SDR
Packet

18. Feb. 2014

3637 13TH AVE W

PROJECT #
3016658

SDR PACKET 3637 13TH AVE W

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INFORMATION

Address
3637 13th Ave W

Lot Size
6000 square feet

Zoning
Lowrise LR-1

SEPA Review
The project is under the limits required for SEPA review in an Urban Village

DESCRIPTION

The site, approximately 6,000 square feet of L1 zoned property, is located mid block on 13th Ave W between W Emerson Street and W Ruffner Steet in North Queen Anne. The site's current use is a single family home. The project proposes to leave the existing residential structure, deconstruct the rear garage structure and construct three new townhouses. The structures will be three stories tall with three parking spaces at grade.

GOALS

Sustainability
Achieve a minimum of 4-Star Built Green certification while targeting Passivhaus. Maximize building performance and utilize reclaimed materials.

Community
A new community of three homes will engage the existing home by way of a shared courtyard that accesses all four homes.

Project Site, existing structure

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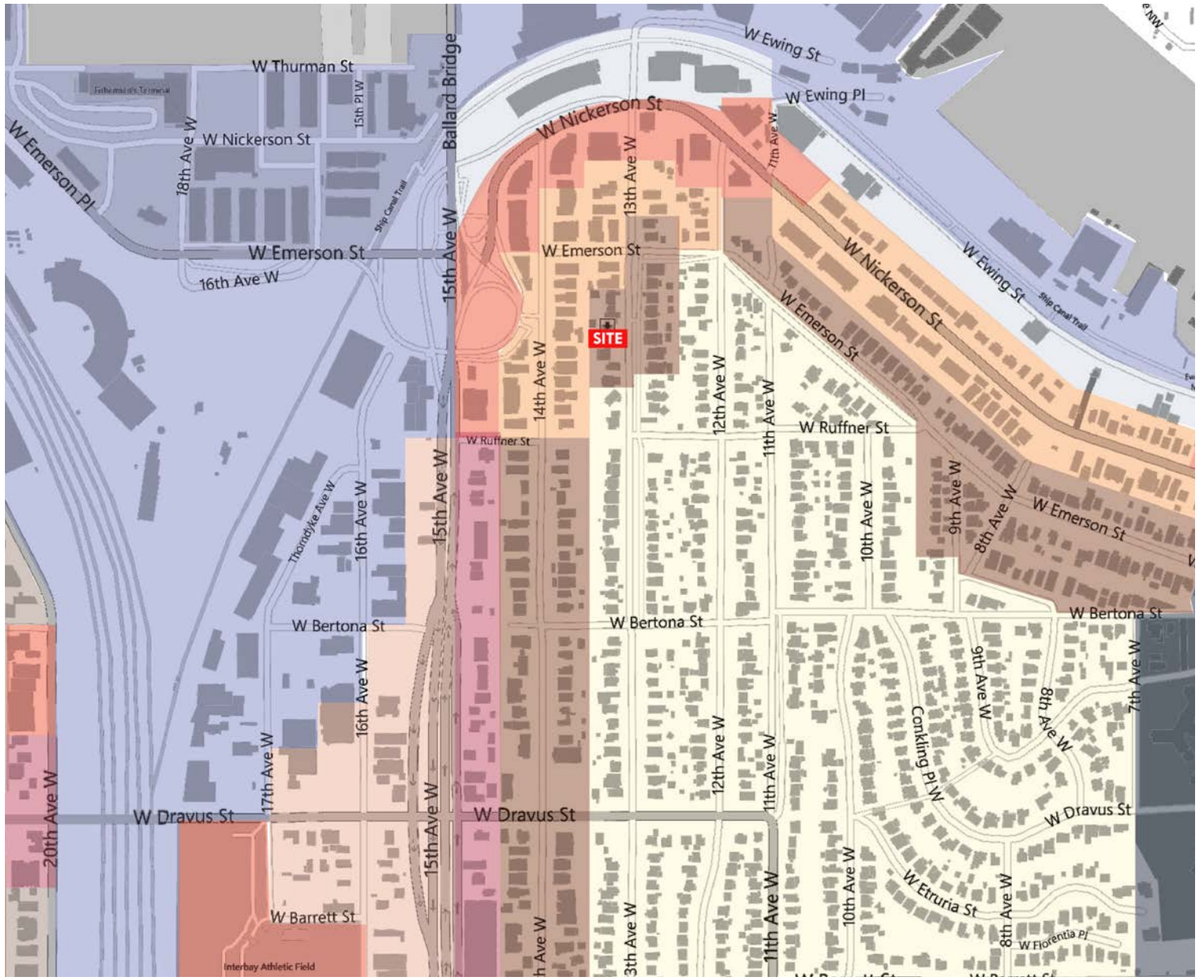

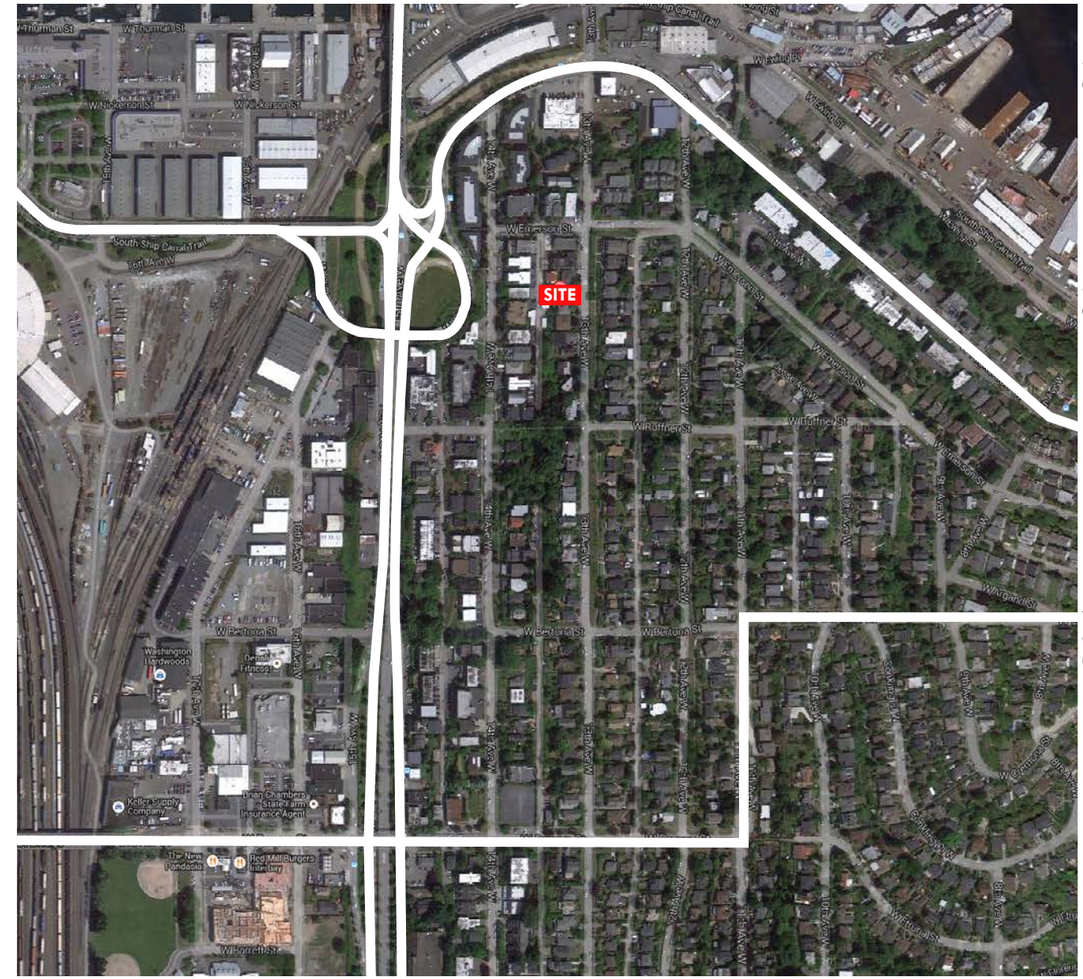

Ship Canal

South Ship Canal Trail

W Nickerson St.
arterial | transit
(principal/minor)

W Emerson St.

W. Bertona St.
arterial | transit
(principal/minor)

W Dravus St
arterial | transit
(minor/minor)

17th Ave W | 16th Ave W | 15th Ave W arterial | transit (principal/transit way) | 14th Ave W | 13th Ave W | 12th Ave W | 11th Ave W | 10th Ave W | 8th Ave W

N

- C2-40
- SM/D 45-80
- LR1
- LR3
- LR3 -RC
- SF 5000
- NC2-40
- IG1 U/45
- IB U/45

Zoning

The site is surrounded by a mixture of zoned land including: Single Family, Low Rise, Neighborhood Commercial, and General Industrial. Single Family is the predominant zone to the south and east of the site. General Industria is the predominant zone to the north and west of the site.
Due to its proximity to 15th Ave NW, there is a mixture of Commercial, Neighborhood Commercial and Seattle Mixed zones to the south and east. The site is located within Upper Queen Anne Urban Village.

Context Map

- Arterial

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SITE ANALYSIS

Site Analysis
The site's dimensions are 50 feet northosouth and120 feet east-west. It fronts 13th Ave W with no alley access. The lot contains an existing single family home and an accessory structure. The uses immediately surrounding the site are multifamily structures including recent townhouse developments and established apartment and condominium buildings.

The site is located within the Upper Queen Anne Urban Village and has access to bus transit as well as city arterials. Bus stops at 13th Ave W and N Nickerson ST (a two block walk) provide access to routes 29, 31, 32 and 62. A three block walk to 15th Ave W and Nickerson provides direct access to downtown via the D Line.

The site has a grade change of 14 ft sloping down towards the western edge of the property to the alley.

Our solution seeks to address Design Guidelines A-1, Respond to Site Characteristics, A-2 Streetscape Compatibility, A-3 Entrances Visible from the Street, A-7 Residential Open Space, A-8 Parking and Vehicle Access, C-1 Architectural Context, C-2 Architectural Concept and Consistency, C-4 Exterior Finish Materials, D-6 Screening of Dumpsters, Utilities and Service Areas, D-7 Pedestrian Safety, E-2 Landscape to Enhance the Building and/or Site and E-3 Landscape Design to Address Special Site Conditions.


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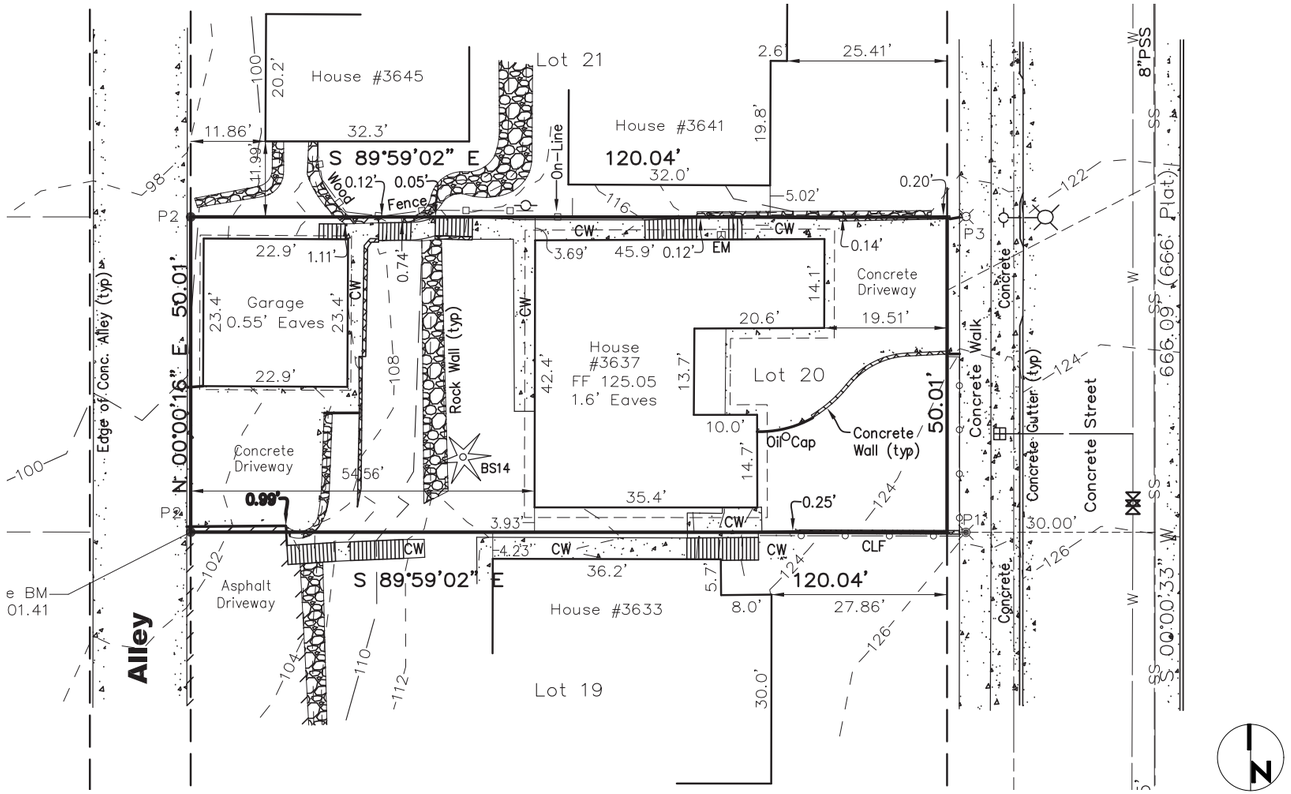
House #3645
Lot 21
House #3641
120.04'
S 89°59'02" E
Fence
Wood
On-Line
Garage
0.55' Eaves
Concrete Driveway
House #3637
FF 125.05
1.6' Eaves
Lot 20
Rock Wall (typ)
Concrete / Wall (typ)
Oil Cap
BS14
Concrete Walk
Concrete Gutter (typ)
Concrete Street
Edge of Conc. Alley (typ)
N 00°00'16" E 50.01'
50.01'
666.09' (666' Plat)
S 00°00'33" W
8"PSS
Asphalt Driveway
House #3633
Lot 19
Alley
e BM
01.41
N


13TH AVE W
SITE
Franciscan
Dalrymple &
Associates
1
2
3
4
5
6


4


5


6

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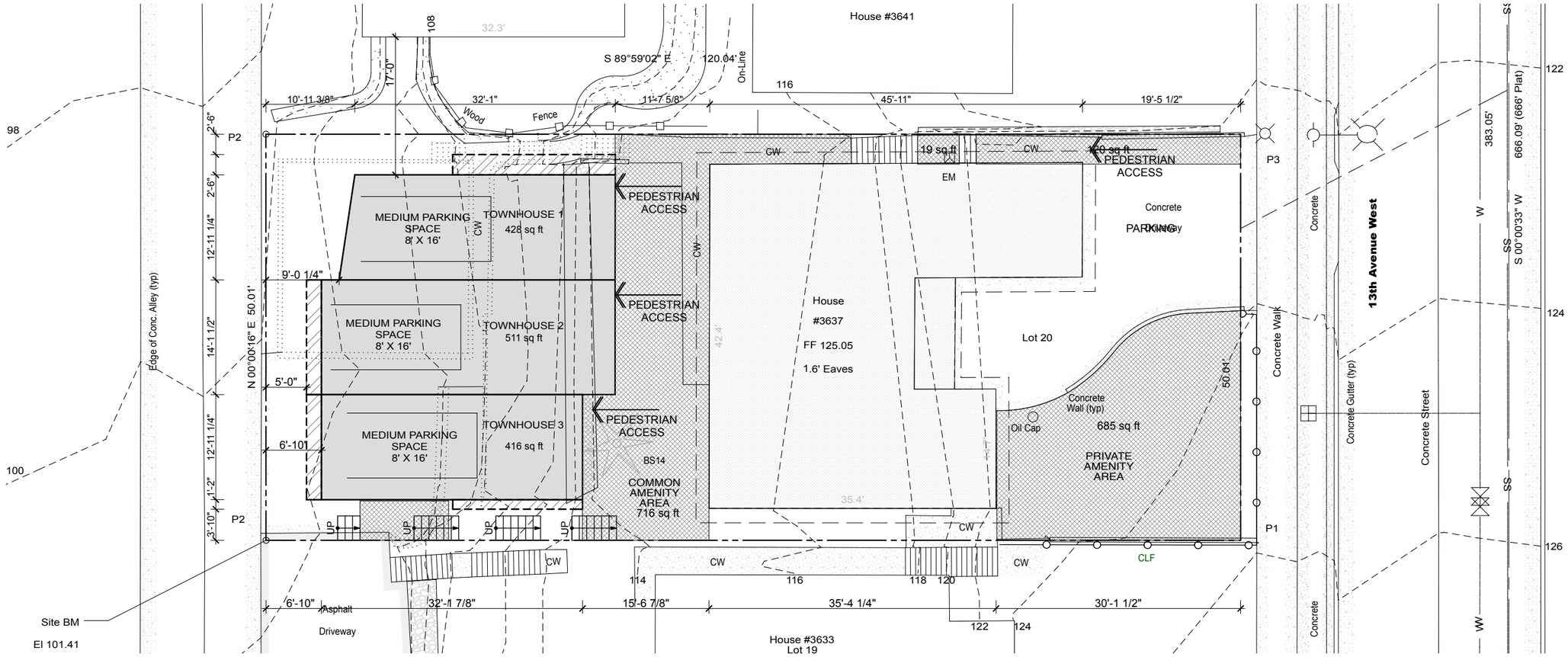

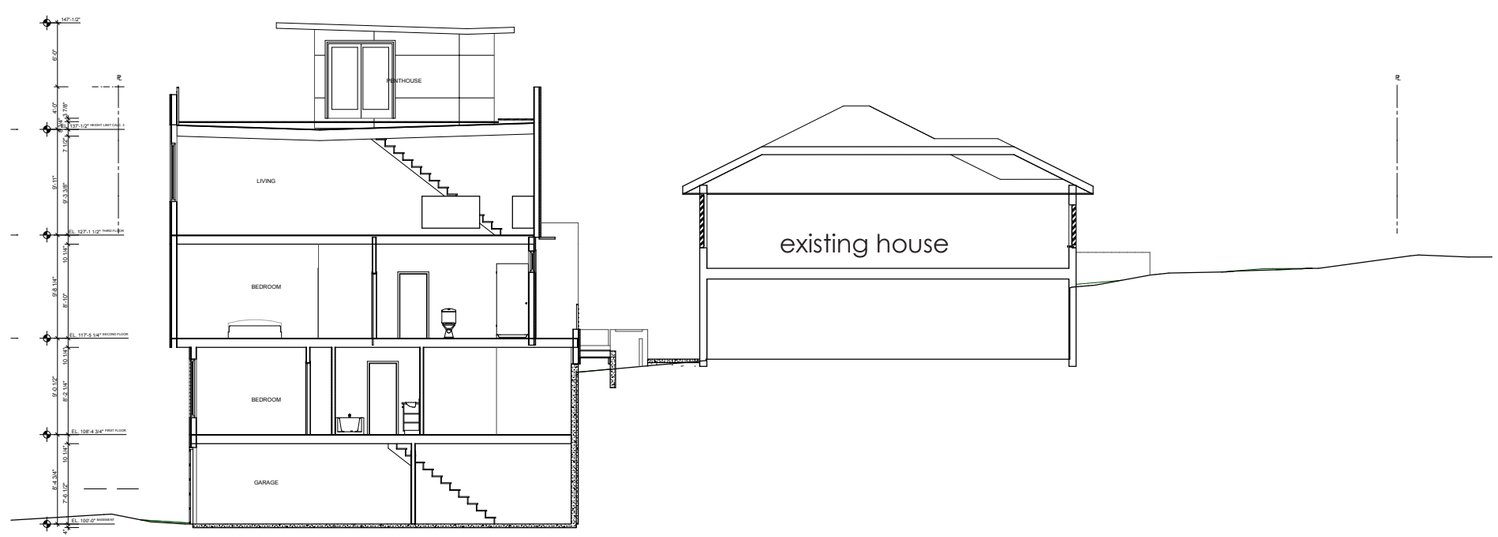

site plan | section

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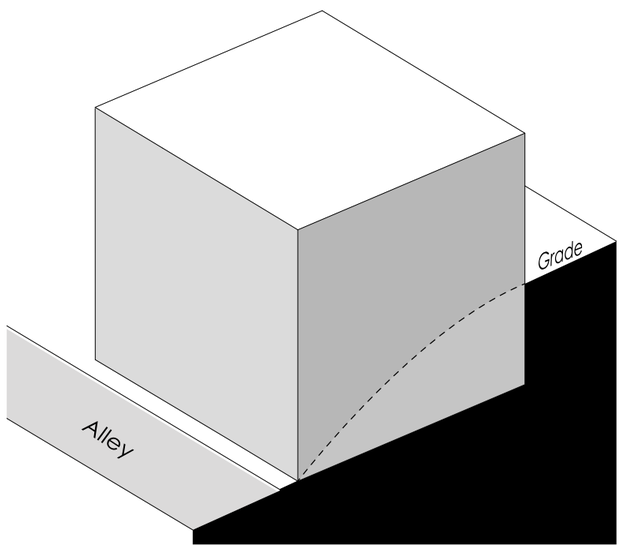
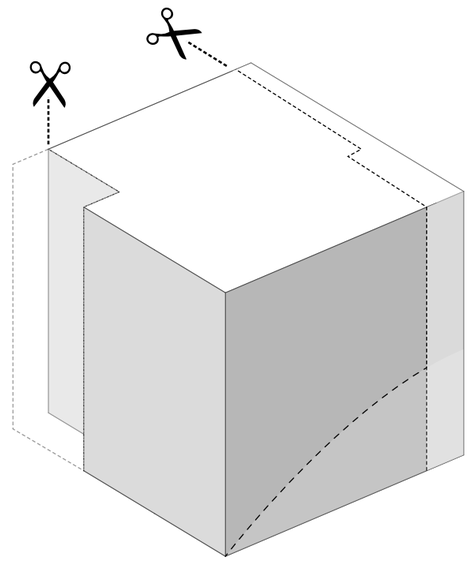
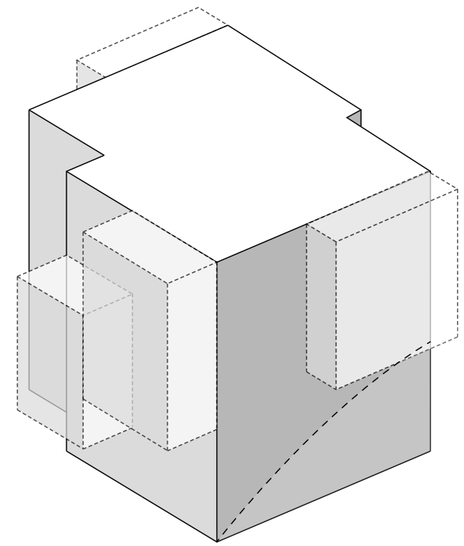


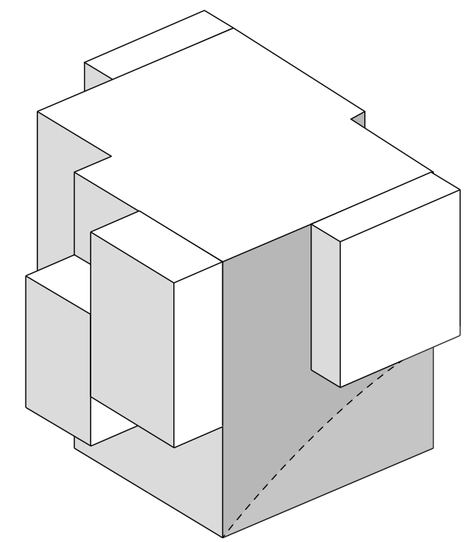
Site Envelope is considered a cube



1. Remove Mass for Solar Access and relief to Neighboring Properties



2. Increase modulation selectively to add interest and presence



3. Final massing strategy.

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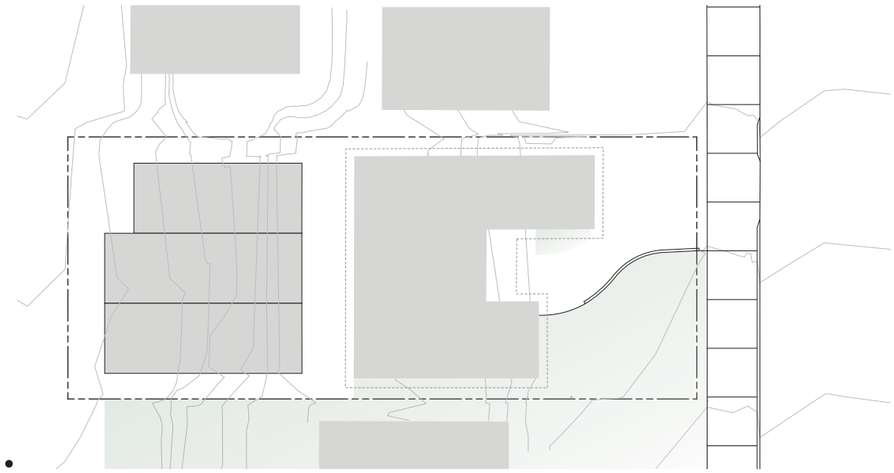
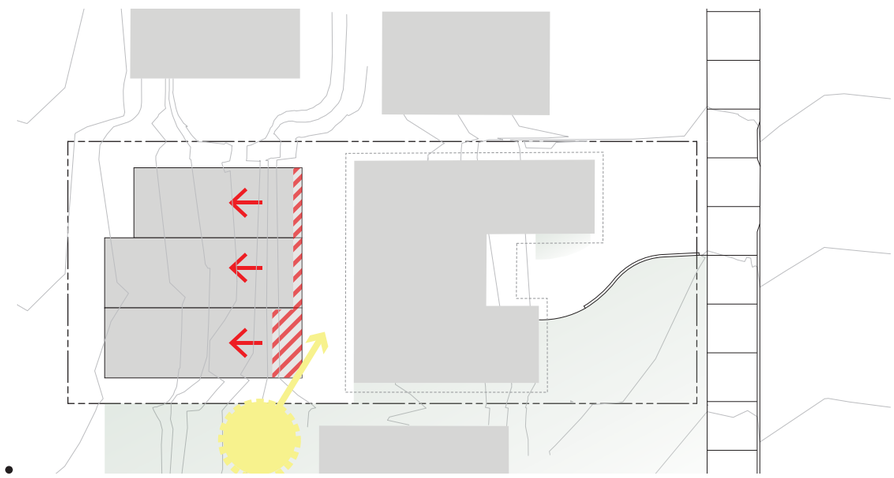


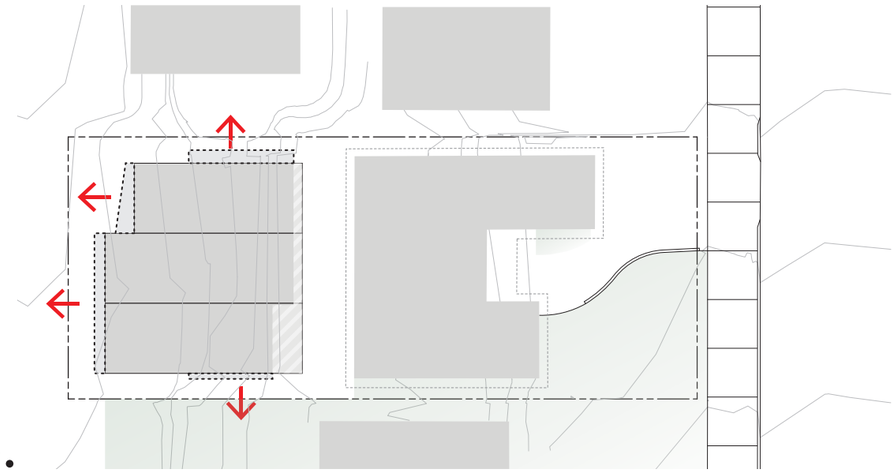
1.

Code Compliant Scheme: 10' separation from the existing house.
Compliant facade length and setbacks to north, south, and rear.



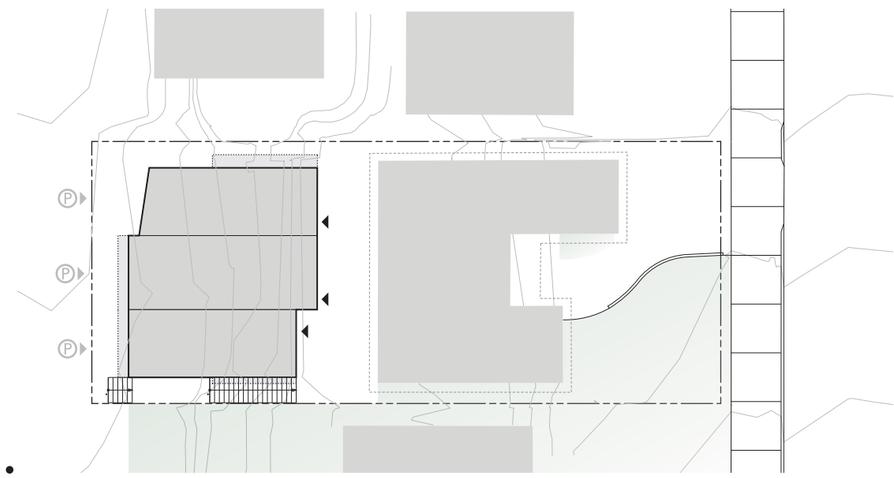
2.

Subtract: Widen separation for solar access



3.

Add: Push massing into setbacks.



4.

Proposed Site Plan

project evolution | adjustment diagram

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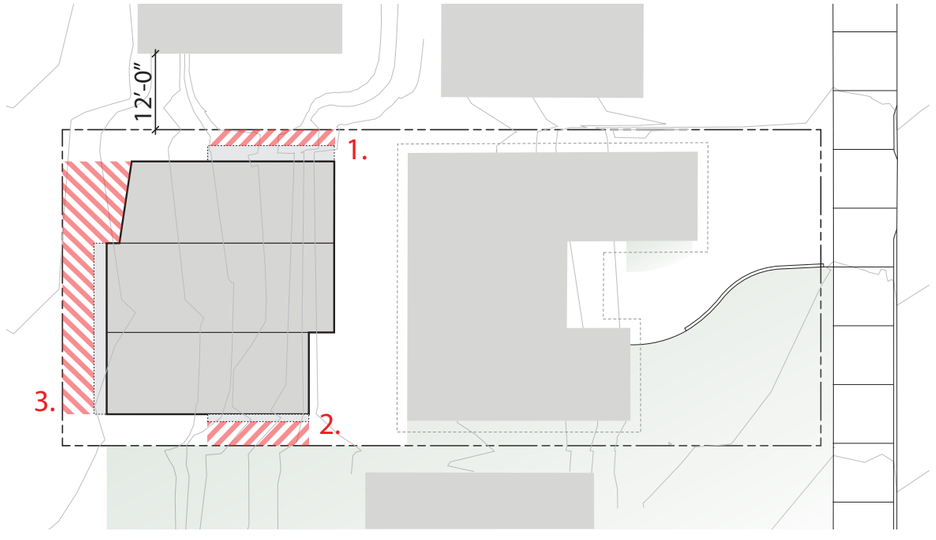


1. North Setback: Reduce setback from 5' to 2'-6" on 2nd and 3rd Floor. North adjacent structure is **12'-0"** from Property Line.
2. South Setback: Reduce setback from 5' to 3'-0" on 2nd and 3rd Floor. There is currently **no adjacent structure** to the South.
3. Average Setback: Setback at rear of 2nd floor is 6'-5" avg., 5'-0" minimum. This adjustment is requested at the **2nd floor only.**

1. North Setback — 2'-6" Requested — SMC.23.45.518.A

A-3: The adjustment request extends the mass of the building to the north, establishing **a direct visual connection** to the project from the street.
A-5: The adjustment allows the project to shift mass from the east to the north, aligning it with the north neighbor and **providing greater solar access.**
A-7: The adjustment allows **a more generous open space at the center of the project** where it is most beneficial to the existing and proposed structures.
B-1: The adjustment allows a more modulated northern facade and **breaks down the scale of the wall into smaller components.** This results in a more compatible facade with the surrounding structures and **smaller shadow footprint** than a code compliant design.
A-6: The adjustment allows the massing to **provide a destination** and moment of pause at the end of a walkway, **a more interactive and safe transition** from the street.

2. South Setback — 3'-0" Requested — SMC.23.45.518.A

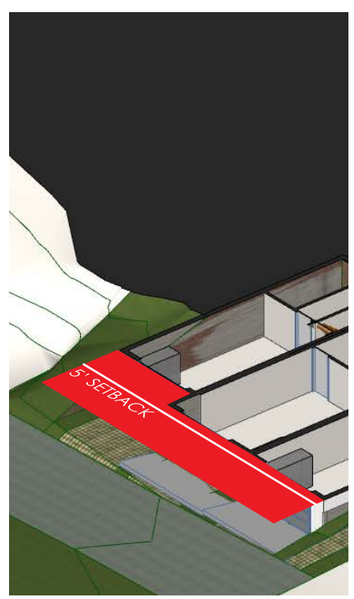
A-1: By increasing the separation at the courtyard and moving building mass into the south setback, **more southern light is allowed** into the center of the proposal, the existing house, and the adjacent site to the north.
A-7: The adjustment allows building mass to shift out of the shared courtyard and **provide a generous, light filled open space** that provides a buffer to the existing house.
B-1: The adjustment allows a more modulated southern facade and breaks down the scale of the wall into smaller components. This results in **a more compatible facade with the surrounding structures**. A two-story building mass at the courtyard is more compatible with the existing context.
E-2: The adjustment allows a generous separation from the existing structure, providing **more space for designed landscaping** and greater access to southern light.

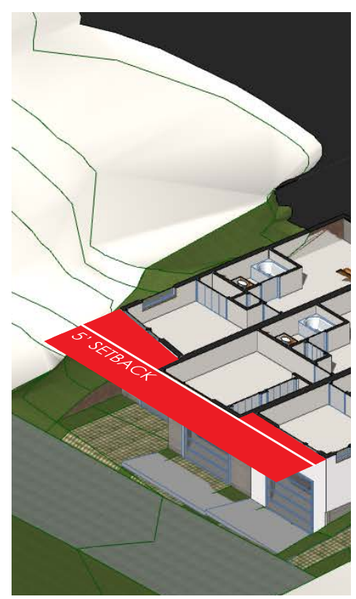
3. Rear Average Setback — 6'-5" Avg. Requested — SMC.23.45.518.F1

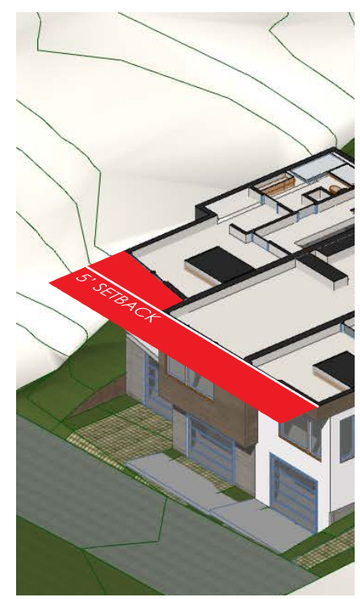
A-1: The adjustment allows the design to push in at the northwest side and push out to the southwest, **aligning the design to maximize solar access for the adjacent site to the north.**
A-5: The adjustment allows building mass to shift from the north to the south, providing a code compliant facade length to the north which **respects the length of the adjacent structure.**
A-8: The adjustment allows increased modulation at the alley facade which serves to **mask parking entrances** from the alley and provide a more amenable pedestrian realm.
B-1: The adjustment allows the west facade a greater degree of modulation that breaks the building into one- and two-story masses, **providing a mass more compatible with the surrounding structures.**

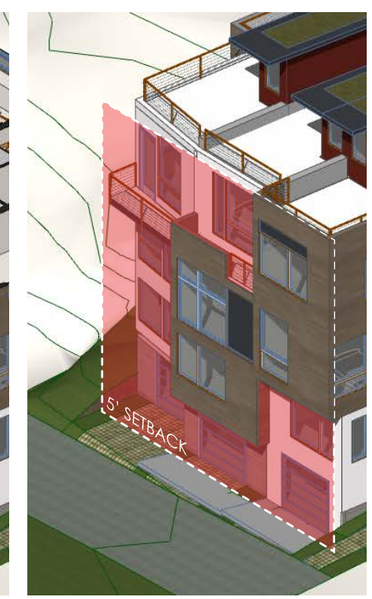
Average Rear Setback Calculation:

The adjacent diagrams detail the average setback as calculated on each floor. As shown, the only floor for which an adjustment is requested is at the second floor. Each other floor is providing a more generous setback that what is required.









Average Setback: Garage Floor: **7'-11 3/4"** *6'-10" min.* | First Floor: **7'-0 1/4"** *5'-0" min.* | Second Floor: **6'-5 3/8"** *5'-0" min.* | Third Floor: **7'-9 1/4"** *5'-0" min.* | Total Average: **7'-3 3/4"**

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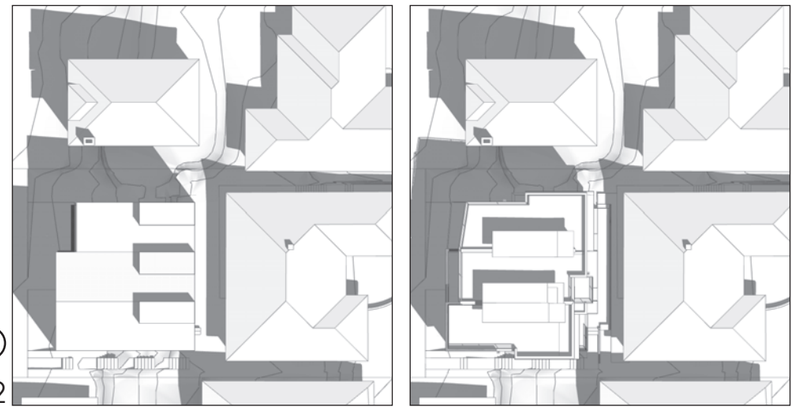
JUNE 21

Code Compliant | Proposed

12



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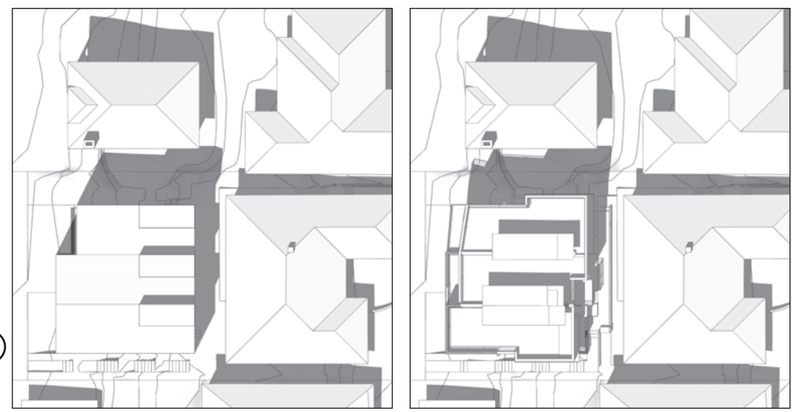

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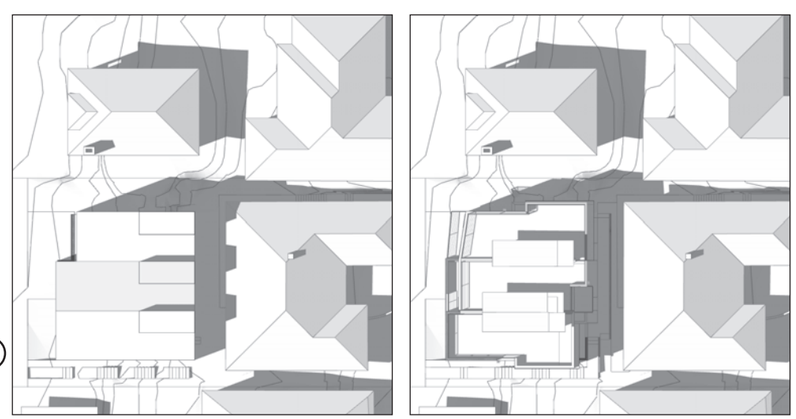
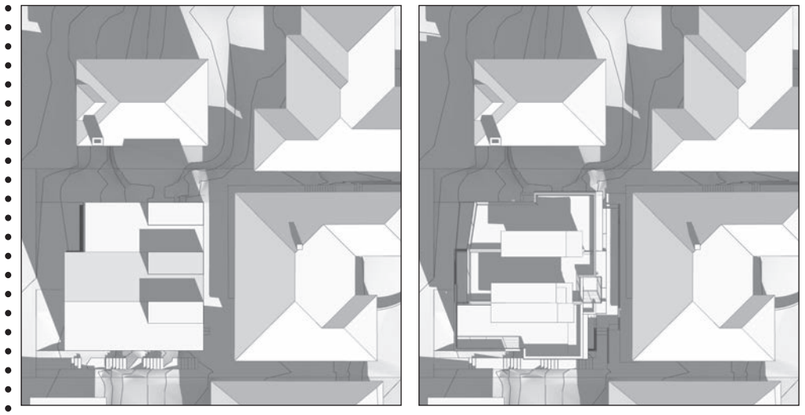
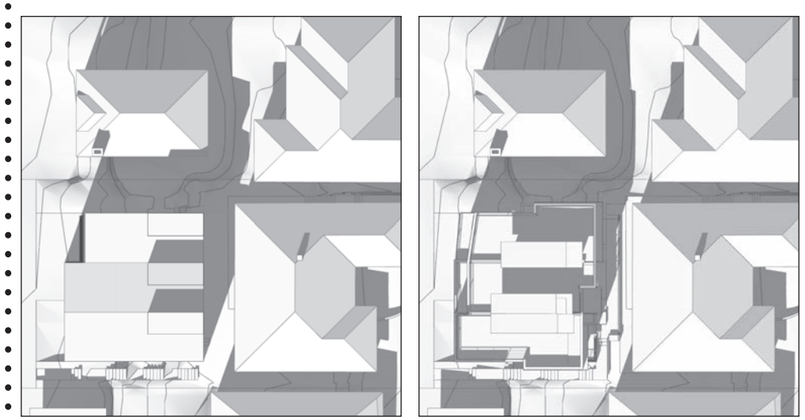
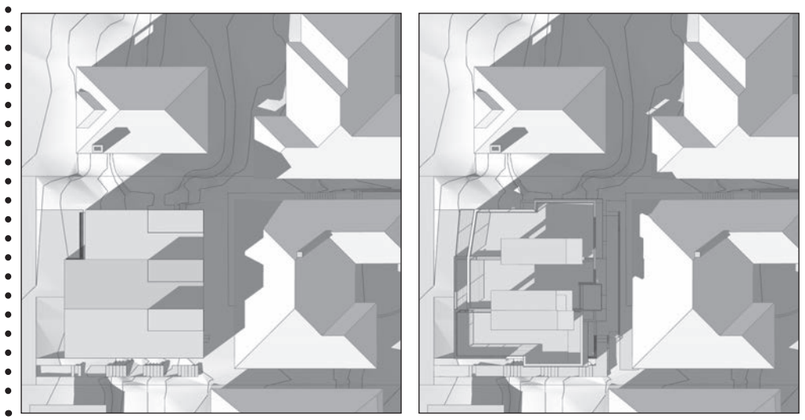


SEPT. 21

Code Compliant | Proposed

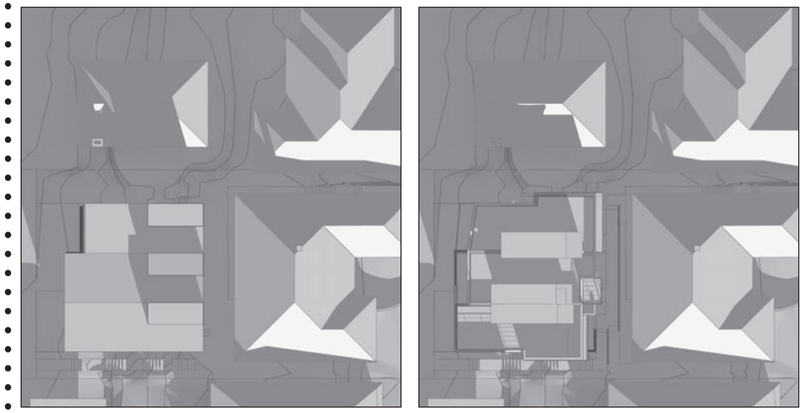


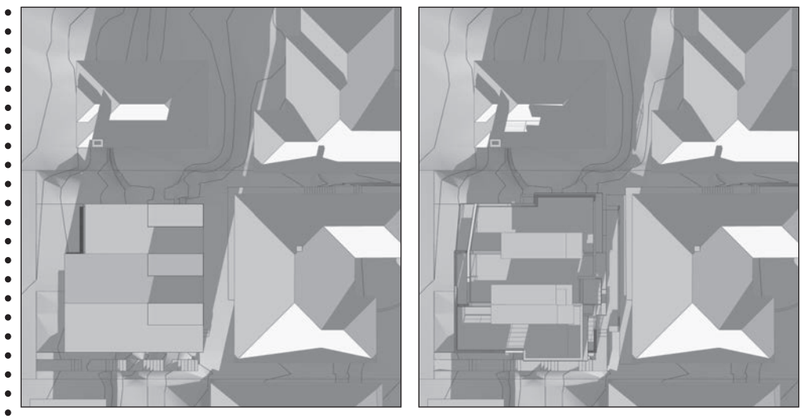


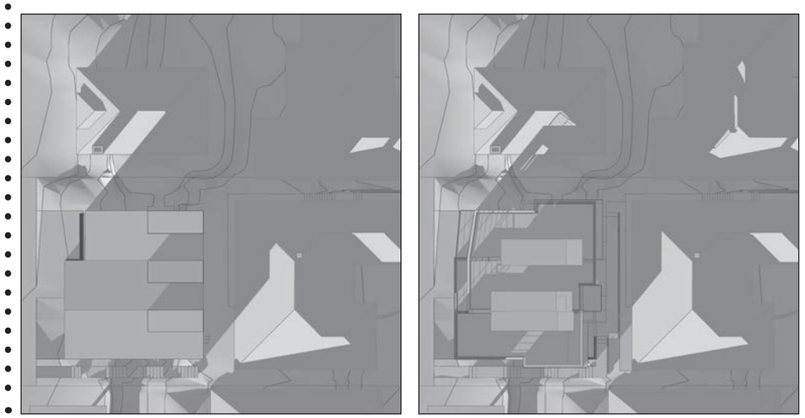


DEC. 21

Code Compliant | Proposed







solar study | shadow comparisons

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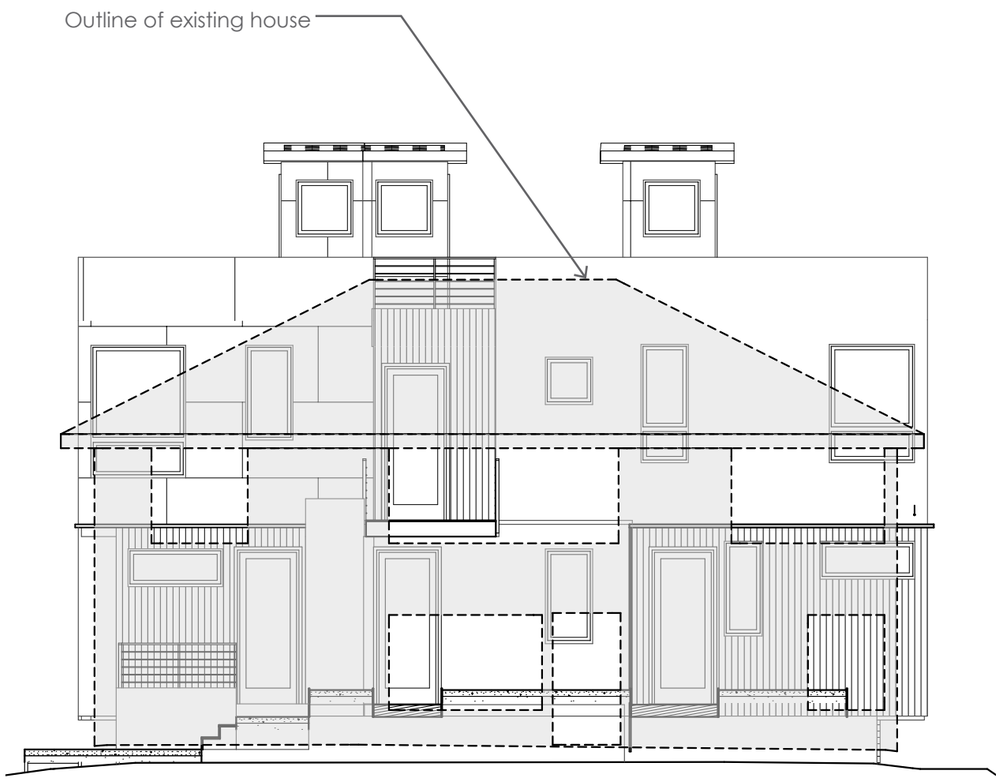
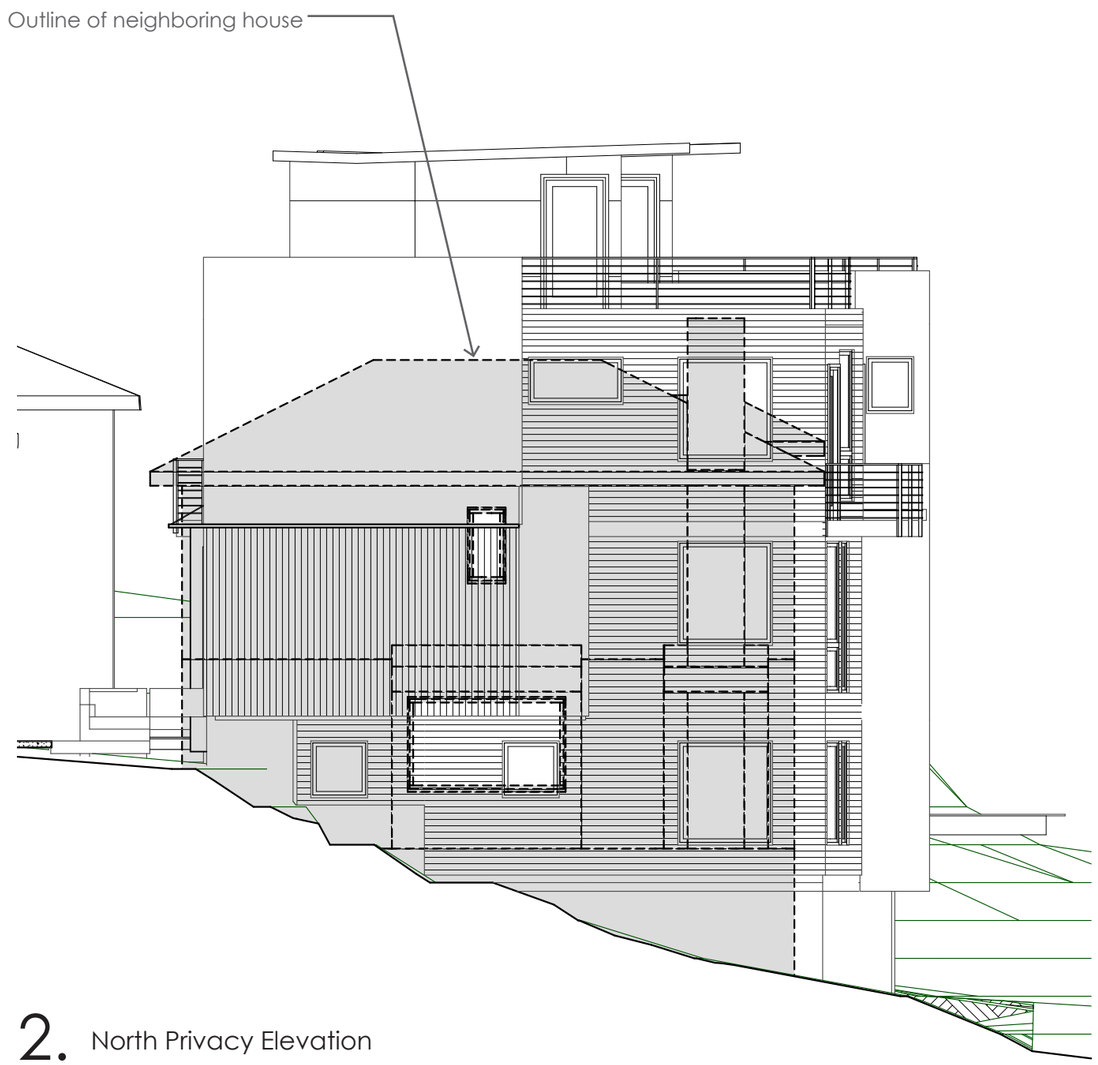


1. East Privacy Elevation



2. North Privacy Elevation

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DESIGN GUIDELINE RESPONSE

A-1 Responding to Site Characteristics:

The siting of buildings should respond to specific site conditions and opportunities.

RESPONSE

The proposed design provides a more generous separation to the existing houe in order to take advantage of solar access from the south. This also aligns the proposed separation with the existing separation to the north in order to minimize the impact on the adjacent propoerty.

A-2 Streetscape Compatibility:

The siting of buildings should acknowledge and reinforce the existing desirable characteristics of the right-of-way.

RESPONSE

By maintaining the existing structure, the streetscape is nearly unchanged from it's current state. The scale of the added structure os minimized in order to provide a sensitive design solution to the scale of the surrounding buildings.

A-3 Entrances Visible from the Street:

Entries should be clearly identifiable and visible from the street.

RESPONSE

The walkway adjacent to the existing house is highlighted with distinct materials and a fence that will carry addressing for the proposal. The massing also provides visibility from the street (see p. 14).

A-5 Respect for Adjacent Sites:

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

RESPONSE

The windows have been located to minimize privacy intrusion. An analysis of adjacent building facades to the north and east documents the relationship between structures (see p.10-11). The townhomes utilize a penthouse for rooftop access. The footprint of these penthouses have been minimized to reduce their visual impact.

A-6 Transition Between Residence and Street:

The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

RESPONSE

A walkway with fence bearing addresses will be utilized to transition from street to the three proposed townhomes. This will incorporate down-lighting to provide security and visibilty for residents.

A-7 Residential Open Spaces:

The siting of buildings should maximize opportunities for creating usable, attractive, and well-integrated open space.

RESPONSE

The design has increased the separation from the existing house in order to provide a generous space at the center of the project. This space will incorporate planting, porches, balconies and awnings to create a well integrated open space. The space also opens up wider to the south to maximize exposure to daylight.

A-8 Parking and Vehicle Access

The siting of buildings should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

RESPONSE

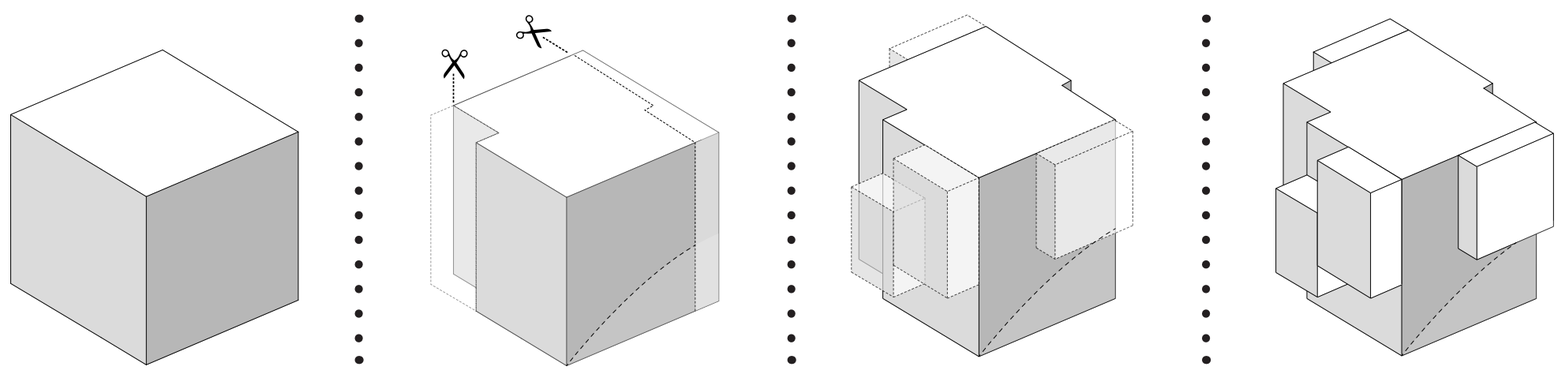
Private garages for each of the townhomes will be accessed from the alley and the existing house will retain its current garage. There is no change to the pedestrian realm on 13th Ave W due to parking and vehicle access.

B-1 Height, Bulk and Scale:

Projects should be compatible with the scale of development anticipated by the applicable Land Use policies for the surrounding areas.

RESPONSE

The project is greatly modulated with visual interest and variation in massing as well as material which reduces the height, bulk and scale. The roof penthouses utilize shed roofs to reduce the height of the structure. Breaking the alley facade into one- and two-story masses reduces the perceptable bulk and mass of the building. The site strategy has been to measure height for the entire block in order to minimize the presence to 13th avenue and respect the scale of the existing context.



concept diagram

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C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

RESPONSE

The proposal uses materials to support the modulation of each facade. Small scale detail adds visual interest and shadow lines to break down the conceptual approach of the project.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

RESPONSE

A canopy or deck is utilized at each of the three entries in combination with small porches to step up and into the units. The small features on the courtyard side, as well as modulation on the alley side, break the project in to human-scale, visually occupiable volumes.

D-7 Pedestrian Safety:

Project should consider opportunities for enhancing personal safety and security in the environment under review

RESPONSE

Exterior lighting will be designed to focus downward directed to pathways as well as private and communal open spaces. Lighting will also help orient visitors to front doors. The pathway, home entries, courtyard design and window placement all enhance pedestrian safety, providing multiple opportunities for natural surveillance.

D-12 Residential Entries and Transitions:

Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and the private entry.

RESPONSE

Each entry is defined by a porch, canopy, deck or a change in material. Small planters create a sense of privacy at each unit entry and modulation is used to create a sense of individuality to the units.

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

Seek landscape design flourishes that address both front and rear portions of the adjacent properties.

RESPONSE

The central courtyard will be the focus of our landscaping design to enhance the character of the site and structure. We will create inviting usable spaces for residents and visitors.

E-2 Landscaping to Enhance Building and/or Site:

Landscaping should be appropriately incorporated into the design to enhance the project.

RESPONSE

The central courtyard will be the focus of our landscaping design to enhance the character of the site and structure. We will create inviting usable spaces for residents and visitors.

E-3 Landscape Design to Address Special Site Conditions:

The landscape design should take advantage of special on-site conditions.

RESPONSE

The courtyard is stepped providing separation for the two- front townhomes. Large planter boxes are provided in the courtyard with benches creating separate and distinct features while unifying the overall courtyard.

View from southwest

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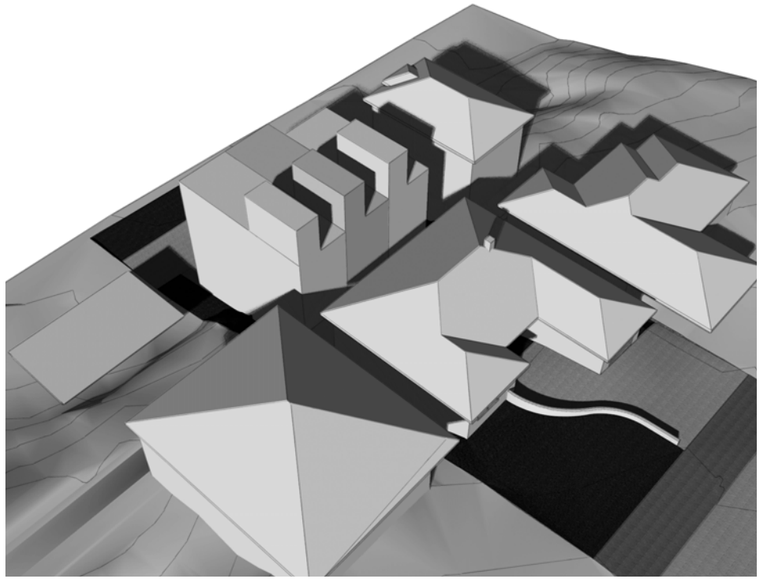
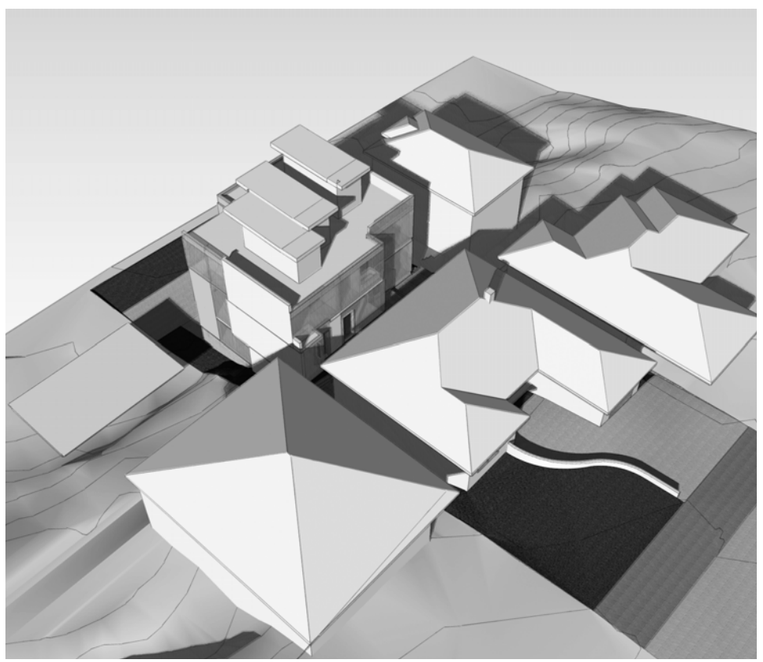


Code Compliant Massing



Early Design Massing
•Increase separation from existing home
•Widen the mass at the edges

SDR Proposal
•Facade projections to create visual interest and scale
•Orient massing to increase access to natural light

design evolution

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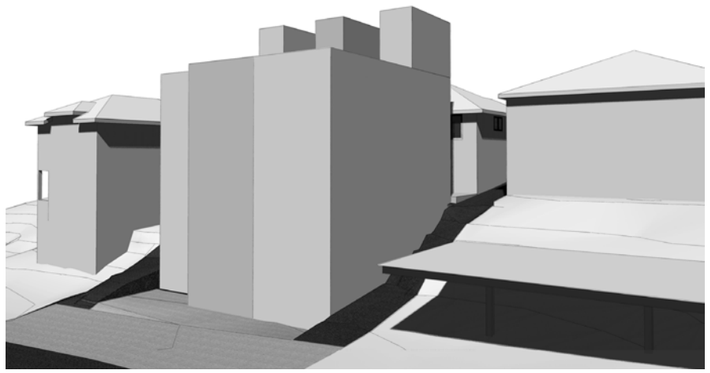

Code Compliant Massing

Early Design Massing
•Staggering the massing allows more light
•Penthouses at east edge reduce mass to the alley

2

SDR Proposal
•Heavily modulated facade at the alley reduces mass
•Minimize size of penthouses

photomontage from 13th ave. W

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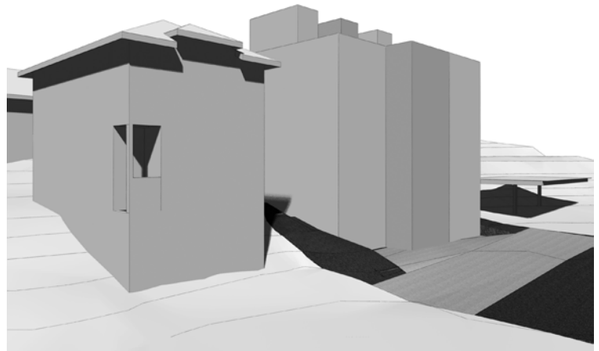
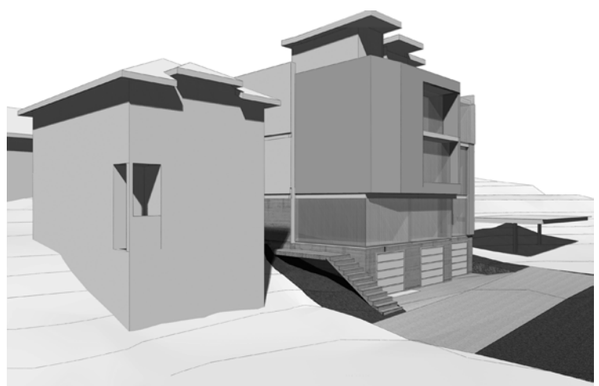


Code Compliant Massing



Early Design Massing
•Introduce modulation to alley facade

rendering from the alley looking southeast

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code compliant separation rendering looking north

proposed courtyard rendering looking north

project view courtyard

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courtyard facade from southeast

courtyard facade from northeast

east elevation

rendered elevations

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west elevation

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3637 13TH AVE W

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north elevation

rendered elevations

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south elevation

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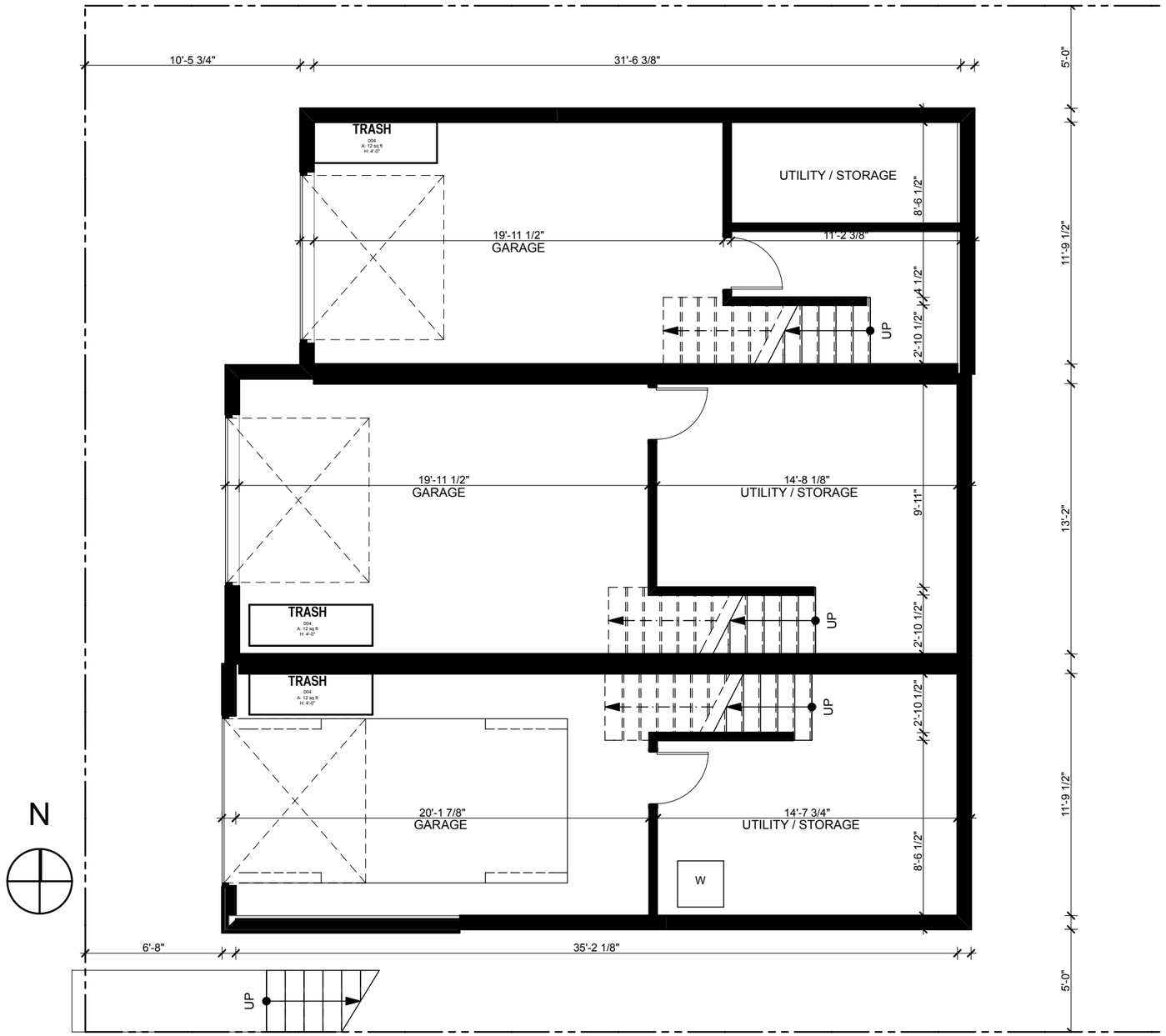

basement floor plan

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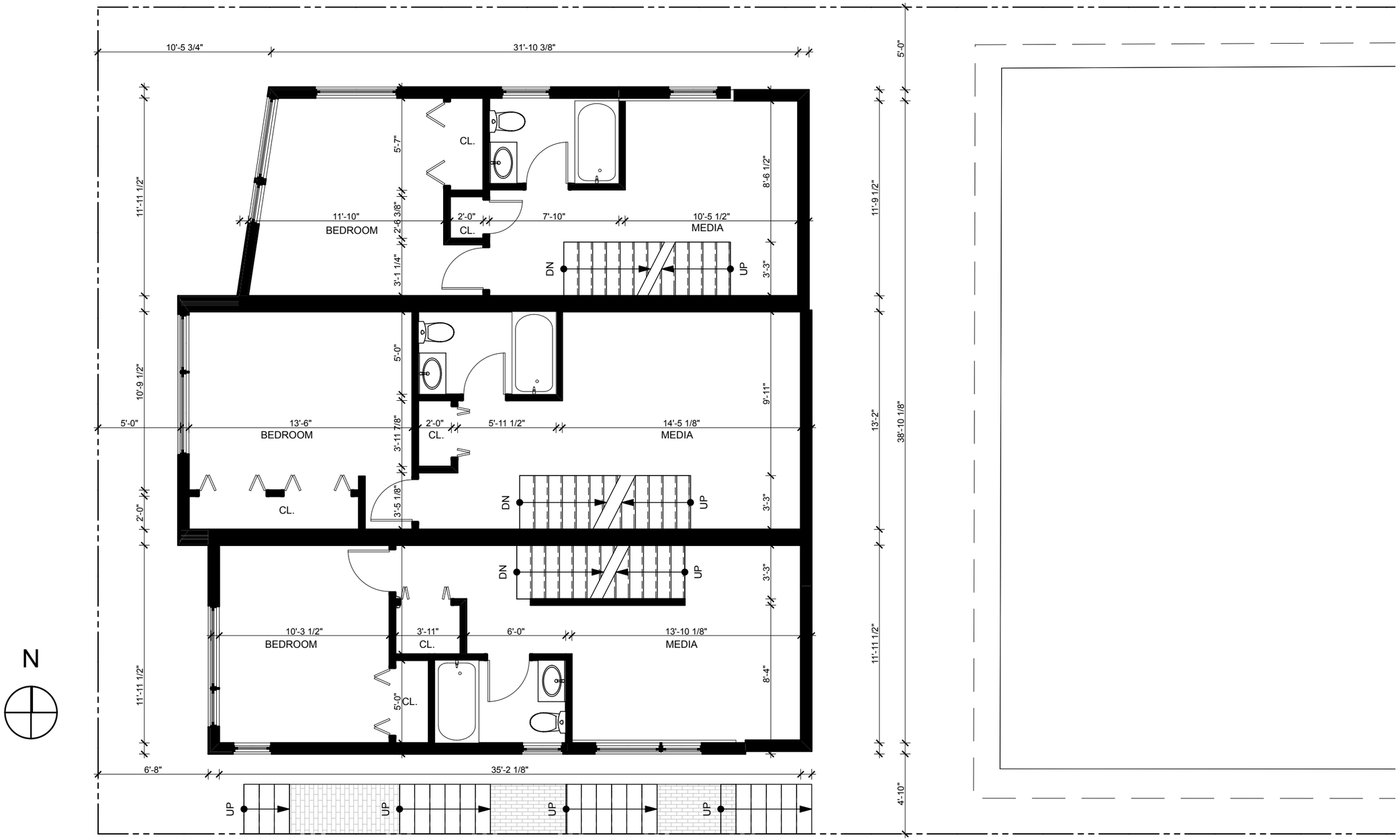

first floor plan

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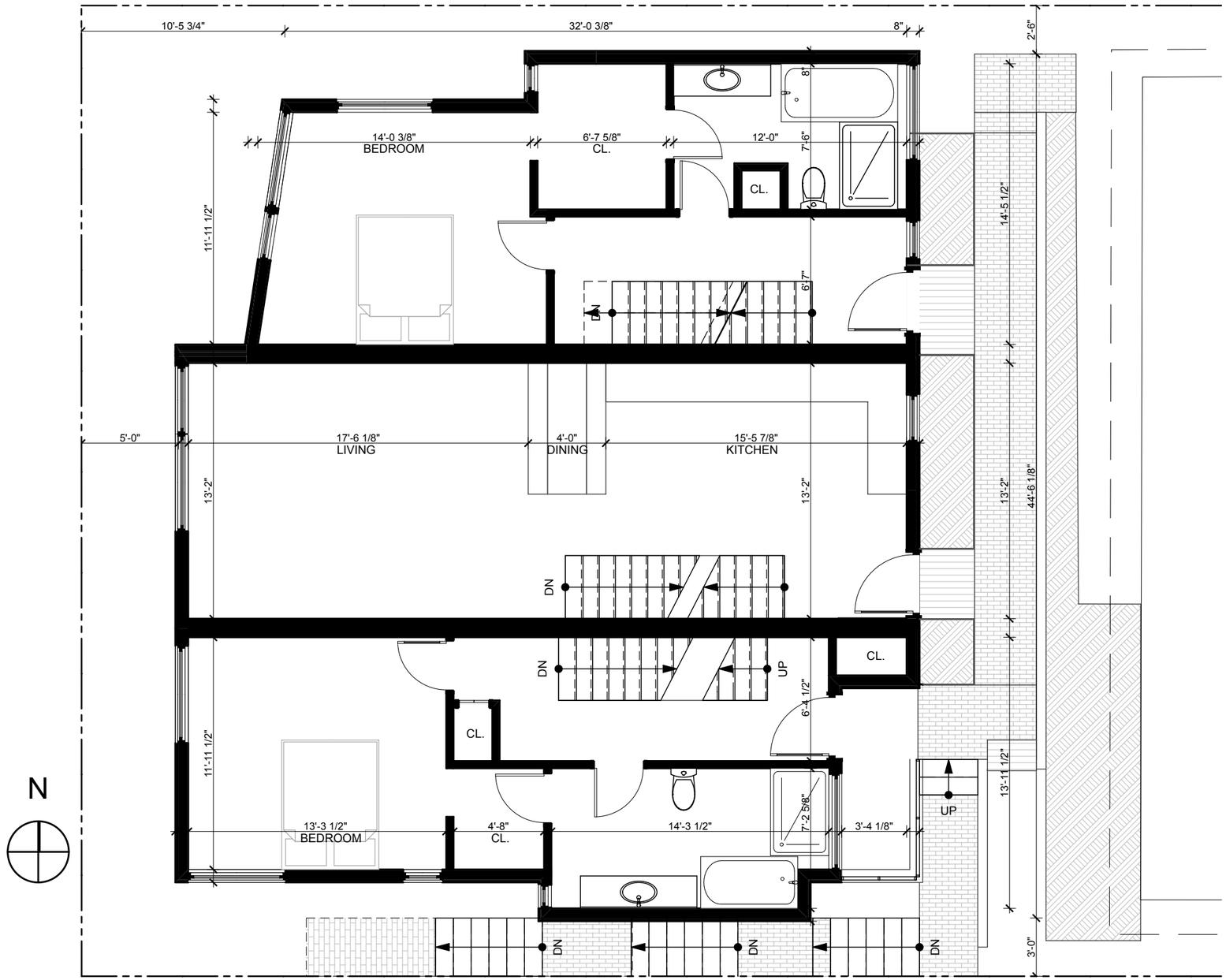

second floor plan

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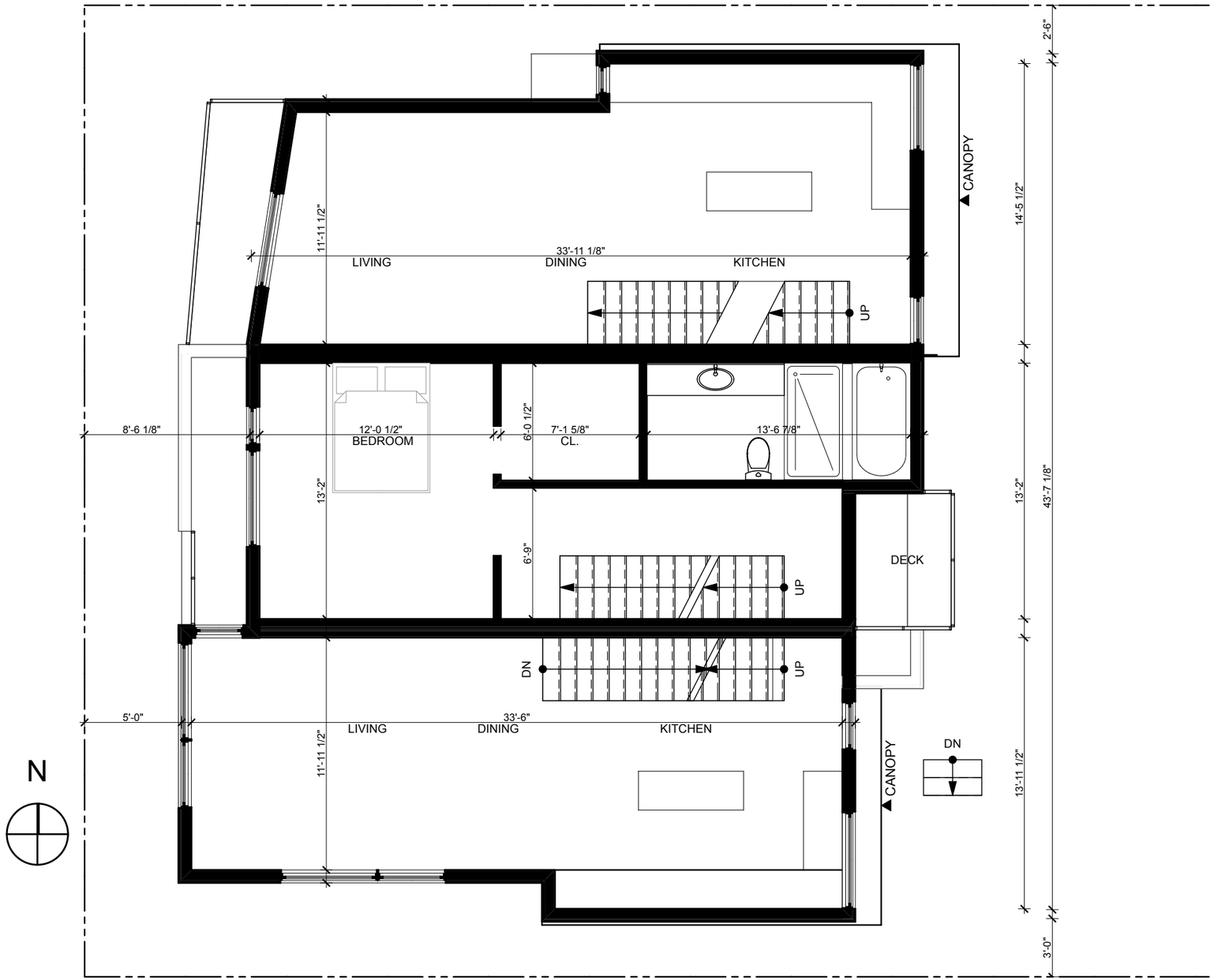

third floor plan

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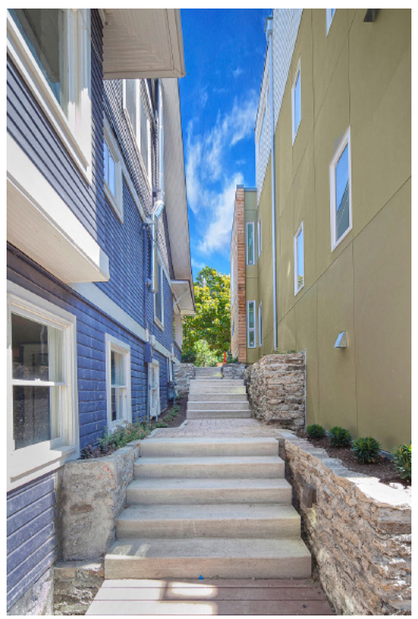
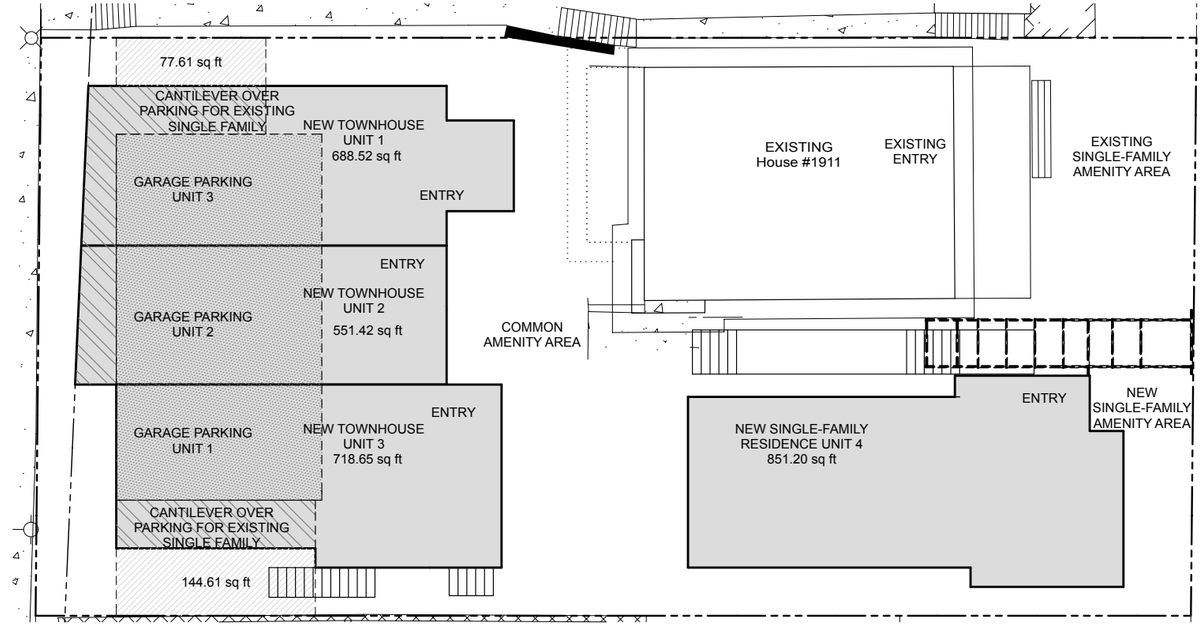
1 1911 9th Ave W. view of shared courtyard

The project on this page illustrates some similarities to the above proposal. The courtyard is similarly scaled, although the proposal will be a storey shorter. A small entry walkway is a place for generous stairs and additional planting as shown in the below photograph.



3 1911 9th Ave W. view of entry walk



4 1911 9th Ave W. site plan

similar project example

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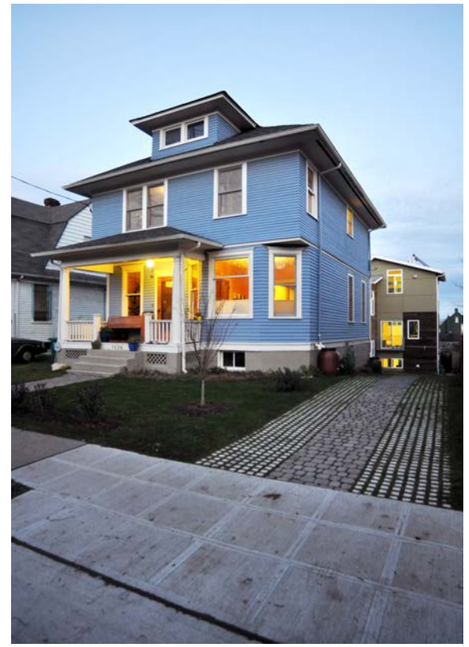
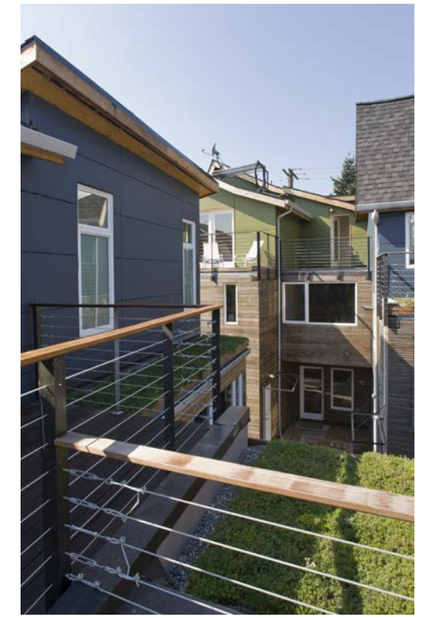
1 208 18th Ave. E. exterior view from street



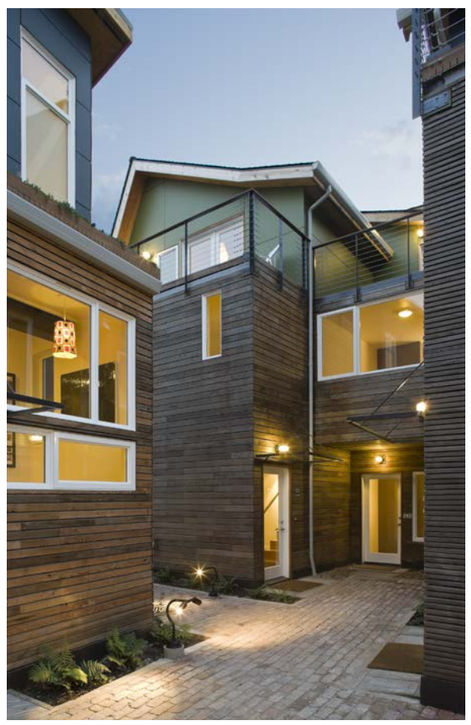
2 1504 19th Avenue Duplex behind SF House

3 1411 E. Fir St. exterior vew from street

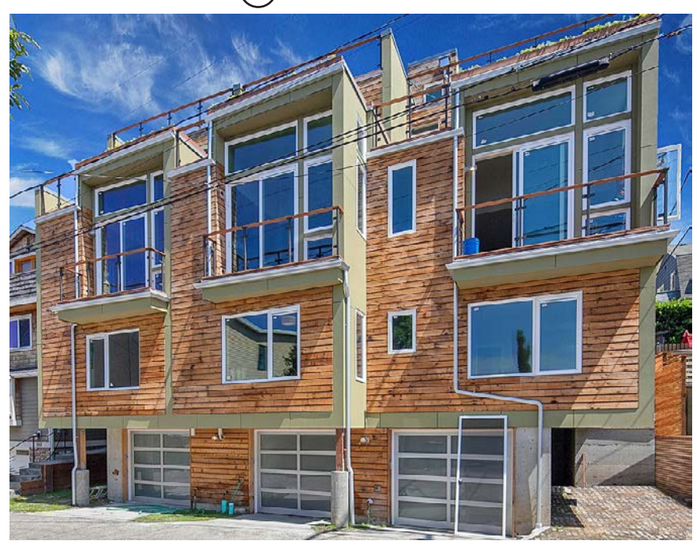


4 1911 E. Pine St. courtyard view from a deck

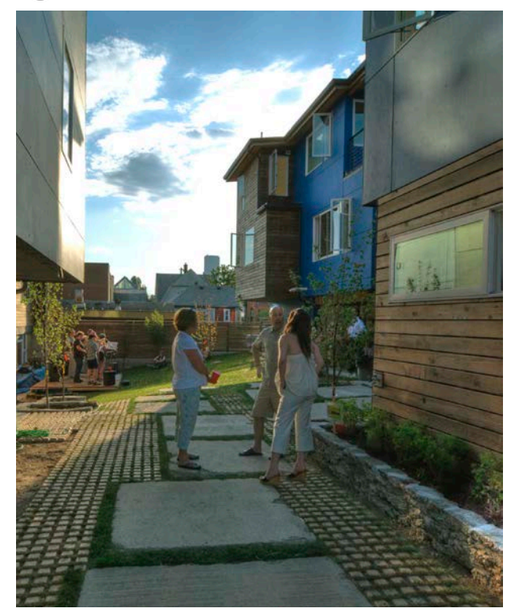
5 1911 E Pine St. view at interior of canyon



6 1911 19th Ave W, view of alley facade



7 1411 E. Fir St. interior boardwalk view



8 1911 E. Pine St. view from street