832. SOUTH CLOVERDALE STREET.

PROJECT NUMBER: 3028009 I SDR GUIDANCE PACKET I OCTOBER 2017.

ARCHITECT:
DAVID VANDERVORT ARCHITECTS
CC: MARK WIERENGA
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SEATTLE, WA 98102
(206) 784-1614

PROPERTY OWNER:
CLOVERDALE MODERN TOWNHOMES
CC: PETR KISLYAK
6608 12TH STREET EAST
FIFE, WA 98424

832 SOUTH CLOVERDALE STREET.

PROJECT DESCRIPTION.

The proposed townhome project is located on South Cloverdale Street in a LR-2 zone. The site is currently developed with a Single Family Residence and outbuildings on site. This project proposes to build (6) townhomes, (3) of which are to front South Cloverdale Street with the other (3) at the rear of the site. A total of (6) parking spaces will be provided, (1) for each residential unit. Parking will be accessed from the alley at the back of the site and the existing curb cut on South Cloverdale Street will be infilled.

PROJECT #.	3028009
LOT AREA.	6,000 SF
PROPOSED COMMERCIAL UNITS.	N/A
COMMERCIAL SQUARE FOOTAGE.	N/A
PROPOSED DWELLING UNITS.	6 UNITS
RESIDENTIAL UNIT # / TYPE.	6 TOWNHOMES
RESIDENTIAL SQUARE FOOTAGE.	7,182 SF
PARKING.	6 SPACES

CONTEXT ANALYSIS. ZONING DATA.

01. PROJECT INFORMATION

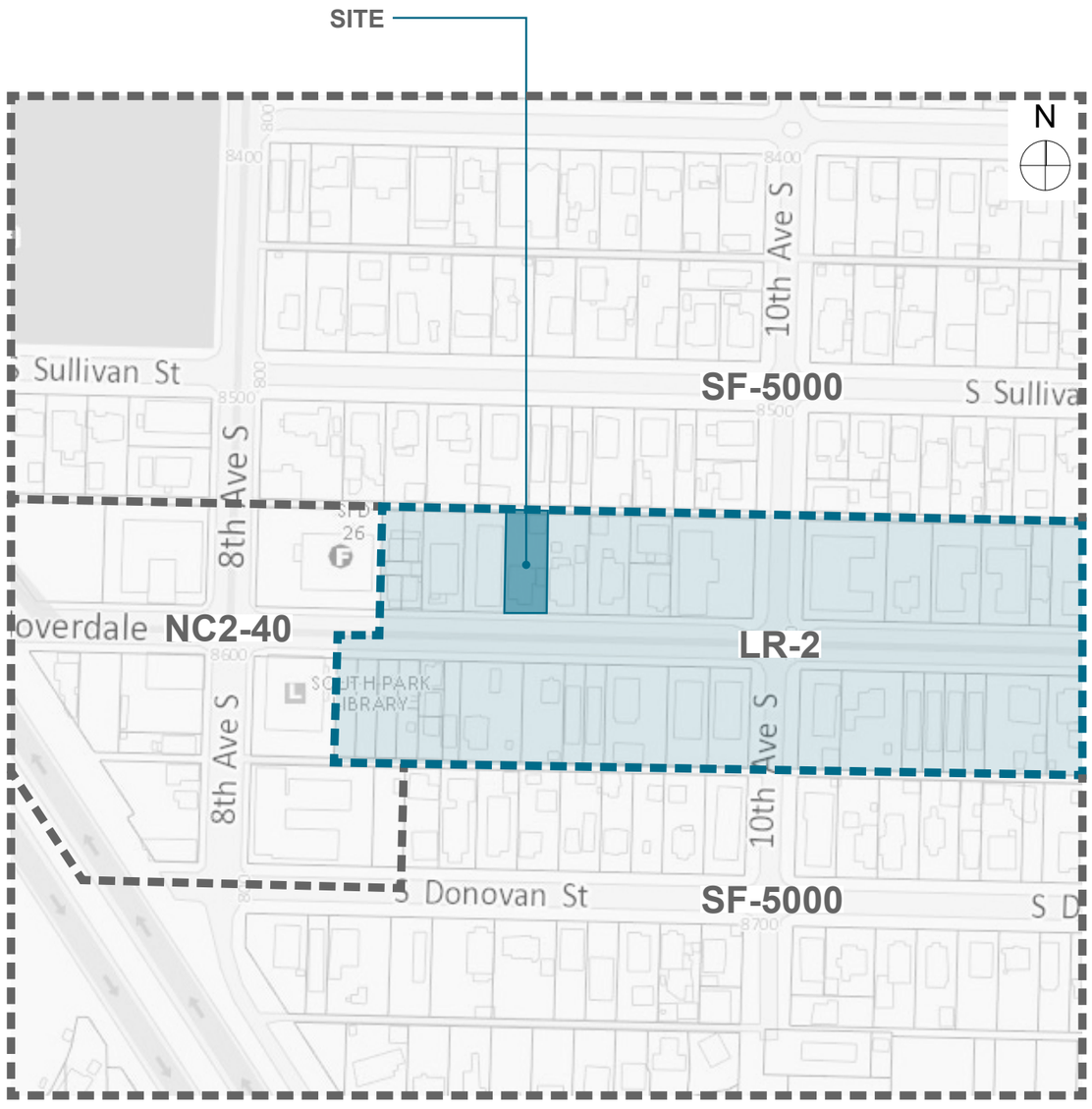
02. SITE ANALYSIS

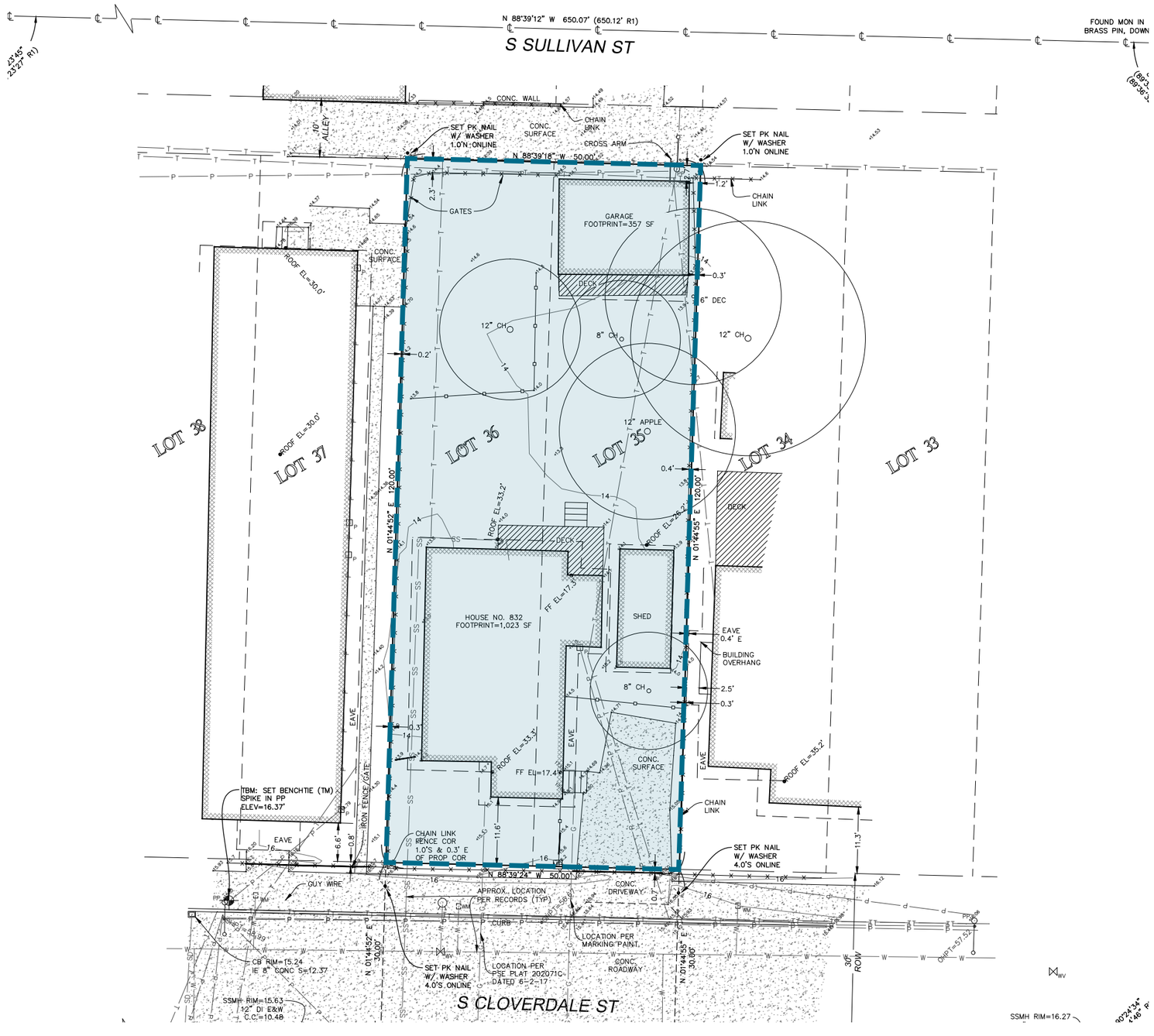
03. BUILDING DESIGN

04. DESIGN STANDARDS

05. CODE ADJUSTMENT

Lot Area:	6,000 SF
Zoning:	LR-2
ECA:	LIQUIFACTION
Commercial Use:	N/A
Residential Use:	6 TOWNHOMES
FAR:	1.2* PER TABLE A 23.45.510
	*THE HIGHER FAR LIMIT MEANS THIS PROJECT MUST MEET STANDARD OF 23.45.510.C
HEIGHT:	30' BASE HEIGHT
	4' OF ADDITIONAL HEIGHT FOR RAILINGS / PARAPETS PER 23.45.514.J2
	10' OF ADDITIONAL HEIGHT FOR STAIR PENTHOUSES PER 23.45.514.J4
SETBACKS:	FRONT: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518
	SIDES: 5' FOR FACADES < 40' PER TABLE A 23.45.518
	7' AVERAGE / 5' MINIMUM FOR FACADES > THAN 40' PER TABLE A 23.45.518
	REAR: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518
PARKING:	ONE SPOT PER DWELLING PER 23.54.015 TABLE B
PARKING ACCESS:	ACCESS IS PROVIDED BY THE ALLEY AT THE REAR OF THE SITE
BICYCLE PARKING:	1 BIKE PARKING SPACE PER 4 DWELLINGS PER 23.54.015 TABLE D.D2
AMENITY AREA:	25% OF THE LOT AREA PER 23.45.522A
	50% OF THE REQUIRED AMENITY AREA MUST BE PROVIDED AT THE GROUND LEVEL
EXCEPTIONAL TREE:	N/A
GREEN FACTOR:	A GREEN FACTOR SCORE OF 0.6 IS REQUIRED FOR THIS SITE PER 23.45.524.A2





10 0 5 10
(IN FEET)

SITE ADDRESS.
832 SOUTH CLOVERDALE STREET
SEATTLE, WA 98108

PARCEL NUMBER.
788360-4245

LEGAL DESCRIPTION.
LOT 35 AND 36 IN BLOCK 22 OF SOUTH PARK, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 87, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM:
NAVD 88 PER CITY OF SEATTLE BENCHMARK 5286 BRASS CAP STAMPED COS 5286.

LEGEND

	BUILDING	SIZE TYPE	TREE (AS NOTED)
℄	CENTERLINE ROW	W	WATER LINE
	CONCRETE SURFACE	WM	WATER METER
	RETAINING WALL	WV	WATER VALVE
	DECK		
x x x	FENCE LINE (METAL)	C.C.	CENTER CHANNEL
	FENCE LINE (WOOD)	COS	CITY OF SEATTLE
	FIRE HYDRANT	CONC	CONCRETE
G	GAS LINE	COR	CORNER
	INLET (TYPE 1)	DEC	DECIDUOUS
	NAIL AS NOTED	FF	FINISH FLOOR
MB	MAILBOX (RESIDENTIAL)	MON	MONUMENT
	MONUMENT IN CASE (FOUND)	OHP	OVERHEAD POWER
	MONUMENT (SURFACE, FOUND)	PROP	PROPERTY
P	POWER METER	(R)	RECORD DATA
P	POWER (OVERHEAD)	TBM	TEMPORARY BENCHMARK
PP	POWER POLE		
PP	POWER POLE W/ LIGHT		
SS	SEWER LINE		
	SEWER MANHOLE		
	SIGN (AS NOTED)		
	STORM MANHOLE		
SD	STORM DRAIN LINE		
T	TELEPHONE (OVERHEAD)		

BLOCK FACE STUDY. SOUTH CLOVERDALE STREET.

8TH AVE SOUTH
RIGHT-OF-WAY

01. PROJECT INFORMATION

02. SITE ANALYSIS

VIEW FROM S. CLOVERDALE. LOOKING NORTH.

03. BUILDING DESIGN

10TH AVE SOUTH
RIGHT-OF-WAY

04. DESIGN STANDARDS

05. CODE ADJUSTMENT

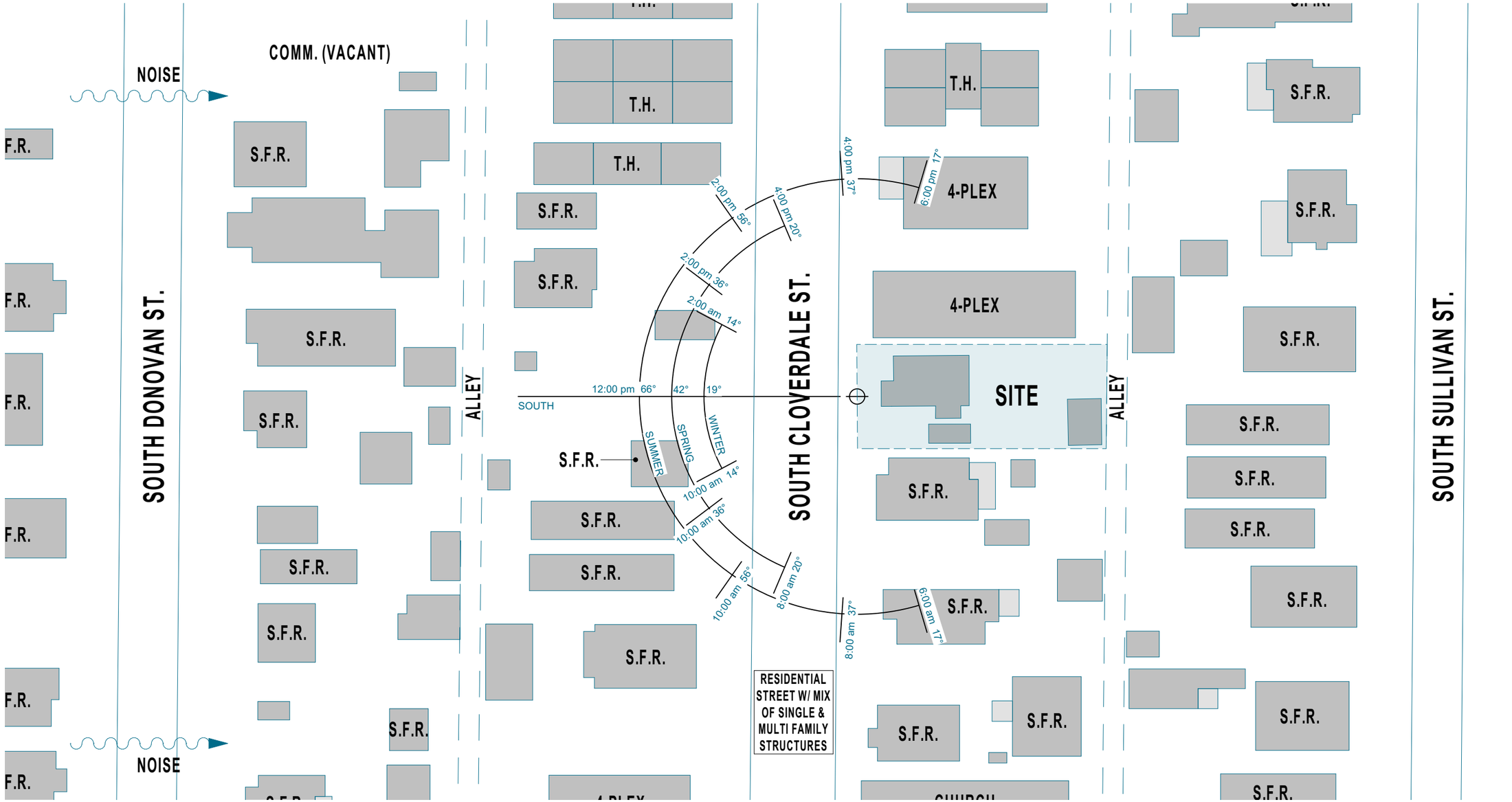
VIEW FROM S. CLOVERDALE. LOOKING SOUTH.

BLOCK FACE STUDY. SOUTH CLOVERDALE STREET.

VIEW FROM S. CLOVERDALE. LOOKING NORTH.

VIEW FROM S. CLOVERDALE. LOOKING SOUTH.

EXISTING SITE CONDITIONS. OPPORTUNITIES & CONSTRAINTS.

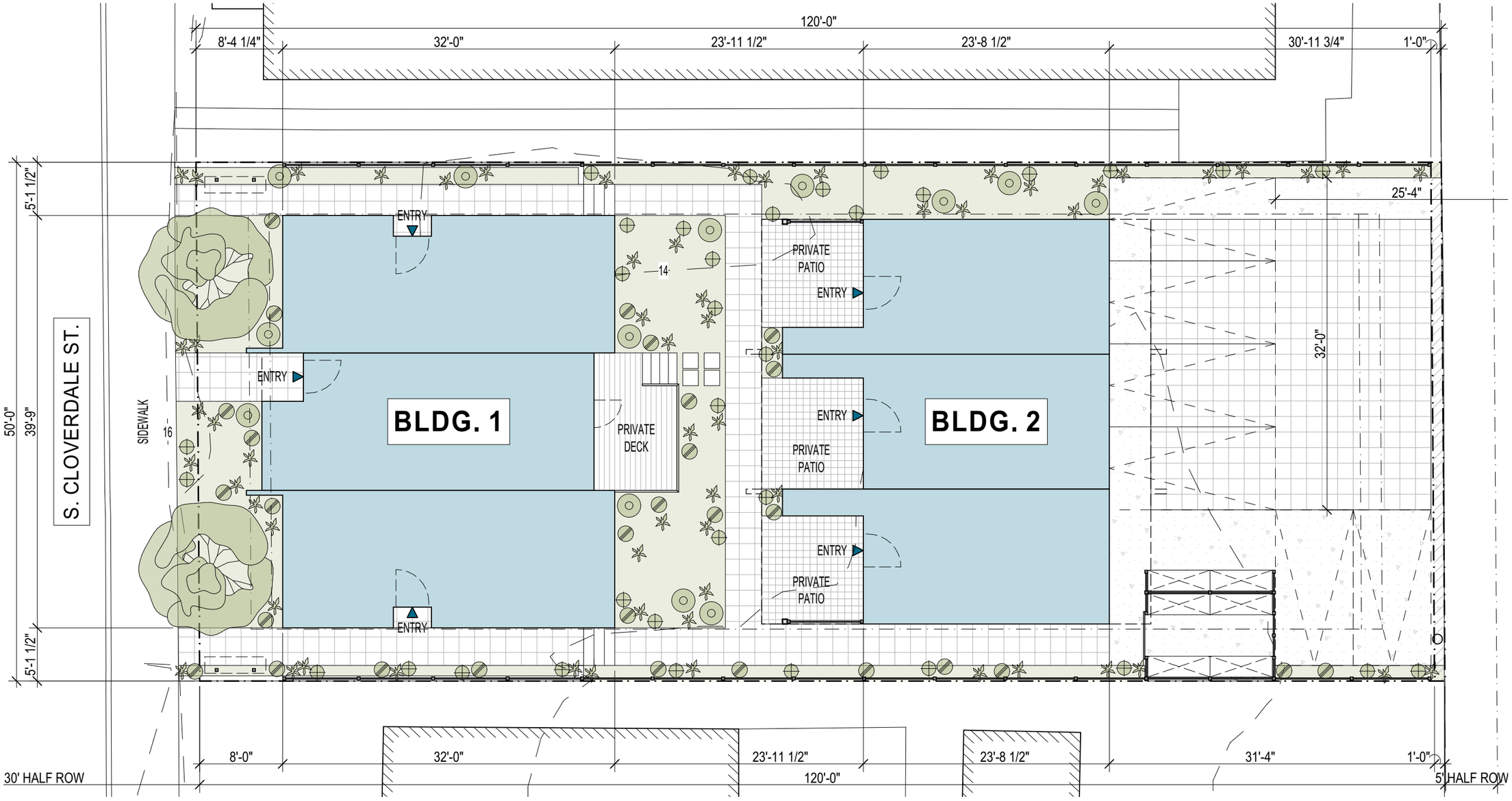


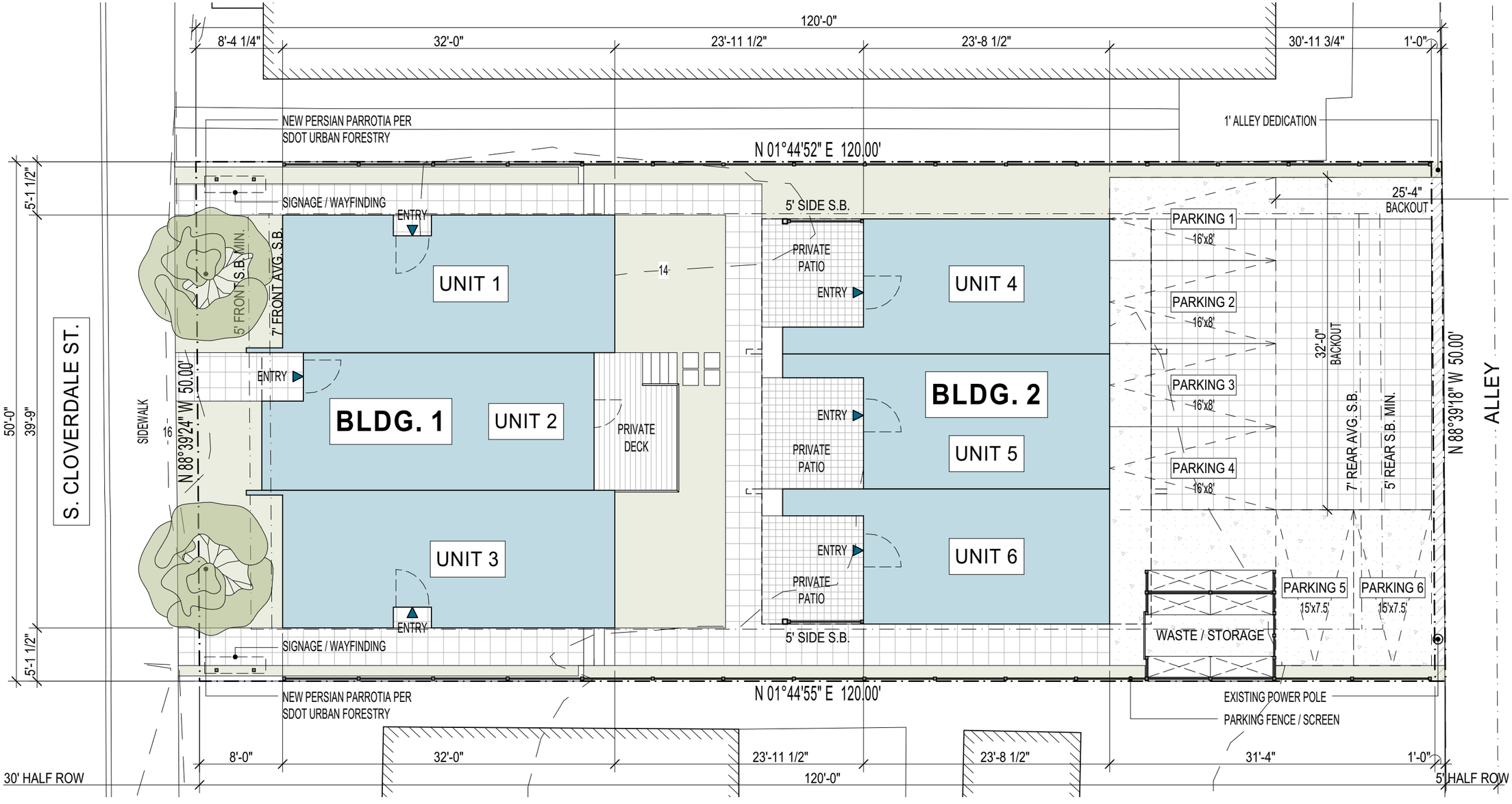
N

0 4' 8' 16'

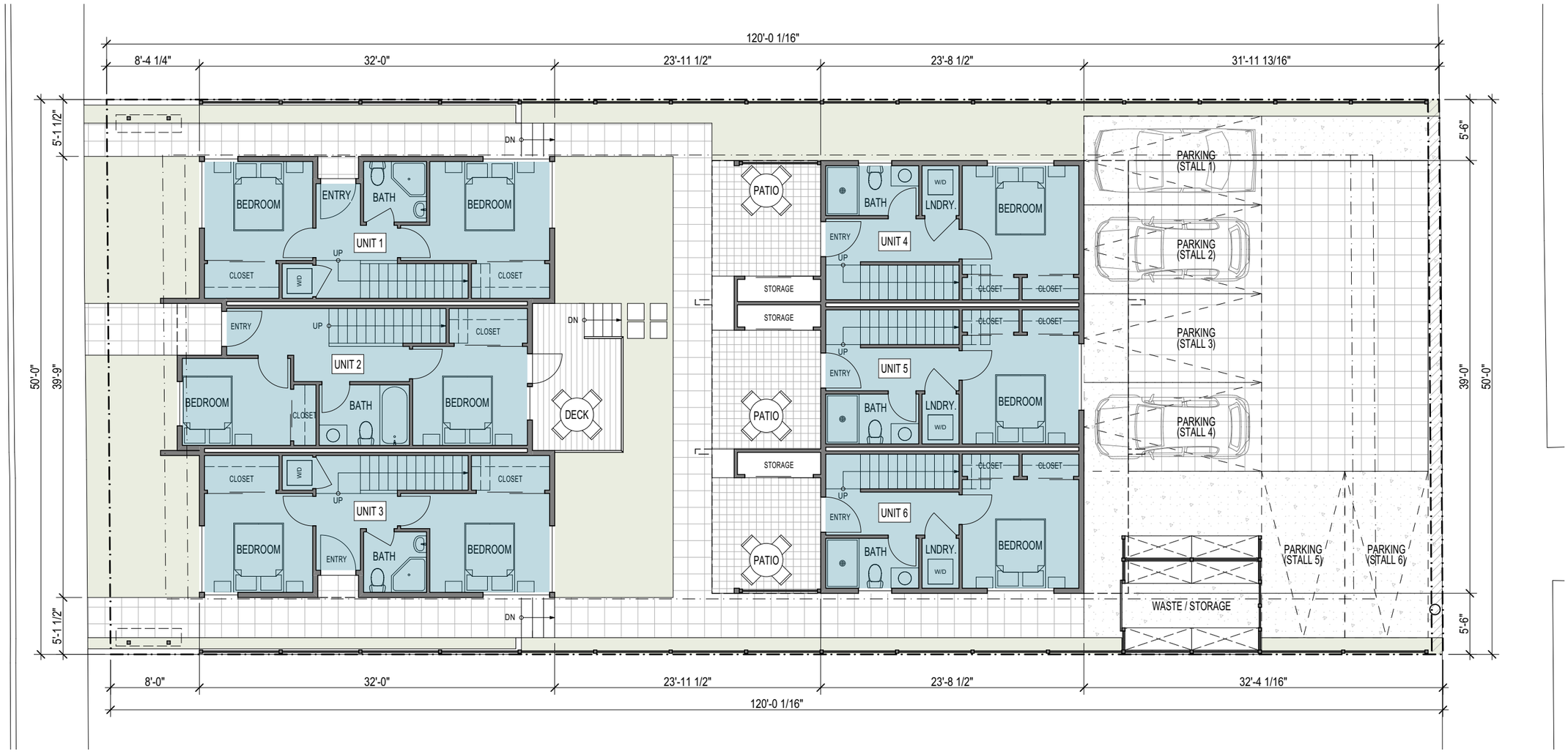
A RECESSED CAN		B&D WALL MOUNTED		C PATH LIGHT	
RAB LIGHTING: NDLED4S-50YY-S-W LED RECESSED LIGHT, 5"SQUARE APERATURE, WHITE TRIM		RAB LIGHTING: SLIM 26 (BRONZE)		KICHLER MODERN LED PATH LIGHT MODEL - P641845	

BUILDING DESIGN. LANDSCAPE PLAN.





BUILDING DESIGN. FIRST FLOOR PLAN.



AREA- UNIT #1

FLOOR 1:	374 SF
FLOOR 2:	383 SF
FLOOR 3:	383 SF
PENTHOUSE:	49 SF
TOTAL:	***1,189 SF***

AREA- UNIT #2

FLOOR 1:	365 SF
FLOOR 2:	383 SF
FLOOR 3:	383 SF
PENTHOUSE:	49 SF
TOTAL:	***1,180 SF***

AREA- UNIT #3

FLOOR 1:	374 SF
FLOOR 2:	383 SF
FLOOR 3:	383 SF
PENTHOUSE:	49 SF
TOTAL:	***1,189 SF***

AREA- UNIT #4

FLOOR 1:	275 SF
FLOOR 2:	442 SF
FLOOR 3:	442 SF
PENTHOUSE:	49 SF
TOTAL:	***1,208 SF***

AREA- UNIT #5

FLOOR 1:	275 SF
FLOOR 2:	442 SF
FLOOR 3:	442 SF
PENTHOUSE:	49 SF
TOTAL:	***1,208 SF***

AREA- UNIT #6

FLOOR 1:	275 SF
FLOOR 2:	442 SF
FLOOR 3:	442 SF
PENTHOUSE:	49 SF
TOTAL:	***1,208 SF***

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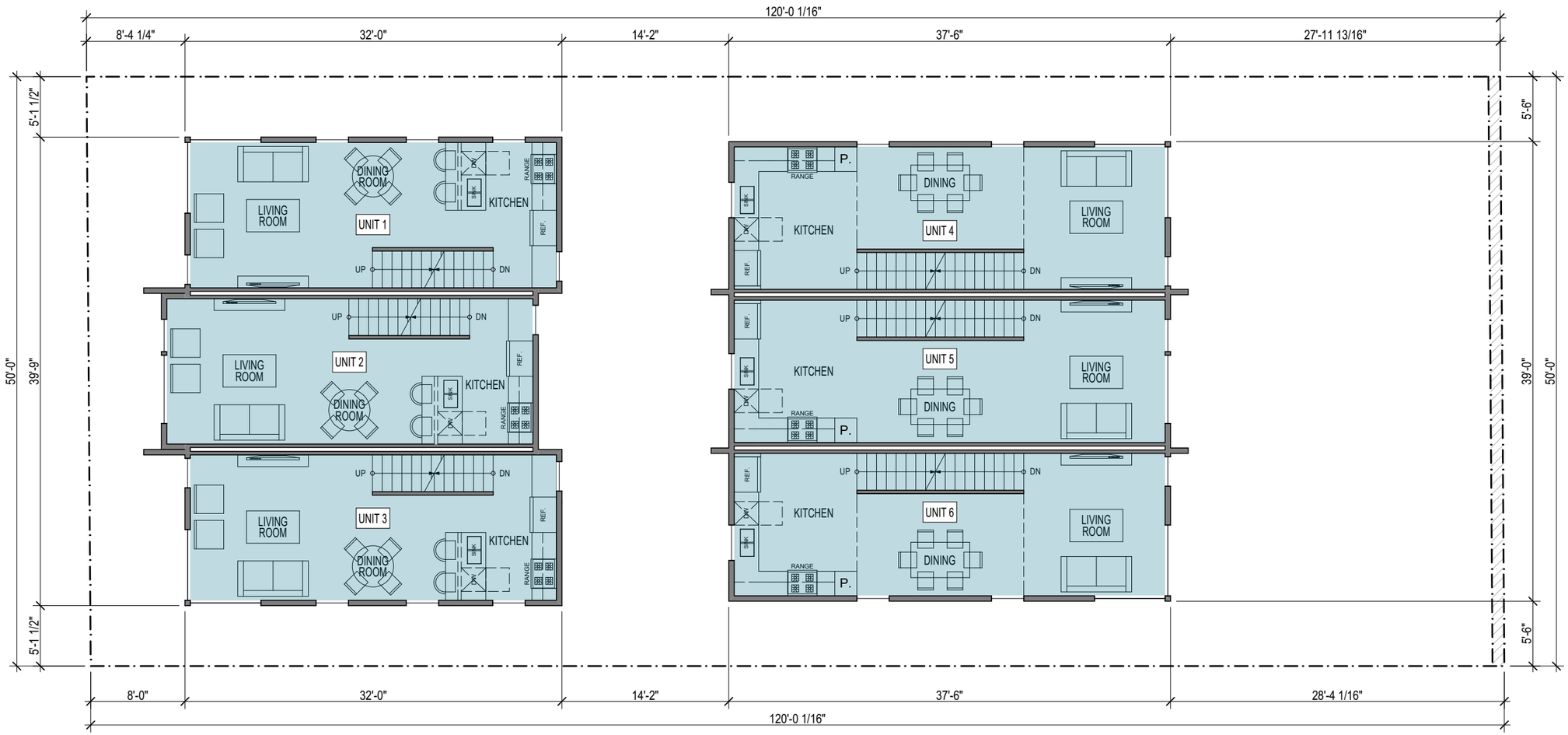
0 4' 8' 16'



BUILDING DESIGN. THIRD FLOOR PLAN.

0 4' 8' 16'

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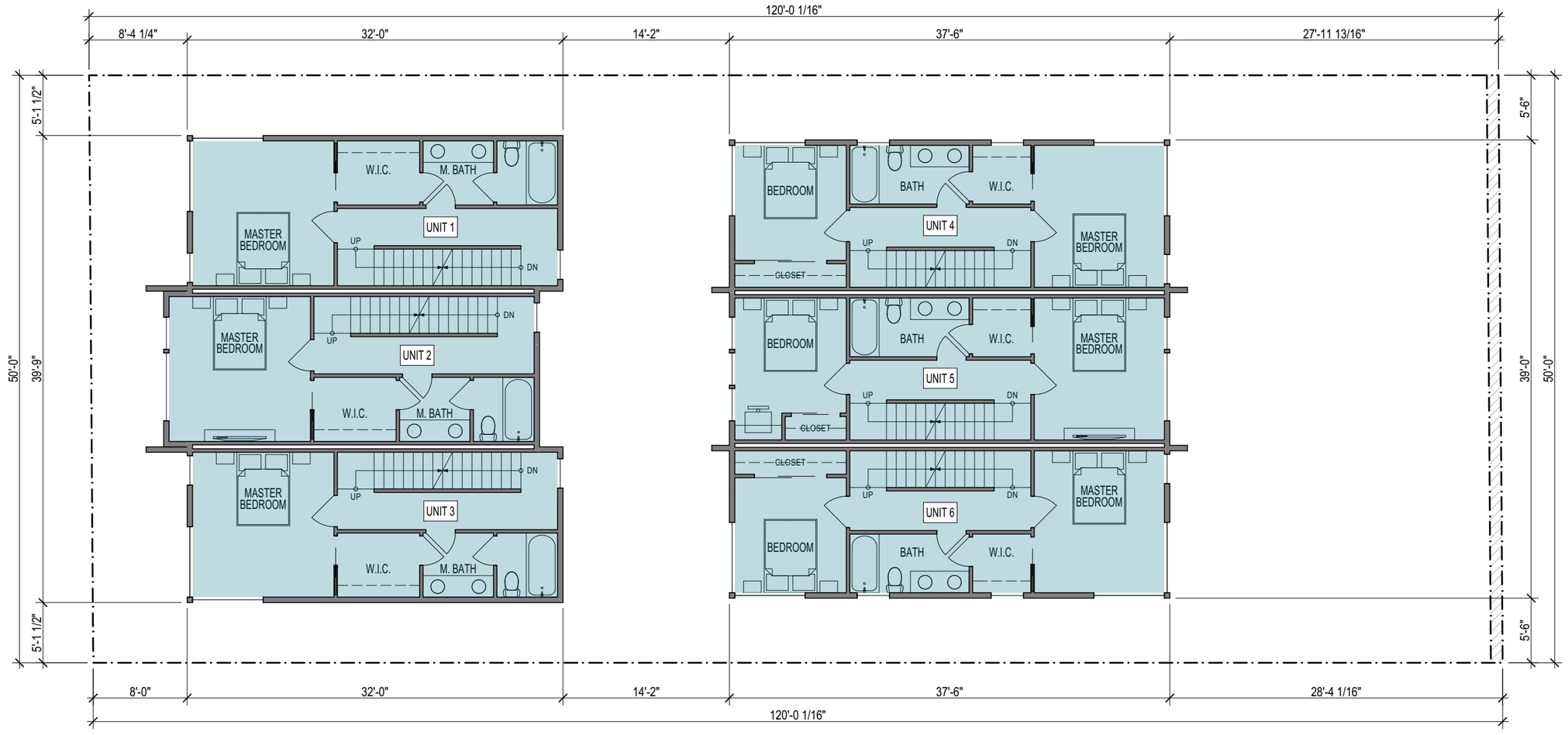

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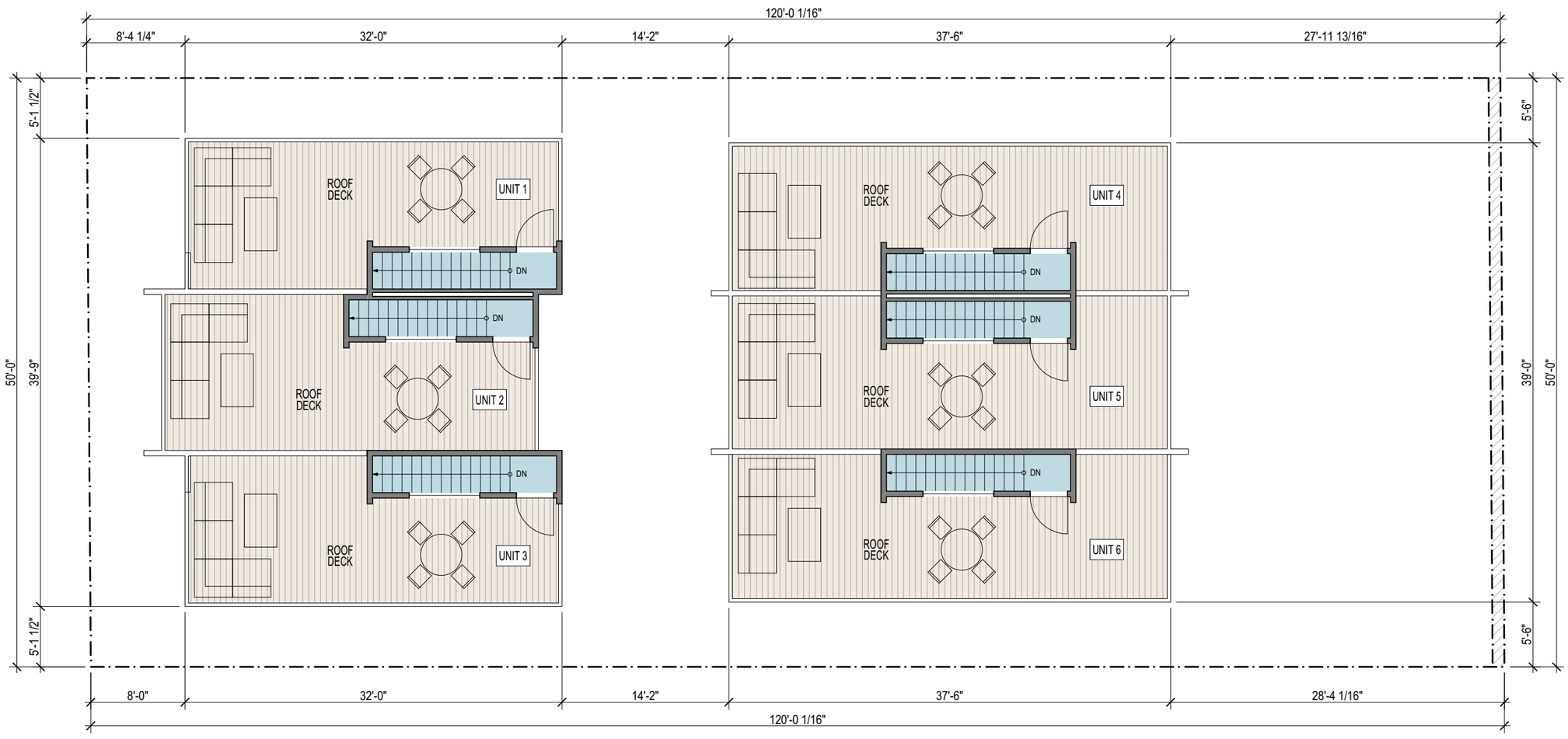
0 4' 8' 16'



BUILDING DESIGN. ELEVATIONS.

HARDIE PLANK (6" REVEAL)
COLOR: RODDA CA 201

HARDIE PANEL
COLOR: RODDA CA 142

HARDIE PANEL
COLOR: RODDA CA 207

T&G CEDAR SIDING
STAINED ACCENT

0 4' 8' 16'

BUILDING 1. SOUTH ELEVATION

BUILDING 1. NORTH ELEVATION

HARDIE PLANK (6" REVEAL)
COLOR: RODDA CA 201

HARDIE PANEL
COLOR: RODDA CA 142

HARDIE PANEL
COLOR: RODDA CA 207

T&G CEDAR SIDING
STAINED ACCENT

0 4' 8' 16'

BUILDING 2. SOUTH ELEVATION

BUILDING 2. NORTH ELEVATION

BUILDING DESIGN. ELEVATIONS.

HARDIE PLANK (6" REVEAL)
COLOR: RODDA CA 201

HARDIE PANEL
COLOR: RODDA CA 142

HARDIE PANEL
COLOR: RODDA CA 207

T&G CEDAR SIDING
STAINED ACCENT

0 4' 8' 16'

OVERALL. WEST ELEVATION

HARDIE PLANK (6" REVEAL)
COLOR: RODDA CA 201

HARDIE PANEL
COLOR: RODDA CA 142

HARDIE PANEL
COLOR: RODDA CA 207

T&G CEDAR SIDING
STAINED ACCENT

0 4' 8' 16'

OVERALL. EAST ELEVATION

BUILDING DESIGN. ALTERNATE COLOR 1.

HARDIE PLANK (6" REVEAL)
COLOR: SW 7066

HARDIE PANEL
COLOR MATCH BLACK WINDOW

HARDIE PANEL
COLOR: SW 7069

T&G CEDAR SIDING
STAINED ACCENT

0 4' 8' 16'

BUILDING 1. SOUTH ELEVATION - ALT. 1

BUILDING 1. NORTH ELEVATION - ALT. 1

BUILDING DESIGN. ALTERNATE COLOR 2.

HARDIE PLANK (6" REVEAL)
COLOR: SW 7066

HARDIE PANEL
COLOR MATCH BRONZE WINDOW

HARDIE PANEL
COLOR: SW 7069

T&G CEDAR SIDING
STAINED ACCENT

0 4' 8' 16'

BUILDING 1. SOUTH ELEVATION - ALT. 2

BUILDING 1. NORTH ELEVATION - ALT. 2

DESIGN STANDARDS. COMPLIANCE.

CS1: Natural Systems and Site Features

D. Plants and Habitat:
D.1 Onsite Features:

Two new Persia Parrotia trees will be planted on site alongside the sidewalk providing shade, vegetation and wildlife habitat. The site has several small fruiting trees on site that are not exceptional. Due to the density and parking requirements they will be removed. We will be working with a landscape designer to further develop our landscape planting strategy for the rest of the site.

CS2: Urban Pattern and Form

D. Height, Bulk and Scale:
D.3 Zone Transitions:

Our site is located along a zone transition from LR-2 on our lot to SF-5000 on the other side of the shared alley. To address this transition we have stepped the back building following the contour shift 2' lower than the front building. We have also provided a large setback of over 28' from the face of our building to the property line at the alley meaning there is 38' to the SF-5000 rear lot line. This coupled with the rear setback for the SF-5000 lot means that there will be minimal if any impacts to future development of the lot.

PL3: Street Level Interaction

A. Entries:
B. Residential Edges:

Our project is composed of six townhomes, three of which face the street, three of which gain access from a shared central courtyard. Of the street facing units only one is able to enter directly off of the street as we will have two required street trees in front of the other which help to provide a buffer between the sidewalk and residential edge. To help clearly identify access to the other five units, we are using pathways along both edges of the site that have signage and pathway lighting to lead users to covered, individually lit unit entries.
To help lessen our impact on neighboring sites we will install fences and a vegetative buffer between our internal pathways and the side property lines in order to mitigate potential visual and noise impacts. To provide further privacy we have minimized the amount of glazing directed to the east and west at neighboring properties so that we will have minimal negative privacy impacts on existing and future developments.

DC1: Project Uses and Activities

A. Arrangement of Interior Uses:
B. Vehicular Access and Circulation:

Our design looks to maximize views and connections by orienting the views between building #1 and #2 away from each other and minimize the amount of glazing on facades that face each other. By having the buildings face in opposite directions each gets much longer sight lines and increased privacy looking out across the street / alley.
By removing the existing curb cut on site to South Cloverdale Street and providing parking off of the alley we establish clear pedestrian pathways along the east and west site edges. Vehicular parking is located at the rear of the site accessed via an alley and screened from neighboring properties.

DC2: Architectural Concept

A. Massing:
C. Secondary Architectural Features:
D. Scale and Texture:

By stepping at each unit along the street facing facade we reduce the perceived scale of the overall structure. Each dwelling is vertically expressed as independent from the others. This technique, paired with secondary archi-

tectural features such as a the dual purpose horizontal and vertical shading bands not only help to shade but also increase the visual facade depth and provide privacy between units.
At the rear building we are incorporating much of the same language but in a way that will maximize the ground level courtyard space between the buildings. By cantilevering the North and South ends of the building we create private at-grade patios and landscaping for the rear units while also making room for parking and service functions such as waste storage. The use of vertical fins much like the Building 1 help to provide privacy between units and focus views away other units. All of these massing techniques not only help to break down the mass but also help to add texture and scale to buildings in zones that are in transition from smaller-scale structures.

DC3: Open Space Concept

A. Building-Open Space Relationship:
B. Open Space Uses and Activities:

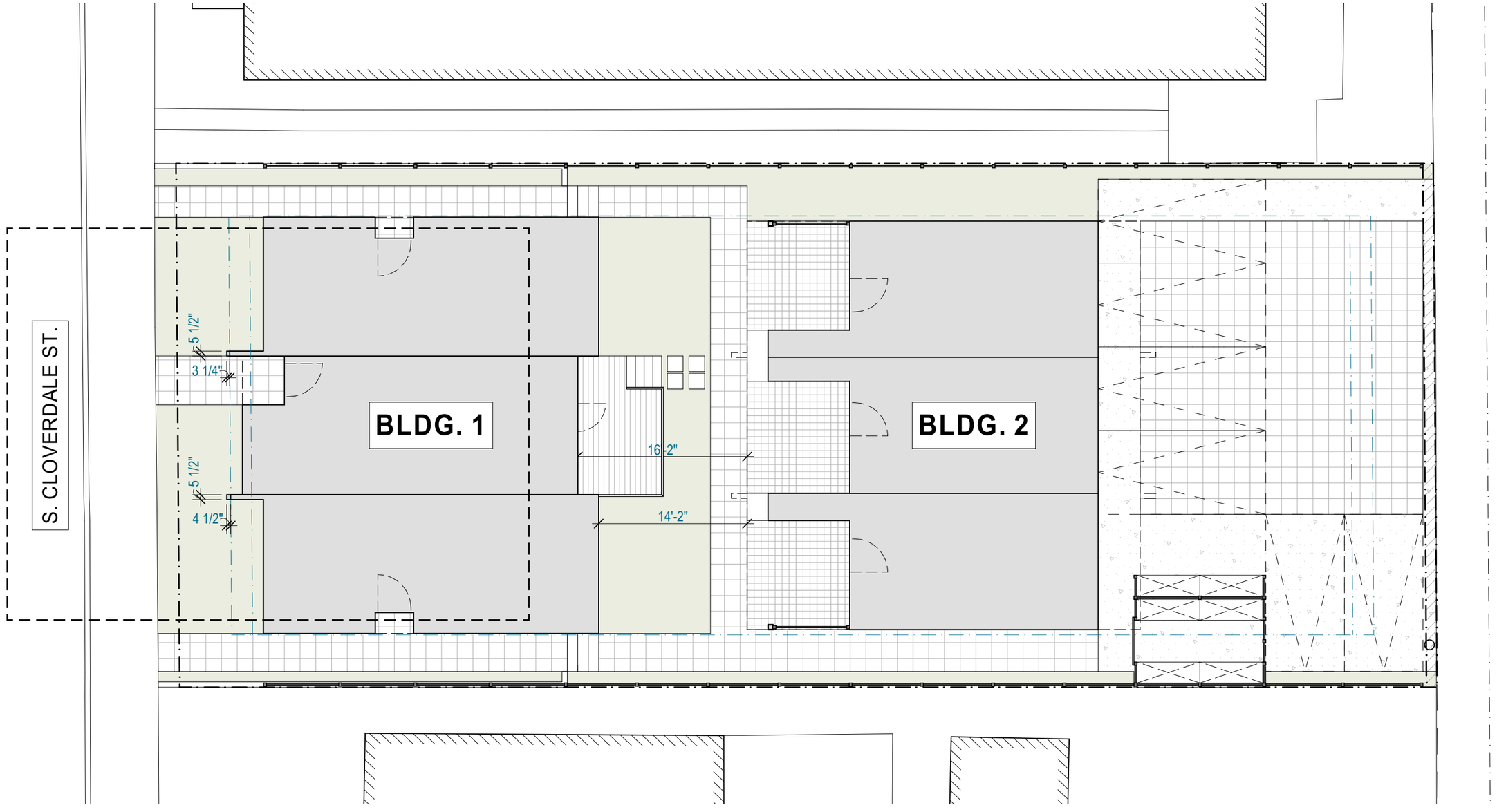
Given the fact that our project site area is very limited, we have endeavored to create a number of ground level and rooftop private spaces and a central community “flex” space. By creating diverse outdoor private amenity areas, our units can cater to different users / lifestyles. While all the units have large private roof decks, units 1 & 3 will also have private rear yards for growing vegetables or outdoor activities. Unit 2 has a raised deck and units 4-6 have covered patios. All units share a large vehicular parking area at the rear of the site which will feature 2 distinct paving types; a pervious concrete and a pervious unit paver. The small community of inhabitants will have a space to host group BBQ’s and functions where they park cars along the street and enjoy group functions in their community “flex” space.

DC4: Exterior Elements and Finishes

A. Building Materials:
B. Signage:
C. Lighting:
D. Trees, Landscape & Hardscape:

For this project it was essential that we use a variety of materials not only to provide visual interest but also to help break down the scale of the façade, reducing perceived mass and providing a more human scale. We are proposing a mixture of cementitious lap/panel siding with accent areas of stained cedar cladding. This combination will provide a good balance between visual texture and low-maintenance for the building envelope.
Signage is provided along the east and west pedestrian pathways near the sidewalk to help guide guests to their destination. Recessed exterior lighting, along with path lighting, will ensure a secure environment, and reduce glare and light pollution.
Our landscaping will be designed by a landscape professional and will be comprised of trees along the street frontage as well as a number of different native, drought tolerant species of shrubs and bushes throughout the site.
Our hardscape will be made up of pervious pavers for site circulation and a mixture of pervious pavers and pavement in the parking / “flex” space.

SDR ADJUSTMENTS. FRONT SETBACK.



N

0 4' 8' 16'

ADJUSTMENT
SETBACKS: TO REDUCE THE FRONT YARD SETBACK.
CODE CITATION
SMC 23.45.518 TABLE A: FRONT SETBACK: 5' MINIMUM
PROPOSED MODIFICATION
FRONT SETBACK: 4'-6" MINIMUM FRONT SETBACK
REASON FOR REQUEST
WE ARE PROPOSING TO SET THE BUILDING BACK MORE THAN THE REQUIRED 7' AVERAGE ALONG THE STREET FRONTAGE. HOWEVER WE HAVE 2 ARCHITECTURAL PROJECTS THAT HELP TO BREAK DOWN OUR MASSING IN RELATIONSHIP TO THE SURROUNDING BUILDINGS AND CONTEXT THAT EXTEND INTO THE MINIMUM REQUIRED 5' SETBACK. WE WOULD LIKE TO MAINTAIN OUR CURRENT RELATIONSHIP BETWEEN BUILDING 1 & BUILDING 2 TO CREATE A BETTER LIVING ENVIORNMENT FOR THE INHABITENTS OF THE UNITS. GIVEN THE MINIMAL INTRUSION INTO THE SETBACK WE BELIEVE THE BENEFITS TO THE COMMUNITITY FROM A BULK / SCALE AND LIVEABILITY FROM A USER PERSPECTIVE JUSTIFY THIS ADJUSTMENT.
DESIGN GUIDELINES CITED
CS2.D.1: HEIGHT, BULK & SCALE DC2.C.1: VISUAL DEPTH & INTEREST DC3.A.1: BUILDING-OPEN SPACE RELATIONSHIP