



# 2412 10TH AVENUE E.

**nk**

NICHOLSON KOVALCHICK ARCHITECTS

310 First Avenue S, Suite 4S Seattle, WA 98104 | 206.933.1150 | [www.nkarch.com](http://www.nkarch.com)

Streamlined Design Review  
2412 Tenth Avenue E., Seattle WA 98102  
SDCI #3026149

July 21st, 2017

# Index

## Context

Project Introduction	3
Neighborhood Analysis	4
Neighborhood Character	5

## Site Analysis

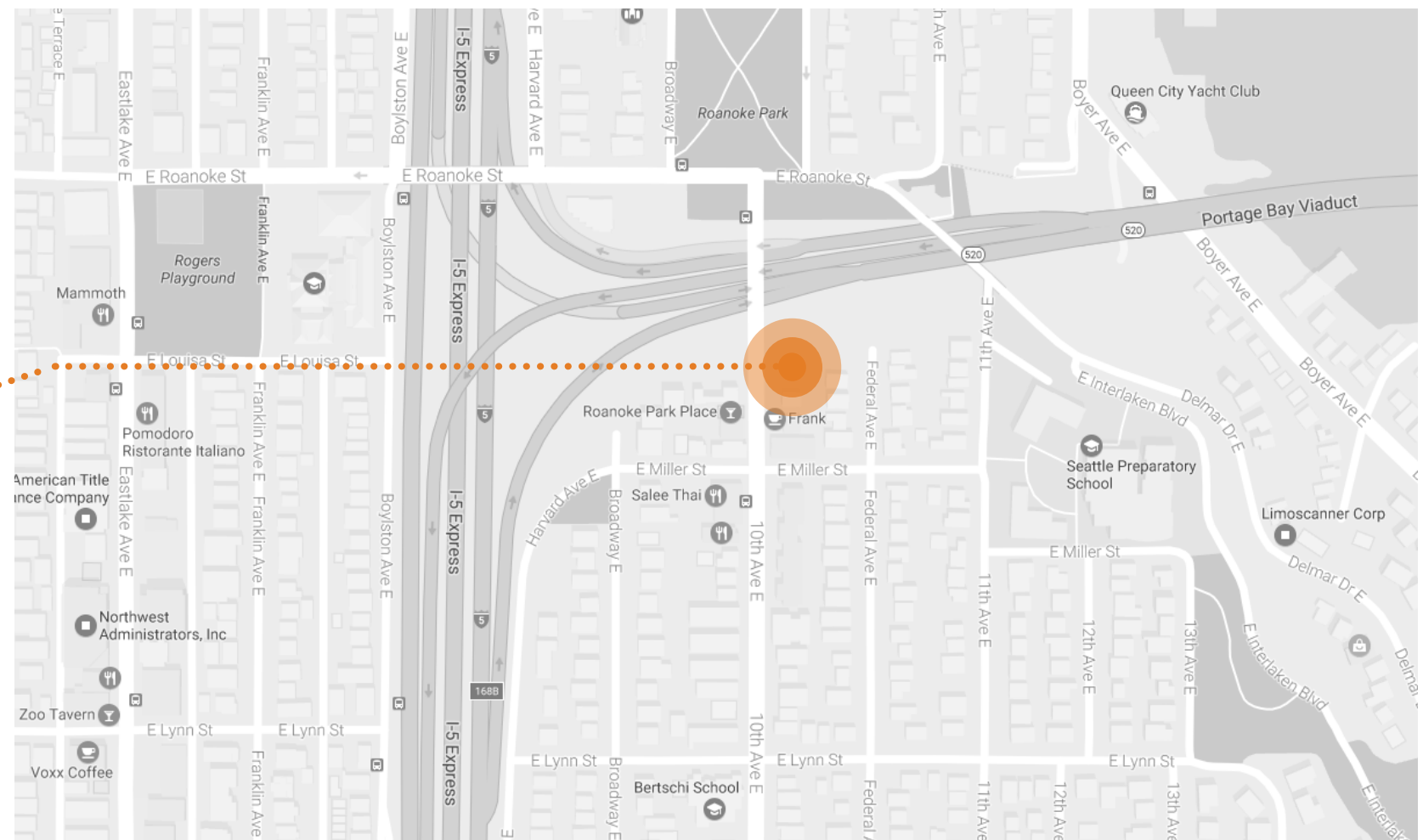
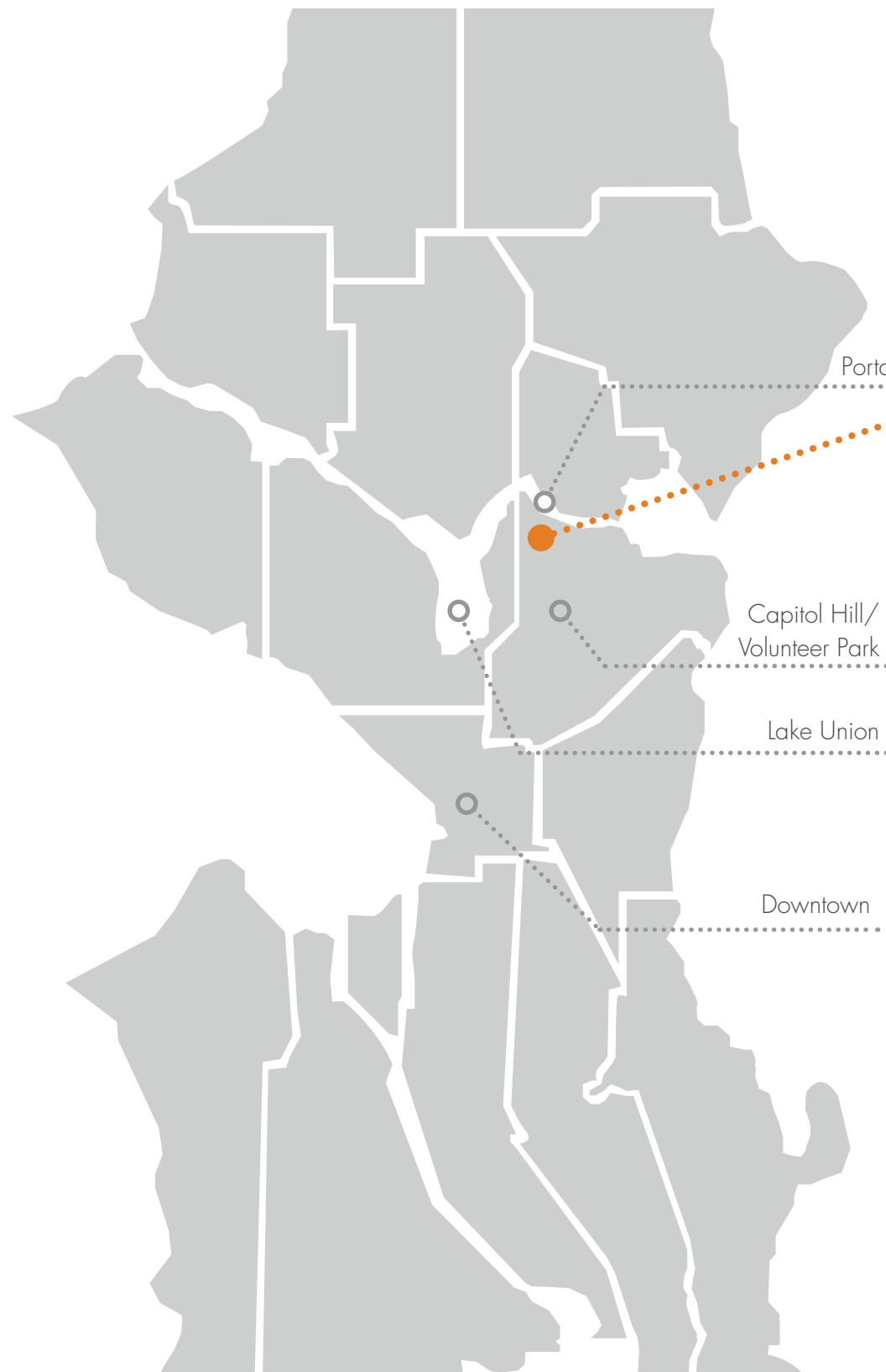
Site Vicinity	6
Zoning Summary	7
Existing Site Plan	8
Adjacencies and Access	9

## Architectural Concept

Inspiration & Concept	10
Project Rendering	11-13
Ground Level Plan	14
Building Plans	15
Building Elevations	16
Site Plan	17

## Appendix

Developable Area Section	18
Relationship to Residential Neighbor	19
Tree Preservation Analysis	20
Arborist Report	21



Proposal Information

Owner: DEP Homes  
 Applicant: Nicholson Kovalchick Architects  
 Contact: Steve Fischer  
 Address: 2412 10th Ave E.  
 Seattle WA 98102  
 Zoning: NC1- 40  
 Lot Area: 4,492 SF Per Survey

Proposal Description

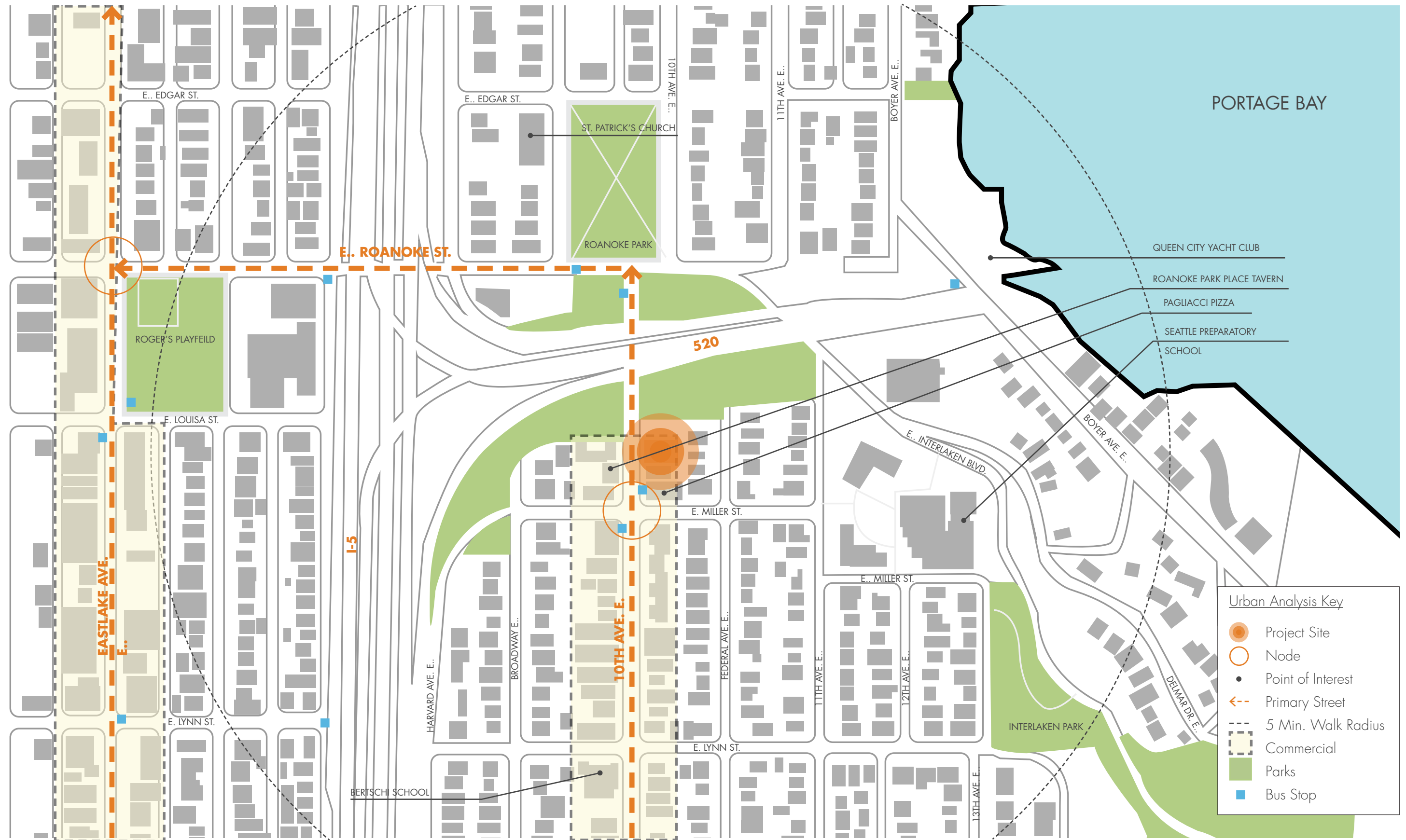
Four (4) townhouse units over a shared garage with seven (7) stalls and two (2) live/work units at grade fronting the street.

Location & Neighborhood

The property is located in North Capitol Hill, on the 10th Avenue E. arterial. It is east of Interstate-5 and Lake Union, north of Volunteer Park and the Bertschi School, south of Roanoke Park and 520/Portage Bay Viaduct, and west of the Seattle Preparatory School and Lake Washington. Most buildings are single family homes with mid-rise buildings along major arterials, like 10th Avenue E. The property is a 15 minute drive and a 30 minute bus ride to Downtown Seattle.

# Context Analysis

## Neighborhood Analysis





PAGLIACCI PIZZA 1



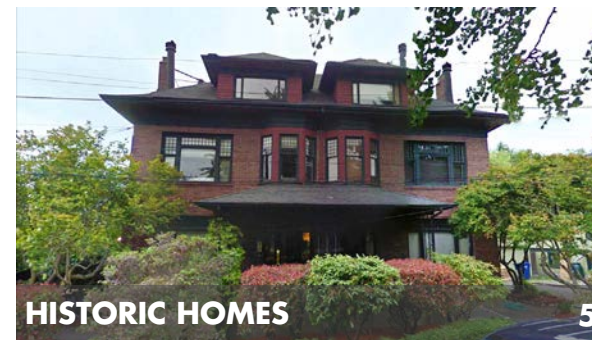
SALEE THAI 2



TERRITORIAL VIEWS 4



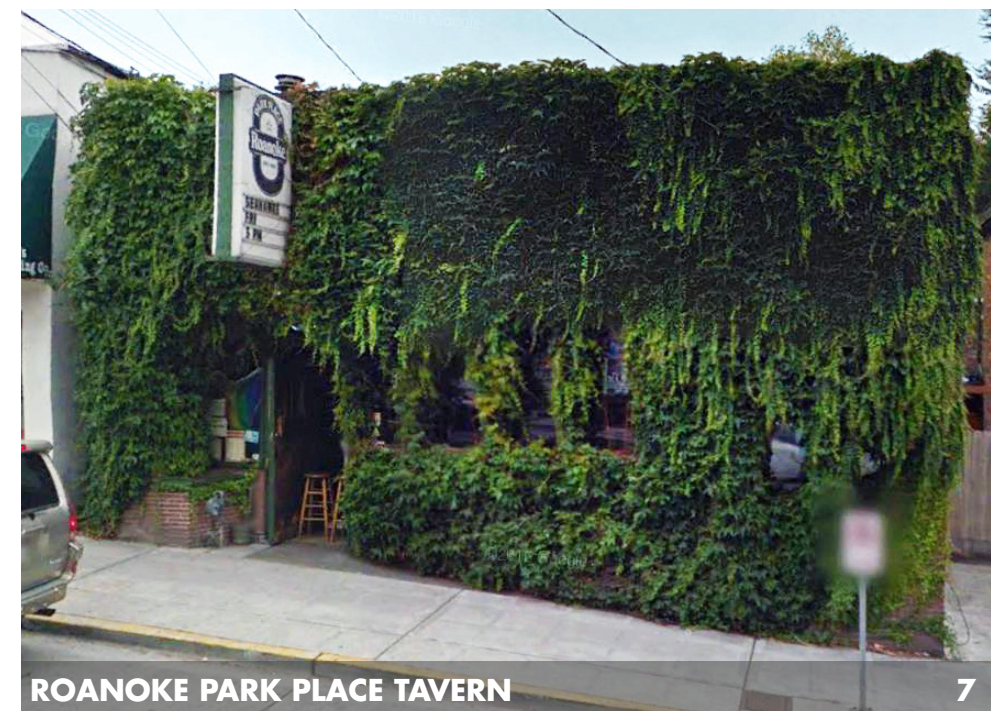
INTERLAKEN PARK 3



HISTORIC HOMES 5



VOLUNTEER PARK 6



ROANOKE PARK PLACE TAVERN 7

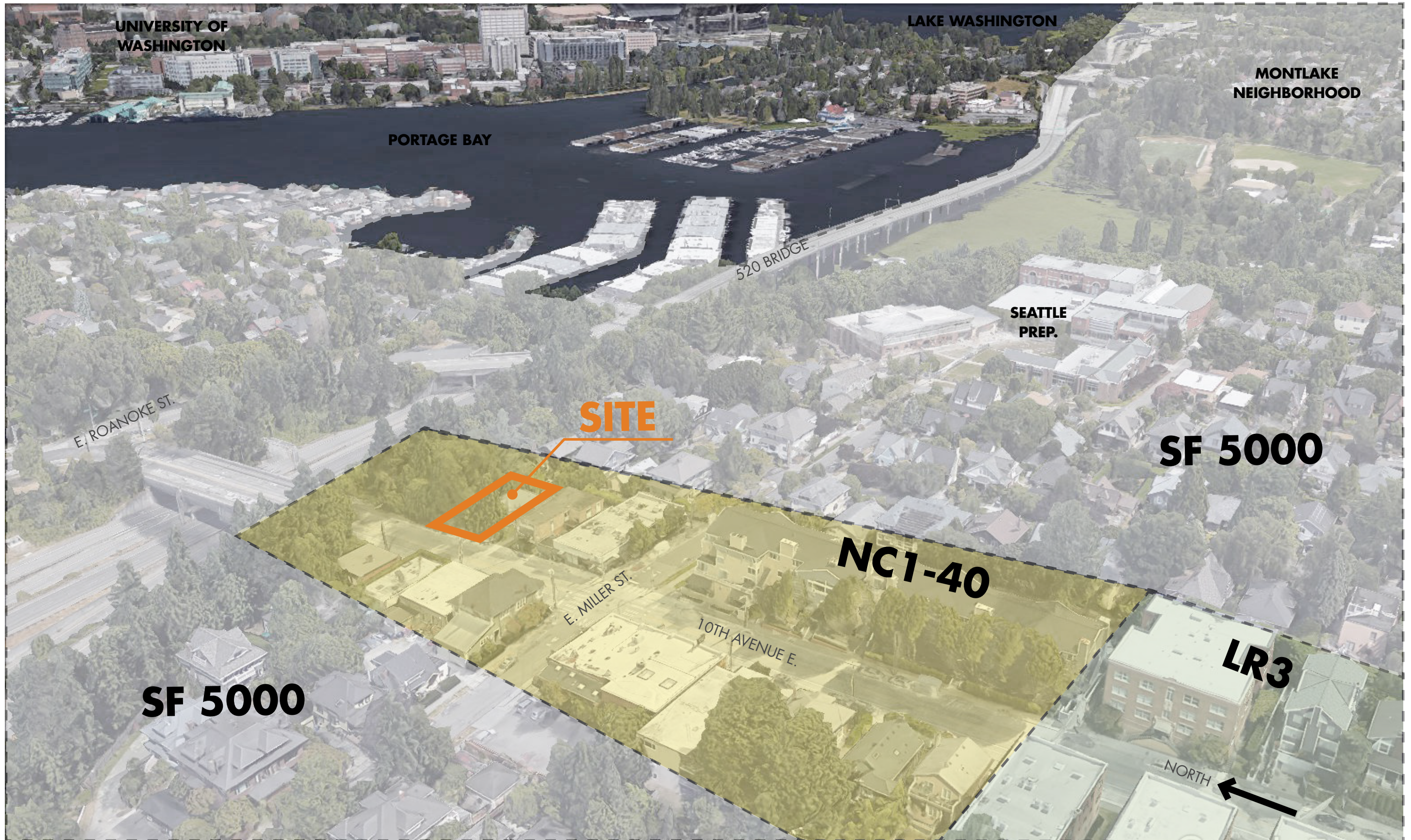


PORTAGE BAY HOUSE BOAT CULTURE 9

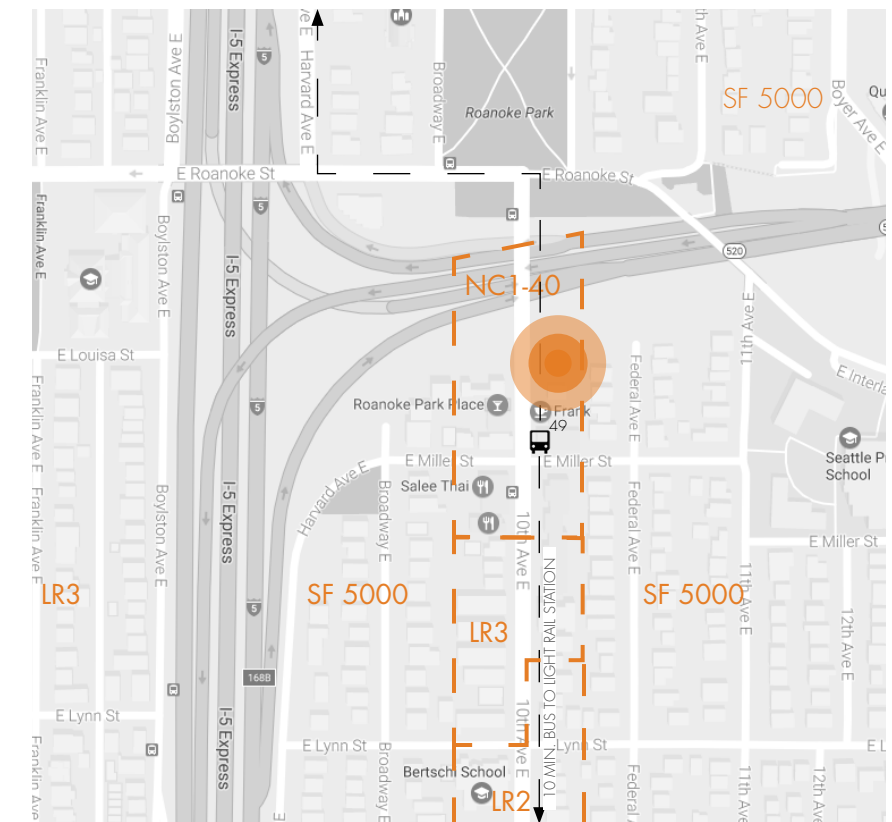


BERTSCHI SCHOOL 8

Photo Credits:  
 1. Google Place Reviews  
 2. Google Maps  
 3. <https://www.seattle.gov/parks/find/parks/interlaken-park>  
 4. <http://www.520history.org/1851-1915/CommunityDevelopment/NCapHill.htm>  
 5. Google Maps  
 6. <http://www.motifseattle.com/assets/images/signature-touchpoints/VolunteerParkConservatory.jpg>  
 7. Google Maps  
 8. Benjamin Benschneider  
 9. <http://cascadiadaily.com/2013/04/kayaking-in-portage-bay/kayaking-in-portage-bay/>



CODE REFERENCE	REQUIREMENT	PROPOSAL
23.47A.005 Street-Level Uses	Residential use on street-level facade not to exceed 20% of street-facing facade; driveways exempt from calculation	Non-Residential Livework Units = $30.58' / 34.17' = 89.5\%$ Stair up to residential egress plaza = 10.5%
23.47A.013 Floor Area Ratio	3.00 Maximum for Residential or Non-Residential Use 3.25 Maximum for Mixed Use  4,492 SF x 3 = 13,476 SF 4,492 SF x 3.25 = 14,599 SF	Total Residential Floor Area: 6,085 SF Total Non-Residential Floor Area: 2,969 SF Total Floor Area: 9,055 SF  FAR = 2.02
23.47A.012 Structure Height	Base Maximum Height Limit: 40'-0" 13'-0" Commercial Height: + 4'-0" Total Allowable Height: 44'-0"	Livework Structure Height: 44.46' above average grade Townhome Structure Height: 40.29' above average grade
23.47A.014 Setback Requirements	15'-0" Rear setback abutting residential lot; Setback begins above 13'-0" and above 40'-0" increases at a rate of 2' feet of setback per every 10' of height.	Street setback: 3'-0" at ground level for sidewalk easement; 2'-5" setback above 13'-0" South side setback: 3'-0" Rear setback above 13'-0": 9'-9" Rear setback below 13'-0": 9'-10"
23.47A.024 Amenity Area	Required: 5% of the total gross floor area in residential use All residents shall have access to at least one common or private amenity area.	Total Residential Area: 8542 SF Required Amenity Area: 427 SF Private roof decks provided at all units. Total Residential Roof Deck = 1,660 SF
23.47A.012 Rooftop Features	Rooftop features that include stairs or screen mechanical equipment may extend 15'-0" above the base height limit but must cover less than 25% of the roof area.	LW 1 Stair Penthouse = 20% coverage LW 2 Stair Penthouse = 20% coverage TH 1-4 Stair Penthouse = 23% coverage
23.47A.016 Landscaping	Green Factor: 0.3 Street Trees Required Garbage cans to be screened by 3'-0" screening 5' Deep Landscaped Area and 6' high screening at unenclosed parking garage abutting residential zone	Green Factor: 0.3 Street trees to be provided and coordinated with SDOT Rear landscape buffer to be +/- 9'-6" Parking is setback 9'-10 from rear residential zone and screened by building facade
23.54.015 Required Parking	Livework Units: 0 spaces required for units less than 1500 SF Residential Units: 1 space per dwelling unit Residential Parking is reduced to .5 spaces per dwelling unit due to proximity frequent transit stop.	4 Residential Units; Total Required Spaces = 2 Spaces 7 Total Spaces (1.75 Spaces per Dwelling Unit)
23.54.015 Bicycle Parking	Table D(D.2) Long Term: 1 per 4 Dwelling Units Table D(D.2) Short Term: NA	Long Term: 2 Total Spaces
23.54.040 Solid Waste & Recyclable Materials Storage	Residential uses will be billed separately for utilities, storage area provided to be minimum 2' x 6' per unit.	(4) Waste/Recycling storage spaces for Residential Use provided at rear of garage (2) Waste/Recycling storage spaces for Non-Residential Use provided outside of garage



Address: 2412 10th Ave E  
Seattle WA 98102

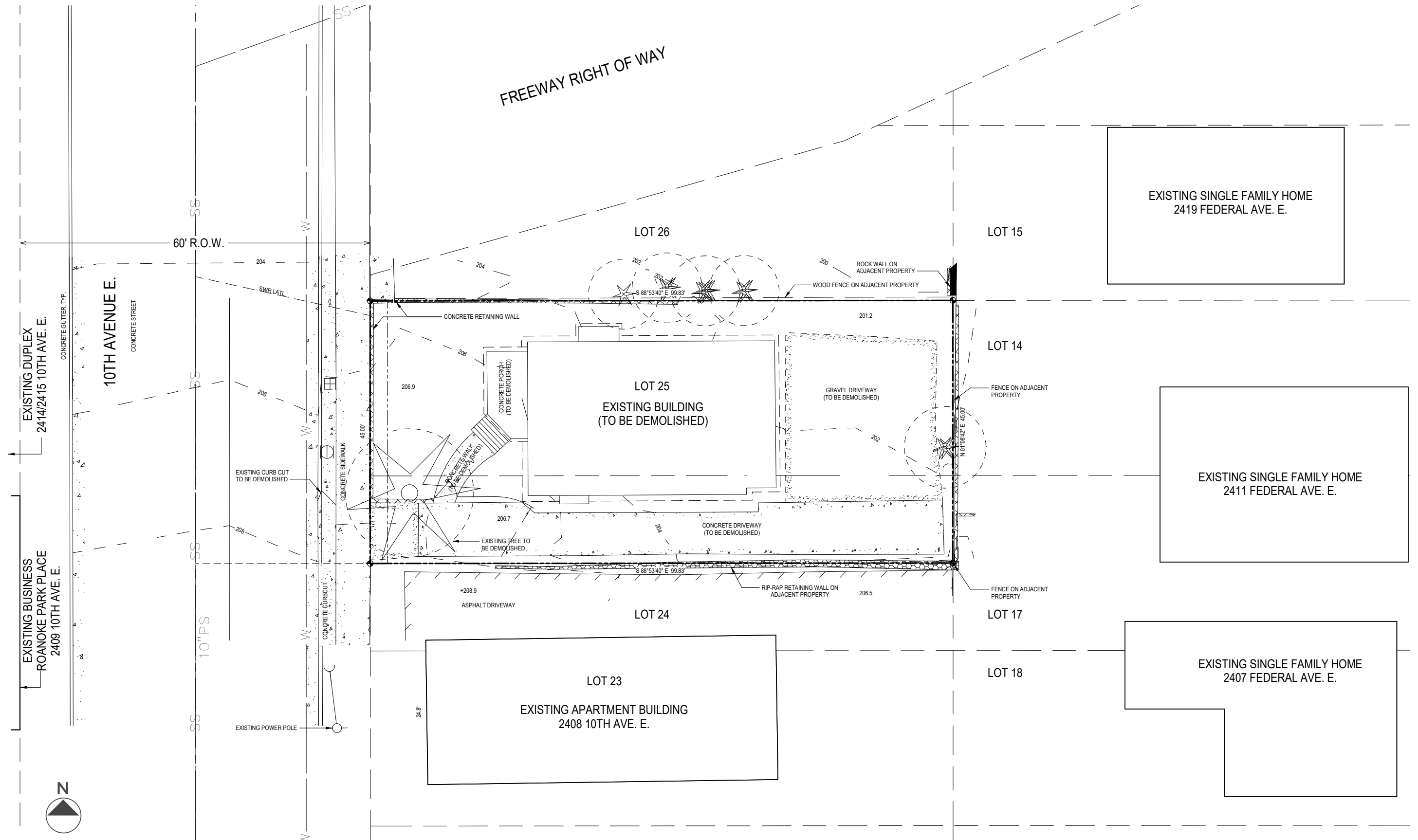
Zoning: NC1-40

Principal Pedestrian Street: 10 Ave E

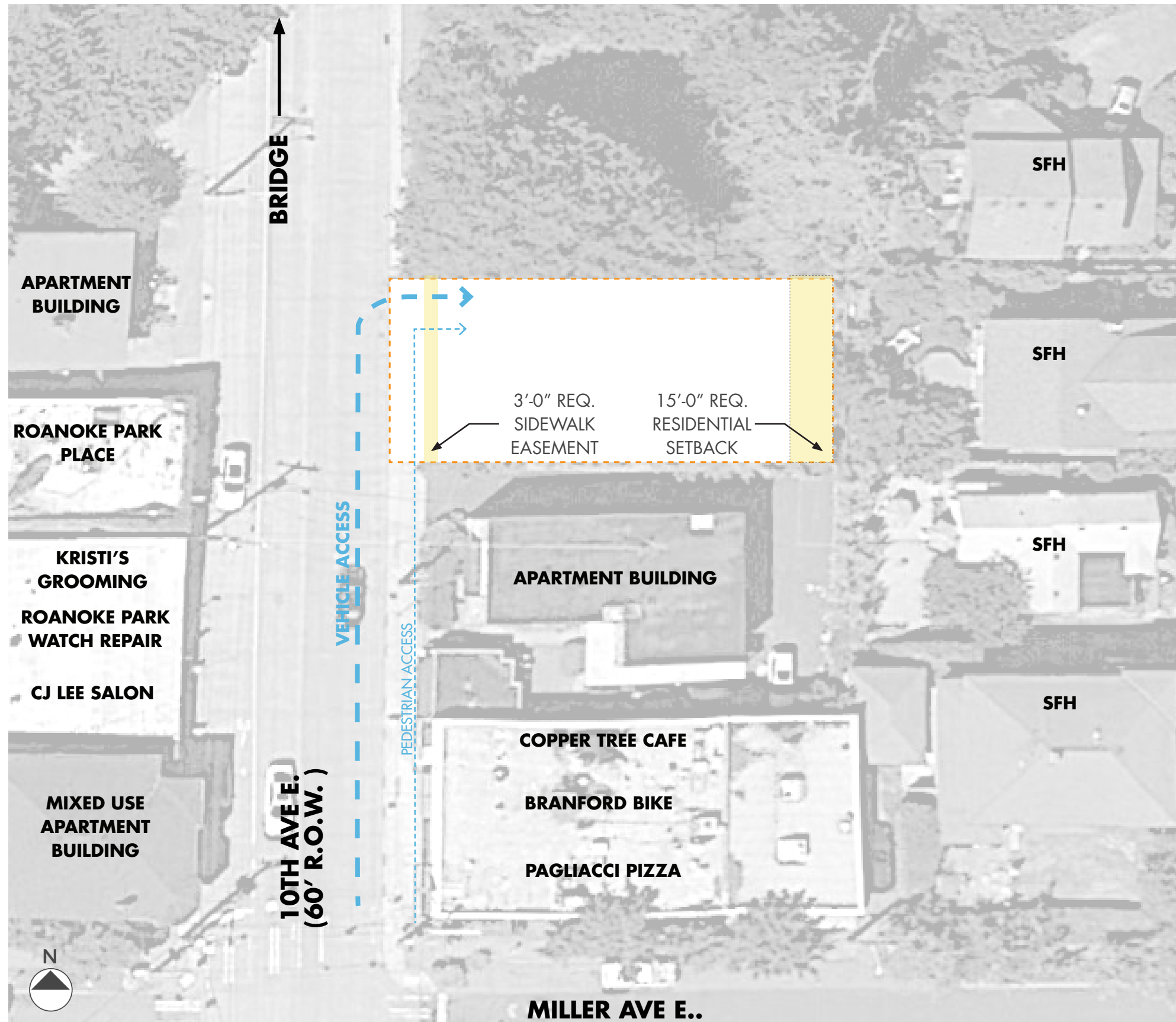
Overlay: None

ECA: None

Lot Area: 4,492 SF Per Survey







Legal Description

Lot 25 and the north half of Lot 24 in Block 3 of the Davis Addition to Seattle in King County, Washington.

Project Description

- (2) 1500 SF Livework Units on 10th Ave. E..
- (4) Townhouse Units above a Shared Garage
- (7) Parking Stalls in Shared Garage
- Ramp down to garage on 10th Ave. E..
- Stair up to townhouse units on 10th Ave. E..
- Landscaped Rear Yard

# Proposed Design

## Inspiration & Concept



Bertschi School Science Wing Addition



Roanoke Park Place Tavern



2343 10th Ave. E. - New Townhouses



Galer 8 by NK Architects





# Proposed Design

## Building Rendering

- ① **CS1 Natural Systems and Site Features**  
**CS3 Architectural Context and Character**  
The design concept includes “planted edges” that are reminiscent of the neighboring Roanoke Park Place Tavern’s ivy clad front facade.
  
- ② **CS3 Architectural Context and Character**  
**D2 Architectural Concept**  
The design of the stair penthouses was inspired by the Bertschi School’s award winning addition that can be seen down the street. They are also setback from the building edge and clad in a contrasting but complimentary siding material. This makes them feel more like objects on top of the building and less like a continuation of the mass.
  
- ③ **CS2 Relationship to Block - Corner Site**  
Because the building is adjacent to a site that is likely to never be developed it’s north side acts as a gateway to the Capitol Hill neighborhood. Windows wrapping it’s corner on this side as well as the building’s circulation being on this side provide attention to the corner.
  
- ④ **PL3 Street Level Interaction**  
The live-work includes two distinct entries, whose locations are made clear by a recess, lighting, and signage. The storefront along the street declares these as livework units with a true commercial program and the inset creates distinction from the residential unit above while also creating a generous public sidewalk.
  
- ⑤ **PL2 Walkability**  
Recessed entries with lighting soffits provide clearly defined entries and overhead weather protection. Signage with integrated lighting aids in wayfinding for the livework units.





- ① **CS2 Urban Pattern and Form**  
The livework unit is setback to provide a generous sidewalk for the public and to provide a small scale commercial feel similar to the neighboring commercial buildings. Two distinct entries are provided, one for primarily public use and one that access a stair leading to the residential use of the unit.
- ② **DC4 Exterior Elements and Materials**  
The livework units are highlighted with the use of masonry, storefront glazing system, and cedar soffits with lighting. Signage with integrated lighting is provided on the street facing wall above pedestrian head height.

# Proposed Design

## Ground Level Plan

### ① DC1 Project Uses & Activities

The parking garage serves the 4 townhouses above it and provides 7 stalls, therefore traffic will be light. The exit out of the garage leads to residential trash/recycling storage and a stair that goes directly to the unit entries.

### ② PL4 Active Transit

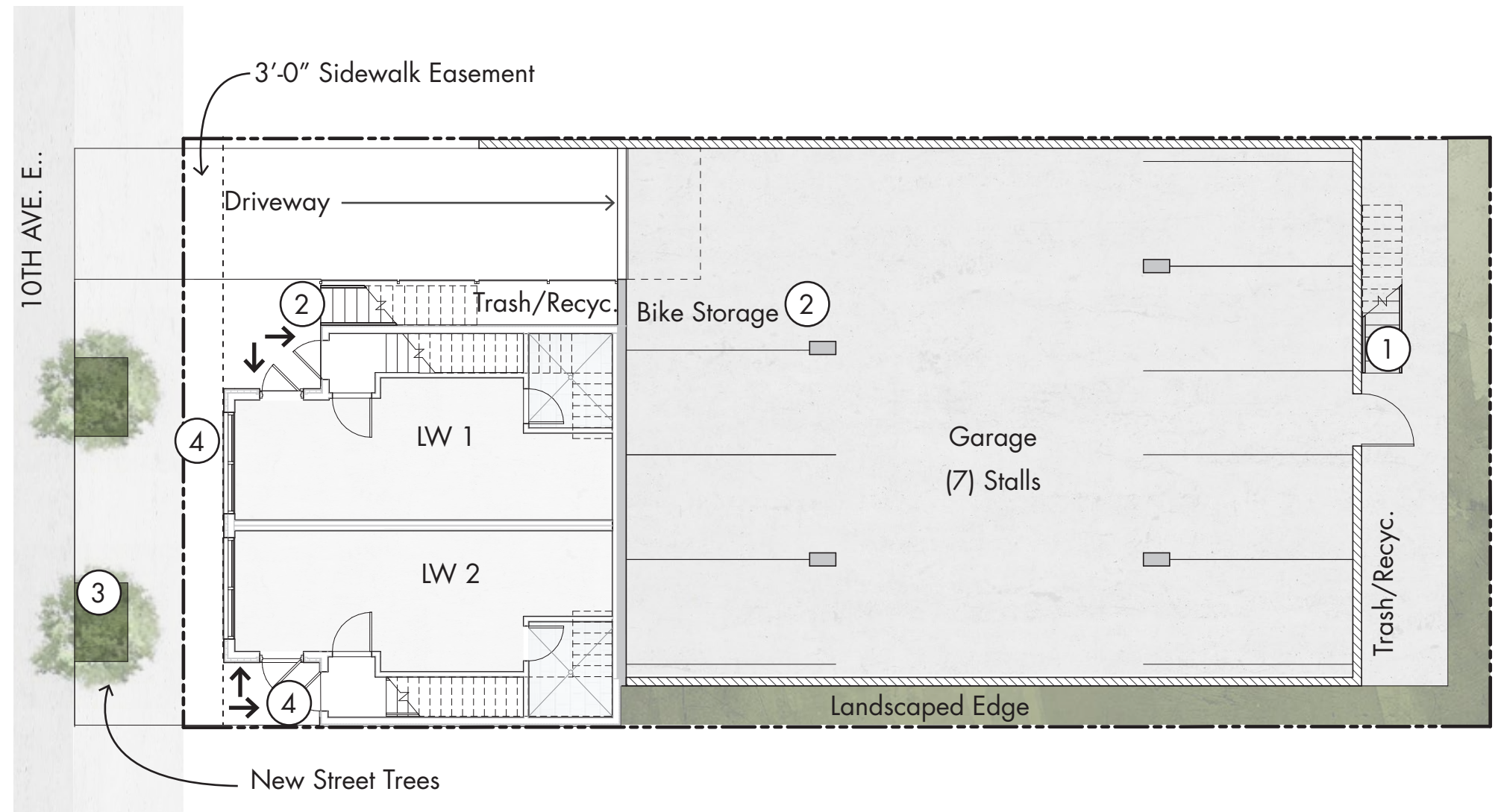
A stair leading directly from the residential walkway down to 10th Avenue is located along the west facade of the building, creating direct access to the sidewalk and nearby public transit. Bike storage is provided within the covered garage and is located near the stair that leads to the residential units above.

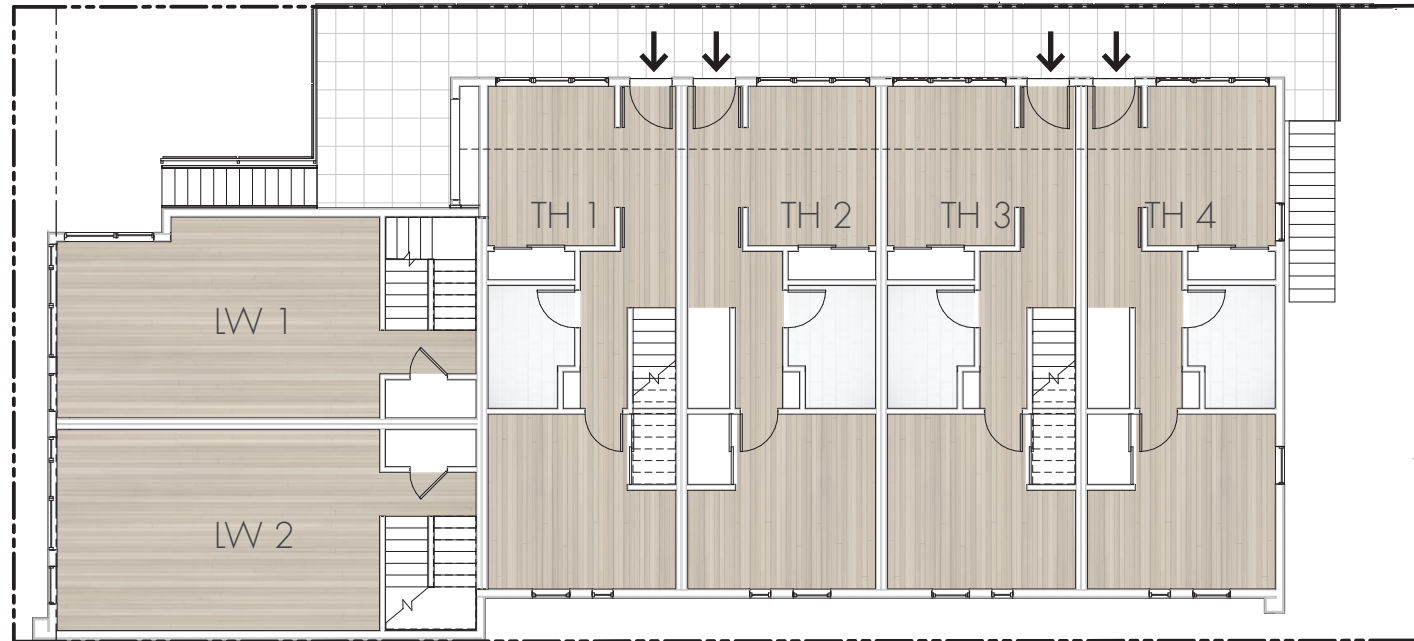
### ③ CS1 Natural Systems and Site Features

Street trees are provided within the right-of-way and are coordinated with the building entries while providing enough space for the trees to grow.

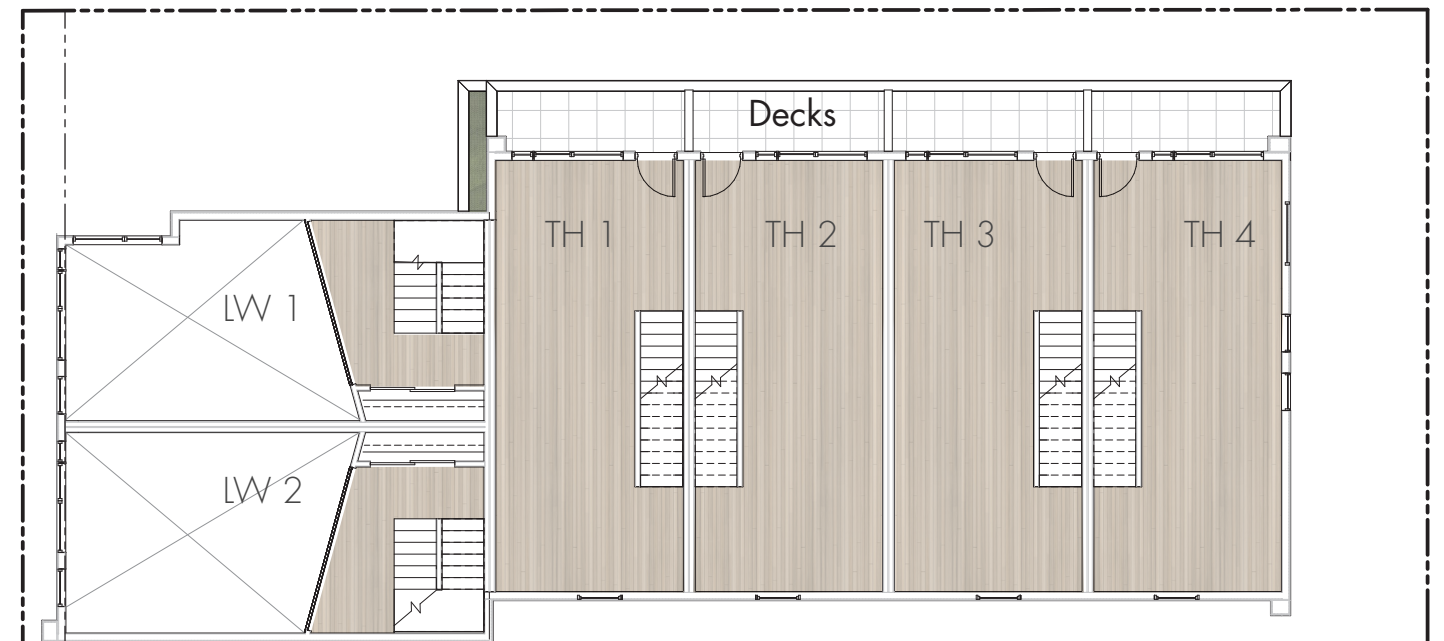
### ④ DC2 Architectural Concept

The livework units are distinguished from the residential townhouses through ground level access, an entire level dedicated to the work program, recessed entries, separate entries for the public and for the resident provide privacy and flexibility, and aluminum storefront along the street denotes the non-residential use.

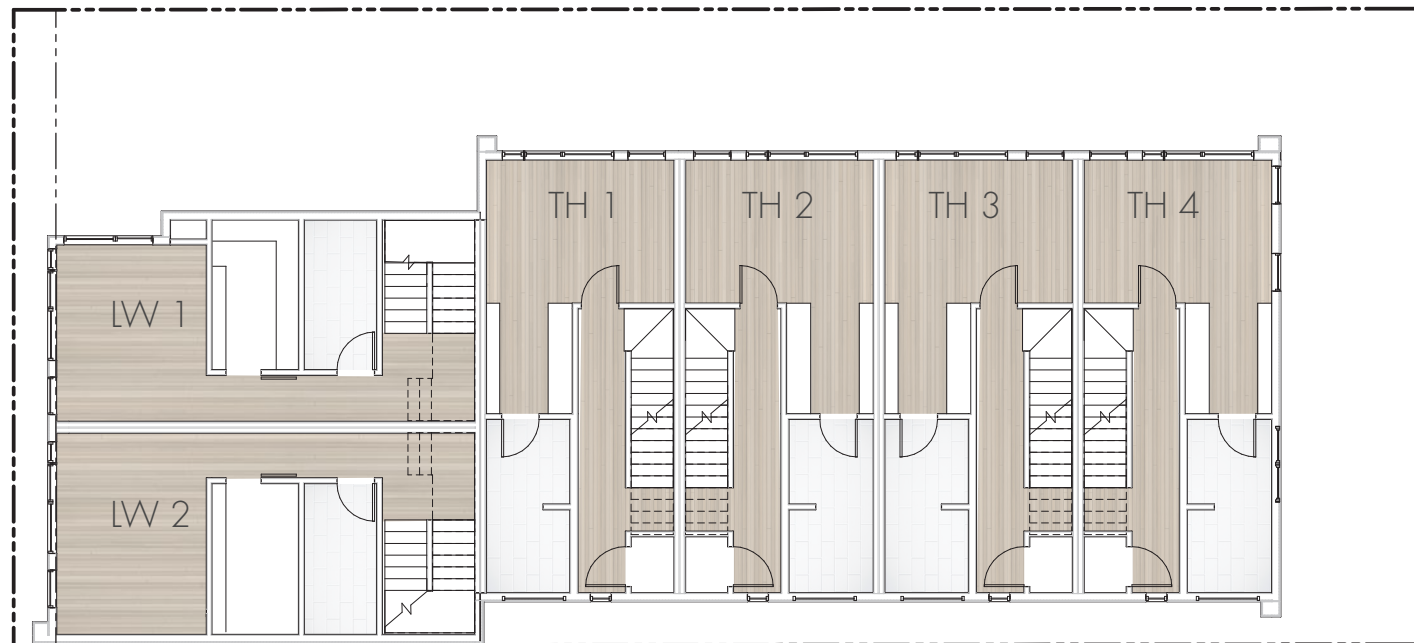




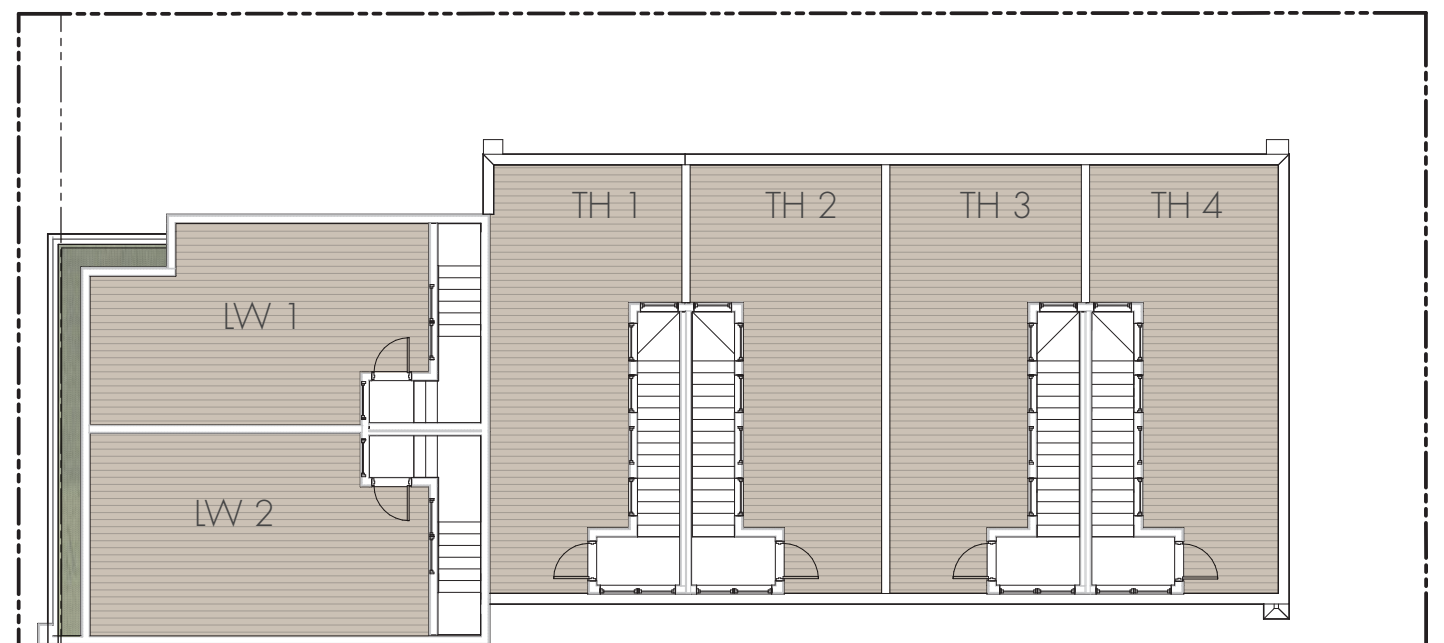
Level 1 (Unit Access Level)



Level 2



Level 3



Roof Deck



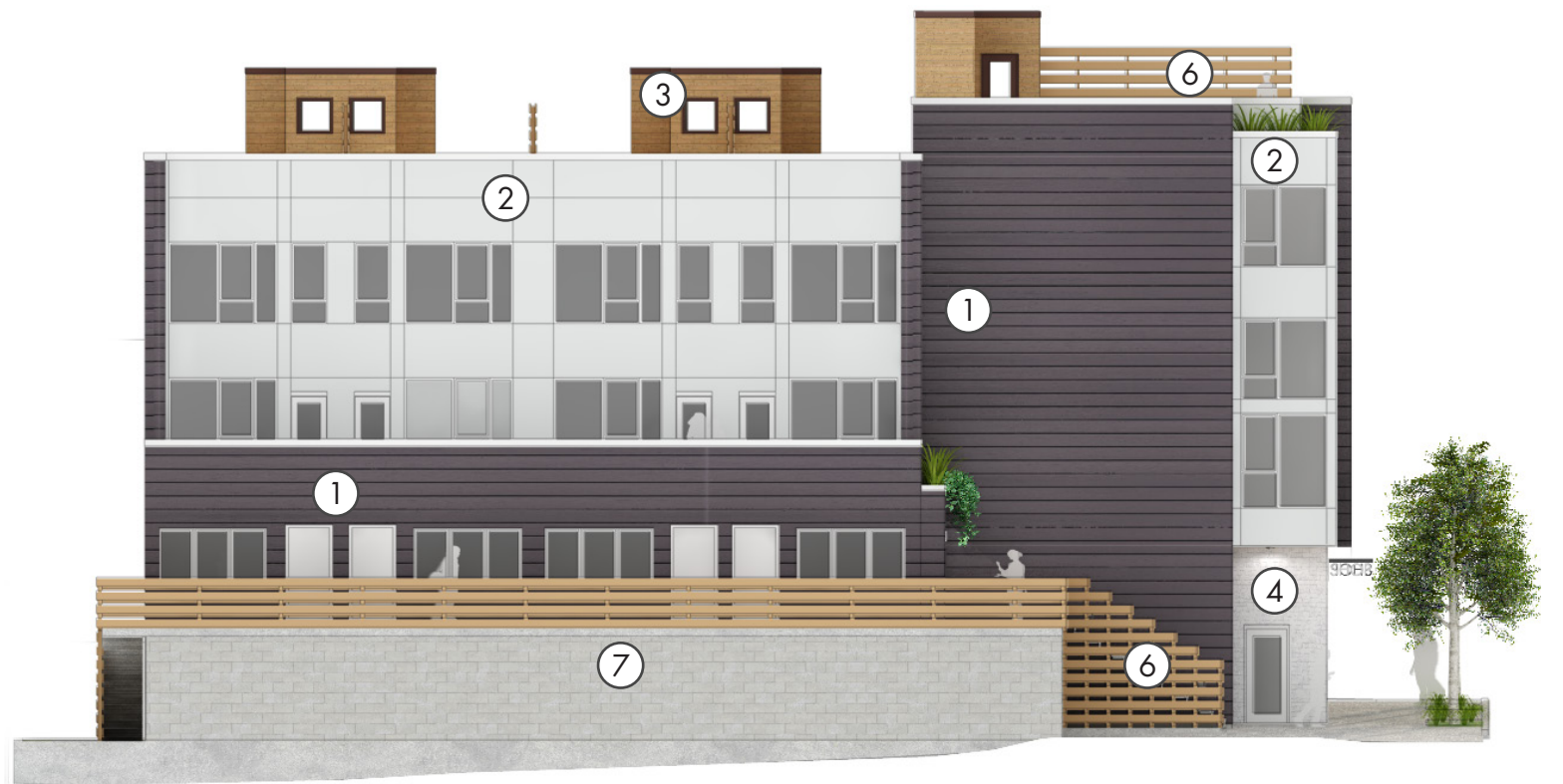
# Proposed Design

## Building Elevations

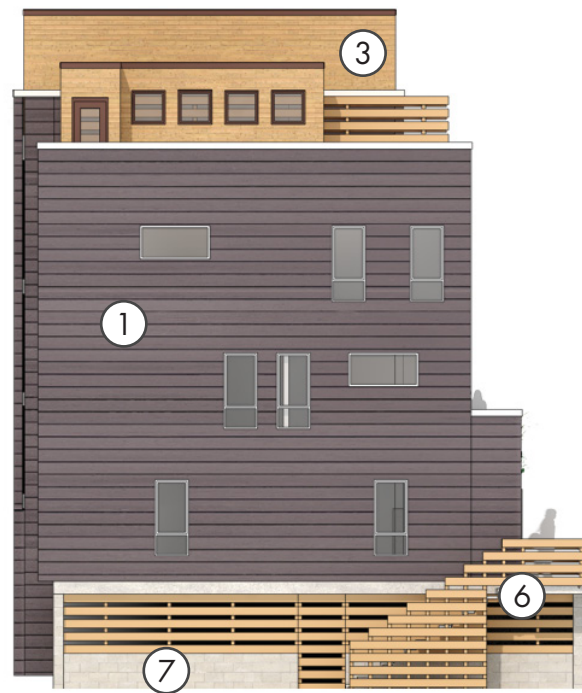
- Material Key
- ① Fiber Cement Lap Siding - Charcoal
  - ② Fiber Cement Panel Siding - White
  - ③ Fiber Cement Lap Siding - Woodtones
  - ④ Masonry Veneer
  - ⑤ Storefront
  - ⑥ Slat Screen / Railing
  - ⑦ Concrete Masonry Unit



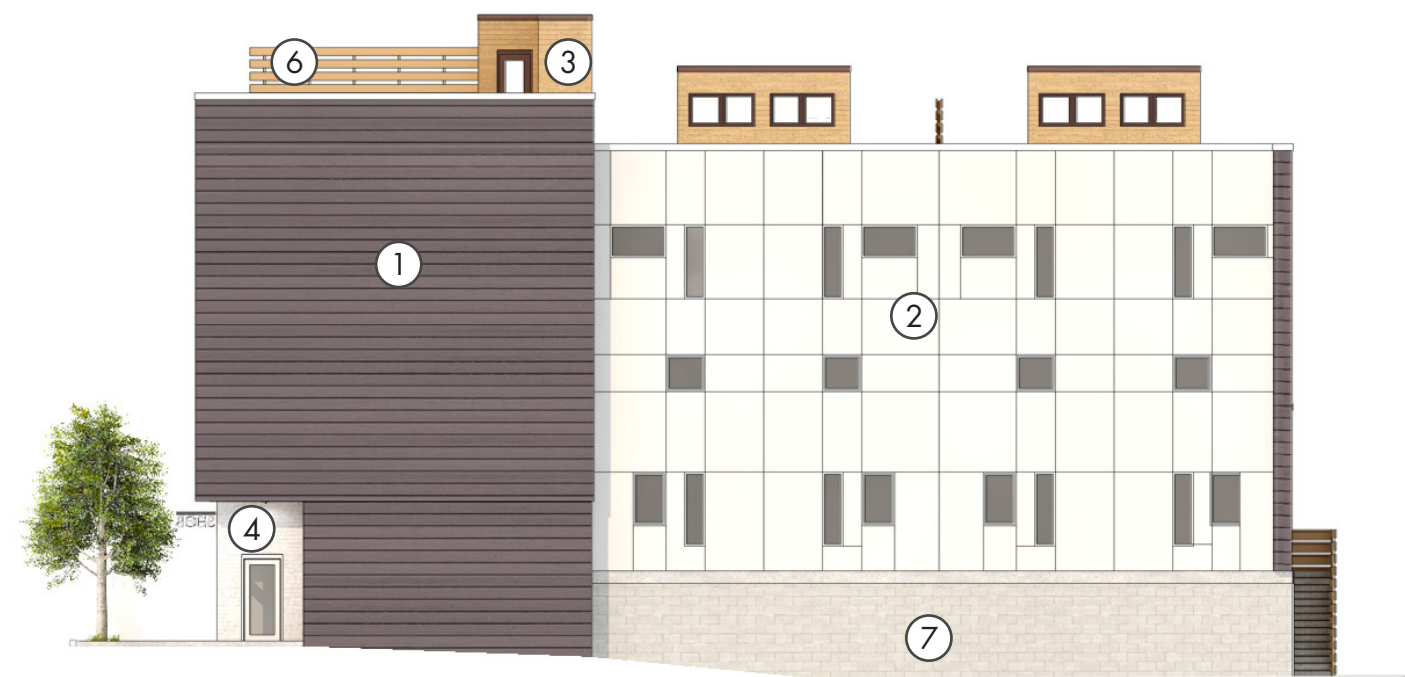
West Elevation (10th Ave. E..)



North Elevation

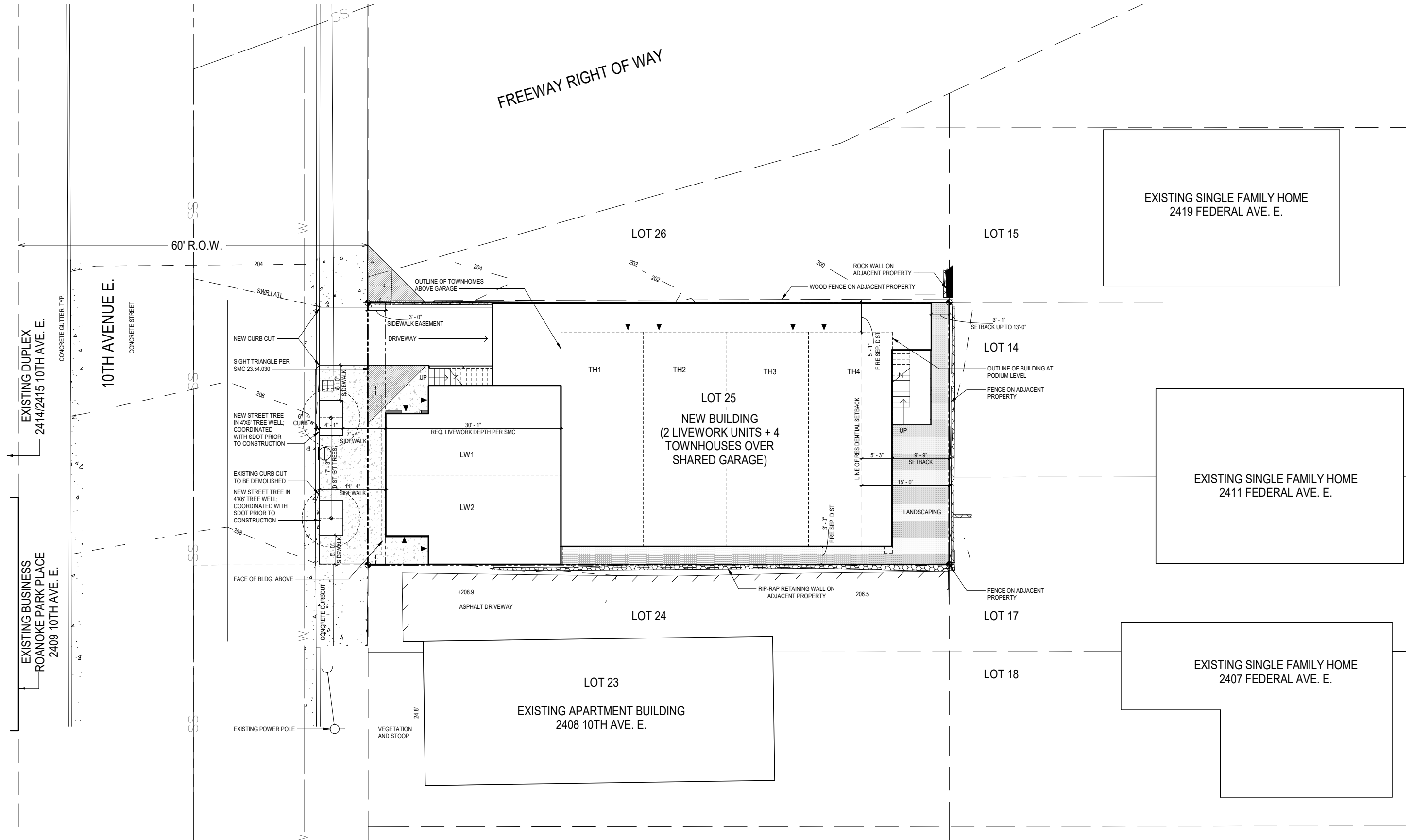


East Elevation



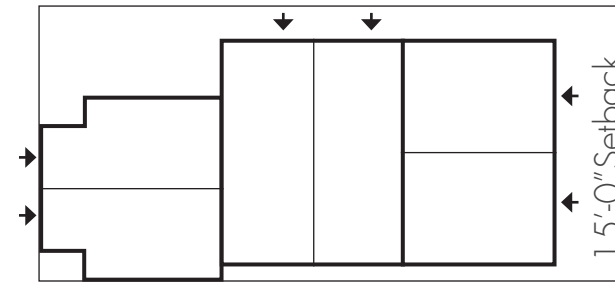
South Elevation



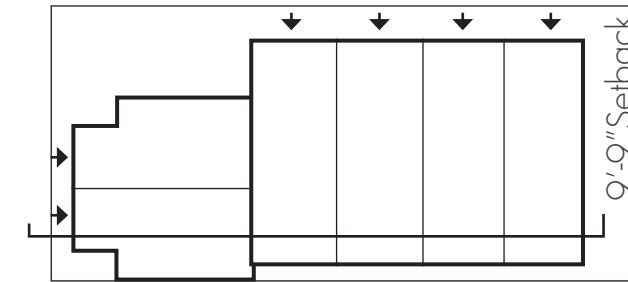


Developable Area Section

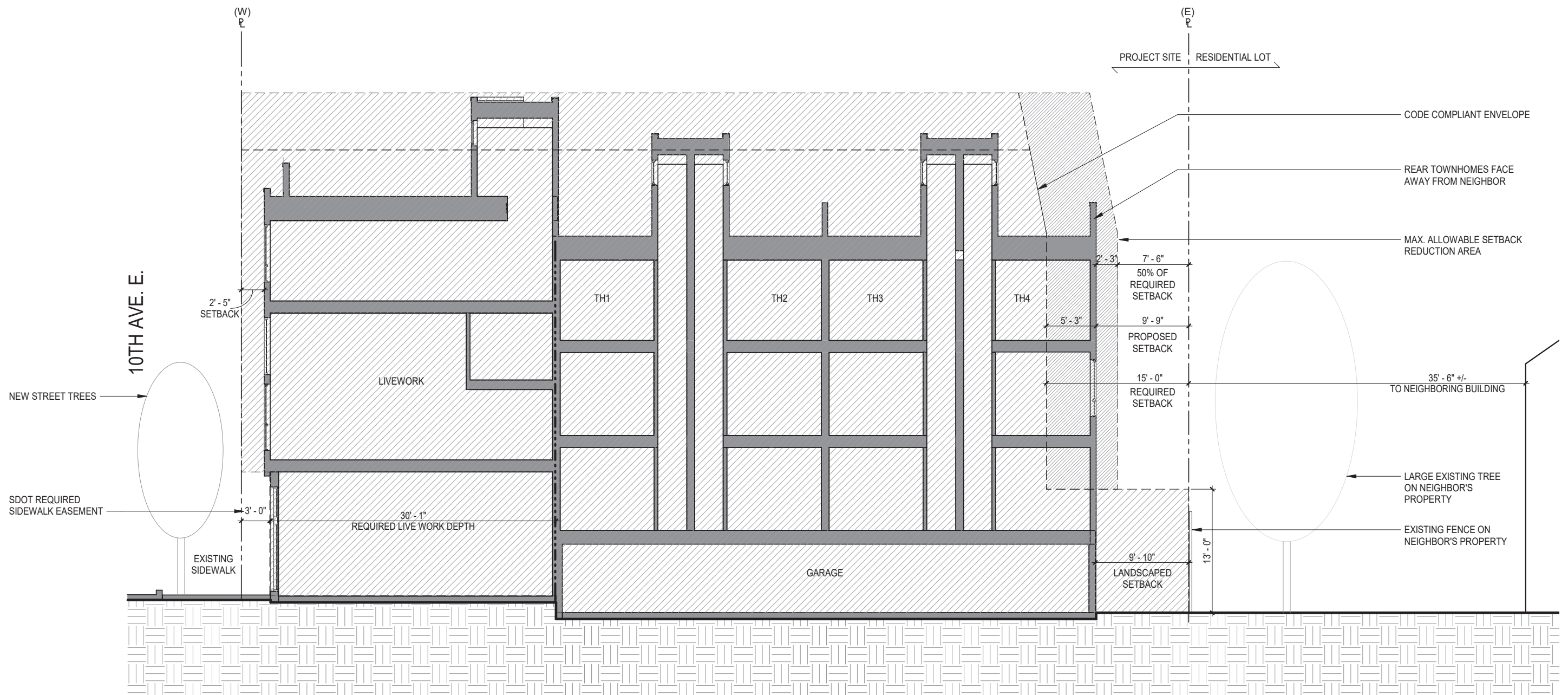
**Setbacks:** A SDOT required 3'-0" sidewalk easement is provided at the ground level commercial. This easement and the move to rotate the eastern units away from the adjacent residential neighbor (explained on the next page) causes the building to require a 35% reduction of the 15'-0" rear setback, which would be below the allowable 50% reduction.

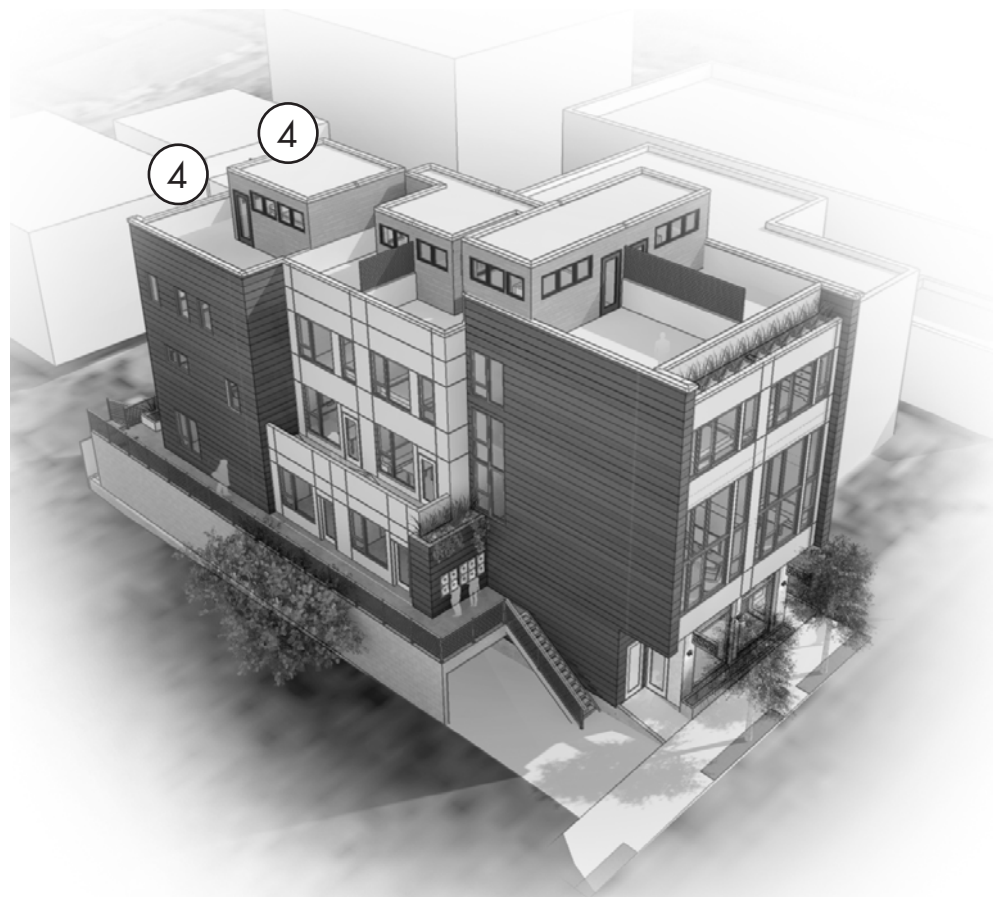


Original Design



Proposed Design

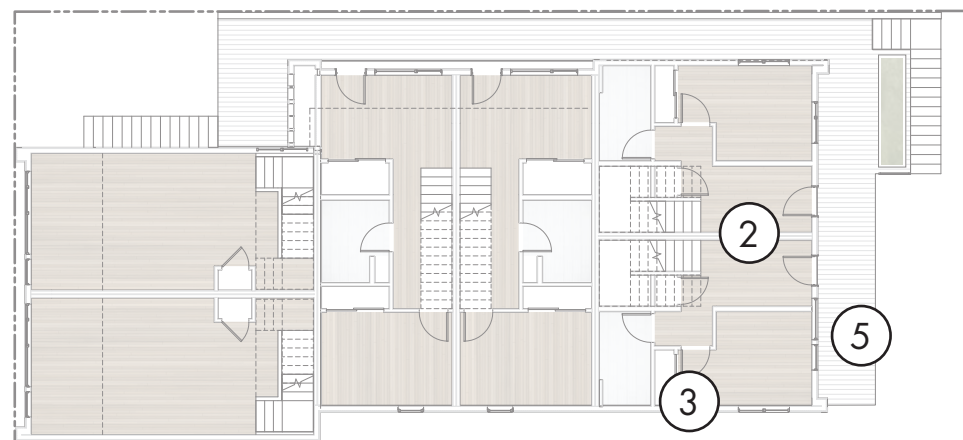




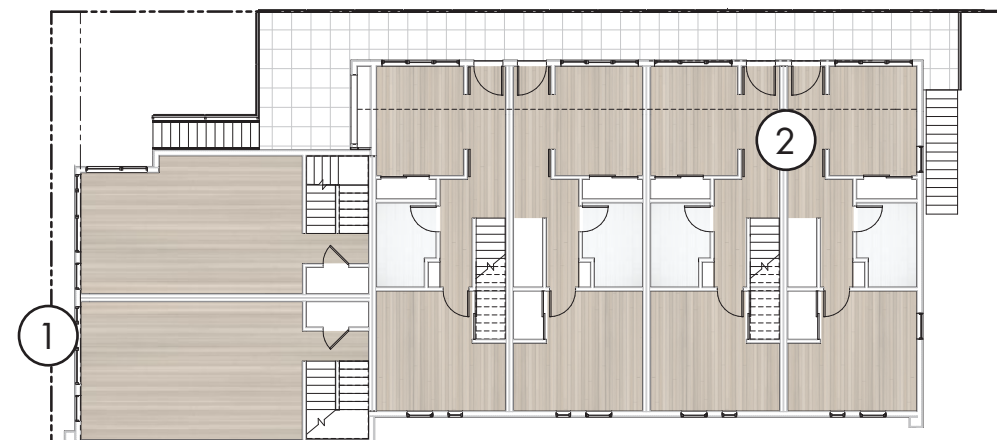
An original design of the project included two units at the rear of the site that faced east and were entered from a large plaza with room for those units to have a patio outside of their entry. Preliminary communication with the city encouraged the design team to move to a scheme that faced these rear units north.

**Changes to Design**

- ① SDOT required 3'-0" sidewalk setback pushes building back on the site.
- ② Eastern units are turned 90 degrees to face north. In order to maintain liveability the units have a minimum workable width. This causes the units to encroach on the setback.
- ③ A corner unit, with opportunities to light and air from two sides, is lost when the units were rotated.
- ④ Premium views to the east are given up for these units that now face north.
- ⑤ The entry plaza and patio for these units was removed.



Original Design



Proposed Design

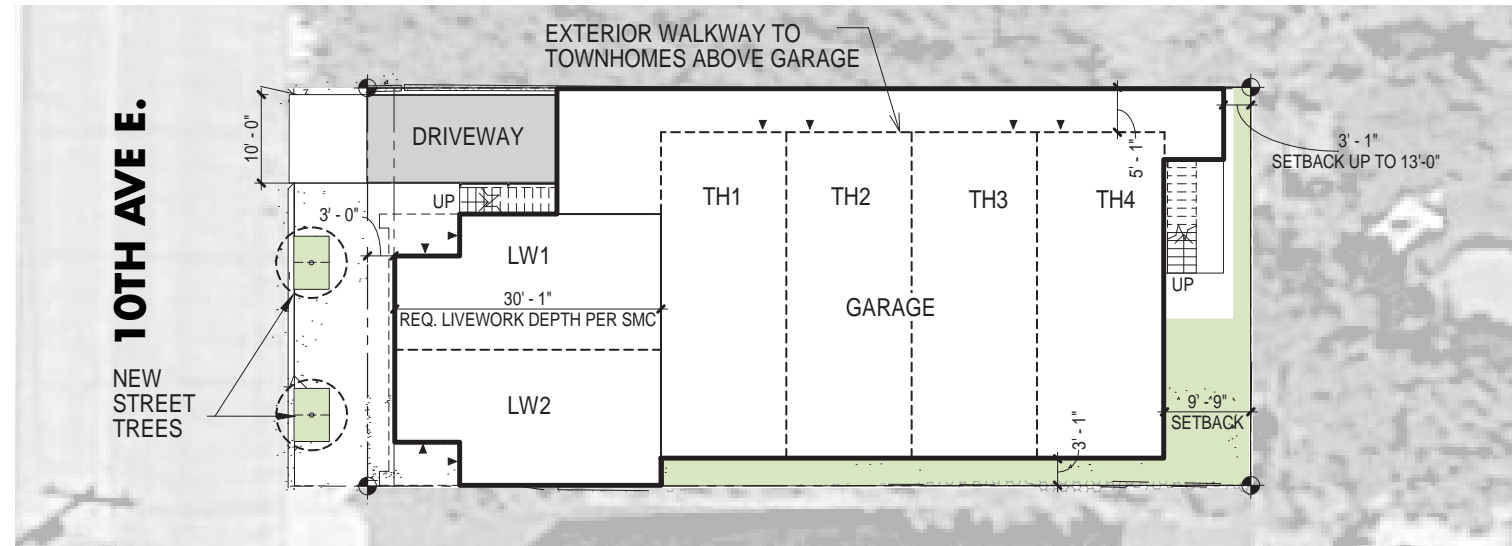


Exceptional Tree Analysis

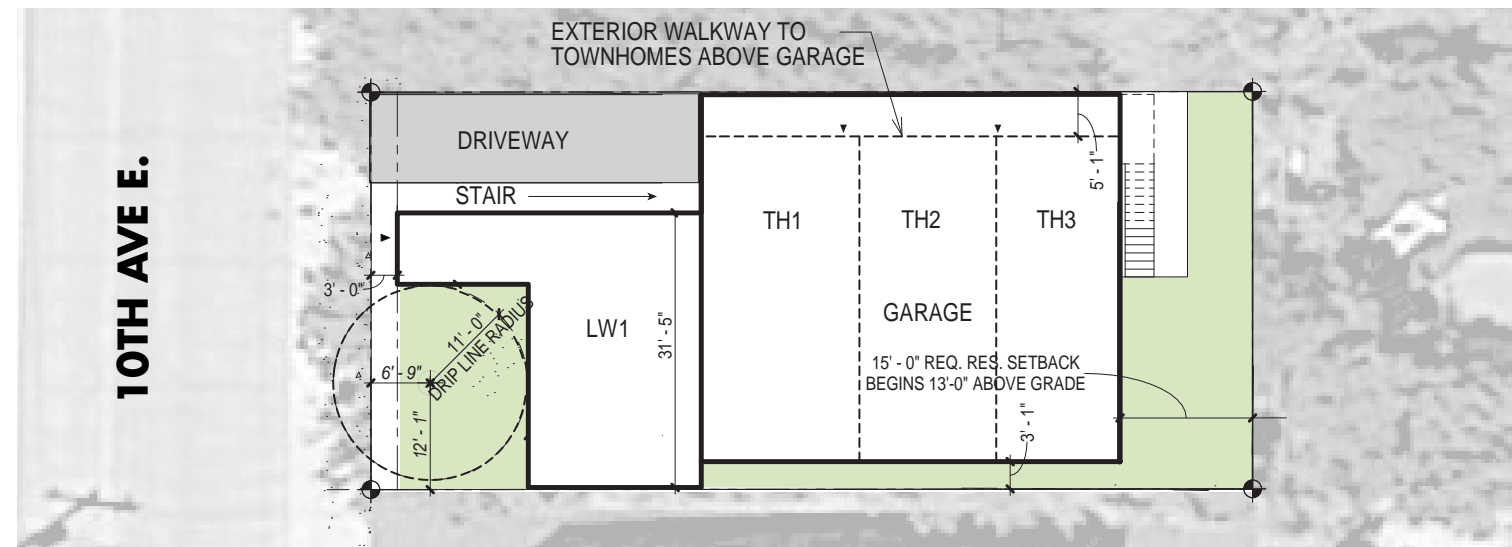
There is an existing tree on the southwest corner of the site that has been designated as exceptional. An arborist report (see next page) describes the tree as in poor condition and presenting a high risk of falling limbs. The design team pursued a development impact study if the tree were preserved. A nearly code-compliant option loses 2 potential units, only uses 50% FAR, and makes an unworkable live-work unit. Another option that encroaches into the tree's dripline loses 1 unit, requires a rear setback reduction, and make

Options Compared

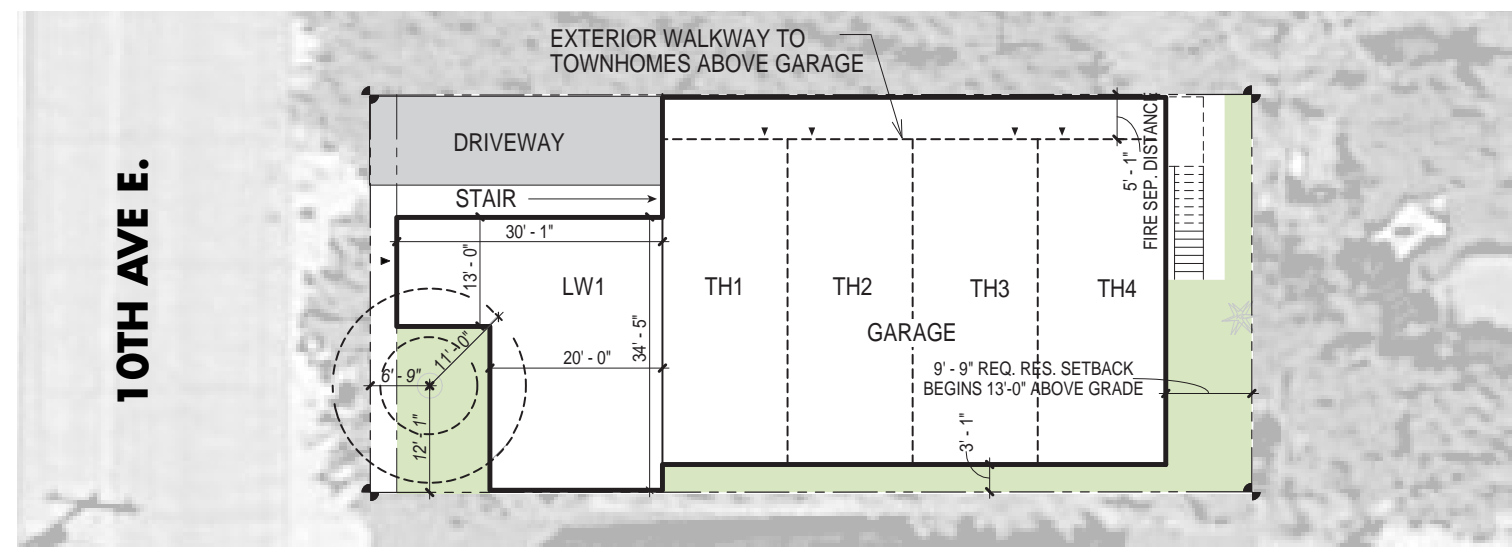
	Opt. 1: Tree Removed	Opt 2: Tree Preserved, Code Complaint	Opt 3: Tree Preserved, with Departures
Unit Count	6 Units	3 Units	5 Units
Floor Area	9,073 SF	7,965 SF	8,950 SF
Floor Area Ratio (FAR) 3.25 Max.	2.00 / 3.25 62% FAR Utilized	1.77 / 3.25 54% FAR Utilized	2.00 / 3.25 62% FAR Utilized
Rear Setback (15'-0" per Zoning)	9' - 9"	15'-0"	9' - 9"
Live/Work Average Depth (30'-0" Minimum)	Compliant	Non-Compliant	Non-Compliant
Tree Protection Area	N/A	Outside of Dripline	Inside of Dripline, Per SMC 25.11.050.B



OPT 1



OPT 2



OPT 3



**SHOFFNER CONSULTING**21529 4<sup>TH</sup> AVE. W #C31 BOTHELL, WA 98021 MOBILE: (206)755-2871 EMAIL: TONY@TONYSHOFFNER.COM

March 22, 2017

Cao Huynh  
 DEP Real Estate VIII  
 800 23rd Ave. S  
 Seattle, WA  
 98144

RE: Tree Condition and Risk Assessment - 2412 10th Ave. E. Seattle.

Cao:

This report is provided to address the tree of concern located on the property at the address of 2412 10th Ave. E. in the City of Seattle, WA. I visited the site recently to assess the tree and gather information on it, including a photo provided in this report. Please see the accompanying Basic Tree Risk Assessment Form for reference to this report. The City of Seattle provides criteria and size thresholds for classifying trees as exceptional in DPD Director's Rule 16-2008.

**1. Site Conditions**

The property upon which the tree is located is in the north Capital Hill area, just east of I-5. The property is developed with a single family residence that is currently vacant. The property is in a neighborhood of properties developed for multiple uses including residences, restaurants and other businesses.

**2. Tree Condition**

The tree of concern is a western red cedar measuring 44" dbh, large enough to meet the minimum size threshold to be classified as exceptional. This tree is in poor condition and presents a high risk because of its condition.

The tree has been topped more than once, the first episode resulting in the production of multiple trunks at a height of six feet and the subsequent cuts resulting in the production of many more tops just above the first cuts. As a result, this tree (which should have a single leader from the base to the top) has developed a crown that it is clustered with so many leaders and crossing limbs.

The crotches between most of the leaders are very tight, v-shaped and as a result included bark has formed at many of these connections. As the leaders increase in size, so does the included bark which puts pressure on the connections, eventually causing failure of one or more of the trunks. The largest of the new co-dominant leaders are as large as 24" in diameter and most of the co-dominant leader, both from the original cuts and the subsequent ones, are as

1

large as 16" in diameter. The failure of any of these could result in damage to a future structure or other target below it, such as a car parked along the street.



In addition to the tight crotches and included bark, there are a few pockets of decay at and just below the crotches. I did not take a core sample because just the presence of the decay at these locations further weakens the connections.

As the Basic Tree Risk Assessment Form shows, the risk rating of this tree, associated to the damage caused as a result of failure of one or more of the large co-dominant stems is high, warranting mitigation of the risk. There are so many stems in this tree that are affected by the conditions of concern, to remove every other one would eliminate nearly half of the tree's crown affecting its health significantly as well leaving more exposed cuts to the development of decay.

**3. Conclusions and Recommendations**

Although this tree is exceptional and required to be retained, the circumstances surrounding it in terms of its very poor condition and high risk rating, I recommend that this tree is removed prior to beginning removal of the existing structure.

**4. Use of This Report and Limitations**

This report is provided to DEP Homes as a means of providing a condition and risk assessment of the single tree of concern located on the property at the address of 2412 10th Ave. E in Seattle, WA. Trees are dynamic and their conditions can change drastically and quickly, particularly following changes to the surrounding environment, such as in the case of development, therefore, the evaluations provided in this report only apply to the tree at the time of the assessments. Shoffner Consulting and Tony Shoffner is not responsible for damage resulting from the failure of this tree or its parts. There is no guarantee the City of Seattle will agree with my findings.

Cordially,

Tony Shoffner  
 ISA Certified Arborist #PN-0909A, CTRA #1759

2

nk

NICHOLSON KOVALCHICK ARCHITECTS

310 First Avenue S, Suite 4S Seattle, WA 98104 | 206.933.1150 | [www.nkarch.com](http://www.nkarch.com)