Aerial view of site and surrounding Queen Anne neighborhood.
INTRODUCTION

The project proposes to demolish the existing single family structures and construct ten new townhomes, centered around a shared courtyard. The structures will be three stories tall with 7 below-grade parking spaces and 3 parking spaces at grade, all accessed from the alley.

- Number of Residential Units: 10
- Amount of Lot Square Footage: 9,900
- Number of Parking Stalls: 13

Sustainability
- Achieve a minimum of 4-Star Built Green.
- Maximize building performance and utilize reclaimed materials.

Community
- The proposal will be designed around a central courtyard at the center of the site. A walkway from 5th Ave N will connect to the courtyard, the homes at the rear of the site and parking at the alley.

OBJECTIVES

TEAM

ARCHITECT — b9 architects
DEVELOPMENT — Views on South Queen Anne, LLC
STRUCTURAL — Malsam Tsang Structural Engineering
GEOTECHNICAL — PanGEO, Inc.
LANDSCAPE — Root of Design
CITY of SEATTLE

APPLICATION FOR EARLY DESIGN GUIDANCE

PART I: CONTACT INFORMATION

1. Property Address 1224-1228 5th Ave N
2. Project numbers 3016985
3. Additional related project number(s): N/A
4. Owner/Lessee Name Views on South Queen Anne, LLC
5. Contact Person Name Bradley Khouri
   Firm b9 architects
   Mailing Address 610 2nd Avenue
   City State Zip Seattle, WA 98104
   Phone 206.297.1284
   Email address bgk@b9architects.com
6. Applicant's Name Bradley Khouri
   Relationship to Project Architect
7. Design Professional's Name Brad Khouri
   Address 610 2nd Ave
   Phone 206.297.1284
   Email address bjk@b9architects.com
   Project Designer Caroline Davis
   Address 610 2nd Ave
   Phone 206.297.1284
   Email address caroline@b9architects.com

PART II: SITE AND DEVELOPMENT INFORMATION

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

   The site consists of two parcels located along the east side of 5th Avenue N mid-block between Lee St and Highland Dr. Two existing single-family structures currently occupy the site and will be demolished. The property slopes moderately from north to south and significantly from west to east, dropping 18-24 feet down to the alley. The site dimensions are approximately 100-120 feet east-west and 90 feet north-south. The site is located at the bottom of Bhy Kracke Park and has access to views of South Lake Union and beyond. The neighborhood is predominantly residential, consisting of apartments, condominiums, duplexes, triplexes and single-family residences.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

   The site is predominately surrounded by Low Rise zoning to the east and across 5th Avenue to the west. The zoning transitions to single family a half block to the west, approximately a forty-foot grade change up the hill. East of Aurora Ave N the zoning changes to commercial along South Lake Union. The site is located north of the Uptown Urban Center, west of the South Lake Union Urban Center and east of the Upper Queen Anne Residential Urban Village.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

   The immediate vicinity of the site consists primarily of residential buildings, varying from four-story multifamily houses, low-rise apartments, triplexes, duplexes and single family homes. Directly west of the site is Bhy Kracke Park which has an expansive view of downtown Seattle and Lake Union from the upper bluff. Trolley Hill Park is a 5 minute walk north from site. The neighborhood in which the site is located has significant slopes running downwards from west to east and north to south. Seattle Center, local cafes, restaurants, bars, and retail are located south of the site, from Aloha St and onwards. East of the site is Aurora Ave or state route 99, which separates the Queen Anne neighborhood from Westlake and Lake Union.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

   The proposed development proposes 10 townhouse units on the 9,900 square foot lot which currently consists of two single-family homes. The approximate height of the new structures will be 30'-0" with the structures stepping with the topography. There will be 13 parking stalls provided in two locations, below grade in a shared garage and at grade abutting the alley.

   Potential requests for departure from development standards are:

   1. 23-47A.014.B1 Setback Requirements
   2. 23-45.527.B Facade Length Requirements
   3. 23-45.516.F Separation Requirements
ZONING ANALYSIS

23.45.504 PERMITTED USES:
- Residential use permitted outright.

23.45.510 FLOOR AREA RATIO:
- 1.3 X 9,900 = 12,870 square feet allowable for projects that meet the standards of SMC 23.45.510.C.
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

23.45.512 DENSITY LIMITS:
- Density limits do not apply for townhouse developments that meet the standards of SMC 23.45.510.C.

23.45.514 STRUCTURE HEIGHT:
- For townhouse developments located in zone LR3, the height limit is 30 feet.

23.45.518 SETBACKS AND SEPARATIONS:
- Front Setback – 7 feet average and 5 feet minimum
- Rear Setback – 7 feet average and 5 feet minimum
- Side Setback – 7 feet average and 5 feet minimum or 5 feet for facade lengths over 40 feet in length
- Separations - 10 feet minimum separation between principal structures

23.45.522 AMENITY AREA
- The required amount of amenity area is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at the ground area.
- For townhouse developments, amenity area at ground level can be provided as either private or public space.

23.45.524 LANDSCAPING STANDARDS
- Landscaping shall achieve a green factor score of 0.6 or greater.

23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH
- For townhouse developments located in zone LR3 and outside of an Urban Center, the maximum structure width is 120 feet.
- The maximum combined façade length within 15 feet of a lot line that is neither a rear lot line, a street, or an alley shall not exceed 65 percent of the length of that lot line.

23.45.534 LIGHT AND GLARE
- Exterior lighting must be shielded and directed away from adjacent uses.
- Interior lighting in parking garages must be shielded to minimize nighttime glare on adjacent properties.

23.54.015 AND 23.54.030 PARKING:
- For all residential uses in multifamily zones not within an Urban Village, 1 parking space per dwelling unit is required.
- 1 bicycle parking space will be required per every 4 residential units.

23.54.040 SOLID WASTE
- For developments containing 9-15 dwelling units, the minimum area for shared storage space for solid waste containers is 150 square feet.
- The minimum horizontal dimension of required storage space is 12 feet.
ADJACENT USES

- Adjacent uses around the immediate site consist primarily of apartments, condominiums, triplexes, duplexes and single family homes.
- To the immediate west of the site is a playground at the base of Bhy Kracke Park.
- While the site is located in a primarily residential area, restaurants, bars, and cafes are just south of the site at the northern edge of Seattle Center.
- At the bottom of Queen Anne lies Seattle Center, which was built for the World’s Fair in 1962, and is most notably known to house the Space Needle. In addition, Seattle Center consists of Key Arena, the Monorail which connects to Westlake in downtown Seattle, the EMP, the Chihuly Garden and Glass, Pacific Northwest Ballet, McCaw Hall, Seattle Repertory Theatre, Seattle Children’s Museum, Pacific Science Center, KEXP, SIFF, and the Bill and Melinda Gates Foundation.
ARCHITECTURAL CONTEXT

A survey of buildings in the neighborhood reveals a diversity of scale, material, and type that contributes to the livability of the neighborhood.

The character of the surrounding neighborhood consists of a variety of small and large craftsman single family homes, townhomes, and low rise apartments. These residences range in material including wood, stucco and brick. Views to downtown and Lake Union are prevalent due to the steep slopes in most directions in the area of the site.
Emeritus Senior Living

Retail and restaurants on 5th Ave N

View of site from playground across 5th Ave N

View from Bhy Kracke Park
SITE

Lee St facing south

Alley facing west

Alley facing east

BHY KRACKE PARK

SITE

Lee St

Highland St

1128 5th Ave N | 3016985 | Recommendation Meeting | May 20, 2015
SITE OVERVIEW

Aerial view of site and surrounding Queen Anne neighborhood.
EXISTING SITE CONDITIONS

Plan of irregular shaped lot

View of site from 5th Ave N
Figure-ground lot coverage diagram of proposed buildings and neighboring buildings to the North and South. Although the proposed building’s lot coverage is slightly larger than those adjacent, it is less monolithic and provides more effective and enhancing open spaces.
Map showing density data of proposed building, adjacent buildings and their average. The proposal is consistent with the density in the immediate neighborhood.

Hatched areas represent the high and low site averages for the area.

By removing the high and low the following results were found:

- lot area average: 10,899 SF
- unit average: 10.7
- sf average per unit: 1,008 SF
- unit per area: 1/1,019 SF
DESIGN EVOLUTION

Evolution of design at EDG

2 STRUCTURES

3 STRUCTURES

4 STRUCTURES
SITE PLAN

PROPOSED SITE PLAN

- SITE PLAN
- TOWNHOUSE 1
- TOWNHOUSE 2
- TOWNHOUSE 3
- TOWNHOUSE 4
- TOWNHOUSE 5
- TOWNHOUSE 6
- TOWNHOUSE 7
- TOWNHOUSE 8
- PEDESTRIAN ACCESS
- COURTYARD
- PARKING STALLS
- 5TH AVE N

Proposed site plan

- SCALE:
- PLOT P L A N:\n
UNIT 1: 416 sq ft
UNIT 2: 450 sq ft
UNIT 3: 440 sq ft
UNIT 4: 456 sq ft
UNIT 5: 478 sq ft
UNIT 6: 507 sq ft
UNIT 7: 472 sq ft
UNIT 8: 489 sq ft
UNIT 9: 570 sq ft
UNIT 10: 525 sq ft

BHY KRACKE PARK

DUPLEX APARTMENT BUILDING

PEDESTRIAN ACCESS

5th Avenue North
Aerial View looking Northwest of proposed design
LONGITUDINAL SECTION THROUGH BUILDINGS 2 AND 4

DASHED RED LINE REPRESENTS OUTLINE OF BUILDING AT MUP SUBMITTAL
TRANSVERSE SECTION THROUGH BUILDINGS 1 AND 2
DASHED RED LINE REPRESENTS OUTLINE OF BUILDING AT MUP SUBMITTAL
GROUND COVER AND VINES
Oriental Raspberry Creeping Bramble

SHRUBS AND PERENNIALS
Golden Variegated Sweet Flag
Variegated Red Twig Dogwood
Little Bunny Fountain Grass

TREES
Hinoki Cypress
Tulip Tree
Purple Beech
Fernspray Cypress

EXISTING PLANT TYPE FROM BYE KRACKE PARK
Japanese Spurge

SHRUBS AND PERENNIALS
Japanese Spurge

TREES
Deer Fern

PERENNIALS
Yellow Creeping Jenny

TREES
Orange Sedge

PERENNIALS
Western Sword Fern

TREES
Creeping Oregon Grape

PERENNIALS
Golden Variegated Sweet Flag

TREES
Black Mondo Grass

PERENNIALS
White Periwinkle

TREES
Green Spire Euonymus

PERENNIALS
Clematis 'Snowdrift'

TREES
Fetterbush

PERENNIALS
Fringed Sweet Box

TREES
Golden Bamboo

PERENNIALS
June Hosta

TREES
Fringed Styrax

PERENNIALS
Lenten Rose

TREES
Paperbark Maple

PERENNIALS
Orange Sedge

TREES
Japanesse Maple

PERENNIALS
Variegated Red Twig Dogwood

TREES
Vine Maple
SUMMARY OF GUIDANCE

BOARD RECOMMENDATION

EDG Items 2, 3 and 8: Siting, adjacent buildings and Bye Kracke Park

2. The Board would be most reluctant to recommend granting a departure for reducing the Code-compliant setback at the northwest portion of the development site.

3. The requested departures for exceeding façade length along the north property line and the lower portion of the east property line seemed reasonable requests, given the design intent, provided that the design team supply the Board with detailed studies of favorable relationships to assure for privacy and comfort to openings on the adjacent buildings located to the north and the south of the proposed development.

8. Finally, the design team was challenged by the Board, without further specific details, to make a more deliberate and conscious effort to relate the proposal, both architecturally and in its landscaping programming, to the presence of the park directly across the street.

SUMMARY RESPONSE

The setback departure was removed at the northwest corner of the site. In response, the façade was lengthened. The proposed facades were carefully studied in conjunction with their relationship to neighboring buildings. Openings were placed with intention of serving the interior spaces respectful of existing neighbors' windows and decks. Please reference the privacy studies on following pages that show graphic representation of the proposed facades and how they relate to adjacent buildings.

Points of connection were established between Bye Kracke park and the proposed project. The street-facing buildings were reduced in height by lowering the interior floor plates. Views from Bye Kracke park were carefully considered, especially the protected view to South Lake Union. In diagrams on upcoming pages, this relationship is graphically represented through images and sections. Numerous species of plants in and around Bye Kracke park were selected and located on the project through a collaboration with the landscape architect. Specific plants are highlighted on the previous Landscape page and in project illustrations.

Bye Kracke park is one of Seattle's many, incredible outdoor public amenities. It is a popular place where people gather, enjoy the view, get married and interact in significant and meaningful ways. The project’s proposed central courtyard provides a similar valuable community use within the site.

Following Neighborhood Meeting:

This new design was presented to a group of neighbors at a meeting on April 18th, 2015 at the Queen Anne Library. Through a series of conversations with a neighbor to the north in the Union Vista Condominiums, we shortened the northeast facade to reduce the impact of our proposed structure (specifically building 3) on the southeast views from Union Vista. This change, which is supported by that neighbor, resulted in a setback departure for the top two floors of unit 7 (building 3).

BOARD RECOMMENDATION

EDG Item 6: Parapet and roof modulation

6. The modulation suggested at the parapet level, differentiating individual townhouse units, was considered a positive feature in the early design, but the Board would like to see a further investigation of what might be the benefits of stepping down the ground floor plates of the individual units in response to the change in topography as the site stepped down from north to south, providing for even greater unit differentiation.

SUMMARY RESPONSE

Per the board’s suggestion, roof lines of all units were modified and further modulated to step down from north to south, following the site's topography. This development from EDG is clearly seen in the comparison of the current facade with the massing at EDG, on a rendering in the following pages. The current roof line is seen in rendering 2 above. This modification helps integrate the project into the existing context of the neighborhood.
SUMMARY RESPONSE

The generous and dynamic central courtyard is the primary goal of the proposed project, and contributor to the overall design. The specific massing and material strategies maximize the size and enhance the use of the courtyard. Similarly, their composition on the site is a considered and curated one, achieving a spacious, welcoming, and easily activated shared space.

The courtyard provides spaces of varying scales with careful attention to detailing and adjacent materials. Two different varieties of pavers designate different exterior zones. Wood is used at more intimate scales, located at entries, porches and shared benches creating a hierarchy of expression and delineating semi-private and semi-public places.

The landscape design provides additional detail within the courtyard and setbacks. Planters and their diverse contents, are an integral part of the courtyard and are present throughout. The various trees and plantings provide life, texture and color, enhancing the space while in it, as well as from interior views.

BOARD RECOMMENDATION

EDG Items 1 and 5: Courtyard amenity and details

1. An ample courtyard amenity space, together with adequate and Code compliant peripheral setbacks from property lines and neighboring structures should be able to be achieved through the manipulation of the sizes, shapes, and positioning of the individual townhouse units.

2. Similarly, their design. The specific massing and material strategies maximize the goal of the proposed project, and contributor to the overall design and experience. These include pedestrian pathways, entries (to the site and to individual townhomes), and the use of porches to activate the space.

3. The character and attractiveness of the interior courtyard space needed to be demonstrated in convincing detail.

SUMMARY RESPONSE

There are several architectural elements, integrated throughout the project, that enhance the overall design and experience. These include pedestrian pathways, entries (to the site and to individual townhomes), and the use of porches to activate the space.

The departure request for porches in the front setback abutting 5th Avenue N result from significant topography and raised entries that enhance safety and security creating a positive urban relationship between residence and street.

The shared porches provide a buffer for the resident and visitor while engaging the street life and park along 5th Avenue N. In combination with the shared pathway, the elevated platforms create an identifiable, elevated entry that is removed and buffered from the street. This adds activation at building facade which affords texture and interest, encouraging community through prompt interactions and enjoyment of these spaces.

Detailed renderings exhibit both the developed landscape design streetscape activation along 5th Avenue N. Additionally, the idea of the porch is integrated throughout the project, through the accentuation of entries at the courtyard and private decks on all facades. These elements utilize a similar architectural language and material palettes as the porches creating similar texture and sponsoring activity and interaction.

The porches are integrated into the design of the buildings and help to create a base and anchor the project, enhancing the experience from 5th Avenue N.
RECOMMENDATION AND RESPONSE SUMMARY

The images show the dynamic facade at 5th Ave. N, created through a site-specific response to building modulation, material selection and details. The entry porches and shared pedestrian path to the courtyard identify access and create opportunities for engagement at the street facade. Although a departure for separation is necessary to achieve this design, it breaks down the scale of the development and provides a direct connection between the courtyard at the center of the site and Bhy Krakie park across the street.

Diagrams on following pages, showing privacy elevations and view protection, further respond to the board’s request to show favorable relationships between the proposed buildings and its neighbors.

The images at the right show plants that are in and around the park and have been integrated into the landscape design of the project.

The comparison of the massing from EDG (shown above) to the current renderings, exhibits the change requested by the board in EDG item 6, to step roof lines down from north to south, following site topography and integrating more seamlessly into the neighborhood context.
SITING: WEST FACADE AT ALLEY

CS1-B-1, 2. Sun and Wind. Daylight and Shading
All buildings are located on the site to maximize
daylight and air flow, to each townhome as well
as the central courtyard space and to adjacent
sites. Creating four separate and unique buildings
helped to optimize sun and natural ventilation, as
described in CS1-B.

CS1-C-1, 2. Land Form, Elevation Changes
The buildings step down from north to south at 5th
Avenue N and west to east, following the existing
topography of the site down to the alley.

CS1-D-1, 2. On-Site and Off-Site Features
The project connects with Bhy Kracke Park to the
west through the creation of a central courtyard
space (echoing the use and value of the park
within the project) and by integrating plant and tree
species that are present in the park and surround-
ing neighborhood.

CS2-A-2, C-2, D-2, 5, CS3-A-1, 2, 4. Presence,
Mid-Block Sites, Existing Features, Respect for
Adjacent Sites, Fitting Old and New Together, Con-
temporary Design, Evolving Neighborhood
The project seeks to integrate into the neighbor-
hood in an effective and respectful way, while also
creating compelling architecture with an innovative
approach to building design and creating commu-
nity. Points of connection to neighboring buildings
include using various scales of building volumes
and modulating building surfaces. The use of
smaller proportions (at pathways, for example)
and architectural elements (such a decks and
overhangs), help the project relate to elements of
similar scale in the neighborhood.

DC1-A-4, DC2-A-1, 2, DC2-C-3. Views and Con-
nections, Site Characteristics and Uses, Reducing
Perceived Mass, Fit With Neighboring Buildings
The building design takes advantage of the site’s
incredible views to the east and west, while
respecting neighbor views (see privacy diagrams
on following pages). Efforts were also made to
obstruct views from Bhy Kracke Park. Additionally,
each unit has direct connection to the outdoors,
through the main courtyard space, front porches,
docks and roof decks. The design of four buildings
and their constituent, varied volumes, all contribute
to a tighter and more varied presence on the site
and a reduction of overall bulk and scale.

DC2-B-1, 2, DC2-C-1. Façade Composition, Blank
Walls, Visual Depth and Interest
Care was taken in the design and curation of each
wall and building surface on the site. This included
locations of windows, doors and porches as well
as use of diverse siding materials and architectural
elements such as railings. Each wall has a unique
composition and none are left blank. This is evi-
dent in the building elevations that follow.
View from Alley looking north west
RECOMMENDATION AND RESPONSE SUMMARY

In EDG item 1, the board recommended an ample courtyard amenity space through the manipulation of each townhome on the site.

The renderings here and on the following pages exhibit the spacious outdoor courtyard at the center of the site, defined by the townhome units and their dynamic, multi-faceted and varied facades. The sculpting of each facade and the careful placement of each townhome on the site, results in an open space that enhances the site and responds directly to the board’s suggestions.
RECOMMENDATION AND RESPONSE SUMMARY

The board encouraged, in their EDG item 5, the demonstration in more convincing detail of the character and attractiveness of the interior courtyard.

The renderings shown on these pages and the two prior show the development of the courtyard at a detailed scale and finer grain. Materials include two different paving systems at primary hardscape areas and wood at secondary, more intimate locations (such as entries, porches and benches). The texture and color of the various plantings and planters, contribute to the transition from building scale to human scale, adding rich texture as well as creating a warm and inviting space. These gestures express the character and attractiveness of the outdoor amenity space, per the board’s request, and create a place for formal and informal interaction.

View from the Lower Courtyard at EDG

View from the Lower Courtyard looking west

View from the Lower Courtyard looking west
The Courtyard renderings respond to the several Design Review Guidelines that define outdoor spaces. A summary of those guidelines and specific responses is listed below.

The central courtyard space anchors the project and creates a strong sense of a shared place that contributes to building community.

PL1-A-1, B-3. Enhancing Open Space, Pedestrian Amenities
The courtyard enhances the experience of the entire project, providing the primary pedestrian amenity on the site, for inhabitants and neighbors. The open space connects to 5th Avenue N to the west and the alley to the east. Its varied materials and diverse plantings improve the experience of the project.

DC3-B-2, 3, 4. Matching Use to Condition, Connection to Other Open Space, Multifamily Open Space
The various outdoor spaces on the project (central courtyard, porches, decks, pathways) are all clearly identifiable and relate to their uses, ranging from public to more private. The courtyard space is large and lush, marked by hardscape and plantings. Entries and porches are a threshold to private space and are elevated and enhanced with the use of wood. There are several examples of connections to open spaces, whether on passage- ways through the site or from porches and decks that view the central courtyard, street, or alley.

DC3-C-1, 2, 3. Reinforce Existing Open Space, Amenities/Features, Support Natural Areas
The project reinforces existing open space by relating to Bhy Kracke Park. It references the park’s use and community values as well as species of plants and trees. Additionally, the project enhances existing open space by providing the large central courtyard and an visual path and alignment through the site from alley to 5th Avenue N to the west.

DC4-D-1, 2. Choice of Plant and Hardscape Materials
A diverse selection of plants and trees appear throughout the project. Several species were specifically chosen for their presence in the neighborhood. Hardscape materials are similarly diverse, ranging from two different stone pavers to wood, all accented by planters.
These renderings speak to the board’s EDG item 7, requesting more detail at the shared porches fronting 5th Ave. N and a more robust landscape plan at this location.

The renderings exhibit how these porches would be detailed and activated, by its inhabitants and those passing by. Landscape shown and is representative of the landscape plan included in this packet. Departure requests are also shown in a diagram for clarification of the requests.

Entries are indentified and accentuated throughout the project. Overhangs and raised platforms establish a clear language and buffer at the street and in the courtyard. Private decks above grade and at the roof continue the language of elevated outdoor space using a material palette of wood and steel rail.

**FRONT PORCHES**

**RECOMMENDATION AND RESPONSE SUMMARY**

Responses to Design Review Guidelines regarding Eyes on the Street, Human Scale, and Texture (PL2-B-1, DC2-D-1, DC2-D-2, respectively) are represented in the two Front Porch renderings at left. The images represent several design strategies to achieve these guidelines. Front porches and decks provide eyes on the street and encouragement of community interaction. Pedestrian paths and modulation of building volume and material relate to a human and a neighborhood scale. Lastly, architectural elements such as decks, overhangs, railings, diverse materials and plantings, all result in a richly textured and layered architecture, and experience.
ARBOR WITH CLIMBING VINE
WALL FENESTRATION
MODULATION OF MATERIALS
MODULATION OF MASSING
2 STORY VOLUMES
LANDSCAPE

ELEVATION AT PASSAGEWAY LOOKING NORTH

ELEVATION AT PASSAGEWAY LOOKING SOUTH

BUILDING 1
UNIT 2

BUILDING 2
UNIT 3
ENTRIES AND PASSAGEWAYS

RECOMMENDATION AND RESPONSE SUMMARY

The rendering and diagram on these two pages demonstrate the scale of the passageway at the west entry to the site, similar to the departure requested for the less than ten foot separation at the entry to the site from the alley.

This passageway provides a unique experience of entry, one that is intimate and well-detailed. The narrow space is defined above by an arbor, opening as it connects to the courtyard at the site's center. One experiences a threshold of enclosure (specifically, the two story walls on either side) prior to entry into the immediately generous open space of the courtyard. It provides an experience of a definitive path to a clear destination. This is an example of a different proportion of space and experience on the site and one that is enhancing to the project and neighborhood. This narrower path relates to open and "in between" spaces of a similar scale in the neighborhood and also creates both a compelling experience and architectural presence at the street while focusing pedestrian activity away from adjacent sites.

Entries and passageways on the site represent responses to several Design Review Guidelines. These are summarized below.

CS2-B-2. Connection to the Street
The entries and porches facing 5th Ave. N provide a strong connection to the street and public realm. They are a space for activity and interaction and help pull the public realm onto the site. Similarly, the pedestrian path to the central courtyard, shown to the left, is another direct and active connection to the street.

PL1-B-1, 3, PL2-D-1. Pedestrian Infrastructure, Street-Level Transparency, Design as Wayfinding
The proposed design provides clear circulation on the site via a central axis through the site and easily identifiable entries and shared spaces (marked by material changes as well as plantings). The exterior passageway, shown to the left, is an open, safe, transparent connection to both 5th Ave. N and through to the alley on the east side of the site. Because it is a shared amenity, the path is also full of opportunity for community interaction.

Entries are clearly identifiable and uniquely designed. They are defined by elements such as porches, raised platforms, wood, red doors, steel railings and planters. Each entry combines these components in various ways and achieves all the goals described in the above guidelines. A primary objective at entries is to promote interaction, whether on a shared porch or at the main courtyard space.

PL3-B-1, 2. Security and Privacy, Ground-level Residential
Security and privacy is achieved on the project by lifting entries above the street and creating a buffer. This occurs through the use of front porches (at 5th Ave. N) and courtyard entries. The open site layout and clear visibility on the site (from windows, decks, or street level open spaces) also provide a layer of safety. Privacy from neighboring buildings is shown in elevation and diagrams on following pages.
The project's material and color palettes are represented here and respond to Design Review Guidelines DC4-A-1 and 2. Materials are varied and easily maintainable and include different colored (light and dark gray and red) and proportioned paneling and ebonized cedar siding. Hardscape includes two different pavers; landscaping elements includes painted red wood and CMU planters. The materials provide a palette that is neutral and clear, appropriate to the neighborhood and effective for the climate, while also creating a contemporary and dynamic buildings.

In addition to exterior materials, lighting will be integrated into the site design to provide safety traversing the site and ease in identifying entries and shared spaces. Care will be taken to reduce glare to neighbors. This lighting strategy is in response to guideline PL2-B-2.

**MATERIALS**

**BUILDING SIDING MATERIALS**

<table>
<thead>
<tr>
<th>4X8 PAINTED RED PANEL</th>
<th>LIGHT GRAY 6” LAPPED SIDING</th>
<th>DARK GRAY 8” LAPPED SIDING</th>
<th>DARK STAINED WOOD SIDING</th>
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<tr>
<td>SW 6335 FIRED BRICK</td>
<td>SW 7064 PASSIVE</td>
<td>SW 7067 CITYSCAPE</td>
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</tbody>
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**HARDSCAPE (PAVERS, DECKS, PLANTERS)**

<table>
<thead>
<tr>
<th>SMALL PAVER AT ENTRIES AND PRIVATE AMENITY AREAS</th>
<th>LARGE PAVER AT PUBLIC AREAS</th>
<th>DARK GRAY STACKED BLOCK AT 5TH AVE PLANTERS/PORCH BASES</th>
<th>WOOD DECKS</th>
</tr>
</thead>
</table>
View looking east from 5th Avenue N
RECOMMENDATION AND RESPONSE SUMMARY

The board requested in EDG Item 3 to provide detailed studies of the relationship between the proposed building and its neighbors, assuring privacy and comfort at all openings.

The diagrams on this page and the following present those relationships and show that openings avoid direct alignment with neighboring buildings and privacy will be maintained throughout.
PRIVACY ELEVATION AT SOUTH PROPERTY LINE

HATCHED AREA IS 30'-6" FROM PROPERTY LINE

HATCHED AREA IS 27'-9" FROM PROPERTY LINE
FILL AREA DESIGNATES OUTLINE OF SOUTHERN NEIGHBORING STRUCTURE

HATCHED AREA IS 19'-11" FROM PROPERTY LINE

HATCHED AREA IS 15'-0" FROM PROPERTY LINE
FILL AREA DESIGNATES OUTLINE OF NORTHERN NEIGHBORING STRUCTURE

HATCHED AREA IS 7'-2" FROM PROPERTY LINE

HATCHED AREA IS 20'-0" FROM PROPERTY LINE
FILL AREA DESIGNATES OUTLINE OF SOUTHERN NEIGHBORING STRUCTURE

HATCHED AREA IS 30'-6" FROM PROPERTY LINE

HATCHED AREA IS 27'-9" FROM PROPERTY LINE
FILL AREA DESIGNATES OUTLINE OF SOUTHERN NEIGHBORING STRUCTURE

HATCHED AREA IS 19'-11" FROM PROPERTY LINE

HATCHED AREA IS 15'-0" FROM PROPERTY LINE
FILL AREA DESIGNATES OUTLINE OF NORTHERN NEIGHBORING STRUCTURE

HATCHED AREA IS 7'-2" FROM PROPERTY LINE

HATCHED AREA IS 20'-0" FROM PROPERTY LINE
FILL AREA DESIGNATES OUTLINE OF SOUTHERN NEIGHBORING STRUCTURE

HATCHED AREA IS 30'-6" FROM PROPERTY LINE

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HATCHED AREA IS 19'-11" FROM PROPERTY LINE

HATCHED AREA IS 15'-0" FROM PROPERTY LINE
FILL AREA DESIGNATES OUTLINE OF NORTHERN NEIGHBORING STRUCTURE

HATCHED AREA IS 7'-2" FROM PROPERTY LINE
- Facade is separated into 2 buildings to break down the bulk and mass
- Varied massing and surface treatments break down building scale
- Windows carefully considered to avoid overlaps where possible
- Buildings 1 and 2 are well below height limit to better scale to neighboring buildings and preserve views from Bye Kracke Park

MAX. PENTHOUSE HEIGHT

MAX. PARAPET/RAILING HEIGHT

MAX. ROOF HEIGHT
BEFORE:
Presented at neighborhood meeting on 04.18.2015

ISSUES:
Blocking views for Union Vista condominiums to the north

AFTER:
Through conversations with one of the northern neighbors, we reduced the facade length of unit 7 by nearly 5'-0" creating less loss of view for the Union Vista condominium. This loss of facade length resulted in an additional departure, supported by the neighbor, to have a less than 5'-0" setback from the property line for a portion of unit 7 where the wall position has no effect on the adjacent neighbor. The view to the lake and downtown was expressed as a clear priority.
**BEFORE:**
Presented at neighborhood meeting on 04.18.2015

**ISSUES:**
The neighbor to the south at 1216 5th Avenue N expressed concerns about the impacts of the placement of the color red outside her bedroom windows. Also expressed were concerns about privacy due to the deck projection to the east and the position of the kitchen window at unit 10.

**AFTER:**
The red paint was removed from the south facade of the building.

The size of the deck was reduced by nearly half its width so that the bedroom windows at 1216 would not be visible to someone standing on the deck.

The kitchen window was not reduced since its primary view is of the Seattle skyline.
RECOMMENDATION AND RESPONSE SUMMARY

The board recommended creating a stronger connection between Bye Kracke Park and the proposed project, in EDG item 8.

This was achieved by reducing the overall height of buildings and by sloping the penthouse roofs down to the east, to protect the views from the park. Plants found in and around the park were also integrated in the landscape design for the project. Lastly, the central courtyard of the project intends to echo the role and uses of Bye Kracke Park, and its value to the community. The central courtyard is similarly an open and flexible space, characterized by nature and the presence of diverse plants and trees, and provides an opportunity to share, be active, and enjoy space with others and encourage a sense of local community.
PROVIDE 4 x 8 VERTICAL PAINTED PANEL SIDING, PAINT 01

PROVIDE 8" PAINTED WOOD SIDING, PAINT 02

PROVIDE 6" PAINTED LAPPED WOOD SIDING, PAINT 03

PROVIDE GALVANIZED STEEL CANOPIES

PROVIDE PAINTED ENTRY DOOR, PAINT 04

PROVIDE PAINTED ARBOR, PAINT 05

PROVIDE 4" EBONIZED WOOD SIDING

PROVIDE PAINTED ENTRY DOOR, PAINT 01 AT LEAF AND PAINT 04 AT FRAME

PROVIDE PAINTED ARBOR, PAINT 05

STACKED CHARCOAL CMU

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING

METAL EDGING, PAINT 07

PROVIDE EBONIZED WOOD SIDING
PROVIDE 4 x 8 VERTICAL PAINTED PANEL SIDING, PAINT 01

PROVIDE 8" PAINTED WOOD SIDING, PAINT 02

PROVIDE 6" PAINTED LAPPED WOOD SIDING, PAINT 03

PROVIDE GALVANIZED STEEL CANOPIES

PROVIDE PAINTED ENTRY DOOR, PAINT 04 AT LEAF AND PAINT 04 AT FRAME

PROVIDE PAINTED ARBOR, PAINT 01

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING

PROVIDE 4 x 8 VERTICAL PANEL SIDING, PAINT 01

PROVIDE 4" EBONIZED WOOD SIDING

PROVIDE 6" PAINTED LAPPED WOOD SIDING, PAINT 03

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING

STACKED CHARCOAL CMU
Provide 4 x 8 vertical painted panel siding, Paint 01
Provide 6" painted lapped wood siding, Paint 03
Provide matte gray powder coated steel railing
Provide 4" ebenezed wood siding
Provide galvanized steel canopies
Provide stacked charcoal CMU
Provide 8" painted wood siding, Paint 02
Provide matte gray powder coated steel railing with glass panel
Provide 6" painted lapped wood siding, Paint 03
Provide 4 x 8 vertical painted panel siding, Paint 01
Provide 4" ebenezed wood siding
Provide painted entry door, Paint 01 at leaf and Paint 04 at frame
Provide painted arbor, Paint 01
Provide matte gray powder coated steel railing with metal edging, Paint 04
Provide 4 x 8 vertical painted panel siding, Paint 01
Provide 4" ebenezed wood siding
Provide galvanized steel canopies
Provide stacked charcoal CMU
Provide 8" painted wood siding, Paint 02
Provide matte gray powder coated steel railing with glass panel
Provide 6" painted lapped wood siding, Paint 03
PROVIDE 4 x 8 VERTICAL PAINTED PANEL SIDING, PAINT 01

PROVIDE 8" PAINTED WOOD SIDING, PAINT 02

PROVIDE 6" PAINTED LAPPED WOOD SIDING, PAINT 03

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING

PROVIDE 4" EBONIZED WOOD SIDING

PROVIDE 4" EBONIZED WOOD SIDING, PAINT 04

PROVIDE PAINTED ENTRY DOOR, PAINT 01 AT LEAF AND PAINT 04 AT FRAME

PROVIDE PAINTED ARBOR, PAINT 01

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING

STACKED CHARCOAL CMU

PROVIDE 4 x 8 VERTICAL PAINTED PANEL SIDING, PAINT 01

PROVIDE 4" EBONIZED WOOD SIDING

PROVIDE 4 x 8 VERTICAL PAINTED PANEL SIDING, PAINT 01

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING

PROVIDE 6" PAINTED LAPPED WOOD SIDING, PAINT 03

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING

PROVIDE 6" PAINTED LAPPED WOOD SIDING, PAINT 03

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING WITH GLASS PANEL
COURTYARD ELEVATIONS

BUILDING 2
Townhouse 5
Townhouse 4
Townhouse 3
Townhouse 2
BUILDING 1
Townhouse 1

PROVIDE 6" PAINTED LAPPED WOOD SIDING, PAINT 01
PROVIDE 4" EBONIZED WOOD SIDING
PROVIDE 4 x 8 VERTICAL PAINTED PANEL SIDING, PAINT 01
PROVIDE PAINTED ENTRY DOOR, PAINT 01 AT LEAF AND PAINT 04 AT FRAME
PROVIDE PAINTED WOOD SIDING, PAINT 02

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING
PROVIDE 8" PAINTED WOOD SIDING, PAINT 03
PROVIDE 6" PAINTED LAPPED WOOD SIDING, PAINT 01
PROVIDE MATTE GRAY POWDER COATED STEEL RAILING W/ GLASS INFILL PANELS
PROVIDE 4 x 8 VERTICAL PAINTED PANEL SIDING, PAINT 01
PROVIDE PAINTED ENTRY DOOR, PAINT 01 AT LEAF AND PAINT 04 AT FRAME

PROVIDE 6" EBONIZED WOOD SIDING
PROVIDE 8" PAINTED WOOD SIDING
PROVIDE 6" PAINTED LAPPED WOOD SIDING, PAINT 01
PROVIDE PAINTED ENTRY DOOR, PAINT 01 AT LEAF AND PAINT 04 AT FRAME
PROVIDE PAINTED ARBOR, PAINT 01
PROVIDE PAINTED PANEL SIDING, PAINT 01
PROVIDE 4" EBONIZED WOOD SIDING
PROVIDE 4 x 8 VERTICAL PAINTED PANEL SIDING, PAINT 01

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING
PROVIDE 8" PAINTED WOOD SIDING
PROVIDE 4" EBONIZED WOOD SIDING
PROVIDE 4 x 8 VERTICAL PAINTED PANEL SIDING, PAINT 01
PROVIDE PAINTED ENTRY DOOR, PAINT 01 AT LEAF AND PAINT 04 AT FRAME

PROVIDE PAINTED ENTRY DOOR,

PROVIDE PAINTED ARBOR,

PROVIDE PAINTED ENTRY DOOR,

PROVIDE PAINTED ARBOR,

PROVIDE PAINTED ENTRY DOOR,

PROVIDE PAINTED ARBOR,
Courtyard Elevation, Buildings 3 and 4

- **Provide 6" painted lapped wood siding, Paint 01 at leaf and Paint 04 at frame**
- **Provide 4" painted lapped wood siding, Paint 01 at leaf and Paint 04 at frame**
- **Provide 4" painted wood siding, Paint 02**
- **Provide 4" ebony painted wood siding**
- **Provide painted entry door, painted 01 at leaf and painted 04 at frame**
- **Provide 8" painted lapped wood siding, Paint 03**
- **Provide 8" painted wood siding, Paint 02**
- **Provide 4" ebony painted wood siding**
- **Provide galvanized steel canopies**
- **Provide painted entry door, painted 01 at leaf and painted 04 at frame**
- **Provide 4 x 8 vertical painted panel siding, Paint 01 at leaf and Paint 04 at frame**
- **Provide 4" ebony painted siding, Paint 03**
- **Provide 8" painted wood siding**
- **Provide 6" painted lapped wood siding, Paint 03**
- **Provide painted ARBOR, Paint 01 at leaf and Paint 04 at frame**
- **Provide painted entry door, Paint 01 at leaf and Paint 04 at frame**
- **Provide 4" ebony painted siding, Paint 02**
- **Provide painted entry door, Paint 01 at leaf and Paint 04 at frame**
- **Provide painted entry door, Paint 01 at leaf and Paint 04 at frame**
- **Provide painted entry door, Paint 01 at leaf and Paint 04 at frame**
- **Provide painted entry door, Paint 01 at leaf and Paint 04 at frame**
PROVIDE 6" PAINTED LAPPED WOOD SIDING, PAINT 03

PROVIDE 8" PAINTED WOOD SIDING, PAINT 03

PROVIDE 4 x 8 VERTICAL PAINTED PANEL SIDING, PAINT 01

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING

PROVIDE 4" EBONIZED WOOD SIDING, PAINT 02

PROVIDE GALVANIZED STEEL CANOPIES

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING w/ GLASS INFILL PANELS

PROVIDE 6" PAINTED LAPPED WOOD SIDING, PAINT 03

PROVIDE 4 x 8 VERTICAL PAINTED PANEL SIDING, PAINT 01

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING

PROVIDE PAINTED ENTRY DOOR, PAINT 01 AT LEAF AND PAINT 04 AT FRAME

PROVIDE PANELED ENTRY WAY, PAINT 02

PROVIDE 4 x 8 VERTICAL PAINTED PANEL SIDING, PAINT 01

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING

PROVIDE PAINTED ENTRY DOOR, PAINT 01 AT LEAF AND PAINT 04 AT FRAME

PROVIDE 4 x 8 VERTICAL PAINTED PANEL SIDING, PAINT 01

PROVIDE 6" PAINTED LAPPED WOOD SIDING, PAINT 03

PROVIDE 8" PAINTED WOOD SIDING, PAINT 03

PROVIDE 4" EBONIZED WOOD SIDING

PROVIDE GALVANIZED STEEL CANOPIES

PROVIDE PAINTED ENTRY DOOR, PAINT 01 AT LEAF AND PAINT 04 AT FRAME

PROVIDE PANELED ENTRY WAY, PAINT 02

PROVIDE 4 x 8 VERTICAL PAINTED PANEL SIDING, PAINT 01

PROVIDE MATTE GRAY POWDER COATED STEEL RAILING

PROVIDE PAINTED ENTRY DOOR, PAINT 01 AT LEAF AND PAINT 04 AT FRAME

PROVIDE PANELED ENTRY WAY, PAINT 02
1  FACADE LENGTH NORTH

SMC 23.65.1.S.R.B

60% of lot depth

8' 0”

2’ 0” INCREASE

AN INCREASE IN FACADE LENGTH RESULTS FROM ROTATING AND REPOSITIONING HOUSES TO MAXIMIZE THE SCALE OF THE DESIGN PROPOSAL. ALL FACADES ARE MODULATED AND A LARGE MORE ACCESSIBLE COURTYARD IS CREATED AT THE SITE’S VERNIER.


2  FACADE LENGTH EAST

SMC 23.65.1.S.R.B

60% of lot depth

20’ 0”

10’ 0” INCREASE

THE COMBINATION OF TWO 50’ RESULTS FROM IRREGULAR SHAPED DEVELOPMENT SITE. A REAR SETBACK MAKING THE HOUSE MORE ACCESSIBLE TO FACADE LENGTH MODULATIONS. THE MASSING IS REQUIRED TO CREATE A BETTER SCALED STRUCTURE AND A SHARED SPACE. THE PROPENSITY OF ANY TIME THIS FACADE LENGTH IS SHARED AND RESULTS IN A SITE THAT VARIES FROM 12’ 4” TO 18’ 0” TO 6’ 4” TO 4’ 0” TO 3’ 0”.


3A  BUILDING SEPARATION

SMC 23.65.1.S.B. 3

10’ 0” MINIMUM

4’ 0” TO 18’ 0”

6’ 0” MAX

7’ 0” MIN

SEPARATION: 2’ 0” REDUCTION

THE SITE PROPOSED IS COMPOSED INTO DIFFERENT STRUCTURES, CREATING FACADES THAT CONTRIBUTE TO THE EXISTING NEIGHBORHOOD RHYTHM AND CHARACTER. THE SHARED ACCESS FROM 5TH AVENUE IS PROVIDED AT THE CENTER OF THE SITE THROUGH A SEPARATION BETWEEN THE PROPOSED STRUCTURES. THE SEPARATION IS REQUIRED TO PROVIDE ACCESS TO THE CENTRAL COURTYARD, NEAR HOMES AND PARKING AT THE CENTER OF THE SITE. THIS SITE STRATEGY PROVIDES MORE PRIVACY TO ACCESS WINDWAYS THROUGH ACCESS AT SIDE SETBACKS. IT PROVIDES A DIRECT CONNECTION TO ANY HOUSES INCREASES ACROSS THE STREET.


3B  BUILDING SEPARATION

SMC 23.65.1.S.B. 3

10’ 0” MINIMUM

2’ 0” TO 18’ 0”

6’ 0” MAX

7’ 0” MIN

SEPARATION: 2’ 0” REDUCTION

THE REDUCED SEPARATION RESULT FROM THE DESIGN PROPOSAL BEING DESIGNED TO MAKE THE STRUCTURE INTO FOUR STORIES, TWO FRONT AND TWO BEHIND A LARGE FRONT AND A SMALL COMPACT NEIGHBOR SETBACK SIDE SETBACK COMBINED WITH A COMMITMENT TO THE COURTYARD GENERATE A HIGHER SEPARATION AT THE TWO UPPER FLOORS. THIS IS BALANCED BY AN INCREASED SEPARATION AT GRADE AND BY SHRINKING THE STRUCTURE WITH THE SLIDING TOPOGRAPHY.


3C  BUILDING SEPARATION

SMC 23.65.1.S.B. 3

10’ 0” MINIMUM

2’ 0” TO 18’ 0”

6’ 0” MAX

7’ 0” MIN

SEPARATION: 2’ 0” REDUCTION

THE REDUCED SEPARATION RESULTS FROM THE DESIGN PROPOSAL BEING DESIGNED TO MAKE THE STRUCTURE INTO FOUR STORIES, TWO FRONT AND TWO BEHIND A LARGE FRONT AND A SMALL COMPACT NEIGHBOR SETBACK SIDE SETBACK COMBINED WITH A COMMITMENT TO THE COURTYARD GENERATE A HIGHER SEPARATION AT THE TWO UPPER FLOORS. THIS IS BALANCED BY AN INCREASED SEPARATION AT GRADE AND BY SHRINKING THE STRUCTURE WITH THE SLIDING TOPOGRAPHY.


4  FRONT SETBACK AT ENTRY PORCHES

SMC 23.65.1.S.R.B

AVERAGE 1’ 0” INCREASE

5’ 0” MAX

HEIGHT FOR A LENGTH OF 12’ 0” TO 18’ 0” OF PROPERTY LINE

PROPERTY LINE

AVERAGE 1’ 0” INCREASE

5’ 0” MAX

HEIGHT FOR A LENGTH OF 6’ 0” TO 12’ 0” OF PROPERTY LINE

PROPERTY LINE

AVERAGE 1’ 0” INCREASE

5’ 0” MAX

HEIGHT FOR A LENGTH OF 4’ 0” TO 6’ 0” OF PROPERTY LINE

PROPERTY LINE

THE SITE EXCEEDS THE SPACING REQUIREMENTS PROVIDED IN THE SITE DISTANCE FROM THE ENTRY PORCH TO THE ENTRANCE PORCH. THE SITE IS DESIGNED TO PROVIDE A ROBUST RHYTHM OF PORCHES AND STEPS. THE HEIGHT OF THE PORCH IS GENERATED TO A FLEXIBLE RESPONSE TO THE SLOPING TOPOGRAPHY WITH A COMMITMENT TO A LARGE FLAT COURTYARD AT THE CENTER OF THE SITE ACCESSED DIRECTLY FROM THE LOWER FLOOR THE STREET-FACING HOMES.


5  DECK PROJECTION AT SIDE SETBACK AT SOUTH EAST PROPERTY LINE

SMC 23.65.1.S.B. 3

AVERAGE 1’ 0” INCREASE

6’ 0” MAX

HEIGHT FOR A LENGTH OF 6’ 0” TO 12’ 0” OF PROPERTY LINE

PROPERTY LINE

AVERAGE 1’ 0” INCREASE

6’ 0” MAX

HEIGHT FOR A LENGTH OF 4’ 0” TO 6’ 0” OF PROPERTY LINE

PROPERTY LINE

AVERAGE 1’ 0” INCREASE

6’ 0” MAX

HEIGHT FOR A LENGTH OF 2’ 0” TO 4’ 0” OF PROPERTY LINE

PROPERTY LINE

AVERAGE 1’ 0” INCREASE

6’ 0” MAX

HEIGHT FOR A LENGTH OF 0’ 0” TO 2’ 0” OF PROPERTY LINE

PROPERTY LINE

A REDUCTION TO THE DECK SETBACK FOR THE DECK PROJECTION RESULTS FROM THE ELONGATED ENTRY PORCH TO A SOUTH EAST SIDE SETBACK. THE DECK PROJECTION IS REQUIRED TO BE 12’ 0” TO 18’ 0” BESIDE THE ENTRY PORCH. A LARGE ENTRY PORCH WILL PROMOTE HUMAN INTERACTION AND EYES ON THE STREET. A DECK PROJECTION OVER THE ENTRANCE PROVIDES A STRONG CONNECTION TO THE STREET AND PROMOTES A ROBUST RHYTHM OF PORCHES AND STEPS. THE HEIGHT OF THE PORCH IS GENERATED TO A SYSTEMATIC RESPONSE TO THE SLOPING TOPOGRAPHY WITH A COMMITMENT TO A LARGE FLAT COURTYARD AT THE CENTER OF THE SITE ACCESSED DIRECTLY FROM THE LOWER FLOOR THE STREET-FACING HOMES.


6  ARBOR IN BUILDING SEPARATION

SMC 23.65.1.S.R.B

5’ 0” MIN

7’ 0” MAX

5’ 0” MIN

10’ 0” MAX

HEIGHT FOR A LENGTH OF 18’ 0” TO 1ST FLOOR

HEIGHT FOR A LENGTH OF 18’ 0” TO 1ST FLOOR

HEIGHT FOR A LENGTH OF 18’ 0” TO 1ST FLOOR

HEIGHT FOR A LENGTH OF 18’ 0” TO 1ST FLOOR

THE ARBOR IS USED TO SHADE THE RESIDENTIAL ENTRY TO THE COURTYARD ADDING SCALES TO THE STREET-FACING FACES. A LARGER ENTRY PORCH WILL PROMOTE HUMAN INTERACTION AND EYES ON THE STREET. A DECK PROJECTION OVER THE ENTRANCE PROVIDES A STRONG CONNECTION TO THE STREET AND PROMOTES A ROBUST RHYTHM OF PORCHES AND STEPS. THE HEIGHT OF THE PORCH IS GENERATED TO A SYSTEMATIC RESPONSE TO THE SLOPING TOPOGRAPHY WITH A COMMITMENT TO A LARGE FLAT COURTYARD AT THE CENTER OF THE SITE ACCESSED DIRECTLY FROM THE LOWER FLOOR THE STREET-FACING HOMES.


7  SIDE SETBACK AT NORTH EAST PROPERTY LINE

SMC 23.65.1.S.B. 3

5’ 0” MIN

7’ 0” MAX

5’ 0” MIN

7’ 0” MAX

5’ 0” MIN

7’ 0” MAX

5’ 0” MIN

7’ 0” MAX

SIDE SETBACK AT SOUTH EAST PROPERTY LINE

SIDE SETBACK AT SOUTH EAST PROPERTY LINE

SIDE SETBACK AT SOUTH EAST PROPERTY LINE

SIDE SETBACK AT SOUTH EAST PROPERTY LINE

THROUGH CONVERSATIONS WITH THE NEIGHBOR DIRECTLY TO THE NORTH, A REDUCTION THAN LOSS OF VIEW FROM READING LENGTH WAS ADVANCED BY SHORTENING BUILDING 3 AND MODIFYING THE ENTRANCES RESULTING IN A REDUCED SIDE SETBACK FROM THE PROPERTY LINE.

DC. 2.B: ARCHITECTURAL AND FACADE COMPOSITION, DC. 2.C: SECONDARY ARCHITECTURAL FEATURES
SHADOW STUDIES

MARCH / SEPTEMBER 21

JUNE 21

DECEMBER 21

9 AM 12 PM 3 PM 6 PM

Shadow from proposed building
Shadow from existing buildings
GARAGE FLOOR PLAN

RED DASHED LINE REPRESENTS BUILDING OUTLINE AT NEIGHBORHOOD MEETING HELD ON APRIL 18, 2015
RED DASHED LINE REPRESENTS BUILDING OUTLINE AT NEIGHBORHOOD MEETING HELD ON APRIL 18, 2015
1 208 18th Ave. E. exterior view from street

2 1504 19th Avenue Duplex behind SF House

3 1411 E. Fir St. exterior view from street

4 1411 E. Fir St. interior boardwalk view
1911 E Pine St. view at interior of canyon

1818 E Yesler Way. view of a woonerf

1911 E. Pine St. courtyard view from a deck

1911 E. Pine St. view from street