HDB 3

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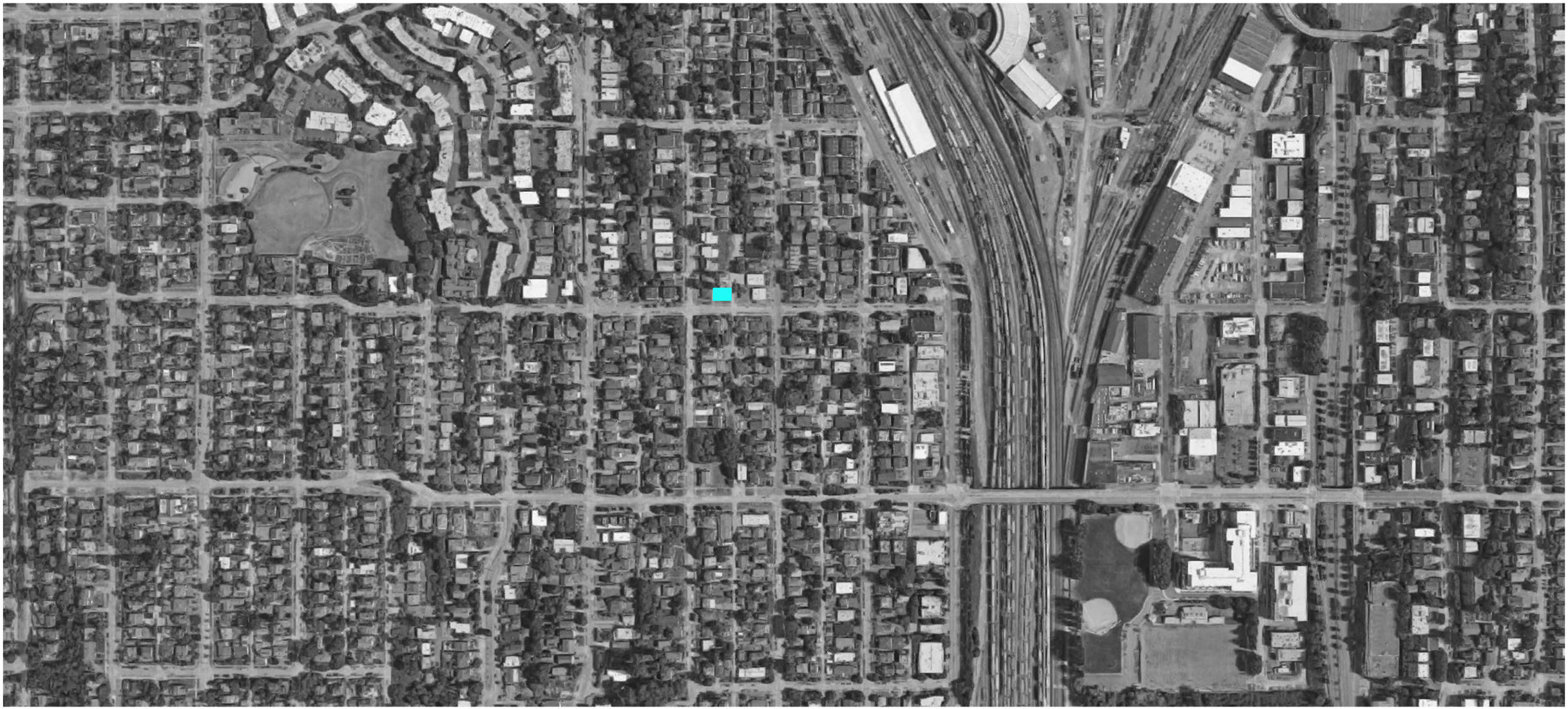


PROJECT SUMMARY

Address:	3400 23rd Ave W Seattle, WA 98199
DPD Project Number:	Land Use #3026260
Owner:	HDB West Bertona St LLC
Applicant:	Workshop AD
Contact:	Steve Bull, Workshop AD

DEVELOPMENT STATISTICS SUMMARY

Zoning	LR1
Lot Size	6000 SF
FAR	0.9
Allowable GFA	5,400 SF
Parking	3 stalls (one per unit)
SFR	1,556 SF
South Townhouse 1	1,862 SF
North Townhouse 2	1,862 SF
Total Proposed GFA	5,280 SF
Existing duplex	2,292 SF (Exempt per 23.45.510.E.3)

Project Description:
HDB 3 is a three unit development located on parcel #2770601490. The site is zoned LR1 and fronts West Bertona Street to the south and 23rd Avenue West along its western side. There is an existing duplex with curb cut and parking pad on the western half of the parcel that will remain. From the existing parking pad near the center of the parcel the open development site consistently falls at a 16% slope approximately 16 feet down to the eastern property line and improved alley edge.

The immediate neighborhood is comprised of predominately LR1, LR2, LR3, and SF5000 zoning. The broader context includes some low industrial and commercial zones along the Interbay basin and Balmer train yard. Apprimately 4 blocks to the west and uphill is Magnolia Manor Park. As the zoning reflects, the project is situated in a context that is transitioning from predominately single family residences and accessory structures to an increasing density of newer multi-family townhouses, rowhouses, and small apartment buildings. The is still a significant portion of this Magnolia east slope that is zoned SF5000 so the expectation for single family residential scale remains. Development within the immediate block in all directions ranges between single family homes and small multi-family buildings ranging from 2 to 8 dwelling units. Properties across W Bertona St are zoned SF5000. In all other directions the site is surrounded by LR1 zoned properties and multi-family structures.

The immediate adjacent properties are: a three story two townhouse structure recently constructed to the north, a mid-century duplex to the northwest, a mid-century duplex to the west (on proposed development parcel), a single family residence across W Bertona St to the south, and across the alley downhill to the east is a large open yard with small apartment building.

The design responds to three primary considerations:
1. Create residential units that reflect the scale and development patterns of the neighborhood.

2. Create a sense of community and strong visual connection through the project and between dwellingss using a pedestrian pathway and landscaped courtyard space that provides direct access to all unit entries and parking at the alley. This community amenity space establishes light and ventilation on all four sides of each dwelling unit. It also modulates the scale of the proposed development and maintains southern exposure for the neighboring property to the north.

3. Take advantage of eastern and southern views with strategically figured massings and window openings.

Other project features include:
Private roof top decks for all dwelling units.
Highly developed native landscape.
On site parking for each townhouse (garage) and single family residence (surface) accessed from alley.
Concealed and easily accessible screened trash/compost/recycling.

DESIGN GUIDELINES

CITYWIDE DESIGN GUIDELINES - SDR GUIDANCE PRIORITIES

		ANNOTATIONS	RESPONSES
CS1.	**Natural Systems and Site Features**		
C.	Topography	1. Land Form: use natural topography and/or other desirable land forms or features to inform the project design. 2. Elevation Changes: use existing site topography when locating structures.	Project steps with natural grade. Central courtyard is slightly below existing grade on north and south sides to create a semi-private shared space. Stairs from downhill alley parking make link to courtyard and landscaped terrace steps continue up to sidewalk along south side.
CS2.	**Urban Pattern and Form**		
B.	Adjacent Sites, Streets, and Open Spaces	1. Site Characteristics: design to be informed by street grid and/or topography. 2. Connection to the Street: carefully consider how the building will interact with the public realm. Consider qualities and character of streetscape including its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street) in siting and designing the building. 3. Character of Open Space: contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use.	1. Courtyard space is extension of public pedestrian movement into the heart of the project. 2. Landscaping and concrete retaining walls create threshold from sidewalk into project. Planting strip between sidewalk and curb is substandard for required street trees and overhead power lines are above. Trees are proposed in the right of way between sidewalk and property line. Species and locations have been coordination with Urban Forestry. All units share a common walkway that connects sidewalk to the project entry. The single family unit entry faces the street and the townhouse unit entries are accessed off the courtyard. 3. Use of laying, thresholds, and oversized landscaped steps lead to shared outdoor room.
C.	Relationship to the Block	1. Corner Sites: can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two of more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block. 2. Mid-Block Sites: look to the uses and scales of adjacent buildings for clues. Continue a strong street edge where already present and respond to datum lines created by adjacent buildings at the first three floors.	1 & 2. The parent parcel is a corner lot, however with the retention of the existing duplex the proposed project is effectively a mid-block site. Adjacent structures are one & two story residential buildings. Steep slope of Bertona limits any datum continuum. Proposed height is three stories and frontage width of structures are equal to or less than adjacent buildings.
D.	Height, Bulk, and Scale	1. Existing Development and Zoning: review height, bulk, and scale of neighboring buildings and scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. 2. Existing Site Features: use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties. 5. Respect for Adjacent Sites: minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.	1. Existing development is a mix of small single family/duplex structures, three story townhouses, and parcel based apartment projects. The site is in close proximity to the InterBay low industrial area and Balmer train yard. Proposed and anticipated (re)development in this neighborhood will continue with higher density housing, particularly townhouses and rowhouses. 2. Existing duplex to remain with 10'-2" separation to proposed single family residence. 8'-6" separation to 2-unit townhouse structure creates shared courtyard. 5. Proposed courtyard space provides light and exposure for adjacent structure to the north. SFR kept as narrow as possible to minimize impact on adjacent property to the north. There are no proposed roof deck areas that overlook adjacent property to the north. Careful consideration to adjacent windows, openings, and uses.
CS3.	**Architectural Context and Character**		
A.	Emphasizing Positive Neighborhood Attributes	1. Fitting Old and New Together: create compatibility between new projects and existing architectural context. 2. Contemporary Design: explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means. 3. Established Neighborhoods: site and design new structures to complement or be compatible with the architectural style and siting patterns of neighboring buildings. 4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future	1. This is a diverse neighborhood with a mix of scales, vintages, forms, and residential types. It was observed that no single project or type dominates the neighborhood fabric. However, there are increasing numbers of new townhouse and rowhouse projects in the neighborhood with several currently under construction. The proposed project responds to the local typology of parcel based housing development. 2. The primary architectural strategy is to create a project that articulates each dwelling unit while maintaining linkage and a sense of community between the dwellings. The fenestration responds to exposure to light, views, and privacy adjacencies. 3. The neighborhood does not have a well-defined architectural character. However, the proposed project is sited in a way that uses the natural typopgrahy of the sloping site and clear openings between structures to correspond with patterns in the neighborhood. 4. The proposed project seeks to activate the streetscape and define a sense of community with pedestrian space that is shared by all units. In this evolving neighborhood the majority of newer development relies on open space to serve vehicular access. The proposed project prirotizes pedestrian use and movement over the vehicle.
PL2.	**Walkability**		
A.	Accessibility	1. Access for All: fully integrate access into project design. 2. Access Challenges: add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.	The site can be internally navigated via a series of well lit landscaped stairs and steps rather than relying on the extremely steep sidewalk condition to move up and down the site..
B.	Safety and Security	1. Eyes on the Street: create a safe environment by provided lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street level uses. 2. Lighting for Safety: provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian, entry lighting, and/or security lights.	1. Both the Bertona and alley facades will include fenestration that is directed to street and alley. The courtyard space balances issues of privacy between units with general surveillance and engagement. 2. Sufficient lighting provided at pathways and entries. The courtyard, in particular, is proposed to be architecturally illuminated.

DESIGN GUIDELINES

PL3.	**Street Level Interaction**		
A.	Entries	1. Design Objectives: design primary entries to be obvious, identifiable, and distinctive with clear lines of sight to street. d. Individual entries to ground-related housing should be scaled and detailed appropriately. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security. 2. Ensemble of Elements: design the entry as a collection of coordinate elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider potential of overhead shelter, transitional spaces, ground surface, and building surface / interface.	1. The primary pedestrian entry to the project from the sidewalk is well defined and direct. A clear line of sight is maintained from the courtyard space out to the street and down the stairs to the alley. Lighting, paving, and landscape will be used to create coordinated features within the entry spaces. Unit entries have stoops that are one step up from the courtyard walkway. 2. Landscaped entry sequence coordinates ground surface, lighting, and over features. Each unit entry has side-lite glass.
DC2.	**Architectural Concept**		
A.	Massing	1. Site Characteristics and Uses: take into consideration the site characteristics, proposed uses of the building, and it's open space. Sites with varied topography may require particular attention to massing and arrangement. 2. Reducing Perceived Mass: use secondary architectural elements to reduce perceived mass, such as recessed or indentations in the building envelope, adding balconies, bay windows, porches, canopies, and highlighting building entries.	1. Sloping topography provides opportunity to step the massing of the structures. The shared courtyard space provides additional differentiation and modulation of scale for the project. 2. Projecting bays create cover over townhouse entries. The SFR entry is recessed with canopy coverage. Open guardrail at townhouse upper level roof decks. Repeating five foot wide connectors over courtyard space create appropriate pedestrian scale and provide opportunity for overhead lighting for safety and activation.
B.	Architectural Façade Composition	1. Façade Composition: ensure all facades are attractive and well proportioned through the placement and detailing of all elements including bays, fenestration, materials, and any patterns created by their arrangement. 2. Blank Walls: avoid, where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. May include: green walls, landscaped areas or raised planters, wall setbacks or other indentations; display windows, trellises or other secondary elements, terraces or landscaping where retaining walls above eye level are unavoidable.	1. Façades use large windows and groupings of openings which are well proportioned to use and exposure. Materials and detailing are consistent on all sides. Patterns of dwelling unit is apparent. 2. There are no large blank walls in the project.
D.	Scale and Texture	1. Human Scale: incorporate architectural features, elements, and details into building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to first three floors to maximize opportunities to engage the pedestrian. 2. Texture: design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture" particulary at the street level and other areas where pedestrians predominate.	1. The project proposes a landscaped human scaled entry sequence and shared spaces. The repeating members over the 8.5 foot wide courtyard are at approximately 16 feet above the walking surface to reinforce the human scale of the space. 2. The textured façade incorporates painted wide board lap siding and groupings of windows in several locations. The ground plane concrete walkways, steps, and stoops are revealed as cast slabs and blocks rather than a homogenous poured surface.
DC3.	**Open Space Concept**		
A.	Building Open Space Relationship	1. Interior / Exterior Fit: develop an open space concept in conjunction with the architectural concept to ensure spaces relate and support the functions of the development.	Open space concept of shared courtyard with link through site connecting alley level with sidewalk entry point. All units engage in this community space.
C.	Design	1. Reinforce Existing Open Space: reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. If no strong patterns exist, intitiate open space concept for future projects to build upon. 2. Amenities and Features: create attractive outdoor spaces well suited to the project uses. Use a combination of hardscape and plantings to shape spaces and screen less attractive areas as needed. 3. Support Natural Areas: if the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors with this and future development.	1. The existing character of the block is primarily stepped retaining walls and grass slopes. This project seeks to initiate a new kind of multifamily open space concept that provides a landscaped front yard that extends the public space into a semi-public courtyard which encourages interaction between all residential units and the street. 2. Pedestrian scaled landscaped courtyard with hardscaped walkways, steps, and stoops. Open space carved out between townhouse units partially screens parking and garbage / recycle bin storage off of alley. 3. Creation of courtyard open space.
DC4.	**Exterior Elements and Materials**		
A.	Building Materials	1. Exterior Finish Materials: propose 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. 2. Climate Appropriateness: select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features such as balconies, grilles, and railings should be especially attractive, well crafted, and easy to maintain.	1. Façades incorporate horizontal lap siding and smooth painted panels and trim to create window and wall area groupings. Painted metal posts and stainless steel cable at roof deck guardrail. Paved hardscape areas integrate with landscaping. 2. All materials and detailing are climate appropriate, well crafted, and easy to maintain.
C.	Lighting	1. Functions: use lighting to increase safety and to highlight architectural or landscape details and features such as entries, canopies, plantings, and art. 2. Avoiding Glare: design based on uses on and off site while avoiding glare and light pollution.	1. Lighting along pathways, over courtyard, and over stairs from alley parking up to courtyard creates safe environment and higlights architecture and landscape. 2. Glare and light pollution avoided using directional downlights at appropriate heights and output levels.
D.	Trees, Landscape, and Hardscape Materials	1. Choice of Plant Materials: reinforce the overall architectural and open space design concepts through the selection of landscape materials. Select landscaping that will thrive under the particular conditions and patterns of use. 2. Hardscape Materials: use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and / or pattern. Use distinctive, durable and permeable materials wherever possible. 3. Long Range Planning: select plants that upon maturity will be of appropriate size, scale, and shape. The lifecycle and growth cycle of landscaping should be considered over the life of the project. 4. Place Making: define spaces with significant elements such as trees.	1. Mainly native species selected with special attention to placement and exposure. 2. Distinctive and durable paving surfaces used at walkways and courtyard. Walkways, steps, and stoops are revealed as cast slabs and blocks rather than homogenous poured surfaces. 3. Lifecycle and plant growth carefully considered. Street strees approved by Urban Forestry. 4. Landscape courtyard space scale does not support significant tree plantings. Street trees between property line and sidewalk will define rhythm and correspond to stepping height of structure massing.

LAND USE CODE SUMMARY

LAND USE CODE SUMMARY		
	Site Location	3400 23RD AVE WEST 98199
	DPD Project Number	3026260 / 6563207
	Parcel Numbers	2770601490
	Lot Area	6,000
	Zoning	LR1
	Overlays	NONE
	ECA	YES - POTENTIAL SLIDE
	SEPA	YES
	Frequent Transit	NO

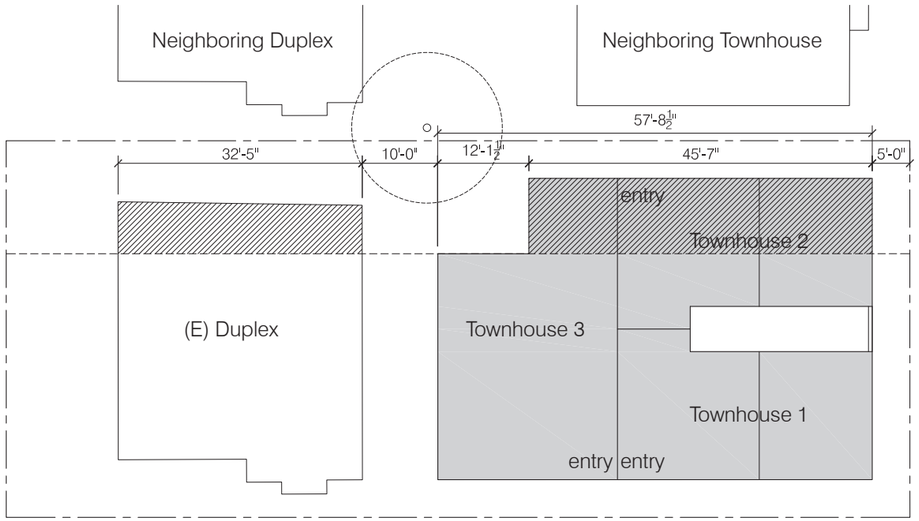
DESIGN REVIEW				
23.41.004.A	Applicability - SDR		YES	Not required for uni

MULTIFAMILY CODE SECTION			CONFORMS	COMMENTS
23.45.504	Permitted and prohibited uses		YES	Residential Use permitted outright
23.45.510	Floor area ratio (FAR) limits Per Table A 23.45.510 FAR limits for LR1 Zone inside or outside Urban Center Townhouse / SFR 0.9	5,400	YES	
23.45.510.C	Qualification criteria for higher FAR limit			
23.45.510.C.1	Applicants shall make a commitment that the structure will meet green building performance standards by earning a Leadership in Energy and Environmental Design (LEED) Silver rating or a Built Green 4-star rating of the Master Builders Association of King and Snohomish Counties		NA	
23.45.510.C.2	If lot abuts an alley or alley access is used, alley improvements shall be required.		NA	
23.45.510.C.3	Parking location if parking is provided. Parking shall be totally enclosed within the same structure as the residential use or at the rear of the lot.		NA	
23.45.510.C.4	Access to parking if parking is provided: b. If the lot abuts an alley, access to parking shall be from the alley		NA	
23.45.510.E	Floor area exempt from FAR limits: Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower		NA	
DEFINITIONS	Lot Depth means the horizontal distance between the front and rear lot lines.			
23.45.512.A	Density limits—Lowrise zones Per Table A 23.45.512 Density Limits in LR1 zone for Towhouse Development meeting standards of 23.45.510.C. is 1/1600.	6000/1600 = 3.75 NEED 0.85 TO RND UP	YES	3 UNITS ALLOWED DUPLEX EXEMPTION IF BUILT AS SFR 1953. (PRE-1982)
23.45.514	Structure height Per Table A 23.45.514 Structure Height for Lowrise Zones, Townhouse in LR1 Zone is limited to 30 feet.		YES	30 FT
23.45.514.E	Shed and butterfly roofs in LR zones may extend 3 feet above the height limit provided the low side(s) are no higher than the height limit. The shed or butterfly roof may extend to accommodate eaves,		NA	
23.45.514.H	Roofs enclosed by parapets may extend up to 75% of the parapet height provided the lowest elevation of the roof surface is no higher than the applicable height limit.		YES	Roof does not exceed 75% of parapet height
23.45.514.J	Rooftop features 2. railings, planters, skylights, parapets may extend 4 feet above the height limit. 4. stair penthouses may extent 10 feet above the height limit if the total coverage of all features does not exceed 15% of the roof area.		YES	+4 FT PARAPET
23.45.518.A	Setbacks and Separations Per Table A 23.45.518 Setbacks for Townhouses in LR Zones are required to have the following setbacks. Front: 7' average, 5' minimum Rear: 7' average, 5' minimum Side: 5' if <40' // 7' avg, 5' min if >40'		YES YES YES	
23.45.518.F	Separations between multiple structures. In LR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet.	10 FT	NO	ADJUSTMENT REQUEST TO 8'-6"
23.45.518.H.	Projection permitted in all required setbacks and separations			
23.45.518.H.1	Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.		YES	
23.45.518.H.3	Bay windows and other features that provide floor area may project a maximum of 2 feet into required setbacks and separations if they are: no closer than 5 feet to any lot line; no more than 10 feet in width; and combined with garden windows and other features included in subsection 23.45.518.H.2., make up no more than 30% of the area of the facade.		YES	
23.45.518.H.5	Unenclosed porches or steps No higher than 4 feet above existing grade within 4 feet of a street lot lilne. No higher than 2.5 feet above existing grade to the street lot line.		YES	
23.45.518.J.7	Structures in required setbacks, fences Fences no greater than 6 feet in height are permitted in any required setback or separation, except that fences in the required front setback extended to side lot lines or in street side setbacks extended to the front and rear lot lines may not exceed 4 feet in height. Fences located on top of a bulkhead or retaining wall are also limited to 4 feet. If a fence is placed on top of a new bulkhead or retaining wall used to raise grade, the maximum combined height is limited to 9.5 feet.		YES	

LAND USE CODE SUMMARY

23.45.522	**Amenity area** A. 1.The required amount of amenity area for townhouse developments in LR zones is equal to 25 percent of the lot area. 2. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 (podium) may be counted as amenity area provided at ground level. 3. Amenity area required at ground level may be provided as either private or common space. D.4. Private amenity area b. An unenclosed porch that is a minimum of 60 square feet in size, and that faces a street or a common amenity area, may be counted as part of the private amenity area for the rowhouse, townhouse, or cottage to which it is attached.			
	Required Amenity Area 1500		YES	ROOF DECKS
	Required Ground Level Amenity Area 750		YES	WEST FRONT YARD
23.45.524.A.2	**Landscaping standards / Green Factor requirements** Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section23.86.019, is required for any lot with development containing more than one dwelling unit in Lowrise zones.		YES	
23.45.524.B	**Landscaping standards / Street Tree requirements** 1. Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 below and Section 23.53.015.		YES	PER ARBORIST
23.45.526.A	**LEED, Built Green, and Evergreen Sustainable Development Standards** Applicants for all new development gaining extra residential floor area, pursuant to this Chapter 23.45, or seeking to qualify for the higher FAR limit in Table A for 23.45.510 shall make a commitment that the structure will meet green building performance standards by earning a Leadership in Energy and Environmental Design (LEED) Silver rating or a Built Green 4-star rating of the Master Builders Association of King and Snohomish Counties		NA	
23.45.527 23.45.527.A	**Structure width and facade length limits in LR zones**			
	Townhouse 60 feet		YES	
23.45.527.B	**Maximum facade length in Lowrise zones** The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2	**120' x 0.65 = 78 FT**	**NO**	**ADJUSTMENT REQUESTED FOR 80.9 FT (EX DUPLEX = 32.4 FT)**
23.45.529	**Design Standards**		N/A	DESIGN STANDARDS N/A IF GOING THROUGH SDR
23.45.534.A	**Light and glare standards** Exterior lighting shall be shielded and directed away from adjacent properties.		YES	
23.45.534.C	**Light and glare standards** To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from abutting properties		YES	
23.45.536.C.1	**Parking location, access, and screening / location of parking** Alley access required.		NA	
23.54.015	**Required Parking / Table B Parking for Residential Units**	1 PER UNIT	YES	10x19 large stall at twnhs. garage w/ 24 ft backing distance; 8x16 medium surface stall w/ 22 ft backing
23.54.040	**Shared Storage Space for Solid Waste Containers**		YES	PER SITE PLAN
	3 dwelling units 2x6 footprint each			

ADJUSTMENT REQUEST #1



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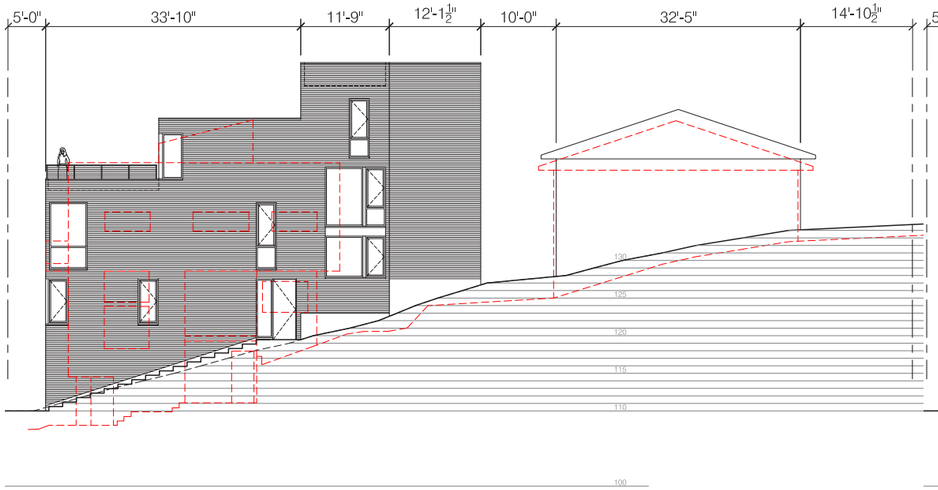
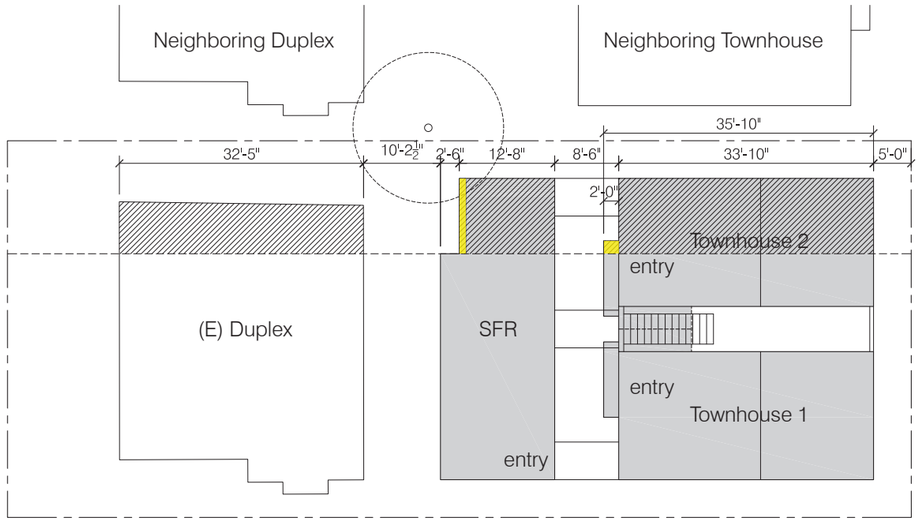


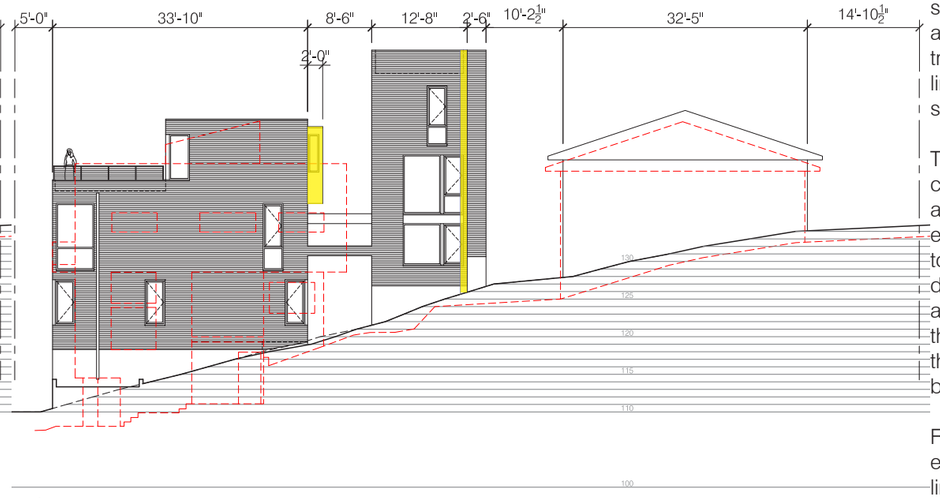
note:
dashed red lines denote neighboring structures and grade

CODE COMPLIANT NORTH ELEVATION



PROPOSED DEVELOPMENT PLAN

total combined facade length within 15 feet of north property line = 48'-6"



note:
dashed red lines denote neighboring structures and grade
yellow denotes requested facade length adjustment areas

PROPOSED DEVELOPMENT NORTH ELEVATION

Standard: SMC 23.45.527.B. Maximum facade length

Requirement: The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line. In this instance, the combined length is limited to 78 feet (PL 120 x 0.65).

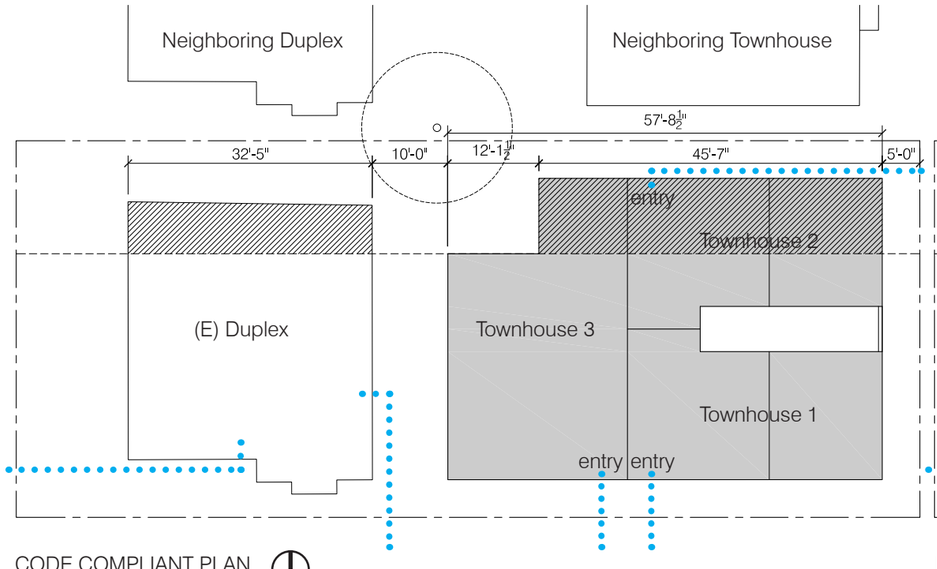
Adjustment Requested: To allow the combined length of the north facade to exceed the maximum length by 3.7% or 2'-11".

Justification: The proximity of the existing duplex structure to remain and the separation required between it and the proposed development constrains the project by the existing duplex contribution to the façade length (32.4 feet) and length of the eastern portion of the lot available for development. Given these constraints, a conforming and functional floor plan would require a single structure composed of three attached townhouses. The western townhouse would step at the façade length limit to the required 15 feet setback. The overall length of the structure would be 57'-8 1/2" and completely obstruct the property to the north. See adjacent code compliant plan and elevation.

Given the adjacent mid-lot yard space of the property to the north, views to the south and east, and two east/west oriented units, the project has been designed with porosity to prioritize views through the site by introducing a courtyard between the two eastern townhouses and the detached single family dwelling. The adjustment seeks to transfer some building area into the zone beyond the 15 feet setback line in order to pull the structures apart and create a shared community space.

This approach provides an open space aligned to maintain a view corridor from windows at the property to the north, less bulk fronting and shading of the property to the north, open space on all sides of each new dwelling unit, a much more integrated public space, access to an entry courtyard shared by all units, stronger connections between dwelling unit entries and edges of the site and the alley parking area, and a street facing scale and modulation that is more compatible with the existing development patterns. Floor plan efficiencies created by the courtyard result in an overall reduction in the total structure length by 6'-8 1/2" to a total combined length of 51'-0".

Furthermore, instead of a full site redevelopment, preservation of the existing duplex mitigates the overall bulk and scale of the side lot line facades as the duplex is a single story structure with a downhill sloping side yard that results in only a two story façade at the east end. Therefore, the proposed adjustment provides a superior alternative to a conforming design.



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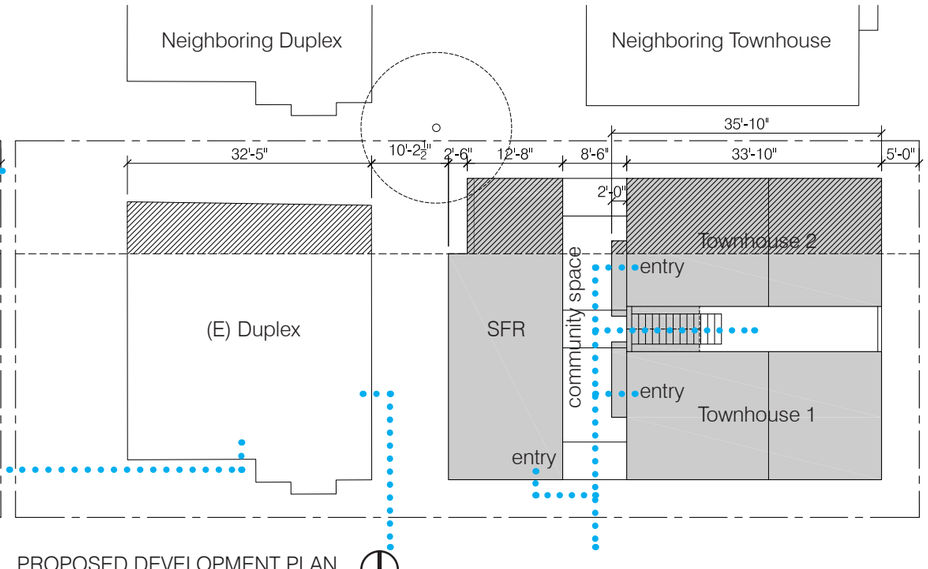
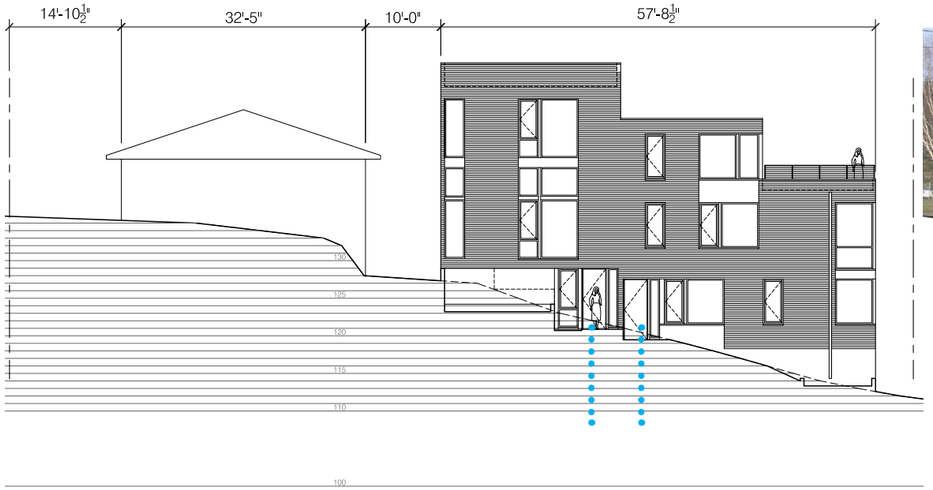
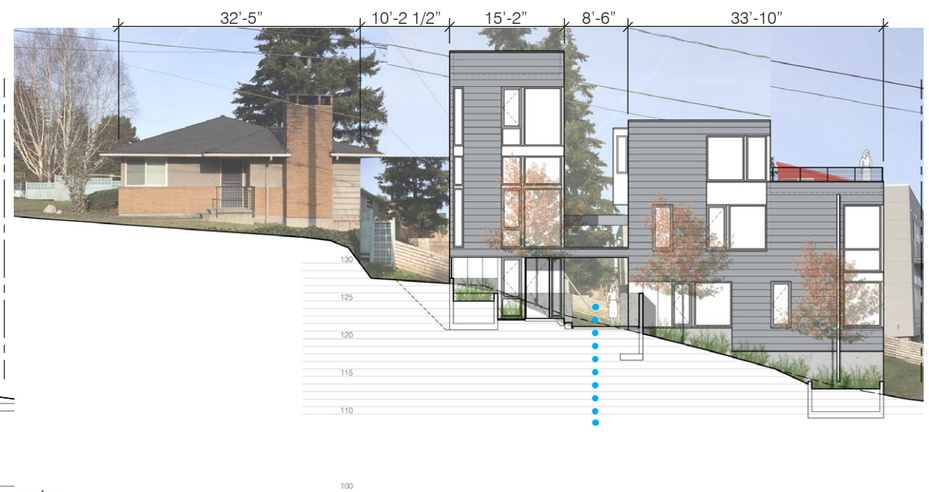


PROPOSED DEVELOPMENT PLAN



note:
dashed red lines denote neighboring structures and grade
blue denotes path of travel to unit entries

CODE COMPLIANT SOUTH ELEVATION



note:
dashed red lines denote neighboring structures and grade
blue denotes path of travel to unit entries

PROPOSED DEVELOPMENT SOUTH ELEVATION

ADJUSTMENT REQUEST #2

Standard: SMC 23.45.518.F.1. Separation between multiple structures.

Requirement: In LR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet.

Adjustment Requested: To allow an 8'-6" separation between the detached single family unit and the two townhouse units.

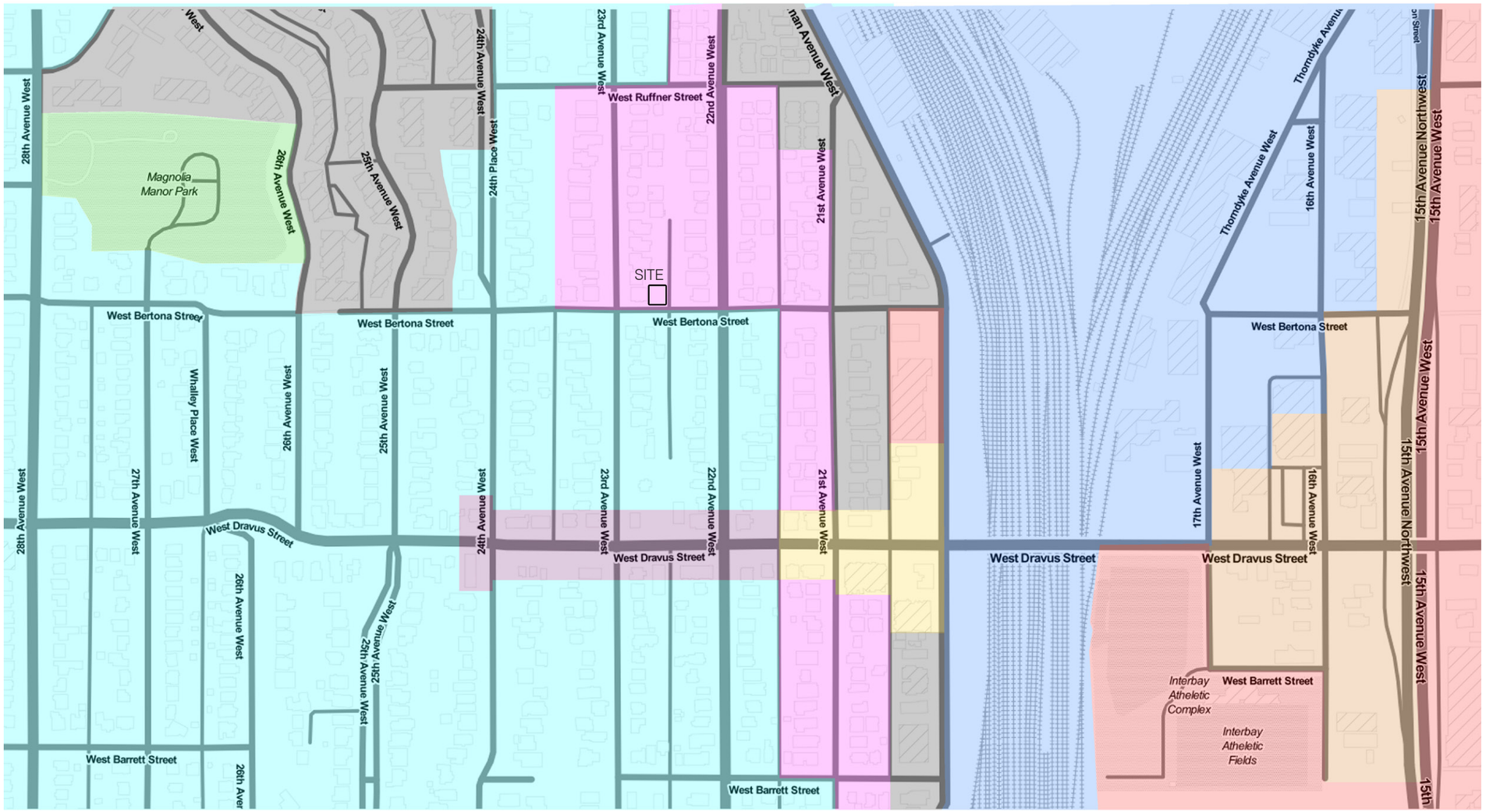
Justification: Given the constraints created by preserving the existing duplex, a conforming and functional floor plan would require a single structure composed of three attached townhouses. This configuration would result in the entry for Townhouse 2 on the north side of the project with access from the alley along the side yard. Access to parking would be around the perimeter of the site as occupants of Townhouse 3 are forced to walk out the alley and to the sidewalk to reach their entry. Community spaces would be limited the site perimeter and the bulk and scale of the building would completely obstruct the property to the north. See adjacent code compliant plan and elevation.

With the mid-lot yard space of the property to the north, views to the south and east, and two east/west oriented units, the project has been designed with porosity to prioritize views through the site by introducing a shared community space courtyard between the two eastern townhouses and the detached single family unit. The adjustment seeks to allow a 15% reduction in the required separation in order to provide a meaningful open space while preserving critical interior dimensions and configuration within the dwelling units given the east/west dimensional constraints of the site.

This open space has been designed to integrate lighting, landscaping, stoops, and walkways that provide strong social connections between the dwelling units, visual connections through the site, and pedestrian connections to the sidewalk and alley. To appropriately scale the vertical dimension of the open space, (3) five-foot wide canopies span across the open space as a "minor attachment" between the structures. These create a threshold into the open space, cover from the elements, and an opportunity for integrated architectural lighting.

By introducing this open space, the project maintains a view corridor from windows of the property to the north, less bulk fronting and shading of the property to the north, open space on all sides of each new dwelling unit, a much more integrated public space, access to an entry courtyard shared by all units, stronger connections between dwelling unit entries and edges of the site and the alley parking area, and a street facing scale and modulation that is more compatible with the existing development patterns. Therefore, the proposed adjustment provides a superior alternative to a conforming design.

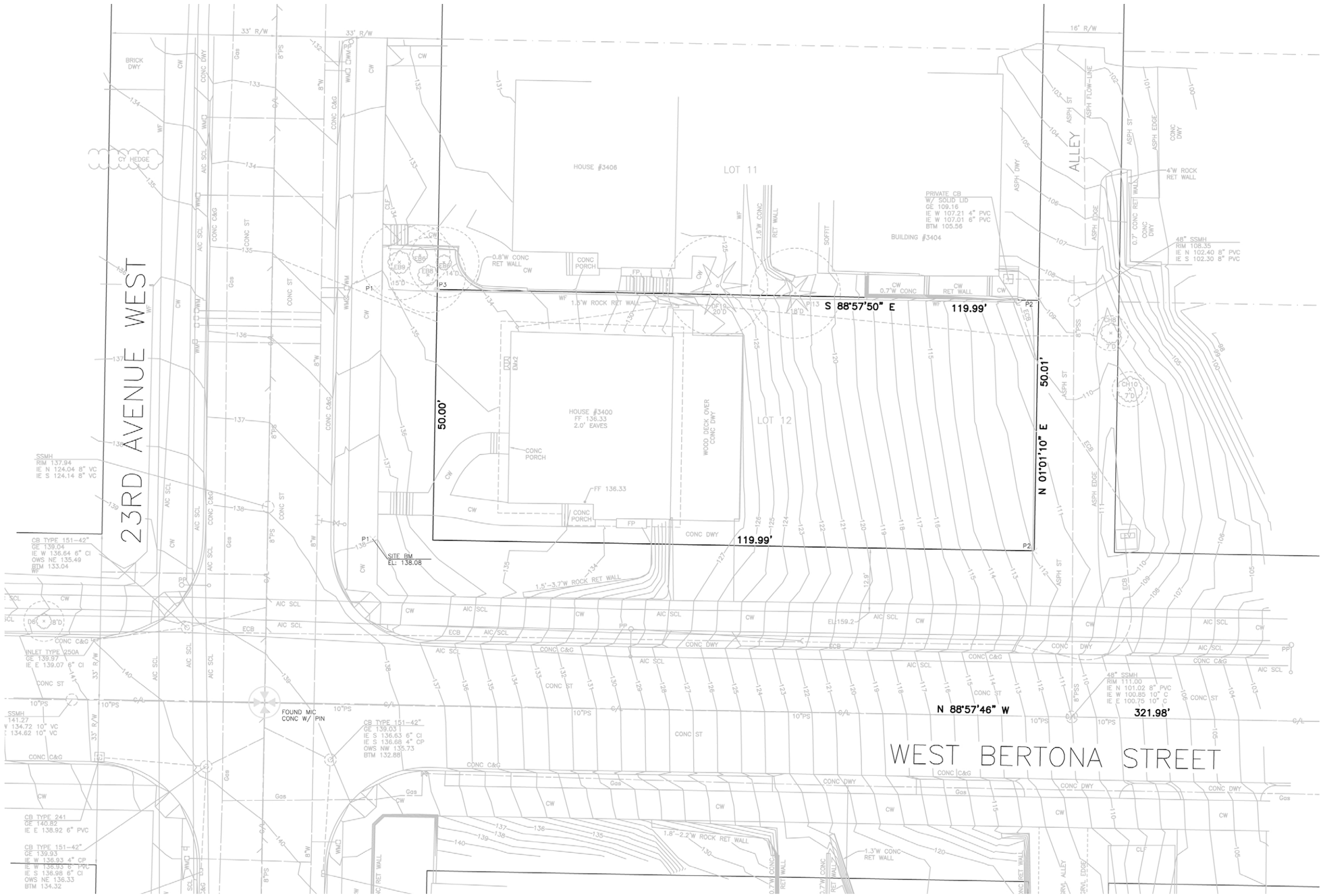
ZONING



- SF5000
- LR1
- LR2
- LR3
- C2-40
- NC2P-40
- IG1&2 U/45
- SM-D 40-85
- MAGNOLIA MANOR PARK

ZONING MAP

SURVEY



TREE DESCRIPTIONS

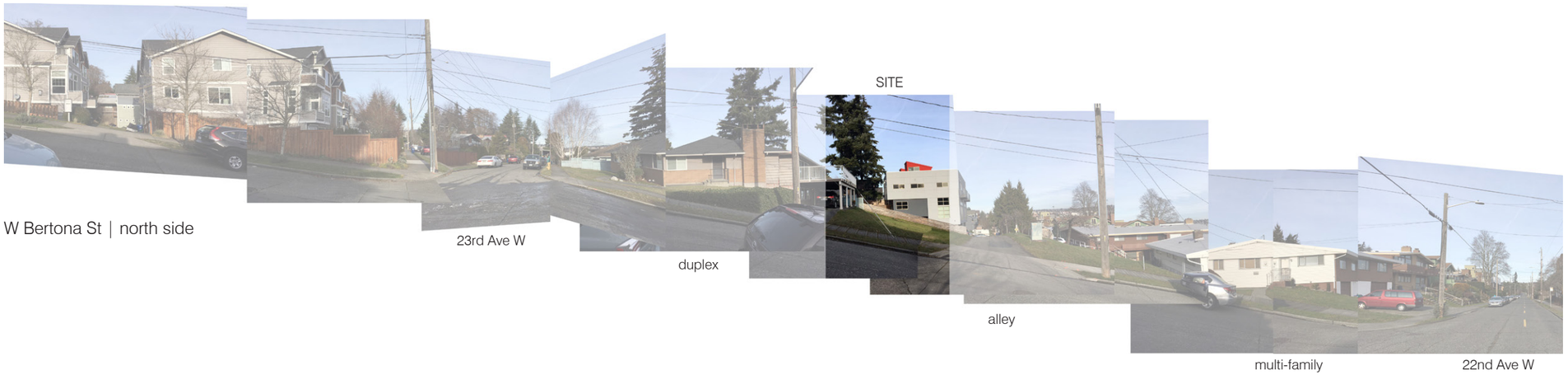
CH Cherry (Prunus cerasus)
CY Cypress (Cupressus)
D Deciduous
DF Douglas Fir (Pseudotsuga menziesii)
EB European Birch (Betula pendula)
PI Pine (Pinus)

PROPERTY CORNERS:

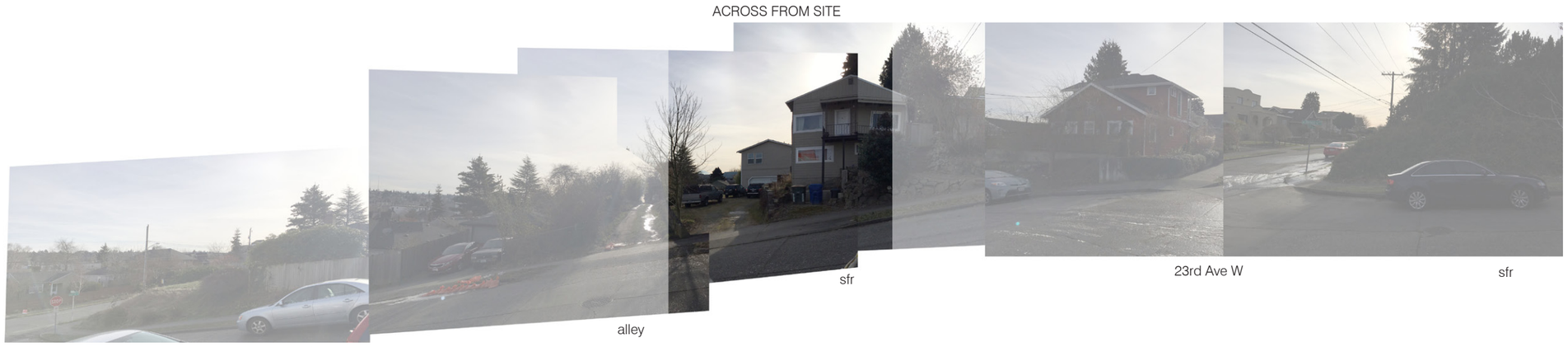
P1 Set Tack in Lead w/ Tag, LS 30581, 12' Offset

P2 Set Mag w/ Tag, LS 30581

P3 Found Rebar & Cap, LS 35142 & 4492, 0.11' W & 0.05' S



W Bertona St | north side



W Bertona St | south side

23rd Ave W | east side

22rd Ave W | west side

CONTEXT PHOTOS

W Bertona St
Predominate scale of buildings on north side of Bertona is 1 to 3 story duplex and multi-unit townhouse residential buildings. On the south side of the street are 1 to 2 story single family residences and accessory structures. Buildings typically are set back from the street and main floor levels are located above street level.

23rd Ave W
Predominate scale of buildings on east side of 23rd is of 1 to 3 story duplexes, multi-unit residential apartments buildings, and townhouses. Buildings typically are set back from the street and several properties have fences to secure front yards as privatized spaces. Several properties have multiple structures with units sitting behind and downhill from those facing the street. 1 story scale fronts the street, but 3+ stories fronts the downhill alley.

22nd Ave W
Predominate scale of buildings on west side of 22nd is 2 to 3 story duplexes, multi-unit residential buildings, townhouses, and rowhouses. Several newer townhouse and rowhouse developments have increased the density of the street edge and the interior of the sites. Open space is primarily focused on vehicular access with driveways and drive aisles that secondarily serve pedestrian movement. Note, most of the older mid-century structures do not provide on site parking for dwellings, therefore street parking is at a premium. Combined with the bus route, 22nd Ave W as a transportation corridor is significantly more active than 23rd and Bertona.

CONTEXT PHOTOS

Development Site Detail

The existing duplex is to remain. The projecting deck will be removed and existing parking and access to the basement unit of duplex will remain. The vacant portion of the development site for the proposed project is approximately 62.5 feet east/west and 50 feet north south. There is approximately 16 feet of consistent sloping topographical change along the 62.5 foot depth down to the existing alley (16% slope).

Alley and Adjacent Structure

The alley is asphalt paved to the neighboring two unit townhouse structure which was constructed approxmimately three years ago. There is covered surface parking under the 3 story massing. The structure is approximately 7.5 feet west of the alley property line and has 2.5 foot projecting balconies at the upper most bedroom level. The units have large windows facing the eastern territorial view. To the north side of this structure the alley turns to unimproved gravel and dead ends several properties downhill to the north.

CONTEXT PHOTOS

1. Mid-site looking east

2. Intersection of Bertona & 22nd looking west

3. Yard at neighbor to north

1. The site offers views east across Interbay to the Fremont / Wallingford hill and the west slope of Queen Anne hill. Views to the southeast catch the downtown towers and Mt. Rainier beyond. There are power / utility lines running along the south edge of the site.

2. At the intersection of Bertona and 22nd looking back uphill to the site it is apparent how the downhill faces of structures present 2-3+ story facades that are relatively simple massings with large windows.

3. The neighboring property to the north has created a series of private fenced yards to serve the mid-centry uphill duplex and the newer 2 unit townhouses. There is a large douglas fir tree near the property line that is not an exceptional specimen.

CONTEXT PHOTOS

W Bertona St - west of site

22nd Ave W - east of site

22nd Ave W - east of site

22nd Ave W - northeast of site

22nd Ave W - east of site

22nd Ave W - east of site

23nd Ave W - north of site

Newer Development
Neighborhood Character Themes:

1. Increasing densities

2. Mixture of traditional and contemporary

3. Mixture of colors, tones, materials; primarily wood, fiber cement board, and metal

4. Mixture of pitched roofs, flat roofs, projecting bays and decks

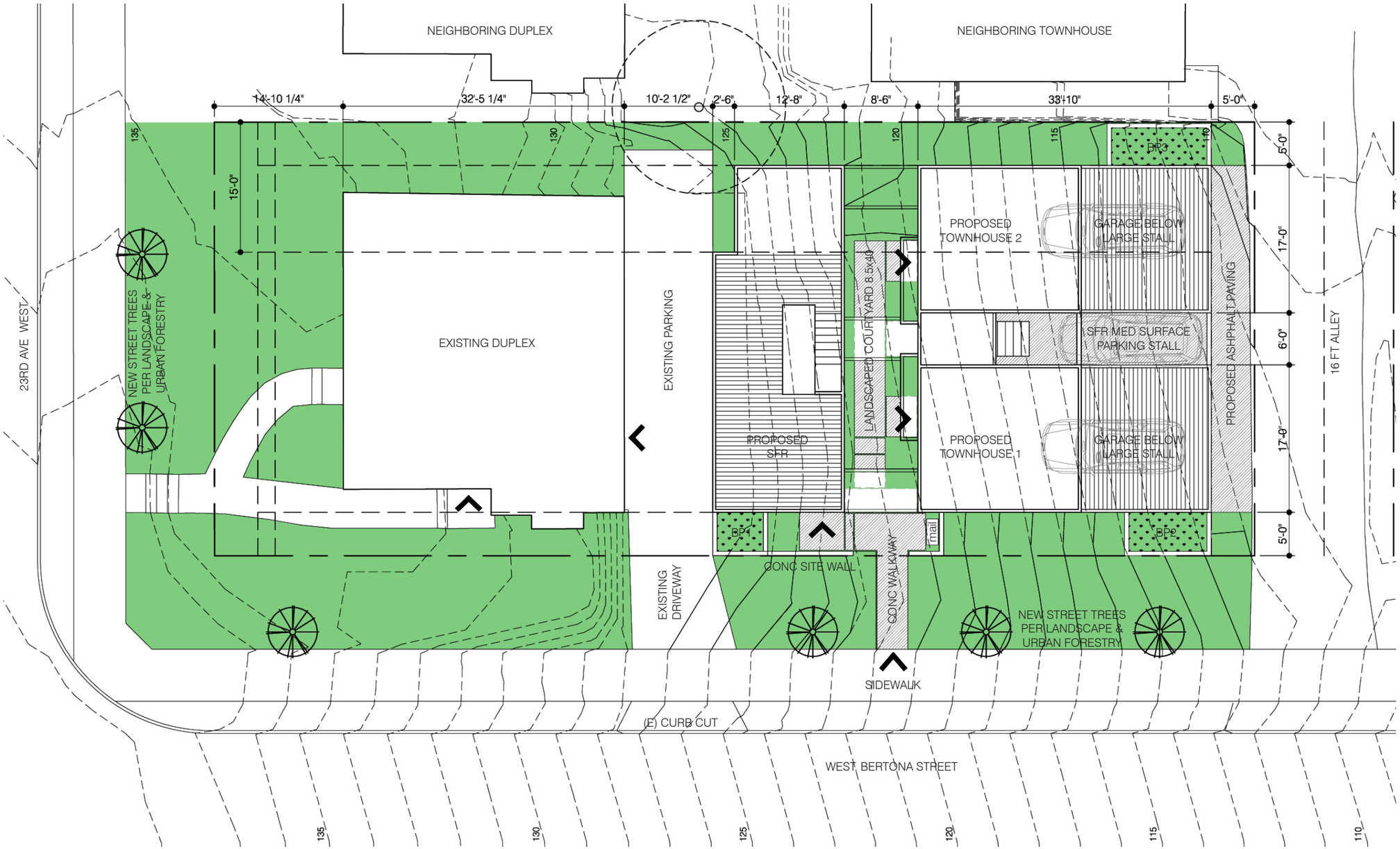
5. Unit entries are typically understated and simple

6. Landscaping at front yards

7. Open spaces between structures prioritizes vehicular access, pedestrian access secondary

AERIAL VIEW

SITE PLAN

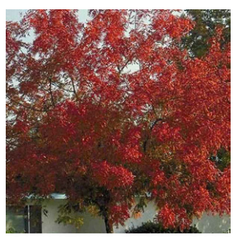


The existing duplex on the western portion of the lot is to remain, along with an existing parking area, driveway, and curb cut along W. Bertona Street. The new development proposes a single family residence and two townhouses on the remaining portion of the site. A common landscaped courtyard amenity space of approxmiately 340 sqft combines access to unit entries with a central stair down to a surface parking stall off the alley serving the single family residence. Each townhouse has an enclosed garage accessed from the alley. This organization creates north-south light and view corridors through the site which appropriately scales the structures and the pedestrian environment.

LANDSCAPE PLAN

RENDERED LANDSCAPE PLAN


BIG BLUE LIRIOPE


CHINEWE PISTACHO


ELEGANTISSIMA DOGWOOD


FIRE AND ICE HOSTA


GOLDEN MOPPS

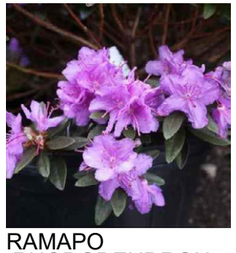

GULF STREAM NANDINA


HICKS YEW


HORSETAIL REED GRASS


KARL FOERSTER GRASS


ORANGE SEDGE

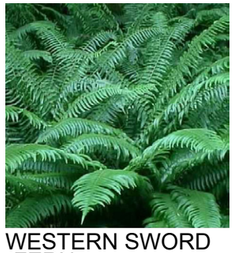

RAMAPO RHODODENDRON


SKY PENCIN HOLLY

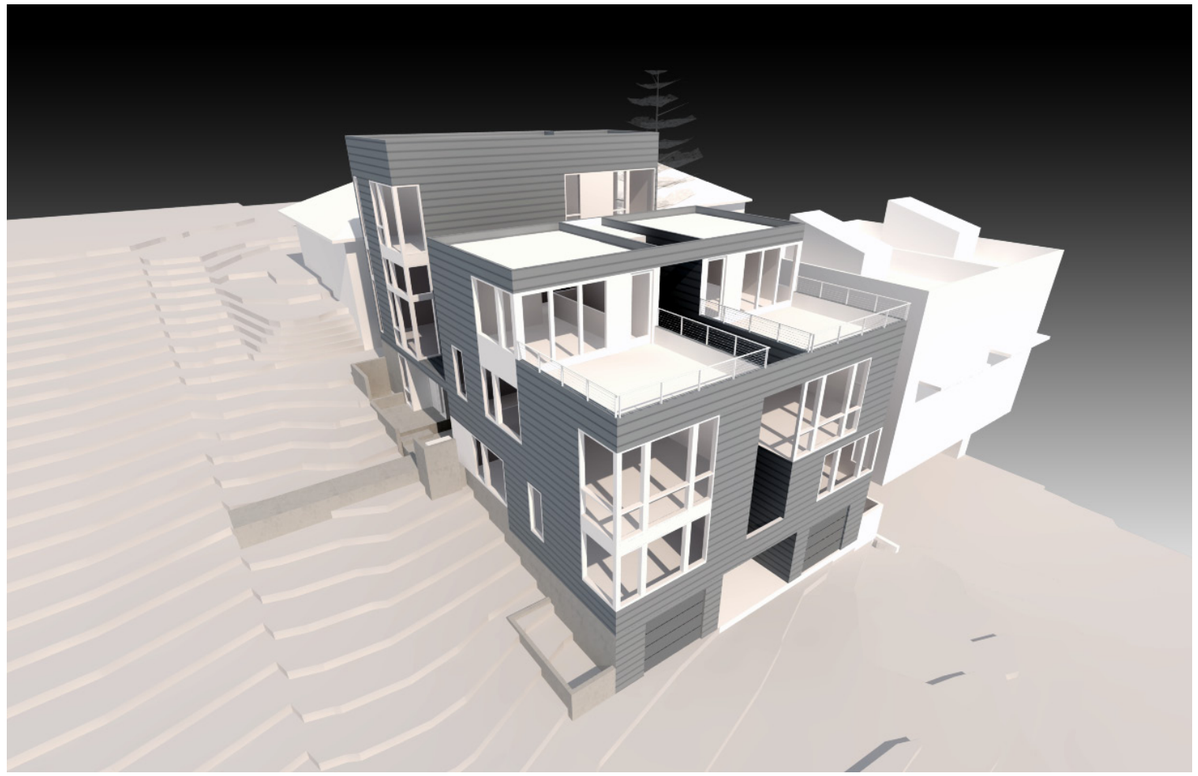

SOFT RUSH

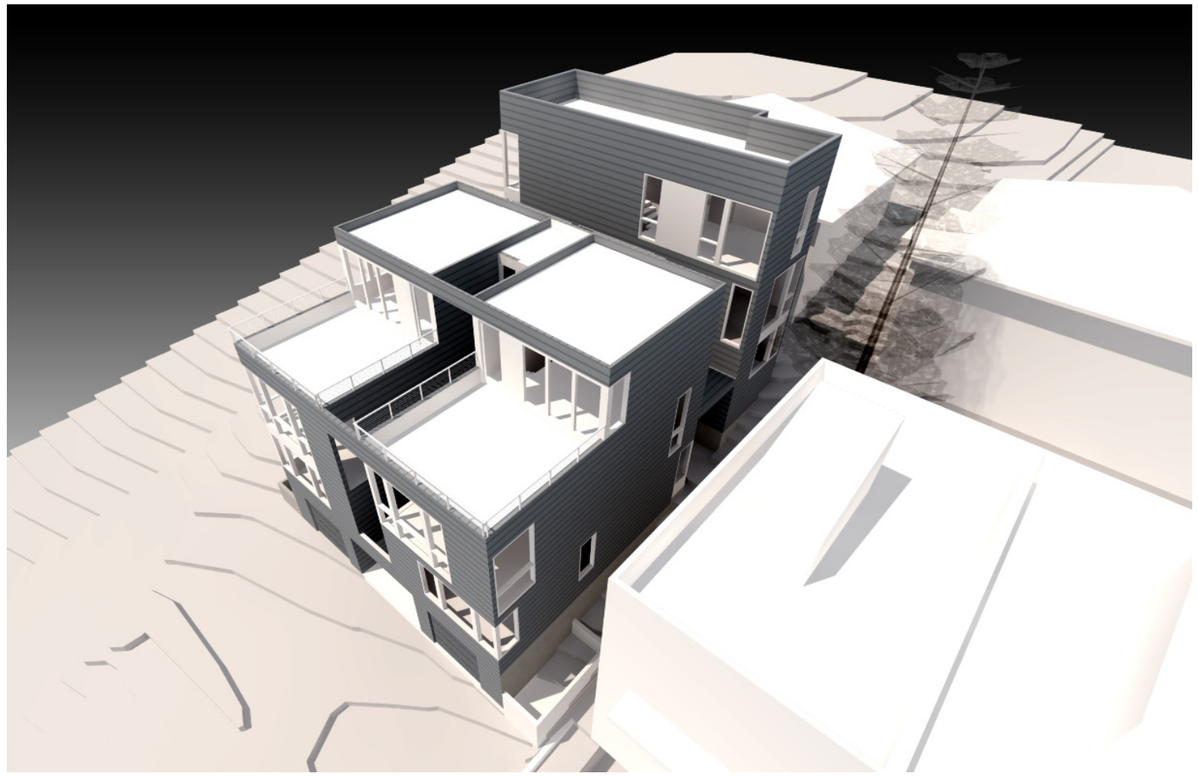

SOUR GUM


SUN KING ARALIA

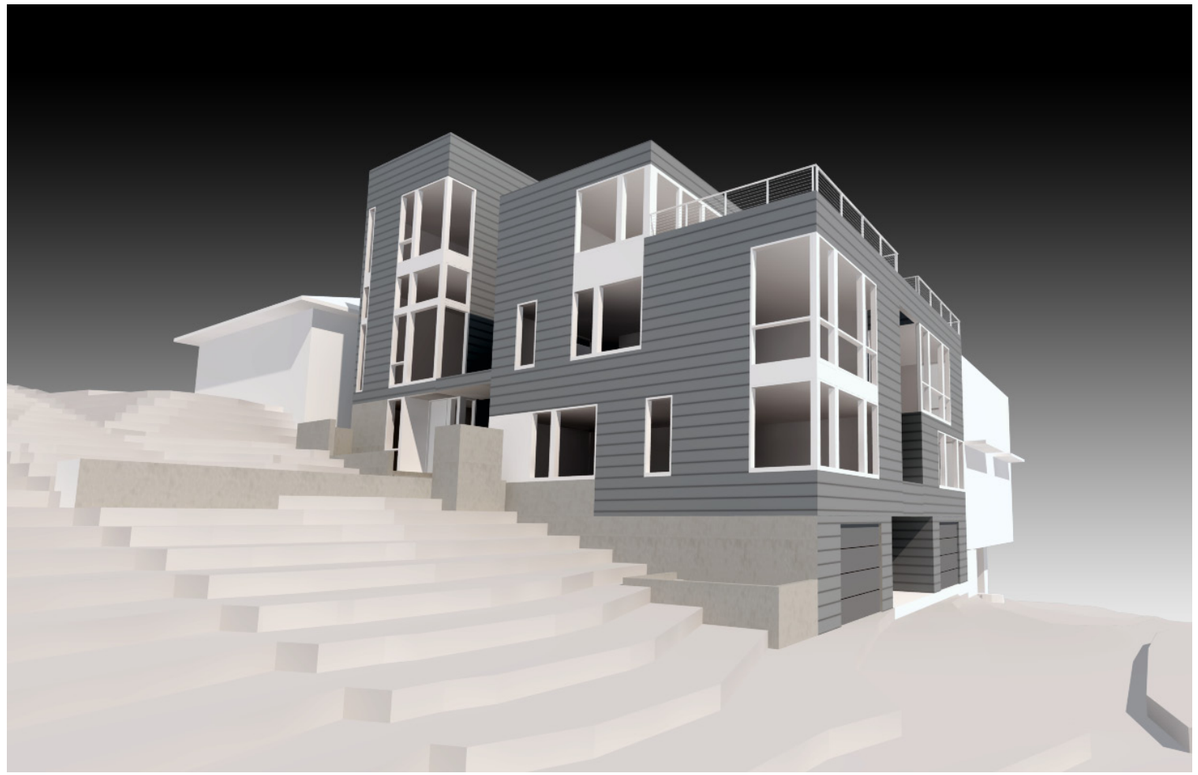

WESTERN SWORD FERN

VIEWS FROM OVERHEAD

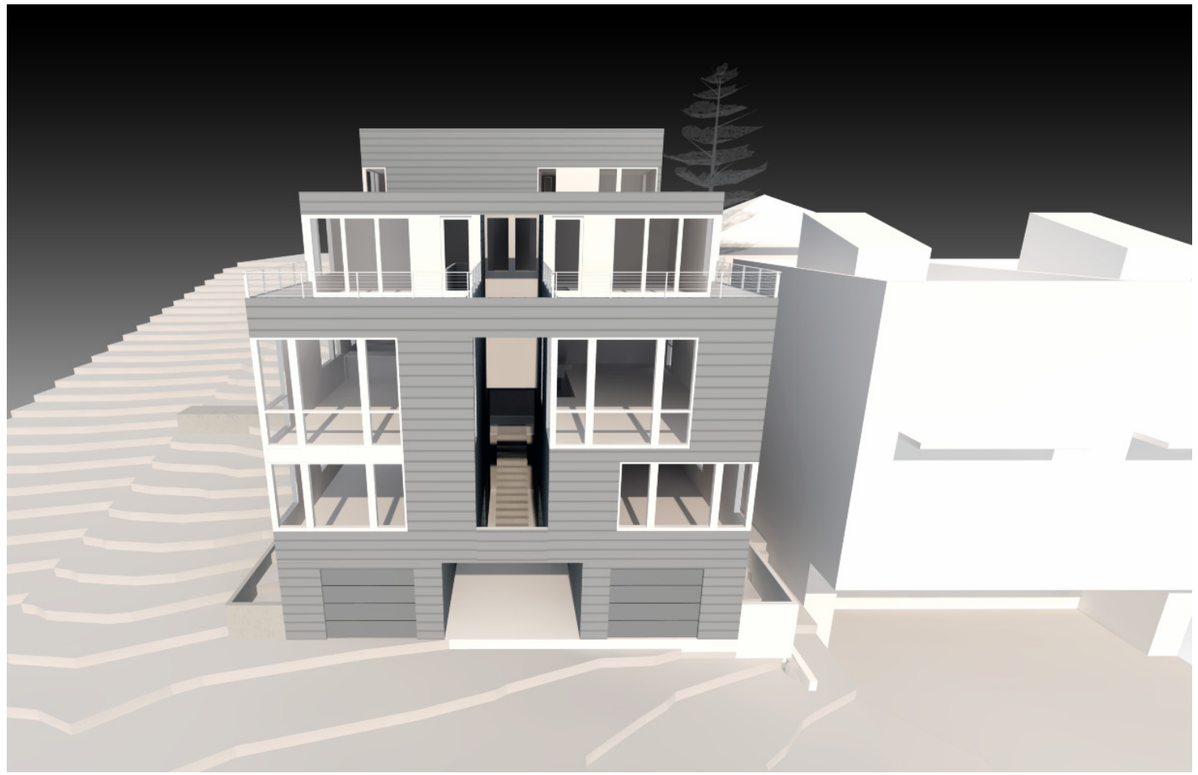


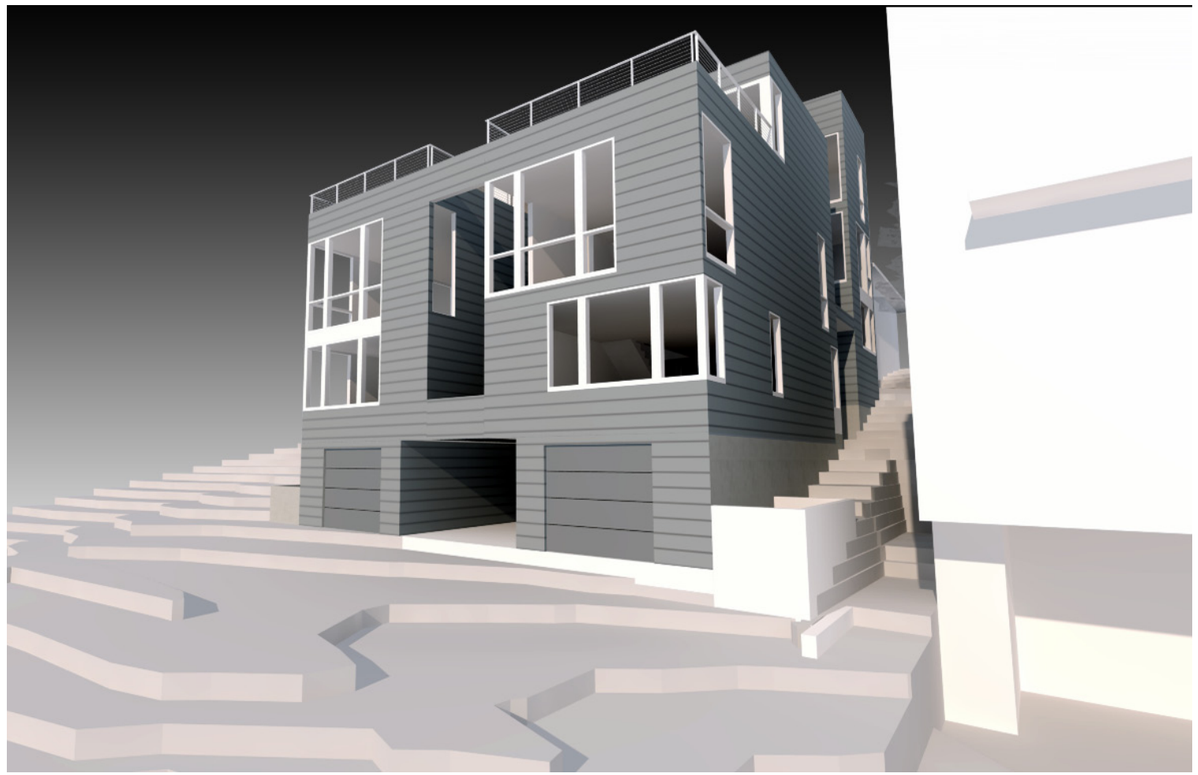


VIEWS FROM STREET



VIEWS FROM ALLEY





SOUTH SIDE ENTRY & NORTH SIDE VIEW

COURTYARD AT DUSK

ENTRY TO COURTYARD

EXTERIOR ELEVATIONS

Vinyl Windows, Trim, & Siding Panels
White

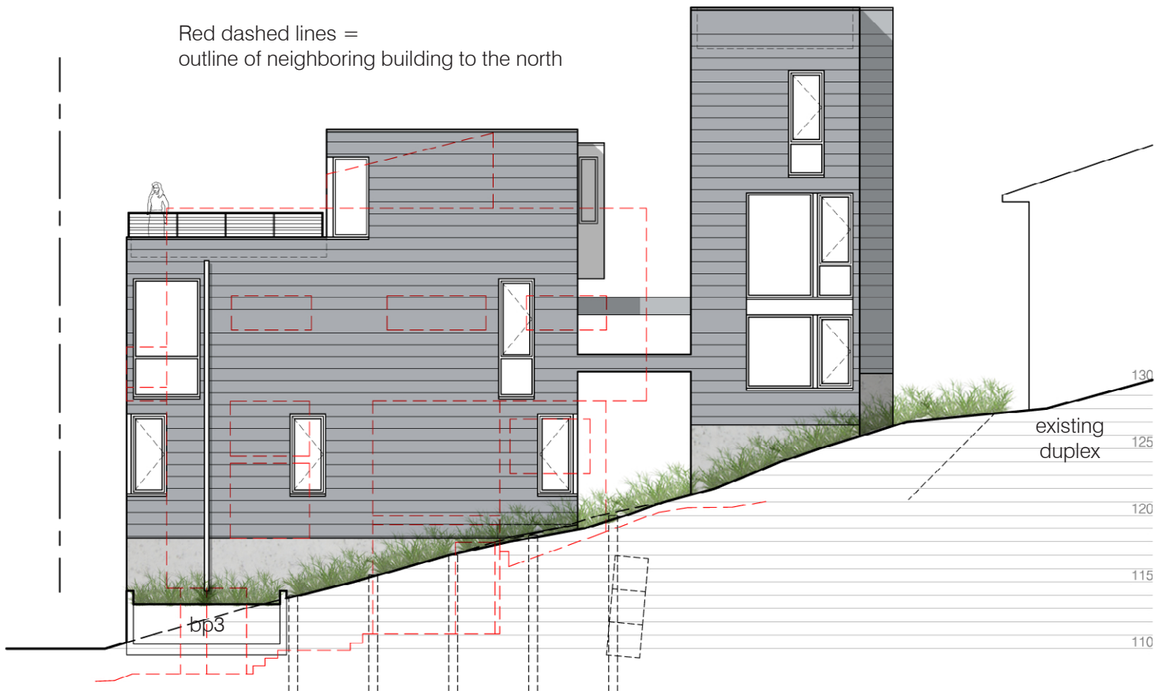
Metal Flashings and Downspouts
White

Fiber Cement Lap Siding
Cool Medium Gray

Concrete Foundation & Retaining Walls
Natural

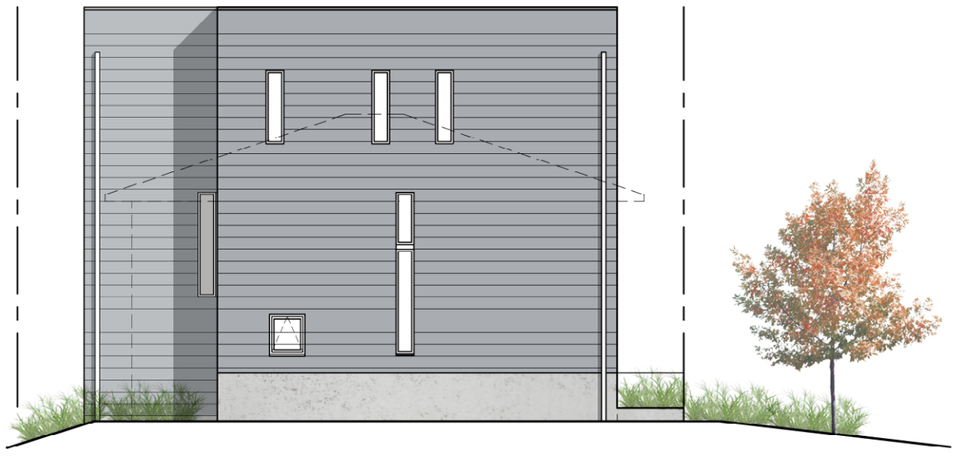
south elevation

EXTERIOR ELEVATIONS



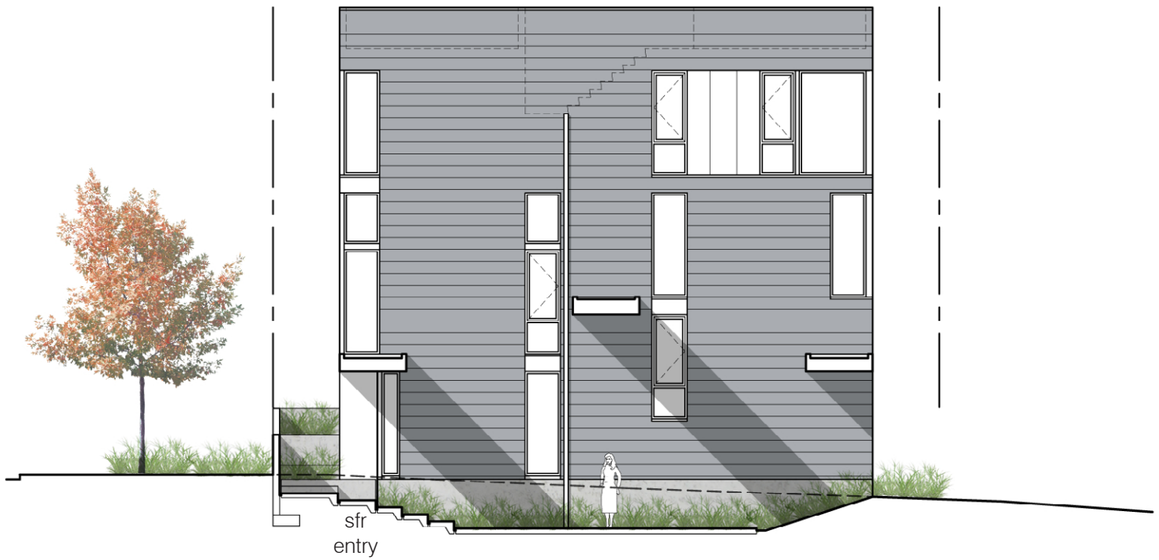
north elevation

east elevation - townhouses

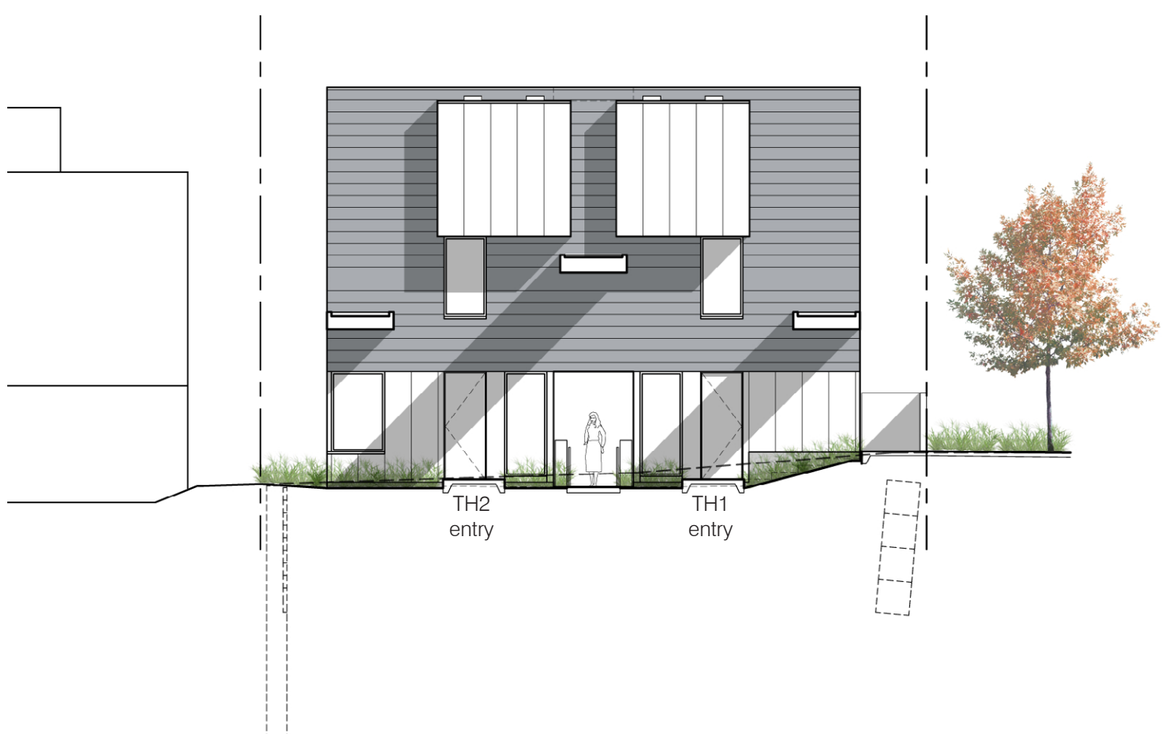


west elevation - sfr

EXTERIOR ELEVATIONS

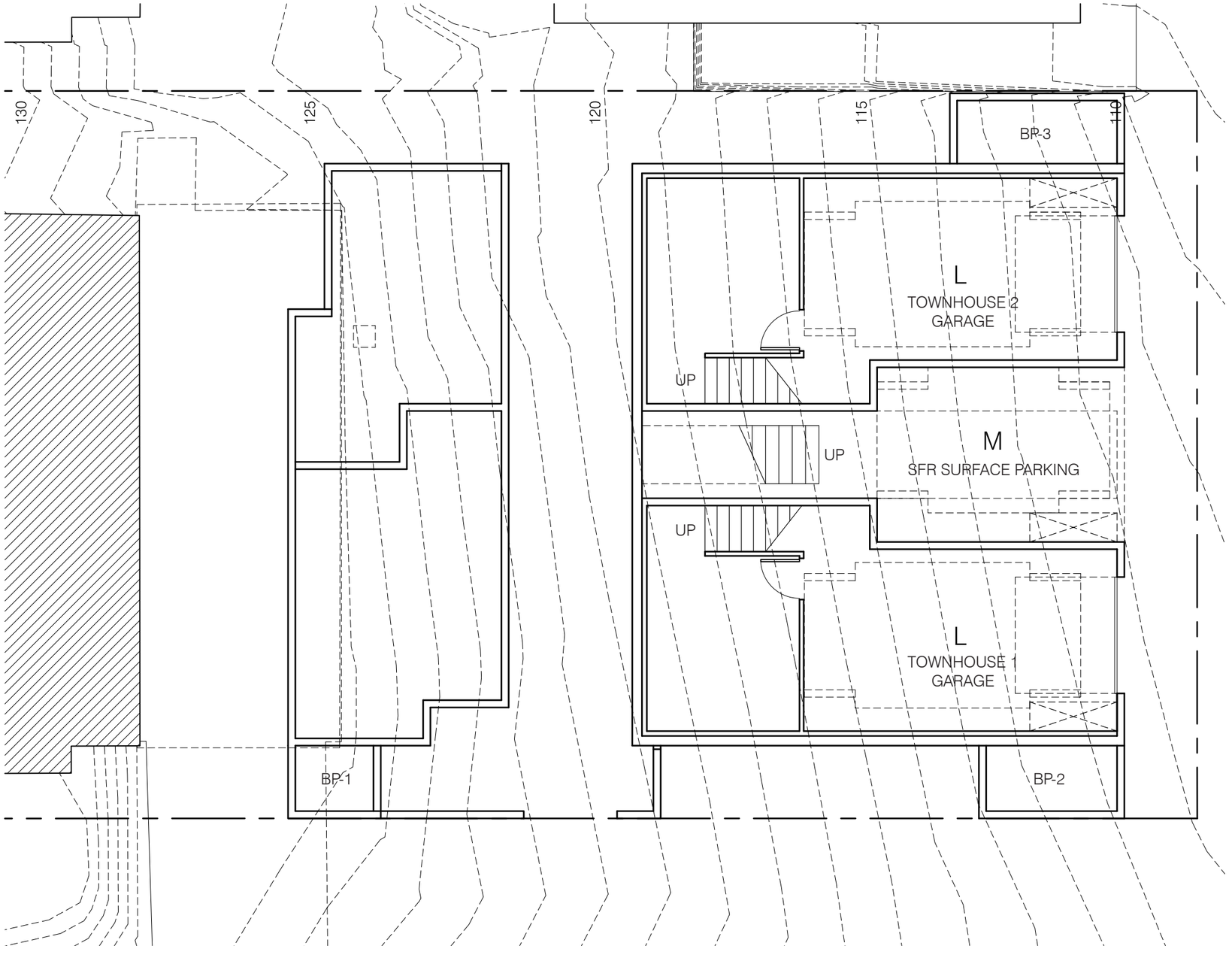


east elevation - sfr

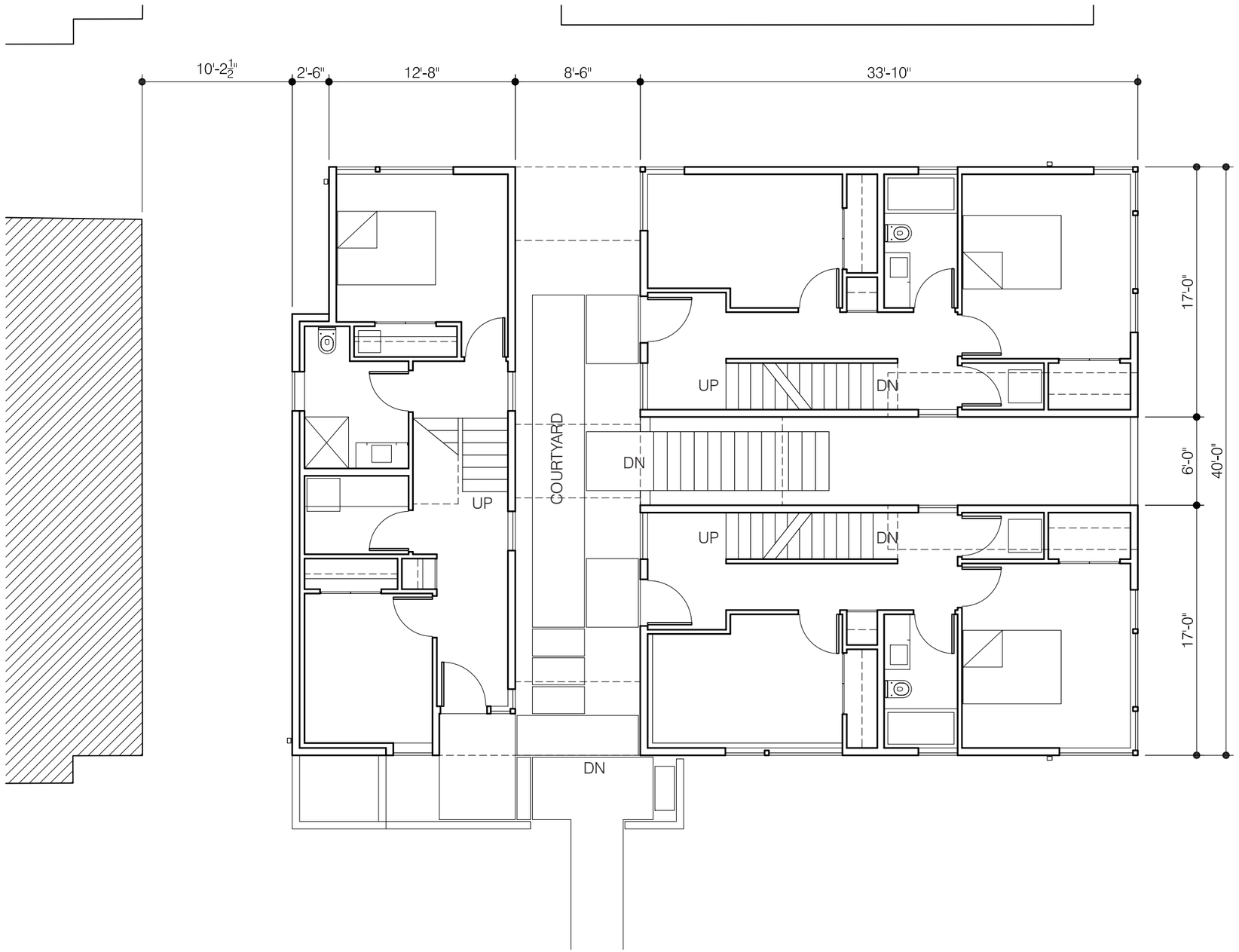


west elevation - townhouses

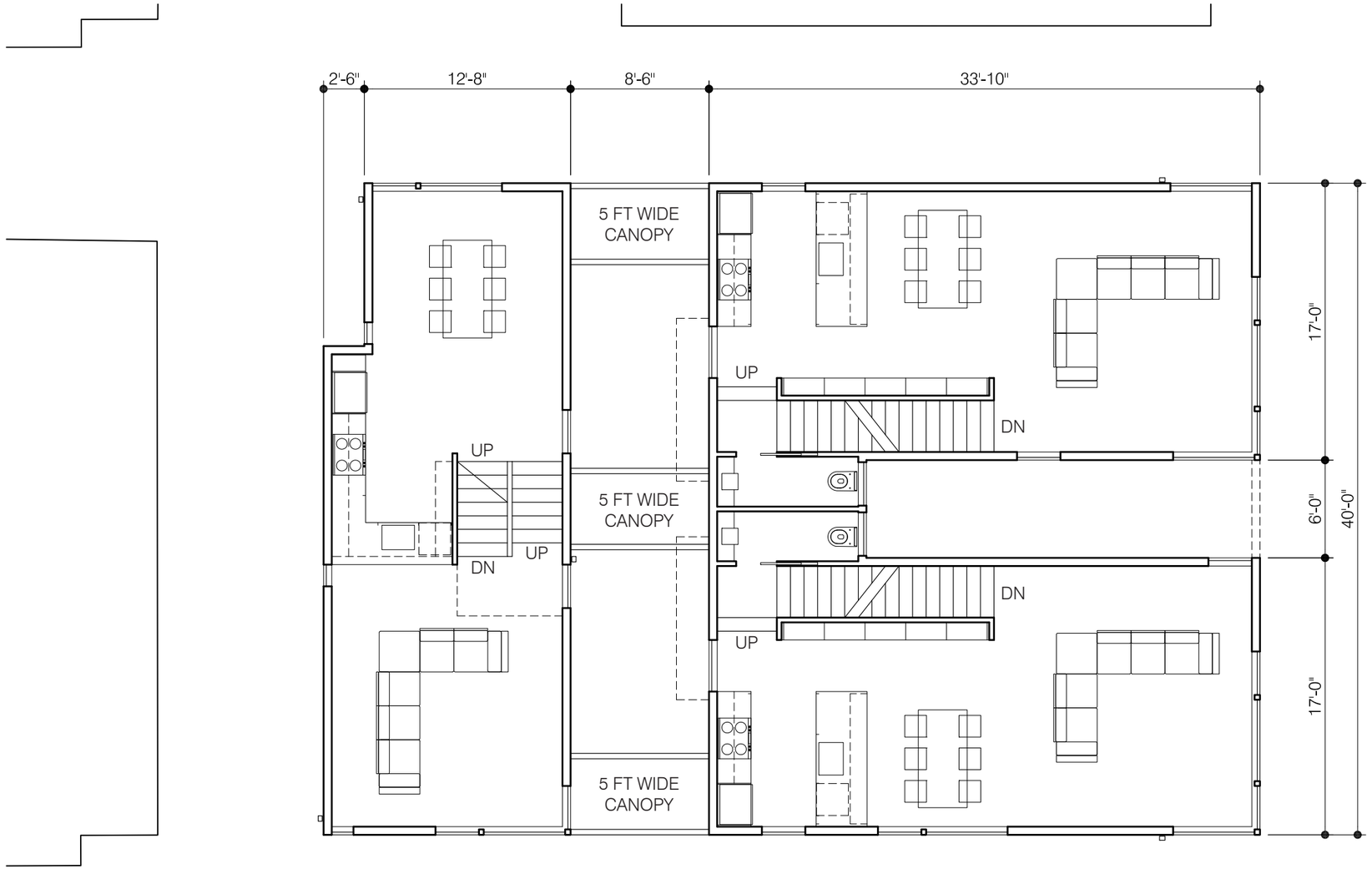
PLAN LEVEL 1 - ALLEY



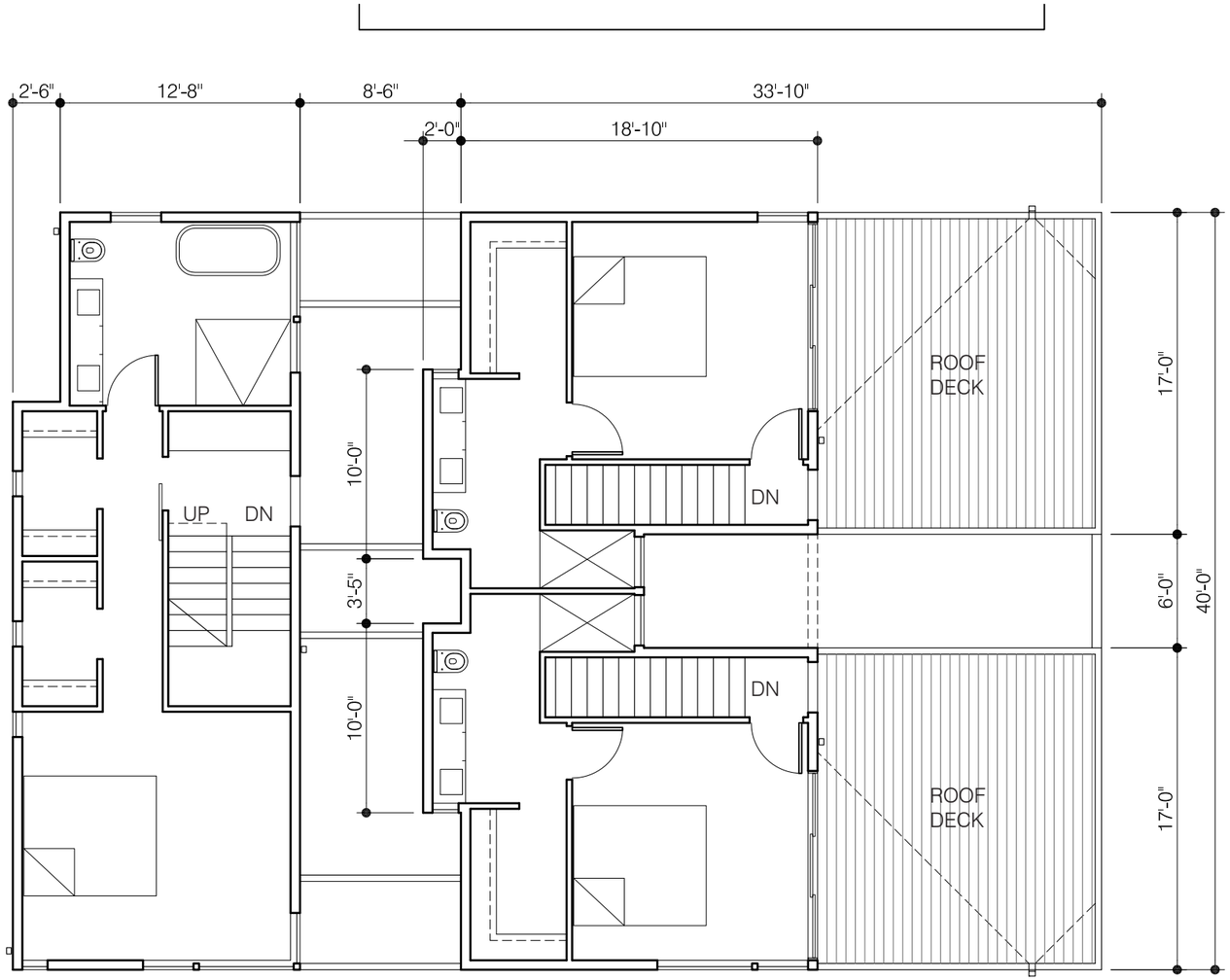
PLAN LEVEL 2 - COURTYARD



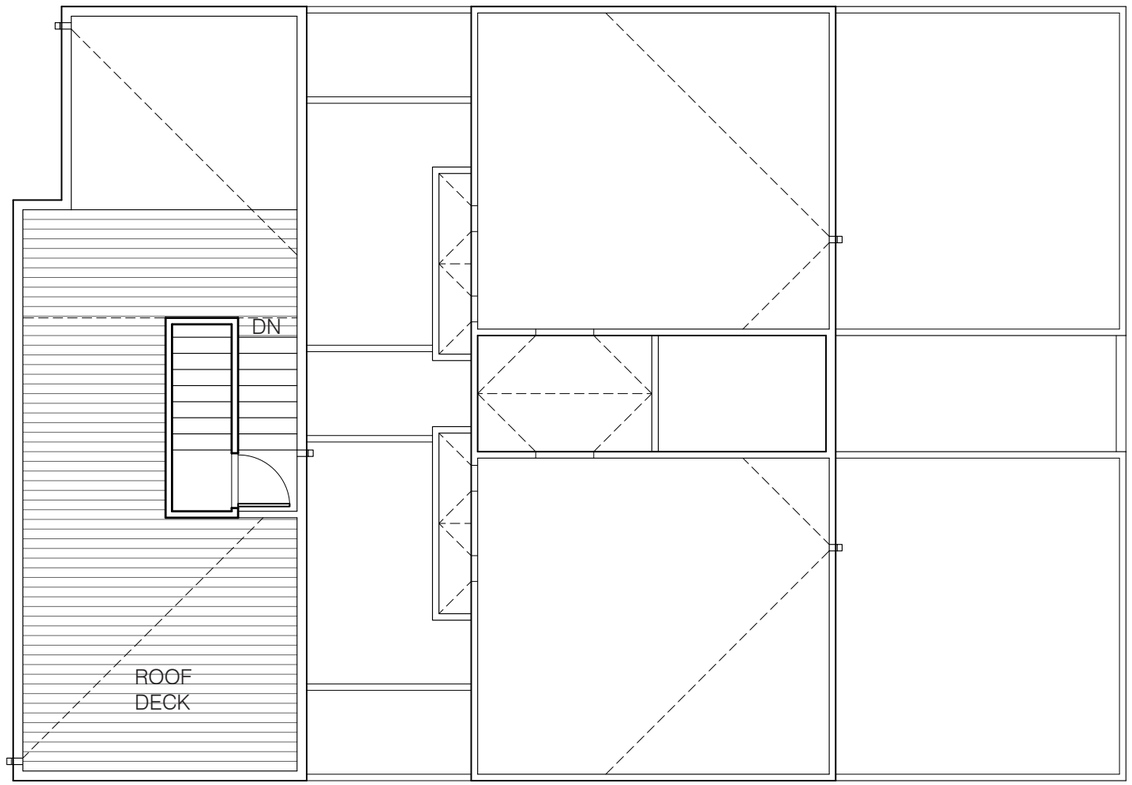
PLAN LEVEL 3


2'-6"
12'-8"
8'-6"
33'-10"
5 FT WIDE CANOPY
UP
DN
UP
5 FT WIDE CANOPY
UP
DN
DN
UP
5 FT WIDE CANOPY
17'-0"
6'-0"
40'-0"
17'-0"

PLAN LEVEL 4


2'-6"
12'-8"
8'-6"
33'-10"
2'-0"
18'-10"
ROOF
DECK
17'-0"
6'-0"
40'-0"
UP
DN
10'-0"
3'-5"
10'-0"
DN
DN
ROOF
DECK
17'-0"

ROOF PLAN



LIGHTING PLAN

FIXTURE A
recessed soffit downlight

FIXTURE B
wall mounted downlight

FIXTURE C
landscape / signage light

GENERAL NOTE:
Per SMC 23.45.534 all exterior lighting shall be shielded and directed away from adjacent properties.