

**DESIGN REVIEW  
1366 31ST AVE S.  
SEATTLE, WA 98144**

**07/09/13**

**DPD PROJECT  
#3013904**

**RECOMMENDATION  
MEETING**



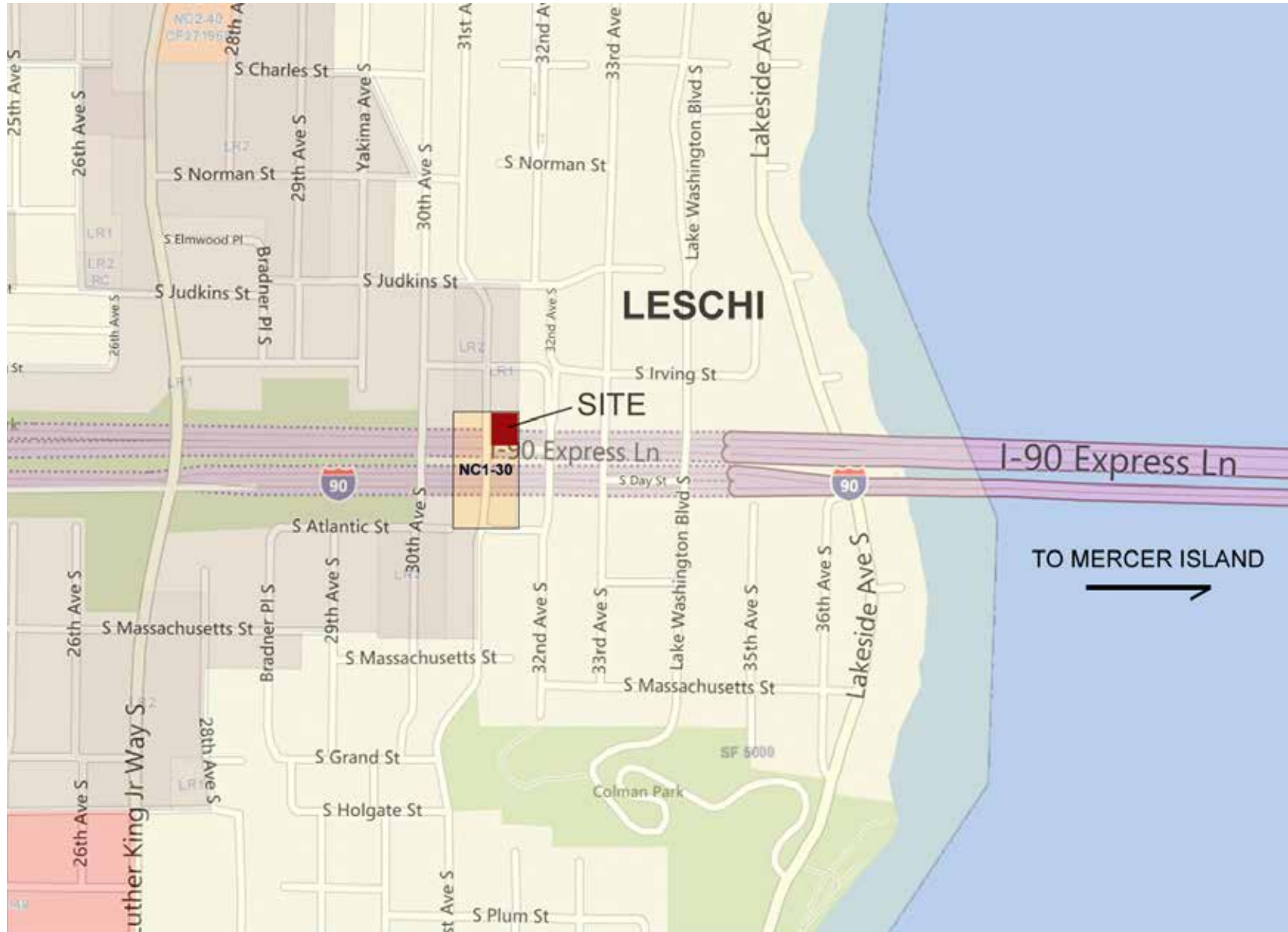
Birds eye view looking North-East

**NEIGHBORHOOD:** Mt. Baker

**SITE AREA:** 11,500 sf

**ZONING:** NC1-30

**SUMMARY OF DEVELOPMENT STANDARDS:** Height Limit: 30' + 4' bonus (SMC 23.47A.012)



Aerial View

**PROJECT DESCRIPTION**

The proposed development is a 3 story mixed-use project with 2 floors of multifamily residential units over ground floor retail with 1 level of subgrade storage. The project will be built in one phase and consists of 18 residential units with approximately 5,000sf of street-oriented retail. A residential courtyard provides outdoor space between the east and west wings of the building and will serve as an amenity for building residents. On grade landscaping on the south side of the building and above grade landscaping on the north and east sides will offer tenants and the surrounding neighborhood enhanced greenery. A ground floor awning will provide retail patrons and residents covered outdoor space. A greenscreen is proposed along the south facade along with 3 new street trees separating the parking garage from street oriented storefronts. A large roof deck for building residents will feature outdoor amenity space, landscaping, a dog lawn, and a large area of solar panels to help reduce the environmental impact of the project. The two floors of residential units will feature a mix of one and two bedroom units. Parking for retail and residential uses will be provided in an on grade parking garage, as well as ample bicycle parking.

**USE SUMMARY**

- # of residential units: 18 units
- SF of retail commercial: 5,000 sf
- Parking: 21 stalls

**FLOOR AREA RATIO**

- Zoning FAR: 2.5 (mixed-use)
- FAR limit: 2.5x 11,515 sf site area = 28,788 sf
- FAR proposed: 25,815sf (2,973 under limit)

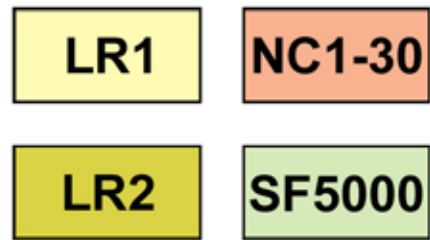
- Floor area summary:	Gross Floor Area	FAR
> SUBGRADE 1:	5,286sf	n/a
> 1ST:	10,879sf	10,879sf
> 2ND:	7,468sf	7,468sf
> 3RD:	7,468sf	7,468sf
> ROOF		
		25,815sf





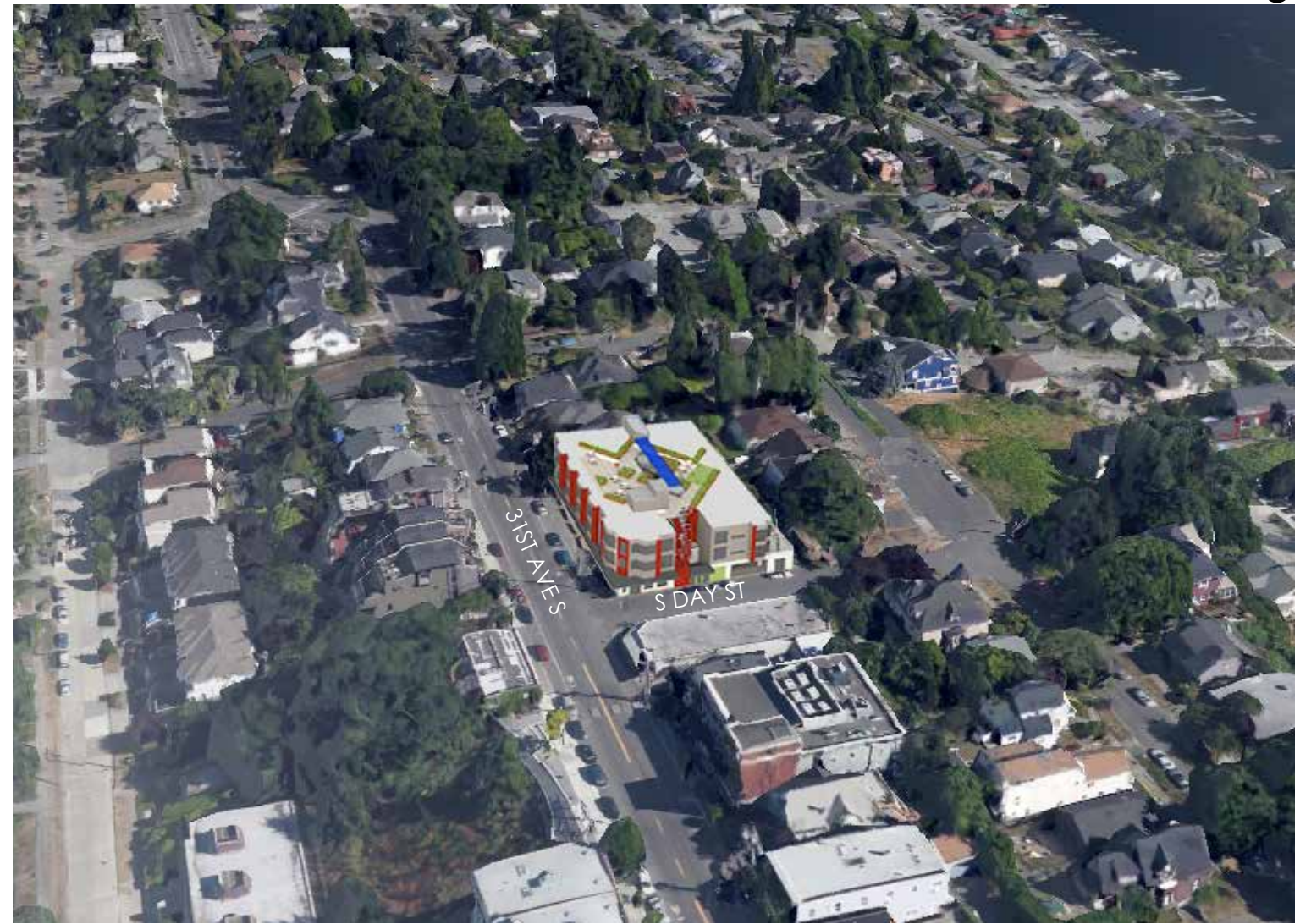
Vicinity Map

ZONING KEY:



AREA ZONING

Neighboring properties to the south and west are also zoned NC1-30. The lot to the north is zoned LR-1 while the lot to the northwest is LR-2. Areas to the east are zoned SF-5000. Properties to the west of the NC1-30 zone are primarily LR-1 and LR-2.

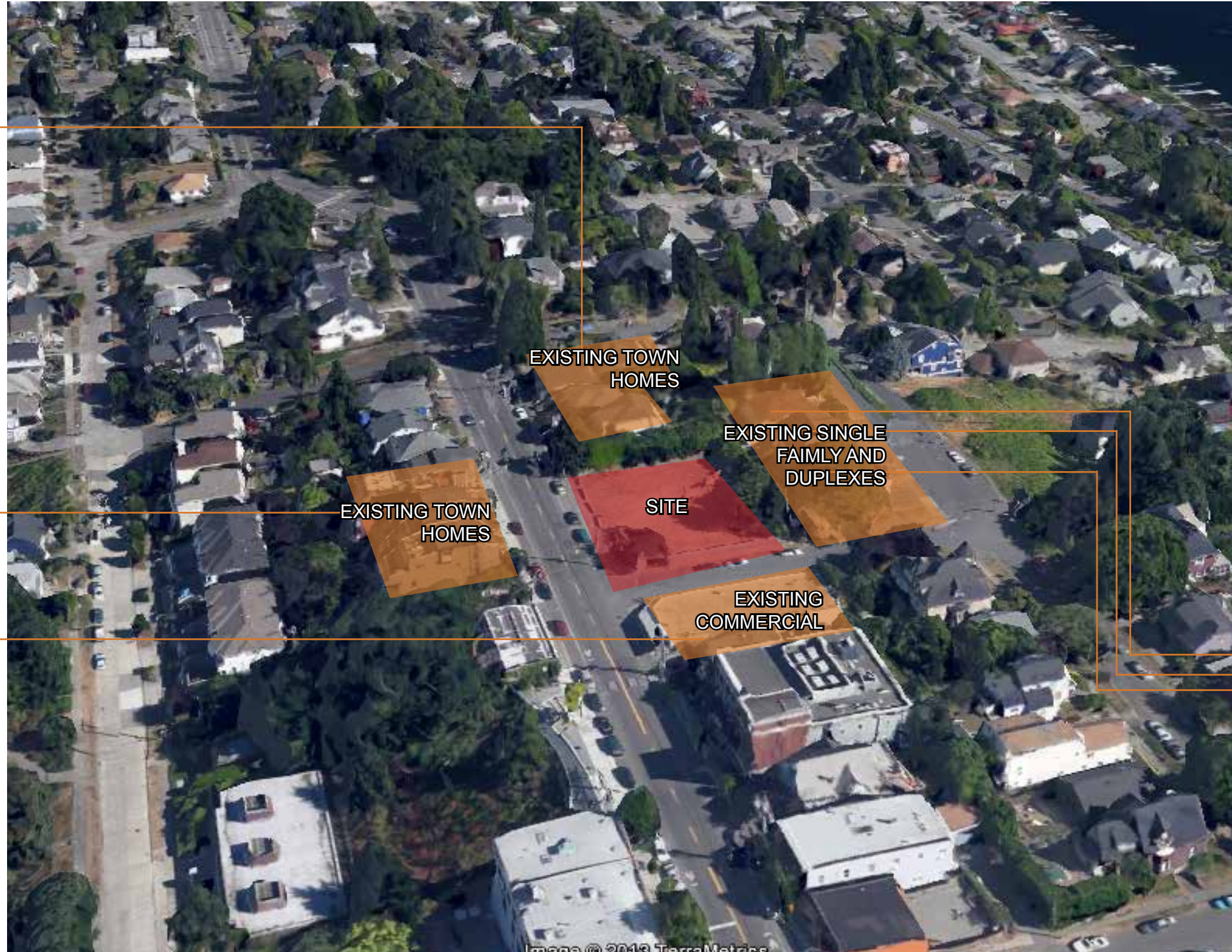


Three Block, 3D

Zoning summary:

The site is zoned NC1-30. The height limit is 30', with a 4' bonus for a 13' floor to floor height at ground level, which the project will be taking advantage of. Stair/elevator penthouses, solar panel support structures, and mechanical equipment may extend up to 15' above the height limit. Parapets, planters, open railings, and firewalls may extend up to 4' above the height limit. The FAR limit is 2.5 for mixed use buildings. Setbacks of 15' from residential zones (north and east sides of site) are required above 13', and a triangular setback of 15'x15' is required where the site is adjacent to a front lot line of an adjacent lot in a residential zone (northwest corner of the site). A Green Factor score of .30 or greater is required. Street trees are required on S. Day St. Street level development standards include 60% transparency of street facing façades between 2' and 8' above sidewalk, a required 13' floor to floor height at ground level, and an average depth of non-residential uses of 30', with 15' being the minimum. Multi-family parking requirements are one stall per dwelling unit. The first 1,500sf of each retail business is exempt from parking requirements. Bike parking is required at one space per four dwelling units and 1 space per 4,000sf of commercial use.



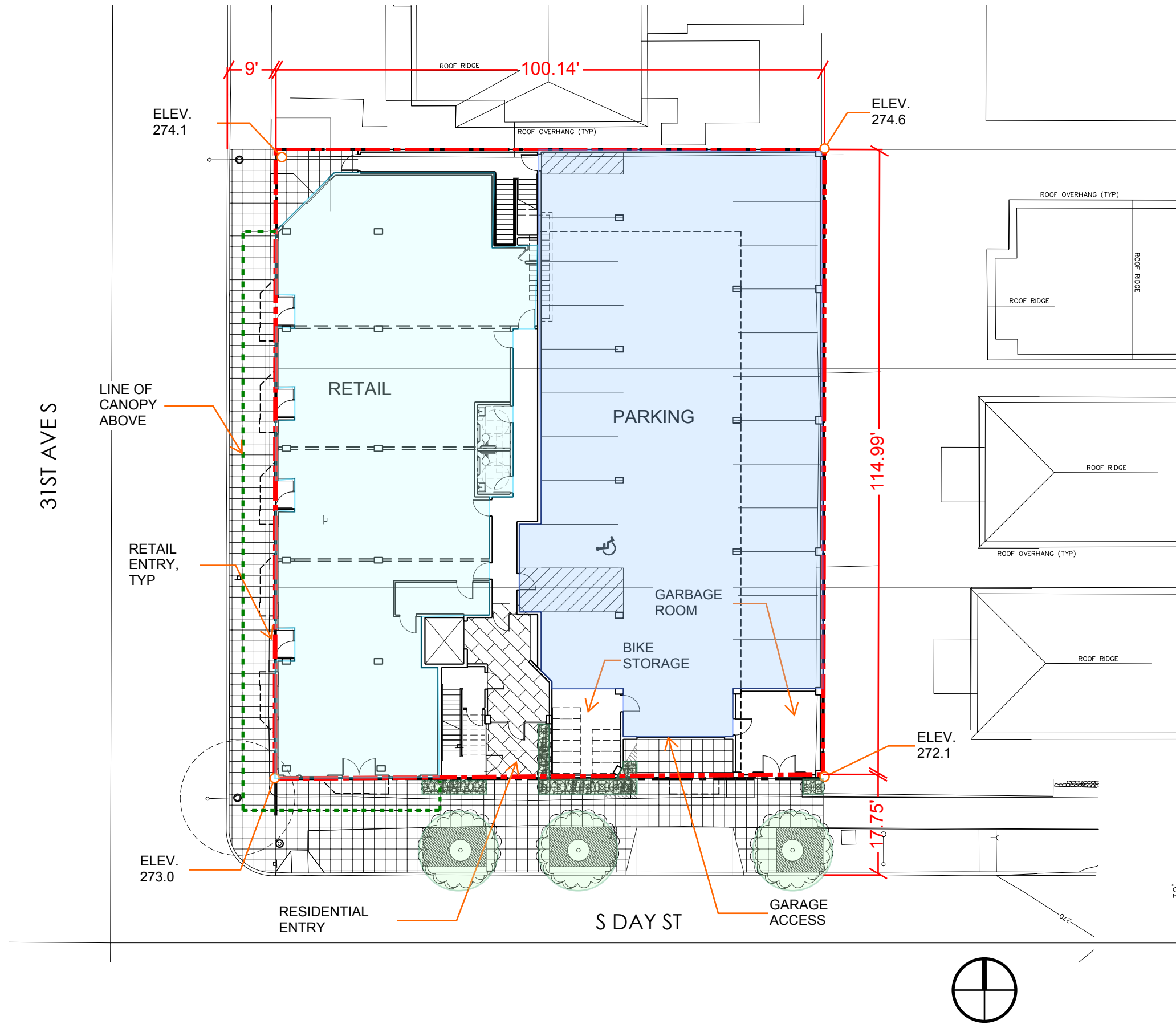


NEIGHBORING USE

Neighboring uses and development include single-family homes, multi-family townhouse dwellings, and commercial uses in buildings ranging from one story to the larger scaled Mt. Baker Ridge Building (3-4 stories). The building directly to the south of the site houses a language immersion school for children and an interior design shop. Other local stores and businesses include a gym, an Edward Jones, a bakery/cafe, and an Italian restaurant. In addition, St. Clement Episcopal Church is located a block south of the site at S. Atlantic St. and 31st Ave. S. To the south-west of the site, across 31st Ave S is the Ridge Viewpoint Park, a pocket park with notable design elements. The Day Hill Climb, located across 31st Ave and picked up again at 32nd Ave, offers a pedestrian friendly means of accessing the ridge.







A-2: Streetscape compatibility:

The building enhances the developing 'high street' feel of 31<sup>st</sup> Ave S by orienting all retail entries towards that street. The residential entry and parking entry are located on S Day St, easing the transition from commercial to residential zoning.

A-3: Entrances visible from the Street

All retail entries face 31<sup>st</sup> Ave S, with transparent storefront. The residential entry is heavily landscaped and is marked with a sculptural exterior stairway and greenscreen plantings.

A-4: Human Activity:

Smaller retail spaces at the ground floor will provide vibrant street-oriented space for small businesses with ample windows onto the street. A small bakery may be a tenant in one of the spaces, and space for outdoor seating will be provided in the ROW. Overhead awnings, especially at the southwest corner of the site, adjacent to the bus stop, will provide weather protection to encourage pedestrian activity along the storefronts.

A-5: Respect for Adjacent Sites:

The required upper story setback is being maintained at both east and north property lines. Private residential patios will be screened from neighboring properties.

A-7: Residential Open Space:

The residential entry will be landscaped, both at grade and with greenscreen plantings. The second level courtyard and rooftop garden will also be heavily landscaped. Second floor units will have private patios atop the first floor base, while third floor units will have exterior decks. The rooftop garden will be common open space, as well as utilizing greenroof technologies.

A-8: Parking and vehicle access:

The access to the parking area has been narrowed, and the parking is screened from the street by uses within the building. Access to parking is located as far from the intersection of Day and 31<sup>st</sup> as is practical.

A-10: Corner Lots:

The design of the building addresses the corner condition with canopies at street level and retail entries on both facades. Outdoor seating will also be accommodated. The corner is additionally challenging due to setback requirements from an existing power pole, requiring the building corner to be notched back at the upper levels. This creates an interesting juxtaposition with the ground floor and the rhythm of the upper floor bay windows along the façade away from the corner.

B-1: Height, Bulk, and Scale Compatibility:

The building massing is pulled toward the streets (both 31<sup>st</sup> and Day) to allow a 15' setback from the residential zones. Decks on the east help break down the scale of the residential-facing facade. Along the street facades, a rhythm of bay windows breaks the building into a finer scaled fabric. The recessed residential entry, second floor courtyard and exposed exterior stairway divide the south elevation into two smaller scale blocks.

C-1: Architectural Context:

Development in the immediate neighborhood along 31<sup>st</sup> is picking up, with several examples of modern, clean design. A lively pedestrian experience will be enhanced further by this development on a currently vacant site.

C-2: Architectural Concept and Consistency:

Generous fenestration and high quality materials combine with a rhythm of bay windows to present a unified and well-proportioned upper portion, grounded by a concrete and aluminum storefront ground level. The south-facing central courtyard provides light and air to all units to a greater degree than is typical for this scale of building.

C-3: Human Scale:

Awnings and bay window overhangs afford weather protection along small storefronts. A courtyard and

exterior stairway with a greenscreen clearly defines the primary residential entrance. Retail space anchors the corner of the building, and outdoor sidewalk seating will be accommodated. New street trees will be added along Day St. Pedestrian-scale lighting will be present throughout the ground level. Blade signage will identify retail spaces.

C-4: Exterior finish Materials:

Exterior finishes include concrete at the first level, providing interest and texture. Storefronts shall be high quality aluminum. Upper level finishes include generously sized windows, horizontal metal box rib siding and weathered steel panels.

C-5: Structured Parking Entrances:

The parking garage entry has been recessed from the face of the building and narrowed to a 16' door with an 18' driveway/curb cut. The parking is screened from the street by a secure bike parking room with decorative greenscreen mesh and by a garbage/recycling room. A site triangle departure is being requested to further narrow the entry.

D-1: Pedestrian Open Spaces and Entrances:

The residential entry is set off by decorative steelwork and will be well-lit. The exterior stairway will provide life to the south façade. Retail entries are slightly recessed and canopies will provide protection from the weather.

D-2 Blank Walls:

Ground floor walls at the east and north elevations will include decorative concrete block in a visually interesting pattern.

D-6: Screening of Dumpsters:

Utility and service spaces, including the trash room, will be located within the building's parking garage and will thus be screened from view.

D-7, D-10: Personal Safety and Security, Commercial Lighting:

Exterior building-mounted lighting will be provided throughout the project site, concentrated at all building entries. The second level courtyard will be provided with an appropriate lighting plan for residential use.

D-9 Commercial Signage:

Retail tenants will be identified with pedestrian scaled blade signage. A signage plan will be presented at the recommendation meeting.

D-11: Commercial Transparency:

Retail spaces are oriented to pedestrians along both 31<sup>st</sup> and Day. Large floor-to-ceiling storefront windows will allow retail spaces to activate the sidewalk, borrowing from the activity of each

D-12 Residential Entries and Transitions:

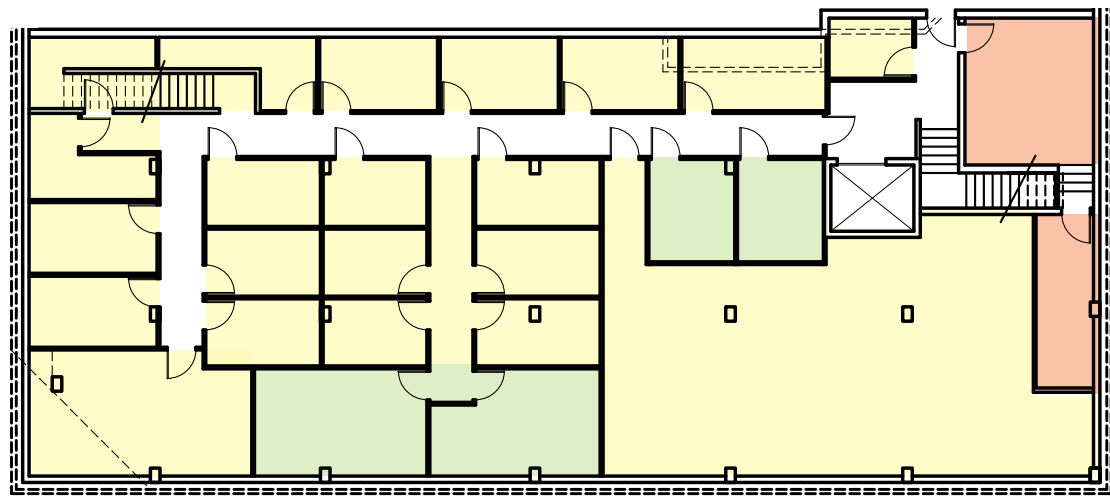
The residential entry is recessed from the property line and set off by a sculptural steel surround on the exterior stair. The area around this entry is landscaped, as well as being denoted with a section of green screen landscaping.

E-1: Landscaping to Reinforce Design Continuity with Adjacent Sites:

Upon further review. The tree at the northwest corner of the site is not a good candidate for retention. The extensive soil remediation required at the site will require that this tree be removed.

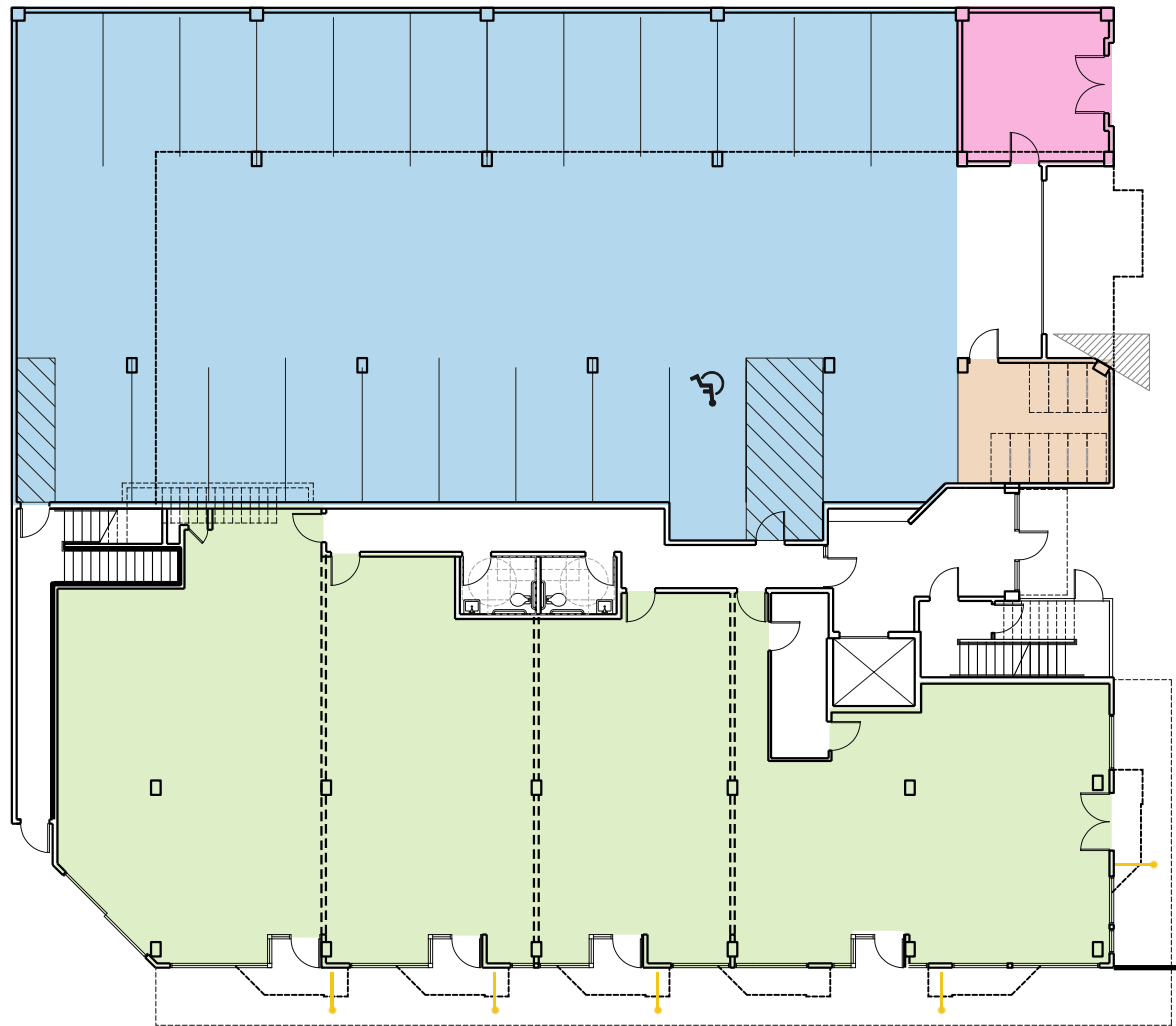
E-3: Landscape Design to Address Special Site Conditions:

Landscaping is provided both at the sidewalk edge and in the entry courtyard. In addition to landscaping planters, a green screen feature will highlight entry into the residential courtyard space. A large roof deck will allow all building residents to take advantage of the spectacular views to the south and east the building affords.



BASEMENT

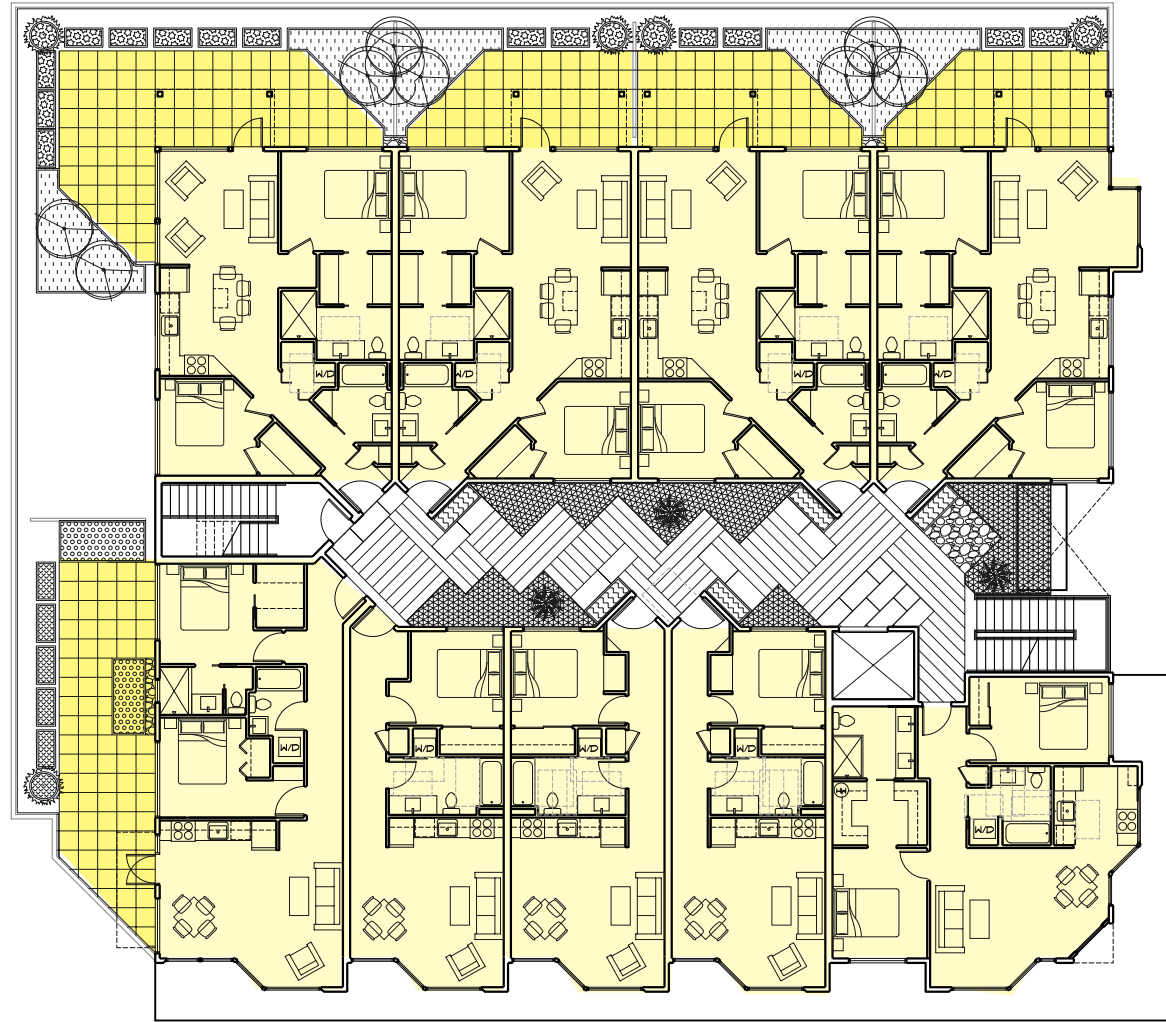
- RESIDENTIAL STORAGE
- RETAIL STORAGE
- MECHANICAL



FIRST FLOOR

- RETAIL
- BIKE STORAGE
- PARKING
- GARBAGE
- SIGNS/LIGHTS

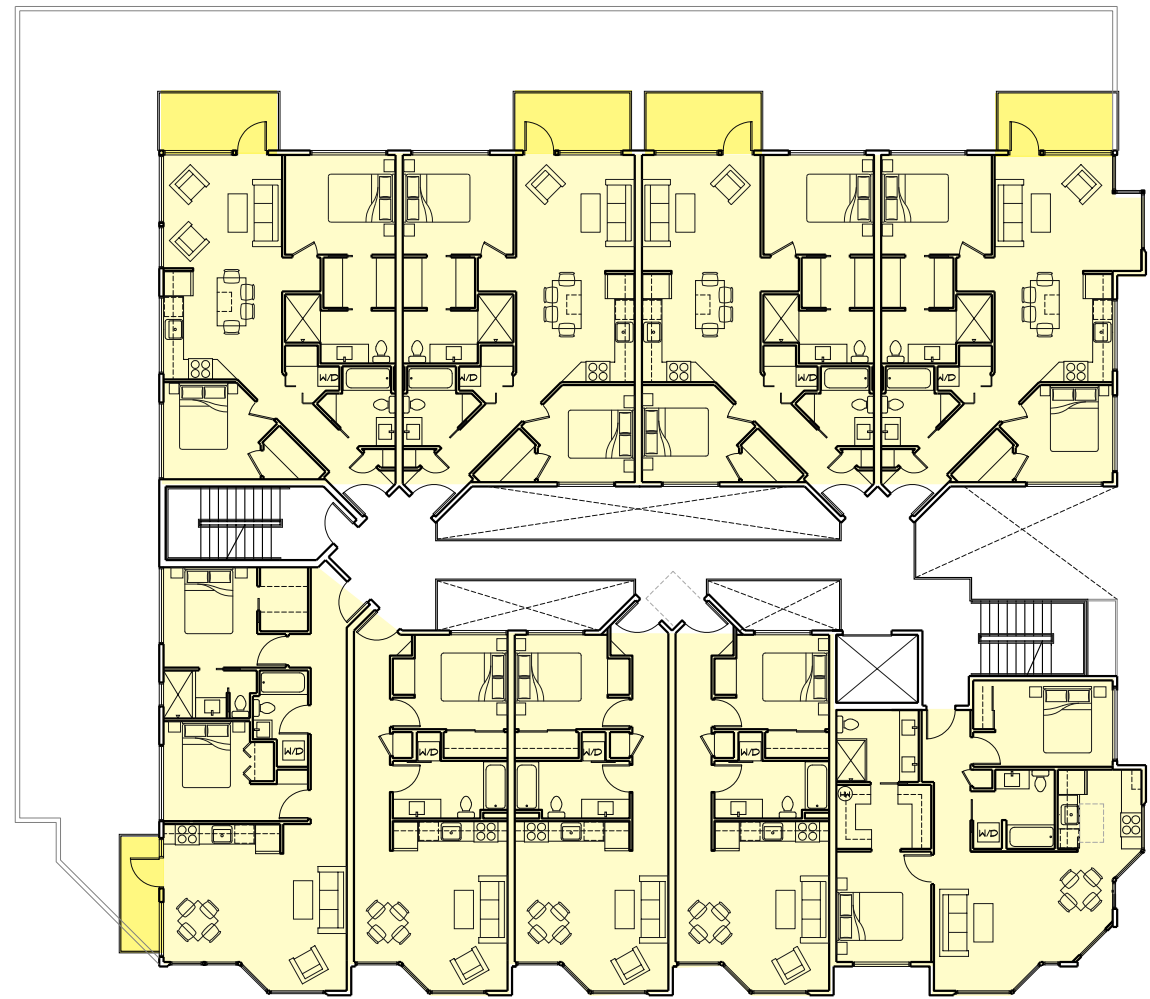




SECOND FLOOR

RESIDENTIAL

RESIDENTIAL BALCONY



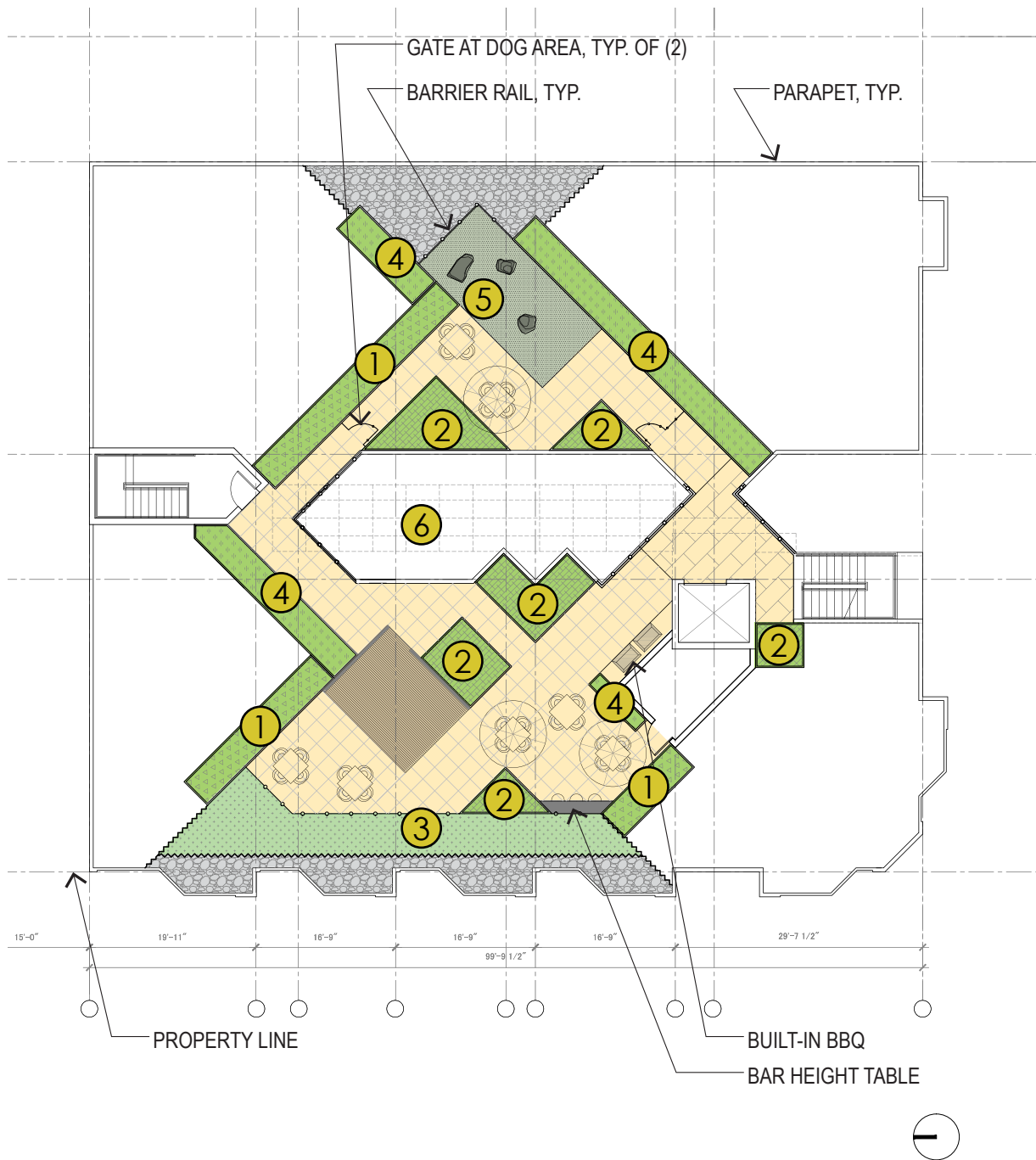
THIRD FLOOR

RESIDENTIAL

RESIDENTIAL BALCONY







1 STRAWBERRY TREE PLANTER



Compact Strawberry Tree  
Siskiyou Blue Idaho Fescue



2 LAVENDER PLANTER



Hidcote Giant Lavender  
Sand Strawberry



3 GREEN ROOF PLANTING



All Season Mix

4 PINK MUHLY PLANTER



Regal Mist Pink Muhly  
Sand Strawberry



ADDITIONAL FEATURES

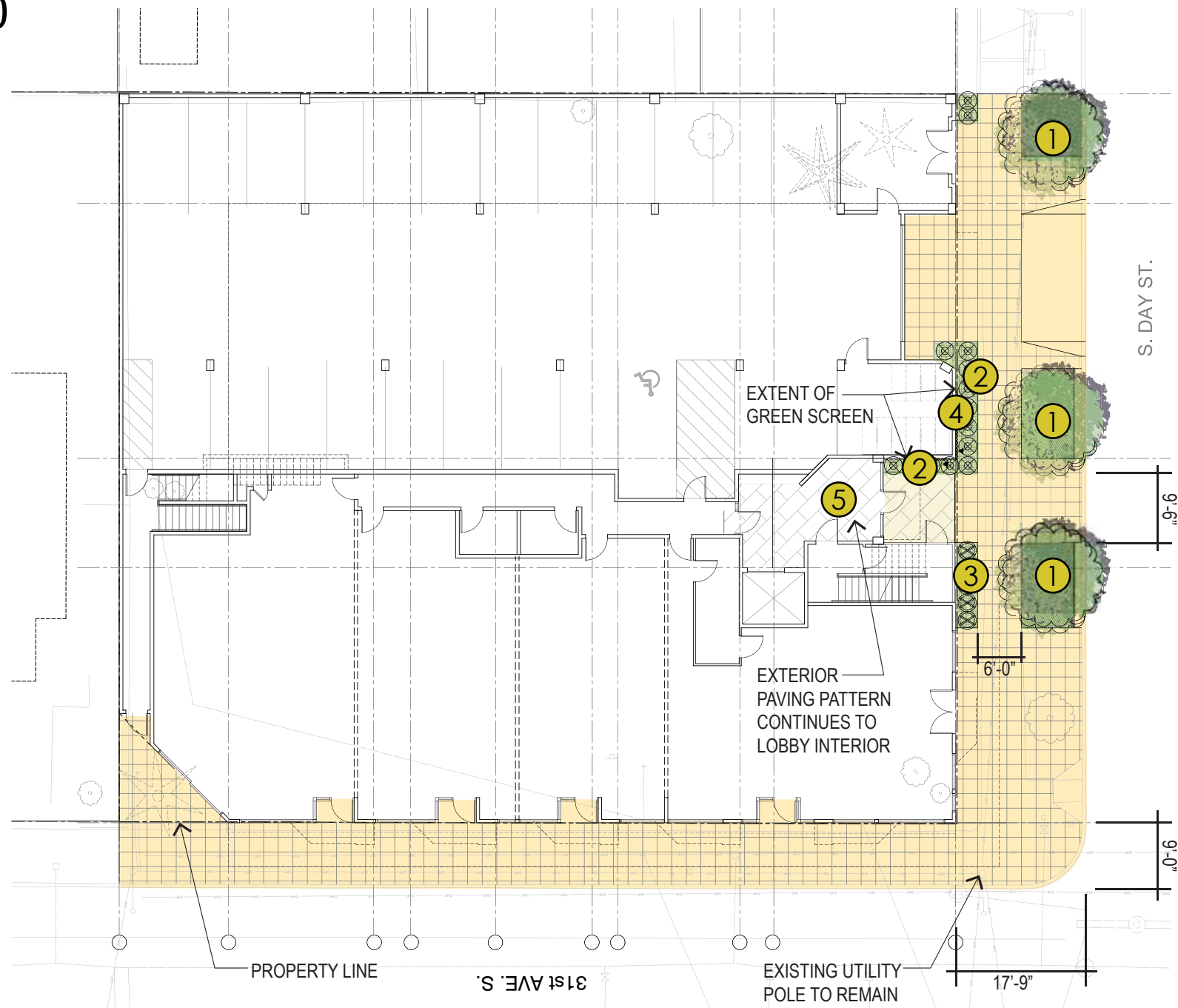


36" Steel planters  
Outdoor table and chairs  
Dog Turf Area  
Solar Panels  
Cable Railings






5

6




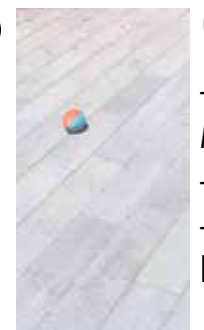




TREES, SHRUBBERY AND PAVEMENT

- ①   
Golden Desert Ash Tree
- ②   
Golf Ball Dwarf Mock Orange
- ③   
Frost Proof Gardenia
- ④   
Madison Star Jasmine Vine
- ⑤   
Mortar Set Pavers

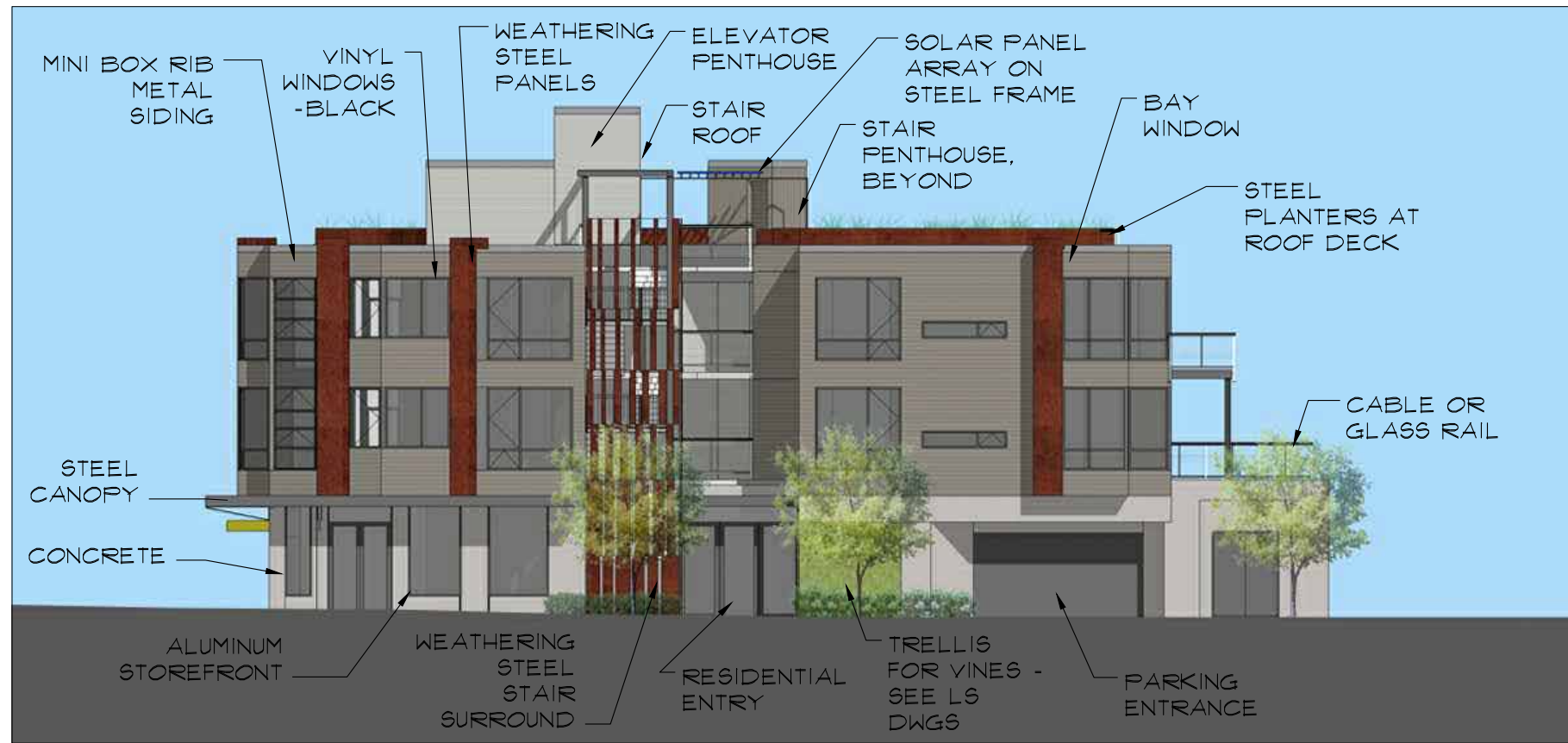
TREES, SHRUBBERY AND PAVEMENT

- ①   
Tasmanian Tree Fern
- ②   
Himalayan Sweet Box
- ③   
Mixed Fern Planter
- ④   
Concrete Pavers

ADDITIONAL (BALCONIES)

- Pacific Fire Vine
- Maple
- Italian Cypress
- Variegated Forsythia

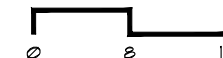


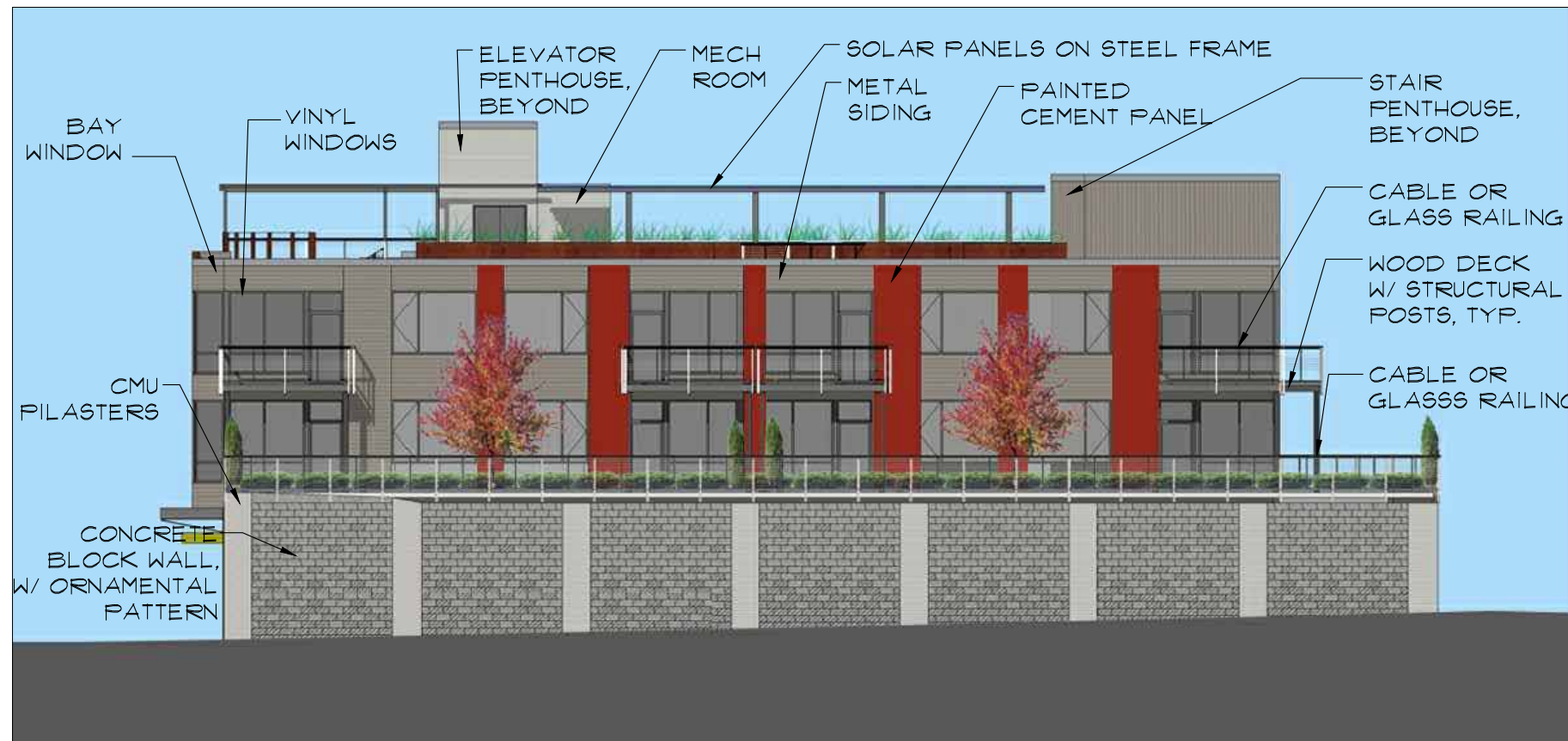


SOUTH ELEVATION



WEST ELEVATION

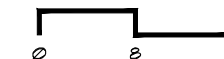




EAST ELEVATION



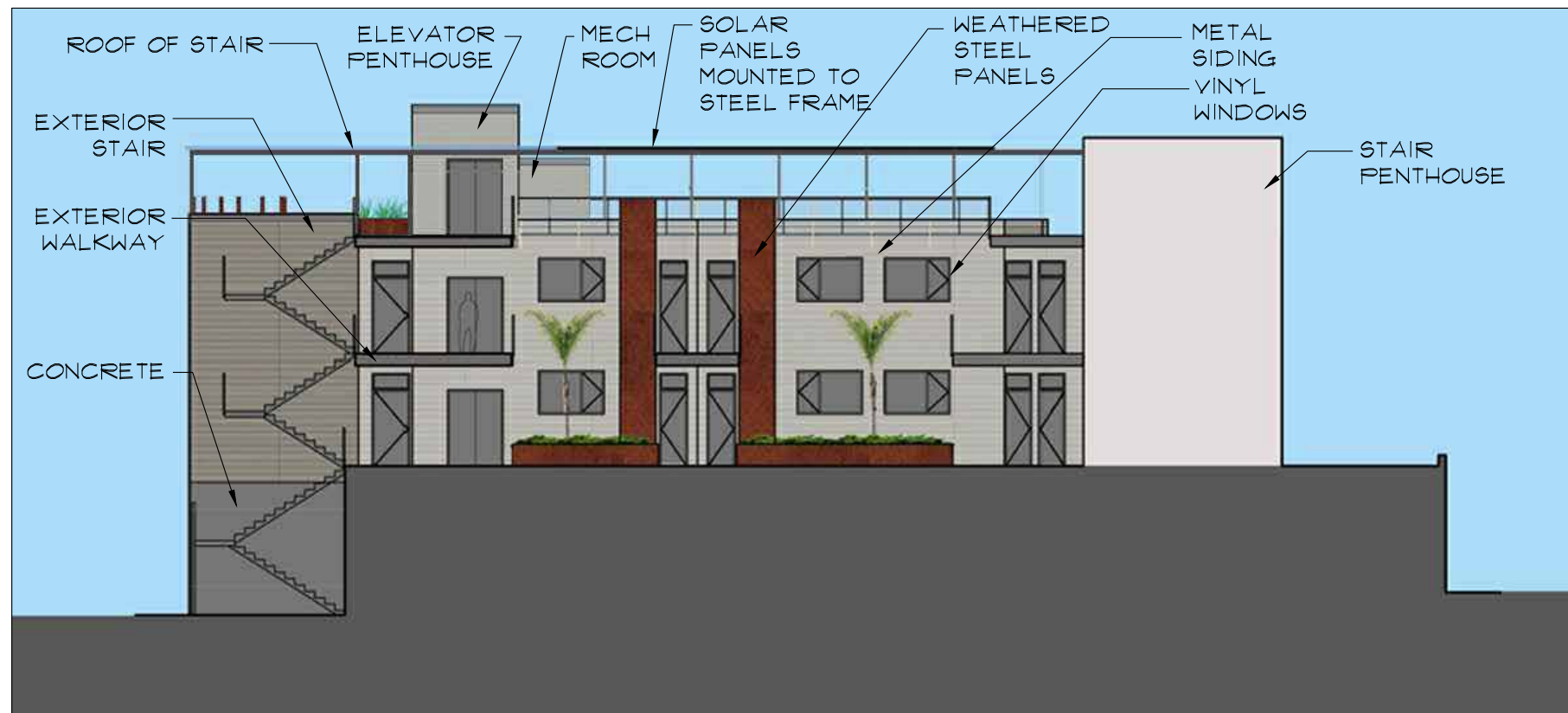
NORTH ELEVATION







COURTYARD - EAST ELEVATION



COURTYARD - WEST ELEVATION





GROUND FLOOR



STOREFRONT GLAZING AND AWNING



GREEN SCREEN AND CONCRETE



CONCRETE BLOCKS AND COLORFUL ENTRY

SECOND FLOOR - ROOF TOP



WARM METAL SIDING AND CORTEN STEEL PANELING



CABLE OR GLASS RAILING



ROOF TOP



PLANTERS



ROOFTOP AMENITIES AND CONCRETE PAVERS



SOLAR PANELS





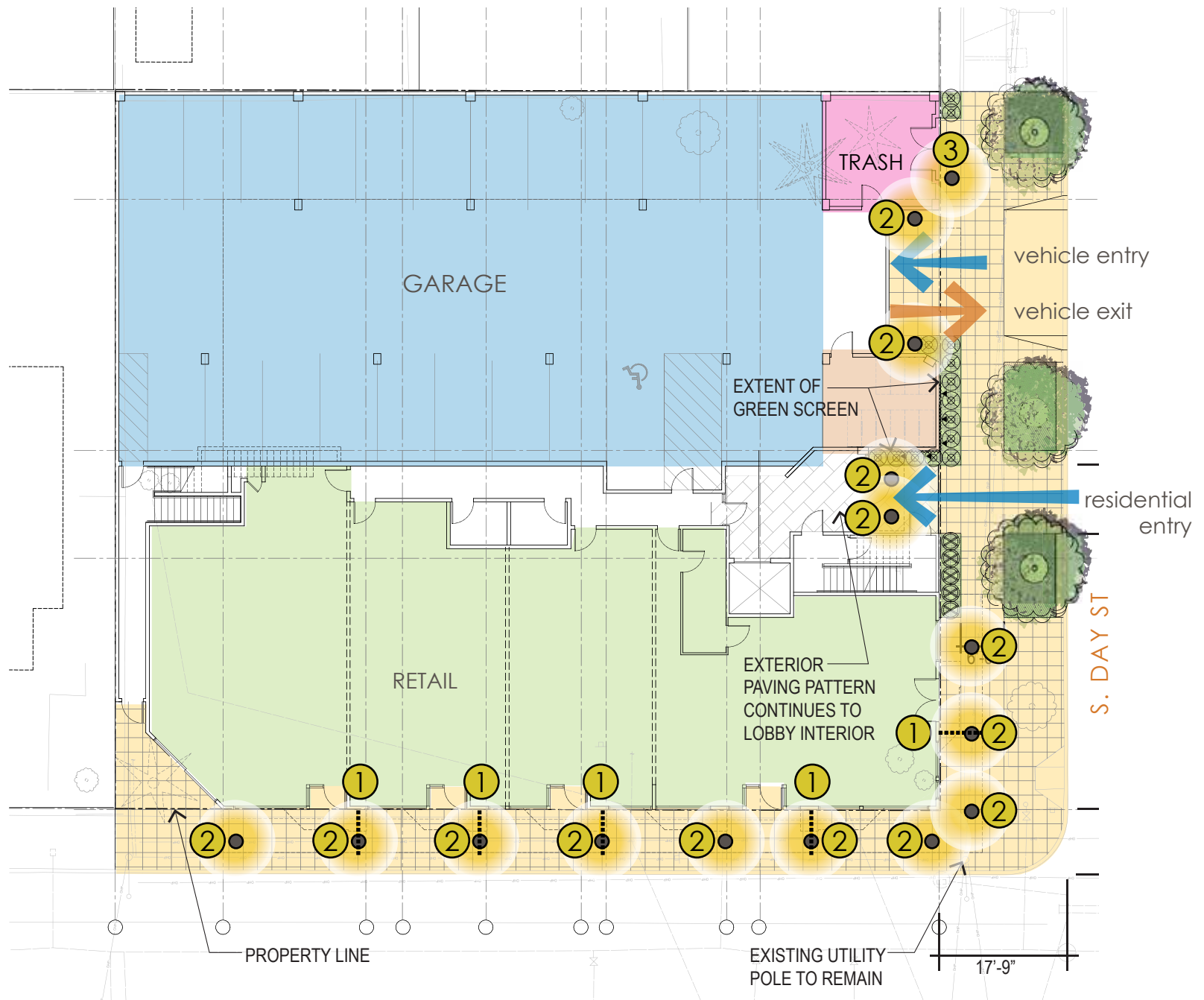
RENDERING 1: LOOKING NORTH-EAST





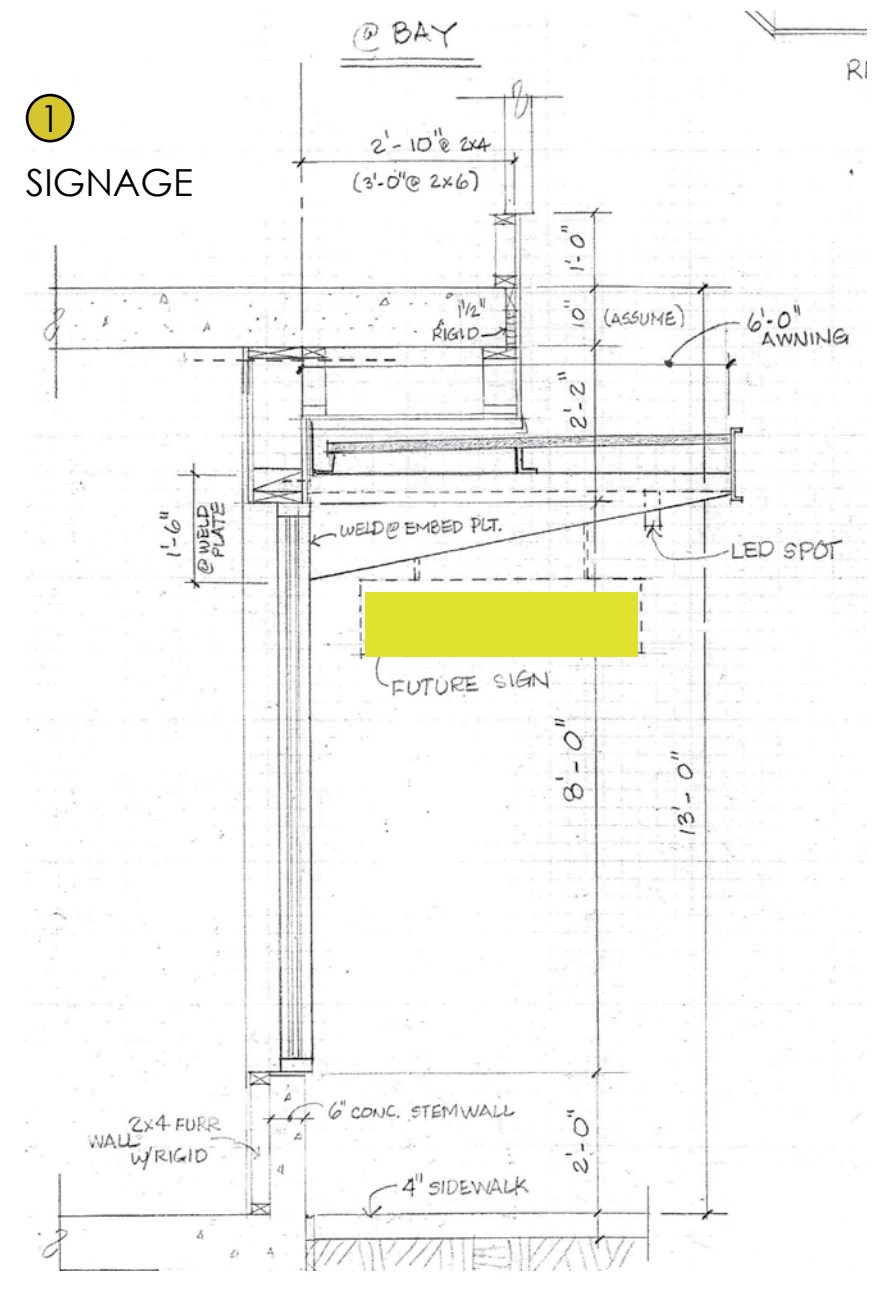
RENDERING 2: LOOKING NORTH-WEST





31ST AVE S

GROUND LEVEL

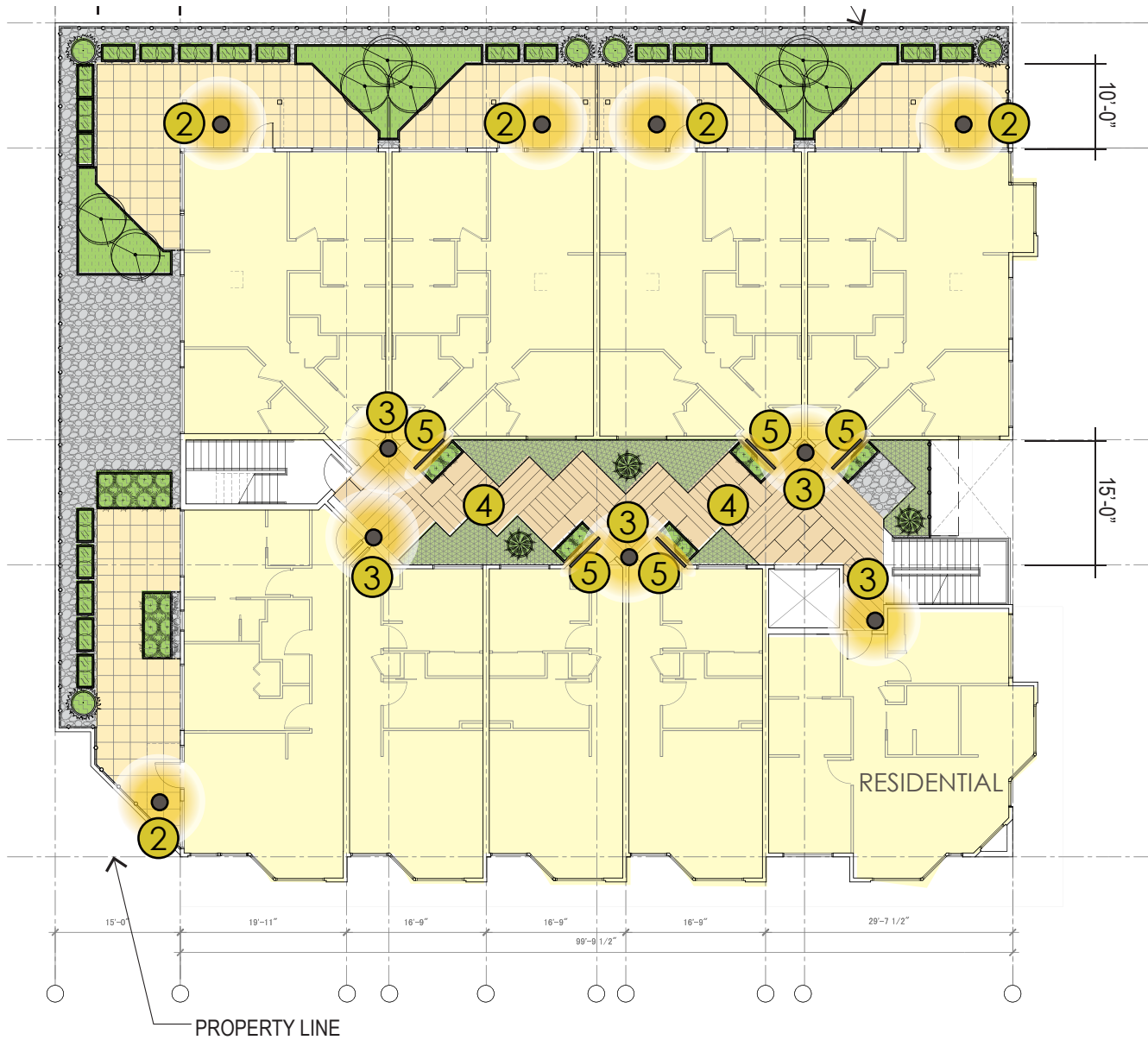


1 SIGNAGE

2 SURFACE DOWNLIGHT

3 UP/DOWN LIGHTING





SECOND FLOOR/COURTYARD

2 SURFACE DOWNLIGHT



4 POSSIBLE ADDITIONAL COURTYARD LIGHTING



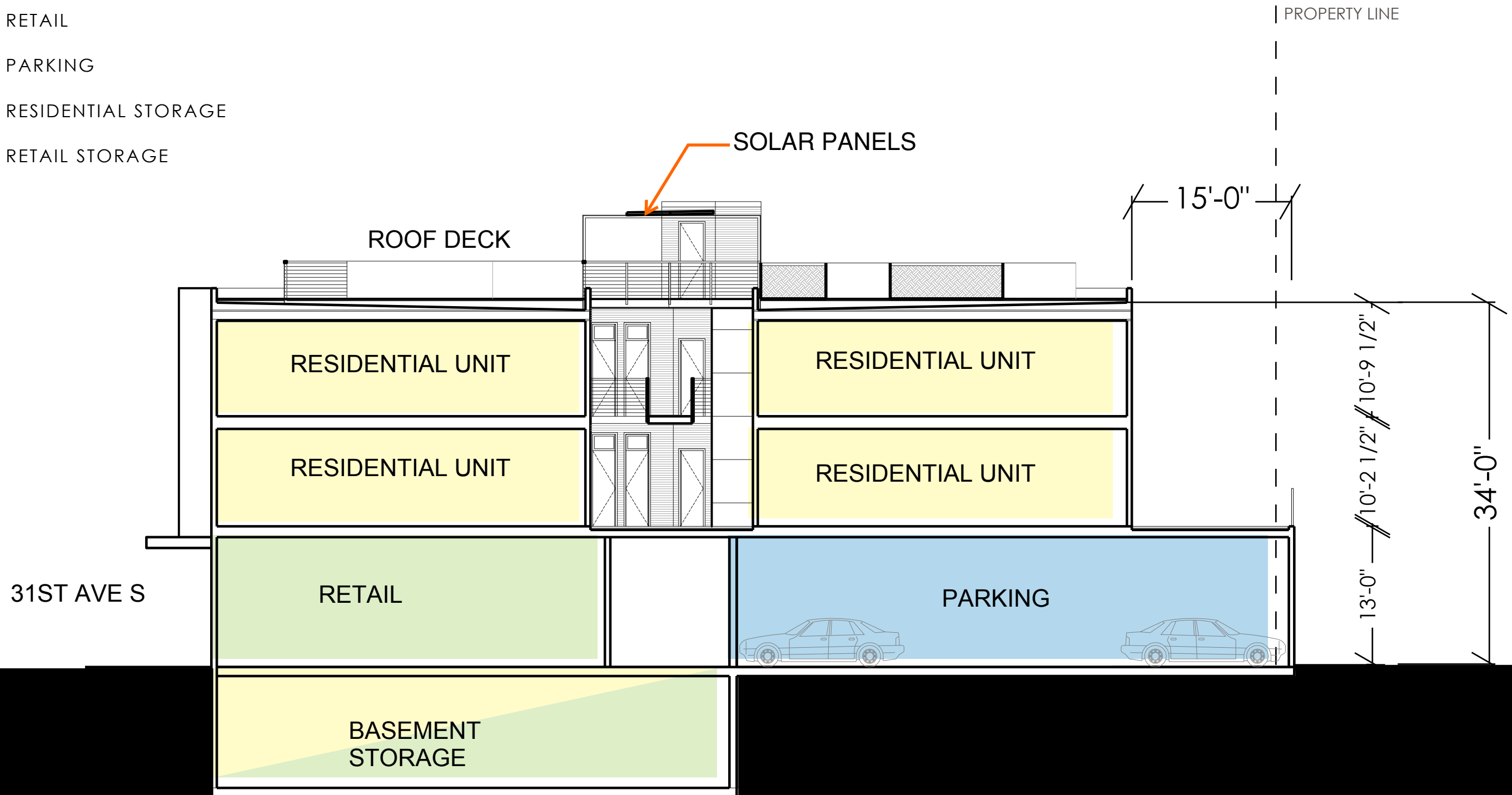
3 UP/DOWN LIGHTING



5 WALL WASH STRIP LIGHT BEHIND PLANTERS



- RESIDENTIAL
- RETAIL
- PARKING
- RESIDENTIAL STORAGE
- RETAIL STORAGE



CODE SECTION

REQUIREMENT

PROPOSED DEPARTURE

RATIONALE

GUIDELINE REFERENCE

1A

23.47A.008  
60% OF FACADE SHALL BE TRANSPARENT BETWEEN 2'-8" ABOVE SIDEWALK.

55.25% (55.25'/100') OF PROPOSED DAY ST FACADE IS TRANSPARENT

ALONG DAY STREET 55.25% TRANSPARENCY IS PROVIDED. HOWEVER, AN ADDITIONAL 8' IN LENGTH OF A GREENSCREEN MESH DESIGNED TO BE TOTALLY COVERED IN VINES WITHIN FIVE YEARS IS PROVIDED IN LIEU OF AN OPENING INTO THE BIKE STORAGE ROOM, WHICH WAS SEEN AS A POSSIBLE SECURITY ISSUE. THIS GREEN EXPANSE OF WALL, WITH ADDITIONAL LANDSCAPING IN FRONT OF IT, WILL PROVIDE EQUAL INTEREST TO PASSERS-BY AS WOULD A TRANSPARENT OPENING. IF THE GREENSCREEN MESH IS INCLUDED IN TRANSPARENT AREA, THE PROVIDED PERCENTAGE IS 63.25%

E-3  
THE GREENSCREEN HIGHLIGHTS THE RESIDENTIAL COURTYARD SPACE, ENHANCES THE BUILDING FACADE AND THE OVERALL RELATIONSHIP OF THE BUILDING AND SITE.

1B

23.47A.014 B 3  
15' SETBACK ABOVE 13' REQUIRED AT ABUTTING RESIDENTIAL ZONE BECAUSE PROPOSED STRUCTURE CONTAINS A RESIDENTIAL USE

THE NORTH AND EAST SIDES OF THE PROPERTY ABUT A RESIDENTIAL ZONE, AND A 15' SETBACK PER 23.47A.014 B 3 IS PROPOSED. HOWEVER, DUE TO THE 13' FLOOR TO FLOOR HEIGHT AT THE FIRST FLOOR AND THE SLIGHT SLOPE OF THE PROPERTY DOWN TO THE SOUTHEAST, APPROXIMATELY 37.5' OF THE PROPOSED BUILDING ALONG THE EAST PROPERTY LINE IS ABOVE 13'. THE MAXIMUM OVERAGE IS 11.25"

PROVIDING A 13' FIRST FLOOR IS HIGHLY DESIRABLE TO THE PROJECT. DUE TO THE WAY THE FINISHED GRADE AT THE SIDEWALKS SLOPES, IT IS MOST IMPORTANT TO SET FINISH FLOOR LEVEL SUCH THAT MAIN RETAIL ENTRIES ALONG 31ST AVE S ARE AS CLOSE AS POSSIBLE TO THE SIDEWALK GRADE. IN ADDITION, AT THE EAST PROPERTY LINE THE BUILDING FACES GENEROUS BACKYARDS OF NEIGHBORING PROPERTIES, SUCH THAT A SMALL DEVIANCE FROM THE 13' LIMIT IS NOT PARTICULARLY PERCEPTIBLE. ALONG THE NORTH PROPERTY LINE, WHERE NEIGHBORING USES ARE CLOSER, THE STRUCTURE IS BELOW THE 13' LIMIT. A GUARDRAIL OF SOME SORT IS REQUIRED AT THE PERIMETER OF THE ROOF TERRACE AREA FOR THE SECOND FLOOR UNITS, WE HAVE CHOSEN TO PROPOSE A CABLE OR GLASS RAILING AS THE MOST TRANSPARENT POSSIBLE TYPE OF GUARDRAIL TO MINIMIZE IMPACT. IN ADDITION, A 5' LANDSCAPE BUFFER IS PROVIDED ALONG THE PROPERTY LINE AT BOTH EAST AND NORTH ELEVATIONS.

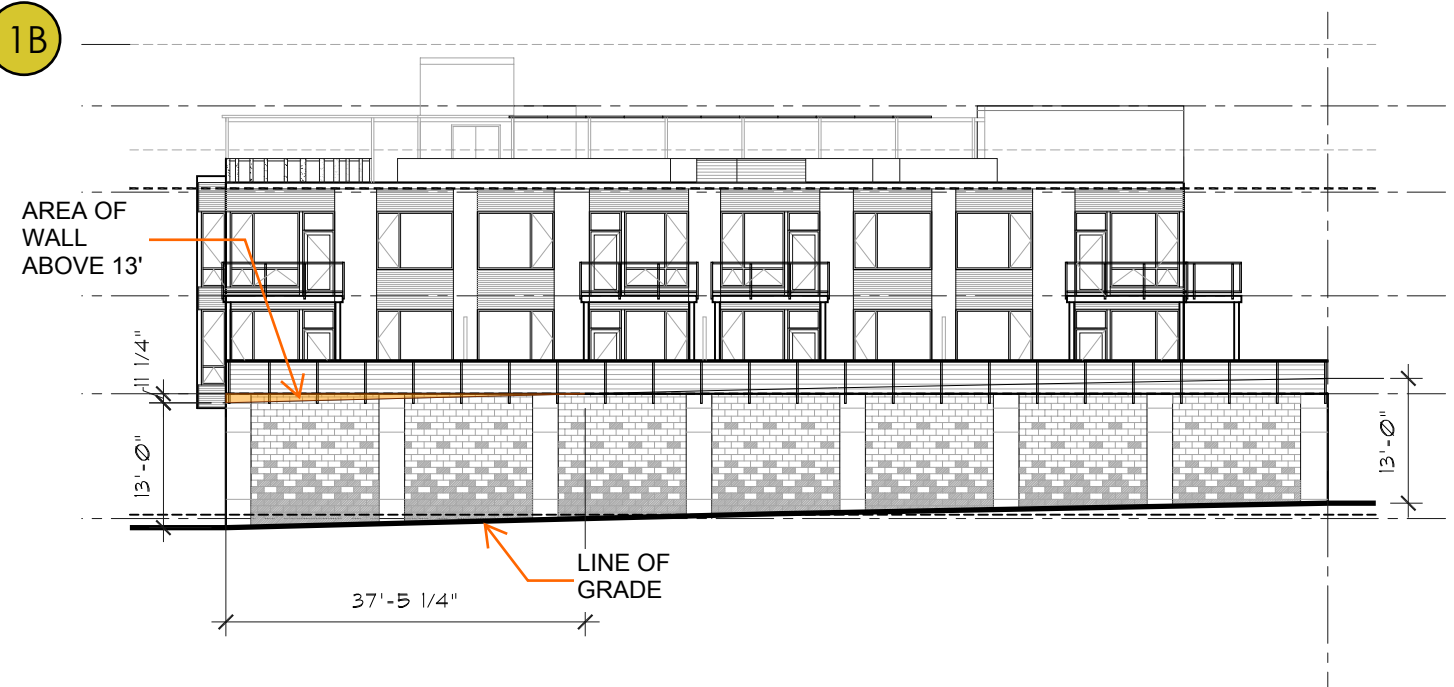
A-2 AND D-1  
ENHANCES THE "HIGH STREET" FEEL OF 31ST AVE S AND PEDESTRIAN ENTRANCES BY ALLOWING RETAIL ON GRADE WITH THE SIDEWALK.

GREENSCREEN HIGHLIGHTS THE RESIDENTIAL COURTYARD SPACE, ENHANCES THE BUILDING FACADE AND THE OVERALL RELATIONSHIP OF THE BUILDING AND SITE.

1A



1B





CODE SECTION

REQUIREMENT

PROPOSED DEPARTURE

RATIONALE

GUIDELINE REFERENCE

2A

23.54.030.E  
22' AISLE WIDTH WITH COMBINATION OF MEDIUM/COMPACT SPACES

20' WIDE AISLE WIDTH

A 20' AISLE WIDTH ALLOWS A GREATER SPACE DEDICATED TO RETAIL AT THE GROUND FLOOR AS WELL AS PROVIDING STRUCTURAL ALIGNMENT ADVANTAGES TO UPPER FLOORS. WE FORESEE NO MANEUVERING DIFFICULTIES DUE TO A NARROWER AISLE WIDTH, AND WE HAVE PROVIDED A WIDER THAN REQUIRED (8' INSTEAD OF 7'-6") WIDTH AT COMPACT SPACES.

C-5 AND A-8  
THE PARKING GARAGE IS LOCATED AS FAR FROM DAY AND 31ST AS FEASIBLE. THIS DEPARTURE WILL ALLOW US TO REDUCE THE PRESENCE OF THE GARAGE WHILE OFFERING AN INVITING RETAIL STOREFRONT.

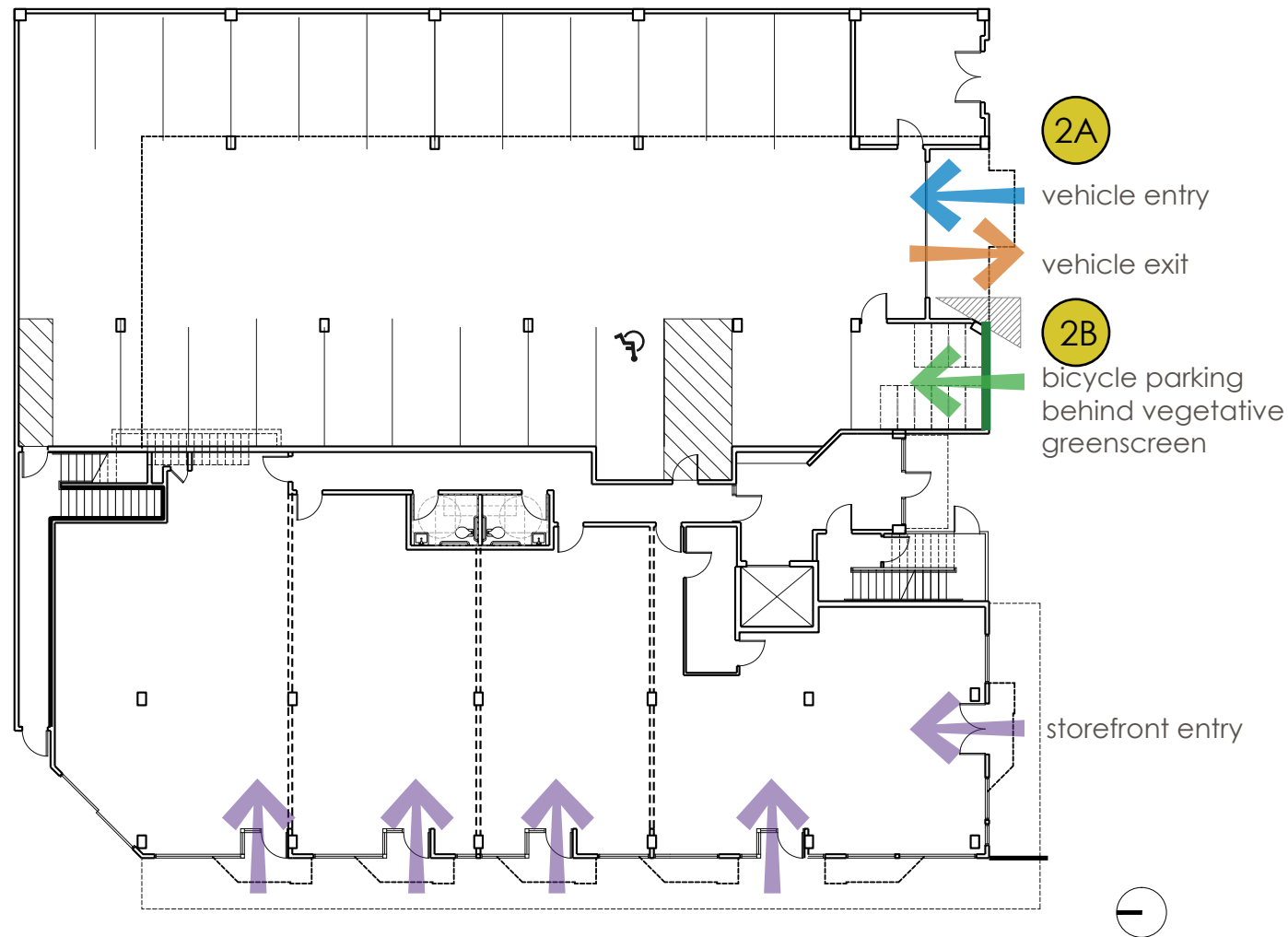
2B

23.54.030.G  
10'X10' SITE TRIANGLE AT EXIT SIDE OF DRIVEWAY

10'X6' SITE TRIANGLE

DAY STREET IS NOT A HEAVILY TRAFFICKED STREET, AND RESIDENTS USING THE GARAGE WILL BE FAMILIAR WITH THE SURROUNDINGS. THE REDUCED SITE TRIANGLE IS DUE TO THE DESIRE TO MAXIMIZE BICYCLE PARKING WITHIN THE BUILDING.

C-5 AND A-8  
AN INCREASE IN BICYCLING PARKING SUPPORTS LOW IMPACT MEANS OF TRAVEL AND MORE EQUALLY BALANCES THE DESIRES OF CYCLISTS AND MOTORISTS.



2A  
GARAGE ENTRY LOCATED AWAY FROM DAY AND 31ST AVE S

2B  
MAXIMIZED BICYCLE PARKING BEHIND VEGETATIVE GREENSCREEN

CODE SECTION

REQUIREMENT

PROPOSED DEPARTURE

RATIONALE

GUIDELINE REFERENCE

3A

23.47A.014

NO OPENINGS ALLOWED WITHIN 5' OF PROPERTY LINE ABUTTING RESIDENTIALLY ZONED LOTS

ONE EMERGENCY EXIT ONLY DOOR AT NORTHWEST CORNER OF BUILDING WITHIN 5' OF PROPERTY LINE

THIS DOOR WILL BE RARELY USED EXCEPT IN EMERGENCIES, AND DOES NOT FACE THE NEIGHBORING LOT, BUT IS PERPENDICULAR TO IT. IF DESIRED, A SCREENING FENCE COULD BE PLACED ALONG THE PROPERTY LINE. THIS LOCATION PROVIDES THE MOST EFFICIENT MEANS OF SECONDARY EGRESS FROM THE BUILDING WITHOUT IMPACTING THE COMMERCIAL AREA, AND DOES NOT ADVERSELY IMPACT THE NEIGHBORING PROPERTY.

A-2 AND D-11  
ALLOWS UNINTERRUPTED COMMERCIAL STOREFRONTS, WITH COMMERCIAL TRANSPARENCY ORIENTED TOWARDS 31ST AVE S AND DAY ST, ACTIVATING THE ADJACENT SIDEWALK.

3B

23.47A.008

STREET LEVEL AND FACING FACADES MUST BE W/IN 10' OF STREET PROPERTY LINE

5' OF STREET FACING FAÇADE ALONG 31ST Ave S IS 15' FROM PROPERTY LINE.

23.47A.014 B 1 REQUIRES THAT A NEW BUILDING NOT INTRUDE UPON A 15'X15' TRIANGLE WHERE THE PROPERTY ABUTS A RESIDENTIAL ZONED FRONT YARD. THIS SMALL SECTION OF FAÇADE IS SET BACK TO ACCOMMODATE THAT CODE REQUIREMENT.

A-5  
RESPECT FOR ADJACENT SITE

3B

RECESSED ENTRY PROVIDES RELIEF FROM BUILDING FACADE TO NEIGHBORING RESIDENTIAL PROPERTY

