

**Project Data**

Address: 4724 22<sup>nd</sup> Ave E  
 Project No: 3017285  
 APN: 0925049080  
 Owner: Varsity Treehouse LLC  
 14205 SE 36<sup>th</sup> St, Ste 100  
 Bellevue, WA 98006  
 206-890-4202  
 Owner's Rep.: Paroline & Associates  
 3617 SW Charlestown St  
 Seattle, WA 98126  
 Attn: Andy Paroline  
 206-719-0339  
 Architect: Roger H Newell, AIA  
 1102 19<sup>th</sup> Ave E  
 Seattle, WA 98112  
 206-322-1192  
 Arborist: Tree Solutions Inc.  
 1058 North 39<sup>th</sup> St  
 Seattle, WA 98103  
 206-528-4670  
 Surveyor: Beyler Consulting  
 7602 Bridgeport Way W #3D  
 Lakewood, WA 98498  
 253-301-4157  
 Geotech: Earth Solutions NW LLC  
 1805 136<sup>th</sup> PI NE, Ste 201  
 Bellevue, WA 98005  
 425-449-4704  
 Legal: BEG AT NXN OF ELY MGN 22nd AVE NE WITH N LN OF  
 S 1/2 OF N 1/2 OF SE 1/4 OF SW 1/4 TH E 86.38 FT TH  
 AT R/A S 95 FT TH W PLW SD N LN TO ELY MGN SD  
 AVE TH NLY ALG 22ND AVE NE TO BEG.

**Floor Area and Unit Count**

Floor	Residential	Common	Sub-Total	Units
5 <sup>th</sup>	1832	513	2345	8
4 <sup>th</sup>	1832	513	2345	8
3 <sup>rd</sup>	1177	1233	2410	5
2 <sup>nd</sup>	1664	801	2465	7
1 <sup>st</sup>	1482	983	2465	6
Total	7987	4043	12,030	34

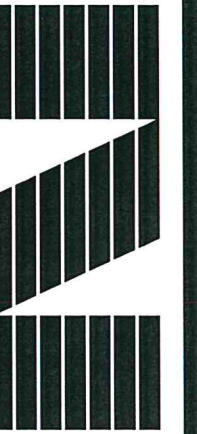
**Zoning Notes**

Zoning: LR3  
 Overlays: Ravenna Urban Center Village  
 ECA: 40% Steep Slope  
 Zoning Map: 61  
 Lot Area: 7125 sq. ft.  
 ECA Area: 5704 sq. ft.  
 Proposed Use: Small Efficiency Dwelling Units  
 Note: Streamlined Design Review allowed with building gross floor area between 5,000 and 12,000 sq. ft. per Table A for 23.41.004.  
 Allowed FAR: 1.5 x 7125 = 10,687 sq. ft.  
 2.0 x 7125 = 14,250 sq. ft.  
 Proposed FAR: 5<sup>th</sup> – 2118  
 4<sup>th</sup> – 2118  
 3<sup>rd</sup> – 2288  
 2<sup>nd</sup> – 2283  
 1<sup>st</sup> – 2242  
 11,049 sq. ft. gross floor area  
 Note: FAR of 2.0 is allowed when complying with 23.45.510.C (LEED/Built Green)  
 Density: 1/800 lot area = 7125/800 = 9 units allowed.  
 34 SEDU's proposed. Unlimited density allowed per Table A for 23.45.512 if LEED/Built Green standards per 23.45.510.C are met.  
 Height: 40 feet for apartments in Urban Villages.  
 Ave. grade of mid-point of exterior walls = 30,844/228 = 135.28. Max. Height = 40 + 135.28 = 175.28 feet.  
 Setbacks: Front req'd = 5 ft. min. Note: 5 foot setback is also required if street trees can't be located in the ROW per 23.45.524.B.3. An ECA Variance for front yard setback per 25.09.280 has been applied for.  
 Side, North, >40' façade, req'd = 5' min, 7' ave. Provided: 5' min, 8.23' ave.  
 Side, South, <40' façade, req'd = 5' min. Provided: 15'-6"  
 Rear req'd = 15' w/ no alley. Provided: 34'-6".  
 Amenity Area: 25% lot area = 7125 x .25 = 1781 sq. ft. req'd, min 50% at ground. Provided: 95' x 34.5' = 3277 sq. ft. all common ground.  
 Structure width: Max. 150'; provided = 74'-6"  
 Design standards: Façade opening and articulation requirements per 23.45.529 do not apply, per subsection B, to projects undergoing any type of design review per Ch. 23.41.  
 Parking: No parking required per Table B for 23.54.015.II.L.

**Development Objectives**

The development seeks to provide affordable market rate apartments for University of Washington students using the new Small Efficiency Dwelling Unit legislation. An ECA Variance for front yard reduction and disturbance of 30% of the steep slope is requested to allow reasonable development on the site. 34 residential units are proposed. There is no commercial area and no parking provided.

ROGER H. NEWELL, AIA  
 ARCHITECT (206) 322-1192  
 FACSIMILE (206) 322-5161  
 1102 NINETEENTH AVENUE EAST  
 SEATTLE, WASHINGTON 98112



December 2, 2014

**Varsity Treehouse**  
 4724 22nd Avenue NE  
 Seattle, WA 98105





1. Apartment at 4736 22nd NE



2. Rooming House at 4632 22nd Ave NE



3. Site looking Southeast



4. Site looking Northeast



5. Mark Twain Apartment at 4714 22nd NE



6 Rooming house and apartment south of 4714



7. 4-Plex at 4735 22nd NE

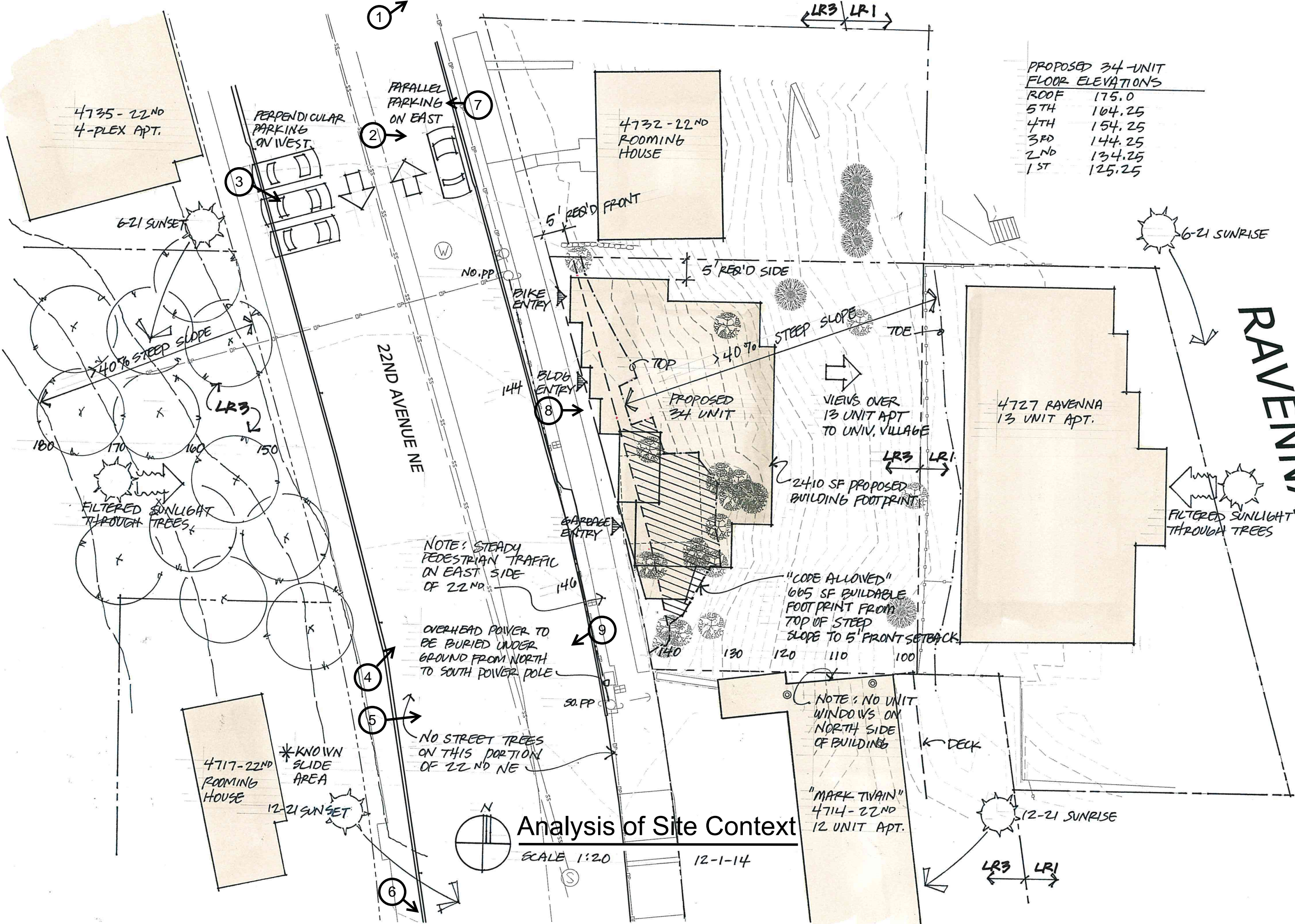


8. Site from 22nd Ave looking east to University Village



9. Rooming House at 4717 22nd NE





PROPOSED 34-UNIT FLOOR ELEVATIONS

ROOF	175.0
5TH	164.25
4TH	154.25
3RD	144.25
2ND	134.25
1ST	125.25

**Analysis of Site Context**

SCALE 1:20 12-1-14

NOTE: STEADY PEDESTRIAN TRAFFIC ON EAST SIDE OF 22ND

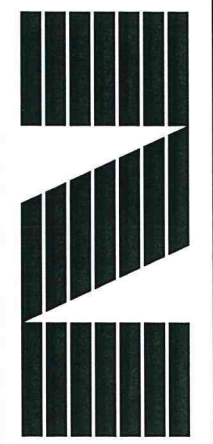
OVERHEAD POWER TO BE BURIED UNDER GROUND FROM NORTH TO SOUTH POWER POLE

NO STREET TREES ON THIS PORTION OF 22ND NE

"CODE ALLOWED" 665 SF BUILDABLE FOOTPRINT FROM TOP OF STEEP SLOPE TO 5' FRONT SETBACK

NOTE: NO UNIT WINDOWS ON NORTH SIDE OF BUILDING

"MARK TWAIN" 4714-22ND 12 UNIT APT.





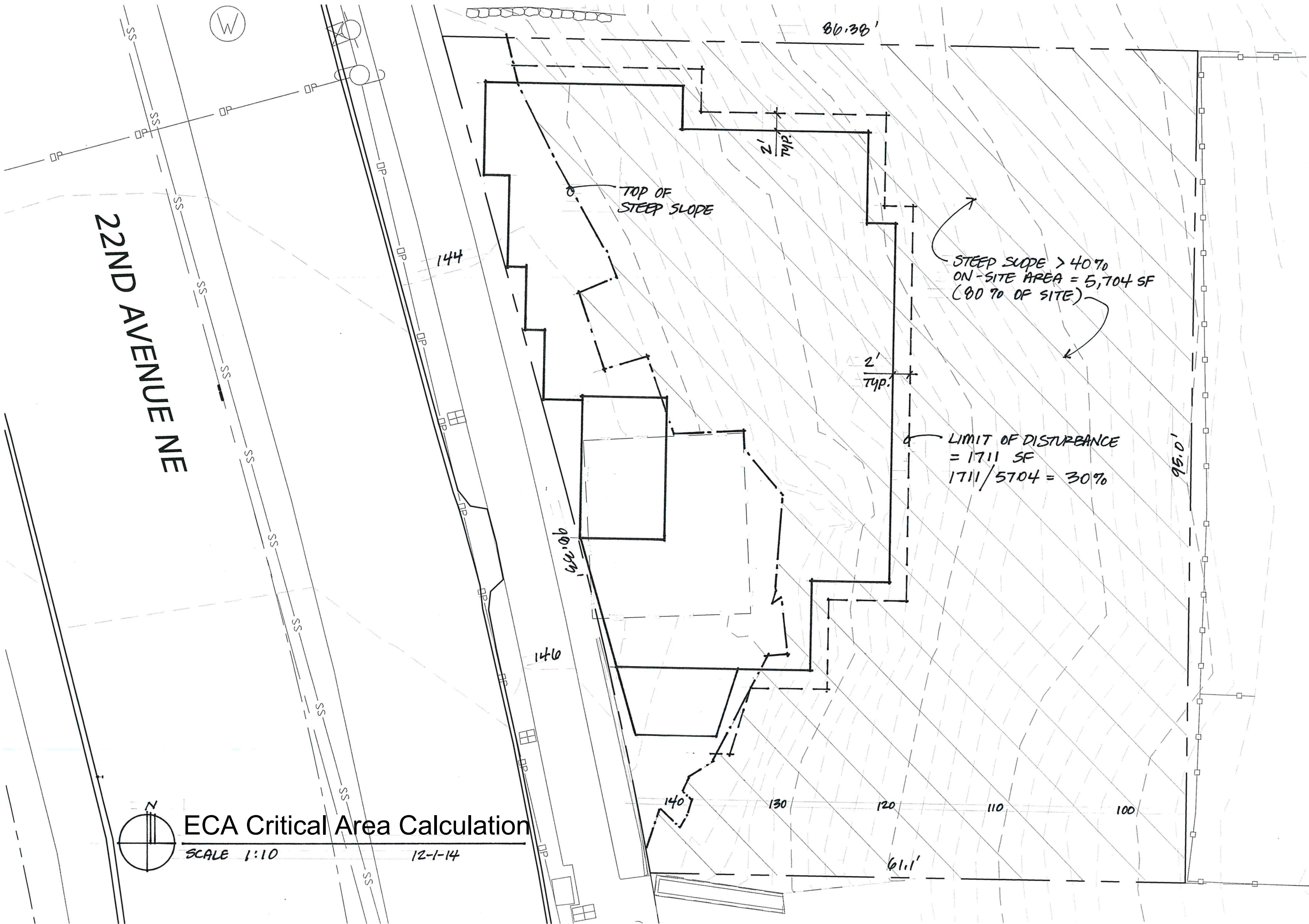
22ND AVENUE NE



ECA Critical Area Calculation

SCALE 1:10

12-1-14





22ND AVENUE NE



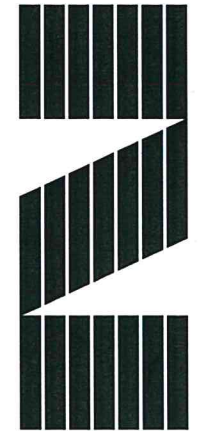
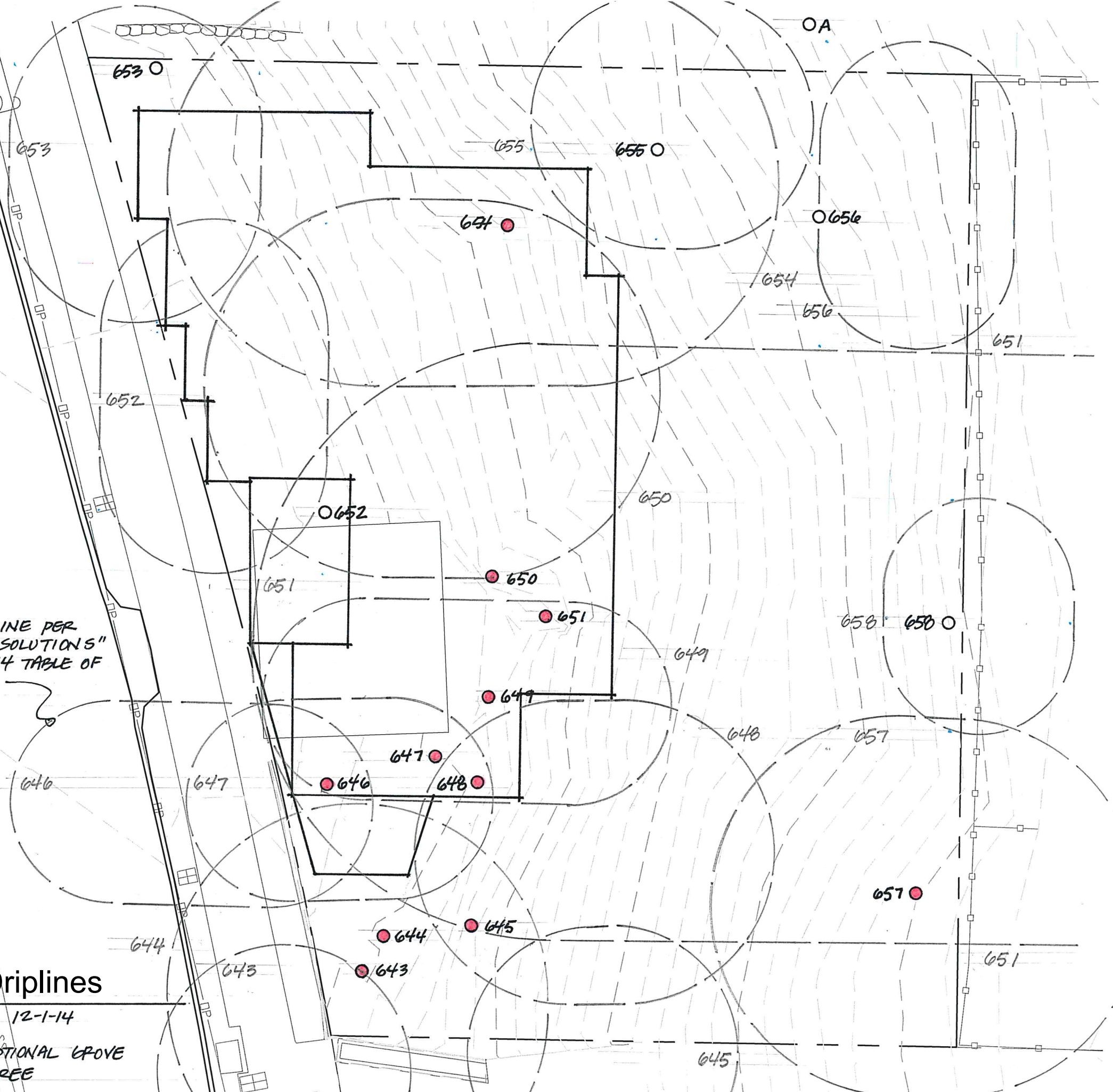
DRIP LINE PER  
"TREE SOLUTIONS"  
11-20-14 TABLE OF  
TREES



### Existing Tree Driplines

SCALE 1:10 12-1-14

- 643-651, 654 EXCEPTIONAL GROVE
- 657 EXCEPTIONAL TREE







North

**Tree Solutions Inc**

Consulting Arborists

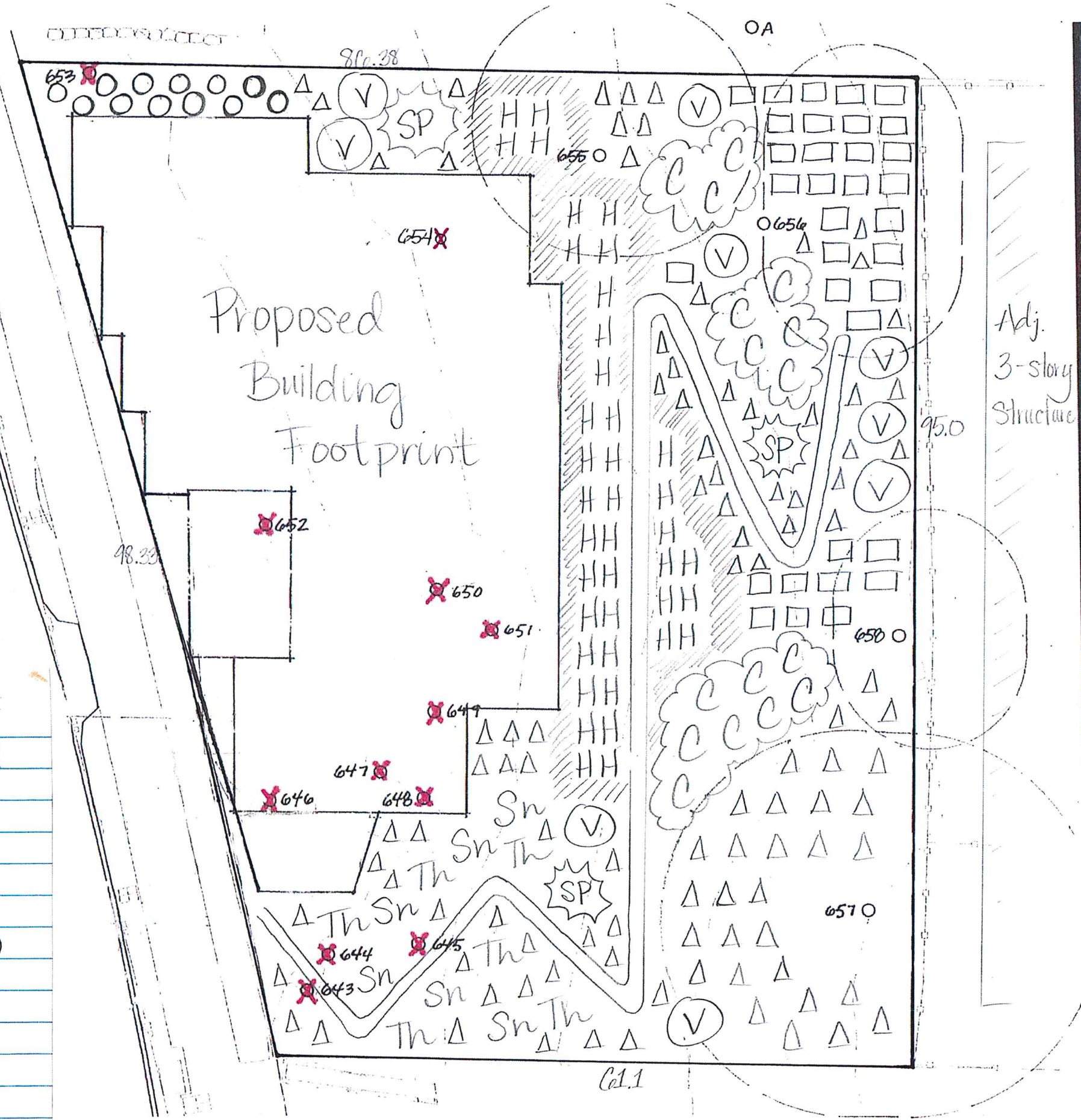
**6**

**KEY**

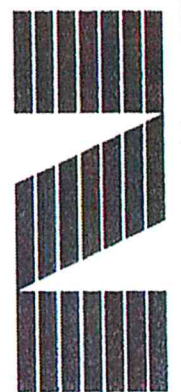
- ### = existing tree to be retained
- ✕### = existing tree to be removed
- /// = maintenance path
- SP = Shore pine (3)
- ⊙ = Vine maple (9)
- C = Cascara (10)
- H = Beaked hazel (40)
- Th = Thimbleberry (6)
- Sn = Snowberry (6)
- o = Ocean spray (12)
- = Salmon berry (34)
- △ = Sword fern (100)

**NOTE**  
parcel  
is Steep Slope  
ECA.

22ND AVENUE NE →



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Seattle, WA 98105

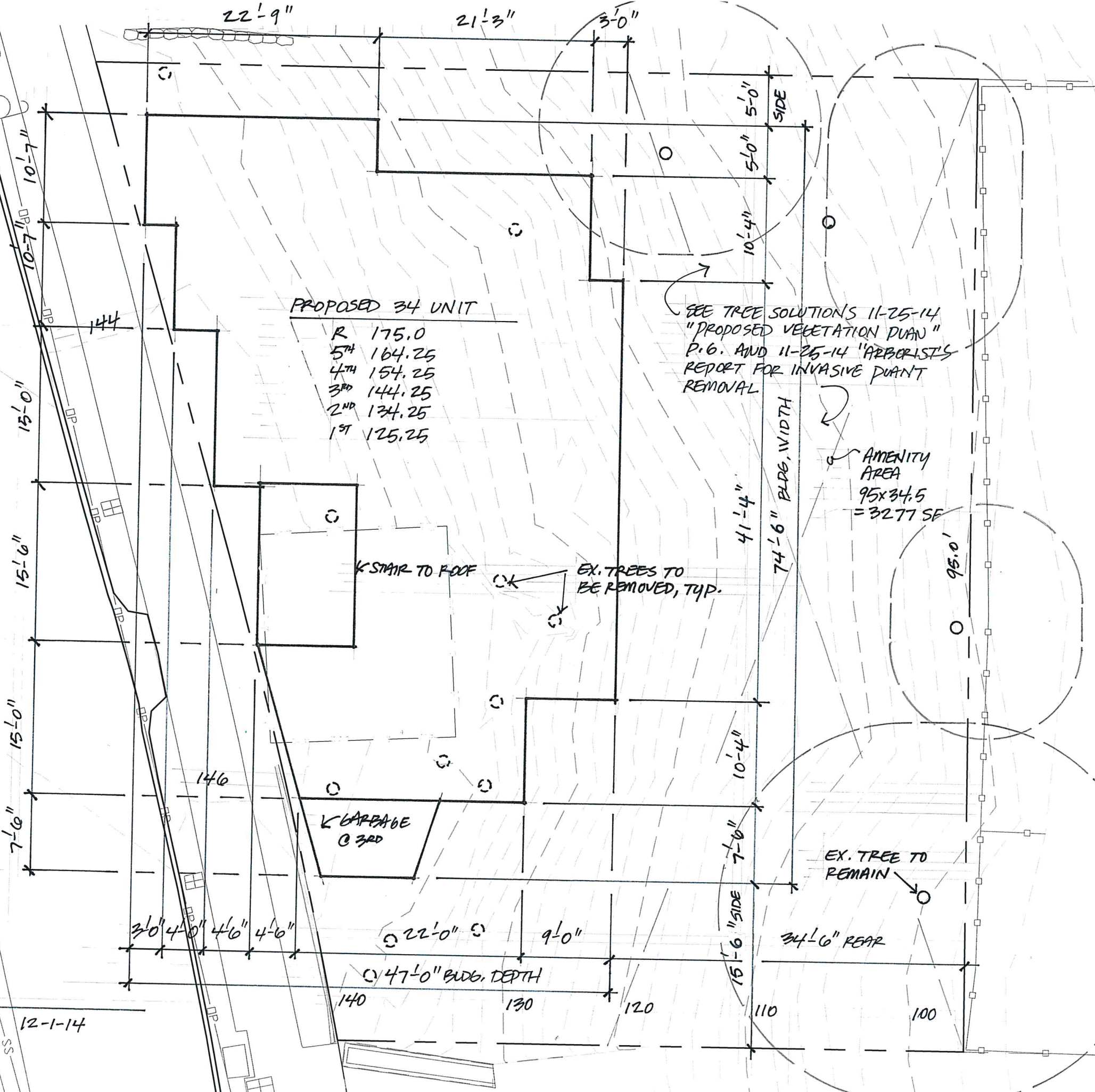
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102 NINETEENTH AVENUE EAST  
SEATTLE WASHINGTON 98112



# 22ND AVENUE NE

## Site Plan

SCALE 1:10



### PROPOSED 34 UNIT

R	175.0
5 <sup>TH</sup>	164.25
4 <sup>TH</sup>	154.25
3 <sup>RD</sup>	144.25
2 <sup>ND</sup>	134.25
1 <sup>ST</sup>	125.25

SEE TREE SOLUTIONS 11-25-14  
"PROPOSED VEGETATION PLAN"  
P.6. AND 11-25-14 "ARBORIST'S  
REPORT FOR INVASIVE PLANT  
REMOVAL"

AMENITY AREA  
95x34.5  
= 3277 SF

EX. TREES TO  
BE REMOVED, TYP.

EX. TREE TO  
REMAIN





22ND AVENUE NE

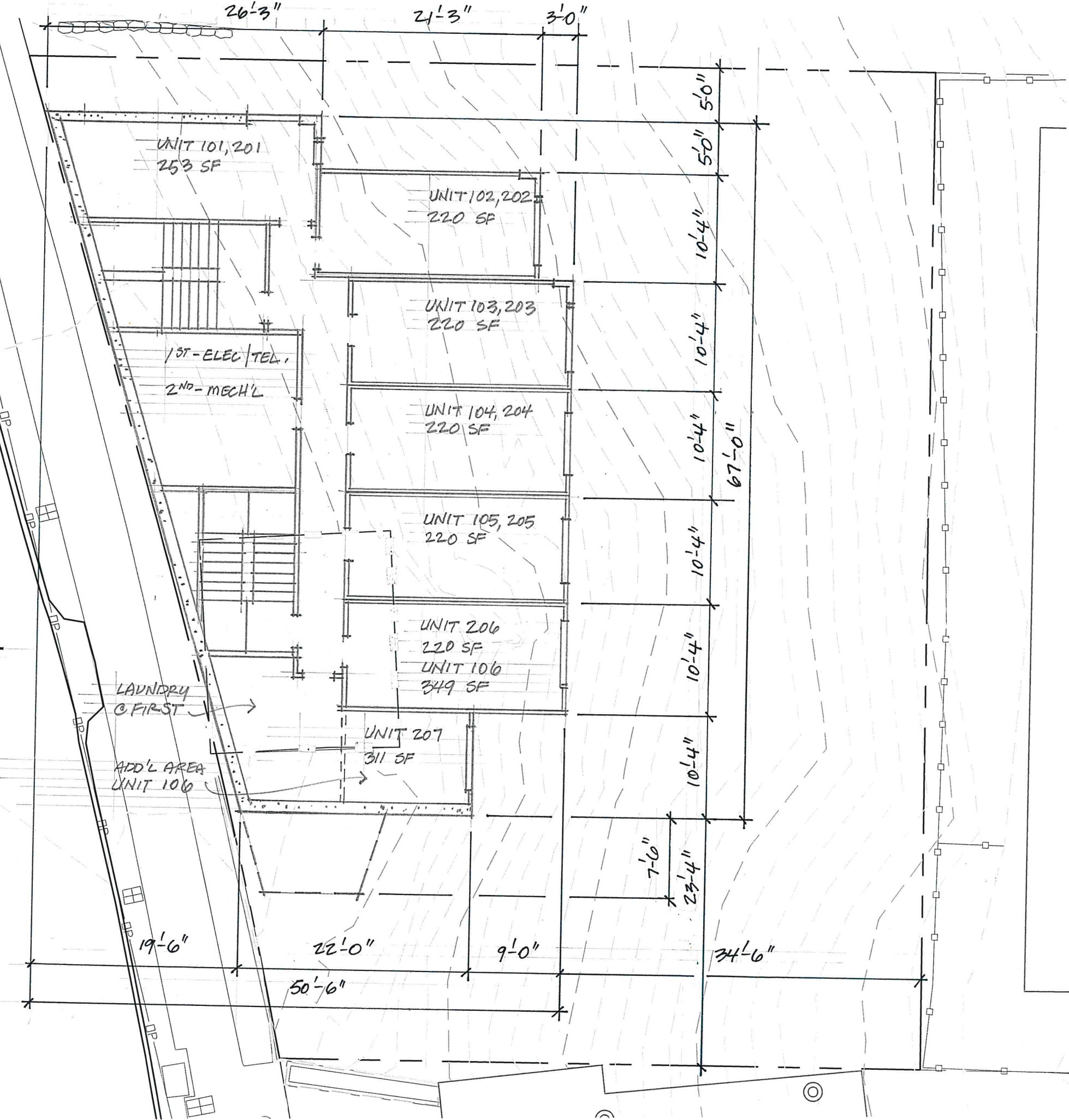
1st and 2nd Floor Plan

SCALE 1:10

12-1-14

1<sup>ST</sup> FLOOR ELEV. 125.25

2<sup>ND</sup> FLOOR ELEV. 134.25





22ND AVENUE NE

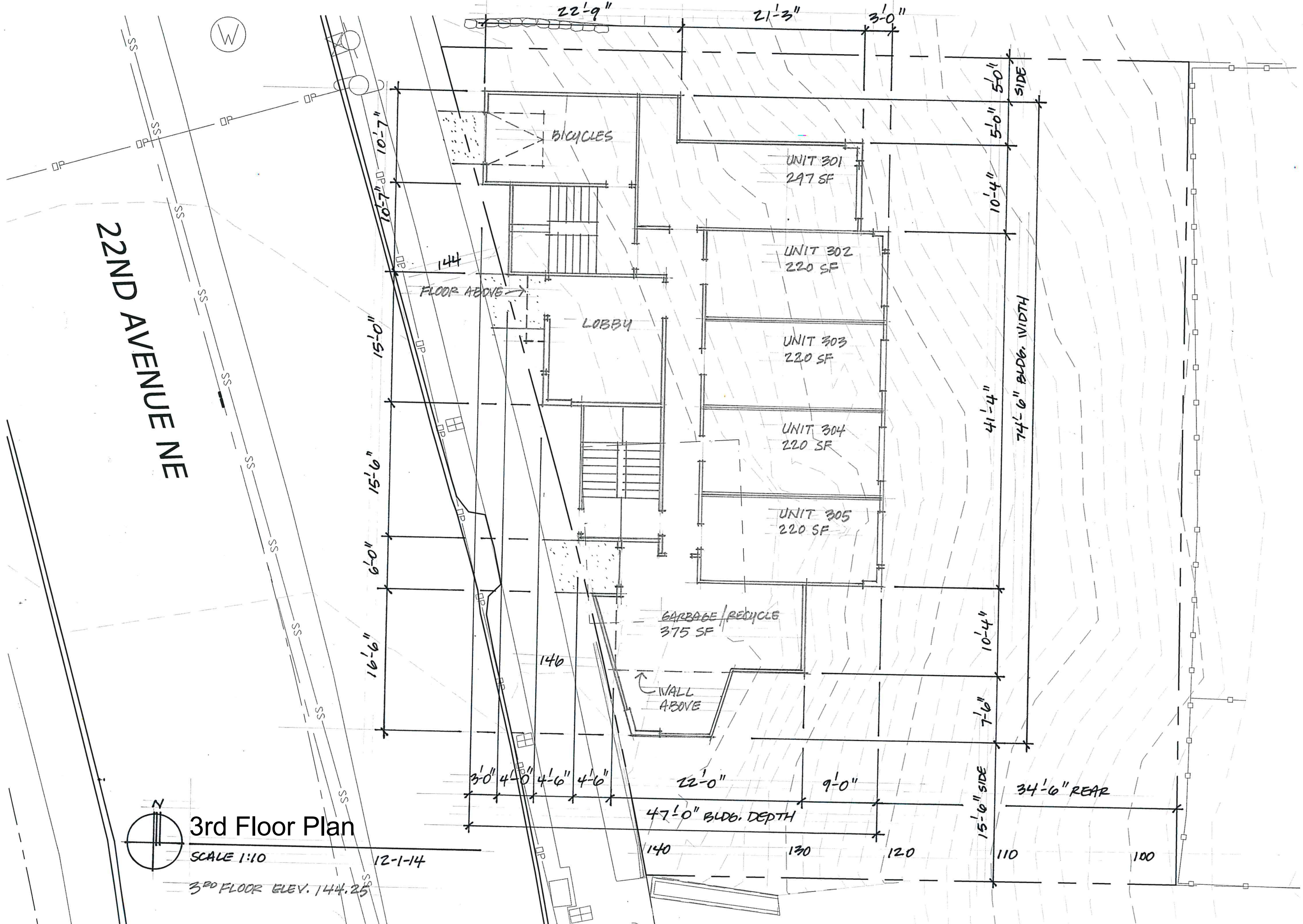


3rd Floor Plan

SCALE 1:10

3RD FLOOR ELEV. 144.25'

12-1-14



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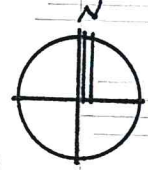


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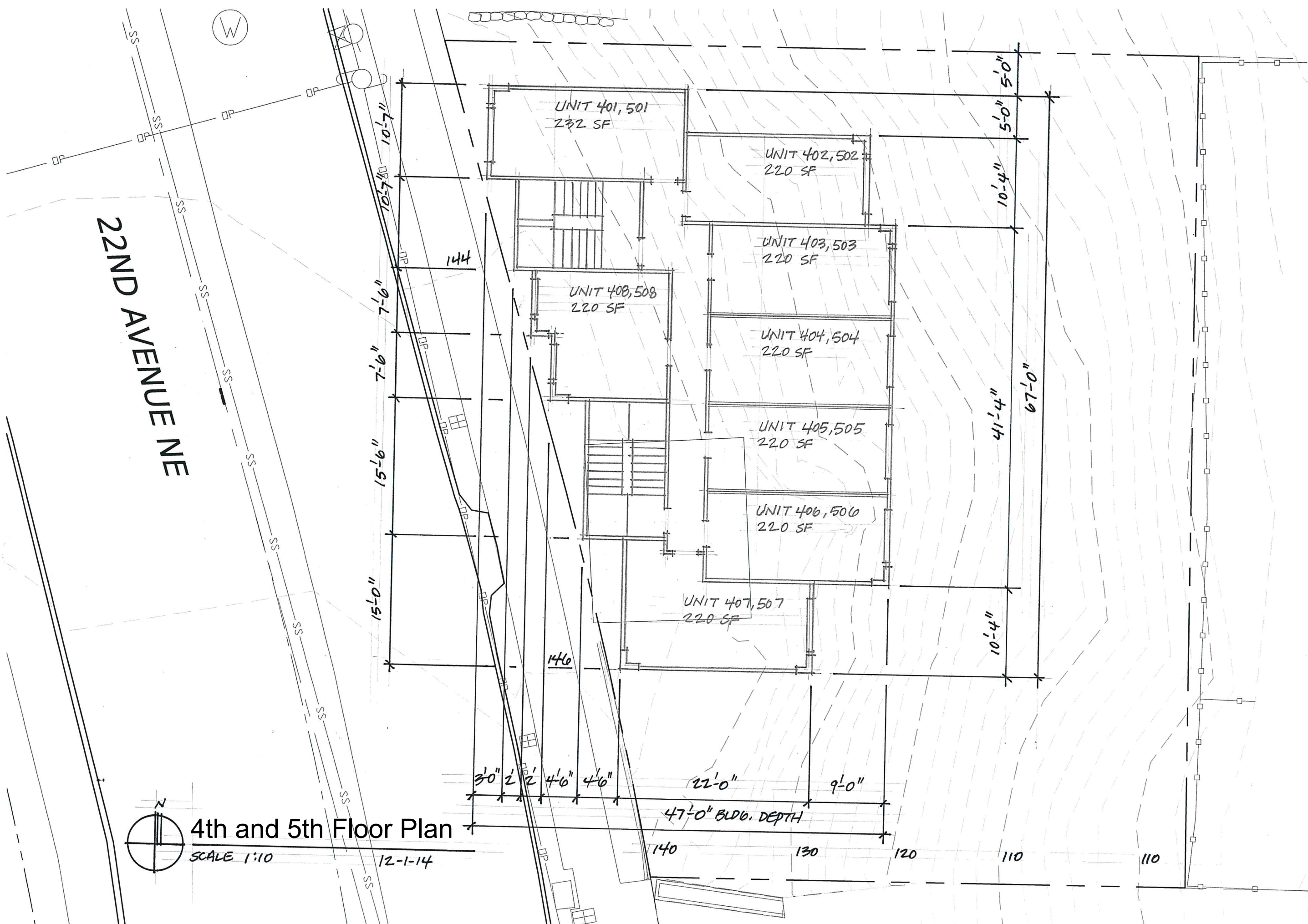
22ND AVENUE NE



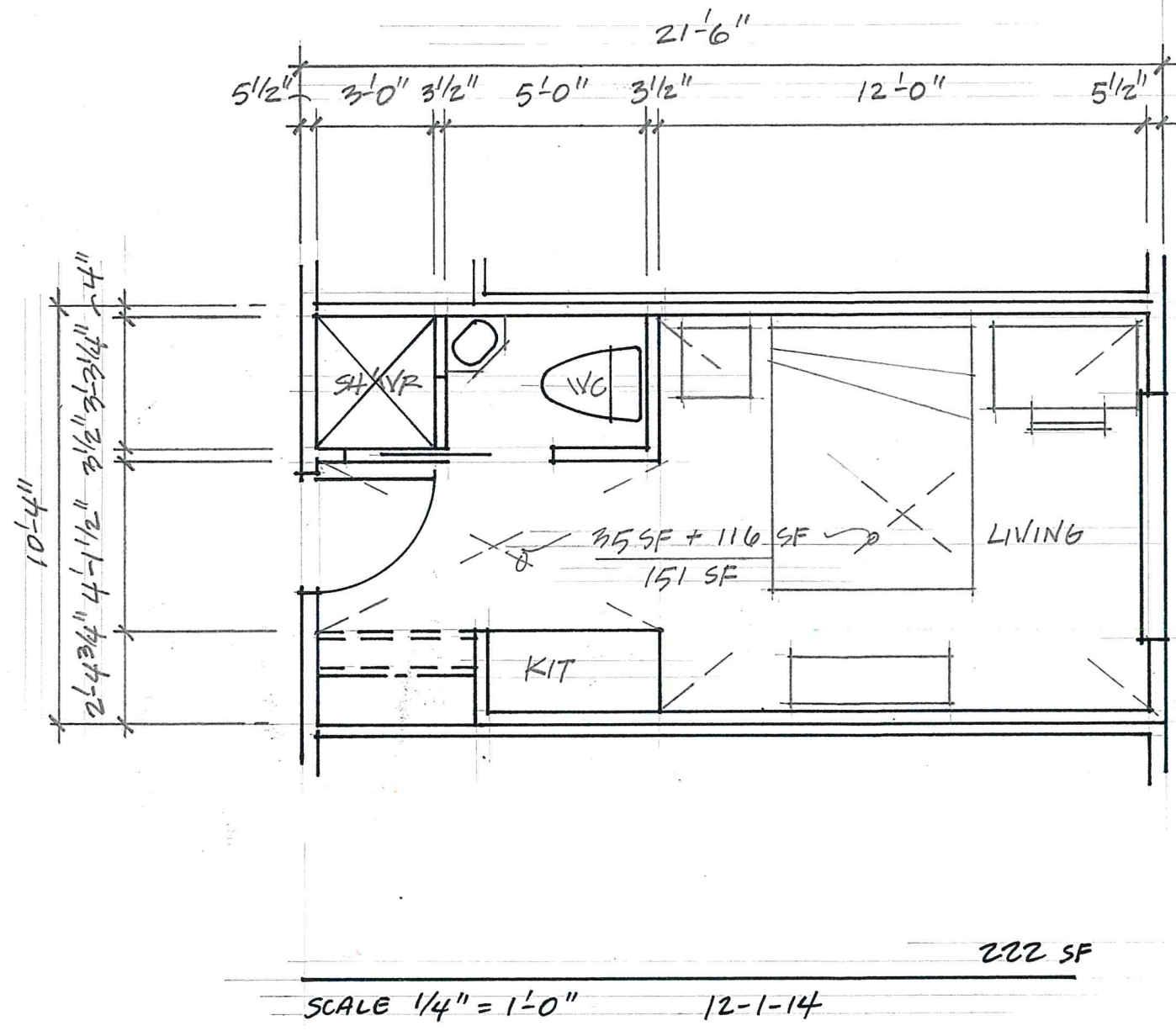
4th and 5th Floor Plan

SCALE 1:10

12-1-14





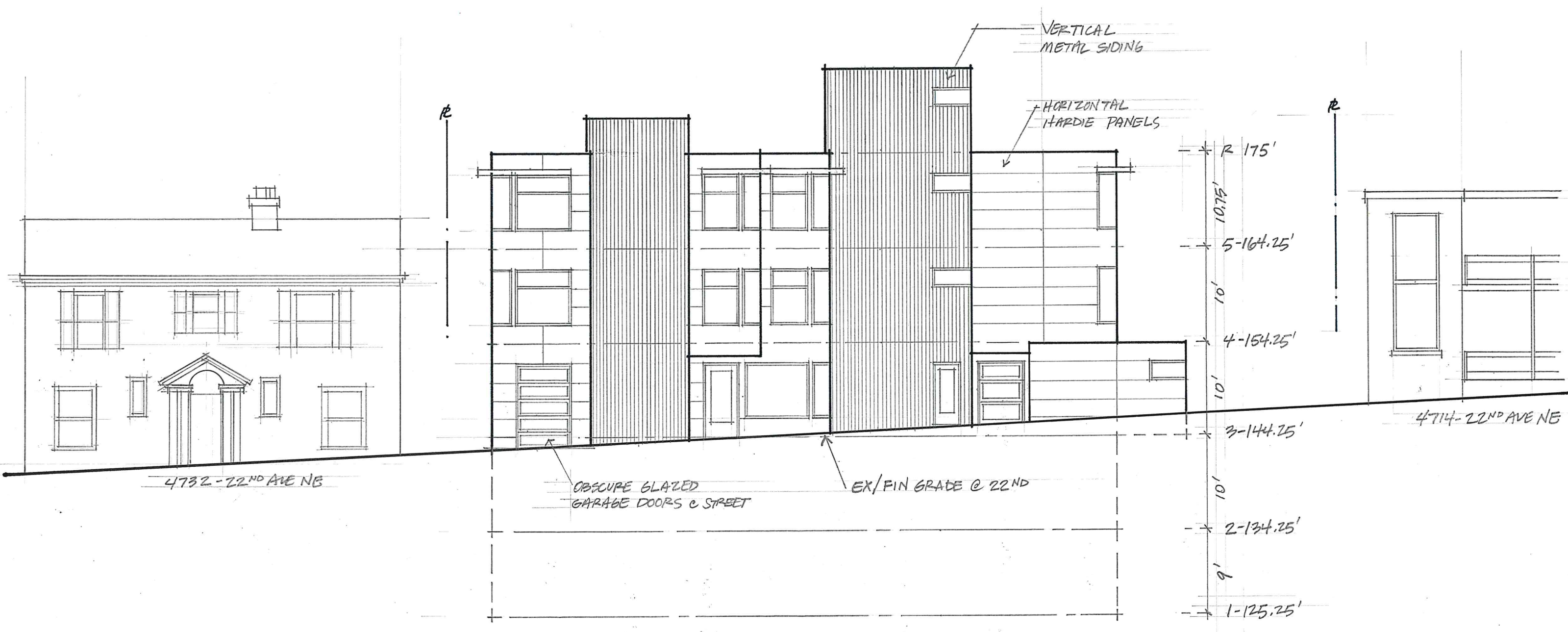


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West Elevation

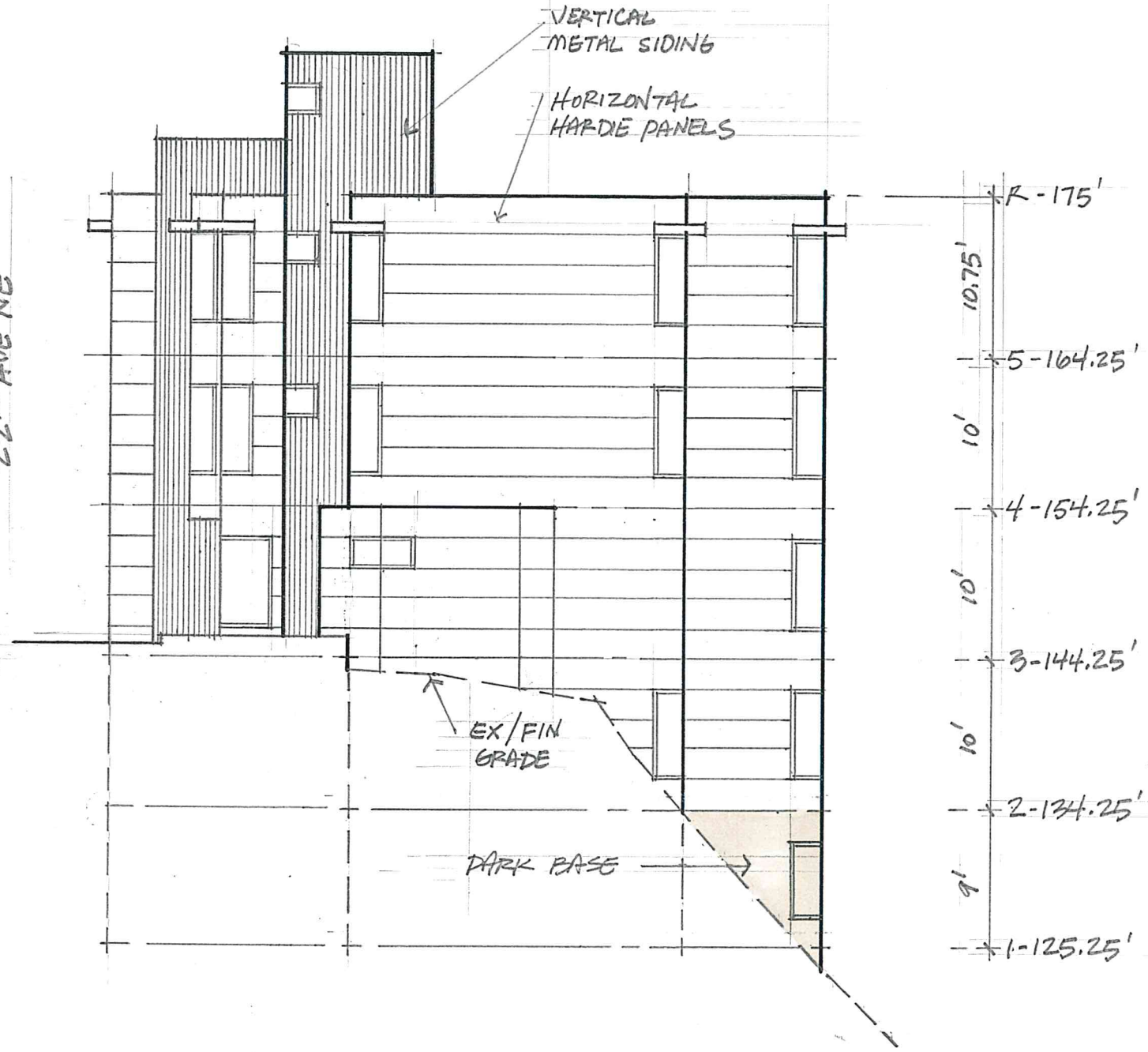
SCALE 1:10

12-1-14



22ND AVE NE

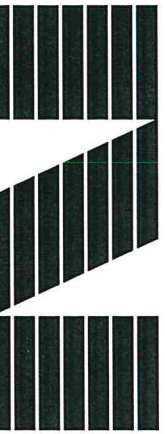
NOTE: BLDG. TO SOUTH AT 4714-22ND DOES NOT HAVE WINDOWS ORIENTED TOWARD THIS SOUTH ELEVATION.



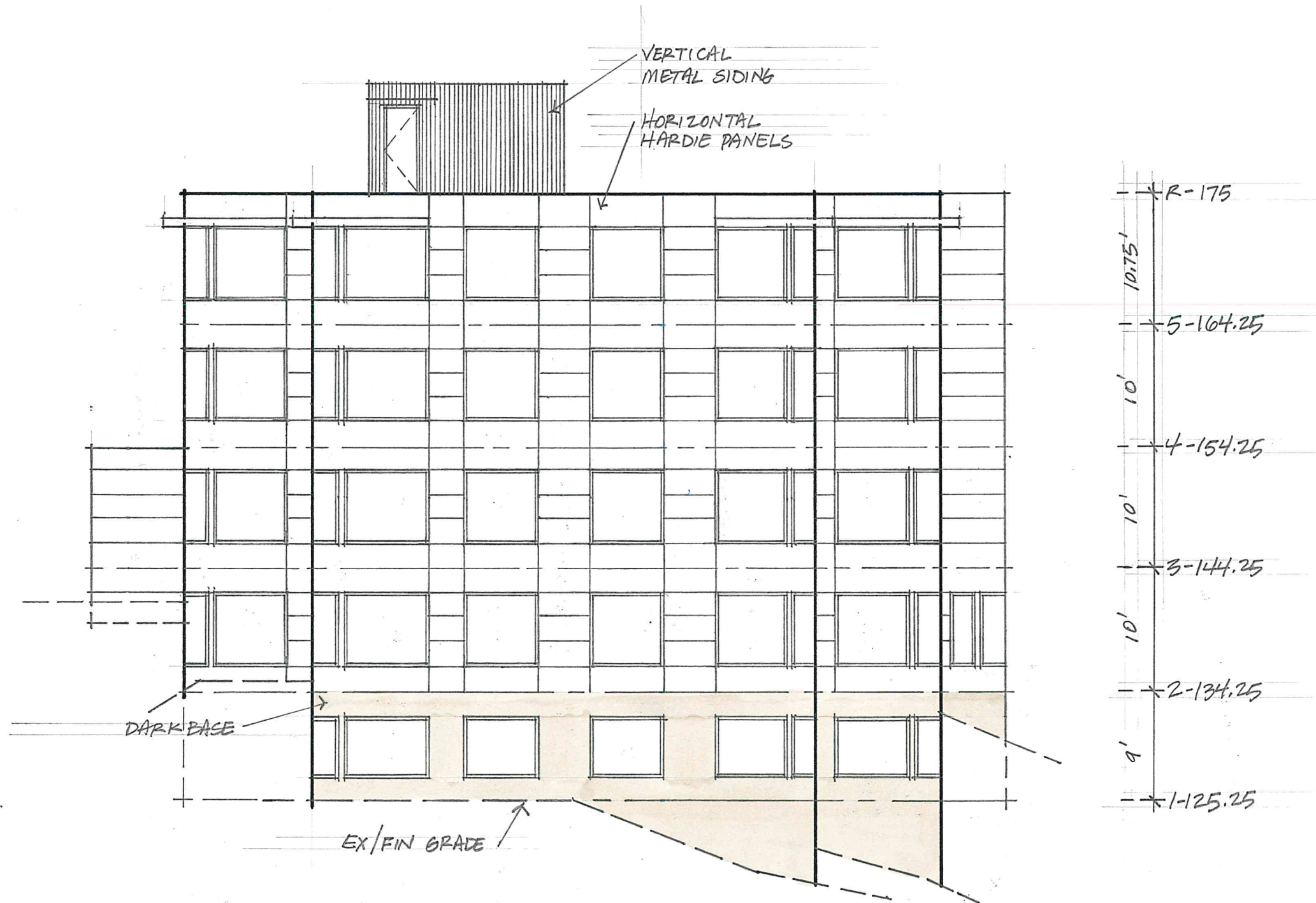
### South Elevation

SCALE 1:10

12-1-14





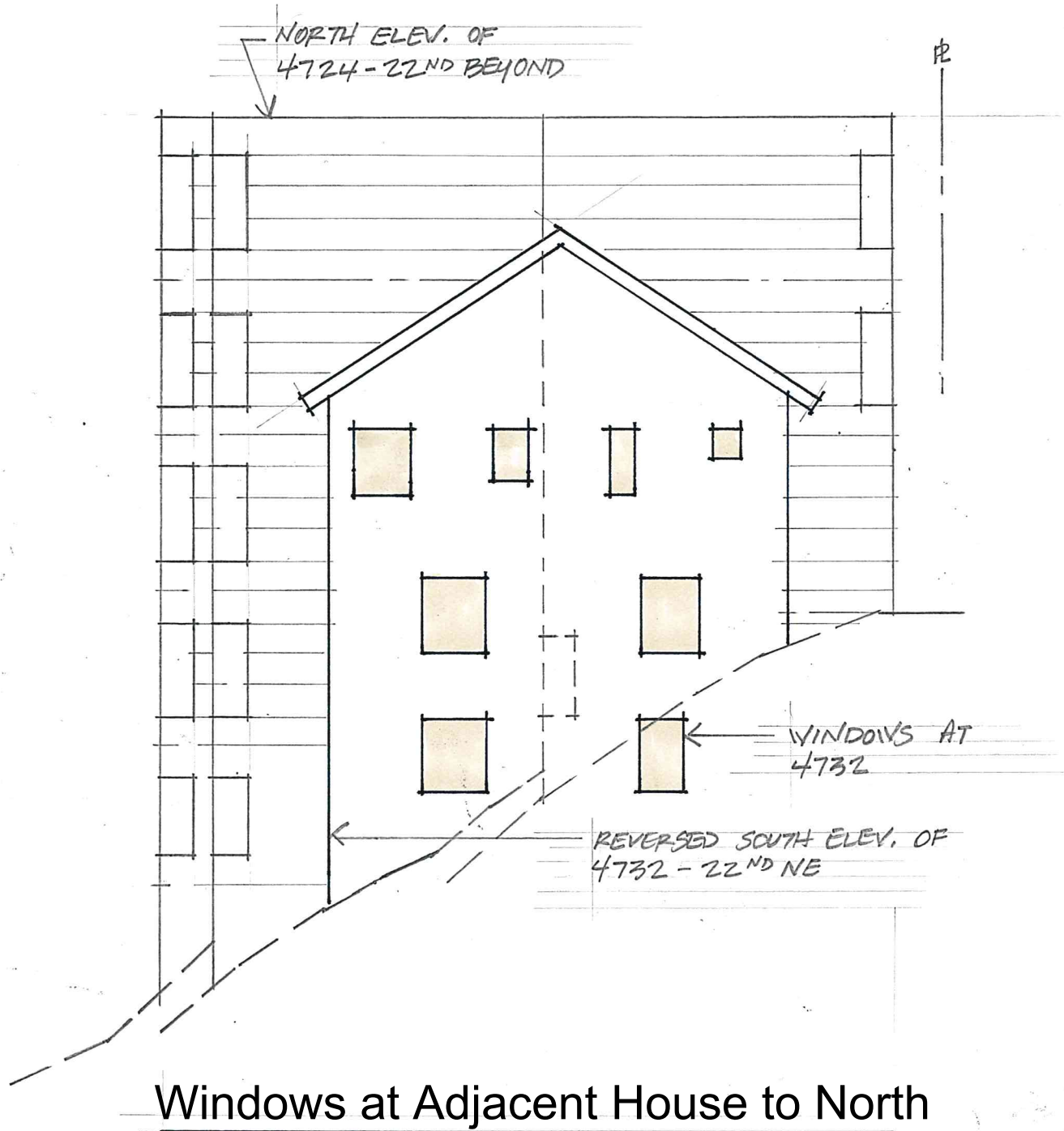


East Elevation

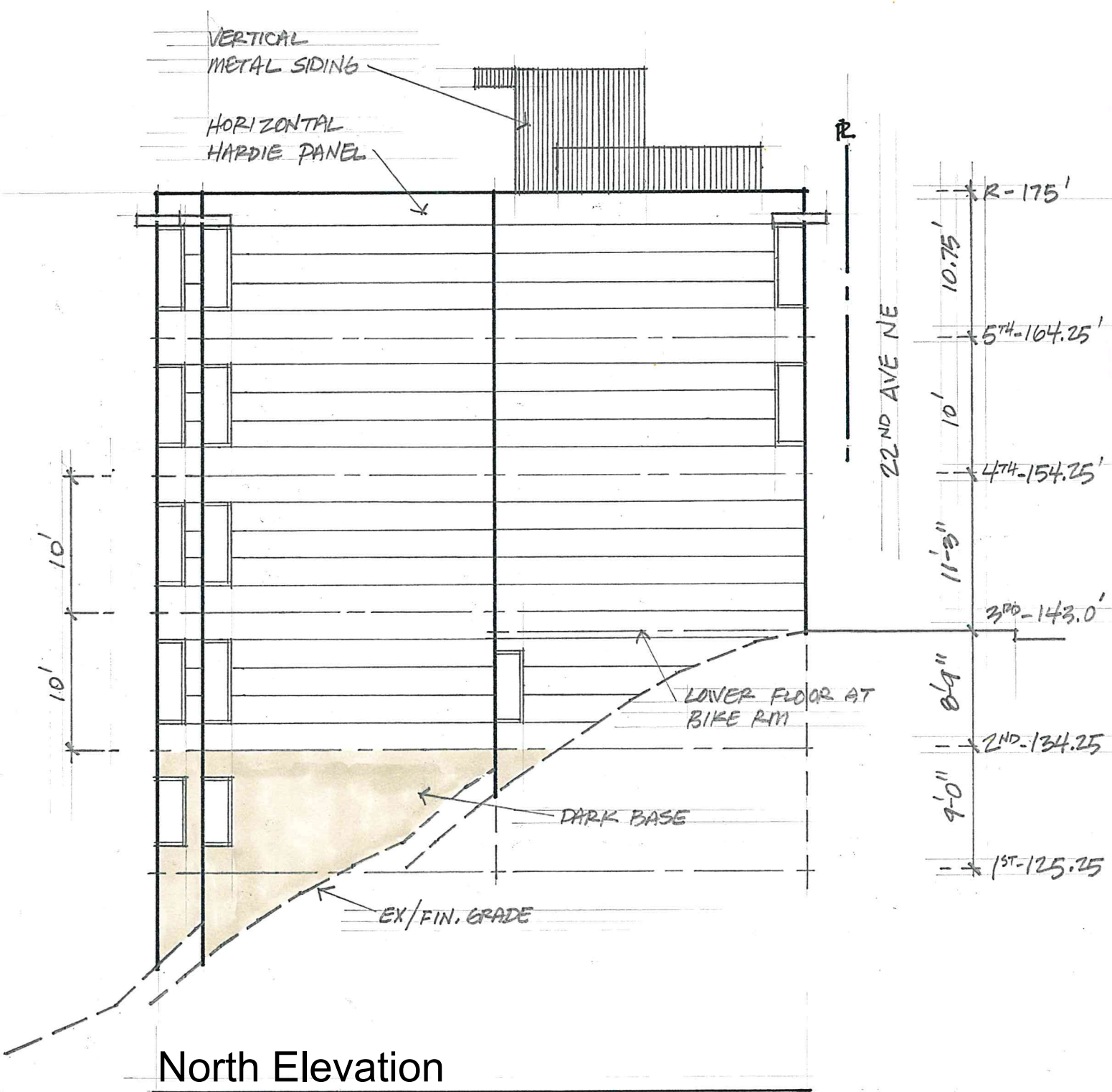
SCALE 1:10

12-1-14





Windows at Adjacent House to North



North Elevation

SCALE 1/10 12-1-14



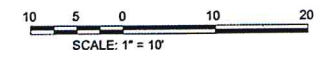






# TOPOGRAPHIC SURVEY

## IN THE SE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON



- LEGEND**
- FOUND CASED MONUMENT FEBRUARY 2014
  - FOUND 1/2" IRON PIPE "ABR LS 9760"
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER LINE
  - OVERHEAD UTILITY LINE
  - UTILITY POLE
  - GUY ANCHOR
  - WATER MANHOLE
  - HOSE BIB
  - FIRE HYDRANT
  - WATER METER
  - ROCKERY
  - WATER GATE VALVE
  - CEDAR TREE
  - DECIDUOUS TREE
  - ENVIRONMENTALLY CRITICAL AREA (ECA)  
STEEP SLOPE AREA

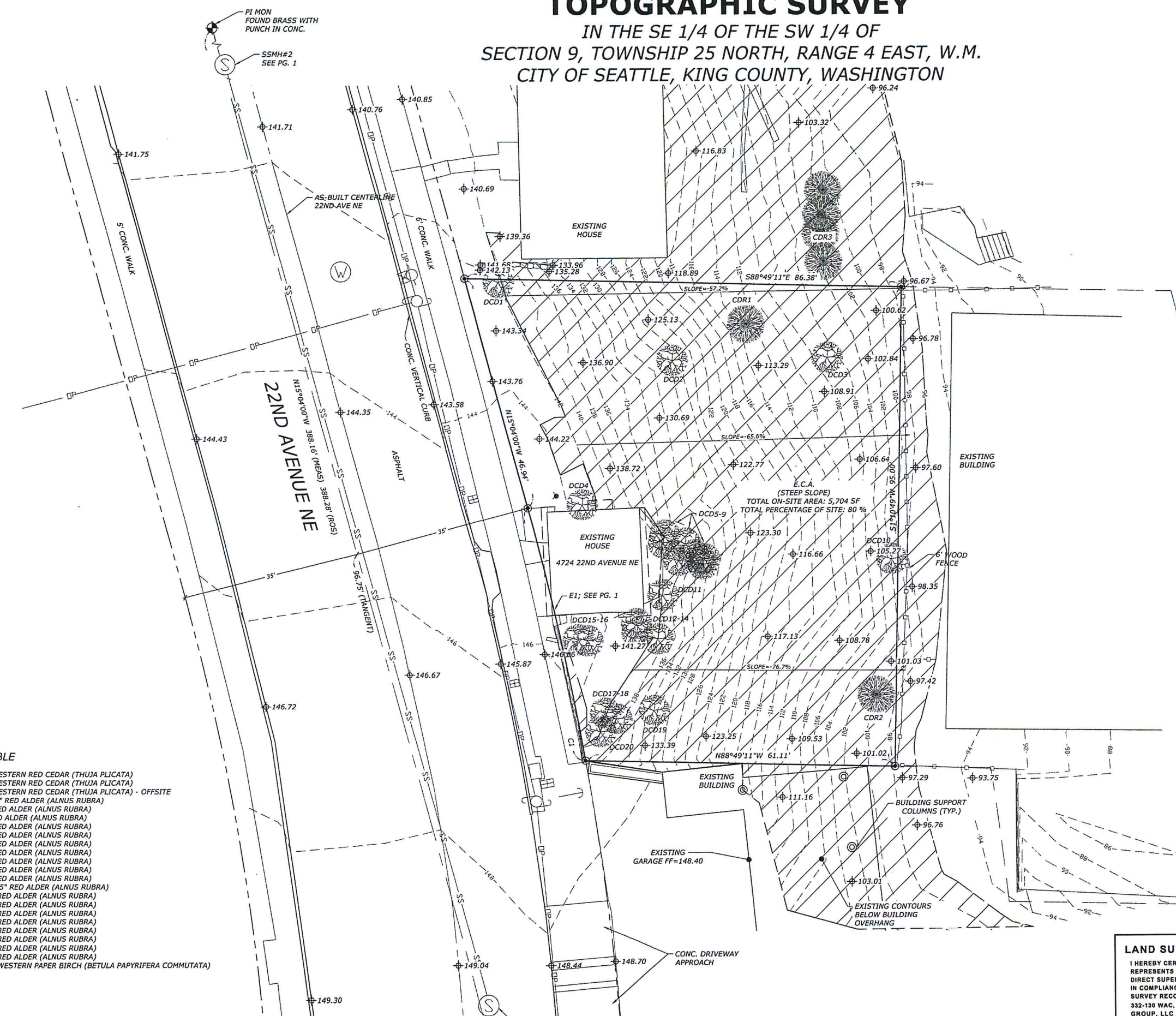
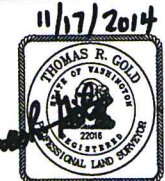
**CURVE TABLE**  
C1: LENGTH=51.39'; RAD=570.00'; DELTA=5°09'58"

**SITE DATA**  
SITE ADDRESS: 4724 22ND AVENUE NE  
SEATTLE WA 98105  
ASSESSOR PARCEL NO.: 0925049080  
ZONING: LR3  
SITE AREA: 7,125 SQ. FT. ±  
0.16 ACRES ±  
EXISTING IMPERVIOUS SURFACE: 375 SQ. FT. ±

**SURVEY NOTE**  
STEEP SLOPE CRITICAL AREA DELINEATED BY OTHERS

**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN FEBRUARY AND JUNE 2014, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT CHAPTER 58.09 RCW AND 332-130 WAC, AT THE REQUEST OF DYNASTY GROUP, LLC



**TREE TABLE**

CDR1:	18" WESTERN RED CEDAR (THUJA PLICATA)
CDR2:	33" WESTERN RED CEDAR (THUJA PLICATA)
CDR3:	28" WESTERN RED CEDAR (THUJA PLICATA) - OFFSITE
DCD1:	2 - 10" RED ALDER (ALNUS RUBRA)
DCD2:	26" RED ALDER (ALNUS RUBRA)
DCD3:	9" RED ALDER (ALNUS RUBRA)
DCD4:	11" RED ALDER (ALNUS RUBRA)
DCD5:	18" RED ALDER (ALNUS RUBRA)
DCD6:	20" RED ALDER (ALNUS RUBRA)
DCD7:	25" RED ALDER (ALNUS RUBRA)
DCD8:	21" RED ALDER (ALNUS RUBRA)
DCD9:	15" RED ALDER (ALNUS RUBRA)
DCD10:	6" RED ALDER (ALNUS RUBRA)
DCD11:	2 - 15" RED ALDER (ALNUS RUBRA)
DCD12:	19" RED ALDER (ALNUS RUBRA)
DCD13:	17" RED ALDER (ALNUS RUBRA)
DCD14:	18" RED ALDER (ALNUS RUBRA)
DCD15:	12" RED ALDER (ALNUS RUBRA)
DCD16:	15" RED ALDER (ALNUS RUBRA)
DCD17:	15" RED ALDER (ALNUS RUBRA)
DCD18:	21" RED ALDER (ALNUS RUBRA)
DCD19:	16" RED ALDER (ALNUS RUBRA)
DCD20:	15" WESTERN PAPER BIRCH (BETULA Papyrifera COMMUTATA)

NO.	DESCRIPTION	DATE
<b>TOPOGRAPHIC SURVEY</b> DYNASTY GROUP, LLC WASHINGTON DATE: 11/17/14 SCALE: 1"=10' CHECKED BY: TAG/TGOLD DRAWN BY: PEG CITY OF SEATTLE		
17		
JOB NUMBER <b>13-314</b> SHEET 2 OF 2		



**STREAMLINED DESIGN REVIEW:  
PRELIMINARY GUIDANCE AND SITE RECONNAISSANCE CHECKLIST**

**Project:** #3017285  
**Address:** 4724 22<sup>nd</sup> Ave NE  
**Date:** November 18<sup>th</sup> 2014

	Citywide Design Guidelines	Highest Priority (all guidelines apply)	Notes
<b>Context and Site</b>			
CS1. Natural Systems and Site Features	A. Energy Use		See Director's Rule 16-2008
	B. Sunlight and Natural Ventilation	x	
	C. Topography	x	
	D. Plants and Habitat	x	
	E. Water		
CS2. Urban Pattern and Form	A. Location in the City and Neighborhood		
	B. Adjacent Sites, Streets, and Open Spaces	x	
	C. Relationship to the Block	x	
	D. Height, Bulk, and Scale	x	
CS3. Architectural Context and Character	A. Emphasizing Positive Neighborhood Attributes		
	B. Local History and Culture		
<b>Public Life</b>			
PL1. Open Space Connectivity	A. Network of Open Spaces		
	B. Walkways and Connections	x	
	C. Outdoor Uses and Activities	x	
PL2. Walkability	A. Accessibility	x	Incorporate address signage for all units
	B. Safety and Security	x	
	C. Weather Protection		
	D. Wayfinding		
PL3. Street Level Interaction	A. Entries	x	Street facing entries should be visible, identifiable and obvious with clear lines of sight to the street.
	B. Retail Edges		
	C. Residential Edges		
PL4. Active Transit	A. Entry Locations and Relationships	x	
	B. Planning Ahead for Bicyclists	x	
	C. Planning Ahead for Transit	x	

Design Concept			
DC1. Project Uses and Activities	A. Arrangement of Interior Uses	x	
	B. Vehicular Access and Circulation	x	
	C. Parking and Service Uses	x	
DC2. Architectural Concept	A. Massing	x	Arrange the mass of the structure to be respectful of adjacent uses. Strive for modulation/articulation on all facades
	B. Architectural and Façade Composition	x	
	C. Secondary Architectural Features	x	
	D. Scale and Texture	x	
	E. Form and Function	x	
DC3. Open Space Concept	A. Building-Open Space Relationship	x	
	B. Open Spaces Uses and Activities	x	
	C. Design	x	
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes	x	Consult with SDOT on street trees
	B. Signage	x	
	C. Lighting	x	
	D. Trees, Landscape and Hardscape Materials	x	

	Site Reconnaissance	Notes
1.	ROW Improvements (See PAR)	
	Curb, gutter, sidewalk	Design Right of way between property line and sidewalk to enhance public right of way and transition.
	Roadway improvements, alley	Curb, Gutter, sidewalk, no alley
2.	Trees (large& significant trees, grove)	Street trees may be required.
3.	Structures on site (to remain?)	To be removed.
4.	Conditions effecting access: safety hazards, topography.	On street parking design on the east side of the street.



## Response to SDR Checklist

### CS1. Natural Systems and Site Features:

The arborist's risk assessment of the existing exceptional grove found that the fair to poor big leaf maples should be removed from the site and replaced with new native trees. The re-vegetation plan also calls for removal of the invasive ground cover, growing up most of the trees on site, to be replaced with native ferns and ground cover. Only two of the exceptional trees are located outside the proposed building footprint and these are heavily pruned for utility access. See the report by Tree Solutions Inc. dated 8-12-14.

The application for a front yard variance and reasonable use of the steep slope is based on the extensive coverage of the 40% steep slope. There is 5704 SF of site that is steep slope, or 80% of the site. The amount of buildable area between the top of the critical area and the 5 foot front yard setback is 665 SF. Allowing the building footprint to extend into the steep slope will stabilize the hillside by reducing the soil load on the slope, replacing it with a lighter building load and providing a pile supported foundation.

### CS2. Urban Pattern and Form:

Most of the buildings on 22<sup>nd</sup> Ave NE are 2 to 3 story apartment buildings. The remaining single family houses, one of which is to the north of the site, are used as rooming houses for University of Washington students. The proposed building is 3 stories above the 22<sup>nd</sup> NE street level and is similar in bulk and scale to the existing buildings on the block.

### PL1. Open Space Connectivity:

3277 SF of landscaped amenity area will be provided in the rear yard. A maintenance trail will be provided per the re-vegetation plan.

### PL2. Walkability:

The building entry, bicycle storage locker and garbage/recycle room are directly accessible from the 22<sup>nd</sup> Ave NE sidewalk.

### PL3. Street level interaction:

The building entry door and lobby are easily identified by their central location, increased glazing area and direct access to the street.

### PL4. Active Transit:

The bicycle room provides direct access to bike storage off the 22<sup>nd</sup> Ave sidewalk. The site is currently not served by bus.

### DC1. Project Uses and Activities:

Due to site constraints the majority of units are arranged with an orientation to the east with territorial views of University Village. There is no required parking on site and no parking is provided.

### DC2. Architectural Concept:

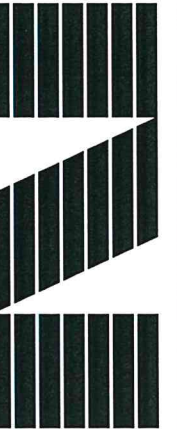
The architectural concept was to fit the building footprint with the contours of the site as well as respond to the unique angle of 22<sup>nd</sup> Ave by modulating the exterior walls. Exterior siding uses a contrast of horizontal Hardie panels with vertical metal siding and picks up the color of the adjacent house to the north. "Eyebrows" above the corner windows help define the top floor of the building. Windows are oriented to the east and west to help maintain privacy with the adjacent buildings to the north and south.

### DC3. Open Space Concept:

The reduced building footprint due to the restricted steep slope disturbance allows for an increased amount of passive amenity area which will be extensively landscaped per the re-vegetation plan. 1781 SF is required and 3277 SF (46% of the lot area) is provided.

### DC4. Exterior Elements and Materials:

It is my understanding that SDOT will defer on the street tree requirement if an ECA front yard variance is granted. The development team is working with City Light to underground power from the north end of the property to the south end on 22<sup>nd</sup> which also prevents street trees from being planted in 22<sup>nd</sup>. There are very few street trees on either side of 22<sup>nd</sup> from NE 45<sup>th</sup> to NE 55<sup>th</sup> Streets.







QUEEN ANNE  
CONDOMINIUM



WEST SEATTLE  
MIXED-USE



BALLARD  
CONDOMINIUM



EAST CAPITOL HILL  
CONDOMINIUM



WALLINGFORD  
TOWNHOMES



CAPITOL HILL  
CONDOMINIUM



CAPITOL HILL  
MIXED-USE





QUEEN ANNE  
CONDOMINIUM



WEST SEATTLE  
MIXED-USE



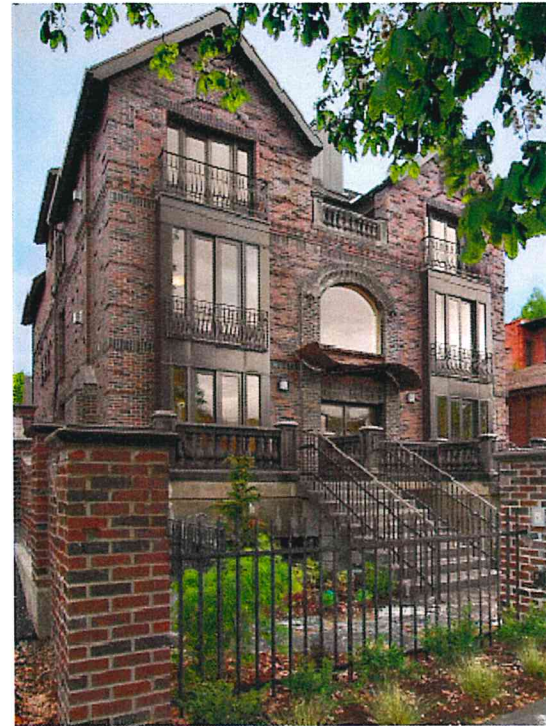
BALLARD  
CONDOMINIUM



EAST CAPITOL HILL  
CONDOMINIUM



WALLINGFORD  
TOWNHOMES



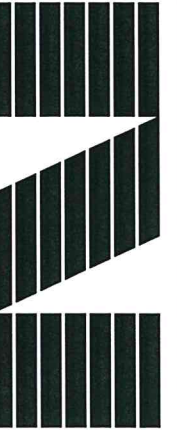
CAPITOL HILL  
CONDOMINIUM



CAPITOL HILL  
MIXED-USE

## Architect's Project Examples

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December 2, 2014

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