



PROJECT # 6503134

PROPOSAL:

Build Urban proposes to build 5 new town homes for a total of 5 units. A total of 5 parking stalls are proposed with accesses from the West alley.

6733 CARLETON AVE S.

CONTEXT:

The project site located in the Georgetown neighborhood of Seattle is a 6,250 sqft parcel zoned in an LR2 (Lowrise 2) for a variety of multifamily housing types in existing multifamily and single family neighborhoods. The parcel is bound by an alley to the West, Carleton Ave S. to the East and single family homes to the North and South.

DPD PROJECT #

6503134

King Co. APN:

815910-0035

Please see the following pages for a graphic contextual analysis.

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Project Address: 6733 Carleton Ave S.

Project Owner: Build Urban, LLC
999 N. Northlake Way
#215
Seattle Wa, 98103

Project Contact: Jeff Wegener
jeff@buildurban.com
206.452.9399

Site Area: 6,250 sqft
of Residential Units: 5 units
of Stories: 3 + Rooftop Decks

Zone: LR2
Proposed Use: 1 duplex & 1 Triplex
Lot Area: 6,250 sqft
Allowed FAR: 1.2
Proposed FAR: 1.12

Structural Height:
-Allowed: 30'-0" to Plate and 35'-0" to Ridge
-Proposed: 27'-8" to top of roof

Building Depth: 81.32' or 65% of lot length within
15' of side lot line

Building Width Limit:
Allowed: 90'
Proposed: 75.5'

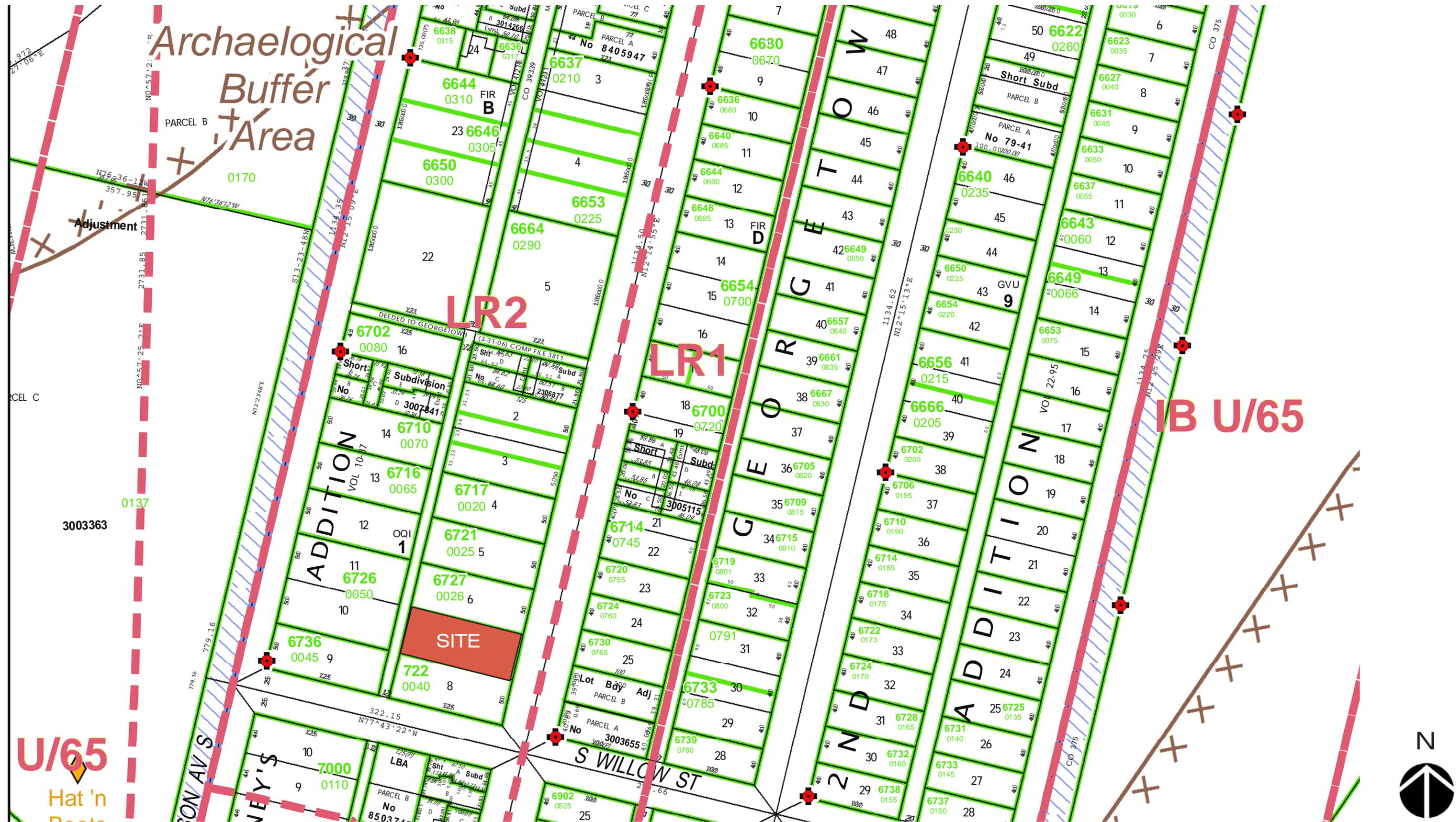
Setbacks:
-Front Proposed on Carleton Ave S : 7 feet.
-Rear Proposed: 28.13 feet
-Side North Proposed: 5 feet
-Side South Proposed: 11.13 feet
Parking:
-Stalls Required: 1 per Unit (5 stalls)
-Stalls Proposed: 5 surface park

Solid Waste:
84 sqft required per 23.54.040
Proposed: 85.21 sqft.

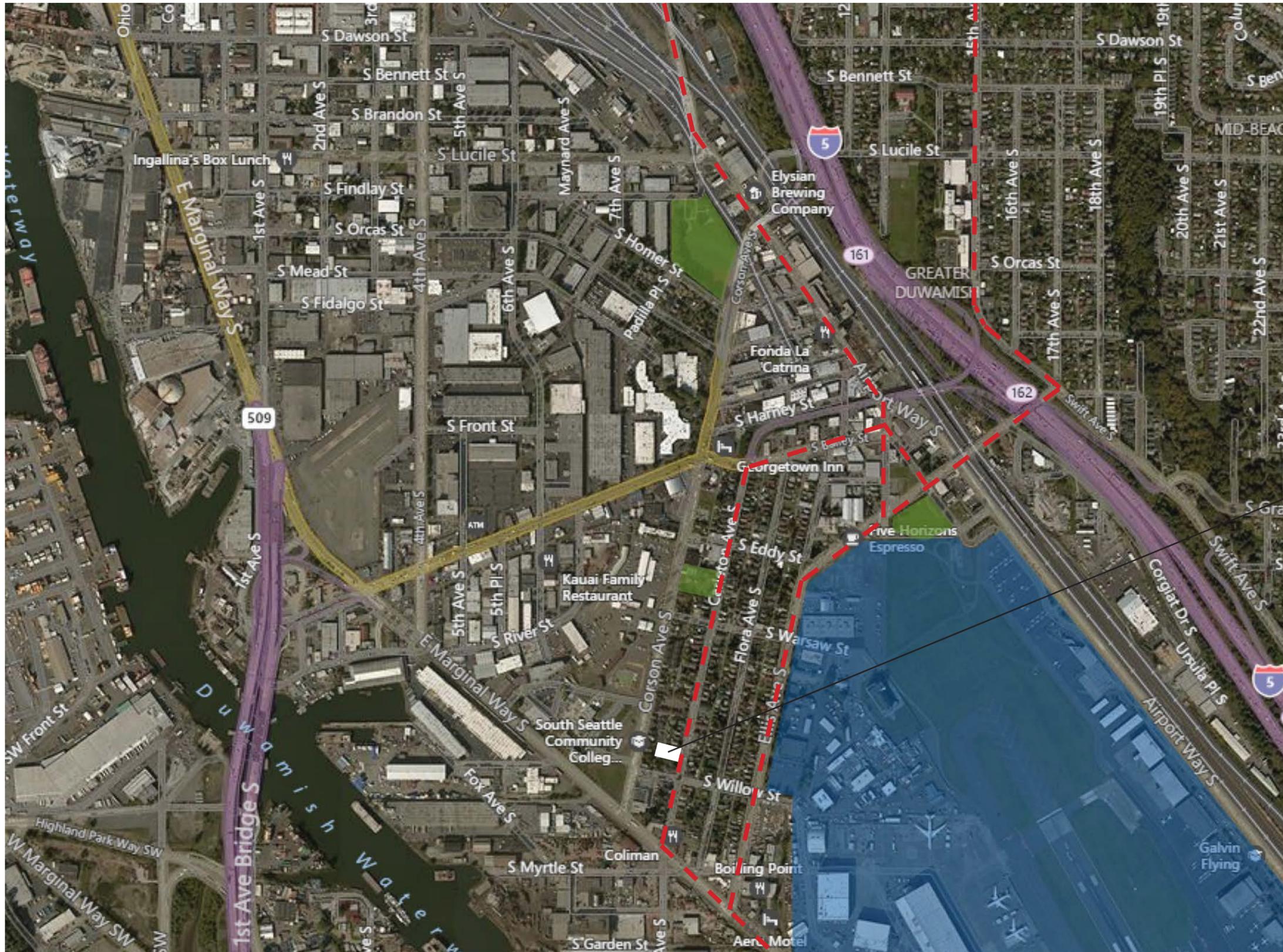
Adjustments:
None



Georgetown Neighborhood



Zoning and Vicinity Map



- King County International Airport
- City Park
- Highway
- Bus Routes 60 & 124

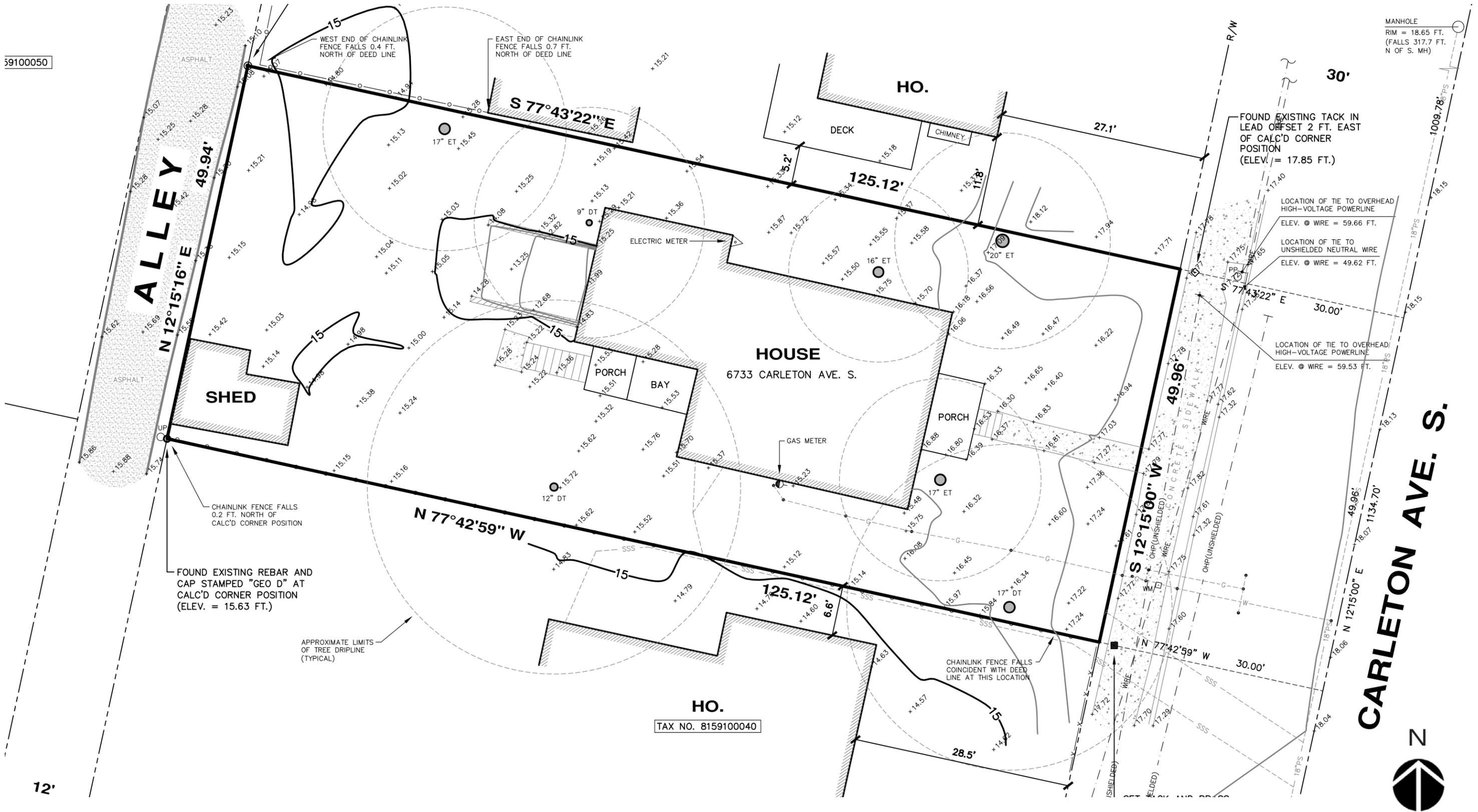
Project Site
6733 Carleton Ave S.



Site Context



59100050



MANHOLE
RIM = 18.65 FT.
(FALLS 317.7 FT.
N OF S. MH)

FOUND EXISTING TACK IN
LEAD OFFSET 2 FT. EAST
OF CALC'D CORNER
POSITION
(ELEV. = 17.85 FT.)

LOCATION OF TIE TO OVERHEAD
HIGH-VOLTAGE POWERLINE
ELEV. @ WIRE = 59.66 FT.

LOCATION OF TIE TO
UNSHIELDED NEUTRAL WIRE
ELEV. @ WIRE = 49.62 FT.

LOCATION OF TIE TO OVERHEAD
HIGH-VOLTAGE POWERLINE
ELEV. @ WIRE = 59.53 FT.

CHAINLINK FENCE FALLS
0.2 FT. NORTH
OF
CALC'D CORNER POSITION

FOUND EXISTING REBAR AND
CAP STAMPED "GEO D" AT
CALC'D CORNER POSITION
(ELEV. = 15.63 FT.)

APPROXIMATE LIMITS
OF TREE DRIPLINE
(TYPICAL)

CHAINLINK FENCE FALLS
COINCIDENT WITH DEED
LINE AT THIS LOCATION

TAX NO. 8159100040

CARLETON AVE. S.



Existing Site



Georgetown is home to a variety of cultures, activities and historic landmarks. The neighborhood is made up industrial warehouses, business corridors, museums, trade schools, breweries, and small residential blocks. Living spaces vary from loft style apartments, to small town-home developments and single family homes.

The project site’s existing structure is a 1870 sqft single family home with a garage accessed from the West alley. The site offers frontage on Carleton Ave S with alley access, view potential of Downtown Seattle from the proposed building’s third floors as well as rooftop decks, easy access to transit routes, close proximity to downtown and the airport.

Georgetown Neighborhood



Existing Site & Neighborhood Context

1



2



3



4



5



6



Surround Neighborhood Context Photos



UNIT FRONTAGE & PATIO (UNIT 1,2)

TREES



Acer circinatum
Vine Maple



Prunus x hillieri 'Spire'
Spire Cherry

SHRUBS/ GRASSES/ VINES



Mahonia x media 'Charity'
Charity Mahonia



Hebe buxifolia 'Nana'
Boxwood Hebe



Helictotrichon sempervirens
Blue Oat Grass



Sarcococca ruscifolia
Fragrant Sweet Box



Anemanthele lessoniana
Pheasant's Tail Grass



Clematis armandii
Clematis



Cornus sericea 'Kelsey'
Kelsey's Dwarf
Kelsey Red Osier Dogwood

SOUTH EAST ENTRANCE

EXISTING TREE



Fagus sylvatica
Beech

SHRUBS/ GRASSES/ GROUNDCOVERS



Taxus baccata 'Repandens'
Creeping Yew



Hebe buxifolia 'Nana'
Boxwood Hebe



Pennisetum alopecuroides 'Hameln'
Dwarf Fountain Grass



Euphorbia amygdaloides var. robbiae
Mrs. Robb's bonnet



Cornus sericea 'Kelseyi' Kelsey's Dwarf
Kelsey Red Osier Dogwood

UNIT FRONTAGE (UNIT 3,4,5)

TREES



Styrax obassia
Fragrant Snowbell

SHRUBS/ GRASSES



Daphne odora 'Aureo-marginata'
Variegated Winter Daphne



Hebe buxifolia 'Nana'
Boxwood Hebe



Pennisetum alopecuroides 'Hameln'
Dwarf Fountain Grass



Cornus sericea 'Kelsey' Kelsey's Dwarf
Kelsey Red Osier Dogwood

BIOPLANTER



Carex pachystachya
Chamisso Sedge

NORTH BUFFER

TREES



Acer circinatum
Vine Maple



Carpinus betulus 'Fastigiata'
Pyramidal European Hornbeam

SHRUBS/ FERNS



Vaccinium ovatum
Evergreen Honeysuckle



Rhododendron 'Cilpinense'
Rhododendron



Polystichum munitum
Sword Fern

SOUTH FRONTAGE

SHRUBS/ VINES



Cornus sericea 'Kelseyi' Kelsey's Dwarf
Kelsey Red Osier Dogwood



Hydrangea anomala subsp. petiolaris
Climbing Hydrangea



●
Up Light

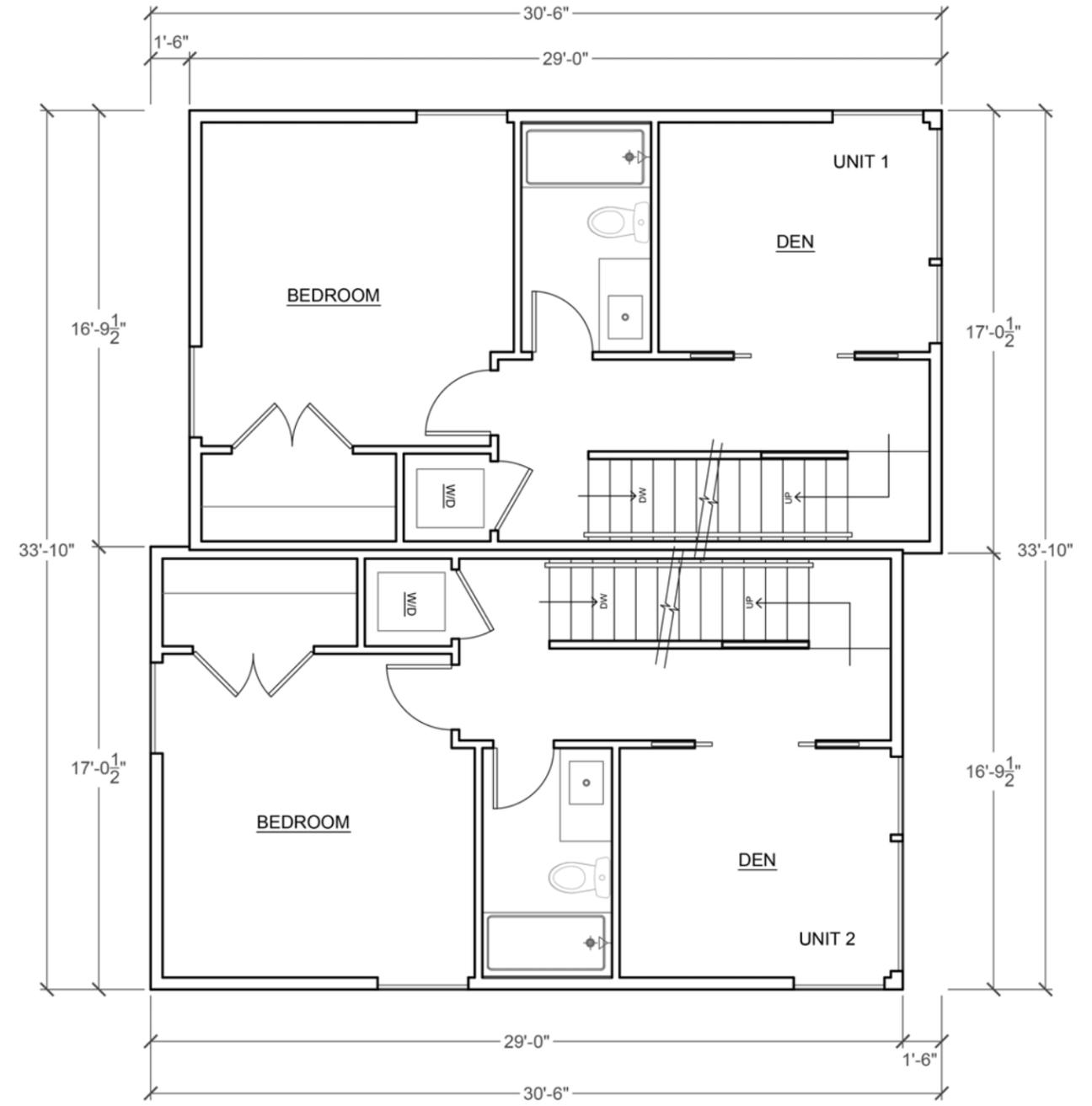
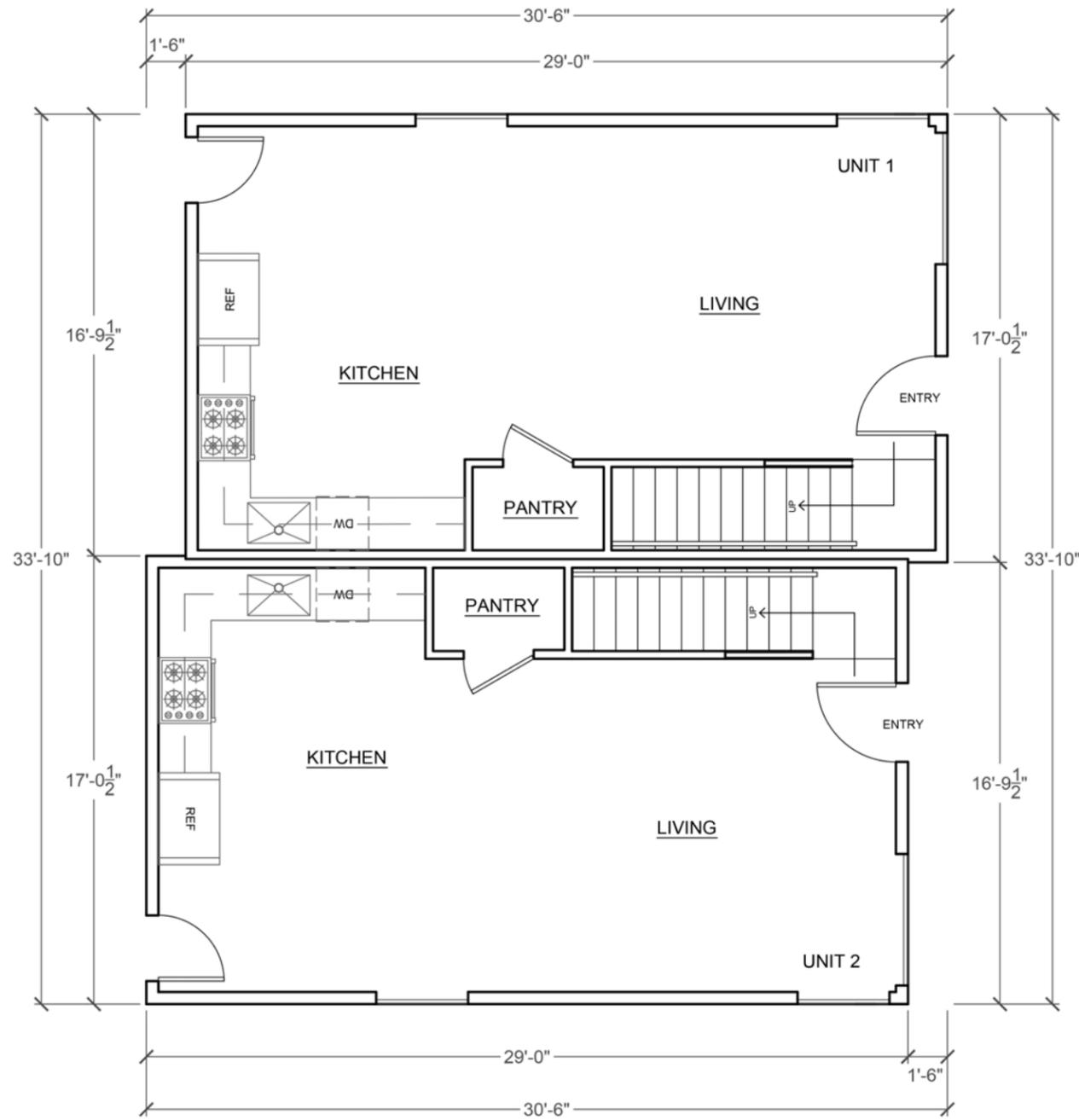


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Path Light

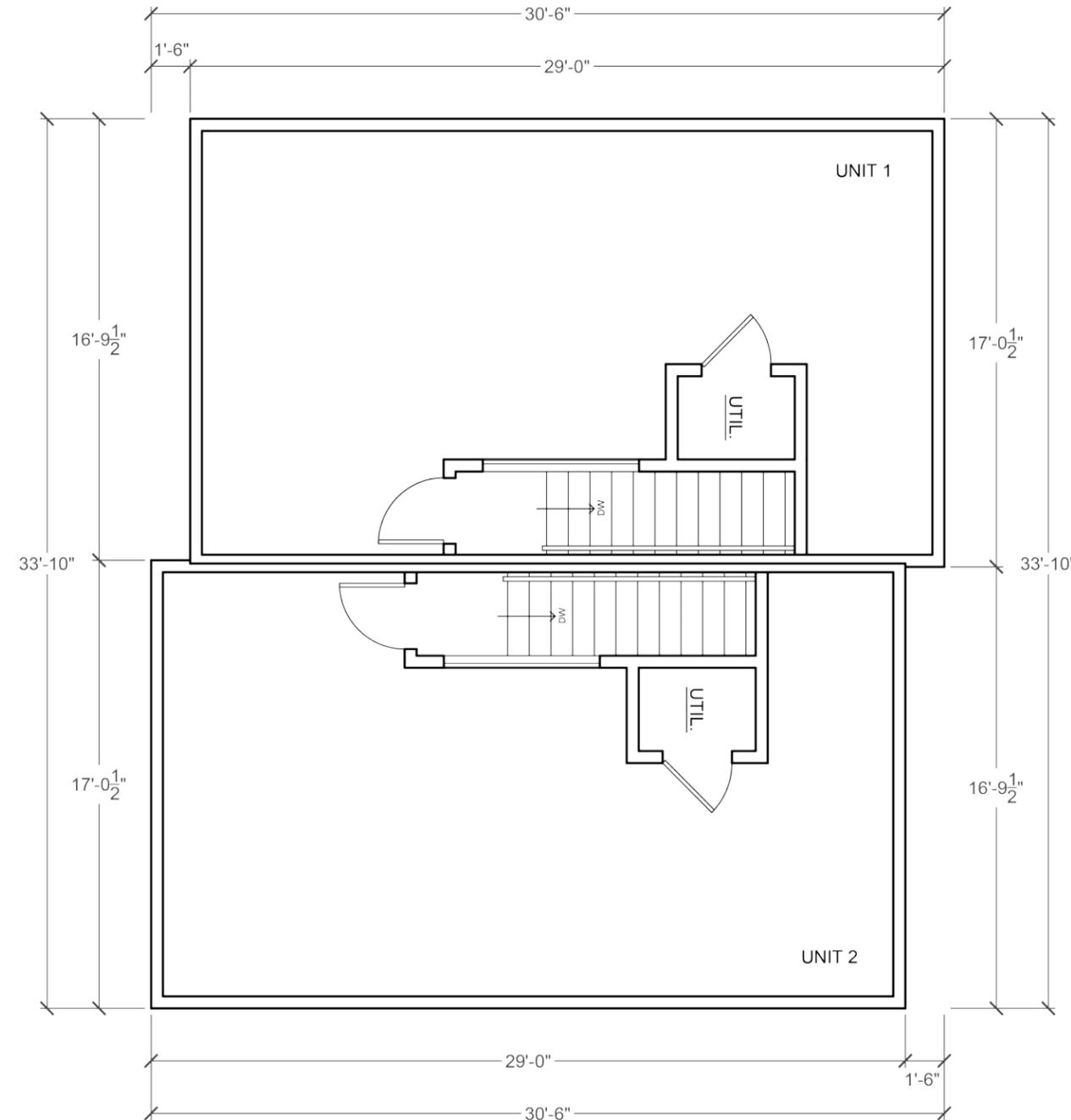
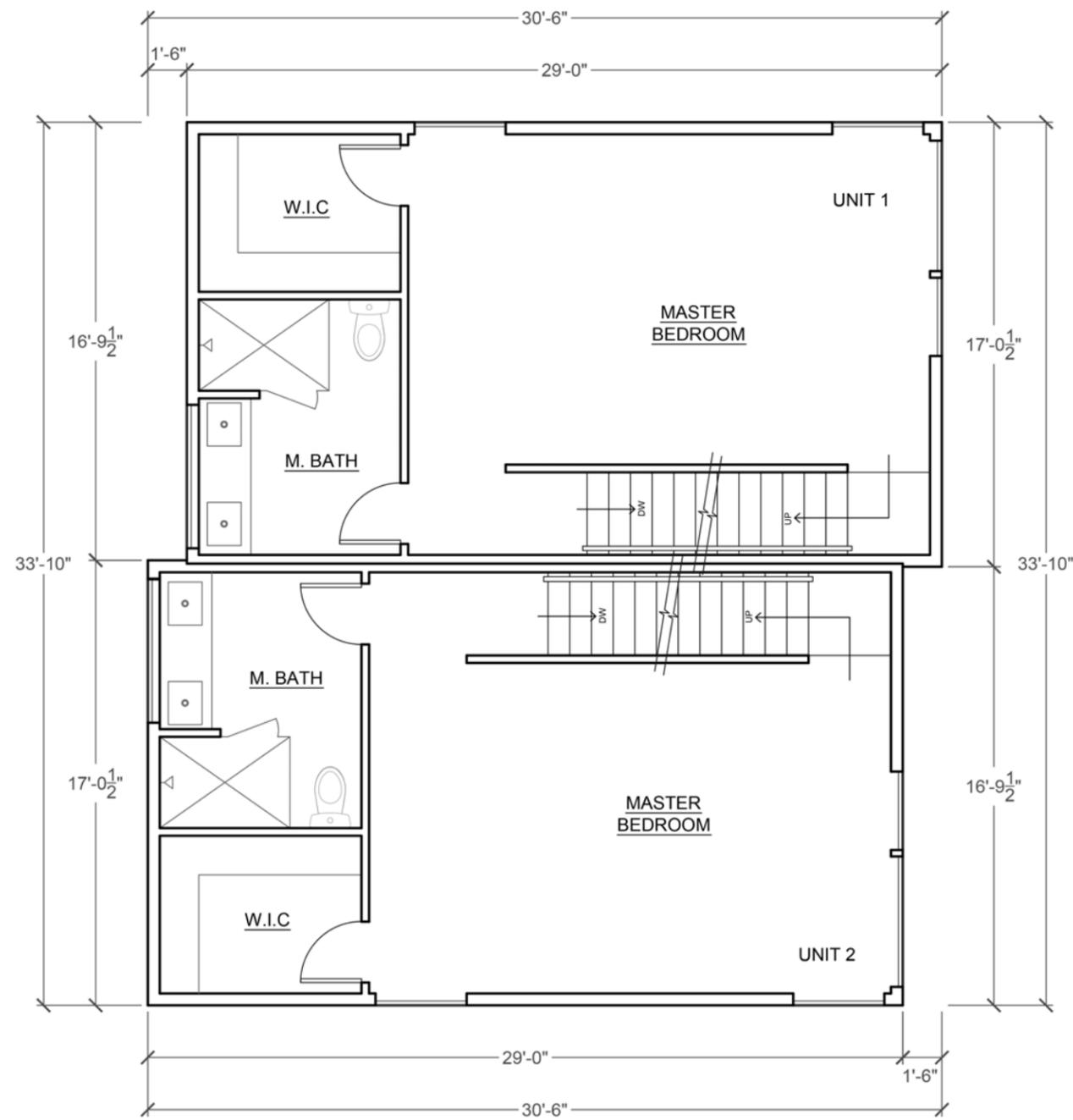


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Exterior Sconce

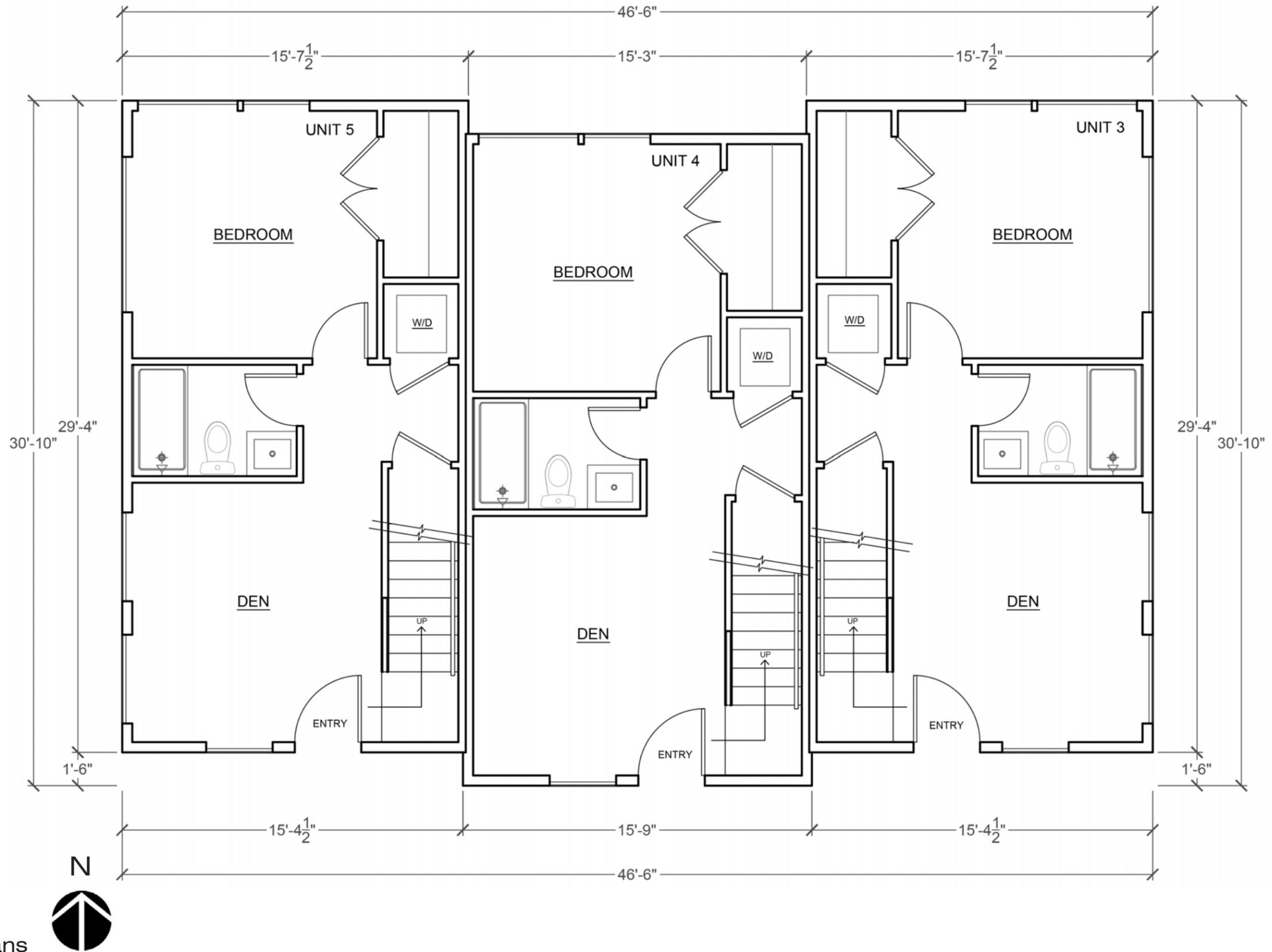
Exterior Lighting Plan & Lighting Selections



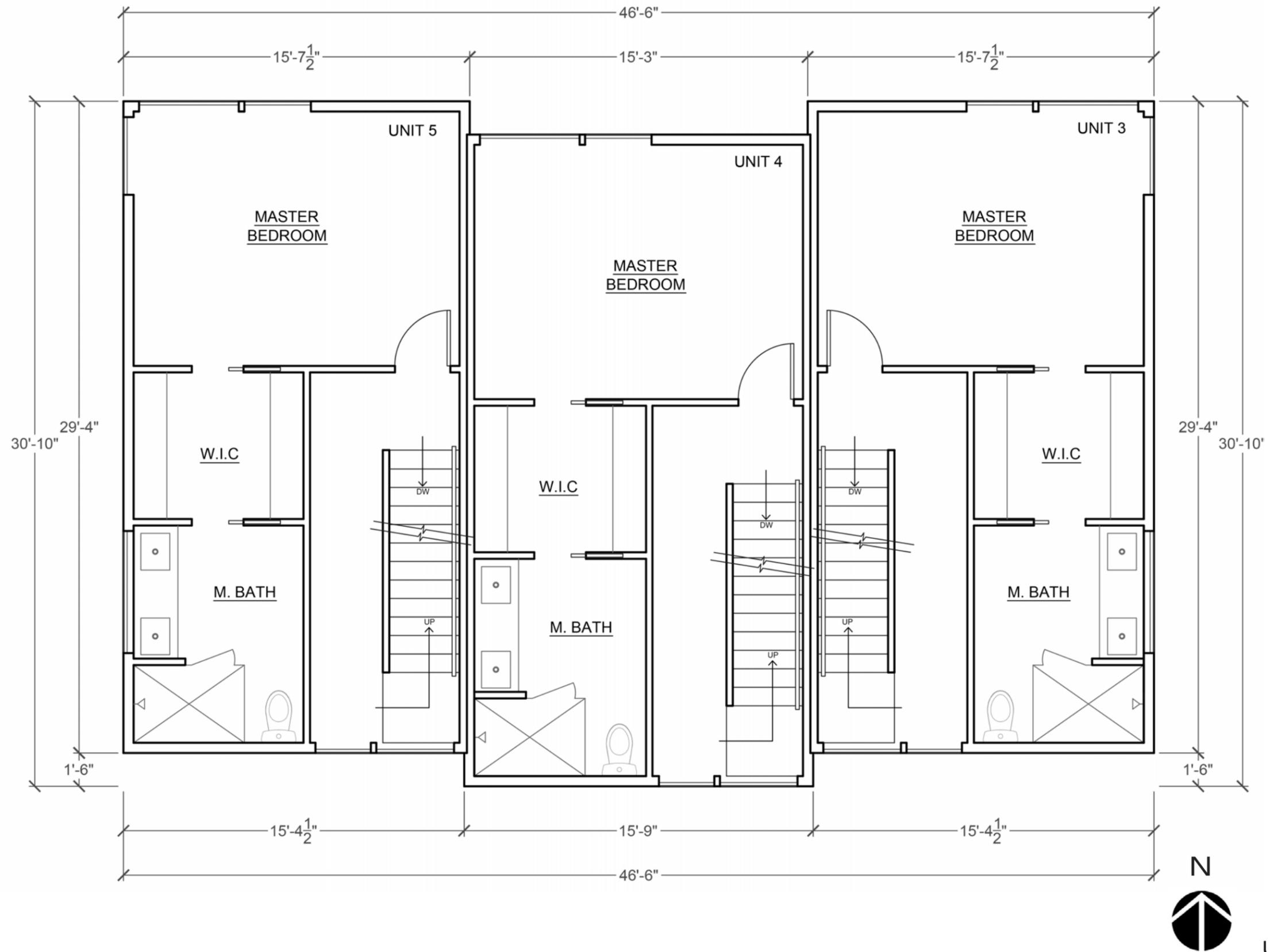
Unit 1 & 2 Floor Plans



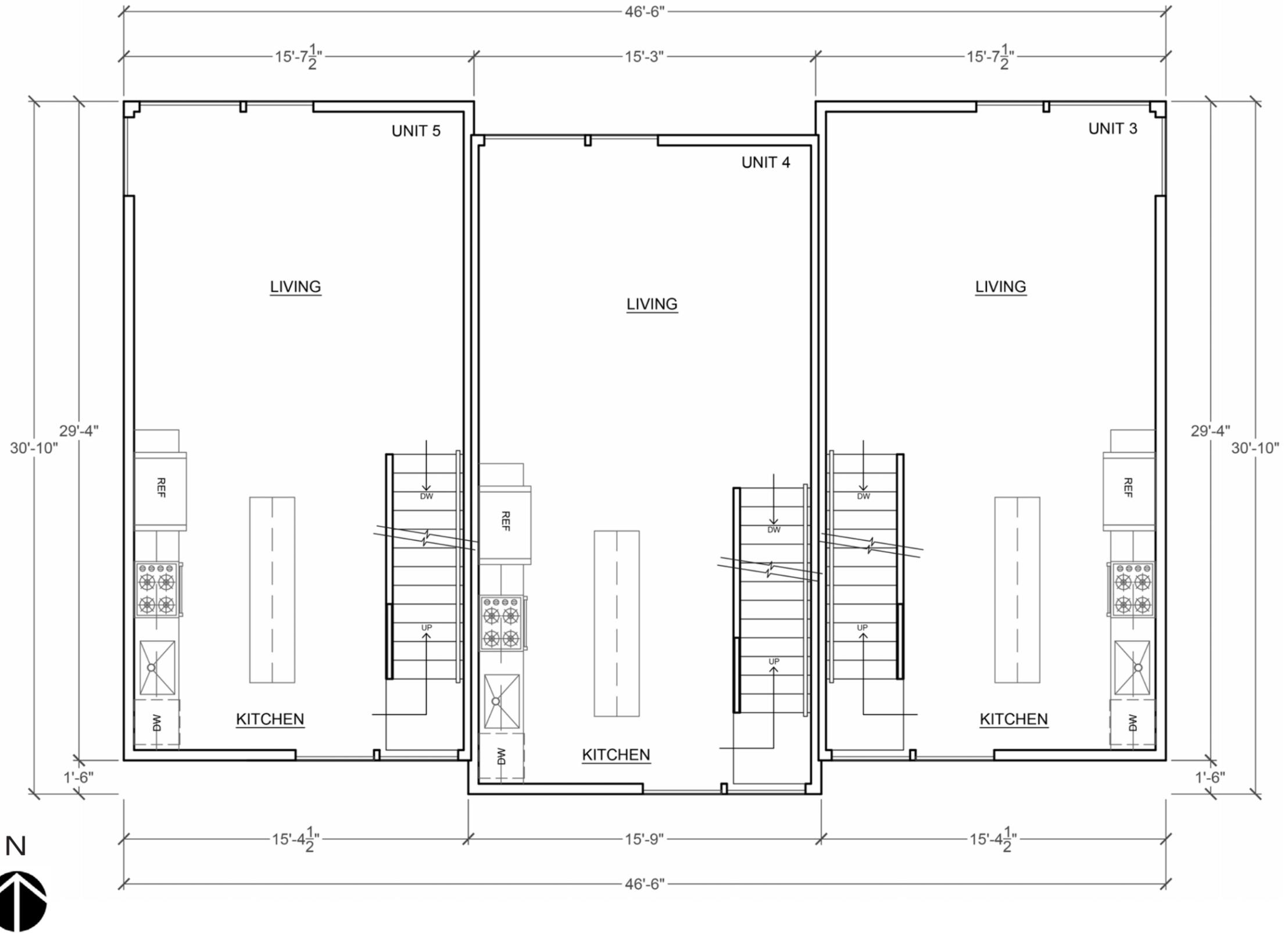
Unit 1 & 2 Floor Plans



Unit 3, 4 & 5 Floor Plans

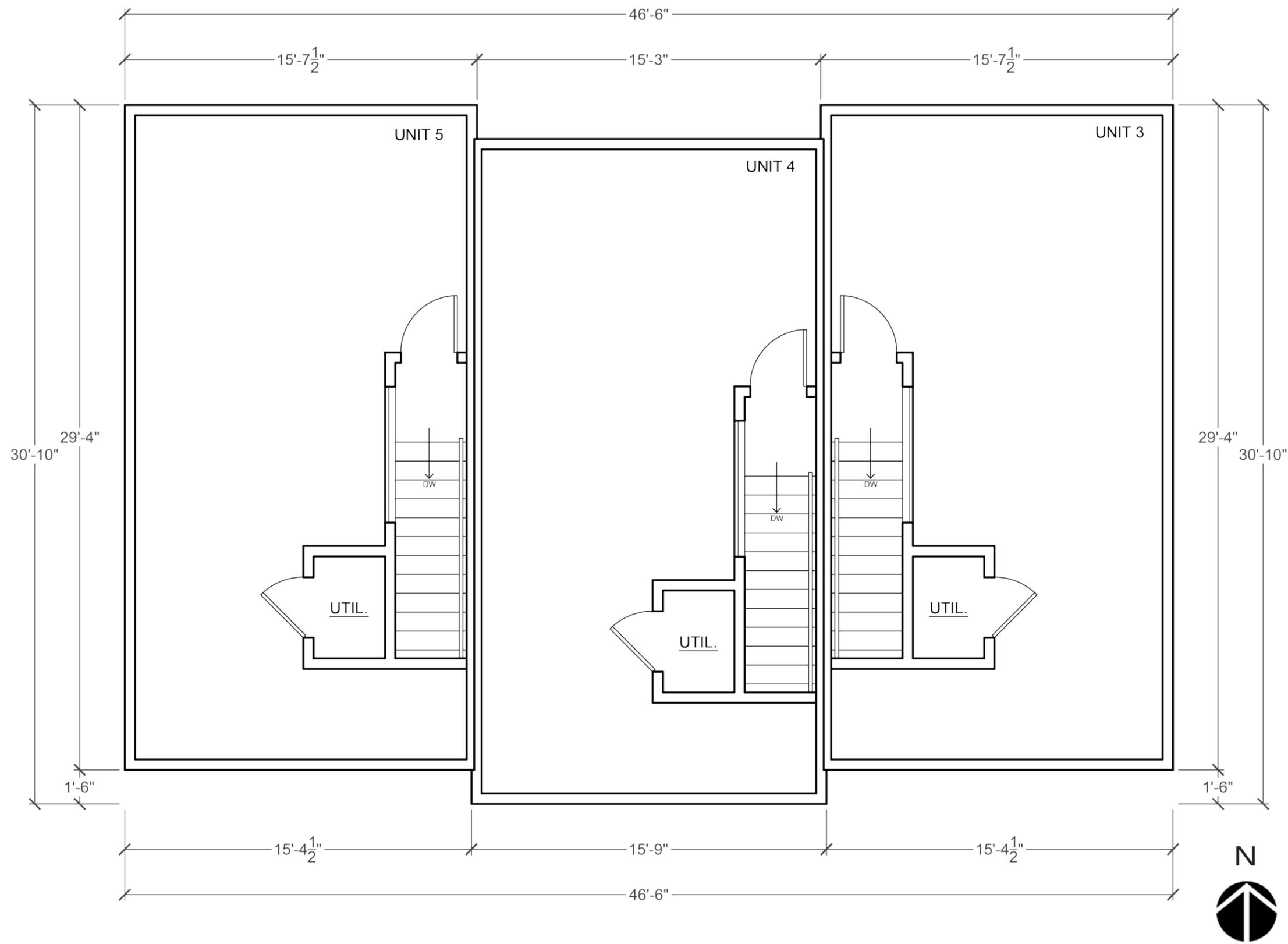


Unit 3, 4 & 5 Floor Plans



Unit 3, 4 & 5 Floor Plans





Unit 3, 4 & 5 Floor Plans

Cedar Siding



Hardie Panel & Lap
SW7020 Black Fox



Hardie Panel
SW7011 Natural Choice



Hardie Panel & Lap
SW7018 Dovetail



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

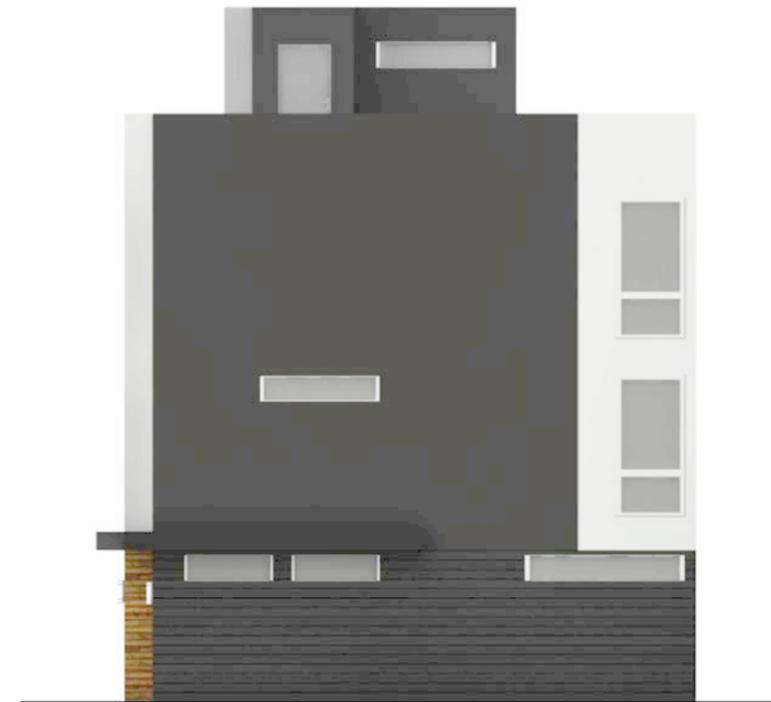


NORTH ELEVATION

Unit 1&2 Exterior Elevations & Material Selections



NORTH ELEVATION



WEST ELEVATION

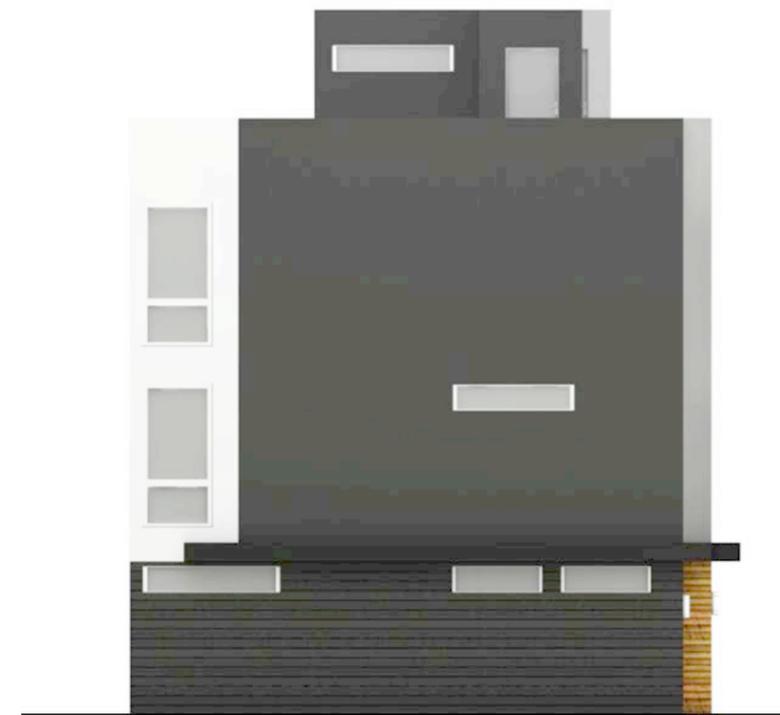
Cedar Siding



Hardie Panel & Lap
SW7020 Black Fox



SOUTH ELEVATION



EAST ELEVATION

Hardie Panel
SW7011 Natural Choice



Hardie Panel & Lap
SW7018 Dovetail



Unit 2, 3 & 4 Exterior Elevations & Material Selections



Window Study - Neighbor's South Elevation - Project's North Elevation



Window Study - Neighbor's North Elevation - Project's South Elevation



Perspectives



Perspectives

6733 CARLETON AVE S.
DESIGN REVIEW



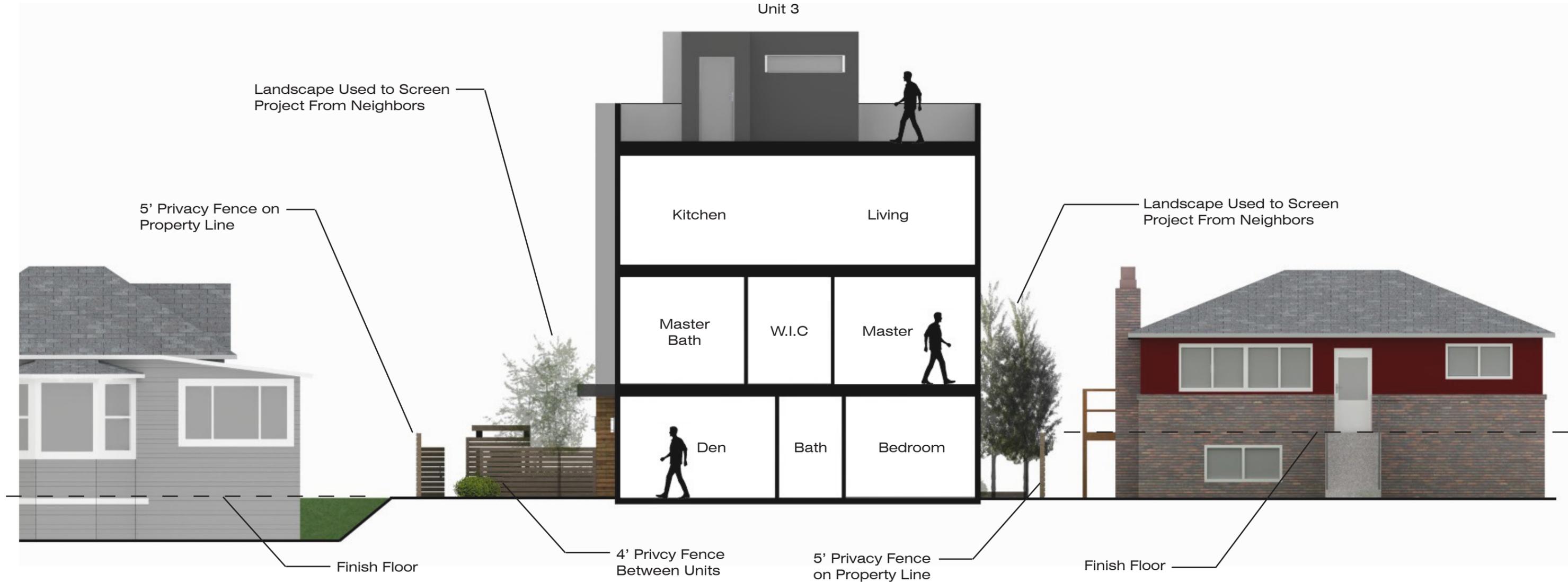


Perspectives

South Neighbor

Proposed Project

North Neighbor



Section

CS1 NATURAL SYSTEMS AND SITE FEATURES

D. Plants and Habitat

Response: The proposed development features a variety of plantings to define pedestrian corridors, private space and provide a color palate throughout the site. The proposed development will utilize the southeast existing tree as a focal point to help define the pedestrian path. Additional setbacks, up-lighting and lower under plantings will provide an inviting entry from Carleton Ave into the site. The triplex western lower façade will be landscaped with vines to help soften the auto entry experience while strengthening vegetation presence from the alley ROW. Internally, plants have been selected and located to define private patios and the perimeter has been landscaped with a mixture of shrubs and trees to help screen the building scale.

CS2 URBAN PATTERN AND FORM

D. Height Bulk and Scale

Response: The site has been split up into two buildings. A duplex fronts on Carleton. This provides a building properly scaled to the neighborhood while providing additional side yard space to retain an existing tree and provide additional landscaping space. A triplex is proposed and sides internal to the site. This provides opportunity to activate a pedestrian pathway used to access the units from both Carleton Ave S and the surface parking from the alley. The proposed units did not maximize the setbacks in lieu of creating more open space near triplex entries. Splitting the site into two structures reduces the overall footprint and bulk of the project.

CS3 ARCHITECTURAL CONTEX AND CHARACTER

A. Emphasizing Positive Neighborhood Attributes

Response: The existing neighborhood is a mix of contemporary and older structures and materials. One of the strengths of the Georgetown Neighborhood design is the consistent connection from the units to the public edge. The proposed development was designed so each unit felt a strong connection to the public edge.

PL1 OPEN SPACE AND CONNECTIVITY

C. Outdoor Use and Activities

Response: The units have been designed to maximize the relationship to useable amenity space and open space. The front units (duplex off Carleton Ave) have been designed to have living a kitchen on the ground level to help activate the relationship to Carleton as well as great access to private patio space. The internal units (triplex off pedestrian path) was designed with a den/office off the entry with kitchen on top floor. The den/office on the lower floor provides great access to a smaller private patio and the living on the upper floor provides great living access to the roof top deck. Each unit has access to usable open space easily accessible from a public living area.

PL2 WALKABILITY

B. Safety and Security

Response: Units and spaces have been designed with safety and security in mind. The duplex provides “eyes on” Carleton Ave while the triplex provides “eyes on” the site from alley through to Carleton Ave S. In addition, exterior lighting has been proposed (and not to shine into neighboring properties).

PL3 STREET LEVEL INTERACTION

A. Entries and Residential Edges

Response: Each entry is located either off Carleton Ave S or the internal pedestrian pathway. Additional setbacks, along the south property line, were designed to increase the path space allowing for a strong internal entry sequence. Also, each unit will be designed to incorporate a front door awning. In addition, to increasing some side yard setbacks, plantings are used to buffer neighboring properties.

DC1 PROJECT USES AND ACTIVITIES**C. Parking and Service Uses**

Response: In order to minimize the presence of the car, parking is proposed off the alley. Once parked, the site is a pedestrian experience highlighted through a landscaped pedestrian corridor to the front doors of each unit.

DC2 ARCHITECTURAL CONCEPT**A. Massing****B. Architectural and Façade Composition****C. Secondary Architectural Features**

Response: Massing of the buildings has been organized to demarcate entrances and create open exterior spaces for residents. In addition, a large existing tree will be retained or replaced to help identify the pedestrian path entry and help building scale.

Each unit will have a high glazing percentage on the front façade. This additional glazing and window detailing will provide a strong architectural, element, material change while providing natural light into the home. The buildings have an 18 inch modulation. This provides logical places for color and material change helping to identify individual units.

Awnings, roof top deck, patios, hedges and small fences are secondary features that will identify individual units and delineate private and public open spaces.

DC3 OPEN SPACE**A. Building Open Space Relationship**

Hierarchies of open spaces are designed to define entry sequence, private spaces and buffer to neighbors. Combined with 225 shrubs 20 new trees are proposed while retaining a large existing tree, the planting palette will provide year round color.

Each unit will have a roof top deck for an opportunity for private outdoor space and views of downtown Seattle.

DC4 EXTERIOR ELEMENTS AND MATERIALS

A. Exterior Element's and Finishes

Response: Durable, long lasting materials will be used throughout the project. The material palette consists of fiber cement panel, lap siding, cedar and large glazing. The color palette uses a saturated charcoal and a warm white to attract the eye. Neutral grays are used in a playful manner which belies their usual coolness in tone. The cedar provides additional warmth along the first floor.

C. Lighting

Response: Selections of pathway lighting, sconces and wall fixtures all work together to increase safety on site, inform pedestrians of entry locations and increase usability of the outdoor spaces.

D. Trees, Landscape and Hardscape Materials

Response: The landscaping will enhance the buildings and site by creating a backdrop of trees, shrubs and perennials to complement the building's architecture and break down the visual mass. The landscaping along Carleton Ave S provides an inviting entry to the duplex front doors as well as the internal homes. The internal home's front yards will be defined by the combination of 3.5 ft tall blue oat grass, fountain grasses, and elevated bioplanters. Hardscape paths are proposed to be pervious pavers which will provide texture and warm to the pedestrian experience.



Previous Work



6733 CARLETON AVE S.
DESIGN REVIEW

