2813 FOURTH AVENUE WEST

STREAMLINE DESIGN REVIEW

NOVEMBER 30, 2017

SCALE DESIGN

SDCI PROJECT NUMBER: 3029801

ADDRESS:	2813 FOURTH AVENUE WEST SEATTLE WASHINGTON 98119
OWNER	2813 4TH Ave West LLC
APPLICANT	Curtis Bigelow Scale Design

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CONTEXT

Located on the northern side of Queen Anne Hill, the site isin an older, traditional neighborhood. Nearby, ample open space is provided by David Rodgers Park, including the Queen Anne Bowl Playfield, and the Mount Pleasant Cemetery. Further north, Seattle Pacific University, surrounded by larger apartment buildings, separate this neighborhood from the Fremont Cut and West Nickerson Street. Nickerson offers churches, restaurants, and other services. A smaller neighborhood commercial area is located south, on West McGraw Street, at an easy walking distance. Fremont is just across the bridge.

In general, street parking is augmented by private garages and drives mostly accessed off alleys.

North of the site, zoning intensifies around the school (LR2 & LR3),beyond which C1 & C2 lines Nickerson. SF500 dominates to the east, west and south.

CONTEXT
NEIGBHOROOD CIRCULATION

TRANSIT

Bus routes #3, #4, #13, and #29 travel down Third Avenue. The nearest stop(41270) is approximately two blocks away on 3rd Avenue

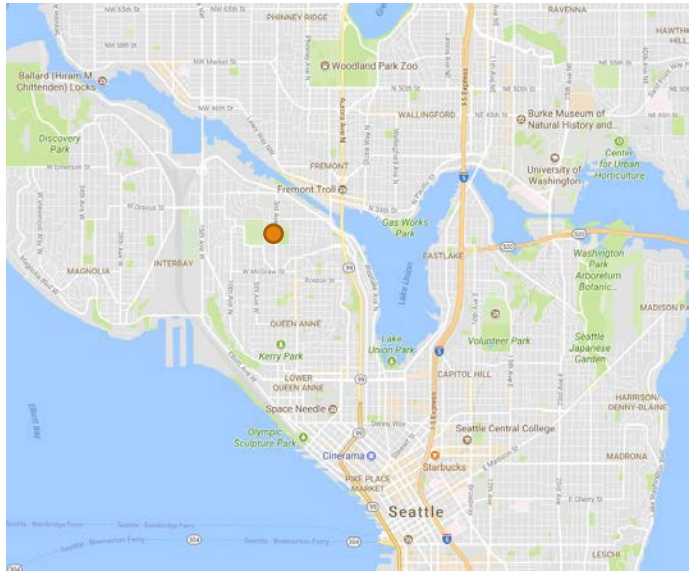
BICYCLE

Nickerson has a protected bike lane and a multi use trail, the South Ship Canal Trail, follows the Cut. A climbing lane along Queen Anne Avenue ends at Smith Street.

AUTOMOBILE

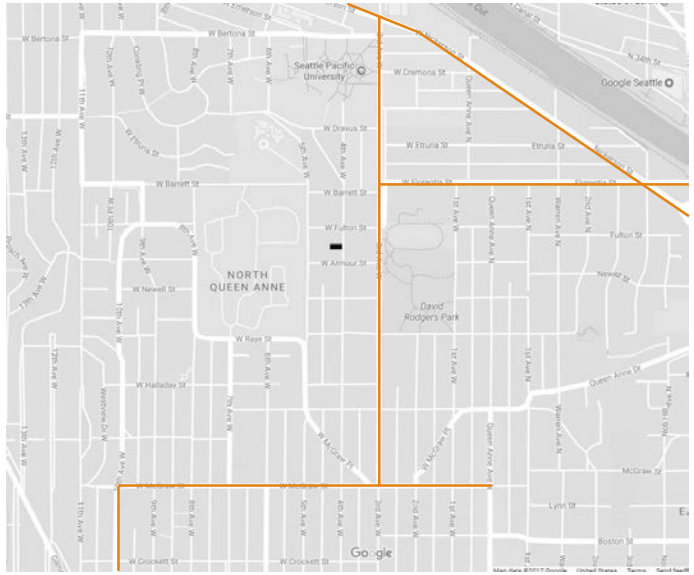
Arterials, such as Queen Anne Avenue, Nickerson St, and Queen Anne Drive connect the neighborhood to Hwy 99, 15th Avenue W and I-5 (via Mercer).

2813 FOURTH AVENUE WEST

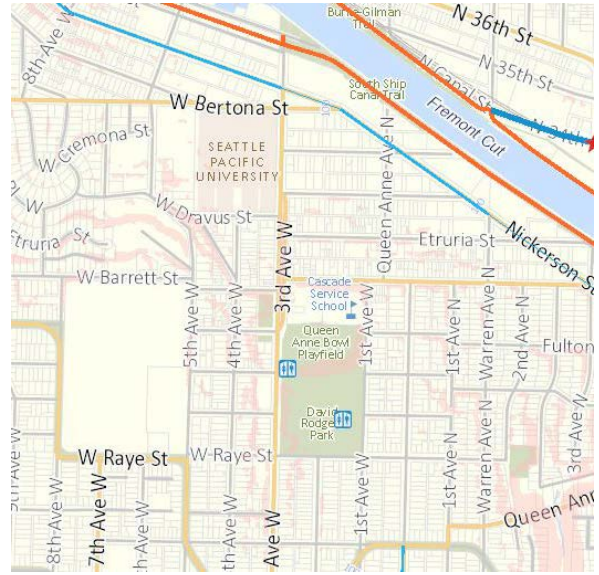


LOCATION IN CITY

TRANSIT MAP



NEIGHBORHOOD MAP



BICYCLE MAP

CONTEXT

IMMEDIATE CONTEXT

The thin, two block wide strip typifies a quiet residential neighborhood. Mid sized house with detached garages accessed off the alley, are surrounded by mature landscaping. Although zoned LR, the neighborhood is currently dominated by single family homes with the occasional multifamily building. Most of the structures appear original. New multistory rowhouse style development is beginning to occur in the area.

Hilly, gridded streets are lined with sidewalks on both sides with the occasional street tree in planting strips. Street parking is available along most streets.

Massing is typified two and three stories with a variety of bay windows, dormers, porches, and simple forms. Most are topped with gable roofs. Houses are typically clad in lap wood and shingle siding with the occasional masonry accent. Inset garages, porches and front doors face the street. Windows are often ganged with contrasting trim. Colors are subdued.

2813 FOURTH AVENUE WEST

SITE ANALYSIS

IMMEDIATE CONTEXT

Development around the site is mostly residential. Older homes date from the early 20th century, with occasional midcentury examples. Newer construction is a mix of contemporary design and neo-traditional construction. Houses consistently are sided with a variety of materials, painted a single color with accent materials and colors used sparingly. Grouped windows, wide trim, and sloped roofs are common. In general, it is a typical neighborhood that is slowly densifying.


2903 4th AVE W


418 BARRETT STREET


415 FULTON STREET


2623 FOURTH AVE W


2706 FOURTH AVE W


422 FULTON STREET


2702 FOURTH AVE W


2716 5TH AVE W


MOUNT PLEASANT CEMETEREY

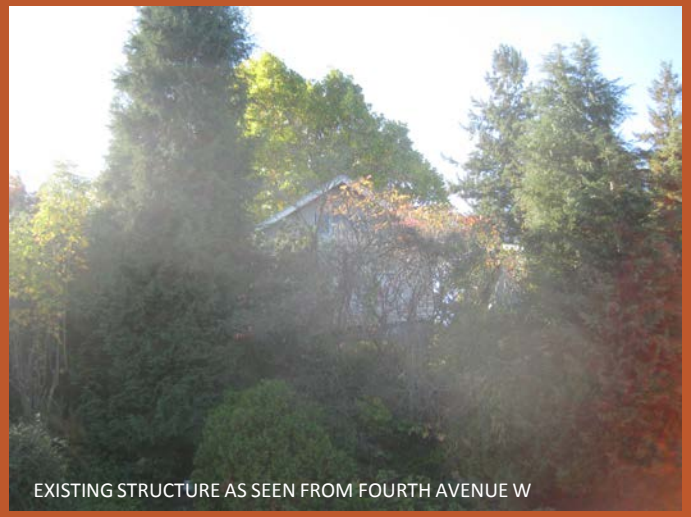
SITE ANALYSIS

ZONING SUMMARY

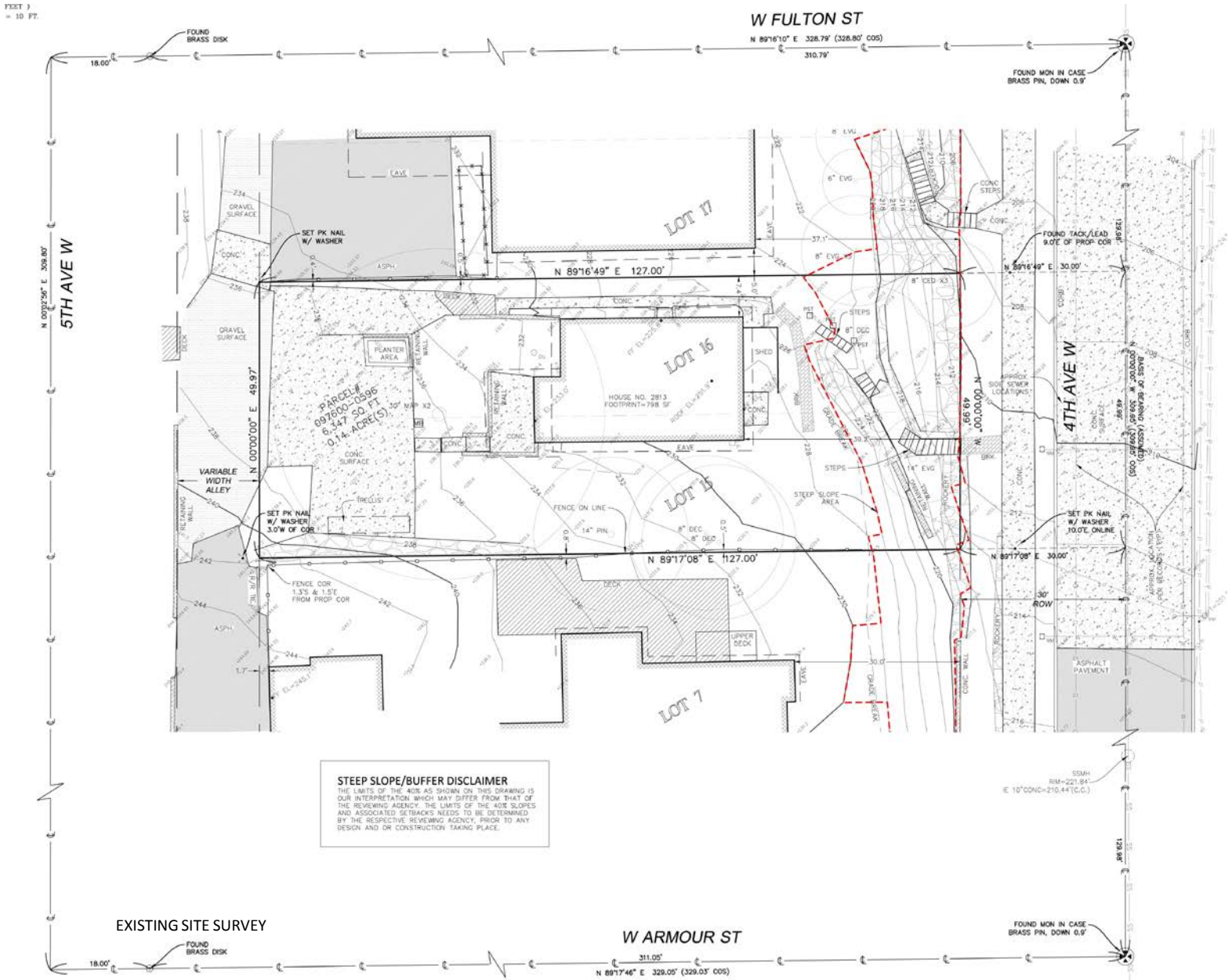
PARCEL NUMBER: 097600-0596
PARCEL SIZE: 2720SF
ZONING: LR1
OVERLAYS: NONE
ECA: STEEP SLOPE (exempted)

CODE REFERENCE	CODE REFERENCE	REQUIREMENT
23.45.504 PERMITTED USES	RESIDENTIAL	RESIDENTIAL
23.45.510 FLOOR AREA RATIO	TOWNHOUSE 1.1 WITH GREEN BUILDING PERFORMANCE STANDARDS 2720 X 1.1 = 2992SF	TOWNHOUSE 2820SF
23.45.512 DENSITY LIMIT	TOWNHOUSE 1/1600 (85%)1600x2x85% = 2720SF	TOWNHOUSE 2 UNITS
23.45.514 STRUCTURE HEIGHT	ALLOWED MAXIMUM HEIGHT: 30’ PARAPETS: +4’	
23.45.518 SETBACK REQUIREMENTS	FRONT: 7’ REAR: 7’ AVERAAGE SIDE: 5’ MIN (7’ AVERAGE FOR BLDGS OVER 40’)	
23.45.522 AMENITY AREA	A1. TOTAL AMENITY AREA : 25% X 2720SF = 680SF A2. MIN 50% AT GRADE: 680SFx50% = 340SF	
23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH	65% OF SIDE LOT LINE WITHIN 14’ OF LOT LINE: 74’ x 65% = 48.1’	
23.34.527 LANDSCAPING	GREEN FACTOR 0.6	
23.54.015 REQUIRED PARKING	TABLE B.1 : 1:1 50% REDUCTION FOR FTS 2 UNITS x50% = 1	2 PARKING SPACES
23.45.015 BICYCLE PARKING	TABLE D.D.2 LONG TERM: 1 PER 4 UNITS TABLE D.D.2 SHORT TERM: NA	LONG TERM : 2 SPACES

SITE ANALYSIS
EXISTING SITE

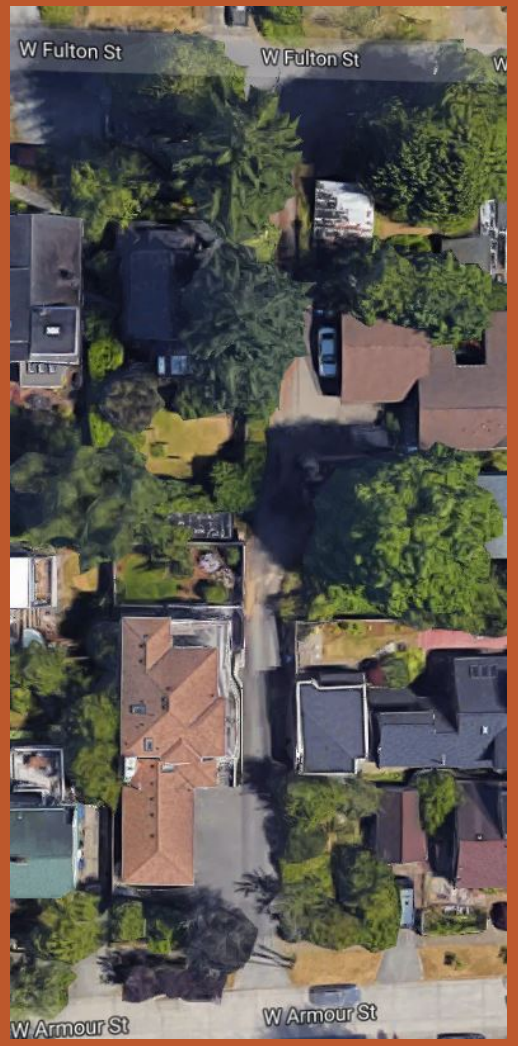


EXISTING STRUCTURE AS SEEN FROM FOURTH AVENUE W



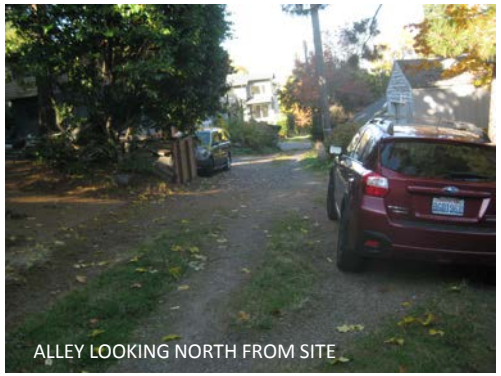
EXISTING SITE SURVEY

SITE ANALYSIS
ALLEY

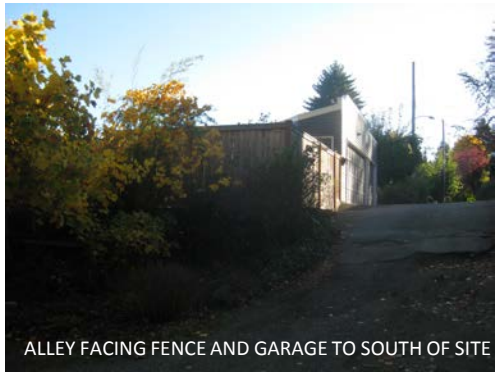



ALLEY BEHIND SITE (LOOKING SOUTH


ALLEY FACING GARAGE TO NORTH OF SITE


ALLEY LOOKING NORTH FROM SITE


LOOKING SOUTH DOWN ALLEY FROM SITE


ALLEY FACING FENCE AND GARAGE TO SOUTH OF SITE


ALLEY ENTRY


SITE FROM ALLEY


ALLEY FACING STRUCTURE TO WEST OF SITE


GARAGE ACCESSED FROM ALLEY

SITE ANALYSIS

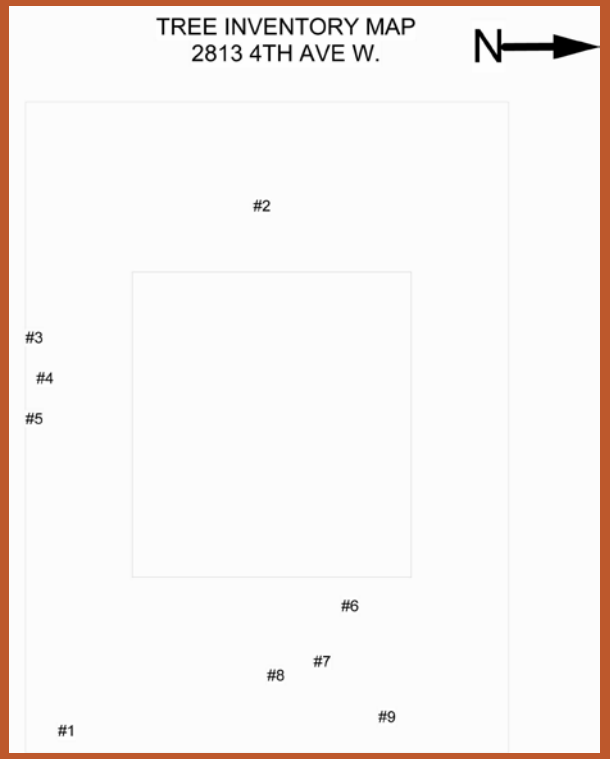
EXCEPTIONAL TREE ARBORIST REPORT

Species: Liriodendron tulipifera (tulip tree)

Diameter @ 54” above grade: 44”

Crown Diameter: 57’

The Arborists report from Shoffner Consultants is shown right.



SHOFFNER CONSULTING

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

October 6, 2017

Alex Mason
Legacy Group Capital
400 112th Ave. NE #300
Bellevue, WA
98004

RE: Tree Inventory - 2813 4th Ave. W. Seattle.

Alex:

This report is provided to address the tree located on the property at the address of 2813 4th Ave. W. in the City of Seattle, WA. I visited the site recently to observe the tree 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 in the west Fremont/north Queen Anne neighborhood. It and all the properties adjacent to it are developed with single family residences. The property slopes downward slightly from the west to the east.

2. Tree Inventory

The accompanying inventory map shows the approximate locations of the trees on the lot. It is not to scale and not accurate, but is only fore reference. The survey may show that some of the trees are not on the property. 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 colum “Dsh” is diameter at 54” above grade, and “CD” is crown diameter in feet.

#	Species	Dsh	CD	Condition and Status
1	Cypress (*Chamaecyparis* sp.)	14”	22’	Good condition and health. Not exceptional.
2	Tulip tree (*Liriodendron tulipifera*)	44”	57’	Good condition and health. Large and old. Meets the threshold diameter to be classified as exceptional (30”).
3	Austrian black pine (*Pinus nigra*)	10”	14’	Good condition and health. Not exceptional.
4	Staghorn sumac (*Rhus typhina*)	8”	14’	Good condition and health. Not exceptional.
5	Staghorn sumac	10”	16’	Good condition and health. Not exceptional.
6	Staghorn sumac	m.t. 5”	14’	Good condition and health. Not exceptional.
7	Staghorn sumac	8”	14’	Good condition and health. Not exceptional.
8	Korean dogwood (*Cornus kousa*)	8”	12’	Good condition and health. Not exceptional.
9	Cypress	15”	16’	Good condition and health. Not exceptional.

Only tree #2 meets the threshold diameter to be classified as exceptional, therefore it is the only tree that is required to be retained.

3. City of Seattle Tree Retention and Protection Requirements

Tree #2 is required to be retained and protected through development. The following guidelines are to included in planning re-development of the property:

- No impacts (permanent or temporary) are allowed within the inner root zone. For this tree, with a dripline radius of 28.5’, the inner root zone is the inner 14.25’ of the dripline.
- No more than 1/3 of the total area of the outer root zone is allowed to be impacted permanently or temporarily (for example, for construction access, over-excavation, landscaping, etc). For this tree, 1/3 of the ORZ is 638 square feet.

4. Use of This Report and Limitations

This report is provided to Legacy Group Capital as a means of reporting on the tree inventory conducted on the property at the address of 2813 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,

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

SITE ANALYSIS

EXISTING TREE

The plan to the right shows the development potential while retaining the tree without intruding on the tree's canopy/dripline.

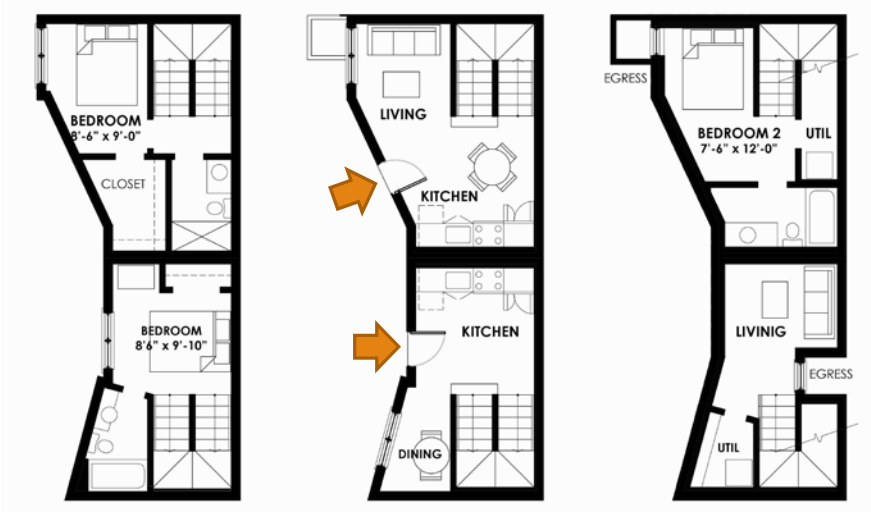
Development requires eliminating side and front setbacks via the adjustment process. This eliminates fenestration facing out of the site and modulation. It also eliminates the parking on the site. Not intruding into the canopy also eliminates a path and stair to the alley as well as requiring an awkward trash/recycling area.

Access to the units must be east facing, as that is the only side available for fenestration. Pathways must cross beneath the tree. The proposed central courtyard is lost as well as opportunities for bioretention planters. Access from the West Parcel also will encroach into dripline and limits the recycling and trash area.

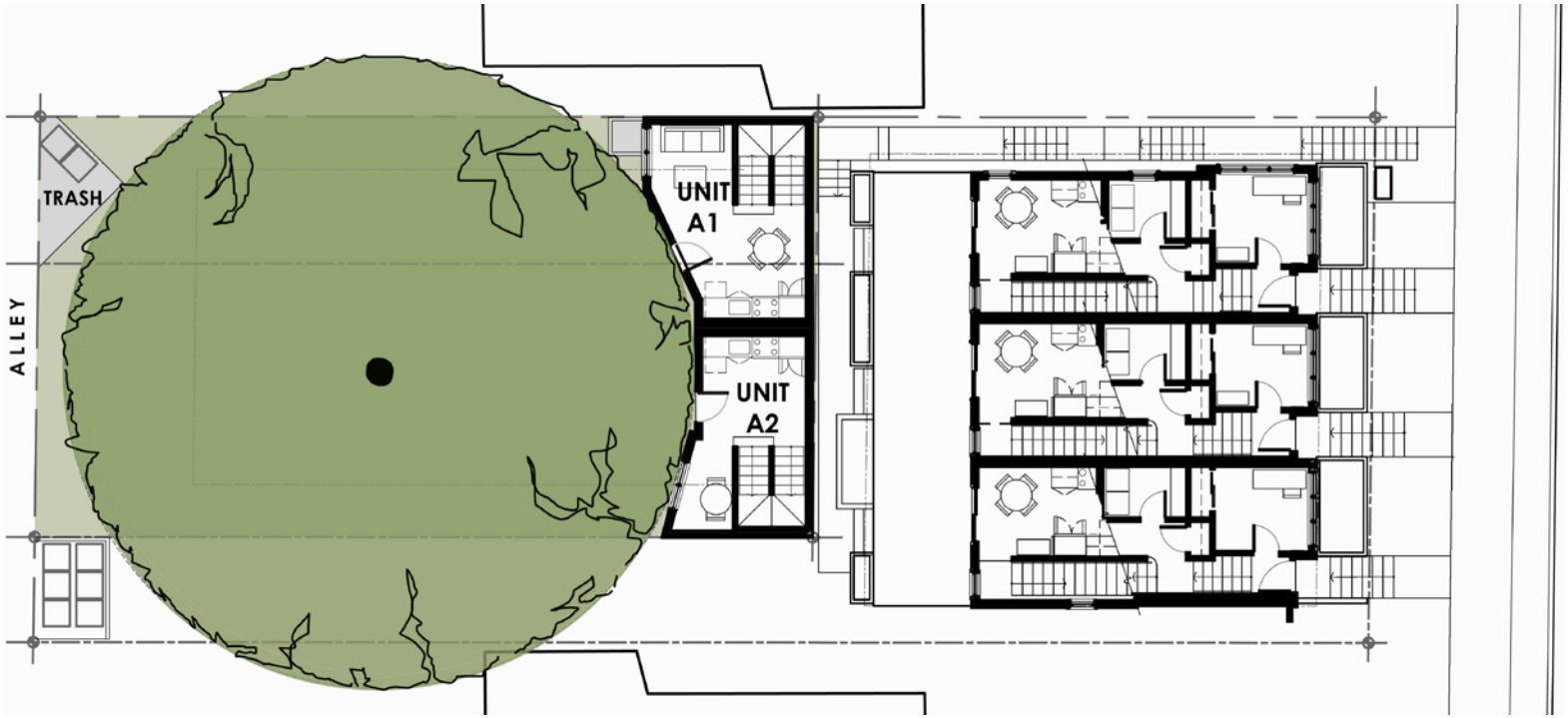
Additionally, the layouts of the units are less than 15' and rooms are minimally sized as 7' wide. Required egress from the lower level requires a window well for Unit A1 and an indent in the structure to provide an opening minimum 3' from the property line.

Development potential is reduced from 3048sf to 1297sf.

VIEW OF TREE FROM ALLEY



UPPER LEVEL GROUND LEVEL LOWER LEVEL



SITE ANALYSIS
SMC 25.11.70

This project requests that the exceptional tree be allowed to be removed as it places an undue burden on development of the site.

The Director may permit the exceptional tree to be removed only if the total floor area that could be achieved within the maximum permitted FAR and height limits of the applicable Lowrise zone according to Title 23 cannot be achieved while avoiding the tree protection area through the following:

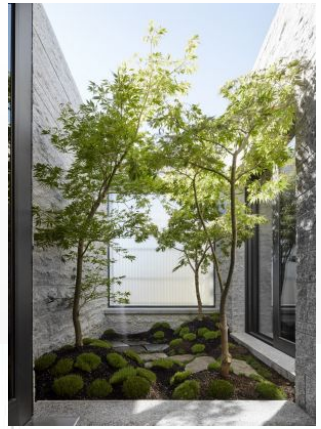
The basic tree protection area shall be the area within the drip line of the tree.

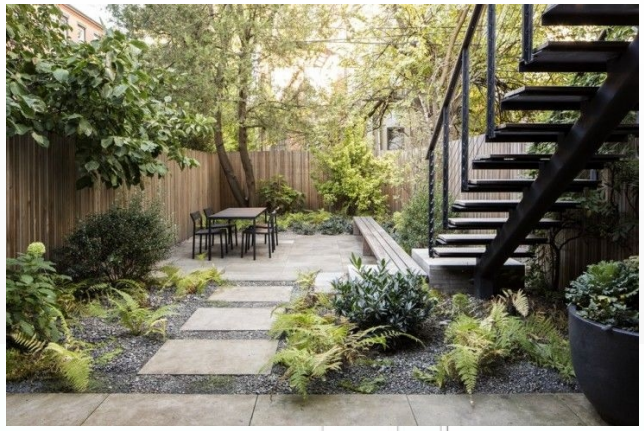
Tree replacement in accordance with SMC 25.11.090 shall be provided.

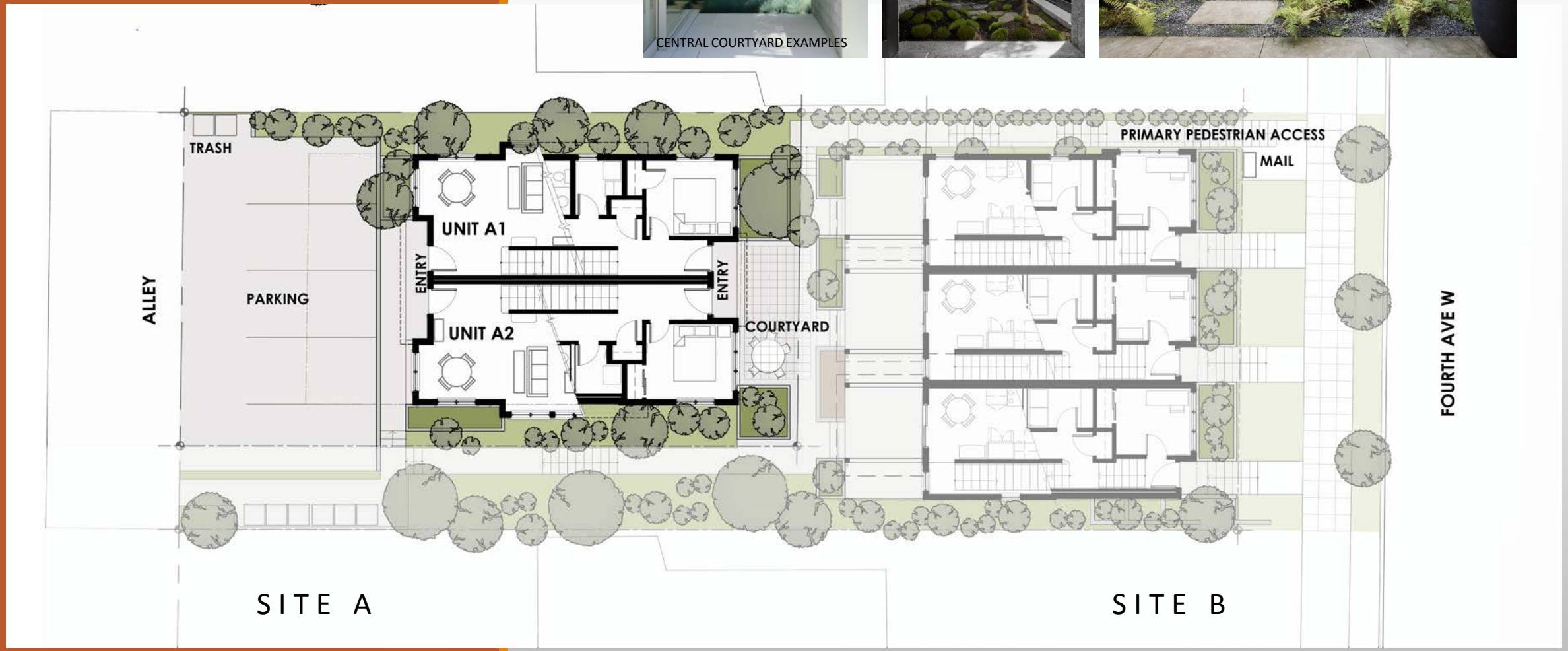
25.11.070 - Tree protection on sites undergoing development lowrise zones.
A.
Exceptional Trees.
1.
The Director may permit a tree to be removed only if:
a.
the maximum lot coverage permitted on the site according to SMC Title 23, the Land Use Code, cannot be achieved without extending into the tree protection area or into a required front and/or rear yard to an extent greater than provided for in subsection A2 of this section; or
b.
avoiding development in the tree protection area would result in a portion of the house being less than fifteen (15) feet in width.
2.
Permitted extension into front or rear yards shall be limited to an area equal to the amount of the tree protection area not located within required yards. The maximum projection into the required front or rear yard shall be fifty (50) percent of the yard requirement.
3.
If the maximum lot coverage permitted on the site can be achieved without extending into either the tree protection area or required front and/or rear yards then no such extension into required yards shall be permitted.
25.11.090 - Tree replacement and site restoration.
A.
Each exceptional tree and tree over two (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 required 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.

ARCHITECTURAL CONCEPT
PROPOSED FULL SITE PLAN

CENTRAL COURTYARD EXAMPLES





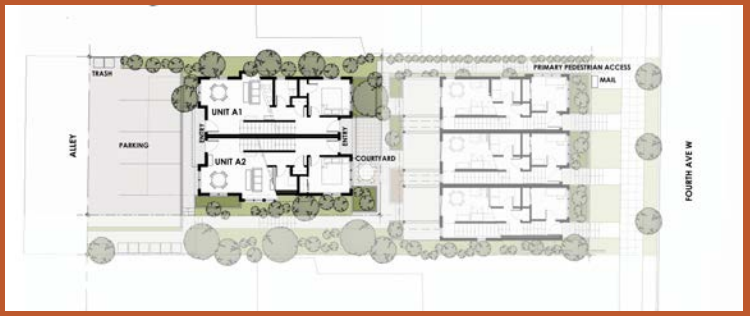


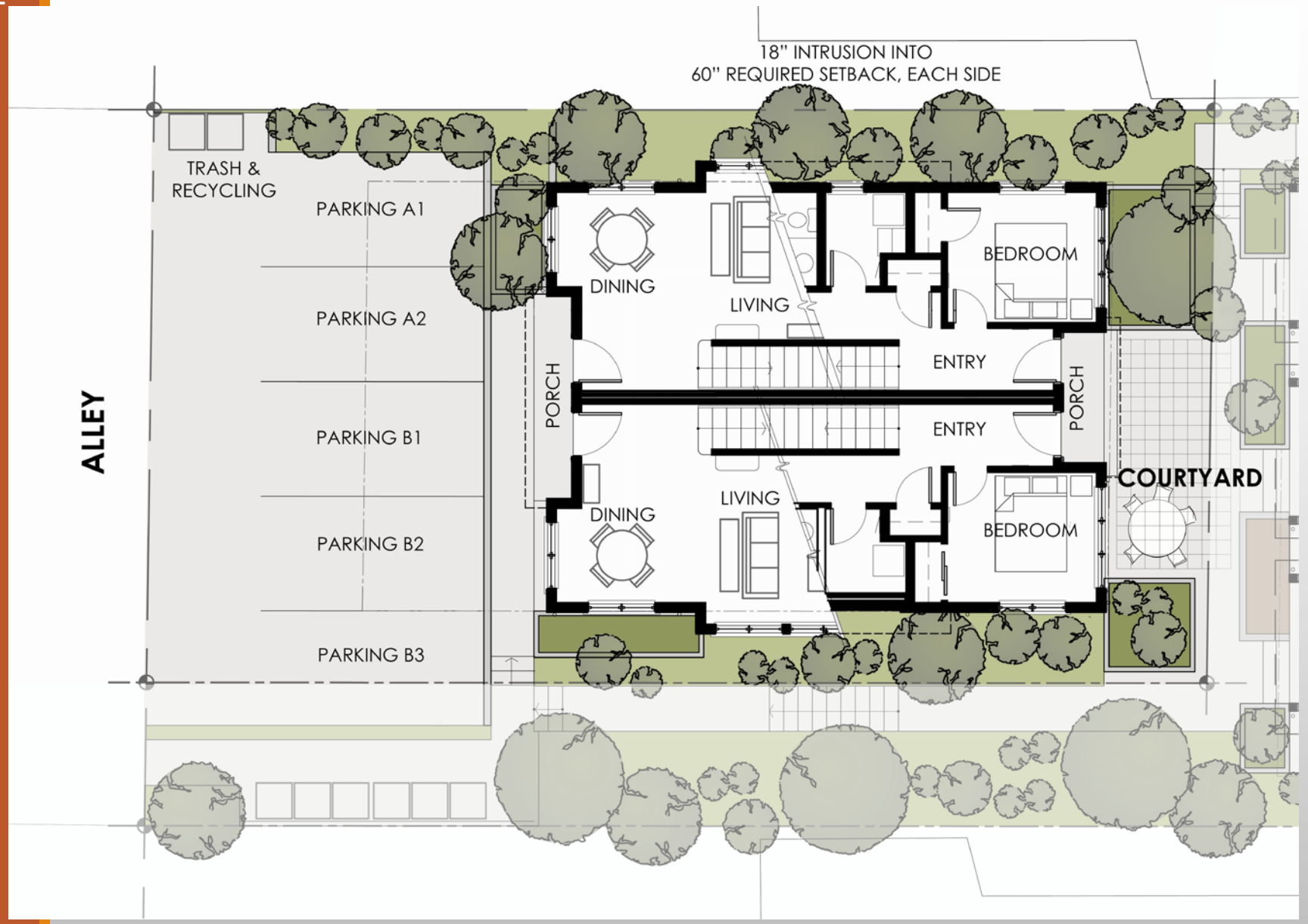
ARCHITECTURAL CONCEPT
PROPOSED SITE PLAN

The project's site plan provides parking for two parcels off the alley and creates a communal courtyard centered in the site. Primary pedestrian access from fourth is provided up a set of stairs on the north side of the front parcel. Entries are provided facing both the alley and the courtyard.

Two adjustments are requested. A maximum 24" intrusion is requested into the side setbacks to provide modulation that is in keeping with other existing homes in the neighborhood. The goal is to retain a residential feel and scale on the project.

A larger scale tree in the center of the site is planned to be a central feature.





ARCHITECTURAL CONCEPT
PROPOSED LIGHTING PLAN

Lighting is intended to provide safety and convenience lighting only. Highlighting pedestrian access points, pathway and landscape lighting shall be located to provide minimal light spread. Doorways and porches shall be lit by recessed downlights. Sidewall mounted path lighting lights steps while downward pointing wall mounted light fixtures provide general path lighting. The mail box and parking area will have a post mounted light fixture, highlighting the start of the site steps.

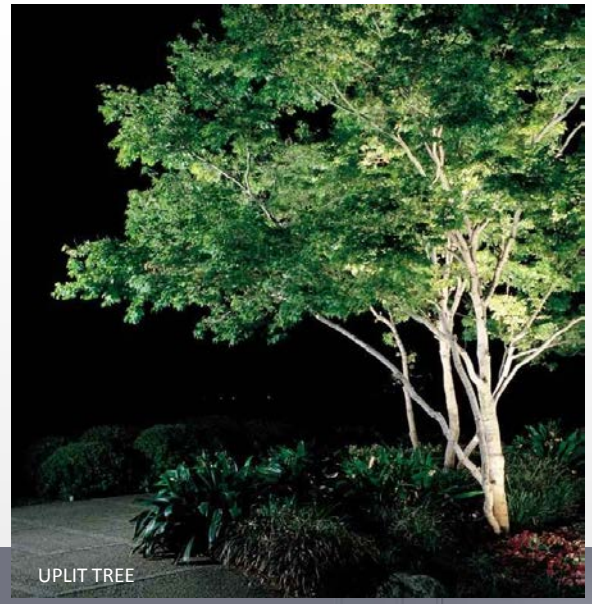
Uplighting of specific trees provide general landscape lighting where landscaping is thicker and small pedestal type cast low level lighting along walkways.

Existing street and alley cobra style lighting remain to light the right-of-way.


WALL MOUNTED FIXTURE

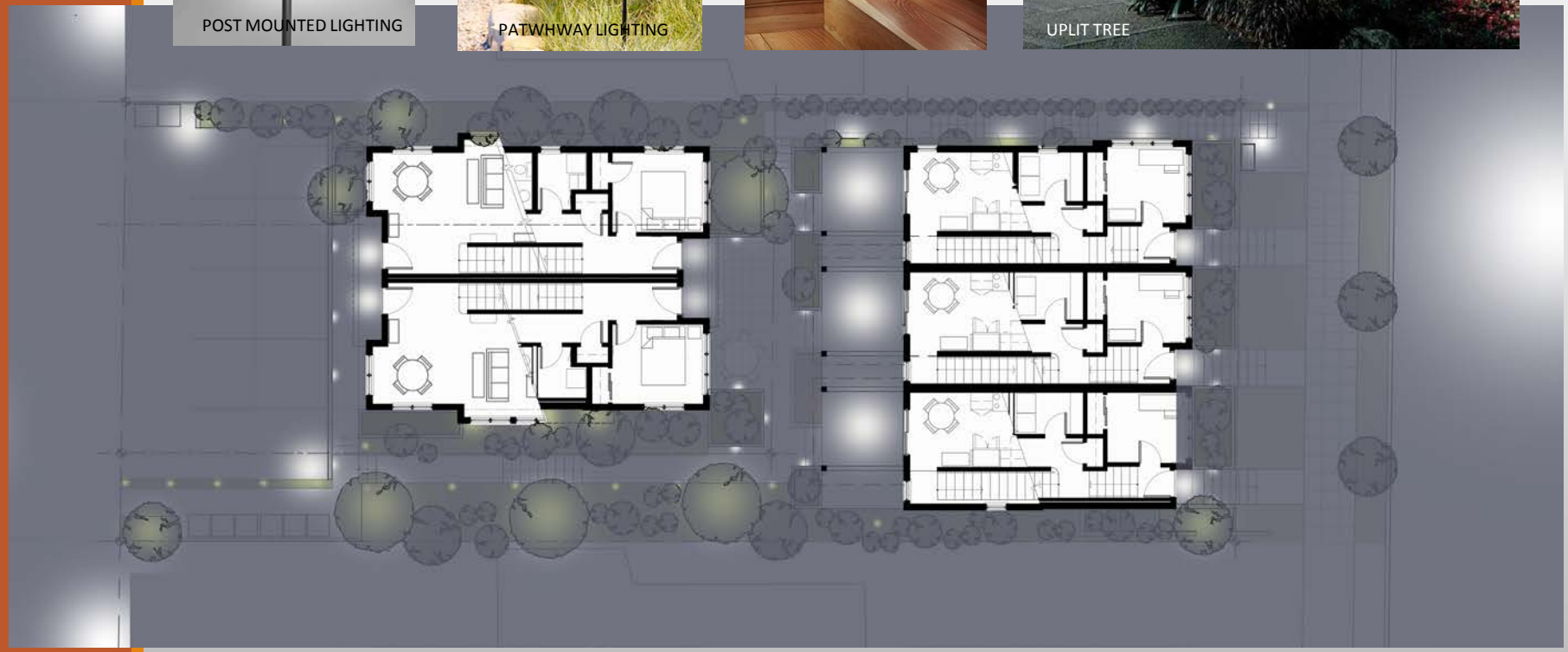

RECESSED FIXTURE


SIDEWALL FIXTURE


UPLIT TREE


POST MOUNTED LIGHTING


PATWHWAY LIGHTING



ARCHITECTURAL CONCEPT

INSPIRATION IMAGES

The intent of the project is to provide a residentially scaled project that compliments the neighborhood, picking up cues from the existing structures. Houses in the neighborhood have a predominance of ganged windows, pitched roofs, porches, and a combination of painted traditional siding.

KEY DESIGN GUIDELINES

CS1 Natural Systems and Site Features
- C. Topography

CS2 Urban Pattern and Form
- C. Relationship to the block

CS3 Architectural Context and Character
- A. Emphasizing Positive Neighborhood Attributes

PL3 Street Level Interaction
- C. Residential Edges

DC2 Architectural Concept
- D. Scale and Texture

DC4 Materials
- A. Exterior Elements and Finishes

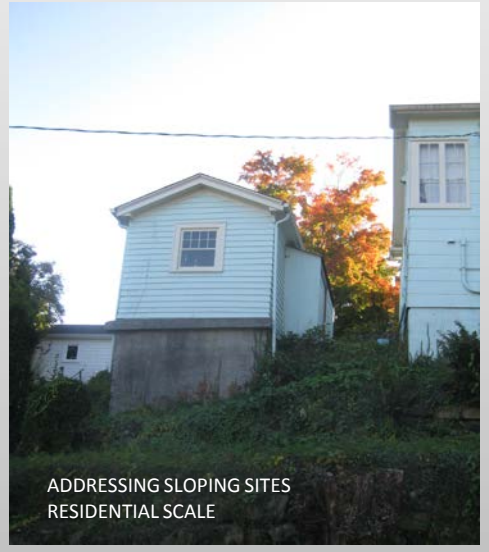

CONTEMPORARY INTERPRETATION OF TRADITIONAL FORMS AND MATERIALS


RESIDENTIAL SCALE AND MATERIALS


SITE ACCESS WITH STEEP TOPOGRAPHY


RESIDENTIAL MATERIALS AND FORMS

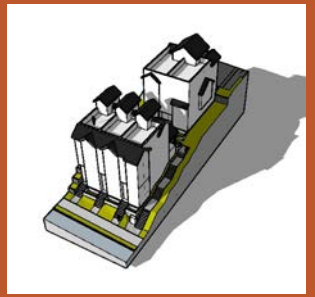

MIDBLOCK STRUCTURE WITH POSITIVE RESIDENTIAL CHARACTER


ADDRESSING SLOPING SITES
RESIDENTIAL SCALE


CLEAR RESIENTIAL ENTRIES

ARCHITECTURAL CONCEPT

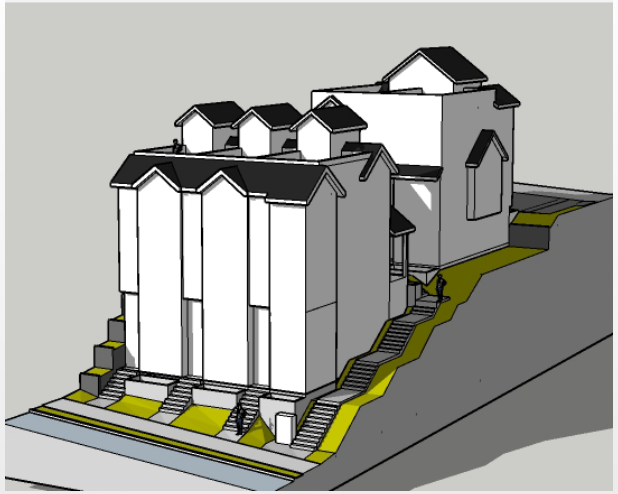
MASSING



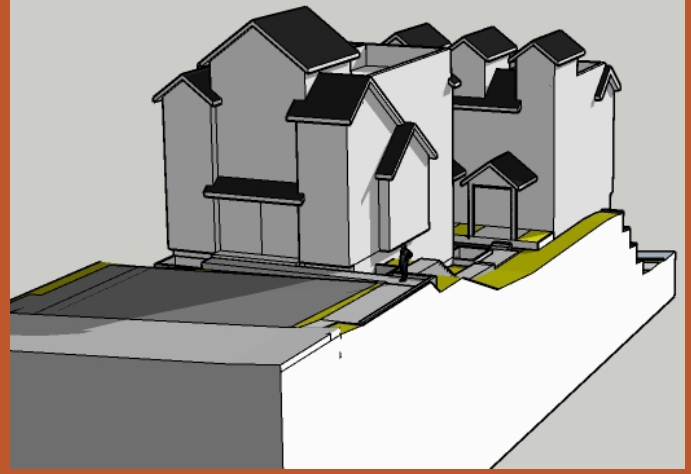
The design strives to provide a residential and human scale, working with the topography. Overhangs, changes in plane, and pitched rooflines add to the site experience.

LOOKING UP THE STAIRS TOWARDS THE SITE FROM FOURTH AVE

LOOKING SE TOWARDS THE PROJECT



ALLEY VEW FROM ABOVE



LOOKING NE TOWARDS SITE

VIEW OF THE SITE LOOKING NORTH

ARCHITECTURAL CONCEPT
ELEVATIONS

Materials

Painted fiber cement panels Board and Batten

Painted fiber cement Shingle

Painted trim

Black vinyl windows

Asphalt composition roofing

Black metal gutters & downspouts

Exposed concrete

ARCHITECTURAL CONCEPT

SITE ELEVATIONS

Creating a variety of modulation, window patterns, and rooflines help fit into the neighborhood.

Varied materials and different roof rooflines give the project the sense of being one building.

Lush planting surround the buildings.

PROJECTION WINDOW

SOUTH SITE ELEVATION (SITE A TO LEFT)

ARCHITECTURAL CONCEPT

SITE ELEVATIONS

Side elevations mimic existing hillside homes with varied windows, steep sloped rooflines, projections, and porches.

NEARBY HOUSE

NORTH SITE ELEVATION (SITE B TO RIGHT)

ARCHITECTURAL CONCEPT
ELEVATIONS

Bioretention planters are located throughout the site and are integrated into the landscaping. The intent is to integrate them into the overall site to enhance entrances and define spaces.


BIORETENTION PLANTER


COURTYARD FACING ELEVATION
SITE A


COURTYARD FACING ELEVATION
SITE B

ARCHITECTURAL CONCEPT

SITE ELEVATIONS

Access to the site from Fourth will be up a concrete stair. Several examples exist in the neighborhood, many of which are simple, concrete stairs with metal railings. The stairway is meant to be clear, simple access to the center or the site. The entrance, via the stairway, leads to the communal courtyard, which allows access to all units.

Addresses are meant to be subtle and plain. Mail is accessed off a concrete path to the stairs.

HOUSE TO SOUTH OF SITE

HOUSE TO NORTH OF SITE

ADDRESS NUMBERS IMPRINTED INTO CONCRETE

CONCRETE SITE STEPS

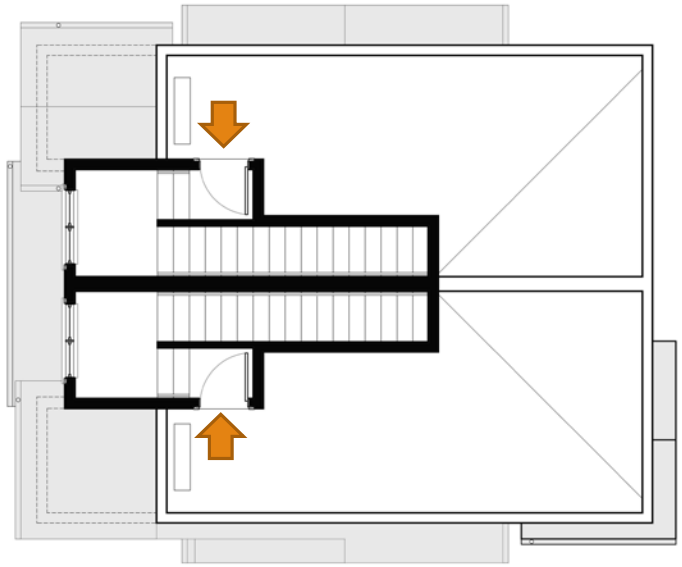
FOURTH AVENUE ELEVATION

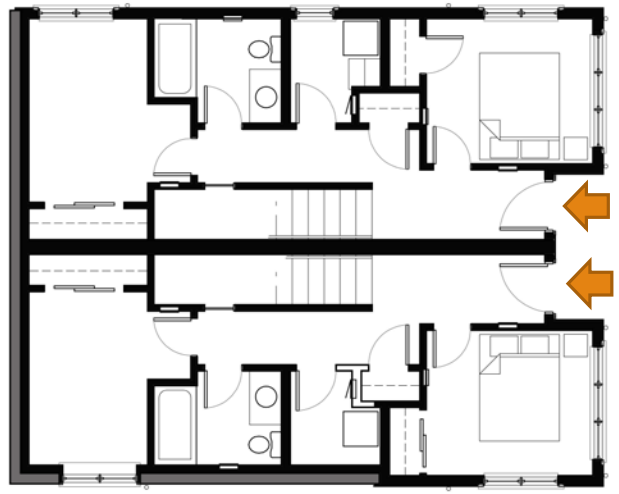
ARCHITETURAL CONCEPT

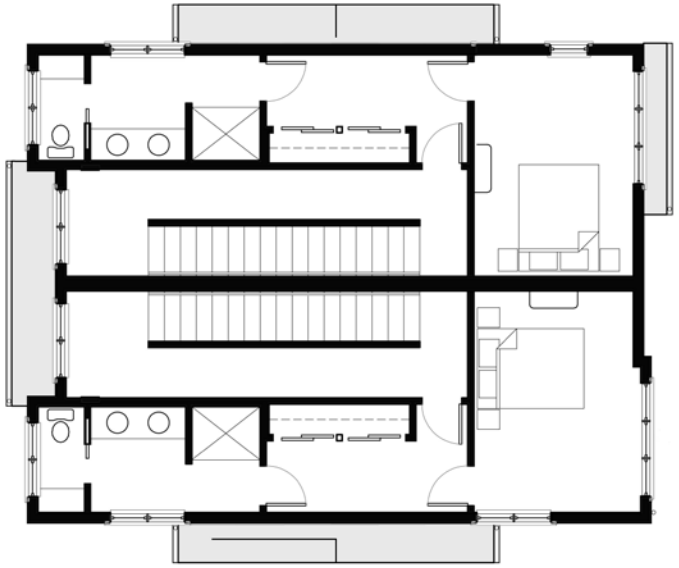
UNIT PLANS

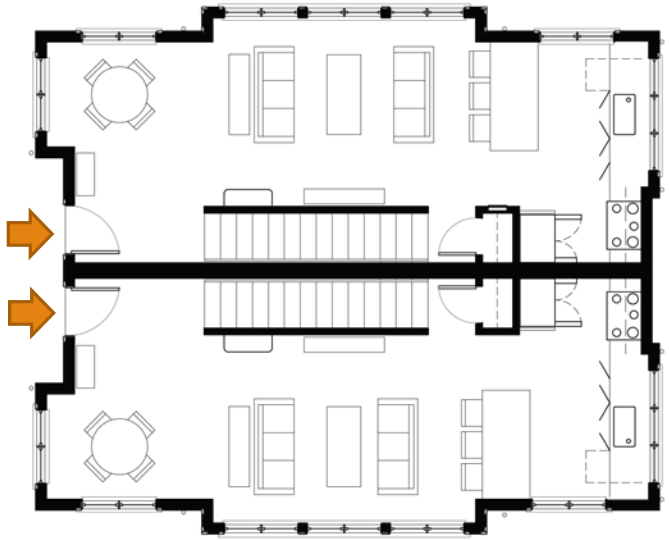
Each unit is three stories with rooftop deck access. The units are three bedroom, two bath and approximately 1500sf.

Dining rooms are at grade facing the alley while the kitchens overlook the courtyard. Rooftop decks and upper levels will capture the views of the city while maintaining privacy from neighbors.









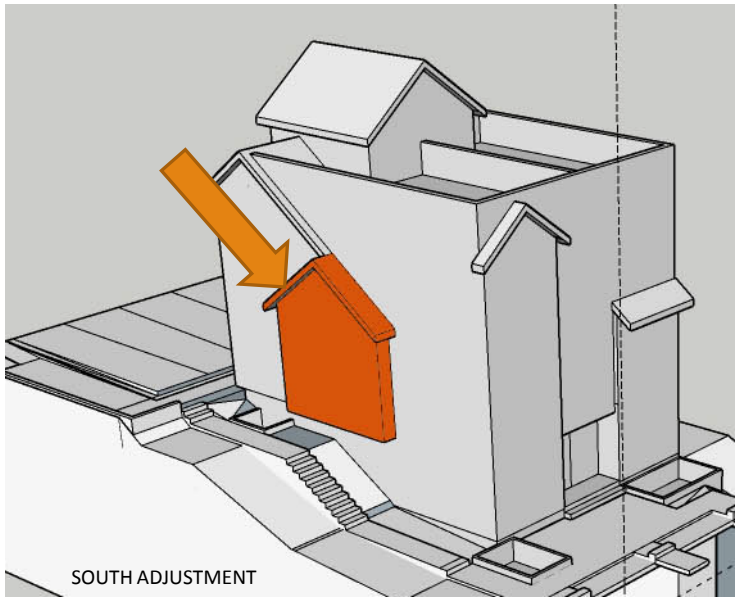
ADJUSTMENTS

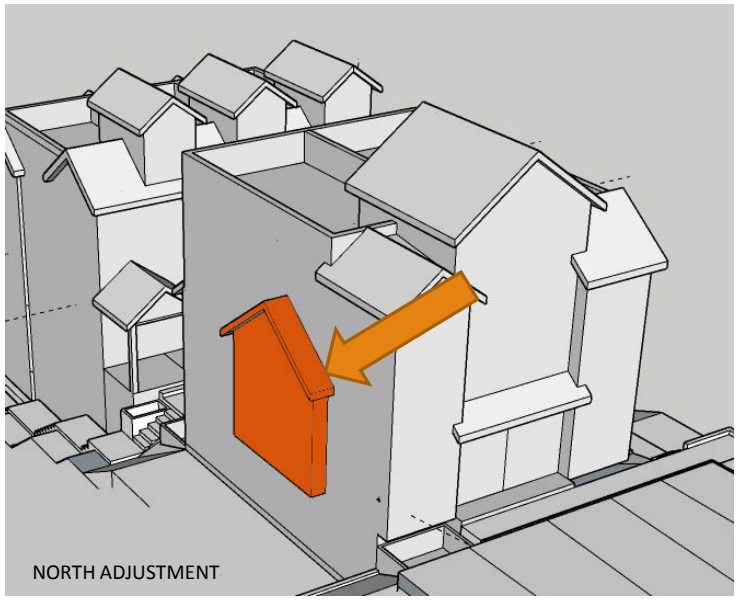
Two adjustments are requested. The adjustments are the same on each of the north and south facing facades.

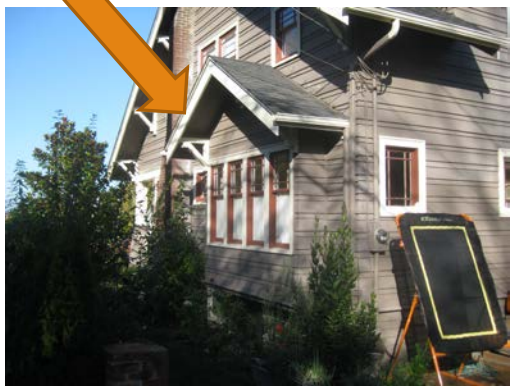
Each adjustment is a 1’-8”x18’-0(27sf) encroachment into the side setback. The encroachments are one story tall, with a pitched roof. The eave of the roof extends another 12” into the setback.

The adjustments provide for massing modulation consistent with existing structures in the neighborhood. The modulation maintains a minimum of 36” from property lines, allowing up to 25% of fenestration. The intent is to maximize the fenestration in a similar fashion as shown in images, right.

Images right show examples of nearby existing structures with side facing protruding bays, similar to those proposed.







SCALE DESIGN