

13th Avenue Garden Townhouses

928 13th Avenue Seattle, Washington

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FEB 26 2015

Dept. of Planning and Development



LAND USE FULL C MF \$0 928 13TH AVE
Appl: Land Use application for Streamline Design Review to allow a townhome containing 5 units. Parking to be provided for 5 vehicles.
Parent: Related AP:6437264 Build ID: 3018698

STUDIO ZARNEGAR

Architect: Rafi Samizay, AIA

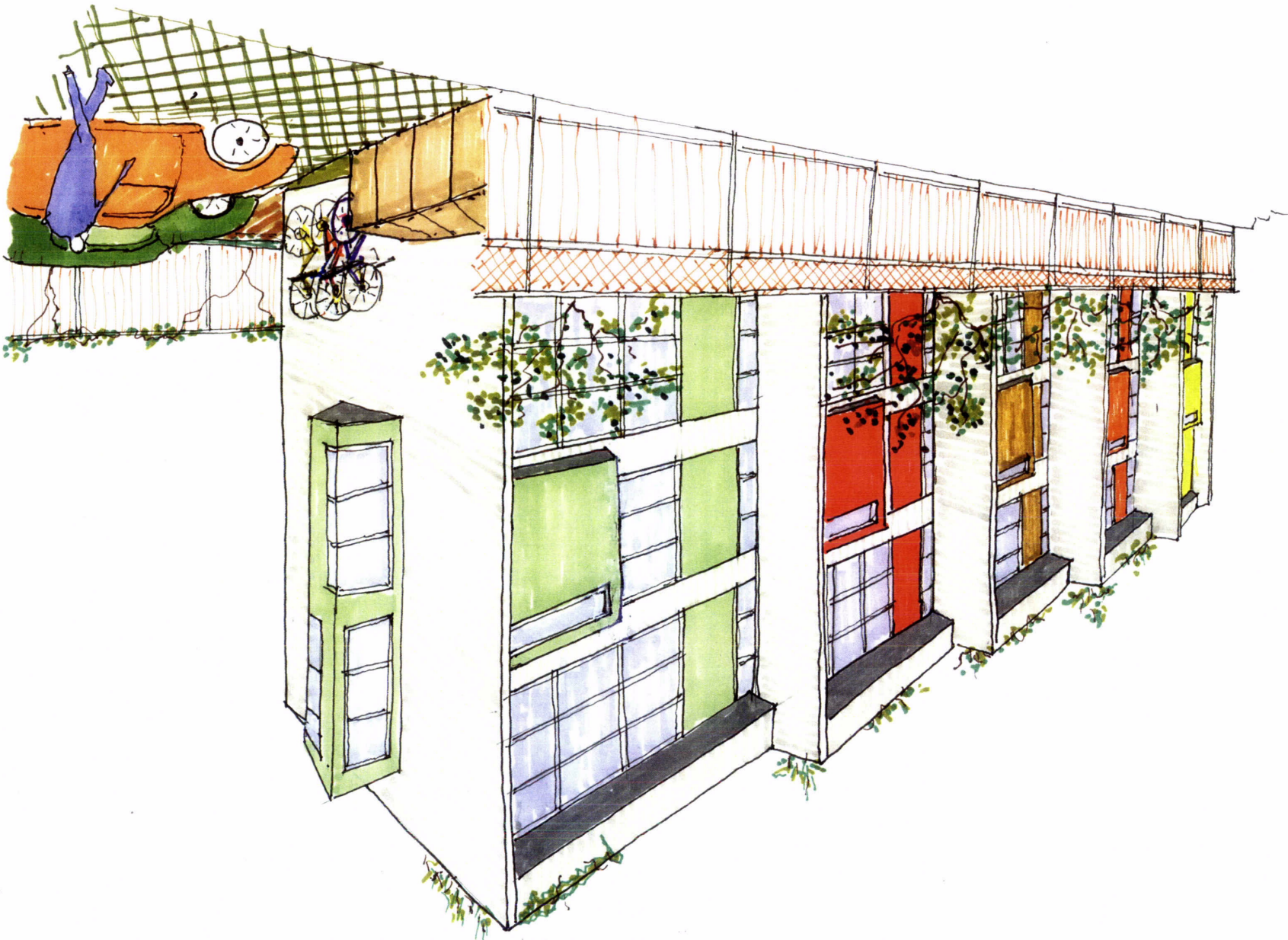
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1. PROPOSAL

The intent is to build five compact town houses with the following characteristics:

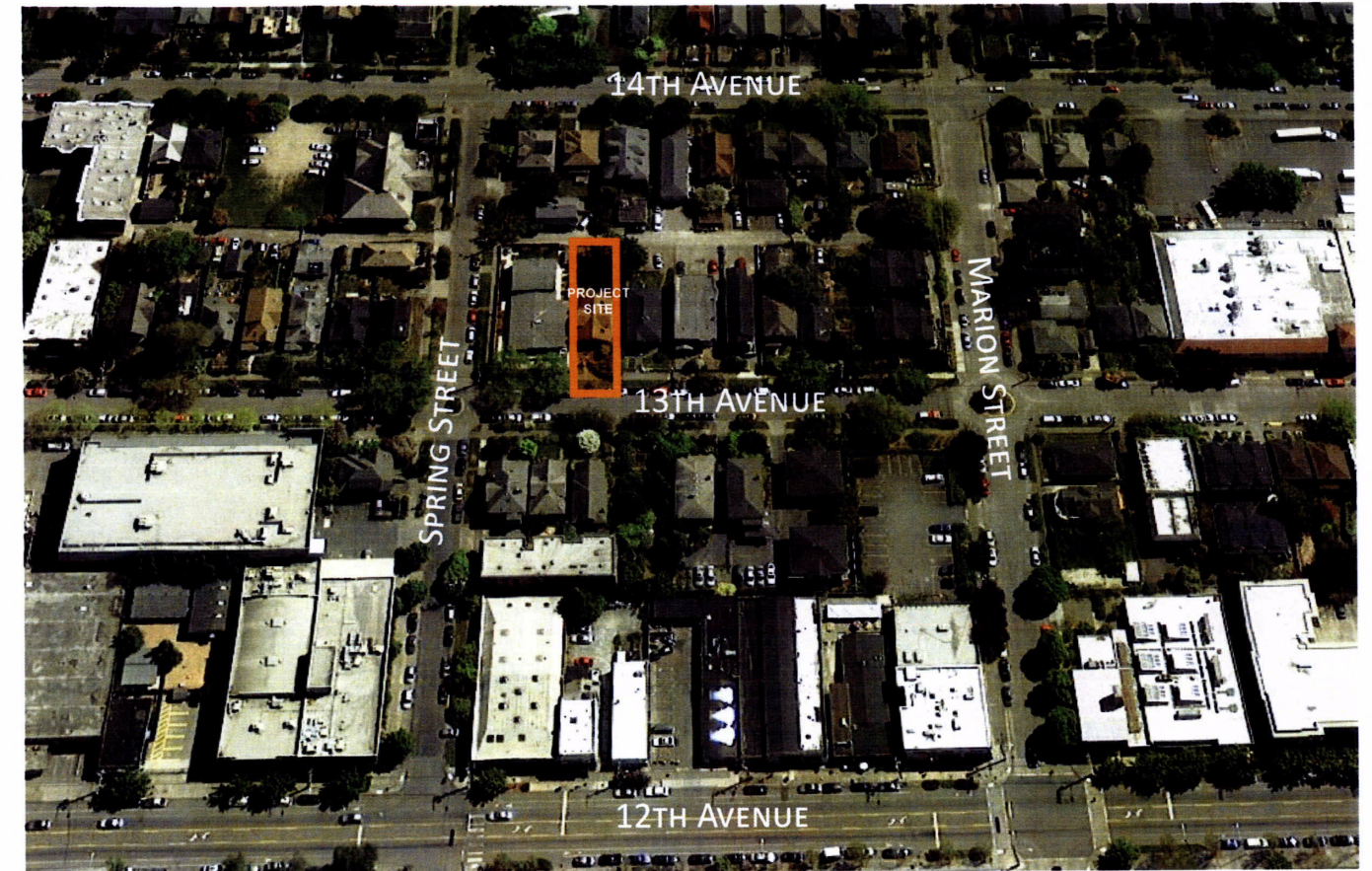
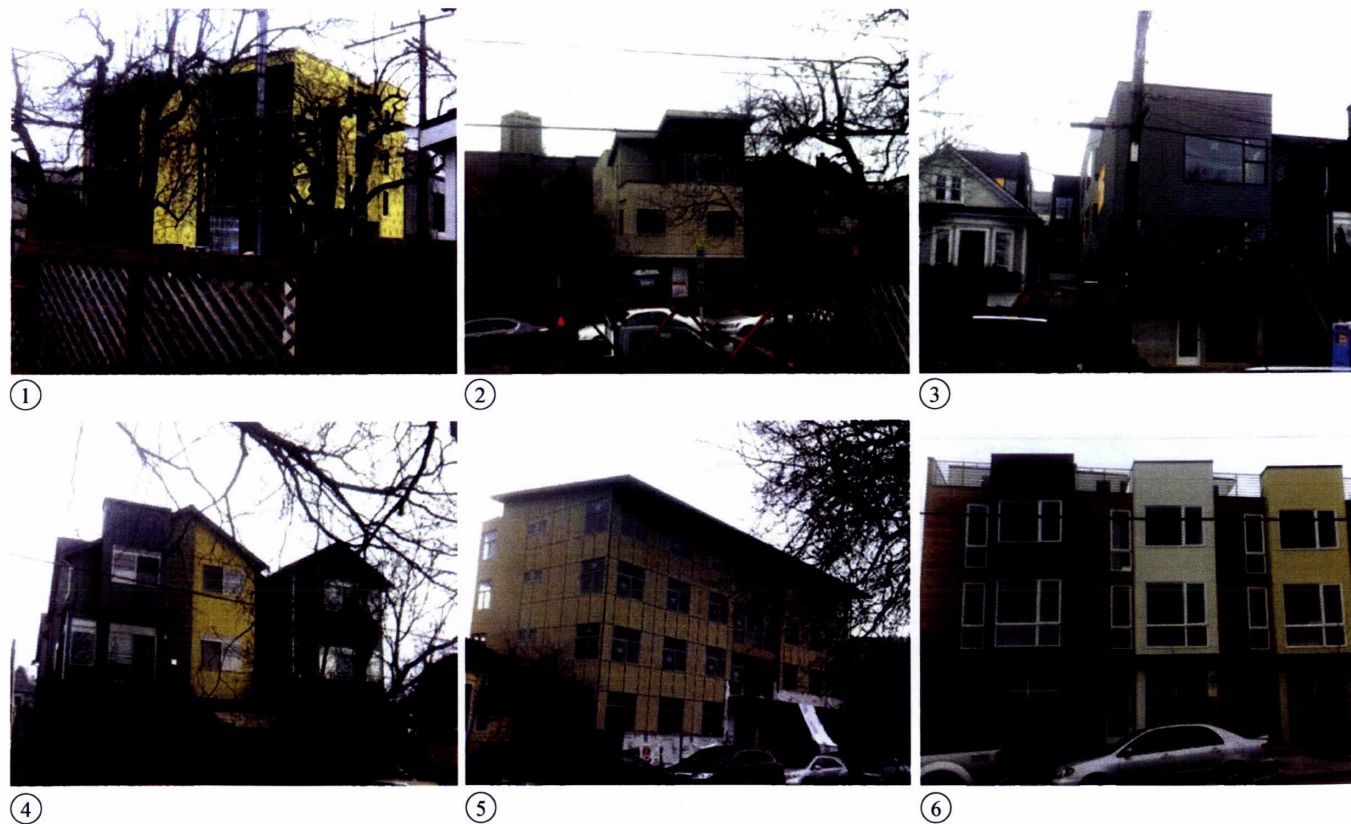
Unit A	Street facing 3-BR unit with light basement	1,802 SF
Unit B	3-BR with light basement	1,712 SF
Unit C	3-BR with light basement	1,712 SF
Unit D	3-BR without basement	1,298 SF
Unit E	Alley facing 3-BR without basement	1,364 SF
Total Gross Area		7,888 SF



2. CONTEXT AND SITE ANALYSIS

The Site is located near the corner of 13th Ave and Spring Street, a block away from 12th Ave inside the 12th Ave Urban Village. This section of 12th Ave., which borders Seattle University is lively with social and commercial activities attracting people from surrounding neighborhood as well as other parts of the city. The site is near public transit: buses and light rail. There are a number of new buildings that have gone up in the area in recent years. Near this block on the other side of Spring street is Seattle Academy now expanding with a new five story building under construction. There are a number of new multi-family housing projects rising in the immediate vicinity of the site, mixing with old single-family houses.

The land parcel is rectangular, narrow and deep, with its long axis oriented east and west. It has an old house with a fragile structure with poor foundation condition which had been under constant costly repairs. Twice in 2014, the house had accidental breakdown and was flooded. It also has a very high energy consumption. The site drops in level about 6ft from the alley to the street providing opportunities for light basement.



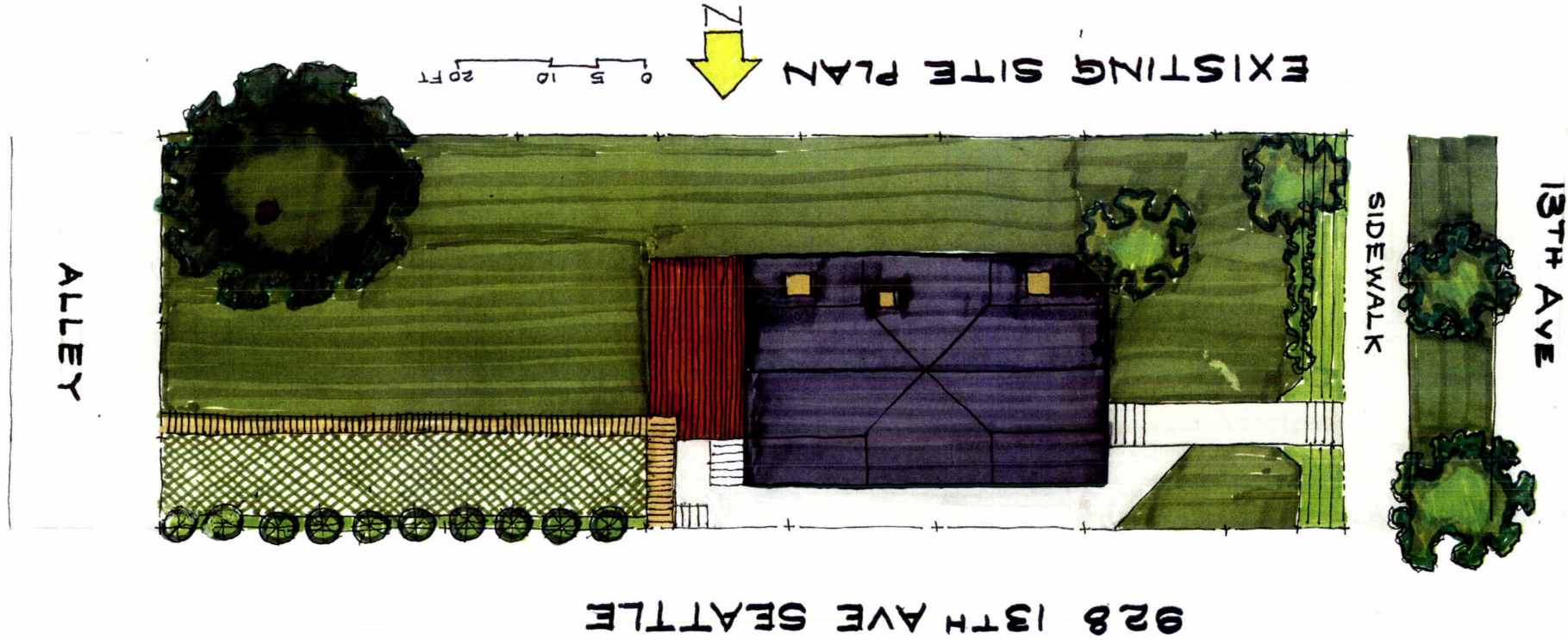
1. View of Seattle Academy from the site.
2. New Townhouses across from the site.
3. Townhouses and apartments down the street.
4. Condos on corner of 13th Ave and Marion.
5. Micro housing on Marion Street.
6. Row houses on Marion Street.



The Bullet Foundation building nearby.



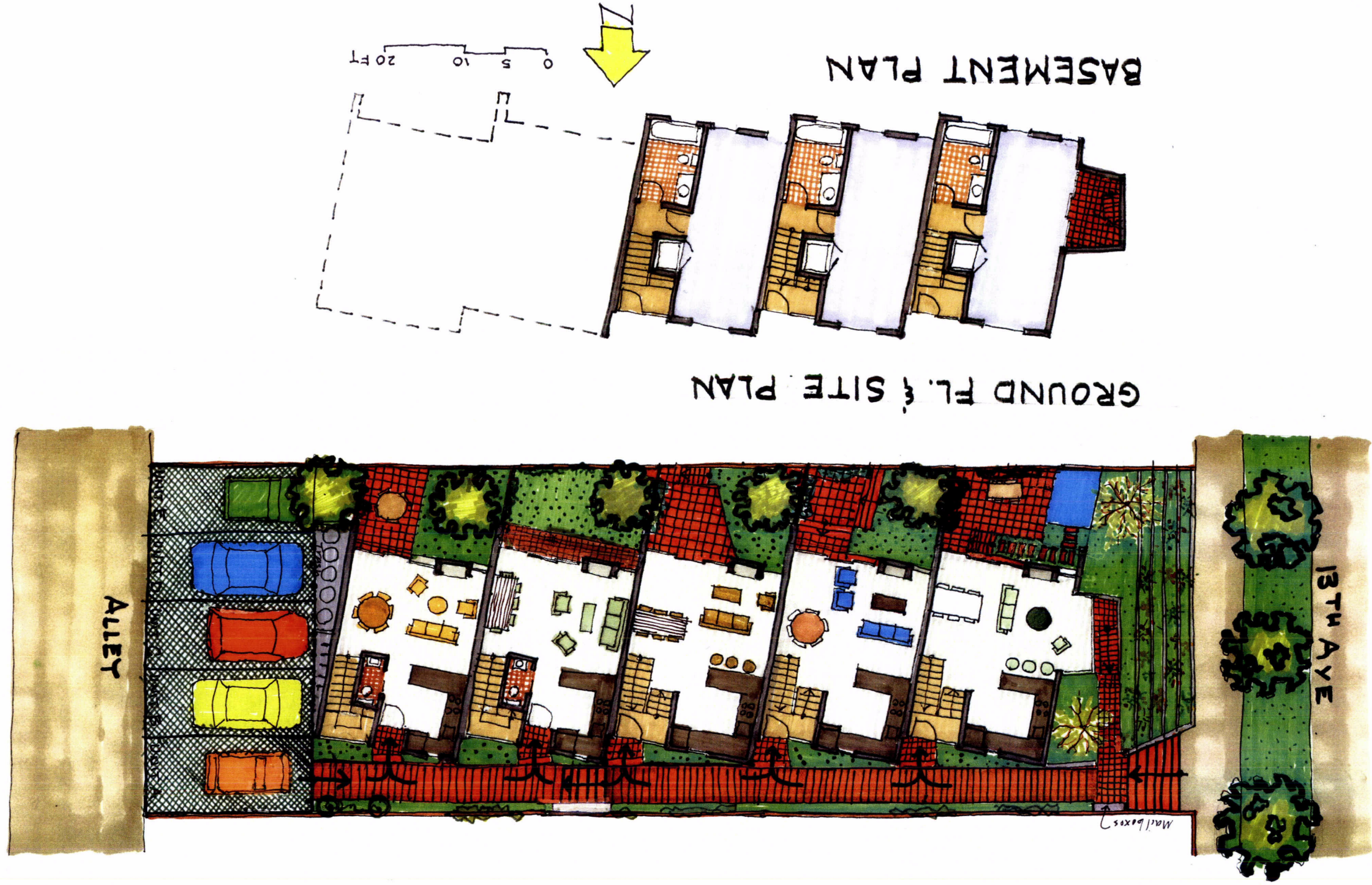
1. View from 13th Ave.
2. Northern neighbor's fence from 13th Ave.
3. East view of the existing house
4. South fence of the property
5. Northern fence of the property
6. Yard view to the southeast
7. Alley looking north
8. Alley view looking south



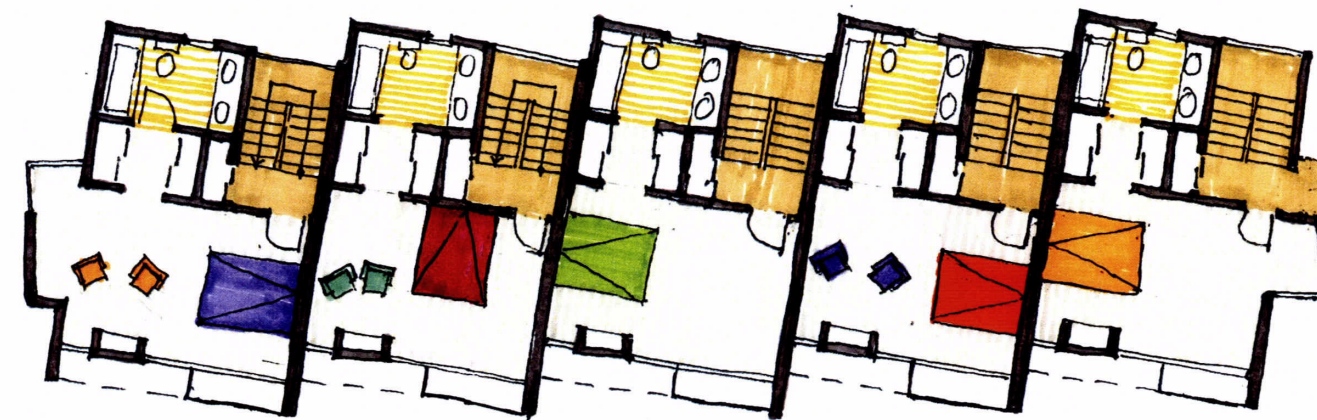
3. DESIGN CONCEPT

The intent is to develop a project of five compact townhouses in a garden setting that would contribute to inner-city sustainable living environment supporting pedestrian environment and encouraging use of public transit. The project aims to give every resident access to a private outdoor space, in the form of a small courtyard, at the ground level, and a rooftop green space and terrace under the sky as well as shared spaces emphasizing both community and privacy. The concept creates defensible space helping site and neighborhood safety and creating maintenance efficiency encouraging active role of future residents in stewardship of the environment. The project is committed to building green aiming at LEED Silver rating. The predominant emphasis will be on passive systems.

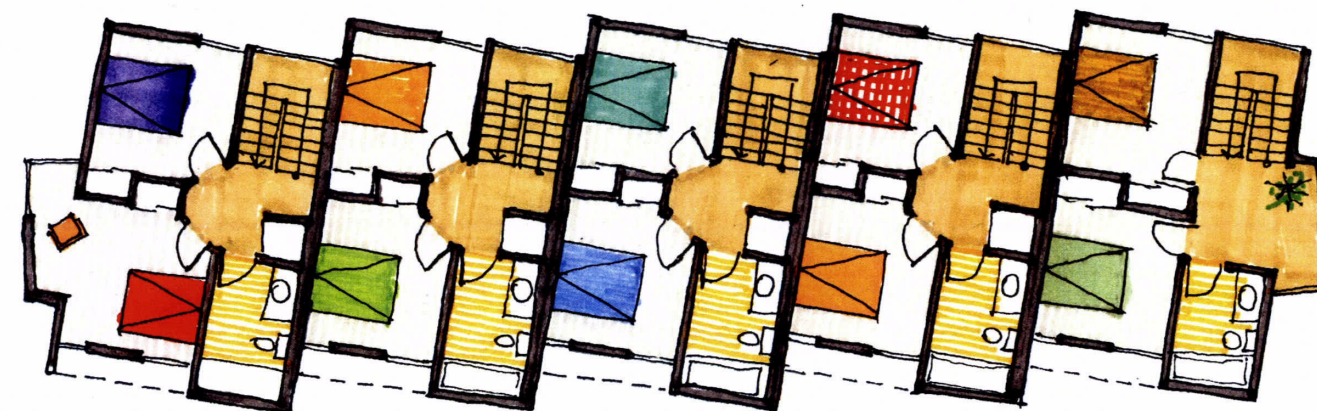




3.2 Second and Third Floor Plans



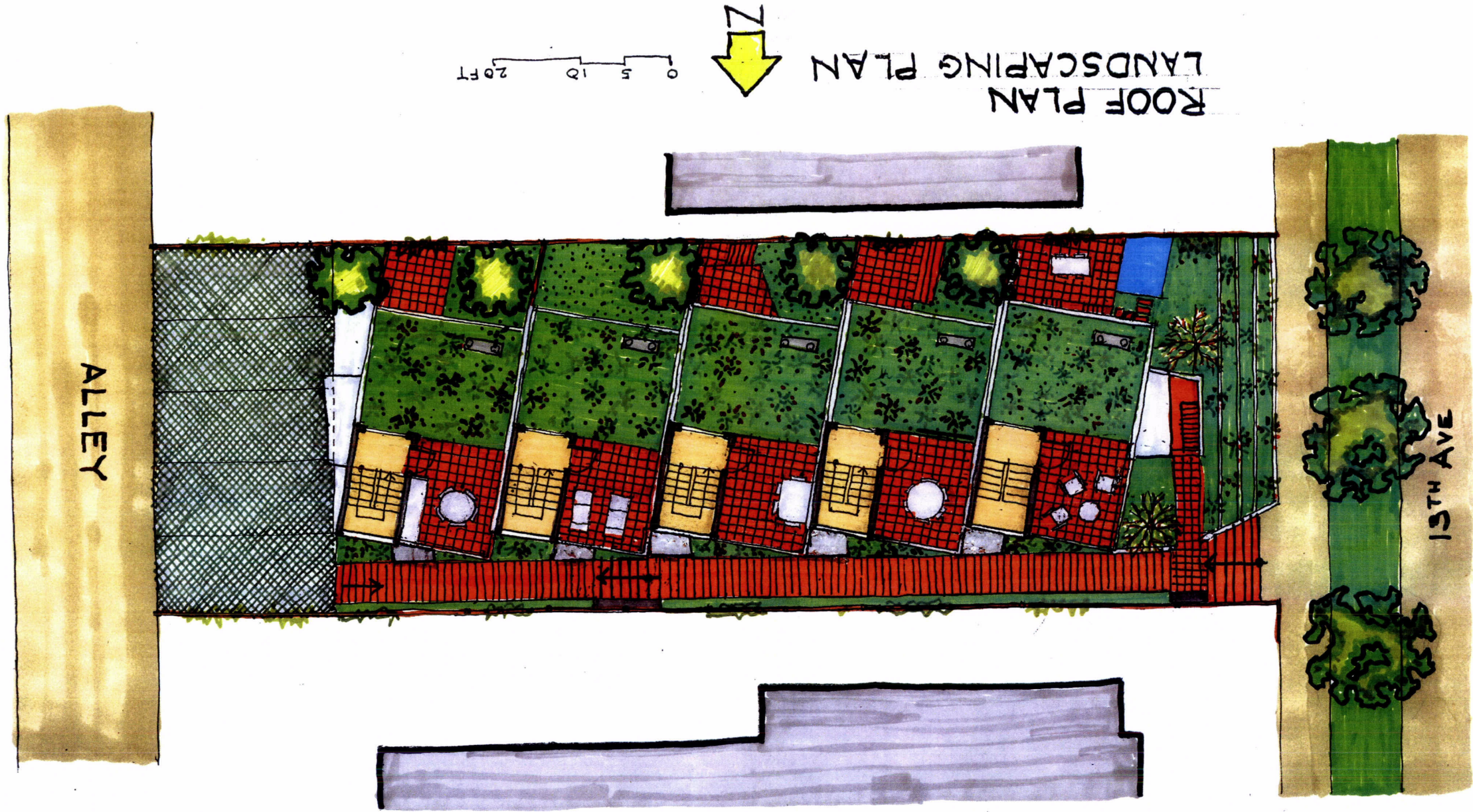
3RD FL. PLAN



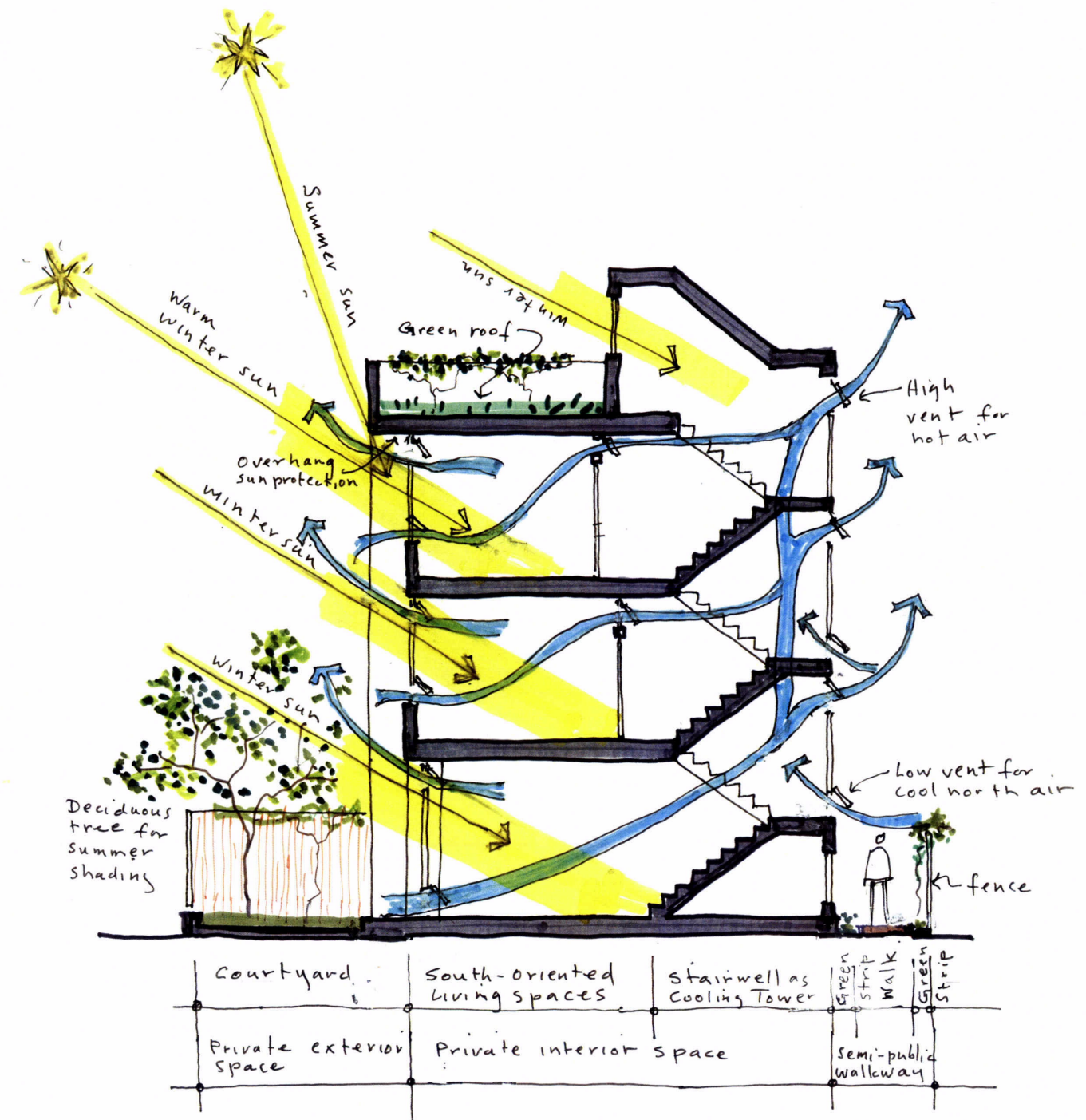
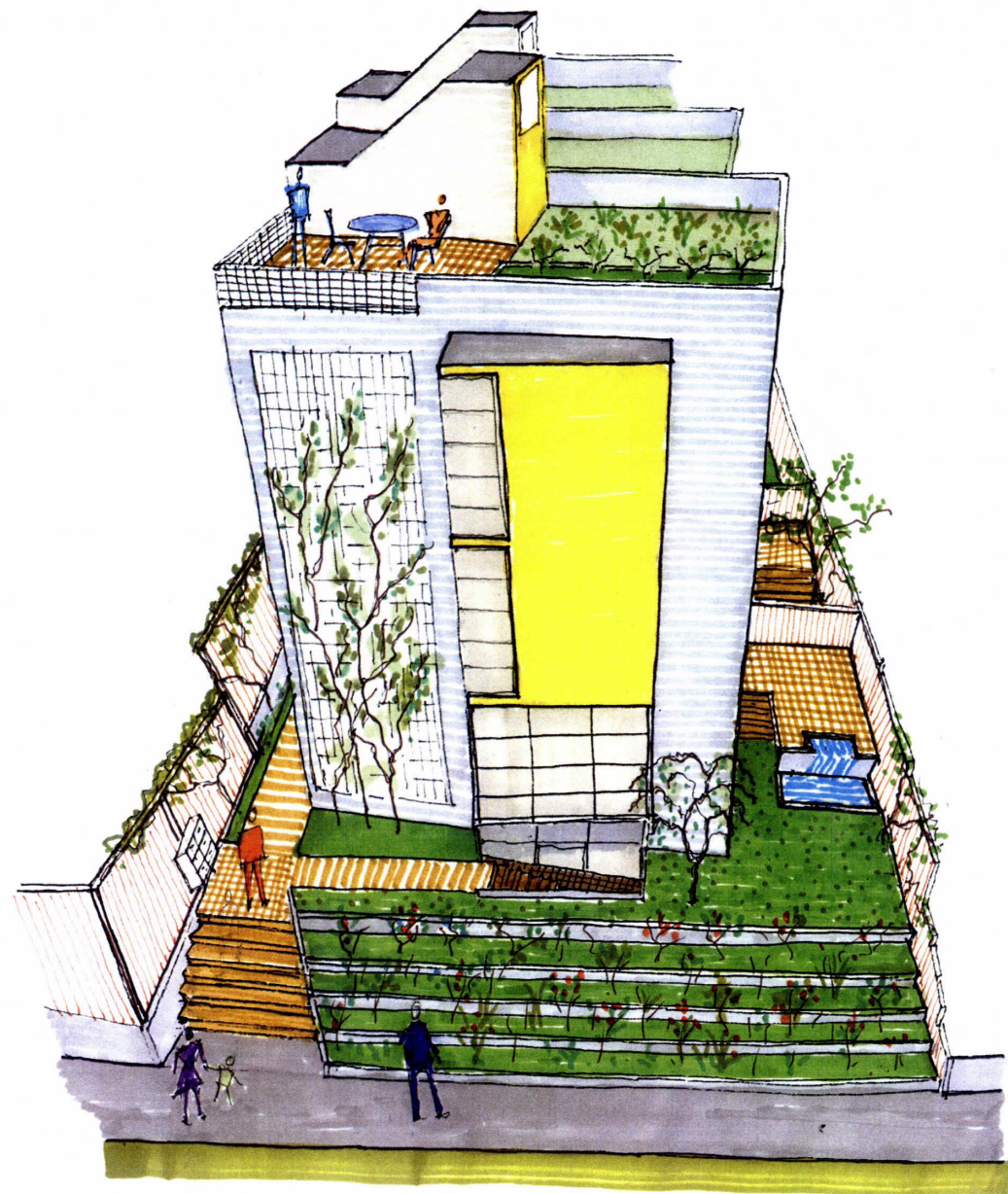
2ND FL. PLAN



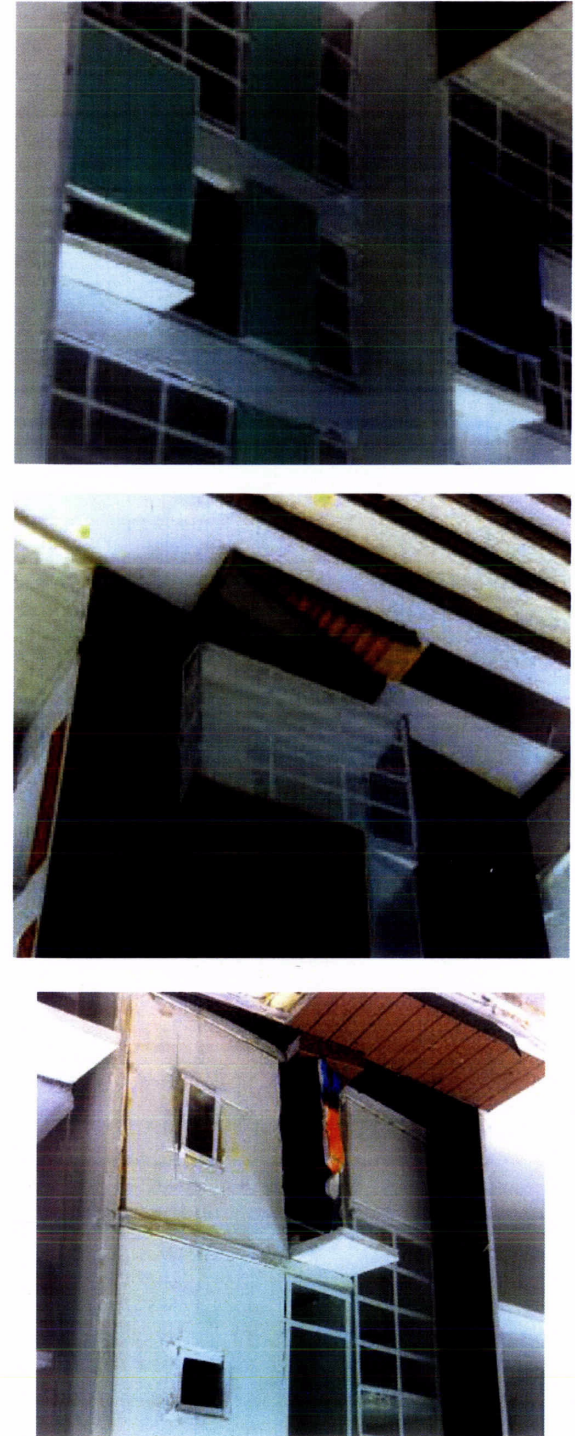
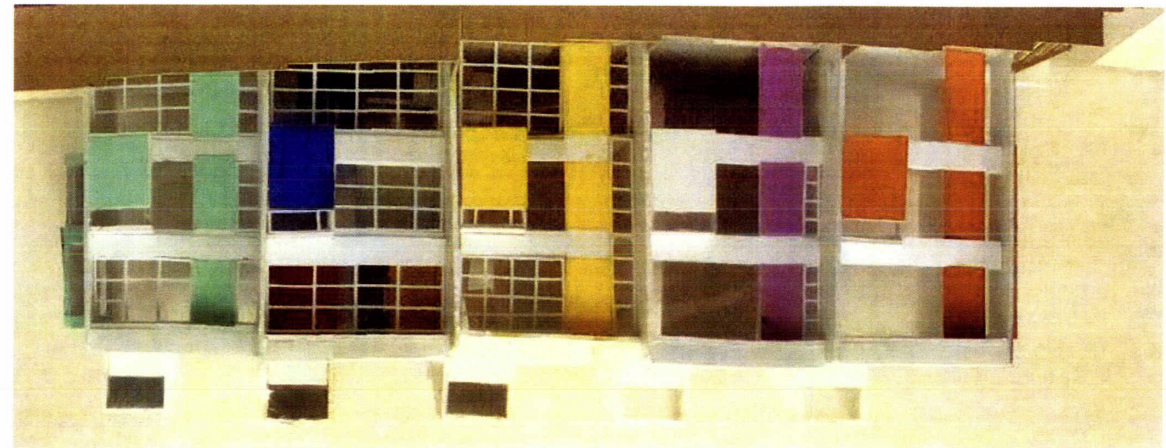
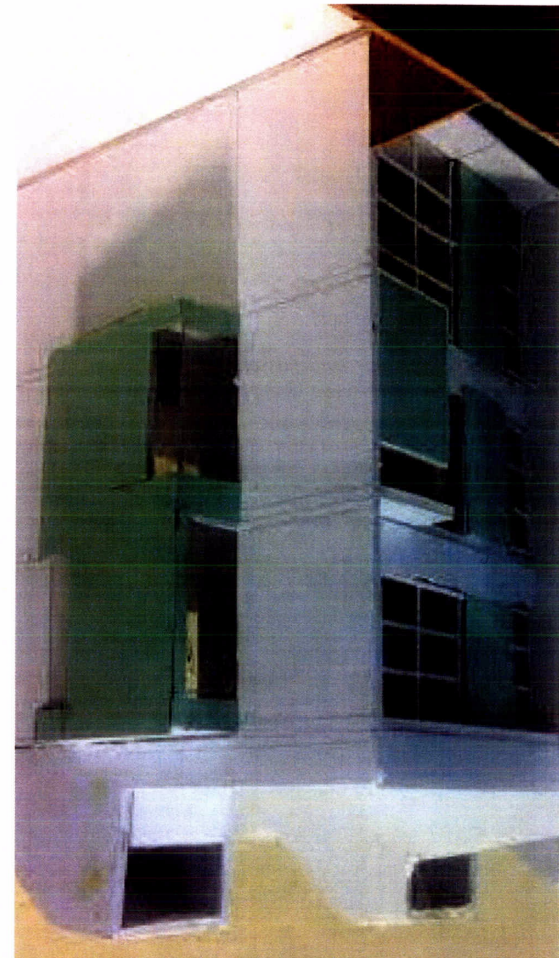
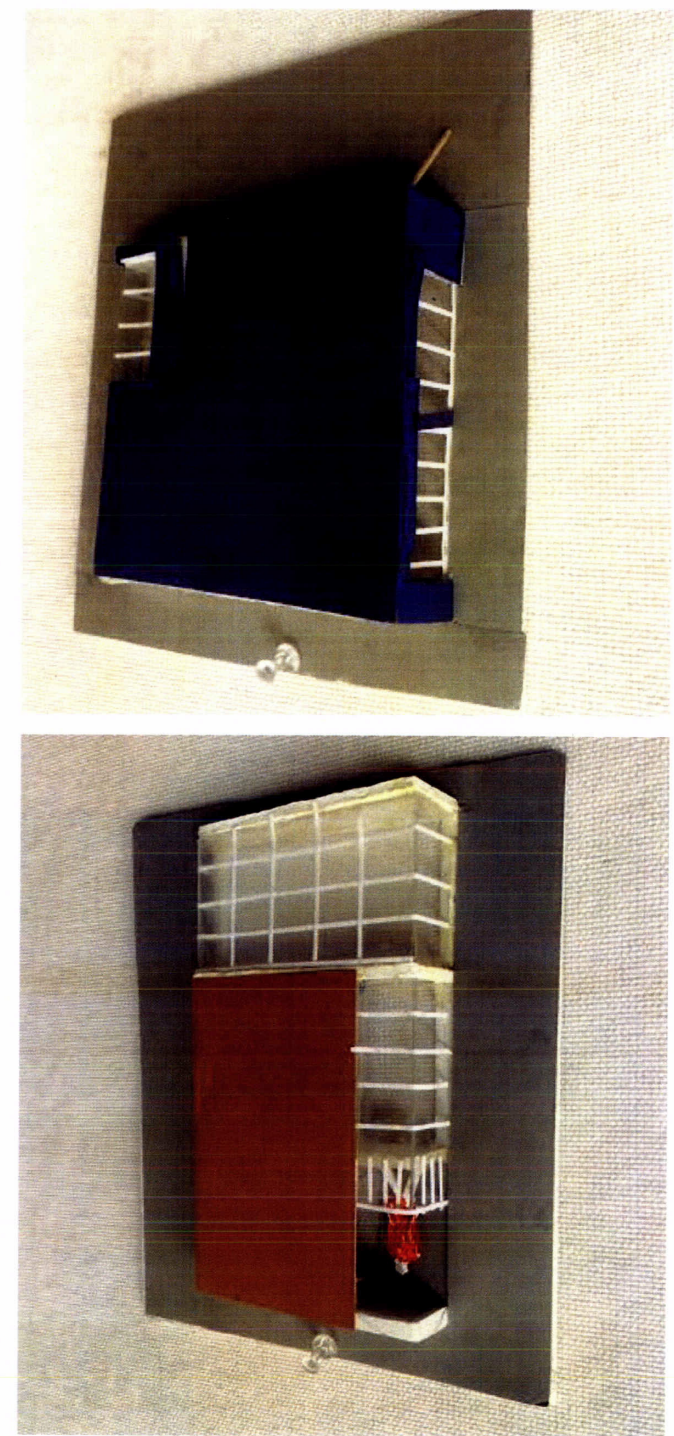
0 5 10 20 FT



3.4 Green Strategies Diagrams



SUN. LIGHT. AIR. VIEW



4. DESIGN GUIDELINES/STANDARDS

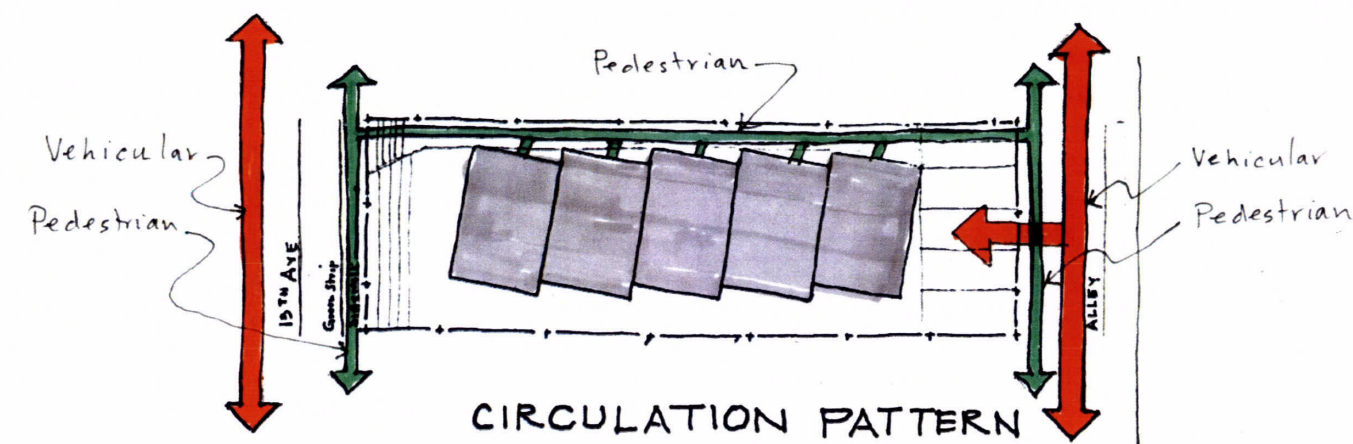
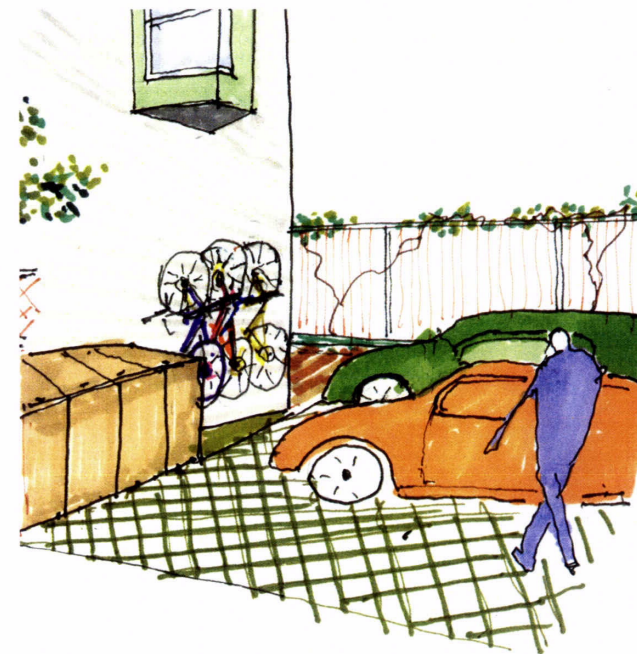
4.1 Access and Site Circulation

Access to the site is from two public rights of way-- the 13th Ave as the main entry to the site, and the alley behind for vehicular and service access. A semi-public shared pedestrian access way, serving each unit, is developed along the north side of the site connecting the alley to the 13th Ave. On-site vehicular parking is provided from the alley side. An on-site enclosure for trash cans and bicycle racks are located on the alley side while the mailboxes are conveniently located on the street side near the main entry.

4.2 Relationship to the Alley & Parking

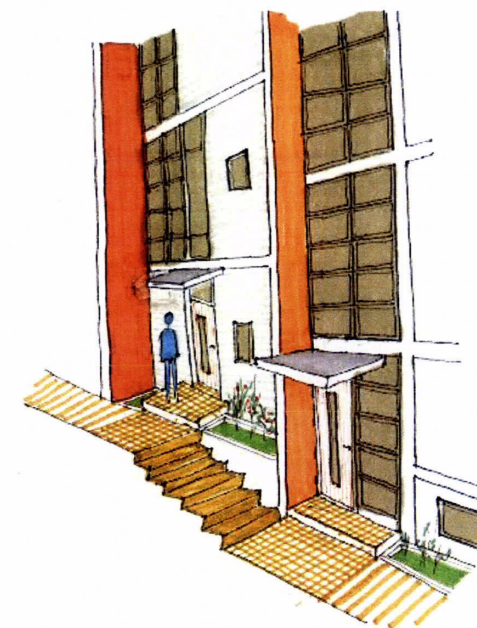
The building is set back an average of 24.5ft from the alley providing green parking spaces which also adds to the spaciousness of alley at this point. The façade on the alley side also has some fenestration helping security and surveillance of the alley. Landscaping and green turf paving adds to the quality of the alley.

While the zoning does not require on-site parking, 5 smaller parking spaces (one per unit) geared to smart cars are located on the alley side. Each unit is also provided with one wall mounted bicycle rack, and enclosure for trash.



4.3 Arrival and Entry Articulation

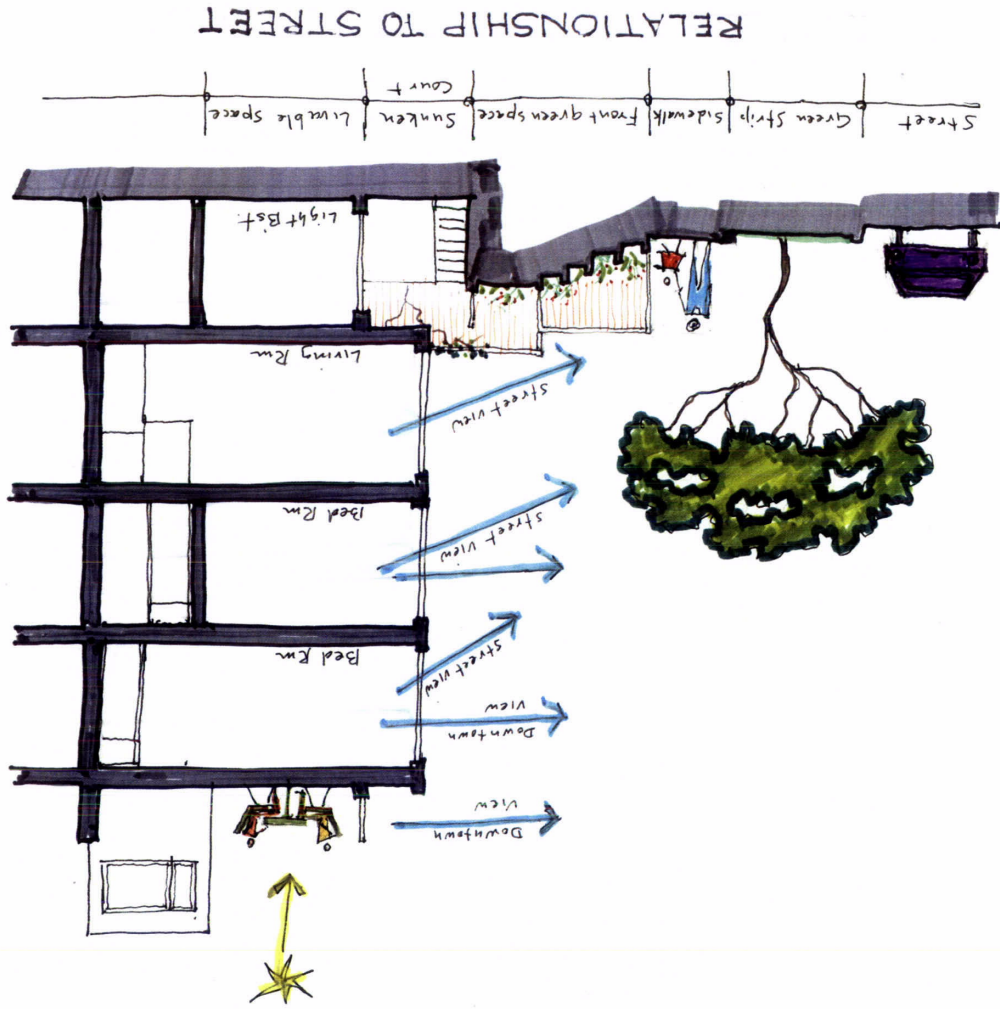
A sense of arrival and articulation of entry is created from the street to the site and the pedestrian access way, and from the pedestrian access way to the units. The building setback and its raised platform from the street level help the sense of arrival to the housing units. A set of steps from the sidewalk goes up to the site's first level from where the pedestrian access way to the units, visible from the streets, starts. There is clarity and legibility in identity of each unit and how one gets to each one. As the units are staggered and every unit has a canopy over the doorway, they become visible from the beginning of the approach from the street. Between this semi-public access way that serves all the units and entry to the individual units, there is a triangular semi-private arrival space that can be individualized and define every entry. The shared



walkway and their adjacent spaces reinforce a sense of community while every entry doorway is identified with a step up from the common walkway and a canopy over the entrance that gives both a weather shelter as well as a sense of identity to the unit. Identity for every individual unit is also reinforced by varying and distinguishing color schemes. Signage and rhythmic night lighting along the walkway to each unit further helps way-finding giving clarity and direction.

4.4 Relationship to the Street

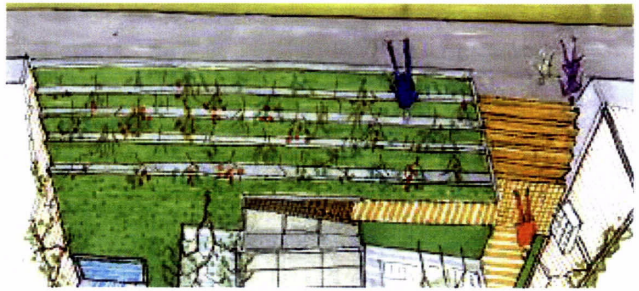
The new building follows the existing building mass's relationship to the street. Like its predecessor, the new building front has been situated 3ft above the street level. Flower terraces rising to the building level, softens the relationship between the street and the building. Transparency on the façade, connects activities of the building and the street. A green wall rises on the front façade connecting the surface greenery and flower terraces to the building wall. Street-facing façade of the building is specially treated. The façade surface is broken up with projection creating articulations among the opaque and transparent surfaces, roof terrace railings and other elements of the façade. From the end unit windows and its roof terrace, residents can watch activities of the street helping safety. Conversely, from the street one can get a glimpse of movements inside the house. Materials, colors, textures and transparency contribute to the liveliness of the façade.



4.5 Orientation and Views
Careful consideration has been given to sun orientation by facing the units towards the south. By sliding the units past each other, every roof terrace is given a corner view of downtown Seattle to the west.

reduction, modulation and rhythm to the appearance. By sliding the units and giving them an angle, the mass is broken and units are given individual identity. Stair penthouses are angled to break the mass and reduce the shadow. Furthermore the building mass follows the contour of the land by shifting down when the land drops allowing the western three units to have light basements.

4.7 Open Space Amenities & Landscaping Concept
Ample open spaces are provided both at the ground level as well as on the roof top in providing green areas, landscaped terraces and patios for use by the residents. By consolidating the townhouses into one building mass, the ground level spaces are in more usable size and easily accessible by residents. Followings are some of the available open spaces, and landscaped features.



• There is a landscaped space in the form of terraces in front of the building along the street that adds to the green character of the public street providing another means of enjoyment for the residents and sidewalk pedestrian. Twin space connects to the vertical green wall of front facade.

• Unit Entry Space: Each unit has a small triangular space as part of front entry. While this space is individualized and identified with each unit, it is also enjoyed by the community along the shared walkway.

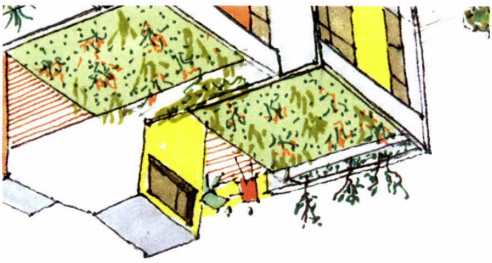
• Walkway: The shared walkway that serves the units is enhanced with landscaping and along with the entry spaces of the units, form a rhythmic

open space for everyone's enjoyment.

• Courtyard: Every unit has a small private courtyard space connected to its ground level living room adding to the overall open space amenities of the project. The landscape feature of each one can be individualized.



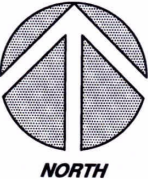
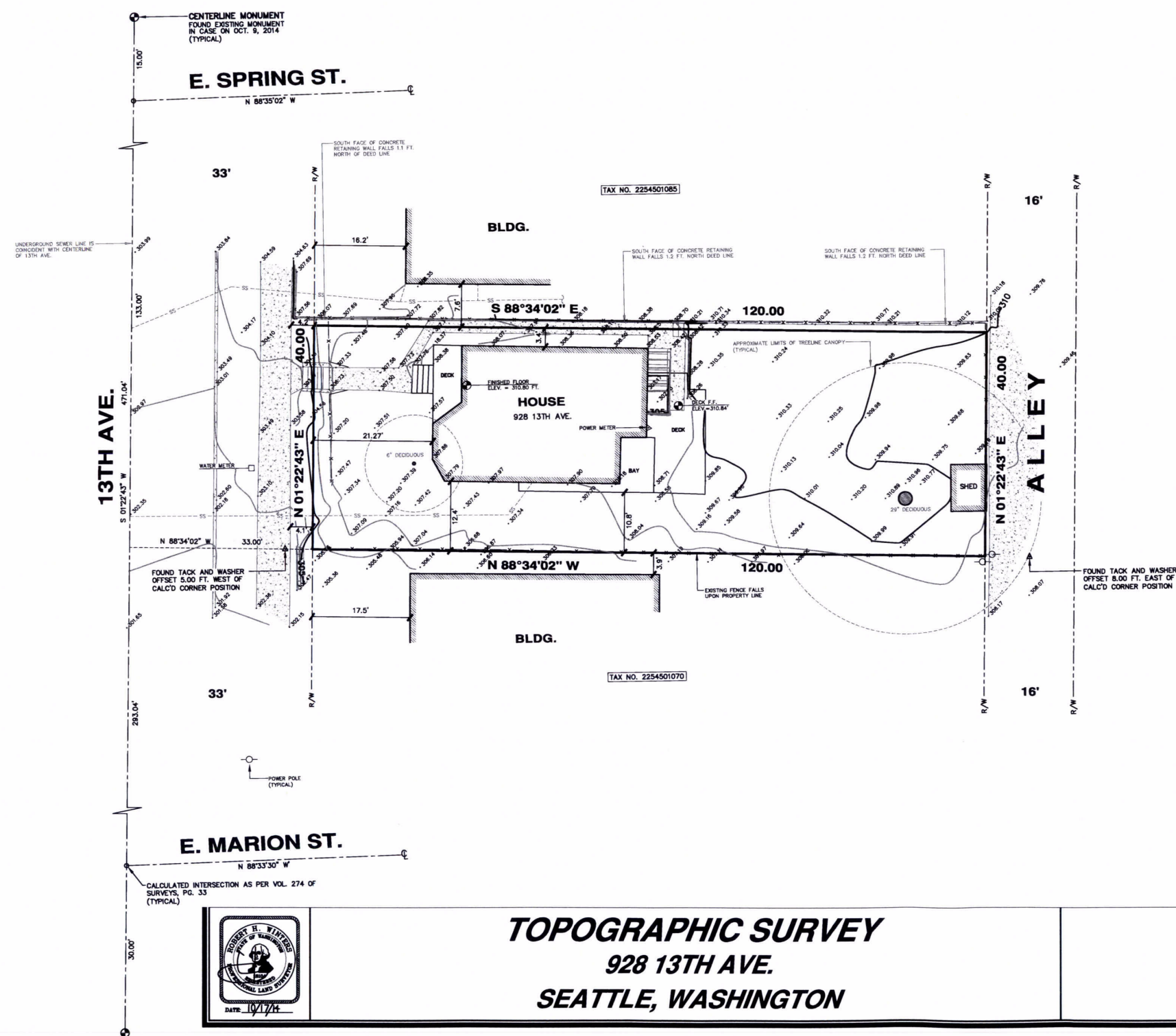
• Green roofs and roof terraces: All the roofs have accessible stairways to reach the rooftop terrace and green roof. The green roof forms the front garden of the rooftop terrace.



• The parking area adjacent to the alley is not the usual solid concrete or asphalt, but rather concrete turf paving is used giving it a semi-green surface and absorbeny to prevent run-off.

5. EXISTING CONDITION

5.1 SITE SURVEY



SCALE: 1"=10'
0 5 10 20

NOTES

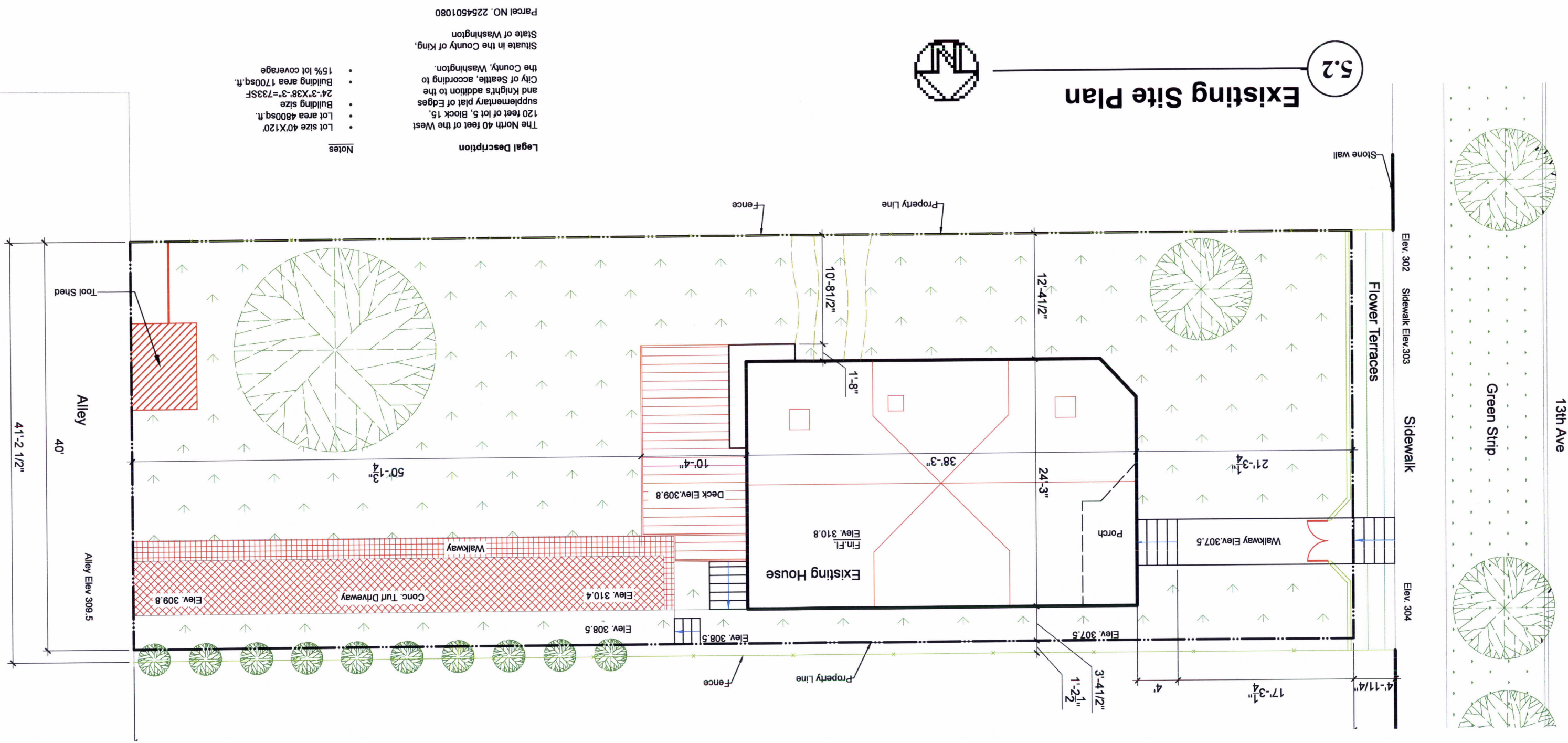
1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATION USING GPS EQUIPMENT ON SEP. 12, 2014
4. PARCEL AREA = 4,800 SQ. FT.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 310 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 2254501080

PROPERTY DESCRIPTION

THE NORTH 40 FT. OF THE WEST 120 FT. OF LOT 5, BLOCK 15, SUPPLEMENTARY PLAT OF EDES AND KNIGHT'S ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLAYS, PAGE 194, RECORDS OF KING COUNTY WA. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CHADWICK WINTERS
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WEB: WWW.CHADWICKWINTERS.COM

PROJECT #: 10-4110
DRAWING: 10-4110TOPO.DWG
CLIENT: WAZHMA SAMIZAY



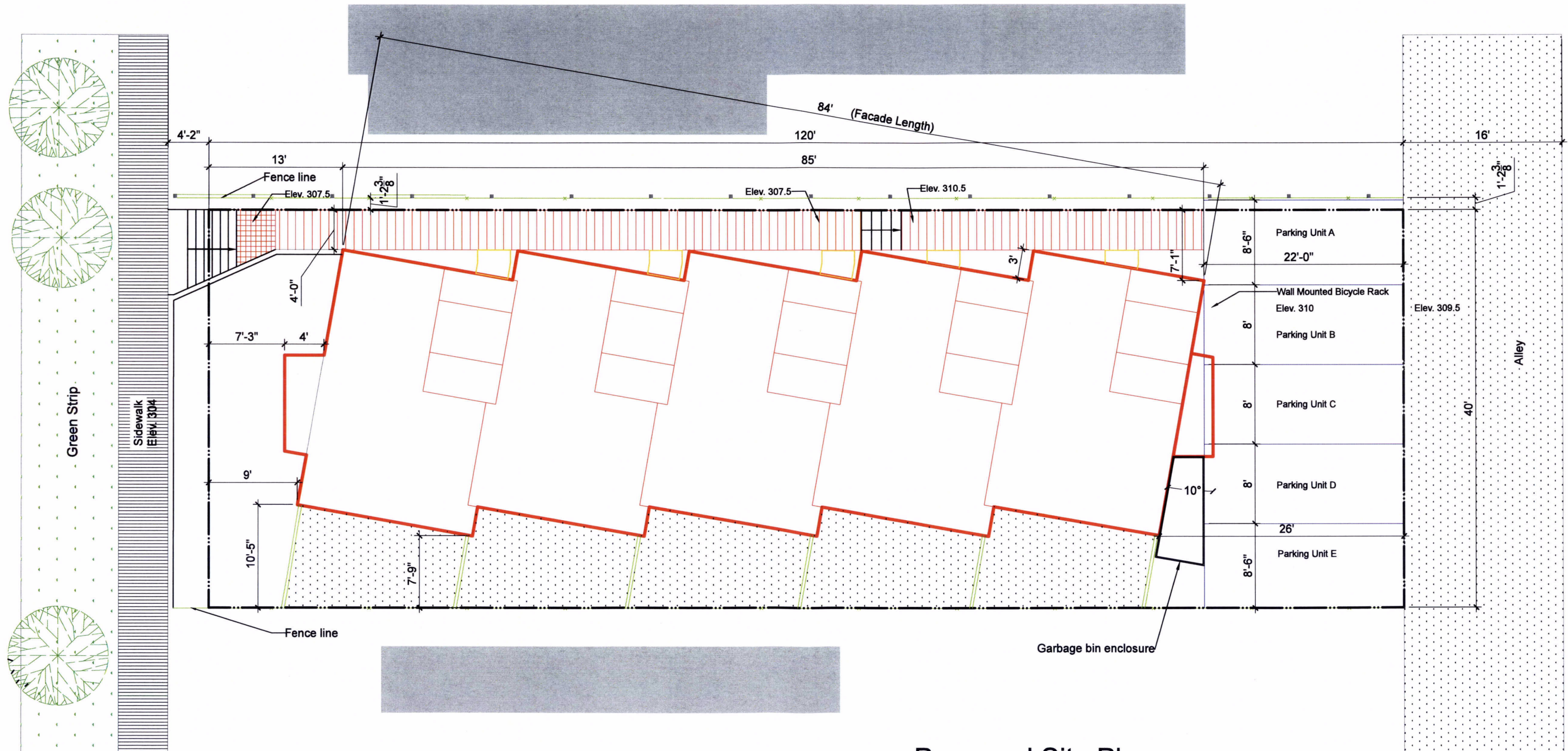
5.2
Existing Site Plan



Legal Description
The North 40 feet of the West 120 feet of lot 5, Block 15, supplementary plat of Edges and Knight's addition to the City of Seattle, according to the County, Washington.
Parcel NO. 2254501080

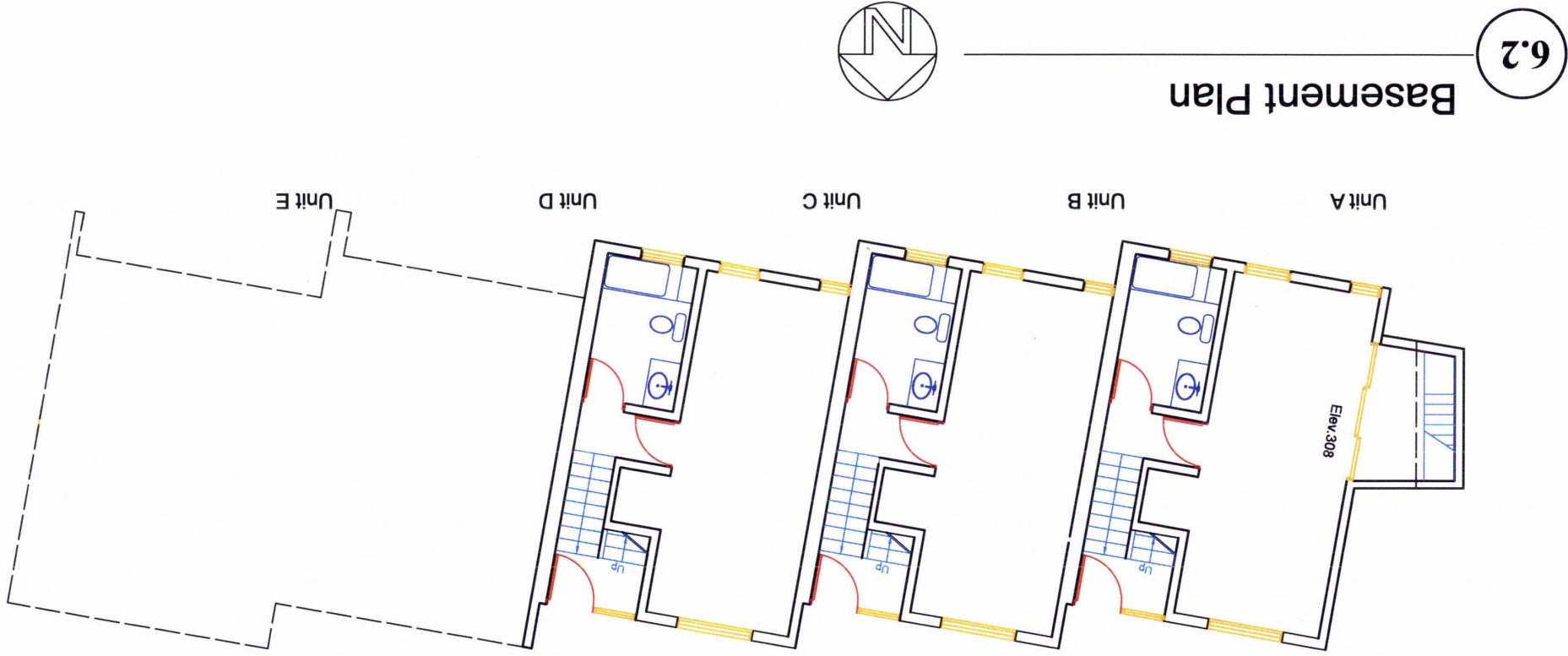
Notes

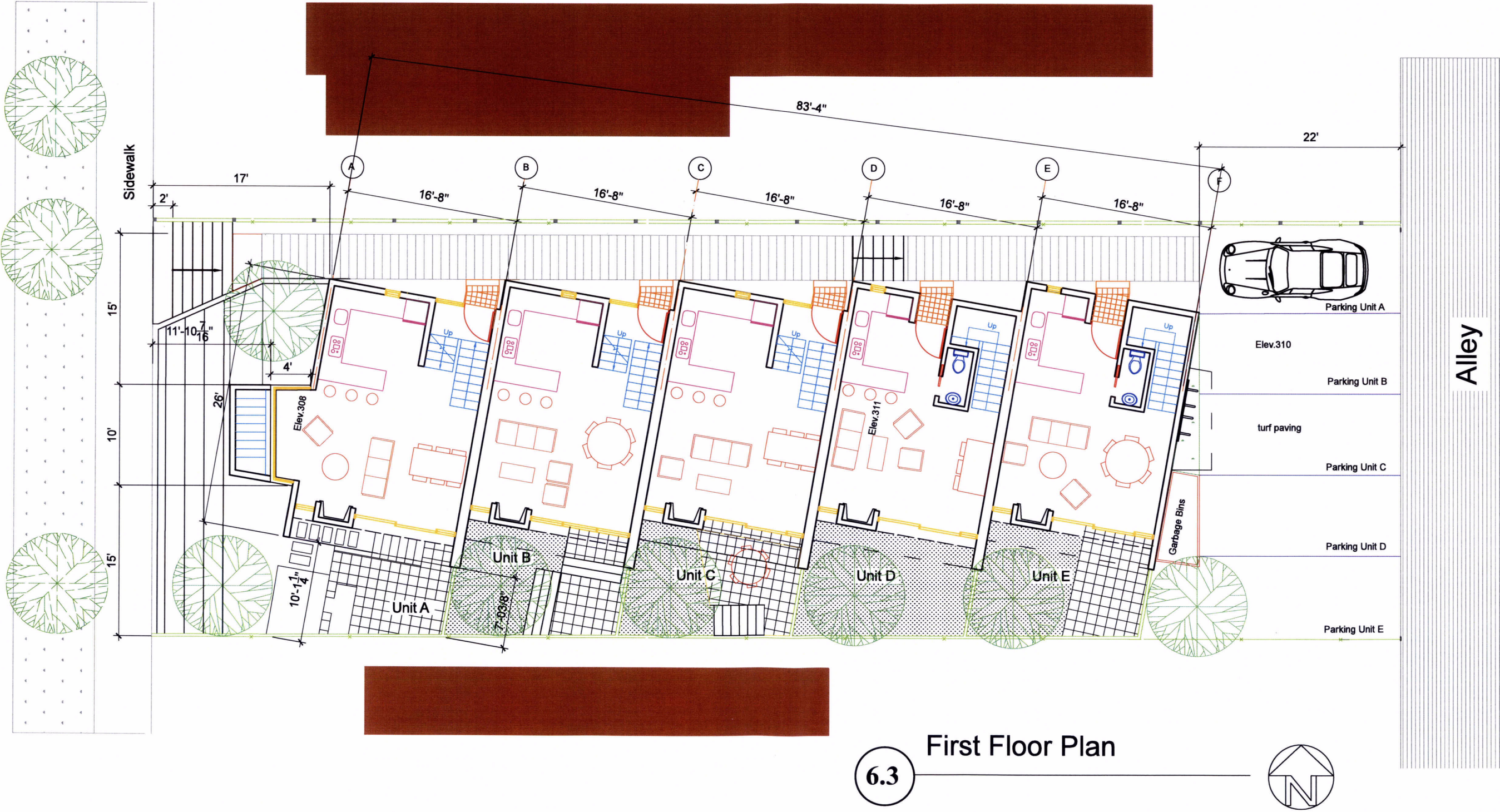
- Lot size 40'X120'
- Lot area 4800sq. ft.
- Building size 24'-3"X38'-3"=733SF
- Building area 1700sq. ft.
- 15% lot coverage

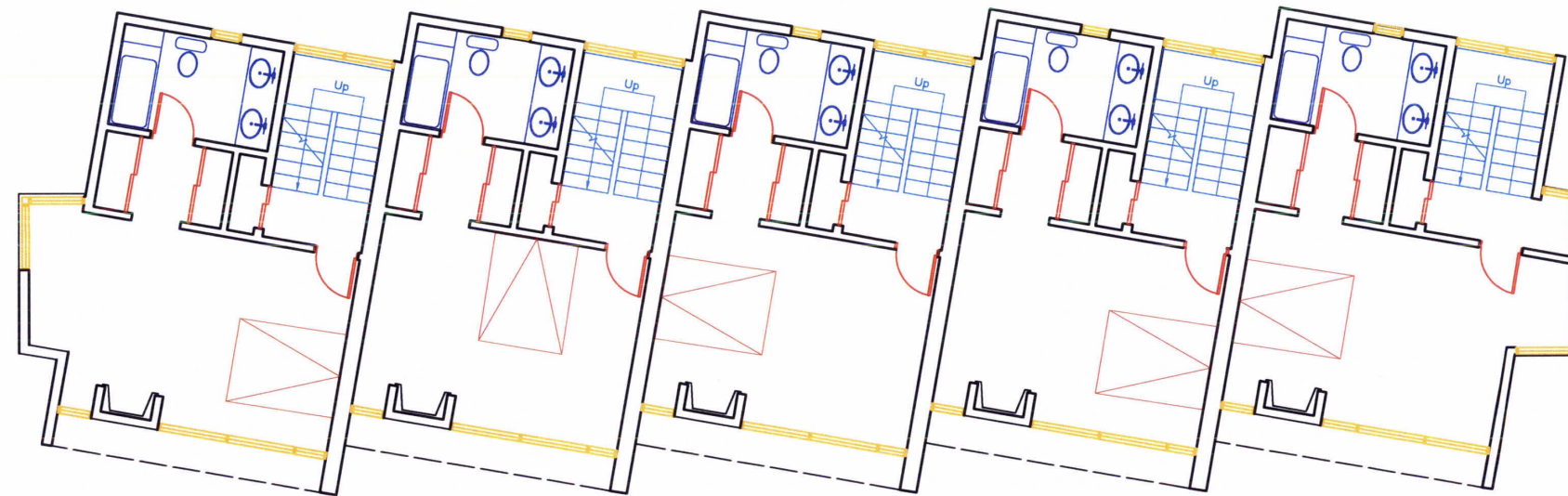


6.1 Proposed Site Plan

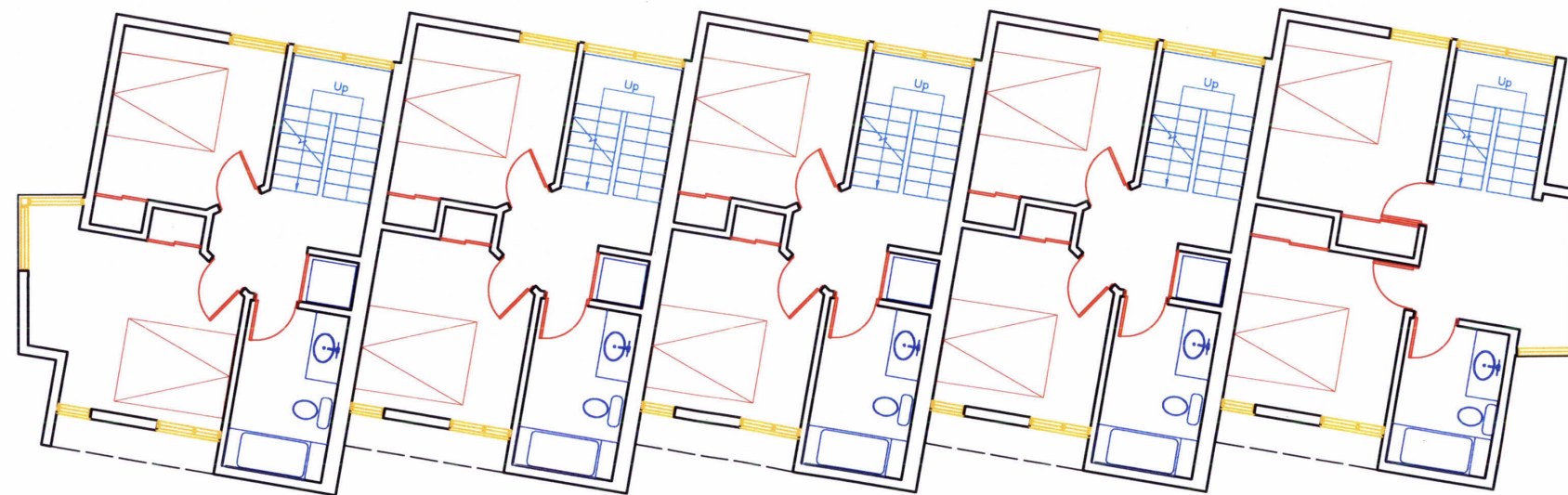
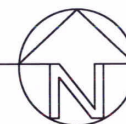






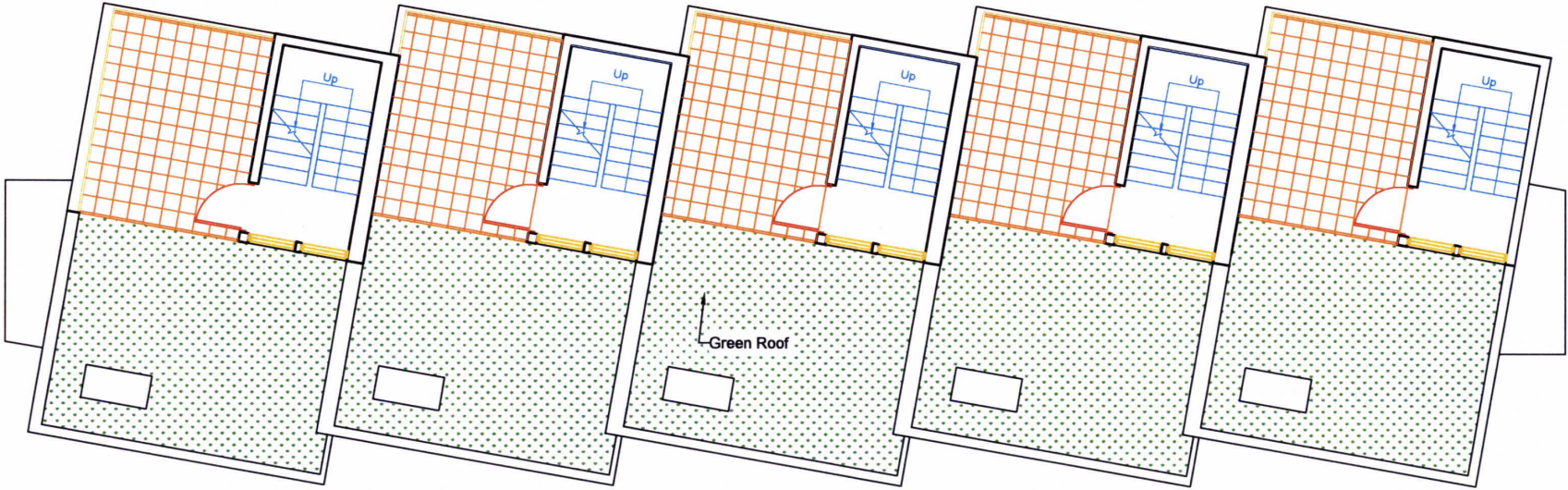


6.4 Third Floor Plan



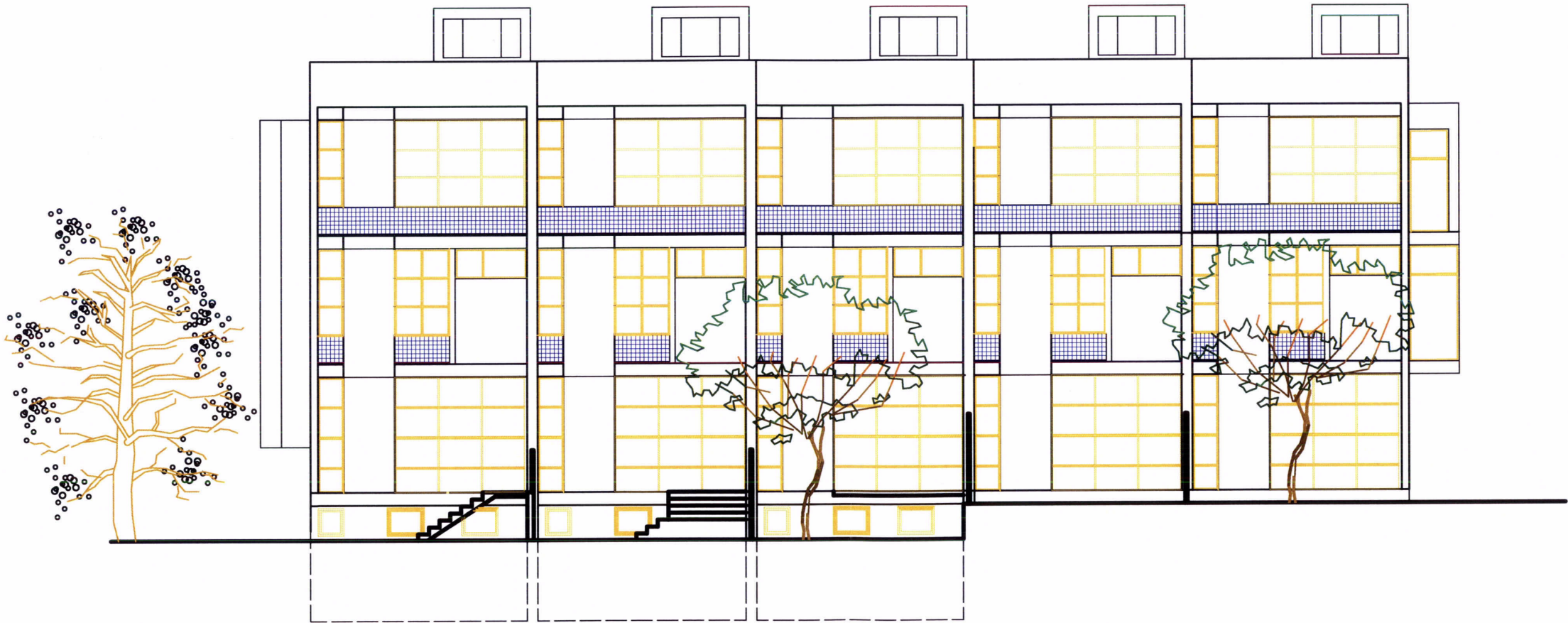
6.4 Second Floor Plan



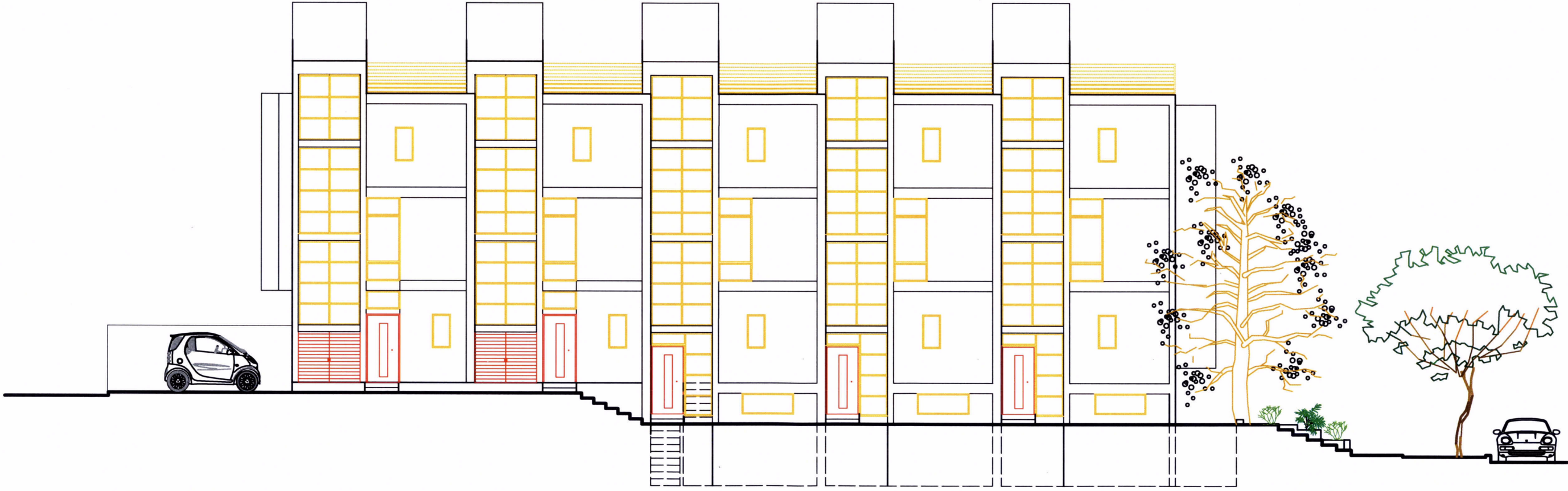


6.5 Roof Floor Plan

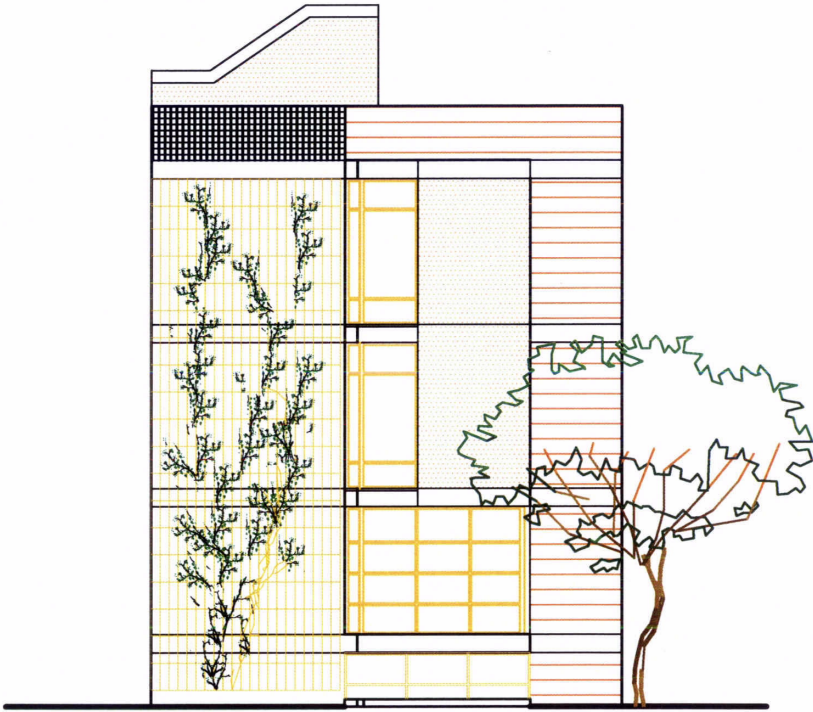




6.6 South Elevation



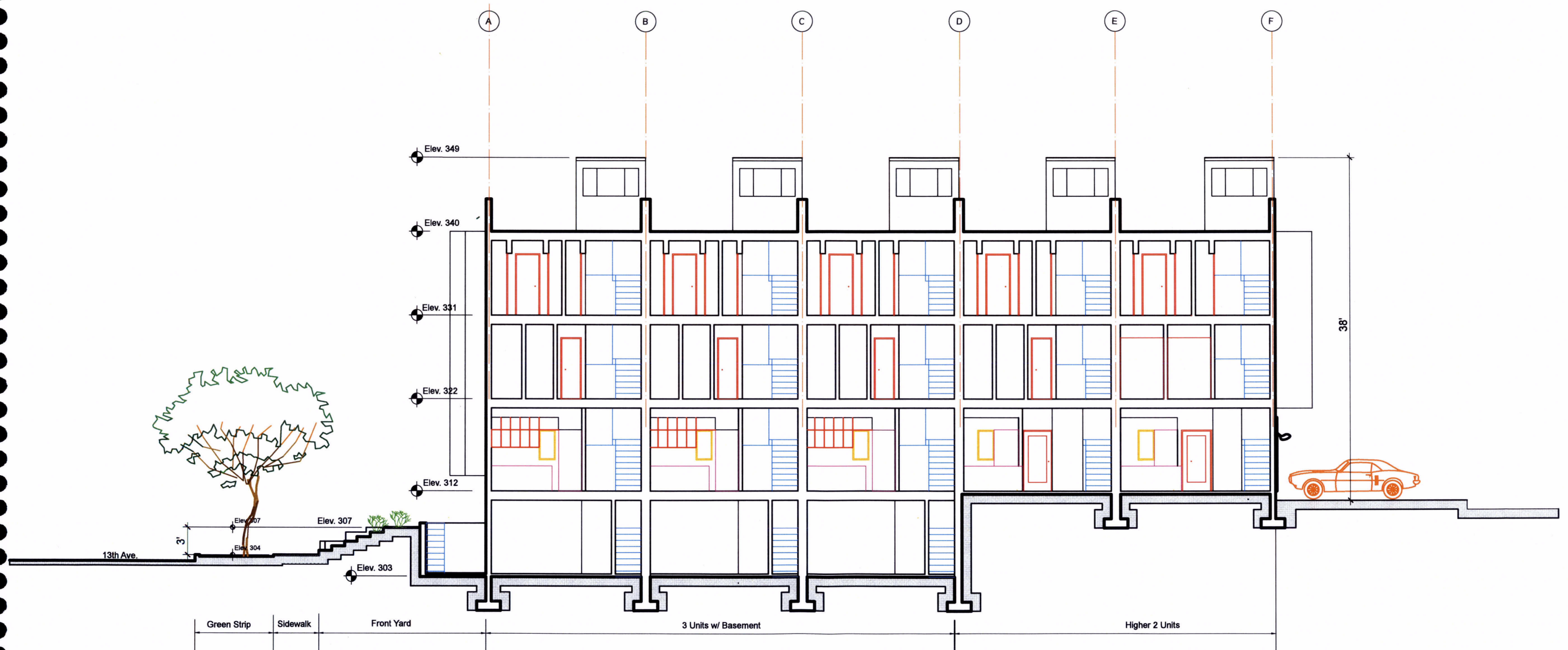
6.7 North Elevation



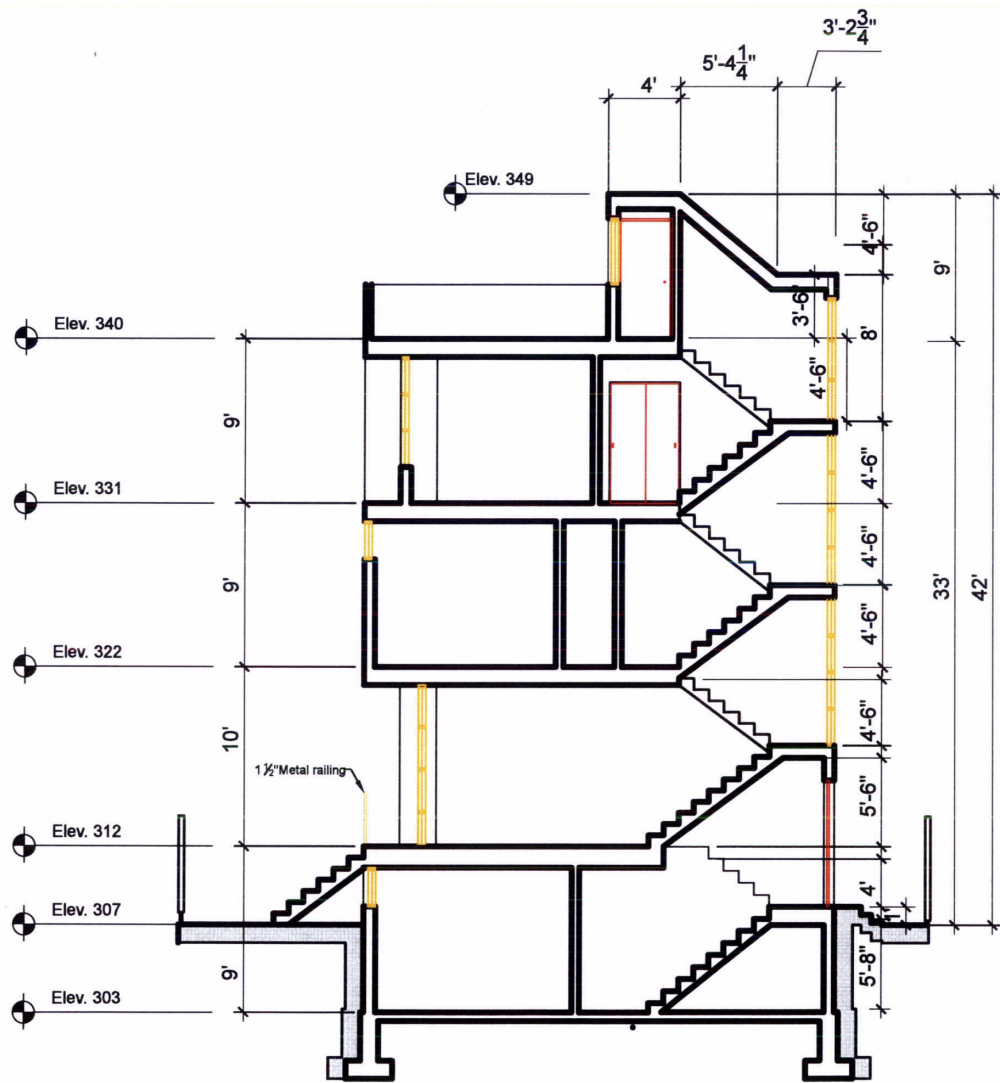
6.8 West Elevation



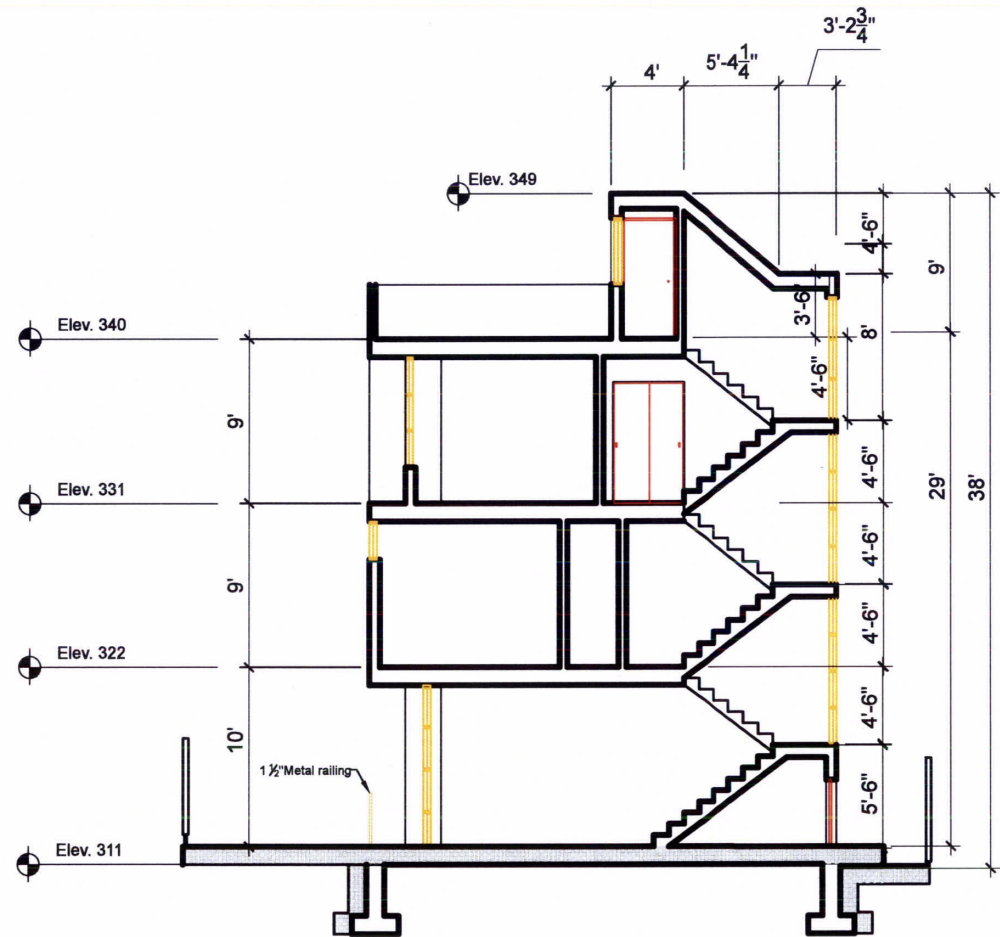
6.8 East Elevation



6.9 Longitudinal Section



6.10 Transverse Section looking west
Thru Units A,B,C



6.10 Transverse Section looking west
Thru Units D & E

7. ZONING ANALYSIS

7.1 Floor area Ratio (FAR) limits -- SMC 23.45.510

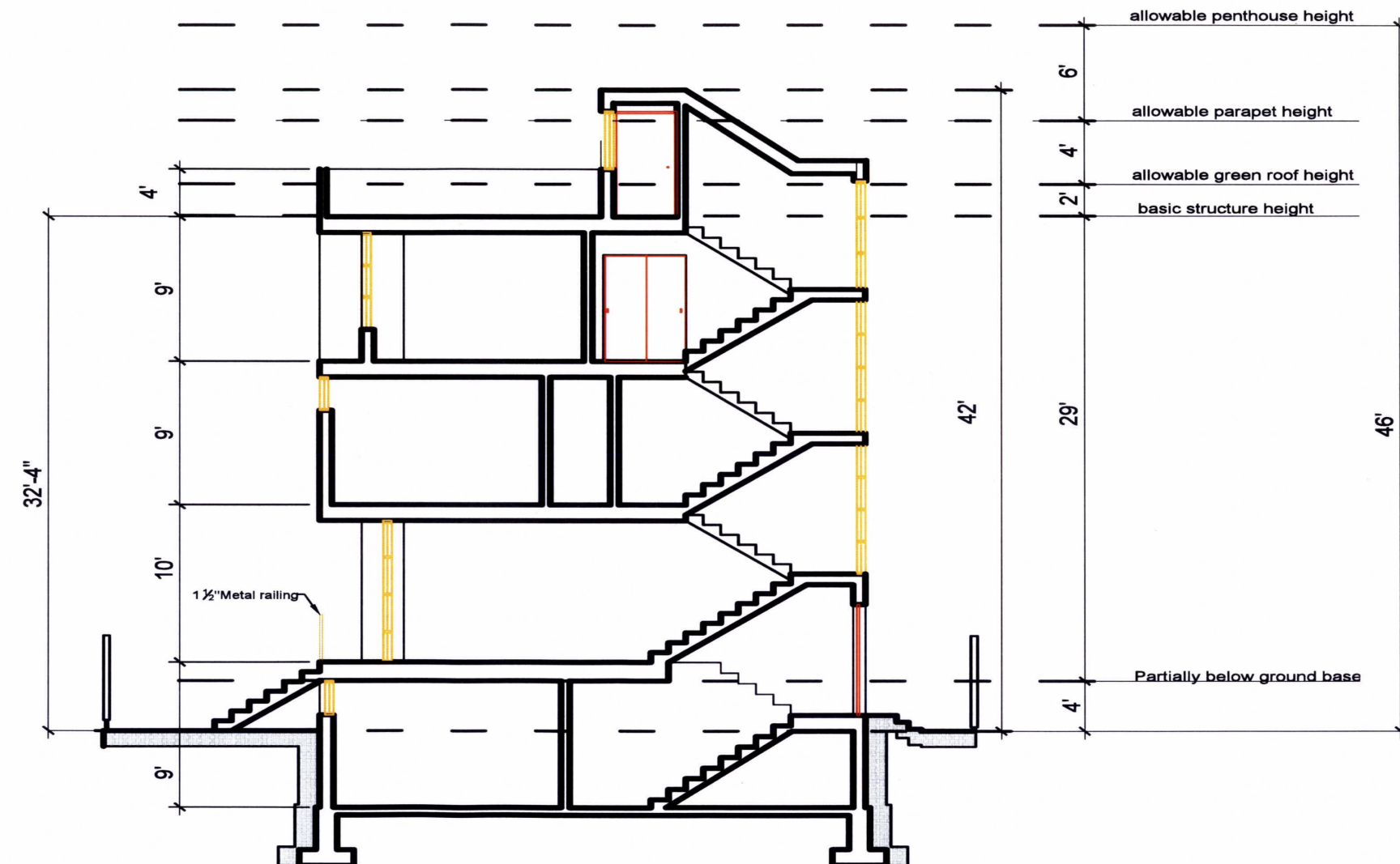
- By meeting the requirements of SMC 23.45.510.C, allowable FAR will be 1.4 or 5720 Sqf.
- The proposed gross floor area including walls is 6658Sqft or FAR of 1.39.

7.2 Density limit – SMC 23.45.512

- By meeting requirements of SMC 23.45.510.C, there will be no limit on density.

7.3 Structure height -- SMC 23.45.514

- The allowable structure height will be 30ft plus, plus 4ft for light basement (34ft) for 3 front units, 2ft. for green roof (36ft), 4 ft for parapet (40ft), and 10ft for penthouse (46ft). The proposed structure height including above ground basement at roof level is 33 ft, at green roof level is 35ft and the top of penthouse 43ft, all within allowable range. Stairway penthouse covers 19% of the total roof area.



7.3 Height Zoning Diagram
Thrus Units A,B,C

7.4 Setbacks and separations -- SMC 23.45.518

- Allowable front (west) and back (east) setback is 5ft min, 7ft average. With façade longer than 40ft, allowable setback for north and south is min of 5ft and average of 7ft.
- Proposed setback for front (west) is average of 11ft, for back (east) is average of 24.5ft; both under over allowable range. Proposed setback for south side is 9ft, over allowable.
- Proposed setback for north sides is average of 5.5ft below the allowable requirement of 7ft. We request a reduction of 20% here based on SMC 23.41.08.D4 which can grant reduction of up to 50%.

7.5 Amenity Areas -- SMC 23.45.522

- Minimum amenity area is 1,200Sqft.
- Proposed building foot print 1973Sqft.
- Open space 2827.
- Ground level amenity 1100 Sqft
- Green roof amenity 800Sqft.
- Roof terrace 600 Sqft

7.6 LEED Built Green and Evergreen Sustainable Standards -- SMC 45.526

The project is committed to meet green performance standard to earn a LEED Silver rating or a Built Green 4-star rating of the Master

Builders Association of King and Snohomish counties. The predominant emphasis will be on passive systems to achieve the green goals.

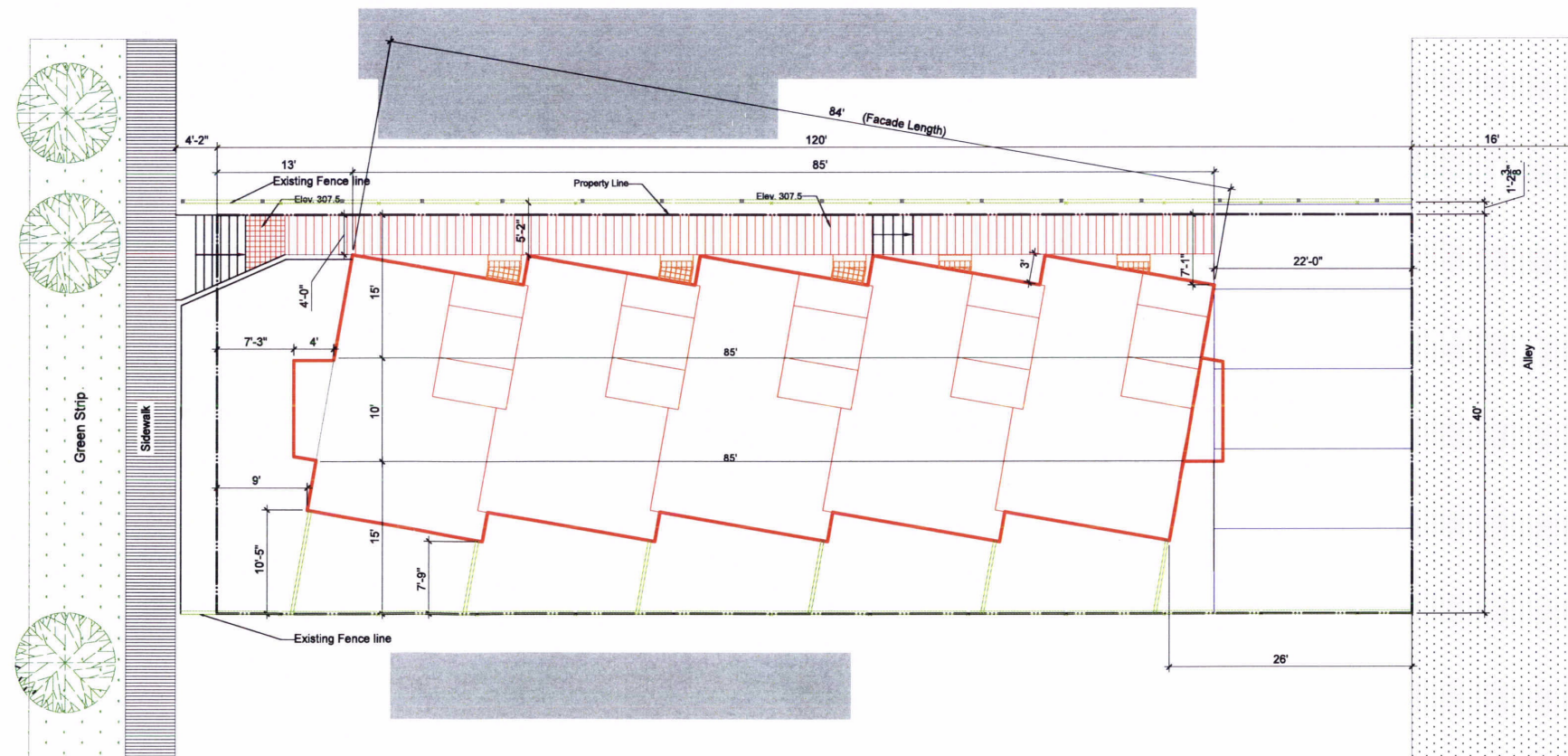
7.8 Design standards -- SMC 45.529

- Street façade needs to have at least 20% transparency.

- Proposed project has a 23% transparency in its street-facing façade.
- Street facing façade of the building is broken into different planes.
- Street facing façade has a green wall.

7.9 Parking locations, access and screening-- SMC 45.536

Surface parking is located adjacent to alley not requiring screening or improvement of alley. Alley is already paved and improved.



7.4 Setback Zoning Diagram

