



2028 NE 65th St / Seattle, WA 98115
DPD #3015426

Streamlined Design Review
Jun 26, 2013



PROJECT

Address: 2028 NE 65th St / Seattle, WA 98115
Zone: NC2-40
DPD #: 3015426 / 6365417
APN: 203850-0115
DPD Staff: Bradley Wilburn

PROPOSAL

The proposal of this project at 2028 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 4473,1 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

1. 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.

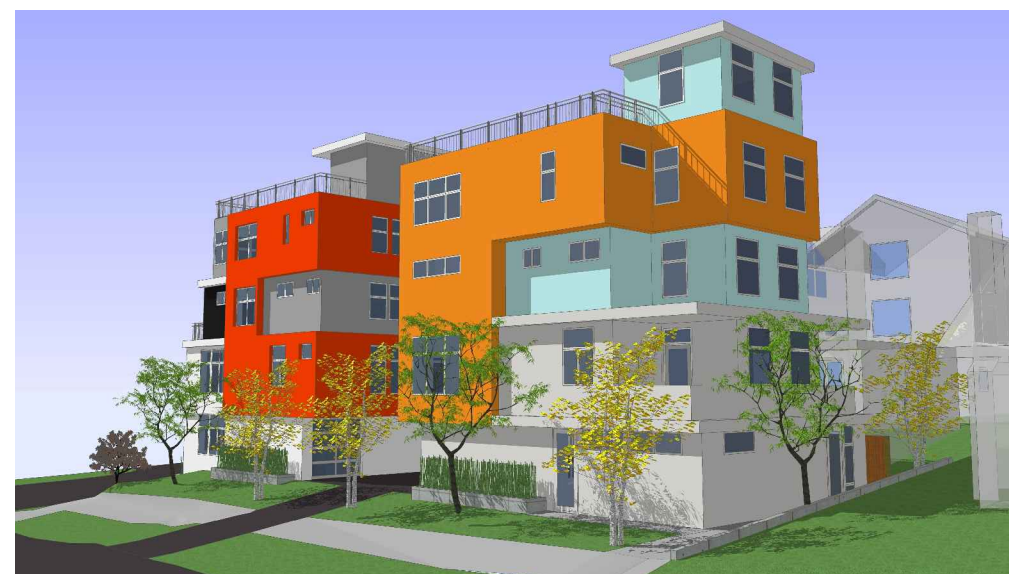
2. Per 23.41.004.A.5. Streamlined administrative design review to protect trees. As provided in Sections 25.11.070 and 25.11.080, streamlined administrative design review pursuant to Section 23.41.018 is required for new multifamily and commercial development proposals in Lowrise, Midrise, and commercial zones if an exceptional tree, as defined in Section 25.11.020, is located on the lot and is not proposed to be preserved, if design review would not otherwise be required by this subsection 23.41.004.A.

Per 25.11.080 25.11.080 Tree protection on sites undergoing development in Midrise and Commercial Zones

The standards in this Section 25.11.080 apply in Midrise and Commercial zones.

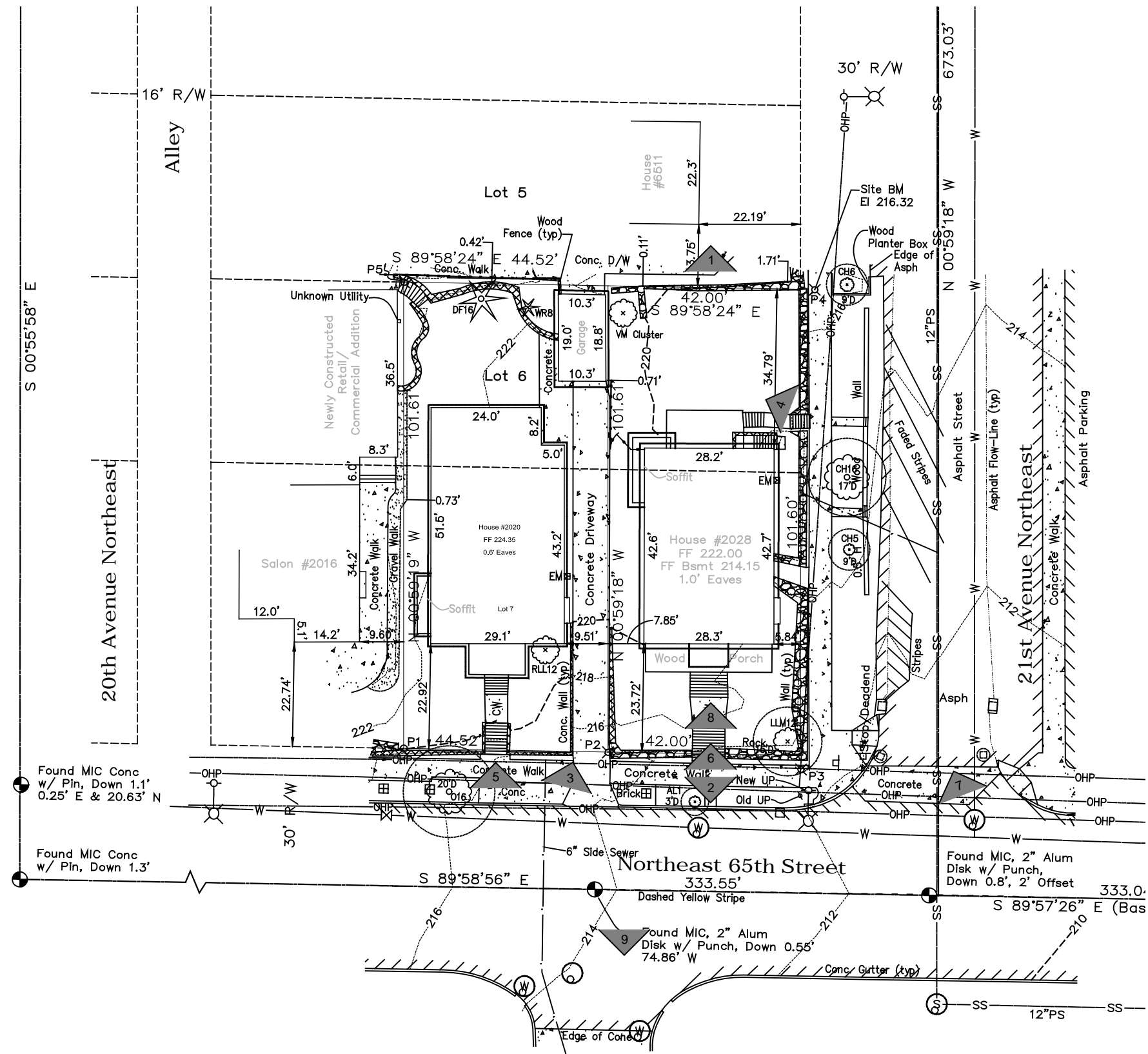
A. Exceptional trees.

- If the Director determines that there is an exceptional tree located on the lot of a proposed project and the tree is not proposed to be preserved, the project shall go through streamlined design review as provided in Section 23.41.018 if the project falls below the thresholds for design review established in Section 23.41.004
- 2The Director may permit an exceptional tree to be removed only if the applicant demonstrates that protecting the tree by avoiding development in the tree protection area could not be achieved through the development standard adjustments permitted in Section 23.41.018 or the departures permitted in Section 23.41.012, a reduction in the parking requirements of Section 23.54.015, and/or a reduction in the standards of Section 23.54.030



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[1] aerial looking north



[2] aerial looking south



[3] exist. driveway



[4] rear yard



[5] looking west - house #2020



[6] looking north- house #2028



[7] looking north - @ 21st Ave

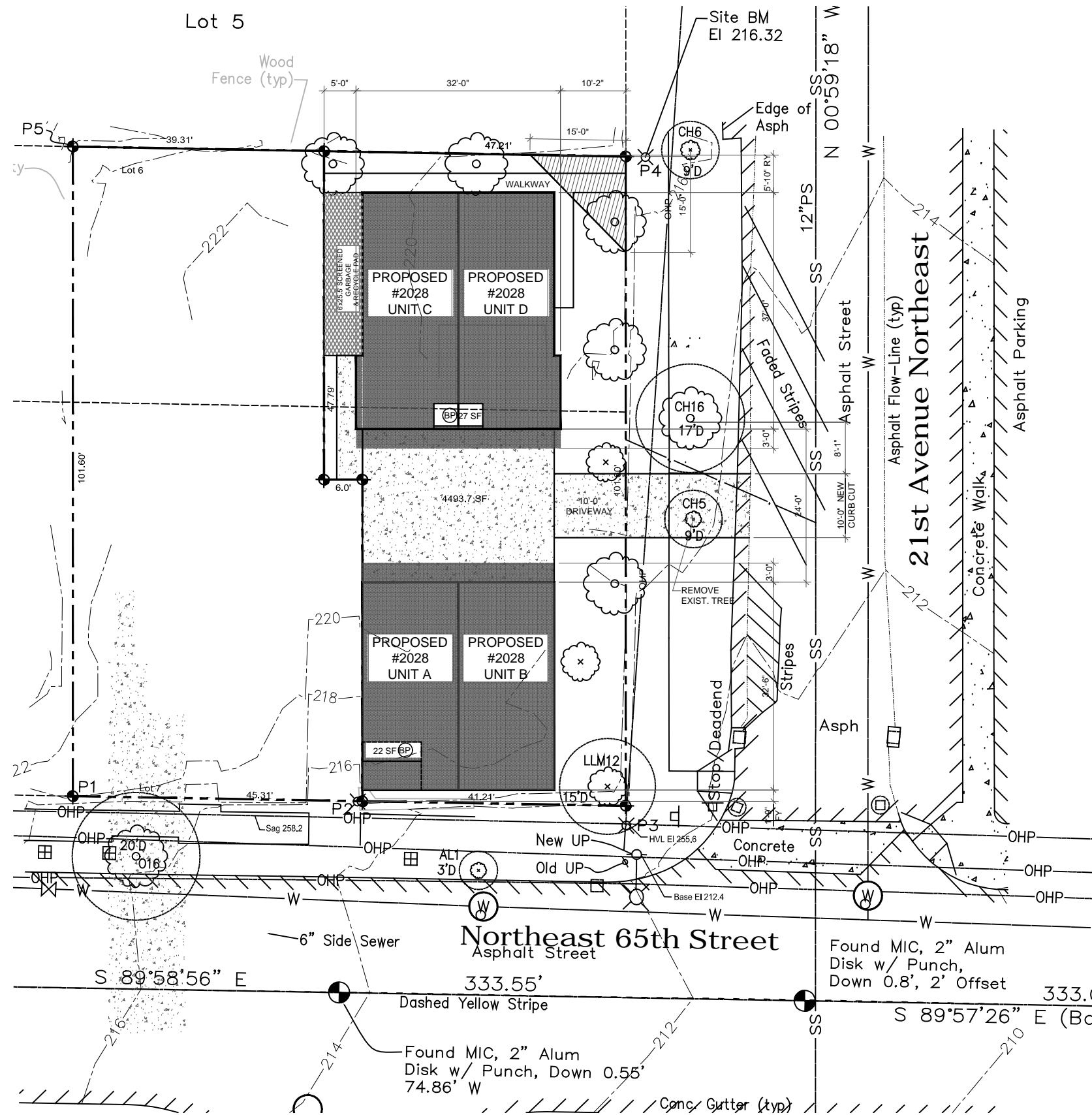
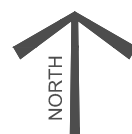


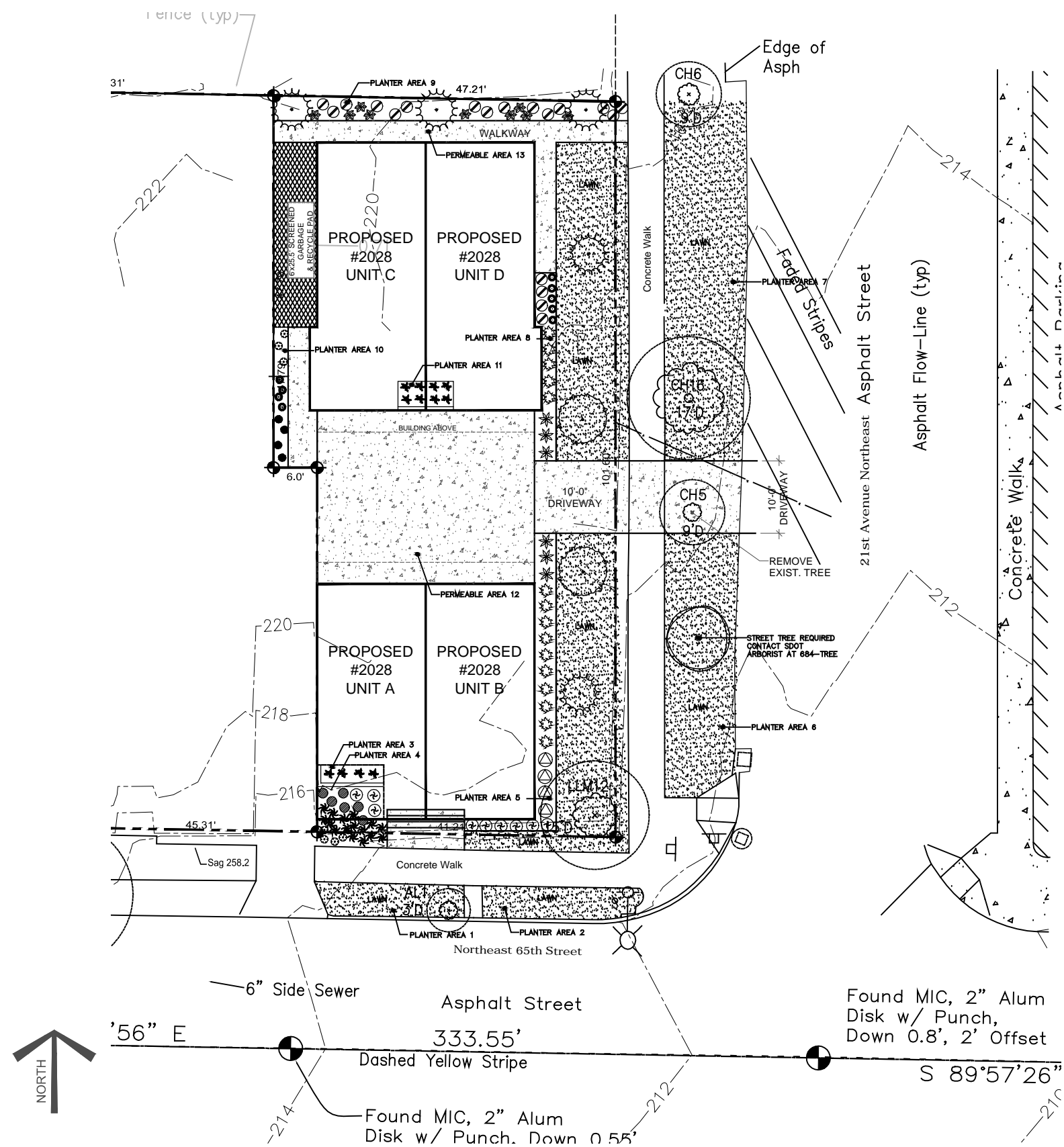
[8] street panorama looking north



[9] street panorama looking south







- 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



Unit C&D Front Elevation



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





Unit A&B back Elevation

Unit C&D back Elevation



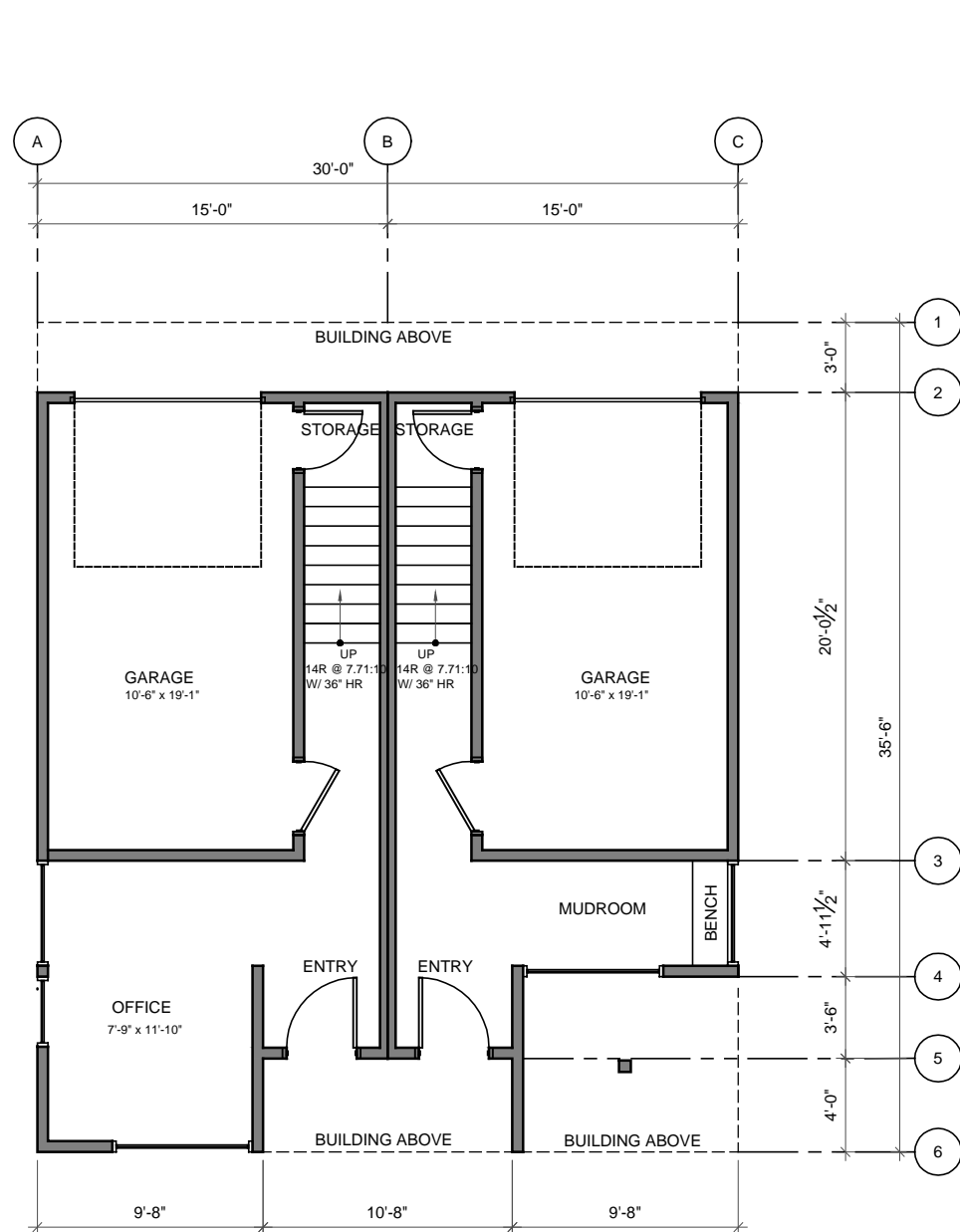


West Elevation

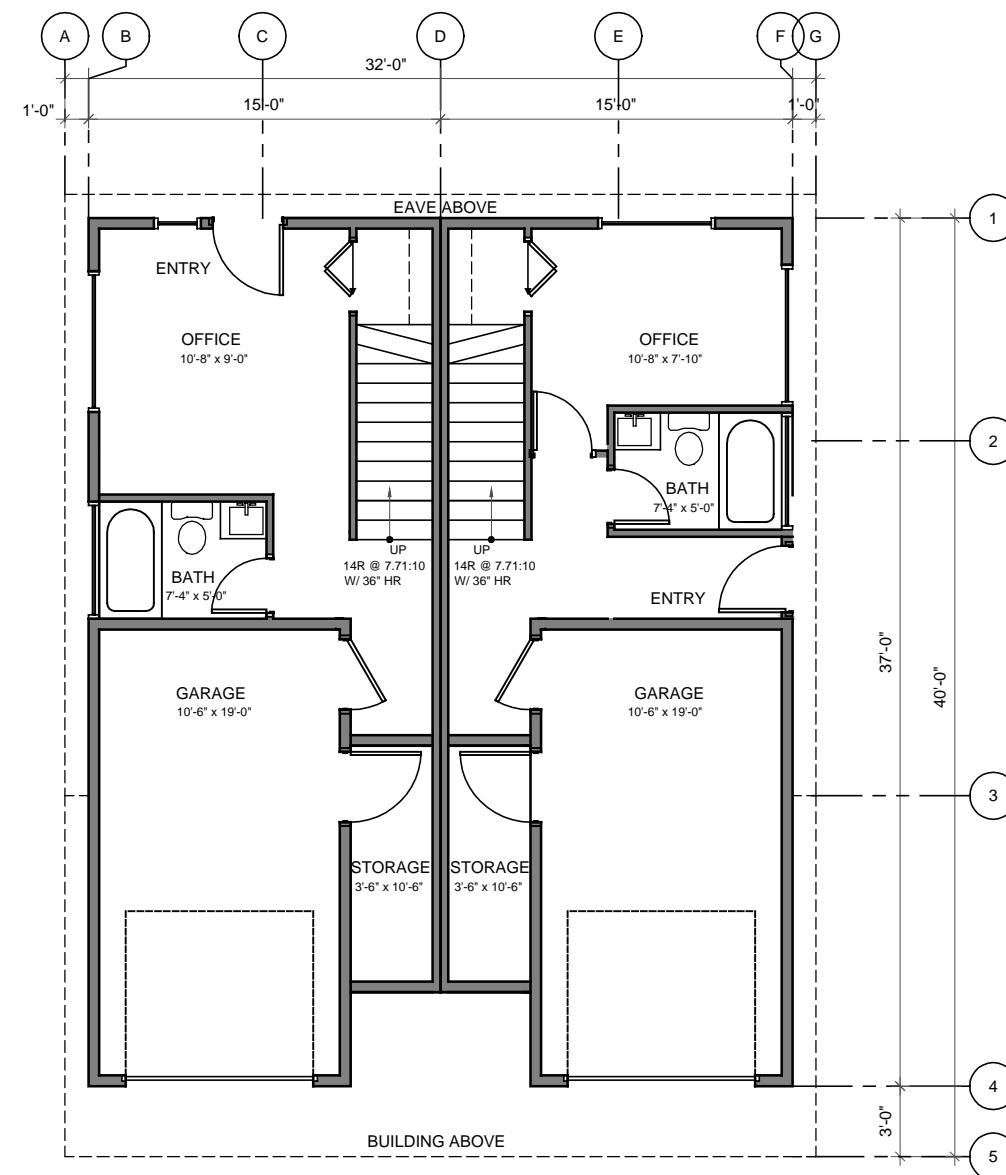


East Elevation

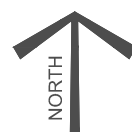


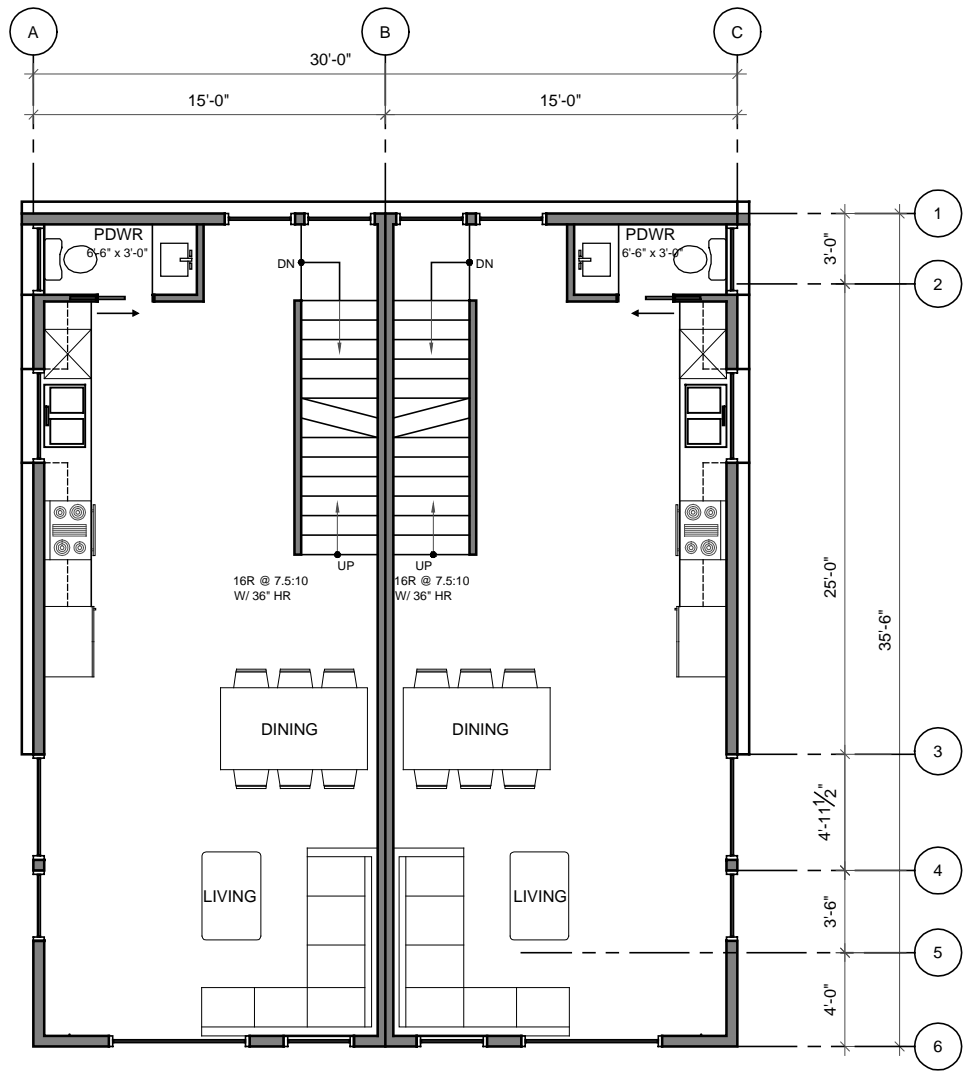


Unit A & B first floor plan

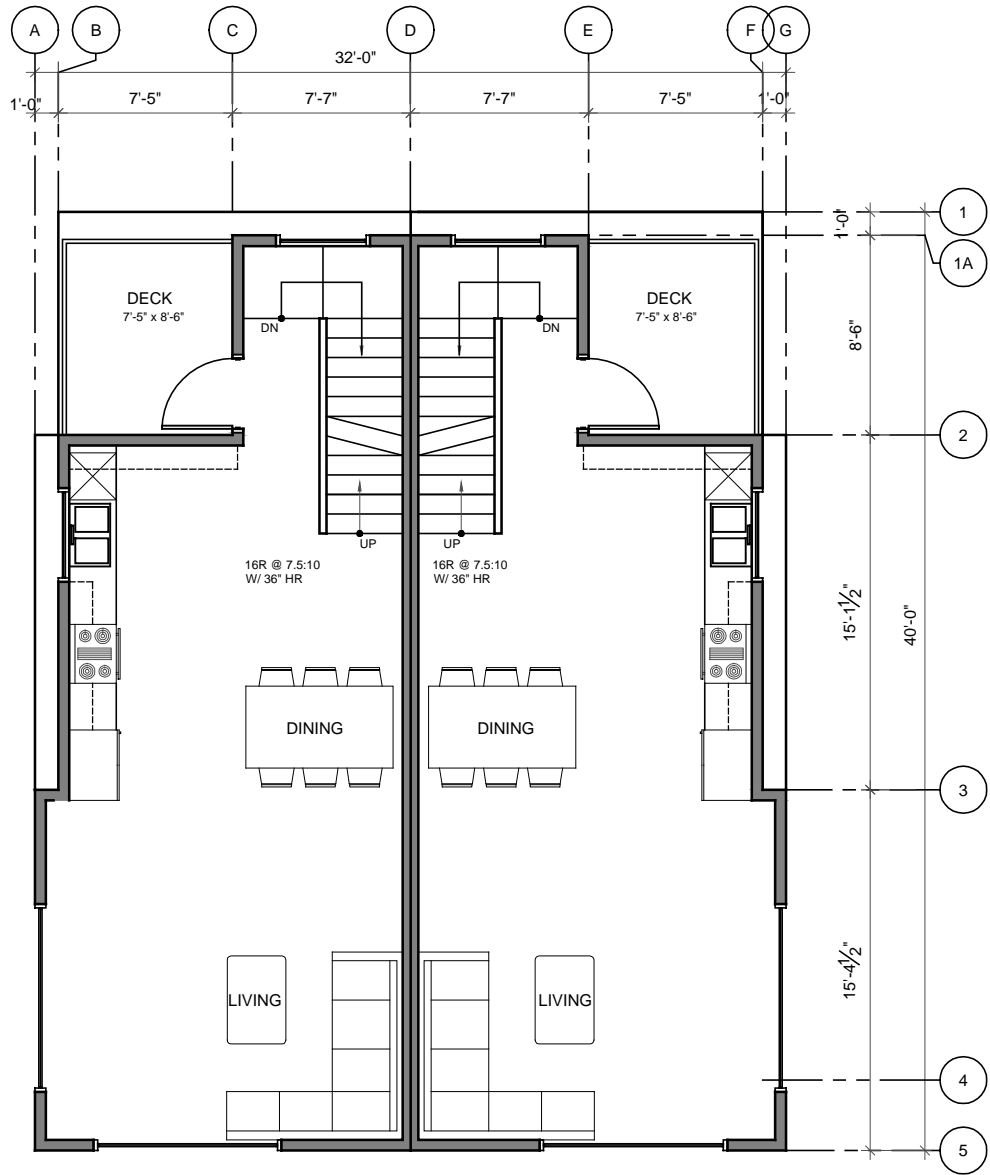


Unit C & D first floor plan

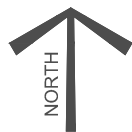


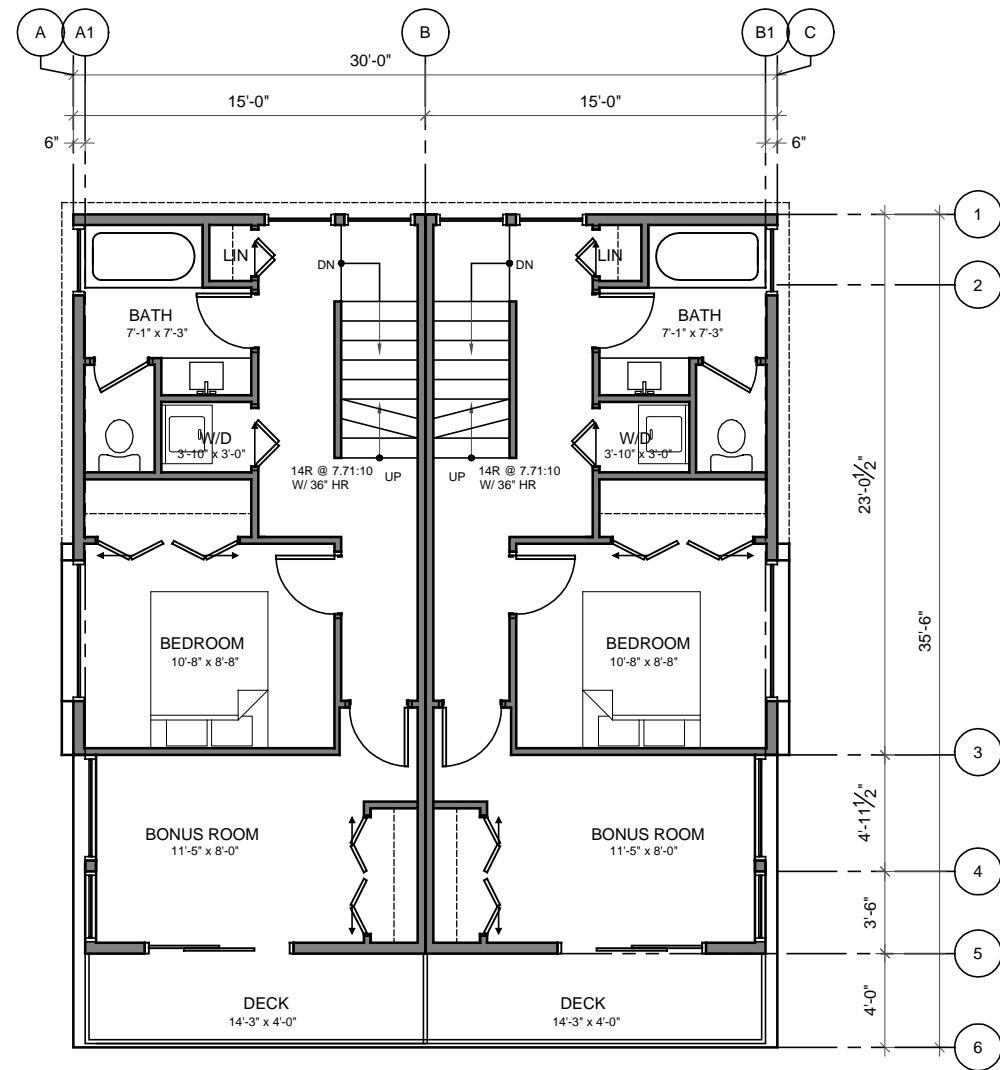


Unit A & B second floor plan

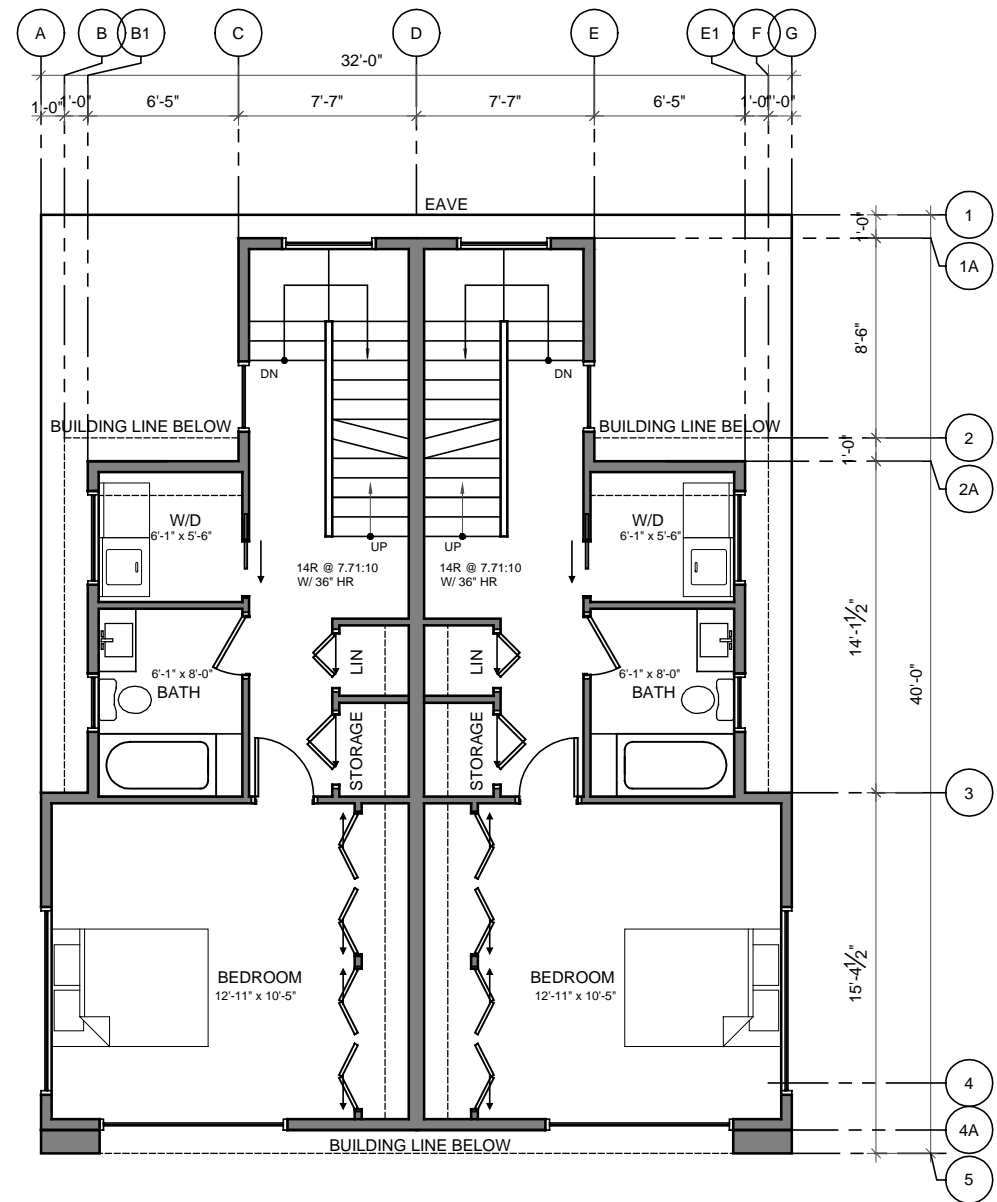


Unit C & D second floor plan



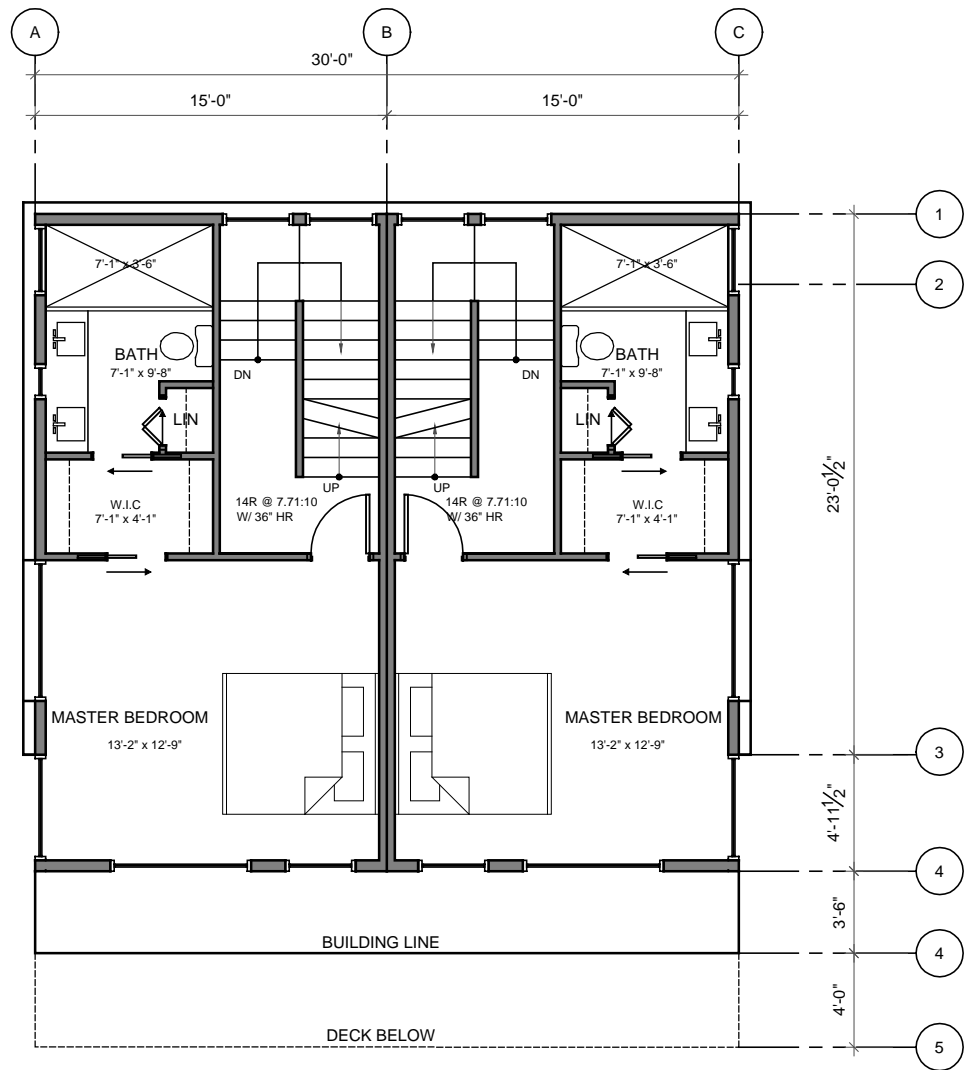


Unit A & B third floor plan

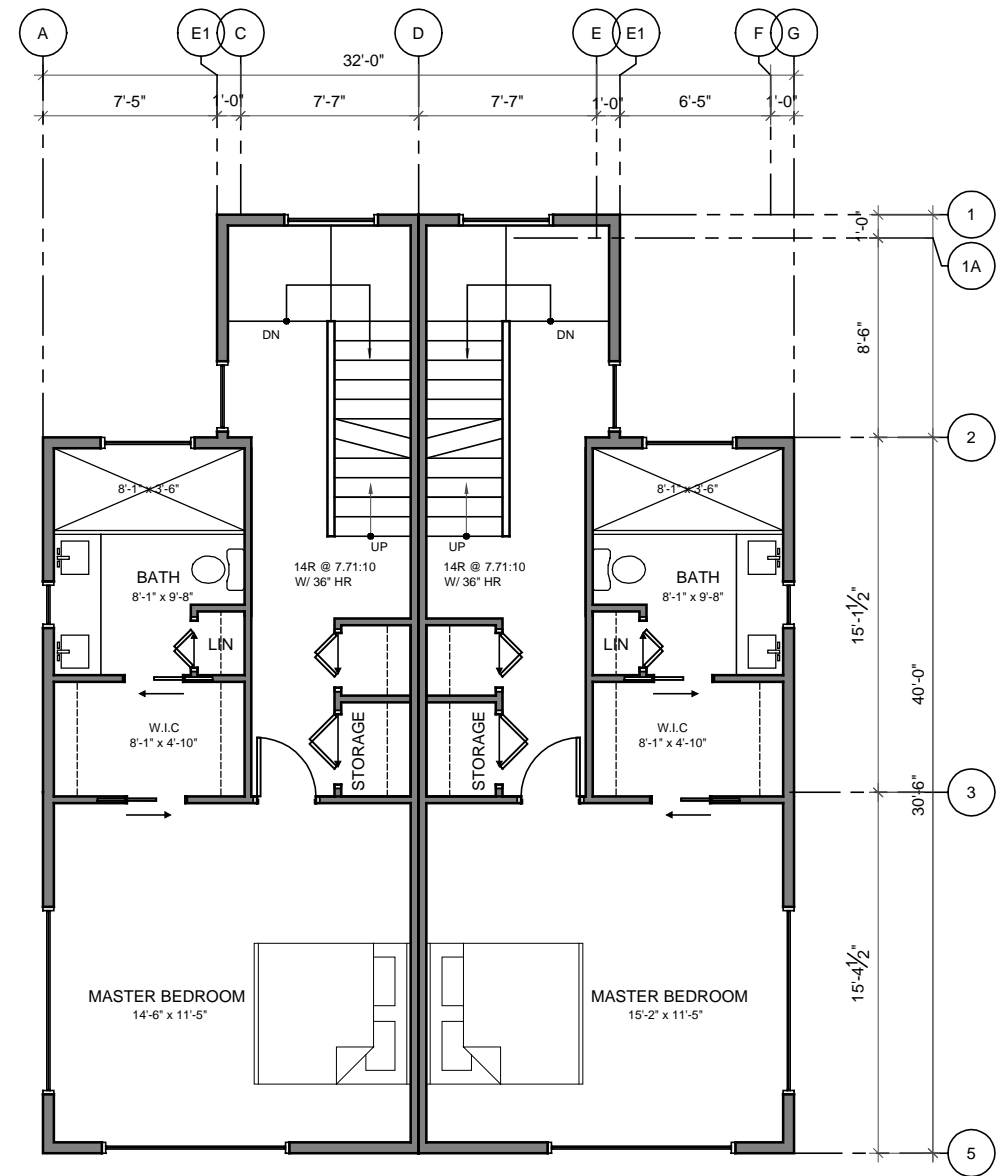


Unit C & D third floor plan



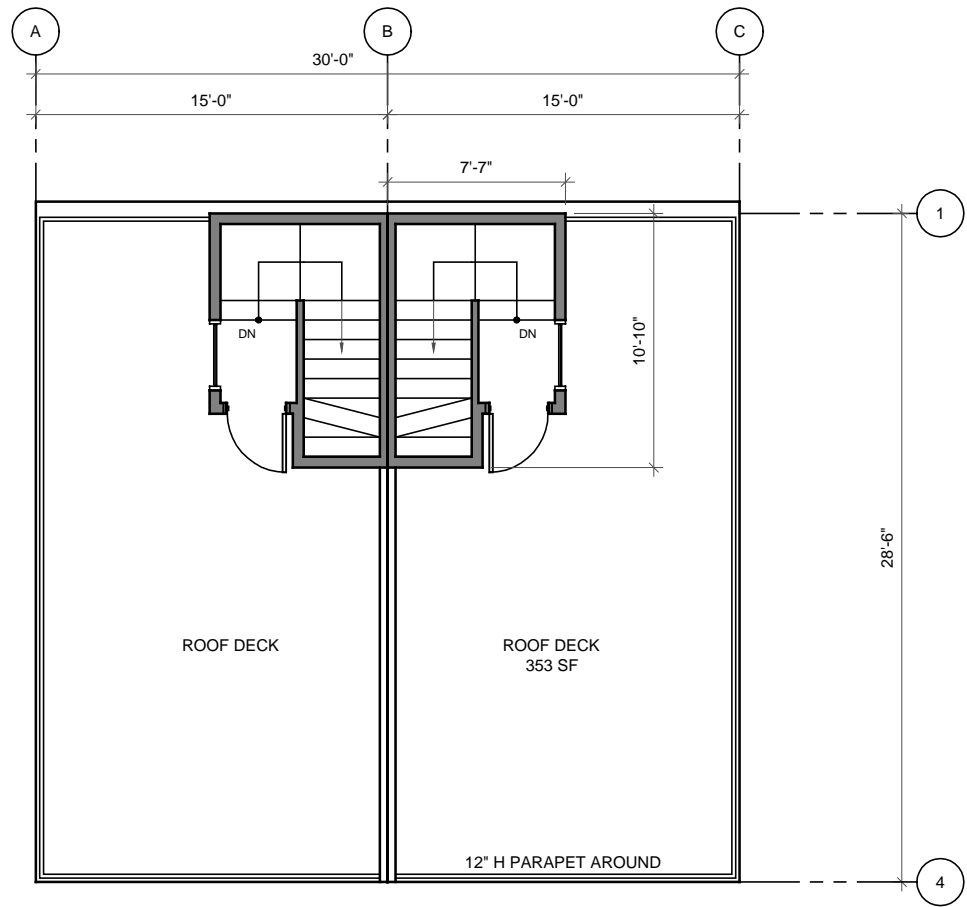


Unit A & B fourth floor plan

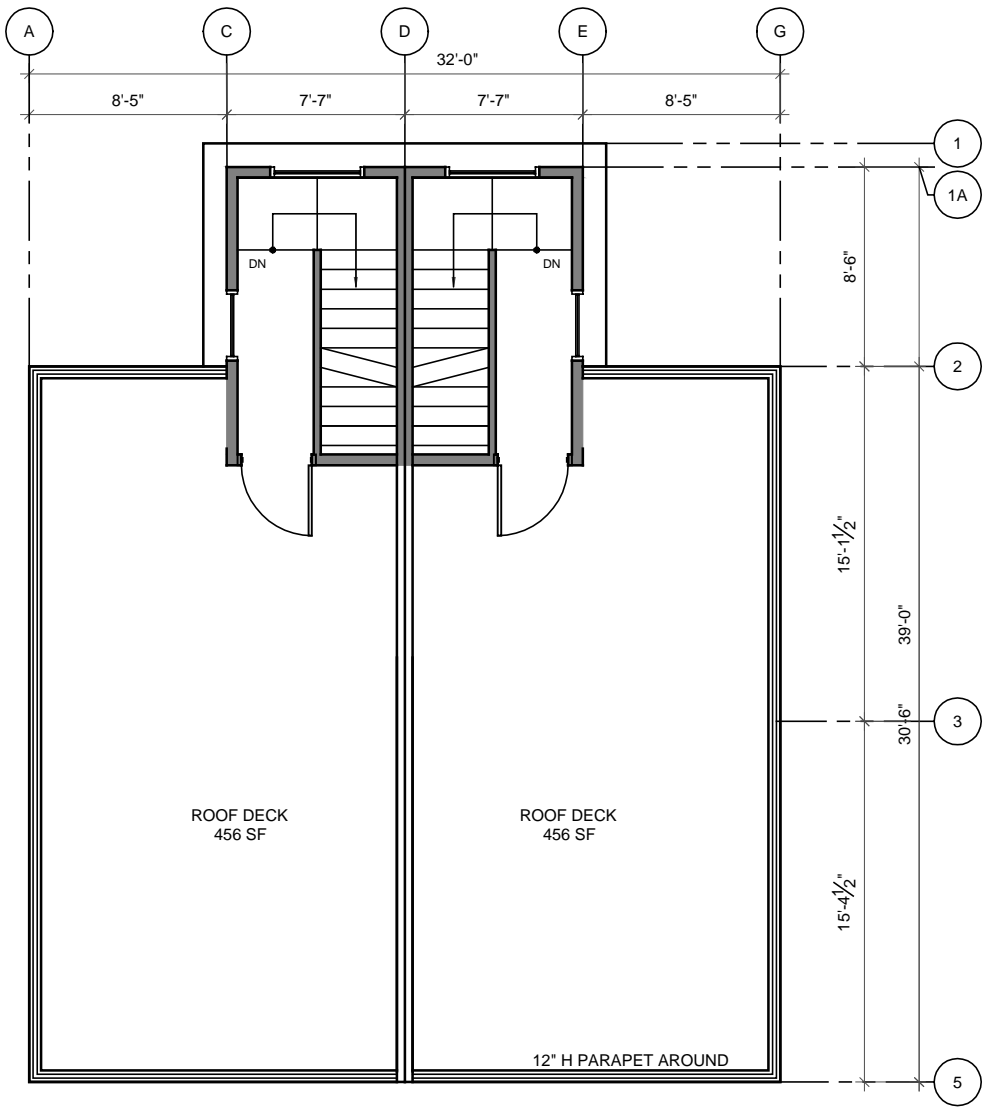


Unit C & D fourth floor plan

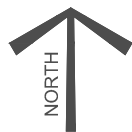


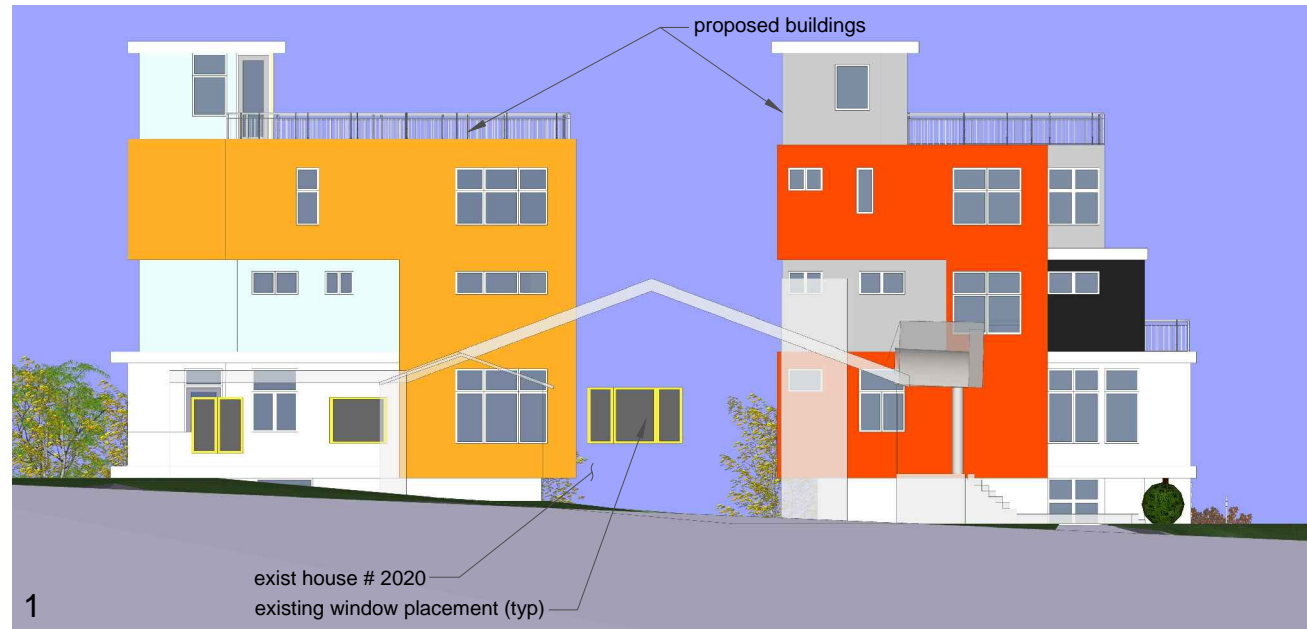


Unit A & B roof deck floor plan



Unit C & D roof deck floor plan





1 window alignment at west property line

window alignment at north property line



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2 bird's eye view at north property line

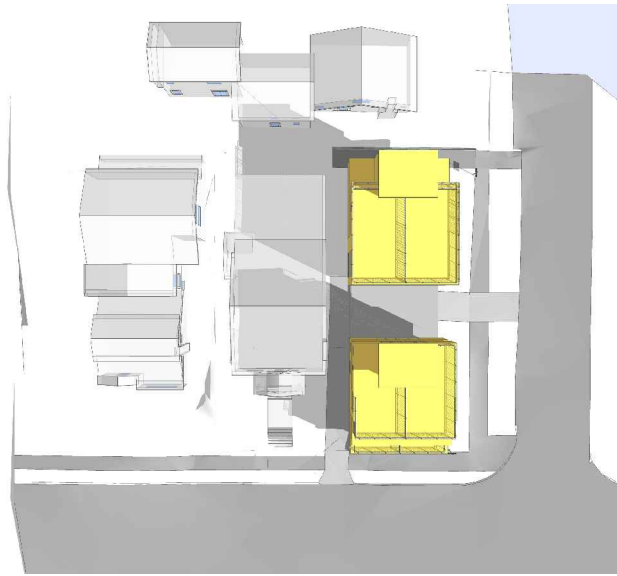
Window Study

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.

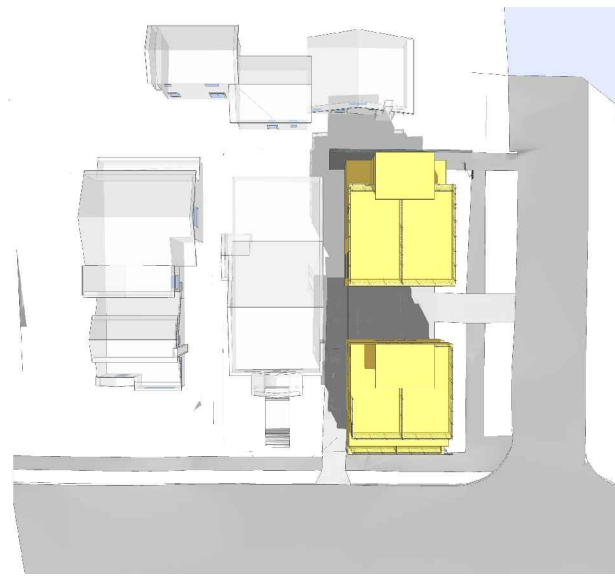
Along the West property line, the existing house have very minimal windows directly facing the proposed building [1].

Along the North property line, the existing house only few windows directly facing the proposed building, most the windows are facing other lots [2,3].





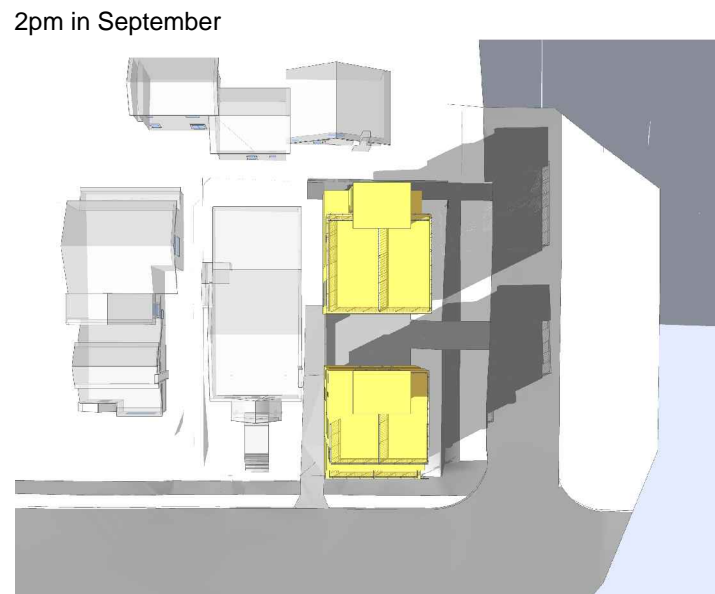
8am in september



10am in september



12pm in september

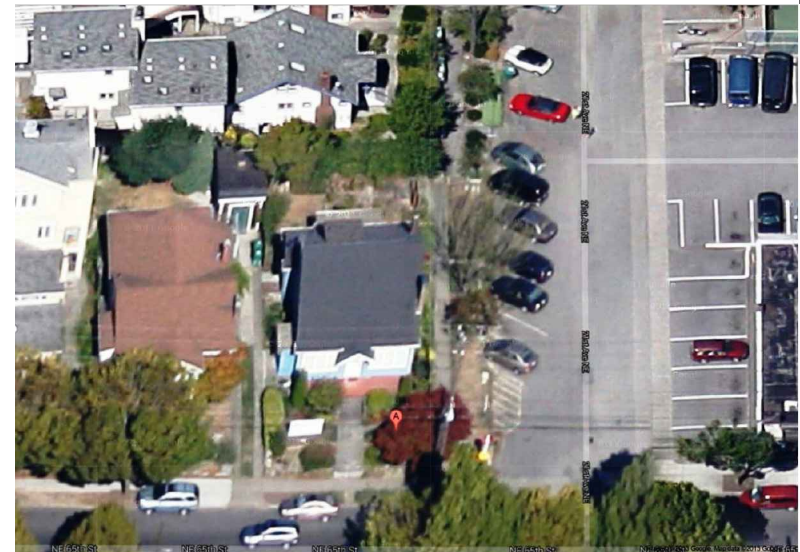


2pm in September



4pm in September

existing conditions



Shadow Study

The proposed structures do cast a shadow over the neighboring 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 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 kept.		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.		We have talked to SDOT - Tammy Frederick for 21st Ave NE street improvements. Springline Design LLC will handle the permit.
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. There are (2) two exceptional Japanese maples, one in the front SE corner and one in the back NW corner of the property, we are going to remove the one in the back NW corner of the property per 23.41.004.A.5, which provides a better usable space and interior environment for the owners.
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 corner street and walkway entrance.		Address signage will be provided at corner street and walkway entrance.		
A-5	Respect for Adjacent Sites	D-3	Retaining Walls		
	10 feet separates the proposed structure from the existing structure.		There are no hard surfaces along street fronts. Bio. planters will be provided along 65th street, and 10 feet landscape buffer will be provide along 21st Ave NE		
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 and 21st Ave NE.		
A-10	Corner Lots	E-1	Landscaping to Reinforce Design Continuity with Adjacent Sites		
	Visual interests: 1. Variations in building colors, that reflect the stacking of stories or reinforce the articulation of the facade; 2. Incorporation of architectural features that add interest and dimension to the facade, such as balconies.		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.				

