DPD# 3019626
3246 & 3250 14TH AVE W

STREAMLINED DESIGN REVIEW
03.27.2015

caron

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PROPOSAL DESCRIPTION

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STREET PERSPECTIVE

PROJECT CONTACTS

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Reference Project #14_103

OWNER:
Levanta Homes LLC
7683 SE 27th St. #235
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PROJECT INTRODUCTION

PROJECT ADDRESS: 3246 & 3250 14th Ave W Seattle, WA 98119

DPD PROJECT #: 3019626

PARCEL(S): 2770604445, 2770604440

FREQUENT TRANSIT: Yes

ECA: Potential slide

LEGAL DESCRIPTION: Gilmans Add
Plat Block: 35
Plat Lot: 3

DEVELOPMENT STATISTICS

ZONE: LR-1

SITE AREA: 12,000 SF

NUMBER OF UNITS: 8 (1 triplex, 2 duplex, 1 SFR)

PARKING REQUIREMENT: 8 required

PROPOSED PARKING STALLS: 8 provided accessed off alley

DEVELOPMENT OBJECTIVES

The proposed project at 3246/3250 14th Avenue West will create 4 new residential buildings with a total of 8 units; 1 triplex, 2 duplex, and one SFR. 8 surface parking stalls with access from the alley will be provided. The goal for the project is to create an attractive modern community that complements the rich character of the neighborhood.

The project goals are as follows:
1. To provide eight well designed and well-constructed light filled units for the growing North Queen Anne neighborhood.
2. To provide buildings and uses that positively contribute to the streetscape of 14th Avenue W.
3. To maximize the development potential of the property while supporting the city's planning objectives and respecting the existing community's scale and character.
4. To maximize the development's connection to its surroundings, including street level engagement and the transition between commercial and residential zones.

FAR: 1.1
(MEETING STANDARDS OF 23.45.510C)

FAR: 13,200 SF

AMENITY SPACE REQUIRED:
25% LOT AREA. 12000 * .25 = 3000 SF

PROPOSED AMENITY AREA:
4022 SF AT GROUND LEVEL

FAR CALCULATION:

	SFR	DUPLEX	TH
LVL 1 SF:	529	1054	2280
LVL 2 SF:	622	1233	2435
LVL 3 SF:	600	1234	2418
ROOF SF:	111	211	429
TOTAL/BLDG:	1872	3732	7562

TOTAL: 13166

FAR ALLOCATED PER UNIT TYPE:

BLDG FOOTPRINT SF:
SFR: 611
MULTIFAMILY: 3697
TOTAL: 4308

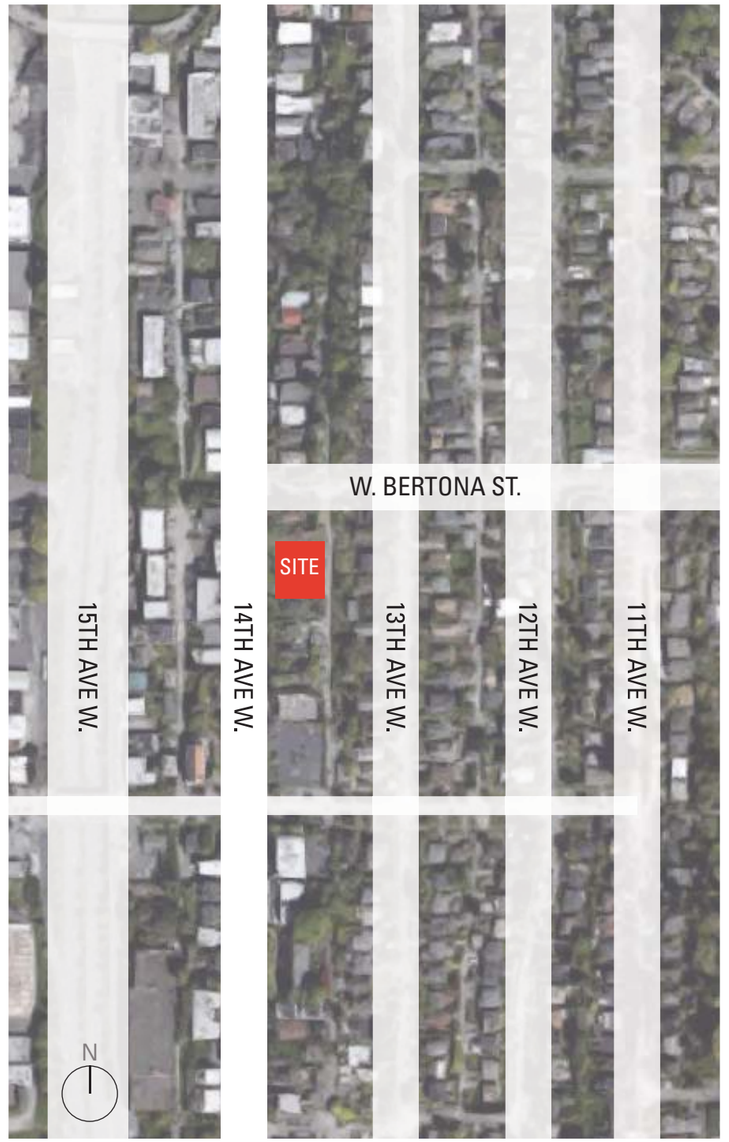
611/4308 = .1418 = 14.18%

(SFR FOOTPRINT % * TOTAL FAR = MAX SFR SF)
.1418 * 13200 = 1872 SF FOR SFR
11328 SF FOR MULTIFAMILY

DENSITY CALCULATION:

1 UNIT/ 1600 SF LOT AREA
(MEETING STANDARDS OF 23.45.510C)

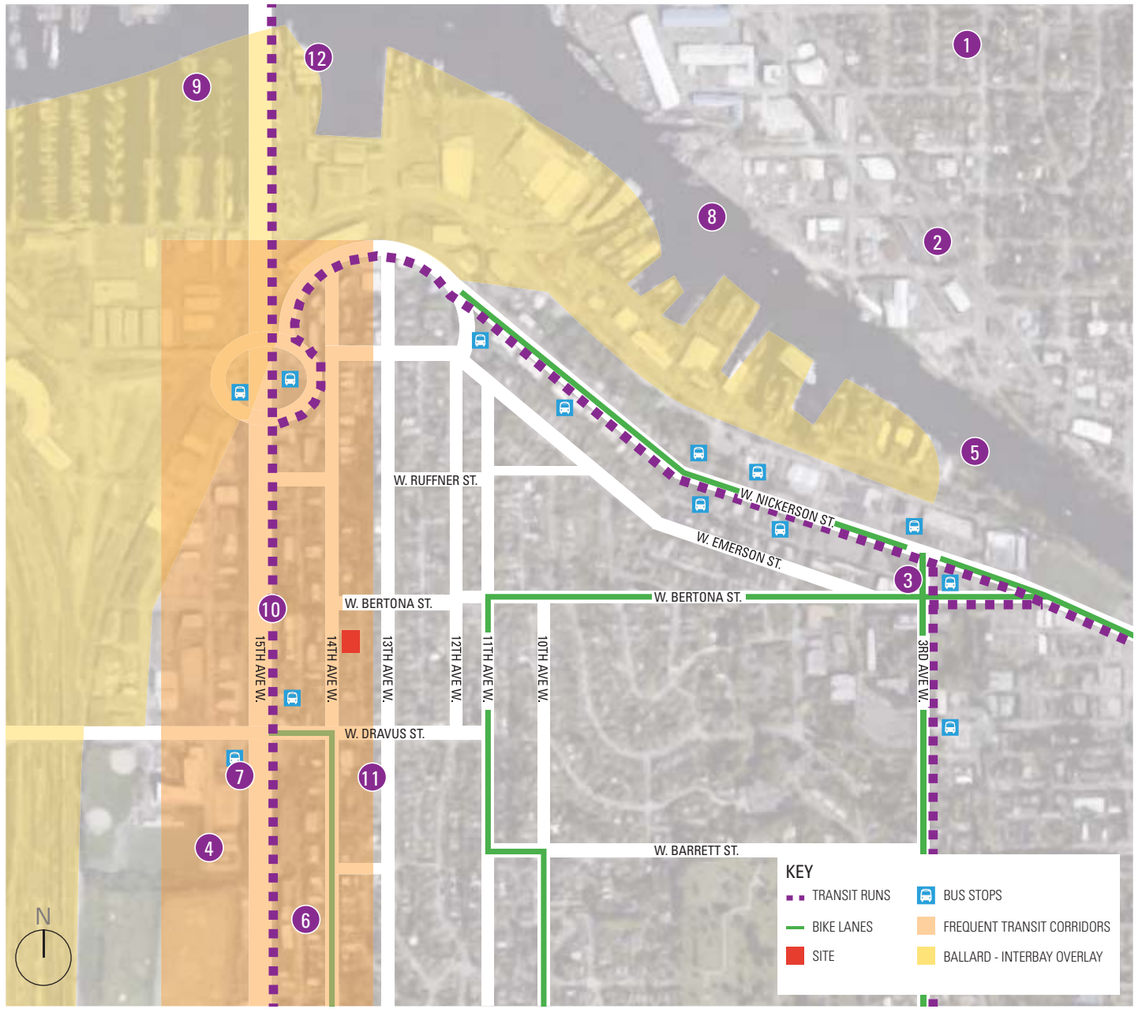
12000/1600 = 7.5



AERIAL 9 BLOCK AREA

CONTEXT ANALYSIS

SITE CONTEXT : VICINITY MAP & COMMUNITY NODES



1. Ross Park
2. Burke Gilman Trail
3. Seattle Pacific University
4. Interbay Golf Center
5. West Ewing Mini Park
6. Interbay P-Patch
7. Interbay Soccer Facility
8. Lake Washington Ship Canal
9. Salmon Bay Marine Center
10. Q.F.C
11. Public Storage
12. Ballard Bridge

The project site is located on the West slope of North Queen Anne, immediately east of Interbay, located 2 blocks from the busy arterial and frequent transit of 15th Avenue. The zoning for the site is LR1, bounded by SF 5000 to the East and C1-40 to the West. There is a growing number of infill development in this neighborhood, which is characterized by a mix of housing types bounded by single family and commercial.

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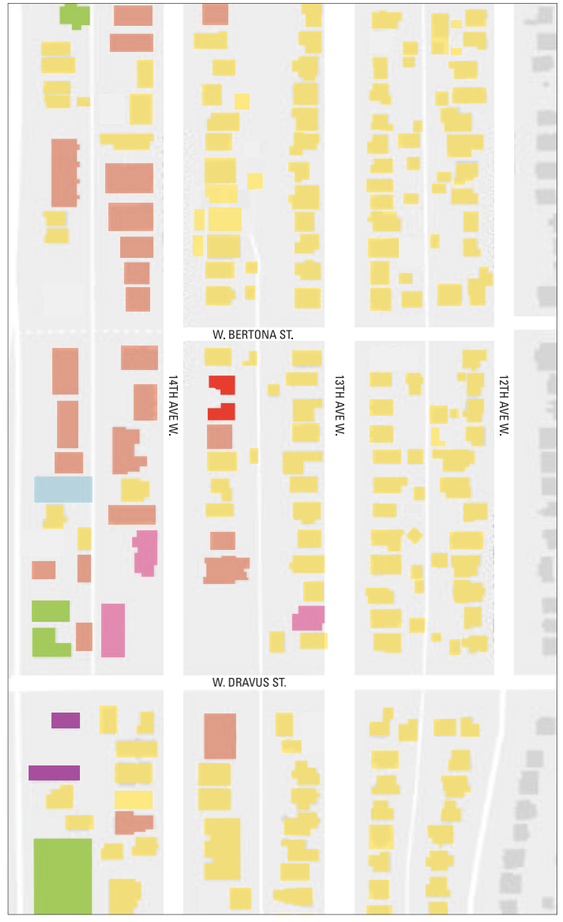
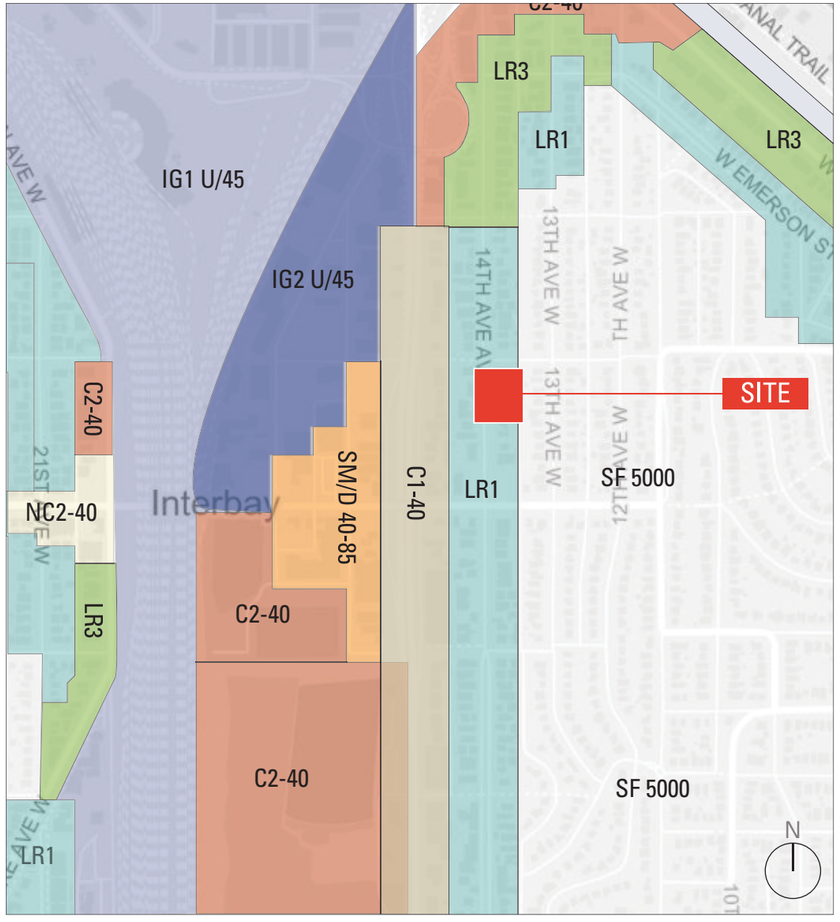
SURROUNDING USES



SURROUNDING USE KEY

- SITE
- MIXED-USE
- MULTIFAMILY
- RETAIL
- OFFICE
- RESIDENTIAL

ZONING MAP



ZONING MAP

CONTEXT ANALYSIS

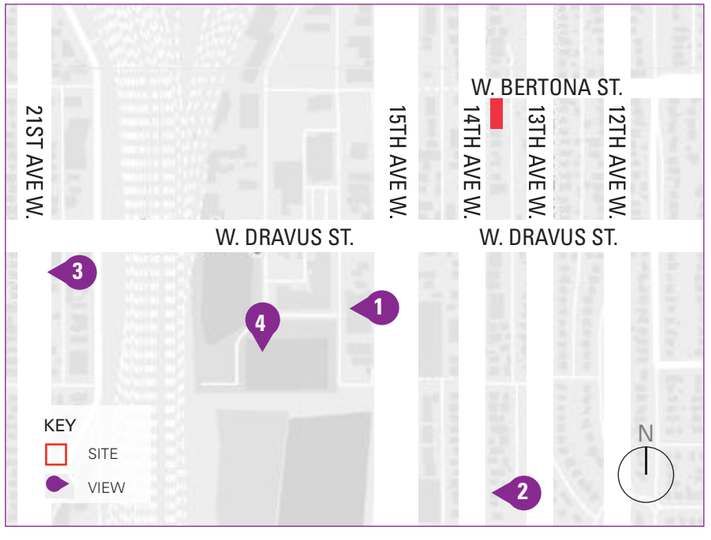
NEIGHBORHOOD DESIGN CUES

1 *THE FLATS AT INTERBAY AT 3036 16TH AVE W.*

2 *TOWNHOUSES AT 2817 PROSCH AVE W.*

3 *TEMPO APARTMENTS AT 2015 WEST DRAVUS STREET*

4 *SLATE APARTMENTS AT 3040 17TH AVE W.*



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NEIGHBORHOOD VICINITY PHOTOS

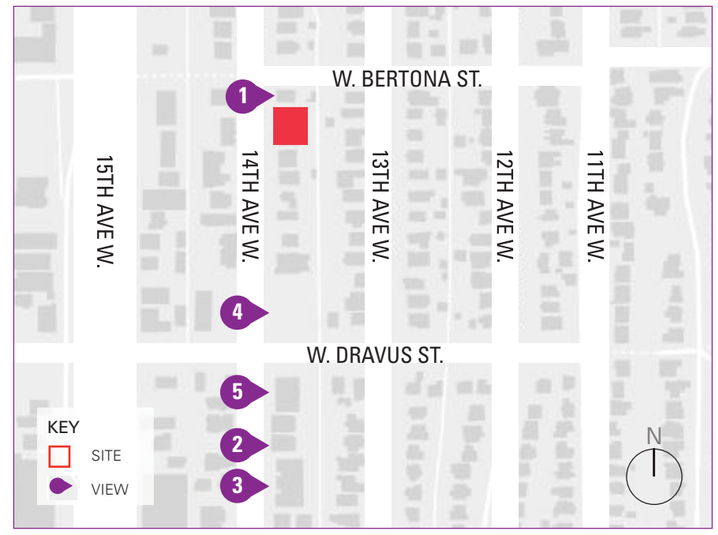
1 *THE INN OF TWIN GABLES, NORTH OF SITE*

2 *3044 14TH AVE W, SOUTH OF SITE*

3 *3030 14TH AVE W, SOUTH OF SITE*

4 *PARKING LOT, SOUTH OF SITE*

5 *3050 14TH AVE W, SOUTH OF SITE*



EXISTING SITE CONDITIONS

STREET SCAPE | LOOKING EAST FROM ALLEY

SITE

STREET SCAPE | WEST ELEVATION OF SITE

SITE

STREET SCAPE | EAST ELEVATION OF SITE

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SITE ANALYSIS

3246/3250 14th Avenue West is a mid block lot fronting on 14th Avenue West, with alley access to the rear of the lot. The site slopes down from the alley to the street dropping 16 feet. The steep slope enables units to be built on the site without obstructing neighbor's views.

Two non-remarkable single family homes exist on the site, and will be demolished. There is no significant vegetation on the site and no trees over 6" in diameter. However, a large exceptional Black Walnut tree is located just over the property line on the site to the North. Careful steps have been taken with coordination from an arborist to preserve this tree and allow it to serve as an amenity to the site.

A 1.5 story single family residence is located on the neighboring lot to the North and an 8 unit multifamily structure on the lot to the South.

EXISTING SITE PHOTOS

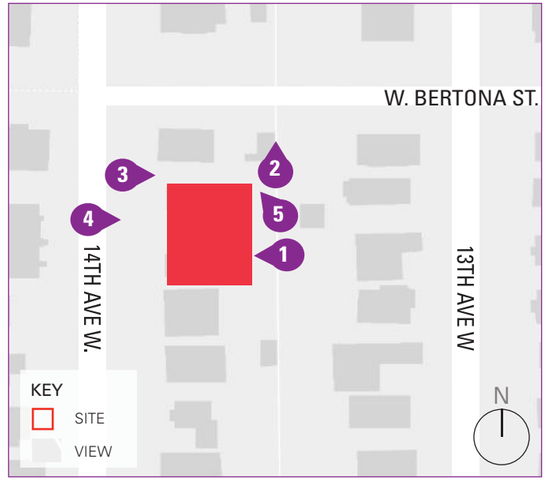
1 *BACK OF THE TWO FAMILY HOMES, ON SITE.*

2 *BACK ALLEY FACING NORTH OF SITE*

3 *EXCEPTIONAL TREE JUST OVER PROPERTY LINE, NORTH OF THE SITE*

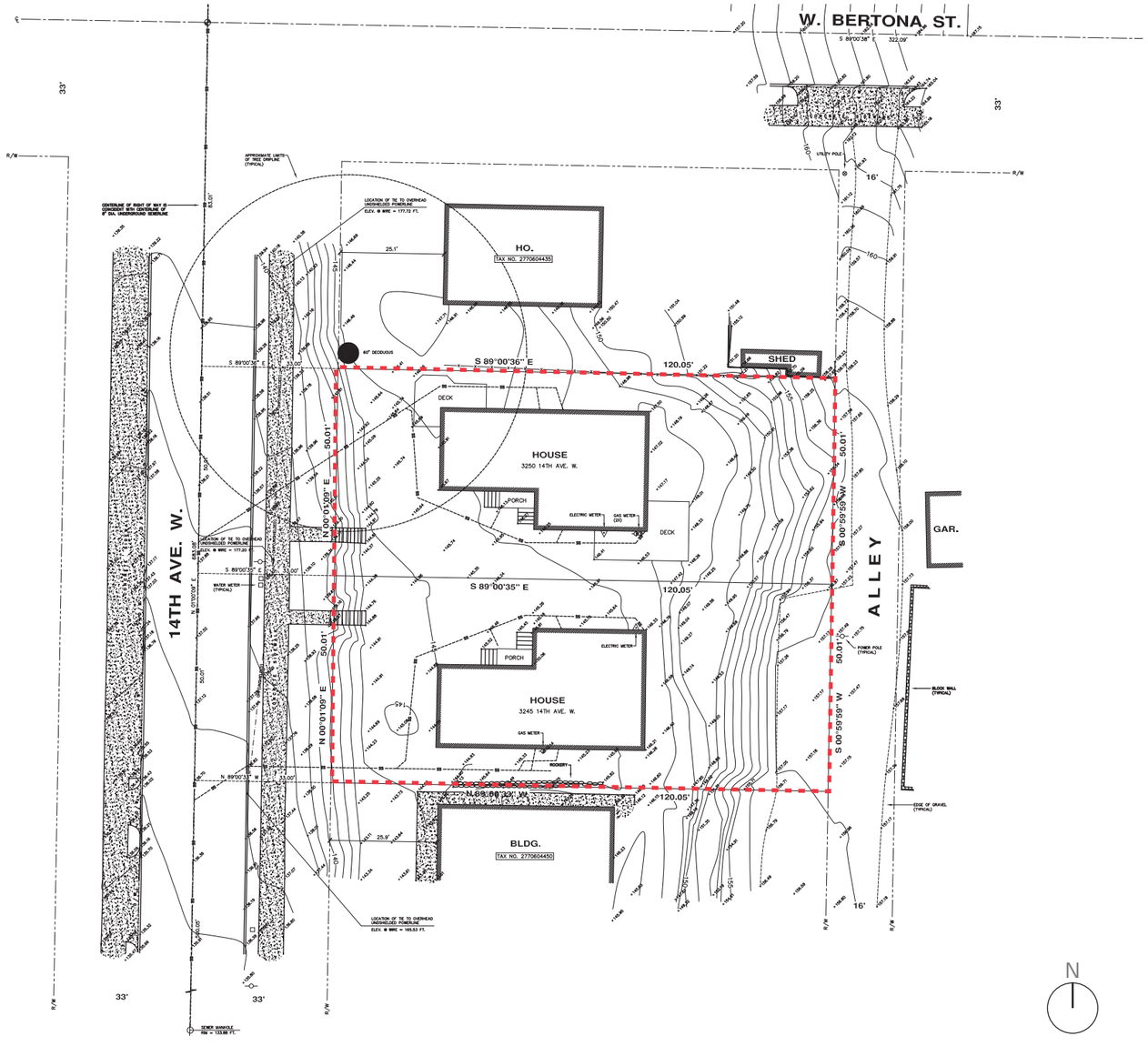
4 *FRONT OF THE TWO FAMILY HOMES ON SITE*

5 *BACK ALLEY*



EXISTING SITE CONDITIONS

SURVEY



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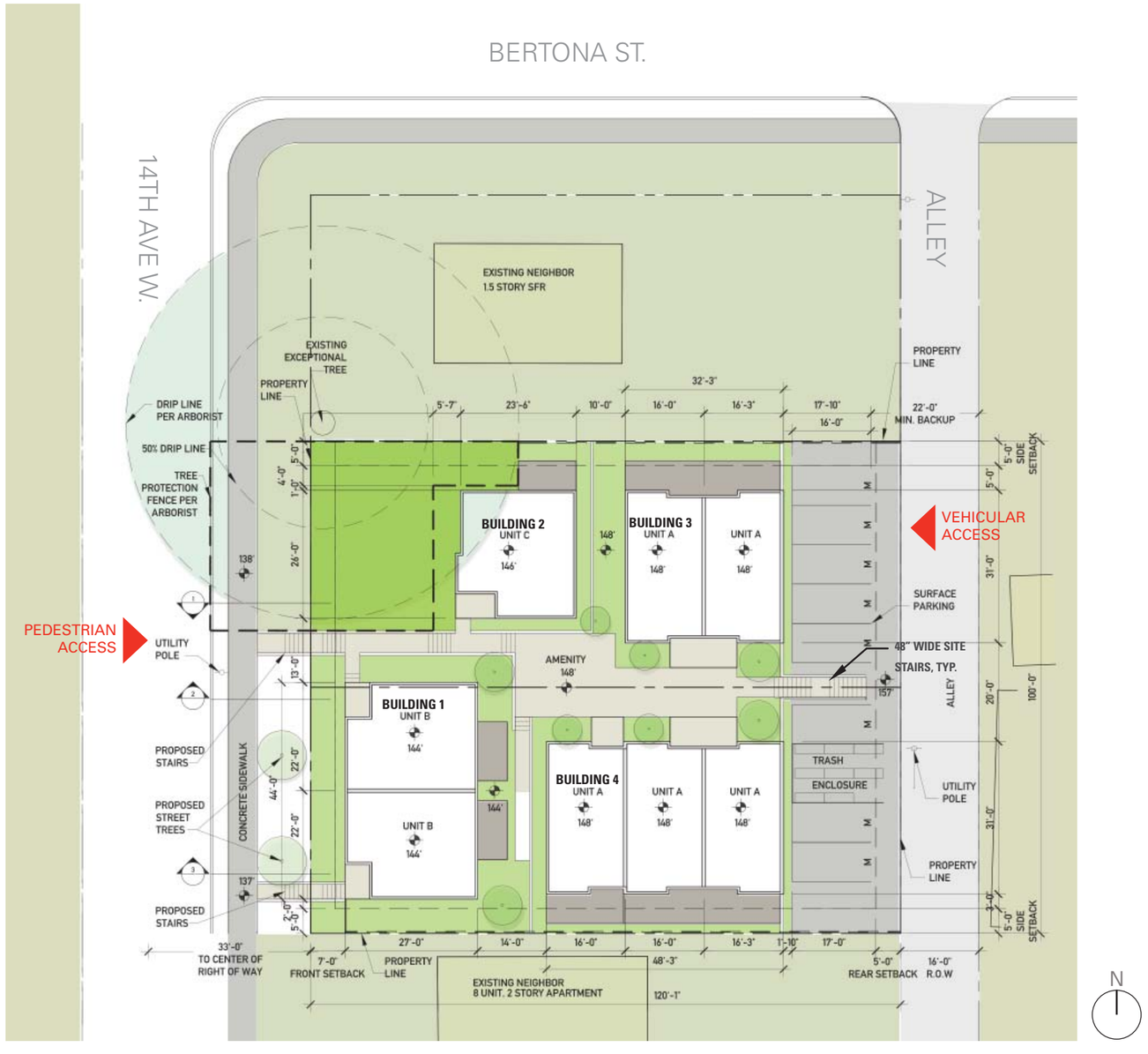
SITE PLAN


BERTONA ST.
14TH AVE W.
ALLEY
EXISTING NEIGHBOR
1.5 STORY SFR
EXISTING
EXCEPTIONAL
TREE
PROPERTY
LINE
DRIP LINE
PER ARBORIST
50% DRIP LINE
TREE
PROTECTION
FENCE PER
ARBORIST
PEDESTRIAN
ACCESS
UTILITY
POLE
PROPOSED
STAIRS
PROPOSED
STREET
TREES
PROPOSED
STAIRS
CONCRETE SIDEWALK
BUILDING 1
UNIT B
UNIT B
BUILDING 2
UNIT C
BUILDING 3
UNIT A
UNIT A
BUILDING 4
UNIT A
UNIT A
UNIT A
AMENITY
VEHICULAR
ACCESS
SURFACE
PARKING
48" WIDE SITE
STAIRS, TYP.
TRASH
ENCLOSURE
UTILITY
POLE
PROPERTY
LINE
22'-0"
MIN. BACKUP
5'-0"
SIDE
SETBACK
33'-0"
TO CENTER OF
RIGHT OF WAY
7'-0"
FRONT SETBACK
PROPERTY
LINE
EXISTING NEIGHBOR
8 UNIT, 2 STORY APARTMENT
5'-0"
REAR SETBACK
16'-0"
R.O.W
N

SITE PLAN

LANDSCAPE PLAN

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SMC TITLE	SMC REQUIREMENT	COMPLIANCE / REFERENCE
23.45.504. PERMITTED AND PROHIBITED USES	RESIDENTIAL USE PERMITTED OUTRIGHT PER 23.45.504 TABLE A	COMPLIANT
23.45.508. GENERAL PROVISIONS	REQUIRED PARKING, SOLID WASTE AND RECYCLABLES, AND FAR CALCULATION FOR MORE THAN ONE CATEGORY OF RESIDENTIAL USE ADDRESSED BELOW	
23.53.006 PEDESTRIAN ACCESS AND CIRCULATION	PEDESTRIAN ACCESS AND CIRCULATION REQUIRED, SIDEWALKS REQUIRED PER R.O.W. IMPROVEMENTS MANUAL	COMPLIANT: SEE SITE PLAN
23.53.030 ALLEY IMPROVEMENTS IN ALL ZONES	NO MINIMUM WIDTH REQUIRED FOR EXISTING ALLEY. ALLEY SHALL BE PAVED PER 23.45.510C	COMPLIANT: SEE SITE PLAN
23.54.015 REQUIRED PARKING	RESIDENTIAL USE OUTSIDE URBAN VILLAGE, 1 PARKING SPACE FOR EACH DWELLING UNIT REQUIRED - 8 PROVIDED, 1 BIKE PARKING PER 4 DWELLING UNITS REQUIRED	COMPLIANT: SEE SITE PLAN
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	(1) 2'x6' AREA FOR EACH UNIT REQUIRED (UNITS WILL BE BILLED SEPARATELY BY UTILITY). (8) 2'x6' AREA PROVIDED. BINS WILL BE PULLED TO STREET BY OWNERS ON COLLECTION DAY. STORAGE AREAS TO BE SCREENED ON ALL FOUR SIDES.	COMPLIANT: SEE SITE PLAN
23.86.007 GROSS FLOOR AREA AND FAR MEASUREMENT	IF MORE THAN ONE CATEGORY OF RESIDENTIAL USE IS LOCATED ON A LOT, THE FAR LIMIT FOR EACH CATEGORY OF RESIDENTIAL USE IS BASED ON EACH CATEGORY'S PERCENTAGE OF TOTAL STRUCTURE FOOTPRINT AREA	COMPLIANT: SEE FAR CALCULATIONS
23.45.510. FLOOR AREA RATIO (FAR) LIMITS	1.1 FAR LIMIT IN LR-1 ZONE FOR SINGLE-FAMILY AND TOWNHOUSES MEETING REQUIREMENTS OF 23.45.510.C.	COMPLIANT: SEE FAR CALCULATIONS TOWNHOUSE TO BE BUILT-GREEN 4 STAR OR BETTER
23.45.512. DENSITY LIMITS– LOWRISE ZONES	SINGLE-FAMILY DWELLING - 1/1600. TOWNHOUSE DEVELOPMENT MEETING 23.45.510.C - 1/1600	COMPLIANT: SEE DENSITY LIMIT CALCULATIONS
23.45.514. STRUCTURE HEIGHT	30' HEIGHT LIMIT + 4' PARAPET HEIGHT	COMPLIANT: SEE BUILDING SECTIONS
23.45.518. SETBACKS AND SEPARATIONS	7' AVG., 5' MIN. FRONT & REAR. 5' SIDE FOR FACADES 40 FT OR LESS IN LENGTH. 7' AVG., 5' MIN SIDE FOR FACADES > 40 FT IN LENGTH, 10' SEPARATION BETWEEN PRINCIPAL STRUCTURES.	COMPLIANT: SEE SITE PLAN
23.45.522. AMENITY AREA	25% OF LOT AREA; 50% OF REQUIRED AMENITY SPACE TO BE AT GROUND LEVEL; 10' MIN. DIM. FROM SIDE LOT LINES	COMPLIANT: SEE AMENITY AREA CALCULATIONS
23.45.524. LANDSCAPING STANDARDS	GREEN FACTOR SCORE OF 0.6 REQUIRED	COMPLIANT
23.45.526. LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS	TO ACHIEVE A HIGHER FAR LIMIT TOWNHOUSE WILL MEET GREEN BUILDING PERFORMANCE STANDARDS, EITHER BUILT GREEN 4 STAR RATING OR LEED SILVER RATING.	COMPLIANT: TOWNHOUSE COMMITTED TO ACHIEVING BUILT-GREEN 4 STAR RATING,
23.45.527. STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES	ON SIDE LOT LINES WITHIN 15' OF LOT LINE, TOTAL LENGTH OF FACADE MUST BE LESS THAN 65% OF SAID LOT LINE. MAXIMUM STRUCTURE WIDTH IS 60 FEET.	COMPLIANT: SEE SITE PLAN
23.45.534. LIGHT AND GLARE STANDARDS	ALL LIGHT TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES; PARKING TO HAVE 5'-6' SCREEN	COMPLIANT
23.45.536. PARKING LOCATION, ACCESS, AND SCREENING	PARKING ACCESS TO BE FROM ALLEY, PARKING TO BE SURFACE PARKING.	COMPLIANT: SEE SITE PLAN

DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

D. Plants and Habitat
   1. On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

- Response: There is no significant vegetation on the site, however there is a large exceptional Black Walnut tree located on the neighboring site to the North. With the guidance of an arborist we have the goal of using this tree as a driver of the design and as a feature of the site. The buildings are sited well clear of the critical root zone, and almost entirely out of the drip line of the tree.

CS2 URBAN PATTERN AND FORM

B. Adjacent Sites, Streets, and Open Spaces
   1. Site Characteristics
   2. Connection to the Street
   3. Character of Open Space

- Response: The topography and exceptional tree are central drivers of the design. By pulling all structures away from the tree a large open area at the NW corner of the site will be maintained. Each unit will be three stories tall, minimizing the footprint and allowing for the central amenity space as well as minimizing impervious surfaces. Wide sidewalks and long sight lines through the site provide for a stronger connection to the street.

C. Relationship to the Block
   1. Mid-Block Sites

- Response: Windows are reduced on the South and North facades closest to the existing neighbors in order to maintain privacy. Landscaping including vegetation and appropriately detailed fences will be used for screening at the ground level. As the buildings step down with the topography, they will allow for the major views to be maintained from neighboring sites to the North and to the East.

D. Height, Bulk, and Scale
   1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.
   2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

- Response: As part of a growing neighborhood, these units are designed to comfortably increase density while maintaining the scale of the neighborhood through small footprints, human scaled materials, and articulated facades that break down the scale of each structure. The primary 'box' of each unit is wrapped in lap siding to match with the surrounding single family homes, with a cantilevered box inserted into adding design intrigue and consistency to the project as a whole. In order to pr vide a feeling of welcoming and legibility, each unit's entry is recessed and wrapped in cedar. These units are designed to appeal to growing families interested in an urban living situation while maintaining the characteristics of the neighborhood. By building units a mixture of sizes, including 5 units of a relatively small size, the project will help the North Queen Anne neighborhood grow while maintaining its qualities. With the variety of sizes it will serve as it's own miniature neighborhood, allowing 8 families of different values to live in a small community.

PL1 CONNECTIVITY

B. Walkways and Connections
   1. Pedestrian Infrastructure: Connect on-site pedestrian walkways withexisting public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.
   3. Pedestrian Amenities

- Response: The existing steep, narrow, and poorly maintained pedestrian access stair will be demolished and in it's place a 48" wide, low riser height, and clean stair will access the site and its central path and courtyard providing and open and inviting design.

PL2 WALKABILITY

B. Safety and Security
   1. Eyes on the Street
   2. Lighting for Safety
   3. Street-Level Transparency

- Response: The three units fronting 14th Avenue will use extensive glazing to maintain transparency on their West facades, allowing for natural surveillance of the street and surrounding areas. Balconies, roof decks and community outdoor spaces will increase observation abilities from all units. Lighting will be provided along the central path and at unit entries to provide for safety and comfortable pedestrian travel.

PL3 STREET LEVEL INTERACTION

A. Enteries
   1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their

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anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

2. Ensemble of Elements

▶ Response: All entries are recessed, and as part of the design sheathed in cedar and heavily glazed, providing for distinct, clearly demarcated, comfortable passage. The entries are a major feature of the design, and serve to soften and unify the project while providing a covered stoop to access each unit.

PL4 ACTIVE TRANSPORTATION

A. Entry Locations and Relationships

1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.
2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

▶ Response: Clear pedestrian access will be provided from each unit to 14th to allow connection to the frequent transit corridor and commercial areas along Interbay. 14th Avenue is an unsigned connection street for bicyclists, and provides easy access to the Elliot Bay Trail.

DC1 PROJECT USES AND ACTIVITIES

C. Parking and Services Uses

2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/ or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape

▶ Response: Vehicle access is through the alley, allowing easy access but shielded from the public by the buildings. Parking will be screened to reduce glare into units and neighboring structures.

DC3 OPEN SPACE CONCEPT

A. Building-Open Space Relationship

1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

▶ Response: A central community space uniting the units is a major feature of the project, framed by the surrounding units with easy access from each.

DC4 EXTERIOR ELEMENTS AND FINISHES

A. Building Materials

1. Exterior Finish Materials
2. Climate Appropriateness

▶ Response: Exterior materials have been selected for qualities of attractiveness, ,similar scale to the neighborhood, easy maintenance, sustainability, and durability. All balconies and railings will be selected to be attractive and durable, with design qualities that mesh with the project.

B. Signage

2. Coordination With Project Design

▶ Response: Signage will be clearly visible, at a similar location, at each building entry.

C. Lighting

1. Functions
2. Avoiding Glare

▶ Response: Lighting will be provided along the central path and at unit entries, and all exterior lighting will be shielded to prevent glare to neighboring structures.

D. Trees, Landscape And Hardscape Materials

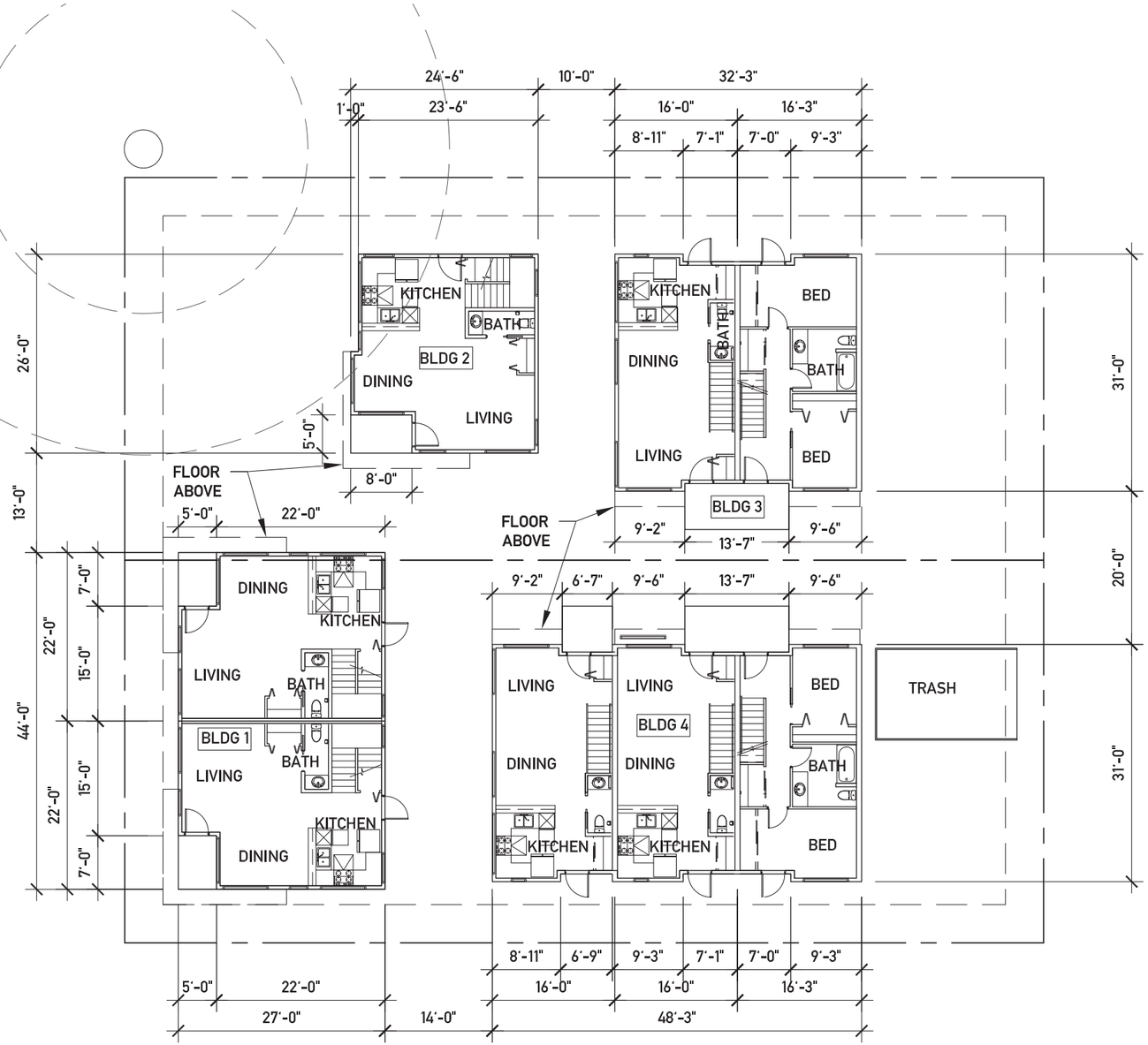
1. Choice of Plant Materials
2. Hardscape Materials
4. Place Making

▶ Response: Landscaping will be provided that requires minimum maintenance and native qualities. Plant selections will be based on both maintenance and design qualities, providing attractive additions to the structures while providing both design interest and shielding.

AMENITY SPACE PERSPECTIVE

ARCHITECTURAL CONCEPTS

FLOOR PLANS | LEVEL 1



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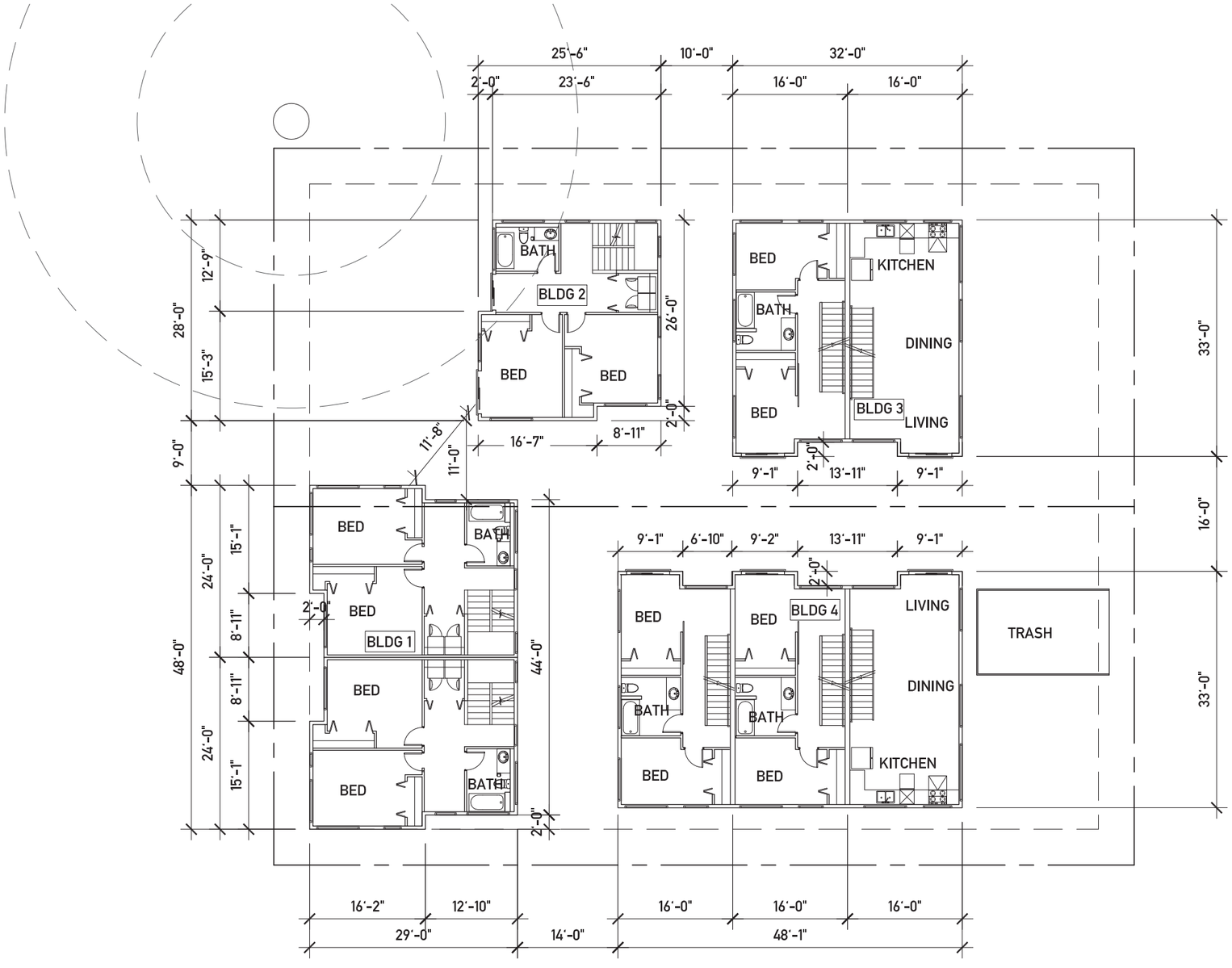
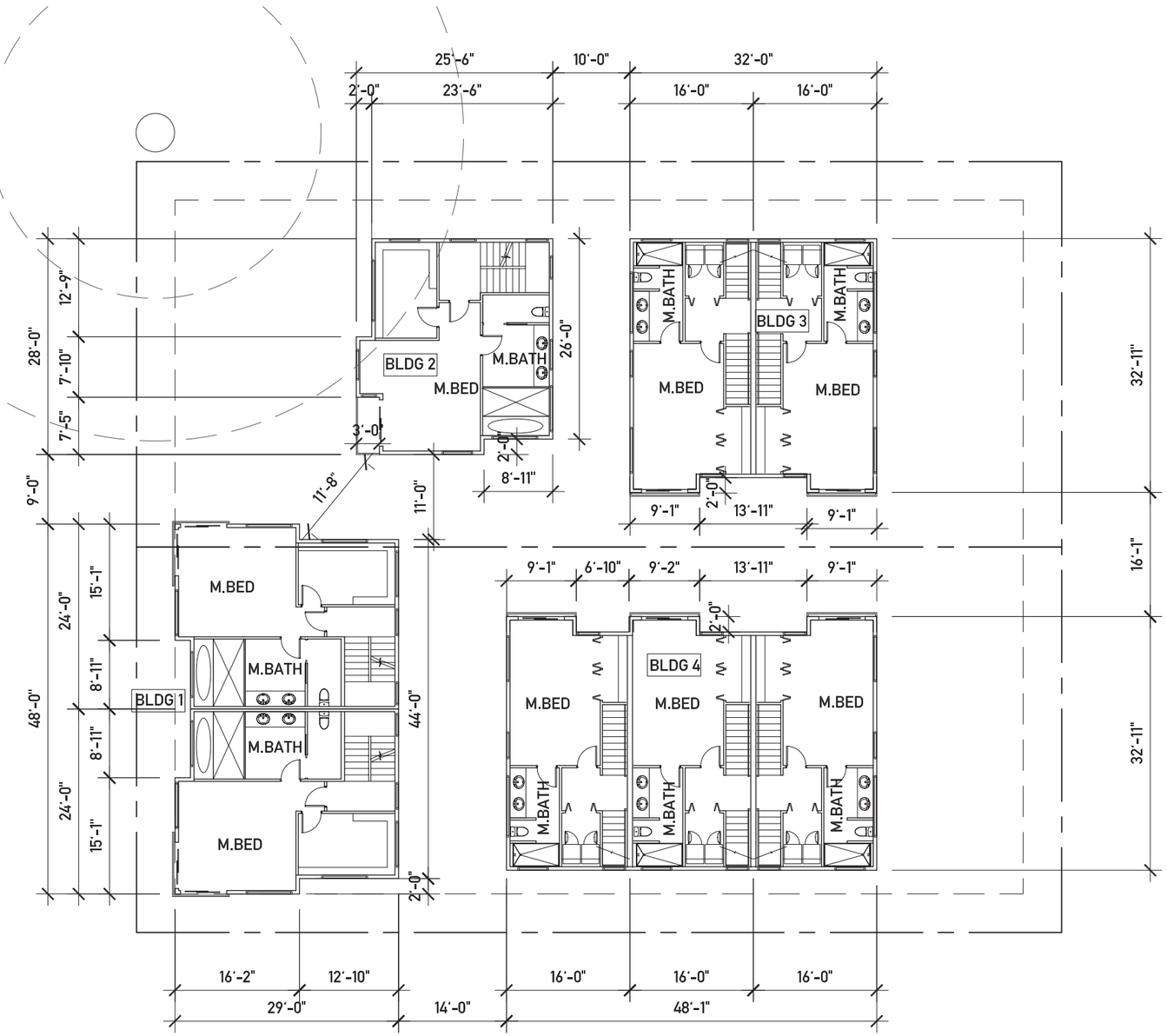
FLOOR PLANS | LEVEL 2



ARCHITECTURAL CONCEPTS

FLOOR PLANS | LEVEL 3



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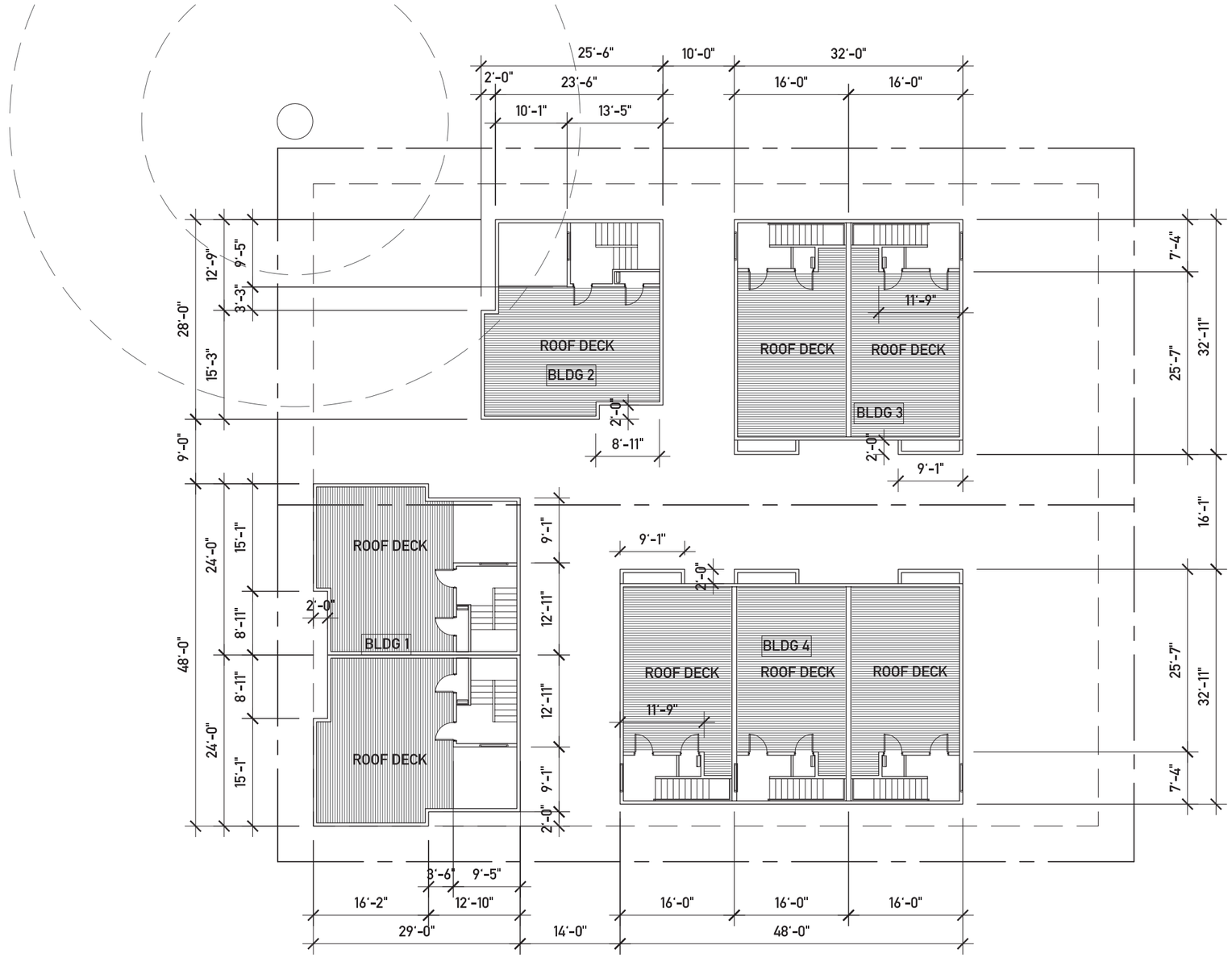
FLOOR PLANS | LEVEL 4



ARCHITECTURAL CONCEPTS

ELEVATIONS | NORTH

NORTH ELEVATION

NORTH COURTYARD ELEVATION

MATERIAL USES KEY

1. GREY FIBER CEMENT PANEL
2. OFF-WHITE FIBER CEMENT LAP SIDING
3. HORIZONTAL CEDAR SIDING
4. ADDRESS SIGN LOCATION
5. VINYL DOOR/WINDOW ASSEMBLY
6. JULIET BALCONY
7. CONCRETE STAIR
8. METAL RAILING
9. WOOD FENCE
10. MEMBRANE ROOF
11. PAINTED ENTRY DOOR
12. CONCRETE RETAINING WALL

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ELEVATIONS | SOUTH

SOUTH ELEVATION

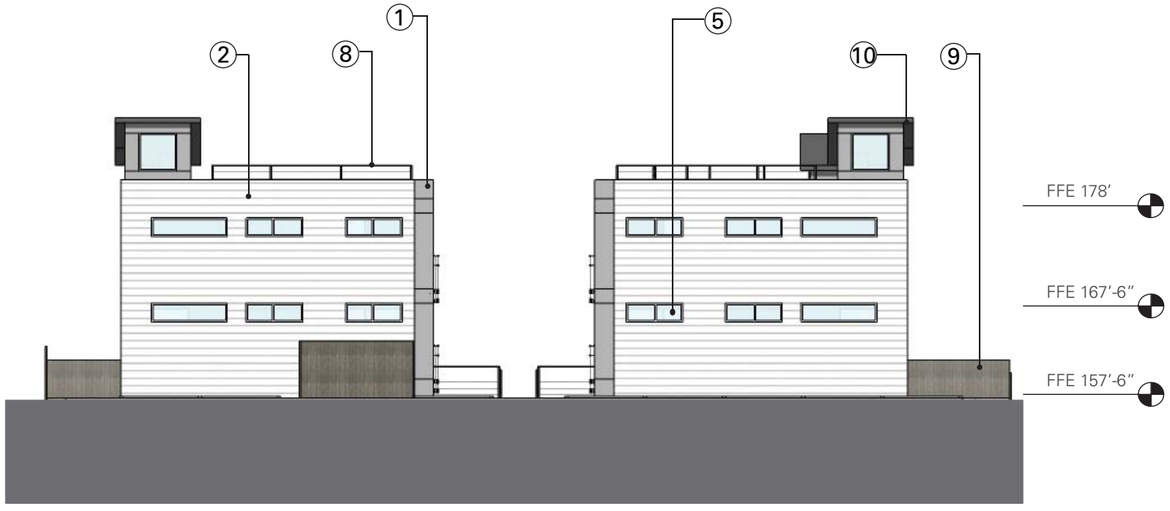
SOUTH COURTYARD ELEVATION

MATERIAL USES KEY

1. GREY FIBER CEMENT PANEL
2. OFF-WHITE FIBER CEMENT LAP SIDING
3. HORIZONTAL CEDAR SIDING
4. ADDRESS SIGN LOCATION
5. VINYL DOOR/WINDOW ASSEMBLY
6. JULIET BALCONY
7. CONCRETE STAIR
8. METAL RAILING
9. WOOD FENCE
10. MEMBRANE ROOF
11. PAINTED ENTRY DOOR
12. CONCRETE RETAINING WALL

ARCHITECTURAL CONCEPTS

ELEVATIONS | EAST



EAST (ALLEY) ELEVATION

EAST COURTYARD ELEVATION

MATERIAL USES KEY

1. GREY FIBER CEMENT PANEL
2. OFF-WHITE FIBER CEMENT LAP SIDING
3. HORIZONTAL CEDAR SIDING
4. ADDRESS SIGN LOCATION
5. VINYL DOOR/WINDOW ASSEMBLY
6. JULIET BALCONY
7. CONCRETE STAIR
8. METAL RAILING
9. WOOD FENCE
10. MEMBRANE ROOF
11. PAINTED ENTRY DOOR
12. CONCRETE RETAINING WALL

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ELEVATIONS | WEST

WEST (STREET) ELEVATION

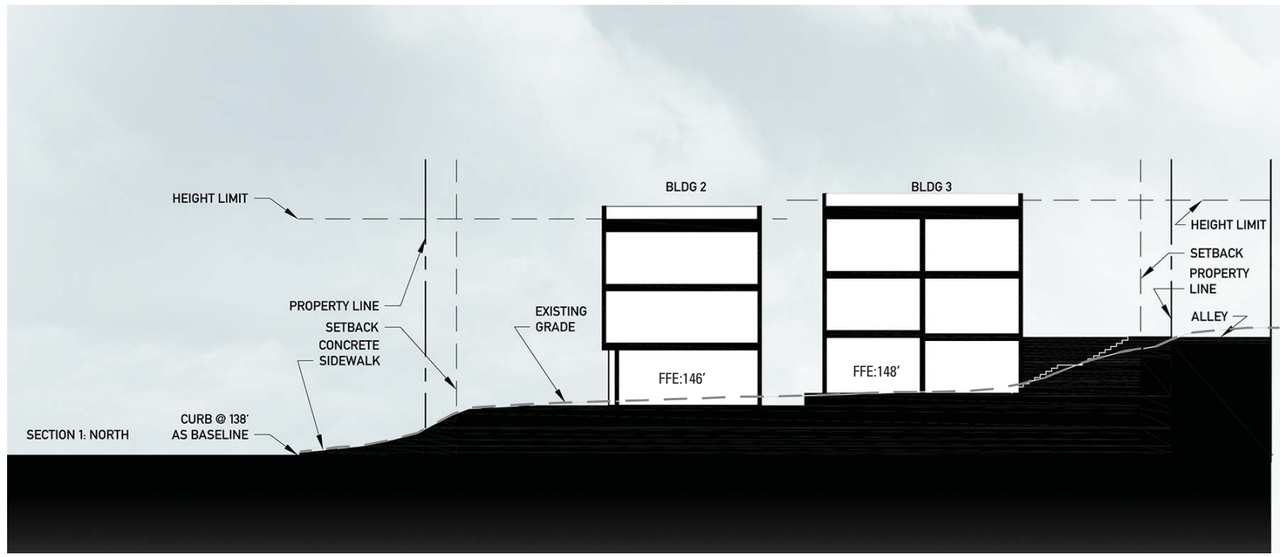
WEST COURTYARD ELEVATION

MATERIAL USES KEY

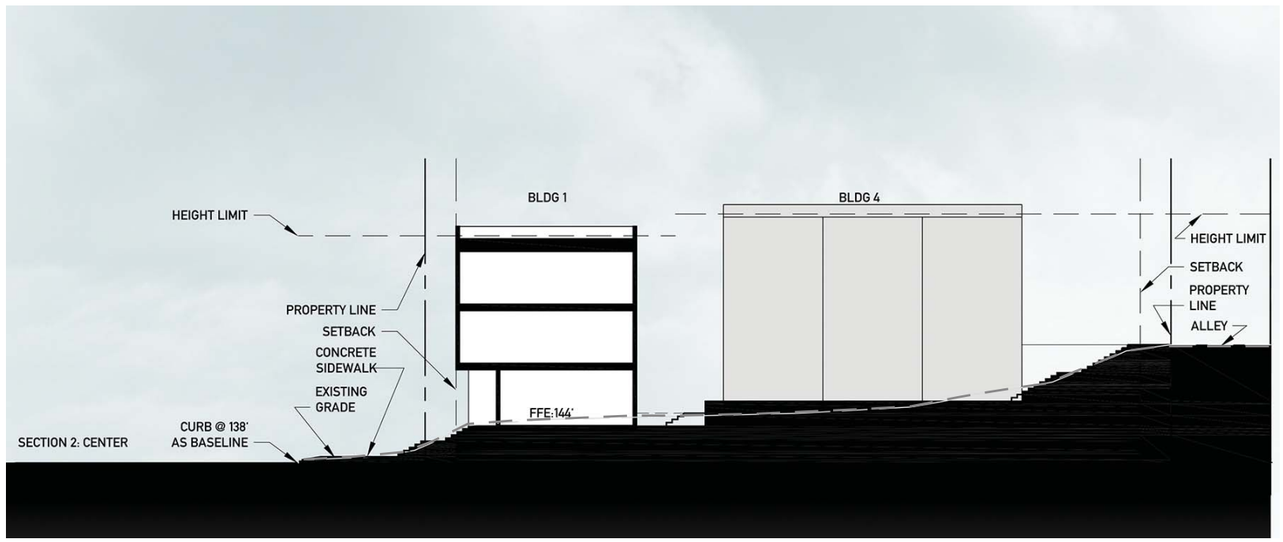
1. GREY FIBER CEMENT PANEL
2. OFF-WHITE FIBER CEMENT LAP SIDING
3. HORIZONTAL CEDAR SIDING
4. ADDRESS SIGN LOCATION
5. VINYL DOOR/WINDOW ASSEMBLY
6. JULIET BALCONY
7. CONCRETE STAIR
8. METAL RAILING
9. WOOD FENCE
10. MEMBRANE ROOF
11. PAINTED ENTRY DOOR
12. CONCRETE RETAINING WALL

ARCHITECTURAL CONCEPTS

SECTIONS



SECTION 1: NORTH



SECTION 2: CENTER

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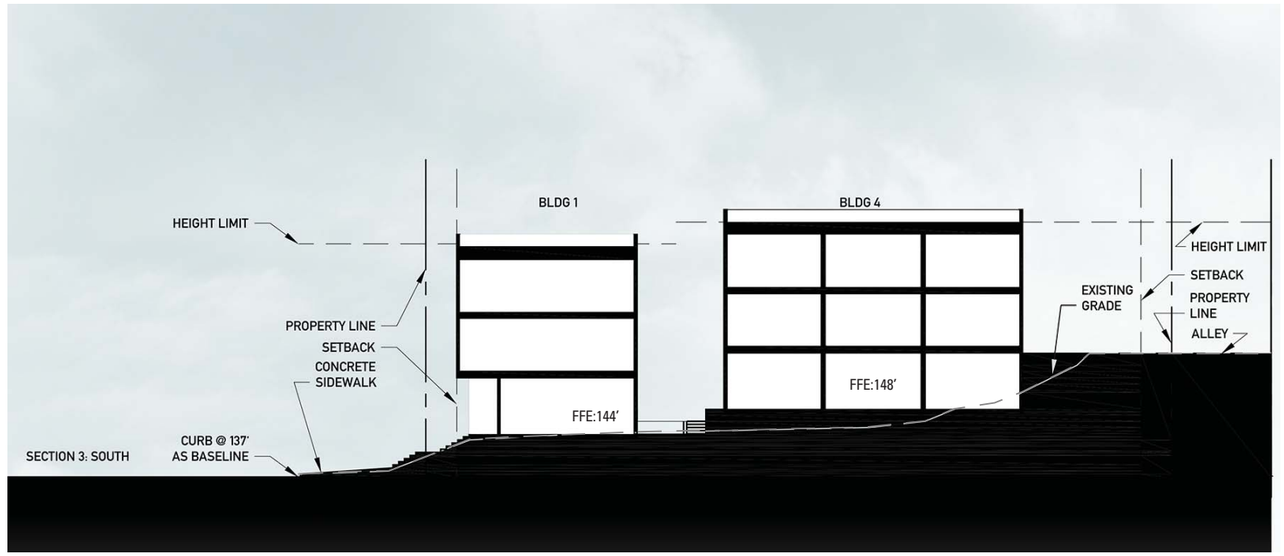
SECTIONS



SECTION 3: SOUTH

ARCHITECTURAL CONCEPTS

RENDERING

AERIAL FROM NE

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RENDERING

AERIAL FROM SE

ARCHITECTURAL CONCEPTS

RENDERING

PERSPECTIVE FROM STREET

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RENDERING

PERSPECTIVE FROM ALLEY

ARCHITECTURAL CONCEPTS

RENDERING

AERIAL FROM NW

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