

**ADDRESS**

1132 34TH AVE / SDCI # 302 8430

**TEAM**

OWNER: CHAFFEY BUILDING GROUP

DESIGN: A.N.A. Design & Permit, llc

LANDSCAPE: True Scape Design

**PROJECT INFO**

ZONING: NC1-30

LOT SIZE: 5,000 SF

ALLOWABLE FAR: 11, 250 SF

PROPOSED FAR: 8, 132 SF

PROPOSED UNITS: 3 Live/Work & 4 Townhomes

PARKING STALLS: 4 (Townhomes)

PROPOSED IMPERVIOUS AREA: 4,990 SF

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# # 302 8430

1132 34TH AVE [ S.D.R. PROPOSAL ]

**3 LIVE/WORK UNITS + 4 TOWNHOMES**





## PROPOSAL

This project involves the demolition of a single family home with a detached boutique shop and the construction of (3) Live/Work Units and (4) Townhomes with (4) parking stalls accessed via the rear alley.

The (3) Live/Work units are grouped into one structure with street access to the commercial spaces located at ground level, abutting an 8 FT side pedestrian & utility easement (North) and going zero lot line to the South with the apartment building. A 10FT interior distance behind the front structure is proposed for the (4) Townhomes with a 5FT North side setback and a 3FT South Side setback. (4) Parking stalls for the Townhouse units are placed under the last two units and are accessed from the rear alley that abuts a Single Family zone that has a similar surface parking configuration mirrored at alley.

The project site is located in Downtown Madrona Neighborhood where a variety of commercial and live-work similar units are found across and next to the proposed site. This area of 34th Ave & E Union St. is a busy, commercial, transportation & pedestrian friendly street, the heart of the neighborhood with slow, quiet residential streets around it.

The proposed project is focused on reinforcing the existing desirable conditions, creating an attractive addition to the streetscape and overall character of the neighborhood, filling a height gap and providing the residential & commercial need on a street that is growing in similar new buildings.

The project goals are as follows:

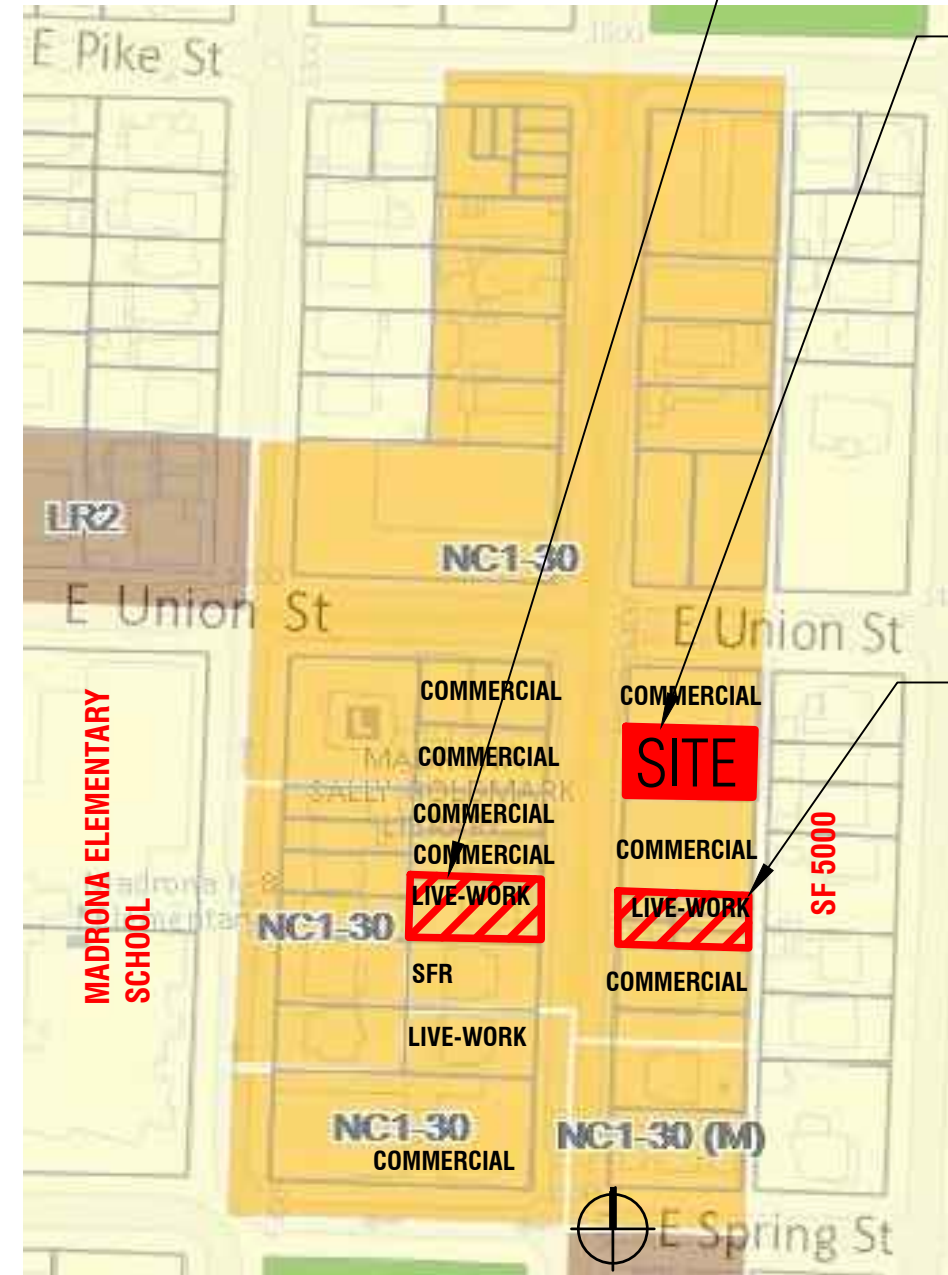
1. Provide (7) total well designed and well constructed residential units.
2. Provide uses that positively contribute to the streetscape of 34th Ave like (3) Commercial/Live/Work spaces at street level.
3. To maximize the development potential of the property while supporting the city's planning objectives and respecting the existing community's scale and character.
4. To maximize the development's connection to its surroundings, including views, amenity areas, and street level engagement.
5. To add new & environmentally friendly landscaped areas.

**CONTEXT & EXISTING SITE CONDITIONS**

The project site is zoned NC1-30 and is located in the heart of Madrona neighborhood on 34th Ave, a commercial street with similar new developments recently built by the proposed site. The site is currently occupied by a single family home and a detached boutique that is proposed to be demolished.

The Zoning abutting the alley at the rear is SF 5000 having A similar proposed surface parking at alley and a one story SFR.

**ZONING MAP EXISTING**



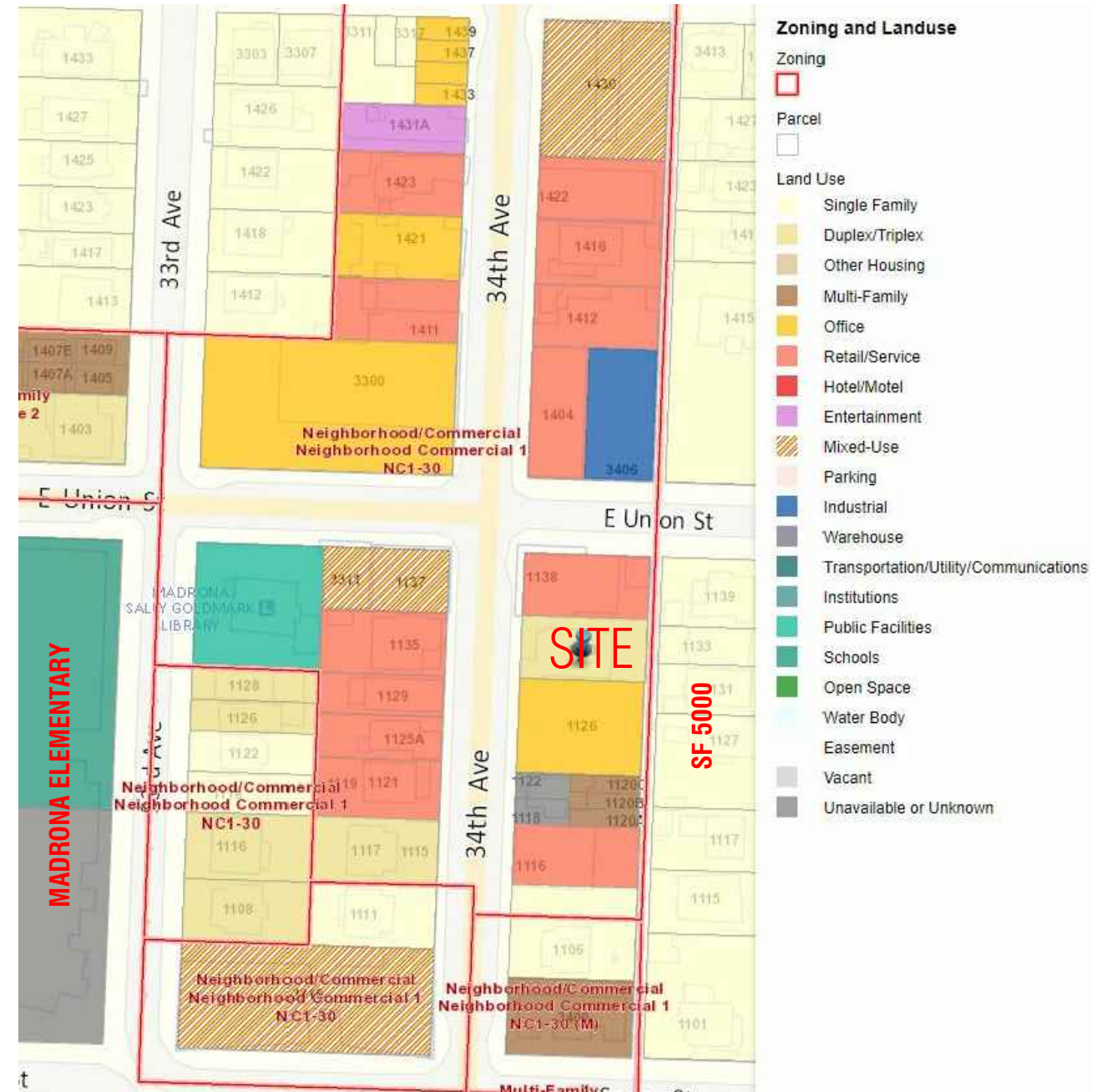
SIMILAR DEVELOPMENT BUILT  
2 LIVE WORK + 4 TOWNHOMES  
1121 34TH AVE # 301 9471



PROPOSED DEVELOPMENT  
3 LIVE WORK + 4 TOWNHOMES # 1134 34TH AVE



SIMILAR DEVELOPMENT BUILT  
2 LIVE WORK + 3 TOWNHOMES  
1120 34TH AVE # 301 4212



OneBusAway			
Calendar			
34th Ave & E Union St			
Stop # 2930 - S Bound			
Schedule for May 26, 2017. For real-time arrival info, <a href="#">click here</a> .			
Jump to route: 2			
2 - Downtown Seattle			
Week	15min	30min	WEKDAY
AM	4:52	0	0
5:28	0	0	
6:03	29	31	29
7:04	33	48	58
8:12	31	39	21
9:08	23	49	54
10:28	41	44	16
11:11	31	28	41
12:01	31	28	41
1:11	28	38	55
2:07	25	35	50
3:08	26	36	51
4:14	33	44	52
5:03	34	45	53
6:09	30	41	53
7:05	23	35	52
8:18	25	49	55
9:18	25	49	55
10:30	27	42	55
11:32	45	0	60
12:07	42	0	60
Days with the same schedule are grouped by color.			791 MIN 349 MIN

OneBusAway			
Calendar			
34th Ave & E Union St			
Stop # 2930 - S Bound			
Schedule for May 27, 2017. For real-time arrival info, <a href="#">click here</a> .			
Jump to route: 2			
2 - Downtown Seattle			
Week	15min	30min	SAT.
AM	6:38	60	0
7:00	55	43	58
8:13	38	43	58
9:13	28	43	58
10:19	21	44	16
11:18	27	43	52
12:02	41	60	0
1:11	38	42	52
2:12	27	42	52
3:12	28	41	59
4:11	28	41	52
5:13	28	42	52
6:13	28	42	52
7:13	28	42	52
8:13	28	42	52
9:13	28	42	52
10:13	28	42	52
11:13	28	42	52
12:02	41	60	0
1:11	38	42	52
2:12	27	42	52
Days with the same schedule are grouped by color.			850 MIN 290 MIN

**WEEKDAYS - BUS #2**

- = TOTAL 15 MIN. CONSECUTIVE SERVICE = 791 MINUTES OR 13.18 HOURS
- = TOTAL 30 MIN. CONSECUTIVE SERVICE = 349 MINUTES OR 5.81 HOURS
- 15 MINUTE SERVICE FOR 12 HOURS SATISFIED (13.18 H PROVIDED)
- 30 MINUTE SERVICE FOR 18 HOURS SATISFIED (18.99 H PROVIDED)

FREQUENT TRANSIT STUDY - WEEKDAYS  
PER SMC 23.84A DEFINITIONS

**SATURDAYS - BUS - #2**

- = TOTAL 15 MIN. CONSECUTIVE SERVICE = 850 MINUTES OR 14.16 HOURS
- = TOTAL 30 MIN. CONSECUTIVE SERVICE = 290 MINUTES OR 4.83 HOURS
- 15 MINUTE SERVICE FOR 12 HOURS SATISFIED (14.17 H PROVIDED)
- 30 MINUTE SERVICE FOR 18 HOURS SATISFIED (18.99 H PROVIDED)

FREQUENT TRANSIT STUDY - SATURDAY  
PER SMC 23.84A DEFINITIONS

OneBusAway			
Calendar			
34th Ave & E Union St			
Stop # 2930 - S Bound			
Schedule for May 28, 2017. For real-time arrival info, <a href="#">click here</a> .			
Jump to route: 2			
2 - Downtown Seattle			
Week	15min	30min	SUNDAY
AM	5:45	0	60
6:35	0	60	
7:15	45	0	60
8:15	45	0	60
9:15	45	0	60
10:15	45	0	60
11:15	45	0	60
12:15	45	0	60
1:15	45	0	60
2:15	45	0	60
3:15	45	0	60
4:15	45	0	60
5:15	45	0	60
6:15	45	0	60
7:15	45	0	60
8:15	45	0	60
9:15	45	0	60
10:15	45	0	60
11:15	45	0	60
12:15	45	0	60
Days with the same schedule are grouped by color.			1080 MIN

**SUNDAYS - BUS #2**

- 15 MIN. SERVICE FOR 12 HOURS NOT REQUIRED FOR 7TH DAY OF WEEK
- = TOTAL 30 MIN. FOR 18H. CONSECUTIVE SERVICE = 1,080 MINUTES OR 18 HOURS

**CIRCULATION & TRANSPORTATION  
BUS # 2, 3, 980, 988**

THE SITE IS SERVED BY FOUR BUS LINES, RUNNING IN ALL DIRECTIONS. BUS # 2 SOUTH BOUND AT 34TH AVE & E UNION ST IS PROVIDING FREQUENT TRANSIT TO DOWNTOWN SEATTLE. THE SITE IS ACCESSIBLE VIA BUSES TO DOWNTOWN SEATTLE, UNIVERSITY DISTRICT AND CENTRAL DISTRICT. ADDITIONALLY, THE CAPITOL HILL LIGHT RAIL STATION IS APPROXIMATELY 1/2 MILE WEST WHICH FURTHER CONNECTS THE SITE TO SEATAC, DOWNTOWN, CAP. HILL AND THE U DISTRICT. THE SLOW RESIDENTIAL STREETS PROMOTE A PEDESTRIAN EXPERIENCE AND EASY CYCLING ROUTES TO DOWNTOWN, WEST SEATTLE AND SOUTH SEATTLE.





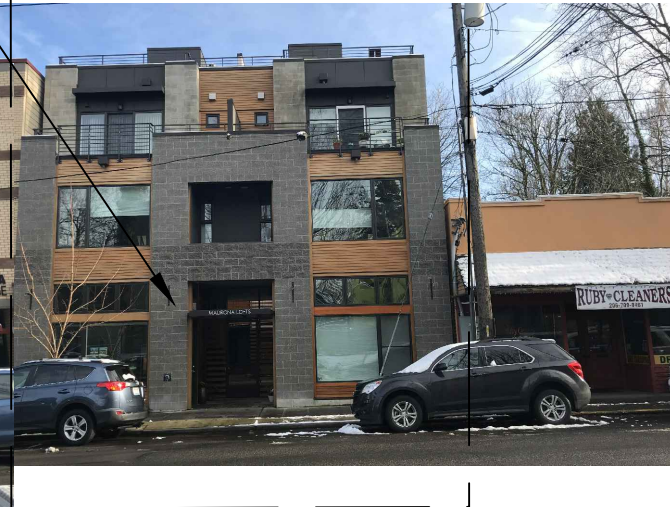
EAST UNION ST.



SITE EXISTING CONDITION



34TH AVENUE - FACING EAST



SIMILAR DEVELOPMENT BUILT  
2 LIVE WORK + 3 TOWNHOMES  
1120 34TH AVE # 301 4212



EAST UNION ST.



PROPOSED SITE FUTURE CONDITION OPTION 1



34TH AVENUE - FACING EAST



SIMILAR DEVELOPMENT BUILT  
2 LIVE WORK + 4 TOWNHOMES  
1121 34TH AVE # 301 9471



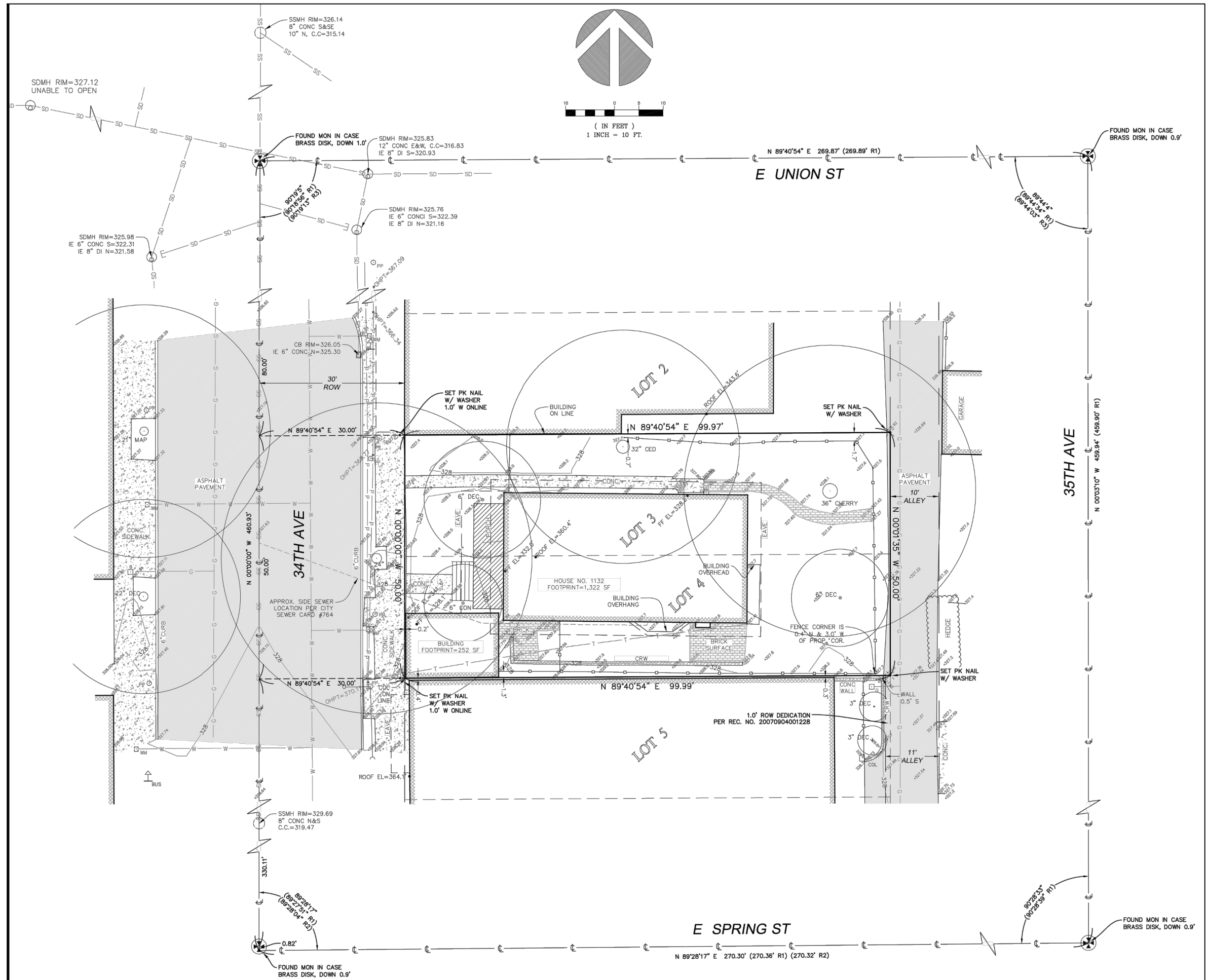
ACROSS STREET FROM PROPOSED SITE



34TH AVENUE - FACING WEST



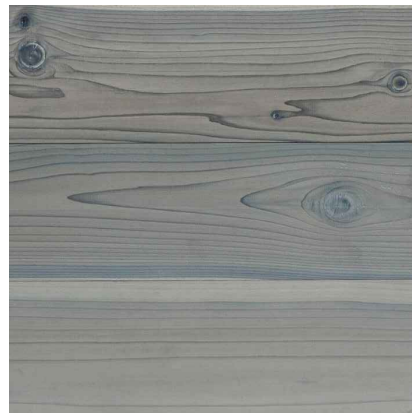
EAST UNION ST.



# TRANSITION AT THE REAR ALLEY PROPOSED MATERIALS



CORRUGATED BLACK METAL SIDING ON WHITE WINDOWS (NARROW CORRUGATION)+  
HARDIE PANEL INSERTS



CEDAR WOOD GRAY STAIN INSIDE PARKING AREA



REGULAR GRAY HARDIE PANEL SIDING ON  
WHITE WINDOWS + WHITE PANEL INSERTS  
\* MATERIAL TRANSITION

DESIGN DETAIL AT  
SUPPORTING POSTS WITH  
WHITE HARDIE PANEL SIDING



ALLEY EXISTING FACING TOWARDS SITE



CORRUGATED BLACK METAL SIDING

WHITE WINDOWS ON  
WHITE HARDIE PANEL INSERTS

CEDAR WOOD GRAY STAIN  
INSIDE PARKING AREA

ALLEY PROPOSED FACING TOWARDS SITE

ALLEY EXISTING FACING ACROSS THE  
PROPOSED SITE IN SF 5000 ZONE  
\* SURFACE PARKING  
\* 1 STORY SFR





## **CS1 NATURAL SITE FEATURES**

B: SUNLIGHT AND NATURAL VENTILATION

THE PROPOSED DEVELOPMENT IS SITUATED ABUTTING NC1-30 ZONES. THE SOUTH SIDE WILL GO ZERO LOT LINE FOR THE PROPOSED LIVE-WORK LAST SOUTH UNIT THAT WILL HAVE WINDOWS ONLY EAST-WEST. EAST WILL HAVE A 10 FT DISTANCE TO THE TOWNHOUSE UNITS AND WEST IS ABUTTING 34TH AVE. THE SOUTH SIDE FOR THE REAR TOWNHOMES IS PROPOSED TO HAVE 3 FT SIDE SETBACK WITH 25% WINDOW OPENINGS.

THE NORTH SIDE OF THE LIVE-WORK UNITS WILL HAVE WINDOWS AND AN 8FT PEDESTRIAN WALKWAY. THE N SIDE OF THE TOWNHOMES WILL HAVE A 5 FT PROPOSED SIDE SETBACK.

THE EAST SIDE WILL BE OPEN TO THE REAR ALLEY AND A 1 FT STORY SINGLE FAMILY HOUSE ACROSS.

### **NORTH & SOUTH - EXISTING PRIVACY:**

NORTH - 1 STORY COMMERCIAL PUB WITH NO WINDOWS

SOUTH - 3 STORY APARTMENT BUILDING WITH NO WINDOWS AT LOT LINE

D: PLANTS AND HABITAT

THERE ARE NO EXCEPTIONAL TREES ON SITE. ALL TREES ON SITE ARE TO BE REMOVED.

THE EXISTING STREET TREE ALONG 34TH AVE WILL BE KEPT.

## **CS2 URBAN PATTERN AND FORM**

C RELATIONSHIP TO THE BLOCK

THE PROPOSED DEVELOPMENT IS LOCATED BETWEEN COMMERCIAL SIMILAR DEVELOPMENTS.

D HEIGHT, BULK, SCALE

THE PROPOSED HEIGHT, BULK & SCALE IS FILLING A NEEDED GAP ON THE STREET THAT HAS AN EXISTING OUTDATED SINGLE FAMILY HOUSE AND ONE STORY BOUTIQUE SURROUNDED BY PREDOMINANTLY 3 FT TALL NEW BUILDINGS.

## **CS3 ARCHITECTURAL CONTEXT AND CHARACTER**

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

THE DESIGN TAKES CUES FROM THE NEIGHBORHOOD NEW LIVE-WORK UNITS, UTILIZING A DARK BRICK ACCENT SIDING AT THE STREET FACADE TO CONTINUE THE ADJACENT PATTERN.

### **PL1 CONNECTIVITY**

B WALKWAYS AND CONNECTIONS

THE DEVELOPMENT IS CONNECTED TO THE MAIN STREET FROM THE REAR ALLEY BY A 5FT SIDE EASEMENT THAT EXTENDS INTO AN 8FT EASEMENT WITH A 3FT OPPOSITE SIDE EASEMENT THAT EXTENDS INTO A 10 FT AMENITY AREA BETWEEN THE TWO BUILDINGS.

### **PL2 WALKABILITY**

A ACCESSIBILITY

THE COMMERCIAL AREA OF THE FRONT LIVE/WORK UNITS ARE ACCESSIBLE STRAIGHT FROM THE MAIN PEDESTRIAN SIDEWALK, THE ENTRY TO THE RESIDENTIAL AREAS ARE ACCESSIBLE FROM THE COMMON 10 FT MIDDLE AMENITY AREA AND VISIBLE THROUGH AN 8FT WIDE SIDE EASEMENT. ONLY THE LAST TWO PROPOSED TOWNHOMES AT THE REAR OF THE ALLEY HAVE THE ACCESS THROUGH A 5FT - 3FT PROPOSED SIDE SETBACK.

B SAFETY AND SECURITY

THE DEVELOPMENT HAS AN 8FT WIDE SIDE PEDESTRIAN EASEMENT THAT IS CREATING THE TRANSITION FROM THE BUSY STREET AND THE REAR UNITS, BEING WIDE ENOUGH TO FIND A STUDIED LANDSCAPE AND SAFETY LIGHTING.

D WAYFINDING

ACROSS ALL WALKWAYS & MIDDLE COMMON AREA THERE WILL BE LIGHTING IN THE GROUND TO GUIDE THE RESIDENTS AT NIGHT.

### **PL3 STREET LEVEL INTERACTION**

A.B. ENTRIES/ RETAIL EDGES

THE COMMERCIAL ENTRIES ALONG 34TH AVE ARE STUDIED TO PROVIDE TRANSPARENCY AND AN EASY ACCESS/EXIT. ALL THREE ARE FACING 34TH AVE AND ARE AT THE SIDEWALK LEVEL.

C RESIDENTIAL EDGES

ALL RESIDENTIAL ENTRIES ARE ACCESSED FROM THE COMMON 10 FT AMENITY AREA IN THE MIDDLE OF THE LOT.

### **PL4 ACTIVE TRANSPORTATION**

A. ENTRY LOCATIONS AND RELATIONSHIPS

THE ENTRY TO THE COMMERCIAL AREA OF THE FRONT LIVE/WORK UNITS IS STRAIGHT FROM THE MAIN PEDESTRIAN SIDEWALK, THE ENTRY TO THE RESIDENTIAL AREAS ARE ACCESSIBLE FROM THE COMMON 10 FT MIDDLE AMENITY AREA AND VISIBLE THROUGH AN 8FT WIDE SIDE EASEMENT.

ONLY THE LAST TWO PROPOSED TOWNHOMES AT THE REAR OF THE ALLEY HAVE THE ENTRIES ON THE SIDE THROUGH A 5FT - 3FT PROPOSED SIDE SETBACK, EVERY OTHER ENTRY BEING ACCESSED FROM THE COMMON MIDDLE AMENITY AREA.

B BICYCLISTS

BICYCLE RACKS WILL BE LOCATED UNDER THE REAR CARPORT AND IN THE MIDDLE OF THE COMMON AMENITY AREA.

C. TRANSIT

THE SITE IS LOCATED IN A FREQUENT TRANSIT AREA.

### **DC1 PROJECT USES & ACTIVITIES**

A. ARRANGEMENT OF INTERIOR USES

THE L/W UNITS HAVE THE COMMERCIAL AREA AT GROUND LEVEL, ALL HAVE 2ND FLOORS WITH OPEN KITCHEN-DINING-LIVING AREAS, BEDROOMS AT 3RD FLOORS WHILE ONLY TWO OF THE TOWNHOMES HAVE ADDED BEDROOMS ON THE GROUND FLOOR.

B. VEHICULAR ACCESS AND CIRCULATION

FOUR PARKING SPACES ARE PROPOSED AT THE ALLEY TO SERVE THE TOWNHOUSE UNITS. THE LIVE-WORK UNITS WILL NOT HAVE ANY PARKING, BEING KEPT UNDER 4000 SF

C. PARKING AND SERVICE USES

PARKING IS LOCATED UNDER THE LAST TH. UNITS WHILE RECYCLE & GARBAGE ARE STORED UNDER THE ACCESS STAIRS OF THE LAST TWO TH UNITS WITH ALLEY PICK-UP.

### **DC2 ARCHITECTURAL CONCEPT**

A MASSING

BY SETTING BACK 3ND FLOOR OF THE LIVE-WORK UNITS A GRADUAL TRANSITION IS CREATED AND AN ACCENT ON THE COMPOSITION BY THE USE ON A WHITE EAVE THAT FORMS A CUBE IN THE OPPOSITE DIRECTION.

B. ARCHITECTURAL & FACADE COMPOSITION

THE MAIN STREET FACING FACADE HAS BEEN CAREFULLY DESIGNED TO ACHIEVE AN ELEGANT LOOK AND BLEND IN AMONG ADJACENT BRICK FACADES. MASSING WAS VERY WELL STUDIED.

C. SECONDARY ARCHITECTURAL FEATURES

THE 3RD FLOOR IS DESIGNED TO BE SETBACK AS A ROTATED WHITE ACCENT CUBE.

D. SCALE & TEXTURE

THE 3RD FLOOR IS SETBACK, LARGE ASYMMETRICAL OPENINGS & OVERFRAMED DARK BRICK ELEGANT WALLS ARE IMPOSING A FLAWLESS FACADE DESIGN WITH SIMPLE MATERIALS AS BRICK, DARK WINDOWS AND WHITE ACCENT HARDIE-PANEL SIDING .

E. FORM AND FUNCTION

THE FORM IS COMPOSED OF ONE RECTANGLE AND A ROTATED CUBE TO BE VISIBLE FROM THE INTERSECTION OF THE 2 SURROUNDING STREETS. THE FUNCTION IS ALSO VISIBLE AS THE COMMERCIAL AREA STANDS OUT AT STREET LEVEL WHILE THE RESIDENTIAL IS SETBACK AT 3RD LEVEL. LARGE BALCONY IS PROVIDED THROUGH THE CHOSEN FORM.

### **DC3 OPEN SPACE CONCEPT**

A OPEN SPACE RELATIONSHIP

A 10FT WIDE COMMON AMENITY SPACE IS PROPOSED BETWEEN THE TWO BUILDINGS THAT WILL CREATE THE WINDFANG FROM WHERE ALL ACCESSES TO UNITS WILL BE MADE AND WHERE RESIDENTS WILL MEET AND INTERACT.

B.OPEN SPACES USES AND ACTIVITIES

THE OPEN SPACE BETWEEN THE BUILDINGS CAN BE A FUN AMENITY AREA WHERE PEOPLE CAN INTERACT.

C.DESIGN

OVERALL THE DESIGN IS THOUGHT OUT AND MATCHES THE CONTEMPORARY TREND IN ARCHITECTURE.

### **DC4 EXTERIOR ELEMENTS AND MATERIALS**

A EXTERIOR ELEMENTS AND FINISHES

THE STREET FACING FACADE DARK GRAY BRICK SIDING IS SELECTED TO STAND ELEGANT AND NEUTRAL ALONG COLORED VARIOUS BRICK & CMU ADJACENT SIDING ON THE PRINCIPLE THAT LESS IS MORE.

A WHITE ACCENT MASSING IS DESIGNED AT HIGHER LEVELS TO CREATE A CONTEMPORARY DESIGN ACCENT.

THE OTHER MATERIALS USED ARE WHITE-BLACK-GRAY PAINTED HARDIE PANELS DURABLE, AND COMPATIBLE WITH THE NEIGHBORS.

B. SIGNAGE

THE 3D IMAGES SHOW UNIT FINDER SIGNAGE ON EACH CORNER AND HOUSE NUMBERS

C LIGHTING

THE STREET COMMERCIAL ENTRY IS DESIGNED TO HAVE ACCENT NEON LIGHTS INTEGRATED IN THE OVERFRAMED STREET FACADE. DISCRETE SCONCES WILL LIGHT THE HOUSE NUMBERS AND THE ELEGANT DARK BRICK

D TREES, LANDSCAPE AND HARDSCAPE MATERIALS.

THE SITE HAS MINIMAL 3FT WALKWAYS BEING SURROUNDED IN LARGE LANDSCAPED AREAS WITH TREE REPLACEMENT CANOPIES AS SHOWN ON SITE PLAN.



**08**

**1132 34TH AVE / SDR #3028430**



- WHITE HARDIE PANEL SIDING ON WHITE WINDOW TRIM
- DARK BRICK STREET FACADE ON A 6" OVERFRAMED WALL FOR DEPTH
- DARK WINDOW TRIM AT 1ST & 2ND FLOORS



METAL RAILING    WHITE HARDIE PANEL SIDING    BLACK HARDIE PANEL SIDING    GRAY BRICK

- BLACK METAL RAILING
- DARK HARDIE PANEL SIDING ON 6" OVERFRAMING FOR DEPTH WITH WHITE HARDIE PANEL & WINDOW ACCENTS
- HIDDEN NEON DETAIL AT COMMERCIAL ENTRIES
- WHITE HARDIE PANEL EAVE



NEON DETAIL @ L-W ENTRIES

**EXAMPLES OF SIMILAR BUILDINGS DESIGNED BY A.N.A. DESIGN & PERMIT, LLC :**



**QA SFR EXAMPLE**



**MAGNOLIA LIVE-WORK EXAMPLE**

**OPTION 1 DESIGN CONCEPT (TREE REMOVED) 1132 34TH AVE / SDR #3028430**



CONCEPT RENDERINGS

FOR REFERENCE ONLY. (MAY BE DIFFERENT THAN PLANS & SPECIFICATIONS)  
DO NOT BUILD FROM RENDERINGS.



**CONCEPT RENDERINGS**

FOR REFERENCE ONLY. (MAY BE DIFFERENT THAN PLANS & ELEVATIONS).  
DO NOT BUILD FROM RENDERINGS.



**DEVELOPMENT OPTION 1 PREFERRED**

( TREE IS REMOVED & CANOPY IS REPLACED PER SHEET # 26)

ADVANTAGES: MORE UNITS, MORE FAR, PARKING, BETTER DESIGN AND FUNCTION, NEW YOUNG TREES

**1) MAX ALLOWED SIZE OF USE IS REACHED**

~ 4 TOWNHOUSE UNITS ARE ACHIEVABLE

(1 Townhouse unit is removed obtaining only 3 units in OPTION 2)

~ 3 LIVE-WORK UNITS ARE ACHIEVABLE

(1 Live-work unit is extremely small and undesirable, obtaining only 2 acceptable Live-Work units in OPTION 2)

PERCENT OF LOT DEVELOPED WITH THE TREE REMOVED = 100 %  
 PERCENT OF LOT DEVELOPED WITH TREE PROTECTED = 80 % +  
 DIMENSIONAL CONSTRAINTS

**2) F.A.R.**

**23.47A.013:** FAR

TABLE A ALLOWED: 5, 000 (LOT SIZE) X 2.25 = 11, 250 SF ALL BLDGS.

OPTION 1 - **8, 132 SF ACHIEVABLE** WITH TREE REMOVAL  
 (SEE PROPOSED PLANS)

OPTION 2 - **7, 139 SF MAX FAR** WITH TREE PROTECTION

**3) REMOVAL OF PARKING TO OFF-SITE / 23.54.025**

4 PARKING SPACES ARE FEASIBLE ON SITE !!!

- STREET DOES NOT PROVIDE ENOUGH RESIDENTIAL PARKING.  
 AVAILABLE PARKING IS WITH TIME LIMIT.

- CLIENT DOES NOT OWN OFF-SITE PARKING IN THE NEIGHBORHOOD  
 ON ANOTHER LOT NOR ONE IS AVAILABLE.

**4) NO STRUCTURAL CHALLENGES TO BUILD, EXPENSIVE CANTILEVERS IN OPTION 2.**

**5) 25.11.090 - TREE REPLACEMENT AND SITE RESTORATION**

A.  
 Each exceptional tree and tree over (2) feet in diameter that is removed in association with development in all zones shall be replaced by one or more new trees, the size and species of which shall be determined by the Director; the tree replacement req'd shall be designed to result, upon maturity, in a canopy cover that is at least equal to the canopy cover prior to tree removal. Preference shall be given to on-site replacement. When on-site replacement cannot be achieved, or is not appropriate as determined by the Director, preference for off-site replacement shall be on public property.

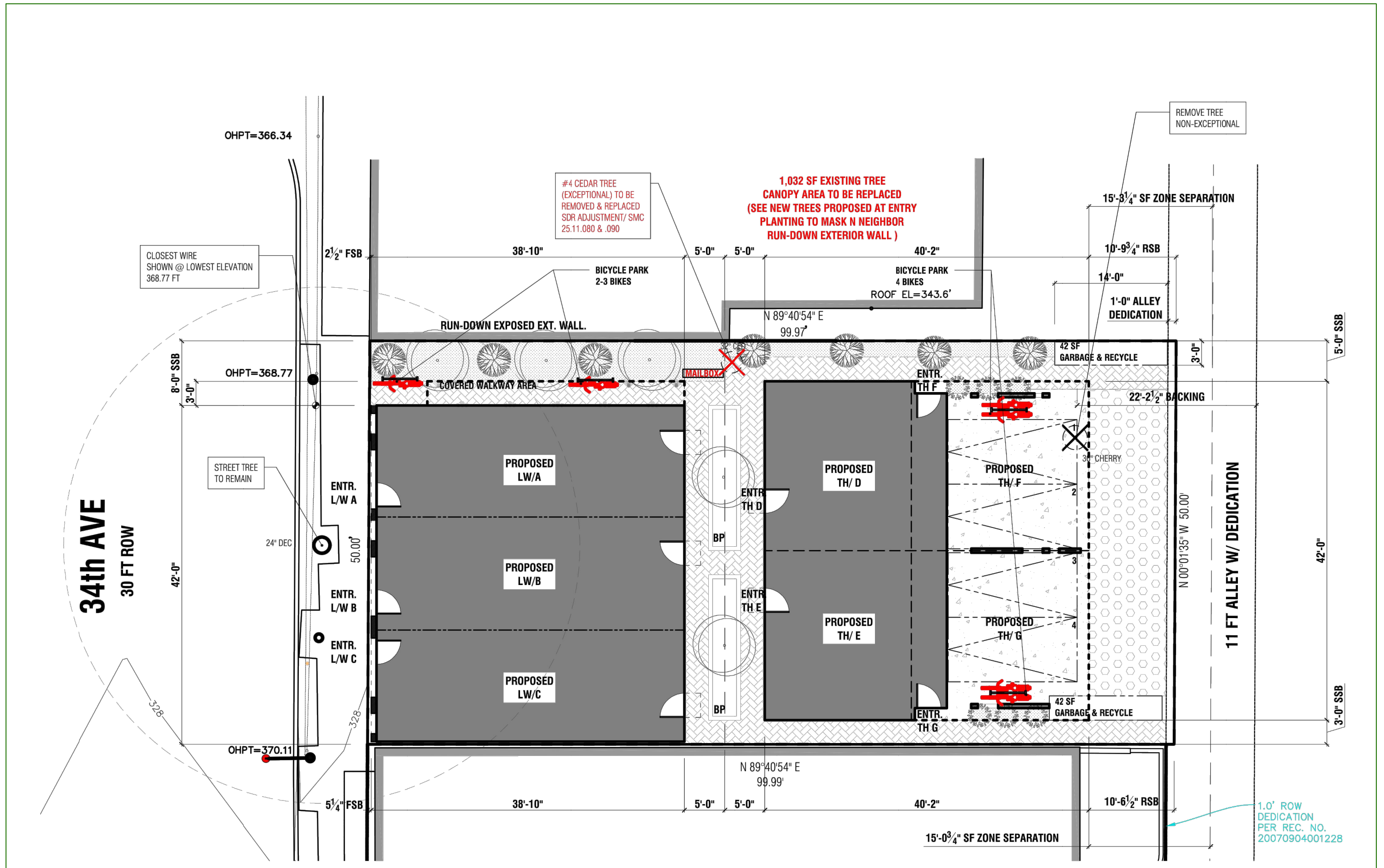
We propose to comply with the tree replacement canopy cover at least equal to to the canopy cover prior to tree removal per landscape architect's choice & calcs.

SEE ATTACHED CANOPY REPLACEMENT PROPOSAL SHEET # 25

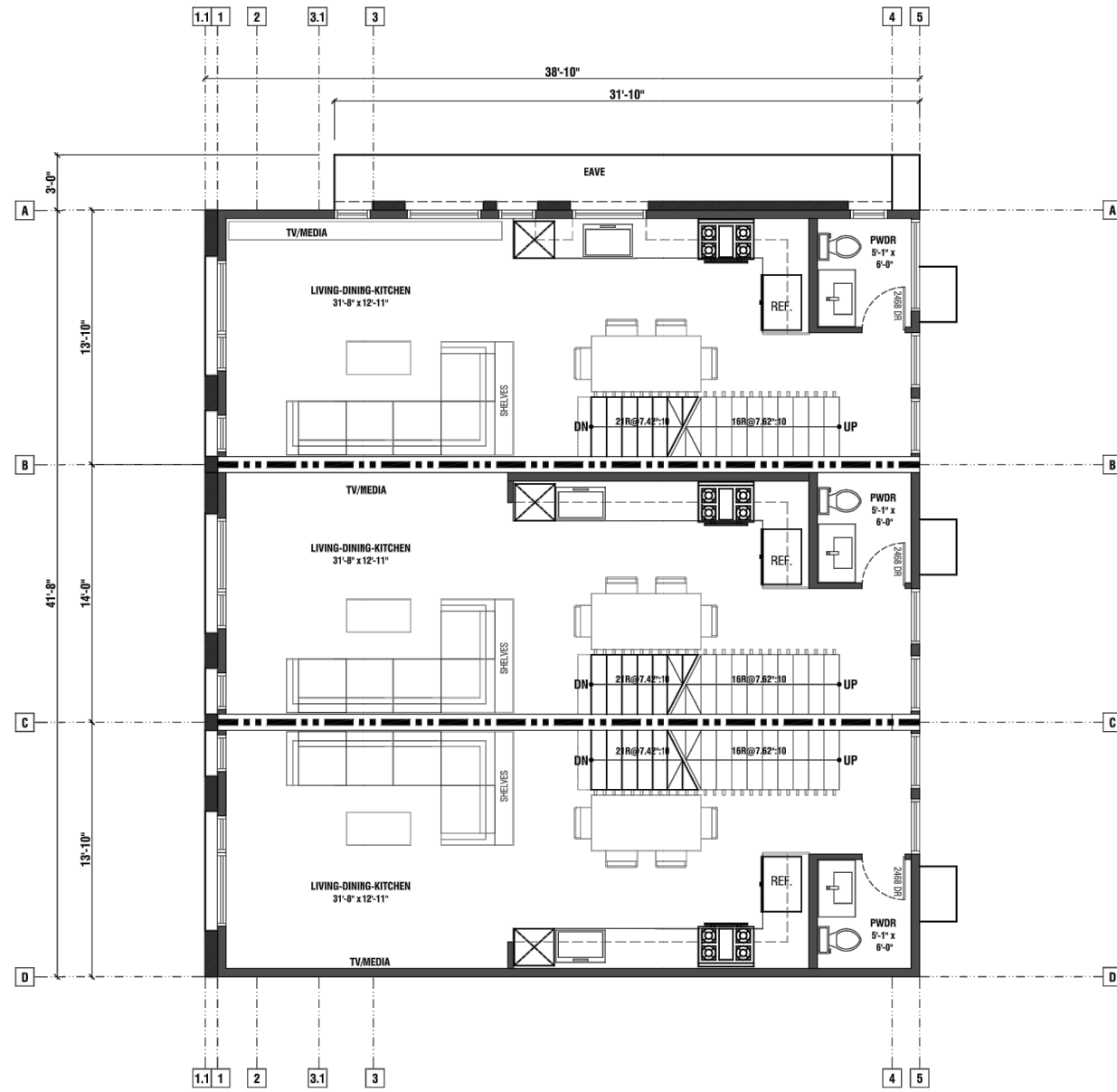
\* 25.11.050.B TREE PROTECTION AREA = TREE DRIP LINE = **24 FT**

DISADVANTAGES:

1) EXCEPTIONAL TREE IS REMOVED



TOTAL GFA LW = 3, 998 SF

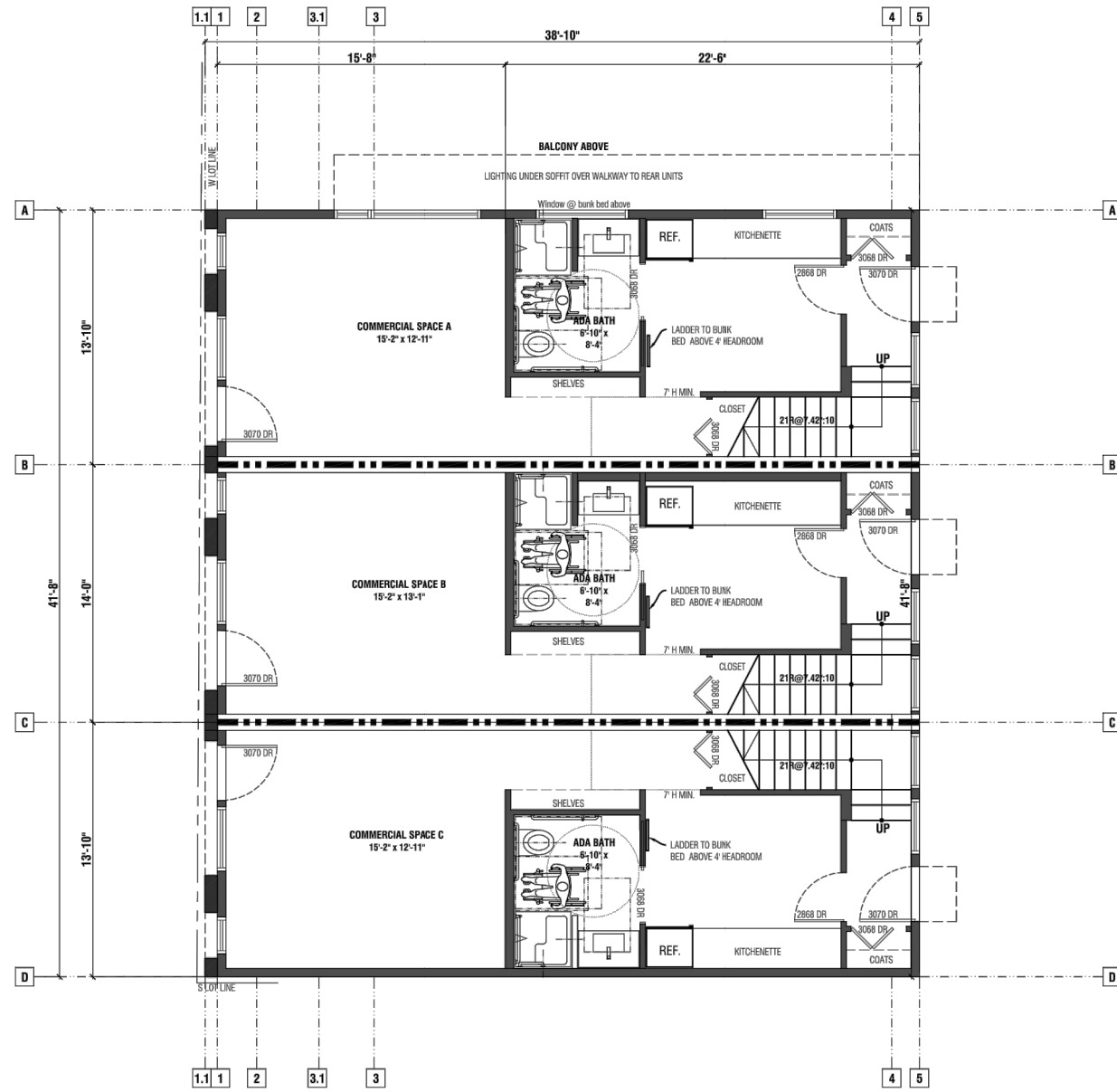


L/W 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

2ND FLOOR HEATED - LW UNIT A = 482 SF  
LW UNIT B = 489 SF  
LW UNIT C = 482 SF

TOTAL HEATED A = 1, 326 SF  
DECKS = 411 SF  
TOTAL HEATED B = 1, 346 SF  
DECKS = 418 SF  
TOTAL HEATED C = 1, 326 SF  
DECKS = 411 SF



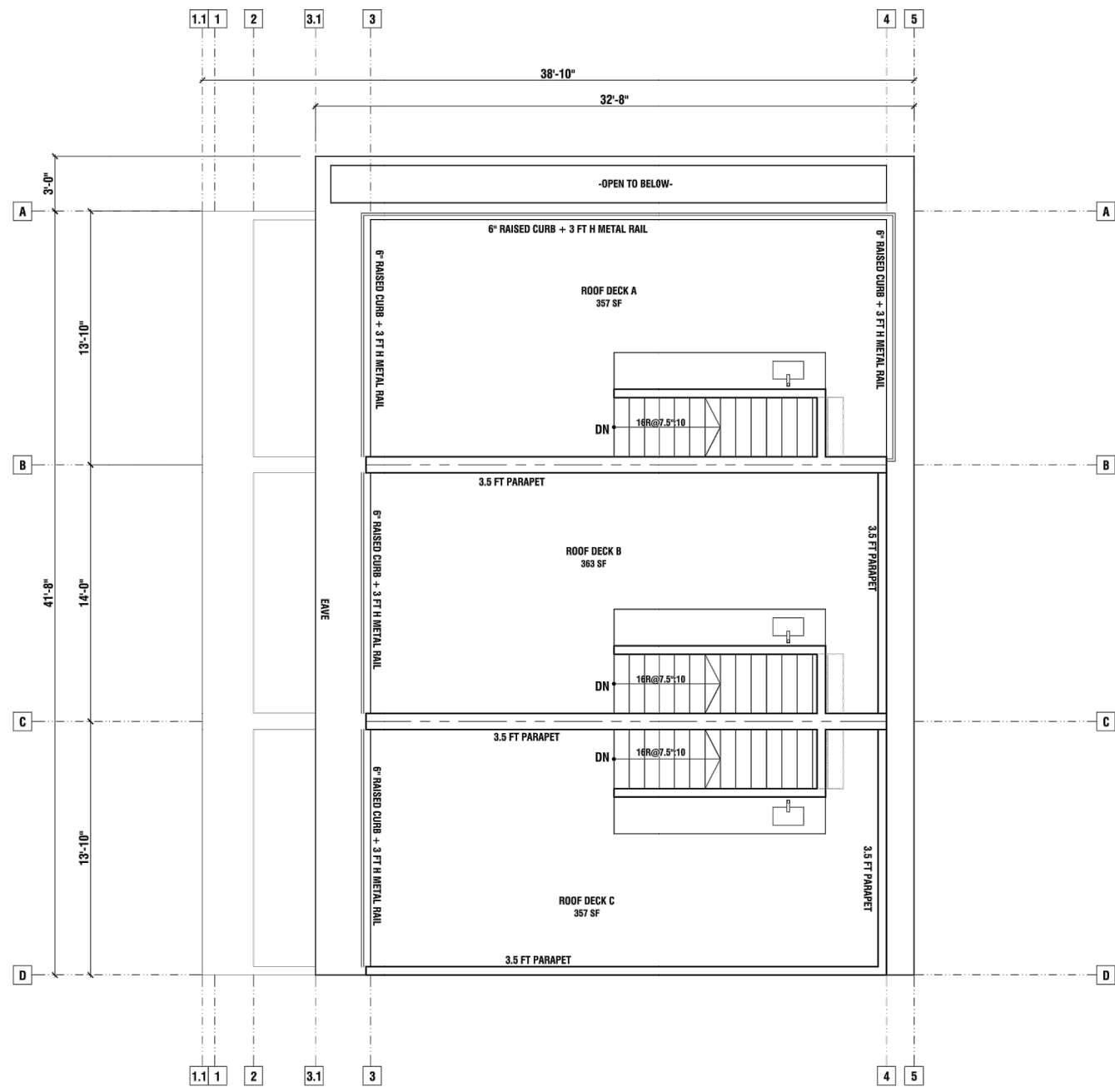
L/W 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1ST FLOOR HEATED - LW UNIT A = 482 SF  
LW UNIT B = 489 SF  
LW UNIT C = 482 SF

GRAPHIC SCALE 0' 2' 4' F.F. 382.0'  
1/4" = 1'-0"



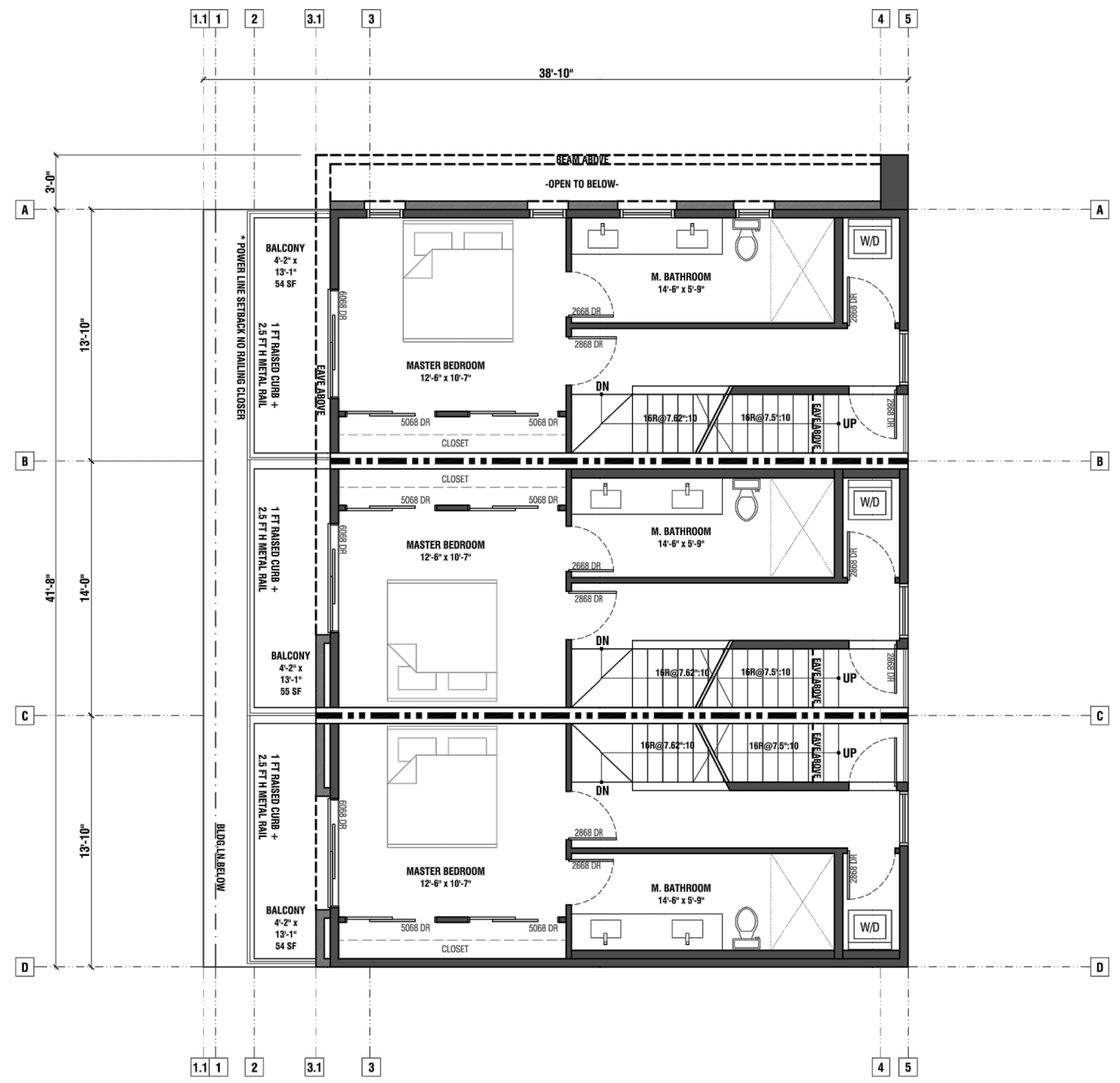


**L/W ROOF FLOOR PLAN**

SCALE: 1/4" = 1'-0"

ROOF DECKS - LW UNIT A = 357 SF + 54 SF BALCONY  
 LW UNIT B = 363 SF + 55 SF BALCONY  
 LW UNIT C = 357 SF + 54 SF BALCONY

TOTAL HEATED A = 1, 326 SF  
 DECKS = 411 SF  
 TOTAL HEATED B = 1, 346 SF  
 DECKS = 418 SF  
 TOTAL HEATED C = 1, 326 SF  
 DECKS = 411 SF



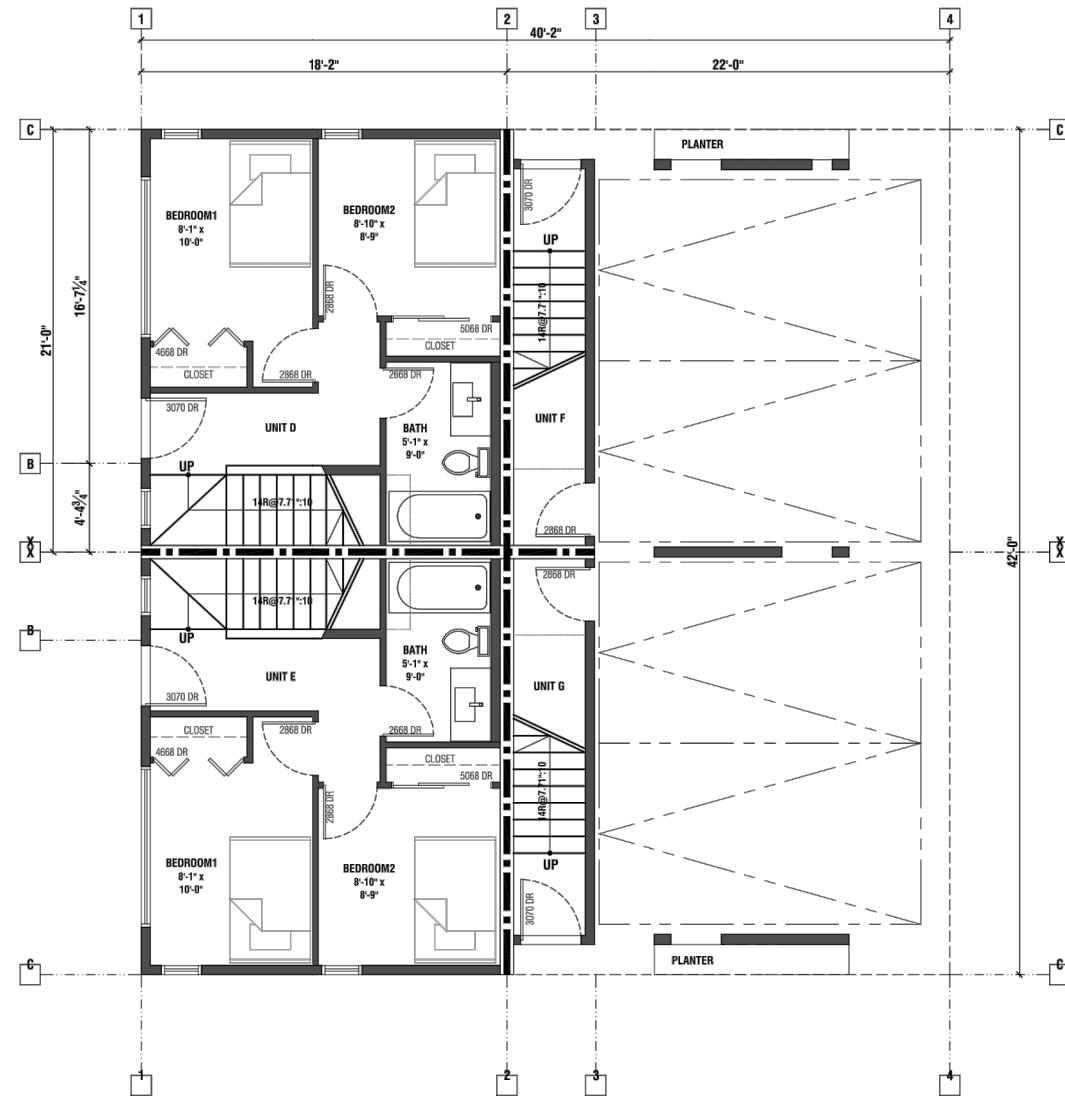
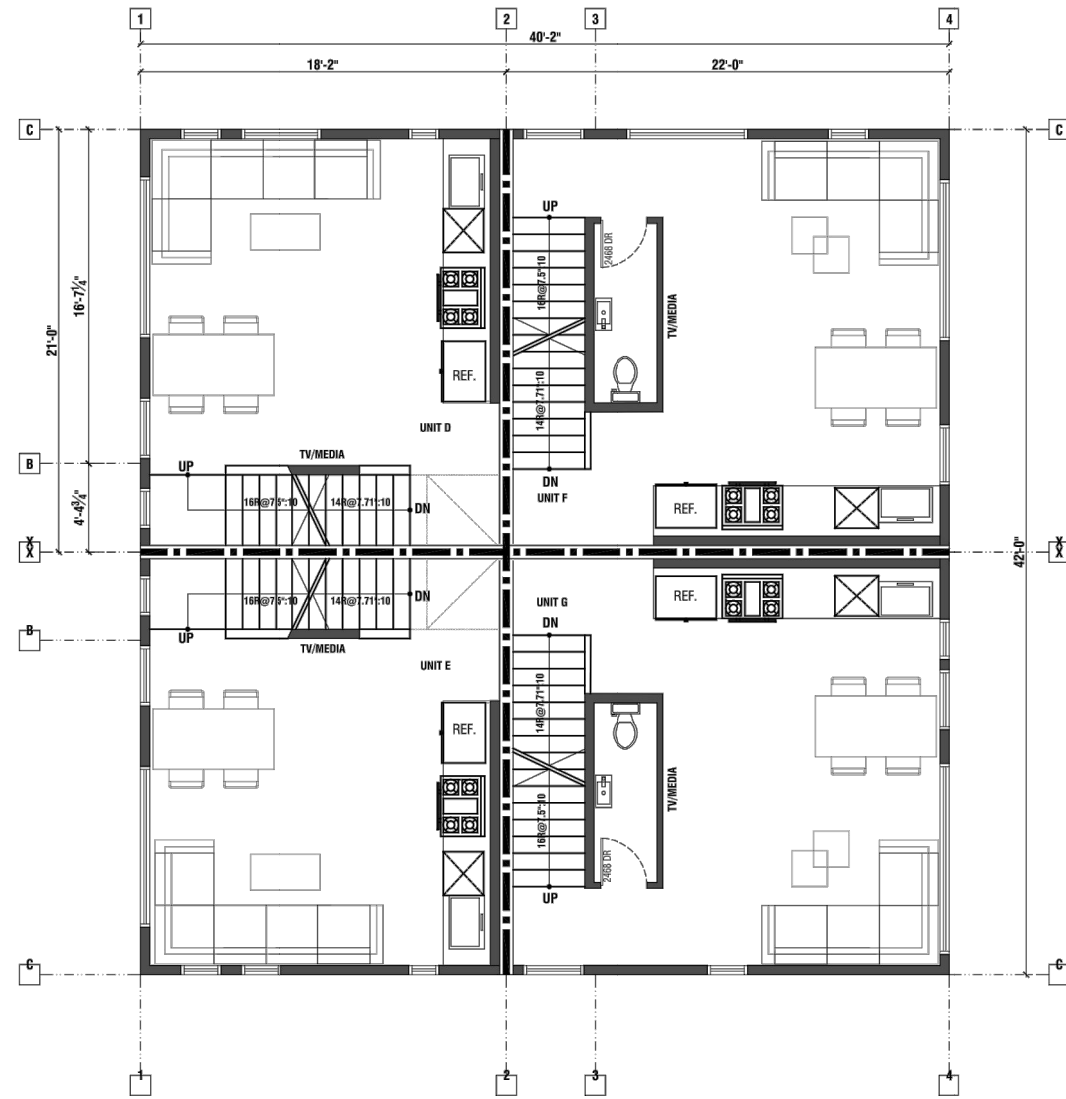
**L/W 3RD FLOOR PLAN**

SCALE: 1/4" = 1'-0"

3RD FLOOR HEATED - LW UNIT A = 362 SF  
 LW UNIT B = 368 SF  
 LW UNIT C = 362 SF



TOTAL GFA TH = 4, 134 SF



**TH 2ND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

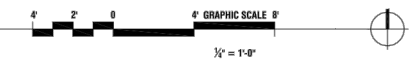
2ND FLOOR HEATED - TH UNIT D = 347 SF  
 TH UNIT E = 347 SF  
 TH UNIT F = 424 SF  
 TH UNIT G = 424 SF

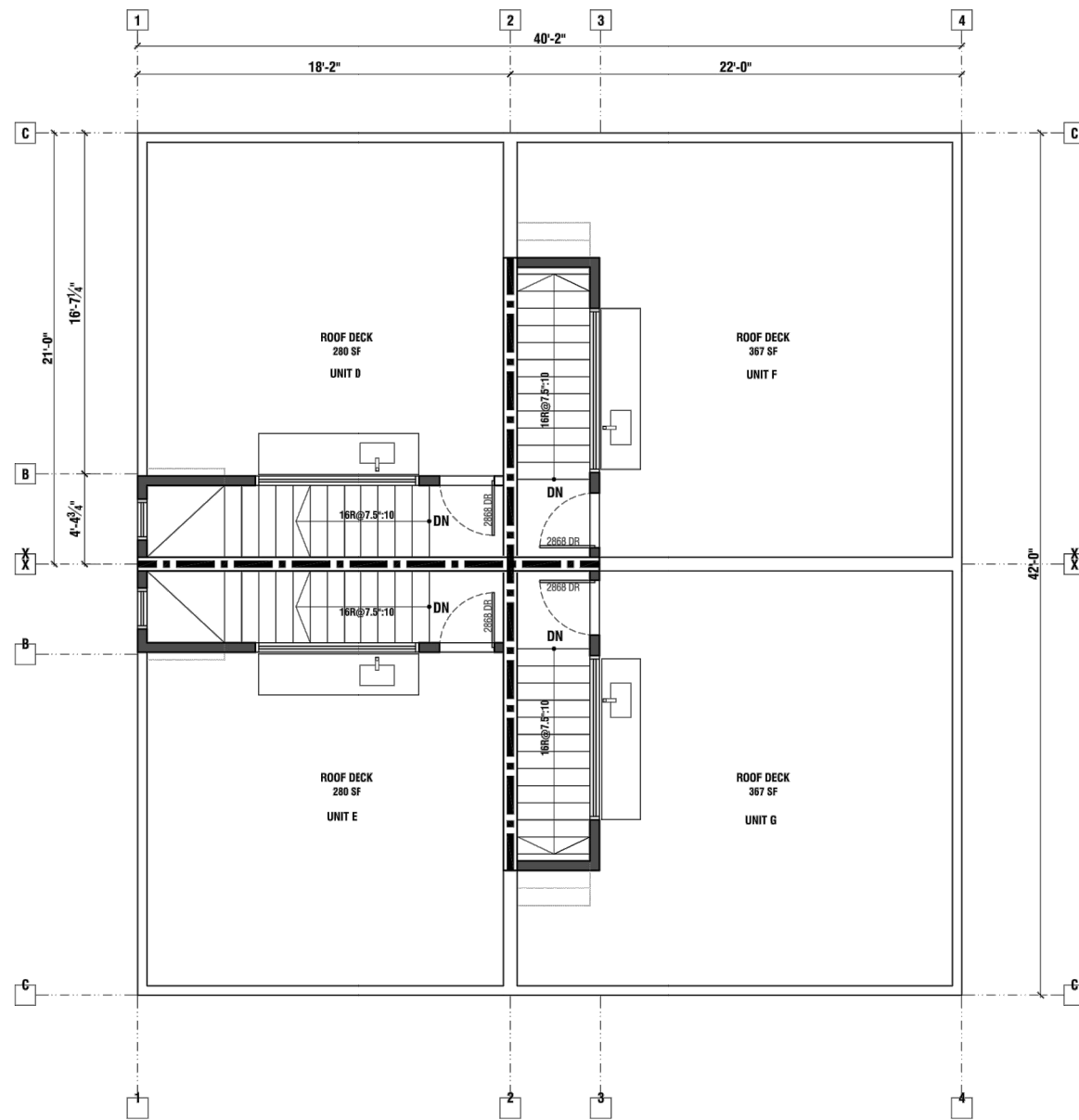
TOTAL HEATED D = 1, 101 SF  
 DECKS = 280 SF  
 TOTAL HEATED E = 1, 101 SF  
 DECKS = 280 SF  
 TOTAL HEATED F = 963 SF  
 DECKS = 367 SF  
 TOTAL HEATED G = 963 SF  
 DECKS = 367 SF

**TH 1ST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

1ST FLOOR HEATED - TH UNIT D = 347 SF  
 TH UNIT E = 347 SF  
 TH UNIT F = 65 SF  
 TH UNIT G = 65 SF





**TH ROOF DECK FLOOR PLAN**

SCALE: 1/4" = 1'-0"

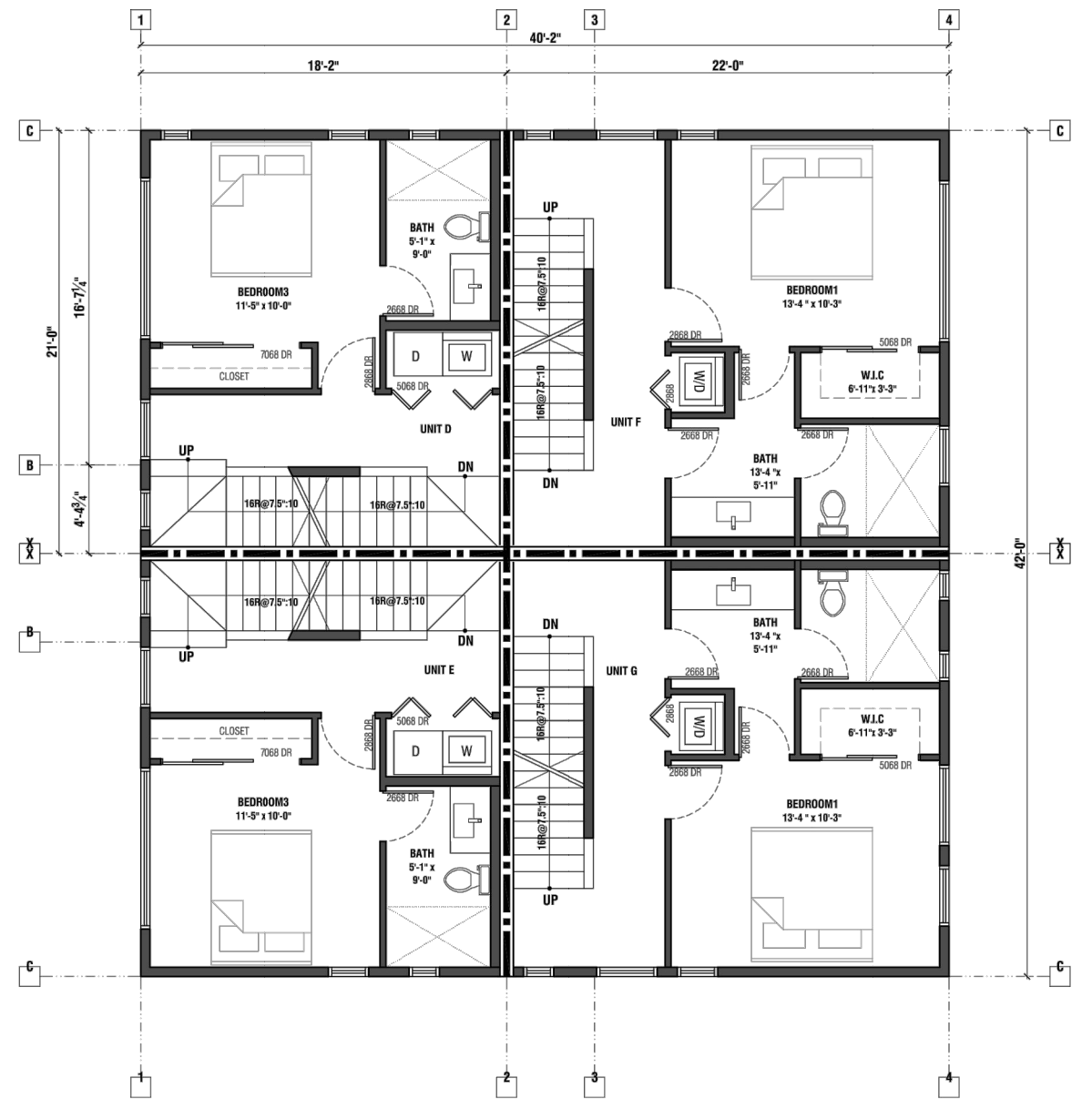
ROOF DECKS - TH UNIT D = 60 SF  
 TH UNIT E = 60 SF  
 TH UNIT F = 50 SF  
 TH UNIT G = 50 SF

TOTAL HEATED D = 1,101 SF  
 DECKS = 280 SF

TOTAL HEATED E = 1,101 SF  
 DECKS = 280 SF

TOTAL HEATED F = 963 SF  
 DECKS = 367 SF

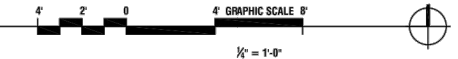
TOTAL HEATED G = 963 SF  
 DECKS = 367 SF

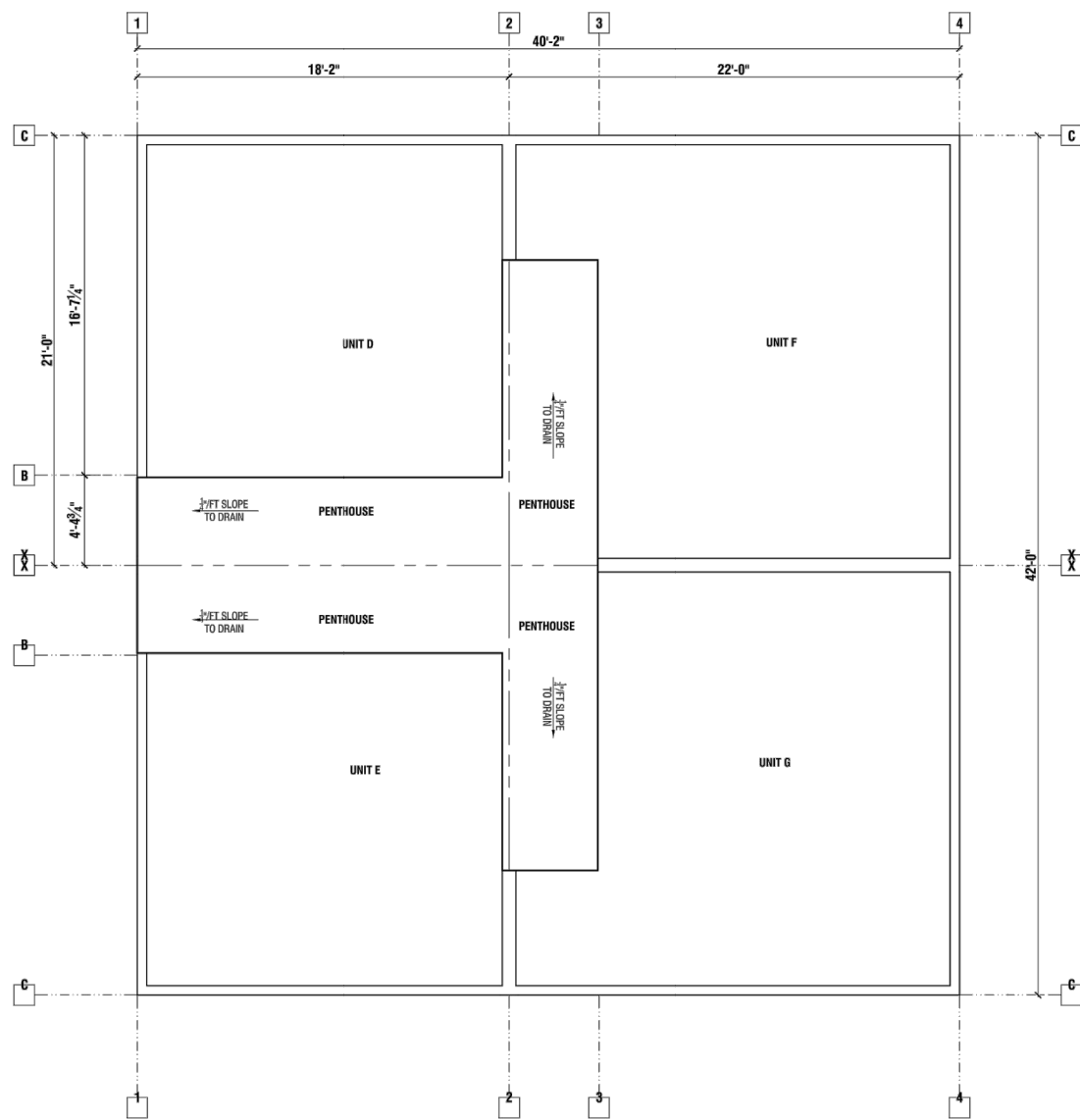


**TH 3RD FLOOR PLAN**

SCALE: 1/4" = 1'-0"

3RD FLOOR HEATED - TH UNIT D = 347 SF  
 TH UNIT E = 347 SF  
 TH UNIT F = 424 SF  
 TH UNIT G = 424 SF





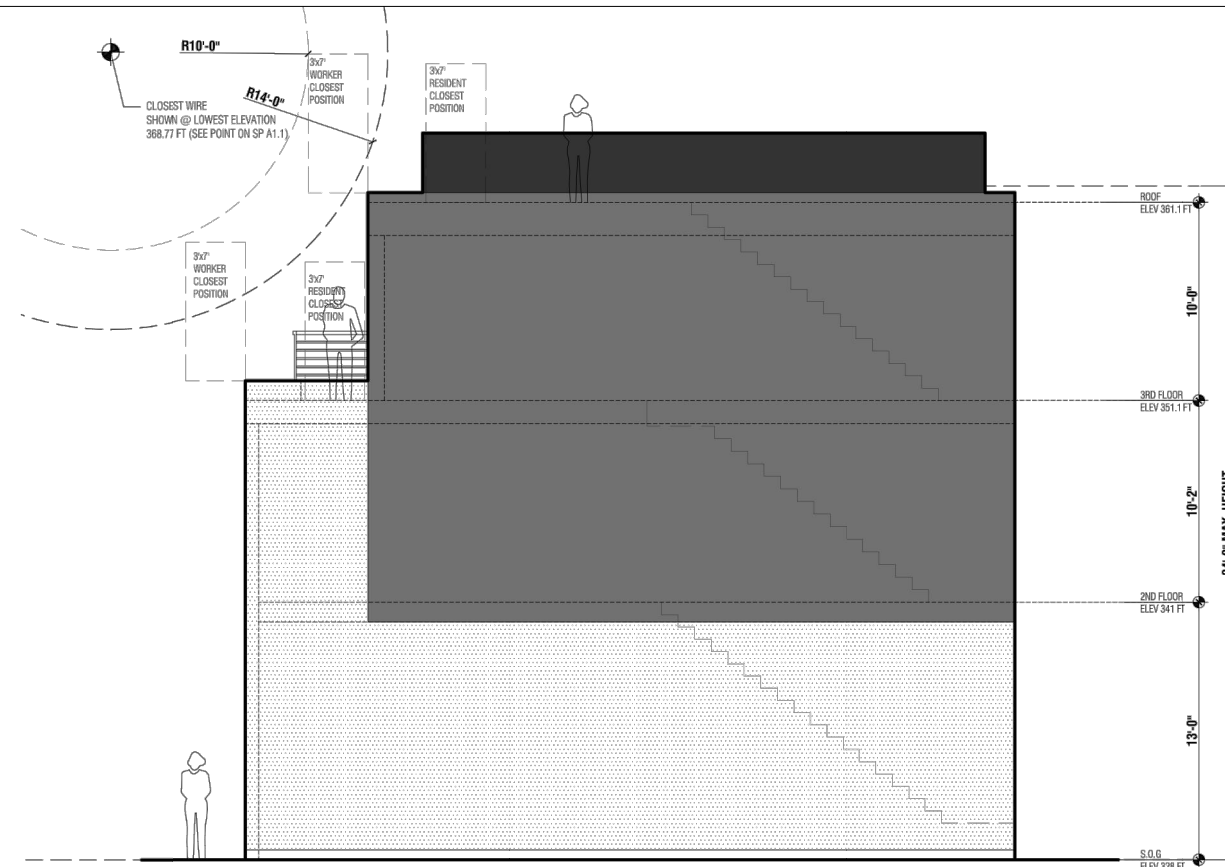
**TH PENTHOUSE PLAN**

SCALE: 1/4" = 1'-0"



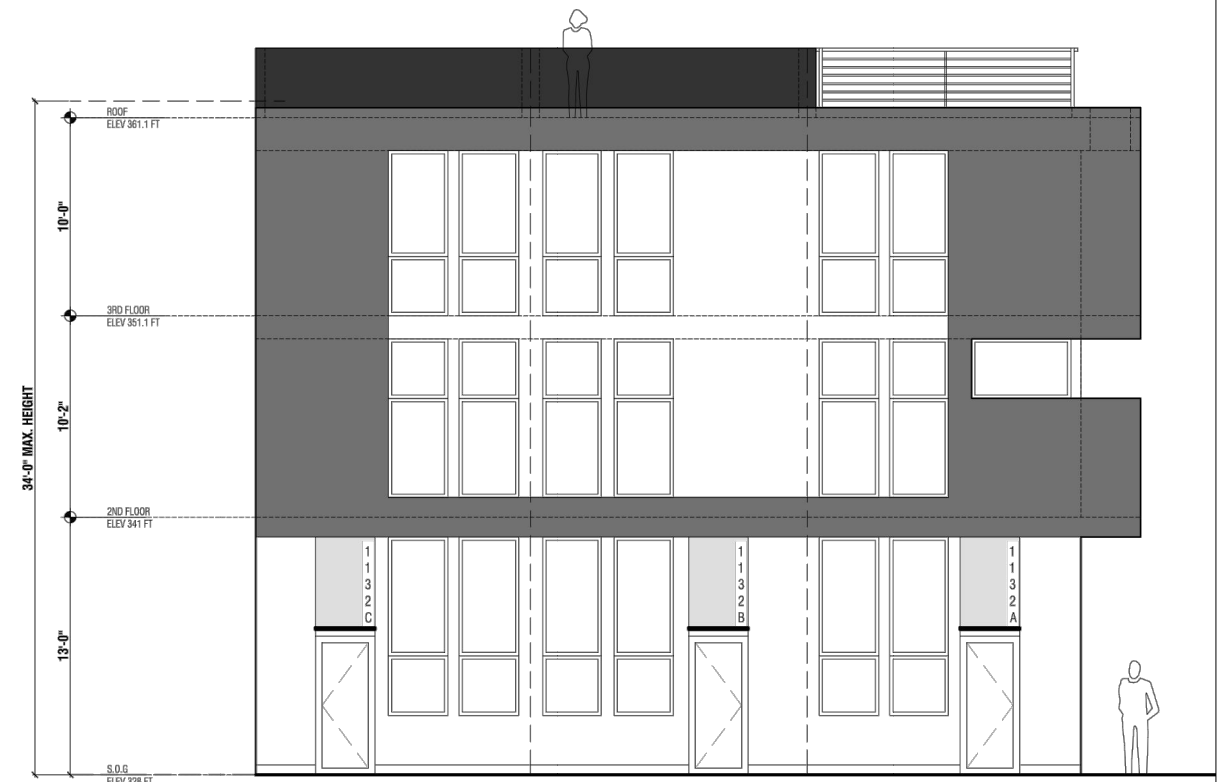
1/2" = 1'-0"





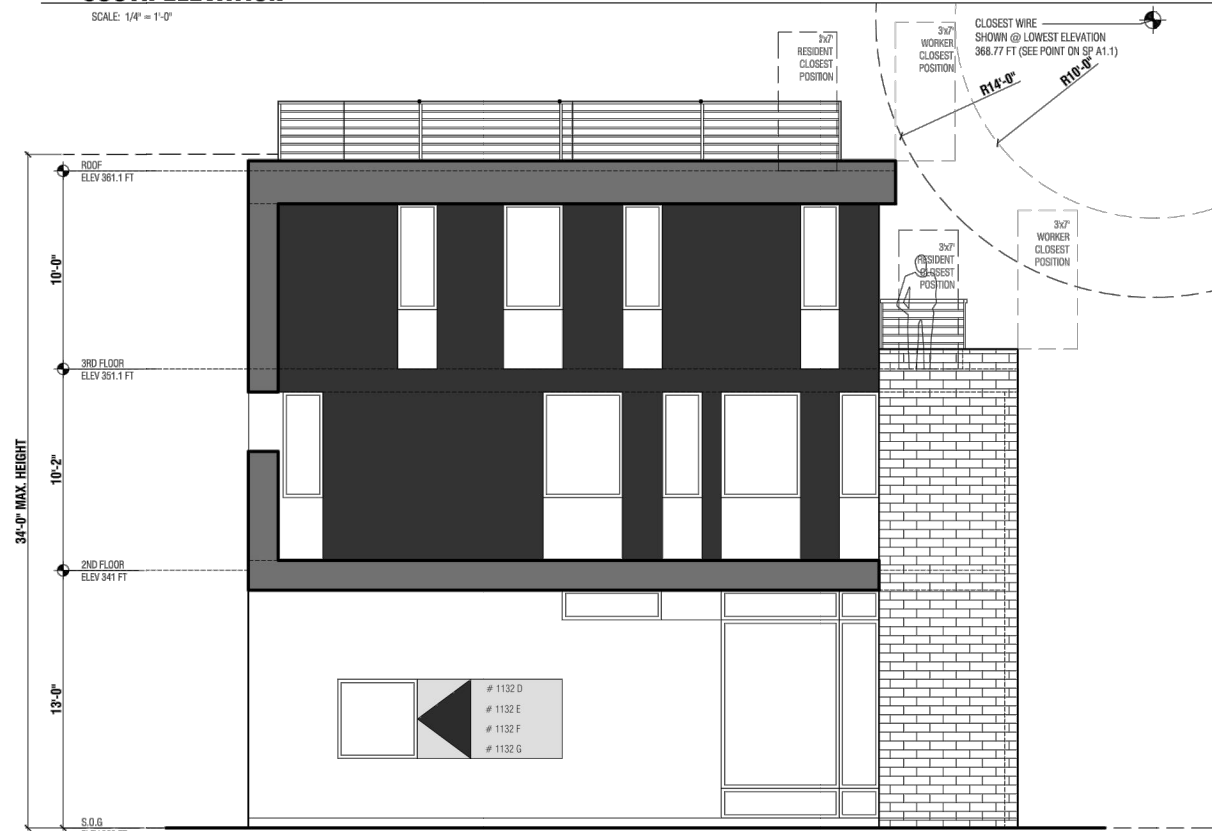
**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**EAST ELEVATION**

SCALE: 1/4" = 1'-0"



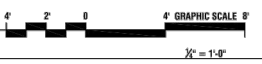
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

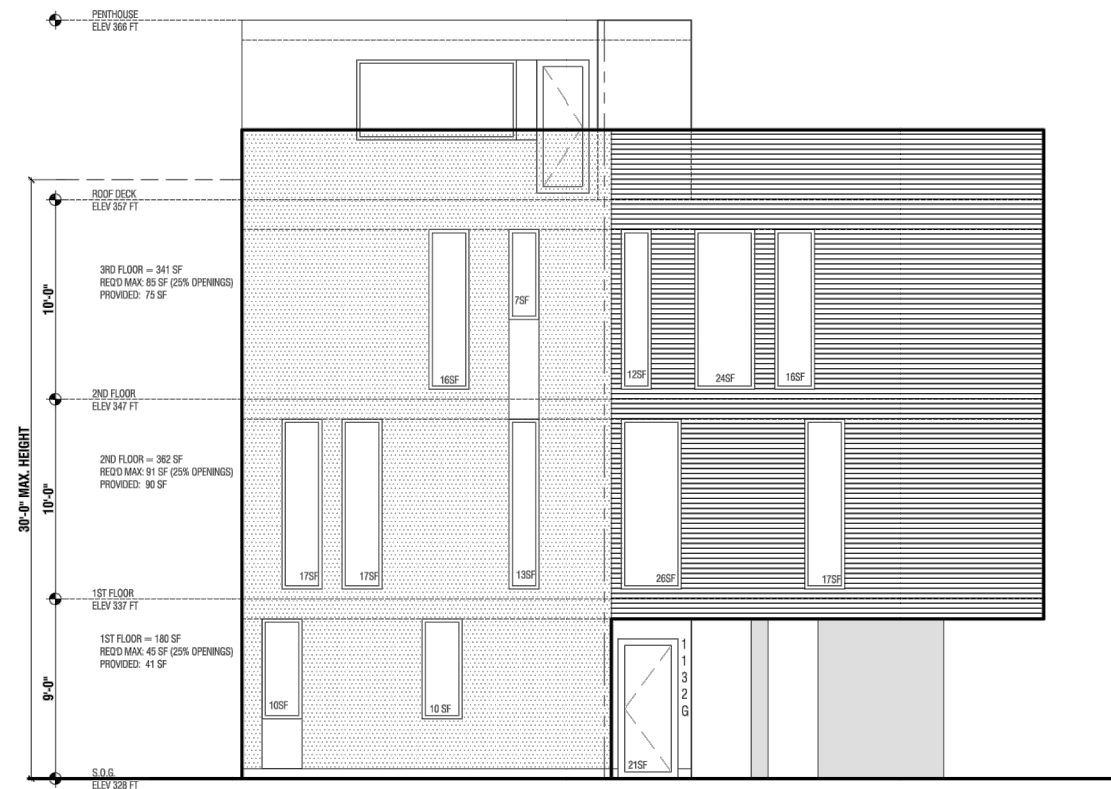


**WEST ELEVATION**

SCALE: 1/4" = 1'-0"



SMC 23.47A.008.B.2b  
 333 SF WALL AREA BETWEEN 2-8FT  
 60% TRANSPARENCY REQ'D = 200 SF MIN  
 PROVIDED = 204 SF (60%)



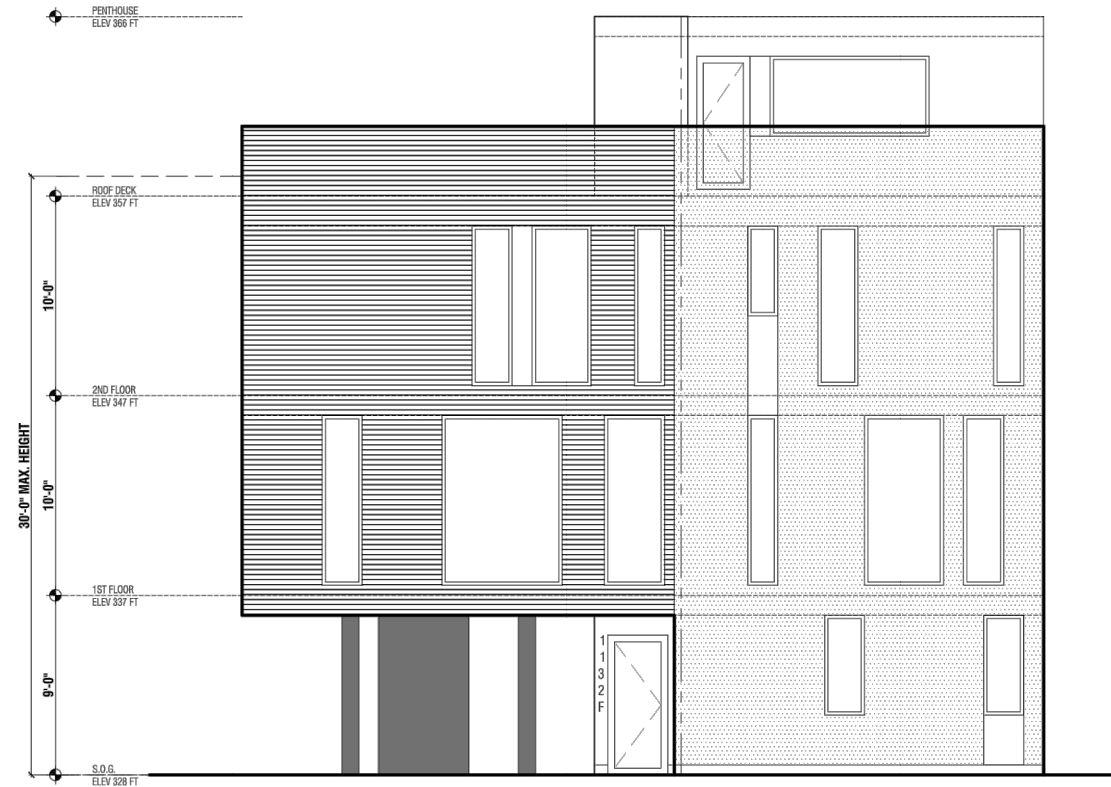
**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



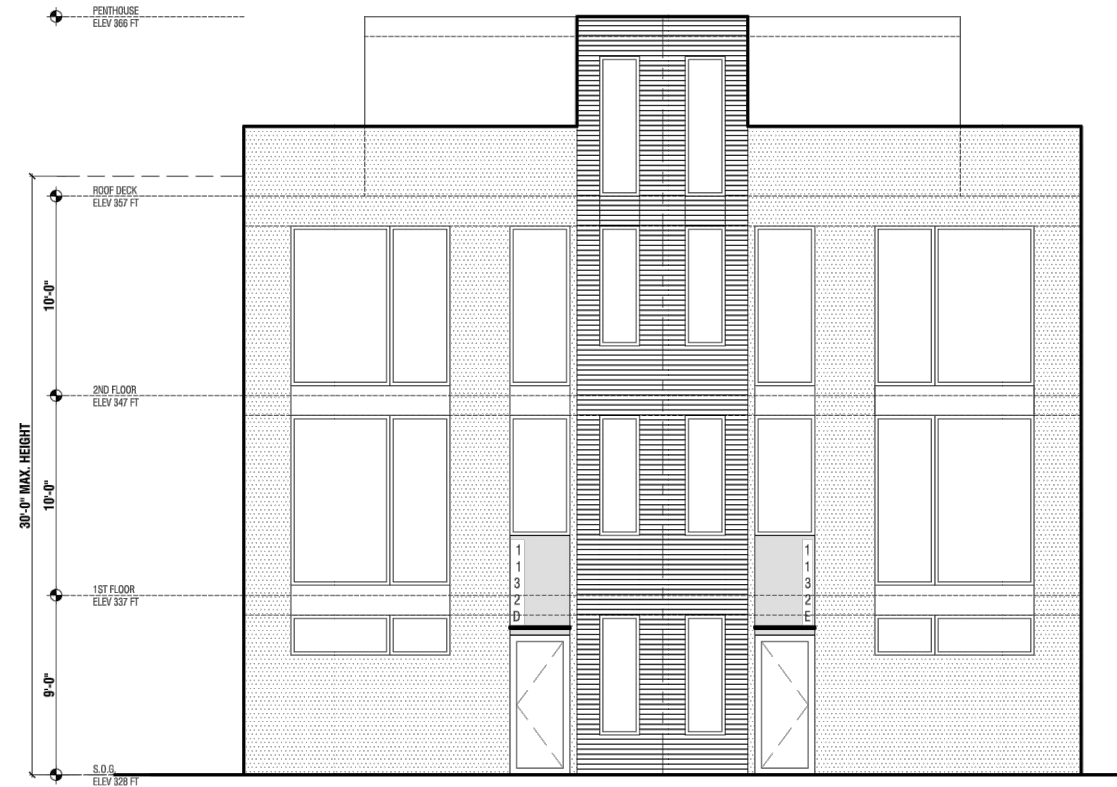
**EAST ELEVATION**

SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**


SCALE: 1/4" = 1'-0"



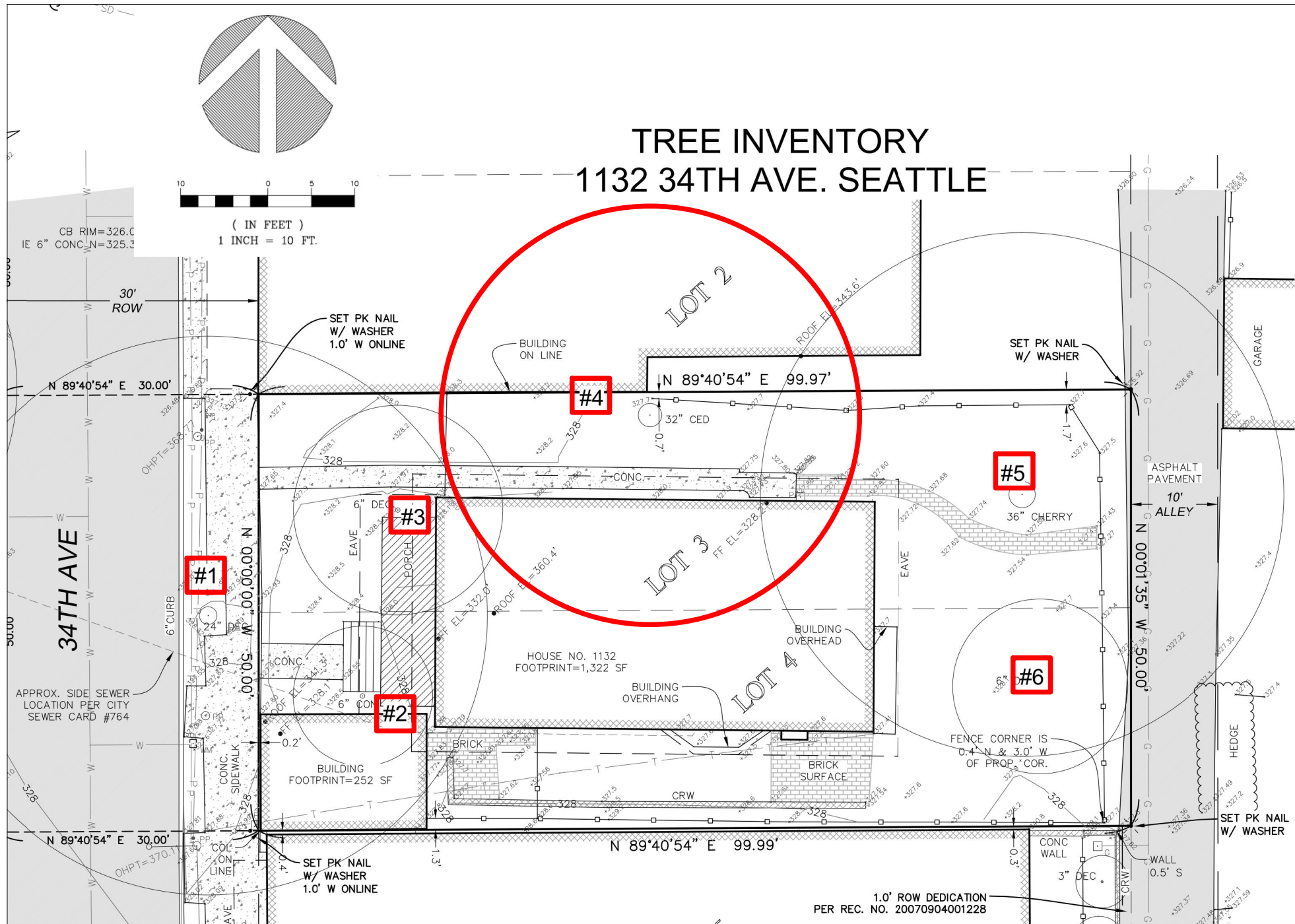
**WEST ELEVATION**

SCALE: 1/4" = 1'-0"



ZONING STANDARDS - Tree protection on sites undergoing development	PROPOSED ADJUSTMENTS	ZONING STANDARDS <b>NC1-30</b>	PROPOSED ADJUSTMENTS
<p><b>25.11.080 Tree protection on sites undergoing development in MR &amp; Commercial Zones</b> The director may permit an exceptional tree to be removed only if:</p> <p>A. 2. The applicant demonstrates that protecting the tree by avoiding development in the <u>tree protection area</u> could not be achieved through:</p>		<p><b>23.47A.008:</b> HEIGHT AND DEPTH PROVISIONS FOR NON-RESIDENTIAL USES B.3.a,b - DEPTH REQ'D: MIN. 15' PROVIDED: 15.0 FT MIN. (SEE FLOOR PLANS AT COMMERCIAL AREA) - HEIGHT REQ'D: 13'-0" (FLOOR/FLOOR) PROVIDED: 13'-0" (SEE ELEVATIONS)</p>	<p>NONE</p>
<p>- the adjustments permitted in Section 23.41.018 (setbacks reduced 50%, amenity areas reduced 10%, Landscaping &amp; screening reduced 25%) OR</p>	<p>N/A Lot has no setback development size restrictions.</p>	<p><b>23.47A.012:</b> STRUCTURE HEIGHT IN NC ZONES A ALLOWED: MAX. HEIGHT 34 FT (23.47A.012.a.1) PROVIDED: 34 FT (SEE ELEVATIONS )</p>	<p>NONE</p>
<p>- the departures permitted in Section 23.41.012: residential density limits; floor area ratio (FAR), max size of use</p>	<p>If tree is protected, max. FAR, max density achievable &amp; size of use cannot be met. See Option 2 proposal demonstration.</p>	<p><b>23.47A.013:</b> FAR TABLE A ALLOWED: 5, 000 (LOT SIZE) X 2.25 = 11, 250 SF ALL BLDGS. PROVIDED: 3, 998 SF (LW) + 4, 134 SF (TH) = 8, 132 SF ALL</p>	<p>NONE</p>
<p>- a reduction in the parking requirements of Section 23.54.015, and/or</p>	<p>Off-site parking is unachievable due to lack of neighboring parking lot owned by client and timed parking on street.</p>	<p><b>23.47A.014:</b> SETBACK REQUIREMENTS FY REQ'D 0'-0" PROVIDED 0'-2 1/2" MIN SY REQ'D 0'-0" (NORTH) PROVIDED 8'-0" (LW), 5'-0" (TH) REQ'D 0'-0" (SOUTH) PROVIDED 0'-4" (LW), 3'-0" (TH) RY REQ'D 0'-0" PROVIDED 10'-6 1/2" MIN</p>	<p>NONE</p>
<p>- a reduction in the standards of Section 23.54.030.</p>	<p>Same parking issue as above</p>	<p><b>23.47A.008:</b> STREET-LEVEL DEVELOPMENT STANDARDS B.1(d.2.a) STREET-LEVEL NON RES. USES IN NC ZONES TRANSPARENCY: REQ'D: Street facing facade = 60% shall be transparent PROVIDED 60%</p>	<p>NONE</p>
<p><b>25.11.090 - TREE REPLACEMENT AND SITE RESTORATION</b> A. Each exceptional tree and tree over (2) feet in diameter that is removed in association with development in all zones shall be replaced by one or more new trees, the size and species of which shall be determined by the Director; the tree replacement req'd shall be designed to result, upon maturity, in a canopy cover that is at least equal to the canopy cover prior to tree removal. Preference shall be given to on-site replacement. When on-site replacement cannot be achieved, or is not appropriate as determined by the Director, preference for off-site replacement shall be on public property.</p>	<p>We propose to comply with the tree replacement canopy cover at least equal to to the canopy cover prior to tree removal per Landscape Architect.</p> <p>*** See proposed landscape canopy replacement plan attached sheet #25.</p>	<p><b>23.47A.016:</b> LANDSCAPING &amp; SCREENING STANDARDS B REQ'D: Tree Replacement on site PROVIDED: Tree Replacement of existing trees on site</p>	<p>NONE</p>
		<p><b>23.47A.024:</b> AMENITY AREA A REQ'D: 5% OF TOTAL GFA IN RES. USE = 7, 926 x 5% = 396 SF PROVIDED: 396 SF IN PRIVATE ROOF TOP DECKS</p>	<p>NONE</p>
		<p><b>23.47A.015:</b> PARKING REQUIREMENTS TABLE A REQ'D: 0 (ZERO) SPACES FOR LIVE-WORK UNITS &lt;1, 500 SF D PROVIDED: ZERO (1,333 SF FAR MAX EACH UNIT) OTHER UNITS: 1 CAR/ UNIT (4 REQ'D) PROVIDED: 4 SURFACE PARKING</p>	<p>NONE</p>
		<p><b>23.47A.040:</b> SOLID WASTE &amp; RECYCLABLE MATERIALS STORAGE &amp; ACCESS:  * 84 SF (2-8 UNITS) SCREENED AREA AT REAR OF THE LOT WITH ALLEY PICK-UP</p>	<p>NONE</p>

# TREE INVENTORY 1132 34TH AVE. SEATTLE



## SHOFFNER CONSULTING

21529 4th Ave. W #C31 Bothell, WA 98021 MOBILE:(206)755-2871

October 11, 2017

Carina M. Hicks  
CBG 1132 LLC  
PO Box 560  
Kirkland, WA  
98033

RE: Tree Inventory - 1132 34th Ave. Seattle.

Carina:

This report is provided to address the trees located on the property at the address of 1132 34th Ave. in the City of Seattle, WA. I visited the site recently to observe the trees and the site conditions and to gather information for preparation of this report. Accompanying this report is a map showing the approximate locations of the trees.

The City of Seattle Director's Rule 16-2008 specifies criteria by which trees are classified as exceptional and measures and restrictions for trees classified as such.

### 1. Site Conditions

The property upon which the trees are located is in south Seattle in the Magnolia neighborhood. It's developed with a single family residence and bordered by residential and commercial properties.

### 2. Tree Inventory

The accompanying inventory map shows the surveyed locations of the trees on the lot. Following is the information I gathered on the trees. The numbers are only for reference to the map. I did not tag the trees. The column "Dsh" is diameter at 54" above grade, and "CD" is crown diameter in feet.

#	Species	Dsh	CD	Condition and Status
1	Sugar maple ( <i>Acer saccharinum</i> )	24"	65'	Off-site in the right-of-way. Good condition and health.
2	Umbrella pine ( <i>Scyadopytys verticillata</i> )	6"	10'	Good condition and health. Not exceptional.
3	Harlequin glorybower ( <i>Clerodendrum trichotomum</i> )	6"	20'	Good condition and health. Not exceptional.

1

4	Western red cedar ( <i>Thuja plicata</i> )	32"	48'	Good condition and health. Meets the threshold diameter to be classified as exceptional, therefore this tree must be retained.
5	Bittercherry ( <i>Prunus emarginata</i> )	30"	60'	Fair condition and health. This species is not to be classified as exceptional unless it is part of a grove, which it is not, therefore it is not exceptional.
6	Apple ( <i>Malus domestica</i> )	6"	20'	Fair condition and health. Does not meet the threshold diameter to be classified as exceptional.

### 3. Tree Retention and Protection Requirements

Tree #4 is classified as exceptional therefore it is required to be retained and protected. The following protection measures are required.

- No impacts are required within the inner root zone (IRZ) which is the inner half of the drip line, a radial distance of 12 feet from the trunk.
- Within the outer root zone (ORZ), the outer radial 12 feet of the dripline, no more than 1/3 of the total area (452 square feet) is allowed to be impacted.
- Any impacts proposed within the ORZ are required to be addressed in an assessment report by the project consulting arborist.

### 4. Use of This Report and Limitations

This report is provided to CBG 1132 LLC as a means of reporting on the tree inventory conducted on the property at the address of 1132 34th Ave. in Seattle, WA. Trees are dynamic and their conditions can change rapidly given changes in environmental factors and site development, therefore these assessments pertain only for those noted on the day of their evaluation. Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property. Finally, I cannot guarantee that the City of Seattle will agree with my findings presented in this report.

Cordially,

*T. Shoffner*

Tony Shoffner  
ISA Certified Arborist #PN-0909A, CTRA #1759

2

## EXISTING TREES REPORT

#4 - EXCEPTIONAL TREE  
(TO BE REMOVED & CANOPY REPLACED)

#1 - STREET TREE TO REMAIN

-----  
#2, 3, 5, 6 - NON/EXCEPTIONAL TREES TO BE REMOVED



Ana Buttrey <anabuttrey@gmail.com>

**AP 3028430, 1132 34th Ave SDR Packet. Materials available to the public, potential re-notice of the application, and removal of parking.**

Anthony Shoffner <tony@tonyshoffner.com>

Thu, Jan 18, 2018 at 12:53 PM

To: Ana Buttrey <anabuttrey@gmail.com>

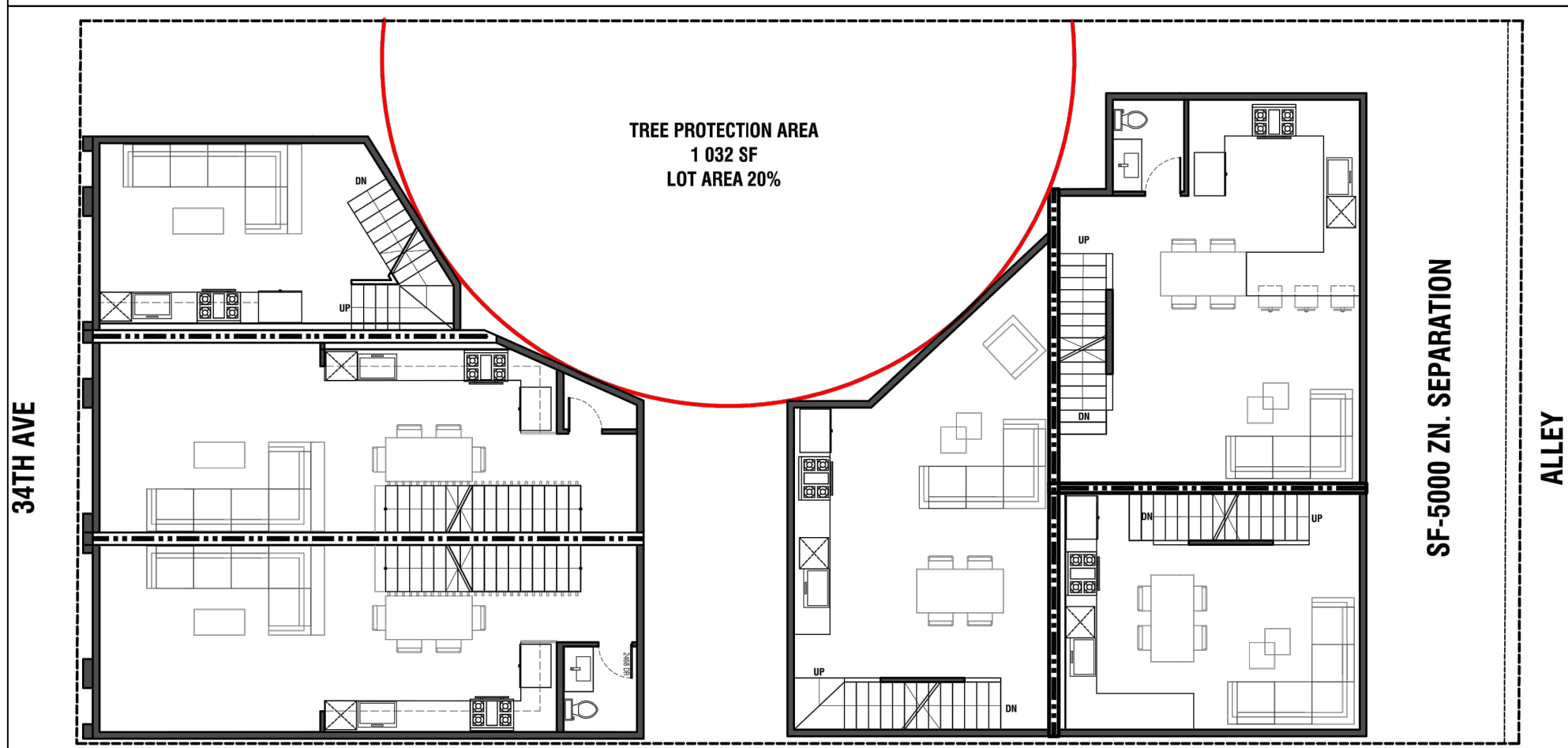
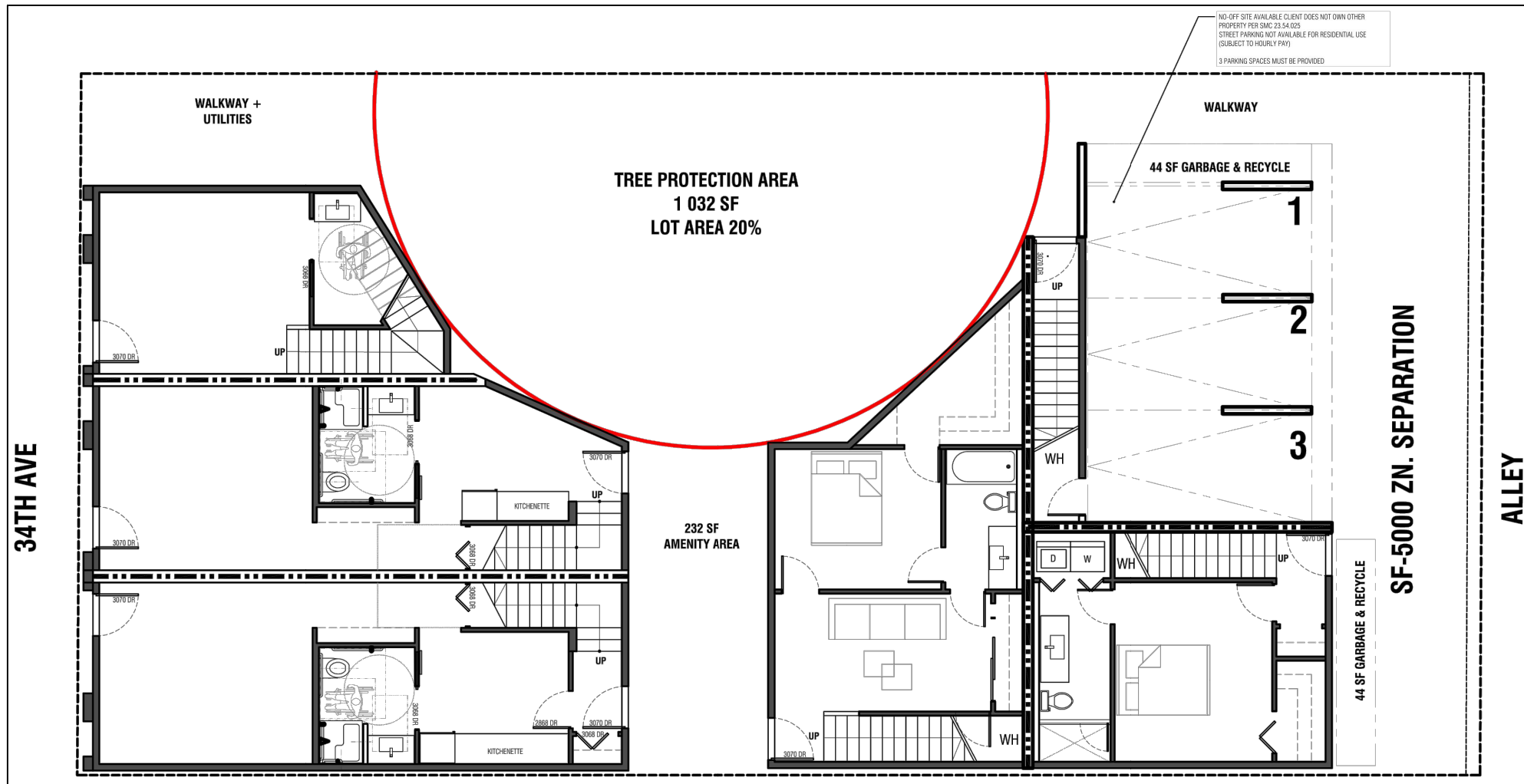
Cc: Alex Mason <Alex@mgtbuilders.com>, Kelly Lawrence <kellyl@chaffeybuildinggroup.com>, Nate Lowry <nate@truescapedesign.com>, Chris Gurdjian <chris@bymeter.com>, Akasha Whooley <akasha@adesignsnw.com>

All of the trees are in good condition so the provision for not replacing doesn't apply.

25.11.090. B - Provision does not apply. Canopy needs replacement if removed.

\*\*\* See proposed Canopy replacement Landscape sheet # 25





**DEVELOPMENT OPTION 2 / SMC. 25.11.080 (TREE REMAINS)**

ADVANTAGES: EXCEPTIONAL TREE REMAINS

DISADVANTAGES:

- 1) 23.47A.024: AMENITY AREA AT 10% REDUCTION**  
 A REQ'D: 5% OF TOTAL PROPOSED GFA IN RES. USE = 7,926 x 5% = 396 SF (MAX ACHIEVABLE OPTION 1))  
 10% REDUCTION = 356 SF  
 \*\* Amenity unachievable without encroaching into tree protection area.

- 2) MAX ALLOWED SIZE OF USE CANNOT BE REACHED**  
 ~ 1 Townhouse unit is removed obtaining only 3 units (Option 1 provides 4 Townhouse units)  
 ~ 1 Live-work unit is extremely small and undesirable, obtaining 2 acceptable Live-Work units (Option 1 provides 3 Identical Live-Work units)

PERCENT OF LOT DEVELOPED WITH THE TREE REMOVED = 100 %  
 PERCENT OF LOT DEVELOPED WITH TREE PROTECTED = 80 % +  
 DIMENSIONAL CONSTRAINTS

- 3) F.A.R. 23.47A.013: FAR**  
 TABLE A ALLOWED: 5,000 (LOT SIZE) X 2.25 = 11,250 SF ALL BLDGS.

**OPTION 2 - 7,139 SF MAX FAR WITH TREE PROTECTION**

**OPTION 1 - 8,132 SF ACHIEVABLE WITH TREE REMOVAL**  
 (SEE PROPOSED PLANS)

- 4) REMOVAL OF PARKING TO OFF-SITE / 23.54.025**

- STREET DOES NOT PROVIDE ENOUGH RESIDENTIAL PARKING. AVAILABLE PARKING IS WITH TIME LIMIT.

- CLIENT DOES NOT OWN OFF-SITE PARKING IN THE NEIGHBORHOOD ON ANOTHER LOT NOR ONE IS AVAILABLE.

- 5) STRUCTURAL CHALLENGES TO BUILD, EXPENSIVE CANTILEVERS.**

- 6) 25.11.090 - TREE REPLACEMENT AND SITE RESTORATION**

A. Each exceptional tree and tree over (2) feet in diameter that is removed in association with development in all zones shall be replaced by one or more new trees, the size and species of which shall be determined by the Director; the tree replacement req'd shall be designed to result, upon maturity, in a canopy cover that is at least equal to the canopy cover prior to tree removal. Preference shall be given to on-site replacement. When on-site replacement cannot be achieved, or is not appropriate as determined by the Director, preference for off-site replacement shall be on public property.

We propose to comply with the tree replacement canopy cover at least equal to to the canopy cover prior to tree removal per landscape architect's choice & calcs.

SEE ATTACHED CANOPY REPLACEMENT PROPOSAL Sheet # 25.

\* 25.11.050.B TREE PROTECTION AREA = TREE DRIP LINE = 24 FT

**DEVELOPMENT OPTION 2 / SMC. 25.11.080 (TREE REMAINS)**

ADVANTAGES: EXCEPTIONAL TREE REMAINS

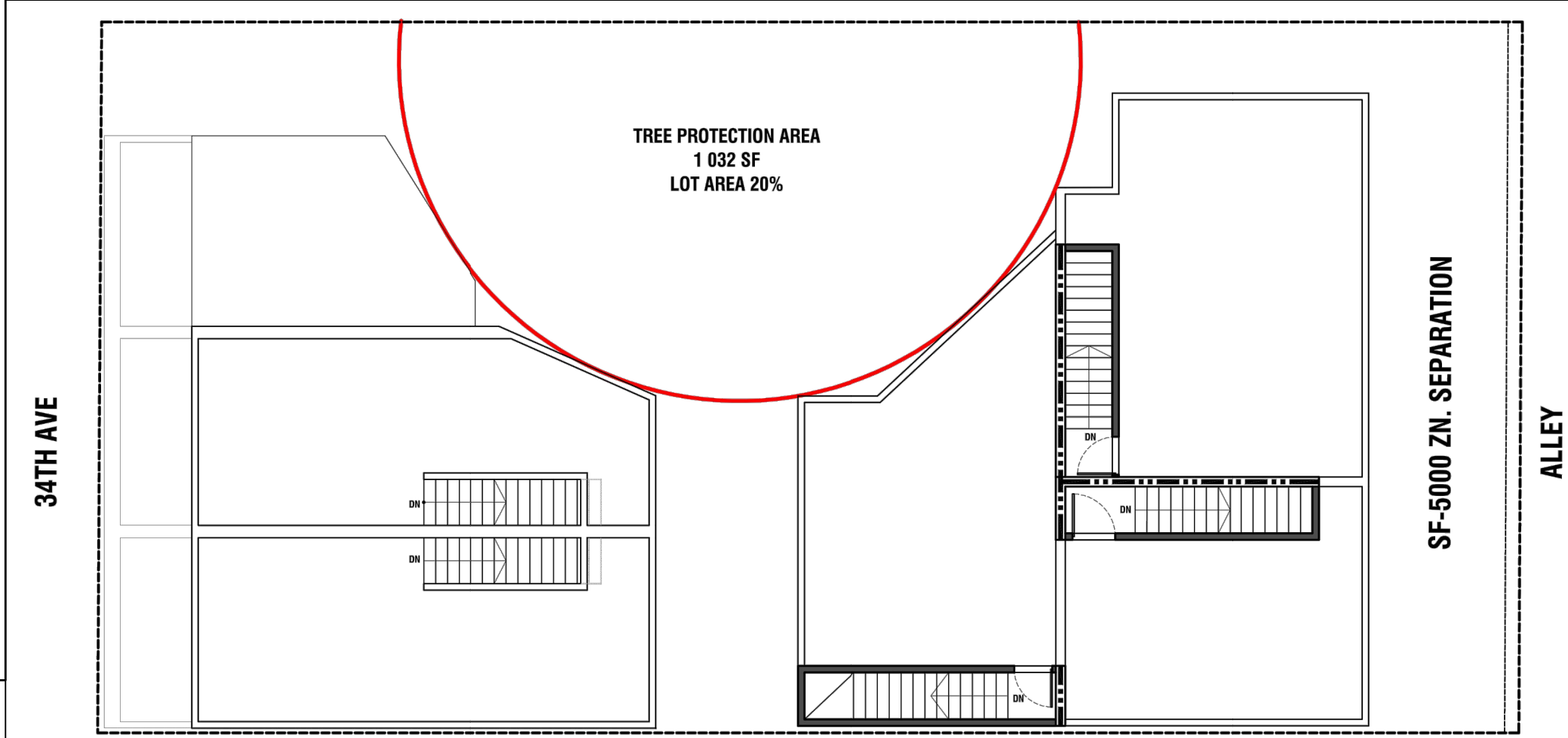
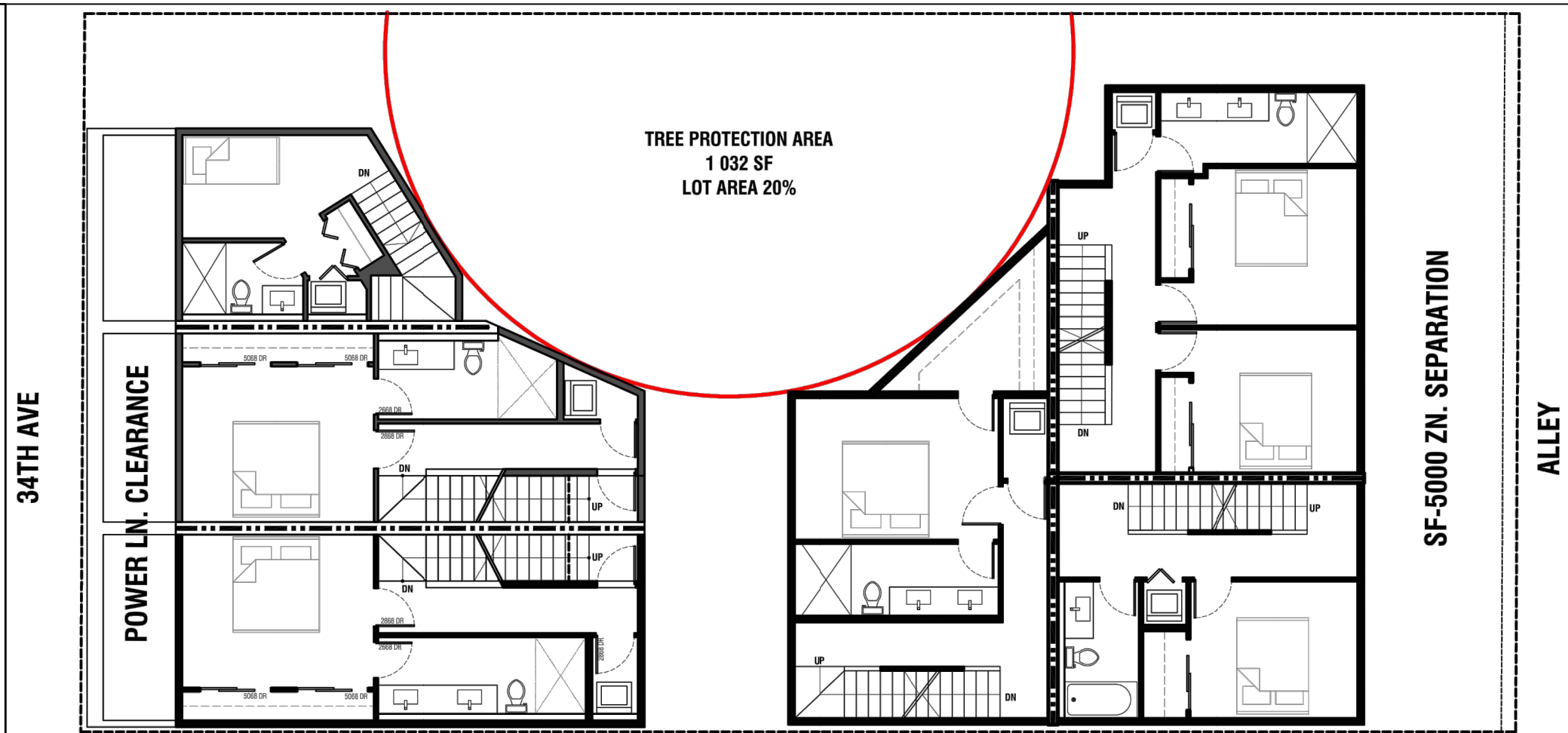
DISADVANTAGES:

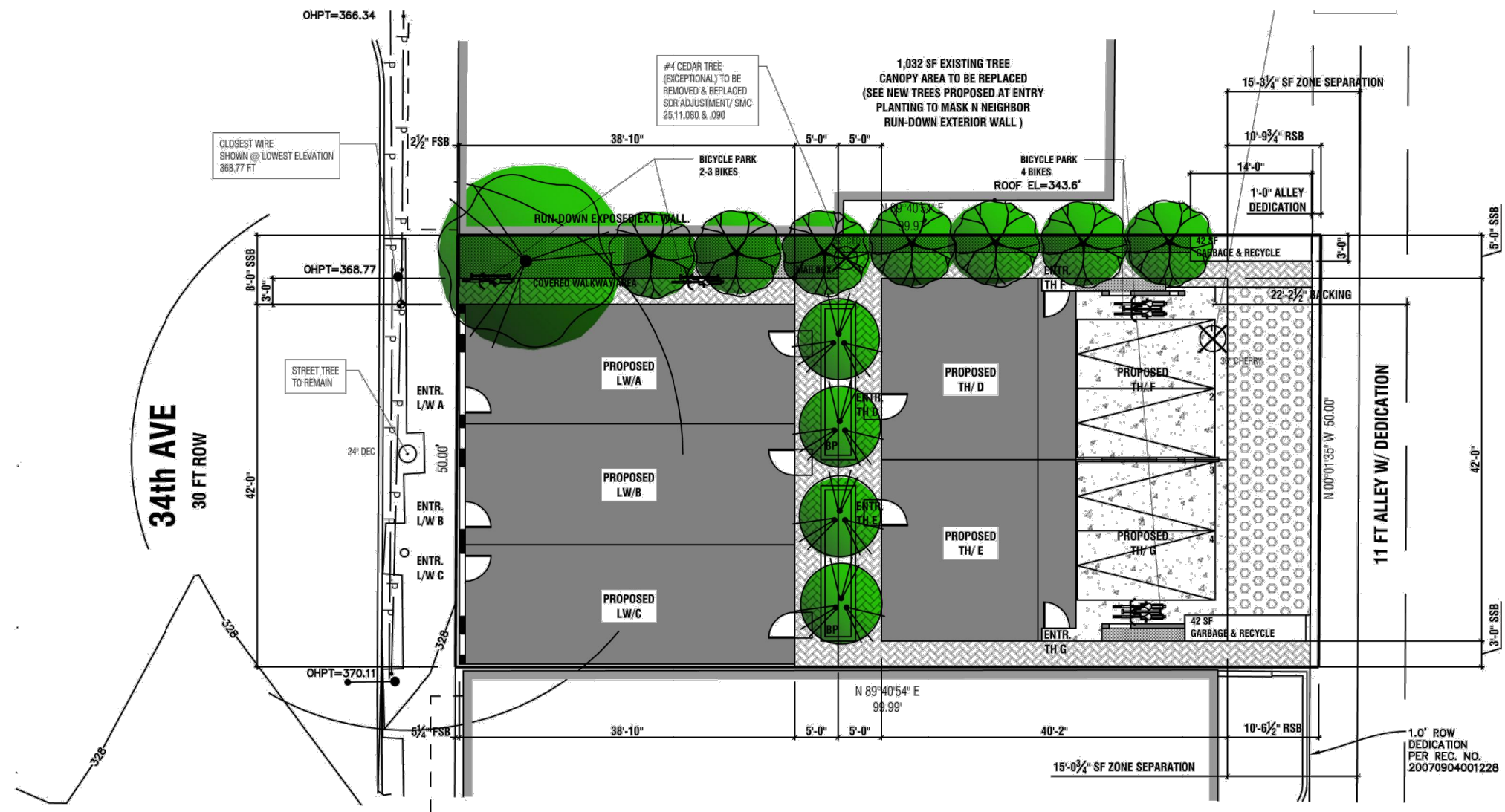
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\* 25.11.050.B TREE PROTECTION AREA = TREE DRIP LINE = 24 FT





1 Landscape Plan

PLANT\_SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	Acer circinatum / Vine Maple (biocell rated tree)	-	1.5"	4
	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	-	1.5"	1
	Malus x 'Red Barron' / Red Barron Crab Apple	-	1.5"	7

2 Plant Schedule

TREE CANOPY REPLACEMENT NOTES:

Exceptional Tree Canopy Removed (per arborists report dated 10/11/17):  
1032 square feet

Replacement trees with minimum 10' mature spread (78.4 square feet):  
 11 total=862.4 sf

Replacement trees with minimum 20' mature spread (314.2 square feet):  
 1 total=314.2 sf

TOTAL MINIMUM TREE REPLACEMENT COVERAGE= 1,176.6 sf



True Scope Design  
 6410 Phinney Ave. N.  
 Seattle, WA 98103  
 truescopedesign.com

Landscape Plan  
 1132 34th Ave.  
 Seattle, WA 98122



Date: 2.1.18  
 Drawn By:  
 Checked By:  
 Revision:  
 Scale: 1/16"=1'-0"

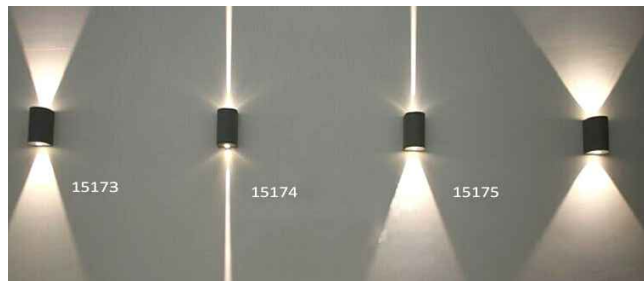
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**GARBAGE & RECYCLE ENCLOSURE**



**BOLLARD LIGHTS IN GRASS AREAS & BIO PLANTER**



**OUTDOOR WALL SCONCES AT ALL ENTRIES**

**TREE REMOVAL BENEFITS:**

- MAX FAR IS ACHIEVED PER 25.11.080
- MORE PLANTING AREAS & GREEN CANOPIES
- MAX LIVING SPACE IS KEPT AS DESIRED
- NUMBER OF UNITS IS KEPT
- OVERHANG + LIGHTS OVER THE WALKWAY ARE POSSIBLE FOR SAFETY & RAIN
- OVERALL DESIGN IS MORE FLUENT
- THE EXISTING EXPOSED NEIGHBORING RETAINING WALL AT ENTRY SETBACK IS COVERED WITH NEW LANDSCAPE
- NO TREE ROOTS BLOCKING THE UTILITY EASEMENT DESIGNED TO BE CONTINUOUS STREET-ALLEY
- 4 PARKING SPACES ARE PROVIDED



**PROPOSED SITE PLAN WITH EXCEPTIONAL TREE REMOVED**

5FT Wide Entry Planting area made of trees to replace the Exceptional Tree canopy & mask the existing Run-Down neighboring exterior wall.

Eave over walkway can be created if the exceptional tree is removed that can providing OVERHEAD LIGHTING as an entry accent

Landscape Species per Landscape Architect's Choice

Landscape way finder lights

84 SF Total garbage & recycle area

34TH AVE

11 FT ALLEY W/ DEDICATION