



06.05.2013 STREAMLINED DESIGN REVIEW
4447 41ST AVE SW / DPD PROJECT # 3014929

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

caron

PROPOSAL

The proposed project at 4447 41st Ave SW is 4 townhouses with 5 surface parking stalls accessed from the alley replacing a single family residence. The goal for this project is to create an attractive modern community which complements the rich character of the neighborhood in a prominent location of West Seattle.

DPD Project #3014929
King County Assessor Parcel Numbers: 095200-5860
Legal Description: Lots 19 & 20 of Block 45 of Boston’s Company’s Plat of West Seattle

ANALYSIS OF CONTEXT

The project site, located in the West Seattle Junction Hub , is one 5,746 SF parcel zoned for low-rise residential development (LR-2). To the north of the parcel lies a single-story single family residence (LR-2), to the south a playground and shed associated with the Hope Lutheran Church. The main church complex and school lies to the west across the alley. Directly east across 41st Avenue SW are single family residences (SF-5000). 41st Avenue SW is a residential street. California Ave SW is the nearest arterial with transit and is located 2 blocks west of the site. SW Oregon Street is the nearest arterial.

The topography of the site is characterized by a steep slope rising 12 feet from the sidewalk to a flat graded bench where the existing structure is located, and then dropping roughly 4 feet in the rear to meet the grade of the alley. The playground to the south sits nearly 15’ below the average grade of the site and is separated by a series of retaining walls is assist the drop in elevation. There are no significant trees on the subject site. Neighboring trees that encroach on the site will be protected. If the structure height is maximized there are views of Rainier to the south and some views of downtown Seattle to the east.

The block is dominated by the Hope Lutheran Church and school. Single family residences and town houses make up the other structures on the block. The site lies directly west of the intersection of California Avenue SW and SW Oregon Street and the vibrant mix of apartment buildings, first generation commercial buildings and civic spaces that make up the West Seattle Junction.

Please see the following page for a graphic contextual analysis.

PROJECT SUMMARY

Lot Size - 5,746 SF
Zoning: Lowrise Residential (LR-2)
Townhouse FAR - 1.2 (Meeting standards of 23.45.510.C)
Allowable FAR - 6,895 SF
LEVEL 1 TOTAL: 2,110 SF
LEVEL 2 TOTAL: 2,154 SF
LEVEL 3 TOTAL: 2,154 SF
ROOF TOTAL: 196 SF
TOTAL FAR: 6,614 SF
PROPOSED FAR MEETS REQUIREMENTS OF SMC 23.45.510C

Height Limit: 30’; Proposed: 28’-8”
Setbacks: 7’ front, 5’ sides, 7’ rear; Proposed project meets requirements of SMC 23.45.518

PROPOSAL AND ANALYSIS OF CONTEXT

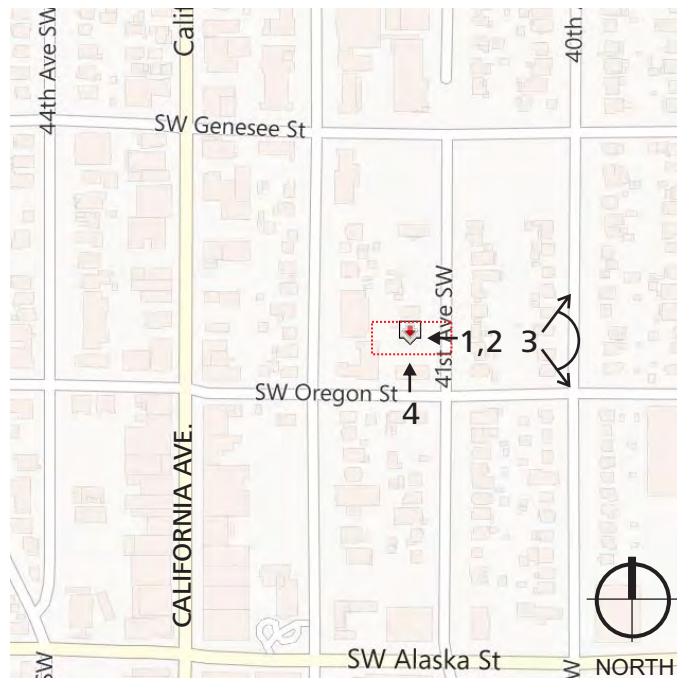
06.05.2013 STREAMLINED DESIGN REVIEW
4447 41ST AVE SW / DPD PROJECT # 3014929





ANALYSIS OF CONTEXT

06.05.2013 STREAMLINED DESIGN REVIEW
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KEY PLAN



1. 41st Ave SW looking West - site close-up



2. 41st Ave SW looking West



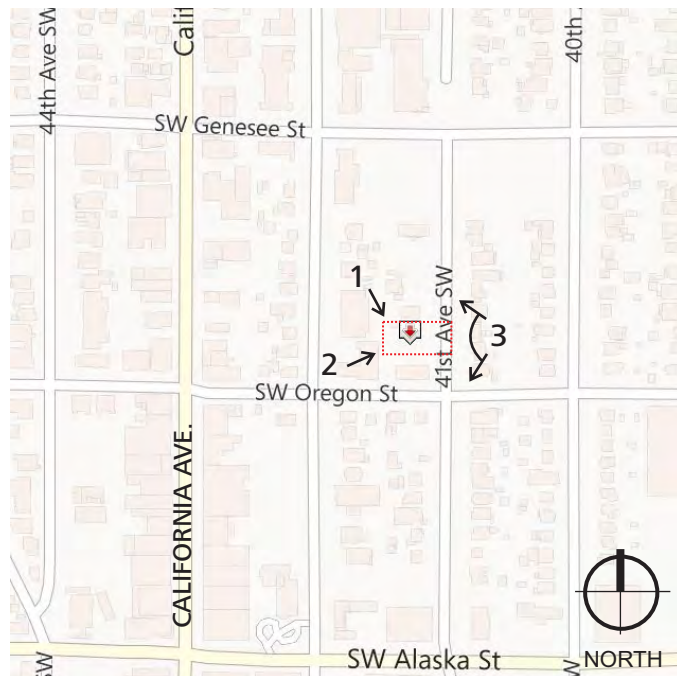
3. Street elevation along 41st Ave SW looking East



4. Playground to south of site, looking north

EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

06.05.2013 STREAMLINED DESIGN REVIEW
4447 41ST AVE SW / DPD PROJECT # 3014929



KEY PLAN



1. View of alley, looking southeast at subject site



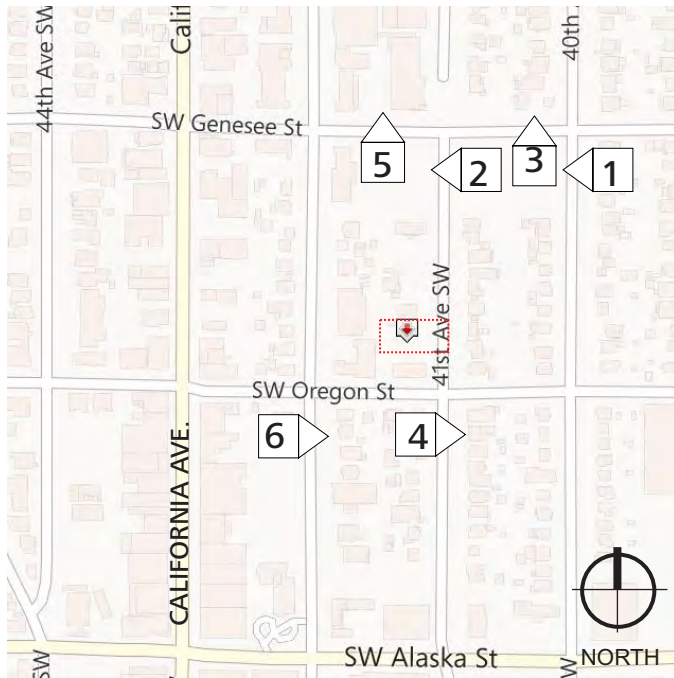
2. View of alley, looking northeast at subject site



3. 41st Street elevation looking South to North

EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

06.05.2013 STREAMLINED DESIGN REVIEW
4447 41ST AVE SW / DPD PROJECT # 3014929



KEY PLAN



1. New housing, 40th Ave SW



2. Townhouses, 41st Ave SW



3. New housing, SW Genesee St.



6. Oregon 42 Apartments, under construction



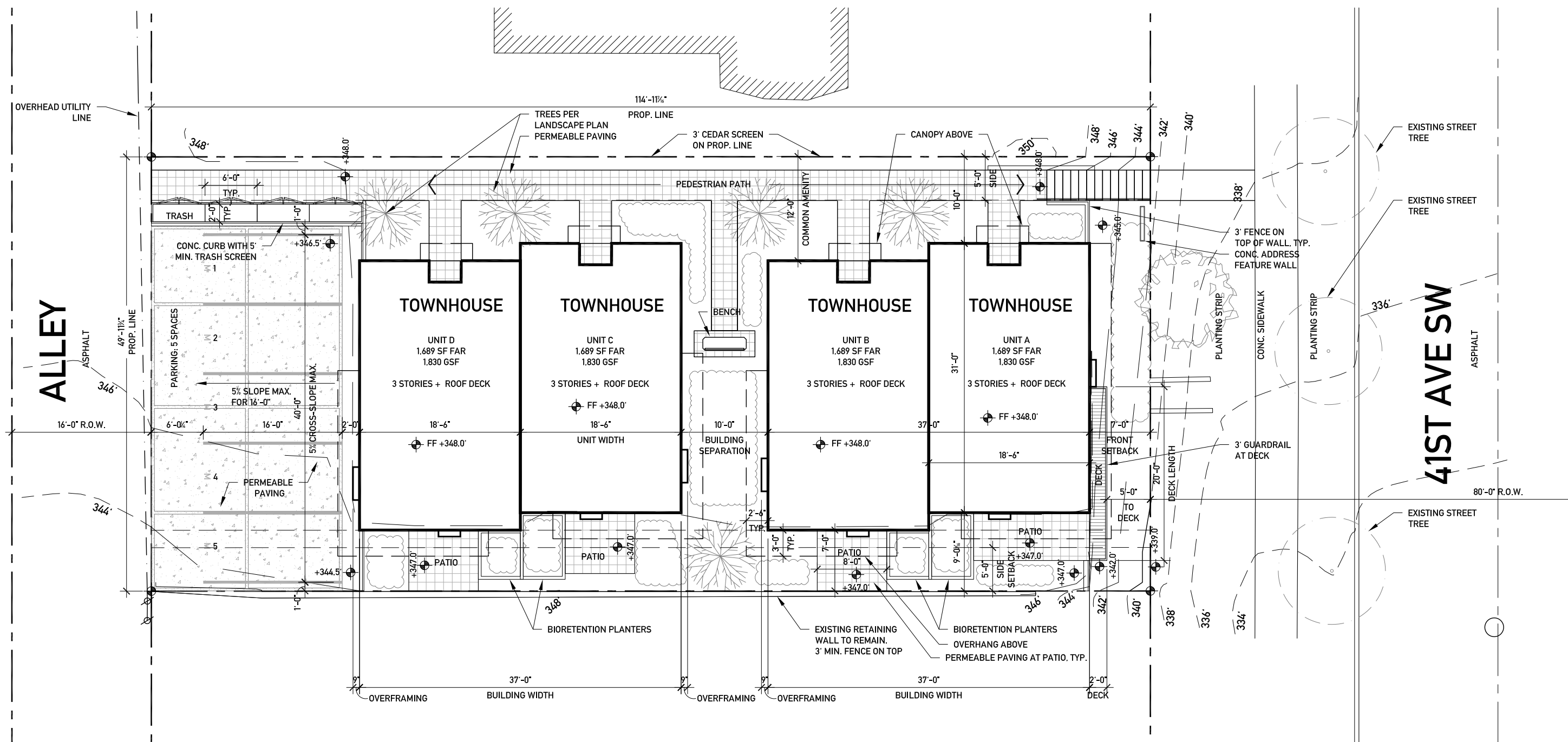
4. New housing on 41st Ave



5. Seattle Lutheran High School and Holy Rosary School (left)

EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

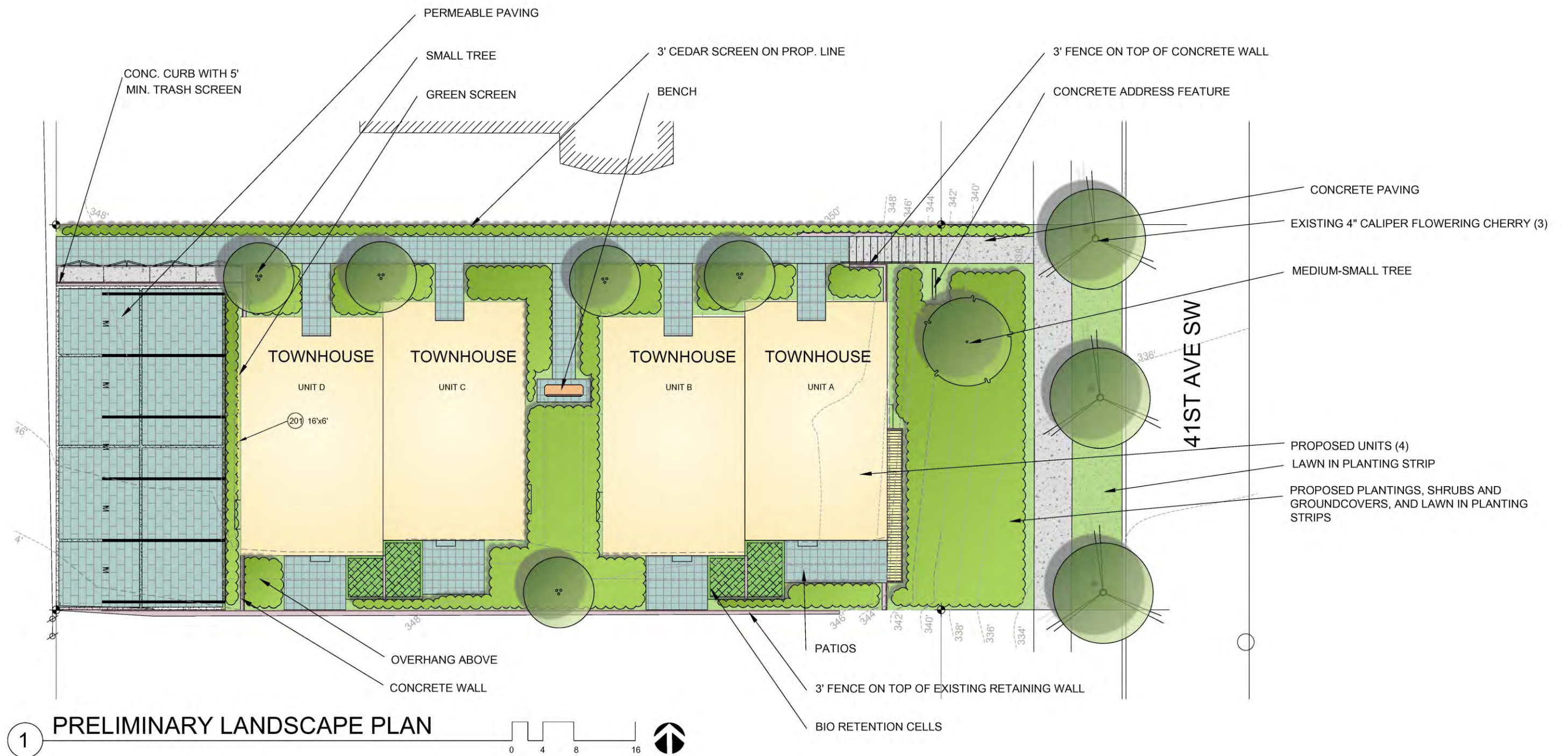
06.05.2013 STREAMLINED DESIGN REVIEW
 4447 41ST AVE SW / DPD PROJECT # 3014929



STRUCTURE WIDTH CALCULATION:
 Maximum facade length: $114.98' \text{ lot depth} \times 65\% = 74.74'$
 Structure depth: $38.5' + 37.75' + 2' \text{ deck} = 78.25'$ - Adjustment requested, see page 27



06.05.2013 STREAMLINED DESIGN REVIEW
 4447 41ST AVE SW / DPD PROJECT # 3014929



LANDSCAPE PLAN

06.05.2013 STREAMLINED DESIGN REVIEW
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Green Factor Score Sheet

SEATTLE×green factor

Project title: 4447 - 41st Ave SW, LR2 Zone, minimum green factor 0.6

enter sq ft of parcel

Parcel size (enter this value first) *

5,750

SCORE

0.609

Landscape Elements**

Totals from GF worksheet

Factor

Total

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

1 Landscaped areas with a soil depth of less than 24"00.1-

2 Landscaped areas with a soil depth of 24" or greater23550.61,413.0

3 Bioretention facilities1301.0130.0

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

1 Mulch, ground covers, or other plants less than 2' tall at maturity24850.1249

2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)9010800.3324

3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree86000.3180

4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree11500.345.0

5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree000.4-

6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree000.4-

7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameterenter inches DBH00.8-

C Green roofs

1 Over at least 2" and less than 4" of growth medium00.4-

2 Over at least 4" of growth medium00.7-

D Vegetated walls 201

960.767.2

E Approved water features

00.7-

F Permeable paving

1 Permeable paving over at least 6" and less than 24" of soil or gravel00.2-

2 Permeable paving over at least 24" of soil or gravel16690.5834.5

G Structural soil systems

00.2-

H Bonuses

sub-total of sq ft =8,565

1 Drought-tolerant or native plant species10000.1100.0

2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater0.2-

3 Landscaping visible to passersby from adjacent public right of way or public open spaces1,6080.1161

4 Landscaping in food cultivation00.1-

Green Factor numerator =3.503

* 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)

LANDSCAPE GREEN FACTOR

06.05.2013 STREAMLINED DESIGN REVIEW
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10

DESIGN GUIDELINES

A-1 Responding to Site Characteristics

Due to previous development and grading, the site is somewhat of a promontory looking south over a flat playground and SW Oregon Street, with the buildable area of the site 12’ above the grade of the sidewalk. Because of this unique condition the two duplexes have been sited on the flat part of the promontory facing south to take advantage of the views of Mount Rainier and downtown Seattle for all units in the development.

A-2 Streetscape Compatibility

The street facing unit receives special detailing treatment to integrate into the residential character of the block. All structures on the west side of 41st Avenue sit well above the grade of the sidewalk. Massing and windows along with fine-grain details on the street-side helps establish the street presence of the project. The existing rockeries will remain or be improved and generous landscaping will add interest at the street.

A-3 Entrances Visible from the Street

Due to the topography of the site a separate entrance to the unit facing the street is unfeasible. All units are accessed via a common entry pathway that will receive special treatment at the sidewalk. This includes bold, visible addresses and a well-lit stairway to denote the common entry. All townhouses will have access to a common amenity and each unit will have special treatment at the entries, including addresses and canopies.

B-1 Height, Bulk and Scale

The block is dominated by the Hope Lutheran Church and school to the west, which occupies nearly the entire length of the street along 40th Avenue SW. Structures of this size, along with high density apartment buildings are common the closer one gets to the intersection of California Ave SW and SW Alaska Street a few blocks to the south. The project will continue this expansion of density while acting as a transition from large multifamily structures to the single family structures along the east side of 41st Avenue SW.

C-1 Architectural Elements and Materials

Durable materials will be used throughout the project to reinforce the residential character of the project within the neighborhood. The palette of materials used is reflected in current residential development within the Junction.

C-2 Architectural Concept and Consistency

Consistency and cohesion of the project is of utmost importance due to the prominence of the site. Repetition of details in the two duplexes will reinforce a consistent design language. Overframing around the front window bays and architectural details at the street helps reinforce the residential character of the project.



DESIGN GUIDELINES

C-3 Human Scale

Since the buildable area of the site is 12’ above the grade of the sidewalk, presenting a human-scaled transition from the street to the entrance is important to the project. Landscaping will extend up the hill to help ease the grade transition. Fine-grain details such as railings and fencing guides visitors to the entries while providing a sense of transition. Signage is used at the street and the individual units to denote addresses and entries to units.

D-1 Pedestrian Open Spaces and Entrances

Entries will be denoted at the street with bold, visible address signage. Pedestrian pathways will be well marked and lighted to guide visitors from the street to the unit entries. Individual units will be accessed via an entrance sequence that involves a common entry path which leads to individual walkways marked with canopies over the entry doors. Each unit will also have a patio at the rear of the unit.

D-5 Visual Impacts of Parking Structures

Parking will be accessed from the alley as required by code. Fencing and landscaping will be used to screen the parking from adjacent properties.

E-2 Landscaping to Enhance the Building and or Site

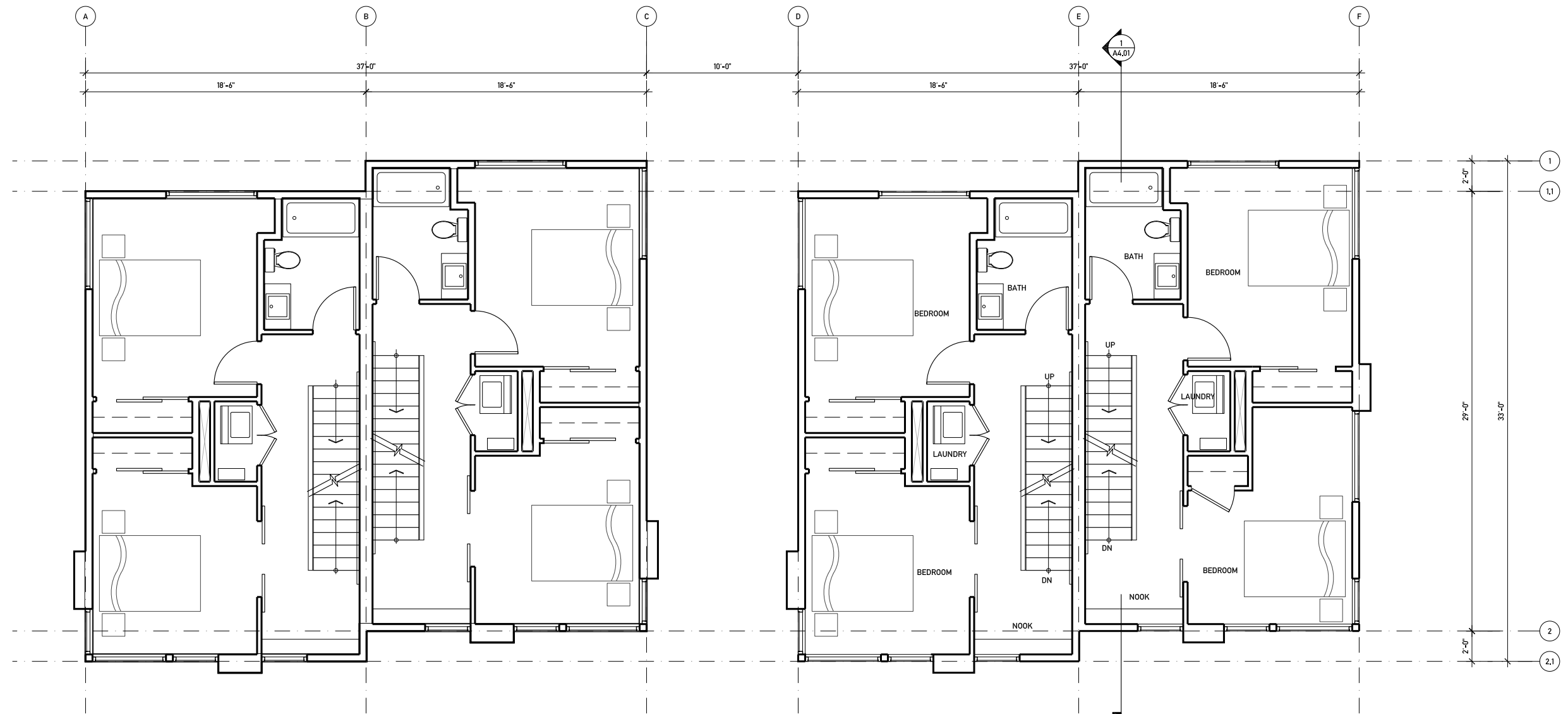
Lush landscaping will be a major feature of this project. A green factor goal of 0.6 has been established and is being met with trees, numerous shrubs and ground cover. Landscaping is used to enhance the common amenity space and bio-retention planters. Entertaining areas for residents are created around these planters with space for shrubs and greenery. Please see the landscaping plan in this packet for detailed information.






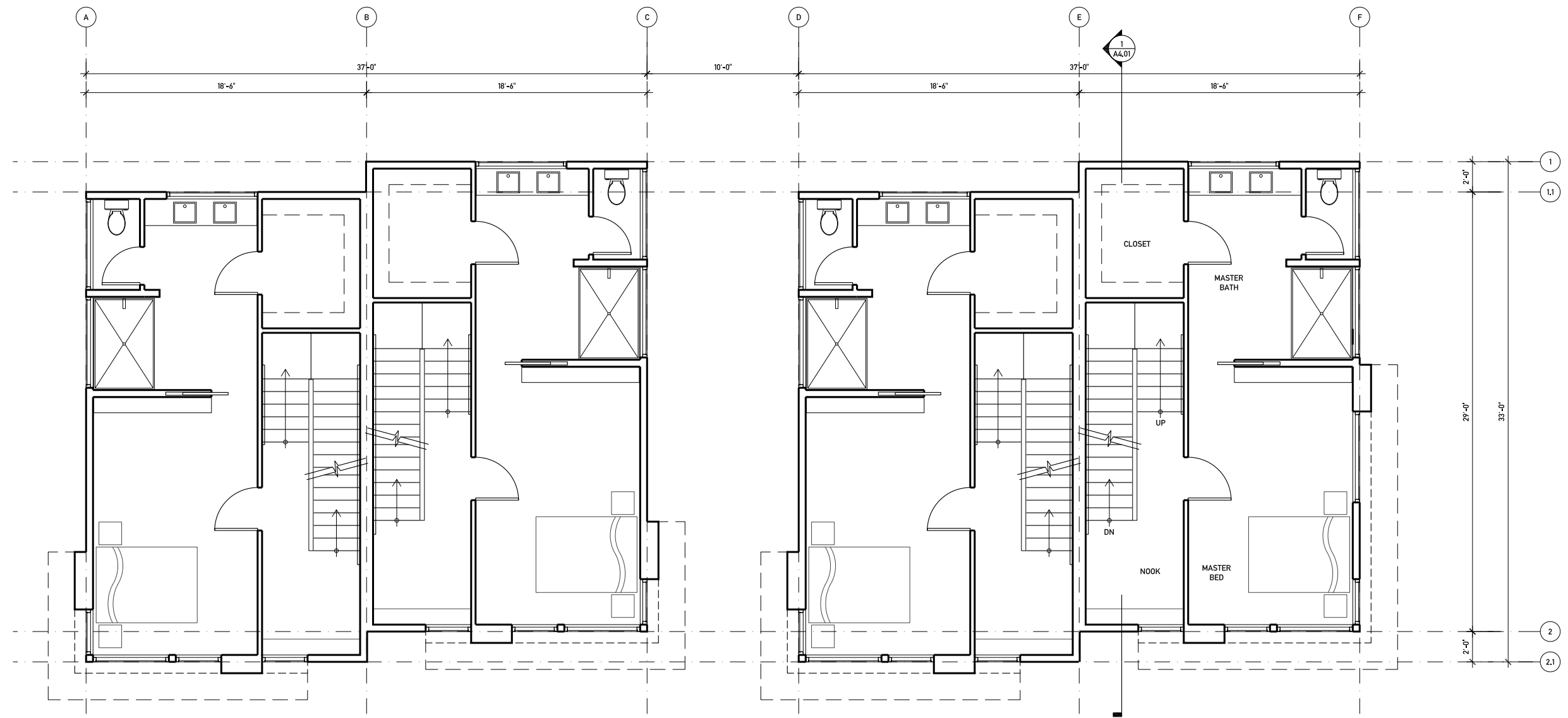
FLOOR 1 PLANS 

06.05.2013 STREAMLINED DESIGN REVIEW
4447 41ST AVE SW / DPD PROJECT # 3014929



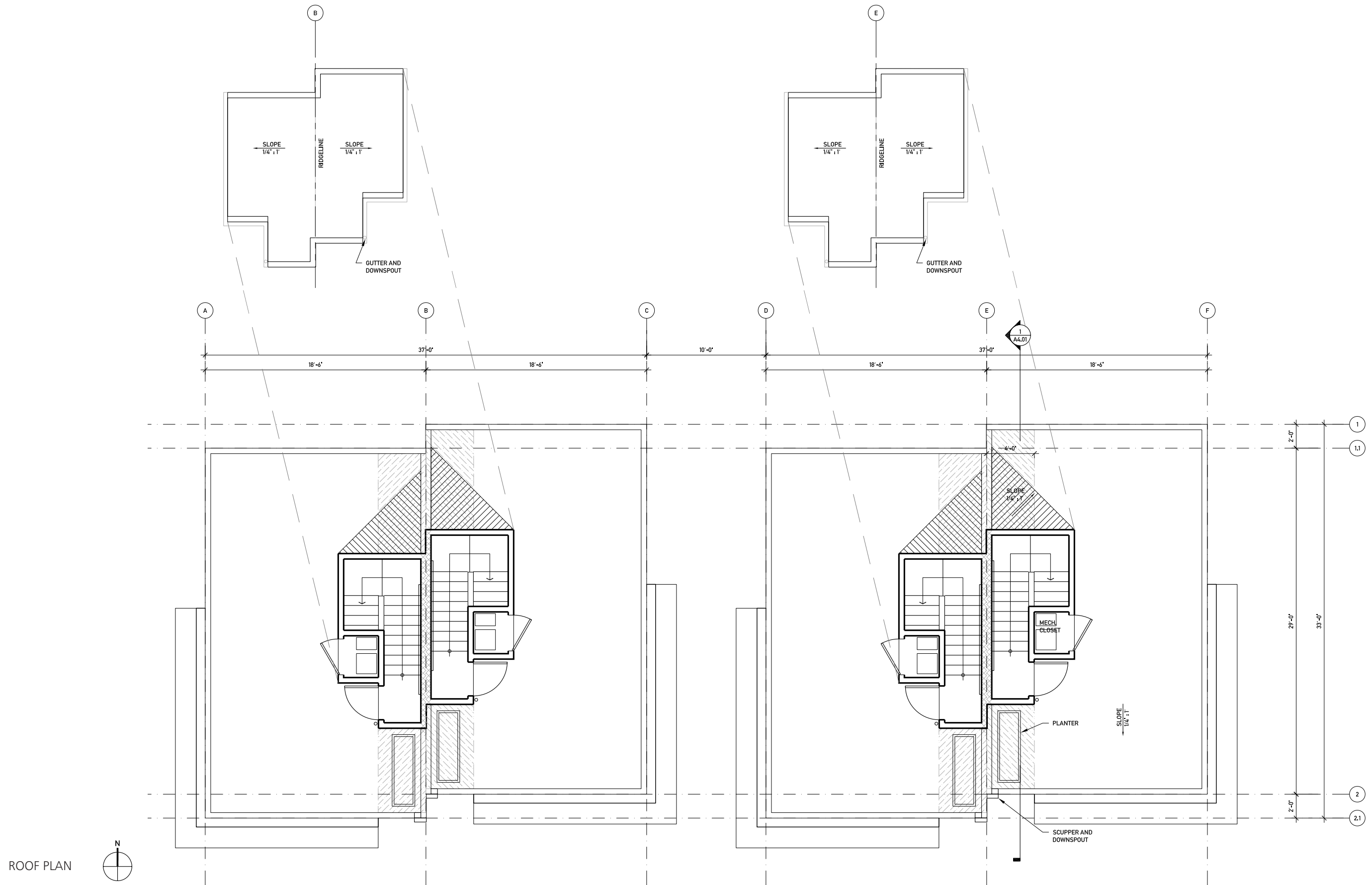
FLOOR 2 PLANS 

06.05.2013 STREAMLINED DESIGN REVIEW
4447 41ST AVE SW / DPD PROJECT # 3014929



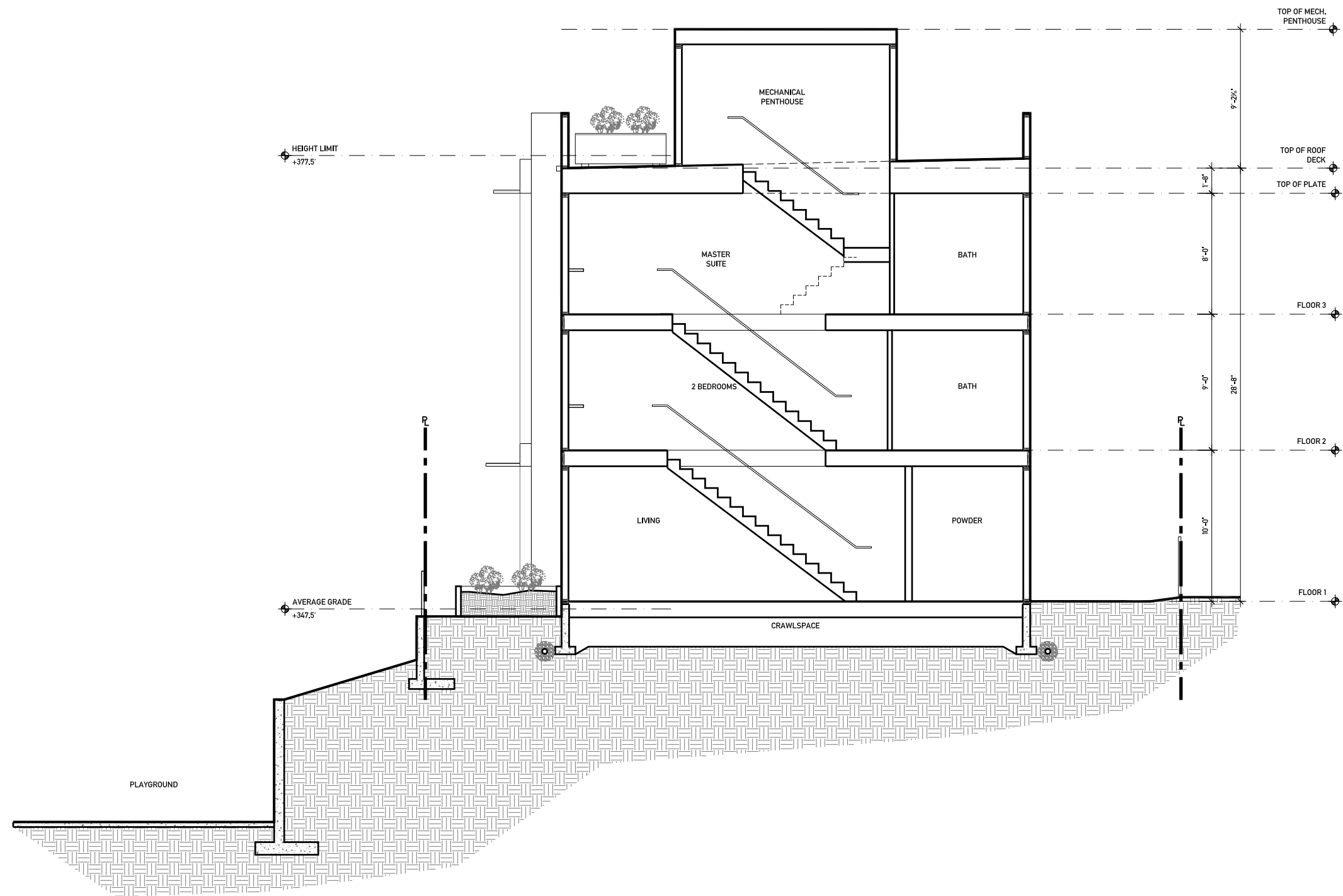
FLOOR 3 PLANS

06.05.2013 STREAMLINED DESIGN REVIEW
4447 41ST AVE SW / DPD PROJECT # 3014929



ROOF PLAN

06.05.2013 STREAMLINED DESIGN REVIEW
4447 41ST AVE SW / DPD PROJECT # 3014929



BUILDING SECTION

06.05.2013 STREAMLINED DESIGN REVIEW
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SOUTH ELEVATION (FACING PLAYGROUND)

06.05.2013 STREAMLINED DESIGN REVIEW
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EAST ELEVATION (FACING 41ST AVE)

06.05.2013 STREAMLINED DESIGN REVIEW
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NORTH ELEVATION (FACING NEIGHBORING HOUSE)

06.05.2013 STREAMLINED DESIGN REVIEW
4447 41ST AVE SW / DPD PROJECT # 3014929



WEST ELEVATION (FACING ALLEY)

06.05.2013 STREAMLINED DESIGN REVIEW
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CONCEPT PERSPECTIVE

06.05.2013 STREAMLINED DESIGN REVIEW
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ADJUSTMENTS AND DEPARTURES

Code Requirement:

SMC 23.45.527.B requires structure width within 10' of a non-street lot line be less than 65% of the of the length of said lot line, including decks.

Adjustment Requested:

10% increase of the code requirement (10% allowed)

Justification:

A 10% increase in facade length will allow for an additional 7'-4" and ease compliance with guidelines A-1, A-2, B-1, C-1, C-3. The additional length will accommodate space for a deck in the front and the overframing around the windows. The deck and overframing will add interest at the street by providing a place for interaction between the residents. It will also aid in the transition from sidewalk to structure, while also complementing the overall harmony of the design.



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