7429 4TH AVE NE

Streamlined Design Review Meeting

DPD PROJECT #3020468
JULY 22, 2015

caron

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PROJECT INFORMATION

CONTENTS

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**cover photos by Morgan Palmer, from Flickr*

Townhouse Perspective

PROJECT INTRODUCTION

SITE INFORMATION:

- Site Address: 7429 4th Ave NE
- DPD Project #: 3020468
- Parcel(s): Parcela A, Lot Boundary Adjustment 3020262
- Site Area: 6,750 SF
- Overlay: Green Lake Residential Urban Village, Frequent Transit Corridor
- Legal Description: Lot 7,8 and the northerly 7.50’ of lot 9, Block 24, Woodlawn ADD to Green Lake

DEVELOPMENT STATISTICS:

- Zoning: LR2
- Lot Size: 6,750 SF
- FAR: 8,090
- Residential Units: 7
- Parking Stalls: 7

DEVELOPMENT OBJECTIVES

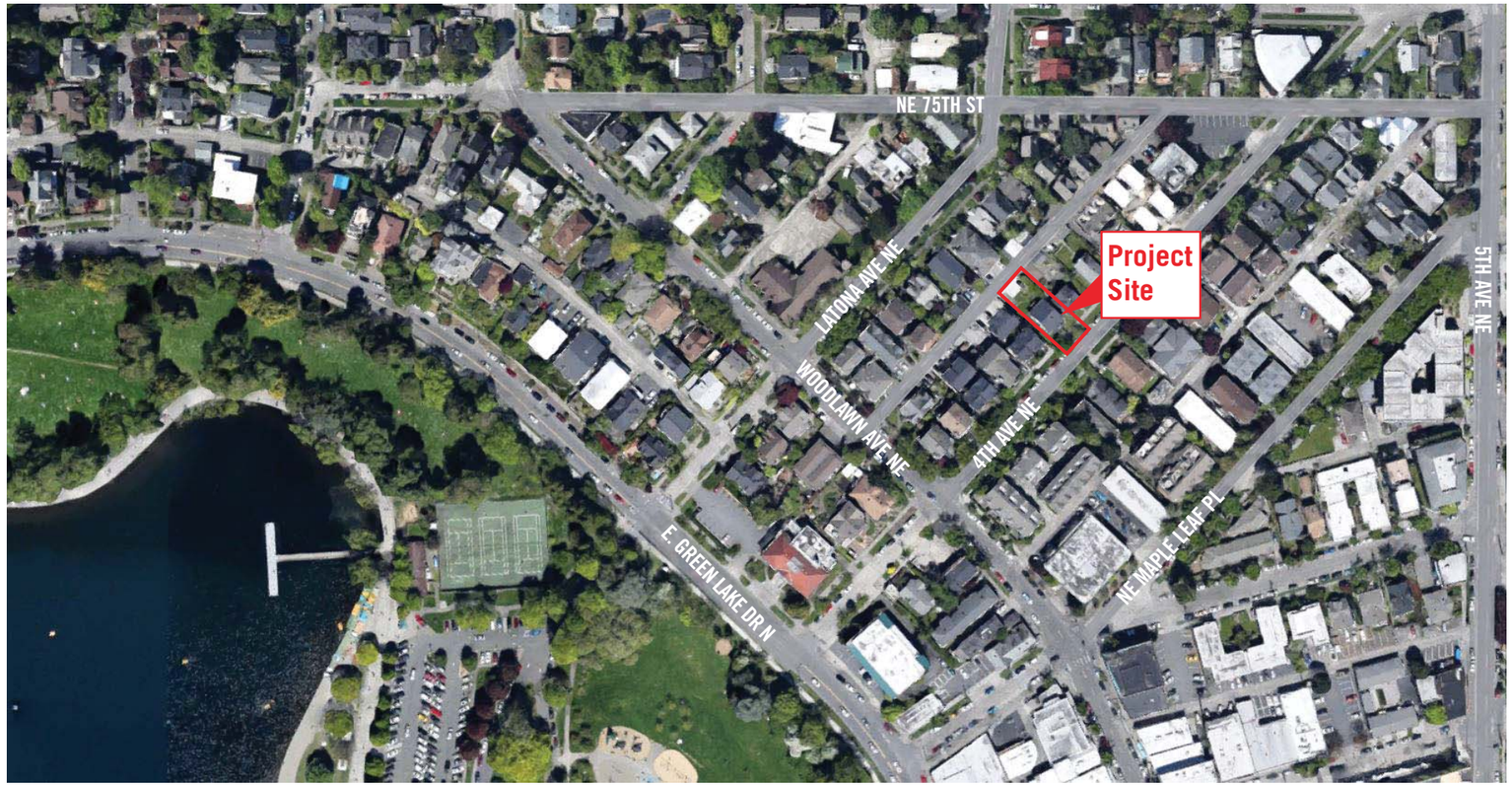
The proposed development is to create a townhouse community of 7 units. The goal of the project is to create an attractive, modern development aimed at first-time homebuyers or people looking to downsize in the great neighborhood of Green Lake. The proposed development is one structure which leaves room for large open yards for nearly every unit as well as rooftop decks to take in the surrounding views of Green Lake and beyond. Parking will be provided for each unit and will be accessed from the alley. The proposed development is one of two adjacent parcels which will form a larger townhouse community but will be developed separately with nearly identical buildings. The two projects will retain separate access and utilities.

CONTEXT

The project site is located in the northeast quadrant of Green Lake, near the commercial center of the neighborhood. The parcel is located two blocks from the entrance to the East Green Lake Beach section of the park. The immediate block is a dense mix of townhouses and detached single family dwelling units. The larger neighborhood context is more commercial and dense multifamily development south 2-3 blocks and gradually becoming less dense single family zones north of the site above NE 75th St. This mix of uses and amenities makes this area a highly-walkable, desirable neighborhood to live in. Nearby transit includes bus numbers 16, 316, and 48. The Roosevelt Transit Light Rail station is about 3/4 of a mile walking from the site as well.

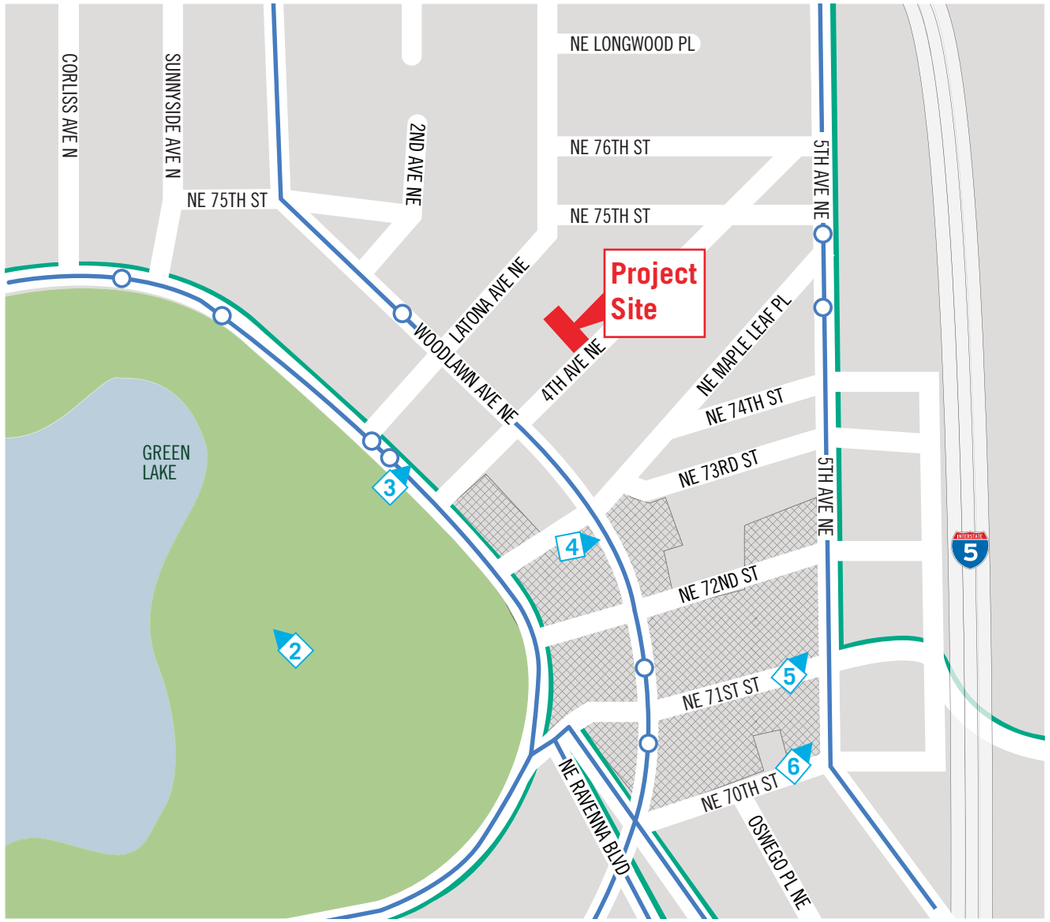
TOWNHOUSE FAR

Level	FAR SF
Level 1	2203.39
Level 2	2826.61
Level 3	2778.95
Roof	281.28
Total	8,090.23 SF



Aerial 9 Block Map

Surrounding Uses & Community Nodes



VICINITY MAP KEY

- Site
- Transit Runs
- Bus Stops
- Bike Lanes
- Pedestrian Areas
- Parks
- View

1 | Green Lake, West of Site

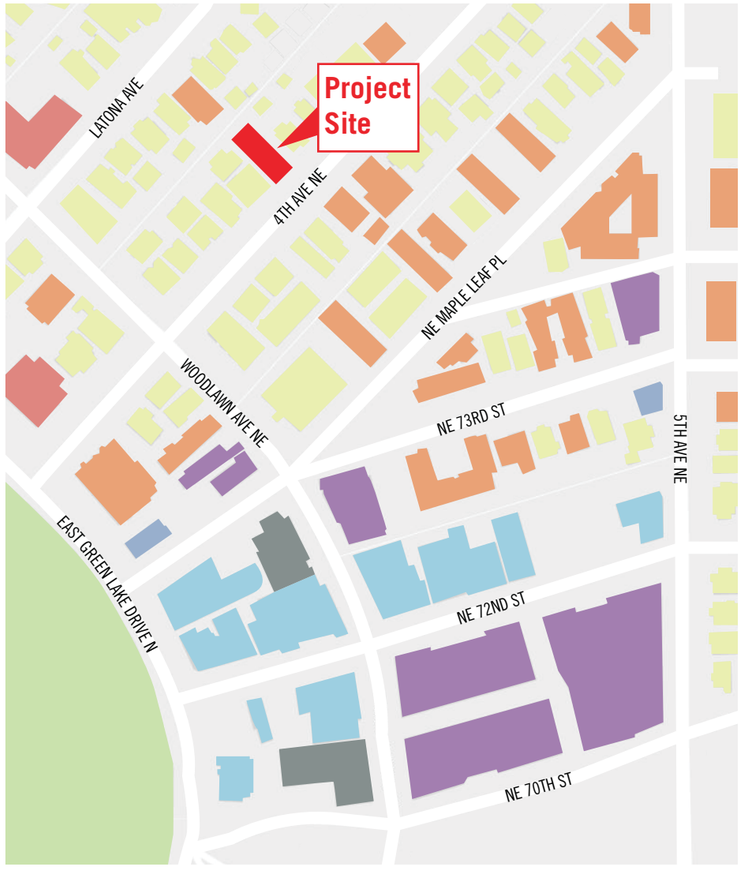
2 | Green Lake Community Center at 7201 E. Greenlake Dr N.

3 | Green Lake Public LIbrary at 7364 E. Green Lake Dr. N

4 | Billings Middle School at 7217 Woodlawn Ave NE

5 | Northwest CrossFit at 466 NE 70th St

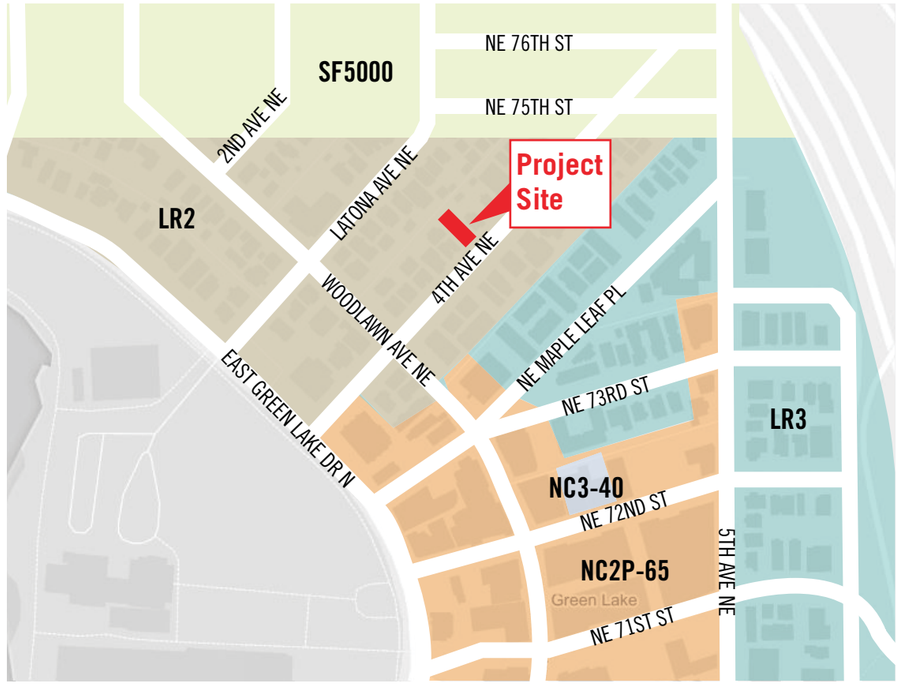
6 | PCC Natural Market at 450 NE 71st St



SURROUNDING USES MAP KEY

- Site
- Mixed-Use
- Service
- Parks
- Schools
- Office
- Retail
- Single Family
- Multi-Family

N



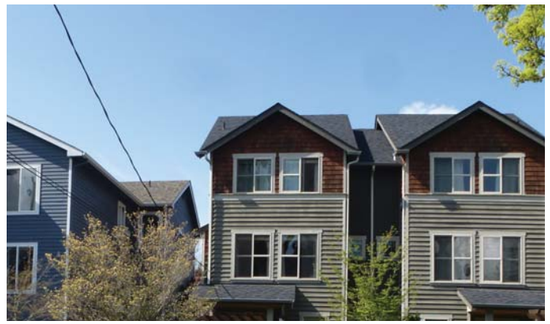
ZONING MAP KEY

- Site
- LR2
- NC3-40
- NC2P-65
- LR3
- SF 5000

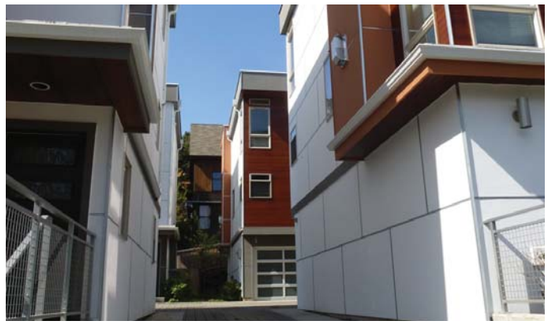
N

NEIGHBORHOOD DESIGN CUES & VICINITY PHOTOS

1 | Green Lake Village Apartments at 427 NE 72nd St



2 | Condos at 7420 4th Ave NE



3 | Condos on 4th Ave NE

4 | Condos on 4th Ave NE

5 | Intersection of E. Green Lake Dr. N & NE 72nd St

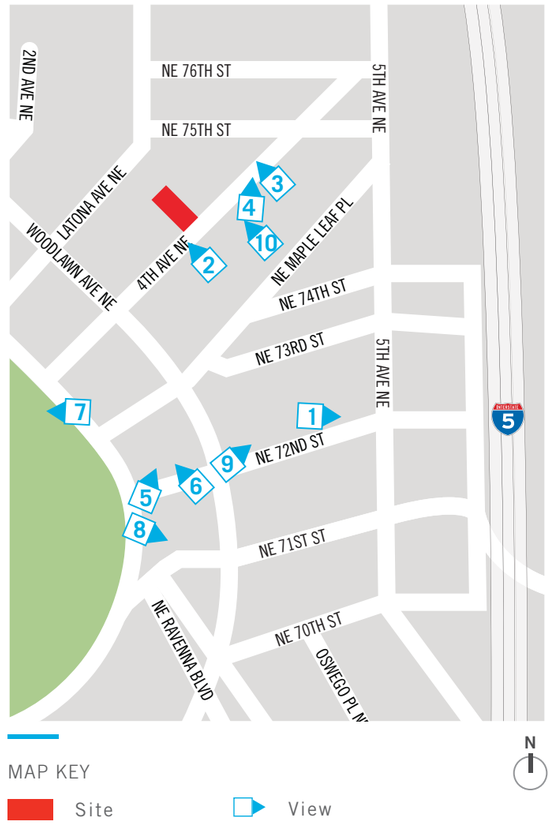
6 | Shops along NE 72nd St

7 | Green Lake Park, Southwest of Site

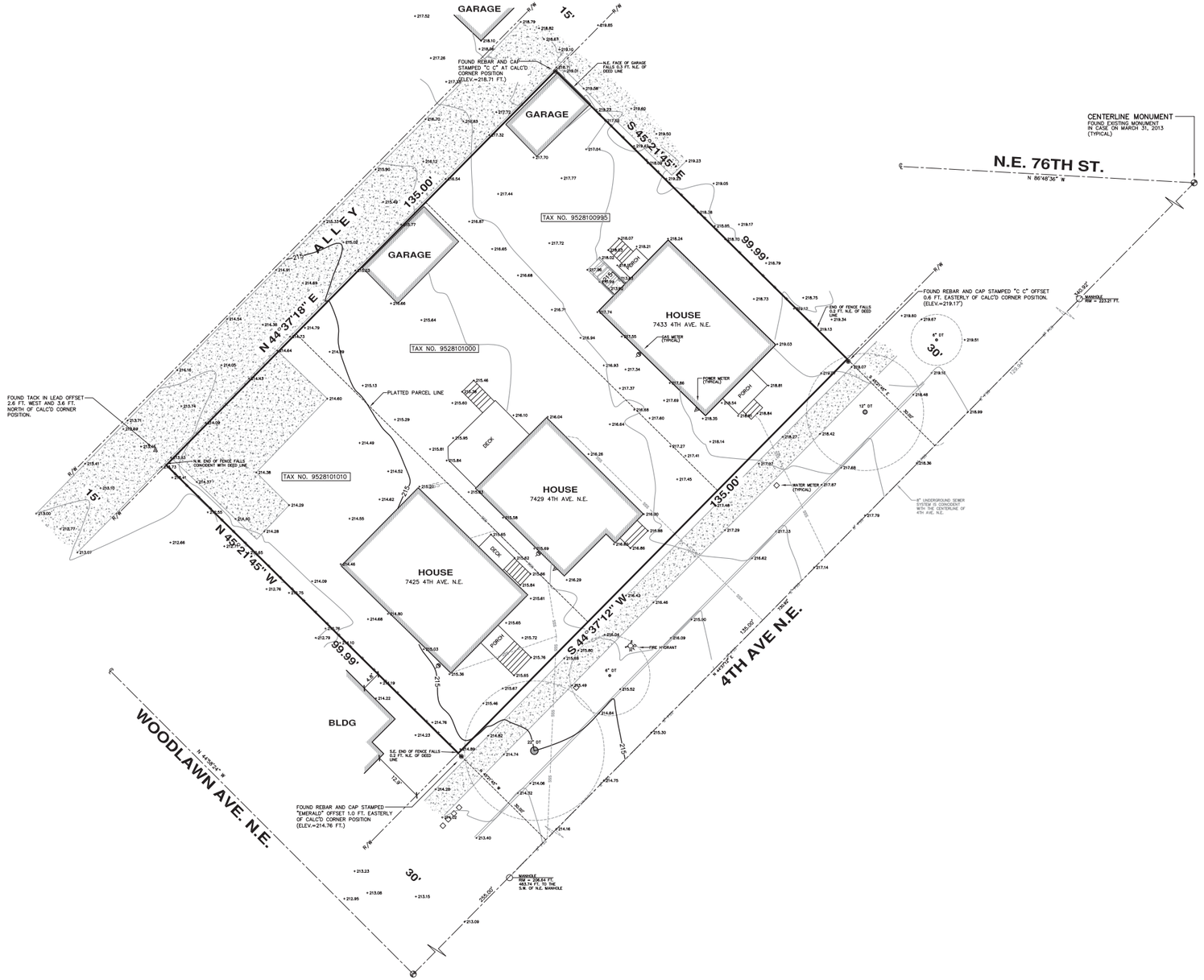
8 | Future Shelter Lounge at E. Green Lake Dr N & NE 72nd St

9 | Intersection of Woodlawn Ave N and NE 72nd St

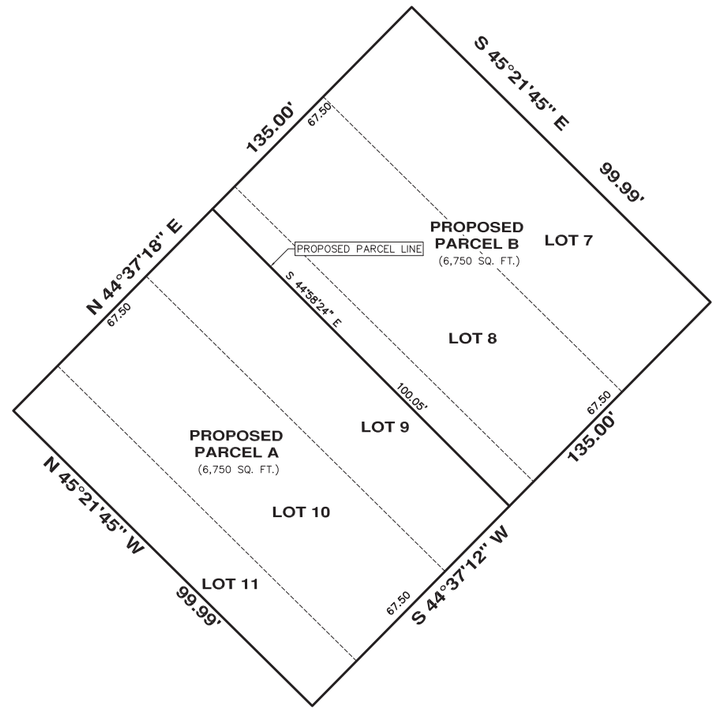
10 | Townhomes on 4th Ave NE



Survey

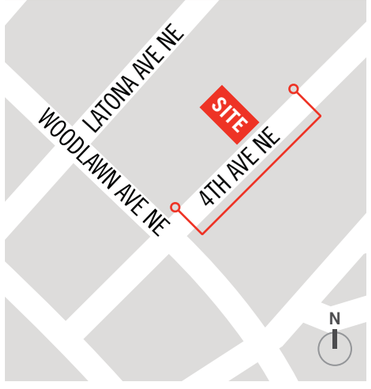


Lot Boundary Adjustment Survey

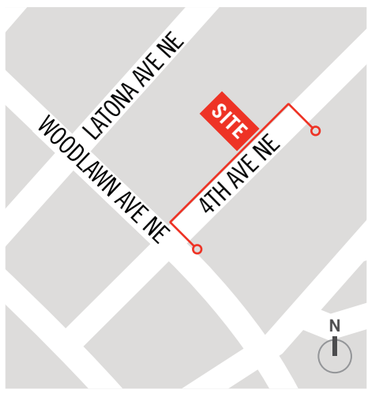


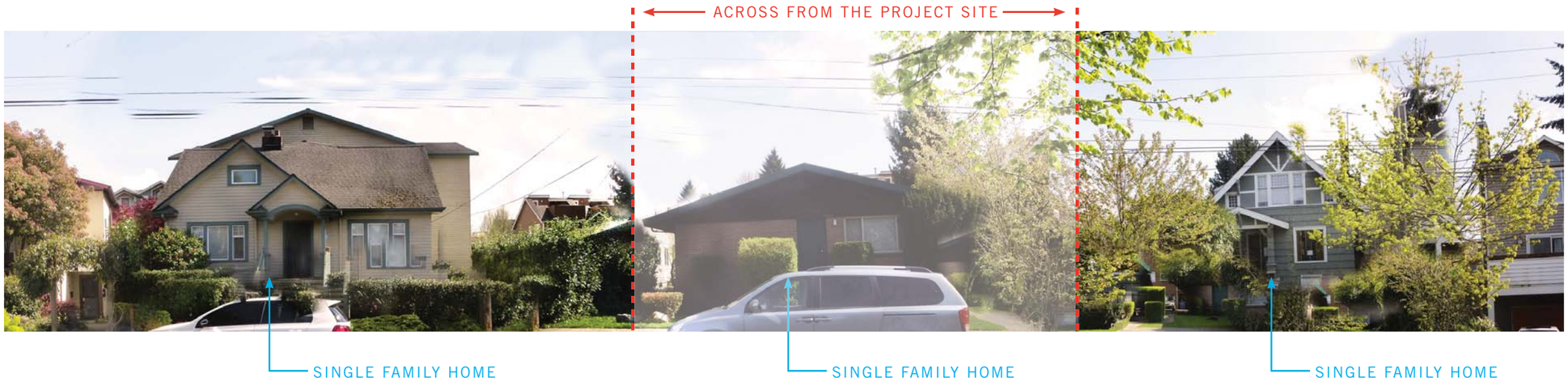
Streetscapes

A. 4TH AVE NE, FACING NORTH



B. 4TH AVE NE, FACING SOUTH





Site Analysis

The site is mid-block bounded by 4th Ave NE and an alley. The nearest intersections include NE 75th St. to the northeast and Woodlawn Ave NE to the southwest. Bus transit runs along Woodlawn Ave NE. The site slopes gently from southwest to northeast. The street and alley slope sharply just beyond the northeast corner of the site.

The street frontage is fairly level and tree-lined and the alley is in good repair with well-kept yards, driveways, fences and decks facing the alley.

The existing site consists of two parcels to be developed separately with nearly identical developments. Currently three small single family houses site on the two sites. The parcels sit at nearly 45 degrees off of cardinal directions which gives the site excellent solar exposure without extensively blocking sun from adjacent properties.

The surrounding properties are all zoned LR-2 and many have been developed from single family houses to townhouse developments. The result is a consistent street pattern of building modulation that reflects the individual unit and narrow side yards dividing the properties.

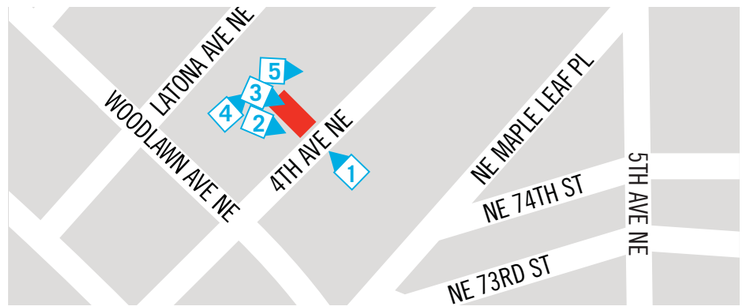
1 | 7425 4th Ave NE, Facing Site

2 | Property Line of Project Site

3 | Project Site

4 | Back Alley

5 | Alley View



SITE PLAN


56'-0"
28'-0" UNIT WIDTH
28'-0" UNIT WIDTH
28'-1"
7'-1"
20'-10"
4'-0"
15'-2"
17'-8"
15'-2"
4'-0"
5'-6"
ALLEY
15'-0" CONC. R.O.W.
6" PROP. DEDICATION
3'-6"
22'-0" BACKUP DISTANCE
67.50' PROP. LINE
N 44°37'18" E
67.50' PROP. LINE
EXISTING FENCE FALLS COINCIDENT WITH DEED LINE.
5' TALL CEDAR TRASH SCREEN
EXISTING GARAGE FALLS 0.3' N.E. OF DEED LINE, PROPOSED TO BE DEMOLISHED
7' REAR SETBACK
7' REAR SETBACK
TRASH
7 PARKING STALLS
7 PARKING STALLS
TRASH
BUILDING OVERHANG ABOVE
PEDESTRIAN WALKWAY
PEDESTRIAN WALKWAY
ENTRY
ENTRY
UNIT 6: 1346 GSF TOWNHOUSE+ ROOF DECK
UNIT 7: 1323 GSF TOWNHOUSE+ ROOF DECK
FF +215.0'
UNIT 7: 1323 GSF TOWNHOUSE+ ROOF DECK
UNIT 6: 1346 GSF TOWNHOUSE+ ROOF DECK
FF +217.0'
PEDESTRIAN WALKWAY
N 45°21'45" W
S 45°21'45" E
4'-0"
11'-5"
15'-6"
5' TALL CEDAR SCREEN
9'-0"
33'-0" UNIT
5'-1⅛"
UNIT 5: 1241 GSF TOWNHOUSE+ ROOF DECK
UNIT 5: 1241 GSF TOWNHOUSE+ ROOF DECK
FF +217.0'
OUTDOOR ROOM
OUTDOOR ROOM
5' MIN., 7' AVG. SIDE SETBACK
12'-6" UNIT WIDTH
2'-0"
ENTRY
3'-6"
30'-0"
2'-0"
9'-0"
COMMON AMENITY
COMMON AMENITY
UNIT 4: 1241 GSF TOWNHOUSE+ ROOF DECK
7425
UNIT 4: 1241 GSF TOWNHOUSE+ ROOF DECK
7429
FF +218.0'
OUTDOOR ROOM
OUTDOOR ROOM
71'-6"
2'-0"
ENTRY
34'-0"
2'-0"
9'-0"
UNIT 3: 1241 GSF TOWNHOUSE+ ROOF DECK
UNIT 3: 1241 GSF TOWNHOUSE+ ROOF DECK
99.99' PROP. LINE
OUTDOOR ROOM
OUTDOOR ROOM
6'-5"
ENTRY
8'-6"
99.99' PROP. LINE
12'-6" UNIT WIDTH
15'-6"
11'-5"
UNIT 1: 1323 GSF TOWNHOUSE+ ROOF DECK
UNIT 2: 1346 GSF TOWNHOUSE+ ROOF DECK
5' MIN., 7' AVG. SIDE SETBACK
99.99' PROP. LINE
UNIT 2: 1346 GSF TOWNHOUSE+ ROOF DECK
UNIT 1: 1323 GSF TOWNHOUSE+ ROOF DECK
5' MIN., 7' AVG. SIDE SETBACK
FF +215.0'
FF +216.0'
ENTRY
ENTRY
5' MIN., 7' AVG. FRONT SETBACK
4'-0"
9'-1"
15'-6"
END OF FENCE FALLS 0.3' N.E. OF DEED LINE
67.50' PROP. LINE
S 44°37'12"W
67.50' PROP. LINE
S.E. END OF FENCE FALLS 0.2' N.E. OF DEED LINE.
BUILDING OVERHANG ABOVE
CONC. SIDEWALK
PLANTING STRIP
9'-0"
+28'
+28'
+28'
+28'
+28'
EXISTING STREET TREE, TYP.
EXISTING WATER METER, TYP.
EXISTING FIRE HYDRANT
4TH AVE NE
60'-0" CONC. R.O.W.
3'-0"
2'-6"
4'-0"
15'-2"
17'-8"
15'-2"
4'-0"
20'-10"
7'-1"
28'-1"
28'-0" UNIT WIDTH
28'-0" UNIT WIDTH
56'-0"
N


BENCH, TYP.
BENCH, TYP.
2X2 GREY CONCRETE PAVERS WITH 3" GAP, TYP.
ECOPIORA LIGHT GREY PERMEABLE PAVERS, TYP.
6' FENCE, TYP.
4TH AVE NE
EXISTING TREE TO REMAIN, TYP.
N

ZONING DATA

SMC Title	SMC Requirement	Compliance / Reference
23.45.510: Floor Area Ratio (FAR) Limits	1.2 FAR limit in LR-2 zone for townhouses and S.F.D.U's located outside urban villages and meets the requirements of 23.45.510.C.	Compliant: see FAR diagrams and calculations. Townhouse will be built GREEN 4 star or better. Parking will be off of the alley; the alley is paved.
23.45.512: Density Limits- Low-rise Zones	No limit if built Green 4 Star	Compliant
23.45.514: Structure Height	30' height limit, 10' for stair penthouses.	Compliant
23.45.518: Setbacks & Separations	Front and rear setbacks: 7' average, 5' minimum Side setbacks from facades 40' or less in length: 5' minimum. 40' greater, 7' average, 5' minimum 10' separation between principal structures.	Compliant
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). Amenity areas on roof structures that meet the provisions of subsection 24.45.510 may be counted as amenity area provided at ground level.	Compliant
23.45.524: Landscaping Standards	Green factor score of 0.6 required.	Will show compliance on MUP submittal
23.45.526: LEED, Built Green & 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 & Facade Length Limits in LR Zones	Townhouses inside LR2 maximum width: 90' and not more than 65% of lot depth, within 15' of side lot line 99.99 x 0.65 = 64.99'	Compliant: see site plan.
23.45.534: Light & Glare Standards	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' screen or hedge.	Compliant: see site plan.
23.45.536: Parking Location, Access & Screening	Alley access required. The alley does not require improvements.	Compliant: see site plan.
23.53.006: Pedestrian Access & Circulation	Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual.	Compliant: see site plan.
23.54.040: Solid Waste & Recyclable Materials Storage & Access	(1) 2' X 6' area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day.	Compliant: see site plan.
23.54.015: Required Parking	Residential Use inside Urban Village. Parking required. 1 space per unit.	Compliant: see site plan.

SDR Design Guidelines

CONTEXT & SITE: CS1 NATURAL SYSTEMS & SITE FEATURES

I. Responding to Site Characteristics
II. Views of the Lake

Response: The building locations strive to remain consistent with the streetscape pattern of narrow front yards and modulation that differentiates the individual unit within a multi-unit project. 4th Ave NE is oriented to intersect with the park at Green Lake Way right at Green Lake park. Maintaining this street pattern will also involve planting street trees to help frame the view of the lake. The buildings will all have rooftop decks to take in any views of Green Lake over the adjacent buildings. The street is oriented at nearly 45 degrees off north-south so all units will have great solar exposure without blocking each other or adjacent properties.

CS2 URBAN PATTERN & FORM

I. Streetscape Compatibility
II. Multifamily Residential Areas

Response: As mentioned, street trees and front yard landscaping will help integrate the proposed development into the neighborhood. While outside of any "heart" or entry locations of the neighborhood, maintaining the consistency of the streetscape is important for this mid-block project. Modulation of the building is also an important facet of the design; to show the differentiation between the individual units but not just provide a symmetrical street facing façade, which will provide interest in the streetscape.

CS3 ARCHITECTURAL CONCEXT & CHARACTER

I. Architectural Context
V. Façade Articulation

Response: As noted, façade articulation is important to this project. The asymmetry adds interest and variety to the streetscape pattern. The neighborhood character features covered porches and a variety of materials. The proposed design retains the covered porches with warm materials at the entry and address signage facing the street. The facades are broken up into blocks of color and cedar siding to help accentuate the vertically proportioned windows. As one enters the courtyard the facades are staggered to again show the variation in the individual units. The materials in the courtyard retain the neighborhood palette, with wide lap siding and canopies over the entry doors.

PUBLIC LIFE: PL1 CONNECTIVITY

I. Residential Open Space

Response: The layout of the project is one single building to provide the maximum open space possible on the site. An extensive entry courtyard brings people in from the street and is wide enough to plant gardens and for the residents to individualize their space in front of their front door. The middle units feature large back yards which should be considered outdoor rooms or a continuation of the living room. These large yards also provide more space between the proposed structure and the adjacent buildings as well.

PL3 STREET-LEVEL INTERACTION

II. Transition between Residence & Street

Response: See above. The entry courtyard acts as a transition between public space and the private space of the front porch. The semi-public courtyard has individual pathways which branch from a main pathway which form front yards which can be planted or stylized by the resident.

DESIGN CONCEPT: DC4 EXTERIOR ELEMENTS & FINISHES

II. Exterior Finish Materials

Response: A mix of materials have been gleaned from the surrounding neighborhood. Cedar, lap siding, brick and panel are all featured in the surrounding streetscape. The proposed building features a strong brick base with a transition to cedar at the entries of the street-facing units. The strong brick base continues into the courtyard and is separated by canopy from the lap siding above. The areas of fiber cement panel are broken by blocks of cedar or color around the windows. These vertical façade elements provide a good contrast to the other horizontal elements on the façade.

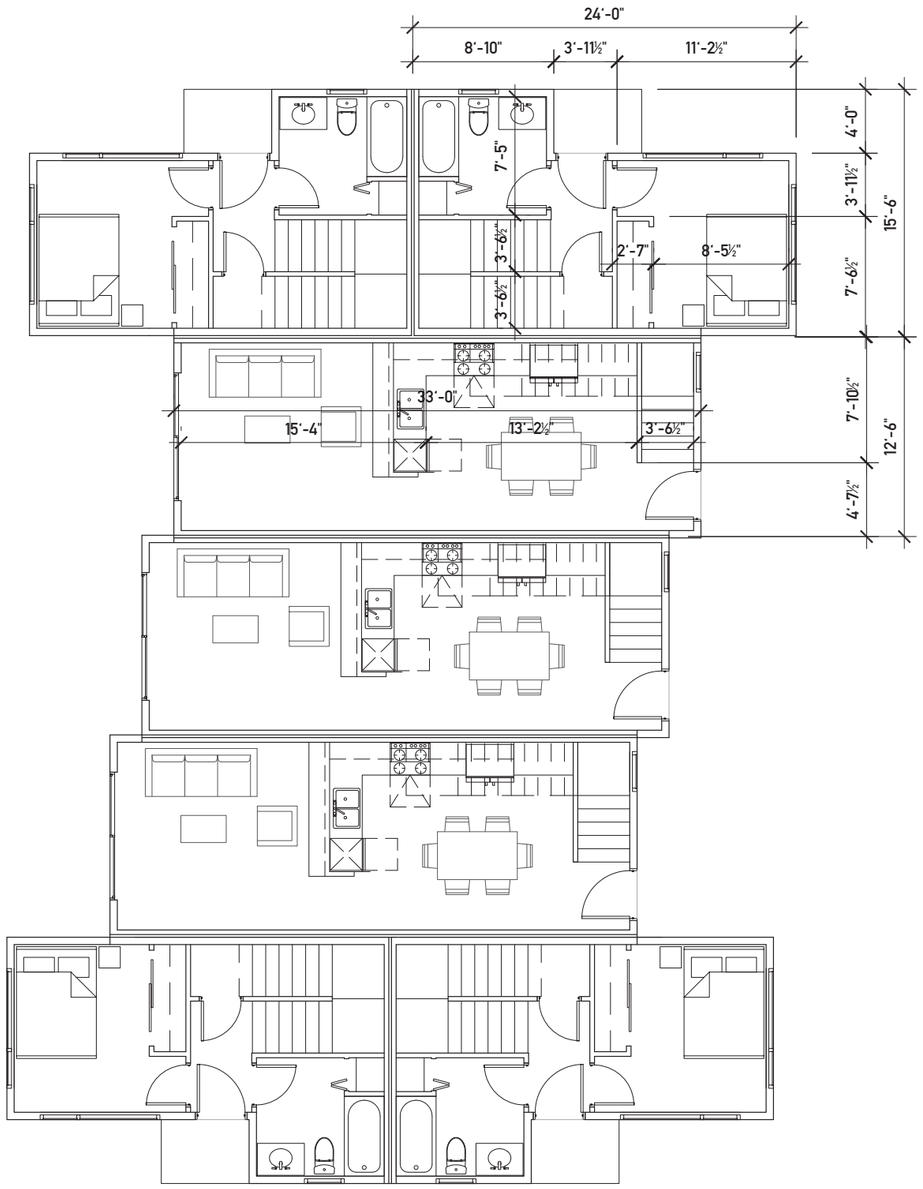
Renderings

Renderings

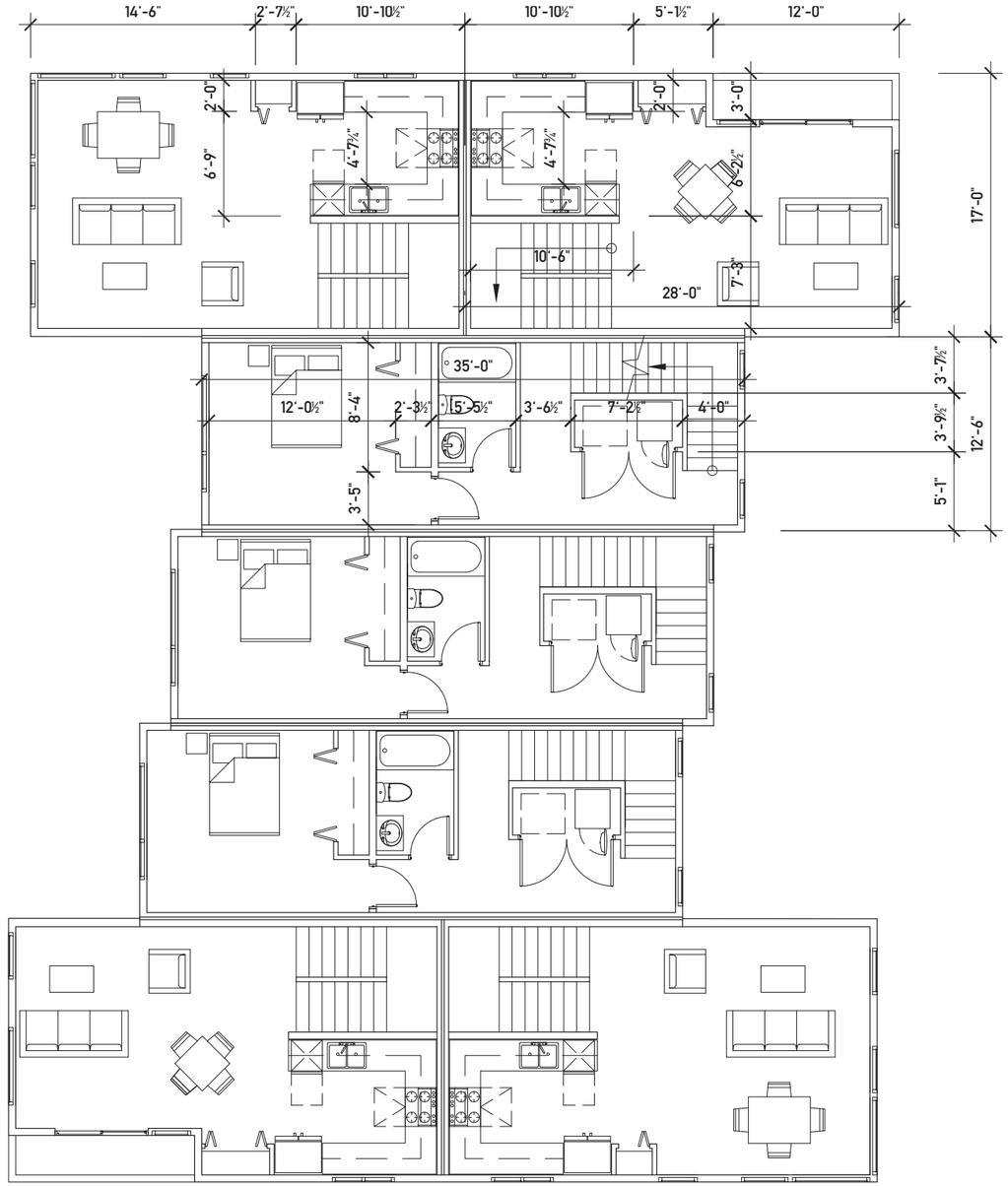
Renderings

Renderings

Level 1 Floor Plan



Level 2 Floor Plan



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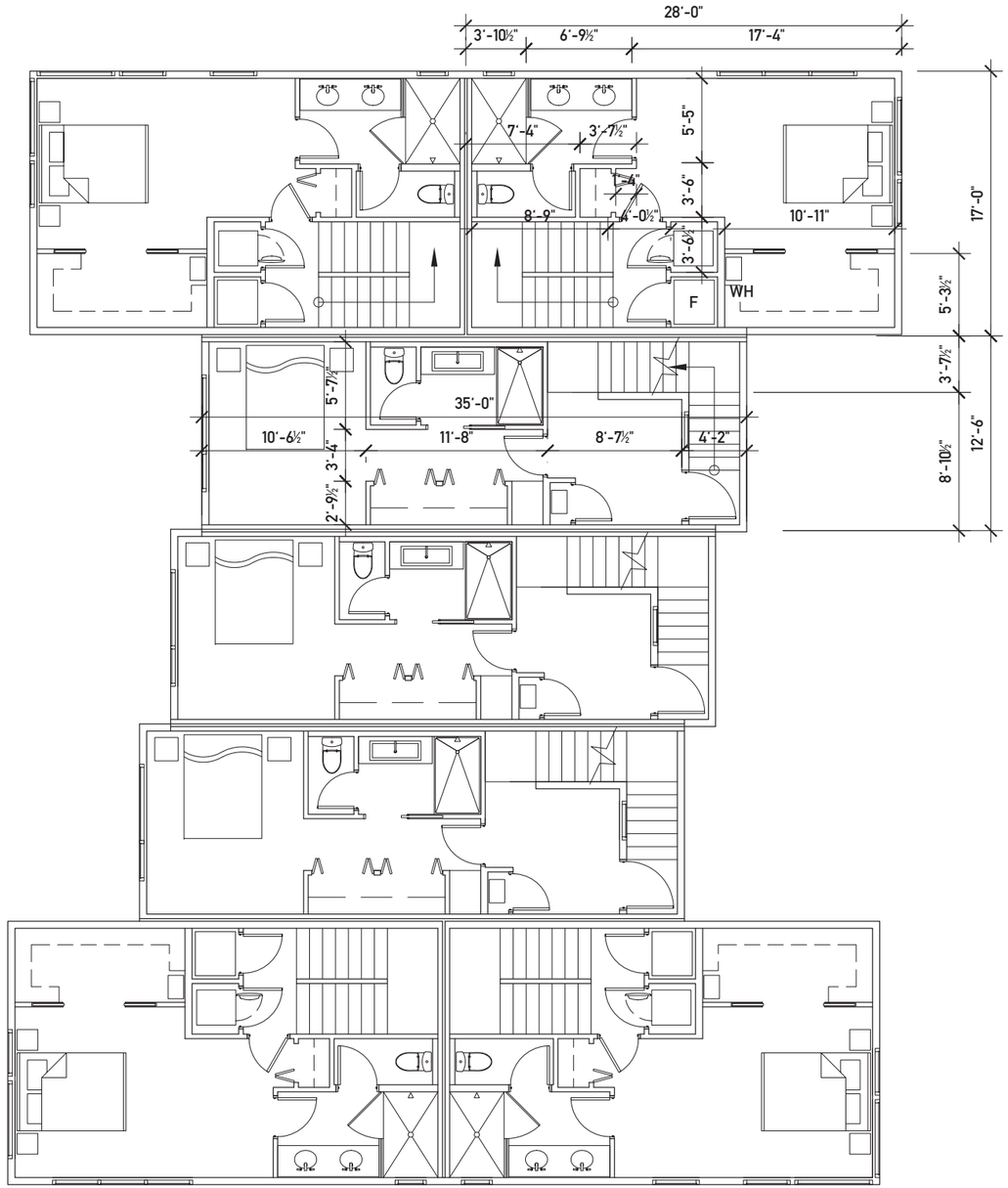
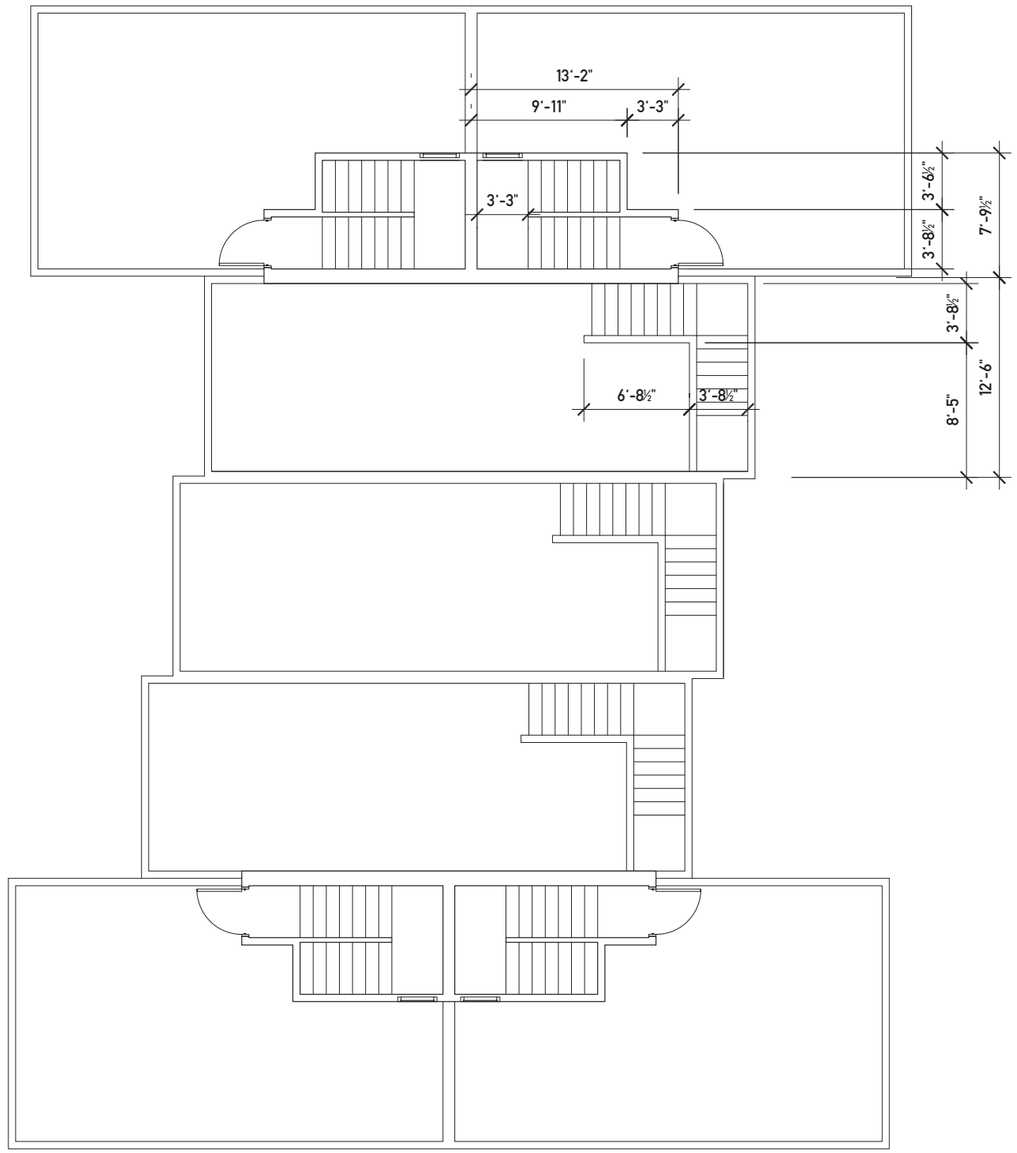
Level 3 Floor Plan



Roof Plan



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Materials

1 FIBERCEMENT PANEL
MEDIUM GRAY

2 FIBERCEMENT PANEL
WHITE

3 FIBERCEMENT PANEL
DARK BLUE

4 FIBERCEMENT PANEL
LIGHT BLUE

5 CEDAR SIDING

6 BRICK
DARK GRAY

7 FIBERCEMENT LAP SIDING
MEDIUM GRAY

8 FACIA
DARK GRAY

7425 South Elevation & 7429 South Elevation

FASCIA
F.C. PANEL MEDIUM GRAY COLOR
METAL GUARDRAIL
VINYL WINDOW ASSEMBLY
F.C. PANEL WHITE COLOR
F.C. PANEL DARK BLUE COLOR
F.C. PANEL LIGHT BLUE COLOR
HORIZONTAL CEDAR SIDING
ADDRESS SIGNAGE
BRICK VENEER SIDING
SUN SHADE CANOPY

FASCIA
F.C. PANEL MEDIUM GRAY COLOR
METAL GUARDRAIL
VINYL WINDOW ASSEMBLY
F.C. PANEL WHITE COLOR
F.C. PANEL DARK BLUE COLOR
F.C. PANEL LIGHT BLUE COLOR
HORIZONTAL CEDAR SIDING
ADDRESS SIGNAGE
SUN SHADE CANOPY
BRICK VENEER SIDING

N

7429 West Elevation

N

7425 East Elevation

N

7425 West Elevation

N

7429 East Elevation

N

7429 North Elevation & 7425 North Elevation

N

Alternative Material Scheme - 7425 South Elevation & 7429 South Elevation

F.C. PANEL
DARK BLUE COLOR

F.C. PANEL
DARK BLUE COLOR

N

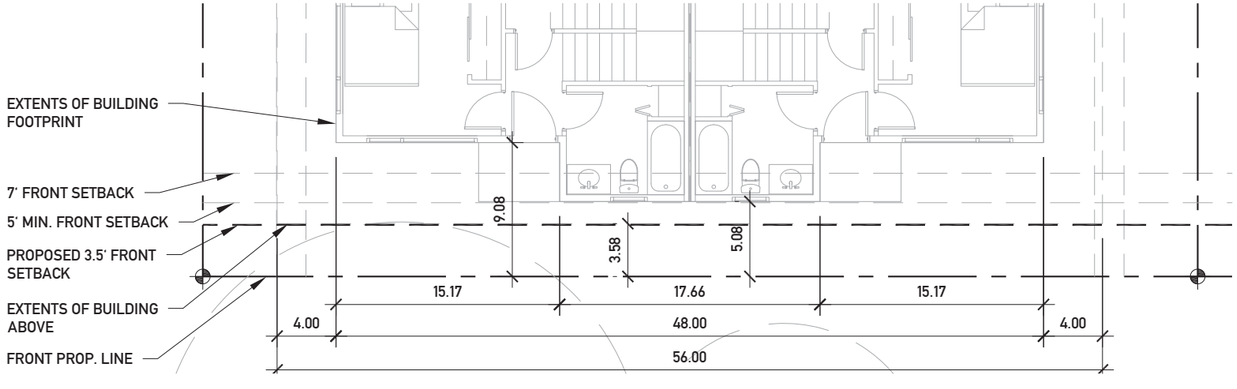
Front Setback Adjustment Request

SMC 23.45.518 TABLE A

Front Setback For Townhouse Developments Is 7' Average And 5' Minimum.

Response: The proposed design has a front setback of 3.5' which is less than the code required average and minimum. The proposed structure has a cantilever over the entries to the two street facing units which encroaches into the front setback. The footprint of the structure is entirely within the average 7' front setback and is actually inset an additional 2' for a portion for a total of more than 9' from the front property line. This inset provides a much larger open space for the two front units at the ground level. The cantilever above better meets the design standards for townhouse developments by providing a wide covered entry porch, which was noted as an important design feature of the neighborhood. The entry porch is then able to be carved out of the main mass of the building and is distinguished by the material change from brick to cedar siding surrounding the front door. The proposed cantilever also better meets facade modulation requirements by creating several different projecting planes which reinforce the individual units, which is also a defining characteristic of the surrounding neighborhood.

The SDR process allows setbacks to be reduced by a maximum of 50% through an adjustment. We request that the side setback be reduced by 3.50' (50%) to create a more defined, covered entry patio and maintain the important modulation characteristic of the design so as to better fit into the neighborhood.



1 FRONT SETBACK ADJUSTMENT DIAGRAM
1/8" = 1'-0"