

Streamline Design Guidance Application

OWNER:
David Woo
4080 West Mercer Island
Mercer Island, WA 98040

PROJECT:
1019 Sturgus Ave S.
Seattle, WA 98144

ARCHITECT: Novion Group Inc.
8634(B) 3rd Ave NW
Seattle, WA 98117
rod@noviongroup.com (206.361.6133)

**Application for Streamlined Design Guidance
Attachment A**

PART I: CONTACT INFO

1. Property Address:

1019 Sturgus Ave S.
2. Project number:

3018525
4. Owner/Lessee:

David Woo
4080 West Mercer Way
Mercer Island, WA 98040
5. Contact Person Name:

Novion Group Inc.
Shaun Novion

206.361.6133
Shaun@noviongroup.com
6. Applicant's Name:

Rod Novion

Relationship to Project:

Architect
7. Design Professional's Name:

Rod Novion architect
Novion Group Inc
8634B 3rd Ave NW
Seattle, WA 98117
206.361.6133
rod@noviongroup.com
8. Applicant's Signature

Date

PART II: DESIGN GUIDANCE PROPOSAL PACKET

1. PROPOSAL:

The proposal is to demolish an existing single family structure and construct new 4 multistory duplex townhouse structures with attached garages.
A total of 8 units are proposed with 8 parking garages.

DPD Project # 3018525
King County Assessors Parcel # 6401700020

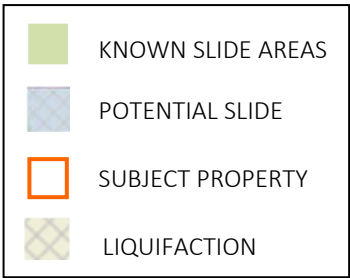
2. CONTEXT:

The project site is located in the North Beacon Hill neighborhood of Seattle, The parcel is 11,305 sf zoned low-rise TWO (LR-2).
The neighborhood is made up of a mix of old and new single family residences, townhouse structures and parks .
The parcel fronts on Sturgus Ave South to the East and an alley to the west. The existing site to the North with and address of 1001 Sturgus Ave South is vacant and currently is in the permitting process for the construction of a five unit townhouse. The property to the South has a single family residence. To the East across Sturgus Avenue South, there is a park, Sturgus Park, and further East at a lower elevation is the I-90 freeway. To the West across the alley is park property, Lewis Park, and continuing West (uphill) and across Golf Drive South you will find an office building, the former Pacific Medical Center and former Amazon.com.
The subject property is in a critical area, mapped potential slide and has unmapped steep slopes. The steep slopes are exempted through process due to the slope being created by prior grading.
Access to the project's parking is proposed from the alley. The alley will require improvements.
Please see the following pages for graphic contextual analysis.

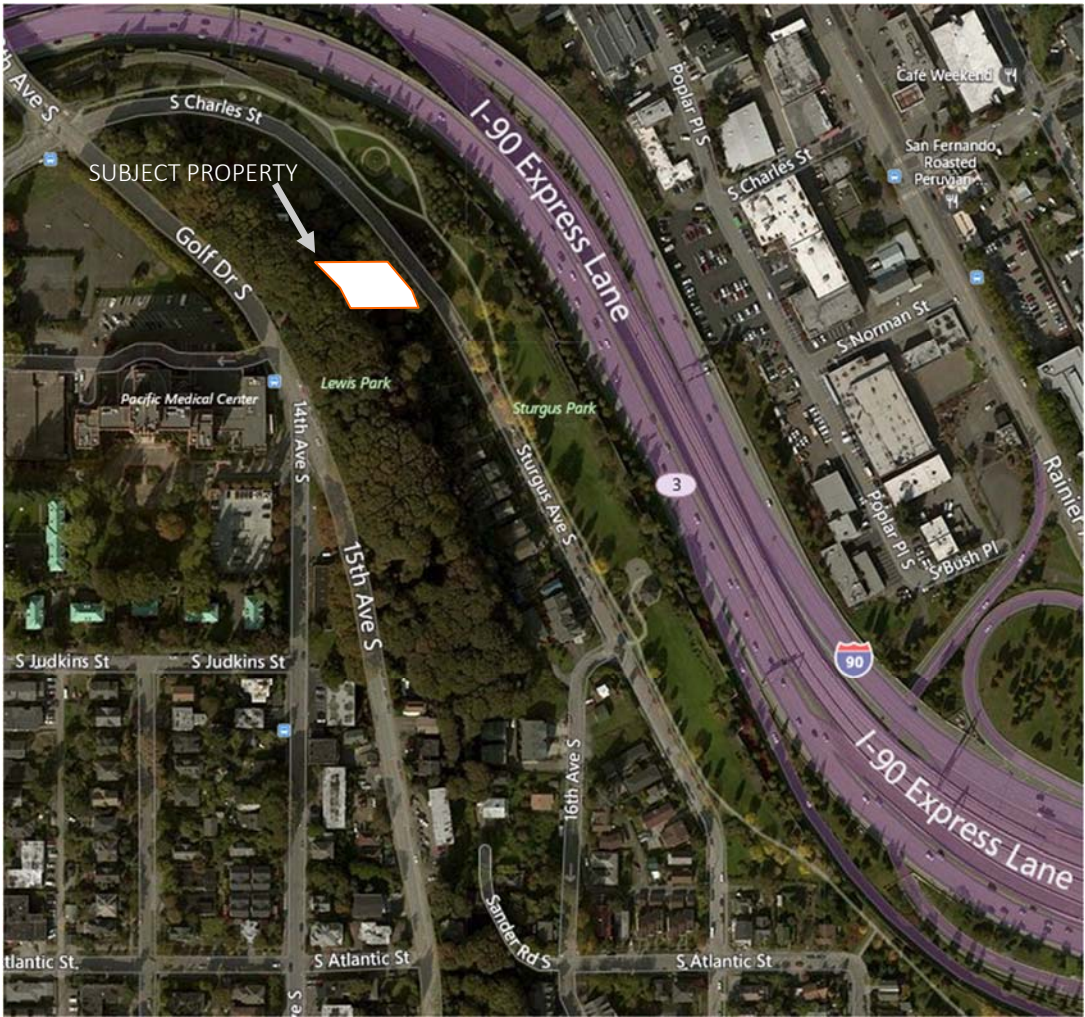
3. DEVELOPMENT OBJECTIVES

The objectives are to ultimately construct 4 multistory duplex townhouse structures with attached garages.
A total of 8 units are proposed with 8 parking garages.
The architectural design will be modern in keeping with the majority of the newer developments in the area.

CRITICAL AREA MAP



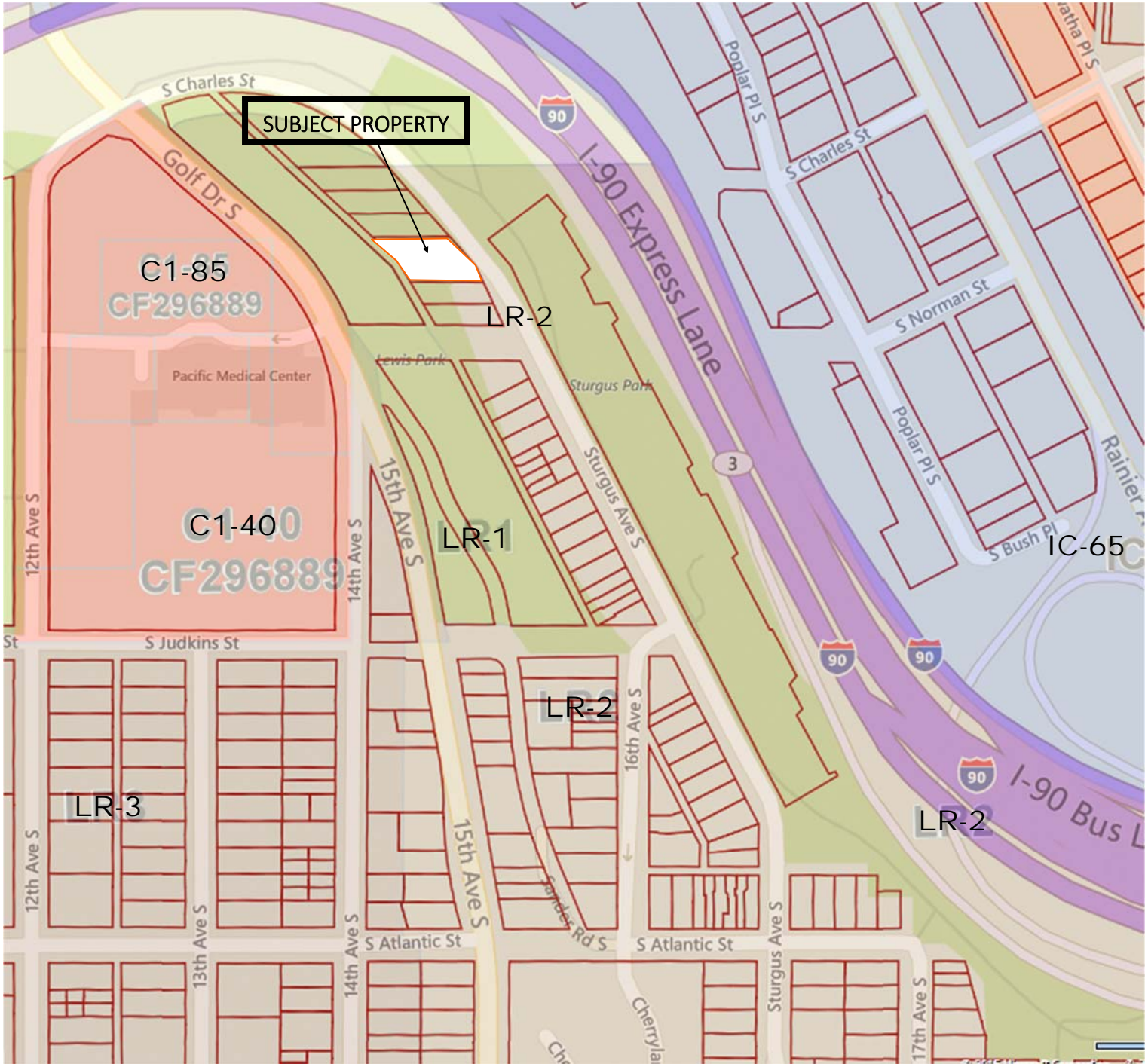
AERIAL MAP



ZONING SUMMARY

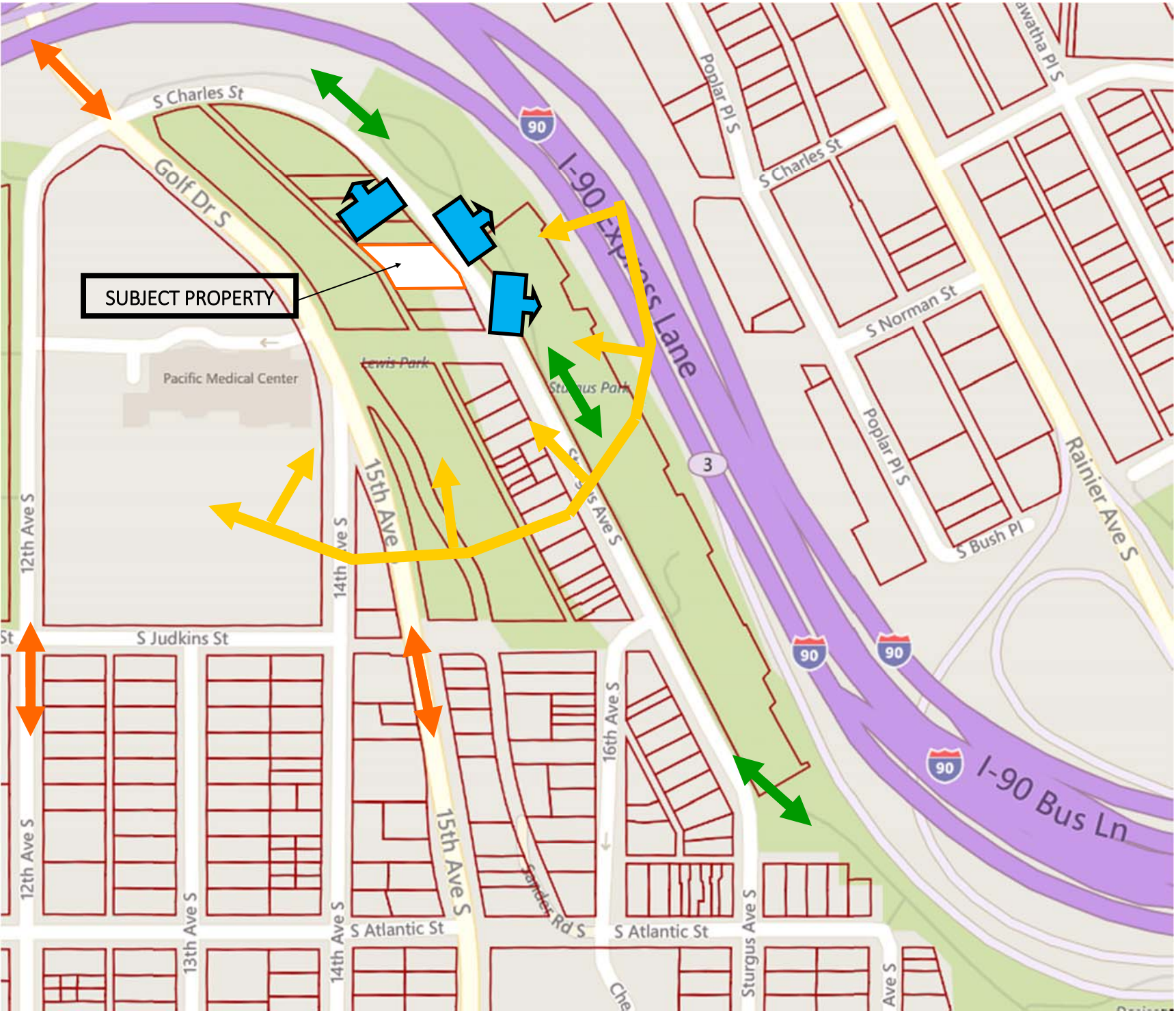
ZONING	LR2
LOT AREA	11,305SF
HOUSING TYPE:	TOWNHOUSE
SMC23.41.004 A:	THRESHOLDS FOR DESIGN REVIEW- MORE THAN 8 UNITS
SMC23.41.014 A8:	SDR REVIEW REQUIRED FOR TOWNHOUSES- 3 OR MORE
SMC23.41.018	SDR PROCESS
SMC23.45.504:	PERMITTED &PROHIBITED USES- TOWNHOUSE ALLOWED
SMC23.45.510:	FLOOR AREA RATIO COMPLY WITH SMC23.45.510C ALLOWED: 1.2X11,305= 13,566 SF. PROPOSED: 13,566 SF
SMC23.45.510C:	HIGHER FAR REQUIREMENTS- BUILT GREEN LEVEL 4 PARKING AT REAR OF LOT OR UNDER STRUCTURE, FULL ALLEY IMPROVEMENTS.
SMC23.45.512:	DENSITY LIMITS WITH SMC 23.45.510C- UNLIMITED
SMC23.45.514:	STRUCTURE HEIGHT LIMIT: 30' FROM AVG. GRADE. 5' ADDITIONAL FOR ROOF WITH CONDITIONS.
SMC23.45.518:	10' ADDITIONAL FOR STAIR PENTHOUSE WITH CONDITIONS SETBACKS & SEPARATIONS REQUIRED: FRONT: 7' AVG, 5' MIN SIDES: 5' MIN. STRUCTURE DEPTH <40' REAR: 7' AVG, 5' MIN. SEPARATION: 10' MIN.
SMC23.45.522:	AMENITY AREA REQUIRED: 25% OF LOT AREA=2,826SF- 50% MIN AT GRADE. PROPOSED: 3,000 SF (TBD)
SMC23.45.524:	LANDSCAPE STANDARDS.
SMC23.45.526	LEED, BUILT GREEN DEVELOPMENT STANDARDS
SMC23.45.527:	STRUCTURE WIDTH & DEPTH STANDARDS. ALLOW: MAX WIDTH 90' DEPTH 65% OF LOT DEPTH .65x136.6(SOUTH SIDE)= 88.5' PROPOSED: DEPTH 82'
SMC23.45.529:	DESIGN STANDARDS.
SMC23.45.534:	LIGHT & GLARE.
SMC23.54.015	PARKING REQUIRED: 1 STALL PER UNIT=8 STALLS REQUIRED PROPOSED: 8 STALLS
SMC23.54.040	SOLID WASTE AND RECYCLABLE MATERIAL REQUIRED: 8 INDIVIDUAL LOTS- (8) 2X6 SPACES PROPOSED: (8) 2X6 SPACES (WITHIN GARAGES)

Zoning Map

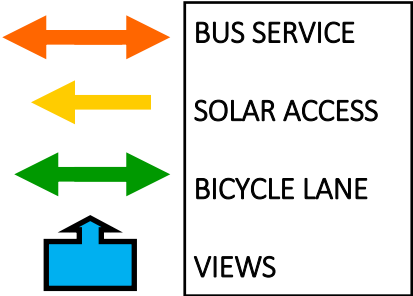


NOTES

- 1. DUE TO SLOPES AND VEGETATION WESTERLY SUN WILL BE BLOCKED.
- 2. VIEWS TO NORTHEAST OF CITY SKYLINE OBSTRUCTED AT LOWER LEVELS BY NORTH DEVELOPMENT. VIEWS TO EAST ARE TERRITORIAL.



Vicinity
Amenities



STREET VIEWS FROM SUBJECT PROPERTY



STURGUS AVE S—LOOKING WEST AT SUBJECT PROPERTY



STURGUS AVE S—LOOKING SOUTH

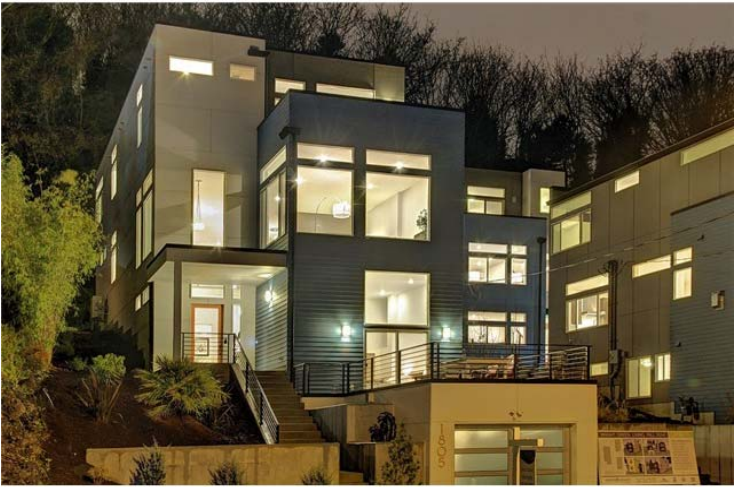
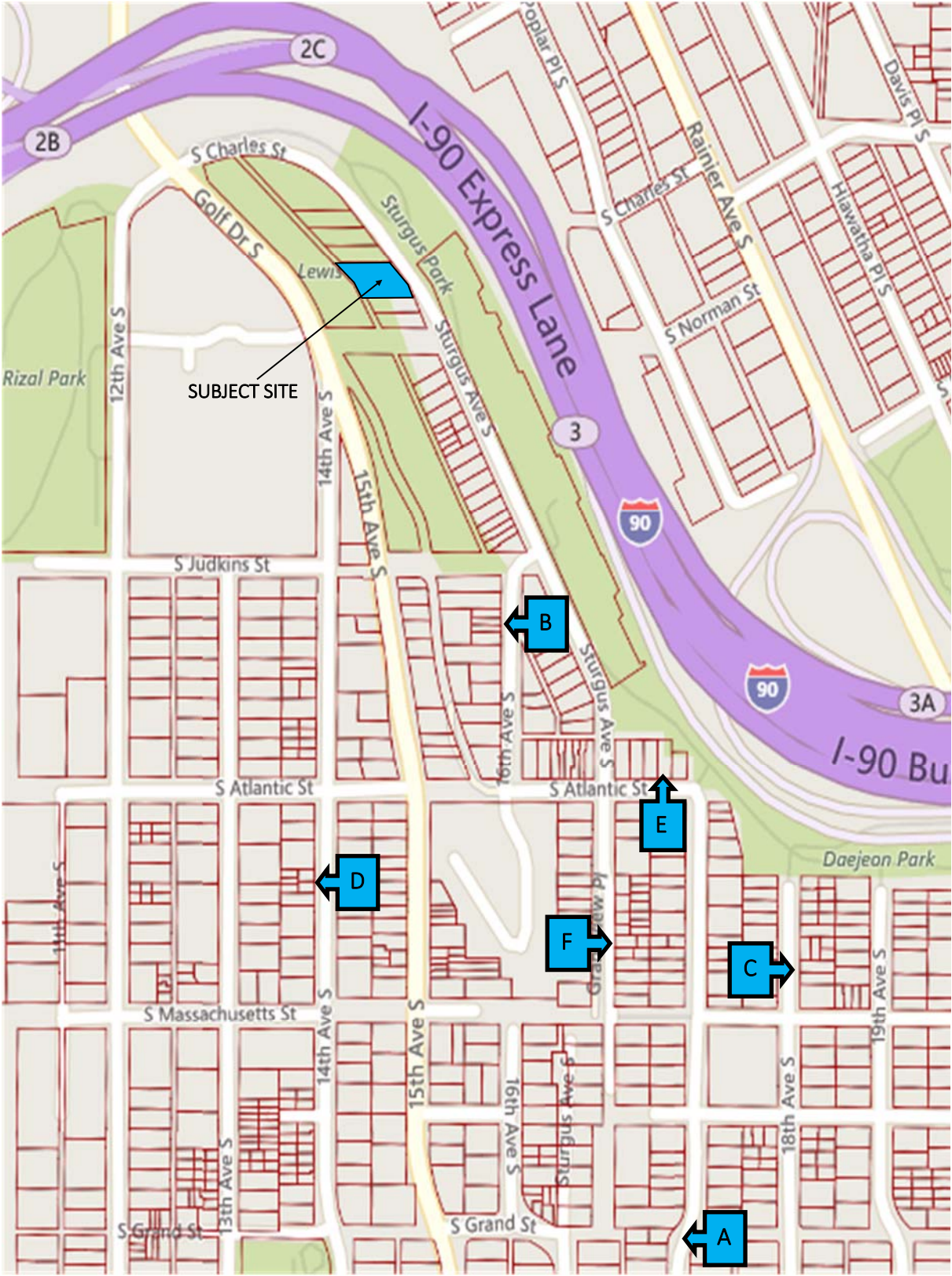


STURGUS AVE S—LOOKING NORTH



STURGUS AVE S—LOOKING EAST

SAMPLES OF NEW CONSTRUCTION IN VICINITY OF SUBJECT SITE



A—1805 17TH AVE S



B—1311 16TH AVE S



C—1542 18TH AVE S



D—1519 14TH AVE S

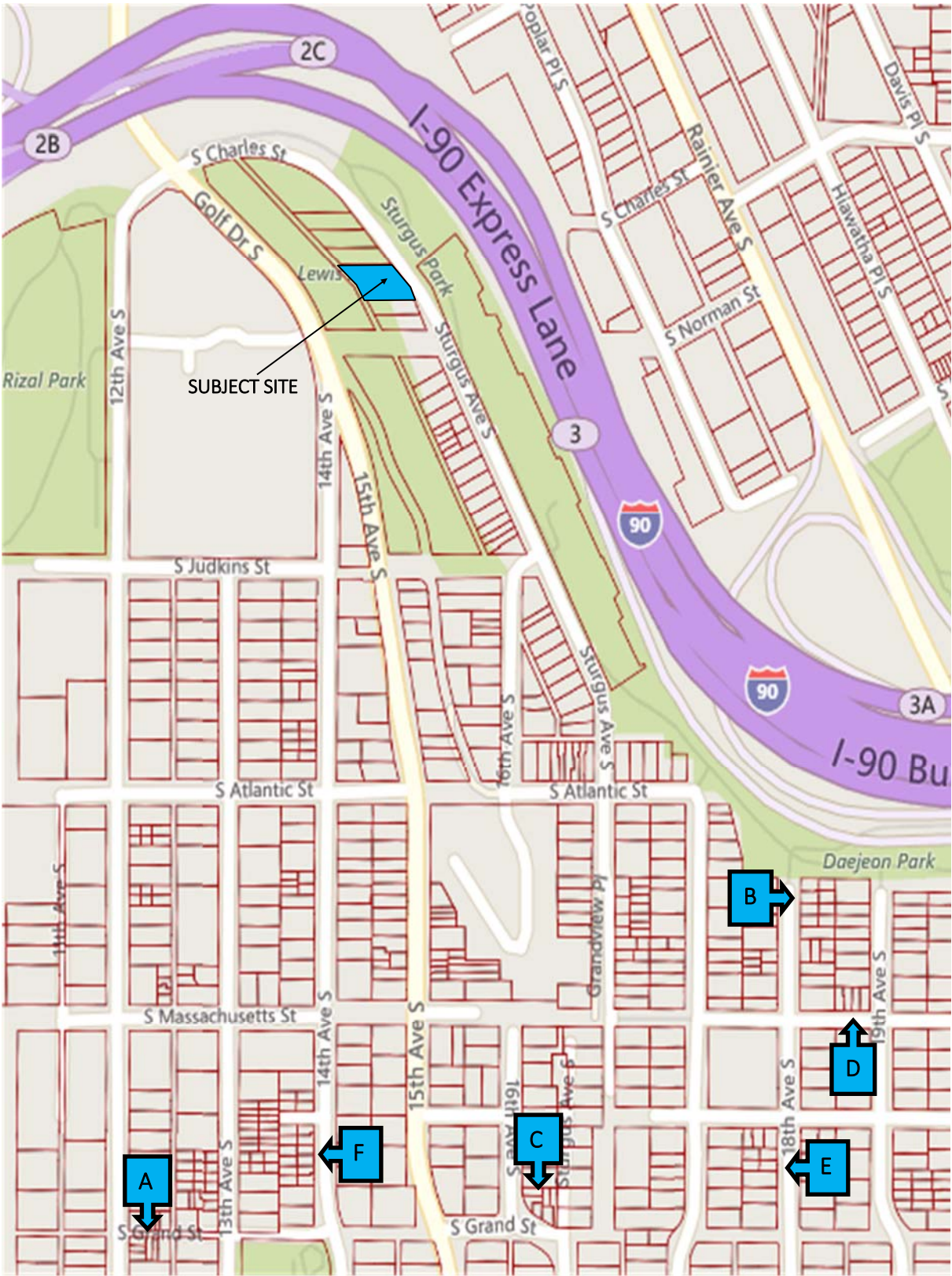


E—1614 S ATLANTIC ST



F—1534 STURGUS AVE S

SAMPLES OF NEW CONSTRUCTION IN VICINITY OF SUBJECT SITE



A—1211 S GRAND ST



B—1520 18TH AVE S



C—1604 E GRAND ST



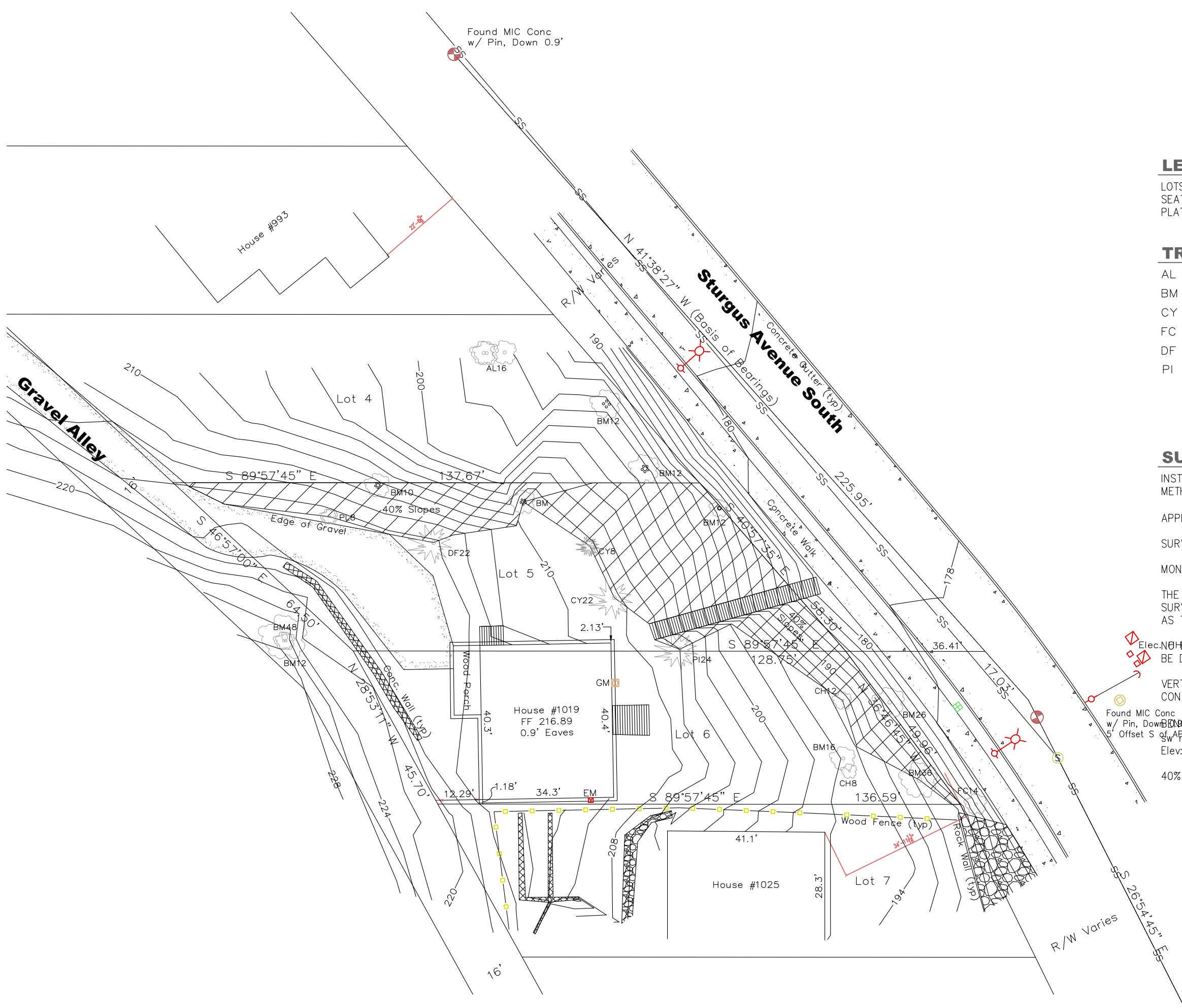
D—1822 S MASSACHUSETTS ST



E—1753 18TH AVE S



F—1755 14TH AVE S



LEGAL DESCRIPTION

LOTS 5 AND 6, BLOCK 1, ORCHARD HILL ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 56, RECORDS OF KING COUNTY, WASHINGTON.

TREE DESCRIPTIONS

AL Alder (Alnus) CH Cherry (Prunus cerasus)
BM Big Leaf Maple (Acer macrophyllum)
CY Cypress (Cupressus) PL Plum (Prunus cerasifera)
FC Flowering Cherry (Prunus serrulata)
DF Douglas Fir (Pseudotsuga menziesii)
PI Pine (Pinus)

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: $\pm 0.05'$

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON JUNE 27, 2006.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

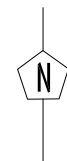
NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM - NAVD 88
CONTOUR INTERVAL - 2 FEET

FOUND MARK: POINT NAME: SNV-2630 "Set Brass Cap 16.0' S of bk of SW Pump & 0.5' W of bk on SE int Rainier Ave & S Massachusetts"
Elev: 71.923.

40% Slopes: 3,084 \pm Sf

SITE SURVEY



Seattle

Design Guidelines

Context and Site

CS1. Natural Systems and Site Features

- A. Energy Use
- B. Sunlight and Natural Ventilation
- C. Topography
 - 2. Elevation Changes
- D. Plants and Habitat
- E. Water

CS2. Urban Pattern and Form

- A. Location in the City and Neighborhood
 - 2. Architectural Presence:
- B. Adjacent Sites, Streets, and Open Spaces
 - 1. Site Characteristics:
- C. Relationship to the Block
- D. Height, Bulk, and Scale
 - 2. Existing Site Features.
 - 4. Massing Choices
 - 5. Respect For Adjacent Sites

CS3. Architectural Context and Character

- A. Emphasizing Positive Neighborhood Attributes
 - 2. Contemporary Design:
 - 4. Evolving Neighborhoods:
- B. Local History and Culture

Public Life

PL1. Connectivity

- A. Network of Open Spaces
- B. Walkways and Connections
- C. Outdoor Uses and Activities

PL2. Walkability

- A. Accessibility
 - 2. Access Challenges
- B. Safety and Security
- C. Weather Protection
- D. Wayfinding

PL3. Street-Level Interaction

- A. Entries
- B. Residential Edges
- C. Retail Edges

PL4. Active Transportation

- A. Entry Locations and Relationships
- B. Planning Ahead for Bicyclists
- C. Planning Ahead for Transit

Design Concept

DC1. Project Uses and Activities

- A. Arrangement of Interior Uses
 - 4. Views and connections
- B. Vehicular Access and Circulation
 - 1. Access Location and Design
- C. Parking and Service Uses
 - 2. Visual Impacts

DC2. Architectural Concept

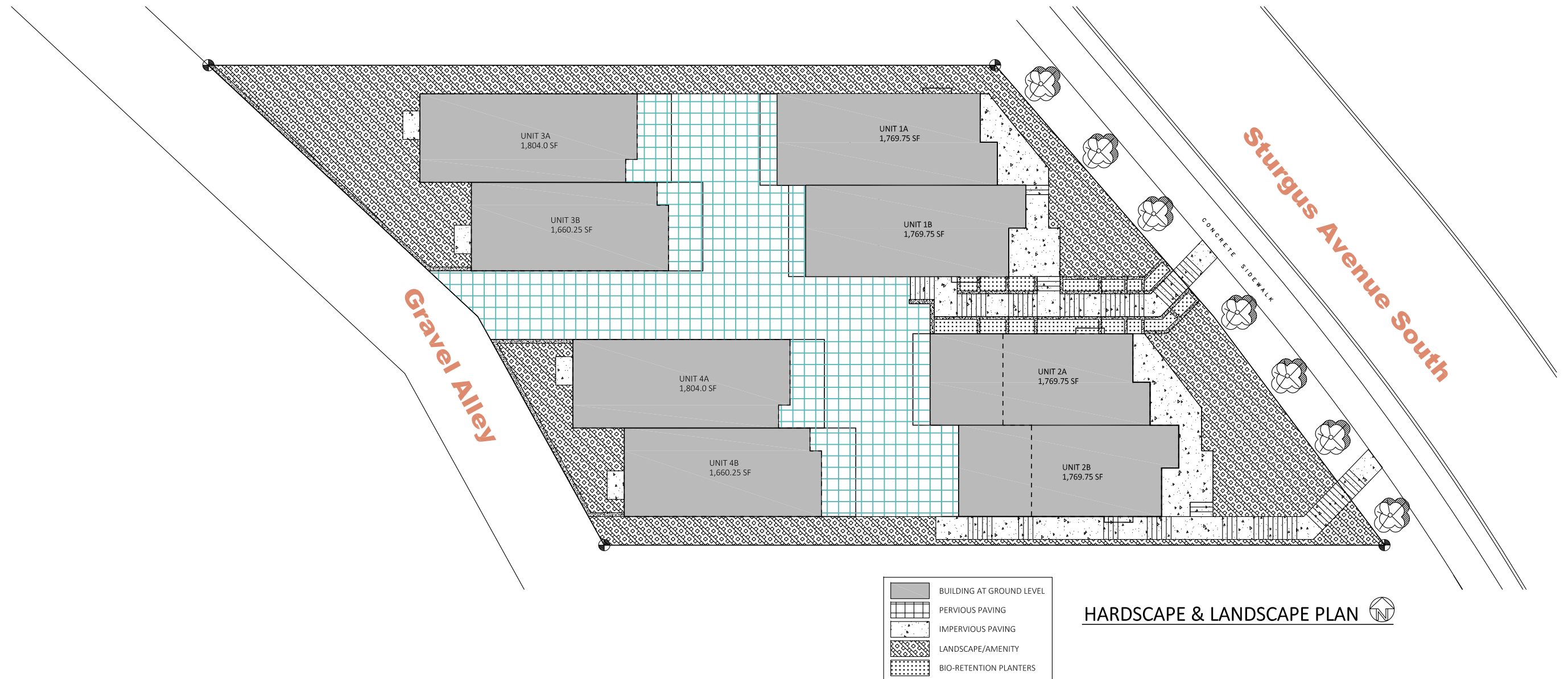
- A. Massing
 - 1. Site Characteristics and Uses:
- B. Architectural and Façade Composition
 - 1. Façade Composition:
- C. Secondary Architectural Features
- D. Scale and Texture
- E. Form and Function

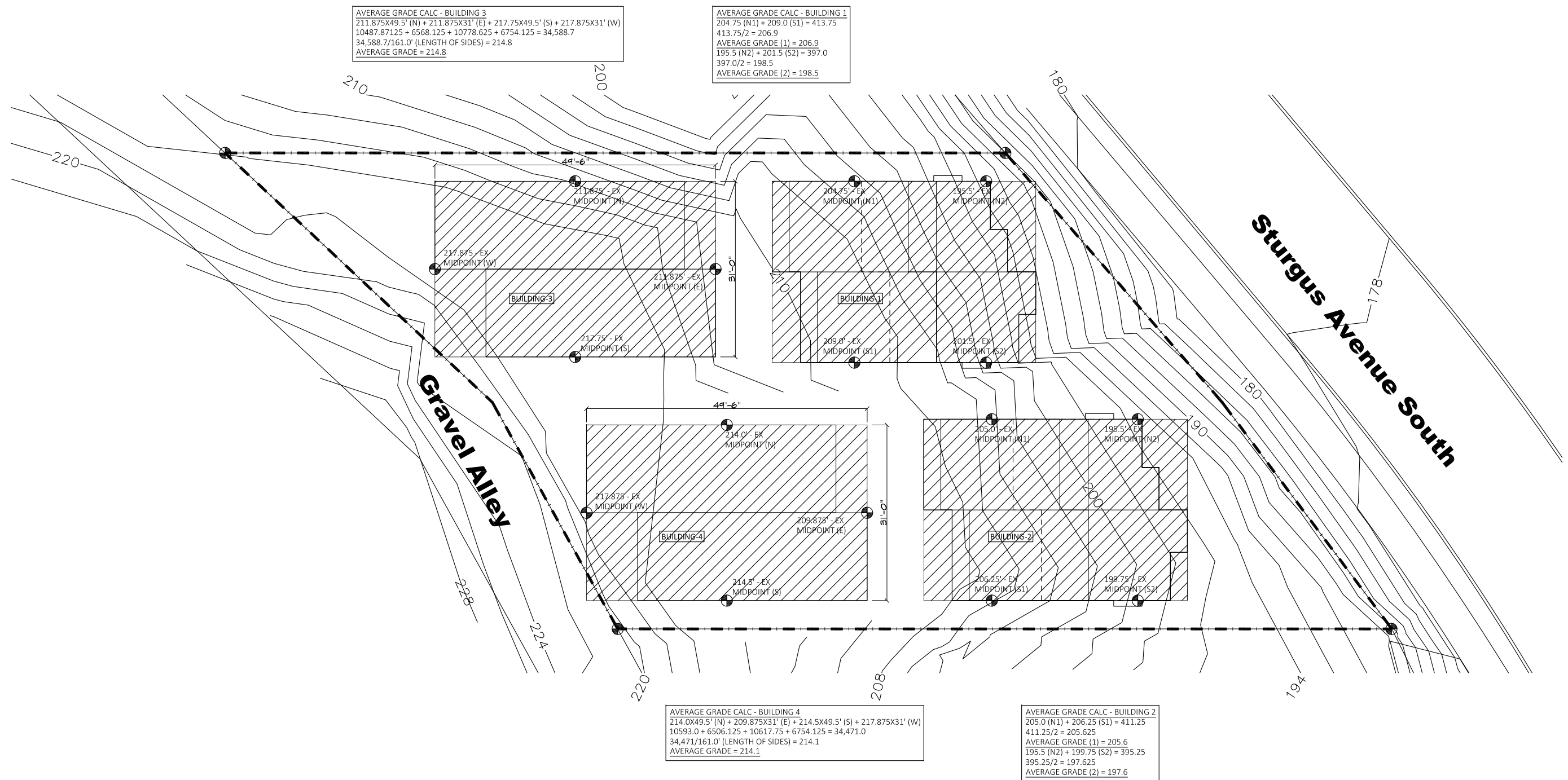
DC3. Open Space Concept

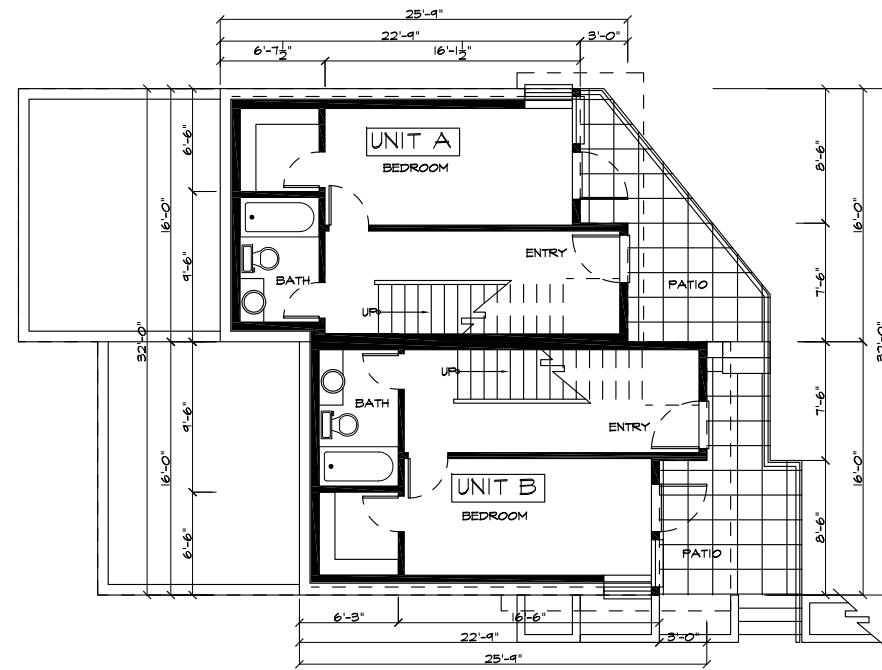
- A. Building-Open Space Relationship
- B. Open Spaces Uses and Activities
- C. Design

DC4. Materials

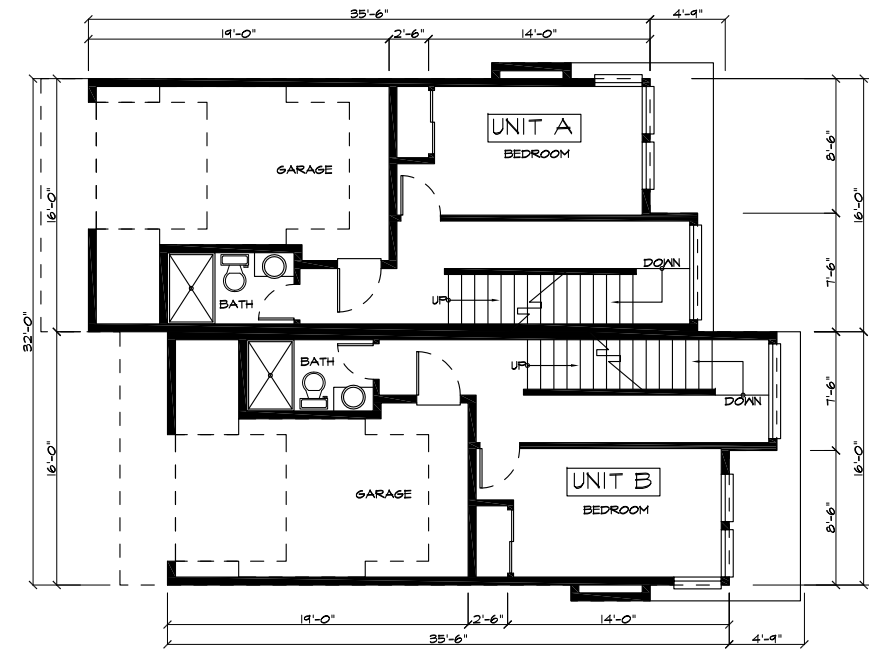
- A. Exterior Elements and Finishes
- B. Signage
- C. Lighting
- D. Trees, Landscape and Hardscape Materials



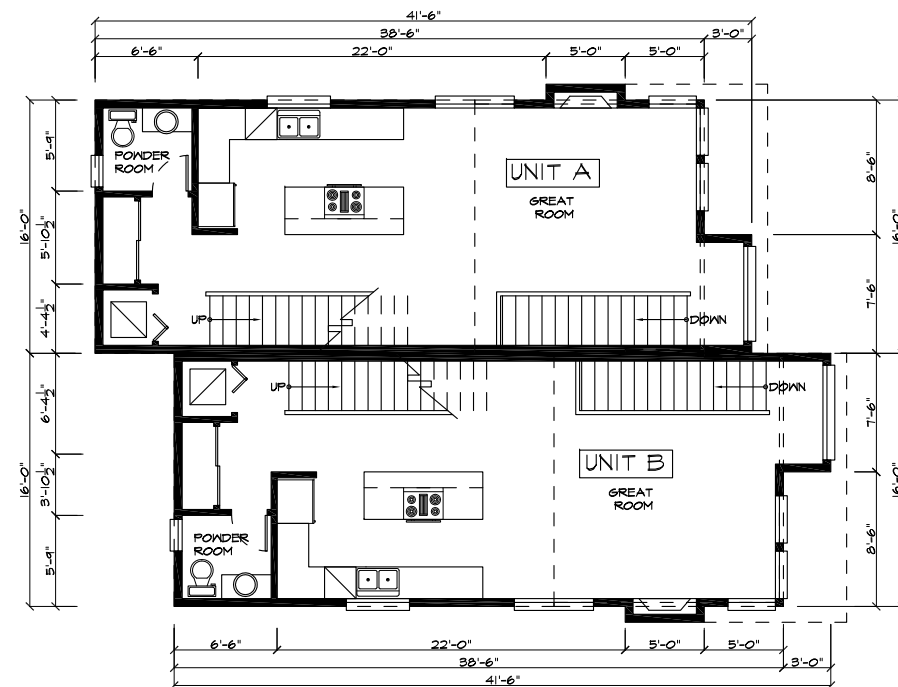




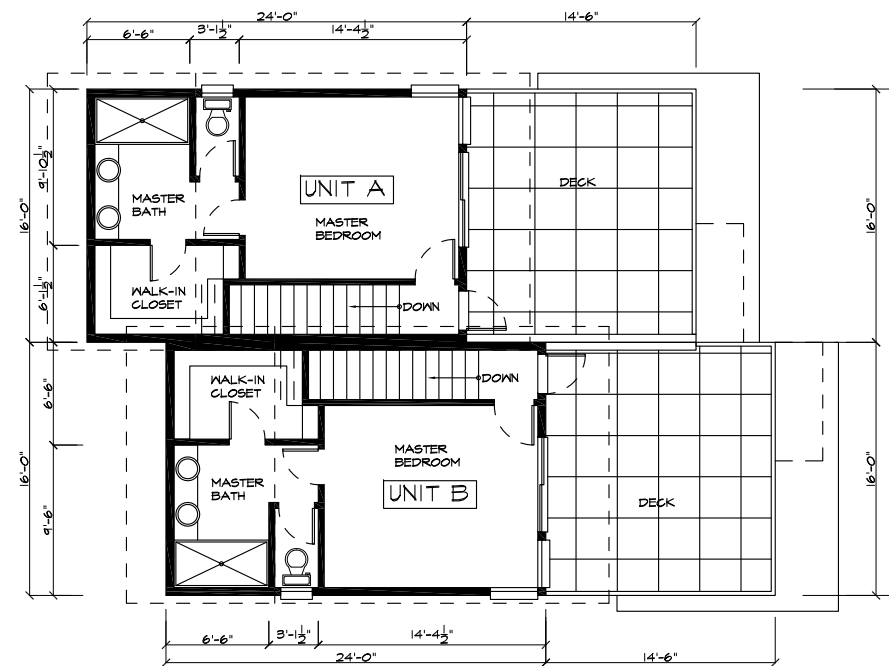
BASEMENT FLOOR PLAN
BUILDING 142 (PER BLDG)



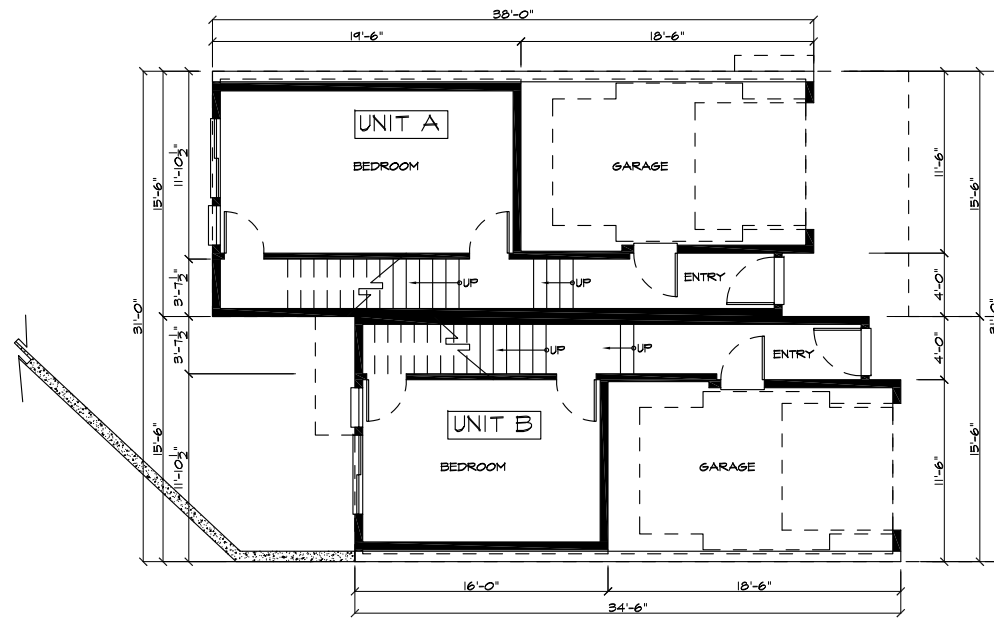
FIRST FLOOR PLAN
BUILDING 142 (PER BLDG)



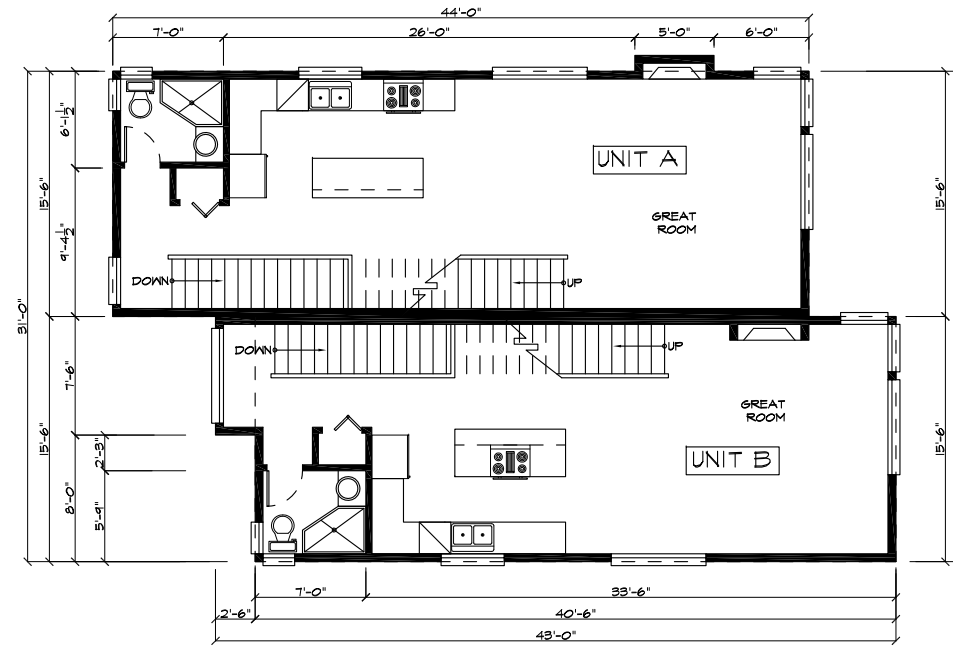
SECOND FLOOR PLAN
BUILDING 142 (PER BLDG)



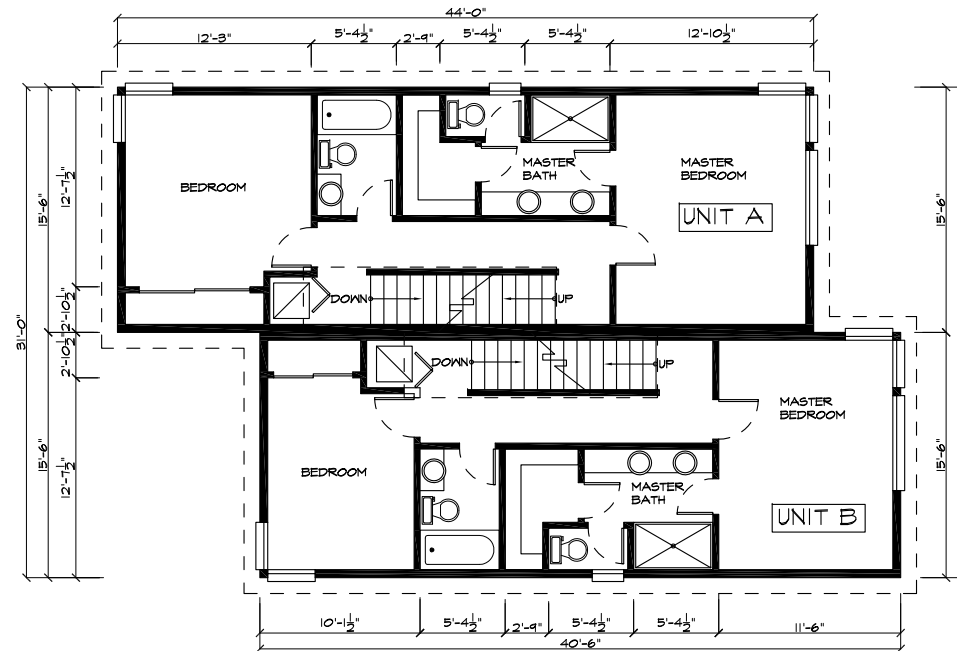
THIRD FLOOR PLAN
BUILDING 142 (PER BLDG)



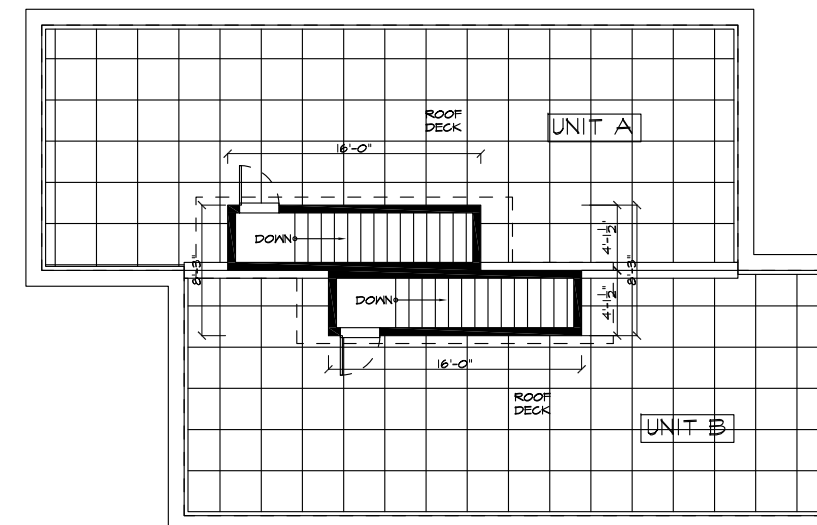
FIRST FLOOR PLAN
BUILDING 344 (PER BLDG)



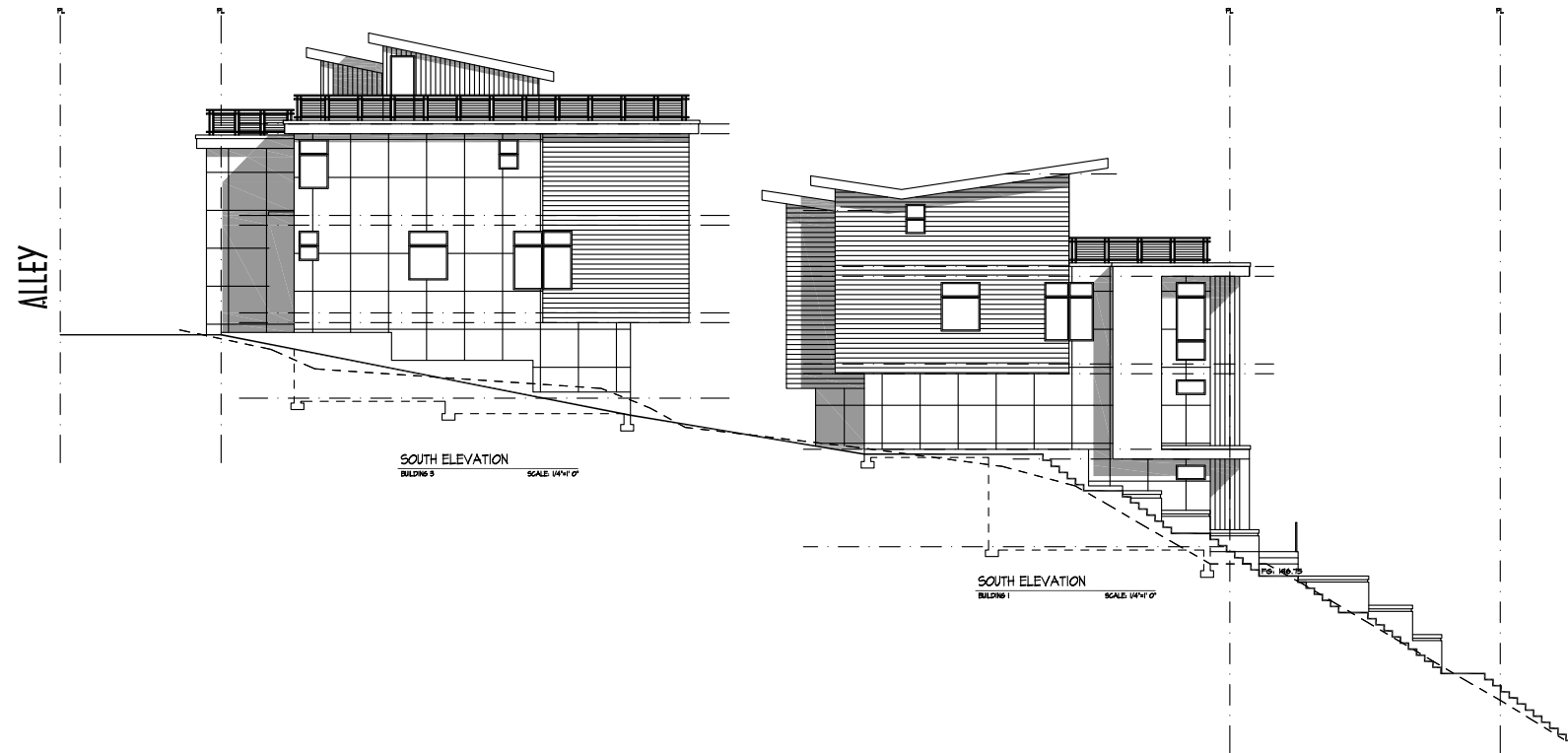
SECOND FLOOR PLAN
BUILDING 344 (PER BLDG)



THIRD FLOOR PLAN
BUILDING 344 (PER BLDG)



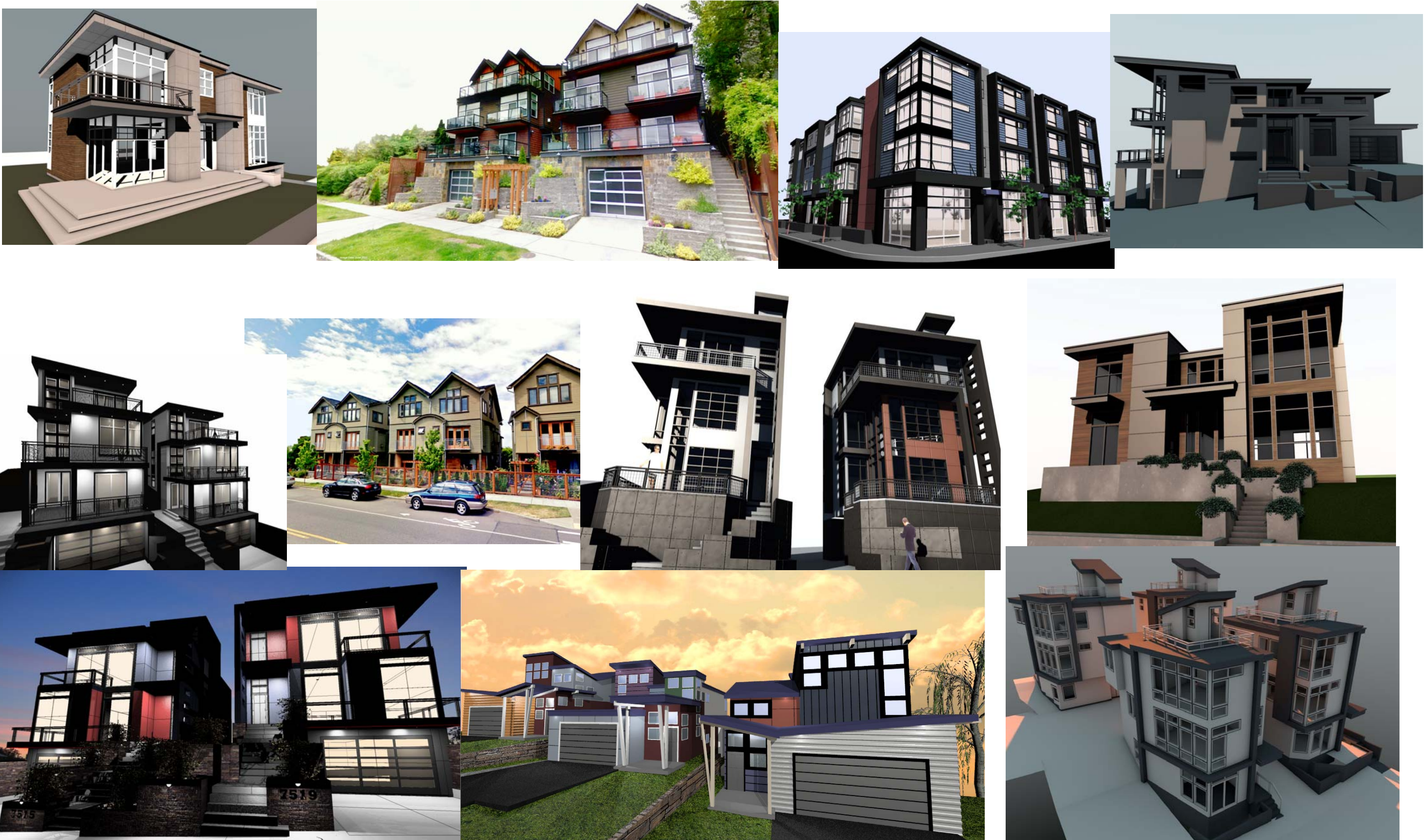
ROOF DECK PLAN
BUILDING 344 (PER BLDG)







SAMPLE PROJECTS



OWNER-David Woo

PROJECT-1019 Sturgus Ave S

ARCHITECT-Novion Group Inc 19