Cloverdale 6

CONTENTS

*note:
the project has been revised to document the removal of an exceptional tree
refer to pages 16-24

PROJECT SUMMARY

Address:	835 South Cloverdale Street Seattle, WA 98108
DPD Project Number:	Land Use #3028298
Developer:	G Projects LLC
Applicant:	Workshop AD, LLC
Contact:	Steve Bull, Workshop AD
Zoning:	LR2

DEVELOPMENT STATISTICS SUMMARY

Lot Size	6,600 SF
FAR	1.2
Allowable GFA	7,920 SF
Parking Stalls	6
Townhouse Units 1-3	1,308 SF
Townhouse Units 4-6	1,316 SF
Total Proposed GFA	7,872 SF
Adjustments	None

Project Description:
Cloverdale 6 is a six unit townhouse development located on parcel #788360-4380. The site is a 6,600 sqft parcel situated in an LR2 zone in the South Park urban village, mid-block between South Cloverdale Street and an alleyway to the south. A 1940's single family structure sits on the middle of the site and will be removed. The site slopes from the north sidewalk edge towards the south alley edge. The overall slope across the site does not exceed 1.5 feet in 50 feet, except there is a 1-2 foot dropped bank from the sidewalk at the northwest corner which creates a slightly depressed site in relationship to the street. Existing mature street trees line the sidewalk edge.

The South Park neighborhood is comprised of SF5000, NC2-40, IB U/45, LR1, LR2, and LR3 zoning, and is within blocks of West Marginal Way S, the 16th Ave S Bridge, and the South Park Playground. As the zoning reflects, the project is situated in a context that has a moderately dense development scale locally, with a mix of commercial and residential use within the same block. Residential density is lowest in the SF5000 and IB U/45 zones. Development within the immediate block in all directions ranges between single family homes, small multi-family buildings, low scale commercial development, and single family residences being the dominant development type.

The immediate adjacent properties are: a one-story single family residence to the north across South Cloverdale Street, a two-story single family residence to the east, a one-story single family residence across the alley to the south, and a one-story single family residence to the west with plans to develop into a three-story, eight unit townhouse development (land use #3027804).

An arborist report is complete for the parcel and there is one exceptional tree on site that will be removed as it has been determined that it is in poor condition and is a hazard tree. Refer to pages 16-17.

The design responds to three primary considerations:

1. Create a central communal courtyard, with direct pedestrian access to the street and alley, as a shared landscaped amenity space for all residents.

2. Create a development that reflects the scale and patterns of the surrounding neighborhood, while establishing a positive development model for future development.

3. Take advantage of views, exposure, connection to the street and communal spaces, and privacy to neighboring properties, with strategically placed window openings.

Other project features include:
Private roof top decks for all dwelling units.
Native landscaping.
Surface parking for each unit accessed from the alley.
Screened and easily accessible trash/compost/recycling storage area.

DESIGN GUIDELINES

CITYWIDE DESIGN GUIDELINES - SDR PRIORITIES			
		ANNOTATIONS	RESPONSE
CS1.	**Natural Systems and Site Features**		
B.	Sunlight and Natural Ventilation	1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible. 3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planting trees.	1. All units have south facing exposure and at a minimum two sided exposure for cross ventilation. 3. South facing windows use a 9" projecting trim to group windows. This improves shading of the openings. Also, the proposed tree plantings between the structures, once matured, will help mitigate solar excessive solar gain.
C.	Topography	1. Land Form: use the natural topography and/or other desirable land forms or features to inform the project design.	The site is relatively flat and slightly below sidewalk level. All units will have primary entry access within 8 inches of finished grade creating a consistent relationship to the ground plane.
CS2.	**Urban Pattern and Form**		
A.	Location in the City and Neighborhood	1. Sense of Place: emphasize attributes that give the site its distinctive sense of place…including patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water of significant trees, open spaces, iconic buildings. 2. Architectural Presence: evaluate appropriate presence given the context and design. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation, and quality materials.	1. The central courtyard space with direct connection to the sidewalk / street via the pedestrian walkway creates a link between all dwelling units and provides attributes that will encourage active use of the common area and enhance a sense of place on site. 2. The project proposes a simple yet articulated facade to positively contribute to a diversely scaled block. The design detail, articulation, and quality materials are consistent on all four sides of the proposed structure.
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. An open shared courtyard space is provided between the northern and southern structures. This courtyard provides a landscaped open space, daylight, and views to the common area from each floor level of the units. 2. The street facing units propose direct connection to the sidewalk through front yards with primary entires facing the street. To access the southern units a pedestrian walkway with landscaped edging leads to the common courtyard space and unit entries facing the landscaped court. 3. South Cloverdale Street is a principal arterial, one of the major vehicle and transit travel paths through the neighborhood. The sidewalk environment is flat and easy to negotiate with mature regularly placed street trees. Front yards are typically well defined with solid wood or open chain link fences to strongly demarcate private properties. Adjacent properties don't have significant open spaces.
C.	Relationship 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. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means	2. Townhouse use is common in adjacent recently developed sites. Strong street edge of fenced lined private front yards is continued. East and west elevations of proposed project utilizes strategicall placed small windows to mitigate privacy to the neighboring structures.
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. 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 / rowhouses, and parcel based small apartment projects. Proposed and anticipated (re)development in this neighborhood does and will continue to respond to these institutions and infrastructure. 5. Within the proposed development window openings offset so views between units are oblique rather than direct. On the west and east side facades, smaller windows are proposed to minimize disruption to adjacent sites.
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, including historic and modern design, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials. 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. Compatibility with historic and contemporary context. Flat roofs are common, grouped windows and simple building materials are common. 3. Transitional neighborhood, proposed development focuses on simple massing, clear legibility of units, substantial shared open space, and articulated material and detailing as an exemplary project for others to build upon in the future.
PL1.	**Open Space Connectivity**		
B.	Walkways and Connections	1. Pedestrian Infrastructure: connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project. 2. Pedestrian Volumes: provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area. 3. Pedestrian Amenities: opportunities for creating lively pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be provided. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings.	1. Direct connection between existing public sidewalk and the on site pedestrian access walkway. 2. The proposed courtyard space is 18'-5" wide and will be landscaped with a clear paver pathway to unit entries. 3. Lively pedestrian amenity space proposed with direct physical and visual access to the south structure unit entries that are paired for a larger recessed opening in the facade.
C.	Outdoor Uses and Activities	1. Selecting Activity Areas: concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes. 3. Year-Round Activity: where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year.	1. Shared courtyard direct access to pedestrian route and all units. 3. Pedestrian pathway lighting and unit entries along edges will ensure year round activity beyond daylight hours in the shared courtyard space.

DESIGN GUIDELINES

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 is accessible.
B.	Safety and Security	1. Eyes on the Street: create a safe environment by providin 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. Doors and windows on street and alley facing facades encourage natural surveillance while mitigating privacy. 2. Sufficient lighting provided at pathways and entries.
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 unit entries are obvious with clear lines of sight to the street and the shared courtyard space. Weather protection is provided with shallow recessed stoops that contribute to a sense of unit identity while emphasizing safety and security. 2. Inegration of landscaping with paver pathway, one step up to wood stoop, transparent window next to all entry doors, shallow recess at entry door for coverage and downlight.
B.	Residential Edges	1. Security and Privacy: use buffer or semi-private space between development and the street or neighboring buildings. Consider elevating main floor, providing setback from the sidewalk, and/or landscaping to indicate transitions. 4. Interaction: provide opportunities by considering location of commonly used features such as mailboxes, outdoor seating, play equipment and space for informal events in the area between buildings as a means of encouraging interaction.	1. Landscaped front yards with 4 foot tall fence and gate as transition from street to each unit entry. 4. Common mail box stand near sidewalk entry gate creates point of interaction.
PL4.	**Active Transit**		
A.	Entry Locations and Relationships	1. Serving all Modes of Travel: provide safe and convenient access points for all modes of travel. 2. Connections to All Modes: site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.	Primary pedestrian access via shared courtyard. Vehicular access off alley.
B.	Planning Ahead for Bicylists	1. Early Planning: integrate existing and future access and connections into project with other modes of travel. 2. Bike Facilities: provide bike racks and storage to maximize convenience, security, and safety. 3. Bike Connections: access points to relate to street, consider opportunities to share bicycling information.	Direct connection from street / sidewalk through site to alley for ease of bicycle access. Bike racks proposed, including outdoor storage areas adjacent to shared courtyard space.
C.	Planning Ahead for Transit	1. Influence on Project Design: identify how a transit stop (planned or built) adjacent to or near the site may influence / connect the project.	Project's strong connection to sidewalk with direct access to KC Metro transit stop (routes 60 and 132) just 250 feet to the west.
DC1.	**Project Uses and Activities**		
A.	Arrangement of Interior Uses	2. Gathering Places: Maximize the use of any interior or exterior gathering spaces by considering the following: a. a location at the crossroads of high levels of pedestrian traffic; 4. Views and Connections: locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks.	2. Shared courtyard is main circulation space for access to all units. 4. Units connect to shared courtyard space Front yards at street units provide appropriate and responsive neighborhood pattern of fence and landscape transition between sidewalk to unit entries.
B.	Vehicular Access and Circulation	1. Access Location and Design: minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of sidewalk for pedestrians, and create safe and attractive conditions. Use existing alleys for vehicle access. Minimize number and width of curb cuts. Employ multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits/entrances, which may include textured pavement, warning lights and sounds, and similar safety devices.	1. Separation of pedestrian and vehicular access / movement.
C.	Parking and Service Uses	1. Below Grade Parking: implement wherever possible. 2. Visual Impacts: reduce impact of parking structure, entrances, and related signs and equipment. 4. Service Uses: locate and design trash receptables away from pedestrian areas or to a less visible portion of the site to reduce possible impacts on building aesthetics and pedestrian circulation.	1. Not possible. 2. Visual impact of parking reduced to rear of lot and alley environment. 4. Trash / recycle storage located in east side yard as least visible portion of site, screened with wood fence.

DESIGN GUIDELINES

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. Proposed structures located on open developable portion of site. Site is fairly flat with minor topograhical change from north street edge to south alley edge. 2. The perceived mass of the 3 story structures is reduced by provided recessed entry stoops and designing no projecting stair penthouses near perimeter of massing.
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 regular window openings grouped with a projecting trim detail on the south and north facades. Materials are consistent around all sides of the structures with a ground level of articulated white stained wood siding and the upper two levels clad in horizontal lap fiber cement siding painted grey. 2. There are no blank walls proposed. The lowest level south elevation of the south structure has the fewest windows with bedroom spaces next to the parking area.
C.	Secondary Architectural Features	1. Visual Depth and Interest: add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian, which may include distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high quality surface materials and finishes. 2. Dual Purpose Elements: to add depth, texture, and scale consider shading devices at windows or canopies. Where these elements are prominent design features the quality of the materials is critical. 3. Fit With Neighboring Buildings: consider aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials. Use trees and landscaping to enhance building design and fit with context. Create a well-proportioned base, middle, and top to the building in locations where this might be appropriate considering surrounding buildings.	1. Articulated window trim that projects 9 inches and groups openings is used to establish visual depth and interest as a secondary architectural feature. Painted entry doors, ochre in color, provide additional interest. 2. Deep projecting trim acts as dual purpose elements. 3. Proposed structure design relates to neighboring contemporary buildings. Proposed landscaped courtyard enhances building design.
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. Individaul entry stoops at all units add human scale. Walkway paver materials and integrated landscaping enhance the pedestrian environment. 2. Lap siding and window trim contribute to the fine grained scale and texture of the proposed structure.
E.	Form and Function	1. Legibility and Flexibility: strive for balance, design such that primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.	1. The regular repeating openings establish legible units. Flex space at ground level of north structure with direct access to shared courtyard.
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.	1. Shared courtyard is the heart of the project.
B.	Open Spaces Uses and Activities	1. Meeting User Needs: plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function. 4. Multifamily Open Space: design common and private open spaces to encourage physical activity and social interaction. Examples include areas for gardening, children's play (covered and uncovered), barbeques, meetings, crafts or hobbies.	1. Shared courtyard size and features meets user needs and function. 4. Social interaction encouraged through courtyard 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 strongest pattern of open space in the neighborhood is east/west movement along the sidewalk / street and at the alley. The shared courtyard is thought of as being a smaller and more contained version of this combined environment. 2. Hardscaped and landscaped courtyard. 3. Courtyard space maximizes contiguous open space and establishes future development pattern for adjacent parcels.

DESIGN GUIDELINES

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. Grey painted fiber cement lap siding, white windows, white painted trim, white stained horizontal wood siding, all durable materials that lend themselves to high quality detailing and composition. 2. All materials durable and attractive taking into account climate appropriateness.
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 pedestrian and courtyard pathways, at unit entires, at cantilevered floor over parking area all maintain adequate illumination levels for safety while highlighting architectural and landscape design features. 2. All lighting shielded and directed to ground.
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.	1. Proposed plantings reinforce design concepts and will thrive as native species. 2. Distinctive, durable, and permeable paving surfaces used at patios and courtyard pathway. Unitized, permeable walkways. 3. Lifecycle and plant growth carefully considered.
E.	Project Assembly and Lifespan	1. Deconstruction: when possible design the project so that it may be deconstructed at the end of it's useful lifetime, with connections and assembly techniques that will allow reuse of materials.	Elements from typical wood framed buildings can always be deconstructed and reused.

LAND USE CODE SUMMARY

LAND USE CODE SUMMARY	
Site Location	835 SOUTH CLOVERDALE STREET
DPD Project Number	3028298
Parcel Numbers	788360-4380
Lot Area	6,600
Zoning	LR2
Overlays	SOUTH PARK RESIDENTIAL URBAN VILLAGE
ECA	NO
SEPA	NO
Frequent Transit	NO

DESIGN REVIEW

23.41.004.A	**Applicability**			
			NO	6 units. SDR Per 23.41.018

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 LR2 Zone INSIDE Urban Centers if the project meets standards of subsection 23.45.510.C.			
	Townhouse Developments 1.2	7,920	YES	7,872 Proposed
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,		YES	Applicant commits to meet Built Green 4-star rating.
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.		YES	Located at rear of lot.
23.45.510.C.4	Access to parking if parking is provided: c. Access shall be from a street if on corner lots, the driveway abuts and runs parallel to the rear lot line or a side lot line that is not a street lot line.		YES	Access from alley.

23.45.512.A	**Density limits—Lowrise zones**				
	Per Table A 23.45.512 Density Limits in Lowrise Zones for Rownhouse, Towhouse, and Apartment Development in LR2 Zones is not limited when 23.45.510.C is met.				No Limit
23.45.514	**Structure height** Per Table A 23.45.514 Structure Height for Lowrise Zones, Townhouse in LR2 Zones is limited to 30 feet.			YES	30 foot base limit
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 height 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	34 foot max 44 ft max stair penthouse when <15% of roof area.
23.45.518.A	**Setbacks and Separations** Per Table A 23.45.518 Setbacks in LR Zones, Townhouses in LR2 zones are required to have the following setbacks.				
	Front	7 average, 5 minimum		YES	7 ft provided
	Rear	7 average, 5 minimum		YES	7 ft provided
	Side	5<40 // 7 ave, 5 min > 40		YES	5 ft provided (all < 40ft)
23.45.518.F	**Separations between multiple structures.** 1. In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet.			YES	18'-5" provided
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.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	Max 6 ft fence

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. For rowhouse and townhouse developments, 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.			YES	
	Required Amenity Area	1650	3757 Total Provided	YES	6 units = 2337 total roof deck area
	Required Ground Level Amenity Area	825	1420 Provided	YES	
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	
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			YES	Applicant commits to meet a Built Green 4-star rating.
23.45.527 **23.45.527.A**	**Structure width and facade length limits in LR zones** Per table A 23.45.527 Maximum Structure Width in LR2 zone				
	Townhouse	90 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		78.0	YES	Proposed Façade Length = 72.0'
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	
23.54.015.I	**Parking for Residential Uses** 1 space per dwelling unit required			YES	6 stalls provided
23.54.030.A.2 **23.54.030.A.3**	**Parking space standards / Parking space requirements / townhouse units** "Medium vehicle" means the minimum size of a small vehicle parking space shall be 8 feet in width and 16 feet in length. "Small vehicle" means the minimum size of a small vehicle parking space shall be 7.5 feet in width and 15 feet in length.				
23.54.030.B.1	**Parking space requirements - residential uses** b. When more than five parking spaces are provided, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size. Forty percent of the parking spaces may be striped for any size, provided that when parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.			YES	Parking provided for 4 medium sized spaces (66.6%), and 2 for small sized spaces (33.3%)
23.54.030.E	**Parking space standards // Driveways** Per Exhibit C for 23.54.030 Parking requirements for small and medium vehicle's at 90 degrees are as follows: Aisle Width / backing distance: 20' small / 22' medium			YES	
23.54.040	**Shared Storage Space for Solid Waste Containers**			YES	
	6 dwelling units	2x6 footprint each		YES	6 individual 2x6 areas provided

ZONING

SF5000
LR3
LR2
NC3P-40

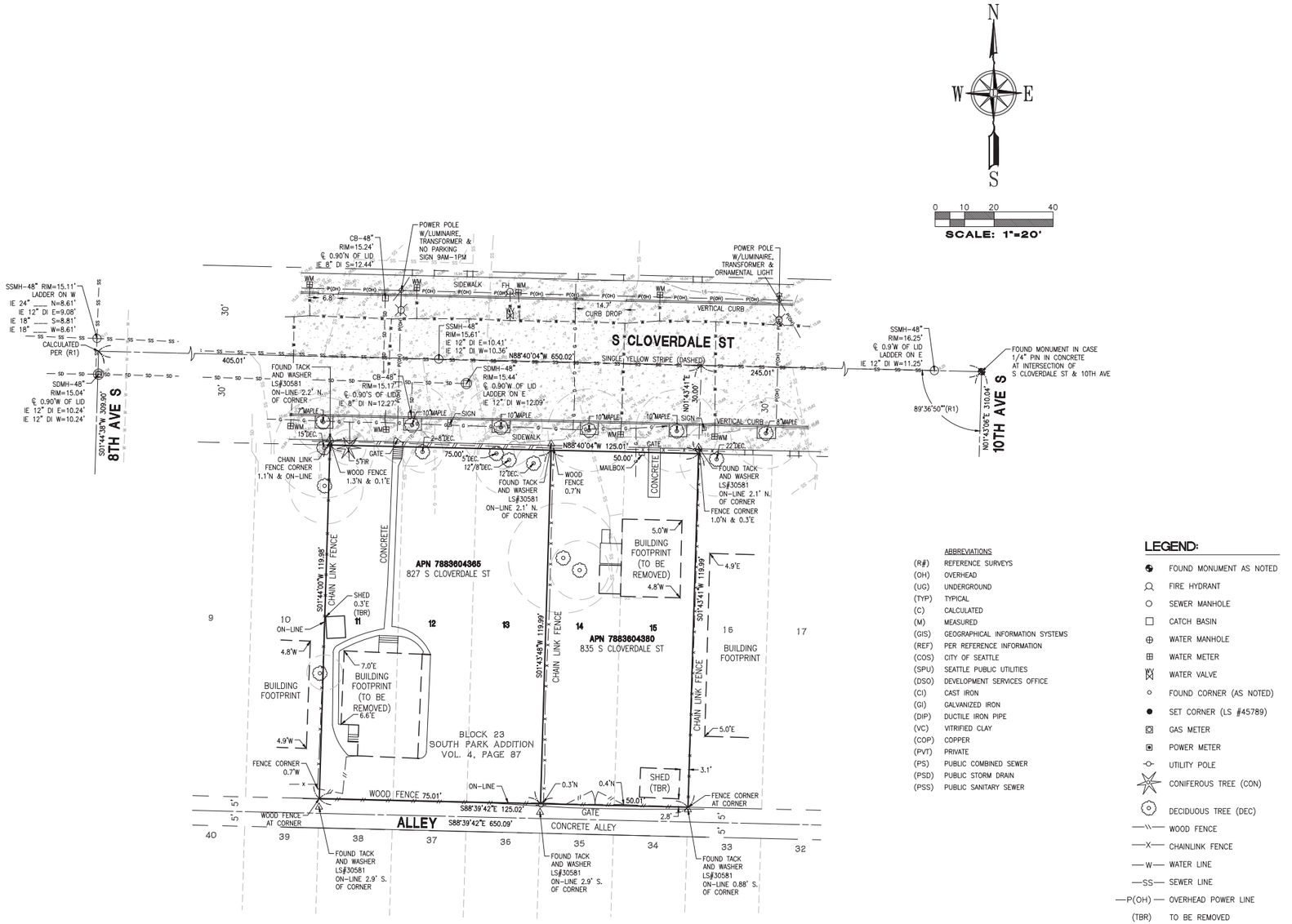
Zoning Map

USE

- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL
- GOVERNMENT
- INSTITUTIONAL
- PARK SPACE

Use Map

SURVEY



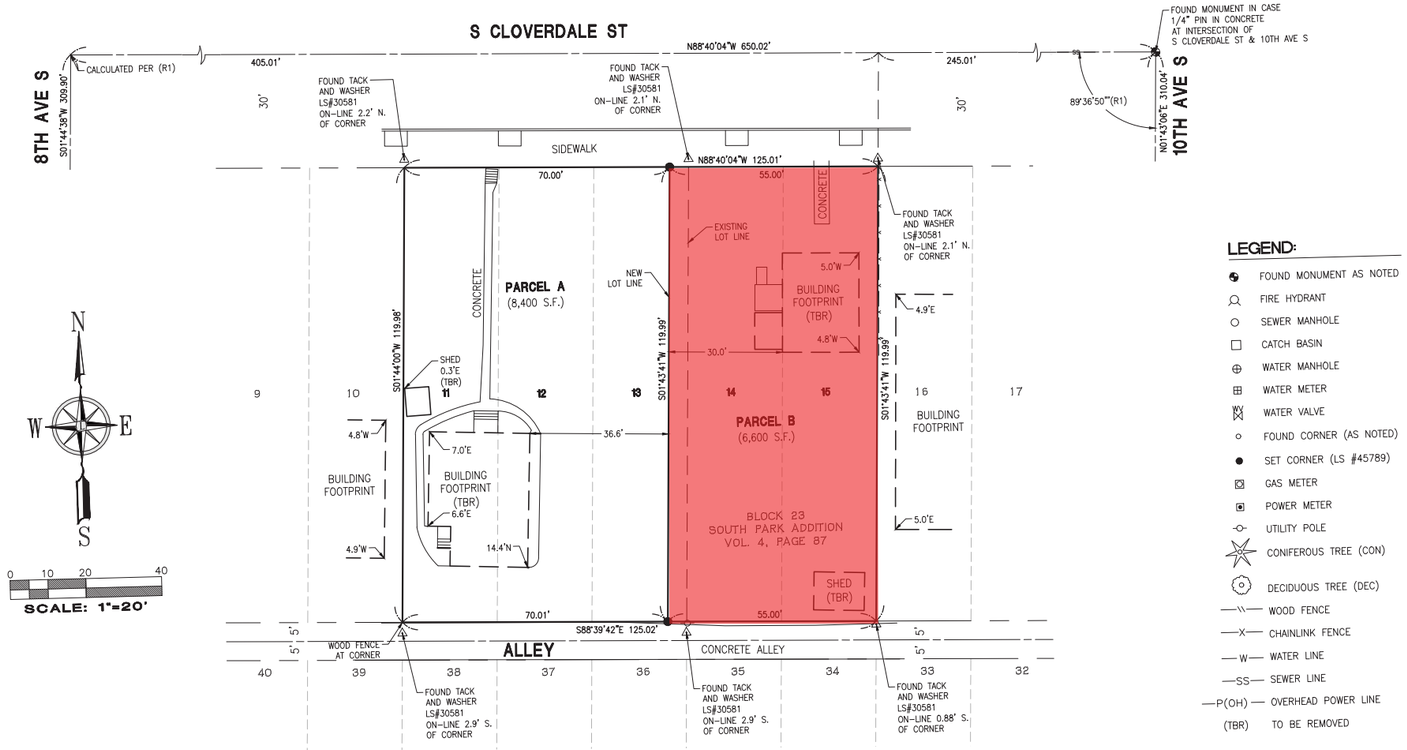
ABBREVIATIONS

(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED
(GIS)	GEOGRAPHICAL INFORMATION SYSTEMS
(REF)	PER REFERENCE INFORMATION
(COS)	CITY OF SEATTLE
(SPU)	SEATTLE PUBLIC UTILITIES
(DSO)	DEVELOPMENT SERVICES OFFICE
(CI)	CAST IRON
(GI)	GALVANIZED IRON
(DIP)	DUCTILE IRON PIPE
(VC)	VITRIFIED CLAY
(COP)	COPPER
(PVT)	PRIVATE
(PS)	PUBLIC COMBINED SEWER
(PSD)	PUBLIC STORM DRAIN
(PSS)	PUBLIC SANITARY SEWER

LEGEND:

- FOUND MONUMENT AS NOTED
- FIRE HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- WATER MANHOLE
- WATER METER
- WATER VALVE
- FOUND CORNER (AS NOTED)
- SET CORNER (LS #45789)
- GAS METER
- POWER METER
- UTILITY POLE
- CONIFEROUS TREE (CON)
- DECIDUOUS TREE (DEC)
- WOOD FENCE
- CHAINLINK FENCE
- WATER LINE
- SEWER LINE
- OVERHEAD POWER LINE
- (TBR) TO BE REMOVED

PROPOSED LBA



CONTEXT PHOTOS & ANALYSIS

ACCROSS FROM SITE

1. S. CLOVERDALE ST. - NORTH

2. S. CLOVERDALE ST. - SOUTH

SITE

MAP

3. VIEW OF ALLEY - NORTH

SITE

4. VIEW OF ALLEY - SOUTH

ACCROSS FROM SITE

CONTEXT PHOTOS & ANALYSIS

1. Seattle Fire Station 26

2.Oromo Church

3. Commercial Use Space

4. South Park Library

5. Townhouse Development to West

6. Townhouse Development Across Cloverdale

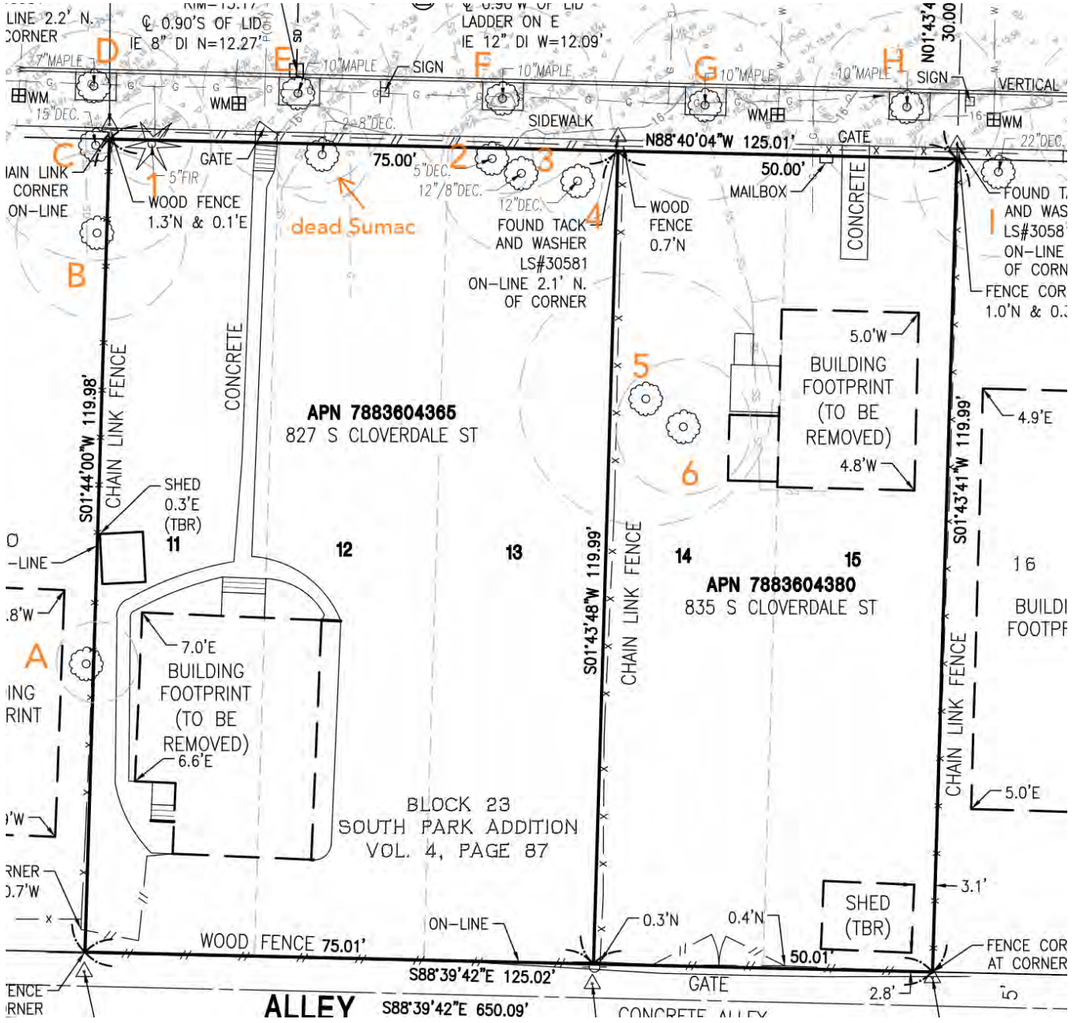
7. TH West Facade

7. TH West Facade

7 to 5 Sideyard

5. T.H. Pathway

ARBORIST REPORT



ARBORIST SURVEY
SCALE: NTS

Tree #	Proposed Action	Species	DBH	Drip Line	Tree Type	Health	Structure	NOTES
1	Remove	Picea spp. Spruce variety	7"	8'	Significant	1	2	Asymmetrical canopy
2	Remove	Acer palmatum spp. Japanese maple	7" *	11'	Significant	2	2	Two stems branching at base of trunk, signs of decay (5" and 5" measured at 1 foot)
3	Remove	Acer rubrum Red maple	14.5"	17'	Significant	1	2	Two stems branching at 4 feet, included bark, signs of injury (measured at 2 feet, narrowest point below split)
4	Remove	Acer platanoides 'Globosum'	10"	14'	Significant	1	2	Signs of injury, poor pruning
5	Remove	Prunus avium Sweet cherry	30" *	27"	Exceptional	2	2	Two stems branching at base of trunk, signs of decay, compacted soil (18" and 24")
6	Remove	Prunus avium Sweet cherry	20"	19'	Significant	2	2	Signs of decay, compacted soil
Street trees and trees located off-site with overhanging branches								
A		Corylus cornuta Western filbert	–	15' **				Multi-stemmed shrub-like, access limited
B		Prunus avium Sweet cherry	16"	20'				Located at fence.
C		Betula pendula Eur. white birch	18"	17.5'				Located at fence.
D		Acer rubrum Red maple	8"	7'				Asymmetrical canopy, street tree
E		Acer rubrum Red maple	12"	11.5'				Street tree
F		Acer rubrum Red maple	11"	7'				Asymmetrical canopy, included bark, bacterial canker, recommend, Level 2 Risk Assessment, street tree
G		Acer rubrum Red maple	13"	13'				Street tree
H		Acer rubrum Red maple	12.5"	12.5'				Street tree
I		Prunus cerasifera Thundercloud plum	–	14' **				Access limited
* Quadratic mean. ** Measured from fence – overhanging branches.								
REGULATED TREES = 15			TREES PROPOSED FOR REMOVAL = 6					

PHOTOS OF EXCEPTIONAL TREE : *Prunus avium*

SITE ANALYSIS

1. NORTH ACROSS CLOVERDALE ST

2. FRONT ELEVATION OF PARCEL TO WEST OF SITE

3. FRONT ELEVATION OF SITE

4. REAR ELEVATION OF PARCEL TO EAST OF SITE

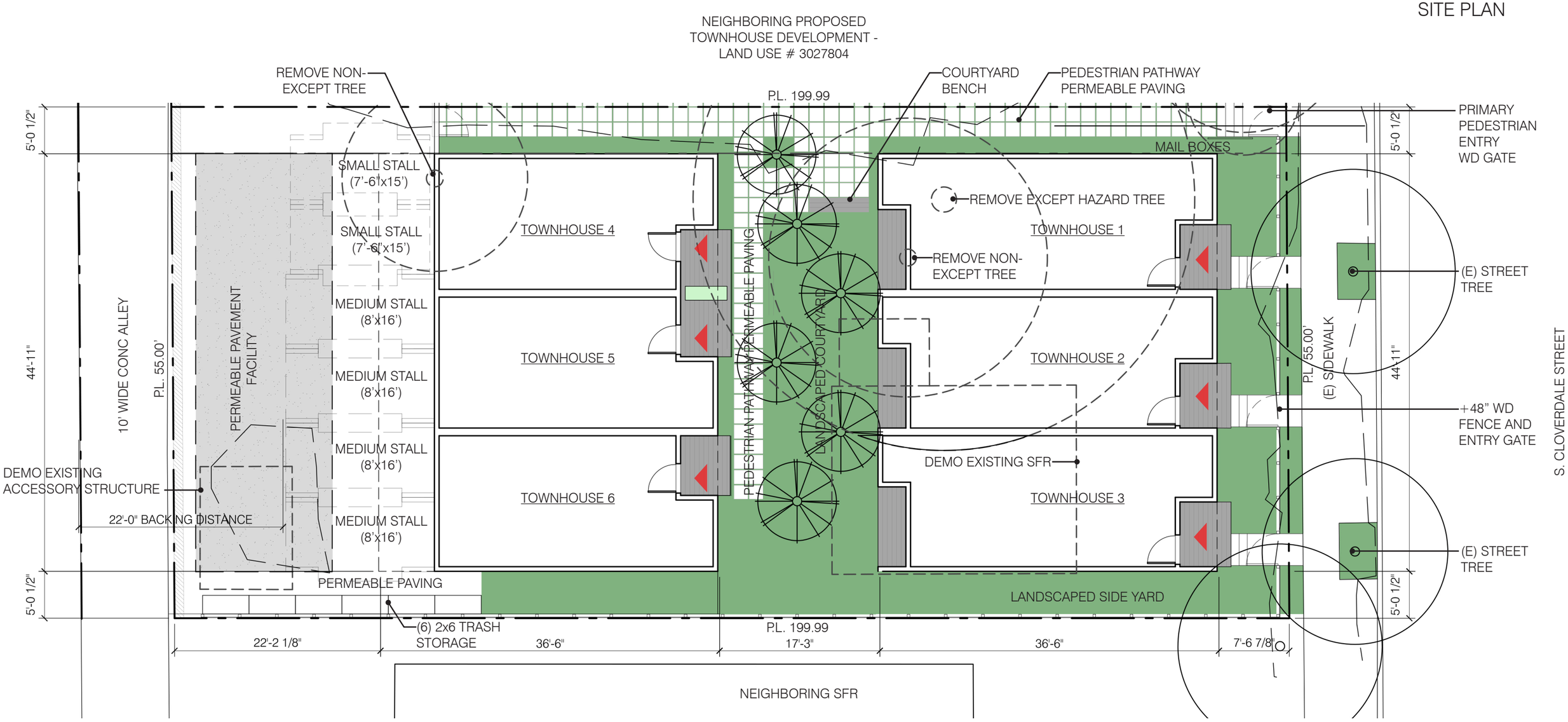
1. Across South Cloverdale Street are single family residences and townhouse units further to the west. There are power/utility lines running along the north side of S Cloverdale, across from the site.

2. The property to the west is a small single family residence that is to be demolished and re-developed under #3028298.

3. The site slopes down from the sidewalk elevation approximately 1-2 feet and the existing one-story single family residence sits in the middle of the site. Per the arborist's report there is one exceptional tree on site that will be removed.

4. The property to the east of the site is a two-story single family residence with a narrow footprint and attached garage at the alley.

SITE PLAN

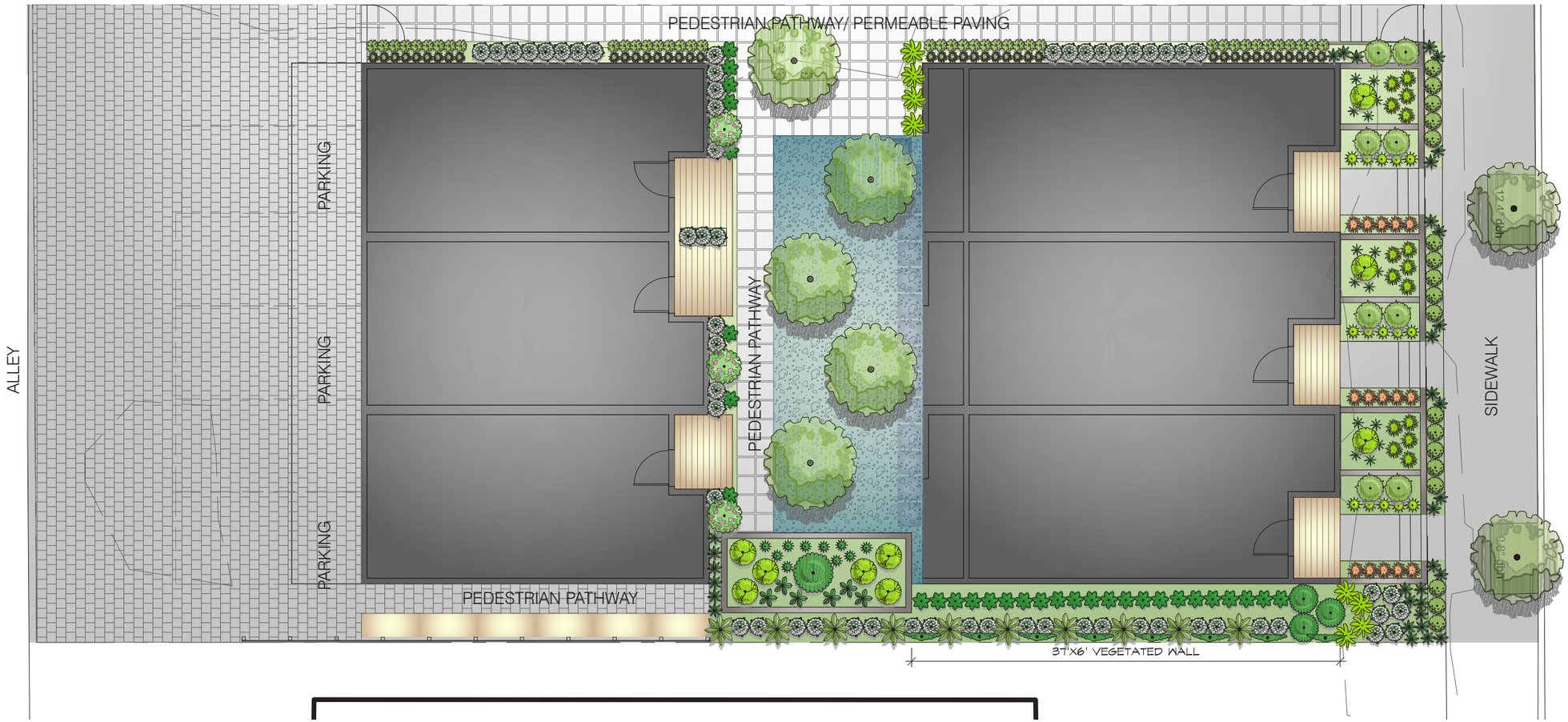


SITE PLAN
SCALE: 1/8" = 1'-0"

N

workshop AD

LANDSCAPE PLAN

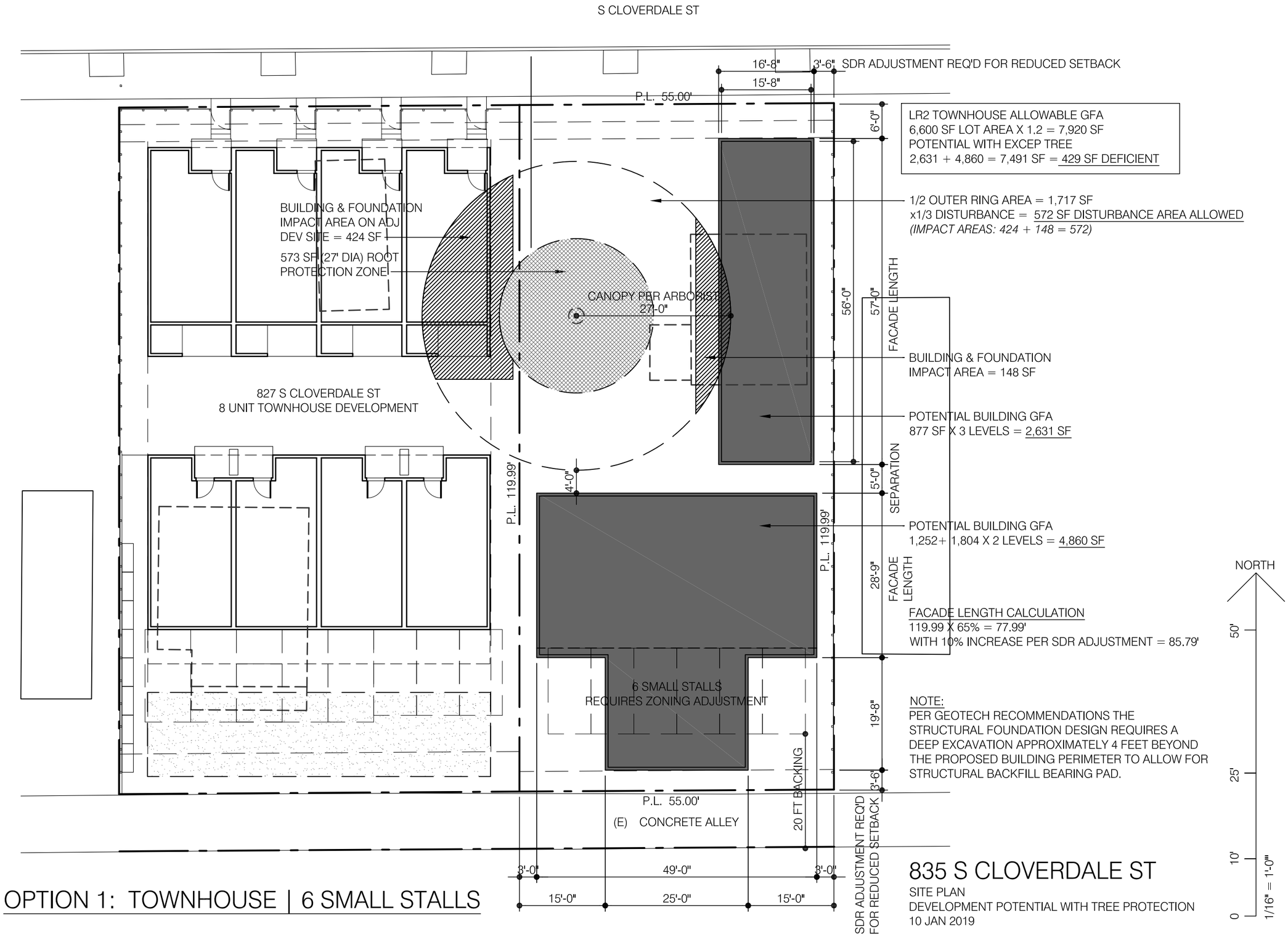


LANDSCAPE PLAN

PLANT SCHEDULE RIGHT

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Betula jacquemontii / Jacquemontii Birch	1.5"Cal	5
	Existing Street Tree	Existing	2
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**QTY**
	Carex comans 'Frosty Curls' / New Zealand Hair Sedge	1 gal	15
	Carex testacea / Orange Sedge	1 gal	15
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal	8
BIORETENTION	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**QTY**
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal	15
	Carex obnupta / Slough Sedge	1 gal	10
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood	5 gal	9
	Juncus effusus / Soft Rush	1 gal	15
	Polystichum munitum / Western Sword Fern	1 gal	6
	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal	1
SHADE PLANTS	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**QTY**
	Beesia deltophylla / Beesia	1 gal	30
	Blechnum spicant / Deer Fern	1 gal	44
	Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass	1 gal	40
	Epimedium x rubrum / Red Barrenwort	1 gal	18
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa	1 gal	8
	Helleborus niger 'HGC Jacob' / Christmas Rose	1 gal	57
	Hydrangea quercifolia / Oakleaf Hydrangea	3 gal	3
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	33
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal	10
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	3
VINES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**QTY**
	Hydrangea anomala petiolaris 'Miranda' / Climbing Hydrangea	1 gal	8
SITE	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**SPACING**	**QTY**
	Pea Gravel	N/A		445 sf

DEVELOPMENT STUDIES
FAR POTENTIAL WITH
EXCEPTIONAL TREE

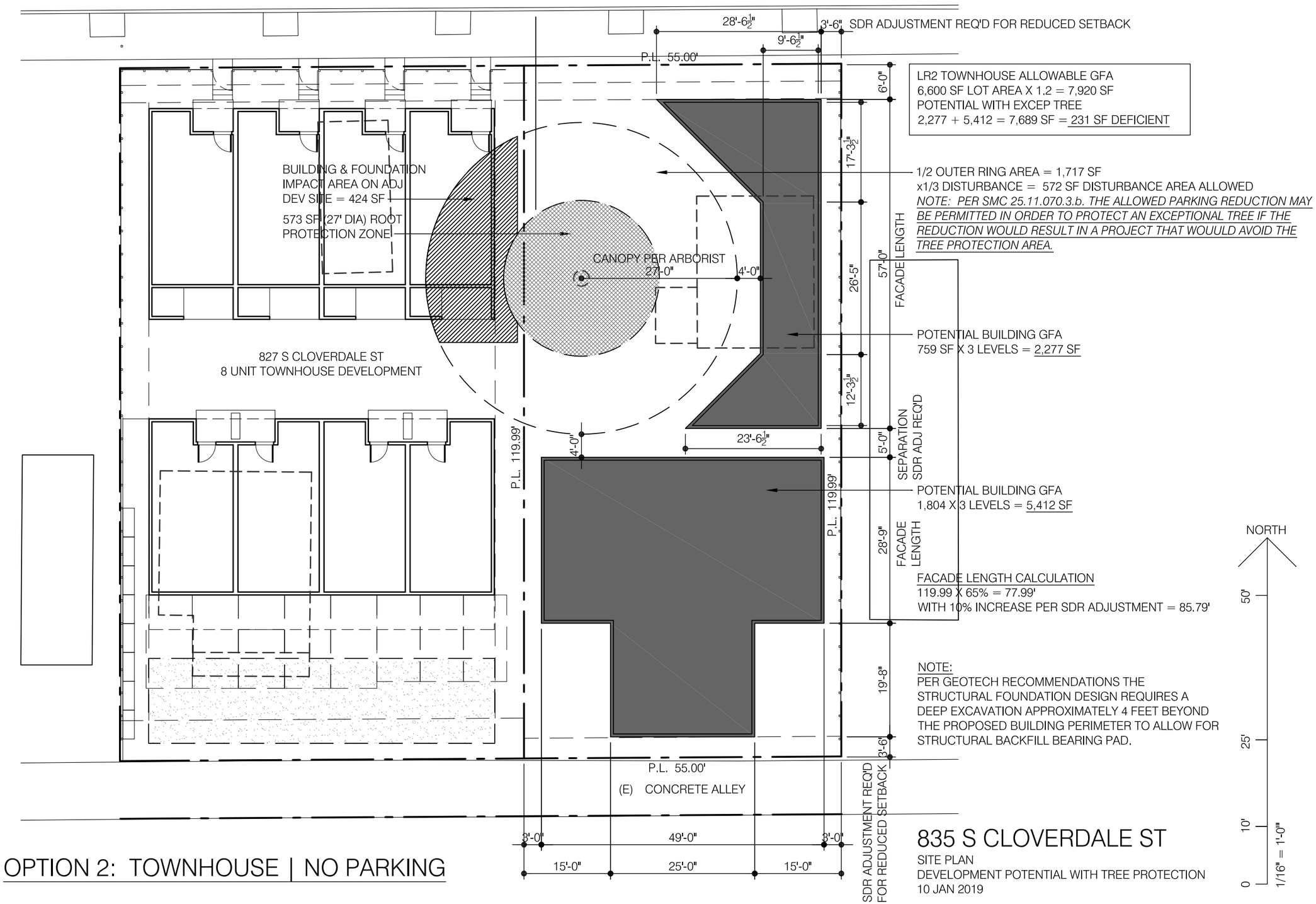


OPTION 1: TOWNHOUSE | 6 SMALL STALLS

835 S CLOVERDALE ST

SITE PLAN
DEVELOPMENT POTENTIAL WITH TREE PROTECTION
10 JAN 2019

DEVELOPMENT STUDIES
FAR POTENTIAL WITH EXCEPTIONAL TREE



LR2 TOWNHOUSE ALLOWABLE GFA
6,600 SF LOT AREA X 1.2 = 7,920 SF
POTENTIAL WITH EXCEP TREE
2,277 + 5,412 = 7,689 SF = 231 SF DEFICIENT

1/2 OUTER RING AREA = 1,717 SF
x1/3 DISTURBANCE = 572 SF DISTURBANCE AREA ALLOWED
NOTE: PER SMC 25.11.070.3.b. THE ALLOWED PARKING REDUCTION MAY BE PERMITTED IN ORDER TO PROTECT AN EXCEPTIONAL TREE IF THE REDUCTION WOULD RESULT IN A PROJECT THAT WOUULD AVOID THE TREE PROTECTION AREA.

POTENTIAL BUILDING GFA
759 SF X 3 LEVELS = 2,277 SF

POTENTIAL BUILDING GFA
1,804 X 3 LEVELS = 5,412 SF

FACADE LENGTH CALCULATION
119.99 X 65% = 77.99'
WITH 10% INCREASE PER SDR ADJUSTMENT = 85.79'

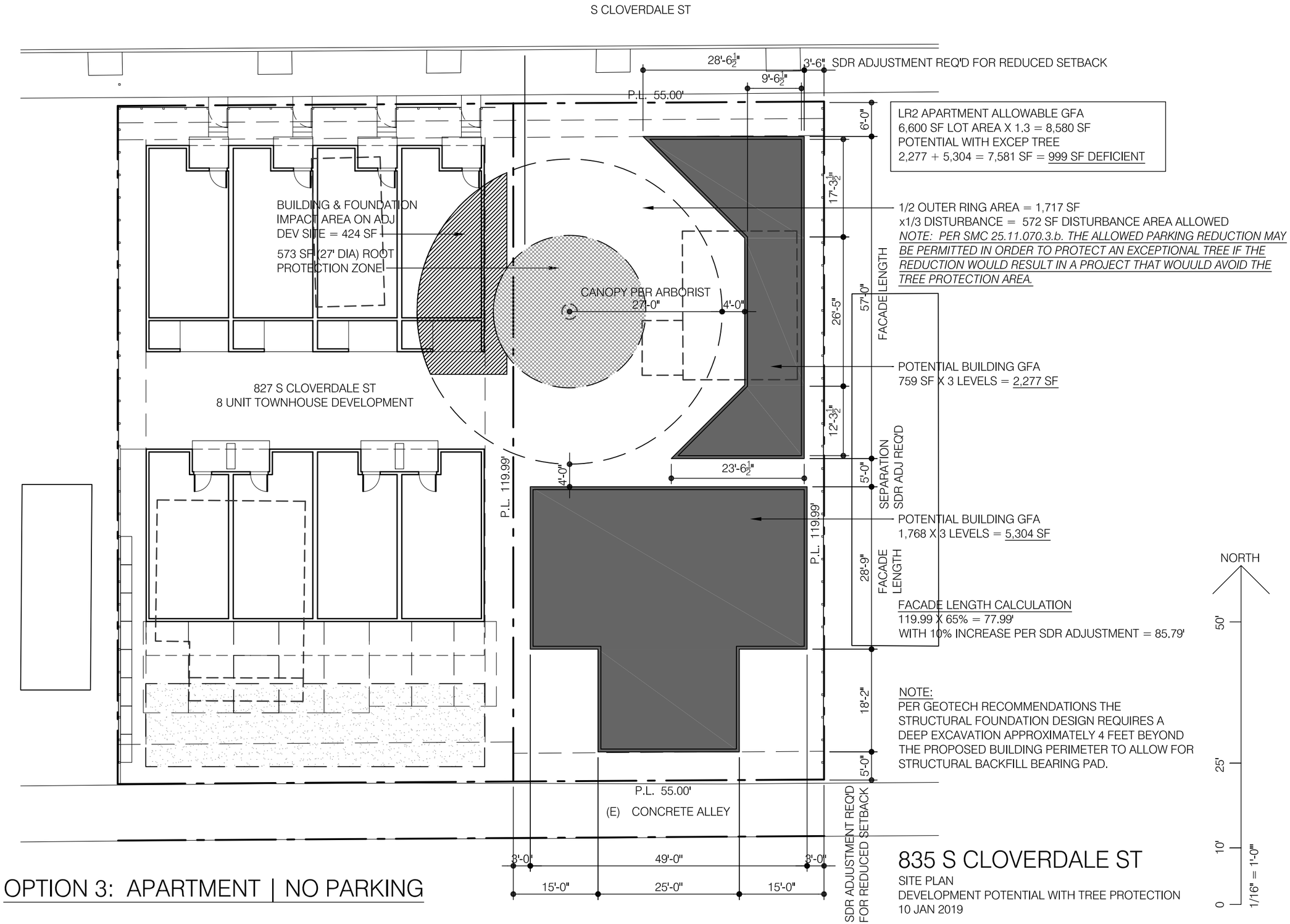
NOTE:
PER GEOTECH RECOMMENDATIONS THE STRUCTURAL FOUNDATION DESIGN REQUIRES A DEEP EXCAVATION APPROXIMATELY 4 FEET BEYOND THE PROPOSED BUILDING PERIMETER TO ALLOW FOR STRUCTURAL BACKFILL BEARING PAD.

NORTH
50'
25'
10'
0
1/16" = 1'-0"

835 S CLOVERDALE ST
SITE PLAN
DEVELOPMENT POTENTIAL WITH TREE PROTECTION
10 JAN 2019

OPTION 2: TOWNHOUSE | NO PARKING

DEVELOPMENT STUDIES
FAR POTENTIAL WITH
EXCEPTIONAL TREE



OPTION 3: APARTMENT | NO PARKING

835 S CLOVERDALE ST

SITE PLAN
DEVELOPMENT POTENTIAL WITH TREE PROTECTION
10 JAN 2019

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STREET FACING UNITS - NORTH FACADE

STREET FACING UNITS - FRONT YARD

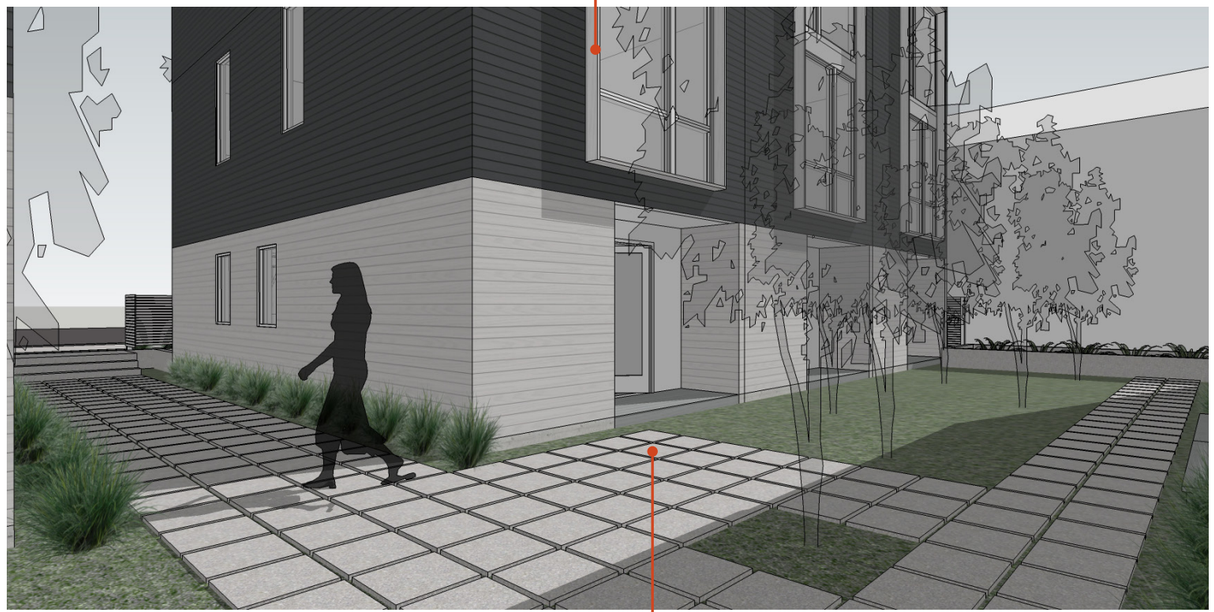
DC2 - B.
Secondary Architectural Features

DC2 - A.
Massing

PL3 - A.
Entries
PL3 - C.
Residential Edges

VIEWS FROM COURTYARD - WEST PEDESTRIAN PATHWAY

DC2 - C
Secondary Architectural Features



DC3 - A
Building - Open Space Relationship
DC3 - B
Open Spaces, Uses and Activities

DC4 - A
Exterior Elements and Finishes

STREET FACING UNITS - COURTYARD SOUTH FACADE

PL3 - C.
Residential Edges

SOUTH UNITS - ENTRY AT COURTYARD

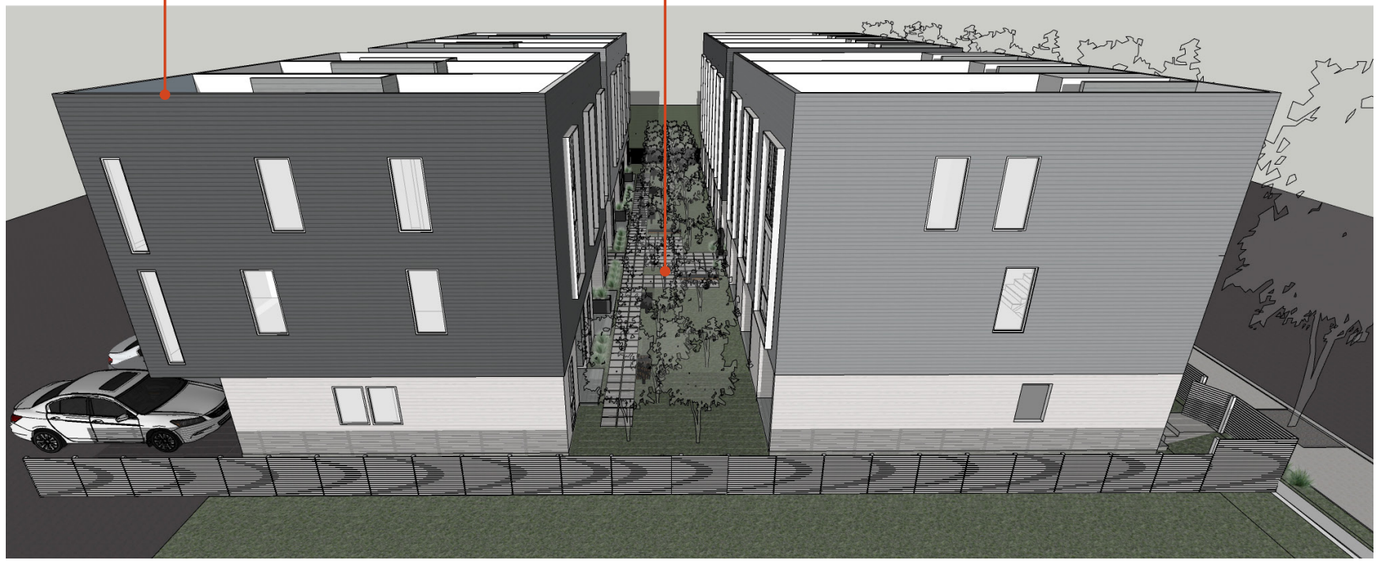
PL3 - A.
Entries

CS2 - C.
Relationship to the Block

NORTHEAST CORNER

CS2 - D.
Height, Bulk and Scale

DC3 - B.
Open Spaces, Uses and Activities



EAST EDGE

SOUTHEAST CORNER

DC2 - B
Architectural and Facade Composition

SOUTH FACADE AT ALLEY / PARKING

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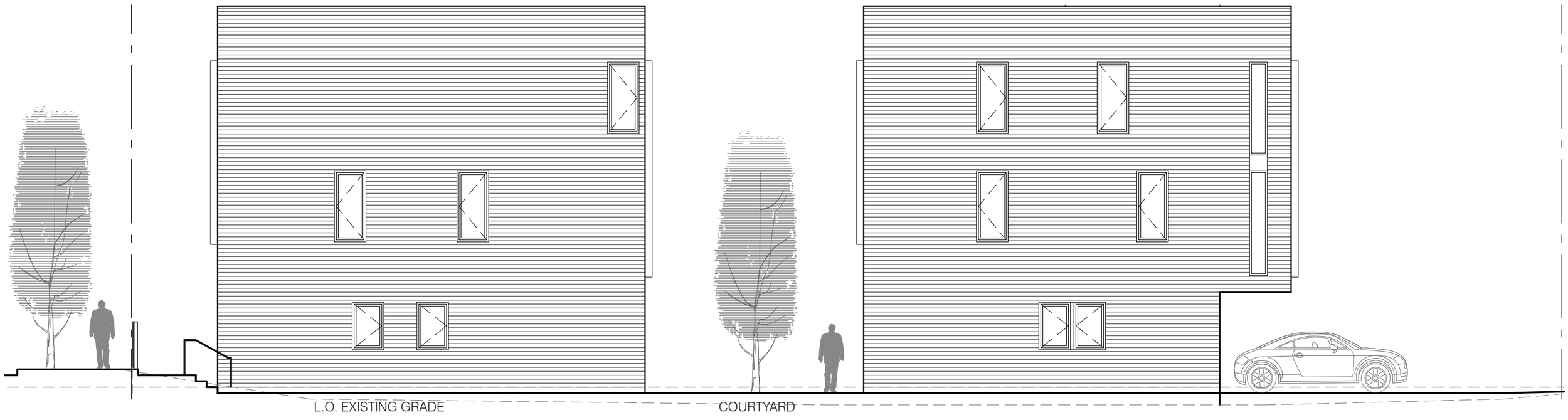
NORTH ELEVATION - NORTH UNITS
SCALE: 1/8” = 1’-0”

SOUTH ELEVATION - NORTH UNITS
SCALE: 1/8” = 1’-0”

NORTH ELEVATION - SOUTH UNITS
SCALE: 1/8” = 1’-0”

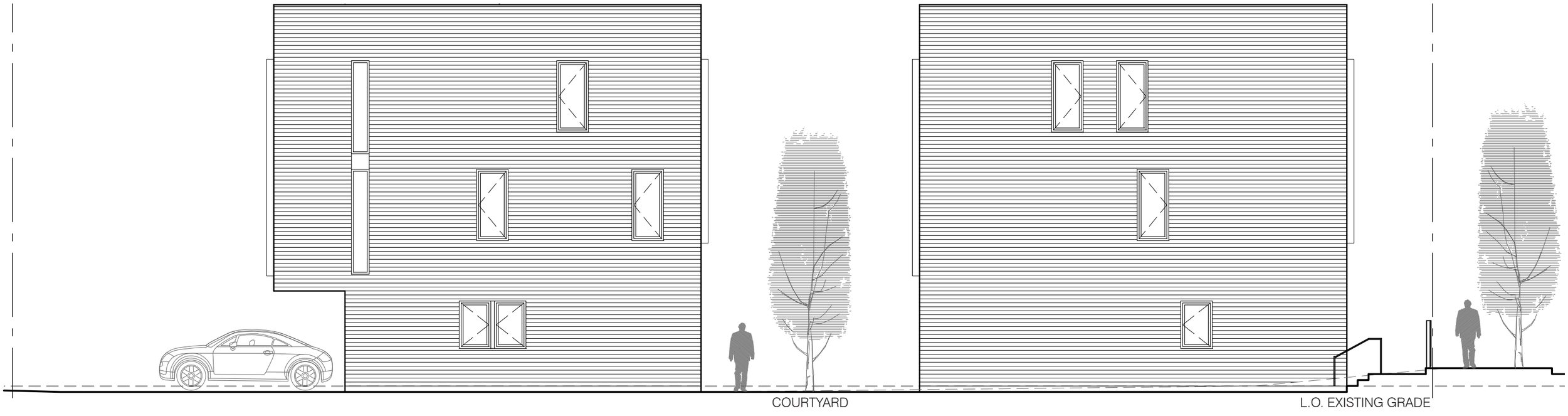
workshop AD

SOUTH ELEVATION - SOUTH UNITS
SCALE: 1/8” = 1’-0”



WEST ELEVATION
SCALE: 1/8” = 1’-0”

workshop AD

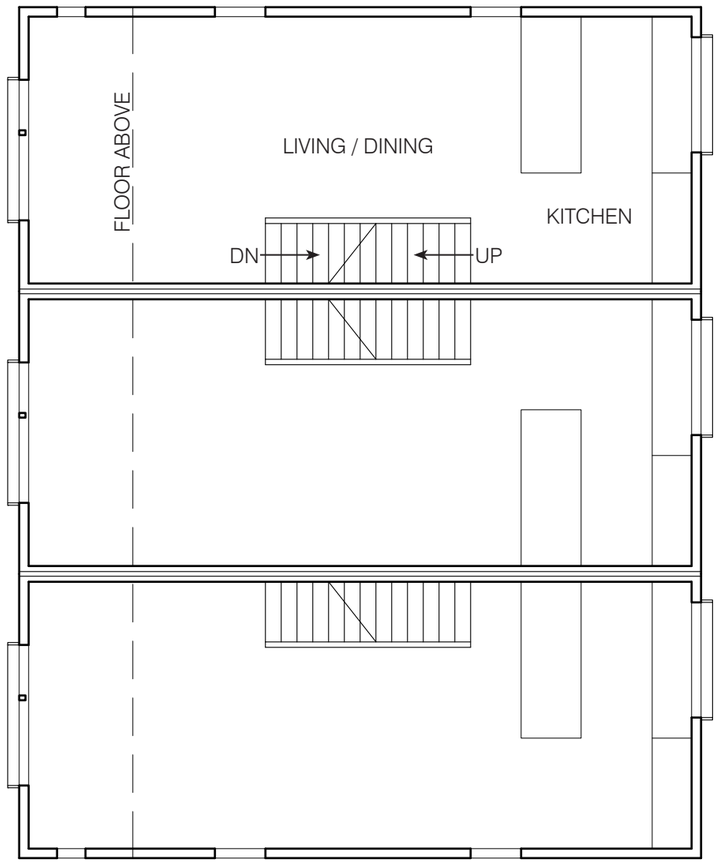


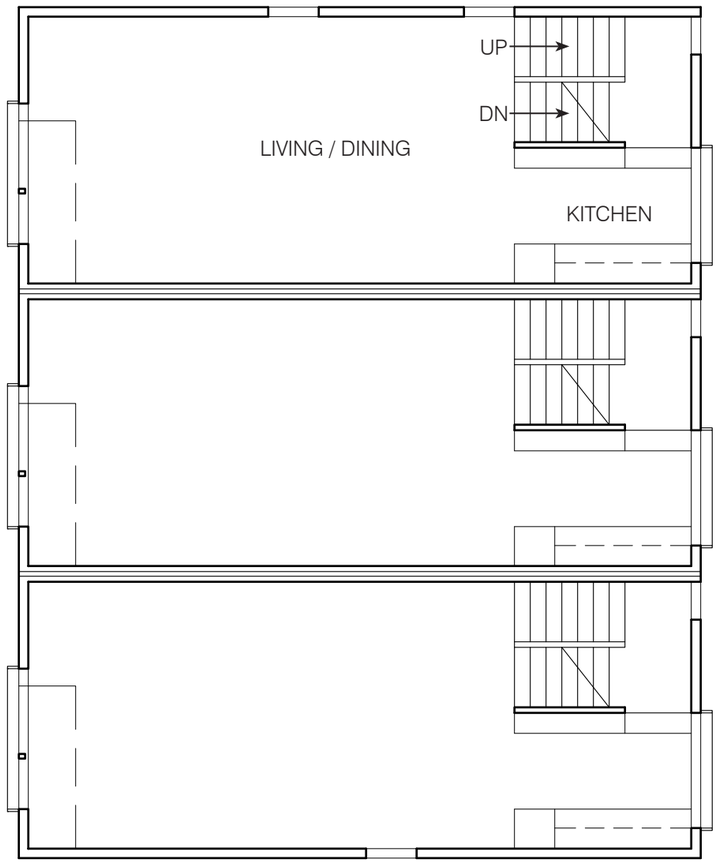
EAST ELEVATION
SCALE: 1/8” = 1’-0”

FIRST FLOOR PLAN
SCALE: 1/8” = 1’-0”

N

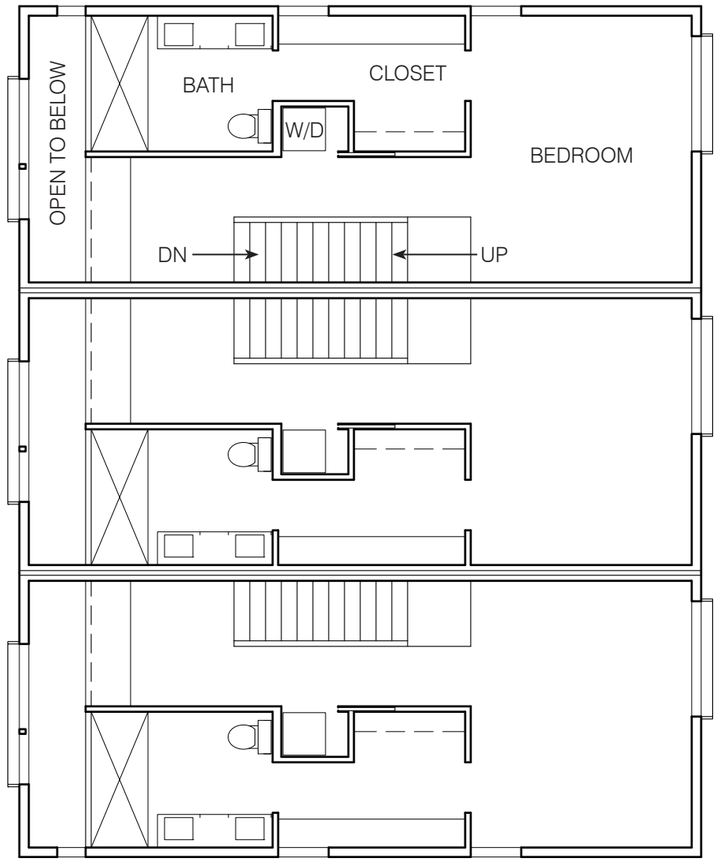
workshop AD

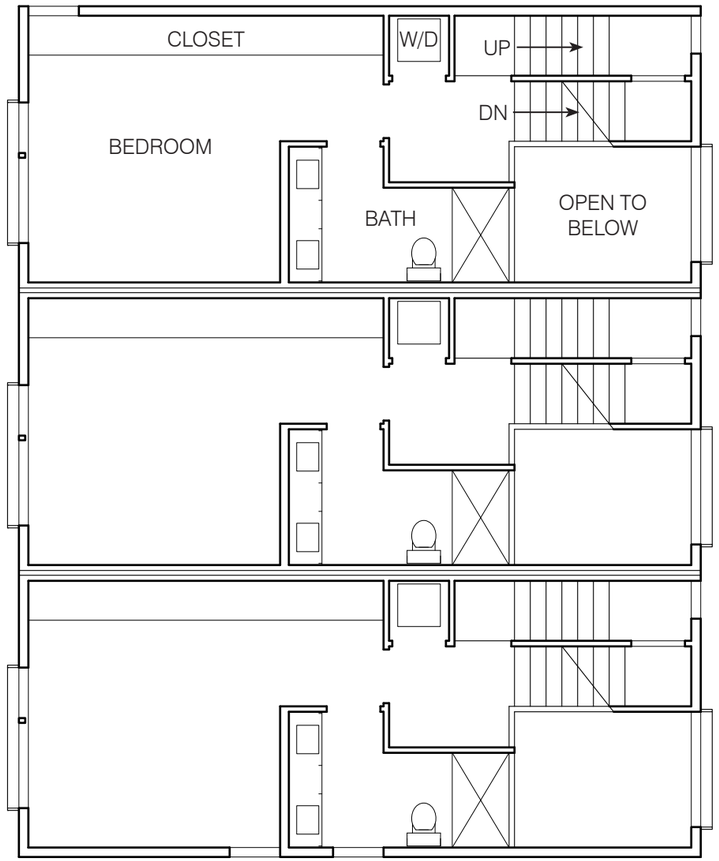




SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

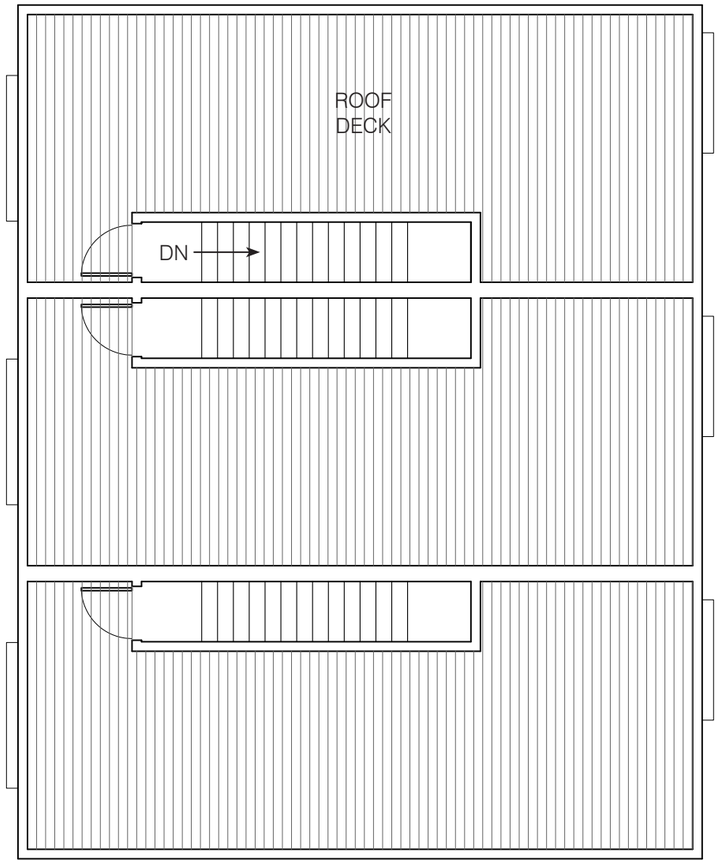
N

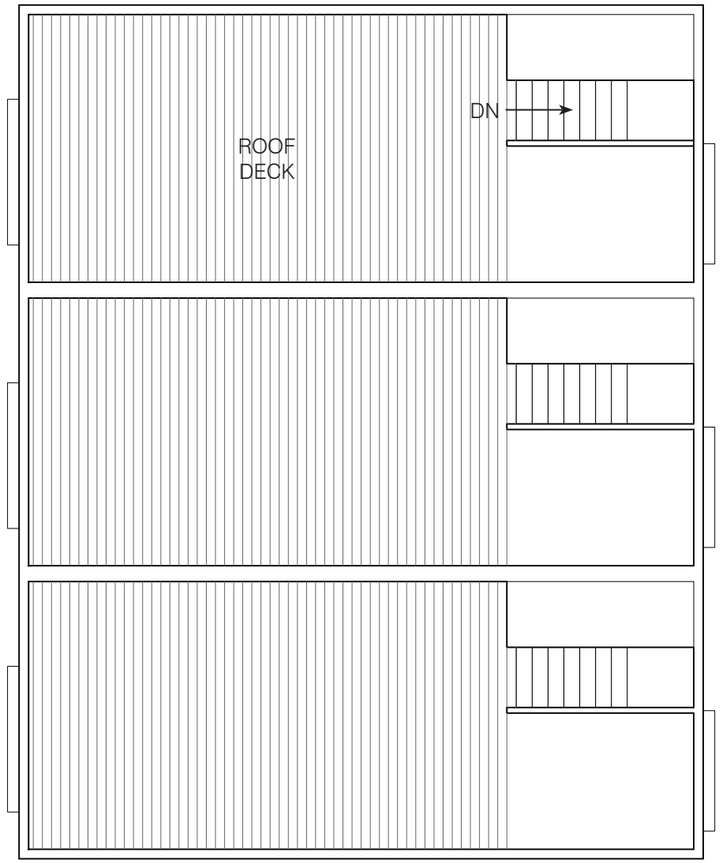




THIRD FLOOR PLAN
SCALE: 1/8” = 1’-0”

N





ROOF PLAN
SCALE: 1/8” = 1’-0”

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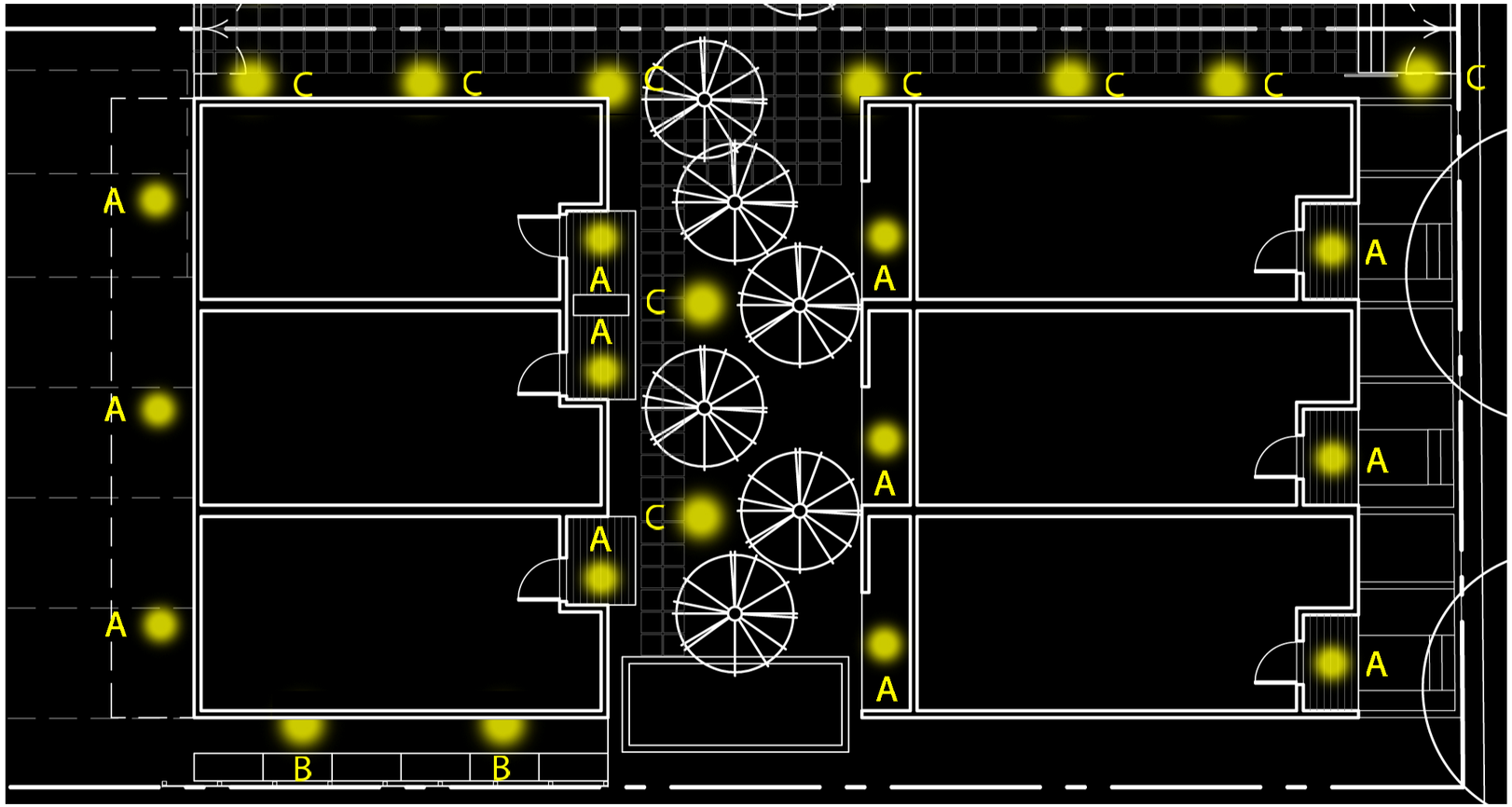

LIGHTING PLAN
NTS

N

TYPE A - DOWNLIGHTS

TYPE B - WALL WASH

TYPE C - PATH LIGHTS