



SIX NEW TOWNHOMES IN WEST SEATTLE

STREAMLINE DESIGN
REVIEW APPLICATION

DPD# 3014471

4044 California Ave SW
Seattle, WA 98116

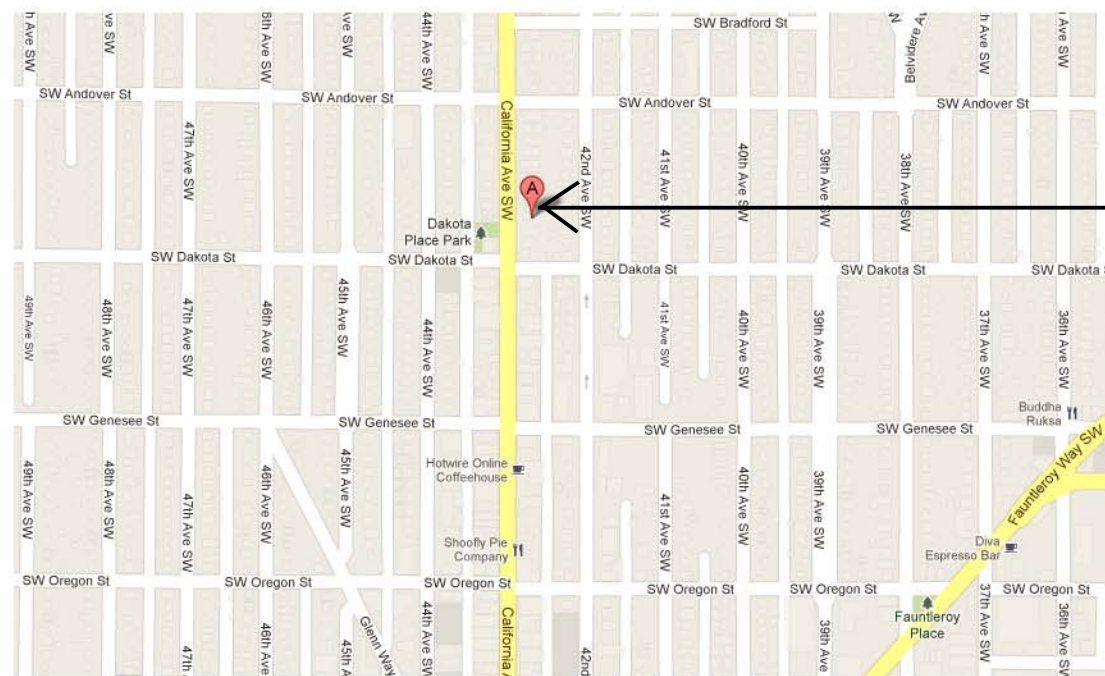


APPLICANT:
ALLOY DESIGN GROUP

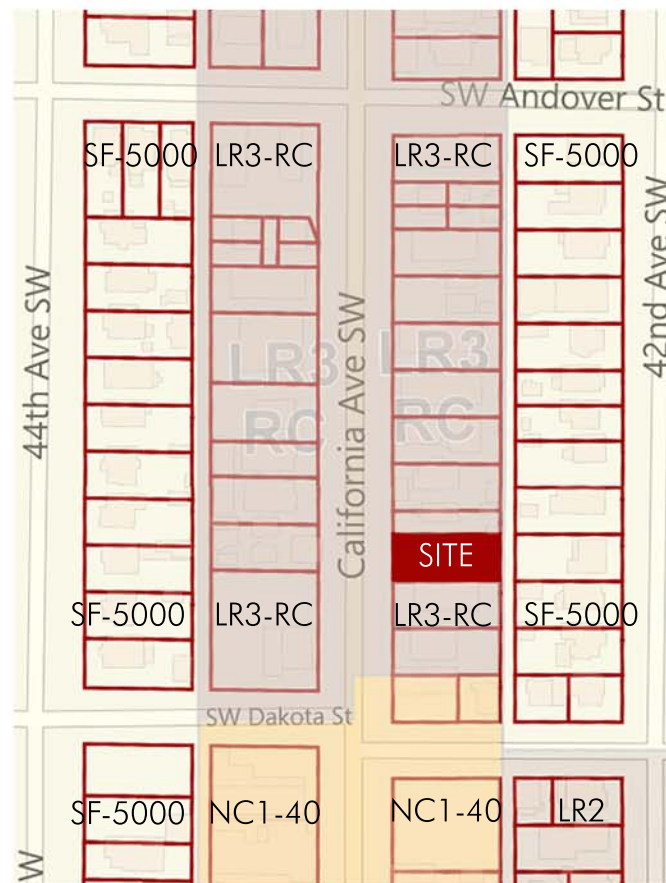
PROJECT NAME:
TUPELO CALIFORNIA 6

THE SITE: 4044 CALIFORNIA AVE SW

Site Location and Zoning: The project site is located within a strip of LR3-RC (Lowrise 3 - Residential/Commercial) zoning along California Ave SW in West Seattle. The eastern portion of the block is SF-5000 (Single-Family 5000) zoning that is buffered by a concrete alley that divides the block and the zoning. To the south of the project site, there is commercial NC1-40 (Neighborhood Commercial 40') zoning that expands north across SW Dakota St to occupy the southern most property of the project block. To the west, across California Ave SW from the project site, there is LR3-RC zoning oriented north-south that makes up the entire eastern block front from SW Dakota St north to SW Andover St. The block is similarly divided by an improved alley that separates the higher density zoning from the Single Family zoning to the west.



VICINITY



NEIGHBORING ZONING



AERIAL VIEW OF SITE BLOCK (LOOKING NORTH)



SW ANDOVER ST



SW DAKOTA ST

← STREET VIEW FROM CALIFORNIA AVE SW (FACING EAST) →

SW DAKOTA ST



SW ANDOVER ST

← STREET VIEW FROM CALIFORNIA AVE SW (FACING WEST) →



CONTEXT:
NEIGHBORING MULTIFAMILY PROJECTS

PROJECT NAME:
TUPELO CALIFORNIA 6



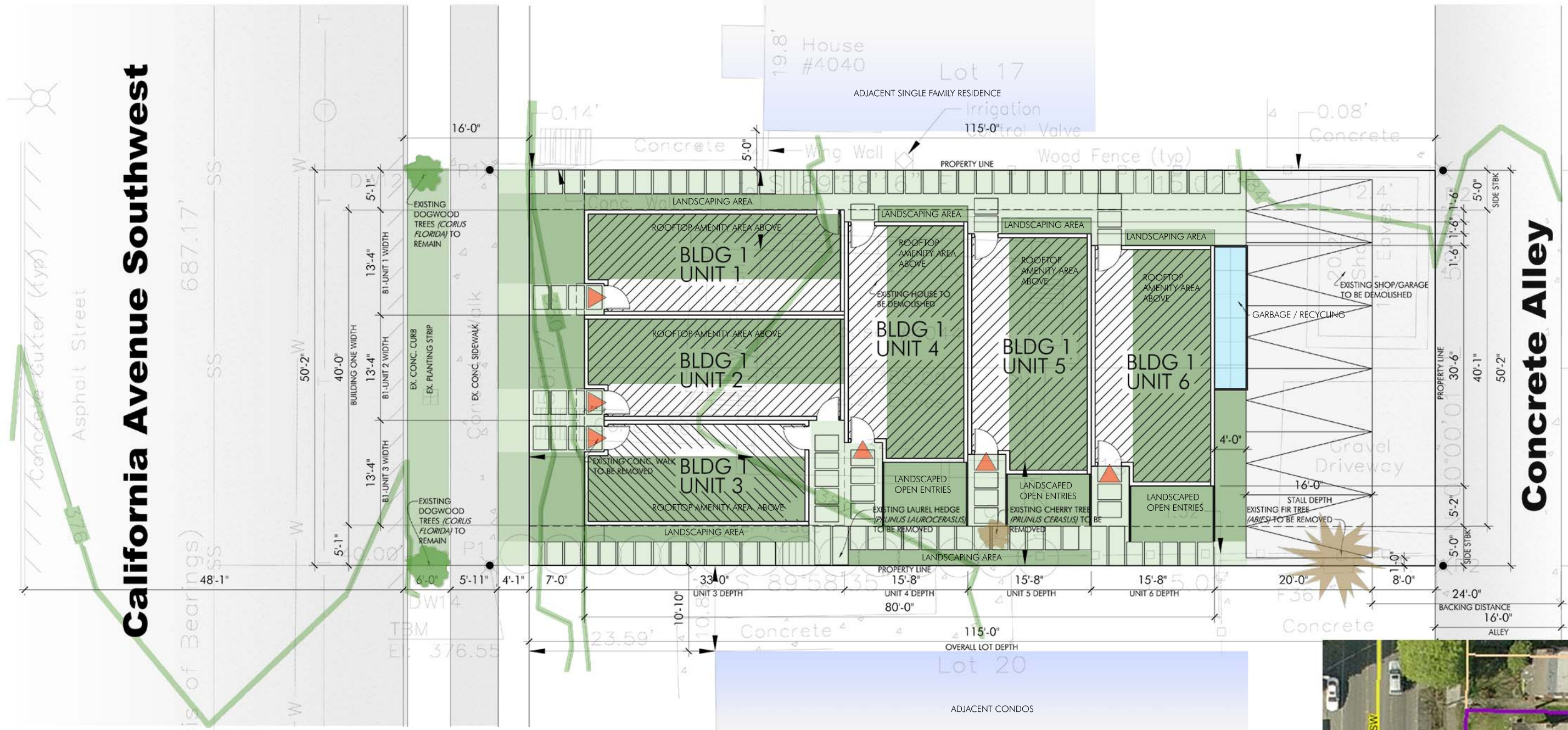
AERIAL VIEW (FROM THE SOUTH)

Site Planning: This project proposes one (1) six-plex, for a total of six (6) units with surface parking located at the rear of the site. Three units are oriented east-west on the western portion of the lot, and three units are orientated north south on the eastern half of the lot. The east west units have direct access to California Ave and prominent entries at the street level. The north south oriented units will have a clearly defined access path from California Ave SW through the site to the alley and parking area. The site grade rises immediately from the west property line forming a berm. Beyond the western berm the site rises slightly to the east to meet the alley.

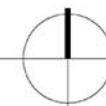


ZOOMED AERIAL (LOOKING NORTH-EAST FROM CALIFORNIA AVE SW)

California Avenue Southwest

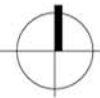


PLOT PLAN





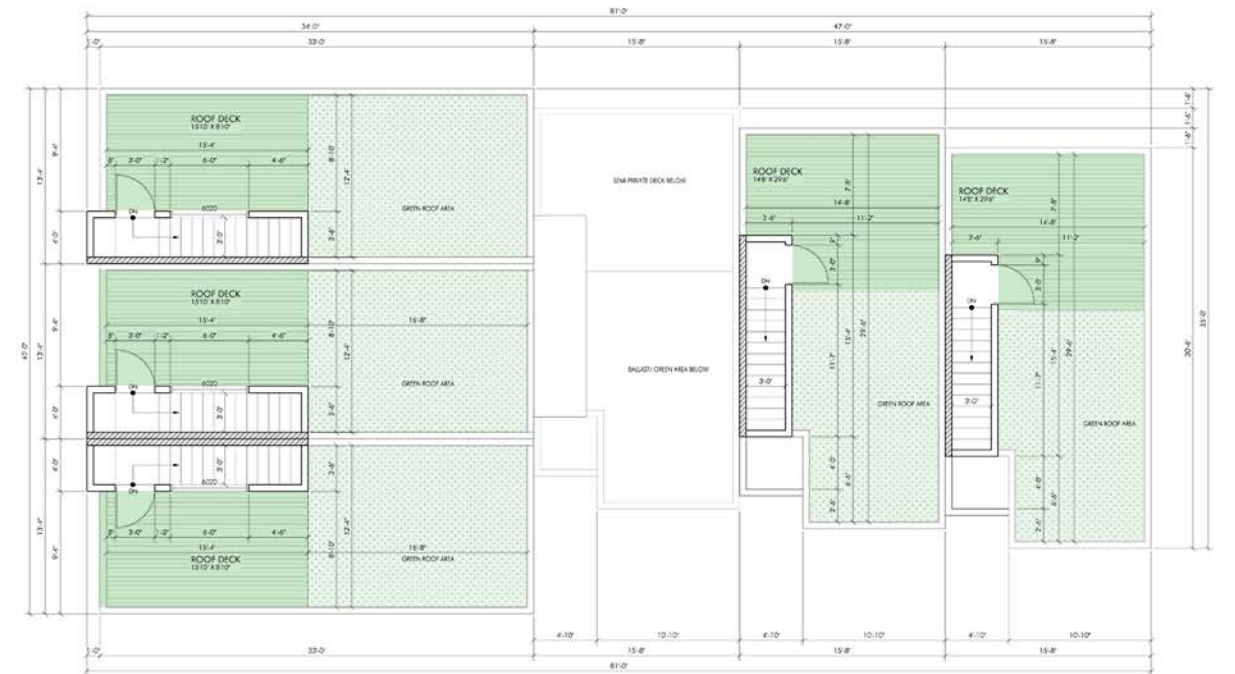
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



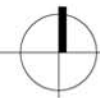
THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"





VIEW FROM CALIFORNIA AVE SW LOOKING SOUTH EAST

ENTRIES AND PATHWAYS

The three street facing units have highly visible front entrances with paver walkways that extend to the side walk. Modulation of the western facade provides larger protected entries at the street level. The entrances for the rear units will be accessed from a highly-visible landscaped path that rises with the topography approximately 4'-0" through the length of the site. Address signage will be incorporated to clearly direct visitors to the rear units. The amenity areas provided will consist of primarily drought tolerant, native plants that line the open walkways throughout the project site. Strategic placement of screening and landscaping will beautify the project as well as respect the privacy and separation from the adjacent buildings. Further amenity space will be included in the form of rooftop decks for all units.



VIEW OF PATH TO REAR UNITS



ENTRANCES TO EASTERN UNITS



VIEW FROM CALIFORNIA AVE SW (FACING EAST)



AERIAL VIEW FROM THE NORTH PROPERTY (FACING SOUTH)

HEIGHT, BULK, AND SCALE

The use of modulation and a simple material palette helps break down the height, bulk, and scale of the building. All units are clearly identifiable through staggered massing and material changes throughout the project. Consideration to the neighboring buildings, particularly the single family residences, is demonstrated by reducing the overall height of the centrally located unit as well as staggering the eastern three units to allow adequate passage of light and air. The building is scaled appropriately to the neighborhood and the zoning in which it is situated. The overall building envelope is less than the allowable buildable square footage for projects in this zone.



DROUGHT-TOLERANT NATIVE PLANTS IN VARIOUS AREAS THROUGHOUT THE SITE



LANDSCAPING

Native, drought tolerant plants will be provided throughout for the landscape. Trees will also be included to enhance the neighborhood and provide natural privacy when they mature. Generous glazing provides visual connections between the interior of the homes and the surrounding landscape. Additional landscaping will be provided in the greenroofs atop the rear units which will use light-weight soil planted with native sedums and ground cover to mitigate a portion of the storm water the site receives.



AERIAL VIEW FROM CALIFORNIA AVE SW (LOOKING EAST)



VIEW FROM CALIFORNIA AVE SW LOOKING SOUTH-EAST

ARCHITECTURAL MATERIALS

A simple material palette of horizontal 2' Hardi panel and 4" horizontal Cedar will be utilized to further define the units and provide visual appeal. Hardi panel, painted darker grey, will be utilized at the ground level to break up the overall mass of the building. Entries will consist of a warm and visually pleasing cedar siding in areas, in order to enhance the entry experience and introduce a material with a different texture and a more human scale. Remaining surfaces will be sided with Hardi panel and likely painted a lighter color to better reflect light and provide contrast with the cedar and black/grey Hardi. Darker Hardi panels between window locations reduce the perceived scale of the project by combining multiple smaller pieces of the building into a single exterior component.

Project Description: Demolish existing SFR and detached garage. Construct six (6) new townhomes with surface parking at the rear of the site. A small adjustment is being proposed and is further described under 'adjustments' at the end of this narrative.

Site Location and Zoning: The project site is located within a strip of LR3-RC (Lowrise 3 - Residential/Commercial) zoning along California Ave SW in West Seattle. The eastern portion of the block is SF-5000 (Single-Family 5000) zoning that is buffered by a concrete alley that divides the block and the zoning. To the south of the project site, there is commercial NC1-40 (Neighborhood Commercial 40') zoning that expands north across SW Dakota St to occupy the southern most property of the project block. To the west, across California Ave SW from the project site, there is LR3-RC zoning oriented north-south that makes up the entire eastern block front from SW Dakota St north to SW Andover St. The block is similarly divided by an improved alley that separates the higher density zoning from the Single Family zoning to the west. The proposed project is a town-home structure to be located within a corridor of similar high-density zoning along California Ave SW. The zoning designation of this area allows for higher density multi-family housing, including townhomes, rowhouses, apartments, and condos, while maintaining a 30'-0" height limit. The "RC" component of this zone allows for commercial uses to be established under specific guidelines presented in the Seattle Land Use Code, though commercial uses are not currently proposed with this project.

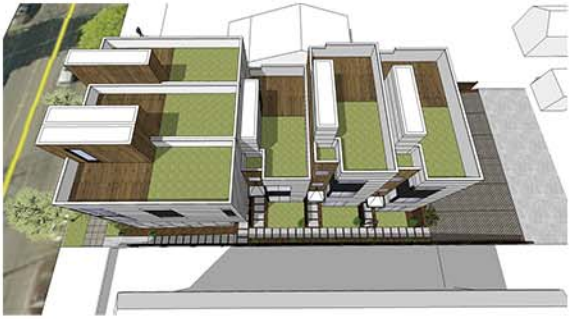


Site Planning: This project proposes one (1) six-plex, for a total of six (6) units with surface parking located at the rear of the site. Three units are oriented east-west on the western portion of the lot, and three units are orientated north south on the eastern half of the lot. The east west units have direct access to California Ave and prominent entries at the street level. The north south oriented units will have a clearly defined access path from California Ave SW through the site to the alley and parking area. The site grade rises immediately from the west property line forming a berm. Beyond the western berm the site rises slightly to the east to meet the alley.



Entries and Pathways: The three street facing units have highly visible front entrances with paver walkways that extend to the side walk. Modulation of the western facade allows for larger protected entries at the street level. The entrances for the rear units will be accessed from a highly-visible landscaped path that rises with the topography approximately 4'-0" through the length of the site. Address signage will be incorporated to clearly direct visitors to the rear units. The amenity areas provided will consist of primarily drought tolerant, native plants that line the open walkways throughout the project site. Screening and landscaping will beautify the project while providing adequate privacy and separation from the adjacent buildings. Further amenity space will be included in the form of rooftop decks for all units. Height, Bulk, and Scale: The use of modulation, and a simple material palette helps break down the height, bulk, and scale of the building. All units are clearly identifiable through staggered massing and material changes throughout the project. Consideration to the neighboring buildings is demonstrated through the use of modulation and staggering the eastern three units to allow adequate passage of light and air. The building is scaled appropriately to the neighborhood and the zoning in which it is situated. The overall building envelope is less than the allowable buildable square footage for projects in this zone.

Architectural Elements and Materials: A simple material palette of horizontal 2' Hardi panel and 4" horizontal Cedar will be utilized to further define the individual units and provide visual appeal. Hardi panel, painted darker grey, will be utilized at the ground level to break up the overall mass of the building. Entries will consist of a warm and visually pleasing cedar siding in areas, in order to enhance the entry experience and introduce a material with a different texture and a more human scale. Remaining surfaces will be sided with Hardi panel and likely painted a lighter color to better reflect light and provide contrast with the cedar and black/grey Hardi. Darker Hardi panels between window locations reduce the perceived scale of the project by combining multiple smaller pieces of the building into a larger single exterior component. Architecturally, each unit has been designed to maximize natural light, take advantage of views, and provide effective interior spaces that are comfortable to live in and easy to move through. This is achieved through well thought out plans, generous glazing, numerous corner windows (to increase privacy and take advantage of views) and connections with amenity spaces (both physical and visual).



Pedestrian Environment: Entrances to the front units are highly visible and pedestrian friendly. Landscaping will be utilized to provide a buffer between the sidewalk and the units. Paver walkways will be utilized as much as possible in lieu of standard paved walkways. The rear units have front doors located on the south side of the site. Exterior lighting will be strategically placed to high-light entry ways and pathways. The garbage/recycling area is located adjacent to the rear surface parking and will be screened with cedar fencing.

Landscaping: Native, drought tolerant plants will be provided throughout for the landscape. Trees will also be included to enhance the neighborhood and provide natural privacy when they mature. Generous glazing provides visual connections between the interior of the homes and the surrounding landscape. Additional landscaping will be provided with green roofs, adjacent to the roof decks, utilizing light-weight trays planted with native sedums and ground cover. These various methods will help mitigate the storm-water runoff from the site.



List of Project Features: - Paver walkways- Native, drought tolerant plants- Density (6 units on site previously occupied by 1 unit)- Roof decks (at all units)- Green roofs- Visible front entries- Clearly delineated units- Surface parking accessed via alley- Natural light maximized in all units

Adjustments: A small adjustment is being proposed for this project. During our pre-submittal meeting it was suggested that providing more modulation at the street side facade would greatly benefit the aesthetics of the building. In response, we provided 1'-0" of modulation (toward the street) for the volumes above the entries (See Plot Plan and Plans). This results in a more dynamic front facade, a clearer delineation between units, and a better covered entry at the front doors. However, this modulation is only 14'-5" away from the north and south property line. Since we are not 15'-0" or more away from that property line these volumes technically need to be counted in our building depth and this would put us 1'-0" over our max allowable building depth (80'-0"). We are asking for an adjustment to allow this 7" of massing, that extends 1'-0" toward the front property line, to not be counted in our building depth. We still meet front setback requirements (5'-0" min, 7'-0" avg) and FAR requirements, but need this minor building depth adjustment in order to provide the proposed modulation.

Priority Guidelines:

A-1 Respond to Site Characteristics - The existing trees have been identified and labeled on the plot plan, none of which are listed for exceptional status due to size or species. The existing hedge must be removed prior to construction to locate the footings for the proposed building.

A-2 Street-scape Compatibility - The topographic berm will remain on the north and south setbacks, the grade change across the site allows for the rear units to be elevated approximately 4'-0" in relation to the street facing units further distinguishing them from the overall building mass.

A-3 Entrances Visible from the Street - The three western units all have visible, prominent, covered entries from the street. The western unit will have a clearly defined pedestrian paver walkway and signage from the right of way.

A-5 Respect for Adjacent Sites - The proposed projects massing and overall design demonstrates a thoughtfulness and respect for the adjacent sites. The centrally located unit of the project was designed a floor lower than the surrounding building to promote light and air to the adjacent structures. Windows have been strategically placed to maximize light and air into the structure while maintaining privacy.

A-6 Transition Between Residence and Street - Landscaping and native plantings will be used to create semi-private spaces between the street facing units and the arterial.

A-7 Residential Open Space - The open spaces and walkways provided through the sites design will be attractively landscaped and integrated into the buildings design as a whole. The rear units have access at the ground level to landscaped open space adjacent to their front entries as well as to the north from a second entry point. The street facing units also have two access points that further activates the site and the functionality of the units.

A-8 Parking and Vehicle Access - Vehicular access will be maintained from the concrete alley and will be screened from adjacent properties.

B-1 Height, Bulk and Scale Compatability - The proposed massing and material selection accentuates the individual units within the structure. A request for a waiver in the overall building depth limit to allow for facade articulation along California Ave SW has been included with this narrative.

C-1 Architectural Context - The street front facade will be accessed from the current sidewalk grade and is setback according to the code requirements relevant to this project type.

C-4 Exterior Finish Materials - The materials selected are high quality, durable, as well as attractive. The selected material palette will be utilized throughout the entire project, including alley facing facades. Cedar Boards and Hardi-Paneling make up the bulk of the siding materials.

D-3 Retaining Walls - Low level walls and terracing will be used where necessary.

D-6 Screening of Dumpsters, Utilities and Service Areas - A cedar screened garbage and recycling area has been incorporated into the overall design of the project, located off the alley.

D-7 Pedestrian Safety - Sheilded lighting will be provided along pedestrian paths to individual units. The window placements and unit design encourages natural surveillance and interaction with the sites access points.

D-8 Treatment of Alley - The westernmost unit adjacent to the alley has been designed to have glazing and material changes occurring along the facade. The appearance of this unit from the alley will be in stride with the fenestration and material selection of the overall project.

