



12.05.2012 STREAMLINED DESIGN REVIEW
3003 SOUTH JUDKINS ST. / DPD PROJECT # 3013539

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

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PROPOSAL

The proposed project at 3003 South Judkins Street is 4 townhouses replacing a single story duplex. The project would create a total of 4 units with 4 parking stalls accessible off of South Judkins Street. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood.

DPD Project #3013539, #6321431

King County Assessor Parcel Numbers: 690920-0005

Legal Description: All of Lots 1 & 2 & N 6 ft Lot 3, Block 1, Prospect Terrace to the City of Seattle

ANALYSIS OF CONTEXT

The project site, located in the Judkins Park area is one 5,600 sf parcel zoned for low-rise residential development (LR-1) adjacent to LR-2 directly to the east, SF-5000 to the north and surrounded by LR-1 zoning running down both sides of 30th Avenue S. SF-5000 zoning lies predominantly to the east and LR-1 to the west.

The site is sloped west to east, starting with a 6 foot rockery, then gradually gaining 12 feet across the property with a flat graded bench where the existing structure is located. There are no major trees or shrubs on the property. There are territorial views west across Harbor Island to the Olympics, West Seattle, Beacon Hill, Downtown Seattle and potential eastern views of Bellevue and the Cascades.

The neighborhood has undergone several periods of development, increasing the density of structures, creating a menagerie of duplexes and small apartment buildings in various conditions. The site lies outside of any Urban Village.

Please see the following page for a graphic contextual analysis.



PROPOSAL AND ANALYSIS OF CONTEXT

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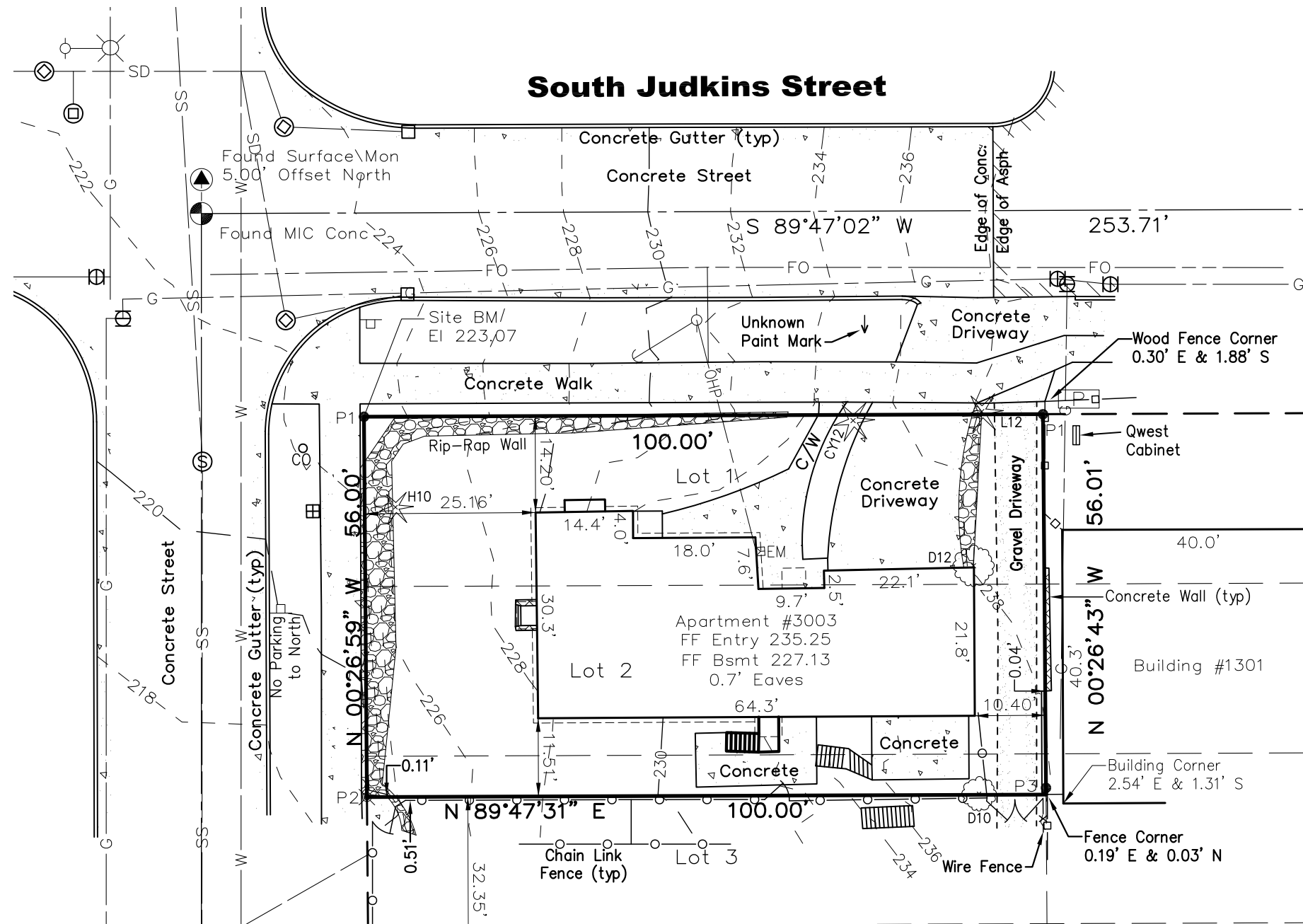


ANALYSIS OF CONTEXT

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EXISTING SITE CONDITIONS - SURVEY



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1. STREET ELEVATION ALONG 30TH AVE LOOKING WEST



2. STREET ELEVATION ALONG 30TH AVE LOOKING EAST

EXISTING SITE CONDITIONS - STREET ELEVATION

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3. STREET ELEVATION ALONG S JUDKINS ST LOOKING NORTH



4. STREET ELEVATION ALONG S JUDKINS ST LOOKING SOUTH

EXISTING SITE CONDITIONS - STREET ELEVATION

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1. S. JUDKINS LOOKING WEST



2. 31ST AVE S. LOOKING NORTH

EXISTING SITE CONDITIONS



3. 30TH AVE S. LOOKING NORTH



4. 30TH AVE S. LOOKING SOUTH



1. 30TH AVE LOOKING SOUTH



2. 30TH AVE LOOKING NORTH



3. S JUDKINS ST LOOKING EAST

EXISTING SITE CONDITIONS

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1 TOWNHOUSES.



2. SINGLE FAMILY RESIDENCE



3. TOWNHOUSES



4. TOWNHOUSES



5. SINGLE FAMILY RESIDENCE

EXISTING SITE CONDITIONS NEIGHBORHOOD CHARACTERISTICS

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6. ROWHOUSES



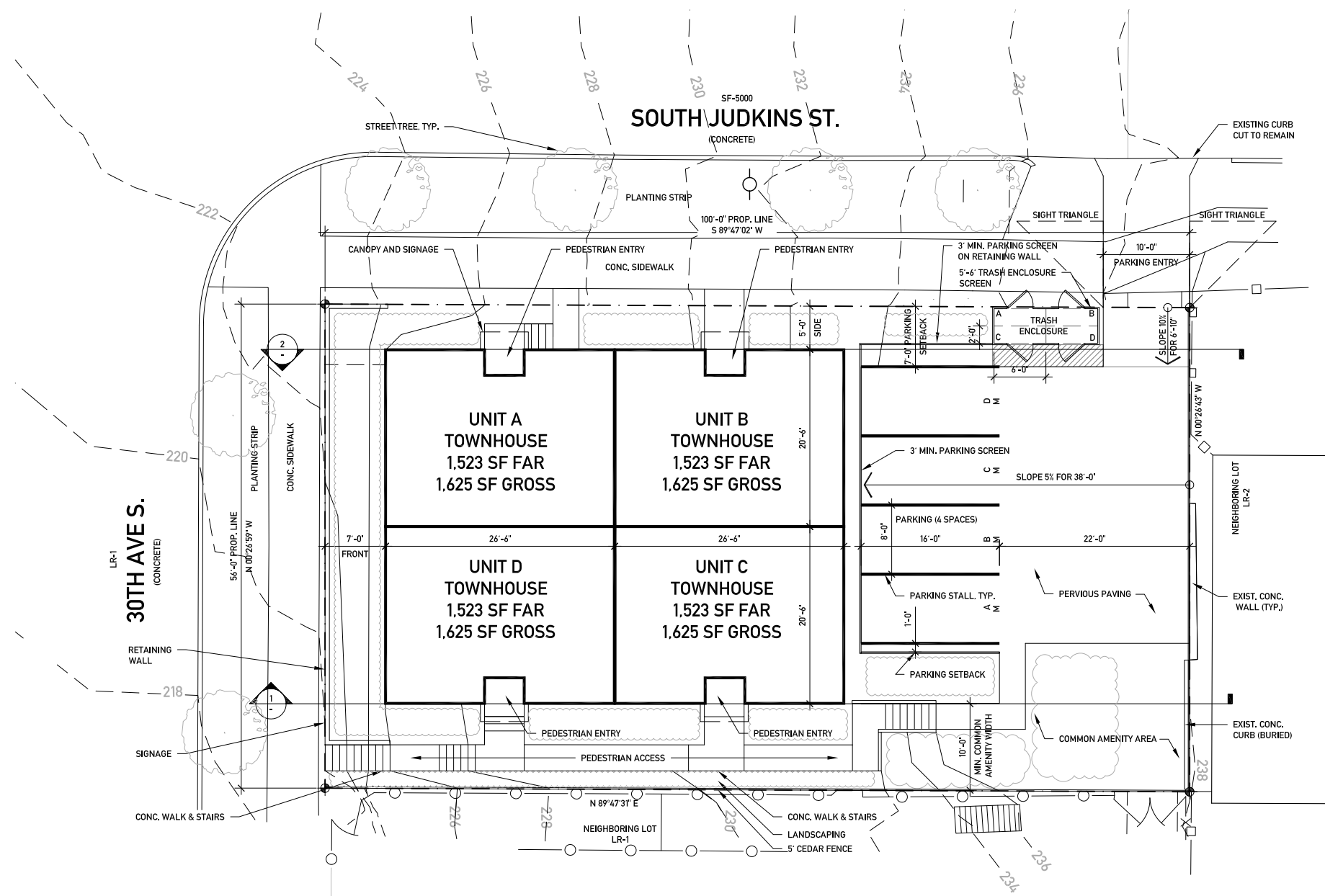
7. SINGLE FAMILY RESIDENCE



8. SINGLE FAMILY RESIDENCE

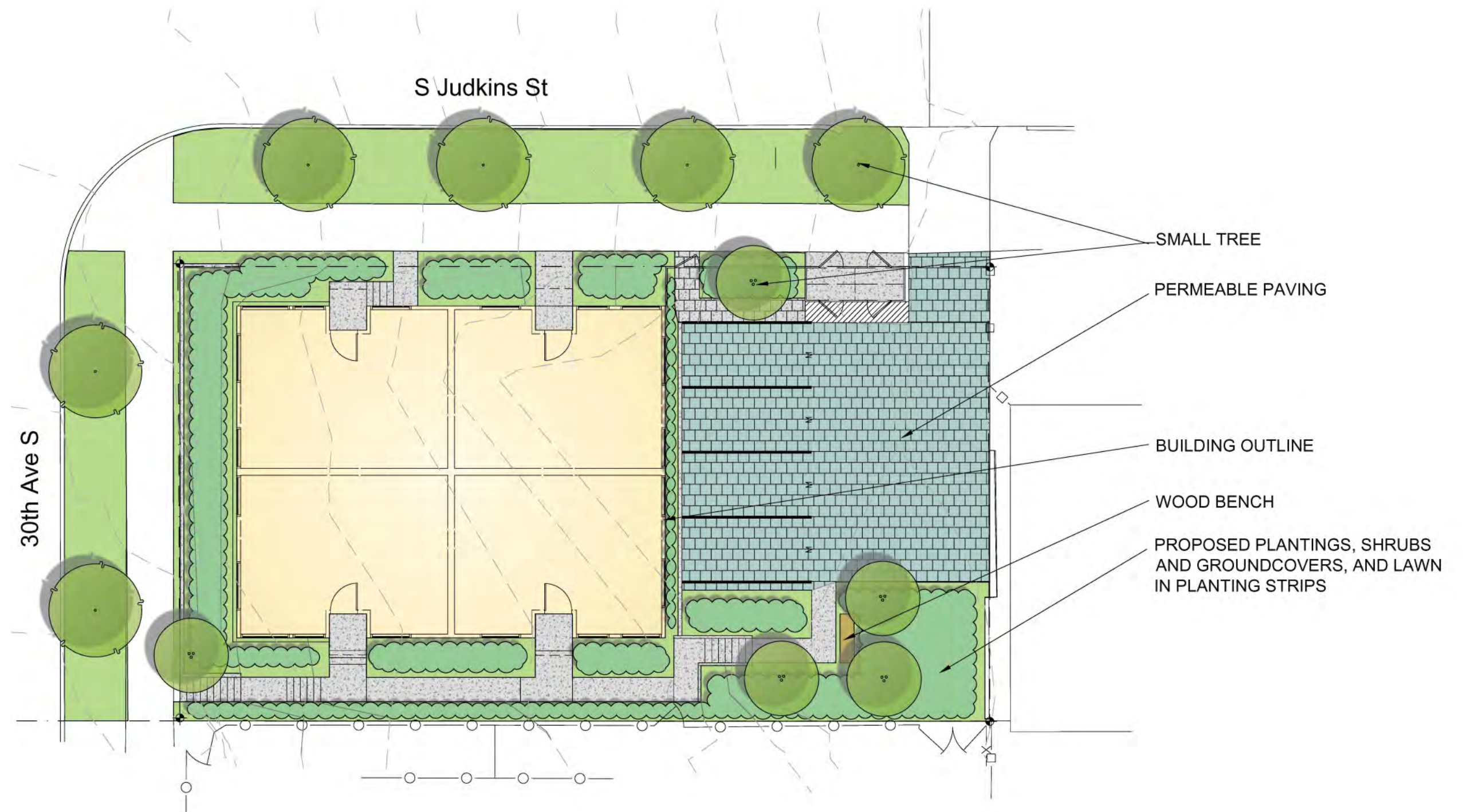
EXISTING SITE CONDITIONS
NEIGHBORHOOD CHARACTERISTICS

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SITE PLAN

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LANDSCAPE PLAN

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DESIGN GUIDELINES

A-1 Responding to Site Characteristics

The project is located in an up-and-coming neighborhood near Judkins Park and the I-90 trail, with many modern new projects in the nearby vicinity. The area is predominantly comprised of single family houses and small scale multi family dwellings. The proposed project fits within the scale of the neighborhood by keeping three stories and breaking the massing into smaller segments. A muted color pallet and the use of selected materials such as wood and cement board help the project fit into the neighborhood.

A-2 Streetscape Compatibility

The project closely follows the established streetscape development pattern. The building is located on the corner of S. Judkins St. and 30th Ave. S, with pedestrian entrances from both streets. There are several three story structures on the block that are built to take advantage of the views to the west. Buildings in this neighborhood are enhanced with ample landscaping, providing a buffer between the steep slope at the sidewalk and the residence. Rich landscaping along the street fronts will be provide with the proposed project.

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 a feature concrete element at the sidewalk entry stair at 30th Ave S. Canopies over each entry door provide a visual element to distinguish individual units and also provide a space for signage.

A-5 Respect for Adjacent sites

Care has been taken to maintain privacy between the properties to the south and east by providing large setbacks. High strip windows are used when appropriate to allow light and ventilation into bedrooms without compromising privacy. Landscaping and architectural screening will play an important part in protecting the privacy of the neighbors.

A-6 Transition Between Residence and Street

The established neighboring streetscapes have a clearly defined transition between street and residence. Well lit stairs, landscaping and retaining walls are present at adjacent sites. This project maintains the streetscape with similar features, as noted above in A-2 and A-3.

A-7 Residential Open Space

A common amenity area is provided at the south east corner of the site with rich landscaping and walkways from both streets. Each unit has a private deck at every level and a large, private roof deck to enjoy the view, entertain guests and access light and fresh air.



DESIGN GUIDELINES

DESIGN GUIDELINES

A-8 Parking and Vehicle Access

Parking for this project is provided on the east side of the lot with access from S. Judkins St. The parking lot will be pervious paving and screened per SMC requirement.

A-10 Corner Lots

The site is located at the corner of S. Judkins St. and 30th Ave. S. As suggested in the design guidelines, the parking and vehicular access is located away from the corner. The corner and both street fronts are accentuated with rich landscaping and human-scaled features such as signage, weather protection and railings.

B-1 Height, Bulk and Scale Compatibility

There are several three story structures on the block that are elevated by a berm in order to take advantage of views to the west. In order to maintain compatibility with the existing scale of the neighborhood, the project proposes a three-story structure with a stair penthouse located in the center of the roof, making it essentially invisible from the street. The height is then further diminished by use of extensive open railing instead of bulky parapet walls. The project massing is broken into smaller segments for clear delineation of each unit, as well as to help relate to the human scale.

C-1 Architectural Context

The existing structures in the neighborhood showcase a variety of styles and vintages. The project matches many features existing in the neighborhood such as three story datums, landscaped entry stairs and orientation to the west to take advantage of views. In addition to matching existing features of the neighborhood, this project also takes queues such as massing, large windows, rooftop amenity space and roof lines from other more recent projects in the nearby vicinity.

C-3 Human Scale

Pedestrian-oriented planting strips and gardens along with street-facing balconies and front entry awnings help bring the building down to human scale, and encourages human activity.

C-4 Exterior Finish Materials

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

DESIGN GUIDELINES

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DESIGN GUIDELINES

D-3 Retaining walls

Retaining walls are used extensively on adjacent sites to establish a berm on which buildings are constructed. This project will also use retaining walls along the sidewalk in conjunction with landscaping to ease the transition between the street and the building. Retaining walls will be kept low and step to accommodate the elevation of the site.

D-6 Screening of Dumpsters, Utilities and Services areas

Solid waste and recycling facilities will all be located in the north east corner of the site. Trash and recycle bins will have their own separate enclosure and be pulled to the curb by residents on collection day.

D-7 Pedestrian Safety

Adequate lighting will be provided to create a well lit streetscape. An architectural fence will be on a retaining wall with landscaping and will wrap around the north and east sides of the site. All exterior lighting will be shielded down and away from neighbors to avoid light pollution.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

The proposed project will make use of rich landscaping features such as trees, shrubs, concrete walls, lighting, paving and railings to complement the existing urban landscape. Street trees have been added to enhance the existing streetscape.

E-2 Landscaping to Enhance the Building and or Site

As previously described, lush landscaping along streets and at the ground amenity space will be a major feature of this project. A Green Factor of .61 has been established and will be met with the aid of 11 trees and numerous shrubs and plants. Please see the landscaping plan in this packet for detailed information.

Green Factor Score Sheet

SEATTLE×green factor

Project title: 3003 S Judkins St S, LR-1 Zone, minimum green factor 0.6

enter sq ft of parcel

Parcel size (enter this value first) *

5,600

SCORE

0.610

Landscape Elements**

Totals from GF worksheet

Factor

Total

A Landscaped areas (select one of the following for each area)

enter sq ft

0

0.1

-

1 Landscaped areas with a soil depth of less than 24"

enter sq ft

2985

0.6

1,791.0

2 Landscaped areas with a soil depth of 24" or greater

enter sq ft

0

1.0

-

3 Bioretention facilities

enter sq ft

2985

0.1

299

B Plantings (credit for plants in landscaped areas from Section A)

enter number of plants

35

420

0.3

126

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

11

825

0.3

248

3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree

enter number of plants

0

0

0.3

-

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

0.4

-

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 inches DBH

0

0.8

-

7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter

enter sq ft

0

0.4

-

C Green roofs

enter sq ft

0

0.7

-

1 Over at least 2" and less than 4" of growth medium

enter sq ft

0

0.7

-

2 Over at least 4" of growth medium

enter sq ft

0

0.7

-

D Vegetated walls

enter sq ft

0

0.7

-

E Approved water features

enter sq ft

0

0.7

-

F Permeable paving

enter sq ft

0

0.2

-

1 Permeable paving over at least 6" and less than 24" of soil or gravel

enter sq ft

1382

0.5

691.0

2 Permeable paving over at least 24" of soil or gravel

enter sq ft

0

0.2

-

G Structural soil systems

sub-total of sq ft =

8,597

H Bonuses

enter sq ft

0

0.1

-

1 Drought-tolerant or native plant species

enter sq ft

0

0.2

-

2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater

enter sq ft

2,621

0.1

262

3 Landscaping visible to passersby from adjacent public right of way or public open spaces

enter sq ft

0

0.1

-

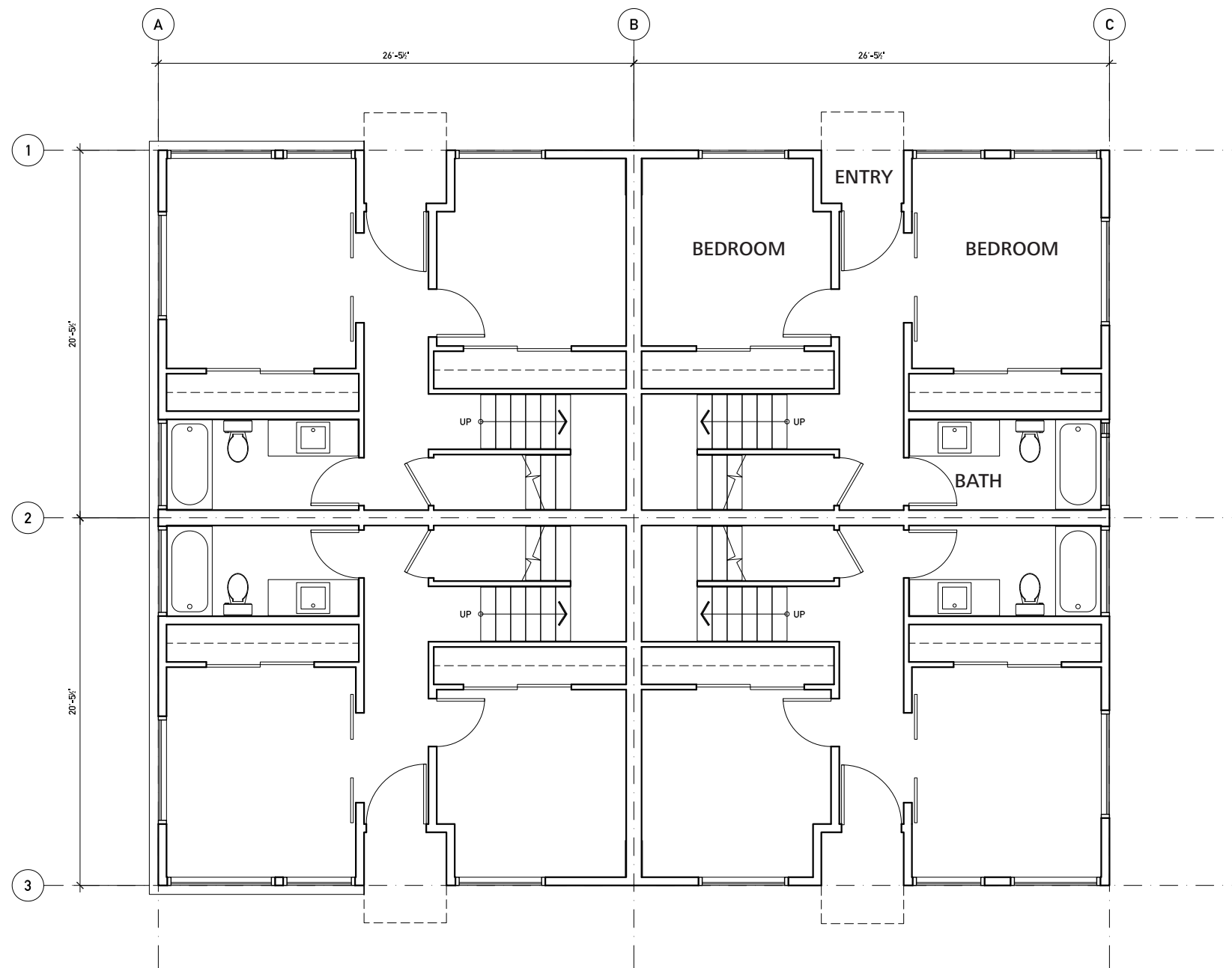
4 Landscaping in food cultivation

Green Factor numerator =

3,416

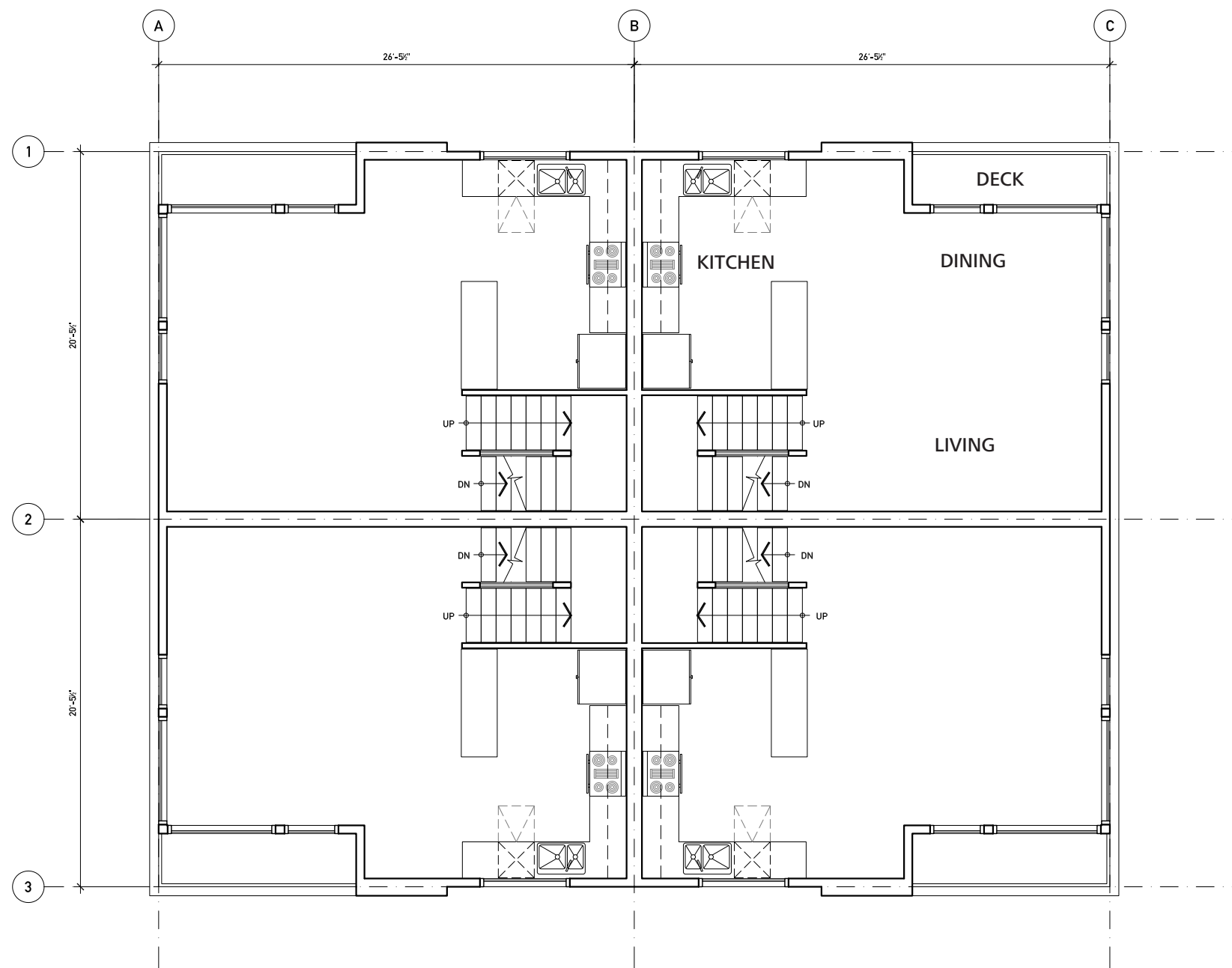
* Do not count public rights-of-way in parcel size calculation.

** 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)



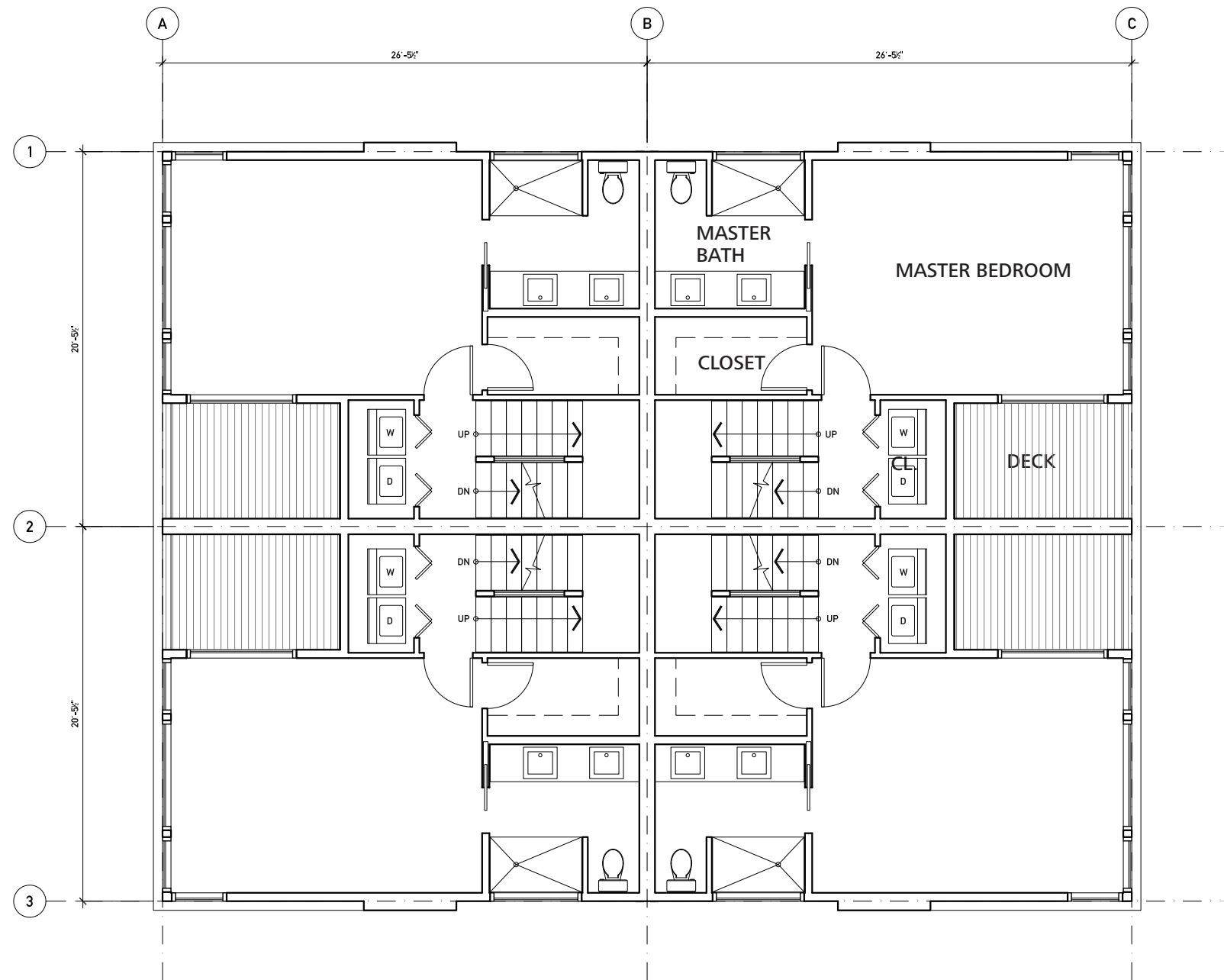
FLOOR 1 PLAN

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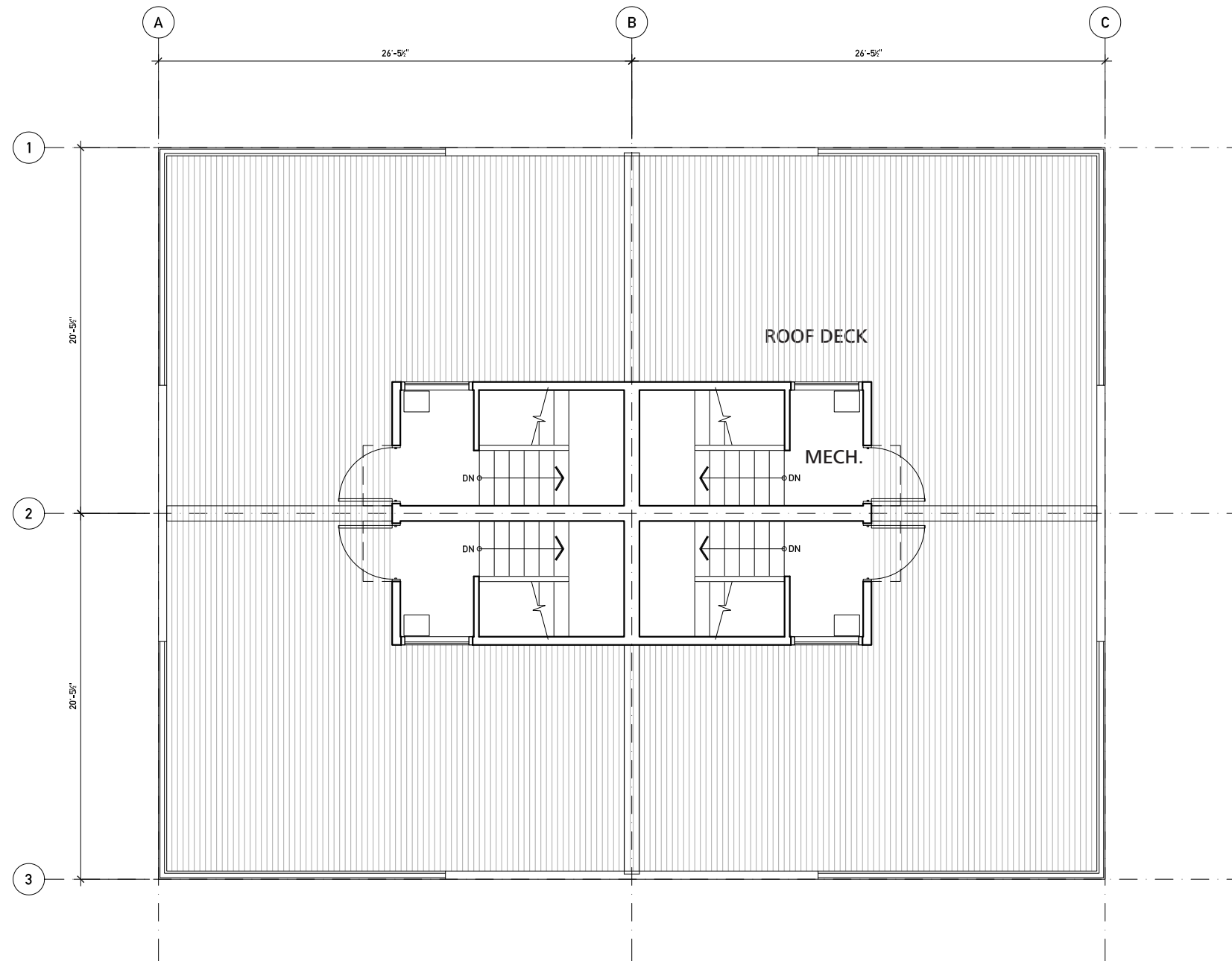
FLOOR 2 PLAN

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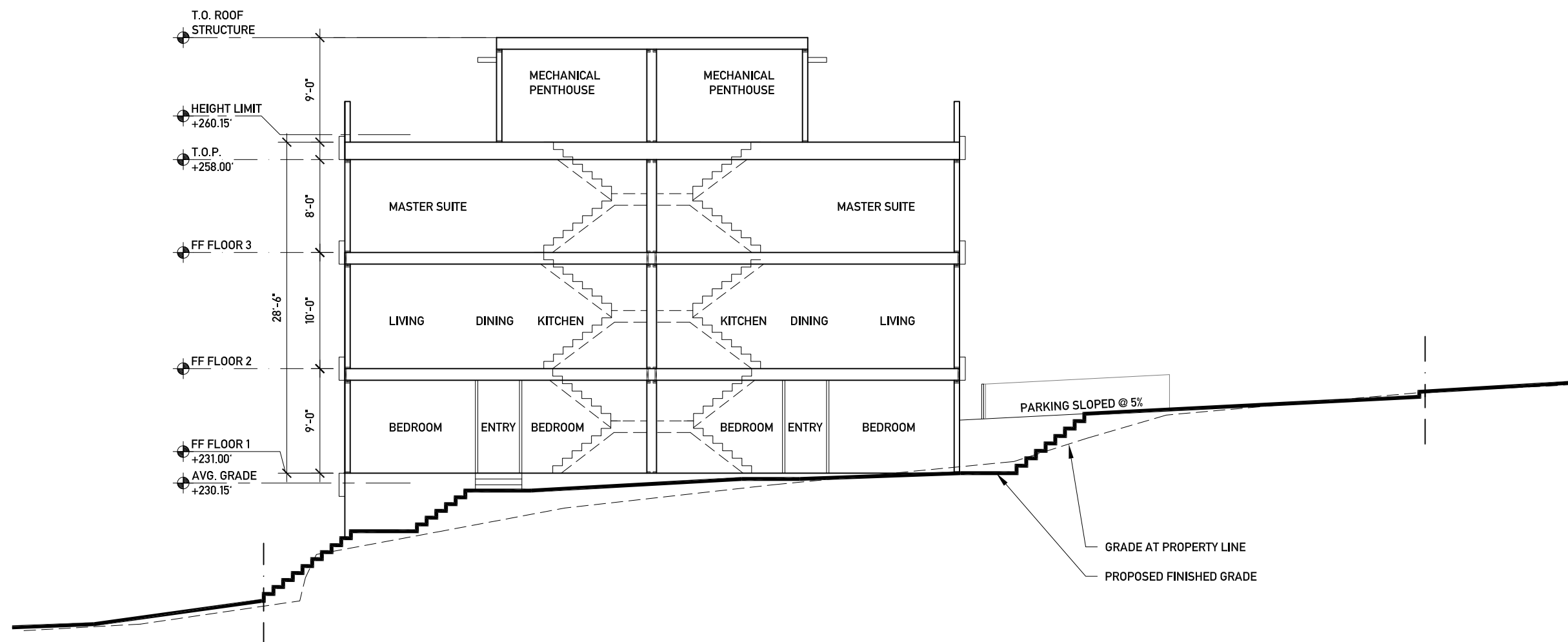


FLOOR 3 PLAN

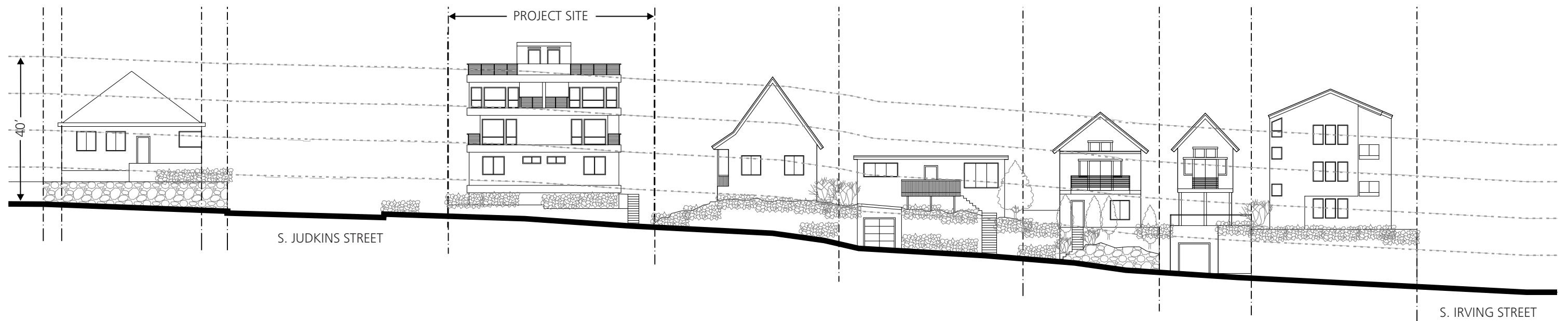
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ROOF PLAN



SECTION



NEIGHBORHOOD DATUM DIAGRAM ALONG 30TH AVE S.

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ELEVATION - WEST

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ELEVATION - NORTH

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ELEVATION - EAST

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CONCEPT PERSPECTIVE

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CONCEPT PERSPECTIVE

A8 PARKING AND VEHICLE ACCESS

D6 SCREENING OF DUMPSTERS, UTILITIES
AND SERVICE AREAS

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A3 ENTRANCES VISIBLE FROM STREET

E1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

E2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

A1 RESPOND TO SITE CHARACTERISTICS

A2 STREETScape COMPATIBILITY

C1 ARCHITECTURAL CONTEXT

D3 RETAINING WALLS

CONCEPT PERSPECTIVE

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A3 ENTRANCES VISIBLE FROM STREET

A6 TRANSITION BETWEEN RESIDENCE AND STREET

CONCEPT PERSPECTIVE

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ADJUSTMENTS AND DEPARTURES

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

PROJECT SUMMARY

Lot Size - 5,600 SF
Zoning: Lowrise Residential (LR-1)
FAR - 1.1 (Meeting standards of 23.45.510.C)
Allowable FAR - 6,160 SF

FOR RESIDENTIAL USES ON ONE LOT FOLLOW SMC 23.45.510:

Floor 1:	2,006 sf
Floor 2:	1,942 sf
Floor 3:	1,792 sf
Roof:	353 sf
<hr/>	
TOTAL FAR:	6,093 sf



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