



STREAMLINED DESIGN REVIEW

## 1709 15th Avenue South Seattle, WA

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SDCI PROJECT NO.:  
3028172

PRE-SUBMITTAL MEETING DATE:  
09/13/2017

APPLICANT CONTACT:  
Laura Uskevich  
Caron Architecture  
lorauskevich@caronarchitecture.com  
206.367.1382  
2505 3rd Ave Suite 300C Seattle 98121

**CARON**

CARON REF #2017.036



EAST COURTYARD ELEVATION

## CONTENTS

Proposal Description	pg. 3
Context Analysis	pg. 4
Existing Site Conditions	pg. 5
Site Plan	pg. 8
Zoning Data	pg. 10
Design Guidelines	pg. 12
Architectural Concept	pg. 14
<i>Elevations</i>	pg. 15
<i>Floor Plans</i>	pg. 18
<i>Sections</i>	pg. 23
<i>Renderings</i>	pg. 24
Alternate Site Plan	pg. 26

## PROJECT TEAM

**OWNER**  
 Cao Huynh  
 DEP Homes

**CARON ARCHITECTURE CONTACT**  
 Laura Uskevich  
 laurauskevich@caronarchitecture.com  
 206.367.1382  
 Caron Reference No.: 2017.036

## SITE INFORMATION

**ADDRESS:**  
 1709 15th Ave South Seattle, WA

**SDCI PROJECT NO.:**  
 3028172

**PARCEL(S):**  
 7548300060

**SITE AREA:**  
 7,500 SF

**OVERLAY DESIGNATION:**  
 Frequent Transit, North Beacon Hill Residential Urban Village

**PARKING REQUIREMENT:**  
 N/A

**PROPERTY DESCRIPTION:**  
 The south half of Lot 2 and all of Lot 3, Block 5, Sander's Supplemental Plat, according to the plat thereof recorded in Volume 1 of Plats, page 210, Records of King County, WA.

## DEVELOPMENT STATISTICS:

**ZONING:**  
 LR2

**ALLOWABLE FAR:**  
 9,000 SF (1.2)

**PROPOSED FAR:**  
 8,954.95

**RESIDENTIAL UNITS:**  
 7

**PARKING STALLS:**  
 4 Provided

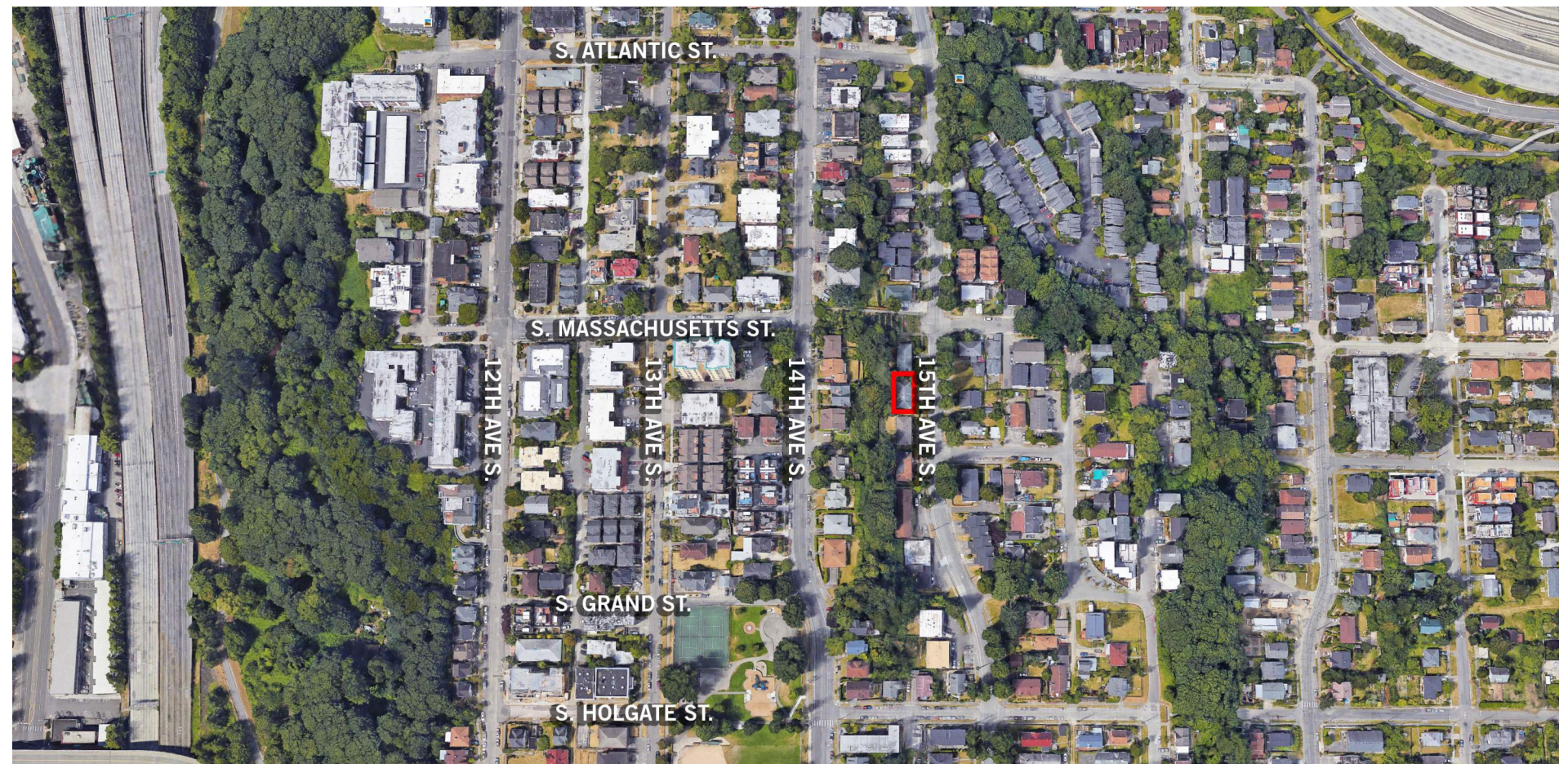
# Proposal Description

## DEVELOPMENT OBJECTIVES

In the quickly developing neighborhood of North Beacon Hill, the objective is to provide 7 townhouses maximizing the thriving neighborhood's prime location, close to downtown Seattle, while adding to the architectural identity of the surrounding neighborhood. New and exciting materials and landscaping elements will provide visual interest to the existing streetscape. The proposed 7 unit development does not require parking but will include 4 parking stalls, oriented off an open courtyard. Each unit has it's own roof deck amenity, with views east.

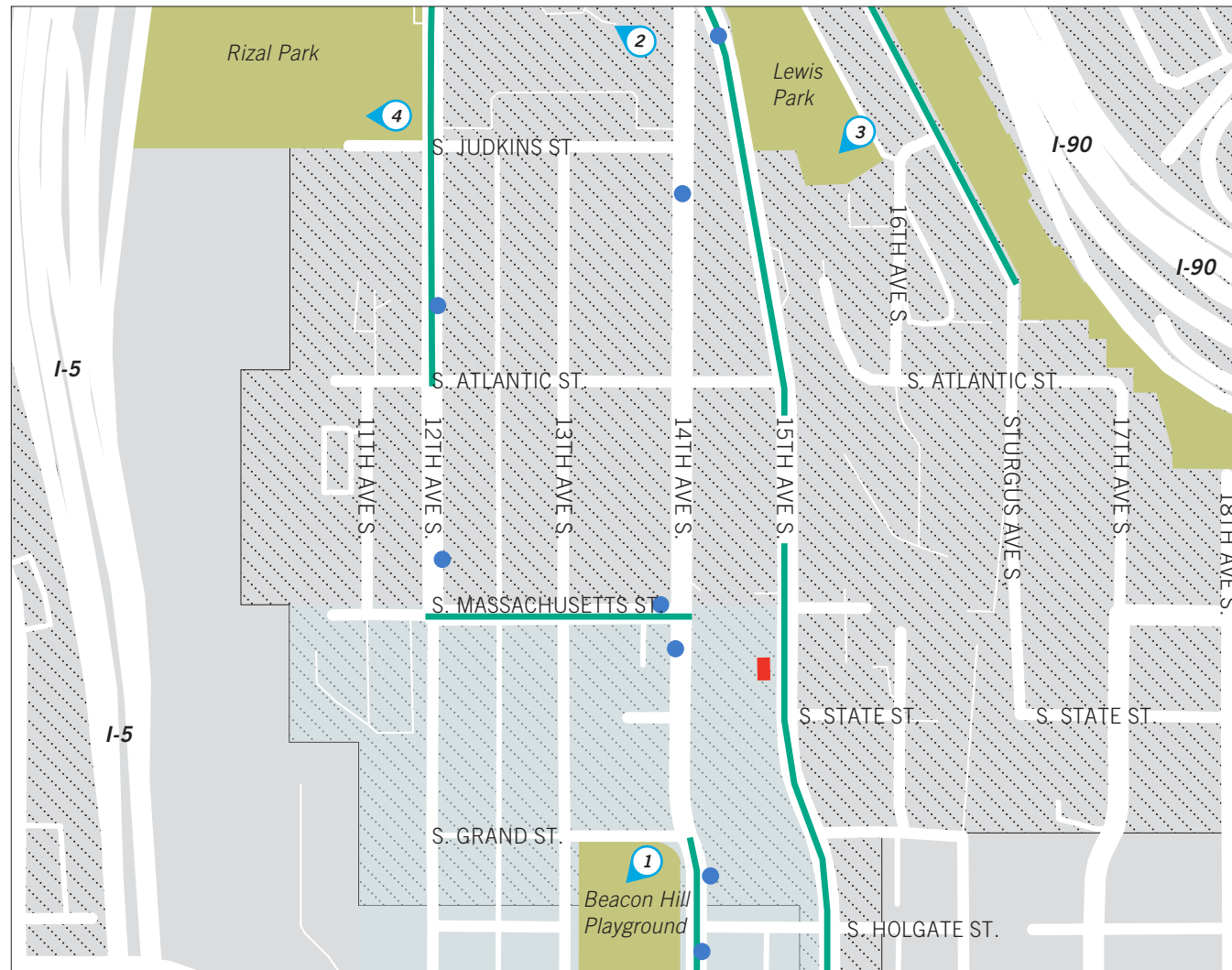
## DEVELOPMENT SUMMARY

LEVEL	GROSS SF	FAR SF	PARKING STALLS
ROOF	90.22	61.16	
3	3,155.61	2,881.63	
2	3,212.42	2,942.17	
1	3,212.42	2,942.17	
BASEMENT	1,806.51	NA	4
TOTAL	11,577.18	8,987.14	4



9-BLOCK AERIAL MAP

# Context & Urban Design Analysis



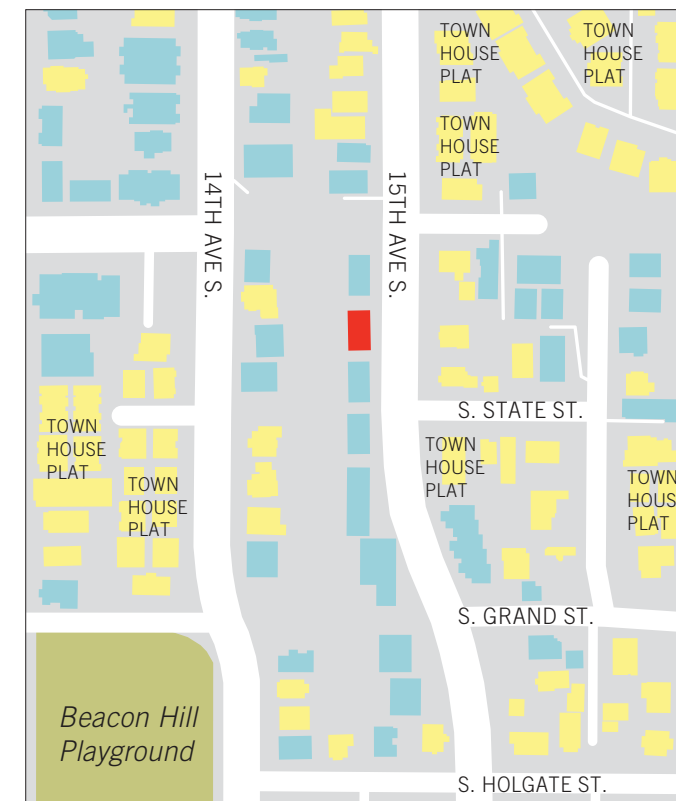
### VICINITY MAP KEY

- Project Site
- Park
- Bus Stops
- Dedicated Bike Lanes
- Frequent Transit
- North Beacon Hill Residential Urban Village
- 👁️ View (ref. images)



### ZONING

- Project Site
- SF 5000
- LR3
- LR2



### SURROUNDING USES

- Project Site
- Multi-Family (includes duplexes)
- Single Family



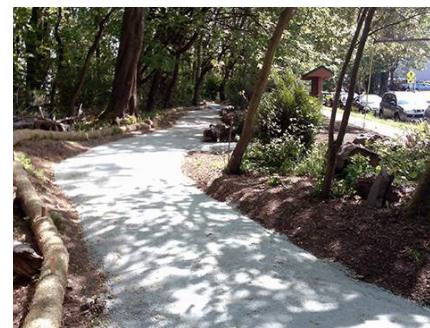
### COMMUNITY NODES



**1** BEACON HILL PLAYGROUND  
0.3 MILES FROM SITE



**2** PACIFIC MEDICAL CENTER  
0.5 MILES FROM SITE



**3** LEWIS PARK  
0.3 MILES FROM PROJECT SITE



**4** DR. JOSE RIZAL PARK  
0.5 MILES FROM SITE

## Site Photos

### SITE ACCESS

The site is accessed from 15th Avenue, an arterial spanning north - south. There is only street facing access due to the steep slope abutting the west end of the site.

Opportunities: Prime location for quick access to neighborhood amenities.

Constraints: Steep slope on west end inhibiting development opportunity.



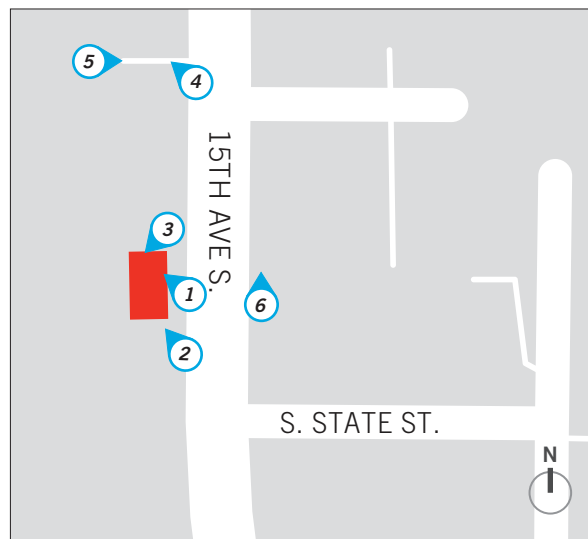
1 UNIT ENTRY



2 SOUTH VIEW OF SITE



3 NORTH VIEW OF SITE



### MAP KEY

Project Site

View



4 NEIGHBORHOOD PEA-PATCH



5 LOOKING EAST ON PEA-PATCH PATH



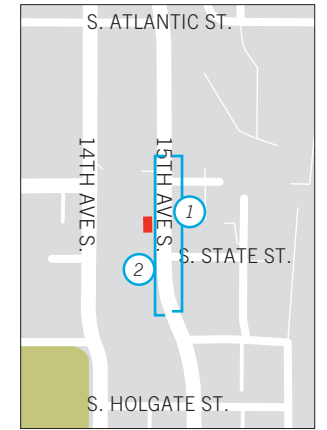
6 LOCAL BOOK SHARE

# Site Streetscapes

## 1 15TH AVE S FACING EAST



OPPOSITE  
PROJECT SITE



Single Family Residence

Single Family Residences

## 2 15TH AVE S FACING WEST



PROJECT SITE  
EXISTING STRUCTURES TO  
BE DEMOLISHED

Commercial

Duplexes  
• Repeated design

Duplex  
• Repeated design

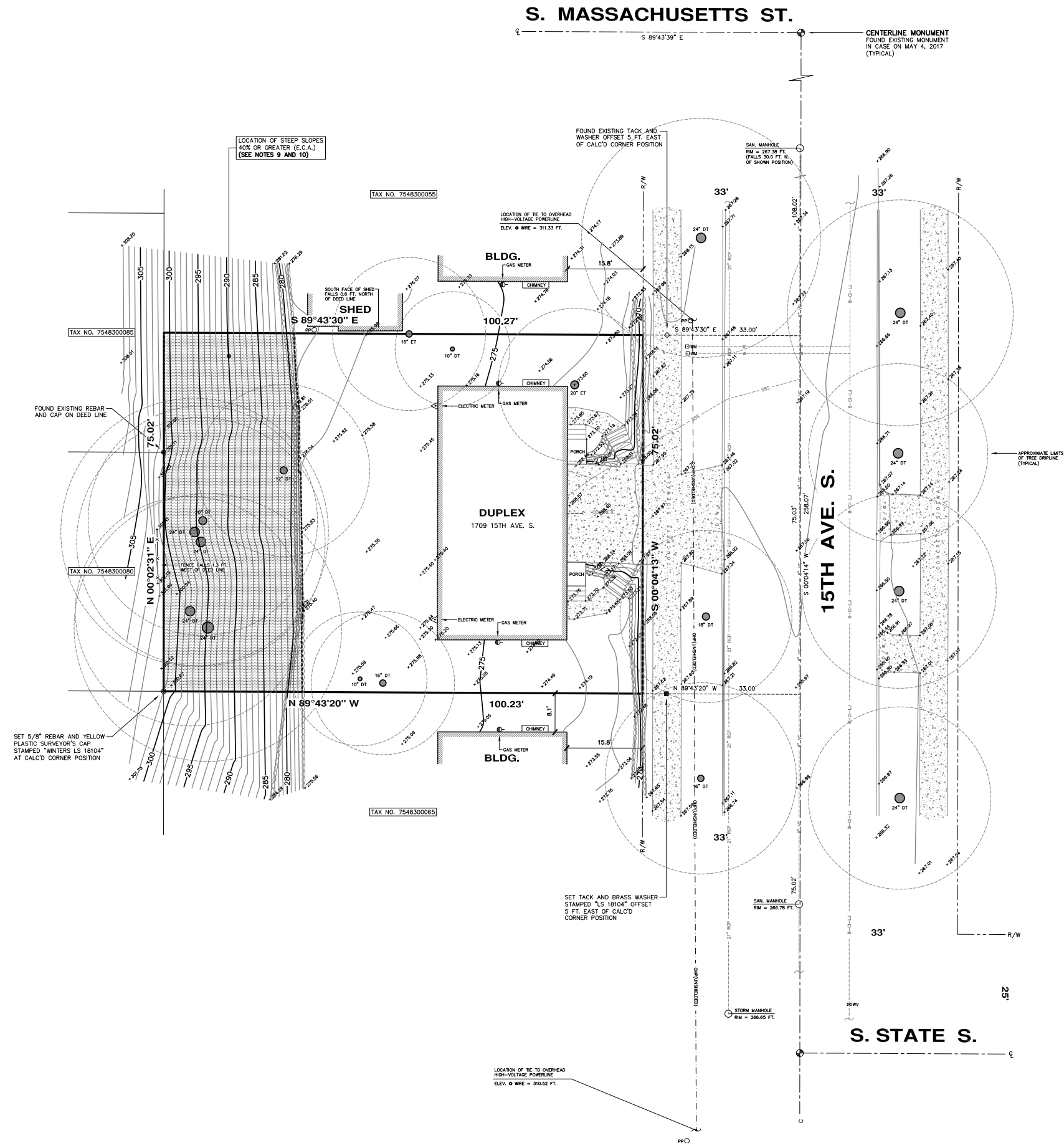
# Survey / Tree Survey

## PROPERTY DESCRIPTION:

The lot is currently occupied by a duplex that is replicated numerous times along 15th Avenue South. The two story building sits on a berm with driveway and garage access from the street.

The west side of the site is defined by a steep slope ECA which alone takes 29% of the parcel. In addition to the steep slope, a 15ft buffer from the toe of the slope eats 15% of the property. The amount combined unusable space is 44% of the total lot.

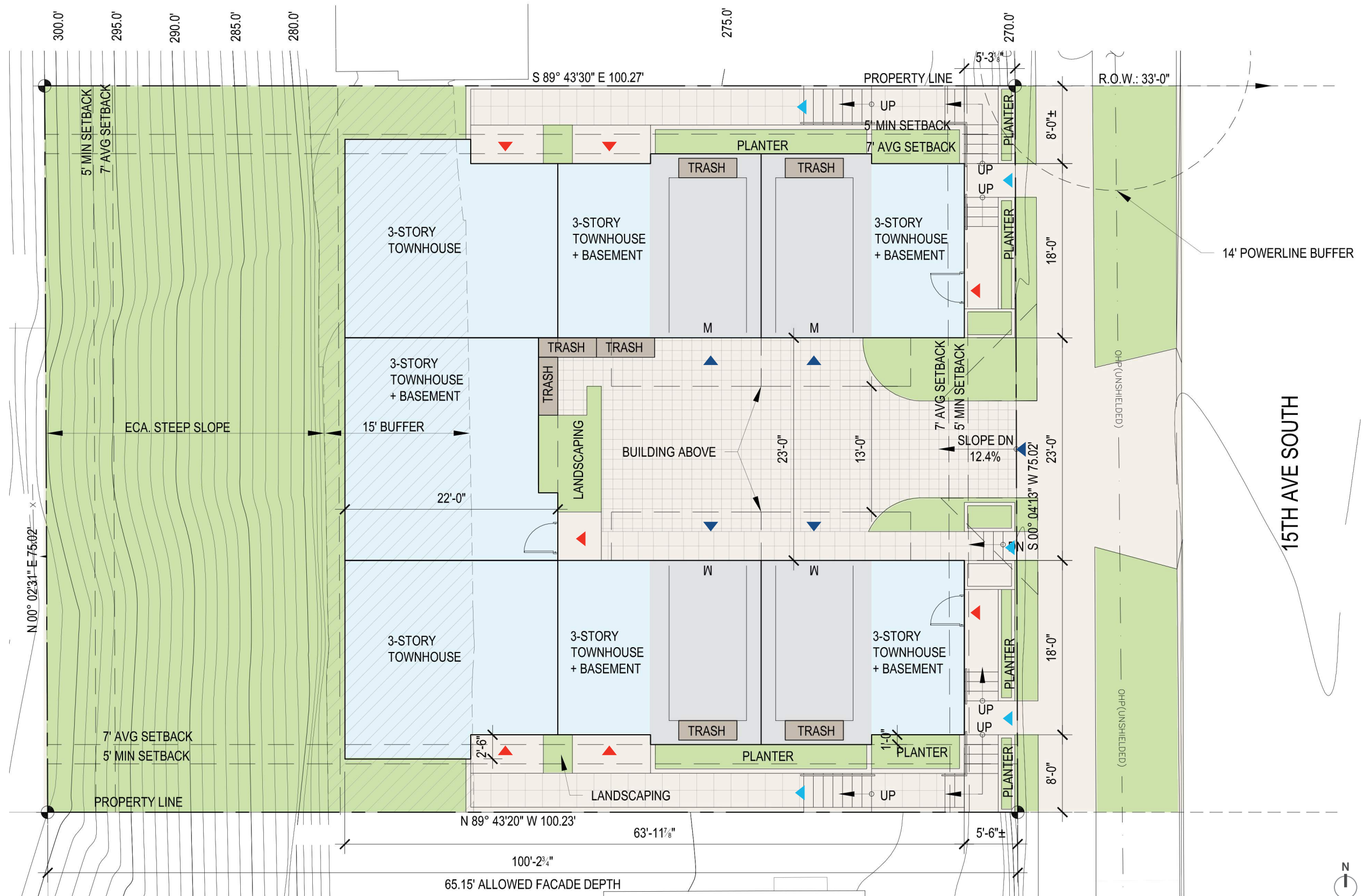
Powerlines run along the west side of 15th Ave South.



# Site Plan

APN: 7548300055

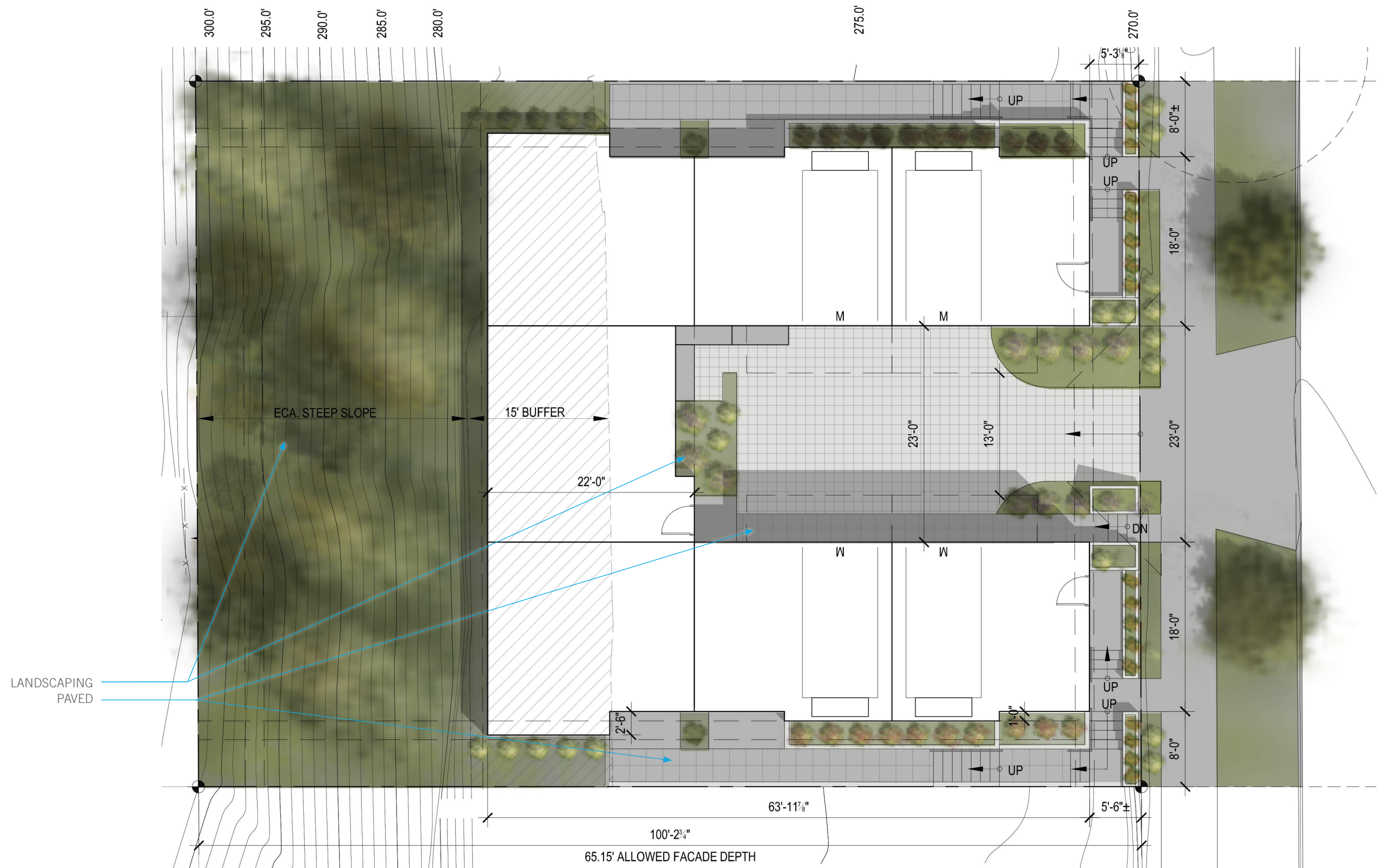
- KEY**
- Residential
  - Trash
  - Concrete Circulation
  - Landscaping
  - Garage
  - ▶ Pedestrian Entrances
  - ▶ Pedestrian Access
  - ▶ Vehicular Access



APN: 7548300065



# Landscape Plan



## Zoning Data **No Departures Requested**

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE
Floor Area Ratio (FAR) Limits	23.45.510	1.2 FAR limit in LR-2 zone for townhouses located inside urban villages and meets the requirements of 23.45.510.C.	✓
Density Limits- Low-rise Zones	23.45.512	Townhouse development: Meeting 23.45.510.C- 1/1,600 OR no limit.	✓
Structure Height	23.45.514	30' height limit	✓
Setbacks & Separations	23.45.518	Front and rear setbacks: 7' average, 5' minimum Side setbacks from facades greater than 40' in length: 7' average / 5' minimum. 10' separation between principal structures.	✓
Amenity Area	23.45.522	25% of lot area: 50% of required amenity space to be at ground level (10: min. dim. from side lot lines).	✓
LEED, Built Green & Evergreen Sustainable Development Standards	23.45.526	To achieve a higher far limit, townhouse will meet GREEN building performance standards. Either built GREEN 4 star rating or LEED Silver rating.	✓
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses inside LR2 Urban Villages maximum width: 90'	✓
Light & Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' screen or hedge.	✓
Parking Location, Access & Screening	23.45.536	Street access is required if lot does not abut an alley.	✓
Pedestrian Access & Circulation	23.53.006	Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual.	✓
Solid Waste & Recyclable Materials Storage & Access	23.54.040:	(1) 2' X 6' area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day. Storage areas.	✓
Required Parking	23.54.015	Residential Use Urban Village, within 1320 ft. of street with frequent transit service. No parking required. Bicycle Parking: 1 space per 4 dwelling units	✓

Intentionally Blank

# Architectural Design Response

## CS2. Urban Pattern & Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

### A. Location In The City And Neighborhood

1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

#### Architect Response:

North Beacon Hill is a up and coming neighborhood with many examples of modern architecture. The use of modern materials and a central courtyard help the architecture stand out and create a sense of identity.

## CS3. Architectural Context & Character

Contribute to the architectural character of the neighborhood.

### A. Emphasizing Positive Neighborhood Attributes

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.

#### Architect Response:

The strong use of wood as a facade treatment with bold vertical elements anchor the building to the site. As the mass pulls back to reveal a courtyard, it feels grounded.

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.

#### Architect Response:

Pacific Northwest features, such as, rich woods and landscaping, provides design standards that future projects will want to uphold.

## PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

### B. Safety & Security

1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses

#### Architect Response:

Safe neighborhoods benefit everyone; therefore, windows and entrances facing the street not only create a more visually interesting building, but also build a better neighborhood.

## North Beacon Hill Supplemental Guidelines

## CS2. Urban Pattern & Form

- III. Height, Bulk and Scale Compatibility Much of the North Beacon Hill business district is zoned for 65-foot tall mixed-use buildings. Most of the existing commercial structures in the area are one- and two-stories adjacent to single-family houses. Large, monolithic buildings are discouraged. Proper consideration of the scale, massing and detail

of individual buildings will contribute to a project's compatibility with surrounding residential areas and a satisfying public environment.

- ii. Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.
- iv. Incorporate into the design of new buildings studies that document the shadows cast from proposed structures in order to maximize the amount of sunshine on adjacent sidewalks and residences throughout the year.
- x. Use architectural styles and details (such as roof lines or fenestration), color or materials derived from surrounding, less intensive structures.

#### Architect Response:

The building mass is broken along the street edge, the U-shape provides this relief while maintaining a single structure. The mass is less dominant to the street and allows for more daylight to pass through the space. Facade treatments, such as canopies, windows, and material changes break up the building to create visual interest.

## PL1 Connectivity

- ii. Create substantial courtyard-style open space that is visually accessible to the public view.

#### Architect Response:

The open central courtyard opens up to the street, reducing the massing along the street edge. This provides relief along the street, allowing light to permeate the street edge.

## PL2 Walkability

- I. Personal Safety and Security The principles of Crime Prevention Through Environmental Design (CPTED) are highly encouraged to be implemented into any design on North Beacon Hill. Good design is one of the most effective crime deterrents. Design can discourage criminal activity, enhance natural surveillance opportunities, and reduce fear. Design can influence an individual's feelings about his environment from an aesthetic as well as a safety standpoint.

### i. Defensible Space

- a. A territorial definition is good to create awareness of the boundary between public and private space. Using low fences or landscaping can aid in making the delineation readily apparent while aesthetically transparent. Define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs and gateway treatments.

- b. Allow for clear lines of sight.

- d. Maximize visibility of people, parking areas and building entrances with doors and windows that look out on to streets and parking areas; this encourages pedestrian-friendly sidewalks and streets while avoiding blank, windowless walls that attract graffiti and prevent "eyes on the street."

### II. Streetscape Compatibility

- ii. Orient townhouse structures to provide pedestrian entrances to the sidewalk.

#### Architect Response:

Safe neighborhoods benefit everyone; therefore, windows and entrances facing the street not only create a more visually interesting building, but also build a better neighborhood.

# Architectural Design Response

## PL3 STREET-LEVEL INTERACTION

### II. Streetscape Compatibility

- i. Provide a shallow setback and a minor grade separation between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

#### Architect Response:

A step off the street will separate the street facing entry from the sidewalk. Planters divide the street from the building, creating a privacy buffer.

## DC1 PROJECT USES AND ACTIVITIES

### I. Parking and Vehicular Access

- ii. Minimize the number and width of driveways and curb cuts.

#### Architect Response:

The driveway provides access to 4 garages, while using the existing curb cut. The intent is to reduce the curb width rather than enlarge it. When the cars are in their respective garages, the driveway can double as open space.

## DC2 ARCHITECTURAL CONCEPT

### I. Respect for Adjacent Sites

- iii. Stagger windows to not align with adjacent windows and minimize the impact of windows in living spaces that may infringe on the privacy of adjacent residents.

#### Architect Response:

The windows have been oriented to maximize privacy. The larger windows open to the larger open spaces. North and south windows do not align with neighbor houses. And the windows facing inward toward the courtyard are minimal.

### II. Architectural Concept and Consistency

- ii. Establish a building's overall appearance on a clear and pleasing set of proportions. A building should exhibit a sense of order. The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure. Consider how the following can contribute to a building that exhibits a cohesive architectural concept:
  - a. Facade modulation and articulation
  - b. Windows and fenestration patterns
  - c. Trim and moldings
  - d. Grilles and railings
  - e. Lighting and signage

#### Architect Response:

The building modulation increase visual interest. The materials are defined by the modulation. Windows align and give the feeling of large open elements. The entries are articulated with vertical over-framing. This provides a beacon, identifying the townhouses from the street.

## DC3 Open Space Concept

### I. Landscaping to Enhance the Building and/or Site

- i. Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bioretention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of Beacon Hill

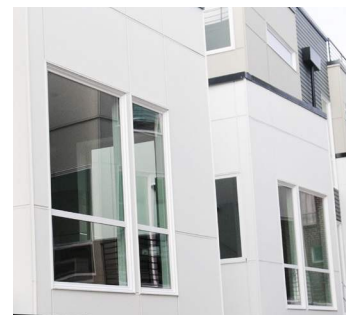
#### Architect Response:

The planters help to gradually step the entry from the street to the upper levels on the north and south elevations. The planters help ground the building, creating a base for the building to project from. It also amplifies the pedestrian experience.

# Materials



## MATERIALS



**PT1** Painted Fiber Cement Panel

SHERWIN WILLIAMS  
SNOWBOUND | SW 7004



**MTL1** Horizontal Metal Railing



**WD1** Wood Composite Siding



**VN1** Vinyl Window

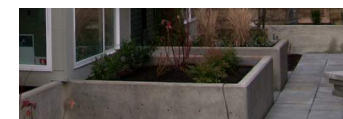
VPI  
WHITE MIKRON BLEND  
USE: RES. WINDOW FRAME



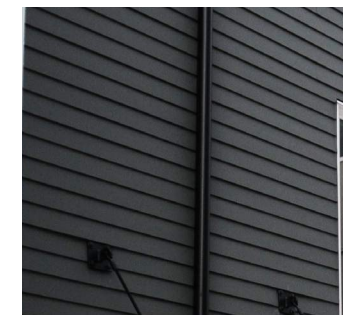
**WD 2** Wood Fence



**C2** Concrete Pavers



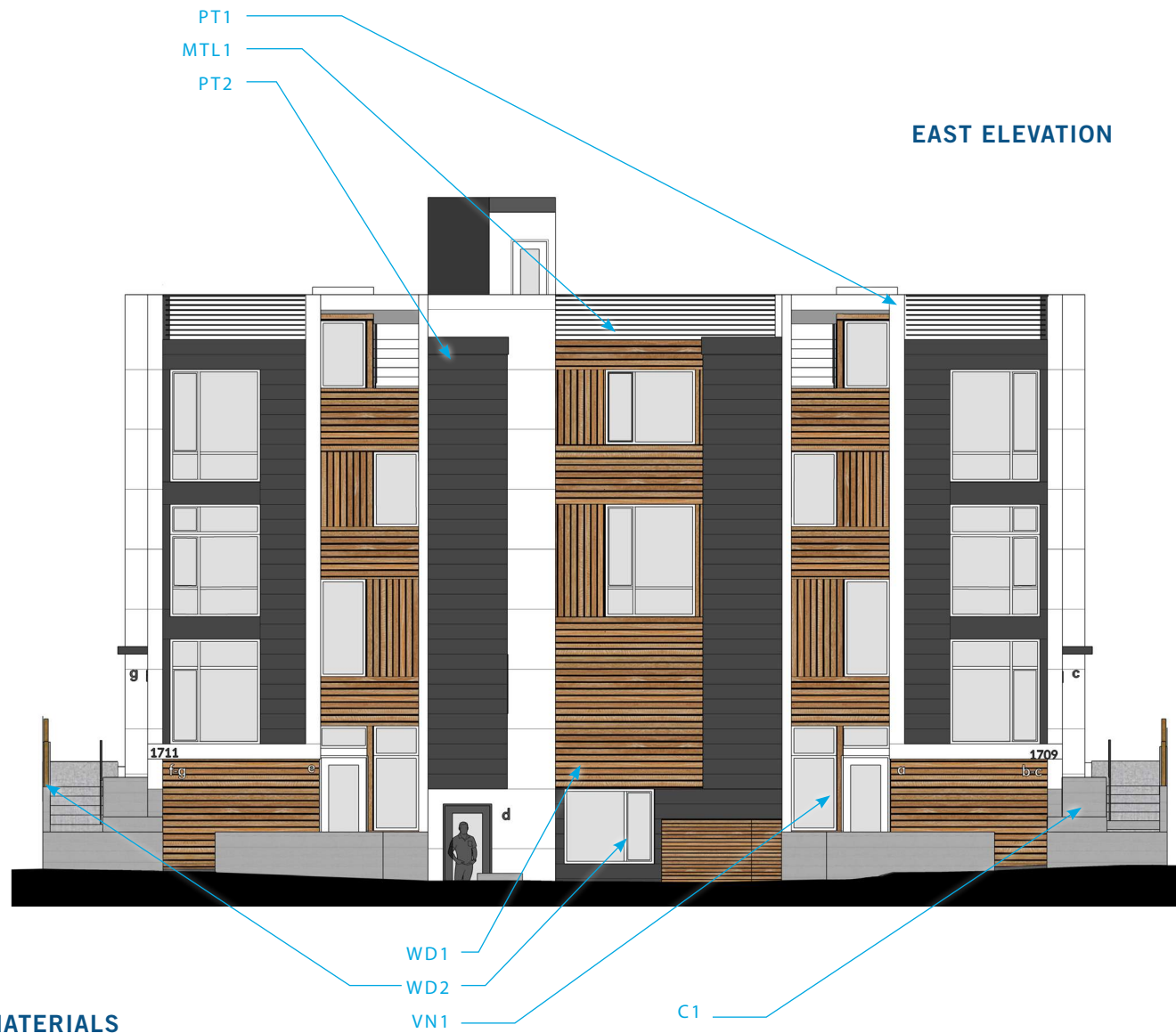
**C1** Concrete Planters



**PT2** Horiz. Fiber Cement Siding

SHERWIN WILLIAMS  
ROYCROFT PEWTER | SW 2848  
USE: JULIETTE/PARAPET CAP

# Elevations



## MATERIALS



**PT1** Painted Fiber Cement Panel

SHERWIN WILLIAMS  
SNOWBOUND | SW 7004



**MTL1** Horizontal Metal Railing

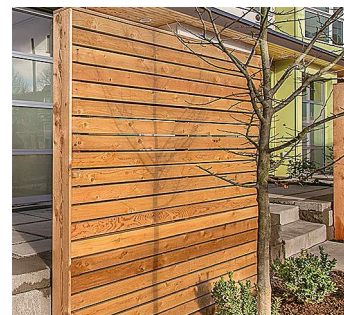


**WD1** Wood Composite Siding



**VN1** Vinyl Window

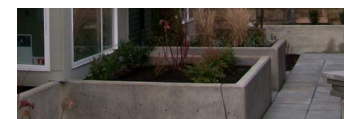
VPI  
WHITE MIKRON BLEND  
USE: RES. WINDOW FRAME



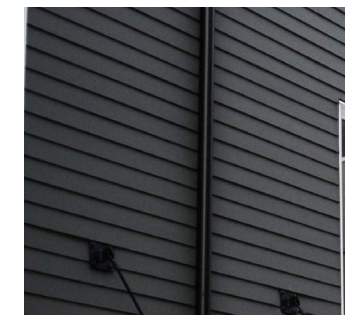
**WD 2** Wood Fence



**C2** Concrete Pavers



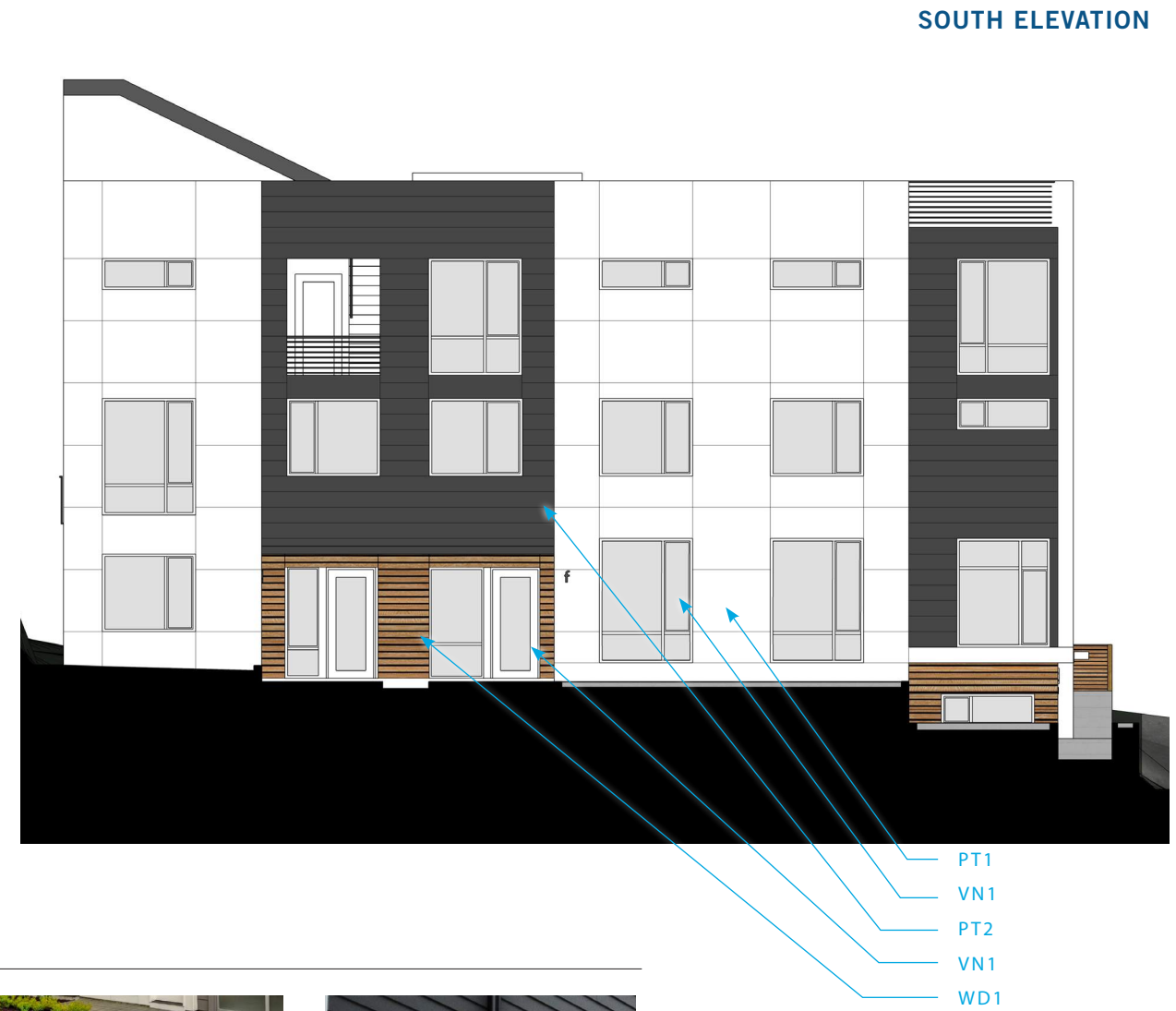
**C1** Concrete Planters



**PT2** Horiz. Fiber Cement Siding

SHERWIN WILLIAMS  
ROYCROFT PEWTER | SW 2848  
USE: JULIETTE/PARAPET CAP

# Elevations



## MATERIALS



**PT1** Painted Fiber Cement Panel

SHERWIN WILLIAMS  
SNOWBOUND | SW 7004



**MTL1** Horizontal Metal Railing



**WD1** Wood Composite Siding



**VN1** Vinyl Window

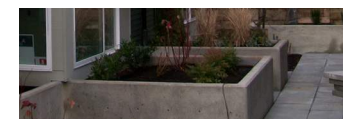
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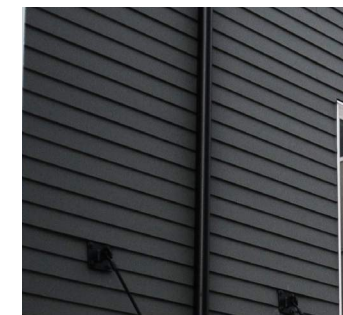
**WD 2** Wood Fence



**C2** Concrete Pavers



**C1** Concrete Planters

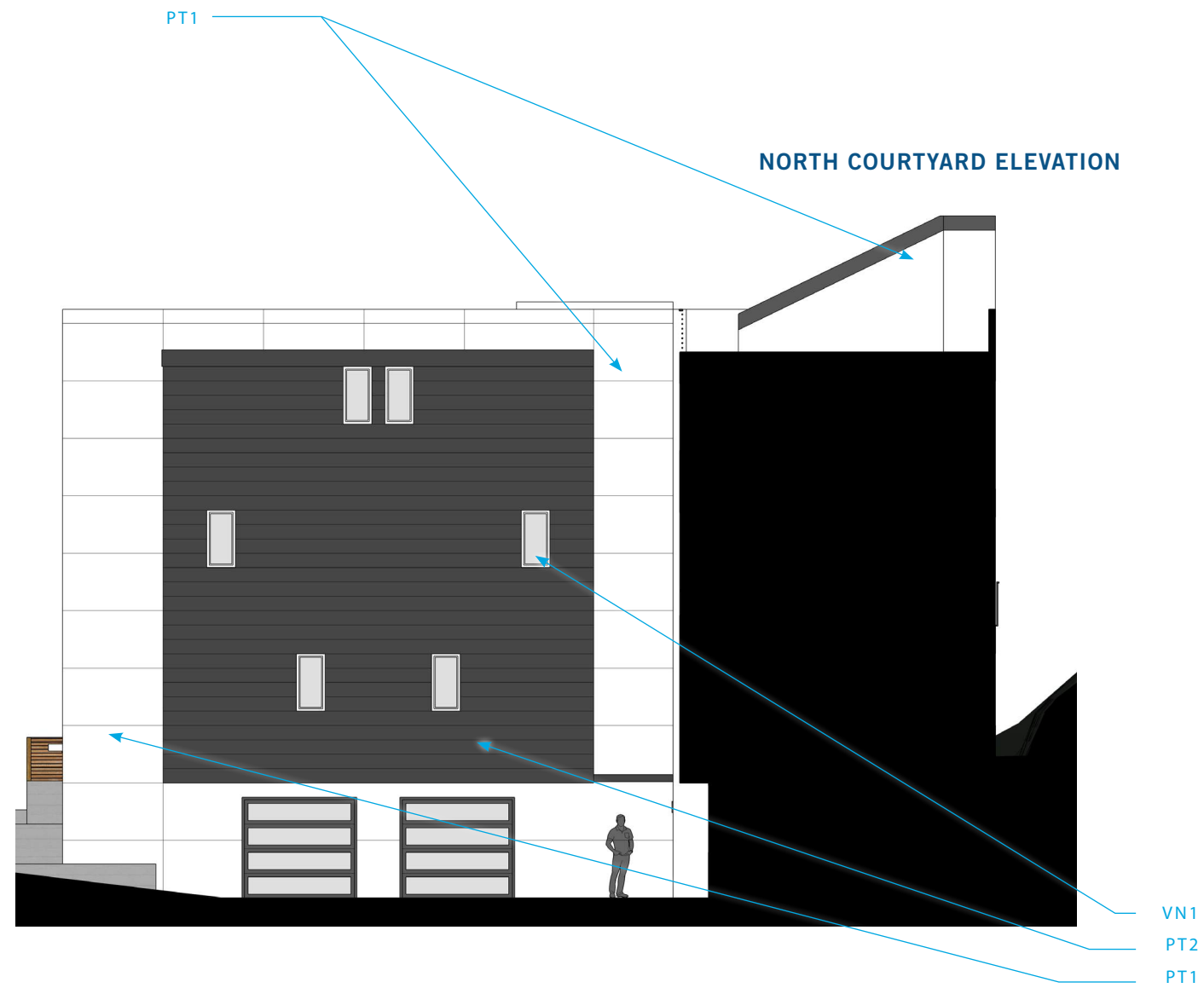


**PT2** Horiz. Fiber Cement Siding

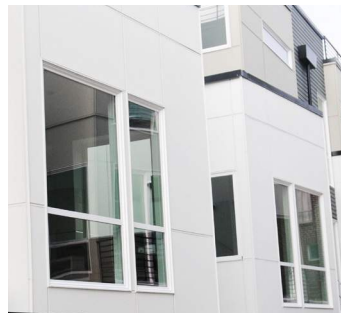
SHERWIN WILLIAMS  
ROYCROFT PEWTER | SW 2848  
USE: JULIETTE/PARAPET CAP



# Elevations



## MATERIALS



PT1 Painted Fiber Cement Panel

SHERWIN WILLIAMS  
SNOWBOUND | SW 7004



MTL1 Horizontal Metal Railing

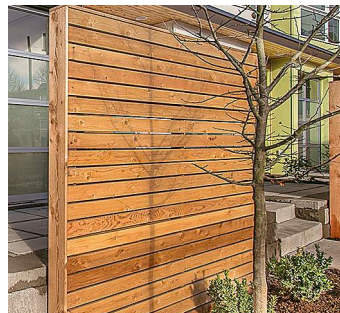


WD1 Wood Composite Siding



VN1 Vinyl Window

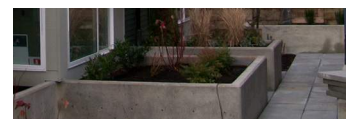
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USE: RES. WINDOW FRAME



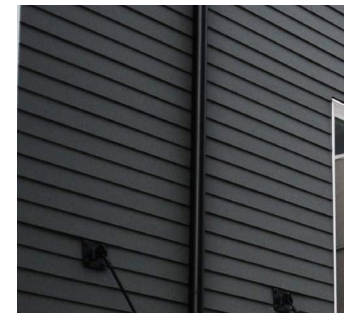
WD 2 Wood Fence



C2 Concrete Pavers



C1 Concrete Planters



PT2 Horiz. Fiber Cement Siding

SHERWIN WILLIAMS  
ROYCROFT PEWTER | SW 2848  
USE: JULIETTE/PARAPET CAP

# Floor Plans

## BASEMENT

FLOOR PLAN KEY

- 1 Entry
- 2 Bedroom
- 3 Bathroom
- 4 Office
- 5 Closet
- 6 Kitchen
- 7 Living Room
- 8 Laundry
- 9 Master Bedroom
- 10 Master Bathroom
- 11 Walk-in Closet
- 12 Garage



# Floor Plans

## FLOOR PLAN KEY

- 1 Entry
- 2 Bedroom
- 3 Bathroom
- 4 Office
- 5 Closet
- 6 Kitchen
- 7 Living Room
- 8 Laundry
- 9 Master Bedroom
- 10 Master Bathroom
- 11 Walk-in Closet
- 12 Garage

## LEVEL 1



# Floor Plans

## FLOOR PLAN KEY

- 1 Entry
- 2 Bedroom
- 3 Bathroom
- 4 Office
- 5 Closet
- 6 Kitchen
- 7 Living Room
- 8 Laundry
- 9 Master Bedroom
- 10 Master Bathroom
- 11 Walk-in Closet
- 12 Garage

## LEVEL 2

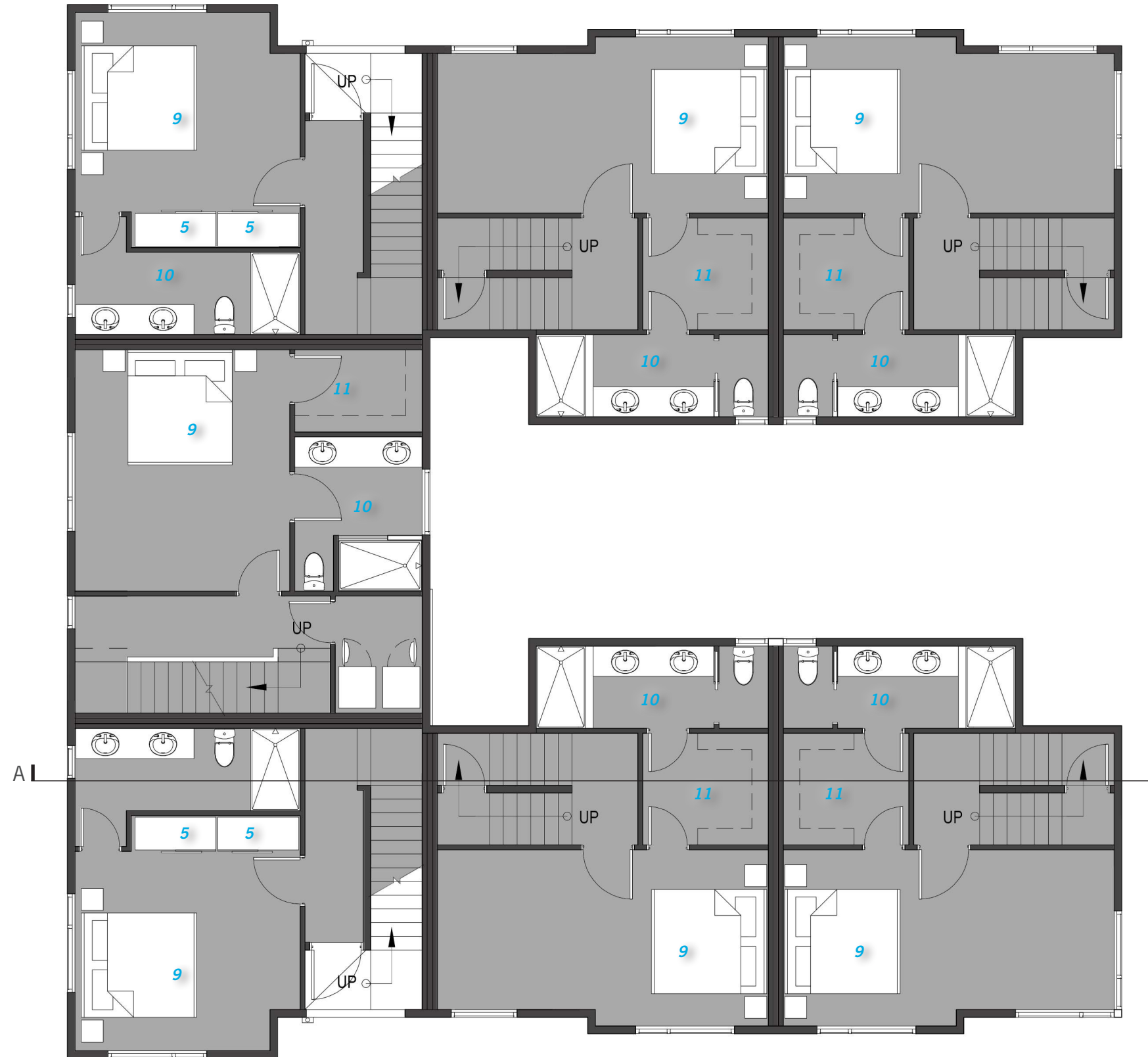


# Floor Plans

## FLOOR PLAN KEY

- 1 Entry
- 2 Bedroom
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- 4 Office
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- 10 Master Bathroom
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- 12 Garage

## LEVEL 3

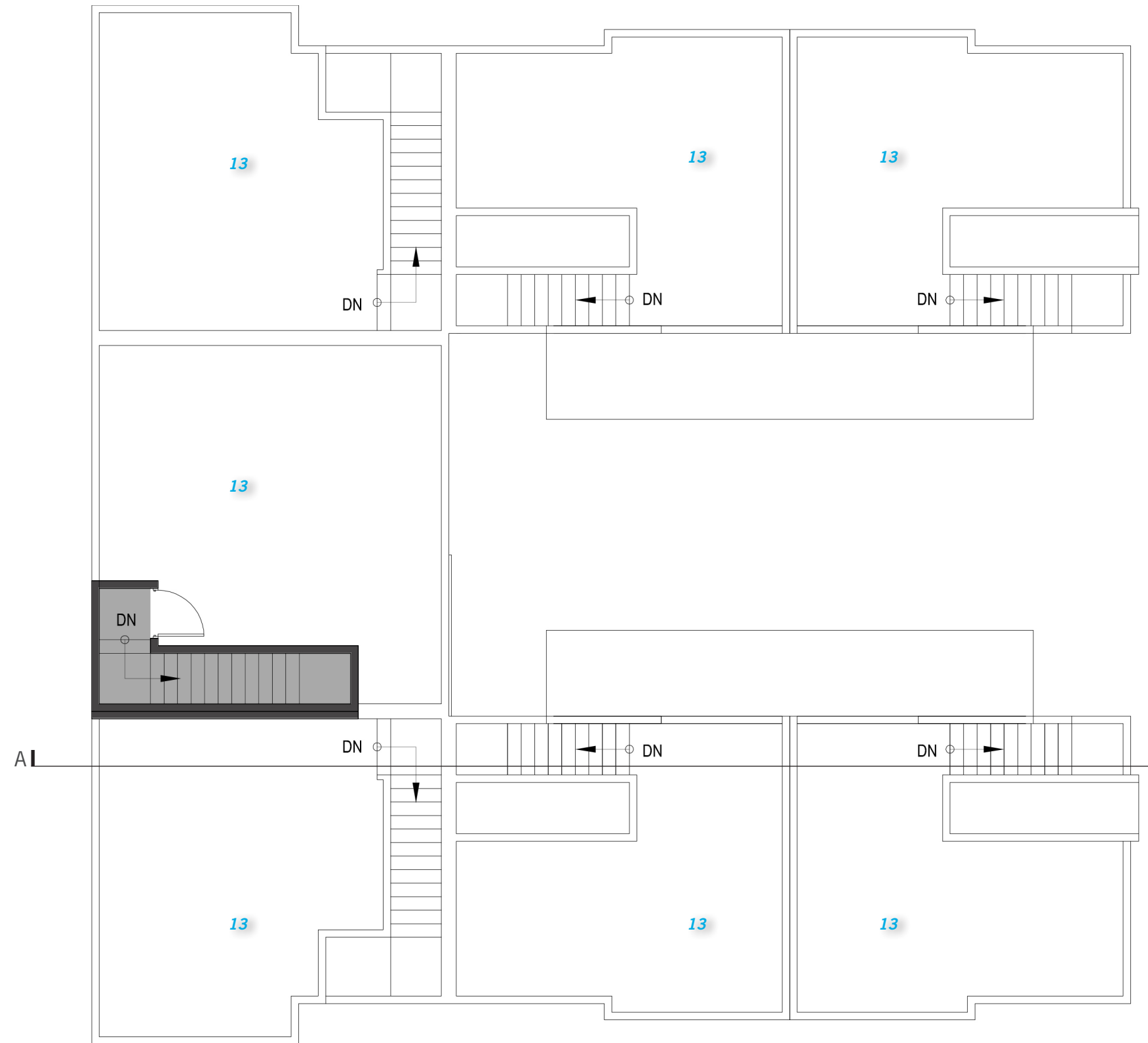


# Floor Plans

## FLOOR PLAN KEY

- 1 Entry
- 2 Bedroom
- 3 Bathroom
- 4 Office
- 5 Closet
- 6 Kitchen
- 7 Living Room
- 8 Laundry
- 9 Master Bedroom
- 10 Master Bathroom
- 11 Walk-in Closet
- 12 Garage
- 13 Roof Deck

## LEVEL ROOF



# Building Section



Section A

Rendering



STREET VIEW (EAST)



Rendering



SOUTHEAST AERIAL VIEW



EAST ELEVATION



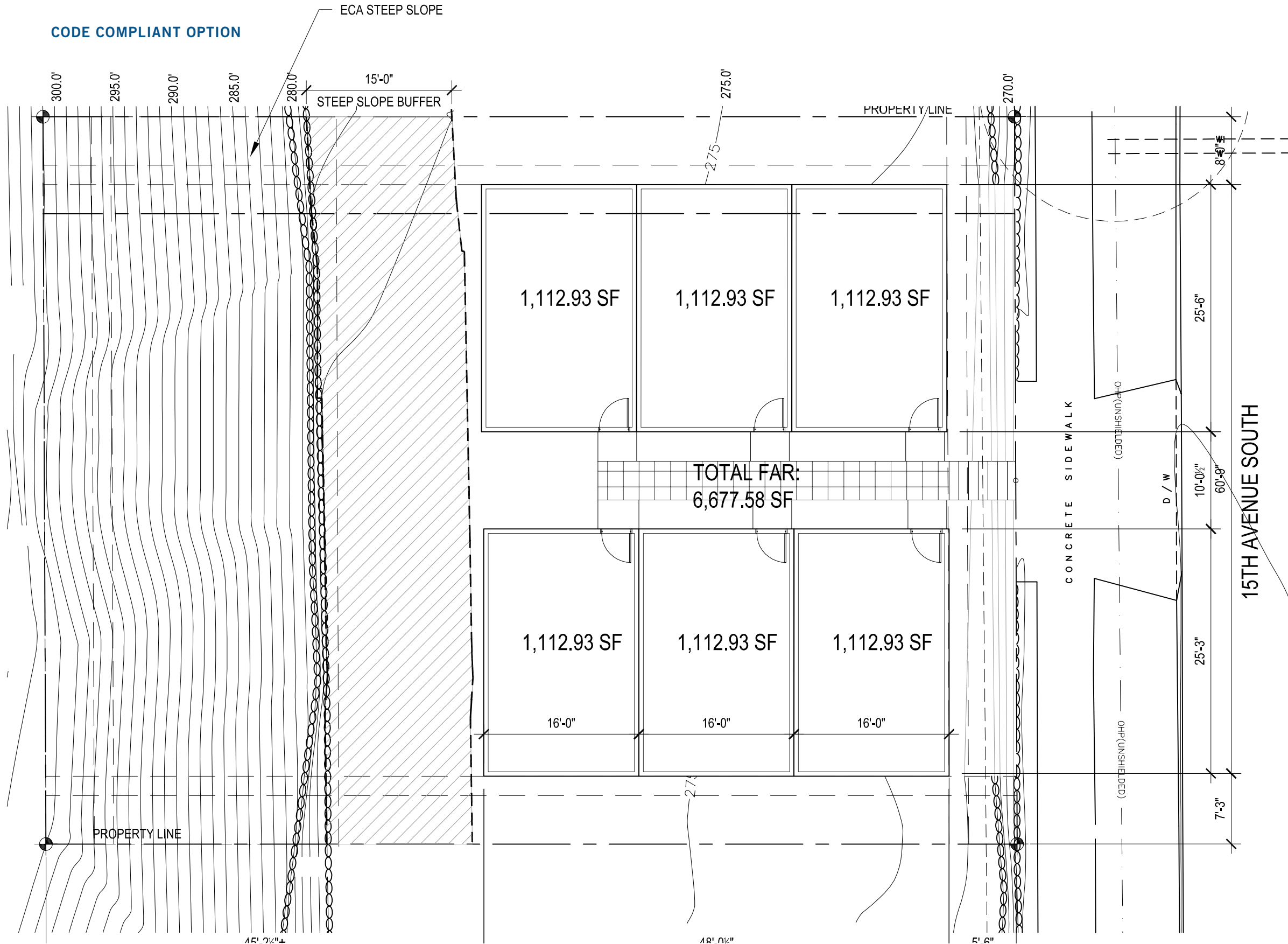
COURTYARD AERIAL VIEW



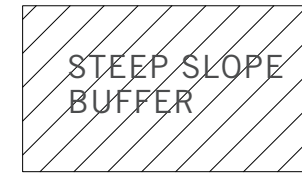
NORTH ELEVATION

# Alternate Site Plan- Comparison

## CODE COMPLIANT OPTION



## PLAN LEGEND



## SITE INFORMATION

STEEP SLOPE AREA: 2,140.05 SF  
 STEEP SLOPE PERCENTAGE OF SITE : 29% OF LOT  
 STEEP SLOPE BUFFER AREA: 1,130.94  
 STEEP SLOPE BUFFER PERCENTAGE OF SITE: 15% OF LOT  
 TOTAL ECA AREA: 3,270.99  
 TOTAL ECA PERCENTAGE: 44% OF LOT

## PREFERRED OPTION

ALLOWABLE FAR POTENTIAL: 9,000 SF  
 PROPOSED FAR: 8,987.14 SF  
 PERCENTAGE UTILIZED: 99.86%  
 FAR REMAINING: 12.86 SF = 0.14%  
 TOTAL DISTURBED AREA IN ECA: 820.02SF  
 PERCENTAGE OF STEEP SLOPE: 0%  
 PERCENTAGE OF STEEP SLOPE BUFFER DISTURBED: 73%

## ALTERNATE OPTION

ALLOWABLE FAR POTENTIAL: 9,000 SF  
 PROPOSED FAR: 6,677.58 SF  
 PERCENTAGE UTILIZED: 74.20%  
 FAR REMAINING: 2,322.42 SF = 25.80%  
 TOTAL DISTURBED AREA IN ECA: 0 SF  
 PERCENTAGE OF STEEP SLOPE: 0%  
 PERCENTAGE OF STEEP SLOPE BUFFER DISTURBED: 0%

PREFERRED OPTION

