



1942 10TH AVE W

Streamlined Design Review Meeting

DPD PROJECT #3020582
JUNE 17, 2015



caron

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Project Information

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PACKAGE CONTACTS

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1942 10th Ave W. Site Model

PROJECT INTRODUCTION

SITE INFORMATION:

- Site Address: 1942 10th Ave W
- DPD Project #: 3020237
- Parcel(s): 7011201220
- Site Area: 7,202.00 SF
- Parking Requirement: 1 per unit
- Legal Description: Lots 6-7, Block 7 Queen Anne 2nd ADD

DEVELOPMENT STATISTICS:

- Zoning: LR1
- Lot Size: 7,202.00 SF
- Single Family FAR: 1.1 , Townhouse FAR: 1.1
- Residential Units: 5
- Parking Stalls: 5

DEVELOPMENT OBJECTIVES

The proposed development is a split use of two detached single family dwelling units and one triplex townhouse structure for a total of five units. The goal is to create a modern development which will take advantage of the spectacular views afforded by the site while also increasing density and enriching the attractive surrounding micro-neighborhood. The proposed development uses a series of stepped decks to negotiate the steep site grade and maximize usable outdoor space for the units. Parking will be provided for each unit accessed from the alley.

CONTEXT

The site is located in the micro-neighborhood on the west side of Queen Anne on 10th Ave W. The property is on the east side of 10th Ave W. with spectacular views west to the Olympics and Elliot Bay. As with many properties on Queen Anne, there is a significant grade difference from street to the build able area on the site, in this case amounting to about 22 feet in rise. A portion of this grade difference is retained in the right of way with a wall and bunker garage. This retaining wall/garage solution is an established street use pattern for this portion of 10th Ave to create flat, buildable benches of land on adjacent properties as well. As such there is significant grade differences between the subject property and the adjacent properties to the north and south which are retained with walls and rockeries. Both adjacent properties are occupied by single family houses as well as properties across the street and across the alley to the rear. The site is zoned LR-1 and is surrounded by LR-1 zoning on all sides. Nearby properties include numerous new townhouses and backyard cottages or duplexes. Commercial development is centered around the intersection of 10th Ave W and W. Howe St. with a coffee shop, restaurant and some small offices and retail. A short walk away is Kinnear Park, Marshal Park, and the Queen Anne Urban Village retail core. The #1 bus line runs along 10th Ave W.



Aerial 9 Block Map

TOWNHOUSE FAR

Level	FAR SF
Level 1	1289.93
Level 2	1328.73
Level 3	1355.87
Roof	232.43
Total	4,206.96 SF

SINGLE FAMILY FAR

Level	FAR SF
Level 1	1203.04
Level 2	1203.04
Level 3	953.94
Roof	119.44
Total	3,479.46 SF

Context Analysis

SURROUNDING USES & COMMUNITY NODES



1 | Kerry Park at 211 W. Highland Dr.



2 | The Seattle Gym at 1530 Queen Anne Ave N.



3 | Queen Anne Public Library at 400 W. Garfield St



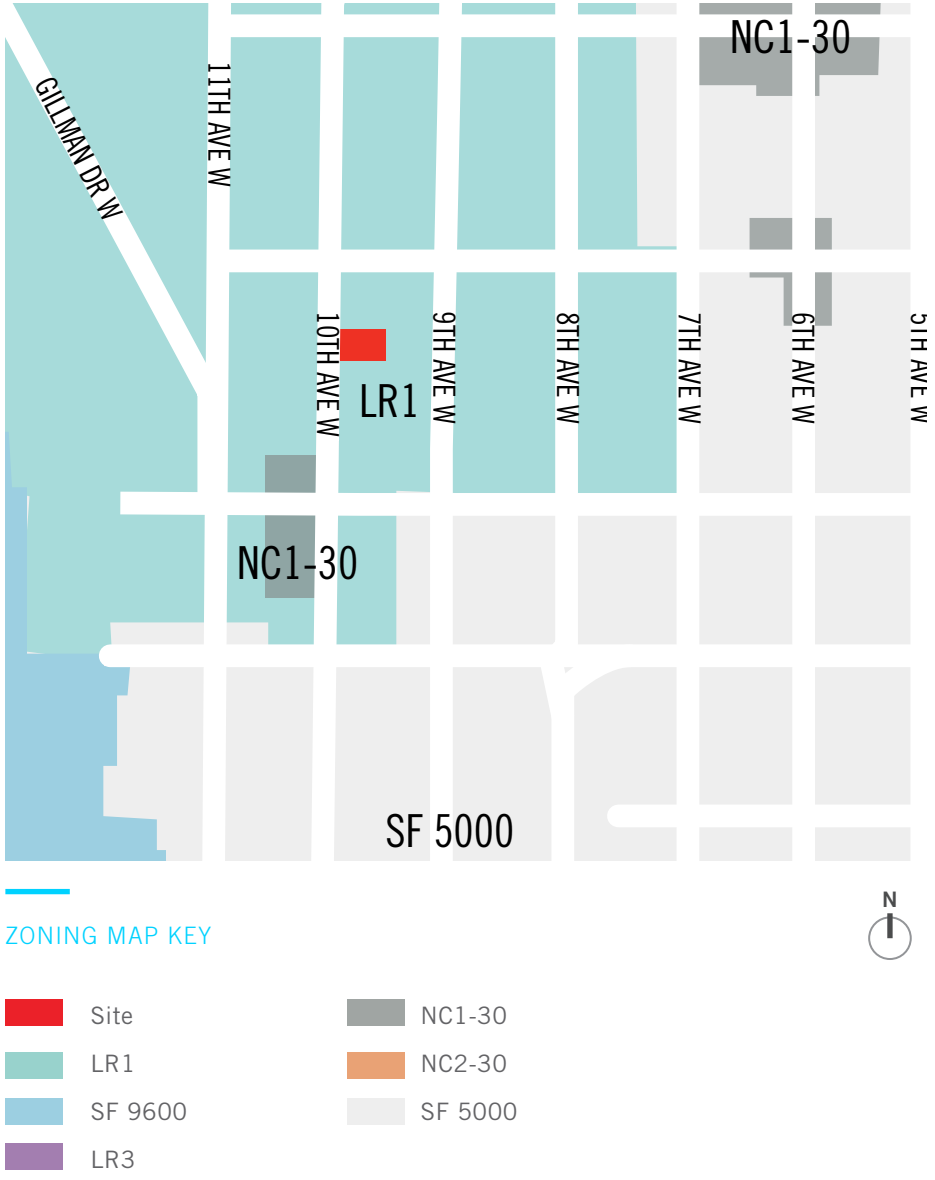
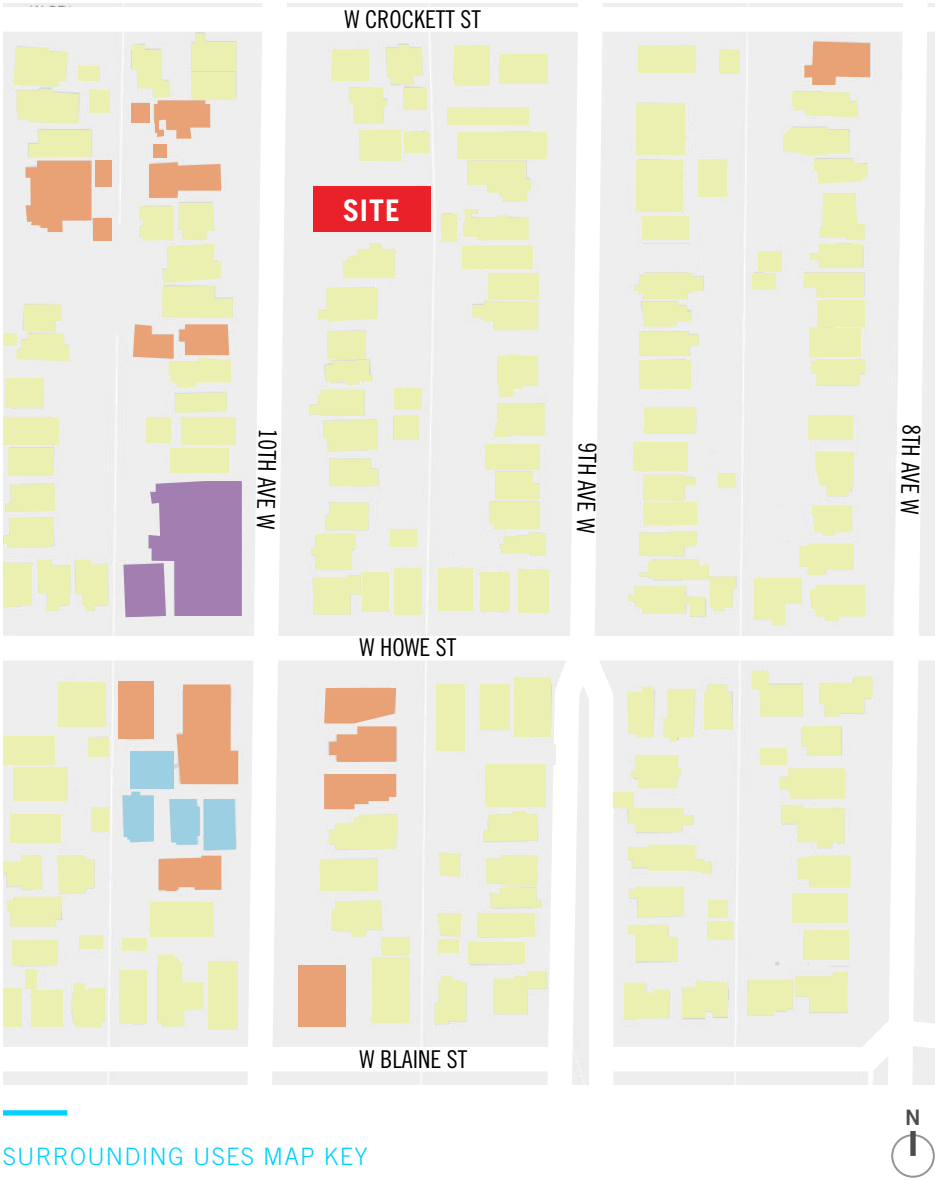
4 | Marshall Park at 7th Ave W & W. Highland Dr.



5 | Queen Anne Community Center at 1901 1st Ave W.



6 | West Queen Anne Playfield at 150 W. Blaine St.



Context Analysis

NEIGHBORHOOD DESIGN CUES & VICINITY PHOTOS



1 | Single Family Home at 1912 10th Ave W



2 | 1909 10th Ave W, Mixed-Use Apartments



3 | Single Family Home at 1916 10th Ave W



4 | Townhomes at 2123 10th Ave W, Northwest of Site



5 | Single Family Home at 2301 11th Ave W.



6 | Single Family Home at 2122 11th Ave W.



7 | Single Family Homes on 11th Ave W.



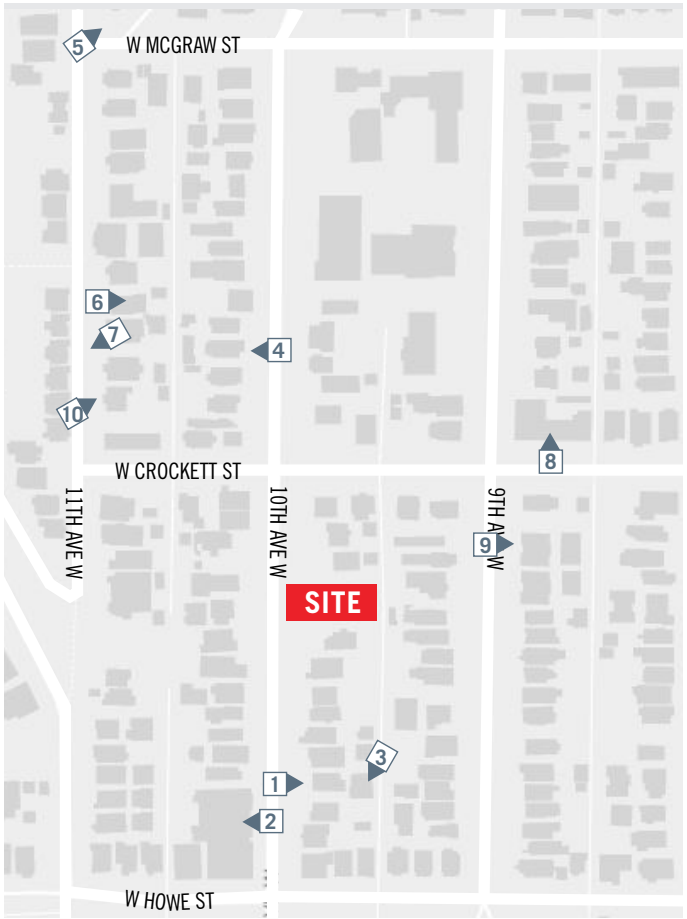
8 | 818 W. Crockett St.



9 | 1949 9th Ave W.



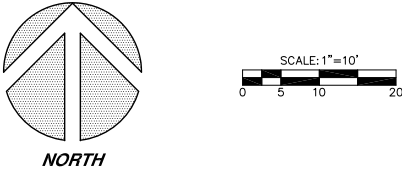
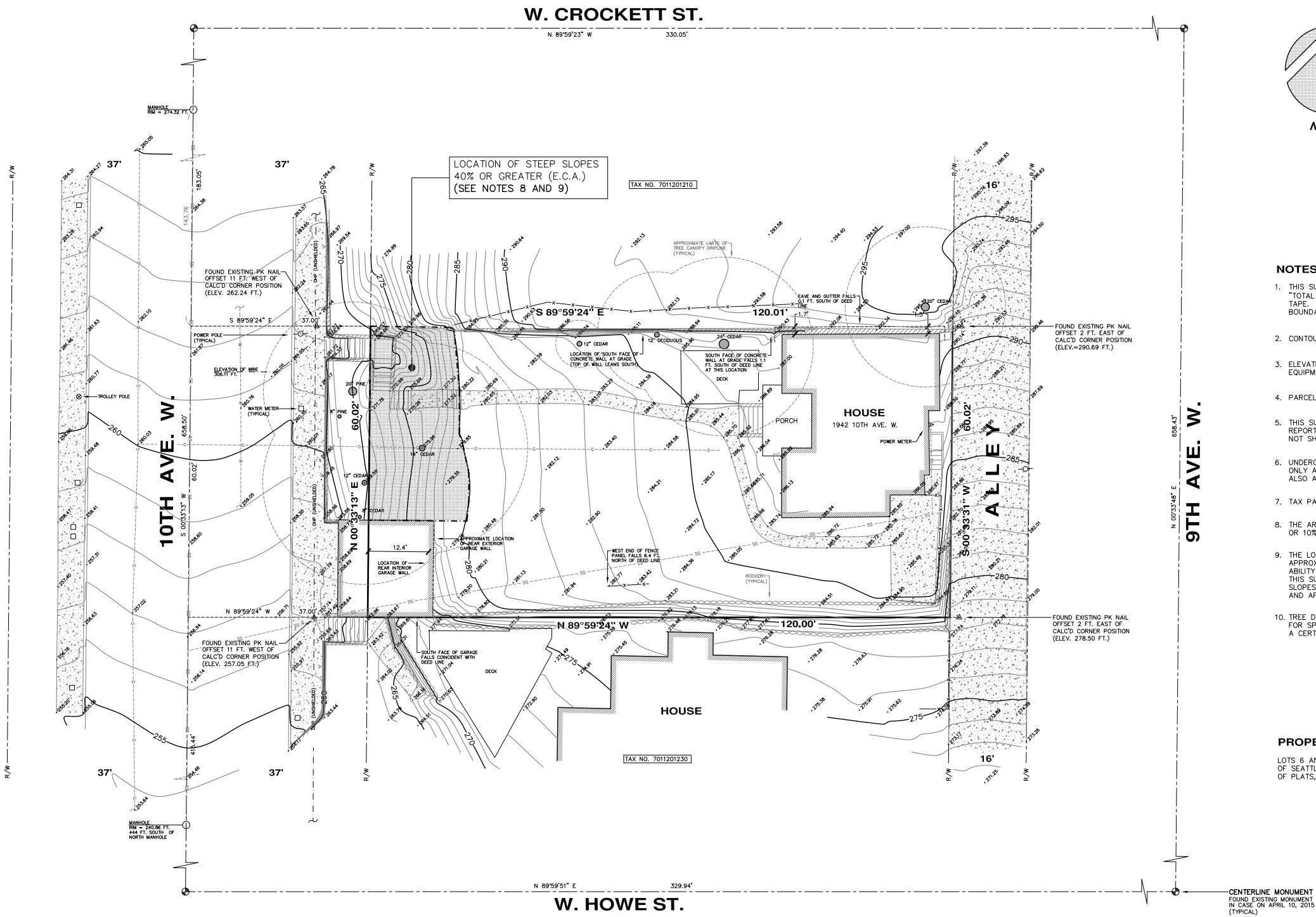
10 | Single Family Homes on 11th Ave W.



MAP KEY

Site View

SURVEY



- NOTES**
1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
 2. CONTOUR INTERVAL = 1 FT.
 3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON APRIL 10, 2015.
 4. PARCEL AREA = 7,202 SQ. FT.
 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
 6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 2388 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
 7. TAX PARCEL NO. 7011201220
 8. THE AREA OF ON-SITE STEEP SLOPES 40% OR GREATER = 759 SQ. FT. OR 10% OF TOTAL PARCEL AREA.
 9. THE LOCATION AND AREA OF STEEP SLOPES AS DISPLAYED HEREON ARE APPROXIMATE AND HAVE BEEN DETERMINED TO THE BEST OF OUR ABILITY FROM FIELD DATA COLLECTED BY US DURING THE COURSE OF THIS SURVEY. FINAL DETERMINATION OF THE LOCATION OF STEEP SLOPES, AND ANY ASSOCIATED BUFFERS, IS DEPENDENT UPON REVIEW AND APPROVAL BY THE CITY OF SEATTLE.
 10. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

PROPERTY DESCRIPTION
LOTS 6 AND 7, BLOCK 7, QUEEN ANNE SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 94, RECORDS OF KING COUNTY, WA.

Existing Site Conditions

STREETSCAPES

A. 10TH AVE W, FACING EAST



Single Family Home

B. 10TH AVE W, FACING WEST



Mixed Use Apartments

Single Family Homes

STREETSCAPES

C. BACK ALLEY, FACING EAST



D. BACK ALLEY, FACING WEST



Existing Site Conditions

SITE ANALYSIS

The site is bounded by 10th Ave W. on the west and an alley on the east. There is an approximate 30-foot grade difference in height sloping up from the street to the alley. The site boundaries to the north and south are also significantly sloped with retaining walls and rockeries along both property lines. Hedges and trees along the north and south property lines help protect privacy. A four-to-eight-foot retaining wall is located in the right of way in front of the property as well as a buried garage which partially sits in the R.O.W. and on the subject property at the south property line.

Power lines and bus trolley lines run in front of the property up 10th Ave W. The alley is paved with concrete panels and also slopes down approximately 10 feet from north to south. The opposite side of the alley is bounded by retaining walls of varying quality on adjacent properties.

An existing rental property on the site is proposed to be demolished. The existing front stairs which partially sit in the R.O.W. and the retaining wall will be reused and maintained as part of the new development. Parking pads in the rear will be blended into the alley. A rockery along the alley will need to be partially dismantled to match the alley grade. Exceptional solar exposure is available from the east, south and west. The new buildings will not significantly affect the solar exposure of the property to the north as it is uphill and has many trees on the property line which form a privacy barrier between the two properties.



1 | Current Home on Site, Facing East



2 | Side Yard of Site



3 | Alley, Behind Site



4 | Existing Stairs



5 | Existing Retaining Wall in R.O.W.

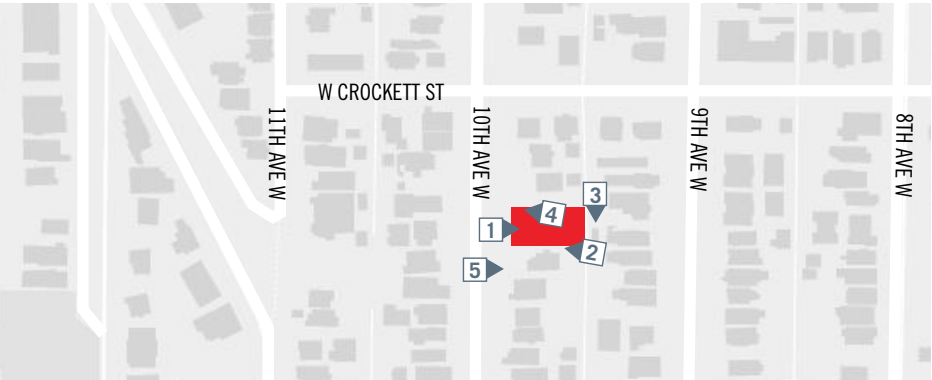


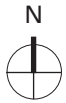
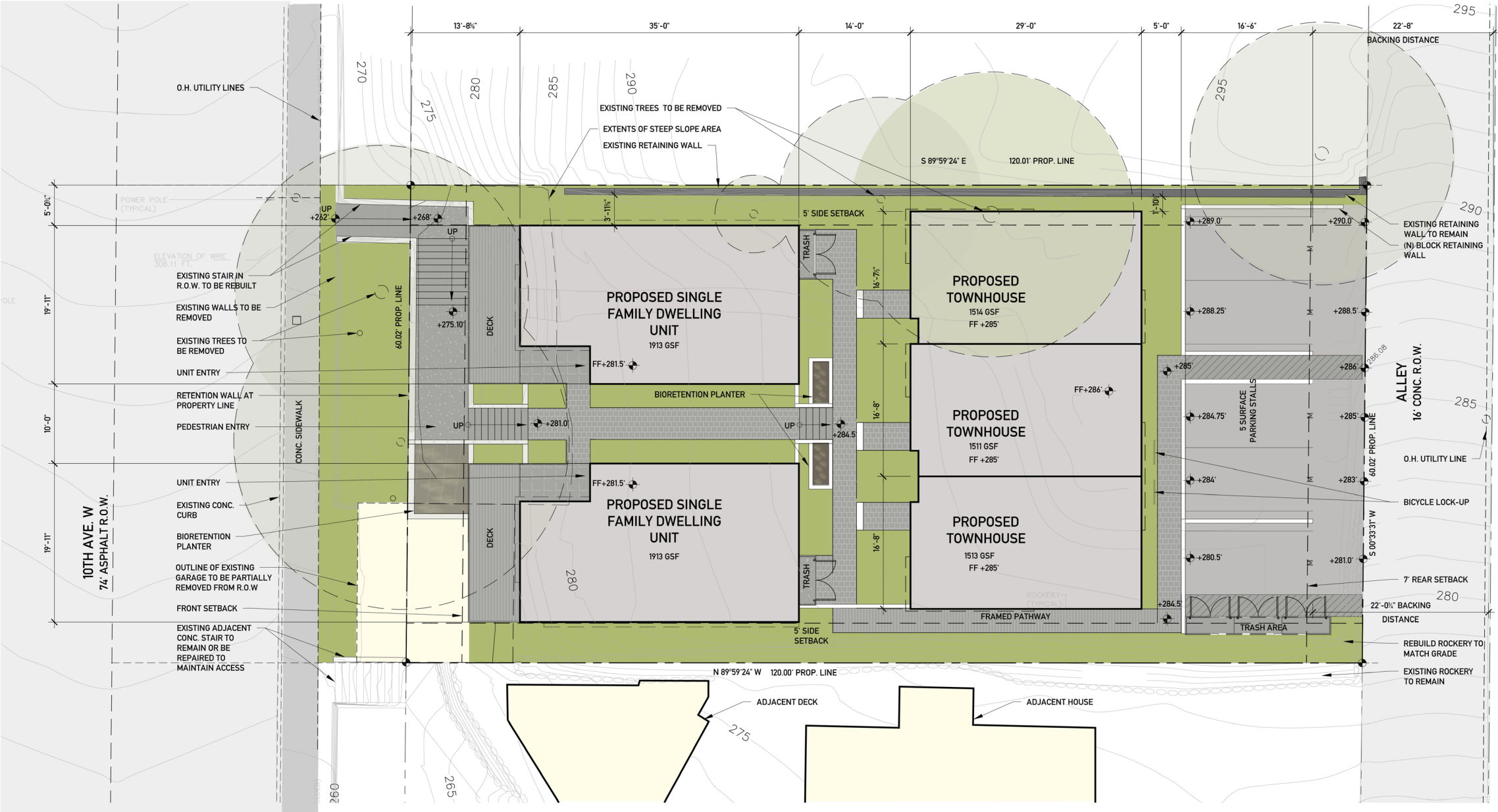
PHOTO KEY

Site

View

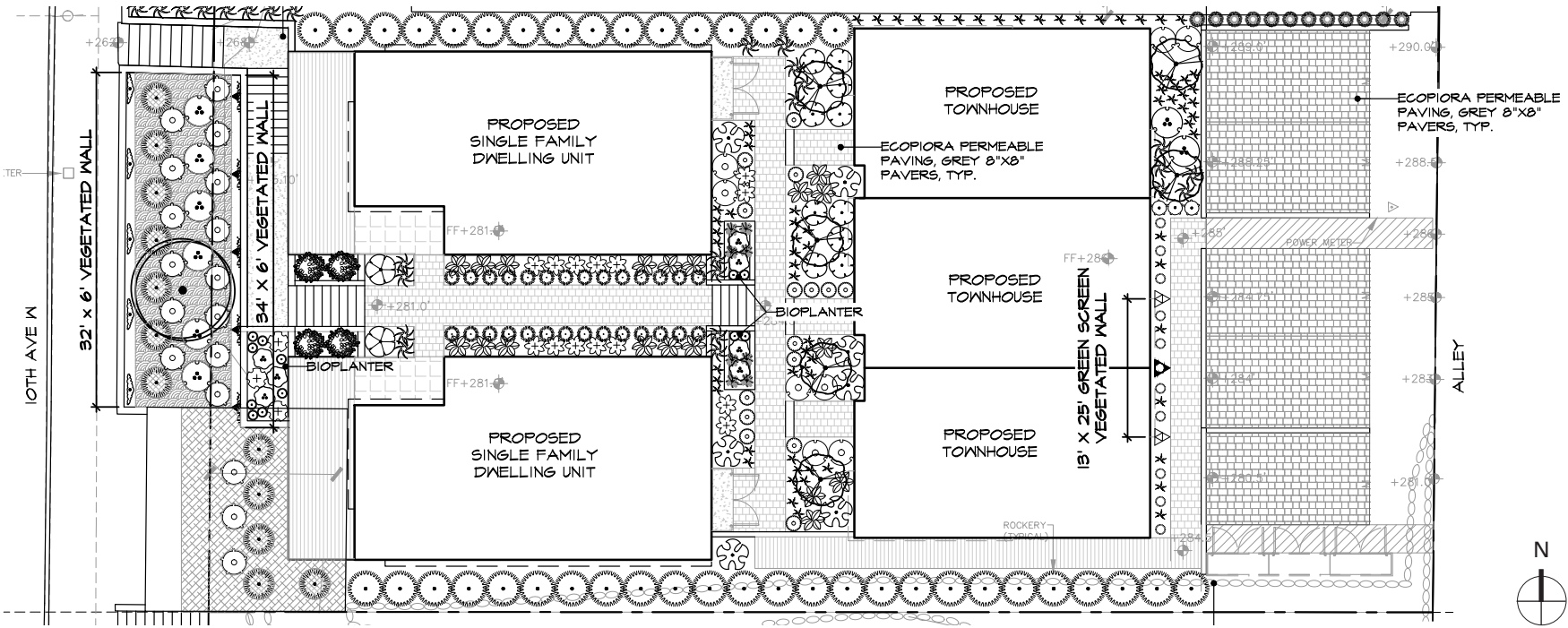


SITE PLAN


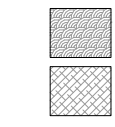

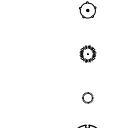

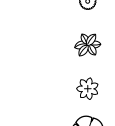
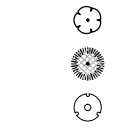








Landscape Plan

LANDSCAPE PLAN



PLANT SCHEDULE

TREES		BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
		Sorbus americana 'DwarfcrOWN' / Red Cascade Mountain Ash	1.5' Cal	No	No	6	
		Street Tree / TBD	2' Cal	No	No	1	
GROUND COVERS		BOTANICAL NAME / COMMON NAME	CONT	DROUGHT TOLERANT	NATIVE	SPACING	QTY
		Ajuga reptans 'Chocolate Chip' / Chocolate Chip Carpet Bugle	4' pot	Yes	No	12" o.c.	154
		Arctostaphylos uva-ursi 'Vancouver Jade' / Vancouver Jade Bearberry	4' pot	Yes	No	12" o.c.	186
SHRUBS		BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
		Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry	1 gal	Yes	No	17	
		Blechnum spicant / Deer Fern	1 gal	Yes	Yes	75	
		Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Yes	No	12	
		Calluna vulgaris 'Firefly' / Heather	1 gal	Yes	No	3	
		Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal	Yes	No	28	
		Carex testacea / Orange Sedge	1 gal	Yes	No	10	
		Cornus alba 'Ballhala' TM / Ivory Halo Dogwood	1 gal	Yes	No	8	
		Fargesia scabrifolia / Coarse-Flowered Clumping Bamboo	3'-4' Ht	Yes	No	4	
		Fatsia japonica / Japanese Aralia	1 gal	Yes	No	7	
		Hakonechloa macra 'All Gold' / Japanese Forest Grass	1 gal	Yes	No	26	
		Helleborus x 'Cinnamon Snow' TM / Hybrid Hellebore	1 gal	Yes	No	15	
		Hosta x 'August Moon' / Chartreuse Hosta	1 gal	Yes	No	19	
		Hosta x 'June' / June Hosta	1 gal	Yes	No	14	
		Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	5 gal	Yes	No	2	
		Mahonia aquifolium 'Compacta' / Compact Oregon Grape	3 gal	Yes	Yes	10	
		Miscanthus sinensis 'Morning Light' / Maiden Grass	1 gal	Yes	No	12	
		Sarcococca ruscifolia / Fragrant Sarcococca	1 gal	Yes	No	8	
		Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	5'-6' Ht	Yes	No	41	
BIORETENTION		BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
		Cornus alba / Red Twig Dogwood	1 gal	Yes	Yes	7	
		Juncus effusus / Soft Rush	1 gal	Yes	No	12	
		Polystichum munitum / Western Sword Fern	1 gal	Yes	Yes	8	
		Symphoricarpos albus / Common White Snowberry	2 gal	Yes	No	3	
VINES		BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
		Clematis armandii 'Snowdrift' / Evergreen Clematis	1 gal	Yes	No	2	
		Clematis x 'Nelly Moser' / Clematis	1 gal	Yes	No	1	
		Parthenocissus henryana / Silvervein Creeper	1 gal	Yes	No	5	
		Parthenocissus tricuspidata / Boston Ivy	1 gal	Yes	No	5	

SMC Title	SMC Requirement	Compliance / Reference
23.45.510: Floor Area Ratio (FAR) Limits	1.1 FAR limit in LR-1 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	1/1600 SF of lot area. $7202/5 = 4.5$, round up to 5 units.	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. 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 LR1 maximum width: 60' and not more than 65% of lot depth. $120.01 = 78'$	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 outside Urban Village. Parking required. 1 space per unit. Bicycle Parking: 1 space per 4 dwelling units	Compliant: see site plan.

Design Guidelines

DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

C. Topography

Response: The proposed development features a series of stairs, pathways, and decks which help terrace the steep grade from the street to the proposed structures. The top floor of the single family dwelling units is also set back to lessen the perceived height of the structures at the street. This setback area is another deck, which helps keep eyes on the street. The space in between the building also features a terrace with the triplex structure 4.5 feet higher than the single family dwelling units.

CS2 URBAN PATTERN & FORM

A. Location in the City and Neighborhood

Response: The prominence of the buildings on the site will attract a high degree of visibility to the site. Terracing and landscaping will aid in buffering the space between the street and the buildings on the hill. Building modulation is achieved with over framing and unique picture windows that face the street. Siding color and material is used to also create interest in the building. The light colored paneling is broken or punched to reveal the dark color underneath and is accented in areas with cedar siding. Vertical modulation forms usable outdoor spaces that also face the street. High quality materials are proposed throughout.

B. Adjacent Sites, Streets, and Open Spaces - Connection to the Street

Response: We propose to reuse many of the retaining walls and the existing pedestrian route onto the site in the design. Refurbishing these elements and using them to create a terraced walkway helps define the access to the site. Landscaping elements will also make the entry sequence seem less imposing and bridge a connection between the subject site, the street and adjacent properties.

D. Height, Bulk and Scale

Response: The proposed development is divided into two separate uses: detached single family dwelling units and attached townhouses. Splitting up the structures reduces the overall footprint and the bulk of the project. This development pattern exists on many of the nearby properties, with detached houses facing the street and duplexes or cottages in the rear. The existing graded bench is located high above the street which is consistent with adjacent properties with adjacent structures removed from the street-scape. The bulk of the buildings facing the street is broken up by siting the two detached structures at the front.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

A. Emphasizing Positive Neighborhood Attributes - Contemporary Design

Response: The existing neighborhood is a mix of contemporary and old structures, materials and building methods. By keeping the existing retaining wall and stairs, the existing street pattern and character will remain. The contemporary design of the buildings will define and add character to the neighborhood creating a juxtaposition of forms while retaining similar building elements, such as the large, unbroken picture windows and porches facing the street.

DC2 ARCHITECTURAL CONCEPT

- A. Massing
- B. Architectural and Facade Composition
- C. Secondary Architectural Features
- D. Scale and Texture

Response: The concept is to create dense urban infill housing that takes advantage of the spectacular views from the site. The building massing steps with the grade and the levels step back with height to create outdoor spaces for the residents. The buildings are composed as a thick light colored envelope which is pushed and punched to reveal the dark color underneath. The large, centered picture windows are building elements that are consistent with adjacent structures. Over framing and glass railings cap the terminus of floors and reduce the overall mass. Linear elements such as the wood around the front decks and railings are used as fine grain relief against the flat planar walls of the buildings. Corner windows will bring in plenty of light into the interior spaces and serve to keep eyes on the street from the buildings. Lighting will be used to elegantly and safely illuminate pedestrian pathways while protecting the privacy of neighboring buildings.

RENDERINGS



Architectural Concepts

RENDERINGS



RENDERINGS

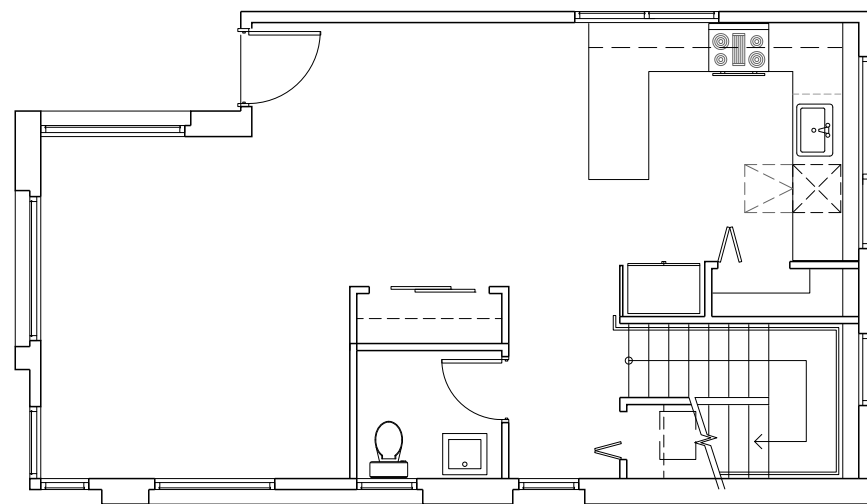
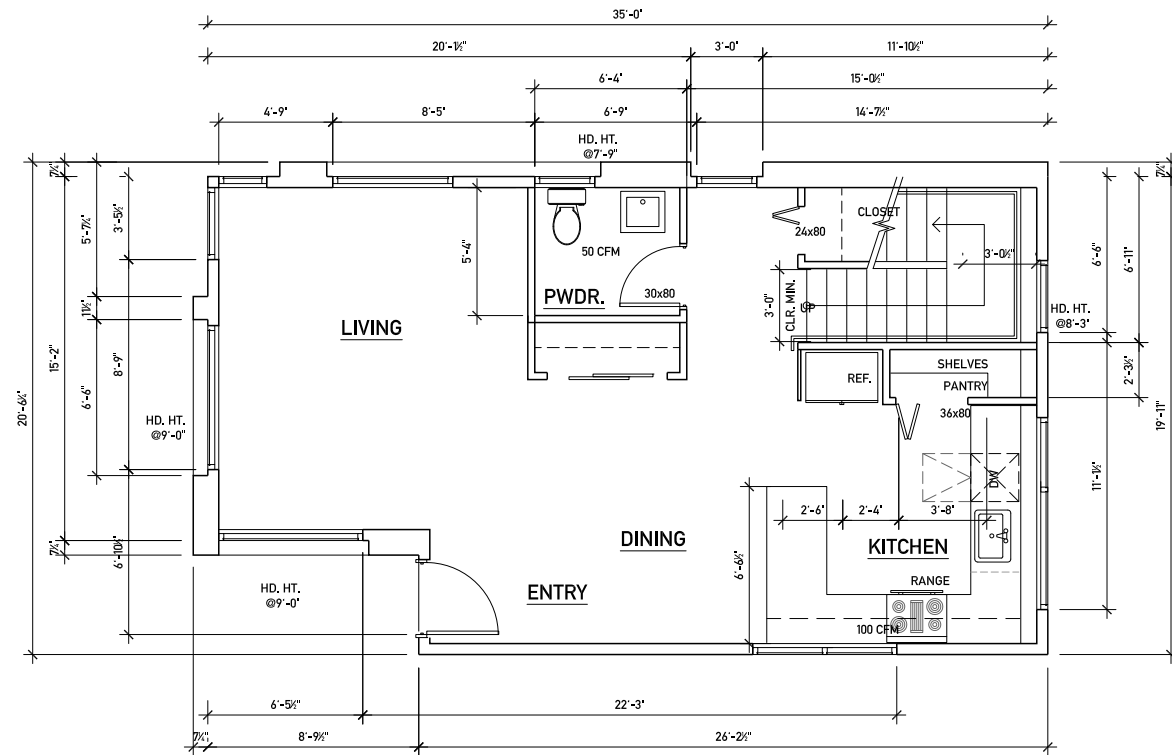


Architectural Concepts

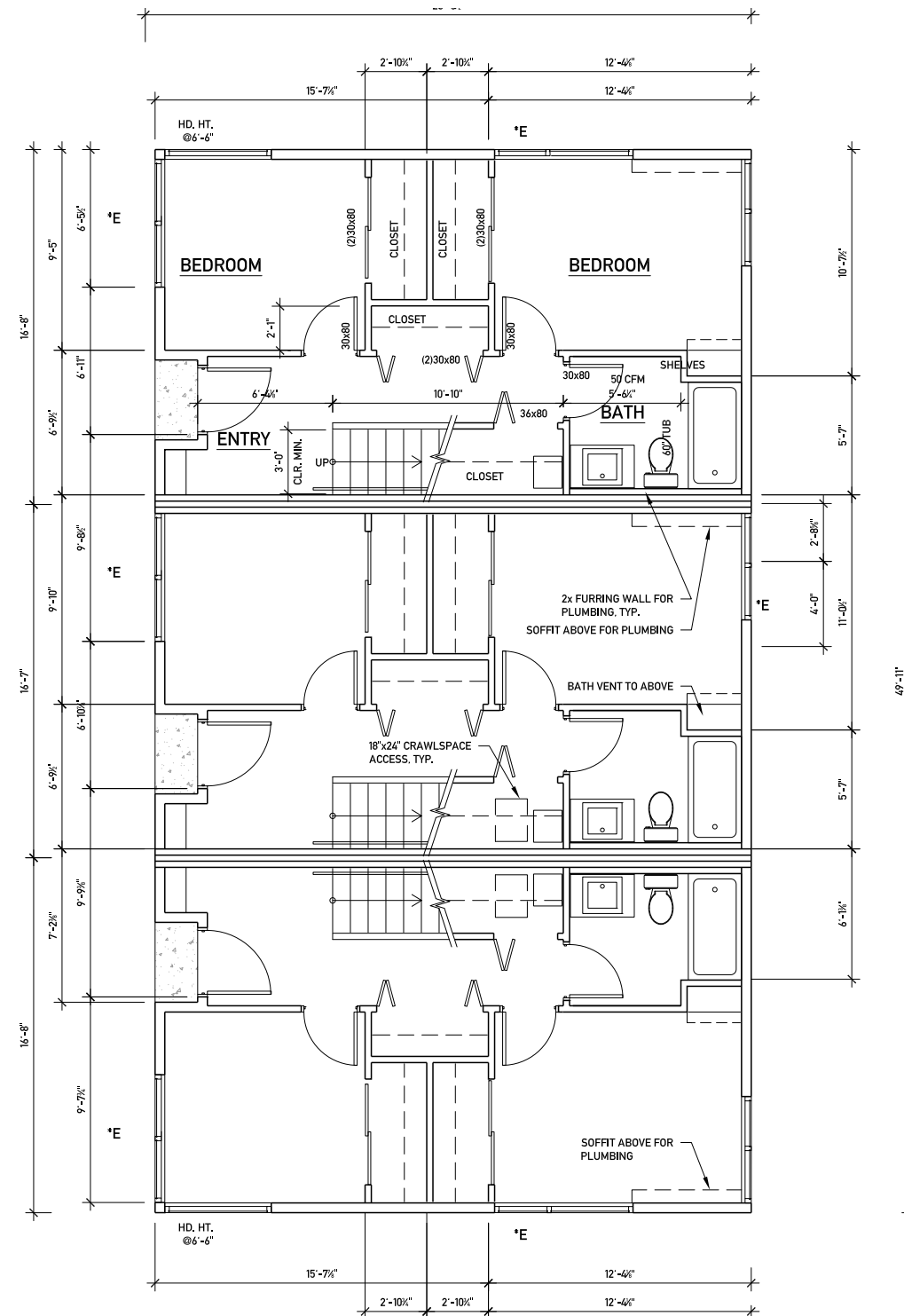
RENDERINGS



FLOOR PLAN LEVEL 1

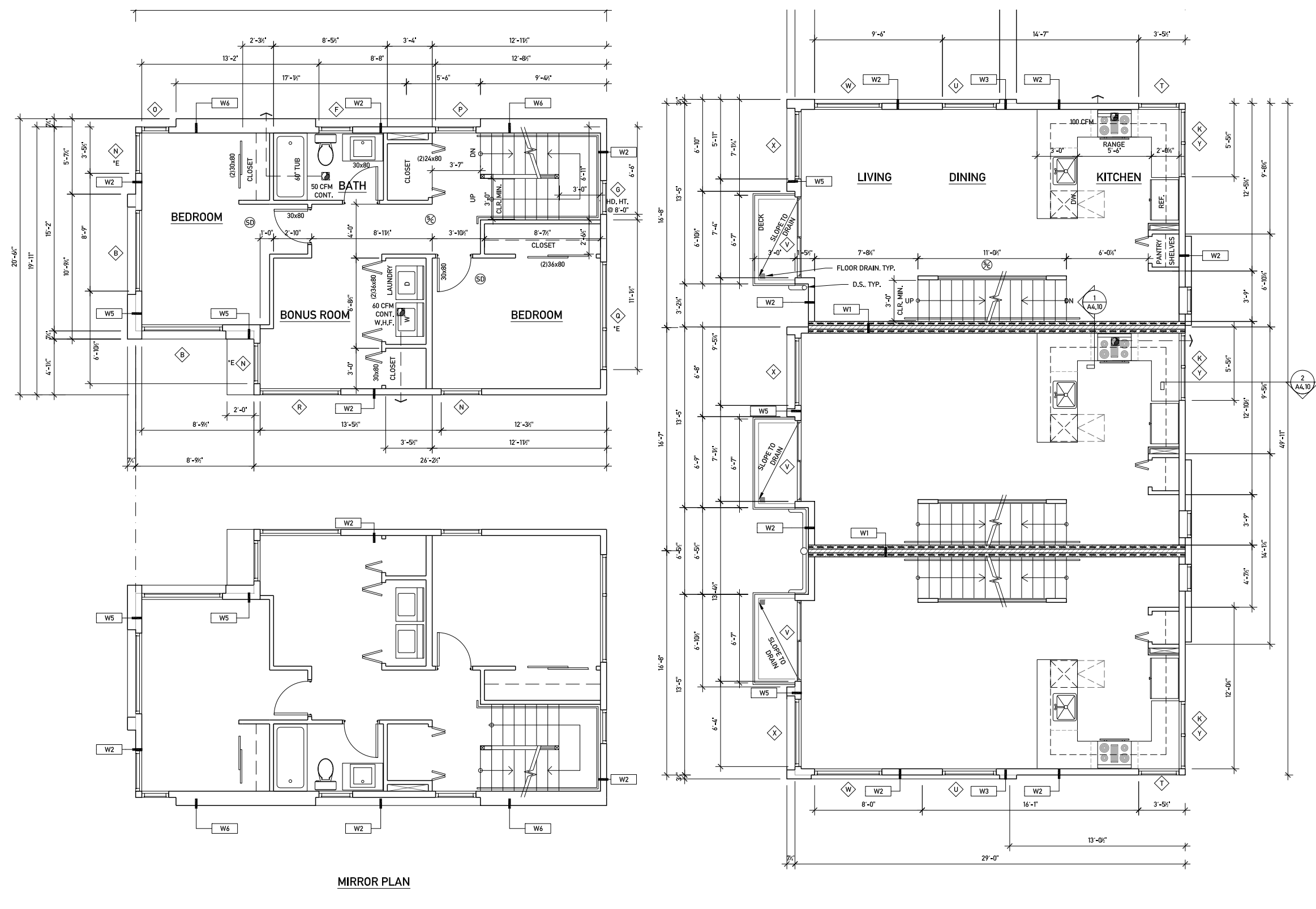


MIRROR PLAN

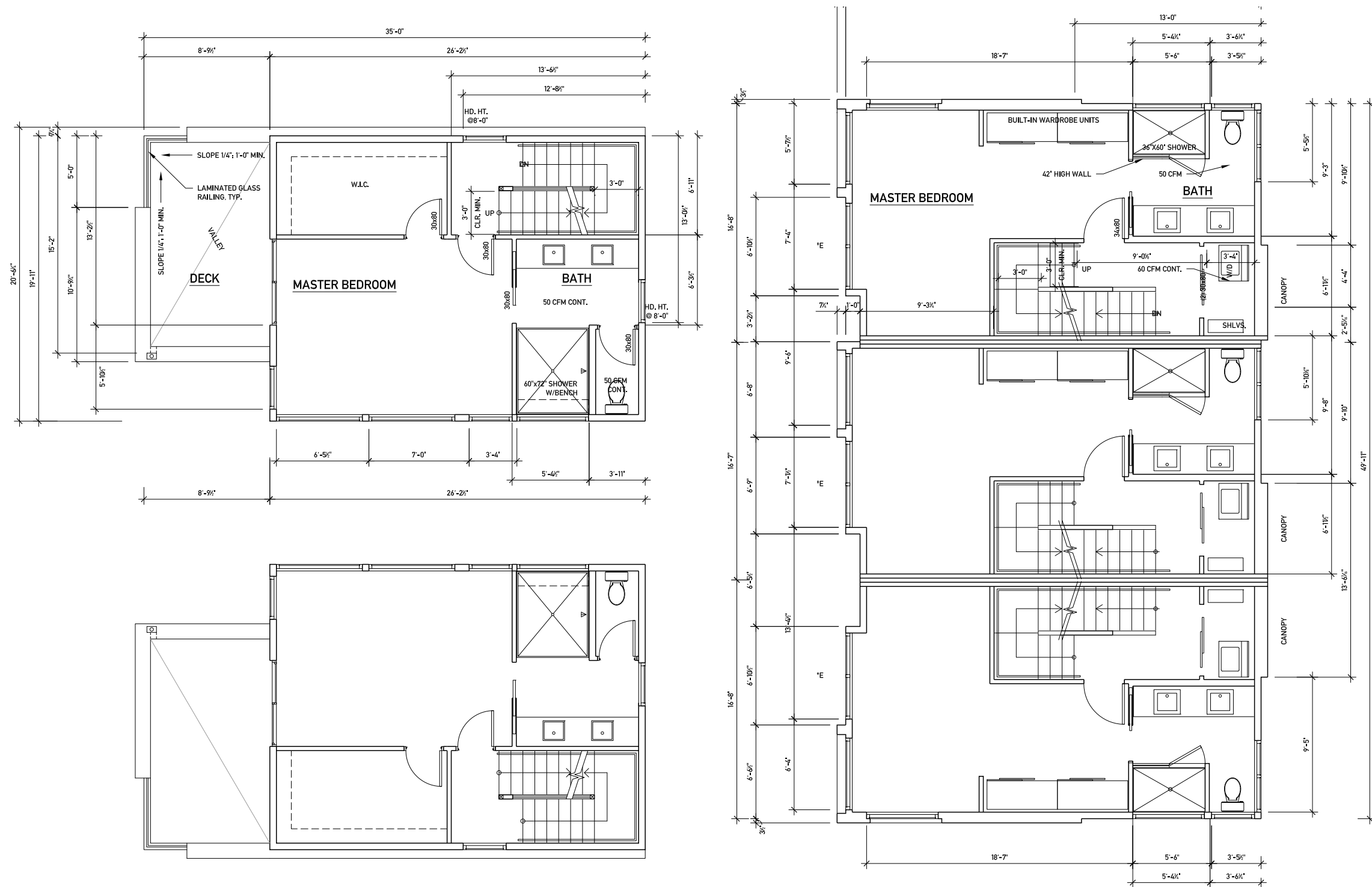


Architectural Concepts

FLOOR PLAN LEVEL 2



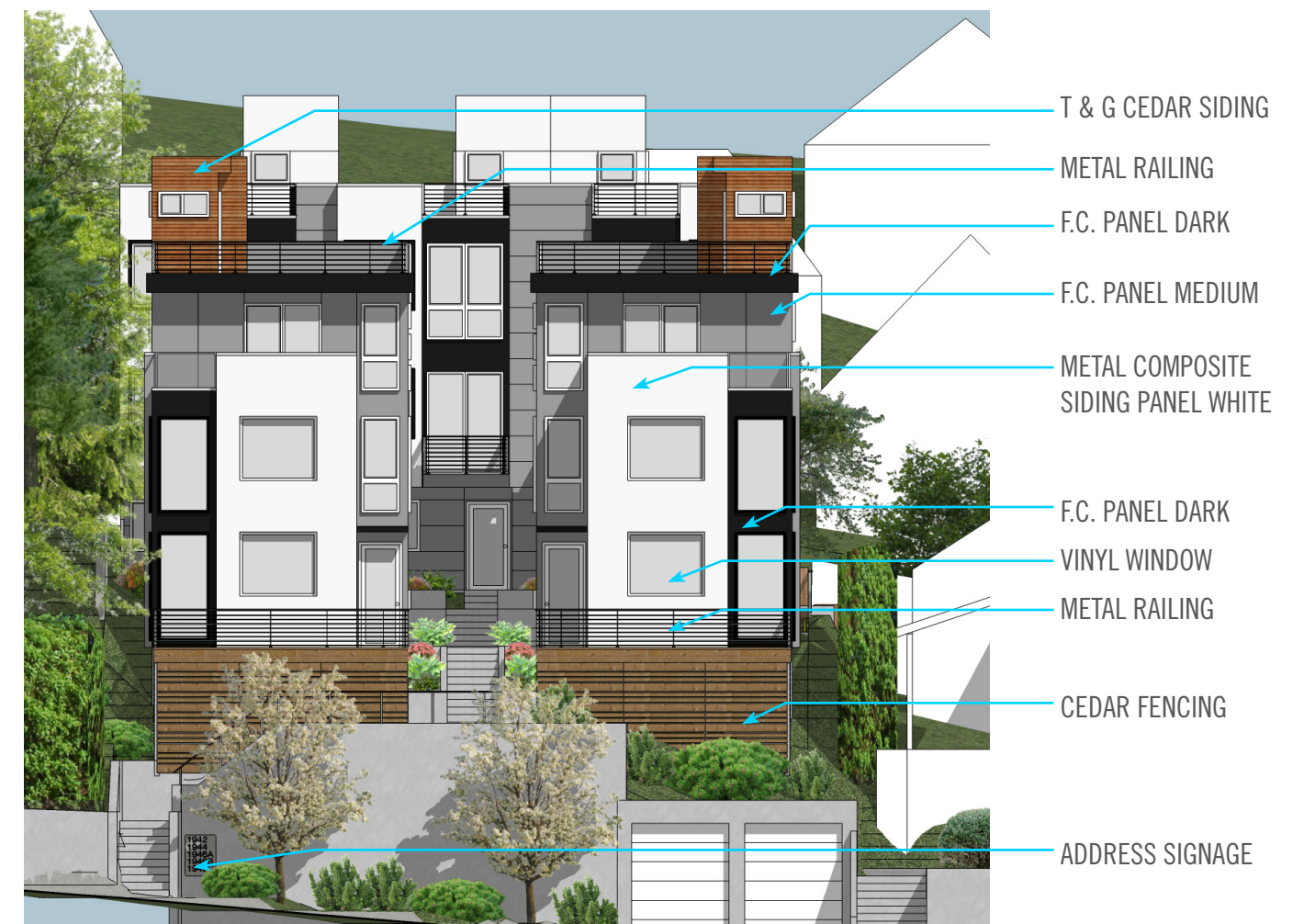
FLOOR PLAN LEVEL 3



FLOOR PLAN LEVEL 4

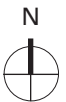


ELEVATIONS

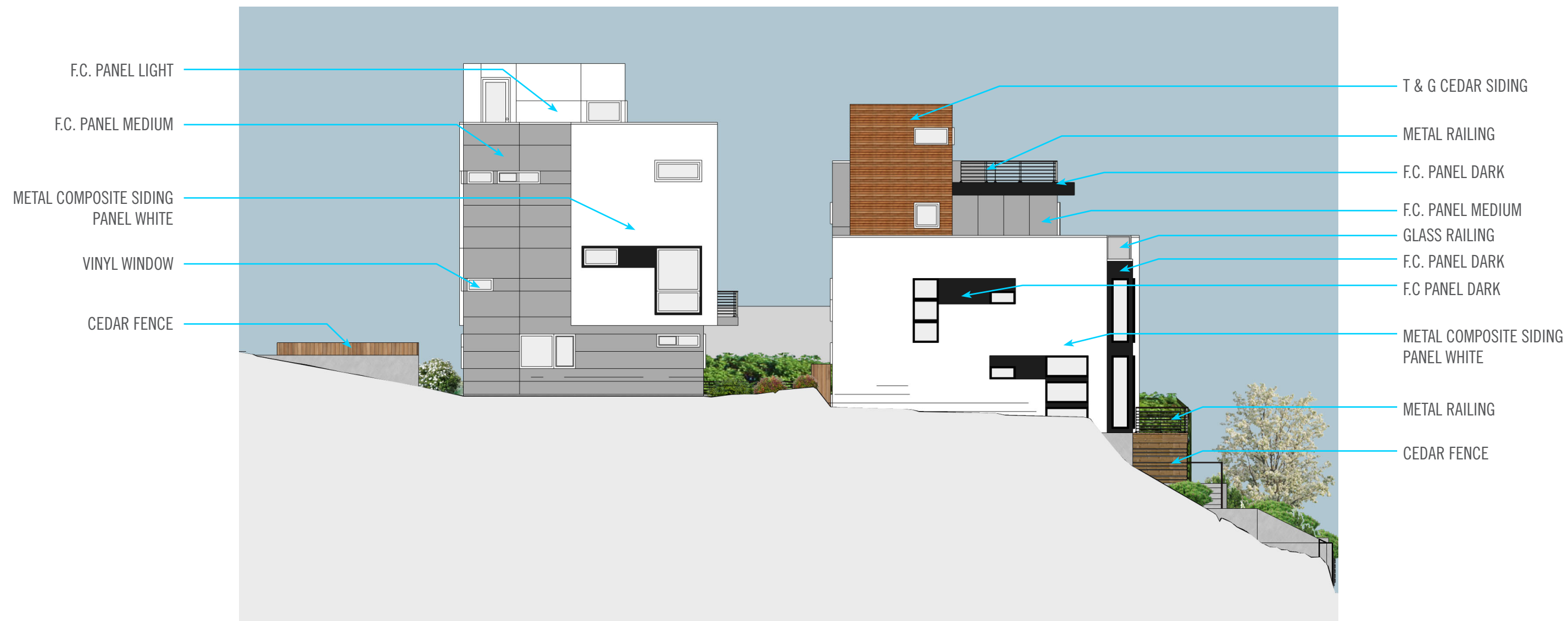


Architectural Concepts

ELEVATIONS



ELEVATIONS



Architectural Concepts

ELEVATIONS

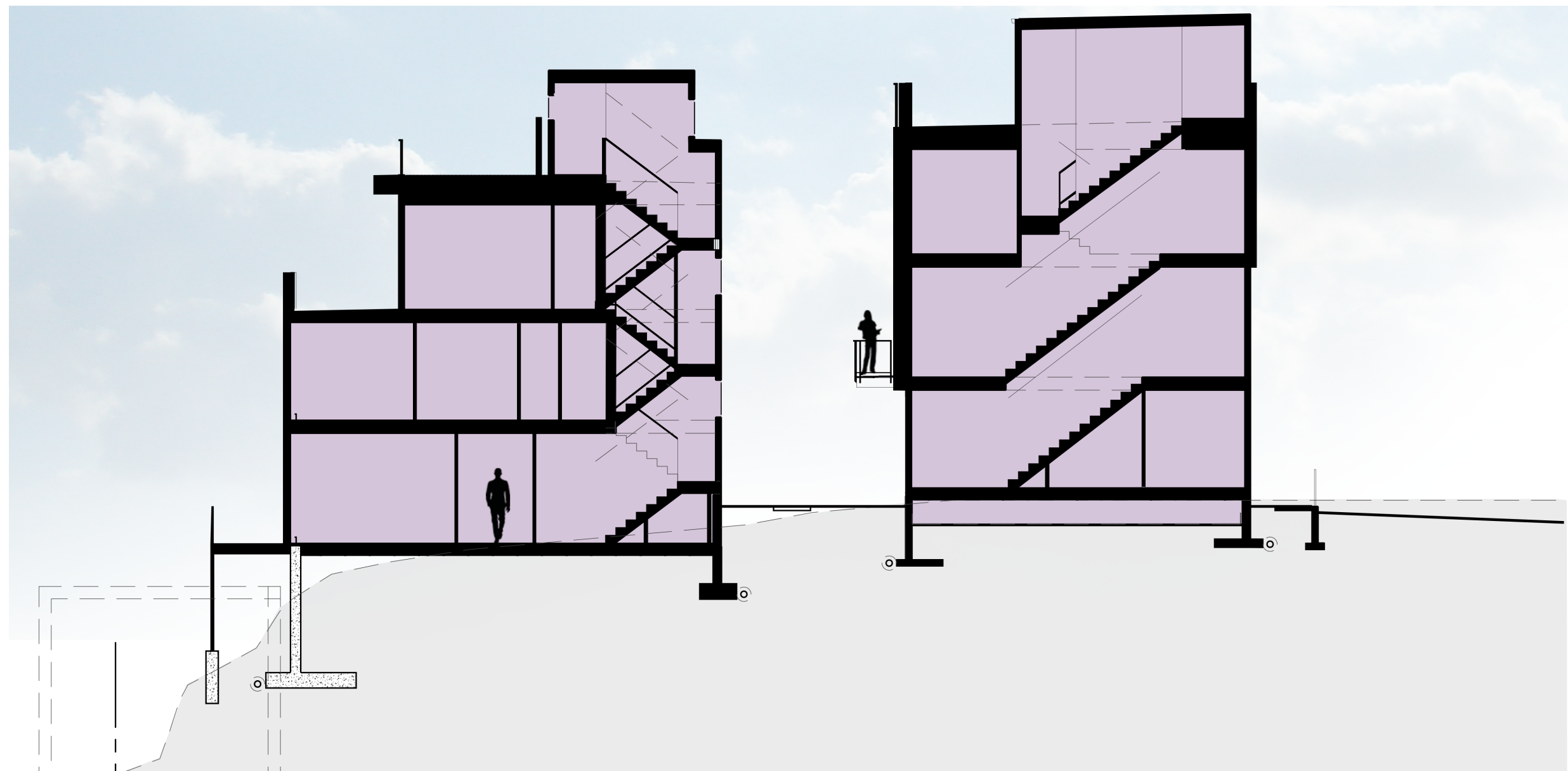


ELEVATIONS



Architectural Concepts

SECTION



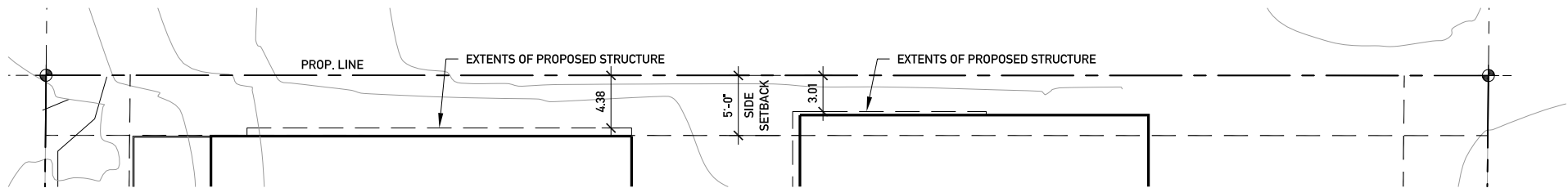
SIDE SETBACK ADJUSTMENT REQUEST

SMC 23.45.518 Table A – Side setbacks for townhouse facades 40’ or less in length is 5’.

Response: The proposed design has a side setback of 3.01’ which is less than the code required 5’.

There is an extensive rockery that runs along the back half of the southern property line which retains the flat yard on the subject property. The rockery is heavily landscaped and primarily inaccessible from the subject property and serves as a major element in the yard of the adjacent property to the south. The rockery is incapable of supporting the surcharge weight of the proposed buildings and will need to be partially dismantled to construct the proposed buildings. To create more distance from the unbuildable rockery and the proposed footings of the new construction the triplex structure is shifted north. This distance will require less of the rockery being dismantled and provide more area that can be re-landscaped to provide privacy for the adjacent property.

The SDR process allows setbacks be reduced by a maximum of 50% through an adjustment. We request that the side setback be reduced by 1.99’ (39.8%) to create a buffer for construction of the foundations and to reduce the disturbance to the existing rockery with the end goal of protecting the privacy of the adjacent property.



1 **SIDE SETBACK DIAGRAM**
1/8" = 1'-0"