



2429 55th Ave SW

MULTI-SMALL DEVELOPMENT
STREAMLINED DESIGN REVIEW

DPD PROJECT NO.:
3022902

MEETING DATE:
02/25/2016

APPLICANT CONTACT:
Yoriko Endo, Project Manager
Caron Architecture
yorikoendo@caronarchitecture.com
206.367.1382
2505 3rd Ave Suite 300C Seattle 98121



SFD 1, STREET VIEW

CONTENTS

01 Proposal	pg. 3
02 Context Analysis	pg. 4
03 Existing Site Conditions	pg. 8
04 Site Plan	pg. 13
05 Zoning Data	pg. 15
06 Design Guidelines	pg. 16
07 Design Proposal	pg. 17
08 Adjustments	pg. 23

PROJECT TEAM

OWNER
Tatiana Gershonovich
Sound Housing

CARON ARCHITECTURE CONTACT
Yoriko Endo, Project Manager
yorikoendo@caronarchitecture.com
206.367.1382
Caron Reference No.: 2015.048

SITE INFORMATION

ADDRESS:
2429 55th Ave SW Seattle

DPD PROJECT NO.:
3022902

PARCEL(S):
6372000270

SITE AREA:
5,130 SF

ECA:
Archaeological, Buffer, Liquefaction Zone

PARKING REQUIREMENT:
1.5 per unit required

LEGAL DESCRIPTION:
Lot 9, block 6, Olson's land company's 3rd addition according to the plat thereof, recorded in volume 22 of plats, page 19, records of King County, Washington

DEVELOPMENT STATISTICS:

ZONING:
LR1

LOT SIZE:
5,130 SF

FAR:
1.1 (5,643 SF)

PROPOSED FAR:
5,487 SF

RESIDENTIAL UNITS:
3

PARKING STALLS:
2.5 Above Grade (parking reduction request pg 23)

Project Introduction

DEVELOPMENT OBJECTIVES

The proposed development will create three new single family dwelling units with 2.5 surface parking spaces accessed from the alley. In order to protect two exception trees on the site while meeting the development potential of the zone, allowed setback adjustments and parking reduction request / standard modification are requested. The goal for this project is to create attractive modern buildings that compliment the rich character of the neighborhood. The existing single family dwelling unit and garage will be demolished. Private amenity space for the residents will be located on the ground floor and roof deck.

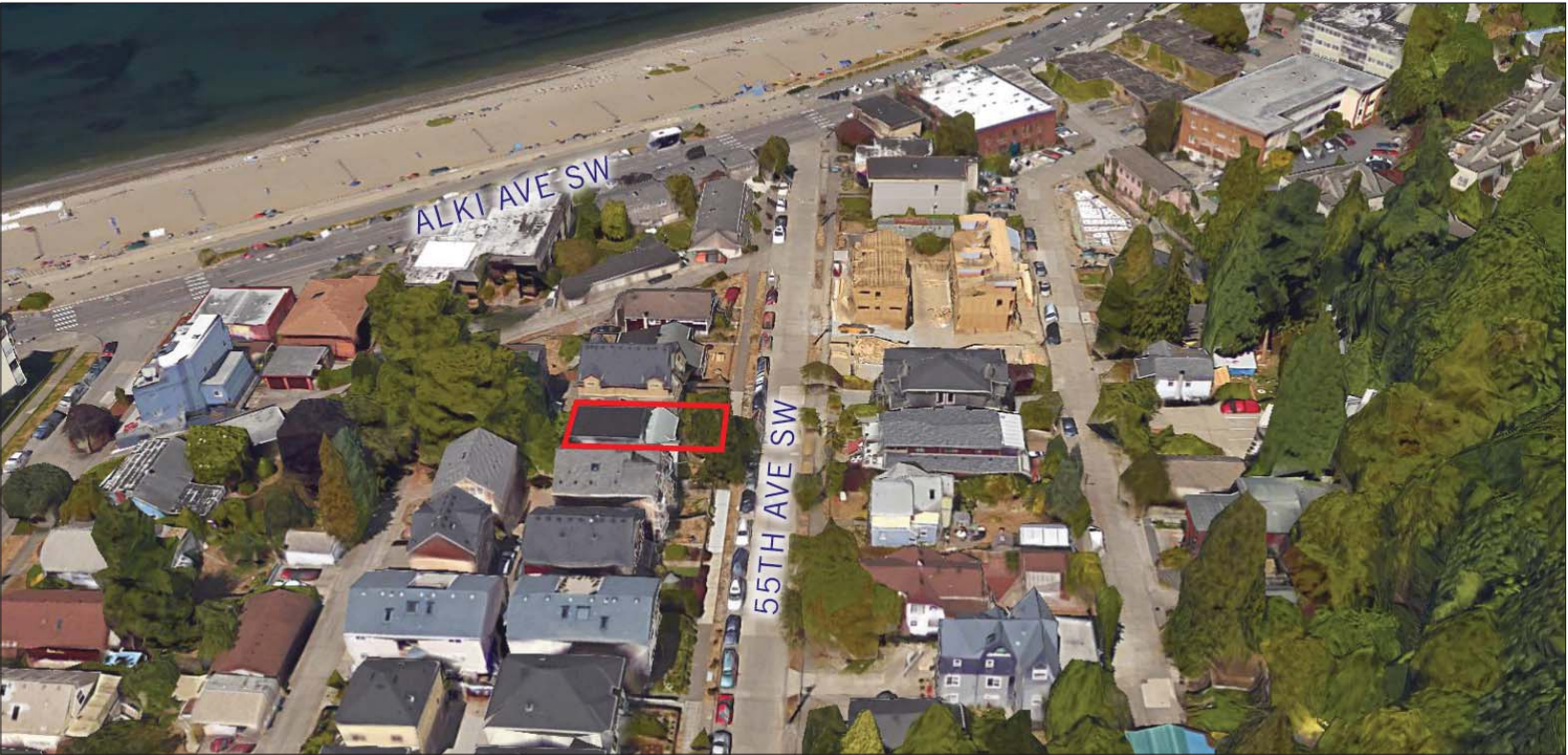
DEVELOPMENT CONTEXT

The project site is located a block south of Alki Avenue. Alki Avenue has various shops and restaurants and is considered to be of the most vibrant streets in West Seattle. This location is ideal for residents, as it is the convergence of low-rise and single family zones allowing it to be quaint and vibrant simultaneously.

DEVELOPMENT SUMMARY

Building 1,2 and 3

LEVEL	UNIT FAR
Roof	82
3	571
2	601
1	575
Total	1,829 SF x3 = 5,487



AXONOMETRIC MAP (GOOGLE EARTH)

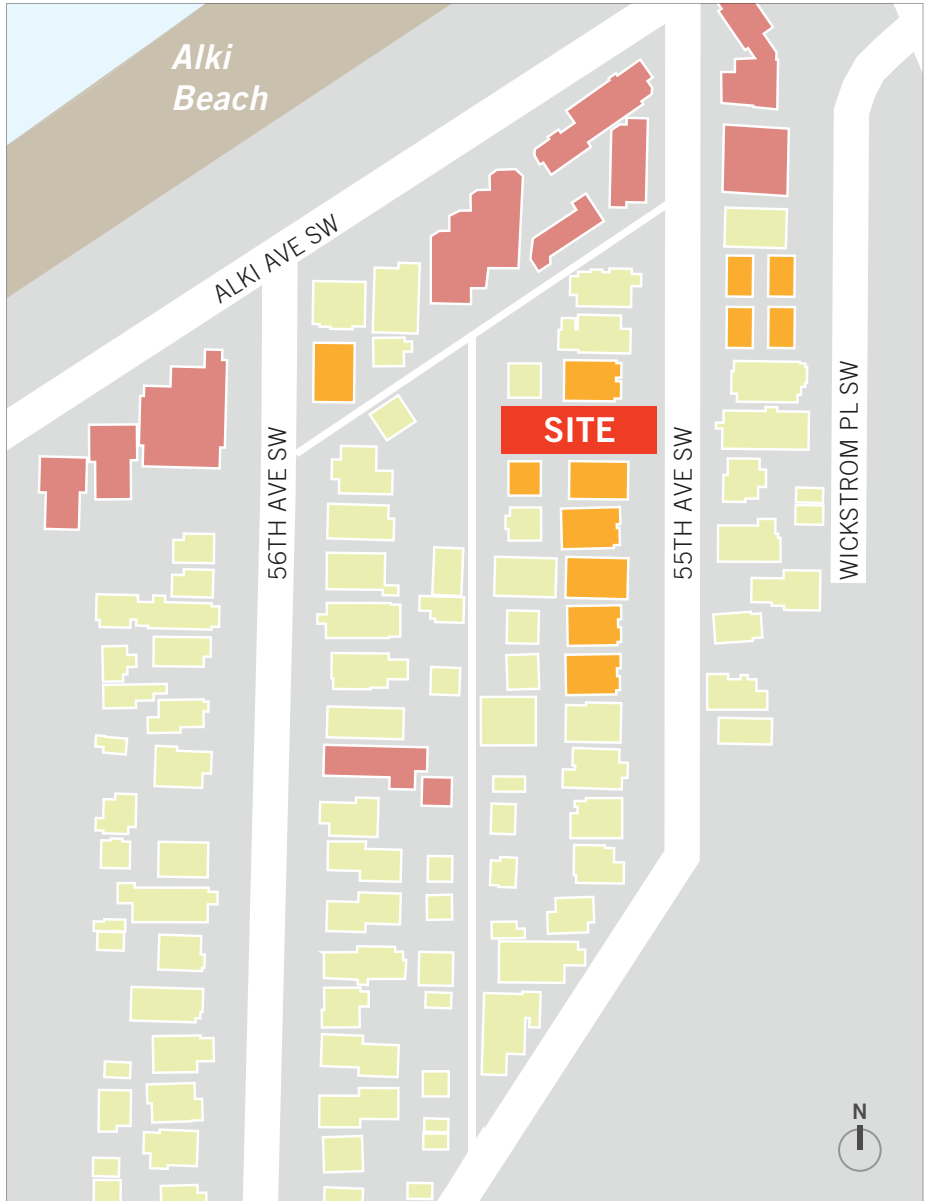


9-BLOCK AERIAL

Surrounding Uses & Zoning

WEST SEATTLE, SEATTLE, WA

01
02 CONTEXT ANALYSIS
03
04
05
06
07
08



SURROUNDING USES MAP KEY

- Site
- SFR
- Multi Family
- Townhouse



ZONING MAP KEY

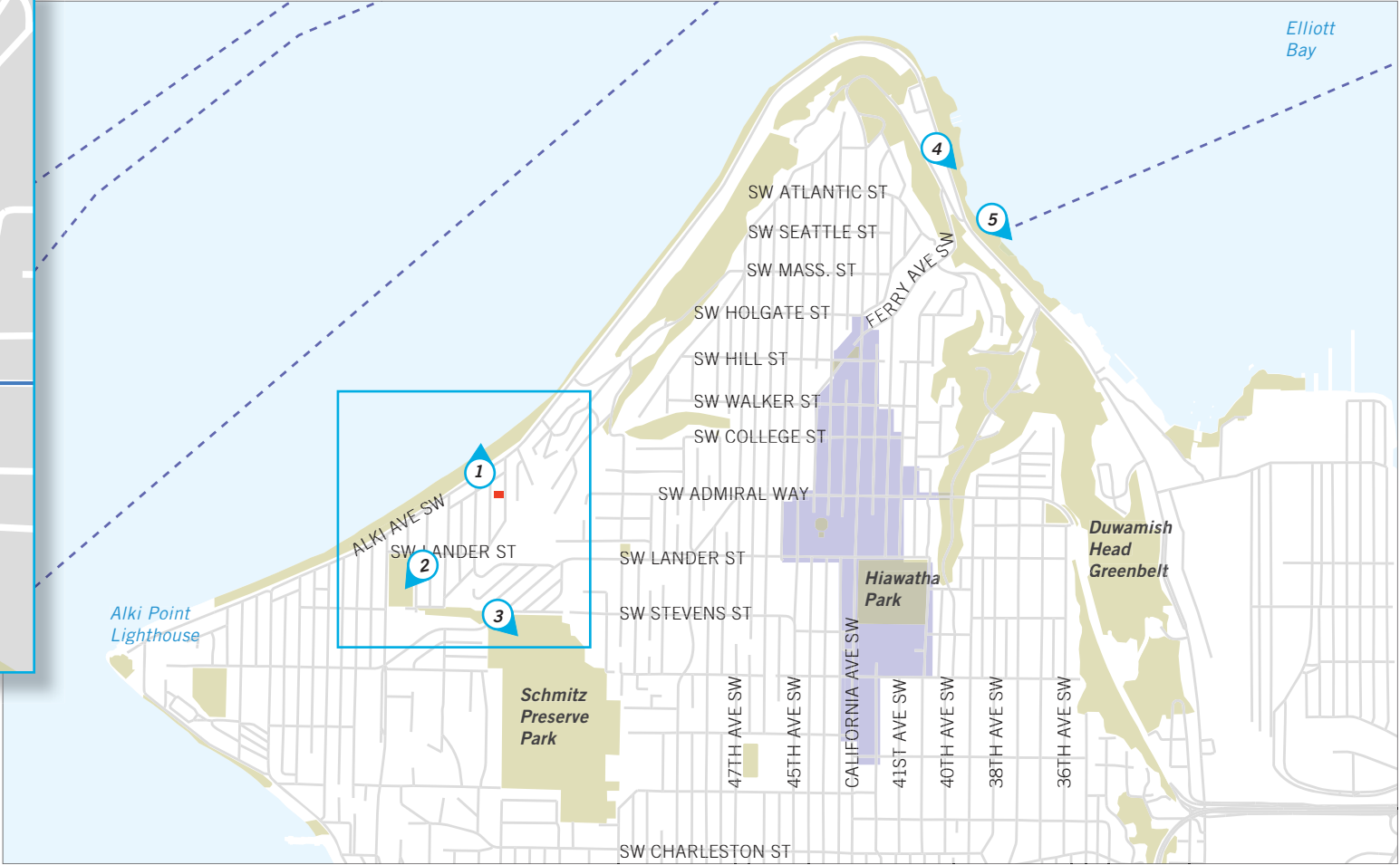
- Site
- NC1-30
- LR1
- LR3
- SF-5000
- LR2
- SF 7200
- Park

Community Nodes & Landmarks

WEST SEATTLE, SEATTLE, WA

VICINITY & WALKING MAP KEY

- Site
- Park
- Admiral Residential Urban Village
- Transit Stops
- Bus Stops
- Dedicated Bike Lanes
- View
- 5-Minute Walking Distance



1 ALKI BEACH

DISTANCE FROM SITE (0.3 MI):

🚲 2 MIN. 🚶 6 MIN.



2 ALKI PLAYGROUND & WHALE TAIL PARK

DISTANCE FROM SITE (0.3 MI):

🚲 2 MIN. 🚶 6 MIN.



3 SCHMITZ PRESERVE PARK

DISTANCE FROM SITE (0.5 MI):

🚲 6 MIN. 🚶 13 MIN.



4 ALKI TRAIL (BEGINNING)

DISTANCE FROM SITE (1.9 MI):

🚲 10 MIN. 🚶 37 MIN.



5 WEST SEATTLE WATER TAXI

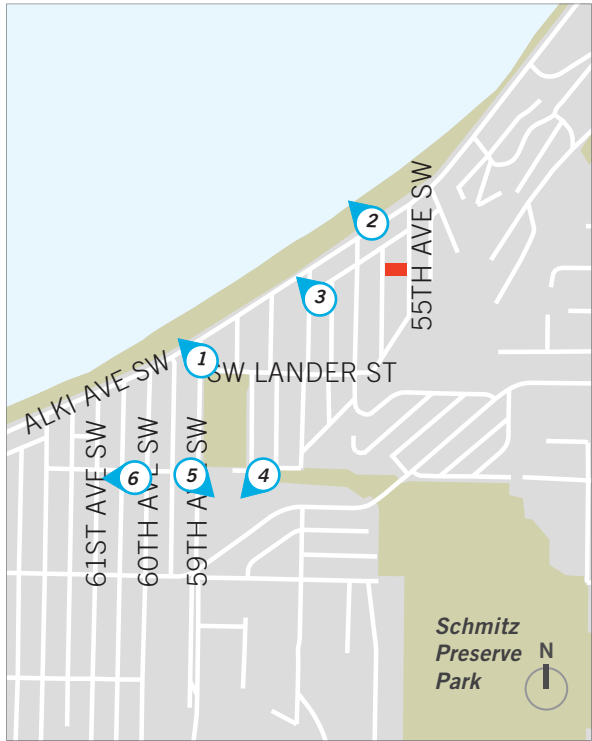
DISTANCE FROM SITE (1.8 MI):

🚲 9 MIN. 🚶 35 MIN.

Neighborhood Vicinity

WEST SEATTLE, SEATTLE, WA

01
02 CONTEXT ANALYSIS
03
04
05
06
07
08



MAP KEY

- Site
- View



1 ALKI ART STUDIO AT 2701 ALKI AVE SW
DISTANCE FROM SITE (0.4 MI):
🚲 2 MIN. 🚶 7 MIN.



2 ALKI BEACH & TRAIL
DISTANCE FROM SITE (0.3 MI):
🚲 2 MIN. 🚶 6 MIN.



3 DUKE'S CHOWDER HOUSE AT 2516 ALKI AVE SW
DISTANCE FROM SITE (0.5 MI):
🚲 3 MIN. 🚶 9 MIN.



4 ALKI COMMUNITY CENTER AT 5817 SW STEVENS ST
DISTANCE FROM SITE (0.4 MI):
🚲 2 MIN. 🚶 8 MIN.



5 ALKI ELEMENTARY SCHOOL AT 3010 59TH AVE SW
DISTANCE FROM SITE (0.5 MI):
🚲 2 MIN. 🚶 10 MIN.



6 LOG HOUSE MUSEUM AT 3003 61ST AVE SW
DISTANCE FROM SITE (0.5 MI):
🚲 3 MIN. 🚶 11 MIN.

Neighborhood Design Cues



MAP KEY

- Site
- View



1 2451 55TH AVE SW
TOWNHOUSE



2 2433 55TH AVE SW
TOWNHOUSE - SOUTH OF PROJECT SITE



3 2425 55TH AVE SW
TOWNHOUSE - NORTH OF PROJECT SITE



4 2446 55TH AVE SW
SINGLE-FAMILY HOUSE



5 2418 55TH AVE SW
TOWNHOUSE



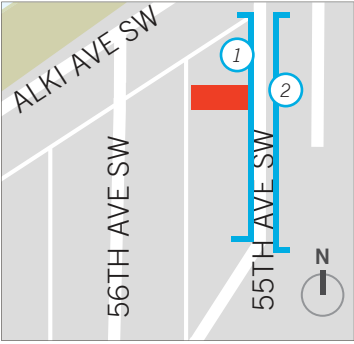
6 2452 55TH AVE SW
SINGLE-FAMILY HOUSE

Site Streetscapes

1 55TH AVE SW, LOOKING WEST



2 55TH AVE SW, LOOKING EAST



Site Streetscapes

3 BACK ALLEY, FACING EAST



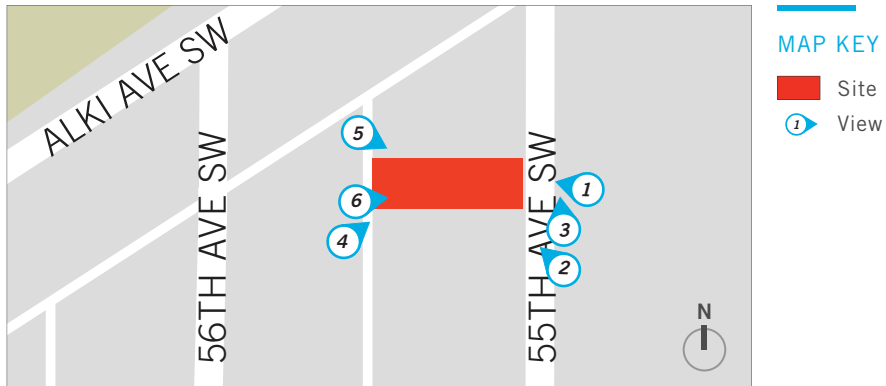
4 BACK ALLEY, FACING WEST



Site Photos



1 FACING PROPERTY SITE, EXISTING STRUCTURE TO BE DEMOLISHED



2 55TH AVE. SIDEWALK



3 55TH AVE. STREET TREE TO BE REMOVED AND REPLACED WITH SDOT APPROVED STREET TREE



4 VIEW FROM ALLEY - TWO EXCEPTIONAL TREES



5 EXCEPTIONAL TREE 1&2



6 EXCEPTIONAL TREE 4

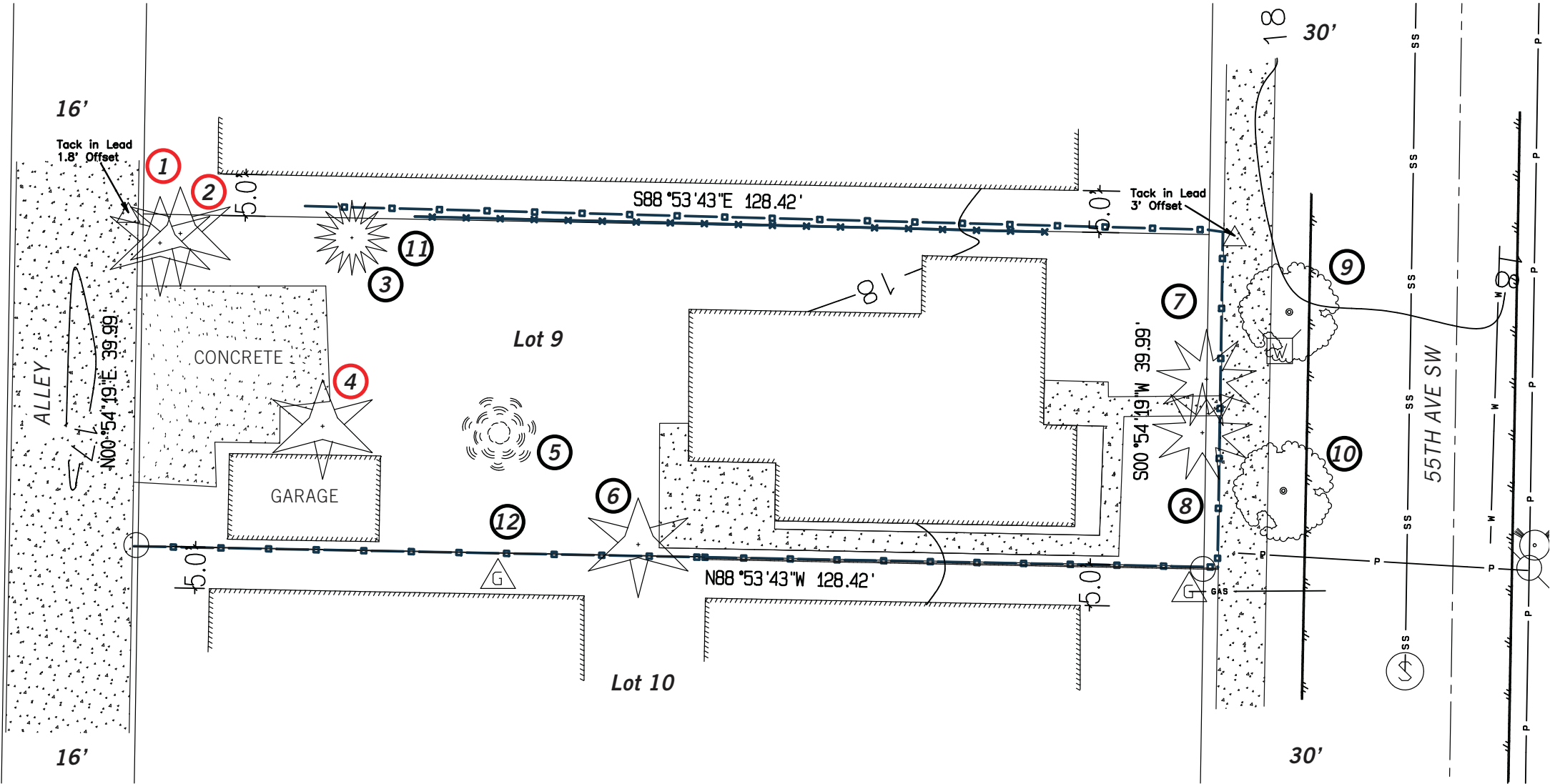
Survey / Tree Survey

EXISTING TREE MAP KEY

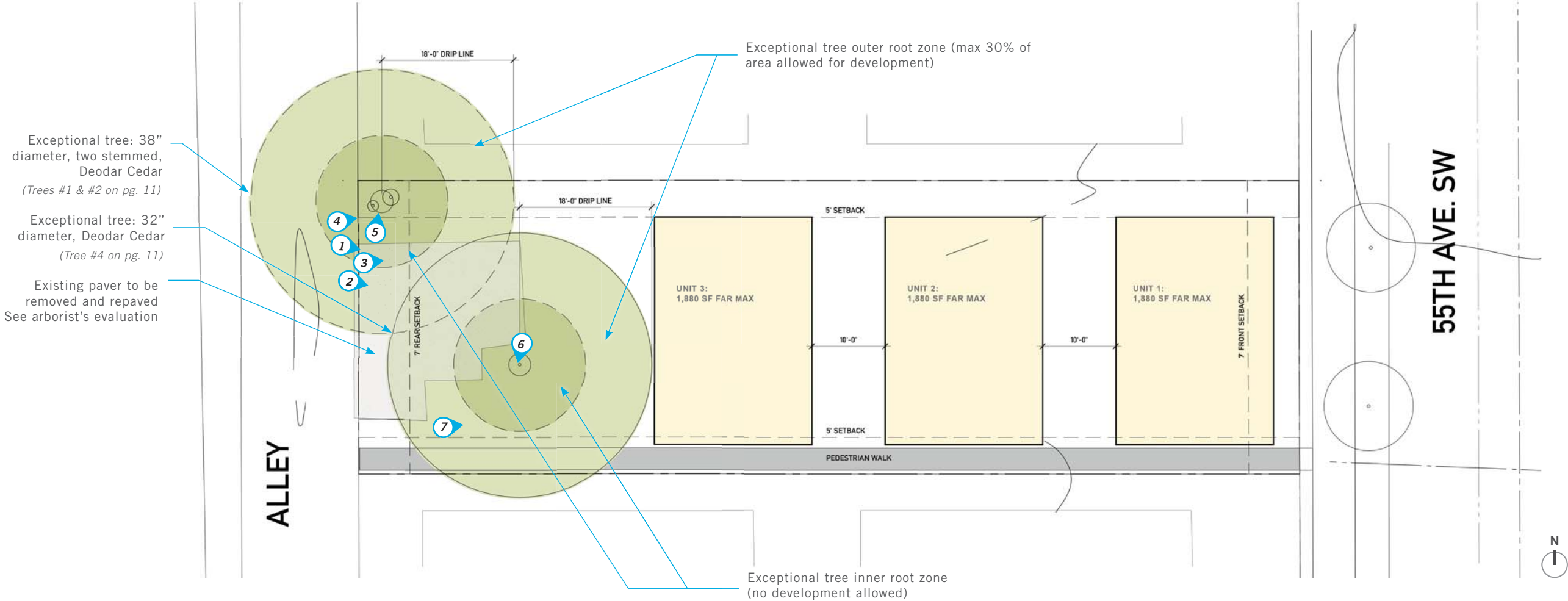
- Exceptional Tree
- 1&2. Deodar Cedar, Cedrus Deodara
One tree, 24" dia. and 29" dia. (dripline radius: 18')
- 3. Chinese holy, Ilex Cornuta, 8" dia.
- 4. Deodar Cedar, Cedrus Deodara, 32" dia. (dripline radius 18')
- 5. Paper Birch, Betula Papyrifera, 6" dia.
- 6. Coast redwood, Sequoia Sempervirens, 12" dia
- 7. Serbian spruce, Picea Omorika, 14.3 dia.
- 8. Serbian spruce, Picea Omorika, 13" dia.
- 9. Flowering Cherry, Preunus Serrula, 6" dia
- 10. Flowering Cherry, Preunus Serrula, 2" dia
- 11. Black Locust, Robinia Pseudoacacia, 8&12" dia.
- 12. English Yew, 6" dia.

LEGAL DESCRIPTION:

Lot 9, block 6, Olson's land company's 3rd addition according to the plat thereof, recorded in volume 22 of plats, page 19, records of King County, Washington



Exceptional Tree & Site Study



EXISTING SITE PHOTOS



1 EXISTING CONCRETE PAVES TO BE REPAVED.



2 EXISTING CONCRETE PAVES TO BE REPAVED.



3 CONCRETE PAVES



4 TREE 1 & 2, LOOKING EAST



5 TREE 4, LOOKING NORTH



6 TREE 4, LOOKING SOUTH

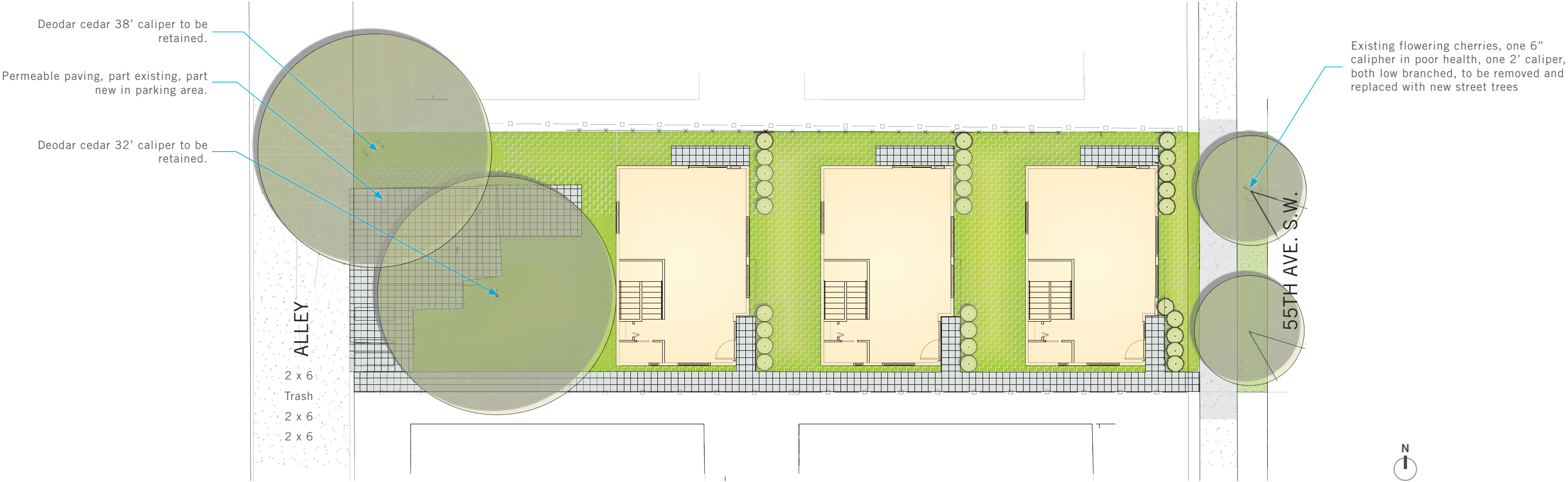


7 GARAGE TO BE DEMOLISHED

Site Plan



Landscape Plan



LANDSCAPE PLAN SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Parrotia Ruby Vase / Ruby Vase Parrotia	2.0" CAL	2
	Shrub with mature height of at least 24"	2 GAL	28
	Landscape Area, Typical	-	-
	Premium Rye Grass Sod	-	-
	Pervious Paving (24' of gravel and soil beneath)	-	-
	Concrete Paving	-	-

Code Compliance

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE
Floor Area Ratio (FAR) Limits	23.45.510	1.1 FAR limit in LR-1 zone for single-family dwelling units.	✓
Density Limits- Low-rise Zones	23.45.512	1/1600 in LR-1 zone for single-family dwelling units.	✓
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 23 (Adjustment request)
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.	✓
LEED, Built Green & Evergreen Sustainable Development Standards	23.45.526	Buildings will meet built GREEN 4 star rating.	✓
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses maximum width: 60'	✓
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	Alley access required. The alley does not require improvements.	✓
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	Alki Area Parking Overlay, 1.5 spaces for each dwelling units per SMC23.54.015 Table B.	Page 23 (Parking quantity reduction, parking standard modification request)

Architectural Design Response

CS1. Natural Systems & Site Features

D. PLANTS & HABITAT

- D1. On-site Features: Incorporate on-site natural habitats and landscape elements. Consider relocating significant trees and vegetation if retention is not feasible.

[ARCHITECT RESPONSE:](#)

The two existing exceptional trees that are on-site will be retained. The development is planned to protect these trees. The shrubs will be planted in between the buildings for privacy and aesthetic functions.

CS2. Urban Pattern & Form

B. ADJACENT SITES, STREETS, & OPEN SPACES

- B2. 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.

[ARCHITECT RESPONSE:](#)

The front unity entry is facing towards the street which connects the new structure with the street. The large windows and balcony help the building open to the street. No fence is placed along the street, but the proposed shrubs and landscaping will provide privacy.

The common pathway is located visibly from the street, connecting the middle and rear unit with the street. Both sides of the walkway are to be landscaped to provide a welcoming atmosphere to visitors.

PL1. Connectivity

B. WALKWAYS & CONNECTIONS

- B2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

[ARCHITECT RESPONSE:](#)

The common walkway is semi-private but visible and accessible from the street. It is mainly used by residents and occasionally by visitors.

PL3. Street Level Interaction

A. ENTRIES

- A1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

[ARCHITECT RESPONSE:](#)

Each entryway will be well-lit and visible from the street or the common walkway. The entrance will be protected by building projections. The projection will have cedar siding which act as a design accent for the facades.

- A2. 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.

[ARCHITECT RESPONSE:](#)

Each entry way will be well-lit and visible from the street or the common walkway. The entrance will be protected by building projections. The projection will have cedar siding which act as a design accent for the facades.

B. RESIDENTIAL EDGES

- B1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

[ARCHITECT RESPONSE:](#)

Landscape between the front unit and the street separates the unit from the public and provides privacy.

No additional setback or buffer is provided along property line for security or privacy, but openings are minimized on the north and south facades to provide privacy for residents and existing adjacent structures.

DC1. Project Uses & Activities

B. VEHICULAR ACCESS & CIRCULATION

- B1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.

[ARCHITECT RESPONSE:](#)

The vehicular access is proposed from the alley to keep the streetscape the same.

All adjacent structures provide access from the alley.

B. ARCHITECTURAL & FACADE COMPOSITION

- B1. Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.

[ARCHITECT RESPONSE:](#)

The proposed design utilizes varying projections and recesses that will create visual interest. The broken massing creates opportunities for material transitions and influences window placement.

DC2. Architectural Concept

C. SECONDARY ARCHITECTURAL FEATURES

- C1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.

[ARCHITECT RESPONSE:](#)

Addition to the projection and recesses, the balconies are provided for visual interest and facade depth.

DC4. Exterior Elements

A. BUILDING MATERIALS

- A1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.

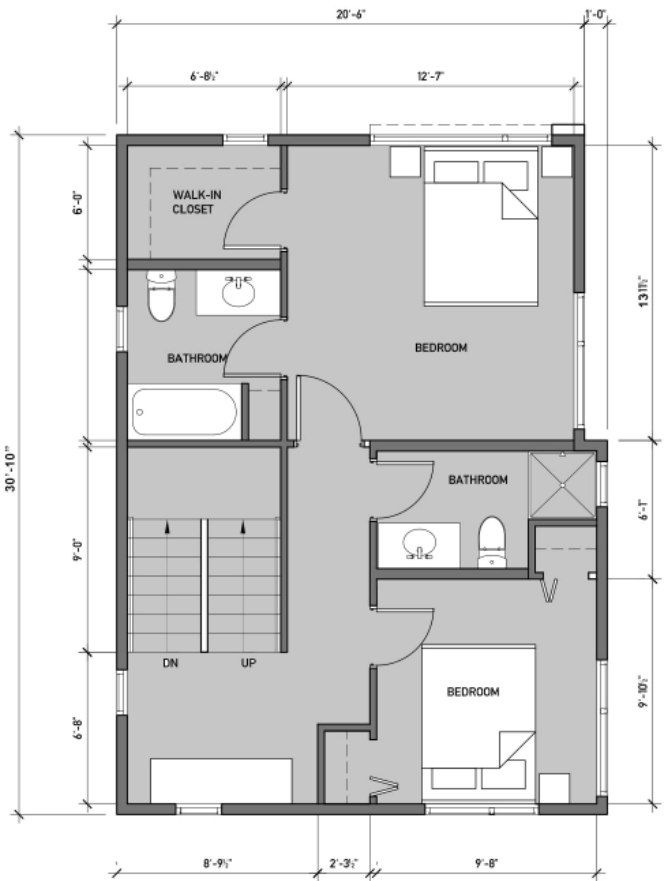
[ARCHITECT RESPONSE:](#)

Building materials are influenced by a mix of materials found in the neighborhood. Cedar siding, lap siding, panels and brick are all featured in the surrounding streetscape. The proposed project materials are horizontal fiber cement panels and cedar siding for a design accent.

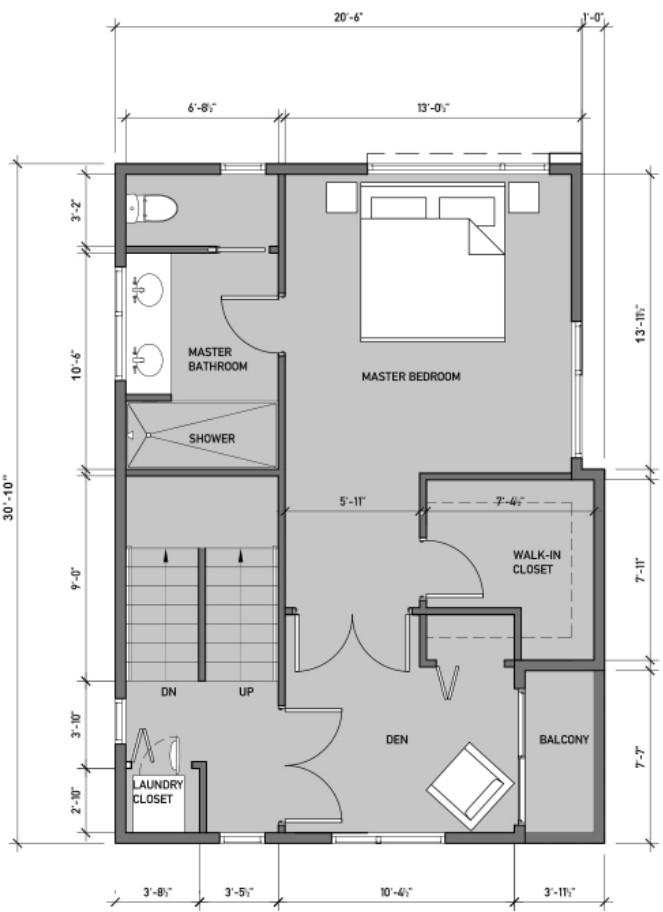
Unit 1, 2 & 3 Floor Plans



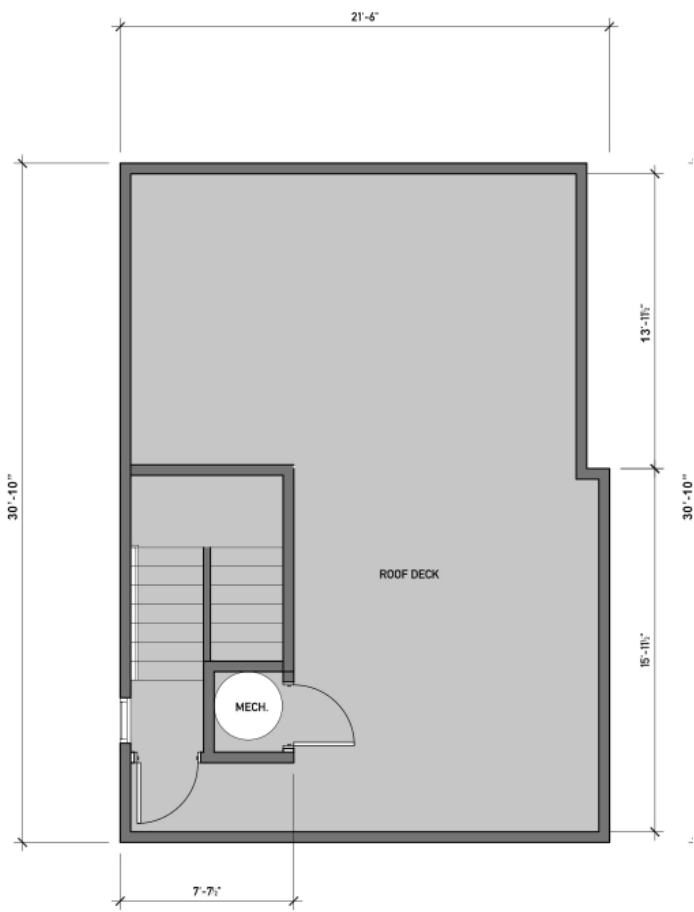
LEVEL 1



LEVEL 2



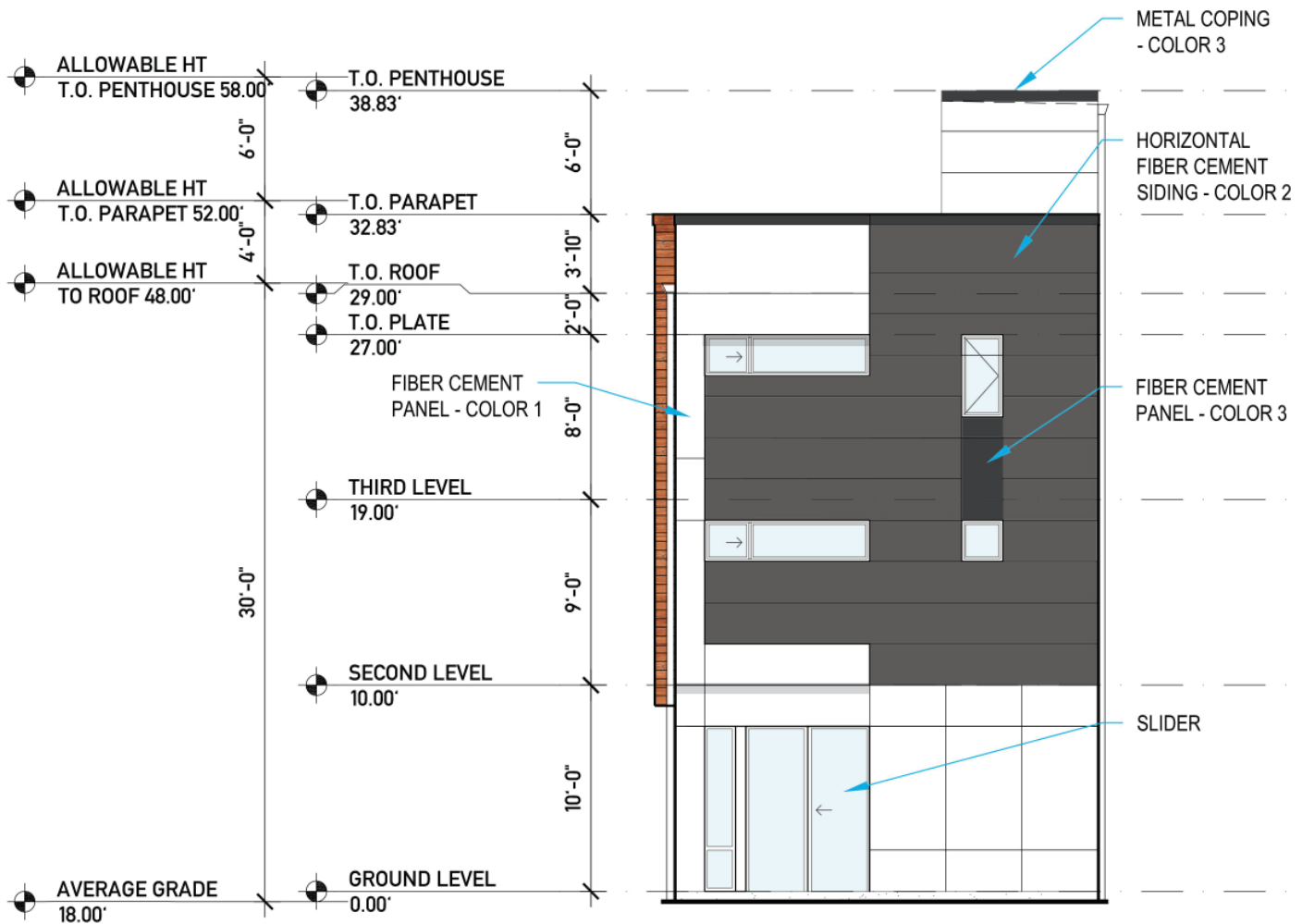
LEVEL 3



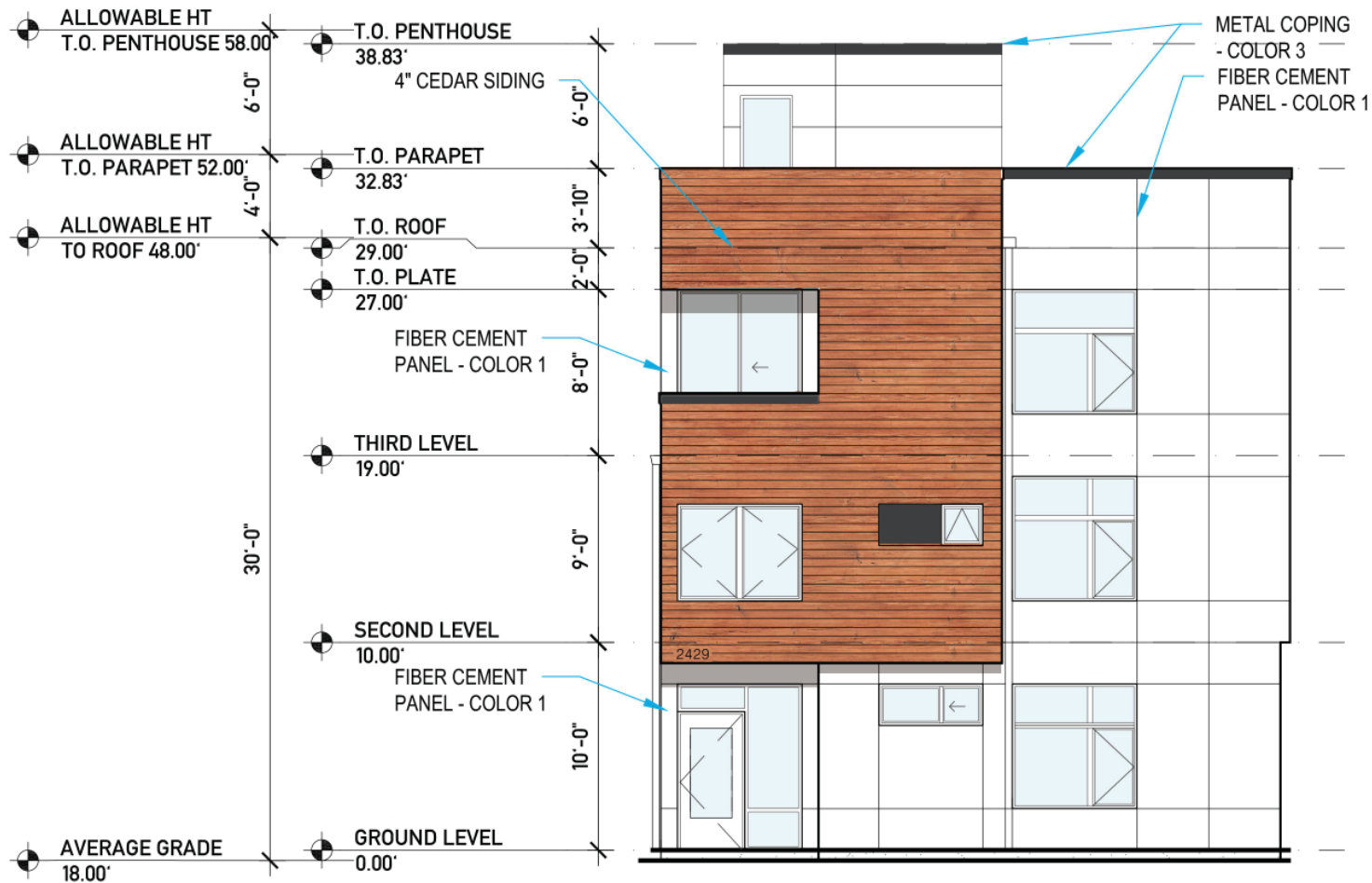
ROOF DECK

Elevations

01
02
03
04
05
06
07 DESIGN PROPOSAL
08

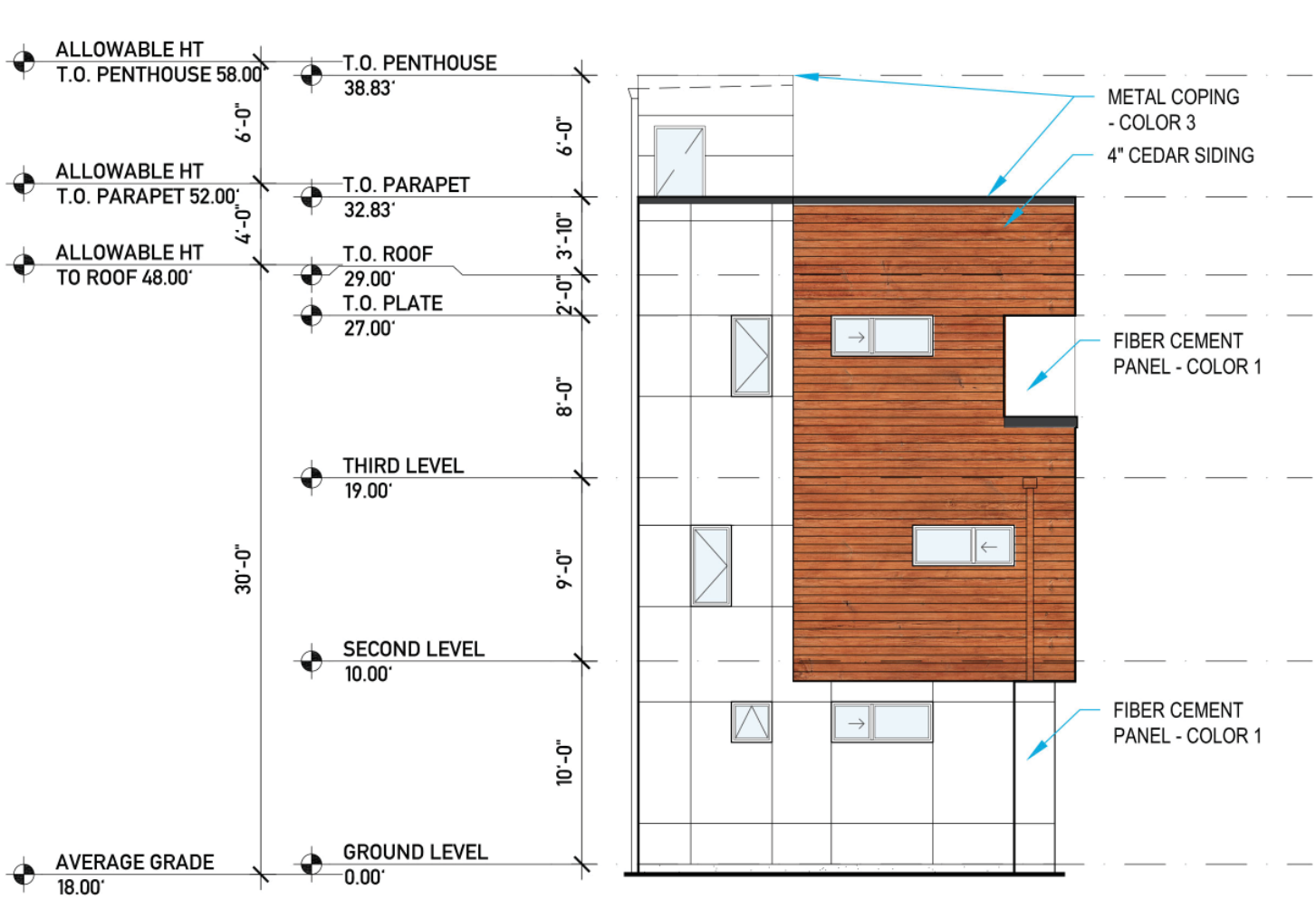


NORTH ELEVATION

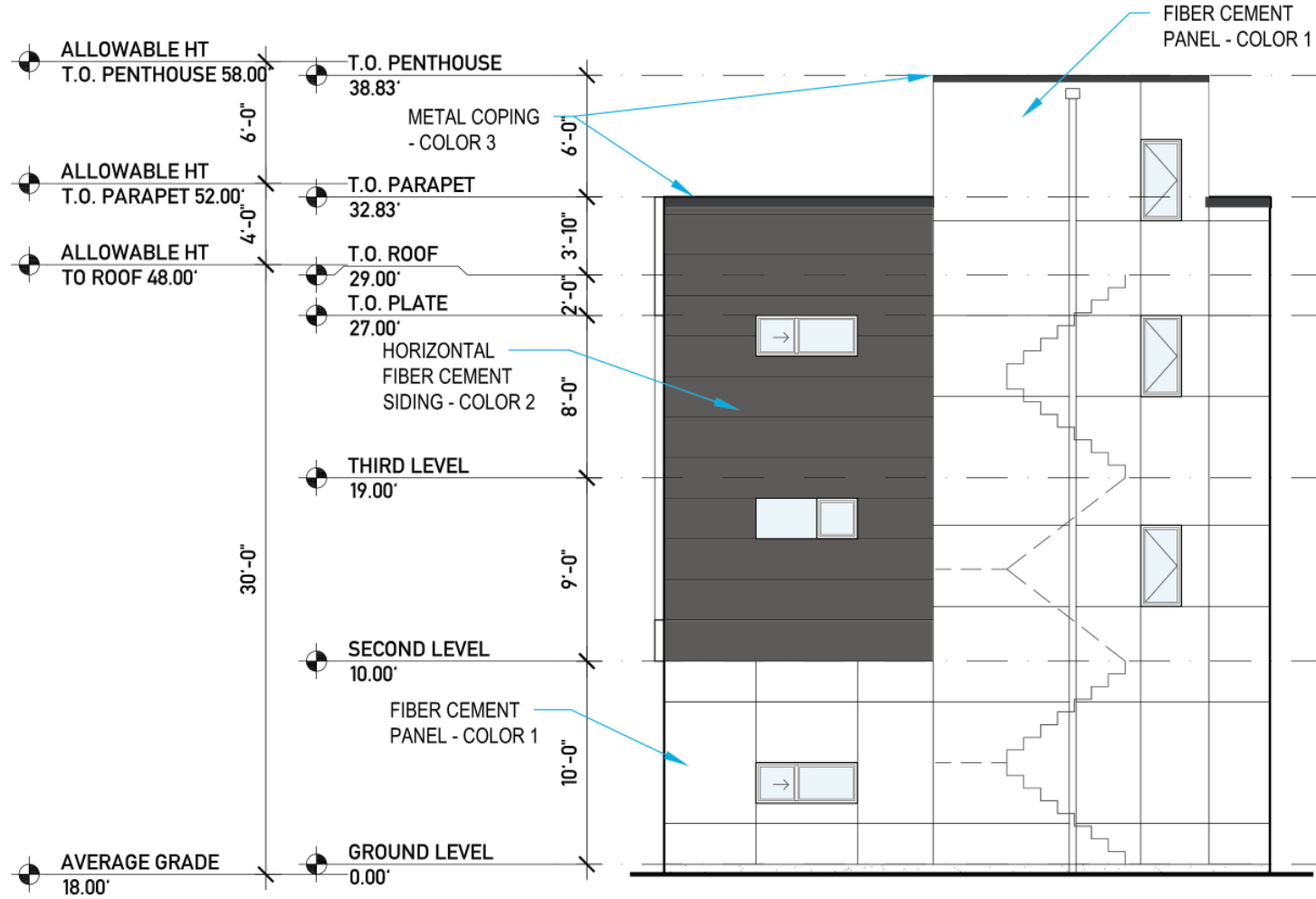


EAST ELEVATION

Elevations



SOUTH ELEVATION



WEST ELEVATION

Rendering View



UNIT 1



UNIT 2: EAST FACADE

Rendering View



SOUTH VIEW



AERIAL VIEW

Rendering View



NORTH VIEW



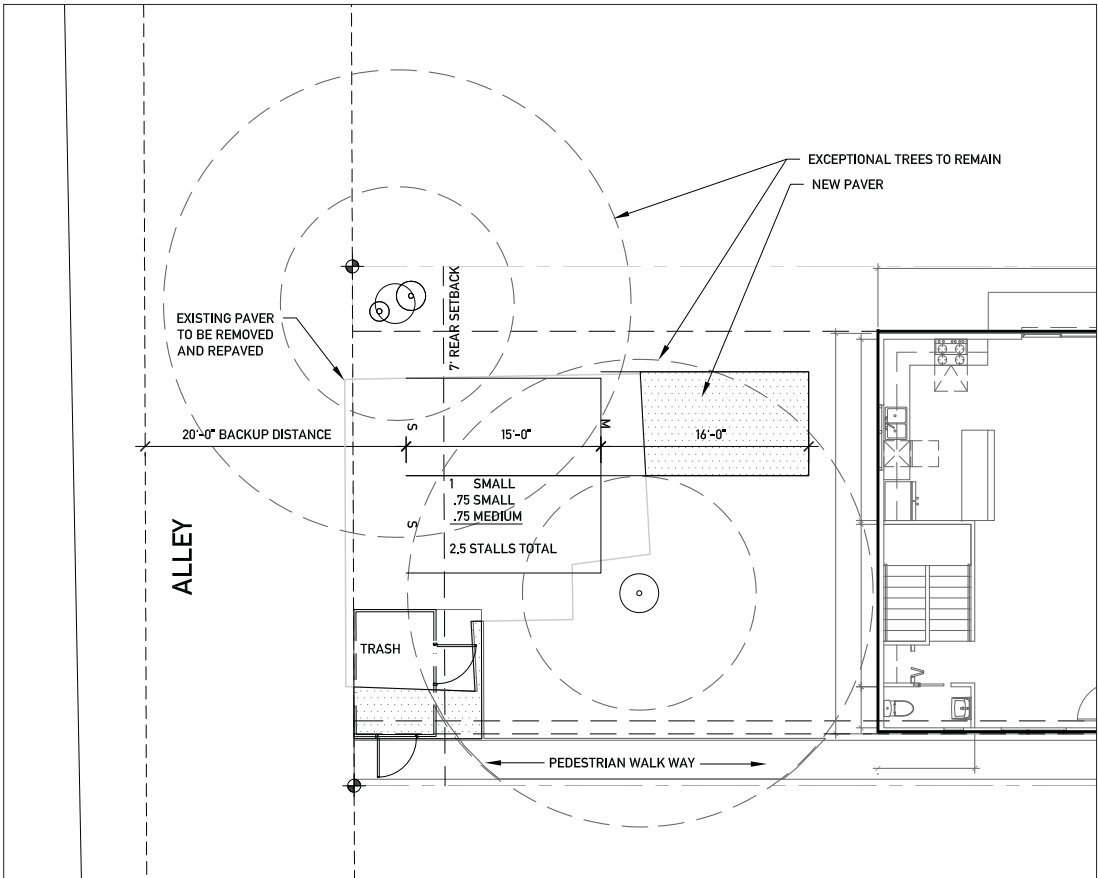
VIEW FROM ALLEY: SFD3

Adjustments

TREE PROTECTION

SMC 25.11.070.2a and 3c

ARCHITECT RESPONSE:
In order to protect the exceptional trees while achieving the maximum permitted FAR, development standard adjustments permitted in Section 23.41.018, the parking quantity reduction (Section 23.54.015) and the parking standards (Section 23.54.030) may be allowed and modified.

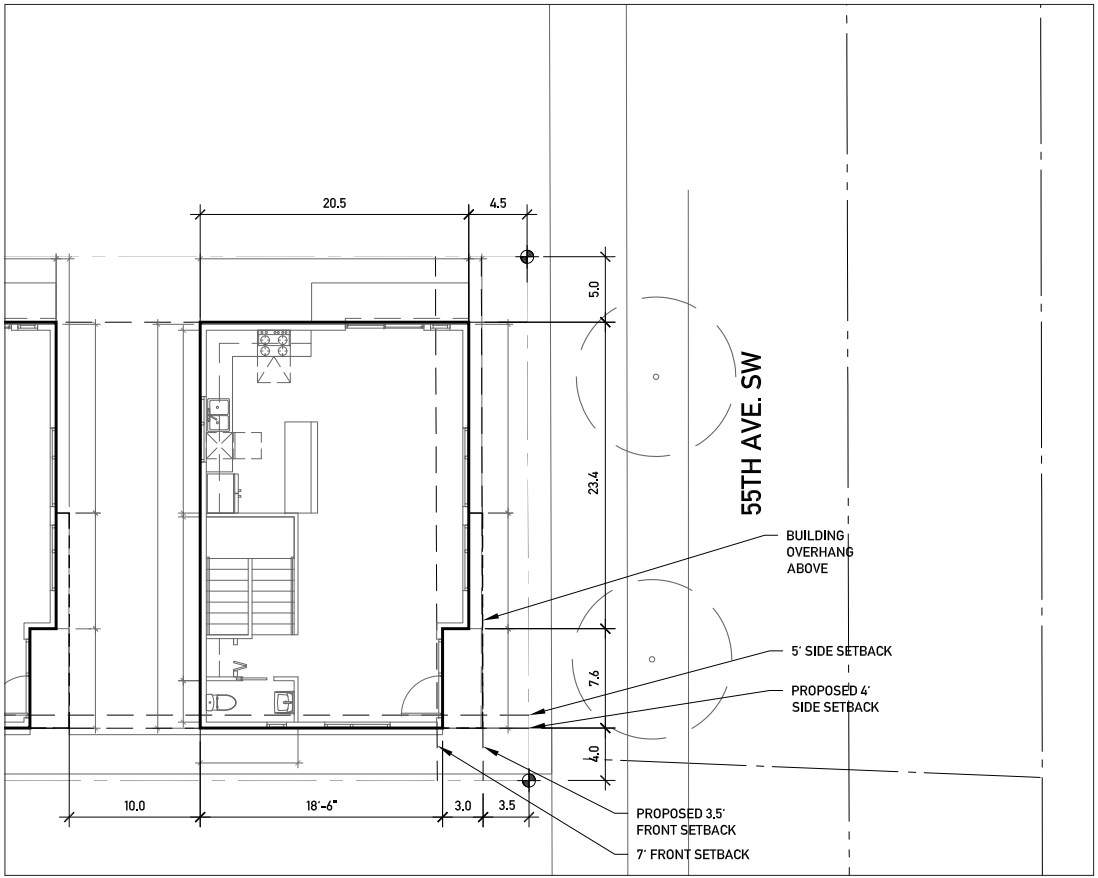


TREE PROTECTION & PARKING REDUCTION / MODIFICATION

PARKING QUANTITY REDUCTION & PARKING STANDARD MODIFICATION

SMC 23.54.015 & SMC 23.54.030

ARCHITECT RESPONSE:
Section 25.11.070.3c allows parking quantity reduction and the parking standard modification. The development proposes 2.5 parking spaces, which is less than the required 4.5 spaces. The existing pavers between the trees are to be removed and repaved per the arborist evaluation to locate 1.75 small parking stall. New pavers within the outer root zone for .75 medium stall is proposed. While the minimum required size of a parking space is for a medium car, small parking stalls are proposed because of the constrained spaces between the trees.



FRONT & SIDE SETBACK

FRONT & SIDE SETBACK ADJUSTMENT REQUEST

SMC 23.45.518 TABLE A

Front Setback for single family development is 7' average / 5' min., and Side Setback is 5'

ARCHITECT RESPONSE:
Section 23.41.018.D4 allows setbacks to be reduced by a maximum of 50% through adjustment. To protect the two exceptional trees in the rear while meeting development potential of the zone, the proposed design has a front setback of 3.5' which is less than the code required minimum and side setback of 4' which is less than the required 5'. The front setback adjustment provides enough distance from the trees to the structure to avoid any construction disturbance. The side setback adjustment allows the increase of the building size to achieve the potential maximum FAR.