



caron

07.31.2013 STREAMLINED DESIGN REVIEW
111 17th AVENUE / DPD PROJECT # 3015756

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



PROPOSAL

The proposed project at 111 17th Avenue is 7 townhouses with no parking replacing a vacant lot. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood.

DPD Project #3015756
King County Assessor Parcel Numbers: 982670-0700
Legal Description: Lot 7 of Block 16 of the H.L. Yesler’s First Addition

ANALYSIS OF CONTEXT

The project site is about 7,680 SF located just northwest of the intersection of E Yesler Way and 17th Avenue in an LR-3 zone. The site slopes approximately 6' up from the southwest corner to the northeast corner. The lot is vacant with no existing structures on the site.

Directly south of the site there is a livework project proposed under a separate permit. This lot is zoned NC1-40 and currently occupied by vacant commercial structures (gas station, auto repair shop, etc). North of the project site is a newer townhome project, located east across 17th Avenue are various multi-family developments, and a parking lot serving an adjacent rowhouse project is located west of the project site.

Please see the following page for a graphic contextual analysis.

PROJECT SUMMARY

Lot Size - 7,680 SF
Zoning: LR-3
Residential Use FAR - 1.4
(Meeting standards of SMC 23.45.510. Table A, footnote #2)
Allowable FAR - 10,752 SF

LEVEL 1 TOTAL:	3,346 SF
LEVEL 2 TOTAL:	3,562 SF
LEVEL 3 TOTAL:	3,562 SF
TOTAL FAR:	10,470 SF < 10,752 SF ALLOWED

Setbacks per SMC 23.45.518:
Front: 5 ft. minimum
Side: 5 ft.
Rear: 5 ft. minimum

Height Limit per SMC 23.45.514:
30 ft.
+10 ft. additional height for stair penthouse

Green Factor 0.6 required per SMC 23.45.524.A.2.a

PROPOSAL AND ANALYSIS OF CONTEXT

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ANALYSIS OF CONTEXT

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The site is part of the South Jackson Urban Village. E Yesler Way is predominantly residential in character in this and adjacent blocks. Located southwest of the site is the historic Langston Hughes Performing Arts Center. Along the west property line there are several large poplar trees on-site identified as non-exceptional.

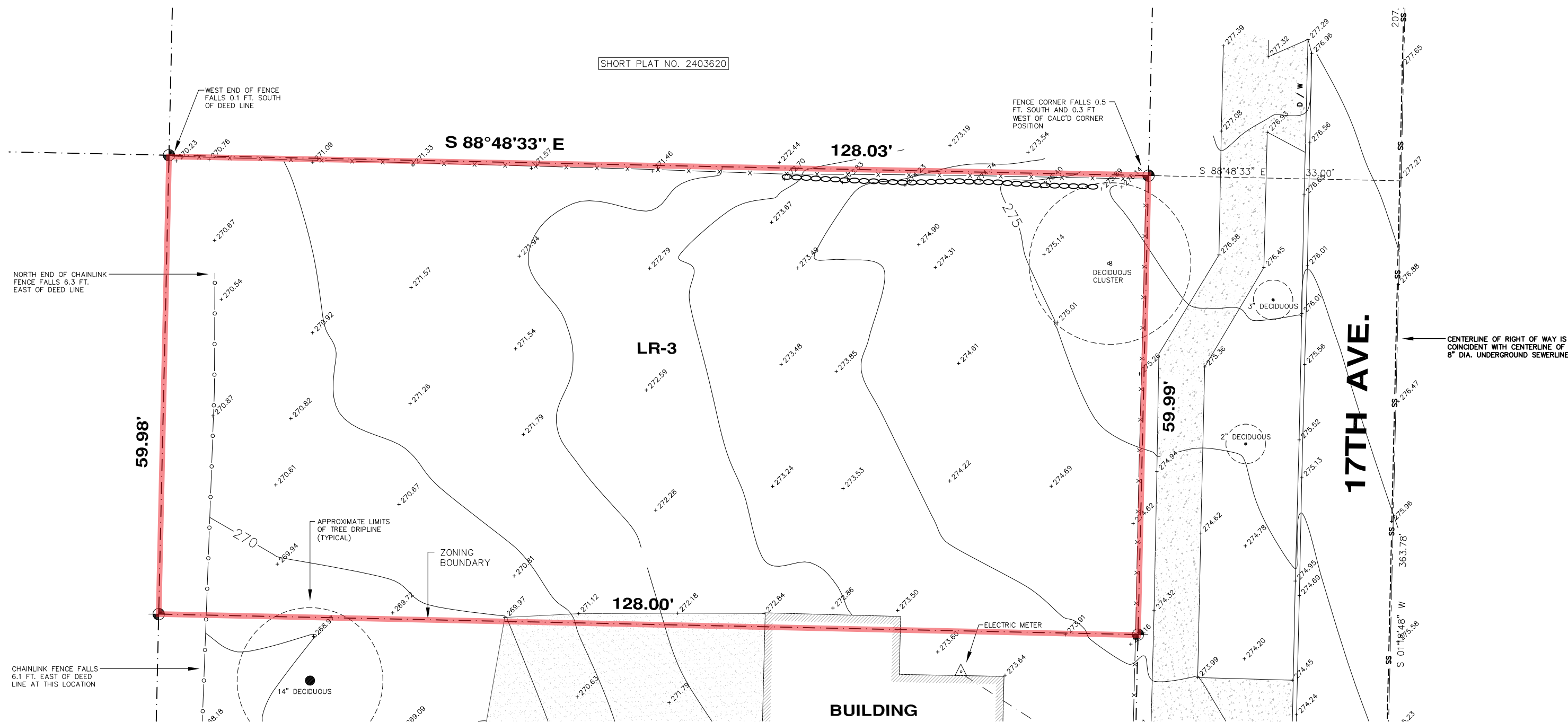
NEIGHBORHOOD DESIGN CUES (#)

1. Historic landmark performance hall with light brick facade
2. 10-15 old townhomes development, generally in muted colors, with fiber cement siding and composite shingle gable roofs
3. New modern development of townhomes with multicolored facades, flat roof and roof decks
4. 20+ year old low rise apartments with light colored facades, fiber cement siding and flat roofs.

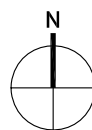
ANALYSIS OF CONTEXT

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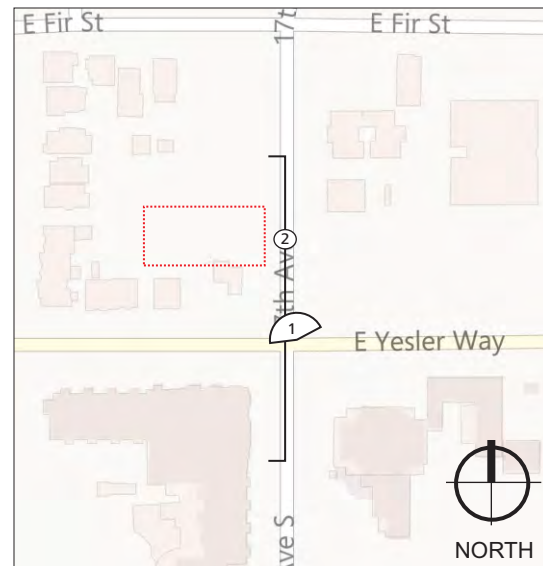




EXISTING SITE CONDITIONS - SURVEY



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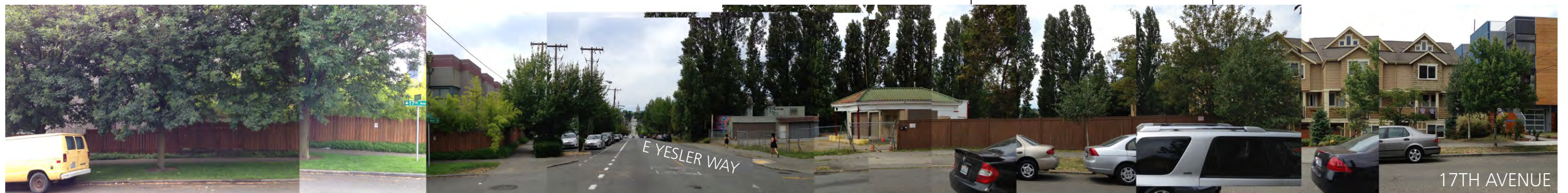
KEY PLAN

PROJECT SITE



1. E Yesler Way Street Perspective View, looking northwest at project site

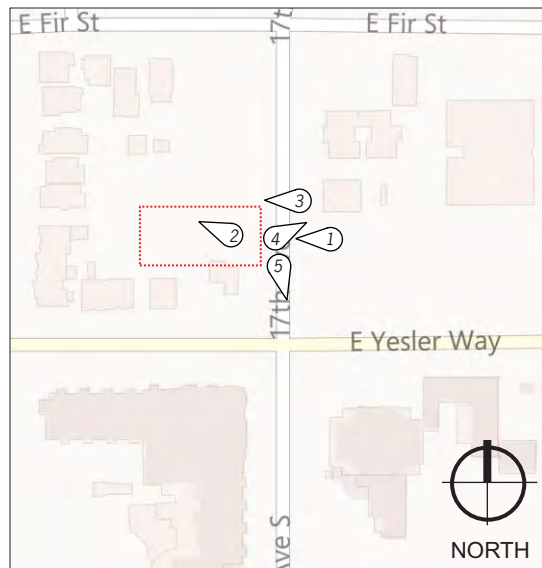
PROJECT SITE



2. 17th Avenue Street Elevation, looking west at project site

EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

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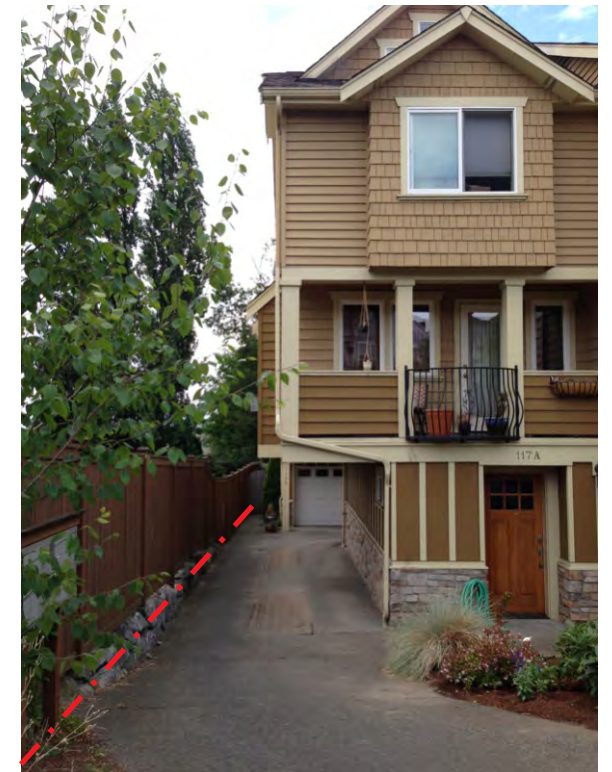
KEY PLAN



1. Project site, looking west



2. Project site, looking at northwest corner of site



3. View of north property line condition



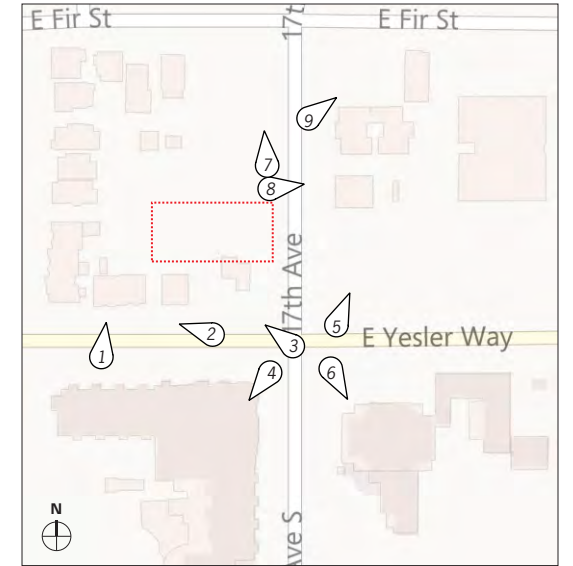
4. 17th Avenue view from site, looking northeast



5. 17th Avenue view from site, looking southeast

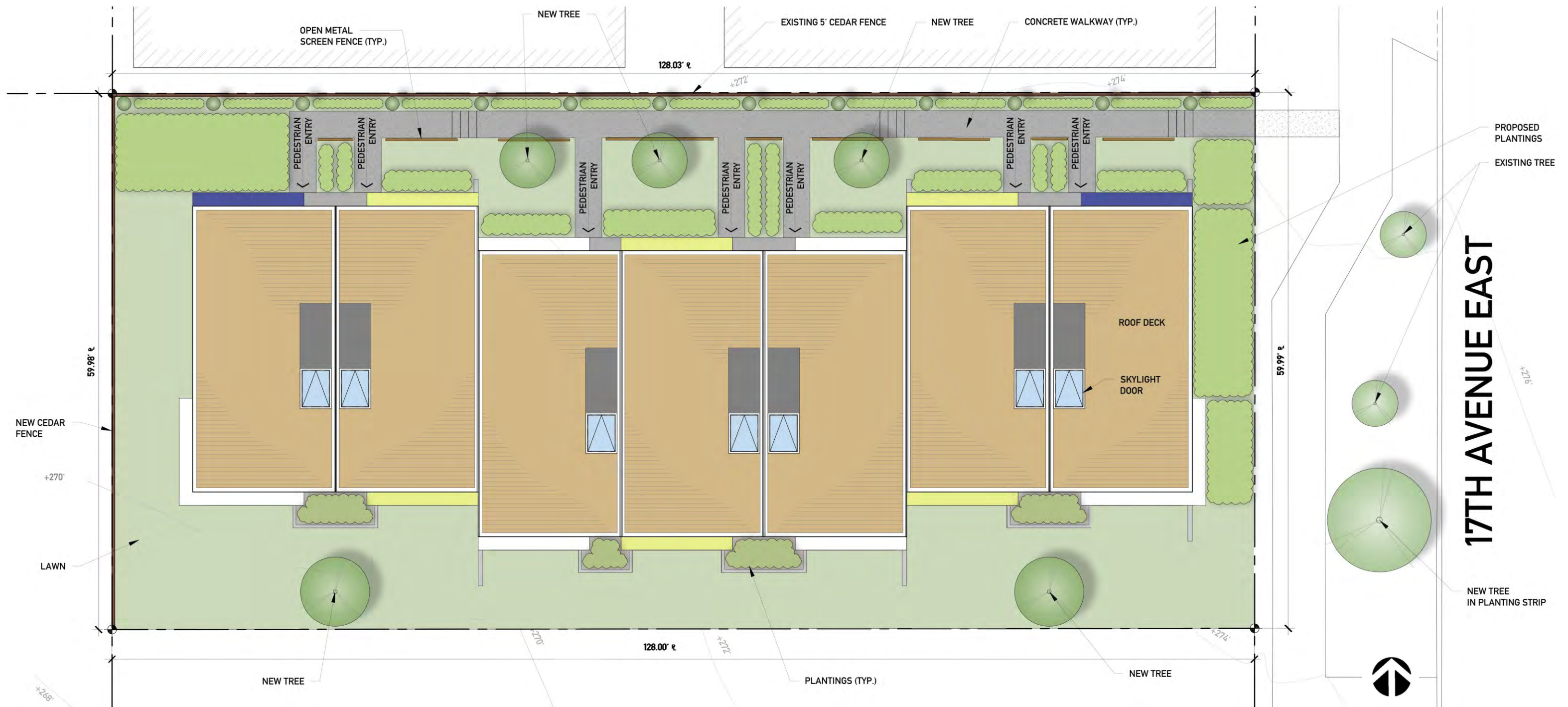
EXISTING SITE CONDITIONS - STREET VIEWS & ALLEY ELEVATION

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EXISTING SITE CONDITIONS - NEIGHBORHOOD CHARACTERISTICS

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LANDSCAPE PLAN


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Revised 12/28/10

Green Factor Score Sheet

SEATTLE

green factor



Project title: 111 17th Avenue

enter sq ft of parcel

Parcel size (enter this value first) *7,679

SCORE0.604

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"	<div>enter sq ft</div> <div>0</div>	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	<div>enter sq ft</div> <div>2,200</div>	0.6	1,320.0
3	Bioretention facilities	<div>enter sq ft</div> <div>500</div>	1.0	500.0
B Plantings (credit for plants in landscaped areas from Section A)				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	<div>enter sq ft</div> <div>1256</div>	0.1	126
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	<div>enter number of plants</div> <div>400</div> 4800	0.3	1,440
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	<div>enter number of plants</div> <div>0</div> 0	0.3	-
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	<div>enter number of plants</div> <div>5</div> 750	0.3	225.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	<div>enter number of plants</div> <div>1</div> 250	0.4	100.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	<div>enter number of plants</div> <div>0</div> 0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	<div>enter inches DBH</div> <div>0</div> 0	0.8	-
C Green roofs				
1	Over at least 2" and less than 4" of growth medium	<div>enter sq ft</div> <div>0</div>	0.4	-
2	Over at least 4" of growth medium	<div>enter sq ft</div> <div>0</div>	0.7	-
D Vegetated walls				
		<div>enter sq ft</div> <div>0</div>	0.7	-
E Approved water features				
		<div>enter sq ft</div> <div>0</div>	0.7	-
F Permeable paving				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	<div>enter sq ft</div> <div>0</div>	0.2	-
2	Permeable paving over at least 24" of soil or gravel	<div>enter sq ft</div> <div>1320</div>	0.5	660.0
G Structural soil systems				
		<div>enter sq ft</div> <div>0</div>	0.2	-
		sub-total of sq ft = 11,076		
H Bonuses				
1	Drought-tolerant or native plant species	<div>enter sq ft</div> <div>2076</div>	0.1	207.6
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	<div>enter sq ft</div> <div>0</div>	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	<div>enter sq ft</div> <div>600</div>	0.1	60
4	Landscaping in food cultivation	<div>enter sq ft</div> <div>0</div>	0.1	-
				Green Factor numerator = 4,638

LANDSCAPE GREEN FACTOR

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DESIGN GUIDELINES

A-1 Responding to Site Characteristics

The sloped character of the site will be expressed in a three-part segmented facade that breaks up an otherwise monotonous mass. The use of low height retaining walls and plantings will enhance the slope of the site while simultaneously allowing each unit to express some individuality.

A-2 Streetscape Compatibility

The various multi-family projects located north and east of the project site have all incorporated a generous landscape buffer between the units and the sidewalk. This landscaping buffer will be continued onto east property line matching neighboring projects. Another landscaping strip and an additional street tree in the ROW will provide additional relief and separation from 17th Avenue.

A-3 Entrances Visible from Street

All townhome units will have direct pedestrian access (along north side) from 17th Avenue with overhead protection and signage. Garage access will also be clearly visible and accessible from 17th Avenue (along south side).

A-5 Respect for Adjacent Sites

The southern adjacent site is zoned NC1-40 and being developed under a separate permit, but will share a similar design language and access driveway. The proximity of the development to the north of the site will be treated carefully with the use of fencing and tall plantings to create a visual and physical buffer between the two sites.

A-6 Transition Between Residence and Street

The individual unit pedestrian entrances are set back from the street allowing for privacy. These entrances are accessed via a common path off 17th Avenue. There will be a small gate separating the entrances from the street which identifies the transition from public to private space. The gate will be low enough to still allow for social interaction between residents and neighbors.

A-7 Residential Open Space

Residential open space will be provided for each unit on their individual roof decks. There is also "pocket park" amenity area space found at the ground level along the west property line.

A-8 Parking and Vehicle Access

There is no minimum requirement for parking due to the site's location within the Urban Village and Transit Overlay District.

B-1 Height, Bulk and Scale Compatibility

The bulk and scale of the project is compatible with the zoning and to the adjacent new developments on the block. In the proposed design, the north and south elevations of the building structure is broken up into 3 sections with individual modulation for each unit. All units are 3 stories which is consistent with structures along 17th Avenue.

C-1 Architectural Context

The proposed project will have a very similar aesthetic to that of multiple nearby projects. The modern massing and flat roof will tie the site in with comparable structures around the neighborhood.



DESIGN GUIDELINES

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C-2 Architectural Concept

The concept of the building is a simple rectangular volume which steps down in three sections (2 units - 3 units - 2 units), following the SW-NE slope of the site. The individuality of the units are expressed through materials, colors, decks and canopies. Roof decks provide each unit with NW views towards downtown Seattle and territorial views SE towards Mt. Rainier.

C-4 Exterior Finish Materials

The project will be primarily composed of painted or pre-finished fiber cement panels, corrugated metal siding, cedar wood siding, and vinyl windows. Material changes will help define and break up the mass of the structure. Durable elements, such as brick veneer will be used around the garages on the ground level to help ensure the longevity of the structure.

D-1 Pedestrian Open Spaces and Entrances

Landscaping will be provided in the zone where the building meets the sidewalk in effort to enhance the pedestrian experience of the project. Visual and pedestrian access into the site from the public sidewalk will be easily identifiable and sufficiently lighted.

D-6 Screening of Dumpsters, Utilities, and Service Areas

Every effort will be made to locate utility and mechanical equipment away from 17th Avenue. Screening materials will be used if necessary when it is not possible to locate these elements away from the street.

D-12 Residential Entries and Transitions

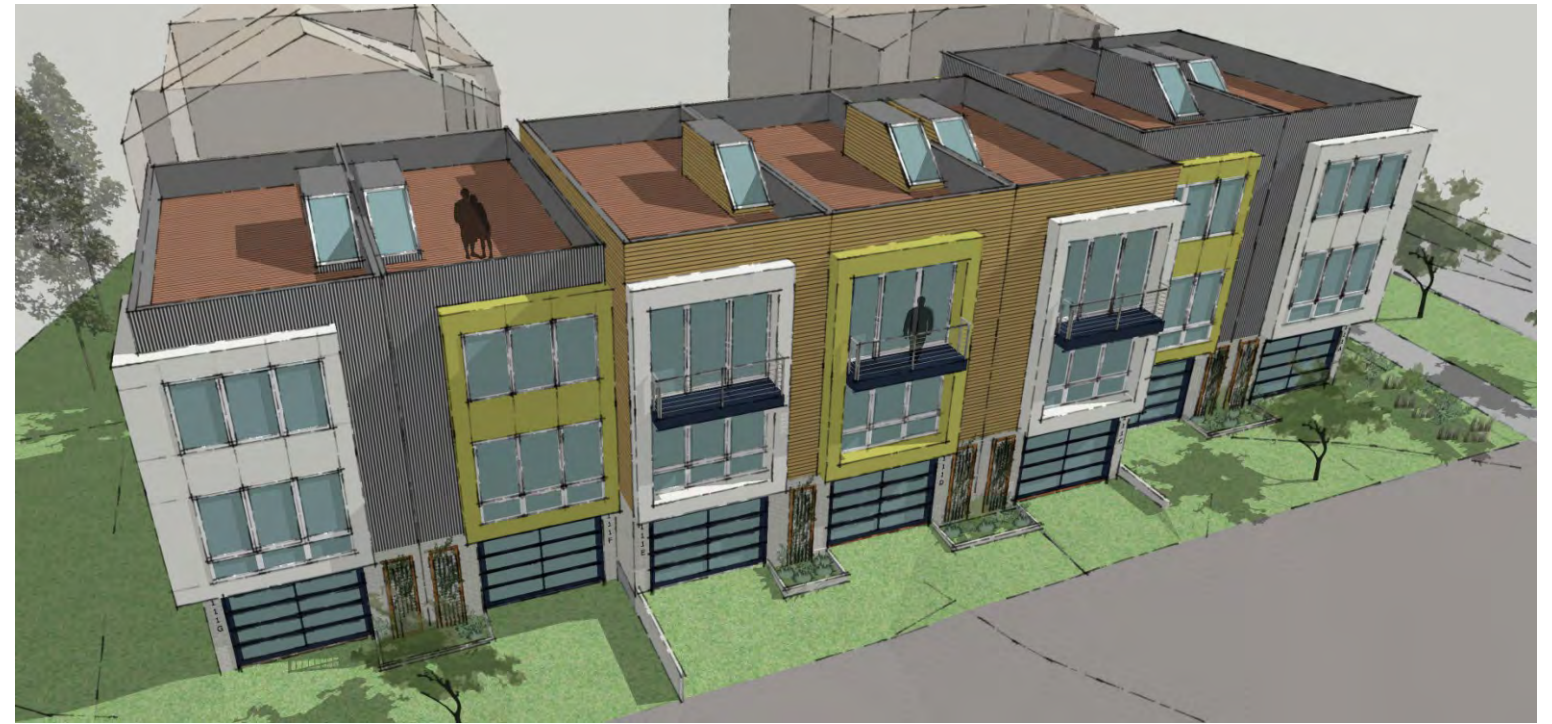
The space between the residential entries and the sidewalk will provide security and privacy for residents. The use of gates, landscaping, and overhangs will work together to create a visually interesting transition between the public and private zones on site.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

A landscape buffer along 17th Avenue will be similar to that of the properties to the north of the project site. This will reinforce the character of the neighborhood and create continuity among the sites in the area.

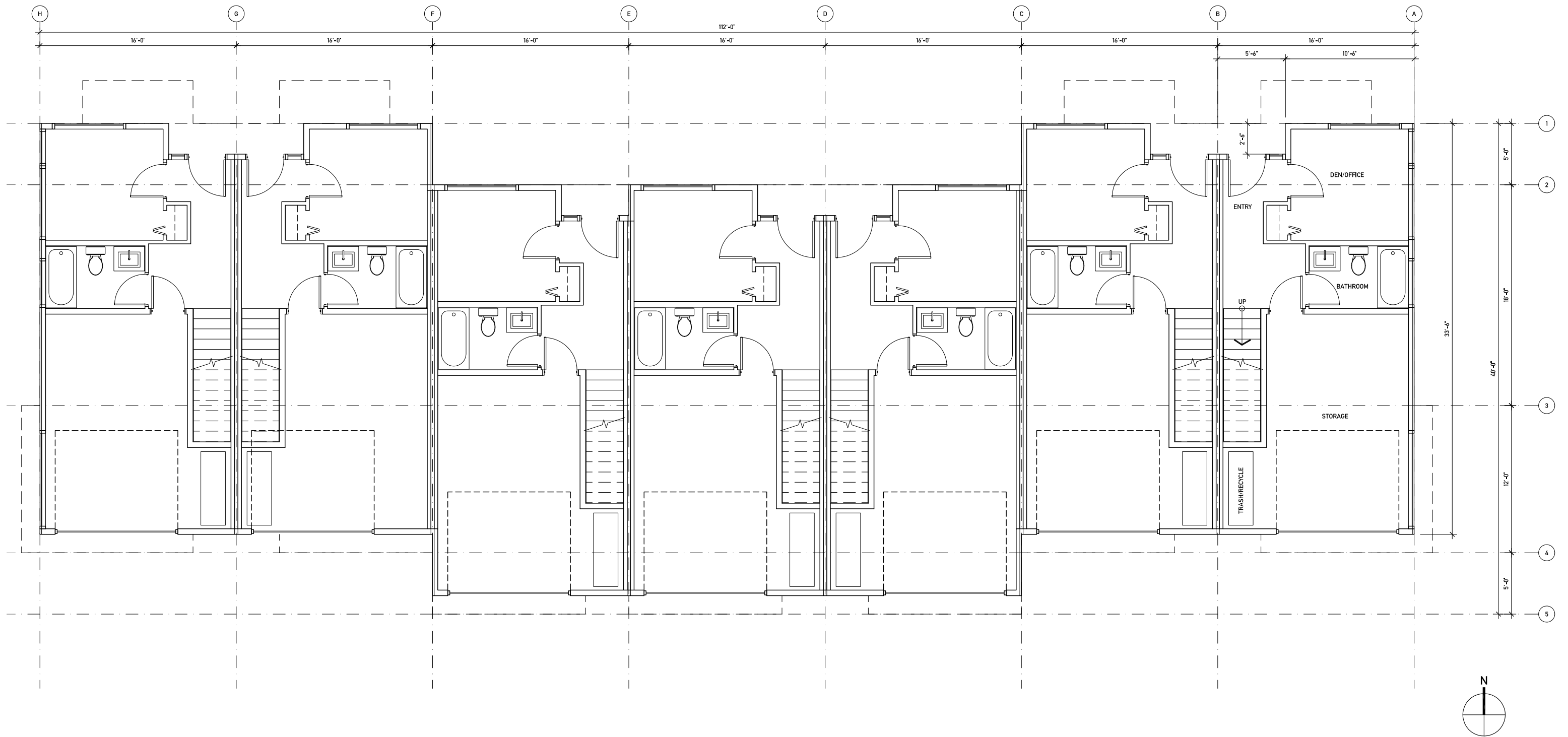
E-2 Landscaping to Enhance the Building and or Site

Lush landscaping will be a major feature of this project. A green factor goal of 0.60 has been established and is being met with numerous small/medium trees, shrubs and ground cover. Landscaping is used to enhance the common amenity space found at the ground level. Yards for residents are created along the northern side of the lot with space for shrubs and greenery. Please see the landscaping plan in this packet for more detailed information.



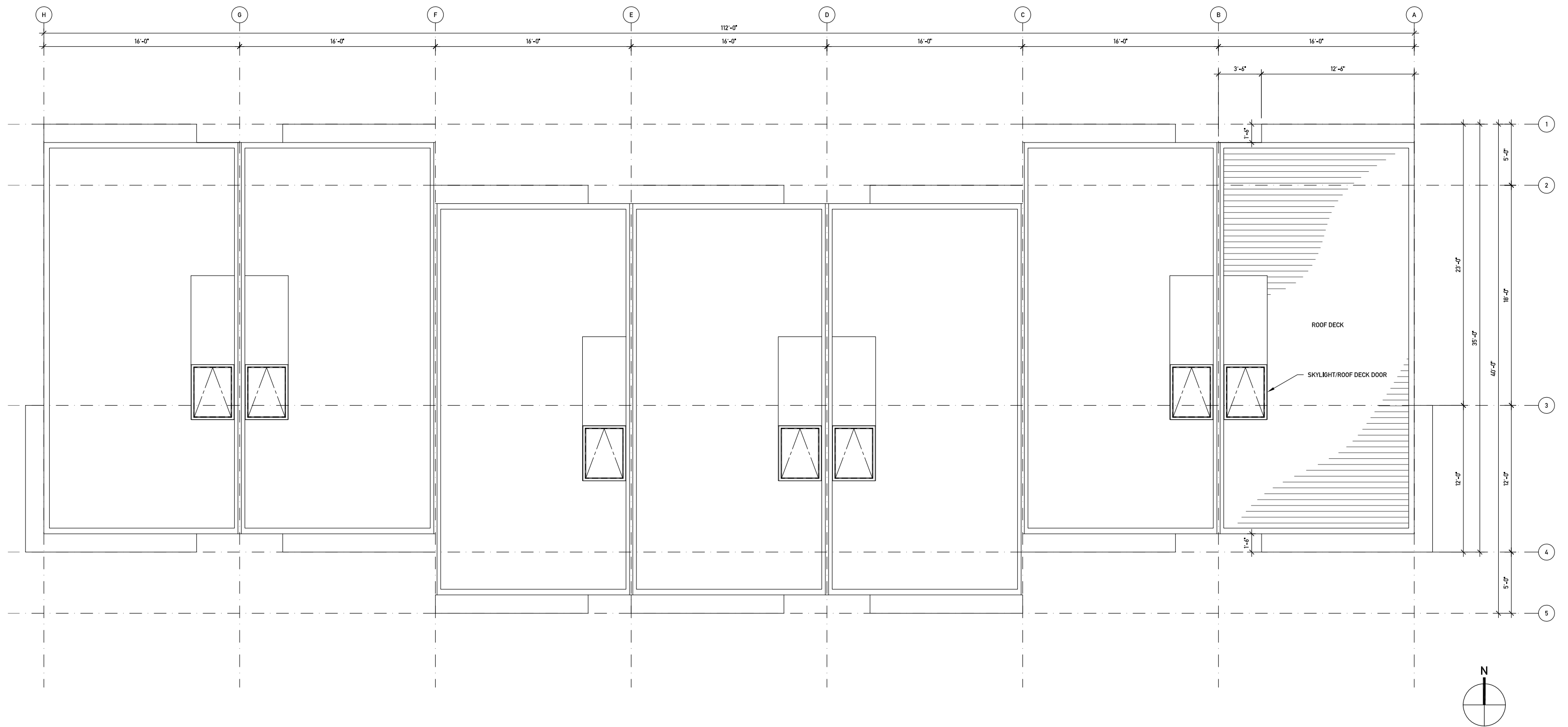
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GROUND FLOOR PLAN

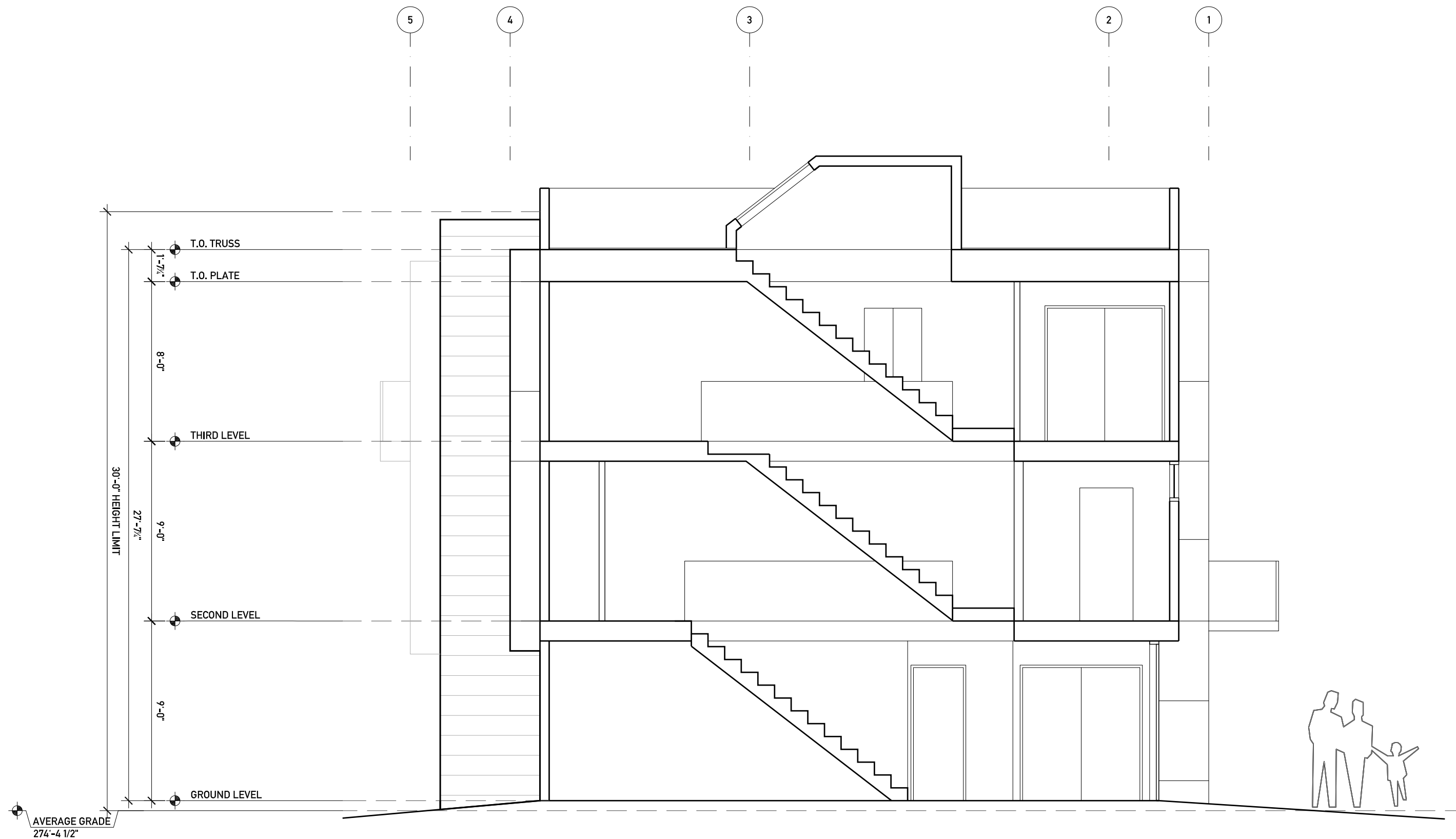
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ROOF PLAN

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BUILDING SECTION

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NORTH ELEVATION

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WEST ELEVATION



EAST ELEVATION

- FIBER CEMENT PANEL, COLOR TBD
- CEDAR WOOD SIDING
- VINYL WINDOWS
- CORRUGATED METAL SIDING
- BRICK VENEER
- CEDAR AND GALVANIZED METAL FENCE

WEST AND EAST ELEVATIONS

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SOUTH ELEVATION

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CONCEPT PERSPECTIVE

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B1 - HEIGHT, BULK AND
SCALE COMPATIBILITY

A-2 STREETScape
COMPATIBILITY

D-12 RESIDENTIAL
ENTRIES AND
TRANSITIONS

C-4 EXTERIOR
MATERIALS AND
FINISHES

D-1 PEDESTRIAN
OPEN SPACES AND
ENTRANCES

E-1 LANDSCAPING TO
REINFORCE DESIGN
CONTINUITY WITH
ADJACENT SITES

A-6 TRANSITION
BETWEEN RESIDENCE
AND STREET

A-5 RESPECT FOR
ADJACENT SITES

CONCEPT PERSPECTIVE

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ADJUSTMENTS AND DEPARTURES

There are no requested adjustments or departures from code requirements or design guidelines.



ADJUSTMENTS AND DEPARTURES

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