

| STREAMLINED DESIGN REVIEW |

SDCI # 3042176-EG
2500 & 2502 MINOR AVE E
SEATTLE, WA 98104

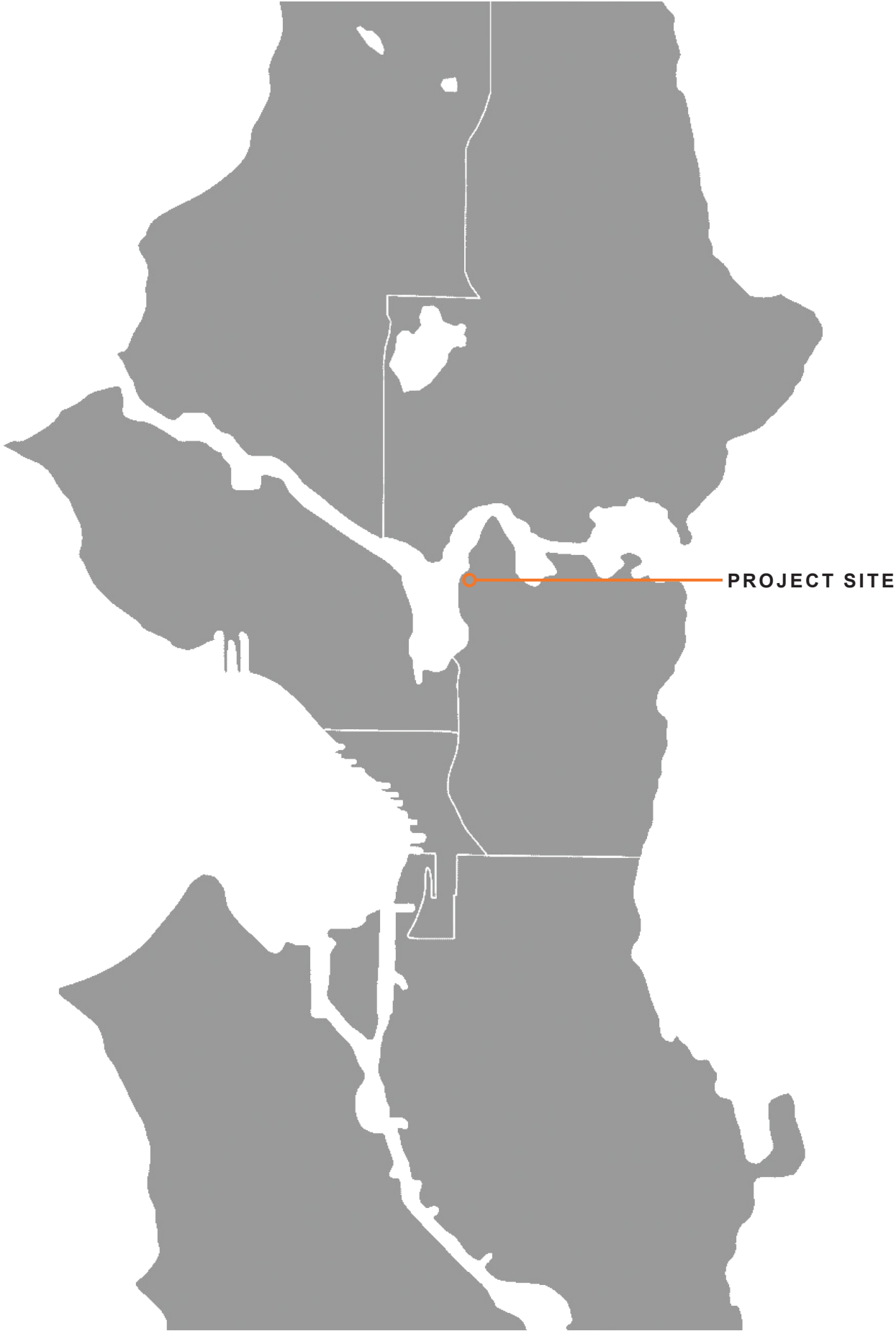
APPLICANT:
CONE ARCHITECTURE, LLC
1319 N 49TH ST,
SEATTLE, WA 98103
CONTACT: EMILY TERZIC
PHONE: 206-641-7452

OWNER:
INTRACORP NW, LLC
411 FIRST AVE S, SUITE 650
SEATTLE, WA 98104
CONTACT: PETER LOCKE
PHONE: 206-728-6509

LANDSCAPE ARCHITECT
ROOT DESIGN, LLC
2020 MALTBY RD, SUITE 7 PMB 370
BOTHELL, WA 98021
CONTACT: DEVIN PETERSON
PHONE: 206-491-9545

SDCI LAND USE PLANNER:
COREY BUTTRY
700 5TH AVE, SUITE 2000
SEATTLE, WA 98124
COREY.BUTTRY@SEATTLE.GOV





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VICINITY MAP

EXISTING SITE

The project site are parcels #2025049080 and 2025049098 located off Minor Ave E and E Louisa St. The lot measures roughly 126’ deep by 81’ wide and is approximately 8,696 SF. There is grade change of about 18’ from east to west and about 13’ from north to south. Two single family residential homes and two garages currently reside on the site and will be removed for the proposed project. A public pedestrian sidewalk is along Minor Ave E, but not part of the existing condition along E Louisa St. A public pedestrian sidewalk will be included as part of the design proposal along E Louisa St.

ZONING AND OVERLAY DESIGNATION

The subject parcel is zoned LR3 (M1) and all adjacent parcels are zoned LR3 (M1). The parcels to the east along Eastlake Ave E are zoned Mixed-Use NC2P-65 (M1). The parcels to the west across Fairview Ave E are zoned Mixed-Use C1-40. This property is part of the Eastlake Residential Urban Village. Vehicular parking is not required due to the proximity to city defined frequent transit.

DEVELOPMENT OBJECTIVES

- Complement established neighborhood scale and character by reducing massing of building fronting Minor Ave E and incorporating elements and materials used in existing neighborhood residential structures.
- Centralize parking and provide clear separation between vehicles and pedestrians. Prioritize pedestrian activity along Minor Ave E.
- Orient units and utilize existing topography to capture views of Lake Union.

DEVELOPMENT DESCRIPTION

The project proposes a total of eight new townhomes evenly distributed over two buildings. The west four units fronting Minor Ave E are four stories tall and contain two to three bedrooms and decks at the fourth floor. Pedestrian access is directly from the sidewalk along Minor Ave E. The four east units are four stories tall and contain two to three bedrooms and decks at the fourth floor. Pedestrian access for the rear building and vehicular access is off E Louisa St. Six parking stalls in enclosed garages are provided.

NEIGHBORHOOD CUES

This parcel is directed towards Lake Union with views to the water. The site has pedestrian access to surrounding businesses including restaurants, cafes, and recreation areas. Surrounding parcels are zoned LR3 (M1) with adjacent C1-40 and NC2P-65 (M1) zoning. Buildings along Minor Ave E are a mix of single family residences and 3 story townhomes with flat roof forms. Brick, shingles, flat panel fiber cement & lap siding are materials used throughout the neighborhood. The proposed design leans on existing context for building mass, roof form, and material application.



SITE LOCATION
2500 & 2502 Minor Ave E
Seattle, WA 98102

ZONING SUMMARY
Zone: LR3 (M1)
Overlay: Eastlake Residential Urban Village
ECA: None

PROJECT PROGRAM
Site Area: 8,696 SF
Number of Residential Units: 8
Number of Parking Stalls: 6
Total Available FAR = 20,001 SF
Available FAR Per Unit = 2,500 SF

23.45.504 PERMITTED USES

Permitted outright: Residential

Proposed: Residential - Townhomes

23.45.514/23.60A.572 STRUCTURE HEIGHT

Zoning:	LR-3 (M1)
Allowed Maximum Base Height:	50'-0"
4'-0" additional for rooftop features (parapets, clerestories, etc.)	54'-0"
additional for shed roof eaves	
6'-0" additional allowed for stair penthouses	60'-0"

Proposed: TH1 - TH4: 43' (top of shed roof eave)
TH5 - TH6: 43' (top of shed roof eave)

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 (20,001 SF) **Proposed:** 13,987 SF

23.45.518 SETBACKS REQUIREMENTS

Front Setback:	7'-0" average/5'-0" minimum	Proposed 10'-1" average/7'-7" minimum
Rear Setback:	7'-0" average/5'-0" minimum	8'-7" average/7'-0" minimum
Side Setback for facades >40' in length:	7'-0" average/5'-0" minimum	7'-2" average/6' minimum (north) 7'-7" minimum (south)

23.45.522 AMENITY AREA

Required: 25% of lot area (50% provided on ground level)
25% x SF = 2174 SF (1087 SF at ground level)

Proposed: Ground: 2,277 SF
Total: 4,092 SF

23.45.524 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .6 or greater, per Section 23.86.019, is required for any lot within an LR zone if construction of one or more new dwelling units is proposed.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.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.

23.54.015 REQUIRED PARKING

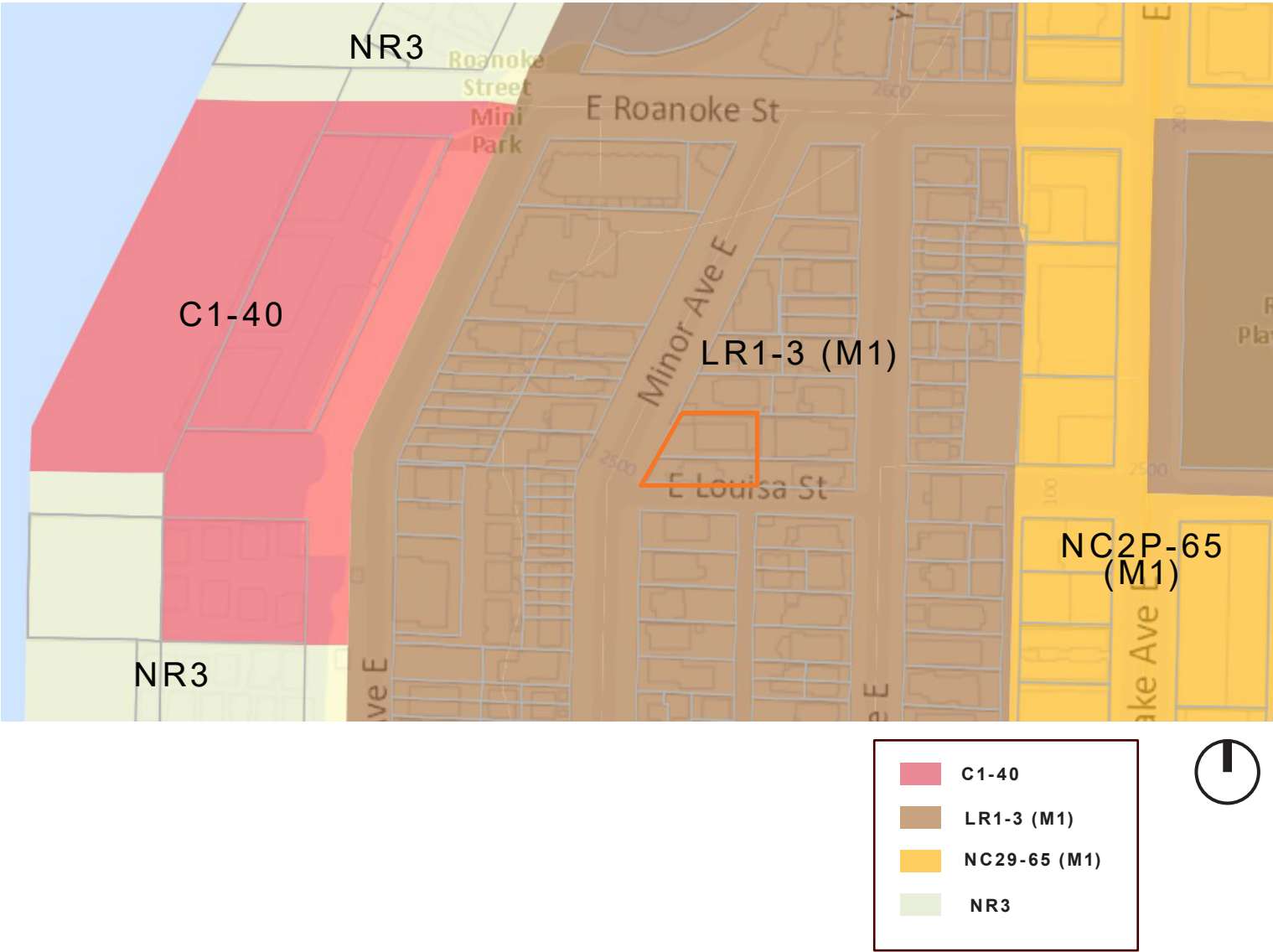
The project is located within an Urban Village and therefore, no parking is required for residential and non residential uses. Location qualifies for frequent transit designation.

Proposed: 6 parking stalls

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

One storage area per dwelling unit with a maximum dimension of 3'x6'.

Proposed: 1 storage area per dwelling unit.







ROGER'S PLAYGROUND ①



HOUSEBOATS ②



EASTLAKE COFFEE AND CAFE ③



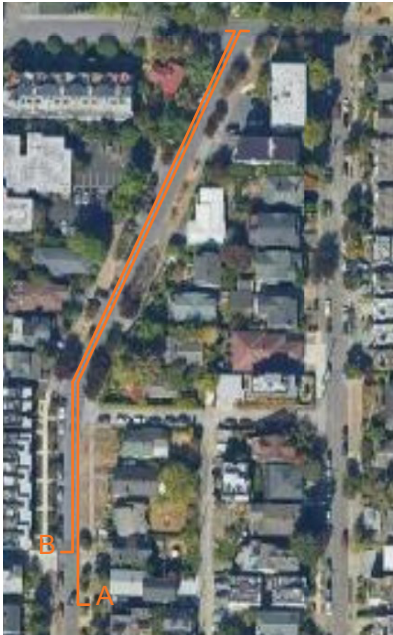
SERAFINA ④



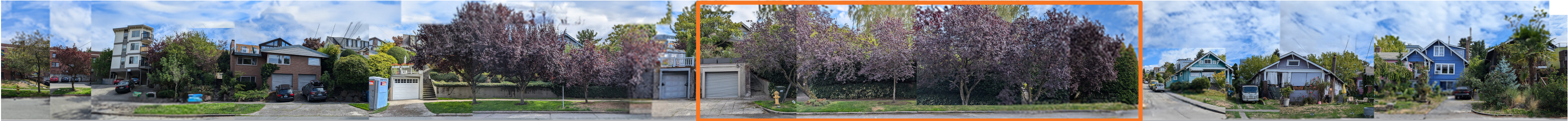
GASWORKS PARK ⑤



ROANOKE PARK ⑥



SITE

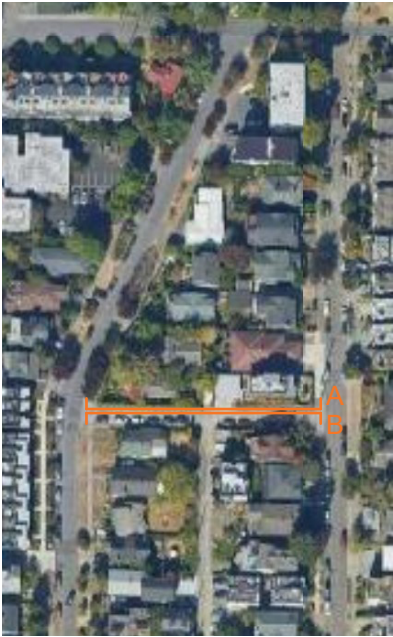


MINOR AVE E (A) FACING EAST

ACROSS FROM SITE



MINOR AVE E (B) FACING WEST



SITE



E LOUISA ST (A) FACING NORTH

ACROSS FROM SITE



E LOUISA ST (B) FACING SOUTH



MINOR & LOUISA - HEDGE WALL EXTENDING TO E LOUISA ST



2500 MINOR AVE E- EXISTING PARKING PAD AT SE SITE



2500 MINOR AVE E - BUNKER GARAGE AT NW SITE

SURROUNDING CONTEXT ANALYSIS

The Eastlake neighborhood provides an eclectic range of multi-family projects to use as precedent for materials, roof forms, secondary elements and landscaping strategies. The provided images highlight commonalities of the neighborhood such as flat and shed roof forms, roof decks with a variety of railing types, vertically aligned glazing, and covered, recessed entries. Contextual materials include brick, lap siding, metal panel and cementitious panel. The proposed design seeks to fit into the existing context of the neighborhood by pulling from the established residential character in a modern way.



Townhomes - 2371-2375 Minor Ave E (A)



Townhomes - 2361 A-G Minor Ave E (B)



Townhomes - 2350 & 2354 Minor Ave E (C)



Townhomes - 2622 Eastlake Ave E (D)



Townhomes - 2369 Yale Ave E (E)



Townhomes - 2247-2253 Minor Ave E (F)





NEIGHBORING USES

The neighboring uses surrounding the site are a mix of multi-family buildings and single family residential homes. Neighboring multifamily developments include condominiums, apartments, and townhomes. The single family houses range in scale from single story structures to three story plus a roof decks. This variety of housing provides precedent for the proposed design in site arrangement, massing strategy, materials and secondary elements.

COMMUNITY OUTREACH SUMMARY

Cone Architecture heard from a total of fifteen (15) community members through the community outreach process. Please see below for details of feedback received with each form of outreach.

1. Printed Outreach (High Impact)

Cone Architecture hung posters in 10 publicly accessible locations, within a half-mile of the proposed site, 2500 & 2502 Minor Ave E, Seattle, WA 98104. The poster that was hung provided the project address, SDCI record number, applicant name, brief description, reason for outreach, a project website link, where additional information about the project can be found, and a site location map.

Date: Posters were hung on: 09/09/2024
Public informed by: Poster
Materials attached: Poster and mapped location

2. Electronic/Digital Outreach: Interactive Project Website

Cone Architecture designed a project-specific website which presented the project via a site location map, schematic site plan, and summary of the project. The website also provided project information including the project’s address, SDCI record number, applicant name, contact information for project feedback and inquiries and a notice about a scheduled site walk. The website also provided a comment box for any additional feedback.

Date: Website went live on: 09/06/2024
Links: <https://www.cone-outreach.com/minortownhomes>
Materials attached: Screenshot of outreach websites & comments received

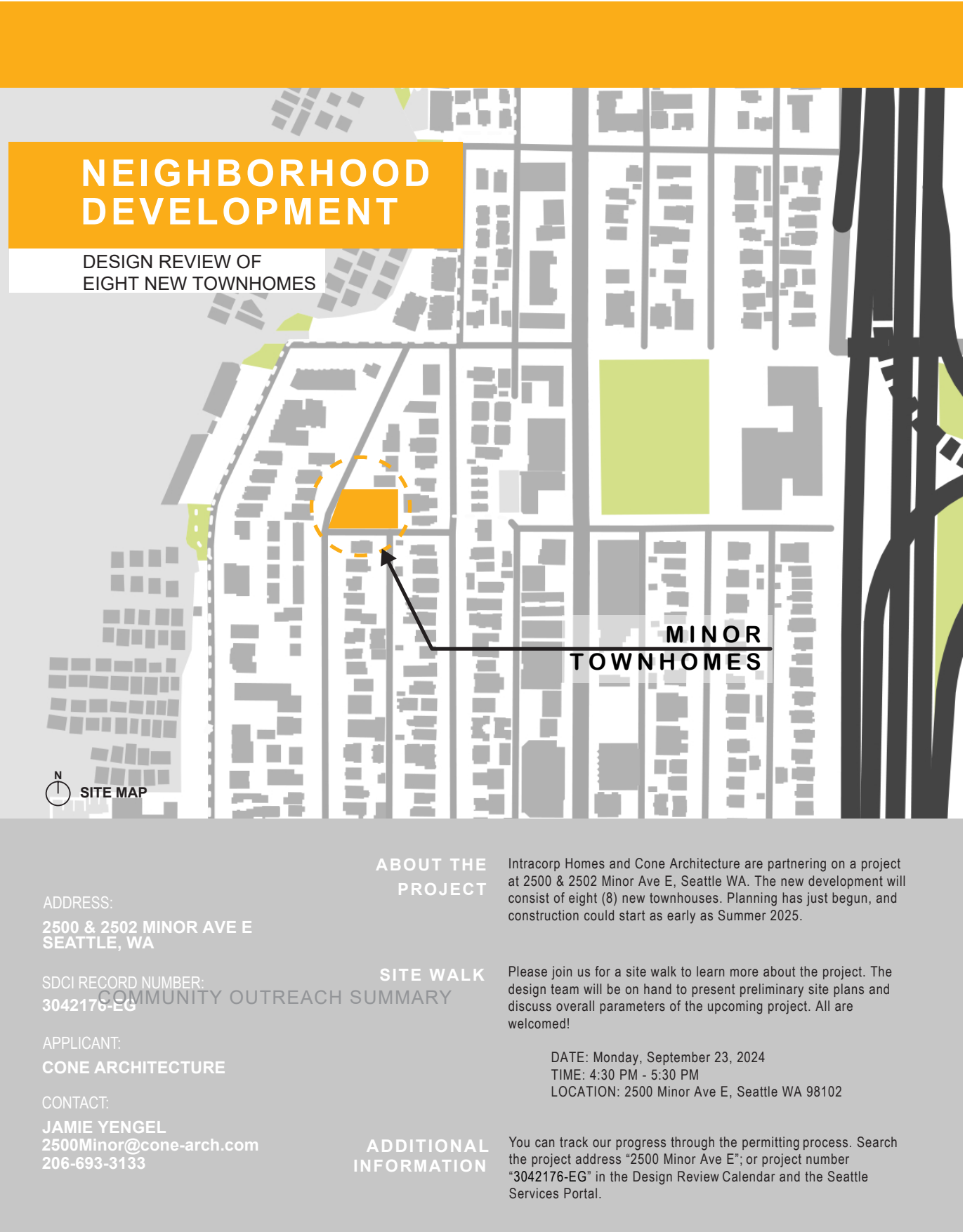
Cone Architecture received five (7) responses from the interactive website. These individuals offered design ideas, expressed concern over parking, and landscaping.

3. In-Person Outreach: Site Walk (High Impact)

Cone Architecture conducted a site walk at the proposed development. The site walk was announced in the printed poster (see #1 above), the website (see #2 above) as well as DON’s Early Outreach for Design Review Calendar. During the site walk, the design team was on hand to discuss the proposed development and answer any questions. A poster was available at the site walk which included the project address, SDCI record number, general project description, zoning information and a site plan.

Date: 4:30PM - 5:30PM, 09/23/2024
Location: 2500 Minor Ave E, Seattle WA 98102
Materials attached: DON’s Design Review Calendar, Site Plan, Sign in sheets with comments, Site Walk Set up

Cone Architecture received feedback from nine (9) community members at the in-person site walk. Neighbors expressed concern about parking since the streets are already congested, replacing trees and hedges that line the street, where power will be coming from, zoning adjustments, and facade. A neighbor also mentioned that standing water is an issue in the area, with some houses experiencing standing water in the basement. Overall, there was a mixed sentiment of not feeling included in the process and being receptive to the project.

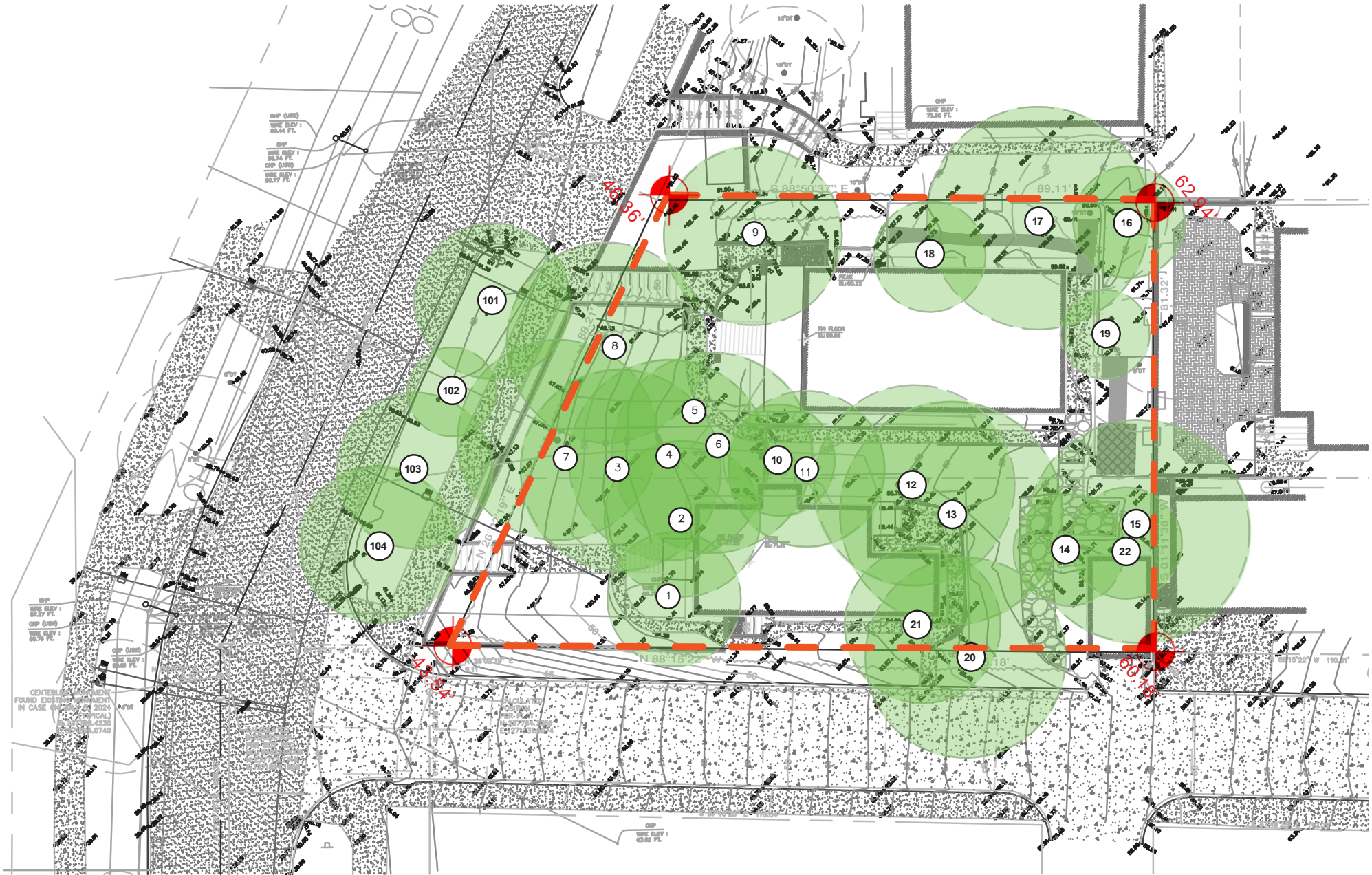


PRINTED POSTER

TREES

- Twenty-two (22) trees on site

TREE	SPECIES	DBH		TIER
TREE #	COMMON NAME	(INCHES)	CONDITION	LEVEL
1	Italian cypress	7	Good	4
2	Japanese maple	4,3,2,2(6)	Good	4
3	cutleaf birch	14	Good	3
4	cutleaf birch	16	Good	3
5	cutleaf birch	16	Good	3
6	deodar cedar	10	Fair-Good	4
7	Japanese flowering cherry	11	Poor	4
8	Japanese flowering cherry	17	Poor	3
9	Southern magnolia	13	Good	3
10	Japanese maple	7,4 (8)	Fair	4
11	Italian cypress	9	Fair	4
12	common box	10,7 (12)	Fair	3
13	Austrian pine	14	Good	3
14	Sawara cypress	7	Good	4
15	honey locust	12	Fair-Good	3
16	Siberian dogwood	6	Good	4
17	Japanese maple	7,5,3 (9)	Good	4
18	Austrian pine	11,9 (14)	Fair	3
19	Japanese stewartia	5,4,3 (7)	Good	4
20	lilac	5,5,5 (9)	Good	4
21	hollywood juniper	8	Good	4
22	hollywood juniper	5	Good	4
OFF-SITE / NEIGHBORING TREES				
101	cherry plum	13	Fair	3
102	cherry plum	4	Good	4
103	cherry plum	12	Good	3
104	cherry plum	11	Good	4



PROPOSED PROJECT SITE

- Total Site Area = 8,696 SF
- Measures roughly 126' deep by 66' wide
- Site currently contains two (2) houses and two (2) garages

ADJACENT BUILDINGS AND USES

- North: Single family residential house
- East: Single family residential house and triplex
- South: Single family residential houses
- West: Single family residential houses and townhouses

TOPOGRAPHY

There is grade change of about 18' from east to west and about 13' from north to south.

EXISTING LEGAL DESCRIPTION

2500 Minor Ave E: BEG AT INTSN OF CENTER LN OF LOUISA ST IN DENNY FUHRMAN ADD PROD WLY WITH WLY LN OF HOWARD AVE N TH S 00-03-12 W 2.44 FT TH N 89-23-43 W 110.01 FT TO TRUE BEG TH N 00-03-12 E 31.32 FT TH N 89-58-51 W 112.24 FT TO E LN OF MINOR AVE N TH S 24-54-28 W 33.10 FT ALONG SD E LN TH S 89-23-43 E 126.16 FT TO TRUE BEG.

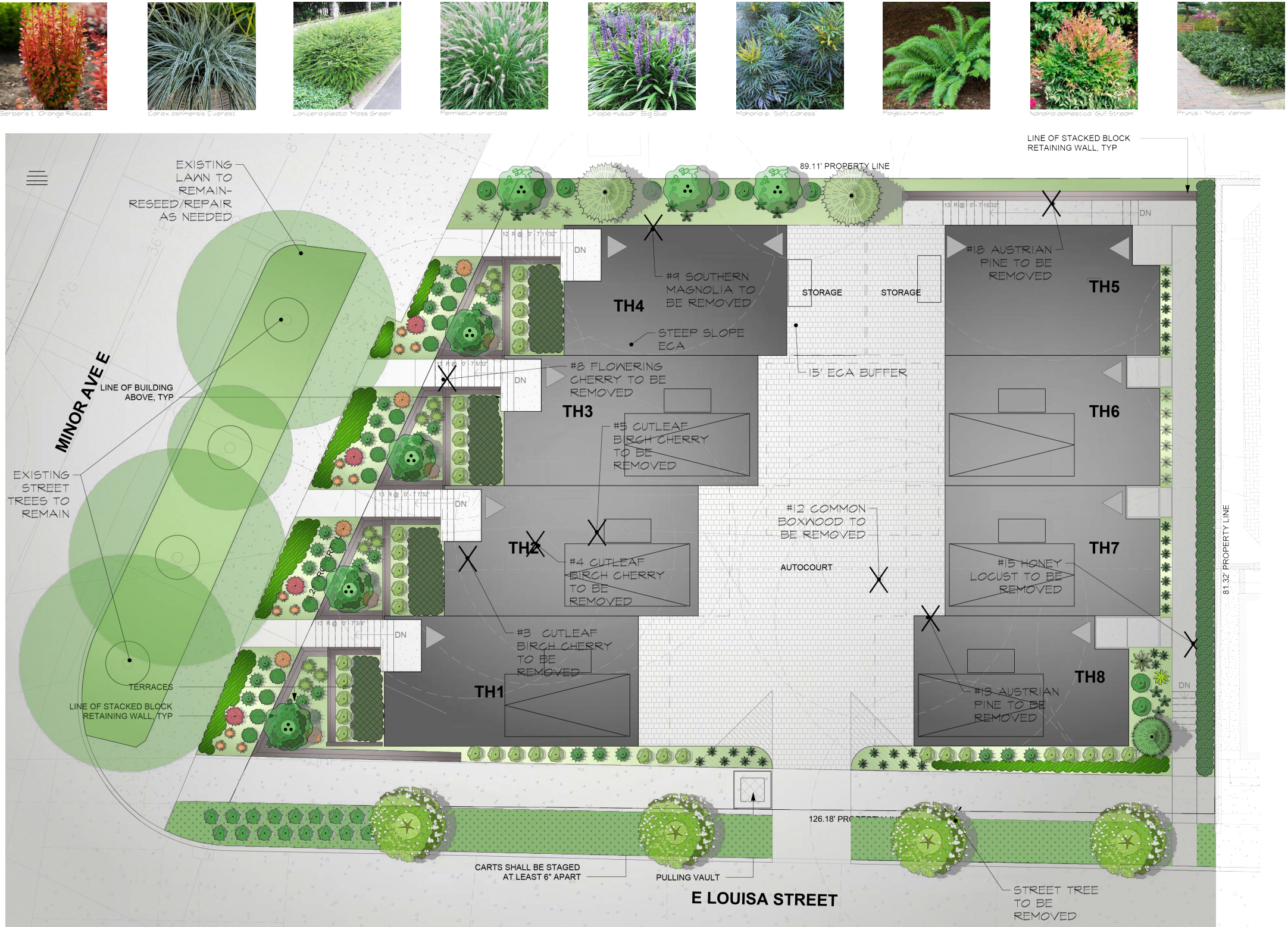
2502 Minor Ave E: BEG AT INTS CENT LN OF LOUISA ST IN DENNY FUHRMAN ADD PROD W LY WITH WLY LN OF HOWARD AVE N TH N 00-03-12 E 30 FT TH N 89-58-51 W 110 FT TO TRUE BEG TH N 00-03-12 E 50 FT TH N 89-58-51 W 89.07 FT TO E LN OF MINOR AVE N TH S 24-54-28 W 55.12 FT TH S 89-58-51 E 112.24 FT TO TRUE BEG.

SITE PLANNING + LANDSCAPE APPROACH

There are a total of eight units proposed and arranged in a horseshoe with four units oriented to the west, facing Minor Ave E, and four oriented to the east. There are six attached garages included, with access from the midpoint of E Louisa Street into a centralized autocourt. Pedestrian access for the units is along the outer edges of the site, with individual paths leading from Minor to Townhouses 1-4 and a common pathway providing access to Townhouses 5-8 from Louisa along the east edge of the site. The site design is influenced by the existing topography, with a two tiered landscaped approach along Minor adjacent the entry steps. Stacked landscape blocks create these tiers, with the lower tier heavily planted for visual interest at the pedestrian edge and the upper tier providing an occupiable space.

PLANT SCHEDULE *

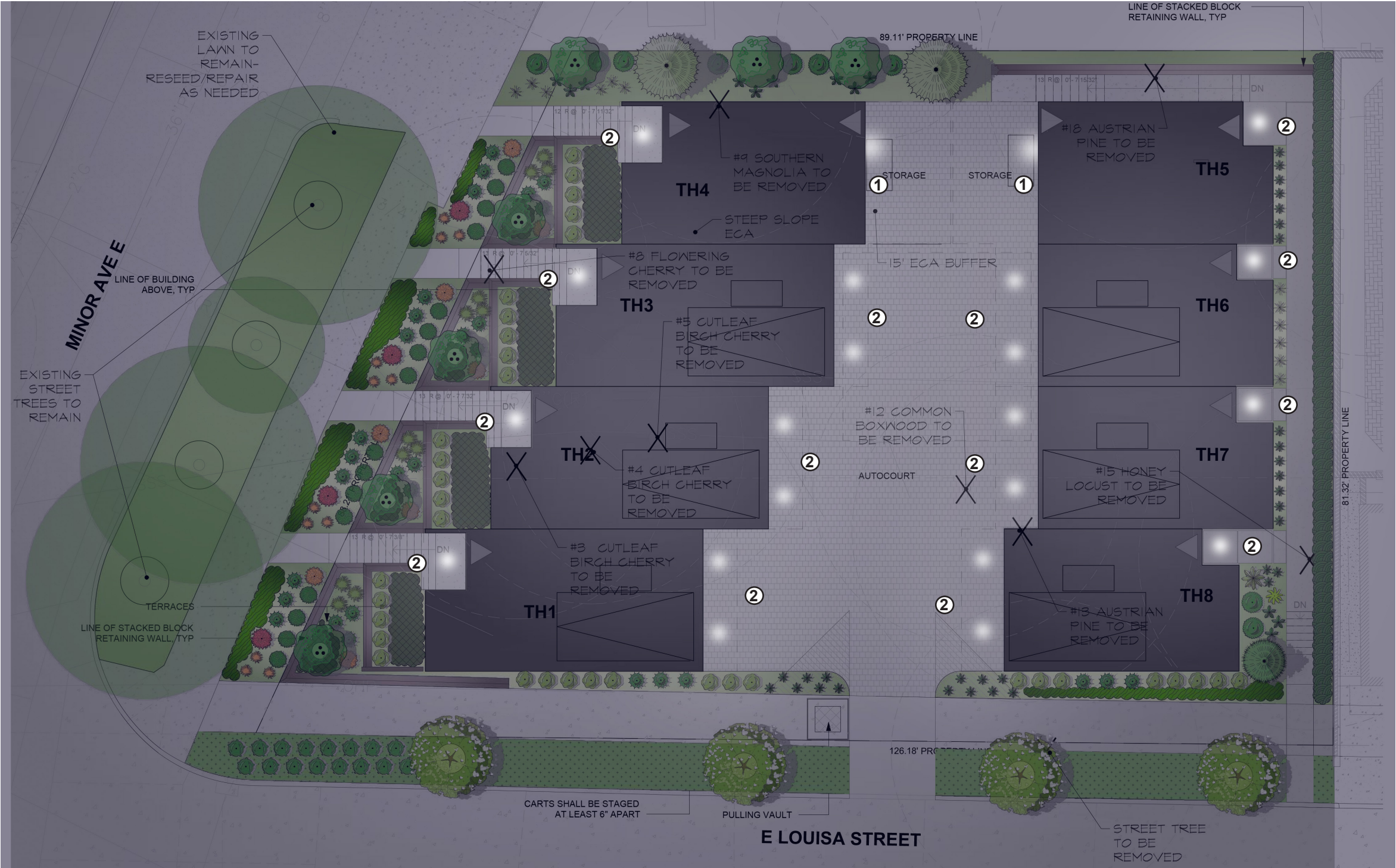
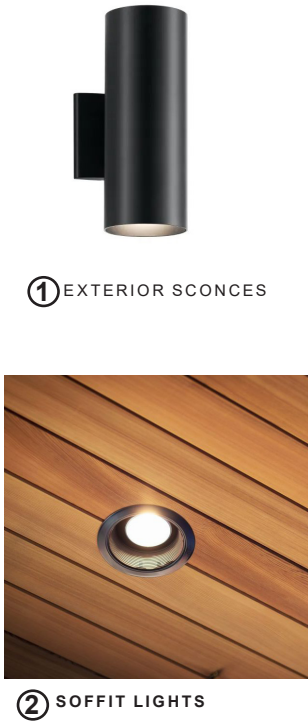
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	<i>Acer circinatum</i> / Vine Maple
	<i>Chamaecyparis obtusa</i> 'Gracilis' / Slender Hinoki Cypress
	<i>Quercus coccinea</i> / Scarlet Oak Street Tree - Single leader
	<i>Sciadopitys verticillata</i> / Umbrella Pine
SHRUBS	
	<i>Berberis thunbergii</i> 'Crimson Pygmy' / Crimson Pygmy Barberry
	<i>Berberis thunbergii</i> 'Orange Rocket' / Orange Rocket Barberry
	<i>Carex oshimensis</i> 'Everest' / EverColor® Everest Japanese Sedge
	<i>Carex testacea</i> / Orange Sedge
	<i>Evonymus japonicus</i> 'Greenspire' / Greenspire Upright Evonymus
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf
	<i>Lonicera pileata</i> 'Moss Green' / Moss Green Honeysuckle
	<i>Mahonia eurybracteata</i> 'Soft Caress' / Mahonia Soft Caress
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo
	<i>Pennisetum orientale</i> / Oriental Fountain Grass
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca
NATIVE SHRUBS	
	<i>Polystichum munitum</i> / Western Sword Fern
GROUND COVERS	
	<i>Ajuga reptans</i> / Bugleweed
	<i>Pachysandra terminalis</i> / Japanese Spurge
	<i>Rubus calycinoides</i> 'Emerald Carpet' / Creeping Raspberry
	<i>Sagina subulata</i> / Irish Moss



PROPOSED SITE PLAN 1

PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries and under cantilevers in the autocourt and will be shielded from interfering with neighboring buildings.



PROPOSED LIGHTING PLAN ①

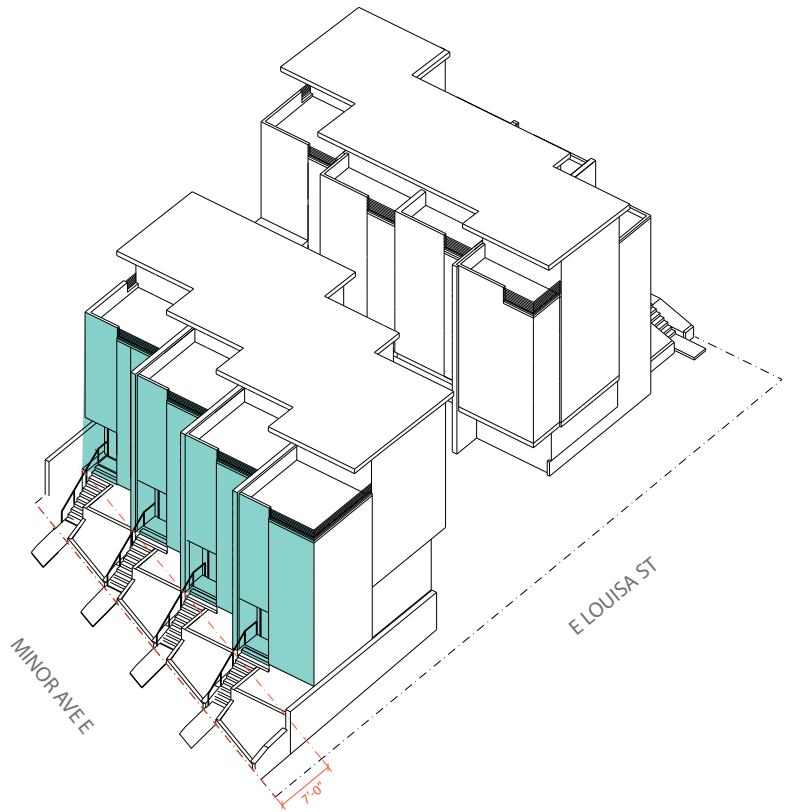
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	C. Relationship to the block	CS2-C-1: Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or building out to the corner to provide a strong urban edge to the block.	All parcels with frontage on this portion of E Louisa Street have developed their primary elevations and entries facing Minor Ave E and Yale Ave E. The project proposal follows this established pattern and focuses high quality materials, large windows and pedestrian entry stoops toward Minor. The proposed design extends the high-quality materials and windows around the building corner to continue the design concept through to the Louisa facing elevations. Additionally, access to the east townhouses is from Louisa. Landscaping and signage will be included as wayfinding guides and help draw pedestrians up Louisa.
		D. Height, Bulk & Scale	CS2-D-1: Existing Development and Zoning: 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 and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies	All surrounding parcels are zoned LR3 and share a maximum height limit of 50'. The design proposal is sensitive to the existing context and is not utilizing all of the height or gross area available on the site. Though the units are four stories, the fourth story is pulled back to provide a deck, reducing the height of the building along the Minor street edge. No further penthouse or roof deck is provided above the fourth floor. The fourth floor is also pulled away from the rear lot line so that three stories are adjacent to the neighbors.
PL3. Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	PL3-A-1: Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each. d. Individual entries to ground related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants. PL3-A-2: Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as: a. overhead shelter: canopies, porches, building extensions; b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks; c. ground surface: seating walls, special paving, landscaping, trees, lighting; and d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.	The primary entries to the west townhouses are located off Minor Ave E. Each unit has an individual path and stair following the existing grade and leading to a recessed entry. The entry consists of a stoop, weather protection, signage and lighting. Additionally, the front yards are terraced, with a focus on planting at the street edge, and usability adjacent to the building. The primary entries to the east townhouses are located off a common path from E Louisa Street. Signage located at the property line provides wayfinding. Each entry is recessed, similar to the west units, providing a landing, weather protection, signage and lighting. Landscaping is located between the common path and the unit for privacy while a kitchen window at Townhouses 6-8 provide an opportunity for natural surveillance of the path. There is a clear separation of vehicular and pedestrian circulation to minimize conflict and maximize safety.

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
DC2. Architectural Concept	Develop and unified, functional architectural concept that fits well on the site and its surroundings.	B. Architectural and Facade Composition	DC2-B-1: Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.	The facade composition emphasizes verticality, following neighborhood context. All facades were considered in the design composition. Materials wrap all corners along with window concepts. Material transitions occur logically, primarily at plane changes and aligned with the building massing. High quality materials are provided at highly visible locations.
		D. Scale and Texture	DC2-D-2: 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 building is highly textural at all edges, particularly at pedestrian facing locations. Starting with the texture of the concrete block landscaping wall at the site edge along Minor Ave E, the texture continues to the face of the building where three stories of red tone brick faces the street and wraps the corner at the intersection of Minor and Louisa. Brick continues at the east elevation of Townhouses 6-8 where it is located at the first floor, adjacent the unit entries, and wraps the corner to provide texture along Louisa. The primary cladding material is lap siding with an 8” reveal, adding another level of texture and scale to the building. Cedar soffits are also present in the autocourt and at the upper level decks.

**STREET EDGE +
RELATIONSHIP TO THE
BLOCK**

The units follow the angle of the west property line with a consistently modulated facade, stepping each unit back equally to create a rowhouse-like rhythm. This setback reduces the bulk of the building at the street edge, separates entries for individuation and creates opportunities for activation in the front yards.

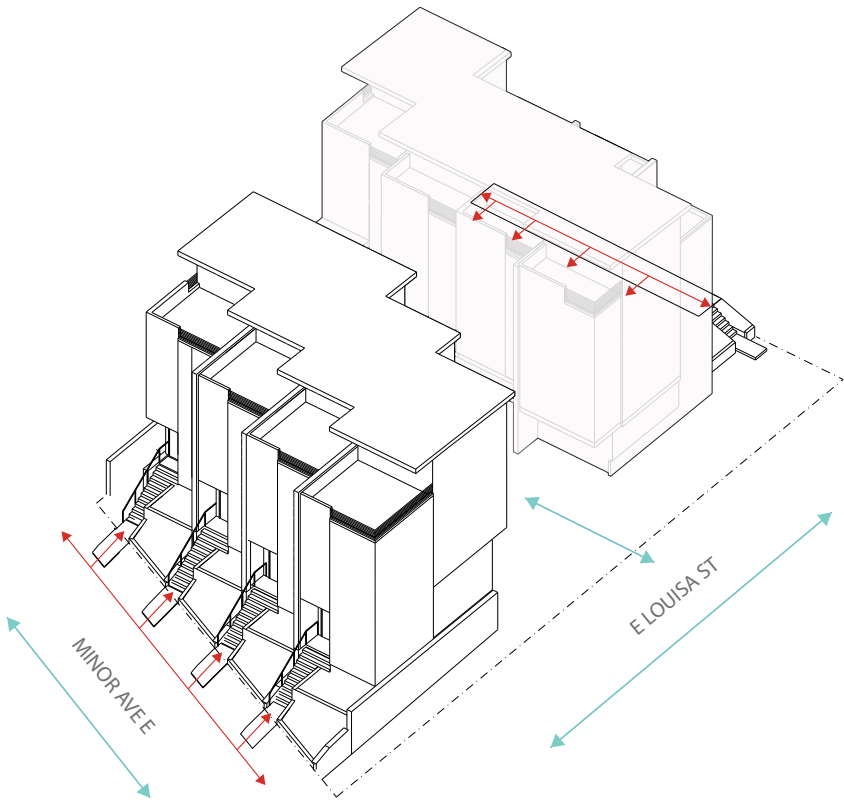
CS2-C-1, CS2-B-2, PL3-A-1d



**CIRCULATION
STRATEGY + VEHICLE
ACCESS**

Vehicular and pedestrian circulation and entries are separated with vehicles entering from the midpoint of E Louisa Street and pedestrians from Minor and from the east edge of the site off Louisa. The entries facing Minor are private and distinct allowing for personalization and activation of the stoop and front yards. All entries have lighting, signage and weather protection.

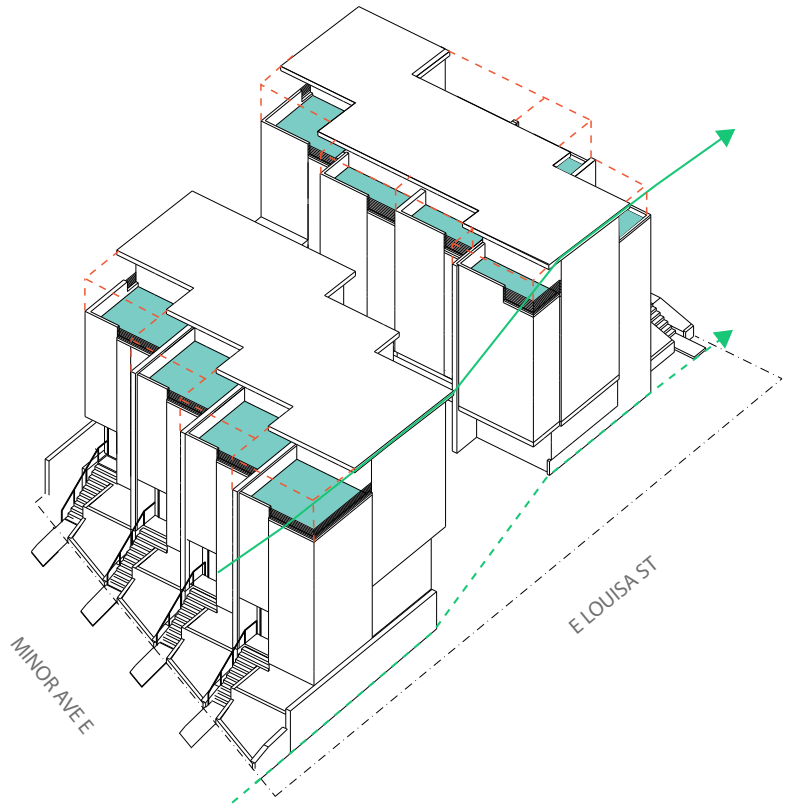
**PL3-A-1, PL3-A-2,
PL3-B-2, DC1-B-1**



**MASSING + HEIGHT,
BULK, AND SCALE**

The proposed units are shorter than their maximum allowable height. The TH 1-4 setbacks along Minor create a visually interesting massing while reducing the bulk of the building at the street edge. Additionally, the units propose a deck at the fourth floor, rather than at the roof, to reduce the height and provide an upper-level setback.

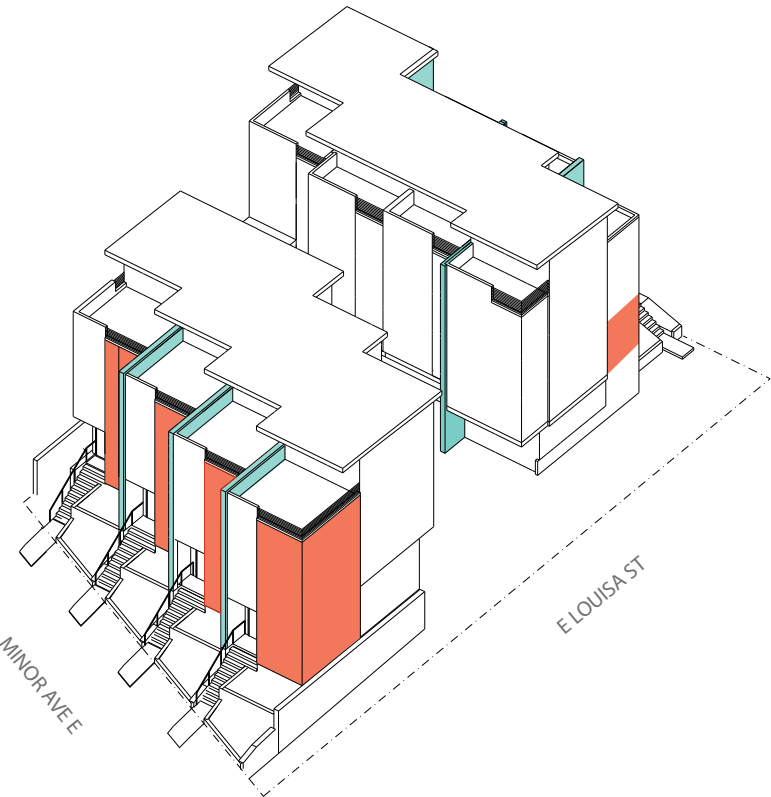
CS2-D-1



**COMPOSITION +
MATERIALS**

High quality materials (brick) and secondary architectural features (open metal railing) wrap the building corner as well as highlight each unit facing Minor. At the rear units the placement of brick continues as a wayfinding measure, focusing its location adjacent to the entries.

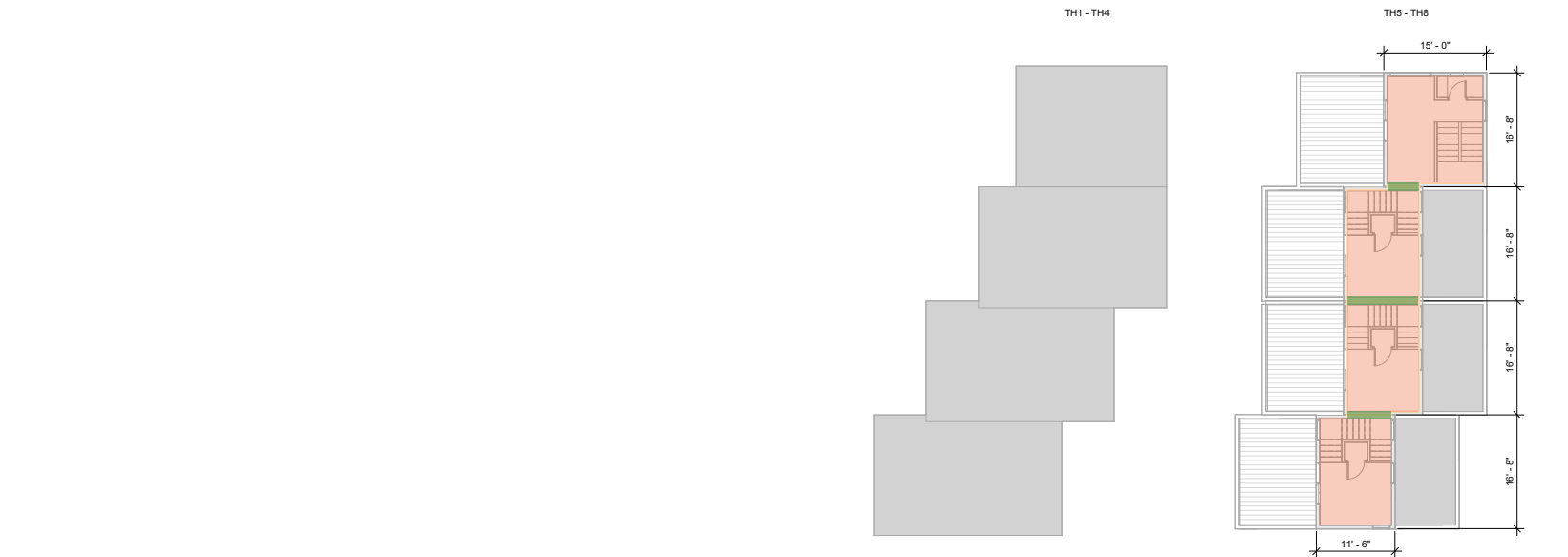
DC2-B-1, DC2-D-2



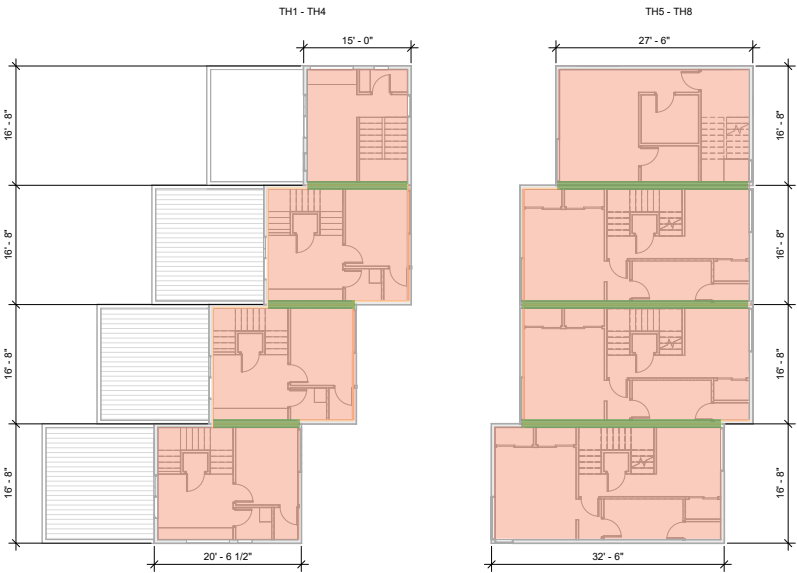
FAR & GFA DIAGRAMS

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

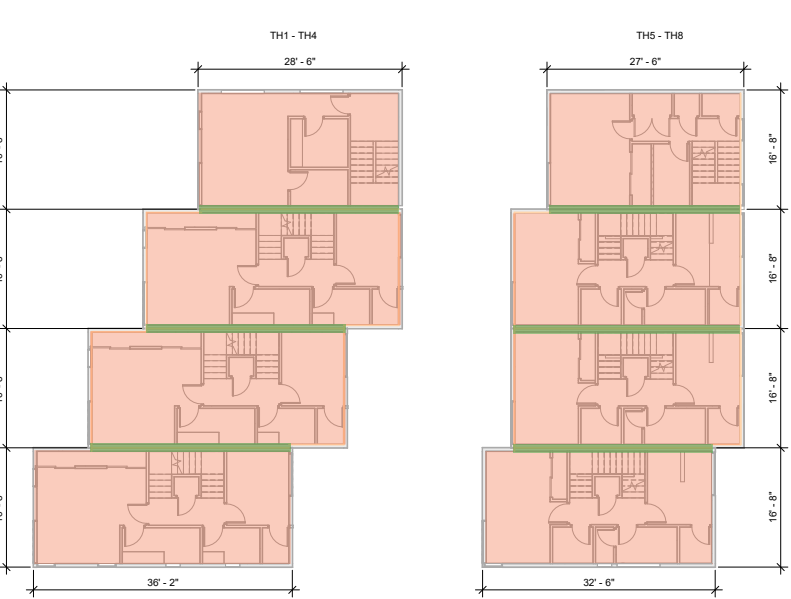
- FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES
- FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



ROOF DECK PLAN



FOURTH FLOOR PLAN



THIRD FLOOR PLAN



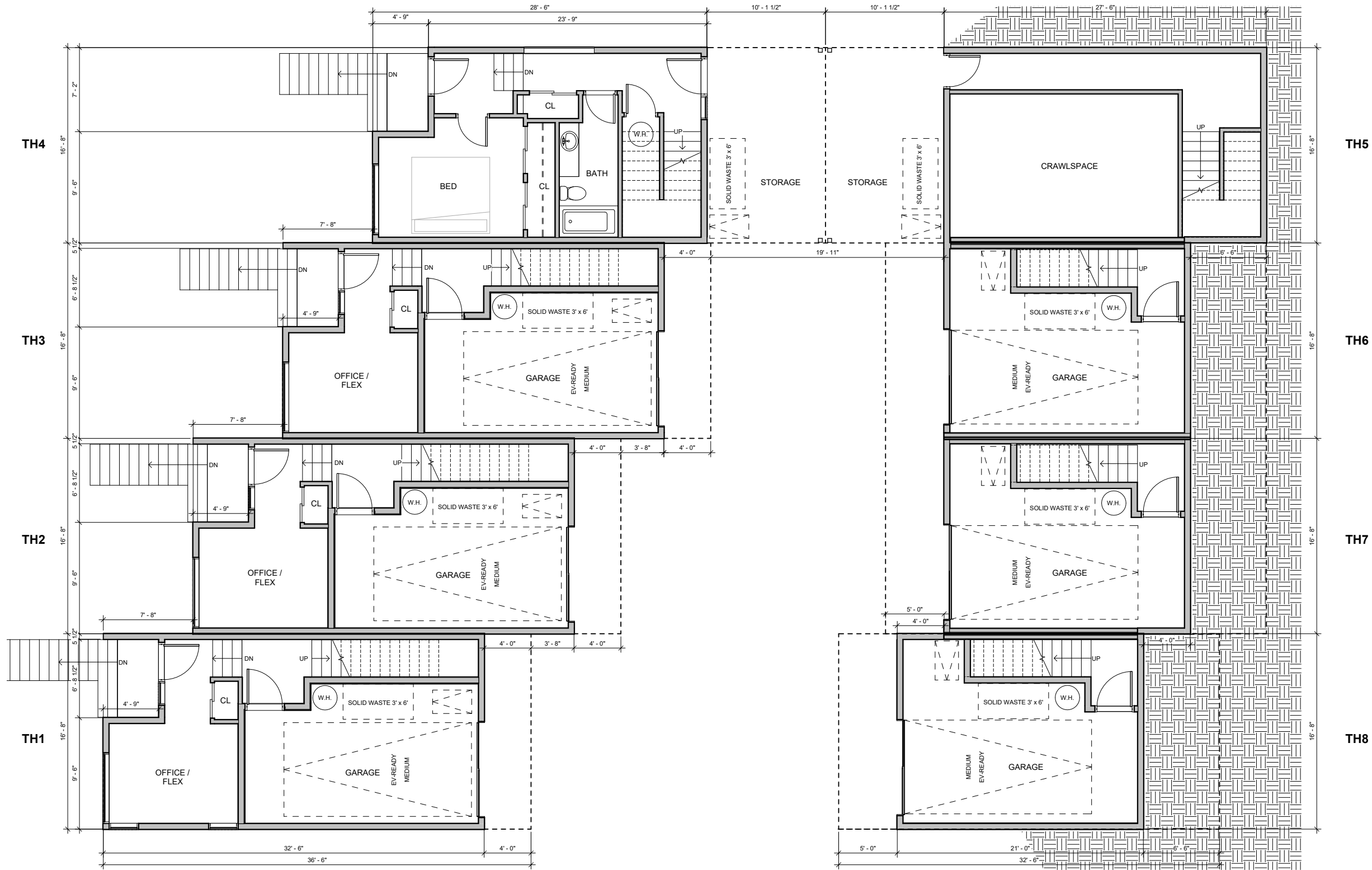
SECOND FLOOR PLAN



FIRST FLOOR PLAN

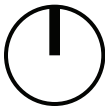
GFA CALCULATION

TOWNHOME 1	
FIRST FLOOR	474.36 SF
SECOND FLOOR	567.16 SF
THIRD FLOOR	567.16 SF
FOURTH FLOOR	314.58 SF
TOTAL	1923.26 SF
TOWNHOME 2	
FIRST FLOOR	485.32 SF
SECOND FLOOR	579.79 SF
THIRD FLOOR	579.79 SF
FOURTH FLOOR	320.04 SF
TOTAL	1964.94 SF
TOWNHOME 3	
FIRST FLOOR	485.32 SF
SECOND FLOOR	579.79 SF
THIRD FLOOR	579.79 SF
FOURTH FLOOR	320.04 SF
TOTAL	1964.94 SF
TOWNHOME 4	
FIRST FLOOR	411.36 SF
SECOND FLOOR	447.08 SF
THIRD FLOOR	447.08 SF
FOURTH FLOOR	228.27 SF
TOTAL	1533.79 SF
TOWNHOME 5	
FIRST FLOOR	410.69 SF
SECOND FLOOR	431.07 SF
THIRD FLOOR	431.07 SF
FOURTH FLOOR	223.58 SF
TOTAL	1496.41 SF
TOWNHOME 6	
BASEMENT	325.52 SF
FIRST FLOOR	501.70 SF
SECOND FLOOR	524.41 SF
THIRD FLOOR	524.41 SF
FOURTH FLOOR	174.56 SF
TOTAL	2050.60 SF
TOWNHOME 7	
BASEMENT	325.52 SF
FIRST FLOOR	501.70 SF
SECOND FLOOR	524.41 SF
THIRD FLOOR	524.41 SF
FOURTH FLOOR	174.56 SF
TOTAL	2050.60 SF
TOWNHOME 8	
BASEMENT	323.69 SF
FIRST FLOOR	489.69 SF
SECOND FLOOR	510.08 SF
THIRD FLOOR	510.08 SF
FOURTH FLOOR	169.71 SF
TOTAL	2003.25 SF
GRAND TOTAL	14,987.79 SF



TH 1-4 FIRST FLOOR PLAN

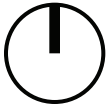
TH 5-8 BASEMENT PLAN

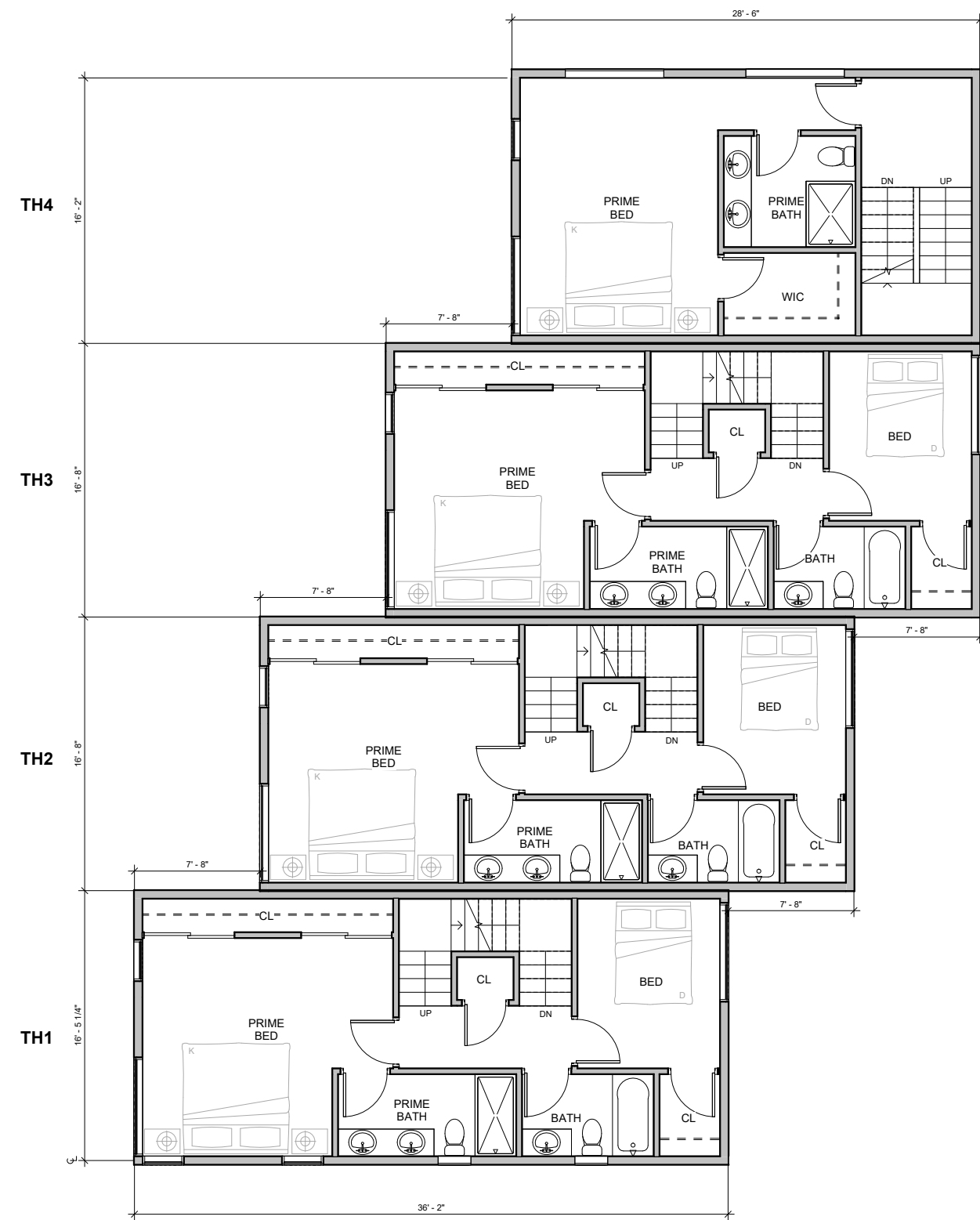




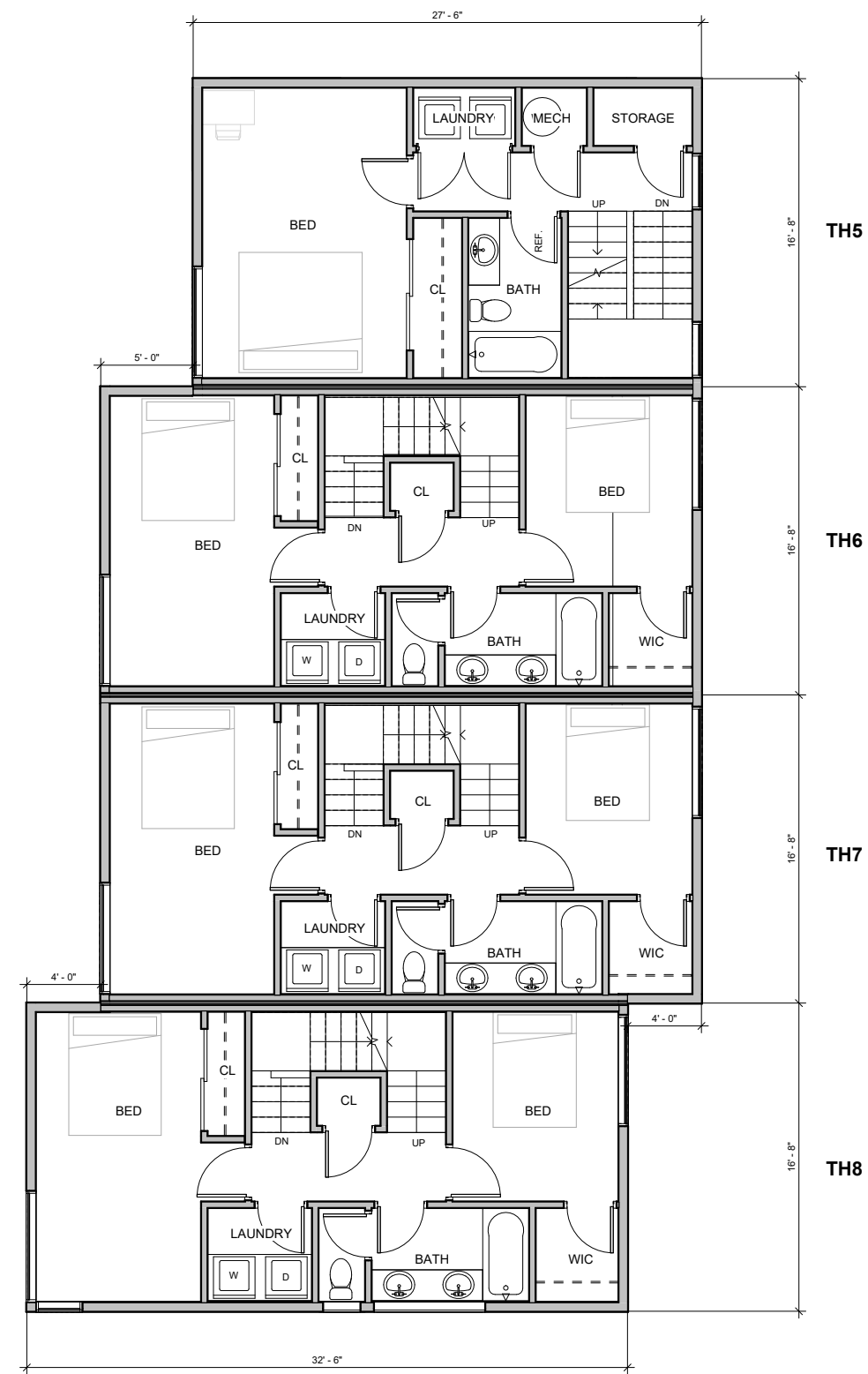
TH 1-4 SECOND FLOOR PLAN

TH 5-8 FIRST FLOOR PLAN

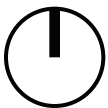




TH 1-4 THIRD FLOOR PLAN

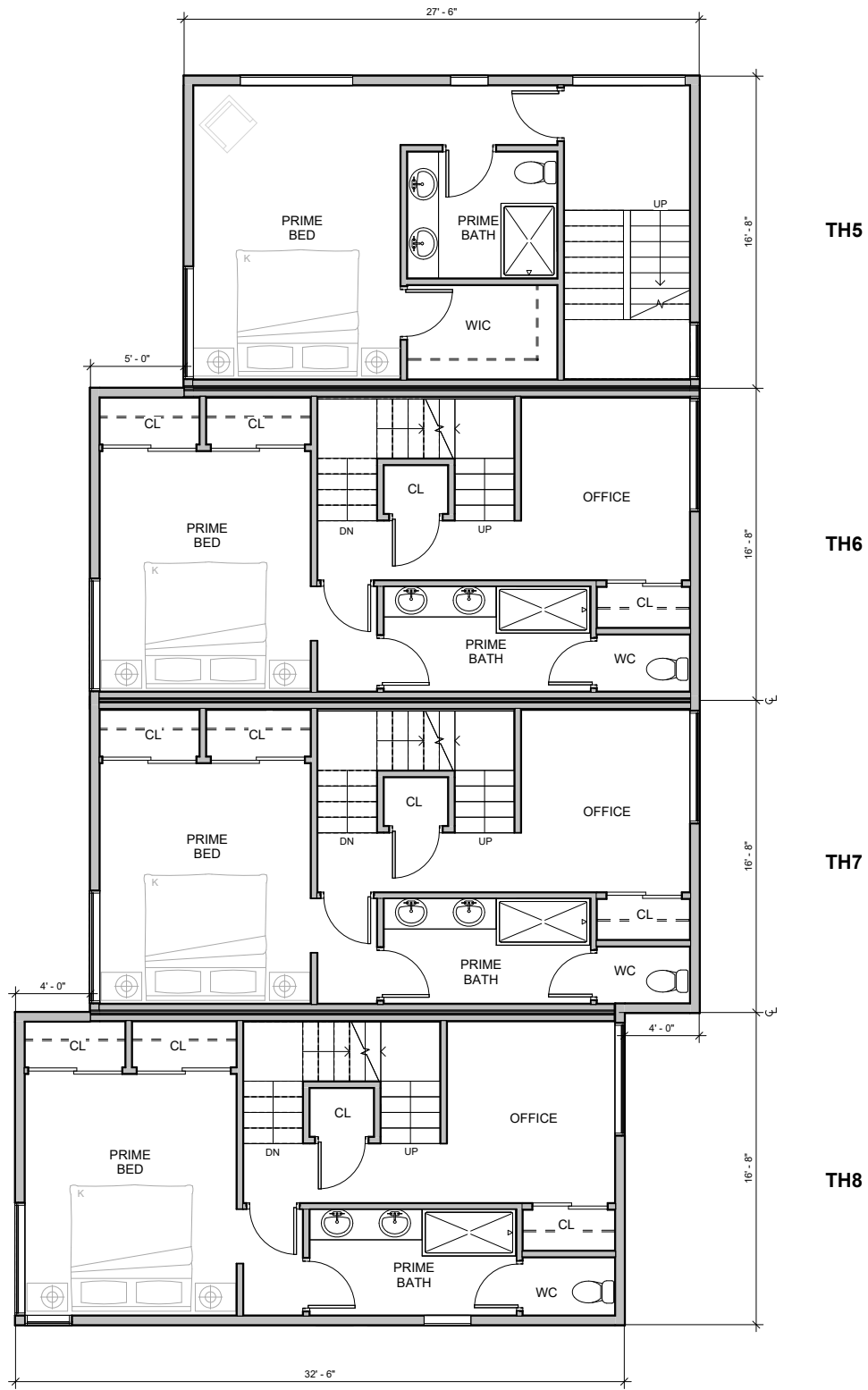


TH 5-8 SECOND FLOOR PLAN

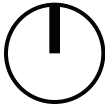


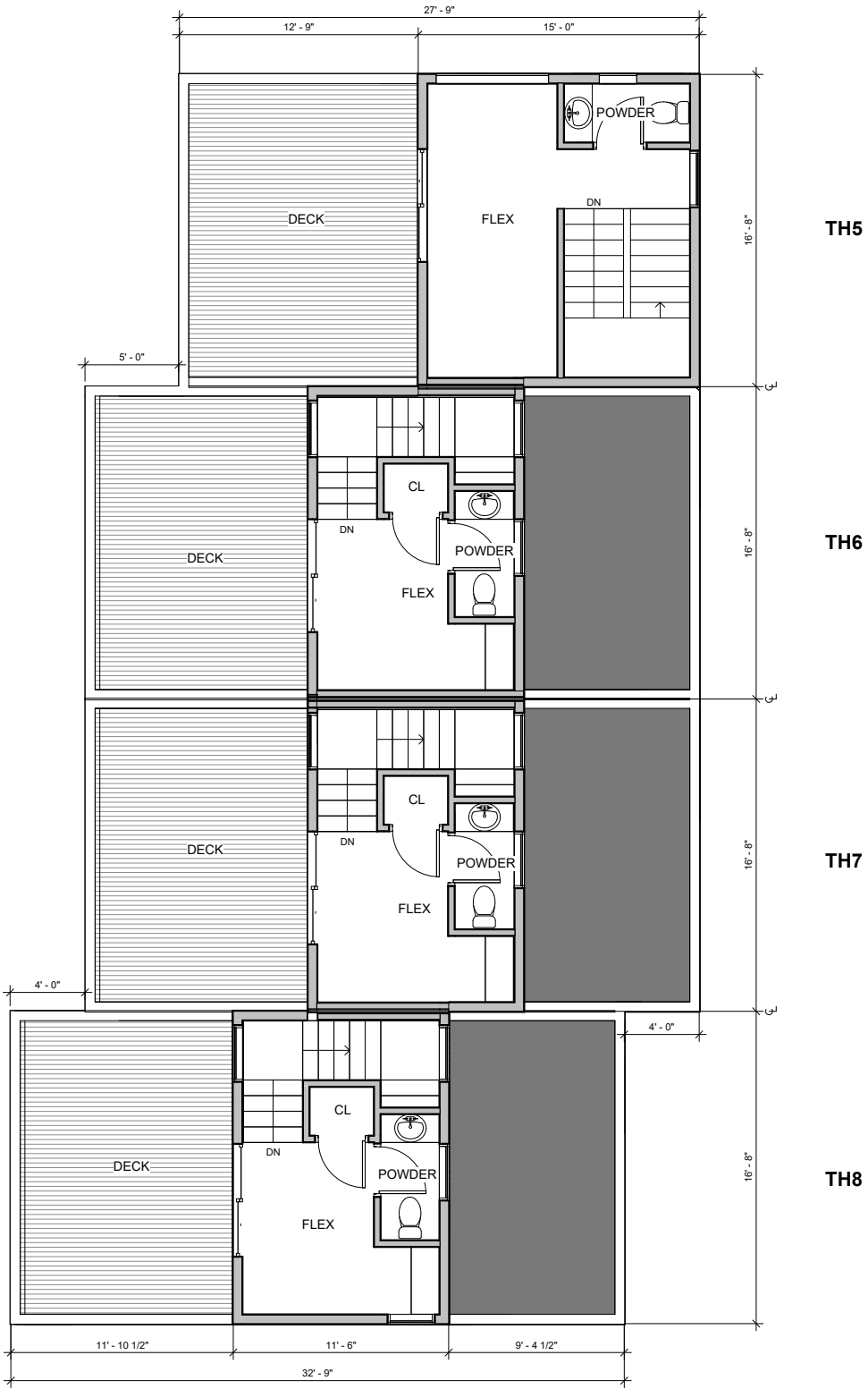


TH 1-4 FOURTH FLOOR PLAN

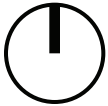


TH 5-8 THIRD FLOOR PLAN





TH 5-8 FOURTH FLOOR PLAN





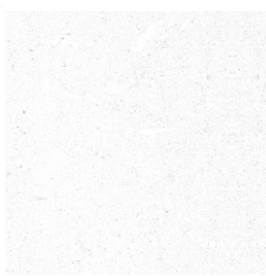
WEST ELEVATION - BLDG 1



WEST ELEVATION - BLDG 2



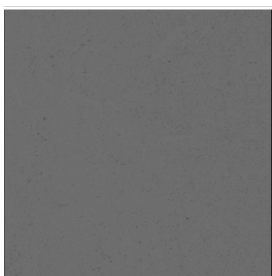
① HORIZONTAL LAP SIDING
8" REVEAL
PURE WHITE
(SW 7005)



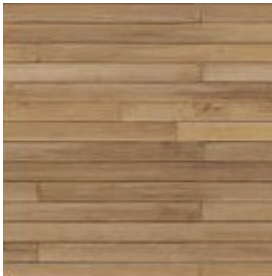
② FIBER CEMENT
PANEL
PURE WHITE
(SW 7005)



③ THIN BRICK
"VINTAGE"
(MUTUAL
MATERIALS)



④ FIBER CEMENT
PANEL
PEPPERCORN
(SW 7674)



⑤ CLEAR STAINED
CEDAR SOFFIT



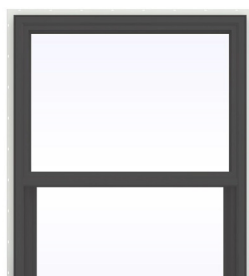
⑥ HORIZONTAL LAP
SIDING
8" REVEAL
PEPPERCORN
(SW 7674)



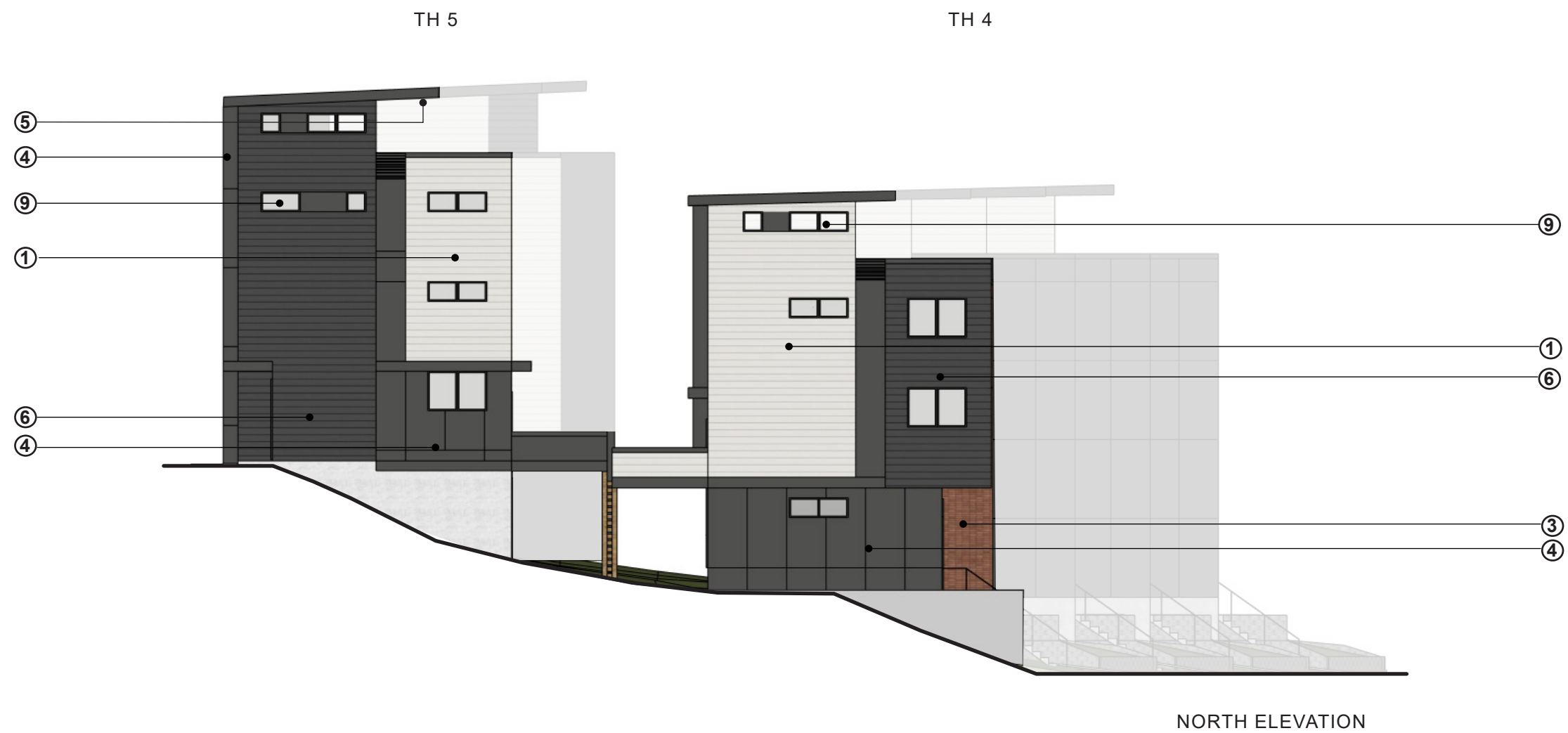
⑦ LANDSCAPE
BLOCK
GREY



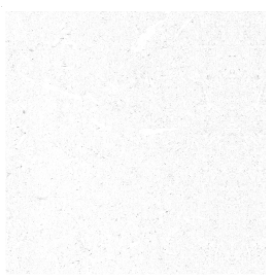
⑧ OPEN
HORIZONTAL
RAIL



⑨ BLACK WINDOWS



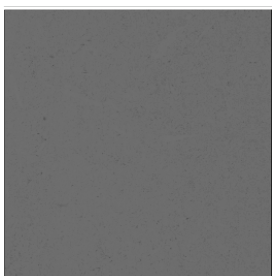
① HORIZONTAL LAP SIDING
8" REVEAL
PURE WHITE
(SW 7005)



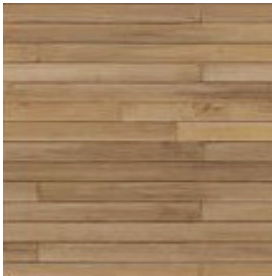
② FIBER CEMENT PANEL
PURE WHITE
(SW 7005)



③ THIN BRICK
"VINTAGE"
(MUTUAL MATERIALS)



④ FIBER CEMENT PANEL
PEPPERCORN
(SW 7674)



⑤ CLEAR STAINED
CEDAR SOFFIT



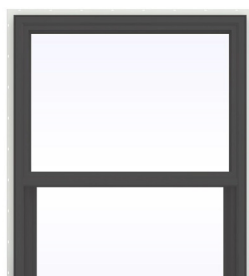
⑥ HORIZONTAL LAP SIDING
8" REVEAL
PEPPERCORN
(SW 7674)



⑦ LANDSCAPE BLOCK
GREY



⑧ OPEN HORIZONTAL
RAIL



⑨ BLACK WINDOWS

TH 1-4



EAST ELEVATION - BUILDING 1

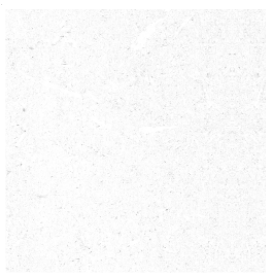
TH 5-8



EAST ELEVATION - BUILDING 2



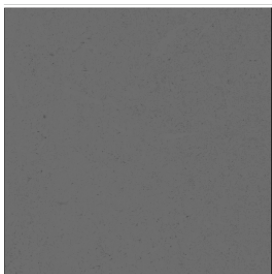
① HORIZONTAL LAP SIDING
8" REVEAL
PURE WHITE
(SW 7005)



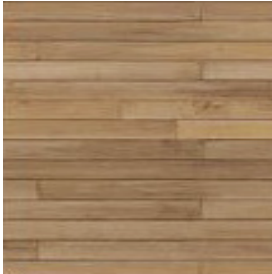
② FIBER CEMENT
PANEL
PURE WHITE
(SW 7005)



③ THIN BRICK
"VINTAGE"
(MUTUAL
MATERIALS)



④ FIBER CEMENT
PANEL
PEPPERCORN
(SW 7674)



⑤ CLEAR STAINED
CEDAR SOFFIT



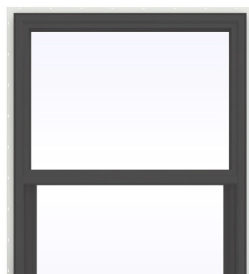
⑥ HORIZONTAL LAP
SIDING
8" REVEAL
PEPPERCORN
(SW 7674)



⑦ LANDSCAPE
BLOCK
GREY



⑧ OPEN
HORIZONTAL
RAIL



⑨ BLACK WINDOWS



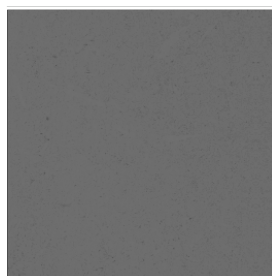
① HORIZONTAL LAP SIDING
8" REVEAL
PURE WHITE
(SW 7005)



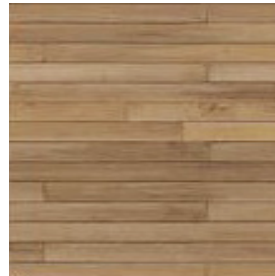
② FIBER CEMENT
PANEL
PURE WHITE
(SW 7005)



③ THIN BRICK
"VINTAGE"
(MUTUAL
MATERIALS)



④ FIBER CEMENT
PANEL
PEPPERCORN
(SW 7674)



⑤ CLEAR STAINED
CEDAR SOFFIT



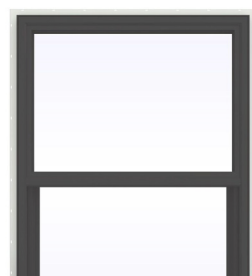
⑥ HORIZONTAL LAP
SIDING
8" REVEAL
PEPPERCORN
(SW 7674)



⑦ LANDSCAPE
BLOCK
GREY



⑧ OPEN
HORIZONTAL
RAIL



⑨ BLACK WINDOWS



AERIAL VIEW FROM MINOR AVE E & E LOUISA ST

SITE STRATEGY

There are eight total proposed units, with four townhomes facing Minor Ave E and four units in the rear. There are individual pathways and steps for access to the Minor units and a pathway along the east property line to provide access to the rear units. Attached garages for six units are connected by a central autocourt with driveway access from E Louisa St. All townhomes are situated to appropriately sit within the site and setbacks are optimized for porches and outdoor space creating connection to the street and outdoor access for residents. All units have decks to maximize views to Lake Union.

CORNER TREATMENT

At the corner the building is clad with a high quality brick, which wraps around and fronts both Minor and Louisa. Brick detailing caps the large vertical stack of windows at the corner and an open railing at the fourth floor highlights the corner while reducing the height of the building at this location.



VIEW FROM MINOR AVE E



VIEW FROM MINOR AVE E

BUILDING ARTICULATION

Fire walls, required by the building code, are expressed as a design feature, providing unit delineation and privacy at the entries.

LANDSCAPING

A terraced front setback provides dense landscaping at the street edge at the lower level and a programmable space at the upper level. The wide entry stoops provide opportunity for engagement with the street and access to the upper terrace.



ENTRY THROUGH AUTOCOURT



REAR UNIT ENTRIES

AUTOCOURT

The central autocourt provides access to six private garages, bike parking, and solid waste staging. In addition, Townhouses 4 and 5 have covered storage beneath their second floor decks. The vehicular access is separated from the pedestrian entrances to the units, prioritizing safety and minimizing pedestrian/vehicle conflicts.

ENTRIES

The entries to Townhouses 5-8 are located at the south east edge of the site. An address monument provides clear way finding. Townhouse 8 is set back from the rear property line providing a wider entry feel and a location for landscaping.

VIEWS

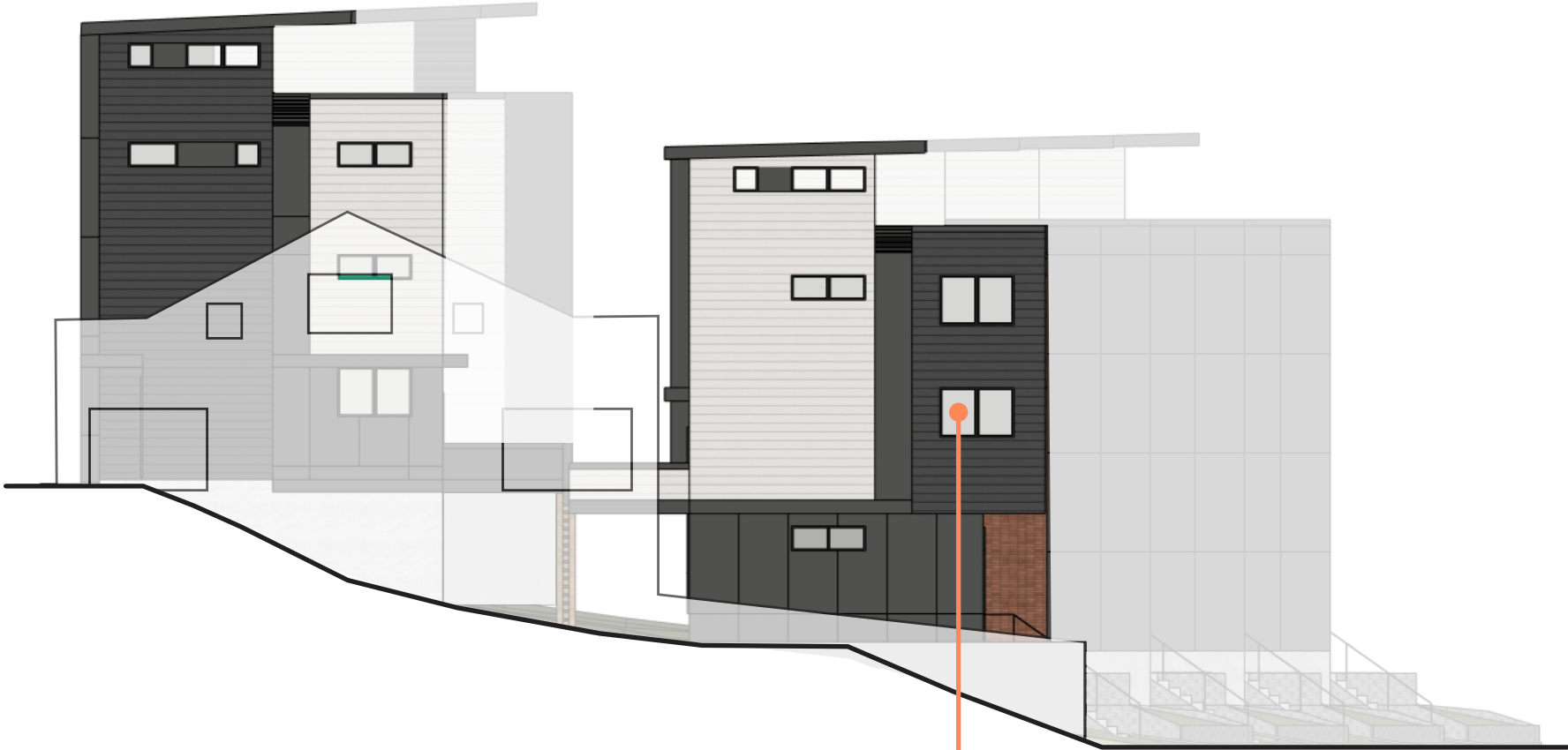
All units have a deck at the fourth floor to capture views of Lake Union. The flex room at the fourth floor is set back from the building edge, reducing the height of the building at the corners. A low sloped shed roof caps each building, covering a portion of the roof deck.



VIEW FROM SE OF SITE

TH 5

TH 4



NORTH PRIVACY DIAGRAM

FACADE COMPOSITION
All facades are designed to maximize natural light for each unit while responding to the program of each space, without compromising privacy.

TH 5-8



EAST PRIVACY DIAGRAM

RESPECT FOR NEIGHBORS
Glazing is strategically placed to minimize overlap of the neighboring structures to the north and east, providing maximum privacy for all units. Where the majority of the overlaps occur with the eastern neighboring buildings, there will be a fence along the property line to help with minimizing direct privacy conflicts.