|STREAMLINED DESIGN REVIEW|

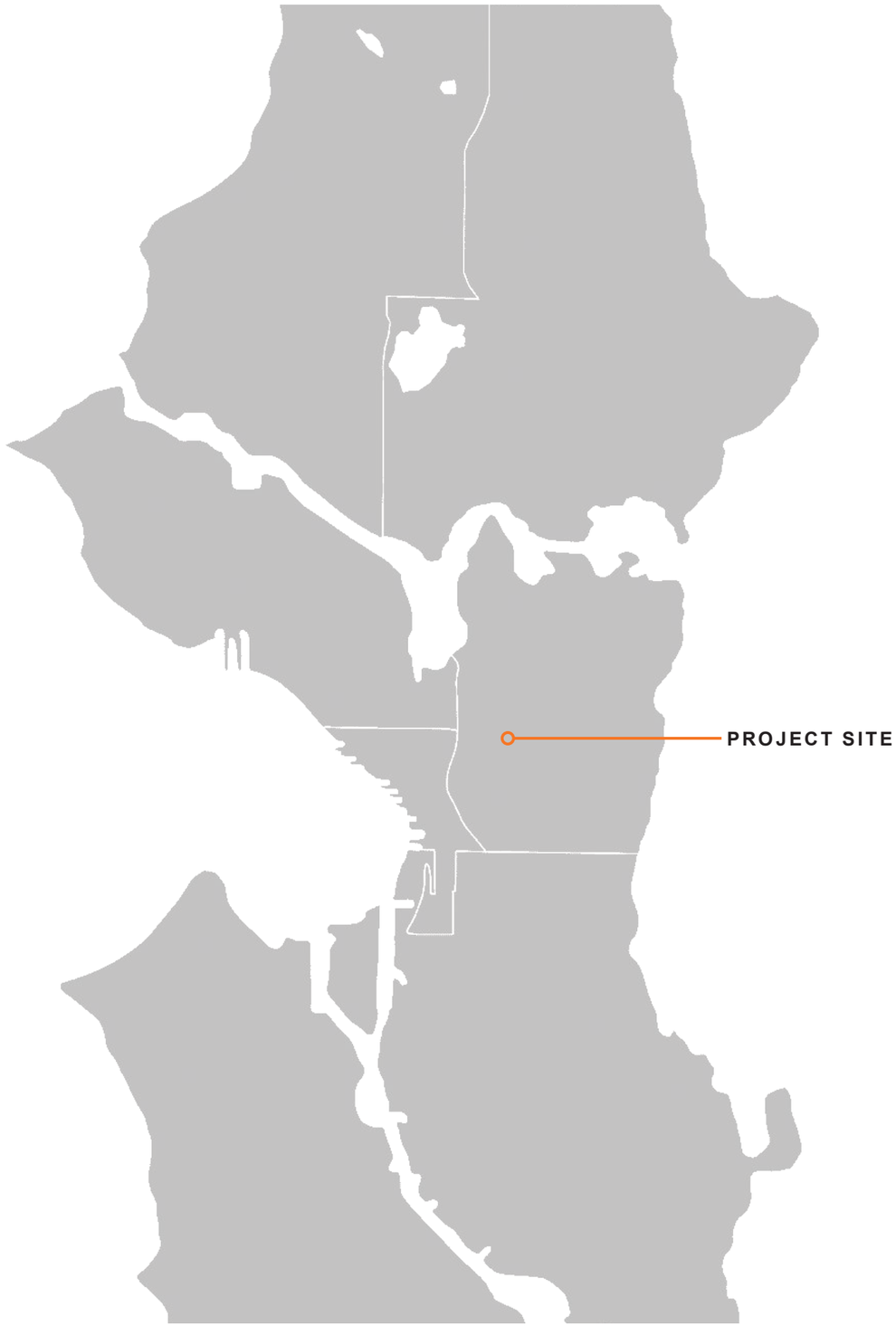
SDCI # 3042251-EG
1312 E OLIVE STREET & 1703 14th AVE
SEATTLE, WA 98122

APPLICANT:
CONE ARCHITECTURE, LLC
1319 N 49TH ST,
SEATTLE, WA 98103
CONTACT: MICHELLE LALONDE
PHONE: (206) 641-7444

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

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

SDCI LAND USE PLANNER:
IRVING CHU
700 5TH AVE SUITE 2000
SEATTLE, WA 98104
IRVING.CHU@SEATTLE.GOV



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VICINITY MAP

EXISTING SITE

The project site consists of parcels #6003000895 and #6003000985 located at the northwest intersection of E Olive St & 14th Ave. The lot measures roughly 160' wide by 60' deep and is 9,620 SF. The majority of the site is relatively flat with a grade change of about 2' from east to west and 1' from north to south with the exception of the west and south edges. At the west edge of the site there is a grade change of about 3.5' and a rise of up to 5' from the sidewalk to the property line at the south. The site is currently used as a parking lot, which will be removed for the proposed development. There are sidewalks along both Olive and 14th, which a line of existing street trees in the Olive ROW that are to remain. West of the project is a church building permitted in 1925. A duplex and accessory structure are located on the parcel to the north. These buildings and the parking lot of the subject site were combined into one development site through a conditional use permit in 1983.

ZONING AND OVERLAY DESIGNATION

The subject parcel is zoned LR3 (M) and all adjacent parcels are zoned LR3 (M1). The parcels to the east along 19th Ave are zoned Mixed-Use NC3-75 (M). The parcels to the west, along 12th Ave are zoned Mixed-Use NC3-75 (M1). This property is part of the First Hill / Capitol Hill Urban Center. Since the project is located within an Urban Center no parking is required for residential and non residential uses.

DEVELOPMENT OBJECTIVES

- Maximize the density permitted on the parcel while maintaining vehicular access from 14th.
- Complement established neighborhood scale and character incorporating elements used in existing residential structures.
- Provide parking for all units in an efficient centralized manner leaving ample space for ground level amenity and landscaping.

DEVELOPMENT DESCRIPTION

The project proposes a total of 9 rowhouses in one building. The units fronting E Olive St are four stories tall and contain a one-car garage, three bedrooms, and roof decks. Pedestrian access is directly from the sidewalk along E Olive St.

NEIGHBORHOOD CUES

Parcels are directed towards Olive St and 14th Ave. The site has pedestrian access to surrounding businesses including restaurants, cafes, and recreation areas. Directly Surrounding parcels are zoned LR3 (M) with adjacent neighborhood commercial zoning. Buildings along E Olive St are predominantly multi-family residences using brick, shingles, flat panel fiber cement & lap siding materials. The proposed design leans on existing context for building mass, roof form, and material application.



SITE LOCATION
1312 E Olive Street & 1703 14th AVE
Seattle, WA 98122

ZONING SUMMARY
Zone: LR3 (M)
Overlay: First Hill / Capitol Hill Urban Center
ECA: None

PROJECT PROGRAM
Site Area: 9,620 SF
Number of Residential Units: 9
Number of Parking Stalls: 9
Total Available FAR = 24,338 SF
Available FAR Per Unit = 2,704 SF

DEVELOPMENT STANDARDS SUMMARY

23.45.504 PERMITTED USES
Permitted outright: Residential

Proposed: Residential - Rowhomes

23.45.514/23.60A.572 STRUCTURE HEIGHT

Zoning:	LR-3 (M)
Allowed Maximum Base Height:	50'-0"
4'-0" additional for rooftop features (parapets, clerestories, etc.)	54'-0"
6'-0" additional allowed for stair penthouses (to be located at least 5'-0" from the roof edge)	60'-0"

Proposed: RH 1 & 2: 40' RH 7 & 8: 38'-6"
RH 3 & 4: 39'-6" RH 9: 38'
RH 5 & 6: 39'

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 (24,338 SF) **Proposed:** 15,440 SF

23.45.518 SETBACKS REQUIREMENTS

		Proposed
Front Setback:	5'-0" average/5'-0" minimum	7'-6"
Rear Setback:	7'-0" average/5'-0" minimum	23'-1" (from easement)
Side Setback for facades < 40' in length:	3.5'-0" minimum	3'-6" (east) 9'-2" (west)

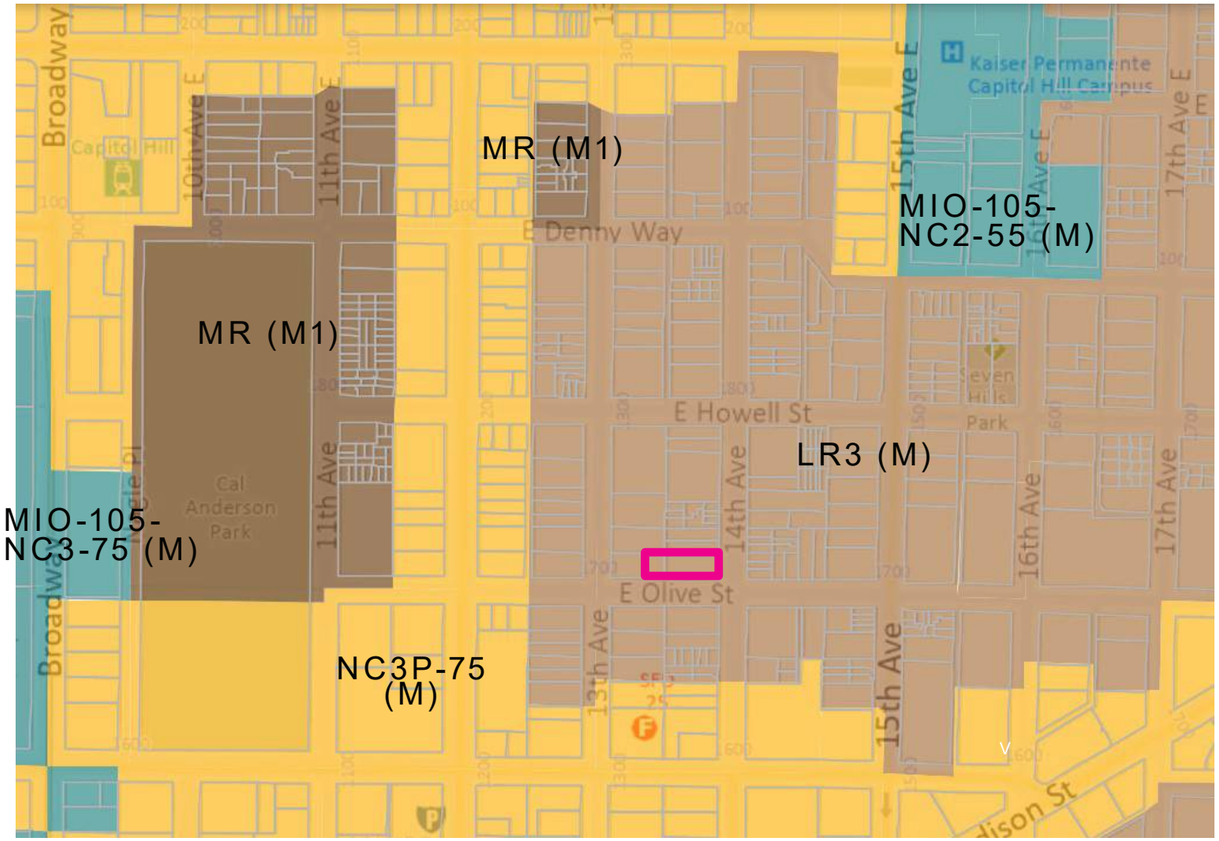
23.45.522 AMENITY AREA
Required: 25% of lot area (50% provided on ground level)
25% x 10,582 SF = 2,645 SF (1,322.75 SF at ground level)

Proposed:
Ground: 1,351 SF
Total: 4,758 SF

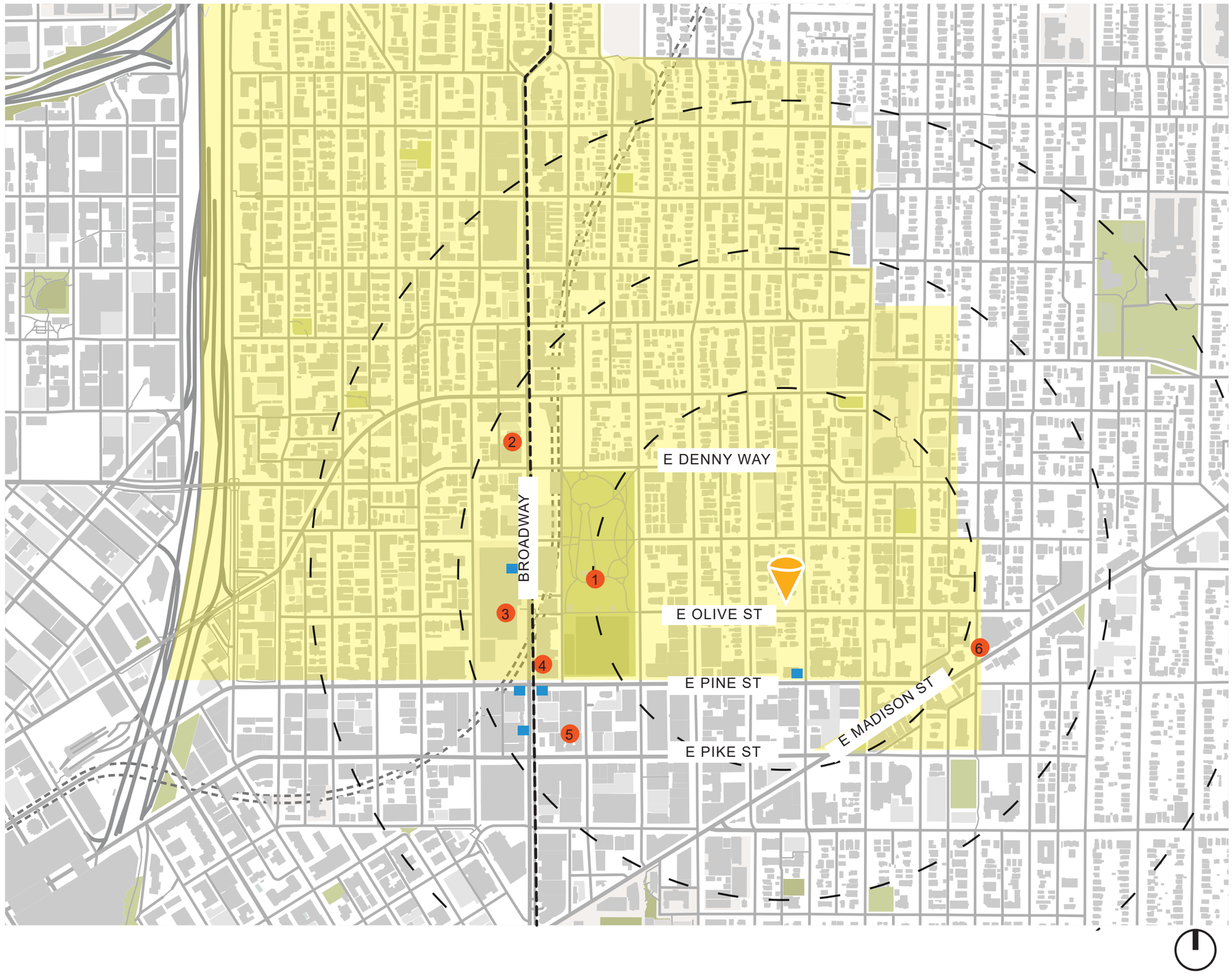
23.45.524 LANDSCAPING AND SCREENING STANDARDS
- Green Factor score of .6 or greater, per Section 23.86.019, is required for any lot within an LR zone if construction of one or more new dwelling units is proposed.
- Street trees are required when any development is proposed, except as provided in subsection 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 Center and therefore, no parking is required for residential and non residential uses. Location qualifies for frequent transit designation.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
One storage area per dwelling unit with a minimum dimension of 3'x6'.



NC3P-75 (M)
LR3 (M)
MIO-105-NC3-75 (M) & MIO-105-NC2-55 (M)
MR (M1)

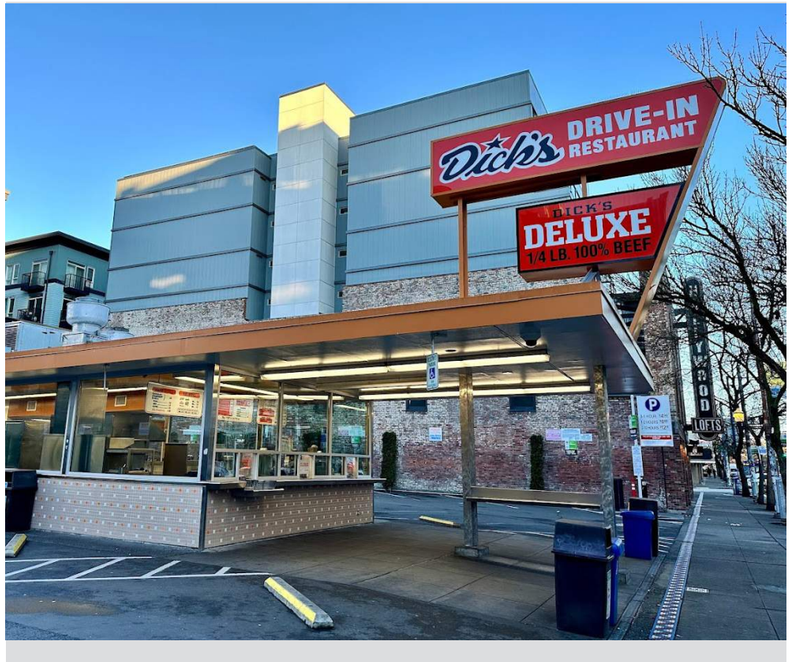


URBAN ANALYSIS KEY

- PROJECT SITE
- PRIMARY ACCESS ROAD
- LANDMARKS
- WALKSHED (5,10,15 MIN)
- PARKS
- PUBLIC TRANSIT
- FIRST HILL / CAP HILL URBAN CENTER



CAL ANDERSON PARK ①



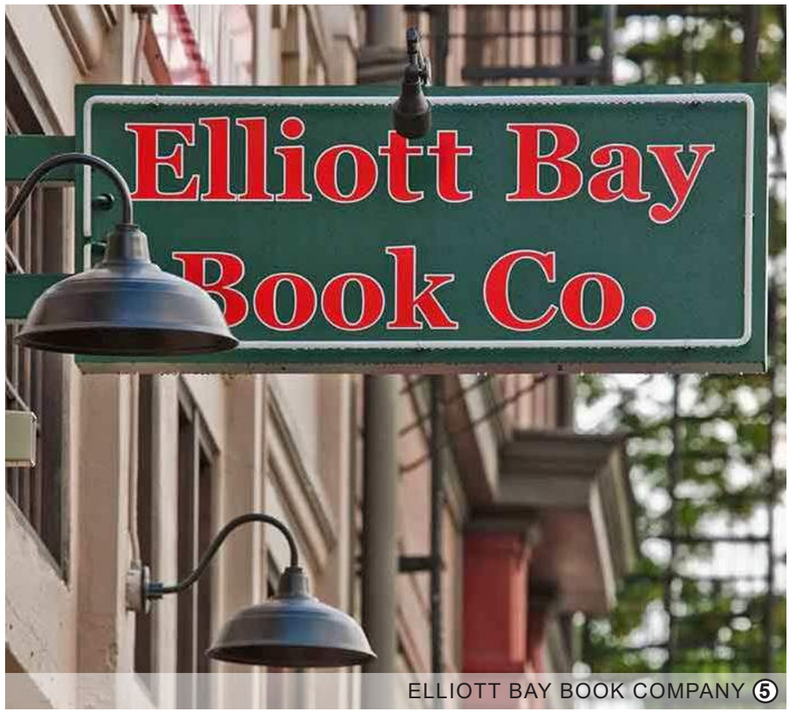
DICK'S DRIVE-IN ②



SEATTLE CENTRAL COLLEGE ③



BLICK ART MATERIALS ④



ELLIOTT BAY BOOK COMPANY ⑤



TRADER JOE'S ⑥



SITE

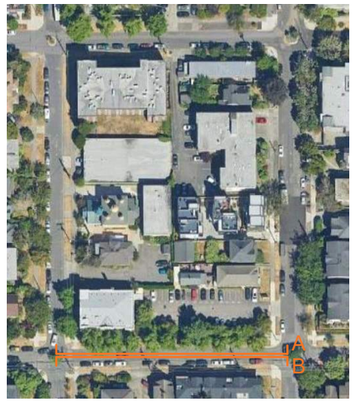


14TH AVE (A) FACING WEST

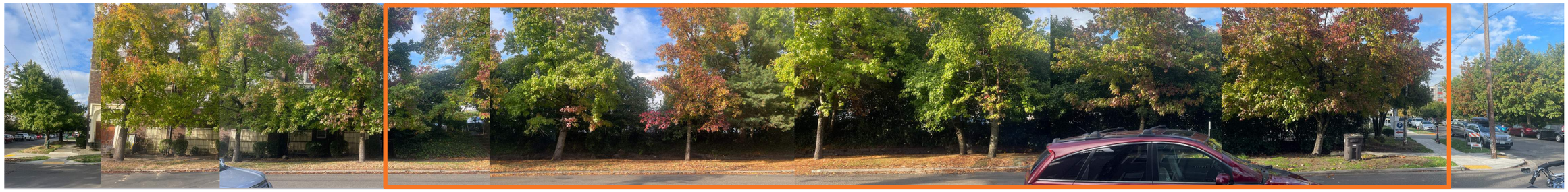
ACROSS FROM SITE



14TH AVE (B) FACING EAST

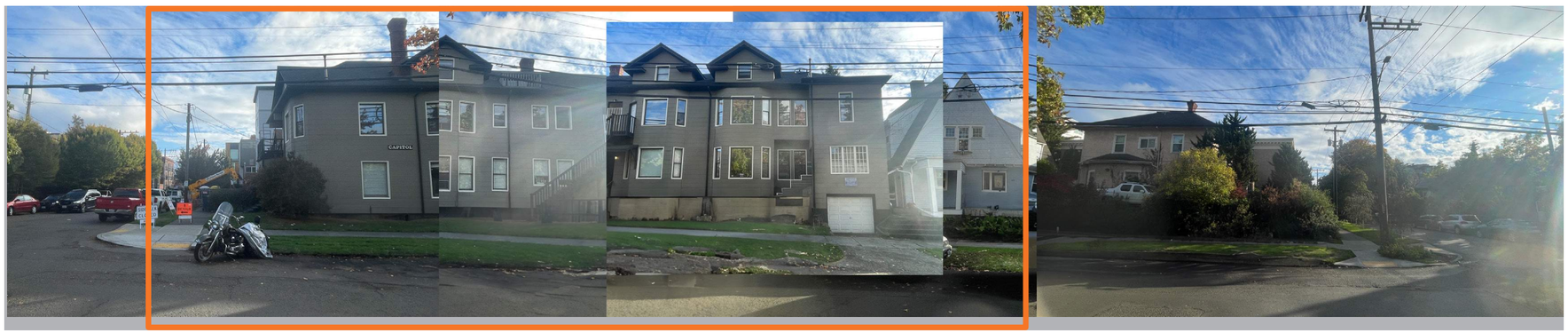


SITE



E OLIVE ST (A) FACING NORTH

ACROSS FROM SITE



E OLIVE ST (B) FACING SOUTH



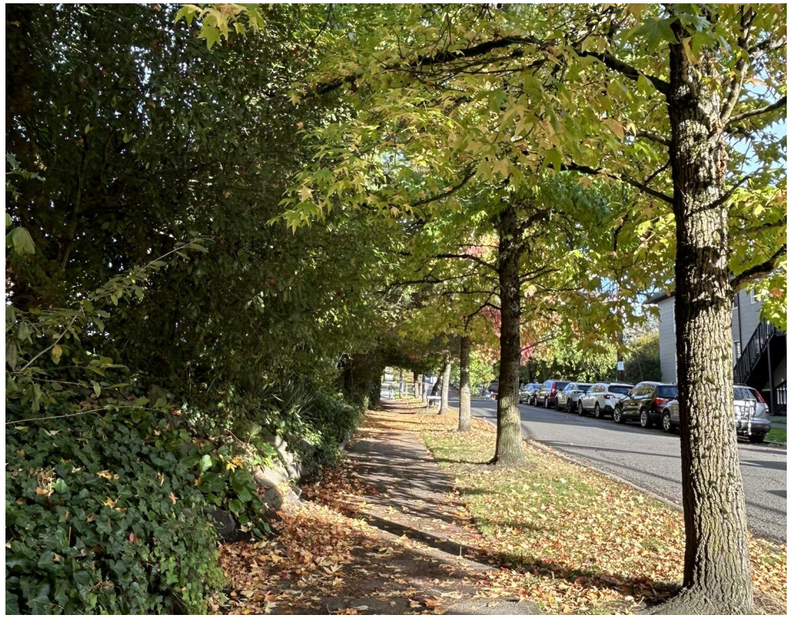
OLIVE & 14TH - SITE FROM SE INTERSECTION



14TH AVE - WEST PROPERTY LINE CONDITION



E OLIVE ST - NORTH PROPERTY LINE CONDITION



E OLIVE ST - ROW CONDITION



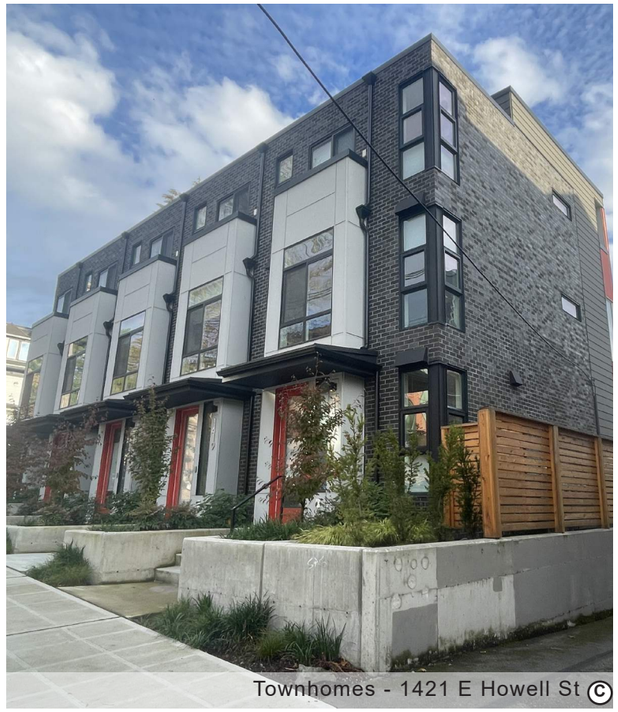
E OLIVE ST - SITE LOOKING WEST



E OLIVE ST - SITE LOOKING EAST


Townhomes - 114 13th Ave E Ⓐ


Townhomes - 1337 E Denny Way Ⓑ

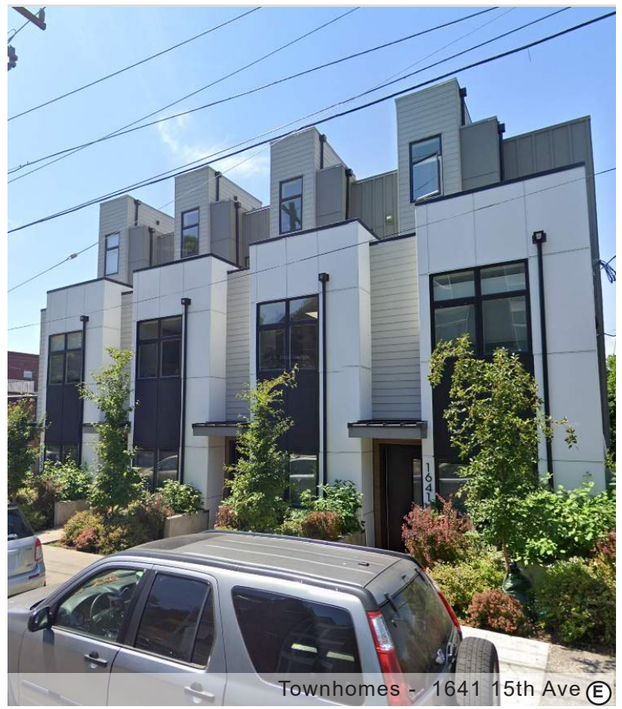

Townhomes - 1421 E Howell St Ⓒ

SURROUNDING CONTEXT ANALYSIS

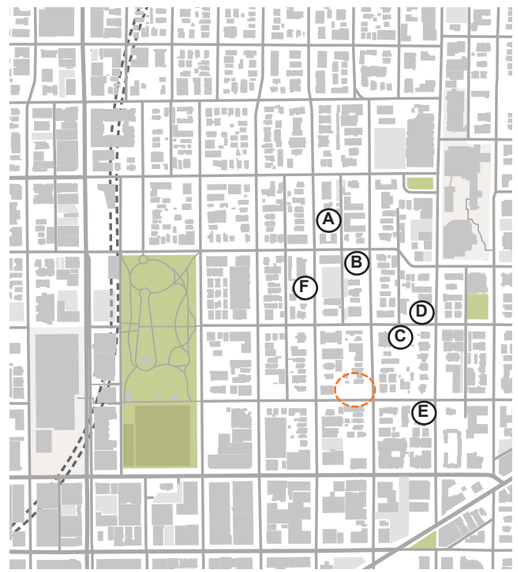
The Capitol Hill neighborhood provides an eclectic range of multi-family projects to use as precedent for materials, roof forms, secondary elements and landscaping strategy. The provided images highlight commonalities of the neighborhood such as flat roof forms, roof decks with open glass railings rail,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



Apartments - 1426 E Howell St Ⓓ


Townhomes - 1641 15th Ave Ⓔ


Townhomes - 1823 13th Ave Ⓕ



NEIGHBORING USES

The neighboring uses 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 deck. 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 one (1) 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 12 publicly accessible locations, within a half-mile of the proposed site, 1312 E Olive St & 1703 14th Ave, Seattle, WA 98122. 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: 09/24/2024
Public informed by: Poster
Materials attached: Poster and mapped locations

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: 09/24/2024
Links: https://www.cone-outreach.com/minortownhomes
Materials attached: Screenshot of outreach websites & comments received

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, 10/08/2024
Location: 1312 E Olive St, Seattle WA 98122
Materials attached: DON's Design Review Calendar, Site Plan, Sign in sheets with comments, Site Walk Set up

Cone Architecture received feedback from one (1) community members at the in-person site walk. He had ideas for things to consider including materials, corner treatment, grading at the street, decking, solid waste, and building verticality. For materials, it was suggested that Cone consider bridging new and old materials; using brick, not 4x8 panel; age, proportion, and depth texture on facade; local precedents such as Olson Kundig and Agnes Lofts; and varying tone or differentiation in landscape. He also wondered if there would be a neighboring building.



ADDRESS:
1312 E OLIVE STREET
1703 14TH AVE
SEATTLE, WA

SDCI RECORD NUMBER:
3042251-EG

APPLICANT:
CONE ARCHITECTURE

CONTACT:
JAMIE YENGEL
1312Olive@cone-arch.com
206-693-3133

ABOUT THE PROJECT
Intracorp Homes and Cone Architecture are partnering on a project at 1312 E Olive Street & 1703 14th Ave, Seattle WA. The new development will consist of nine (9) new rowhouses with nine (9) parking stalls. Planning has just begun, and construction could start as early as Fall 2025.

SITE WALK
Please join us for a site walk to learn more about the project. The design team will be on hand to present preliminary site plans and discuss overall parameters of the upcoming project. All are welcomed!

DATE: Tuesday, October 8, 2024
TIME: 4:30 PM - 5:30 PM
LOCATION: 1312 E Olive St, Seattle WA 98112

ADDITIONAL INFORMATION
You can track our progress through the permitting process. Search the project address "1312 E Olive St"; or project number "3042251-EG" in the Design Review Calendar and the Seattle Services Portal.

MAILED FLYER

PROPOSED PROJECT SITE
- Total Site Area = 9,620 SF
- Measures roughly 160’ wide by 60’ deep
- Site currently contains parking lot

ADJACENT BUILDINGS AND USES
- North: Duplex
- East: Townhouses
- South: Apartment
- West: Church

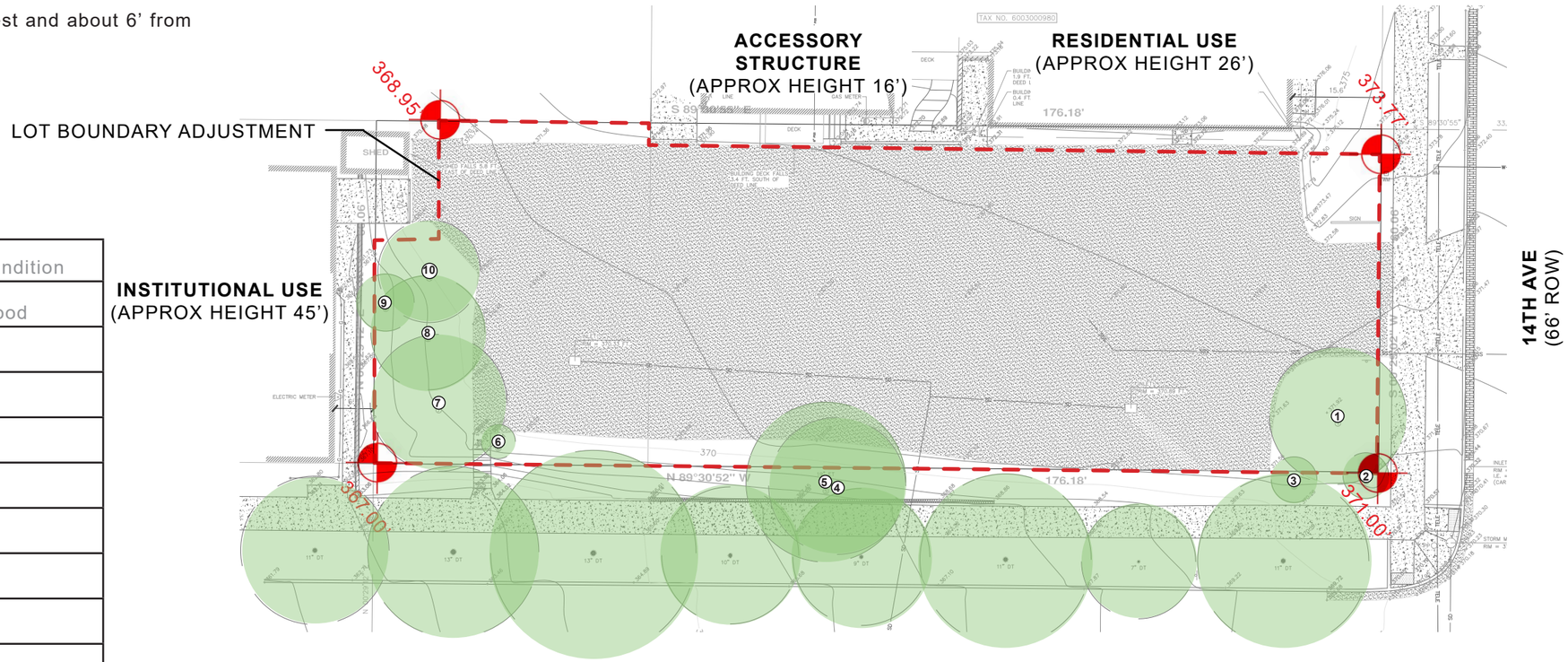
TOPOGRAPHY
There is nominal grade change of about 5’ from east to west and about 6’ from north to south.

EXISTING LEGAL DESCRIPTION
1312: NAGLES ADD E 48 FT, Plat Block 26, Plat Lot 1
1703: NAGLES ADD, Plat Block 26, Plat Lot 12

TREES
- Ten (10) trees on site

	Species Common Name	Tier Level	Condition
1	Oriental Arborvitae	3	fair-good
2	European White Birch	NA	dead
3	European White Birch	NA	dead
4	Western White Pine	4	fair
5	Western White Pine	3	fair
6	Pyramidalis Arborvitae	4	good
7	Flowering Cherry Cv.	3	good
8	Flowering Dogwood	4	good
9	Flowering Cherry Cv.	4	fair
10	Flowering Cherry Cv.	4	fair

LOT BOUNDARY ADJUSTMENT
In 1983, the parking lot on the subject site, the church, and the duplex became one development site through a condition use permit. Though each parcel has a separate address and King County Assessor parcel number, SDCI views them as a single development site. In 2024, the buildings and parking lot were sold to separate entities. To develop the parking lot site as a rowhouse development a Lot Boundary Adjustment will be submitted to establish three separate development sites.



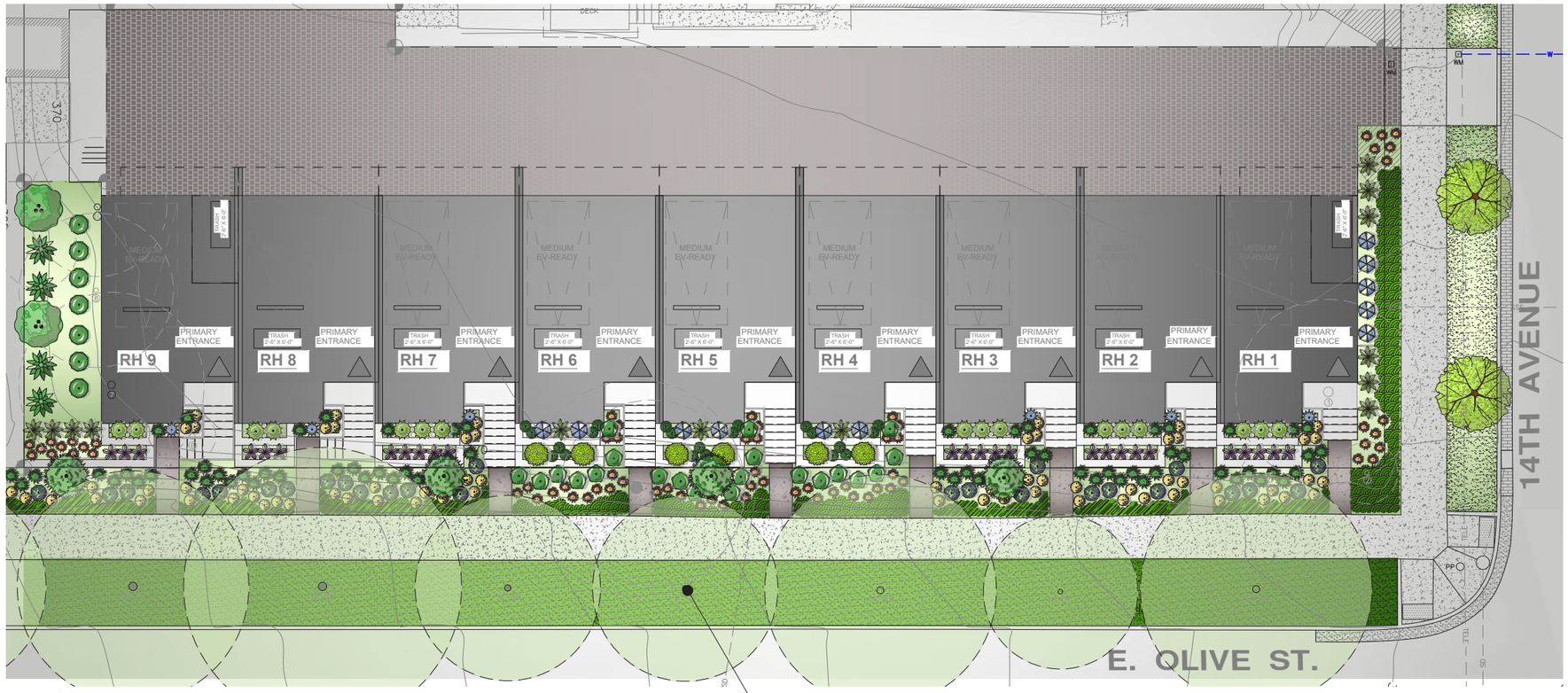
SITE PLANNING + LANDSCAPE APPROACH

Nine units face E Olive St, with pedestrian paths along the east and south leading to parking at the north. Attached garages connect through a central autocourt accessed by a driveway from 14th Ave. The rowhouses are sited to optimize porches and outdoor space, with defined pathways guiding visitors to recessed entrances. The landscaping includes year-round plants that add texture, creating a cohesive and engaging public realm.

PLANT_SCHEDULE_PLANTING_AREA

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
TREES				
	Acer circinatum Vine Maple	3 stem min, 6' Ht		2
	Cercidiphyllum japonicum Katsura Tree	2"-2.5" Cal B&B		2
	Picea omorika 'Pendula Bruns' Bruns Weeping Serbian Spruce	6-7' HT		4
GROUND COVERS				
	Existing Lawn	---		1,507 sf
	Pachysandra terminalis Japanese Spurge	4"pot	18" o.c.	140
	Turf Sod Drought Tolerant Fescue Blend	sod		362 sf
	Vinca minor 'Bowles Blue' Dwarf Periwinkle	4"pot	24" o.c.	35

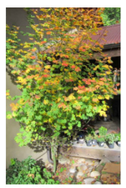
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS			
	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	18
	Calluna vulgaris 'Spring Cream' Spring Cream Heather	1 gal	68
	Carex testacea Orange Sedge	1 gal	69
	Daphne odora 'Aureomarginata' Gold-edged Winter Daphne	2 gal	25
	Euonymus fortunei 'Emerald Gaiety' TM Wintercreeper	1 gal	21
	Hydrangea paniculata 'Limelight' Limelight Hydrangea	5 gal	6
	Juniperus virginiana 'Skyrocket' Skyrocket Juniper	5'-6' Ht	20
	Mahonia eurybracteata 'Soft Caress' Mahonia Soft Caress	2 gal	14
	Nandina domestica 'Sienna Sunrise' Heavenly Bamboo	5 gal	18
	Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass	1 gal	57
	Phormium tenax New Zealand Flax	2 gal	30
	Pieris japonica 'Brouwer's Beauty' Lily of the Valley Bush	3 gal	8
	Sarcococca ruscifolia Fragrant Sarcococca	2 gal	7
PERENNIALS			
	Salvia x superba Perennial Sage	1 gal	6



NORTH

RENDERED LANDSCAPE PLAN
SCALE: NTS

PROPOSED SITE PLAN


Vine Maple


Katsura Tree


Bruns Weeping Serbian Spruce


Feather Reed Grass


Spring Cream Heather


Orange Sedge


Gold-edged Winter Daphne


Wintercreeper


Limelight Hydrangea


Skyrocket Juniper


Mahonia Soft Caress


Heavenly Bamboo


Hameln Dwarf Fountain Grass


New Zealand Flax


Lily of the Valley Bush


Fragrant Sarcococca


Perennial Sage

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, along common pathways, and under cantilevers in the autocourt. Fixtures will be path and entry related, and will be shielded from interfering with neighboring buildings.



RENDERED LANDSCAPE PLAN
SCALE: NTS



① EXTERIOR SCONCES



② SOFFIT LIGHTS

PROPOSED LIGHTING PLAN

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS2. Urban Pattern & 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 build out to the corner to provide a strong urban edge to the block.	The rowhouses are designed with a repeating pattern of sawtooth roofs, creating a rhythmic and well-defined presence along E Olive St. While the units are facing E Olive, many design moves address the corner condition facing 14th Ave. The sawtooth roof are arranged so the low end is on 14th to help reduce the perceived mass from the corner. The roof form also wraps around RH 1 to acknowledge the street. Exterior roof deck access is proposed to break down the facade and reduce scale.
DC4. Exterior Elements & Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	D. Trees, Landscape & Hardscape Materials	DC4-D-2: **Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible. DC4-D-4: **Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.	An existing row of trees is positioned between the road and the pedestrian sidewalk, clearly delineating the public space. A permanent planting bed in front of the first-floor modulation and entrance adds a consistent layer of landscape, while a landscaped buffer between the sidewalk and green beds further defines the area. Stacked concrete blocks around the landscape beds add tactile texture and visual interest to the hardscape.
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-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.	Recessed entries on E Olive St create a distinct and intentional transition from the street, enhancing the pedestrian experience while providing a sense of arrival. The depth of these entries, combined with integrated stairs, helps define the entry sequence and reinforces a layered approach to the facade. Stairs add a sense of elevation and separation from the sidewalk while contributing to the overall rhythm of the street-facing frontage. Overhead elements, such as metal awnings, further emphasize the entry while providing shelter and a cohesive architectural expression.

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: **Façade 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 wellproportioned 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 façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.	The rowhouses establish a strong architectural identity along E Olive St. through a repeating pattern of pitched roofs, creating a rhythmic and cohesive streetscape. The facade composition carefully balances recessed and projected elements, using material variations to define proportions and provide a sense of order. Thoughtful detailing and material transitions extend seamlessly around the building, ensuring the rear parking elevation maintains the same level of design consideration as the primary frontage. Window placement is arranged to enhance natural light while preserving privacy and anticipating future development.
DC4. Exterior Elements & Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials	DC4-A-1: **Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	The building incorporates brick, board and batten, and lap siding to create a durable, well-detailed, and visually engaging exterior. The combination of these materials establishes a layered facade with texture and depth, reinforcing a strong architectural presence that remains attractive up close. Material transitions are considered to ensure a cohesive and seamless composition across all elevations, including rear parking facades.
CS3. Architectural Context & Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	CS3-A-1: **Fitting Old & New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.	The use of brick establishes a strong connection between the new development and the neighborhood's existing architectural character, bridging historic and modern design influences. Brick references older structures in the area, reinforcing a sense of continuity while integrating seamlessly with contemporary detailing and articulation. The application of brick alongside modern forms and materials creates a balanced composition, ensuring the project feels both grounded in the neighborhood's history and aligned with its evolving architectural fabric.
PL3. Street-Level Interaction	Encourage human interaction and activity at the street level with clear connections to building entries and edges.	2. Residential Edges	PL3-2-A: Design ground floor residences for security and privacy, while still contributing to an active streetscape. Use vegetation/landscape screening, modest setbacks, and/or vertical modulation to create a layered transition from the privacy of the house to the public space of the street and sidewalk. Avoid tall fences, fully-obscuring barriers, and large setbacks (greater than 15 feet) that detract from the quality of the street-experience and reduce the number of eyes on the street. Use grading variation to provide a visual and physical transition between the street level and individual residential entrances.	The residential entries are set back and lifted slightly above street level, creating a natural transition between the public sidewalk and private living spaces while maintaining a welcoming and active streetscape. A layered landscape approach further refines this transition, with plantings that vary in height, texture, and density to define entry sequences and soften the building's edge. The variation in planting creates a visually engaging pattern at the pedestrian level, reinforcing a dynamic and inviting streetscape. This larger stoop at the entries enhances engagement between the public realm of the street and the private stoop condition.

1. FORM, REPETITION, AND ORDER

In the Capitol Hill neighborhood, the existing architectural context portrays a variety of old and new designs. From traditional roof forms to modern flat roofs, the design strives to integrate both into the project. The sawtooth roof form allows for a break from the orthogonal forms of the lower volumes. These materials and forms complement the neighborhood while establishing a repetitive form for the street.

CS3.A.1



2. EXTERIOR AMENITY

As the massing steps back from the street, these open spaces allow for engagement between residents and pedestrians along Olive. These allow for the exterior amenity space to become part of the ensemble of exterior elements, acting as a transitional space between the interior of the units and the exterior public realm.

PL3.A.2



3.FACADE COMPOSITION AND SCALE

The street facing facade allows for the project to engage with proportions related to human scale. Closer to the street level, the massing form breaks to give way to smaller proportions engaging with human scale. This is repeated at the upper level, where the massing steps back to create relief in the urban block. Using contrasting materials along with breaks in massing, the overall composition results in a clean but uniform architectural expression.

DC2.B.1 | DC4.A.1 | CS3.A.1



4. STREET ENGAGEMENT

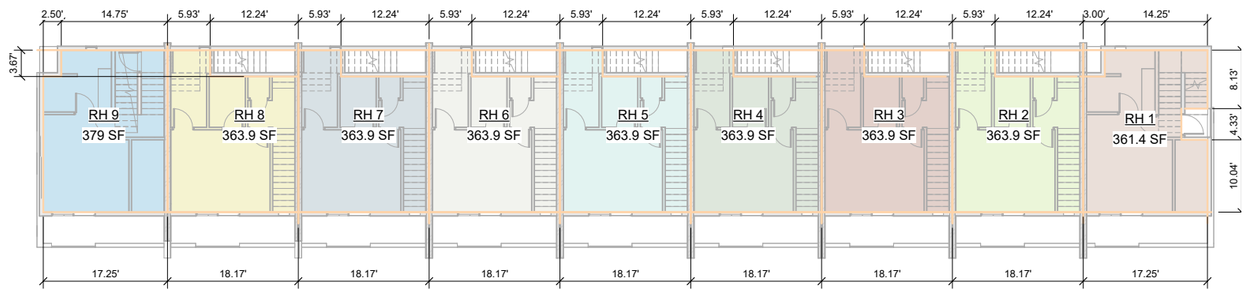
All unit entries come directly from the street via breaks along the sidewalk to provide direct engagement with the public realm. At the corner of the site, the entry opens out to provide a generous entry, allowing pedestrians to engage with the project. The entries also coordinate together with landscaping features and awnings to provide an ensemble of street-level interaction

CS2.C.1 | PL3.A.2 | DC4.D.4

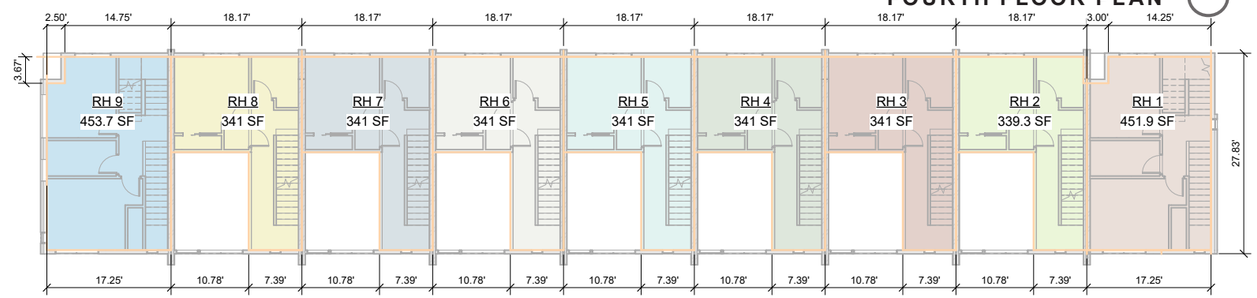


GFA DIAGRAMS

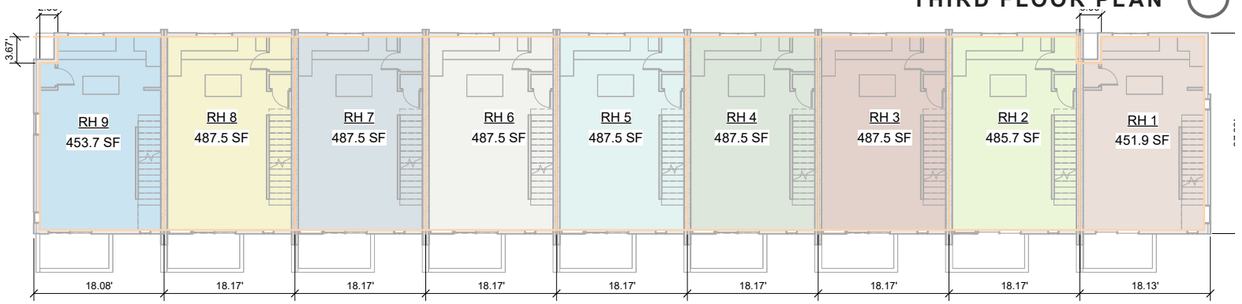
ALL GFA MEASUREMENTS SHALL BE MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR.4-2019



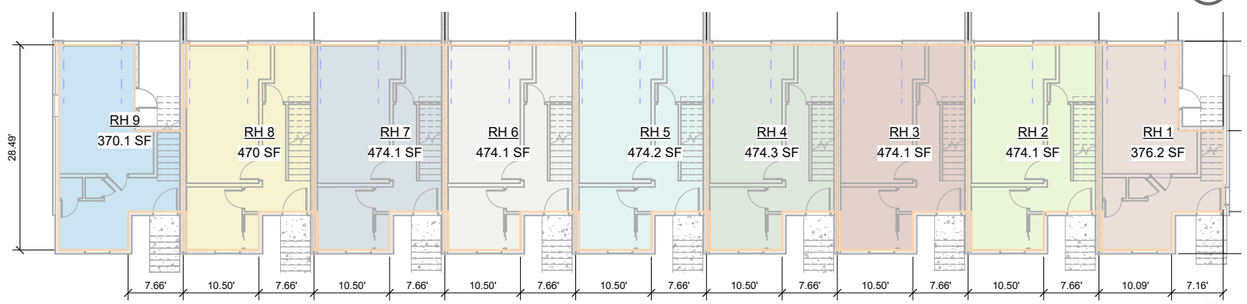
FOURTH FLOOR PLAN



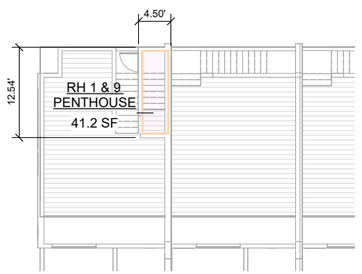
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



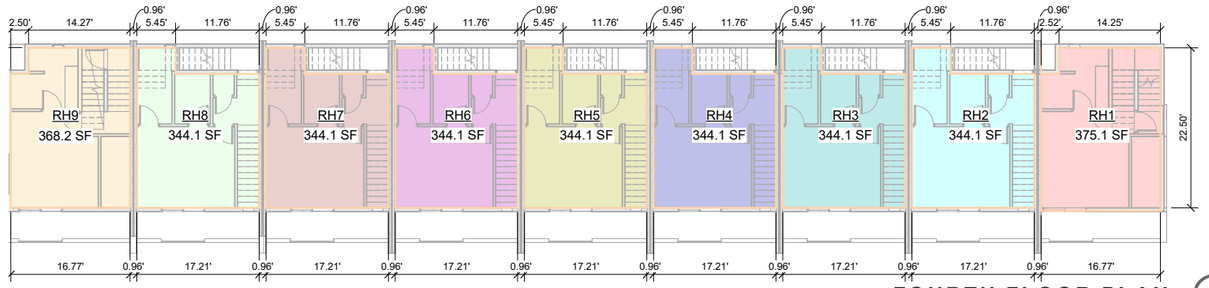
PENTHOUSE PLAN

GFA CALCULATIONS

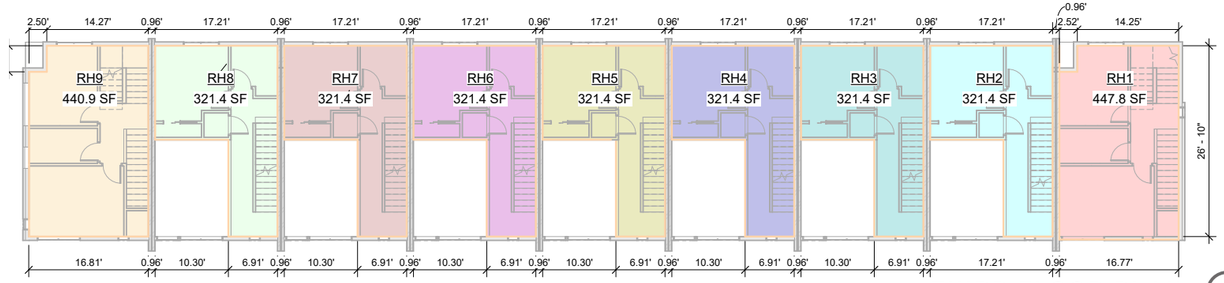
FIRST FLOOR	370.129 SF
SECOND FLOOR	451.875 SF
THIRD FLOOR	451.875 SF
FOURTH FLOOR	361.417 SF
	1641.366 SF
ROWHOUSE 2	
FIRST FLOOR	474.127 SF
SECOND FLOOR	485.715 SF
THIRD FLOOR	339.270 SF
FOURTH FLOOR	363.872 SF
	1662.984 SF
ROWHOUSE 3	
FIRST FLOOR	474.127 SF
SECOND FLOOR	487.472 SF
THIRD FLOOR	341.027 SF
FOURTH FLOOR	363.872 SF
	1666.497 SF
ROWHOUSE 4	
FIRST FLOOR	474.316 SF
SECOND FLOOR	487.472 SF
THIRD FLOOR	341.027 SF
FOURTH FLOOR	363.872 SF
	1666.687 SF
ROWHOUSE 5	
FIRST FLOOR	474.211 SF
SECOND FLOOR	487.472 SF
THIRD FLOOR	341.027 SF
FOURTH FLOOR	363.872 SF
	1666.582 SF
ROWHOUSE 6	
FIRST FLOOR	474.127 SF
SECOND FLOOR	487.472 SF
THIRD FLOOR	341.027 SF
FOURTH FLOOR	363.872 SF
	1666.497 SF
ROWHOUSE 7	
FIRST FLOOR	474.127 SF
SECOND FLOOR	487.472 SF
THIRD FLOOR	341.027 SF
FOURTH FLOOR	363.872 SF
	1666.497 SF
ROWHOUSE 8	
FIRST FLOOR	470.014 SF
SECOND FLOOR	487.472 SF
THIRD FLOOR	341.027 SF
FOURTH FLOOR	363.872 SF
	1662.385 SF
ROWHOUSE 9	
FIRST FLOOR	370.129 SF
SECOND FLOOR	453.708 SF
THIRD FLOOR	453.708 SF
FOURTH FLOOR	378.958 SF
TO ROOF	41.208 SF
	1697.713 SF
GRAND TOTAL:	14997.207 SF

FAR DIAGRAMS

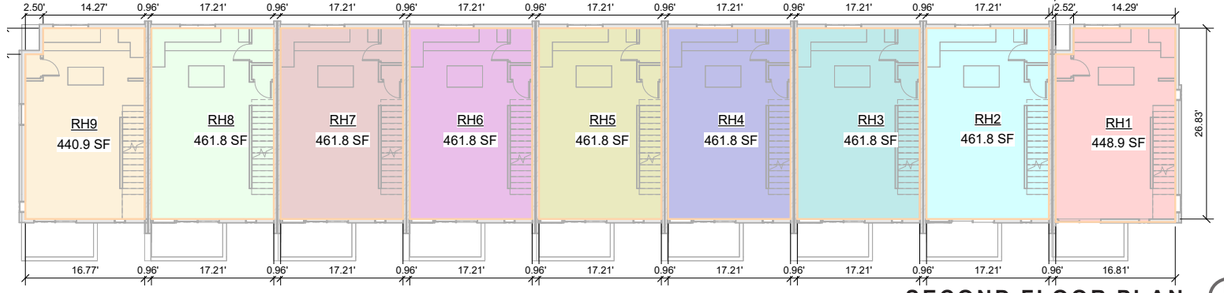
ALL GFA MEASUREMENTS SHALL BE MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR.4-2019



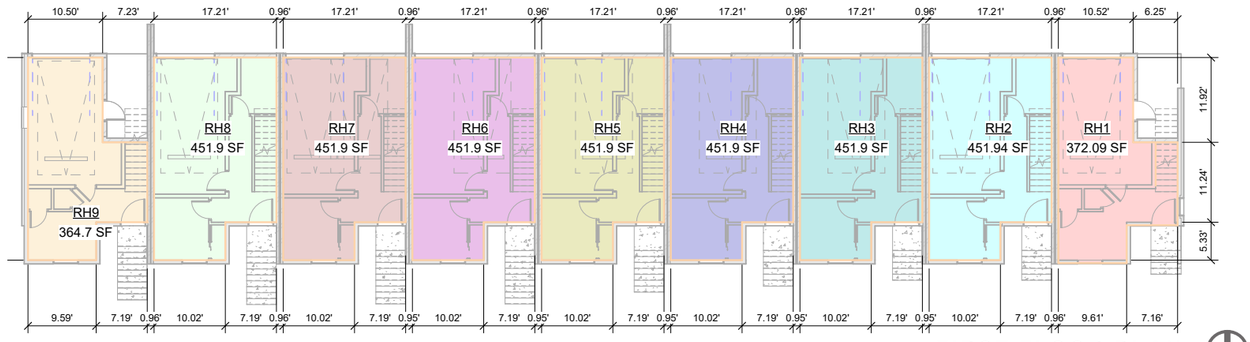
FOURTH FLOOR PLAN



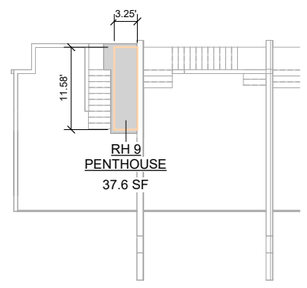
THIRD FLOOR PLAN



SECOND FLOOR PLAN



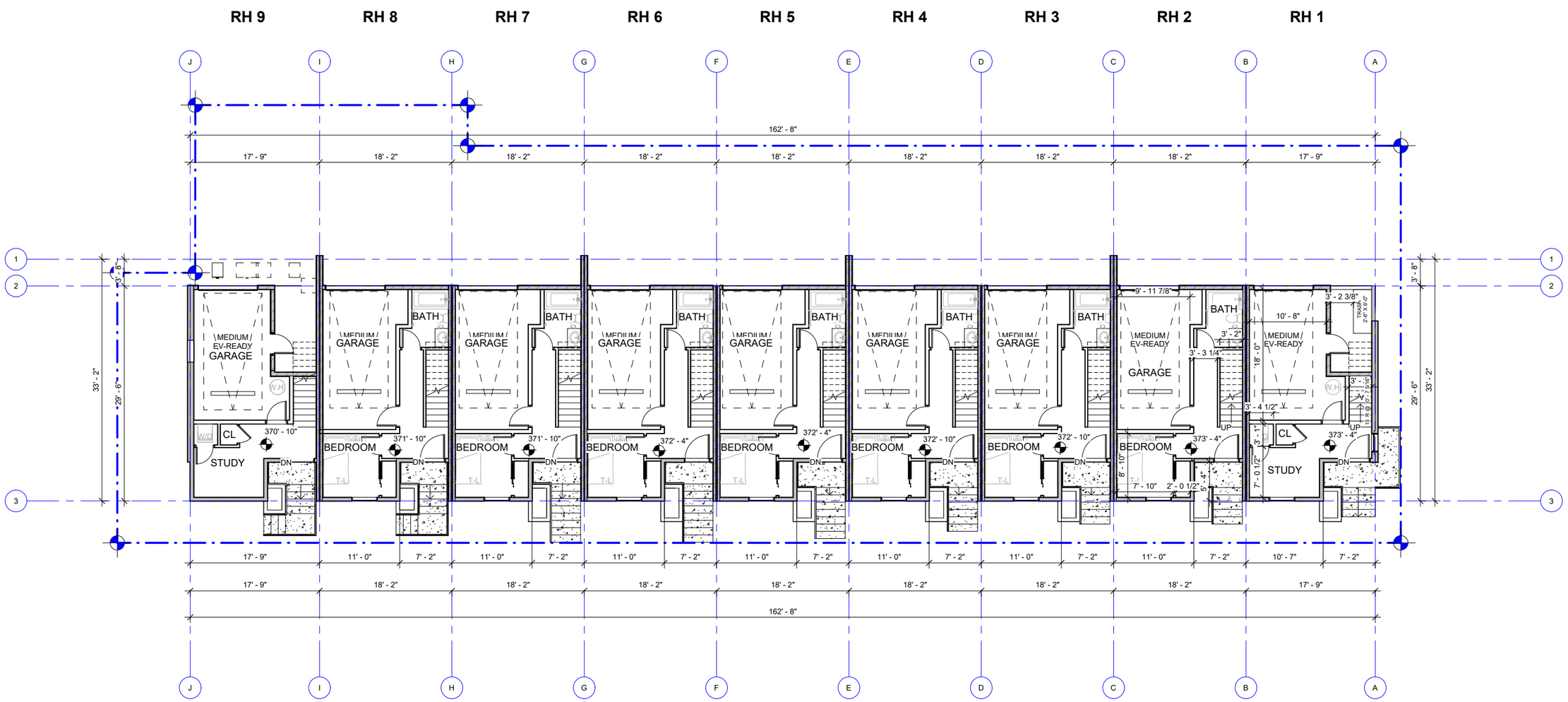
FIRST FLOOR PLAN



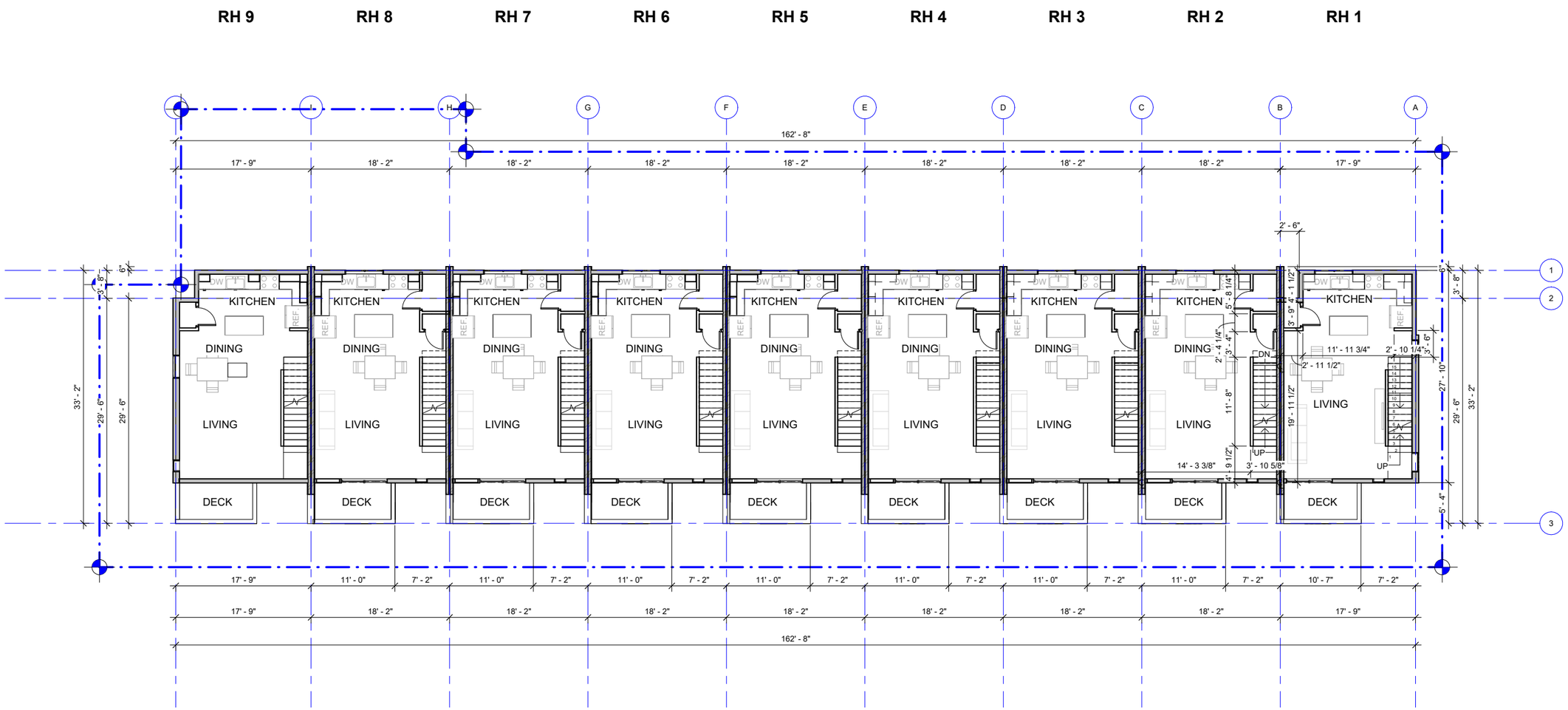
PENTHOUSE PLAN

FAR CALCULATIONS

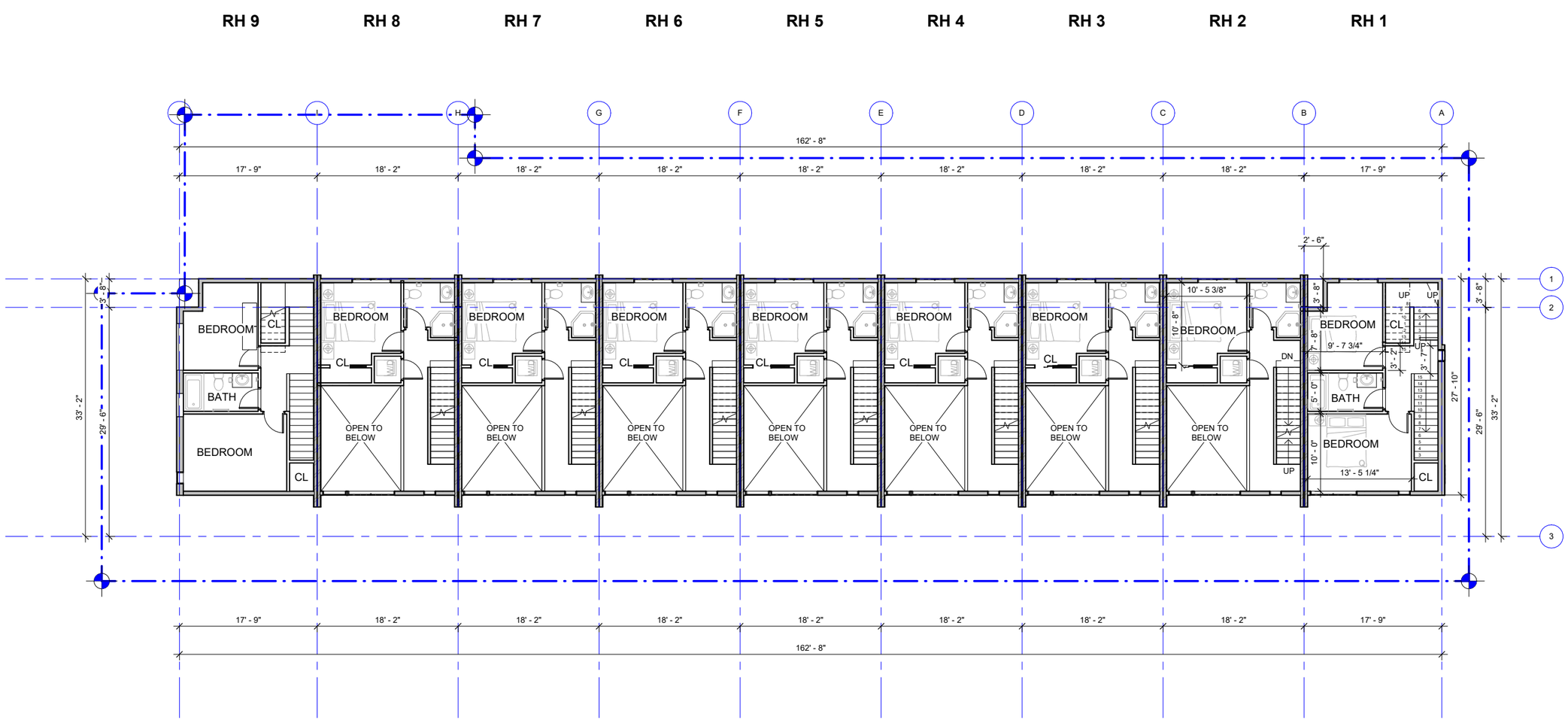
ROWHOUSE 1	
FIRST FLOOR	372.09 SF
SECOND FLOOR	448.90 SF
THIRD FLOOR	447.76 SF
FOURTH FLOOR	375.09 SF
	1643.84 SF
ROWHOUSE 2	
FIRST FLOOR	451.94 SF
SECOND FLOOR	461.76 SF
THIRD FLOOR	321.39 SF
FOURTH FLOOR	344.07 SF
	1579.15 SF
ROWHOUSE 3	
FIRST FLOOR	451.94 SF
SECOND FLOOR	461.76 SF
THIRD FLOOR	321.39 SF
FOURTH FLOOR	344.07 SF
	1579.15 SF
ROWHOUSE 4	
FIRST FLOOR	451.94 SF
SECOND FLOOR	461.76 SF
THIRD FLOOR	321.39 SF
FOURTH FLOOR	344.07 SF
	1579.15 SF
ROWHOUSE 5	
FIRST FLOOR	451.94 SF
SECOND FLOOR	461.76 SF
THIRD FLOOR	321.39 SF
FOURTH FLOOR	344.07 SF
	1579.15 SF
ROWHOUSE 6	
FIRST FLOOR	451.94 SF
SECOND FLOOR	461.76 SF
THIRD FLOOR	321.39 SF
FOURTH FLOOR	344.07 SF
	1579.15 SF
ROWHOUSE 7	
FIRST FLOOR	451.94 SF
SECOND FLOOR	461.76 SF
THIRD FLOOR	321.39 SF
FOURTH FLOOR	344.07 SF
	1579.15 SF
ROWHOUSE 8	
FIRST FLOOR	451.94 SF
SECOND FLOOR	461.76 SF
THIRD FLOOR	321.39 SF
FOURTH FLOOR	344.07 SF
	1579.15 SF
ROWHOUSE 9	
FIRST FLOOR	364.74 SF
SECOND FLOOR	440.85 SF
THIRD FLOOR	440.85 SF
FOURTH FLOOR	368.18 SF
PENTHOUSE	37.65 SF
	1652.27 SF
(10,582 X 2.3 = 24,338.6 SF ALLOWABLE))	14350.15 SF



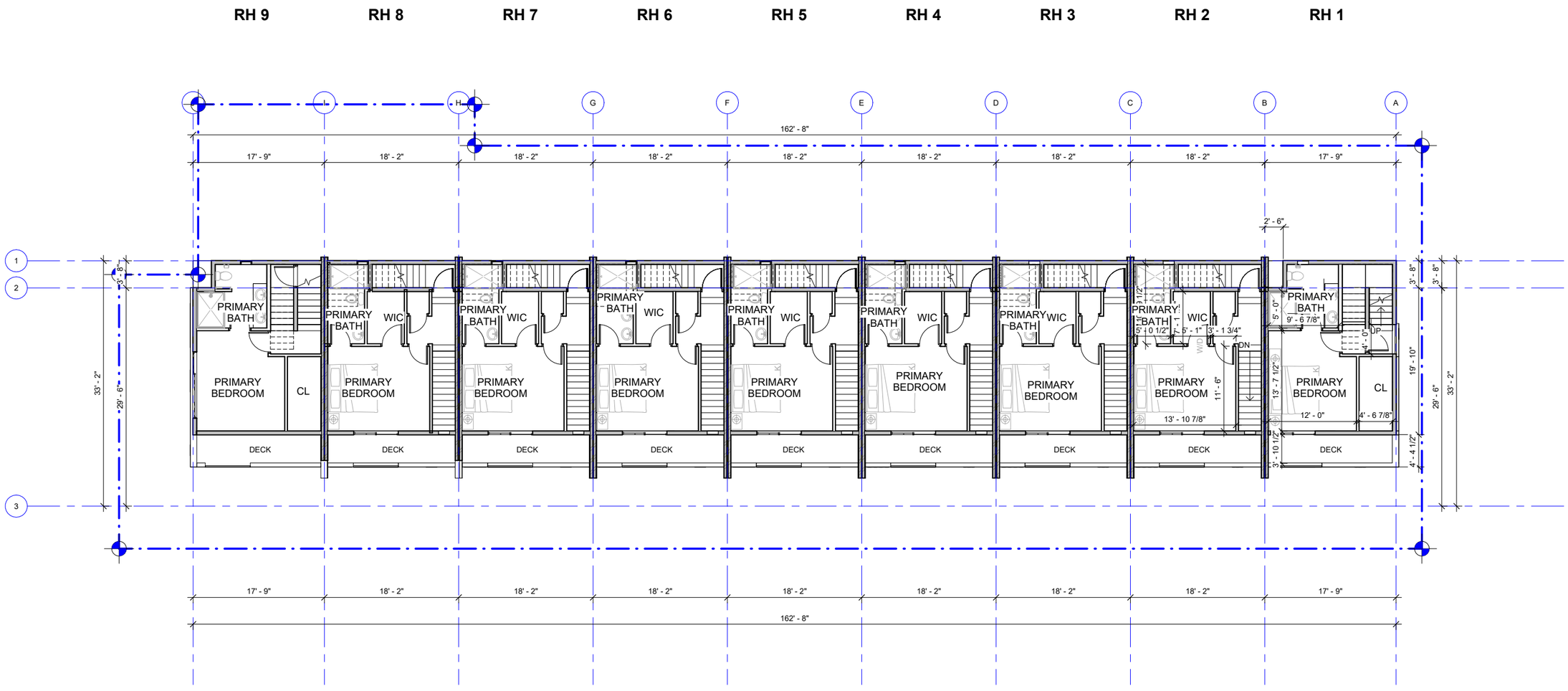
FIRST FLOOR PLAN



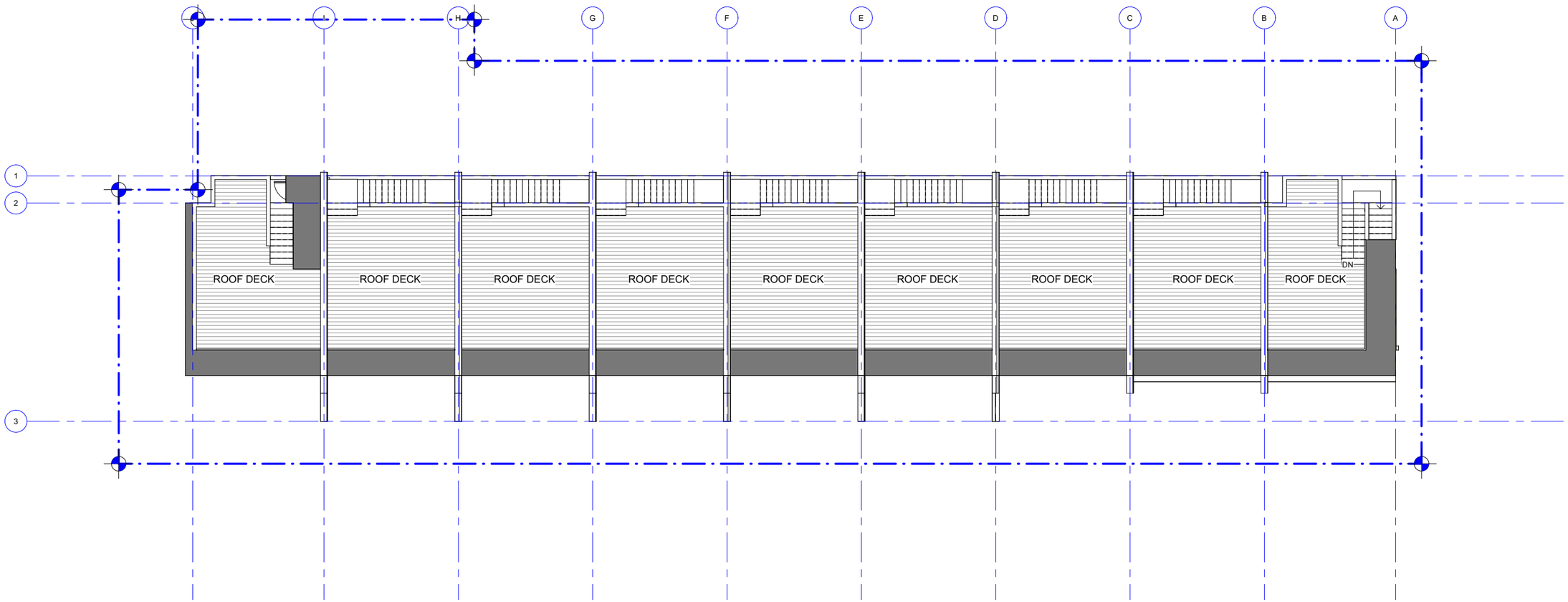
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN


H
G
F
E
D
C
B
A
1
2
3
ROOF DECK
ROOF DECK
ROOF DECK
ROOF DECK
ROOF DECK
ROOF DECK
ROOF DECK
ROOF DECK
ROOF DECK
DN

ROOF PLAN

RH 9 RH 8 RH 7 RH 6 RH 5 RH 4 RH 3 RH 2 RH 1



SOUTH ELEVATION



① THIN BRICK
(ASPEN)
MUTUAL MATERIALS

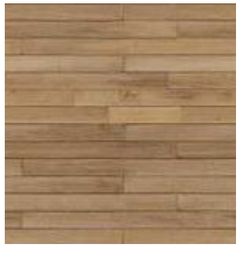


② BOARD & BATTEN
(SW 6208 PEWTER
GREEN)

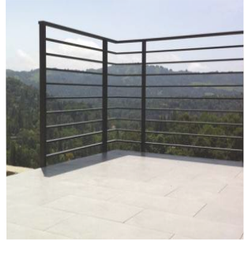
③ LAP SIDING 6”
REVEAL
ORAGAMI WHITE
(SW 7636)



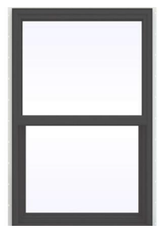
④ FIBER CEMENT
PANEL
IRON ORE
(SW 7069)



⑤ WALNUT STAINED
CEDAR SOFFIT



⑥ OPEN HORIZONTAL
RAILING

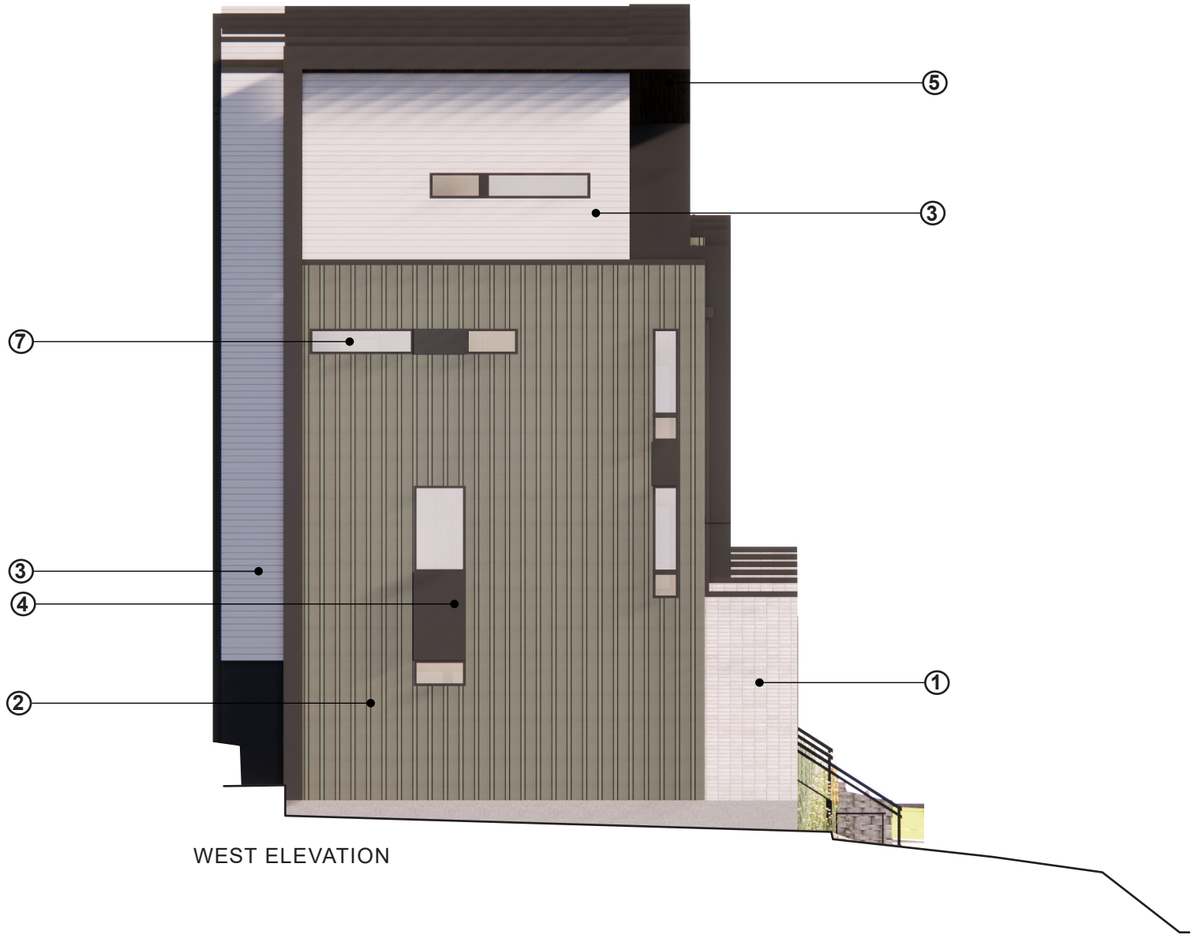


⑦ BLACK WINDOWS



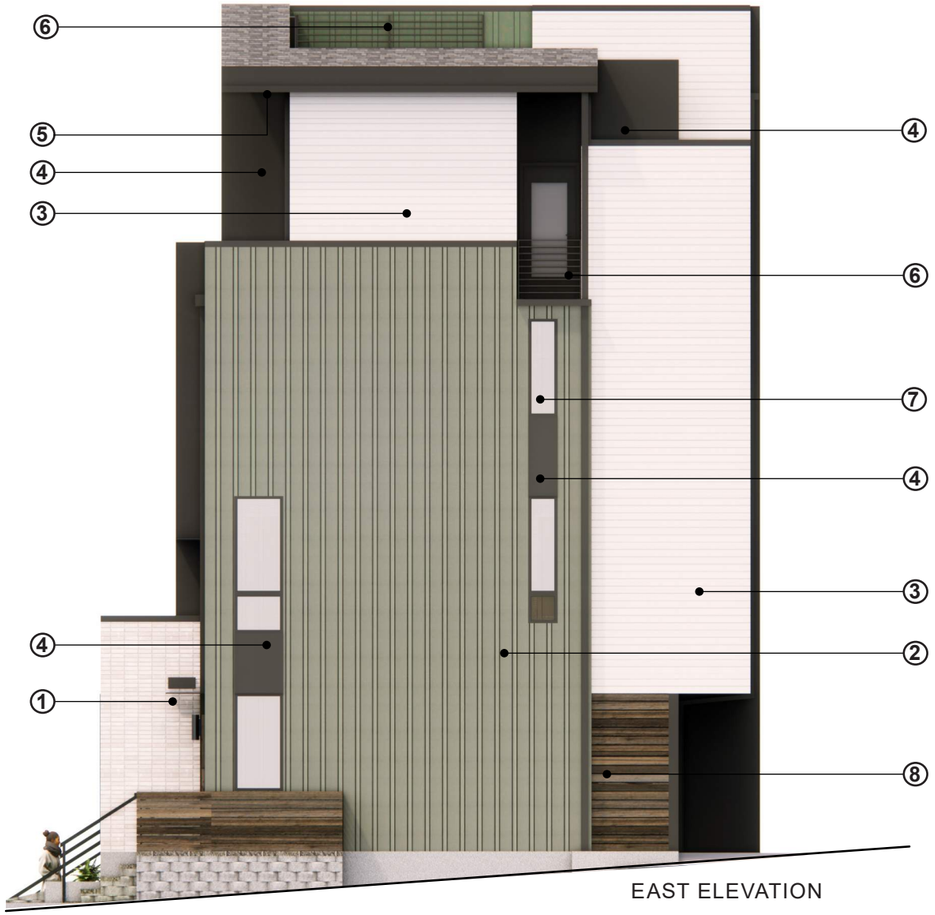
⑧ WALNUT STAINED
WOOD FEATURES

RH 9



WEST ELEVATION

RH 1



EAST ELEVATION



① THIN BRICK
(ASPEN)
MUTUAL MATERIALS



② BOARD & BATTEN
(SW 6208 PEWTER
GREEN)

③ LAP SIDING 6”
REVEAL
ORIGAMI WHITE
(SW 7636)



④ FIBER CEMENT
PANEL
IRON ORE
(SW 7069)



⑤ WALNUT STAINED
CEDAR SOFFIT



⑥ OPEN HORIZONTAL
RAILING



⑦ BLACK WINDOWS



⑧ WALNUT STAINED
WOOD FEATURES



NORTH ELEVATION



① THIN BRICK
(ASPEN)
MUTUAL MATERIALS



② BOARD & BATTEN
(SW 6208 PEWTER
GREEN)

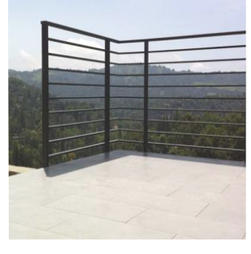
③ LAP SIDING 6”
REVEAL
ORIGAMI WHITE
(SW 7636)



④ FIBER CEMENT
PANEL
IRON ORE
(SW 7069)



⑤ WALNUT STAINED
CEDAR SOFFIT



⑥ OPEN HORIZONTAL
RAILING



⑦ BLACK WINDOWS



⑧ WALNUT STAINED
WOOD FEATURES



FRONT FACADE

Extruded volumes with different materials, sawtooth shed roof forms, metal railings and oversized glazing are used to reduce the perceived massing along E Olive St. The angular roof form provides variety to the neighborhood, while still conforming to the traditional styles of roofs in the neighborhood.

VIEW FROM E OLIVE ST

ENTRIES

The units facing E Olive St. are designed with raised entries which are recessed into the building and front porches that will provide an opportunity for engagement with the public realm. The rear autocourt allows for ease of vehicle circulation while breaking down the massing to provide a more comfortable experience for the user and separating pedestrians and vehicles.



ROWHOUSE ENTRY VIEW



AUTOCOURT VIEW



PEDESTRIAN APPROACH EAST



PEDESTRIAN APPROACH WEST

PEDESTRIAN APPROACH

The variation in massing along E Olive St. provide visual relief to the urban street wall that allow for engagement with the pedestrian experience. The diversity of outdoor spaces provided to the residents allow for exterior personalization and a sense of ownership and community between residents and their neighborhood. The terraced planters in the front allow for a variety of landscaping that distinguishes the units and encourages biodiversity on the pedestrian front.



AERIAL VIEW FROM E OLIVE ST

SITE STRATEGY

There are nine total units along E Olive St. with entries facing the street. The front porches invite the street to engage with the units while maintaining privacy with upper outdoor amenity spaces. Attached garages for all units are connected by a central autocourt and driveway access from 14th avenue. All rowhouses are situated to appropriately sit within the site and setbacks are optimized for connection with the surrounding neighborhood. All units have rooftop decks to maximize views to downtown Seattle.

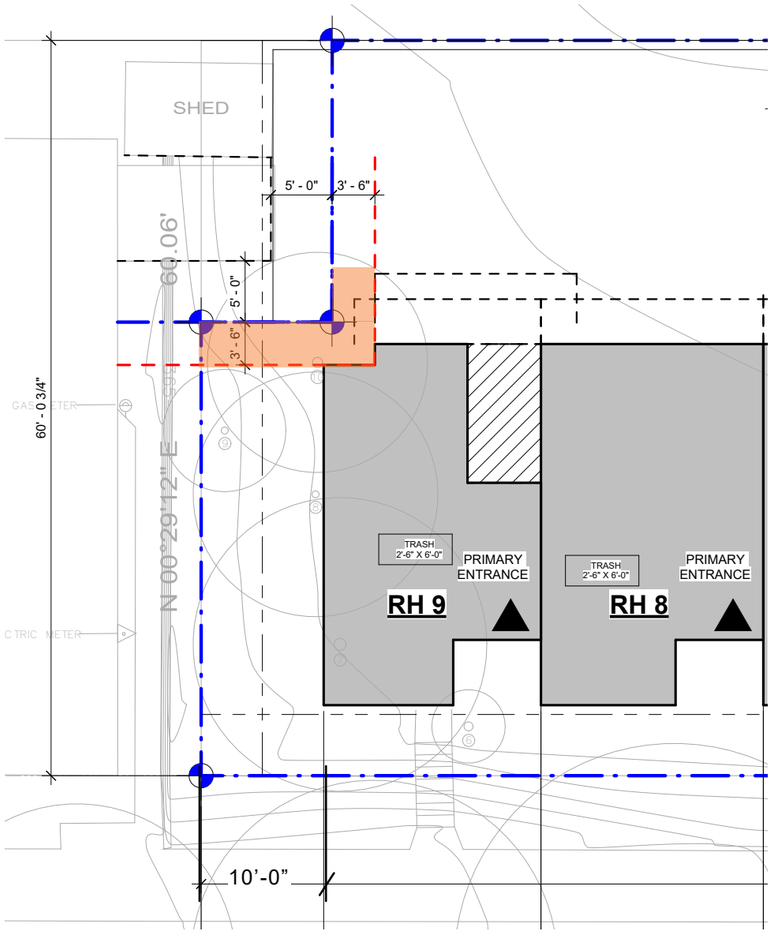
SIDE SETBACK ADJUSTMENT

SMC 23.45.518

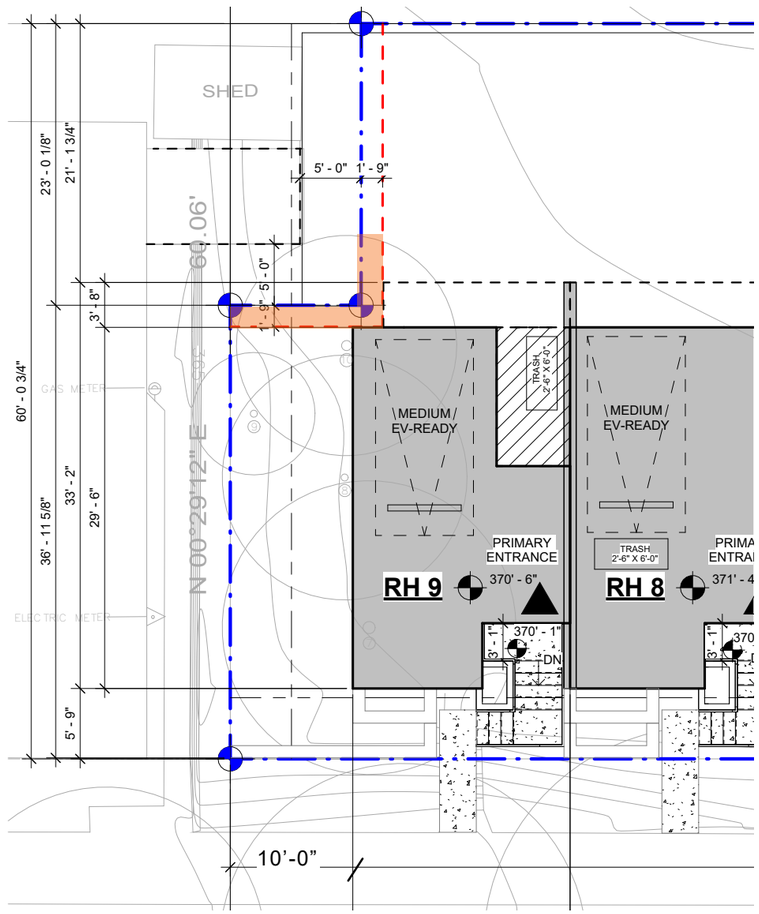
In 1983, the parking lot on the subject site, the church, and the duplex became on development site through a condition use permit. Although each parcel has a separate addresses and lots according to King County Assessor's Parcel Number, SDCI views them as a single development site. In 2024, the buildings and parking lot were sold as separate entities. To develop the parking lot site as a rowhouse development a Lot Boundary Adjustment will be submitted to establish three separate development sites. The location of the proposed property lines between the existing church building and the rowhouse development are set to follow zoning and building code requirements for the distance between the breezeway and the property lines and the separation between the buildings. The church requires a 5' setback between the separation and the proposed property lines.

RATIONALE:
Adjustment requested in order to maximize space around the adjacent church's pedestrian breezeway and interior rowhouse spaces both for code requirements and to improve pedestrian movement. By allowing a 50% decrease of a portion of the side setback, we can shift the buildings forward to allow for a stronger pedestrian connection to the breezeway. Due to the importance of connecting old and new architecture and respecting existing site features, this adjustment will result in a better project and meet the intent of the priority design guidelines.

1 CODE COMPLIANT



2 PROPOSED (REQUIRES ADJUSTMENT)



REQUEST PER SMC 23.45.518

1. Reduce the required side setback at the RH 9 autocourt ground level from 3'-6" to 1'-9" (50% decrease) along a span of 3'-6" on the north wall.
2. Reduce the required side setback at the RH 9 building above the autocourt ground level from 3'-6" to 1'-9" (50% decrease) along a 3'-8" span of the west wall.

SUPPORTING GUIDELINES:

CS2-D.2. EXISTING SITE FEATURES:
Use changes in topography, site shape, and vegetation or structures to help make a successful fit wtih adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

- The rowhouses accommodate for the adjacent church by providing an enlarged setback between Rowhouse 9 and the proposed church property line. This side yard is a generous buffer between the buildings and creates a green space adjacent the breezeway entry and a visual connection through the space to the street. This 10' setback between the rowhouses and the proposed property line enhances the pedestrian experience while respecting the existing church's circulation.

CS2-D.5. RESPECT FOR ADJACENT SITES:
Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings

- The 10' setback provided to the west of Rowhouse 9 increases the privacy for both the unit and the church and provides a landscaped buffer. The reduction of the side setbacks toward the north of the site occurs at the paved autocourt and pedestrian easement area and does not impact this landscape buffer.

PL1-B.1. PEDESTRIAN INFRASTRUCTURE:
Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

- Though the rowhouses and church building are now under separate ownership, the breezeway entrance to the church will be maintained through easements on the rowhouse parcel. The existing pedestrian infrastructure and connection to the street are maintained while density is added to the underutilized parcel.


THANK YOU