



1922 Ferry Ave. SW N. Admiral Townhouse Development STREAMLINED DESIGN REVIEW MEETING

DPD PROJECT NO.:

3021044

DATE:

4/6/2015

MEETING DATE:

10/28/2015

APPLICANT CONTACT:

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CARON

CARON REF #2015.027



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Project Team

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Site Information

ADDRESS:
1922 Ferry Avenue SW, Seattle WA 98126

DPD PROJECT #:
3021044

PARCEL(S):
9274203820

SITE AREA:
6,200 SF

OVERLAY DESIGNATION:
Admiral Residential Urban Village

PARKING REQUIREMENT:
1 stall per unit

LEGAL DESCRIPTION:
W S L & I COS 2ND PLAT OF & POR VAC ST
ADJ
PLAT BLOCK: 56
PLAT LOT: 8-9

Proposed Development Statistics:

ZONING:
LR3

LOT SIZE:
6,200 SF

FAR:
1.4 (8,680 SF)

PROPOSED FAR:
7,449 SF

RESIDENTIAL UNITS:
5

PARKING STALLS:
5

Development Objectives

The proposed development will create two new residential buildings containing a total of five new townhouse units. The project will provide 5 surface parking stalls accessed from Ferry Avenue SW. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood. The existing multi-family building will be demolished. Private amenity space for the residents will be located on the 3rd floor balconies and the roof.

CONTEXT:

The project site is located within the Admiral Residential Urban Village, one of several vibrant residential neighborhoods in West Seattle. Zoning for this site is LR3, all of the bordering sites are also zoned LR3. This location in West Seattle is ideal for residents, as it is the convergence of commercial, lowrise, and single family zones, allowing it to be quaint and vibrant simultaneously.

California Avenue is a short distance west of the proposed site. Within walking distance along California Ave are many shops, restaurants, and even the Admiral Theater.

Alki and Harbor Avenue host great views of the Puget Sound and are still a walk away. Ferry Avenue itself, meets up with Harbor Avenue, leading to endless activities all close to the project site.

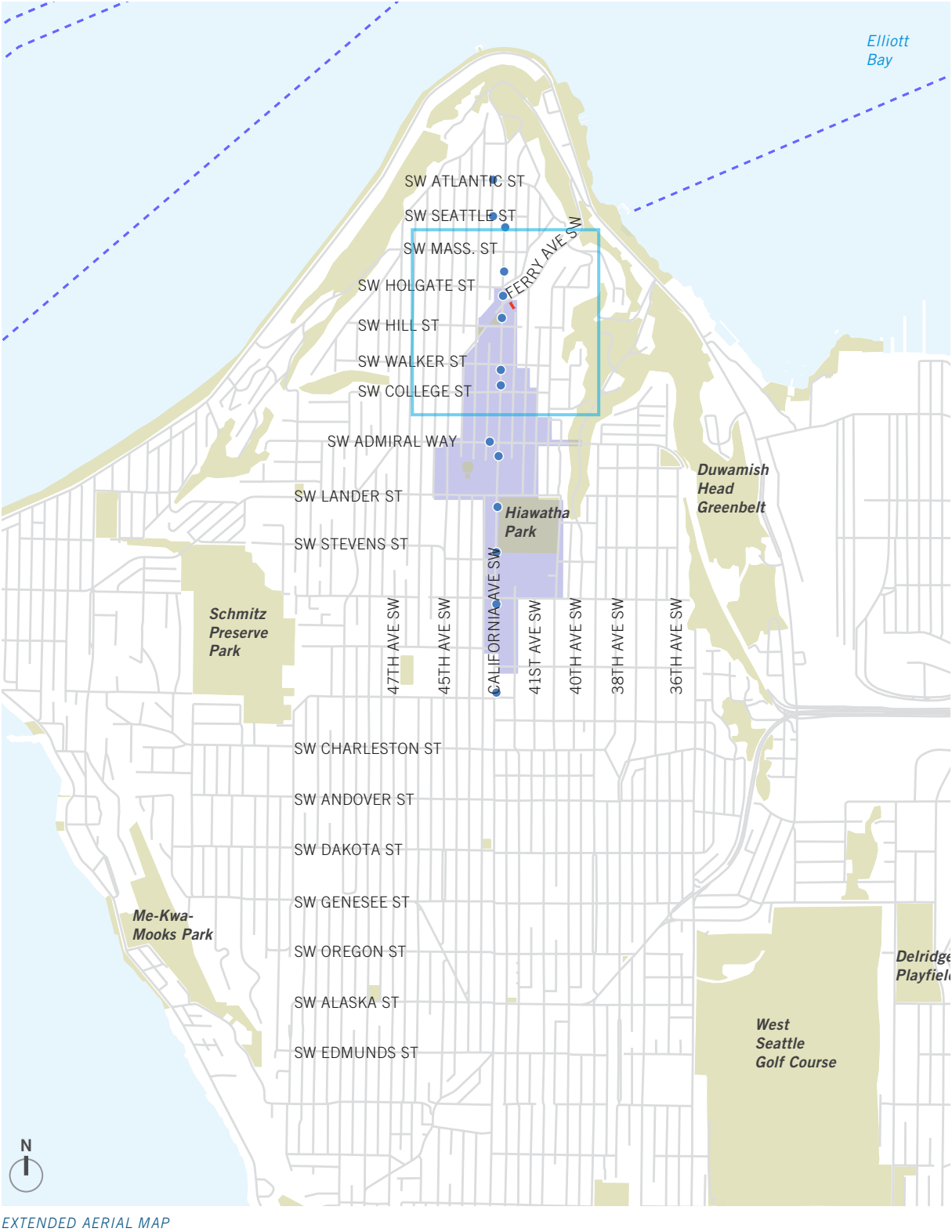
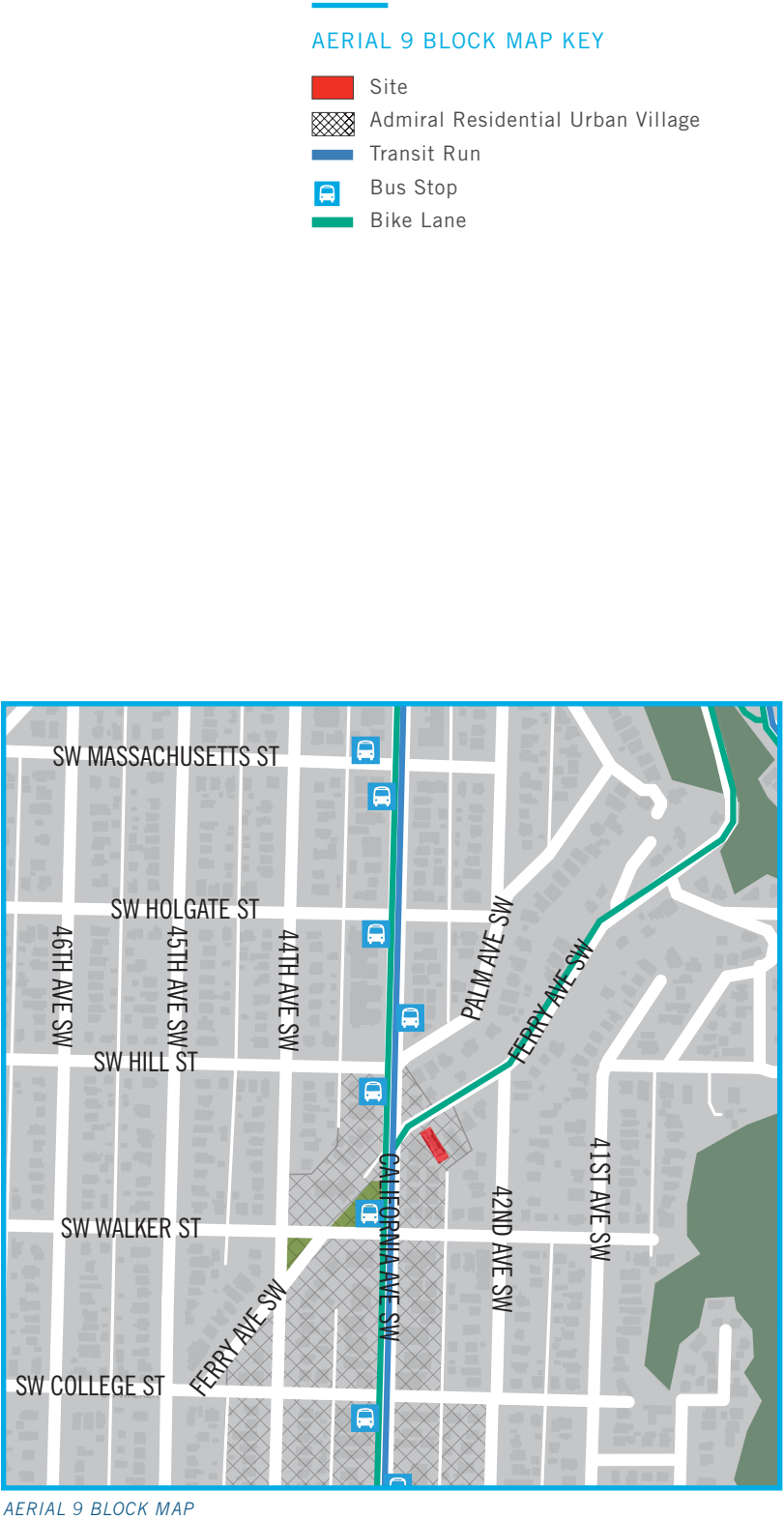
DEVELOPMENT STATISTICS:

Building 1

LEVEL	UNIT FAR	BUILDING FAR
Roof	48	144
3	526	1,578
2	558	1,674
1	431	1,293
Total	1,563	4,689

Building 2

LEVEL	UNIT FAR	BUILDING FAR
Roof	73	146
3	415	830
2	446	892
1	446	892
Total	1,380	2,760



Community & Neighborhood Vicinity

NORTH ADMIRAL, WEST SEATTLE, WA



1 ALKI BEACH, VIEW TO DOWNTOWN SEATTLE



2 ADMIRAL JUNCTION, NORTH VIEW AT CALIFORNIA AVE.



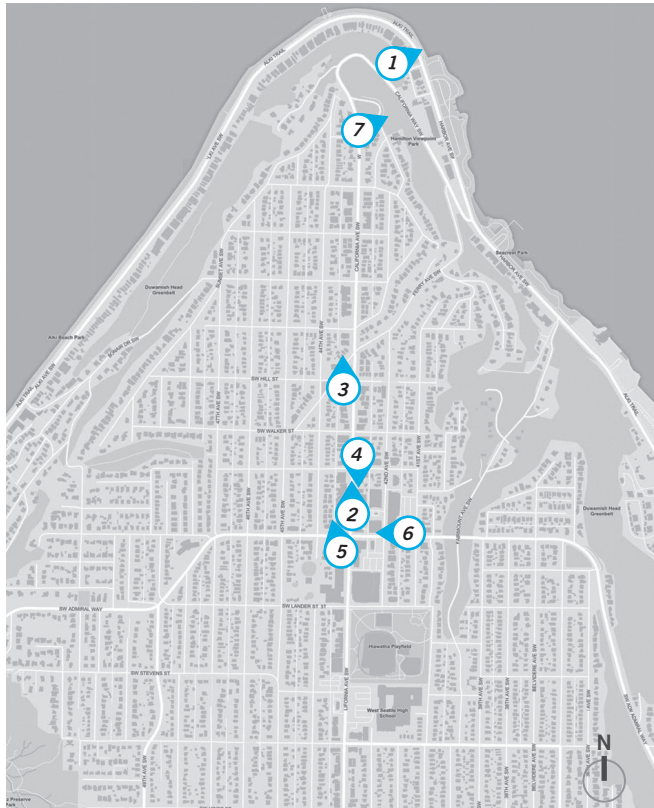
3 ADMIRAL CONGREGATIONAL UNITED, WEST OF SITE



4 LOOKING SOUTH ON CALIFORNIA AVE AND ADMIRAL



5 ADMIRAL THEATRE ON CALIFORNIA AVE



- MAP KEY
- Site
 - View Call-out



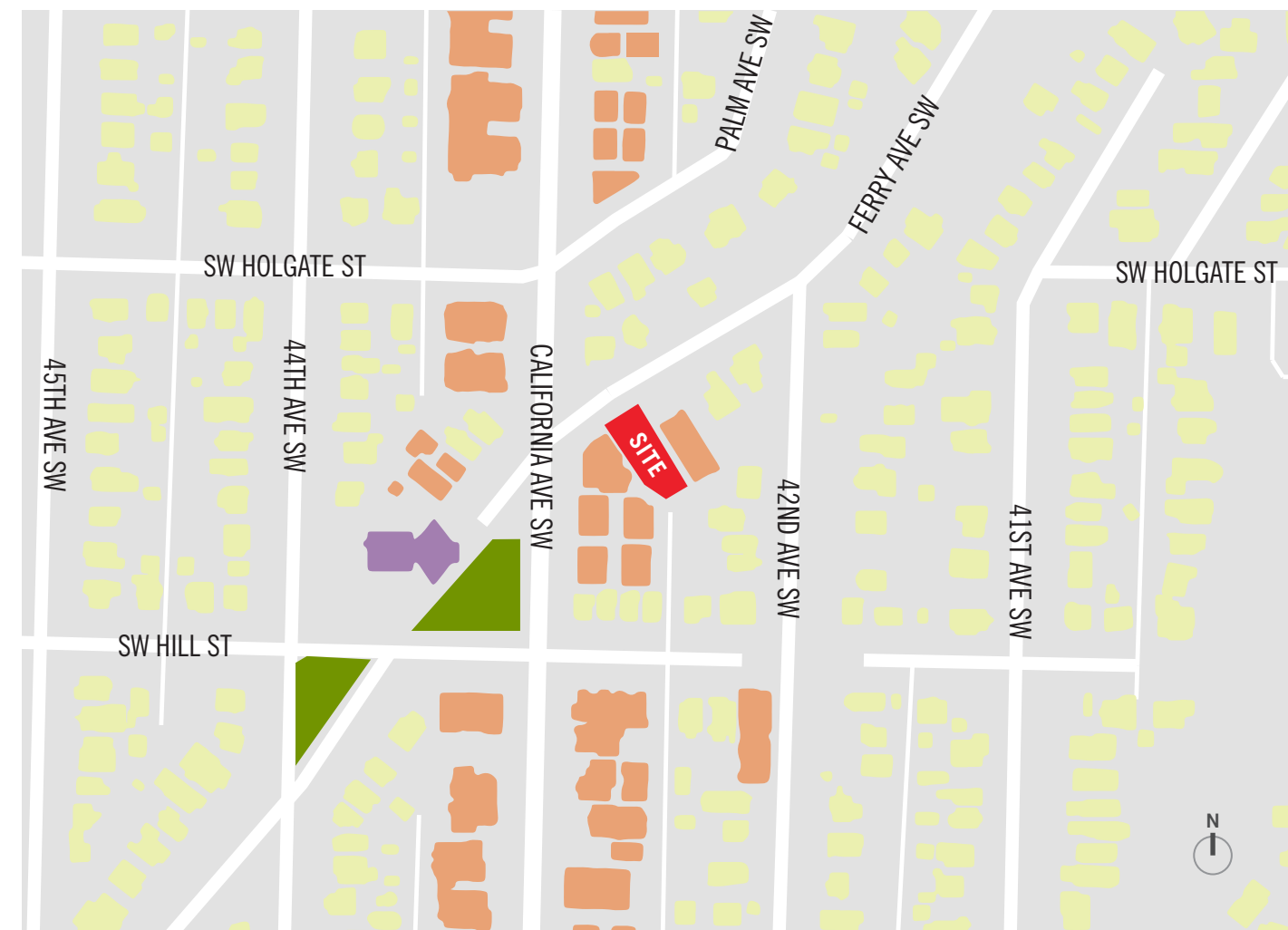
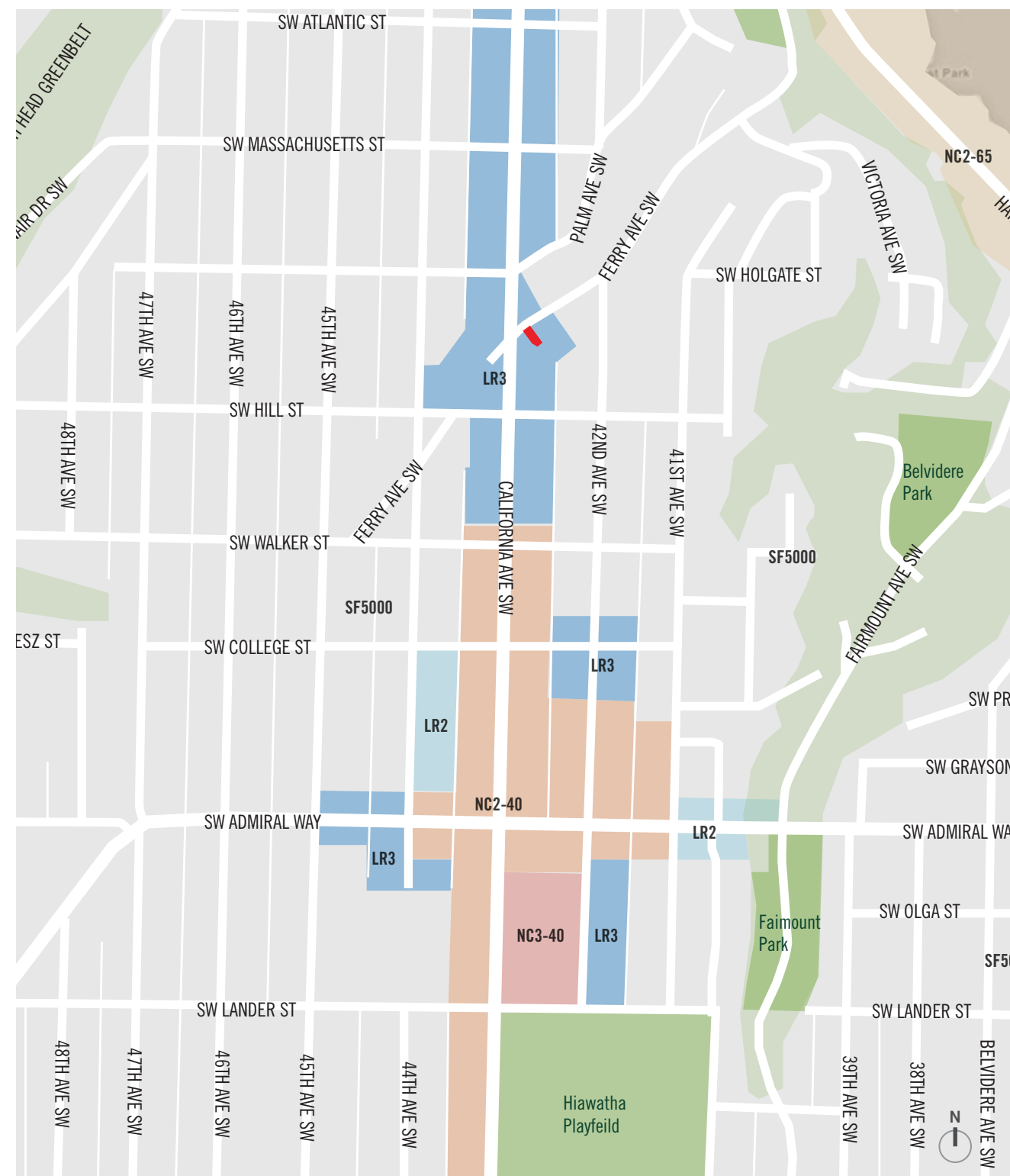
6 HEADING WEST ON ADMIRAL WAY



7 HAMILTON VIEWPOINT PARK, NORTH OF SITE

Zoning & Surrounding Uses








NORTH ADMIRAL, WEST SEATTLE, WA



▲ SURROUNDING USES MAP KEY

- Site A
 Multi-family
 Single Family
 Civic / Institutional

ZONING MAP KEY

-  Site A
 SF 5000
 LR2
 LR3
 NC2-40
 NC2-65
 NC3-40

Neighborhood Design Cues



1 SINGLE FAMILY RESIDENCE, 44TH AVE SW



2 SINGLE FAMILY RESIDENCES, CALIFORNIA AVE SW



3 MIXED-USE, CALIFORNIA AVE SW



4 MIXED-USE, SW WALKER ST



5 MULTI-FAMILY RESIDENCES, 44TH AVE SW



6 TOWNHOUSES, CALIFORNIA AVE SW



MAP KEY

- Site
- View Call-out



7 TOWNHOUSE, 45TH AVE SW & SW ADMIRAL WAY



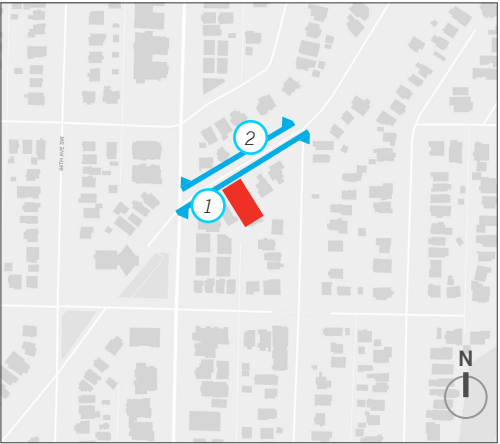
8 TOWNHOUSES, CALIFORNIA AVE SW

Streetscapes

1 FERRY AVENUE SW, LOOKING AT SITE



2 FERRY AVENUE SW, ACROSS THE STREET LOOKING AWAY FROM SITE



Site Analysis



1



2



3



4



5



6



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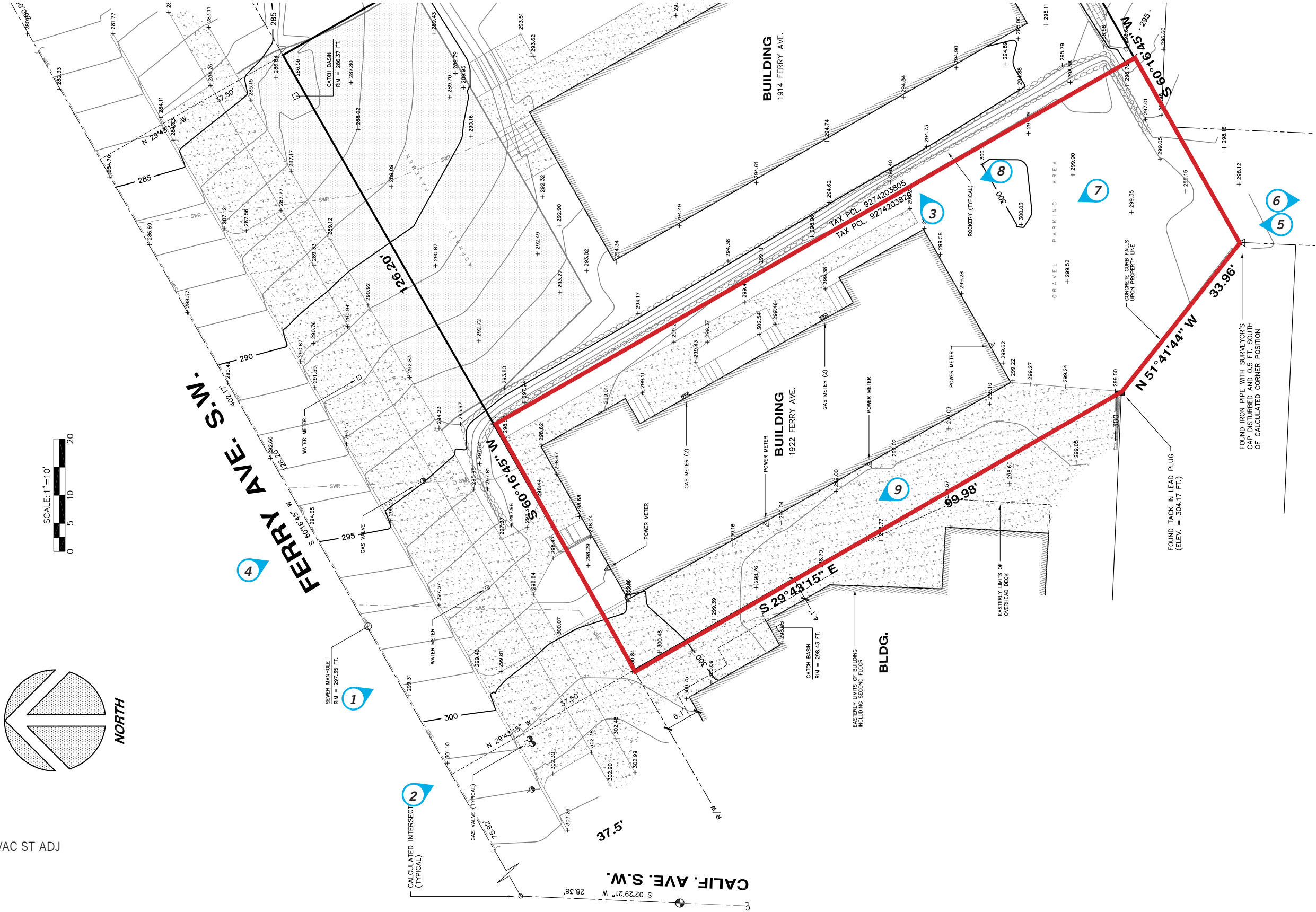


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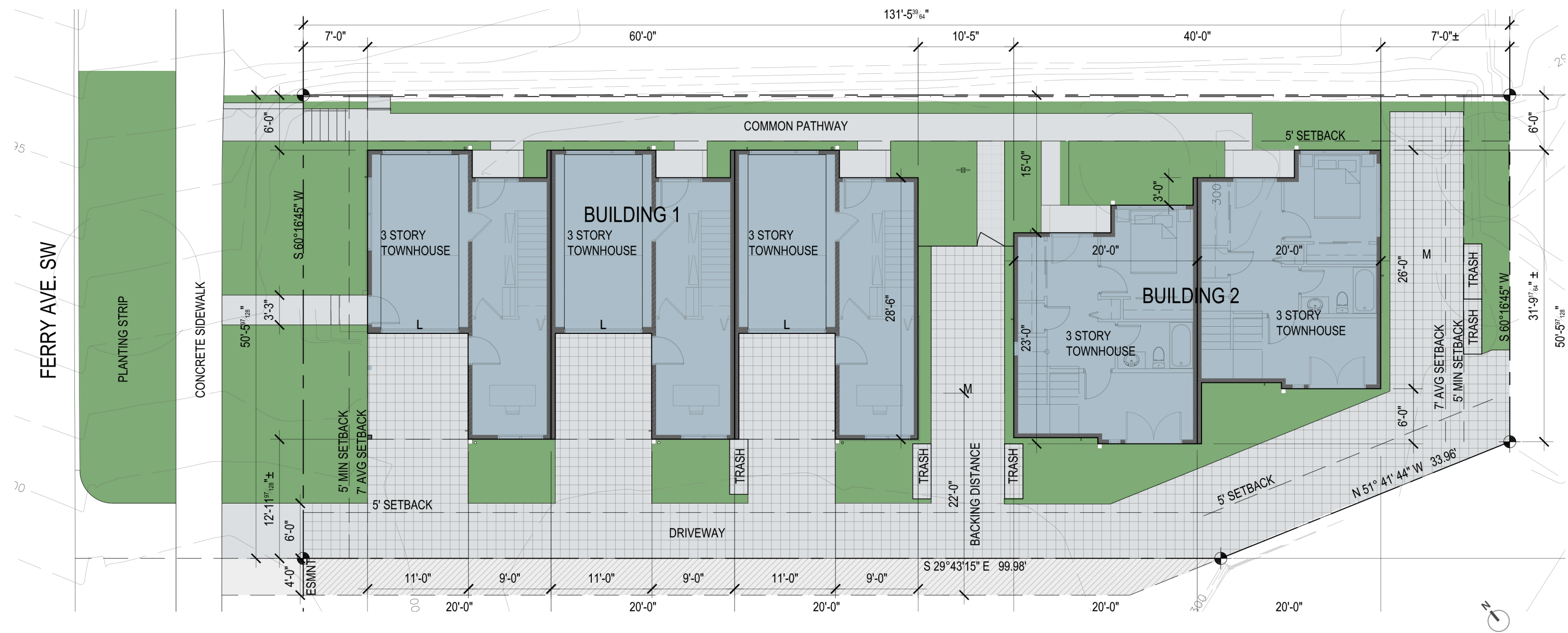
Site

Survey

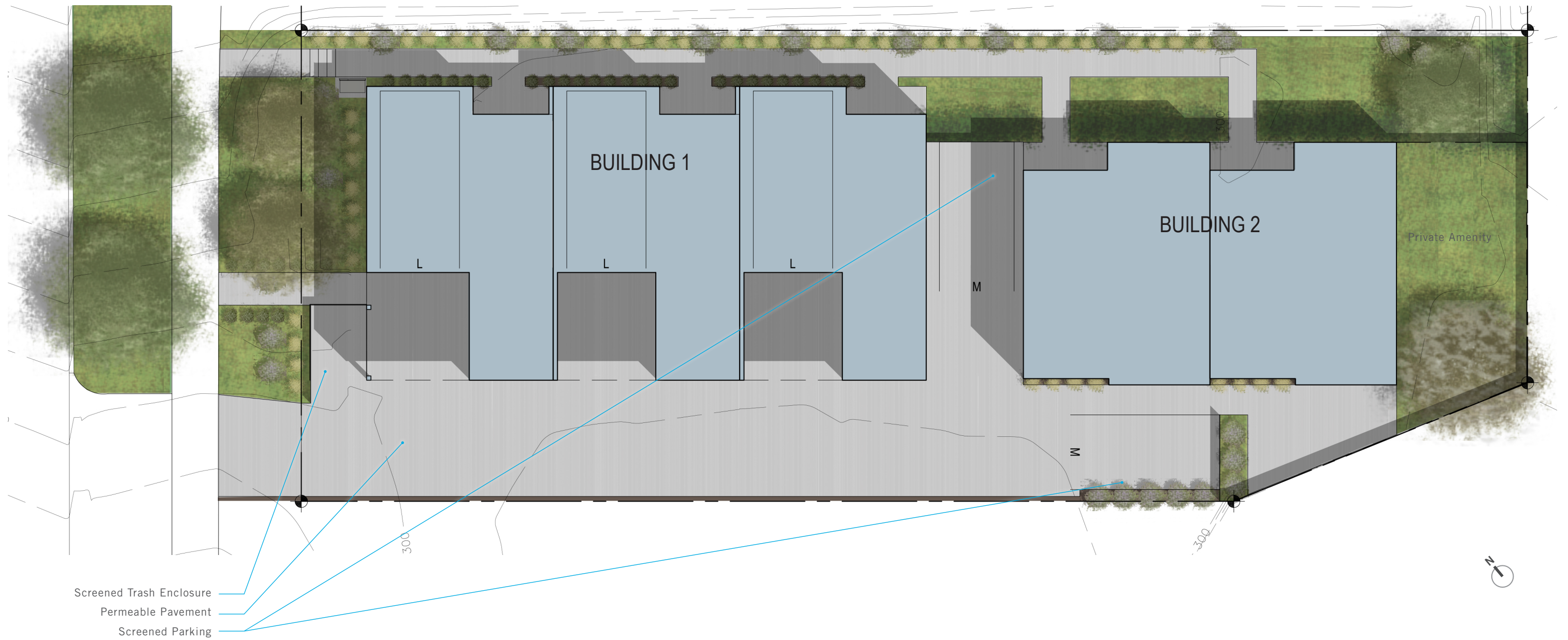
PROPERTY DESCRIPTION
W S L & I COS 2ND PLAT OF & POR VAC ST ADJ
PLAT BLOCK: 56
PLAT LOT: 8-9



Site Plan



Landscape Plan



Code Compliance

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE	
Floor Area Ratio (FAR) Limits	23.45.510	1.4 FAR limit in LR-3 zone for townhouses located inside urban villages and meets the requirements of 23.45.510.C.	✓	
Density Limits- Low-rise Zones	23.45.512	Townhouse development: Meeting 23.45.510.C- no limit.	✓	
Structure Height	23.45.514	30' height limit	✓	
Setbacks & Separations	23.45.518	Front and rear setbacks: 7' average, 5' minimum Side setbacks from facades 40' or less in length: 5' minimum. 10' separation between principal structures.	✓	Page 10 Site Plan
Amenity Area	23.45.522	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.	✓	
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses inside LR3 Urban Villages maximum width: 150'	✓	
Light & Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: Parking to have 5' - 6' screen or hedge.	✓	
Parking Location, Access & Screening	23.45.536	C.1 Alley access NOT required when: Alley is NOT improved to the standards of 23.53.030.C (alley not paved) The development does NOT gain additional FAR Director determines alley access is not desirable		
Pedestrian Access & Circulation	23.53.006	Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual.	✓	
Solid Waste & Recyclable Materials Storage & Access	23.54.040:	(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. Storage areas.	✓	
Required Parking	23.54.015	Residential Use Urban: Outside Frequent Transit 1 space per dwelling unit	✓	Page 10 Site Plan



Architectural Design Response

CS1 NATURAL SYSTEMS & SITE FEATURES

Admiral Junction
Supplemental
Guidelines

- I. RESPOND TO SITE CHARACTERISTICS:**
i. Solor Orientation
Preserving solar exposure in single family zones is an important Design consideration. Compose the structure's massing to enhance Solar exposure for the project, minimize shadow impacts on adjacent Structures, and enhance solar exposure for public spaces.

The site consists of five total units which have been broken up into two separate buildings mid site. This allows light to penetrate the site, filtering through to the neighbors and allowing daylight into a majority of the proposed units.

SITE
CHARACTERISTICS

▶
Breaking building facade length to provide relief to building massing (CS1.I.i)



CS2 URBAN PATTERN & FORM

B. Adjacent Sites,
Streets, and Open
Spaces

- 2. CONNECTION TO THE STREET:**
Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

Color can play an important role in architecture. From the street, much of the site is not visible, and could easily go unnoticed. Color projections at the entries and back parking break up the repetitive nature of townhousing. Additionally they create identity and recognizability from Ferry Avenue Southwest.

Admiral Junction
Supplemental
Guidelines

- I. STREETSCAPE COMPATIBILITY** (Admiral Junction Guidelines):
The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

The buildings are setback from Ferry Avenue Southwest and provide significant right-of-way in addition to the required setback. Spatially the site leaves view corridors to downtown Seattle from California Avenue.

- II. RESPECT FOR ADJACENT SITES** (Admiral Junction Guidelines):
Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

Private amenity on the proposed project face northwest and southeast of the site, where neighboring buildings are setback. Each unit includes a roof deck that looks toward the continuous view of downtown Seattle. The northeast view of the neighboring property consists of a back pathway to an apartment building and the dividing hedging. Upper floor windows are at a higher elevation than the northeast neighbor. Additionally, the living space has been elevated and setback to maximize privacy and unbroken views to the city.

- IV. HEIGHT, BULK, AND SCALE** (Admiral Junction Guidelines):
Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones.

Sandwiched between two multi-family apartment buildings, the proposed project separates the smaller two story building from the overlooking four level apartment building on California Avenue. Setbacks from property lines vary in different locations to provide more privacy to neighboring buildings.

D. Height,Bulk, and
Scale

- 5. RESPECT FOR ADJACENT SITES:**
Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

As stated previously, private amenity on the proposed project face northwest and southeast of the site, where neighboring buildings are setback. Each unit includes a roof deck that looks toward the continuous view of downtown Seattle. The northeast view of the neighboring property consists of a back pathway to an apartment building and the dividing hedging. Upper floor windows are at a higher elevation than the northeast neighbor. Additionally, the living space has been elevated and setback to maximize privacy and unbroken views to the city.

Architectural Design Response

PL2 WALKABILITY

Admiral Junction
Supplemental
Guidelines

- I. **ENTRANCES VISIBLE FROM THE STREET:**
Entries should be clearly identifiable and visible from the street.
- Access to the site is located at Ferry Avenue Southwest, however, proposed buildings are perpendicular to street orientation. To provide a more visible and inviting approach from Ferry Avenue, each unit utilizes color and architectural projections to enhance their street presence. Signage is located at several pedestrian locations as well as a bold indicator to the street for vehicular identification.

PL3 STREET LEVEL INTERACTION

A. Entries

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 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.
- Design direction for the proposed townhomes plays off the juxtaposition of light and dark, movement and rigidity, solid and void. Entries into the units is indicated by a break in the solid massing, opening up to a wall of glazing. Each unit has a color signaling entry location and welcoming open entry.
2. **ENSEMBLE OF ELEMENTS:**
Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.
- Each entry is protected by canopies and will be well lit for safety purposes. Privacy is enforced with each unit having it's own private alcove. There is extra space for plants and/or limited furniture.



ENTRY ►
Way-finding: Utilize Color as a source of identity and unit differentiation

DC2 ARCHITECTURAL CONCEPT

A. Massing

2. **REDUCING PERCEIVED MASS:**
Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.
- The proposed design utilizes projections and recesses in the building to create visually interesting massing and increase offset from neighboring sites. The mass is broken up to allow material transitions and influence window location.

C. Secondary
Architectural Features

1. **VISUAL DEPTH AND INTEREST:**
Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.
- Cutting away the solid mass provides an ideal location for color and window placement. Balconies on upper floors provide relief from building size and allow for outdoor views of the city.

DC4 EXTERIOR ELEMENTS AND FINISHES

A. Building Materials

1. **EXTERIOR FINISH MATERIALS:**
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.
- The project will consist of a variety of materials to create visual interest. Contrasting colors and patterns are intended to enhance the opposing characteristics.

C. Lighting

2. **AVOIDING GLARE:**
Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.
- Light pollution will be avoided through landscape design, properly sized light fixtures and direction lighting when needed.

SITE ACCESS
CONDITIONS ►



Building 1 Floor Plans



LEVEL 1



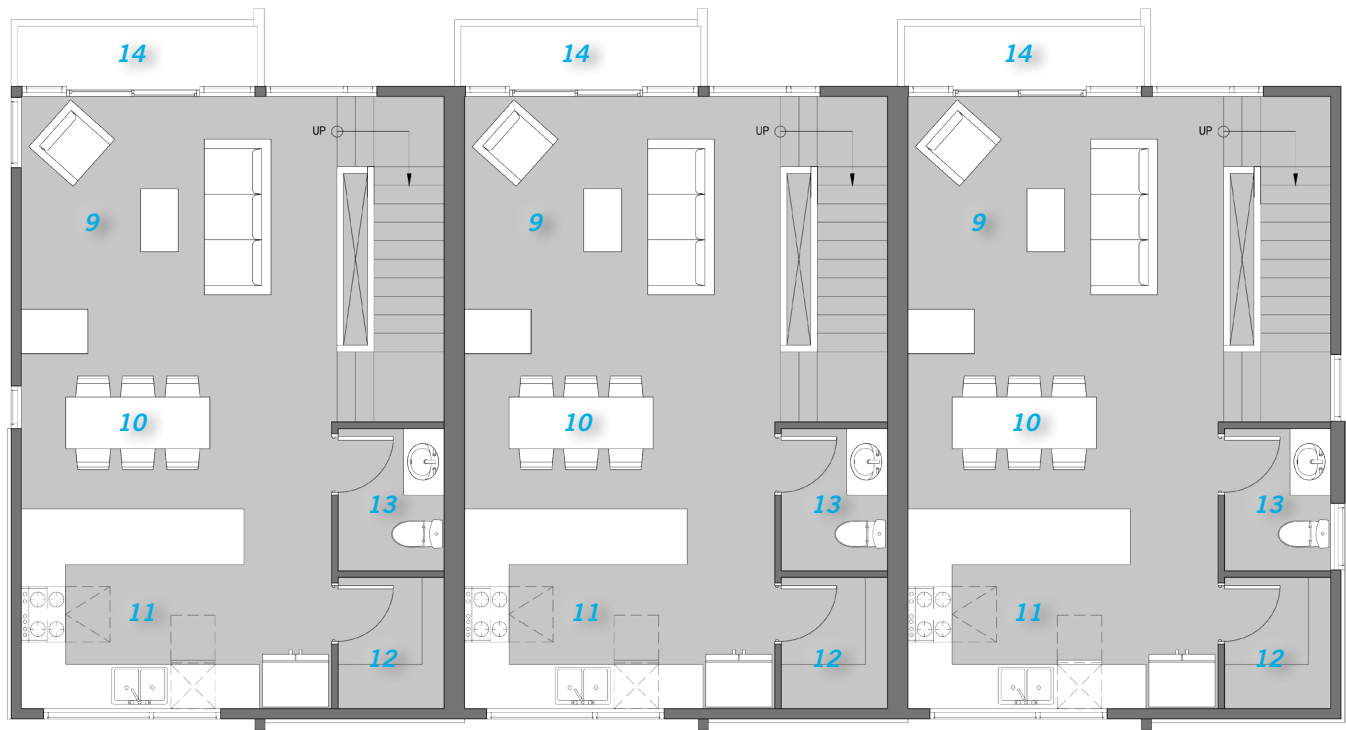
LEVEL 2



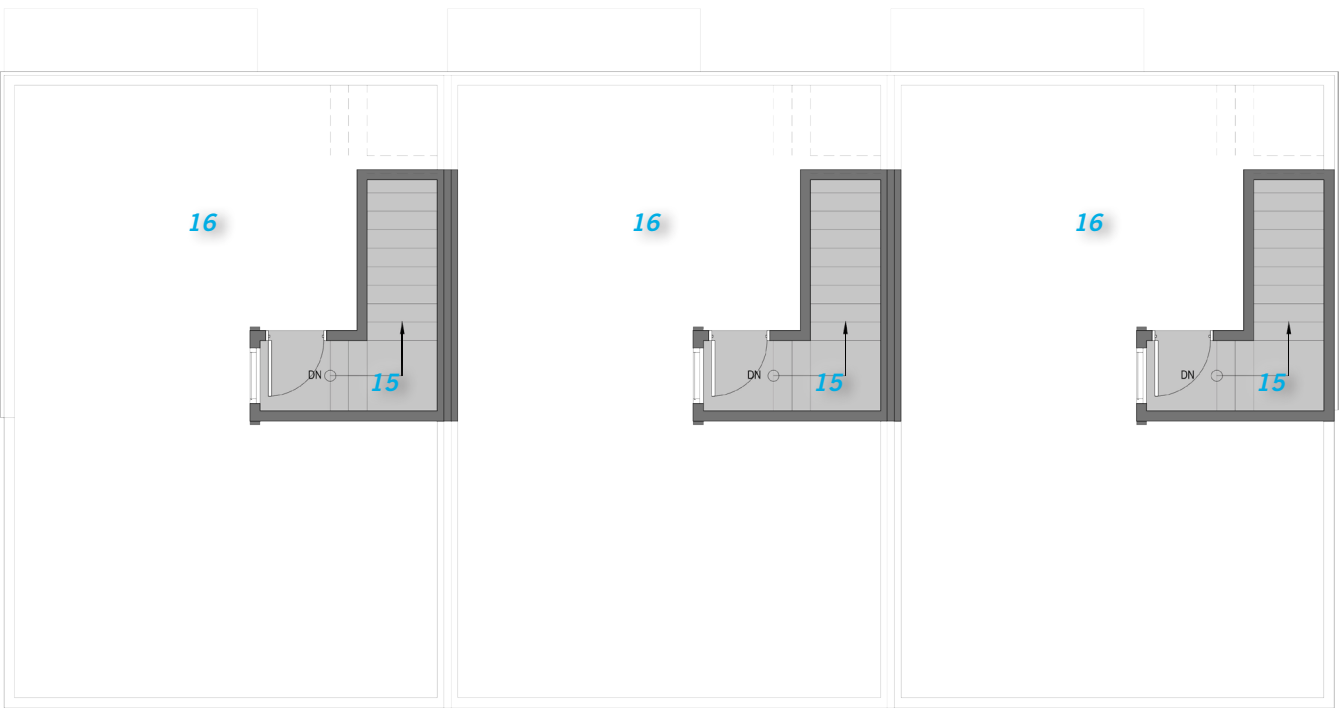
FLOOR PLAN KEY

- | | | | |
|---|------------------|---|-----------------|
| 1 | Bedroom / Office | 5 | Master Bedroom |
| 2 | Bathroom | 6 | Master Bathroom |
| 3 | Closet | 7 | Walk-in Closet |
| 4 | Laundry | 8 | Garage |

Building 1 Floor Plans



LEVEL 3



ROOF LEVEL



FLOOR PLAN KEY

- | | | | |
|----|---------|----|-----------|
| 9 | Living | 13 | Powder |
| 10 | Dining | 14 | Balcony |
| 11 | Kitchen | 15 | Penthouse |
| 12 | Pantry | 16 | Roof Deck |

Building 2 Floor Plans



LEVEL 1



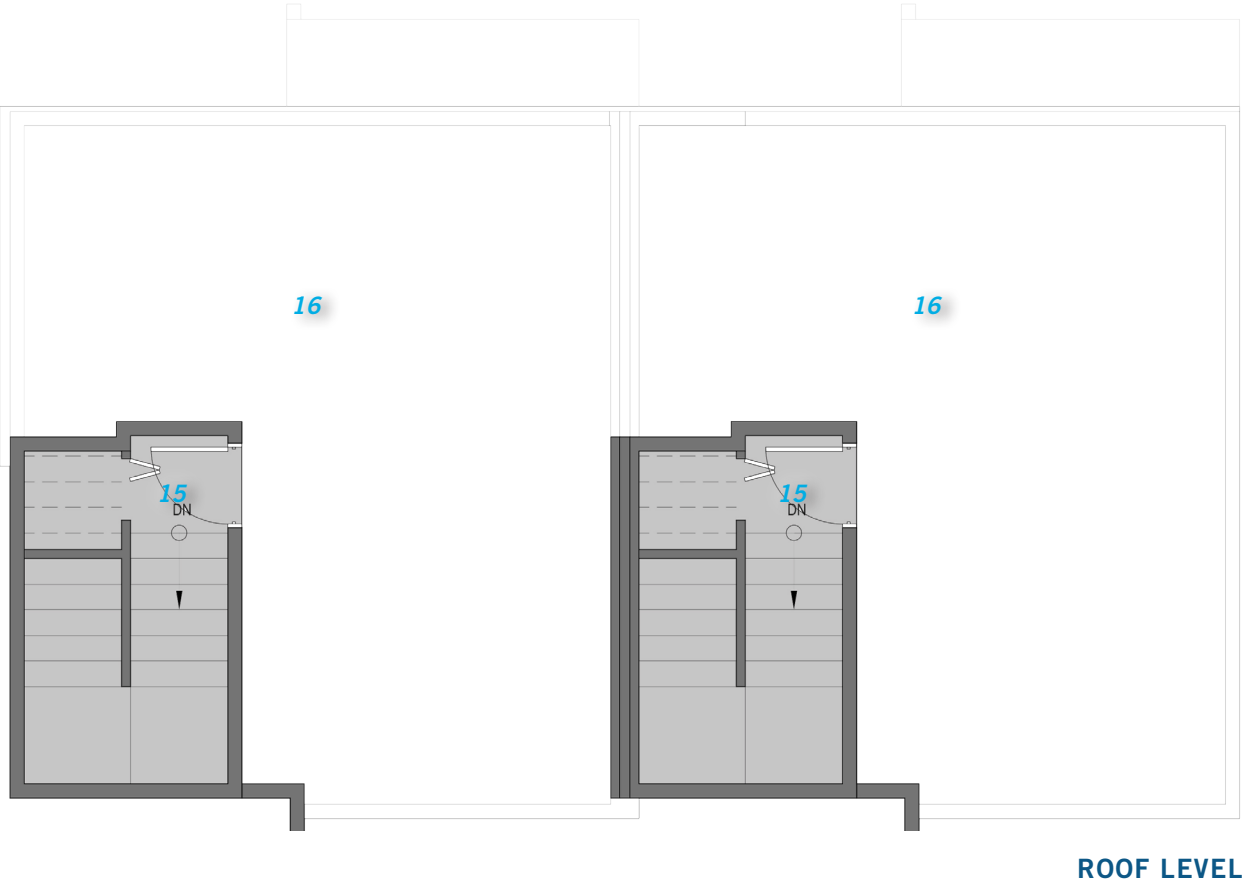
LEVEL 2



FLOOR PLAN KEY

1	Bedroom / Office	6	Master Bathroom
2	Bathroom	7	Walk-in Closet
3	Closet	8	Powder
4	Laundry	9	Garage/Bonus Room
5	Master Bedroom		

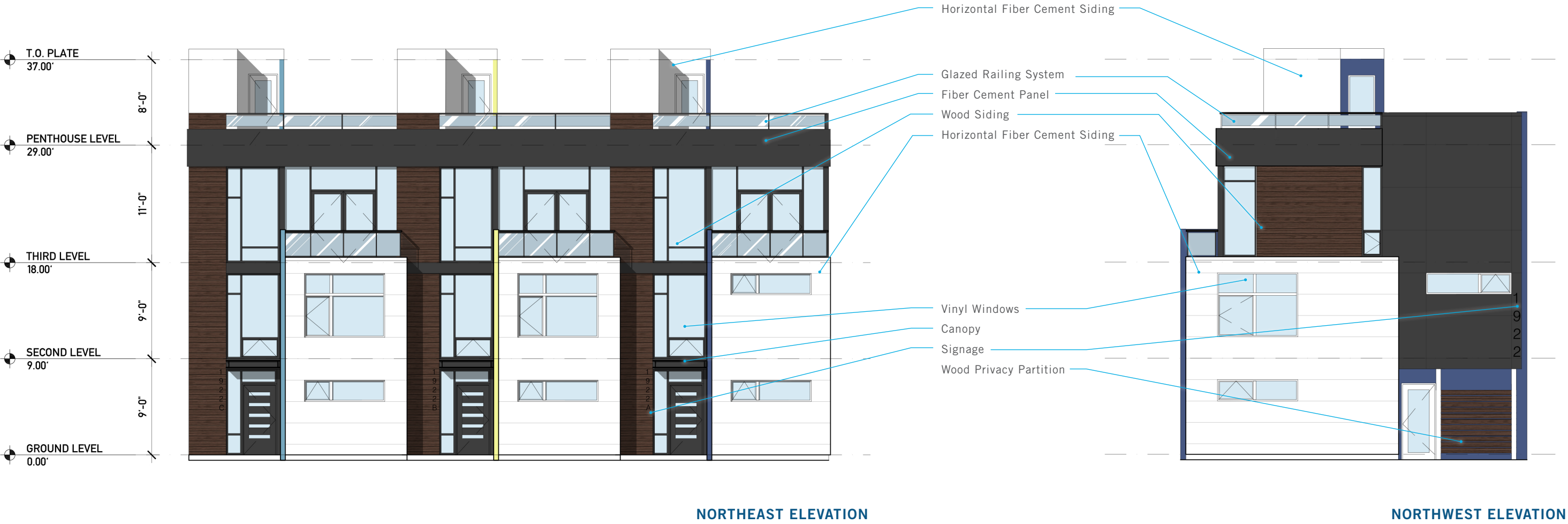
Building 2 Floor Plans



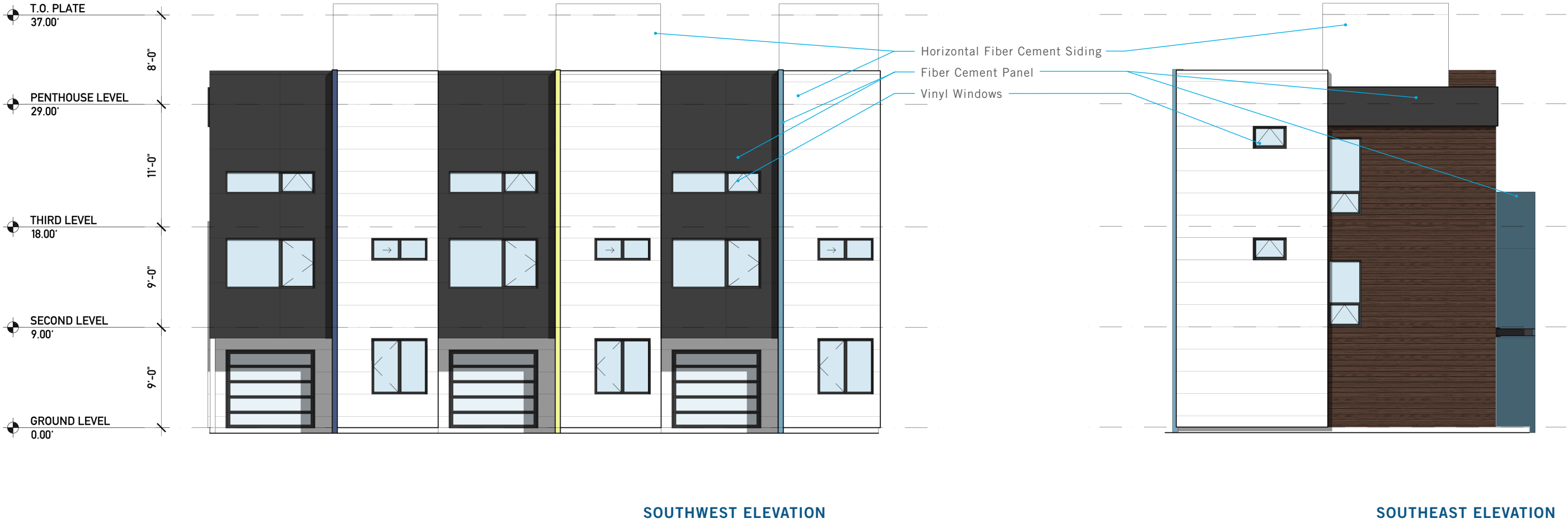
FLOOR PLAN KEY

10	Living	14	Balcony
11	Dining	15	Penthouse
12	Kitchen	16	Roof Deck
13	Pantry		

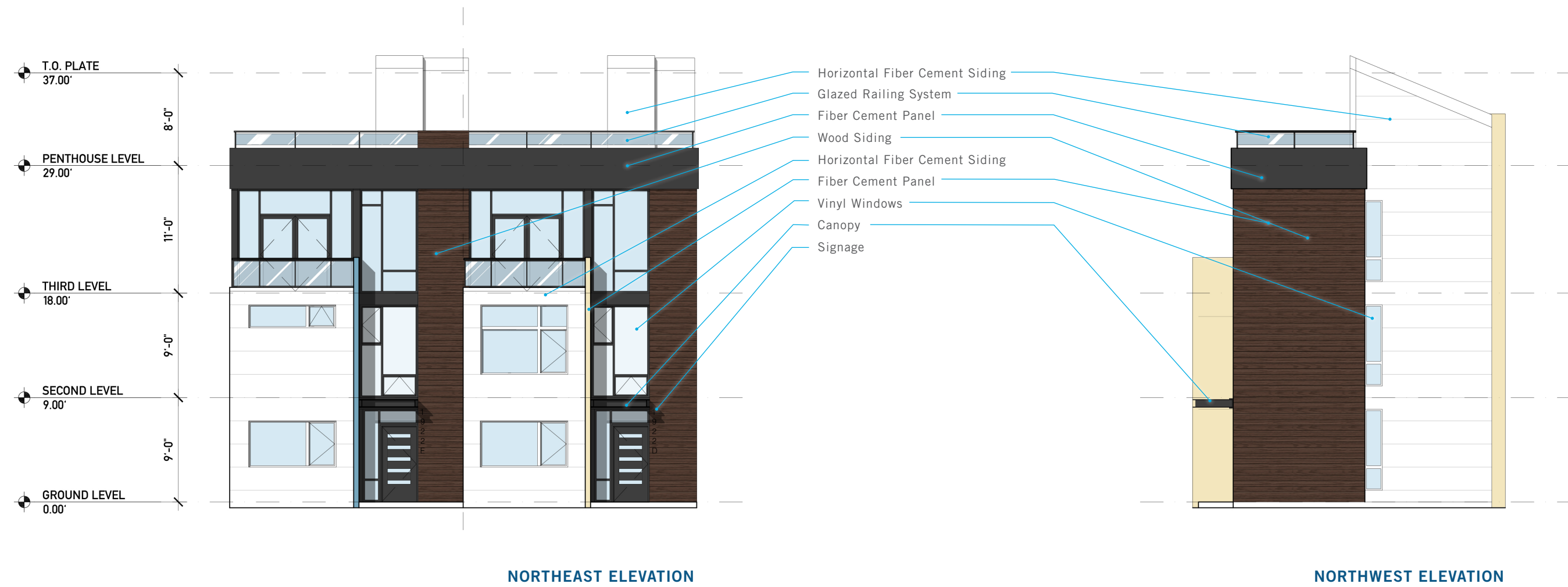
Building 1 Elevations



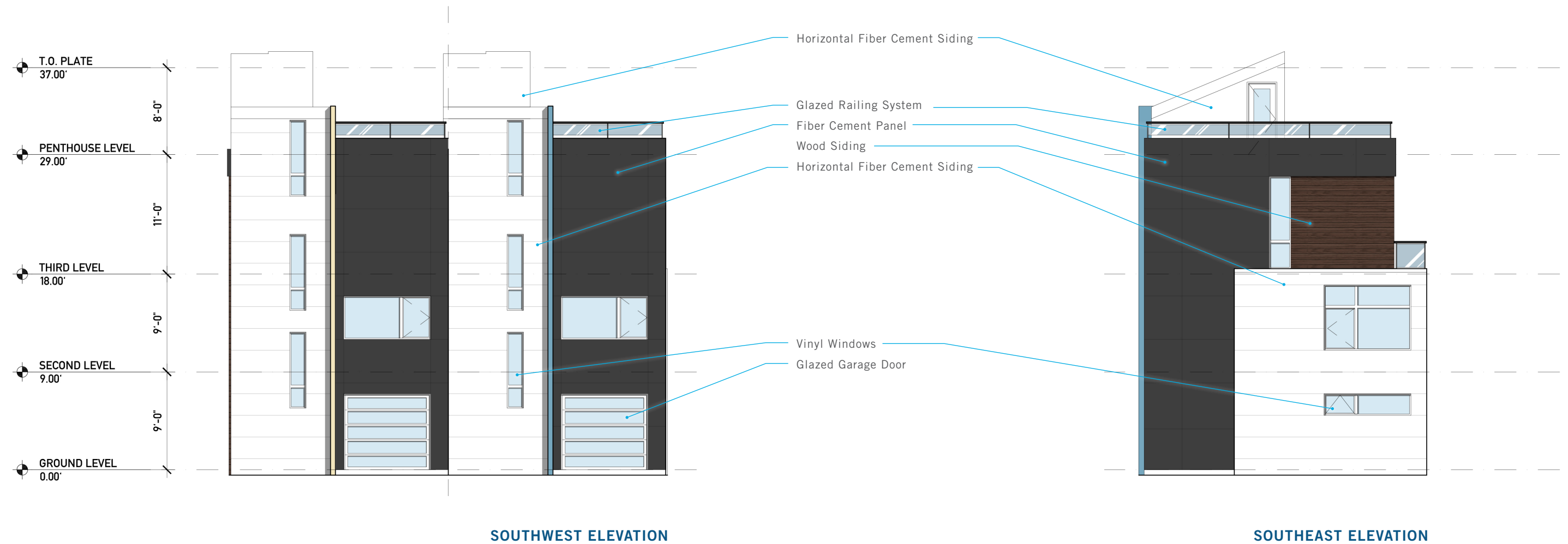
Building 1 Elevations



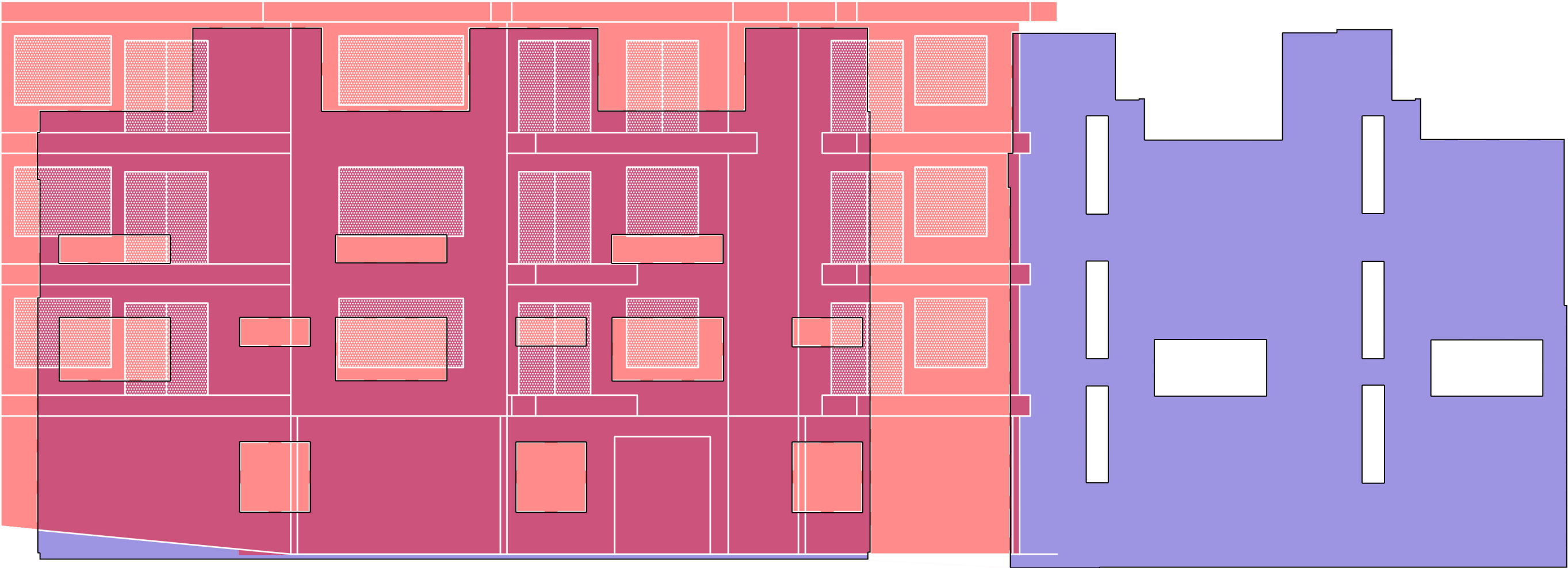
Building 2 Elevations



Building 2 Elevations



Neighboring Elevation Overlay



SOUTHWEST ELEVATION

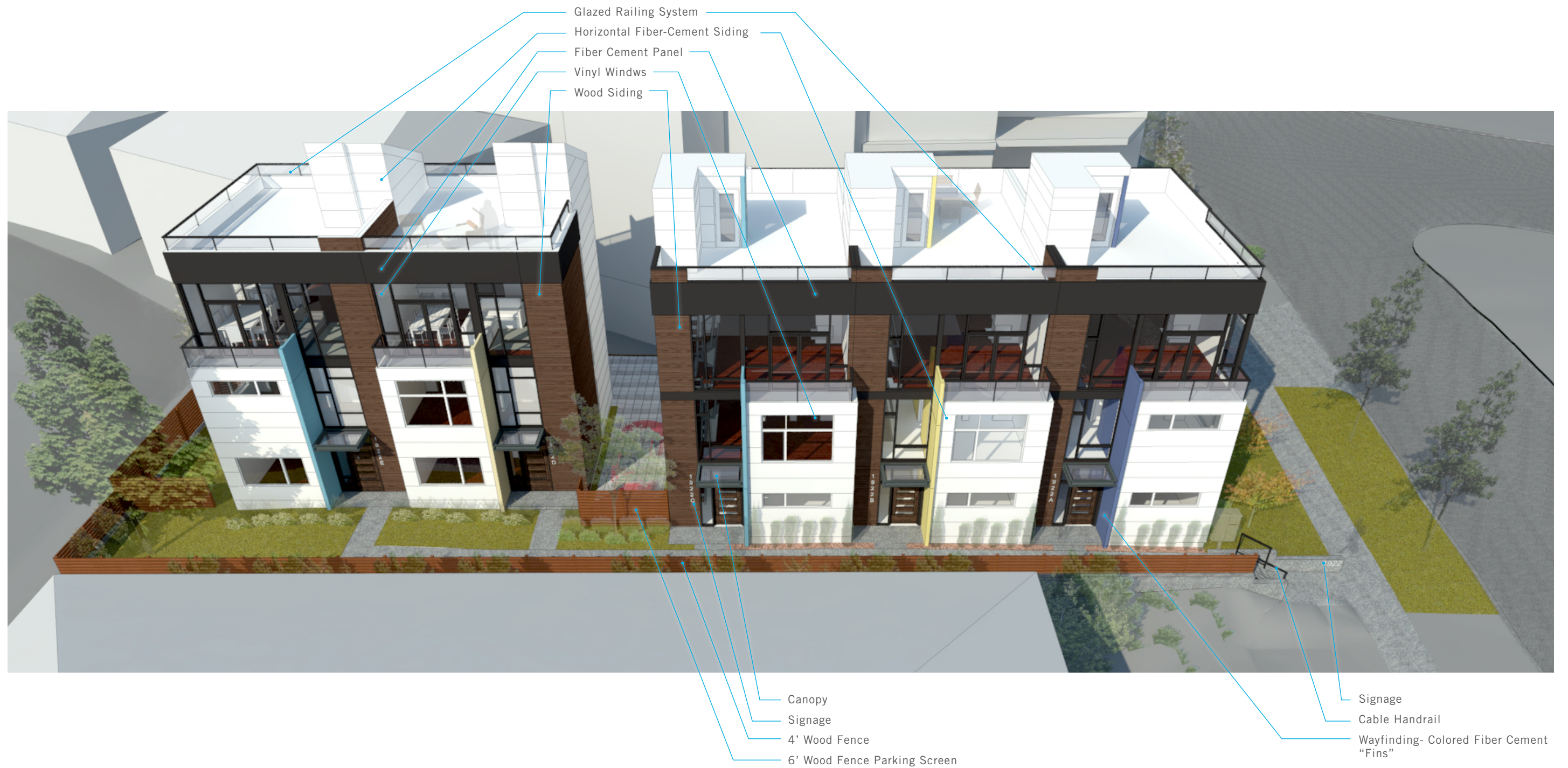
West Elevation View



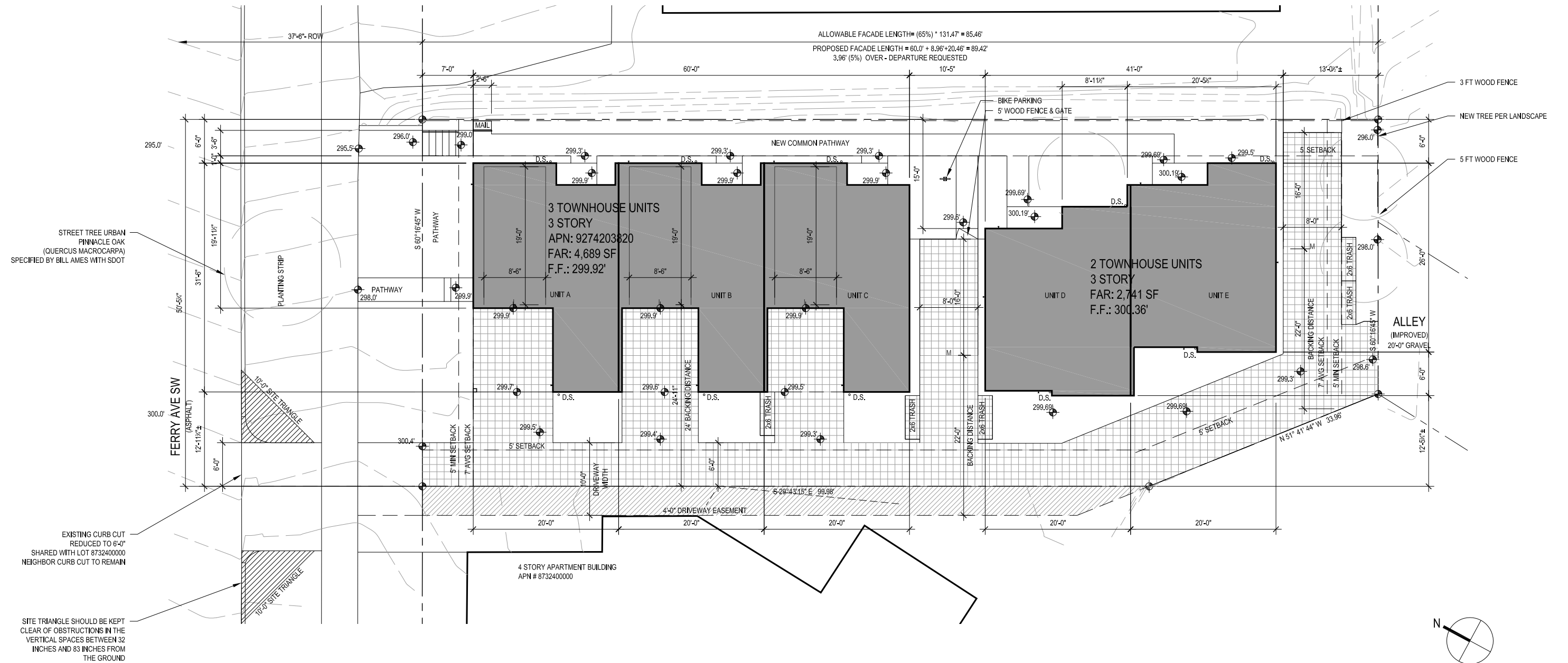
Rendering



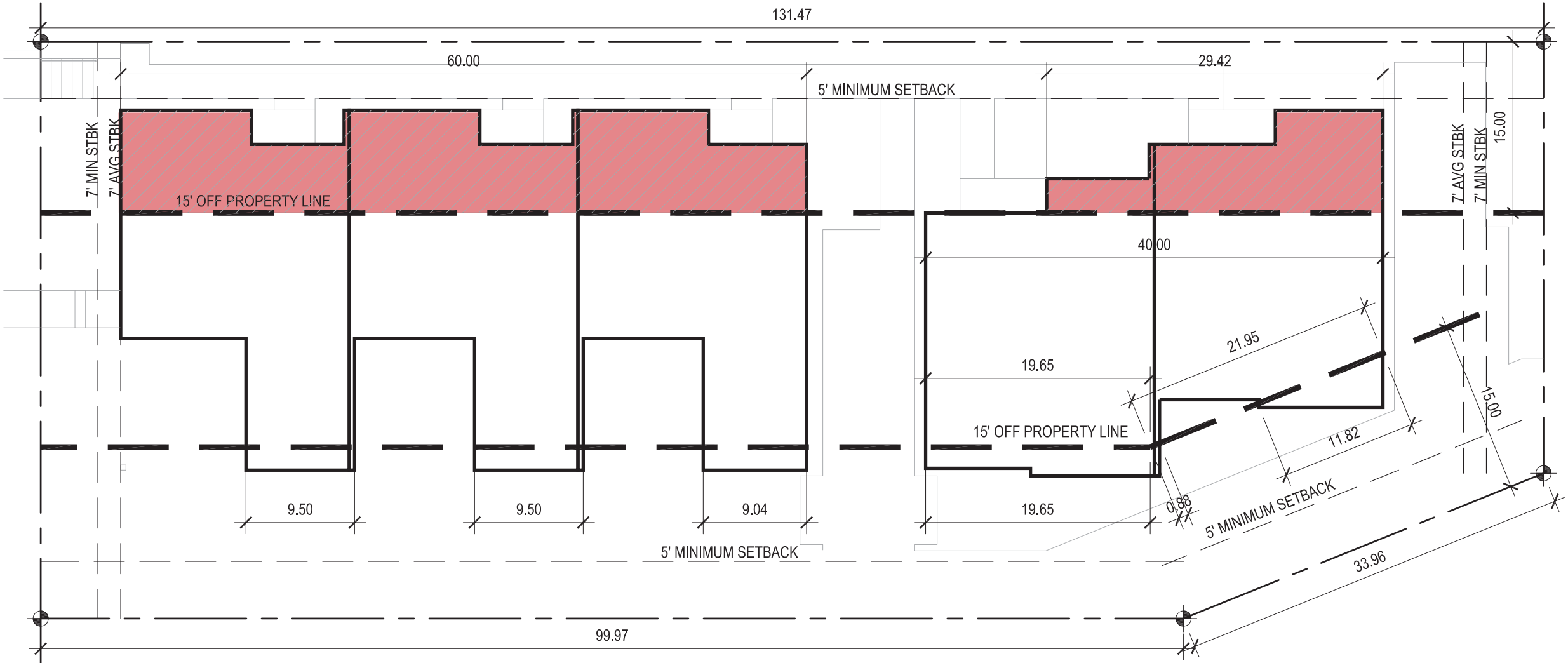
Rendering



Site Plan



Departure Request



SOUTHWEST FACADE LENGTH CALCULATIONS
LOT LENGTH: 99.97' + 33.96' = 133.93'
ALLOWED LENGTH: 65% OF 133.93' = 87.06'
FACADE LENGTH: 9.5' + 9.5' + 9.04' + 19.65' + 21.95' = 69.64'
PROPOSED FACADE LENGTH: 69.64' < 87.06' COMPLIANT

NORTHEAST FACADE LENGTH CALCULATIONS
LOT LENGTH: 131.47'
ALLOWED LENGTH: 65% OF 131.47' = 85.46'
FACADE LENGTH: 60.00' + 29.42' = 89.42'
PROPOSED FACADE LENGTH: 89.42' > 85.46' NON COMPLIANT (DEPARTURE REQUESTED)