



VIEW OF THE PROPOSED 4 STORY/ 4 TOWNHOMES

PROJECT

Address: 2005 E DENNY WAY / Seattle, WA 98112
Zone: NC2-40
DPD #s: 301 4998
APN: 304320-0100
DPD Staff: Bradley Wilburn

DESIGN CONCEPT:

- CONTEMPORARY



PROPOSAL

The proposal of this project at 2005 E DENNY WAY on Parcel B (3832.6 SF) consists of one Building with 4 RESIDENTIAL townhomes, 4 story high with attached garages and large terraces. The units are facing SE and have entrances from the East side alley. Vehicular access is provided from the East alley also through a 10'-25' no built easment. Unit 1 & 2 provides each a 1 car garage while Unit 3 & 4 has 2 car garages. The total # of parking spaces is 6 / 4 units . The proposed garbage area is located inside each garage per each unit & pick-up @ alley.

CONTEXT

The 16.761 SF lot is situated between East Denny Way and 20th Ave. The lot has been divided by 2 short plats creating three parcels. Our proposed site is located on Parcel B.

Parcel A (8934.6 SF) to the West contains the existing brick apartment building that has been recently renovated, Parcel B (3832.6 sf) to the South is the proposed development site and Parcel C (3993.6 sf) is vacant (has a proposed SDR # 301 5003).

Eaven though the lot is located in an NC2-40 zone nothing on the street or two blocks up or down is commercial. The North end of 20th Ave is all residential, 1-2 story houses and residential townhomes are located on East Denny Way in front of our site, North & South with the access from the sidewalk. The entire street is inviting and has a quiet residential neighborhood feel. There is no commercial activity that we know off.

South of our lot and at the South end of the Alley is E Madisson Street, a busy commercial, major artery with frequent transit. Eaven though E Madison Street is in the vicinity, the traffic, the noise & the business of the street does not affect the quiet residential neighborhood behind it where we propose our new development.

To the East of our site/ E of Alley there's a large vacant lot that would be in front of our East facing proposed facades. The Cascade mountains can be visible from the upper proposed floors and there's an interesting view to our developmant from E Madisson St.

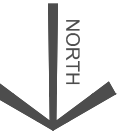
PROPOSED (4 STORY)
4 TOWNHOMES

FYI - FUTURE POTENTIAL
SISTER BLDG
SDR # 301 5003
(NOT SCOPE
OF THIS REVIEW)



AERIAL VIEW OF PROPOSED DEVELOPMENT NTS.



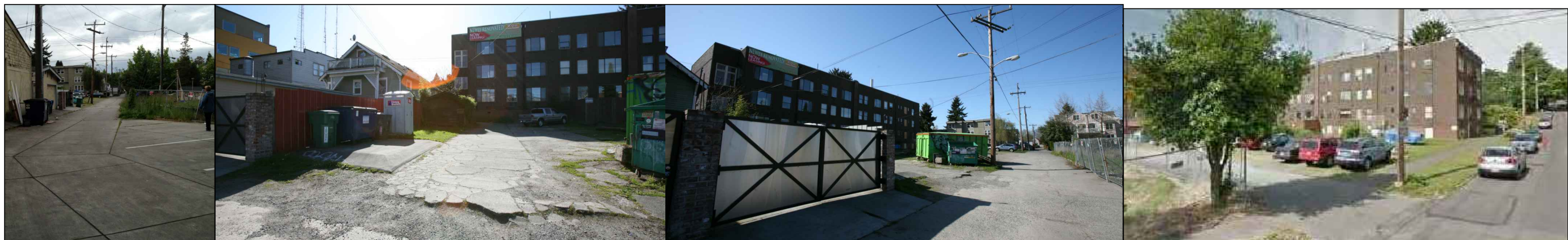




[1] street panorama E DENNY WAY (North)



[2] street panorama looking South TOWARDS the site



[4] View from E Madison Street

[3] alley panorama looking West TOWARDS the site





[4] aerial looking East

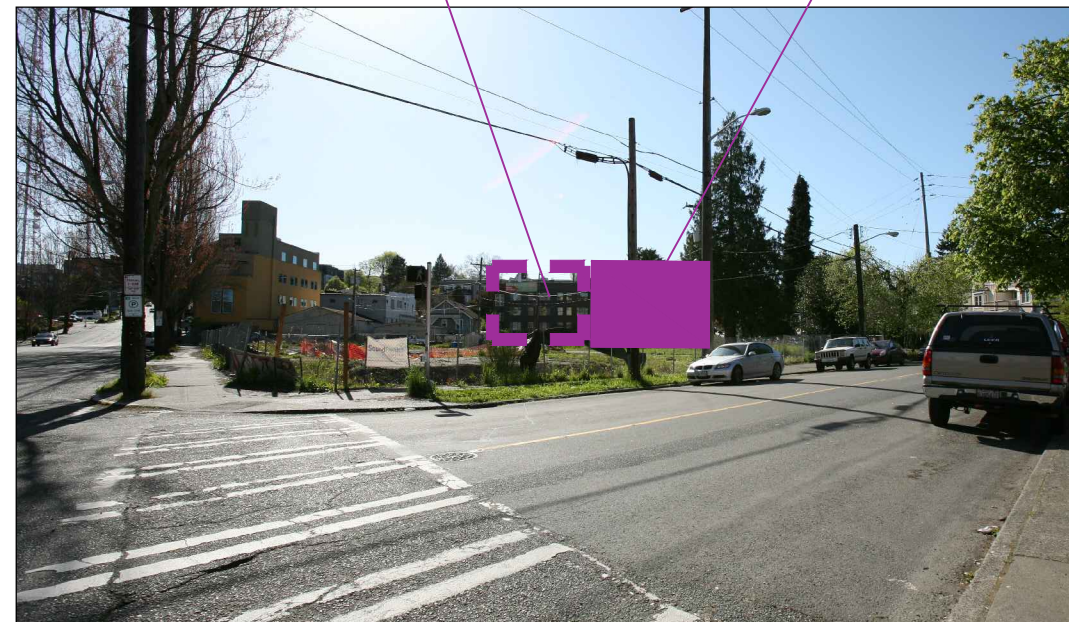


[5] aerial looking West



[6] aerial looking South

PROPOSED
DEVELOPMENT



[9] view from E MADISON ST

SDR # 301 5003
(sister building)

SDR # 301 4998

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"THE ANGRY HAWAIIAN"

STREAMLINE DESIGN REVIEW
STEP 2- DESIGN GUIDANCE APPLICATION: SEPT 17,
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(A) Newly constructed townhomes 20th Ave E with use of hardipanel & bold dark, white, red (high contrasting colors)



(C) 1 story traditional SFR next to old commercial dev.



(A) View from 20th Ave E Towards our Proposed Site

(B) New commercial bldg E Madison St. & the East Alley of our site (yellow siding & stone insertions, large windows)



(D) Tall apartments with a pink-beige hardipanel siding+ blue/red abandoned shop.



(F) Residential apartment building in neutral green & stucco.



(E) Townhomes with traditional siding & baby colors.



(H) 1 Story SFR traditional.



(G) Residential townhomes screened by tall trees, entrances from sidewalk.



(I) Existing apartment building brick + daylight basement , 3 stories large windows.

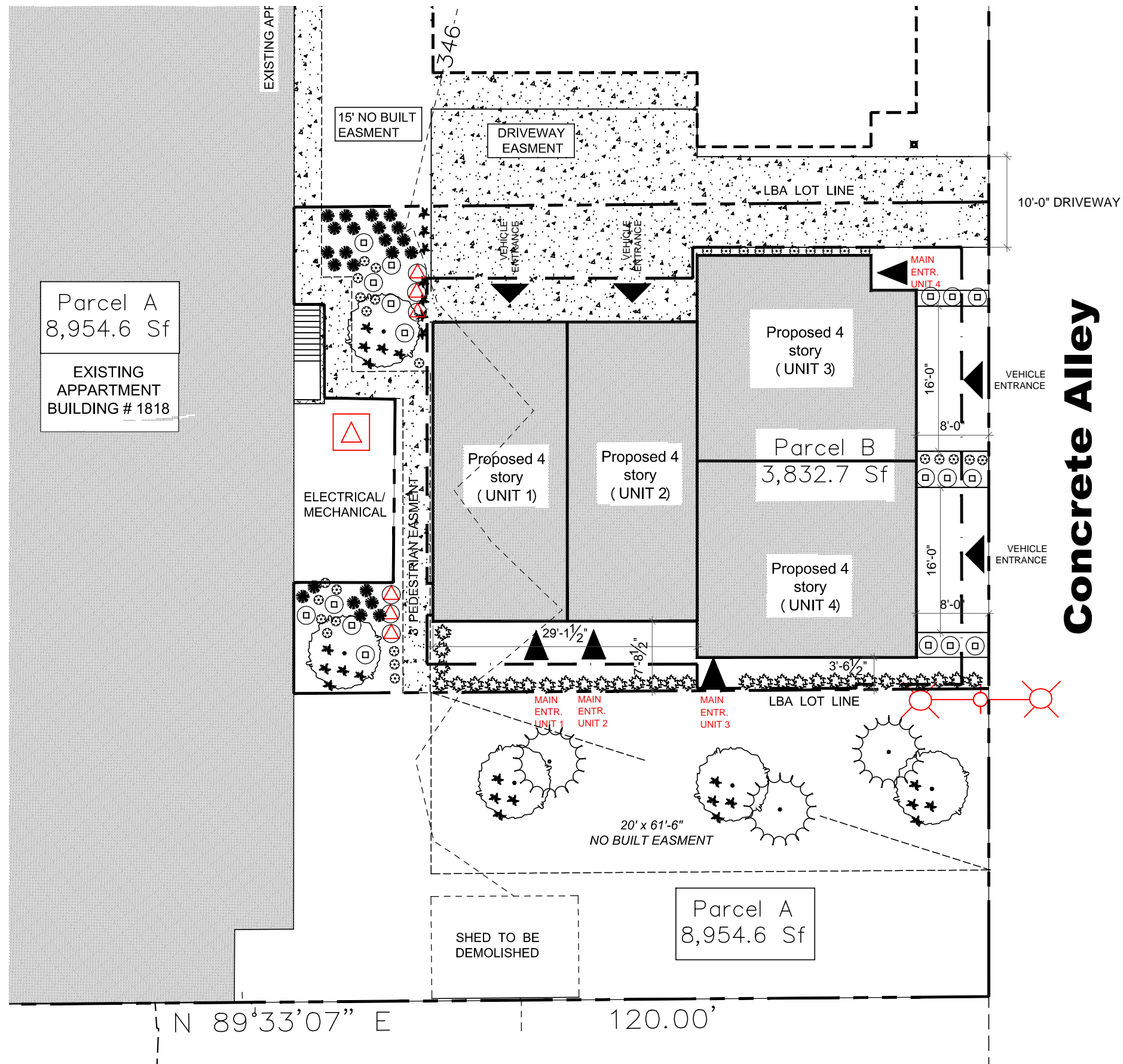


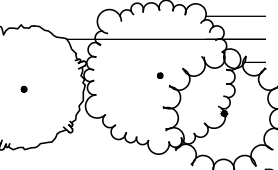
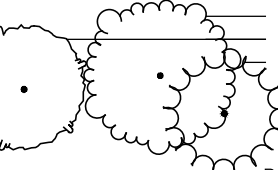
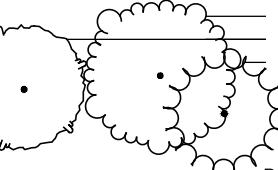















(J) VACANT LOT



NEIGHBORHOOD BUILDINGS MAP (NTS)





PLANT SCHEDULE	
BOTANICAL NAME	COMMON NAME
TREES	
 Acer griseum	Paper Bark Maple
 Fagus sylvatica 'Dawyck Purple'	Dawyck Beech
 Calocedrus decurrens	Incense Cedar
BOTANICAL NAME	COMMON NAME
SHRUBS & PERENNIALS	
 Hakonechloa macra 'Aureola'	Deer Fern
 Heuchera 'Plum Pudding'	Japanese Forest Grass
 Nandina 'Harbor Dwarf'	Coral Bells
 Pennisetum alopecuroides 'Hameln'	Heavenly Bamboo
 Acorus gramineus 'Variegatus'	Dwarf Fountain Grass
 Lavandula ang. 'Hidcote'	Japanese Sweet Flag
 Calluna vulgaris 'Firefly'	English Lavander
 Buxus semp. 'Suffruticosa'	Fire Fly Heather
 Cornus alba 'Ivory Halo'	Dwarf Boxwood
 Thuja occidentalis 'Smaragd'	Variegated Dogwood
 Mahonia aquifolium	Emerald Green Arborvitae
	Tall Oregon Grape
BOTANICAL NAME	COMMON NAME
GROUND COVER	
 Rubus calycinoides 'Emerald Carpet'	Creeping Bramble
BOTANICAL NAME	COMMON NAME
BIORETENTION CELL PLANTS	
 Carex testacea	Slough Sedge
 Cornus alba 'Gouchaulti'	Golden Variegated Dogwood
DT = DROUGHT TOLERANT PLANT N = PACIFIC NORTHWEST NATIVE PLANT	
Notes: -See soil amendment detail for soil specifications. -See bioretention planter detail for bioretention specifications. -All planting beds to receive minimum 3-4" of mulch.	

GREEN FACTOR

A minimum score of 0.3 required for NC2-40 zones
per SMC. 23.47A.016. The proposal meets the 0.6 score.

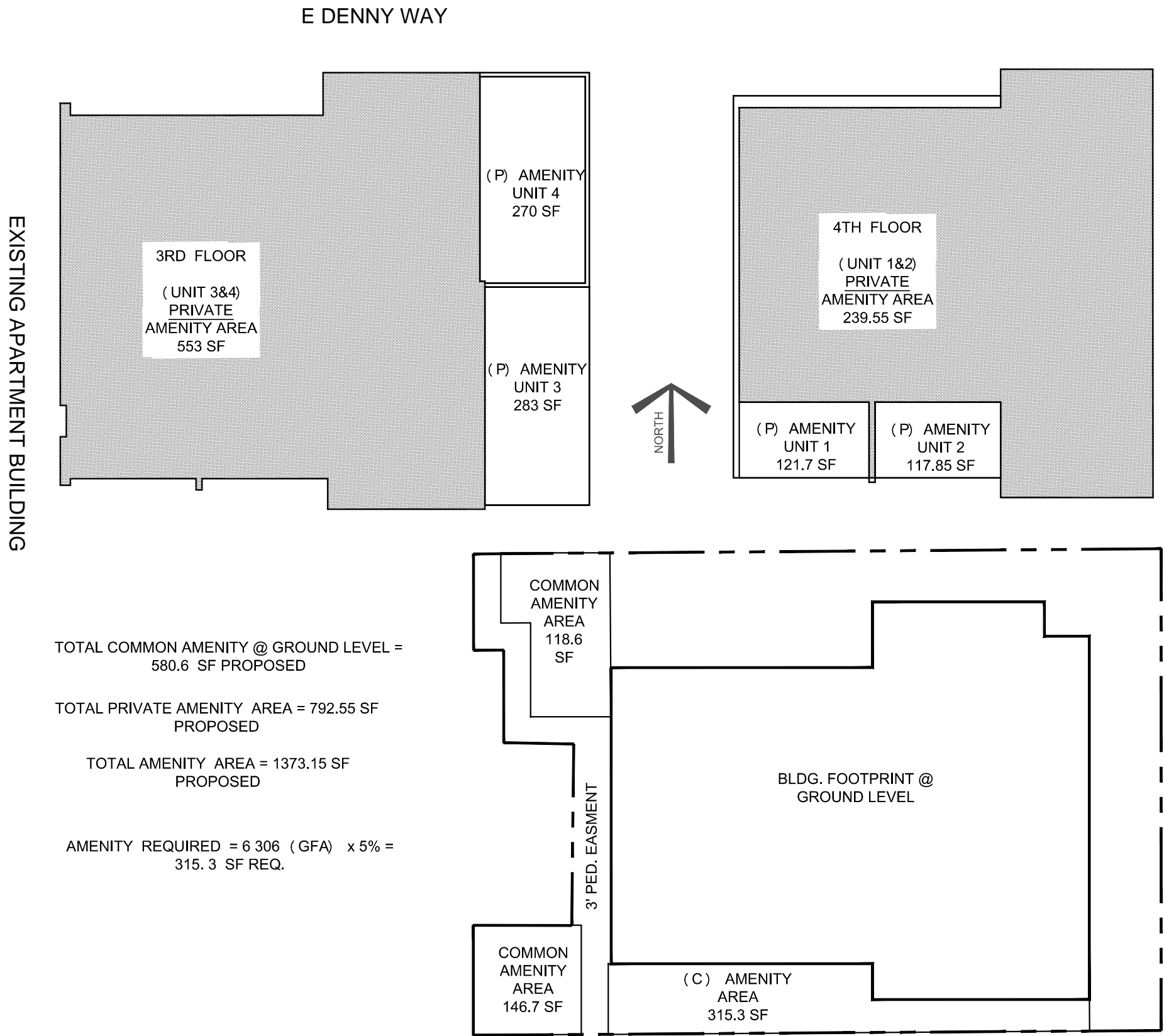


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Amenity Areas Diagram

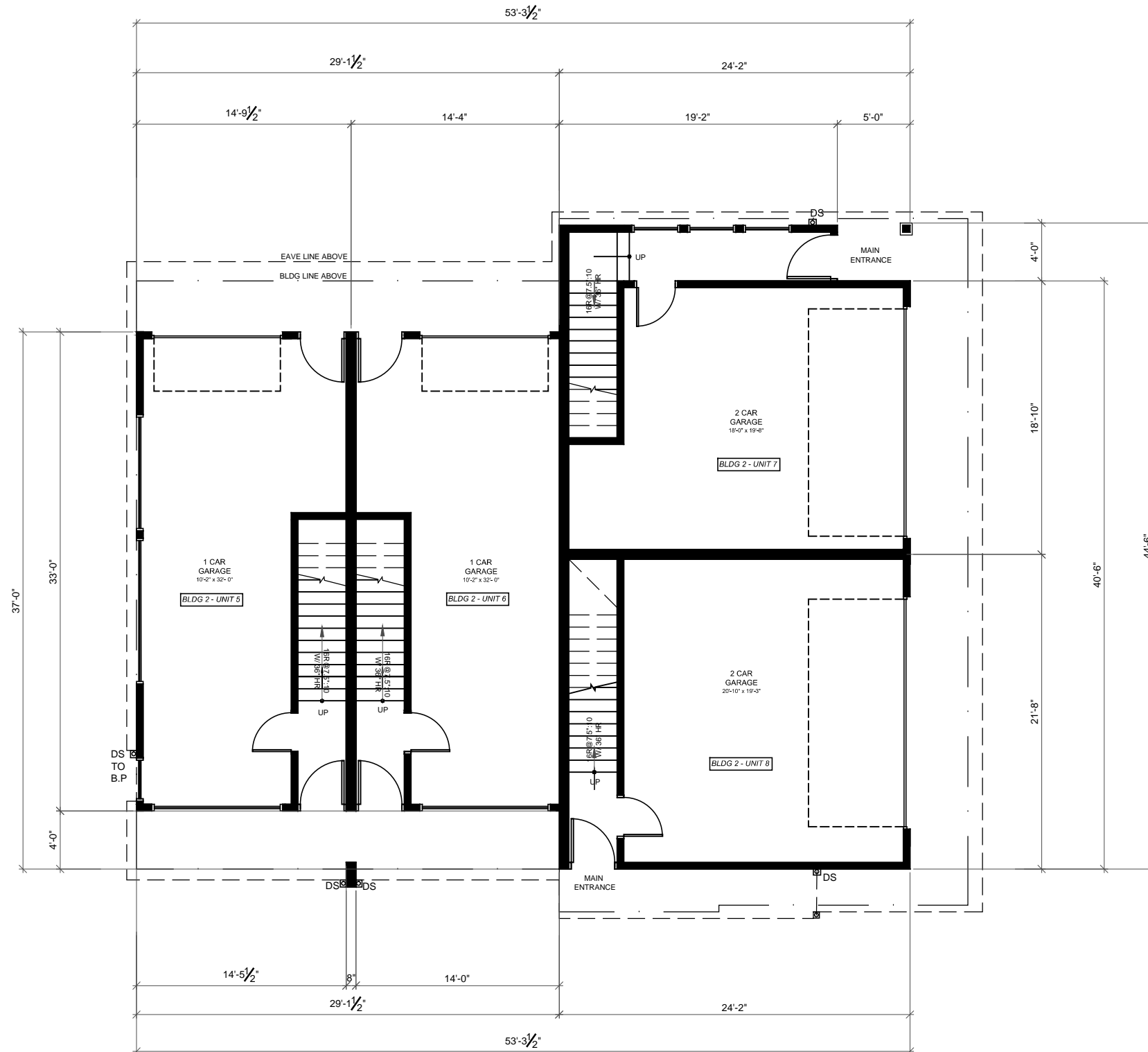


LAND USE COMPLIANCE

ZONE:	NC2-40	MADISON-MILLER RESIDENTIAL VILLAGE
ZONF:	LOT SIZE:	3, 832.7 SF
23.47A.013	FAR 3	ALLOWED: 3,832.7 SF x 3 = 11,498.1 SF MAX PROPOSED = 7,930.7 SF
23.47A.005	STREET-LEVEL USES	PROJECT IS NOT IN A PEDESTRIAN DESIGNATED ZONE NOR ALONG A DESIGNATED PRINCIPAL PEDESTRIAN STREET.
23.47A.008	STREET-LEVEL DEVELOPMENT STANDARDS	
A.2.b		BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH.
c		THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40 PERCENT OF THE WIDTH OF THE FACADE OF THE STRUCTURE . RESPONSE: BUILDING NOT ON MAIN STREET.
23.47A.012	STRUCTURE HEIGHT	ALLOWED: 40' PROPOSED: 40' (see elevations)
23.47A.014	SETBACKS	NO SETBACKS REQUIRED - LOT DOES NOT ABUT RESIDENTIAL ZONE
B.3.a		15' SETBACK FOR PORTIONS OF STRUCTURES ABOVE 13' IN HEIGHT TO A MAXIMUM OF 40' ALONG ALLEY WHICH ABUTS A LOT IN A RESIDENTIAL ZONE
B.4		ONE-HALF OF THE WIDTH OF AN ABUTTING ALLEY MAY BE COUNTED AS PART OF THE REQUIRED SETBACK.
E.2		EAVES, CORNICES AND GUTTERS PROJECTING NO MORE THAN EIGHTEEN (18) INCHES FROM THE STRUCTURE FACADE ARE PERMITTED IN REQUIRED SETBACKS.
23.47A.016	LANDSCAPING AND SCREENING STANDARDS	GREEN FACTOR OF .3 OR GREATER - EXEMPT PER SMC 23.47A.016.A.2 STREET TREE REQUIREMENTS - STREET TREE PRUNING REQUIRED SUBMITTED APPLICATION AT SDOT FOR PRUNING OF EXISTING STREET TREES WITH E. DENNY WAY
23.47A.022	LIGHT AND GLARE STANDARDS	EXTERIOR LIGHTING TO BE SHIELDED DRIVEWAYS, CAR HEADLIGHTS MUST BE SHIELDED - PROPOSE GREEN FENCE/LANDSCAPE SCREENING ALONG E DENNY WAY; PLEASE REFER TO SITE PLAN AND LANDSCAPE PLANS
23.47A.024	AMENITY AREA (PLEASE SEE LEFT OF PAGE)	
23.47A.032	PARKING LOCATION AND ACCESS	REQUIRED: NOT REQUIRED INSIDE MADISON-MILLER RESIDENTIAL URBAN VILLAGE (FREQUENT TRANSIT) PROVIDED: 1 PER UNIT 1 & 2 IN 1-CAR GARAGE + 2 PER UNIT 3 & 4 IN A 2 CAR GARAGE ACCESS TO SITE VIA ALLEY TO THE EAST.
BICYCLE:		REQUIRED: 1 PER 4 UNITS
23.54.040	SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	
TABLE A		REQUIRED: SHARED STORAGE SPACE - 84 SF; MINIMUM HORIZONTAL DEPTH OF 7'; PICKUP LOCATION LESS THAN 50' OF A CURB. PROVIDED: INTERIOR GARAGE SPACE VENTED TO OUTSIDE WITH A 2'-6" WIDE x 3'-0" DEEP x 4'-0" HIGH CONTAINER (STANDARD CITY OF SEATTLE BIN)



EXISTING APARTMENT BUILDING

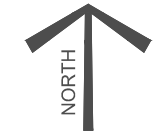
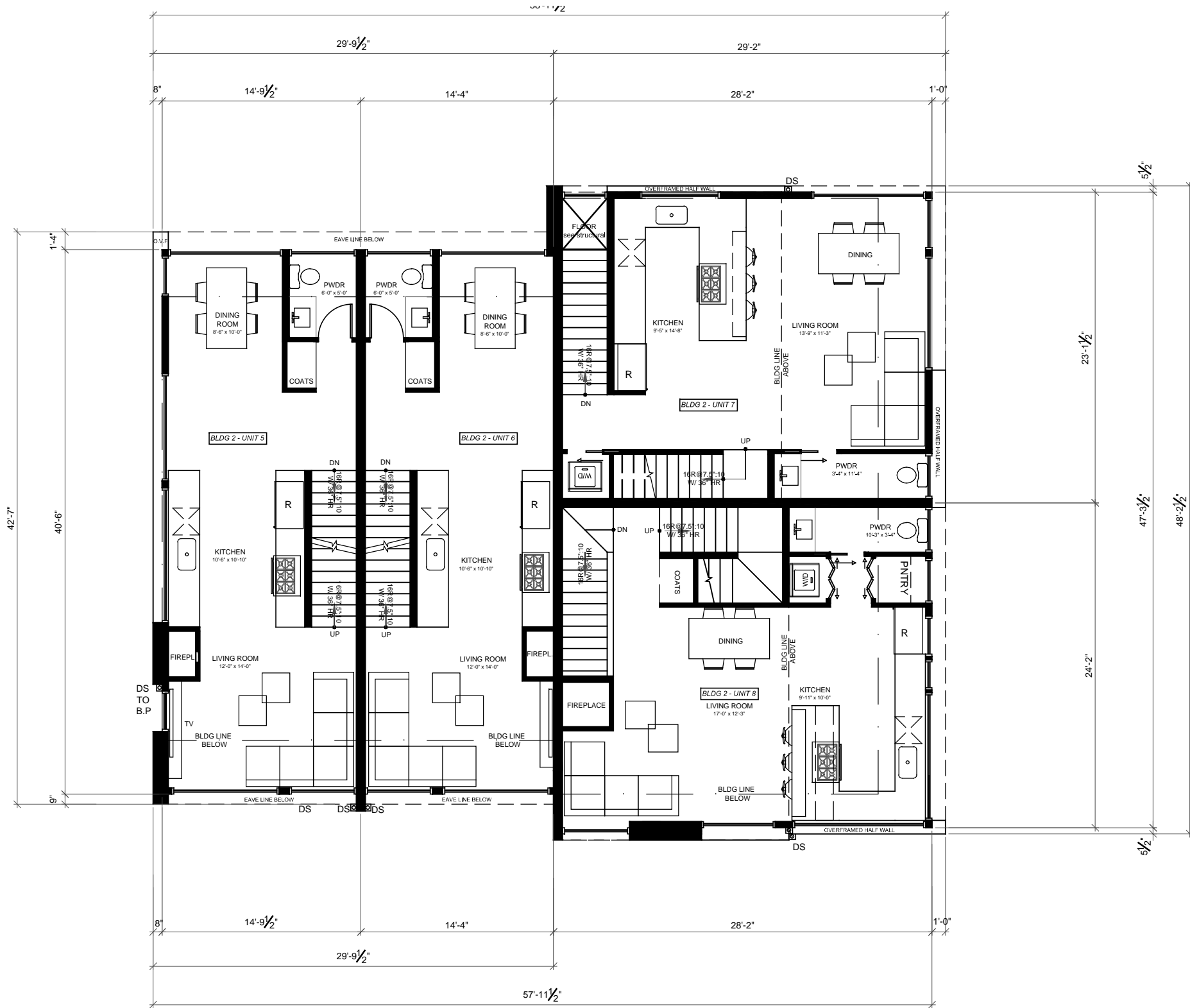


EAST ALLEY

1ST FLOOR PLAN - NTS



EXISTING APARTMENT BUILDING



EAST ALLEY

2ND FLOOR PLAN - NTS



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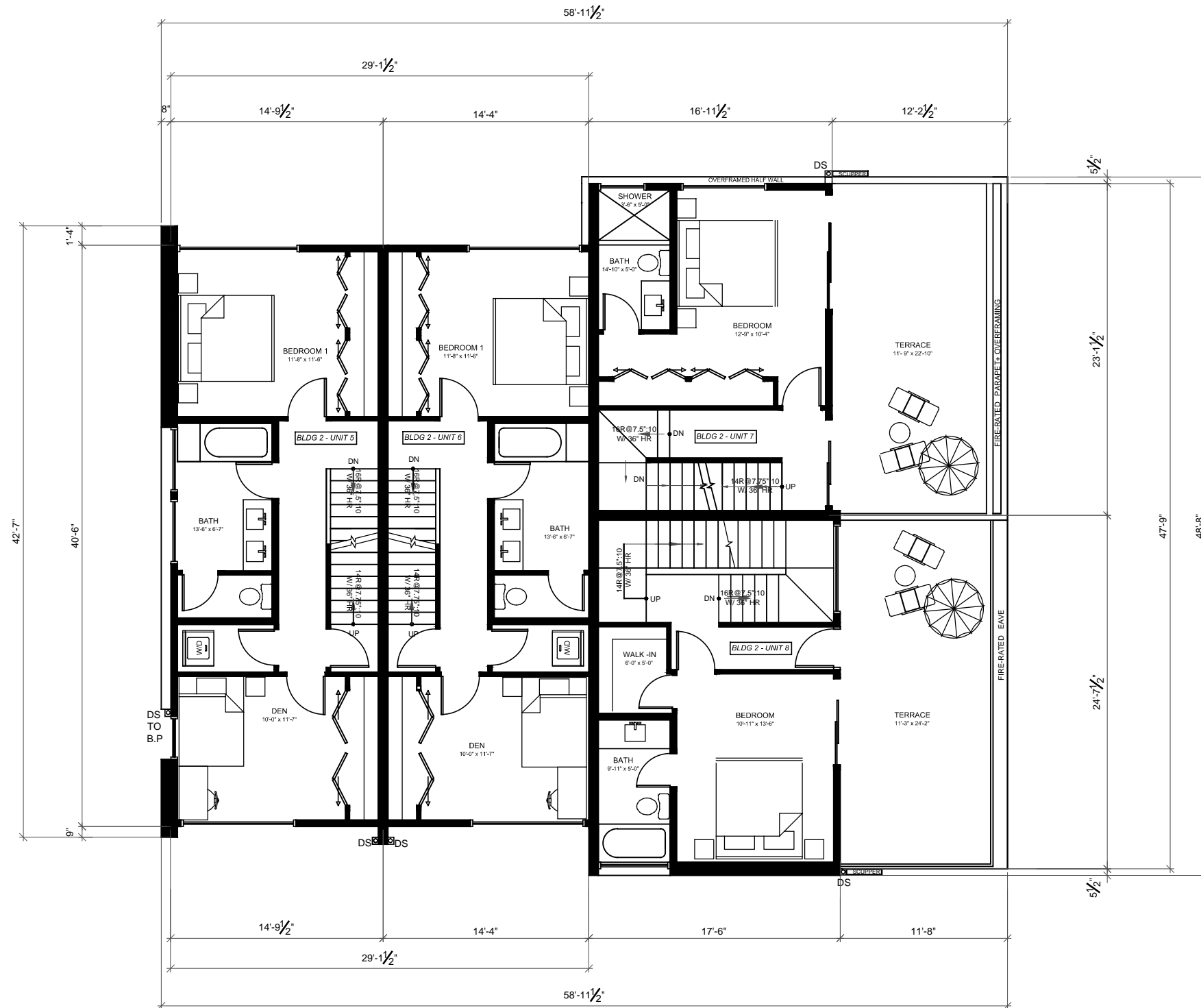
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ARCHITECTURAL CONCEPT

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EXISTING APARTMENT BUILDING



EAST ALLEY



3RD FLOOR PLAN - NTS

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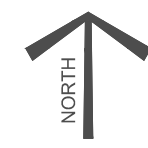
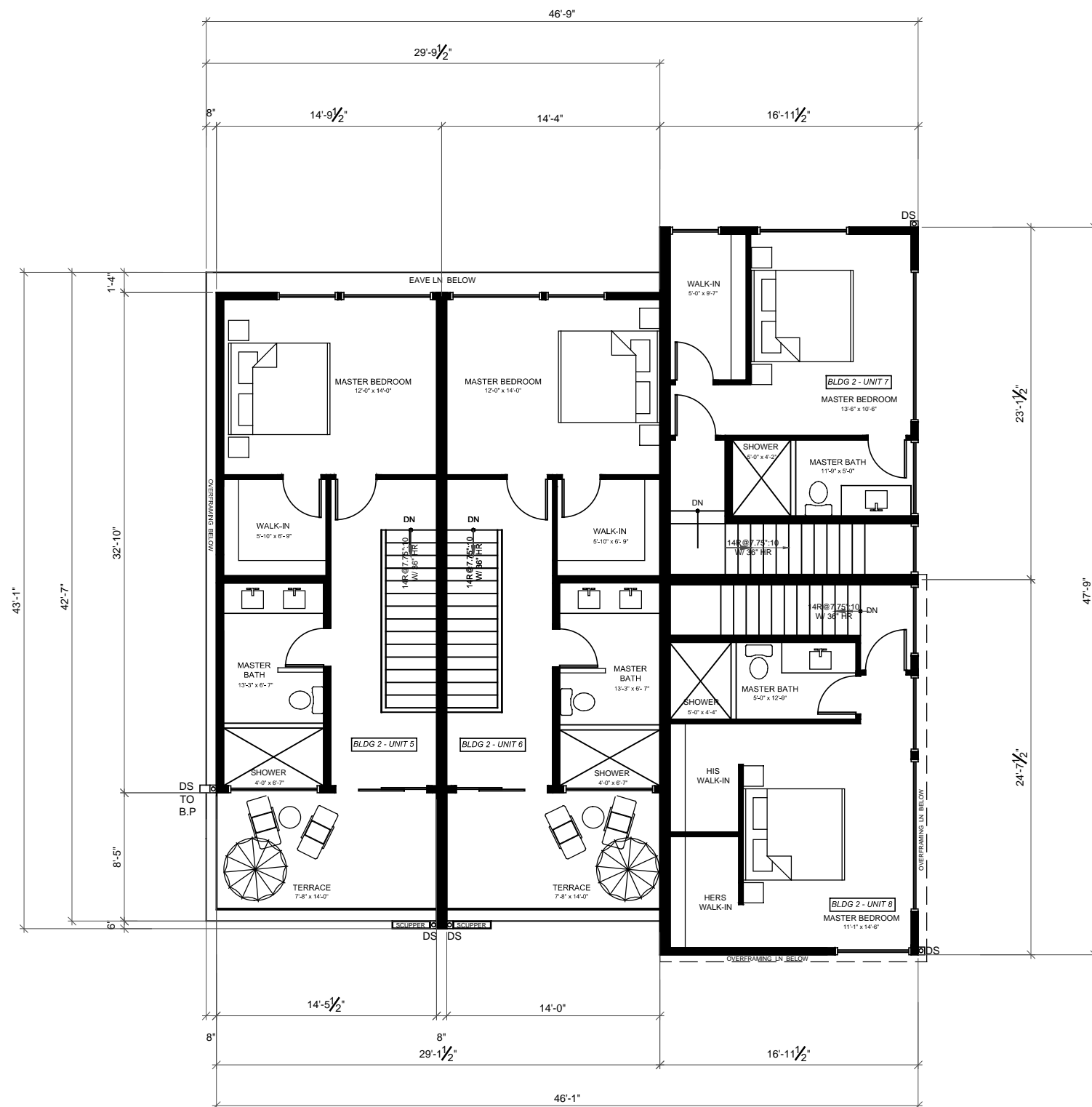
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ARCHITECTURAL CONCEPT

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EXISTING APARTMENT BUILDING

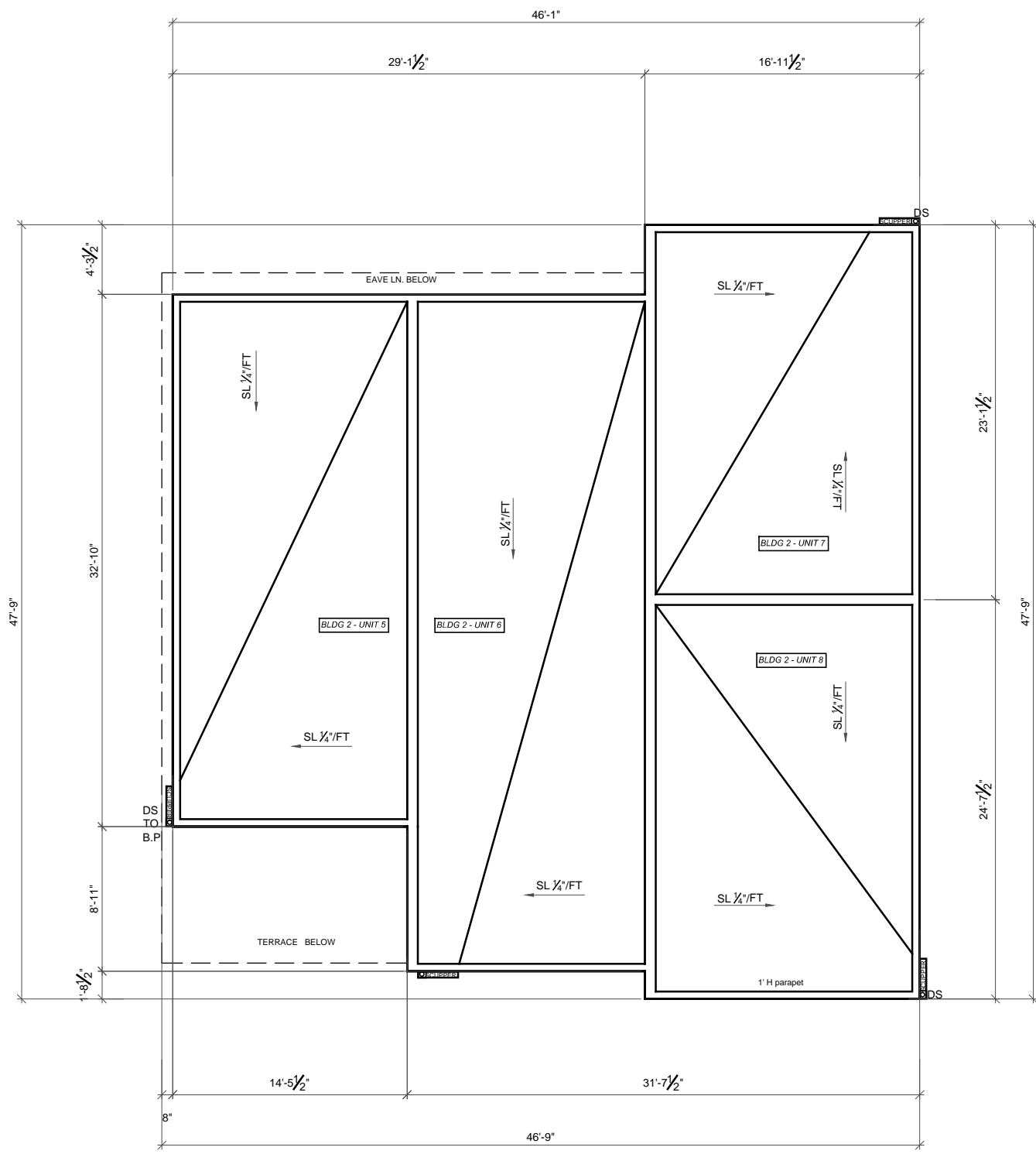


EAST ALLEY

4TH FLOOR PLAN - NTS



EXISTING APARTMENT BUILDING



EAST ALLEY

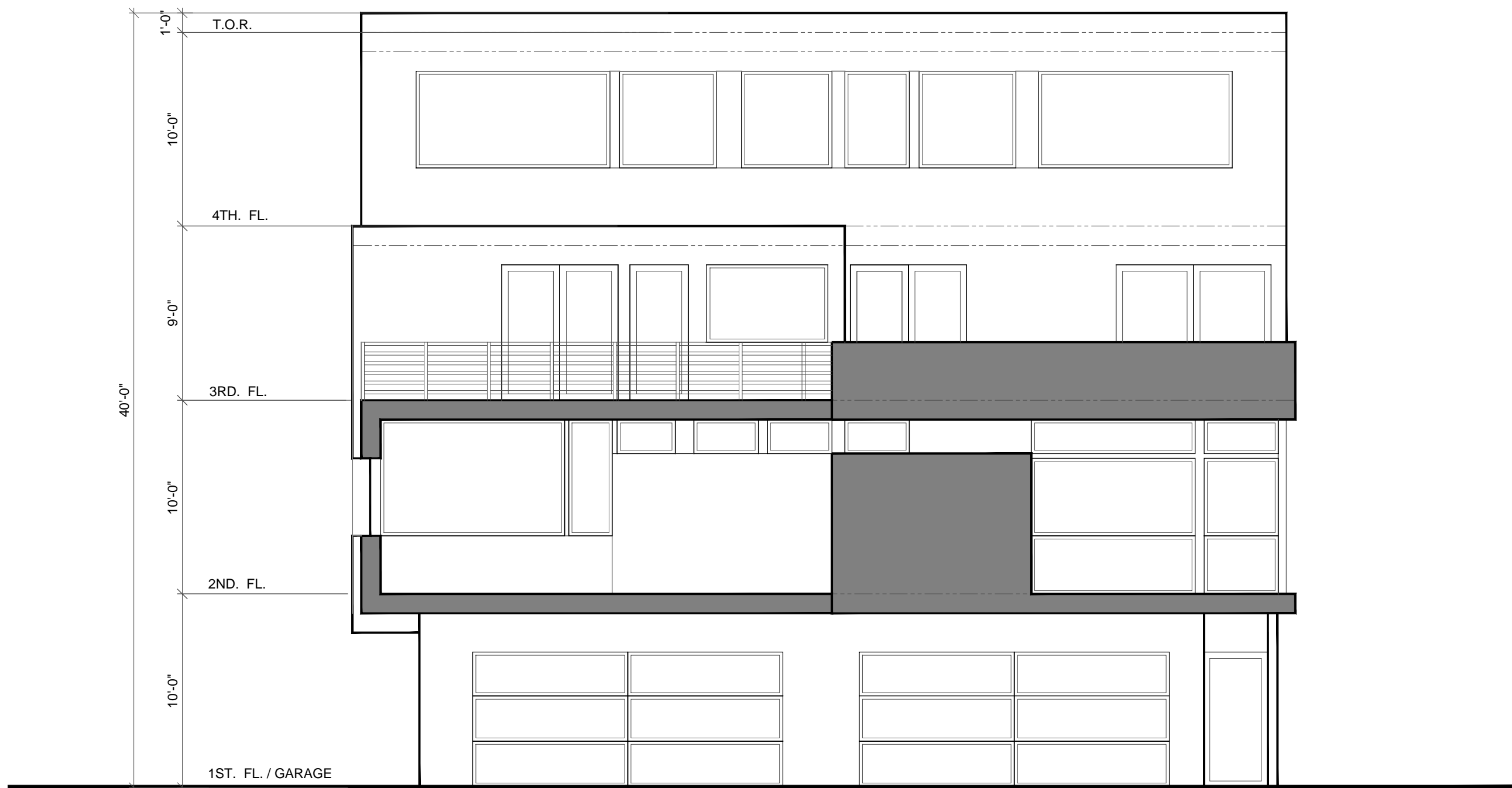


ROOF FLOOR PLAN - NTS



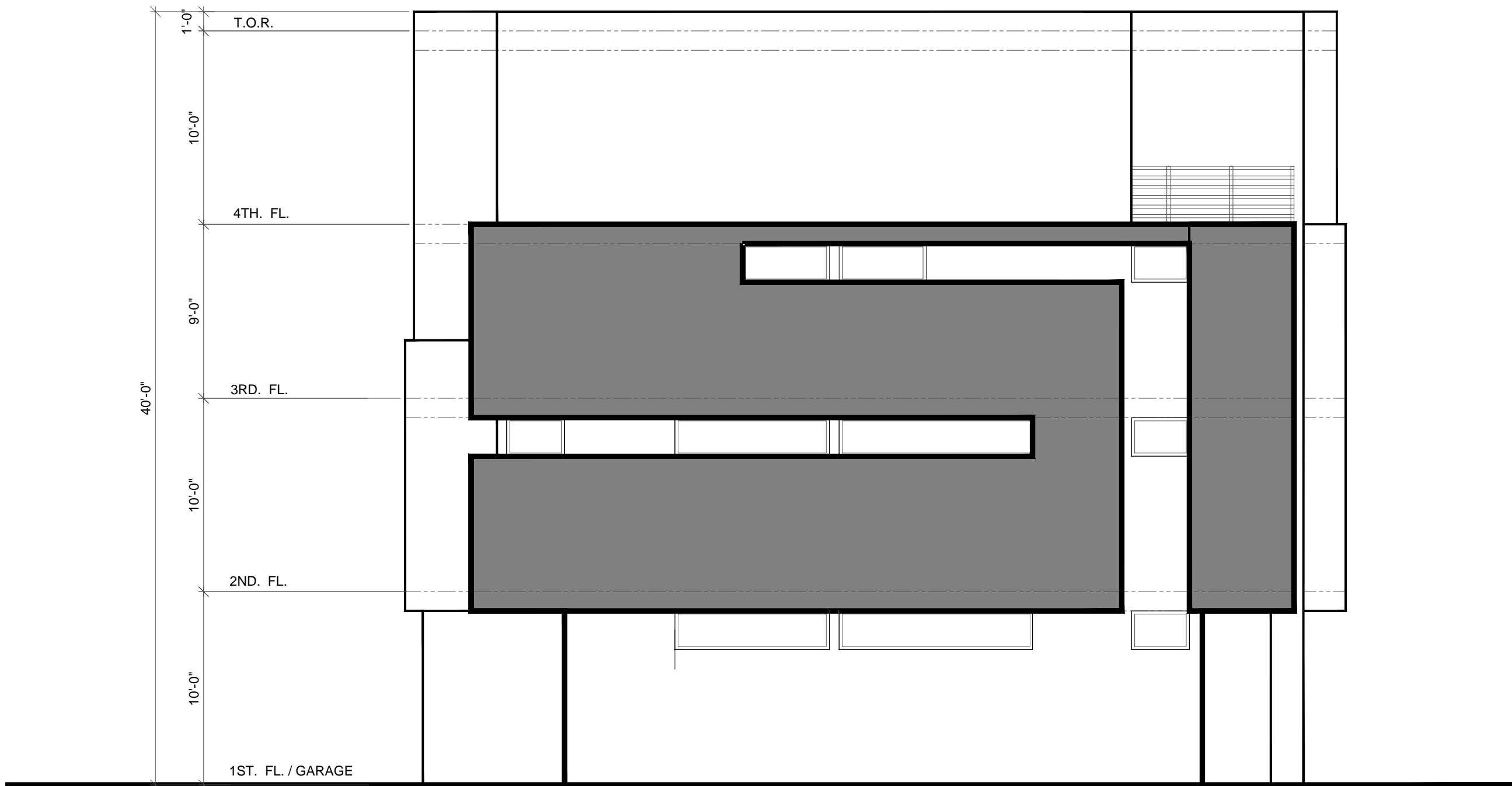
S ELEVATION - MAIN ENTRANCES
NTS





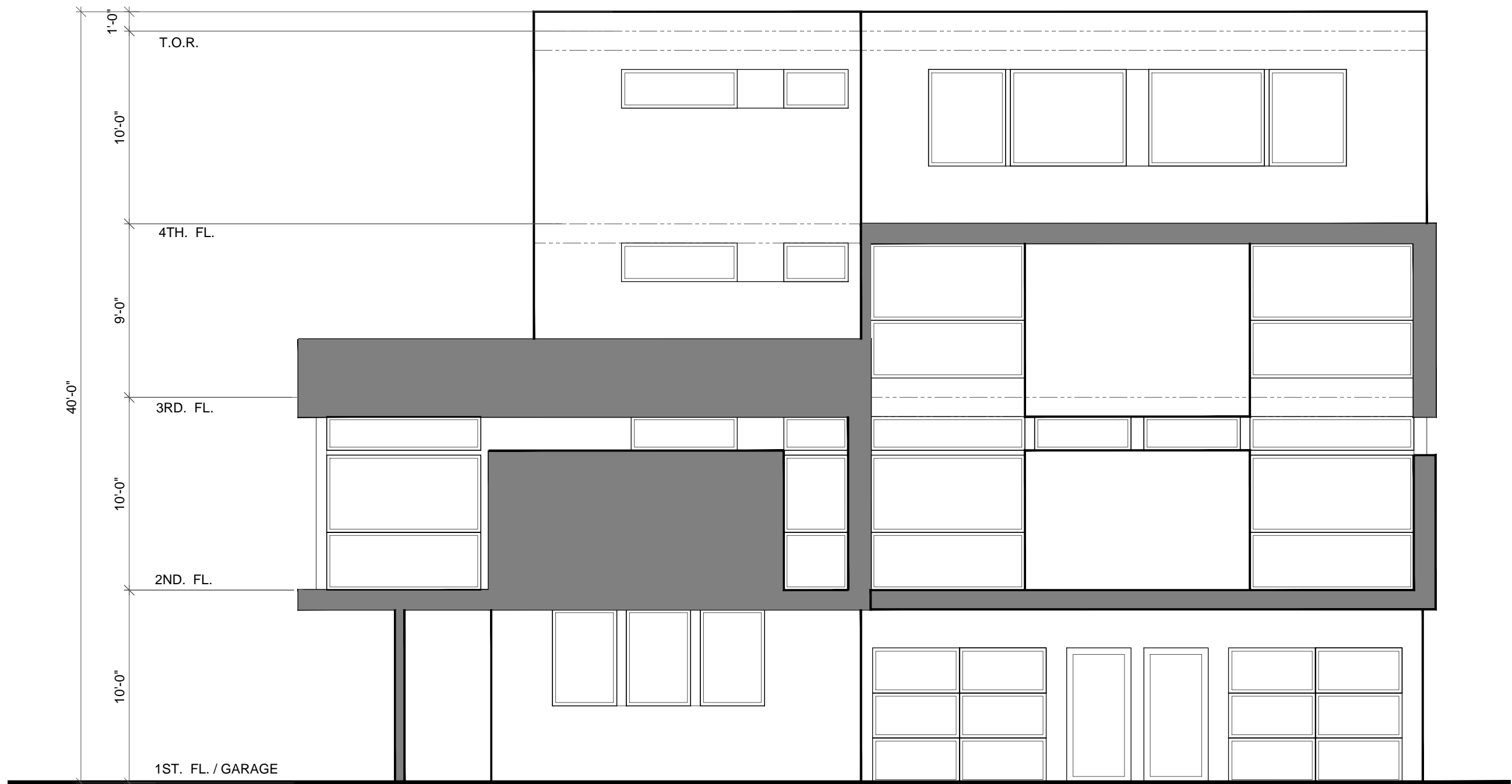
E ELEVATION - ALLEY
NTS





W ELEVATION - FACING EXISTING APPARTMENT BLDG
NTS



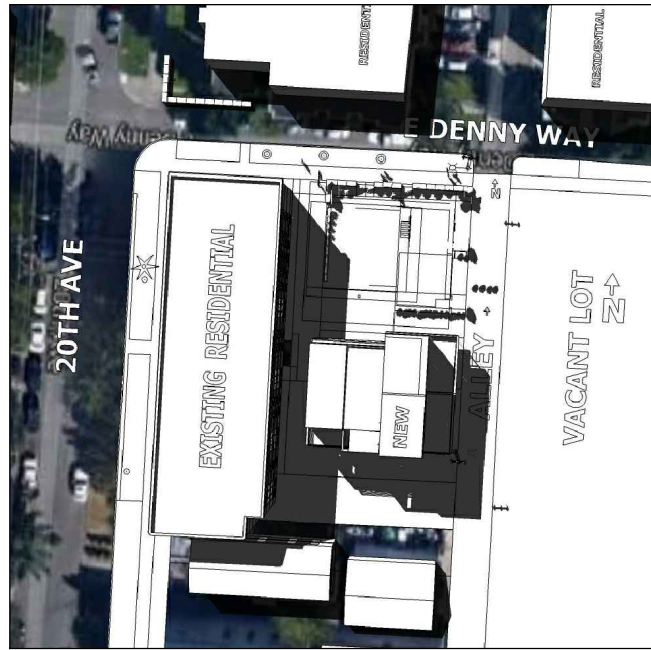


N ELEVATION - GARAGES
NTS

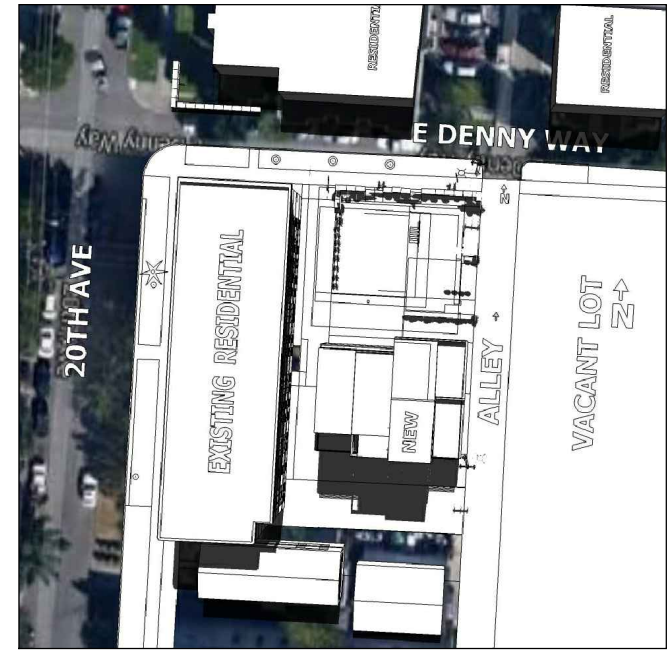




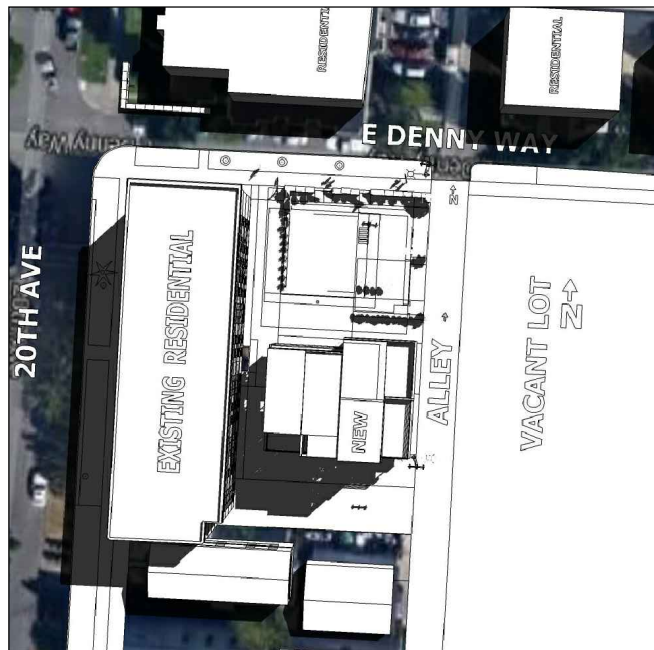
8am in september



10am in september



12pm in september



2pm in september



4pm in september



6pm in september

Shadow Study

The proposed structure casts a shadow over the neighboring apartment building to the west in early morning & afternoon, but since the proposed structure contains 15' separations between the structures, this allows more lights and air pass thru the site, and direct sunlight will penetrate thru to the adjacent existing apartment building.

The proposed structure has a minimal impact on the residential structure to the west due to very minimal windows on the West side directly facing the proposed building (see proposed W Elevations).



SIDING EXAMPLE 1 BLOCK UP - 20TH AVE E



GREY HARDI PANEL EXAMPLE



SIDING MATERIALS EXAMPLES



ENTRANCE MATERIALS /COLOUR
EXAMPLES

CORRUGATED
METAL
SIDING
INSERTION

5% ACCENT
COLOR /
HARDI -
PANELS

CORRUGATED METAL SIDING OR
HARDI-PANELS

5% ACCENT COLOR / PAINTED HARDI -PANELS

WHITE HARDI-PANELS

DARK HARDI-PANELS



PROPOSED BUILDING RENDERING

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SOUTH - WEST VIEW (MAIN ENTRANCES)



NORTH - WEST VIEW
(GARAGE ENTRANCES)




SOUTH -EAST ALLEY VIEW (MAIN ENTRANCES)





Design Guidelines - Preliminary Guidance Responses

A-1	Respond to Site Characteristics	A-3	Entrances Visible from the Street	A-6	Transition Between Residence and Street
	<p><i>"One of the development sites is an interior lot with alley frontage. It is anticipated that future development will totally surround the development site, obscuring it from public view. As viewed from the Madison Street alley opening, unique views may be obtained to proposed structure."</i></p> <p>RESOPNSE:</p> <p>The design of the building started from the idea of accenting the interior lot & side alley corner so that it is visible from E Madison St. In supporting this idea we created a design that is bold & articulated on the S-E corner. Two volumes overlap & combine in an elegant & dynamic manner going on two directions with a black-white contrast & a shape that embraces the large proposed windows that face E Madison St. The 3rd & 4th stories are setback (because of the High Voltage Power Line clearance) making the design solution clearer and creating a mid point of perspective on the 1st overhung floors that mark & define the view from E Madison St.</p> <p>The proposed 4 story, 4 townhomes building is complementing the existing brick building and it is aligned in height to it.</p> <p>The residential feel and the landscape proposed make E Madison St a new destination for discovering pockets of contemporary architecture.Please see sheet 23, fig. A-1</p>		<p><i>" Entrances should be clearly readable from each right-a-way"</i></p> <p>The three entrances to Unit 1,2 & 3 are accessed from the East Alley facing South. There is a common walkway that marks the entrances with supporting landscape for privacy and transition between the South lot line and parcel A, concrete pavement. Unit 4 has direct access from the Alley and is marked by a post, addressing numbers & bright entrance color.</p> <p>There is no right-a-way crossing to those units.</p>		<p><i>" It is desirable to establish a street-level presence to engage the public realm"</i></p> <p>Please revise SDR # 301 5003 .</p>
					A-8
A-2	Streetscape Compatibility	A-5	Respect for Adjacent Sites	B-1	Height, Bulk, and Scale Compatibility
	<p><i>" Scale the proposed structure to fit within the context of the mix of architectural styles and uses. Each right-a-way frontage should respond to its unique proximity to adjacent structure and uses."</i></p> <p>RESOPNSE:</p> <p>The scale of the proposed building is no higher that the existing adjacent brick residential building. The proposed height is 40' max.The site has "naturally" guided us to the proposed shape through the existing (High Voltage Power Line) at the SE corner of the site. We worked with the "given" conditions and aligned best the new development to the existing building, created setbacks at the higher levels, marking the SE corner the highest point of perspective from E Madison St, transitioning the view of the pedestrian easy through the alley.</p> <p>The neighborhood has a mix of architectural styles. We are complimenting the new development newly created one block up at 20th Ave E. The materials and the contemporary look of the proposed building are familiar to the neighborhood now and accent the old brick building by contrast, making it stand up as it always did through the years.</p>		<p><i>" Design sensitivity should invoke a thoughtfulness upon adjacent structures within a one block radius"</i></p> <p>The new proposal comes to improve & unify the neighborhood by it's contemporary design. We are maintaining the same residential characteristics to our proposed development and we are creating the 2nd similar development existing in the neighborhood on a 1 block radius. Please look at the existing similar development on 20th Ave E, our building being very similar(Sheet 5, example A). By contrasting architecture to the existing brick building on opposite corner of the same block we are saying: .." we are respecting, preserving & accenting the past not by creating a "clone" of the historic building but by proving that nothing will recreate the past, here is a new building that clearly shows the preserved evolution from THEN to NOW ", as many architects have restaured old brick buildings by adding a modern contrast in their proximity with the intent of contrasting & enriching the old.</p>		<p><i>" The design should take into consideration adjacent structures in shaping building form. "</i></p> <p>The proposed structure is designed to match the height and scale of the existing apartment building on the block. The proposed building form is complementing the adjacent brick building.</p>
				C-2	Architectural Concept and Consistency



Design Guidelines - Preliminary Guidance Responses

Site Reconnaissance Checklist Responses

C-4	Exterior Finish Materials	1	ROW Improvements	
<p><i>"Seek durable finishes - how it will wear 7 to 10 years out."</i></p> <p>At the base we are proposing neutral painted hardi-panels with colorful entry doors. At the 1ST levels we propose a deep overhang covered in white painted hardi-panels that is not overwhelming above your head and by being white gives the optical illusion of more height, no other color can provide that. The game of in & out windows & eaves are made of the same hardi-panel painted materials accomodating large windows.</p> <p>A corrugated metal siding insertion is proposed between floors 1 & 2 along the South Side for materiality & different texture (we did not want to use brick,not to contrast the old look of the existing building). The highest level is set back and proposed to be covered in the same neutral corrugated metal siding while geometric colorful inserts are located along the South & East elevation. We believe that less is more and we propose the siding to be grey/white with no more than 5% accent color. Please see examples of similar projects built by us for an idea of the materials we are proposing. The proposed hardi-panel is built to last many years while the corrugated metal siding can last forever. Please look at Sheet 21 for siding examples.</p>		2	Trees	
		3	Landmarks	
			<p><i>"Is the adjacent building currently under renovation over 50 years? If so, we will need DON review for adjacency."</i></p> <p>The adjacent brick building is older than 50 years. It was built arround 1900's. We will check with DON to be able to build next to it. We belive that it should not be a problem since we are proposing a 15' no built easment between the two buildings"</p>	
D-1	Pedestrian Open Spaces and Entrances			
	<p><i>" Readable entries are desirable."</i></p> <p>All entries especially those ones along the South Lot line are extremely readable and marked by deep overhangs, readable colored entrances, addressing letters, light from below the 1st floor,marking landscape. Please see sheet 20 for more renderings of the building.</p>			
D-6	Screening of Dumpsters,Utilities and Service Areas			
	<p><i>" Location of proposed recycling/trash area should be minimized upon adjacent properties."</i></p> <p>We are proposing to store the recycling and trash in 2'x6' containers inside each unit' sgarage and be pick-ed up at the alley. By doing so we minimize the impact upon adjacent properties.</p>			
E-2	Landscape to Enhance the Building and/or Site			
	<p>Please see sheets 8 with the proposed landscape. We propose the green factor of 0.3 to be met by planting & creating an amenity area along the separation between the proposed development and the existing building also along the South Lot line we propose planting in the 20' no built easment .</p>			

A-1 View from E MADISON ST through the side alley.

D-1 Pedestrian Open Spaces and Entrances (South Lot line)

Thank you for reviewing our proposal !

Ana Buttrey,designer
Playhouse Design Group / Seattle, WA

