

Madrona live/work and townhomes - 1120 34th Ave  
Project number 3014212



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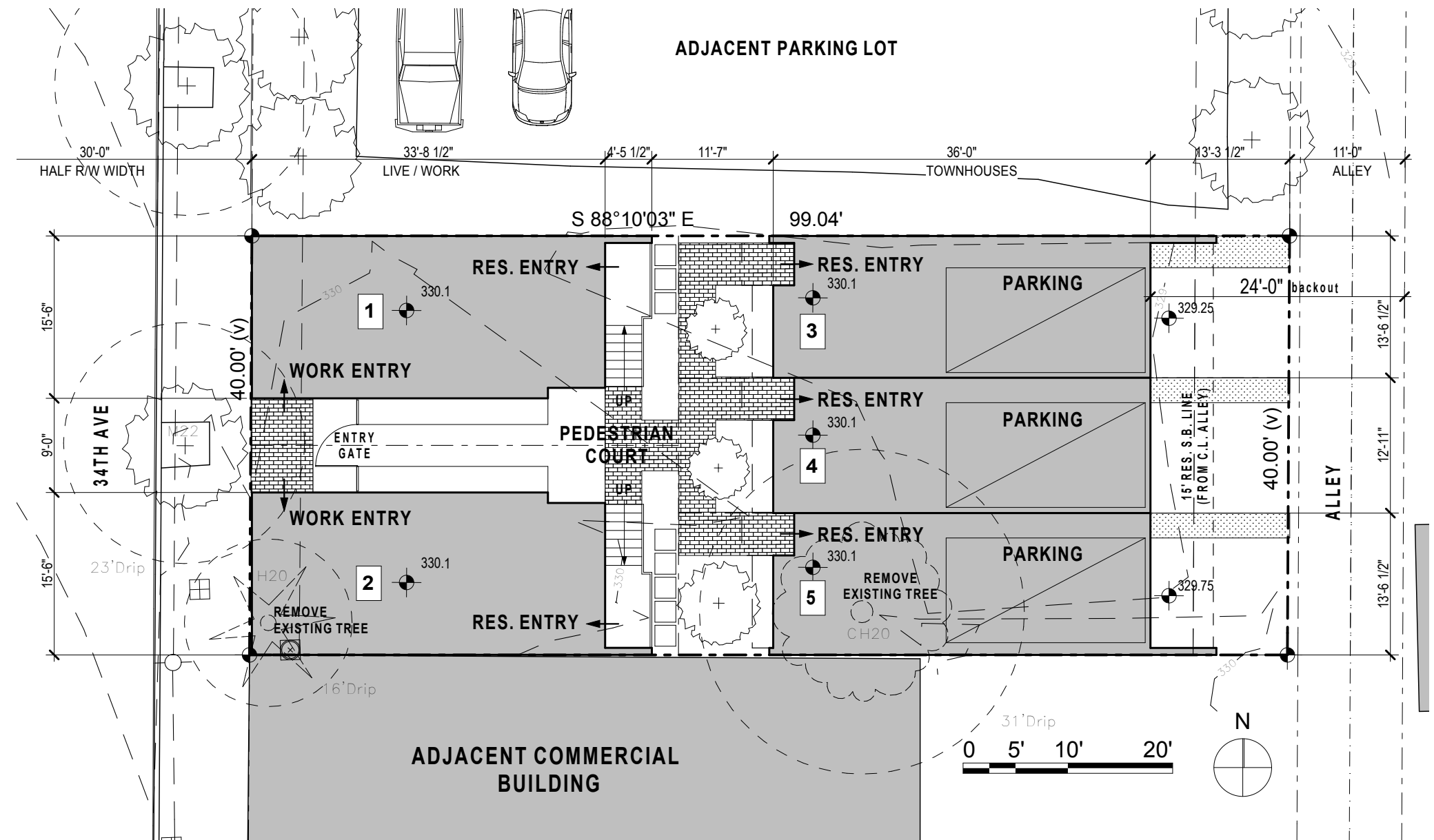
Architect  
David Vandervort Architects AIA  
Mark Wierenga  
2000 Fairview Ave E, Suite 103  
Seattle WA 98102  
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Property Owner  
34th Street Townhomes Limited Partnership  
2000 Fairview Ave E, Suite 103  
Seattle WA 98102



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*Parking:* 3 parking stalls

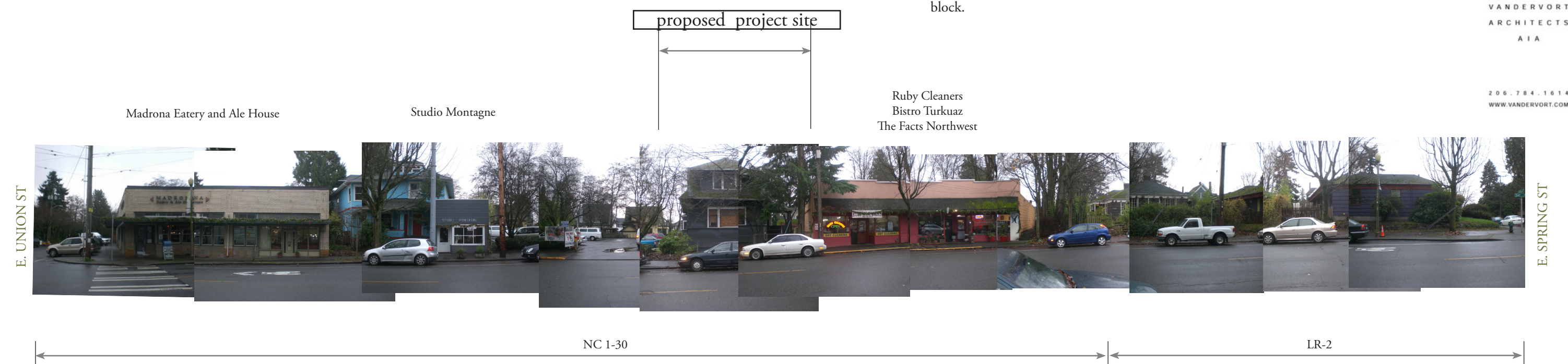




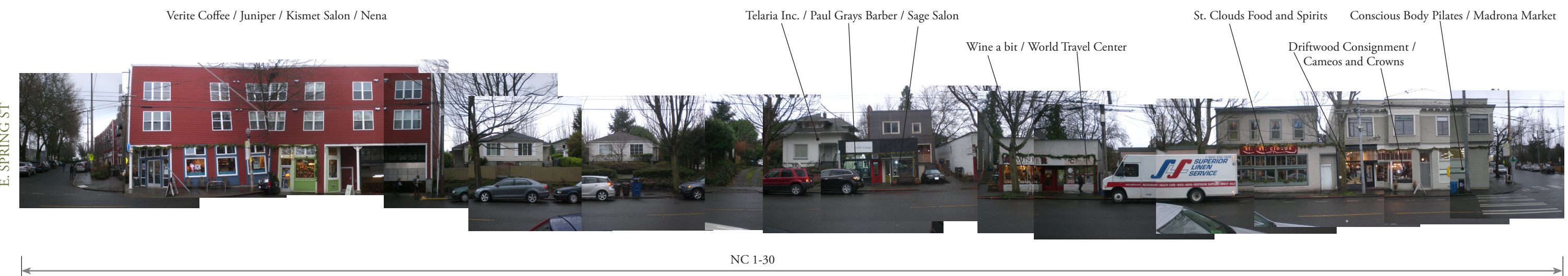
*Land Use & Architecture:* This block is part of the ‘urban center’ of the Madrona neighborhood. The area is in transition from residential to a mix of residential and commercial. Small storefronts are an intrinsic part of Madrona, particularly this block.



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34TH AVE - LOOKING EAST



34TH AVE - LOOKING WEST

3 ● Madrona live/work & townhomes - 1120 34th Ave



urban design opportunities & constraints

1



*Photo Descriptions*

1. Example of mixed use building at the corner of 34th Ave and E. Spring St (NW corner). An example of the building scale encouraged by the NC1-30 zone.

2



2. Townhouse development at the corner of 34th Ave and E. Spring. (SE corner). An example of the appropriate LR zone development that is common in the area.

3



3. Another example of mixed-use construction, this one located on 34th Ave mid block between E. Union and E. Pike streets.

4



4. St. Theresa church, at the corner of 35th Ave and E. Spring (SE corner). An important community anchor building in Madrona.

5



5. Madrona Library, another important community anchor building. Located at SE corner of 34th Ave and E. Union Street.

6



6. Pike Station live/work, under construction at 34th Ave and Pike (SW corner).

7. Cafe Soleil and Naam Thai at the corner of 34th and E. Union (NE corner). An example of well-scaled storefront and typical material use in Madrona.

8. View along 34th Ave E showing facade articulation and street front rhythm.

9. Madrona Eatery and Alehouse located at SE corner of 34th Ave and E. Union Street.

10. Thoughtful street improvements, showing enhanced tree well and potted plants.

11. Paving detail at St. Theresa's.

12. Enhanced tree well and planting strip along 34th Ave.



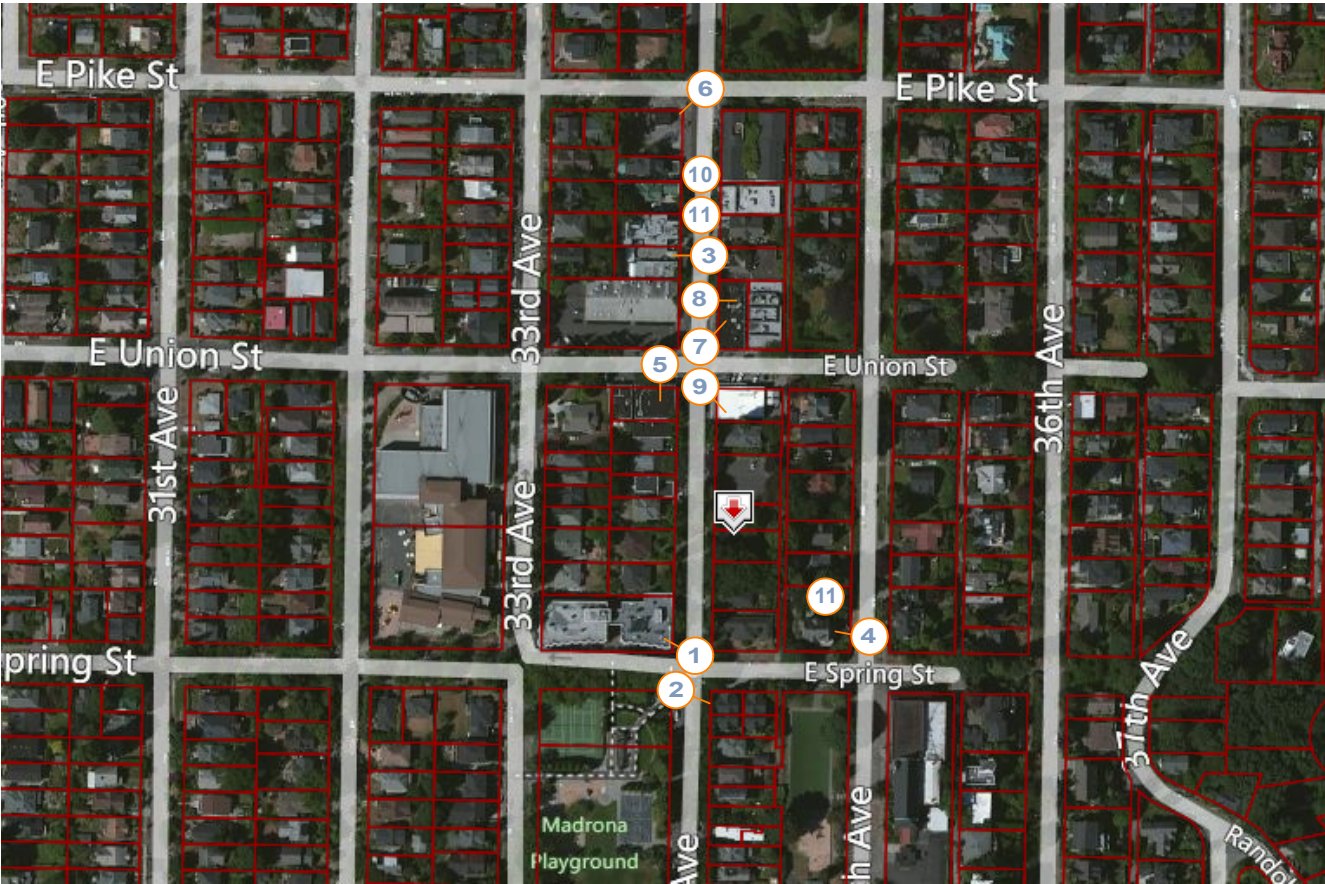
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## city design guidelines

**A-1 Responding to Site Characteristics:** The existing site fronts on 34 Ave., with alley behind and single story buildings to the sides. It is relatively flat with few trees. Our response will play more off the character of neighboring properties, and seeks to enliven this prime frontage with a proportioned, textured street façade that steps back as it goes vertically. Parking is removed from the site except for garages off the alley. The central courtyard, accessible from the street provides a lively community space for residents and visitors to engage. The Design of the units will resonate with the scale of the community and will take advantage of beautiful territorial views to the east and south with roof decks.

**A-2 Streetscape Compatibility:** The rhythm of the neighborhood commercial district has many materials used on residential and small scale buildings - masonry, horizontal and smooth board siding, smaller, detailed windows. We will seek to utilize these materials in ways that respect and encourage community. The sidewalk has existing street trees that will be maintained. The new facades will be articulated to provide detail and texture.

**A-4 Human Activity :** In the Live/Work units we are seeking to encourage color and vibrancy to the streetscape by use of recessed storefronts, enhanced landscaping and tree wells, plants in pots, etc. The working units will engage the sidewalk with display of their craft or items to sell in the way neighboring shops and work spaces do. Above, decks are recessed in order to relieve the facades and provide a change of material that will also assist with the feeling of appropriate residential scale at both L/W and the townhomes.

**A-5 Respect for Adjacent Sites:** The building to the north of the adjacent parking lot has a small storefront structure that is connected to a larger, multi-level historic house. The facade of the building to the south is one-story wood-clad facade on all sides. This building has large storefront windows facing 34th Ave, and some windows facing the subject property.

**A-6 Transition Between Residence and Street:** The Live/Work units front on 34th Ave, but also have entries from the interior courtyard and provide options for the use of the work space to the owner. On the street, the entry and storefront are recessed and decks above are setback to relieve height and enhance the urban living experience.

**A-7 Residential Open Space:** Residents will be able to view the courtyard landscape and amenities from units, and the townhomes will have borrowed view outlooks to the east and south as the adjoining residences are far away from the development. Roof decks on all units also provide additional private open space

for the occupants.

**A-8 Parking and Vehicle Access:** On-site parking is limited to the immediate area off the alley so as to preserve the pedestrian experience of the site. Auto parking will be provided for the townhouse units only. Bike parking will be provided for all units. No access to parking will be available off 34th Ave.

**B-1 Height, Bulk and Scale Compatibility:** The height of the proposed building on the street will be modulated, as the material changes and the facades step back at the upper story. The bulk is relieved by the courtyard entrance and the texture of the facades, etc. Heights are appropriate to the neighborhood scale and base zoning.

**C-1 Architectural Context:** The Madrona neighborhood business area has a wonderful small scale diverse character with a mix of shops and restaurants as well as single and multi-family living. We seek to utilize the cues of the neighborhood in creating a design that reinforces the existing fabric with relatable materials, similar uses and appropriate scale to the street. Specifically, these include the live work spaces, the articulation of the facades, building details and fenestration patterns, material use, etc.

**C-2 Architectural Concept and Consistency:** On the 34th Ave. façade articulation (including recessed entries and fenestration) is planned along with textures and material continuity across the facades. The narrow, repeating form of vertical masonry facades fits this block. Masonry patterning, and inset details will also be utilized. We believe that integrating the working component and residential together will create the sense that these units are utilized by the owners for small scale enterprise and, having these owners a part of the community will benefit the strong sense of neighborhood for the Madrona Community

**C-3 Human Scale:** To accommodate this wonderfully scaled community our design has facades stepped back at the upper story; the entry doors are recessed and covered with an overhanging canopy. In addition, textures will be utilized in the masonry and siding materials to make the building relatable to the user. Appropriate fenestration and exterior detail will also assist the scale of the façade. Lighting will be used to highlight the details of facades and provide security for tenants and visitors. For the townhomes, appropriate overhangs and fenestration will reduce the vertical scale in the courtyard and enliven the homes.

**C-4 Exterior Finish Materials:** Materials will be selected based on aesthetic value, durability and sustainability. Masonry color and textures have been selected

to work with the area and to provide an appropriate “loft” aesthetic. Other materials will be residential in scale and texture – horizontal and lap siding, appropriate fenestration, etc. Façade articulation will also emphasize scale and enliven the development.

**D-1 Pedestrian Open Spaces and Entrance:** The view from the street to the central courtyard will be focused on landscape features. The entry gate will be architecturally designed to enhance both the street experience and provide a view of the greenspace of the courtyard. Significant landscaping will be used and subtle grade changes with differentiate public from private areas. Raised planting, lighting and textured pavers will further enliven the central space.

**D-2 Blank Walls:** Vertical Green screens and planting at the base of walls will provide added texture to the courtyard. The walls of this area will also be broken vertically with material change from brick to wood siding.

**D-7 Personal Safety and Security:** Lighted paths will be provided throughout. The entry gates to living units will be locked and monitored for security and clear sight lines will allow for an added measure of security.

**E-2 Landscaping to Enhance the Building /Site:** Lush planting beds, benches, textured pavers will be provided. Green Screens will provide vertical landscaping to soften the architecture. Site Lighting will be used throughout.



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## site analysis

### Existing Site

**Uses:** The site is located mid-block on the east side of 34th Ave, between E. Union and E. Spring streets. Currently, the site contains an abandoned triplex building. To the north of the site is a parking lot that is accessed from 34th Ave. North of the parking lot is a three story house with a small commercial storefront addition. Directly to the south is a one-story commercial building housing a dry cleaner and a grocery store.

**Topography:** : The site is fairly flat with less than 2' of fall south to north. Beyond the site, the land falls away to the east, opening up to views of Lake Washington at higher story levels.

**Access:** The site is bounded by 34th Ave on the west and an unimproved alley on the east.

### Site Analysis Summary

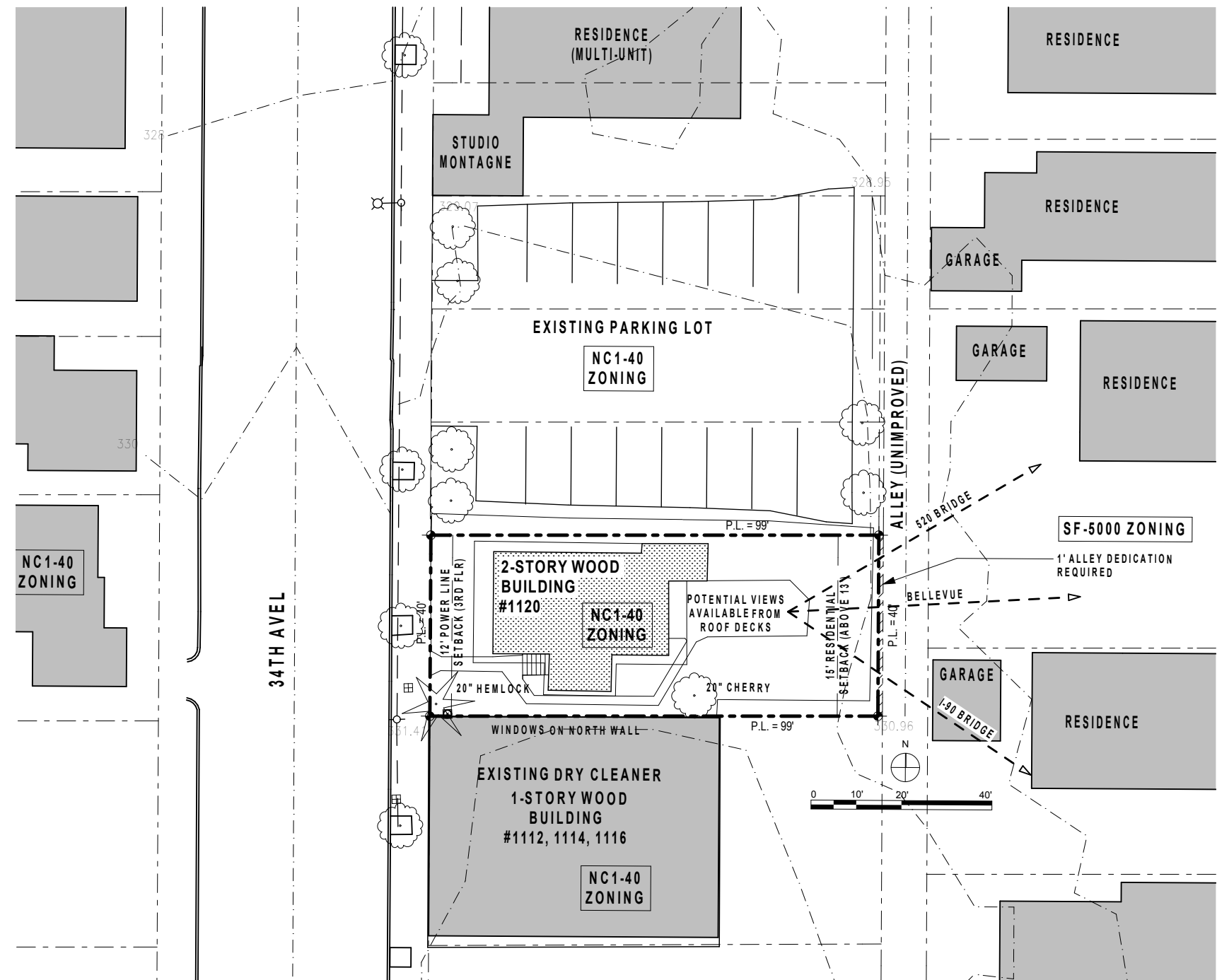
**34th Ave:** This site is in the commercial heart of the Madrona neighborhood. This neighborhood is characterized by small storefronts with a mix of residential uses.

**Pedestrian Access:** All of the roads in the area are improved with sidewalks. Pedestrian access will be from the existing sidewalk along 34th Ave.

**Zoning:** This site is zoned NC1-30, as are the properties to the north and south of this site. Two lots on the same block face to the south (at the corner of 34th and E. Spring St.) are zoned LR-2. The entire block face across 34th Ave is also zoned NC1-30. All of the lots across the alley to the east are zone SF-5000 single family.

**Views from Site:** Views of the Cascades and Lake Washington will be available from the roof decks of the proposed buildings on this site.

**Views Toward Site:** The front building facade will help to reinforce the commercial nature of this location. Adjacent facades of the existing building to the south of our site have windows and will be carefully studied to make sure that privacy and views are protected where it is deemed important.



## SITE ANALYSIS



site analysis: site photos



view to northeast



view to west



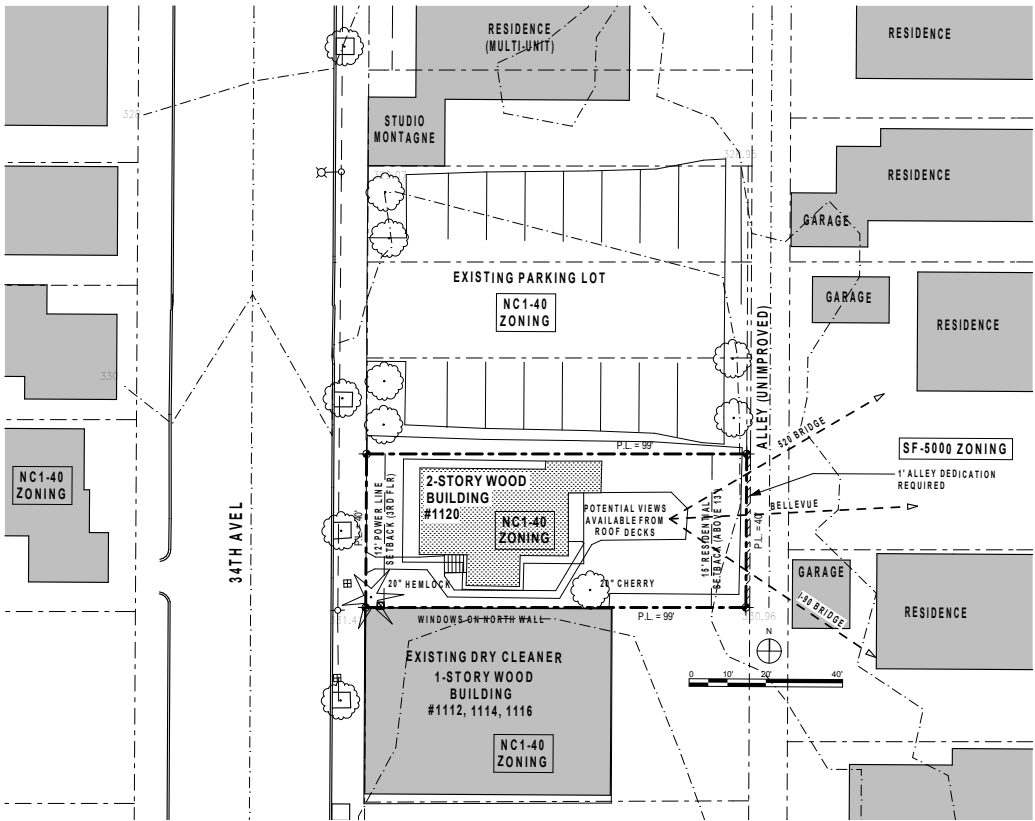
sidewalk view to south



sidewalk view of building to south



sidewalk view to north



view to north



elevated view to northeast



at-grade view to northeast



at-grade view to east



view of building to south



back of site view to south (at grade)



birdseye view to southeast



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site analysis: zoning

|                  |   |
|------------------|---|
| Lot Area:        | 3963 sf   |
| Zoning:          | NC1-30  |
| ECA:             | None  |
| Commercial Use:  | 2 live/work units   |
| Residential Use: | 3 townhouse units   |
| FAR:             | Table A for 23.47A.013: Maximum Floor Area Ratio (FAR), line 3. Allowed FAR is 2.5 (mixed use structures).<br>Calculation: 3,963 sf x 2.5 = 9,907.5 sf allowed FAR<br>(about 7,754 sf proposed built area)  |
| Height:          | From 23.47A.12: 30 feet. The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met:<br>1a) A floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level<br>2) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit.<br>Additional height for rooftop features is allowed per 23.47A.012.C  |
| Setbacks:        | 23.47A.014.B.2. A setback is required along any rear or side lot line that abuts a lot in a residential zone, as follows: 3. For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:<br>a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet. (One-half of the width of an abutting alley may be counted as part of the required setback. For the purpose of this Section 23.47A.014, the alley width and the location of the rear lot line shall be determined prior to any dedication that may be required for alley improvement purposes.) |
| Parking:         | From Table A for 23.54.015.1.D Live/work units: 0 spaces required per unit if units are less than 1,500 sf.<br>From Table B for 23.54.015.1.I: Multifamily units: 1 space required per dwelling unit. Parking spaces within townhouse units must be designed to accommodate large cars.   |
| Landscaping:     | 23.47A.016.A.2: Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019 is required for any lot with: a. development containing more than four new dwelling units.  |

Street level development standards:

23.47A.008.A.2.b: Blank segments of the street facing facade between 2 and 8 feet above the sidewalk may not exceed 20 feet in length. c: The total of all blank facade segments may not exceed 40 percent of the width of the facade structure along the street.

23.47A.008.A 3. Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

23.47A.008.B.2. Transparency. a. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. b. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30-inch depth.

23.47A.008.B 3. Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade. If the combination of the requirements of Sections 23.47A.005 or 23.47A.008 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure’s footprint be dedicated to nonresidential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure’s footprint is required to be nonresidential.

Amenity Area:

23.47A.024.A: Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment and accessory parking.

Tree protection:

No significant trees on site.

SEPA

Fewer than 4 dwelling units proposed, SEPA not required. (L/W units are not counted as dwelling units.)



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site analysis: tree documentation

Trees on site:

There are two trees on our site:

The westernmost tree is a Western Hemlock, 20" in diameter. The tree in the east half of the site is a flowering cherry, 20" in diameter. See survey drawing, this sheet. According to DR 16-2008, neither of these trees are considered exceptional.

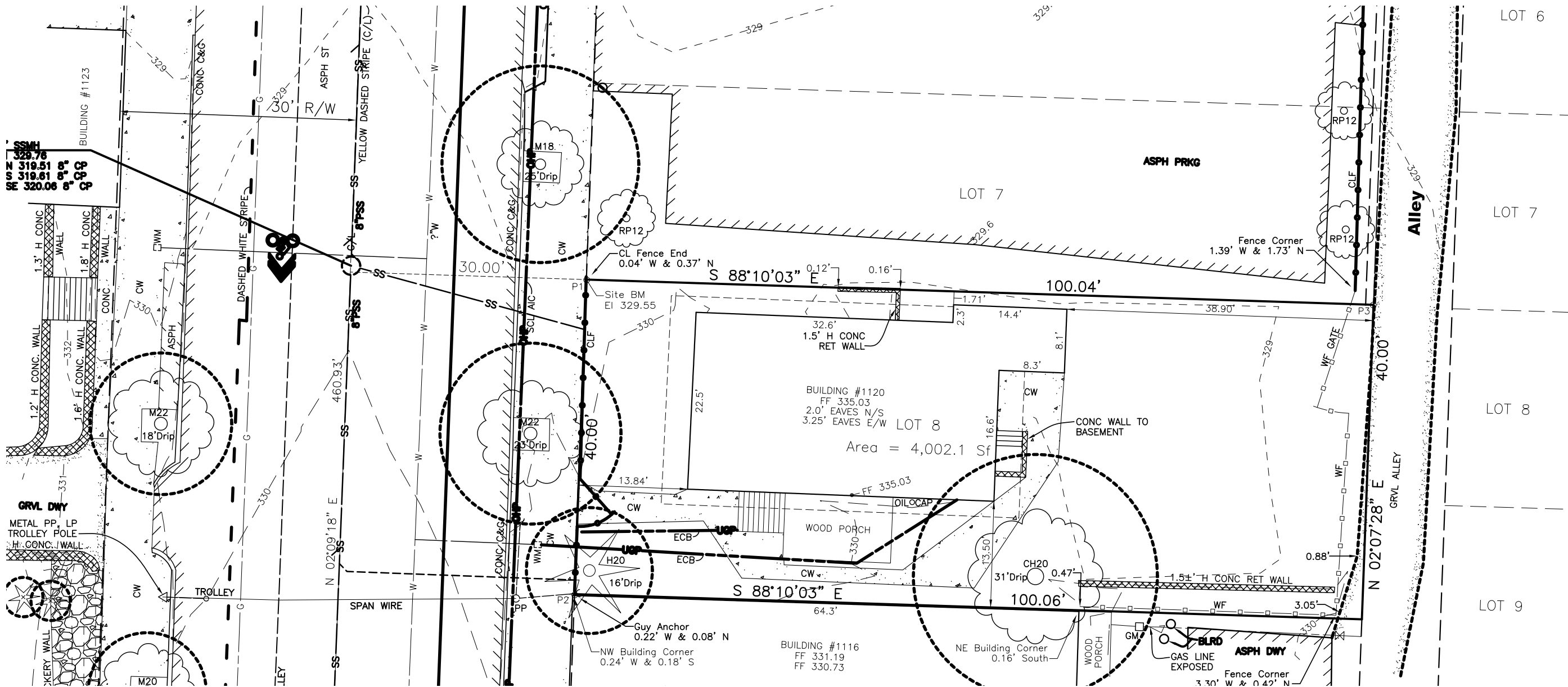
TREE DESCRIPTIONS

- CH Cherry (Prunus cerasus)
- CY Cypress (Cupressus)
- H Hemlock (Tsuga)
- M Maple (Acer)
- RP American Red Plum (Prunus americana)



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# Architectural Concept & Adjustment Requests

**Site Plan Description:** Two live/work units are set along 34th Ave in a single buildings, with a gap between at the main level for access to a common courtyard. The back of the site will have three town-house units with attached parking garages. Pedestrian access for the live/work units will be from 34th Ave for the commercial space and from the pedestrian courtyard for residential access. Pedestrian access for the townhomes will be from the central pedestrian courtyard. All buildings will be three stories with roof decks.

**Project Statistics:** 5 units total: two live/work units and three town-homes. 3 parking stalls.

**Commentary:** This plan dedicates a significant amount of area to the landscaped courtyard space, and focuses on the pedestrian experience. Parking is relegated to the back of the site only. The traditional town-house configuration of the back units creates a logical transition from the commercial street frontage of 34th Ave to the residential nature of the single family

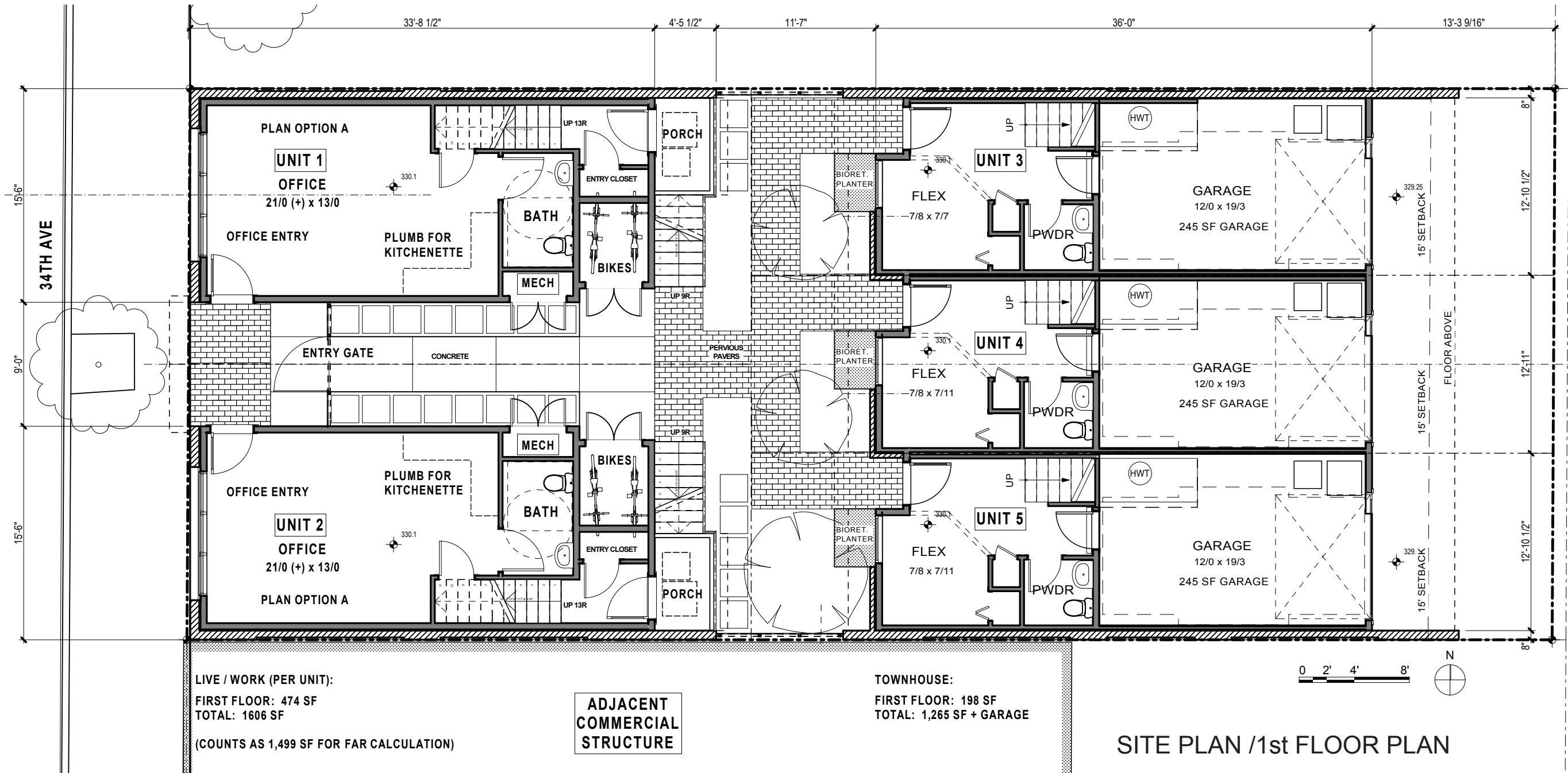
**Adjustment request:** We are requesting one code adjustment:

A reduction in the rear yard setback from 15' to 13' (above 13' vertically).

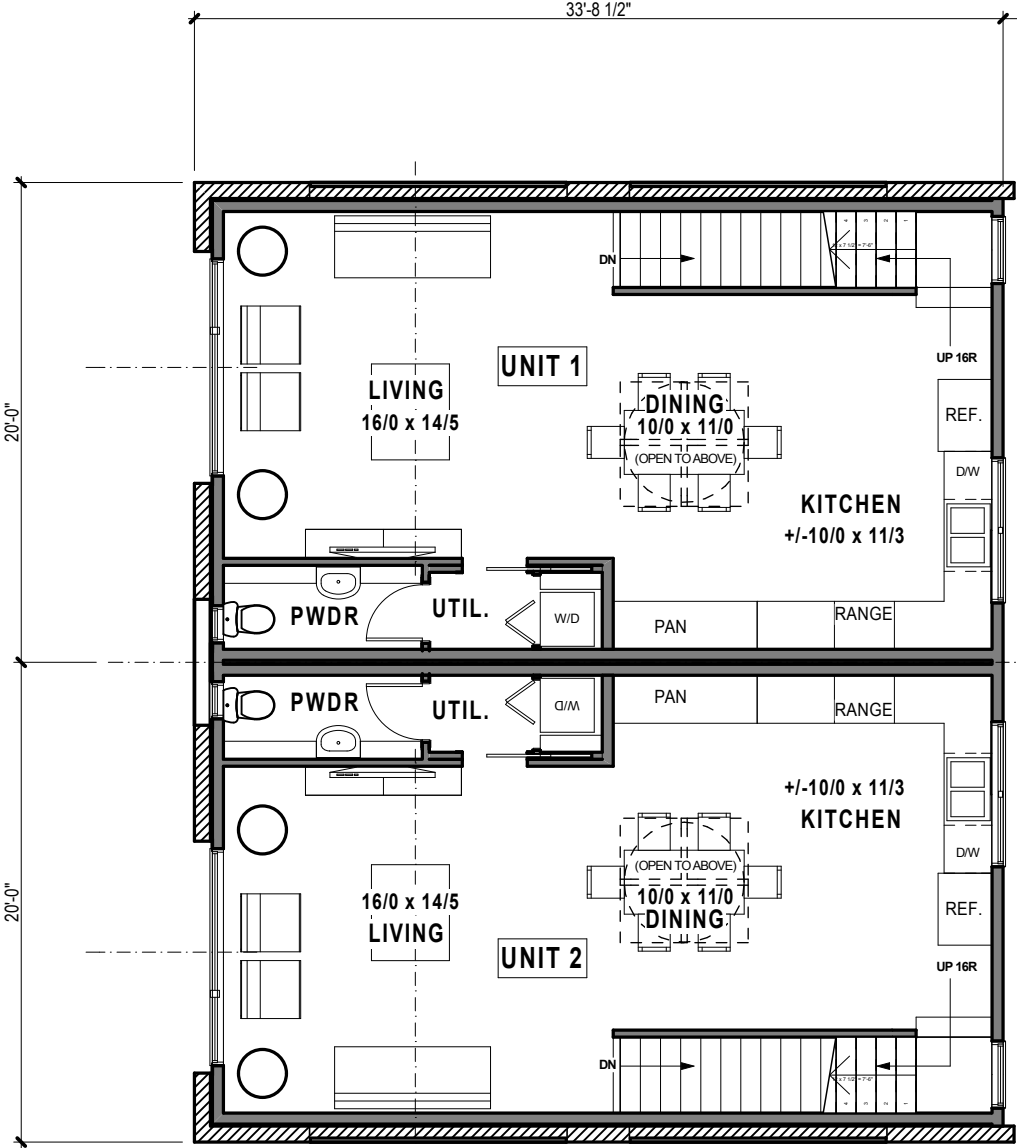


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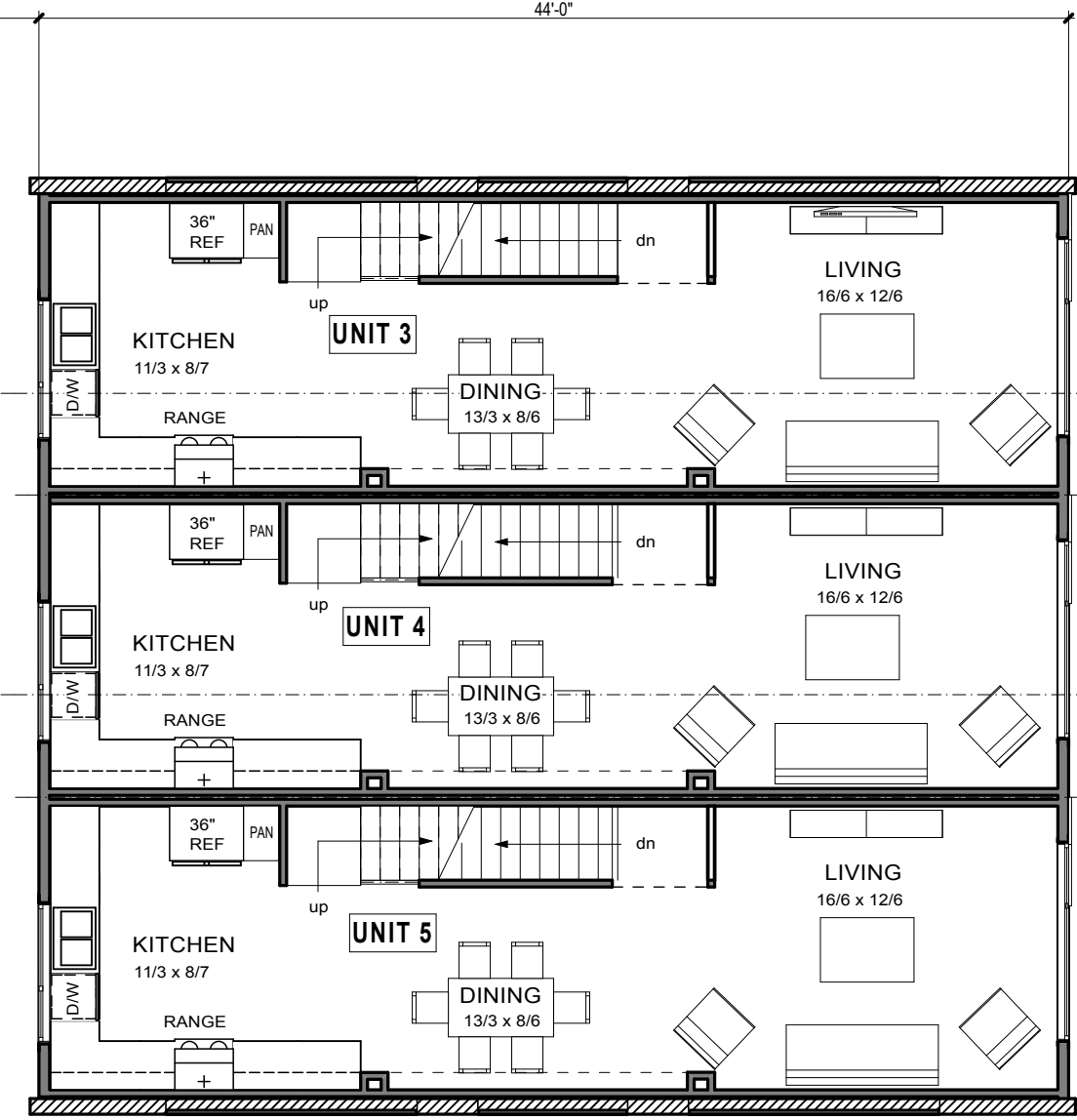
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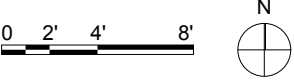




LIVE / WORK (PER UNIT):  
SECOND FLOOR: 634 SF

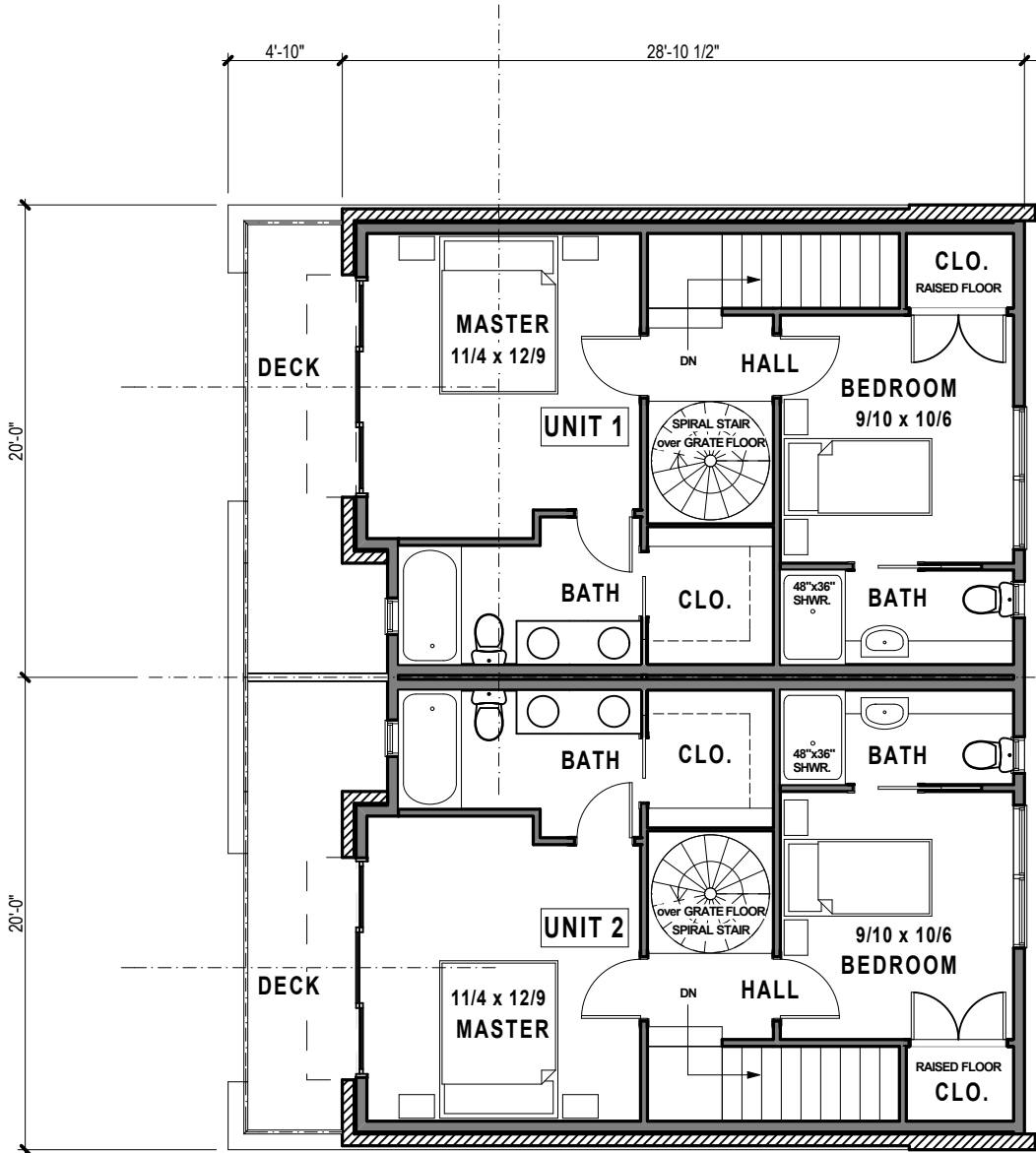


TOWNHOUSE:  
SECOND FLOOR: 559 SF

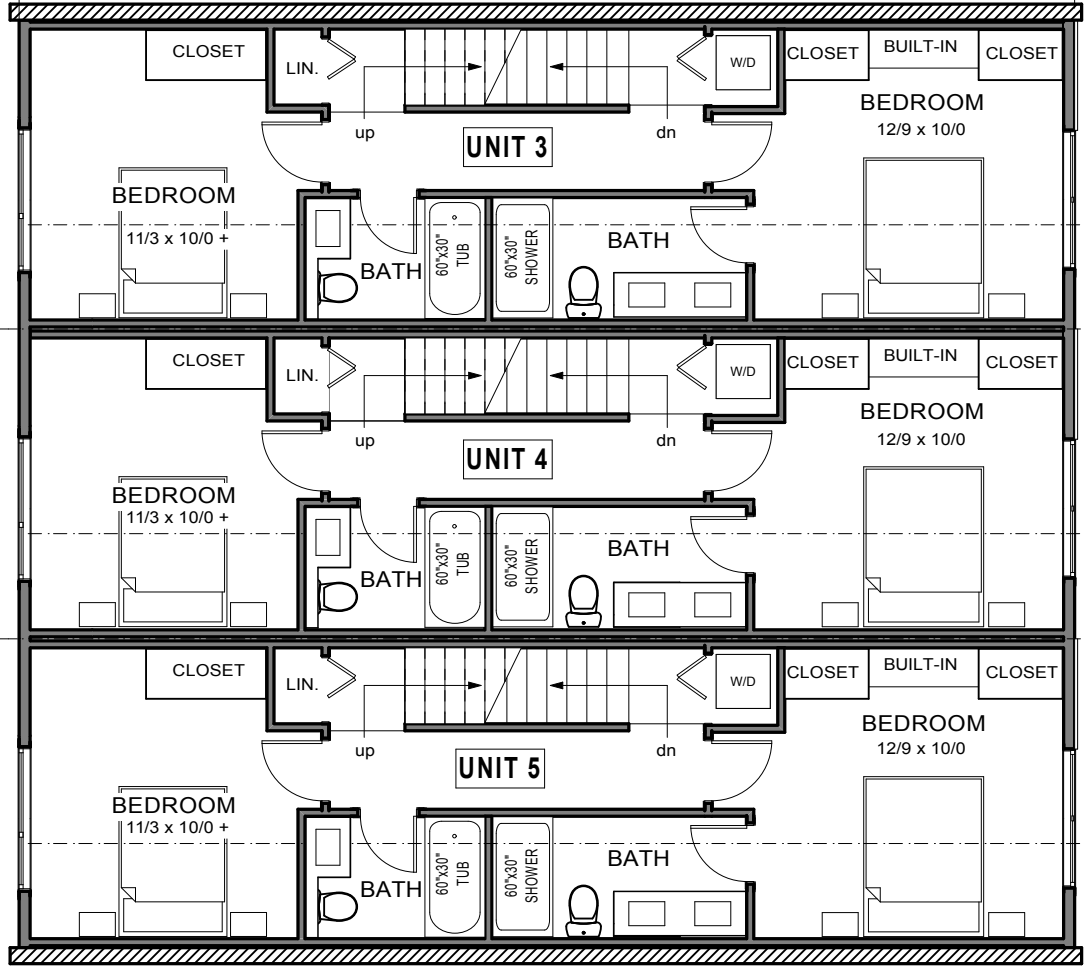


SECOND LEVEL

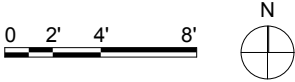




LIVE / WORK (PER UNIT):  
THIRD FLOOR: 498 SF

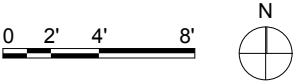
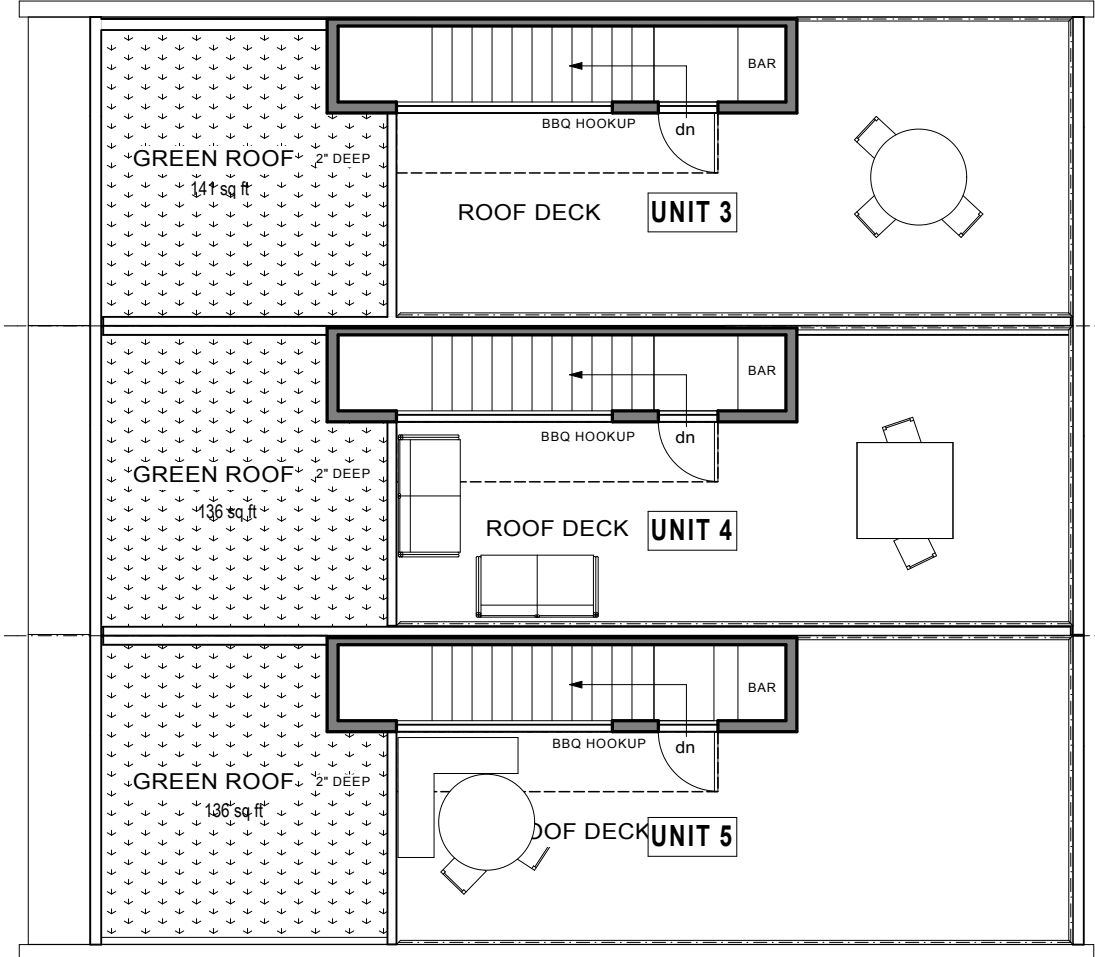
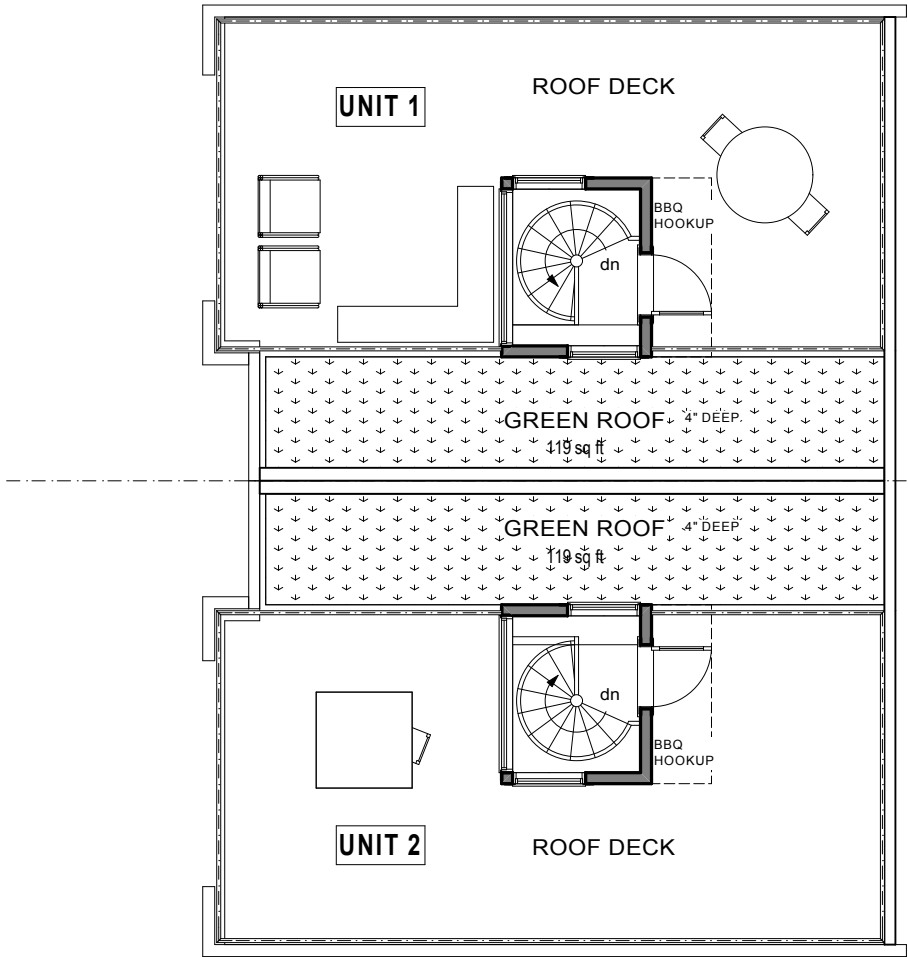


TOWNHOUSE:  
THIRD FLOOR: 508 SF



THIRD LEVEL





ROOF DECK





BIRDSEYE VIEW FROM NW



VIEW FROM 34TH



VIEW FROM ALLEY



VIEW FROM 34TH AVE (SOUTH)



VIEW OF BACK UNITS FROM COURTYARD





FRONT ELEVATION



## Architectural Concept - Design Inspiration photos



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Storefronts along 34th ave:

- Masonry w/ wood & glazing
- Storefront windows w/ transoms



Pike station lofts:

- Similar project at site w/i one block
- Appropriate massing



Columbia City live/work:

- Appropriate use of masonry
- Vertically oriented
- Balconies on the street



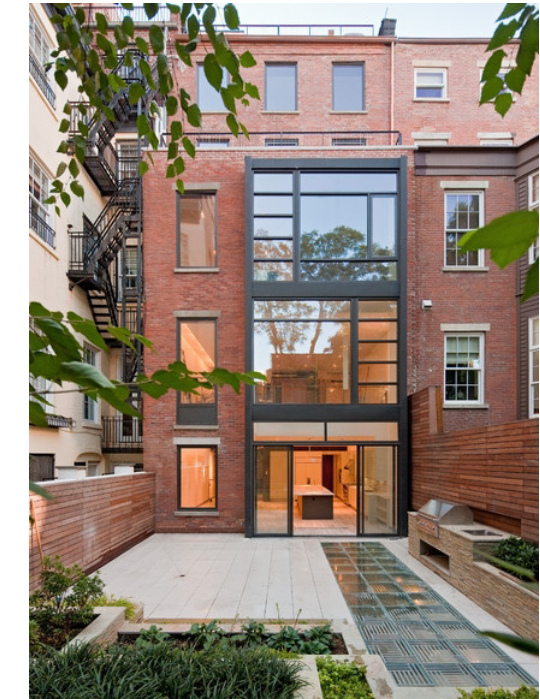
Live/work examples:

- Use of CMU block
- Appropriate storefront relationship to street



Material applications:

- Stained wood and cement board panel (above)
- Masonry and Fenestration details (right)



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