CB ANDERSON ARCHITECTS PLLC

7209 Greenwood Avenue North Seattle, Washington 98103
Phone 206-782-2911 www.cba-arch.com Fax 206-782-5624

Bauman Rowhouse
Streamlined Design Review

Property Address:	14015 Lenora Pl N
Project number:	3022452
Owner/Lessee Name:	Patrick Bauman 1546 NW 63rd St Seattle, WA 98107 206-595-6977
Contact Person & Design Professional:	Ester Katsaros CB Anderson Architects PLLC 7209 Greenwood Ave N Seattle, WA 98103 206-782-2911 ester@cba-arch.com

OPTION 1

OPTION 2

PART II: DESIGN GUIDANCE PROPOSAL PACKET

1. PROPOSAL: **Statement of development objectives indicating type of desired uses, structure height, number of residential units, amount of commercial square footage and number of parking stalls.**

Development Objectives, Uses & Residential Units:

The proposal for the site is a 2 unit Rowhouse. There will be two proposal. Option 1 shows the design of the Rowhouse removing the tree on the lot to the east. The two neighboring lots are owned by the same person.
Option 2 shows the design of the Rowhouse keeping the tree.

Structure Height:

The proposed Rowhouse has shed or butterfly roofs and are allowed to have 30' plate height with shed roofs at 3' above the plate height plus 1' for the eaves. The plate height is from the average grade.

Access & Parking:

The site is accessed from Lenora Street.
Option 1 has 2 garages set back 15' as required from the street.
Option 2 has 1 garage as allowed per the development standard adjustment permitted in Section 23.41.018

SITE PLAN NORTH

2. ANALYSIS OF CONTEXT: **Initial site analysis addressing site opportunities and constraints, adjacent buildings, zoning of the site and adjacent properties, overlay designations, solar access, views, circulation patterns, community nodes, landmarks, and existing architectural and siting**

Site context and zoning:
The immediate neighboring zoning is Lowrise multifamily LR2 and SF5000 across the street. Aurora Ave is a few blocks away with businesses to the west.

Circulation:
There is not much walking in this neighborhood although Aurora is nearby. There are not many sidewalks. The parking is tight because of the many small single family lots with driveways and more multifamily being developed along this street.

Existing Architecture:
There is a large mix of architecture styles in this community. There are many small single family houses across the street. The side of the street zoned LR2 has a few houses as well as multifamily. Many are simple homes of no particular style. The new townhomes range from modern, traditional and non-descript. The greater neighborhood is very similar with a few new developments of modern homes.

3. EXISTING SITE CONDITIONS: **A drawing of existing site conditions, indicating topography of the site or other physical features and location of structures of prominent landscape elements on the site including but not limited to all trees 6 inches or greater in diameter measured 4.5' above the ground (Tip 242)**

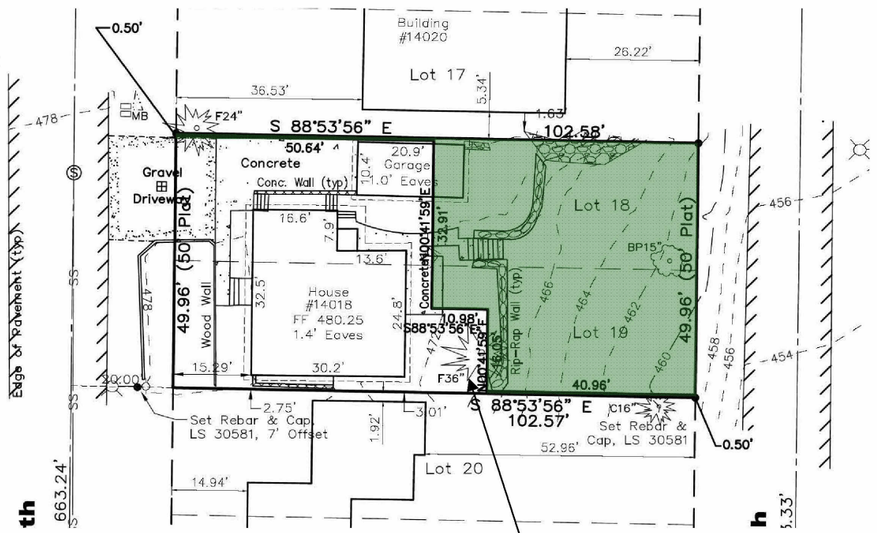
Site topography:
The site slopes from the west steeply down to the street to the east. The site will have to be excavated extensively to allow a basement level. This will need to be done with shoring.

Site conditions and limitations:
With Option 1 removing the tree the main challenge is to get a welcoming entry in from the street level up to the living level above. Because of the steep slope the basement only has the garages and entries.

With Option 2 keeping the tree the main challenges are that unit B cannot have parking which is much needed in the neighborhood. Also because we are allowed to reduce the setback by 50%, the sides cannot have windows being too close to the property line. Also with a 2'-6" front yard the building will be very imposing on this street with smaller homes.

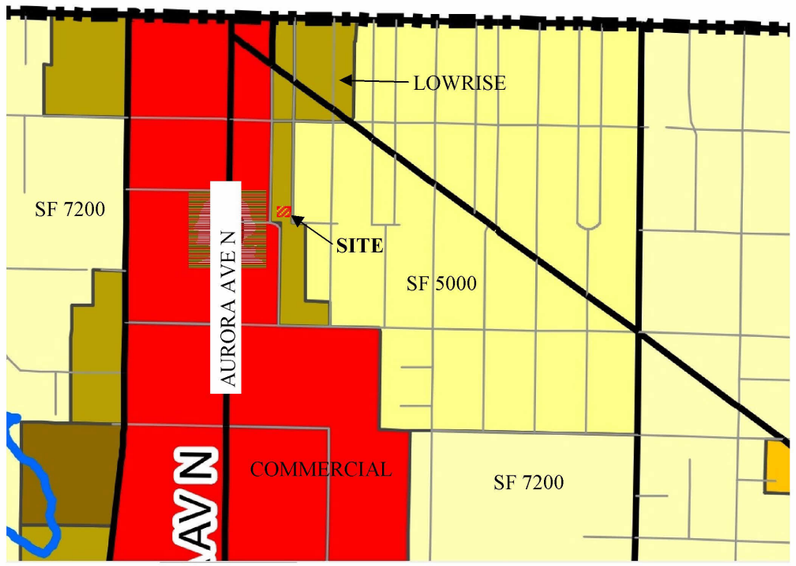
Site trees:
There is one significant tree on the neighboring site to the west, owned by the same owner. This is the tree that will be removed in Option 1.

NEIGHBORHOOD NORTH



EXISTING SITE NORTH

EXISTING EXCEPTIONAL TREE



ZONING

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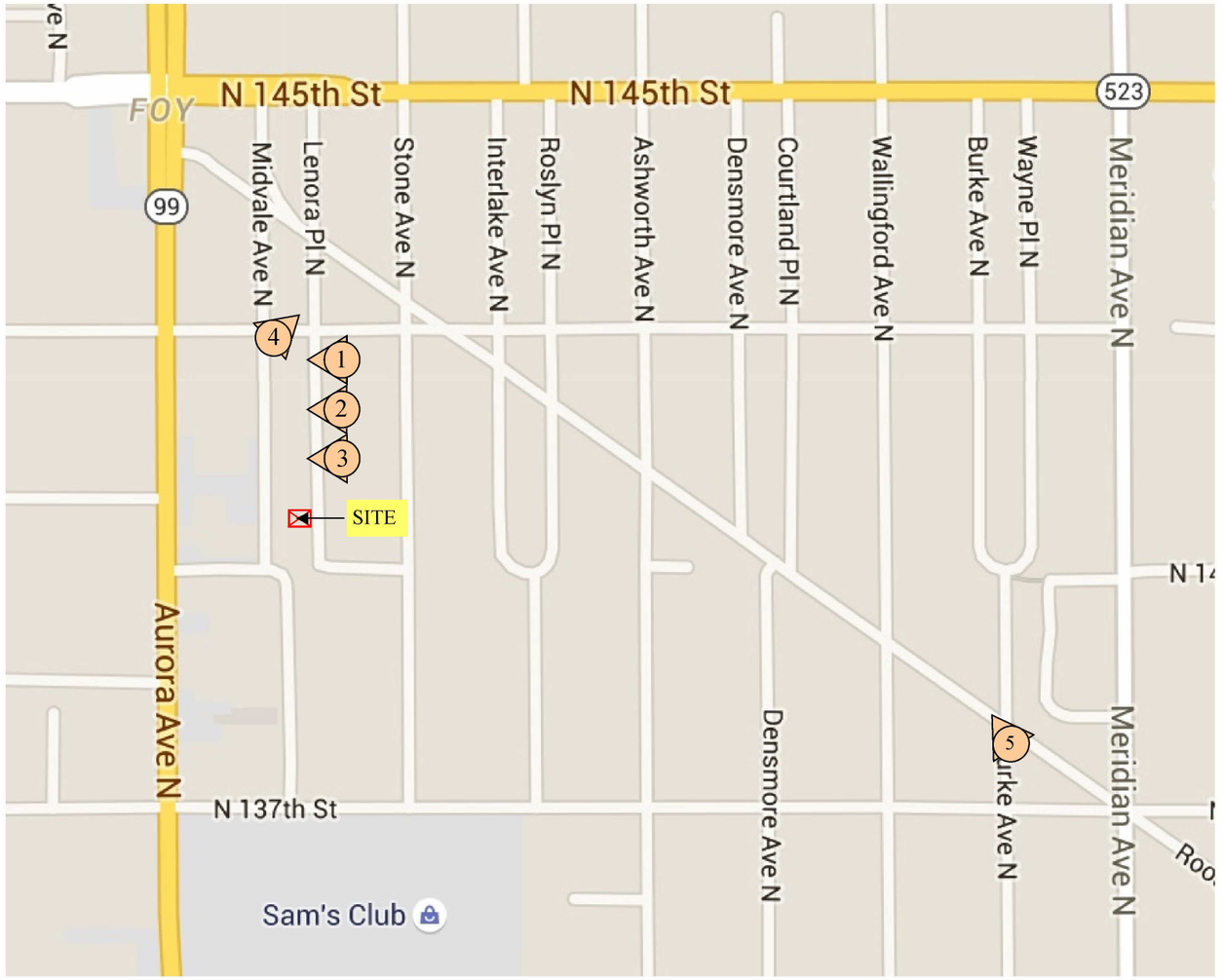
SITE PHOTO

PHOTO ACROSS SITE AND STREET

SUBJECT



1. 3 UNIT TOWNHOME

2. DUPLEX

3. DUPLEX

4. TOWNHOMES

5. SINLE FAMILY HOUSES

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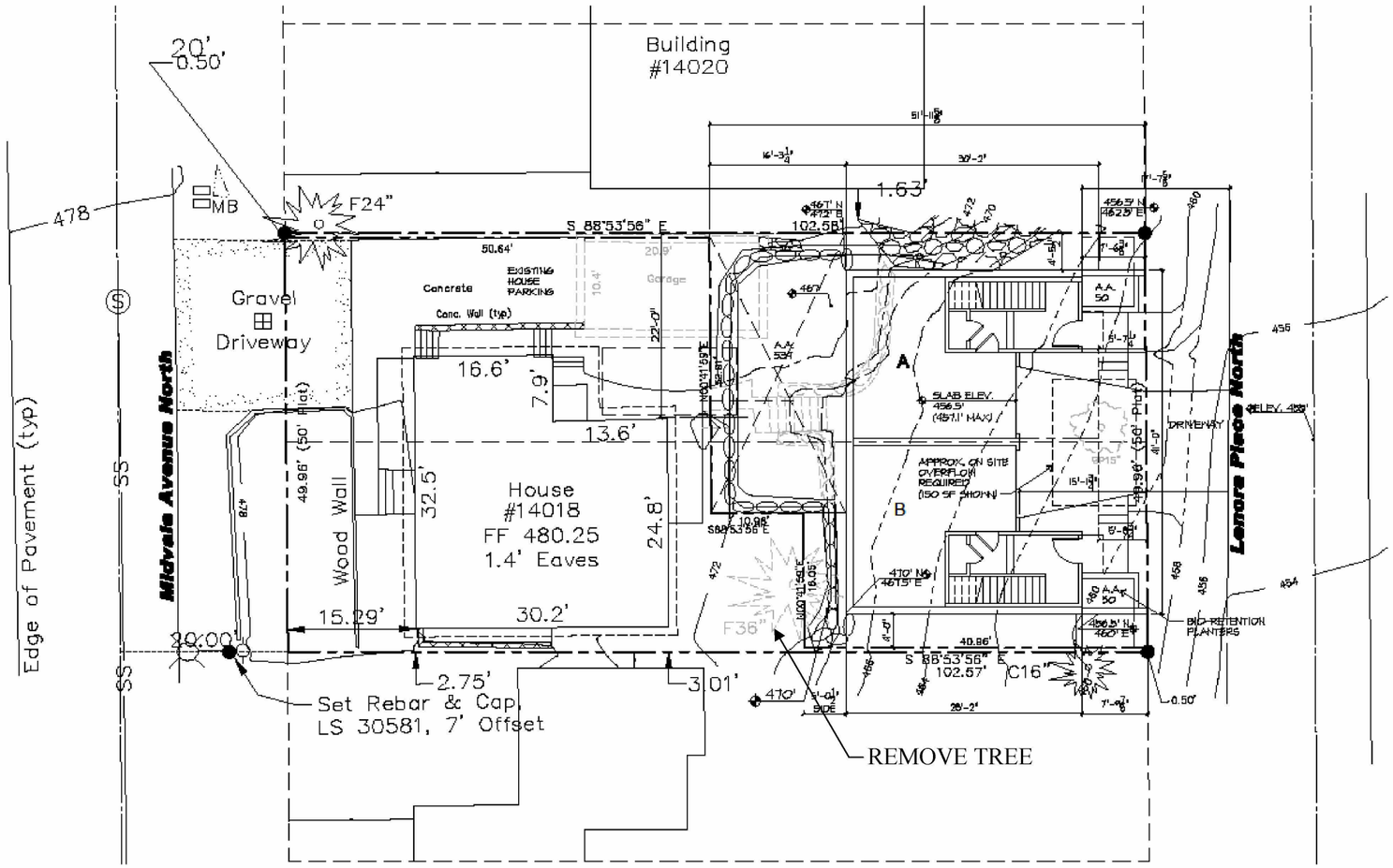
4. SITE PLAN: **A preliminary site plan including proposed structures, open spaces, vehicular and pedestrian access and landscaping. Include all dimensions**



OPTION 1: SITE PLAN REMOVING TREE

DEVELOPMENT STANDARDS FOR ROW HOUSE MULTI-FAMILY ZONES

FAR LR-2

TOTAL LOT AREA = 2,418 SF
FAR 1.1 =2,660 SF
OR FAR 1.3 = 3,143 (BUILT GREEN)
PROPOSED: 3,141 SF

BUILDING HEIGHT LR2

ROW HOUSING: 30' height + 5' for roof (pitch 6:12)

BUILDING SETBACK LR2

ROW HOUSING:
FRONT: 5' MIN, PROPOSED: 5'-7"
REAR: 7' AVRG, 5' MIN PROPOSED: 16'-3"
SIDE: 0' EXCEPT NEXT TO SINGLE FAMILY THEN 5'
FACADE OVER 40' = 0' EXCEPT NEXT TO SINGLE FAMILY
PROPOSED: WEST: 5' NORTH: 4'-5 1/2" SOUTH: 4'-0"
GARAGE MUST BE SET BACK 15'

DENSITY LR2

ROW HOUSING: NO LIMIT

BUILDING WIDTH LR2

ROW HOUSING: NO LIMIT

BUILDING LENGTH LR2

ROW HOUSING: MAX COMBINED LENGTH WITHIN 15' OF LOT LINE THAT IS NOT A REAR LOT LINE OR STREET OR ALLEY SHALL NOT EXCEED 65% OF LOT LENGTH
SMC 23.86.016 EXHIBIT D REAR YARD LINE EXCEPTION: LOT AREA: 2,418
LOT DEPTH = 2,418/49.96' = 48.75'
LENGTH ALLOWED:48.75' X .65 = 31.7' = 31'-8"
PROPOSED: 30'-2"

RESIDENTIAL AMENITIES

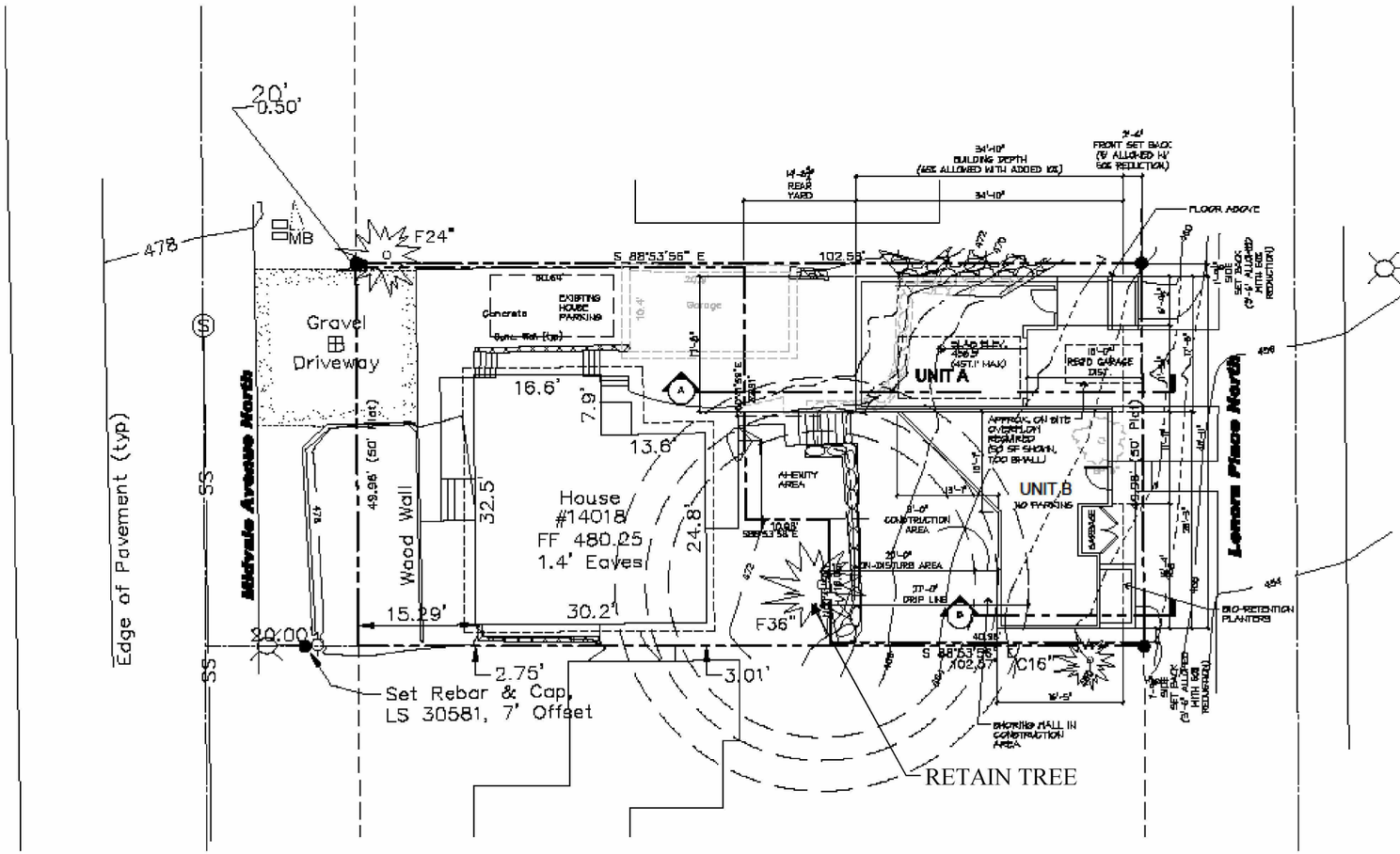
PUBLIC OR PRIVATE
TOTAL AREA: 2418 X .25 = 605 SF
PRIVATE AMENITY AREA ON SIDE LOT LINES THAT IS NOT A SIDE STREET LOT LINE MIN. 10'
COMMON AMENITY AREA MIN 250 SF AND MIN. DIM. OF 10'
PROPOSED: 639 SF

GREEN FACTOR / LANDSCAPING

Must be landscaped to satisfy a Green Area Factor of 0.6
MAX 25% CAN BE GREEN WALL
PERMEABLE PAVERS AND STRUCUTRAL SOLIS CAN NOT COUNT MORE THAN 1/3 OF GREEN FACTOR

PARKING LR2

URBAN VILLAGE OVERLAY- (BITTER LAKE URBAN VILLAGE) (HUB URBAN VILLAGE)
FREQUENT TRANSIT, PER SMC TABLE B FOR 23.54.015 RESIDENTIAL USES, II RESIDENTIAL USE REQUIREMENTS WITH LOCATION CRITERIA, LINE M. AND GIS MAP FREQUENT TRANSIT CORRIDOR, SHOW THAT FREQUENT TRANSIT IS WITHIN 1,320') NOT WITHIN 1,320' THEREFORE PARKING REQUIRED



OPTION 2: SITE PLAN RETAINING TREE

DEVELOPMENT STANDARDS FOR ROW HOUSE MULTI-FAMILY ZONES

FAR LR-2

TOTAL LOT AREA = 2,418 SF
FAR 1.1 =2,660 SF
OR FAR 1.3 = 3,143 (BUILT GREEN)
PROPOSED: 3,141 SF

BUILDING HEIGHT LR2

ROW HOUSING: 30' height + 5' for roof (pitch 6:12)

BUILDING SETBACK LR2

ROW HOUSING:
FRONT: 5' MIN, PROPOSED: 5'-7"
REAR: 7' AVRG, 5' MIN PROPOSED: 16'-3"
SIDE: 0' EXCEPT NEXT TO SINGLE FAMILY THEN 5'
FACADE OVER 40' = 0' EXCEPT NEXT TO SINGLE FAMILY
PROPOSED: NORTH: 1'-9 1/8" SOUTH: 1'-9 3/8"
GARAGE MUST BE SET BACK 15'

DENSITY LR2

ROW HOUSING: NO LIMIT

BUILDING WIDTH LR2

ROW HOUSING: NO LIMIT

BUILDING LENGTH LR2

ROW HOUSING: MAX COMBINED LENGTH WITHIN 15' OF LOT LINE THAT IS NOT A REAR LOT LINE OR STREET OR ALLEY SHALL NOT EXCEED 65% OF LOT LENGTH
SMC 23.86.016 EXHIBIT D REAR YARD LINE EXCEPTION: LOT AREA: 2,418
LOT DEPTH = 2,418/49.96' = 48.75'
LENGTH ALLOWED:48.75' X .65 = 31.7' = 31'-8"
ADJUSTMENT: PER23.41.018.D.4.d STRUCTURE DEPTH MAY BE INCREASED BY 10%
31'-8" + (10% X 31'-8") = 31'-8" +3'-2" = 34'-10"
PROPOSED: 34'-10"

RESIDENTIAL AMENITIES

PUBLIC OR PRIVATE
TOTAL AREA: 2418 X .25 = 605 SF
PRIVATE AMENITY AREA ON SIDE LOT LINES THAT IS NOT A SIDE STREET LOT LINE MIN. 10'
COMMON AMENITY AREA MIN 250 SF AND MIN. DIM. OF 10'
PROPOSED: 1012 SF

GREEN FACTOR / LANDSCAPING

Must be landscaped to satisfy a Green Area Factor of 0.6
MAX 25% CAN BE GREEN WALL
PERMEABLE PAVERS AND STRUCUTRAL SOLIS CAN NOT COUNT MORE THAN 1/3 OF GREEN FACTOR

PARKING LR2

URBAN VILLAGE OVERLAY- (BITTER LAKE URBAN VILLAGE) (HUB URBAN VILLAGE)
FREQUENT TRANSIT, PER SMC TABLE B FOR 23.54.015 RESIDENTIAL USES, II RESIDENTIAL USE REQUIREMENTS WITH LOCATION CRITERIA, LINE M. AND GIS MAP FREQUENT TRANSIT CORRIDOR, SHOW THAT FREQUENT TRANSIT IS WITHIN 1,320') NOT WITHIN 1,320' THEREFORE PARKING REQUIRED
ADJUSTMENT: 25.11.070.3.c REDUCTION IN PARKING
PROPOSED: 1 PARKING SPACE

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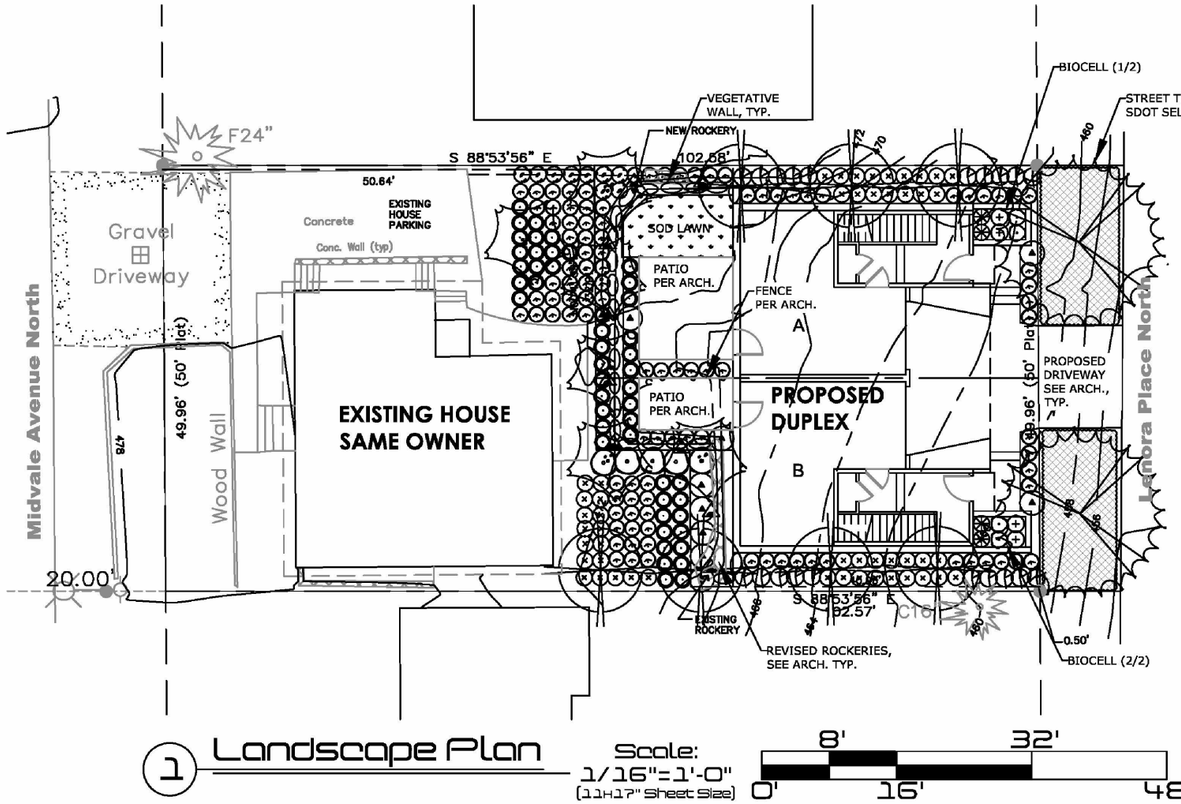


1 Landscape Plan

Scale: 1/16"=1'-0" (11x17" Sheet Size)

8' 32'

0' 16' 48'

14015 Lenora Pl. N.
Seattle, WA
3/8/16
L-1

N

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
Acer circinatum	Vine Maple	1.5" Cal.	(DT)
Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	1.5" Cal.	(DT)
Pseudotsuga menziesii	Douglas Fir	6' Ht.	(DT)
SHRUBS & GROUNDCOVERS			
Blechnum spicant	Deer Fern	2 Gal.	(DT)
Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	5 Gal.	(DT)
Carex testacea	Orange Carex	1 Gal.	(B, DT)
Cornus sericea 'Kelseyi'	Kelseyi Redtwig Dogwood	2 Gal.	(DT)
Equisetum hyemale	Horsetail	1 Gal.	(B, DT)
Hydrangea petiolaris	Climbing Hydrangea	1 Gal.	(DT)
Juncus patens 'Elk Blue'	Elk Blue Rush	2 Gal.	(B, DT)
Mahonia x media 'Charity'	Charity Oregon Grape	5 Gal.	(DT)
Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 Gal.	(DT)
Polystichum munitum	Western Sword Fern	2 Gal.	(DT)
Sarcococca ruscifolia	Dwarf Sweetbox	2 Gal.	(DT)
Vinca minor	Periwinkle	1 Gal.	(DT) 24" o.c. spacing
			DT= Drought Tolerant
			B= Biocell

2 Plant Schedule

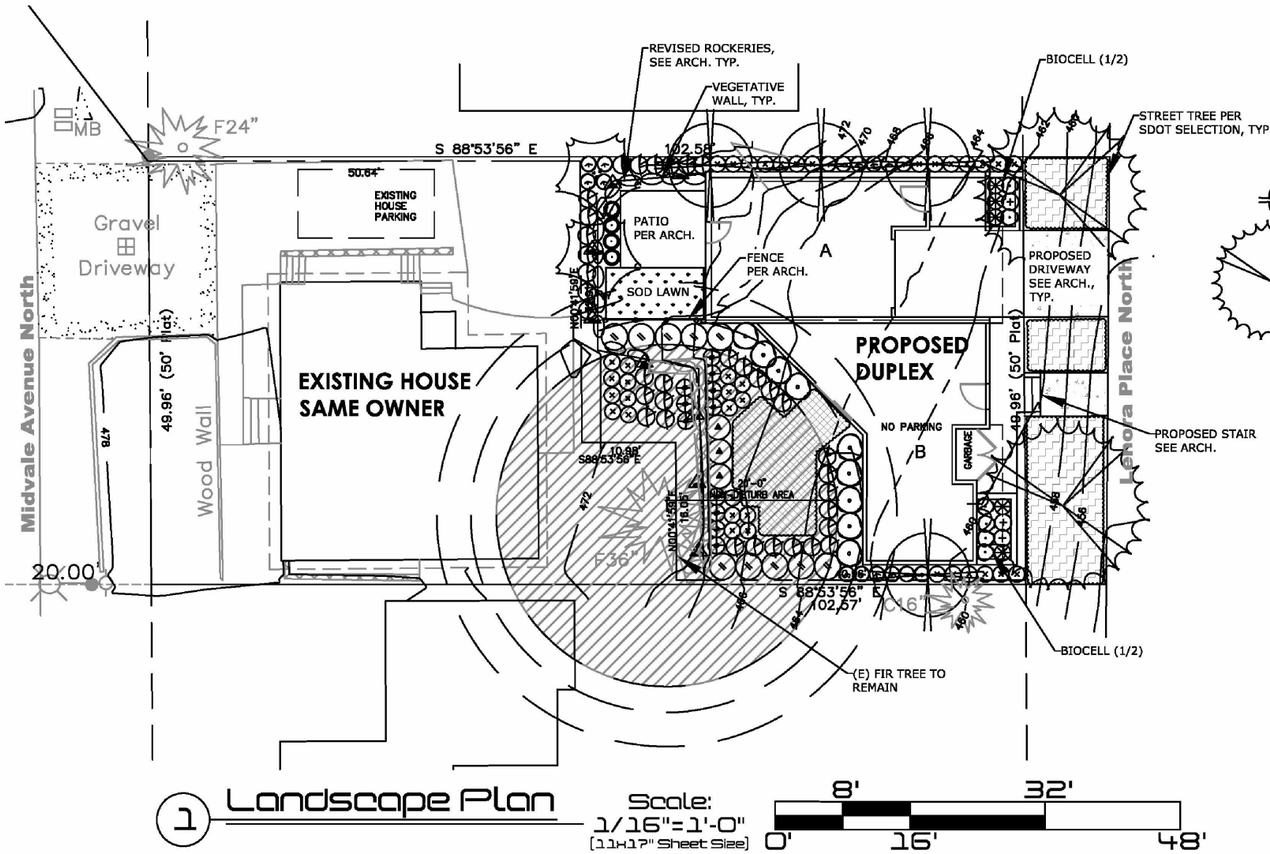
NOTES:
- PROVIDE ITEMS LISTED OR APPROVED EQUALS.
- IMPORT TOPSOIL AND AMENDMENT PER COS DETAIL #142.
- CONCRETE WALKS AND DRIVES TO BE INSTALLED PER COS STANDARD DETAIL #420.
- STREET AND OTHER TREES TO BE INSTALLED PER COS DETAIL #100a.
- PROTECT ALL EXISTING TREES TO REMAIN PER COS STANDARD PLAN #132. CONTACT SDOT PRIOR TO CONSTRUCTION AT 206-684-TREE.
- ALL PLANT MATERIAL TO CONFORM TO THE LATEST ISSUE OF THE ANLA MANUAL FOR AMERICAN STANDARD OF NURSERY STOCK.

STATE OF WASHINGTON LANDSCAPE ARCHITECT NATHANIEL T. LOWRY LICENSE NO. 1201

True Scape Design (Landworks)

True Scape Design
500 Yale Ave N.
Seattle, WA 98109
206-701-7714
www.truescapedesign.com

NOT FOR CONSTRUCTION



1 Landscape Plan

Scale: 1/16"=1'-0" [11x17" Sheet Size]

8' 32' 0' 16' 48'

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
Acer circinatum	Vine Maple	1.5" Cal.	(DT)
Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	1.5" Cal.	(DT)
Pseudotsuga menziesii	Douglas Fir	6' Ht.	(DT)
SHRUBS & GROUNDCOVERS			
Acorus gramineus 'Ogon'	Golden Sweet Flag	1 Gal.	(DT) 18" o.c. spacing
Blechnum spicant	Deer Fern	2 Gal.	(DT)
Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	5 Gal.	(DT)
Carex testacea	Orange Carex	1 Gal.	(B, DT)
Choisya ternata 'Sundance'	Sundance Mexican Orange	2 Gal.	(DT)
Cornus sericea 'Helseyi'	Helseyi Redtwig Dogwood	2 Gal.	(DT)
Equisetum hyemale	Horsetail	1 Gal.	(B, DT)
Hydrangea petiolaris	Climbing Hydrangea	1 Gal.	(DT)
Juncus patens 'Elk Blue'	Elk Blue Rush	1 Gal.	(B, DT)
Mahonia repens	Creeping mahonia	1 Gal.	(DT) 24" o.c. spacing
Mahonia x media 'Charity'	Charity Oregon Grape	5 Gal.	(DT)
Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 Gal.	(DT)
Polystichum munitum	Western Sword Fern	2 Gal.	(DT)
Sarcococca ruscifolia	Dwarf Sweetbox	2 Gal.	(DT)
			DT= Drought Tolerant
			B= Biocell

2 Plant Schedule

NOTES:
- PROVIDE ITEMS LISTED OR APPROVED EQUALS.
- IMPORT TOPSOIL AND AMENDMENT PER COS DETAIL #142.
- CONCRETE WALKS AND DRIVES TO BE INSTALLED PER COS STANDARD DETAIL #420.
- STREET AND OTHER TREES TO BE INSTALLED PER COS DETAIL #100a.
- PROTECT ALL EXISTING TREES TO REMAIN PER COS STANDARD PLAN #132. CONTACT SDOT PRIOR TO CONSTRUCTION AT 206-684-TREE.
- ALL PLANT MATERIAL TO CONFORM TO THE LATEST ISSUE OF THE ANLA MANUAL FOR AMERICAN STANDARD OF NURSERY STOCK.

14015 Lenora Pl. N.
Seattle, WA
3/8/16
L-2

N

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
NATHANIEL T. LOWRY
LICENSE NO. 1201

True Scape Design
(Landworks)

True Scape Design
500 Yale Ave N.
Seattle, WA 98109
206-701-7714
www.truescapedesign.com

NOT FOR CONSTRUCTION

5. DESIGN GUIDELINES: **A brief description of how the proposal meets the intent of the applicable citywide and neighborhood design review guidelines. Identify design guidelines most relevant to the proposal.**

CS1Natural Systems and Site Features

CS1 - C. Topography 2. Elevation Change

Because of the significant change in grade from the street the entries will be very close to the street. There is not enough room in the front yard to allow for many steps up to the entries. The advantage of this it allows for safety in the connection to the street. The grade change also makes the main living area on the second level which is more private, but still allows a view to the street below.

CS3 – Architectural Context and Character

CS3 – A. Emphasizing Positive Neighborhood Attributes

4. Evolving Neighborhood

This neighborhood has many types of buildings. There is a trend towards a more contemporary look to the new buildings from single family, to multifamily. This structure will have a contemporary look, but still feel residential. The at grade entries and garage right next to the entries is typical of the houses on this street.

PL3 Street Level Interaction

PL3 – A. Entries 1d. Individual entries to ground related housing.

Each unit will have distinct entries. With a stoop and awning above in Option 1. Option 2 will have one entry unit recessed. This helps the feeling of connection to the street with an eye on the street. If the entries were on the sides of the building it would not have the same connection to the community.

DC2 Architectural Concept

DC2 – C. Secondary Architectural Features 1. Visual depth

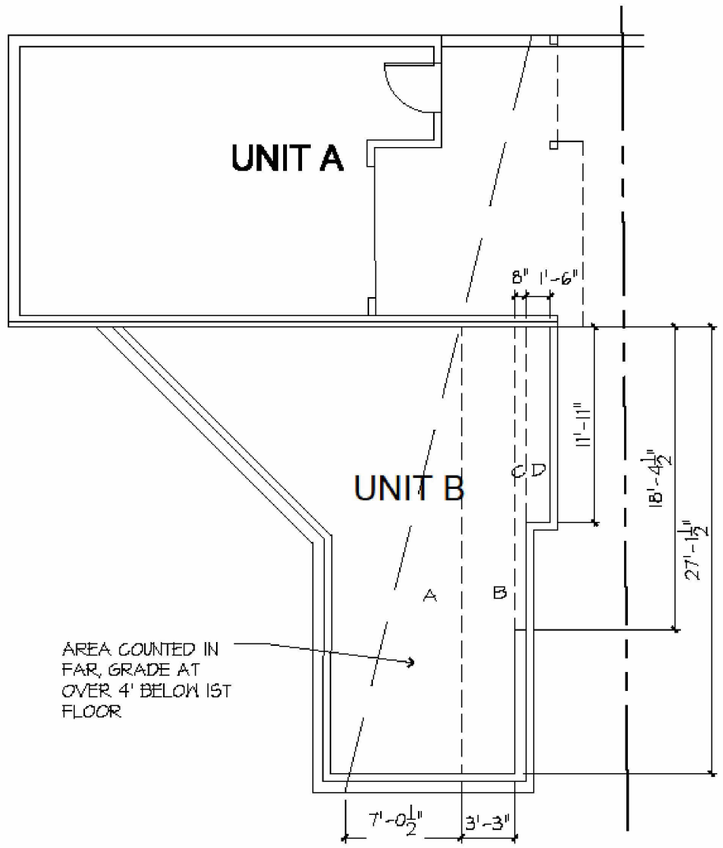
Option 1 is symmetrical and the units are split down the middle of the building, The large center bay unifies the building as one, because it is a small building this makes it less busy, but still interesting. The garages are stepped back so allow for depth in the building facade. Each front door will be raised slightly from the street on a stoop and have a metal awning above that adds interest to the building as well as needed weather protection.

Option 2 is maxed out to full FAR, the set back are all reduced to 50% of what is allowed. This caused the building to be taller and wider. Also the bays are set up to be at their maximum of 500sf for the design articulation code. This sets up 2 large bays which help separate the 2 units but still will unify it with similar materials on each bay. This option only has one garage. One entry will be set back not quite as far as the garage which will add depth to the building. The other unit will have a small stoop, but will also have a metal awning over the front door which helps add interest to the facade.

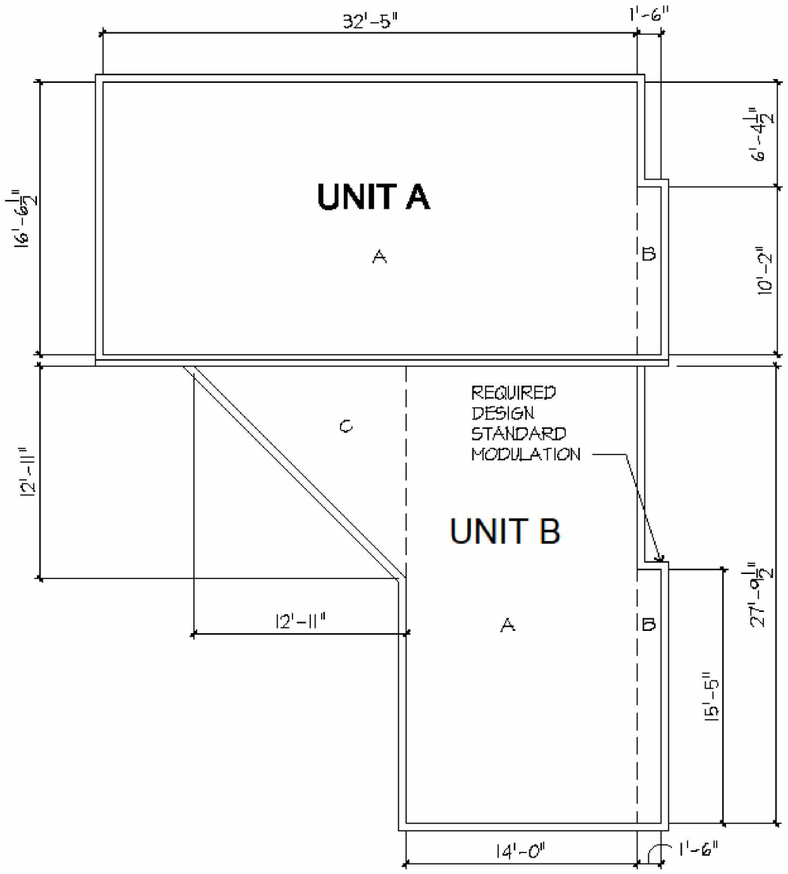
Both options will have over the required 20% windows on the front which helps make the building open up to the street. However, because option 2 is only 1'-9" from the side property line by the Seattle Residential code will not allow windows this close to the side property lines. This will make those facades less open to the community.

OPTION 1

OPTION 2



BASEMENT FAR AREA



1ST, 2ND & 3RD FLOOR FAR AREA

FAR LR-2

TOTAL LOT AREA = 2,418 SF
FAR 1.1 =2,660 SF
OR FAR 1.3 = 3,143

PROPOSED:
UNIT A:
1ST, 2ND & 3RD FLOOR
NO BASEMENT AREA
A- 32'-5" X 16'-6 1/2" = 536 SF
B- 10'-2" X 1'-6" = 15 SF
TOTAL PER FLOOR = 551 SF
3 FLOORS:
3 X 551 SF = 1653 SF

UNIT B:
1ST, 2ND & 3RD FLOOR
A- 14' X 27'-9 1/2" = 389 SF
B- 1'6"X 15'-5" = 23 SF
C- 12'-11 X12'-11 / 2 = 83 SF
TOTAL PER FLOOR = 495 SF
3 FLOORS:
3 X 495 SF = 1485 SF
BASEMENT
A- 7'-0 1/2" X 27'-1 1/2" / 2 = 95
B- 3'-3" X 27'-1 1/2" = 88
C- 8" X 18'-4 1/2" = 12 SF
D- 1'-6" X 11'-11" = 18
TOTAL : 213 SF
TOTAL UNIT B: 1485 + 213 =1698

TOTAL FAR FOR BOTH UNITS
UNIT A: 1653 SF
UNIT B: 1698 SF

TOTAL: 3351 SF

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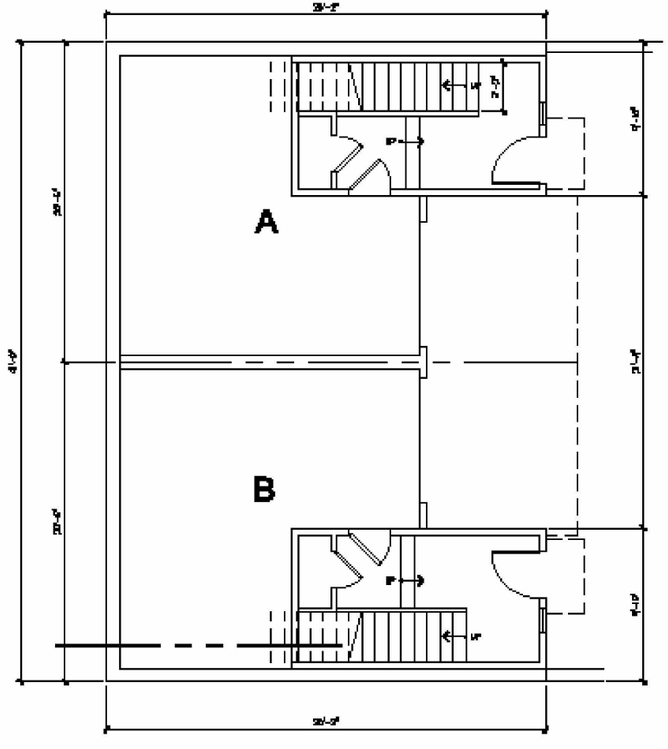
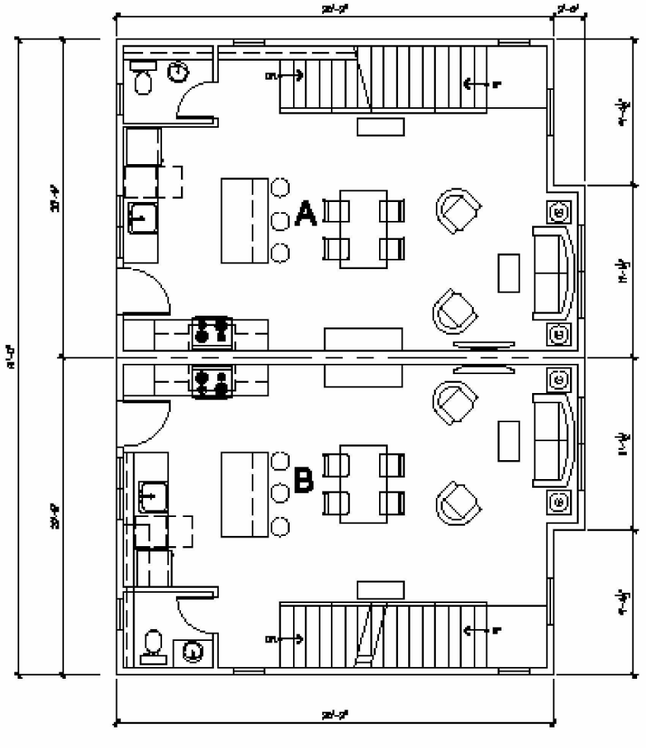
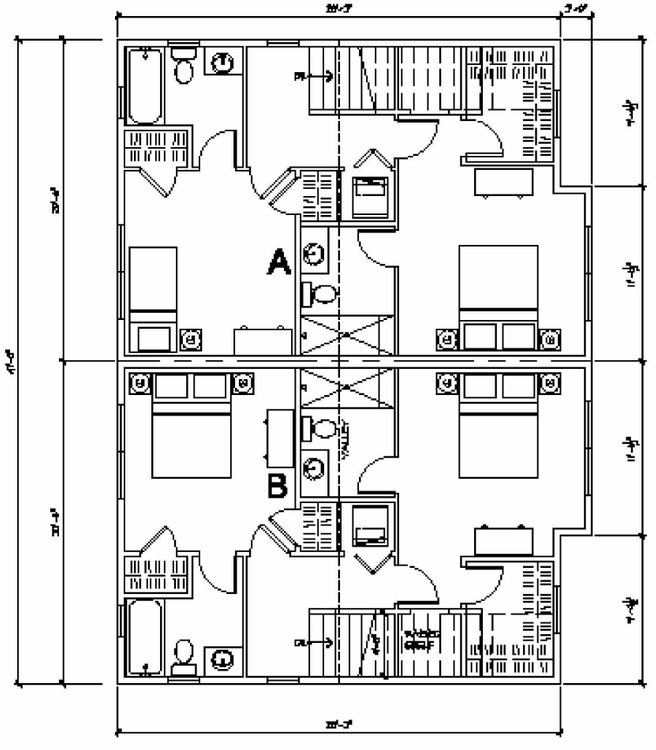


BASEMENT FLOOR PLAN
OPTION 1



1ST FLOOR PLAN
OPTION 1



2ND FLOOR PLAN
OPTION 1

6. ARCHITECTURAL CONCEPT: **One or more color renderings adequate to depict the overall massing of structures and the design concept. Graphics should show proposed siting, massing, open space, and façade treatments. Three dimensional studies and sketches, including those at the street level are optional, may assist the planner to evaluate the design proposal. May also include images from the neighborhood or beyond that will inform the design development of the proposed development.**

Architectural Concept

The main design concept for Option 1 was to do a modern building that is simple in this neighborhood of small homes. The few other multi-family homes that are modern are still quite simple as well. Also the desire for the neighborhood is to have parking for each unit. It is close to Aurora, but it is not frequent transit and there are not many conveniences at this location of Aurora. This is still a neighborhood that people will be driving to.

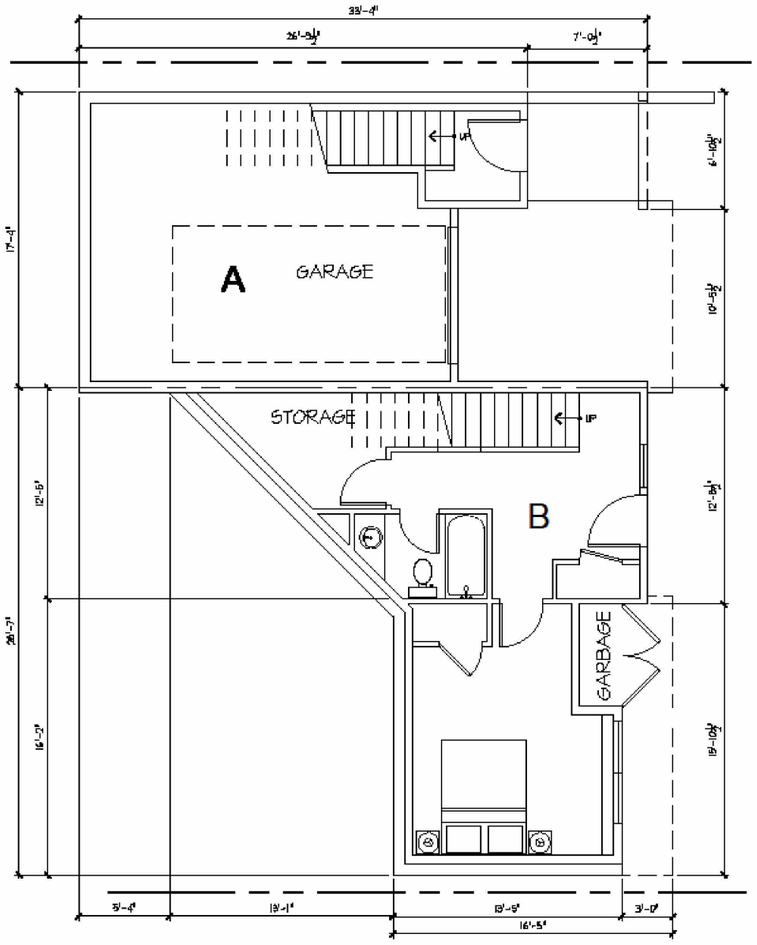
The main design concept for Option 2 was to do a modern building that is simple in this neighborhood of small homes. The few other multi-family homes that are modern are still quite simple as well. Because the FAR is maxed out it is a lot taller than many of the other buildings, however the 2 bays do not go to the ground which will break up the height of the building. Keeping at least one parking will be important for this lot because as stated above this is still a neighborhood that people will be driving to.

EAST ELEVATION OPTION 1

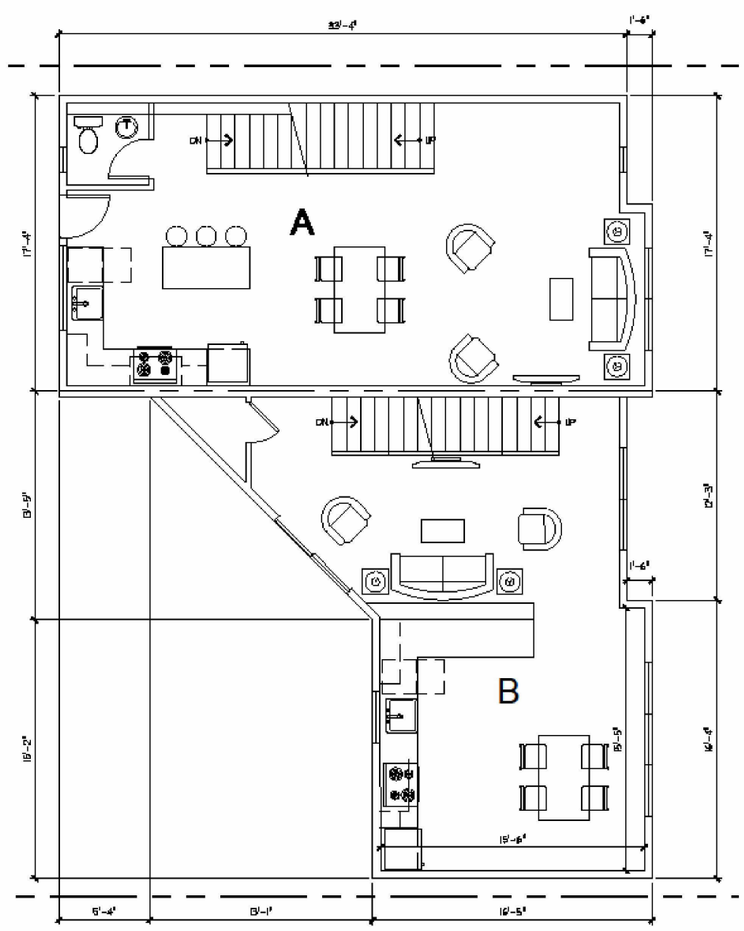
WEST ELEVATION
OPTION 1

NORTH ELEVATION
OPTION 1

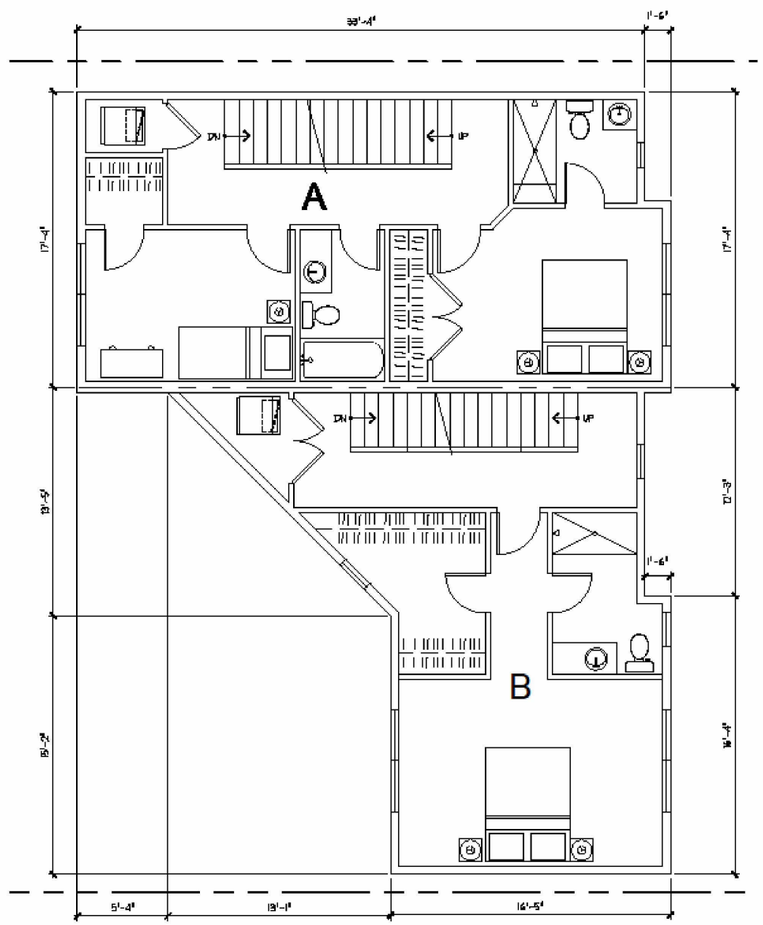
SOUTH ELEVATION
OPTION 1



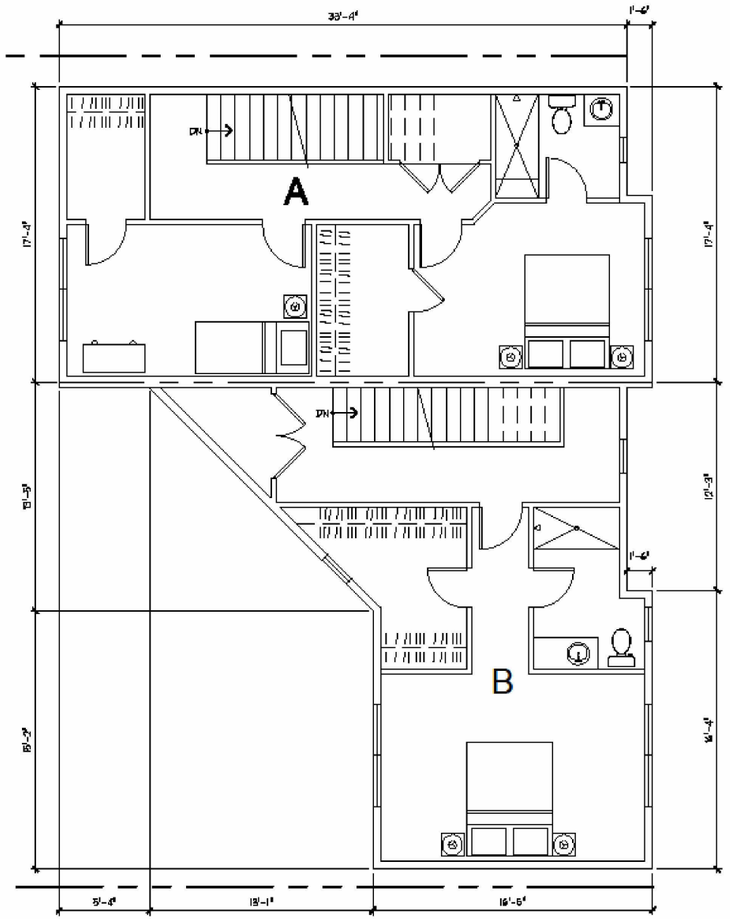
BASEMENT FLOOR PLAN
OPTION 2



1ST FLOOR PLAN
OPTION 2



2ND FLOOR PLAN
OPTION 2



3RD FLOOR PLAN
OPTION 2

PLANTER STAIR IMAGE
SMOOTH CONCRETE IMAGE

OPTION 1 ENTRY

OPTION 2 ENTRY

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Phone 206-782-2911 www.cba-arch.com

EAST ELEVATION OPTION 2

WEST ELEVATION OPTION 2

SOUTH ELEVATION
OPTION 2

NORTH ELEVATION
OPTION 2

7. ADJUSTMENTS: **A summary of potential development standard adjustments. A table comparing code requirements with the proposed design should be included.**

Adjustment

This lot is going through Streamline Design Review in order to remove the significant tree on the neighboring lot to the west which is owned by the same person. Per SMC 25.11.070 the tree can be removed if shown that the FAR cannot be met with full adjustments as allowed in the code.

The FAR is just over what is required with the adjustment shown in option 2.
25.11.070.3.c - Reduction in Parking
23.41.018D.4.a - Setback reduced 50%
23.41.018D.4.d - Structure Depth increased by 10%

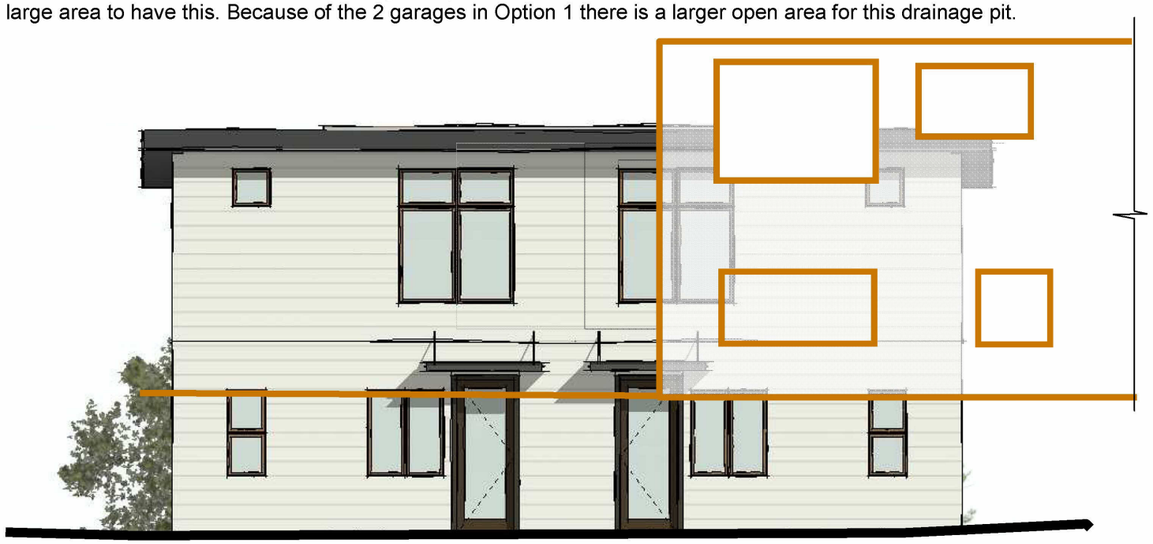
We are requesting to do Option 1 and remove the tree although the FAR is just over allowed because the building has many flaws when keeping the tree. Here are the issues: with reduced front set back of 2'-6", this is very close to anything else in the area, especially with single family houses zone across the street.

With only 1'-9" side yard it is difficult to build with the shoring wall and there so no way to put a ladder up or scaffolding in these side yards, as well as maintaining the buildings side facade. Also per the Seattle Residential Code you are not allowed to have windows on side yards that are less than 3'-0".

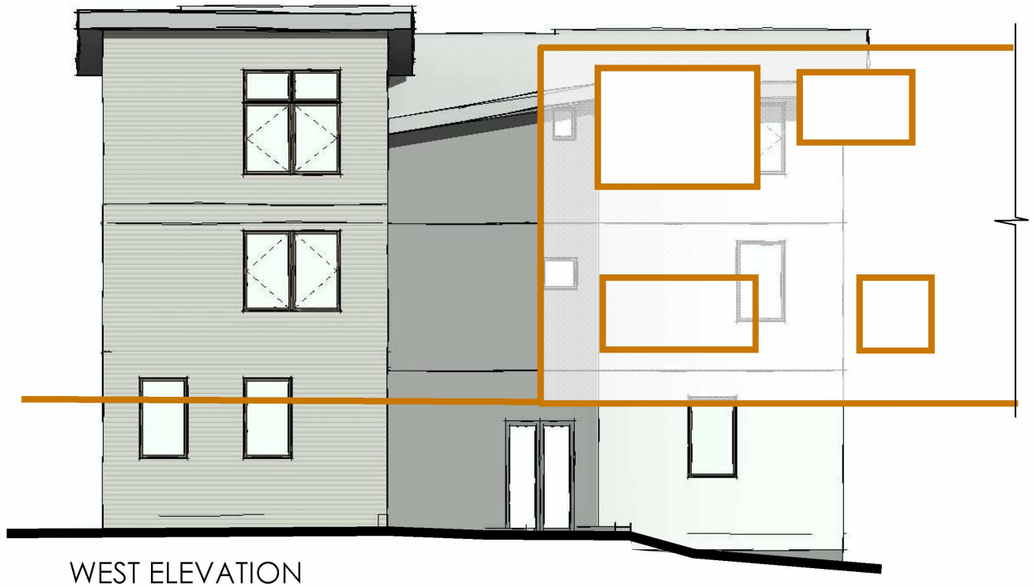
By reducing the parking in this neighborhood it will significantly reduce the value of this property because this is still a neighborhood that people have cars and need to drive to get places. After talking to one neighbor across the street from this site she said in the evening the street is very crowded and hard to get a parking spot. There has also been crime in the neighborhood so having a garage will be desirable.

The other issue with a very small front yard is that the drainage design becomes difficult. This site is required to have on site overflow. That means there will need to be a gravel pit somewhere in the front at the low side of the site. With Option 2 there is very little large area to have this. Because of the 2 garages in Option 1 there is a larger open area for this drainage pit.

NORTH ELEVATION
OPTION 1
WINDOW OVERLAY DIAGRAM



WEST ELEVATION
OPTION 1
WINDOW OVERLAY DIAGRAM



WEST ELEVATION
OPTION 2
WINDOW OVERLAY DIAGRAM

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