

3701 S HUDSON ST.

EDG MEETING • DPD #3011350  
JUNE 22, 2010



Runberg Architecture Group, PLLC

Chad Lorentz  
One Yesler Way, Suite 200  
Seattle, WA 98104

HARBOR PROPERTIES, INC.

1411 Fourth Ave Ste 500  
Seattle, WA 98101

Attachment A  
City of Seattle  
Application for Early Design Guidance

PART I: CONTACT INFO

1.

Property Address:

3711 South Hudson Street
2.

Project number:

3007279

Additional related project number(s):

3011350
4.

Owner/Lessee Name:

Harbor Columbia One, LLC
5.

Contact Person\* Name:

Martha Barkman

Firm:

Harbor Properties, Inc

Mailing Address:

1411 4th Ave, Ste 500

City State Zip:

Seattle, WA 98101

E-mail:
6.

Applicant's Name:

Martha Barkman

Relationship to Project:

Owner's Representative
7.

Design Professional's Name:

Runberg Architecture Group, PLLC – Chad Lorentz

Address:

1 Yesler Way Suite 200, Seattle, WA 98104

Phone:

(206) 956-1970

E-mail address:

contact: Chad Lorentz; chadl@runberg.com
8.

Applicant's Signature

Date

PART II: SITE AND DEVELOPMENT INFO

1.

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

The site is located in the Columbia City neighborhood at 3711 South Hudson St. The site occupies the northwest corner of the block bounded by S. Hudson St to the north and 37th Ave S. to the west. There are no alleys serving the site.

The site slopes gently approximately 8-9 feet downward from west to east. Existing structures on the site are:

- Warehouse building – a one-story wood and stucco building being rented to a non-profit bike repair shop.
- Surface parking lot – impervious parking lot serving the warehouse use

This structure does not meet any criteria for historic designation

2.

Please indicate the site's zoning and other overlay designations, including applicable neighborhood-specific guidelines.

The site is zoned C2-65 and falls within the Columbia City Residential Urban Village, Southeast Seattle Reinvestment Area, and Rainier/Genesee Business District. The site is adjacent to the Columbia City Landmark District.

Adjacent parcels to the east and south of the subject property are of the same zoning. The parcel to the north is zoned NC2-40 and to the west is L2.

3.

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

The site is located one block east of Rainier Avenue on South Hudson St, just outside the commercial center and heart of Columbia City. The new Columbia City Light Rail Station is four blocks to the northwest making it easy for residents to connect to the greater Seattle Area. Many of the surrounding parcels are underdeveloped to current zoning allowances. Buildings to the east of the site, within the landmark district tend to be 1 and 2 story brick buildings from the early 20th century containing neighborhood retail uses such as boutiques, bookstores, and restaurants. Directly to the north, across S. Hudson St, is a single family home that has been converted into office and retail uses. To the west of the site, zoned L2, is a collection of 2 and 3 story multifamily structures ranging from a large apartment building to new townhomes. Bordering the south property line is a large 1 story warehouse building. There are no views from or around the site and the retail district of Columbia City is the community landmark.

4.

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

The applicants development objective is to provide the highest and best use for the site with a highly visible residential lobby and significant common outdoor space for residents. The proposed project is a 5 story, 55 foot structure that will provide 136 market rate apartment units and 109 parking stalls in one level of below grade parking. No departures are necessary at this time.



1.0 PROJECT DATA

1.1 Location:

1.2 Site Area:

1.3 Zone:

1.4 Building Code:

1.5 Proposed Use:

1.7 Occupancy Classification / Separations

3701 S. Hudson St

37,600 approx.

C2-65'

Columbia City(Residential Urban Village)

SE Seattle Reinvestment Area

Seattle Amendments to the 2009 International Bldg. Code (IBC)

Mixed Use

M  
R-2  
S-2

Residential  
Parking

1  
1

2  
2

1.8 Gross Floor Area:

FLOOR LEVEL	PKG (gsf)	CIRC	MECH	STORAGE	LOBBY/ AMENITY	RESID. (gsf)	TOTAL (gsf)	COURTYD ROOF	COMPLIANT OPEN SPC
Level P1	23,965	480	1270	805			26,520		
Level 1		1,870	170	335	1515	15,270	19,160	6,110	
Level 2		1,870	170	335		16,785	19,160		
Level 3		1,870	170	335		14,565	16,940	2030	
Level 4		1,870	170	335		14,565	16,940		
Level 5		1,870	170	335	1210	13,355	16,940		
Roof		480			495		975	4,545	
Subtotal	23,965	10,310	2,120	2,480	3,220	74,540	116,635	12,685	0

Average	74,540 /	125	=	596	gsf per unit average
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1.9 Unit Distribution                      \*\*at feasibility/SD phase\*\*

	TH	Open 1-BR	1 BR	2 BR	total
L1	4	11	12		27
L2		11	13	1	25
L3		11	13	1	25
L4		11	13	1	25
L5		11	11	1	23
	4	55	62	4	125

125

B.2 DEVELOPMENT OBJECTIVES

2.0 ZONING DATA

2.1 Use:	SMC 23.47A.004	
Live/Works	Permitted	
General Sales/Svc	Permitted	
Residential	Conditional Use	
	SMC 23.47A.006.B.3	
Residential uses in C2 are permitted when (1) residential use not in area with direct access to freeways, state routes and freight rail lines. (2) Residential use is not in close proximity to industrial area and/or nonresidential uses.		
2.2 Street Development Standards:	SMC 23.47A.005.4 .C &D	
4. Residential uses may occupy 100 percent of the street-level street-facing facade in a structure if the structure:		
c. Is not located in a pedestrian-designated zone or a zone that has a height limit of 85 feet or higher; and		
d. Does not face a designated principal pedestrian street.		
	SMC 23.47A.008.A.2	
Blank facades permitted:	no segment longer than 20 ft	Provided: <div>compliant</div>
	total blank facade < 40%	Provided: <div>compliant</div>
	SMC 23.47A.008.A.3	
Setbacks:	Street-level facades must be within 10 ft of lot line unless wider sidewalks, plazas, or other approved landscaping or open space is provided.	
	SMC 23.47A.008.B.2	
Transparency required for nonresidential uses:	60%	Provided: <div>N/A</div>
	SMC 23.47A.008.B.3	
Depth of nonres.:	average 30 ft, minimum 15 ft	Provided: <div>N/A</div>
Height of nonres.:	13 ft floor-to-floor	Provided: <div>N/A</div>
2.3 Outdoor Activities:	SMC 23.47A.011.D, E	
Outdoor storage : No max. size limit		
Outdoor sales/service of food or beverages prohibited within 50 ft of residentially-zoned lot		
2.4 Structure Height:		
Max. Allowed:	SMC 23.47A.012 A	65' height of underlying zone
Slope Bonus:	SMC 23.47A.012 B	.5' slope Bonus
Projections allowed above height limit: clerestories, guardrails, elevator/stairs overruns		
2.5 Floor Area Ratio	SMC 23.47A.013.B	
Allowed:	4.75	
Lot Area:		37,600 SF
Floor Area (excluding below grade):		90,115 SF
FAR provided:		Provided: <div>2.40</div>
2.6 Setbacks	SMC 23.47A.014.B.3	
Projections permitted into setback: exterior balconies, decks		
2.7 Required Landscaping:	SMC 23.47A.016.A	
Required: Seattle Green Factor 0.30		Provided: <div>Refer to Landscape Plans</div>
Required: street trees		Provided: <div>Refer to Landscape Plans</div>
2.8 Noise Generators:		
When noise generators located outdoors (heat exchangers, refrigeration, etc.) acoustic report shall be provided describing measures to be taken so that noise complies with standards		

2.9 Residential Amenity Area: SMC 23.47A.024.A

Required: 5% gross bldg. in resid. use: 5% of 90,115 = 4,506 sf

Provided: at grade 2,000 sf  
at upper floors 4,000 sf

Provided: 6,000 sf

SMC 23.47A.024.B

Required: minimum dimension 10 ft, no area less than 250 ft

2.10 Solid Waste: SMC 23.47A.029

Required for residential use, +100 units: 200 sf + 2 sf for each add'l unit

No dimension less than 6 ft front-loading type

2.11 Parking Location / Access: SMC 23.47A.032

One curb cut permitted

Parking may not be located between structure and street lot line

Parking may not be located inside a structure adjacent to street-level street-facing facade

SMC 23.54.030.D.2

Driveway: For non-residential uses: driveways for one-way traffic 12-15 ft; two-way traffic 22-25 ft

Proposed driveway width = Provided: 20% DEPARTURE REQUESTED

SMC 23.54.030.F.2

Curb cuts: For non-residential uses: driveways for one-way traffic 12-15 ft; two-way traffic 22-25 ft

Proposed curb cut =

2.12 Required Parking: SMC 23.54.015 Chart A, Chart B

Required Parking Ratio Required Parking

Sales & Service 2,480 sf 1/ 500

Live/Works sf 1/ 1500

no pkg for first 1500 sf of use

subtotal 0

Transit Reduction SMC 23.54.020.F.2.A

parking requirement for all uses may be reduced by 20%

Total Live Work Units 0.00

Residential 125 units 1/ 1 125.00

125

20% Reduction 25

Total Parking Requirement 100

Provided Parking

Commercial Residential

S M L ADA ADA van S M L ADA ADA van totals

0 0 0 0 0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0 0 0 0 0

L1 0 0 0 0 0 0 60 47 0 0 0 107

subtotal 0 0 0 0 0 0 60 47 0 0 0 107

0 commercial stalls 107 residential stalls

Driveway sight triangle: 10' triangle required DEPARTURE REQUESTED

Bicycle Parking SMC 23.54.015 Chart E

LONG TERM SHORT TERM

Bicycle Pkg Ratio Bicycle Pkg Ratio

Sales & Service 2,480 sf 1/ 12000 1/ 4000

other uses? 1/ 12000 1/ 4000

Residential 125 units 1/ 4

LONG Required SHORT Required

1 1

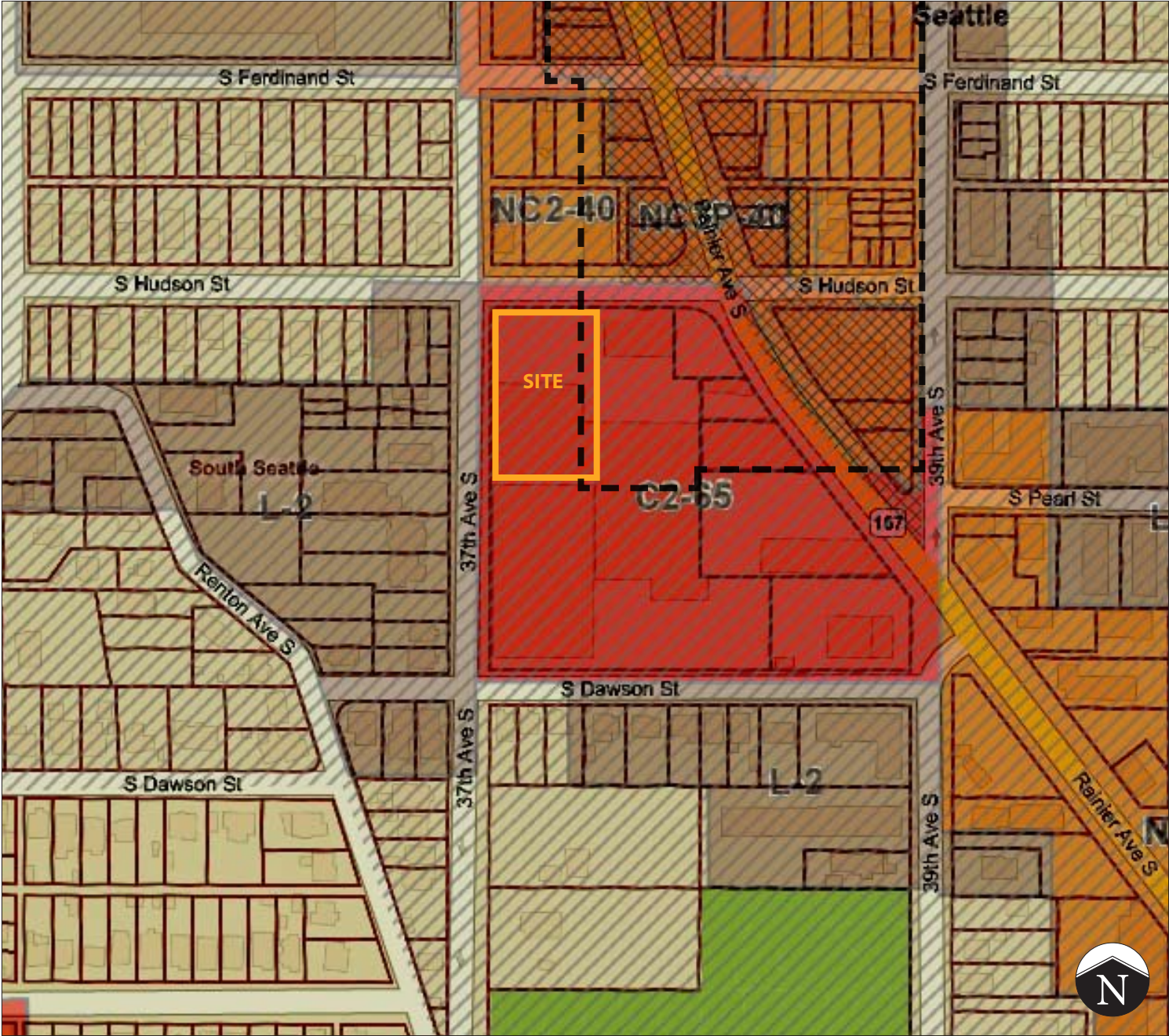
0 0

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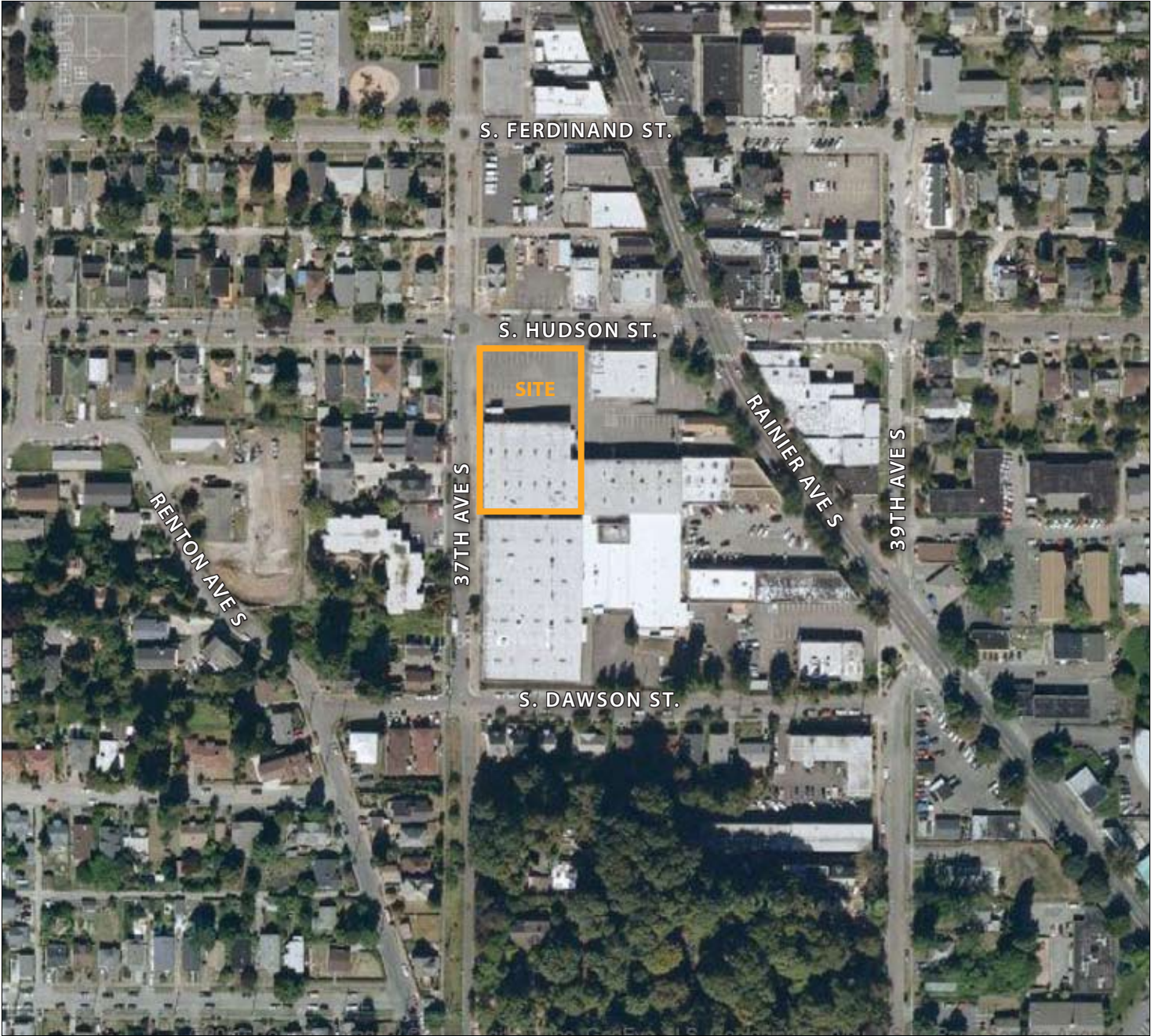
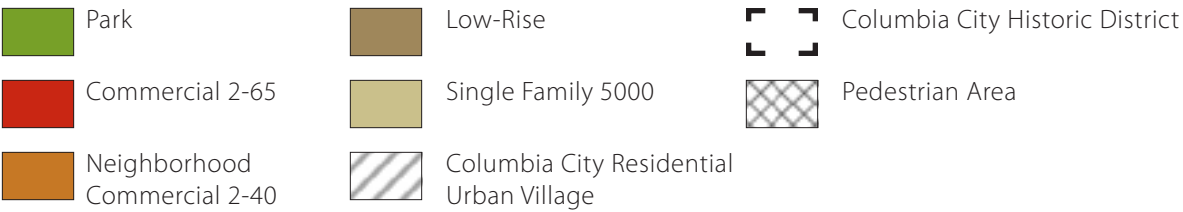
Loading berth: low to medium demand use (general commercial sales, medical services)

less than 10,000 sf no loading berth required





ZONING MAP

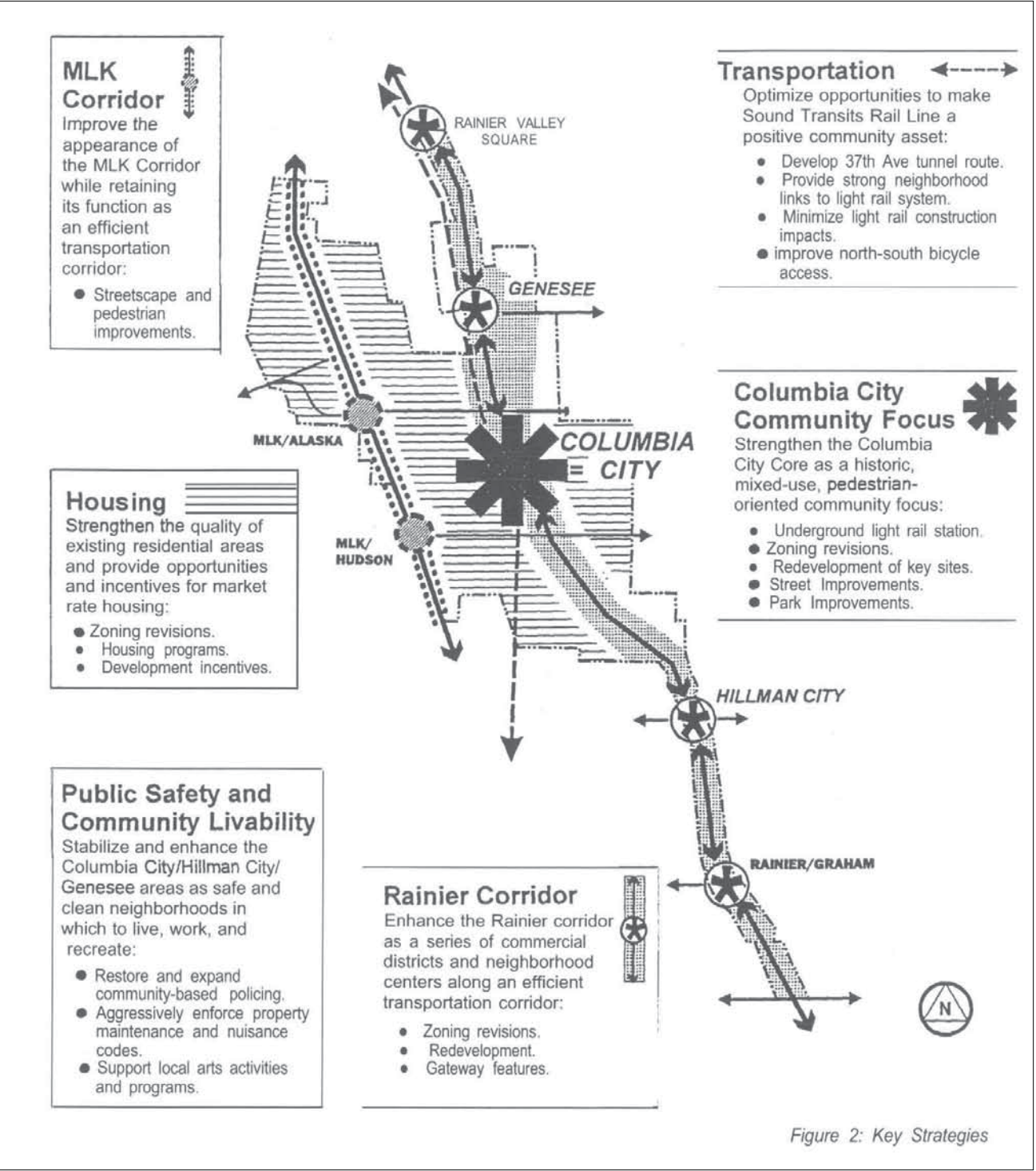


AERIAL PHOTO



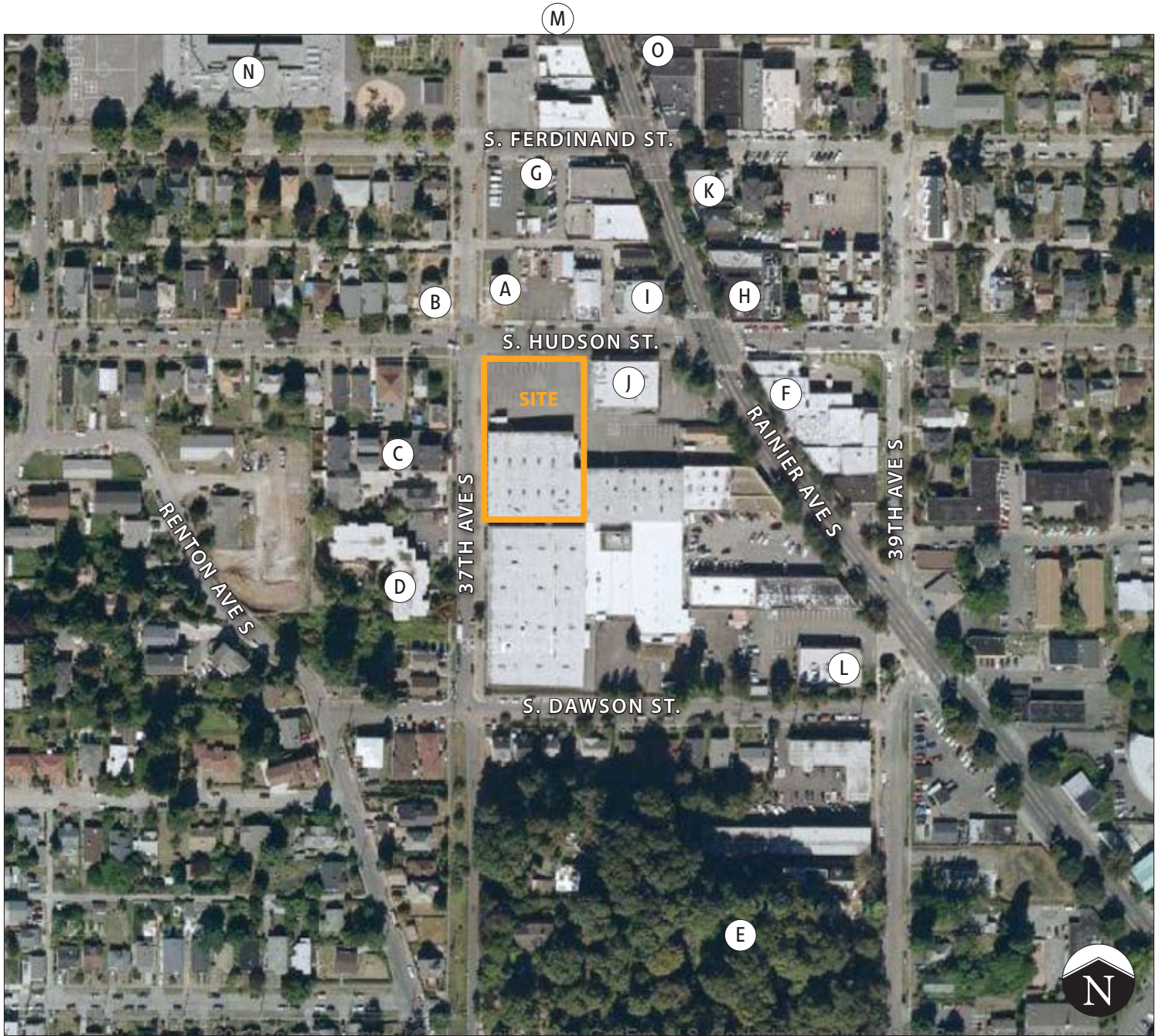
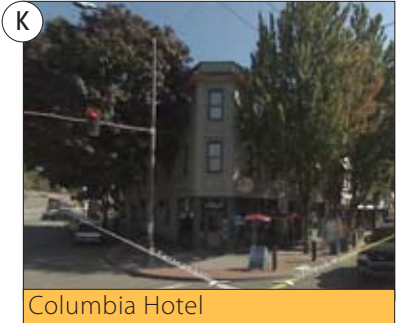
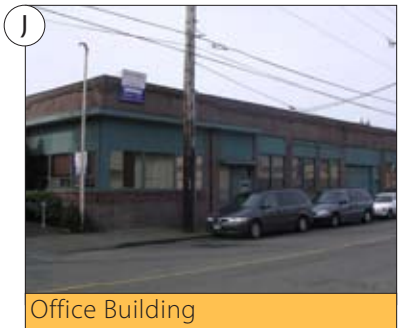
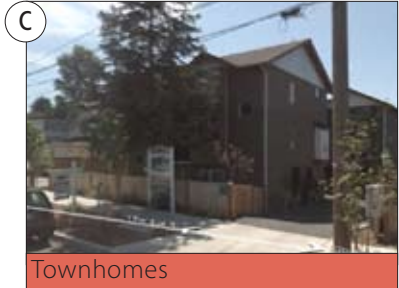


SITE FACTORS



GENESSEE NEIGHBORHOOD PLAN - KEY STRATEGIES





SURROUNDING USES

- Residential / Mixed-Use
- Office / Retail
- Entertainment / Recreation





VIEW FROM NW





S HUDSON ST. - NORTH



ACROSS FROM PROJECT SITE



S HUDSON ST. - SOUTH



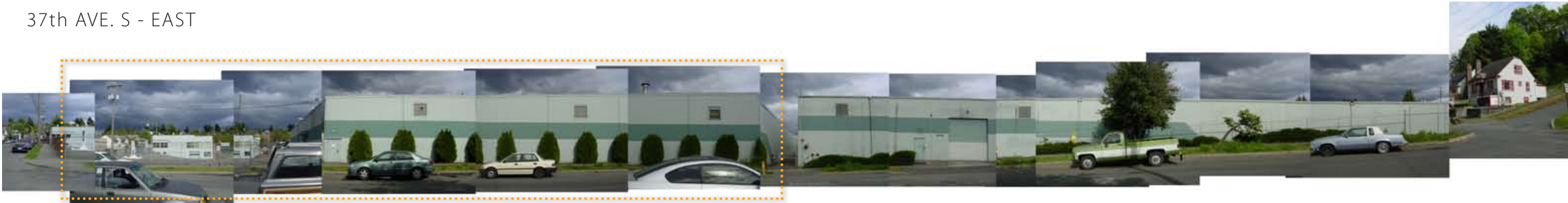
PROJECT SITE

37th AVE. S - WEST



ACROSS FROM PROJECT SITE

37th AVE. S - EAST



PROJECT SITE



SITE PLANNING

A-1 Responding to Site Characteristics

The Siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features. Solar orientation is also important consideration for this project.

Designing the building in relation to topography may help to reduce the visibility of parking garages.

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way. Pedestrian friendly streetscapes are an important consideration for this project.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street. Graceful transition from street is an important consideration.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

A-6 Transition Between Residence & Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

A-8 Parking & Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

A-10 Corner Lots

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from the corner.

HEIGHT, BULK & SCALE

B-1 Height, Bulk & Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be

developed in a manner that creates a step in perceived height, bulk and scale between anticipated development potential of the adjacent zones.

ARCHITECTURAL ELEMENTS & MATERIALS

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

C-5 Structured Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

PEDESTRIAN ENVIRONMENT

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

D-2 Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

D-12 Residential Entries and Transitions

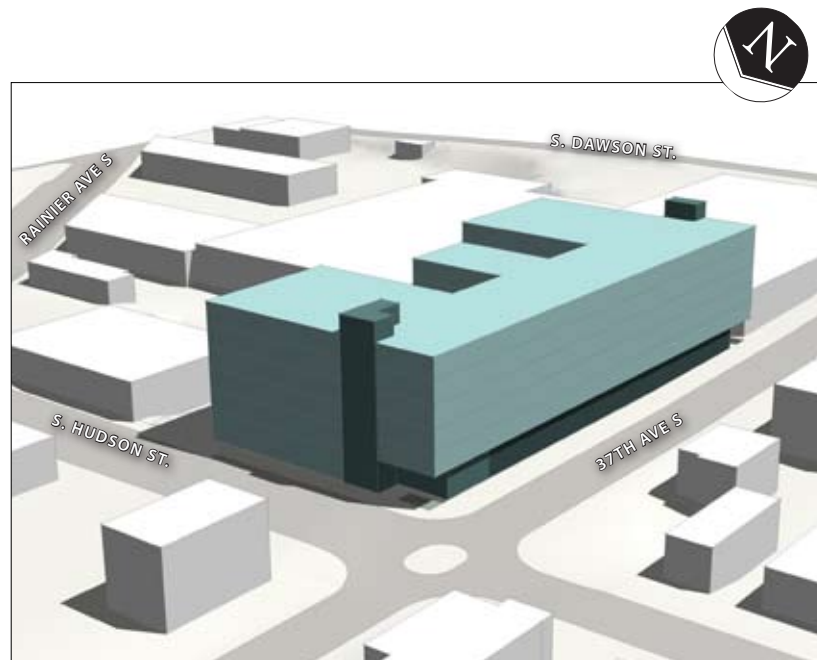
For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public and private entry.

LANDSCAPING

E-2 Landscaping to Enhance the Building and/or Site

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.





MASSING "E"

136 units  
15 Live/work units  
109 parking stalls  
FAR: 4.62  
198,000 gsf total

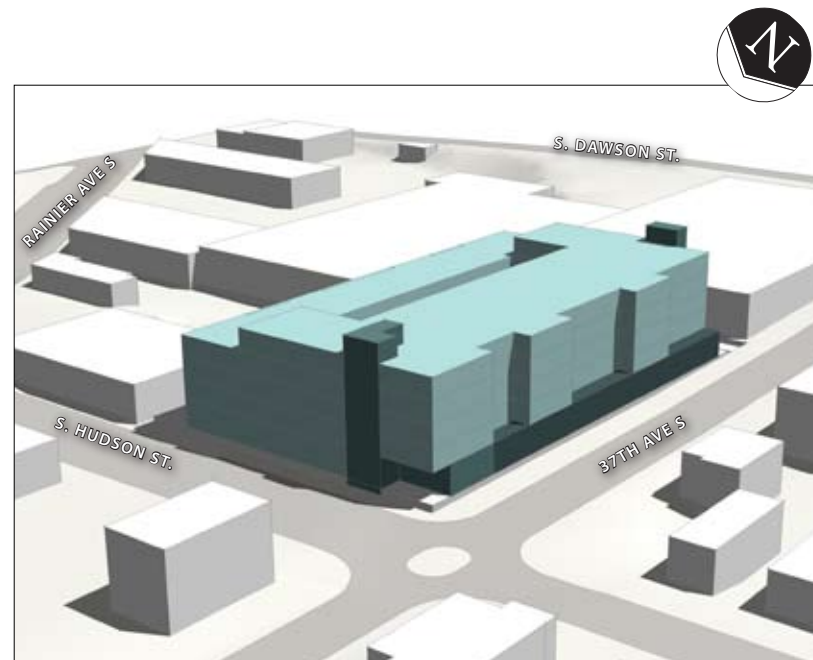
- 5 stories of wood over 1 story of concrete
- Commercial live/work units along 37th Ave.
- 2 internal courtyards with eastern exposure.
- Maximize development potential

Pros

- Good sun exposure to majority of units
- Mass shifted away from Columbia City commercial center
- Maximizes dwelling units/acre

Cons

- Long facade facing residential neighborhood
- Courtyard facing vehicular access



MASSING "D"

136 units  
15 Live/work units  
109 parking stalls  
FAR: 4.08  
177,000 gsf total

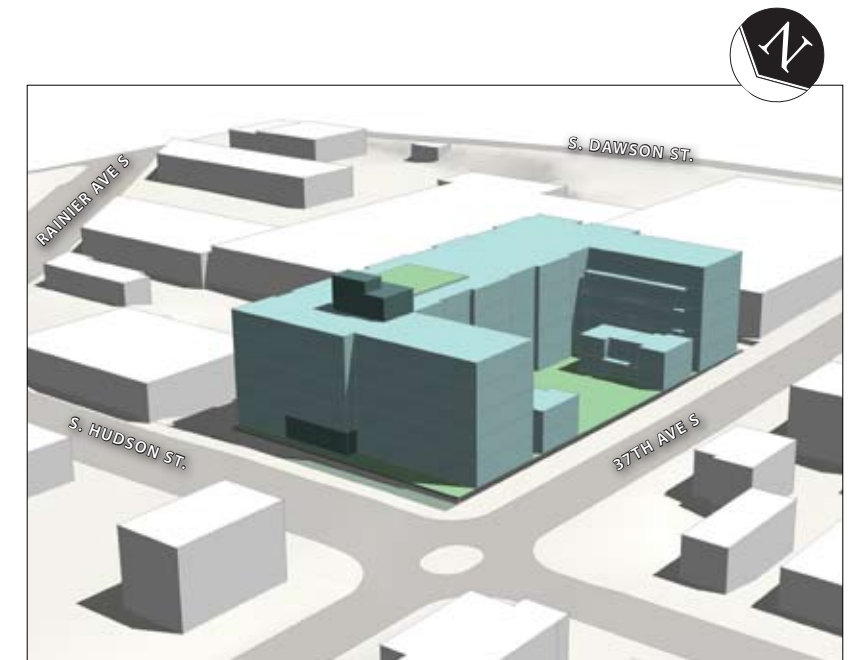
- 4 stories of wood over 1 story of concrete
- Commercial live/work units along 37th Ave.
- Internal courtyard.
- Upper levels setback along east facade

Pros

- Massing steps back at Level 5 towards Columbia City commercial center
- Maximizes dwelling units/acre

Cons

- Long facade facing residential neighborhood
- Courtyard has canyon-like feel and limited solar exposure



MASSING "C"

123 units  
109 parking stalls  
FAR: 2.40  
119,000 gsf total

- 4 stories of wood over 1 story of concrete
- All residential building.
- Massing opens up to 37th Ave.
- 2-story family townhomes front the courtyard.
- Massing setback at S Hudson St.

Pros

- Courtyard visible to neighborhood
- Generous setbacks help transition from Neighborhood Commercial to Residential
- Building mass shifted toward alley
- Courtyard is west facing

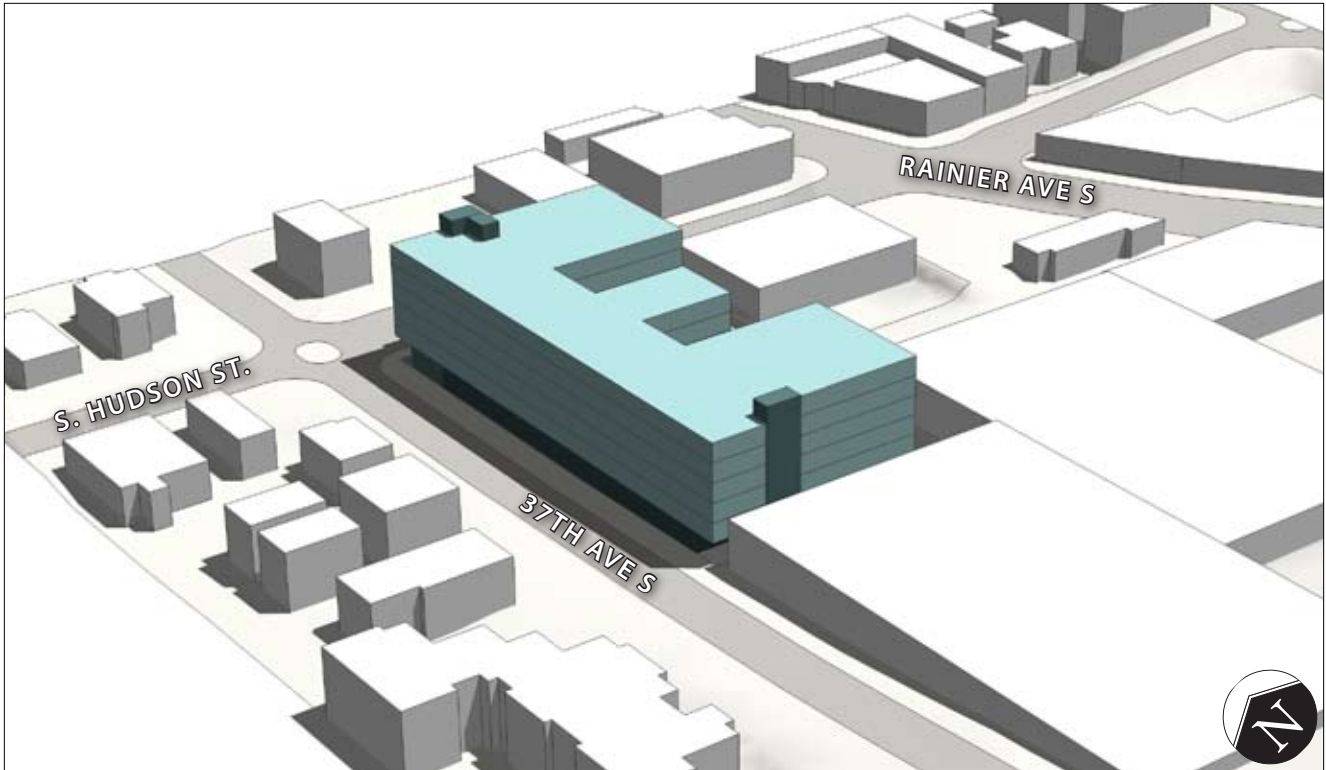
Cons

- Least density/acre
- Building security more difficult to control

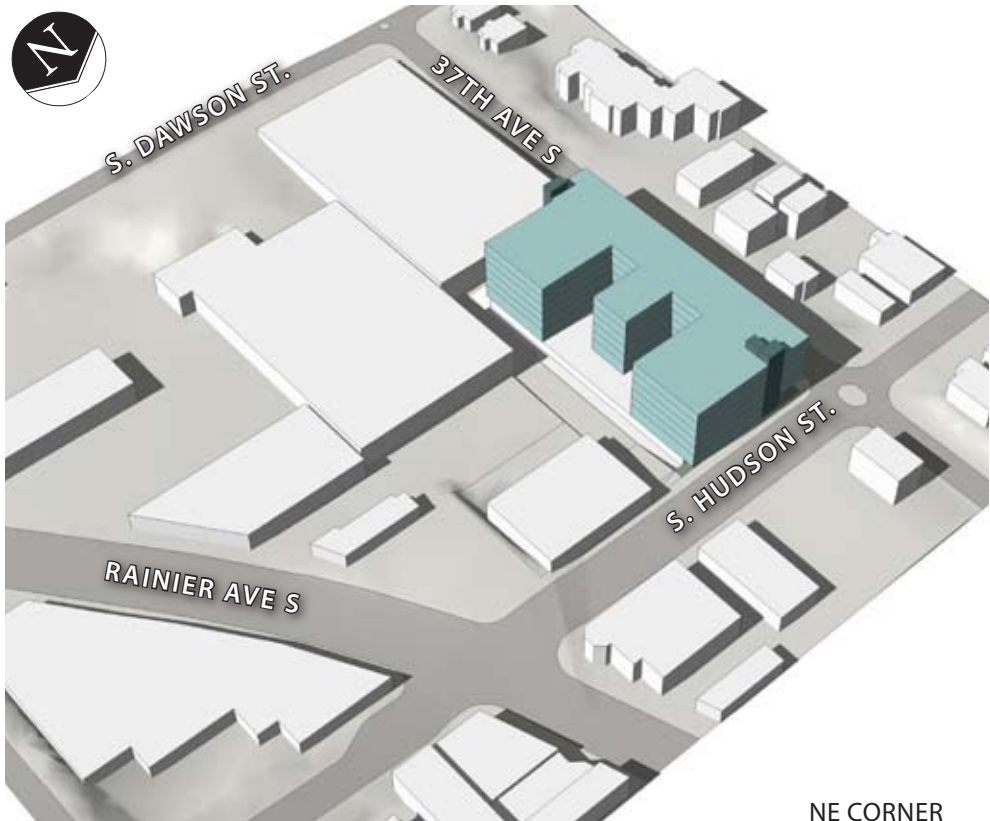




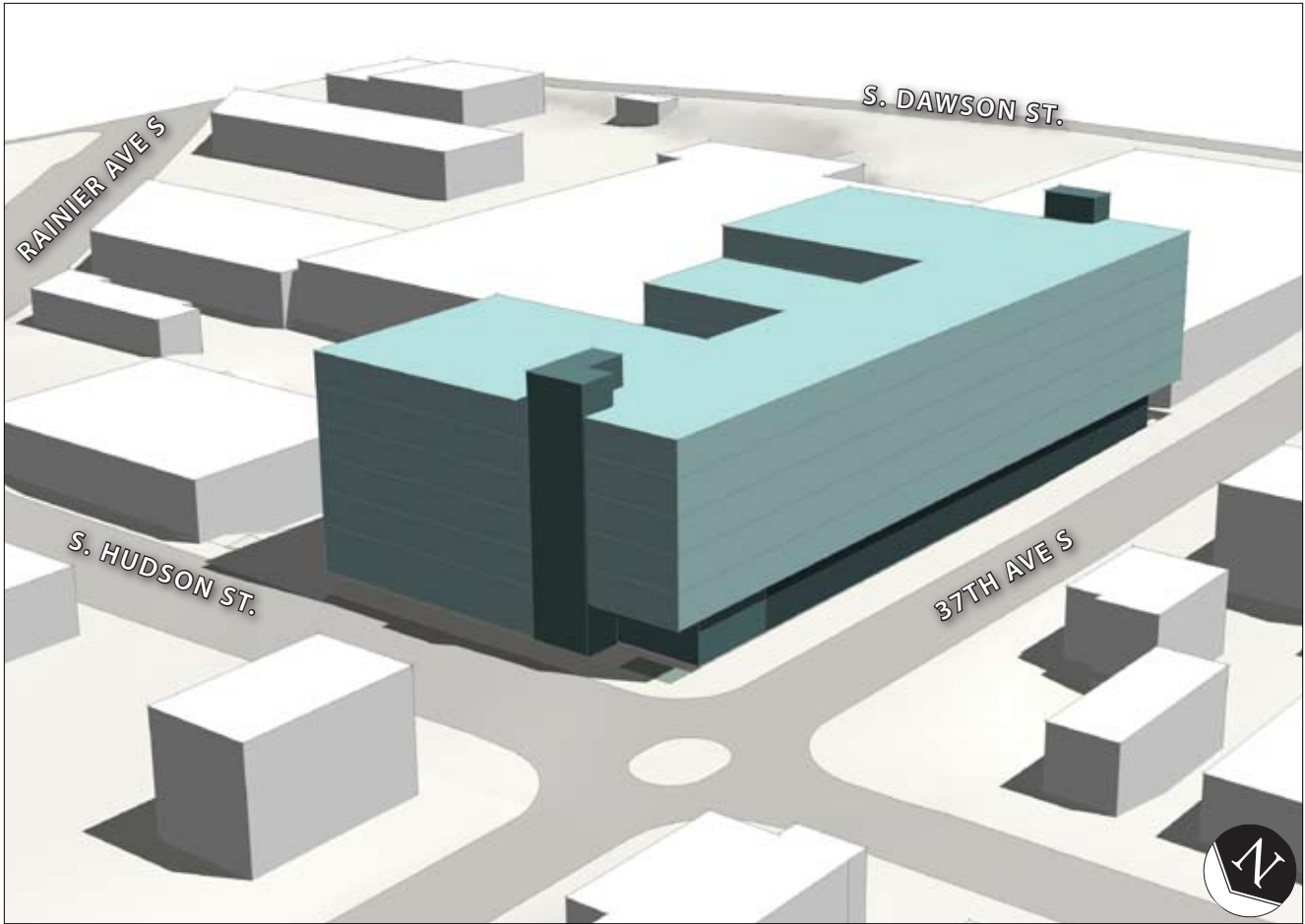
SITE PLAN



SW CORNER



NE CORNER

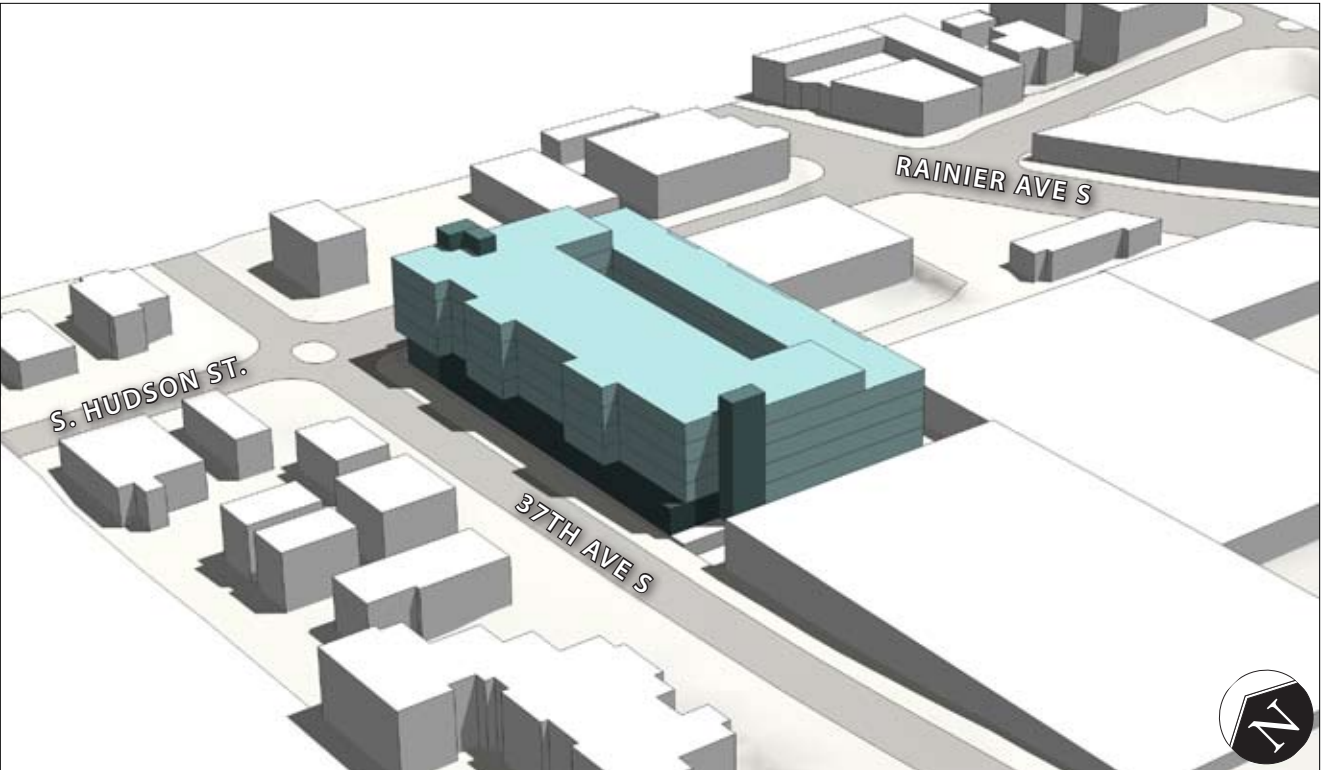


NW CORNER

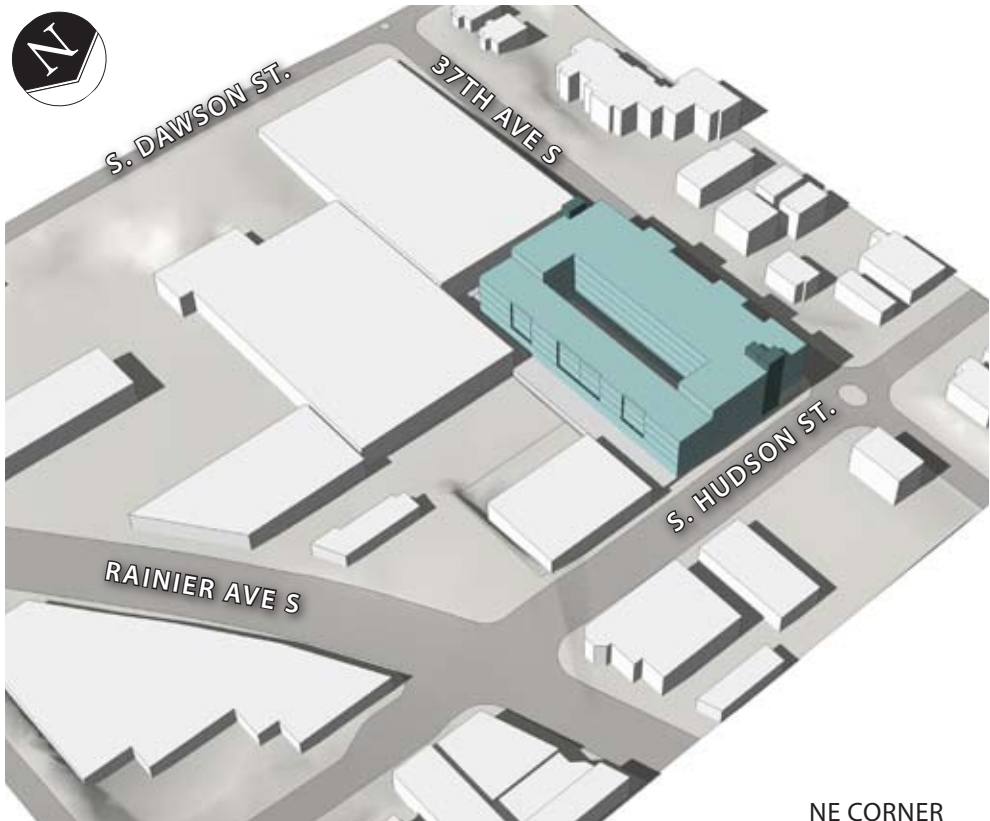




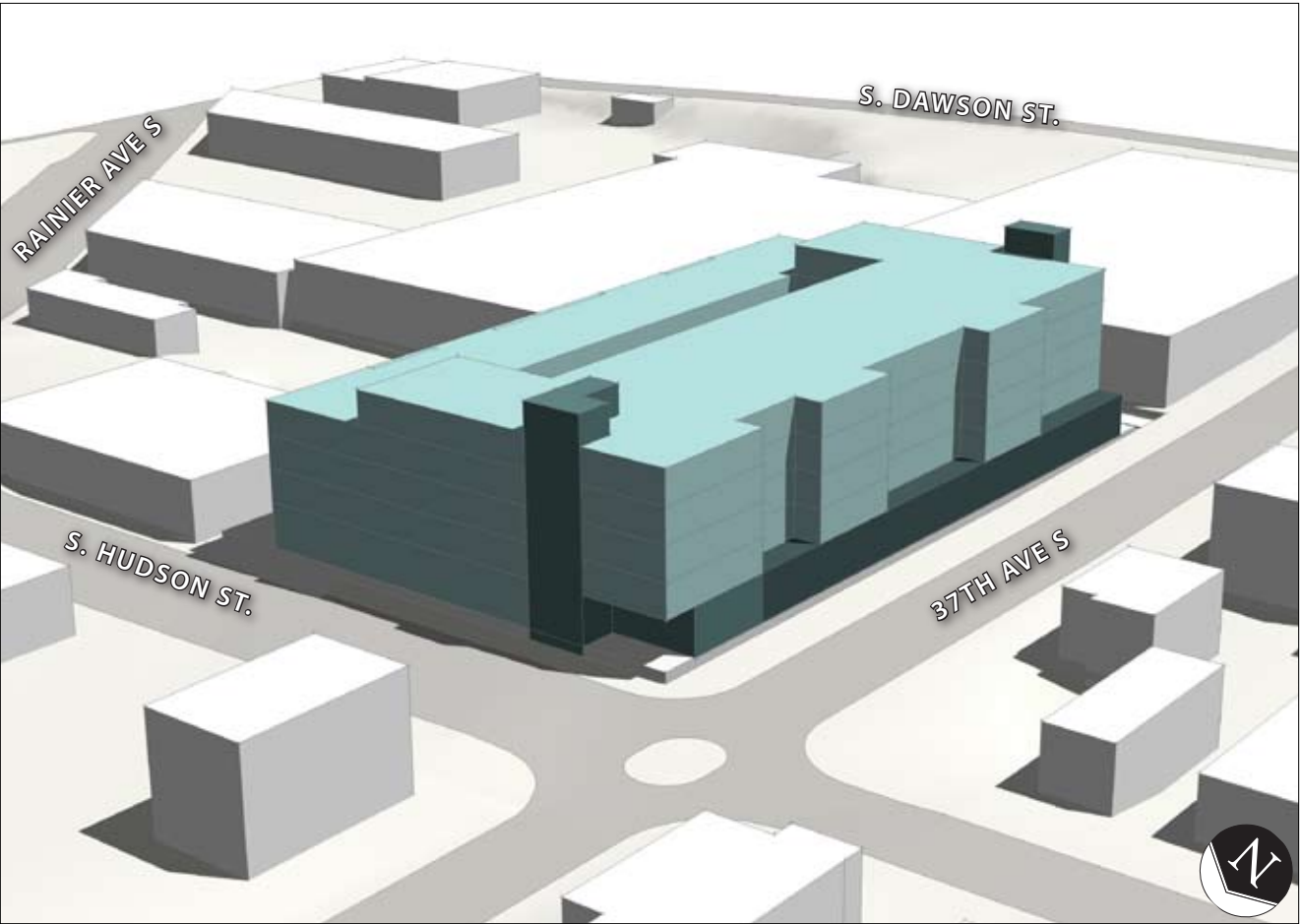
SITE PLAN



SW CORNER



NE CORNER

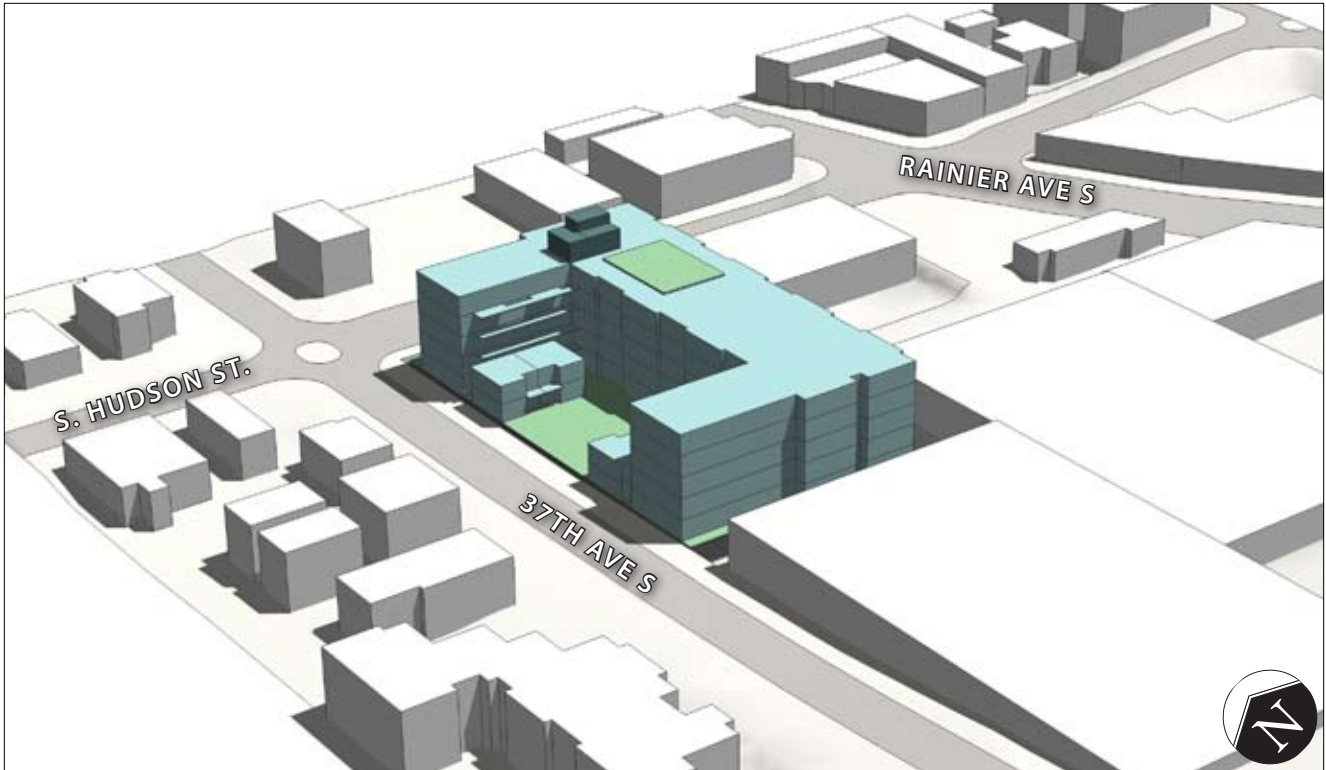


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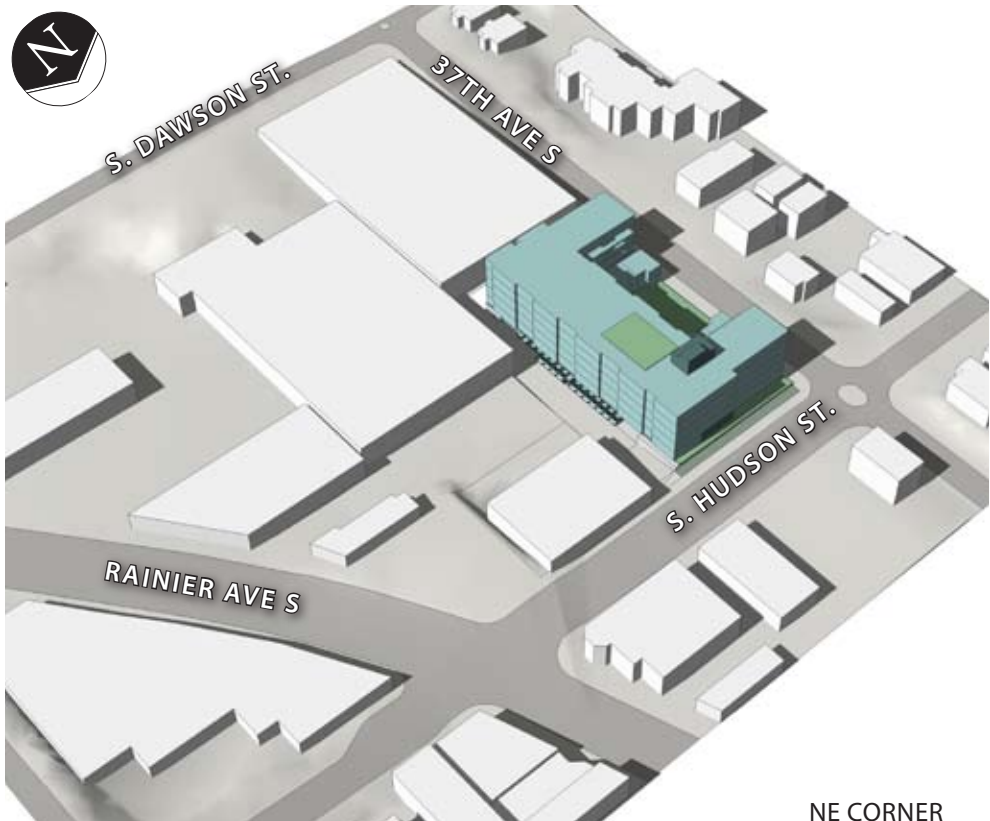




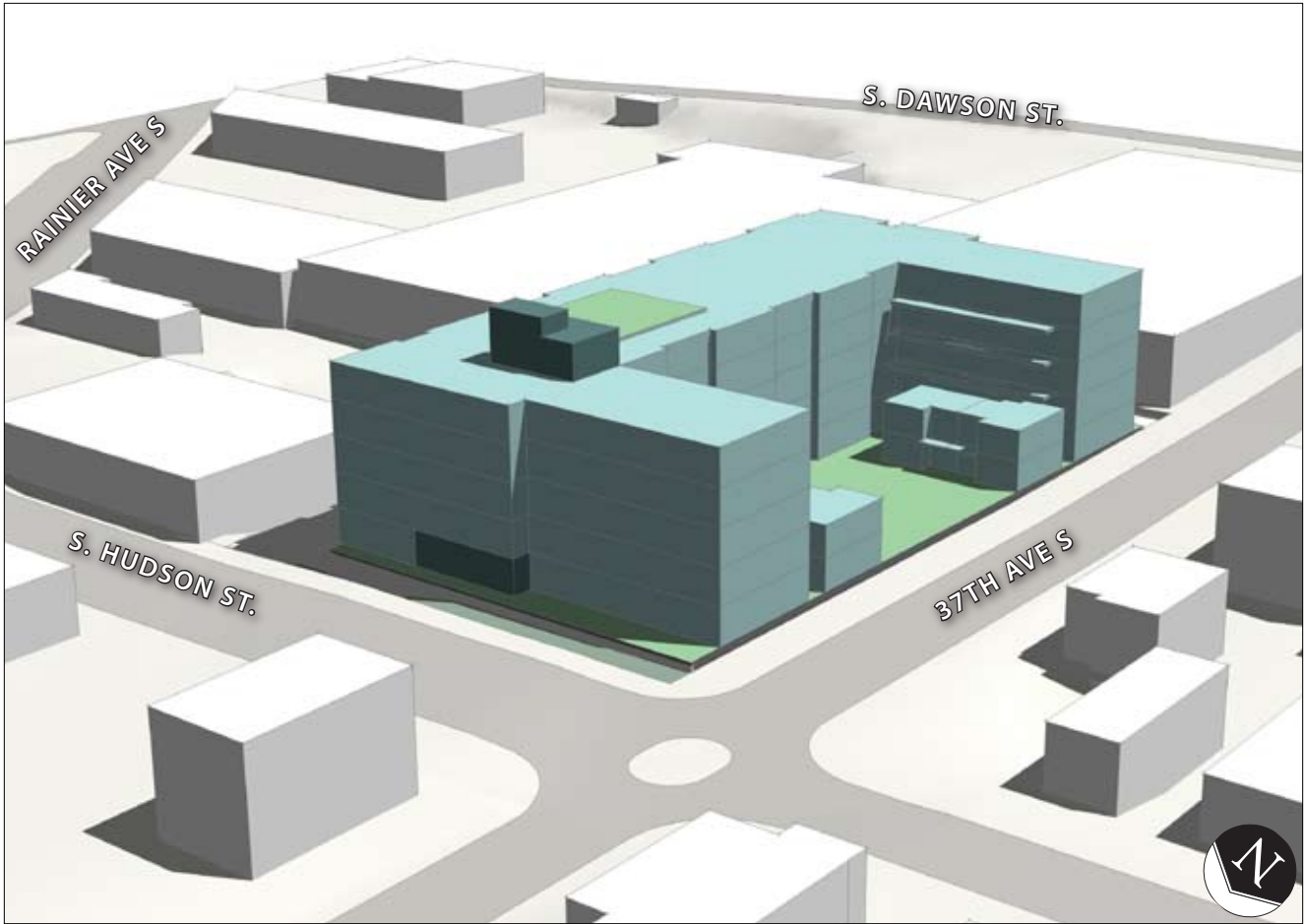
SITE PLAN



SW CORNER



NE CORNER



NW CORNER



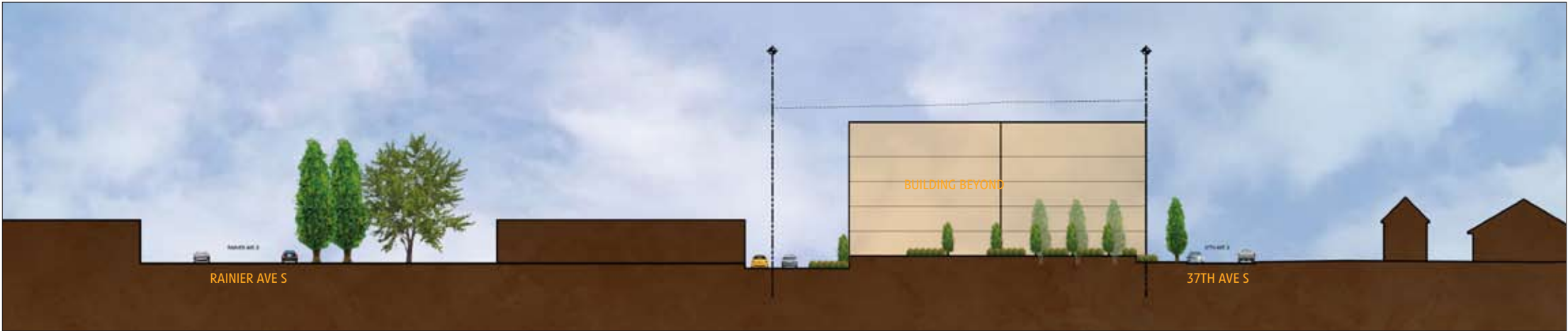


SITE PLAN

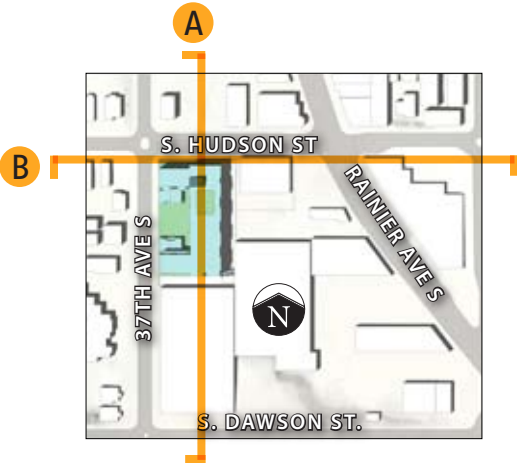




A SITE SECTION NORTH -SOUTH



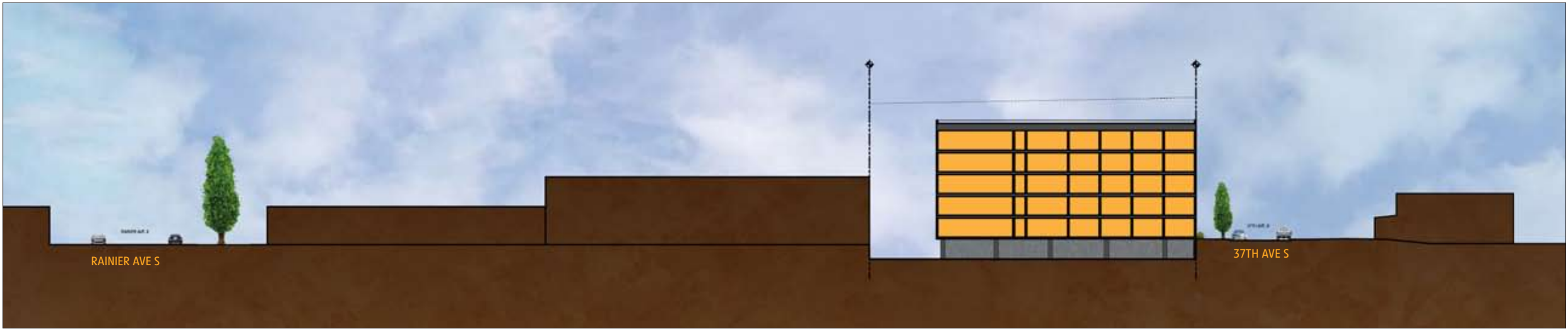
B SITE SECTION EAST-WEST



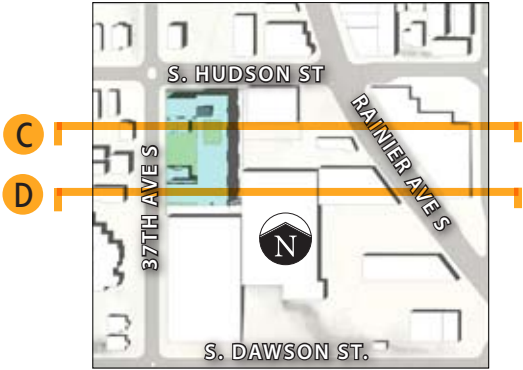




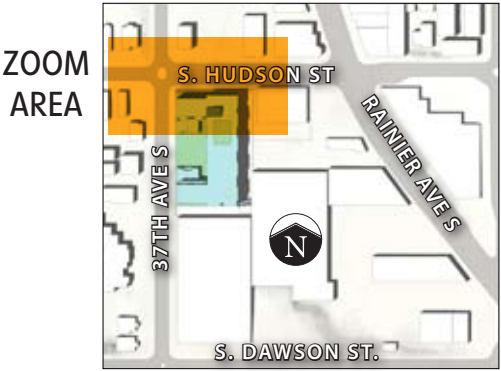
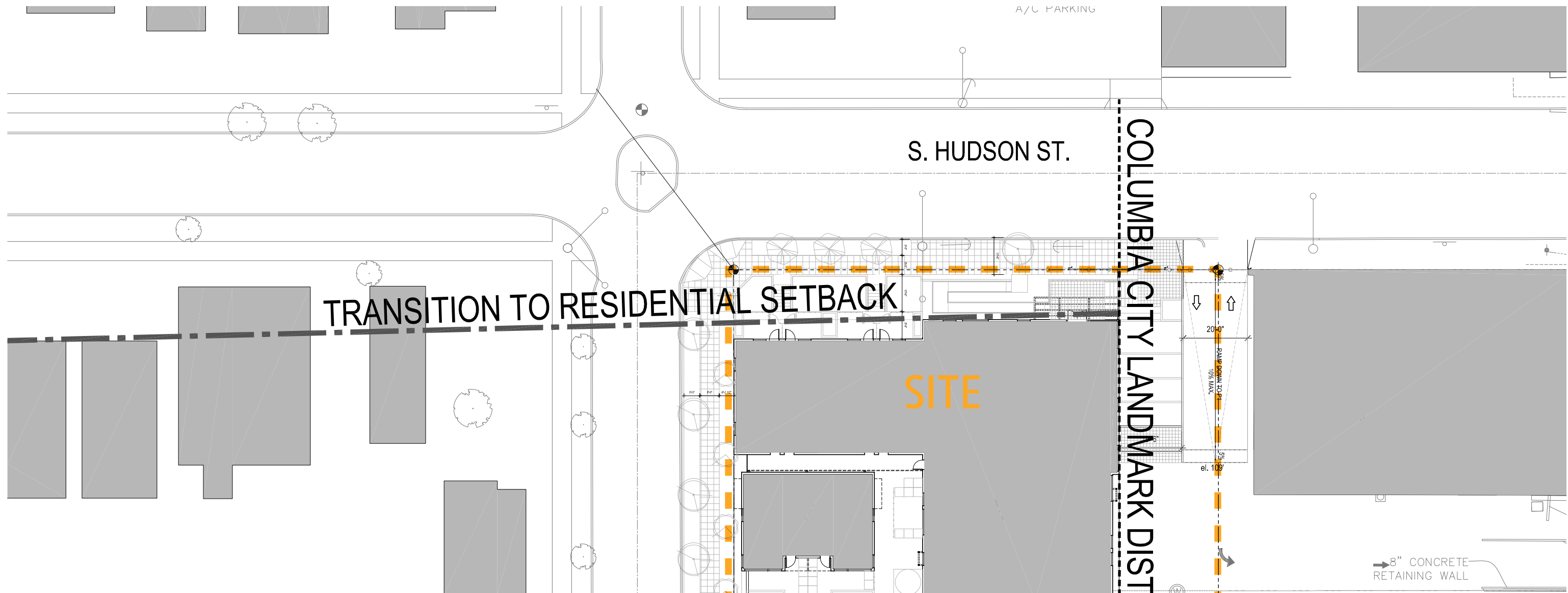
C SITE SECTION EAST-WEST



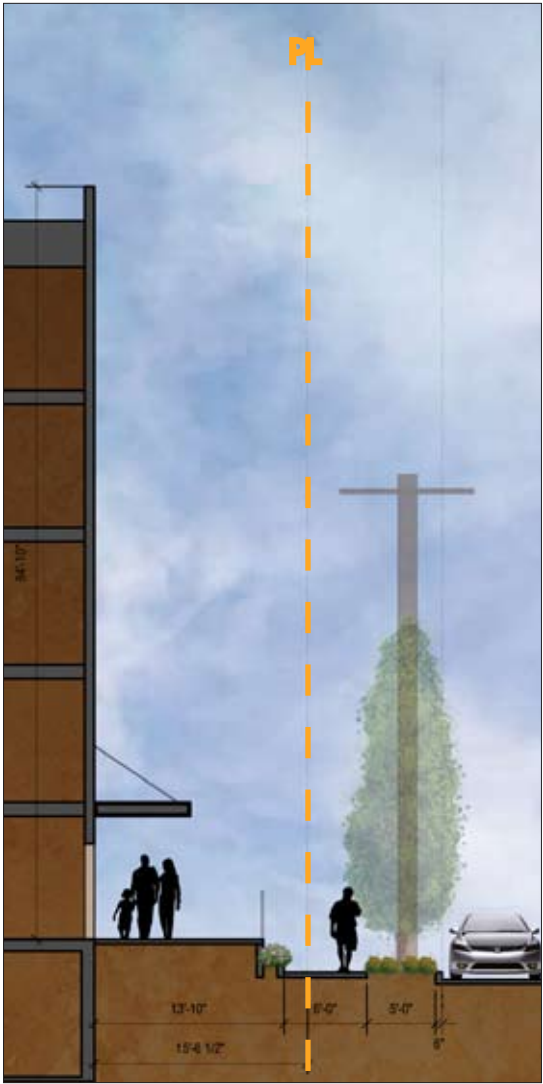
D SITE SECTION EAST-WEST



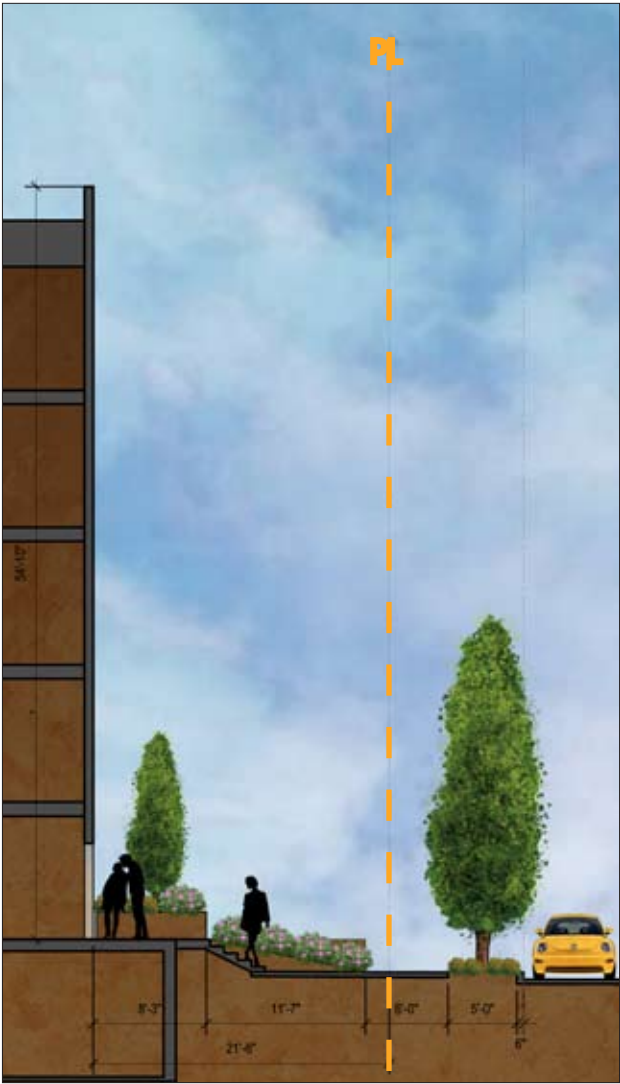




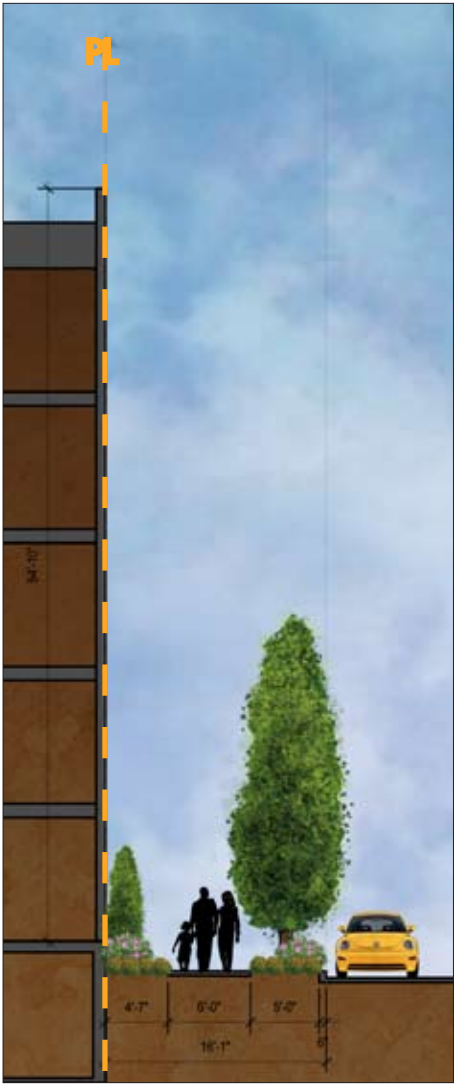




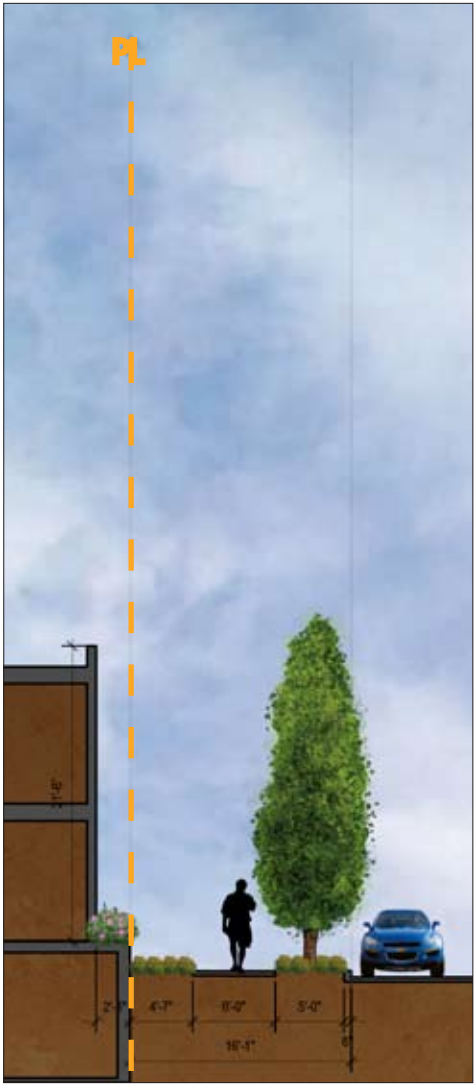
A STREET SECTION LOBBY



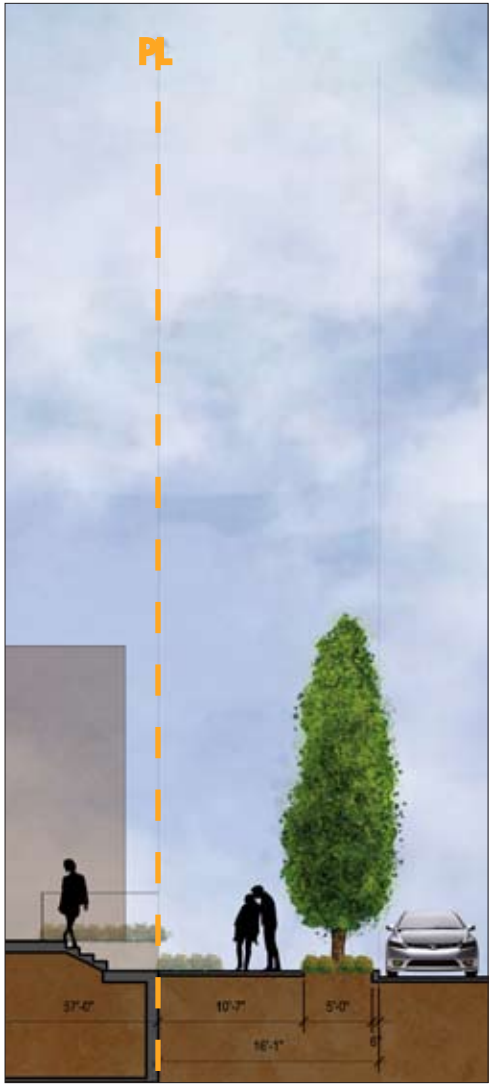
B STREET SECTION FLATS



C STREET SECTION FLATS



D STREET SECTION TOWNHOUSE



E STREET SECTION COURTYARD

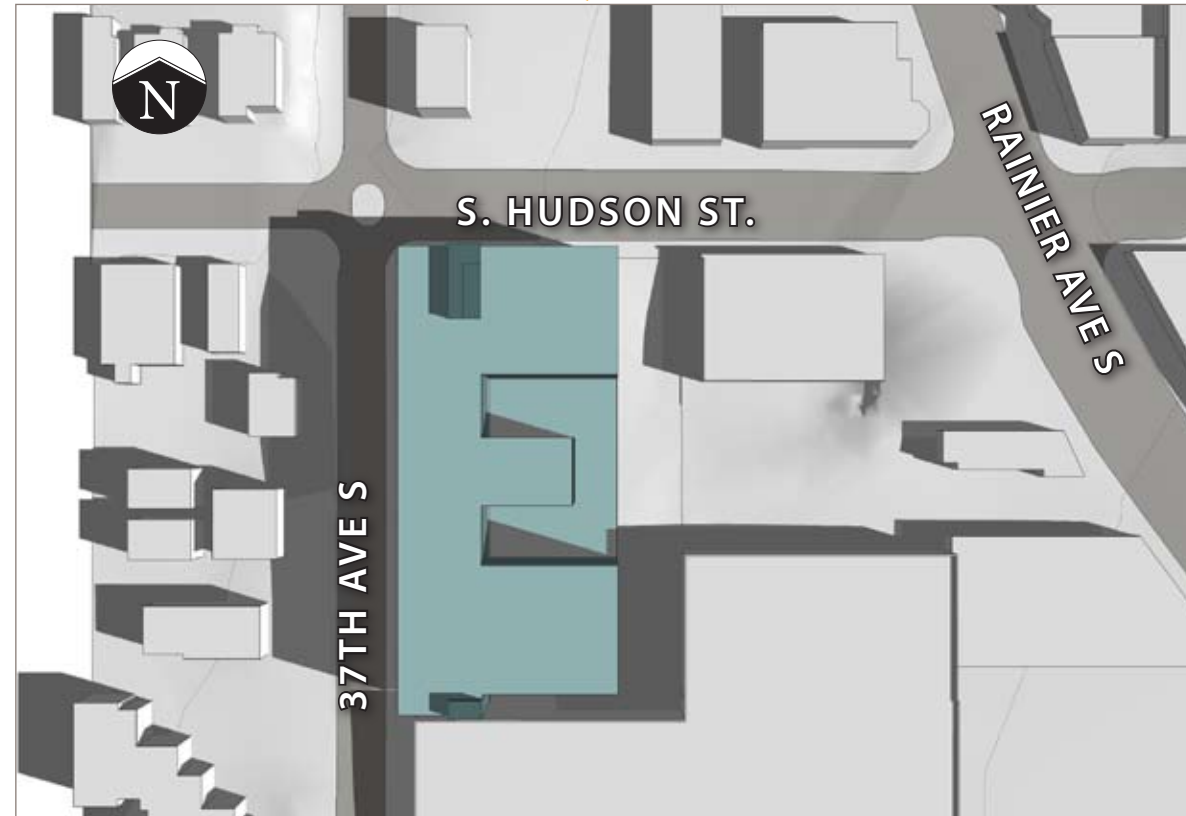




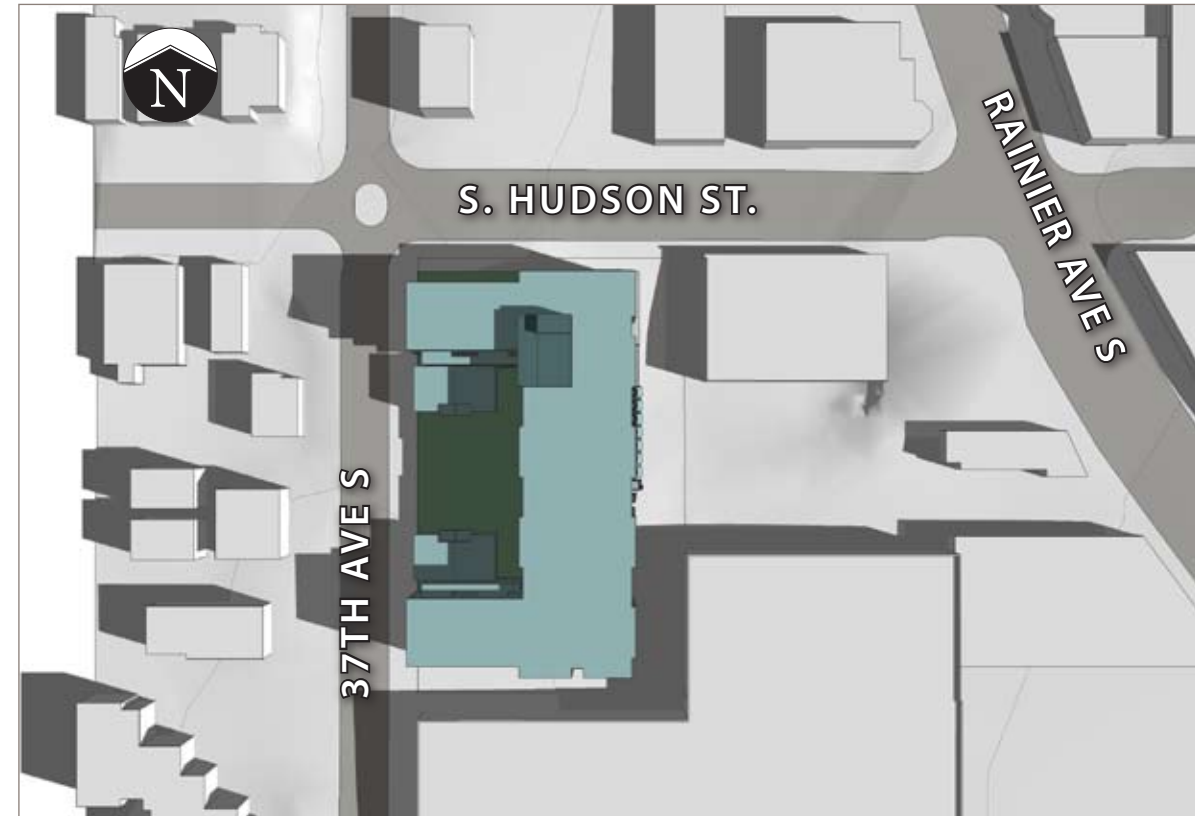




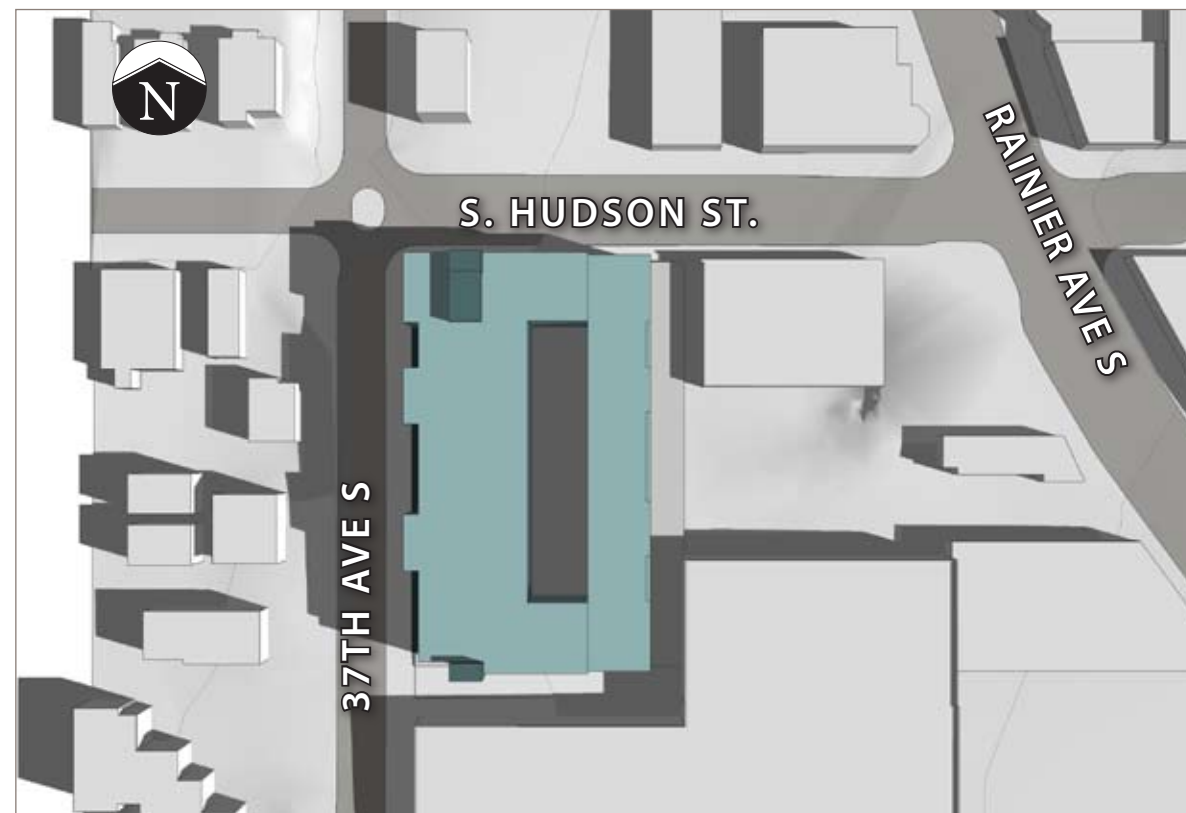
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SCHEME "C" SPRING/FALL EQUINOX: 9:00 AM



SCHEME "D" SPRING/FALL EQUINOX: 9:00 AM

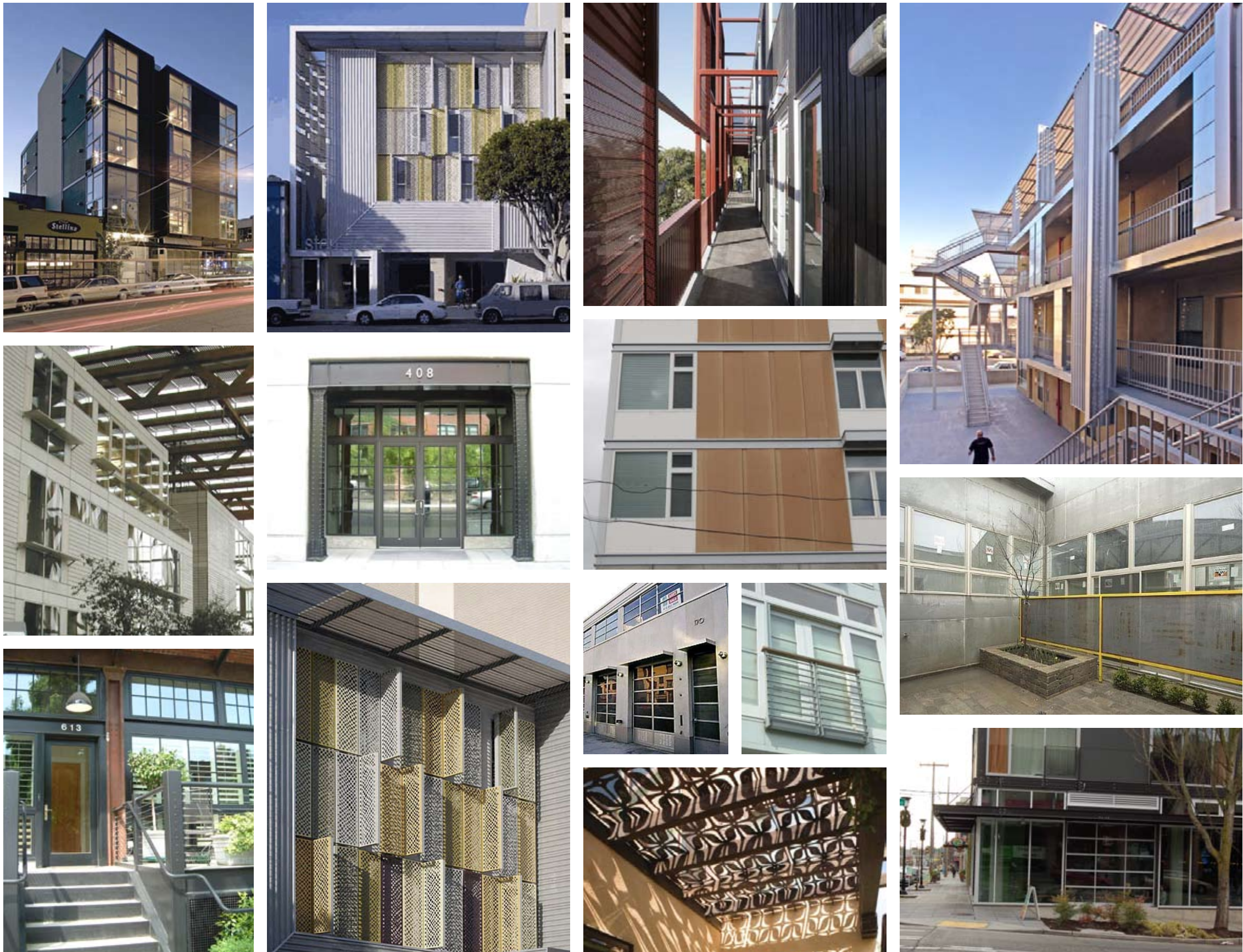


NOTE: Most relevant time frames depicted.











**DEPARTURE 1: PARKING SPACE STANDARDS**

**SMC 23.54.030.D2.A2**

The minimum width of driveways for two (2) way traffic shall be twenty-two (22) feet and the maximum width shall be twenty-five (25) feet.

**REQUEST:**

1. At S Hudson Street, the driveway for two-way traffic has a width of 20'-0".

**JUSTIFICATION:**

The narrower driveway creates a more pedestrian friendly R.O.W. and is only serving 107 cars.

**DEPARTURE 2: PARKING SPACE STANDARDS**

**SMC 23.54.030.G1**

For two way driveways or easements less than twenty-two feet wide, a sight triangle on both sides of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of ten feet from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk.

**REQUEST:**

The use of traffic safety mirrors to mitigate the absence of the sight triangle at the S Hudson Street driveway.

**JUSTIFICATION:**

The driveway is situated on a legal easement and abuts a historic building, thus making the site triangle unfeasible.