

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

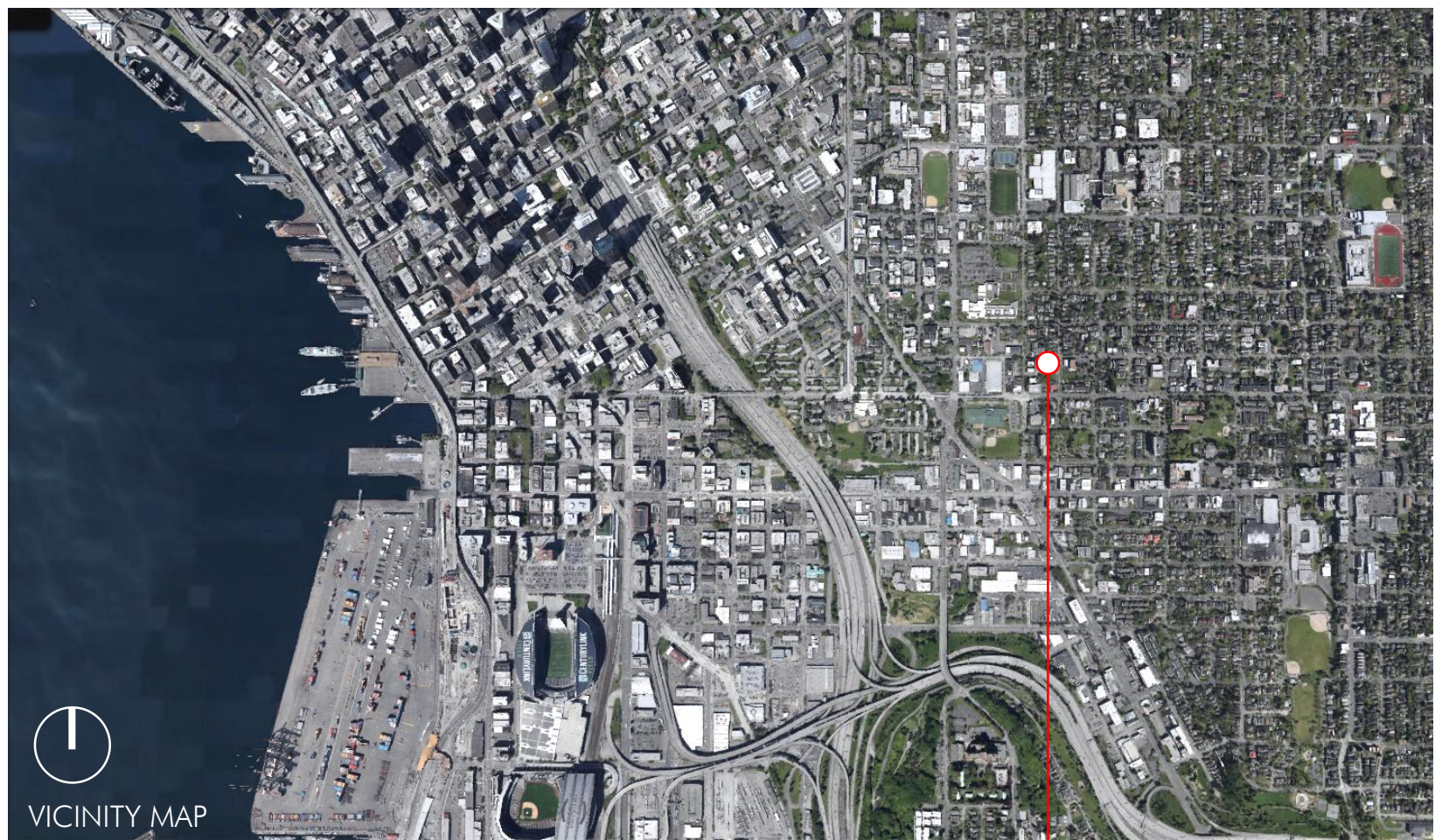
Owner:
Blue Fern Development
Teak Construction, LLC
11232 120th Ave NE, Suite 204
Kirkland, WA. 98033



PERSPECTIVE FROM E FIR STREET

PROJECT NAME:
BLUE FERN E. FIR TOWNHOMES





VICINITY MAP

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.



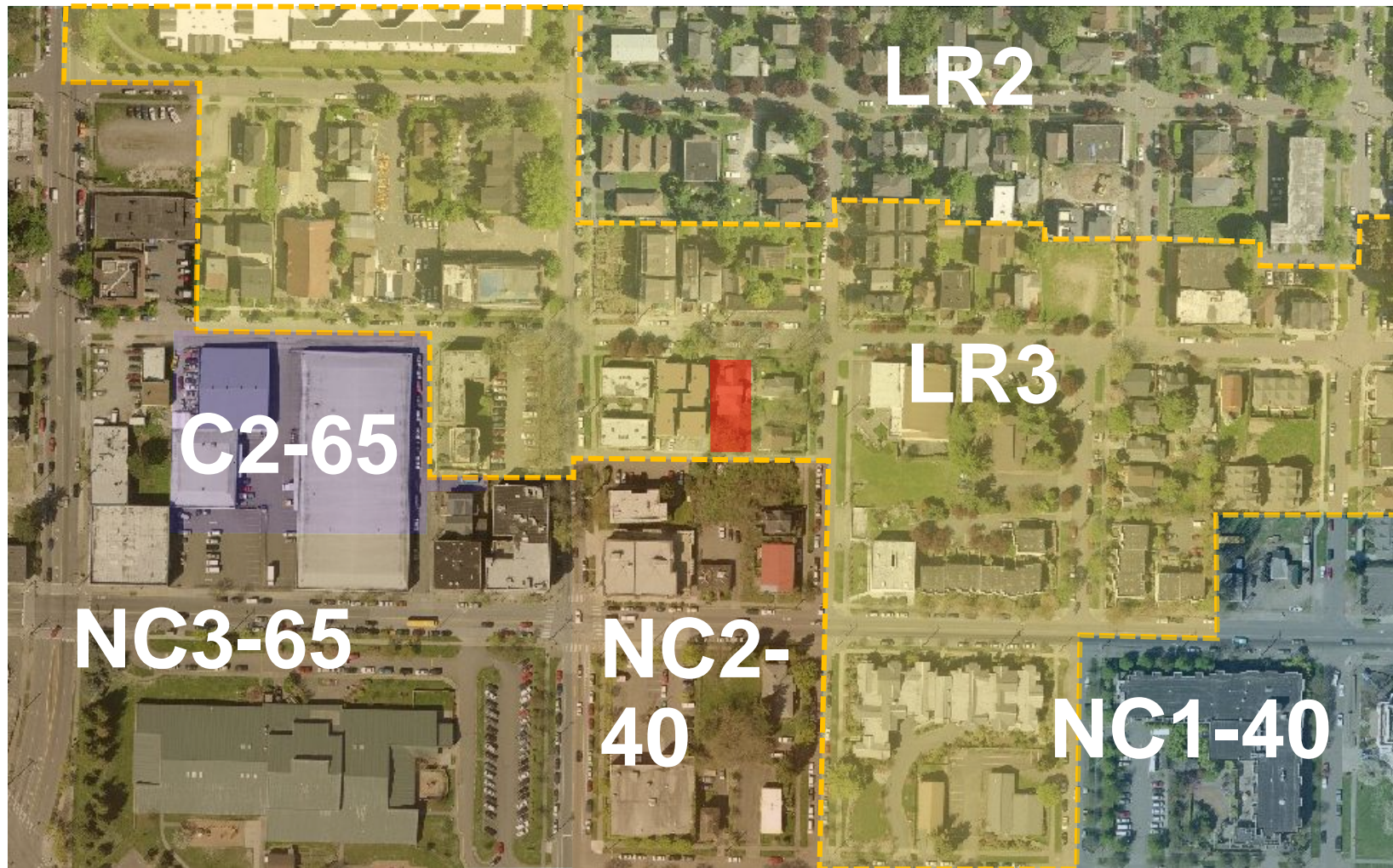
SITE LOCATION
 1415 E. Fir Street
 Seattle, WA. 98122

PROJECT PROGRAM
 Number of Residential Units: 4
 Number of Parking Stalls: 4
 Total Lot Area: 4,669 SF

PROJECT NAME:
 BLUE FERN E. FIR TOWNHOMES

SITE INFORMATION:
 SITE LOCATION





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



STREET VIEW FROM E FIR ST (LOOKING SOUTH)



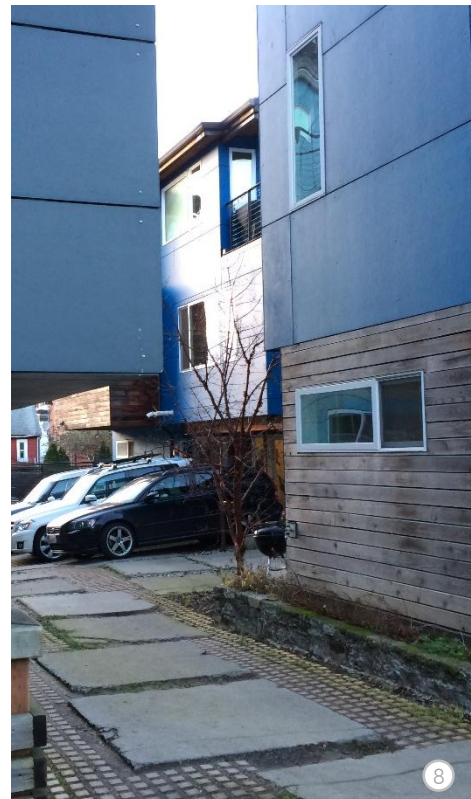
STREET VIEW FROM E FIR ST (LOOKING NORTH)

SITE INFORMATION:
NEIGHBORHOOD CONTEXT



GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE	PAGES
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 D. Height, Bulk, and Scale (WSJG)	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. The height and scale of the project are similar the existing multifamily project west of the site. Modulation on the front façade 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 façade 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 cementitious 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 C. Residential Edges	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 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 C. Parking and Service Uses	Vehicular access to the site is to be from the alley off of 15 th 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. 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.	

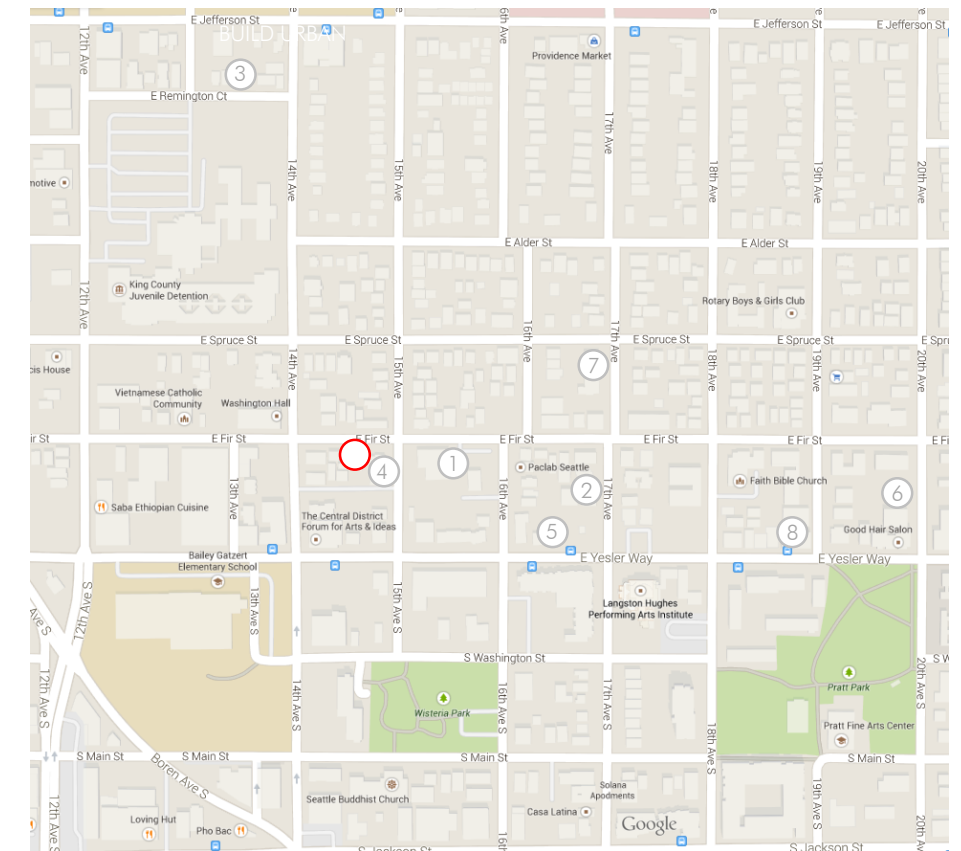
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE	PAGES
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	A. Massing	The building envelope has been strategically modulated at the street facing façade to create smaller building components that better relate to the scale of the pedestrian and the neighboring townhouse project to the west.	
		B. Architectural and Façade Composition	The architectural expression of the facades 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.	
		C. Secondary Architectural	The project uses cedar to wrap the awnings and frame the fin walls to create visual intrigue and mitigate the sparseness of the painted cementitious panels.	
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	D. Scale and Texture	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.	
		E. Form and Function	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.	
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	A. Building – Open space concept	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.	
DC4. Exterior Elements and Materials	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Exterior Elements and Finishes	The project proposes to use a simple palette of materials – cementitious panels, 4" lap siding, stained cedar and glass.	
		B. Signage	Address signs are to be placed in highly visible locations clearly seen from the street.	
		C. Lighting	Pedestrian walkways are illuminated with pathway lighting and entries are well-lit with soffit and sconce lights.	
		D. Trees, Landscape, and hardscape materials	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.	



URBAN PATTERN AND FORM

The proposed townhomes 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]



PROJECT NAME:
BLUE FERN E. FIR TOWNHOMES

ARCHITECTURAL CONTEXT AND CHARACTER:
EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES



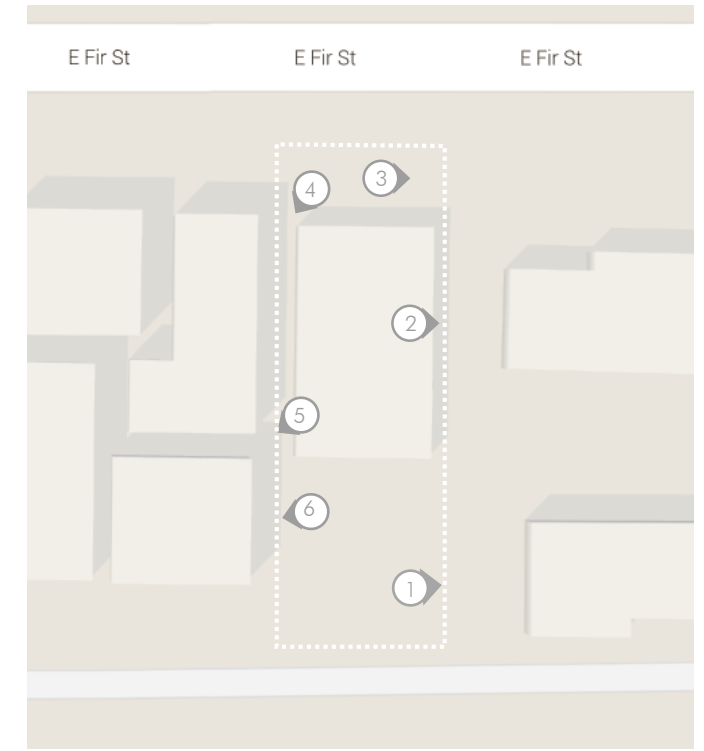
SOUTHEAST NEIGHBOR WINDOWS 1



NORTHEAST NEIGHBOR WINDOWS 2



SHED AT NORTHEAST CORNER 3



NORTHWEST NEIGHBOR WINDOWS 4



WEST NEIGHBOR WINDOWS 5



SOUTHWEST NEIGHBOR WINDOWS 6

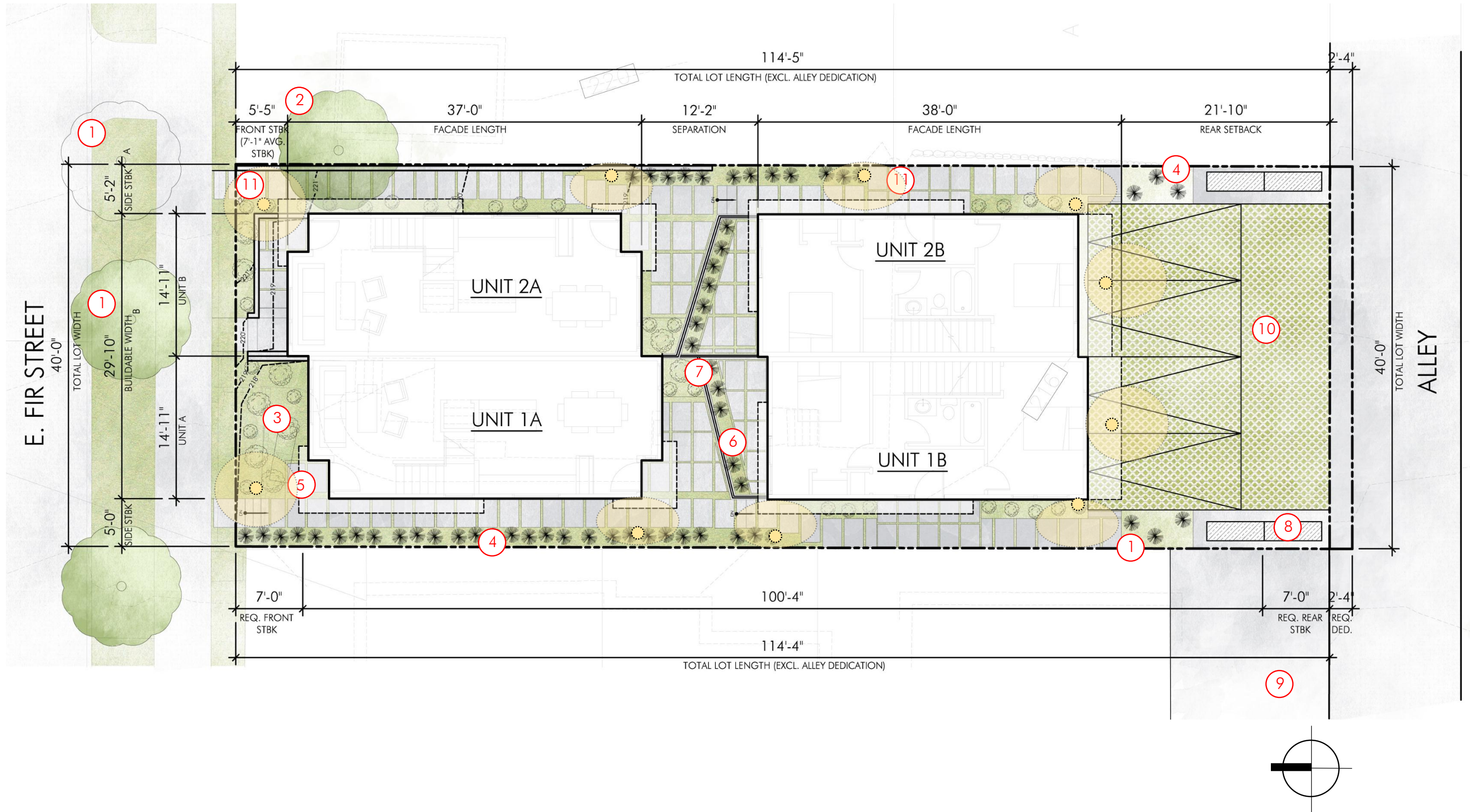
RELATIONSHIP TO NEIGHBORS - WINDOW STUDIES

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]

RELATIONSHIP TO SURROUNDINGS



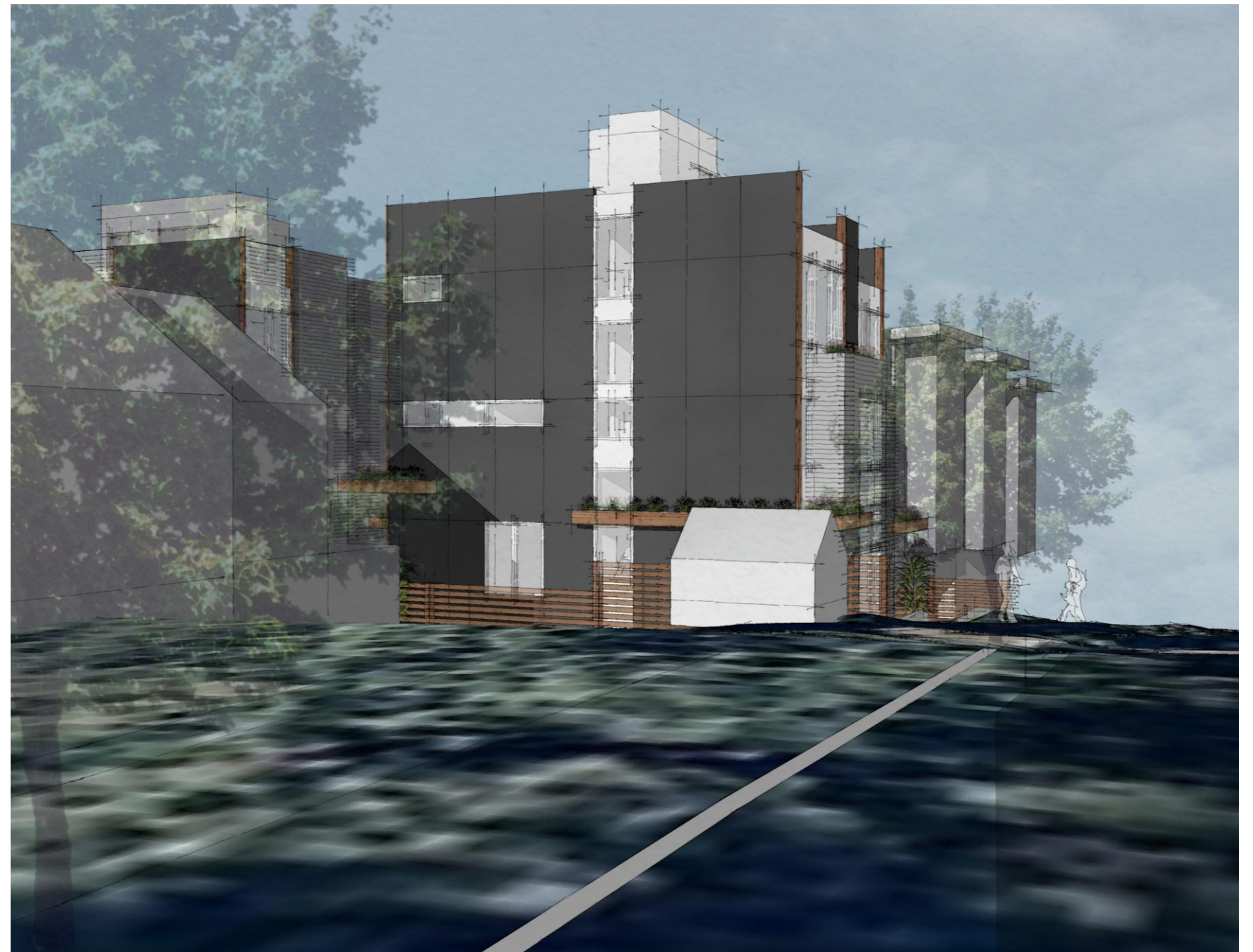


PROJECT NAME:
BLUE FERN E. FIR TOWNHOMES

- ① 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.

- ② 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]
- ③ The front yard is to be landscaped to create a soft buffer between the sidewalk and the front units. [PL3.C]
- ④ 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.
- ⑤ Awnings to be green roofs and accommodate a variety of plants, which will soften the linear lines created by the architectural features.
- ⑥ 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.
- ⑦ 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.
- ⑧ 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.
- ⑨ Location of parking adjacent to site
- ⑩ Project proposes four surface parking stalls. Zero parking stalls are required.
- ⑪ Exterior lighting to be located along pedestrian access and at parking



PERSPECTIVE FROM 15TH AVE & E FIR ST

ARCHITECTURAL CONTEXT:

PERSPECTIVE FROM 15TH AVE & E FIR ST

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

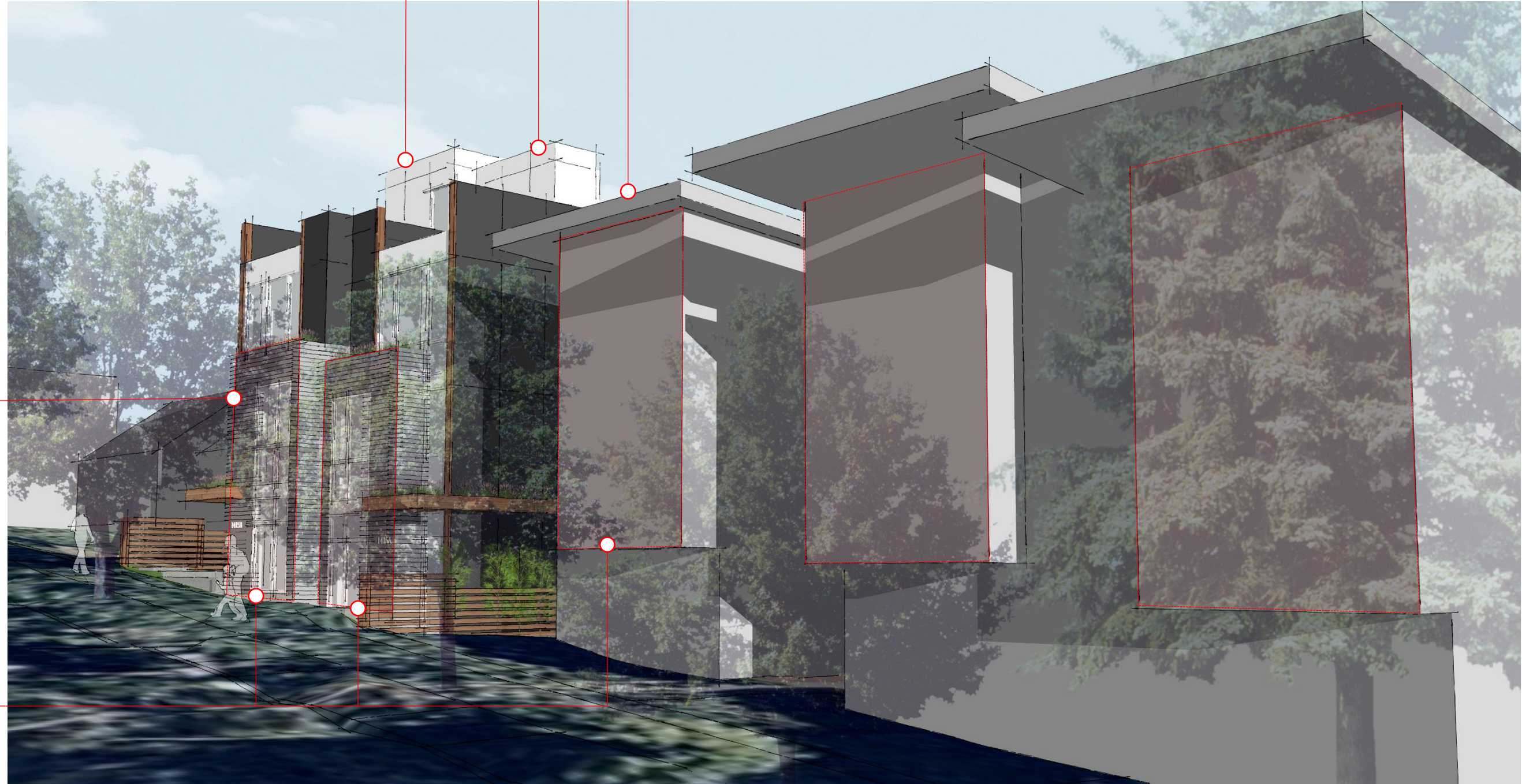
The building envelope has been strategically modulated at the street facing façade to create smaller building components that better relate to the scale of the pedestrian and the neighboring townhouse project.
[DC2.A]

RELATIONSHIP TO THE STREET

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

BAY WINDOWS

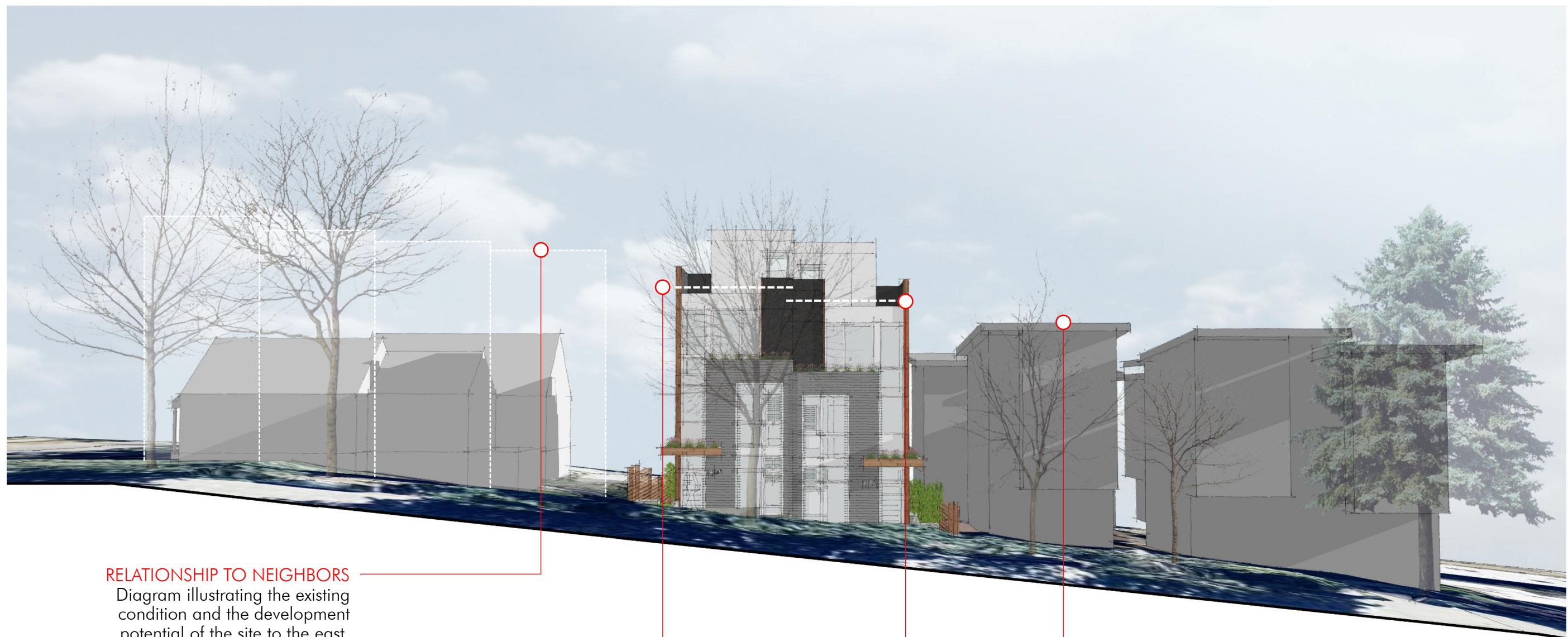
2-story bay windows create a relationship with the existing townhomes west of the site.
[CS2.C]



PERSPECTIVE FROM E FIR LOOKING EAST

PROJECT NAME:
BLUE FERN E. FIR TOWNHOMES

URBAN PATTERN AND FORM:
RELATIONSHIP TO THE BLOCK



RELATIONSHIP TO NEIGHBORS
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) →

URBAN PATTERN AND FORM
HEIGHT BULK SCALE





- 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.



PROJECT NAME:
BLUE FERN E. FIR TOWNHOMES

WALKABILITY + STREET LEVEL INTERACTION:
ACCESSIBILITY, ENTRIES, RESIDENTIAL EDGES



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.

PERSPECTIVE FROM E FIR STREET LOOKING SE

SECONDARY ARCHITECTURAL FEATURES

Proposed awnings to be constructed as green roofs and clad with cedar to make the entries more approachable and inviting.



UNIT 2A ENTRY

ARCHITECTURAL CONCEPT:
ARCHITECTURAL AND FAÇADE COMPOSITION, + SECONDARY ARCHITECTURAL FEATURES





OPEN SPACE – CENTER OF SITE

PLANTING AREA

TALL PLANTS FOR SCREENING

CEDAR SCREEN FOR PRIVACY AND SPACIAL DEFINITION

ADDRESS NUMBER TO BE LOCATED ON AWNING

CEDAR AWNING WITH GREEN ROOF

OPEN SPACE

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.



UNIT 1A – REAR ENTRY

PROJECT NAME:
BLUE FERN E. FIR TOWNHOMES

EXTERIOR ELEMENTS AND MATERIALS:

EXTERIOR ELEMENTS AND FINISHES, SIGNAGE, LANDSCAPE



WEST FAÇADE AT PEDESTRIAN LEVEL

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 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 facades 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.

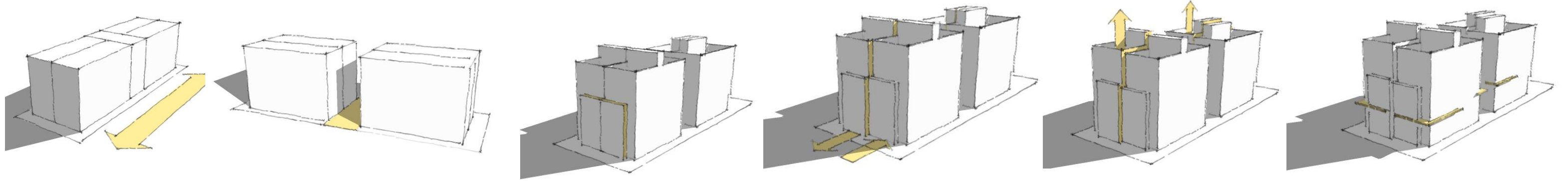
The project uses cedar to wrap the awnings and frame the fin walls to create visual intrigue and mitigate the sparseness of the painted cementitious panels.



WEST FAÇADE

ARCHITECTURAL CONCEPT:

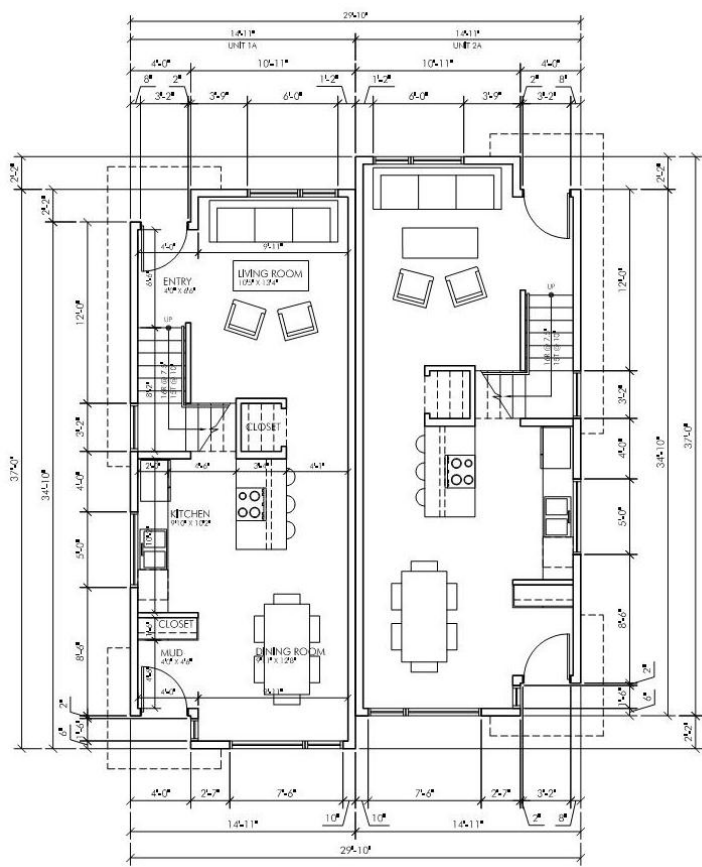
SCALE AND TEXTURE + FORM AND FUNCTION



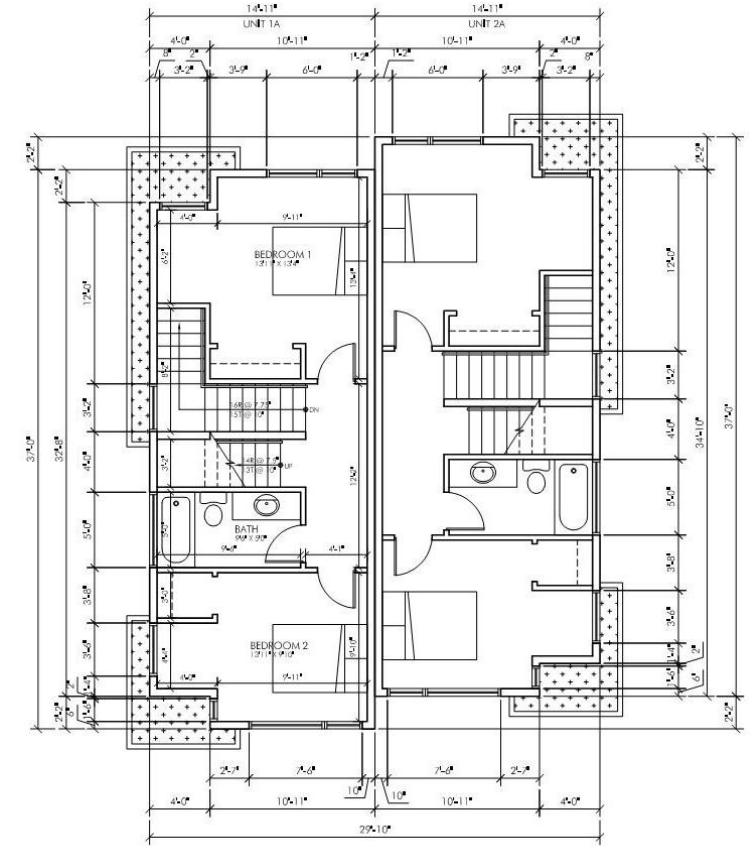
SECTION THROUGH UNITS 2A AND 2B LOOKING WEST

PROJECT NAME:
BLUE FERN E. FIR TOWNHOMES

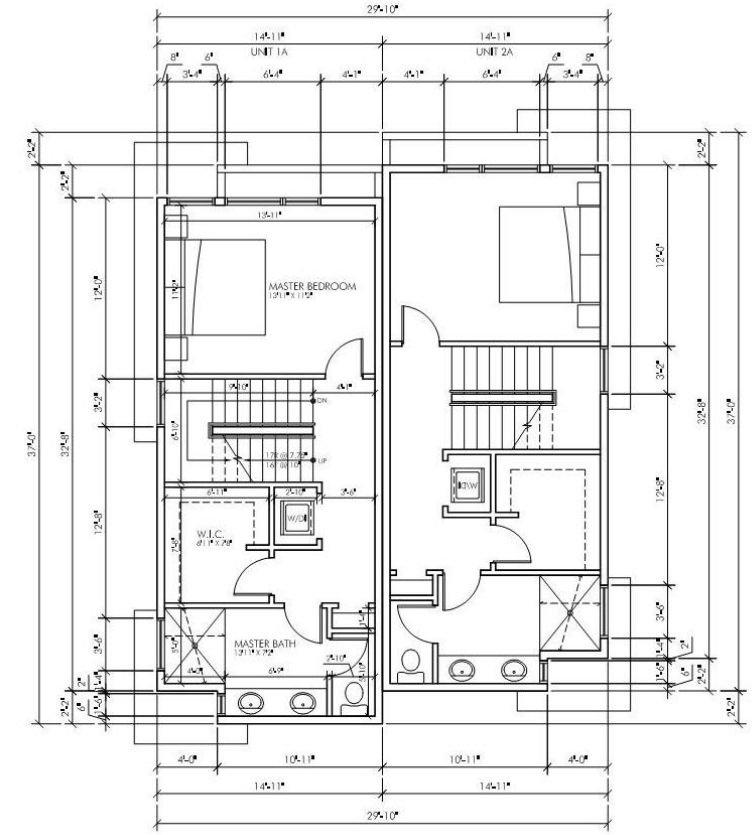
OPEN SPACE CONCEPT:
BUILDING – NORTH / SOUTH SITE SECTION



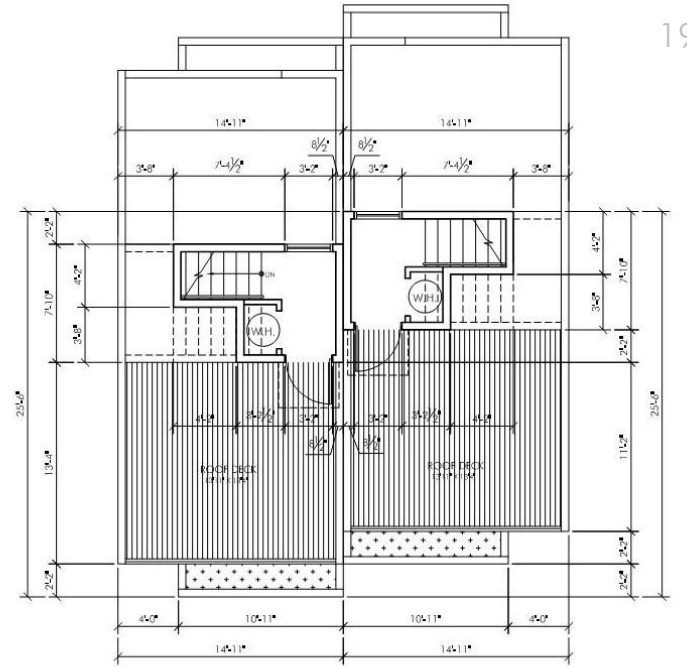
FIRST FLOOR PLAN



SECOND FLOOR PLAN



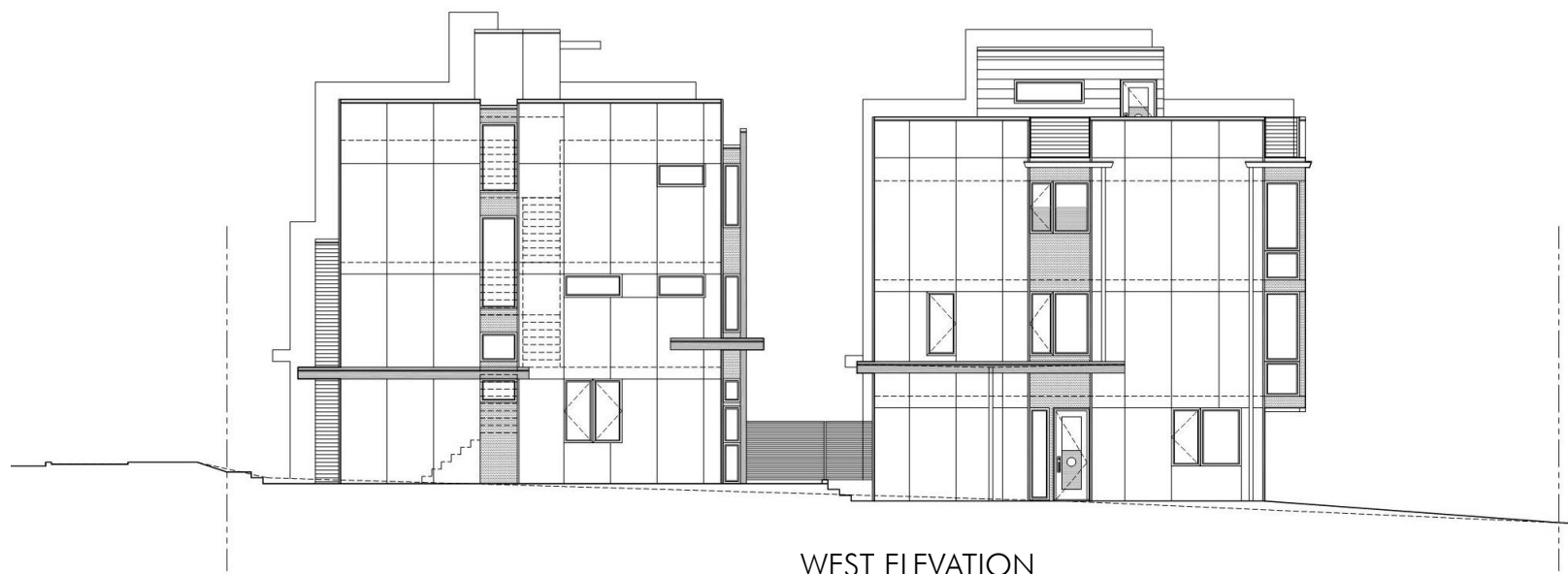
THIRD FLOOR PLAN



ROOF PLAN

ARCHITECTURAL CONTEXT:
FLOOR PLANS

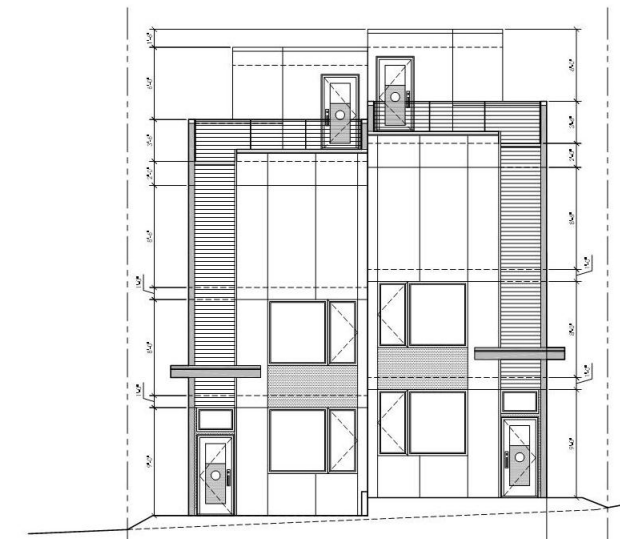




WEST ELEVATION



NORTH ELEVATION (BUILDING A)



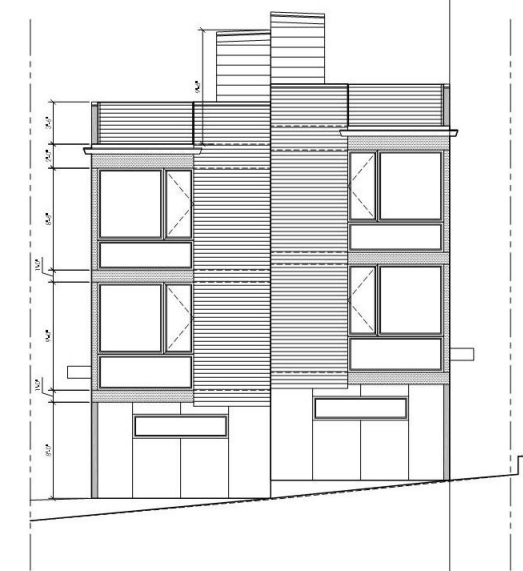
SOUTH ELEVATION (BUILDING A)



EAST ELEVATION



NORTH ELEVATION (BUILDING B)



SOUTH ELEVATION (BUILDING B)

PROJECT NAME:
 BLUE FERN E. FIR TOWNHOMES

ELEVATIONS



