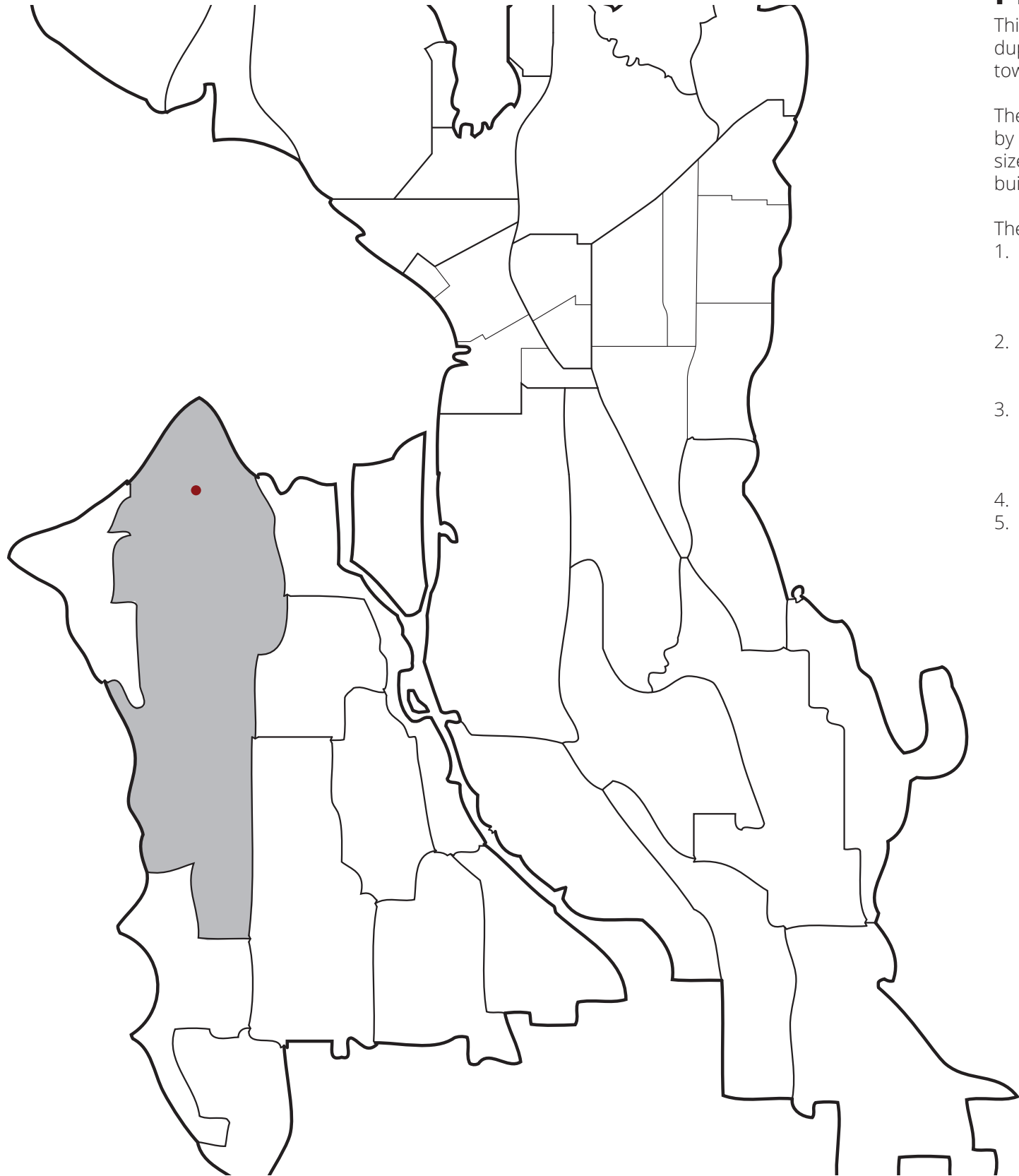


#3022305

2336 44TH AVE SW **STREAMLINED DESIGN REVIEW**

EVERGREEN BUILDERS | **S+HWorks**
ARCHITECTURE & DESIGN



PROPOSAL

This project involves preserving an existing duplex and the construction of 3 new townhouses behind the existing duplex.

The area near the project site is characterized by a mix of 3-story townhouse buildings, mid-sized single family homes, and commercial buildings across the alley to the east.

- The project goals are as follows:
- 1. To provide 3 well-designed and well-constructed townhome units while preserving the existing duplex facing 44th Ave SW.
 - 2. To contribute to the safe and pedestrian friendly experience of the North Admiral neighborhood.
 - 3. To maximize the development potential of the property while supporting the city's planning objectives and respecting the existing community's scale and character.
 - 4. Meet Built Green 4-Star standard.
 - 5. Maximize the development's connection to its surroundings.

ADDRESS

2336 44TH AVE SW SEATTLE WA 98116
SDCI# 3022305

PROJECT TEAM

OWNER	Evergreen Builders, LLC
ARCHITECT	S+H Works, LLC
LANDSCAPE	Root of Design
SURVEYOR	GeoDimensions

PROJECT INFO

ZONING	LR2
LOT SIZE	5,749 SF
FAR	1.2
ALLOWABLE FAR	6,899 GFA
PROPOSED FAR	6,810 GFA
PROPOSED UNITS	5
COMMERCIAL SF	N/A
PARKING STALLS	5

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SITE ANALYSIS

The project site is zoned LR2 and is located on the east side of 44th Ave SW, a residential two lane street. The property is currently occupied by one duplex facing 44th Ave SW and a carriage house in the rear of the lot facing the alley. The site is bounded by a 3-story town-home development to the south and a single-family home to the north with a carriage house in the rear of the lot. The surrounding blocks include multifamily buildings of similar scale to the proposed development, single family homes, and commercial structures. Across the alley is an NC2-40 zone with the Admiral Theater directly across from the site.

CIRCULATION

- DESIGNATED BUS STOP
- TRANSIT ROUTE
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR ARTERIAL



The site is served by six bus lines: the 50, 55, 56, 57, 128 and the 775, providing public transit access to West Seattle, South Seattle, Alki, Alaska Junction, and Downtown Seattle. A paved alley services the site from the east and connects SW College St and SW Admiral Way while 44th Ave NE provides street parking on the west side of the street.

ZONING

- SF5000
- LR2
- LR3
- NC2-40



CONTEXT

The site is situated within the vibrant neighborhood of North Admiral with restaurants, entertainment, and markets all within easy walking distance. The Metropolitan Market, PCC Natural Market and Safeway are all located within a third of a mile and several major parks are accessible by foot, including Hiawatha Park. Immediate access to major bus lines provide convenient public transit and SW Admiral Way provides direct access to the West Seattle Bridge. In a larger context, the site is centrally located between major West Seattle attractions such as Alki, West Seattle Junction, and Duwamish Head.

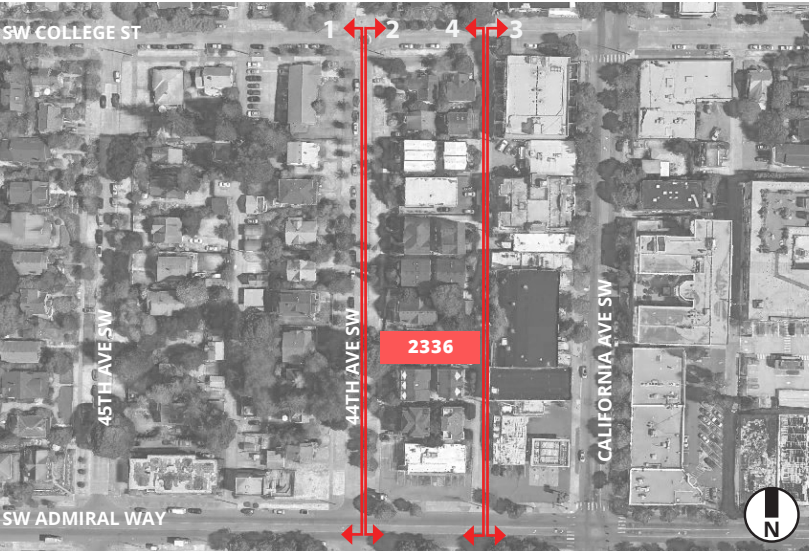


- 1. HIAWATHA PLAYFIELD
(<http://www.seattle.gov/parks>)
- 2. ALKI BEACH
(www.commonswikimedia.org)
- 3. WEST SEATTLE PUBLIC LIBRARY
(<https://commons.wikimedia.org>)
- 4. WEST SEATTLE JUNCTION
(<https://westseattleherald.com>)
- 5. ADMIRAL THEATRE
(<http://www.farawayentertainment.com/>)
- 6. WEST SEATTLE HIGH SCHOOL
(<http://www.westseattlehs.seattleschools.org>)
- 7. LAFAYETTE ELEMENTARY SCHOOL
(<http://walkingseattle.blogspot.com>)
- 8. BELVEDERE PARK VIEWPOINT
(<http://www.seattle.gov/parks>)

1 44TH AVE SW LOOKING WEST



2 44TH AVE SW LOOKING EAST

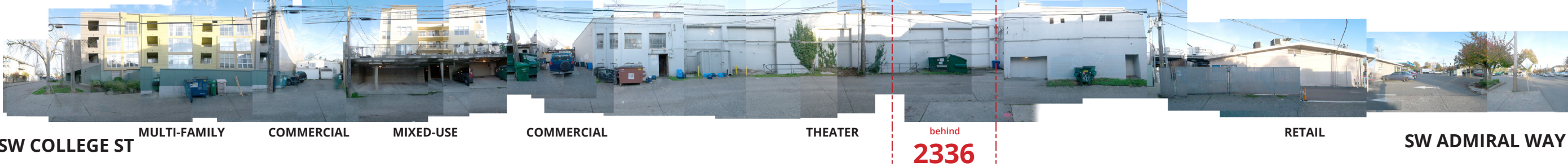


44TH AVE SW + SW ADMIRAL WAY
44th Ave SW between SW College St and SW Admiral Way includes a mix of single family homes, multifamily developments, and commercial properties. On the east side, most lots have been developed into 3-story townhome developments with a few remaining single-family homes and a convenience store on the south end. The west side is composed of mostly single-family homes with an institutional building on the north end. On the opposite side of the alley from the site is a strong commercial corridor fronting California Ave SW. The iconic Admiral Theatre is directly across the alley from the site. The 50, 55, 57, 128 buses stop at the corner of SW Admiral Way and California Ave SW heading towards Downtown Seattle, West Seattle Junction and White Center. The 56, and 775 buses stop along SW Admiral way heading towards Alki.



2336 44TH AVE SW STREET VIEW

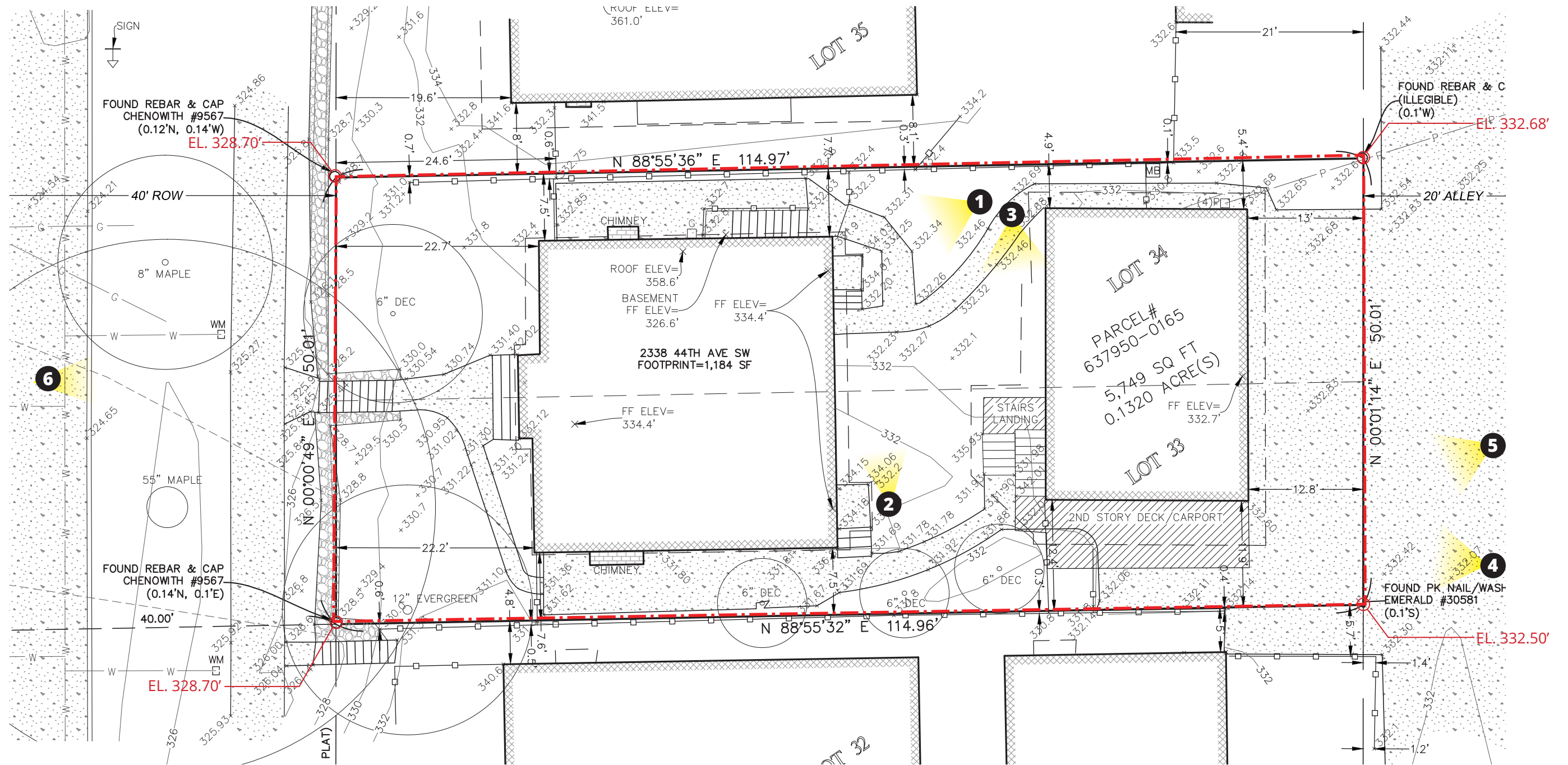
3 ALLEY LOOKING EAST



4 ALLEY LOOKING WEST



SW ADMIRAL WAY & CALIFORNIA AVE SW FROM 44TH AVE SW



SURVEY

Surveyor: GeoDimensions Date: 10/21/2015

SCALE: N.T.S. 

SITE CONDITIONS

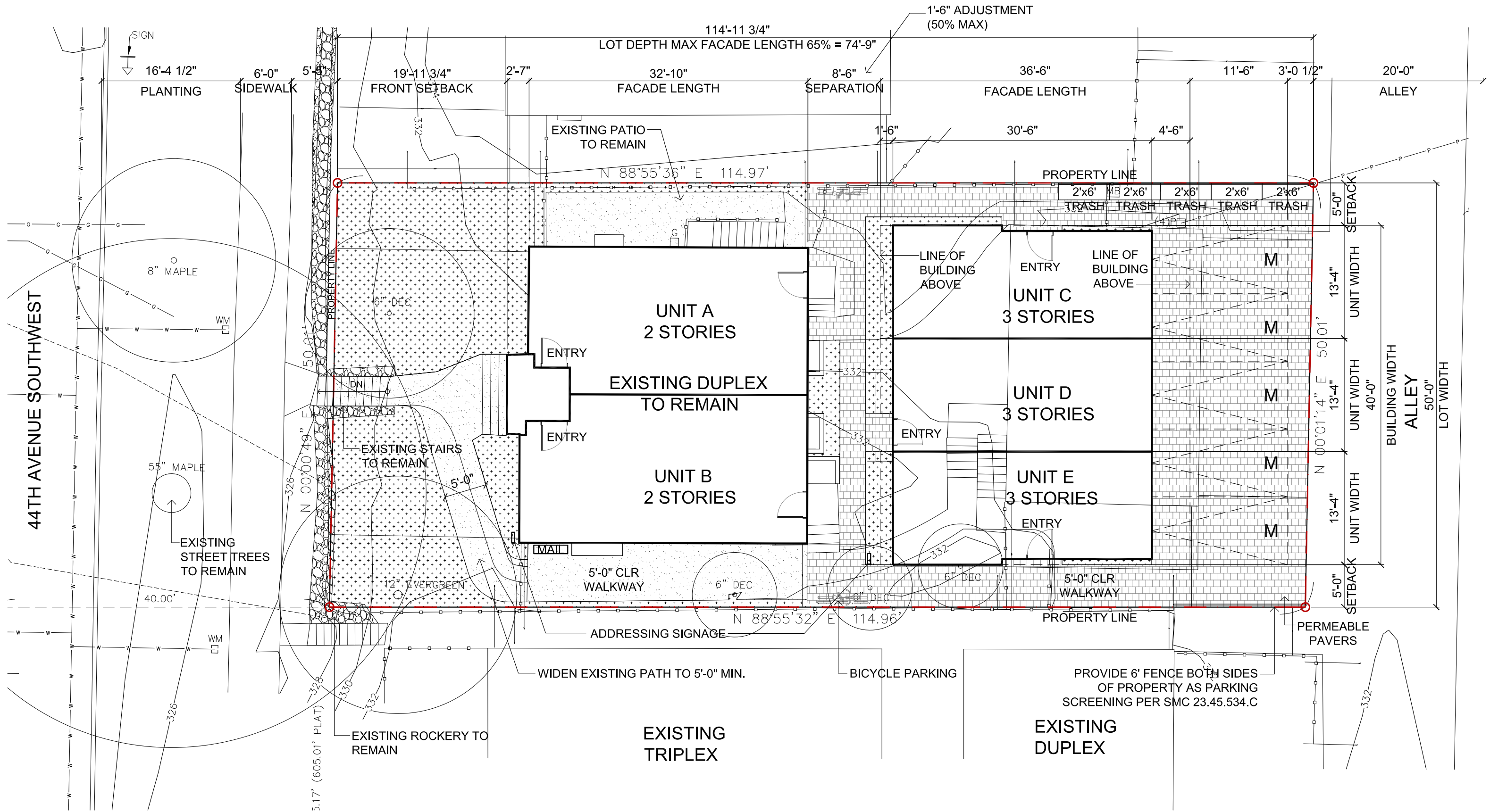
The front of the site facing 44th Ave SW slopes gently down from the existing duplex and drops four feet at the property line along a rocky into the ROW. The front yard embodies the traditional character of the neighborhood with mature trees, generous landscaping, and a traditional existing duplex. This proposal aims to leave the front yard unchanged as it is seen from 44th Ave SW, with the exception of widening an existing walkway. The rear of the site is relatively flat, with only one foot of elevation difference from the existing carriage house to the alley. The existing carriage house will be demolished and replaced with a 3-story triplex.



LEGAL DESCRIPTION

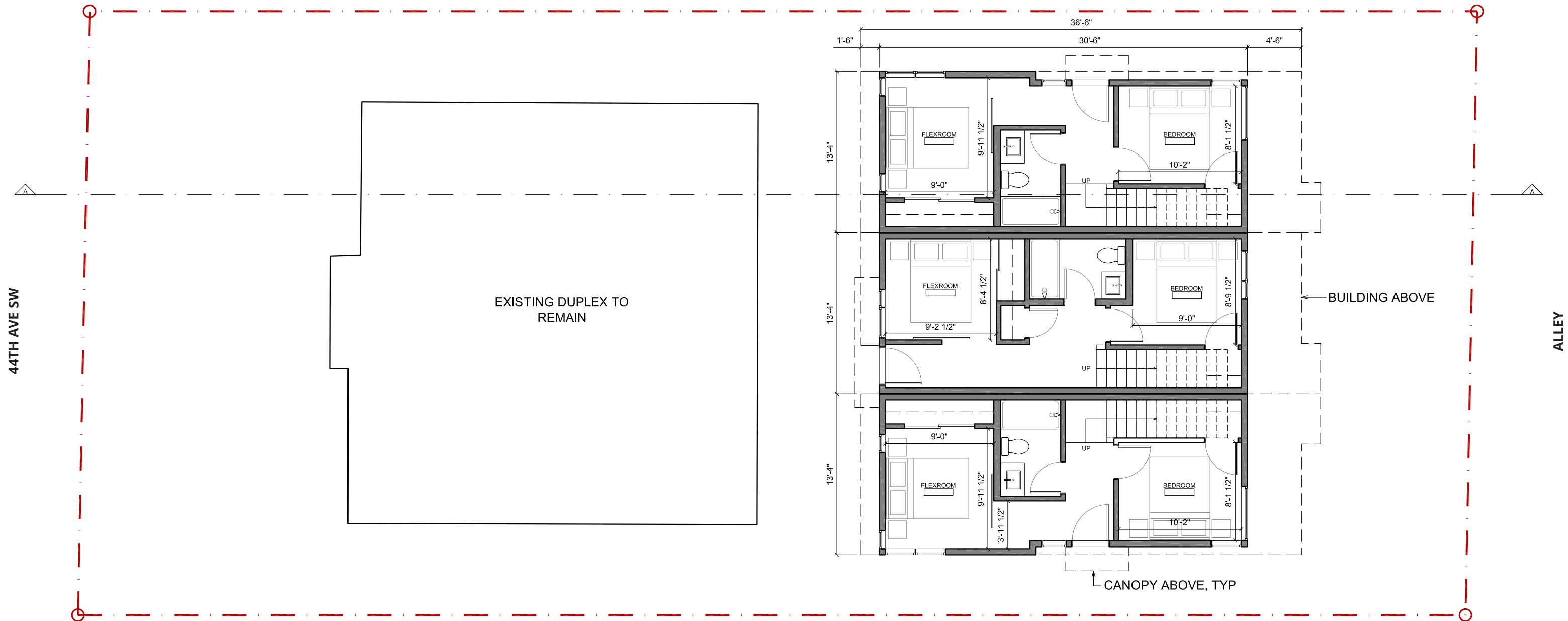
Tax parcel No. 6379500165
Lots 33 and 34 in block 1 of Olympic Heights addition to West Seattle, as per plat recorded in volume 11 of plats, page 53, records of King County Auditor, situate in the City of Seattle, County of King, State of Washington.

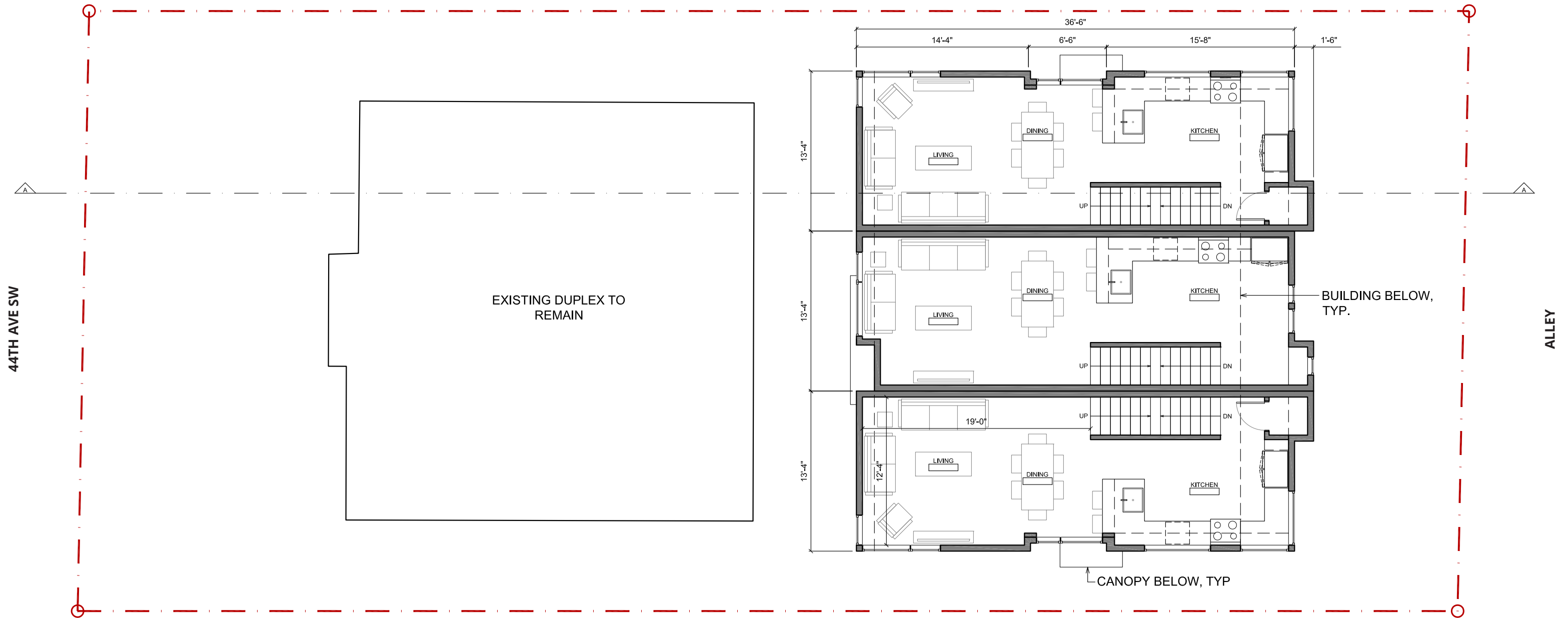
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SITE PLAN
SCALE: 3/32" = 1'-0"

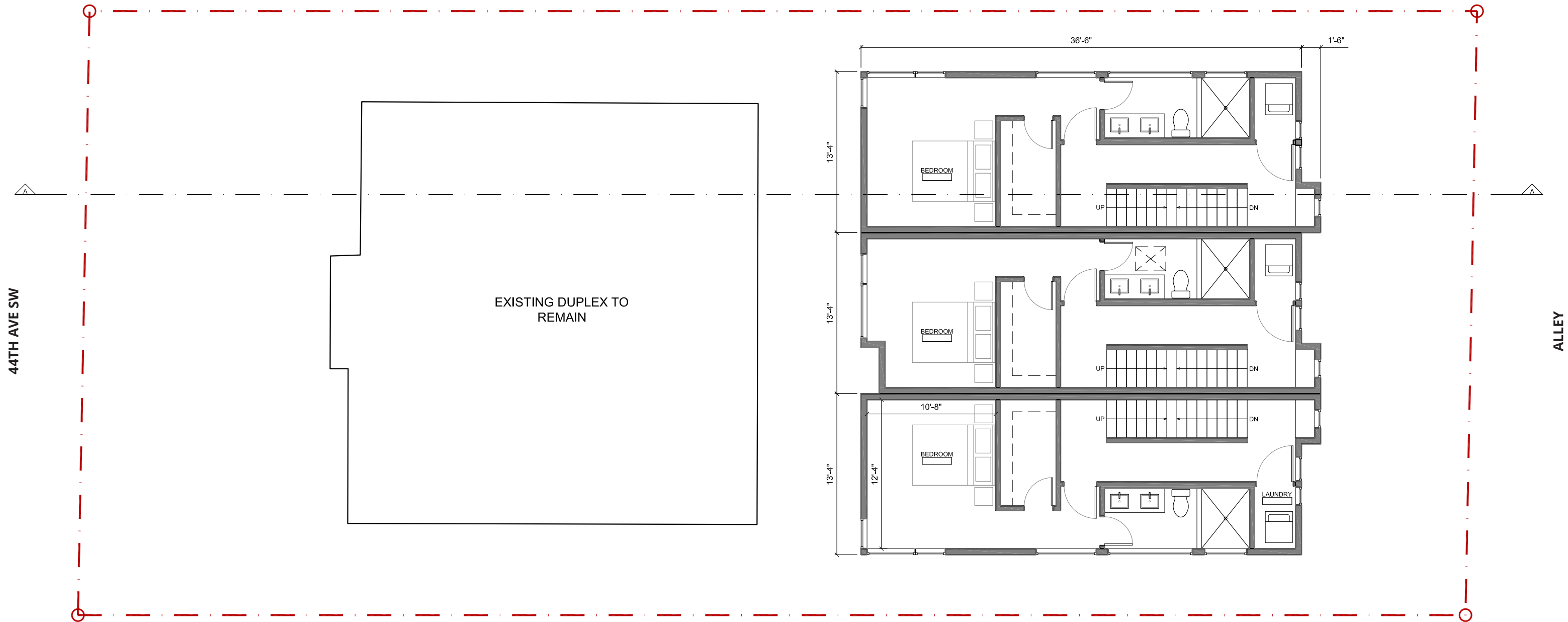


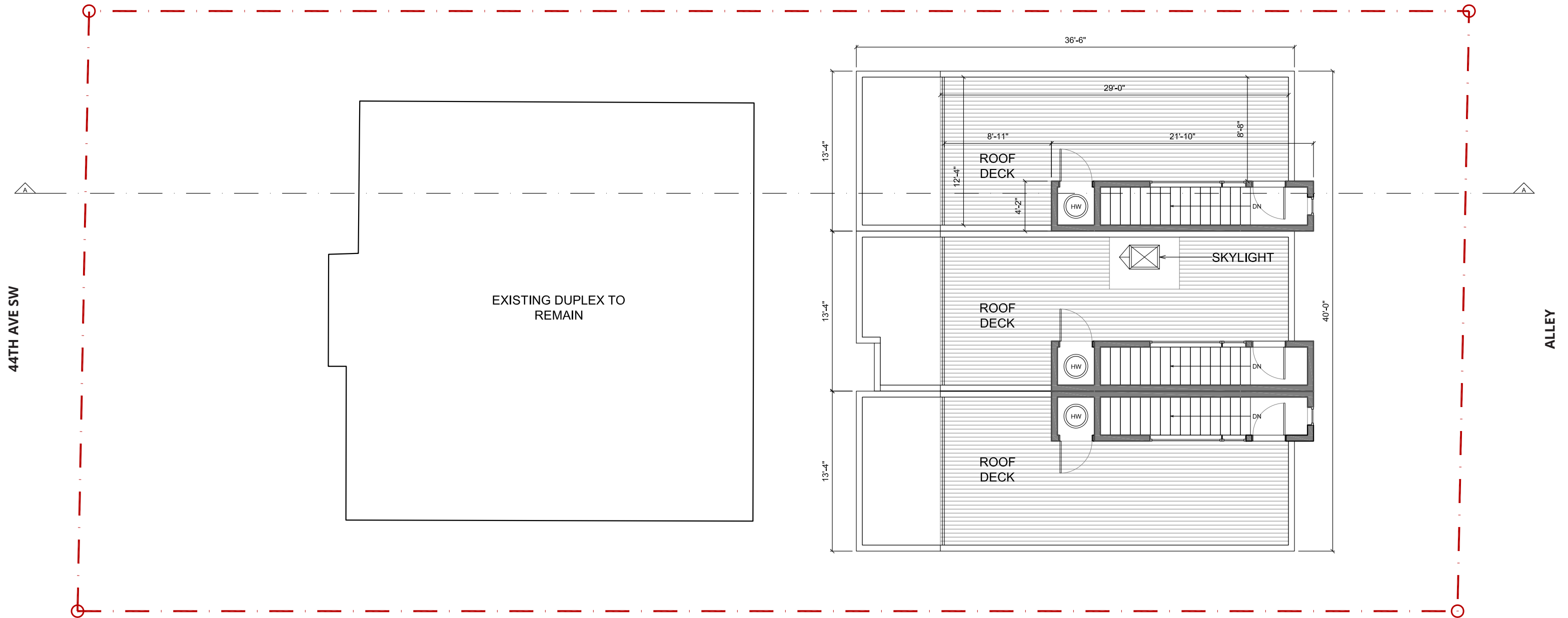




LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"





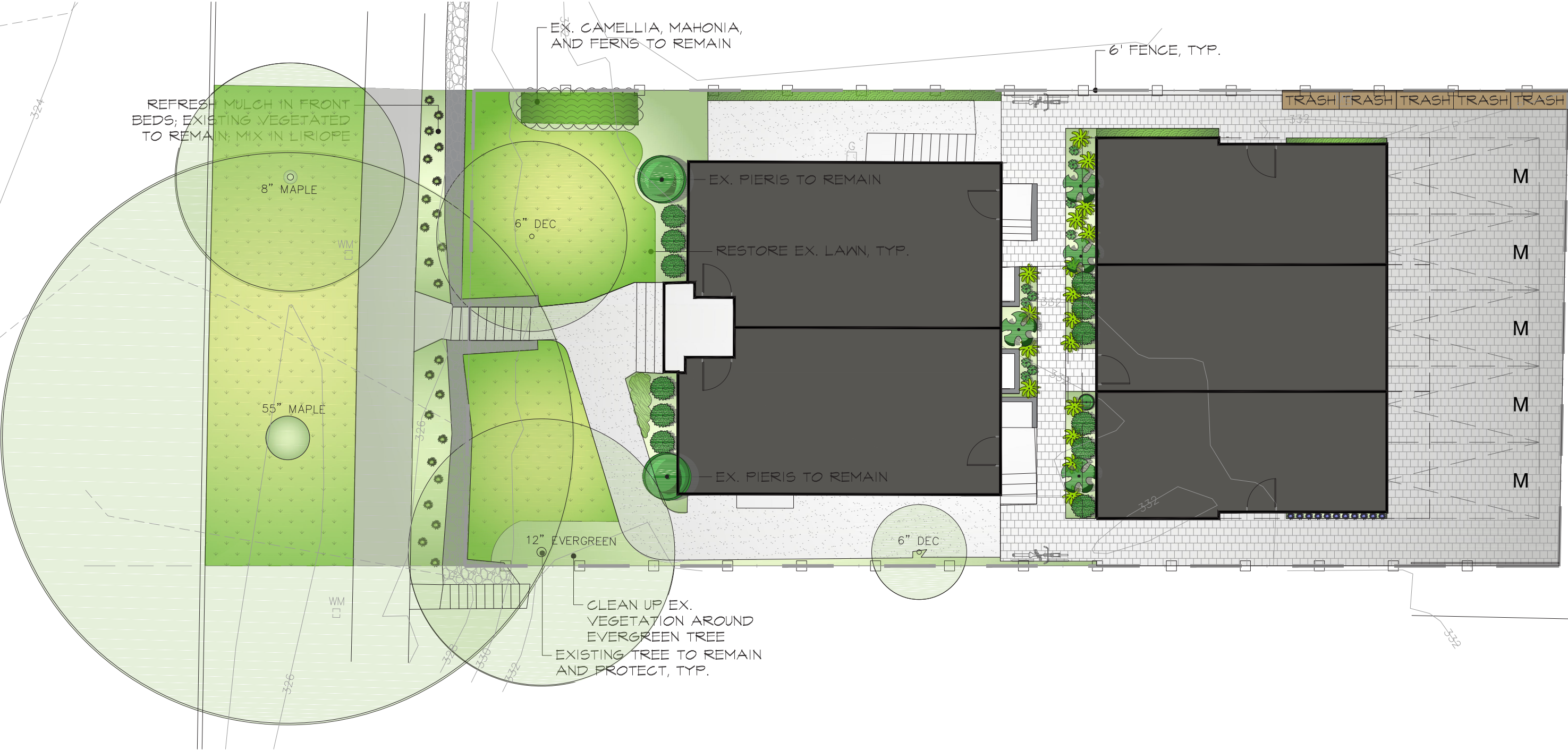


ROOF PLAN

SCALE: 1/8" = 1'-0"



LANDSCAPE PLAN (N.T.S)



PLANTING SCHEDULE



DEER FERN



JAPANESE FOREST GRASS



SILVERY SUNPROOF LILY TURF



FRAGRANT SWEET BOX



FATSIA



SKY PENCIL HOLLY



BLACK MONDO GRASS



NEW ZEALAND BRASS BUTTONS



JAPANESE SPURGE



A

VIEW LOOKING SOUTHWEST FROM 44TH AVE SW (IMPOSSIBLE VIEW)
Existing buildings faded for clarity.

VIEW FROM 44TH AVE SW AND SIDEYARD



B

VIEW LOOKING NORTHEAST FROM SOUTH SIDEYARD (IMPOSSIBLE VIEW)
Existing duplex and fencing not shown for clarity.

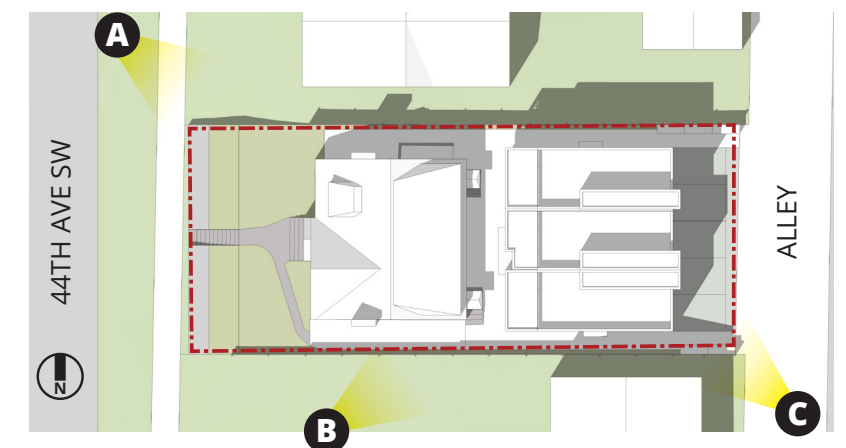


C

VIEW LOOKING NORTHWEST FROM ALLEY

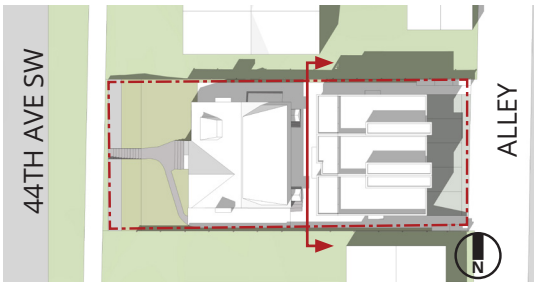
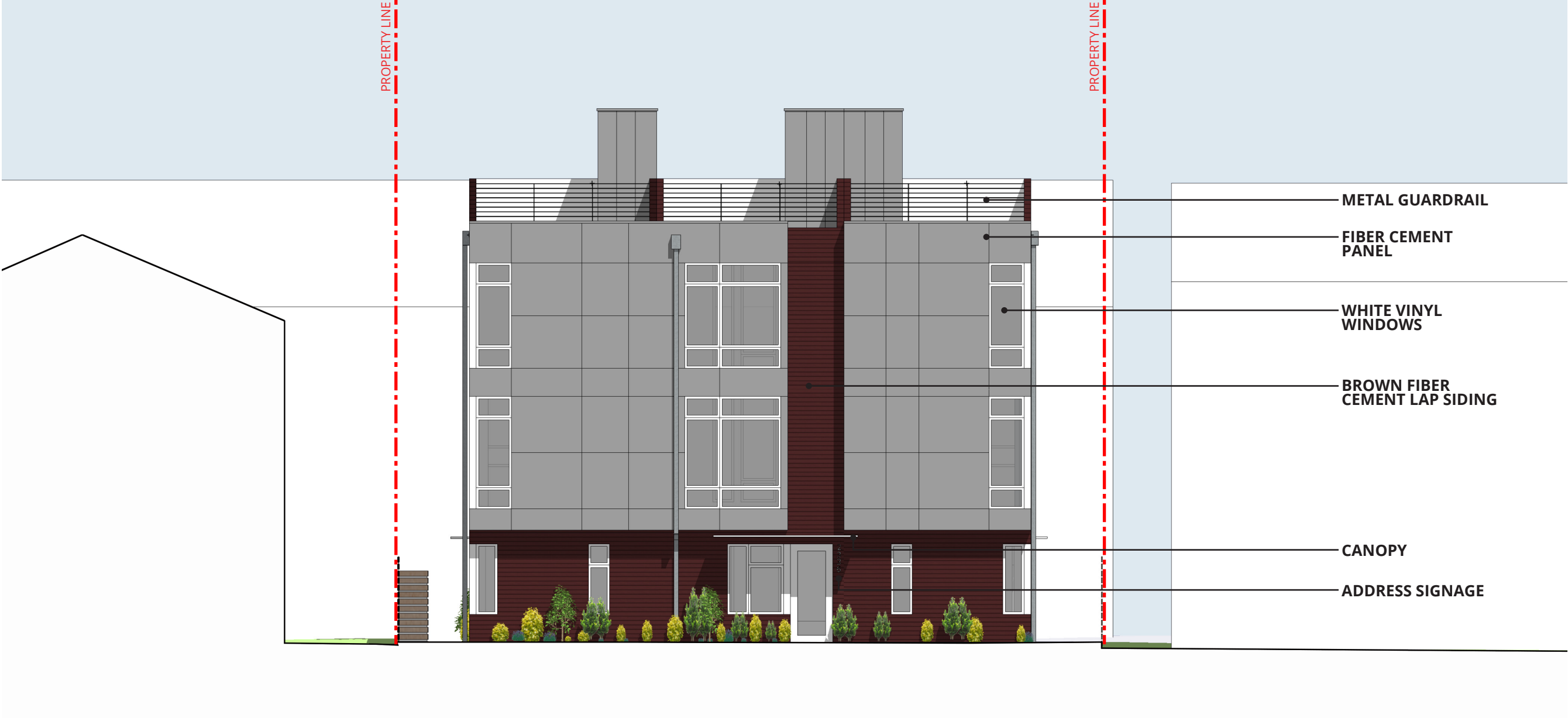
Adjacent townhouses to the south and parking screening not shown for clarity.

VIEW FROM ALLEY



WEST ELEVATION

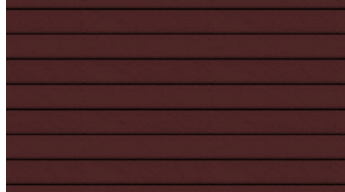
SCALE: 1/8" = 1'-0"



GRAY FIBER CEMENT
PANEL



WHITE VINYL WINDOWS



BROWN FIBER CEMENT
LAP SIDING



METAL GUARDRAIL

SOUTH ELEVATION

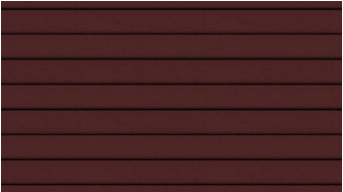
SCALE: 1/8" = 1'-0"



GRAY FIBER CEMENT
PANEL



WHITE VINYL WINDOWS



BROWN FIBER CEMENT
LAP SIDING

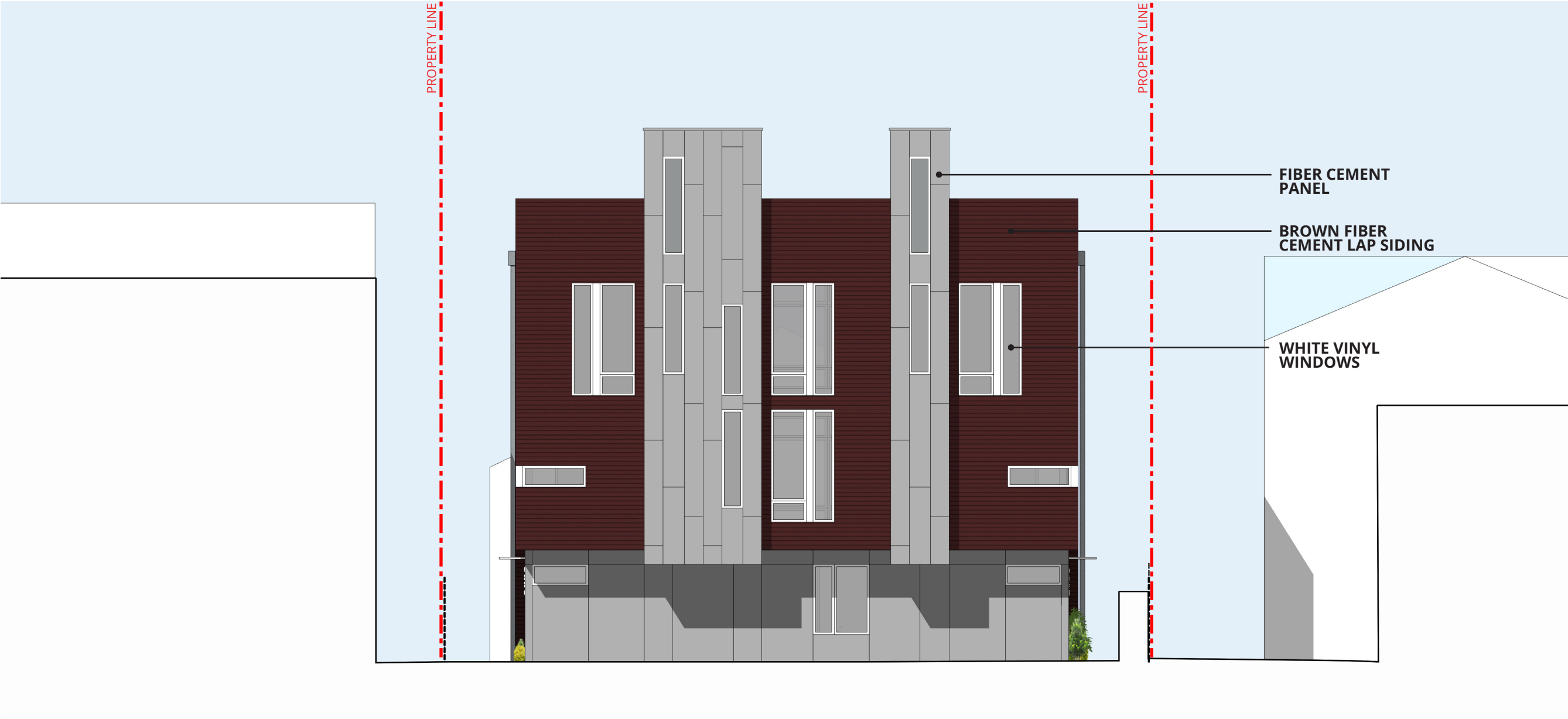


METAL GUARDRAIL



EAST ELEVATION

SCALE: 1/8" = 1'-0"



GRAY FIBER CEMENT
PANEL



WHITE VINYL WINDOWS



BROWN FIBER CEMENT
LAP SIDING



METAL GUARDRAIL

NORTH ELEVATION

SCALE: 1/8" = 1'-0"



GRAY FIBER CEMENT
PANEL



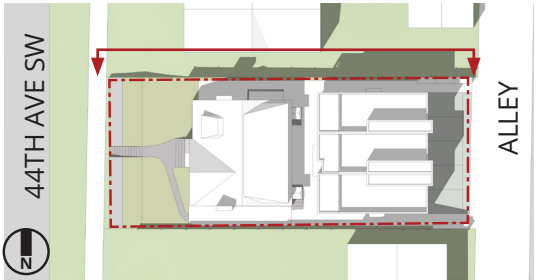
WHITE VINYL WINDOWS

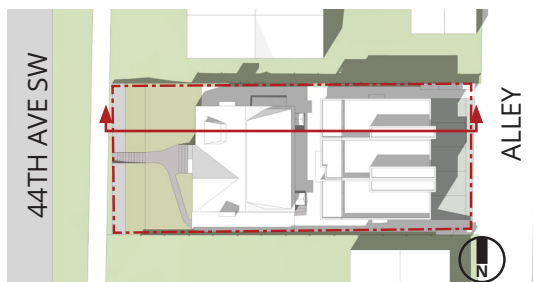
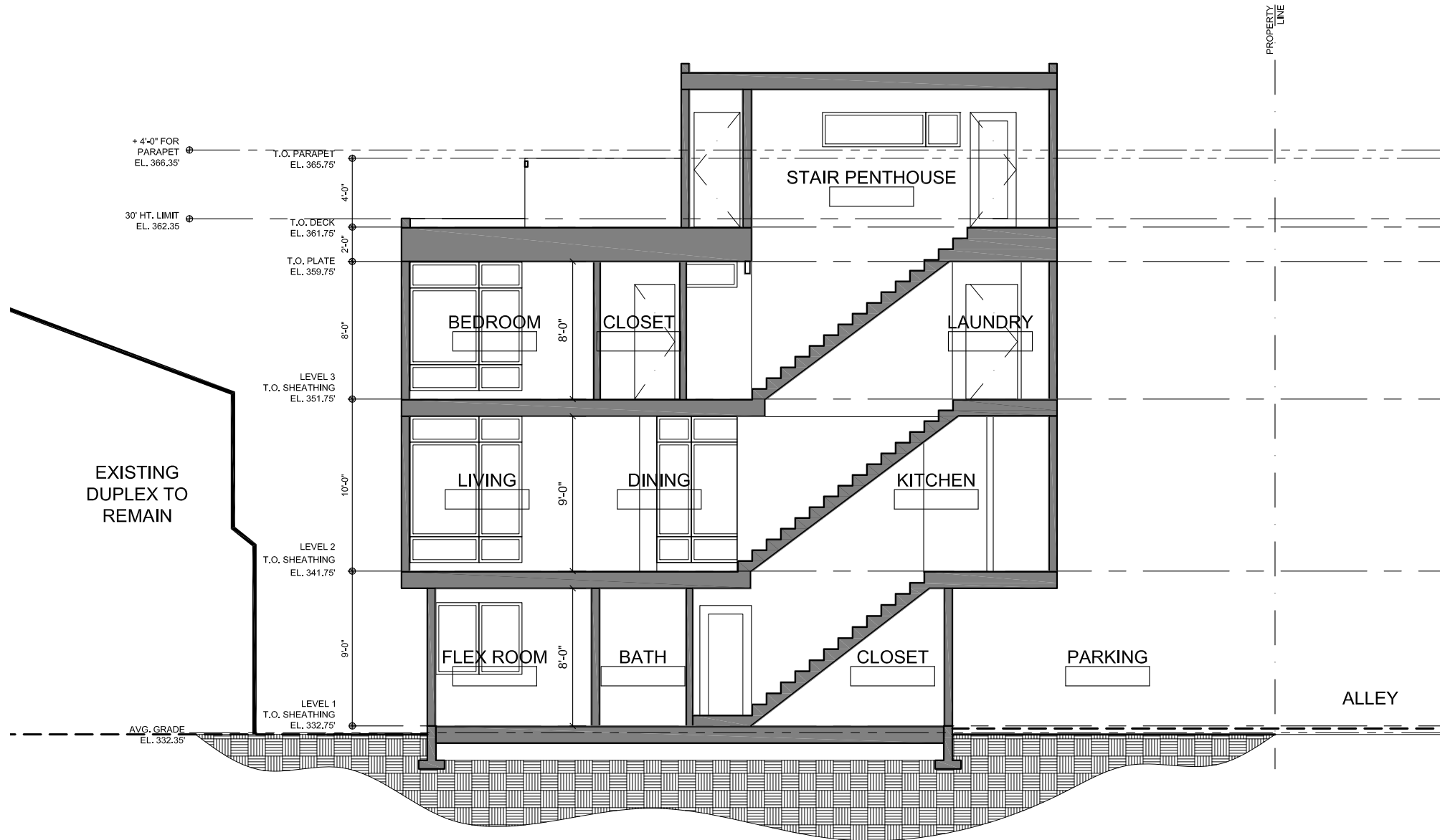


BROWN FIBER CEMENT
LAP SIDING

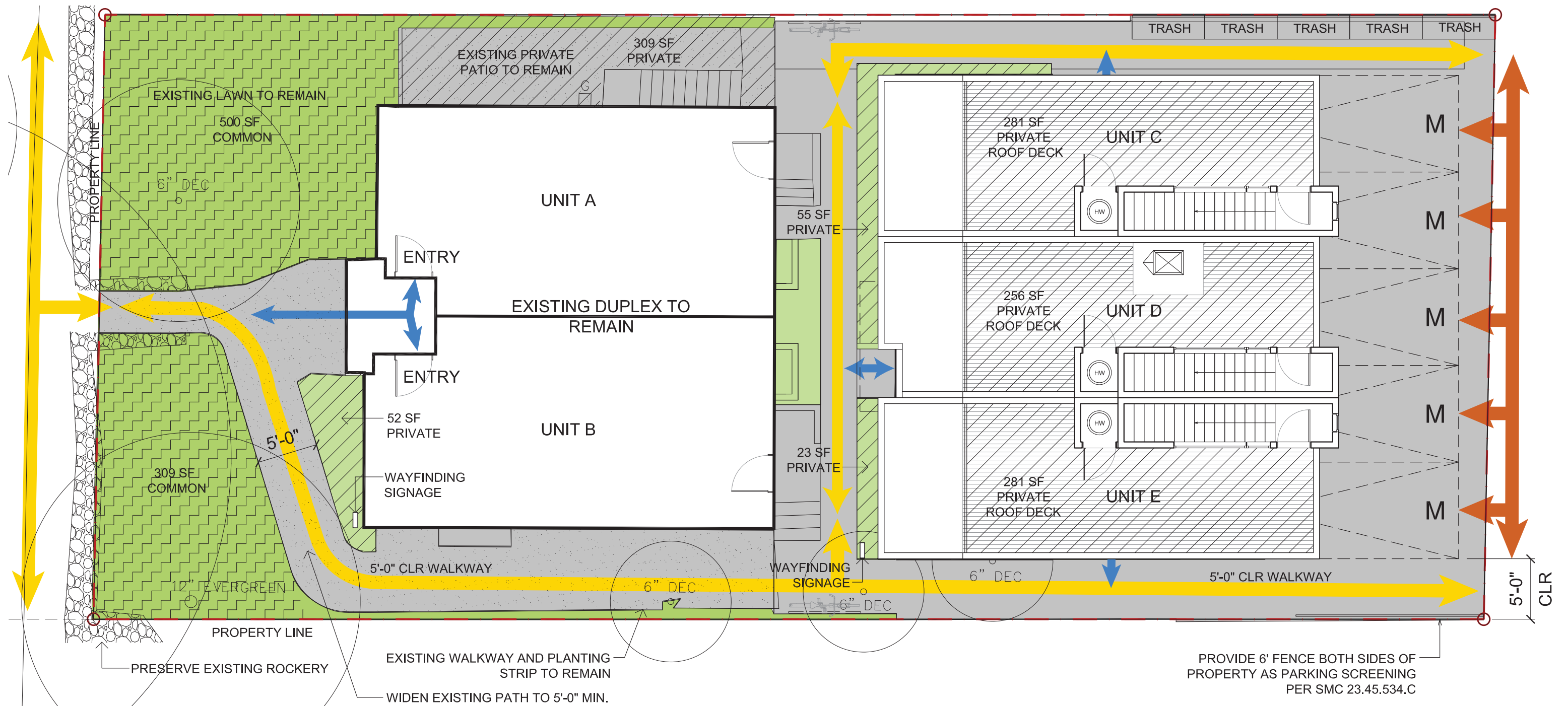


METAL GUARDRAIL





SECTION A
SCALE: 1/8" = 1'-0"



AMENITIES / CIRCULATION

Street access from 44th Ave SW will utilize existing pathways in the front yard to provide access to the existing duplex and proposed triplex in the rear of the site. This will preserve the attractive character of the existing landscaping as seen from 44th Ave SW. In the rear of the site, two walkways on either side of the triplex will provide access to the alley, parking, and trash for all five units.

- ALLEY CONNECTION

PRIMARY PEDESTRIAN CIRCULATION

PRIVATE ENTRY
- PLANTING

PRIVATE AMENITY AREA

COMMON AMENITY AREA

AMENITY AREA

PER SMC 23.45.522

AMENITY AREA REQUIRED:

amenity area equal to 25% of lot area

LOT AREA	5,749
25%	1,437
50% of amenity area to be provided at grade	
AMENITY AREA	1,437
50%	719

AMENITY PROVIDED:

UNIT	AT GRADE	ROOF DECK	TOTAL
A	309	-	309
B	52	-	52
C	40	281	321
D	15	256	271
E	23	281	304
COMMON	809	-	809
TOTAL	1,248	818	2,066

PRIVACY DIAGRAM

Overlapping fenestration was minimized with adjacent buildings to maintain privacy.

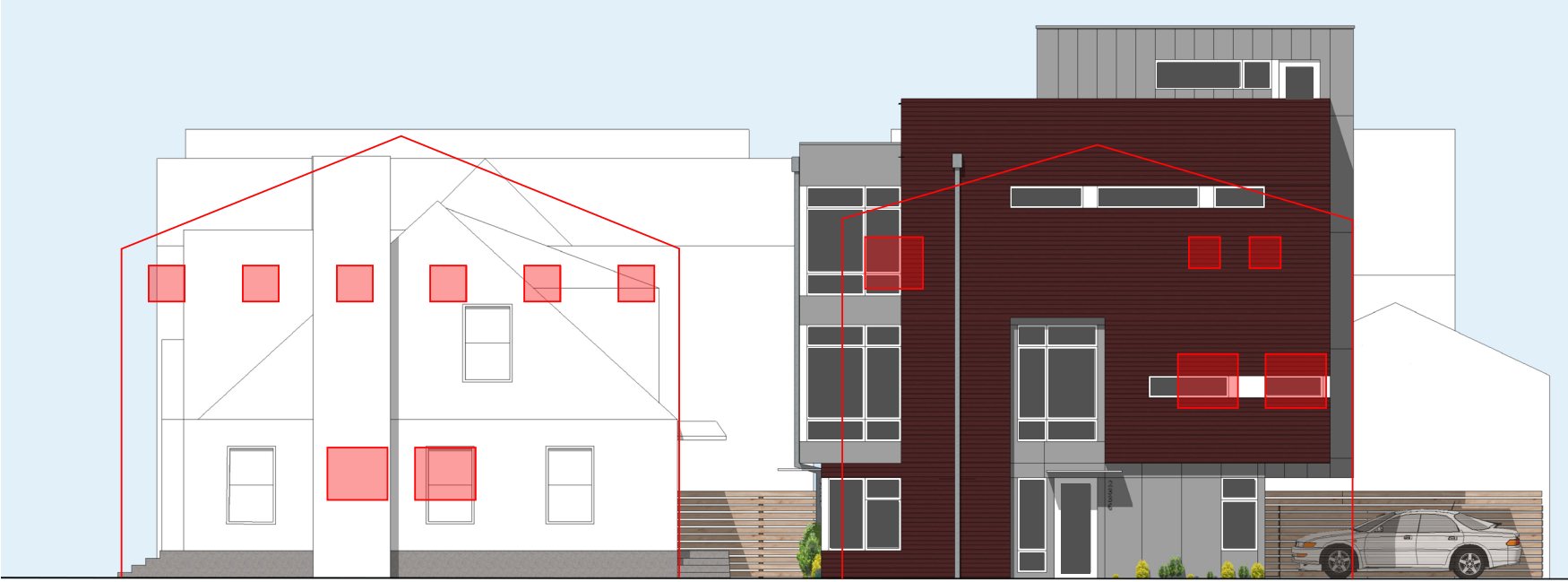
- Proposed Fenestration
- Neighboring Fenestration



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

PRIORITY GUIDELINES

GUIDELINE	RESPONSE
CONTEXT AND SITE CS1.C/D Ascertain if any on-site vegetation can be incorporated in design. Explore incorporating on-site drainage into landscape plans.	Street trees in the right away will remain including a 55 inch maple. Other trees and vegetation in the yard facing 44th Ave SW will remain, leaving the lot’s street appearance unchanged with the exception of a widened existing walkway.
CS2.D Be mindful of the appearance of the back units from the street and from the adjacent structure.	The roof decks have been pulled away from the western facade to drop the parapet height and reduce the overall height and mass as perceived from the street and from the existing duplex. The exterior colors of the building were selected to reduce contrast and to harmonize with adjacent buildings.
PUBLIC LIFE PL2.D Incorporate address signage for all units.	All units are clearly distinguished with signage which is integrated into entry ensembles including facade recesses and canopies. Signage in the front yard and at the central courtyard directs visitors around the existing duplex and towards the three units in the rear of the site.
PL3.A Entries/entry sequences should be as visible as possible, identifiable, and obvious	Entries to the north and south units are recessed, with canopies and addressing that reinforce their presence. On the west facade, a prominent break in massing and a canopy signify the entrance for the middle unit off the center courtyard space. Signage in the front yard and at the central courtyard clarifies unit locations to visitors.
DESIGN CONCEPT DC2.A/B/C Arrange the mass of the structure to be respectful of adjacent uses. Strive for well-composed facades with meaningful articulation on all facades. Use secondary features to reduce the perceived bulk and scale of the project, provide wayfinding, and to relate to the established neighborhood character.	Windows are oriented to minimize privacy conflicts as much as possible. Articulation reflects the building composition and reinforces the entry locations. The lap siding material is in keeping with neighboring residences and the color palette compliments the adjacent buildings.
DC4.D Create attractive outdoor spaces suitable for the users envisioned in the project.	The outdoor spaces are thoughtfully landscaped with tall plantings to provide privacy to ground level windows as well as provide texture, scale, and color to the spaces. The preservation of the existing front yard area creates a front yard that is unique for this type of development, helps to maintain continuity in the neighborhood, and provides breathing room for residents and neighbors alike. New hardscape areas are paved with high quality permeable pavers, for both stormwater management and aesthetic purposes.

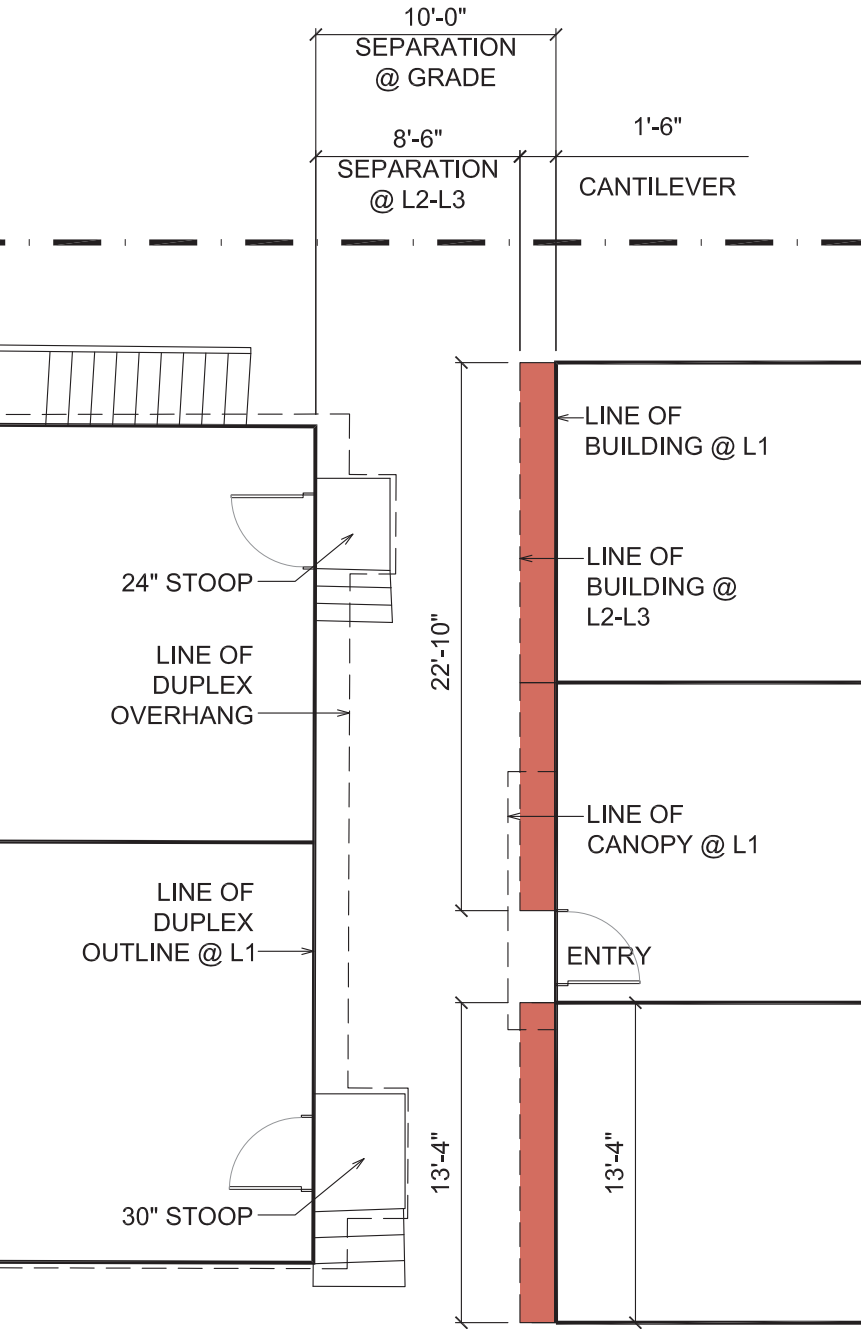
ZONING STANDARDS

ZONING: LR3

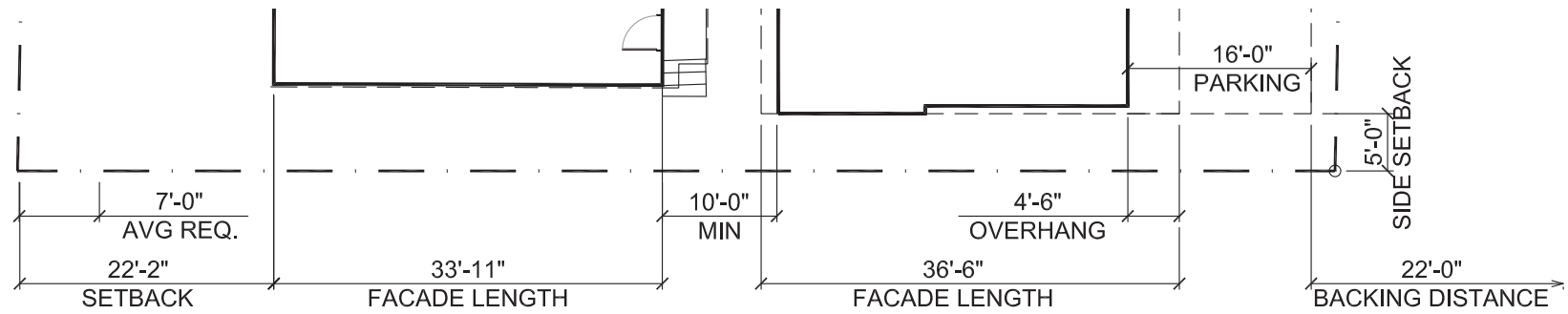
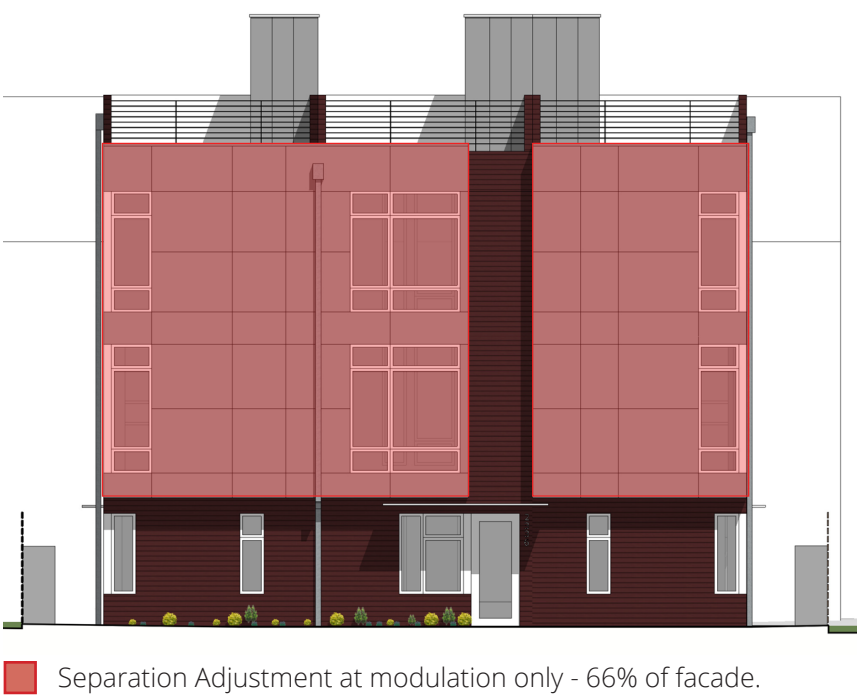
MULTIFAMILY CODE SECTION	COMMENTS
23.45.504 Permitted and prohibited uses	Residential use permitted outright
23.45.510 Floor Area Ratio (FAR) limits Per Table A 23.45.510, FAR for townhouses in an LR2 zone either inside or outside an Urban Center/Village is 1.0 or 1.2 if the project meets the standards of subsection 23.45.510.C.	Project to be Built Green 4-Star so it is eligible for the higher FAR. Lot Area: 5,749 SF Max Building Area Allowed: 6,899 SF (5,750 X 1.2) Proposed: 6,810 SF
23.45.510.C C.1. The structure will meet green building performance standards by earning LEED Silver rating or a Built Green 4-star rating C.3-4 Parking in rear of lot	Proposed: Built Green 4-Star Parking area provided at the rear of the lot, next to alley.
23.45.514 Structure Height Maximum 30’ height limit, with exceptions for sloped roofs, overhangs, and parapets.	Compliant: See section drawing with height diagram, page 22.
23.45.518 Setbacks and separations Front: 7’ Average, 5’ Minimum; Rear 7’ Average, 5’ Minimum; separations between structures: 10’ Minimum.	Setbacks are compliant. Separation adjustments are proposed, see the Site Plan on page 9 and see Adjustments, page 26.
23.45.522 Amenity Area 25% of lot area, 50% at ground level, minimum. 5,749 SF x 25% = 1,437 SF required. 1,438 x 50% = 719 SF required at ground level.	Compliant: 2,066 SF total proposed, 1,248 SF at ground level.
23.45.524 Landscaping Minimum 0.6 Green Factor required, street trees required.	Compliant: Green Factor greater than 0.6 proposed.
23.45.527 Structure Width and Facade Length Limits Maximum Width 90’, Maximum Facade Length: 65% of lot line, 115’ x 65% = 74’-9” maximum facade length.	Compliant, 69’-4” Facade length proposed.
23.54.015 Required Parking One space required per dwelling unit.	Compliant: 5 medium parking spaces proposed.
23.54.040 Solid Waste Storage and Access One 2’x6’ storage area per dwelling unit required.	Compliant: (5) 2’x6’ storage areas proposed.

ADJUSTMENT

Building Separation (At Upper Floor Articulation Only)
-SMC 23.45.518.F.1:
We are requesting a reduced separation between buildings, from 10' minimum to 8.5' minimum. This is a 15% reduction. SDR allows a maximum of a 50% reduction.



Justification
This reduced separation between buildings allows for better articulation and adequate living spaces in the proposed triplex where the building footprint is limited because of the space required to preserve the existing duplex. This reduced separation occurs only on the west facade at the second and third floor; a compliant 10' separation is provided at Level 1 to allow ample space for circulation and landscaping. This adjustment is a strategy to provide the best possible living spaces for the new triplex while preserving the existing duplex; this smaller separation between structures is offset by preserving the generous front yard. Given that the existing duplex is only a two story building, the reduced separation effectively occurs only at Level 2. Despite the increase in facade length, the buildings are still under the facade length limit of 74'-9", by 5'-5", at 69'-4".



BUILDING FOOTPRINT RESTRICTIONS

INTENTIONALLY BLANK



A



B



C



D



E



F

RECENT WORK

S+HWorks
ARCHITECTURE & DESIGN

- A** ONEONE6
116 13TH AVE E / SEATTLE, WA
- B** 5902 BALLARD
5902 22ND AVE NW/ SEATTLE, WA
- C** 225 HOME
225 27TH AVE E / SEATTLE, WA

- D** 2418 BALLARD
2418 NW 58TH ST / SEATTLE, WA
- E** 11219 TOWNHOMES
11219 GREENWOOD AVE N / SEATTLE, WA
- F** 2429 TOWNHOMES
2429 8TH AVE N / SEATTLE, WA