

STREAMLINED DESIGN REVIEW

September 20, 2017

DCI # 3028075
7011 42nd Ave S
Seattle, WA 98118

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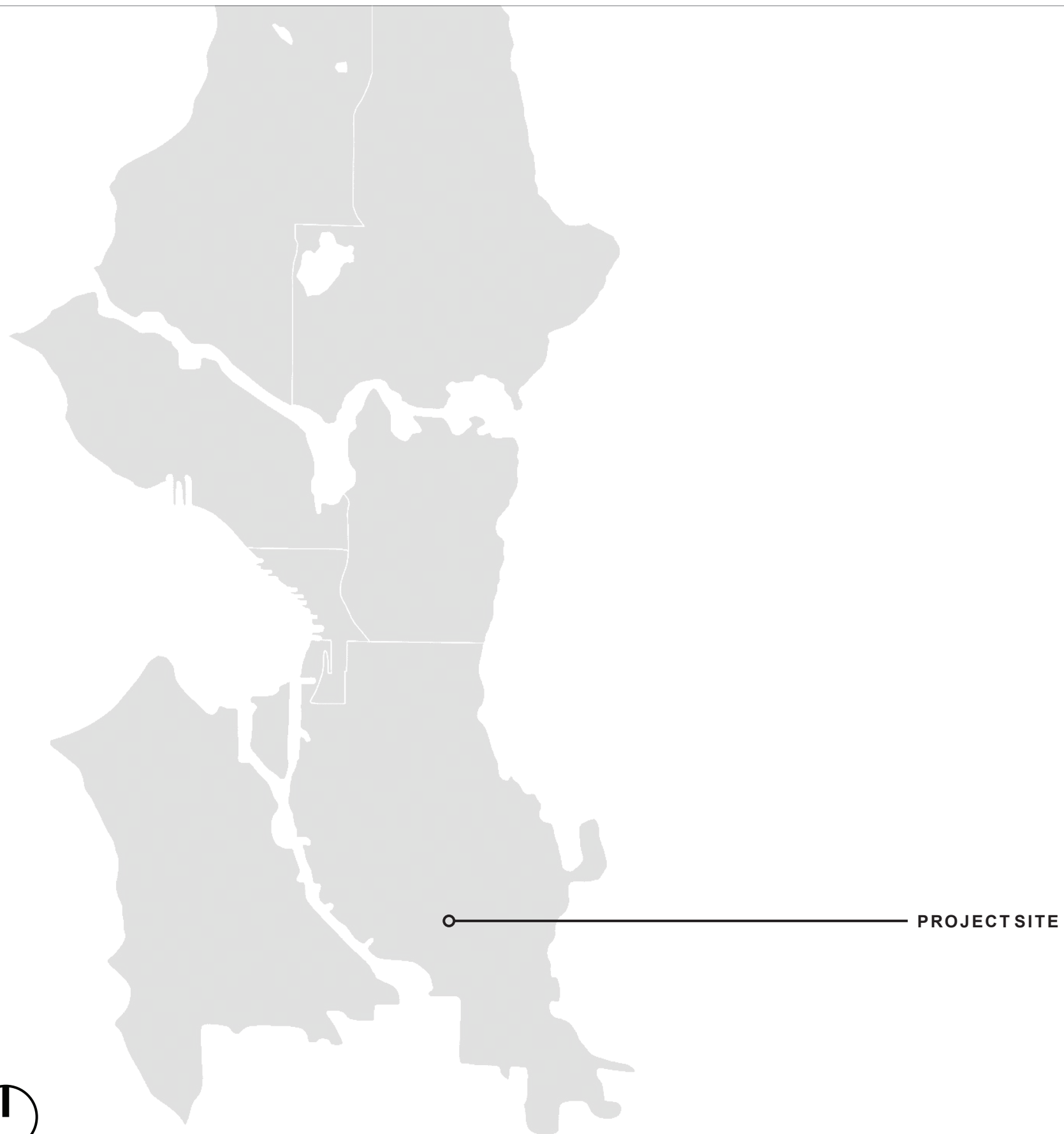
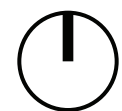
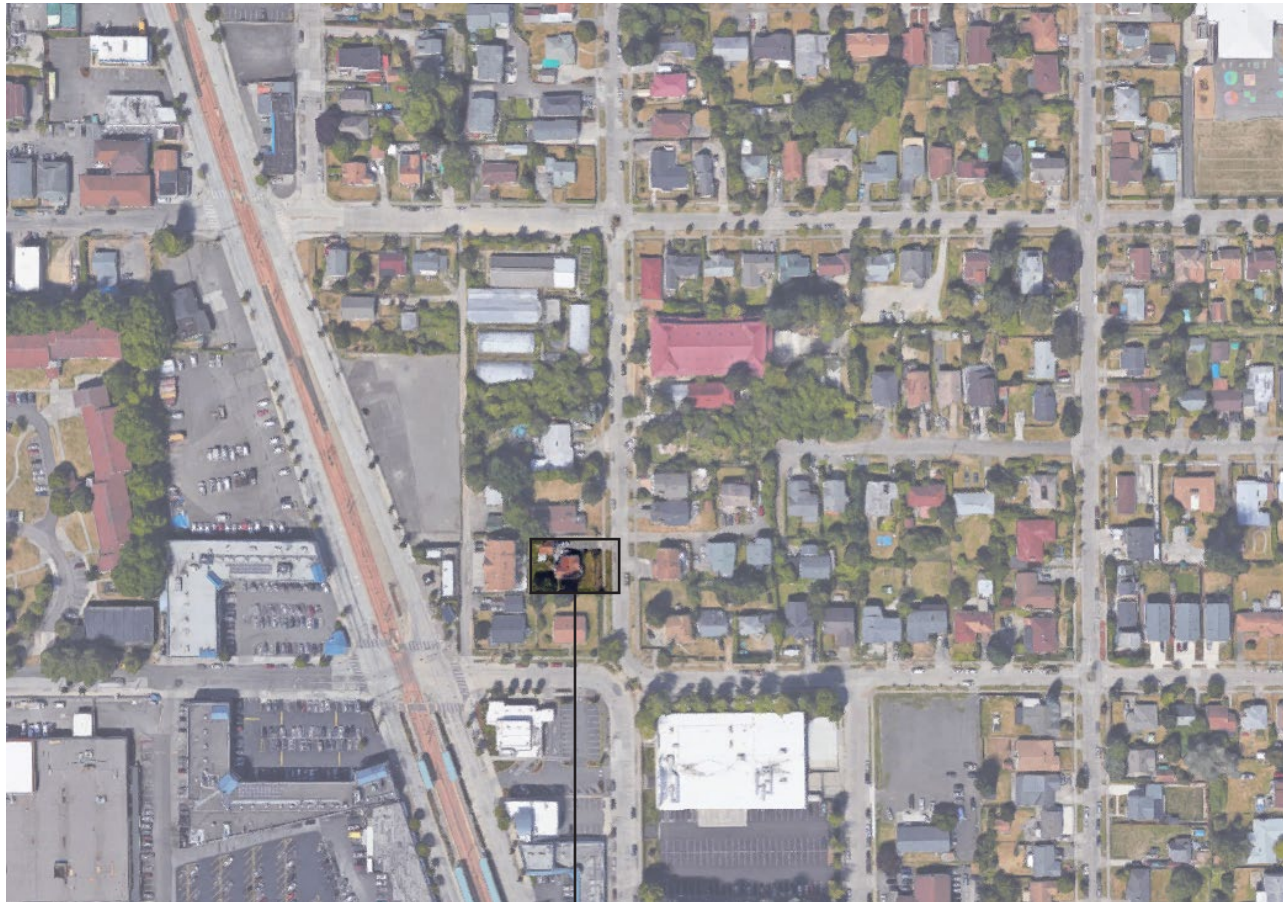


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VICINITY MAP

EXISTING SITE

The project site (APN: 3333002870) is located on 42nd Ave S between S Willow St to the north and S Myrtle St to the south. The site's current use is a single family residence, with an 8'-0" utility easement along the north side of the property. To the north is a duplex owned by Seattle's Union Gospel Mission. To the south is a single-family residence. The site is mostly flat, with a grade change of about 5'-0" at the street edge along 42nd Ave S.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 and is located in the Othello Residential Urban Village and Frequent Transit. It also lies within the station area overlay district for the Othello Light Rail Station. Lowrise zoning continues north to S Willow St and south to S Myrtle St. The zoning across the street at 42nd Ave S changes to SF 5000 and continues east. Immediately west, the zoning changes to NC3P-85, where a new multifamily project is currently under construction.

DEVELOPMENT OBJECTIVES

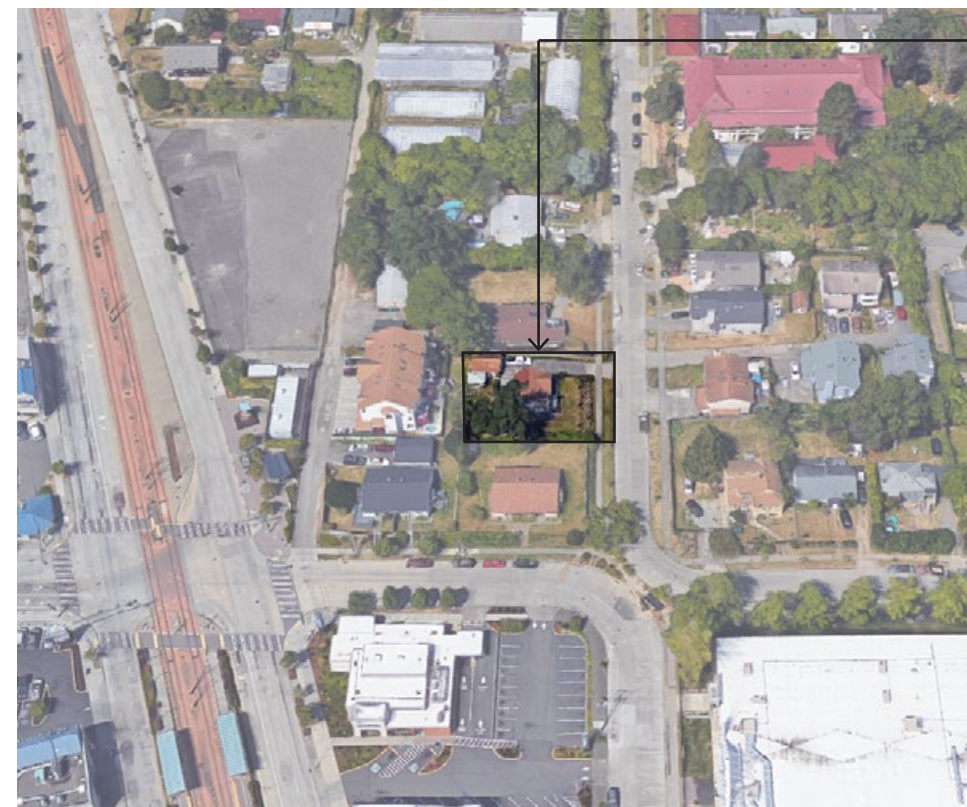
The project proposes the construction of (2) new multi-family residential buildings containing (8) total townhouse units. One single-family residence is proposed to be demolished. This project site, due to its location in a desirable neighborhood and proximity to an arterial street with commercial zoning and the Othello Light Rail Station, is prime for denser development.

Due to this site's urban village and frequent transit designations, no parking is required to be provided. As parking remains a valuable commodity, (5) enclosed garages are proposed with access from 42nd Ave S to the west.

NEIGHBORHOOD DEVELOPMENT

This project sits at the west side of the Othello neighborhood, just a few blocks from the Othello Light Rail Station, and one block from the commercial corridor along M L King Jr Way S. The Othello neighborhood has a strong residential history, with a number of new residential and commercial projects that have been constructed in recent years. In addition to the light rail station, there are number of great amenities in the area, such as New Holly Community Garden, the Othello Playground. Several grocery stores, restaurants, banks, schools, and cultural centers.

The Othello Neighborhood is emerging into a vibrant new commercial and residential community. Like many Seattle neighborhoods, Othello is benefits from the natural beauty of the Puget Sound Region. This project seeks to capture a Northwest contemporary residential aesthetic, utilizing a shed roof form, lap siding, shingle siding, and cedar, to embrace the existing traditional vernacular, while looking toward the future of this neighborhood.



SITE LOCATION

7011 42nd Ave S
Seattle, WA 98118

ZONING SUMMARY

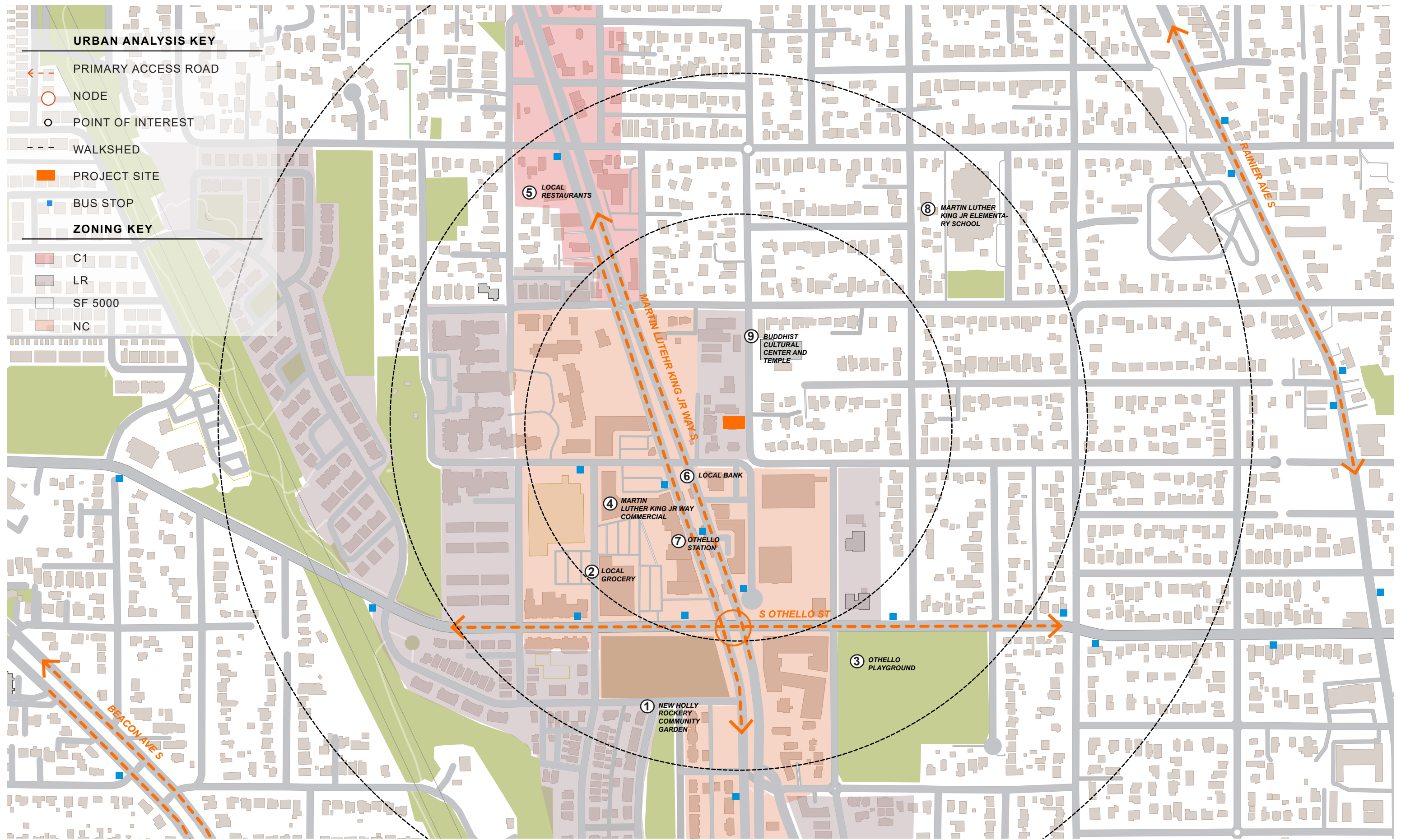
Zone: LR-2
Overlay: Othello (Residential Urban Village)
Station Area Overlay District
Frequent Transit
ECA: None

PROJECT PROGRAM

Site Area: 8,996 SF
Number of Residential Units: 8
Number of Parking Stalls: 5
Approx. FAR (Total): 10,760 SF (10,795.2 SF Allowable)
FAR Per Unit:
Units 1-2: 1,528 SF
Units 3-4, 8: 1,073 SF
Units 5-7: 1,496 SF

REQUESTED ADJUSTMENTS

None





1 NEW HOLLY ROCKERY COMMUNITY GARDEN



2 LOCAL GROCERY



3 OTHELLO PLAYGROUND



4 MARTIN LUTHER KING JR WAY COMMERCIAL



5 LOCAL RESTAURANTS



6 LOCAL BANK



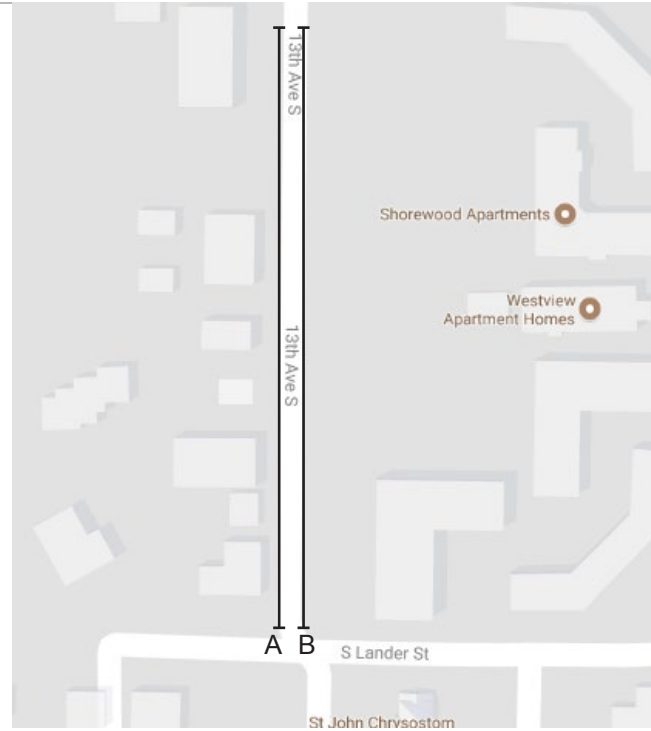
7 OTHELLO STATION



8 MARTIN LUTHER KING JR ELEMENTARY SCHOOL



9 BUDDHIST CULTURAL CENTER AND TEMPLE



SITE

STREET LOOKING WEST (A)



OPPOSITE SITE

STREET LOOKING EAST (B)

EXISTING SITE CONDITIONS

The project site is located on 42nd Ave S between S Willow St to the north and S Myrtle St to the south. The current use of the site is single-family residential, with one existing house and one existing detached garage. There is an 8'-0" wide utility easement along the north property line that serves the townhouse structure to the west. The site measures roughly 85'-6" wide by 105'-3" deep. To the north is a duplex owned by Seattle's Union Gospel Mission. To the south is a single-family residence. The site is mostly flat, with a grade change of about 5'-0" at the street edge along 42nd Ave S.

There are two existing non-exceptional trees on this parcel and no significant street trees in the right-of-way. Landscaping in the right-of-way will be included as part of the proposed project.

LEGAL DESCRIPTION

LOT B OF SHORT PLAT NO. 9705852, AS PER PLAT RECORDED FEBRUARY 12, 1998 UNDER 9802129002, RECORDS OF KING COUNTY AUDITOR; BEING A PORTION OF LOT 6, BLOCK 15 OF HILLMAN CITY ADDITION DIVISION NO. 6.

ARBORIST REPORT

There are two (2) significant trees located on the property that are both Non-Exceptional. There are two (2) encroaching significant trees located on adjacent private properties that are all Non-Exceptional. There are no (0) significant R.O.W. trees.

Subject Property Significant Trees

Tree #1: 14.6" DBH (5 stems of 10.1", 6.9", 3.5", 4.6", and 5.5" DBH attached at 1-4 ft. height) Common Plum tree, *Prunus domestica*, Good/ Fair condition, 15 ft. dripline radius, Non Exceptional tree (no diameter given in Trees of Seattle, 2nd edition by Arthur Lee Jacobson or Champion Trees of Washington State by Robert Van Pelt, so Threshold Diameter = 30")

Note: The 10.1" diameter measurement was taken at a height of 3.5 ft., the narrowest diameter beneath swelling from branch attachment at 4.5 ft. height.

Tree #2: 12.0" DBH (5 stems of 8.1", 3.7", 3.7", 2.2", and 6.8" DBH attached at 2-4 ft. height) Common Pear tree, *Pyrus communis*, Good/ Fair condition, 12 ft. dripline radius, Non-Exceptional Tree (Largest Common Pear tree in Trees of Seattle, 2nd edition by Arthur Lee Jacobson is 9'6" circumference = 36.3" diameter; 75% = 27.2" Threshold diameter)

Note: The 8.1" diameter measurement was taken at a height of 4 ft., the narrowest diameter beneath swelling from branch attachment at 4.5 ft. height.

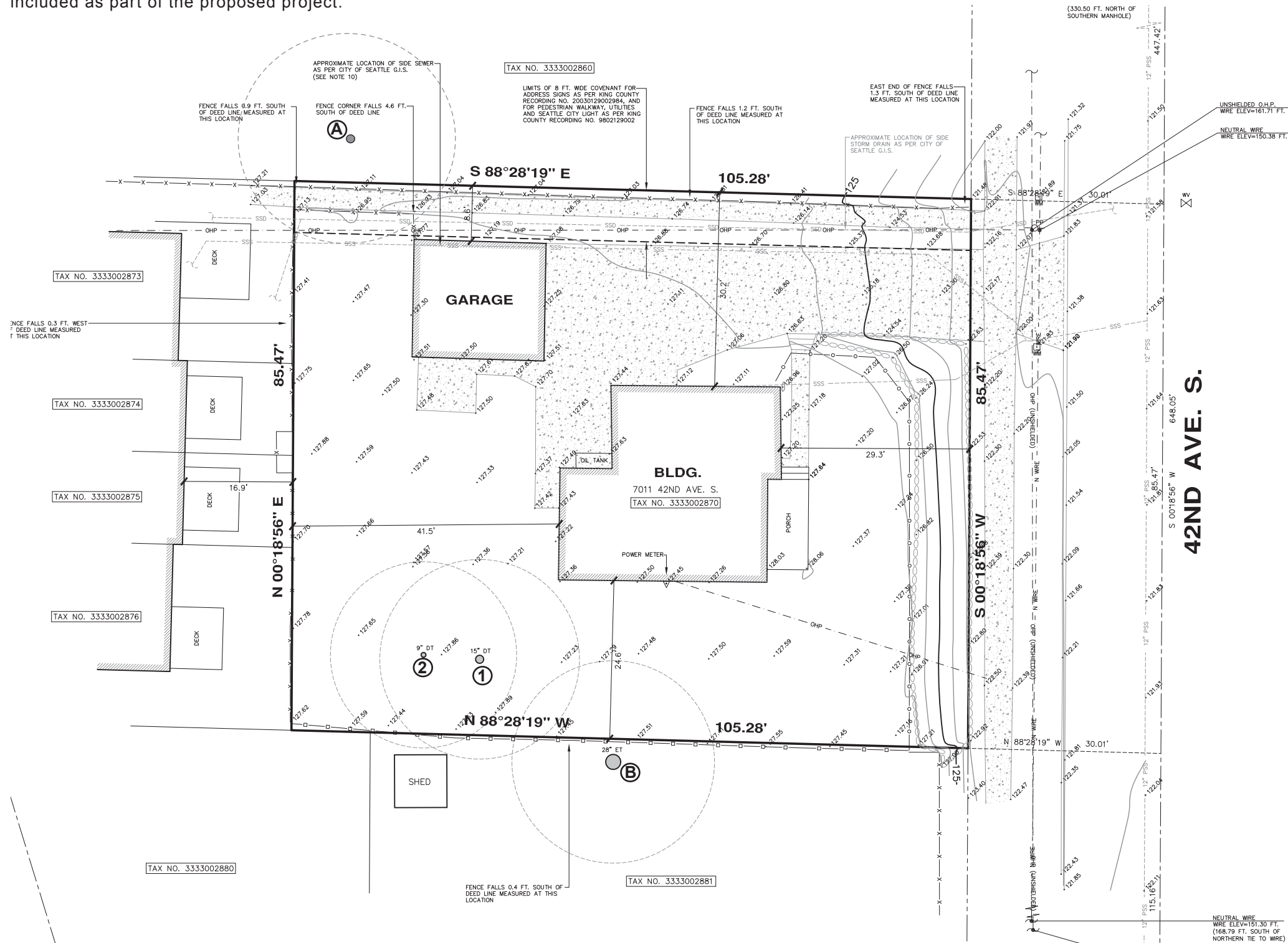
Encroaching Significant Adjacent Property Trees

Tree #A: Approx. 19" DBH (2 stems of approx. 13" and 14" attached at 2 ft. height) Black Walnut tree, *Juglans nigra*, Good/ Fair condition, Non-Exceptional tree (Largest Black Walnut tree in Trees of Seattle, 2nd edition by Arthur Lee Jacobson is 13' 1 1/4" circumference = 50.1" diameter; 75% = 37.6" so 30" = Threshold diameter)

Note: Tree #A's DBH was a close approximation in order to avoid trespass.

Tree #B: 28.0" DBH Douglas Fir tree, *Pseudotsuga menziesii*, Good condition, 19 ft. drip line radius, Non-Exceptional tree (Threshold diameter 30", Seattle DPD Director's Rule 16-2008, Table 1)

Note: The 28.0" DBH was an average of the widest and narrowest tree diameters at 4.5 ft. height, using a Hagloff Mantax 36" Tree Measurement Calipers. The major axis was measured at 28.2" diameter and the minor axis was measured at 27.8" diameter, averaging 28.0" DBH.

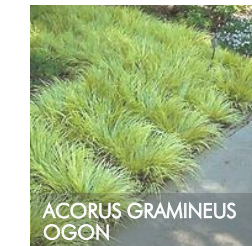




SITE PLANNING + LANDSCAPE APPROACH

The eight (8) proposed units will be arranged in clusters of four, one building situated at the east side of the site and one at the west. A common walkway at the north property line will be bordered by robust landscaping, with seating centered on the woonerf. An additional pathway runs parallel to the south property line and is connected to the northern walkway through the autocourt by way of the woonerf. Material changes, landscaping, permanent seating, and lighting, will activate the space and provide a place for both vehicular and pedestrian activities.

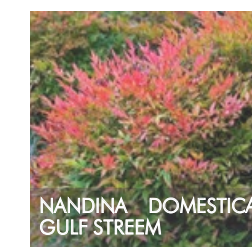
Entrances to units 1-4 are located directly off of 42nd Ave S, with steps leading up to individual units. Entrances to units 5-8 will be accessed through pedestrian walkways on the north and south side of the site and connect directly from the woonerf.



ACORUS GRAMINEUS OGN



CAREX EVERCOLOR EVERIL



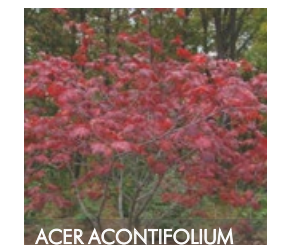
NANDINA DOMESTICA GULF STREAM



SEDUM ANGELINA



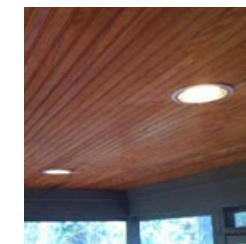
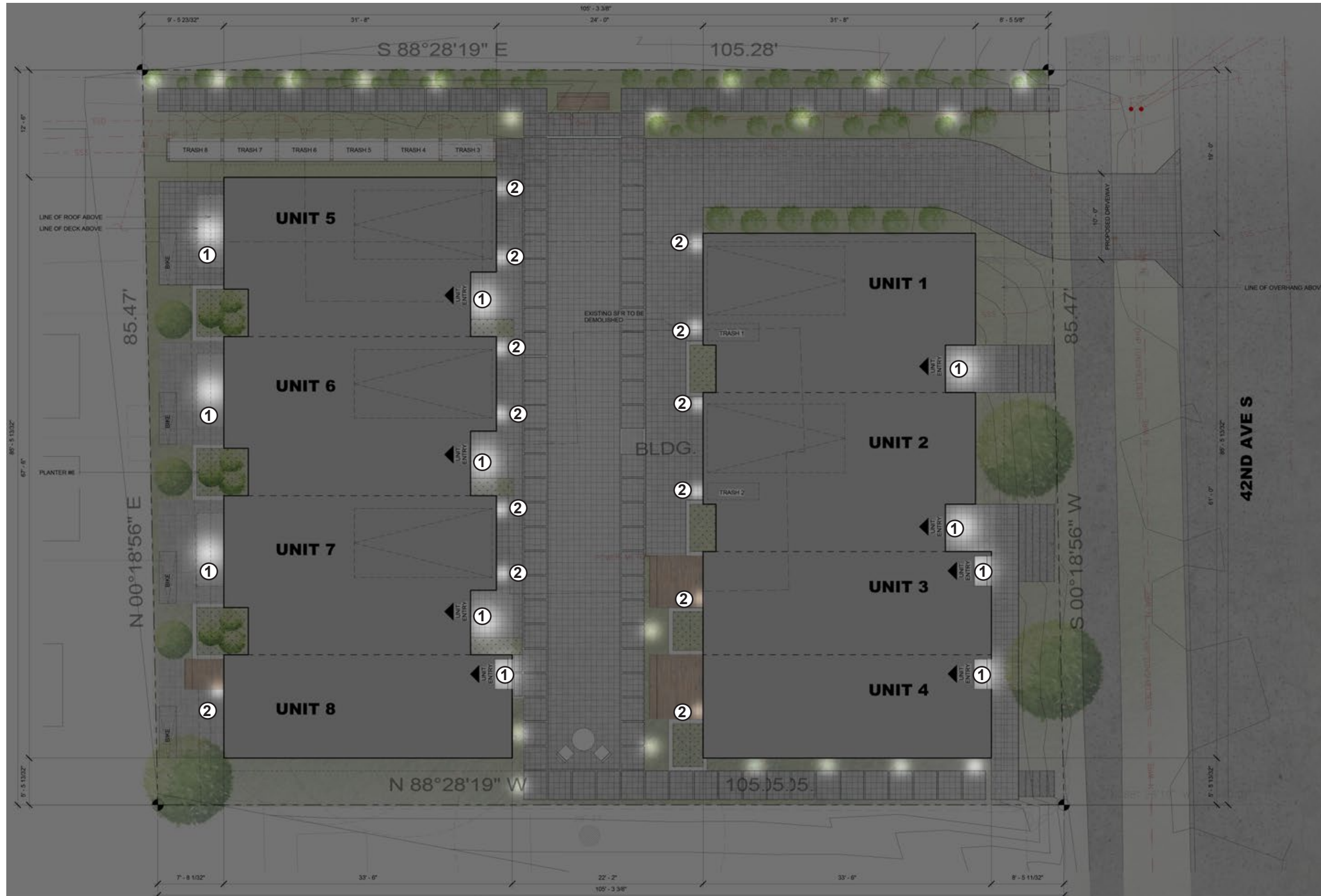
KARL FORESTER GRASS



ACER ACONTIFOLIUM

PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians and vehicles, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common walkways, and adjacent to the parking area. Soffited lighting will be provided in the awnings at each unit entry. All exterior lighting will be directed away from neighboring buildings.

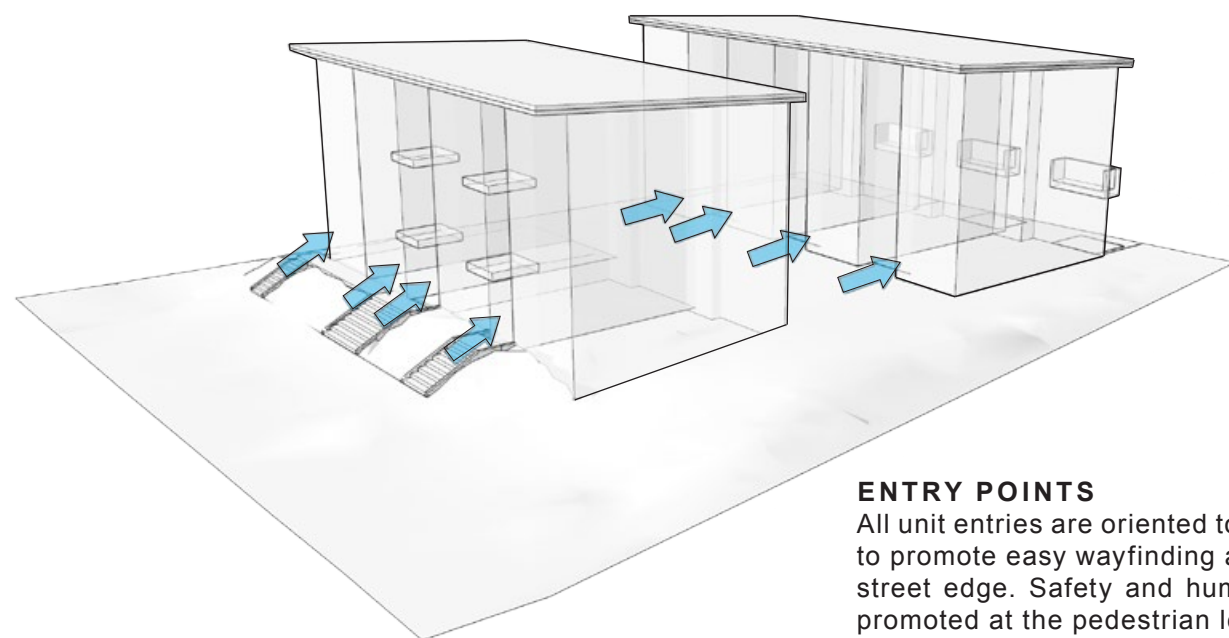


① RECESSED CAN LIGHTS (SOFFIT)

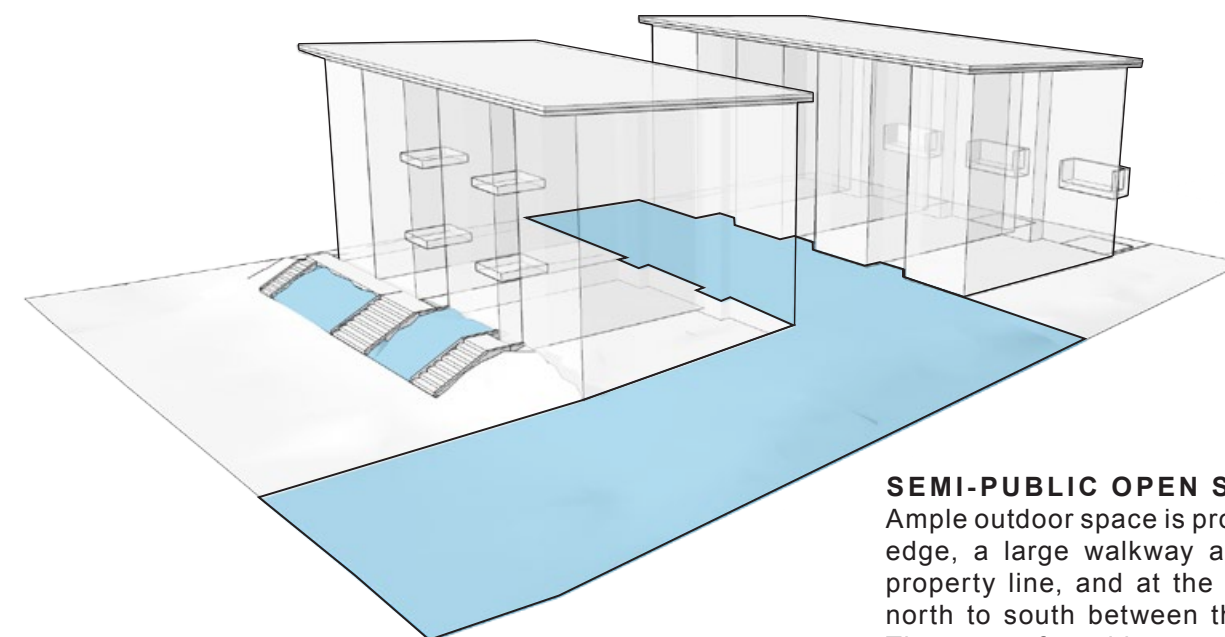


② EXTERIOR SCNCES

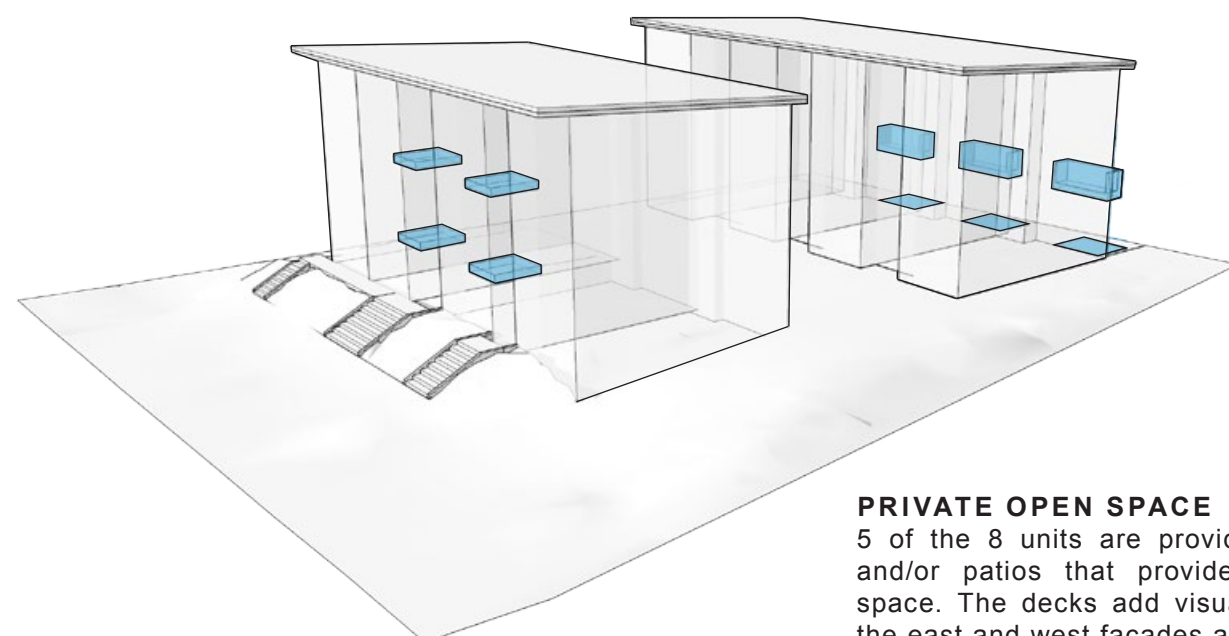
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS2. Urban Pattern and Form	Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.	C. Relationship to the Block D. Height, Bulk, and Scale	I. Streetscape Compatibility II. Respect for Adjacent Sites IV. Height, Bulk and Scale Compatibility	<p>A heavily landscaped front setback with minor grade change creates a relationship to the street, while maintaining privacy for the interior functions.</p> <p>Enclosed parking, and locating the solid waste storage and utilities at the rear of the site allows for a densely landscaped buffer between the SF 5000 zone and a generous setback.</p> <p>Dividing the project into two smaller buildings and providing setbacks that exceed the requirement, reduce the perceived height, bulk, and scale.</p>
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	A. Accessibility B. Safety and Security C. Weather Protection D. Wayfinding	I. Personal Safety and Security	<p>Maintaining the existing 5' elevation gain from the sidewalk to the street distinguishes a semi-private zone from public and provides defensible space.</p> <p>Lighting at all overhangs, walkways, and dark corners to discourage unwanted activity and enhance natural surveillance opportunities.</p> <p>Overhangs at unit entries provide a sheltered space for residents and guests.</p> <p>Signage and lighting are provided to assist with way finding and reduce wandering or loitering.</p>
PL3. Street-Level Interaction	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	A. Entries C. Residential Edges	I. Human Activity I. Pedestrian Open Spaces and Entrances II. Transition Between Residence and Street	<p>Recessed unit entries and front stoops promote street-level interaction.</p> <p>Heavily landscaped areas at the front, middle, rear, and sides of the site encourage the use of outdoor spaces and provide a soft transition from the site to the sidewalk.</p>
DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Exterior Elements and Finishes B. Signage C. Lighting D. Trees, Landscape and Hardscape Materials	I. Exterior Finish Materials	<p>The proposed exterior finishes and materials are traditional in nature, but applied in a contemporary manner. Painted lap siding with shingle accents are contrasted by the use of cedar at overhangs.</p> <p>Address signage to be provided at all unit entries, with pedestrian scale pavers and landscaping leading residents from the right of way to the unit entries.</p> <p>Lighting to be provided along all walkways and unit entries to distinguish areas for pedestrian activity and increase safety.</p>



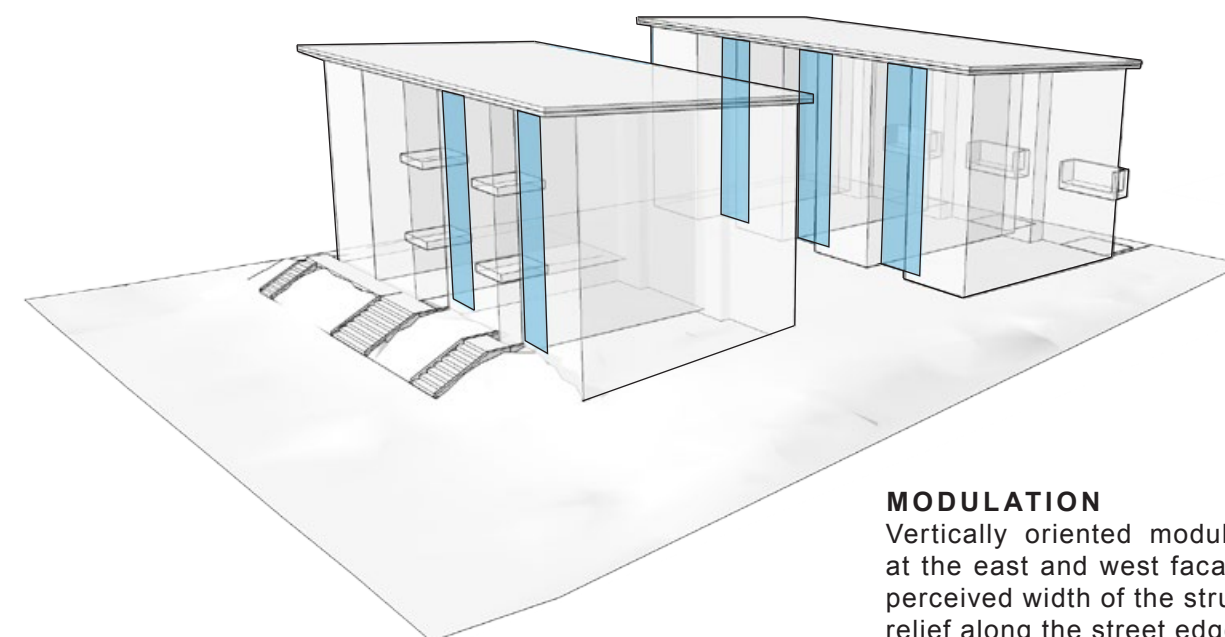
ENTRY POINTS
 All unit entries are oriented toward the street to promote easy wayfinding and activate the street edge. Safety and human activity are promoted at the pedestrian level by creating shared walkways in wider, open areas.



SEMI-PUBLIC OPEN SPACE
 Ample outdoor space is provided at the street edge, a large walkway along the northern property line, and at the woonerf that runs north to south between the two structures. The woonerf provides an opportunity to utilize the space between the two structures as a usable ground-level amenity. In addition, the woonerf provides vehicular circulation and connects the pedestrian walkways along the north and south side of the site.



PRIVATE OPEN SPACE
 5 of the 8 units are provided with decks and/or patios that provide private open space. The decks add visual interest to the east and west facades and enhance the modulation at the street edge.



MODULATION
 Vertically oriented modulation is provided at the east and west facades to reduce the perceived width of the structure and provide relief along the street edge.



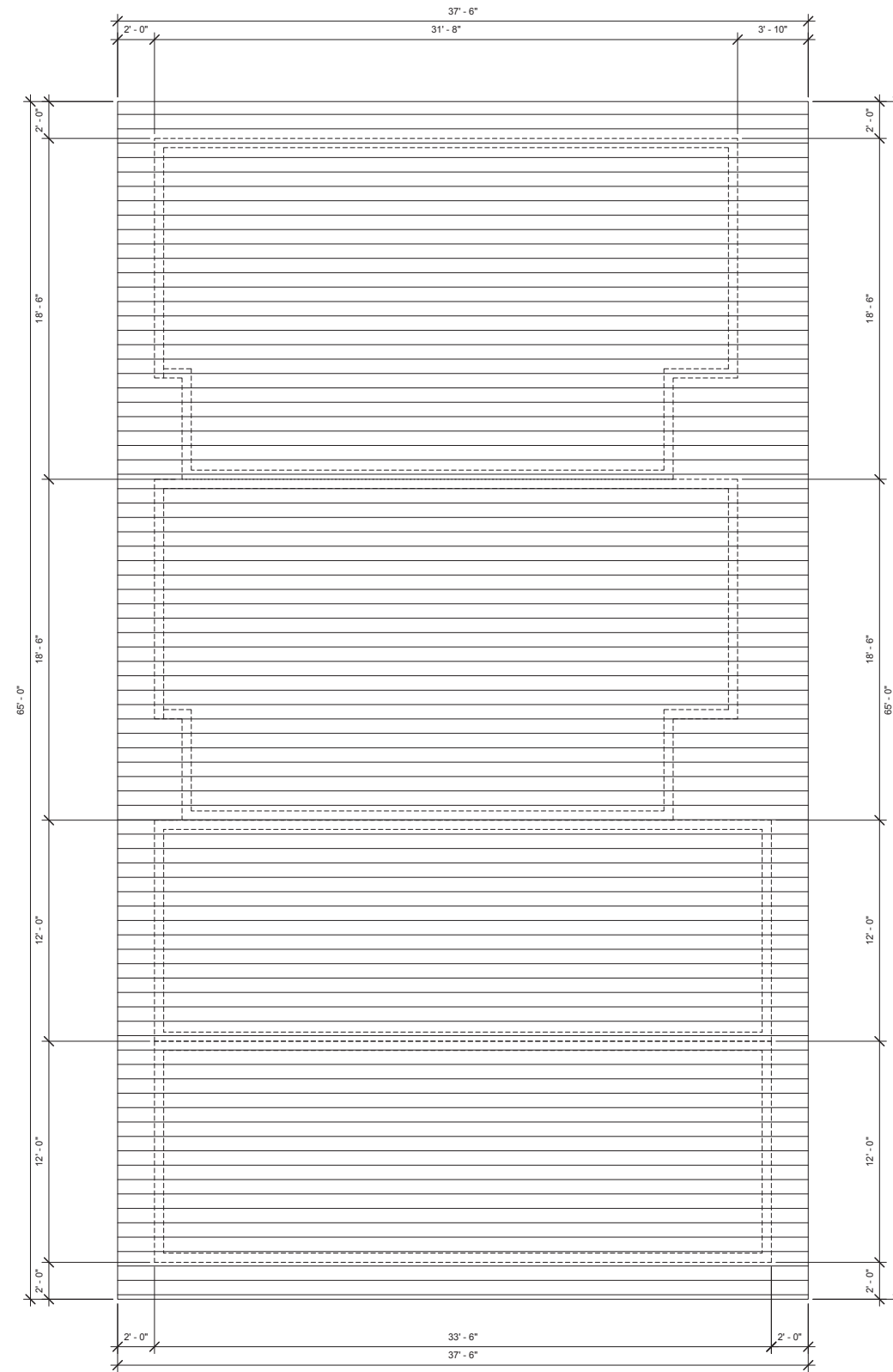
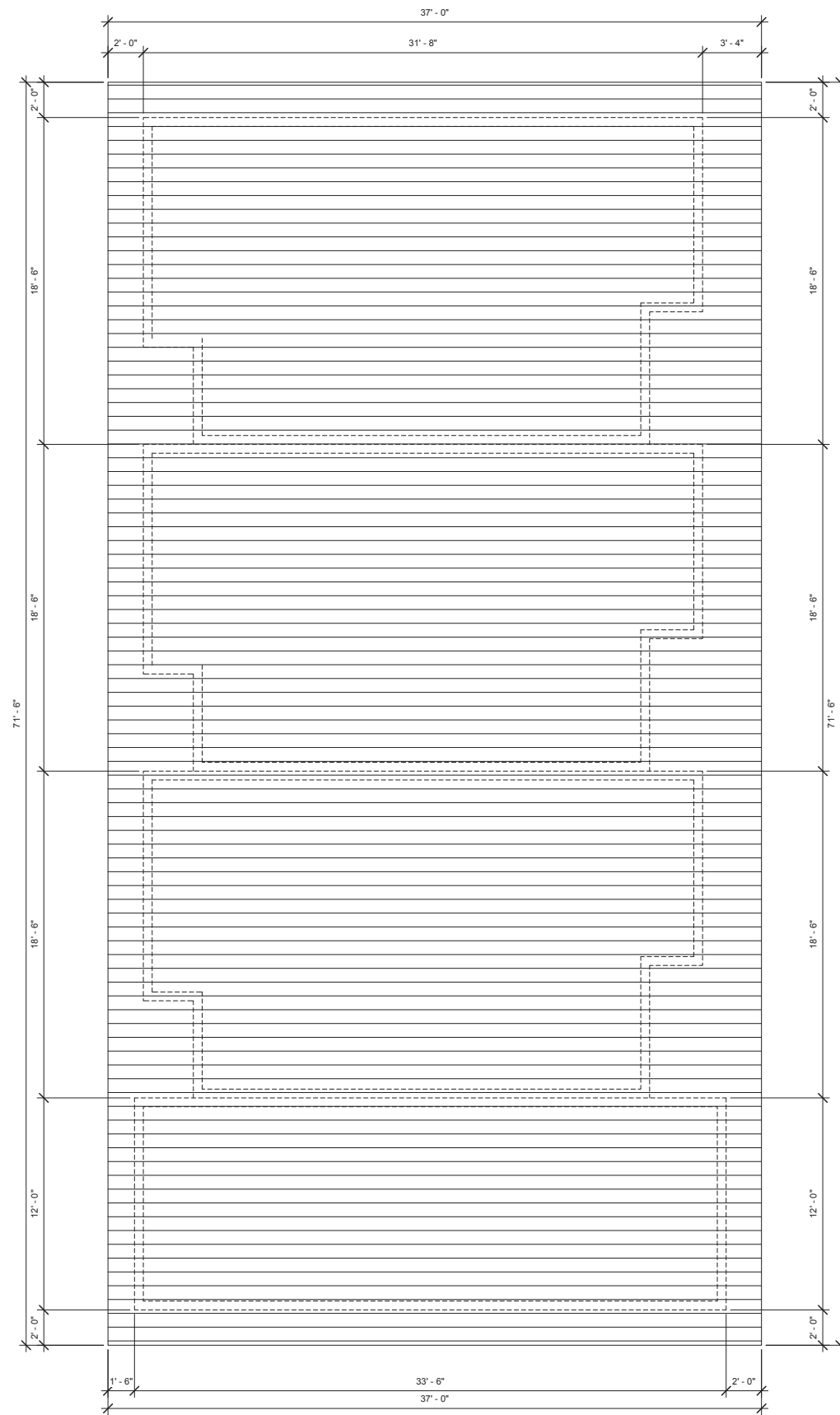
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



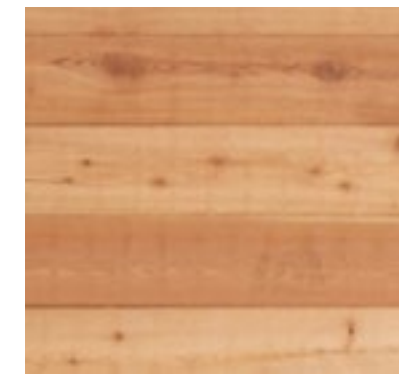
ROOF PLANS



NORTH ELEVATION



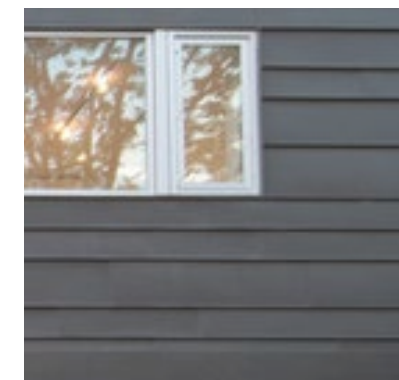
SOUTH ELEVATION



① 4' HORIZONTAL CEDAR AT SOFFITS



② FIBER CEMENTITIOUS SHINGLE SLDING



③ HORIZONTAL LAP SIDING VARIED EXPOSURE (4"/6"/10")



④ HARDIE PANEL (BETWEEN WINDOWS)

PROPOSED MATERIALS

This project seeks to highlight the distinction between the darker massing elements and the lighter connecting materials. Cedar soffits will accent the entry and provide interest and texture to the space at the street level. Cementitious hardie lap siding will be used in a dark color and hardie shingle siding will be used in a white-to-light-gray. A portion of metal open rail breaks down the street-facing facade and provides a more transparent view from the private decks. Cast-in-place concrete will be used for foundations and planters will be used as needed throughout the site at bioretention locations.



EAST ELEVATION (WOONERF)



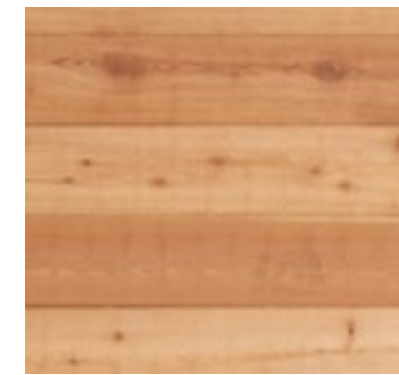
WEST ELEVATION



EAST ELEVATION (WOONERF)



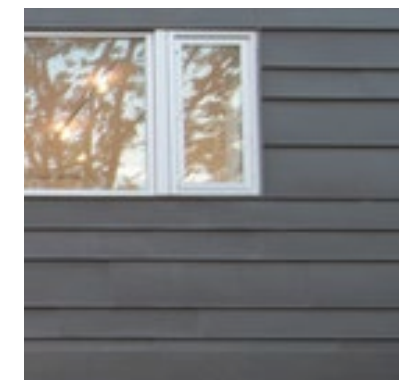
WEST ELEVATION



① 4' HORIZONTAL CEDAR AT SOFFITS



② FIBER CEMENTITIOUS SHINGLE SLDING



③ HORIZONTAL LAP SIDING VARIED EXPOSURE (4"/6"/10")



④ HARDIE PANEL (BETWEEN WINDOWS)



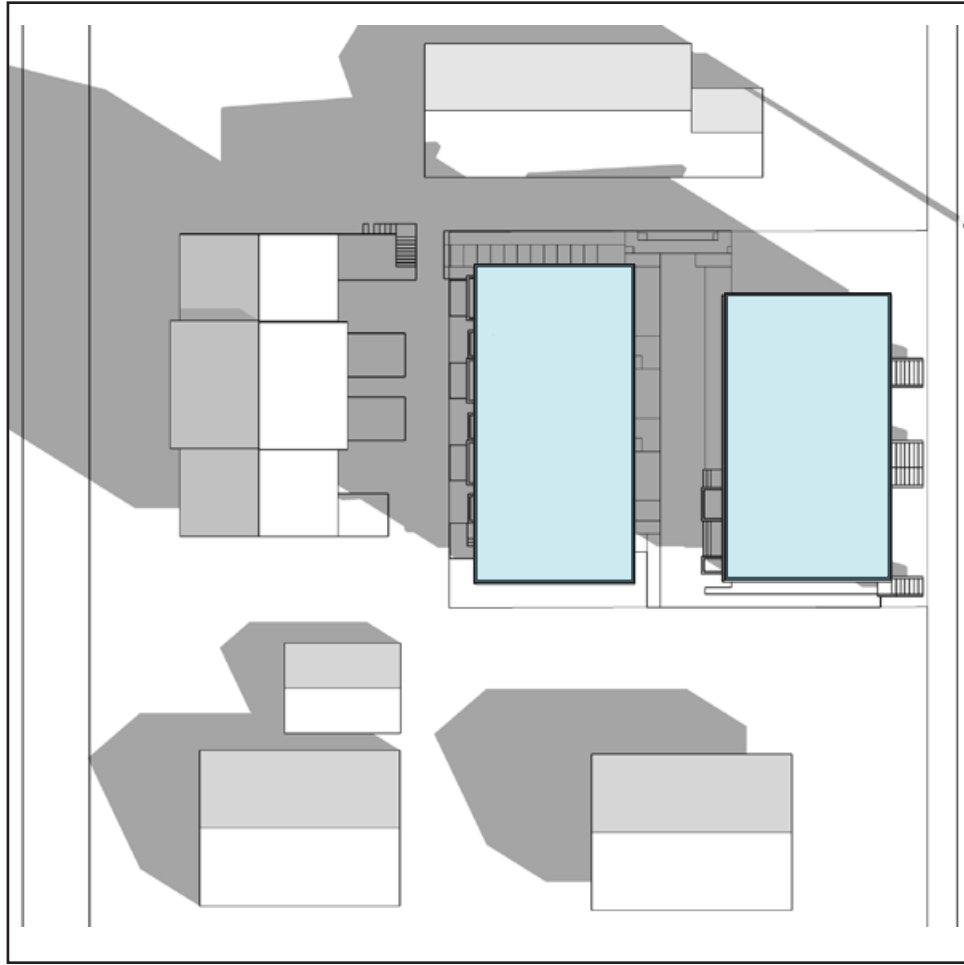
NORTH PRIVACY DIAGRAM



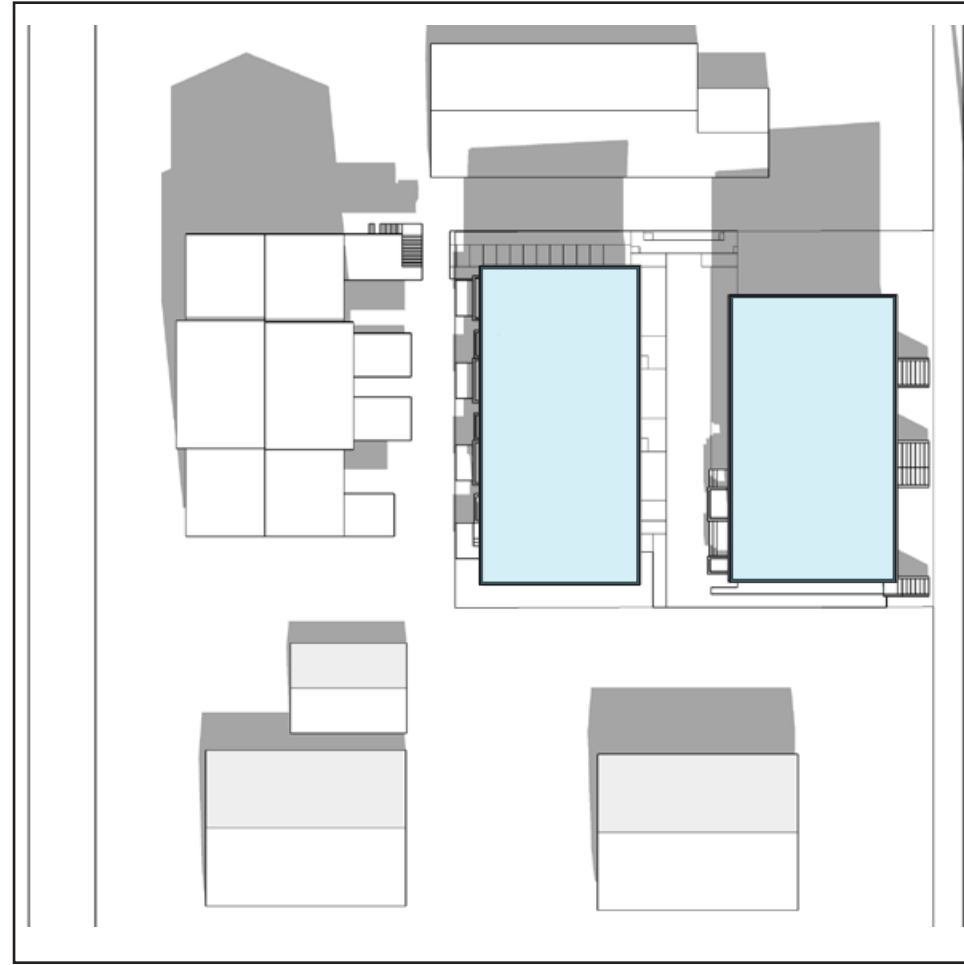
SOUTH PRIVACY DIAGRAM



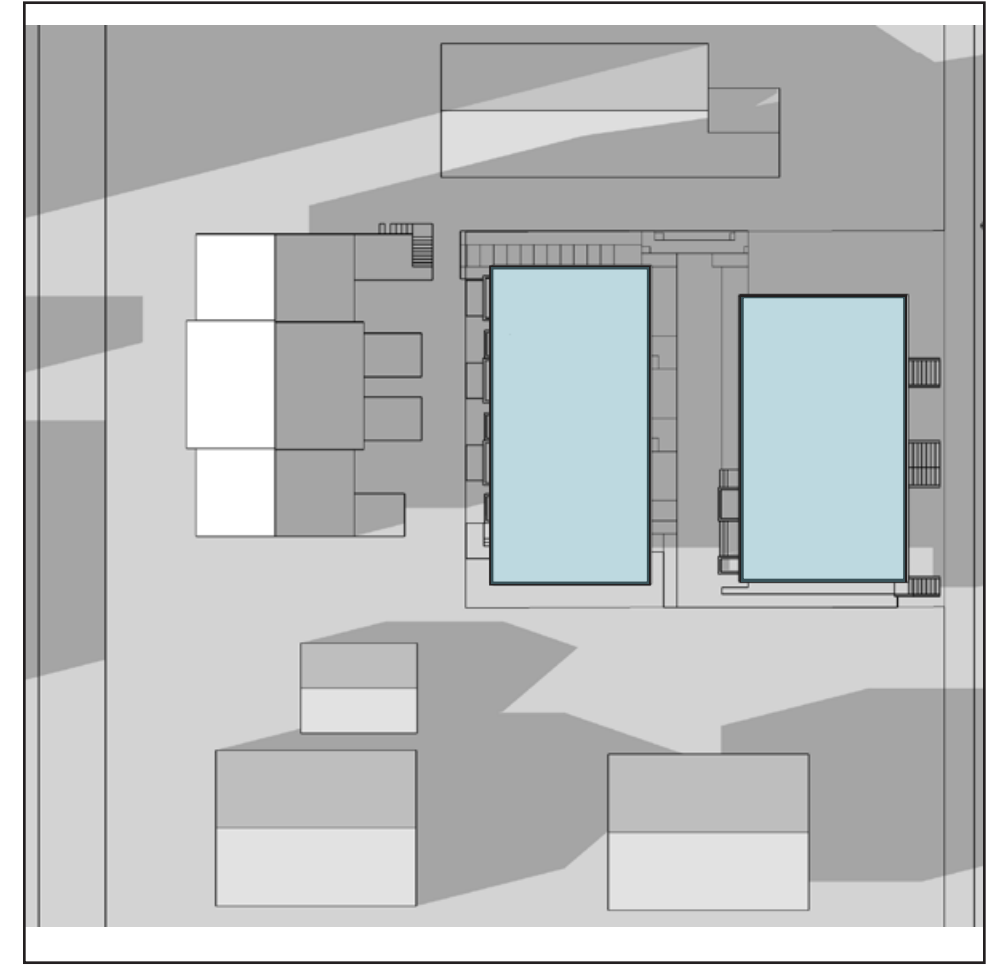
WEST PRIVACY DIAGRAM



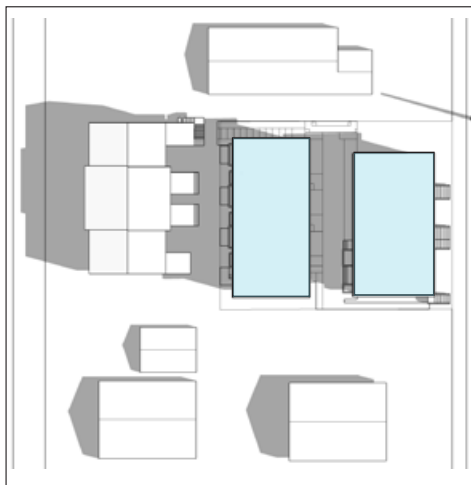
MARCH / SEPTEMBER 21, 9 AM



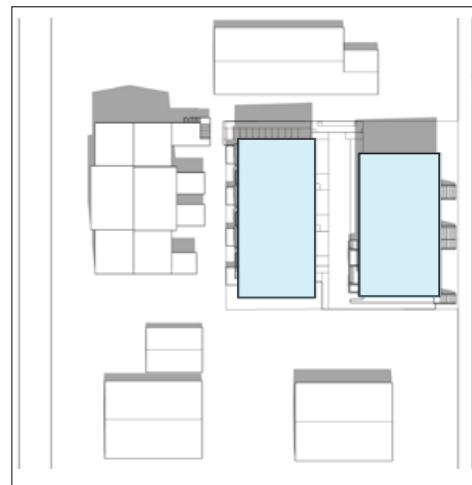
MARCH / SEPTEMBER 21, 12 PM



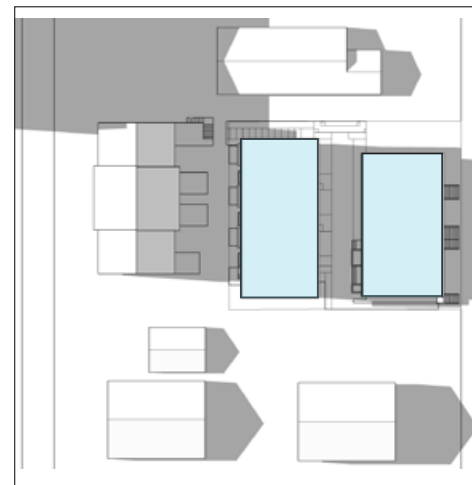
MARCH / SEPTEMBER 21, 5 PM



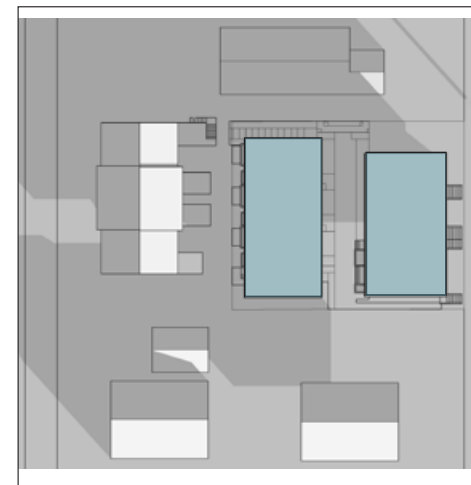
JUNE 21, 9 AM



JUNE 21, 12 PM



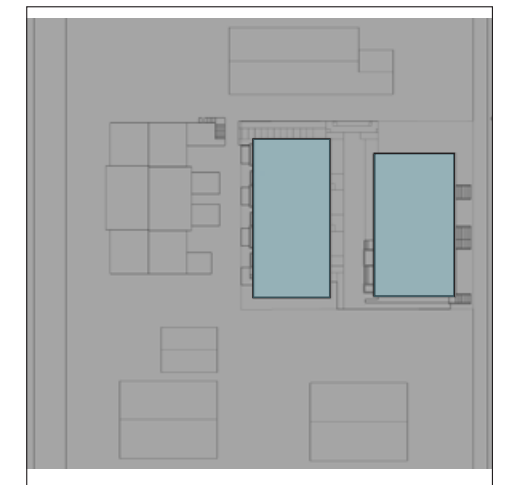
JUNE 21, 5 PM



DECEMBER 21, 9 AM



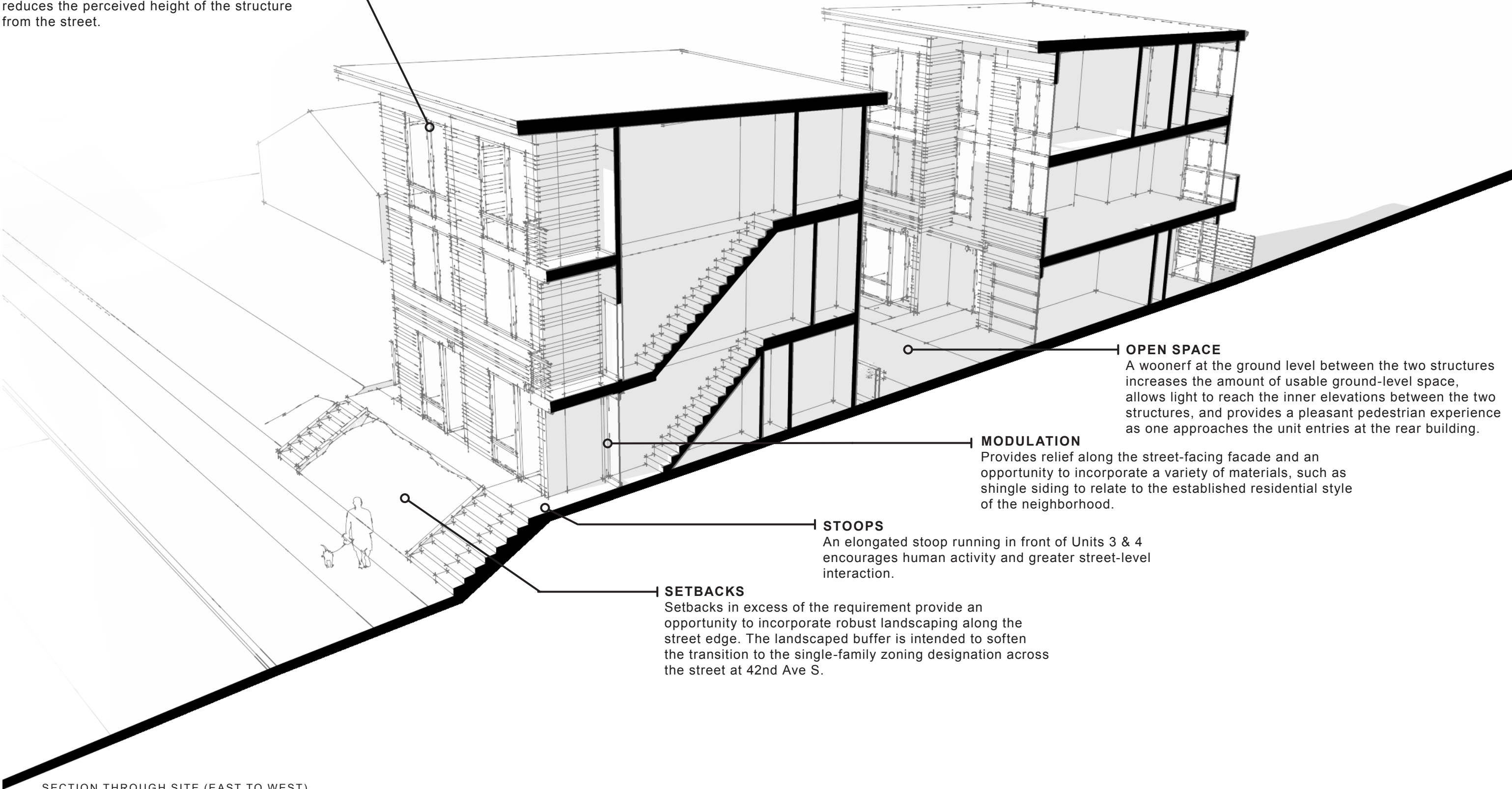
DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

HEIGHT, BULK, AND SCALE

The elimination of roof decks allows the height of the structure to be reduced. Additionally, the deep overhangs of the shed roofs emphasize horizontal movement, which reduces the perceived height of the structure from the street.



OPEN SPACE

A woonerf at the ground level between the two structures increases the amount of usable ground-level space, allows light to reach the inner elevations between the two structures, and provides a pleasant pedestrian experience as one approaches the unit entries at the rear building.

MODULATION

Provides relief along the street-facing facade and an opportunity to incorporate a variety of materials, such as shingle siding to relate to the established residential style of the neighborhood.

STOOPS

An elongated stoop running in front of Units 3 & 4 encourages human activity and greater street-level interaction.

SETBACKS

Setbacks in excess of the requirement provide an opportunity to incorporate robust landscaping along the street edge. The landscaped buffer is intended to soften the transition to the single-family zoning designation across the street at 42nd Ave S.

SECTION THROUGH SITE (EAST TO WEST)



VIEW FROM THE STREET

ENTRIES

Robust landscaping, lighting, and deep overhangs draw pedestrians to the unit entries. Glass doors provide natural lighting on the interior, paired with solid wall to provide privacy at the interior circulation core.

ADJACENCY

Massing represents a newly constructed apartment building behind the proposed project that orients itself to M L King JR Way.

PEDESTRIAN WALKWAYS

Pedestrian walkways are distinguished through a variation in color and grouping.



REAR ENTRIES

GLAZING STRATEGY

Designed to optimize natural light at the interior of the units and provide neighboring sites with privacy, the project proposes to locate the majority of its glazing on the east and west facades, with punched openings facing north and

WOONERF

Improves circulation throughout the site by connecting the north and south walkways, and creates usable outdoor space that can be safely shared with vehicles. Landscaping and a variety in paving patterns creates an improved pedestrian experience walkway from the right of way to the unit entries at the rear building.



VIEW OF THE WOONERF



AERIAL PERSPECTIVE

PRIVATE DECKS

Private decks are provided off of the master bedroom in many of the units. Private decks overlooking the common amenity area provide more opportunities for eyes on the street and interaction with neighbors.



VIEW OF THE ENTRANCE

MATERIAL PLACEMENT

The body of the structure is clad in horizontal fiber cement lap siding, composed of varying exposures of 4", 6", and 10". This contemporary application of a traditional material speaks to the transitional vernacular of the Othello neighborhood. Modulation is accented with a light shingle material that relates to the older homes in the area. Soffits are clad in cedar to soften the aesthetic at the pedestrian level and provide practical weather protection for the materials below.

OUTDOOR SPACES

Private decks are provided off the living level of the rear units to offer direct access to outdoor spaces. The sliding doors optimize the glazing, while the cedar parapet lends privacy to the residential units west of the subject site. Decks at the second level also provide covered space at the ground level patios.

SOLID WASTE STORAGE

Located in the northwest corner of the site, the solid waste and recycling storage area is thoughtfully screened to reduce visual and odor impacts. 6 of the 8 storage units will be located in this area, while the remaining 2 will be located in the enclosed garages of units 1 & 2.



VIEW FROM NORTHWEST SIDE OF THE SITE



VIEW OF THE REAR ENTRANCE



VIEW OF THE WOONERF