STREAMLINED DESIGN REVIEW APPLICATION

DPD #: 3019061

1415 E. FIR ST
Seattle, WA 98122

Applicant:
Alloy Design Group, LLC
3220 1st Ave South, Suite 500
Seattle, WA 98134

Owner:
Blue Fern Development
Teak Construction, LLC
11232 120th Ave NE, Suite 204
Kirkland, WA 98033

PROJECT NAME:
BLUE FERN E. FIR TOWNHOMES
LOCATION – SQUIRE PARK
The project is located on one parcel: 1415 E. Fir St, in the Squire Park neighborhood. Less than one half mile north is Seattle University, and Harborview Medical Center is 6 blocks to the west. Two blocks south of the site are several parks, including Wisteria Park, Pratt Park, and Yesler Playfield. Central downtown Seattle is to the west and is approximately an 8 minute drive, 24 minute walk, 11 minute bike ride, and 18 minute bus ride.
ZONING
The project is located in an LR-3 zone. The neighborhood is a mix of single family and multi-family dwellings. Parcels adjacent to the project site are zoned LR-3 and NC-240, and this zone is bordered by a LR2 zone to the north and C2-65 and NC3-65 zones to the west, NC-240 to the south, and NC1-40 to the southeast. This project is also located in the 23rd & Union Jackson Residential Urban Village overlay. Being a frequent transit zone, parking on this project is not required.

The project is not proposing any adjustments or departures.

PROJECT BREAKDOWN
DPD Project #: 3019061
Related Project #’s: 6444423
Project Address: 1415 E FIR ST
Legal Description:
THAT PORTION OF THE CHARLES W. LAWTON TRACT, THE H.L. YESLER DONATION CLAIM IN SECTION 5, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF EAST FIR STREET AS ESTABLISHED BY ORDINANCE NO. 20451 OF THE CITY OF SEATTLE 80 FEET WEST OF THE WEST MARGIN OF 15TH AVENUE; THENCE SOUTH 116.60 FEET, MORE OR LESS, TO THE NORTH LINE OF A 12 FOOT ALLEY ESTABLISHED IN KING COUNTY PROBATE CASE NO. 1766; THENCE WEST 40 FEET; THENCE NORTH 116.54 FEET, MORE OR LESS TO SAID SOUTH LINE OF EAST FIR STREET, THENCE EAST 40 FEET TO THE POINT OF BEGINNING.

Zone: LR-3
Lot Size: 4,669 SF (4,574.6 SF after alley dedication)
Use Type: R-2 (Multi-family)

FAR Calculations: SMC 23.45.510
4,669 SF x 1.4 = 6,536.6 allowable FAR
Unit Type 1: 1536.5 SF x 2 units = 3,073 SF FAR
Unit Type 2: 1571.8 SF x 2 units = 3,143.6 SF FAR
Total FAR: 6,216.6 SF < 6,536.6 SF allowable

Amenity Area: SMC 23.45.522
25% of lot, or 4,574.6 SF x .25 = 1,144 sf

Yard Requirements: 23.45.518
Front 7'-0" avg, 5'-0" min
Side S 5'-0" (facades < 40')
Side N 5'-0" (facades < 40')
Rear 7'-0" avg, 5'-0" min

Structure Width: SMC 23.45.527
90' max.

Height: SMC 23.45.514
Allowable: 30'-0" max

Residential Parking Requirements: 23.54.015 Table B, Use M
Required – No (0) spaces
Provided – Four (4) spaces
SITE INFORMATION:
NEIGHBORHOOD CONTEXT
### CS1. Natural Systems and Site Features

**Use natural systems and features of the site and its surroundings as a starting point for project design.**

**D. Plants and Habitat**

- There are two non-exceptional trees located on site. Per the arborist report, both trees are in fair condition. The project proposes to remove both trees (#1 and #2) to allow adequate access to the site.

- There are two trees in the right of way adjacent to the site. The project proposes to preserve tree #B, and remove tree #A, which is in poor condition.

### CS2. Urban Pattern and Form

**Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

**C. Relationship to the Block**

- The individual units are defined by incremental shifts in plan and elevation that respond to the existing grade change. Windows on the west and east facades are positioned to minimize the visual connection to the existing structures on the adjacent sites.

**D. Height, Bulk, and Scale (WSJG)**

- The height and scale of the project are similar the existing multifamily project west of the site. Modulation on the front facade occurs vertically at the third floor to lessen the visual impact at the pedestrian level on E. Fir St. The 2 story volumes created by this modulation reduce the perceived scale of the project and mimic similar building volumes on the existing townhouse project to the west.

### CS3. Architectural Context and Character

**Contribute to the architectural character of the neighborhood.**

**A. Emphasizing Positive Neighborhood Attributes**

- The proposed structures use facade modulation, elongated linear awnings and vertical fin walls to visually diminish the size of the structure in addition to enhancing the character of the building. Additionally, the project uses natural materials such as cedar and green roofs to highlight these elements and soften the starkness of the cementious siding panels.

### PL2. Walkability

**Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

**B. Accessibility**

- Proposed entries and walkways for all units are visible from E Fir Street and designed to accommodate the existing sloped grade changes. The pathways are slightly jogged to create opportunities for landscaping to bring subtle visual intrigue. Exterior lighting along the external corridors will illuminate entryways and create a safer environment for access.

### PL3. Street Level Interaction

**Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

**A. Entries**

- Entries to all units are defined by simple cedar awnings that will be distinctly visible from the street. All awnings are intended to contain greenery and the rear awnings will display the individual address numbers for the back units.

**C. Residential Edges**

- The front yards which border E. Fir St are landscaped to create a buffer between the sidewalk and the front units. These yards are intended to contain level grade for small planting and patio spaces surrounded by minimal retaining walls.

### DC1. Project Uses and Activities

**Optimize the arrangement of uses and activities on site.**

**B. Vehicular Access and Circulation**

- Vehicular access to the site is to be from the alley off of 15th Ave. This parking pad is a continuation of the existing parking arrangement for the multi-family development to the west. Through pathways that border the east and west property lines will connect the pedestrian access from the street, to the entries of the units, back to the parking in the rear.

**C. Parking and Service Uses**

- Although the project technically requires zero parking spaces, this project is proposing four (4) parking stalls on a permeable parking surface in the rear of the lot. The parking stalls will be bookended with screened trash and recycling areas.
<table>
<thead>
<tr>
<th>GUIDELINE</th>
<th>DESCRIPTION</th>
<th>SUB-GUIDELINE</th>
<th>APPLICANT RESPONSE</th>
<th>PAGES</th>
</tr>
</thead>
<tbody>
<tr>
<td>DC2. Architectural Concept</td>
<td>Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.</td>
<td>A. Massing</td>
<td>The building envelope has been strategically modulated at the street facing façade to create smaller building components that better relate to the scale of the pedestrian and the neighboring townhouse project to the west.</td>
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<td></td>
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<td>B. Architectural and Façade Composition</td>
<td>The architectural expression of the façades breaks down the building into more palatable pieces by aligning fenestration and strategically employing modulation while nearly utilizing the full development potential of the site. Long linear awnings are intended to define building entries, but more importantly disrupt the tall vertical walls along the property lines.</td>
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<td>C. Secondary Architectural</td>
<td>The project uses cedar to wrap the awnings and frame the fin walls to create visual intrigue and mitigate the sparseness of the painted cementicious panels.</td>
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<td>DC2. Architectural Concept</td>
<td>Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.</td>
<td>D. Scale and Texture</td>
<td>The proposed structure is 29’-6” to the top plate, with a centrally located stair tower. There are three primary materials to create a contrast in texture. Strong planes are articulated with solid materials, a 4” lap siding at the street level creates a relationship with other residences on E Fir Street, and cedar accents are used to create a soft and inviting appeal.</td>
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<td>E. Form and Function</td>
<td>The proposed form allows the project to fully utilize its development potential, yet creates four distinct homes allowing each unit access to light and outdoor space.</td>
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<td>DC3. Open Space Concept</td>
<td>Integrate open space design with the design of the building so that each complements the other.</td>
<td>A. Building – Open space concept</td>
<td>The project proposes to create open space between the two buildings so that each unit will have access to private open space at the ground level. The angled screen that divides the open space between buildings is responding to the program at the ground level – expanding and contracting based on the adjacent interior function.</td>
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<td>DC4. Exterior Elements and Materials</td>
<td>Use appropriate and high quality elements and finishes for the building and its open spaces.</td>
<td>A. Exterior Elements and Finishes</td>
<td>The project proposes to use a simple palette of materials – cementicious panels, 4” lap siding, stained cedar and glass. Address signs are to be placed in highly visible locations clearly seen from the street.</td>
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<td>B. Signage</td>
<td>Pedestrian walkways are illuminated with pathway lighting and entries are well-lit with soffit and sconce lights.</td>
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<td>C. Lighting</td>
<td>The project proposes to locate a variety of tall and short plants along the east and west pedestrian walkways to visually divide the long path. Additionally, more plants are proposed in the front yard, center patios, and awnings, which are to serve as green roofs.</td>
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ARCHITECTURAL CONTEXT AND CHARACTER:

EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

URBAN PATTERN AND FORM

The proposed townhouses reinforce and respond to recent developments in the neighborhood that are modern and sustainable at their core, while being open towards and respectful of the existing context.

(RELEVANT DESIGN GUIDELINE – CS2, CS3)
The facades shown here are the immediate neighbors to the site. The existing neighbors to the east share their rear yard with eastern edge of the proposed project. The window relationships for the easterly units will benefit from greater than normal separations afforded by the existing rear yard setbacks of the neighboring properties. Towards the west, careful attention will be given to the placement of westernly windows and the existing windows of the western neighbor. In general, all large picture windows are oriented towards the territorial views (north and south) and away from the immediate neighbors. At the ground level, a six foot high privacy fence is proposed for the east and west borders of the site.

(RELEVANT DESIGN GUIDELINES – CS2, DC1)
PROJECT NAME: BLUE FERN E. FIR TOWNHOMES

[Diagram with labeled measurements and unit numbers]
There are two non-exceptional trees located on site. Per the arborist report, both trees are in fair condition. The project proposes to remove tree #2 to allow adequate access to the rear units, and preserve tree #1 at the south side of the site. [CS1.D]

There are two trees in the right of way adjacent to the site. The project proposes to preserve tree #B, and remove tree #A, which is in poor condition.

The project is proposing an average front setback of seven feet and one inch, which is slightly less than the existing adjacent townhomes, but outside of the required front setback. [PL3.A]

The front yard is to be landscaped to create a soft buffer between the sidewalk and the front units. [PL3.C]

Tall plants species are to be used as a natural screen between the neighboring property, and a visual barrier from the trash and recycle located at the south end of the site.

Awnings to be green roofs and accommodate a variety of plants, which will soften the linear lines created by the architectural features.

Tall plant species to be used as a natural screen between units to create privacy between bedrooms in rear units and dining area in front unit.

Cedar screens are used to separate units for privacy. Angled screen design defines the spaces in a unique way that maximizes the space and creates spatial relief at the pedestrian level.

Trash and recycle to be located at the south side of the site, adjacent to surface parking. Area to be concealed with a cedar screen in addition to tall plants.

Location of parking adjacent to site

Project proposes four surface parking stalls. Zero parking stalls are required.

Exterior lighting to be located along pedestrian access and at parking
RELATIONSHIP TO THE SITE
Stepping the proposed structure with the existing topography to create visual interest that is site-specific and relate to existing adjacent structures.
[CS2.C]

MASSING
The building envelope has been strategically modulated at the street facing façade to create smaller building components that better relate to the scale of the pedestrian and the neighboring townhouse project.
[DC2.A]

RELATIONSHIP TO THE STREET
Modulation and a shift in the plans help define the individual units.
[CS2.C]

BAY WINDOWS
2-story bay windows create a relationship with the existing townhomes west of the site.
[CS2.C]
Diagram illustrating the existing condition and the development potential of the site to the east.

**Allowable Height Limit**
Line indicating the allowable height for the proposed project.

**Existing Structures**
Approximate height of existing neighboring townhomes.

**View from E Fir Street**
(from east to west)
1. Landscaping along E Fir Street to be used as a green buffer between the sidewalk and front entries.

2. Addresses for all units are to be located in a place that is visible from the sidewalk. [PL2.B]

3. Awnings are to be constructed as green roofs, and host a variety of plants. Additionally, soffits are to be clad with cedar to soften the secondary architectural elements at the pedestrian level.

4. Tall plants are to be used along the west property line to create a screen between the adjacent property.

5. Pedestrian paths are to run along the east and west property lines to allow access from E Fir Street to the rear units.
ARCHITECTURAL CONCEPT:
ARCHITECTURAL AND FAÇADE COMPOSITION, + SECONDARY ARCHITECTURAL FEATURES

**FAÇADE COMPOSITION**
The proposed structures use modulation in massing and linear elements such as awnings and fin walls to visually break down the size of the structure. Additionally, the project proposes to use natural materials such as wood, and greenery at the pedestrian level.

**SECONDARY ARCHITECTURAL FEATURES**
Proposed awnings to be constructed as green roofs and clad with cedar to make the entries more approachable and inviting.
The project proposes to create open space between the two buildings so that each unit will have access to private open space at the ground level. The angled screen that divides the open space between buildings is responding to the program at the ground level – expanding and contracting based on the adjacent interior function.
ARCHITECTURAL COMPOSITION
The building envelope has been strategically modulated at the street facing façade to create smaller building components that better relate to the scale of the pedestrian and the neighboring townhouse project to the west. The architectural expression of the façades breaks down the building into more palatable pieces by aligning fenestration and strategically employing modulation while nearly utilizing the full development potential of the site. Long linear awnings are intended to define building entries, but more importantly disrupt the tall vertical walls along the property lines. The project uses cedar to wrap the awnings and frame the fin walls to create visual intrigue and mitigate the sparseness of the painted cementicious panels.

AWNING HEIGHT
The proposed awnings are designed to vary in height and length, to draw the eye to rear unit entries and create a more open sense of space toward the center of the site.

REAR ENTRANCES
Materials are to be painted a contrasting color to draw attention to the rear entrance.

ARCHITECTURAL CONCEPT:
SCALE AND TEXTURE + FORM AND FUNCTION
ARCHITECTURAL CONTEXT:
FLOOR PLANS