

1804 25th Avenue / Seattle, WA 98122

Streamlined Design Review
October 28, 2013



PROJECT

Address: 1804 25th Ave / Seattle, WA 98122
Zone: LR-2
DPD #s: 3016306 / 6380128
APN: 982870-2100
DPD Staff: Marti Stave

PROPOSAL

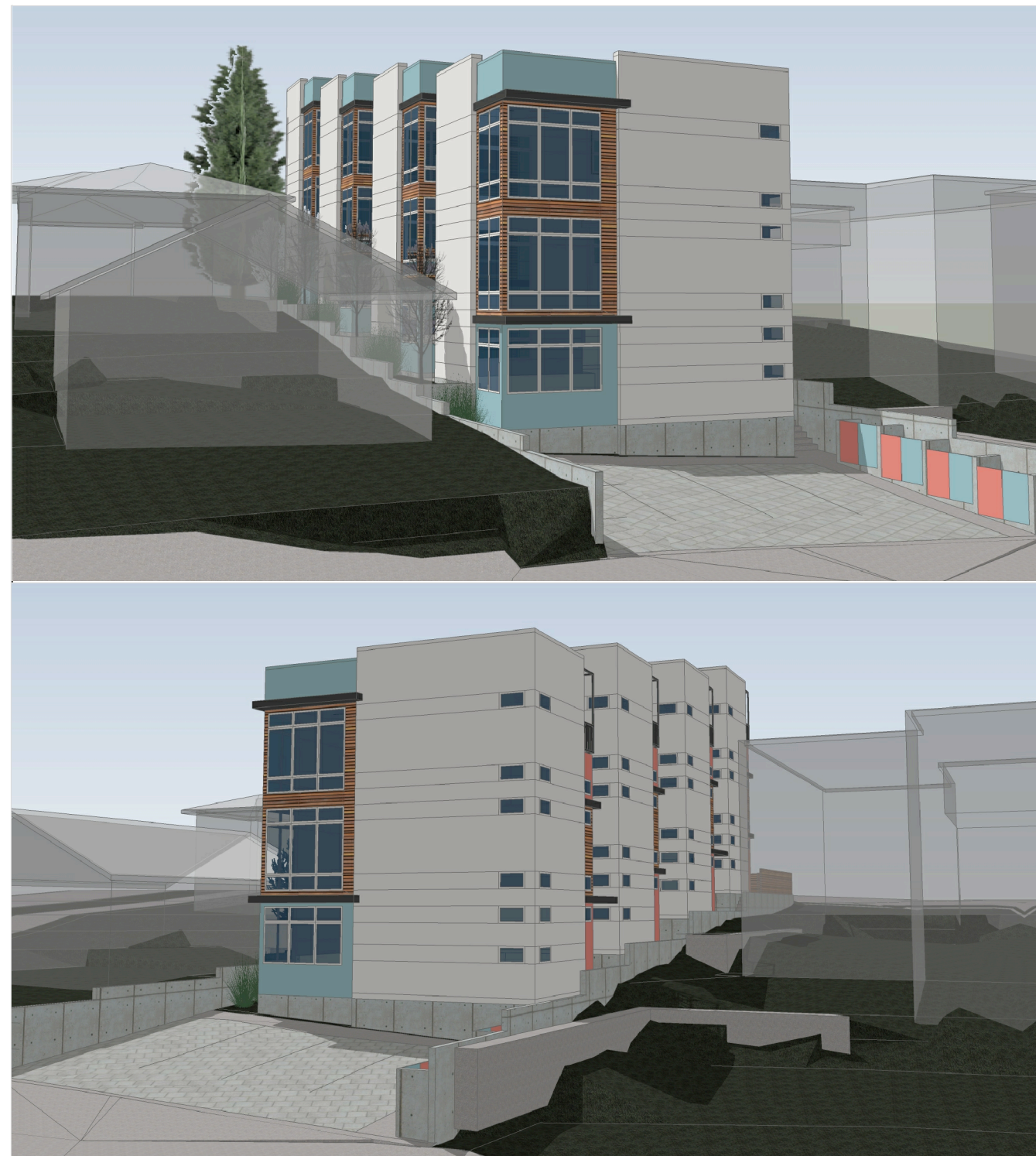
The proposal of this project at 1804 25th Ave consists of two townhouse duplexes with roof decks. Each duplex is only connected at a portion of the first floor in order to maintain a greater level of privacy. Parking is provided off the alley.

CONTEXT

The 4800 sf lot is situated just outside the Madison-Miller Residential Urban Village on the East slope of Capitol Hill. It's is flanked by an apartment complex to the North, two single family houses to the South, an alley to the East, and 25th Ave along the West. Madison Ave lies two blocks and a half to the North.

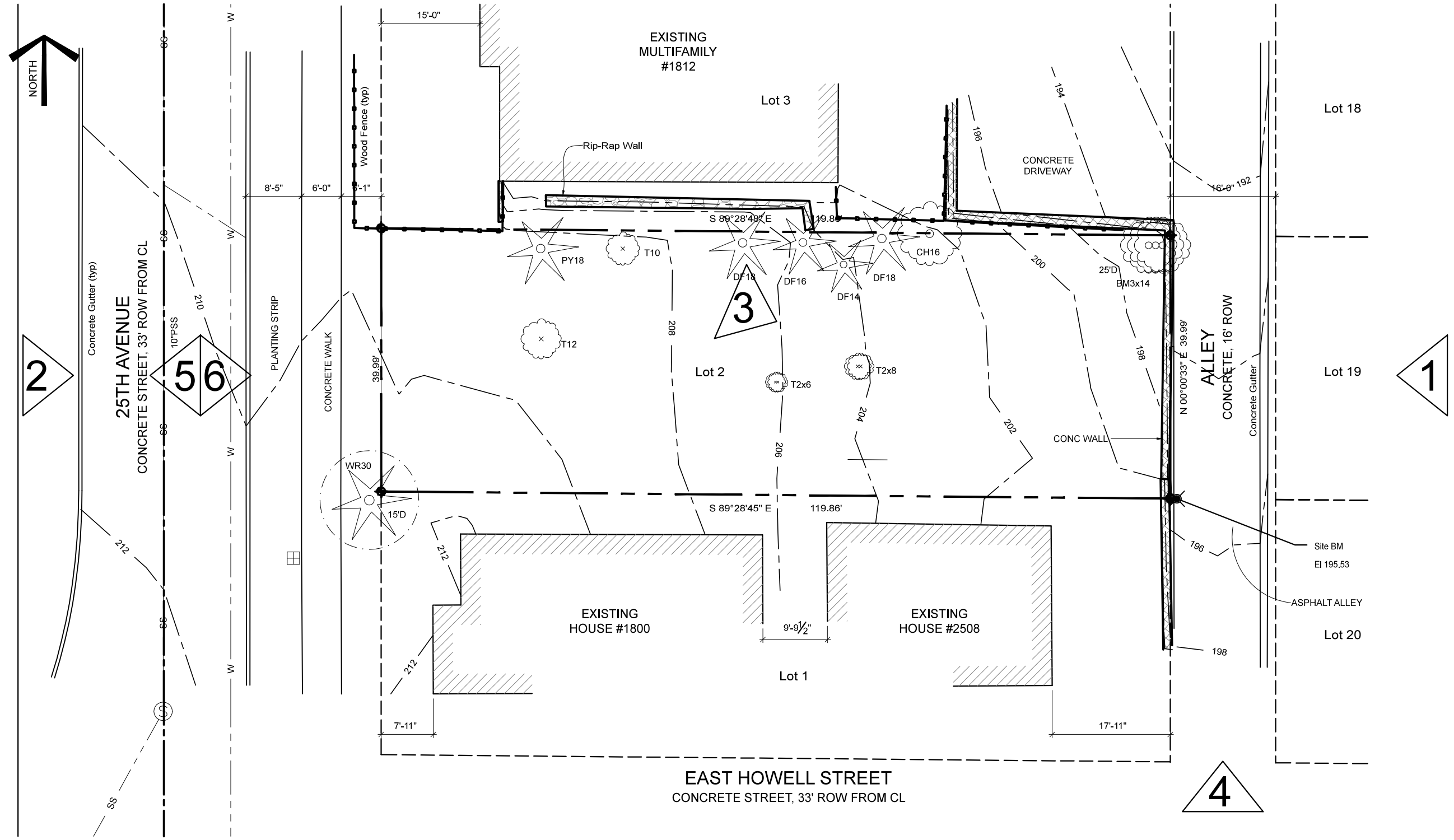
The grade at the site slopes down approximately 16' from the street to the alley, towards a decent view of Lake Washington, Bellevue, and the Cascade Mountains in the distance.

Other buildings along this block consist of many newer town houses and a few older single family residences & apartment buildings. A neighborhood park and a YMCA lie a two blocks east on 24th Ave with a Safeway a few blocks to the Northwest.



VIEWS OF LAKE WASHINGTON AND
CASCADE MOUNTAINS



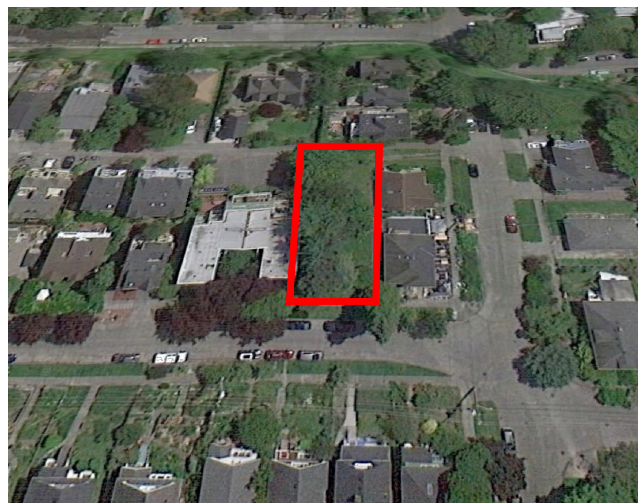


0 VIEW REFERENCE FOR SHEET 5





[1] aerial looking west



[2] aerial looking east



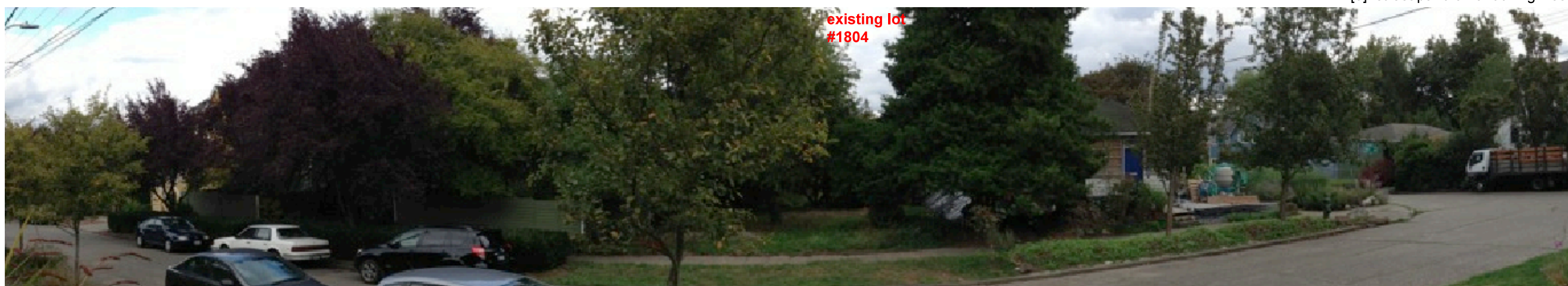
[3] rear yard



[4] alley

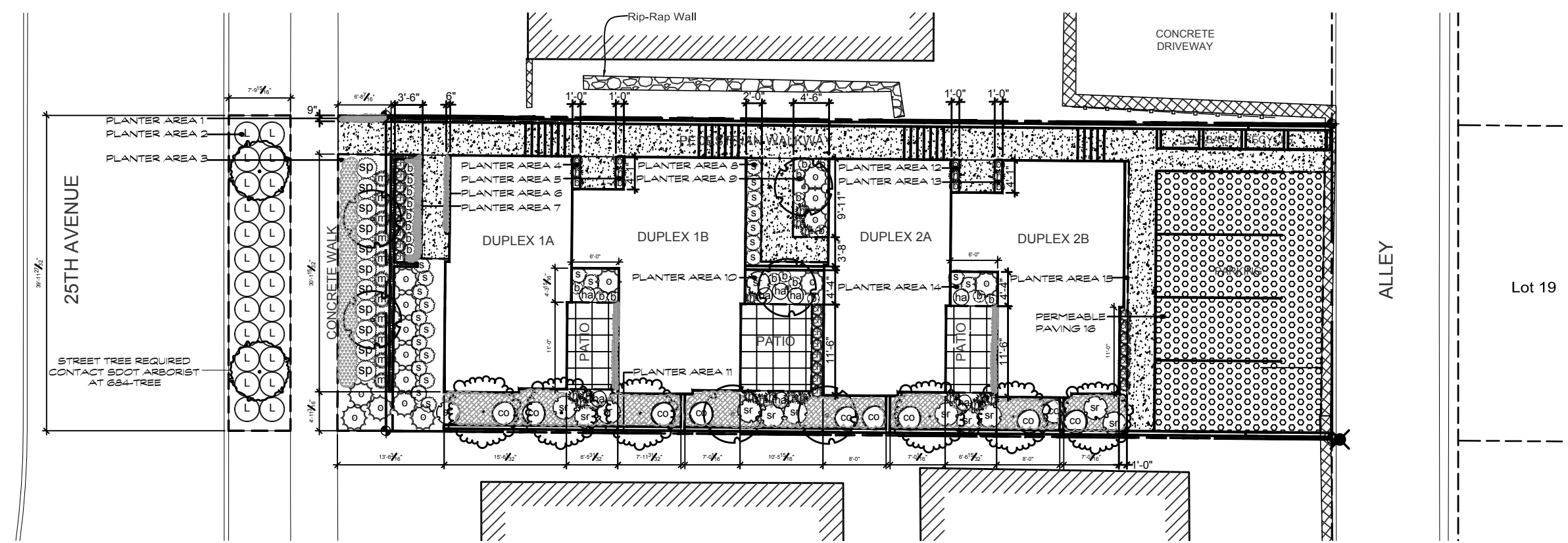


[5] street panorama looking west



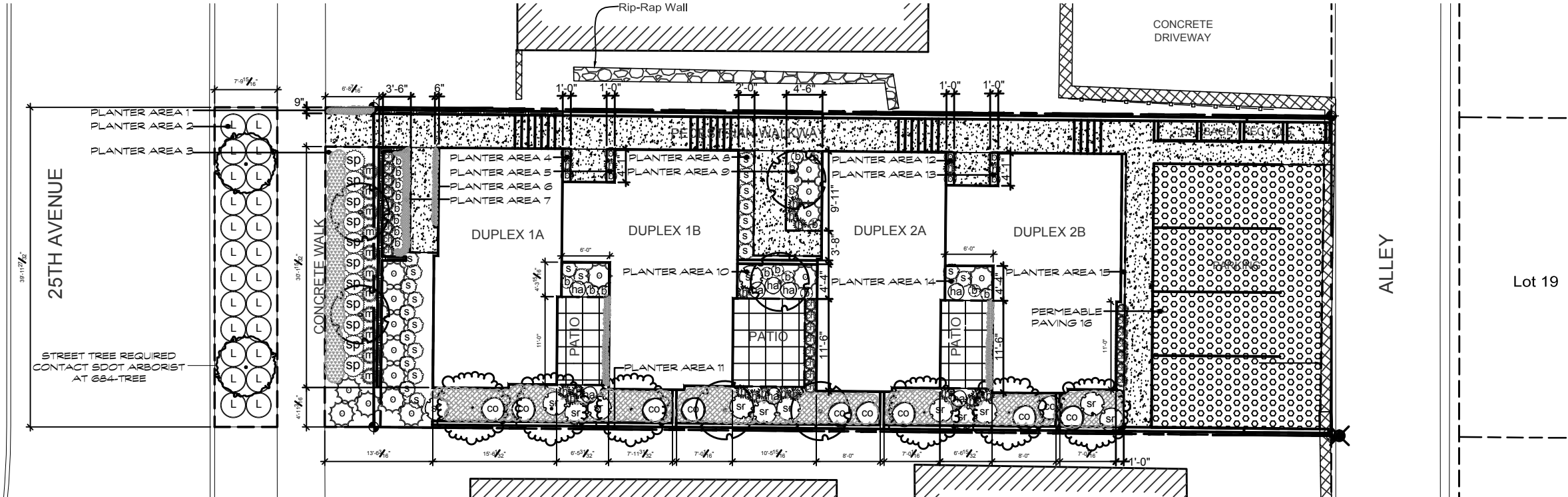
[6] street panorama looking east





PLANT SCHEDULE			
BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
<i>Prunus sylvatica</i> 'Dawyd Purple'	Dawyd Purple Beech	2' Cal.	
<i>Prunus x hilleri</i> 'Spiral'	Spiral Cherry	15' cal.	
<i>Syrinx japonica</i>	Japanese Snowbell	2' cal.	
SHRUBS & PERENNIALS			
<i>Blechnum spicant</i>	Dear Fern	1 Gal.	(DT,N)
<i>Chaenactis alba</i>	Northern Sea Oats	1 Gal.	
<i>Cornus alba</i> 'Bailh'	Ivory Halo Dogwood	2 Gal.	(DT,N)
<i>Hakonechloa macrospora</i> 'Aurea'	Gold Variegated Japanese Forest Grass	1 Gal.	
<i>Hosta 'Lemon-lime'</i>	Bright Gold Hosta	1 Gal.	
<i>Macrorhiza sinensis</i> 'Yaku Jima'	Dwarf Maiden Grass	2 Gal.	(DT)
<i>Oenothera biennis</i> 'Goshiki'	Goshiki False Holly	5 Gal.	
<i>Leucanthos form. 'Rainbow'</i>	Rainbow Leucanthos	3 Gal.	(DT)
<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Dwarf Sweetbox	1 Gal.	(DT)
<i>Sarcococca nuxifolia</i>	Fragrant Sweet Box	2 Gal.	(DT)
<i>Spiraea japonica</i> 'Maggie Carpenter'	Maggie Carpenter Spiraea	5 Gal.	(DT)
GROUNDCOVERS			
<i>Galium odoratum</i>	Sweet Woodruff	4' pots, 12' oc	
<i>Ophiopogon planicaulis</i> 'Nigrescens'	Black Mondo Grass	4' pots, 12' oc	(DT)
<i>Sedum rupestris</i> 'Angelina'	Angelina Sedum	4' pots, 12' oc	(DT)
DT = DROUGHT TOLERANT PLANT N = PACIFIC NORTHWEST NATIVE PLANT			






Revised 4/8/09

Green Factor Worksheet*

SEATTLE*green factor



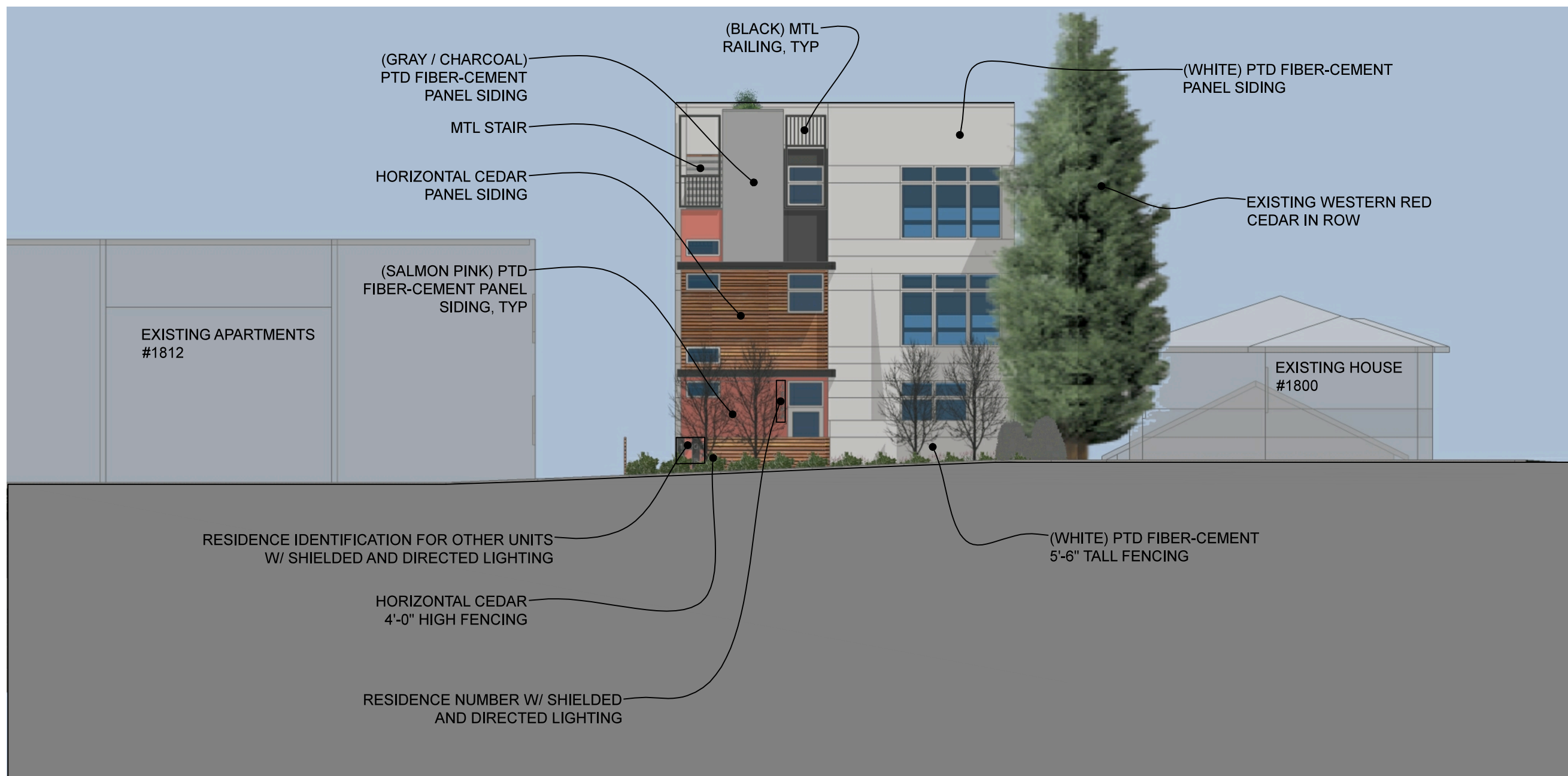
		Planting Area																TOTAL**
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
A1	square feet																	0
A2	square feet	39	313	233	4	4	5	348	32	45	174	38	4	4	127	57		1427
A3	square feet																	0
B1	square feet	39	313	233	4	4	5	348	32	45	174	38	4	4	127	57		1427
B2	# of plants		24	25	3	3		53	7	11	30		3	3	17	10		189
B3	# of trees			2				3		1	3				2	1		12
B4	# of trees																	0
B5	# of trees		2															2
B6	# of trees																	0
B7	# of trees																	0
C1	square feet																	0
C2	square feet																	0
D	square feet																	0
E	square feet																	0
F1	square feet																	0
F2	square feet																698	698
G	square feet																	0
H1	square feet		288	264	24	24		372	84	60	348		24	24	120	36		1668
H2	square feet																	0
H3	square feet		788	450				669								195		2102
H4	square feet																	0

Revised 12/28/10

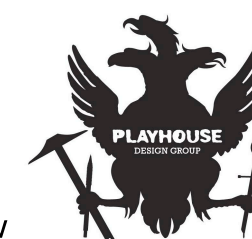
Green Factor Score Sheet			
Project title:		enter sq ft of parcel	SCORE
Parcel size (enter this value first)		4,792	0.600
Landscape Elements**		Totals from GF worksheet	Factor
A Landscaped areas (select one of the following for each area)			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft	0.1
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft	0.6
3	Bioretention facilities	enter sq ft	1.0
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	0.1
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	0.3
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants	0.3
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	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	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	0.4
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	0.8
C Green roofs			
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
D Vegetated walls			
		enter sq ft	0.7
E Approved water features			
		enter sq ft	0.7
F Permeable paving			
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	0.5
G Structural soil systems			
		enter sq ft	0.2
H Bonuses			
1	Drought-tolerant or native plant species	enter sq ft	0.1
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 passerby from adjacent public right of way or public open spaces	enter sq ft	0.1
4	Landscaping in food cultivation	enter sq ft	0.1
Green Factor numerator =		2,875	

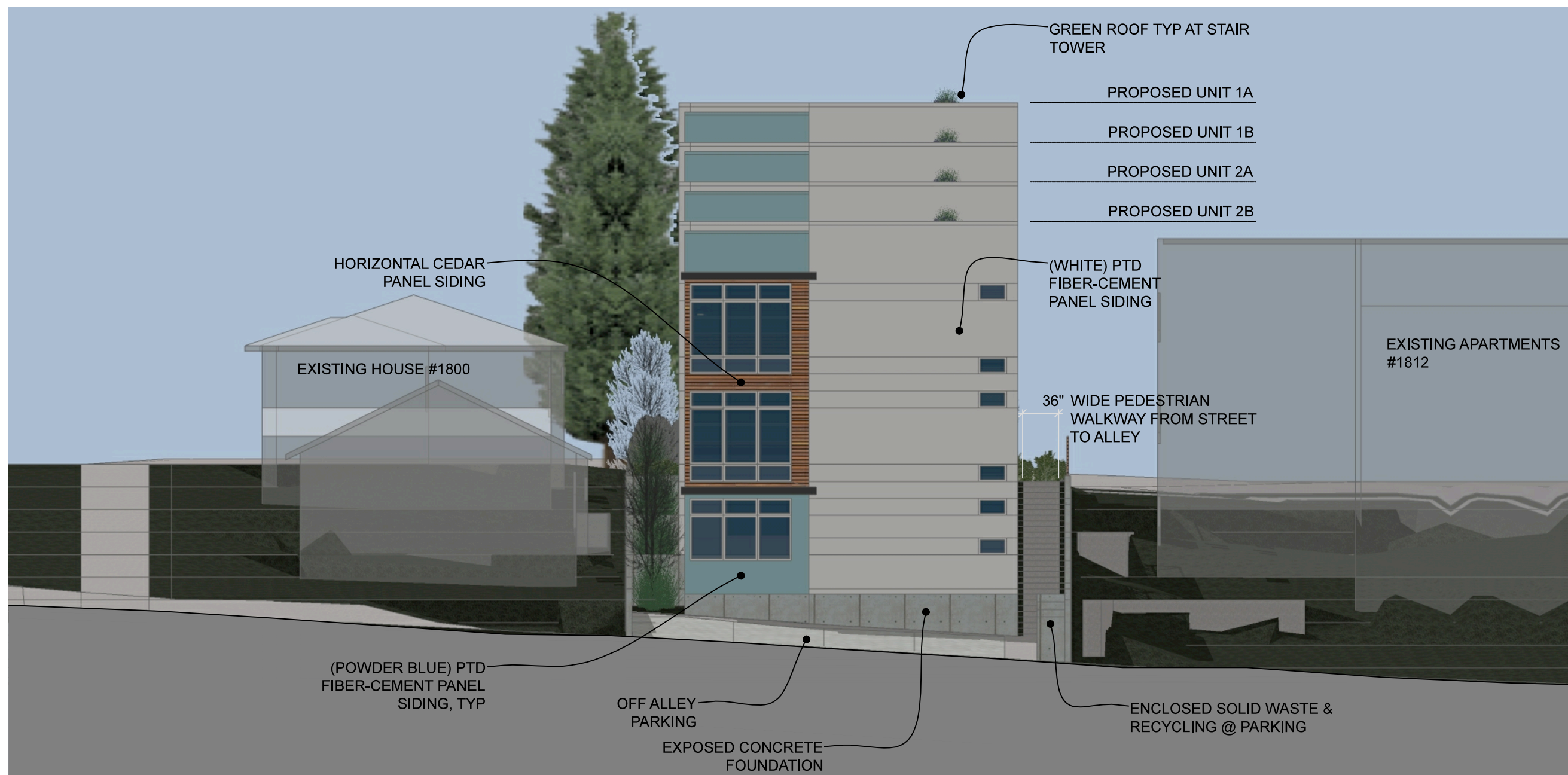
* Do not count public rights-of-way in parcel size calculation.
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)



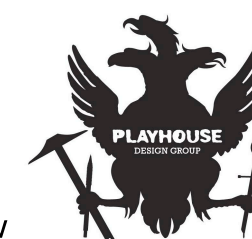


Face of building at 25th Avenue





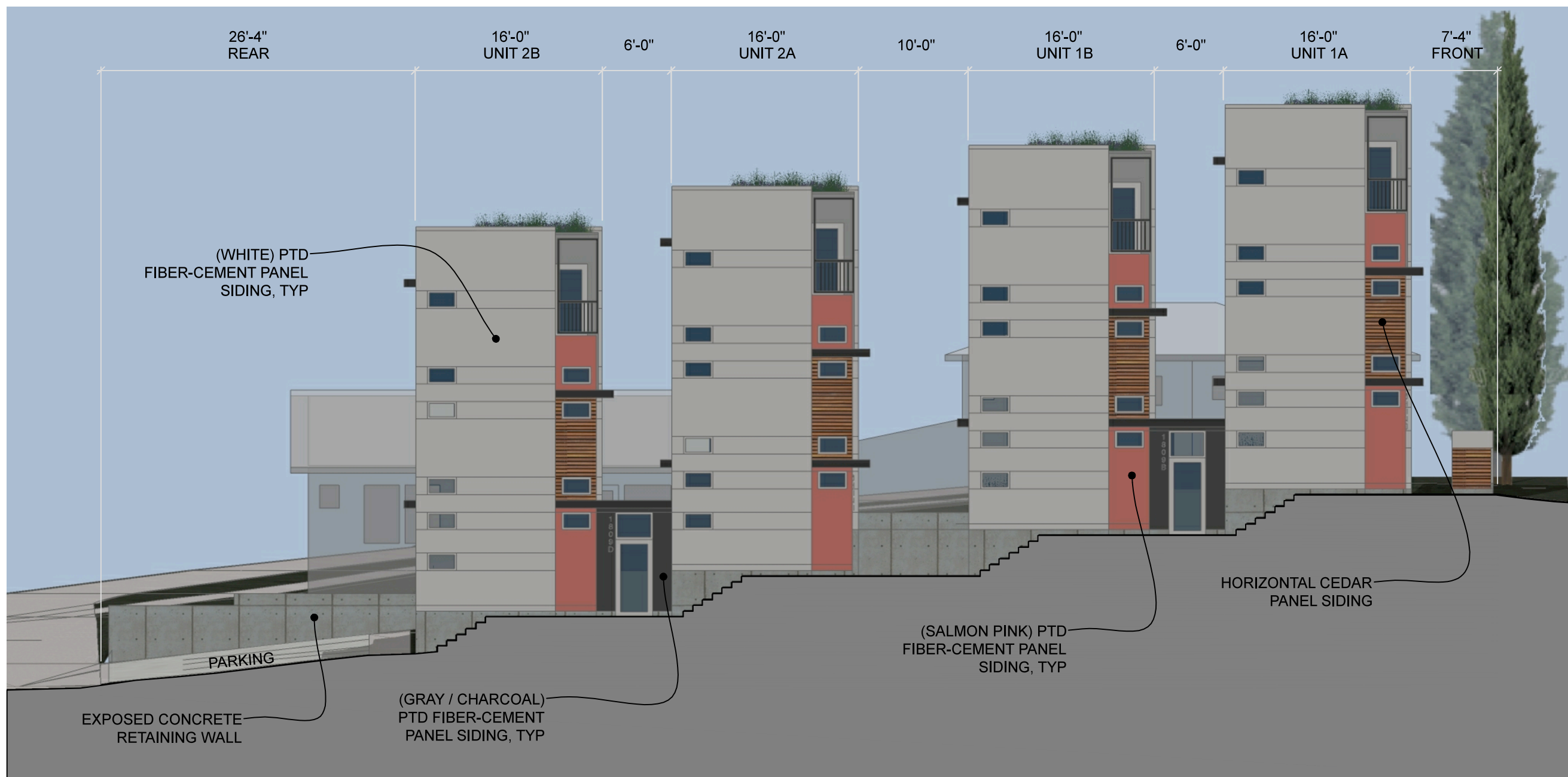
face of building at alley





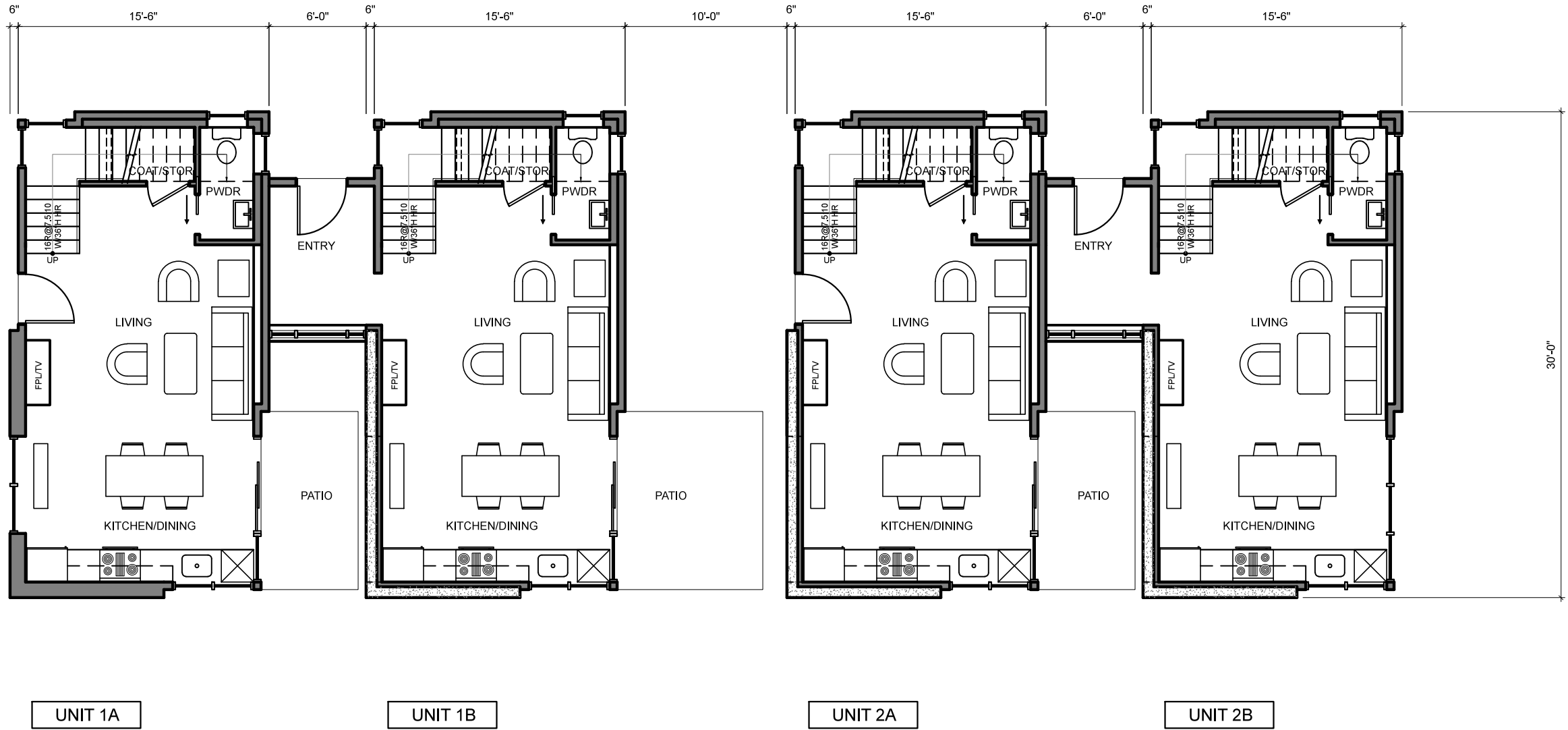
South faces of buildings

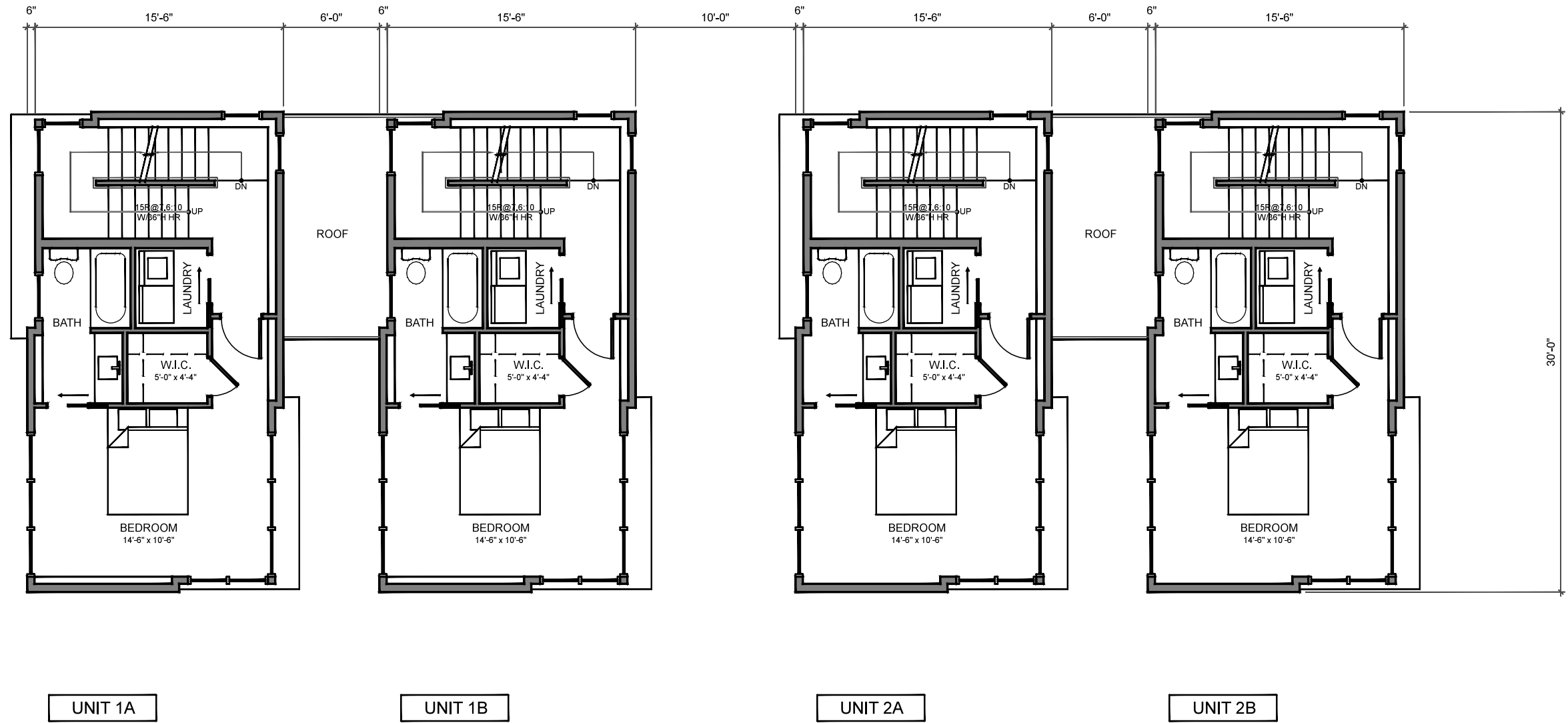


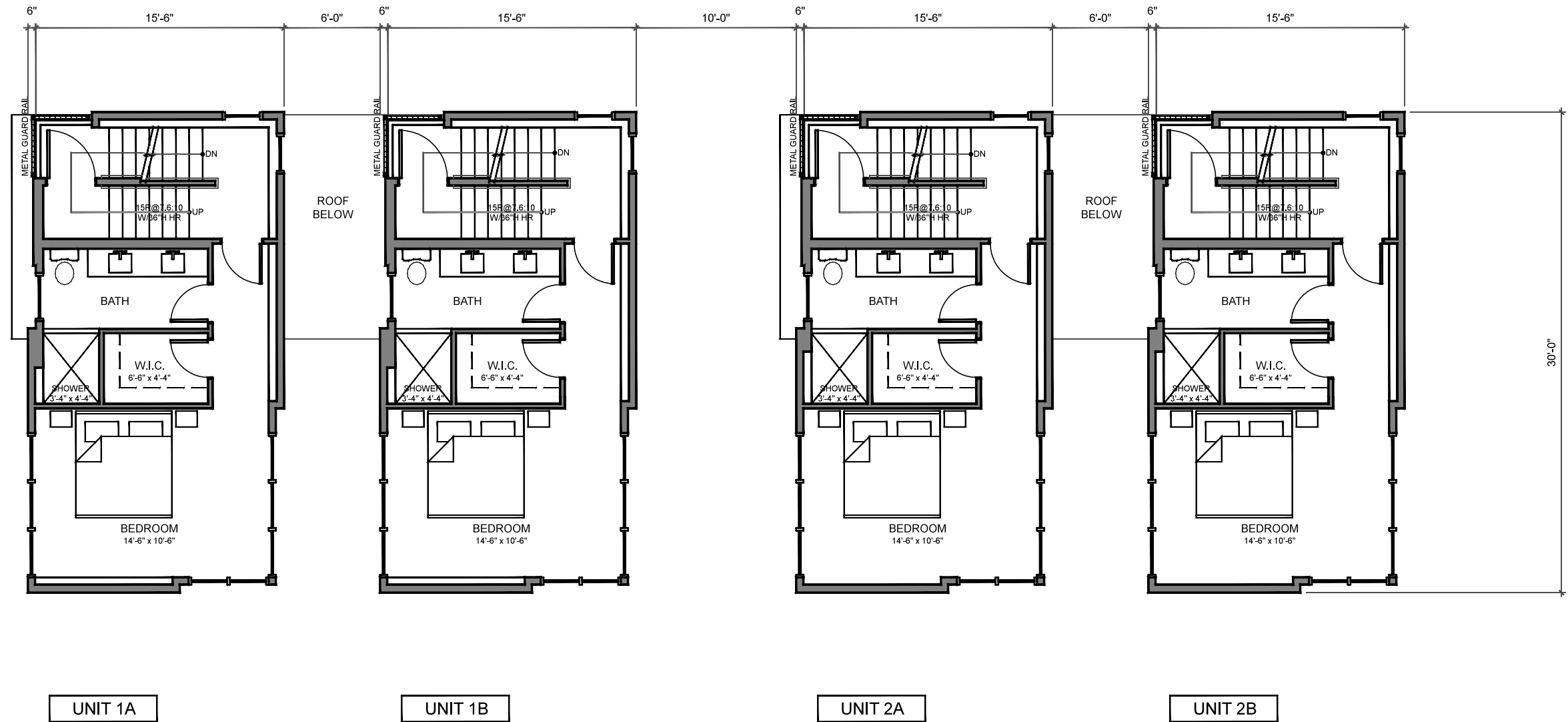


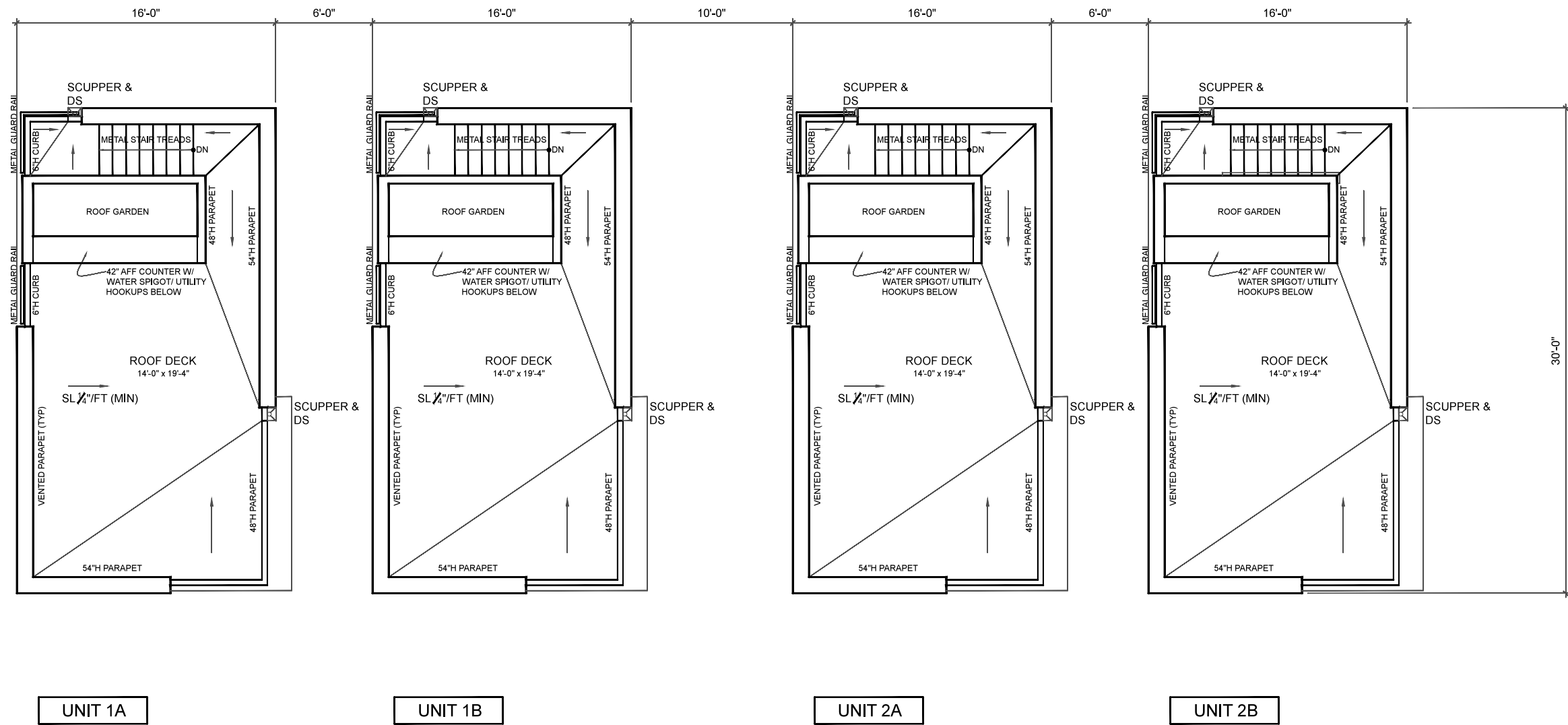
North faces of buildings

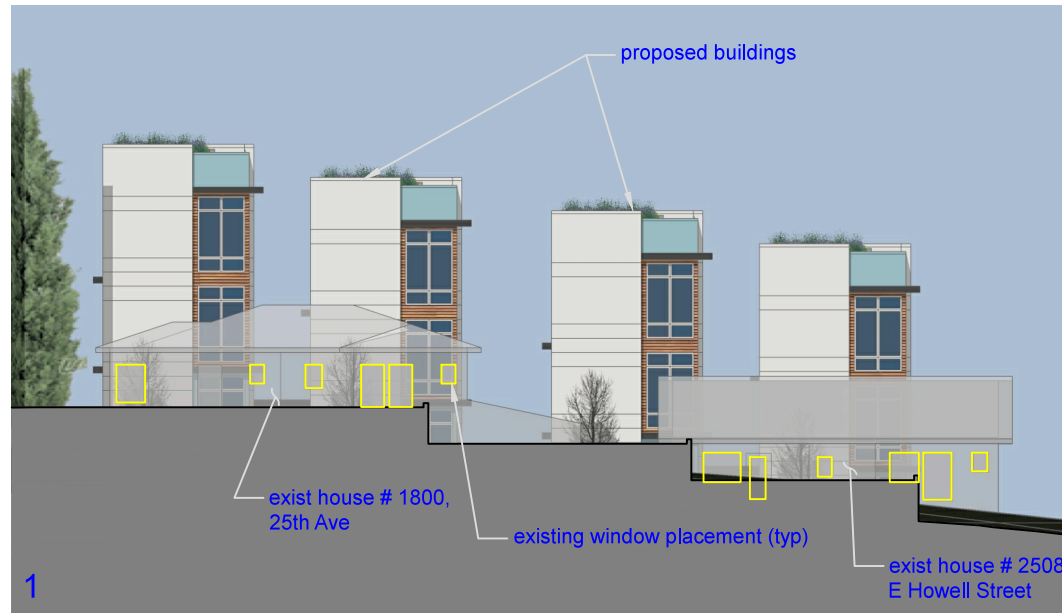
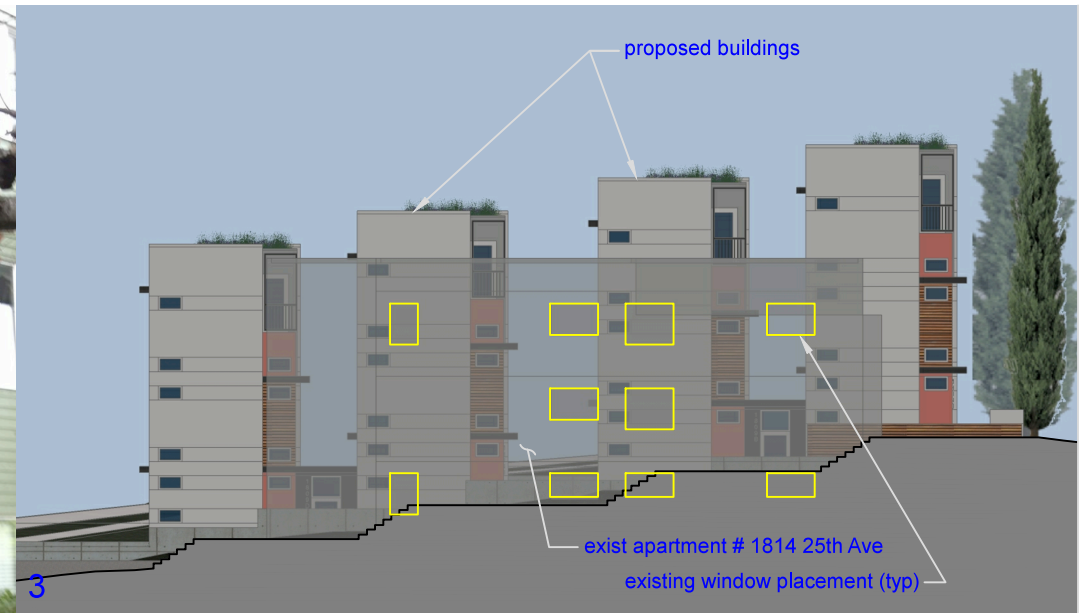




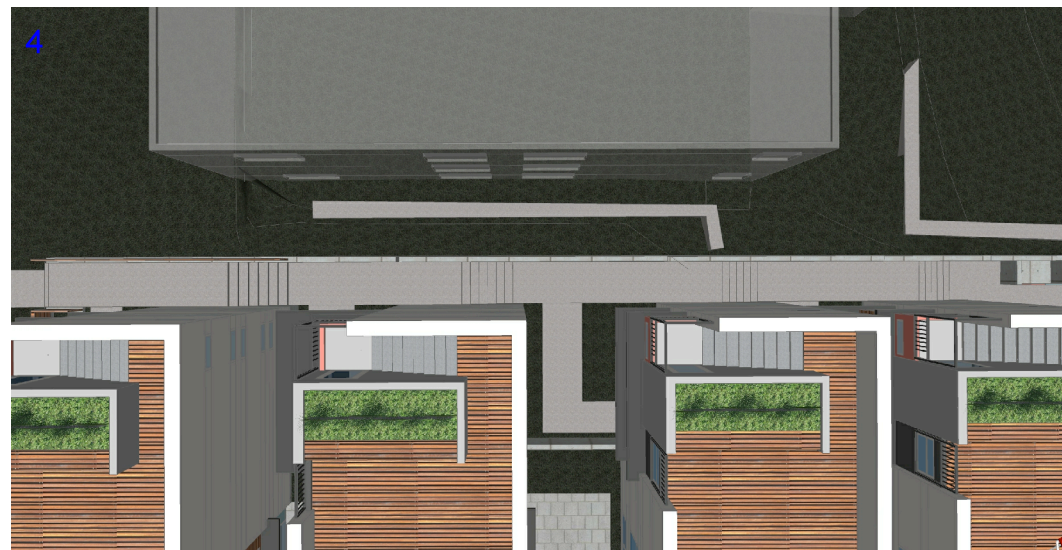






1
window alignment at south property line2
existing trees filter light at north prop line3
window alignment at north property line

bird's eye view at north property line

4
Window Study

southern houses southern exposure



5

deep windows at north property



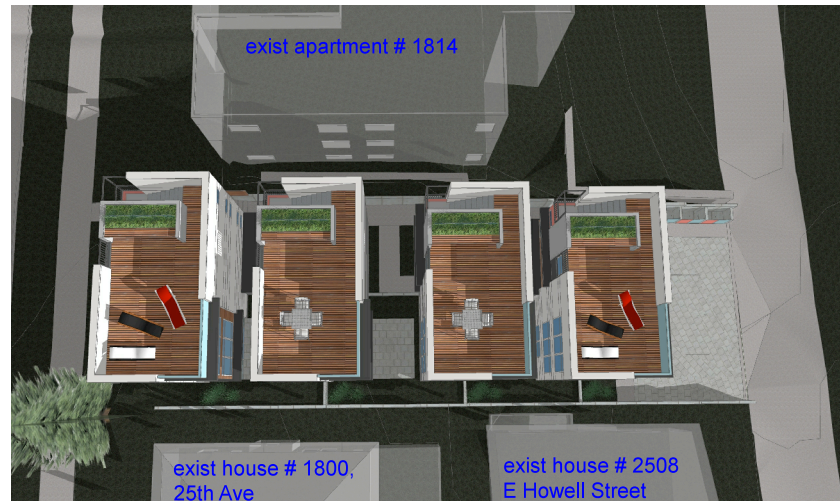
6

The windows and walls of the proposed duplexes have been thoughtfully designed to increase light access while minimizing the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants.

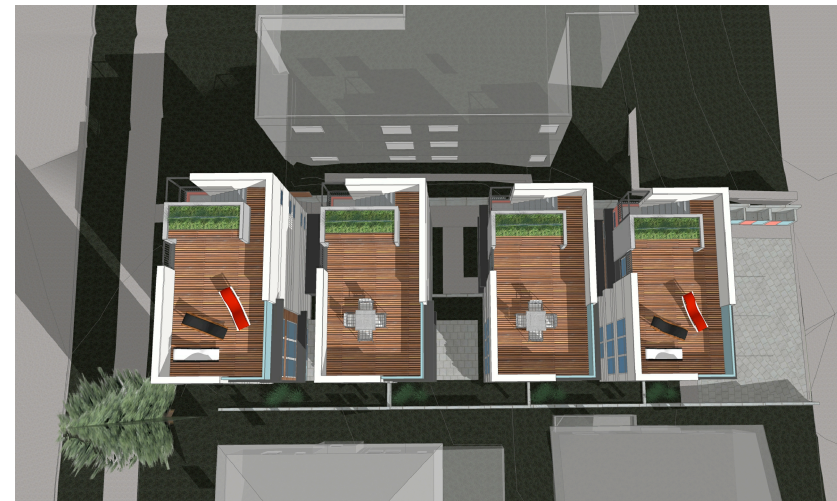
Along the South property line, the proposed windows are corner windows that direct to the Southeast of acquire morning light. They are offset from the majority of those on the neighboring house [1], while allowing the proposed bright blank wall to reflect light back into the south neighbor windows. In addition, we proposed tree plantings along these walls to soften the view. These southern houses also have great exposure south to E Howell Street [5] where there more public spaces direct.

Along the North property line, the existing apartments have few windows, which are across from the stairwells of the proposed buildings while some align with the gaps in the proposed buildings [3]. The existing windows receive filtered light largely obscured by the existing heavy tree cover [2, 6]. The proposed development should slightly increase the exposure while maintaining the privacy.

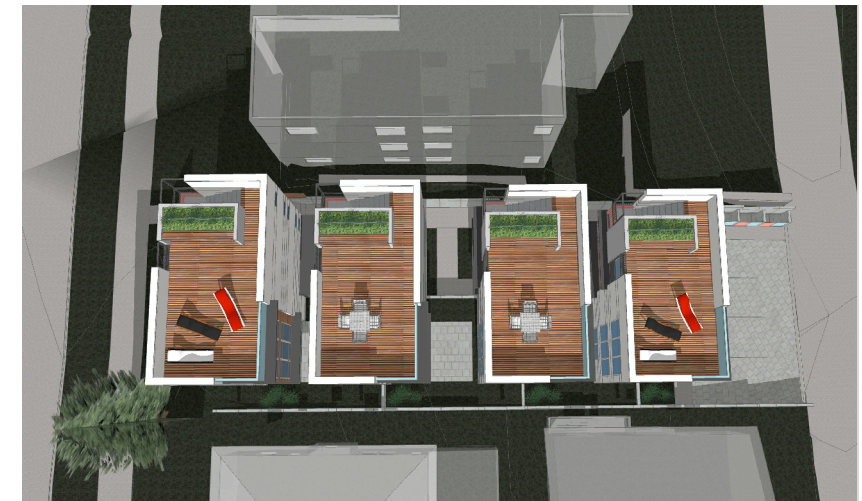




8am in september

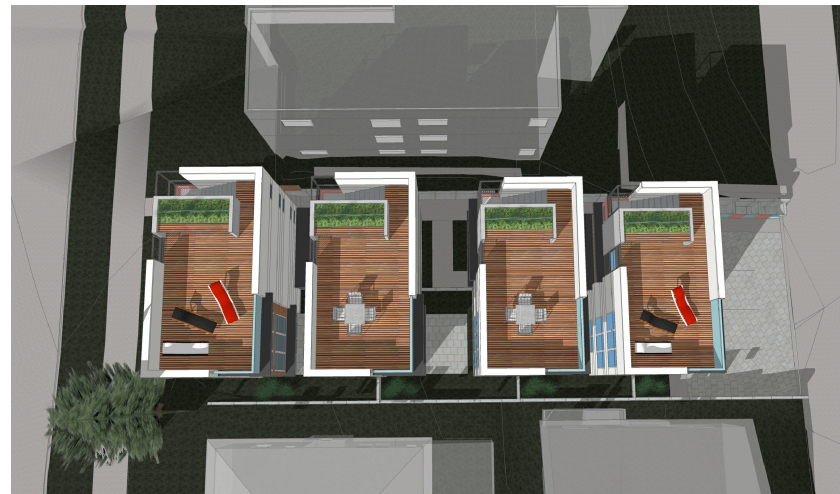


10am in september

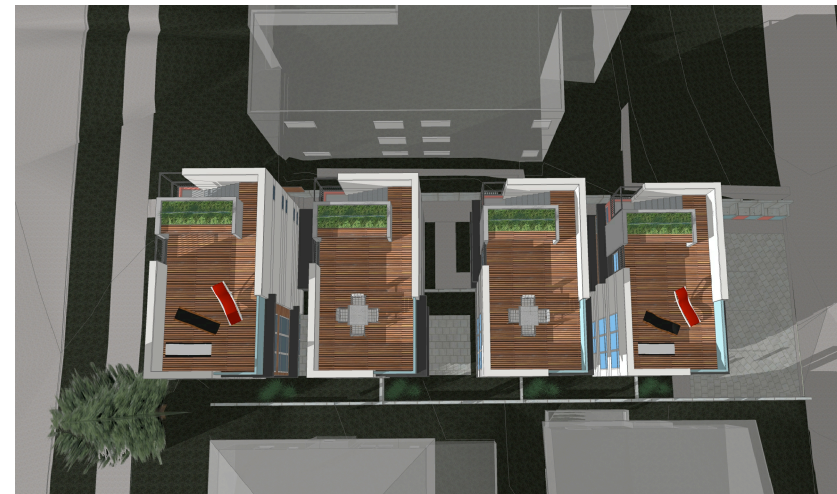


12pm in september

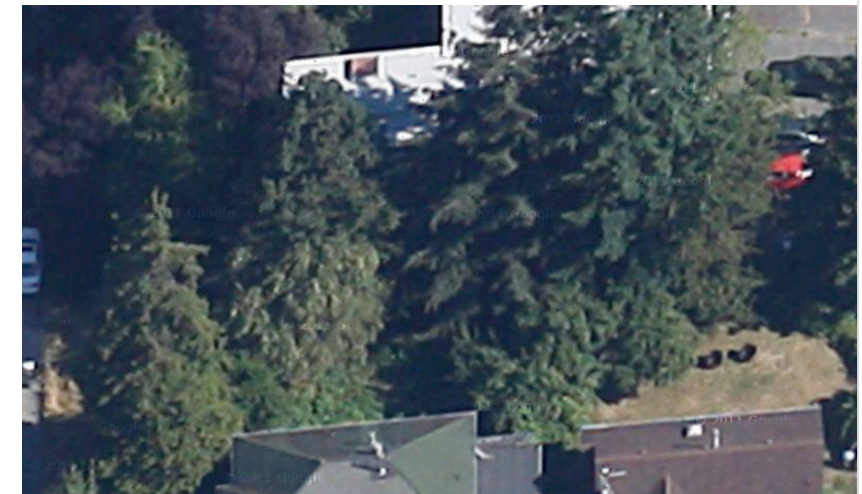
2pm in september



4pm in september



existing conditions

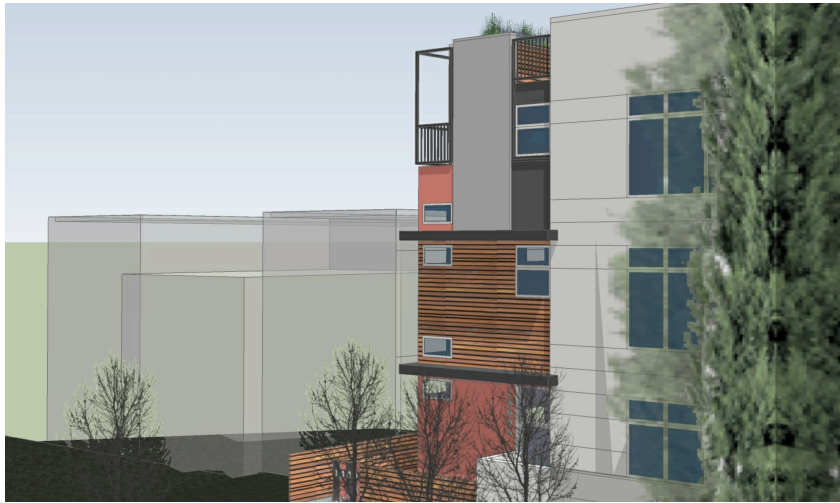


Shadow Study

The existing apartment to the North only has a few windows facing the proposed project that currently only receive minimal filtered sunlight through the dense cover of existing evergreen trees. The light quantity of their interior environments will likely increase from the proposed development and be similar in quality.

The existing houses being situated to the South, are not affected by shadows cast by the proposed project, though the light reflecting off the surface of the proposed buildings will likely increase the quantity of light reaching their north yards and room interiors. Morning shadows will not project across 25th Avenue. The late afternoon shadows across the alley will likely remain unchanged due to the high elevation of the hill to the west.





DESIGN GUIDELINES

A-1 RESPONDING TO SITE CHARACTERISTICS

The buildings step down with the slope of the existing grade in order to maximize views for the individual units. Because of the steep front yards of the houses across the street, and the current tall evergreen trees on the site, the project will not be blocking or changing views from across the street. The neighbors to the North and South have few windows along the property lines that aren't already blocked by existing vegetation or structures. The apartment units in the SE corner with views will still have the view to the east. The proposed parking is located off the alley similar to the adjacent developments.

A-2 STREETScape COMPATIBILITY

The street has a character of dense foliage punctuated by entrances to buildings. The proposed building is similar in that it preserves a tall western red cedar to the south with private space behind with the entrance to the property and street facing unit to the north.

A-3 ENTRANCES VISIBLE FROM THE STREET

The access path to the units from the street is clearly denoted with an opening in a low fence. The low fence is both attractive and provides a pedestrian flow barrier while maintaining an unobstructed street view to the distinguished front entrance of the front unit.

A-5 RESPECT FOR ADJACENT SITES

This project doesn't maximize square footage or height of the stair tower as a way of respecting neighboring properties. The two buildings contain 6' separations between units, which allow more light and air to pass thru the site.

A-7 RESIDENTIAL OPEN SPACE

3 of the 4 units will have their own private amenity area at ground level that is screened from their neighbors' views, as well as individual roof decks with planters. There is also a landscaped pedestrian path along the North property line.

A-8 PARKING AND VEHICLE ACCESS

Parking is provided in the preferred location off the alley. Due to site topography, in order to maintain a driveway slope less than 15%, the retaining walls need the alley may need to exceed 4' in height. The geotechnical report provides guidelines for retaining walls specific to this site.

C-4 EXTERIOR FINISH MATERIALS

The proposed exterior finish materials fit within the larger neighborhood context of residences with contemporary finishes which dot the neighborhood. Though lap siding is not proposed, horizontal wood siding is provided as an accent the painted fiber-cement board siding.

D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

Solid waste and recycling will be stored off the alley in a screened enclosure that will not be visible from 25th Avenue.

D-7 PERSONAL SAFETY

The units share a circulation path that connects street to alley allowing interactions among owners as they move to and from their individual units to street, parking or waste. One unit also has views onto parking area and waste area.

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

The site is largely enhanced by an exceptional existing street tree in the street right of way. Trees are proposed to soften and screen the south blank walls. Planting are proposed in the amenity areas including rooftop planters.

