



caron

10.17.2012 STREAMLINED DESIGN REVIEW
1525 19TH AVE / DPD PROJECT # 3013531

washington 2505 3rd avenue•suite 300C , Seattle, WA 98121 • california 1993 Santa Barbara Street, San Luis Obispo, CA 93401 • www.caronarchitecture.com

PROPOSAL

The proposed project at 1525 19th Avenue is 2 single family residences and 3 townhouses in a triplex replacing a single storey duplex. The project would create a total of 5 units with 6 parking stalls accessible off the alley. Extensive landscaping is used at the street and in a common courtyard to create attractive and sustainable places for the benefit of the community and project residents. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood.

DPD Project #3013531, #6320278

King County Assessor Parcel Numbers: 723460-1370

Legal Description: Lot 8, Block 27, Renton Addition to the City of Seattle

ANALYSIS OF CONTEXT

The project is located in the Central district in Seattle, just south of East Madison on 19th Avenue. The lot is a 7,861 SF parcel zoned for low-rise residential development (LR-1). The adjacent zoning is LR-3 to the west and LR-1 zoning to the north and south. The next block to the east is zoned SF-5000. Dense, low-rise multi-family development lies to the west across the alley to the rear of the site. Less dense duplexes and some low rise multi-family development is located east of 19th Avenue.

The site is mainly characterized by a large steep slope right at the street that runs the length of the block. The slope rises about 12' above the street elevation and gives way to a large flat area. Another smaller slope in the rear of the lot rises about 8' to meet the alley grade. The majority of the structures along this block are sited at the eastern edge of the useable flat portion of the site, atop the steep slope, enjoying the spectacular views of the Cascade Mountains and Rainier to the east. A large cluster of trees resides in the planting strip between the project and 19th Avenue. This tree will be maintained and protected throughout construction and is valued as an asset to the landscape.

The neighborhood has undergone several periods of development, starting with small single family homes in the early to mid twentieth century, giving way to more dense multi-family structures of various vintages. The current development in this area is predominantly modern apartments and townhouses structures.

Please see the following page for a graphic contextual analysis.





GRAPHIC ANALYSIS OF CONTEXT

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1. STREET ELEVATION ALONG 19TH AVE LOOKING WEST



PHOTO LOCATIONS



2. STREET ELEVATION ALONG 19TH AVE LOOKING EAST

EXISTING SITE CONDITIONS - STREET ELEVATION

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1. ALLEY ELEVATION LOOKING WEST



PHOTO LOCATIONS



2. ALLEY ELEVATION LOOKING EAST

EXISTING SITE CONDITIONS - ALLEY ELEVATIONS

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5. EAST PINE STREET LOOKING WEST



6. 19TH AVENUE LOOKING EAST



PHOTO LOCATIONS



1. 19TH AVE LOOKING NORTHWEST



2. 19TH AVE LOOKING SOUTHWEST



3. ALLEY TO REAR LOOKING SOUTH



4. EAST PINE STREET LOOKING EAST

EXISTING SITE CONDITIONS

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PHOTO LOCATIONS



4. TOWNHOUSE DEVELOPMENT ON 19TH AVE



5. TOWNHOUSE DEVELOPMENT ON 19TH AVE



1. TOWNHOUSE DEVELOPMENT AT 19TH AVE & E PINE ST.



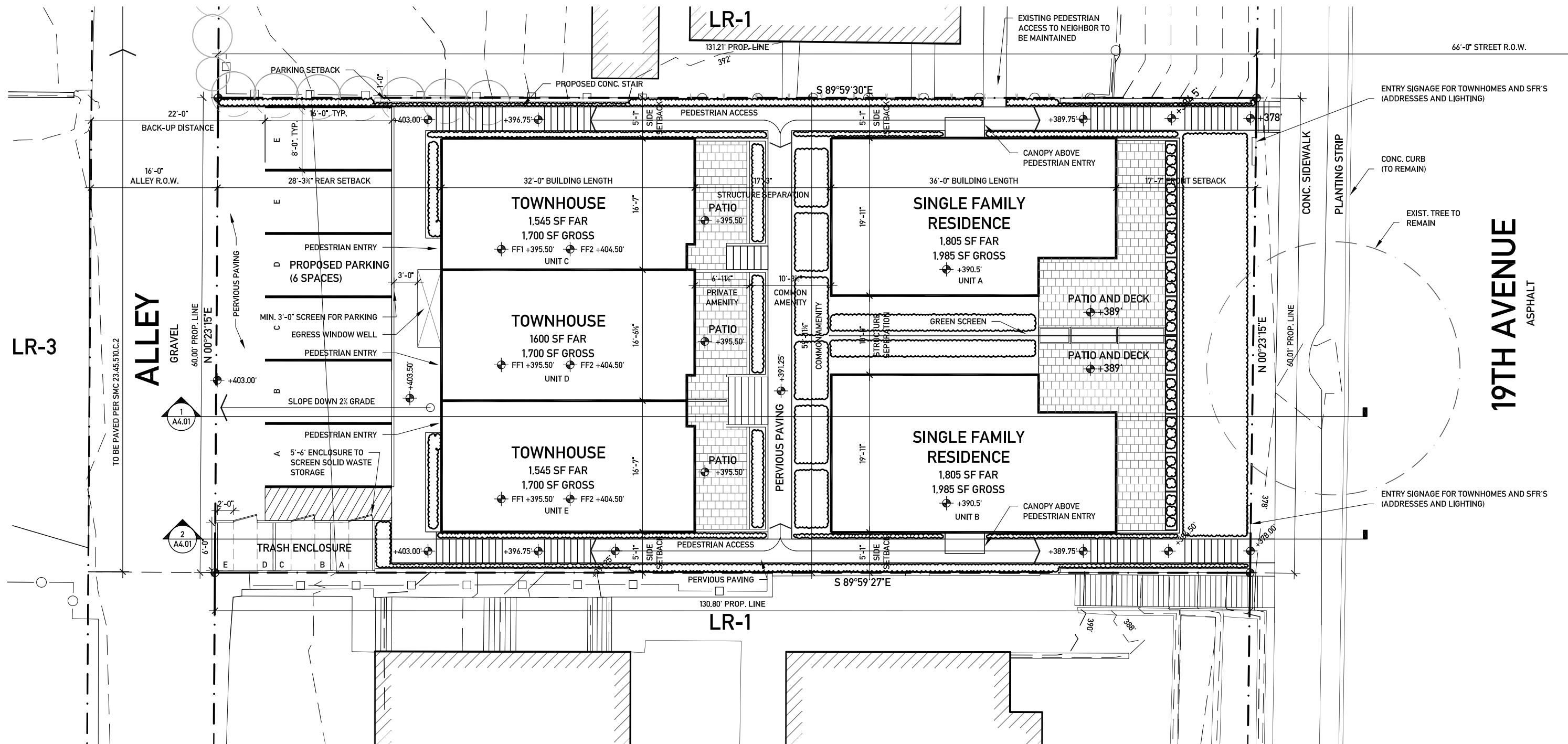
2. OFFICES AT E UNION & 21ST AVE



3. KCTS BROADCAST TOWERS AT E MADISON ST. & 18TH AVE

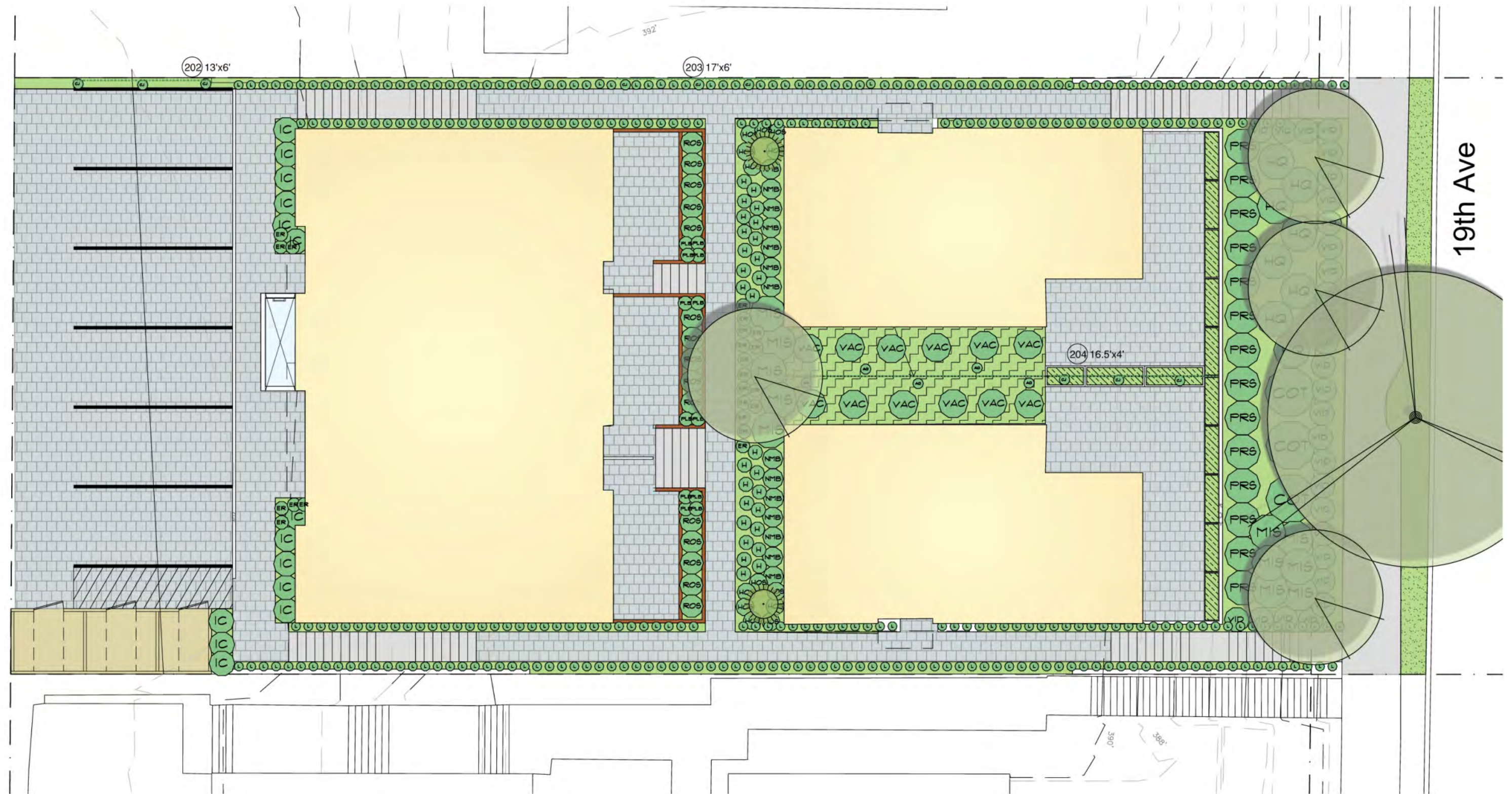
EXISTING SITE CONDITIONS - NEIGHBORHOOD CHARACTERISTICS

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SITE PLAN

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LANDSCAPE PLAN

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Green Factor Score Sheet



Project title: 1525 - 19th Ave, LR1 Zone, 0.6 min. Green Factor

enter sq ft of parcel

Parcel size (enter this value first) * 7,852

SCORE 0.608

| Landscape Elements** | | Totals from GF worksheet | | Factor | Total |
|---|---|--------------------------------|------|--------|---------|
| A Landscaped areas (select one of the following for each area) | | | | | |
| 1 | Landscaped areas with a soil depth of less than 24" | enter sq ft 0 | | 0.1 | - |
| 2 | Landscaped areas with a soil depth of 24" or greater | enter sq ft 1925 | | 0.6 | 1,155.0 |
| 3 | Bioretention facilities | enter sq ft | | 1.0 | - |
| B Plantings (credit for plants in landscaped areas from Section A) | | | | | |
| 1 | Mulch, ground covers, or other plants less than 2' tall at maturity | enter sq ft 1925 | | 0.1 | 193 |
| 2 | Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center) | enter number of plants 112 | 1344 | 0.3 | 403 |
| 3 | Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree | enter number of plants 4 | 300 | 0.3 | 90 |
| 4 | Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree | enter number of plants 0 | 0 | 0.3 | - |
| 5 | Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree | enter number of plants 0 | 0 | 0.4 | - |
| 6 | Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree | enter number of plants 0 | 0 | 0.4 | - |
| 7 | Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter | enter inches DBH 57 | 1140 | 0.8 | 912.0 |
| C Green roofs | | | | | |
| 1 | Over at least 2" and less than 4" of growth medium | enter sq ft | | 0.4 | - |
| 2 | Over at least 4" of growth medium | enter sq ft | | 0.7 | - |
| D Vegetated walls | | | | | |
| | | enter sq ft 552 | | 0.7 | 386.4 |
| E Approved water features | | | | | |
| F Permeable paving | | | | | |
| 1 | Permeable paving over at least 6" and less than 24" of soil or gravel | enter sq ft | | 0.2 | - |
| 2 | Permeable paving over at least 24" of soil or gravel | enter sq ft 2732 | | 0.5 | 1,366.0 |
| G Structural soil systems | | | | | |
| | | enter sq ft 0 | | 0.2 | - |
| | | sub-total of sq ft = 9,918 | | | |
| H Bonuses | | | | | |
| 1 | Drought-tolerant or native plant species | enter sq ft 500 | | 0.1 | 50.0 |
| 2 | Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater | enter sq ft | | 0.2 | - |
| 3 | Landscaping visible to passersby from adjacent public right of way or public open spaces | enter sq ft 2,218 | | 0.1 | 222 |
| 4 | Landscaping in food cultivation | enter sq ft 0 | | 0.1 | - |
| | | Green Factor numerator = 4,777 | | | |

* Do not count public rights-of-way in parcel size calculation.

** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

PLANT SCHEDULE

| QUANT | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|-------|--|--|------------|----------|
| 1 | ACER SACCHARINUM EXISTING TO REMAIN | SILVER MAPLE 20", 18", AND 24" CALIPER MULTI TRUNK | | |
| 4 | CORNUS KOUSA | KOREAN DOGWOOD, SELECT FOR NARROW FORM TREES | 1 1/4" CAL | |
| 2 | CHAMAECYPARIS OBTUSA 'GRACILIS' | SLENDER HINOKI FALSE CYPRESS | 5' | |
| 3 | COTINUS 'GRACE' | GRACE SMOKE BUSH | 5 GAL | |
| 22 | ERICA SPRINGWOOD WHITE | SPRING WOOD WHITE HEATHER | 1 GAL | |
| 28 | HEMEROCALLIS 'HAPPY RETURNS' | HAPPY RETURNS DAYLILY | 1 GAL | |
| 13 | HOSTA 'AUGUST MOON' | AUGUST MOON HOSTA | 1 GAL | |
| 8 | HYDRANGEA QUERCIFOLIA SNOW QUEEN | SNOW QUEEN OAKLEAF HYDRANGEA | 1 GAL | |
| 14 | ILEX CRENATA 'NORTHERN BEAUTY' | NORTHERN BEAUTY JAPANESE HOLLY | 2 GAL | |
| 321 | LIRIOPE MUSCARI | MONDO GRASS | 2 GAL | |
| 11 | MISCANTHUS 'YAKU JIMA' | YAKU JIMA MAIDEN GRASS | 2 GAL | |
| 14 | NANDINA 'MOONBAY' | MOONBAY HEAVENLY BAMBOO | 2 GAL | |
| 12 | PENNISETUM LITTLE BUNNY | LITTLE BUNNY FOUNTAIN GRASS | 1 GAL | |
| 14 | PRUNUS SCHIPKAENSIS | SCHIPKA LAUREL | 5 GAL | |
| 20 | ROSEMARY 'ARP' | ARP ROSEMARY | 2 GAL | |
| 12 | VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | 1 GAL | |
| 28 | VIBURNUM DAVIDII | DAVID'S VIBURNUM | 1 GAL | |
| 25 | EPIMEDIUM X VERSICOLOR 'SULPHUREUM' | BISHOP'S HAT | 1 GAL | 18" O.C. |
| 15 | GAULTHERIA SHALLON | SALAL | 1 GAL | 24" O.C. |
| 20 | MAHONIA NERVOSA | LOW OREGON GRAPE | 1 GAL | 24" O.C. |
| 15 | POLYSTICHUM MUNITUM | SWORD FERN | 1 GAL | 24" O.C. |
| 50 | PERENNIALS, ANNUALS AND ORNAMENTAL GRASSES | | 1 GAL | 18" O.C. |
| 5 | AKEBIA QUINATA | FIVE LEAF AKEBIA | 2 GAL | |
| 9 | CLEMATIS JACKMANII | JACKMANII CLEMATIS | 2 GAL | |

PROVIDE QUANTITY LISTED IN SCHEDULE OR SHOWN ON PLAN, WHICHEVER IS GREATER FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

* SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

PREMIUM SOD LAWN, LEAVE 24" CLEAR DIAMETER AT STREET TREES

TREES TO BE LIMBED AT 4.5' MINIMUM

MAINTAIN 5'-0" PLANTING CLEARANCE FROM TREES TO ALL UNDERGROUND UTILITIES

PERVIOUS PAVING WITH AT LEAST 24" OF PERMEABLE MATERIAL BENEATH

COMMERCIAL PLANTERS, 24" DEEP MINIMUM, TO BE SELECTED BY OWNER.

DESIGN GUIDELINES

A-1 Responding to Site Characteristics

The site topography starts with a steep slope rising up about 12' from the street, flattening out to form a bench for building and then sloping steeply again in the rear to meet the grade of the alley. The buildings are sited prominently on the flat part of the lot to make the best use of the views without compromising the steep slope.

A-2 Streetscape Compatibility

The project closely follows the established streetscape development pattern. The buildings are located up on the useable portion of the site and set back from the street similar to the neighbors to the north and south. The large slope is maintained and landscaped to enhance the pedestrian experience while stabilizing the slope. In addition to landscaping, entry monuments are provided at the sidewalk on the north and south sides with lighting and signage to signify residential entries.

A-3 Entrances Visible from the Street

The entries to the residences of this project are clearly denoted at the street level and at each unit. Addresses are marked on feature concrete elements at the sidewalk entry stairs. Canopies over each entry door provide a visual element to distinguish individual units and also provide a space for signage. Access to the townhouses from the street is via common stairs and a walkway. Each townhouse entry has an elevated private landing and patio facing the courtyard. Each single family residence has canopies that project out with attached signage that face the street, signaling the point of entrance.

The large separation in elevation between the street and the residences has lent itself to suggesting an alternative way to handle street facing entrances. To accomplish the intent of clearly marking entrances, we have used a combination of signage and lighting at the sidewalk with prominent and pathway-facing signage to guide pedestrians from the street to their destination. In addition, entries will contain lighting and detailing to help inform the user as they progress towards their destination.

A-5 Respect for Adjacent sites

The units have been oriented east to west, with the majority of the windows and entrances located on the east and west facades. Care has been taken to maintain privacy between the properties to the north and south by minimizing windows. High strip windows are used when appropriate to allow light and ventilation into bedrooms without compromising privacy. Due to the steep sloping front, grade will be maintained to closely match the neighboring property without retaining walls. We have provided screening through fencing and landscaping. The buildings all meet the required setbacks from the property lines.



DESIGN GUIDELINES

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DESIGN GUIDELINES

A-6 Transition Between Residence and Street

The neighboring established streetscapes have a clearly defined transition between street and residence. Our project maintains the streetscape with similar features, as noted previously in A-2 and A-3. The large slope at the street is densely landscaped to provide public benefit and a buffer at the street. Signage and lighting will identify the entrance, with stairs leading the user in to the site from the street.

A-7 Residential Open Space

Ample amenity space is evenly distributed throughout the site, bringing light and a sense of openness into the project. Large patios and decks on the single family residences enjoy the view of the landscape and mountains to the east. The townhouses front onto and share a large common courtyard featuring landscaping, lighting and attractive permeable paving. Private amenity space provided for the townhouses is raised on a plinth to distinguish a sense of privacy and separate the entrance patio from the common entry walkway. Both the townhouses and single family residences enjoy balconies and large roof decks to enjoy the view, entertain guests, access light and fresh air.

A-8 Parking and Vehicle Access

Parking for this project is provided in the rear via the alley and meets the standard criteria set forth in the Seattle Municipal Code.

B-1 Height, Bulk and Scale Compatibility

The project is divided into two separate residential uses: two single family homes to the east and a townhouse triplex to the west. The site is located in an LR-1 zone, which is a transitional zone between the more dense LR-3 to the west and the SF-5000 one block to the east. The layout of our site reflects this transition with the SFR's to the east and the triplex to the west. Most neighboring lots have a similar layout, with structures of varying height on the same lot; the buildings to the west generally three stories, and buildings to the east two or three stories. Landscaping is provided along the west side of 19th Avenue to ease the grade difference between the sidewalk and the buildings. The upper floors of the single family residences recess back from the street to ease the perceived height from the sidewalk.

C-1 Architectural Context

The existing structures in the neighborhood represent a variety of styles and vintages. Our project matches many features existing in the neighborhood such as massing, siting, landscaping, stoops and 3 story datum lines. Our modern style complements the neighbor to the south and east, while maintaining a residential scale to integrate with the rest of the neighbors on the block. Glazing, canopies, railings, signage and landscaping are scaled to match features in the neighboring properties.



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DESIGN GUIDELINES

C-4 Exterior Finish Materials

This project will make use of high-quality, durable exterior materials. The current proposal anticipates the use of fiber cement panel, metal panel, stained wood, vinyl windows, architectural concrete, permeable pavers, architectural metal and lush landscaping. Please see the elevations for material locations.

D-6 Screening of Dumpsters, Utilities and Services areas

Solid waste and recycling facilities, utilities and service areas will all be located in the rear on the alley. Trash and recycle bins will have their own separate enclosure and be pulled to the alley by residents on collection day.

D-7 Pedestrian Safety

Pedestrian safety is an important feature of this project. Adequate lighting will be provided to create a well lit streetscape. Pathways and entries will be lit for safety at night. The inner courtyard will be lit carefully to provide sufficient lighting levels for safety and guidance but will be shielded down and away from neighbors to avoid light pollution.

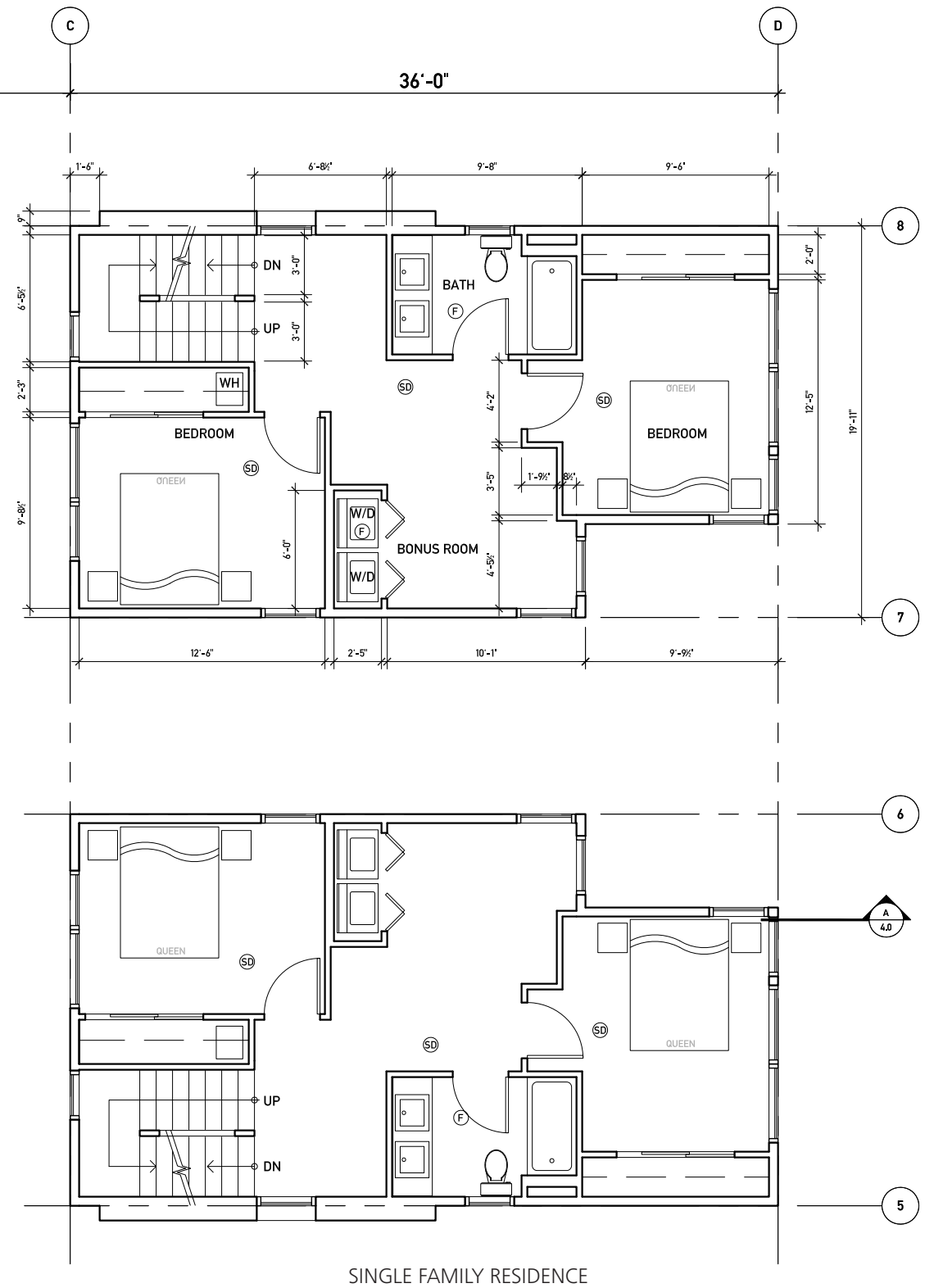
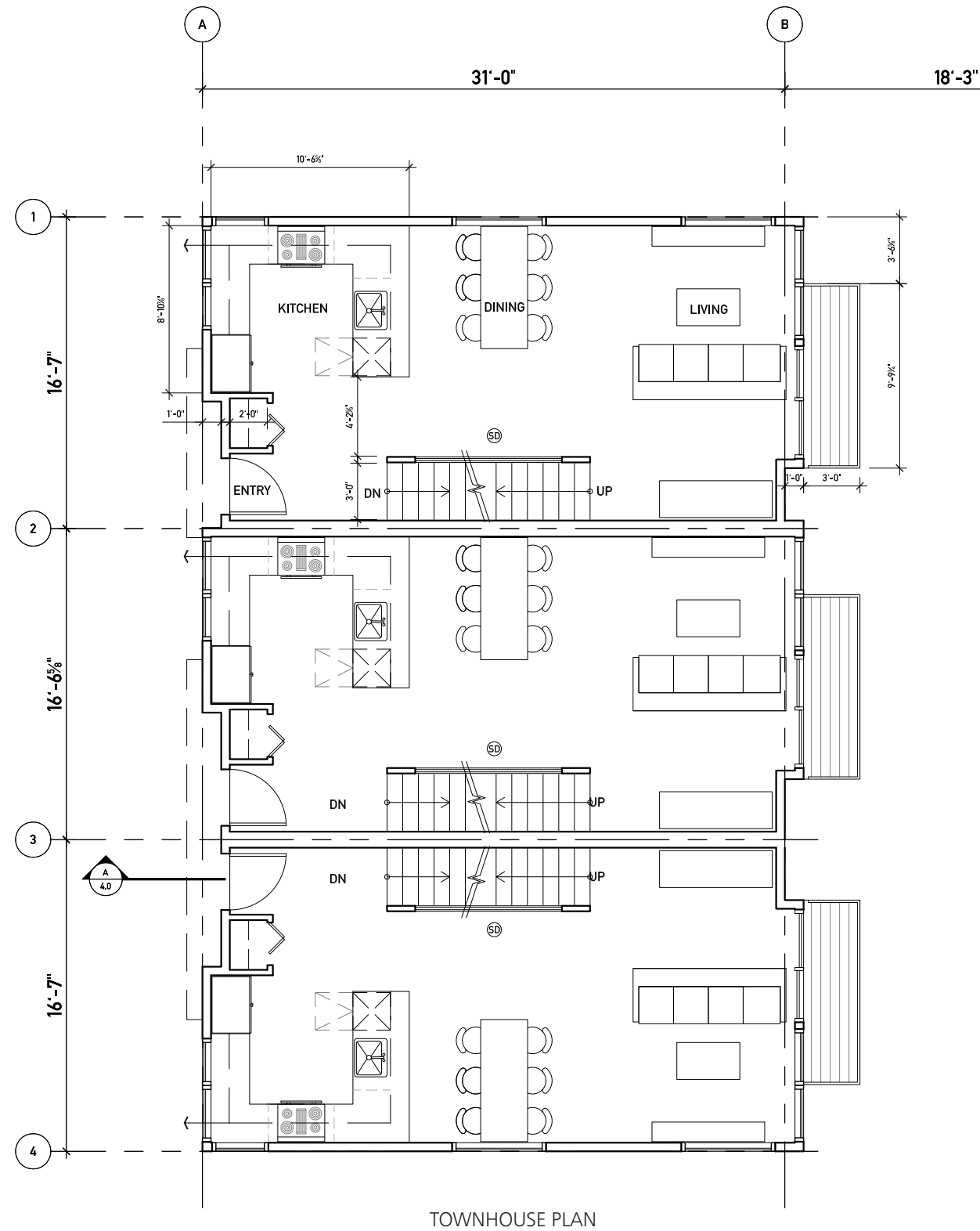
E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

The project will protect and preserve all landscaping on neighboring properties, specifically the larger trees close to the shared property lines. Please see the existing site conditions (survey) for locations of existing trees.

E-2 Landscaping to Enhance the Building and or Site

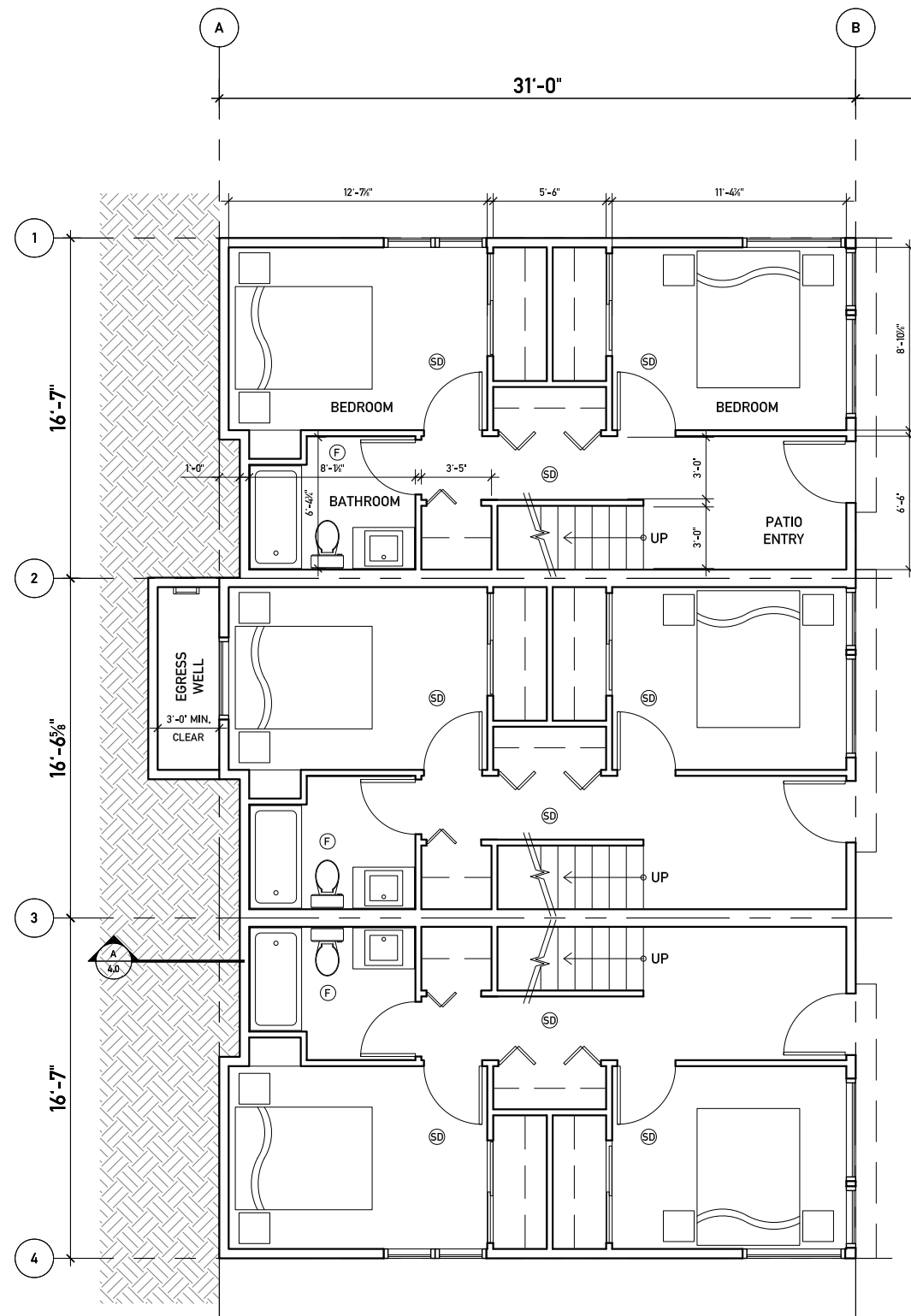
As previously described, lush landscaping will be a major feature of this project. A green factor goal of 0.6 has been established and is being met with trees, numerous shrubs and ground covers. Landscaping will be used to enhance the pedestrian experience at the street, provide screening for residents and neighbors, and provide visual interest in the amenity spaces. Please see the landscaping plan in this packet for detailed information.



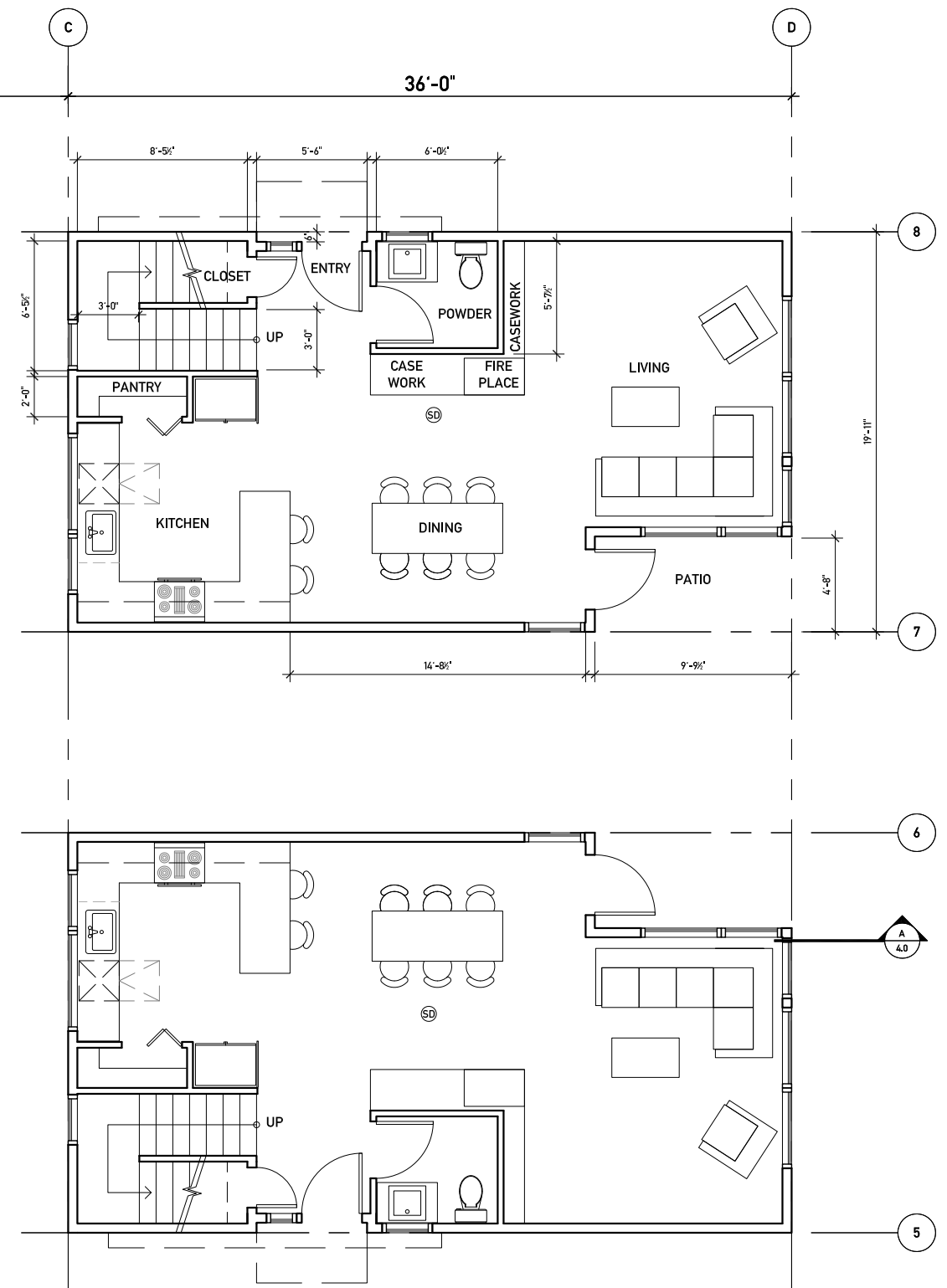


FLOOR 2 PLANS

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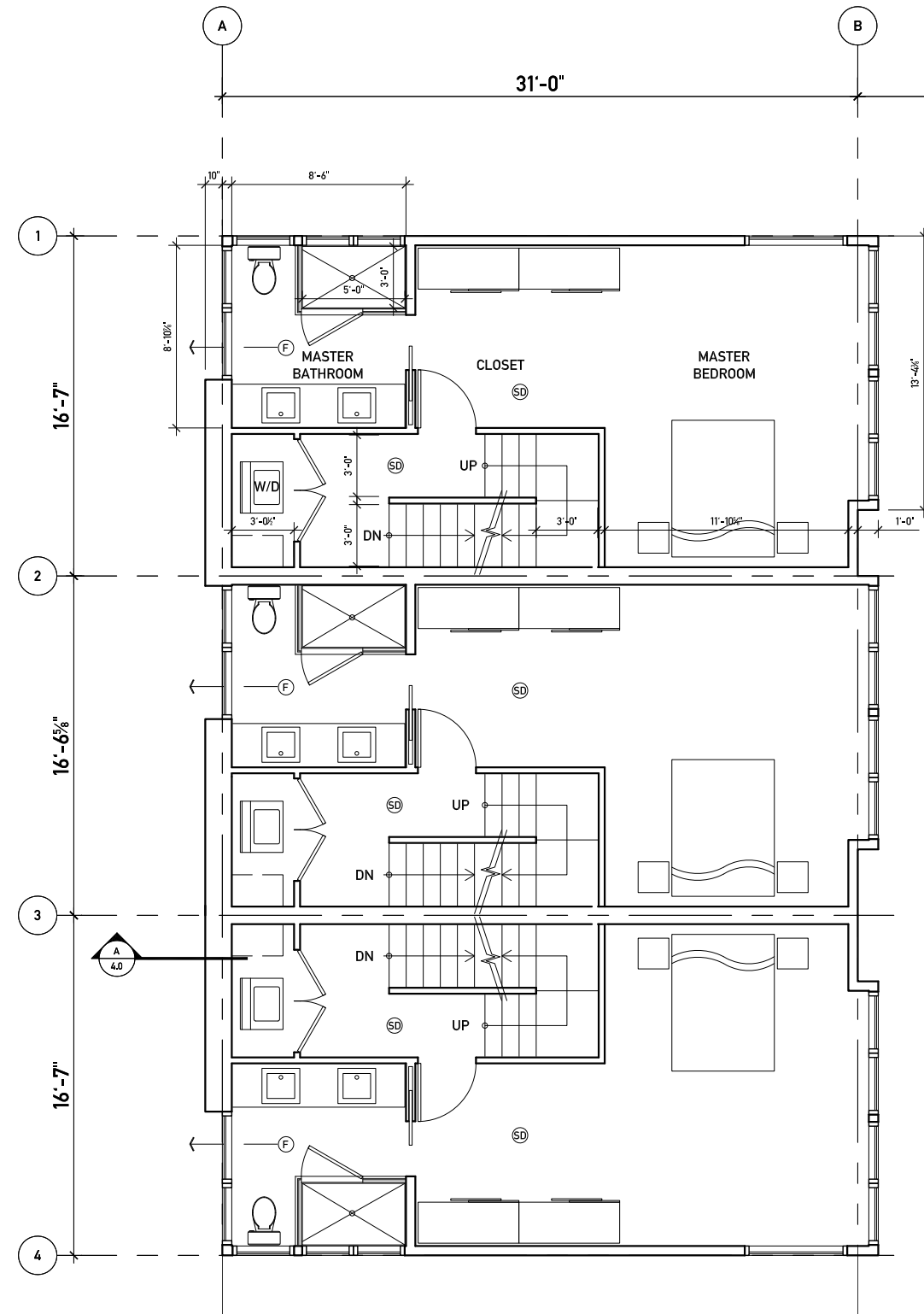
TOWNHOUSE PLAN



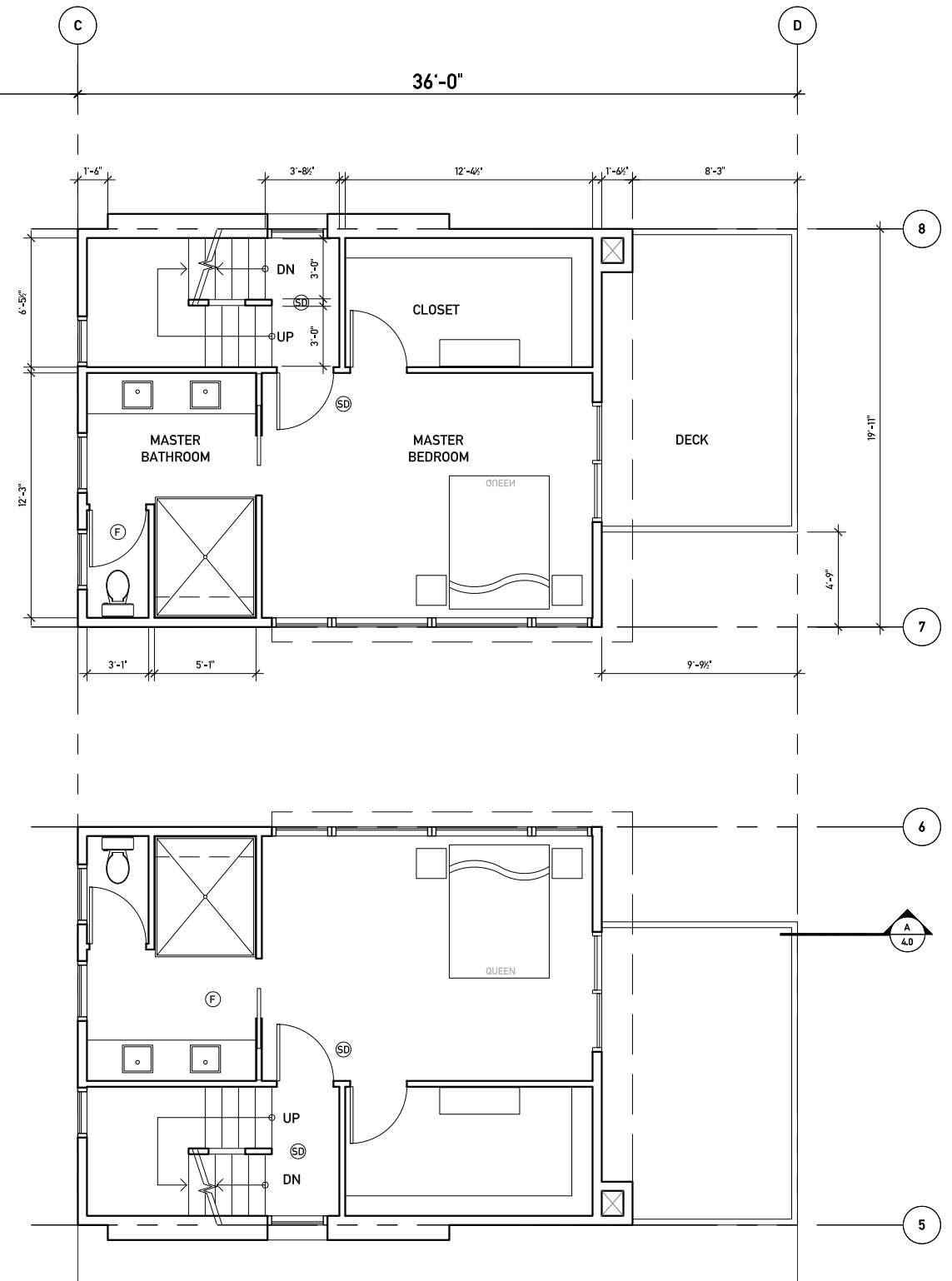
SINGLE FAMILY RESIDENCE

FLOOR 1 PLANS

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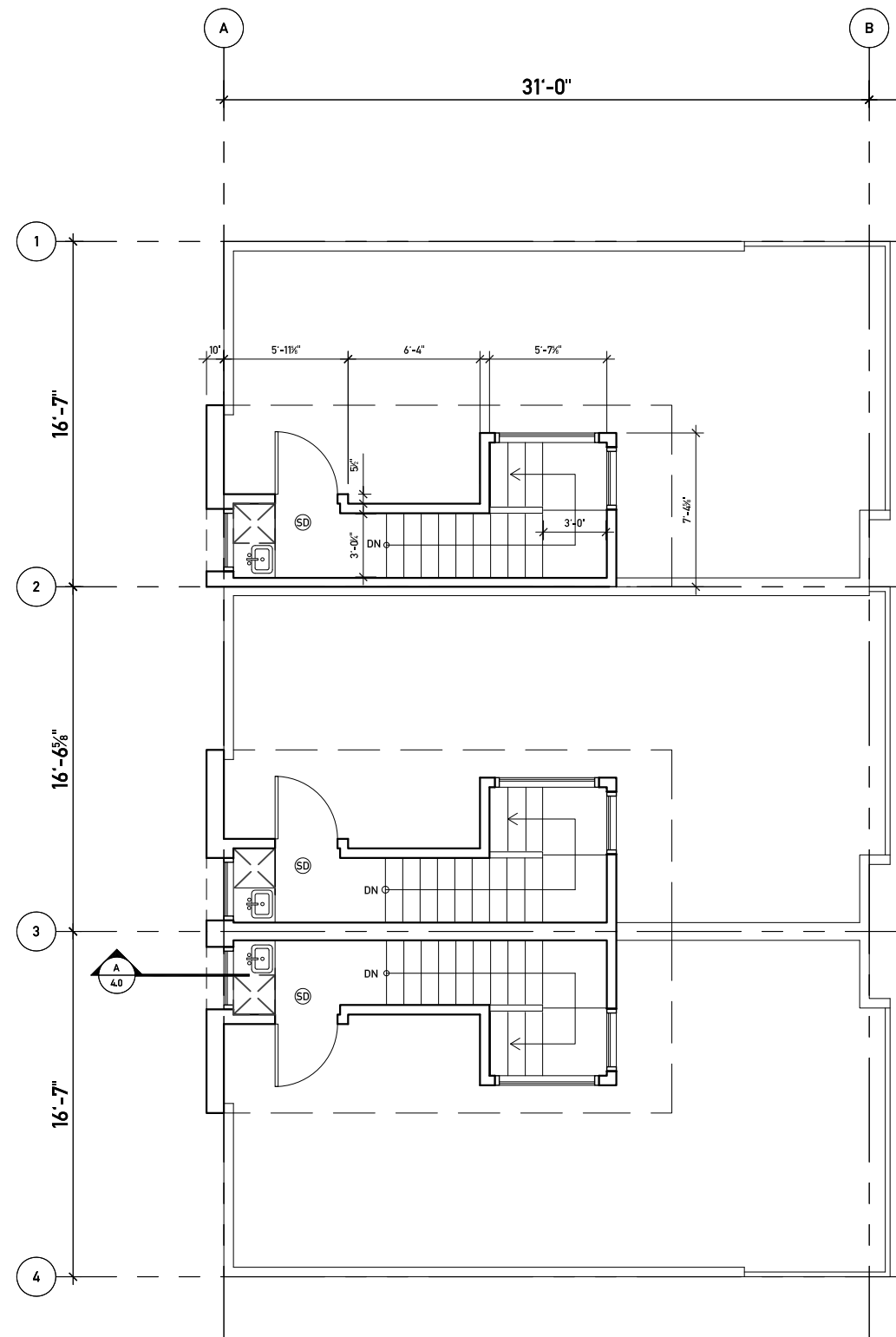
TOWNHOUSE PLAN



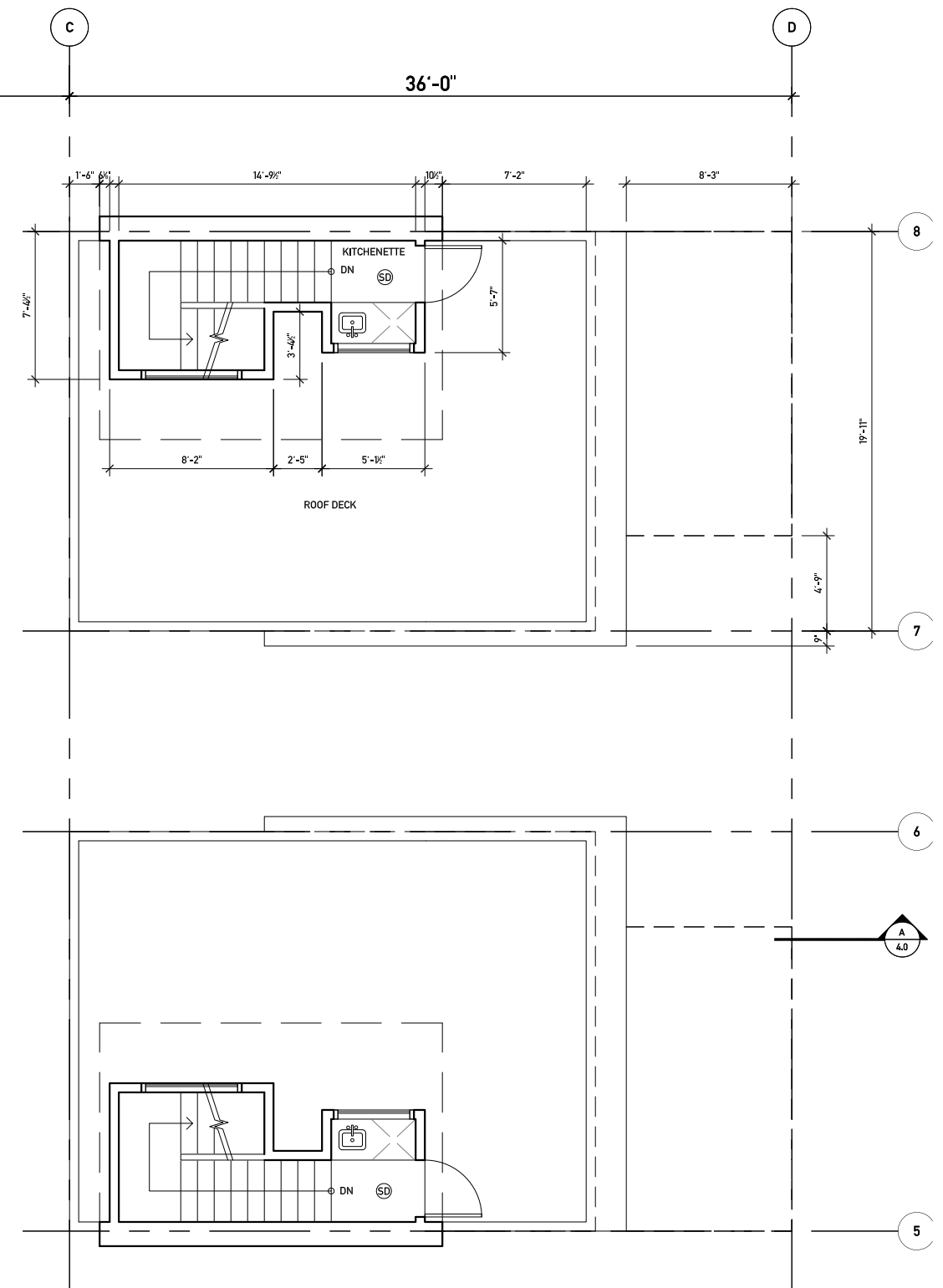
SINGLE FAMILY RESIDENCE

FLOOR 3 PLANS

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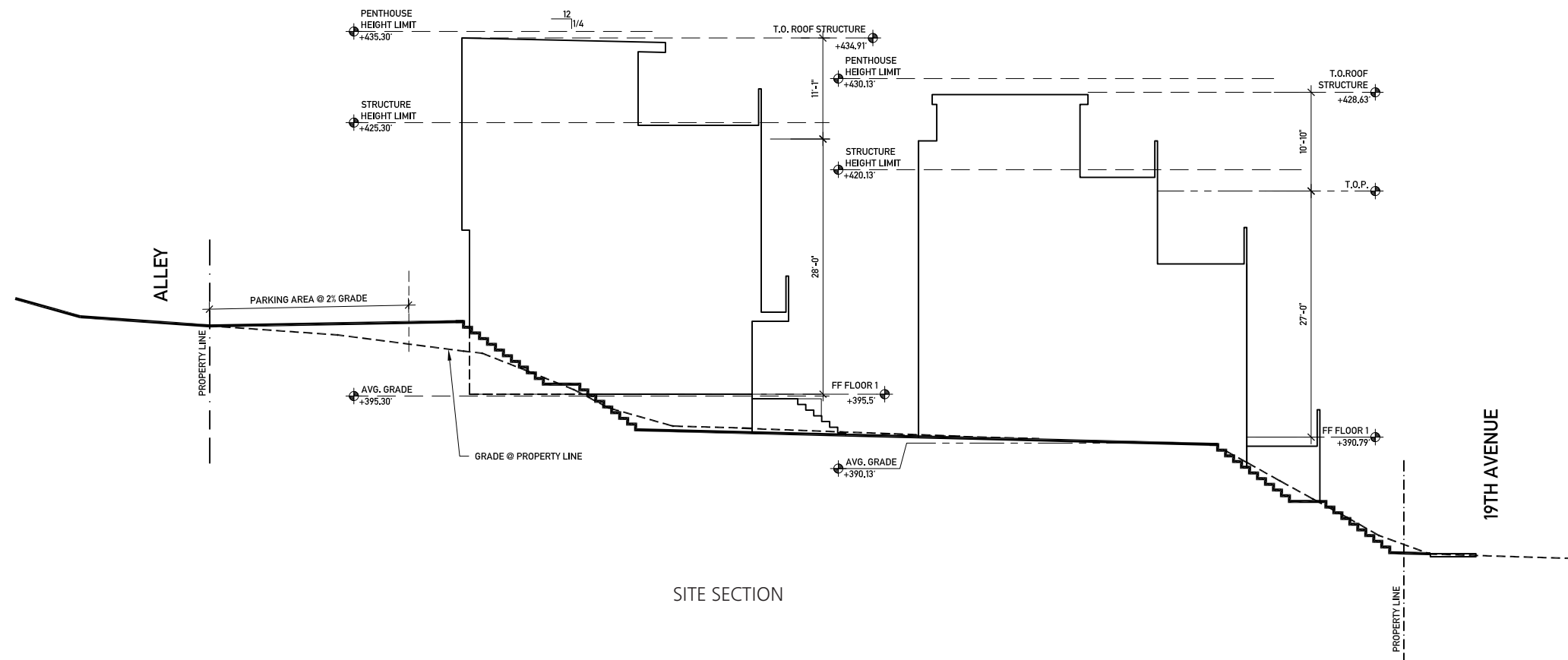
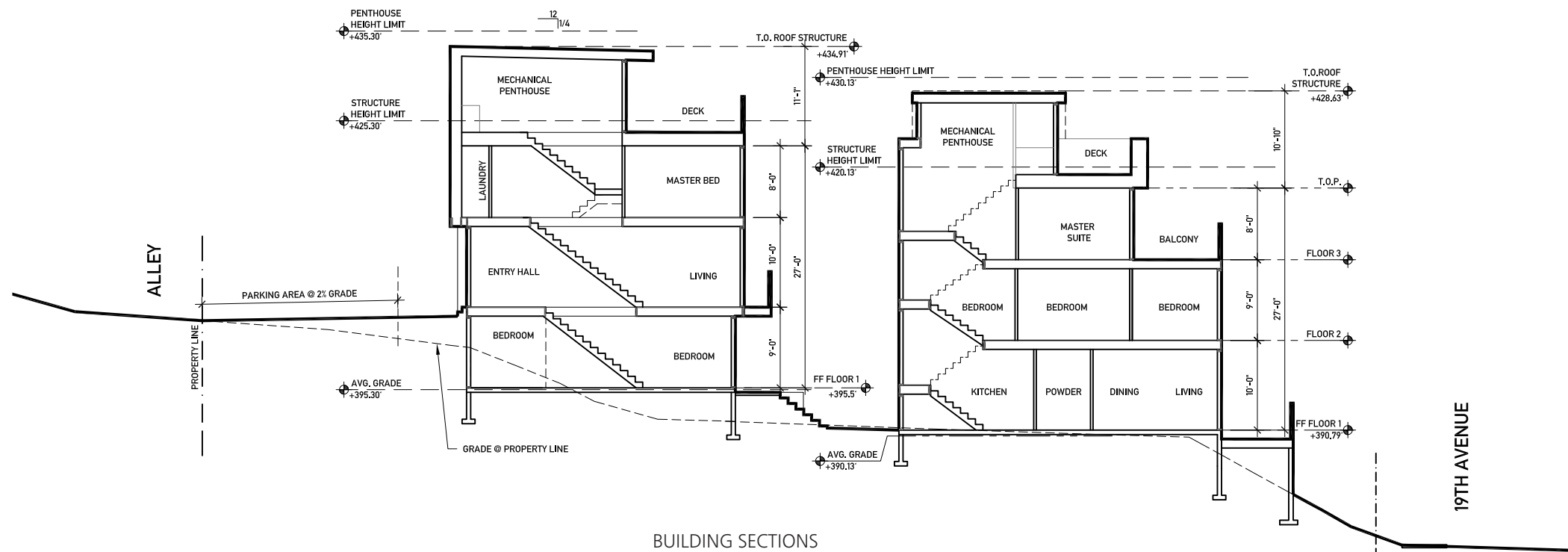
TOWNHOUSE PLAN



SINGLE FAMILY RESIDENCE

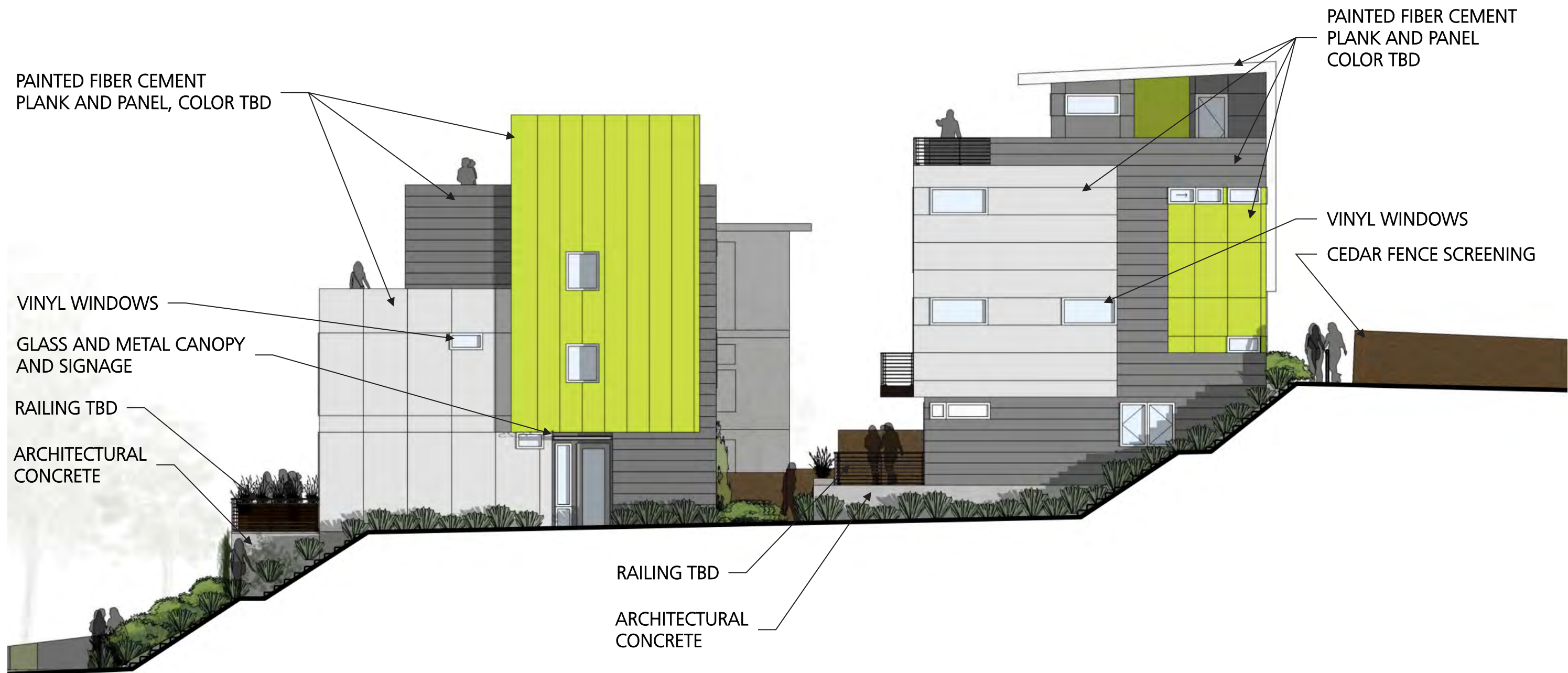
ROOF PLANS

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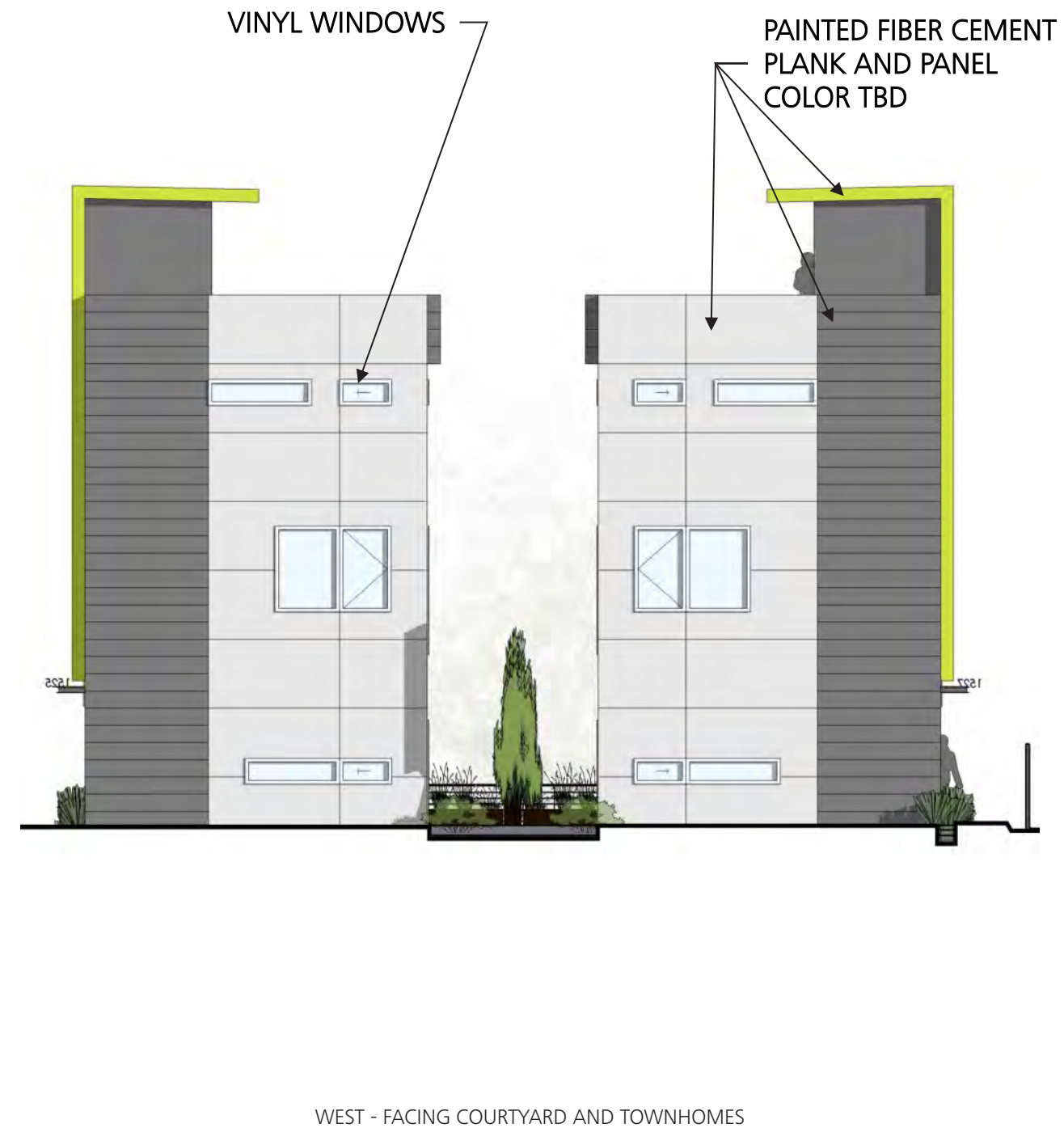
SECTIONS

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ELEVATIONS - NORTH (SOUTH SIMILAR)

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ELEVATIONS - SINGLE FAMILY RESIDENCES

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ARCHITECTURAL
CONCRETE

EAST - FACING COURTYARDS AND SFR'S

METAL SIGNAGE



WEST - FACING ALLEY

ELEVATIONS - TOWNHOMES

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CONCEPT PERSPECTIVE

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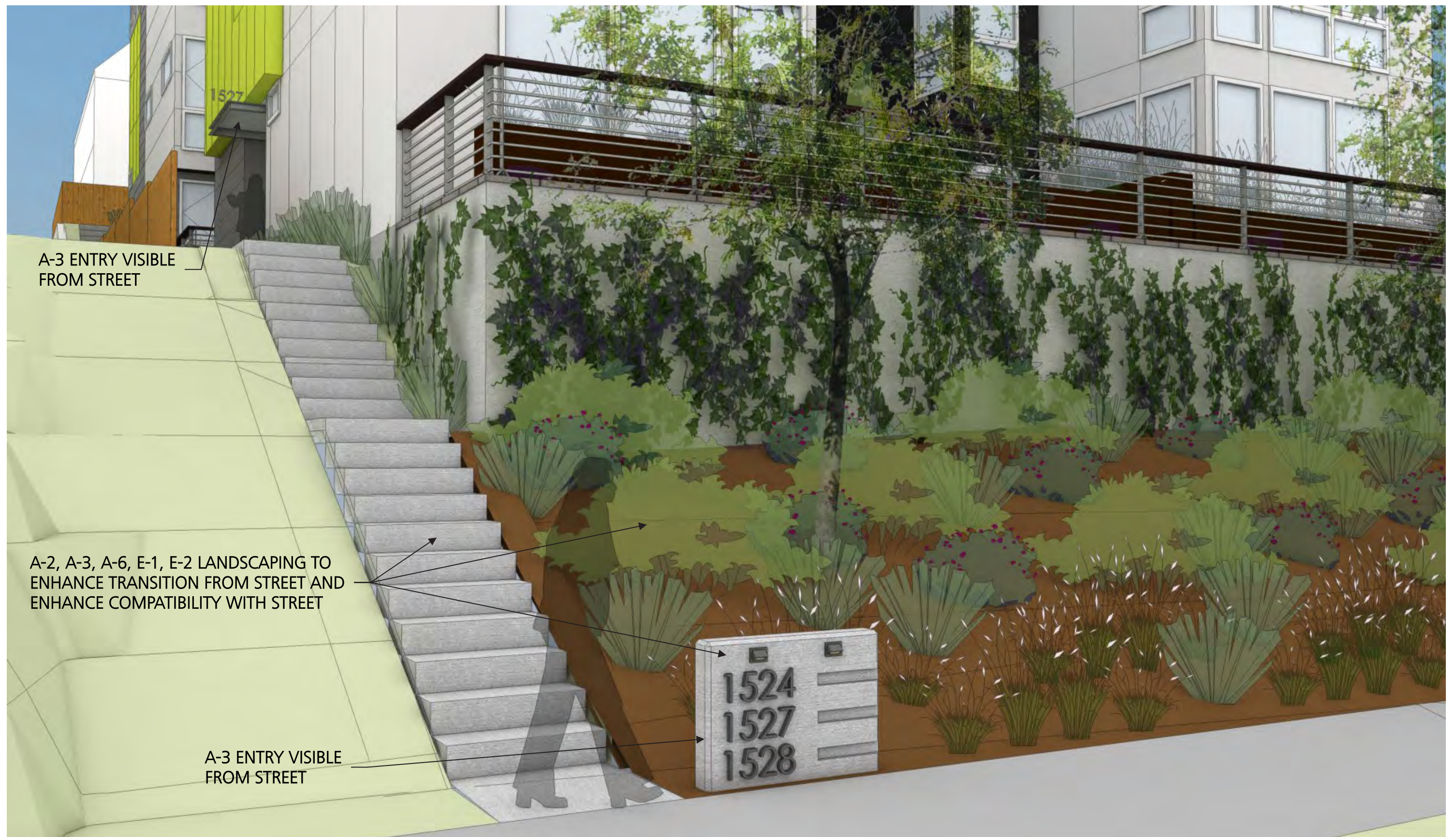
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ADJUSTMENTS

There are no requested adjustments or departures from code requirements or design guidelines.

FAR CALCULATIONS

LOT AREA: 7,861 SF
TOWNHOUSES & SFR IN LR-1 ZONE MEETING REQUIREMENTS OF 23.45.510.C = 1.1 FAR

FOR MULTIPLE RESIDENTIAL USES ON ONE LOT FOLLOW SMC 23.86.007.E: FAR LIMIT BASED ON EACH CATEGORY'S PERCENTAGE OF TOTAL STRUCTURE FOOTPRINT AREA

| FOOTPRINT AREA: | | FOOTPRINT/TOTAL RATIO: | | FAR ALLOWED @ 1.1 FAR: | |
|-----------------|----------|------------------------|-------------------|------------------------|----------|
| TOWNHOUSES: | 1,599 SF | TOWNHOUSES: | 54.7% - 4,300 SF | TOWNHOUSES: | 4,730 SF |
| SFR: | 1,324 SF | SFR: | 45.3% - 3,561 SF | SFR: | 3,917 SF |
| TOTAL: | 2,923 SF | TOTAL: | 100.0% - 7,861 SF | TOTAL: | 8,647 SF |

| TOWNHOUSES | | SINGLE FAMILY RESIDENCES | |
|-----------------------|----------|--------------------------|----------|
| LEVEL 1 FAR TOTAL: | 1,446 SF | LEVEL 1 FAR TOTAL: | 1,234 SF |
| LEVEL 2 FAR TOTAL: | 1,483 SF | LEVEL 2 FAR TOTAL: | 1,240 SF |
| LEVEL 3 FAR TOTAL: | 1,505 SF | LEVEL 3 FAR TOTAL: | 960 SF |
| ROOF LEVEL FAR TOTAL: | 247 SF | ROOF LEVEL FAR TOTAL: | 158 SF |
| TOTAL PROPOSED FAR: | 4,681 SF | TOTAL PROPOSED FAR: | 3,592 SF |

PROPOSED FAR MEETS OR EXCEEDS REQUIREMENTS OF SMC 23.45.510



PROJECT SUMMARY

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