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1249 5TH AVENUE N

DPD PROJECT# 3017573- SDR

APRIL 2015



Attachment A
City of Seattle
Application for Streamline Design Review

PART I: CONTACT INFO

1. Property Address:1249 5th Avenue North
2. Project Number:3017573
4. Owner / Leasee Name:Kahala Apartments CC4R LLC
5. Owner Contact:Tamar Waln
Kahala Apartments CC4R LLC
10900 NE 8th Street, Suite 1000
Bellevue, WA 98004
206-922-7875
6. Applicant:John Trieger
Relationship to Project:Architect
7. Design P{rofessional:John Trieger, AIA
JT Architecture
4211 Meridian Ave N
206-930-3933
johnt@jtarchitecture.com
8. Applicant's Signature: _____Date_____

PART II: DESIGN GUIDANCE PROPOSAL

- PROPOSED PROJECT:
The applicant proposes three buildings of 3-4 stories each containing two town home units in each building. The three buildings will be constructed on a common podium structure containing a garage for 12 vehicles.
- DEVELOPMENT OBJECTIVES:
The objectives are to provide a high quality town home development.
- ZONING:
The site is zoned LR3 with a small portion at the west side of the site zone SF5000. The adjacent properties that surround the site to the north and south also have the zoning designation of LR3. Adjacent properties to the west are zoned SF 5000.
- EXISTING CONDITIONS:
The site is located on 5th Avenue N. There is currently an older 5-unit apartment building on the site with structured parking along the street front.
- CONTEXT:
The area is on the east slope of Queen Anne Hill. There is a mixture of mid-century apartment buildings and single family homes.
- ADJUSTMENTS OR DEPARTURES:
An adjustment of the required side yard setback on the North side is requested to be 2'6" instead of 5'. The adjacent North property is 30' of unimproved right of way for Lee street.



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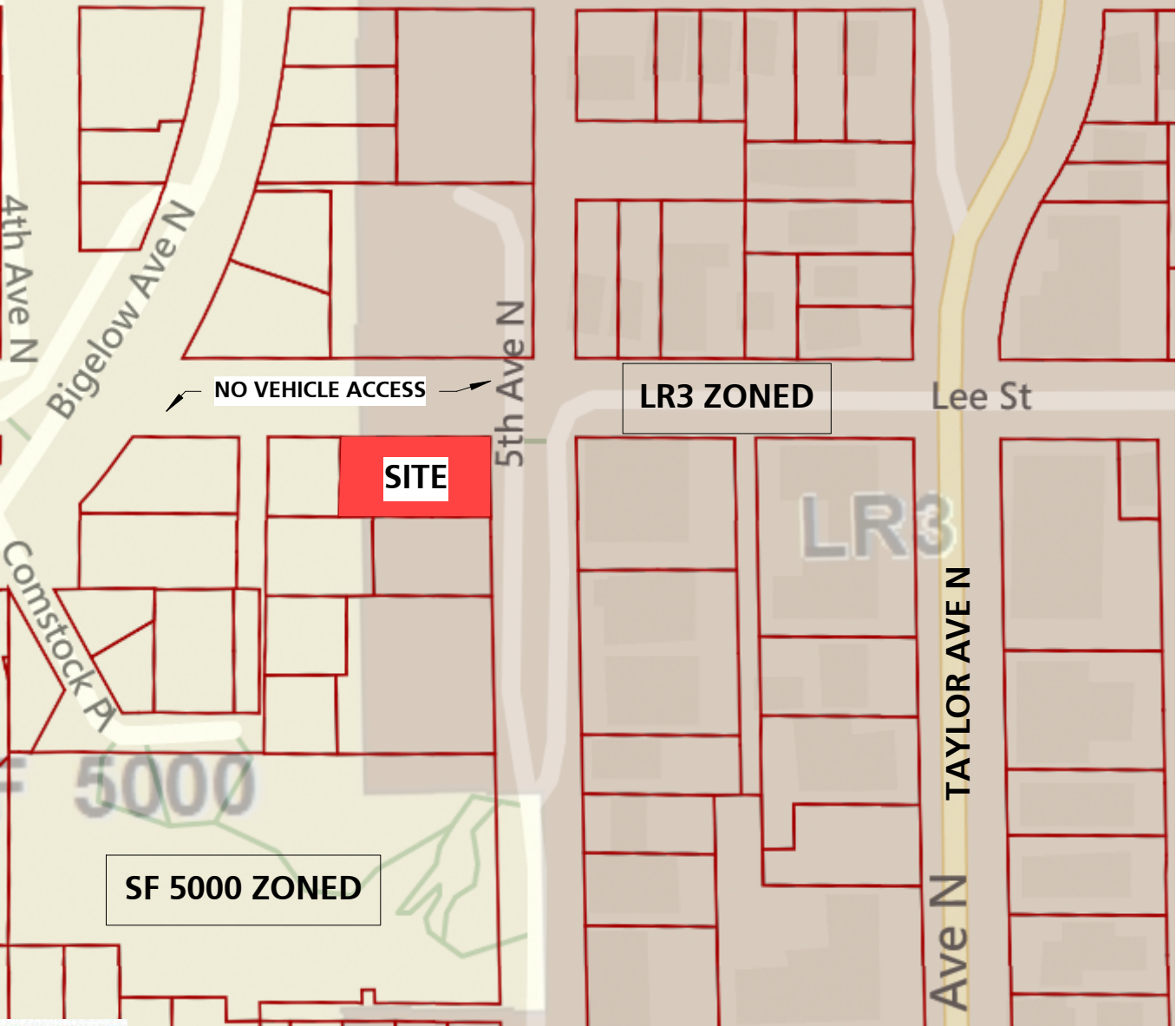
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PARCEL INFORMATION

ADDRESS:	1249 5TH AVE N
APN/PIN:	688990-0276-01
LOT AREA:	120' x 60' = 7,176 s.f.
LEGAL DESCRIPTION:	LOTS 1 & 2, BLOCK 3, PRATTS ORCHARD ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS PAGE 31, IN KING COUNTY WASHINGTON; EXCEPT THE WEST 55' THEREOF
YEAR BUILT:	1912 (APARTMENT- 5 UNITS)
ZONE:	LR3
OVERLAY:	NONE

LAND USE DESIGNATION AREA MAP



LAND USE CODE SUMMARY

LAND USE CODE:SMC TITLE 23			
ZONING:	LR3		
		<u>REQUIRED</u>	<u>PROPOSED</u>
FAR LIMITS:	23.45.510	TOWN HOUSES 1.1 OR 1.3 7,176 S.F. x 1.3 = 9,329 S.F. * *MEET 23.45.510C	9,247 S.F.
DENSITY:	23.45.512	TOWNHOUSE: 1UNIT /1,600 S.F. OR NO LIMIT *MEET 23.45.510C	6 UNITS
	23.45.510C	LEED SILVER RATING OR BUILT GREEN 4-STAR RATING PER 23.45.526	
HEIGHT:	23.45.514	30'	30'
LOT COVERAGE:		SEE F.A.R. CALCULATION	
WIDTH:	23.45.527	120'	51'-0"
DEPTH:		65% (118.97') = 77'-4"	76'-0"
SETBACKS:	23.45.518	SEE CALCULATIONS	
	FRONT:	TOWNHOUSE: 5' MIN; 7' AVG.	6'-0" MIN; 7'-1 1/2" AVG.
	REAR:	TOWNHOUSE: 5' MIN; 7' AVG.	16'-0" MIN
	SIDE:	TOWNHOUSE: 5' MIN; 7' AVG.	2'6" MIN; 5'-9" AVG.
AMENITY AREA:		25% OF LOT AREA .25 x 7,176S.F.= 1,794 S.F.	### S.F.
PARKING:	23.54.015 TABLE B	1 SPACE FOR EACH DWELLING UNIT	12 SPACES PROVIDED

PROJECT DESCRIPTION

1249 5TH AVENUE NORTH IS A 6 UNIT TOWN HOME DEVELOPMENT ON THE EAST SLOPE OF QUEEN ANN.

THE IMMEDIATE NEIGHBORS ARE:
NORTH - AN EIGHT STORY APARTMENT BUILDING ACROSS VACATED LEE STREET
EAST - A THREE STORY APARTMENT BUILDING
SOUTH -A THREE STORY APARTMENT BUILDING
WEST - A THREE STORY SINGLE FAMILY RESIDENCE

THIS DESIGN RESPONDS TO THESE PRIMARY CONSIDERATIONS:
1. PROVIDE A PROJECT THAT FITS WITHIN THE CONTEXT OF EXISTING BUILDINGS AND NATURAL SITE CONDITIONS TO MAXIMIZE THE TOPOGRAPHIC OPPORTUNITIES.
2. PROVIDE A DESIGN THAT ENNERGIZES THE STREETScape OF THIS TIRED, RUN DOWN DEAD END STREET.
3. MAXIMIZE VIEW OPPORTUNITIES TO AND FROM THE SITE WITH DYNAMIC BUILDING MASSING, UNIQUE OPEN SPACES AND SENSITIVE USE OF MATERIALS.

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VIEW OF SITE LOOKING WEST



VIEW OF SITE LOOKING NORTHWEST



AERIAL PHOTO OF SITE

SITE



VIEW OF SITE LOOKING SOUTHWEST



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EXISTING SITE AND CONTEXT PHOTOS



VIEW FROM SITE LOOKING NORTHEAST



VIEW FROM SITE LOOKING EAST



VIEW FROM SITE LOOKING SOUTHEAST



VIEW OF 1231 5TH AVE N



VIEW OF 1243 5TH AVE N



VIEW OF UNIMPROVED
LEE STREET R.O.W



VIEWS OF 14015TH AVE N



VIEW FROM SITE LOOKING SOUTH



VIEW FROM SITE LOOKING SOUTHWEST



VIEW FROM SITE LOOKING WEST



VIEW FROM SITE LOOKING NORTH

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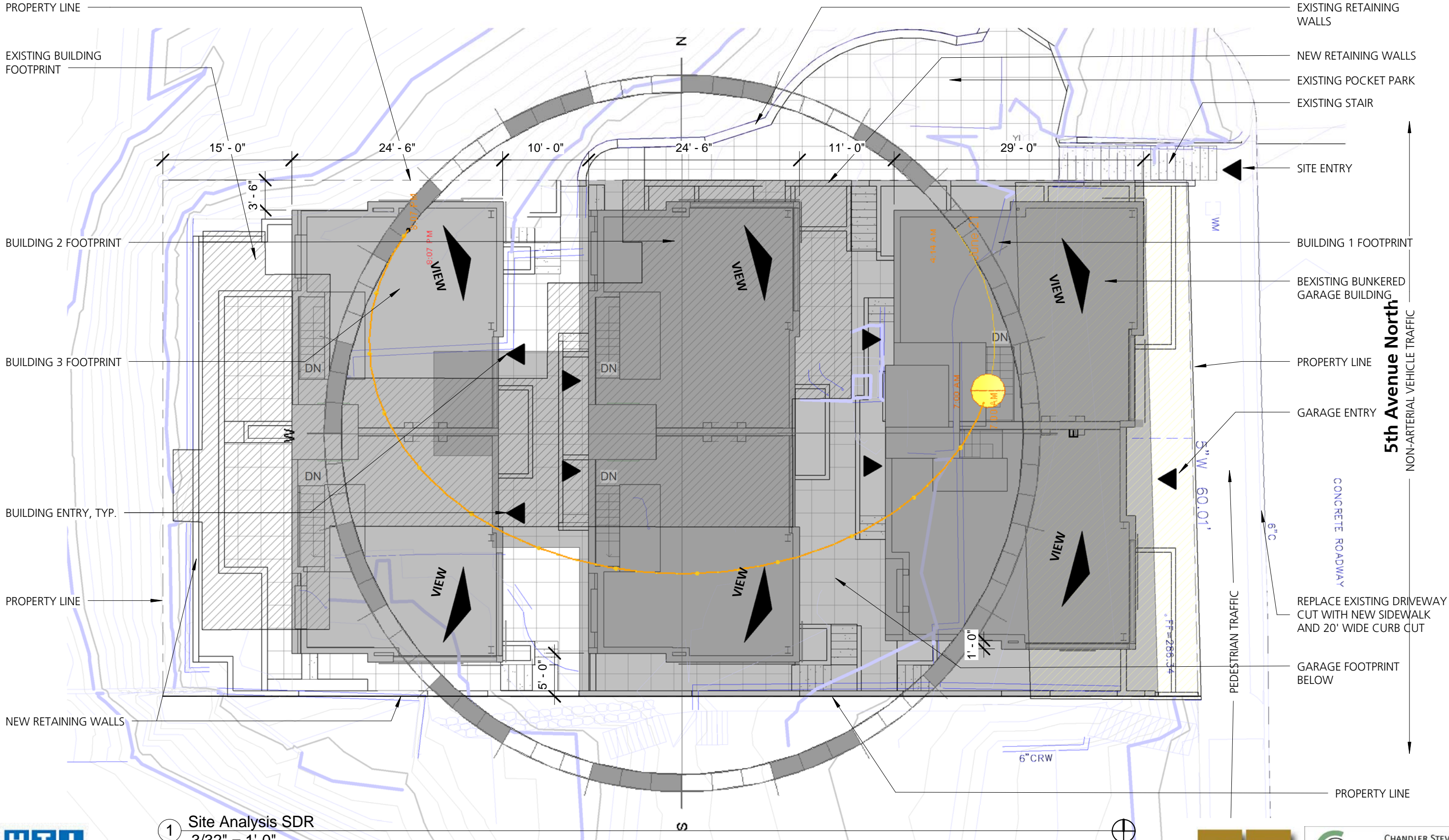
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SITE ANALYSIS PLAN



1 Site Analysis SDR
3/32" = 1'-0"

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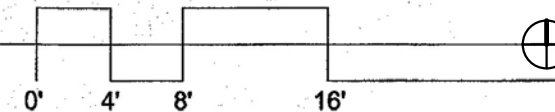


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JIT
ARCHITECTURE



**CHANDLER STEVER
ARCHITECT**

1715 223RD PL NE
SAMMAMISH WA 98074
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CHANDLERSTEVERARCHITECT.COM

STREAMLINED DESIGN REVIEW:

PRELIMINARY GUIDANCE

CONTEXT AND SITE				
		DESIGN GUIDLINE PRIORITY	NOTES	RESPONSE
CS2	Urban Pattern and Form	D. Height, Bulk and Scale	Where possible utilize existing topography to terrace building to minimize height, bulk and scale	We have terraced the 6 unit townhomes into 3 separate buildings each pair of units will sit one story below the adjacent building to the west. There will be 4 exterior terraced levels the with west sides of each building partially or fully buried into the hill, minimizing the height and bulk. We also have ground level cut outs of each building mass which will also minimize the bulk. With the steep slope surrounding the project on 3 sides, the hillside naturally cups the site minimizing the height, bulk and scale.

PUBLIC LIFE

PL2	Walkability	A. Accessibility D. Wayfinding	Consider how building meets street, how pedestrian will identify units from the street and access units.	Primary pedestrian Owner and Guest access will be through the Garage to elevators to each unit. Owners will provide access to guests through entry door at garage and elevator use. Wayfinding to units at street will be provided with a street directory listing addresses and a small map showing non elevator access to units above. Each unit shall be accessed above grade at 1st floor of each unit from open space between buildings. Please see site analysis plan on page 6.
PL3	Street- Level Interaction	A. Entries		We will have a street level entry door and canopy cover with Key pad and intercom for primary owner and guest street level access to elevators.

DESIGN CONCEPT

DC1	Project Uses and Activities	B. Vehicular Access and Circulation	Minimize presence of parking access and parking location at street level.	The parking access will be setback 8’ from the sidewalk stepping behind a 2’ wall jog that recesses the metal and glass garage door. We will have raised planters with dense planting and building façade hiding the parking. The parking garage face will be integrated into the main building masses with similar materials and colors to provide a base with windows openings filled with decorative metal grills.
DC2	Architectural Concept	A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture E. Form and Function		A. Massing: Each of the 3 buildings contains 2 units, with the East street façade staggered sitting over the parking level which acts as a base. Each unit has a cut out open space at the 1st level with large corner view bay windows above the cut out creating modulation to breakdown massing. B. Architectural façade composition: We are using 3 primary building surfaces to break down and compose the building in a clean contemporary style with the building garage as a base element. The primary building feature is a large 15’ wide corner bay with all glass framing the view counter posing a 1st floor cut out providing an interest in juxtaposition. C. Secondary Architectural features: We are using a blue tone accent glass to provide compositional counterpoint movement at the façade with Steel frame exposed and highlighted. D. Scale and Texture: The Scale is broken down with the corner volumes sitting over the cut out open spaces below each unit. The scale is further broken up and composed with horizontal texture metal siding creating a vertical movement and L shape component on every other building. E. Form and Function: Our primary design form follows the function maximizing diagonal views into and out of the site by providing corner bay windows providing a distinct style and upper and mid level views for each unit. Units also feature roof top decks that take advantage of unparalleled views while adding to the signature form of the bay window elements.
DC3	Open Space Concept	A. Building-Open Space Relationship	Locate Open space to maximize views to Lake:	Locate Open space to maximize views to Lake: A. We have located our primary featured open space at the roof top deck to maximize both views to Lake Union, to Downtown, Space Needle and partial view of Elliott Bay. We also have lower cut outs and courtyards providing integral open space design with diagonal views out of and into the site. These lower cut outs help define the building mass.
DC4	Exterior Elements and Finishes	A. Exterior Elements and Finishes B. Signage C. Lighting D. Tree, Landscape and Hardscape Materials		A. Exterior elements and finishes: We are using 3 primary materials to compose the building, Concrete, Glass and Metal panel, metal structure. B. Signage: We will have a directory and address at street level with individual unit numbers at each 1st floor door. We will also have directory in the garage for elevators and unit correlation. C. Lighting will be used both as an accent to highlight building features as well as provide safe site lighting. D. Trees Landscape and Hardscape materials: We will use trees and landscape to soften court areas between building as well as in front building façade. Hardscape materials will be Concrete pavers, cast in place concrete flatwork and benches.

SITE RECONNAISSANCE CHECKLIST

	Site Reconnaissance	NOTES	RESPONSE
1	Curb, Gutter and sidewalks	Design right-of-way between property line and sidewalk to enhance public right-of-way transition.	Special care has gone into the design of the public right- of -way between sidewalk and property line. The area is higly landscaped with ground level and raised planters.
2	Trees (Large and significant trees, grove)	Please document the size, genus and species for all existing trees on site to verify if they are exceptional per SMC 25.11 and DR 16-2008	A tree inventory and analysis has been conducted by a licensed arborist. That report shall be part of the SEPA submittal package.



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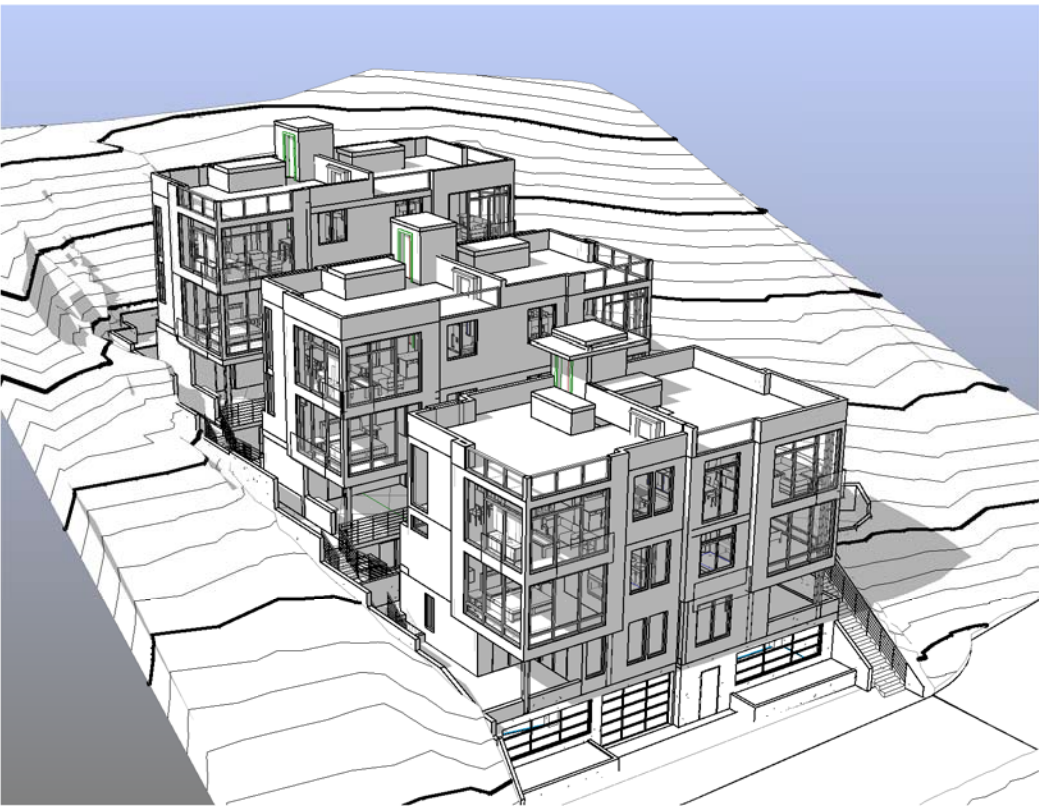




1 VIEW FROM NORTHEAST



2 SDR - Aerial View from NW



3 VIEW FROM SOUTHEAST



4 VIEW FROM SOUTHWEST

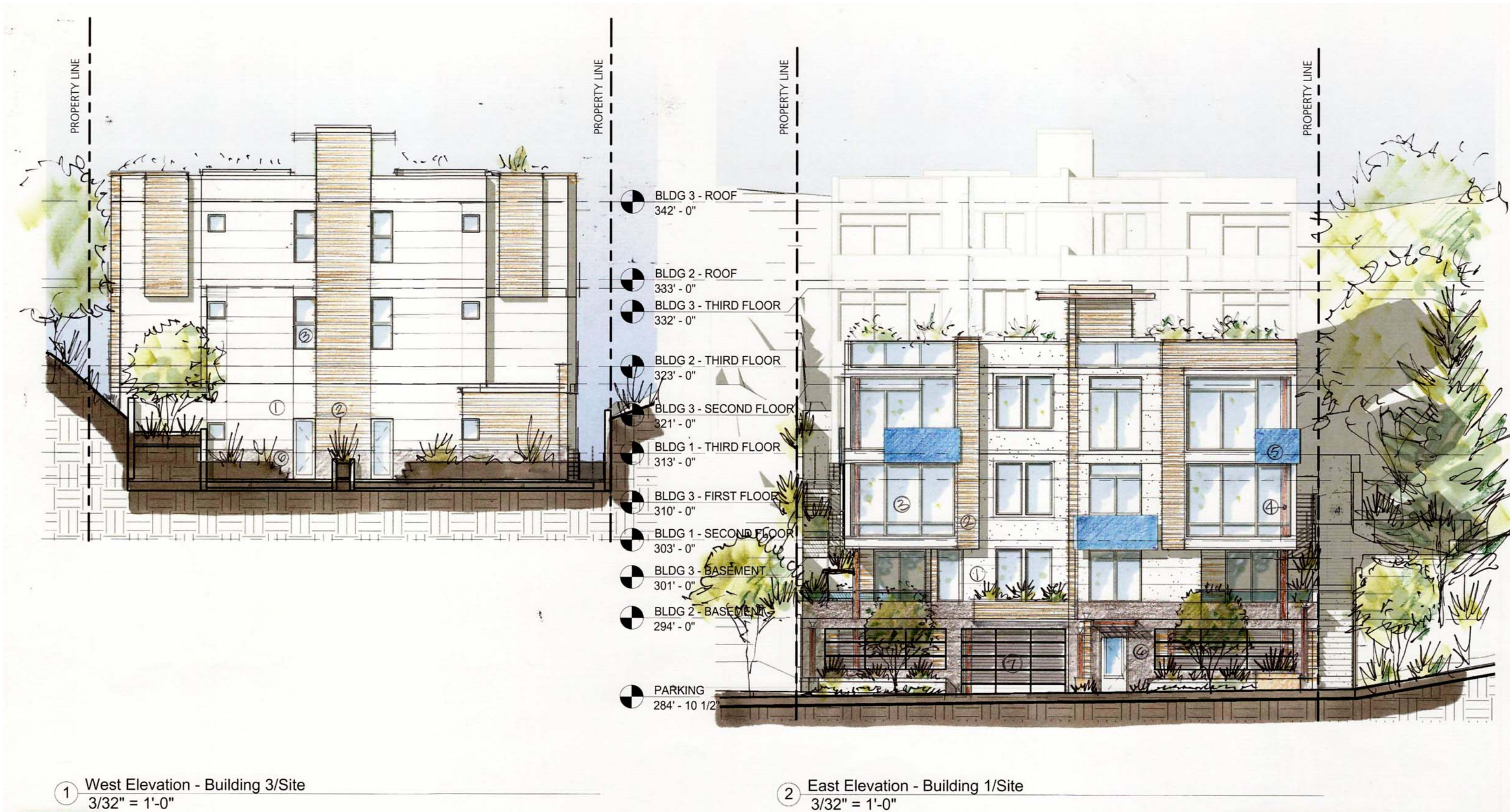
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1 South Elevation
3/32" = 1'-0"





1249 5th Ave N
DESIGN IMAGES



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