



caron

10.09.2013 STREAMLINED DESIGN REVIEW
3812 13th AVENUE W./ DPD PROJECT # 3015885

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 3812 13th Avenue West is 5 townhouses replacing a 2 story 4-plex structure. The project would create a total of 5 parking stalls, three in garages and two surface, accessed by a driveway from 13th Avenue. The goal for this project is to create an attractive modern community that complements the character of the neighborhood.

DPD Project #3015885
King County Assessor Parcel Numbers: 277060-4915
Legal Description: Lot 7 of block 39 of Gilmans Addition and POR VAC Alley ADJ.

ANALYSIS OF CONTEXT

The site lies on the north slope of Queen Anne, overlooking the ship canal, Ballard Bridge and the Ballard neighborhood. The project site is on a peninsula of a residential zoning, surrounded by industrial sites devoted to boat building and repair. Along with busy 15th Avenue and Nickerson Street, the industrial areas contribute to a lot of noise pollution. The broad context of the neighborhood includes warehouses, docks, century-old apartment buildings, mid-century apartment structures, and commercial offices. The eclectic mix of uses, along with proximity to the busy neighborhoods of Ballard and Fremont support a modern aesthetic design for those homeowners interested in all the city has to offer.

Please see the following page for a graphic contextual analysis.

PROJECT SUMMARY

Lot Size - 6,401 SF
Zoning: LR-3 RC
Residential Use FAR - 1.3
(Meeting standards of SMC 23.45.510. Table A, footnote #2)
Allowable FAR - 8,322 SF

LEVEL 1 TOTAL:	1,717 SF
LEVEL 2 TOTAL:	2,663 SF
LEVEL 3 TOTAL:	2,728 SF
ROOF TOTAL:	260 SF
TOTAL FAR:	7,368 SF < 8,322 SF ALLOWED

Setbacks per SMC 23.45.518
Front: 7’ average; 5’ minimum
Side: 5’
Rear: 7’ average; 5’ minimum

Height Limit per SMC 23.45.514
30’ structure height
+10’ additional height for stair penthouse

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

ECA: Potential Slide Area
Frequent Transit Overlay



ANALYSIS OF CONTEXT

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The site is on the north slope of Queen Anne near the Ballard Bridge. The identity of this portion of the neighborhood is defined by its proximity to the boat repair docks and warehouses along the Ship Canal. The site commands views of canal, Ballard, and the bridge.

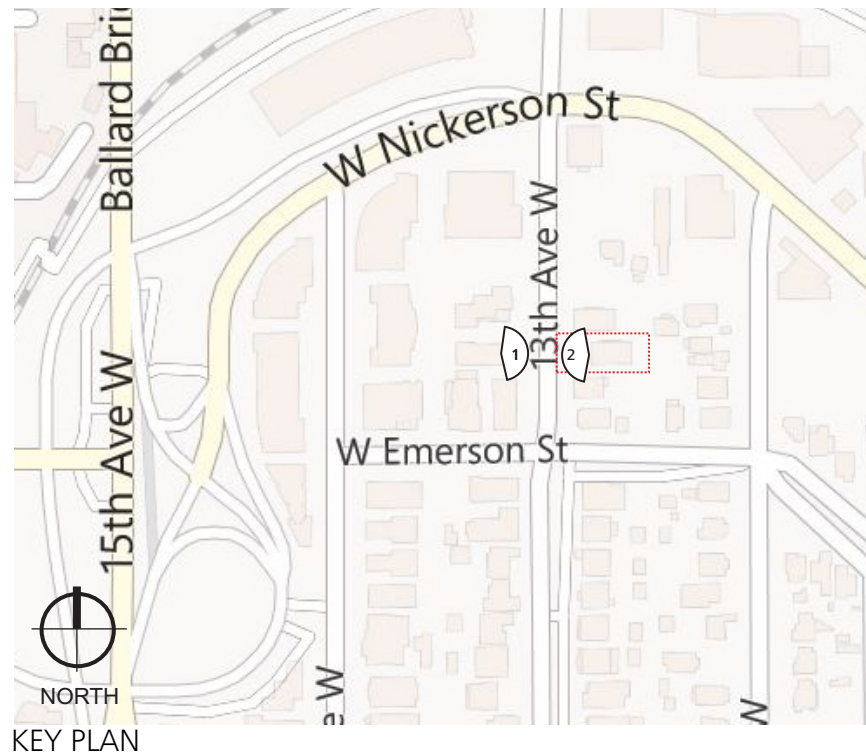
NEIGHBORHOOD DESIGN CUES (#)

1. Industrial warehouses and docks
2. 15+ year old Phased apartment community
3. 9+ year old wood-framed townhouse structures
4. Early 20th century brick apartment building
5. 1960s and 1970s apartment buildings



ANALYSIS OF CONTEXT

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2. 13th Ave W. Street Elevation, looking west at opposite side of street

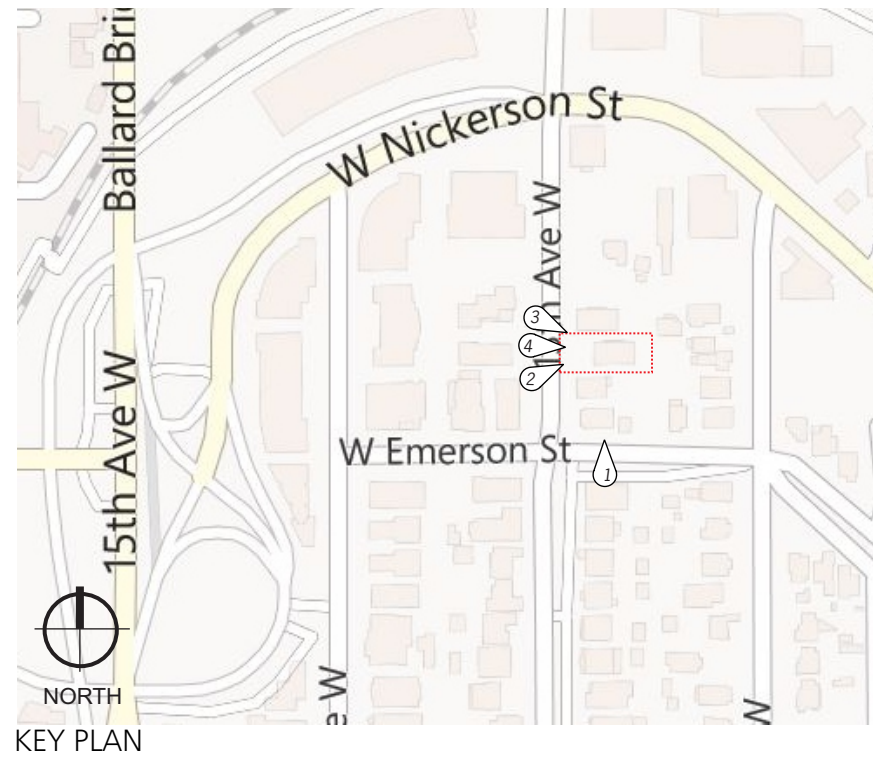
PROJECT SITE



1. 13th Ave W. Street Perspective View, looking east at project site

EXISTING SITE CONDITIONS - STREET ELEVATIONS

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1. Neighborhood view, looking north



2. Existing pedestrian entry - top units



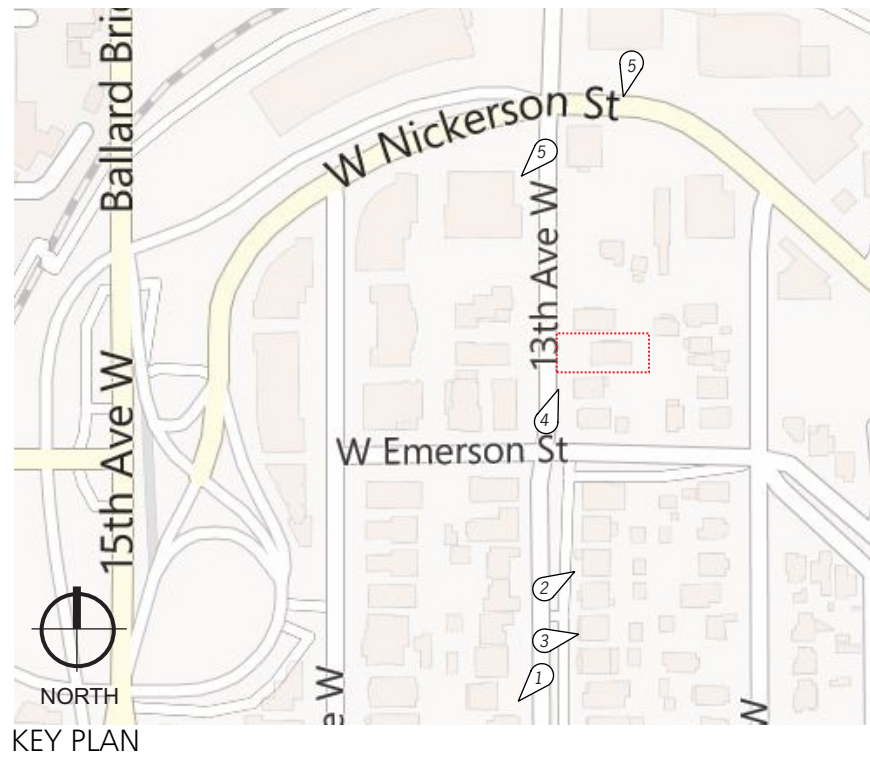
3. Existing pedestrian entry - bottom units



4. Existing parking area and entry

EXISTING SITE CONDITIONS - ENTRY VIEWS & NEIGHBORHOOD VIEW

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2. Neighborhood context



2. Neighborhood context



2. Neighborhood context



1. Neighborhood context



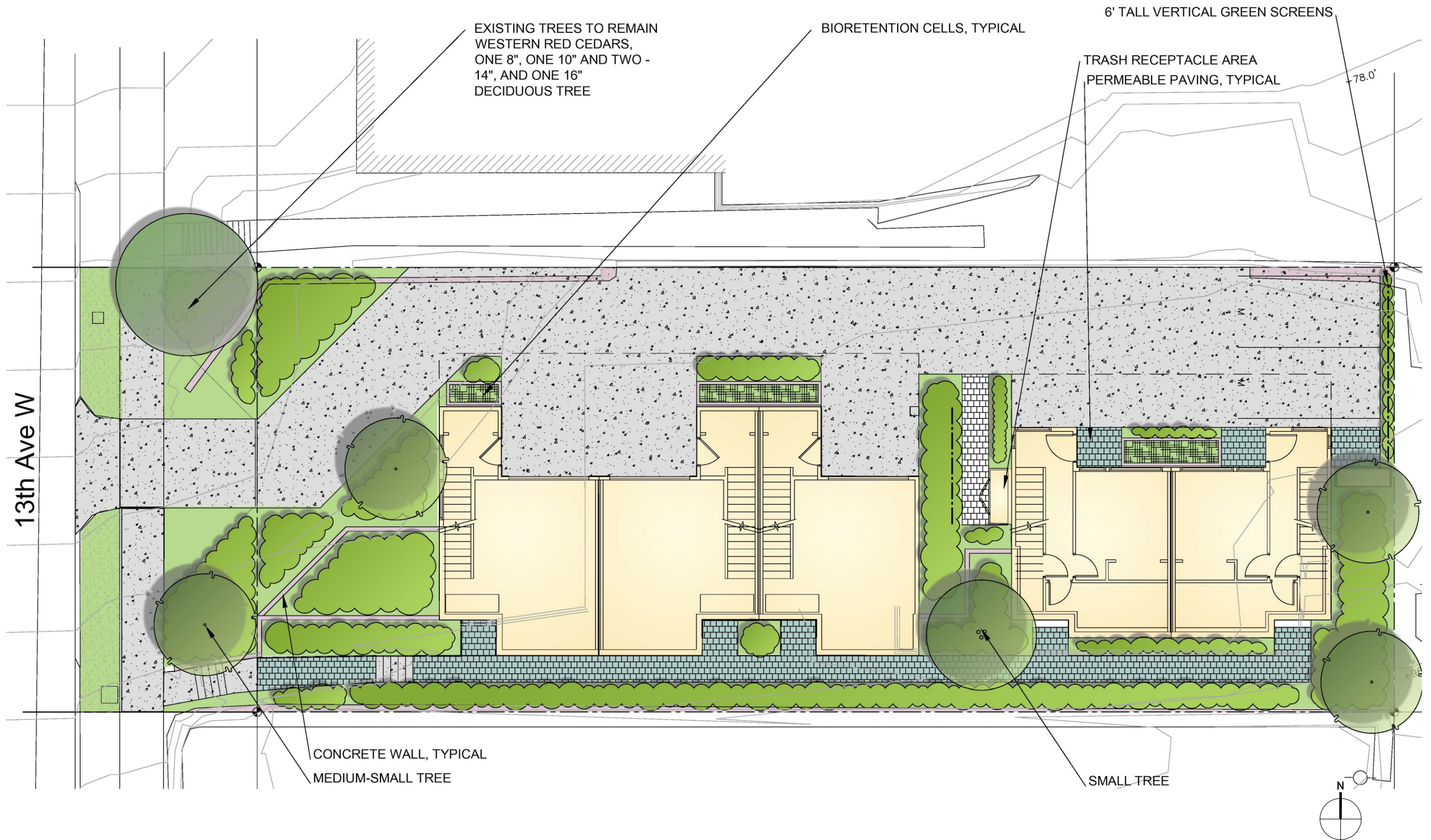
3. Neighborhood context



2. Neighborhood context

EXISTING SITE CONDITIONS - NEIGHBORHOOD CHARACTERISTICS

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LANDSCAPE PLAN

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Green Factor Score Sheet

SEATTLE×green factor

Project title: 3812 - 13th Ave W, LR3 Zone, minimum green factor 0.6

enter sq ft of parcel

Parcel size (enter this value first) *

6,400

SCORE

0.604

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"

enter sq ft

0

0.1

-

2

Landscaped areas with a soil depth of 24" or greater

enter sq ft

2032

0.6

1,219.2

3

Bioretention facilities

enter sq ft

63

1.0

63.0

B

Plantings (credit for plants in landscaped areas from Section A)

1

Mulch, ground covers, or other plants less than 2' tall at maturity

enter sq ft

2095

0.1

210

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

110

1320

0.3

396

3

Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree

enter number of plants

1

75

0.3

23

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

4

600

0.3

180.0

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

0

0

0.4

-

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

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

62

1240

0.8

992.0

C

Green roofs

1

Over at least 2" and less than 4" of growth medium

enter sq ft

0

0.4

-

2

Over at least 4" of growth medium

enter sq ft

0

0.7

-

D

Vegetated walls

enter sq ft

198

0.7

138.6

E

Approved water features

enter sq ft

0

0.7

-

F

Permeable paving

1

Permeable paving over at least 6" and less than 24" of soil or gravel

enter sq ft

0

0.2

-

2

Permeable paving over at least 24" of soil or gravel

enter sq ft

491

0.5

245.5

G

Structural soil systems

enter sq ft

0

0.2

-

H

Bonuses

sub-total of sq ft =

8,114

1

Drought-tolerant or native plant species

enter sq ft

1240

0.1

124.0

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

2,731

0.1

273

4

Landscaping in food cultivation

enter sq ft

0

0.1

-

Green Factor numerator =

3,863

* 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

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DESIGN GUIDELINES

A-1 Responding to Site Characteristics

New structures will be situated in the flat graded area of the existing structure. Garages on the triplex buffer the hillside and main entrances to each unit are located on the second level or the uphill side. All units are oriented toward the view to the north and include roof decks to take in the full view of the ship canal.

A-5 Respect for Adjacent Sites

Being located on the mid-slope of the hill affords each property unique views of the surroundings. The proposed structure is built with one level into the hillside and two levels above grade. This allows for views over the property to the north and also allows the neighbor to the south to retain their views over the proposed building. Stairs are kept as single runs, minimizing the size of the stair penthouses leading to the roof. The stair penthouses are located between the sightlines of the townhouses to the south.

A-6 Transition Between Residence and Street

Terraced planters act as a buffer between the street and the structure while also easing the slope of the hill across the site. The existing stairs leading from the street will be reused. Landscaping, lighting, and a concrete feature wall will mark the entry from the street. Addresses will be marked on each unit and be located on the concrete feature wall at the street.

A-7 Residential Open Space

Open space will be provided along the common entry to the site, as well as the front planter area that acts as a buffer between the street and the proposed building. Other residential open space will be provided for each unit on their individual roof decks.

B-1 Height, Bulk and Scale Compatibility

The structures maintain a scale compatible with the other structures in the neighborhood. The proposed structure is built with one level into the hillside, limiting its overall height. The units are broken in to two structures to increase the open space on the site and reduce the bulk of the structures.



DESIGN GUIDELINES

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DESIGN GUIDELINES

C-2 Architectural Concept

The overall concept of the design involves sailing boxes containing the living areas located on top of the utility areas (garages, storage). Zoning code limits the size of the first floor, so the box above cantilevers over the ground level as far as building code allows. The cantilever conceals the driveway, adds floor space, and projects the occupant out toward the view. Windows are placed strategically to take advantage of the view to the north. Windows that face the street are arranged in a pattern that reflects the unit stairway on the inside. The stairway/landing repetition leading to the roof is emphasized by the overframing that encompasses the penthouse and the stairway below while also creating a canopy over the entry.

D-1 Pedestrian Open Spaces and Entrances

Entries are located along the southern property line, fronting along the common pedestrian pathway. This common space wraps around the front of the site, and includes terraced garden areas. Entrances are clad in cedar, creating a warm material that sticks out in contrast to the dark cladding.

D-7 Pedestrian Safety

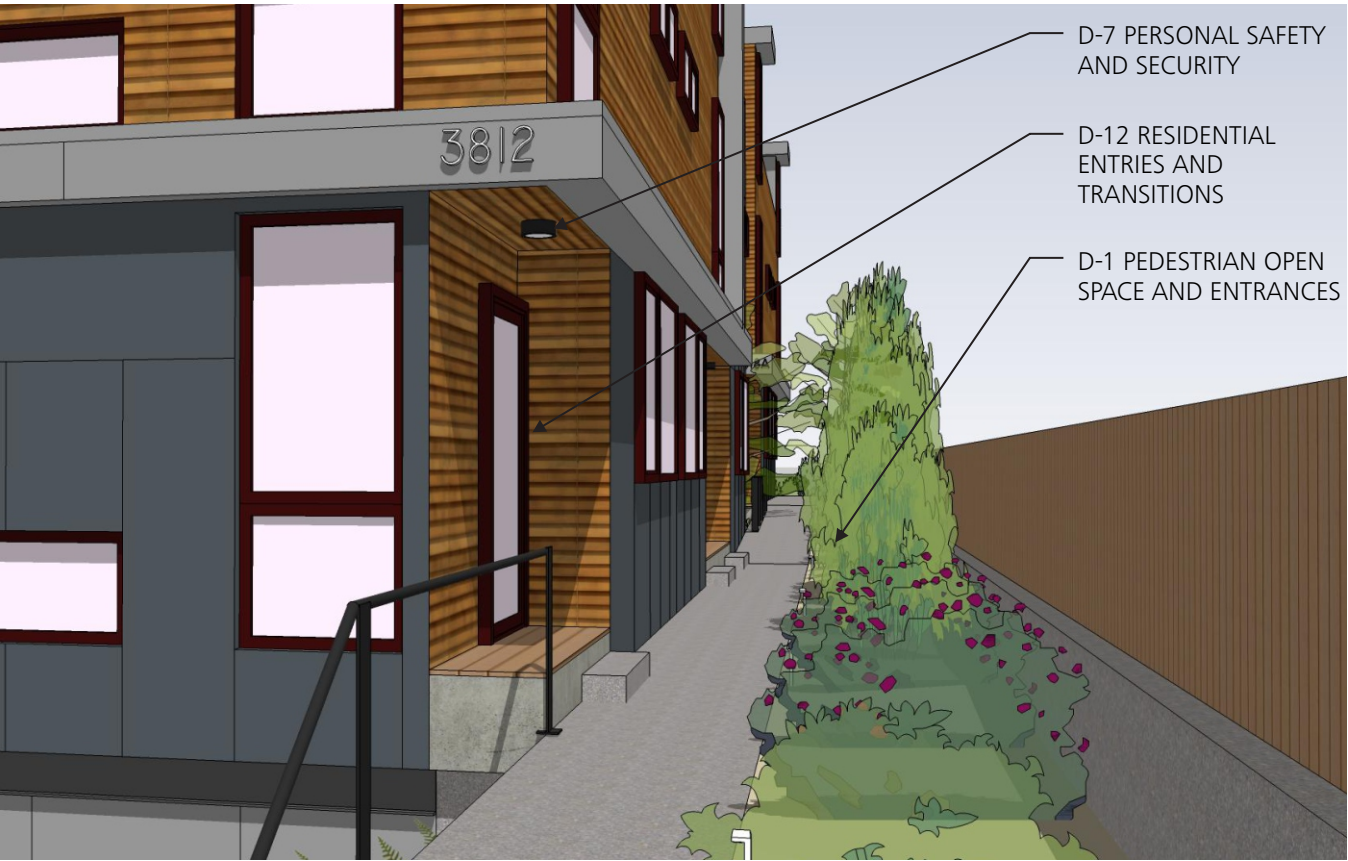
Ample window area faces the street and front common space to keep eyes on the street. Lighting illuminates the pedestrian pathway and driveway at night. Landscaping is kept low to prevent spaces for hiding between the street and the building. Planters act as a transition area between the public realm and the private realm, and demarcate the area of ownership from the public sidewalk.

D-12 Residential Entries and Transitions

Entries to the units are on the second floor and front on a common amenity that is visible and accessible from the street. Addresses are located on a feature concrete wall near the entry stairs.

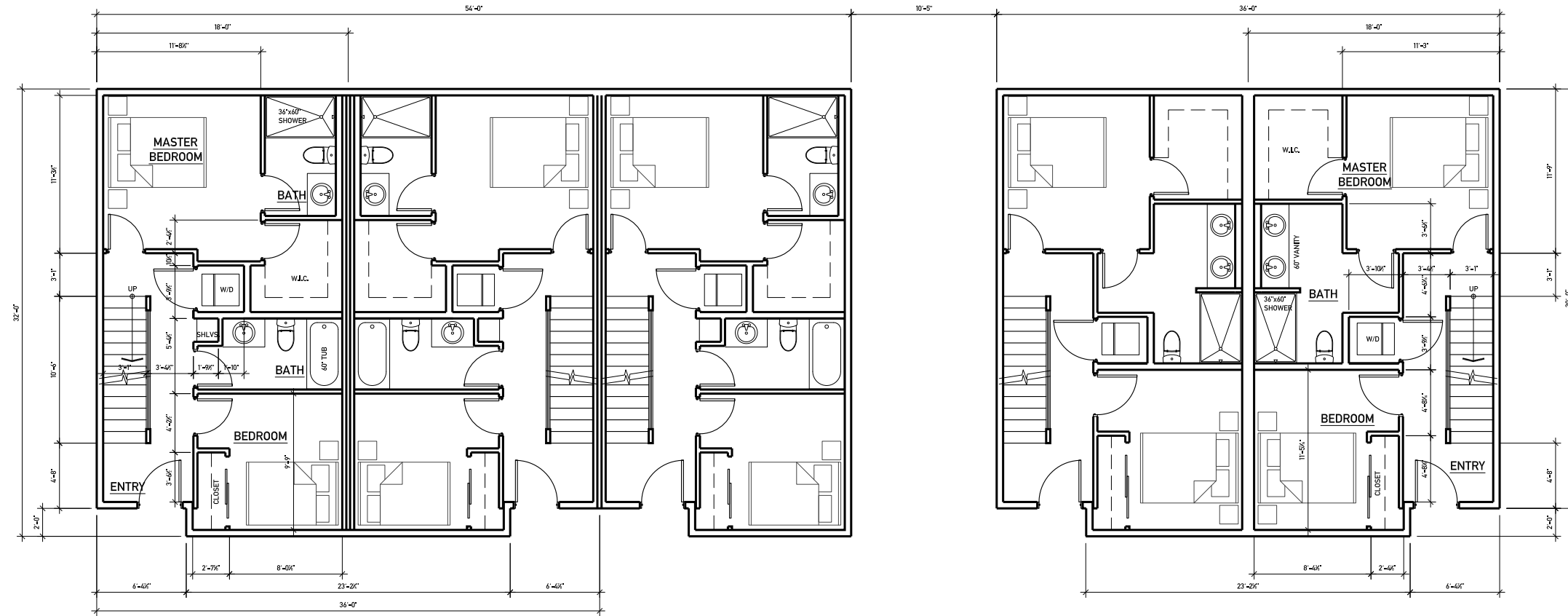
E-3 Landscape Design to Address Special Site Conditions

Lush landscaping will be provided as part 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. Terraced planters ease the extremity of the slope and the space between the street and the proposed buildings.

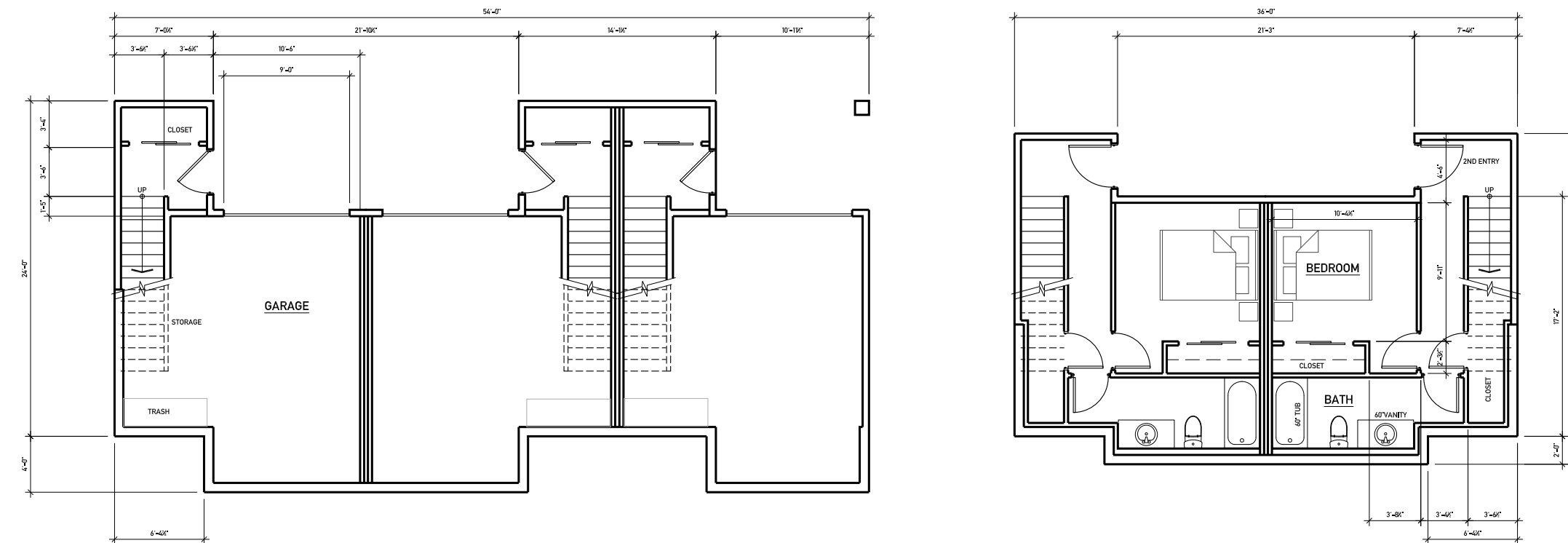


DESIGN GUIDELINES

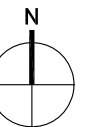
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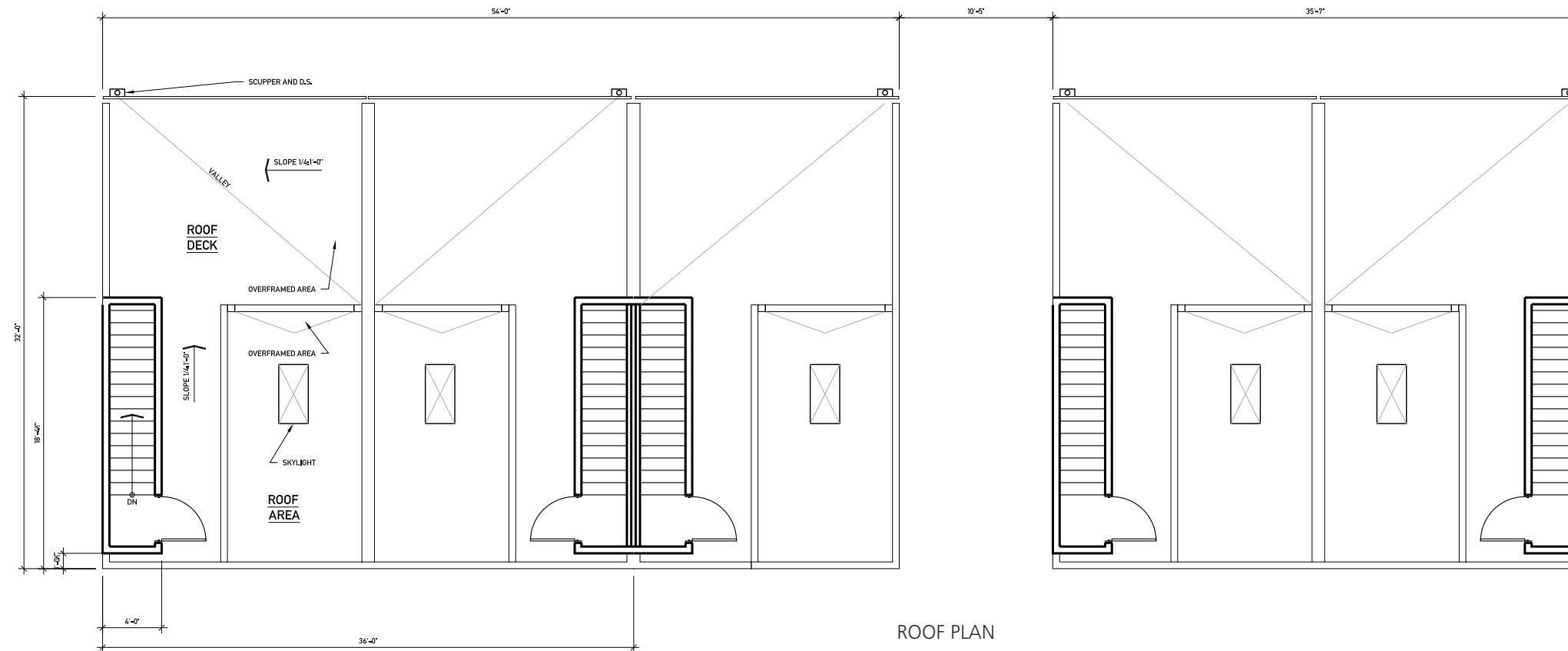


2ND FLOOR PLAN

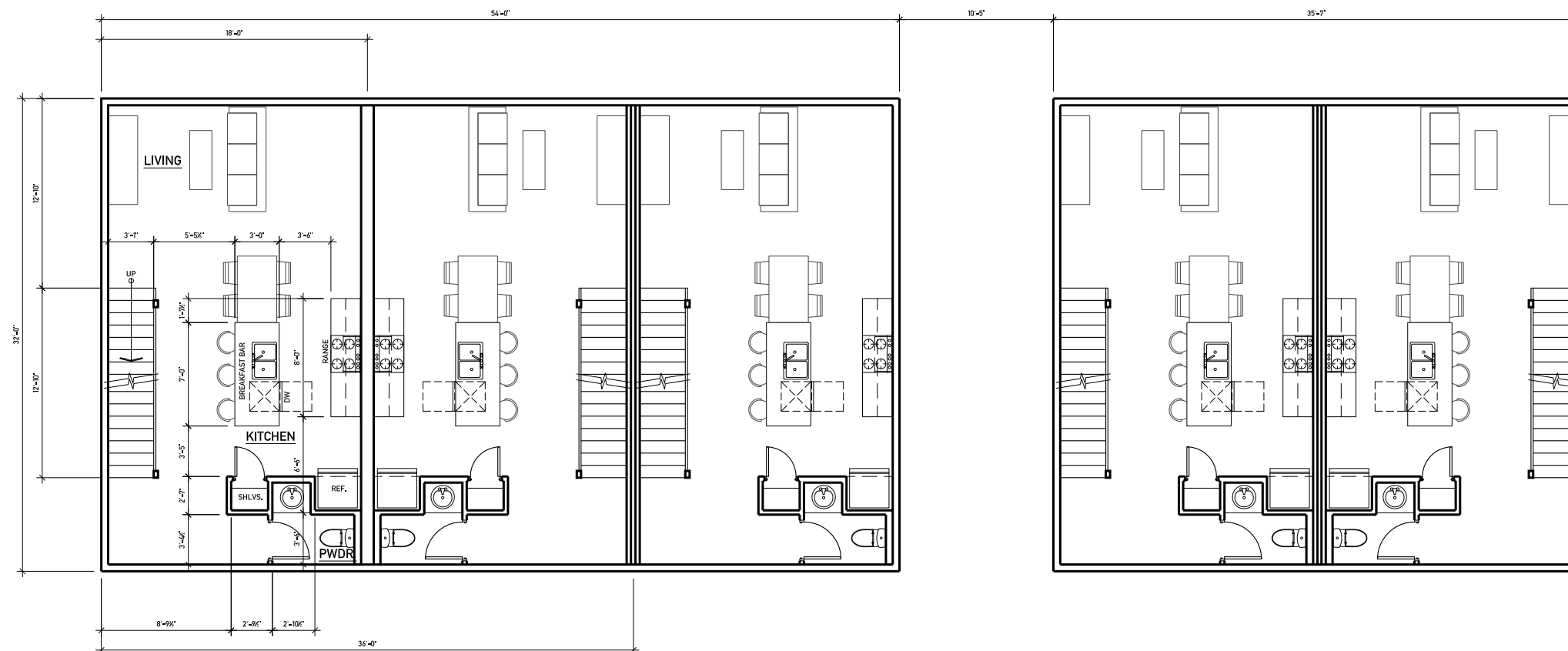


GROUND FLOOR PLAN

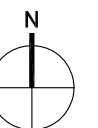


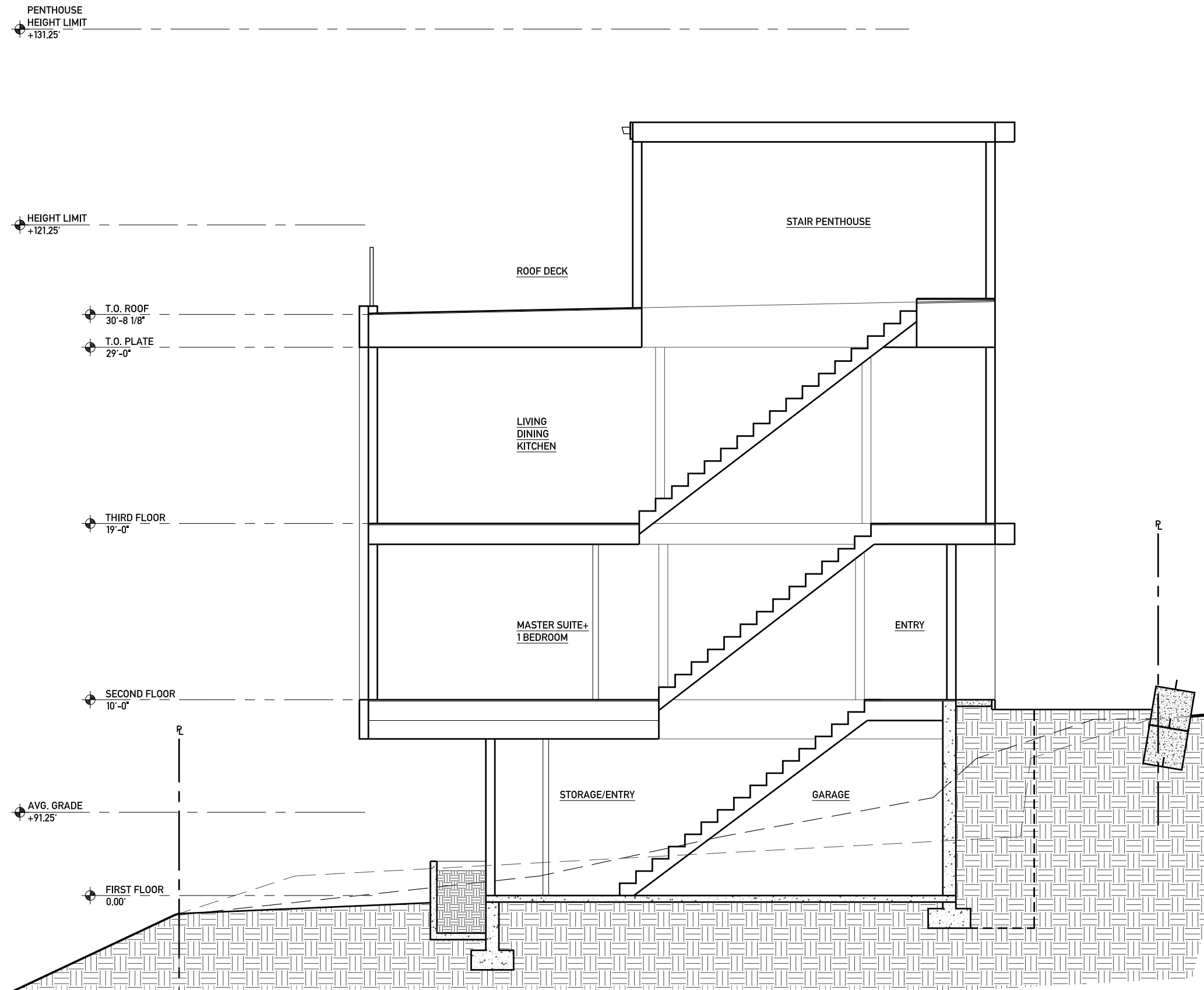


ROOF PLAN



THIRD FLOOR PLAN





BUILDING SECTION

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WEST ELEVATION

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NORTH ELEVATION

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FIBER CEMENT PANEL, COLOR TBD



SOUTH ELEVATION

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EAST ELEVATION

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ADJUSTMENTS AND DEPARTURES

We request the following departures:

Facade Length

SMC 23.45.527.B - Maximum facade lengths in Lowrise zones: all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of that lot line.

SDR Adjustment: Structure depth width's and facade length limits may be reduced by a maximum of 10%.

PROPERTY LINE LENGTH = 128.02'
FACADE LIMIT: 65% OF 128.02' = 83.21'
10% OF 83.21' = 8.32'
FACADE LIMIT W/ ADJUSTMENT: 83.21'+8.32'=91.53'

FACADE LENGTH: 55.21'+36.25' = 91.46'

We request the following the allowance of the additional 10% of the facade length. This will allow for 5 equally wide, generously sized townhouse units as well as variation in the depth of the facade.

Amenity Area

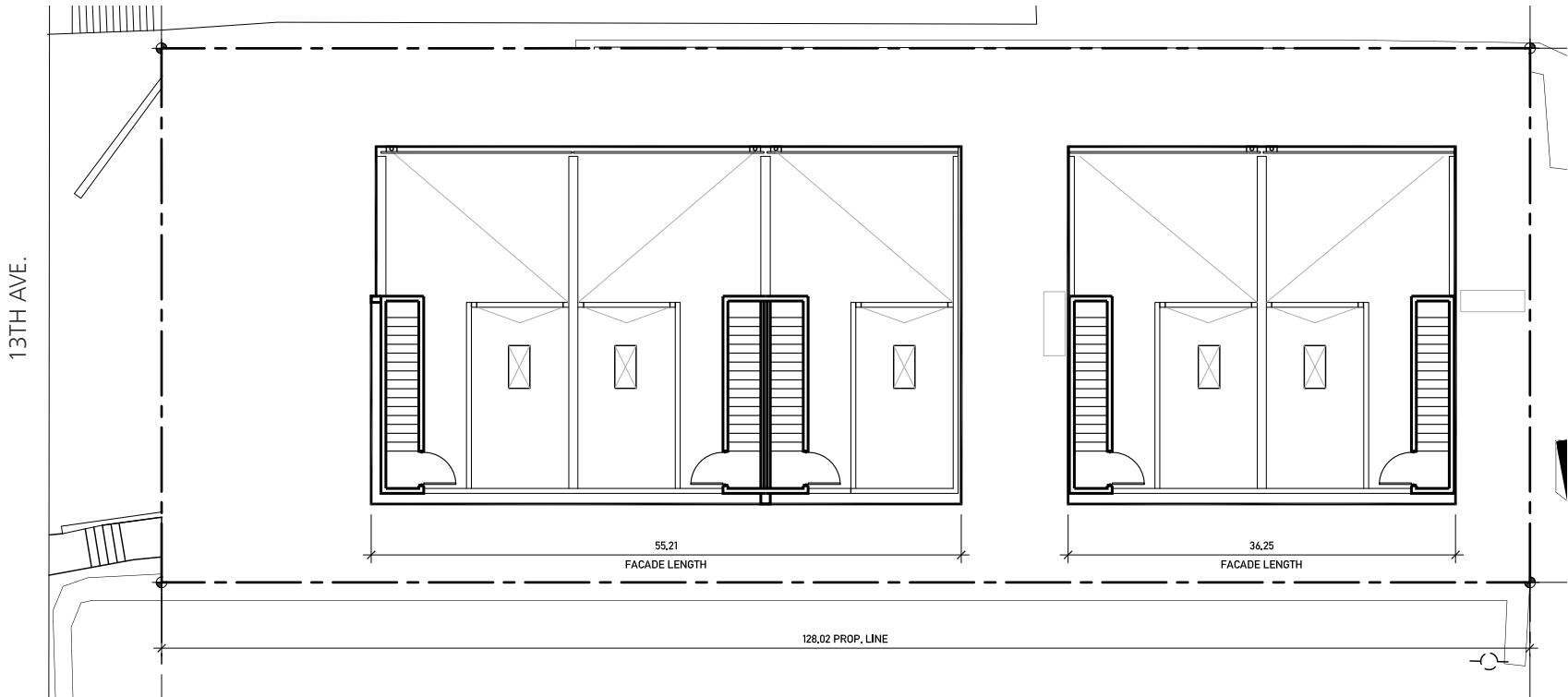
SMC 23.45.529.F.1.b - Design Standards for townhouse developments: Townhouse units shall have direct access to a common amenity area meeting the requirements of Section 23.45.522 that either abuts the street or is visible and accessible from the street by a clear pedestrian pathway.

SDR Adjustment: Amenity Area may be reduced by a maximum of 10%

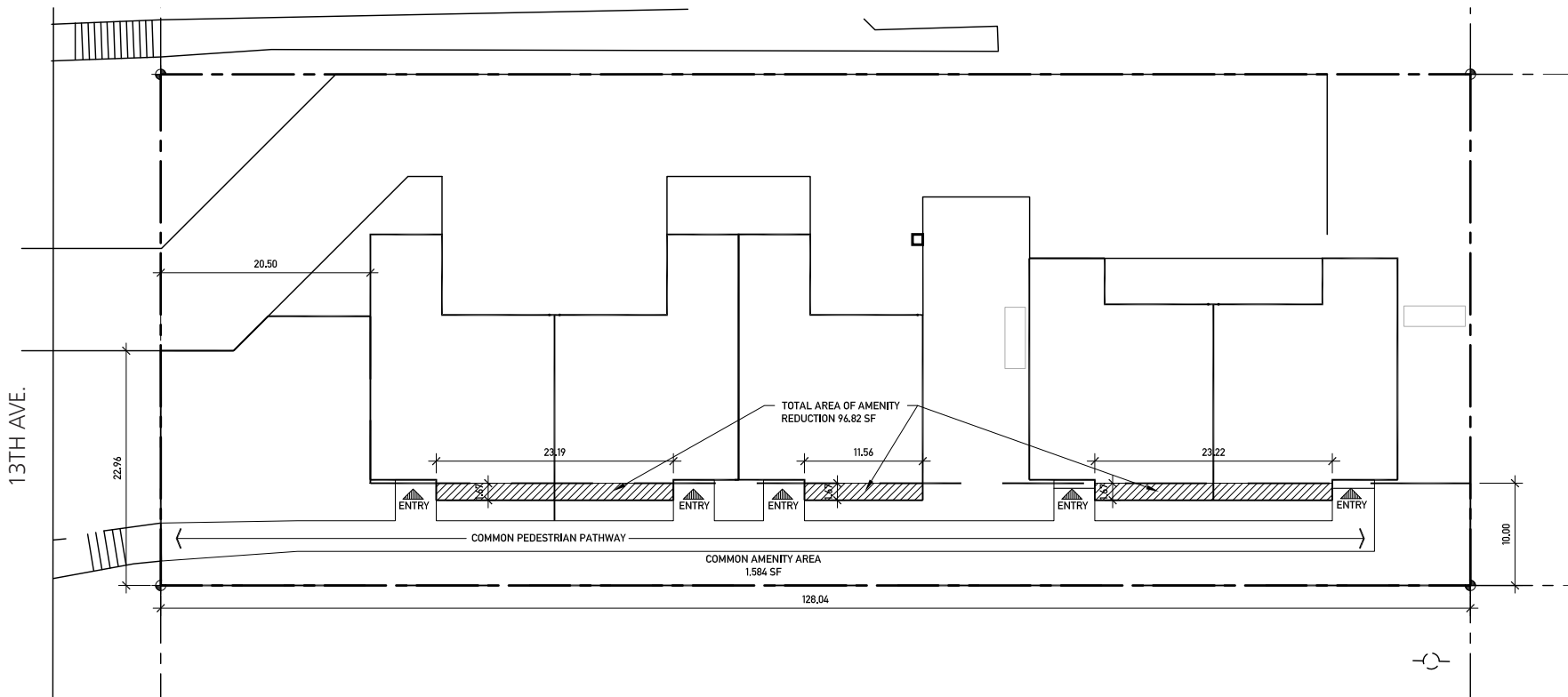
LOT AREA = 6,401 SF
25% OF LOT AREA DEVOTED TO COMMON OR PRIVATE AMENITY:
25% OF 6,401 = 1,600.25 SF
50% OF AMENITY MUST BE AT GROUND LEVEL
50% OF 1,600.25 SF = 800.13 SF
10% OF 1,600 SF = 160 SF

AREA PROPOSED TO BE REDUCED: 96.82 SF

ADJUSTMENTS AND DEPARTURES



1. FACADE LENGTH DIAGRAM



2. AMENITY AREA DIAGRAM