



STREAMLINED DESIGN GUIDANCE

2014 Yale Avenue E Seattle, WA

SDCI PROJECT NO.:
3026201

MEETING DATE:
08/03/2017

APPLICANT CONTACT:
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CARON

CARON REF #2017.029



CONTENTS

Proposal Description	pg. 3
Context Analysis	pg. 4
Existing Site Conditions	pg. 5
Site Plan	pg. 9
Zoning Data	pg. 12
Design Guidelines	pg. 13
Architectural Concept	pg. 15
<i>Elevations</i>	pg. 15
<i>Floor Plans</i>	pg. 21
<i>Section</i>	pg. 25
<i>Renderings</i>	pg. 26
Adjustments	pg. 30

PROJECT TEAM

OWNER

Jeff Wegener
Build Urban, LLC

CARON ARCHITECTURE CONTACT

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Caron Reference No.: 2017.029

SITE INFORMATION

ADDRESS:

2014 Yale Ave E. Seattle, WA

SDCI PROJECT NO.:

3026201

PARCEL(S):

2902200235

SITE AREA:

6,601 SF

OVERLAY DESIGNATION:

Eastlake Residential Urban Village,
Frequent Transit

PARKING REQUIREMENT:

None- Frequent Transit Overlay

DEVELOPMENT STATISTICS:

ZONING:

LR3

ALLOWABLE FAR:

9,241 SF

PROPOSED FAR:

8,364.84 SF

RESIDENTIAL UNITS:

6 Townhomes

PARKING STALLS:

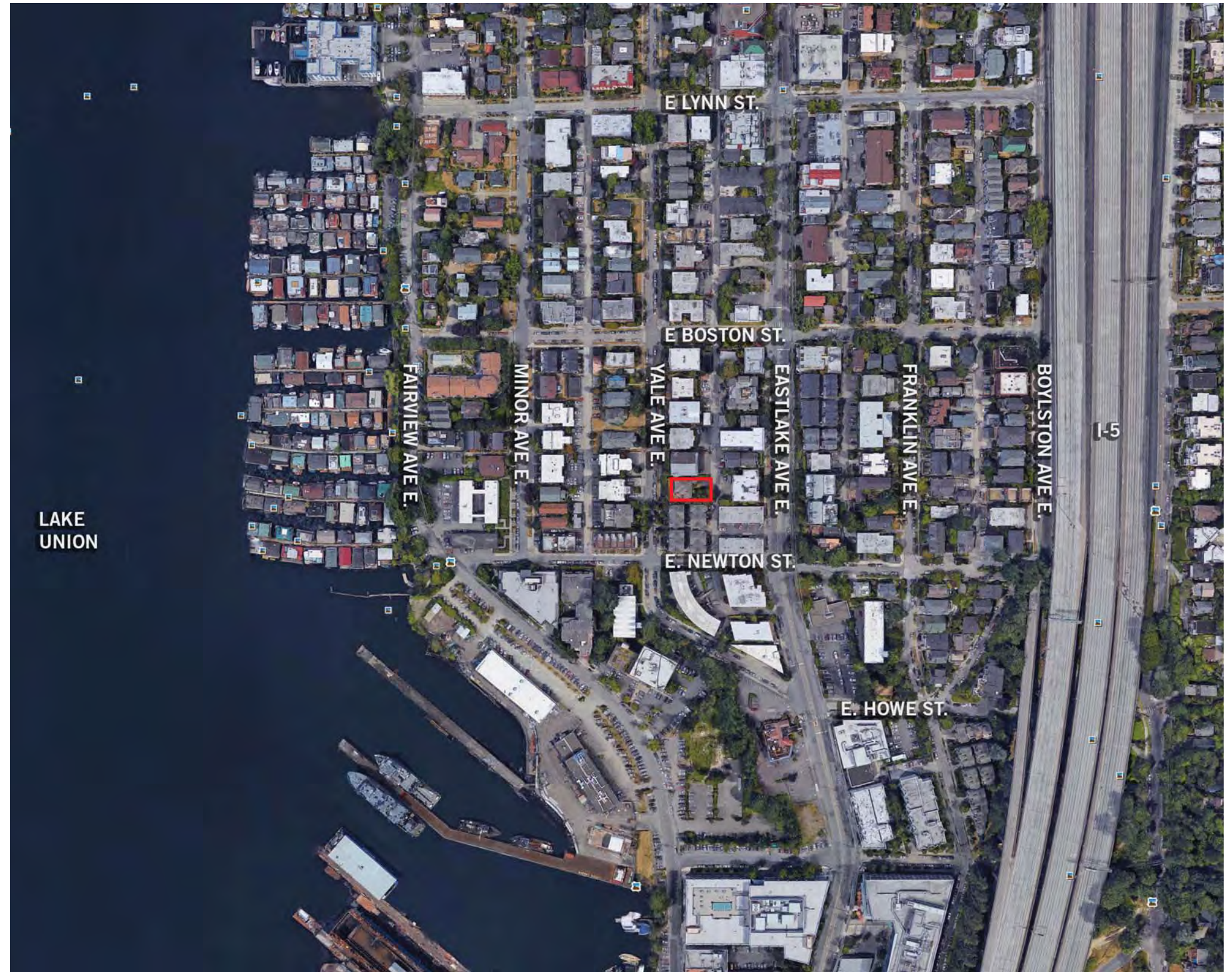
6 Parking Stalls

Proposal Description

DEVELOPMENT OBJECTIVES

The objective of the proposed infill development is to create a small community of townhouses that take advantage of the views of Lake Union and add vitality to the tight-knit residential character of the street. The aim of the development is to minimize encroachment into the steeply sloped front area of the lot along the street and respect views from adjacent residential buildings.

The proposed development is 6 townhouse units with 6 surface parking spaces accessed from the alley. Each unit will have a roof deck and the rear units will have private outdoor amenity space at the courtyard space formed between the two buildings.



9-BLOCK AERIAL MAP

Context & Urban Design Analysis

COMMUNITY NODES



1 LAKE UNION
0.2 MILES FROM SITE



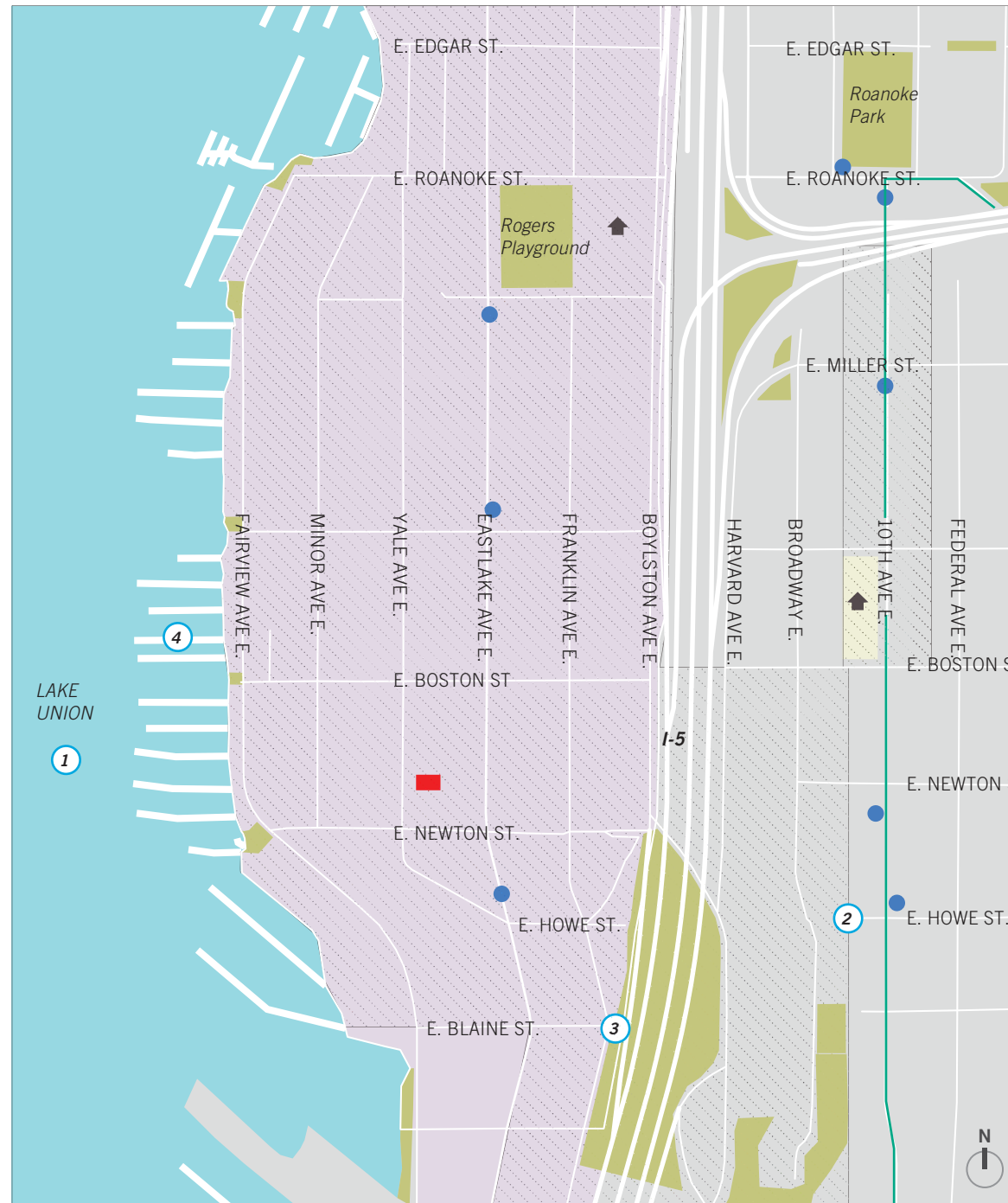
2 HOWE STREET STAIRS
0.3 MILES FROM SITE



3 I-5 COLONNADE
0.2 MILES FROM SITE

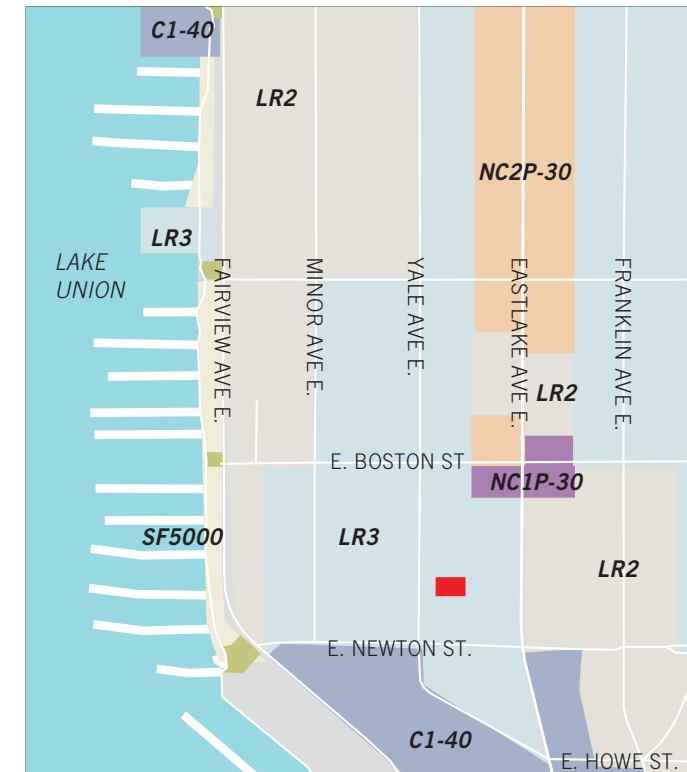


4 HOUSEBOATS
0.2 MILES FROM SITE



VICINITY & WALKING MAP KEY

- Project Site
- Park
- Frequent Transit
- Eastlake Urban Village
- Bus Stops
- Dedicated Bike Lanes
- ▲ School
- 1 View (ref. Images)



- ### ZONING
- Project Site
 - LR2
 - LR3
 - C1-40
 - NC2P-30
 - NC1P-30
 - SF5000



- ### SURROUNDING USES
- Project Site
 - Multi-Family*
 - Mixed-Use
 - Commercial / Restaurant
 - Hotel / Motel
 - Office / Warehouse
 - Single Family
 - * includes duplexes

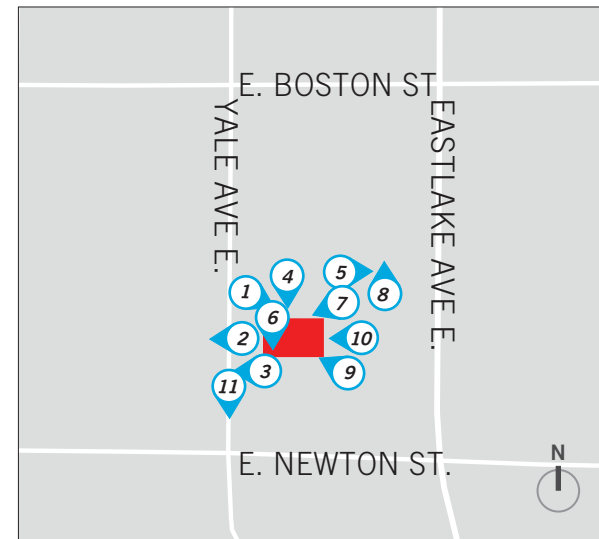
Site Photos

SITE ACCESS

The site fronts onto Yale Ave E. A long, steep staircase is shared with the adjacent apartment property. In Eastlake alleys serve as de facto access as well, given the steep sloping topography of the neighborhood. A 20 foot wide alley provides access to the lot on the high side.

OPPORTUNITIES/CONSTRAINTS

Opportunities: Views to west, keep building away from steep front area, level lot.
 Constraints: Utility lines near development, compact site, steep street access.



MAP KEY

- Project Site
- ① View



Site Streetscapes

1 YALE AVE E. FACING EAST



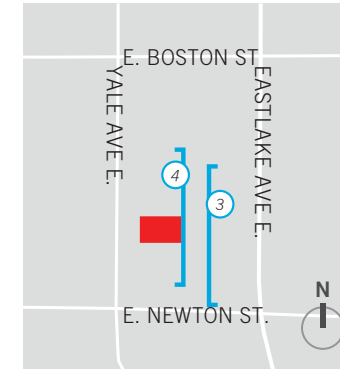
2 YALE AVE E. FACING WEST



Site Streetscapes

3 ALLEY FACING EAST

ACROSS FROM PROJECT SITE



4 ALLEY FACING WEST

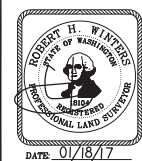
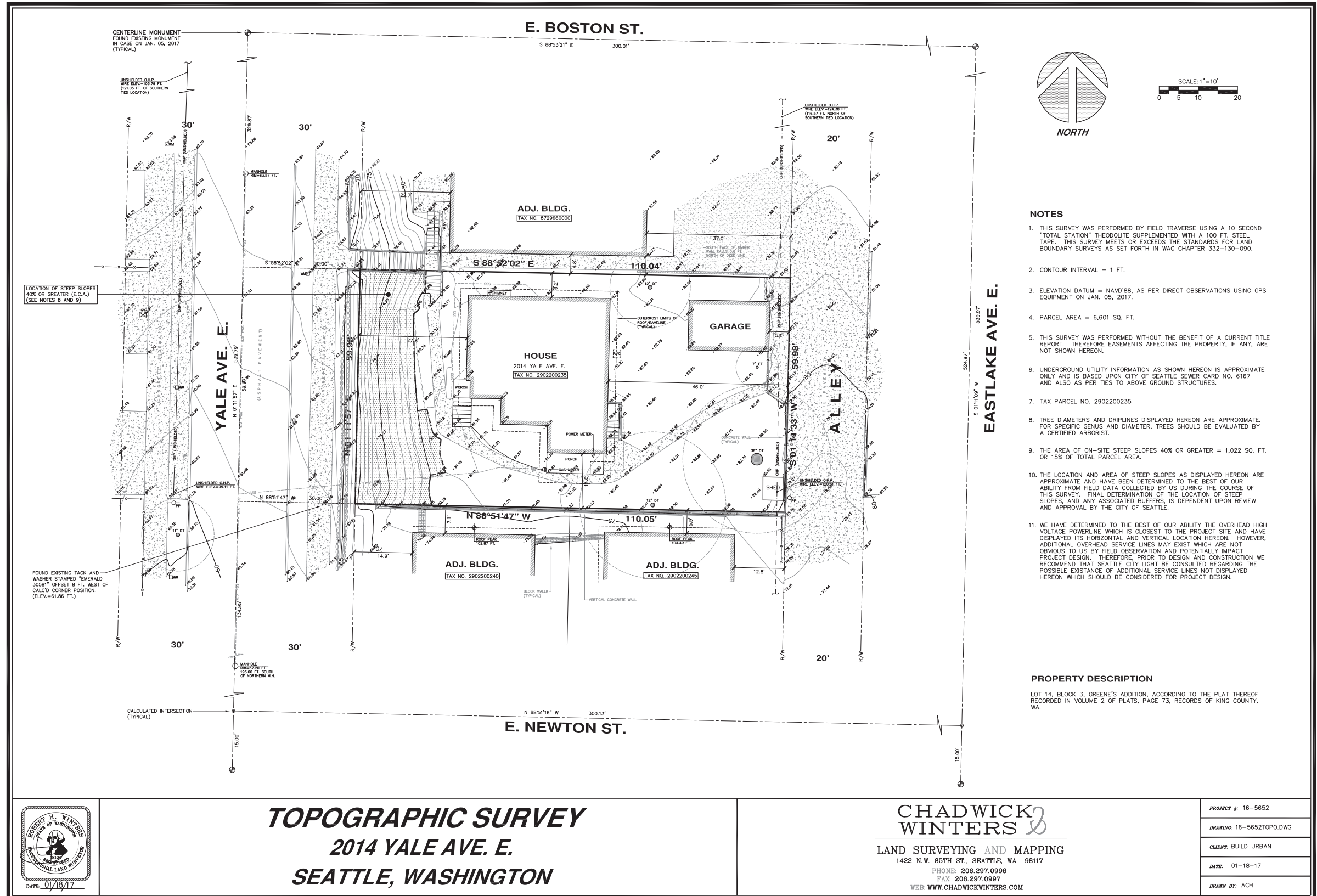
PROJECT SITE
EXISTING STRUCTURES TO BE
DEMOLISHED



Survey

PROPERTY DESCRIPTION:

The site is located on the east side (uphill) of Yale Ave E. A steep slope ECA is mapped on approximately 20% of the lot area closest to the street, with about 18 feet of grade difference between the sidewalk and the top of the slope. The lot shares an egress access stairway that connects to the street. Beyond the steep slope the lot is fairly level to the alley, with a minor cross-slope across the site. Grades over the lot to the north are fairly consistent with the subject site, while the lot to the south is approximately 5 feet lower with a retaining wall along the property line. A utility pole is located at the southeast corner of the site in the alley.



TOPOGRAPHIC SURVEY 2014 YALE AVE. E. SEATTLE, WASHINGTON

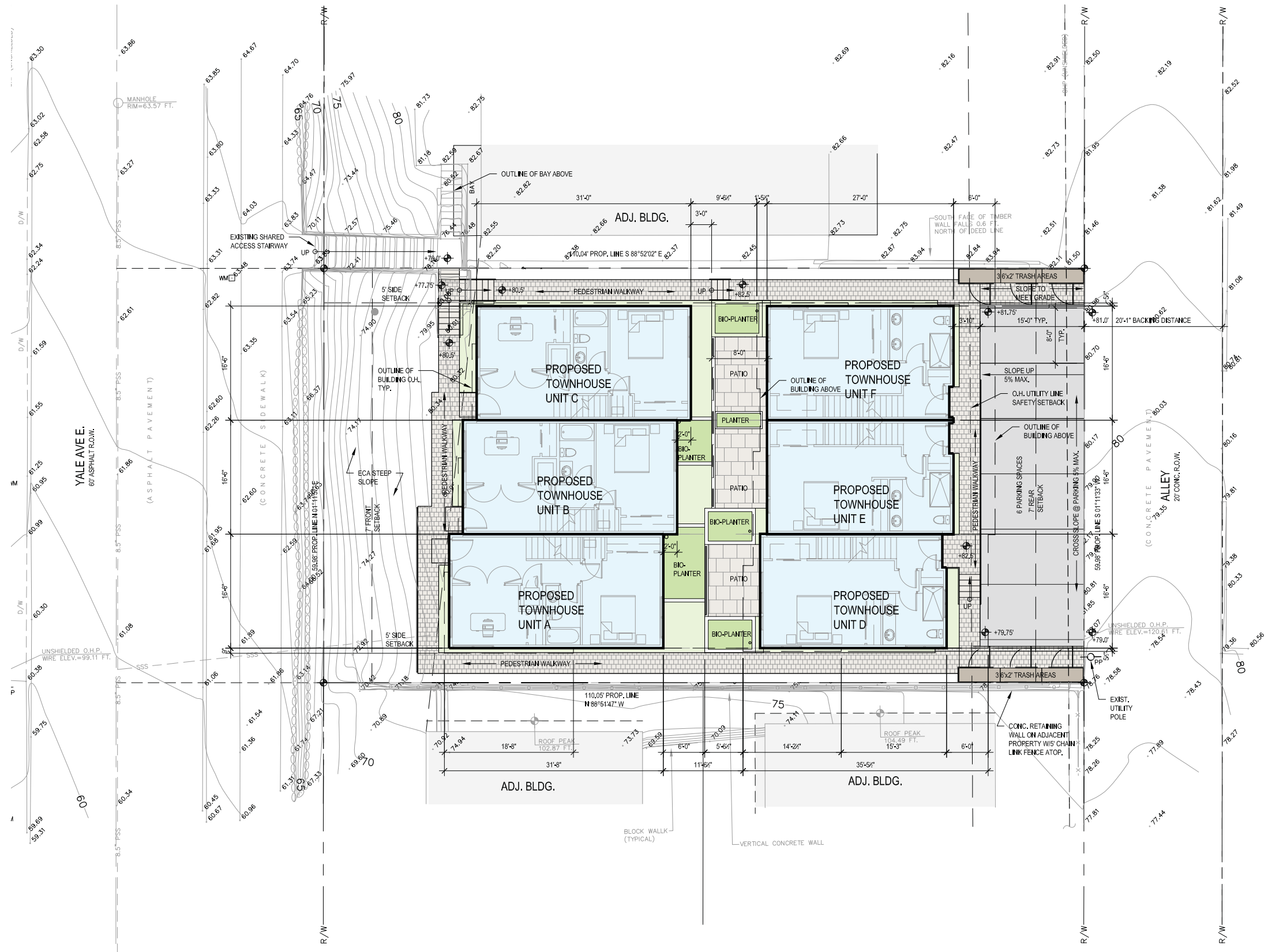
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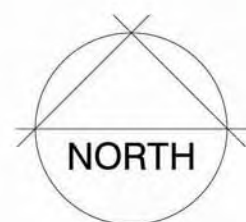
PROJECT #:	16-5652
DRAWING:	16-5652TOP0.DWG
CLIENT:	BUILD URBAN
DATE:	01-18-17
DRAWN BY:	ACH

Site Plan

KEY

- Townhouse
- Utility/BOH
- Patio & Walkway
- Planting Strip
- Parking/Garage

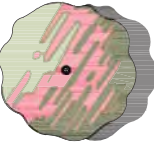









LANDSCAPE PLAN

Landscape Plan | Plant Schedule

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE
	<i>Acer palmatum</i> 'Bloodgood' / Bloodgood Japanese Maple	1.5" Cal
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry Street Tree	2" Cal

GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	<i>Arctostaphylos uva-ursi</i> 'Vancouver Jade' / Kinnikinnick	1 gal	24" o.c.
	<i>Pachysandra terminalis</i> / Japanese Spurge	4" pot	18" o.c.
	<i>Pachysandra terminalis</i> 'Silver Edge' / Japanese Spurge	4" pot	18" o.c.
	<i>Rubus calycinoides</i> 'Emerald Carpet' / Creeping Raspberry	4" pot	24" o.c.

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE
	<i>Carex morrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge	1 gal
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge	1 gal
	<i>Carex testacea</i> / Orange Sedge	1 gal
	<i>Equisetum hyemale</i> / Horsetail Reed Grass	1 gal
	<i>Erica carnea</i> 'Golden Starlet' / Golden Heath	1 gal
	<i>Euonymus japonicus</i> 'Greenspire' / Greenspire Upright Euonymus	20" Ht min
	<i>Helictotrichon sempervirens</i> / Blue Oat Grass	1 gal
	<i>Leucothoe fontanesiana</i> 'Rainbow' / Rainbow Leucothoe	2 gal
	<i>Lonicera pileata</i> 'Moss Green' / Moss Green Honeysuckle	2 gal
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel	2 gal

BIORETENTION	BOTANICAL NAME / COMMON NAME	SIZE
	<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag	1 gal
	<i>Carex obnupta</i> / Slough Sedge	1 gal
	<i>Cornus alba</i> 'Gouchaultii' / Goldenleaf Dogwood	5 gal
	<i>Libertia peregrinans</i> / New Zealand Iris	1 gal
	<i>Polystichum munitum</i> / Western Sword Fern	1 gal

SHADE PLANTS	BOTANICAL NAME / COMMON NAME	SIZE
	<i>Epimedium x rubrum</i> / Red Barrenwort	1 gal
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa	1 gal
	<i>Hydrangea macrophylla</i> 'Nikko Blue' / Nikko Blue Hydrangea	5 gal
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf	1 gal
	<i>Rhododendron x 'Ramapo'</i> / Ramapo Rhododendron	3 gal
	<i>Sarcococca hookeriana humilis</i> / Dwarf Sweet Box	1 gal

Zoning Data

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE
Floor Area Ratio (FAR) Limits	23.45.510	1.4 FAR limit in LR-3 zone for townhouses located inside urban villages and meets the requirements of 23.45.510.C.	✓
Density Limits- Low-rise Zones	23.45.512	Townhouse development: Meeting 23.45.510.C- no limit.	✓
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.	Adjustment Requested
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	To achieve a higher far limit, townhouse will meet GREEN building performance standards. Either built GREEN 4 star rating or LEED Silver rating.	✓
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses inside LR3 Urban Villages maximum width: 150'	✓
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	Residential Use Urban Village, within 1320 ft. of street with frequent transit service. No parking required. Bicycle Parking: 1 space per 4 dwelling units	✓

Architectural Design Response

CS1. Natural Systems & Site Features

Use Natural systems / features of the site and its surroundings as a starting point for project design.

B. Sunlight & Natural Ventilation

B.2 Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

Architect Response:

The buildings are located on the flat portion of the site and aligned with the structures to the south. The alignment allows for maximum sunlight to come into the courtyard space between the buildings when the sun is at its highest, with minimal shading.

C. Topography

C.2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation

Architect Response:

While we have had the ECA buffers exempted, placing the buildings close to the street in the ECA zone would cause much greater slope instability and would significantly restrict the layout of the building and the structure, requiring shoring and light wells. We have located the front building up on the existing “bench” or flat area of the site. The placement of the structure is consistent with the pattern of development along the street, from very old buildings to very recently constructed buildings. Placing the building forward would also significantly block views to the south from the adjacent property. The two proposed structures are “stepped” at different elevations to intentionally mis-align windows facing each other and to take advantage of views to the west.

CS2 Urban Pattern & Form

A. Location in the City and Neighborhood

A.1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place.

Architect Response:

The proposed development will maintain and open visual connection to the street, with front doors and communal walkway facing the street. Built forms are staggered in their relationship to each other, with the south units closer to the street than the north units, creating a unique façade relative to adjacent buildings. Materials are consistent with neighboring buildings.

D. Height, Bulk, & Scale

D.1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

Architect Response:

Adjacent development consists of three and four story walk-up apartments and townhouses, with both hip roofs and flat roofs. The subject site is the last lot on the east side of the block to be developed beyond a single family home. Proposed development will consist of 3 story townhouses within the 30' height limit. The massing of the two buildings is informed by the keeping the front building away from the steep slope ECA along the street and the rear building out of the safety setback from the overhead utility lines along the alley. The result is two very different building forms, one that essentially stacks vertically, and one

that has cantilevered portions of the structure. Exterior stairs are used on the front units to preclude the need for stair penthouses blocking views from the rear units and adjacent properties.

D.5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

Architect Response:

Proposed buildings are consistent with the 30' height limit of the zone. The front units will not have stair penthouses that rise above the proposed roofline, reducing the overall perceived mass and shading to adjacent properties. Window placement is staggered with adjacent windows and open stairways for privacy.

PL3 Street-Level Interaction

B. Residential Edges

B.2. Ground level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk.

Architect Response:

The street-facing units are situated in way to be staggered in relation to each other, reinforcing the demarcation of the individual units. Vertical modulation and canopies mark the individual entries, with areas for address signage. Signage will also be placed at the street and the alley. Units along the alley have main entries facing the alley, which for all intents and purposes acts as a street in this neighborhood, with an inset area to mark each individual unit. The entries are located under the deep building overhang. The pedestrian walkway is separated vertically from the parking area and will be protected by a fence to screen it from vehicle headlights. Locating the entries along the alley maintains more space at the interior of the lot to be allocated for amenity space that will actually be used by the residents, instead of a pass-through zone that nobody takes ownership of. Having this outdoor space in the courtyard space better conforms to the layout of the interior of the building, creating a place for an indoor/outdoor room that would not be possible if it were facing the parking area.

DC2 Architectural Concept

B. Architectural & Facade Composition: Design all building facades-including alleys and visible roofs-considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully.

Architect Response:

The concept of the design is to recognize the significant differences in the massing of each building by establishing a different material language for each building, cladding the front building in metal siding and the rear building in wood. The window bays of the front building are reinforced by the vertical metal siding and capped by open railing. The bay on the southern unit wraps the building and extends into the side setback, which will require a code adjustment, but helps define the massing and accentuate the material change. An accent of composite wood siding is used to add definition and warmth to the street facing façade. A strong base is emphasized by the lap siding that covers the rest of the building. The rear building's massing is defined by the safety setback from the overhead utility lines that run along the alley. The cantilevered portion of the building forms a protective overhand to shield the entry from the weather and is clad in cedar siding, adding a warm texture to the alley side of the project. The large window bays are defined by black framing that also helps create a transition point for siding. The frames are vital in defining the middle from the base of the building and will also require a code adjustment.

Architectural Design Response

DC3 Open Space Concept

C. Design

2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed.

Architect Response:

Private outdoor spaces factor significantly into the layout and design of the site and the buildings. The opportunity to create usable, private spaces that function as an extension of the interior space were paramount in the decision to locate the entries for the rear units facing the alley. The location of the buildings are placed in alignment with the adjacent buildings to the south to maximize solar exposure to the courtyard space. The outdoor space features private patios dedicated for use by the rear units. The bioretention planters are integrated into the design of the space as raised dividers of each patio area. The patio areas are situated above the finish floor of the front unit to further signify their private nature and are hemmed in by a fence facing the adjacent building. Windows are limited on the adjacent building looking out onto the courtyards. The rear building features massing that overhangs each patio door to serve as weather protection. Owners could then hang awnings or lights from the building to further accentuate their individual patio space.

DC4 Exterior Elements & Finishes

A. Building Materials

- A.1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Architect Response:

Durable materials are proposed throughout, including metal panel siding, cedar siding, composite wood and fibercement siding. Fibercement panels are avoided wherever possible, and lap siding is used in its place, which is a material that is more characteristic of the neighborhood. Lap siding adds a variable difference in the texture of the building, the large-face lap siding is used to define the base of both buildings. Narrow-faced lap siding is used higher up and helps define the middle and top of the building. Both wood and metal siding are used to reinforce major massing changes on each building and define window bays and to differentiate the separation of each unit. Weather protection, railings and flashing are all painted a dark color to accent the base materials.

WEST ELEVATION (STREET)-FRONT BUILDING



Elevations | Materials

SOUTH ELEVATION BOTH BUILDINGS



EAST ELEVATION FRONT BUILDING

Metal Guardrail-
Dark Powder Coated
Fiber Cement Lap Siding-
10" Reveal Dark Brown



Vertical Smooth Metal Siding-
Zinc Colored
Fiber Cement Panel
Light Gray
Vinyl Window

Elevations | Materials

NORTH ELEVATIONS BOTH BUILDINGS



WEST ELEVATION REAR BUILDING



Elevations | Materials

EAST ELEVATION (ALLEY) REAR BUILDING

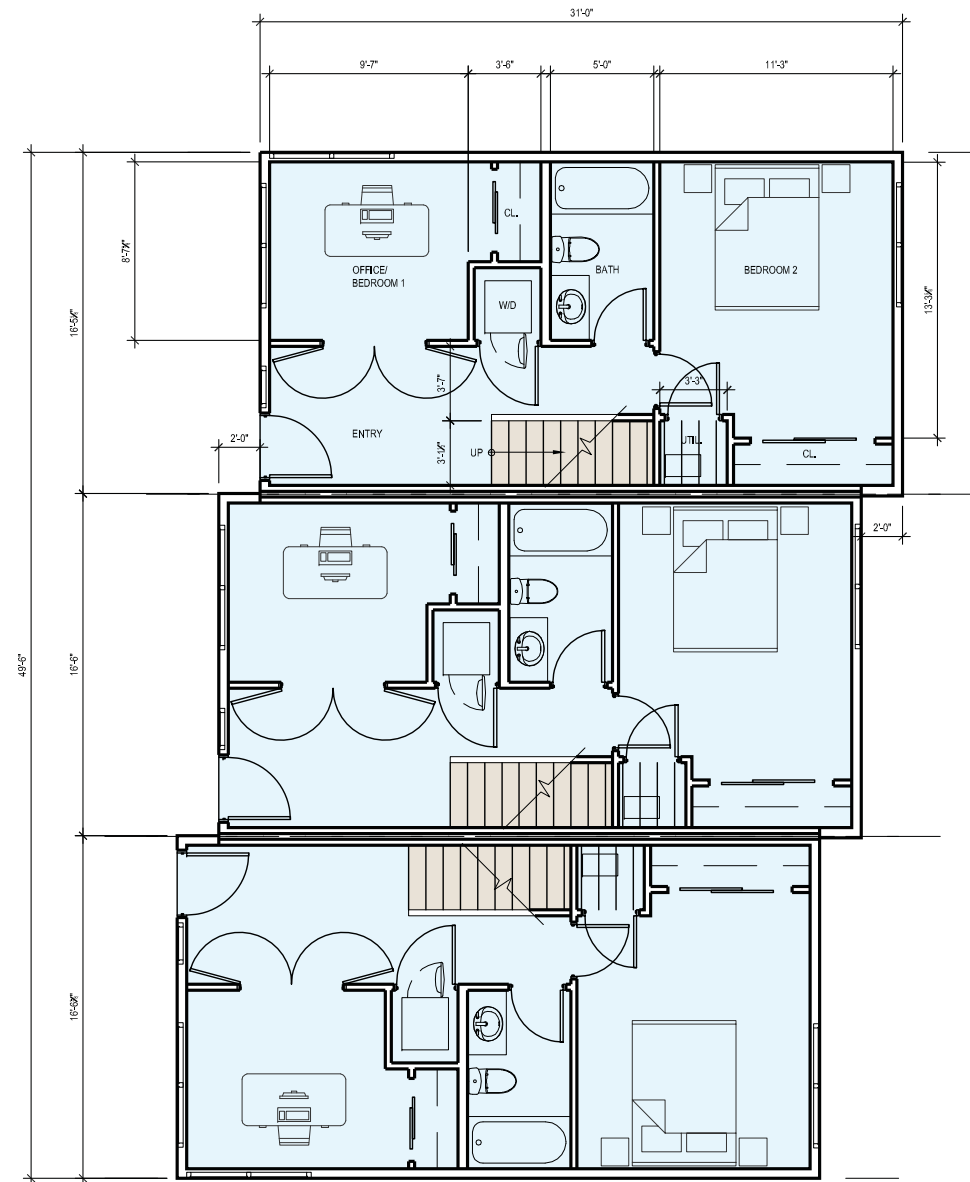


Floor Plans | Building A

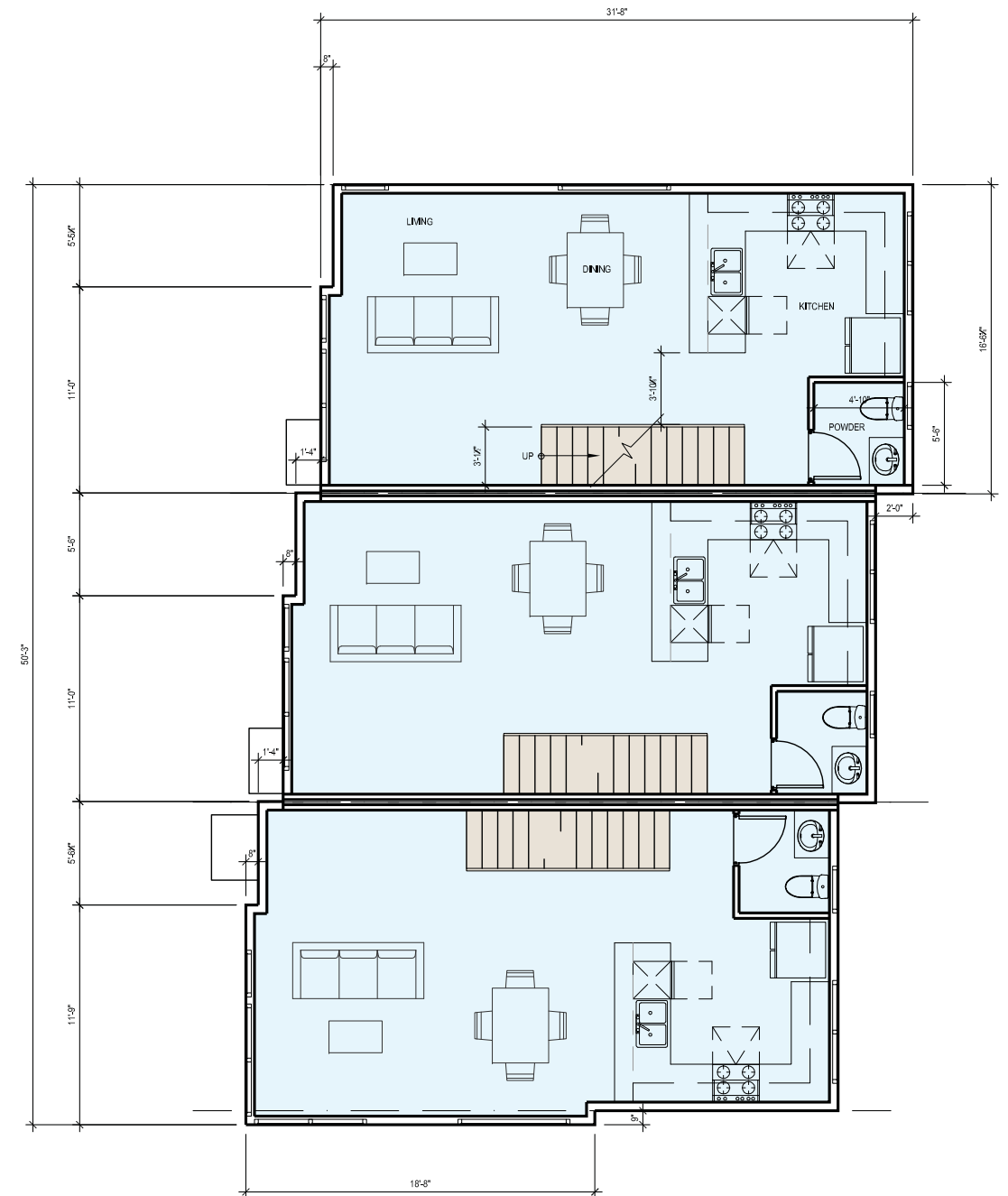
KEY

- Residential Units
- Circulation
- Roof Deck
- Utility / BOH

LEVEL 1



LEVEL 2

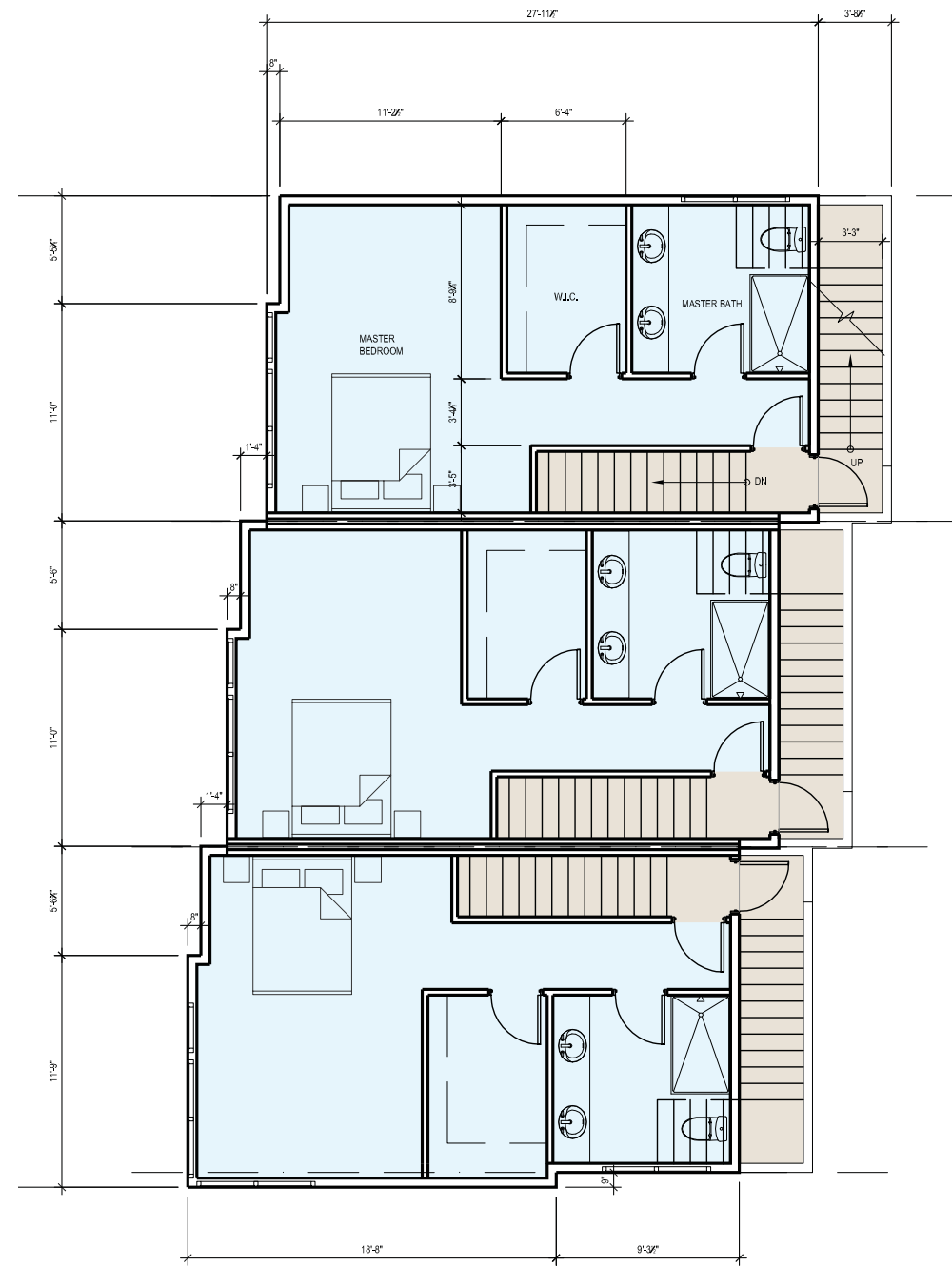


Floor Plans | Building A

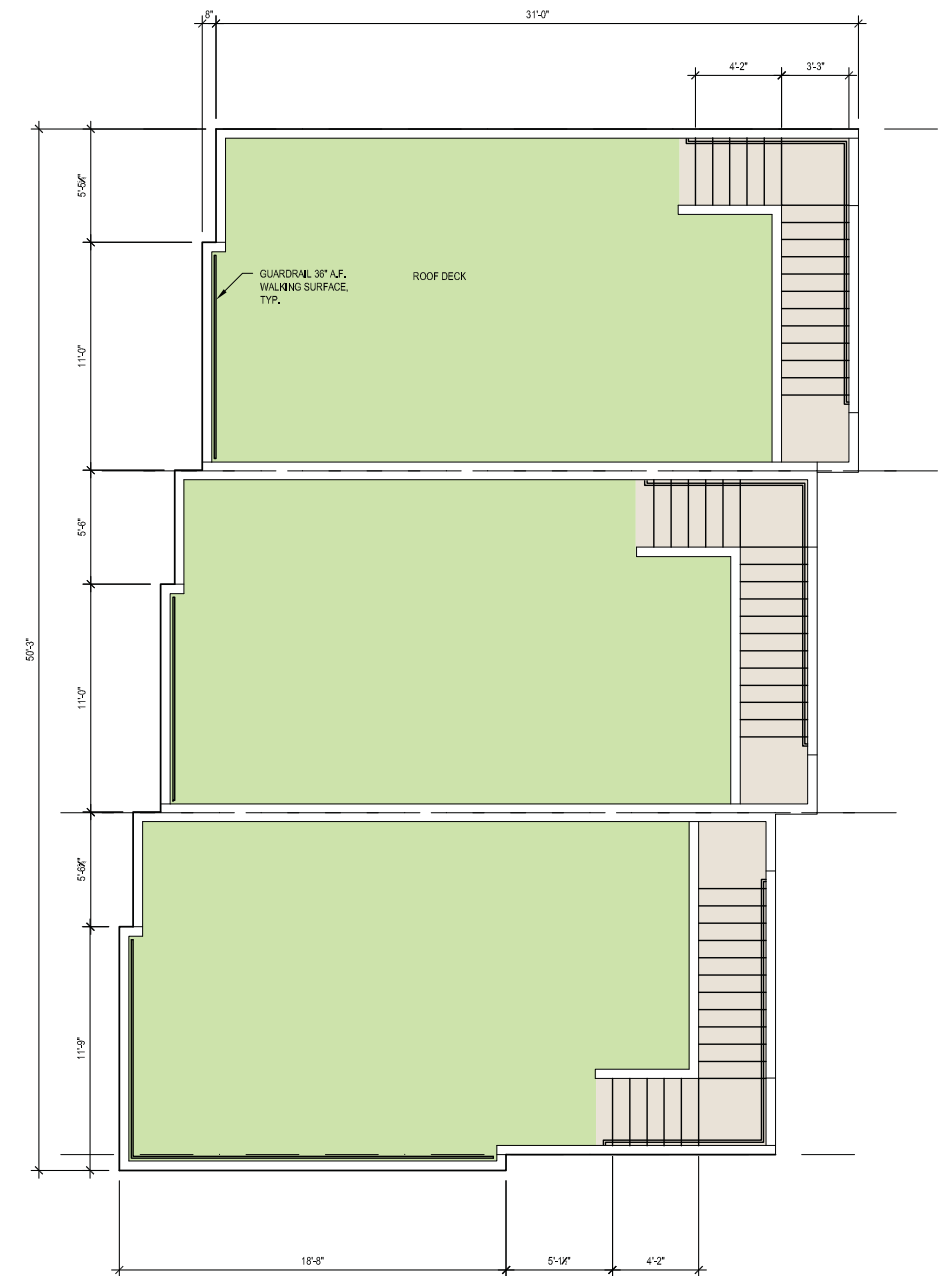
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LEVEL 3



ROOF LEVEL

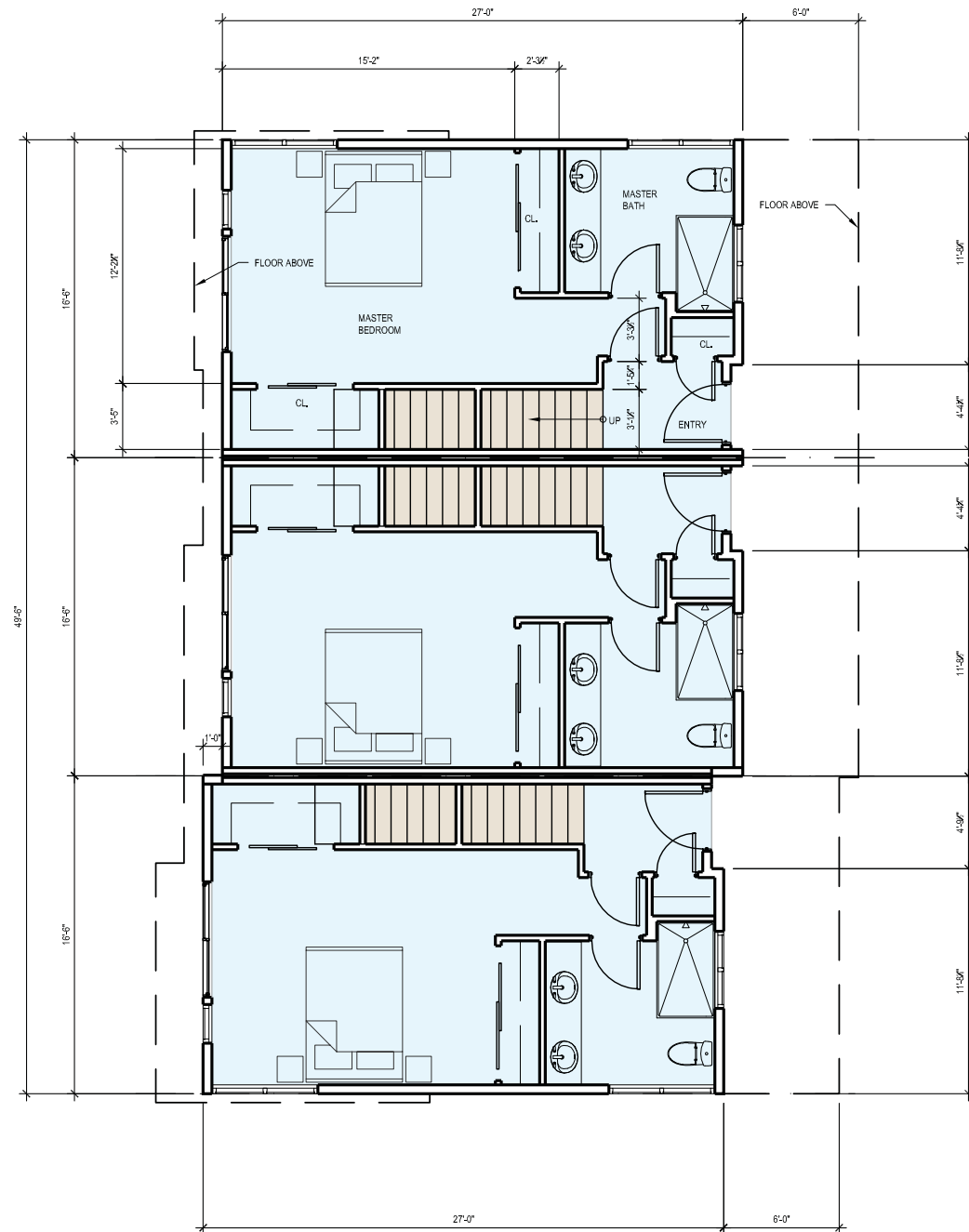


Floor Plans | Building B

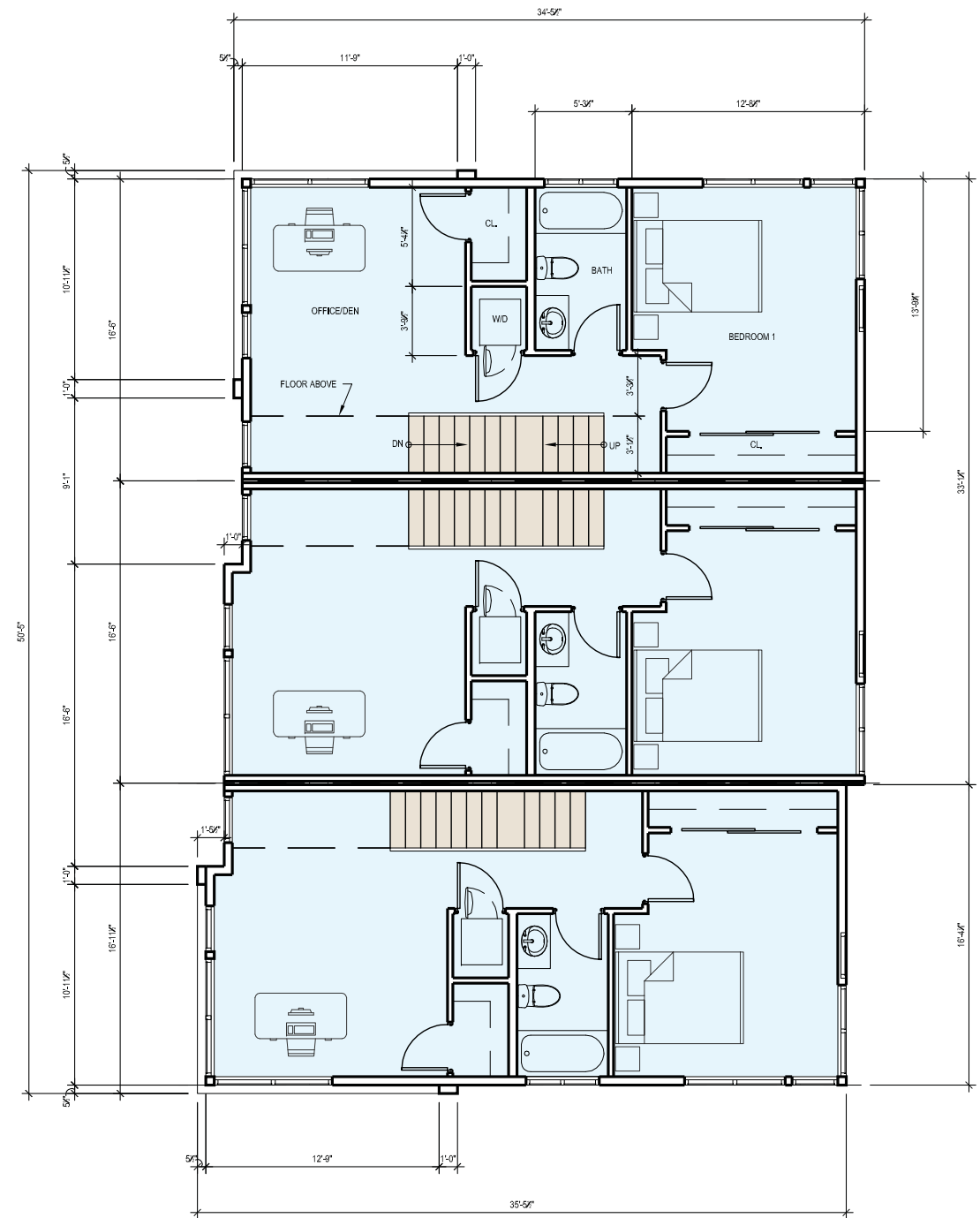
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- Roof Deck
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LEVEL 1



LEVEL 2

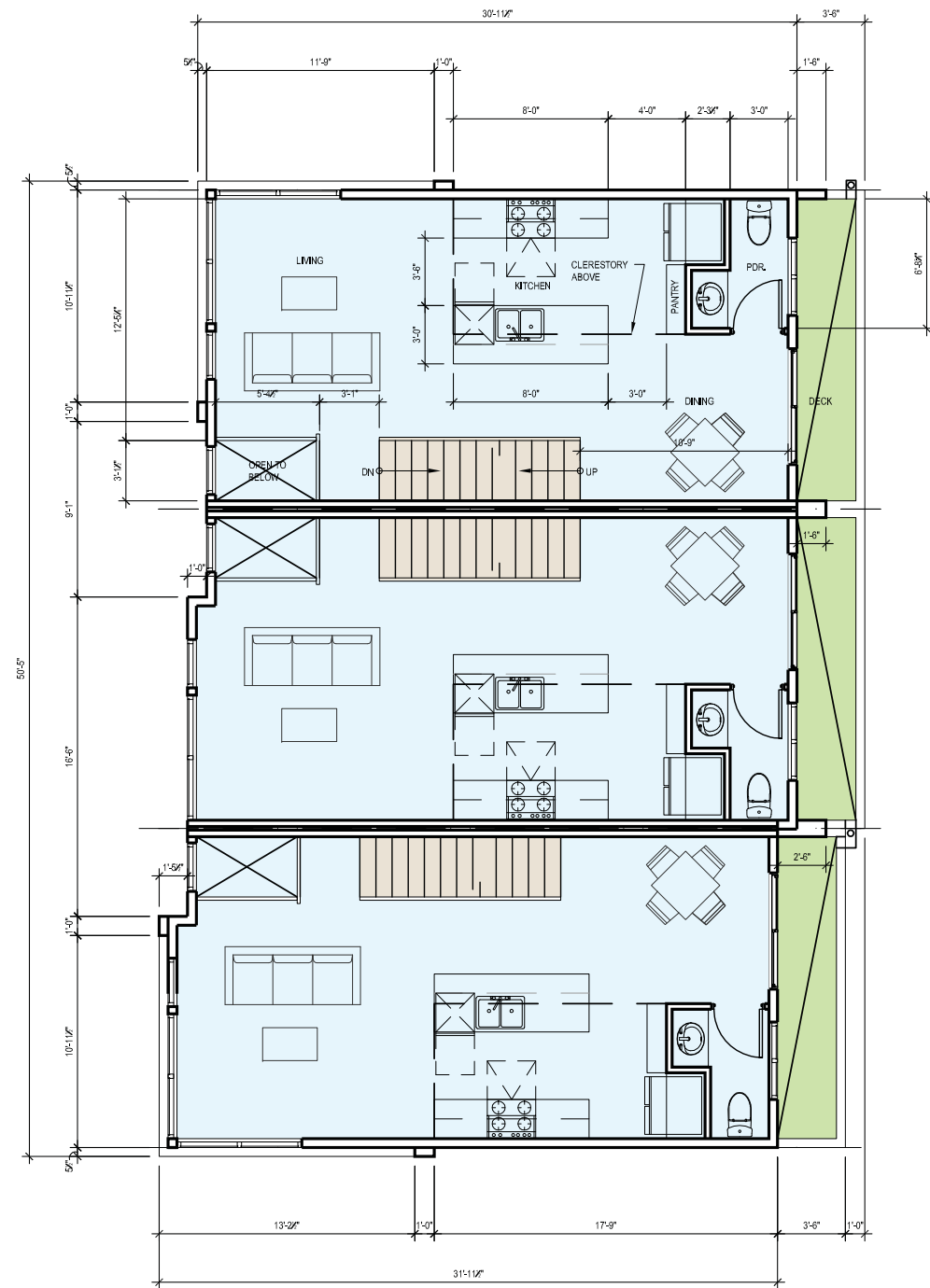


Floor Plans | Building B

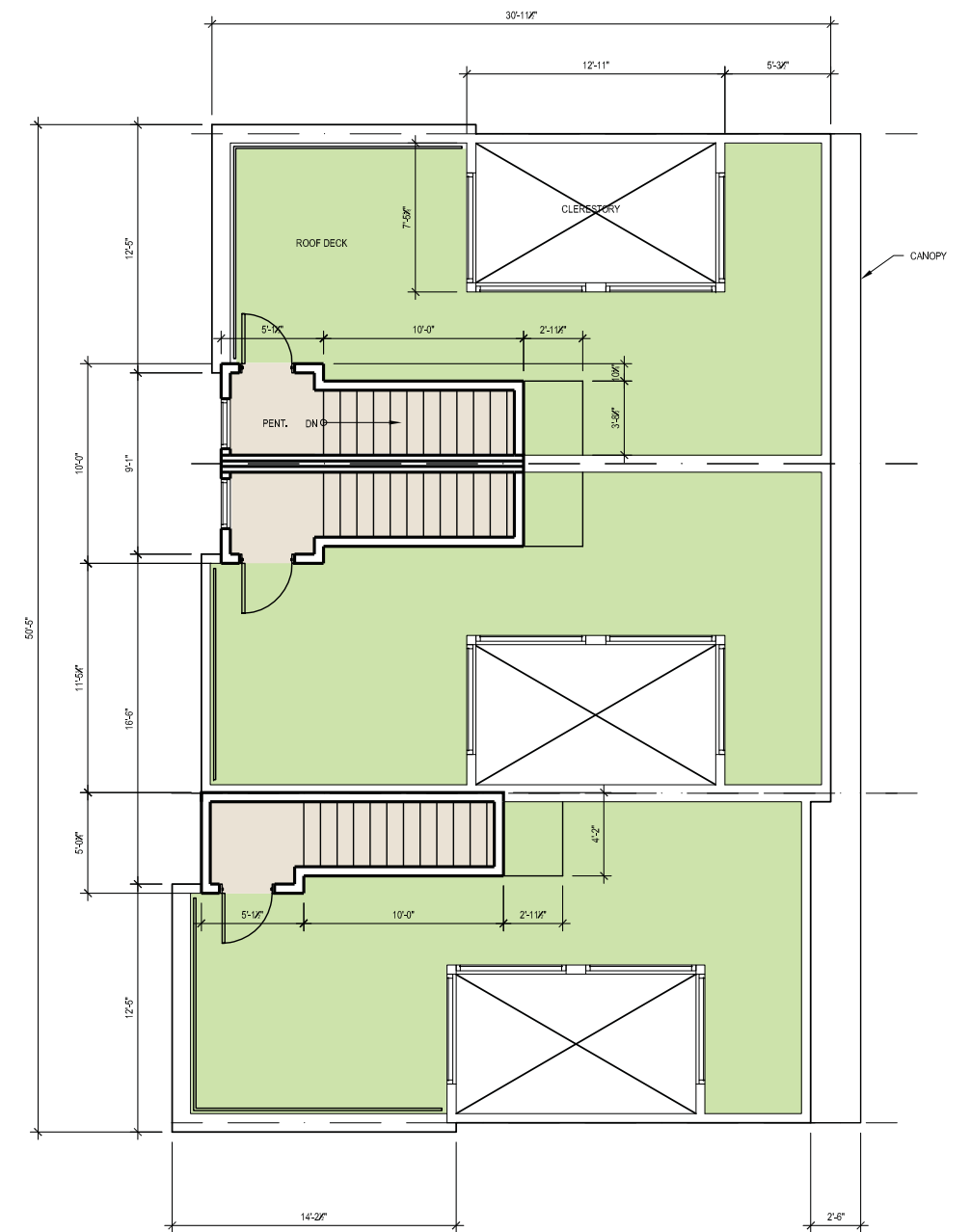
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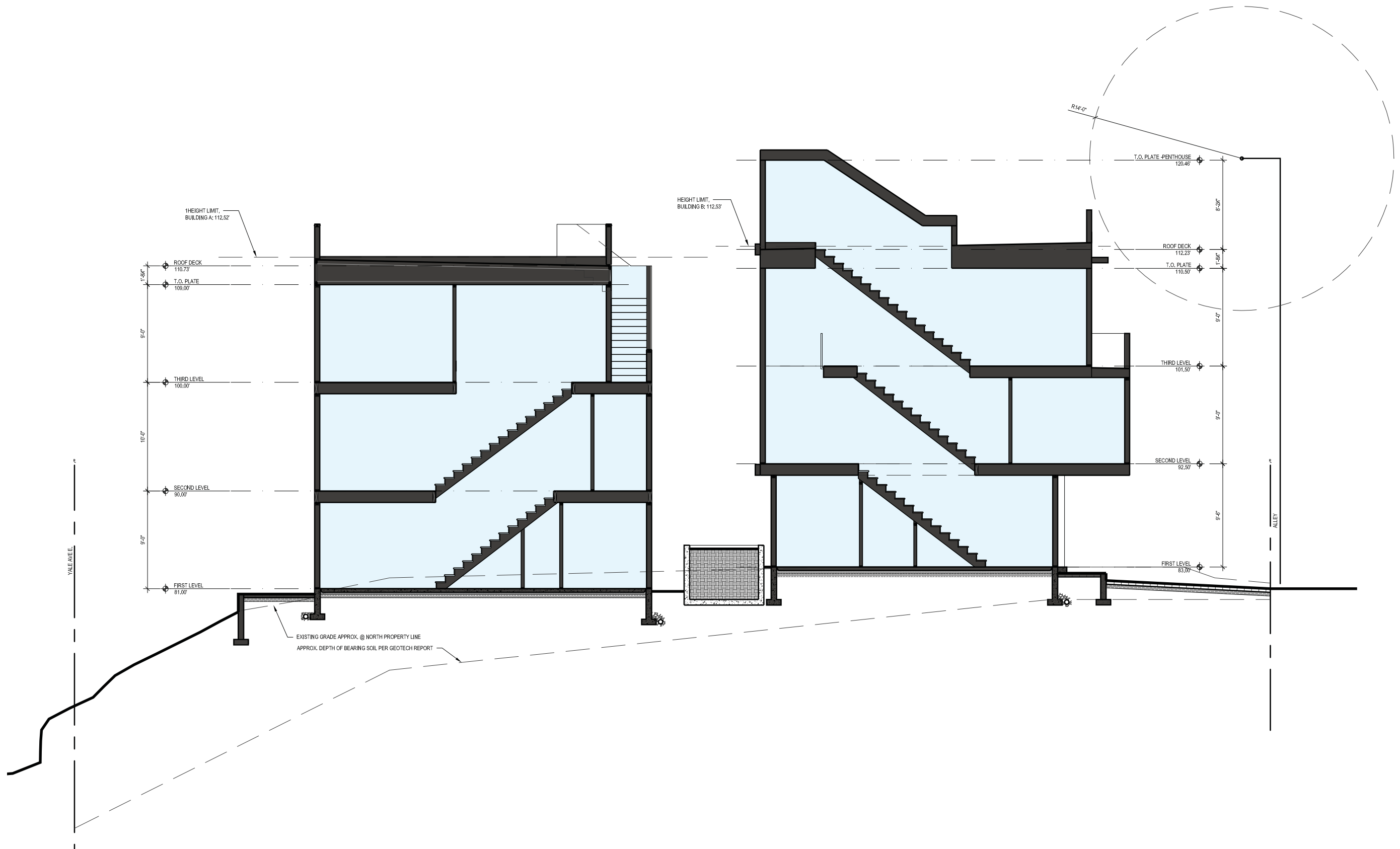
LEVEL 3



ROOF LEVEL



Building Section







Renderings





Adjustments

SIDE SETBACK ADJUSTMENT REQUEST

CODE CITATION:	SMC 23.45.518 Table A
CODE REQUIREMENT:	Side setback for Townhouse Developments under 40' in length is 5' min. The proposed design has a side setback of 4.25' which is less than the code required minimum.
PROPOSED DESIGN DEPARTURE:	The proposed design has a side setback of 4.25' which is less than the code required minimum.
RATIONALE:	<p>The proposed building uses high-quality durable materials to clad and reinforce the stacking of windows on each individual unit as part of the building concept (DC2, DC4). The modulated area helps create a defined base, middle and top to the building. To help emphasize this modulation and create a natural stopping point for material transitions the area of the building clad in metal siding encroaches into the side setback on the upper two floors of the front building. On the rear building, over-framing is used to emphasize modulation and create a natural transition point for different materials. The proposed building modulation helps better reinforce the rhythm of each unit facing the street and provides a harmonious corner element to bring that material to two sides of the facade. The over-framing helps define the two rear end units and again emphasize a base, middle and top to the structure (CS2-D, DC2-B).</p> <p>The SDR process allows setback to be reduced by a maximum of 50% through an adjustment. We request that the side setback be reduced by 0.75' (15%) to create an important design feature and material transition which aids in the modulation and interest of the facade.</p>

SETBACK DIAGRAM

