

STREAMLINED DESIGN REVIEW APPLICATION

DPD #3020783

3128/3136 Wetmore Ave S.
Seattle, WA 98144

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Owner:
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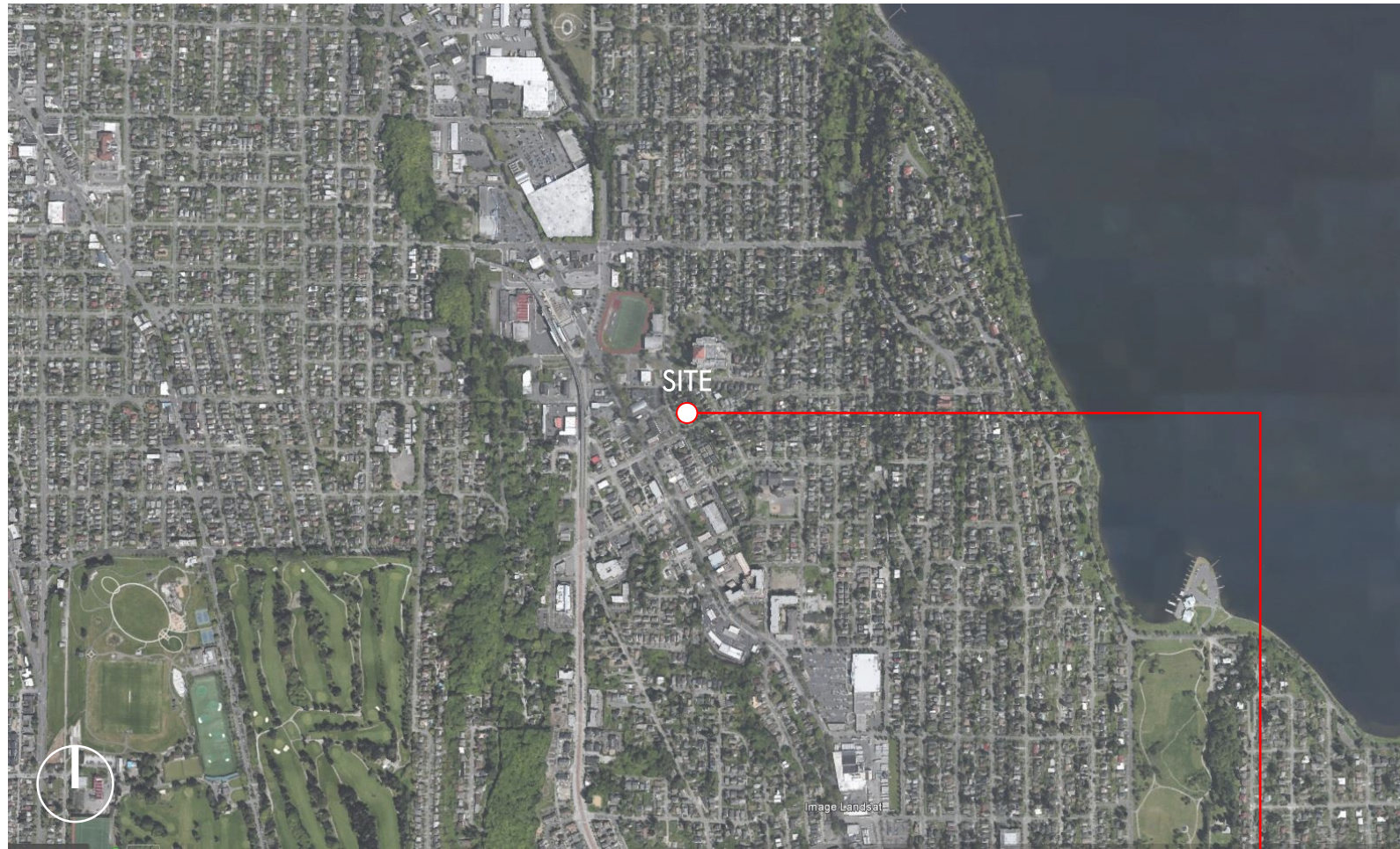
SDR

PROJECT NAME:
GC WETMORE 8

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DESIGN GROUP LLC

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VICINITY MAP

EXISTING SITE

The project site consists of a single rectangular-shaped parcel (APN: 128230-0130) located midblock, bounded by two existing single-family residences to the northwest and southeast. The site is two parcels, currently occupied by three single-family buildings. The combined parcels are approximately 8,122 SF and roughly measures 120'-0" by 90'-0". The site slopes significantly from the southwest to the northeast, with an overall grade change in this direction of approximately twenty-six feet. The topography change is gradual at the western side of the site and becomes steep slope in the immediate rear of the parcels. There are three existing trees on site. Overhead high voltage power lines run adjacent to the site along Wetmore Ave S. Territorial views are available for a structure a few stories in height.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 and is located within the North Rainier Hub Urban Village. This zoning designation continues to the east for approximately one block and south for several blocks. Single family zoning is to the northeast and commercial zoning is to the southwest and west.

DEVELOPMENT OBJECTIVES

The project proposes the construction of eight (8) units within four (4) townhouse buildings. Because the site is located within the North Rainier Hub Urban Village and due to its proximity to the Mt. Baker light rail station, parking is not required. Between the buildings is communal space created for circulation, access and amenities. The street level facades on the front units are pulled away from the minimum front setback to allow for a more friendly buffer and scale along the street, as well as to give the overhead HVL the necessary clearance for construction. Overall, the project endeavors to promote urban density, transit-oriented living, and support pedestrian-oriented activities while fitting into the current context of the neighborhood.

NEIGHBORHOOD DEVELOPMENT

Several new, modern developments (primarily townhouses and rowhouses) have been constructed within this neighborhood in the last several years. There are also several currently under construction. One block to the west is Rainier Ave S, and two blocks to the west is Martin Luther King Jr Way S. These streets are both active arterial roads, and contain a mixture of commercial use, service use, and small businesses. There are several small markets and restaurants within walking distance. There are also several parks within walking distance, and Lake Washington is within a 15 minute walking pace. Franklin High School is at the end of the block, and other small schools are scattered within walking distance. The light rail station is a short 5 minute walk. The Beacon Hill and Columbia City commercial hubs are also within a 30 minute walk. Overall, this neighborhood is both walkable and transit oriented, and is easily connected to the greater Seattle area.



SITE LOCATION

3128/3136 Wetmore Ave S
Seattle, WA 98144

PROJECT PROGRAM

Number of Residential Units: 8
Number of Parking Stalls: 0



SITE INFORMATION:
URBAN ANALYSIS

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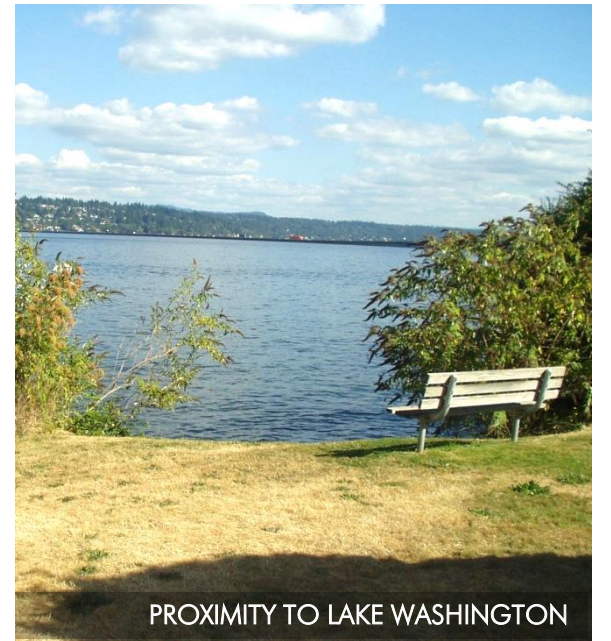
FRANKLIN HIGH SCHOOL



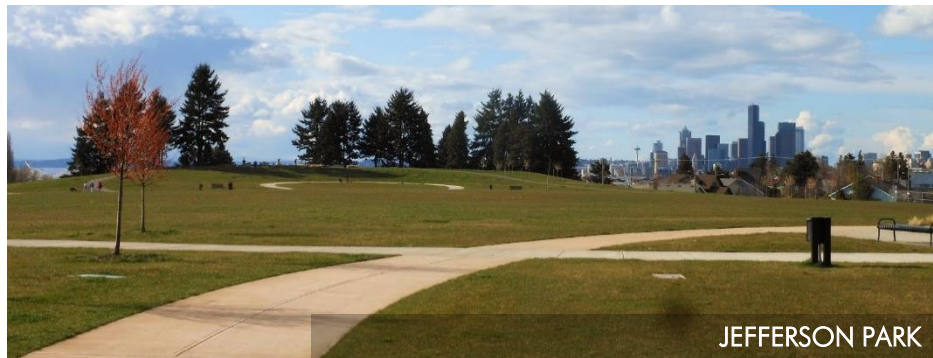
TRANSIT-ORIENTED DEVELOPMENT



NORTHWEST AFRICAN AMERICAN MUSEUM



PROXIMITY TO LAKE WASHINGTON



JEFFERSON PARK



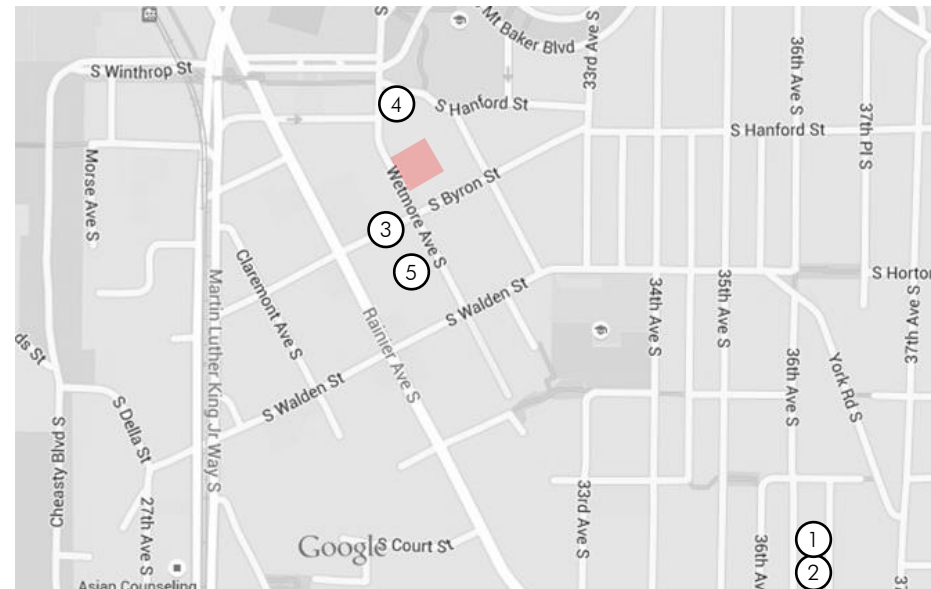
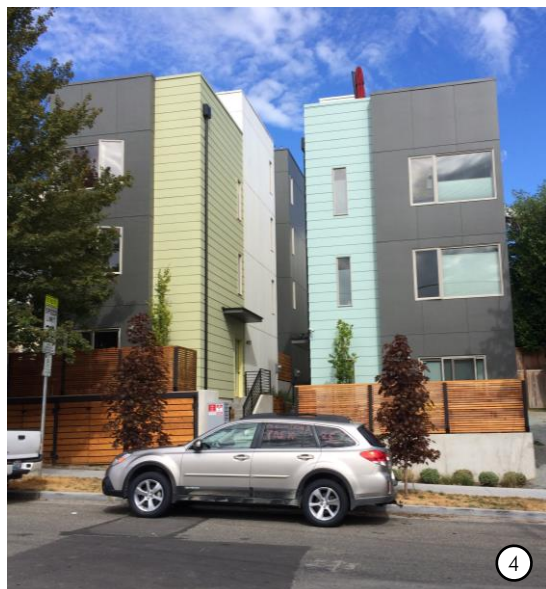
TRANSPORTATION HUB



SEATTLE FIRE STATION 30



COMMUNITY GATHERING/ACTIVISM



NEARBY MODERN MULTI-FAMILY

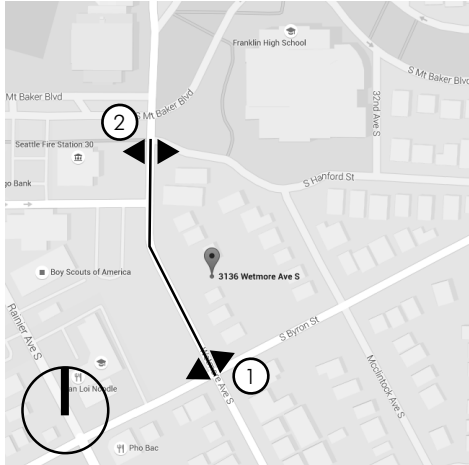
There are several modern multi-family structures existing (or proposed) within the neighborhood, ranging from small single-family to large-scale multi-family housing. Three of the listed five structures are located within a block of the proposed development. These new designs use a variety of materials and color, but mostly utilize cementitious panel, vinyl windows, wood cladding, and other modern materials. This modern development indicates that the trend in the neighborhood is infill, and this infill will likely continue and maximize the potential of the lots in the area. Because of the proximity to easy and fast transit, this densification will also likely continue.

SITE INFORMATION:
MODERN MULTI-FAMILY CONTEXT

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STREET VIEW MAP



STREET VIEW TOWARDS THE NORTHEAST ①



STREET VIEW TOWARDS THE SOUTHWEST ②



NORTH NEIGHBOR



SOUTH NEIGHBOR

PRIVACY BUFFERS

The proposed lot is located within an LR2 zone. The current structures on the site are all residential. Two are single story structures and one is a three-story house at the rear of the site. These structures will be demolished and eight new 3-story structures will be built. The height of these structures are limited by the 30' maximum, but also follow the height trend of the nearby recent development.

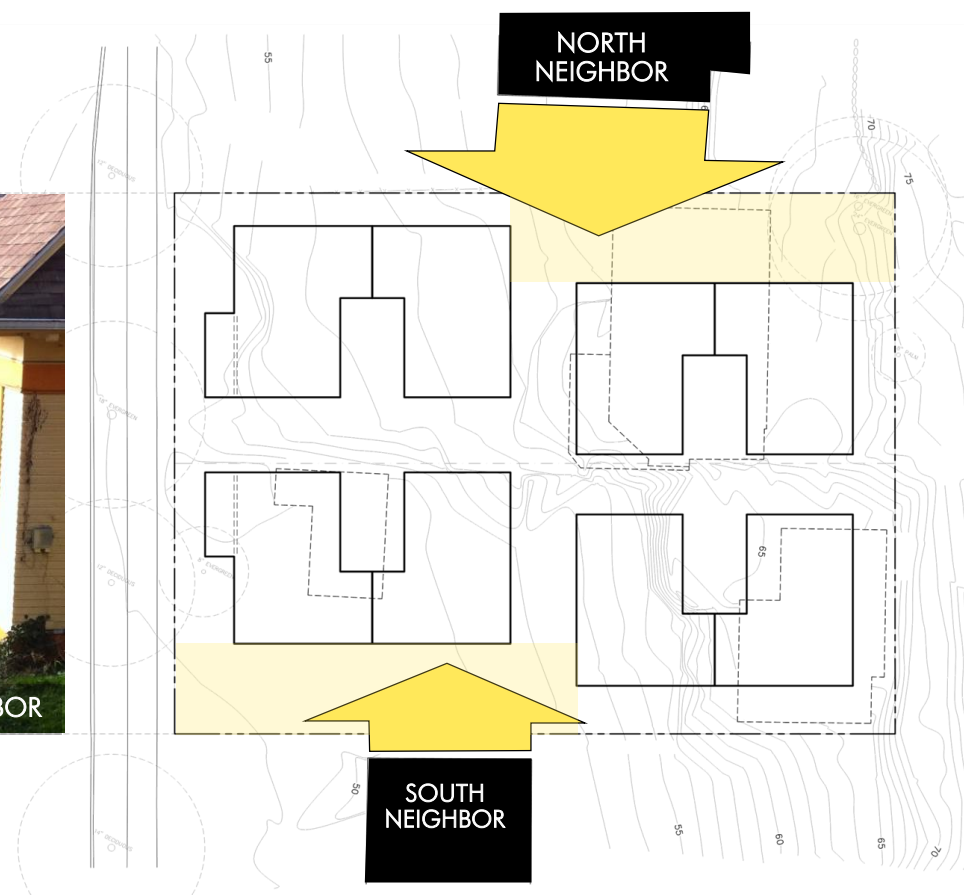
In addition, the structures have been held back from the side setback minimums, a total of 15'-0" from both the north and south side property lines. This creates additional green space for the units, but also creates a green buffer between the neighboring structures and the proposed structures. In general, the proposed glazing has very little immediate relationship to the neighbor's glazing and therefore privacy between existing neighbor's should not be an issue.



SOUTH NEIGHBOR



NORTH NEIGHBOR



SITE INFORMATION IMMEDIATE ADJACENCIES

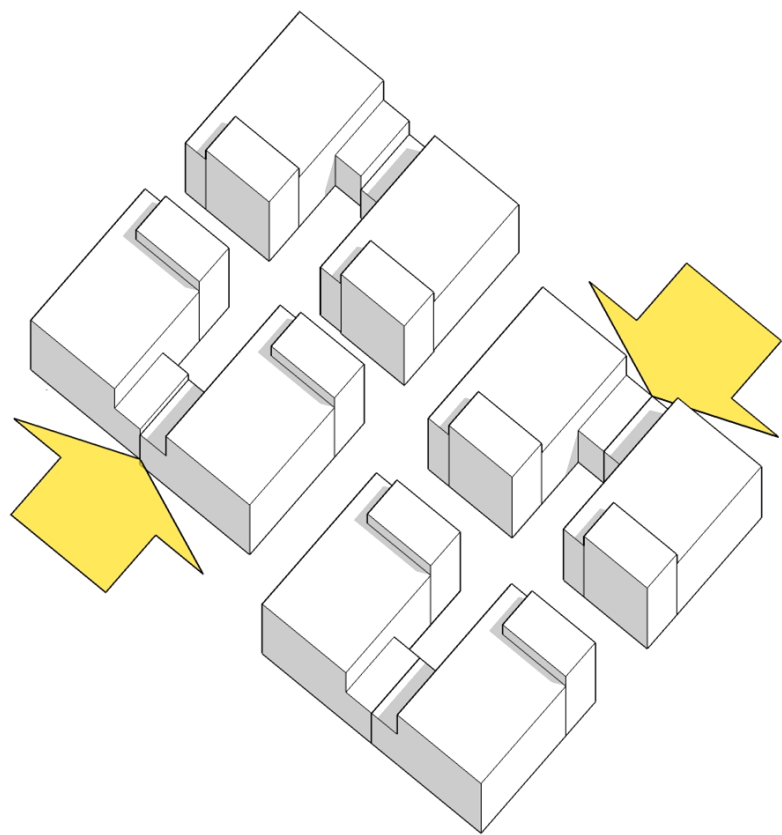
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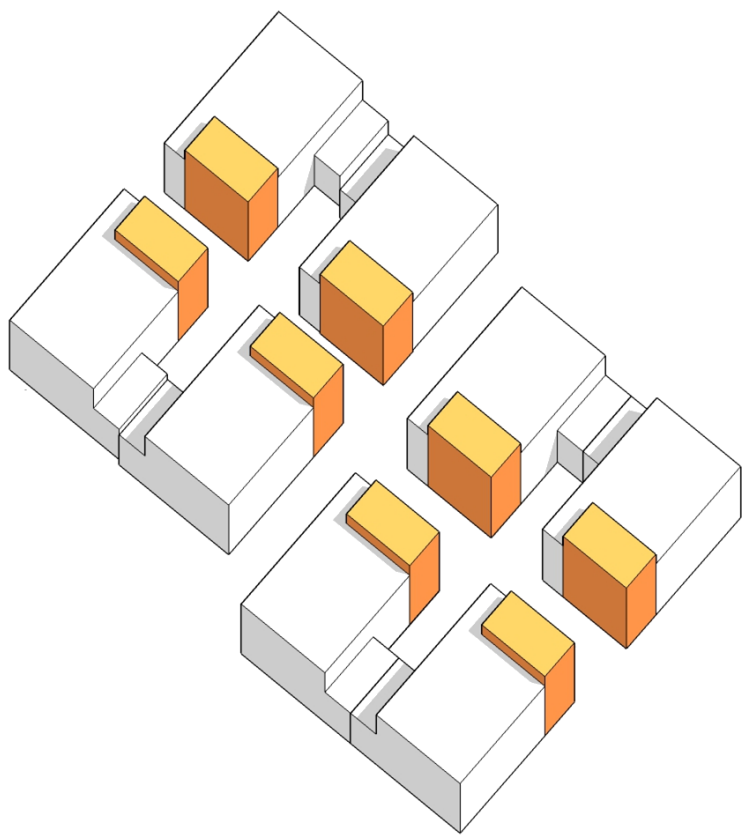
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GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE	PAGES
CS1. Natural Systems and Site Features	Use natural topography to inform the project design.	C. Topography	The natural topography of this site allows the staggering of the four proposed structures (8 proposed units), not only increasing visual access from the roof deck of the units, but also creating an interesting and topographically varied site.	
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	B. Adjacent Sites, Streets, and Open Spaces C. Relationship to the Block – Midblock Site D. Height, Bulk, and Scale – Respect for Adjacent Sites	<p>The design is based around fifteen foot side yards at the front two and rear two units along the north and south edges of the site (see pages 9 and 12). These side yards create buffers between existing neighbors. The central courtyard is a semi-public space to be used by residents but visually enjoyed by the neighborhood as a whole.</p> <p>The front units are set back approximately ten feet from the property line. This is an additional three feet more than the minimum. This allows for a larger buffer in the front yards for landscaping and street experience.</p> <p>The proposed units are within the height limit and utilize a differentiation of materials to decrease the appearance of scale.</p>	
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	B. Accessibility	Proposed entries and walkways for all units are visible from Wetmore Ave S. and designed to accommodate the existing sloped grade changes. The central pathway jogs to create opportunities for landscaping to bring subtle visual intrigue. Exterior lighting along the external corridors will illuminate entryways and create a safer environment for access.	
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries C. Residential Edges	<p>The units that face Wetmore Ave S. have small entry vestibules that creates a distinct relationship between the sidewalk and these front units. The remaining six units have entries that face the shared courtyard, promoting neighbor interaction between users.</p> <p>The front yards which border Wetmore Ave S. are landscaped to create a buffer between the sidewalk and the front units. These yards are intended to contain level grade for small plantings that begin to permeate into the central court. At certain locations, cedar fences will be built behind these landscape buffers to privatize individual yards while maintaining a softened buffer between sidewalk and the proposed structures.</p>	
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site.	B. Vehicular Access and Circulation	As the site is located approximately two blocks from the Mt. Baker light rail station, parking is not required. However, the site optimizes the use as a pedestrian focused site. A central courtyard works with the topography to access all units, and is landscaped and lit to promote visual interest.	

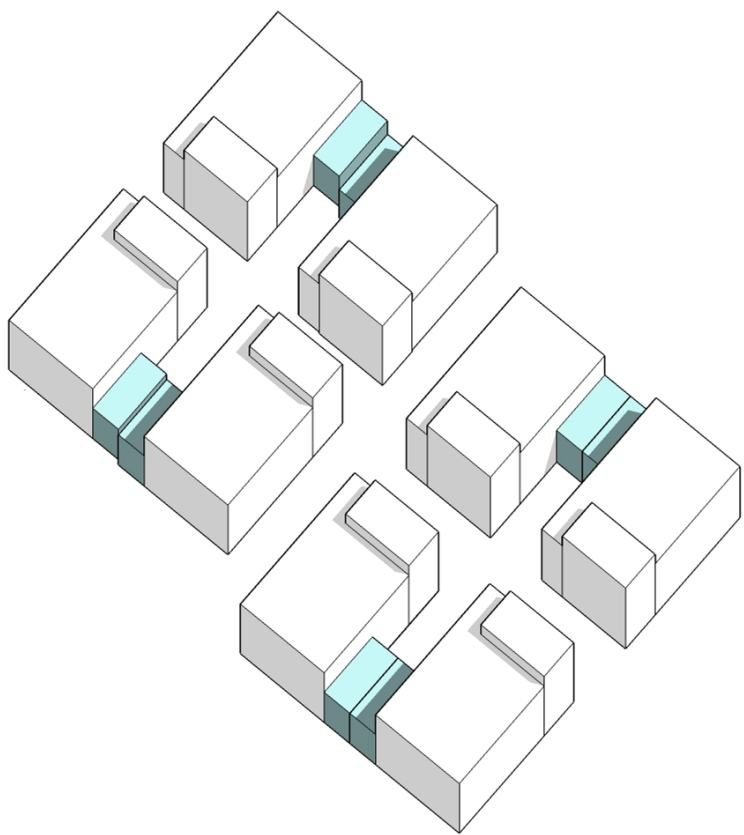
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE	PAGES
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	A. Massing	Because the proposed structures are “detached”, it brings the scale of the architectural massing down to a more manageable level. Each of the units are roughly the footprint of a standard house.	
		B. Architectural and Façade Composition	The architectural expression of the facades breaks down the building into more palatable pieces by aligning fenestration and strategically employing material differentiation while nearly utilizing the full development potential of the site. The corner glazing on the units breaks down the overall massing of the proposed design.	
		C. Secondary Architectural	The project uses cedar fencing and accents to add to the warmth of the site development. It also uses open rails on the street-facing units to assist in breaking down the massing.	
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	D. Scale and Texture	The proposed structures are approximately 29’-0” to the top plate, with stair tower located at the northernmost side. There are three primary materials to create a contrast in texture. Strong planes are articulated with solid materials (light, medium, and dark), and minimal cedar accents are used to create a soft and inviting appeal.	
		E. Form and Function	The proposed form allows the project to fully utilize its development potential, yet creates six distinct homes allowing each unit access to light and outdoor space.	
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	A. Building – Open space concept	The project design is focused around the open spaces adjacent to the units. The 15’ setback from the side property lines creates an expansive yard, and the spacing between the units creates several usable courtyards in addition to the primary courtyard path.	
DC4. Exterior Elements and Materials	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Exterior Elements and Finishes	The project proposes to use a simple palette of materials – cementitious lap siding and glass with specific wood and metal railing accents.	
		B. Signage	Address signs are to be placed in highly visible locations clearly seen from the street and courtyard.	
		C. Lighting	Pedestrian walkways are illuminated with pathway lighting and entries are well-lit with sconce lights. The central courtyard is well lit to create an inviting corridor (see page 22).	
		D. Trees, Landscape, and hardscape materials	The project proposes to locate a variety of tall and short plants along the winding courtyard to visually divide the long path. Additionally, more plants are proposed in the front yard and the individual unit yards.	



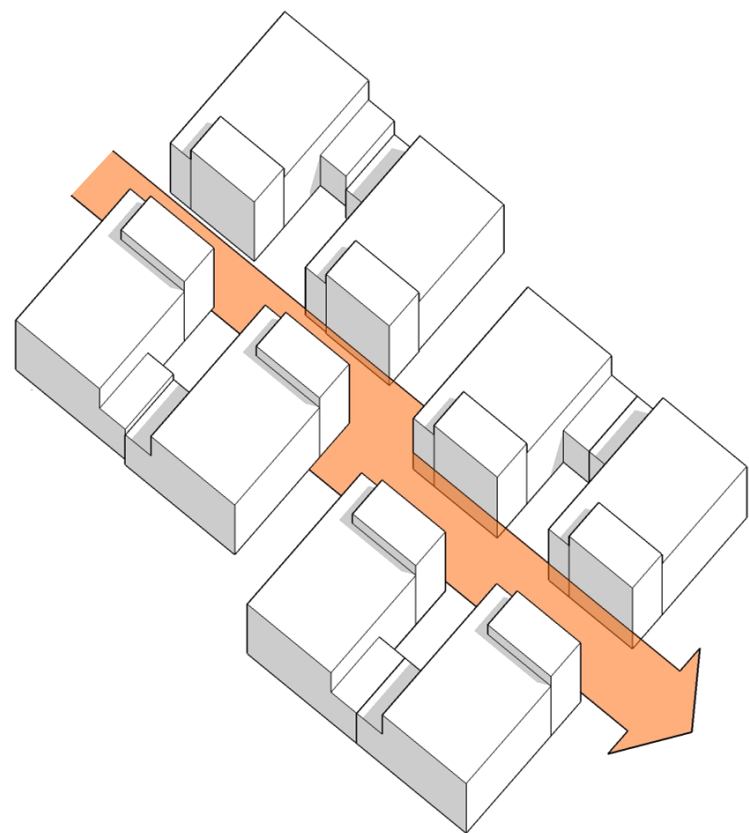
FAÇADE LENGTH SETBACKS
To adhere to the code, the proposed buildings have been shifted and set back from the property lines the required 15' to not be counted under façade length. This creates visual interest and the ability to utilize these grand side yards. It also creates a buffer between neighboring properties (see page 9).



STAIR TOWERS
The stair towers are mirrored off of the central courtyard to provide entries that interact with their neighbors fostering community interaction between users within the courtyard.

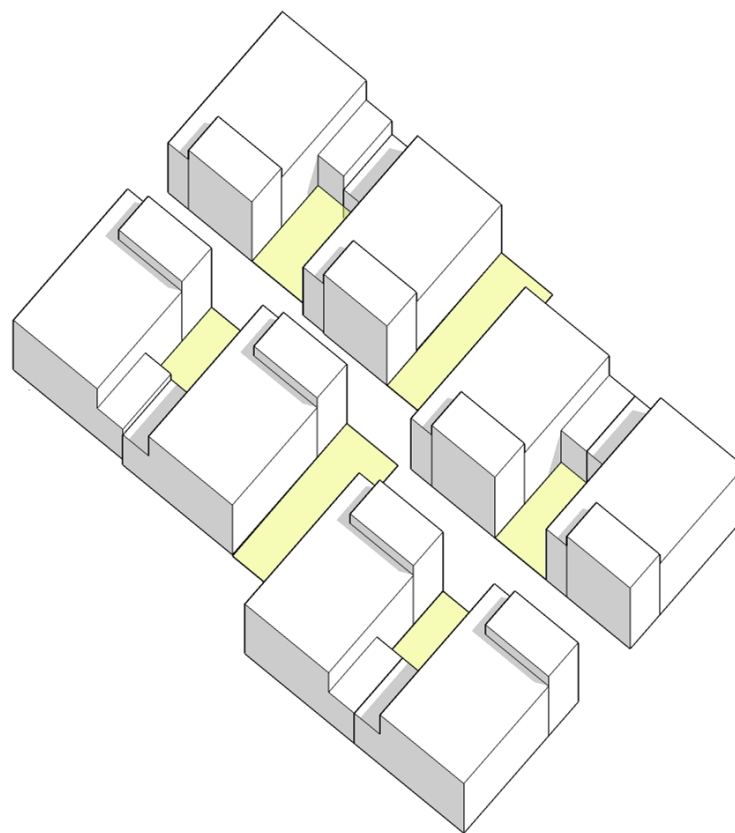


SHARED WALLS
The townhouses each share a small segment that increases the square footage of the units allowing for a proper bedroom and larger kitchen. This also creates private, centralized courtyards for the eastern units to utilize.



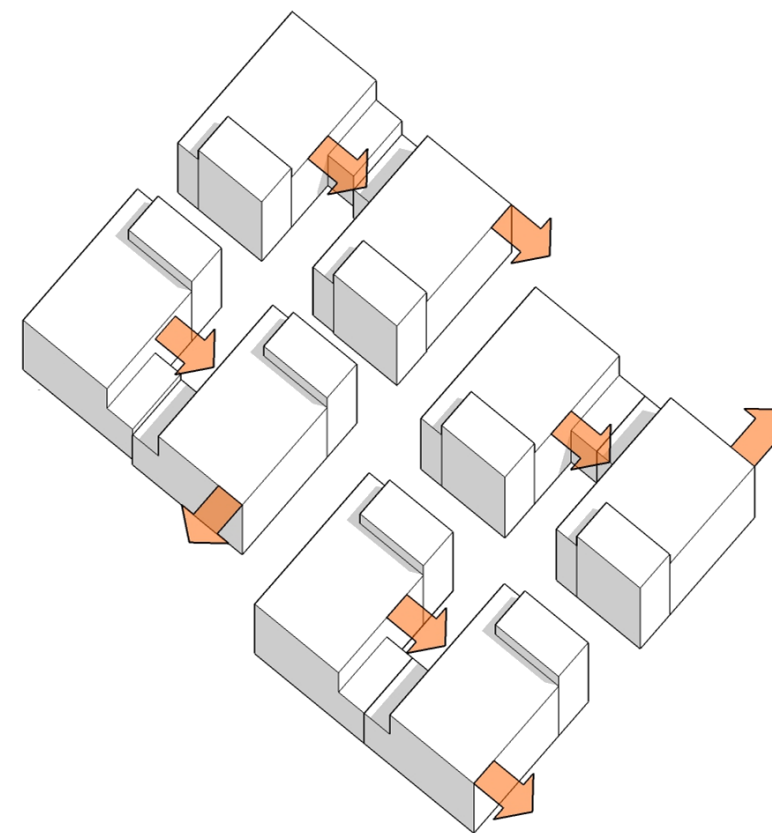
CENTRAL COURTYARD

The unit entries are oriented around a central courtyard that is used as the main mode of pedestrian access for the site. This courtyard has been landscaped in an organic, curved fashion to compliment the orthogonal nature of the proposed building designs.



PRIVATIZED YARDS

Each unit has its private centralized yard, tucked in between the adjacent unit. These yards have an approximate minimum of 11' and are landscaped accordingly. This allows each unit to have individualized yards which is rare in most multi-family settings.

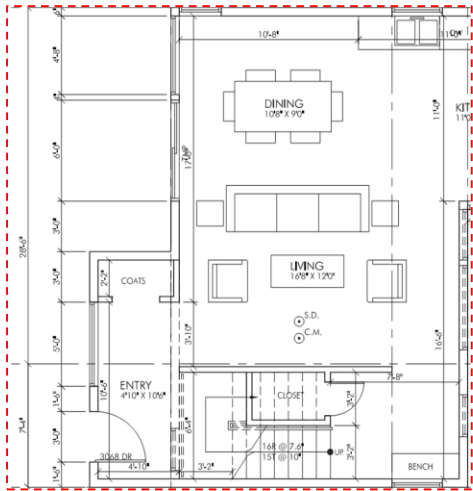


ORIENTATION OF GLAZING

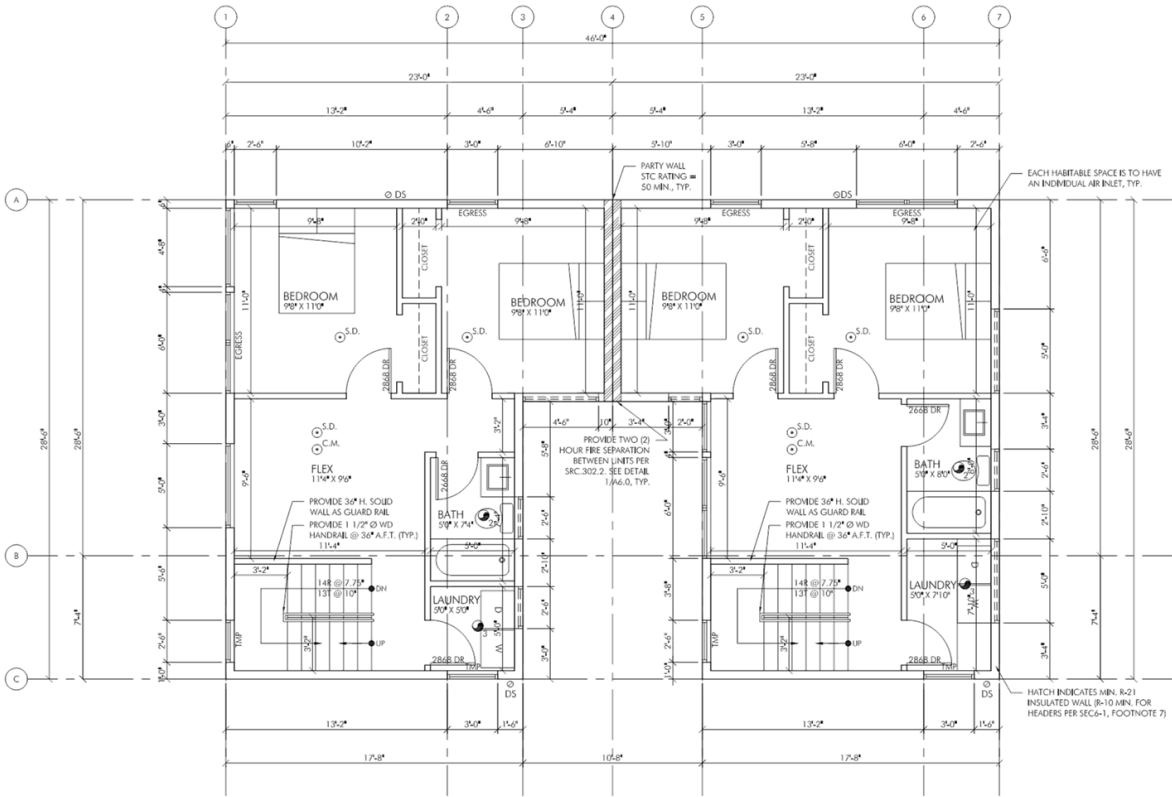
The unit glazing has been divided into three versions, each building responding to the individual type of yard that it maintains. For example, the glazing on the rear adjoining units faces towards the central courtyard. The glazing on the units with the 15' side yard faces towards those sides, and the units facing the street and the view corridor from the setback have glazing that faces the front.

UNIT PLANS

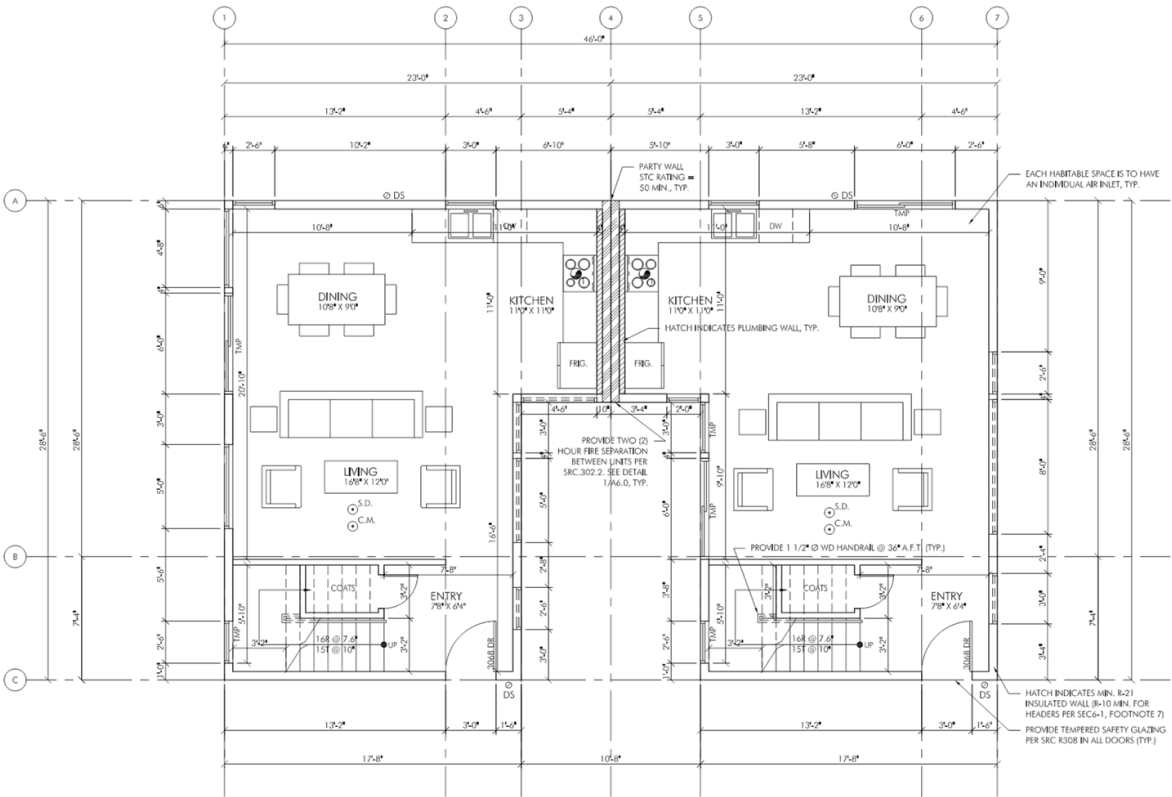
Each unit is approximately a total of 1,700 square feet. The ground floor has a small entry located near the stairs, at the courtyard or at the street-face depending on the unit. The ground floor also has an open floor plan for the living and dining rooms, and the kitchen is tucked along the shared wall. On the second floor, the stairs open into a “flex” space, likely used as a library, office, or play room. There are two bedrooms off of this flex area, as well as a laundry room and bathroom. The third floor is the master suite, containing a bedroom, walk-in closet, and large master bathroom. There is also a small flex area at the landing. The stairs terminate in a penthouse at the roof, which opens up to an expansive roof deck.



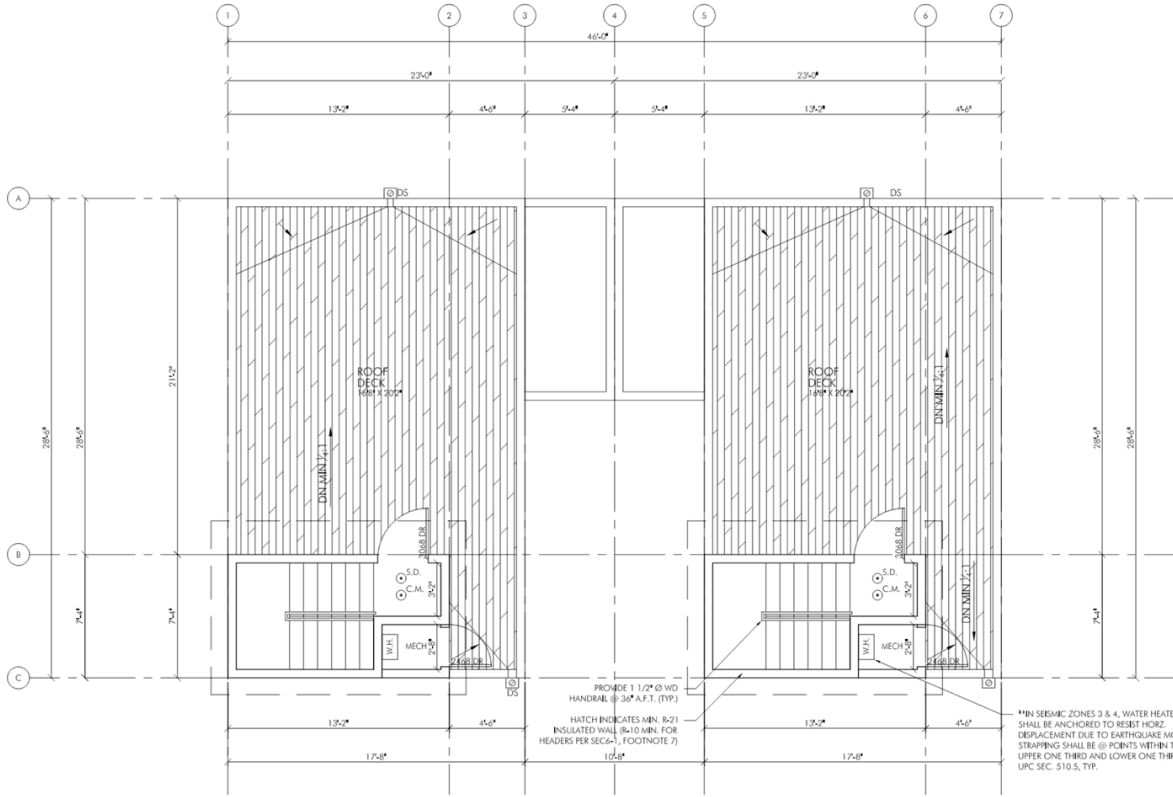
ALTERNATE
“STREET-FACING”
FRONT



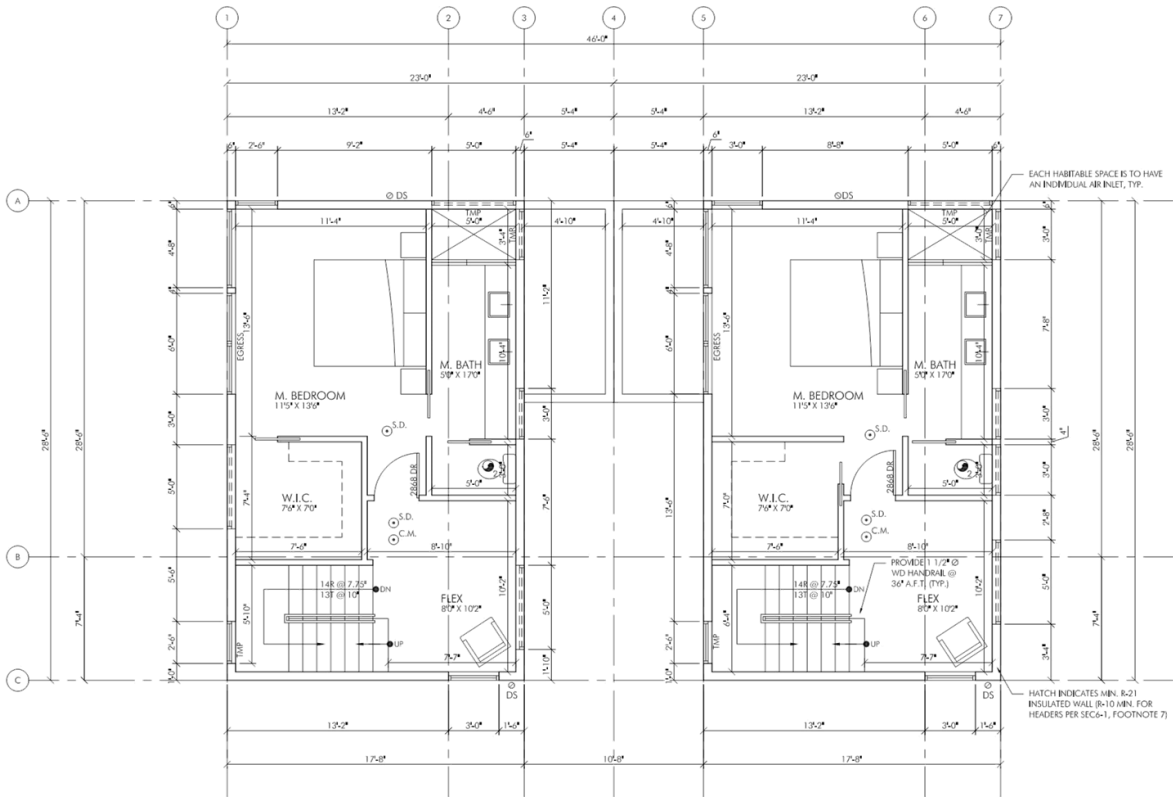
FLOOR 2



FLOOR 1



ROOF



FLOOR 3



VIEW FROM WETMORE (ACROSS STREET)

GLAZING LOCATIONS

The glazing has been designed so that it faces the large adjacent yard (see diagram 3 on page 13). It is connected with infill panels and topped with an open metal railing to decrease the scale appearance of the proposed structure.

CS2, PL3-C, DC1-A, DC2, DC3, DC4-D

SEMI-PUBLIC CENTRAL COURTYARD

An 12'-6" wide courtyard separates the structures and serves as a common green space that all can use and enjoy. It also provides a "front yard" entry for the rear units and offers a sense of neighborhood unity within the development.

CS2, PL1, PL2, DC3, DC4

ENTRY TRELLIS

A wood trellis is proposed at the entry of the central courtyard. This provides a warm threshold under which to pass and enter into the semi-private courtyard. It will also incorporate lighting, signage, and the mailboxes for the proposed complex.

CS2-C, PL2-B, PL2-D, PL3, DC3, DC4

PRIVATE YARDS

The front yards are maximized and are three feet larger than required. This allows for usable 10'-0" private front yards while maintaining a street relationship.

CS1-D; CS2-B&I; PL1-A; B, & I; PL2-I; PL3-A; DC1-B; DC2-II

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RENDERINGS

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MATERIAL DIFFERENTIATION

Infill panels and open railings are used to lessen the bulk of the proposed structures and add visual interest to the façades.

CS2-B-D, DC2, DC4-A

ENTRY VESTIBULE

The street-facing units have small “vestibules” to relate to the pedestrian scale in the public right-of-way and provide a street-facing entry. The modulation of these vestibules also helps decrease the appearance of the overall scale.

CS2-B-D, PL1-A, PL2-D, PL3, PL4-A, DC2

LANDSCAPE BUFFER

Landscaping between the entries and the sidewalk will help bridge the gap between public and privacy and soften the edge.

CS2-A-C, PL1-C, PL3, DC4-D



TREE RETENTION

Street trees will be retained. The trees along Wetmore are lush and create a softened barrier between the street and the site. Two trees in the rear of the site are also proposed to remain.

CS1-D, CS2, CS3-A, DC4-D

MODULATION

The front façades of the street-facing units are modulated to create visual interest and decrease the bulk of the overall structure. This modulation is found at the entry vestibules and at the recessing of the stair tower.

CS2-C-D, PL3-A, DC2

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BIKE PARKING

Bike parking will be located near the courtyard entry, but behind the entry trellis. While it can be seen from the sidewalk, it is within the courtyard space for safety reasons. Landscaping around the bikes will allow the courtyard to retain a soft, green appearance.

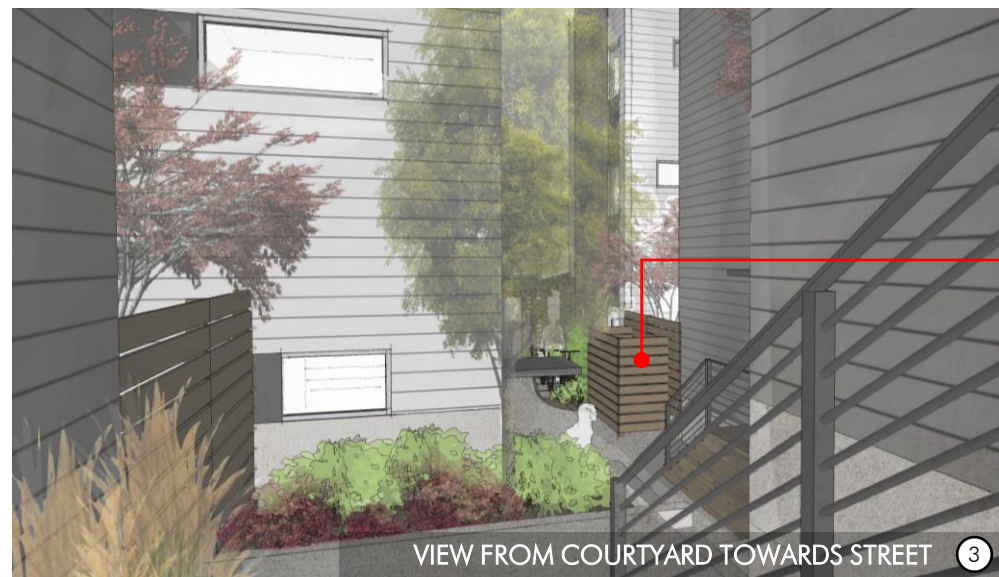
CS2-A, CS2-C, PL1, PL2-A-B, PL4-B-C, DC3-B



LANDSCAPING

In general, a variety of plants will be used to liven the courtyard and draw in the residents (see pages 20-21). Trees will be located near the fence structures that separate private yards from the public courtyard to bridge the gap between the two and soften the edges of the cedar fence. Pedestrians will be able to see these trees when looking down into the courtyard.

PL1, DC3, DC4-D



TRASH/RECYCLING

Trash and recycling will be located at individual 2' x 6' receptacles located along the central courtyard. Some of these screened areas are in the courtyard and other are in individual yards. Wherever possible, these receptacles will also be softened with planting.

DC1-C, DC4-D

SEMI-PUBLIC CENTAL COURTYARD

The central courtyard will be the primary entry access for the rear units. It will also contain shared auxiliary space, such as trash/recycling, mail storage, bike parking, and some shared planting areas.





SECTION / PERSPECTIVE

TOPOGRAPHY

Generally, the neighborhood topography is steep and creates a staggered architectural landscape on the hillside. The proposed design also matches that appearance. Within the complex, the stepping of the units negotiates the existing topography. The private courtyards will be terraced to allow ease of use from the allocated units while creating a visually interesting “stepping” effect throughout the courtyard.

CS1-C, CS2-D, PL1, DC2, DC3-A-B

GLAZING IN PRIVATE COURTYARDS

The units whose front faces the private courtyards will have larger glazing to take advantage of their privatized green space. The panoramic glazing in the rear of the unit that faces the private courtyards will be frosted and there will be landscaping to screen the windows on the ground level.

CS1-B, CS2-B, DC3, DC4-D

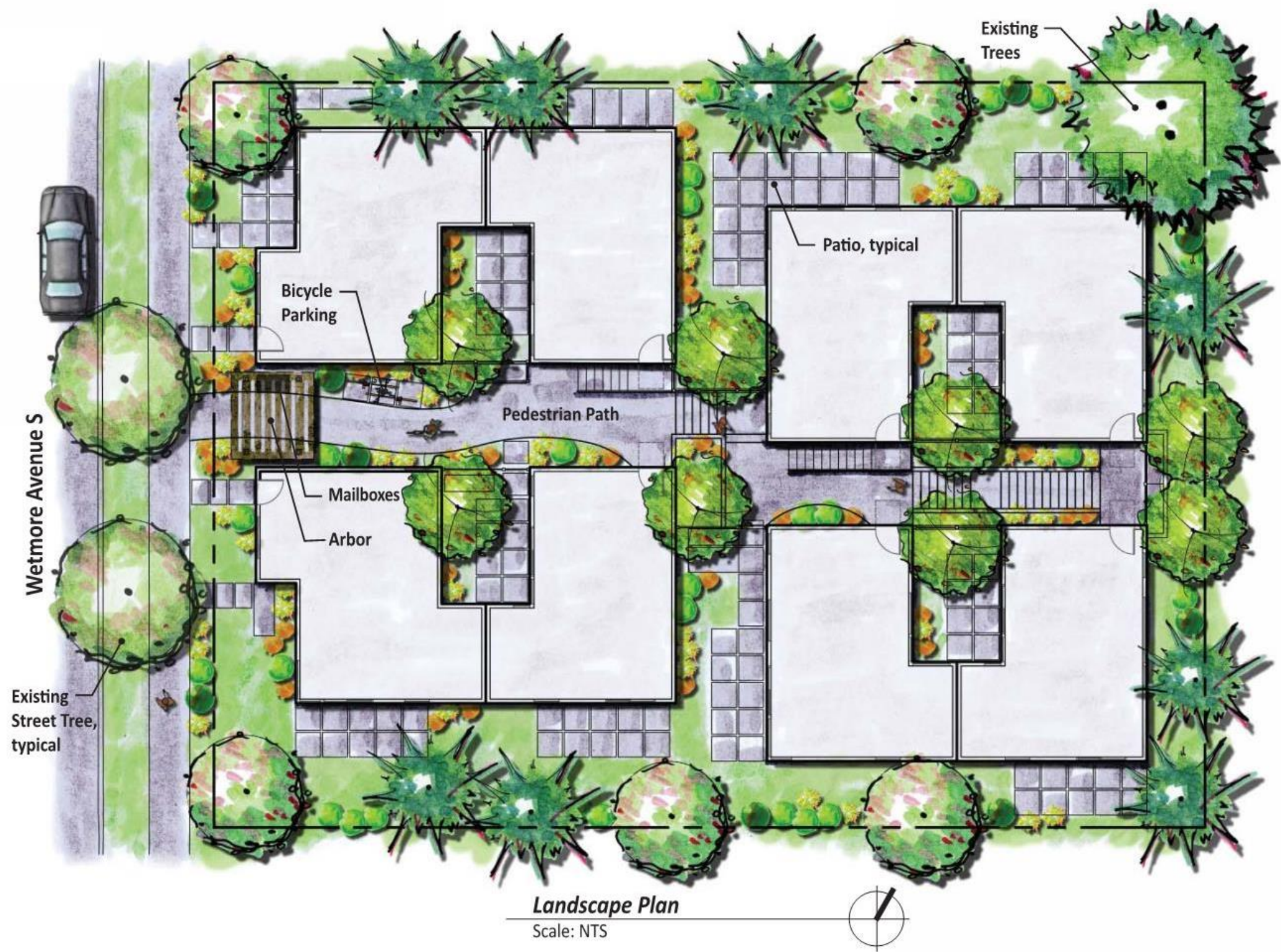


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LANDSCAPE APPROACH

The landscape design centers around a flowing pedestrian corridor that extends throughout the project. Near the street a gateway arbor defines the project entrance and delineates public sidewalk from the interior of the project. Autumn Glory Serviceberries flank the pedestrian circulation spine, evoking the feeling of an allee, and lush plantings contribute to a sense of community space.

Private yards and courtyards in the project include patios and screening plantings. Around the exterior of the parcel Evergreen Magnolias and Serbian Spruces provide privacy. Existing street trees and two existing evergreens are retained as the start of a mature tree canopy.

Throughout the project the plants have been selected to thrive once established without an irrigation system. The plant selections include native and drought tolerant species with four season interest. Urban foragers will enjoy the Evergreen Huckleberries, Creeping Bramble, and Sage. Retaining walls will be softened with climbing evergreen Star Jasmine planted at the base, or with evergreen Creeping Bramble cascading down from above.



Arbor Concept

Plant Selections



Amelanchier x grandiflora
'Autumn Brilliance'
Autumn Brilliance Serviceberry



Magnolia grandiflora 'Victoria'
Victoria Evergreen Magnolia



Picea omorika
Serbian Spruce



Cornus sanguinea 'Midwinter Fire'
Midwinter Fire Dogwood



Hebe topiaria
Topiary Hebe



Hydrangea quercifolia 'Pee Wee'
Pee Wee Oak-Leaf Hydrangea



Salvia officinalis
Sage



Vaccinium ovatum 'Thunderbird'
Thunderbird Evergreen Huckleberry



Calamagrostis x acutiflora
'Karl Foerster'
Karl Foerster Reed Grass



Helictotrichon sempervirens
Blue Oat Grass



Euphorbia characias ssp. *characias*
'Humpty Dumpty'
Humpty Dumpty Mediterranean Spurge



Pennisetum alopecuroides
'Little Bunny'
Little Bunny Fountain Grass



Polystichum munitum
Sword Fern



Trachelospermum jasminoides
Star Jasmine



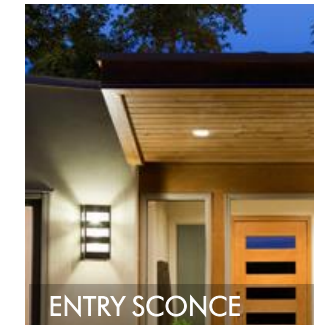
Rubus calycinaoides
Creeping Bramble



Sedum 'Autumn Fire'
Autumn Fire Sedum

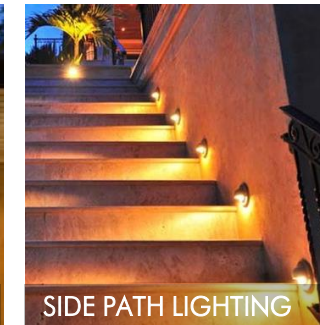


Sedum sieboldii
Sieboldi Stonecrop



ENTRY SCONCE

- ▷ Individual sconces to indicate entries to units



SIDE PATH LIGHTING

- ▽▽▽ Lighting integrated with the poured concrete stairs



SPOTLIGHT

- ◁ Spotlighting to accentuate plantings in courtyards and the trellis element



PATH LIGHTS

- ○ ○ Path lights follow walkways to indicate direction of movement and for general safety



OVERHEAD LIGHTING

- ⊙ String lights will be installed across the alley to provide general warmth and inviting nature to the courtyard. These also provide a constant source of safety lighting at night.



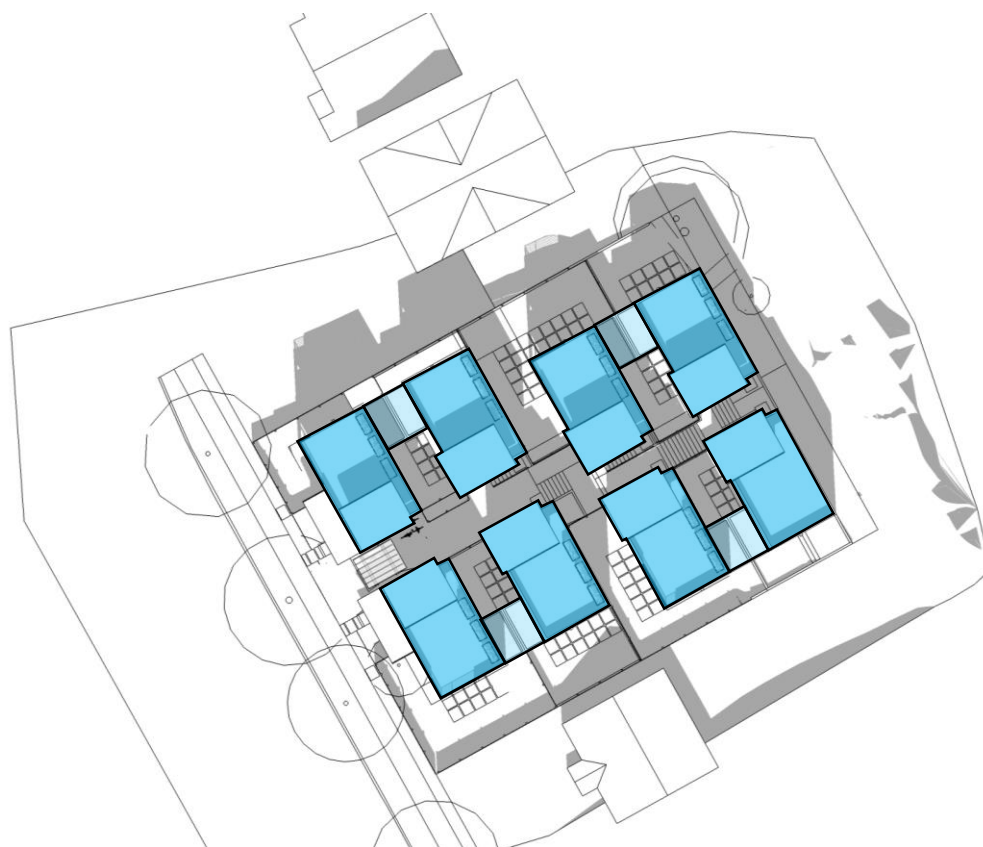
LIGHTING APPROACH

In general, the lighting will be minimal and integrated into the architecture and landscape as much as possible. The primary focus is the central courtyard, with individualized secondary lighting in the private yards. The lighting focus will be on the entrances and exits, pathways, and to highlight planted elements. This scheme also proposes overhead string lights across the courtyard to create a constant warmth that is inviting to both private residents and the public walking past the site.

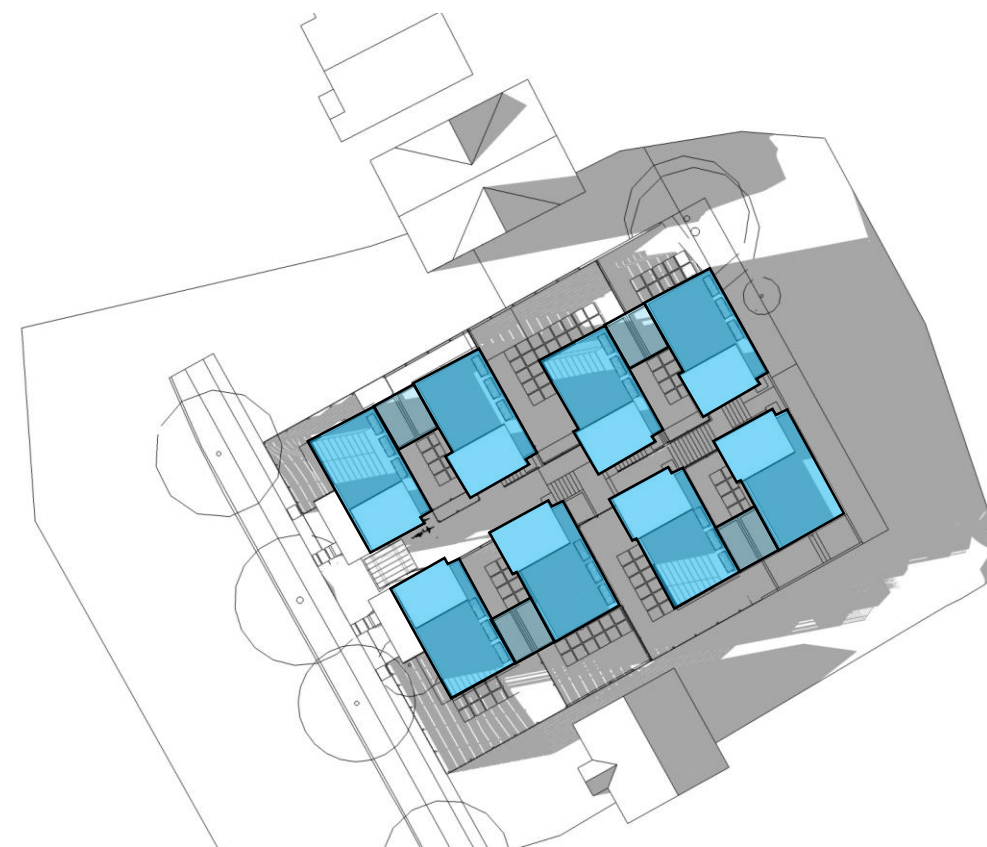
PL2-D, DC3, DC4-C-D



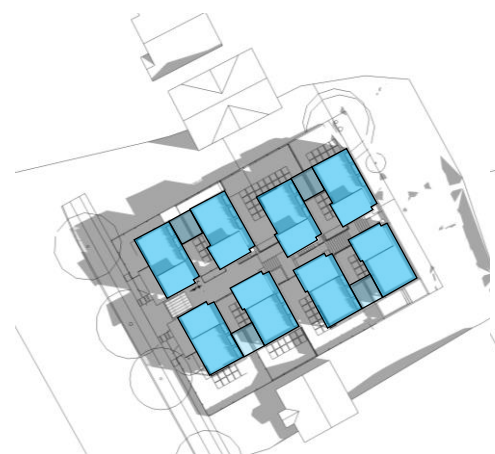
MARCH/SEPTEMBER 21, 9 AM



MARCH/SEPTEMBER 21, 12 PM



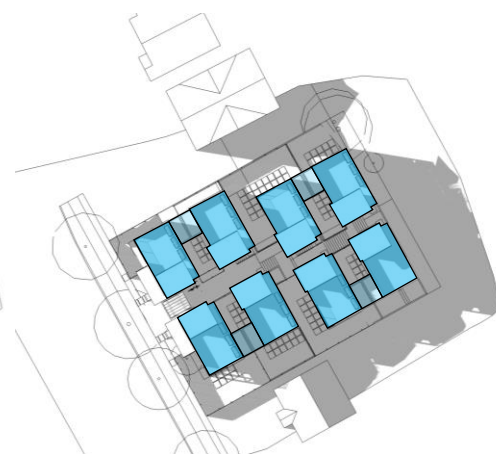
MARCH/SEPTEMBER 21, 6 PM



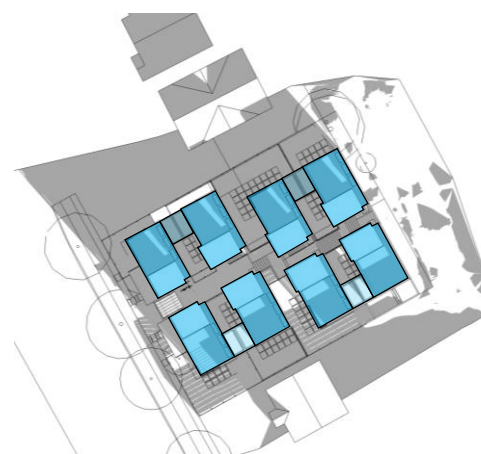
JUNE 21, 9 AM



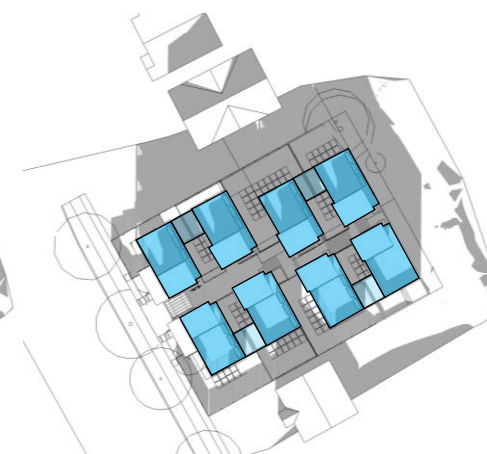
JUNE 21, 12 PM



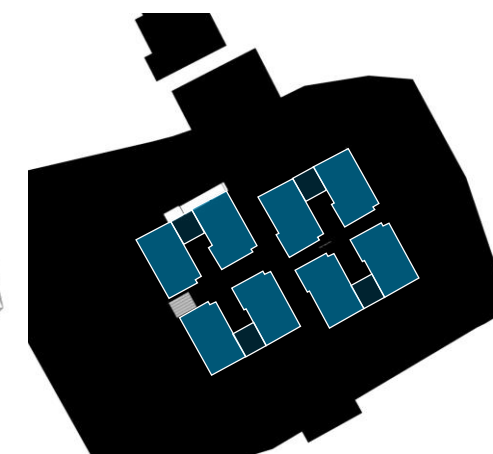
JUNE 21, 6 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 6 PM

DESIGN PROPOSAL:
SHADOW STUDIES

SDR

PROJECT NAME:
GC WETMORE 8

alloy
DESIGN GROUP LLC



LAP SIDING ①

Lap siding is the primary material proposed for these structures. It is durable and the pattern of the material application responds to the pedestrian level. Two tones of lap siding will be used to give the appearance of distinct volumes.

INFILL PANELS ②

The areas indicated between the windows will be painted to create an "infill" effect. This helps break-down the scale of the structure.

CEDAR LANDSCAPE ELEMENTS/ACCENTS ③

Cedar is proposed as an accent to add warmth to the exterior design. It will be used throughout the site as fencing, the entry trellis, and may be used elsewhere to accent the buildings themselves.

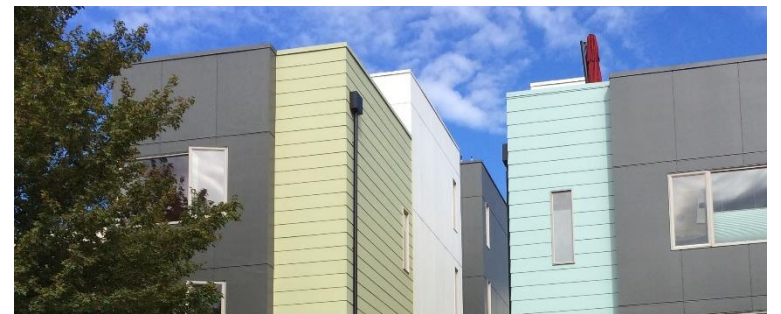
OPEN METAL RAILING ④

Metal railings will be installed at the top of the "infill" volumes to minimize the scale, and add visual interest from the sidewalk and street views.

VINYL WINDOWS ⑤

NEIGHBORHOOD MATERIALS

The neighborhood has a variety of cladding materials that can be seen from the street. These materials include brick, cementitious panel, shingles, and wood siding. Lap siding, however, is the most ubiquitous throughout the neighborhood.





DESIGN PROPOSAL:
MATERIAL PALETTE

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