



STREAMLINED DESIGN REVIEW

152 21st Ave E Seattle, WA

SDCI PROJECT NO.:
3029622

MEETING DATE:
December 6, 2017

APPLICANT CONTACT:
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Caron Architecture
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CARON

CARON REF #2017.075



AERIAL VIEW

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PROJECT TEAM

OWNER

Jeff Wegener
Northwest Builders Finance

CARON ARCHITECTURE CONTACT

Peter Tallar, Project Manager
Petertallar@caronarchitecture.com
206.367.1382
Caron Reference No.: 2017.075

SITE INFORMATION

ADDRESS:

152 21st Ave E. Seattle, WA 98112

SDCI PROJECT NO.:

3029622

PARCEL(S):

0955000460

SITE AREA:

4,200 SF

OVERLAY DESIGNATION:

Madison-Miller (Residential Urban Village),
Frequent Transit

PARKING REQUIREMENT:

None required

LEGAL DESCRIPTION:

BOSTON HEIGHTS ADD
Plat Block: 6
Plat Lot: 15

DEVELOPMENT STATISTICS:

ZONING:

LR3

PROPOSED FAR:

5,873 SF

RESIDENTIAL UNITS:

6

PARKING STALLS:

0

Proposal Description

DEVELOPMENT OBJECTIVES

The proposed development is to create a tight-knit community of 6 townhouse units. The goal of the project is to create an attractive, modern development aimed at first-time home buyers or people looking to downsize in the quiet neighborhood of Madison Miller. The propose development is on structure, leaving room for pocket yards at ground level for most of the units. Rooftop decks will offer territorial views of Madison Valley and the downtown skyline.

ZONING ANALYSIS

The existing site consists of a single family residence on a single lot. No alley abuts this lot. The street frontage is flat along 21st Ave E. and is tree-lined with adequate sidewalks. The lot and all surrounding properties are zoned LR-3. The resulting zoning pattern is one of gradual ease in density of development from south to north.

TRANSPORTATION

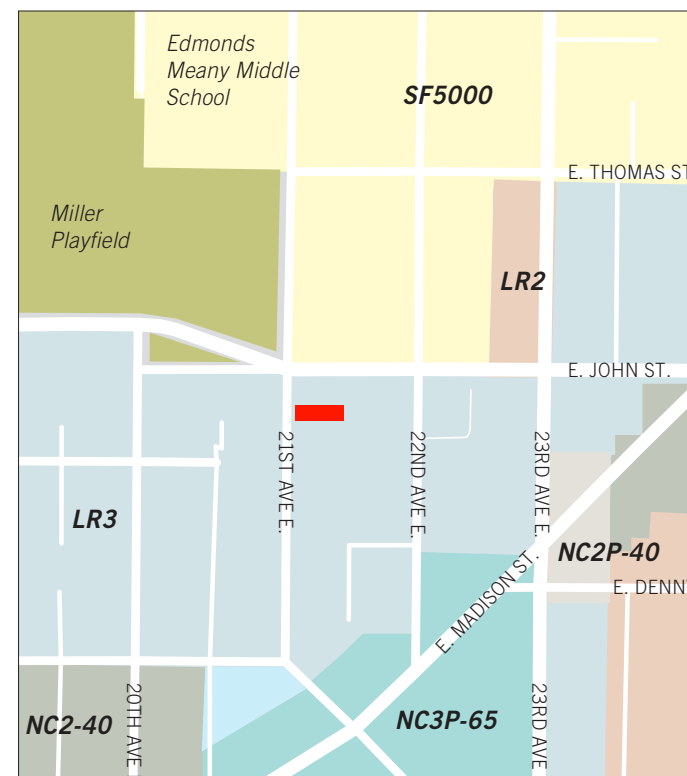
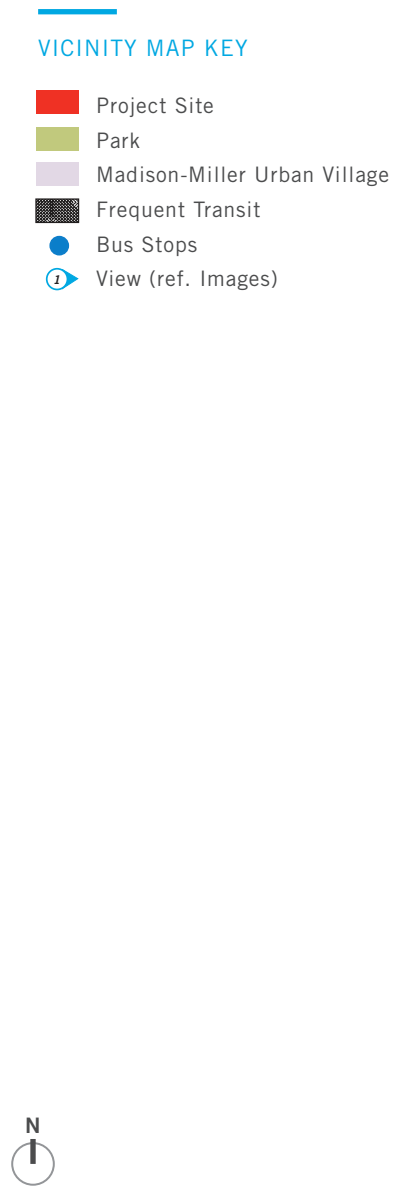
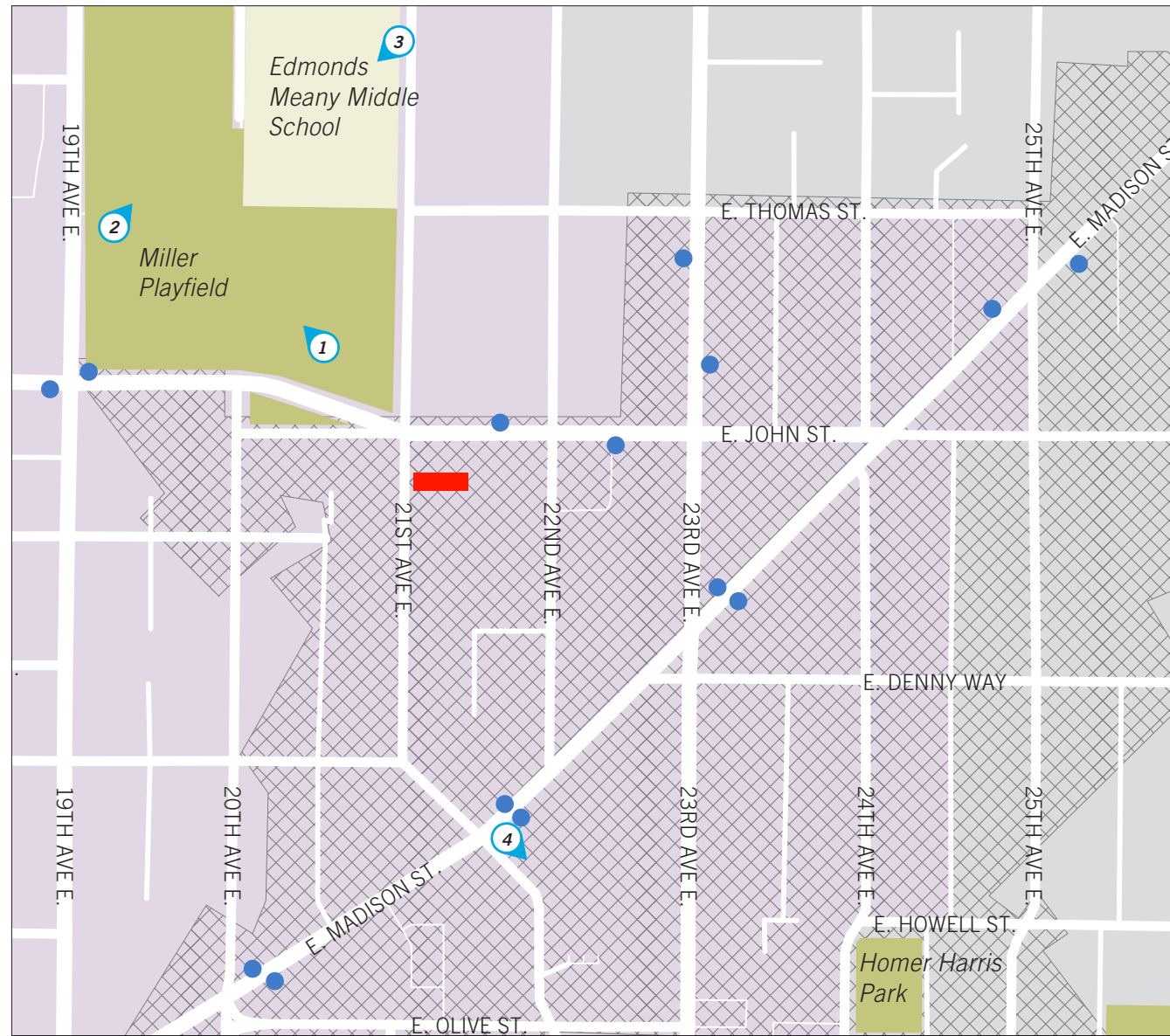
E. Madison St. is a major transit street and Frequent Transit Corridor with heavy traffic in both directions. E. John St. is a collector street with additional bus traffic. Designated bike lanes run in both directions along 19th Ave E. The site is within the new Parking Flexibility Area. No parking is proposed for this project.



9-BLOCK AERIAL MAP

 Project Site

Context & Urban Design Analysis



COMMUNITY NODES



1 MILLER PLAYFIELD
0.2 MILES FROM SITE



2 MILLER COMMUNITY CENTER
0.2 MILES FROM SITE



3 EDMOND S. MEANY MIDDLE SCHOOL
0.2 MILES FROM SITE



4 SAFEWAY @ 23RD & MADISON
0.1 MILES FROM SITE

Site Photos

PROJECT SITE

The site is mid-block and one lot south of the corner of the intersection of 21st Ave E and E John St. The site is presently occupied by a single-story single family residence facing 21st Ave E. The site is predominantly flat with approximately 2 feet of difference across the site from west to east.

The site is located in the Madison-Miller Residential Urban Village between the arterial E Madison St and the collector street E. John. St. The Miller Playfield is located kitty-corner across the intersection of 21st Ave and John St. The immediate block is largely being redeveloped with more density with several other townhouse projects. The present neighborhood is populated by small apartment buildings and townhouses of various vintages. North of E. John St. is zoned for single family houses.



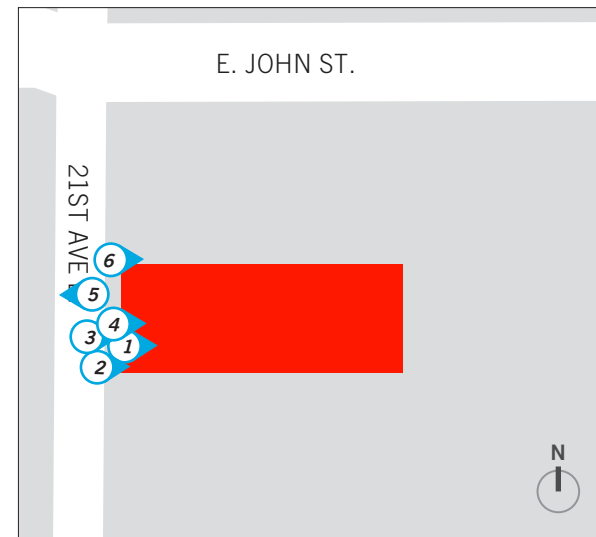
1 FACING EAST LOOKING AT PROJECT SITE



2 FACING EAST LOOKING AT PROJECT SITE



3 FACING EAST LOOKING AT PROJECT SITE



MAP KEY

- Project Site
- 📍 View



4 SOUTH PROPERTY LINE



5 RIGHT-OF-WAY CONDITION



6 NORTH PROPERTY LINE - ADJACENT LOT

Site Photos



7 NORTH PROPERTY LINE



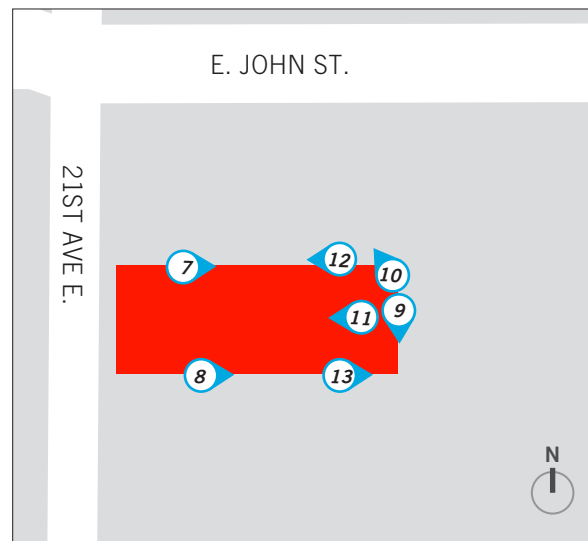
8 SOUTH PROPERTY LINE



9 YEAR YARD



10 LOOKING NORTHWEST



MAP KEY

Project Site

View



11 EXISTING BUILDING ON PROJECT SITE



12 NORTH PROPERTY LINE



13 SOUTH PROPERTY LINE

Vicinity Photos

NEIGHBORHOOD DESIGN

The surrounding neighborhood is one of increasing density. Many former single family houses have been replaced by townhouse developments along 21st Ave E. 2-3 story buildings are typical.

DESIGN CUES

The mix of styles vary from the standard 6-pack hip-roof townhouse design enforced under the previous zoning code to the current trend of the modern-box. New development should find a balance through building scale, material selection, and architectural features.



1 TOWNHOUSES ALONG 21ST AVE E.



2 NEW MULTI-FAMILY DEVELOPMENT



3 TOWNHOUSES ALONG 22ND AVE E.



4 TOWNHOUSES ALONG 22ND AVE E.



5 TOWNHOUSES ALONG 21ST AVE E.



6 TOWNHOUSES NEXT TO PROJECT SITE

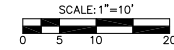
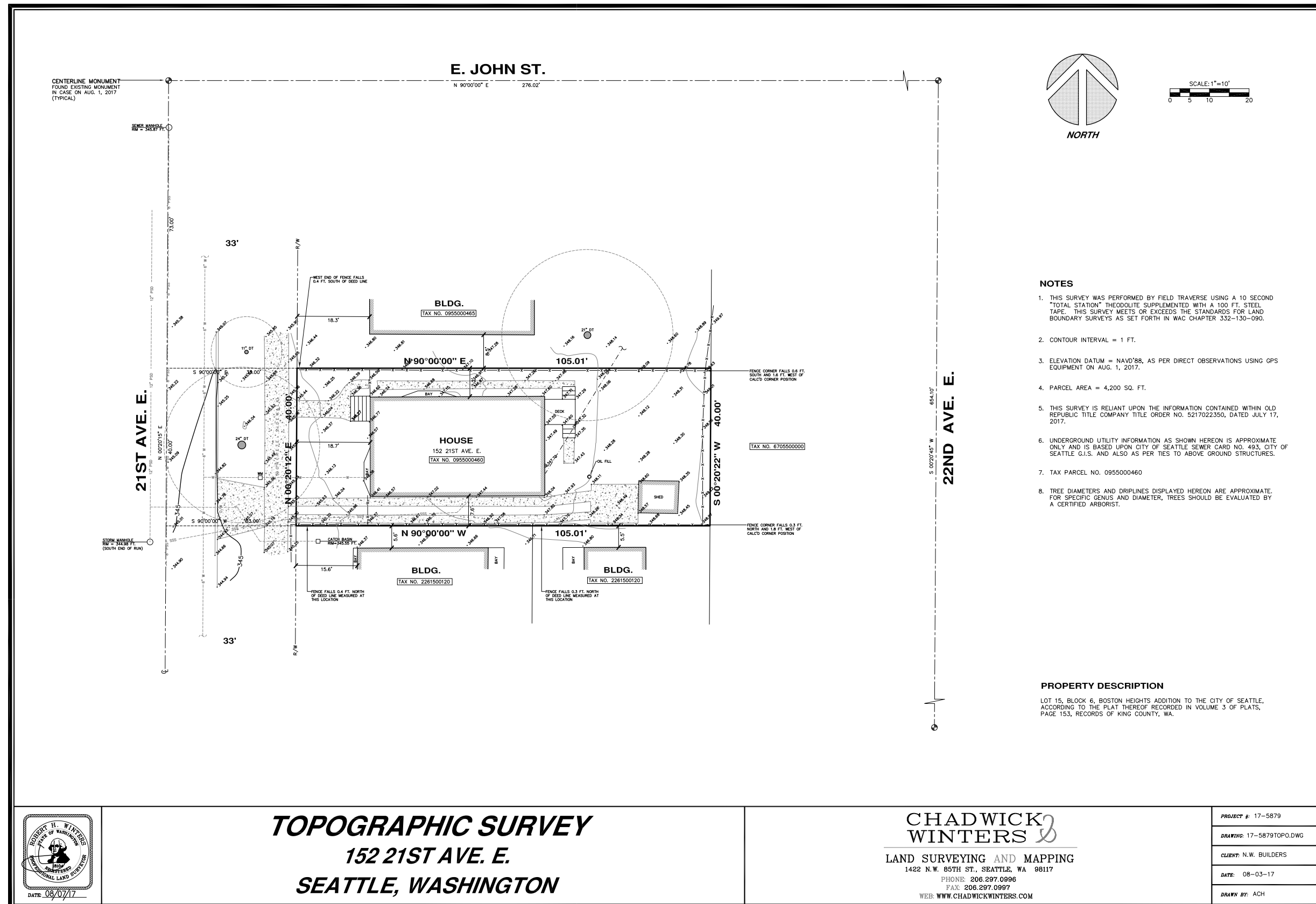
Site Streetscapes

1 21ST AVE E. FACING EAST



2 21ST AVE E. FACING WEST





NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON AUG. 1, 2017.
4. PARCEL AREA = 4,200 SQ. FT.
5. THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN OLD REPUBLIC TITLE COMPANY TITLE ORDER NO. 5217022350, DATED JULY 17, 2017.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 493, CITY OF SEATTLE G.I.S. AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 0955000460
8. TREE DIAMETERS AND DRIP LINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

PROPERTY DESCRIPTION

LOT 15, BLOCK 6, BOSTON HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 153, RECORDS OF KING COUNTY, WA.

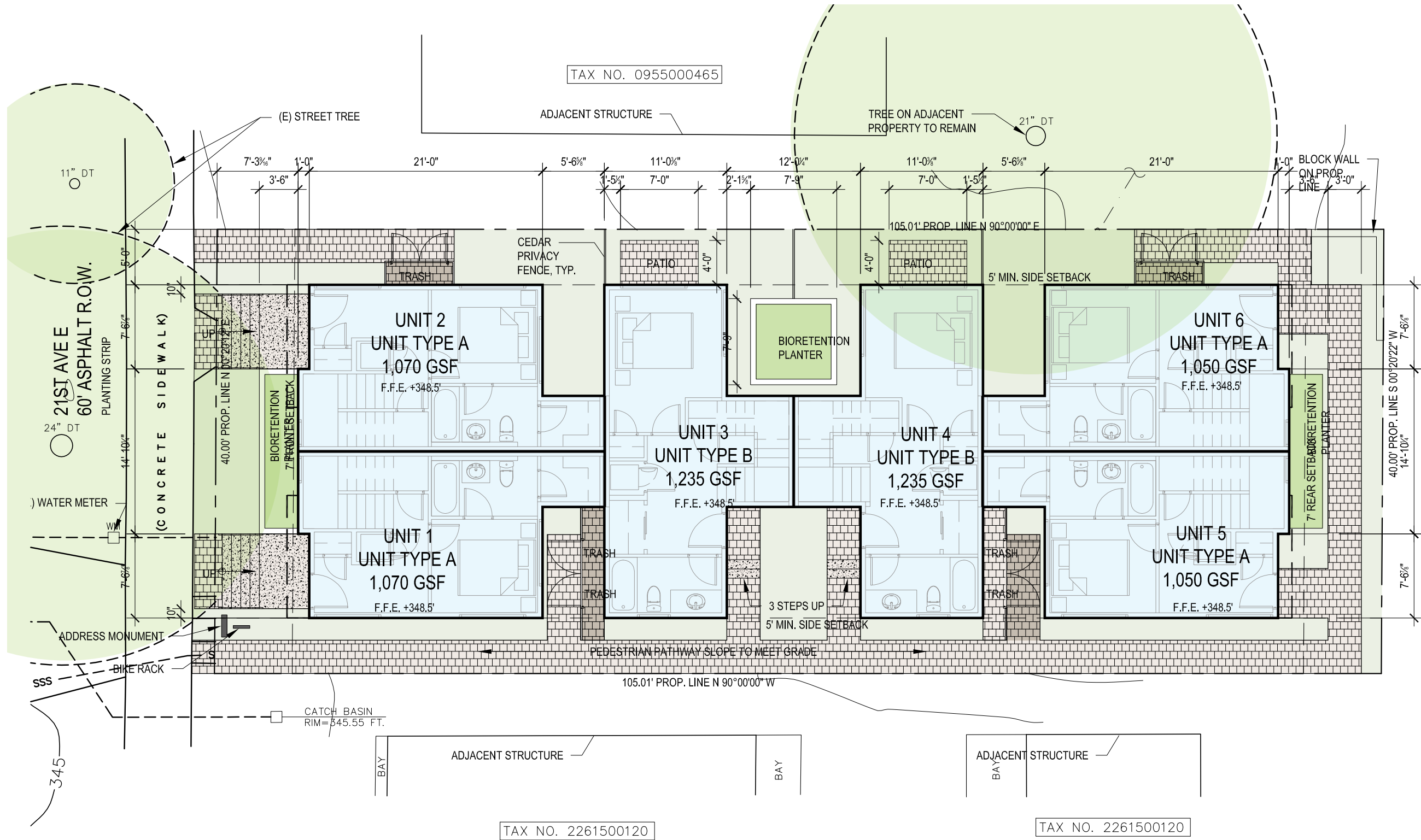


TOPOGRAPHIC SURVEY
152 21ST AVE. E.
SEATTLE, WASHINGTON

CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
 1422 N.W. 85TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

PROJECT #:	17-5879
DRAWING:	17-5879TOPO.DWG
CLIENT:	N.W. BUILDERS
DATE:	08-03-17
DRAWN BY:	ACH

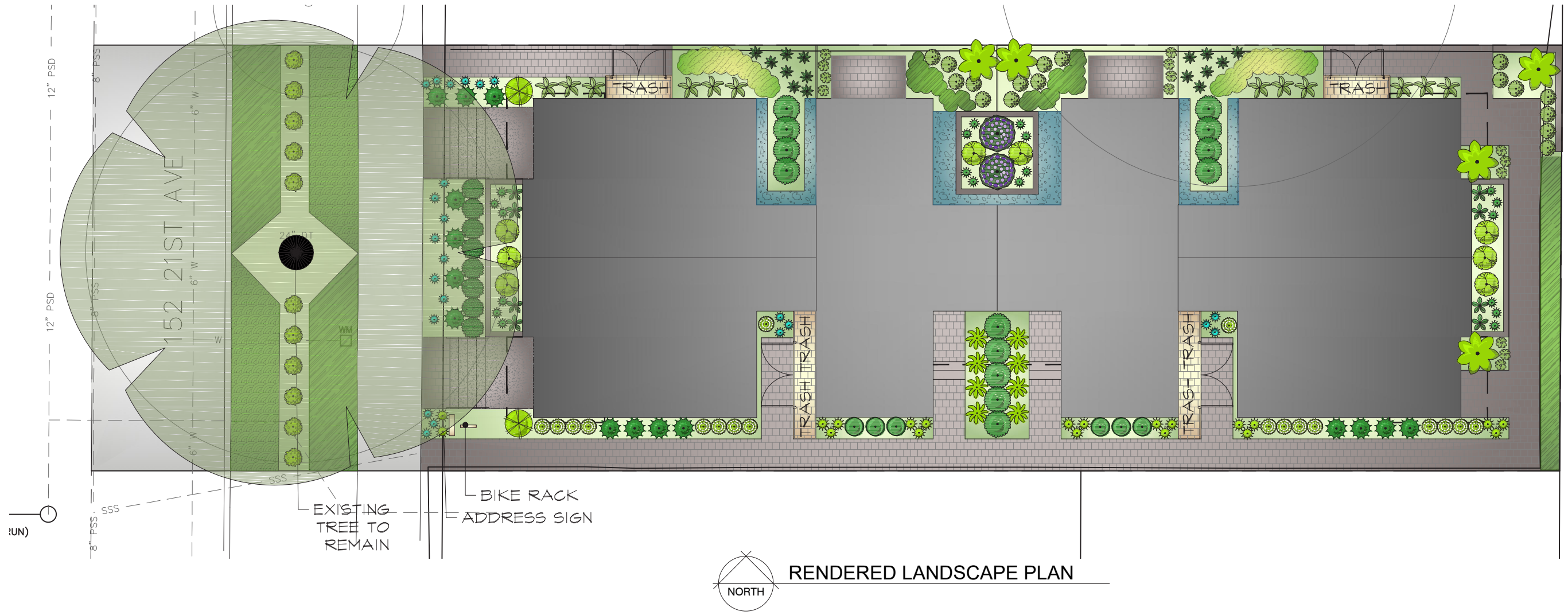
Site Plan




- KEY**
- Residential
 - Utility/BOH
 - Circulation
 - Planting Strip



Landscape Plan



PLANT SCHEDULE

<u>SHRUBS</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	
	<i>Calluna vulgaris</i> 'Wickwar Flame' / Wickwar Flame Heather	1 gal	
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge	1 gal	
	<i>Chamaecyparis pisifera</i> 'Golden Mopps' / Golden Mopps Sawara False Cypress	5 gal	
	<i>Erica carnea</i> 'Golden Starlet' / Golden Heath	1 gal	
	<i>Evonymus japonicus</i> 'Greenspire' / Greenspire Upright Euonymus	20" Ht min	
	<i>Festuca glauca</i> / Blue Fescue	1 gal	
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min	
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo	2 gal	
<u>BIORETENTION</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	
	<i>Carex obnupta</i> / Slough Sedge	1 gal	
	<i>Cornus alba</i> 'Gouchaultii' / Goldenleaf Dogwood	5 gal	
	<i>Polystichum munitum</i> / Western Sword Fern	1 gal	
	<i>Sambucus nigra</i> 'Black Lace' / Black Lace Elderberry	5 gal	
<u>SHADE PLANTS</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	
	<i>Aralia cordata</i> 'Sun King' / Sun King Aralia	2 gal	
	<i>Blechnum spicant</i> / Deer Fern	1 gal	
	<i>Dryopteris erythrosora</i> / Autumn Fern	1 gal	
	<i>Epimedium x rubrum</i> / Red Barrenwort	1 gal	
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa	1 gal	
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf	1 gal	
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca	2 gal	
<u>GROUND COVERS</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>
	<i>Lysimachia nummularia</i> 'Aurea' / Golden Creeping Jenny	4"pot	18" o.c.
	<i>Pachysandra terminalis</i> / Japanese Spurge	4"pot	18" o.c.
	<i>Vinca minor</i> 'Bowles Blue' / Dwarf Periwinkle	4"pot	24" o.c.
<u>SITE</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>
	7/8" Drain Rock	N/A	

Zoning Data

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE
Floor Area Ratio (FAR) Limits	23.45.510	1.4 FAR limit in LR-3 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- 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 40' or less in length: 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). Amenity areas on roof structures that meet the provisions of subsection 24.45.510 may be counted as amenity area provided at ground level.	✓
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 LR3 Urban Villages maximum width: 150'	✓
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	No alley access. No parking provided.	✓
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	✓

Architectural Design Response

CS1. Natural Systems & Site Features

Use Natural systems / features of the site and its surroundings as a starting point for project design.

Design Response:

The site is generally flat, so adding modulation within the verticality of the building is key to helping break down the mass and provide open spaces. Light wells and open spaces open up to the south to create warm entry areas for the interior units. Breaking up the mass of the building into a modified barbell shape helps to introduce spaces for light wells and reduces shading that would occur with a large flat facade. Shading occurs with canopies over the entry doors and a trellis over the inner two unit doors.

CS2. Urban Pattern & Form

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

Design Response:

The surrounding neighborhood is one of increasing density; supporting an eclectic range of architectural styles. Adjacent buildings and those across the street are two-to-three stories in height and are landscaped throughout the front setback. As a mid-block project, the proposed development stays in line with the aforementioned neighborhood standards. Street trees and the front yard landscaping will help integrate the proposed development into the neighborhood. Proposed stair penthouses are centered on the project site and kept away from the street-facing facades to maintain the scale and proportion of the surrounding development.

CS3. Architectural Context & Character

Contribute to the architectural character of the neighborhood.

Design Response

21st Ave E contains a diverse collection of interesting building shapes and material selections, ranging from shake and lap siding to flat panel with large windows. To maintain the same scale of architecture as the existing townhouses and smaller apartment buildings, the proposed building facade is articulated through the proportions of the modulation, materiality, and window design. The proposed design creates a sense of unified overall massing while also integrating fine-grain details into the facade.

PL1. Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

Design Response:

The proposed building is laid out in a modified barbell shape in plan, resulting in series of open spaces along the north and south elevations. The unit entries of the two middle units are proposed to be accessed from the large middle open space with the doors framed by a trellis overhead that spans space. This middle open space happens to align with the open space between the two adjacent buildings to the south and will receive good southern light throughout most of the day. On the opposite side of the lot, patio spaces are given to the two middle units accessed from the ground floor.

PL2 Walkability

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

Design Response:

The plan layout of the building is oriented so that each unit is access from a common walkway that runs along the southern property line. Having only one walkway reduces the impervious surfaces on the site and opens up the opposite side for usable open space for the units. The layout of the building creates open spaces for unit entries that will be well-lit, but un-obtrusive to the adjacent properties.

PL3 Street Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

Design Response:

The front two units will be accessed directly from the sidewalk with front stoops and overhangs creating a gracious, defined entry. The other units will be accessed via a common pathway that runs along the southern property line.

An address monument will be placed at the entry to the property to help with wayfinding. Each unit entry will have some open space nearby for planting flowers or otherwise personalizing each entry.

PL4. Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

Design Response:

This development is aimed at first-time home-buyers and people looking to downsize to a low-impact lifestyle. Bicycle facilities are proposed on site, an economical transportation option. The site is located within a few blocks of several bus routes and multiple grocery stores, pharmacies and retail zones.

DC1. Project Uses & Activities

Optimize the arrangement of uses and activities on site.

Design Response:

The units are organized so that main living spaces do not face the common walkway into the site for more privacy. Unit walls that face each other act more as light wells for one unit, rather than having windows facing each other at close range. Rooftop spaces are kept separate for additional privacy.

DC2. Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Design Response:

The design concept is to create a townhouse community with ample ground-level open space for use by the residents. We pursued a modified barbell-shaped plan layout to create a variety of open spaces and light-wells for each unit. The barbell shape breaks up the mass of the building and introduces more natural places of transition for material changes. The plan shape also reduces the large wall planes that would cast constant shadows on to adjacent lots.

DC3. Open Space Concept

Integrate open space design with the building design so that they complement each other.

Design Response:

Open spaces are used to create an inviting entry sequence for the units at the interior of the lot. The relief in the building face helps to reduce the building mass and scale and allows a place plant flowers or otherwise personalize the entry to each unit.

DC4. Exterior Elements & Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

Design Response:

The proposed design makes use of high-quality materials to signify and add warmth to each entry and create a varied texture to the street facing facades. Cedar siding wraps around the base of the end units and is used to signify where the interior two unit entries area and add warmth to the pathway and open spaces along the south side of the lot.

North Elevation



East Elevation



South Elevation

DARK GRAY FIBER CEMENT PANEL
PATIO DOOR
METAL RAILING

MEDIUM GRAY FIBER CEMENT PANEL
VINYL WINDOW

DARK CHARCOAL FIBER CEMENT PANEL



CONCRETE FOUNDATION

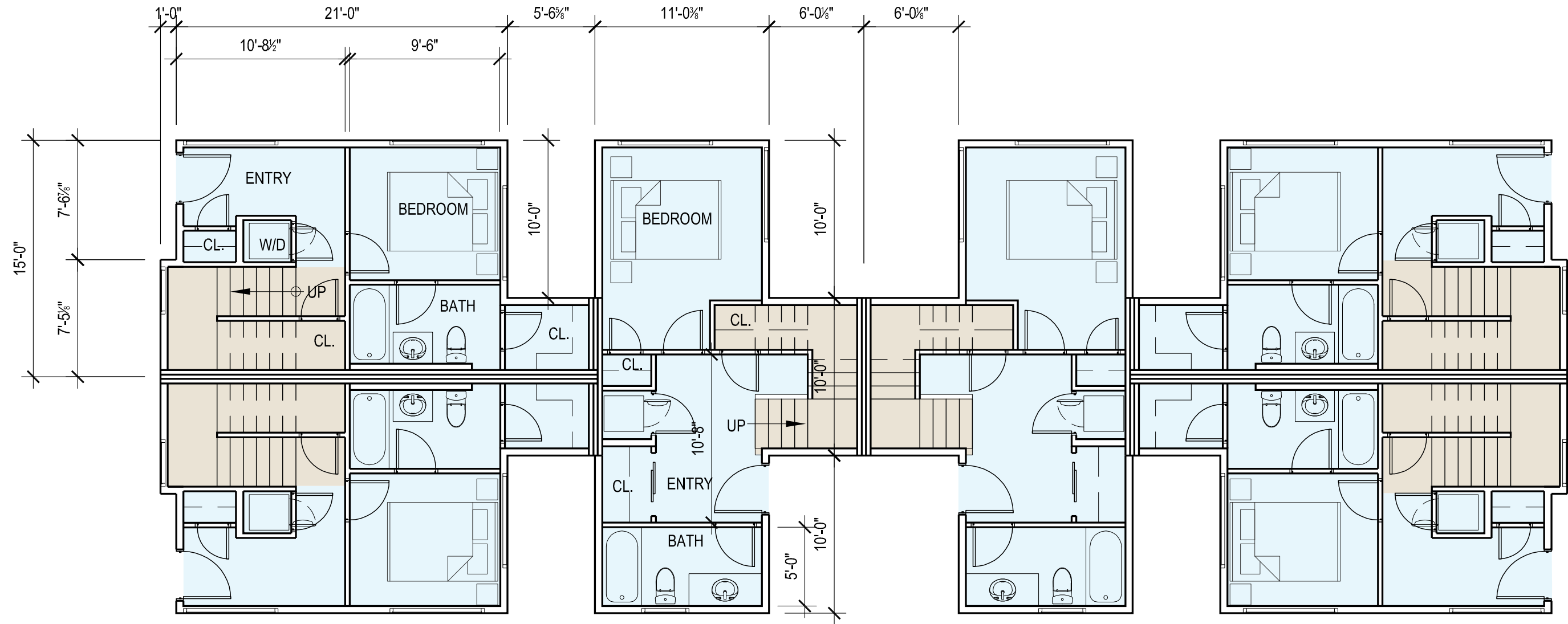
WOOD-TONED LAP SIDING

West Elevation



Floor Plans

LEVEL 1



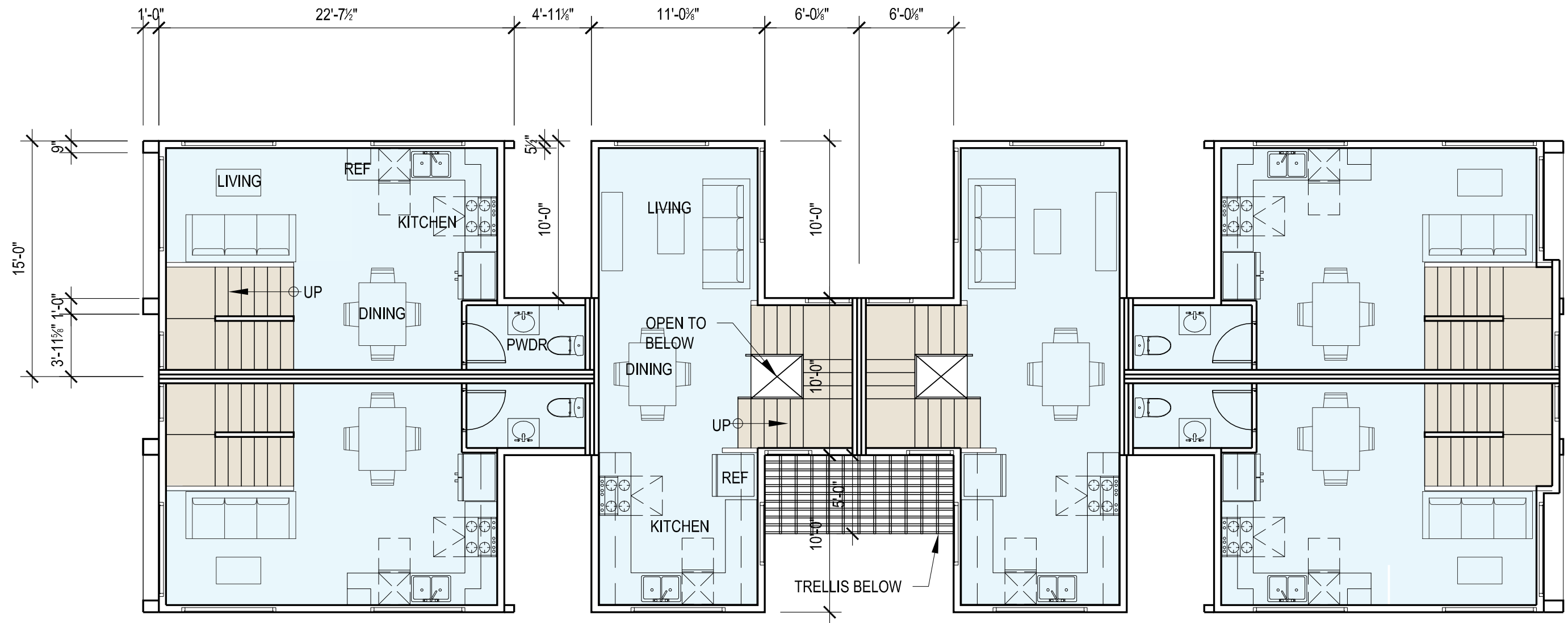
KEY

- Residential
- Circulation



Floor Plans

LEVEL 2



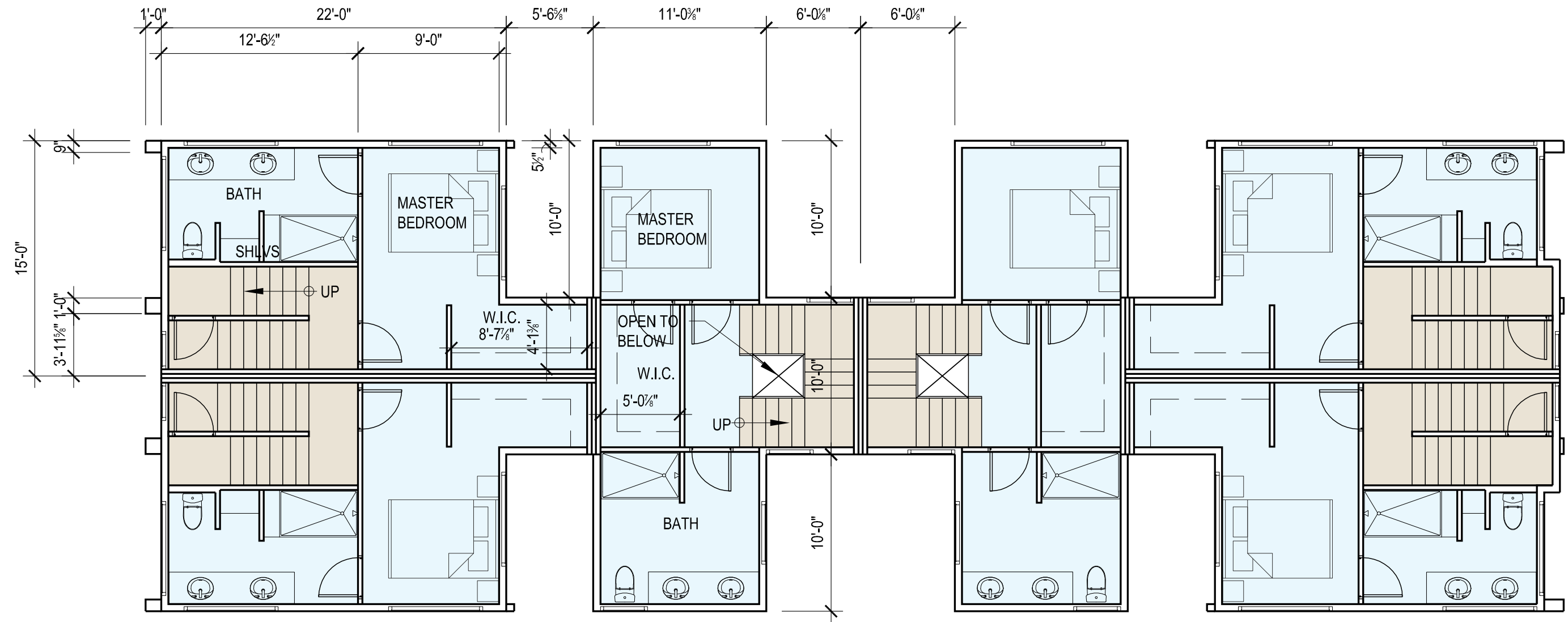
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- Residential
- Circulation



Floor Plans

LEVEL 3



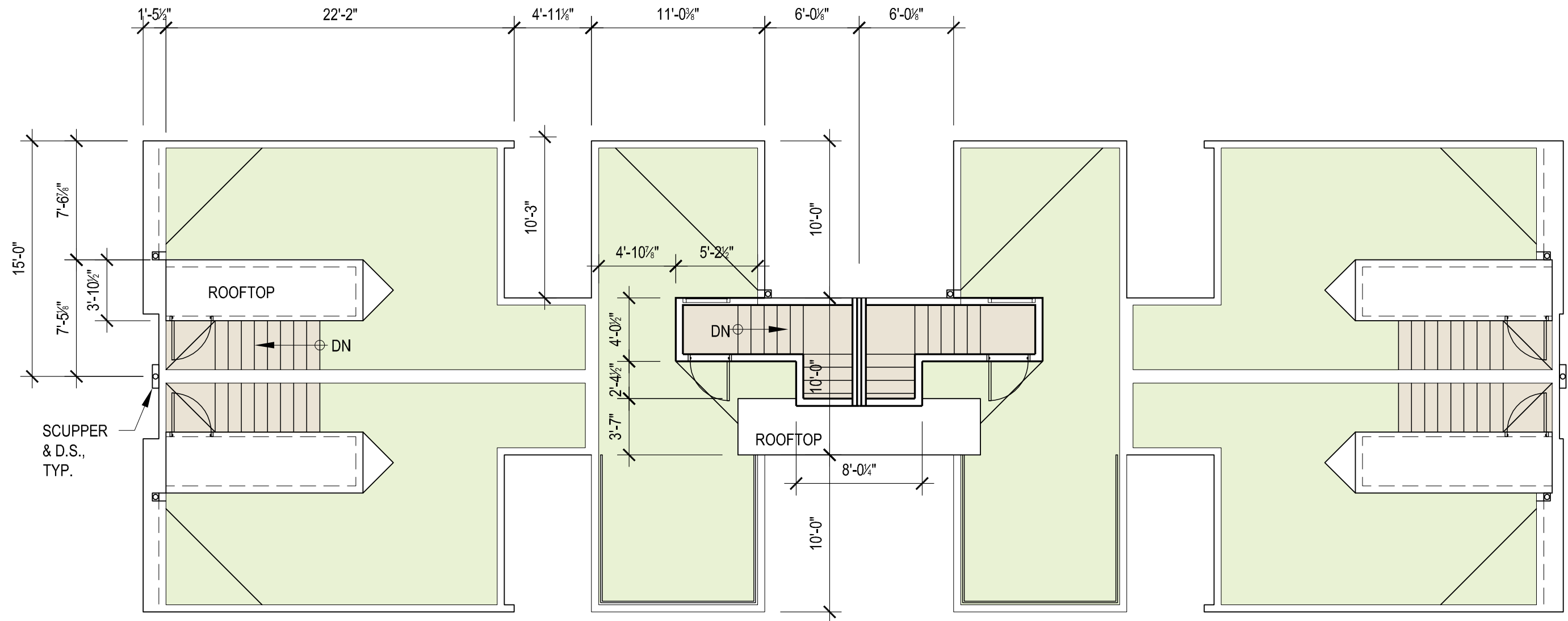
KEY

- Residential
- Circulation



Floor Plans

ROOF LEVEL

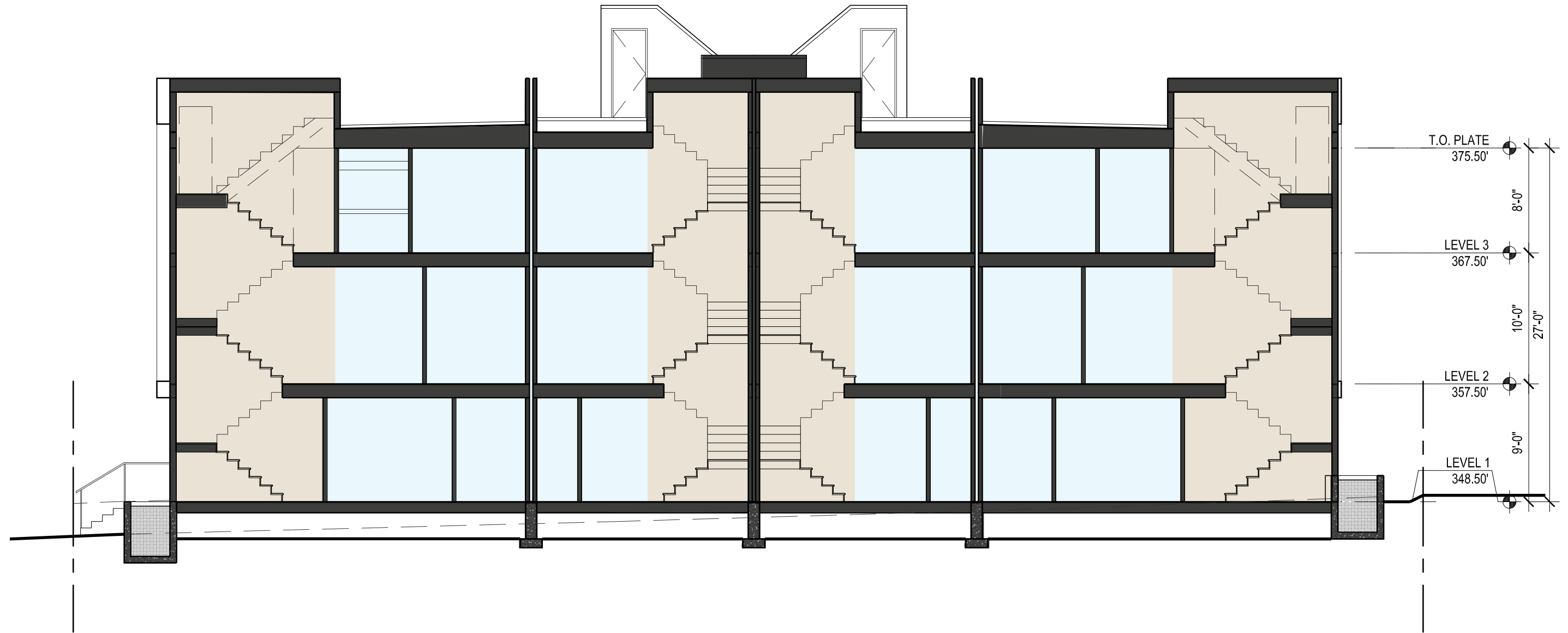


KEY

- Roof Deck
- Circulation



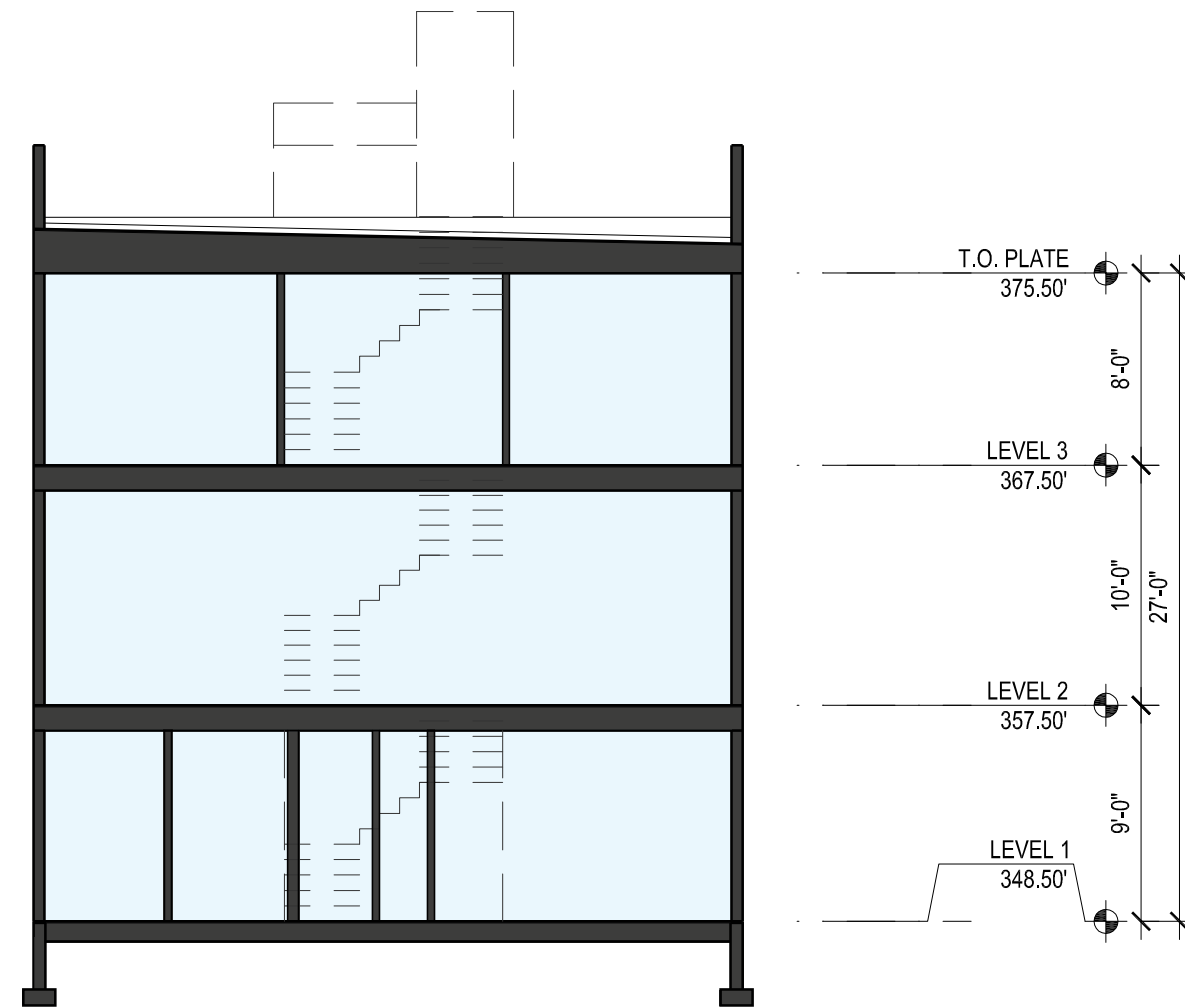
Sections | Longitudinal Section



KEY

- Residential
- Circulation

Sections | Unit B Cross-Section



KEY

- Residential
- Circulation



STREET FACING PERSPECTIVE

Renderings



NORTH ELEVATION



SOUTH ELEVATION



ENTRY TO MIDDLE UNITS



ENTRY AT REAR UNITS (FENCE OMITTED FOR CLARITY)



AERIAL VIEW