



2020 NE 65th St / Seattle, WA 98115
DPD #3015423

Streamlined Design Review
Jun 26, 2013



PROJECT

Address: 2020 NE 65th St / Seattle, WA 98115
 Zone: NC2-40
 DPD #: 3015423 / 6365416
 APN: 203850-0105
 DPD Staff: Bradley Wilburn

PROPOSAL

The proposal of this project at 2020 NE 65th St consists of two townhouse duplexes with attached garages and roof decks. Buildings are proposed to meet Built Green 4 Star programs.

CONTEXT

The 4316.5 sf lot is located in Ravenna of a residential commercial transition zone on the East of Green Lake and North of University of UW. It's surrounded by two single family houses to the North & East and Home-Based Business to the West, and 65th St along the North.

The grade at the site slopes down approximately 4' from the North to the street, towards a spectacular view of Lake Washington, and the Cascade Mountains in the distance.

Other buildings along this block consist of many small business, church, school, newer town houses, older single family residences & apartment buildings. Ravenna park is 4 blocks to the south, and Freeway I-5 is few blocks to the West.

ADJUSTMENTS

Per 23.47A.014.B.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:

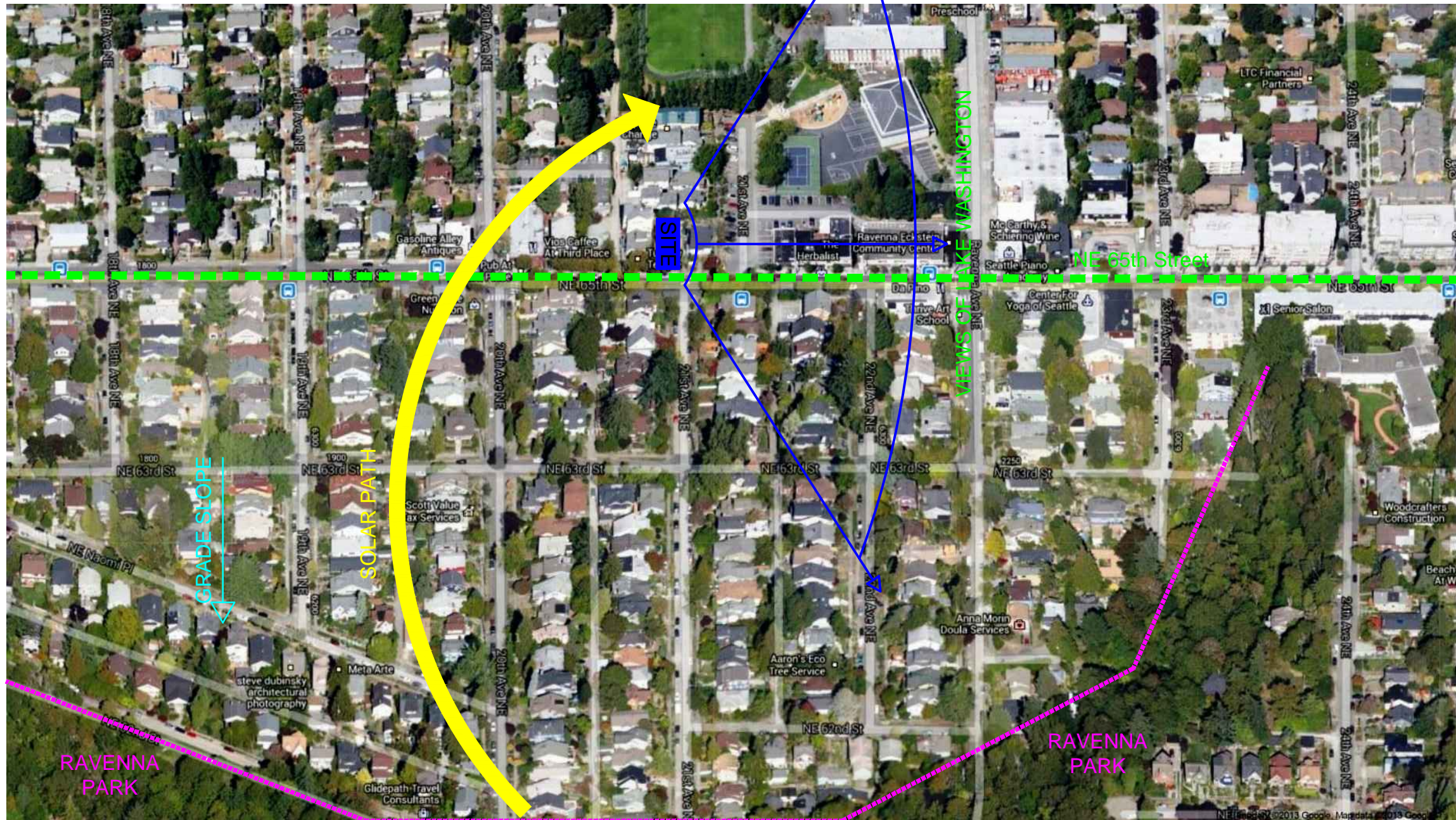
- a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet;

We are requesting a departure from this requirement Per SMC 23.41.018.D.4. SDR Decision

- a. Setbacks and separation requirements may be reduced by a maximum of 50 percent.

Allowing reduced setbacks above 13 feet will allow the project to provide better entry locations and make it more defensible.

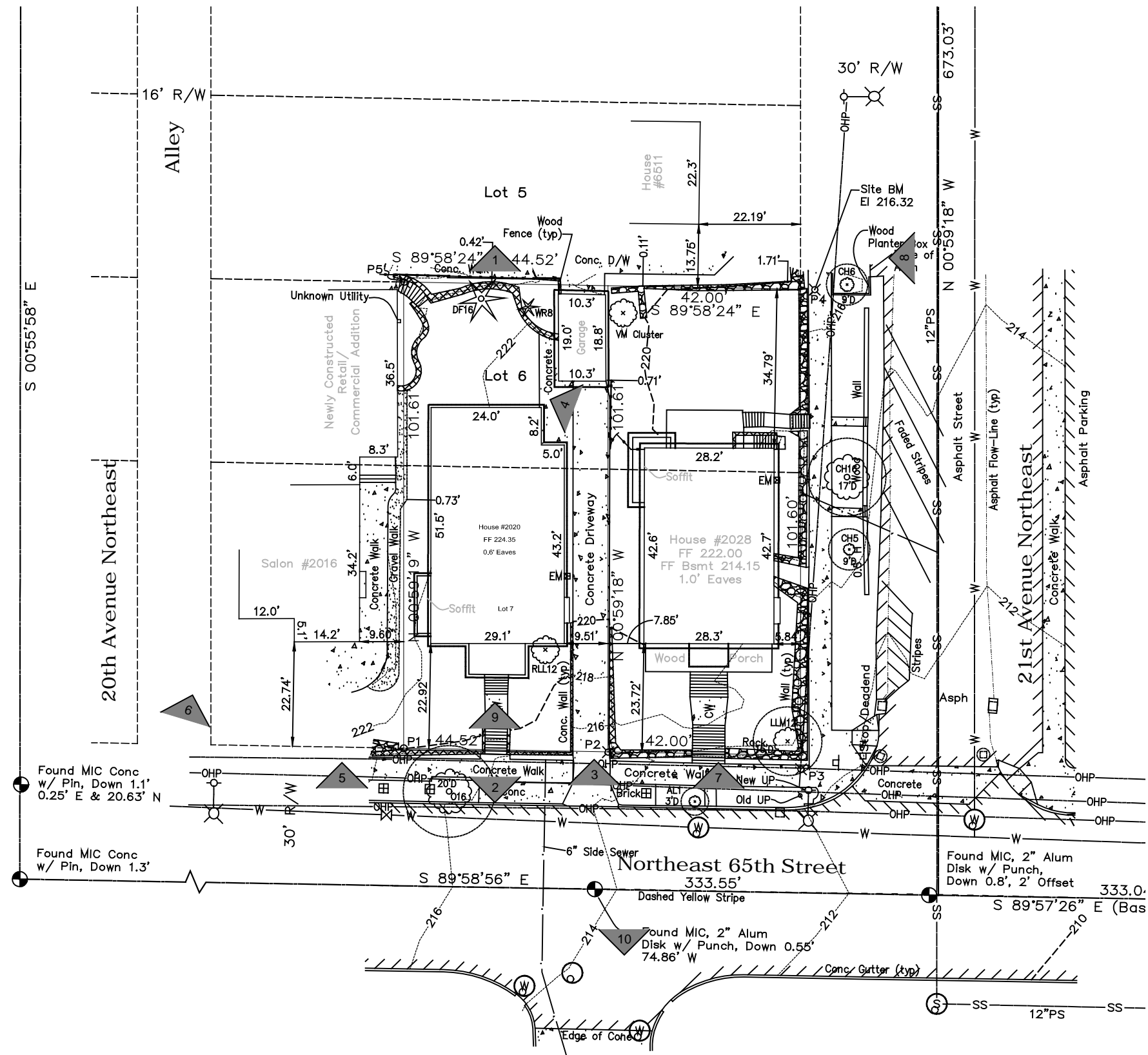
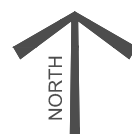




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[1] aerial looking north



[2] aerial looking south



[2] exist. driveway



[4] rear yard



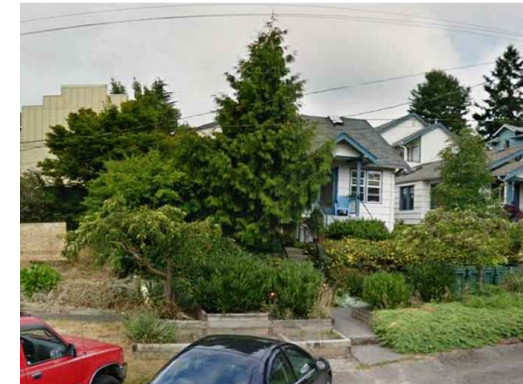
[5] looking west - house #2016



[6] alley of house #2016



[7] looking east - house #2018



[8] looking north - house #6511 @ 21st Ave

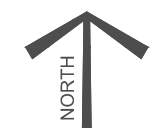
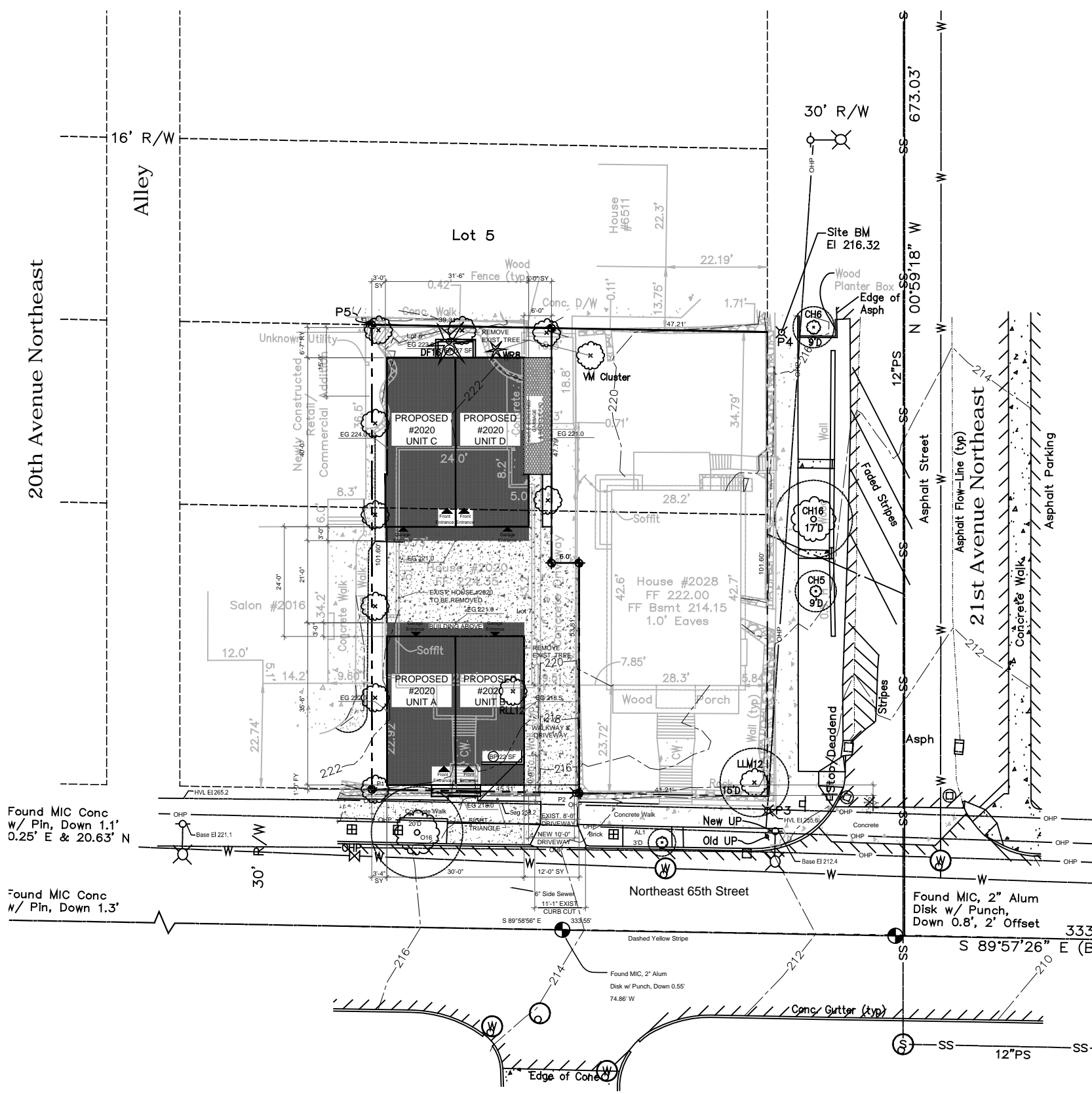


[9] street panorama looking north



[10] street panorama looking south

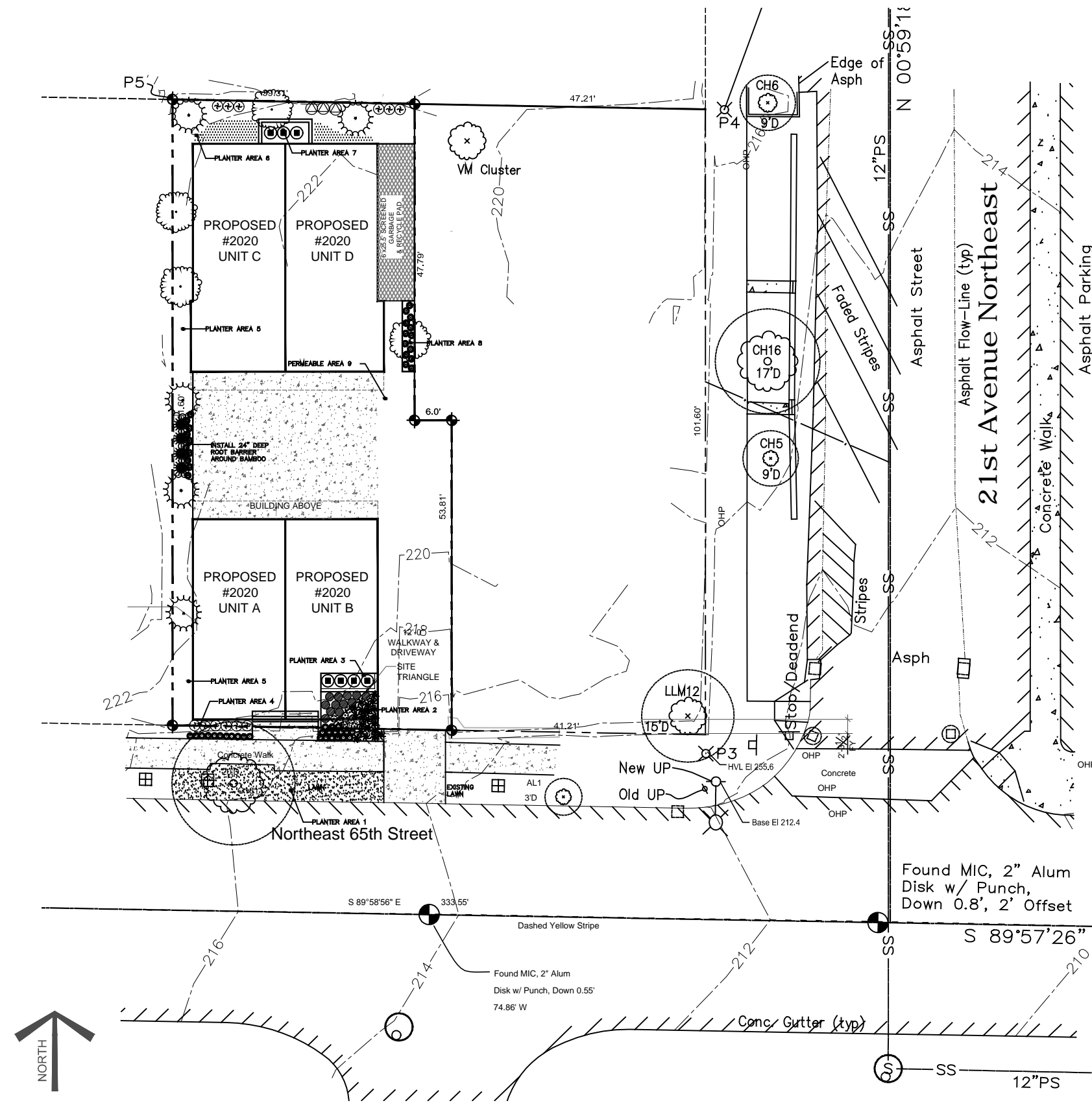




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- Recycle & Solid Waste

We are proposing a 6'x25.5' screened garage & recycle pad next to Unit D, and got an approval letter from Liz Kain from SPU.

- Drive Court

Proposing permeable paving with landscape screening.

- Amenity Area

All amenity area is private and on the rooftop decks.





Unit A&B Front Elevation



Example of our use of Hardi-Panel & Metal Rail.



Unit C&D Front Elevation

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Unit A&B back Elevation



Unit C&D back Elevation



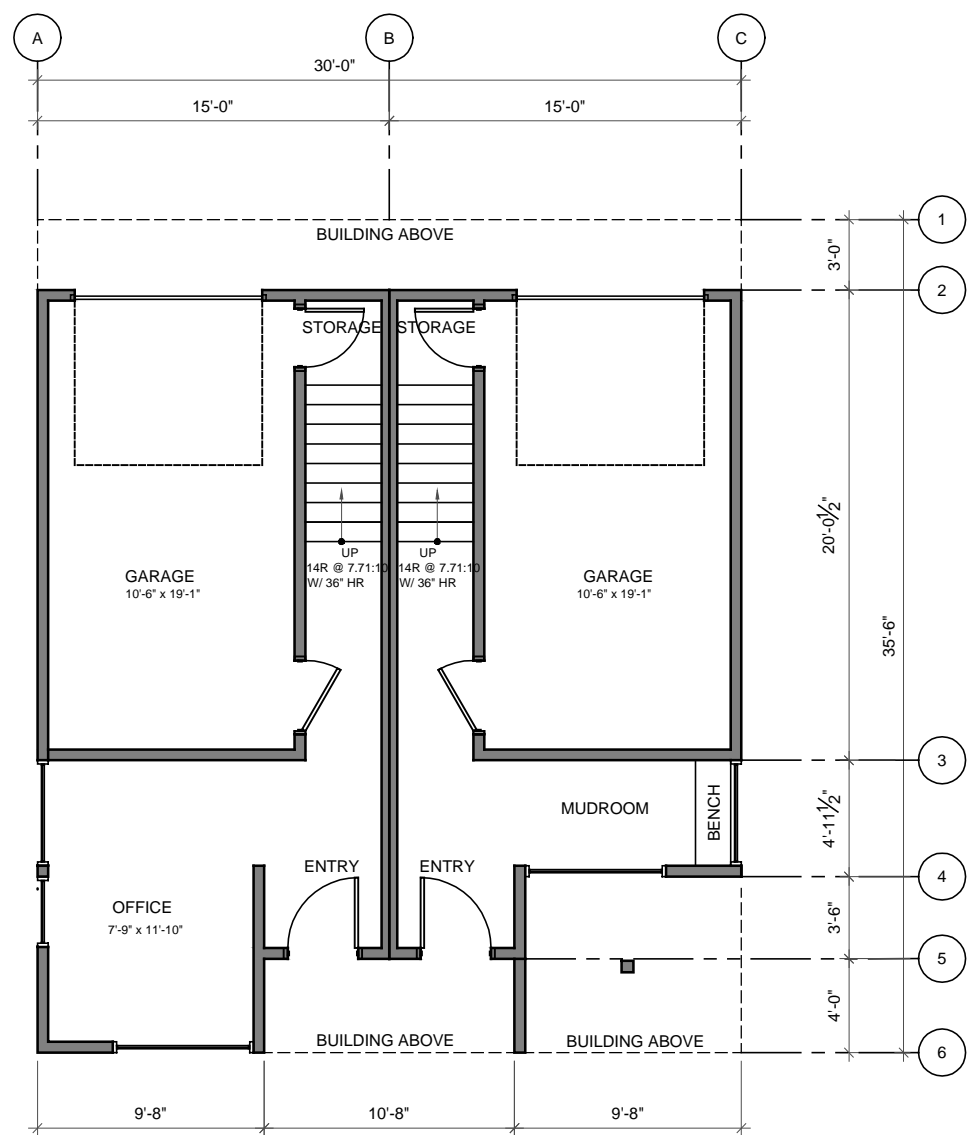


West Elevation

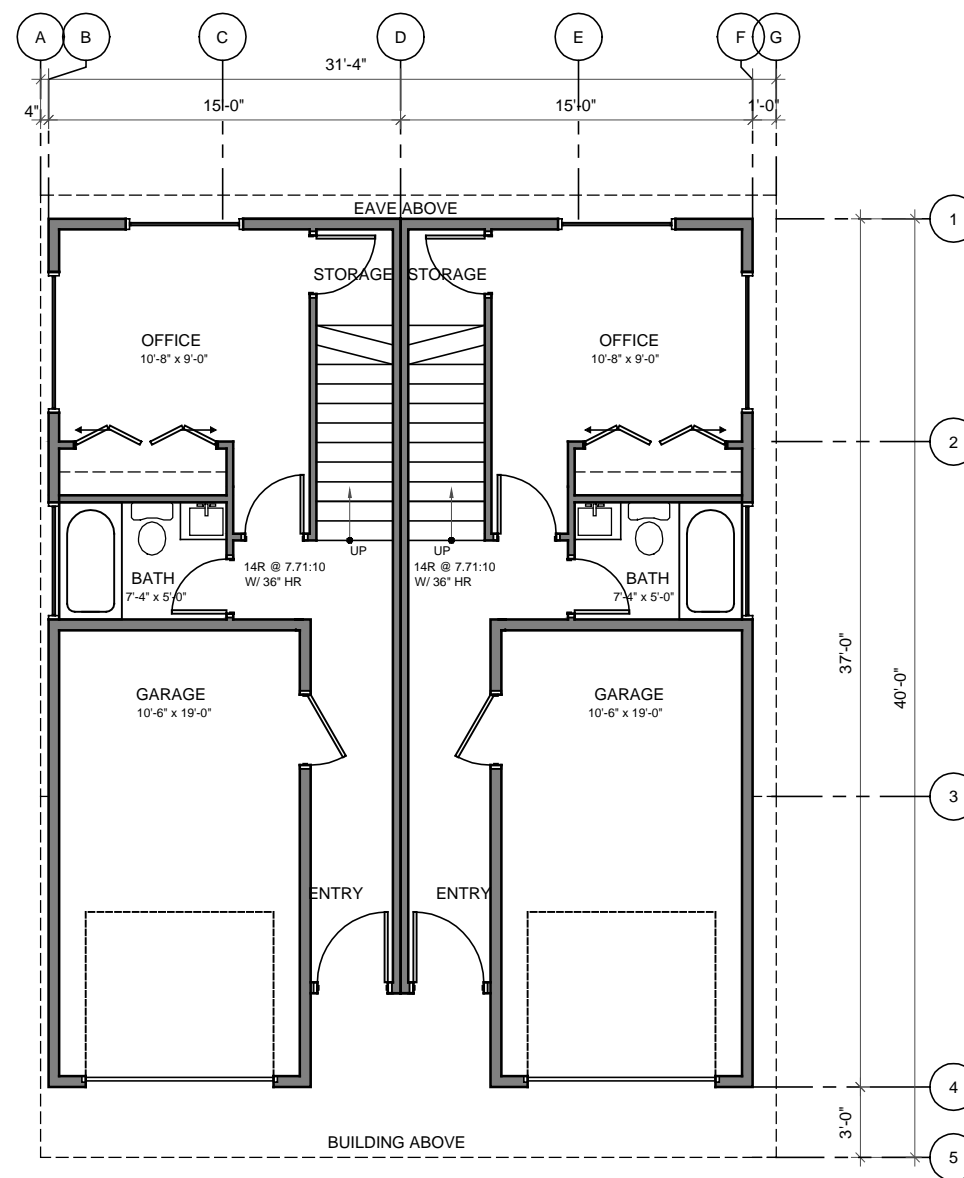


East Elevation

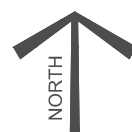


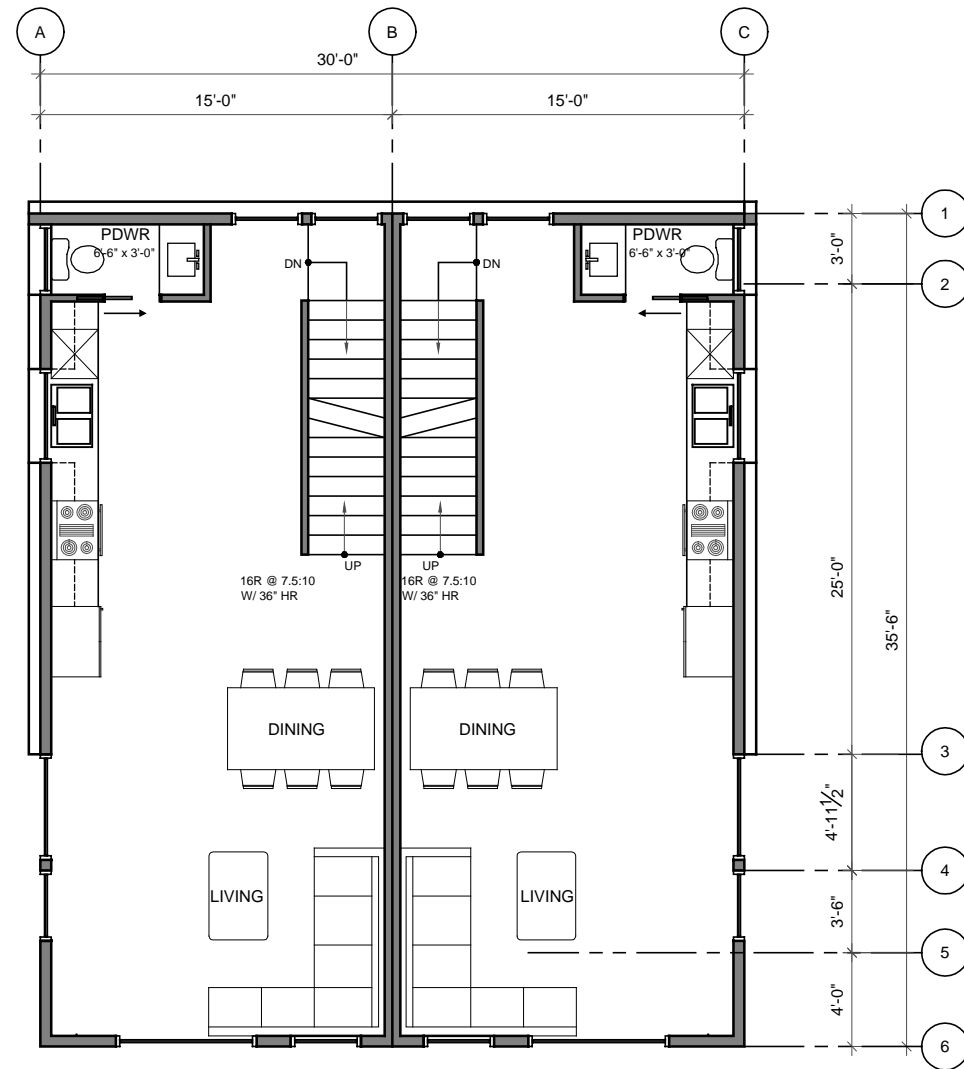


Unit A & B first floor plan

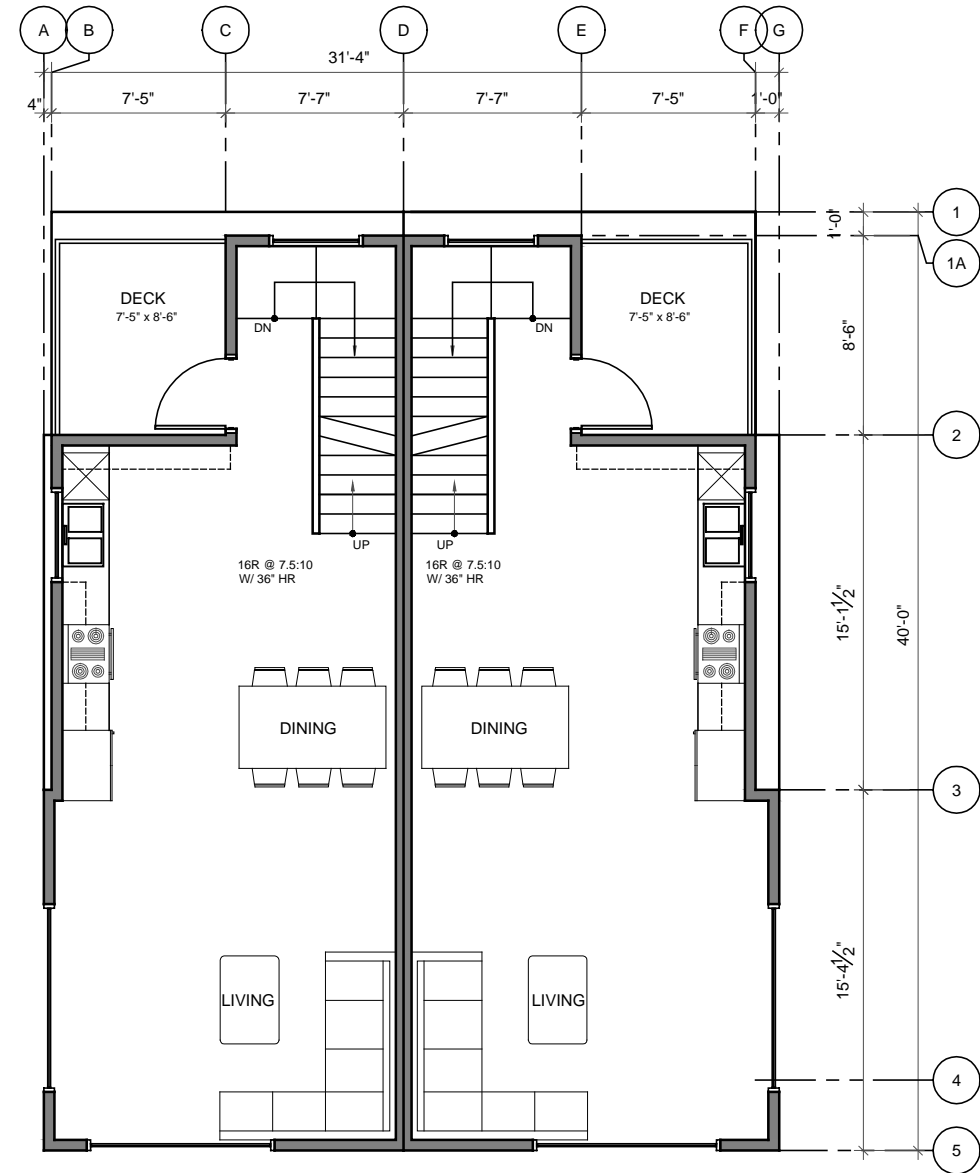


Unit C & D first floor plan

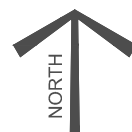


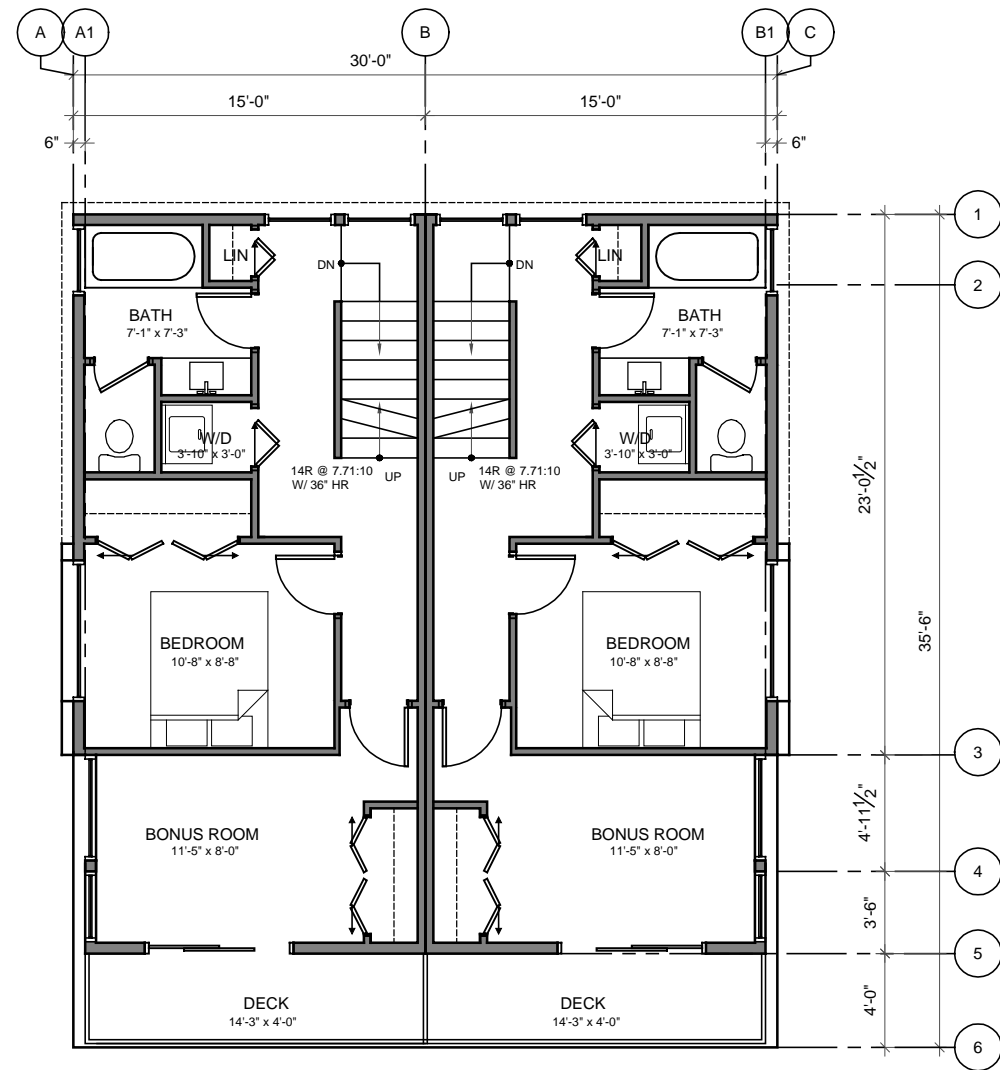


Unit A & B second floor plan

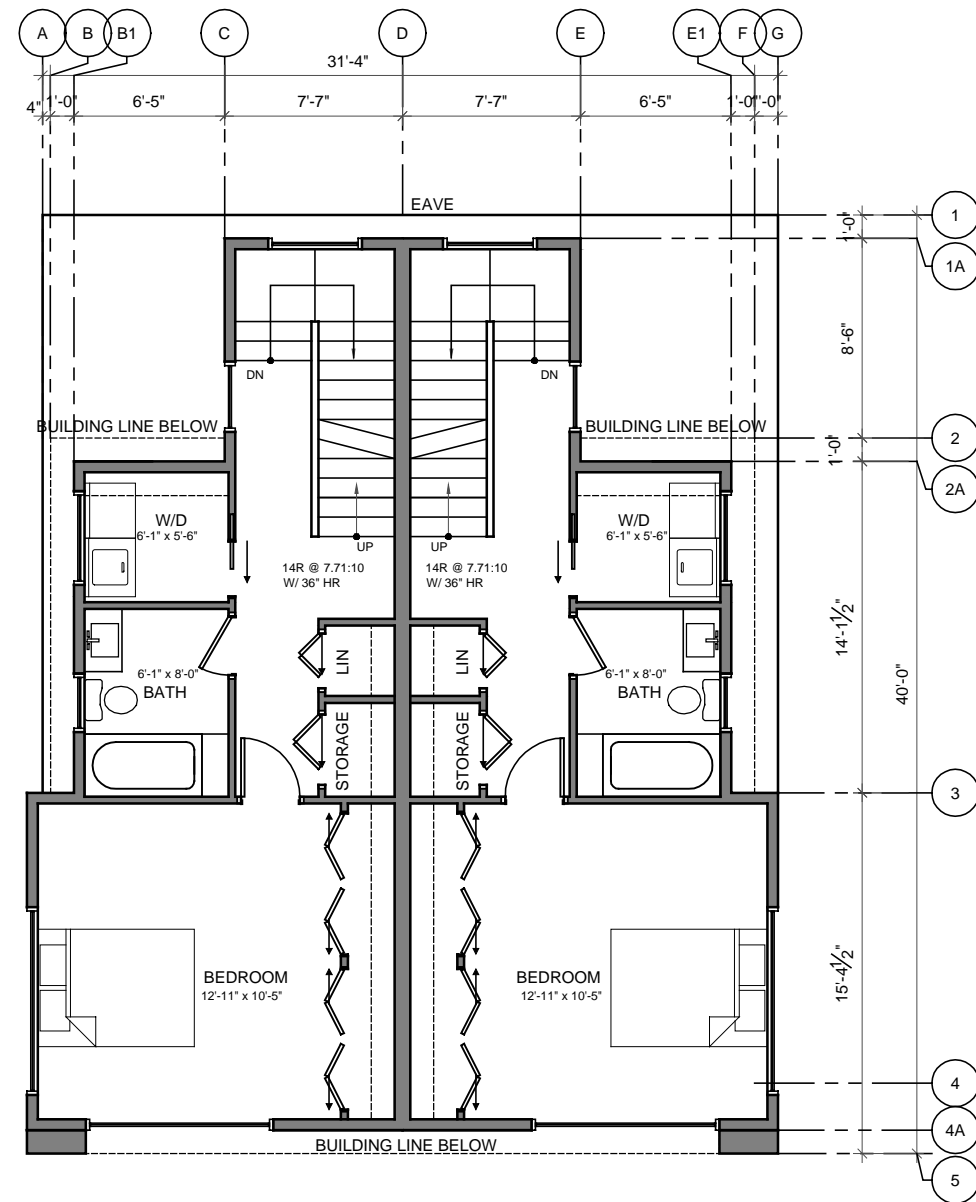


Unit C & D second floor plan

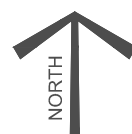


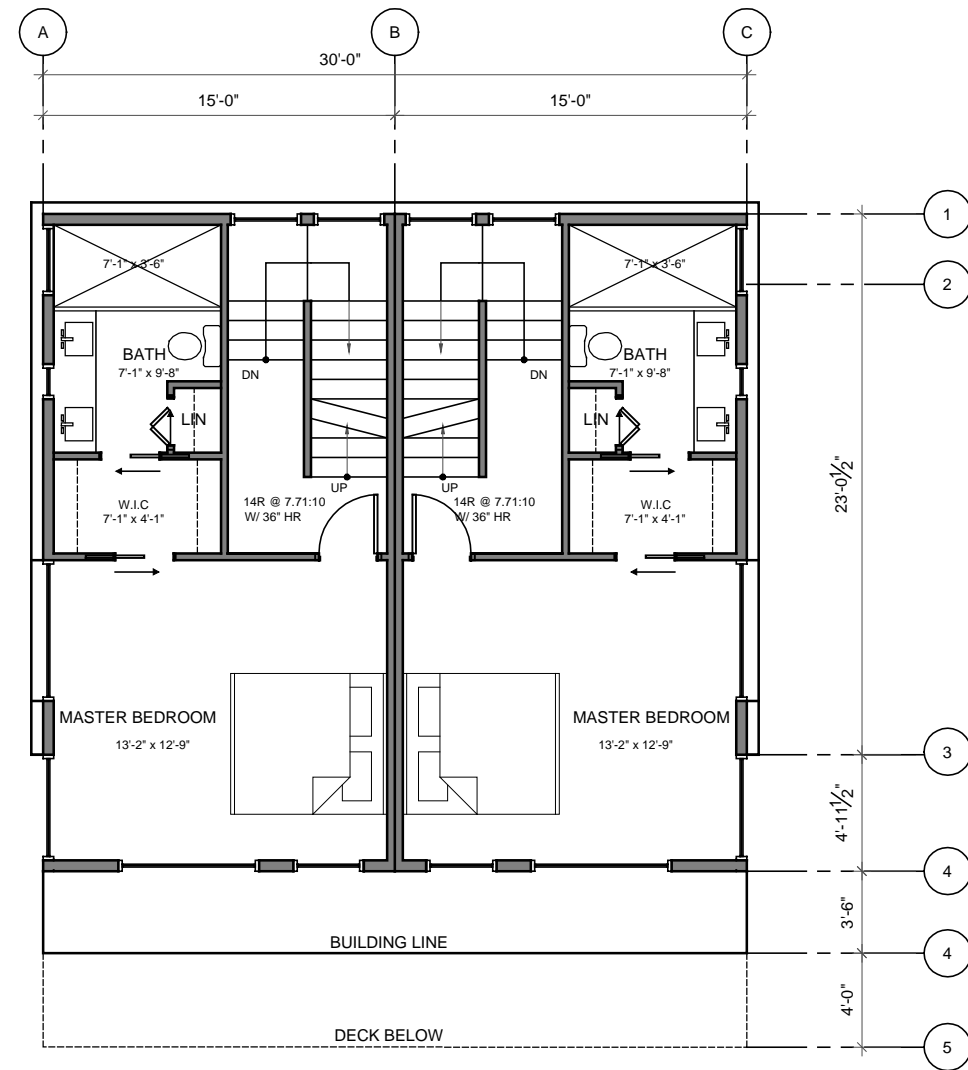


Unit A & B third floor plan

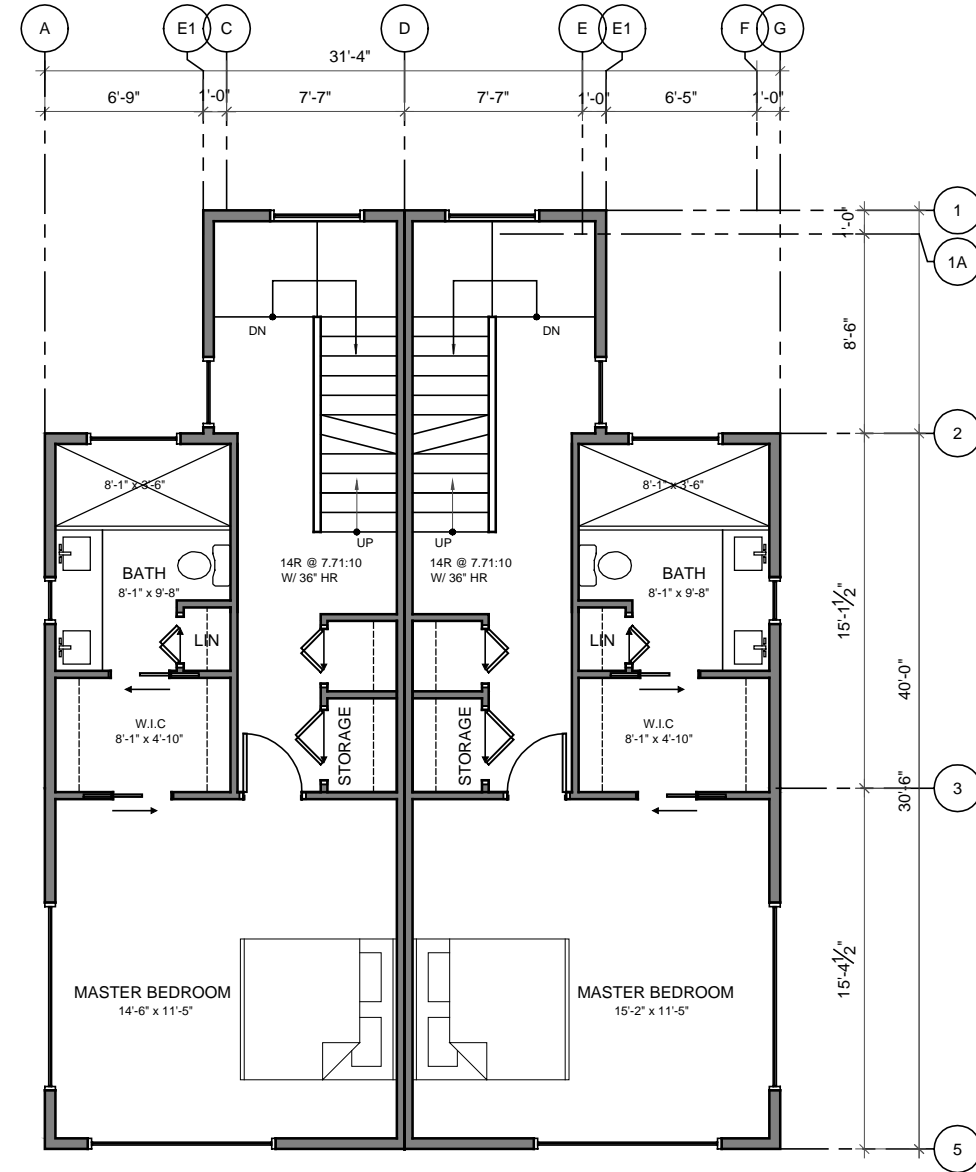


Unit C & D third floor plan

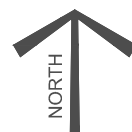


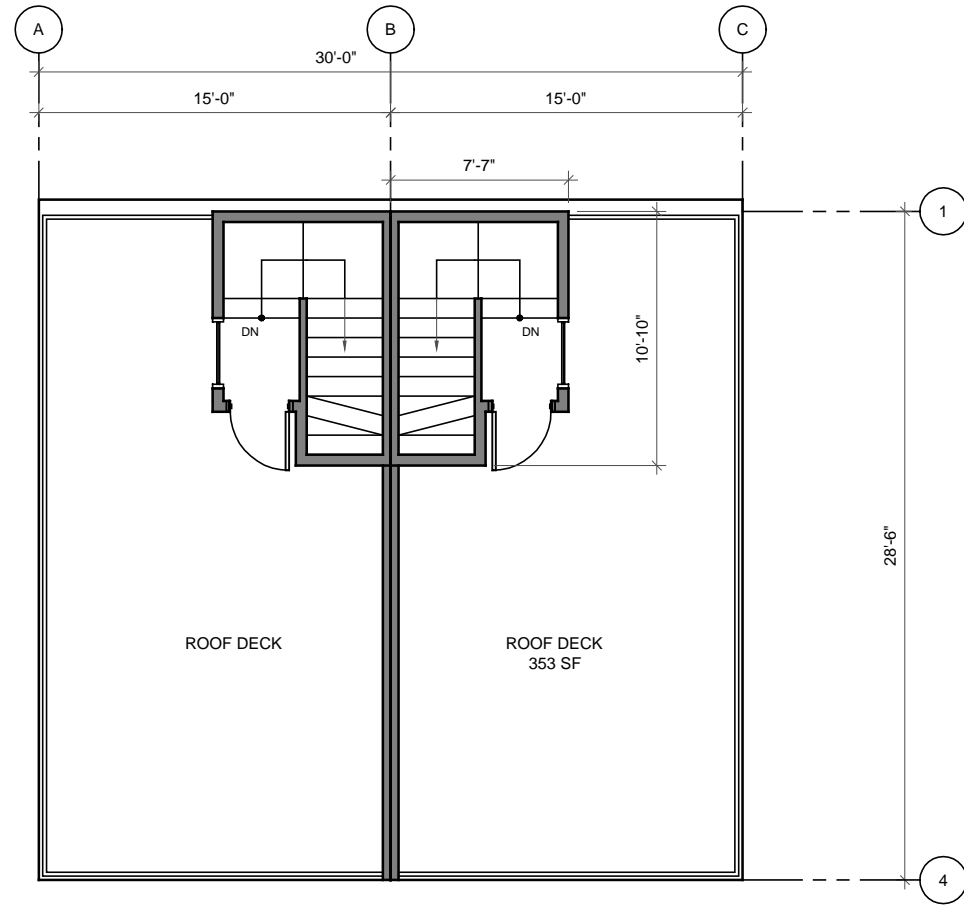


Unit A & B fourth floor plan

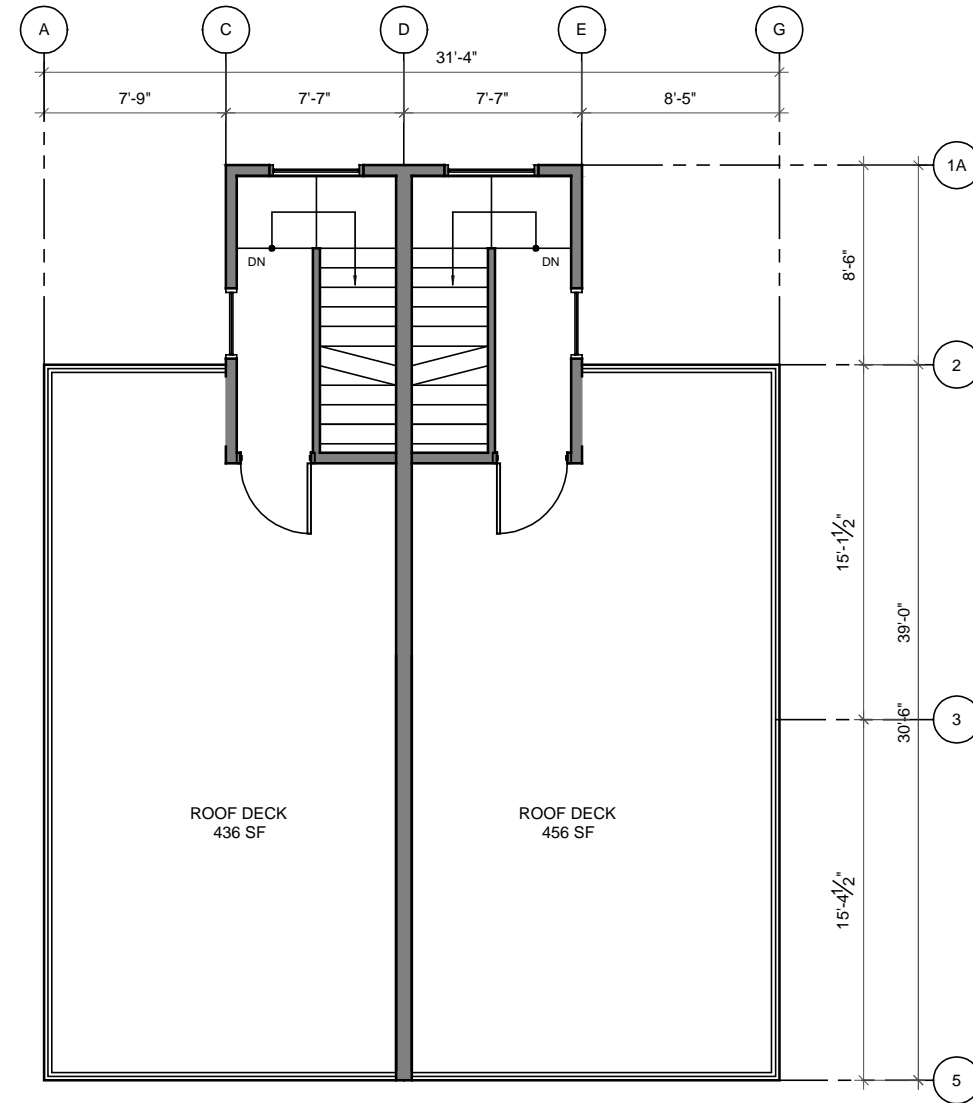


Unit C & D fourth floor plan

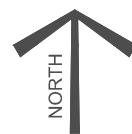


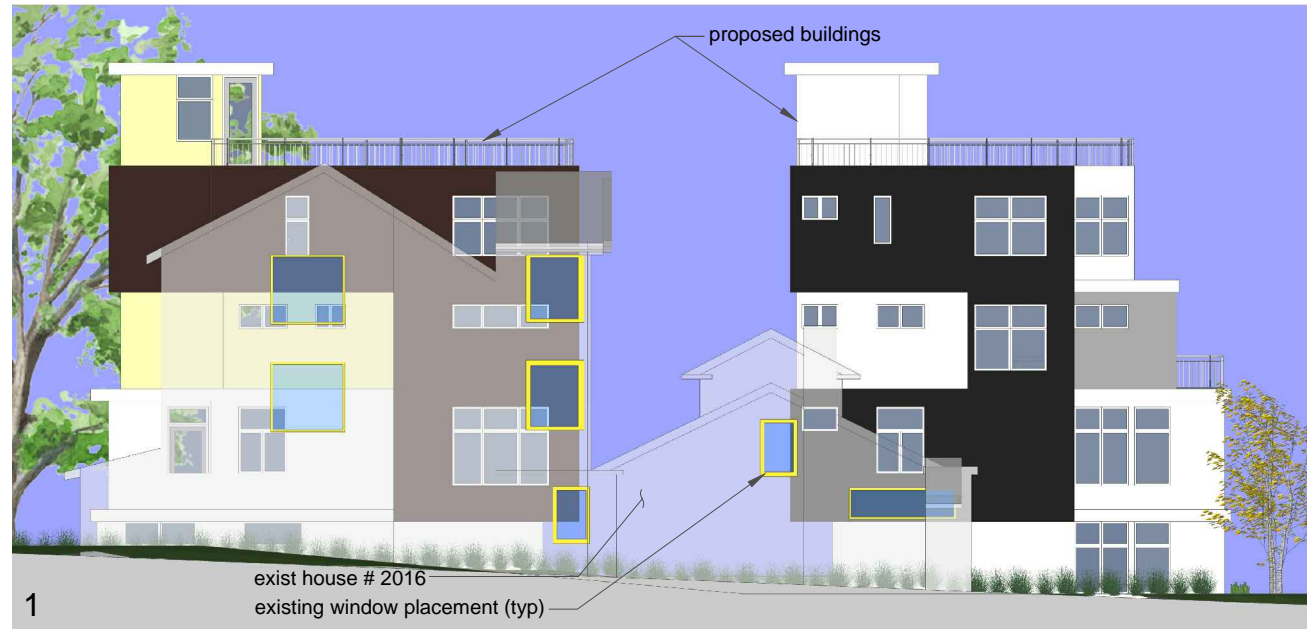


Unit A & B roof deck floor plan



Unit C & D roof deck floor plan





1
window alignment at west property line
bird's eye view at north property line



2
window alignment at east property line
window alignment at north property line



3



4

Window Study

The windows of the proposed duplexes have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants.

Along the West property line, the existing house use as a business - Physician massage [1], most windows are facing court yard, addition, there is tall, mature trees along will be plant around proposed property line as well as a 6ft tall fence along the proposed structure property line.

Along the East property line, the existing building have few windows, which are across from the court yard of the proposed buildings [2,3].

Along the North property line, the existing house have very minimal windows directly facing the proposed building [4], there is also a 6' fence that along the North property line.

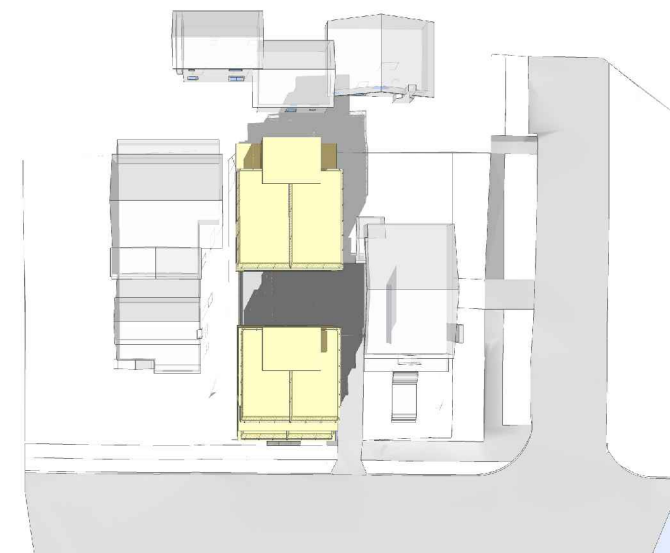




8am in september



10am in september



12pm in september

2pm in September



4pm in September



existing conditions



Shadow Study

The proposed structures do cast a shadow over the neighboring three-stories commercial structure to the west in the morning, but since the two proposed structures contain 24' separations between the structures, which allow more lights and air pass thru the site, and direct sunlight will penetrate thru to the adjacent commercial structure.

The proposed structures has a minimal impact on the residential structure to the east due to very minimal windows directly facing the proposed building.



Design Guidelines - Preliminary Guidance Responses				Site Reconnaissance Checklist Responses	
A-1	Respond Site Characteristics	C-2	Architectural Concept and Consistency	1	ROW Improvements (See PAR)
	The proposed structures is elevated 4 feet above NE 65th and there are roof decks provided for each unit which affords territorial views to the south. The existing trees will be removed but we will provide similar trees around that areas.		Two duplexes are designed to appear as four smaller, distinct units instead of a single large mass. This is done by having separate facade plan project or be recessed from abutting facade planes, and incorporation of architectural features that add interest and dimension to the facade, such as balconies.		The site is not next to 21 Ave NE.
A-2	Streetscape Compatibility	C-4	Exterior Finish Materials	2	Trees (large & significant trees, grove)
	The proposed street facing structures have been designed to fit within the context of the mix of architectural styles in the area with proposed terraced planters along the sidewalk at the same height and scale as those found all along the street continuing the existing pedestrian experience. The 3rd and 4th floors are stepped in 3-4 feet to accommodate the high tension wires. There is a terraced decks at 3rd floor and roof deck above the top floor.		Exterior walls will be HardiePanel. HardiePanel is Engineered for Climate and will stand up against climate's harshest conditions. When combined with HardieTrim boards, HardiePanel vertical siding gives a traditional board-and-batten look. HardiePanel vertical siding comes with strongest warranty ever. It is protected by a 30-year nonprorated, transferable, limited warranty.		Please see the attached tree assessment report.
A-3	Entrances Visible from the Street	D-1	Pedestrian Open Spaces and Entrances		
	Entrances will be visible from the street and address signage will be provided at entry driveway		Address signage will be provided next to the driveway along the walkway		
A-5	Respect for Adjacent Sites	D-3	Retaining Walls		
	12 feet separates the proposed structure from the existing commercial structure to the west with provided 3 feet landscaping.		There are no hard surfaces along street fronts. Bio. planters will be provided along 65th street.		
A-8	Parking and Vehicle Access	D-6	Sceneing of Dumpsters, Utilities and Services Areas		
	The exist. curb cut and driveway will be kept and address signage will be provided at entry driveway.		Solid waste and recycling will be store next to Unit D at side yard in a screened enclosure that will not be visible from 65th Street.		
A-10	Corner Lots	E-1	Landscaping to Reinforce Design Continuity with Adjacent Sites		
	This project is not on corner lot.		The landscape concept is to provide plants between the sidewalk and the townhouse units to provide privacy for the residents along the streetscape and increase personal safety and security.		
B-1	Height, Bulk, and Scale Compatibility				
	The proposed street facing structures have been designed to fit of the height bulk and scale of NC-2 40 zone.				

