



caron

10.30.2013     STREAMLINED DESIGN REVIEW  
1407 19th AVENUE/ DPD PROJECT # 3015757

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# PROJECT SUMMARY

|   |   |
|---|---|
| Lot Size - 7620 SF  | Setbacks per SMC 23.45.518                        |
| Zoning: LR-1  | Front: 7' average; 5' minimum                     |
| Residential Use FAR - 1.1   | Side: 5'  |
| (Meeting standards of SMC 23.45.510. Table A, footnote #2, and SMC 23.86.007.E) | Rear: 7' average; 5' minimum                      |
| Allowable FAR - Townhouse: 4,492.75 sf  | Height Limit per SMC 23.45.514                    |
| SFR: 3,889.25 sf  | 30'   |
|   | +10' additional height for stair penthouse        |
| <u>Townhouse:</u>   |   |
| LEVEL 1 TOTAL: 1,351.11 SF  |   |
| LEVEL 2 TOTAL: 1,428.49 SF  | Green Factor 0.6 required per SMC 23.45.524.A.2.a |
| LEVEL 3 TOTAL: 1,450.88 SF  |   |
| ROOF: 237.48 SF   | ECA: Steep Slope                                  |
| TOTAL FAR: 4,467.96 SF  | Frequent Transit Overlay                          |
|   |   |
| Single Family Units:  |   |
| LEVEL 1 TOTAL: 1,196.34 SF  |   |
| LEVEL 2 TOTAL: 1,202.80 SF  |   |
| LEVEL 3 TOTAL: 953.72 SF  |   |
| ROOF: 134.40 SF   |   |
| TOTAL FAR: 3,487.26 SF  |   |

The proposed project at 1407 19th Avenue is 2 single family units and a 3 townhouse triplex replacing a single story duplex structure. The project would also create a total of 6 parking stalls accessed from the alley at the rear. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood.

DPD Project #3015757  
King County Assessor Parcel Numbers: 723460-1445  
Legal Description: Lot 11 of block 28 of Rentons Addition to C.O.S.

## ANALYSIS OF CONTEXT

The project site is located in the Central District, between E. Pike Street and E. Union Street in an LR-1 zone. The site slopes approximately 24' up from the west to the east. There is currently a single story duplex structure on the site.

There is a abandoned structure to the south of the lot. To the west one block lies Hamlin Robinson School and TT Minor Park and a row of one story commercial structures. The neighborhood is primarily residential in nature, with views of the Cascades to the east.

Please see the following page for a graphic contextual analysis.



### PROPOSAL AND ANALYSIS OF CONTEXT

10.30.2013      STREAMLINED DESIGN REVIEW  
1407 19th AVENUE/ DPD PROJECT # 3015757





## ANALYSIS OF CONTEXT

10.30.2013 STREAMLINED DESIGN REVIEW  
1407 19th AVENUE/ DPD PROJECT # 3015757



The site is located in the Central District and has an east-facing view of 19th Avenue. The neighborhood is primarily residential in nature. The recently renovated Hamlin Robinson School is one block away. If height allowance of the site is maximized, views of the Cascade Mountains are possible.

NEIGHBORHOOD DESIGN CUES (#)

- 1. Hamlin Robinson School
- 2. Auto-court townhouses
- 3. Single-story commercial structure



ANALYSIS OF CONTEXT

10.30.2013     STREAMLINED DESIGN REVIEW  
1407 19th AVENUE/ DPD PROJECT # 3015757







KEY PLAN



1. 19th Ave, looking east across the street from project site



2. 19th Ave, looking west at project site

EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

10.30.2013 STREAMLINED DESIGN REVIEW  
1407 19th AVENUE/ DPD PROJECT # 3015757





1. Alley, looking west away from project site

#### PROJECT SITE

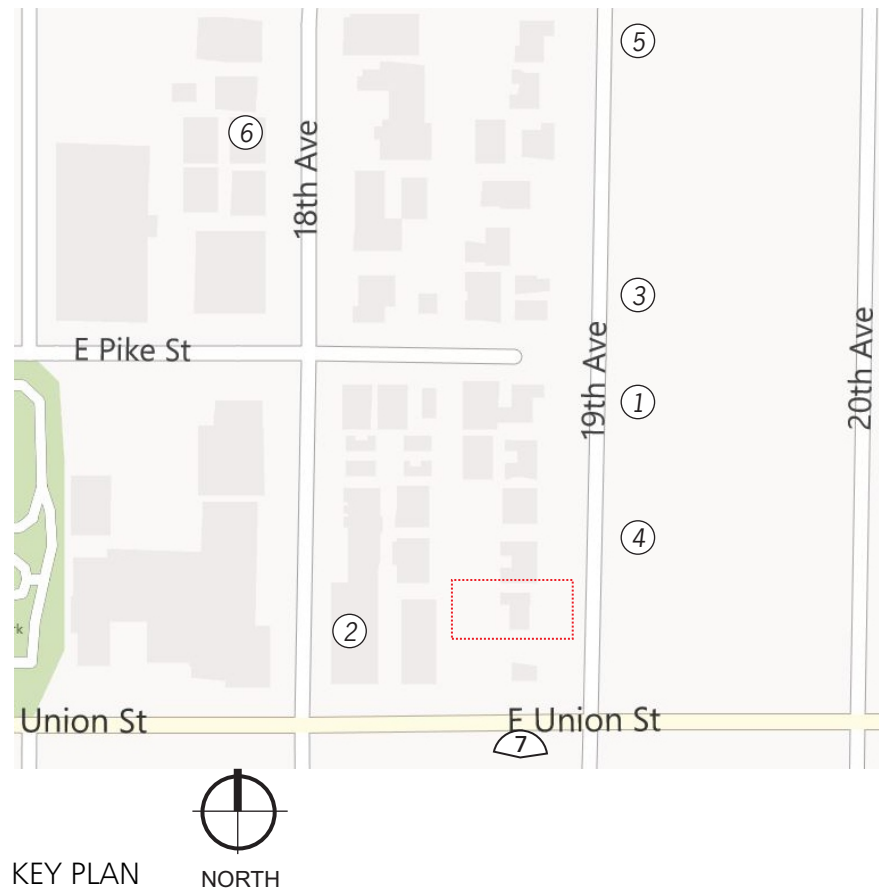


2. Alley, looking east at project site

EXISTING SITE CONDITIONS - STREET VIEWS & ALLEY ELEVATION

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1407 19th AVENUE/ DPD PROJECT # 3015757





1. New Townhouses on 19th Ave.



2. Neighborhood Commercial on 18th Ave



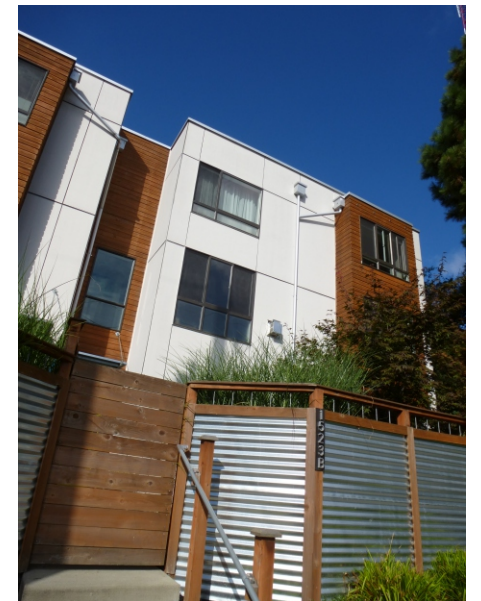
3. New Townhouses on 19th Ave



4. Existing homes on 19th Ave.



5. New Townhouses on 19th Ave



6. New Townhouses on 18th Ave

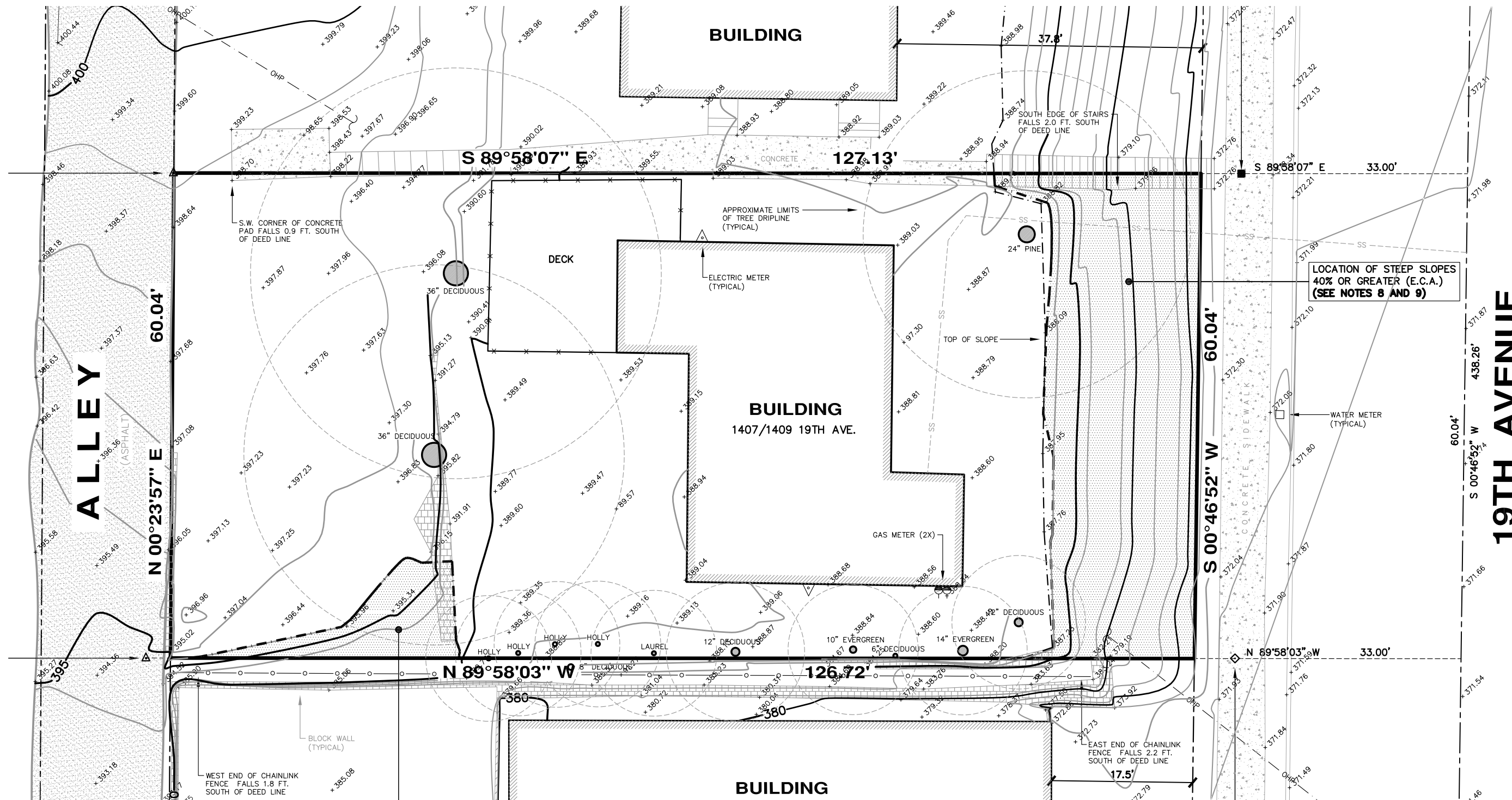


7. East Union Street, looking north toward project site

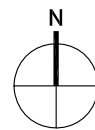
#### EXISTING SITE CONDITIONS - NEIGHBORHOOD CHARACTERISTICS

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1407 19th AVENUE/ DPD PROJECT # 3015757





EXISTING SITE CONDITIONS - SURVEY



10.30.2013     STREAMLINED DESIGN REVIEW  
1407 19th AVENUE/ DPD PROJECT # 3015757











Green Factor Score Sheet

Project title: 1407 - 19th Ave, LR1 Zone, 0.6 min. Green Factor

|  |   |                                    |        |         |
|--|---|------------------------------------|--------|---------|
| Parcel size (enter this value first) *   |   | enter sq ft<br>of parcel<br>7,620  | SCORE  | 0.605   |
| Landscape Elements**   |   | Totals from GF worksheet           | Factor | Total   |
| <b>A Landscaped areas (select one of the following for each area)</b>  |   |                                    |        |         |
| 1  | Landscaped areas with a soil depth of less than 24"   | enter sq ft<br>0                   | 0.1    | -       |
| 2  | Landscaped areas with a soil depth of 24" or greater  | enter sq ft<br>1518                | 0.6    | 910.8   |
| 3  | Bioretention facilities   | enter sq ft<br>147                 | 1.0    | 147.0   |
| <b>B Plantings (credit for plants in landscaped areas from Section A)</b>  |   |                                    |        |         |
| 1  | Mulch, ground covers, or other plants less than 2' tall at maturity   | enter sq ft<br>1665                | 0.1    | 167     |
| 2  | Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)    | enter number of plants<br>118 1416 | 0.3    | 425     |
| 3  | Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree                     | enter number of plants<br>4 300    | 0.3    | 90      |
| 4  | Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree            | enter number of plants<br>0 0      | 0.3    | -       |
| 5  | Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree         | enter number of plants<br>3 750    | 0.4    | 300.0   |
| 6  | Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree                | enter number of plants<br>0 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 | enter inches DBH<br>0 0            | 0.8    | -       |
| <b>C Green roofs</b>   |   |                                    |        |         |
| 1  | Over at least 2" and less than 4" of growth medium  | enter sq ft                        | 0.4    | -       |
| 2  | Over at least 4" of growth medium   | enter sq ft                        | 0.7    | -       |
| <b>D Vegetated walls</b>   |   |                                    |        |         |
|  |   | enter sq ft<br>1334                | 0.7    | 933.8   |
| <b>E Approved water features</b>   |   |                                    |        |         |
|  |   | enter sq ft<br>0                   | 0.7    | -       |
| <b>F Permeable paving</b>  |   |                                    |        |         |
| 1  | Permeable paving over at least 6" and less than 24" of soil or gravel   | enter sq ft                        | 0.2    | -       |
| 2  | Permeable paving over at least 24" of soil or gravel  | enter sq ft<br>2552                | 0.5    | 1,276.0 |
| <b>G Structural soil systems</b>   |   |                                    |        |         |
|  |   | enter sq ft<br>0                   | 0.2    | -       |
| sub-total of sq ft =   |   | 9,682                              |        |         |
| <b>H Bonuses</b>   |   |                                    |        |         |
| 1  | Drought-tolerant or native plant species  | enter sq ft<br>1400                | 0.1    | 140.0   |
| 2  | Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater               | enter sq ft                        | 0.2    | -       |
| 3  | Landscaping visible to passersby from adjacent public right of way or public open spaces                                    | enter sq ft<br>2,219               | 0.1    | 222     |
| 4  | Landscaping in food cultivation   | enter sq ft<br>0                   | 0.1    | -       |
| Green Factor numerator =   |   |                                    |        | 4,611   |
| * Do not count public rights-of-way in parcel size calculation.  |   |                                    |        |         |
| ** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009) |   |                                    |        |         |

LANDSCAPE GREEN FACTOR

10.30.2013      STREAMLINED DESIGN REVIEW  
1407 19th AVENUE/ DPD PROJECT # 3015757





# DESIGN GUIDELINES

## A-1 Responding to Site Characteristics

The site is a classic “Seattle Berm” type of site, with a steep slope rising up from the street grade, then flattening out to form a graded bench on which the development occurs, then sloping up again to meet the grade of the alley. The proposed development will occur on this graded bench and stay off of the steep slope in the front of the property. The buildings nearest the front slope step back on the third floor to reduce the facade facing the street. A terrace garden is then located at the sidewalk level.

## A-3 Entrances Visible from Street

The entries to the residences of this project are clearly denoted at the sidewalk level and also at each unit entry. Addresses are marked on a concrete feature at each entry stair. Canopies over each entry door provide a visual element to distinguish individual units and also provide a space for signage. Access to the townhouses from the street are via a common stair and walkway and each entry has a private entry facing the street that is raised up on a patio plinth to distinguish it from the common area.

## A-5 Respect for Adjacent Sites

The units are all oriented east to west, with the majority of the windows and entrances located on the east and west facades. Care has been taken to maintain privacy between the properties to the north and south by minimizing windows. High strip windows are used when appropriate to allow light and ventilation into each bedroom without compromising privacy. Due to the steep sloping front yard, the grade will be maintained to closely match the neighboring property without retaining walls. The buildings meet the required setbacks from the property lines.

## A-6 Transition Between Residence and Street

The neighboring buildings have established a climbing transition between the street and the residence. The proposed project maintains this development pattern. Windows and patios face the street and a terrace garden will be located at the sidewalk level.

## A-8 Parking and Vehicle Access

Parking will be located in 6 surface stalls accessed off of the alley as required for the higher FAR allowed by built Green Requirements. The alley is improved with asphalt. Screening will be provided per code.

## B-1 Height, Bulk and Scale Compatibility

The project is divided into two separate residential uses: two detached townhouses and a triplex structure. Splitting the structures reduces the overall footprint and bulk of the project. Neighboring multifamily projects follow the scale of three stories of shared wall structures. Bulk at the street is broken up by siting the two single family structures in the front. The property to the south is in the planning phase and will be developed soon, likely as live/work units.



DESIGN GUIDELINES

10.30.2013      STREAMLINED DESIGN REVIEW  
1407 19th AVENUE/ DPD PROJECT # 3015757



# DESIGN GUIDELINES

## C-1 Architectural Context

The existing structures in the neighborhood showcase a variety of styles and vintages. Many are pre-war era single story structures, but the neighborhood is rapidly changing to a more dense residential pattern. This project is in line with the massing, street setback, landscaping and density of the neighborhood. Large windows facing the street are a predominant neighborhood design feature, as well as an eclectic mix of bay windows, turrets, and siding materials. Variation in siding materials and large punched openings are major features of this design that is both contemporary and in conformance with the neighborhood.

## C-2 Architectural Concept

The concept of this project is a series of rectangular masses that are pushed, pulled and punched from the initial volume. Large picture windows are centered on the volume face, while smaller windows appear in stacks of three along the long edge of the structures. The metal composite paneled wall faces East Union Street and is broken at the corner to reveal a dark color underneath. Where other windows are punched out of this wall the dark color is revealed. Parapets and railings vary to help break up the roof lines and overall massing.

## C-4 Exterior Finishes and Materials

Exterior materials include architectural concrete, fiber cement panel siding, stained cedar siding, and metal composite panels. These materials have a proven track record for longevity and performance and are expected to last well into the life of the building.

## D-1 Pedestrian Open Spaces and Entrances

The steep grade at the sidewalk precludes having a doorway facing the street. Pathways on the site are located on either property line, and lead guests directly to the entrances of the single family units and to the inner courtyard. The courtyard space has both common and private amenity areas accessed by a common pedestrian path. The private patios provide a place for potted plants, while the bioretention planters are integrated in to overall massing.

## D-2 Blank Walls

Blank walls at the street will be minimized. The proposal is to lower the existing grade along the street to an acceptable 2V:1H slope starting at short 24" retaining wall at the sidewalk. This gentler slope will be heavily planted in a layered manner to ease the visual transition from the sidewalk to the finish grade of the first floor.

## E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

Landscaping in this project is used to both enhance the concept of the project and provide privacy. Landscaping will be used to provide a buffer at the street level and diminish the wall of scrub grass that is currently a feature of many other parcels along this side of 19th Ave. Landscaping will also be used to provide privacy to the neighbor to the north.

## 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. Patios for residents are created along the common courtyard along with a space for shrubs and greenery. Please see the landscaping plan in this packet for more detailed information.

## E-3 Landscaping Design to Address Special Site Conditions

The high banked front yard will receive special attention in the proposed landscape design. Low retaining walls will help ease the transition between the sidewalk and the property and create a place for flowers and groundcover.

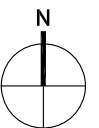
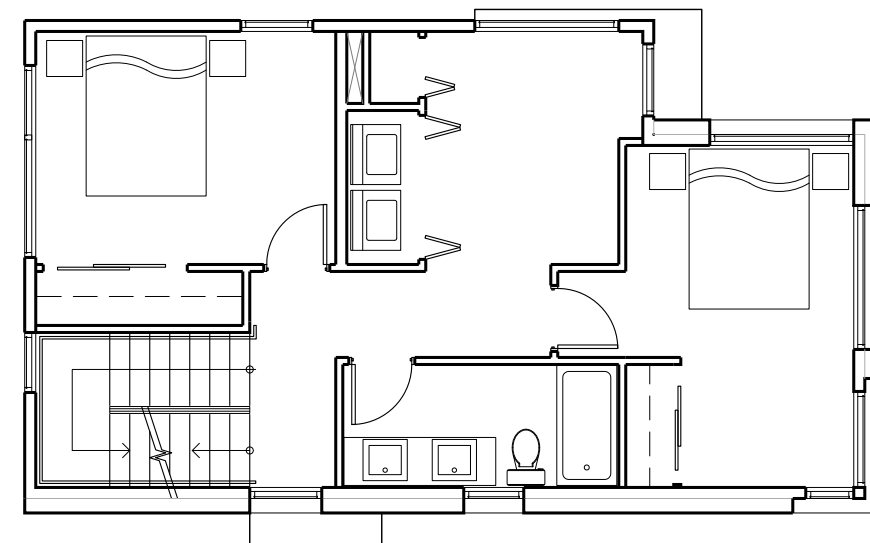
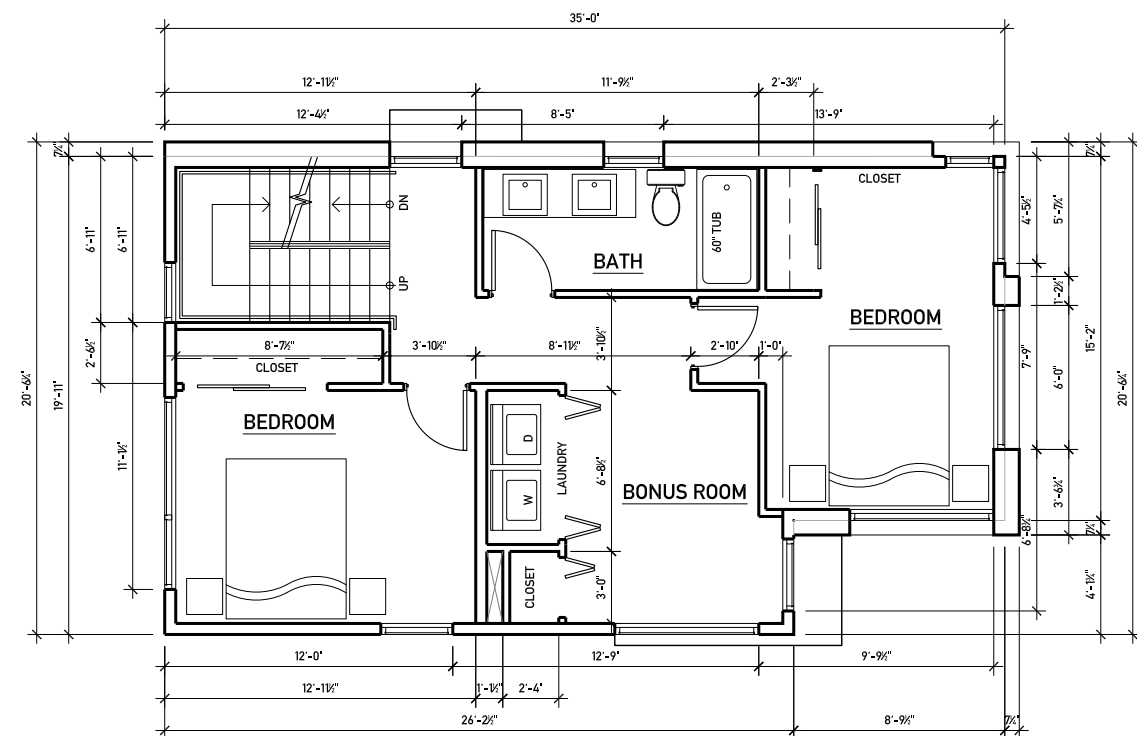
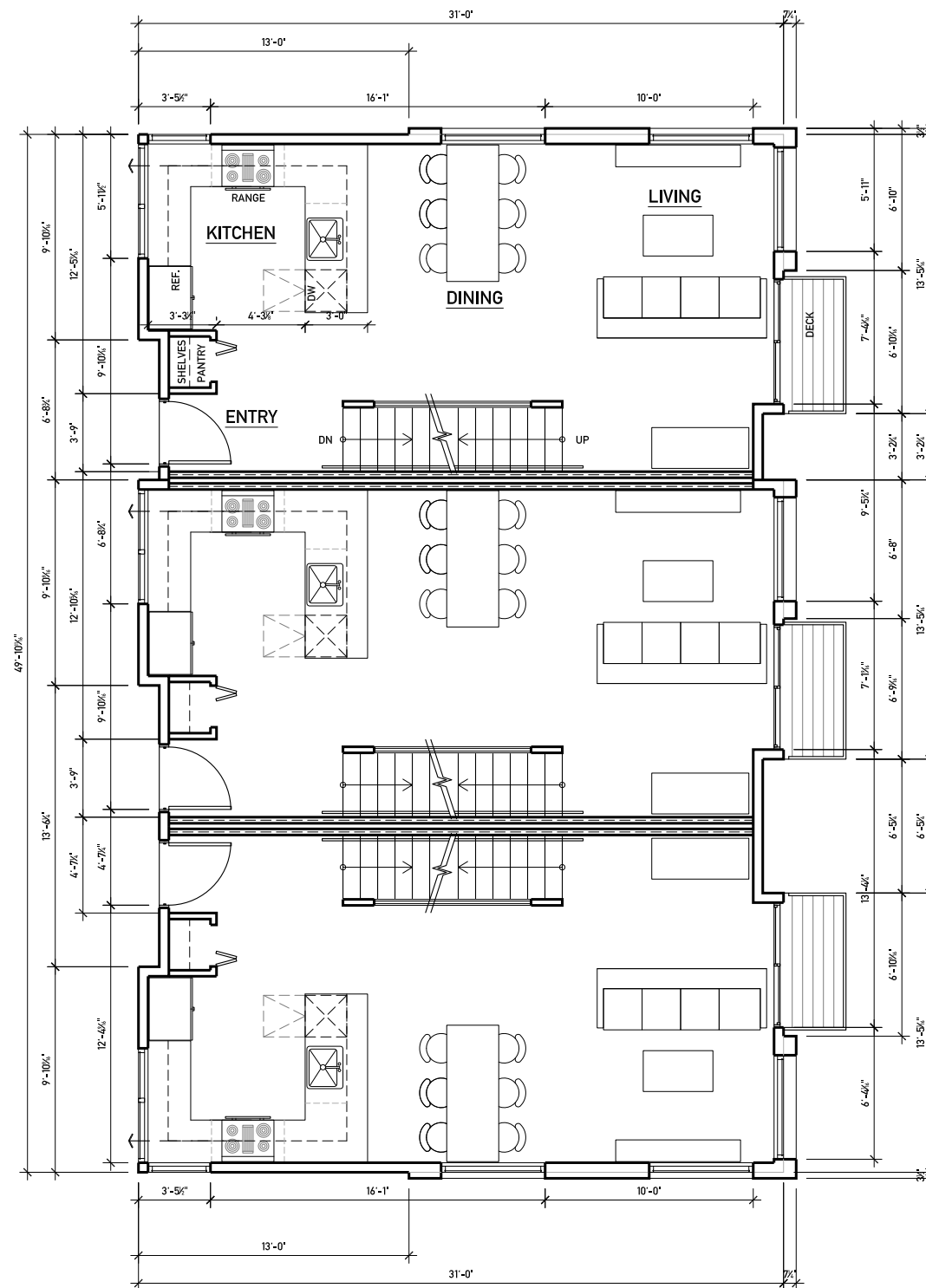
DESIGN GUIDELINES







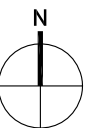
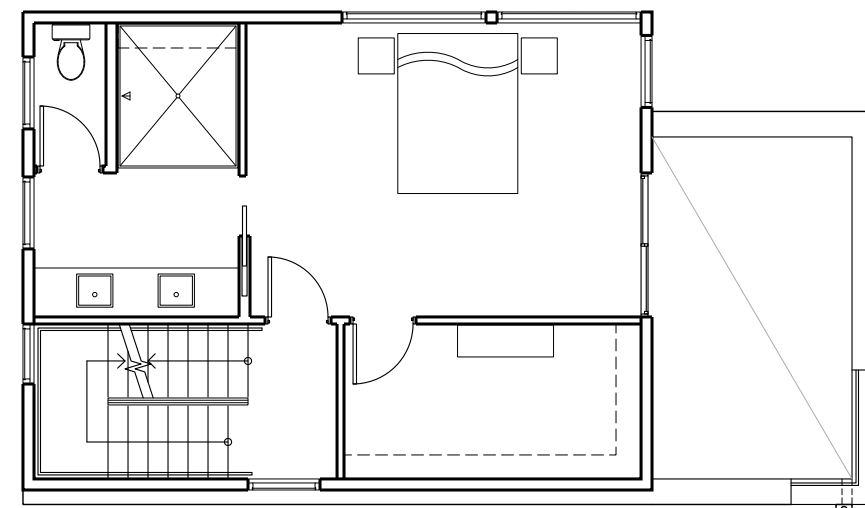
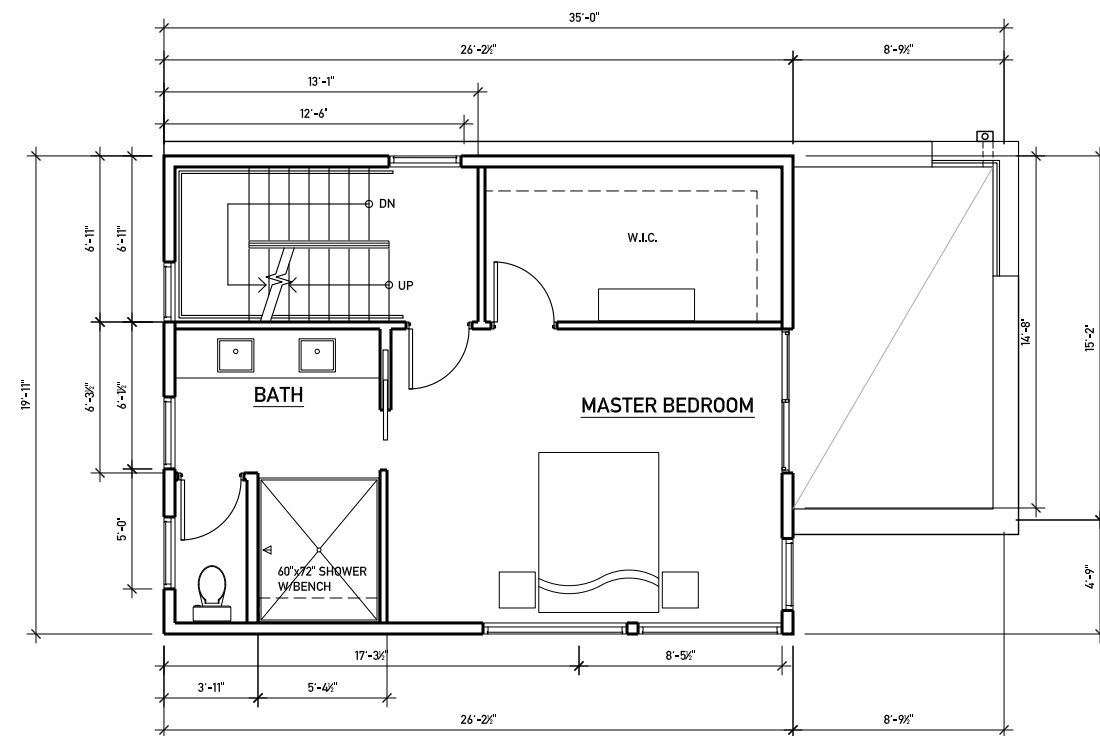
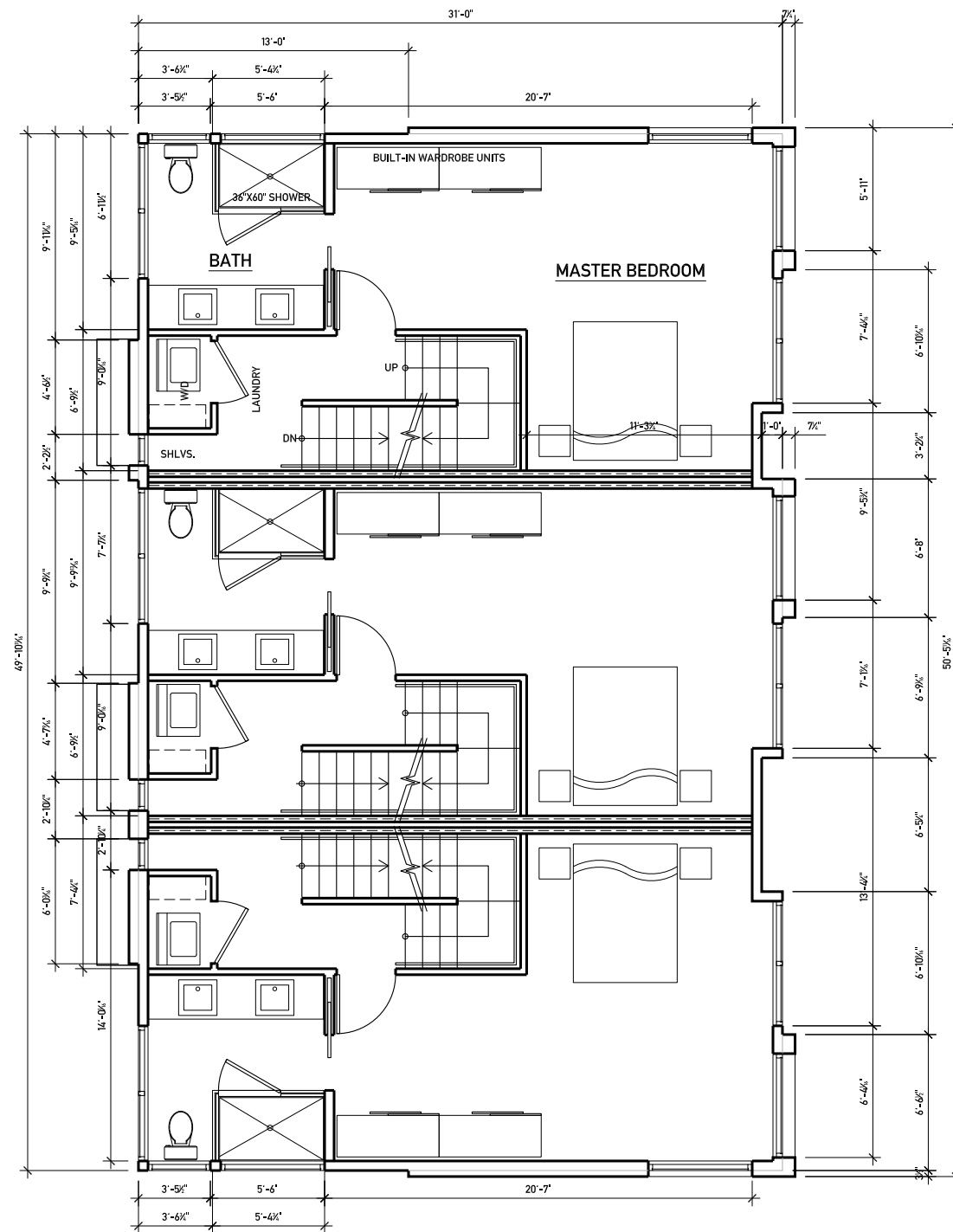




SECOND LEVEL FLOOR PLAN

10.30.2013     STREAMLINED DESIGN REVIEW  
1407 19th AVENUE/ DPD PROJECT # 3015757

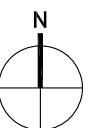
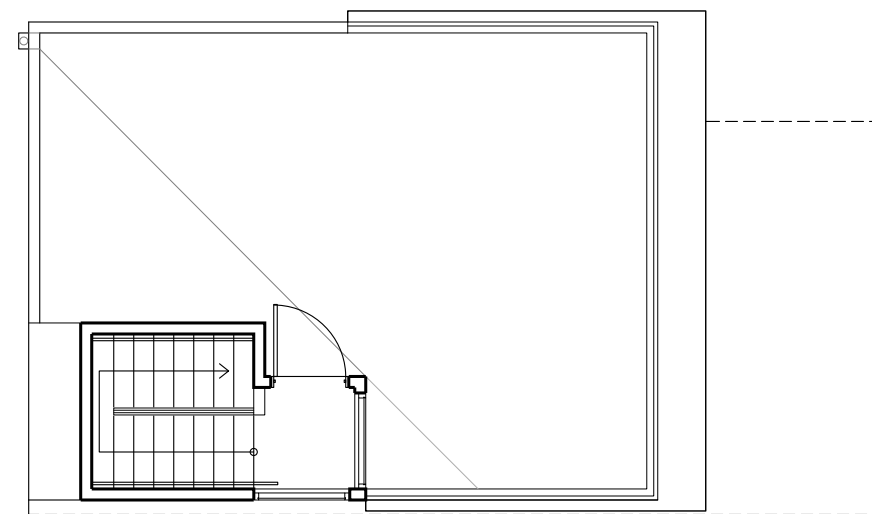
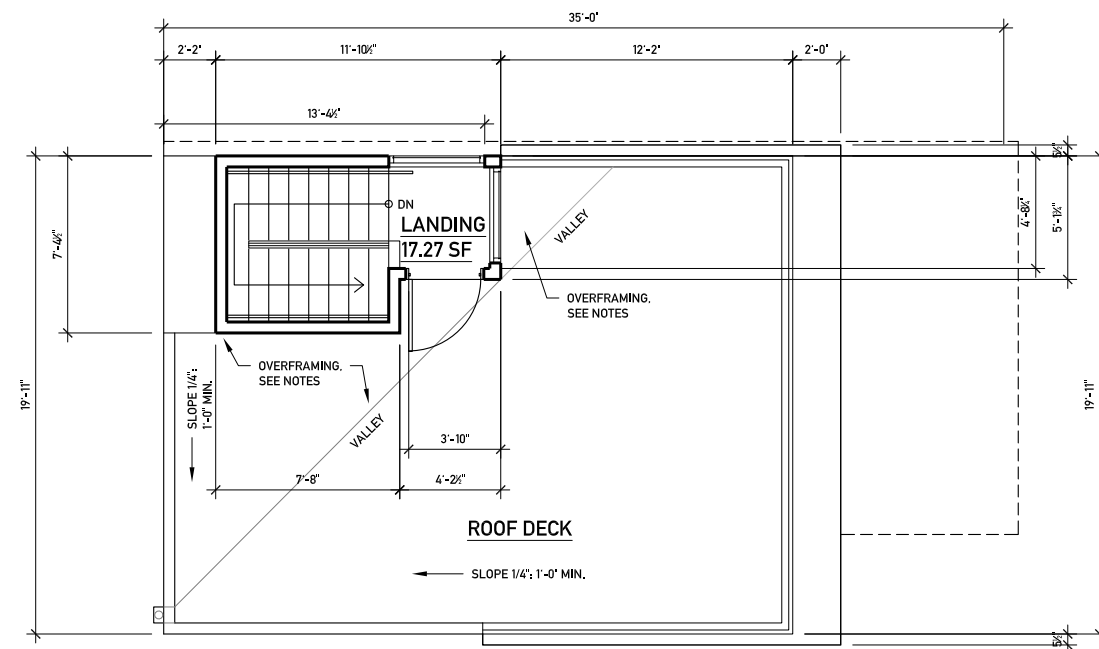
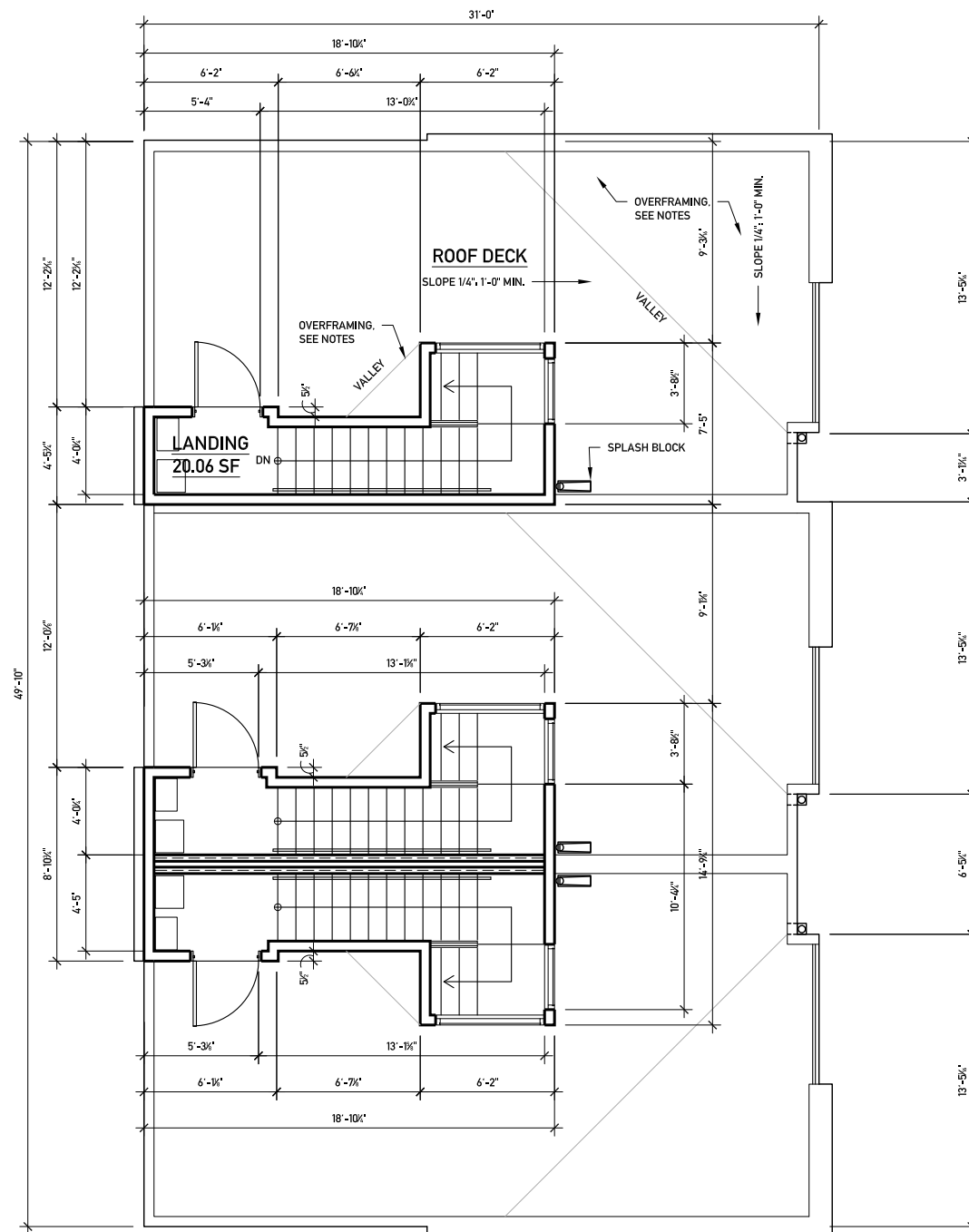




# THIRD LEVEL FLOOR PLAN

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1407 19th AVENUE/ DPD PROJECT # 3015757

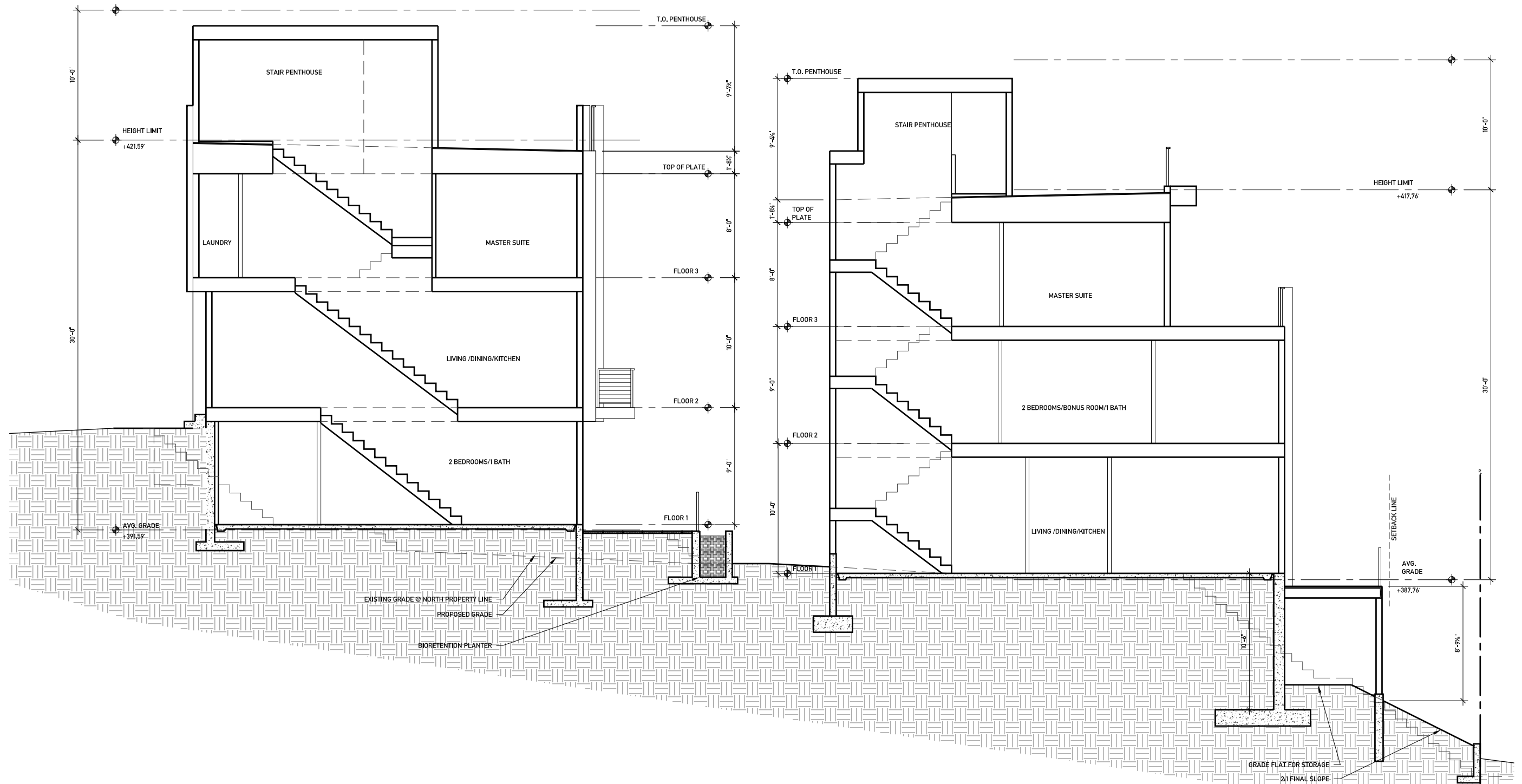




# ROOF PLAN

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1407 19th AVENUE/ DPD PROJECT # 3015757





BUILDING SECTION

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1407 19th AVENUE/ DPD PROJECT # 3015757

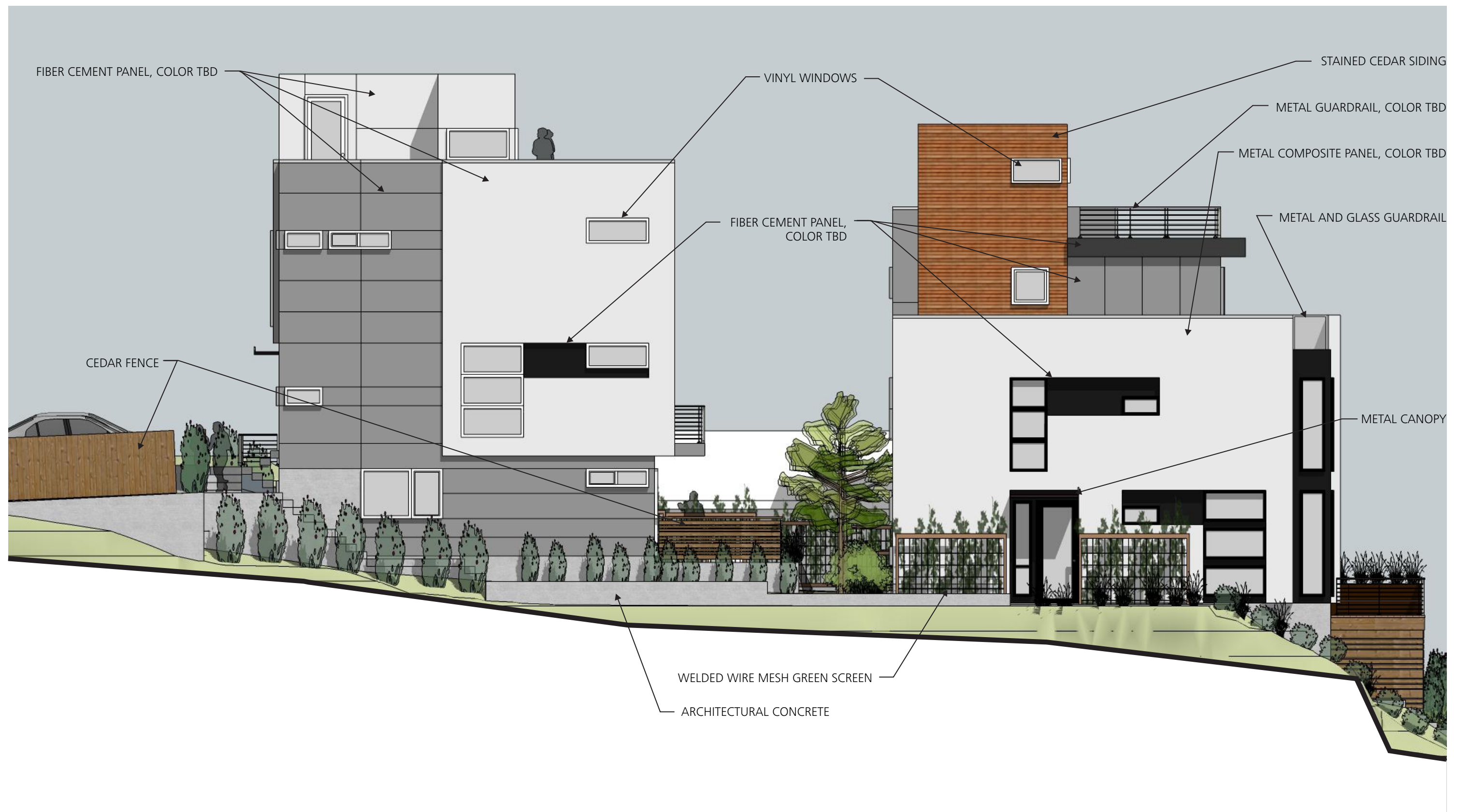




WEST ELEVATION - SINGLE FAMILY UNITS FACING STREET

10.30.2013 STREAMLINED DESIGN REVIEW  
1407 19th AVENUE/ DPD PROJECT # 3015757





SOUTH ELEVATION - FACING NC ZONE AND EAST UNION STREET

10.30.2013     STREAMLINED DESIGN REVIEW  
 1407 19th AVENUE/ DPD PROJECT # 3015757



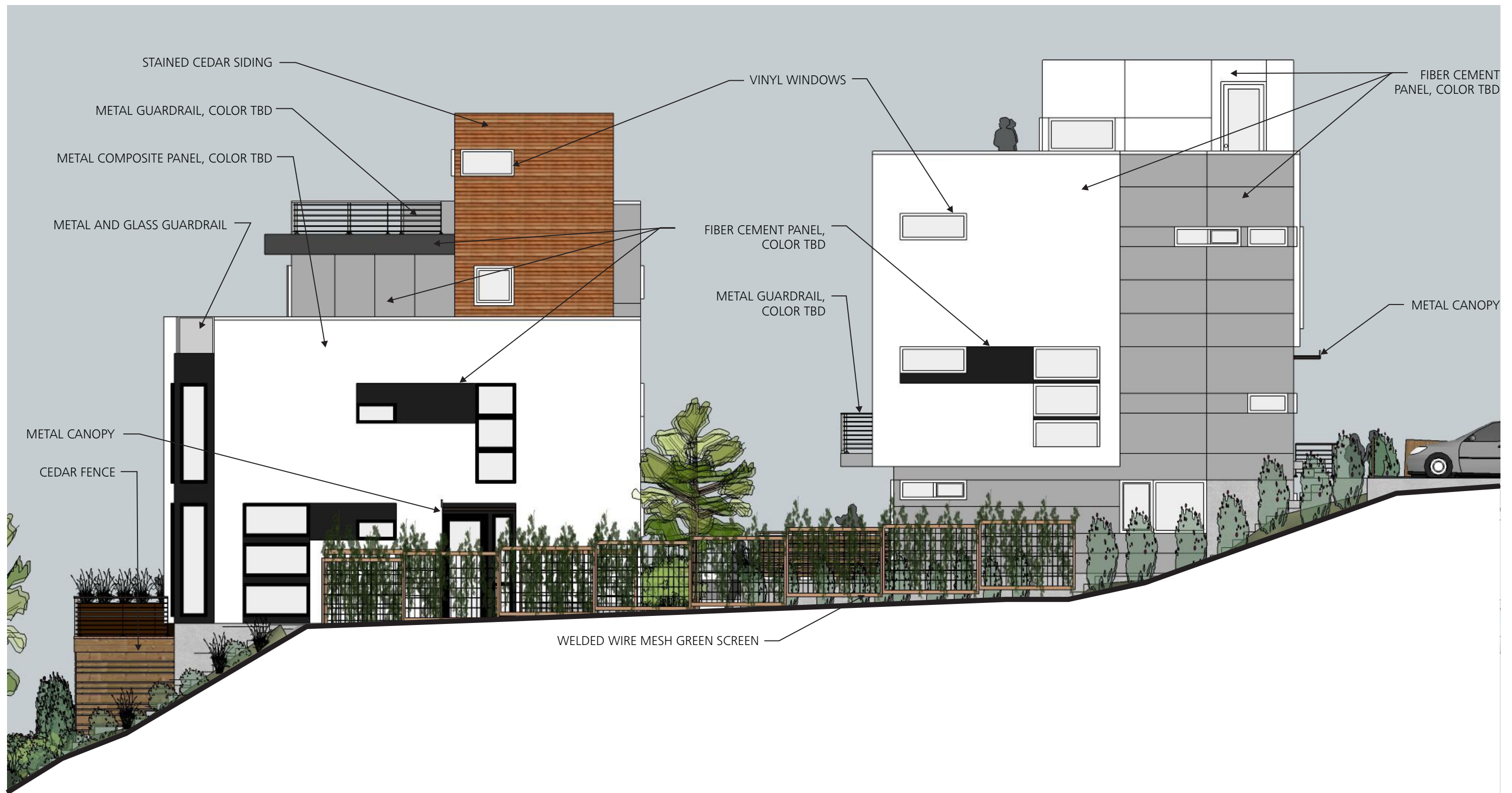


EAST ELEVATION - FACING ALLEY

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 1407 19th AVENUE/ DPD PROJECT # 3015757

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NORTH ELEVATION - FACING SINGLE STORY DUPLEX IN LR-1 ZONE

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1407 19th AVENUE/ DPD PROJECT # 3015757





COURTYARD WEST ELEVATION - LOOKING AT TOWNHOUSE ELEVATION

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1407 19th AVENUE/ DPD PROJECT # 3015757





COURTYARD EAST ELEVATION - LOOKING AT REAR OF SINGLE FAMILY UNITS

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1407 19th AVENUE/ DPD PROJECT # 3015757

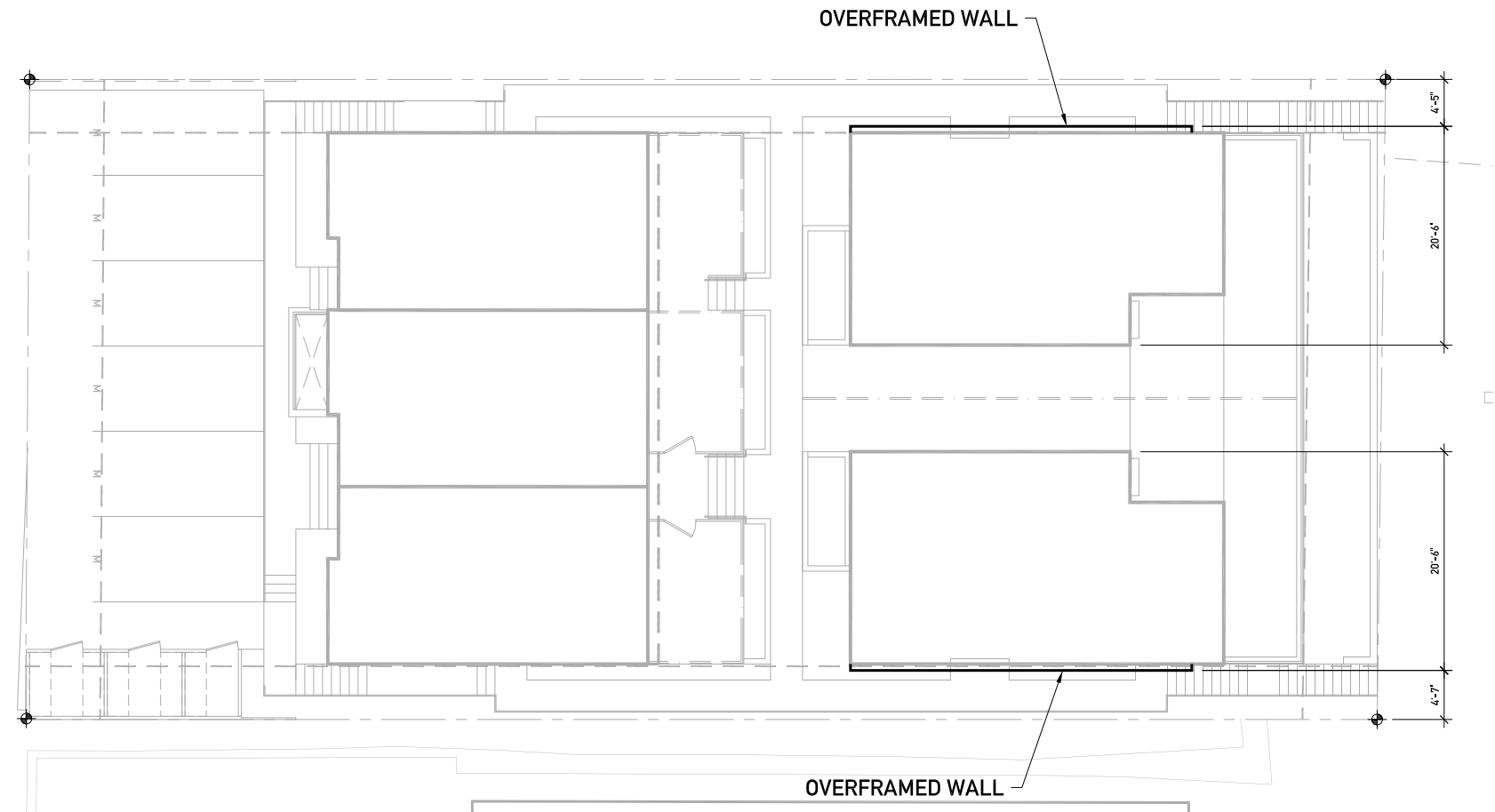
## ADJUSTMENTS AND DEPARTURES

We request the following adjustments:

SMC 23.45.518 Setbacks and Separations, Table A for setbacks in LR zones.  
Side setback for facades 40 feet or less in length for townhouse developments is 5 feet.

SMC 23.41.018.D.a SDR adjustments to development standards.  
Setbacks and separation requirements may be reduced by a maximum of 50%

50% of 5' = 2.5'  
Adjustment requested = 1'-0" or 20% of required setback. (up to 7" on either side)



### ADJUSTMENTS AND DEPARTURES

10.30.2013 STREAMLINED DESIGN REVIEW  
1407 19th AVENUE/ DPD PROJECT # 3015757