

BLAINE STAIRS

EARLY DESIGN GUIDANCE APPLICATION BOOKLET

MAY 25, 2010



Owner:
BLAINE STAIRS LLC
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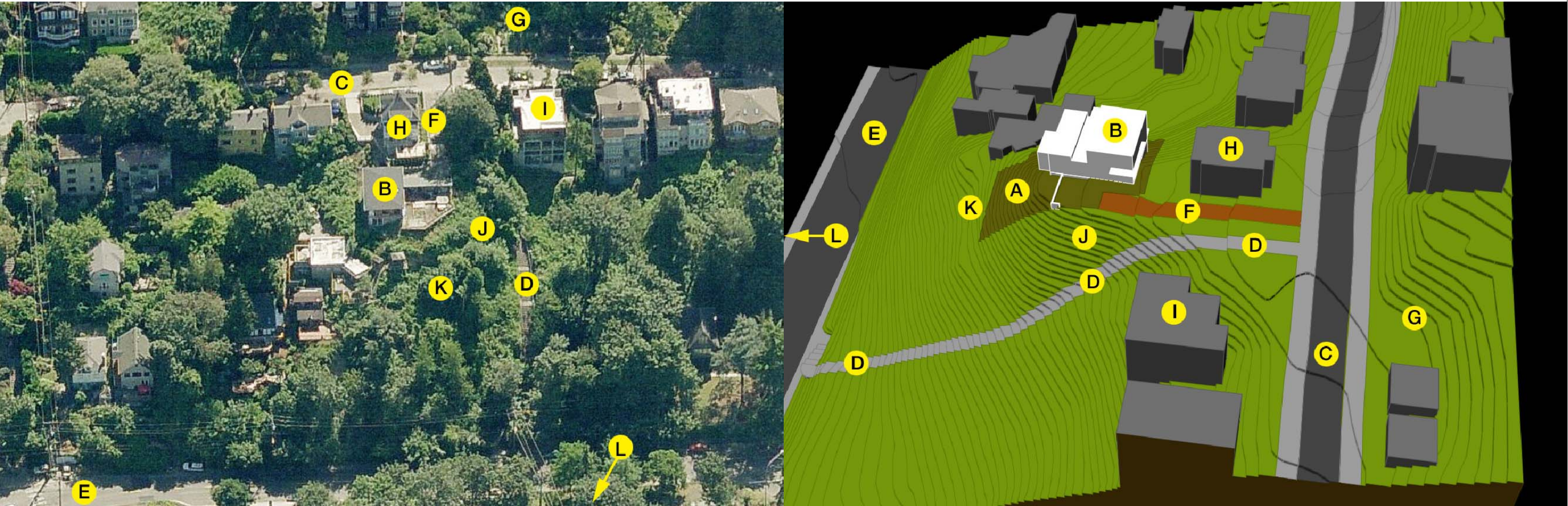
Applicant:
DOVETAIL, INC.
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DESCRIPTION OF EXISTING SITE:

The site is located at 814 E. Blaine St situated in the North Capitol Hill neighborhood between Broadway E to the east and Lakeview Blvd E to the west. The property fronts on to the undeveloped E Blaine St right-of-way to the south that serves as a prominent thoroughfare for pedestrians traveling along the stair system that occupies this corridor. There is an existing dilapidated single family residence located on the site that is accessed via a small portion of the undeveloped Blaine St right-of-way currently serving as off-street parking. Site grades slope gradually to moderately to the west over the eastern and central portions of the site that have been previously developed. Site grades then transition and continue to slope steeply down to the south, west and north of the developed portion of the site creating a promontory. The steep slopes surrounding the site are generally heavily vegetated with brush and moderately mature trees, however, there are no trees on the project site itself. Visibility to the project site is heavily influenced by the topography of the site. When viewing the site from the E Blaine St ROW to the north the project site is heavily obscured by existing vegetation and in many conditions invisible due to grade tapering off steeply to the west as one descends the stairs. Viewing the site from Broadway E looking west is obscured by the existing tri-plex immediately east of the site and grade sloping off to the west. Views from Lakeview Blvd E are non-existent due to steep slopes and vegetation. Primary views to the property are from Interstate 5, looking east and are distant by virtue of proximity. The site is mapped within a Potential Landslide and Steep Slope ECA.



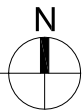
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BIRD'S-EYE VIEW LOOKING EAST - EXISTING CONDITIONS

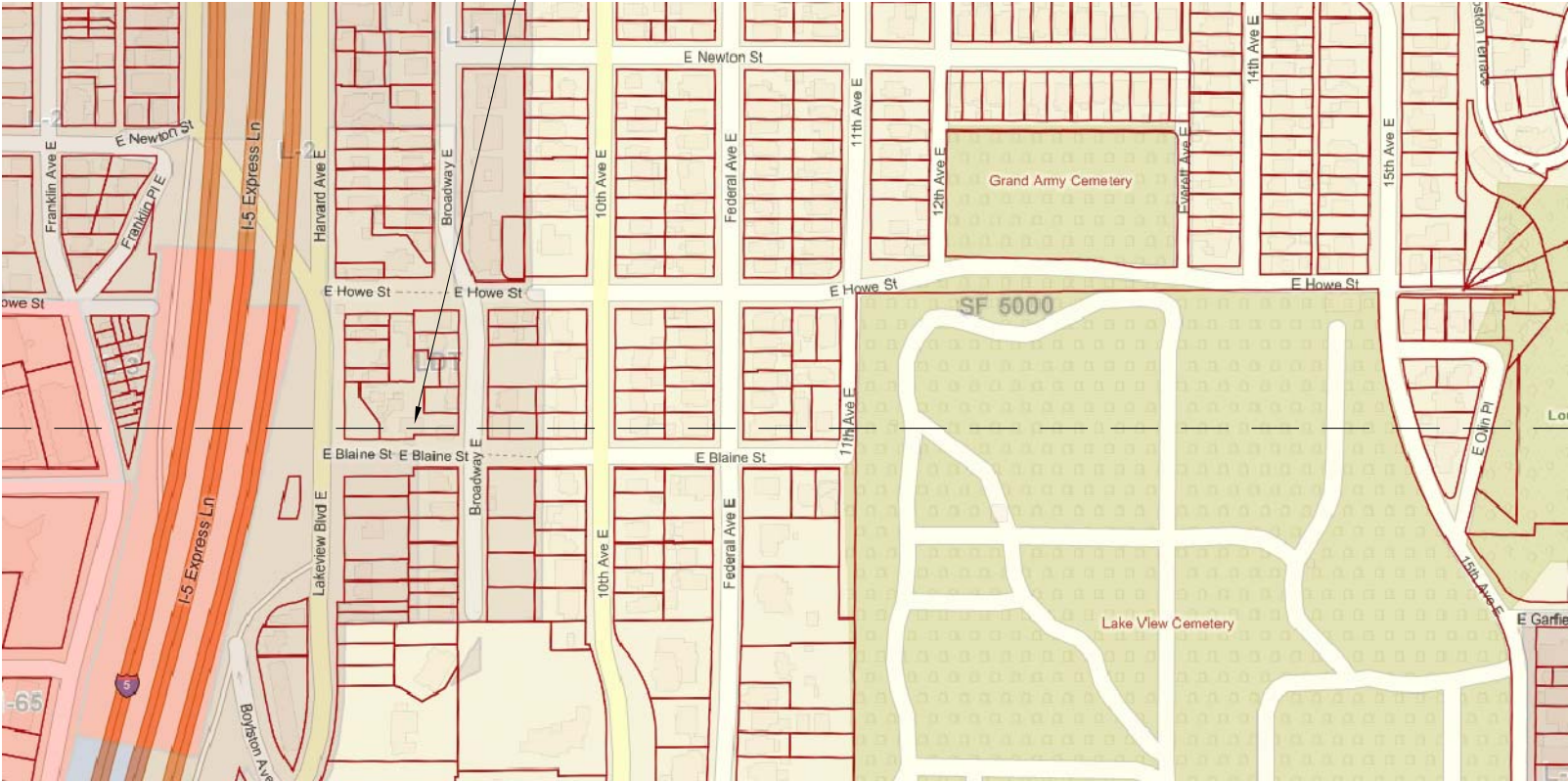


BIRD'S-EYE VIEW LOOKING NORTH W/ PROPOSED MASSING



- A LOT (SHOWN SHADED ON PROPOSED VIEW)
- B STRUCTURE ON LOT (EXISTING AND PROPOSED)
- C BROADWAY E.
- D PEDESTRIAN STEPS IN E. BLAINE ST. RIGHT-OF-WAY
- E LAKEVIEW BLVD E
- F EXISTING PORTION OF E. BLAINE ST. R.O.W. USED AS DRIVEWAY & OFF-STREET PARKING
- G COMMUNITY GARDEN INTEGRATED INTO HILLSIDE
- H ADJACENT EXISTING TRI-PLEX
- I FLAT ROOF CONDO DEVELOPMENTS NOT STEPPED W/ TOPOGRAPHY
- J HEAVILY WOODED SLOPE BETWEEN STAIRS & SITE
- K STEEP SLOPE
- L I-5 COLONNADE URBAN MOUNTAIN BIKE PARK

PROJECT SITE
814 E. BLAINE ST

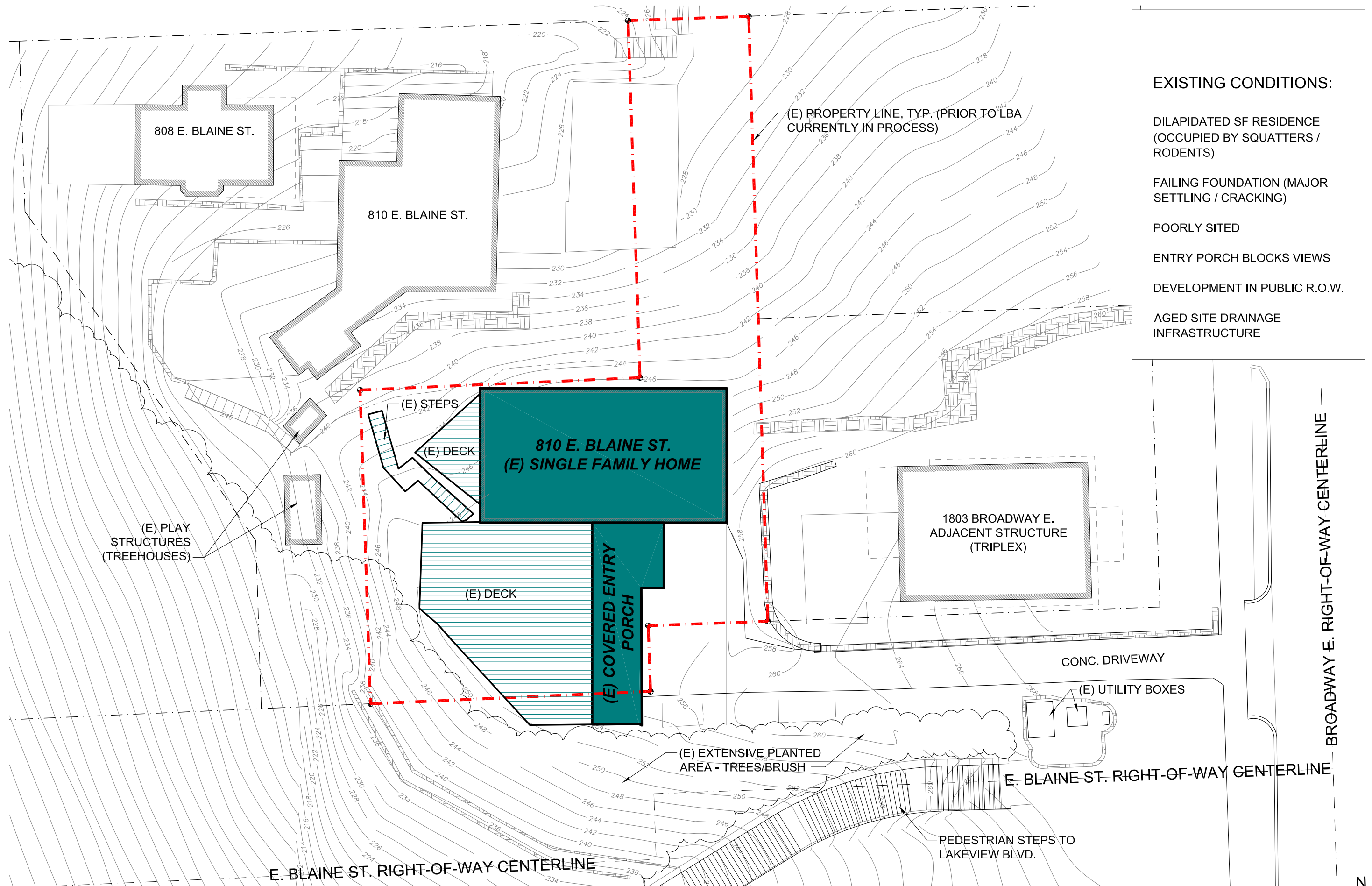


SITE ZONING:

LDT (Lowrise Duplex Triplex) - no overlays
ECA: 40% steep slope area on site
Potential slide area

NEIGHBORING DEVELOPMENT AND USES:

C1-40 and L-2 zoning to the west, L1 to the north and SF5000 to the east and south. The neighborhood is generally comprised of single family residences perched above Broadway E and condominium type development to the north and south of the project site ranging in style and consisting of predominantly flat-roof structures. There is a neighborhood garden located to the south east of the property that is integrated into the hillside. Views from the site are significant and varied consisting primarily of dominant views toward Lake Union over Interstate 5 with Queen Anne hill in the background. Distant views exist to the northeast towards the Ballard Locks and views of downtown Seattle and Elliot Bay can be seen to the southwest. Filtered views of St. Marks Cathedral exist immediately south, and northern and eastern views consist primarily of single-family structures, the hillside neighborhood garden mentioned above and surrounding vegetation on steep slopes.



EXISTING CONDITIONS:

- DILAPIDATED SF RESIDENCE
(OCCUPIED BY SQUATTERS /
RODENTS)
- FAILING FOUNDATION (MAJOR
SETTLING / CRACKING)
- POORLY SITED
- ENTRY PORCH BLOCKS VIEWS
- DEVELOPMENT IN PUBLIC R.O.W.
- AGED SITE DRAINAGE
INFRASTRUCTURE

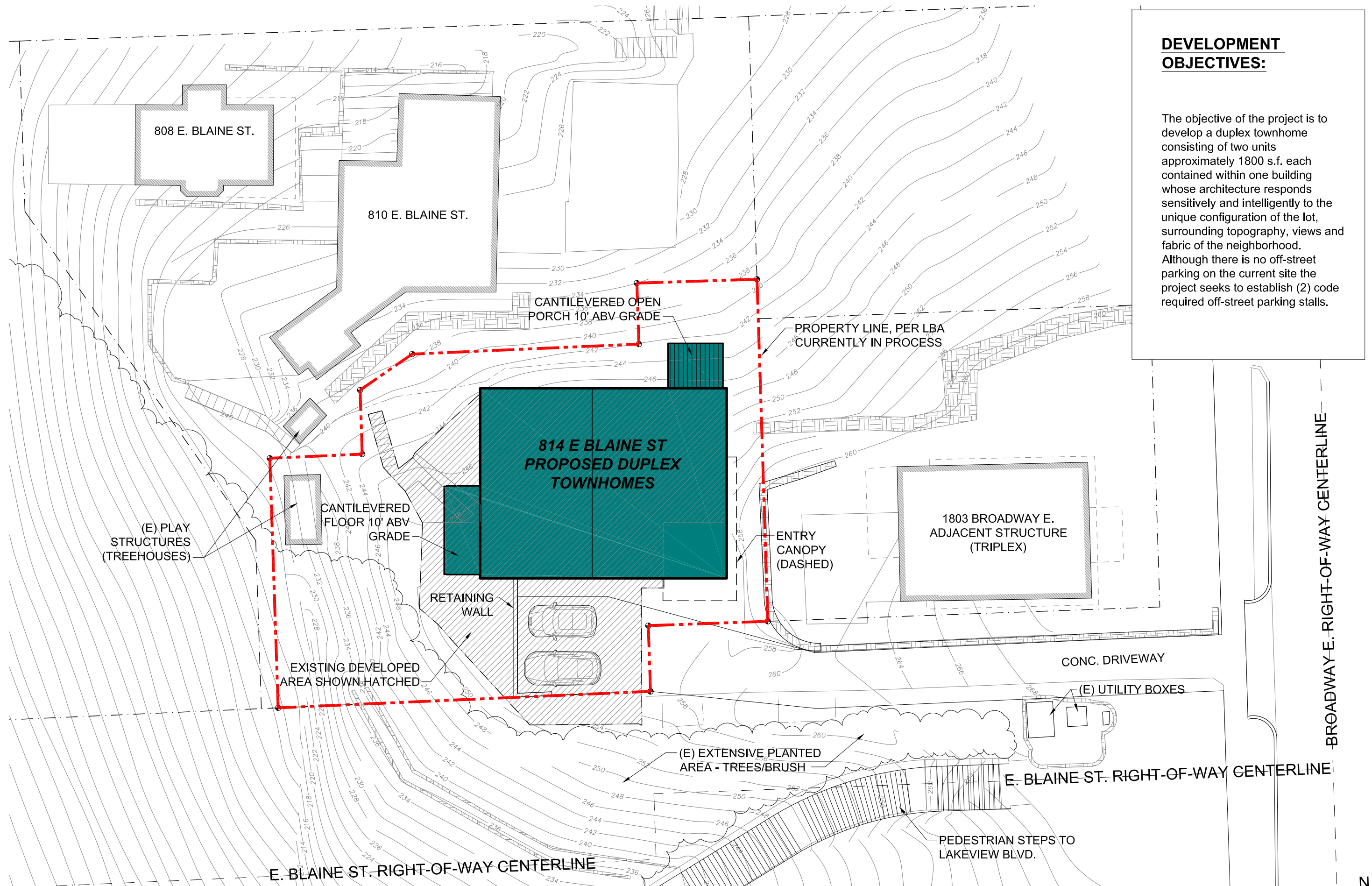


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EXISTING CONDITIONS

Blaine Stairs Duplex
814 E. Blaine Street

SITE PLAN - EXISTING
SCALE 1/16" = 1'-0"



DEVELOPMENT OBJECTIVES:

The objective of the project is to develop a duplex townhome consisting of two units approximately 1800 s.f. each contained within one building whose architecture responds sensitively and intelligently to the unique configuration of the lot, surrounding topography, views and fabric of the neighborhood. Although there is no off-street parking on the current site the project seeks to establish (2) code required off-street parking stalls.

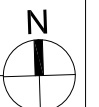


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CAM 238 PART II: SITE & DEVELOPMENT INFO

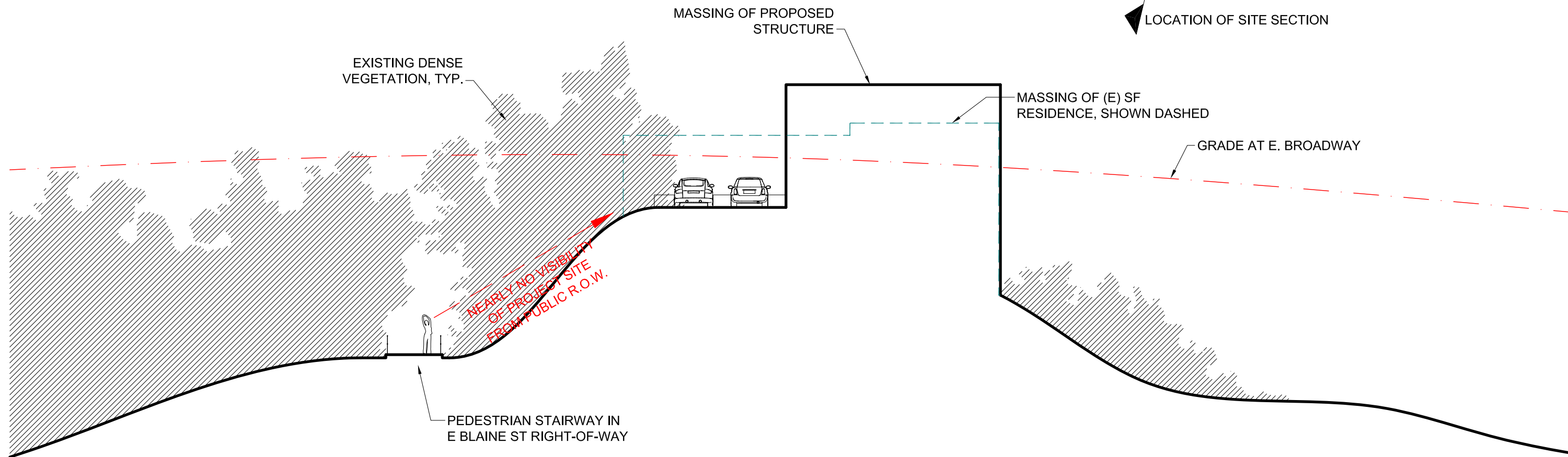
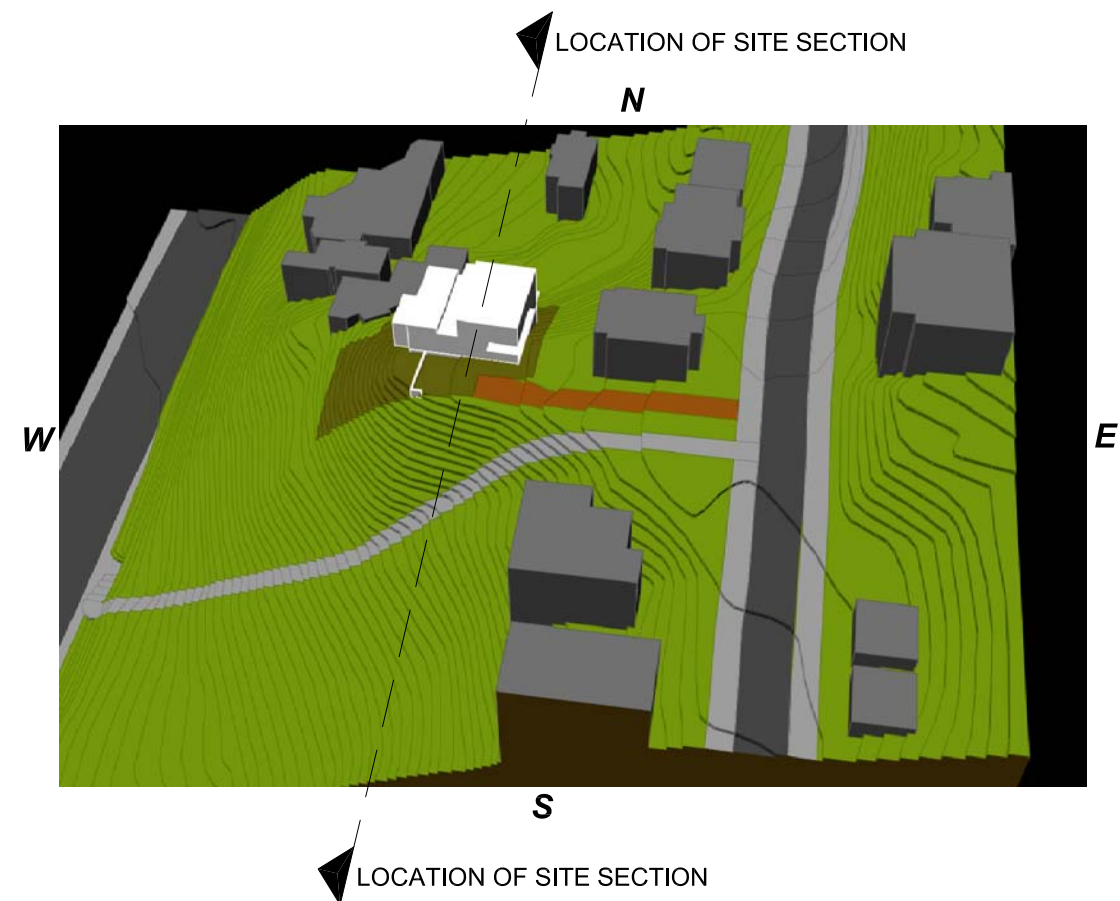
Blaine Stairs Duplex
814 E. Blaine Street

SITE PLAN - PROPOSED
SCALE $\frac{1}{16}" = 1'-0"$





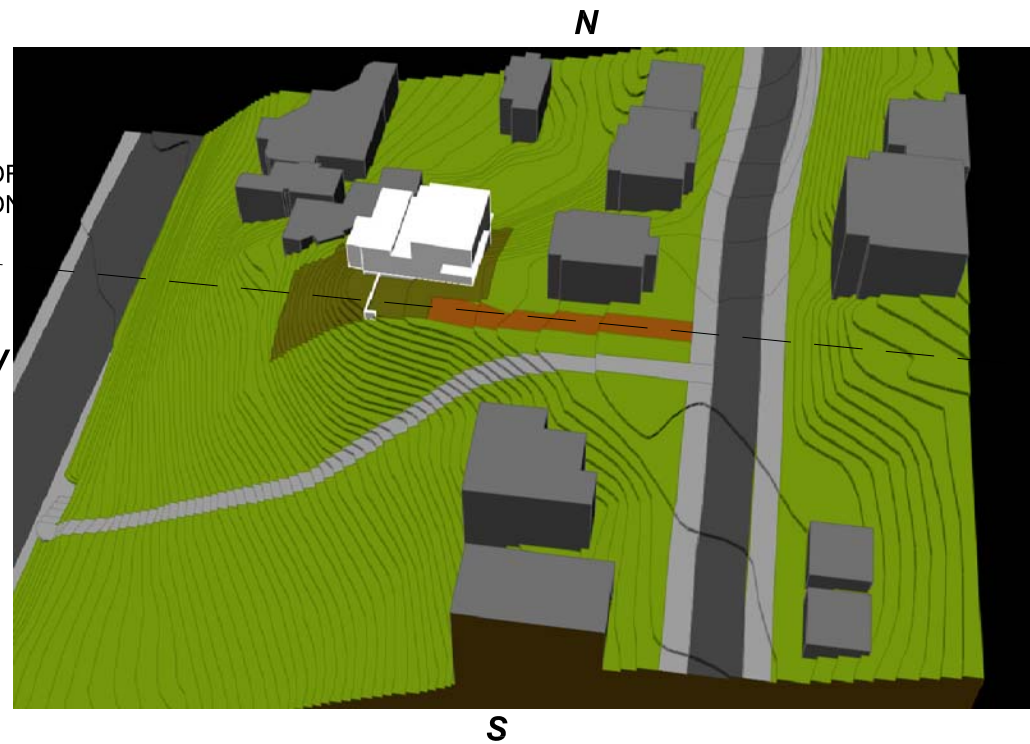
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SECTION THROUGH SITE (LOOKING WEST)
SCALE $\frac{1}{16}" = 1'-0"$

SITE SECTION - NORTH/SOUTH

Blaine Stairs Duplex
814 E. Blaine Street



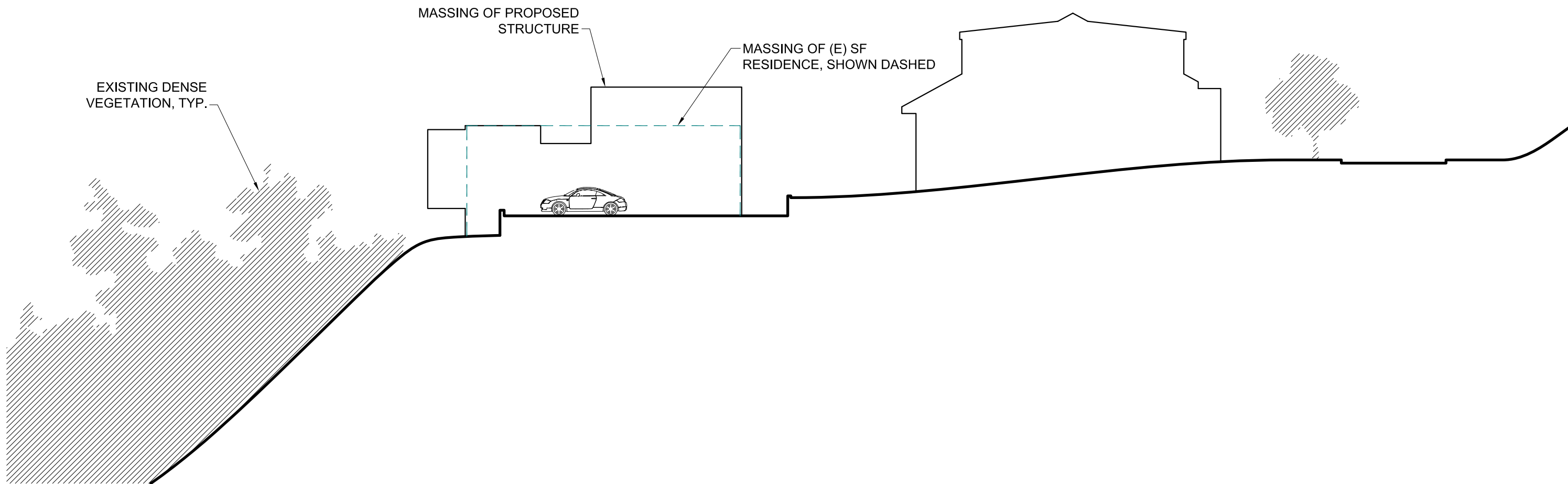
LOCATION OF
SITE SECTION

LOCATION OF
SITE SECTION

W

E

S



MASSING OF PROPOSED
STRUCTURE

MASSING OF (E) SF
RESIDENCE, SHOWN DASHED

EXISTING DENSE
VEGETATION, TYP.

SITE SECTION - EAST / WEST

Blaine Stairs Duplex
814 E. Blaine Street

SECTION THROUGH SITE (LOOKING NORTH)
SCALE $\frac{1}{16}" = 1'-0"$

NEIGHBORING FLAT
ROOF CONDOMINIUM



RESIDENTS USE UNDEVELOPED E.
BLAINE ST. R.O.W. FOR PARKING



ENTRANCE TO STAIRS LEADING
DOWN TO LAKEVIEW BLVD. IN E
BLAINE ST R.O.W.



VIEWS TO LAKE UNION & QUEEN
ANNE FROM E BROADWAY



VIEW OF PROJECT SITE IS OBSTRUCTED BY
ADJACENT TRIPLEX; SITE IS BEHIND / BELOW TRIPLEX

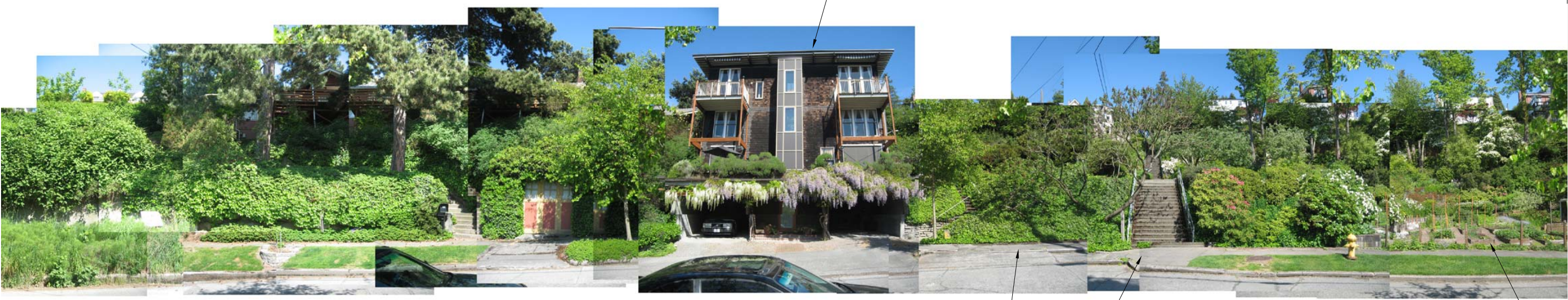


ENTRANCE TO DRIVEWAY LEADING TO PROJECT
SITE AT UNDEVELOPED E BLAINE ST. R.O.W.

NOTE: VIEW OF PROJECT SITE IS LIMITED (OBSTRUCTED BY / BEHIND AND BELOW ADJACENT TRIPLEX)



BROADWAY E STREETSCAPE, LOOKING WEST (toward project site)



FLAT ROOF APARTMENT BUILDING

VEGETATED SLOPE

STAIRS THROUGH UNDEVELOPED
E BLAINE ST UP TO 10TH AVE E.

COMMUNITY GARDEN

VIEWS ARE PREDOMINANTLY OF VEGETATED STEEP SLOPE & FILTERED VIEWS OF SURROUNDING STRUCTURES.



BROADWAY E STREETSCAPE, LOOKING EAST (opposite from project site)



LAKEVIEW BLVD E STREETSCAPE, LOOKING EAST (toward project site)

BOTTOM OF STEPS (E. BLAINE ST. R.O.W.)



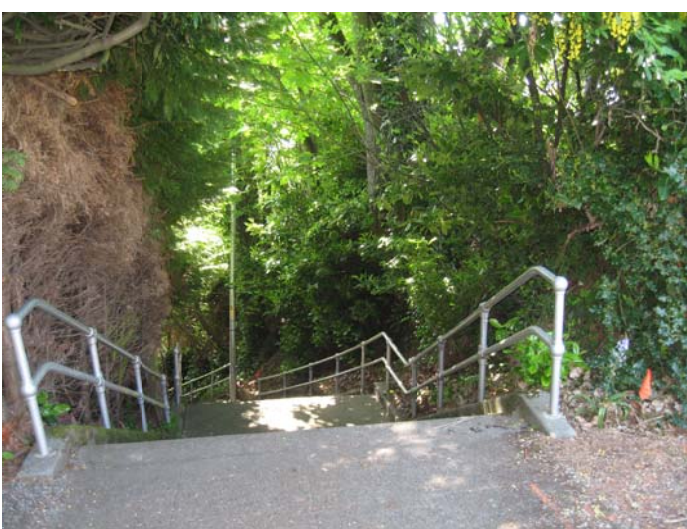
ENTRY TO BLAINE STAIRS FROM E BROADWAY, LOOKING WEST (PANORAMA VIEW)



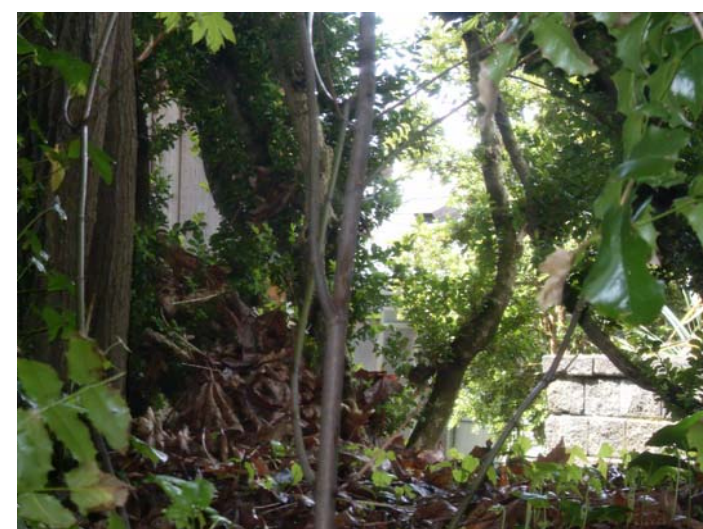
EXISTING DRIVEWAY



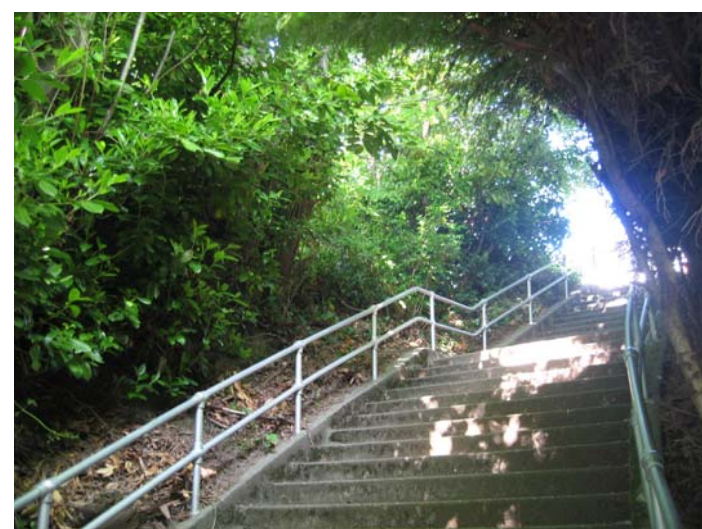
EXISTING STRUCTURE - 814 E BLAINE ST.



TOP OF BLAINE STAIRS @ E BROADWAY



VIEW OF PROJECT SITE FROM BLAINE STAIRS



VIEW UP (EAST) FROM STAIR MIDPOINT



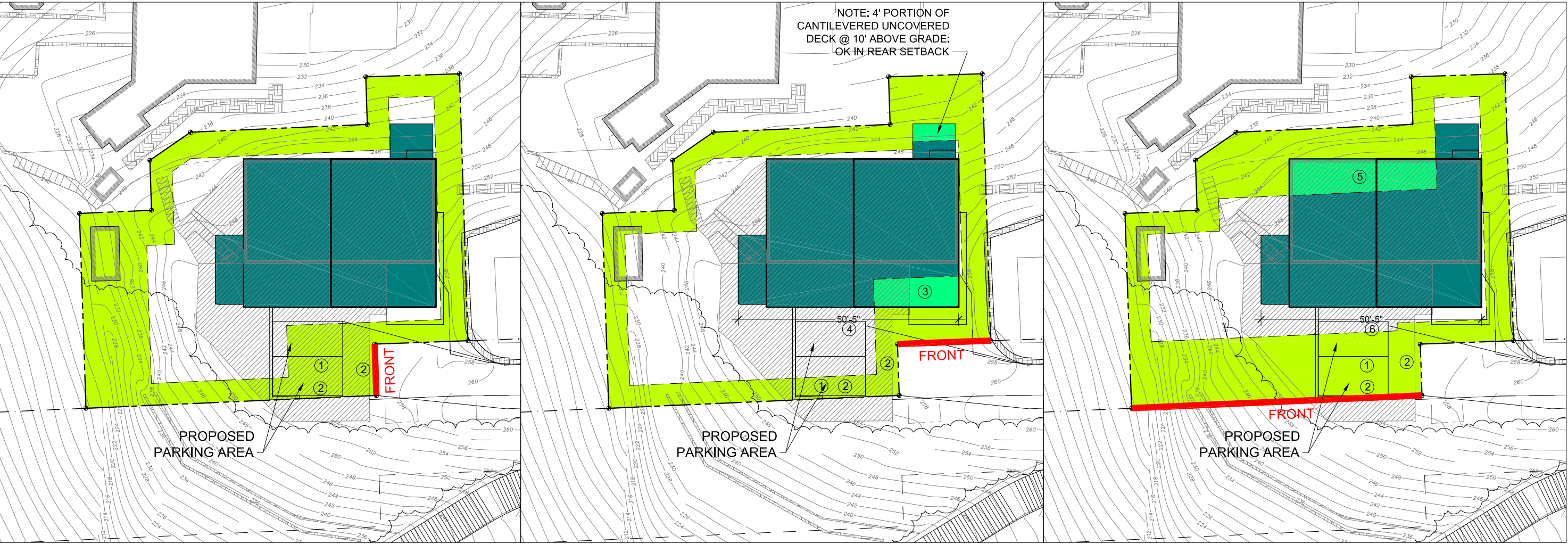
VIEW DOWN (WEST) FROM STAIR MIDPOINT

CONTEXT PHOTOS

SUMMARY OF OPTIONS AND REQUESTED DEPARTURES

The placement and compliance of the required parking area is largely dependent on which of the three sections of the south property line will be designated the 'front' line. The project team and DPD have studied this at length with varied results and each designation has an impact on the project as it relates to the Land Use Code. The siting of the building has been studied extensively in relation to the three different front lot line interpretations and is best summarized graphically in the attached schemes shown below. The favored schemes are the Preferred Scheme and Scheme A.

SCHEME	DESCRIPTION	CODE COMPLIANCE / DEPARTURES							NOTES
		FRONT SETBACK 23.45.014.A.1	SIDE SETBACK TABLE 23.45.014.A.1	REAR SETBACK 23.45.014.B.1	BUILDING WIDTH TABLE 23.45.011.B	BUILDING DEPTH TABLE 23.45.011.B	PARKING LOCATION 23.45.018.C.3	PARKING SCREENING 23.45.018.C.3	
A	SHORT (11.73') N-S LINE BORDERING BLAINE R.O.W. DESIGNATED AS 'FRONT' LOT LINE	✓	*	✓	✓	✓	DEPARTURE ^①	DEPARTURE ^②	FRONT LOT LINE DESIGNATION PER MAY 4, 2010 PRE-SUBMITTAL CONFERENCE (DPD / MITHUN / DOVETAIL / OWNER / LAND USE ATTORNEY)
B	EASTERN (21.34') E-W LOT LINE BORDERING BLAINE R.O.W. DESIGNATED AS 'FRONT' LOT LINE	DEPARTURE ^③	*	✓	DEPARTURE ^④	✓	DEPARTURE ^①	DEPARTURE ^②	FRONT LOT LINE DESIGNATION PER APR 13, 2010 LAND USE STAFF FORUM (M. DORCY / DOVETAIL)
C	WESTERN (66.71') E-W LOT LINE BORDERING BLAINE R.O.W. DESIGNATED AS 'FRONT' LOT LINE	✓	*	DEPARTURE ^⑤	DEPARTURE ^⑥	✓	DEPARTURE ^①	DEPARTURE ^②	FRONT LOT LINE DESIGNATION PER OCT. 8, 2009 COACHING AT LAND USE COUNTER (C. NDIFON / MITHUN)
PREFERRED	'FRONT' LOT LINE DESIGNATED AS IN OPTION 'A' + INTEGRATED LANDSCAPE ENHANCEMENT AND PARKING AREA IN PUBLIC R.O.W.	✓	*	✓	✓	✓	DEPARTURE ^①	DEPARTURE ^②	FRONT LOT LINE DESIGNATION PER MAY 4, 2010 PRE-SUBMITTAL CONFERENCE (DPD / MITHUN / DOVETAIL / OWNER / LAND USE ATTORNEY); REQUIRES SDOT REVIEW
* NOTE: A LOT BOUNDARY ADJUSTMENT IS CURRENTLY IN PROCESS TO SATISFY THE REQUIRED 6'-0" SIDE SETBACK AT THE NORTH PROPERTY LINE TO ACCOMMODATE THE HEIGHT OF A NEW THIRD FLOOR PER SMC TABLE 23.45.014.A; LOT LINES SHOWN ARE PER LOT BOUNDARY ADJUSTMENT.									



PREFERRED SCHEME & SCHEME A

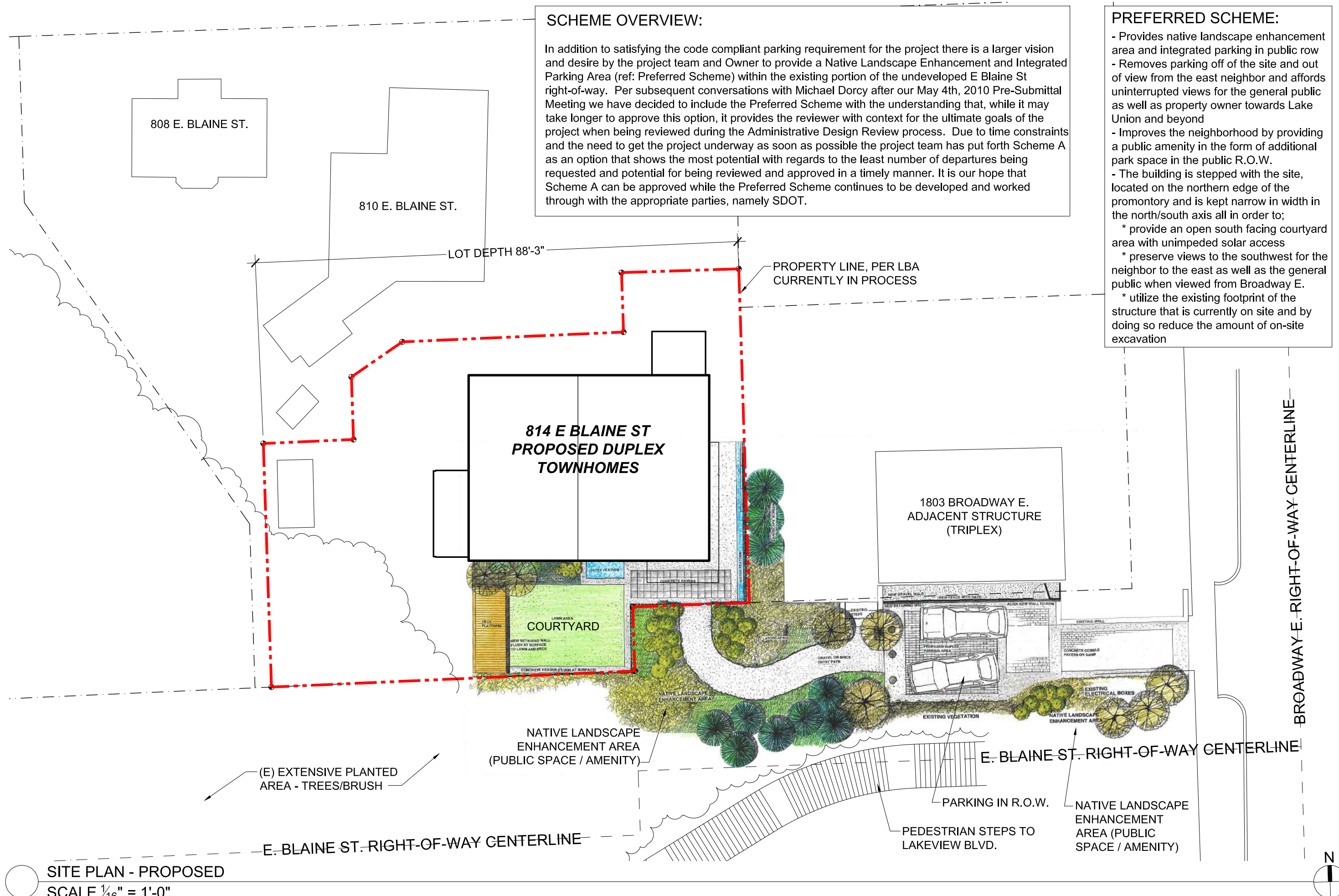
SCHEME B

SCHEME C

- SETBACKS: FRONT SETBACK AT 15' PER 23.86.012.A.1.e & 23.86.012.A.1.f; SIDE SETBACKS AT 5' EXCEPT 6' NORTH & EAST OF STRUCTURE DUE TO HEIGHT; REAR SETBACKS @ 20% OF LOT DEPTH.
- PROPOSED STRUCTURAL COVERAGE BEYOND SETBACK AREAS
- PROPOSED STRUCTURAL COVERAGE WITHIN SETBACK AREAS
- EXISTING STRUCTURAL COVERAGE



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SCHEME OVERVIEW:

In addition to satisfying the code compliant parking requirement for the project there is a larger vision and desire by the project team and Owner to provide a Native Landscape Enhancement and Integrated Parking Area (ref: Preferred Scheme) within the existing portion of the undeveloped E Blaine St right-of-way. Per subsequent conversations with Michael Dorcy after our May 4th, 2010 Pre-Submittal Meeting we have decided to include the Preferred Scheme with the understanding that, while it may take longer to approve this option, it provides the reviewer with context for the ultimate goals of the project when being reviewed during the Administrative Design Review process. Due to time constraints and the need to get the project underway as soon as possible the project team has put forth Scheme A as an option that shows the most potential with regards to the least number of departures being requested and potential for being reviewed and approved in a timely manner. It is our hope that Scheme A can be approved while the Preferred Scheme continues to be developed and worked through with the appropriate parties, namely SDOT.

PREFERRED SCHEME:

- Provides native landscape enhancement area and integrated parking in public row
- Removes parking off of the site and out of view from the east neighbor and affords uninterrupted views for the general public as well as property owner towards Lake Union and beyond
- Improves the neighborhood by providing a public amenity in the form of additional park space in the public R.O.W.
- The building is stepped with the site, located on the northern edge of the promontory and is kept narrow in width in the north/south axis all in order to;
 - * provide an open south facing courtyard area with unimpeded solar access
 - * preserve views to the southwest for the neighbor to the east as well as the general public when viewed from Broadway E.
 - * utilize the existing footprint of the structure that is currently on site and by doing so reduce the amount of on-site excavation

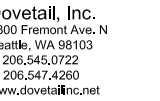


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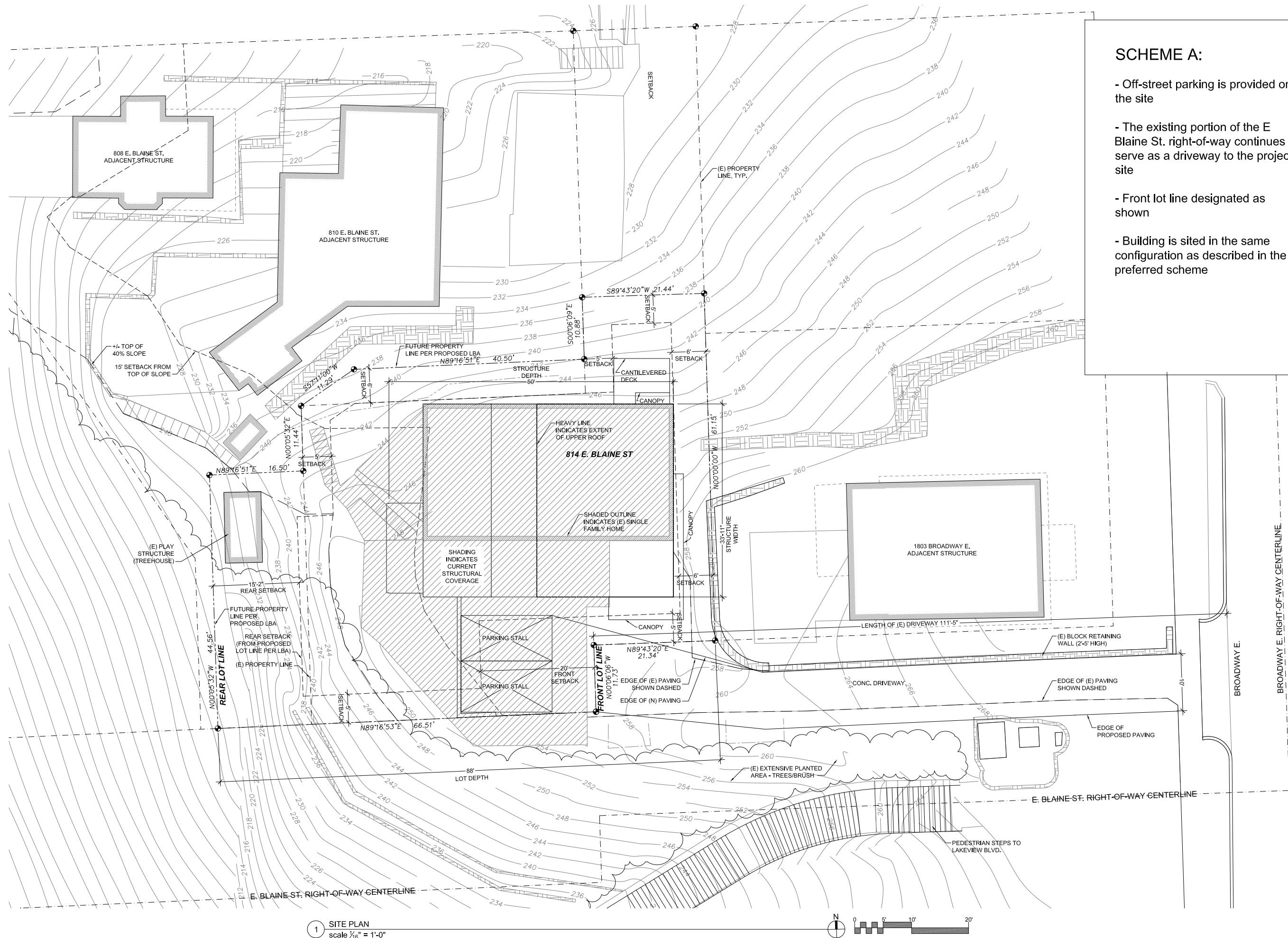
PREFERRED SCHEME

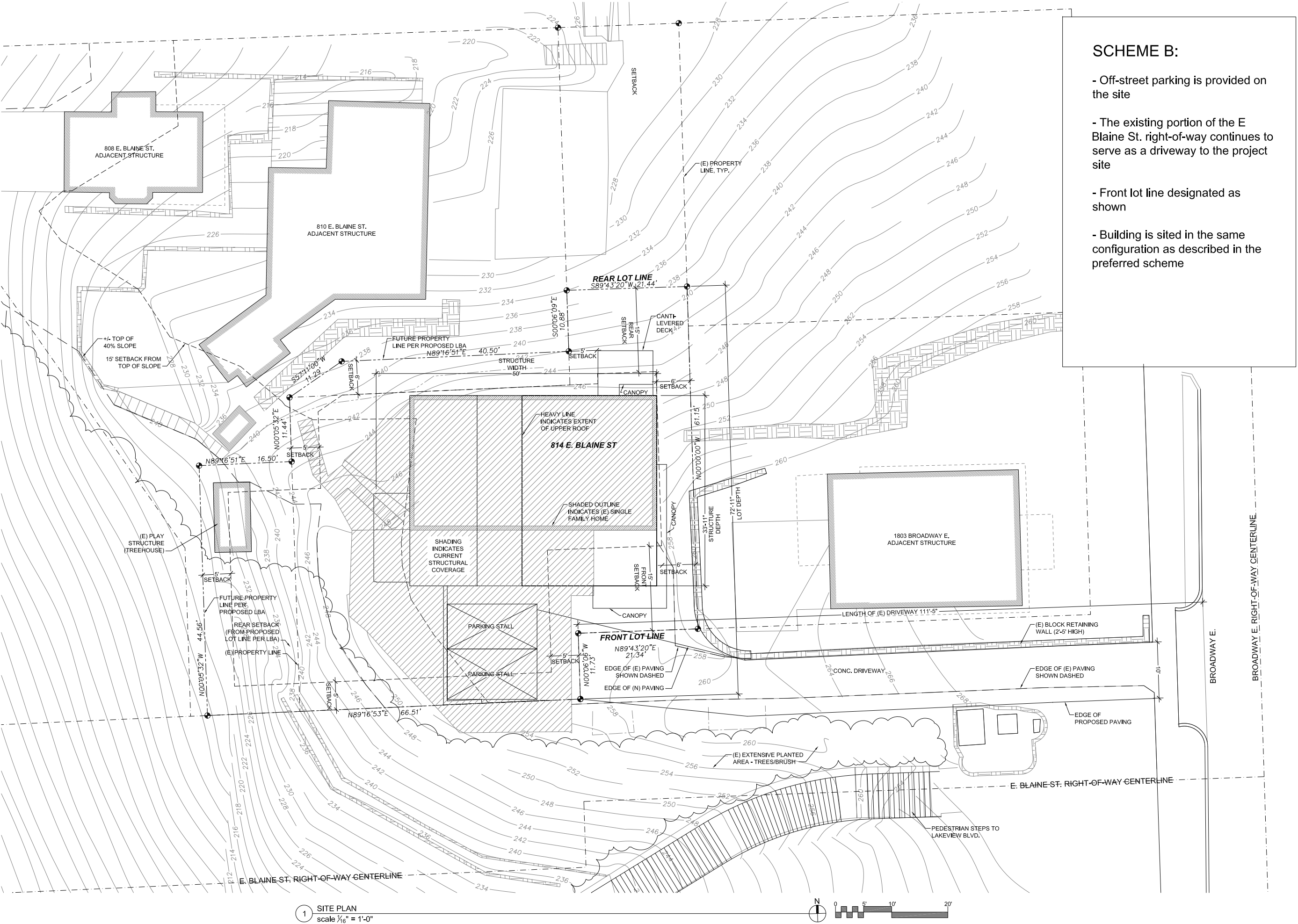
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SITE PLAN - PROPOSED
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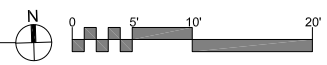
- Building is sited in the same configuration as described in the preferred scheme





- SCHEME B:**
- Off-street parking is provided on the site
 - The existing portion of the E Blaine St. right-of-way continues to serve as a driveway to the project site
 - Front lot line designated as shown
 - Building is sited in the same configuration as described in the preferred scheme

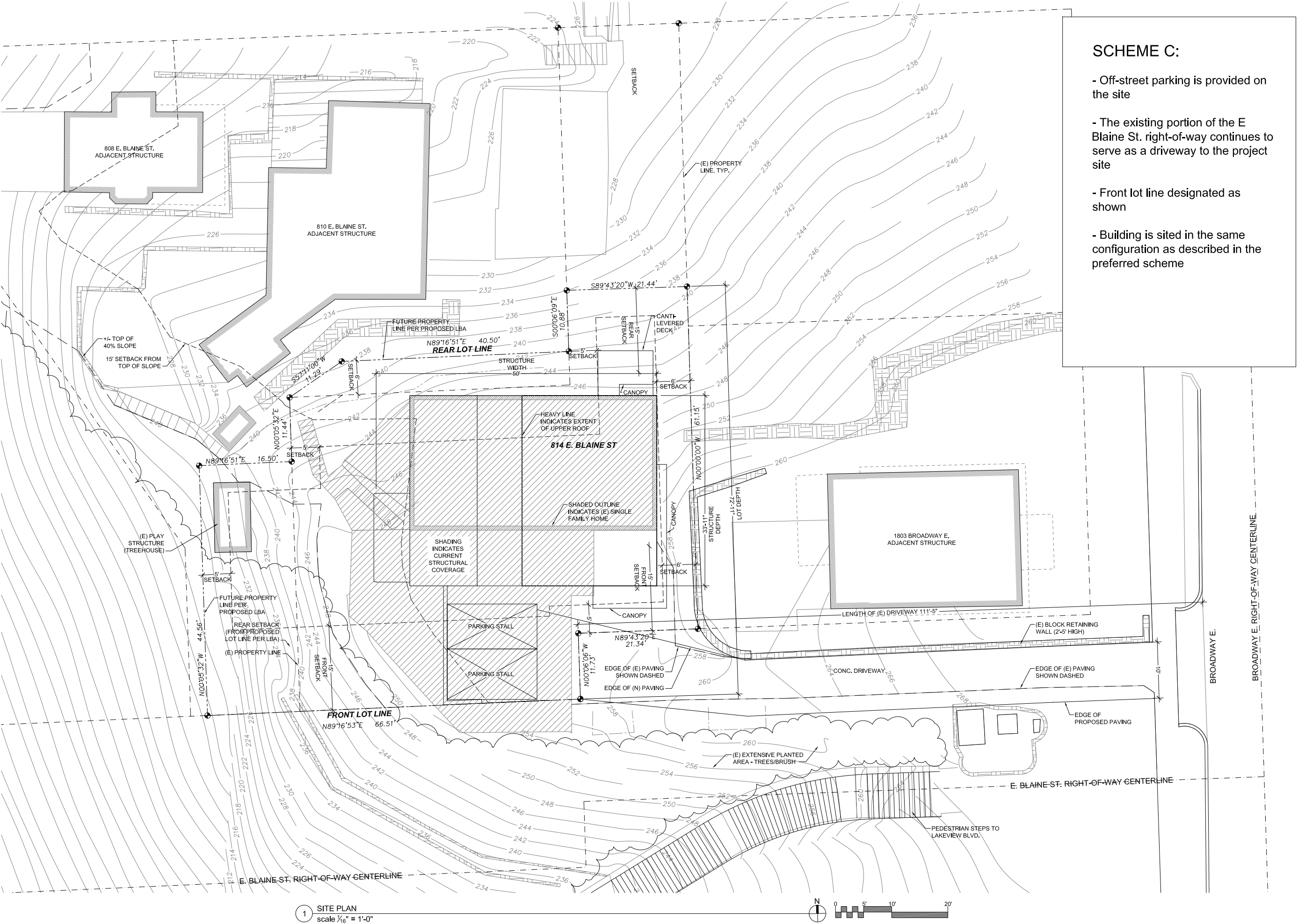
1 SITE PLAN
scale 1/16" = 1'-0"



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SCHEME B

Blaine Stairs Duplex
814 E. Blaine Street



- SCHEME C:**
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 - Front lot line designated as shown
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SCHEME C

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