

3856 21ST AVENUE SW TOWNHOUSES

PROJECT NUMBER: 3024000



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ARCHITECT:

DAVID VANDERVORT ARCHITECTS AIA
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SEATTLE, WA. 98102
(206) 784-1614

PROPERTY OWNER:

21ST AVE SW LLC.
7727 20TH AVE. SW
Seattle WA 98106
(206) 941-1423





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statement of development objectives

Project Description:

The 21st Avenue SW Townhouse project is located on 21st ave SW in an LR-1 zone. The site currently is undeveloped. This project proposes to build (2) townhouse units fronting 21st Avenue SW. Parking for each unit will be provided through a private, enclosed garage for each unit fronting an access easement on the east end of the site with a total of 2 spaces provided. The sites buildable area is almost entirely designed steep slope ECA. Our design aims to disturb and build in the steep slope as little as possible while still achieving our program. Furthermore we look to take advantage of the steep slope and design our building taking advantage of the topography; stepping our building down the hill with the slope.

Project # 3024000

Lot area: 4,999 sf

Proposed number of dwelling units: 2 Townhouse Units

Amount of residential square footage: 3,558 sf

Amount of garage square footage: 402 sf

Number and type of Residential Units: 2 Townhouse Units

Parking: 2 parking stalls



21ST AVE SW LLC.



DUWAMISH
WATERWAY

ROW ADJACENT
TO SITE IS NEW
STAIR FROM
21ST AVE SW TO
SW ANDOVER

WA STATE
DEPARTMENT
OF SOCIAL &
HEALTH
SERVICES



INDUSTRIAL
DISTRICT

ADJACENT
HOMES

PATHFINDER
K-8 SCHOOL

YOUNGSTOWN
CULTURAL
ARTS CENTER

Image credit: Google Earth



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zoning data

- Lot Area:** 4,999 SF
- Zoning:** LR-1
- ECA:** Steep slope / potential slide
- Commercial Use:** N/A
- Residential Use:** 2 Townhouses
- FAR:** 0.9 per Table A 23.45.510
- Density Limit:** 1 / 2,200 SF
- Height:** 30' base height limit per 23.45.514 Table A
4' of additional height for railings / parapets per 23.45.514.J.2
10' of additional height for stair penthouses per 23.45.514.J.4.a
- Setbacks:** Front: 7 Average / 5 Minimum
Sides: 5' (Facades less than 40')
7 Average / 5 Minimum (Facades greater than 40')
Rear: 7 Average / 5 Minimum
- Parking:** One spot per dwelling unit per 23.54.015 Table B
- Parking Access:** Access is provided from an access easement at the east end of the site that connects to SW Andover Street.
- Bicycle Parking:** 1 bike parking space is required per 4 dwelling units per 23.54.015 Table D.D2
- Amenity Area:** 25% of the lot area (4,999 x .25 = 1249.75 SF) per 23.45.522.a1
Minimum of 50% provided at ground level per 23.45.522.a2
- Exceptional Trees:** One exceptional tree located on site (Big leaf maple). This SDR packet is looking to do tree replacement and site restoration per 25.11.090.A that will allow the exceptional tree to be removed and its canopy replaced on site.
- Green Factor:** A Green Factor score of .60 is required for this site per 23.45.524.A.2



ZONING MAP

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SW 1/4, NE 1/4, SECTION 24,
TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M.
KING COUNTY, WASHINGTON



- LEGEND**
- SET 1/2 REBAR & CAP (RBC)
 - EXISTING REBAR & CAP
 - ⊗ EXISTING TACK/LEAD
 - MIC ⊕ MONUMENT IN CASE
 - CB □ CATCH BASIN
 - FH ⊕ FIRE HYDRANT
 - PP ⊕ POWER POLE
 - ⊙ SANITARY SEWER MANHOLE
 - WM ⊕ WATER METER
 - ⊗ WATER VALVE
 - ⊙ WATER MANHOLE
 - ⊙ DECIDUOUS TREE
 - ▭ CONCRETE
 - ⊗ ROCKERY
- LINETYPE LEGEND**
- ▭ BUILDING FOOTPRINT
 - ▭ EDGE OF ASPHALT
 - ○ CYCLONE FENCE

NW 1/4, SE 1/4, SECTION 24,
TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M.

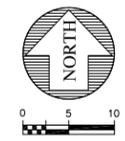
SITE ADDRESS
38XX 21ST AVE SW
SEATTLE, WA98116

PARCEL NUMBER:
754730-1450
754730-1455
754730-1460
754730-1465

LEGAL DESCRIPTION

LOTS 21, 22, 23 & 24, BLOCK 13, SANDERS 1ST ADDITION
TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 3 OF PLATS, PAGE 31, RECORDS OF
KING COUNTY, WASHINGTON.

VERTICAL DATUM: NAVD 88
SURVEY CONTROL POINT # SNV- 5319
2" BRASS CAP STAMPED C OF S 5319, 33' N OF
LIGHT/SIGNAL POLE AT THE BK CW IN THE NW COR OF INT.
SW ANDOVER ST. & DELRIDGE WAY SW
ELEVATION = 45.638 FEET





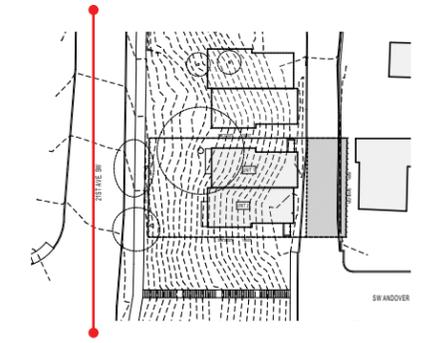
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SW CHARLESTOWN



SW ANDOVER



21ST AVE SW - LOOKING EAST

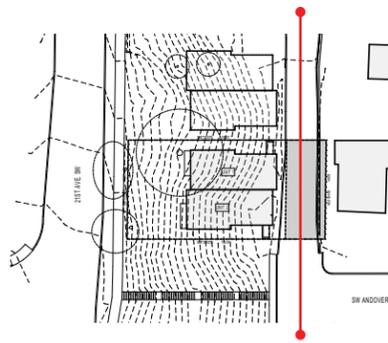
SW ANDOVER



SW CHARLESTOWN

21ST AVE SW - LOOKING WEST

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DEAD END



SW ANDOVER

ACCESS EASEMENT OFF OF SW ANDOVER LOOKING EAST

sw andover
row

proposed
project site

SW ANDOVER



DEAD END

ACCESS EASEMENT OFF OF SW ANDOVER LOOKING WEST

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urban design opportunities & constraints

PROPOSED PROJECT ON NEIGHBORING SITE

21ST AVENUE SW

PARTIALLY DEVELOPED SITE (NO BUILDING)

MINIMAL DISTURBANCE TO STEEP SLOPE

SITE IS DESIGNATED STEEP SLOPE & POTENTIAL SLIDE

SW ANDOVER STREET

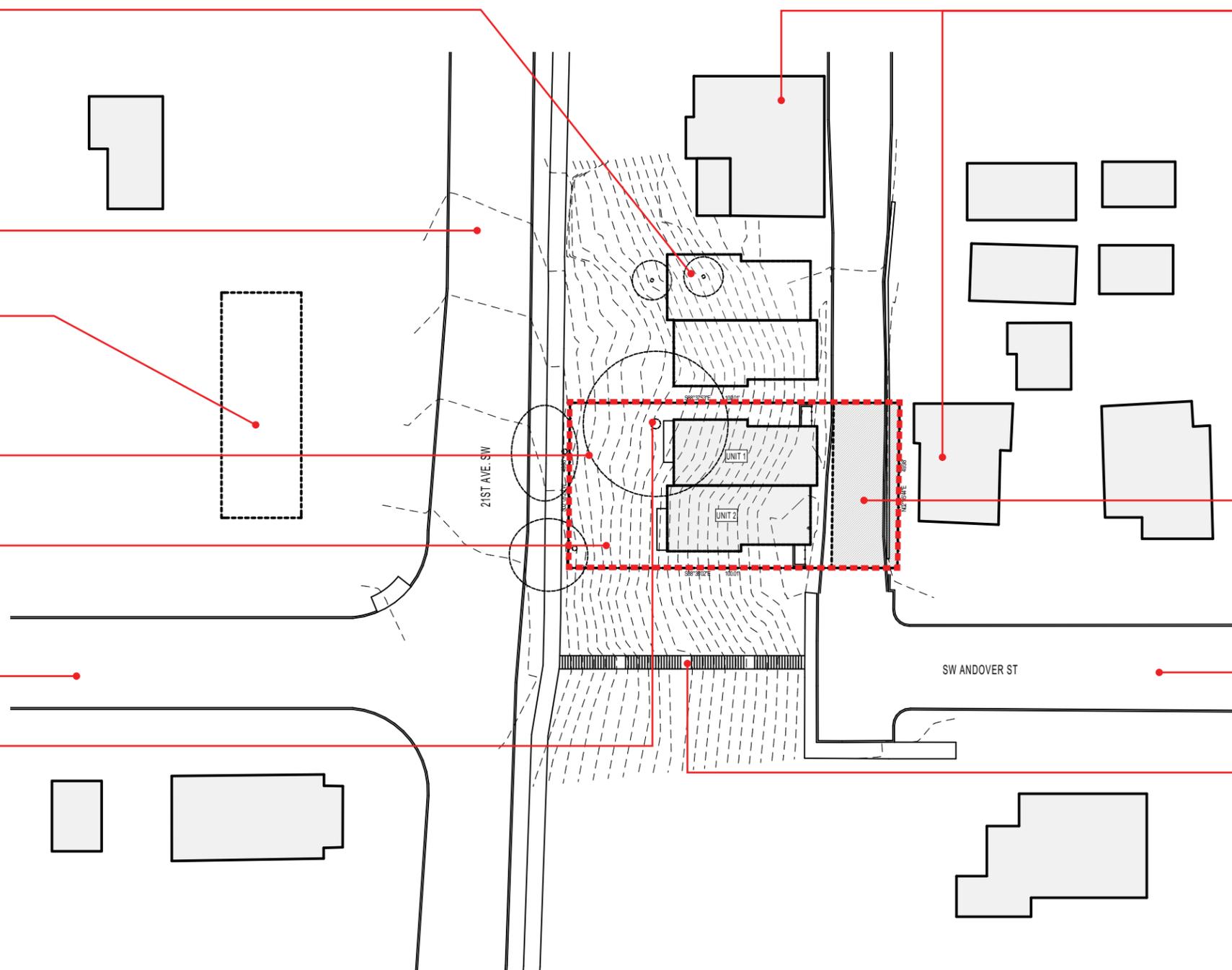
EXCEPTIONAL "BIG LEAF MAPLE" LOCATED ON SITE TO BE REMOVED

NEIGHBORING BUILDINGS

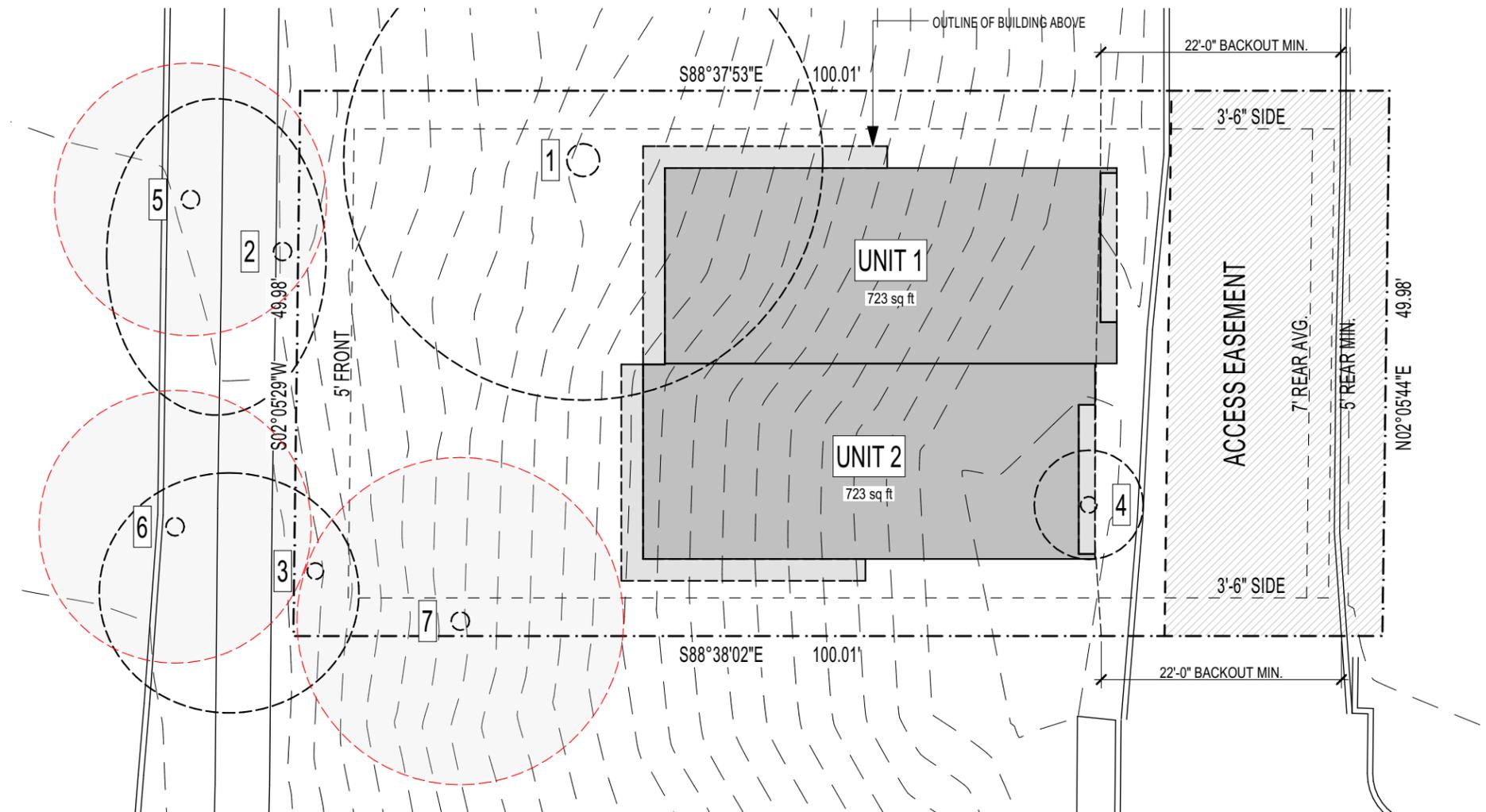
ACCESS EASEMENT FOR HOUSES ALONG 21ST AVE.

SW ANDOVER STREET

SW ANDOVER STREET ENDS & AND HAS NEW STAIR CONNECTION TO 21ST AVE SW IN ROW



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TREE SCHEDULE

	COMMON NAME	LATIN NAME	SIZE (DIA.)	CANOPY	STATUS	EXCEPTIONAL	REPLACE CANOPY
1	BIG LEAF MAPLE	Acer macrophyllum	14" & 36"	1,521 SF	REMOVE	YES	YES
2	MAPLE	Acer macrophyllum	20"	460 SF	REMOVE	NO	NO
3	ALDER	Alnus	18"	412 SF	REMOVE	NO	NO
4	MAPLE	Acer macrophyllum	8"	79 SF	REMOVE	NO	NO
5	TURKISH FILBERT	Corylus colurna		491 SF ³	ADD		
6	TURKISH FILBERT	Corylus colurna		491 SF ³	ADD		
7	QUEEN ELIZABETH HEDGE MAPLE	Acer campestre		707 SF ³	ADD		

NOTES:

- 1) TREES 1-4 ARE EXISTING TREES ON SITE
- 2) TREES 5-7 ARE TREES BEING ADDED FOR CANOPY REPLACEMENT FOR TREE 1 THAT IS BEING REMOVED
- 3) REPLACED CANOPY SIZE BASED ON SDOT APPROVED STREET TREE LIST

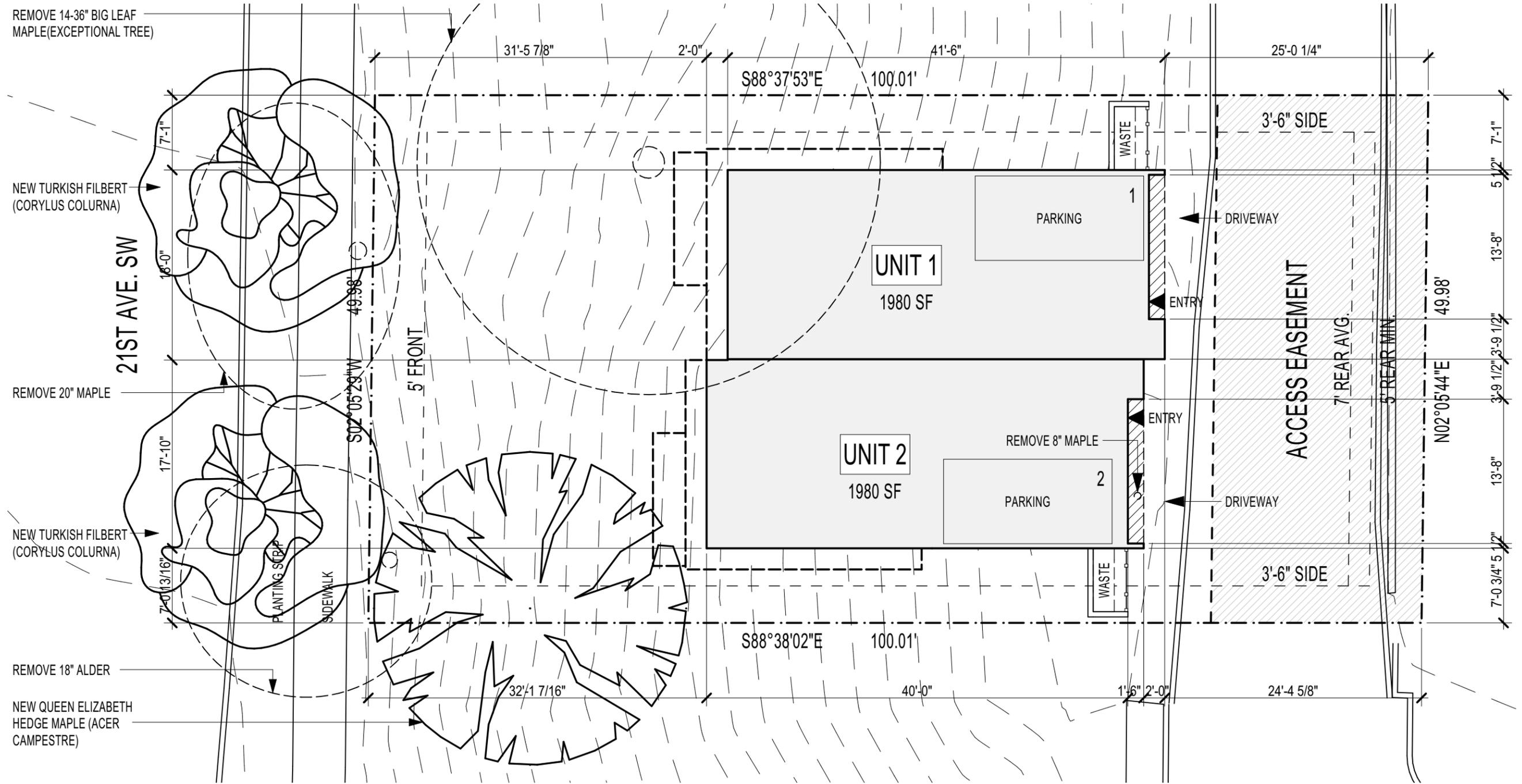
CANOPY REQUIRED TO BE REPLACED =	1,521 SF
CANOPY REPLACEMENT PROPOSED =	1,689 SF
PERCENTAGE OF CANOPY REPLACED=	111%



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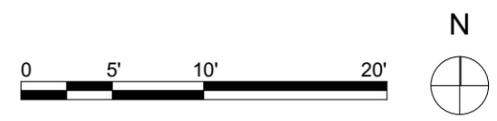
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site plan

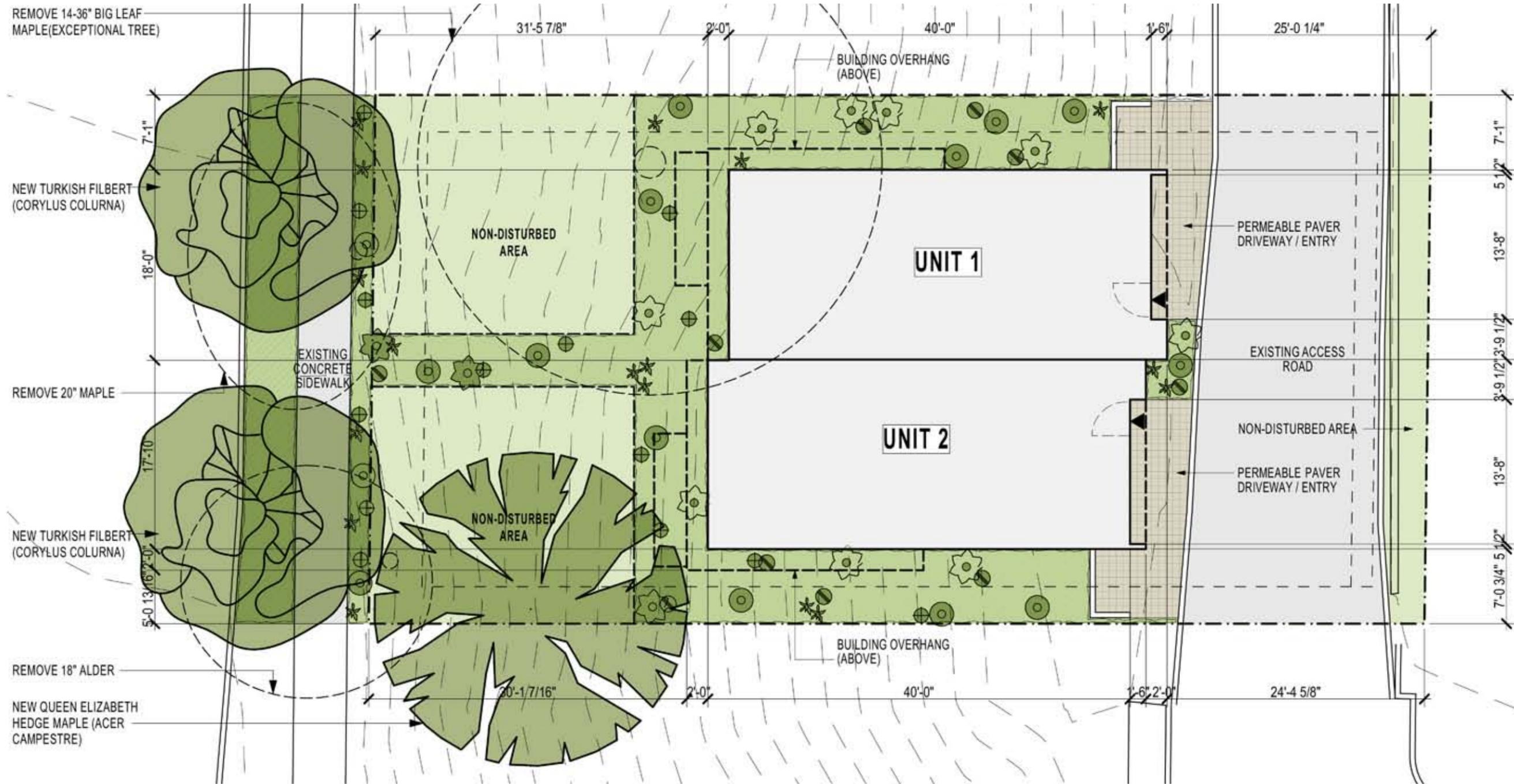


LEGAL DESCRIPTION:
 LOTS 23 & 24, BLOCK 13, SANDERS 1ST ADDITION TO WEST SEATTLE,
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 PAGE 31, RECORDS OF KING COUNTY, WASHINGTON

TPN:
 7547301460
 7547301465

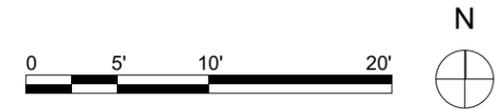


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PLANT / TREE LEGEND

TREES		SHRUBS - GREATER THAN 2' TALL	
COMMON NAME	LATIN NAME	COMMON NAME	LATIN NAME
 TURKISH FILBERT	CORYLUS COLUMNA	 SALAL	Gaultheria shallon
 QUEEN ELIZABETH HEDGE MAPLE	ACER CAMPESTRE	 OREGON GRAPE	Mahonia aquifolium
GROUND COVER		 INDIAN PLUMB	Oemleria cerasiformis
 GRASS / TURF		 SWORDFERN	Polystichum munitum
		 SNOW BERRY	Symphoricarpos



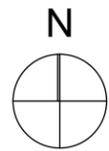
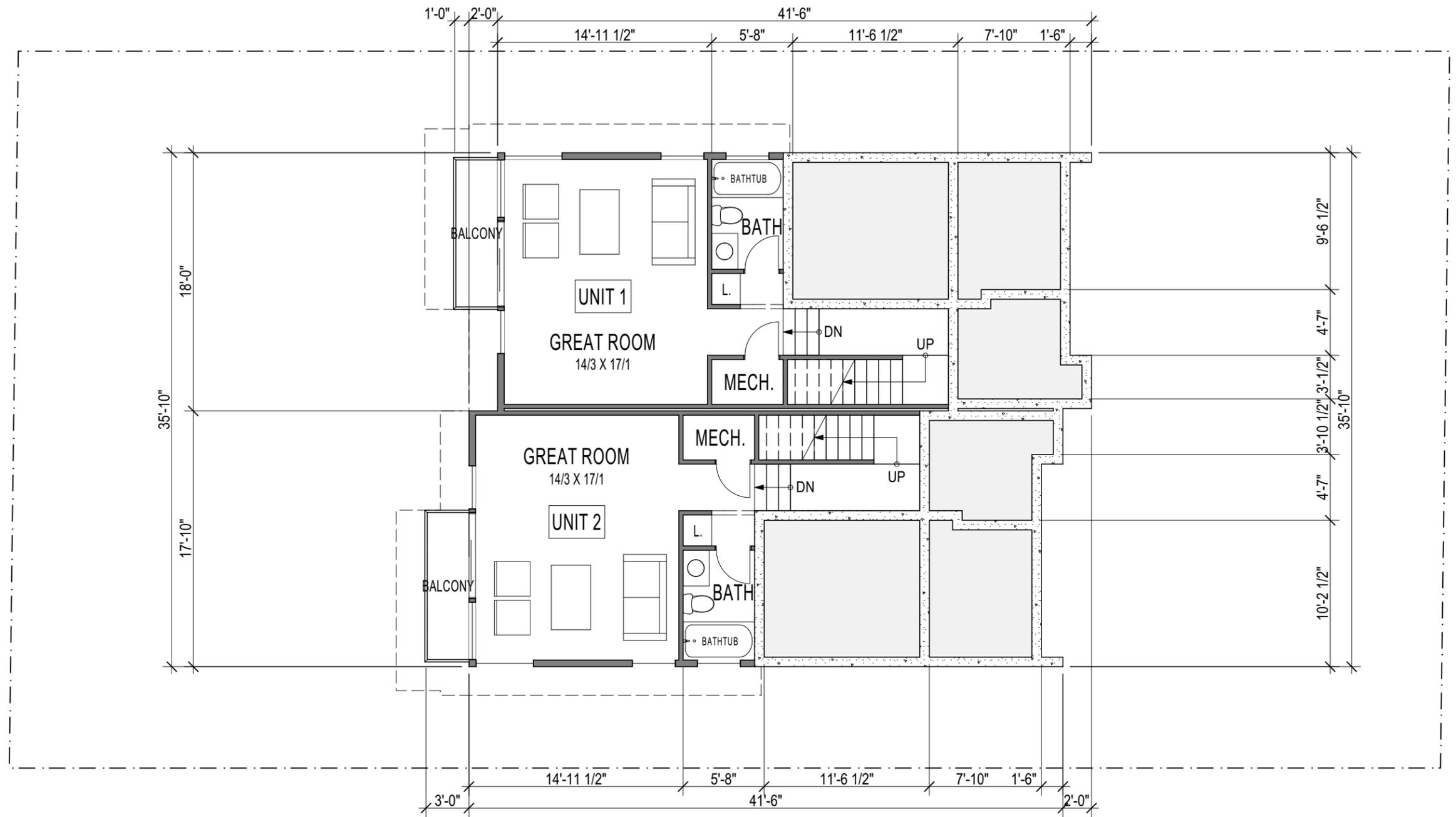
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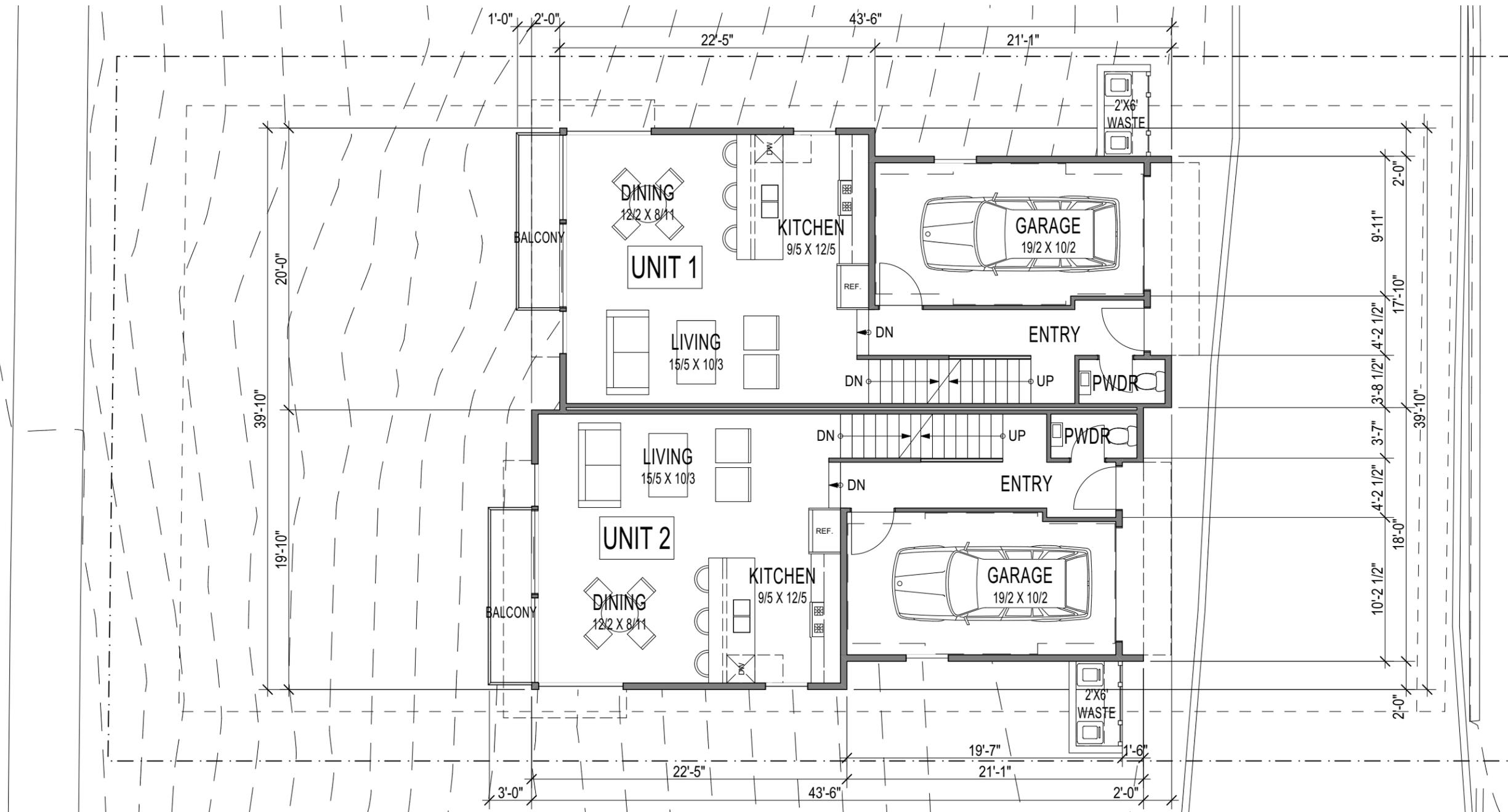
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basement floor plan



UNIT	BASEMENT	FLOOR 1	FLOOR 2	ROOF DECK	TOTAL
1	410 SF	750 SF	770 SF	50 SF	1,980 SF
2	410 SF	750 SF	770 SF	50 SF	1,980 SF
OVERALL					3,960 SF

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UNIT	BASEMENT	FLOOR 1	FLOOR 2	ROOF DECK	TOTAL
1	410 SF	750 SF	770 SF	50 SF	1,980 SF
2	410 SF	750 SF	770 SF	50 SF	1,980 SF
OVERALL					3,960 SF

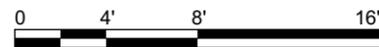
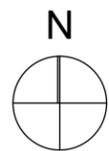
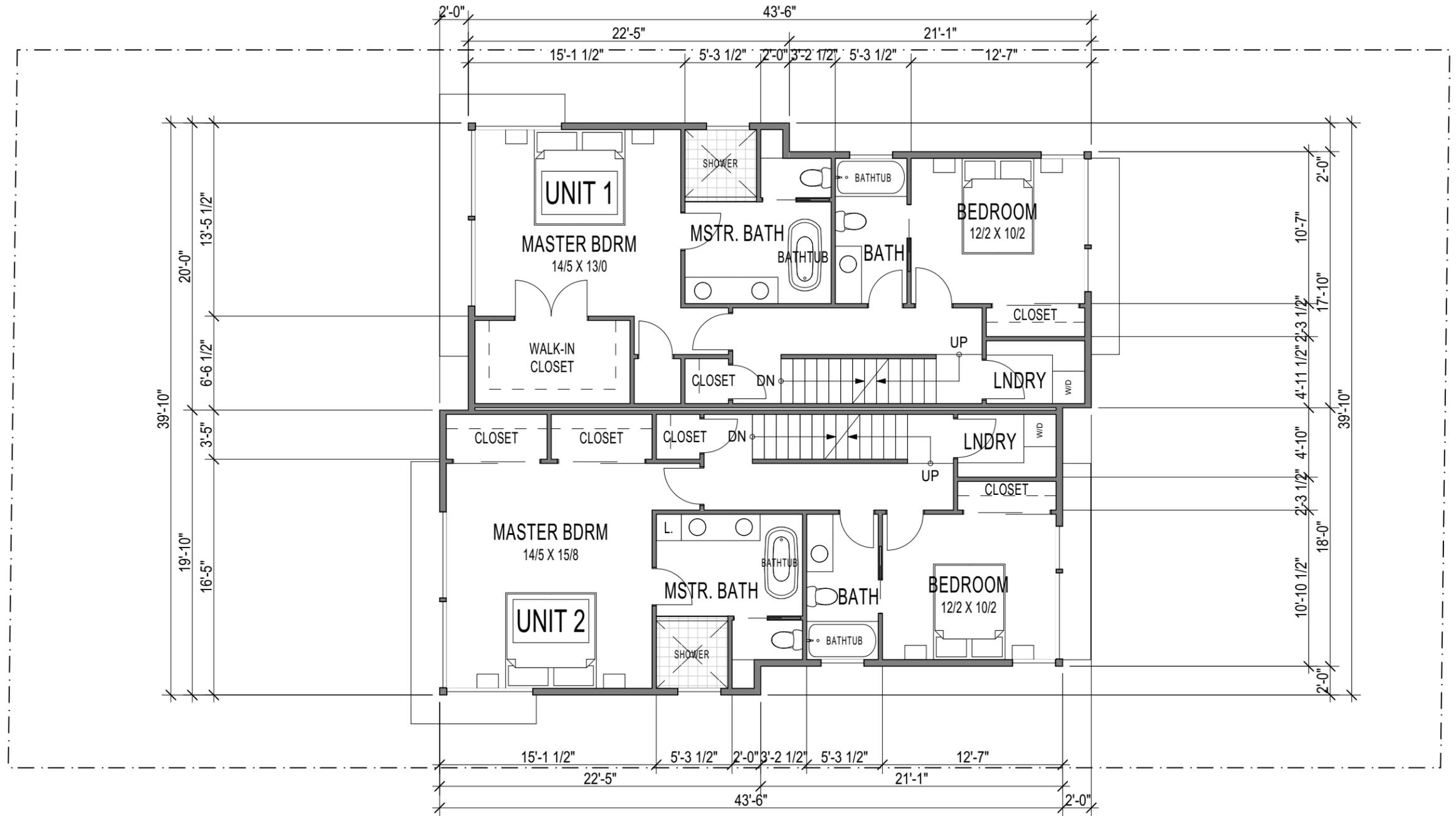




second floor plan

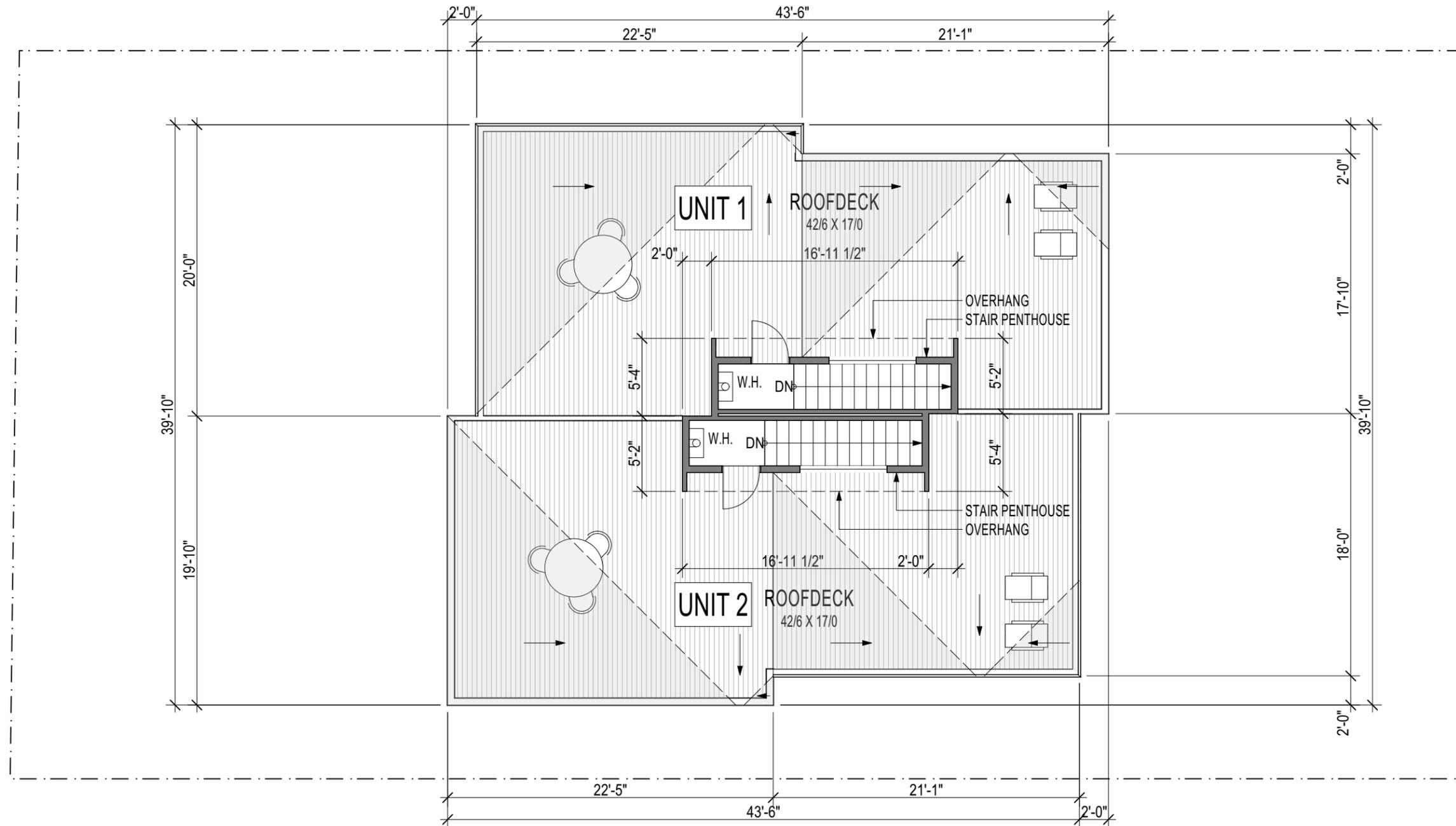
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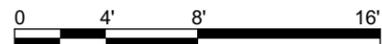


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design standards compliance

CS1: Natural System and Site Features

C. Topography:

C.2 Elevation Changes:

Almost the entire site is designated steep slope gaining 40' in elevation going up from the west to the east. Our project looks to take advantage of the topography by setting the elevation of the main floor off of the high side of the site where there is a vehicular access road. This allows us to take advantage of the hillside and have one floor of living above and one floor below, stepping down with the topography.

D. Plants & Habitats:

D.1 On-Site Features:

By locating the structure on the east side of the site our project is able to leave much of the hillside protected and non-disturbed. Where we need to disturb the hillside we are replanting with native species that will not only help to stabilize the hillside but promote natural habitats and wildlife connecting to the undeveloped right-of-way to the south and undeveloped lot to the north.

CS2: Urban Pattern and Form

C. Relationship to the Block

C.1 Corner Sites:

While the site is technically a corner lot, SW Andover street is not fully improved adjacent to our site. Instead the right-of-way has been recently updated with a new pedestrian stair running from the east end down to 21st Avenue SW. The rest of the right-of-way remains heavily vegetated and provides a landscape buffer between it and our site to the North. Our building location to the east end of our site provides a large landscape buffer along 21st Avenue SW in line with the rest of the block.

D. Height, Bulk & Scale

D.1 Existing Development and Zoning

Working our way along 21st Avenue SW our proposed mass appears to be lower than that of the surrounding houses. Neighboring houses along 21st Avenue are primarily 2 stories above the access easement on the east end of the site with pitched roofs. Due to the fact that we have roof decks our flat roofs and small penthouse stairs give a less massive appearance to that of surrounding buildings.

D.2 Existing Site Features

Our building is sited at the east of the site where there is access through an easement created for accessing homes along the east side of 21st Avenue SW. While

the building is sited at the top of the slope it allows the mass to step down the hillside while also minimizing the amount we are building into the steep slope.

D.3 Zone Transitions

Our site is located in an LR-1 zone but is bordered to the East and South by SF-5000 zones. Our building is set 25-30 feet from our East property line and has an 20' wide access easement ensuring nothing will be built in this area. To the South lies a public right-of-way that was recently updated with a new concrete stair connecting SW Andover & 21st Avenue SW. The right-of-way remains heavily wooded and provides a buffer between our duplex and the homes to the south.

D.4 Massing Choices

Due to the siting of our building in relation to the topography we have achieved through stepping the building down the hill we have a perceived mass of only 2 stories to the east. Furthermore we have roof deck at the upper level in place of traditional pitched roofs that further brings down the mass.

D.5 Respect for Adjacent Sites

Our building is sited such that we have roadways and/or access easements on the West, East and South site boundaries. This provides large buffers between our project and neighboring sites. Given that we are located on a steep slope, our primary outdoor space is on the roof where users will be 2 stories above the ground where the neighbor to the north has a deck that extends to the west of the site providing privacy for both users.

DC2: Architectural Concept

A. Massing

A.1 Site Characteristics and Uses

By placing the building on the east end of the site we are able to take advantage of the steep slope and step the building down the hillside. Furthermore this allows us to disturb less of the slope.

A.2 Reducing Perceived Mass

Due to the fact that our building is stepping down the hillside from the East end of the site the perceived mass is lessened as the lower level steps down the hill. Furthermore the building is broken up by stepping the facade to help break up the mass along with changes in materials and canopies @ entries and outdoor spaces. By having roof decks instead of pitched roofs we further reduce our perceived mass from all sides.





B. Architectural and Facade Composition

B.1 Facade Composition

By stepping our facade we are able to not only break up the mass of the building but also have a logical place to change materials. Canopies and balconies help to further scale down the building and enrich the architectural features. Furthermore accent wood panels at the entry recesses help to brighten and enhance the entry.

B.2 Blank Walls

Since our building is stepping we do not have large expanses of blank walls. Material change helps enrich the facade and give different areas their own unique character.

C. Secondary Architectural Features

C.1 Visual Depth and Interest

Our garage and entry are recessed to provide depth to an otherwise flat surface. Furthermore material change and the use of a canopy that extends from the recess help to provide depth. On the West, South and North facades a 2 way cantilever on the second and third floors along with stepping the two units helps to add visual appeal.

C.2 Dual Purpose Elements

Utilizing a combination of metal and parapet railings at the roof decks allows us to provide not only visual depth but helps give each unit its own character. Canopies above the entry and balconies further provide visual depth while also helping to shield users from the elements.

C.3 Fit With Neighboring Buildings

While our building has a more contemporary look due to having roof decks its scale, siting and relationship to the landscape fit directly with that of the neighboring buildings.

D. Scale and Texture

D.1 Human Scale

By stepping the building down the hillside we maintain a perceived mass of 2 stories along the access easement. Recessing the facade at the entry and then providing a canopy help to mass down the building even further. On the West facade where the entire building will be visible balconies and a 2 way cantilever system along with material changes help to break up the scale and form.



D.2 Texture

By having a variety of materials ranging from painted hardie-panels to vertical stained wood siding to the specialty wood panel treatments at the area help to provide a variety of textures on the facade.

E. Form and Function

E.1 Legibility and Flexibility

The use of window placement, size, and orientation help to reflect the nature of the spaces within. Balconies, canopies and materials inform the spatial uses inside.

DC4: Exterior Elements & Finishes

A. Building Materials:

A.1 Exterior Finish Materials

The two main exterior materials are a painted hardie-panel and vertical stained wood channel siding. These provide contrast, texture and durability to the two main surfaces which are alternated in their application to differentiate the 2 units. These are accented by a wood panels at the main entries to the units & roof deck penthouse's.

A.2 Climate Appropriateness

Hardie-panel and stained wood siding can be seen throughout the northwest and are products that when detailed correctly will have longevity and minimal maintenance. Furthermore our wood panel siding will be used only in locations as accents and are always protected by overhangs.

D. Trees, Landscape & Hardscape Materials

D.1 Choice of Plant Materials

Since our site is located on a steep slope we are planning on utilizing native plantings that will not only will thrive in this environment but that will help to stabilize the slope.



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code adjustments - setbacks

Code Citation:

Per SMC 23.41.018 D.4

If the criteria listed in subsection 23.41.018.D.3 are met, the Director may allow adjustments to the following development standards to the extent listed for each standard:

- a. **Setbacks and separation requirements may be reduced by a maximum of 50 percent;**
- b. Amenity areas may be reduced by a maximum of 10 percent;
- c. Landscaping and screening may be reduced by a maximum of 25 percent;
- d. Structure width, structure depth, and facade length may be increased by a maximum of 10 percent; and
- e. Screening of parking may be reduced by a maximum of 25 percent.

Code Requirements:

Per SMC 23.45.518 Table A

Setbacks for Townhouse Developments (LR Zones):

- Front: 7' Average / 5' Minimum
- Rear: 7' Average / 5' Minimum
- Side: 5' (Facades less than 40' in length)
7' Average / 5' Minimum (Facades greater than 40' in length)

Proposed Adjustment:

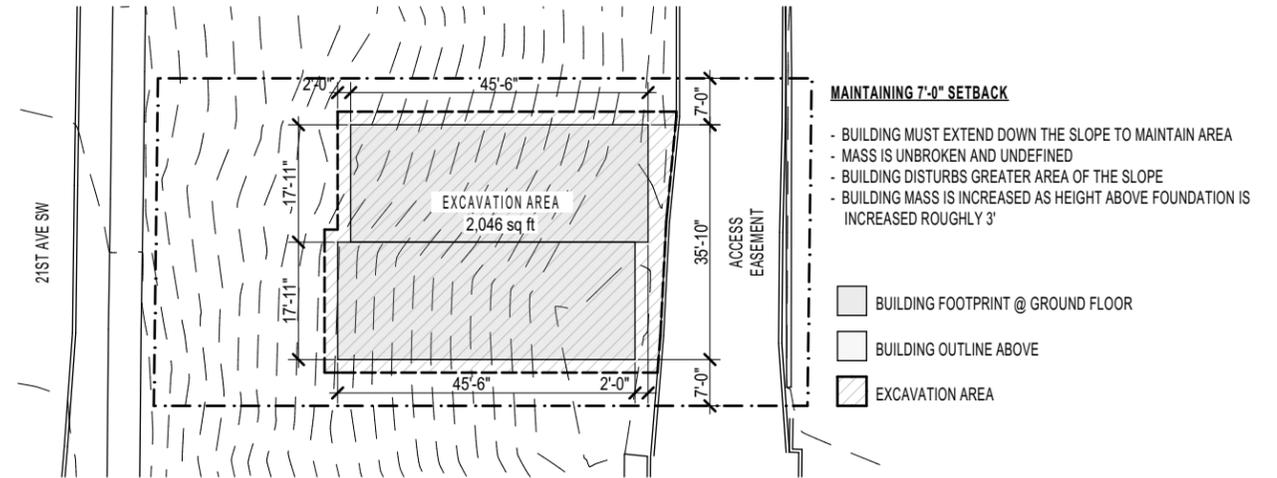
Setbacks for Townhouse Developments (LR Zones):

- Front: 7' Average / 5' Minimum (no change)
- Rear: 7' Average / 5' Minimum (no change)
- Side: 5' (Facades less than 40' in length)
5.5' Average / 3.5' Minimum (Facades greater than 40' in length)**

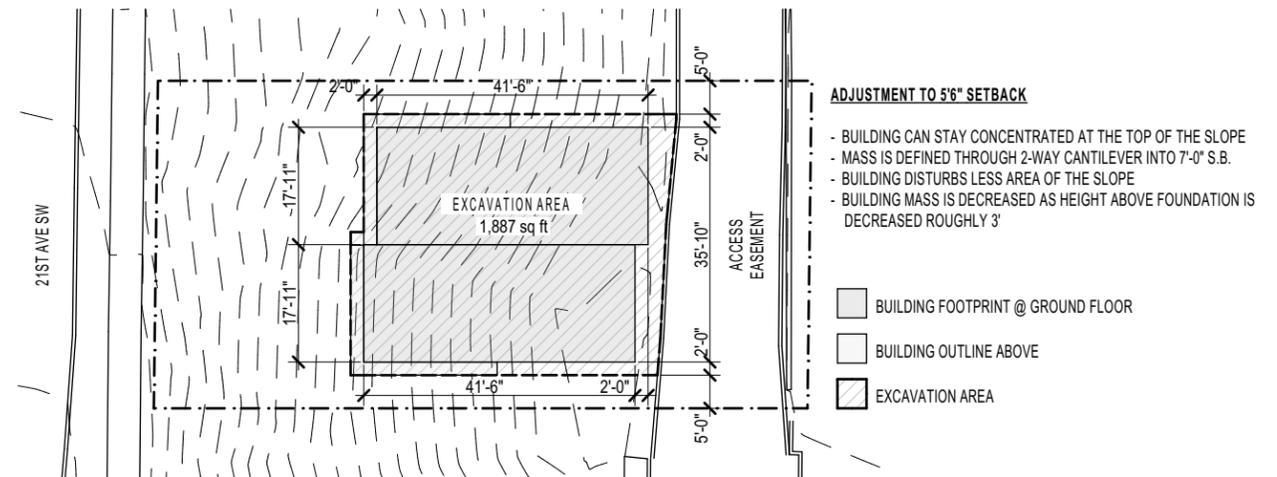
Adjustment Rationale:

Nearly the entirety of the buildable site area is located in a steep slope & potential slide ECA's. Reduction in the side setback has numerous benefits as outlined below:

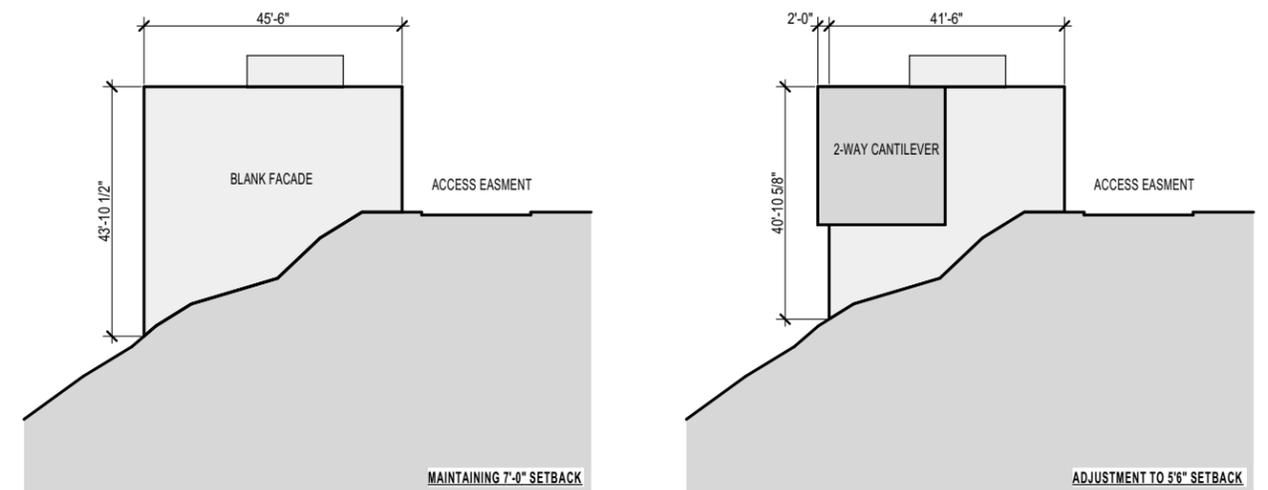
1. We disturb less of the slope during construction (see plan diagram)
 - a. this means less chance of destabilizing the hillside
 - b. we can increase the area of undisturbed natural wildlife habitat
2. Reduction in the perceived mass (see elevation diagram)
 - a. building perpendicular to the contour greatly increases the perceived mass
 - b. building parallel to the contour minimizes the perceived mass



code conforming



proposed



code conforming

proposed

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