

6541. 35TH AVE SW.

PROJECT NUMBER: 3024390 | SDR GUIDANCE PACKET | JULY 22.

ARCHITECT:

DAVID VANDERVORT ARCHITECTS

CC: MARK WIERENGA

2000 FAIRVIEW AVE E, SUITE 103

SEATTLE, WA 98102

(206) 784-1614

PROPERTY OWNER:

YAKOR LLC

CC: VALENTIN STELMAKH

15232 SE 272ND ST. #98

KENT, WA 98024

(253) 709-6709



01.
PROJECT
INFORMATION

PROJECT DESCRIPTION.

The proposed live/work and townhome project is located on 35th Ave SW in an NC2-40 zone. The site currently has (1) single family residence, which will be removed prior to construction. This project proposes to build (2) live/work units along the street frontage, and (4) townhouse units behind. (5) parking stalls will be provided at the rear of the site, which will be accessed by way of the alley. Each townhouse unit, and one of the two live/work units will have a dedicated parking stall. The design intends to provide vibrant urban dwellings and work spaces that are relavent and appropriate to the surrounding neighborhood.

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

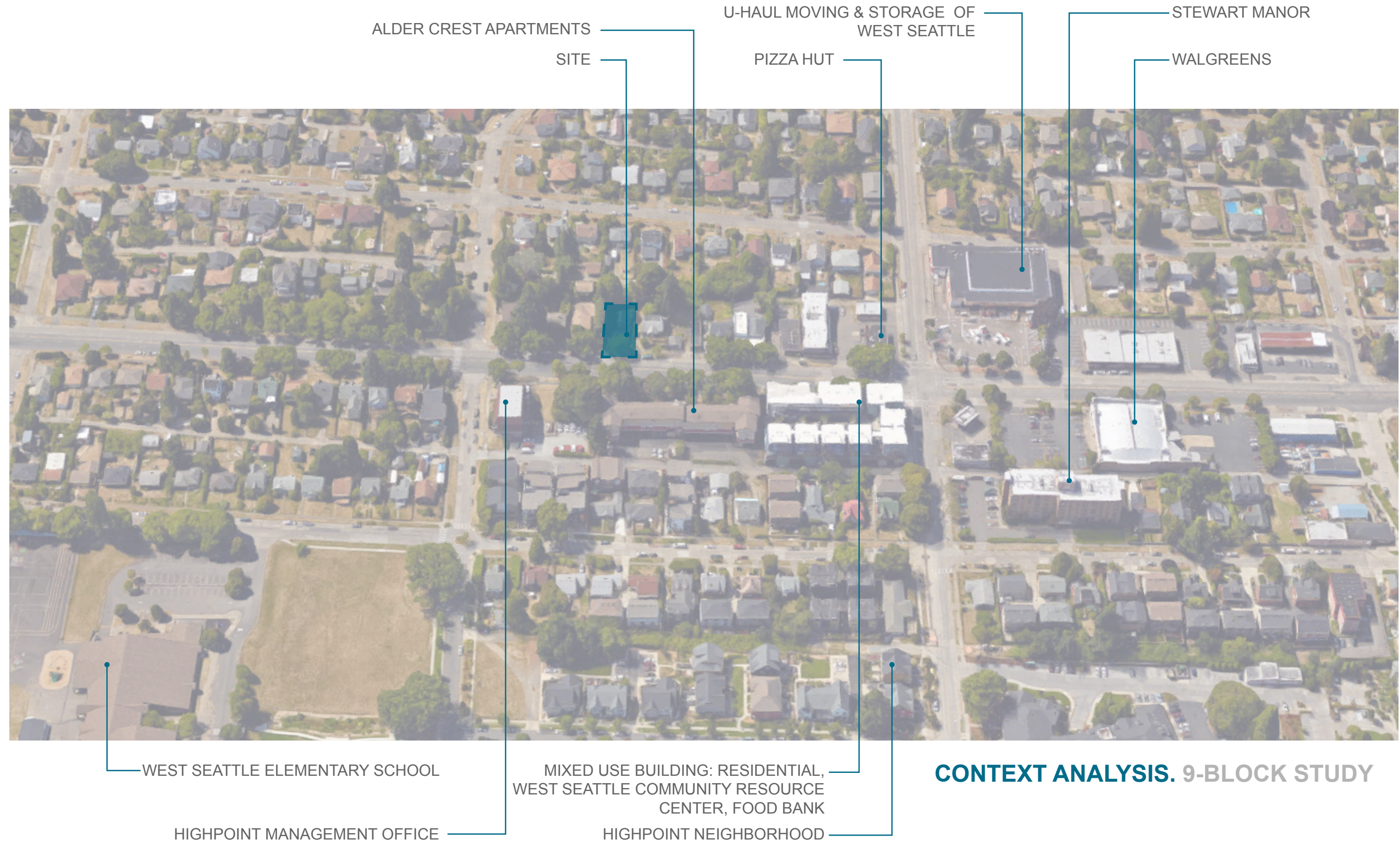
04.
DESIGN
STANDARDS

PROJECT #	3024390
LOT AREA.	6,040 SF
PROPOSED LIVE/WORK UNITS.	2 UNITS
LIVE/WORK SQUARE FOOTAGE.	3029 SF
PROPOSED TOWNHOUSE UNITS.	4 UNITS
RESIDENTIAL SQUARE FOOTAGE.	6480 SF
PARKING.	5 SPACES

05.
CODE
ADJUSTMENT



6541 35TH AVE SW.



01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT

CONTEXT ANALYSIS. 9-BLOCK STUDY

01.
PROJECT
INFORMATION

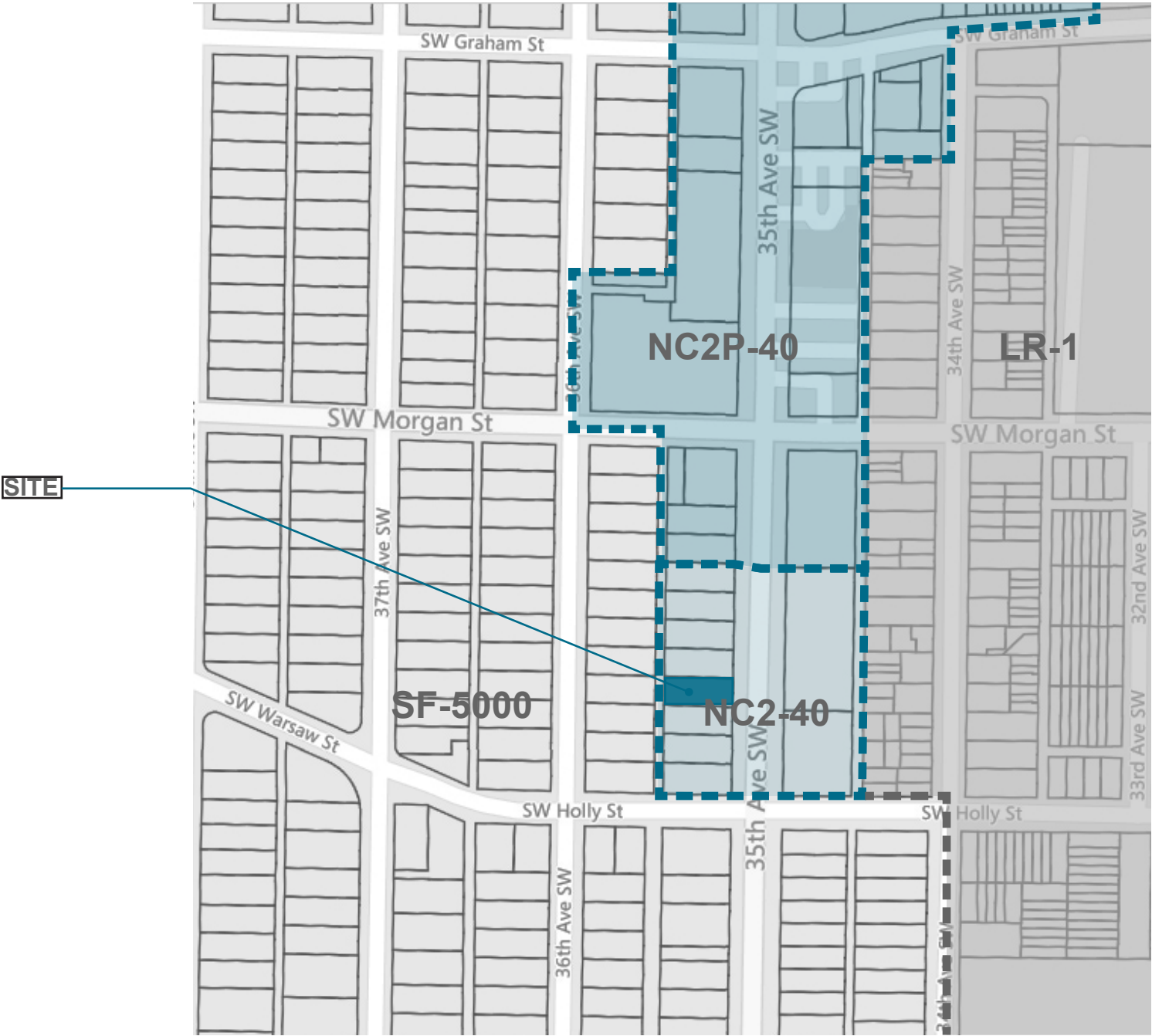
Lot Area:	6040 SF
Zoning:	NC2-40
ECA:	N/A
Commercial Use:	2 LIVE WORK UNITS
Residential Use:	4 TOWNHOME UNITS
FAR:	3.0 PER TABLE A 23.47A.013
HEIGHT:	40' BASE HEIGHT 4' OF ADDITIONAL HEIGHT FOR RAILINGS / PARAPETS PER 23.47A.012.C.2 16' OF ADDITIONAL HEIGHT FOR STAIR PENTHOUSES PER 23.47A.012.C.4F
SETBACKS:	FRONT: 0' PER 23.47A.014 SIDES: 0' PER 23.47A.014 REAR: 0' FROM 0'-13' BUILDING HEIGHT PER 23.47A.014 EXHIBIT B 15' FROM 13'-40' BUILDING HEIGHT PER 23.47A.014 EXHIBIT B
PARKING:	ONE SPACE PER DWELLING PER 23.54.015 TABLE B * NO PARKING REQUIREMENT FOR LIVE WORK UNITS BELOW 1500 SF **1ST REQUIRED PARKING PARKING SPACE FOR LIVE WORK UNITS MUST CONFORM WITH RESIDENTIAL STANDARDS
PARKING ACCESS:	ACCESS IS PROVIDED BY THE ALLEY AT THE REAR OF THE SITE
BICYCLE PARKING:	1 BIKE PARKING SPACE PER 12,000 SF OF COMMERCIAL SPACE PER 23.54.015 1 BIKE PARKING SPACE PER 4 DWELLINGS PER 23.54.015 TABLE D.D2
AMENITY AREA:	5% OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE PER 23.47A.024.A
EXCEPTIONAL TREE:	NO EXCEPTIONAL TREES ARE LOCATED ON SITE
GREEN FACTOR:	A GREEN FACTOR SCORE OF 0.3 IS REQUIRED FOR THIS SITE PER 23.47A.016.A.2

02.
SITE
ANALYSIS

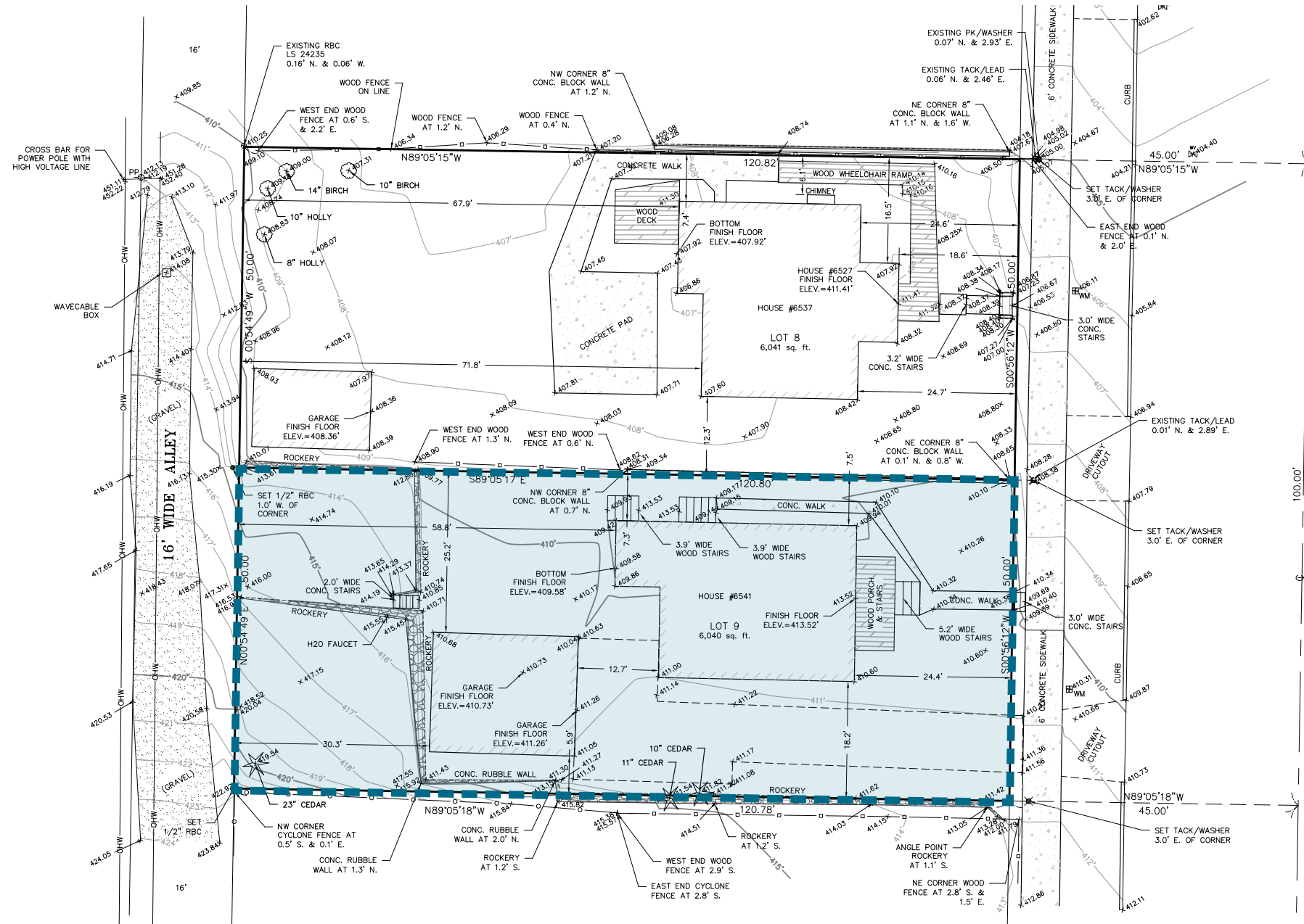
03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT



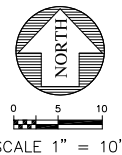
CONTEXT ANALYSIS. ZONING DATA



LEGEND

- SET 1/2" REBAR & CAP (RBC)
- FOUND REBAR & CAP
- ⊗ SET TACK/WASHER
- ⊗ EXISTING TACK/WASHER OR TACK/LEAD
- ⊕ MONUMENT IN CASE
- FH FIRE HYDRANT
- PP POWER POLE
- SSMH SANITARY SEWER MANHOLE
- ⊗ WAVECABLE BOX

- ⊕ WATER FAUCET
- WM WATER METER
- ⊕ WATER VALVE
- ⊕ CONIFER TREE
- ⊕ DECIDUOUS TREE
- CONCRETE
- GRAVEL ALLEY
- ROCKERY OR CONC. RUBBLE WALL
- WOOD DECK



NE 1/4, NE 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M

01.
PROJECT
INFORMATION

SITE ADDRESS.
6541 35TH AVE SW
SEATTLE, WA 98126

PARCEL NUMBER.
006500-0045

LEGAL DESCRIPTION.
LOT 9, BLOCK 1, AERO HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 20 OF PLATS, PAGE 77, RECORDS OF KING COUNTY, WASHINGTON

VERTICAL DATUM:
NAVD 88
SURVEY CONTROL POINT #SNV-5315

2" BRASS CAP STAMPED C OF S 5238, SET AT THE NE COR OF SW HOLLY ST. & 35TH
AVE SW, AT THE SE CORNER OF CONC. PAD TO BUS STOP, 70'N OF INTX AT THE
BKCW

ELEVATION:
417.702 FEET

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT

PROJECT INFORMATION. SURVEY

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT



VIEW FROM 35TH AVE SW. LOOKING WEST



VIEW FROM 35TH AVE SW. LOOKING EAST



01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

VIEW FROM 35TH AVE SW. LOOKING WEST



04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT

VIEW FROM 35TH AVE SW. LOOKING EAST

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT

PROPOSED
PROJECT SITE



VIEW FROM ALLEY. LOOKING EAST

SW HOLLY ST.
RIGHT-OF-WAY



VIEW FROM ALLEY. LOOKING WEST



01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

VIEW FROM ALLEY. LOOKING EAST

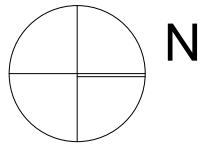
03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT



VIEW FROM ALLEY. LOOKING WEST



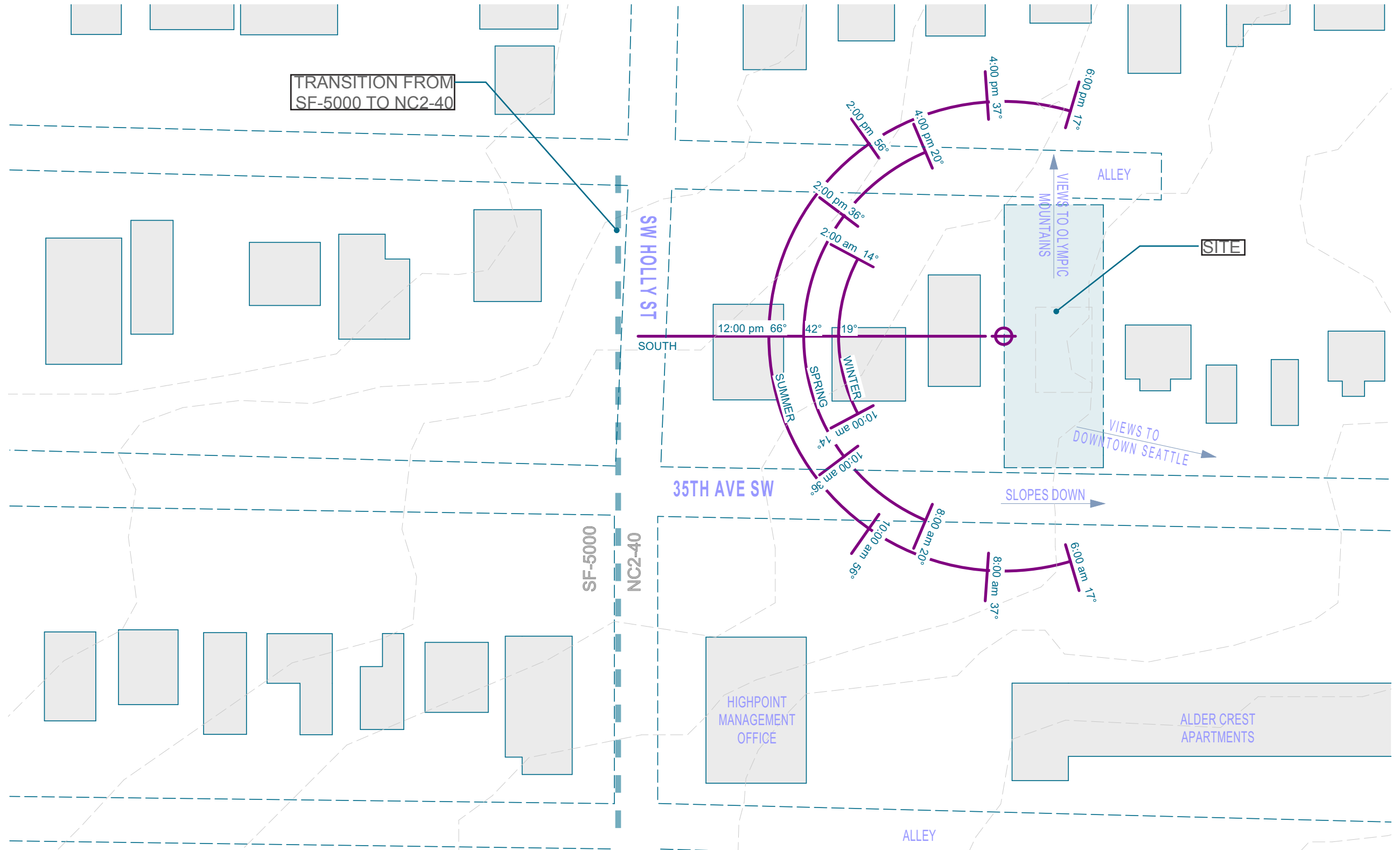
01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

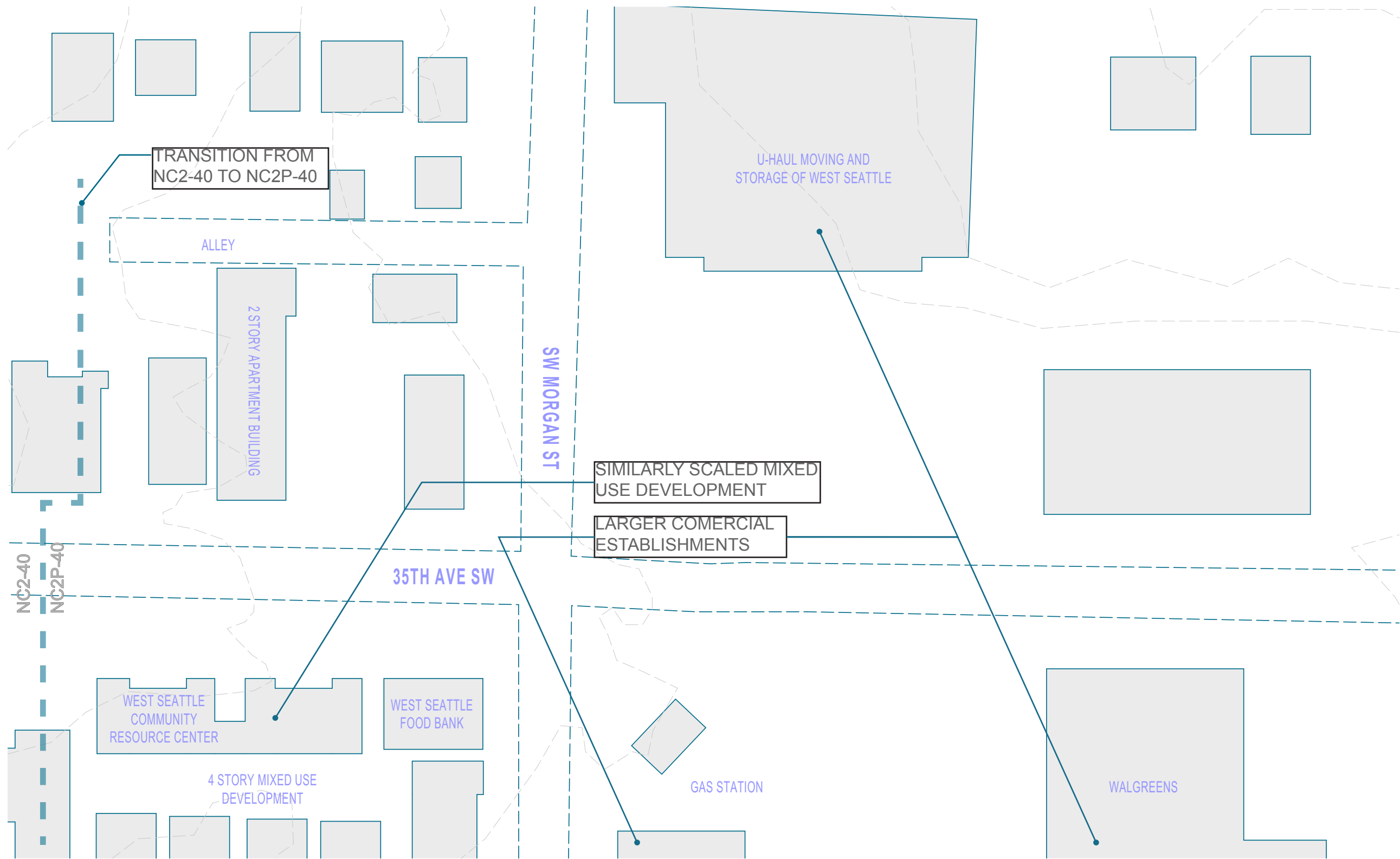
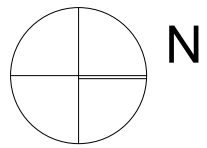
03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT



EXISTING SITE CONDITIONS. OPPORTUNITIES & CONSTRAINTS



01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT

EXISTING SITE CONDITIONS. OPPORTUNITIES & CONSTRAINTS

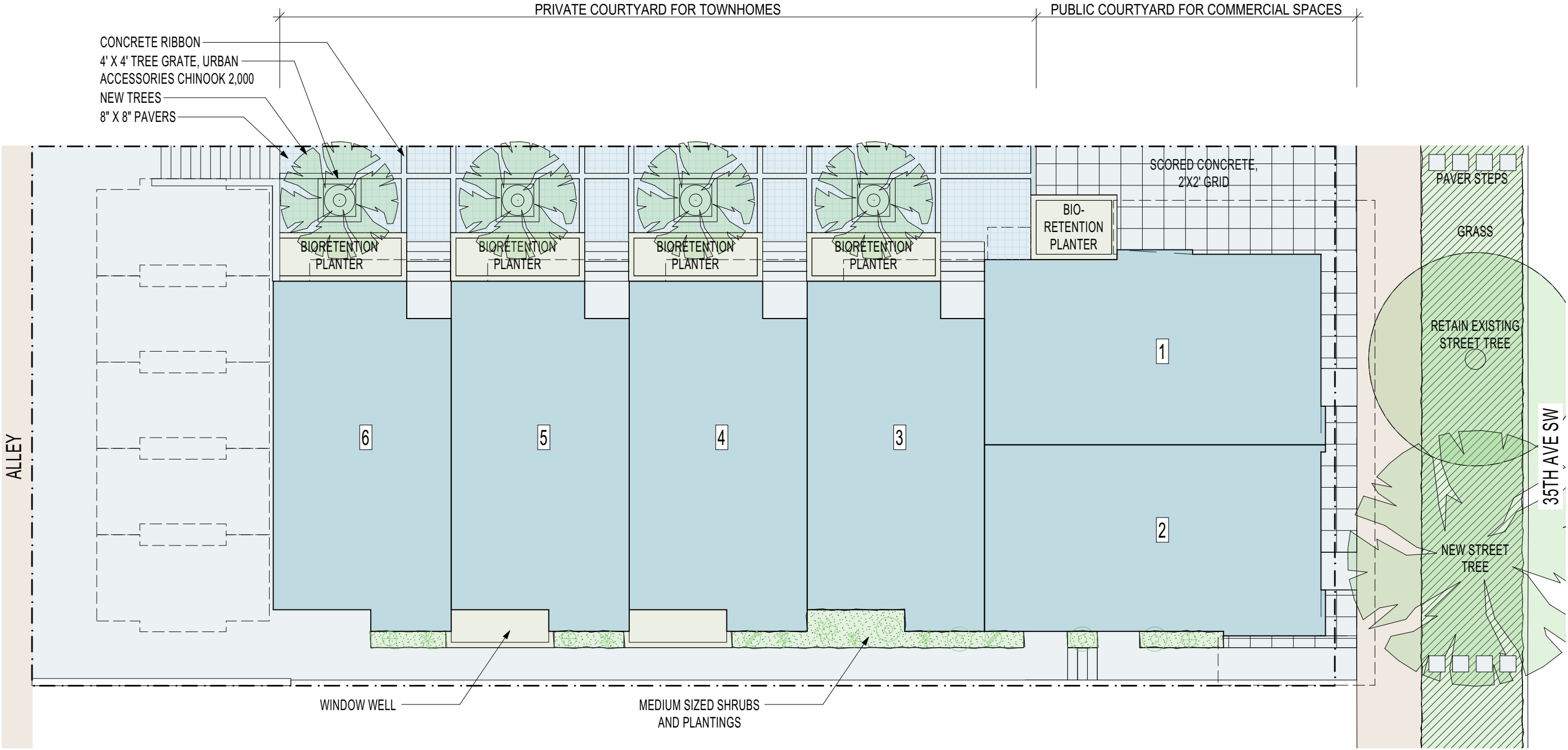
01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT



LANDSCAPE. LANDSCAPE PLAN

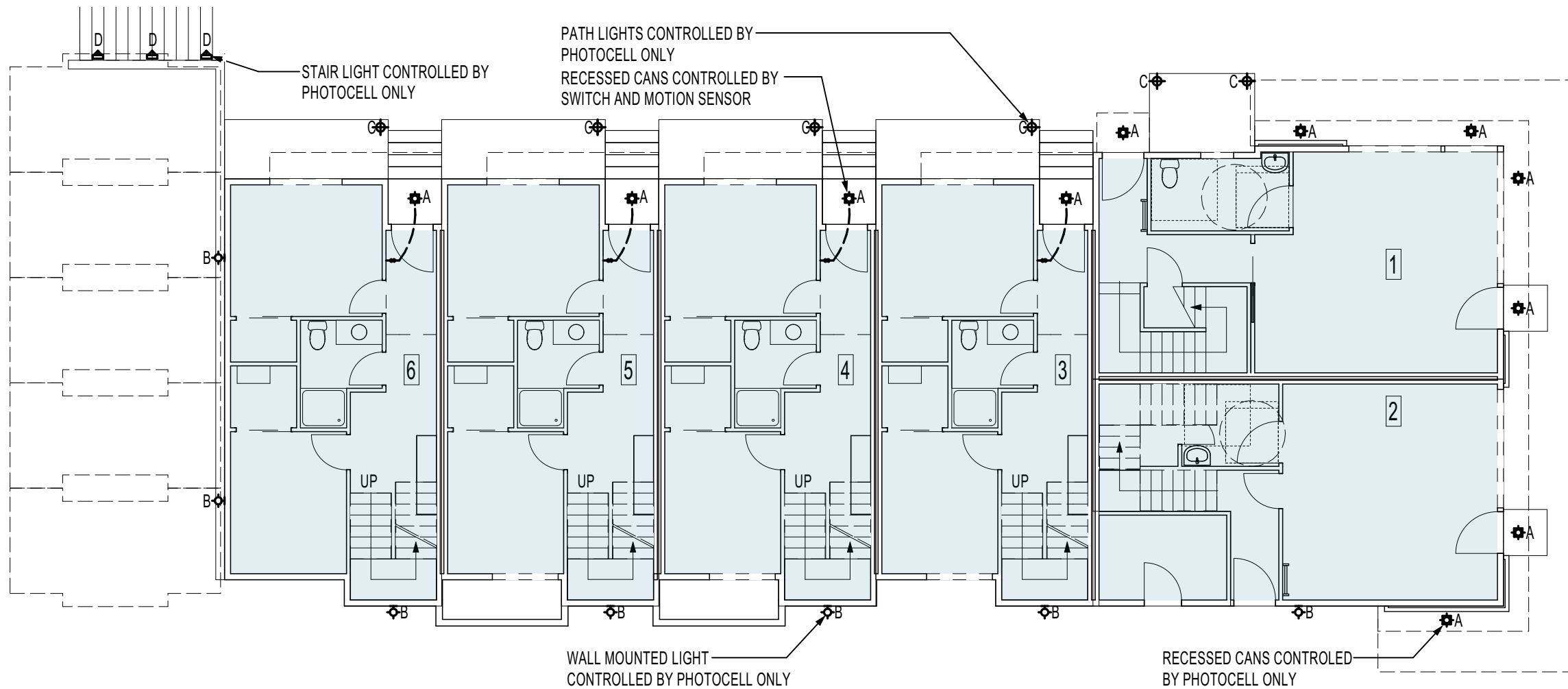
01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS









03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT



FIXTURE LEGEND:

A  RECESSED CAN		B  WALL MOUNTED		C  PATH LIGHT		D  STEP LIGHT	
RAB LIGHTING: NDLED4S-50YY-S-W LED RECESSED LIGHT, 5" SQUARE APERATURE, WHITE TRIM		RAB LIGHTING: SLIM 26 (BRONZE)		KICHLER MODERN LED PATH LIGHT MODEL - P641845		LED STEP LIGHT BY BK LIGHTING, STEP STAR LINE	

LIGHTING: EXTERIOR LIGHTING PLAN

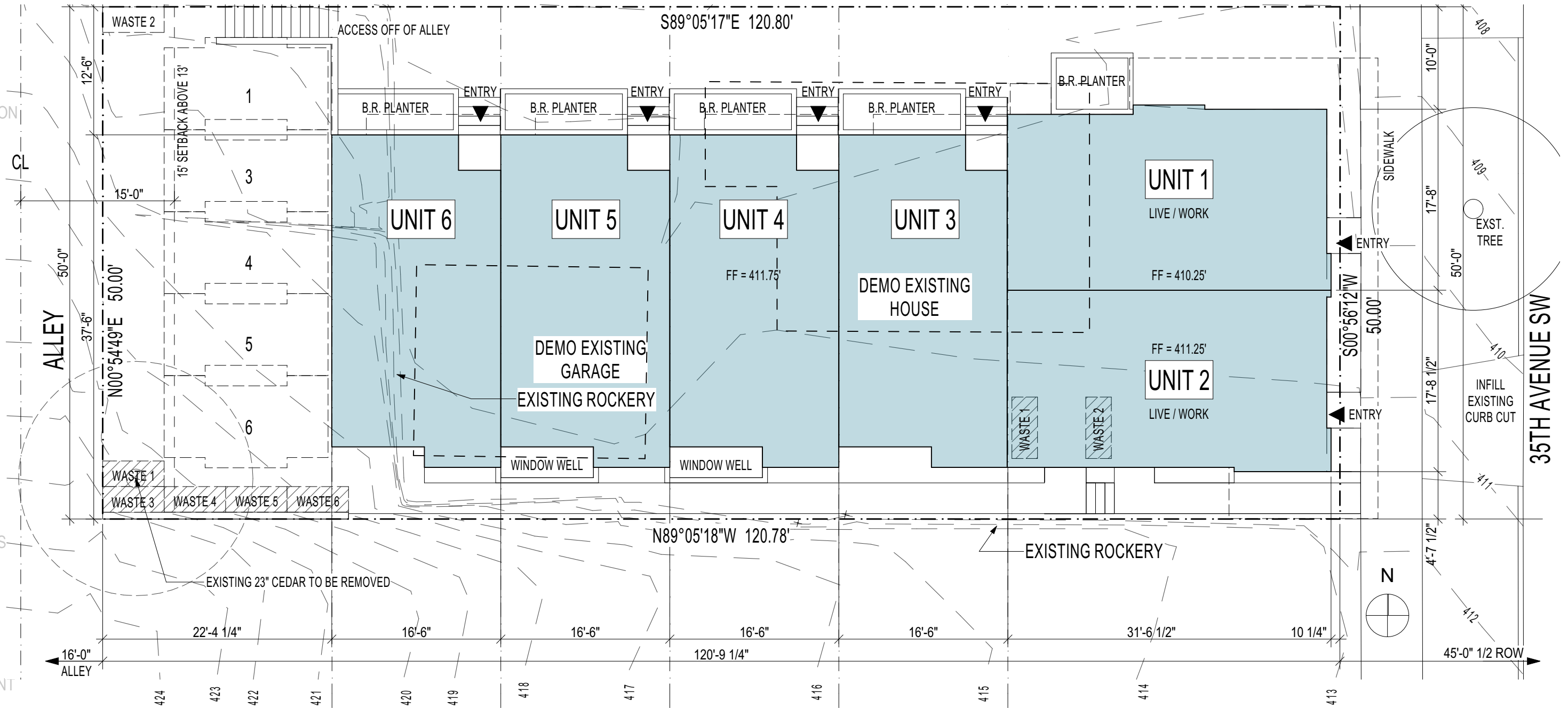
01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT



BUILDING DESIGN. SITE PLAN



DWELLING AREAS:

UNIT 1	502 SF	UNIT 1 TOTAL	1483 SF
UNIT 2	497 SF	UNIT 2 TOTAL	1546 SF
UNIT 3	461 SF	UNIT 3 TOTAL	1620 SF
UNIT 4	461 SF	UNIT 4 TOTAL	1620 SF
UNIT 5	461 SF	UNIT 5 TOTAL	1620 SF
UNIT 6	461 SF	UNIT 6 TOTAL	1620 SF
TOTAL CSF			9509 SF

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT

BUILDING DESIGN. FIRST FLOOR PLAN

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT



DWELLING AREAS:	
UNIT 1	469 SF
UNIT 2	503 SF
UNIT 3	431 SF
UNIT 4	431 SF
UNIT 5	431 SF
UNIT 6	431 SF

BUILDING DESIGN. SECOND FLOOR PLAN



DWELLING AREAS:

UNIT 1	469 SF
UNIT 2	503 SF
UNIT 3	297 SF
UNIT 4	297 SF
UNIT 5	297 SF
UNIT 6	297 SF

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT

BUILDING DESIGN. THIRD FLOOR PLAN

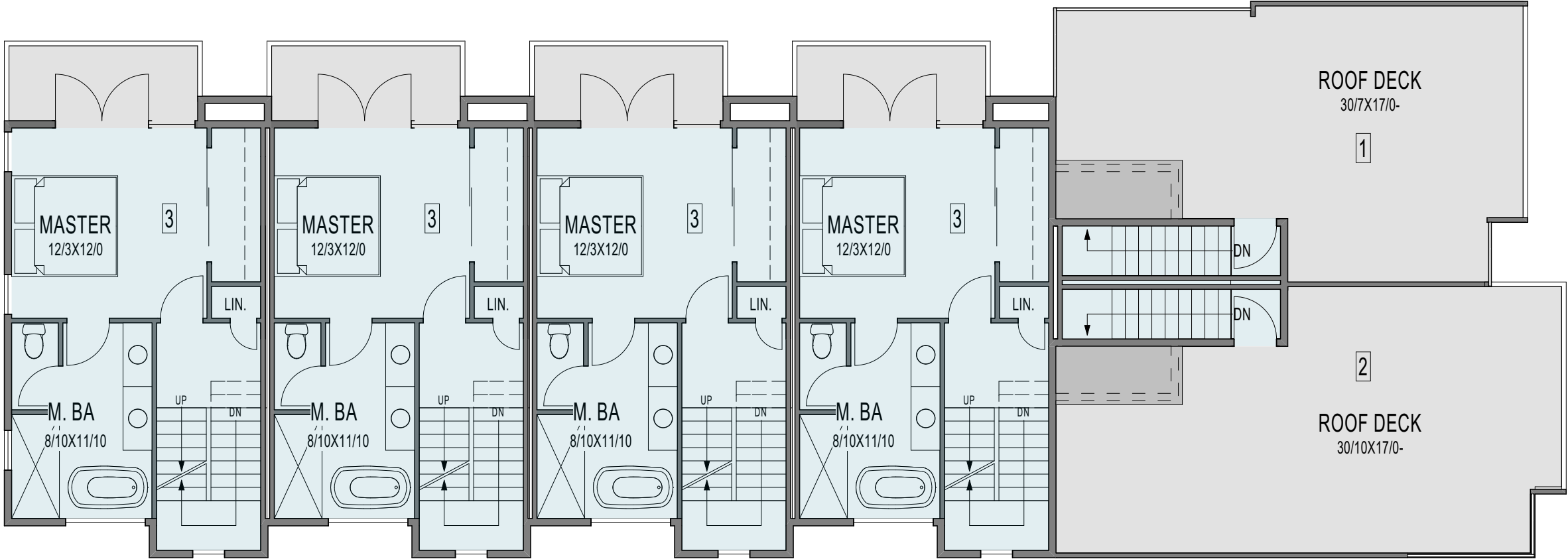
01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

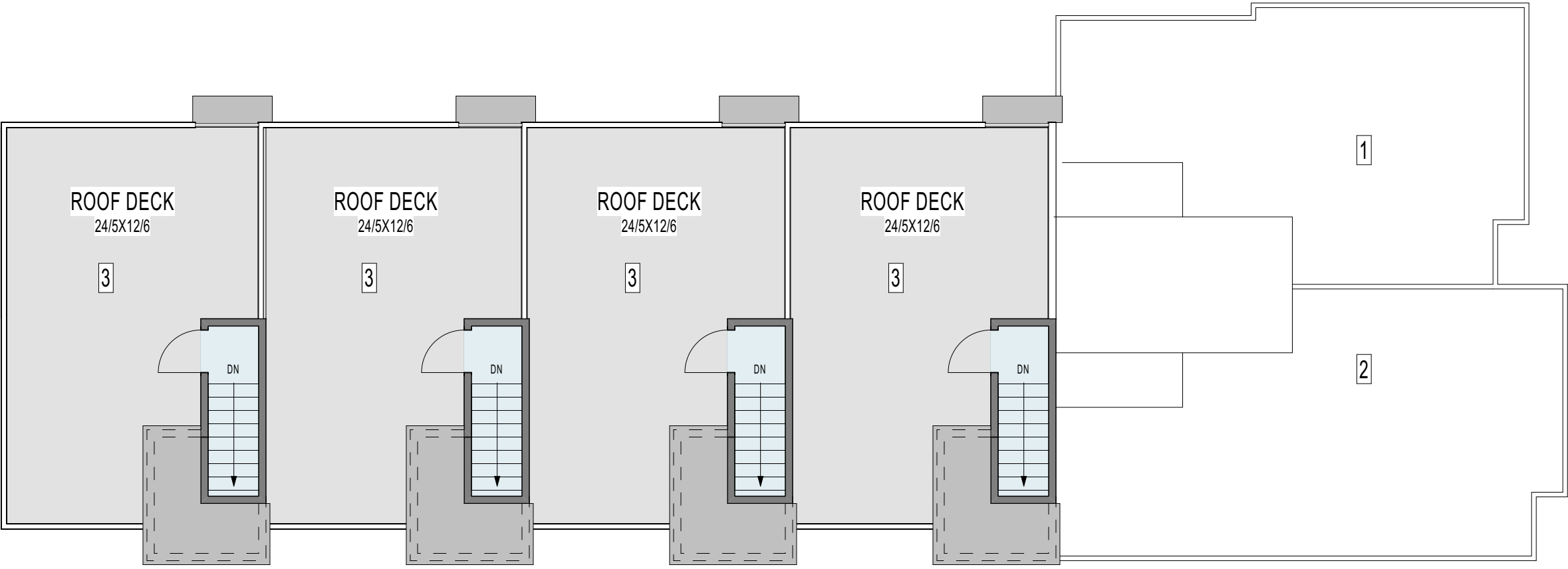
05.
CODE
ADJUSTMENT



DWELLING AREAS:

UNIT 1	43 SF
UNIT 2	43 SF
UNIT 3	397 SF
UNIT 4	397 SF
UNIT 5	397 SF
UNIT 6	397 SF

BUILDING DESIGN. FOURTH FLOOR PLAN



DWELLING AREAS:

UNIT 1	--
UNIT 2	--
UNIT 3	34 SF
UNIT 4	34 SF
UNIT 5	34 SF
UNIT 6	34 SF

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT

BUILDING DESIGN. ROOF DECK PLAN

EAST ELEVATION

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT



BUILDING DESIGN. ELEVATIONS

SOUTH ELEVATION



BUILDING DESIGN. ELEVATIONS

NORTH ELEVATION

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

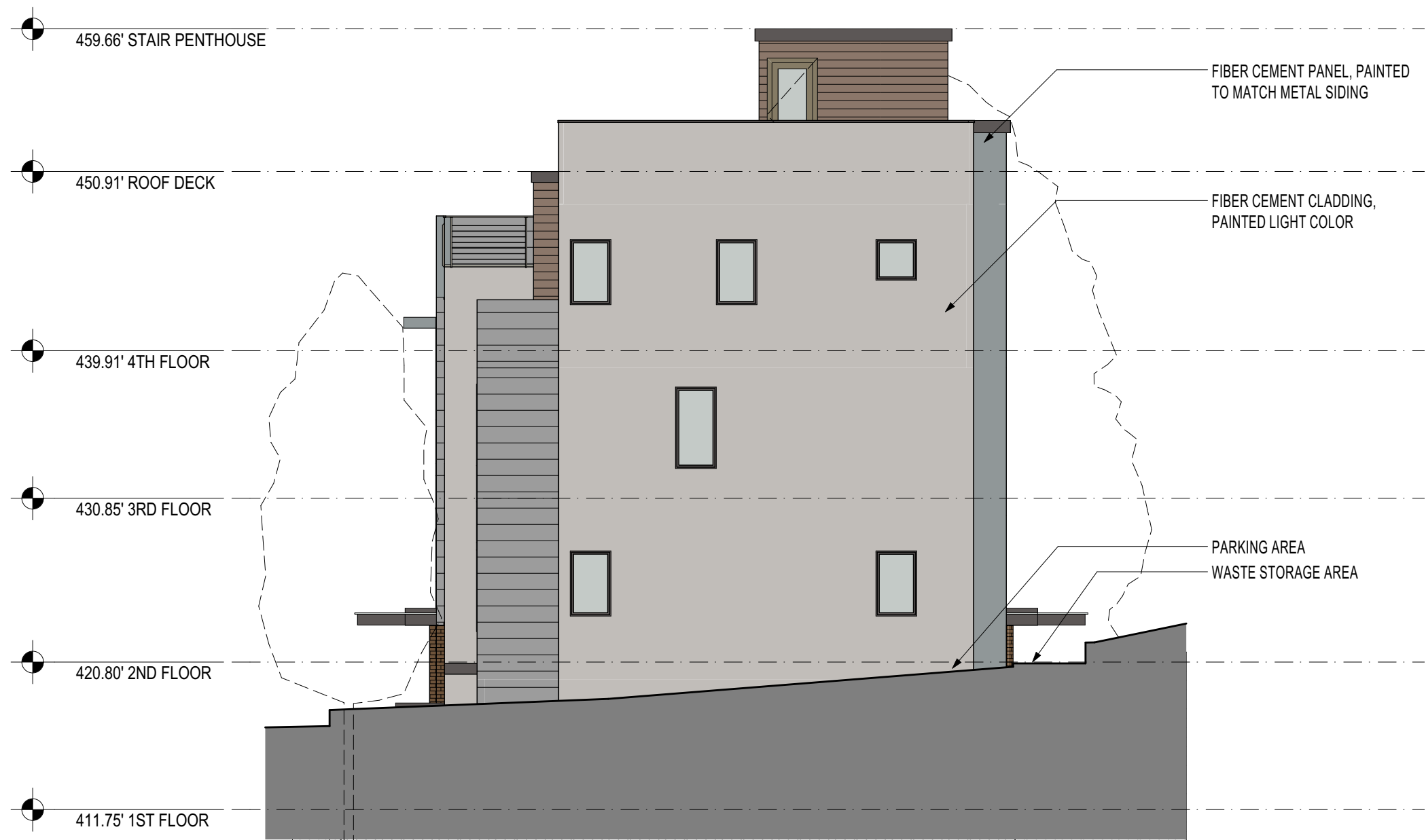
04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT



BUILDING DESIGN. ELEVATIONS

WEST ELEVATION



01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT

BUILDING DESIGN. ELEVATIONS

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT



DESIGN STANDARDS. COMPLIANCE

CS2- Urban Pattern and Form:

B. Adjacent Sites, Streets, and Open Space

1. Site Characteristics:

The project gently steps down at an oblique angle with the slope of the site. The alley in the back is utilized to efficiently provide access to on-site parking that does not disrupt the street frontage of the block.

2. Connection to The Street:

The site inhabits a transitional space between an NC2P-40 zone to the North, which is occupied largely by small to medium commercial establishments, and a single family neighborhood to the South. This project helps facilitate this transition by providing small commercial spaces in the form of live work units on the street frontage, and townhouse units in the rear of the site. The open space of the sidewalk is extended into the site, creating an inviting space that serves as the access to the residential units.

3. Character of Open Space:

Open space is created along the street frontage of the project. Weather protection and landscaping help this space be inviting to the public. The open space continues into the site, where it provides access to the townhomes at the rear of the site. The access to the private residences is indicated by a change of paving and landscaping character. Both the public and private open spaces will enliven the pedestrian interaction with the site for residents and the general public alike.

PL2- Walkability:

C. Weather Protection:

1. Location and coverage: Weather protection canopies are incorporated into the design of the project. The live work street frontage is distinguished from the townhome units by a street front façade that is capped by a prominent canopy. This canopy extends the entire length of the building's street front façade. The entries to the residential units are both protected and distinguished by appropriately sized canopies.

2. Design Integration:

Weather protection canopies serve the functional purpose of protecting the entries of homes and their inhabitants from the elements. They also punctuate the façade of the building. On the street front they distinguish the commercial use on the ground level and the residential uses above. For the townhome units they help emphasize the rhythm and articulation of the façade.

3. People-Friendly Spaces:

Weather protection is integrated with landscaping and façade design to enliven the pedestrian experience along the street. The project creates pleasant outdoor spaces. The ample weather protection provided allows people to interact with the outdoor spaces in pleasant and unpleasant weather alike.

D. Wayfinding:

1. Design as Wayfinding:

The design of the project clearly communicates its nature and how to navigate the space. The commercial portions of the live work units are expressed through cladding, paving, and window configuration. The residential portion of the project is distinguished by denser landscaping, denser paving pattern, and residentially scaled façade articulation and rhythm. Entries of each dwelling are clearly indicated by protective canopies and recession in the façade.

PL3- Street Level Interaction:

A. Entries

1. Design Objectives:

The commercial portions of the live work units have entries that are appropriately sized to accommodate the anticipated traffic in and out of these small commercial spaces. They are protected from the weather and have a strong connection to the street. The residential entries of this project are appropriately scaled for individual residences. They are separated from the street, and recessed to create a more intimate and private entry. Weather protection is provided by canopies.

2. Ensemble of Elements:

The entries for both the commercial and residential spaces of this project are composed of multiple components that are incorporated into the entire design of the project. Recession of the façade, articulation of the landscaping, and stoops create a transitional space mediating between the interior and exterior of the townhome units. Canopies further indicate entries and provide weather protection. Exterior lighting on motion and photo sensors increase the safety and attractiveness of the spaces. The entries to the commercial spaces are along the street front, and are clearly indicated by appropriate material changes and transparency. Exterior lighting and weather protection at these entries extend the useful nature of the spaces in poor weather and darkness, and protect them from harm.

B. Residential Edges:

1. Security and Privacy:

The entries to the residential units are physically removed from the public realm of the street, and separated by landscaping which is transparent enough to facilitate safety, while clearly separating the private and public spaces.

2. Ground Level Residential:

The residential entries of the project are removed from the street frontage by differentiated hardscaping and landscaping. Modulation of the façade and material differences distinguish the entries from the rest of the building. Exterior lighting at the entries facilitates comfort, safety, and security.

3. Buildings with Live/Work Uses:

The commercial portions of the live work units in this project have transparent facades that are oriented towards the street. The first floor of these units provides an open, accessible space that can be adapted to any number of commercial uses that require a small space.

4. Interaction:

Communal open space is created outside of both the live/work and townhome units. These outdoor spaces will foster interactions between neighbors and the general public.

DC1- Project Uses and Activities:

A. Arrangement of Interior Uses:

1. Visibility:

The commercial spaces are located along, and are oriented towards the street front, and have transparent facades. Their entries are clearly indicated by that material and form of the façade.

2. Gathering Places:

Open spaces are created outside of the live work spaces, near the street front. This open space will enliven the pedestrian experience of the neighborhood.

3. Flexibility:

The live work units are laid out in such a manner that they could be converted to commercial use in the future. A separate entry for the residential portion of the units is provided so that the residents may separate the work portion of their homes from the live portion. This will also allow the units to be altered in the future to be a strictly commercial space below a residence if that is desired.

4. Views and Connections:

The units have corner windows oriented towards both views along 35th Ave, where achievable, and out towards the street where the former is not achievable. This window arrangement maximizes view potential and creates a connection between the dwellings and the streetscape.

DC4 Exterior Elements and Finishes:

D. Trees, Landscape and Hardscape Materials

1. Choice of Plant Materials:

The project's design incorporates an open space populated with trees, as well as increased trees in the right of way. Tree species selection will be carefully made to ensure attractive trees that will thrive in this a dense urban environment. Smaller plantings will be native, drought resistant shrubs.

2. Hardscape Materials:

Hardscaping is used to distinguish the residential areas from the commercial areas of this project. Concrete scored on a medium grid, reminiscent of many commercial projects in Seattle, is used for the commercial portion of the site. As the site transitions to the residential portion in the rear, 8" x 8" pavers are used as a permeable ground surface that will facilitate the growth of trees.

3. Long Range Planning:

Trees will be selected with their longevity, tolerable growing conditions, and growth patterns in mind. Native, drought resistant shrubs will populate the smaller planting areas.

4. Place Making:

Tall columnar trees differentiate the more intimate residential space from the open commercial space.



01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT

DESIGN STANDARDS. COMPLIANCE

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
BUILDING
DESIGN

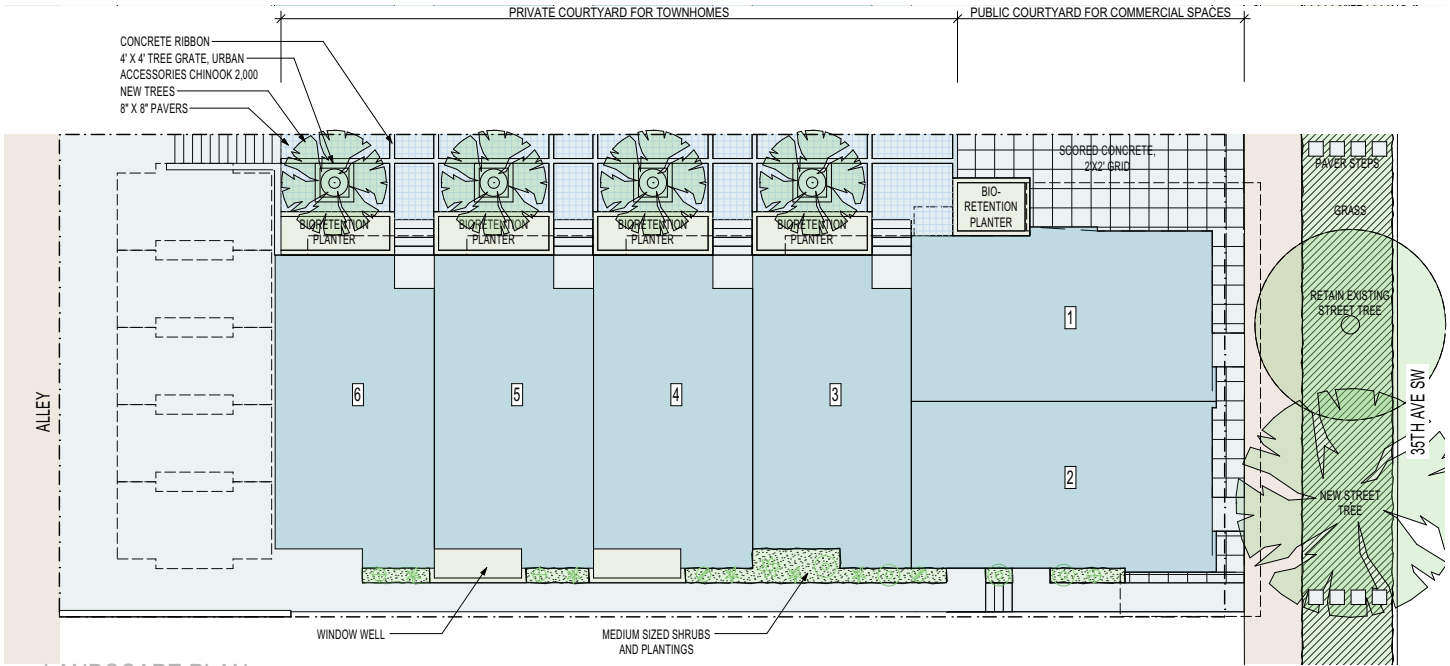
04.
DESIGN
STANDARDS

05.
CODE
ADJUSTMENT

DESIGN CONFORMS TO THE LAND USE CODE; NO CODE
ADJUSTMENTS ARE REQUESTED IN THIS SDR SUBMITAL



SOUTH ELEVATION



LANDSCAPE PLAN



EAST ELEVATION

CODE ADJUSTMENTS. NO ADJUSTMENTS REQUESTED