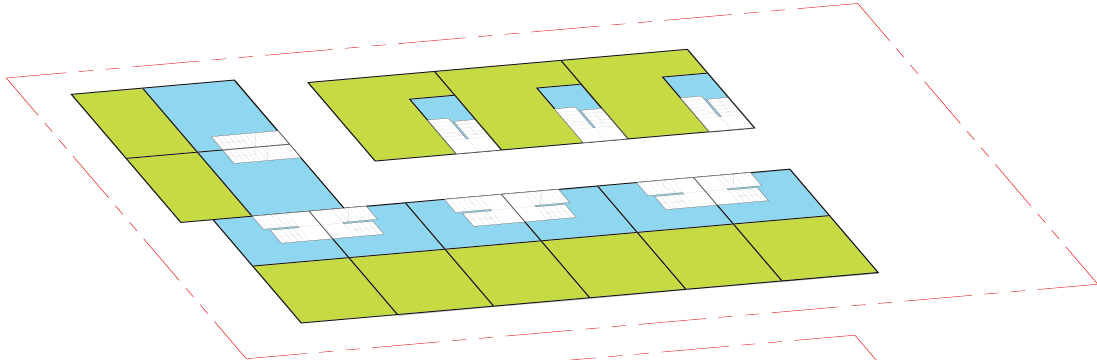
CONSTRAINTS:

- Only three street facing units
- All street facing unit entries sit at same level (above street)
- Bend in central amenity area may make this area dark
- Central amenity area not activated with unit entries

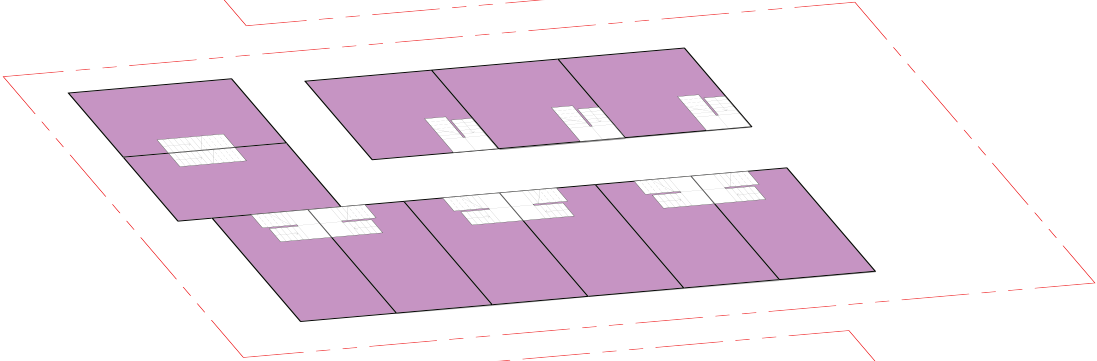


SITE SECTION - OPTION 1

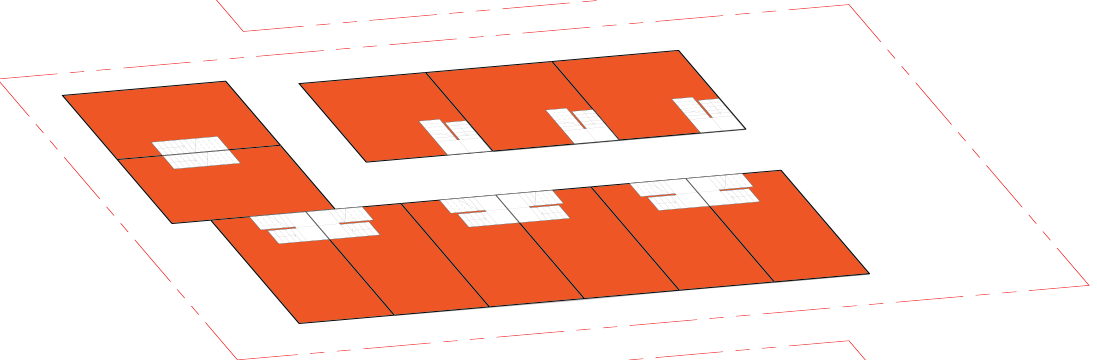
FIFTH FLOOR



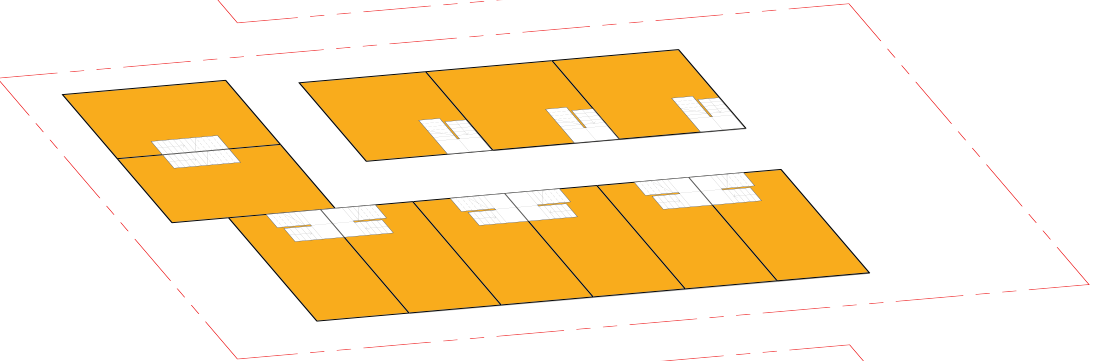
FOURTH FLOOR



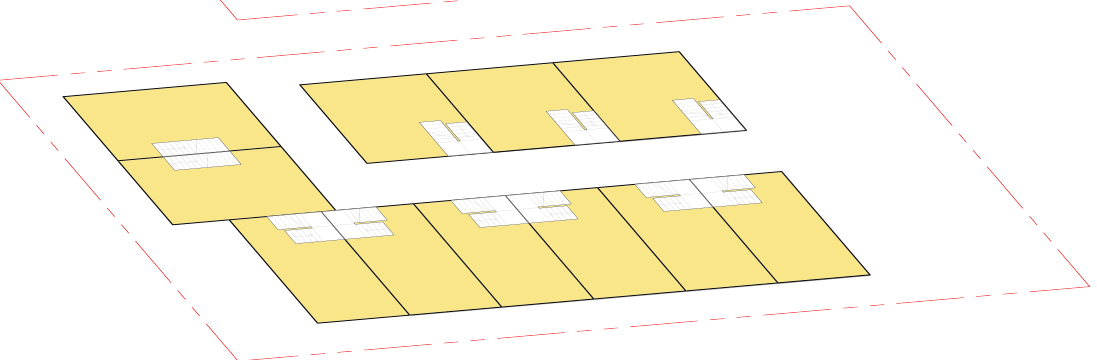
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



PROGRAM KEY

- ROOF DECK
- FLEX SPACE
- PRIMARY BED+BATH
- LIVING+KITCHEN+DINING
- BEDROOM+DEN+BATH
- ENTRY+BEDROOM+BATH



VIEW FROM NORTHWEST

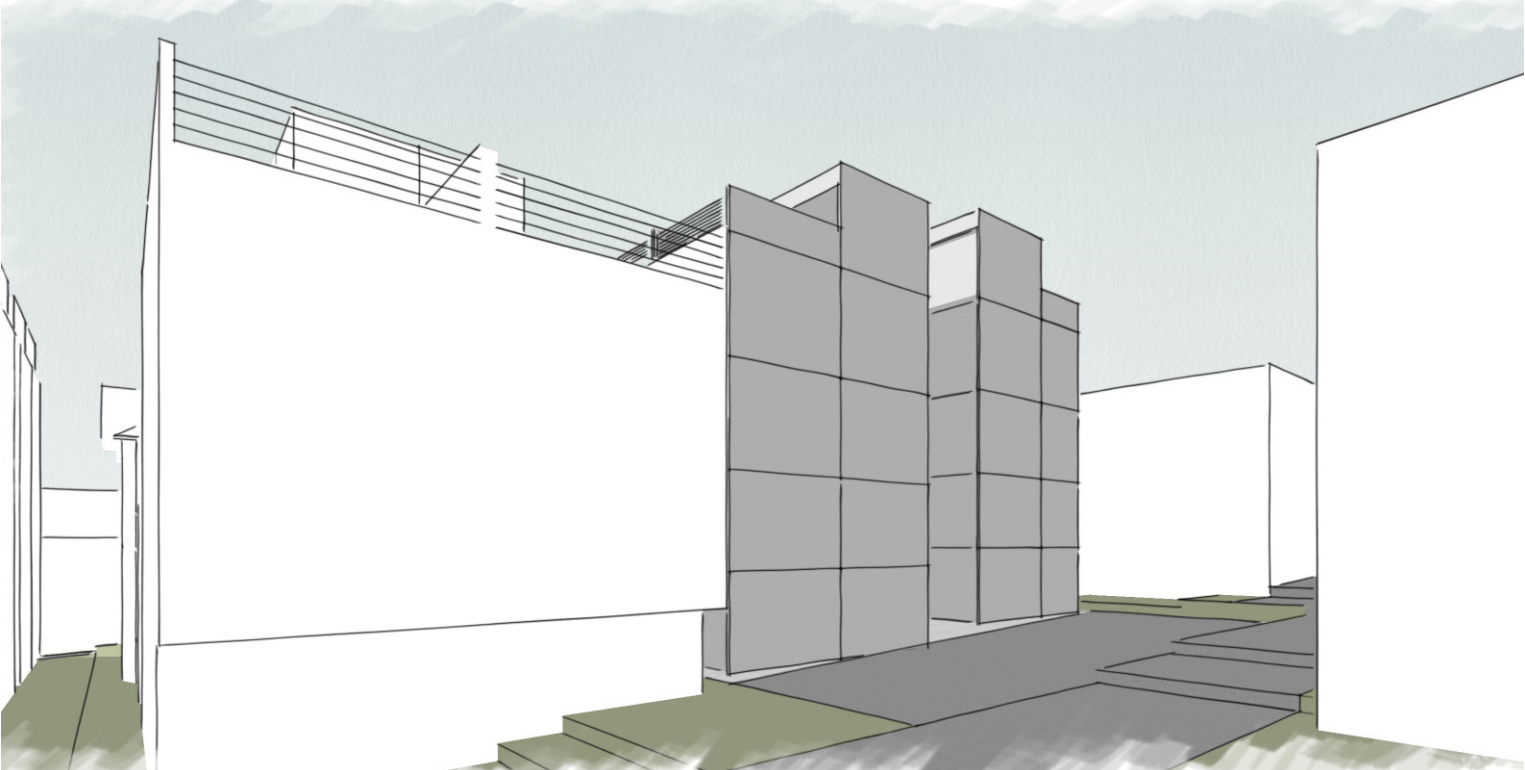


VIEW FROM SOUTHWEST

VIEW FROM WEST



VIEW FROM SOUTHEAST

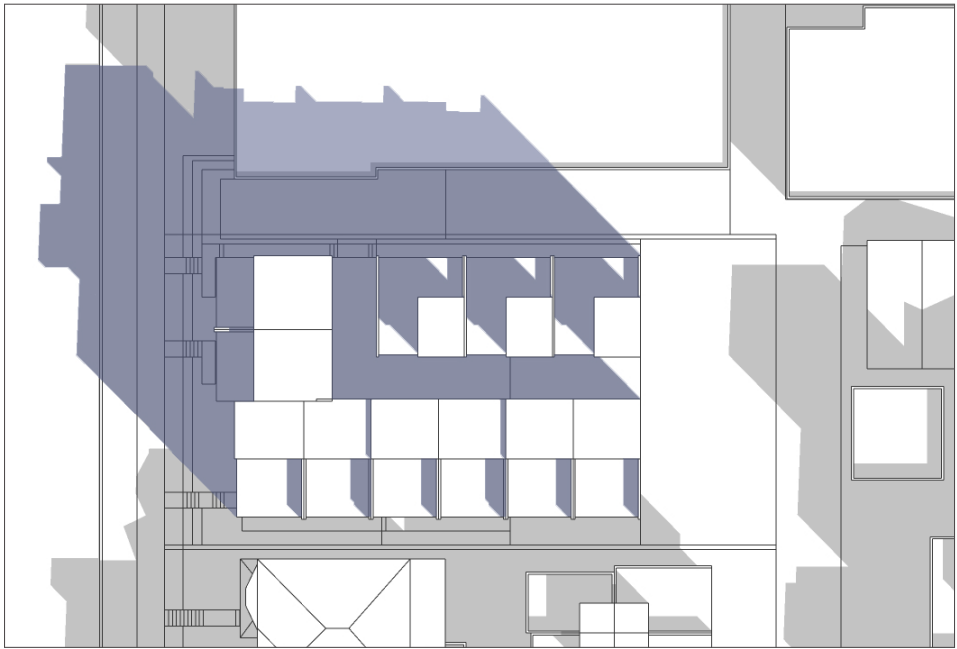




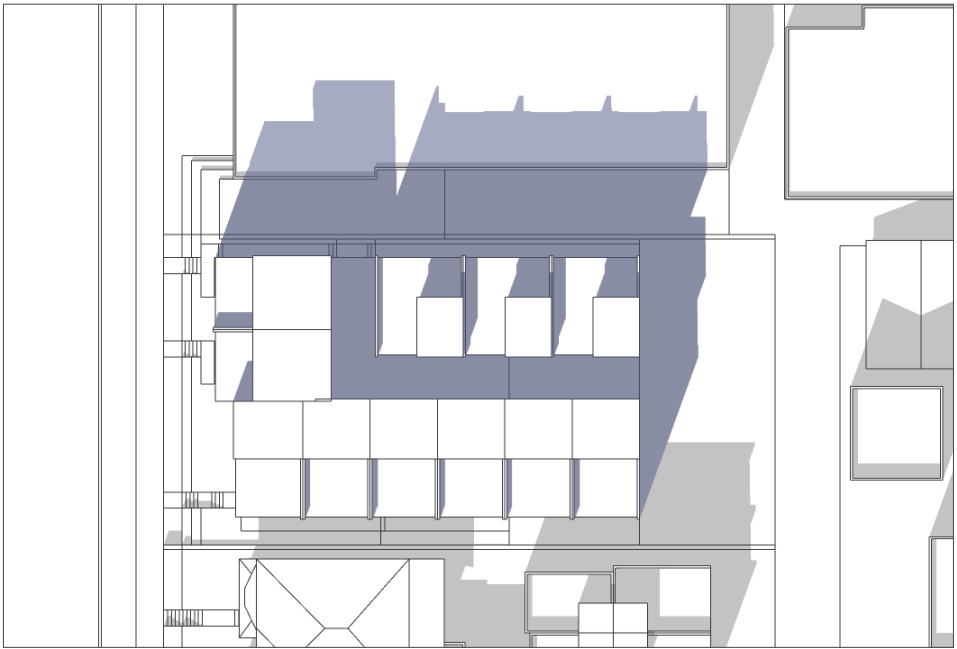
VIEW FROM WEST



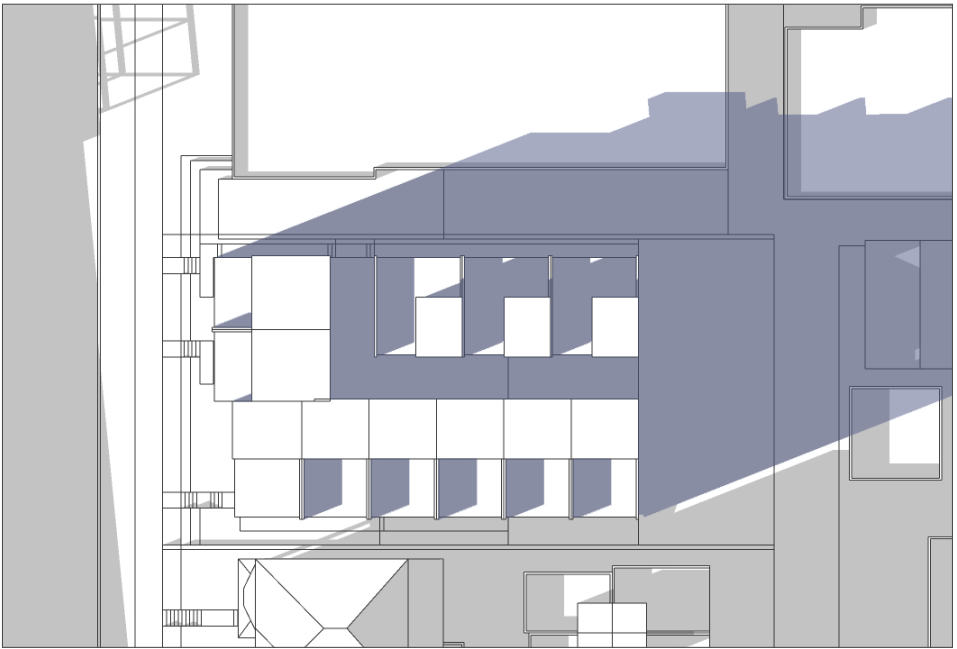
VIEW FROM SOUTHWEST



MARCH / SEPTEMBER 21, 9 AM



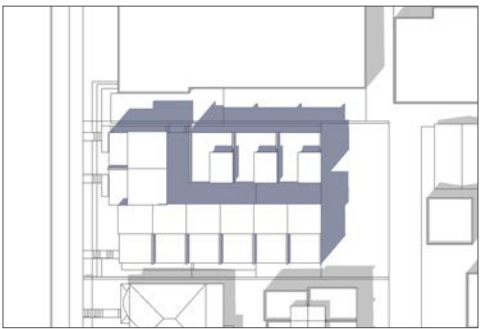
MARCH / SEPTEMBER 21, 12 PM



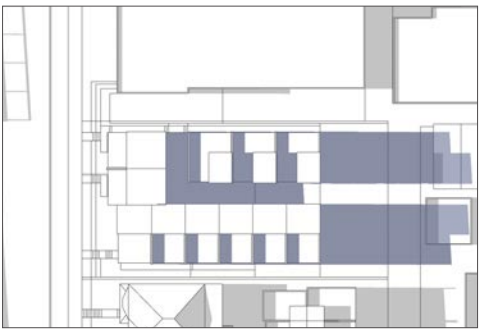
MARCH / SEPTEMBER 21, 3 PM



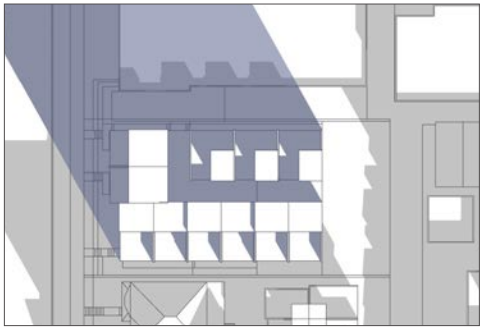
JUNE 21, 9 AM



JUNE 21, 12 PM



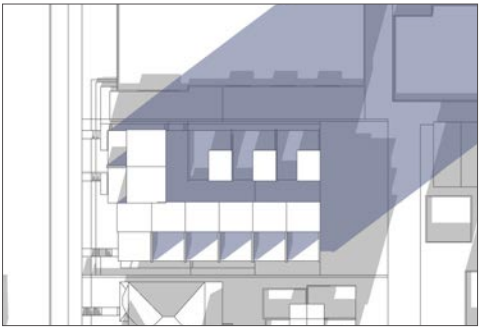
JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM



SITE PLAN - OPTION 2

(CODE COMPLIANT):

11 UNITS
5 PARKING STALLS PROVIDED

OPPORTUNITIES:

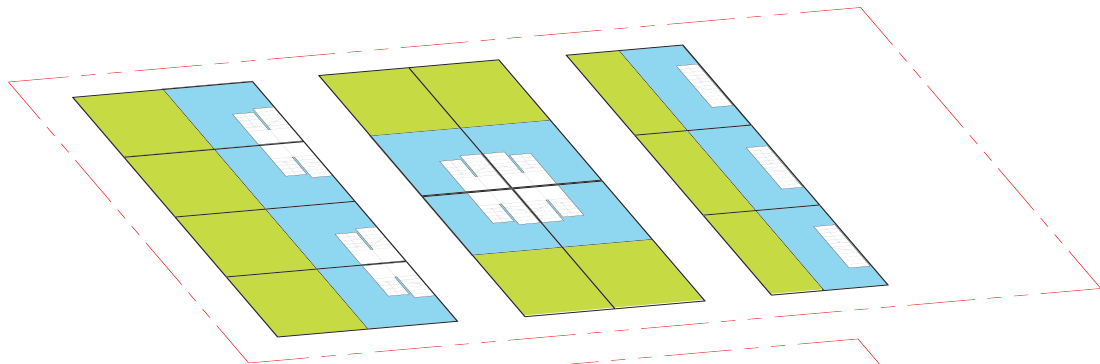
- Four street facing units (maximum number possible on site)
- Two common courtyards
- Utility and service uses kept to east side of site in order to minimize impact of these uses on street

CONSTRAINTS:

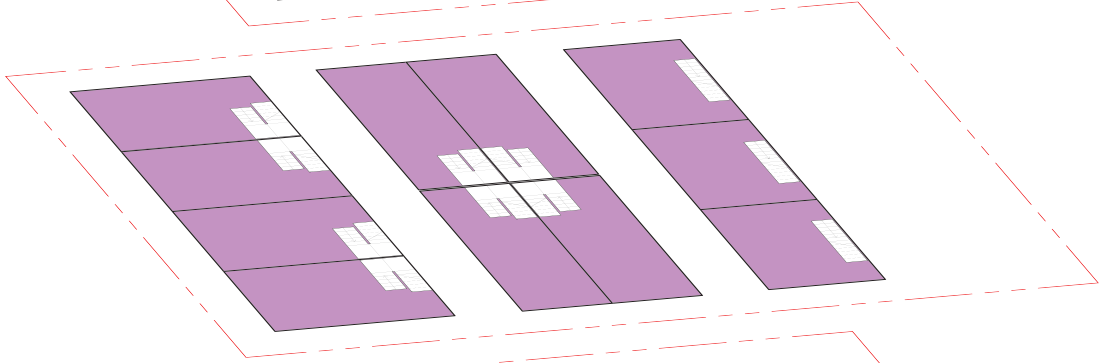
- Creation of multiple courtyards reduces front yard setback to code-required minimum
- No street-facing modulation
- All street facing unit entries sit at same level (above street)

SITE SECTION - OPTION 2

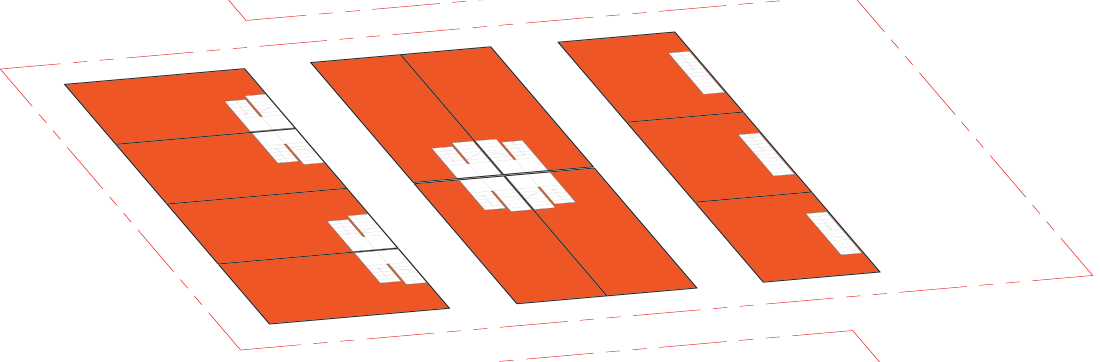
FIFTH FLOOR



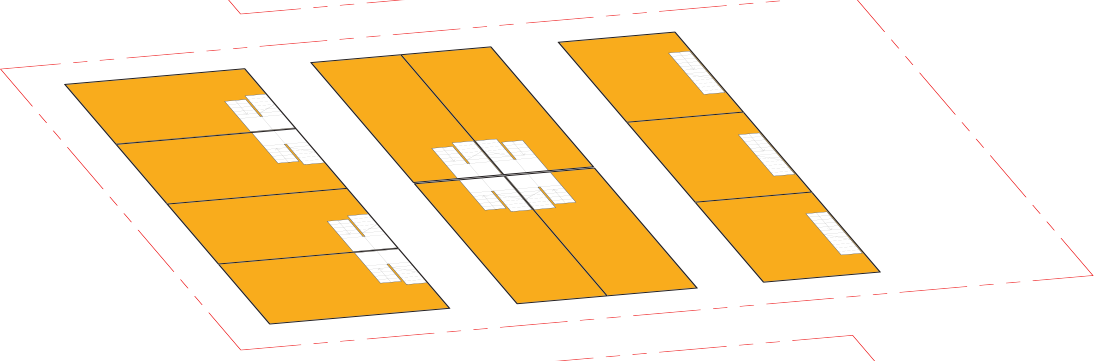
FOURTH FLOOR



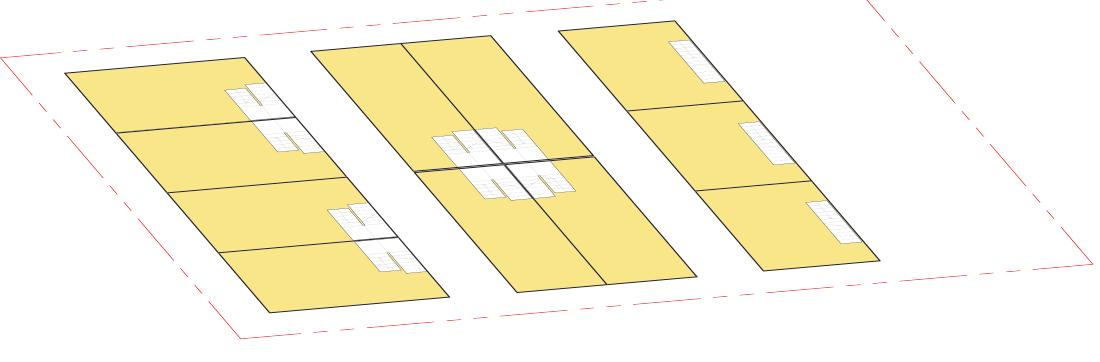
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



PROGRAM KEY

- ROOF DECK
- FLEX SPACE
- PRIMARY BED+BATH
- LIVING+KITCHEN+DINING
- BEDROOM+DEN+BATH
- ENTRY+BEDROOM+BATH



VIEW FROM NORTHWEST

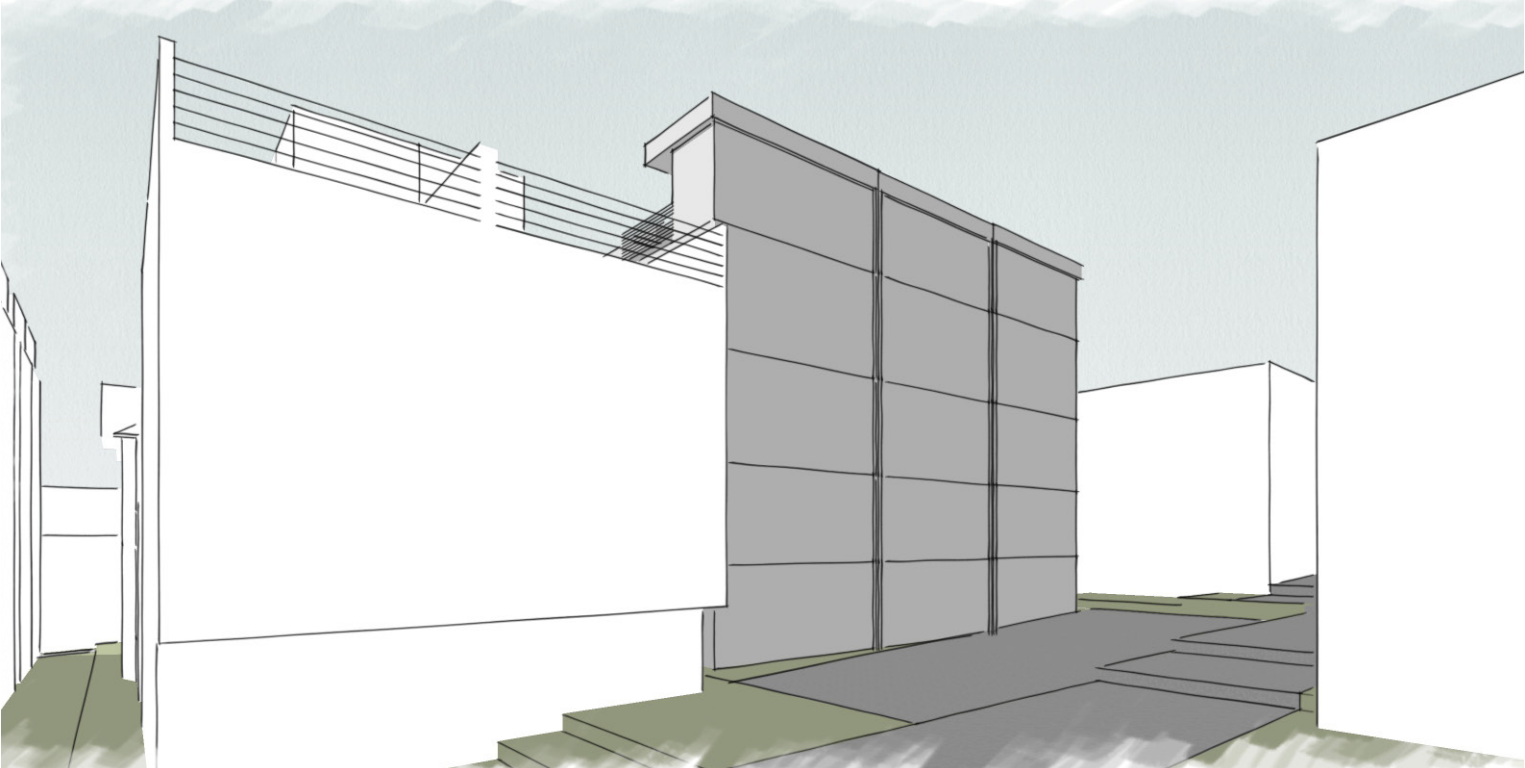


VIEW FROM SOUTHWEST

VIEW FROM WEST



VIEW FROM SOUTHEAST

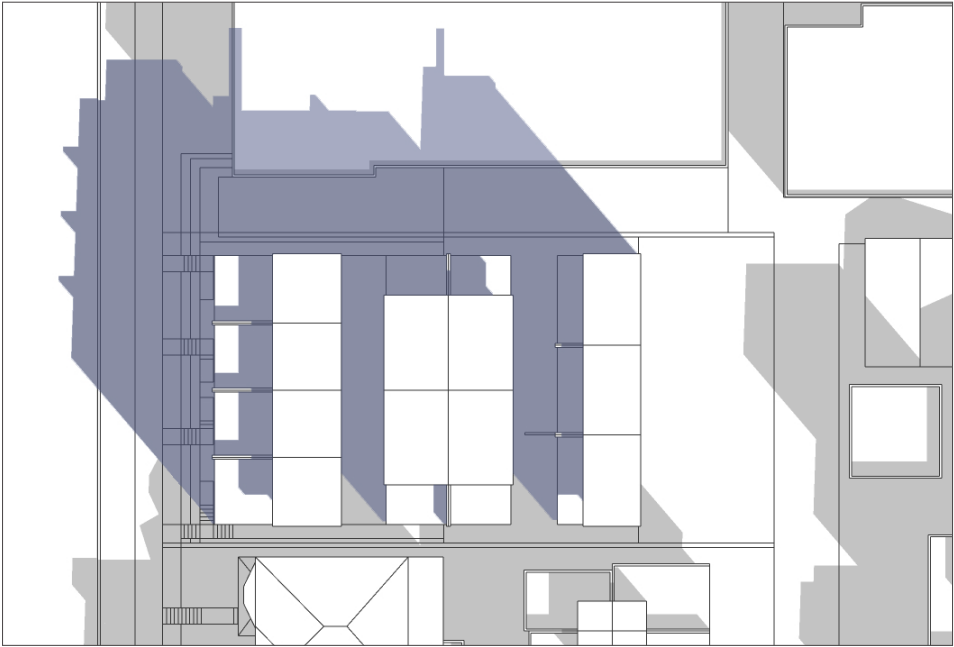




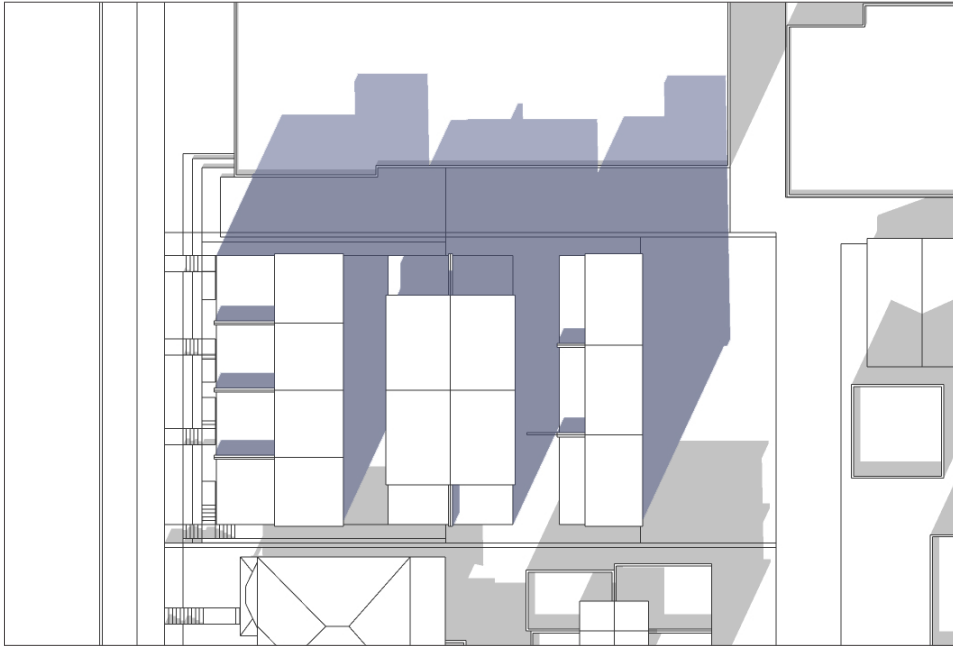
VIEW FROM WEST



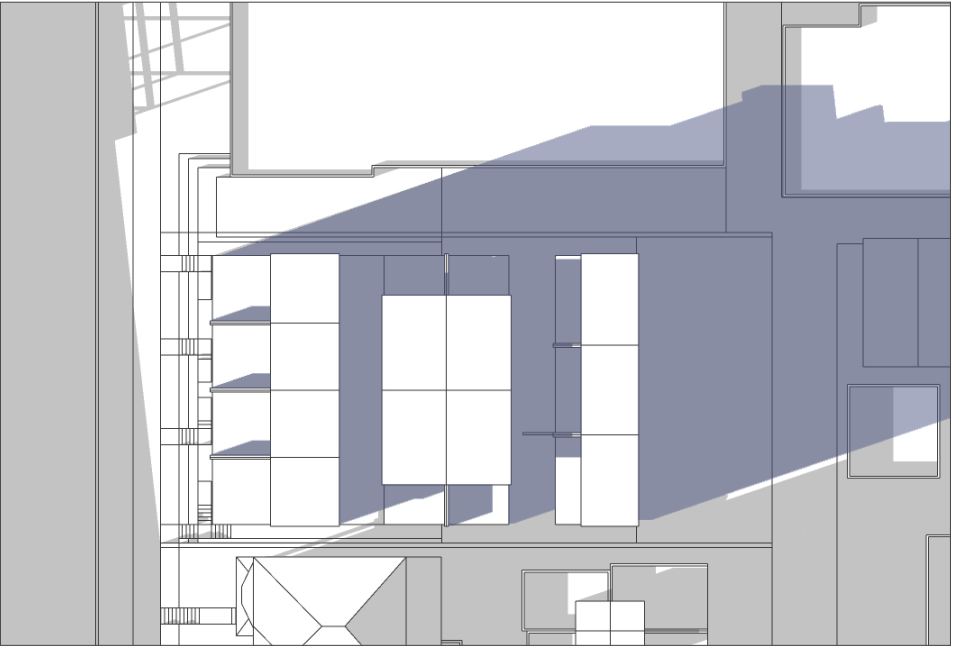
VIEW FROM SOUTHWEST



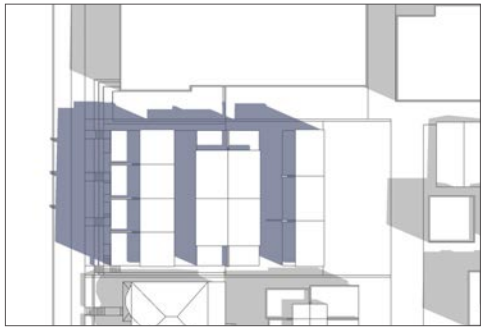
MARCH / SEPTEMBER 21, 9 AM



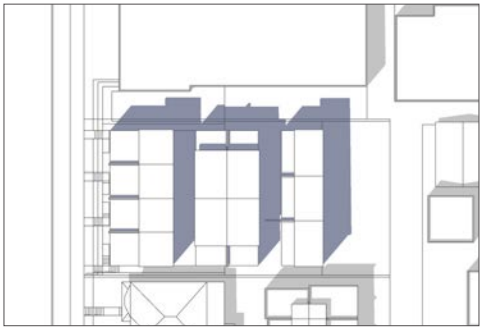
MARCH / SEPTEMBER 21, 12 PM



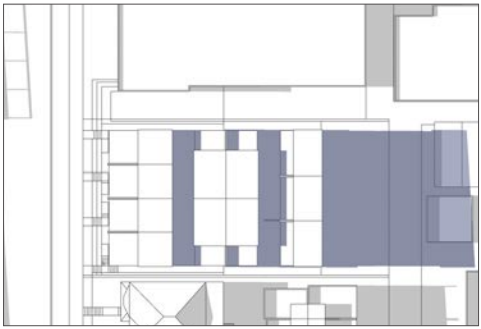
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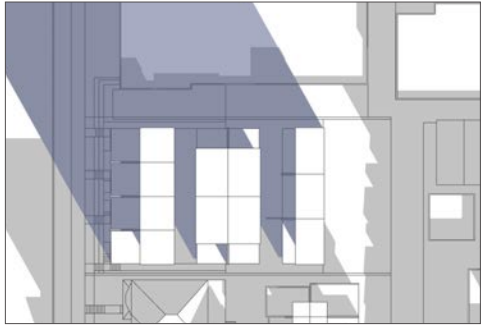
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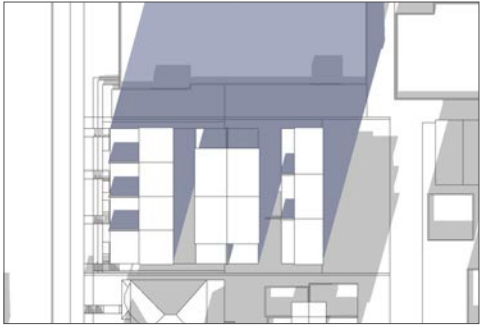
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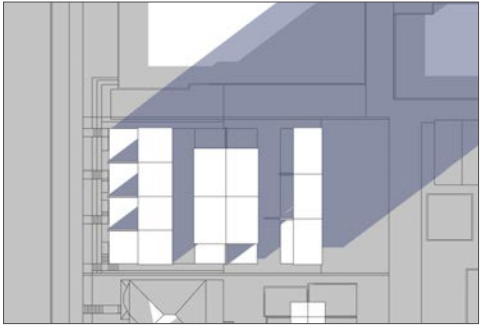
JUNE 21, 3 PM



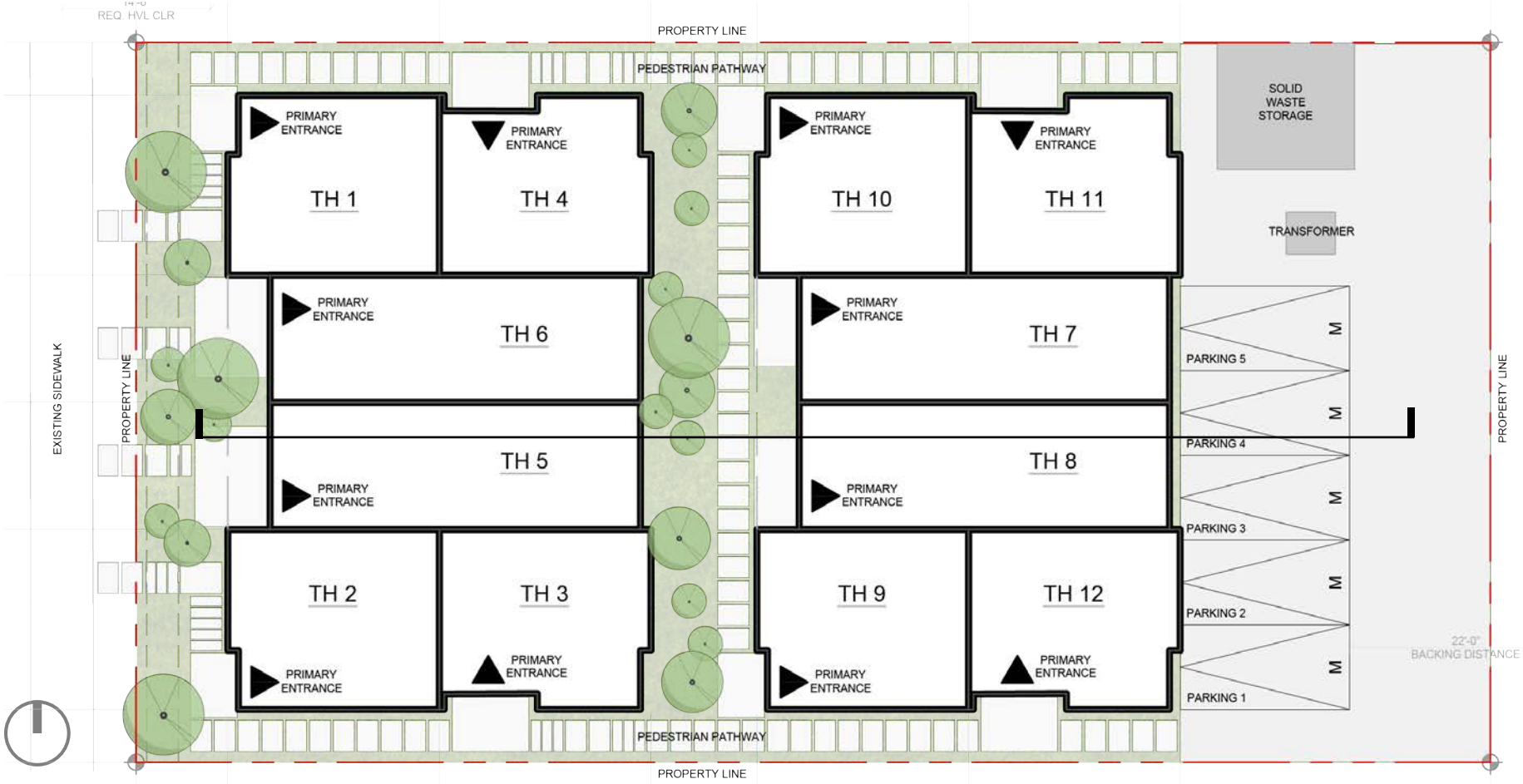
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM



SITE PLAN - OPTION 3

(CODE COMPLIANT):

12 UNITS
5 PARKING STALLS PROVIDED

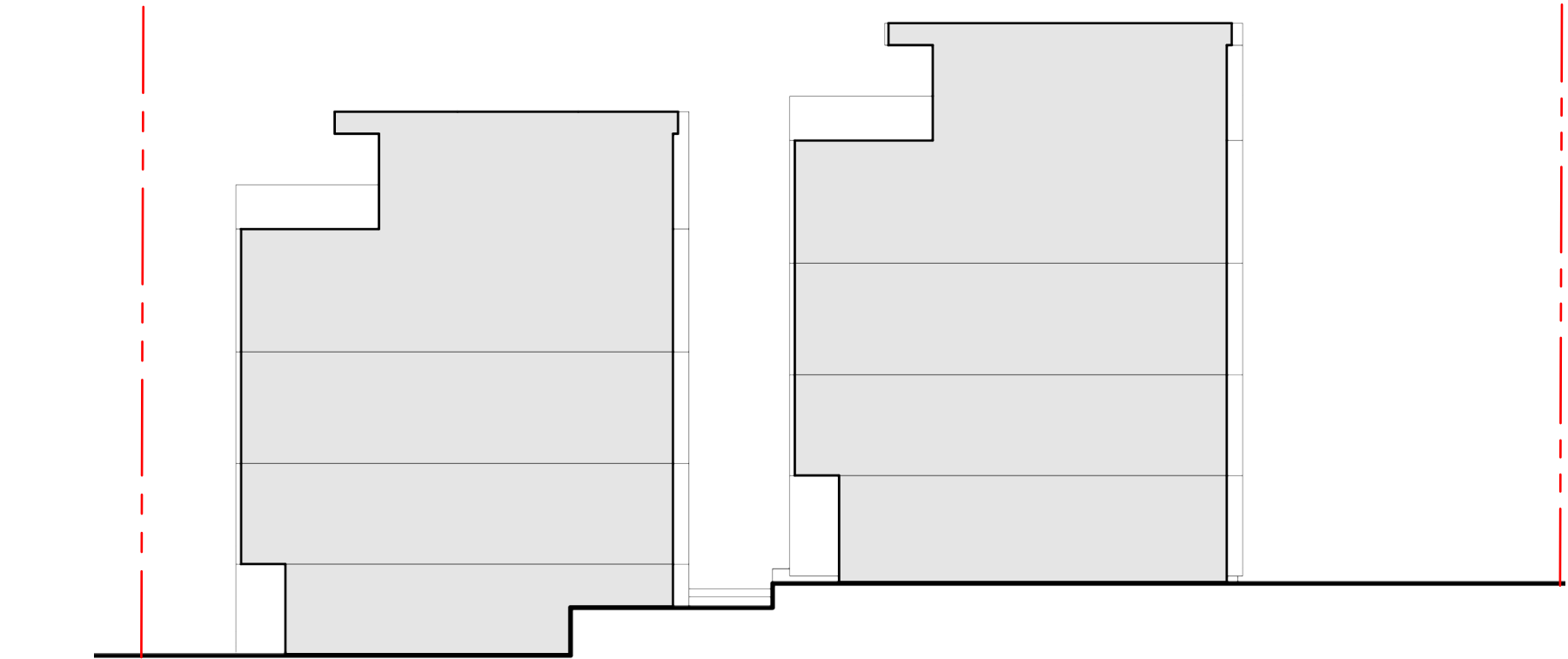
OPPORTUNITIES:

- Four street facing units (maximum number possible on site)
- 4-story units proposed on street facing corner units to reduce massing at site edges
- Center units enter at street level, corner units have stoops
- Modulation along street facing facade creates visual interest and deeper than code-required front yard
- Wide central courtyard (15' at widest)
- Utility and service uses kept to east side of site in order to minimize impact of these uses on street

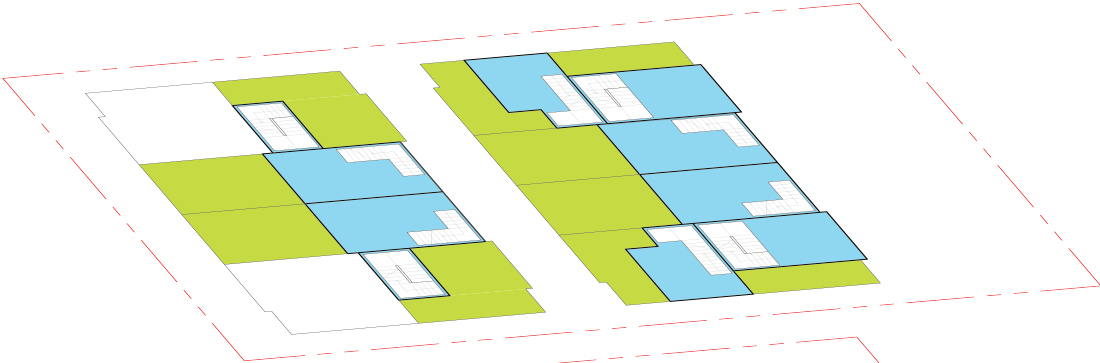
CONSTRAINTS:

- Only one courtyard created between structures

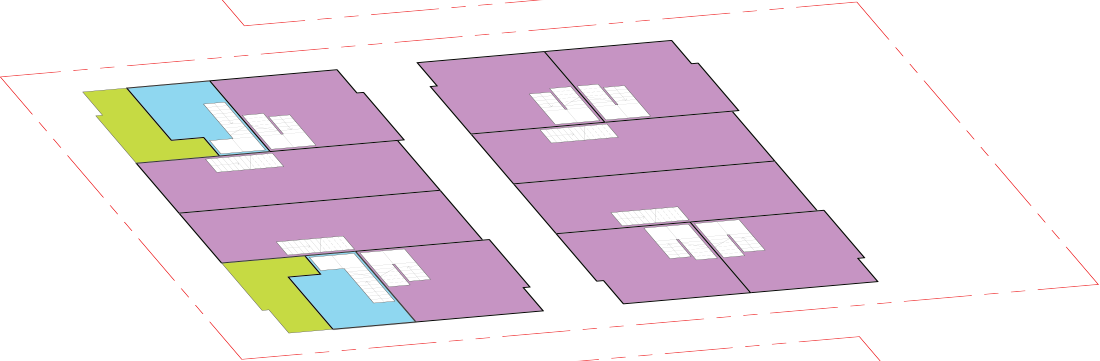
SITE SECTION - OPTION 3



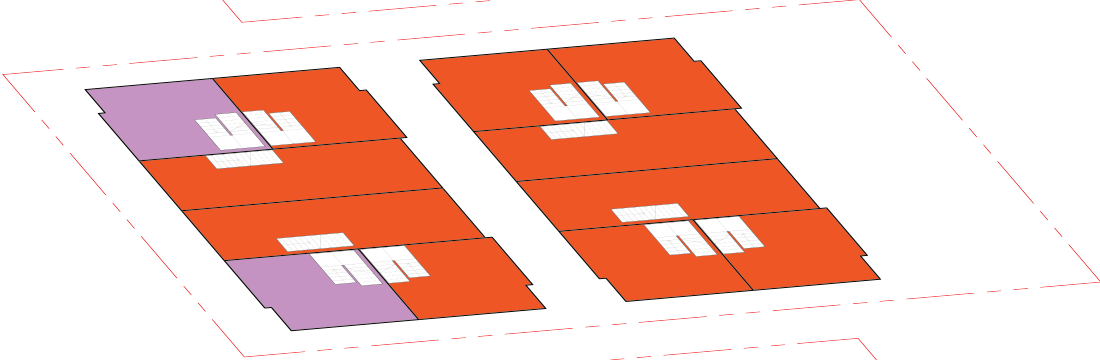
FIFTH FLOOR



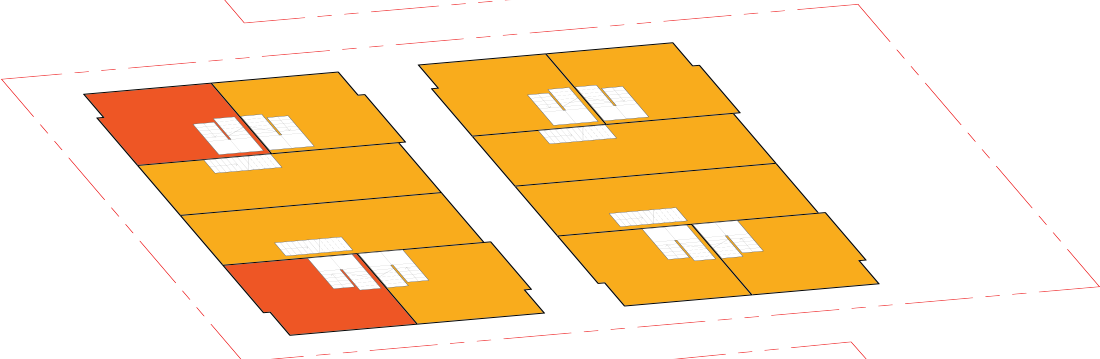
FOURTH FLOOR



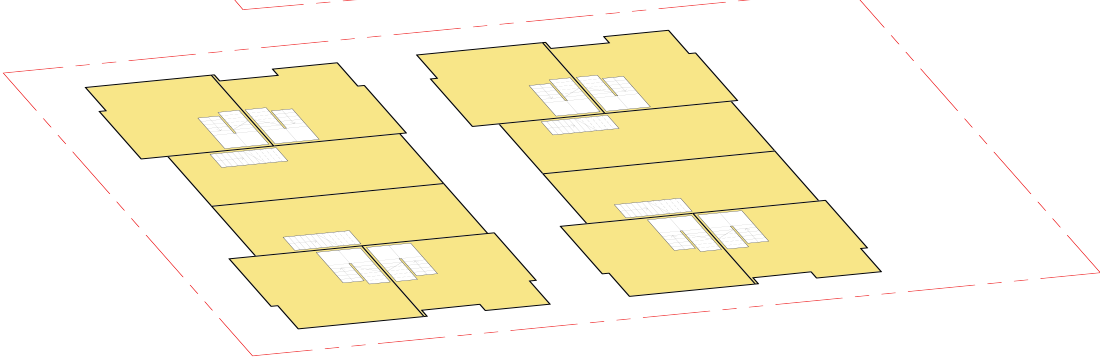
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



PROGRAM KEY

- ROOF DECK
- FLEX SPACE
- PRIMARY BED+BATH
- LIVING+KITCHEN+DINING
- BEDROOM+DEN+BATH
- ENTRY+BEDROOM+BATH



VIEW FROM NORTHWEST

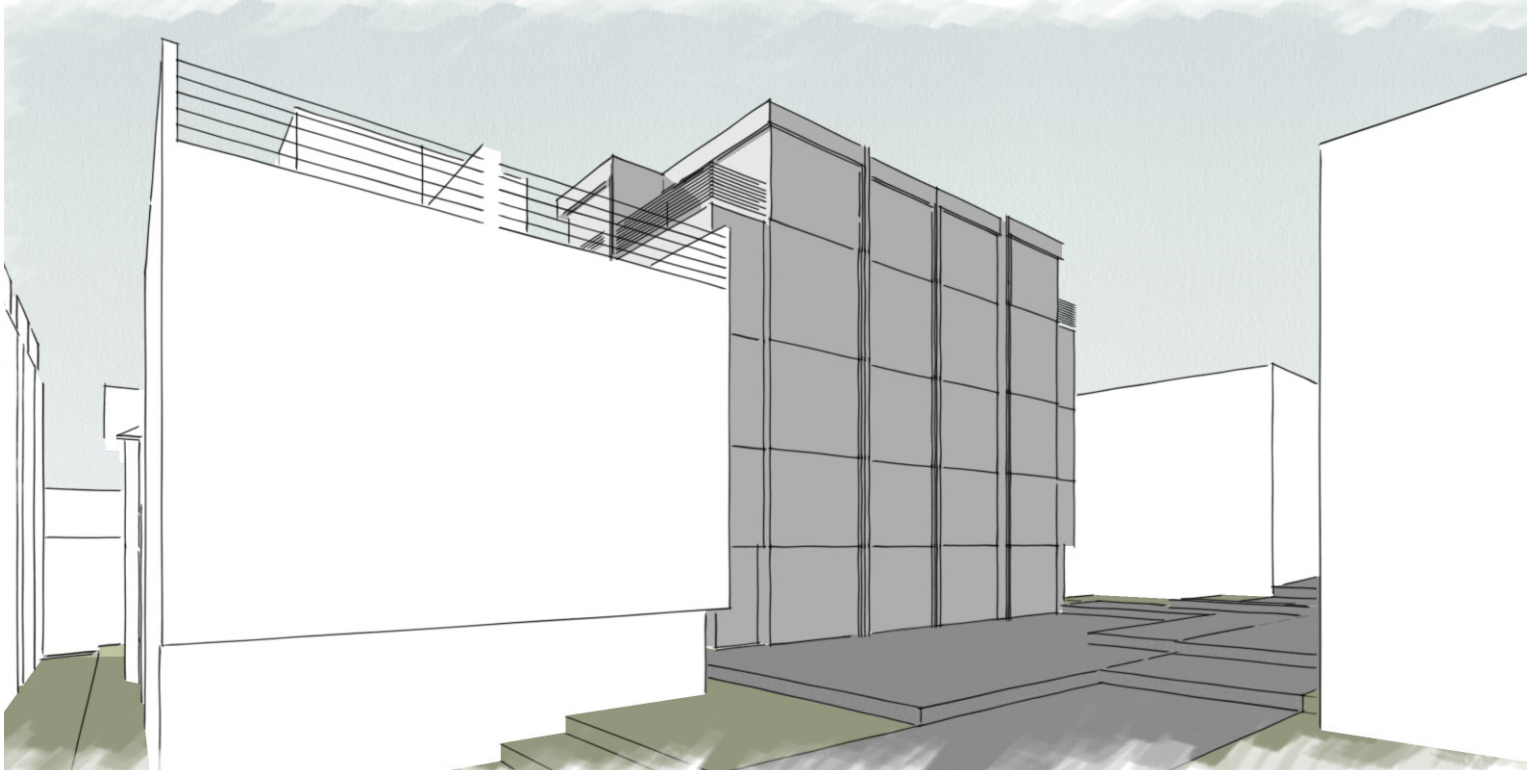


VIEW FROM SOUTHWEST

VIEW FROM WEST



VIEW FROM SOUTHEAST

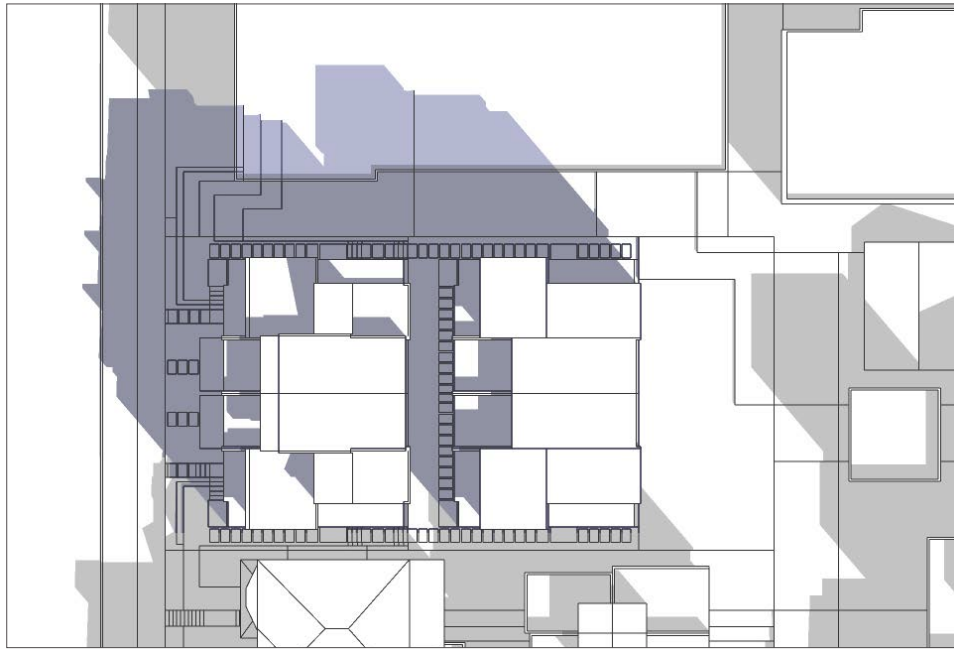




VIEW FROM WEST



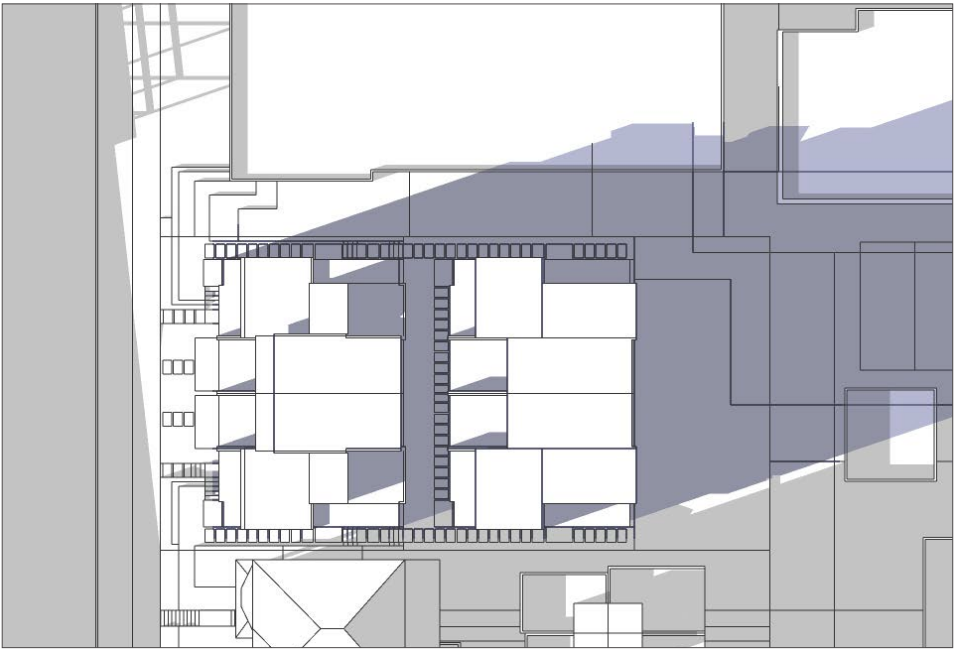
VIEW FROM SOUTHWEST



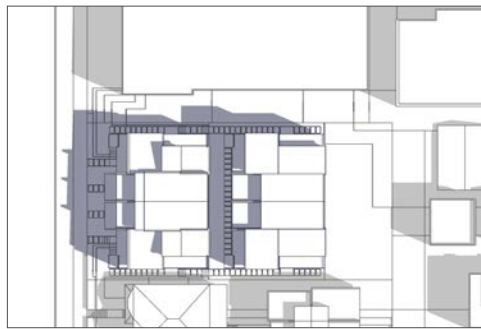
MARCH / SEPTEMBER 21, 9 AM



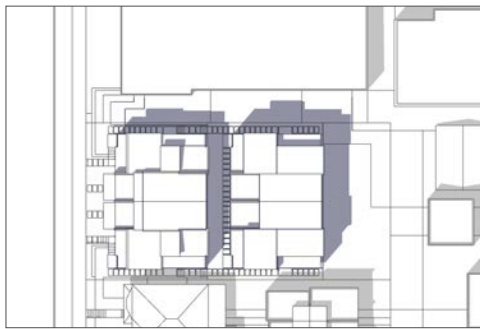
MARCH / SEPTEMBER 21, 12 PM



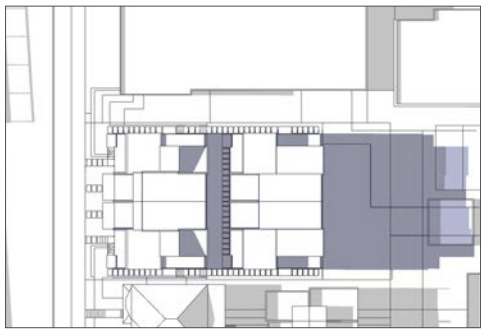
MARCH / SEPTEMBER 21, 3 PM



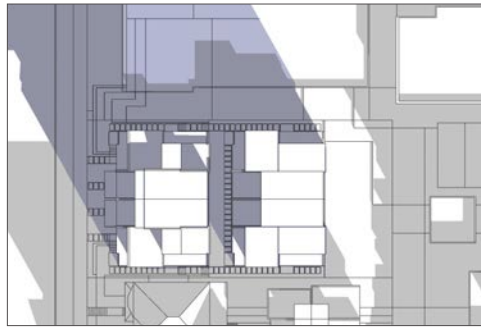
JUNE 21, 9 AM



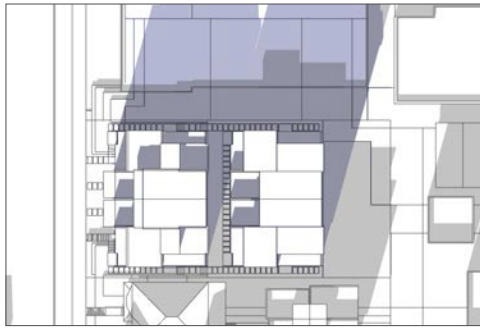
JUNE 21, 12 PM



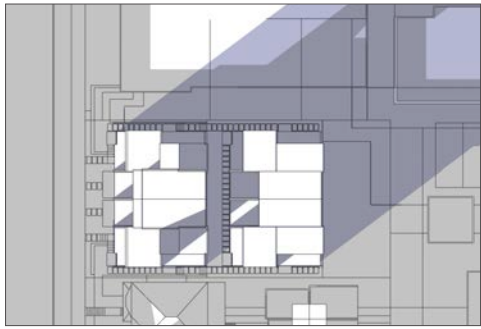
JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM

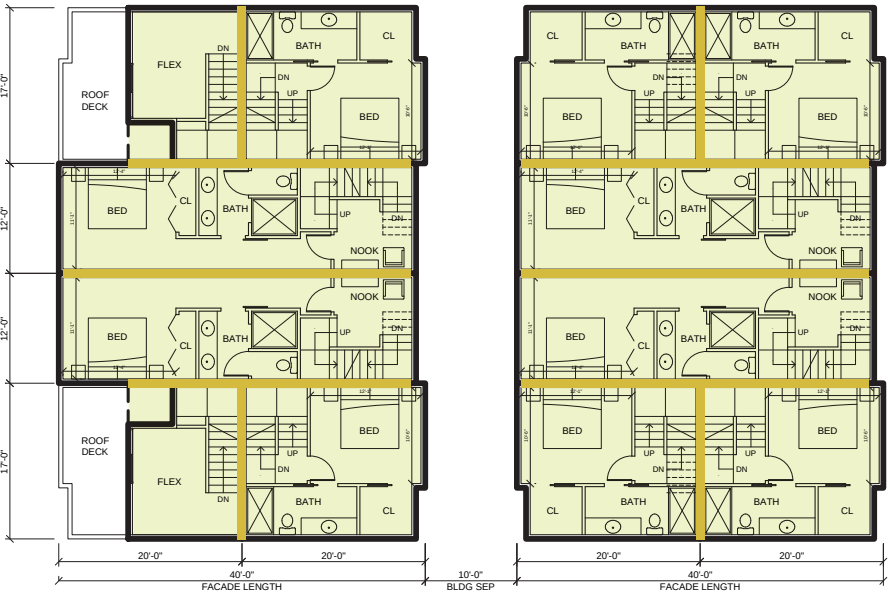
FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR.4-2019

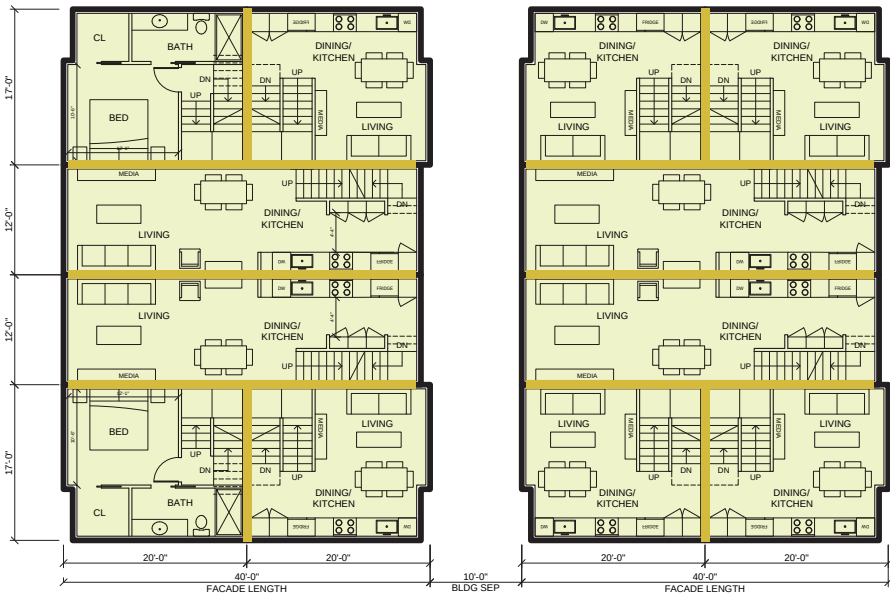
- FLOOR AREA INCLUDED IN BOTH FAR AND GFA CALCULATIONS FOR MHA FEES
- FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



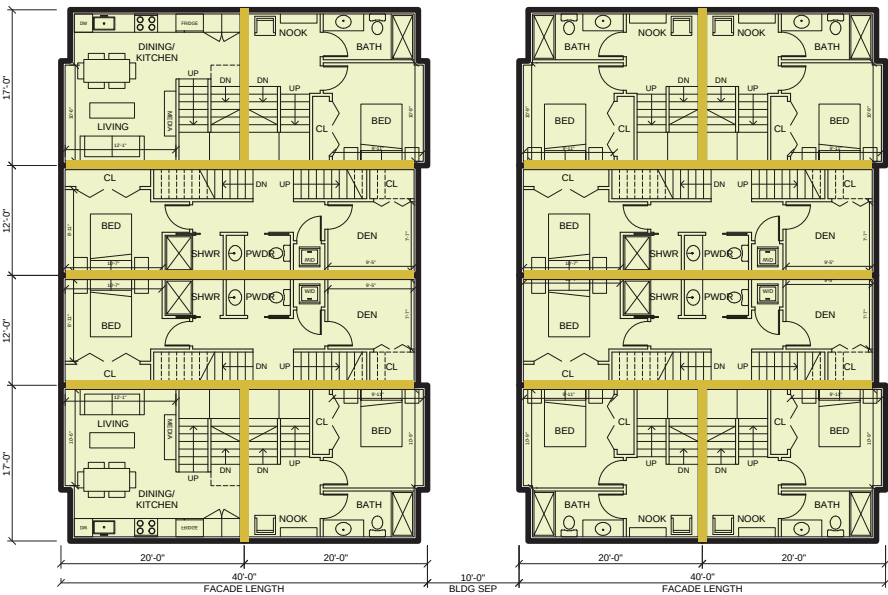
PENTHOUSE PLAN



FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN

FAR CALCULATIONS

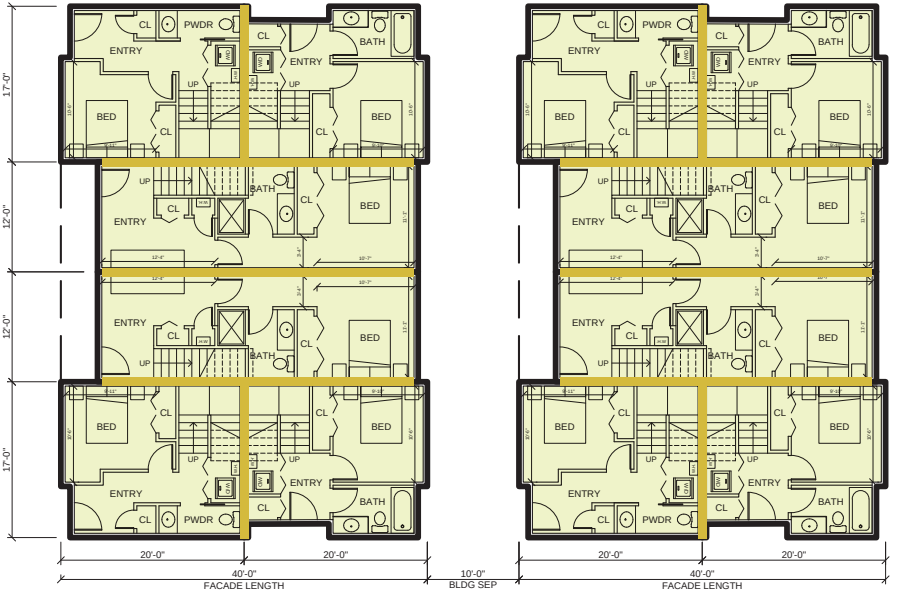
TH 5-8	
FIRST FLOOR	378 SF
SECOND FLOOR	422 SF
THIRD FLOOR	422 SF
FOURTH FLOOR	422 SF
PENTHOUSE	284 SF
	1928 SF
TH 1-2	
FIRST FLOOR	301 SF
SECOND FLOOR	301 SF
THIRD FLOOR	301 SF
PENTHOUSE	185 SF
	1088 SF
TH 3-4	
FIRST FLOOR	288 SF
SECOND FLOOR	301 SF
THIRD FLOOR	301 SF
FOURTH FLOOR	301 SF
PENTHOUSE	70 SF
	1261 SF
TH 9-10	
FIRST FLOOR	301 SF
SECOND FLOOR	301 SF
THIRD FLOOR	301 SF
FOURTH FLOOR	301 SF
PENTHOUSE	185 SF
	1389 SF
TH 11-12	
FIRST FLOOR	288 SF
SECOND FLOOR	301 SF
THIRD FLOOR	301 SF
FOURTH FLOOR	301 SF
PENTHOUSE	200 SF
	1391 SF

TOTAL ALLOWABLE 17,970.00 SF 20,019.20 SF

GFA CALCULATIONS

TH 5-8	
FIRST FLOOR	409 SF
SECOND FLOOR	457 SF
THIRD FLOOR	457 SF
FOURTH FLOOR	457 SF
PENTHOUSE	301 SF
	2081 SF
TH 1-2	
FIRST FLOOR	318 SF
SECOND FLOOR	318 SF
THIRD FLOOR	318 SF
PENTHOUSE	195 SF
	1149 SF
TH 3-4	
FIRST FLOOR	304 SF
SECOND FLOOR	318 SF
THIRD FLOOR	318 SF
FOURTH FLOOR	318 SF
PENTHOUSE	74 SF
	1332 SF
TH 9-10	
FIRST FLOOR	318 SF
SECOND FLOOR	318 SF
THIRD FLOOR	318 SF
FOURTH FLOOR	318 SF
PENTHOUSE	195 SF
	1467 SF
TH 11-12	
FIRST FLOOR	304 SF
SECOND FLOOR	318 SF
THIRD FLOOR	318 SF
FOURTH FLOOR	318 SF
PENTHOUSE	214 SF
	1472 SF

TOTAL 19,164.00 SF



FIRST FLOOR PLAN



PRECEDENT IMAGES