



BRADNER FIVE

1502 BRADNER PL S
D P D # 6 4 2 7 4 2 9
M U P # 3 0 1 8 7 6 3

DESIGN GUIDANCE PROPOSAL

15 DECEMBER 2014

DRAWING LIST

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STEPHENSON DESIGN COLLECTIVE

1725 Westlake Ave. N Ste 201
Seattle, WA 98109
p: 206.632.7703



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development objectives

1. development objectives.

Demolish existing single family residence.

Construct (2) new single family homes with attached garages and (3) townhomes with attached garages.

adjustments requested

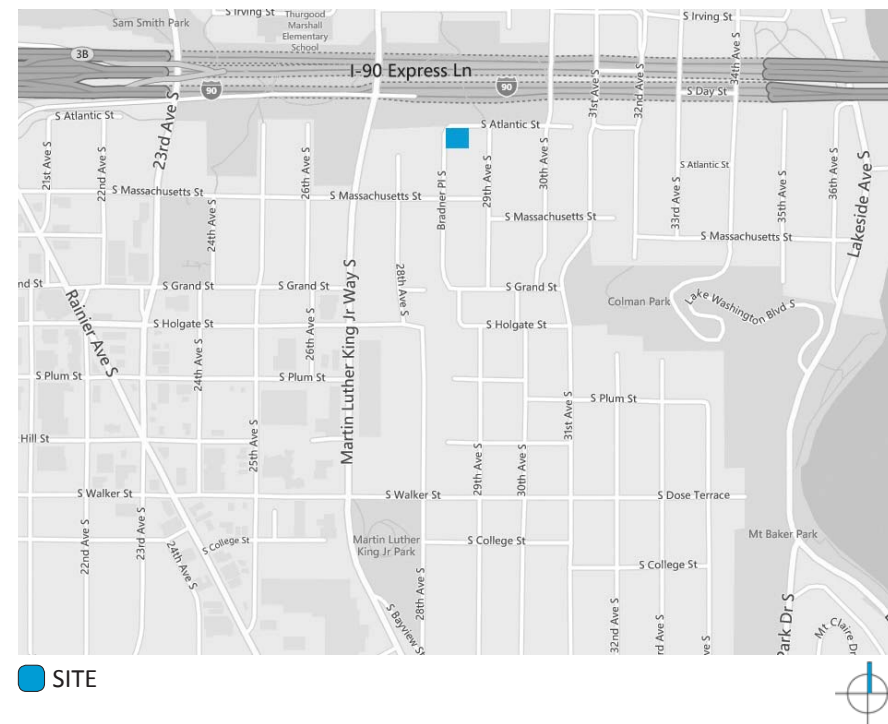
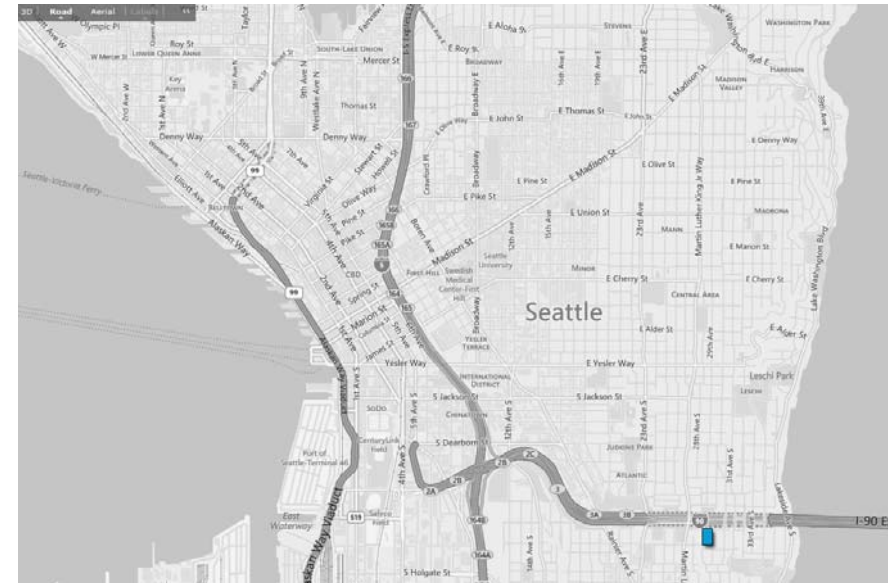
1. Structure Width- SMC 23.45.52715

Structure width allowed in LR1: 60'-0" for Townhouses

Actual Width 60'-4"

We are requesting a Structure Width Adjustment for Townhouses in LR1 zones of 4"

vicinity maps



existing Site Conditions

VIEWS

The site is a moderately dense mix of predominantly residential uses in buildings ranging from single-family to apartments and townhomes. As the site slopes about 16 feet, south to north, and continues to slope to the northwest this location at the bottom of two hills provides mostly limited territorial views to the west. The property looks north to the southern border of Sam Smith park, which covers the I-90 tunnels. There will be limited views to the east and south because of slope of the site.

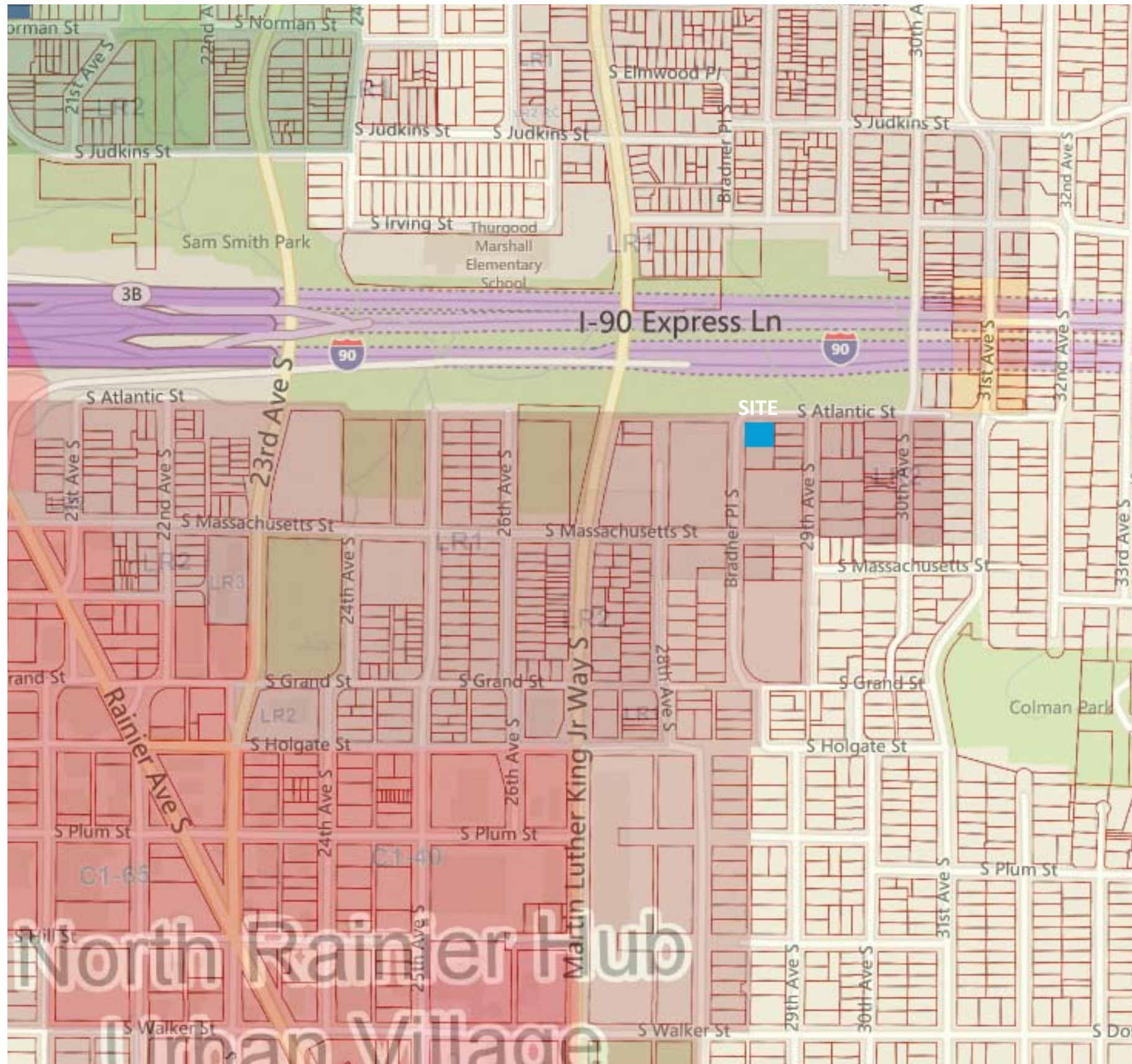
NEIGHBORING DEVELOPMENT

South Atlantic Street and Bradner Place South is a mix of predominantly residential uses. The Mount Baker small neighborhood commercial center is three blocks to the northeast.

Sam Smith Park, covering the I-90 tunnel, is directly to the north of the site.

Mt Baker Preschool across the street to the west and south of the site. Bradner Gardens Park is one block to the south





LR1
NORTH RAINIER HUB URBAN VILLAGE

land use code analysis

A1.4	Land Use code summary
23.45	Multi-Family
23.45.502	Lowrise 1 (LR1)
23.45.504	Permitted and prohibited uses. Table A Residential use is permitted outright subject to provisions of this title. C.1. Private garages and carports. The proposal complies with this section of the Land Use Code.
23.54.015	Parking Table B Section II., line M. No minimum requirement. The proposal complies with this section of the Land Use Code.
23.45.510	Floor area (FAR) limits. Table A LR1, Inside Urban Village, Townhouse developments 0.9 or 1.1* If LEED Silver or Built Green 4 Star -and- meets parking standards (parking inside building and/or one row in Alley) (If parking is provided.) -and- Alley improvements. The proposal complies with this section of the Land Use Code.
23.45.510	Exemptions from FAR Limits. E.1. Floors below grade. E.4. Partial below grade floor (first floor above is no more than 4 feet above grade.) The proposal complies with this section of the Land Use Code.
23.45.512	Density limits. Table A LR1, Townhouse Development 1/2,200or 1/1,600* * same as 23.45.510.c The proposal complies with this section of the Land Use Code.
23.45.514	Structure height. Table A LR1, Rowhouse and townhouse developments 30 feet The proposal complies with this section of the Land Use Code.
23.45.514	Structure height. E.1. Butterfly roofs (some shed roof conditions, too.) in LR zones. Add 3'-0" to allowable height at wall. Add 4'-0" to allowable height at overhang. For information only. H. Exhibit B Additional height allowed for sloped roof concealed by parapet. For information only. F. 1-4. Add 4'-0" to allowable height for partially below grade floor if all conditions are met. J.2. Roof top features. Add 4'-0" for parapets, open railings, planters, etc. J.4. Roof top features. Add 10'-0" for stair towers, elevators, etc. This proposal complies with this section of the Land Use Code.
23.45.518	Setbacks and separations. Table A Townhouse developments Front 7'-0 average; 5'-0" minimum Rear 7'-0 average; 5'-0" minimum Side 5'-0" if less than 40'-0" long 5'-0" minimum if greater than 40'-0" long. 7'-0" average The proposal complies with this section of the Land Use Code.
23.45.522	Amenity area. A.1. 25% of lot area (Townhouse developments). 2. 50% of required amenity area at ground level except rooftop can be used if it meets 23.45.510.E.5. 3. For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space. The proposal complies with this section of the Land Use Code.
23.45.524	Landscaping standards. Green Factor of 0.6 or greater required.
A.2.a.	Street trees required.
B.1.	The proposal complies with this section of the Land Use Code.
23.45.526	LEED, BuiltGreen and Evergreen sustainable development standards.
A.2.a.	LEED Silver, BuiltGreen 4-Star, or Evergreen standards are required for the higher FAR limit. (Table A, 25.45.510) The proposal complies with this section of the Land Use Code.
23.45.527	Structure width and façade length in LR zones. Width (Table A) LR1,Townhouse Developments 60'-0" maximum. Length Within 15'-0" of side lot line Less than 65% of side lot line length. We are requesting an adjustment of the structural width.
23.45.529	Design Standards.
C.2.b.	Façade articulation. If greater than 750 SF then division into separate façade planes is required.
C.2.c.	Minimum façade plane = 150 SF Maximum façade plane = 500 SF Less than 65% of side lot line length.
C.2.e.	Exemptions are allowed by Director.
F.3.	Each townhouse unit, with a street-facing facade shall have a pedestrian entry on the street-facing facade that is designed to be visually prominent feature through the use of covered stoops, porches, or other architectural entry features. For town house units on corner lots, a visually prominent pedestrian entry is required on only one of the street-facing facades. The proposal complies with this section of the Land Use Code.
23.45.536	Parking location, access and screening. Typical provisions. Read section for detailed requirements. The proposal complies with this section of the Land Use Code.



Existing Site Conditions



30th Ave South

29th Ave South

Bradner Place South

Composite elevation, looking south on South Atlantic Street.



South Atlantic Street

South Massachusetts Street

Composite elevation, looking east on Bradner Place South.



South Massachusetts Street

South Atlantic Street

Composite elevation, looking east on Bradner Place South.



Site Plan





1702 Bradner Pl South



1706 Bradner Pl South



Bradner Gardens Park



1731 Bradner Pl South



1725 Bradner Pl South



1721 Bradner Pl South



1719 Bradner Pl South



1418, 1420 30th Ave South



WSDOT I-90 Service Entrance



1370,72,74,76 30th Ave South



1362,64,66,68 30th Ave South



1353, 1355 30th Ave South



3001, 3003 South Judkins St



1371,1375,1379 31st Ave S



1513, 1517 31st Ave South



1705 29th Ave South



1530, 1536 29th Ave South



1514 29th Ave South



1513 29th Ave South



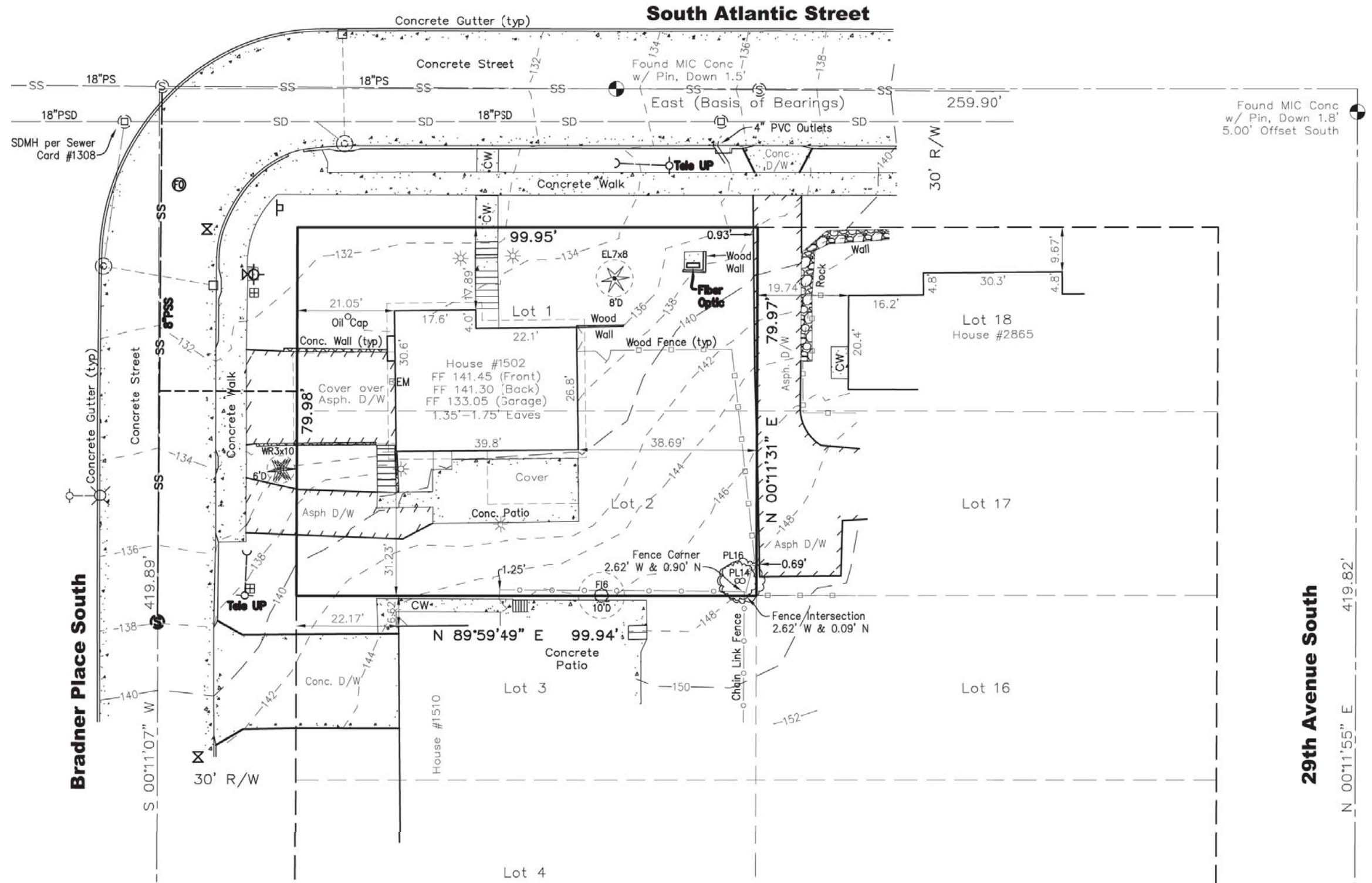
2865 South Atlantic Street

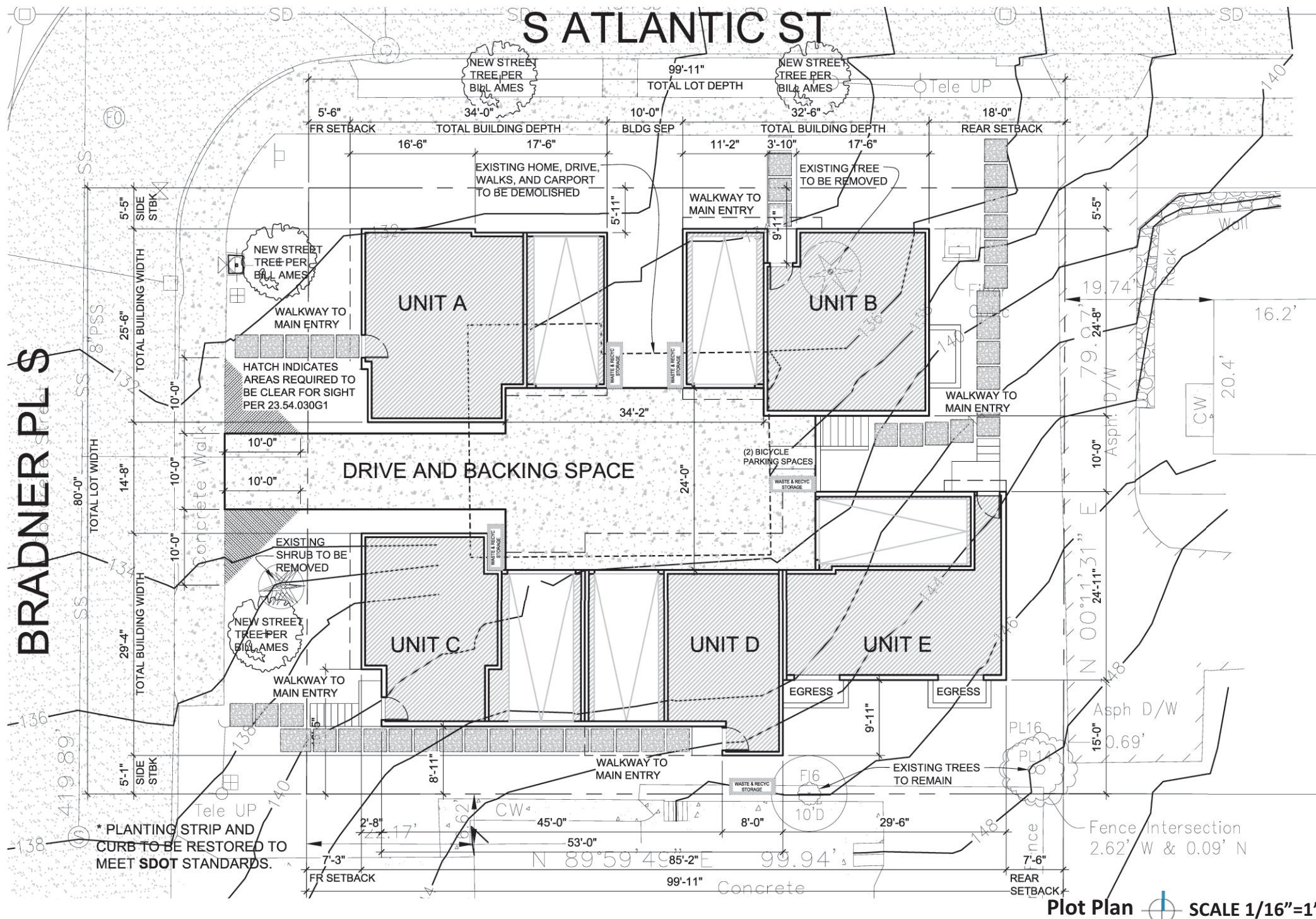
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NEIGHBORHOOD
DESIGN
CONTEXT







PROJECT DATA

1502 Bradner Place South
Seattle, WA 98144

PROJECT DESCRIPTION: DEMOLISH EXISTING BUILDINGS AND CONSTRUCT (2) NEW SINGLE FAMILY HOMES WITH ATTACHED GARAGES AND (3) TOWNHOMES WITH ATTACHED GARAGES.

LEGAL DESCRIPTION: LOTS 1 AND 2, BLOCK 10, ARMOUR'S ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 89, RECORDS OF KING COUNTY, WASHINGTON

APN: 027200-0950

Project Info

DPD Project # 6427429

Mup # 3018763

Zone: LR1

North Rainer Hub Urban Village

Mnt Baker Neighborhood

Lot area: 8000 sf

Land Use Development Standard Adjustment

Structure Width- SMC 23.45.52715

Structure width allowed in LR1: 60'-0" for Townhouses

Actual Width 60'-4"

We are requesting a Structure Width Adjustment for Townhouses in LR1 zones of 4"

BRADNER PL S

Plot Plan SCALE 1/16"=1'

Floor area ratio: per SMC 23.45.510
Area x 1.1 (Th) = Allowed
8000 X 1.1 = 8800 SF Allowed

FAR Summary:

SQ FT	1st Floor	2nd Floor	3rd Floor	Penthouse	Total
Unit A	696 SF	735 SF	552 SF	120 SF	2103 SF
Unit B	623 SF (54)	633 SF	633 SF	81 SF	1970 SF
Unit C	268 SF(353)	657 SF	657 SF	88 SF	1670 SF
Unit D	(511 SF)	706 SF	738 SF	53 SF	1497 SF
Unit E	132 SF (504)	691 SF	579 SF	93 SF	1495 SF
TOTAL:					8735 SF

NUMBERS IN PARENTHESIS ARE BELOW GRADE, FAR EXEMPT

Density: per SMC 23.45.512
1 Unit / 1600 sf : 8000/1600 = 5 Units

Setbacks: per SMC 23.45.518

	Required	Actual
Front	7' AVG, 5' MIN	7'-0"
Side<40'	5'	5'-5"
Side>40'	7' avg, 5' MIN	10'-11" AVG, 5'-1" MIN
Rear	7' avg, 5' MIN	7'-6"

Parking per SMC 23.54.015
Required- None- Rainier Hub + Frequent Transit
Provided: Five (5) Spaces/ 1 per dwelling
Bicycle Parking - (2) spaces required

Structure width and facade length: per SMC 23.45.527
Structure width allowed: 60'-0"
Actual: 60'-4"* See requested adjustment

Facade length allowed: 65% x Lot Depth
.65 x 99.95' = 64.97' allowed
53'-0" = actual

Height per SMC 23.45.514 - 30'

Amenity area 25% of lot area- min 50% provided at ground level
25% x 8000 = 2000 SF.
Provided: 1781 SF @ ground level. 1368 SF @ roof decks =
3149 SF Total

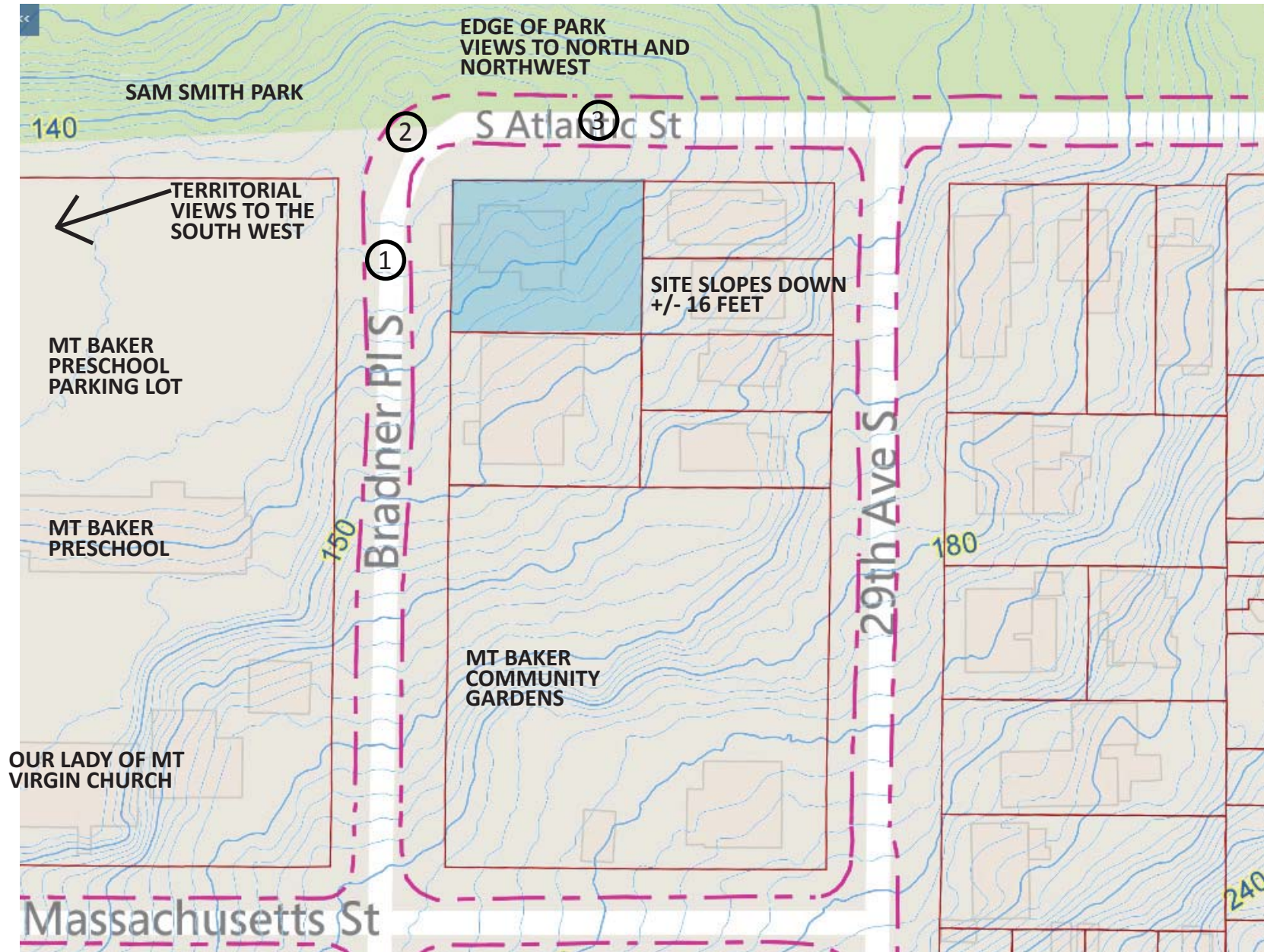
Impervious Area:

Buildings: 3887 SF
Walks and Drives: 1545 SF
Total Impervious: 5432 SF

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PROJECT DATA





site analysis



View 1: Site from Bradner Place S, looking East. Project is located between an existing single-family house, and Sam Smith park, which covers the I-90 tunnel.

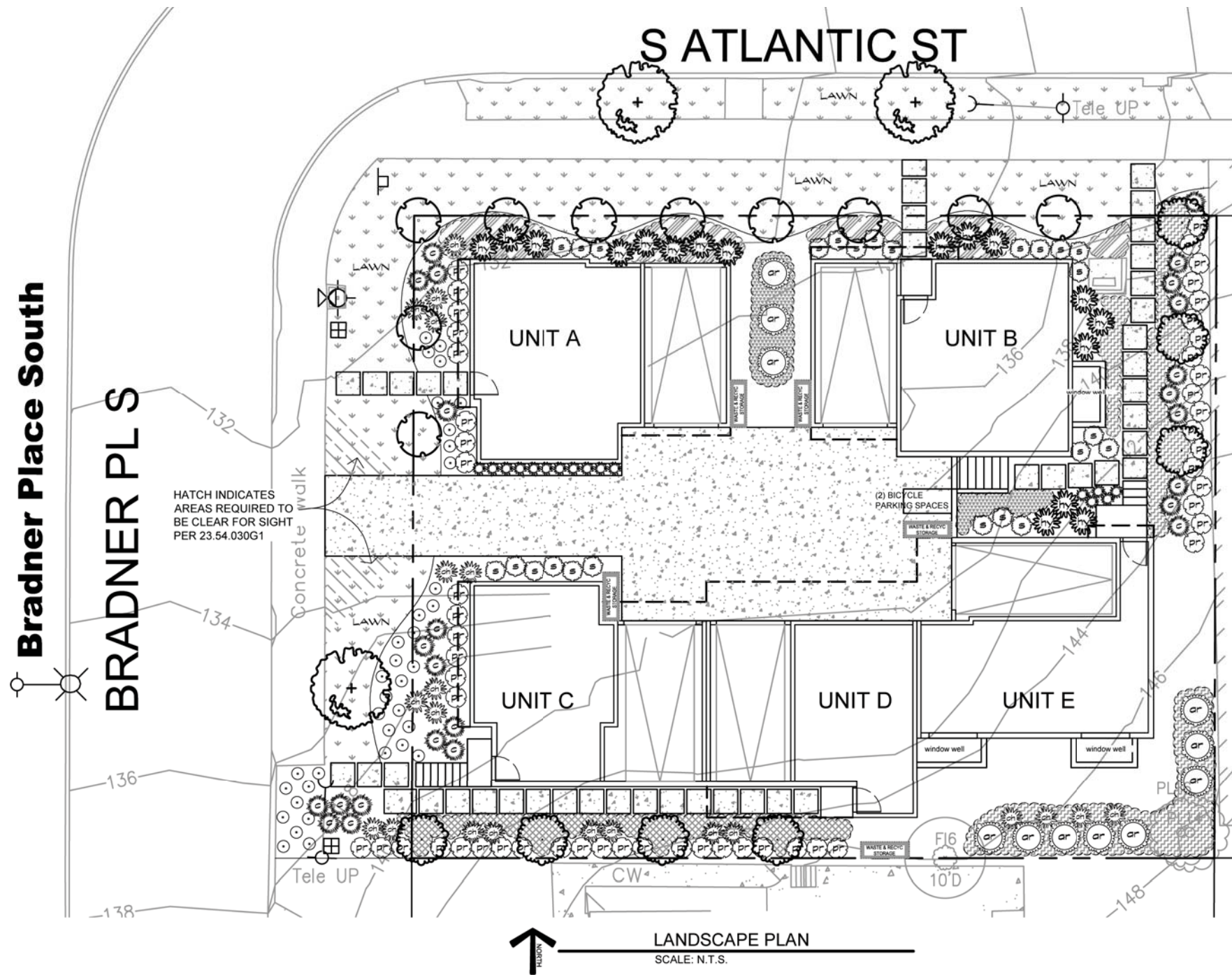


View 2: Site from corner of Bradner Pl S and S Atlantic Street, looking SE. Project is located between and existing single-family house, on either side.



View 3: Site from Atlantic Street, looking South. Project is located between and existing single-family house, and the parking lot of Mt. baker preschool.

Landscape Plan



PLANT SCHEDULE		
BOTANICAL NAME	COMMON NAME	SIZE
TREES		
<i>Cornus 'Eddie's White Wonder'</i>	Eddie's White Wonder Dogwood	2' cal.
<i>Prunus x hilleri 'Spike'</i>	Spike Flowering Cherry	15' cal.
<i>Pyrus calleryana 'Cambridge'</i>	Cambridge Pear	15' cal.
SHRUBS & PERENNIALS		
<i>Arbutus unedo 'Compacta'</i>	Compact Strawberry Tree	30"-36"
<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Feather Reed Grass	5 Gal.
<i>Galina vulgaris 'Frenzy'</i>	Frenzyheather	1 Gal.
<i>Carex marrovi 'Ice Dance'</i>	Ice Dance Japanese Sedge	1 Gal.
<i>Chalipa ternata 'Sundance'</i>	Sundance Mexican Orange Blossom	5 Gal.
<i>Hydrangea quercifolia 'Pee Wee'</i>	Pee Wee Oakleaf Hydrangea	5 Gal.
<i>Prunus laurocerasus 'Ota Luyken'</i>	Ota Luyken Laurel	21-24"
<i>Sarcococca nanaifolia</i>	Fragrant Sweet Box	2 Gal.
GROUND COVERS		
<i>Acorus gramineus 'Ogori'</i>	Golden Variegated Japanese Sweet Flag	4" pots, 12" oc
<i>Arctostaphylos uva-ursi 'Vancover Jade'</i>	Kinkinkink	4" pots, 16" oc
<i>Bomedium x pennabachum</i>	Hybrid Bomedium	1 Gal, 24" oc
<i>Lirape muscaria</i>	Lily-turf	4" pots, 12" oc

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CS2. Urban Pattern and Form.

B. Adjacent Sties, Streets, and Open Spaces

The project responds to the adjacent sites as it steps down from the higher portion to the south west and opens up where it borders Bradner and Atlantic streets. Space provided between the townhomes allows views in and out of the central space. Trees and landscaped areas between the buildings connect the central open space to the sidewalk.

D. Height, Bulk, and Scale

The townhomes are modulated to integrate with their 2-3 story neighbors through the use of decks and stepPing portions of the building back to break up the forms into smaller masses, reflecting a residential scale. The building heights step down with the grade, and heights are modulated with differing parapet heights which further breaks the mass into differentiated units.

PL1. Connectivity.

B. Walkways and Connections

Multiple pedestrian walkways allow access to the central driveway and individual units and across the site

C. Outdoor Uses and Activities

Buildings and open spaces configured to allow multiple sized exterior landscaped areas for both secluded semi-private areas and areas more connected directly and visually to the street.

PL2. Walkability

B. Safety and Security

Residences have multiple windows on each side of their unit. Each side yard is visible from multiple units, providing natural surveillance of the site. Building and path lighting provides additional protection.

D. Wayfinding

Address signage, entry lighting, and building articulation help identify each unit's entrance.

PL3. Street-Level Interaction

A. Entries

Each entry is designed as having a relationship with that of its neighbors, but with a distinct individual character. Lighting, porches, awnings, and doors are located to denote each unit's main entrance. Where unit entrances are further setback from the street, the building has been shifted to allow for a direct view to the entrance door.

C. Residential Edge

Units utilize vertical separation from the street, modulation of distance from setback, glazing encouraging visual interaction, and landscaped areas to facilitate interaction with neighbors, balanced with a sense of security and privacy.





DC2. Architectural Concept

A. Massing

Instead of a monolithic block, the mass is separated into multiple units. The larger building is set back further from the street. The building steps down correspondingly with the grade. Building modulation and recesses help break down the building into smaller areas.

B. Architectural and Facade Composition

Facades composed using fenestration, roofs, eaves, architectural projections, and material changes to give a unique identity to each unit, as well as tie the units together as a cohesive whole. Windows and architectural elements provided to avoid large blank facades.

C. Secondary Architectural Features

Architectural features provided to establish unit identity, visual interest and a measure of solar shading. Decks and building recesses further add to visual interest.

D. Scale and Texture

Human scale of entrances, building materials, and site walks relate to a residential scale.

E. Form and Function

Building reads as modern residential. Clean modernist lines give an expression of universal design as opposed to a strict vernacular language.

DC4. Materials

A. Exterior Elements and Finishes

Durable attractive materials, such as cedar and hardie panel, are in character with many residential buildings in the northwest.

B. Signage

Residential house numbers in character and scale of similar projects in area.

C. Lighting

Entrance and path lighting utilized to articulate visual interest of landscaping and buildings, and provide site safety. Lighting located to avoid glare to neighboring sites.

D. Trees, Landscape and Hardscape Materials

Hardscaping areas located to encourage interaction with neighbors. Landscaping designed to create distinct areas of both semi-private and more public areas, to facilitate multiple uses on site.

DC1. Project Uses and Activities

A. Arrangement of Interior Uses

Interior public spaces, such as living and dining rooms have large windows facing views and the street. Roof decks arranged to allow for territorial views, semi-privacy, and interaction with neighbors.

B. Vehicular Access and Circulation

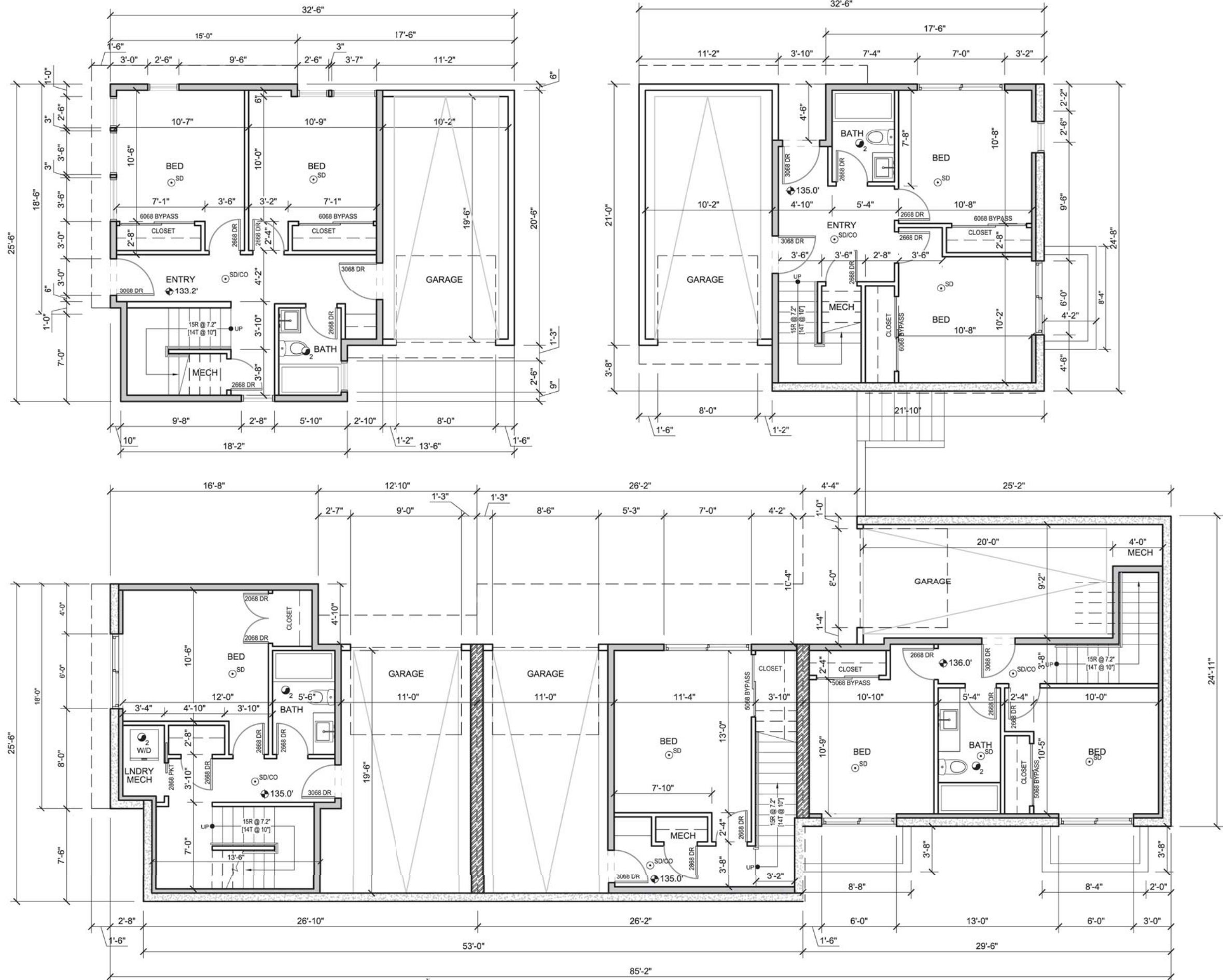
Vehicular access located to minimize motorists and pedestrians crossing paths. Curbcuts and driveways minimized to a shared central location. Pedestrian walks allowing access to main entrances are located off of sidewalks, instead of driveway.

DC3. Open Space Concept

B. Open Spaces Uses and Activities

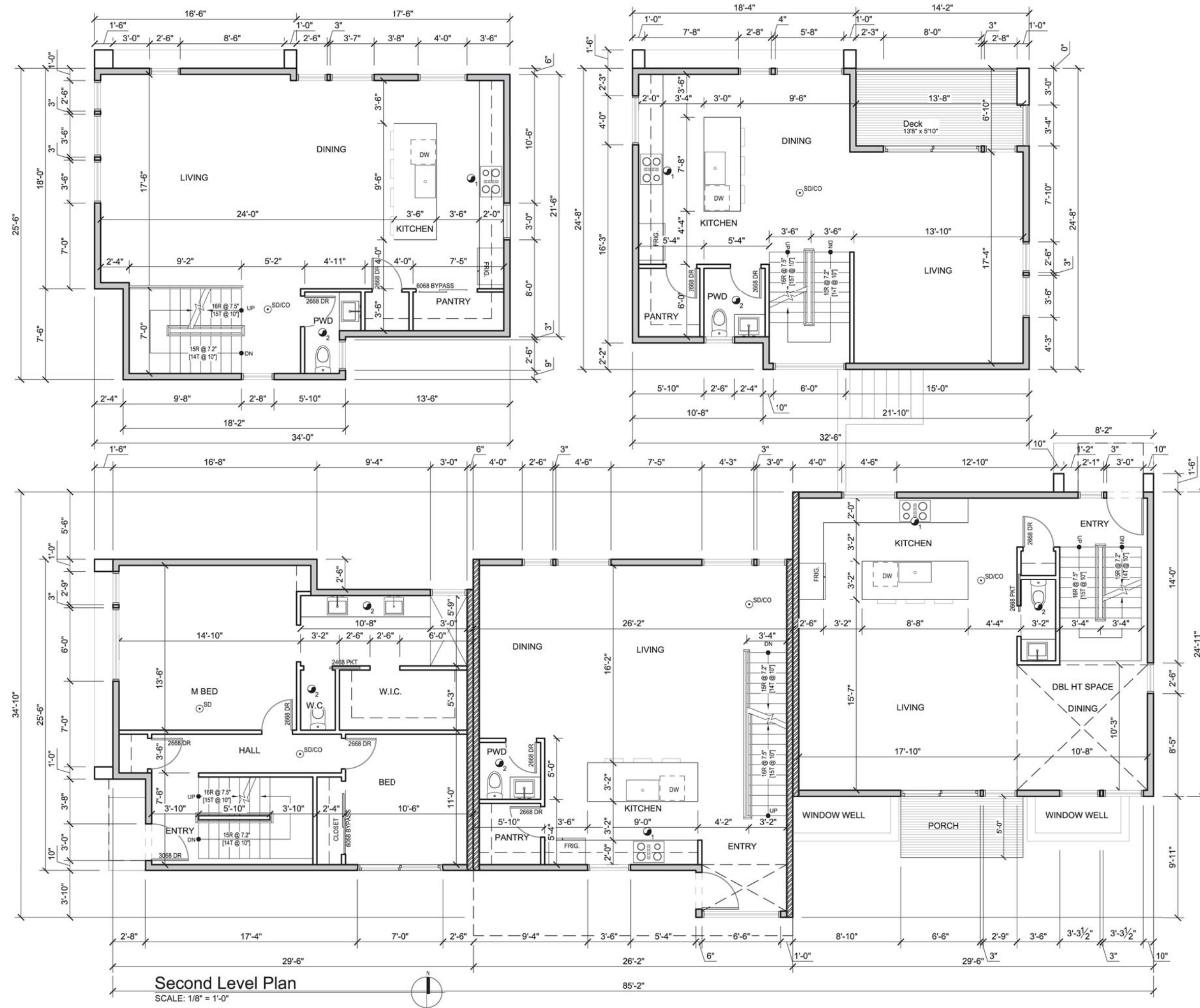
Larger open landscape areas face adjacent park, to enhance semi-public areas. Open areas mixture of larger open spaces, and smaller semi-private ones to encourage use and social interaction.

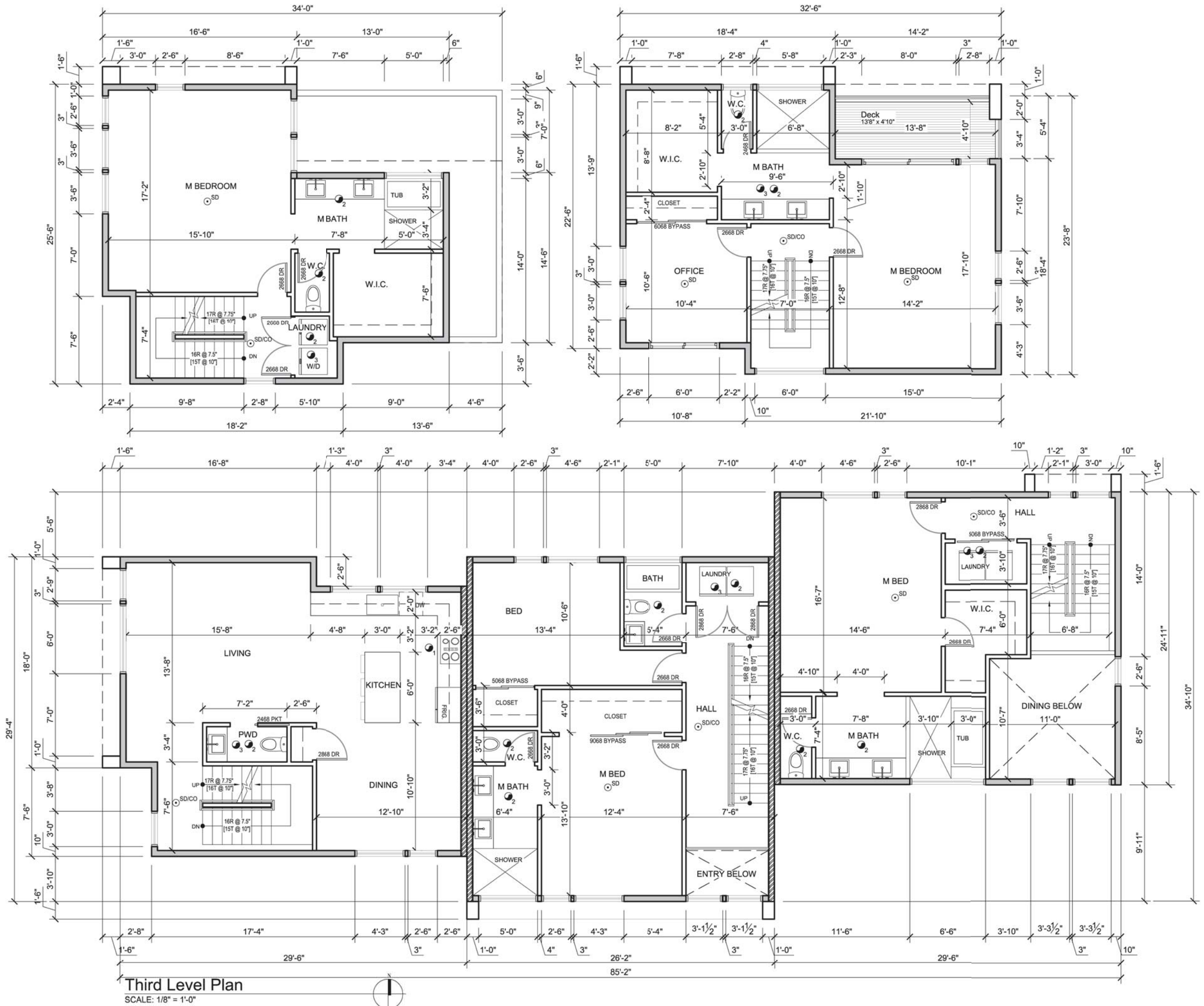




First Level Plan
 SCALE: 1/8" = 1'-0"





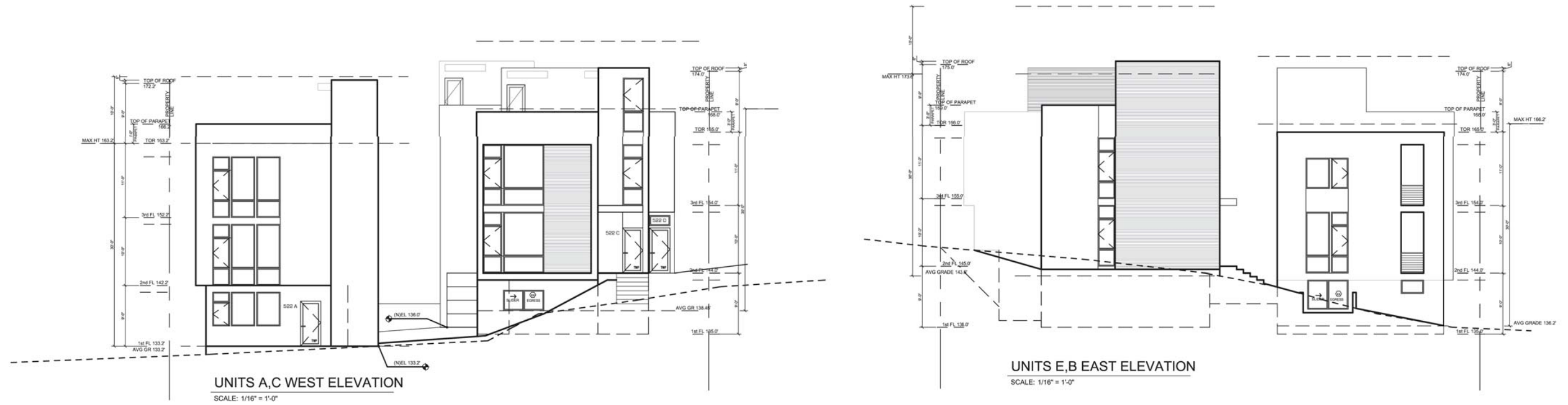
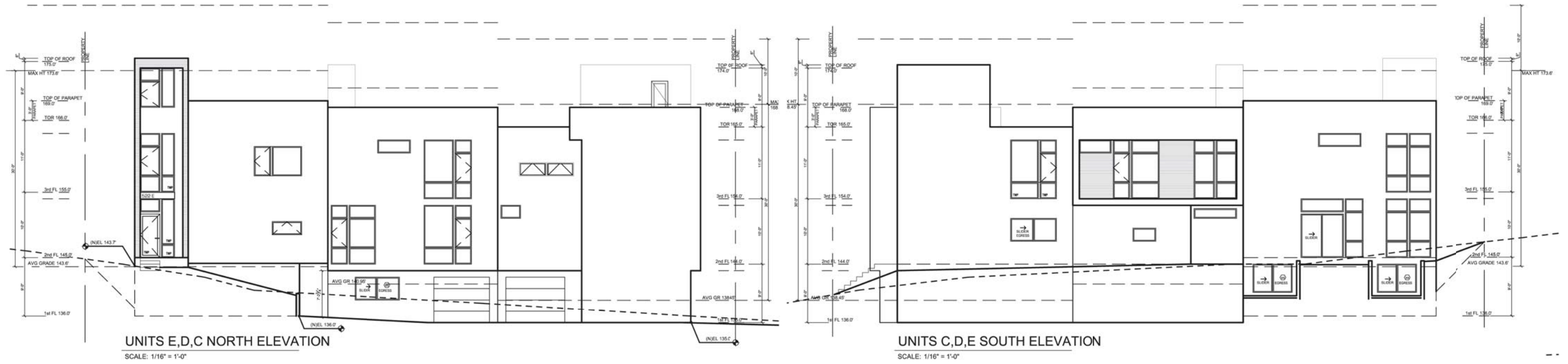


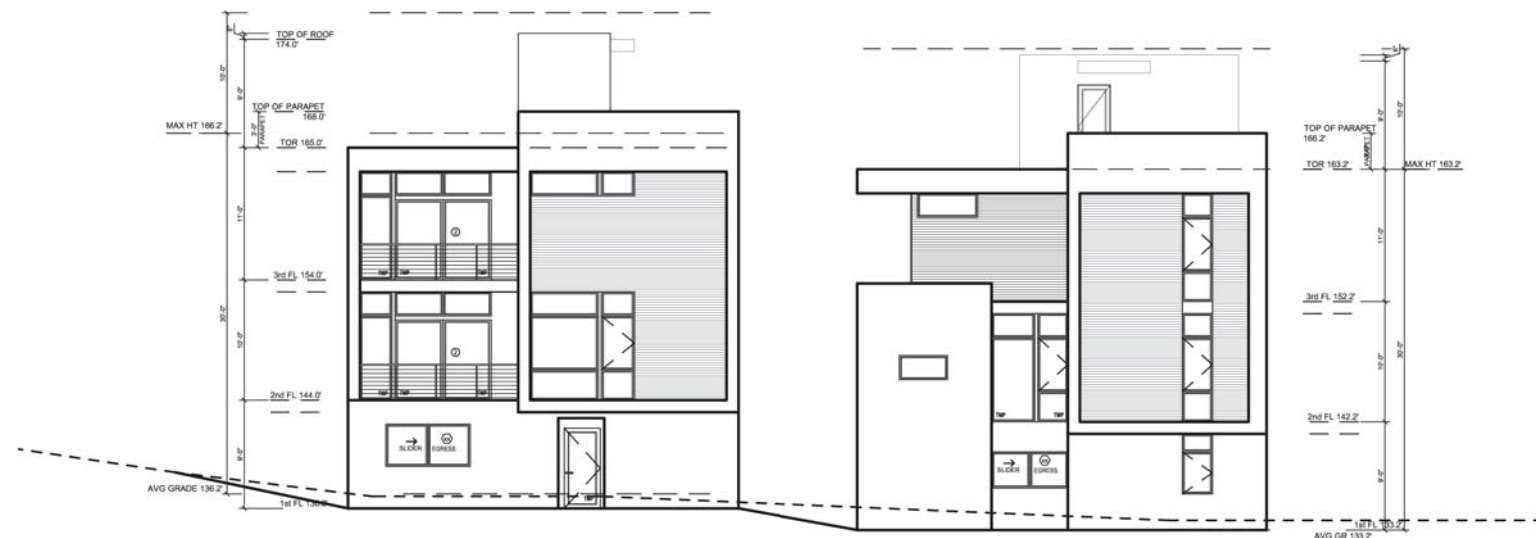
Third Level Plan
 SCALE: 1/8" = 1'-0"



Roof Level Plan
SCALE: 1/8" = 1'-0"



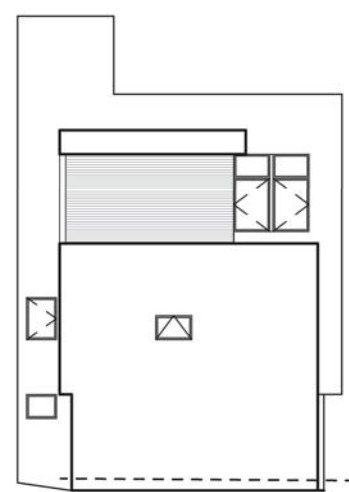




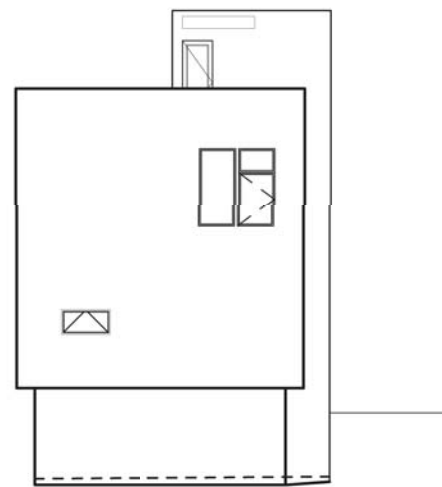
UNITS B,A NORTH ELEVATION
SCALE: 1/16" = 1'-0"



UNITS A,B SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



UNIT A EAST ELEVATION
SCALE: 1/16" = 1'-0"



UNIT B WEST ELEVATION
SCALE: 1/16" = 1'-0"

