

# 2646 sw holden st

streamlined design review

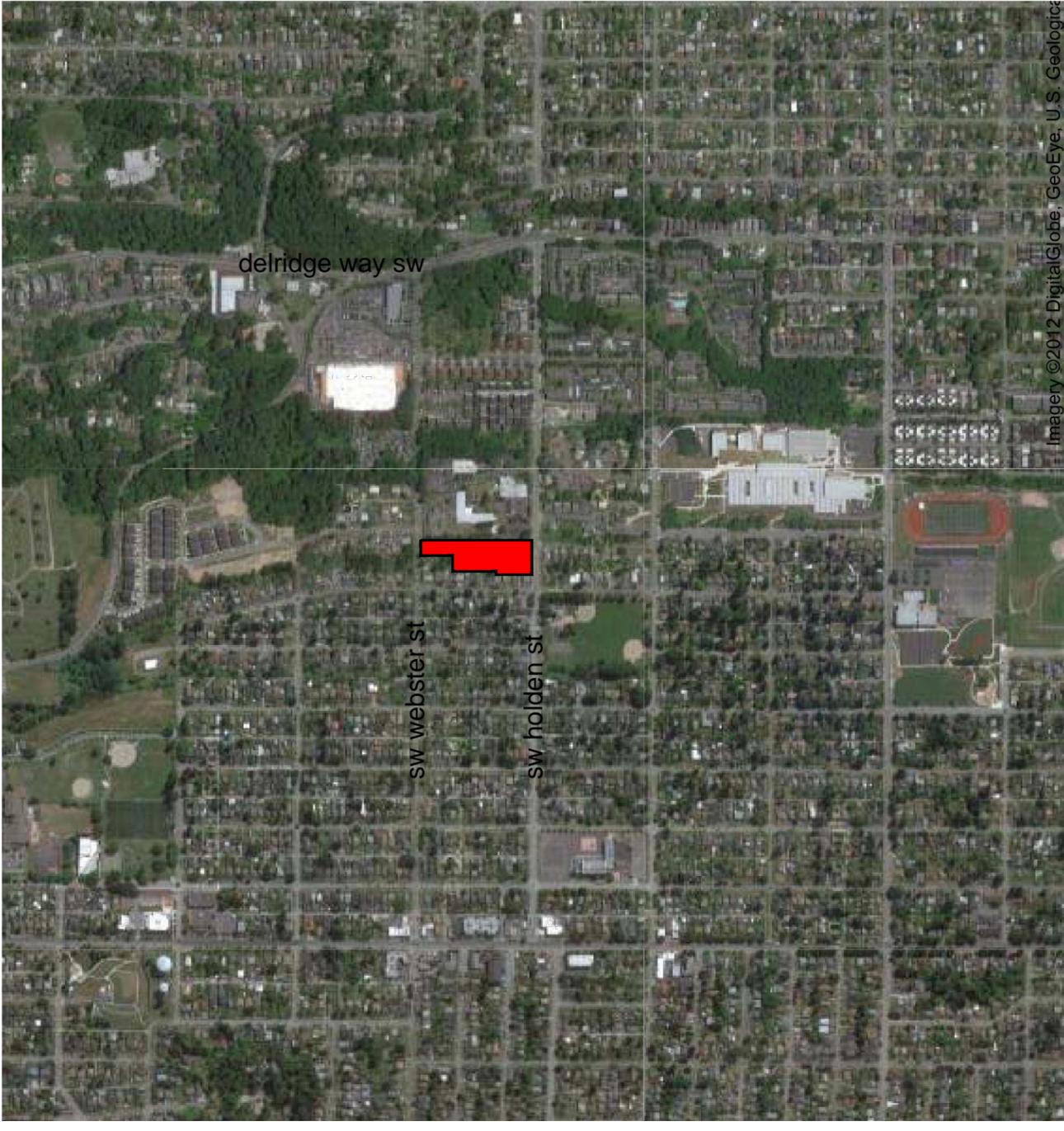
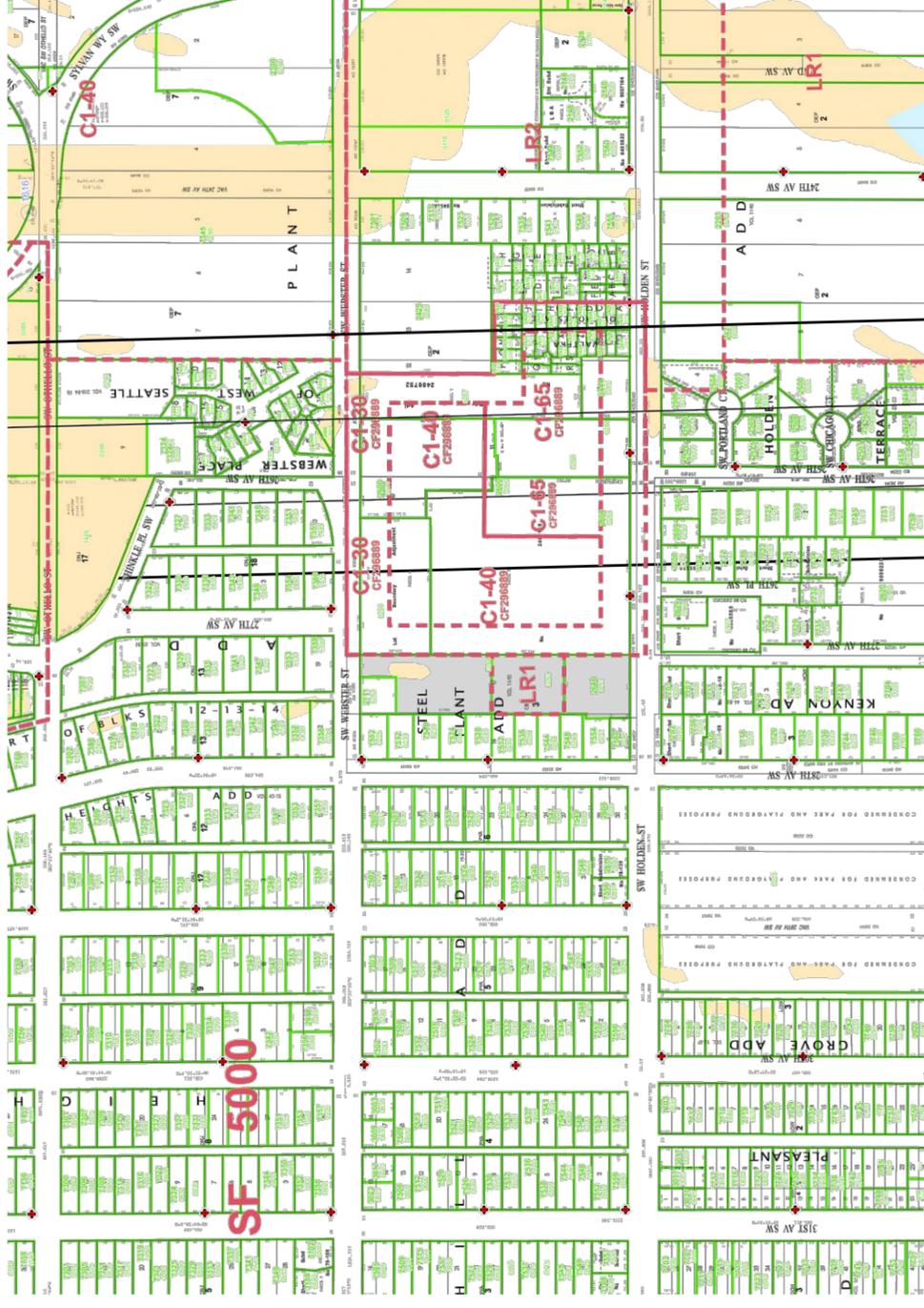
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11.14.12

DPD #3013915

## PROJECT GOALS

The project team seeks to develop 18 single family dwellings accessed via a private access easement. The single family dwelling structure height will vary depending upon the specific grade conditions of different lots but will not exceed the allowable height limit of 35 ft including pitched roof bonus. In addition to the two car garages planned for each individual single family dwelling, 5 on-site parking stalls are proposed.



adjacent zoning   
not to scale

vicinity map   
not to scale

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## SITE ANALYSIS

### CONTEXT

The site is linear in nature, approximately 600 feet long in the north/south direction and varying in the east/west direction with the majority of the site approximately 132 feet wide with a narrower panhandle approximately 50 feet wide for the northernmost 110 feet.

The site is located between SF 5000 zoning to the west and C140 and C130 zoning to the east and is considered a through lot with property lines facing SW Holden St to the south and SW Webster St to the north. The adjacent properties to the north, south and west are all single family dwellings and the properties to the east house the campus of Navos, an inpatient and outpatient medical center. The campus consists of numerous buildings no greater than three stories in height. A parking lot and landscaping are directly adjacent to the south three fourths of the subject property and residential style multifamily inpatient housing is adjacent to the north quarter.

There are three parcels within the subject property; parcels 1 and 3 are zoned SF5000 and Parcel 2, the middle parcel, is zoned LR1.

The existing topography of the site slopes from west to east with a grade change of approximately 20 feet at the southern portion of the property and a grade change of approximately 30 feet at the northern portion of the property. Within the northern panhandle there is a designated steep slope area. Development within the panhandle will be limited to a crushed gravel pedestrian pathway located in the steep slope buffer.

There is currently a vacant single family residence located in the southwest corner of the property. The remainder of the site is wooded with significant undergrowth.

### SITE CONSTRAINTS

- North panhandle ECA steep slope area limits vehicular access to SW Holden St.
- Topography along eastern property line limits development to western 2/3rd of site.

### SITE OPPORTUNITIES

- Housing located near top of slope provides view opportunities and consistency in massing for dwelling units on either side of the drive aisle.
- Reduction in site disturbance, preservation of many existing trees and vegetation by avoiding steeper slopes along eastern property line.
- Preservation of existing trees and vegetation within the ECA steep slope.
- Opportunity for a pedestrian connection between SW Holden and SW Webster.
- Locate like uses adjacent to each other by increasing buffer between proposed dwelling units and C130/C140 zoning to the east.
- Siting of development to maintain 56% of significant and exceptional trees listed as in good or fair condition per the arborist report.



**adjacent uses** 1  
not to scale

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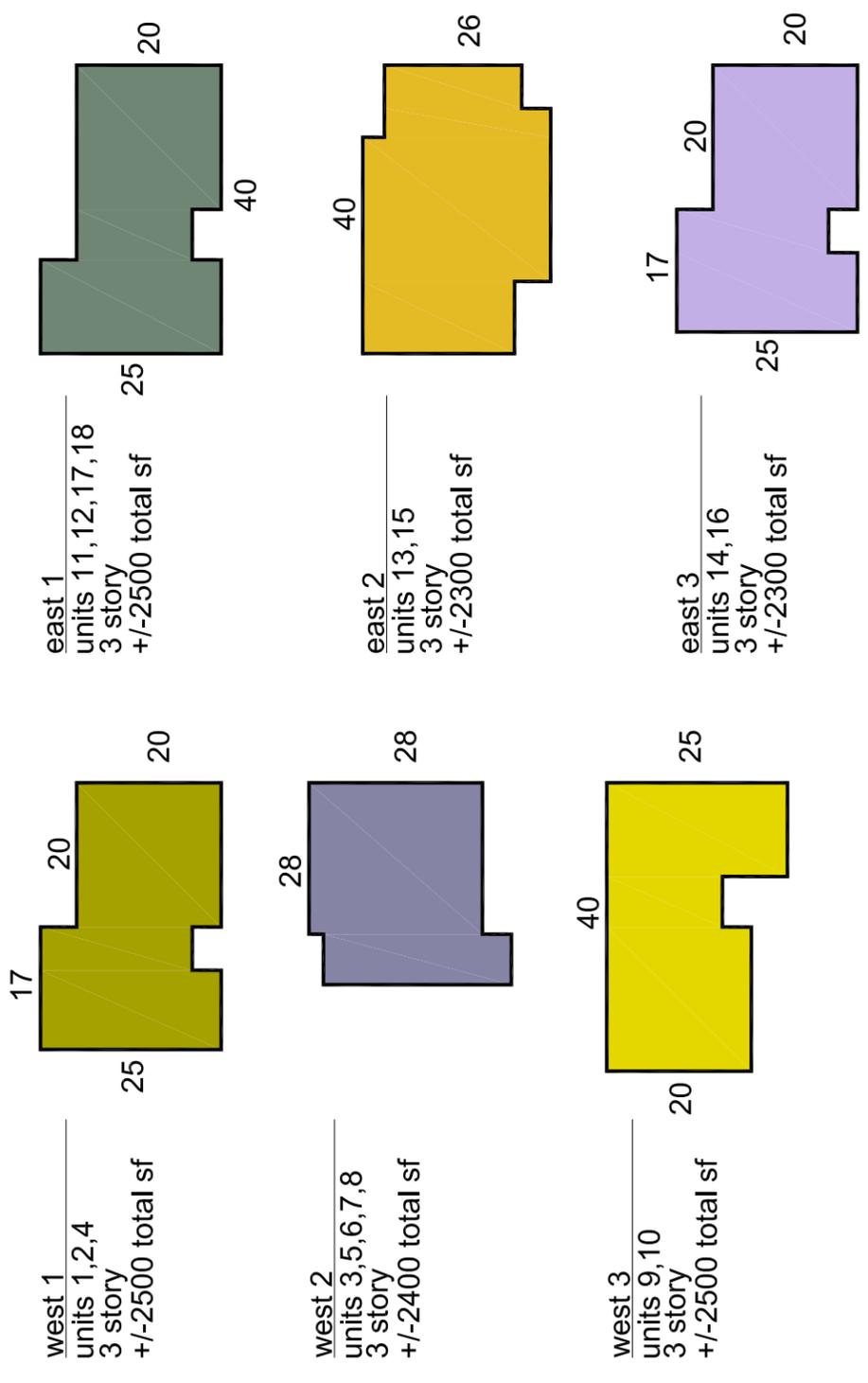
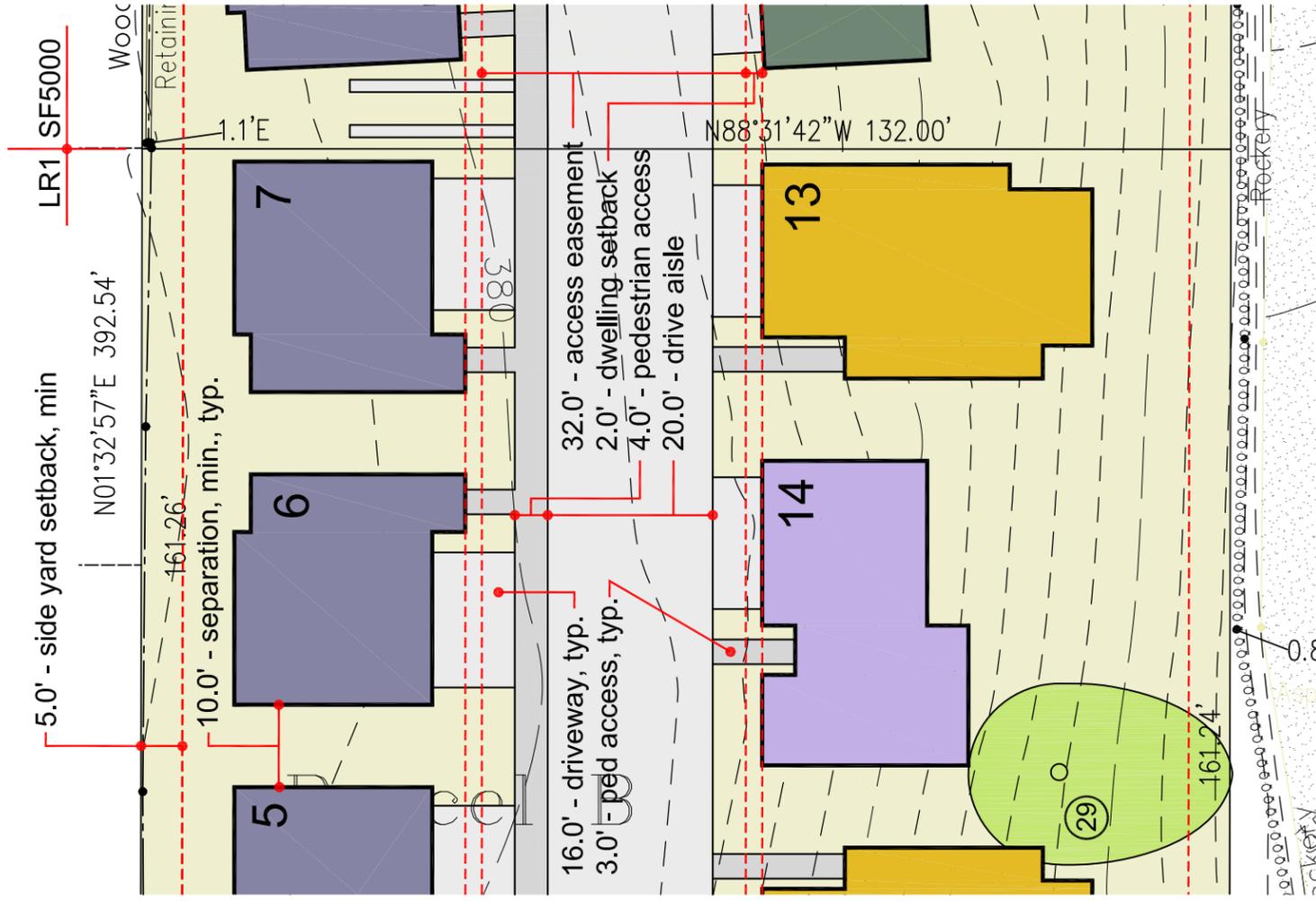
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typical dimensions

1"=20'



proposed dwelling footprint

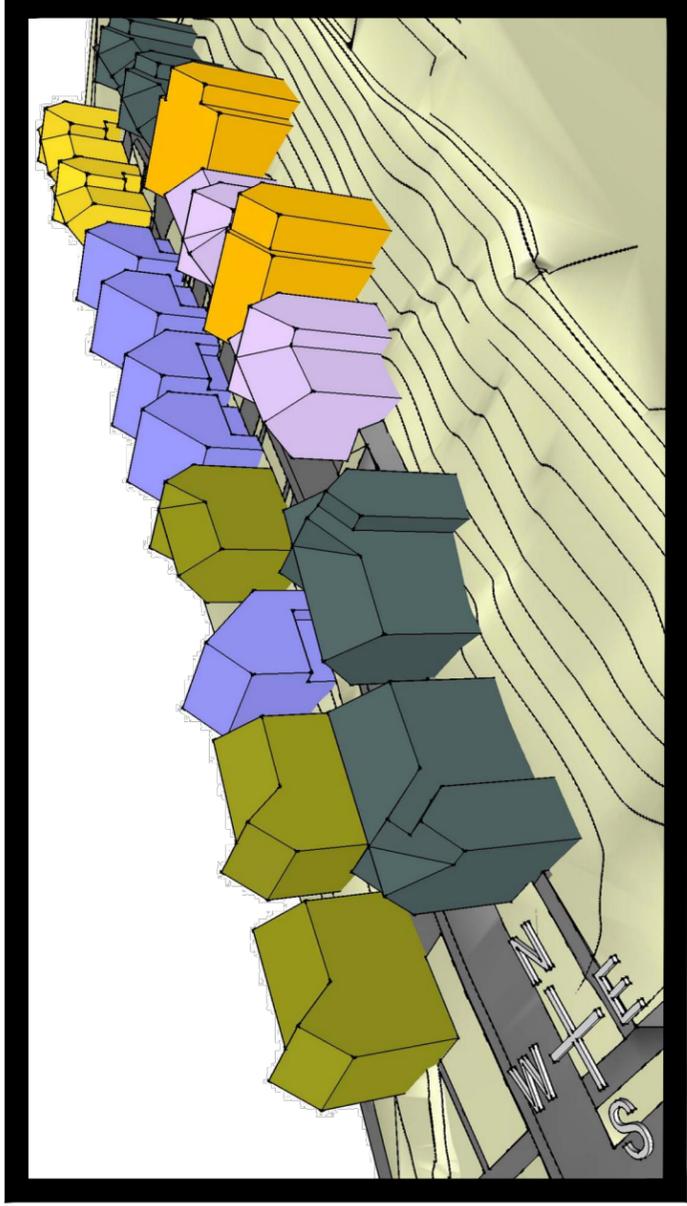
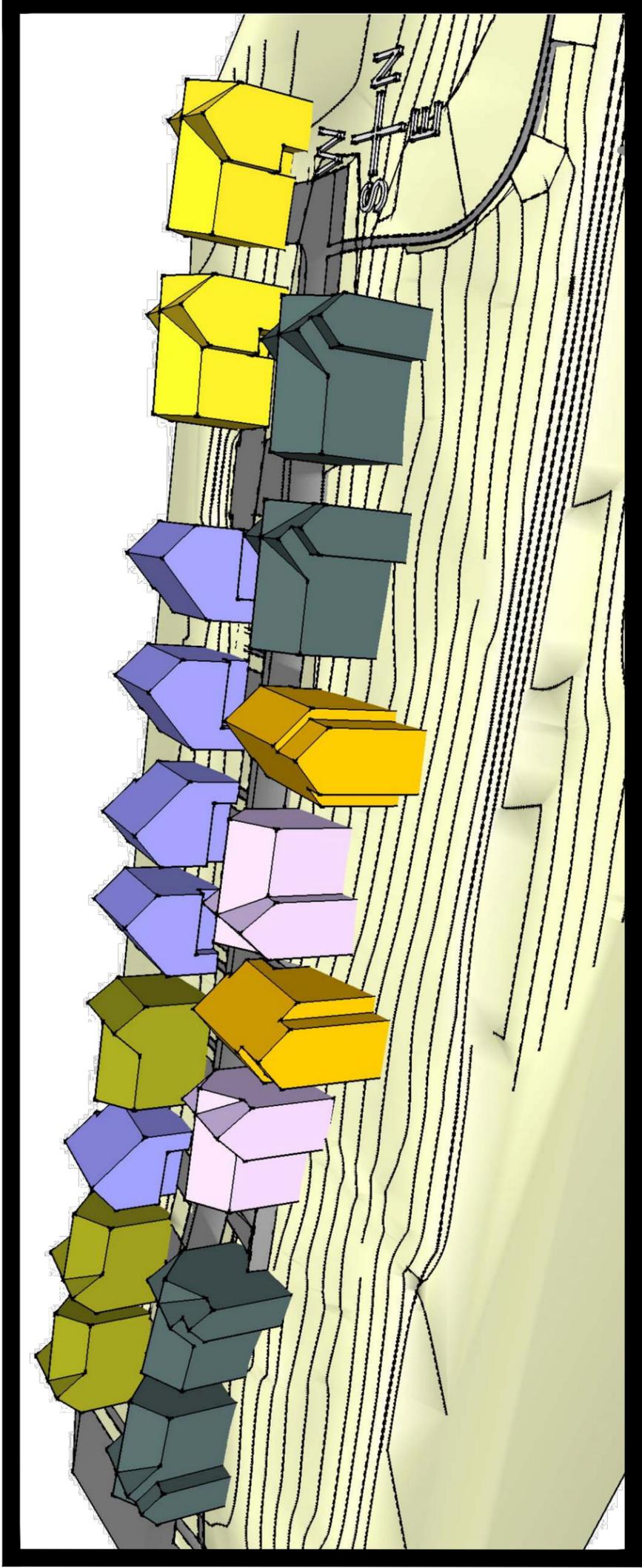
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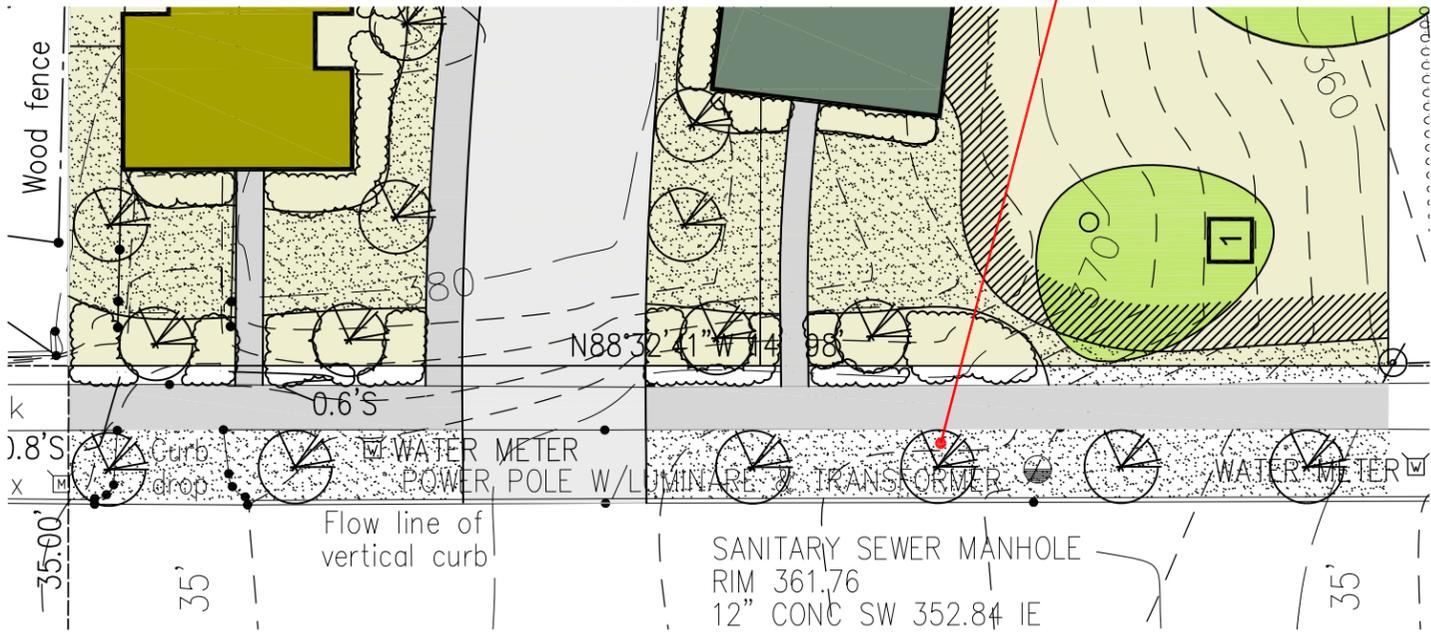


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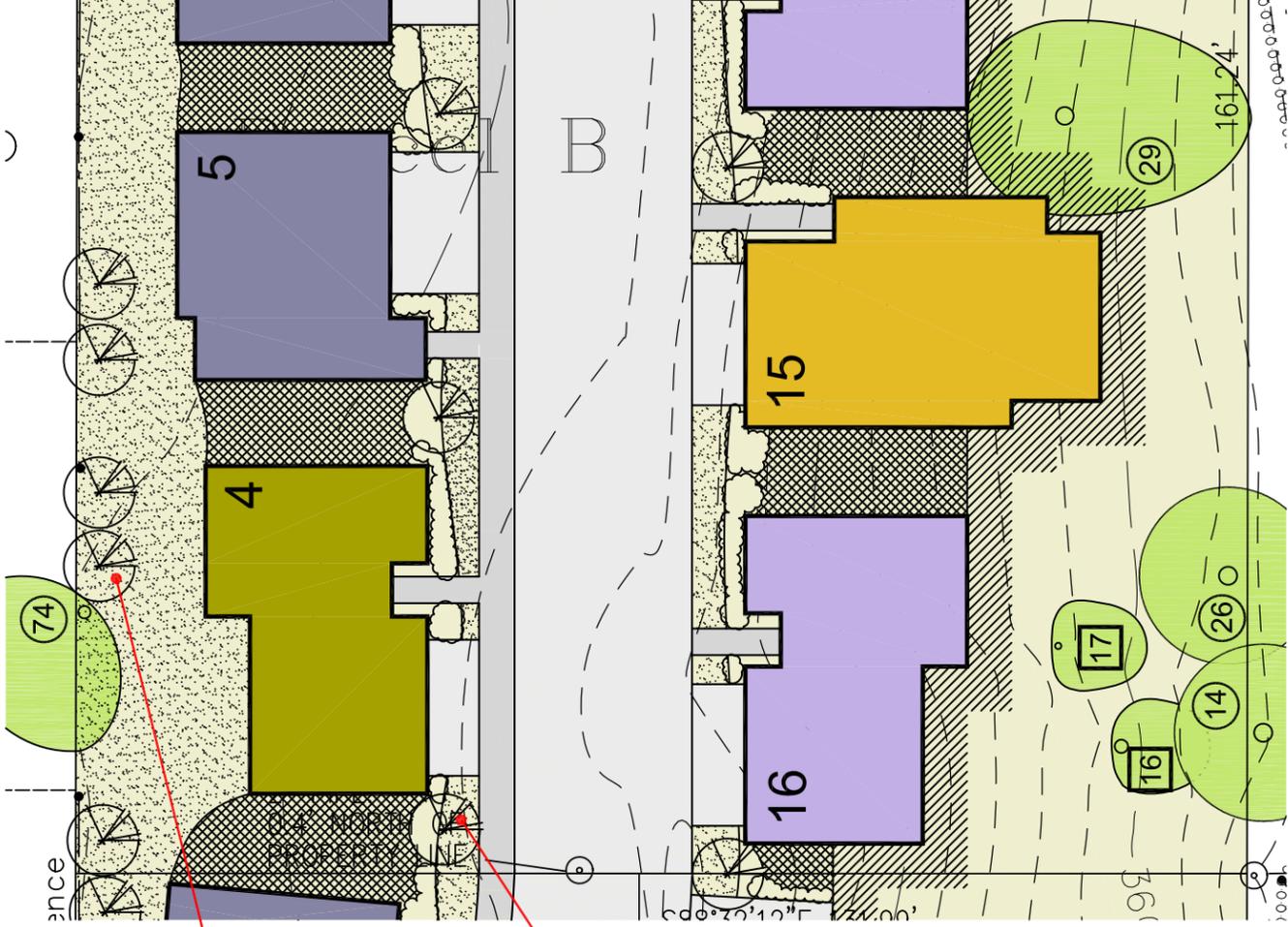
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locate perimeter trees to provide privacy between adjacent properties

provide interior accent trees in caliper and quantity as req'd

trees within the ROW as required by SDOT



-  erosion control/hydroseed
-  conveyance furrow garden floor perennials, shrubs and grasses
-  evergreen foundation shrubs ornamental grasses
-  fine lawn
-  deciduous trees

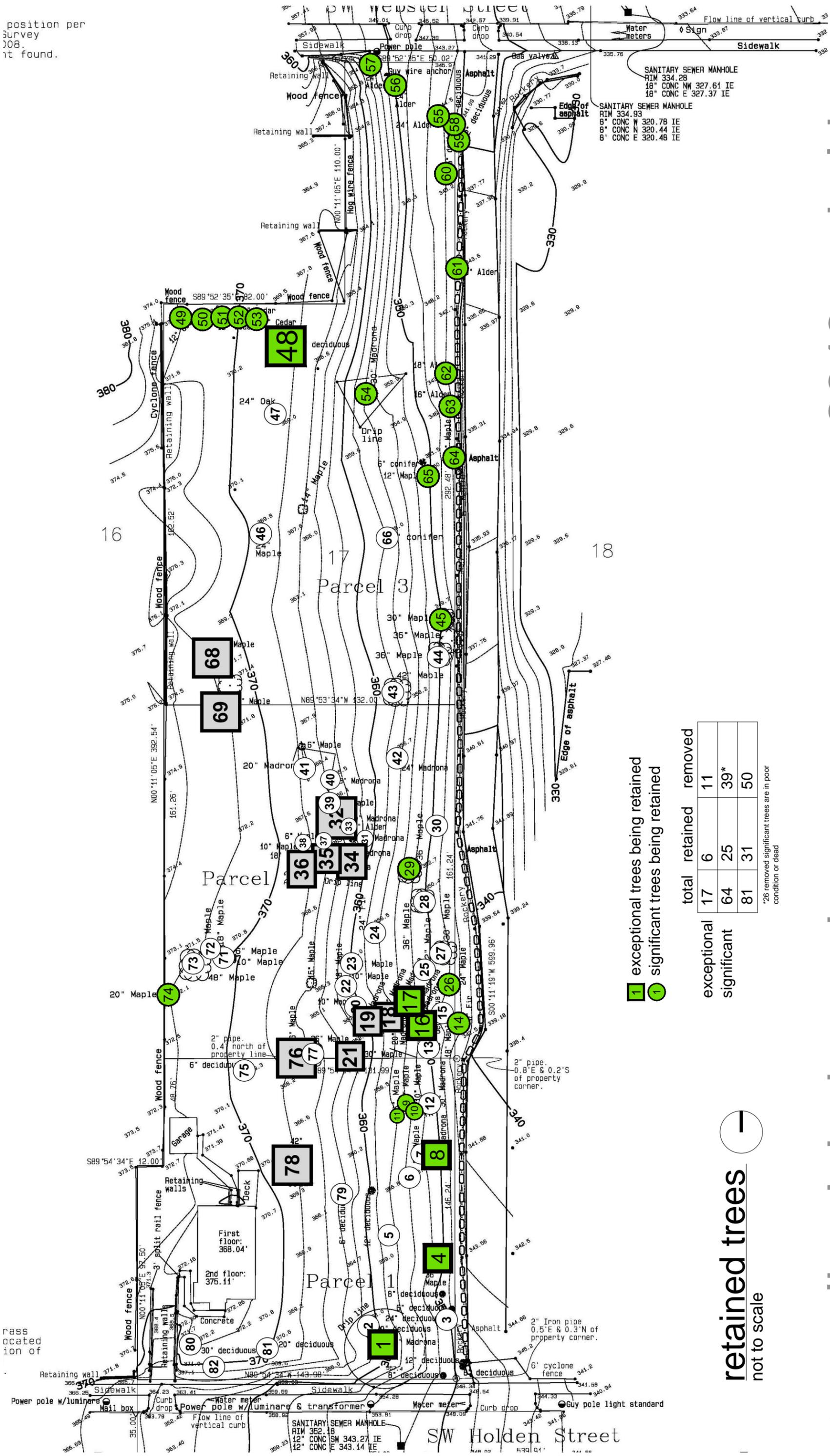
typical entry landscaping 1"=20'

typical dwelling unit landscaping 1"=20'

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position per  
survey  
2008.  
not found.



1 exceptional trees being retained  
1 significant trees being retained

	total	retained	removed
exceptional	17	6	11
significant	64	25	39*
	81	31	50

\*26 removed significant trees are in poor condition or dead

retained trees —  
 not to scale

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## DESIGN GUIDELINES

A-1 Responding to Site Characteristics	<p>Development is sited to reduce impact to steeper slope located along eastern edge of site.</p> <ul style="list-style-type: none"> <li>• Reduces site disturbance.</li> <li>• Provides opportunity to preserve trees.</li> <li>• Structures step up hillside to accommodate changes in elevation.</li> <li>• Locating dwellings on flatter portion of site allows for consistent massing between either sides of the access easement.</li> </ul> <p>Development is sited to avoid disturbance of the ECA area in the north panhandle.</p>	B-1 Height Bulk and Scale	<p>Provide dwelling articulation to reduce perceived height, bulk and scale.</p> <p>Dwellings located away from east property line will reduce perceived height, bulk and scale.</p>
A-2 Streetscape Compatibility	<p>Dwellings facing SW Holden will maintain consistency in setback. No other dwellings are located on this block face.</p>	C-1 Architectural Elements and Materials	<p>Dwellings will incorporate materials, roof forms, fenestration, articulation and scale and proportions expected of single family dwelling units.</p>
A-3 Entrances Visible to the Street	<p>Front Door will face right-of-way for units adjacent to SW Holden. Where feasible, due to grades, direct pedestrian connection will be made between dwellings and SW Holden.</p>	C-2 Architectural Concept and Consistency	<p>Inclusion of architectural features to create well proportioned and unified form and exhibit an overall architectural concept.</p> <ul style="list-style-type: none"> <li>• Dwelling modulation or articulation.</li> <li>• Rooflines</li> <li>• Dwelling entries.</li> <li>• Siding treatments.</li> <li>• Trims and moldings.</li> </ul>
A-4 Human Activity	<p>Dwellings and entrances to be sited adjacent and aligned to the access easement with a reduced setback to provide an appropriate separation and promote interaction.</p>	C-4 Exterior Finish Materials	<p>Use of durable and maintainable materials that provide texture and or pattern and can be easily integrated into a residential setting.</p>
A-5 Respect for Adjacent Sites	<p>Landscaping and fencing, setback requirements and consideration of window placement along the west property line will be incorporated to minimize disruption to the privacy and outdoor activities of residents in adjacent buildings.</p>	D-7 Personal Safety and Security	<p>Provide appropriate site and dwelling lighting, maintain clear lines of sight and maintain eyes on the street through the placement of windows, entries, balconies and porches.</p>
A-6 Transition between Residence and Street	<p>Entries will include small porches, trellises or weather protection which will allow privacy while encouraging visual interaction with the street (access easement).</p>	E-1 Landscaping to Enhance the Building and/or Site.	<p>Soften the form of the building and enhance the entry with landscaping. Screen dwellings from view by neighbors. Maintain/preserve existing trees and vegetation where feasible.</p>
A-7 Residential Open Space	<p>Pedestrian connection between SW Holden and SW Webster along with site enhancements to the north panhandle for use by development residents.</p>	E-3 Landscape Design to Address Special Site Conditions	<p>Maintain/preserve significant trees on site.</p> <p>Preclude structured development within steep slope area.</p> <p>Provide outdoor opportunities within the north panhandle/steep slope area.</p> <p>Use new plantings similar to vegetation removed when that vegetation was distinctive.</p>
A-8 Parking and Vehicle Access	<p>Locate dwelling entrance in prominent role to reduce visual influence of garage entry and driveway.</p>		

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# ZONING SUMMARY AND ADJUSTMENT REQUEST

Residential Zoning: SF5000  
Parcels A and C

Total Area: 50,509.35 sf

Proposed Dwelling Units: 10 Total

## Lot Requirements:

23.44.010.A: One dwelling per 5000 sf.

Parcel A and C: 50,059.35 sf/5000 sf = 10 dwellings

23.44.010.D: Maximum Lot Coverage 35%

Parcel A and C: 50,059.35 sf x 35% = 17,520.77 sf

## Maximum Building Height:

23.44.012.A.1: 30 ft Height limit + 5ft pitch bonus per 23.44.012.B.

## Yards:

23.44.014.A.1: Front Yard 20 ft

23.44.014.A.3: Through lot. Each yard abutting a street is a front yard. Yards abutting streets = 20 ft.

23.44.014.C: Side Yard 5 ft

## Parking:

23.44.016.A: 1 per dwelling unit

## Access Easement Standards

23.53.025.D.1: 32 ft minimum width

23.53.025.D.2: 24 ft surfaced roadway

23.53.025.D.4: Turnaround required.

23.53.025.D.6: No single family structure shall be located closer than 10 feet to an easement

23.53.025.D.7: One pedestrian walkway shall be provided.

Multi-Family Zoning: LR1  
Parcel B

Total Area: 21,284.38 sf

Proposed Dwelling Units: 8 Total

## General Provisions:

23.45.508.F: Single Family Dwelling Units shall meet the development requirements for townhouses except for 23.45.529, Design Standards.

## Floor Area Ratio:

23.45.510.B: FAR Limit = 0.9

0.9x21,284.38 sf = 19,155.94 sf

## Density Limits:

23.45.512.A: Single Family Density Limit 1/1600

21,284.38 sf/1,600 = 13 single family dwelling units

## Maximum Building Height:

23.45.514.A: 30 ft plus 5ft pitch bonus per 23.45.514.D.2.

## Setbacks:

23.45.518.A: Side setbacks for facades 40 ft or less = 5 ft minimum

23.45.518.F: Minimum separation between multiple structures = 10 ft minimum.

## Amenity Area:

23.45.522.A.1: Required Amenity Area = 25% of lot area.

21,284.38 sfx25% = 5,321 sf required

## Structure Width and Façade Length Limits:

23.45.527.A: 60 ft

23.45.527.B.1: Maximum facade length which is neither a rear lot line nor a street or alley lot line = 65%

161.26 ftx65% = 104.8 ft

## Parking:

23.45.536.A: 1 per dwelling unit.

## Adjustments:

23.53.025.D.2: Inclusion of pedestrian access within the required 24 ft surfaced roadway.

Roadway and pedestrian access to be at same level and include color and texture to differentiate between roadway and pedestrian access.

23.53.25.D.6: Single family structures placed 2 ft from edge of access easement.

Lessened setback fosters sense of community and promotes improved surveillance of the street by residents.

Lessened setback locates development away from eastern property line reducing impact on area with steeper grades and allowing for additional tree retention.

## Restrictions on Tree Removal, Exceptional Trees:

25.11.40.A: Tree removal is prohibited except where required for construction of a new structure or other similar improvements.

25.11.40.B: Tree removal limited to 3 trees 6in or greater in diameter in one year unless required for the construction of a new structure or other similar improvements.