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PACKET CONTENT:

PROPOSAL - STATEMENT OF DEVELOPMENT OBJECTIVES INDICATING TYPES OF DESIRED USES, STRUCTURE HEIGHT, NUMBER OF RESIDENTIAL UNITS, AMOUNT OF COMMERCIAL SQUARE FOOTAGE AND NUMBER OF PARKING STALLS.

ANALYSIS OF CONTEXT - INITIAL SITE ANALYSIS ADDRESSING SITE OPPORTUNITIES AND CONSTRAINTS, ADJACENT BUILDINGS, ZONING OF THE SITE AND ADJACENT PROPERTIES, OVERLAY DESIGNATIONS, SOLAR ACCESS, VIEWS, CIRCULATION PATTERNS, COMMUNITY NODES, LANDMARKS, AND EXISTING ARCHITECTURAL AND SITING PATTERNS.

EXISTING SITE CONDITIONS - A DRAWING OF EXISTING SITE CONDITIONS, INDICATING TOPOGRAPHY OF THE SITE OR OTHER PHYSICAL FEATURES AND LOCATION OF STRUCTURES AND PROMINENT LANDSCAPE ELEMENTS ON THE SITE INCLUDING BUT NOT LIMITED TO ALL TREES 6 INCHES OR GREATER IN DIAMETER MEASURED 4.5' ABOVE THE GROUND (SEE TIP 242).

SITE PLAN - A PRELIMINARY SITE PLAN INCLUDING PROPOSED STRUCTURES, OPEN SPACES, VEHICULAR AND PEDESTRIAN ACCESS, AND LANDSCAPING. INCLUDE ALL DIMENSIONS.

DESIGN GUIDELINES - A BRIEF DESCRIPTION OF HOW THE PROPOSAL MEETS THE INTENT OF THE APPLICABLE CITYWIDE AND NEIGHBORHOOD DESIGN REVIEW GUIDELINES. IDENTIFY DESIGN GUIDELINES MOST RELEVANT TO THE PROPOSAL.

ARCHITECTURAL DESIGN CONCEPT - PLANS, ELEVATIONS, AND COLOR RENDERINGS DEPICTING THE OVERALL MASSING OF STRUCTURES AND THE DESIGN CONCEPT, INCLUDING PROPOSED SITING, MASSING, OPEN SPACE, AND FAÇADE TREATMENTS.

ADJUSTMENTS AND/OR DEPARTURES - A SUMMARY OF POTENTIAL DEVELOPMENT STANDARD ADJUSTMENTS (OR DEPARTURES). A TABLE COMPARING CODE REQUIREMENTS WITH THE PROPOSED DESIGN SHOULD BE INCLUDED.

PROPOSAL:

STREAMLINED DESIGN REVIEW. DEMOLISH EXISTING STRUCTURES. CONSTRUCT (6) UNITS OF TOWNHOUSES AT APPROXIMATELY 1250SF EACH, WITH (6) PARKING SPACES BELOW GRADE ACCESSED OFF ALLEY.

PROJECT DATA:

ADDRESS: 1612 CALIFORNIA AVE SW SEATTLE, WA 98116

DPD Project #: 3027260

NEIGHBORHOOD: NORTH ADMIRAL

LOT SIZE: 5500 SF

ZONING: LR3

PARCEL #: 9272201480

LEGAL: W S L & I COS 1ST Plat of Plat Block: 12 Plat Lot: 4-5

OWNER/APPLICANT:

GREG DEAN
 LOTUS CONSTRUCTION SERVICES
 6523 CALIFORNIA AVE SW #117
 SEATTLE WA 98126
 (206) 619-6988

ARCHITECT:

MARC BROWN DESIGN
 2231 WHITE ROAD
 CLE ELUM, WA 98922
 (206) 240-4580



1 - SINGLE FAMILY



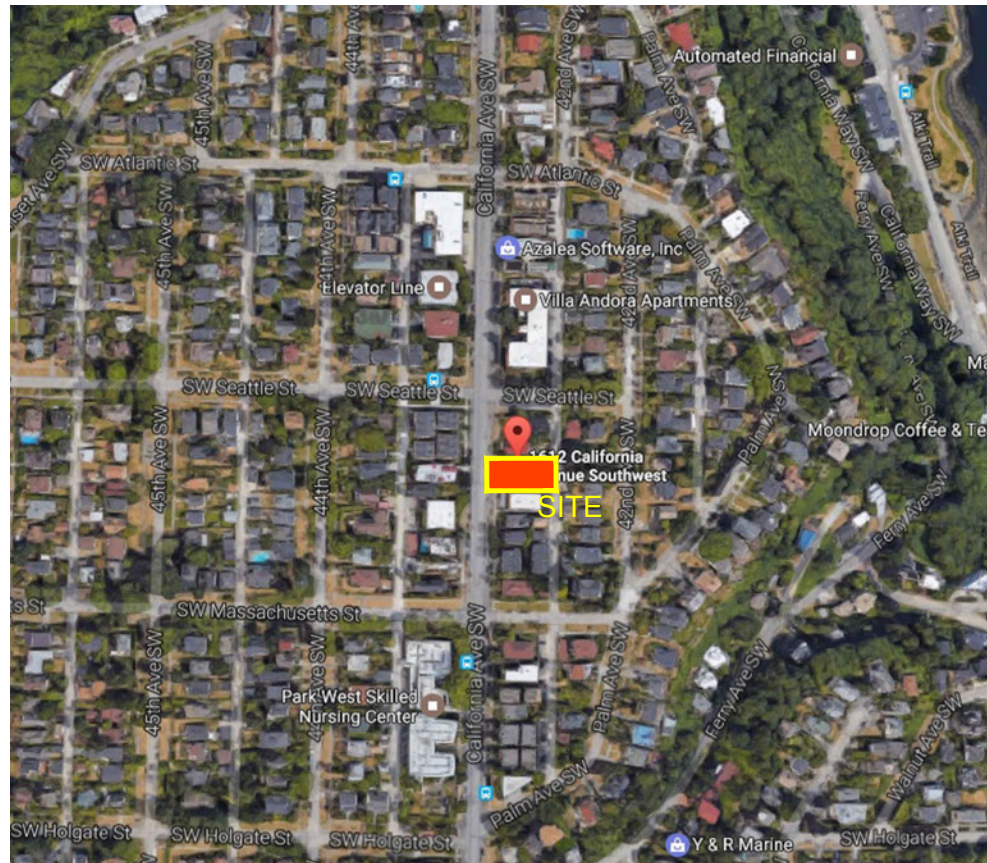
2 - CONDOMINIUM



3 - TOWNHOUSE



4 - SINGLE FAMILY



VICINITY MAP

CONTEXT ANALYSIS:

THE SITE SITS IN THE NEIGHBORHOOD OF NORTH ADMIRAL. IT IS 5500SF IN SIZE AND IS IN LR3 ZONE.

THE TWO EXISTING RESIDENTIAL STRUCTURES ON SITE WILL BE DEMOLISHED

CALIFORNIA AVE SW PROVIDES NORTH - SOUTH VEHICULAR ACCESS. THERE ARE MULTIPLE BUS STOPS ON CALIFORNIA AVE SW.

THE BLOCK HAS A TYPICAL RESIDENTIAL SIDEWALK FOR PEDESTRIAN ACCESS.

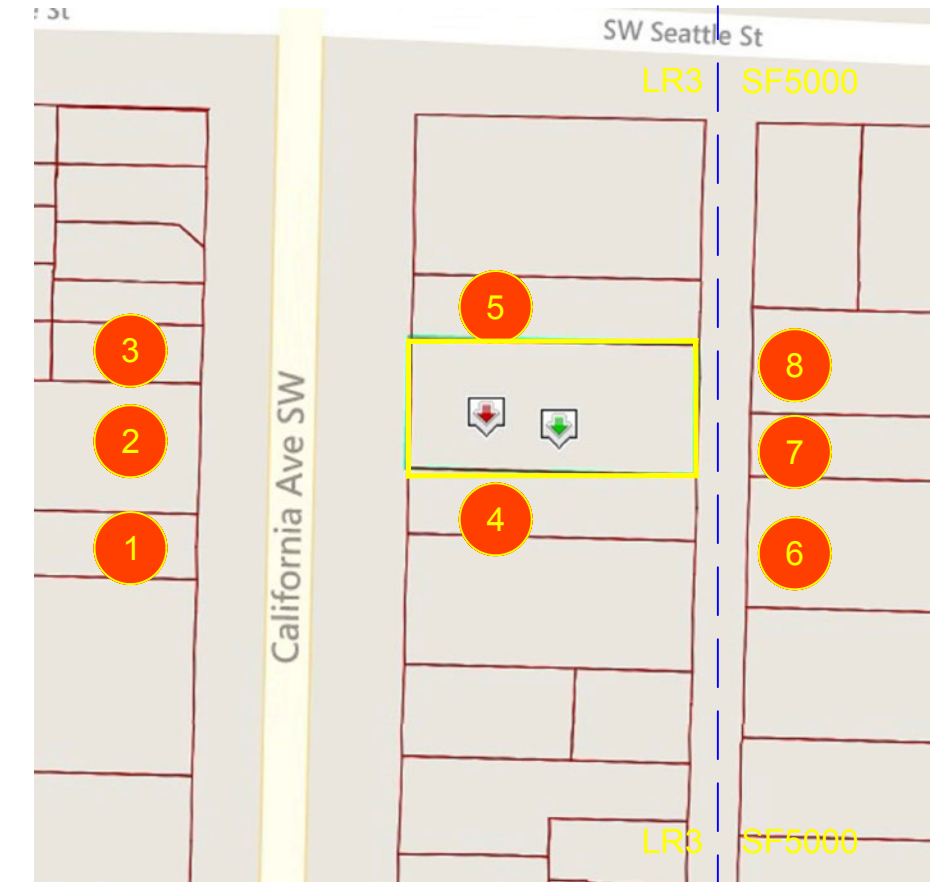
THE ALLEY IS IMPROVED AND WILL SERVE AS ACCESS TO PARKING.

THE NEIGHBORHOOD IS A MIX OF RESIDENTIAL TYPES: SINGLE FAMILY, TOWNHOUSES, CONDOMINIUMS, AND APARTMENTS.

HAMILTON VIEWPOINT PARK PROVIDES RECREATIONAL OPPORTUNITY A FEW BLOCKS TO THE NORTH.

THE SITE HAS DIRECTIONAL NORTH VIEWS OF ELLIOT BAY. THERE IS NO STRONG ARCHITECTURAL AESTHETIC IN IMMEDIATE PROXIMITY.

THE SITE IS FLAT, APPROXIMATELY AT STREET LEVEL, THEN STEPS DOWN ABOUT 6 FEET TO THE ALLEY AT REAR 10 FEET OF SITE.



ZONING AND CONTEXT MAP



5 - SINGLE FAMILY



6 - SINGLE FAMILY



7 - SINGLE FAMILY



8 - SINGLE FAMILY

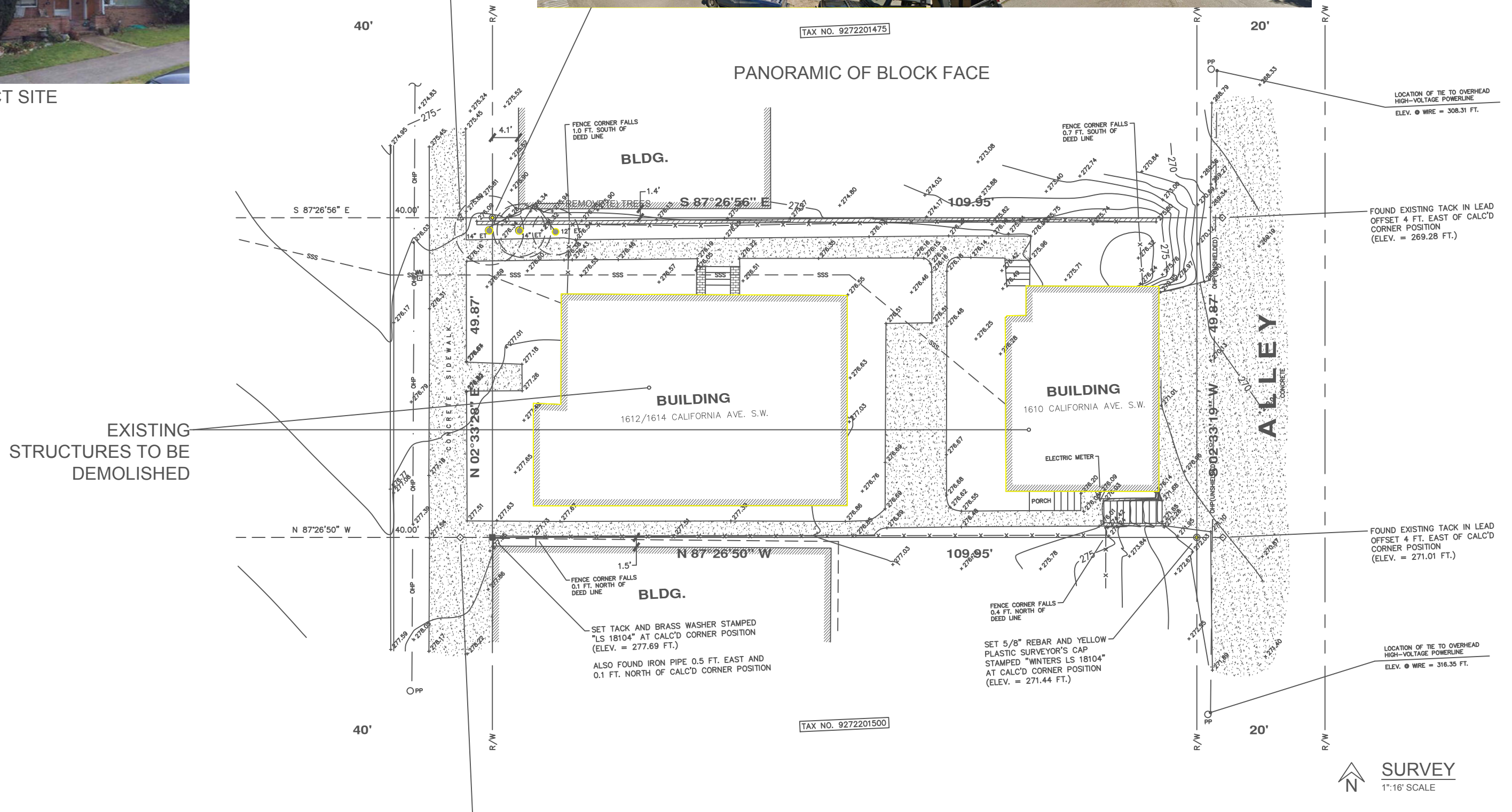
SUBJECT SITE



SUBJECT SITE



PANORAMIC OF BLOCK FACE



LAND USE CODE COMPLIANCE:

SMC 23.45.510 FLOOR AREA RATIO

LR3 outside Urban Center, Urban Village and Station Area Overlay District
 ALLOWED: 7150 SF (5500*1.3)
 1.3 if 23.45.510C are met:
 1. green building standard
 2. alley improvements per 23.53.030.E & .F.
 3. parking location enclosed in same structure as residential use or in structure at rear of lot
 4. Access to parking from alley
 PROPOSED: 7138 SF

SMC 23.45.512 DENSITY LIMITS

ALLOWED: UNLIMITED if 23.45.510.C (below) are met, otherwise 1 per 1600 sf lot = 4 units
 1. green building standard
 2. alley improvements per 23.53.030.E & .F
 3. parking location enclosed in same structure as residential use or in structure at rear of lot
 4. Access to parking from alley
 PROPOSED: (6) UNITS

SMC 23.45.514 STRUCTURE HEIGHT

ALLOWED: 30' FROM AVG GRADE
 PROPOSED: 30' FROM AVG GRADE
HEIGHT OF ROOFTOP FEATURES:
 ALLOWED: 4' ABOVE HEIGHT LIMIT
 PROPOSED: ROOFTOP FEATURES (PARAPETS AND RAILINGS EXTEND < 4' ABOVE HEIGHT LIMIT)

SMC 23.45.518 SETBACKS/SEPARATIONS

REQUIRED FRONT: 5' MIN; 7' AVG
 PROPOSED FRONT: 9.3' MIN; 21.2' AVG
 REQUIRED REAR: 5' MIN; 7' AVG
 PROPOSED REAR: 6' MIN; 12.5' AVG
 REQUIRED SIDE: 5' MIN; 7' AVG (If façade length >40')
 PROPOSED SIDE (N): 5' MIN; 9.4' AVG
 PROPOSED SIDE (S): 5' MIN; 11.3' AVG

SMC 23.45.522 AMENITY AREA

REQUIRED: 1375 SF (.25*5500)
 MIN .5(1375) = 687.5 SF AT GROUND LEVEL
 PROVIDED: 1598 SF AT GROUND LEVEL; 930 SF AT ROOF DECKS

SMC 23.45.524 LANDSCAPING

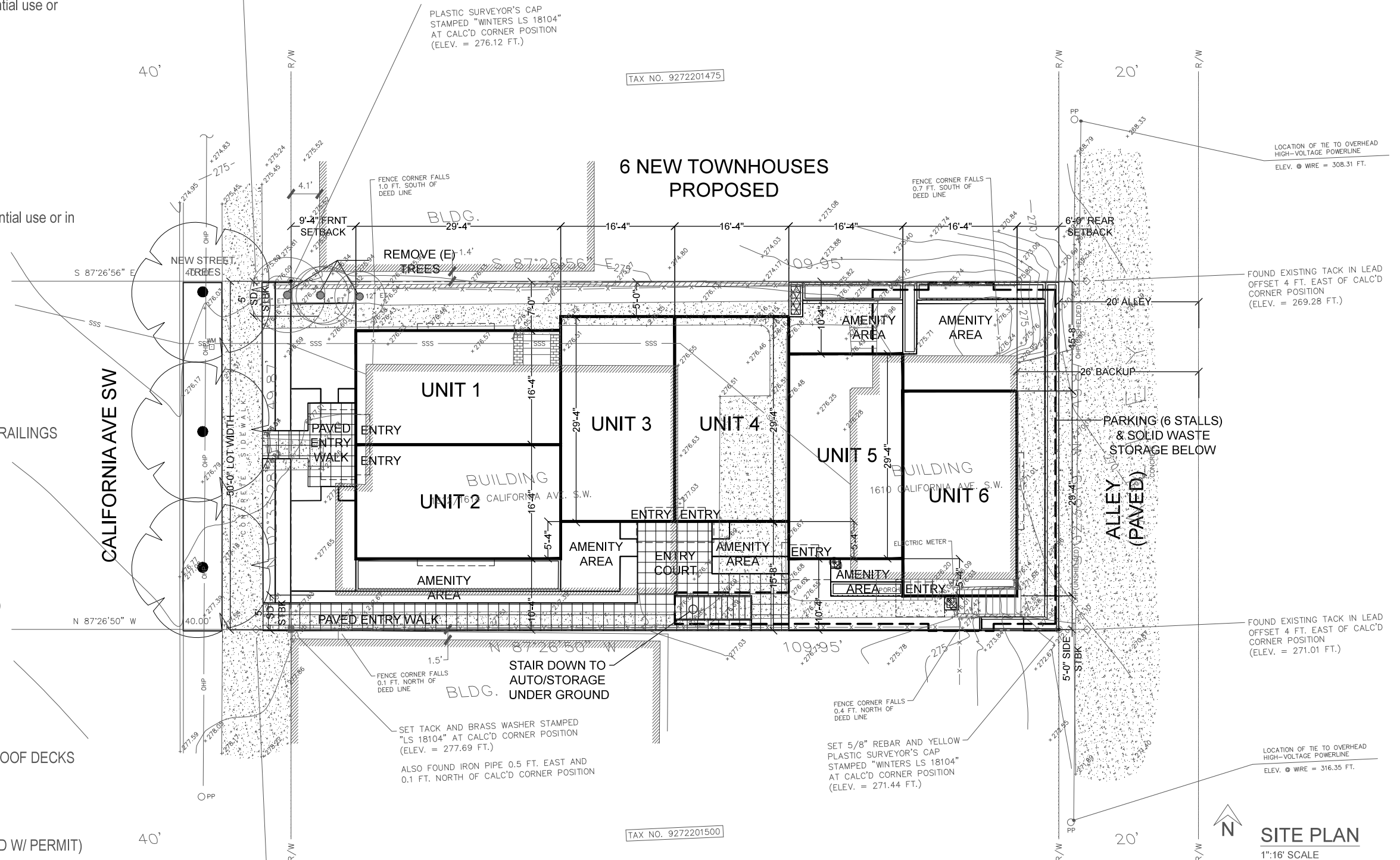
REQUIRED: 3300SF (.6*5500)
 PROVIDED: >3300SF (LANDSCAPE PLANS PROVIDED W/ PERMIT)


SMC 23.45.527 WIDTH/FACADE LENGTH

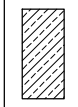

ALLOWED WIDTH: 120'
 PROPOSED WIDTH: 40'
 ALLOWED LENGTH: 71.4' (.65*109.9)
 PROPOSED LENGTH: 78.4' ZONING ADJUSTMENT REQUESTED.
SEE DETAILS PAGE 14




SMC 23.53.030 E, F: ALLEY ACCESS & IMPROVEMENTS



ALLEY R.O.W MIN. 16' W. TO USE FOR ACCESS PER 23.53.030 Table C
 EXISTING ALLEY R.O.W.= 20' THEREFORE OK FOR ACCESS
 EXISTING ALLEY IS PAVED

















Trees				
Sybl.	Latin Name	Common Name	Size	Qty.
	Acer griseum	Paperbark maple	2.5" Cal.	3

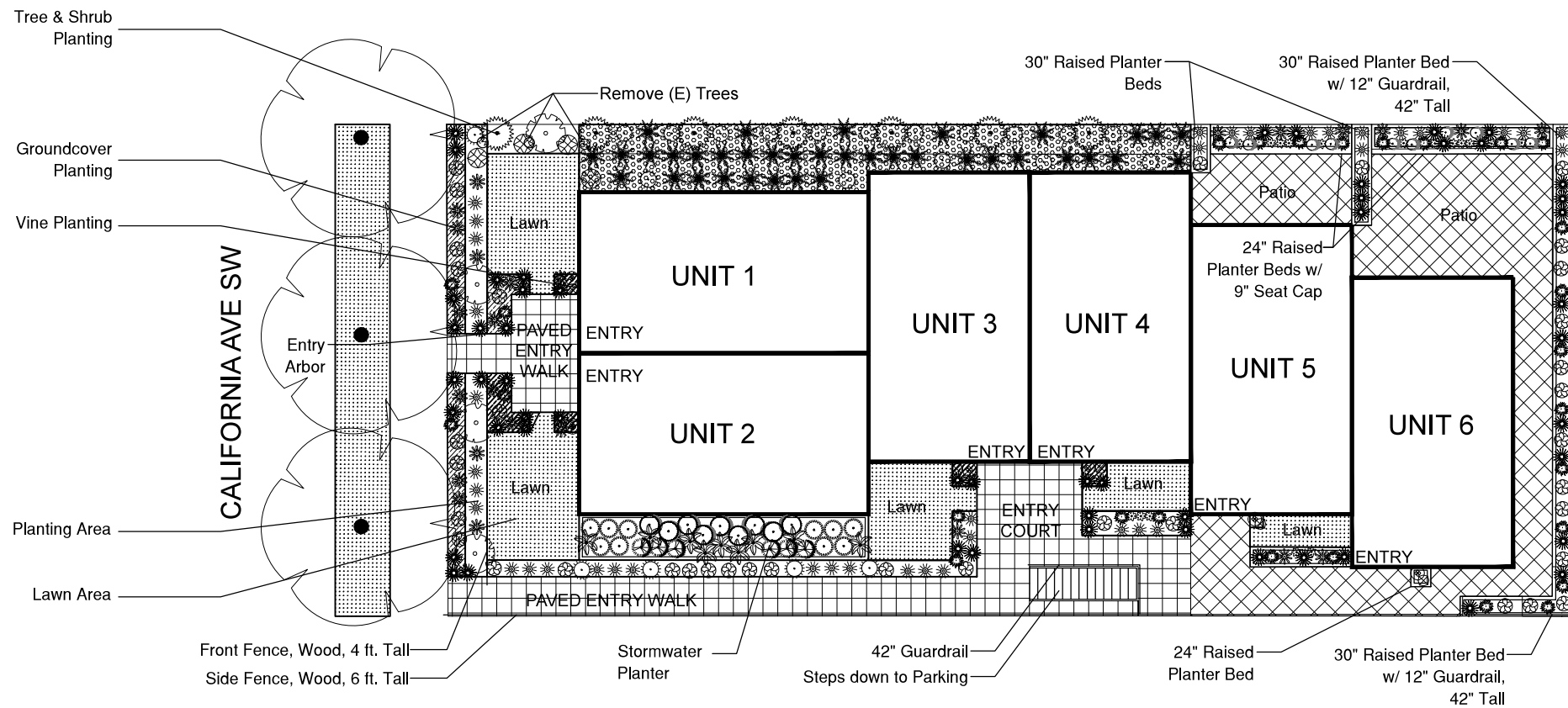
Ground Cover (498 SF)				
Sybl.	Latin Name	Common Name	Size	Qty.
	Rubus calycinoides	Creeping Bramble	4" pot	12
	Achillea 'Moonshine'	Yarrow	4" pot	22
	Narcissus sp.	Daffodil	Bulbs	30
	Epimedium x perralchicum	Hybrid Epimedium	4" pot	22
	Mahonia nervosa	Low Oregon Grape	4" pot	22

Stormwater Plants (114 SF)				
Sybl.	Latin Name	Common Name	Size	Qty.
	Juncus patens 'Elk Blue'	Spreading Rush	1 gal.	10
	Carex obnupta	Slough Sedge	1 gal.	6
	Carex oshimensis 'Evergold'	Var. Japanese Sedge	4" pot	9
	Iris tenax	Oregon Iris	4" pot	9

Vines				
Sybl.	Latin Name	Common Name	Size	Qty.
	Aquibia quinata	Chocolate Vine	1 gal.	6
	Trachelospermum jasminoides	Star Jasmine	1 gal.	6

Other		
Sybl.	Name	SF
	Lawn Area	417
	Permeable Pavement, @ Grade	540
	Permeable Pavement, Over Lid	662

Shrubs, Grasses & Perennials (@ Grade / Over lid) (688 SF / 175 SF)				
Sybl.	Latin Name	Common Name	Size	Qty.
	Daphne odora 'Alba'	Winter Daphne	1 gal.	4
	Viburnum x bodnantense 'Dawn'	Pink Dawn Viburnum	5 gal.	3
	Sarcococca hookeriana humilis	Sweet box	1 gal.	21
	Calamagrostis a. 'Overdam'	Feathered Reed Grass	1 gal.	39
	Lavandula x intermedia 'Niko'	Lavender	1 gal.	25
	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	1 gal.	37
	Polystichum munitum	Western sword fern	1 gal.	37
	Zauschneria septentrionalis	California fuchsia	1 gal.	27
	Verbena bonariensis	Tall verbena	4" pot	10
	Stipa tenuissima	Mexican Feather Grass	1 gal.	53
	Echinacea x 'Hot Summer'	Hot Summer coneflower	4" pot	17



LANDSCAPE PLAN
1"=16" SCALE

The project is located on California Avenue SW, an arterial north of the Admiral Junction neighborhood. The area is served by frequent bus service to downtown.

CS1 NATURAL SYSTEMS AND SITE FEATURES

D. On-site features:

Existing trees at northwest corner of property will not be retained.

CS2 URBAN PATTERNS AND FORM

B. Adjacent Sites, Streets and Open Spaces

The two west units are oriented to the entries face the street. A landscaped walkway, open amenity space, and signage connect the rear units to the street. The building is setback a distance that is appropriate to the character of the neighborhood. The adjacent property to the north is the site of a proposed 15-unit 3-story apartment building (MUP #3016112). To the south is a single-family dwelling. Across the street is a mix of 3-story townhouses and single-family homes. Single-family homes are east across the alley from the rear of the site. The site is level at the street to within 8 feet of the rear property line, and then slopes 5 feet to the alley. There are views of Elliot Bay to the north and downtown Seattle to the east.

D. Height, Bulk and Scaling

The proposed structure to the north is a proposed 40-foot tall 15-unit apartment building (MUP #3016112). To minimize privacy impacts to the apartment building the upper floors of Unit 3 of the proposed townhouse complex have been designed so that primary living spaces are oriented away from windows that align with the apartment building to the north and Units 5 & 6 are offset to the south away from windows at the east end of the proposed building. To the south is a one-story single-family residence. Units 3, 4, & 5 are stepped back to the north away from the residence to add buffer space. This modulation of the building also serves to break up the mass of the townhouses. The entry path from the street to the rear units will be screened with fencing and plantings. Modulation of facades along with the use of differing façade materials, recessed balconies, and entry canopies serve to reduce the scale of the townhouses. The building is set back appropriately and the streetscape is uninterrupted by a driveway. Parking is below grade and accessible from the alley.

PL1 CONNECTIVITY

B. Walkways and Connections

Recessed entries, protruding canopies, and façade materials give strong visual clues to the entries of each unit. The front units' entries are oriented toward the street. Multiple lighted and landscaped pathways aid wayfinding to the rear units and access to parking and service areas. Offsetting the rear units towards the south aids wayfinding and visibility of the rear unit entries.

C. Outdoor Uses and Activities

The building is configured to allow for exterior landscaped areas for both a semi-private area at the northwest corner of the property and a south courtyard area at the entries of rear units that invites connection to the street via a landscaped walkway.

PL2 WALKABILITY

B. Safety and Security

Residences have multiple windows on each side and each has an overlooking balcony. The side yard and entry area for the rear units are both visible from multiple units, providing natural surveillance of the site. Building and path lighting provide additional security. Parking is in a private underground garage.

C. Weather Protection

Overhead weather protection is provided at all entries.

D. Wayfinding

Address signage, entry lighting, building mass articulation, and façade materials help identify each unit's entry. Recessed entries with protruding canopies give strong visual clues to the entry for each unit. Lighted and landscaped pathways aid wayfinding to the rear units. Offsetting the rear units towards the south aids wayfinding and visibility of the rear units' entries.

PL3 STREET-LEVEL INTERACTION

A. Entries

Each entry is designed to have a relationship with that of its neighbors. Lighting, recessed porches, protruding canopies and façade treatments identify each unit's main entrance. Where units are further set back from the street, the building has been shifted to allow for a visual connection to the entries.

B. Residential Edges

Units use modulation of distance to adjacent property and window locations to encourage visual interaction while landscaping provides privacy and screening from adjacent residence to the South. The street façade is set back appropriately, and has a residential scale and character. Walkways and landscape elements create a “threshold” between the sidewalk and building.

DC1 PROJECT USES AND ACTIVITIES

B & C Vehicular Access and Circulation & Parking

Six below-grade parking spaces are accessed from the alley to minimize noise, disturbance, and visual impact to adjacent properties. A centrally located staircase connects the garage area with townhouse entries. Garbage and recycling storage areas are in the garage facing the alley where garbage will be collected to minimize visual impact and disturbance.

DC2 ARCHITECTUAL CONCEPT

A. Massing

The building is arranged to avoid a monolithic block by offsetting the individual units as much as possible. This also provides better visual connection between the residences the surrounding area, and the street while creating open space for an inviting area at the entries to the middle and rear units. Building modulation, recessed balconies, bays, eave overhangs, and façade treatments break up the building mass into smaller sections, and help to identify individual units.

B. Architectural and Façade Composition

Façade composition, windows, bays, recessed, balconies, and materials reinforce residential scale and articulate individual units, while organizing and enhancing the appearance of the overall building, including the façade facing the alley.

C. Secondary Architectural Features

Architectural features including entry awnings, horizontal and vertical accents, bays, green wall elements, and recessed balconies establish unit identity and provide visual interest.

D. Scale and Texture

Human scale of entrances, building materials and site walkways relate to a residential scale. Variations in color, orientation, and style of facade materials add visual texture.

E. Form and Function

This project is designed to be legible as a modern residence. The scale, massing, materials, secondary architectural elements, and overall design relate to other multi-unit buildings in the area.

DC3 OPEN SPACE CONCEPT

A. Interior/Exterior Fit

All entries have open onto a yard or court area. Each unit has a private recessed balcony and a semi-private yards and roof decks.

B. Open Spaces Uses and Activities

Street-side units open onto a front yard, and entries to rear units open onto a south facing landscaped “entry court”, and to semiprivate yards at the northwest corner of the site.

Units have private recessed balconies, a semi-private roof decks, and access to a semi-private yards.

C. Design

Semi-private roof decks are added amenities to each unit to take advantage of city views and foster interaction between neighbors. Street-side units open onto a front yard, and entries to rear units open onto a south facing landscaped “entry court”.

DC4 EXTERIOR ELEMENTS AND FINISHES

A. Durable, attractive materials such as wood trim, bevel siding, board and batten siding, cedar, Hardie-board, and plantings are in character with many residential structures in the area.

B. Signage

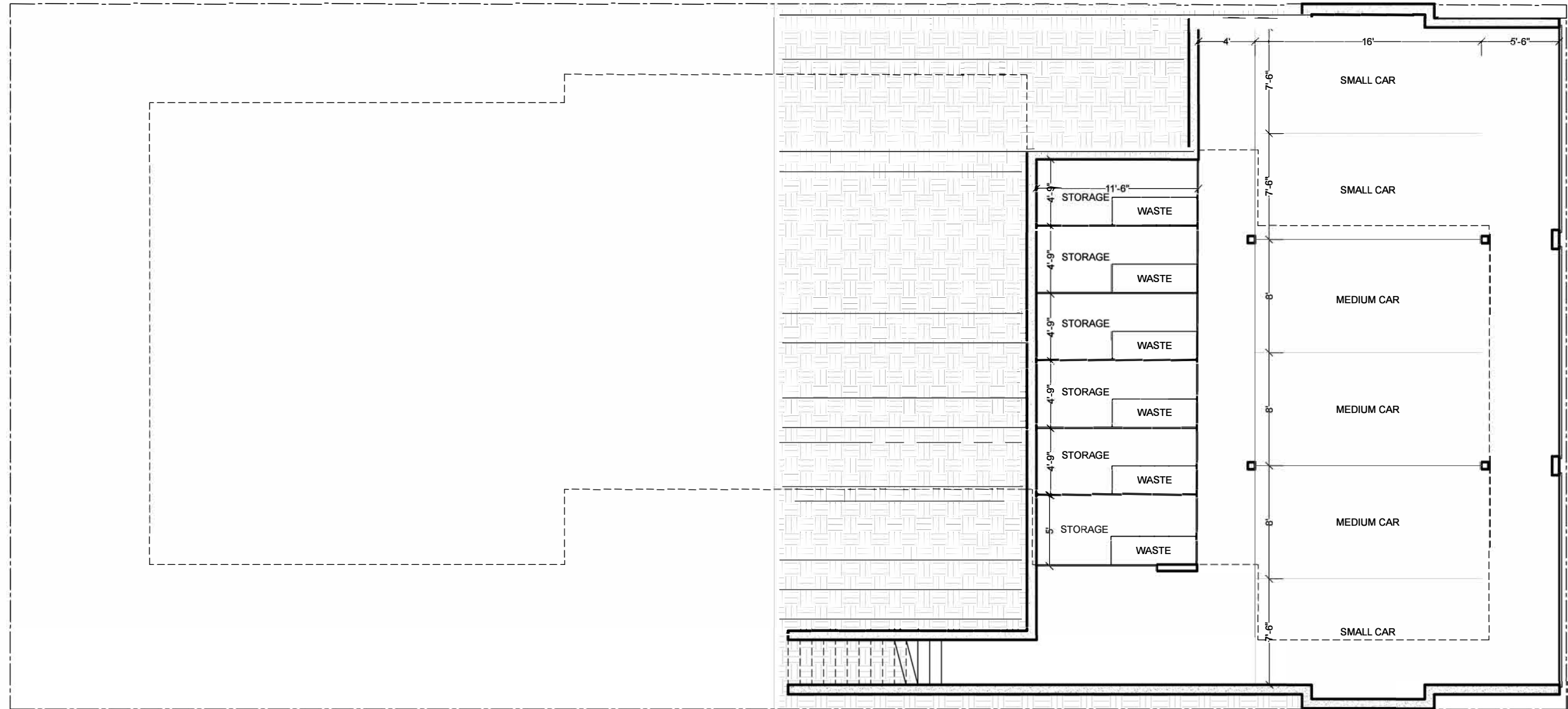
Residential house numbers will identify the units and will be in character and scale to similar projects in the area. Additional signage will aid wayfinding to the rear units.

C. Lighting

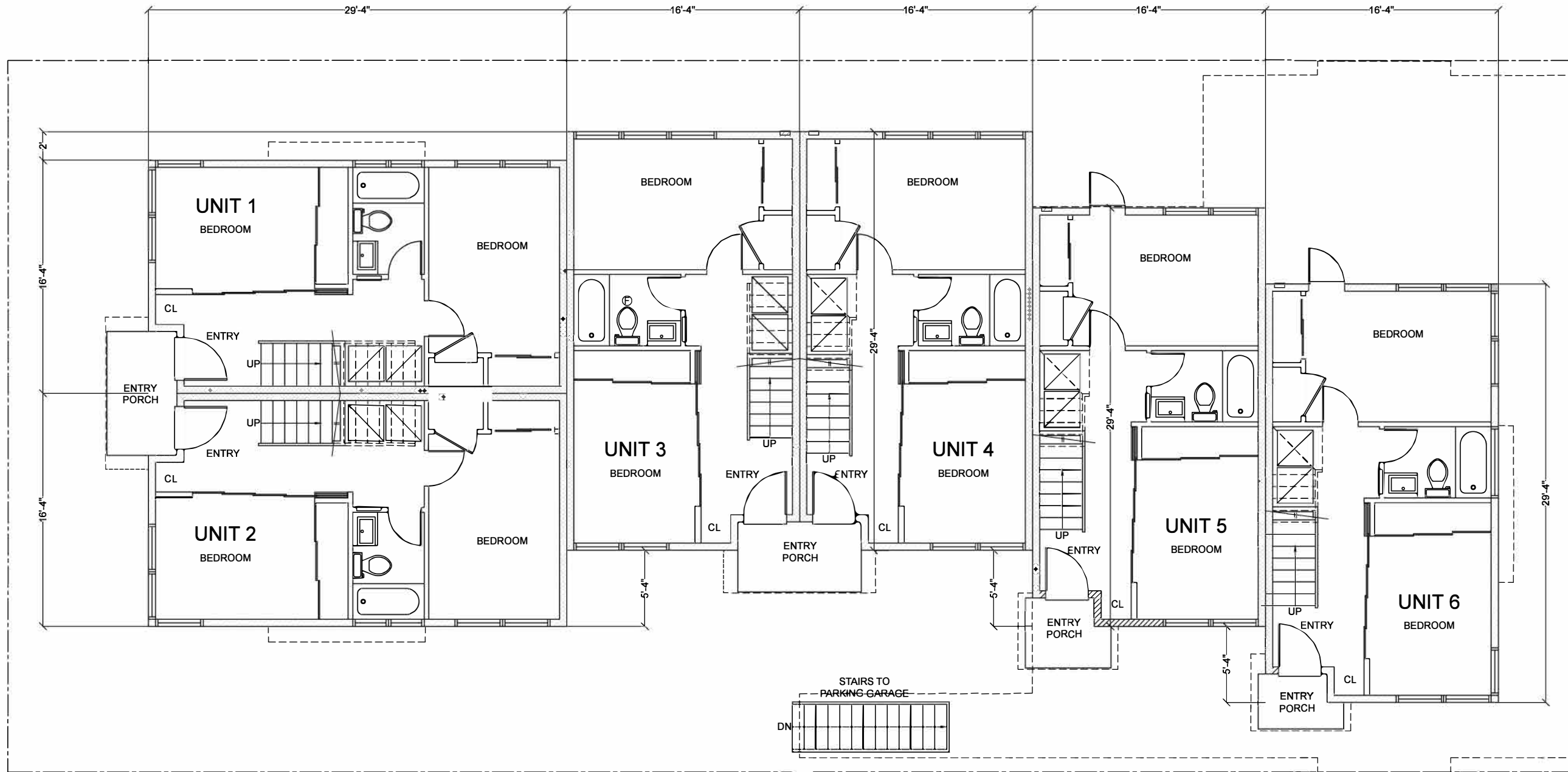
Entrance, and site lighting mark paths, add visual interest to the building and landscape and provide site safety. Lighting is located or shielded to avoid glare to neighboring sites.

D. Trees, Landscape, and Hardscape

Landscape design elements define open space and pathways, identify individual housing units, and buffer the building from the street and adjacent properties.

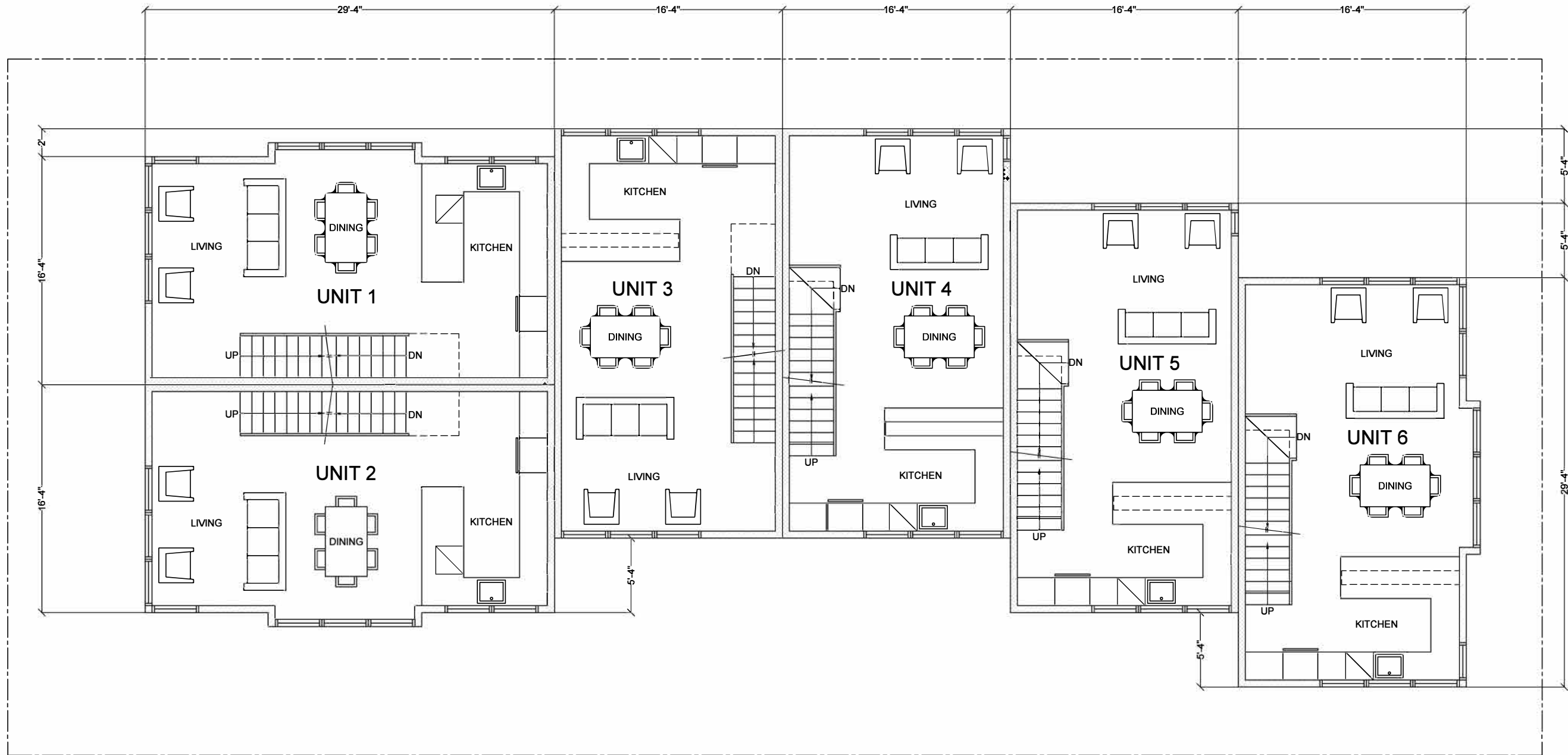



GARAGE
 1/8"=1' SCALE



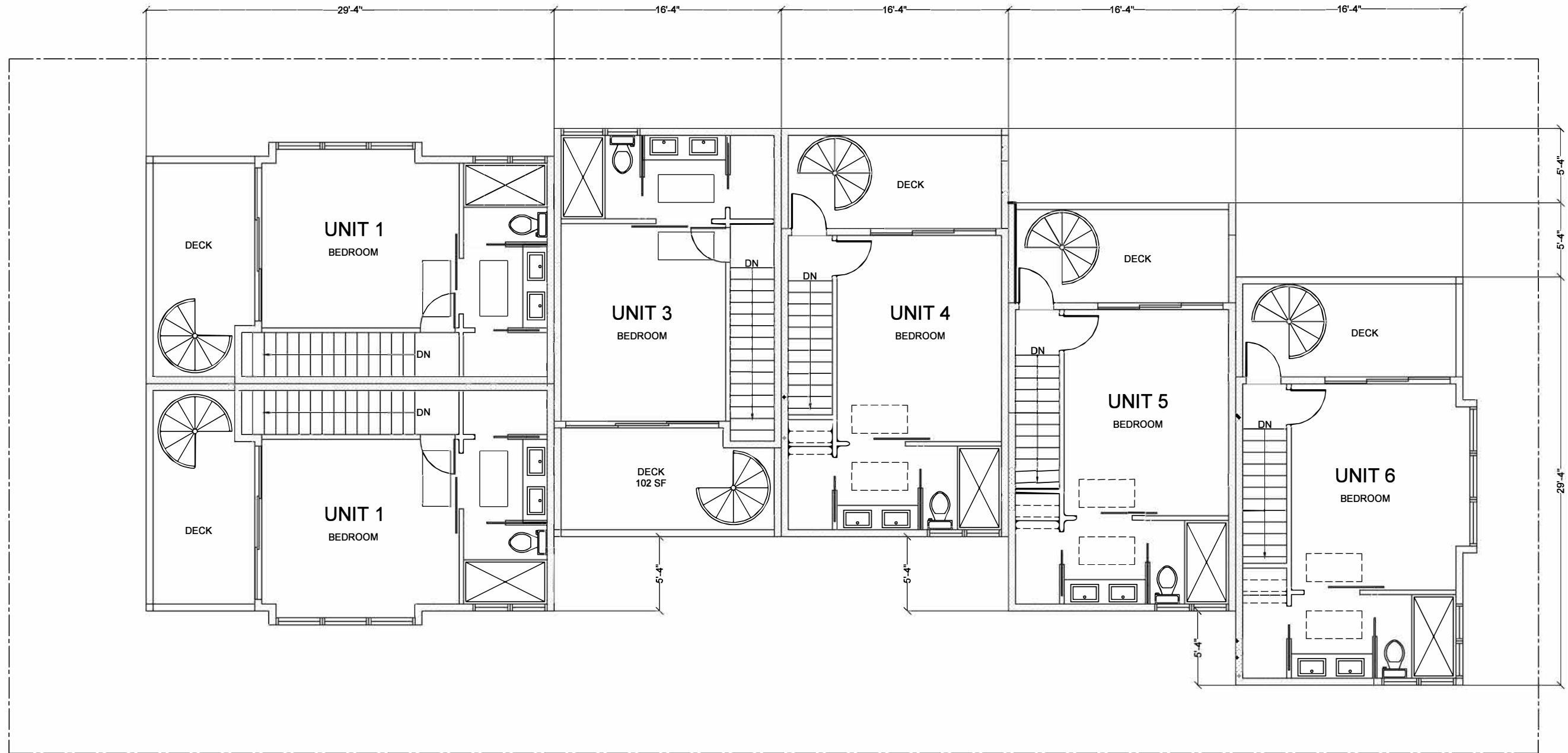
UNIT	AREA 1st FLOOR
1	425.8 SF
2	425.8 SF
3	425.8 SF
4	425.8 SF
5	425.8 SF
6	425.8 SF
TOTAL	2554.8 SF


FIRST
 1/8"=1' SCALE




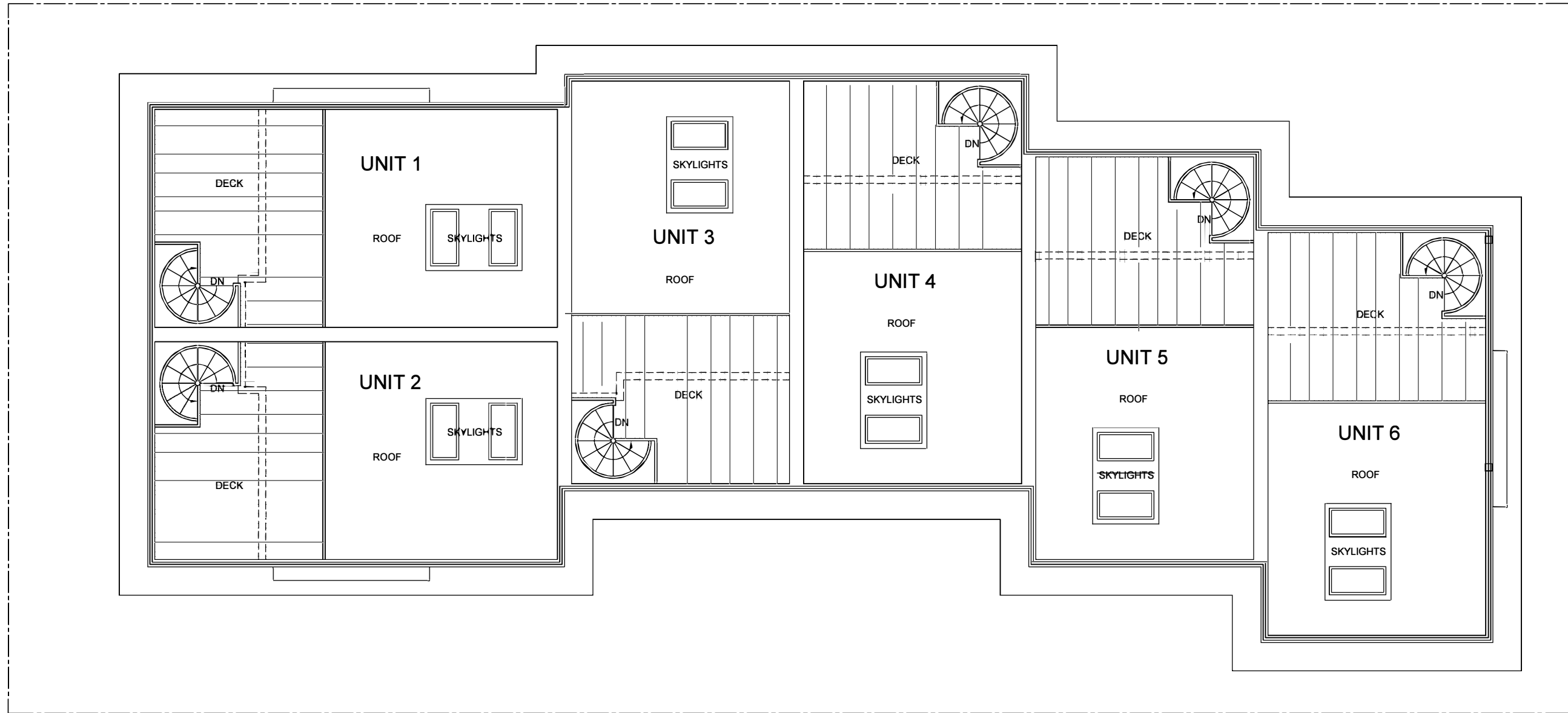
UNIT	AREA 2nd FLOOR
1	444.4 SF
2	444.4 SF
3	434.4 SF
4	434.4 SF
5	434.4 SF
6	444.4 SF
TOTAL	2633.4 SF


SECOND
 1/8" = 1' SCALE



UNIT	AREA 3rd FLOOR
1	329.2 SF
2	329.2 SF
3	319.2 SF
4	319.2 SF
5	324.2 SF
6	324.2 SF
TOTAL	1950.2 SF


THIRD
 1/8"=1' SCALE



UNIT	AREA (DECK)
1	154.0 SF
2	154.0 SF
3	154.0 SF
4	154.0 SF
5	154.0 SF
6	154.0 SF
TOTAL	924.0 SF


ROOF
 1/8"=1' SCALE



NORTHWEST VIEW - STREET FACADE



SOUTHWEST VIEW - STREET FACADE

WEST VIEWS



NORTHWEST VIEW - ALLEY FACADE



SOUTHWEST VIEW - ALLEY FACADE

EAST VIEWS



SOUTHWEST VIEW - SOUTH FACADE



SOUTHEAST VIEW - SOUTH FACADE

SOUTH VIEWS



SOUTHWEST VIEW - NORTH FACADE



SOUTHEAST VIEW - NORTH FACADE

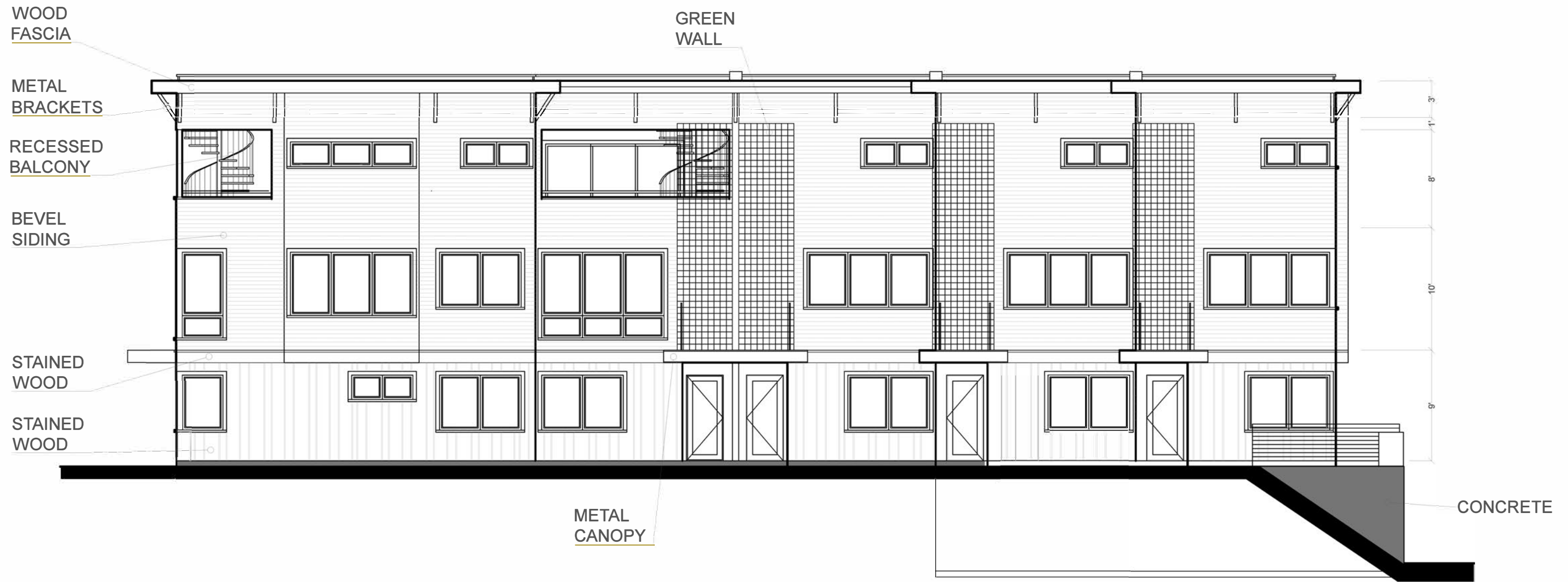
NORTH VIEWS



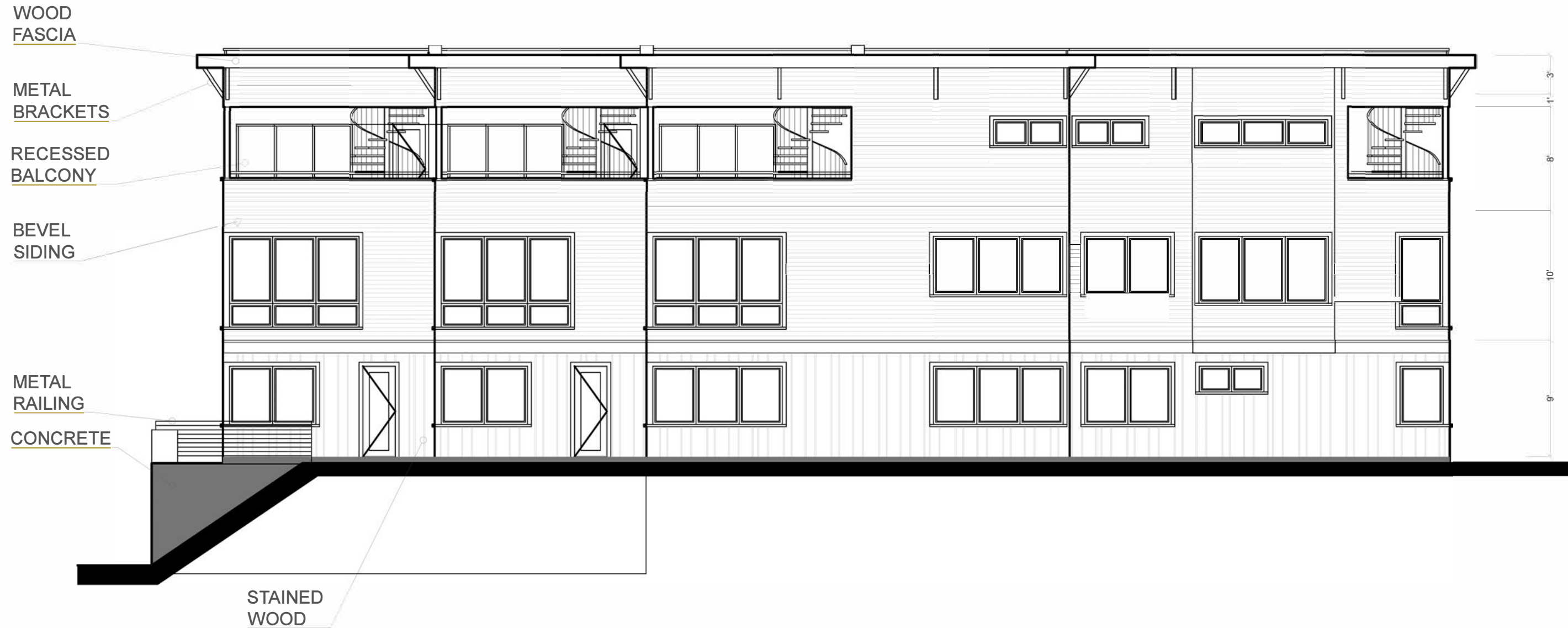
WEST ELEVATION
1/8"=1' SCALE



EAST ELEVATION
1/8"=1' SCALE



SOUTH ELEVATION
1/8" = 1' SCALE



NORTH ELEVATION
1/8"=1' SCALE

ADJUSTMENT | DEPARTURES

SMC 23.45.527 WIDTH/FAÇADE LENGTH

ALLOWED WIDTH: 120'
PROPOSED WIDTH: 40'
ALLOWED LENGTH: 71.5' (.65*109.95)
PROPOSED LENGTH: 78.4'
ZONING ADJUSTMENT REQUESTED. SEE BELOW:

SMC 23.41.018 D ZONING ADJUSTMENTS through STREAMLINED DESIGN REVIEW

D.4.d Structure width, structure depth, and façade length may be increased by a maximum of 10 percent.

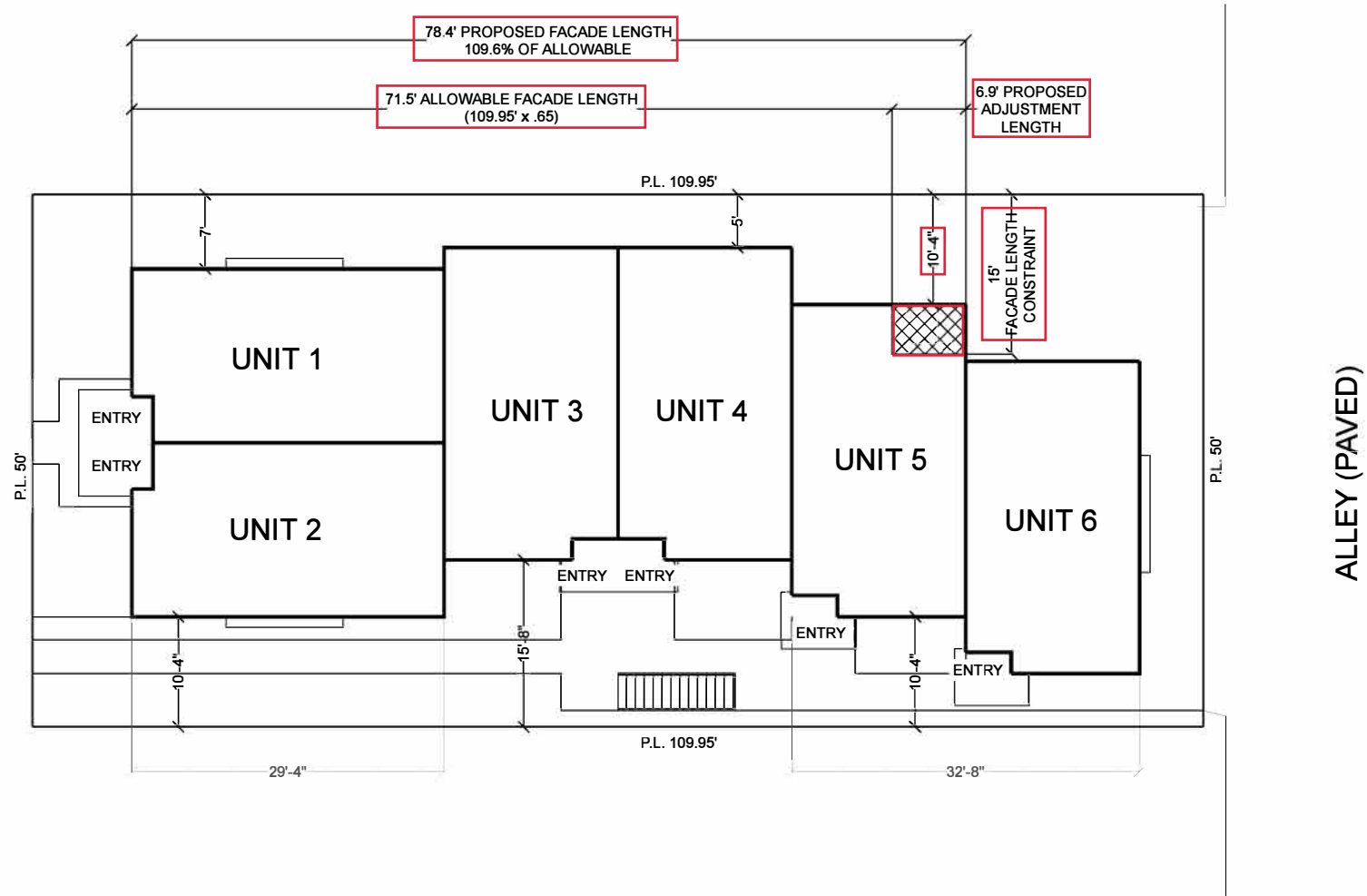
PROPOSED FAÇADE LENGTH ADJUSTMENT

A 10% adjustment to the maximum façade length at the north side is proposed.

The length adjustment is requested to allow individual units to be offset in a north-south direction to help break up the overall mass of the structure to a scale more appropriate to the street and adjacent properties per Design Guideline DC2. It will help delineate individual units and enhance division of the building into intervals per CS3. Offsetting the units will help provide better security and visual connection to the outside by creating a semi-private space between unit and entries and the street per PL3, and to allow a more inviting connection of the rear unit entries to the street per Design Guidelines CS2-B2 and PL3. The adjusted siting will help create a larger buffer zone between the project and the adjacent existing single-family dwelling to the south per Design Guideline CS2-D, and will help create an open amenity space per Design Guideline DC3.

Approval of the adjustment will result in a net 6.9 lineal feet of the north façade being 10'-4" from the north property line, instead of the required 15'-0" from the property line without the adjustment.

CALIFORNIA AVE SW



SITE PLAN
1":16' SCALE