

8-UNIT TOWNHOUSE

8-UNIT TOWNHOUSE
1037 S Cloverdale St.
Seattle, WA

Project # 3029778

January 24, 2018

STREAMLINED DESIGN REVIEW

Architect:
URBAN DESIGN GROUP

Developer:
Arnon Construction

Civil Engineer:
Davido Consulting Group

Structural Engineer:
**MALSAM TSANG
STRUCTURAL ENGINEERING**



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PROJECT DESCRIPTION:

- DEMO EXIST. BUILDING
- CONSTRUCT TWO NEW THREE STORY 4-PLEXES
- 8 TOWNHOUSE UNITS
- 8 PARKING STALLS

PROJECT INFORMATION:

LOT AREA: 6,000 S.F.
ZONING: LR2
ALLOWED F. A. R.: $6,000 \times 1.2 = 7,200sf$ (space per dwelling unit)

PARKING REQ-D:

PROPOSED F.A.R.: $(894 \times 4) + (915 \times 4) = 3,576 + 3,660 = 7,236 \text{ s.f.}$

PARCEL NUMBER:

78836-06135

LEGAL DESCRIPTION:

LOTS 15 AND 16, BLOCK 32 OF SOUTH PARK,
AS PER PLAT RECORDED IN VOLUME 4 OF PLATS,
PAGE 87, RECORDS OF KING COUNTY AUDITOR.

SUMMARY:

PROPOSED PROJECT TO BE CONSTRUCTED DUE TO INTENSIVE INCREASE
IN DENSITY WITHIN CITY OF SEATTLE AND URGENT NEED OF DWELLING SPACES
THROUGHOUT VICINITY. GIVEN PROJECT IS IDEAL FOR SINGLE RESIDENTS
AND FAMILIES WHO ARE LOOKING TO LIVE WITHIN CITY LIMITS. PROPOSED DESIGN
HAS CONTEMPORARY ELEMENTS WHICH BECOME COMMON IN SEATTLE AREA.
ROOFTOP DECKS WILL GIVE RESIDENTS TERRITORIAL VIEWS TO ENJOY





PROJECT SITE



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DESIGN REVIEW

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SITE INFORMATION

DESIGN ANALYSIS

DEVELOPMENT OBJECTIVES

The project proposes the construction of (2) new multi-family residential buildings containing a total of (8) townhouses with (4) adjacent and (4) underground parking stalls. The existing residence on the parcel will be demolished. The proposed townhouses promote thoughtful density in Seattle while responding to the existing character and scale of the neighborhood. The proposed units are in the South Park Urban Village which is prime for denser development.

NEIGHBORHOOD CUES

S Cloverdale St is starting to have a strong multi-family presence. New multifamily construction sites seem to be popping up on every other block. This project proposes to continue this street edge by presenting a scale, proportion and texture similar to the existing neighbors. This project is set to capture territorial views of South Park neighborhood and Duwamish Waterway. The project is 200 feet away from S Cloverdale St & 12th Ave S bus stop served by two bus lines, the 60 and 132. Bus line 60 is 15-minute ride away from Beacon Hill Light Rail station making South and North Seattle easily accessible and continues on to First and Capitol Hills. Bus line 132 provides easy access to downtown Seattle. South Park Community Center and Playground lies within a 5-minute walk from the site and provides a plethora of indoor and outdoor activities (meeting/study area, computer room, full-size gym, baseball diamonds, soccer field, tennis and basketball courts and a wading pool). Duwamish Waterway Park lies 8-minute walk to the north of the site and provides Zen views of the flowing Duwamish Waterway and is a host to a rowing club. Marra-Desimone Park is a mere 15-minute walk away and is undergoing construction scheduled to be completed in 2018 and will provide overlook/picnic areas, open meadows, hiking trails as well as a community garden with P-Patches and micro farms.



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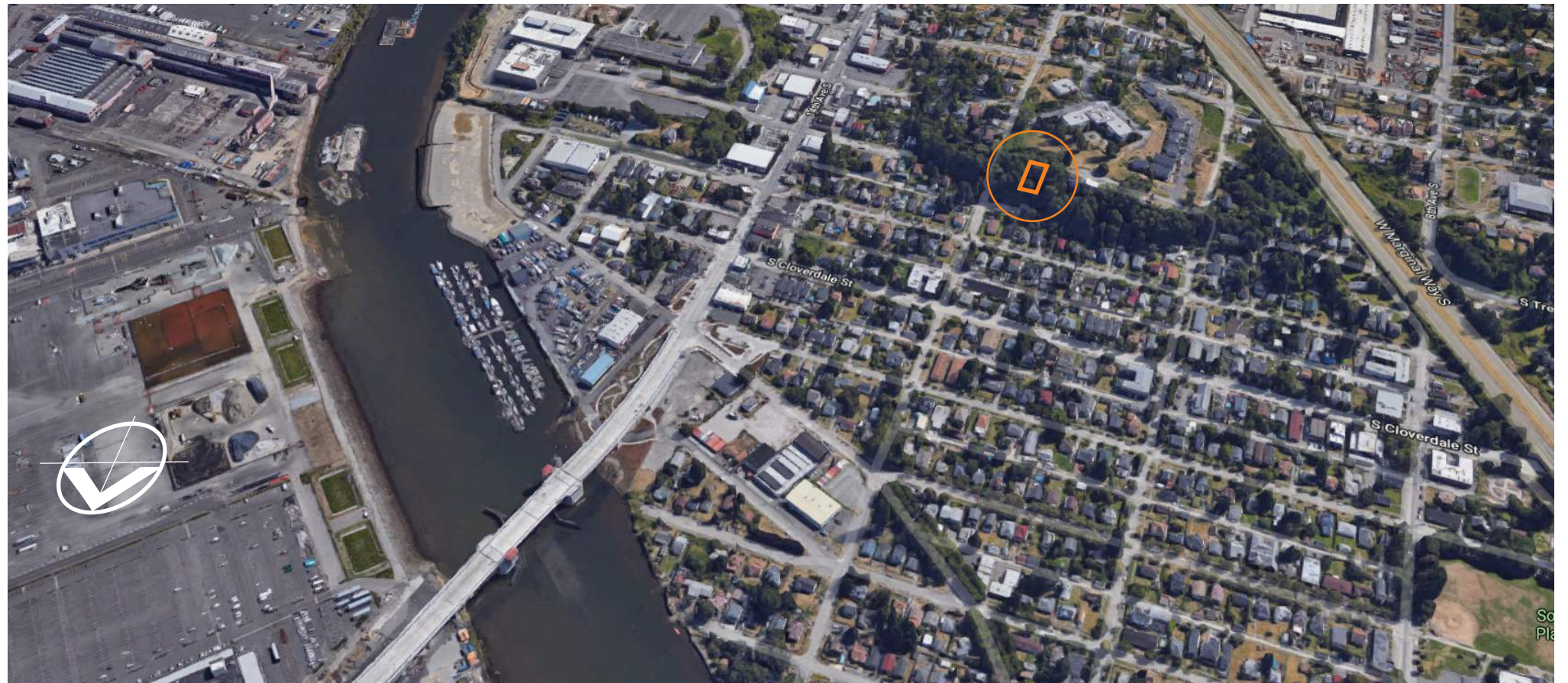
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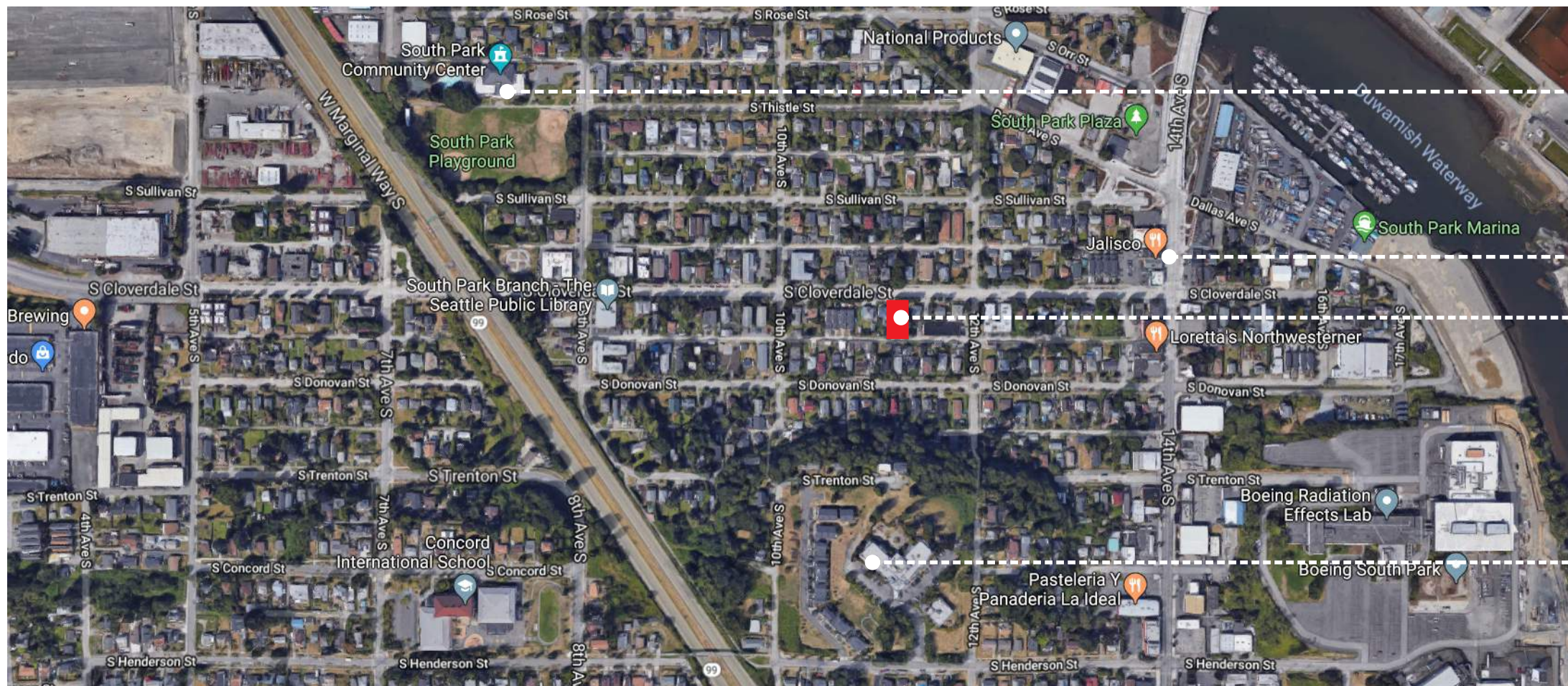
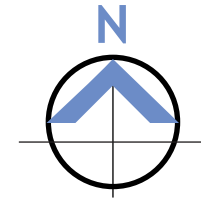
EXISTING SITE

The project site (APN: 788360-6135) is located on the south side of S Cloverdale St, a residential two-lane street, between 10th Ave S to the west and 12th Ave S to the east. The site is served by an improved alley. Opposite the project site on S Cloverdale are existing single-family residences and an apartment building. Immediately to the east and west of the subject parcel are single family residences with the same zoning designation. The subject parcel is 6,000 SF and measures roughly 50' wide by 120' deep. The site is topographically fairly flat and contains no trees. Currently, there is (1) single-family home of approximately 1,540 SF, to be demolished. The subject property is mapped Liquefaction Prone Area. Close coordination with a geotechnical and civil engineer is underway. It appears that although this parcel is mapped as such it's not impacted by conditions typical to this type of ECA.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2. This area of South Park lies within the South Park Residential Urban Village and contains various zones and uses. Low-rise zoning continues East until 12th Ave S and West along S Cloverdale St until it's a block away from Highway 99 and transitions to Neighborhood Commercial zoning. The site is located just a couple of blocks west of the heart of South Park neighborhood, home to restaurants, cafes, grocery stores, small commercial businesses and churches, among other amenities.





South Park Community Center

Restaurants

SITE

Sea Mar Community Care Center



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DESIGN ANALYSIS



South Park
Community Center



Commercial



Commercial



Multifamily






Oromo Church-God-Prophecy

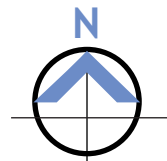


Single Family



LEGEND

-  - Single Family or Townhouse, Multifamily
-  - Commercial
-  - Educational, Institutional and Religious



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ZONING DATA

ZONING

The site is located in an **LR2** zone.
The area is a mix of **NC**, **LR** and **SF 5000**.

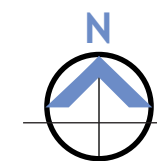
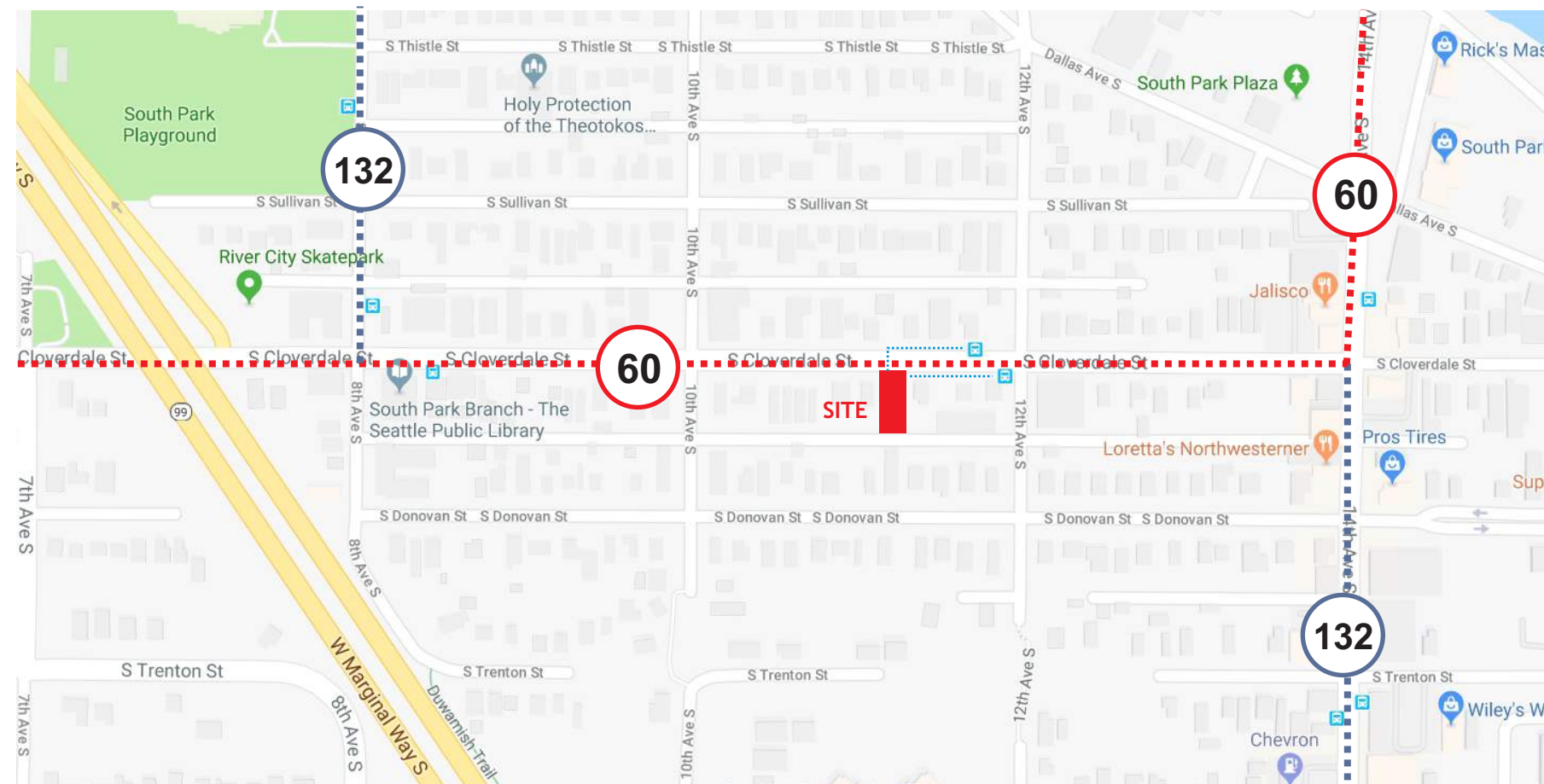
ARCHITECTURAL CONTEXT

The neighborhood is primarily single family homes dating from early 1900's and up and new multi-family townhomes dispersed throughout.

The neighborhood does not have a unifying architectural style.

PUBLIC TRANSPORTATION

The project is located in an area with access to several public transit routes within a 1/4 mile radius.



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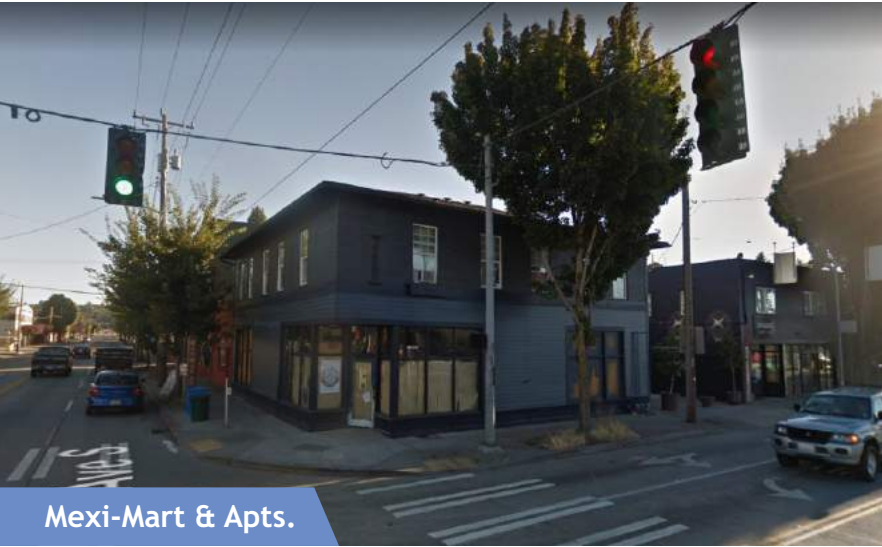
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Neighborhood
Character



TRADITIONAL SINGLE FAMILY HOUSE



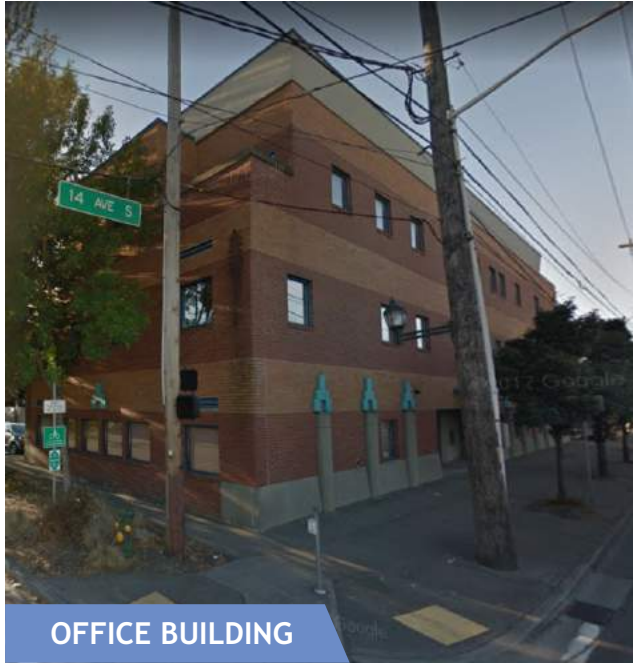
Mexi-Mart & Apts.



4-PLEXES



4-PLEXES



OFFICE BUILDING



19 UNITS APT.



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TRADITIONAL SINGLE FAMILY HOUSE



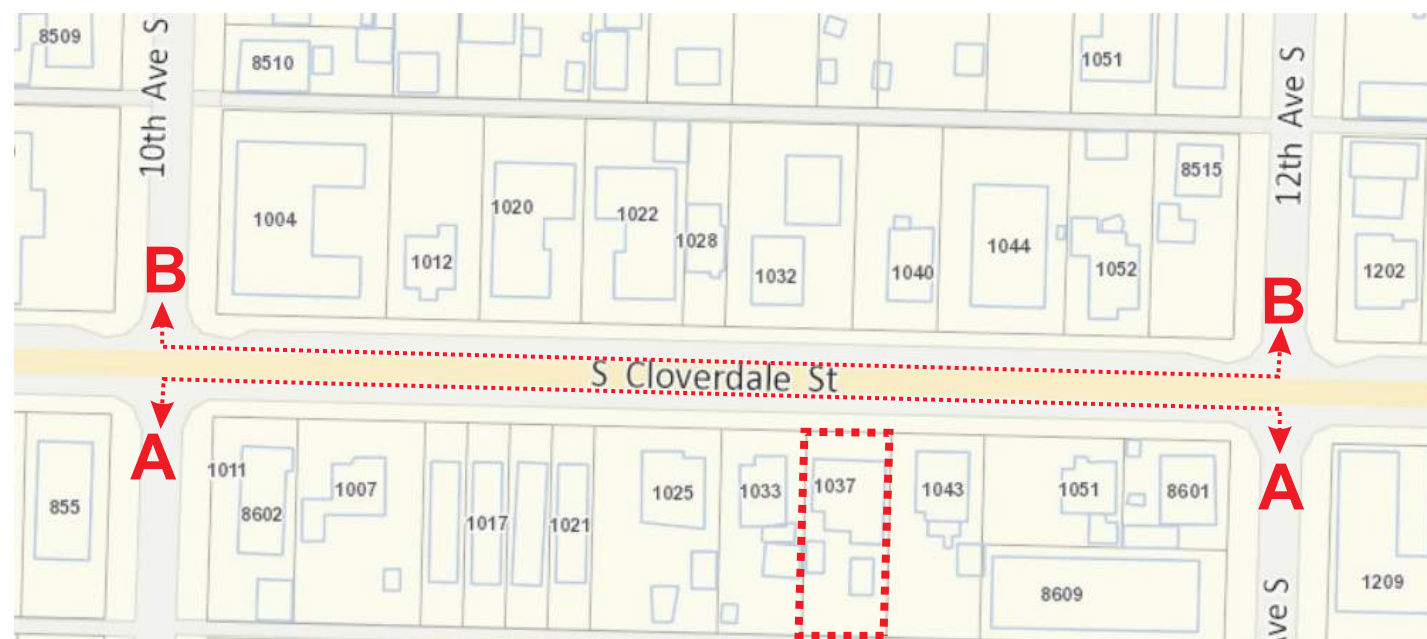
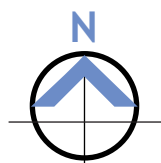
TRADITIONAL SINGLE FAMILY HOUSE and 4-PLEX



S Cloverdale St. (A)



S Cloverdale St. (B)

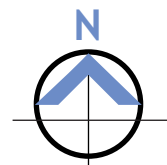


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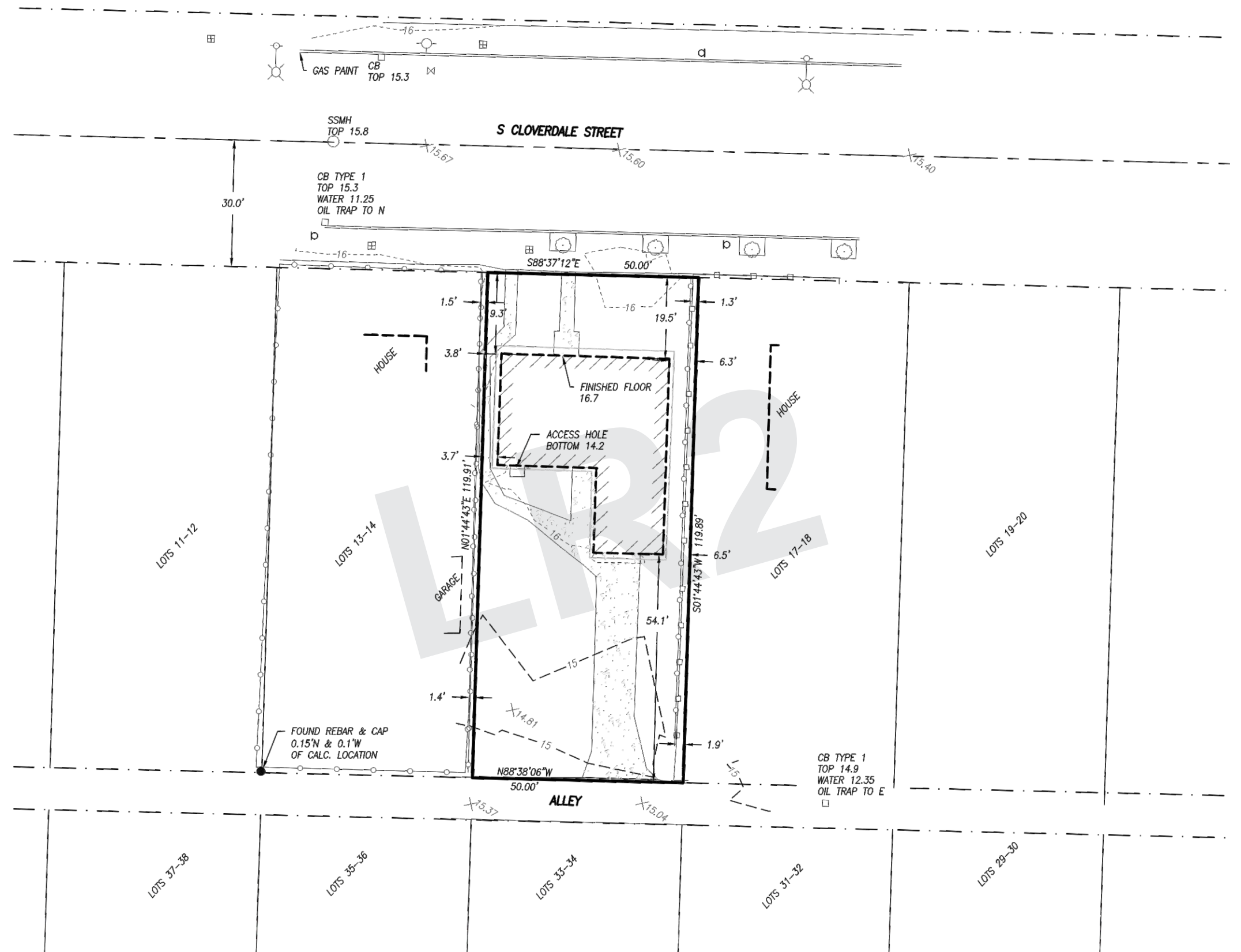
EXISTING SITE CONDITIONS



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VIEW



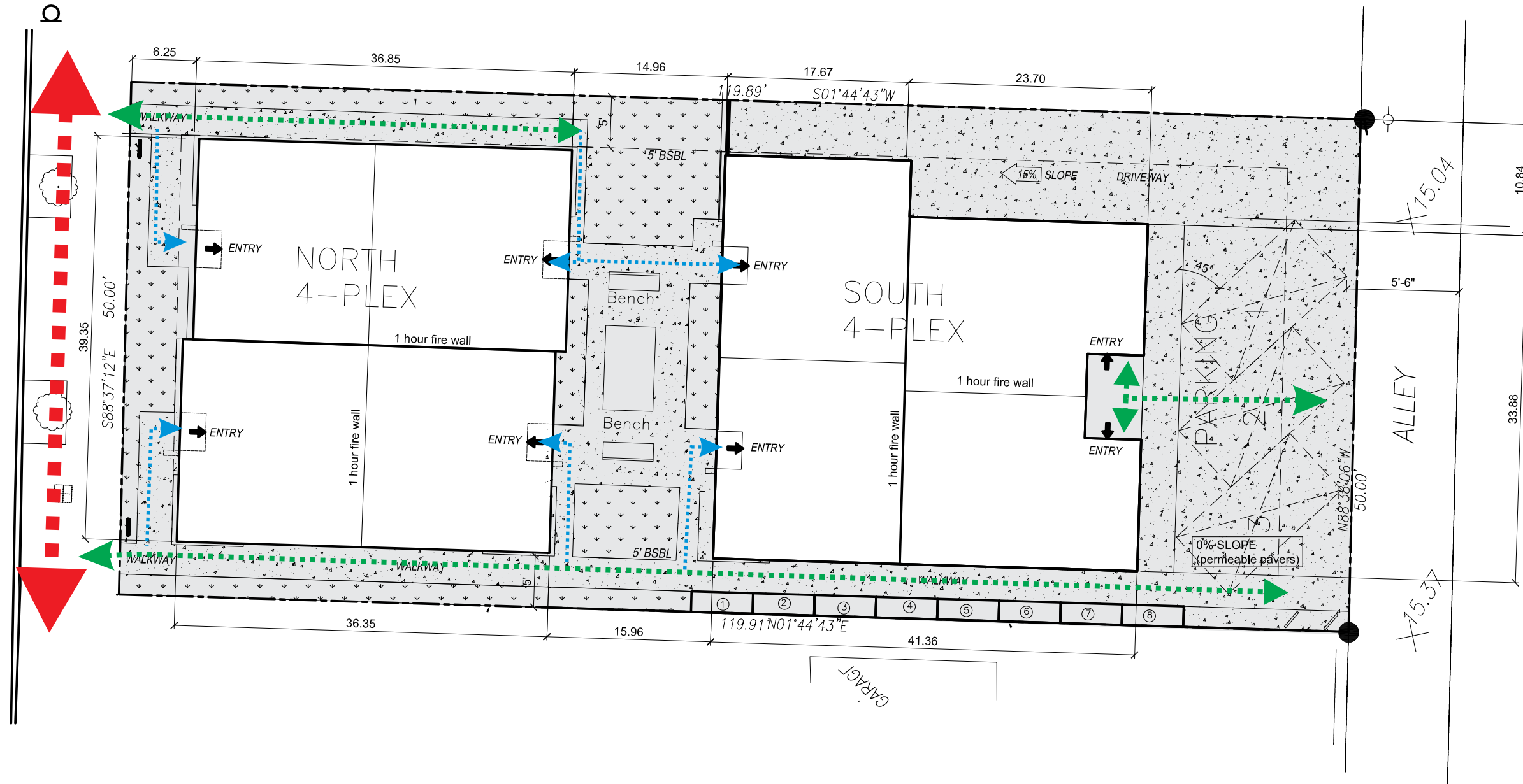
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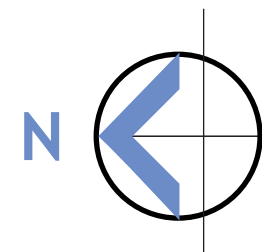
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AMENITIES | CIRCULATION

Access to the units from S Cloverdale St. and the alley is through paved paths running North-South with a courtyard in the center between the two 4-plexes. The pathways are paved with permeable pavers and are generously landscaped.



-  - STREET SIDEWALK
-  - PRIMARY PEDESTRIAN CIRCULATION
-  - PRIVATE ENTRY



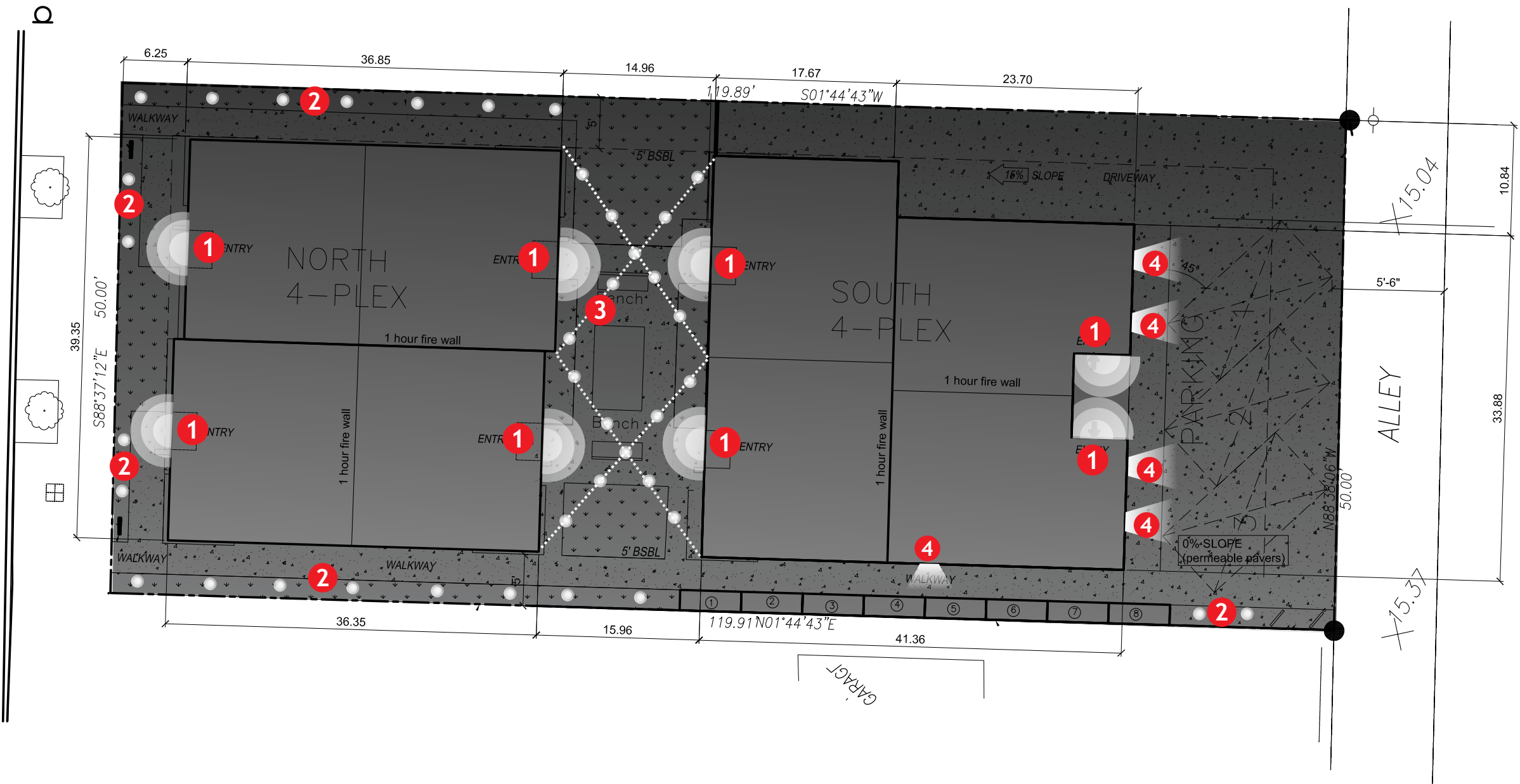
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DESIGN PROPOSAL

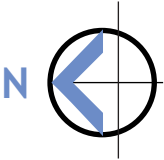
Proposed
Lighting Plan



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DESIGN REVIEW

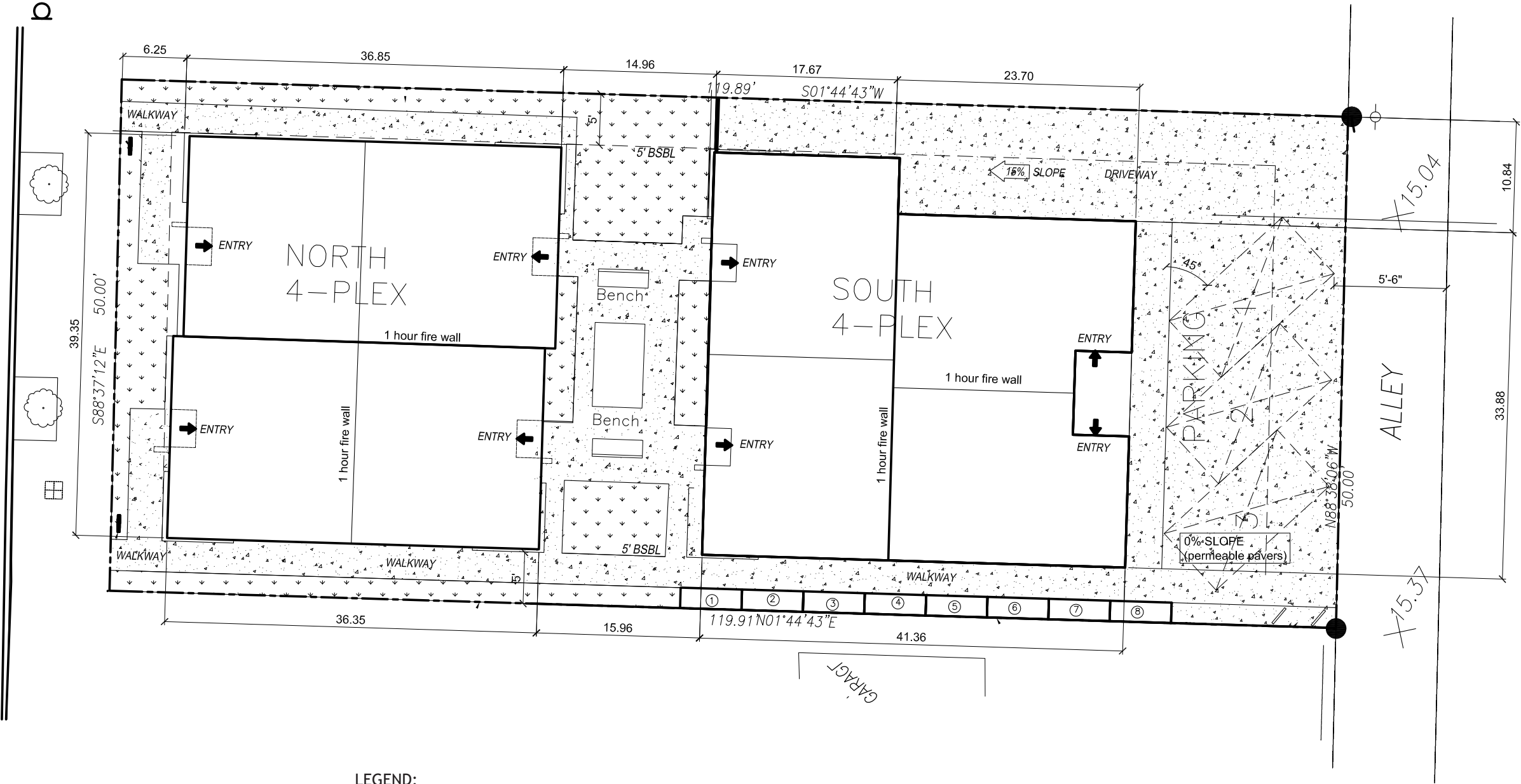
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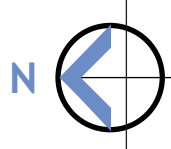
PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians and vehicles, facilitate easy wayfinding for both residents and visitors.



LEGEND:

- Grass
- Pervious Concrete
- Pervious Concrete



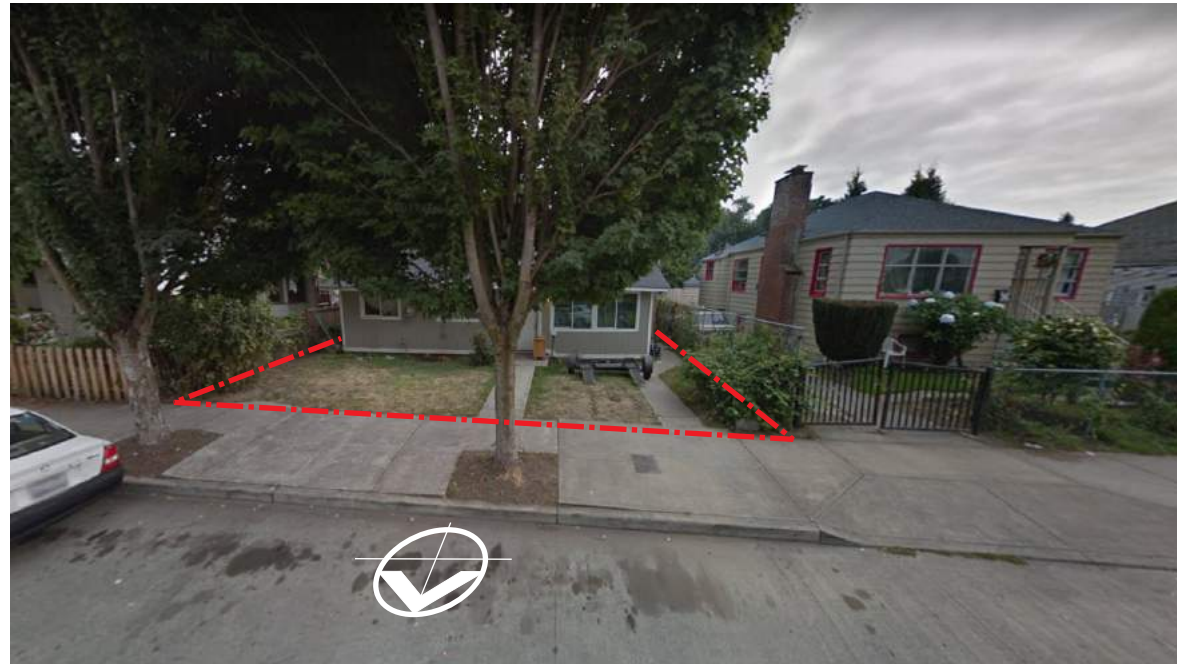
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DESIGN PROPOSAL

EXISTING SITE



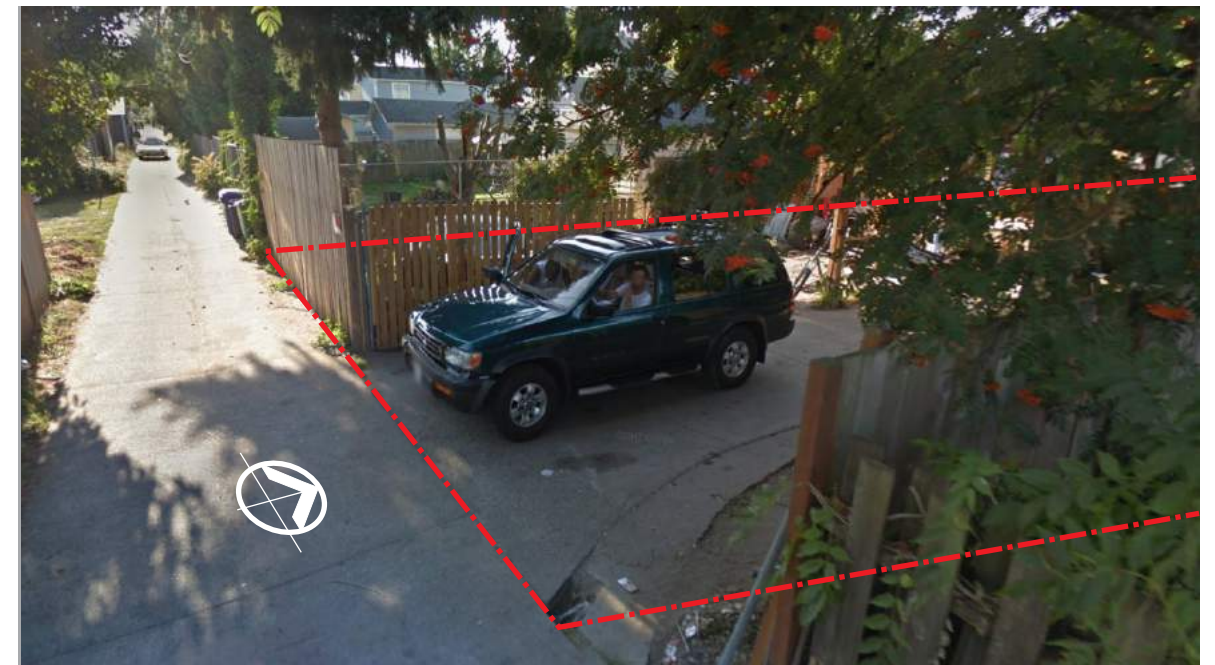
SITE FROM NORTH



SITE FROM NORTHWEST



SITE FROM SOUTH



SITE FROM SOUTHEAST



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EVOLVING NEIGHBORHOODS

The neighborhood has a variety of architectural styles, and continues to evolve with increased redevelopment, creating the opportunity for a contemporary design.

ACCESSIBILITY

The primary building entrance are designed to work with existing grades.

ARRANGEMENT OF INTERIOR USES

Building amenities will include roof decks providing territorial views.

PARKING AND SERVICE USES

The waste and recycling storage will be located in a screened area at the rear portion of the lot.

MASSING

The building massing will respond to the site topography and layout.

AMENITIES AND FEATURES

Planting and features at grade in combination with street trees will provide a landscaped project edge.

SDR GUIDANCE RESPONSE

RELATIONSHIP TO THE BLOCK

This project has a unique opportunity to set the tone for future developments on the block. The combination of high quality materials as well as their cladding strategies and façade depth design ensure that the façade is attractive and well-proportioned. The primary entries are obvious, identifiable, and distinctive. They include a porch, a feature common on this block, and a canopy which defines the unit entries. Canopy shape and design calls for rustic metal material to emphasize quality.

EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

The neighborhood's architectural character is in transition. This development seeks to establish a positive and desirable context for others to build upon in the future. Contemporary design contributes attractive new forms and architectural style as expressed through use of new materials.

VEHICULAR ACCESS AND CIRCULATION

Vehicular access is solely from the alley to minimize conflict between vehicles and non-motorists. Vehicular circulation is designed to not interfere with pedestrian circulation.

ARCHITECTURAL AND FAÇADE COMPOSITION

Both proposed structures provide a thoughtful façade composition and architectural expression considering each building as a whole. All facades are attractive and well-proportioned through the placement and detailing of all elements, including over-framed bays with large windows, cantilevers, and balconies. Different high-quality materials such metal and cedar wood have been incorporated to make buildings appealing. Alley façade has been designed to be equally attractive as the street façade using the same high-quality materials and thoughtful composition to make a connection to the street.

OPEN SPACES USES AND ACTIVITIES

A large courtyard has been designed as common amenity open space for use by all residents to encourage physical activity and social interaction. This area contains large swaths landscaped with various plants creating an attractive outdoor space well-suited for children's play, resident meetings, and space for walking pets. A seating area that includes benches has been programmed for residents to enjoy for private relaxation or social interaction. Location of this courtyard is sheltered by the proposed structures from the wind. The courtyard is easily accessible from the sidewalk as well as each unit via two pedestrian walkways.

ADJUSTMENT REQUESTS

In order to provide a larger common amenity area, reduce the perceived mass of the structure and to increase privacy separation between individual units a setback standard reduction of 2 feet is requested (29%) in order to accommodate a massing shift in the north building. The project will maintain 5-foot minimum setback but will deviate from 7-foot average standard.

A landscaping reduction of 25 percent is requested in order to provide a larger hard surfaced amenity area in the courtyard to increase seating and children's and pets' play area.

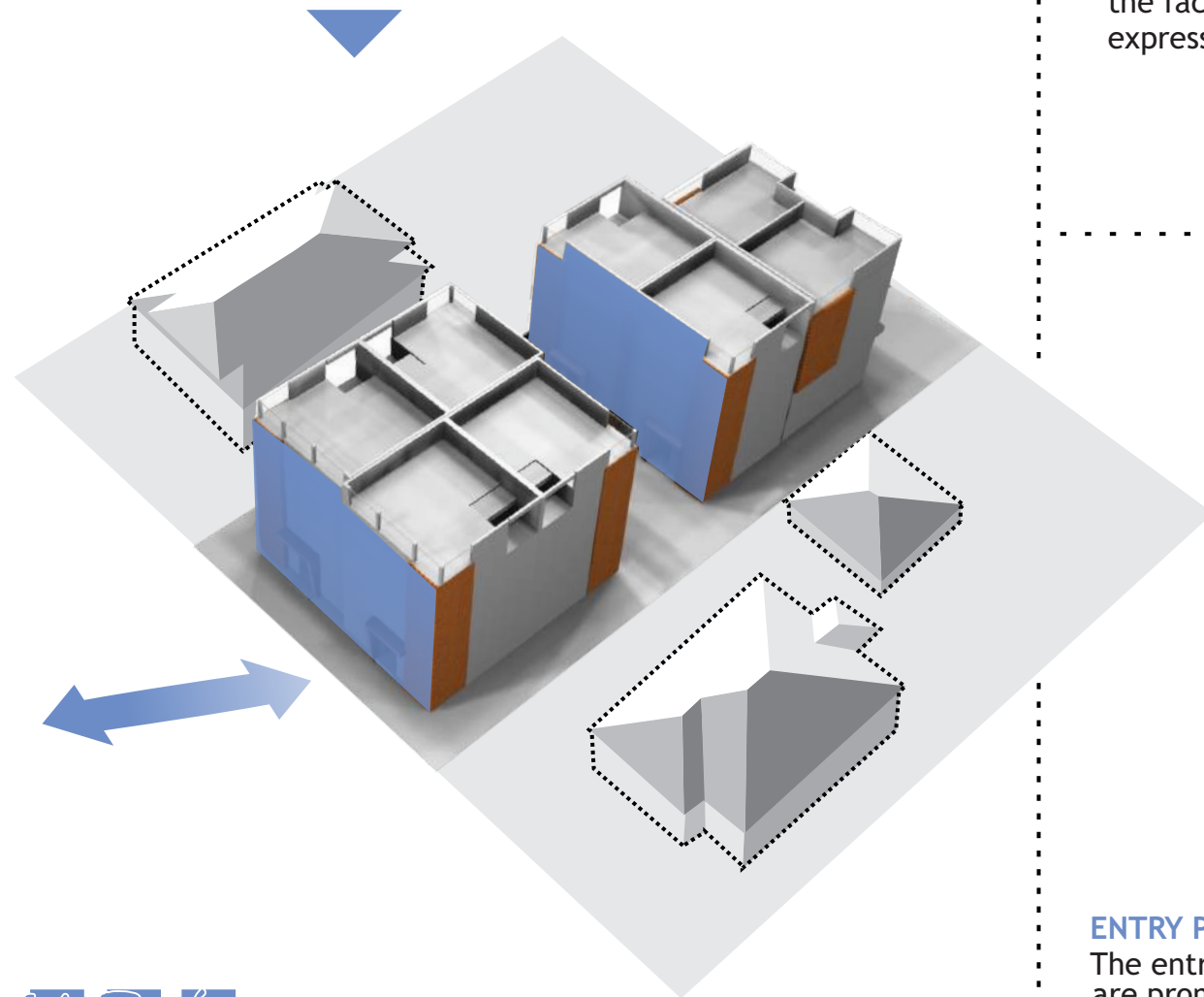


DESIGN PROPOSAL

Generative Diagrams

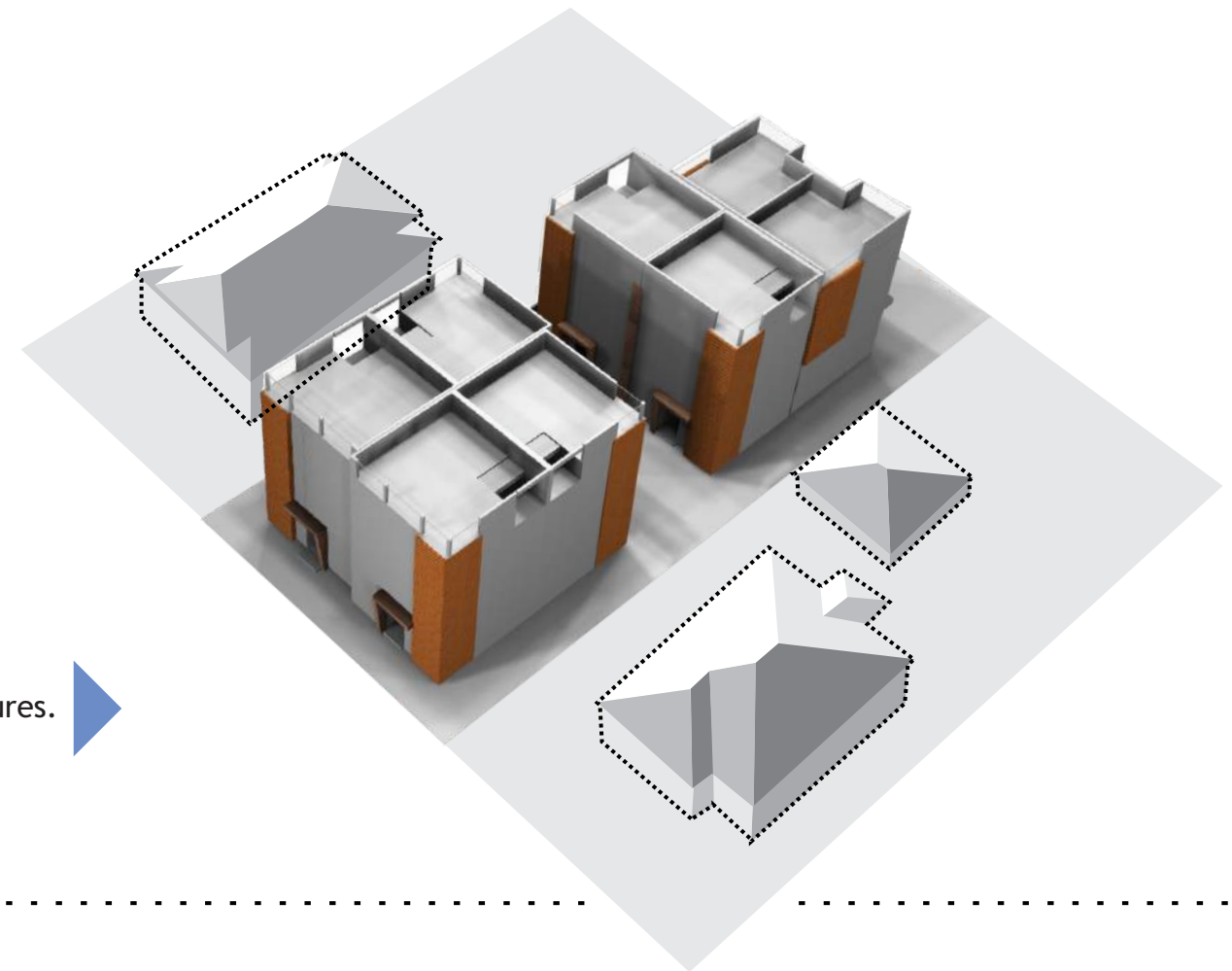
MASSING, PROPORTION AND MODULATION

The massing of the proposed buildings takes its cues from the buildings that are in the vicinity, embracing a flat facade to reinforce the existing street edge.



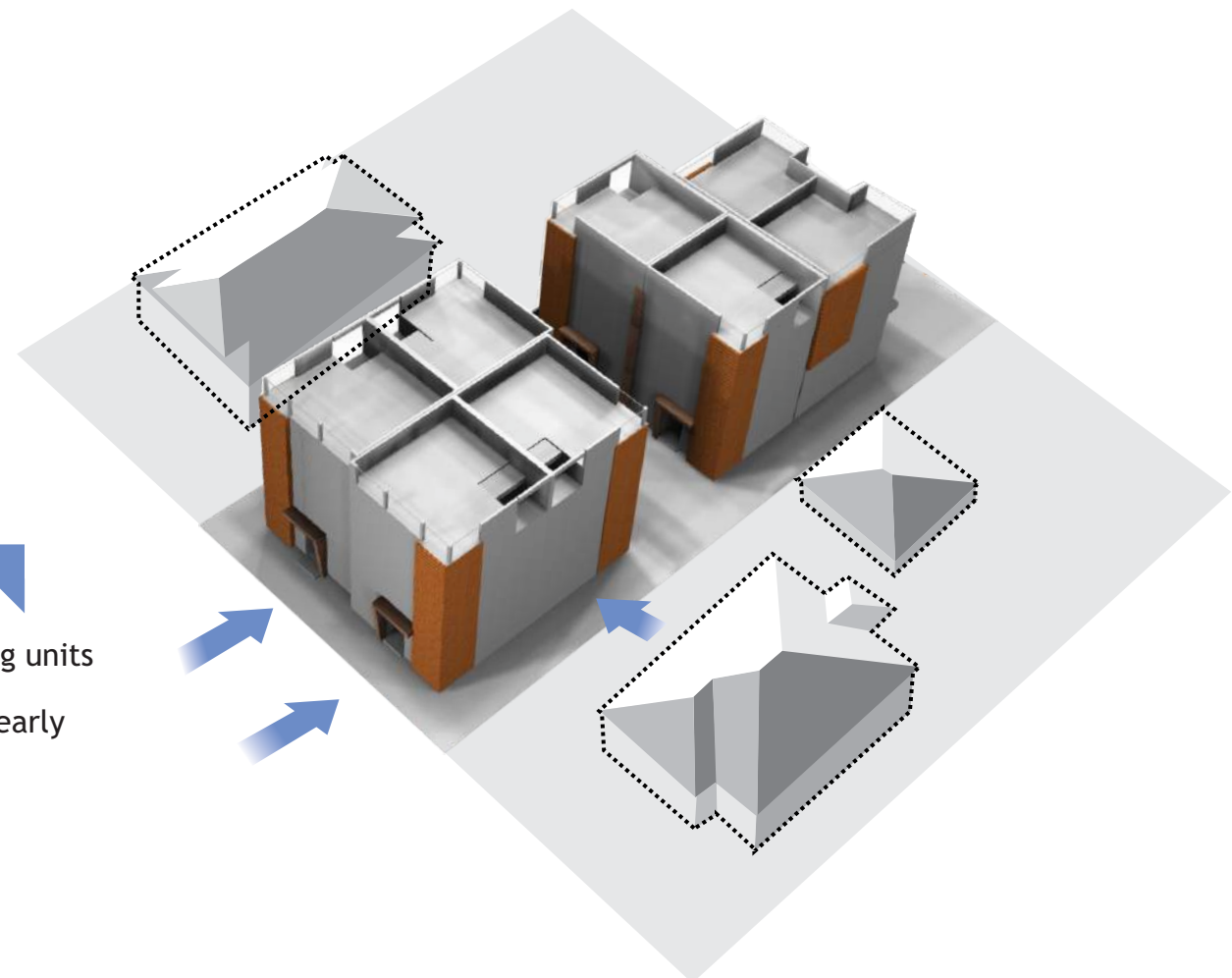
EXTERIOR DECORATIONS

Exterior decorations break up the facade and add architectural expression element to the structures.



ENTRY PORTAL

The entries to the street facing units are prominent. The pathways to the units in the back are clearly seen from the street.



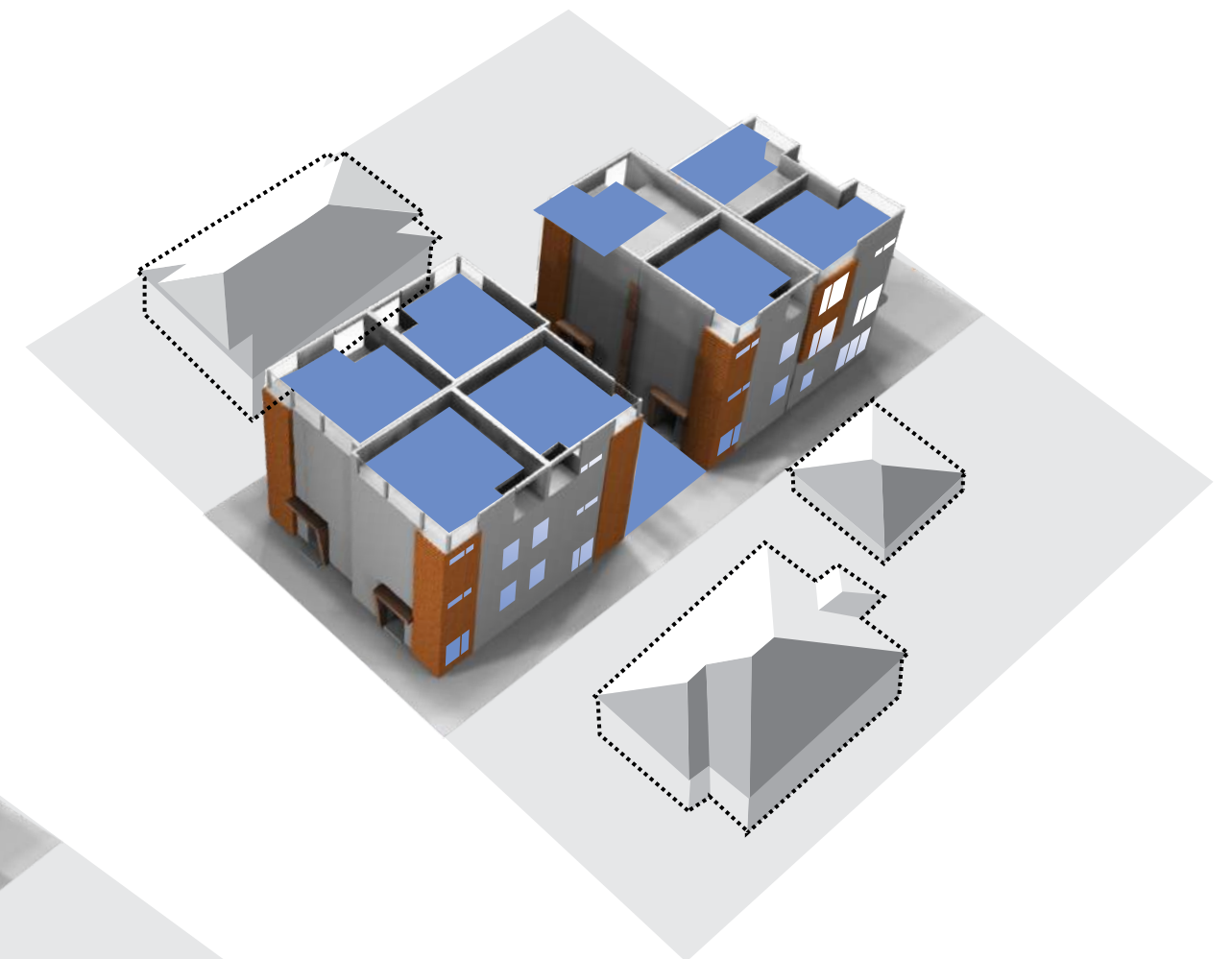
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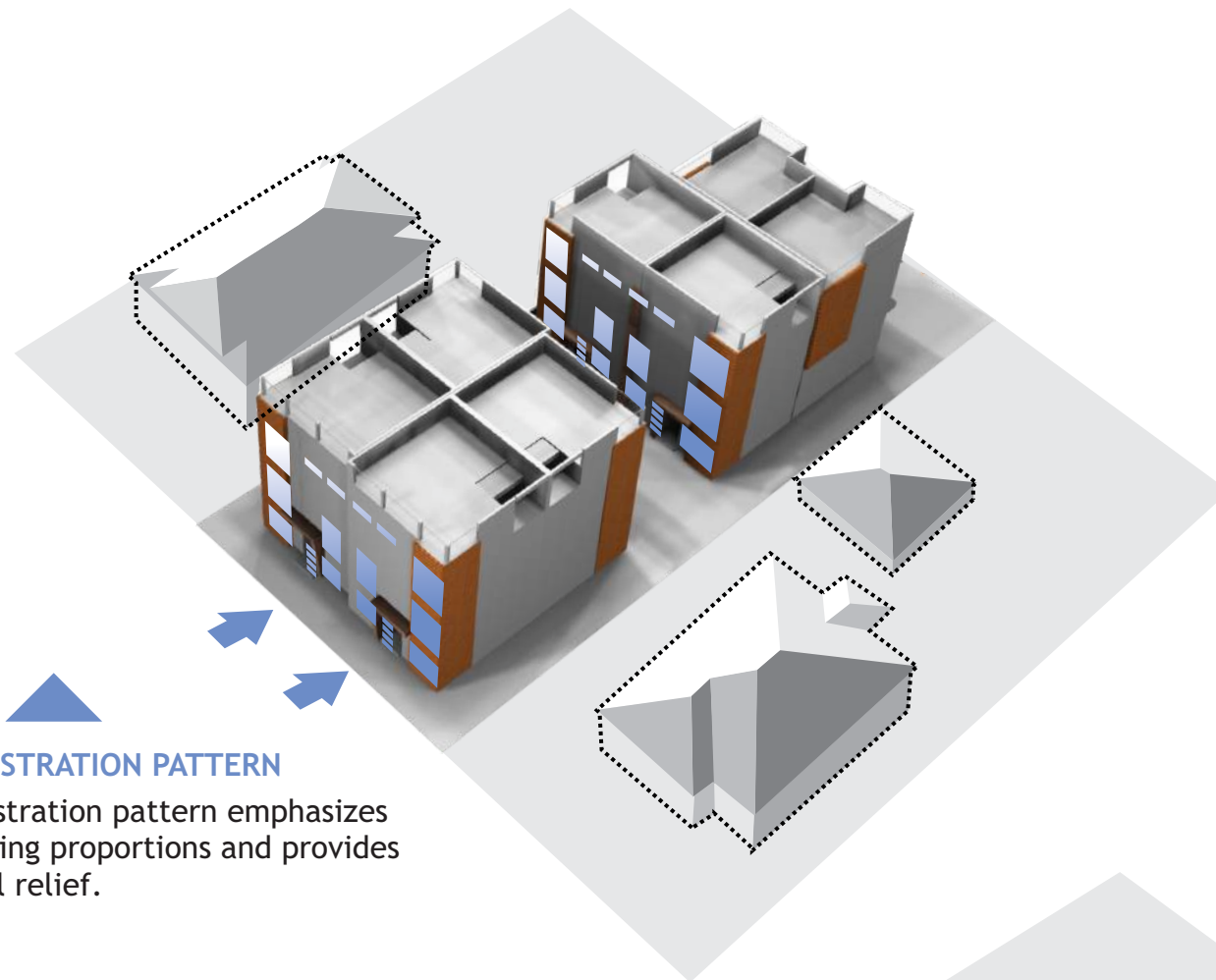
OPEN SPACE

The rear setback has been increased to provide vehicular access to parking spaces. Large amenity area located at the center of the lot provides usability and fosters community interactions. Additional amenity space is located at roof decks.



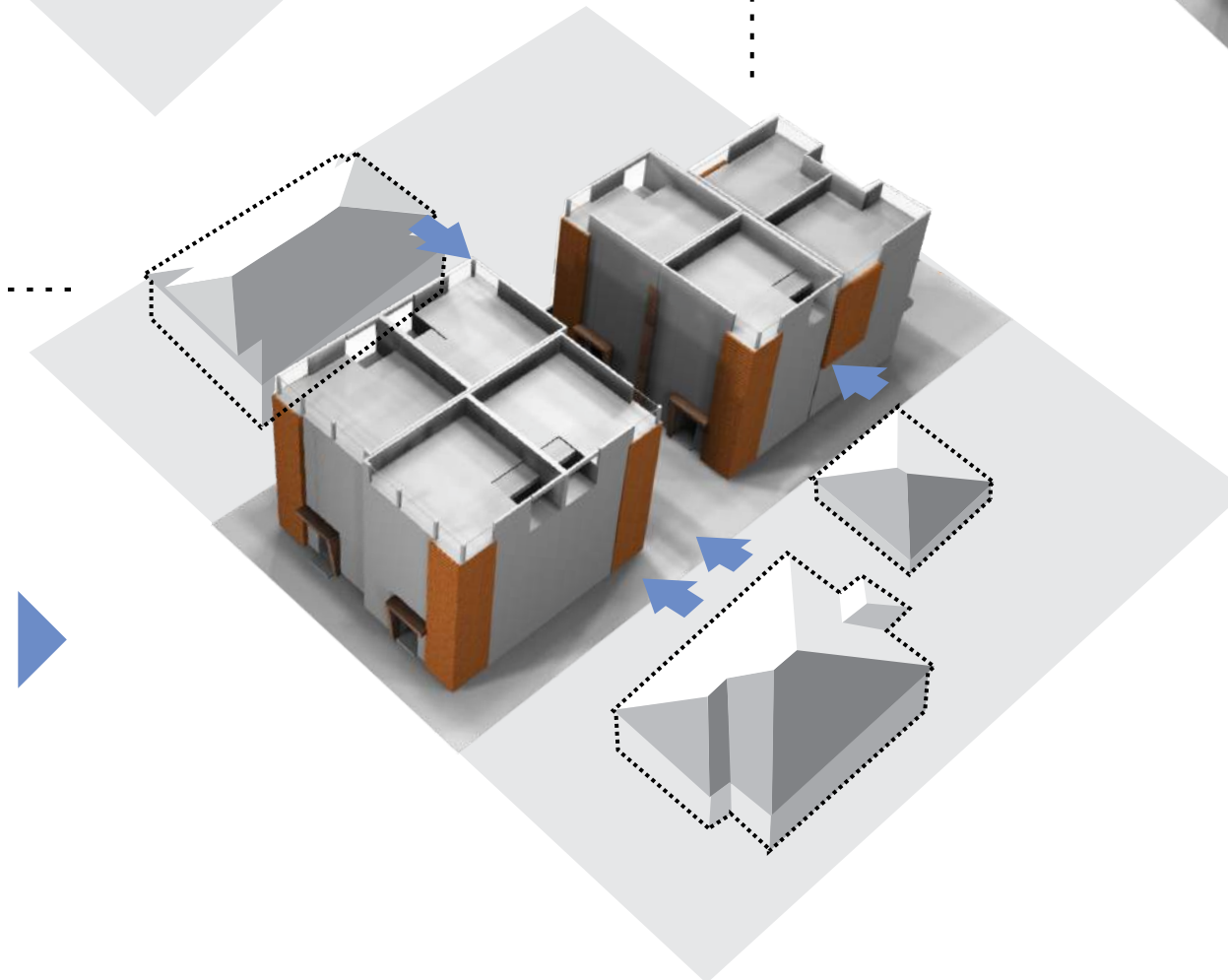
FENESTRATION PATTERN

Fenestration pattern emphasizes pleasing proportions and provides visual relief.



PRIVACY

The proposed design respects the location of neighboring windows by placing minimal panoramic windows on the west and east facades (see pages 22, 23).



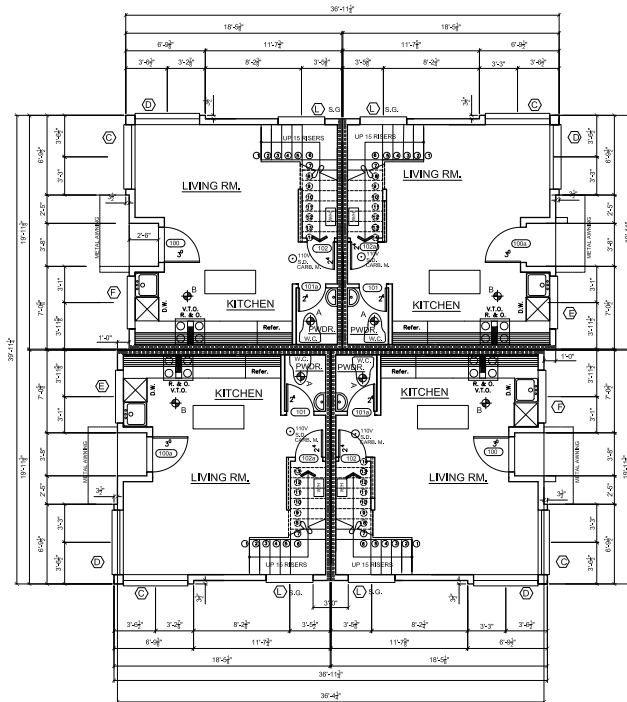
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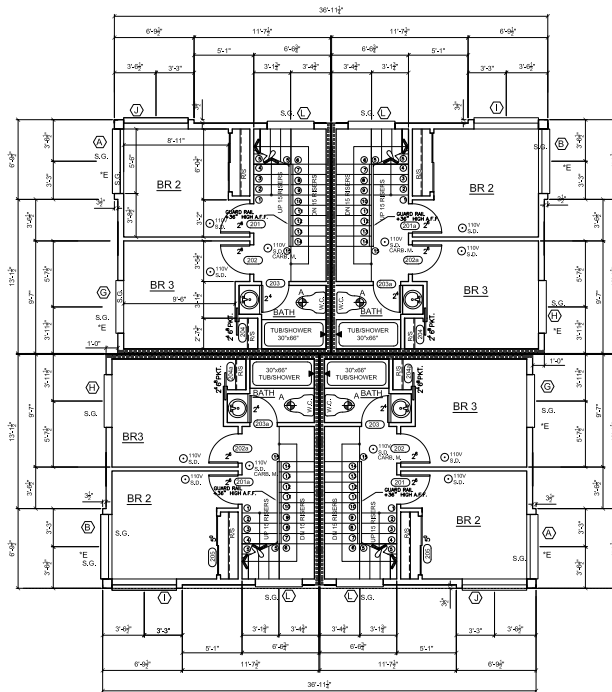
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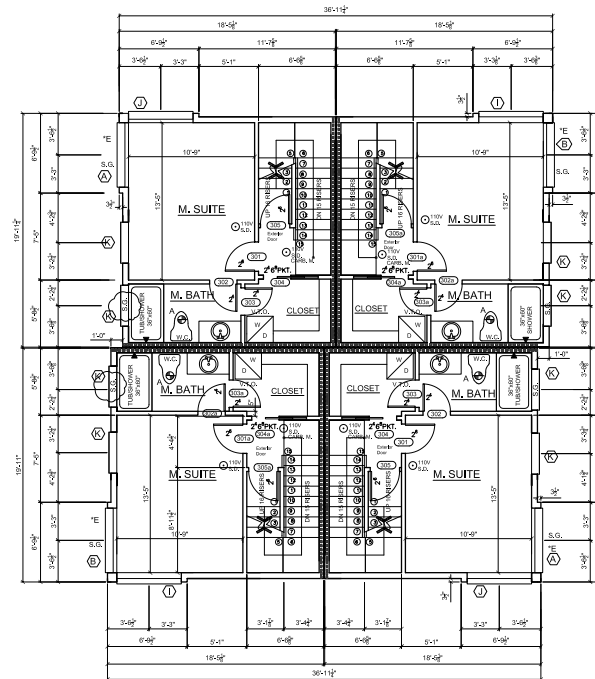
NORTH 4-PLEX



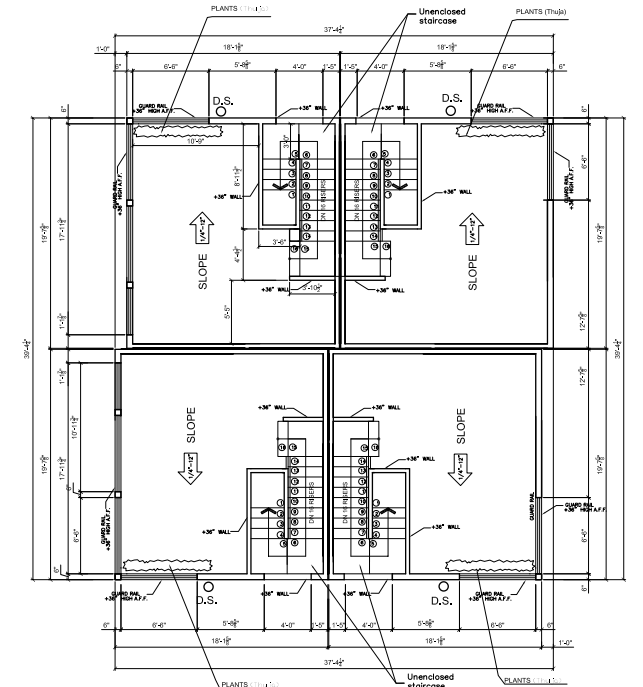
FIRST FLOOR



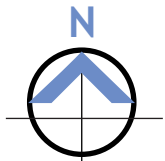
SECOND FLOOR



THIRD FLOOR



ROOF DECK



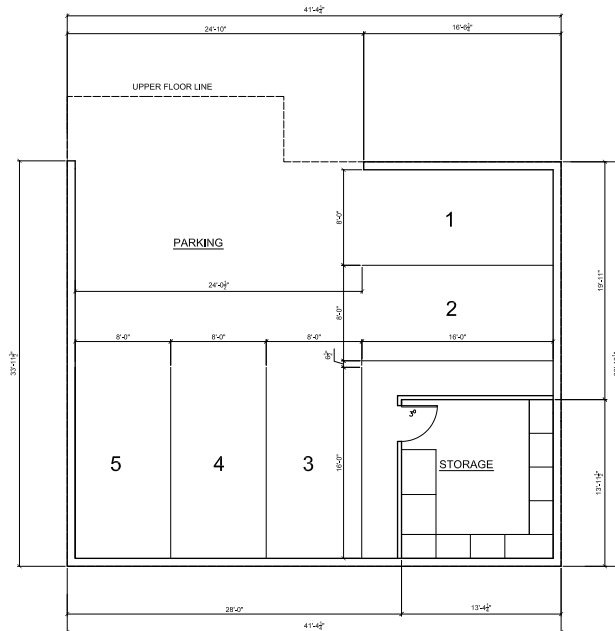
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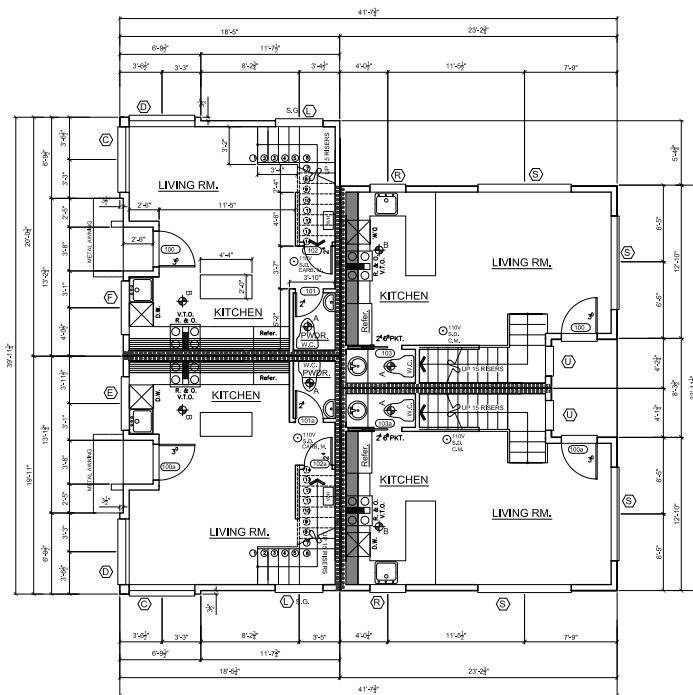
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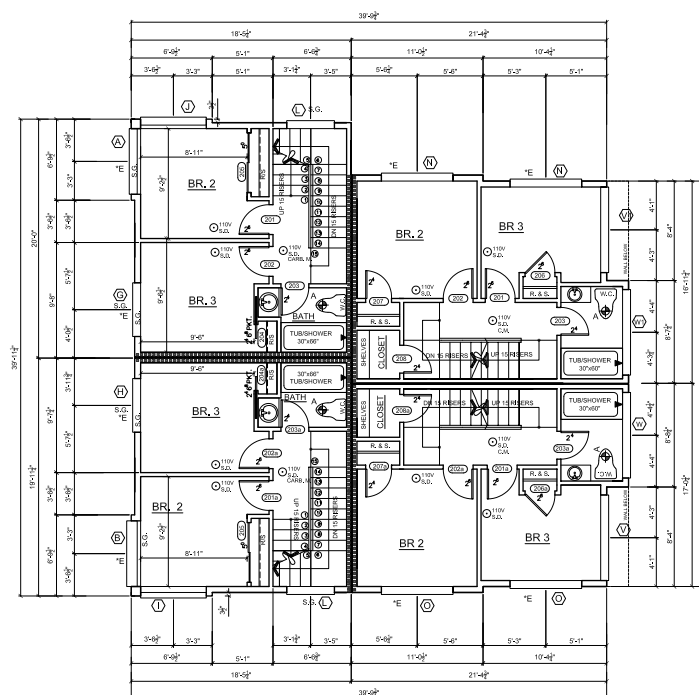
SOUTH 4-PLEX



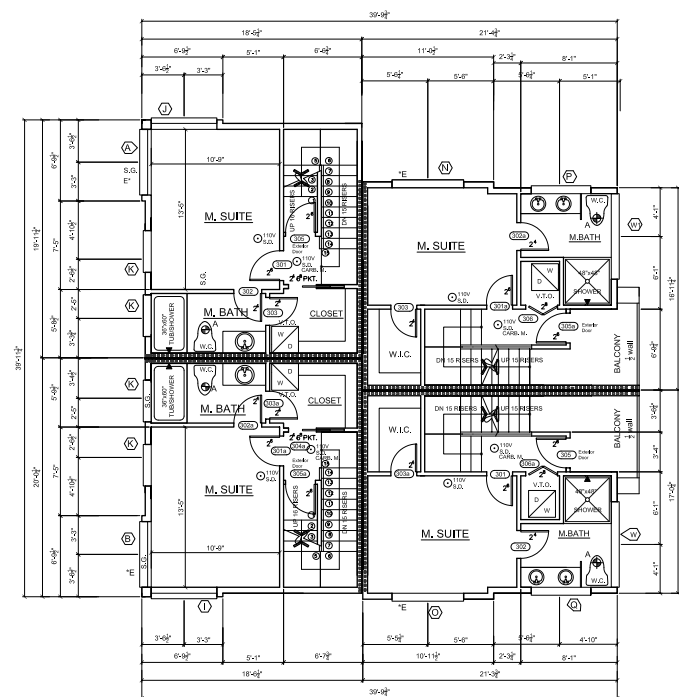
BASEMENT PARKING FLOOR PLAN



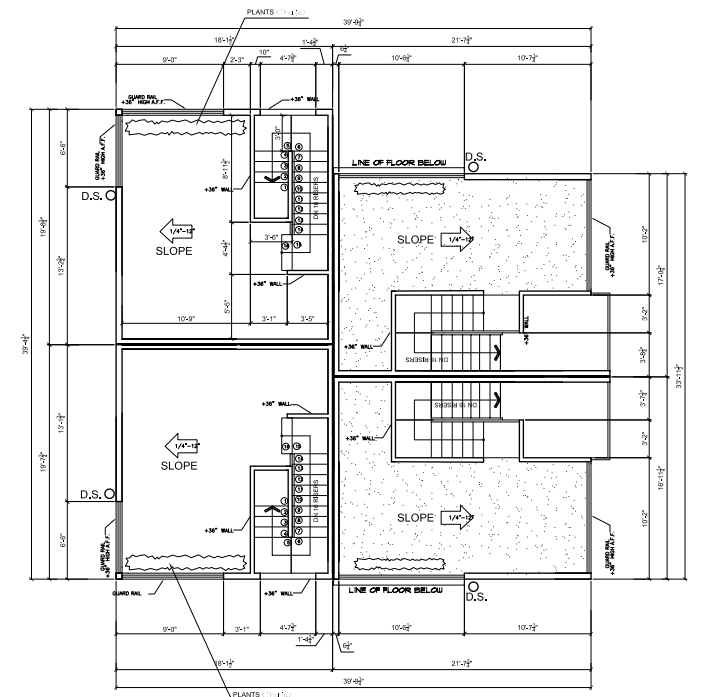
FIRST FLOOR



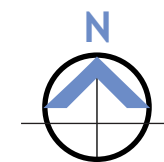
SECOND FLOOR



THIRD FLOOR



ROOF DECK



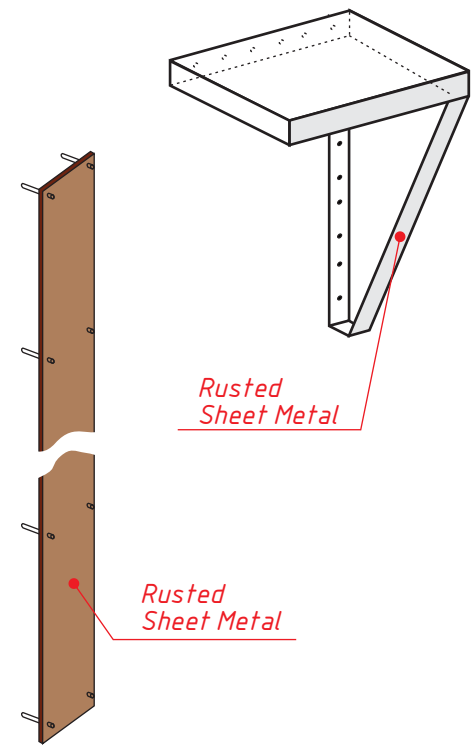
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DESIGN PROPOSAL

ELEVATIONS + MATERIALS



S Cloverdale St.



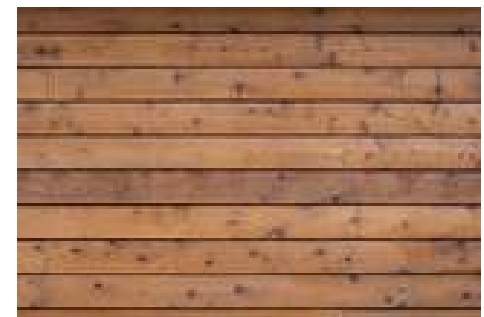
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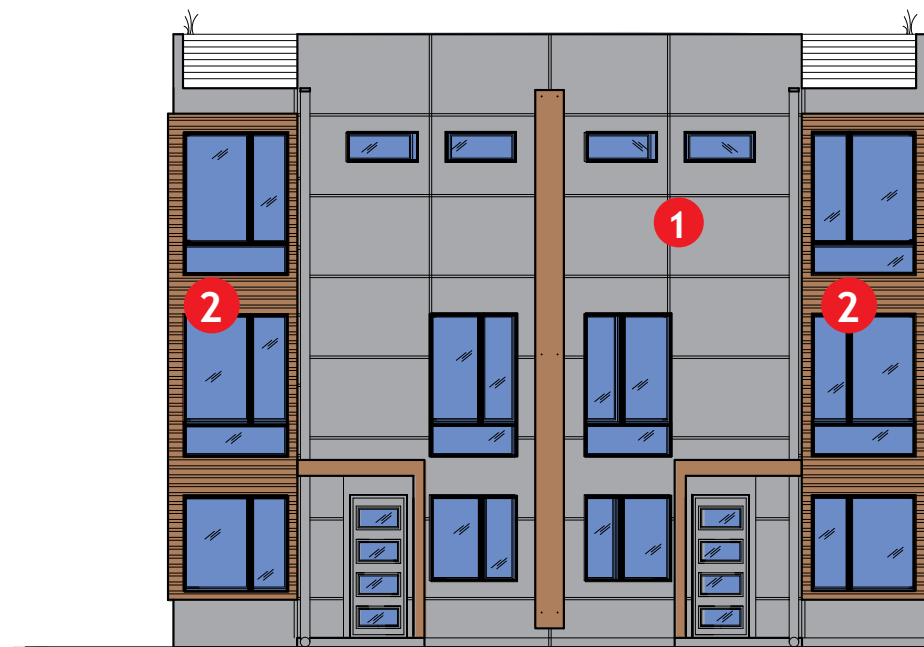
1 - HARDIE PANELS



2 - CEDAR SIDING, TYP.

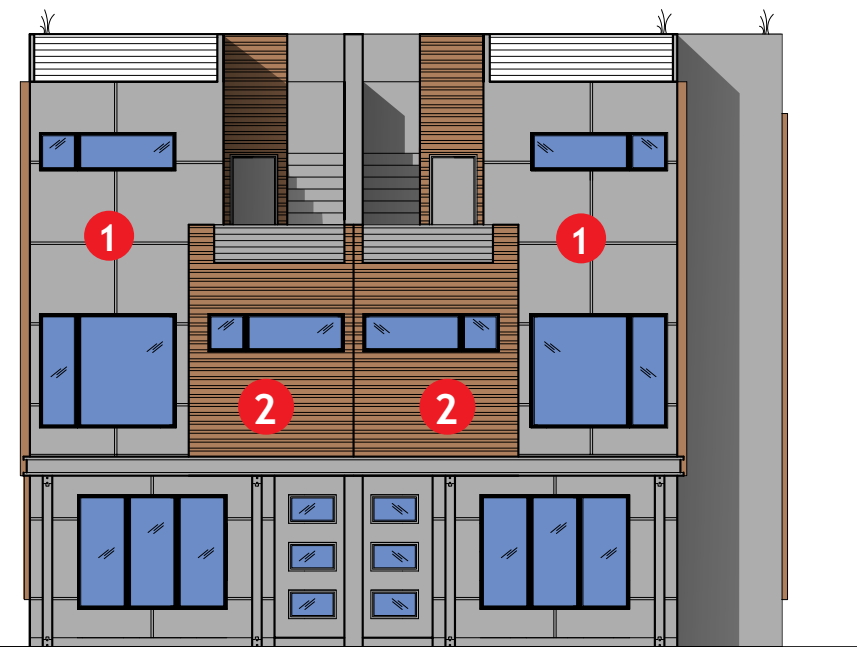
23

DESIGN PROPOSAL ELEVATIONS + MATERIALS

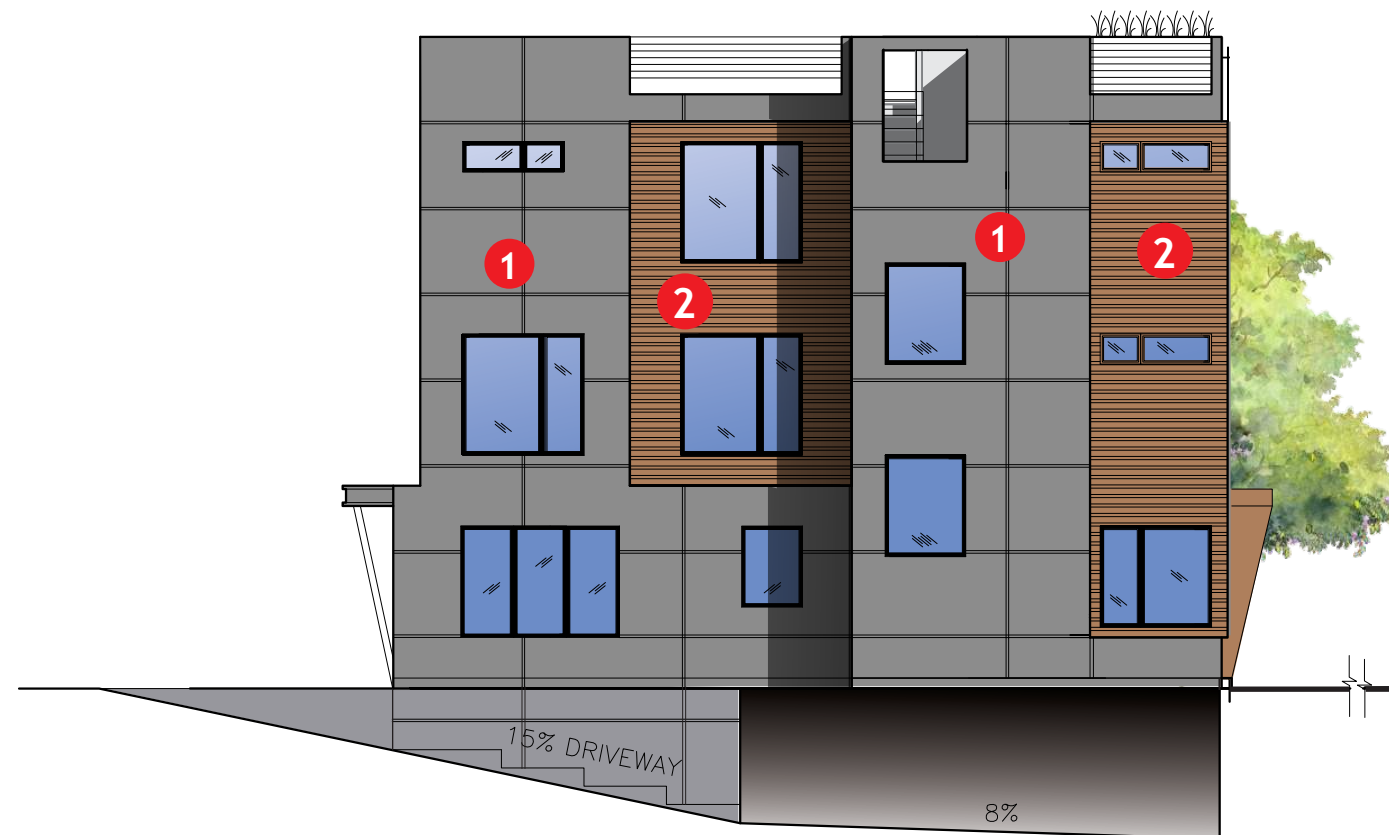


NORTH ELEVATION

SOUTH FOURPLEX

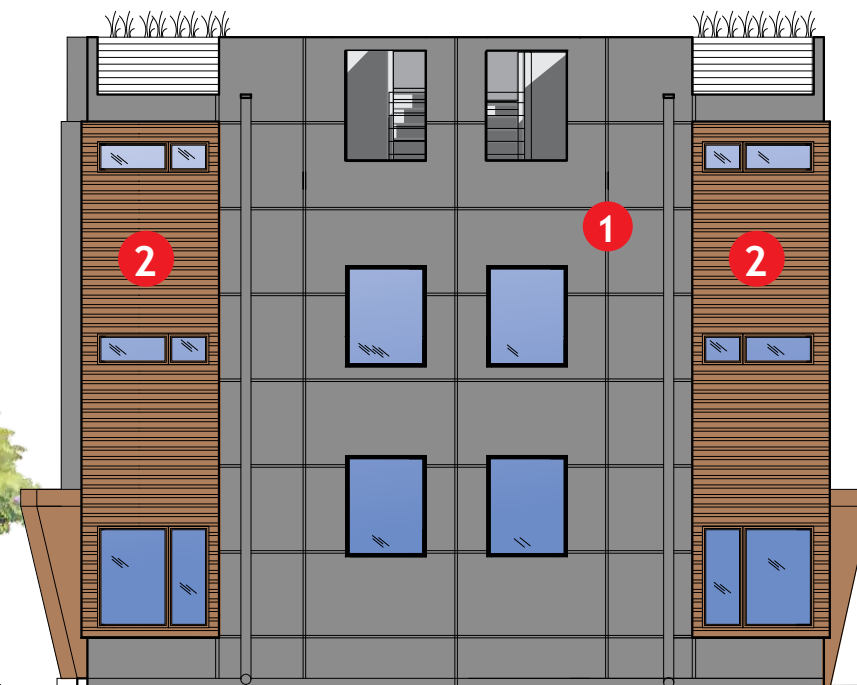


SOUTH ELEVATION



SOUTH FOURPLEX

EAST ELEVATION



NORTH FOURPLEX



S Cloverdale St.



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Elevations + Privacy Studies



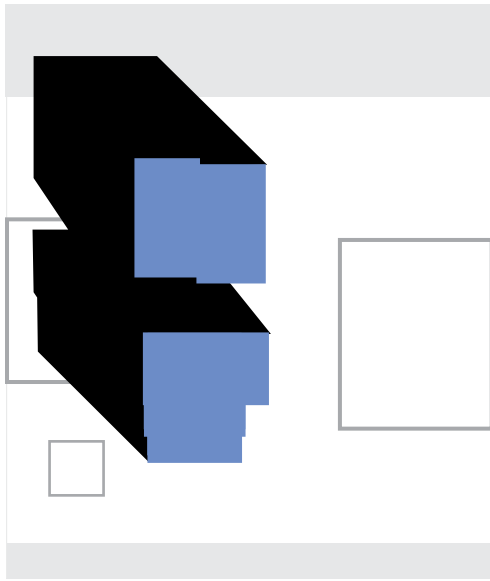
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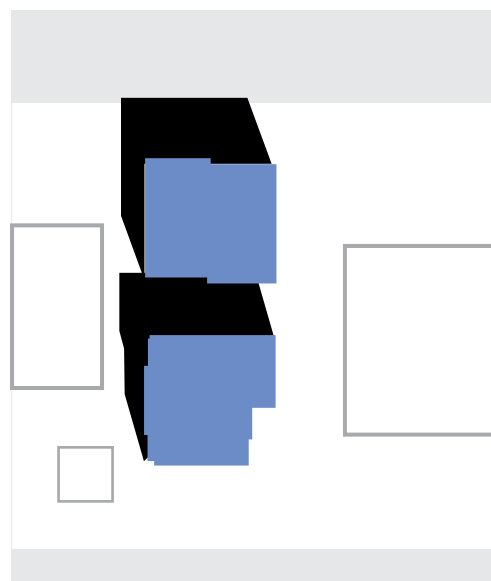
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March/September 21

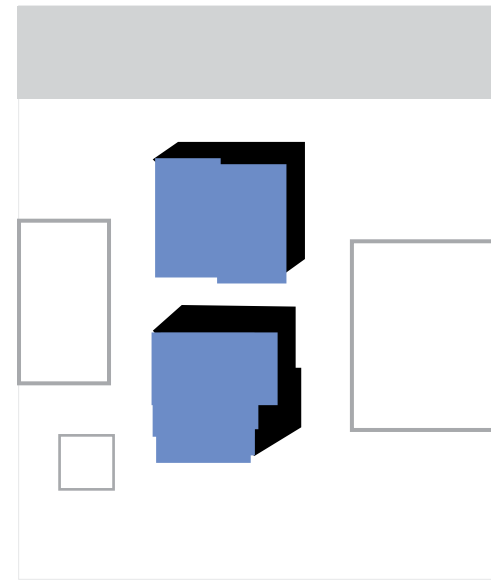
9:00 am



12:00 pm

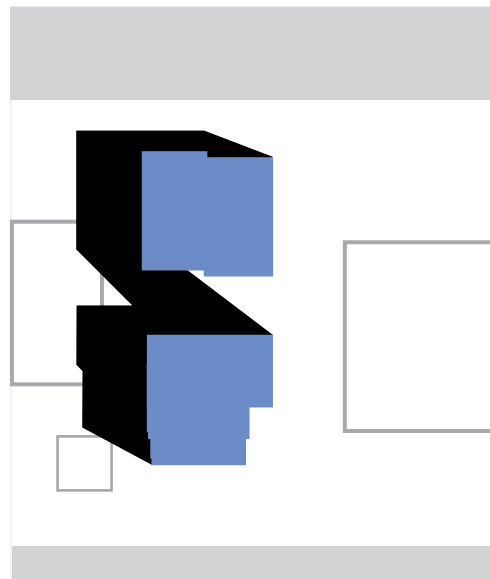


3:00 pm

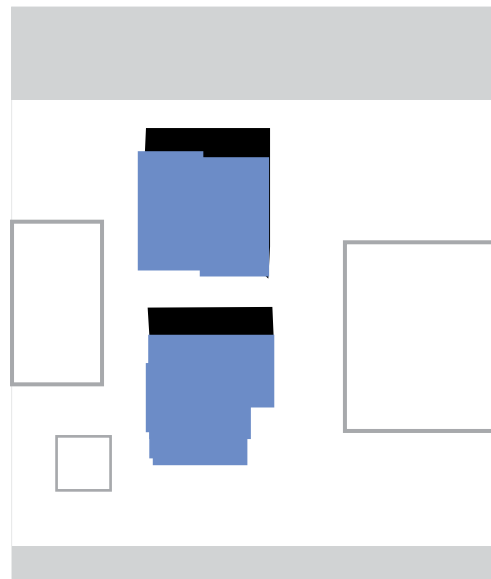


June 21

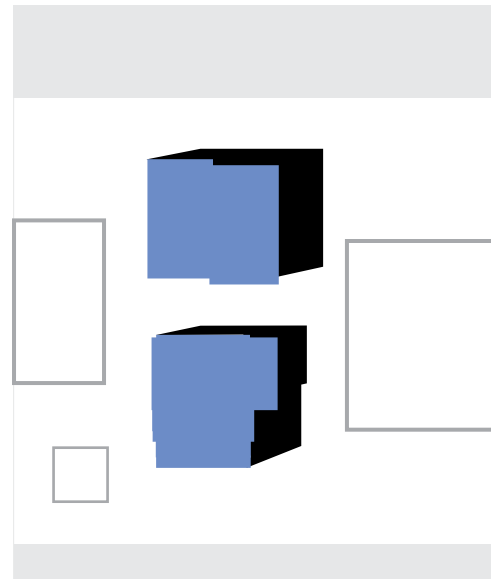
9:00 am



12:00 pm

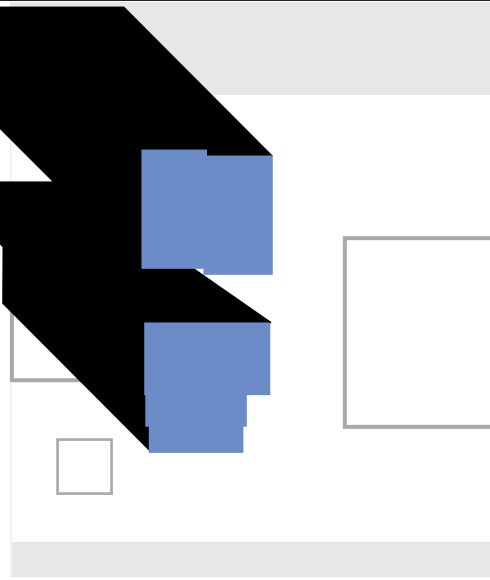


3:00 pm

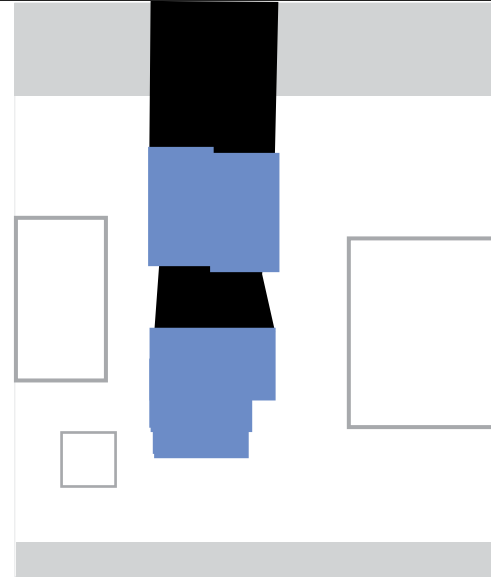


December 21

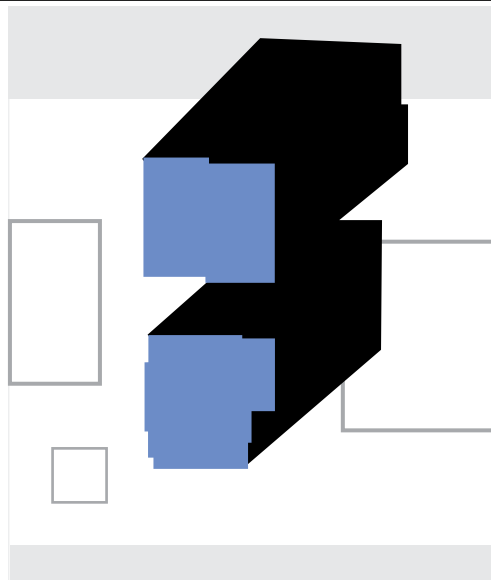
9:00 am



12:00 pm



3:00 pm



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DESIGN PROPOSAL

Shadow Studies

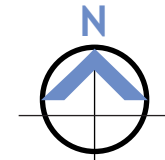
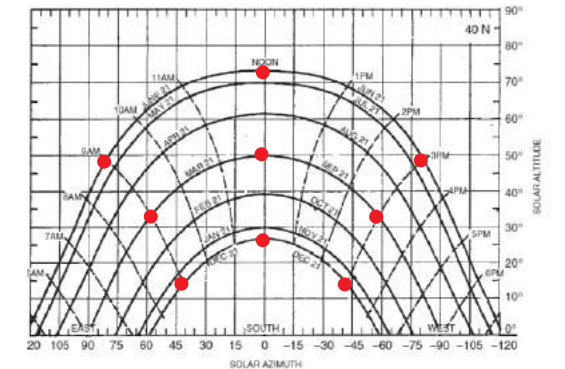


TABLE 7.4 Local Time Meridians for U.S. Standard Time Zones (Degrees West of Greenwich)

Time Zone	LT Meridian
Eastern	75°
Central	90°
Mountain	105°
Pacific	120°
Eastern Alaska	135°
Alaska and Hawaii	150°



STREAMLINED DESIGN REVIEW

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Seattle, WA 98108

Project # 3029778
January 24, 2018

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Character Renderings

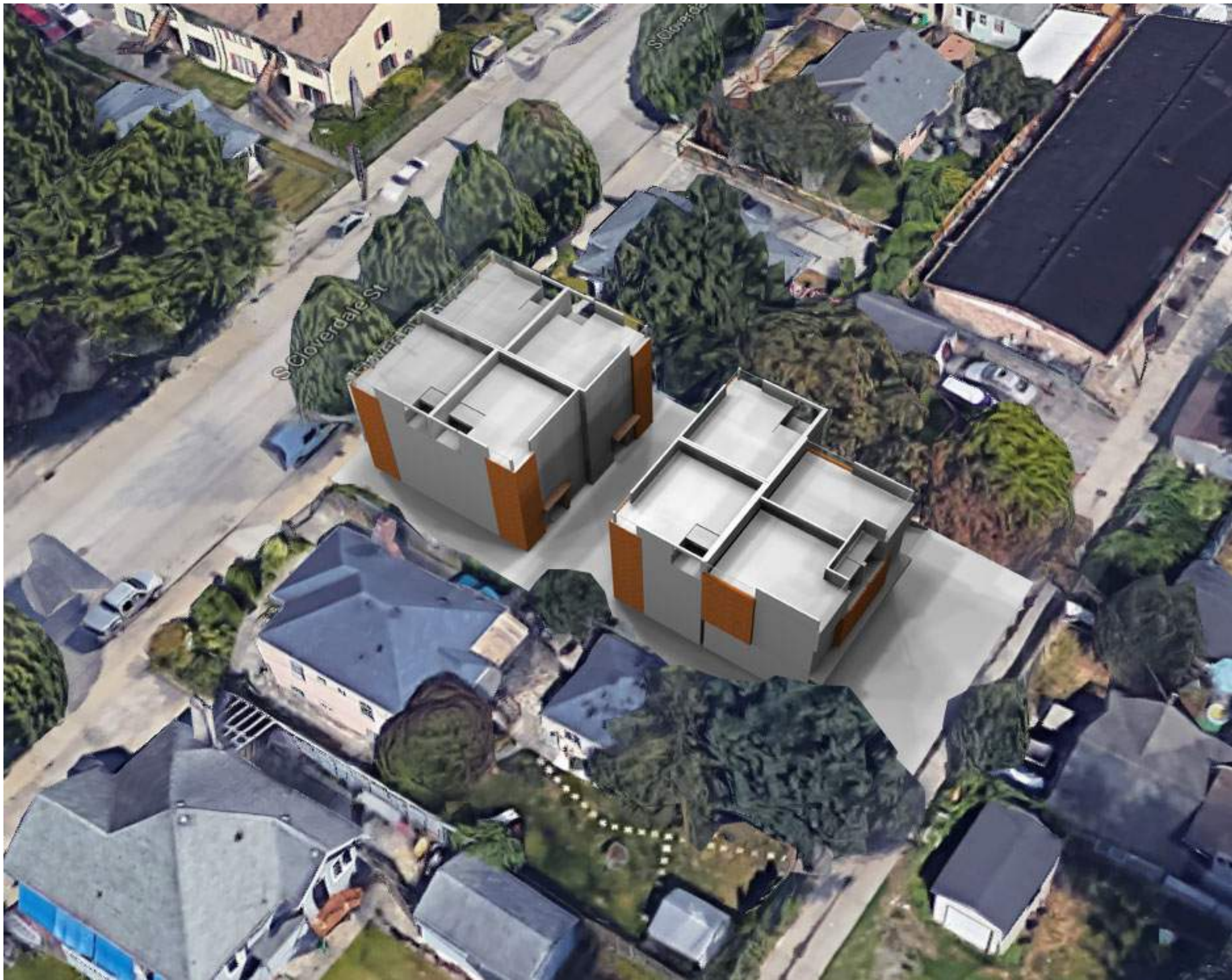


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Character
Renderings



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