

1115 34th Ave Lofts

1115 34th Ave- Project number 3019585



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Architect

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Property Owner

1115 34th Ave LLC

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statement of development objectives

Project Description: The 1115 34th Ave Lofts project is located at 34th Ave in an NC1-30 zone. The site currently has a duplex, which will be removed and replaced by two (2) street fronting live/work units and four (4) townhouse units located at the rear of the site with a total of four parking stalls. The design aims to create new, vibrant urban dwellings that are contextually relevant which will foster an enhanced quality of life for the neighborhood.

Project # 3019585

Lot area: 5,123 sf

Proposed number of dwelling units: 4 ground-related townhouses
2 ground-related live/work units

Amount of residential square footage: 7,450 sf

Amount of garage square footage: 950 sf

Number and type of Residential Units: 2 live/works, 4 townhouses

Parking: 4 parking stalls



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Photo Descriptions

1. Example of mixed use building at the corner of 34th Ave and E. Spring St (NW corner). An example of the building scale encouraged by the NC1-30 zone.

2. Townhouse development at the corner of 34th Ave and E. Spring. (SE corner). An example of the appropriate LR zone development that is common in the area.

3. Another example of mixed-use construction, this one located on 34th Ave mid block between E. Union and E. Pike streets.

4. St. Theresa church, at the corner of 35th Ave and E. Spring (SE corner). An important community anchor building in Madrona.

5. Madrona Library, another important community anchor building. Located at SE corner of 34th Ave and E. Union Street.

6. Pike Station live/work at 34th Ave and Pike (SW corner).

7. Cafe Soleil and Naam Thai at the corner of 34th and E. Union (NE corner). An example of well-scaled storefront and typical material use in Madrona.

8. View along 34th Ave E showing facade articulation and street front rhythm.

9. Madrona Eatery and Alehouse located at SE corner of 34th Ave and E. Union Street.

10. Thoughtful street improvements, showing enhanced tree well and potted plants.

11. Paving detail at St. Theresa's.

12. Enhanced tree well and planting strip along 34th Ave.



7



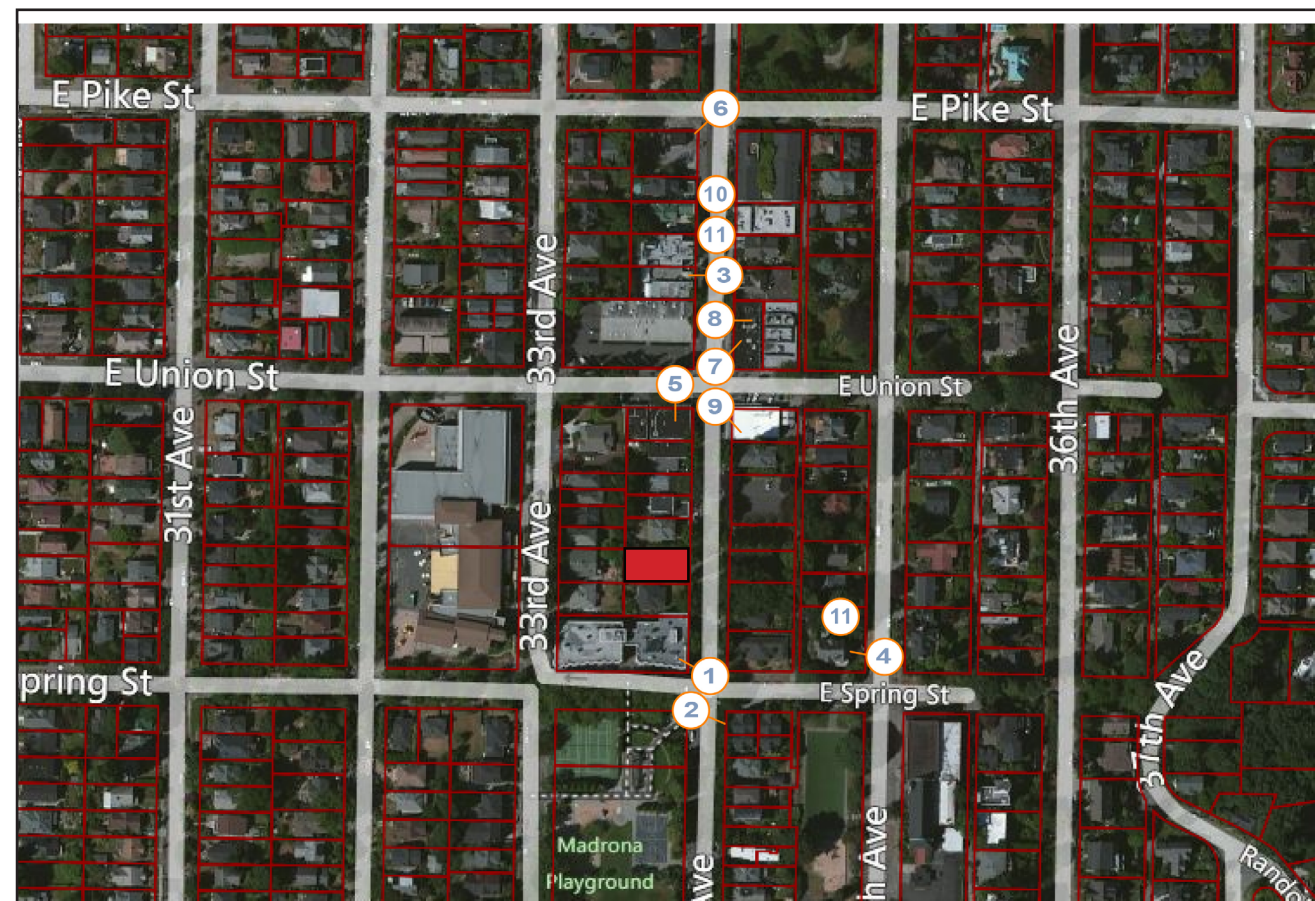
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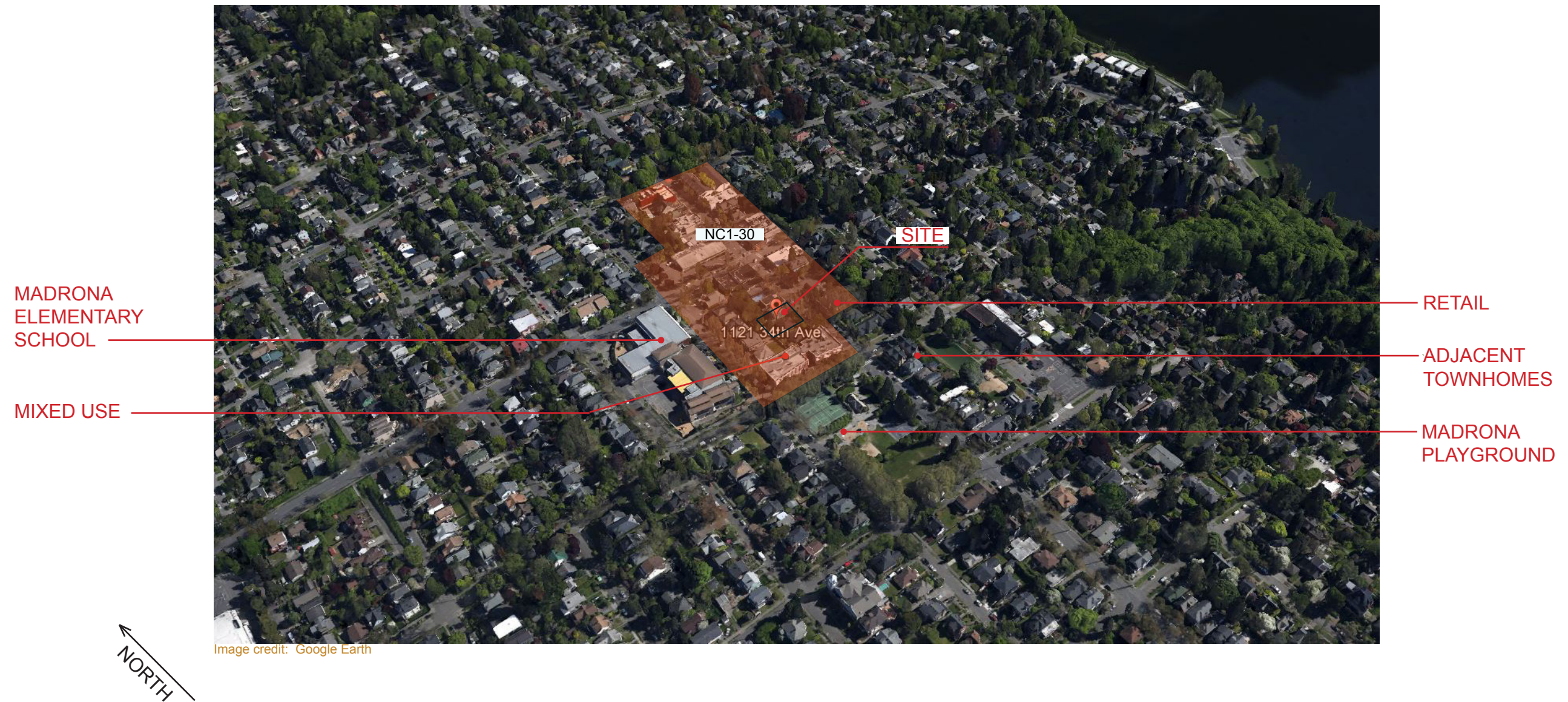
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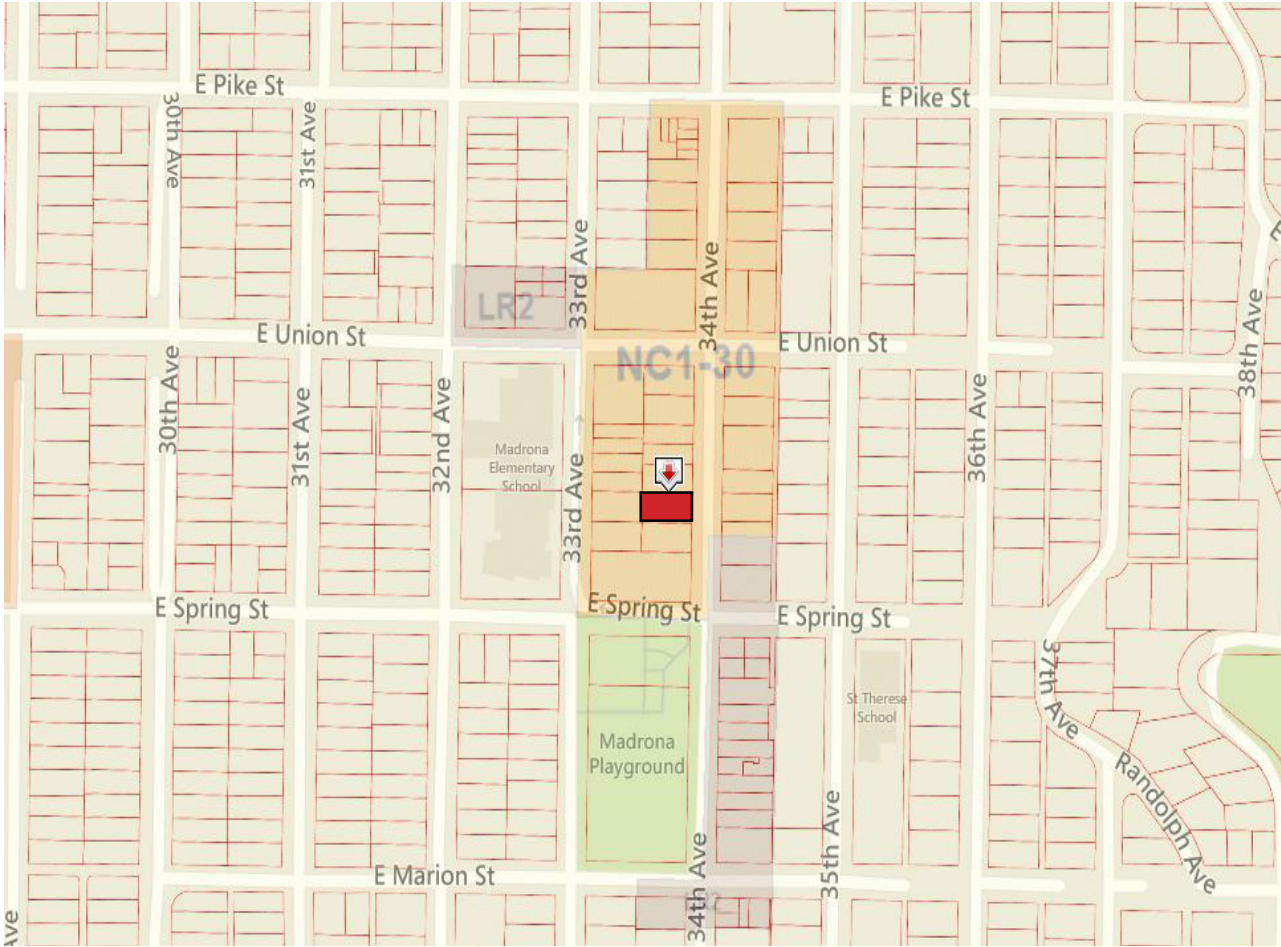
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context analysis: 9-block 3-D view



1115 34th Ave Lofts

Lot Area:	5,123 sf
Zoning:	NC1-30
ECA:	N/A
Commercial Use:	Street front 1st level (live/work)
Residential Use:	4 townhouses
FAR:	2.5 max per Table A 23.47.A.013 with a height limit of 30’
Denisity Limit:	No Limit
Height:	Base height limit of 30’ per zone designation NC-30. 4’ of additional height for rooftop features such as railings is allowed per 23.47A.012.A1 if a floor to floor height of 13’ is provided at ground level non-residential uses. Stair and elevator penthouses may extend above the applicable height limit up to 16’ per 23.47.A.012.C.4.f
Setbacks:	None
Street level development standards:	23.47A.008: Floor levels of residential uses must be a minimum of 4’ above or below the adjacent sidewalk grade. Blank facade segments must not exceed 40% of the length of the building facade. Blank facades must not exceed 20’ in length. 60% of street facing facade between 2-8 ft above sidewalk grade must be transparent
Parking:	23.54.015 Table A: one parking spot required per live/work unit larger than 1,500 sf. 23.54.015 Table B: one parking spot required per residential unit. 4 parking stalls provided
Parking Access:	Access is provided from the street per 23.47A.032.A.1.b
Bicycle Parking:	1 bike parking space is required per 4 dwelling units per 23.54.015. A minimum of 2 dedicated bike parking spaces will be provided on site.
Amenity Area:	An amenity area equal to 5% of the gross floor area of each dwelling unit is required per 23.47A.024. Roofdecks at all units will provide private amenity area far exceeding this requirement.
Tree Protection:	No significant or exceptional trees present on site.
Green Factor:	A Green Factor score of .30 is required for this site.



ZONING MAP



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E. UNION ST

E. SPRING ST

E. SPRING ST

E. UNION ST

urban design opportunities & constraints

Neighborhood Context and Adjacent Zoning

=**Land Use & Architecture:** This block is part of the 'urban center' of the Madrona neighborhood. The area is in transition from residential to a mix of residential and commercial. Small storefronts are an intrinsic part of Madrona, particularly this block.

Madrona Eatery and Ale House

Studio Montagne

Madrona Refuge

Madrona Lofts

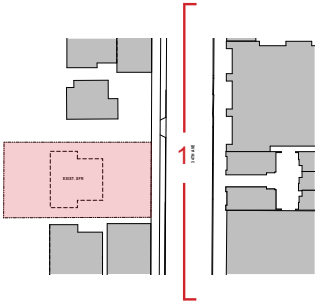
Ruby Cleaners
Bistro Turkuaz
The Facts Northwest



NC 1-30

LR-2

34TH AVE - LOOKING EAST



proposed
project site

Verite Coffee / Cupcake Royal/ Nena gifts /

Paul Grays Barber / Holiday Skincare

St. Clouds Food and Spirits

Conscious Body Pilates

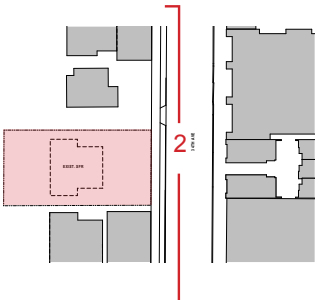
Madrona Wine/ World Travel Center

Driftwood Consignment /
Hitchcock Madrona



NC 1-30

34TH AVE - LOOKING WEST

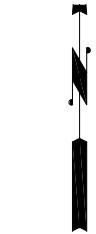
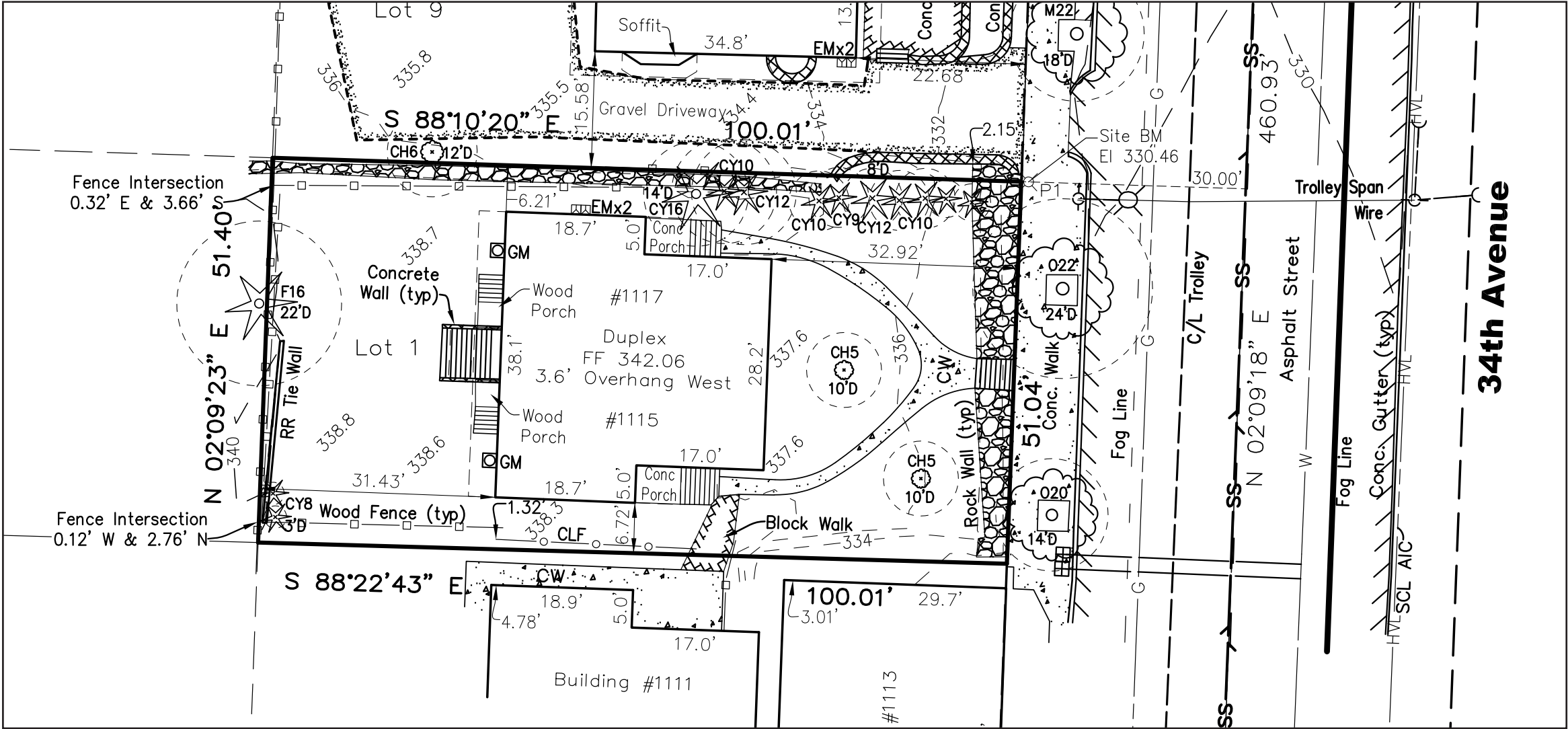


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MERIDIAN
NAD 83-91

SURVEY NOTES

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

APPROXIMATE POINT ACCURACY: ±0.05'

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

MONUMENTS SHOWN HEREON WERE VISITED ON JANUARY 13, 2015.

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.

VERTICAL DATUM — NAVD 88
CONTOUR INTERVAL — 2 FEET

BENCH MARK: POINT NAME: 3663-18B: Set 2" Brass Surface Cap stamped 2617, back seam conc. walk @ approx. C/L wheel chair ramp & 8.5' S of int bkcw's located at the SW cor int 34th Ave & E. Pike St. Elev: 324.472.

FLOOD ZONE X, PER FIRM MAP 53033C0645 F, DATED MAY 16, 1995.

CURRENT ZONING — NC1-30

LEGAL DESCRIPTION

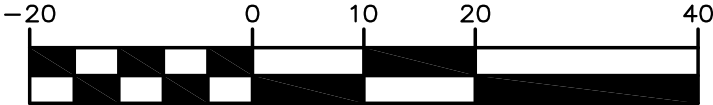
LOT 1, BLOCK 1, MARION HIGHLANDS ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 61, RECORDS OF KING COUNTY, WASHINGTON.

APN: 515770-0005

PROPERTY CORNERS

P1 Found Mag w/ Tag, LS 41279, 0.97' E

GRAPHIC SCALE



(IN FEET)



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existing site conditions: site photos



8. Looking south from backyard



9. Looking south from back yard



10. Looking West down north property line from back yard



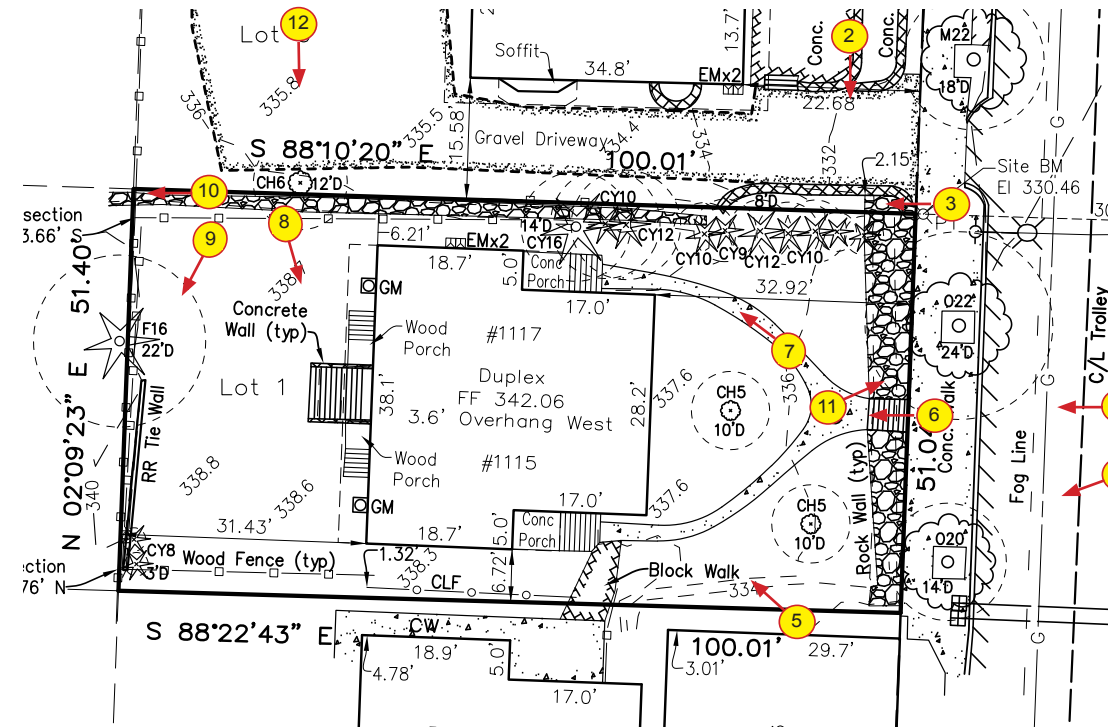
12. looking south from neighboring property



7. Looking West stairway



6. Looking West from sidewalk



12. looking south from neighboring property



5. Looking north west from neighboring property



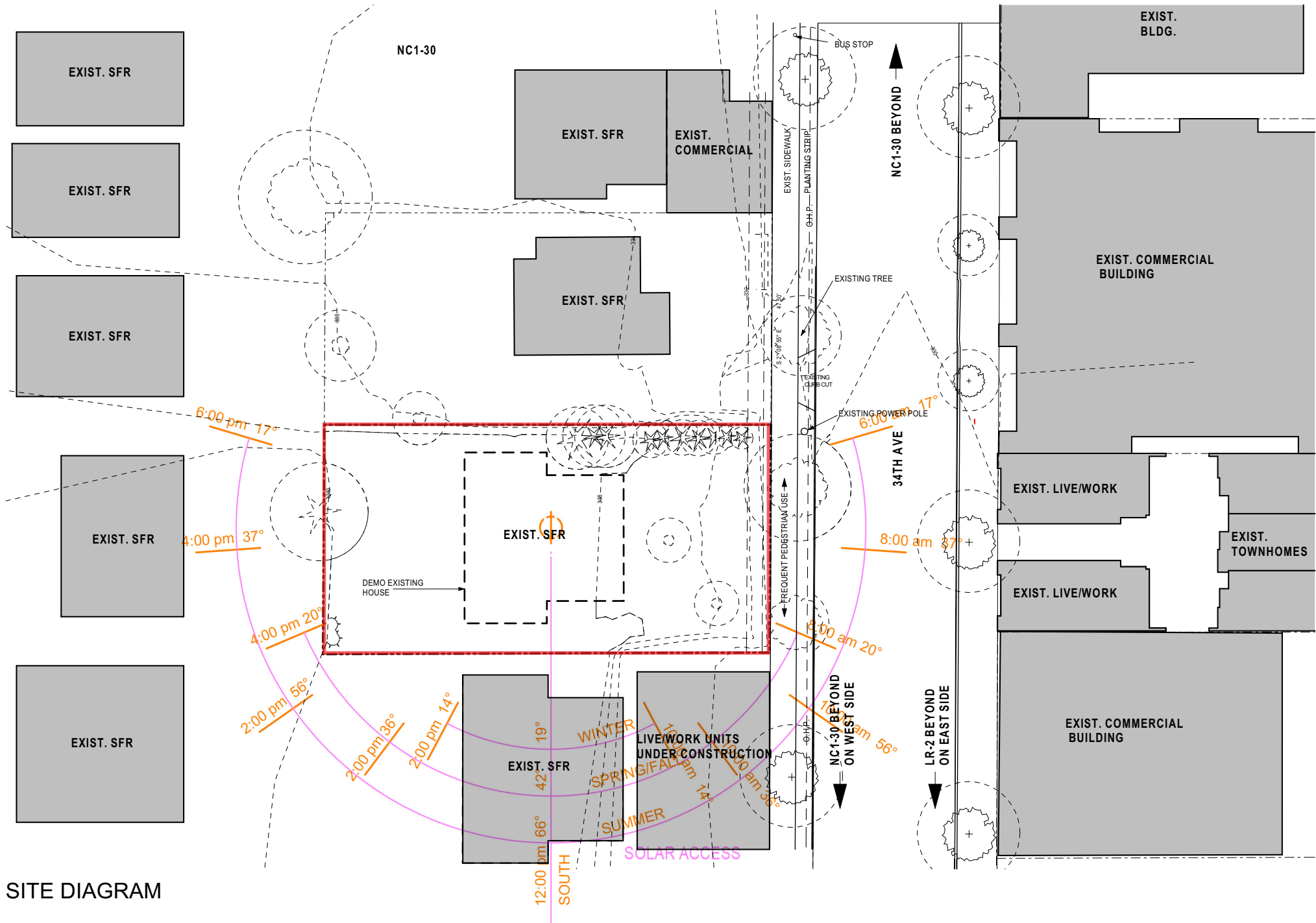
3. Looking west down property line



2. Looking south from in front of 1121 34th Ave



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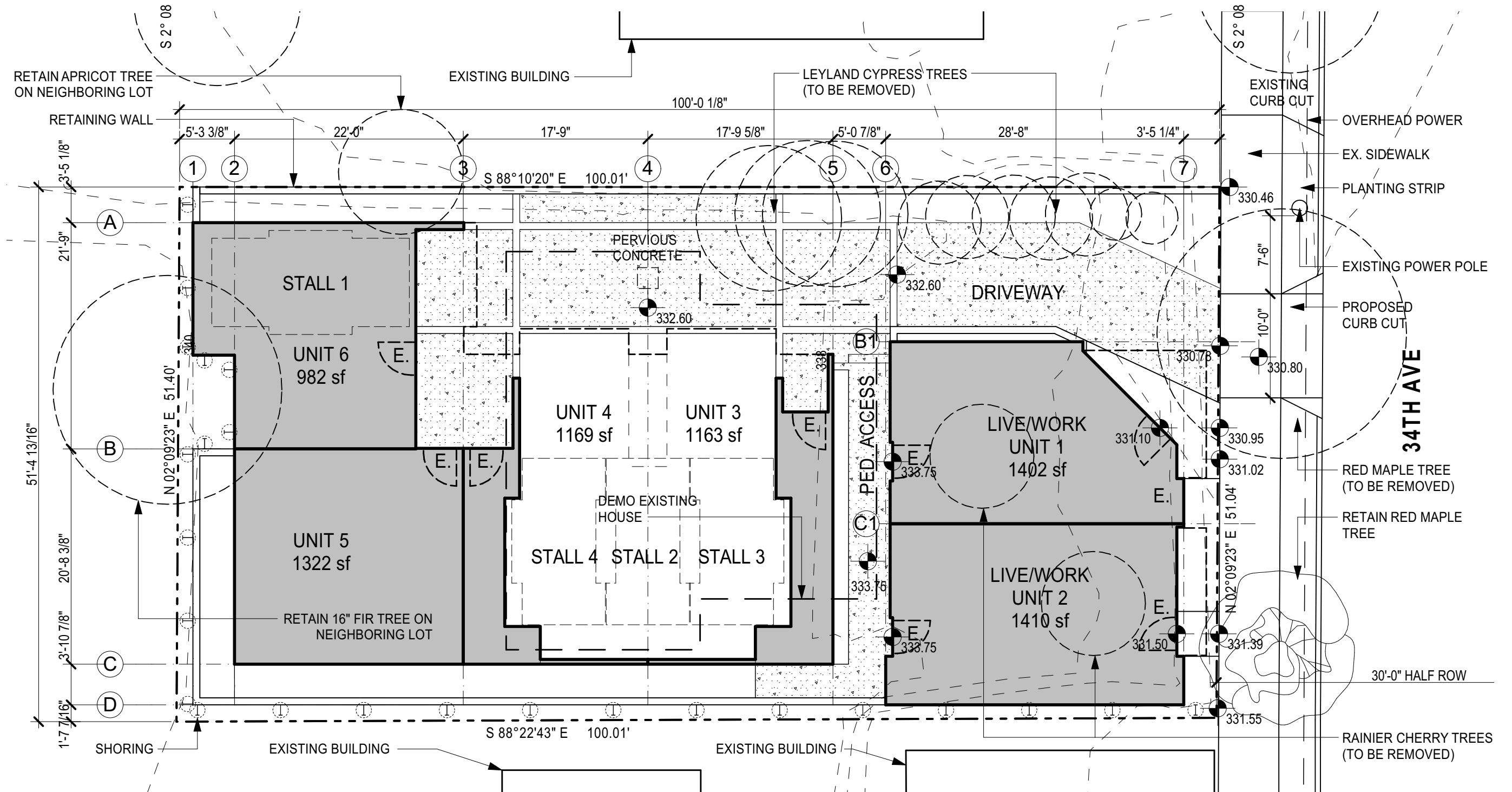
SITE DIAGRAM



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site plan



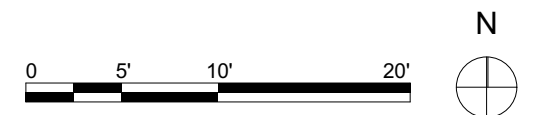
SITE PLAN

SCALE: 1" = 10'

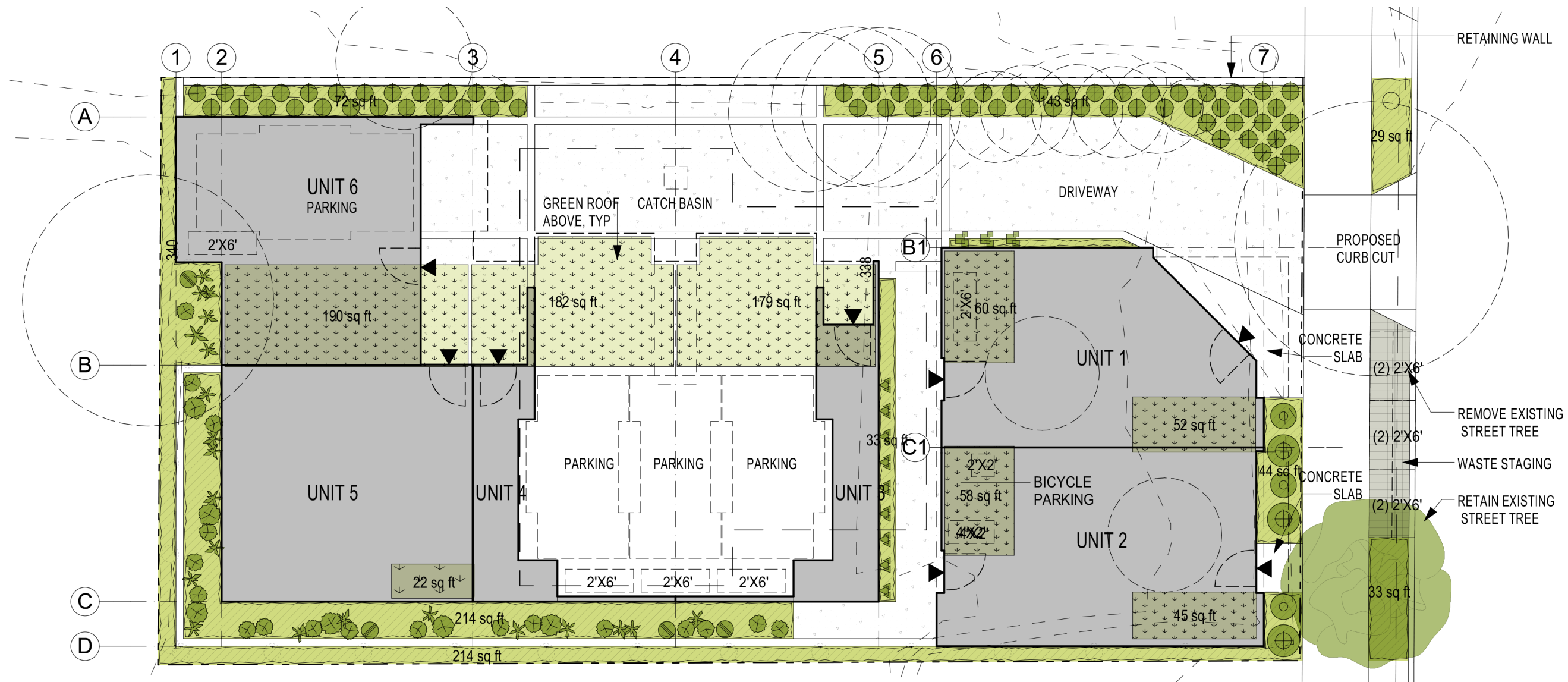
LEGAL: LOT 1, BLOCK 1, MARION HIGHLANDS
ADDITION TO THE CITY OF SEATTLE
ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 15 OF PLATS, PAGE 61,
RECORDS OF KING COUNTY, WASHINGTON

ADDRESS: 1115 & 1117 34TH AVE, SEATTLE,
98122

TPN: 515770-0005







1115 34th Ave Lofts



LANDSCAPE PLAN

SCALE: 1" = 10'

PLANT / TREE LEGEND

TREES			SHRUBS - GREATER THAN 2' TALL			GREEN ROOF (AT ROOF DECK LEVEL)					
	COMMON NAME	LATIN NAME	QTY.		COMMON NAME	LATIN NAME	QTY.				
	Paperbark Maple	Acer griseum	1	○	STRAWBERRY BUSH	ARBUTUS UNEDO 'COMPACTA'	2				
	2 caliper inch			⊕	GOLDEN RUBY BARBERRY	Berberis thunbergii	3		4\" data-bbox="721 208 761 248"/>		
				⊕	ORANGE ROCKET BARBERRY	Berberis thunbergii 'ORANGE ROCKET'	12				
				⊗	MOUNTAIN TEA	Gaultheria procumbens	6	Victory Pyracantha	Pyracantha koidzumii 'Victory'	7	
				⊗	SWEET BOX	Sarcococca rusciifolia	30	Chocolate Vine	Akebia quinata	10	
			✂	SWORDFERN	POLYSTICHUM MUNITUM	32	GROUND COVER				
									'Emerald 'n' Gold'	Euonymus fortunei	ABOUT 16 1 GALLON PLANT
		TOTAL	1			TOTAL	53				

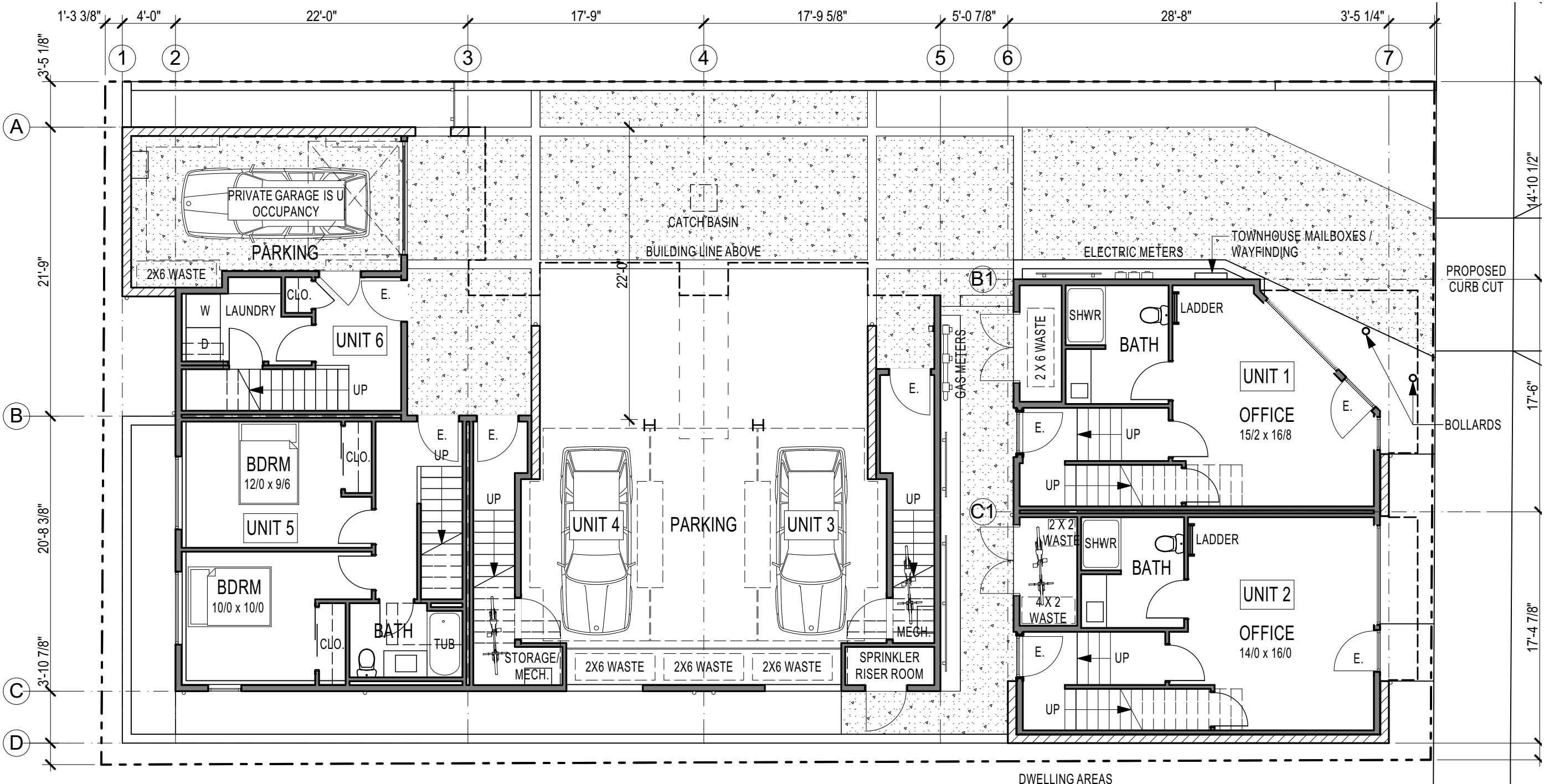
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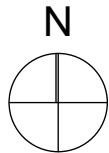
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floor plans



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



DWELLING AREAS

UNIT 1 1ST	396 SF	UNIT 1 TOTAL	1,402 SF
UNIT 2 1ST	426 SF	UNIT 2 TOTAL	1,410 SF
UNIT 3 1ST	70 SF	UNIT 3 TOTAL	1,163 SF
UNIT 4 1ST	76 SF	UNIT 4 TOTAL	1,169 SF
UNIT 5 1ST	419 SF	UNIT 5 TOTAL	1,322 SF
UNIT 6 1ST	162 SF	UNIT 6 TOTAL	982 SF
TOTAL CSF			7,448 SF

1115 34th Ave Lofts



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

DWELLING AREAS

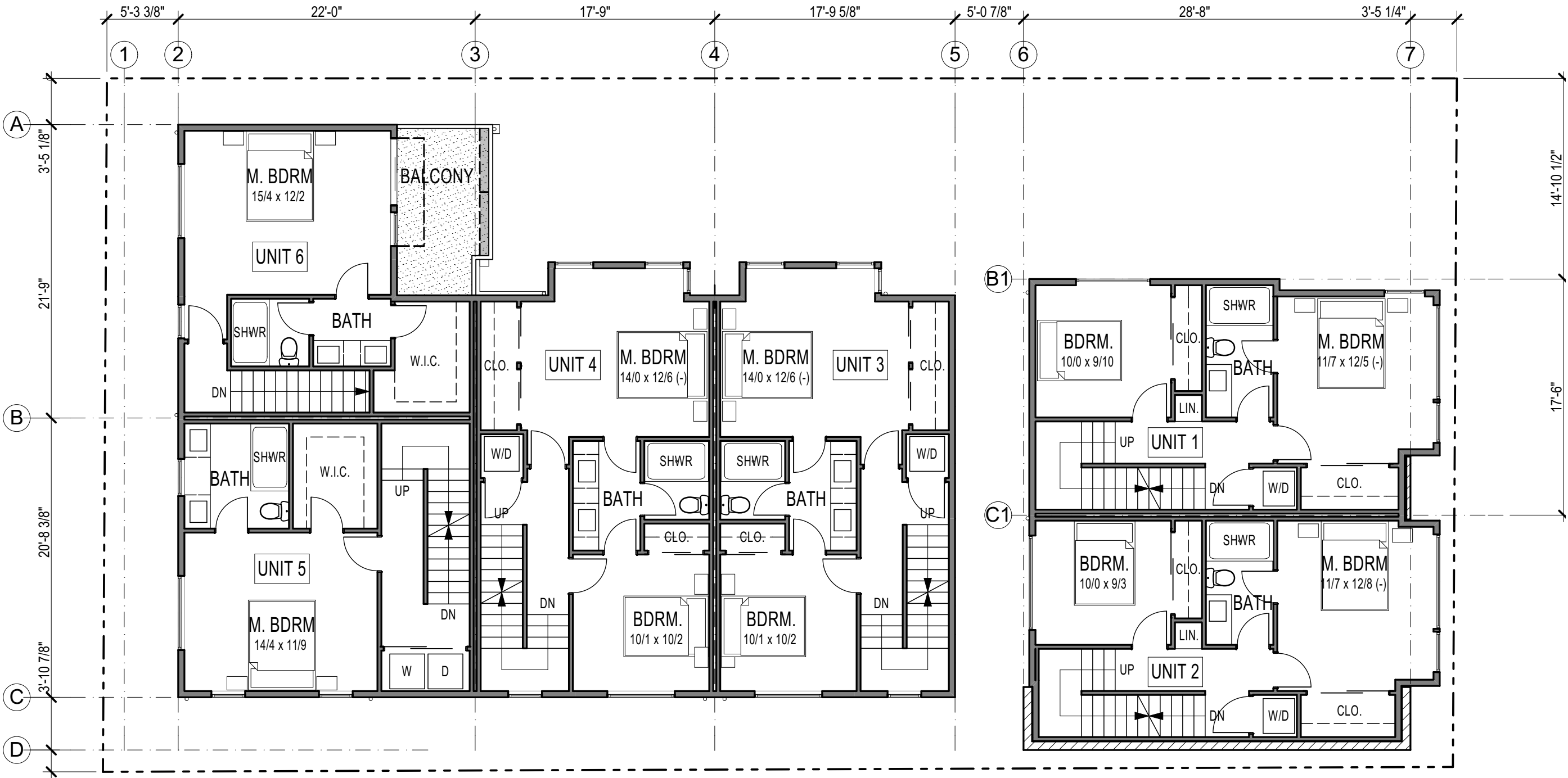
UNIT 1 2ND	469 SF
UNIT 2 2ND	458 SF
UNIT 3 2ND	513 SF
UNIT 4 2ND	513 SF
UNIT 5 2ND	419 SF
UNIT 6 2ND	453 SF



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floor plans



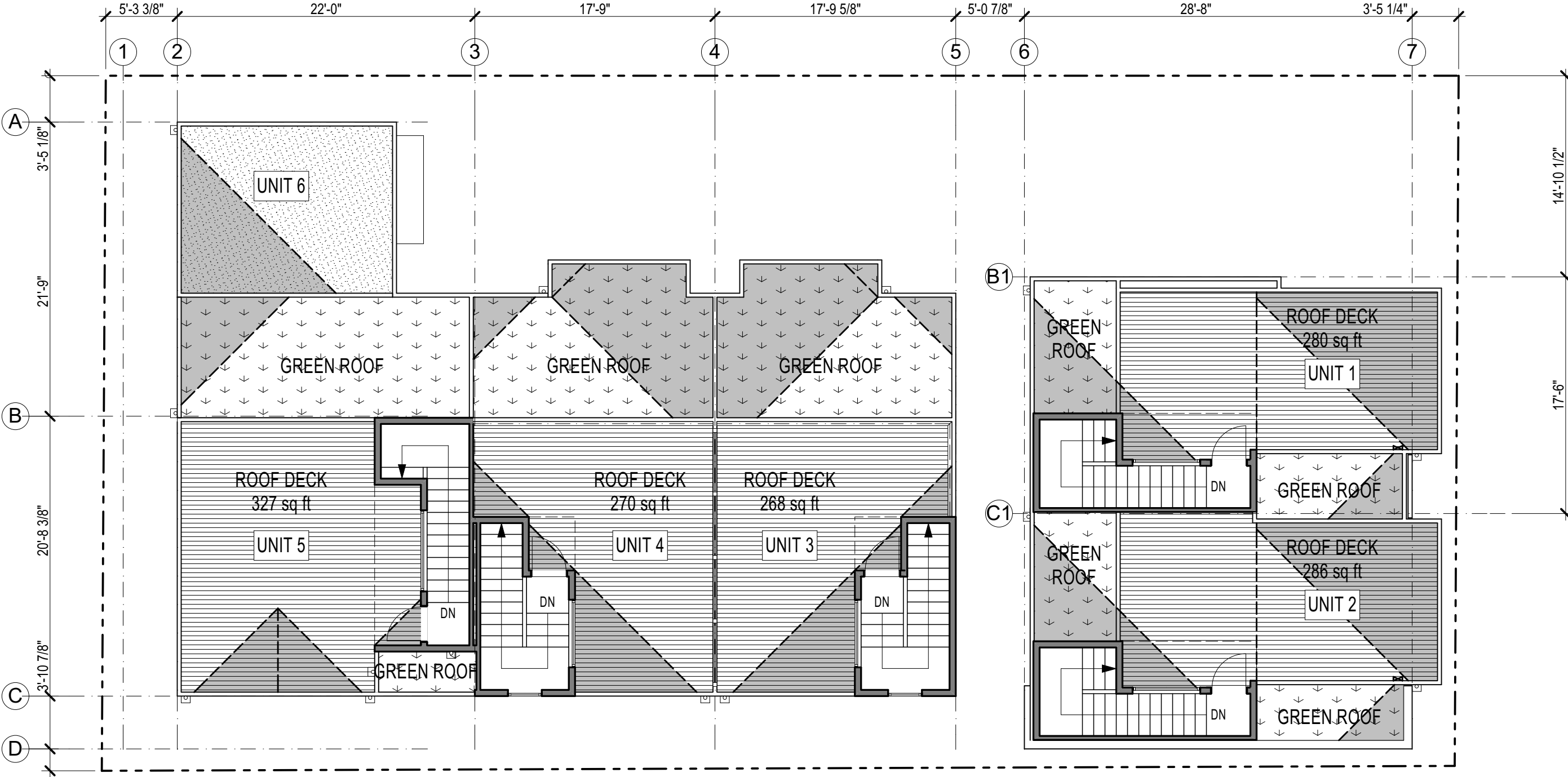
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

DWELLING AREAS

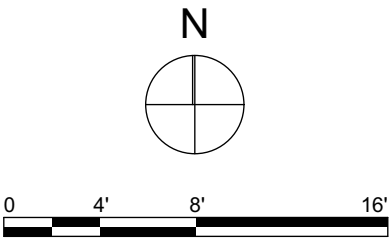
UNIT 1 3RD	469 SF
UNIT 2 3RD	458 SF
UNIT 3 3RD	513 SF
UNIT 4 3RD	513 SF
UNIT 5 3RD	419 SF
UNIT 6 3RD	367 SF

1115 34th Ave Lofts



ROOF DECK PLAN

SCALE: 1/8" = 1'-0"



DWELLING AREAS	
UNIT 1 PENTHOUSE	68 SF
UNIT 2 PENTHOUSE	68 SF
UNIT 3 PENTHOUSE	67 SF
UNIT 4 PENTHOUSE	67 SF
UNIT 5 PENTHOUSE	65 SF
UNIT 6 PENTHOUSE	0 SF



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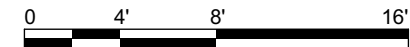
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elevations



EAST COLOR ELEVATION

SCALE: 1/8" = 1'-0"



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NORTH COLOR ELEVATION

SCALE: 1/8" = 1'-0"



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elevations

PROPERTY LINE

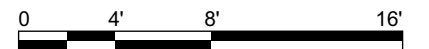
PROPERTY LINE

34TH AVE



SOUTH COLOR ELEVATION

SCALE: 1/8" = 1'-0"

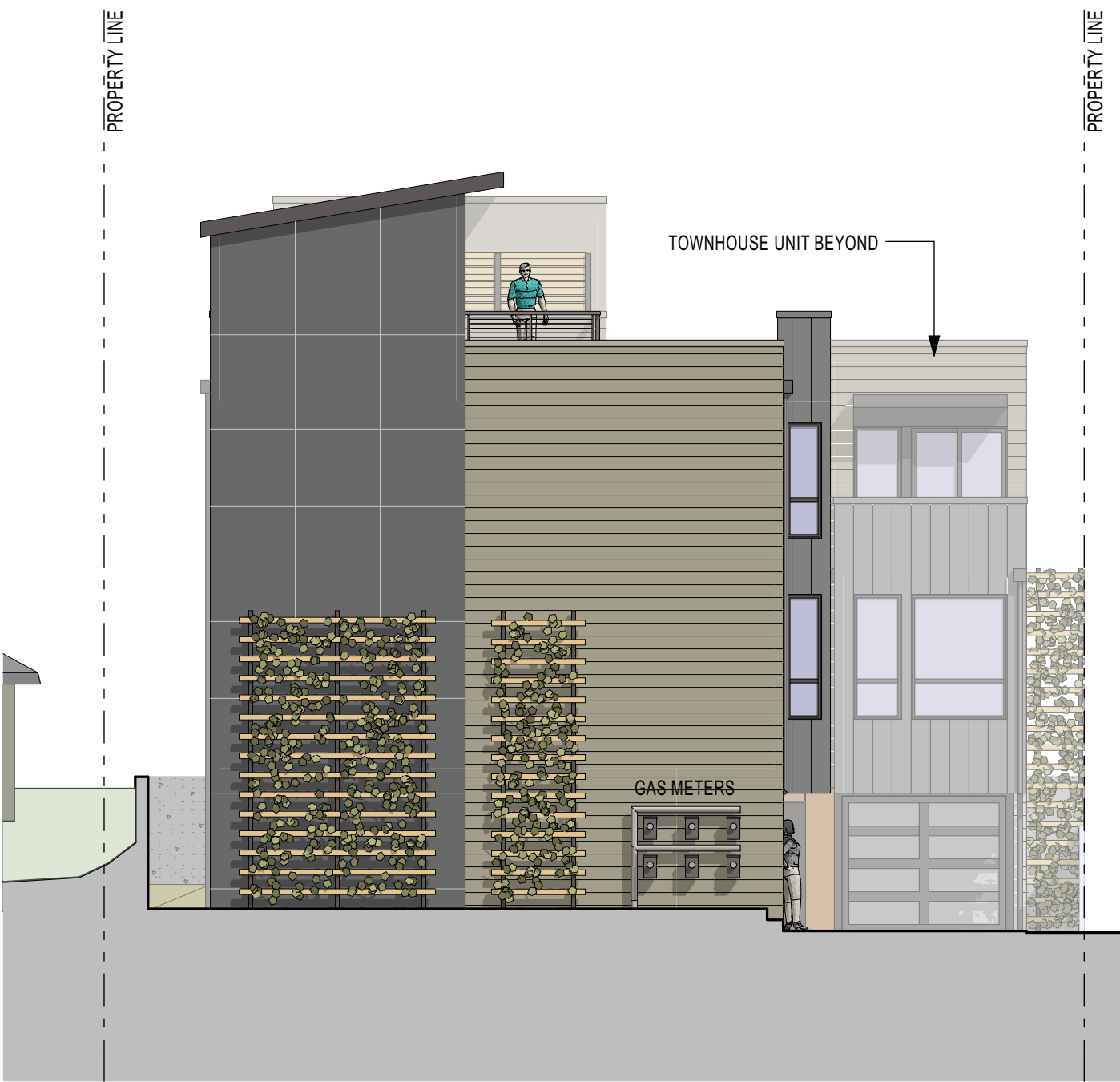


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WEST COLOR ELEVATION BLD 1

SCALE: 1/8" = 1'-0"



EAST COLOR ELEVATION BLD 2

SCALE: 1/8" = 1'-0"





TOWNHOUSE UNIT BEYOND

GREEN WALL TRELLIS
2-1/2" VERTICAL SQUARE
STEEL
HORIZONTAL 2X4

ACCESS TO SIDE YARD

PROPERTY LINE

PROPERTY LINE

LIVE-WORK UNITS BEYOND

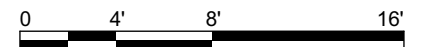
PROPERTY LINE

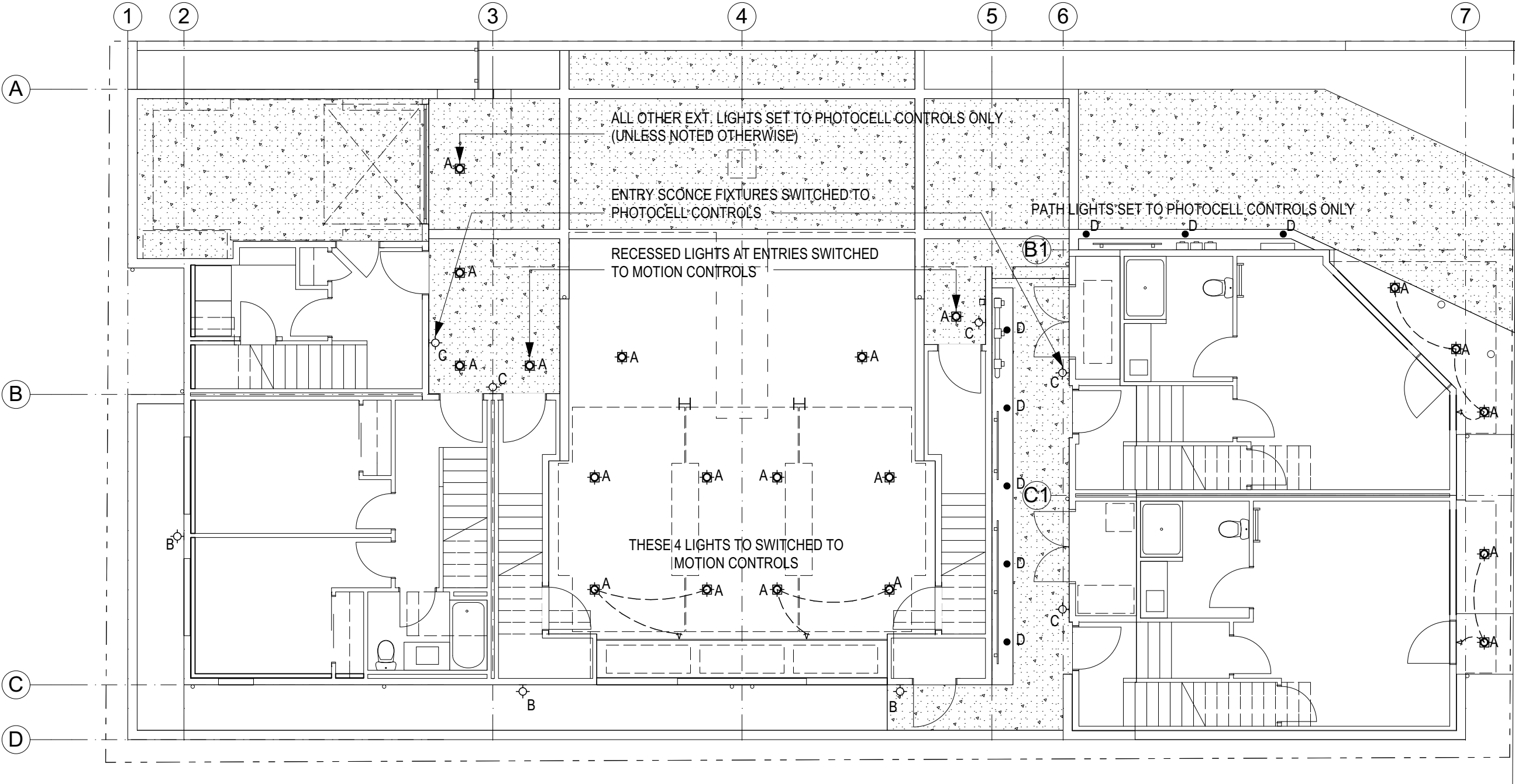
NORTH ELEVATION 2

SCALE: 1/8" = 1'-0"

WEST COLOR ELEVATION









SCALE: 1/8" = 1'-0"





EXTERIOR LIGHTING PLAN

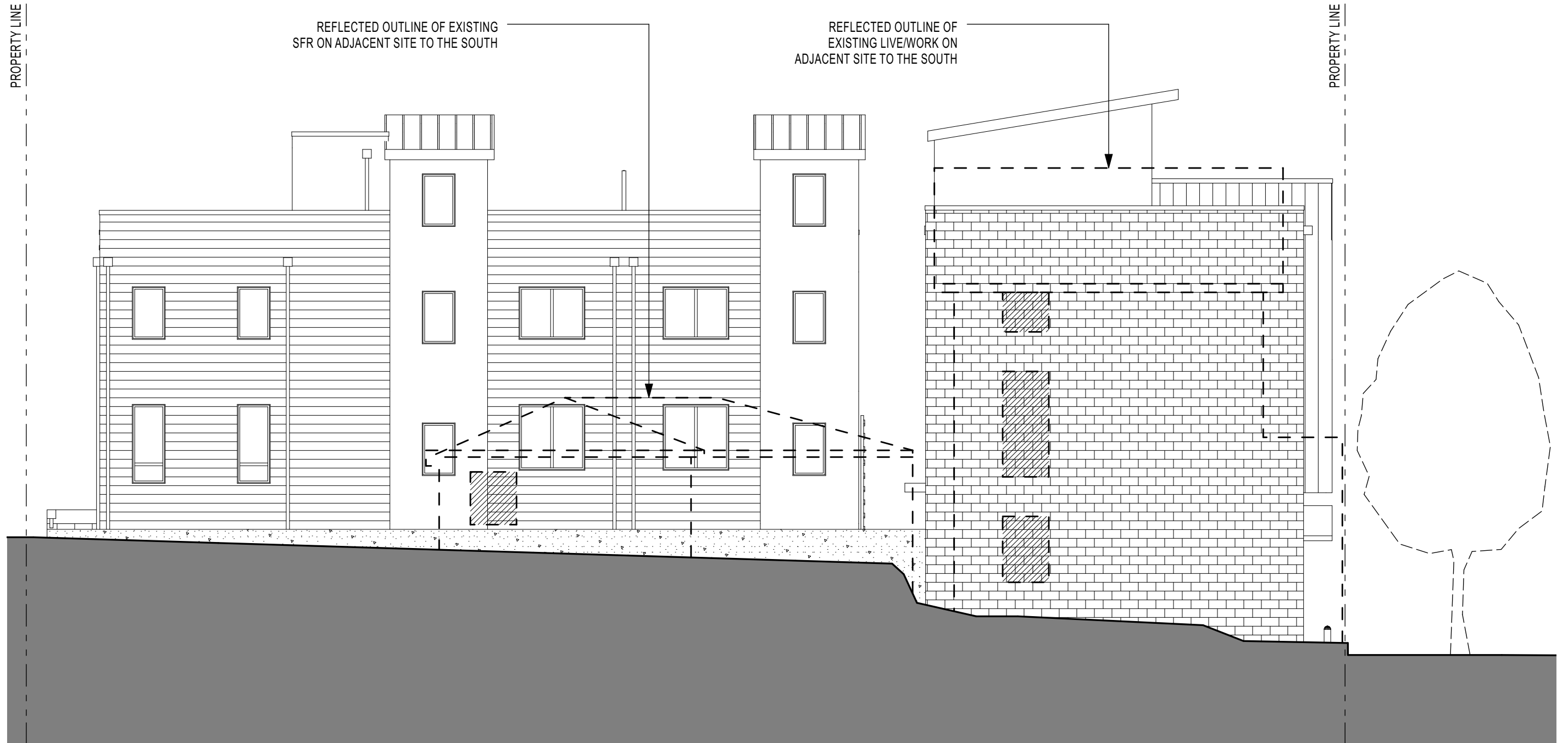
SCALE: 1/8" = 1'-0"

<div>A</div> <div>LIGHT FIXTURE</div> <div></div> <div>RECESSED CAN</div> <div>RAB LIGHTING: NOLED4S-50YY-S-W LED RECESSED LIGHT, 5" SQUARE APERATURE, WHITE TRIM</div> <div></div>	<div>B</div> <div>LIGHT FIXTURE</div> <div></div> <div>WALL MOUNTED</div> <div>RAB LIGHTING: SLIM 26 (BRONZE)</div> <div></div>	<div>C</div> <div>LIGHT FIXTURE</div> <div></div> <div>EXTERIOR SCÖNCE</div> <div>Y-LIGHTING WALL-MOUNTED FIXTURE MODEL - LEDGE COLOR - BRONZE</div> <div></div>	<div>D</div> <div>LIGHT FIXTURE</div> <div></div> <div>PATH LIGHT FIXTURE</div> <div>KICHLER MODERN LED PATH LIGHT MODEL - P641845</div> <div></div>
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EXTERIOR LIGHTING FIXTURE NOTES:

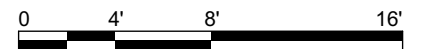
1. ALL FIXTURES MUST BE SHIELDED TO PROTECT ADJACENT PROPERTIES AGAINST LIGHT SPILLAGE PER SMC23.47A.022.A

2. ALL FIXTURES ARE CONTROLLED BY MOTION / PHOTOCELL CONTROLS UNIO.

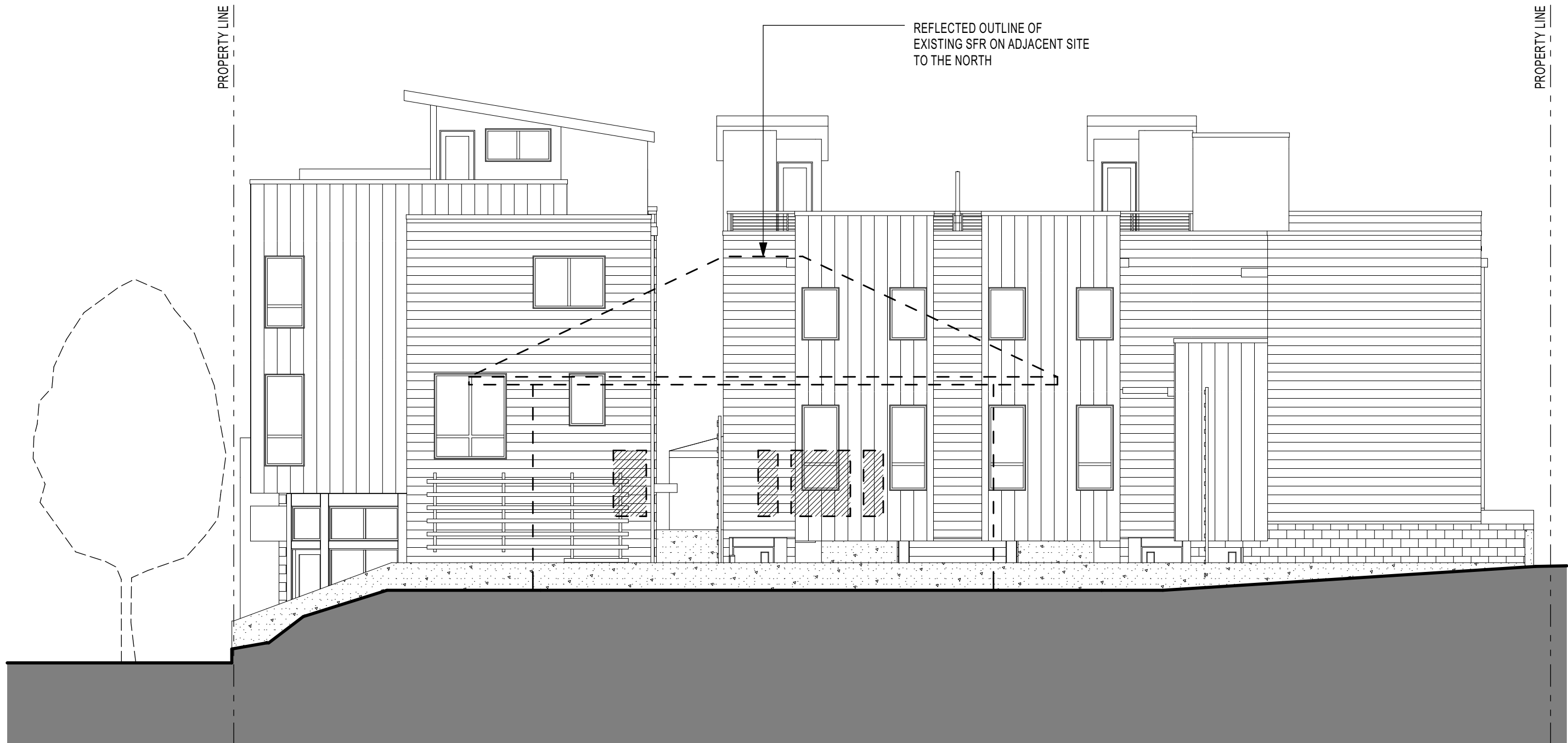


SOUTH ELEVATION PRIVACY STUDY

SCALE: 1/8" = 1'-0"

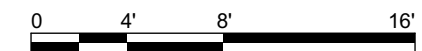


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NORTH ELEVATION PRIVACY STUDY

SCALE: 1/8" = 1'-0"



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design standards compliance

CS2: Urban Pattern and Form

CS2 A-1: Location in the City and Neighborhood – Sense of Place

As the urban center of the Madrona neighborhood, 34th Ave features an eclectic mix of interesting restaurants, mom and pop shops and private offices. 1115 34th Ave Lofts reinforces this pattern by maximizing the street frontage for live/work uses and by placing additional living units at the back of the site.

CS2 A-2: Architectural Presence

The design of these lofts reinforces the block as a whole. With small Live/work units fronting on 34th Ave, we are reinforcing the village character this Madrona neighborhood.

CS2 C-2: Relationship to the Block – Mid-block sites.

This site sits squarely in the middle of the west block face of 34th Ave between E Union and E Spring Streets. The north end of this block face has historic two-story mixed use buildings, and the south end of this block face features a large three-story mixed-use apartment building. There is at least one site along this block face that has been developed as live-work units. The live-work units continue the strong street edge that is established by the commercial uses both north and south of the site. We have also determined that building up to the south property line along 34th Ave is appropriate in order to continue this edge.

CS2 D-1: Height, Bulk and Scale - Existing Development and Zoning: See applicable notes from C-2 above.

CS2 D-5: Respect for Adjacent sites.

By placing our site access to the north side of our site, we are able to provide a 14.8' setback from our neighbors to the north. This space, in conjunction with a retaining wall provides appropriate privacy to the neighbors to the north. Existing trees on adjacent properties will be retained to the extent possible. The south façade of our building is carefully crafted to ensure that windows do not directly align with our neighbor to the south. Furthermore, we are primarily proposing slotted window along the south façades in order to minimize large openings. The west façade of our building is less restricted in window placement, given the increased proximity to adjacent structures. See privacy studies.

CS3 Architectural Context and Character

CS3 A-1:Fitting old and new together.

This block face of 34th Ave has a mix of historic and more contemporary forms. In general, the buildings are two and three stories, primarily with flat roofs. Some of the buildings have bay windows, which are significant architectural features. In general, the materials are typical to wood frame construction: lap and shingle siding, wood trim, painted finishes, and a small amount of masonry. We are following these cues by proposing buildings that are flat roofed, that use the bay window as an architectural feature, and by reinforcing the existing material palette.

PL1 Connectivity

PL1 B1: Pedestrian Infrastructure.

The live-work units are designed to connect directly to 34th Ave with at-grade entries at the sidewalk level. Given the compact nature of the site, pedestrians and vehicles will share an access along the north side of the site, with parking and pedestrian ways clearly articulated. The live-work units have a small entry passageway on their west side for secondary pedestrian access.

PL2 Walkability

PL2 B.1: Safety and Security – Eyes on the Street:

This proposal intentionally provides excellent visual connection to the means of entry. The live-work units have lines of visibility to the street and to entry drive. Units 3, 4 and 6 have bay windows on the entry court to increase a sense of community and to enhance security.

PL2 B.2: Safety and Security – Lighting for safety:

Lighting at the storefronts of the live-work units will be provided by downlights that are set in the overhanging soffit of the second floor. This will provide low-level indirect lighting along the entire storefront. In the courtyard, we will have two light levels: soffit lighting above the dwelling entries and at the parking areas, and wall-mounted lighting by the individual unit entries. This will be the case at the entries to the townhomes and the back entries for the live-work units. Finally, security lighting will be provided on the south and west sides of the townhouse building.

PL3 Street-Level Interaction

PL3 A-1-d: Individual entries to ground-related units:

Each townhome unit will have its own entry door. Unit 3 will have an entry door in its own alcove. Entry doors for units 4, 5 and 6 will be grouped in a shared entry alcove. The entry alcoves will be scale-appropriate, and will feature a unique material to the project: coreten metal wall cladding. This unique cladding will provide a warm environment in which the painted doors will be set.

PL4 Active Transportation:

PL4 A-1: Serving all Modes of Travel:

All dwelling are designed to provide safe and convenient walking access. Unit entry doors are related to the entry court, which is shared with autos and bikes. Parking areas are clearly delineated and are appropriately separated from pedestrian access. Residential entries to the live-work units are also connected but protected from the auto entry areas. Finally, bicycles are allowed for with protected and defined parking areas as shown on plan.

DC1 Project Uses and Activities

DC1 C-2: Parking and Service Uses - Visual impacts

We are reducing the visual impacts of the parking areas in the following ways: Parking for units 3, 4 and 5 are out of the line of site when viewed from the street. Parking for unit 6 is screened from the street with a garage door. Dwelling entries are the primary features of the entry court, and will be highlighted with richer materials and better lighting.

DC2 Architectural Concept

DC2 B-1: Façade Composition:

All facades of the building utilize the same palette of materials. The facades facing the street and the entry court are composed carefully to balance the need for appropriate opening quantity and privacy. Lap and reverse board & batt siding are alternated as needed to distinguish unit separations.

DC2 D-1: Human Scale:

We have used several elements to reinforce human scale at this project, paying close attention to this guideline along the street frontage and in the access court. The façade along 34th Ave has a taller first story, which is appropriate to the commercial use along the sidewalk. Given the height of the first story, we have scaled this wall down with a set of transom windows above the storefront glazing. Along the street, and within the entry court, we are using the bay window as an element to break down the scale of the building and provide visual interest.

DC2 D-2: Texture:

We are including a variety of textures in the material palette. These include concrete block, smooth cement board panels, lap siding, coreten metal and pervious/impervious concrete paving. Furthermore, we are proposing to use of a wall trellis at multiple locations to bring some vertical green into the entry court spaces. The trellis will be constructed of metal verticals and stained wood horizontal elements to provide an effective texture both during and between growing seasons.

DC3 Open Space Concept

DC3 A-1: Interior/Exterior Fit:

Given that this is a fairly diminutive site, we have elected to provide open spaces on top of the building’s roof decks. These spaces will relate to the individual dwelling units that they serve. For the live-work units, the roof decks will have a relationship to 34th Ave below. Roof decks for units 3, 4 and 5 are at the top level of the project, and are relegated to the south side of the building. The reason for this is to allow space for green roofs on the south side of the roof decks which also allows us to keep the building parapet fairly low on that side (which in turn keeps the scale of the entry court below more appropriate). Open space for unit 6 is at the third floor level. This helps to keep down the scale of the walls around the entry court, and reduces impacts on our neighbor to the north.

types: raised planters, seating areas, natural elements, trellises and vegetated walls, landscape beds.

DC4 Exterior Elements and Finishes

DC4 A-1: Building and Materials – Exterior Finish Materials

We are selecting materials that are durable, maintainable and attractive. The key material palette for the project include CMU block, coreten metal siding and fiber cement board.

DC4 A-2: Climate Appropriateness:

Materials chosen for this project are very durable and are proven to work in our climate. These include fiber-cement cladding, CMU block, concrete paving, and coreten siding.

DC4 B-1: Signage – scale and character:

Street signage will be mounted on blade signs as shown on the north elevation. We are proposing metal letters, 6” tall, in a contrasting color to the cladding material.

DC4 C-2: Avoiding Glare:

Special care has been taken to make sure that all light fixture are shielded from spilling over onto neighboring properties. No up-lighting is used anywhere on the project. See the proposed lighting plan.

DC4 D-2: Trees, Landscape and hardscape materials – Hardscape Materials

Textured materials for the entry court area will be carefully selected to help create scale appropriate spaces. A primary component of the landscaping for this project will be the green walls and green roofs. Both systems will be high-quality and will have irrigation provided as required to ensure continued viability of the plantings.



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project renderings



SOUTHWEST AERIAL VIEW



DRIVEWAY VIEW



SOUTHWEST STREET VIEW



SOUTHEAST AERIAL VIEW

1115 34th Ave Lofts

identified precedents to meet design guidelines

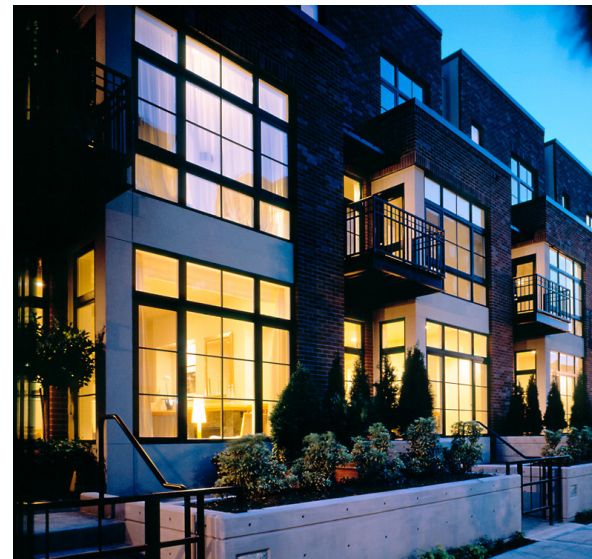


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WEST SEATTLE LIVE/WORK
APPROPRIATE MATERIALS
STRONG STOREFRONT PRESENCE



PORTLAND ROWHOUSES
PEDESTRIAN ORIENTED
IDENTIFIABLE DWELLING UNITS



TOWNHOME
APPROPRIATE USE OF MASONRY
WELL SCALED WINDOW GRIDS



PIKE STATION LOFTS, MADRONA
CONTEMPORARY DESIGN
NEIGHBORHOOD APPROPRIATE



WEST SEATTLE TOWNHOMES
APPROPRIATE MATERIAL ARTICULATION
IDENTIFIABLE DWELLING UNITS



FREMONT LIVE/WORK
APPROPRIATE MATERIAL AND SCALE
STRONG STOREFRONT PRESENCE

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