



PROJECT

Address: 6808 Oswego Place NE, Seattle, WA
 Zone: LR-3
 DPD #: 3015611 / 6369843 / 6370731
 APN: 952810-3430
 DPD Staff: Holly Goddard

PROPOSAL

We are proposing four three-story townhomes with rooftop decks. Parking is not required, however one garage parking space is provided.

CONTEXT

The existing use is a 2-story apartment building with 4 units and 1 garage parking space in the rear. Immediately to the north of the site is a group of 4 3-story buildings, each with 3 townhouses, for a total of 12 townhouses. To the east is a 2-story Seattle Housing Authority building with 3 residential units. To the south is a 4-story apartment building with 9 units. To the west, across the street is a 2-story building with 4 residential units. Also to the west is the Ravenna Office Building, a 4-story 56,896 square foot building with garage parking.

Further to the south is the John Marshall Public High School Building built in 1946 and the paved surface parking, tennis and basketball courts. At the north end of the street is a large 59-Unit condominium with small businesses at the street level.

The neighborhood is 2 blocks from Greenlake's softball fields and East Green Lake Beach and 1-block from transit stops and Ravenna Boulevard.

ADJUSTMENTS

SMC Section 43.41.018.D.4 Structure width, depth, and facade length limits may be increased by a maximum of 25 percent.





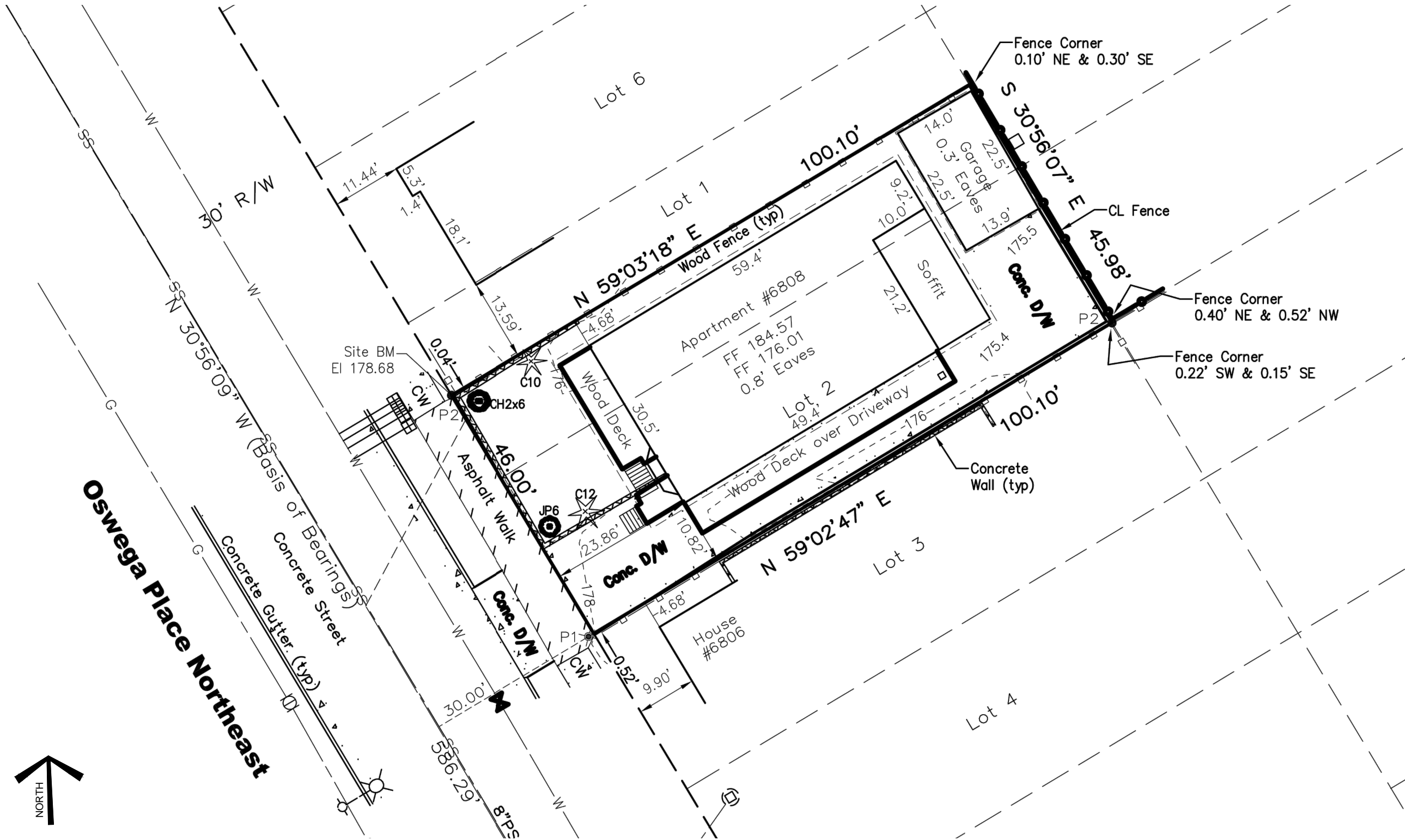


PHOTO KEY MAP - NOT TO SCALE



6808 OSWEGO PLACE NE
"SUGARMAN 2 & GENTLEMAN JACK"

STREAMLINED DESIGN REVIEW
GENERAL PACKET: OCTOBER 2, 2013



4-Unit Apartment

4-Unit Apartment

Ravenna Office Building

8-Unit Apartment

8-Unit Apartment

8-Unit Apartment

59-Unit Condominium



VIEW 1: STREET PANORAMA FACING EAST (ACROSS THE STREET FROM THE PROJECT SITE)

Fire Station #16

24-Unit Apartment

Townhouses- 6 Units

SFR

Townhouses - 12 Units

4-Plex

Apartment - 9 Units

Townhouses



VIEW 2: STREET PANORAMA FACING WEST (VIEW OF BLOCK WITH THE PROJECT SITE)

John Marshall Public High School



VIEW 3: OSWEGO PLACE, FACING SOUTH

106-Unit Condominium at end of block



VIEW 4: OSWEGO PLACE, FACING NORTH





VIEW 5: STREET FACING FACADE



VIEW 6: UNIT ENTRANCES AT WEST



VIEW 7: DRIVEWAY AT SOUTH
END OF PROPERTY,
FACING EAST



VIEW 8: EAST BACKYARD PARKING AND STORAGE SHED WITH
NEIGHBORING BUILDINGS BEYOND

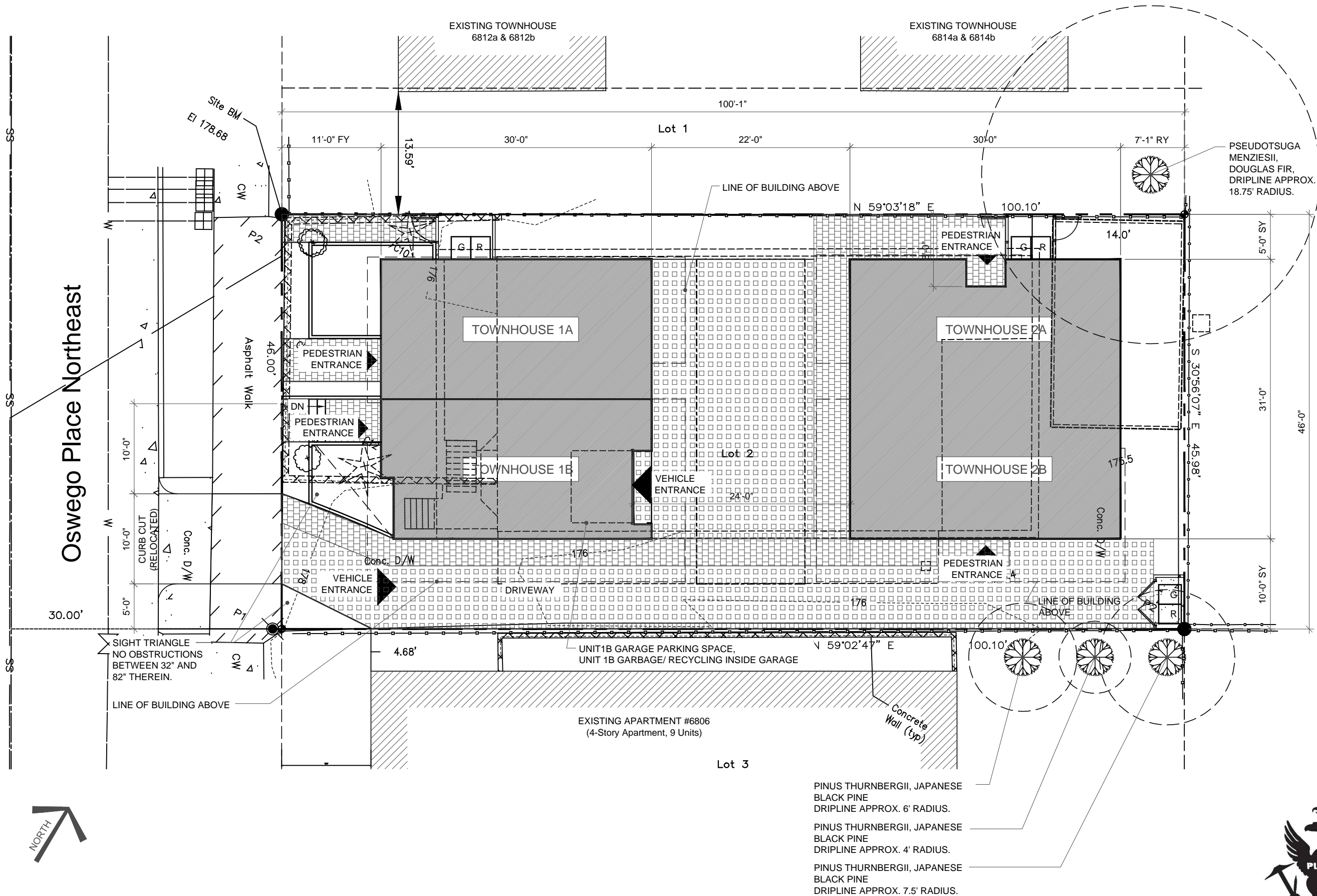


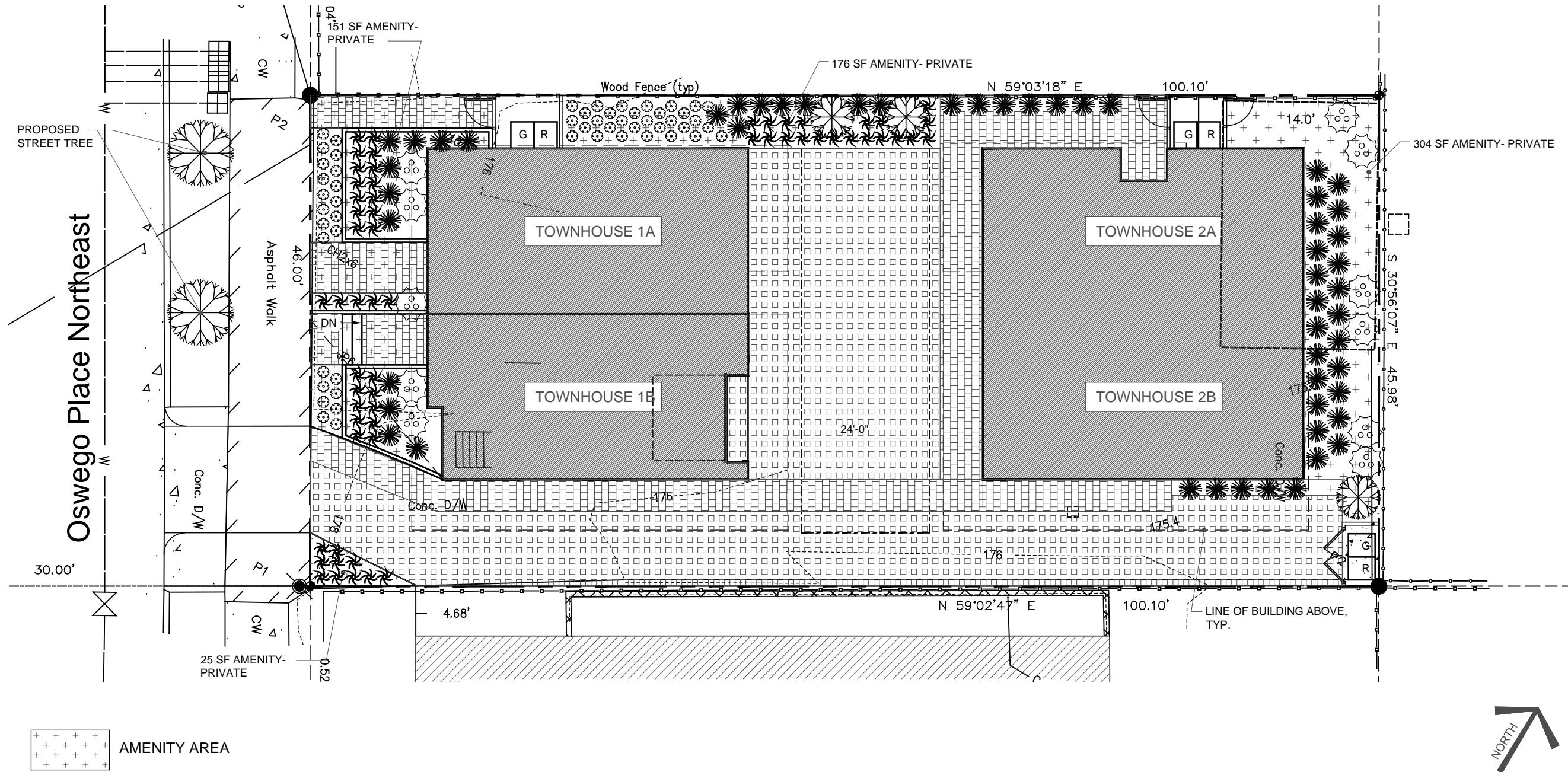
VIEW 9: IN BACKYARD/DRIVEWAY FACING WEST



VIEW 10: IN BACKYARD/DRIVEWAY FACING NORTH







Green Factor:

A minimum score of 0.6 required for LR-3 zones per SMC 23.45.524.

Amenity Area:

Required area per SMC 23.45.522 is equal to 25% of the entire lot area. For townhomes, this can be provided in either common or private amenity areas, with up to 50% located on rooftops.

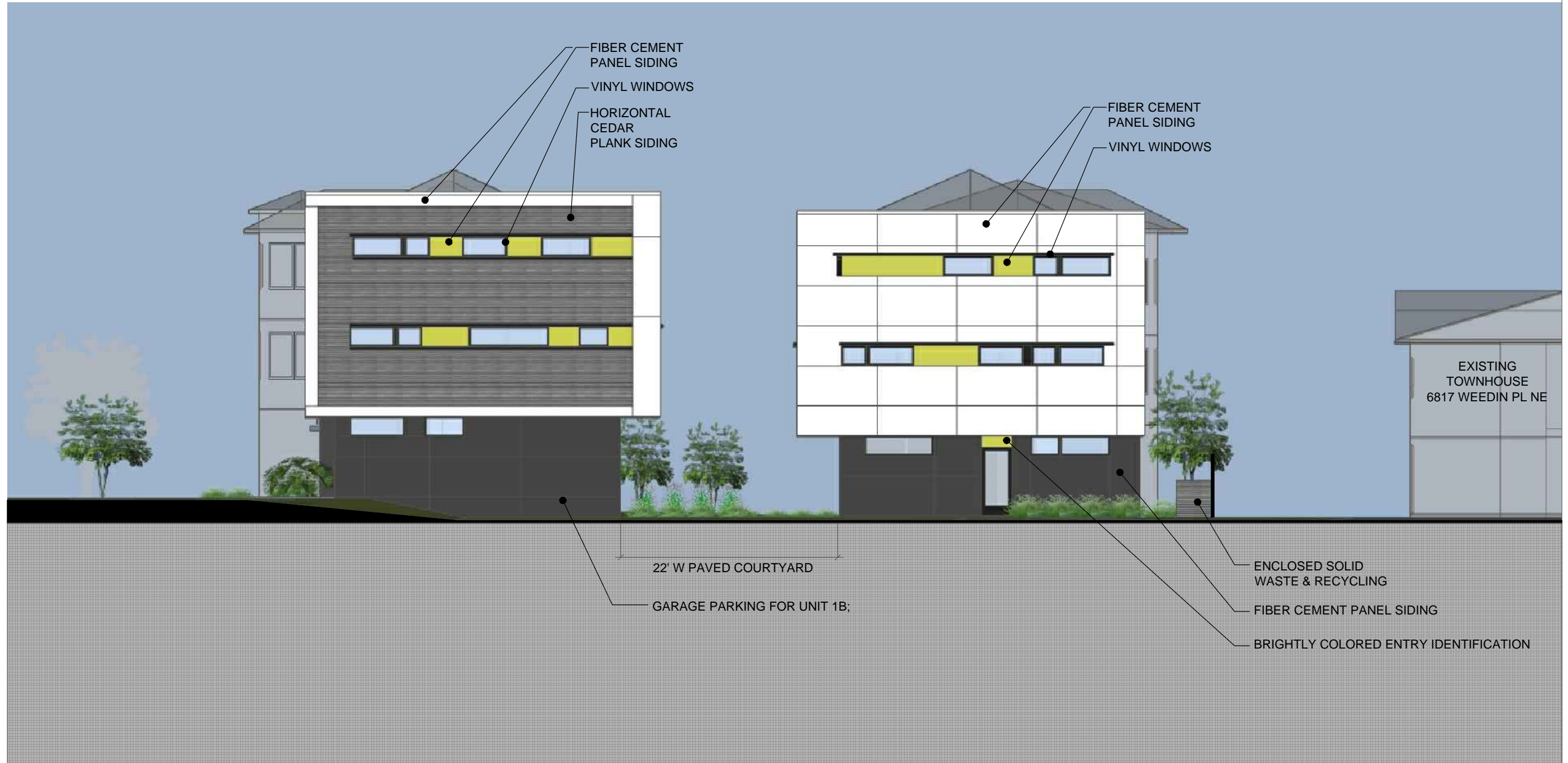
Required = 25% (4,604) = 1,151 sf

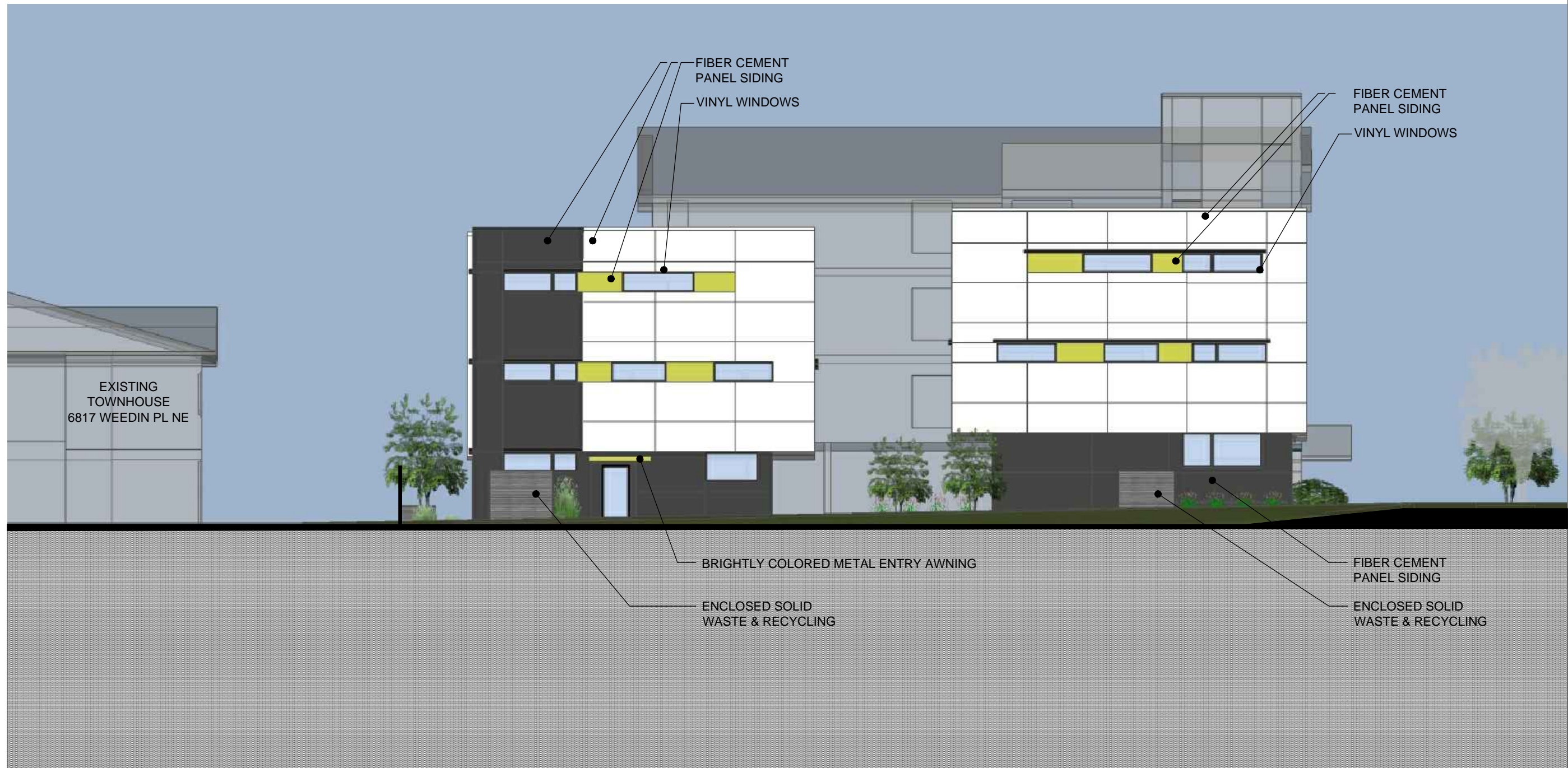
Provided = Private: 656 sf @ ground level + 576 sf @ roof decks = 1,232 sf total

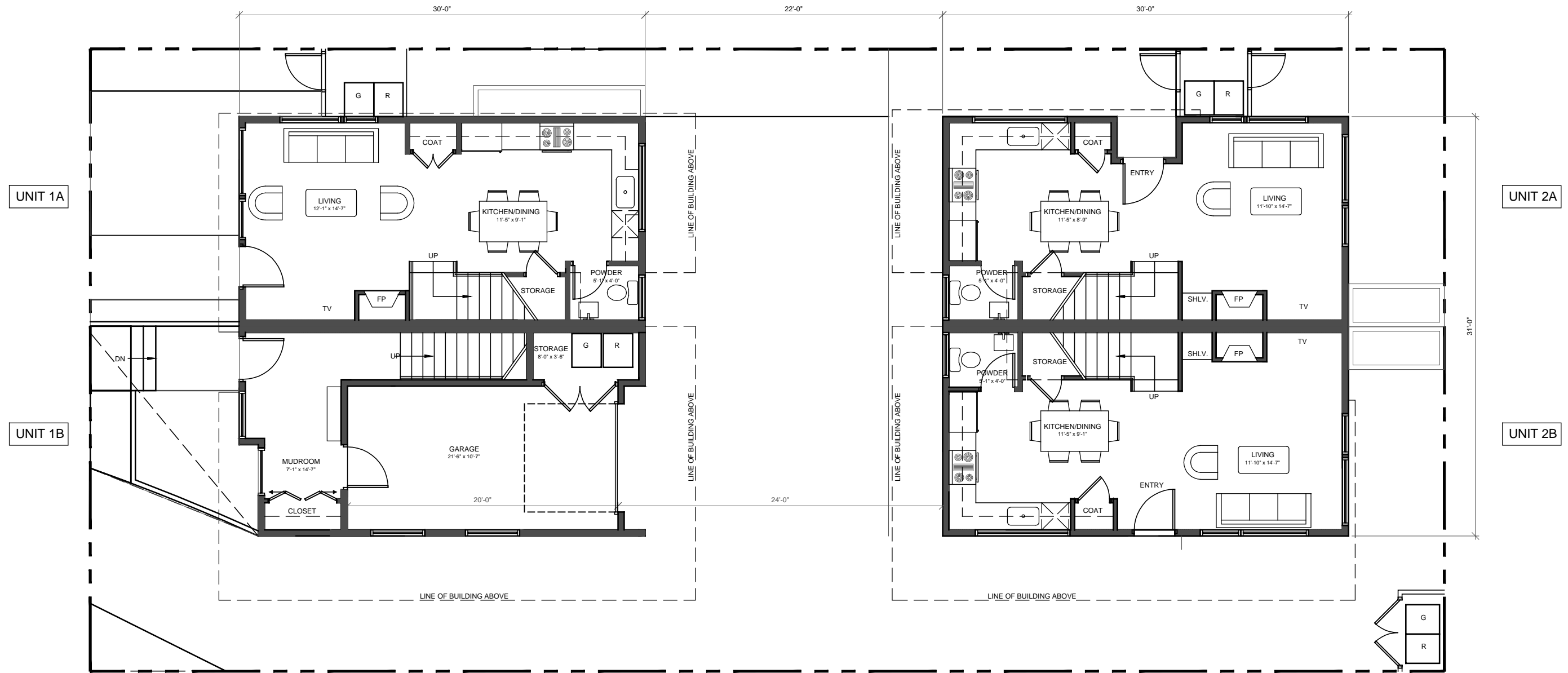


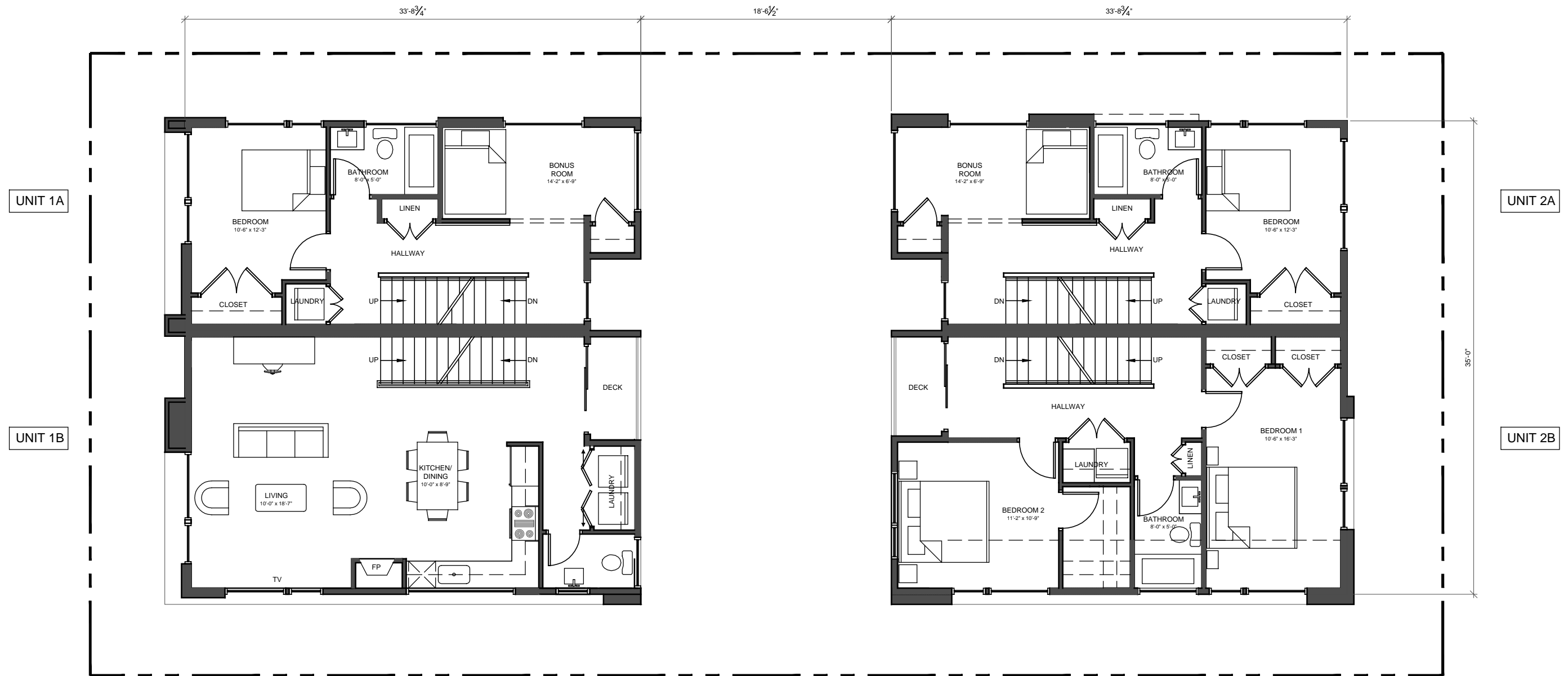


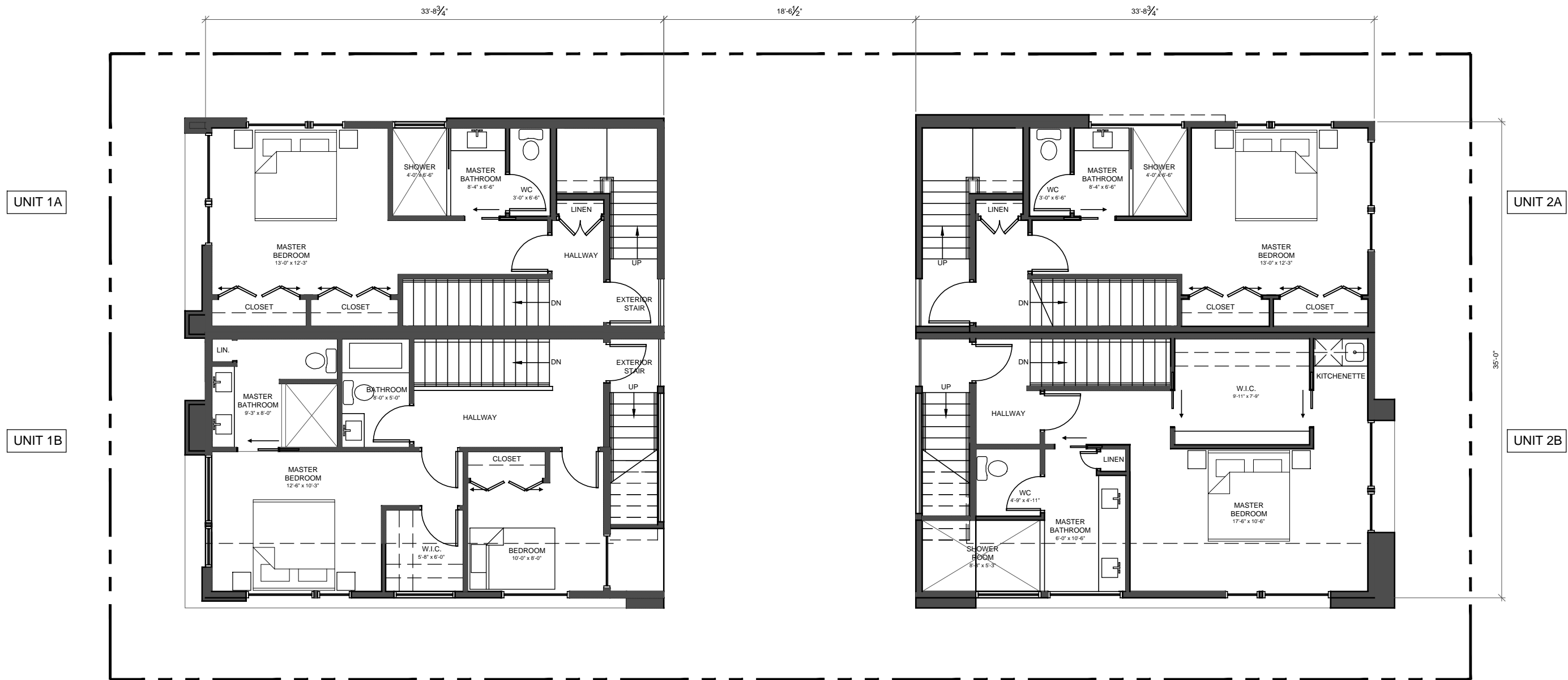


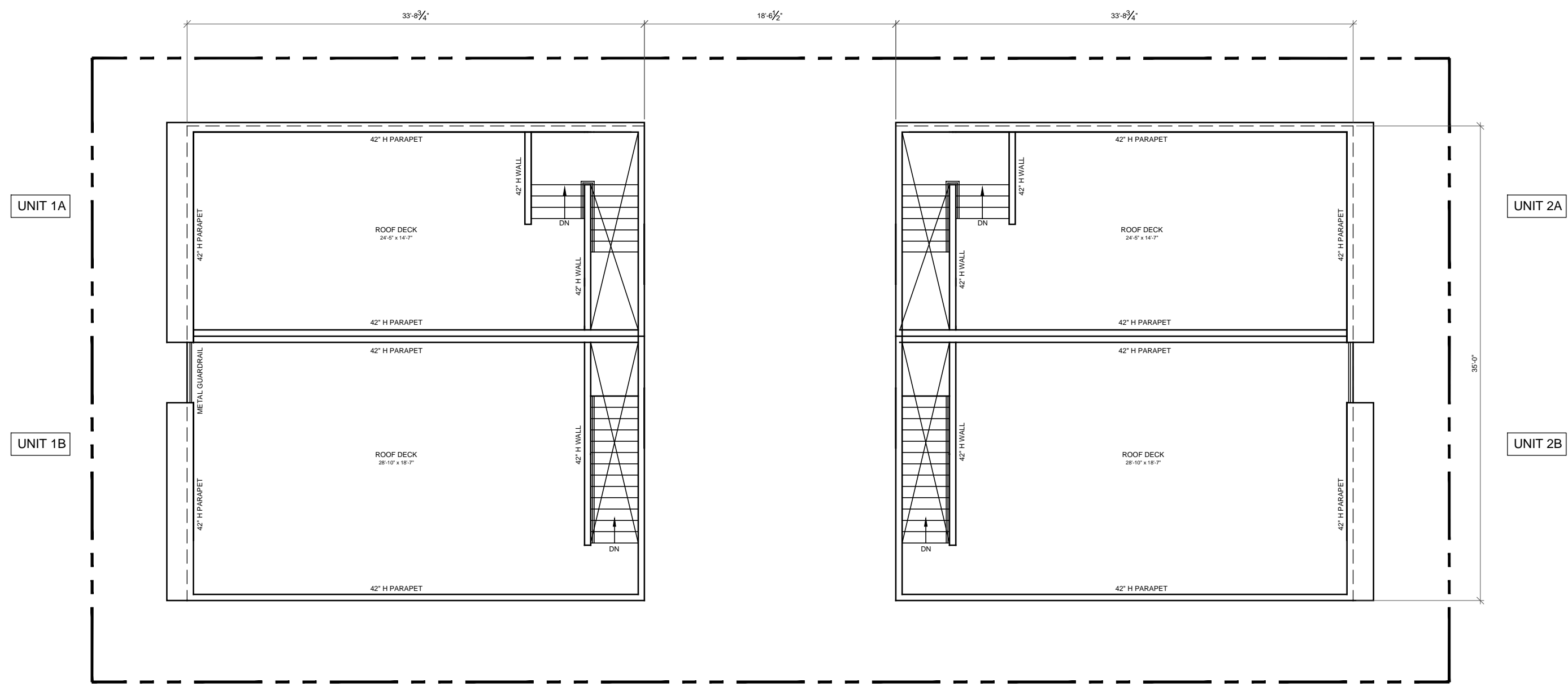


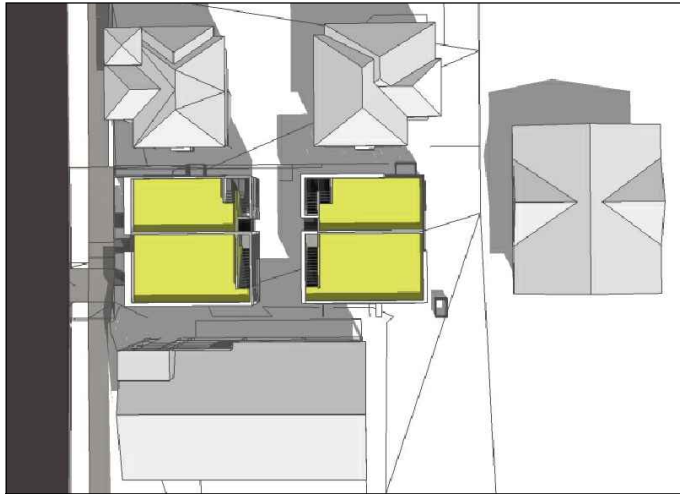




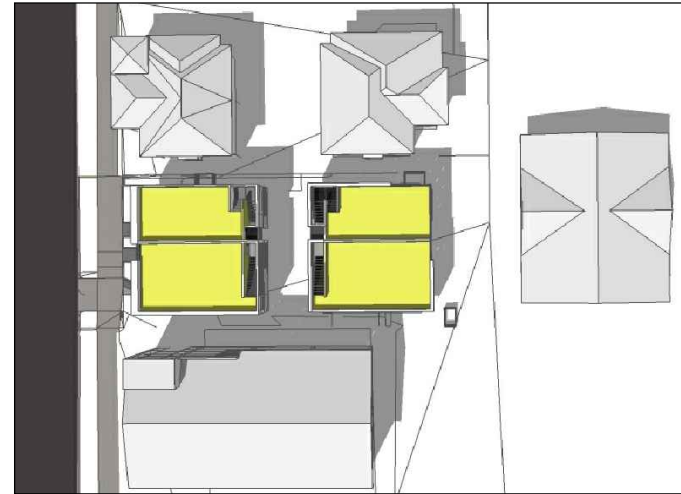




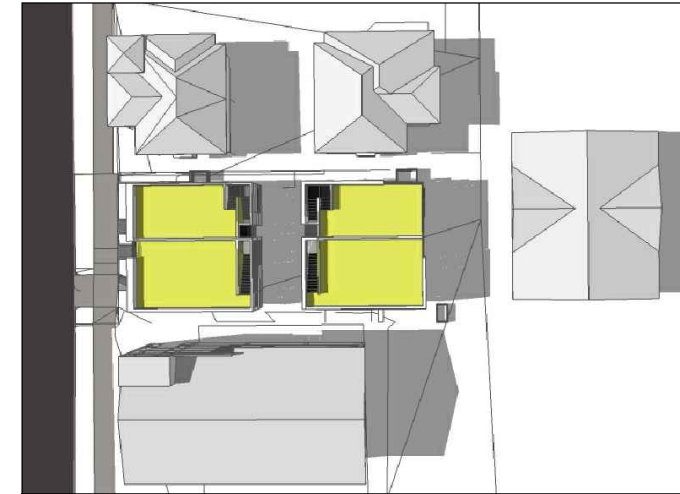




June 21 - 10 am



June 21 - 12 pm



June 21 - 2 pm



September 21 - 10 am



September 21 - 12 pm



September 21 - 2 pm



December 21 - 10 am



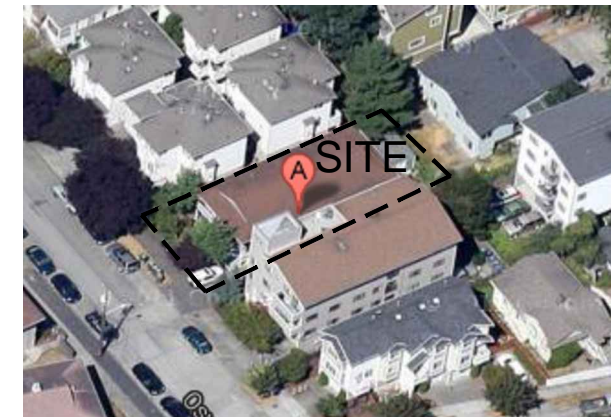
December 21 - 12 pm



December 21 - 2 pm

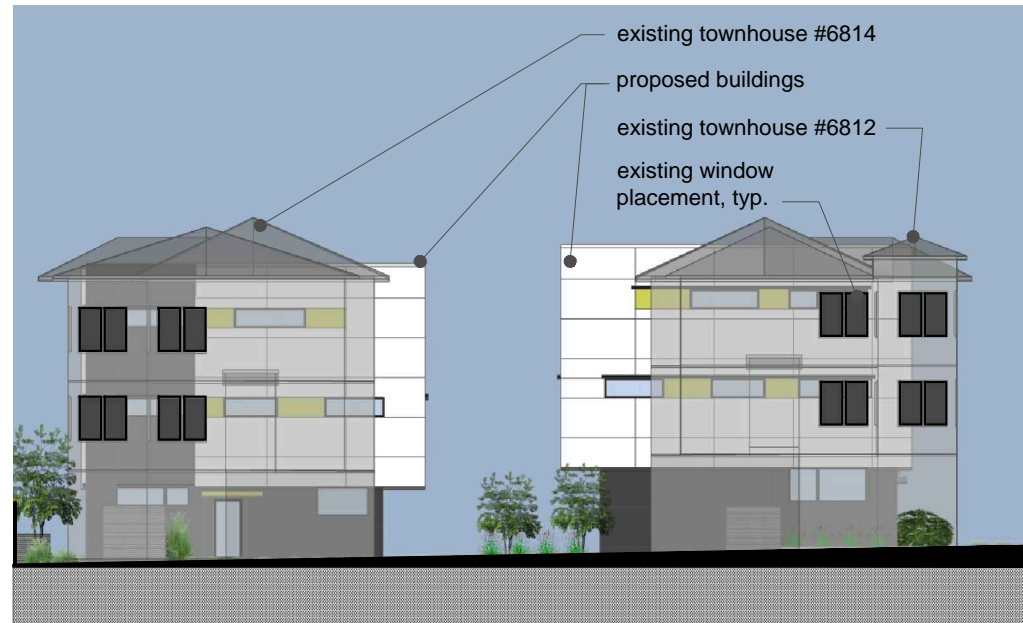
Shadow Study

The proposed structure has a minimal impact on the residential structures around it. This is due to the lower height of the proposed buildings in relation to the existing buildings to the north and south and the larger distance of the building to the east. The tall apartment building to the south casts a large shadow that shades the proposed project in much of the afternoon. In the Winter the proposed project does partially shade the apartments to the east and the lower levels of the Townhomes to the north.



Existing Conditions





1) Window alignment at north property line



2) Window alignment at east property line



3) Window alignment at south 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.

Windows into side yards along the north and south property lines, are primarily placed well above eye level so residents can't look across into other units. (images 1, 3, 4, & 6)

Along the east property line, the distance provided by the setbacks ensures privacy. The existing neighboring building has a 20' rear yard setback and the proposed building has a 7' setback. In addition, a 6' tall fence is proposed for the east property line to provide additional privacy for the ground floor. (images 2 & 5)



4) face of exist. apartment #6808



5) face of exist. Townhouse #6817 Weedon PL NE



6) similar face of exist. Townhouse #6812 & #6814 (opposite side is concealed by trees)



7) exist. Townhouse #6812 & #6814 (neighbors to the north) concealed by trees



DESIGN GUIDELINES

A-2 STREETSCAPE COMPATIBILITY

Landscaping in the required front setbacks is provided to help reinforce a desirable streetscape continuity in the pedestrian-oriented neighborhood.

A-3 ENTRANCES VISIBLE FROM THE STREET

The western units have entries that directly face the street and have brightly colored eaves to further identify the entries. The Eastern units have the same brightly colored eaves over the entry door locations to identify them from the pedestrian walkways into the site.

A-6 TRANSITION BETWEEN RESIDENCE AND THE STREET

The shallow front yard setbacks are well landscaped with variety of scales and types of evergreen grasses and taller screening shrubs at the building faces to provide additional privacy for the residents. Access to the rear units is via a paved walkway with accented paving to identify pedestrian walkway locations.

C-3 HUMAN SCALE

Architectural features are provided to emphasize a human scale to the buildings. The forms of the individual units are articulated and the entry eaves and street facing window layout is intended to bring relief to the facade and break the architectural elements into smaller scale pieces. In courtyard, the facades have metal deck railing and cedar screens at the exterior stairwells as well as the same unit articulation as the buildings fronts.

C-4 EXTERIOR FINISH MATERIALS

The existing neighborhood context is transitional and demonstrates a variety of materials. The proposed material palette is primarily fiber-cement board with accents of color as well as horizontal cedar plan siding on the upper stories as well as the courtyard-facing exterior stair screens. Fiber-cement board is durable, low maintenance material that lends itself to a more upscale look.

D-7 PEDESTRIAN SAFETY

Accent paving is provided to identify pedestrian walkways throughout the site.

D-12 RESIDENTIAL ENTRIES AND TRANSITIONS

The front yard setbacks are landscaped to provide a green transition from the sidewalk to the residence. The landscaping will screen and provide privacy to the residents while emphasizing the pedestrian friendly streetscape of the neighborhood.

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

Landscaping is provided throughout the site to enhance the residence experience as they travel along accent paving to their unit entries. The front yards provide screening with evergreen grasses and screening shrubs. The courtyard between the buildings has a landscaped area along one side where small trees, evergreen plants, and small shrubs are proposed. The rear units have small landscaped backyards where landscaping at the building's face is proposed to soften the transition from building to yard.



ADJUSTMENTS

SUMMARY:

The proposed facade length of the two proposed buildings combined exceeds the code requirement, unless an adjustment is approved.

CODE REFERENCE:

SMC 23.45.527	A	WIDTH & DEPTH IN LR ZONES
		WIDTH: 150 FT WIDTH ALLOWED
		PROVIDED 31 FT
	B1	DEPTH/FACADE LENGTH:
		ALLOWED: 100'-1" x 65% = 65'-0"
		PROPOSED: 33.7 + 33.9 = 68 FT
		PROPOSED ADJUSTMENT: 3% FACADE LENGTH INCREASE

RATIONALE:

The proposed facade length creates relief and interest in the facades through architectural eaves, balconies with metal railings facing the courtyard, and cedar-screened exterior stairs leading up to the roof deck. All of these features help to break down the mass of the building volume and reinforce desirable characteristics of human-scale detailing and facade articulation

