



08.19.2014 Streamlined Design Review
817 S. CLOVERDALE ST. | CLOVERDALE VILLAGE - WEST | DPD PROJECT #3017856

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PROJECT ADDRESS: 817 S Cloverdale St.
Seattle, WA 98108

DPD PROJECT NUMBER: 3017856

PROJECT CONTACTS:

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Seattle, WA 98121
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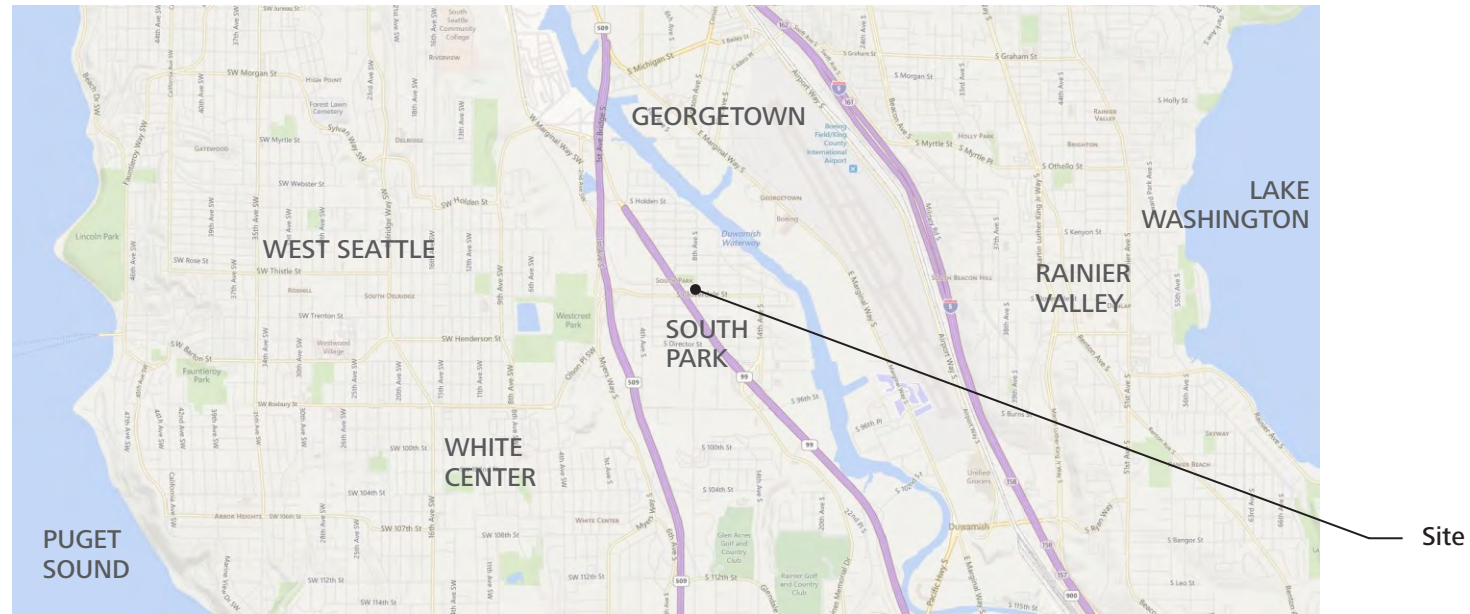
Owner / Client:
George Wu
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PROJECT INFORMATION

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DEVELOPMENT OBJECTIVES

The proposed project at 817 S. Cloverdale St. will create two new residential buildings containing six new townhouse units. The project will provide 6 surface parking stalls accessed from the alley. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood.

SITE INFORMATION

SITE AREA:	6,000 SF (119.95' x 50')
ZONING:	LR2
APN:	7883604320
OVERLAY:	NA
URBAN VILLAGE:	SOUTH PARK RESIDENTIAL URBAN VILLAGE
FREQUENT TRANSIT:	NO
ECA:	NO
LEGAL DESCRIPTION:	LOTS 5 AND 6, BLOCK 23, SOUTH PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 87, RECORDS OF KING COUNTY, WA.

SITE INFORMATION















ANALYSIS OF CONTEXT

The project site is located within the South Park Residential Urban Village, bounded by the Duwamish River and Highway 509. The zoning for this site is LR2, the LR2 zone continues to the east with NC2-40 zone to the north, west and south of the site. Transit is available in front of the site on S. Cloverdale Street and street parking is available in the neighborhood, beyond the bus stop.

817 S. Cloverdale St. is an interior lot fronting on S. Cloverdale St. with alley access at the rear of the lot. The site slopes gently from the street to the alley dropping about a 1'. The neighboring lot to the west is a public library, and to the east is a two-story apartment building.

The neighborhood is a mix of single family homes, small-scaled multi-family structures, townhomes and public services. It is an eclectic blend of old and new architecture of varying styles ranging from early 1900 cottage-style houses to contemporary and modern architecture.

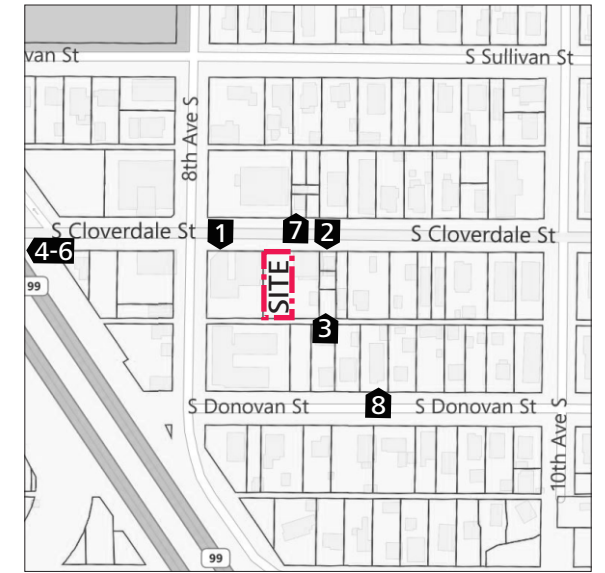
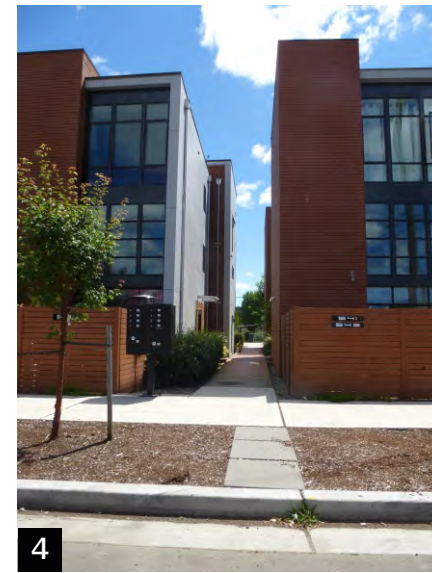
ZONING

 IB U/45	 NC3-40
 IG2 U/65	 LR2
 C1-40	 LR3
 C2-65	 SF 5000
 NC2-40	 SITE

ZONING ANALYSIS

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NEIGHBORHOOD CONTEXT



1. S. Cloverdale Street



2. ALLEY

SITE



4. S. CLOVERDALE STREET

ACROSS FROM SITE

STREETSCAPE PHOTO MONTAGE

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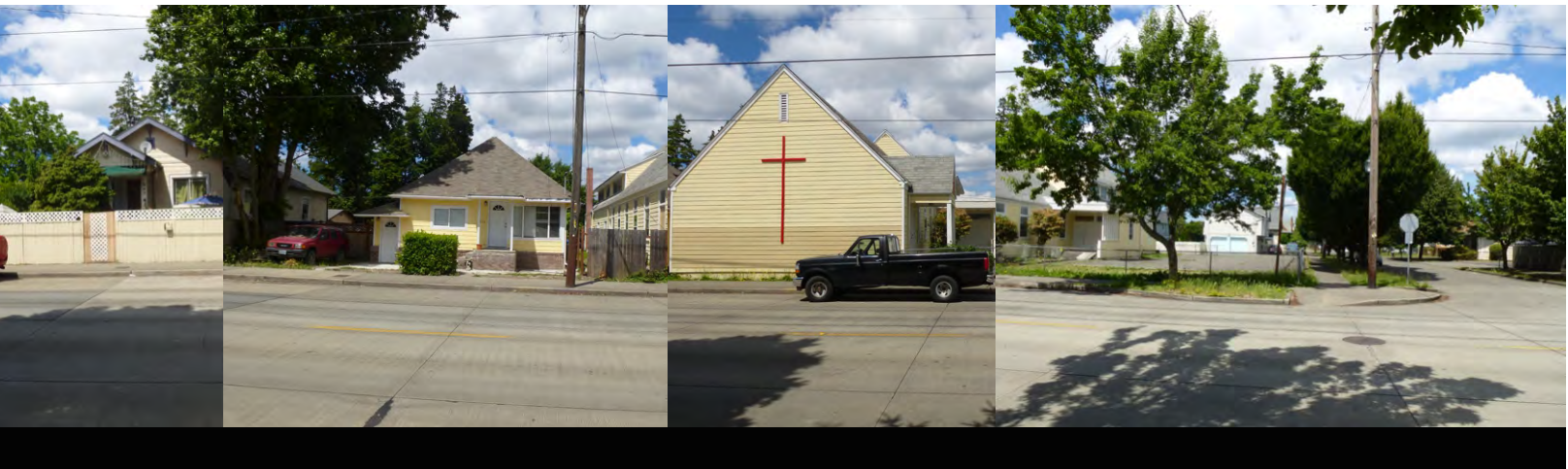
SITE

SOUTH PARK PUBLIC LIBRARY

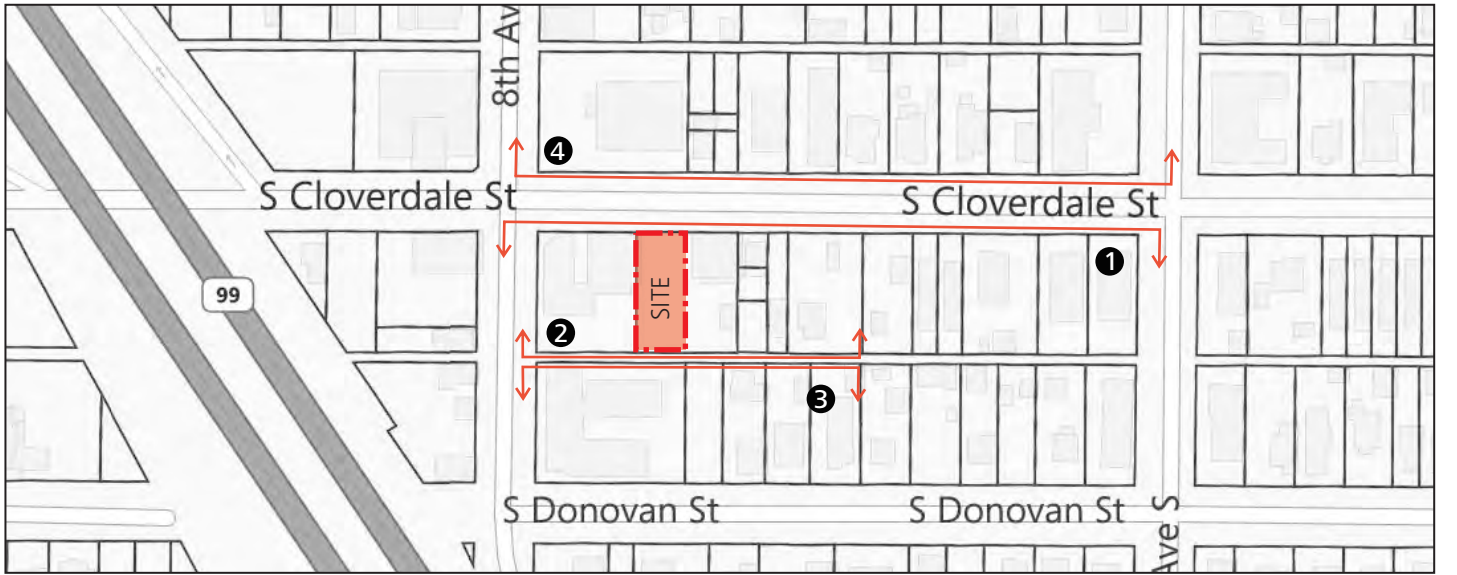


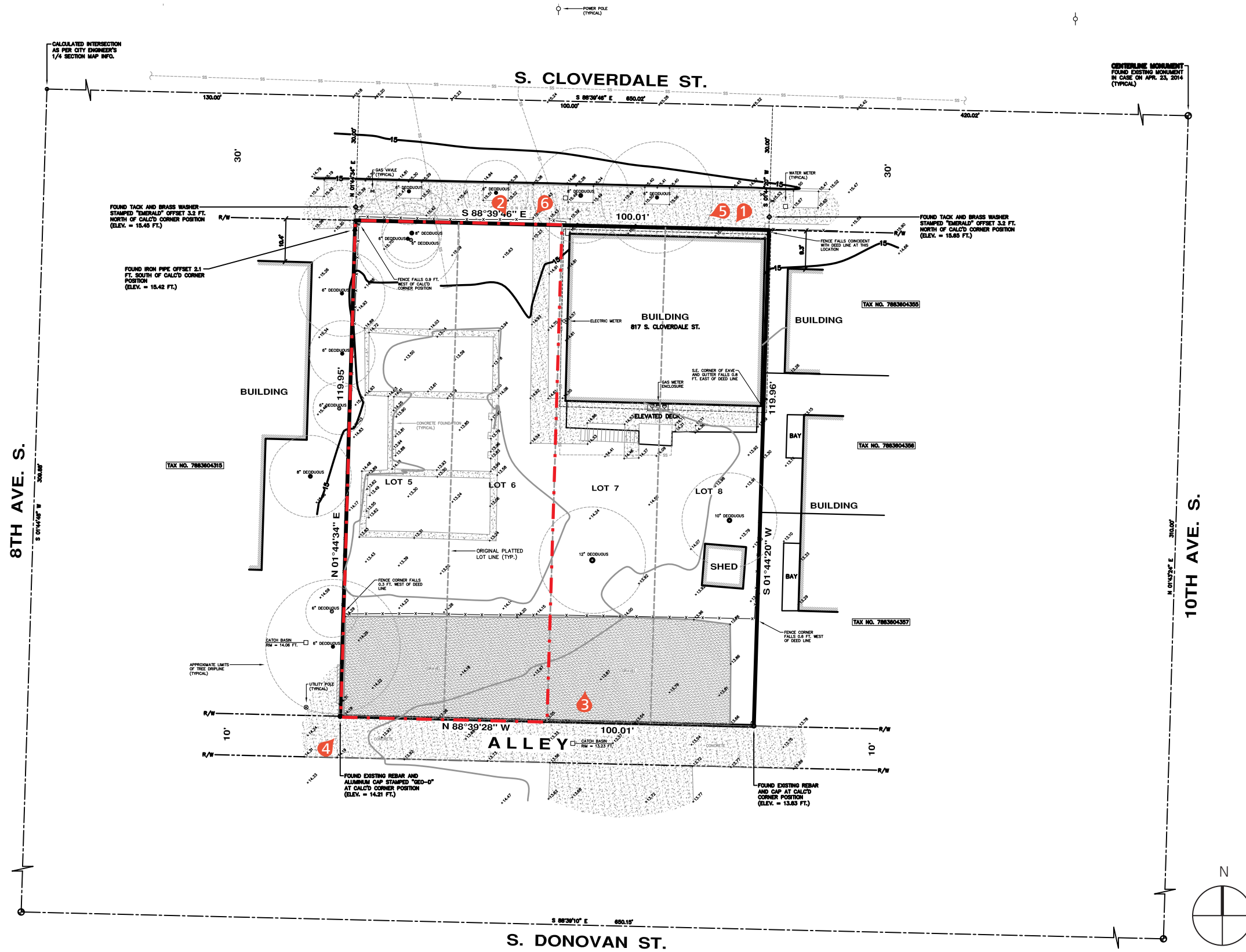
3. ALLEY

ACROSS FROM SITE



STREETSCAPE PHOTO MONTAGE





EXISTING SITE SURVEY

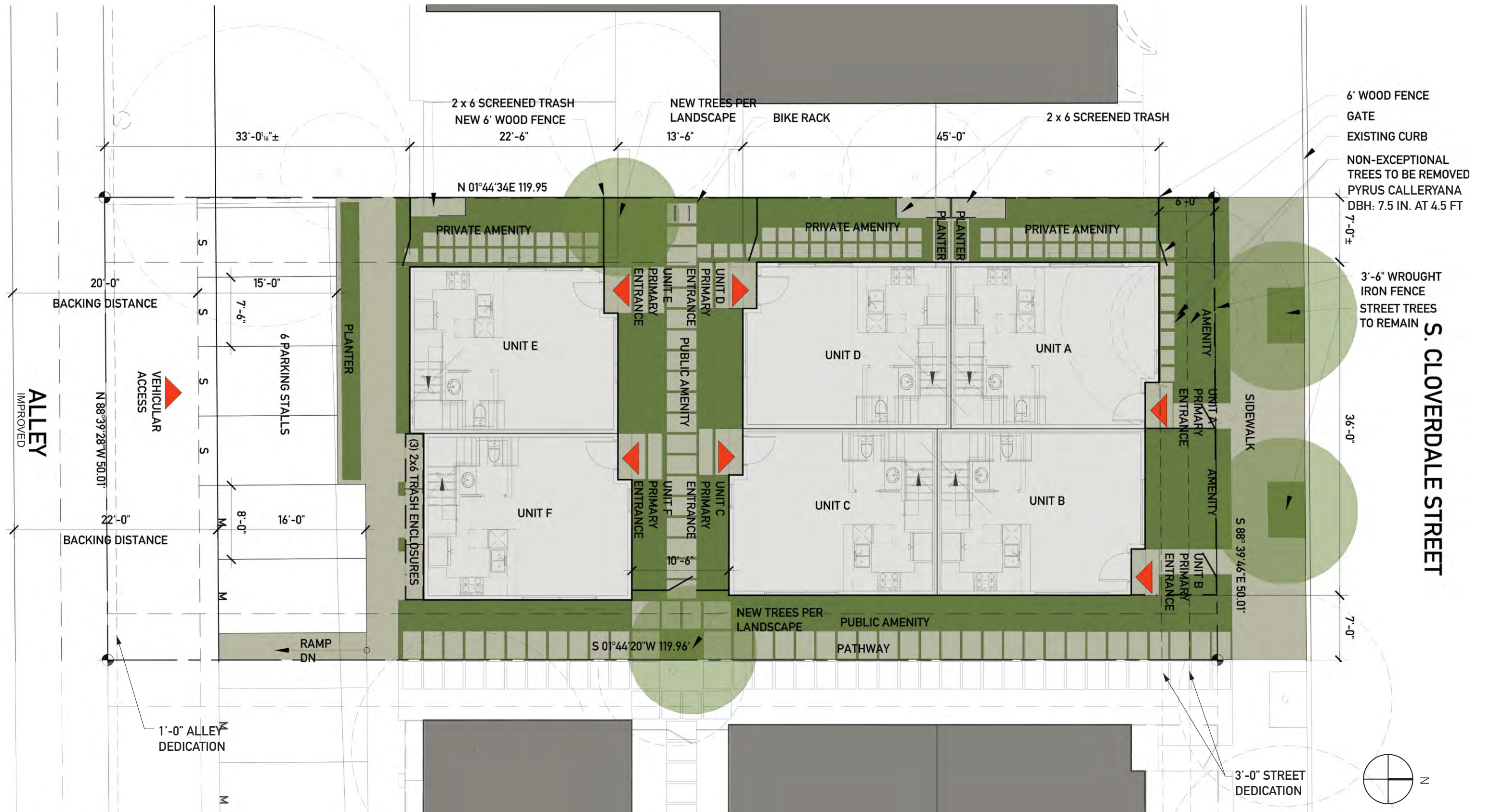
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EXISTING SITE CONDITIONS



SITE PLAN

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SMC TITLE	SMC REQUIREMENT	COMPLIANCE
23.45.504. PERMITTED AND PROHIBITED USES	RESIDENTIAL USE PERMITTED OUTRIGHT PER 23.45.504 TABLE A	COMPLIANT
23.45.508. GENERAL PROVISIONS	REQUIRED PARKING, SOLID WASTE AND RECYCLABLES ADDRESSED BELOW	
23.45.510. FLOOR AREA RATIO (FAR) LIMITS	1.2 FAR LIMIT IN LR-2 ZONE FOR TOWNHOUSES; MEETS REQUIREMENTS OF 23.45.510.C.	COMPLIANT
23.45.512. DENSITY LIMITS- LOWRISE ZONES	TOWNHOUSE DEVELOPMENT: MEETING 23.45.510.C - NO LIMIT	COMPLIANT
23.45.514. STRUCTURE HEIGHT	30' HEIGHT LIMIT	COMPLIANT
23.45.518. SETBACKS AND SEPARATIONS	7' AVG. 5' MIN. FRONT, REAR & SIDE FACADES GREATER THAN 40' IN LENGTH. 5' SIDE FOR FACADES 40 FT OR LESS IN LENGTH. 10' SEPARATION BETWEEN PRINCIPAL STRUCTURES.	COMPLIANT
23.45.522. AMENITY AREA	25% OF LOT AREA; 50% OF REQUIRED AMENITY SPACE TO BE AT GROUND LEVEL (10' MIN. DIM. FROM SIDE LOT LINES). AMENITY AREAS ON ROOF STRUCTURES THAT MEET THE PROVISIONS OF SUBSECTION 24.45.510 MAY BE COUNTED AS AMENITY AREA PROVIDED AT GROUND LEVEL.	COMPLIANT
23.45.524. LANDSCAPING STANDARDS	GREEN FACTOR SCORE OF 0.6 REQUIRED	COMPLIANT
23.45.526. LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS	TO ACHIEVE A HIGHER FAR LIMIT TOWNHOUSE WILL MEET GREEN BUILDING PERFORMANCE STANDARDS, EITHER BUILT GREEN 4 STAR RATING OR LEED SILVER RATING.	COMPLIANT: TOWNHOUSE COMMITTED TO ACHIEVING BUILT-GREEN 4 STAR RATING
23.45.527. STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES	ON SIDE LOT LINES WITHIN 15' OF LOT LINE. TOTAL LENGTH OF FACADE MUST BE LESS THAN 65% OF SAID LOT LINE.	COMPLIANT
23.45.534. LIGHT AND GLARE STANDARDS	ALL LIGHT TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT/ABUTTING PROPERTIES; PARKING TO HAVE 5' - 6' SCREEN OR HEDGE.	COMPLIANT
23.45.536. PARKING LOCATION, ACCESS, AND SCREENING	ALLEY ACCESS REQUIRED. THE ALLEY SHALL BE IMPROVED PER 23.53.030	COMPLIANT: SEE SITE PLAN
23.53.006 PEDESTRIAN ACCESS AND CIRCULATION	PEDESTRIAN ACCESS AND CIRCULATION REQUIRED. SIDEWALKS REQUIRED PER R.O.W. IMPROVEMENTS MANUAL	COMPLIANT: SEE SITE PLAN
23.53.015 TABLE C - REQUIRED MINIMUM RIGHT-OF-WAY WIDTHS FOR EXISTING STREETS	STREETS WITH LESS THAN THE MINIMUM RIGHT-OF-WAY WIDTH WITH EXISTING CURBS: A SETBACK EQUAL TO HALF THE DIFFERENCE BETWEEN THE CURRENT RIGHT-OF-WAY WIDTH AND THE MINIMUM RIGHT-OF-WAY WIDTH PLUS AN ADDITIONAL 3' SETBACK. (STREET 60' WIDE, SHOULD BE 66' WIDE)	COMPLIANT: PROVIDE 6' FRONT SETBACK; SEE SITE PLAN
23.53.030 TABLE C - REQUIRED MINIMUM RIGHT-OF-WAY WIDTHS FOR EXISTING ALLEYS	FOR LR2 RIGHT OF WAY WIDTH TO BE 12'.	COMPLIANT: DEDICATE 1' AT ALLEY; SEE SITE PLAN
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	(1) 2'x6' AREA FOR EACH UNIT (UNITS WILL BE BILLED SEPARATELY BY UTILITY). 2'x6'x6'(UNITS) = 72 SF REQUIRED. EQUIVALENT 72 SF IS PROVIDED. BINS WILL BE PULLED TO STREET BY OWNERS ON COLLECTION DAY. STORAGE AREAS TO BE SCREENED PER LANDSCAPE PLAN.	COMPLIANT: SEE SITE PLAN
23.54.015 REQUIRED PARKING	(RESIDENTIAL USE URBAN VILLAGE, NO OVERLAY, NOT WITHIN 1320 FT. OF STREET WITH FREQUENT TRANSIT SERVICE) 1 SPACE PER DWELLING UNIT BICYCLE PARKING: 1 SPACE PER 4 DWELLING UNITS	COMPLIANT COMPLIANT: SEE SITE PLAN

CODE SUMMARY



LANDSCAPE PLAN

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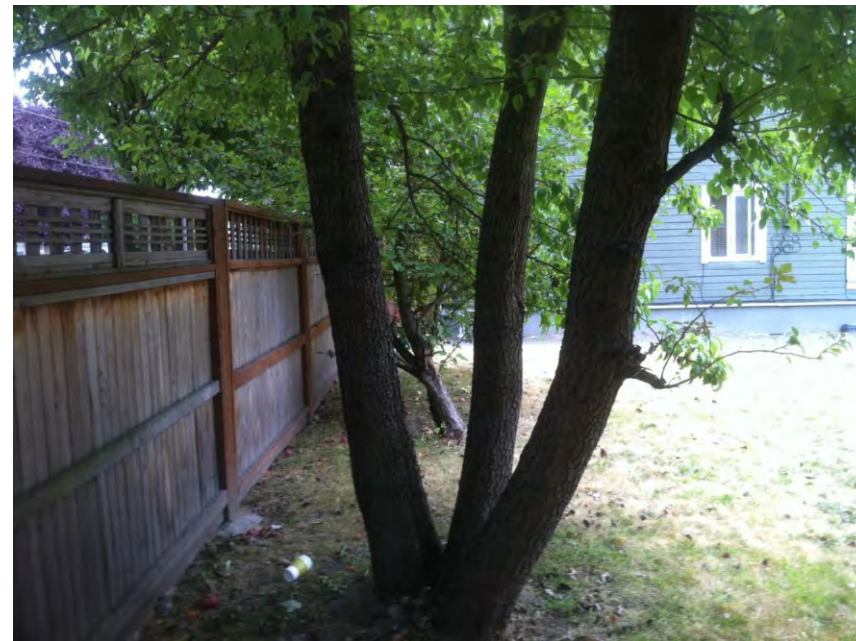
BUS STOP

To the east of our site is a bus stop which will potentially impede the privacy of the front units. To address this concern, the unit entrances are set back from the street an extra 18" - 36" beyond the minimum setback requirements. Additionally, a short wrought iron and wood fence is being proposed to maintain separation between the bus stop and townhouse. Beyond the fence, the yard will be well landscaped to provide visual barriers for unit privacy.



ARBORIST REPORT

None of the existing trees on the site were deemed exceptional by a Certified Arborist



SITE CONSTRAINTS

DESIGN GUIDELINES

CONTEXT AND SITE

CS1. NATURAL SYSTEMS AND SITE FEATURES

CS1-C Topography

The site is fairly flat. The high side is on the north, dropping 1 foot vertical over the 120' lot length to the south. The site dips in the center, approximately 2' lower than the north side. The buildings will step with the site.

CS1-D Plants and Habitat

The two existing street trees will remain. Three non-significant deciduous trees near the Northwest corner will be removed. New green spaces will be created throughout the site, including trees, shrubs and grasses.

CS2. URBAN PATTERN AND FORM

CS2-A Location in the City and Neighborhood

Sense of Place: South Park is a diverse and colorful urban-industrial and residential neighborhood. The project is located in the center of the neighborhood on a main arterial S. Cloverdale St. The immediate surroundings consist of residential buildings, commercial uses and public services. The design quality of the project contributes to the block as a whole and the architectural style is in line with the most current projects in the neighborhood.

CS2-B Adjacent Sites, Streets and Open Spaces

The existing sidewalk and street trees will remain. Unit entries will front the street, with porches and appropriate landscaping to create a tie to the street but also enforce a privacy barrier. At the first level the building modulation recesses towards the entry, allowing for more garden space. The entry leads to a garden-lined path and beyond to the rest of the unit entries.

CS2-C Relationship to the Block

This townhouse project is the transition-piece between LR2 and NC2-40 zones. The site to the east is a townhouse that fronts

the sidewalk with a 5' solid fence which blocks public view and intrigue. The site to the west is the Library which is the opposite, in that it is very inviting and very public, with sidewalks up to the windows. Thru our building siting, modulation and landscaping we aim to bridge these two sites in terms of public vs. private. Unit entries will front the street, with low porches, landscaping will draw the eye, as well as create a barrier between public and private. The proposed design will create a visually inviting project which will maintain the balance of public vs. private and make a successful transition from LR2 to NC2-40.

CS2-D Height, Bulk and Scale

The property is located on a mid-block site. The adjacent uses are: a tall, one-story-shed-roofed library in the NC2-40 zone, and two-story apartment building in the LR-2 zone. The proposed design adds more residential units to the area, while maintaining appropriate scale and façade treatment, to bridge the two zones. The proposed design uses materials and texture that are already present in the neighborhood.

The proposed 3-story project will form a strong street edge with repeating elements to add rhythm. The massing, bulk and scale is broken down by modulation, balconies, roof gardens (rather than pitched roof) and changes in texture and materials. The garden-lined walkway at the entry will add to the human scale and visual interest of the project.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CS3-A Emphasizing Positive Neighborhood Attributes

The neighborhood has a strong residential character with a good mix of architectural styles and ages, ranging from 1900's cottage-style houses to more recent, contemporary townhomes and library. The proposed design blends well into this mix and helps enhance the area by adding and creating a stronger street edge with the buildings massing, unit entries, new trees and green spaces.



North Entrance to APN 7883604320 and APN 7883604335
PL1-B Walkways and Connections
PL2-D Wayfinding



South Entrance to APN 7883604320 and APN 7883604335
PL1-B Walkways and Connections
PL3-A Entries

PL1 CONNECTIVITY

PL1-A Network of Open Spaces

A network of walkways connect the open spaces from the public sidewalk to the alley parking.

PL1-B Walkways and Connections

Entry to the site's interior is thru a garden-lined walkway that leads to the inner units. A tree will be planted at the intersection of the route to the inner unit entries. The walls of the facing units will form the edges of a more intimate inner-garden, with walk-ways off of it leading to individual units. The inner-garden will foster interaction between the tenants. Units adjacent to the outside property line will have their own private gardens in the side yards.

PL2 WALKABILITY

PL2-B Safety and Security

The project will address personal safety and security with the use of lighting at each unit entry along the common pathway. Units will have windows facing the shared walkway and alley providing eyes on the street.

PL2-D Wayfinding

Address signage will be provided. The street-facing units will have address signage clearly visible from the walkway and street. Address signage for all other units will be located at each primary entrance.

PL3 STREET LEVEL INTERACTION

PL3-A Entries

The entries to the street-facing units are clearly visible and identifiable from the street. The landscaping area in the front, acts as a separation and transition from public to private space. This semi-public space is where the social interaction between residents and neighbors may occur.

DC1. PROJECT USES AND ACTIVITIES

DC1-B Vehicular Access Location and Design

Parking will be accessed from the alley and lighting will be provided at the parking area for security. A tall fence will be provided along the outer property line to shield the vehicle's light away from the adjacent townhomes. The main walkway will connect to parking.

DC2. ARCHITECTURAL CONCEPT

DC2-A Massing

The perceived massing of the street facing structure is reduced by vertical modulation, recesses in the building envelope, balconies and variety of materials and colors. The resulting mass, along with the façade articulation is in keeping with the scale of existing buildings in the area.

DC3. OPEN SPACE CONCEPT

DC3-B Open Space Uses and Activities

This project features a variety of green spaces at various levels of the public/private spectrum. Starting at the site entry walkway, the gardens become increasingly more private. Three of the units will have their own private gardens. All the gardens are connected by internal walkways where residents can gather.

DC3-C Design

A combination of landscape and hardscape will be provided to enhance the open space in the project. A variety of features such as carefully selected façade materials, fences and gates, pavement and plantings will be used to create friendly and attractive open space.



Interior Unit Entries
PL1-A Network of Open Spaces
PL1-B Walkways and Connections

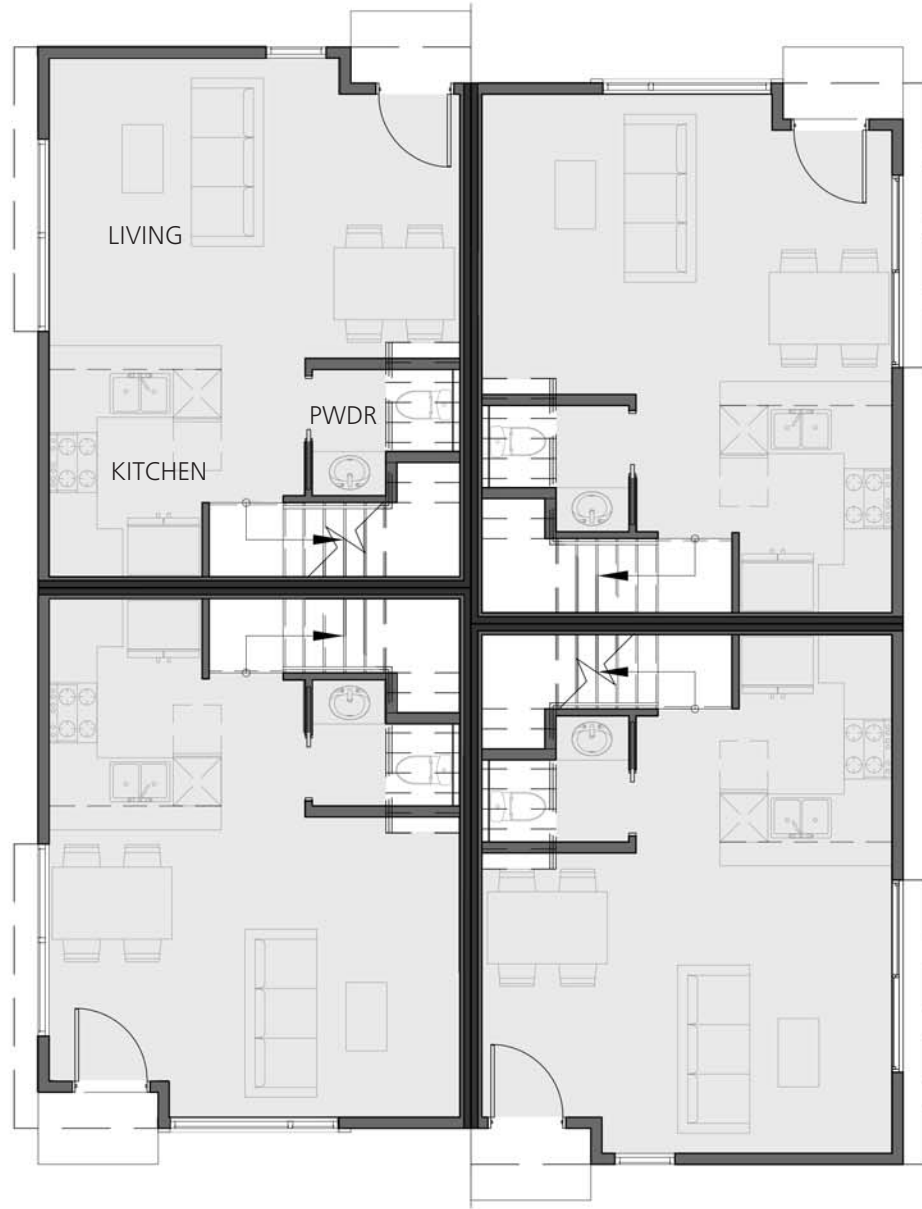
DC4. EXTERIOR ELEMENTS AND FINISHES

DC4-C Lighting

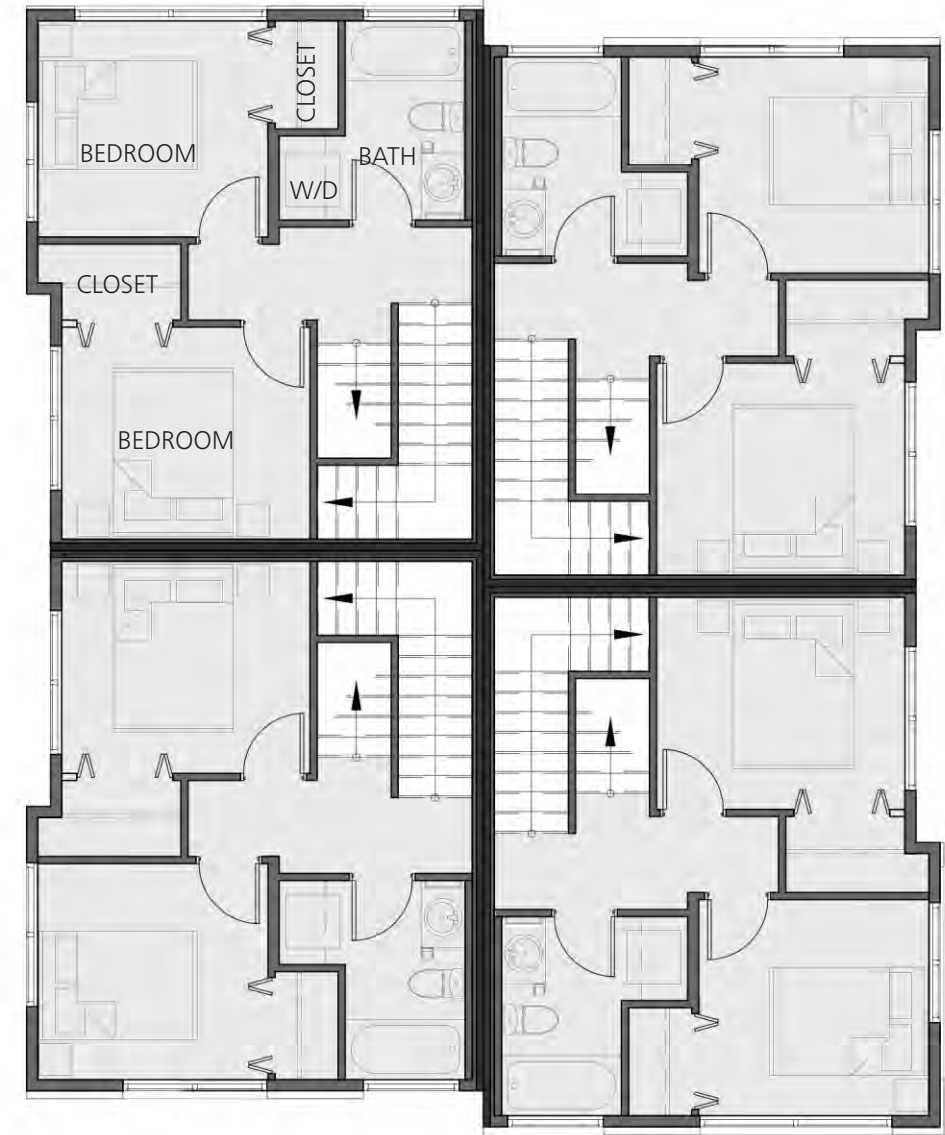
The project will incorporate outdoor lighting at each unit entry, address signage and along the common pathway for personal safety, security and aesthetic purposes.

DC4-D Trees, Landscape and Hardscape Materials

Landscape and hardscape elements will be incorporated into the design of open space within the project to add color and texture, as well as to enliven common areas. Small shrubs, grass and trees that thrive under urban conditions will be provided to create a pleasing green space.



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



FLOOR PLANS

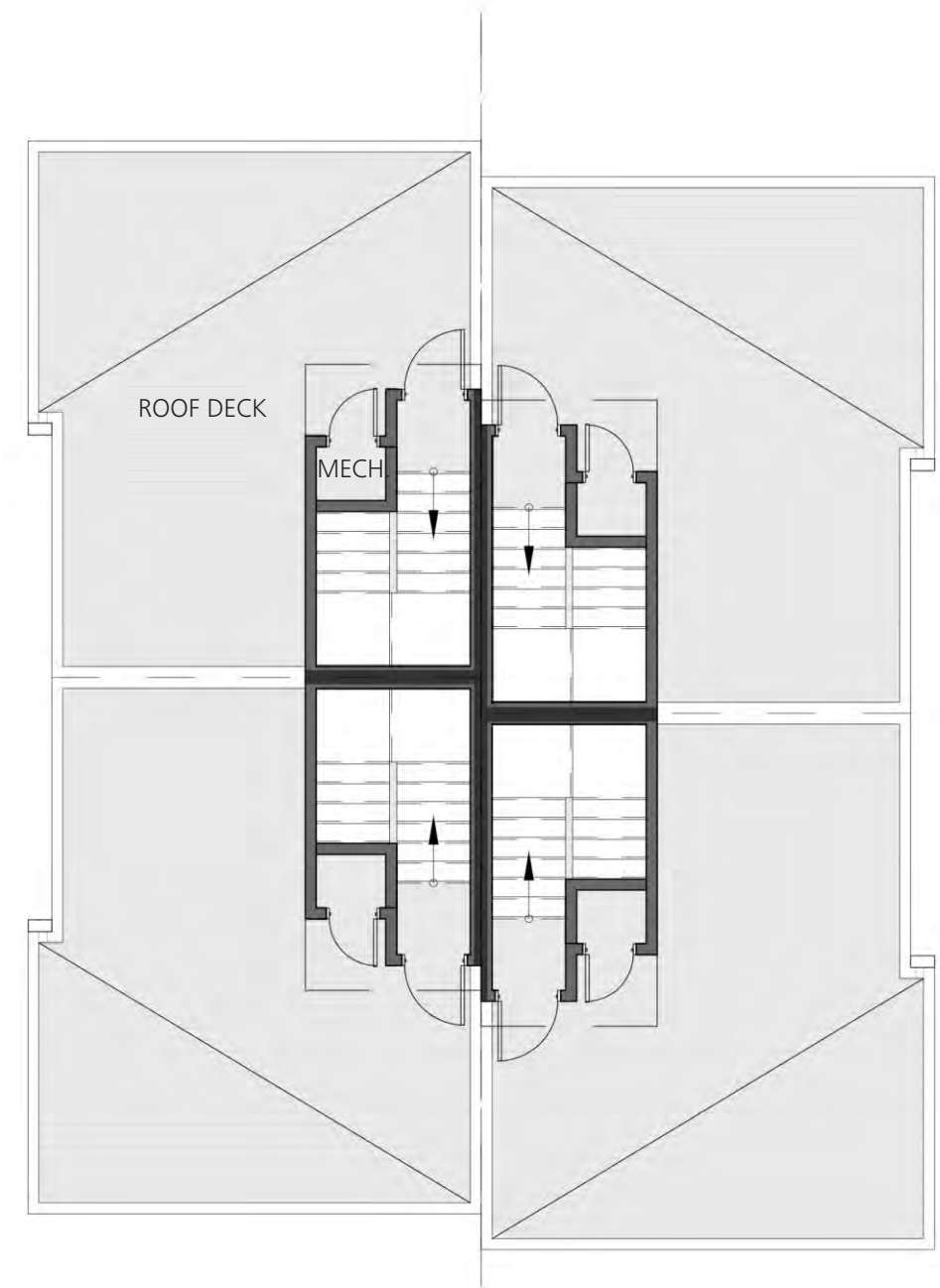
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THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



ROOF PLAN
SCALE: 1/8"=1'-0"





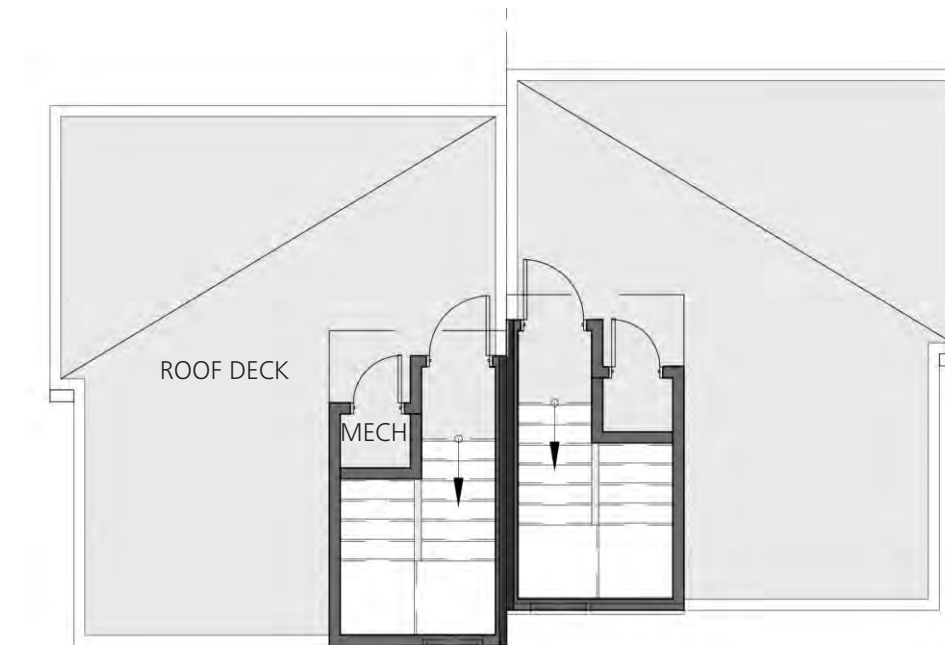
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



ROOF PLAN
SCALE: 1/8"=1'-0"



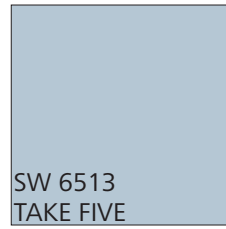
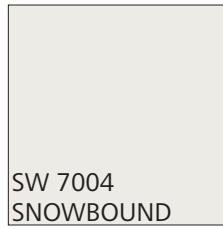
FLOOR PLANS

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MATERIALS



ELEVATIONS - NORTH

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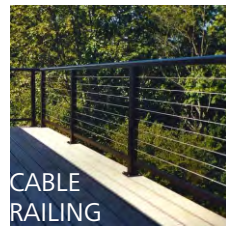
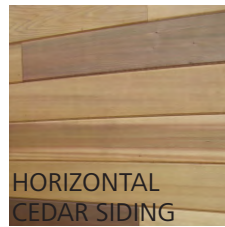
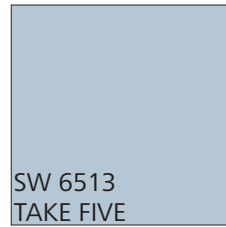
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ELEVATIONS - WEST

MATERIALS



- FIBER CEMENT PANEL
- HORIZONTAL FIBER CEMENT SIDING
- CABLE RAILING SYSTEM
- VINYL WINDOWS



- 6'-0" WOOD FENCE
- SCREENED TRASH ENCLOSURE
- HORIZONTAL WOOD SIDING
- WAYFINDING SIGNAGE

ELEVATIONS - SOUTH

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ELEVATIONS - EAST



ELEVATIONS - NORTH COURTYARD



ELEVATIONS - SOUTH COURTYARD

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WEST ELEVATION OVERLAY
SCALE: 1/8"=1'-0"

ADJACENT NEIGHBOR OVERLAY



CONCEPT PERSPECTIVE

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DC3-B Open Space Uses and Activities



CONCEPT PERSPECTIVE



PL1-A Network of Open Spaces

CONCEPT PERSPECTIVE

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PL1-A Network of Open Spaces
DC1-B Vehicular Access Location and Design

CONCEPT PERSPECTIVE



CS2-B Relationship to the Block
PL2-B Safety and Security
PL3-A Entries

CONCEPT PERSPECTIVE

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CONCEPT PERSPECTIVE