

APPLICATION FOR STREAMLINED DESIGN REVIEW GUIDANCE

PROPERTY ADDRESS: 2214 12th Avenue W

PROJECT NUMBER: 3032191-EG

OWNER/LESSEE NAME: Barcelo Homes Inc

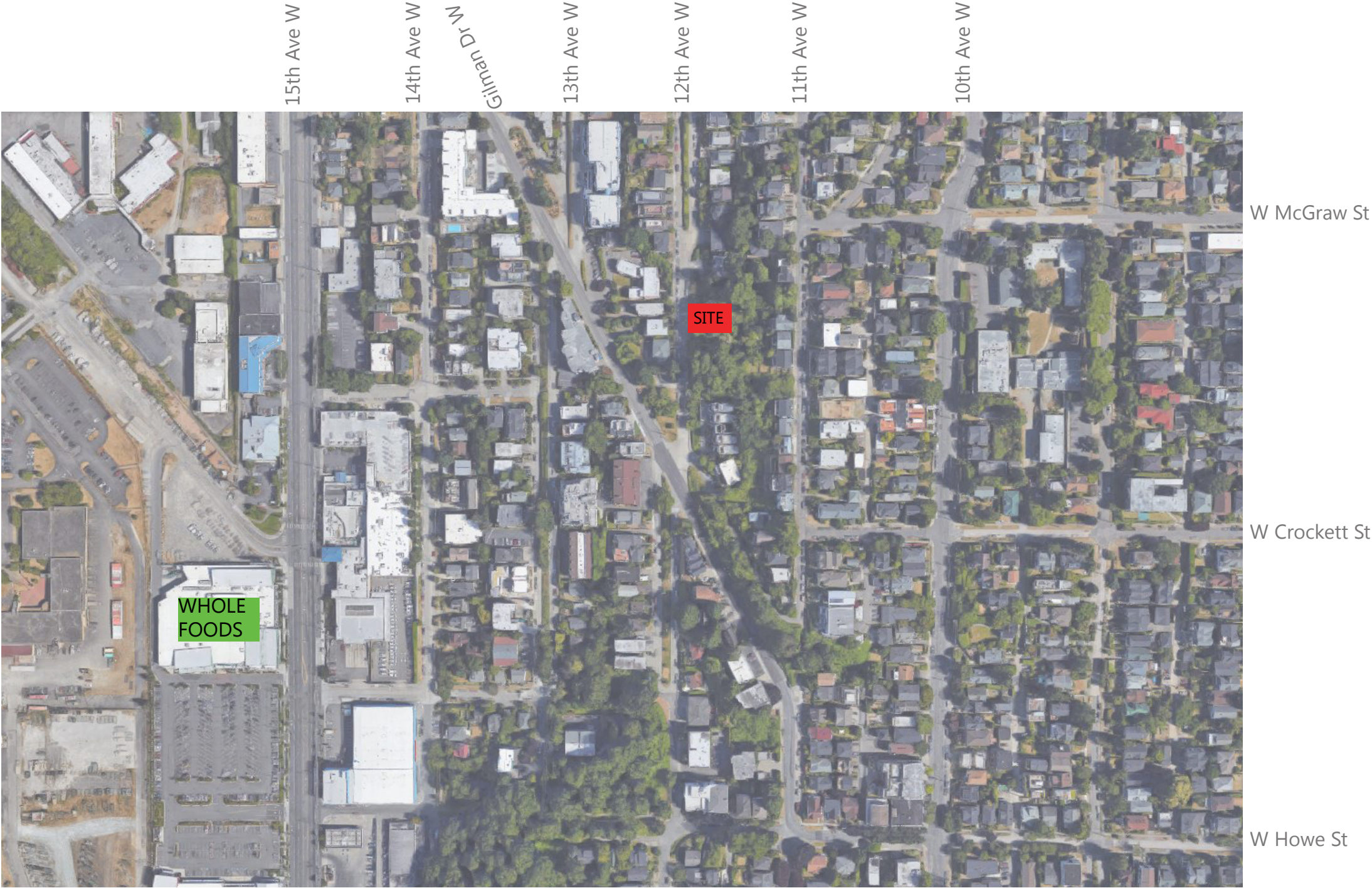
CONTACT PERSON: George Ostrow
VELOCIPEDe architects inc
3104 Western Ave # 102
Seattle, WA 98121
206.529.9356
george@velocipede.net

APPLICANT NAME: George Ostrow

DESIGN PROFESSIONAL: VELOCIPEDe architects inc
3104 Western Ave # 102
Seattle, WA 98121
206.529.9356
george@velocipede.net



CONTEXT
AERIAL IMAGE

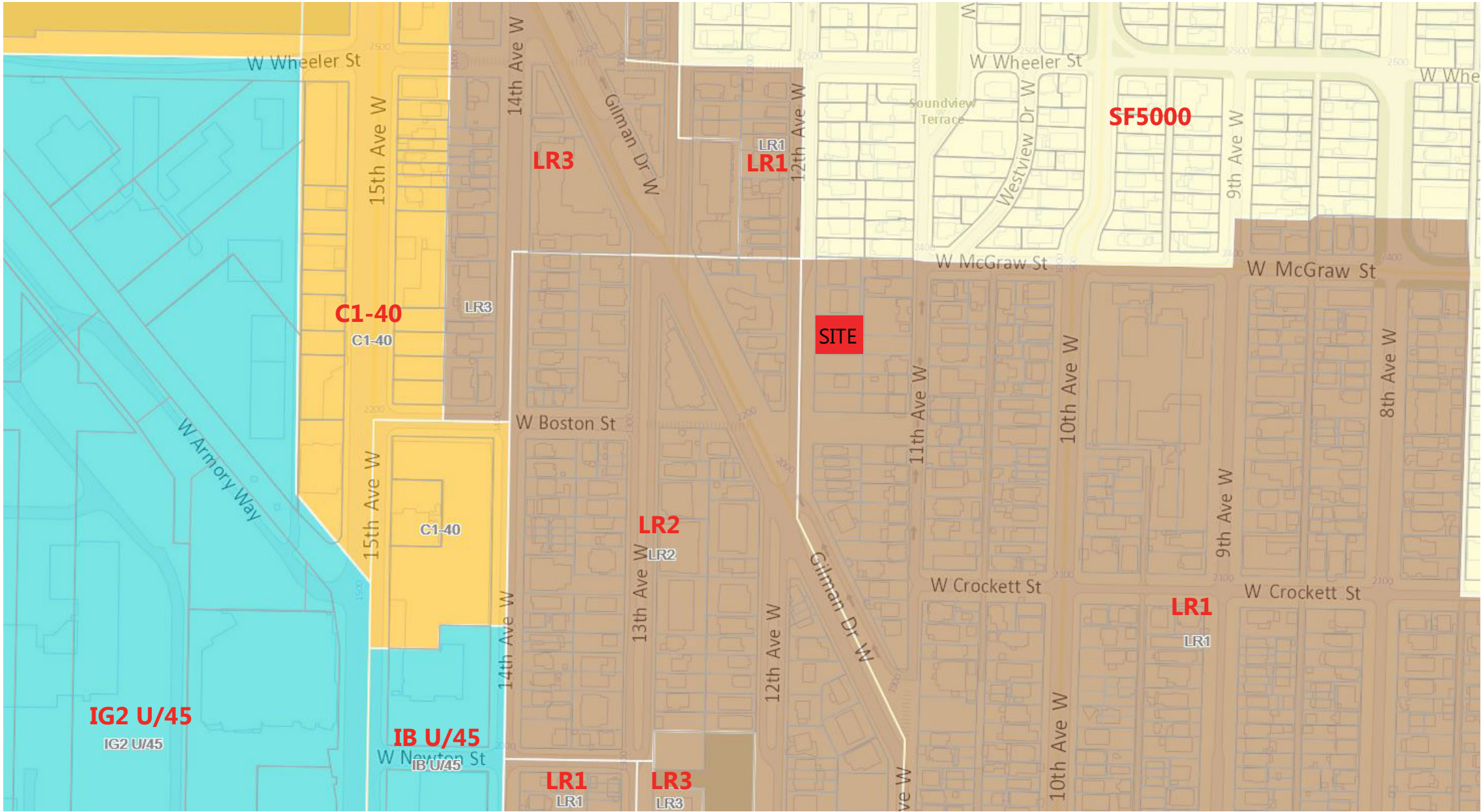


AERIAL PHOTOGRAPH FROM GOOGLE MAPS



CONTEXT

ZONING

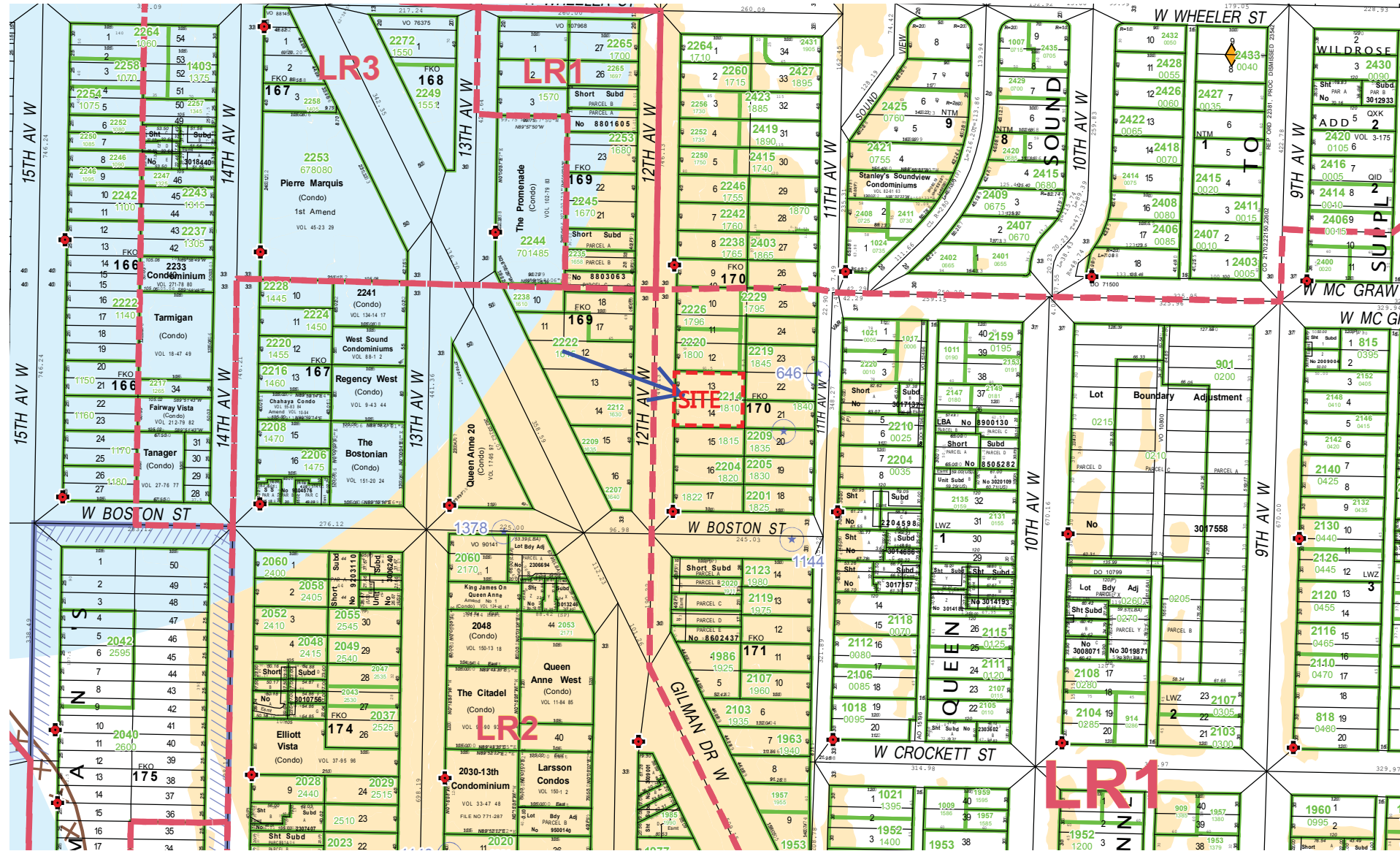


ZONING MAP FROM SDCI GIS



CONTEXT

KROLL MAP

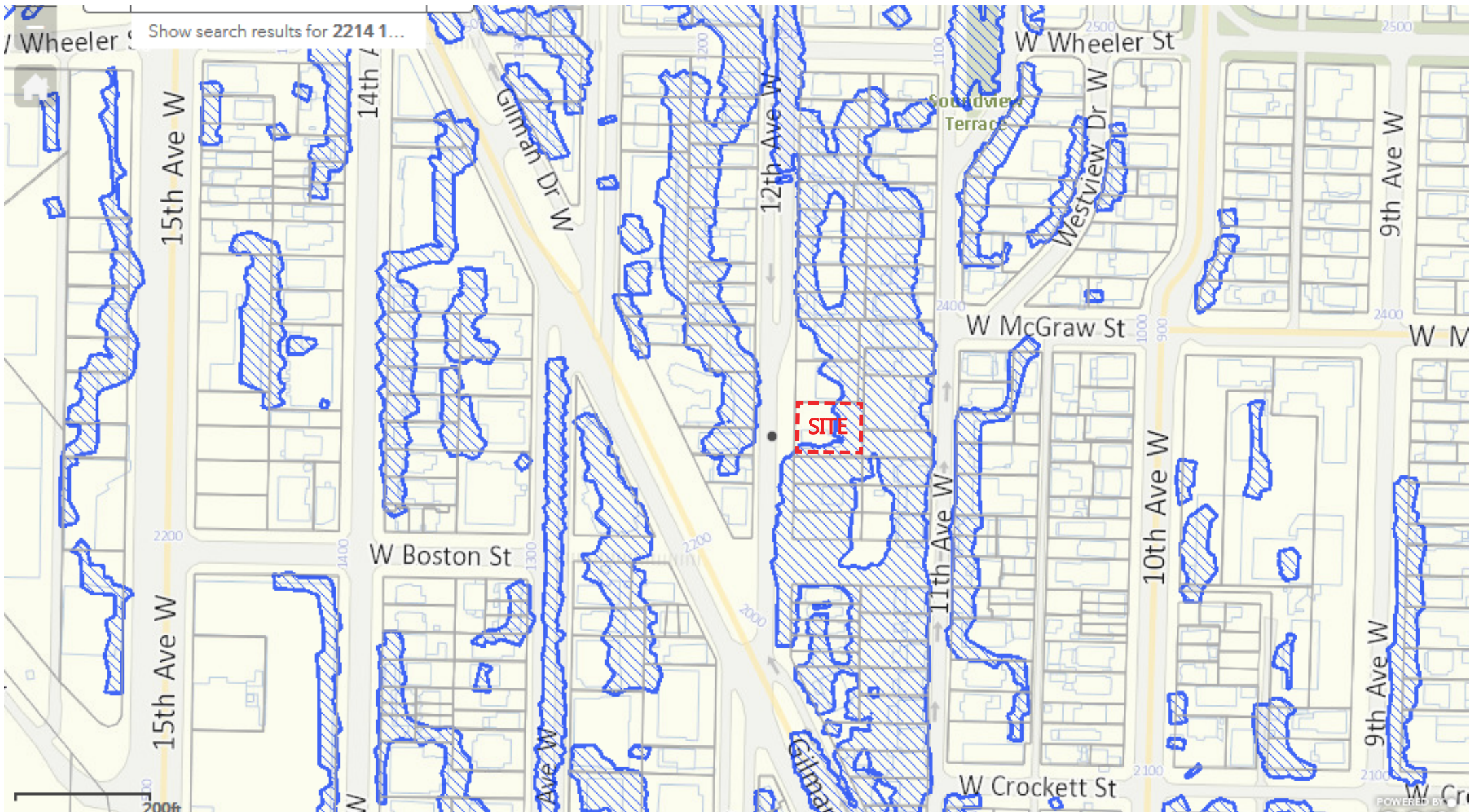


PARTIAL MAP FROM KROLL MAP PAGE 87



CONTEXT

STEEP SLOPE



STEEP SLOPE LAYER FROM SDCI GIS



CONTEXT

STREET CHARACTER



W WHEELER ST

12TH AVENUE W, EAST SIDE OF STREET



SITE

GILMAN DRIVE W

LEGAL DESCRIPTION

LOT 13 AND 14, BLOCK 170, GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

PER RECORD OF SURVEY (R2) CENTERLINE OF W WHEELER ST BEARS N 89°01'49"E BETWEEN FOUND TACK & LEAD.

REFERENCES

- R1. RECORD OF SURVEY, VOL. 156, PG. 048. RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 314, PG. 167. RECORDS OF KING COUNTY, WASHINGTON.
- R3. TOPOGRAPHIC SURVEY BY CHADWICK & WINTERS, PROJECT #99-2413R DATED 4/09/12.

VERTICAL DATUM

NAVD 88 PER CITY OF SEATTLE BENCHMARK SNV-5172
2" BRASS CAP STAMPED COS 5172 SET AT NW COR OF 10TH AVE
W & W McGRAW ST, 0.5' SE OF THE ANGLE PT, ELEVATION=294.374'

SURVEYOR'S NOTES

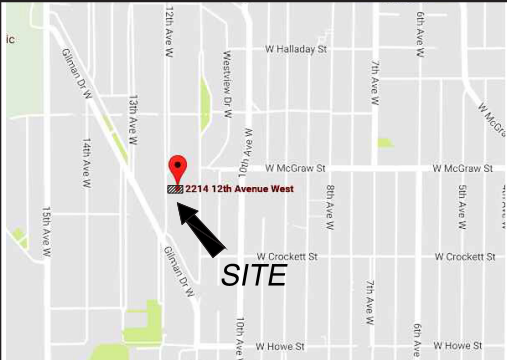
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN NOVEMBER OF 2017. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 277160-1810
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 8,007 S.F. (0.18 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

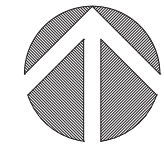
	AREA DRAIN		BLDG		BUILDING
	CENTERLINE ROW		BLDG CENTER CHANNEL		CATCH BASIN
	CONCRETE SURFACE		CITY OF SEATTLE		CONCRETE CORNER
	DECK		CORNER		DECIDUOUS
	FENCE LINE (WOOD)		ELEVATION		EVERGREEN
	GAS LINE		FINISH FLOOR		LAND SURVEYOR NUMBER
	GAS METER		MONUMENT		OVERHEAD POWER
	GUY ANCHOR		OVERHEAD POWER		TRANSMISSION LINE
	MONUMENT IN CASE (FOUND)		POWER POLE		PROPERTY
	NAIL AS NOTED		RECORD DATA		SANITARY SEWER MANHOLE
	POWER METER		SEWER MANHOLE		
	POWER (OVERHEAD)		STORM CATCH BASIN		
	POWER POLE W/ LIGHT		STORM DRAIN LINE		
	REBAR AS NOTED (FOUND)		TELEPHONE (OVERHEAD)		
	REBAR & CAP (SET)				
	ROCKERY				
	SEWER LINE				
	SEWER MANHOLE				
	STEEP SLOPE AREA				
	STORM CATCH BASIN				
	STORM DRAIN LINE				
	TELEPHONE (OVERHEAD)				
	TREE (AS NOTED)				
	WATER LINE				
	WATER METER				

VICINITY MAP

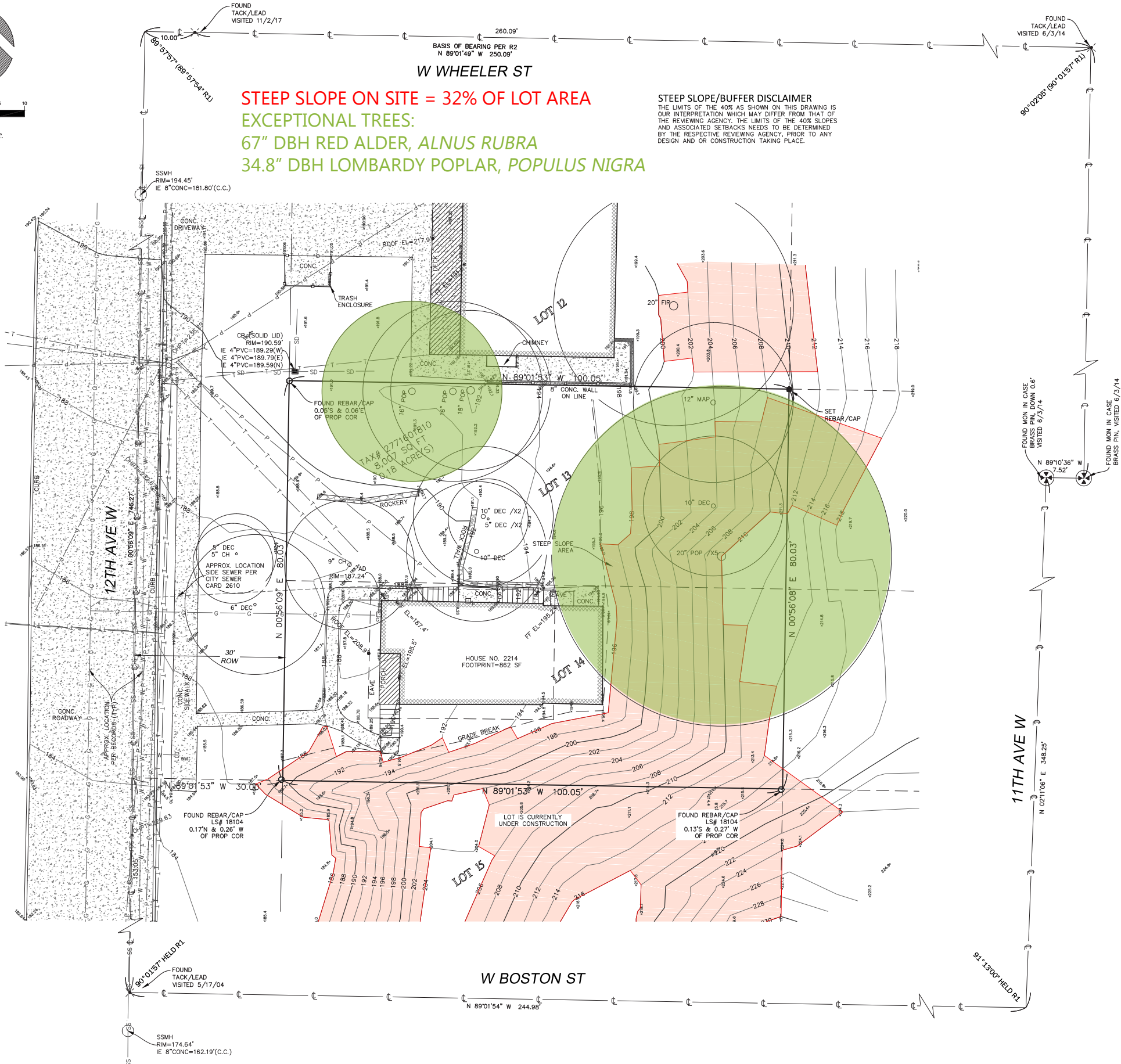
N.T.S.



TOPOGRAPHIC & BOUNDARY SURVEY



(IN FEET)
1 INCH = 10 FT.



STEEP SLOPE ON SITE = 32% OF LOT AREA
EXCEPTIONAL TREES:
67" DBH RED ALDER, *ALNUS RUBRA*
34.8" DBH LOMBARDY POPLAR, *POPULUS NIGRA*

STEEP SLOPE/BUFFER DISCLAIMER
THE LIMITS OF THE 40% AS SHOWN ON THIS DRAWING IS OUR INTERPRETATION WHICH MAY DIFFER FROM THAT OF THE REVIEWING AGENCY. THE LIMITS OF THE 40% SLOPES AND ASSOCIATED SETBACKS NEEDS TO BE DETERMINED BY THE RESPECTIVE REVIEWING AGENCY, PRIOR TO ANY DESIGN AND OR CONSTRUCTION TAKING PLACE.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY

NW 1/4 OF SW 1/4 SEC 24, TWP. 25N, RGE 03E, W4M.

PARCEL NO. 277160-1810

BARCELO HOMES

2214 12TH AVE W
SEATTLE, WA 98119XX



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	171489
DATE:	11/14/17
DRAFTED BY:	TLR
CHECKED BY:	SRM
SCALE:	1"= 10'
REVISION HISTORY	
SHEET NUMBER	1 OF 1

PROPOSAL

The development objectives of this project are to design and construct four new three-story townhouse units and one three-story single family house, all with roof top decks. Five parking stalls will be provided in an open garage under the single family house at the rear of the site with driveway access from the street. The existing unoccupied single family house will be removed.

NUMBER OF RESIDENTIAL UNITS:	5
STRUCTURE HEIGHT:	30'
NUMBER OF PARKING STALLS:	5

PARCEL NUMBER:
277160-1810

LEGAL DESCRIPTION:
LOT 13 AND 14, BLOCK 170, GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

ANALYSIS OF CONTEXT

The site is located in an area zoned LR1 halfway up the west slope of Queen Anne Hill from the Interbay commercial strip on 15th Avenue W. Nearby zoning includes LR2, LR3, SF5000. The neighborhood is currently a mix of single family homes, townhouses and apartments. The pattern of development along the hill is long slot buildings oriented toward the view to the west and south.

The site topography is relatively level at the existing house site, with a mapped ECA steep slope to the south and east. There are several trees on-site and two exceptional trees.

ADDRESS:	2214 12th Avenue W
LOT SIZE:	8000 square ft
ZONING:	LR1
OVERLAY:	None
PARKING REDUCTION AREA:	50% reduction allowed for frequent transit

DESIGN APPROACH

The approach to the design of these townhouses is characterized by the goal of providing livable infill density that responds to the site and its surroundings. The buildings are sited to provide a livable multifamily complex that minimizes intrusion into the steep slope.

The buildings are oriented to address the street and view with large windows and entrances on 12th Avenue W. Bioplayers and landscaping provide foliage and a transition element to the entrances of the homes. Facades are articulated in volume, texture and color to provide visual interest and a layered building mass. The open space between the two structures provides a courtyard and common entry to both the east and west structures. Roof decks overlooking the view provide private outdoor space for the residents. Parking is provided behind the west units out of sight from the street.

SITE PLAN

AS PROPOSED:
5 UNITS
5 PARKING STALLS
8673 FAR

2 EXCEPTIONAL TREES
REMOVED

30% ENCROACHMENT
INTO STEEP SLOPE

LEGEND:

UNIT FOOTPRINTS

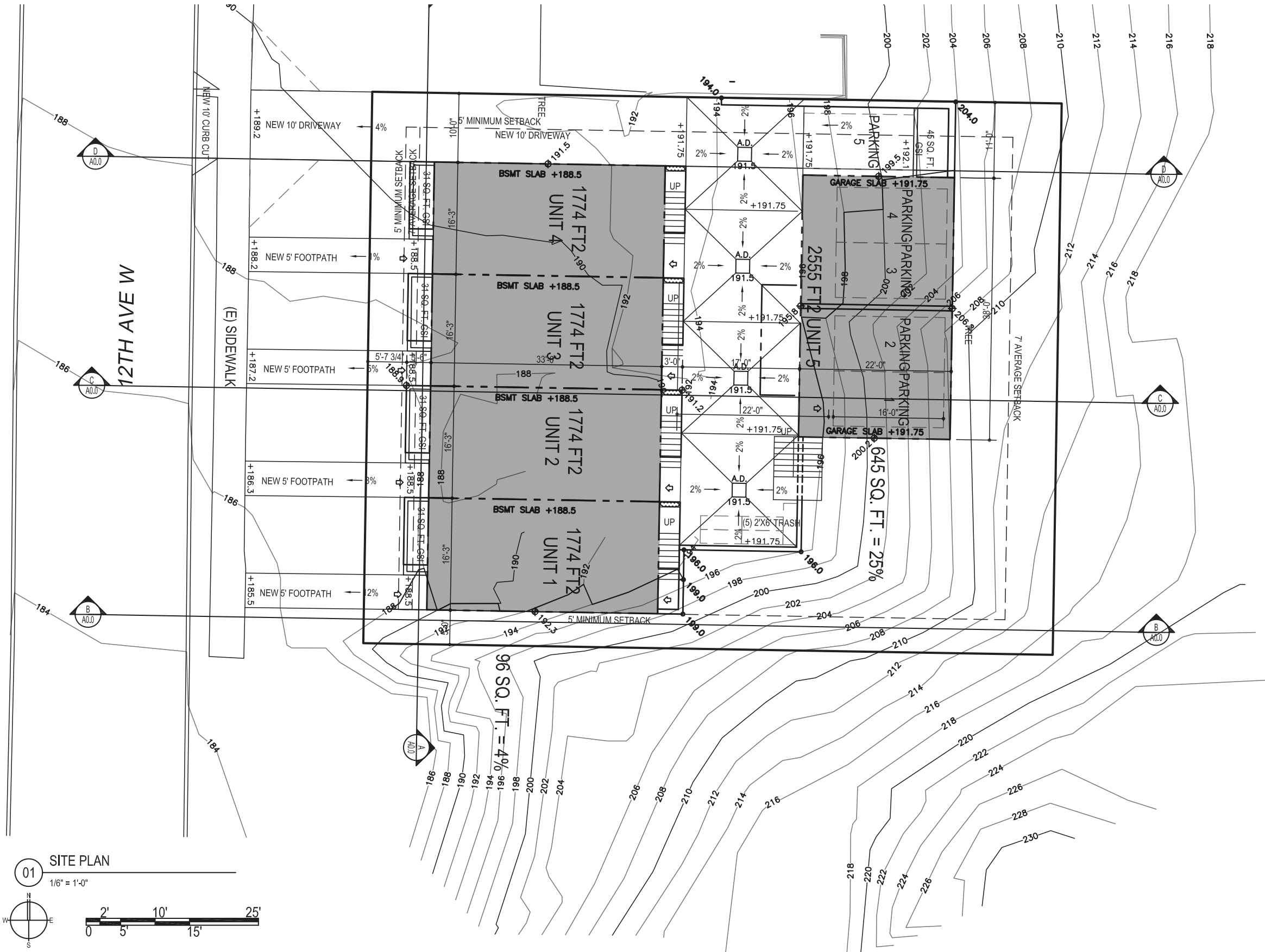


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IN VOLUME 5 OF PLATS, PAGE 93, IN
KING COUNTY, WASHINGTON.



SITE PLAN

AS PROPOSED:
DRIVEWAY AND
PARKING

LEGEND:

DRIVEWAY



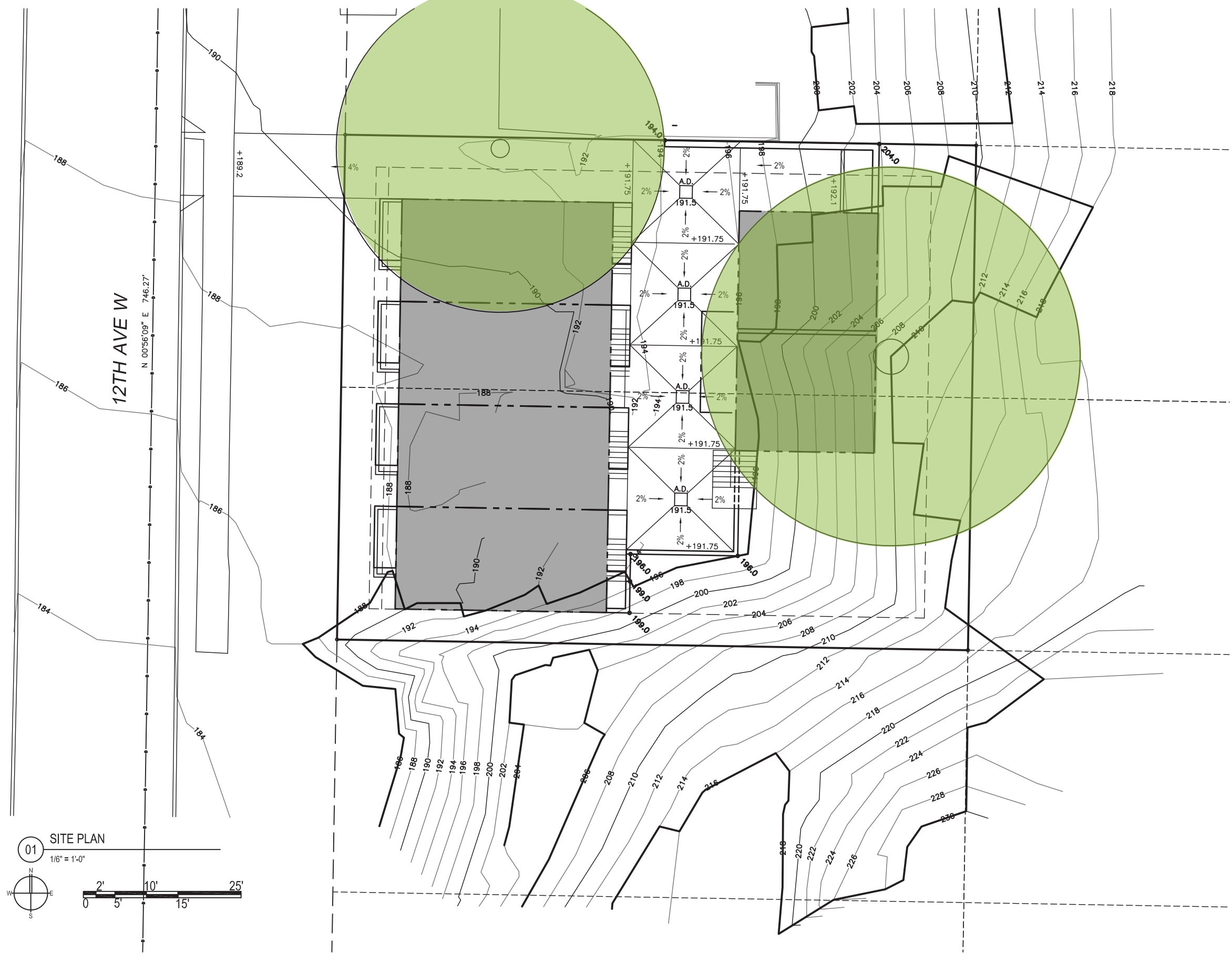
PARKING



SITE PLAN
EXCEPTIONAL TREES

LEGEND

TREE PROTECTION
ZONE



SITE PLAN ALTERNATE

EXCEPTIONAL TREE
DEVELOPMENT STANDARD
ADJUSTMENT

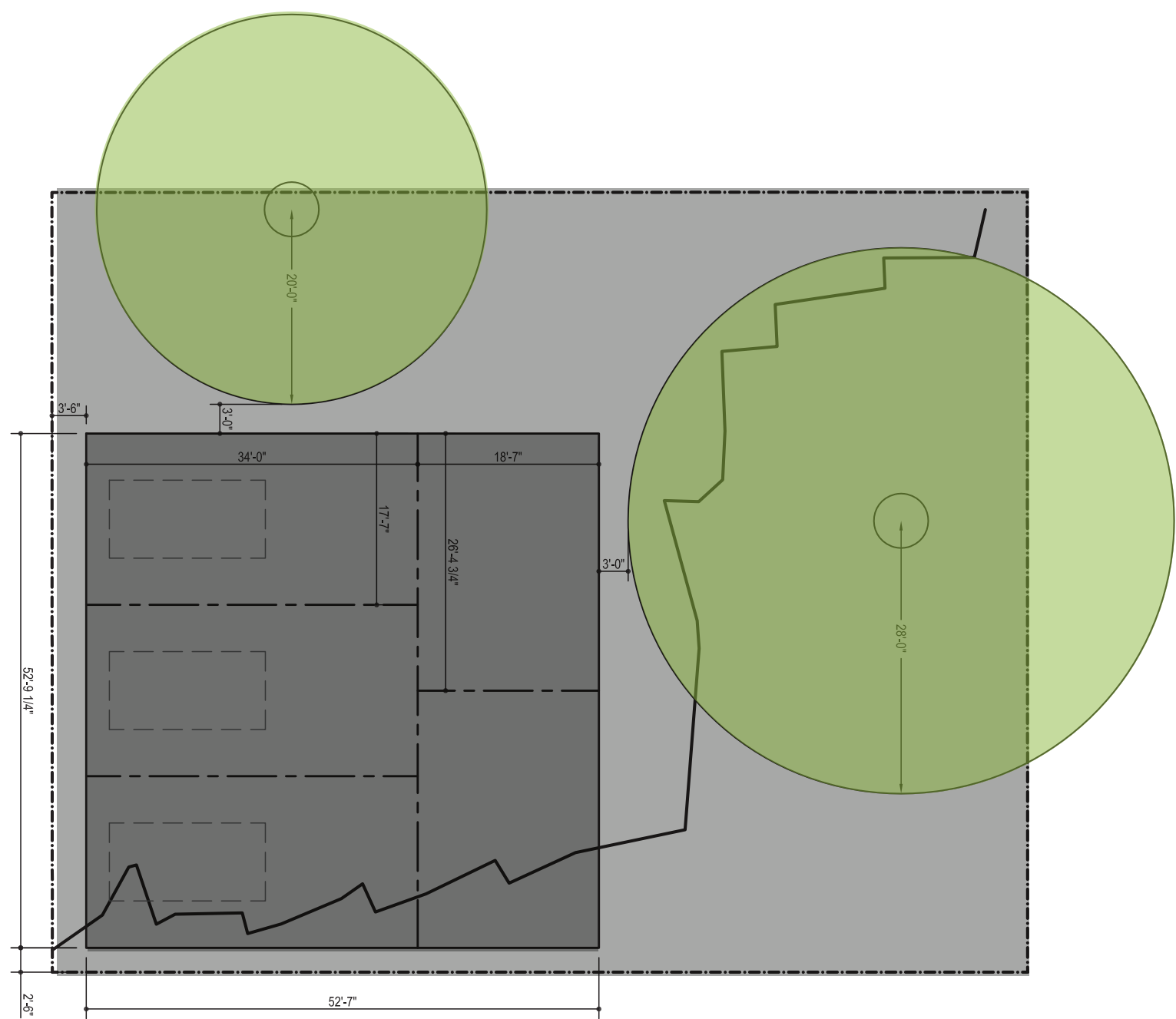
23.41.018.D.4.a:
SETBACK REDUCTION 50%

25.11.070.A.3.b:
PARKING QUANTITY
REDUCTION

FAR: 6735 FT2
PARKING: 3 STALLS

LEGEND

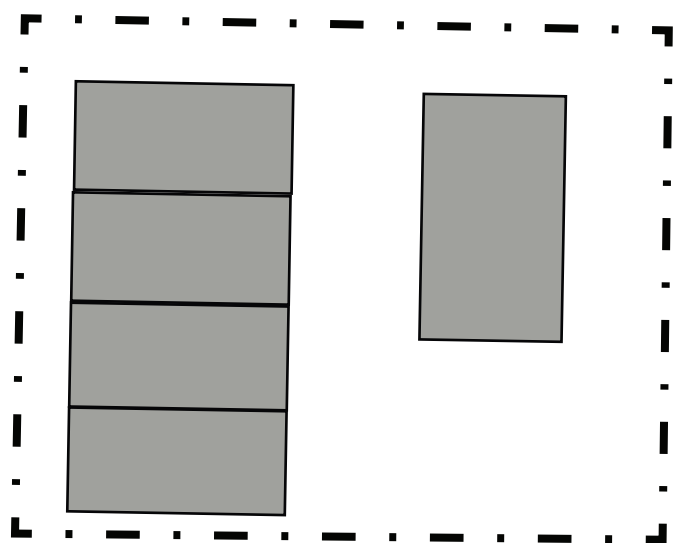
TREE PROTECTION
ZONE



$1/16'' = 1'-0''$

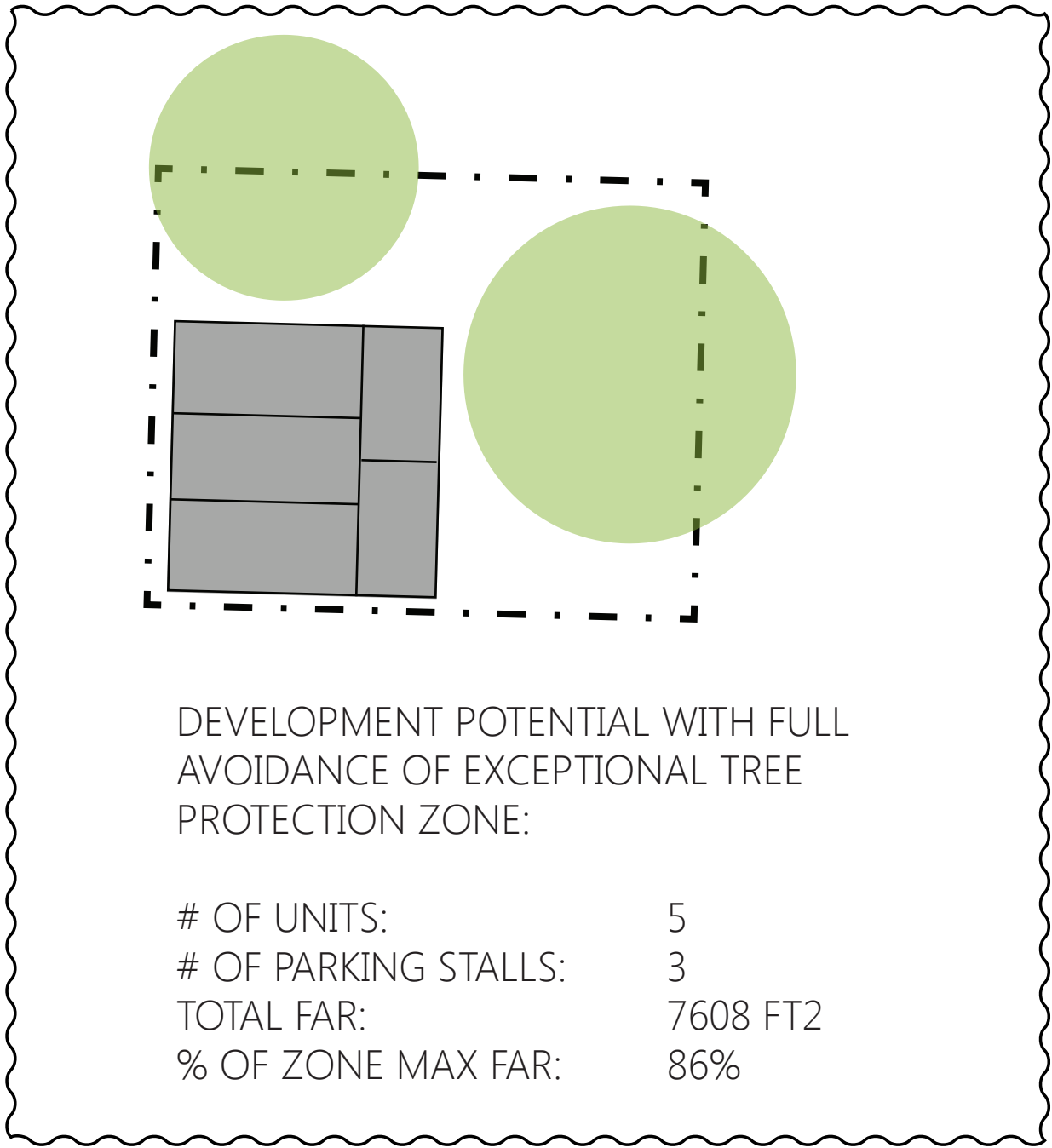
FLOOR AREA DEVELOPMENT ANALYSIS

DEVELOPMENT POTENTIAL OF SITE COMPARED WITH DEVELOPMENT
POTENTIAL WITH FULL AVOIDANCE OF EXCEPTIONAL TREE PROTECTION ZONES



SITE DEVELOPMENT POTENTIAL,
PROPOSED:

# OF UNITS:	5
# OF PARKING STALLS:	5
TOTAL FAR:	8673 FT2
% OF ZONE MAX FAR:	99%



DEVELOPMENT POTENTIAL WITH FULL
AVOIDANCE OF EXCEPTIONAL TREE
PROTECTION ZONE:

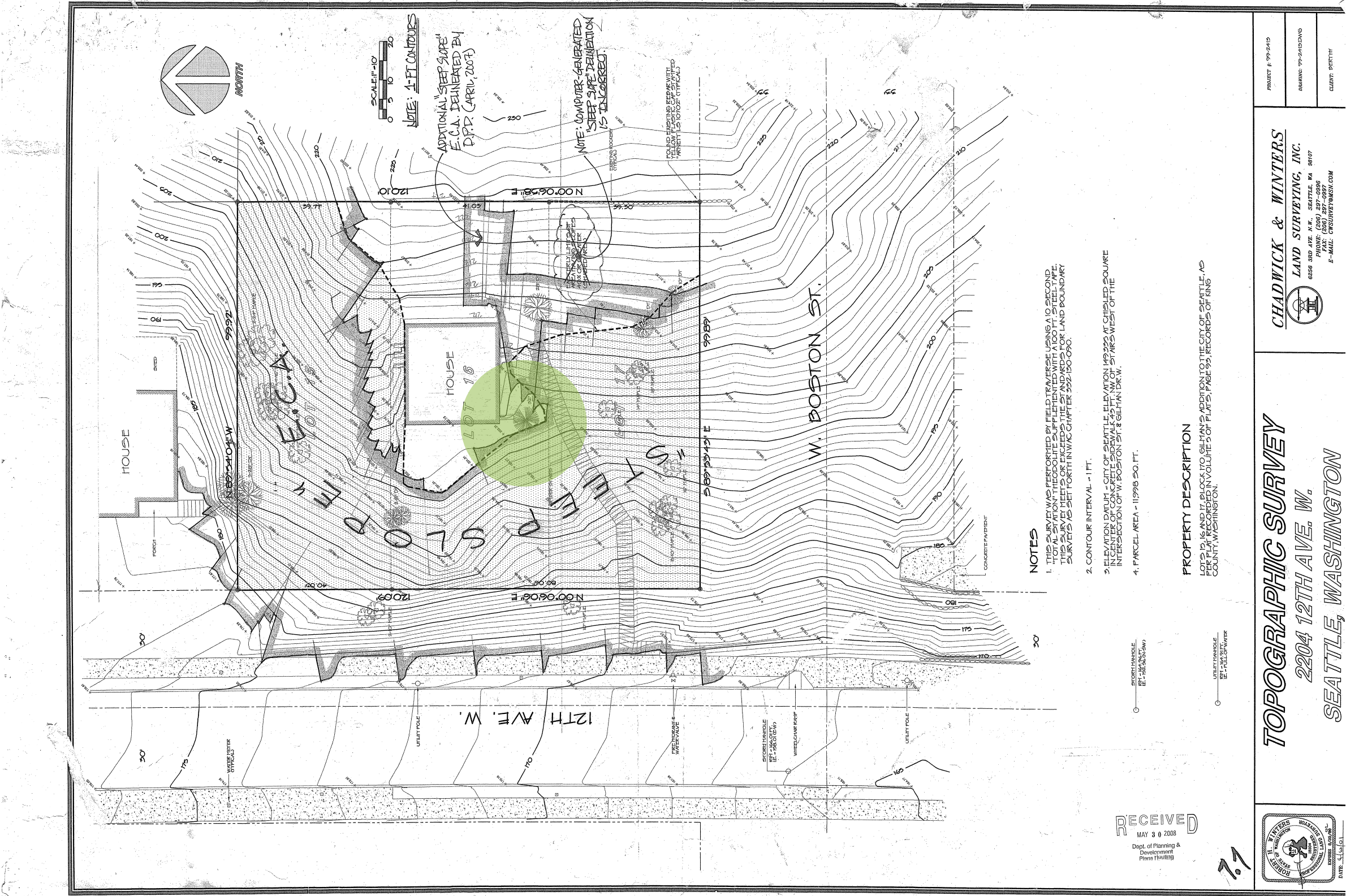
# OF UNITS:	5
# OF PARKING STALLS:	3
TOTAL FAR:	7608 FT2
% OF ZONE MAX FAR:	86%

PRECEDENT
STUDY

2204 12TH AVENUE W
(SOUTH NEIGHBOR)

TOPOGRAPHIC SURVEY
FROM PLAN SET
APPROVED 11/18/2013

(3) 40X100 LOTS (12000 FT2)
1 EXCEPTIONAL TREE
(32" FIR > 30" DOUGLAS FIR)



SITE PLAN

STEEP SLOPES

PROPOSED DEVELOPMENT
COMPARED TO STEEP SLOPE

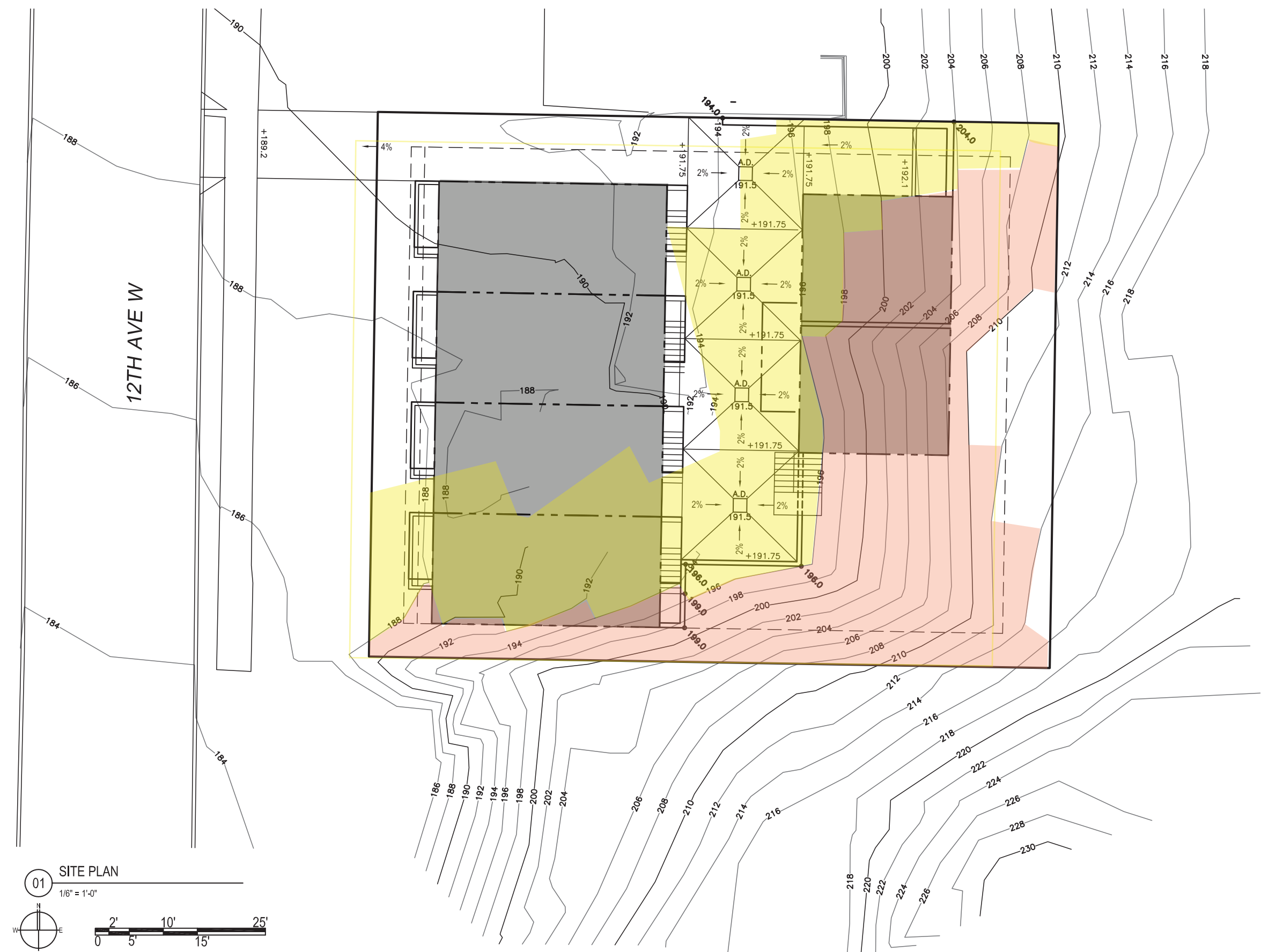
ENCROACHMENT INTO
STEEP SLOPE: 30 %

LEGEND

STEEP SLOPE



15' STEEP
SLOPE BUFFER



SITE PLAN

STEEP SLOPE VARIANCE:

FRONT YARD SETBACK
REDUCTION TO 0'

ENCROACHMENT INTO
STEEP SLOPE: 22 %

LEGEND

STEEP SLOPE



15' STEEP
SLOPE BUFFER



SITE PLAN

STEEP SLOPE VARIANCE:

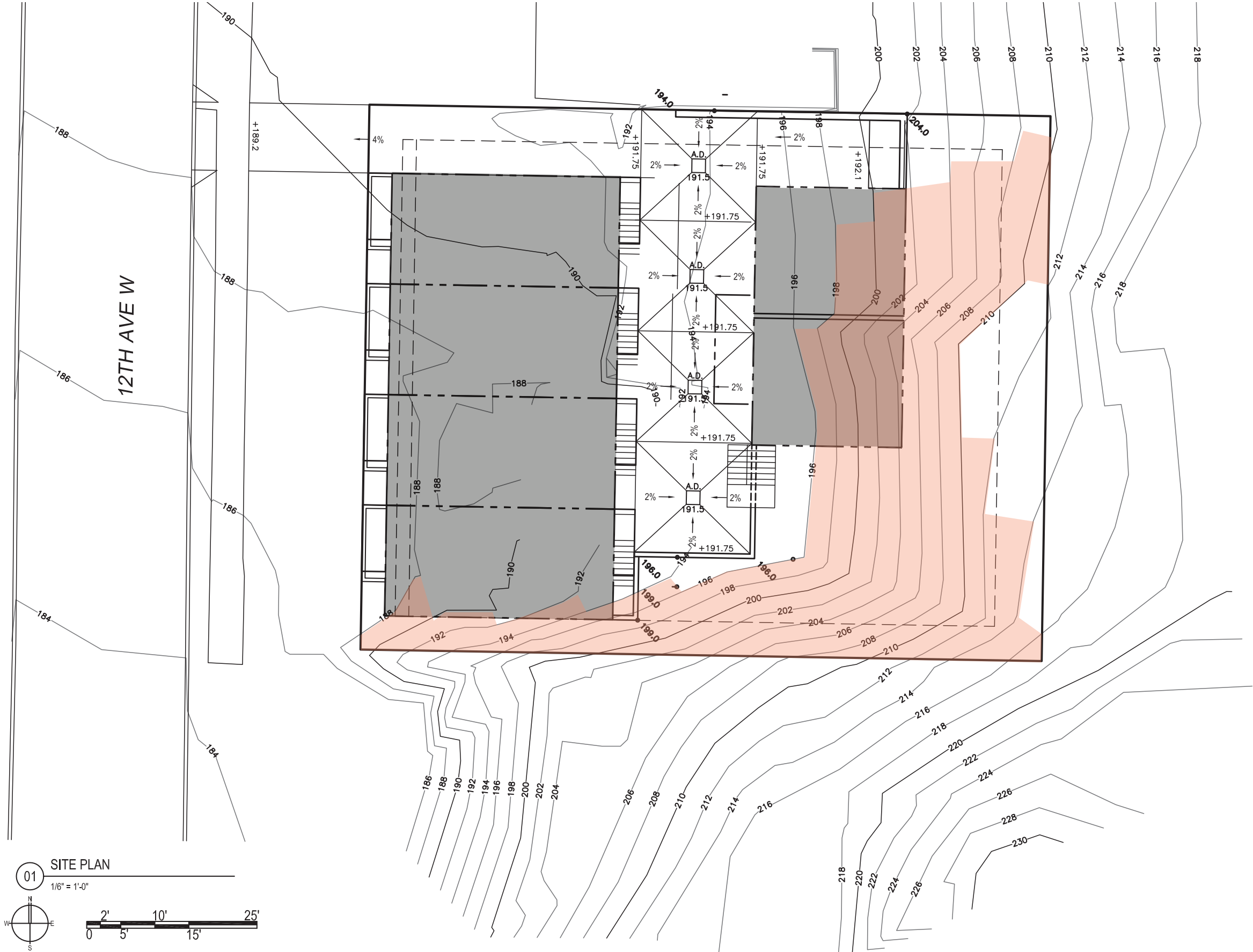
FRONT YARD SETBACK
REDUCTION TO 0'

STEEP SLOPE BUFFER
ELIMINATED

ENCROACHMENT INTO
STEEP SLOPE: 22 %

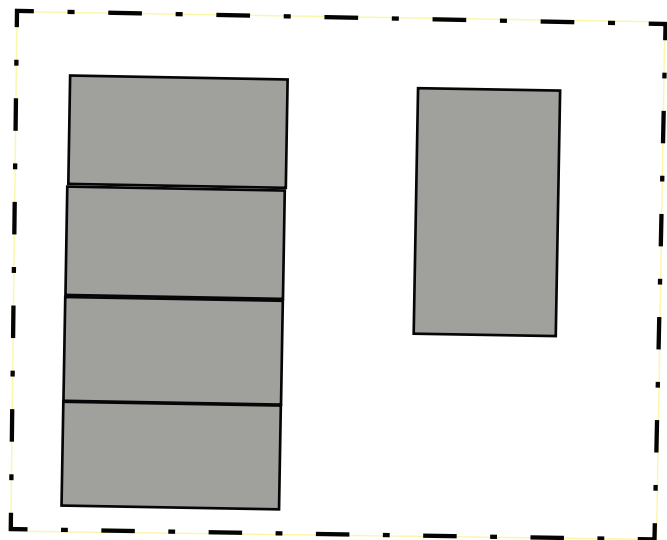
LEGEND

STEEP SLOPE



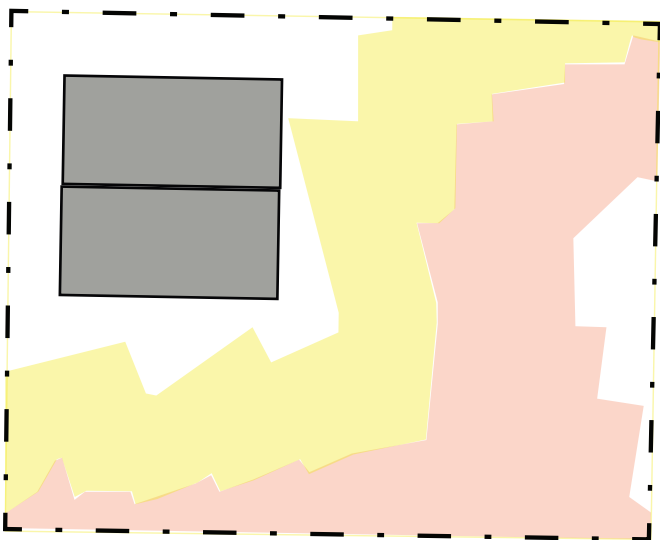
SITE DEVELOPMENT HARDSHIP

DEVELOPMENT POTENTIAL OF SITE COMPARED WITH DEVELOPMENT POTENTIAL IN FULL COMPLIANCE WITH STEEP SLOPE STANDARDS



SITE DEVELOPMENT POTENTIAL, IF NO STEEP SLOPE OR BUFFER ON SITE:

# OF UNITS:	5
# OF PARKING STALLS:	5
TOTAL FAR:	8872 FT2
% OF ZONE MAX FAR:	94%



SITE DEVELOPMENT POTENTIAL IN COMPLIANCE WITH ALL STEEP SLOPE STANDARDS:

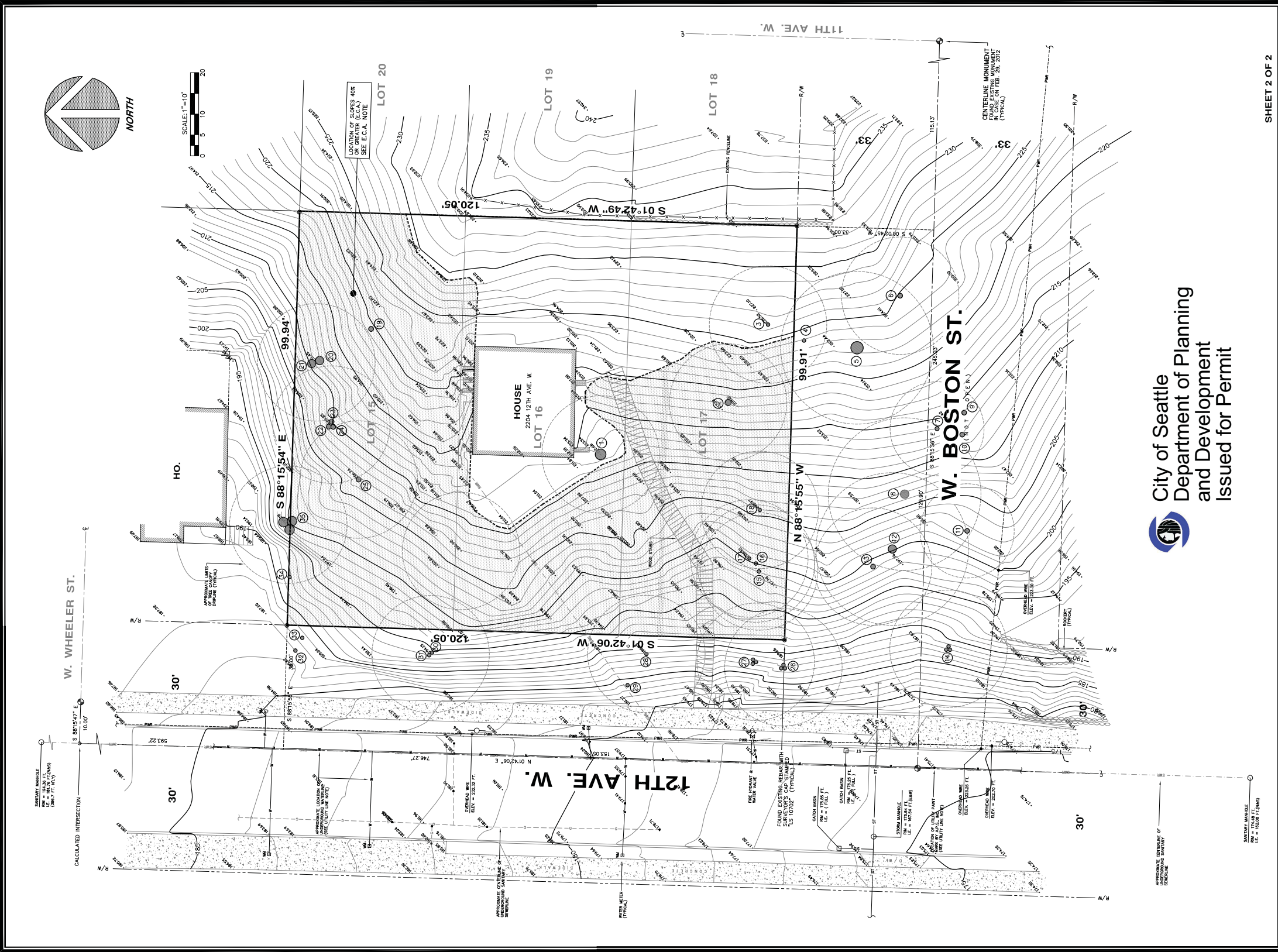
# OF UNITS:	2
# OF PARKING STALLS:	0
TOTAL FAR:	3252 FT2
% OF ZONE MAX FAR:	35%

PRECEDENT
STUDY

2204 12TH AVENUE W
(SOUTH NEIGHBOR)

TOPOGRAPHIC SURVEY
FROM PLAN SET
APPROVED 11/18/2013

(3) 40'X100' LOTS (12000 FT2)
80% STEEP SLOPE



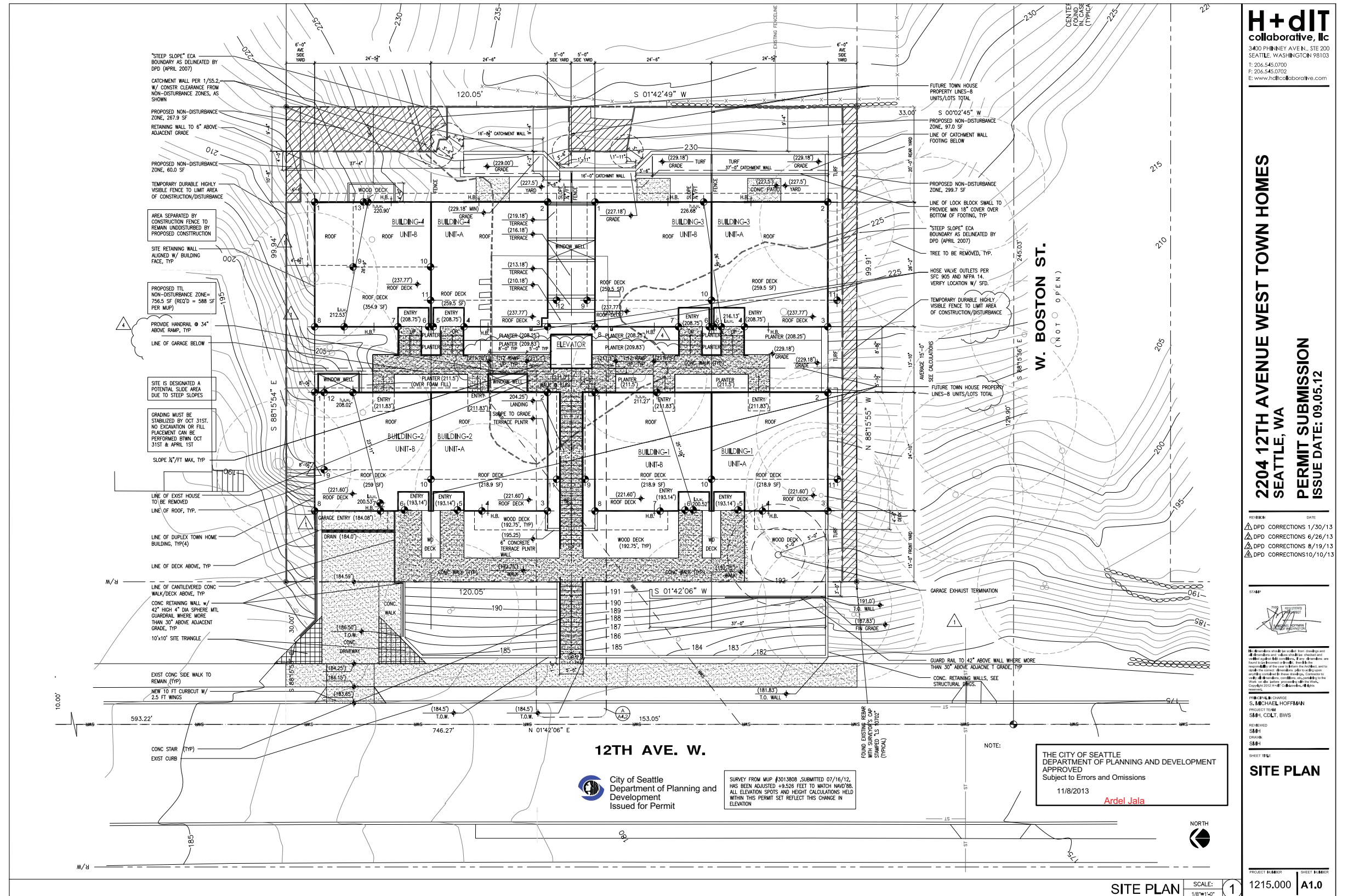
City of Seattle
Department of Planning
and Development
Issued for Permit

	E.C.A. TOPOGRAPHIC SURVEY 2204 12TH AVE. W. SEATTLE, WASHINGTON	
	CHADWICK WINTERS LAND SURVEYING AND MAPPING 1422 N.W. 60TH ST., SEATTLE, WA 98117 PHONE: 206.297.0909 FAX: 206.297.0907 WEB: WWW.CHADWICKWINTERS.COM	
PROJECT #: 12-4398		DRAWING: 12-4398ADJ.DWG
CLIENT: TOMBO CONSTRUCTION		

2204 12TH AVENUE W
(SOUTH NEIGHBOR)

SITE PLAN
FROM PLAN SET
APPROVED 11/18/2013

93% ENCROACHMENT
IN STEEP SLOPE

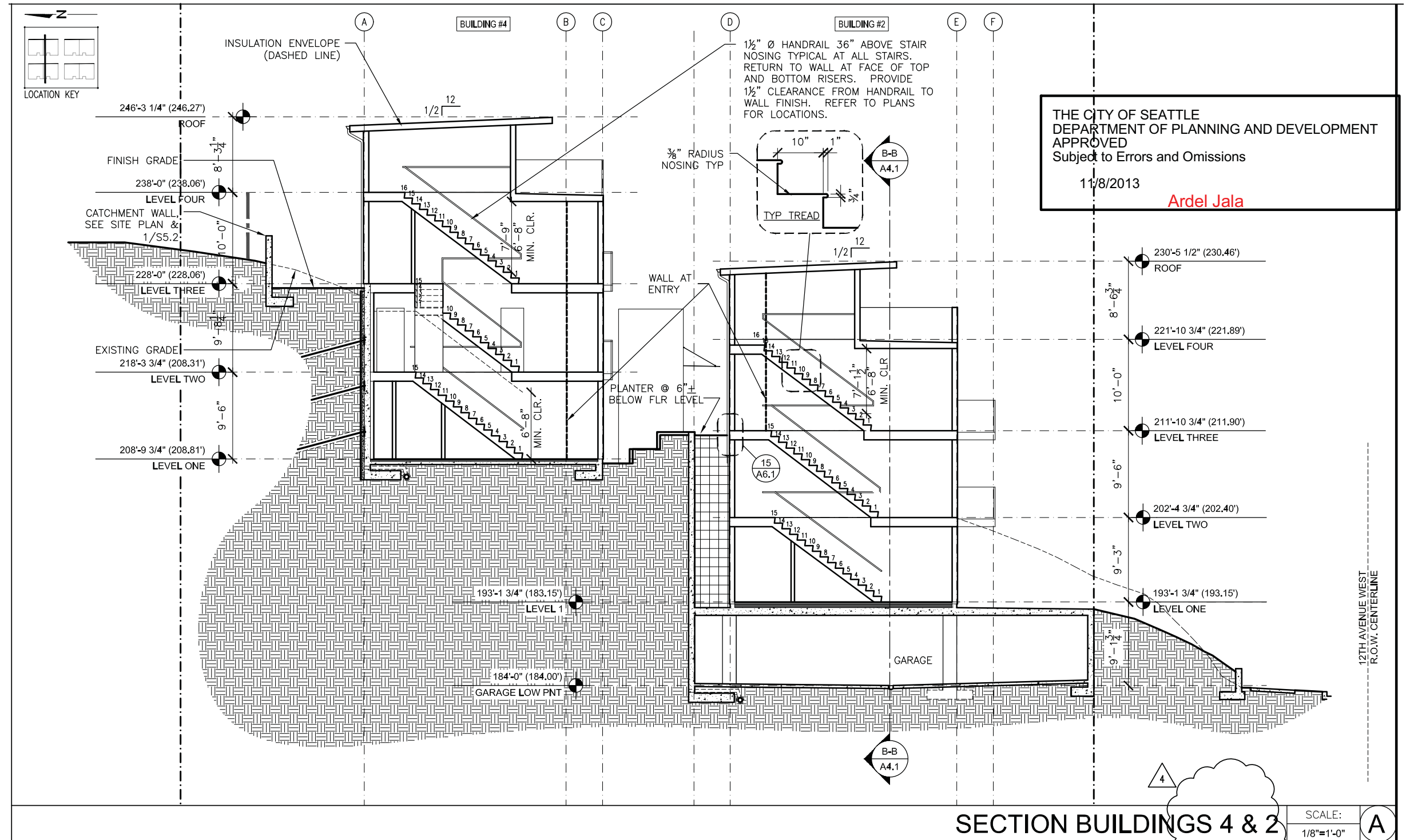


PRECEDENT STUDY

2204 12TH AVENUE W
(SOUTH NEIGHBOR)

BUILDING SECTION
FROM PLAN SET
APPROVED 11/18/2013

93% ENCROACHMENT
IN STEEP SLOPE



PRECEDENT STUDY

2204 12TH AVENUE W
(SOUTH NEIGHBOR)

PHOTOS OF 2204 AND
2214 12TH AVENUE W
10/12/2017



HIGH PRIORITY DESIGN GUIDELINES

AS RECEIVED FROM SDCI PLANNER

CONTEXT AND SITE

- CS1.

NATURAL SYSTEMS & SITE FEATURES

B. SUNLIGHT NATURAL VENTILATION
- CS2.

URBAN PATTERN AND FORM

A. LOCATION IN THE CITY/NEIGHBORHOOD

B. ADJACENT SITES, STREETS, OPEN SPACES

C. RELATIONSHIP TO THE BLOCK

D. HEIGHT BULK AND SCALE
- CS3.

ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE

NEIGHBORHOOD ATTRIBUTES

DESIGN RESPONSE -

The buildings have been sited to allow for daylight on at least two sides, as well as cross ventilation in all units. All units have adjacent outdoor spaces that provide privacy and views of foliage. The buildings are stepped up the hill to respond to the topography and long views to the west. The structure fronting the street has been designed to create an attractive street-edge that activates the street and contributes to the varied architectural character of the neighborhood.

The bulk and scale of the structures is consistent with existing multifamily structures on north and south neighboring properties as well as on the rest of the hillside.

PUBLIC LIFE

- PL2.

WALKABILITY

D. WAYFINDING
- PL3.

STREET LEVEL INTERACTION

A. ENTRIES
- PL4.

ACTIVE TRANSIT

A. PLANNING AHEAD FOR BICYCLES

DESIGN RESPONSE -

The entry to each townhouse unit is distinguished with an accent door color, a front stoop and a sheltering canopy. The landscaping and stormwater bioplanters shape a transition space to the entry of the home and are an identifying element for each unit. The entry stoop offers opportunity for personalization, privacy and safety for the residents. The entry to the single family residence at the rear of the site has an entry stair leading to a recessed overhang at the unit entry door with an accent color at the door providing a clear yet private entry for the residence.

Bicyclists arrive at the site the same way that pedestrians and vehicles do, by using the driveway to reach the central plaza.

DESIGN CONCEPT

- DC1.

PROJECT USES AND ACTIVITIES

B. VEHICULAR ACCESS AND CIRCULATION
- DC2.

ARCHITECTURAL CONCEPT

A. MASSING

B. ARCHITECTURAL & FACADE COMPOSITION

C. SECONDARY ARCHITECTURAL FEATURES

D. SCALE AND TEXTURE
- DC3.

OPEN SPACE CONCEPT

A. BUILDING-OPEN SPACE RELATIONSHIPS

C. DESIGN
- DC4.

EXTERIOR ELEMENTS & MATERIALS

A. EXTERIOR ELEMENTS & FINISHES

DESIGN RESPONSE -

Parking is provided at the rear of the site via a 10' wide driveway that becomes an 'interior plaza' between the units. The paving materials have been selected to distinguish the driveway and plaza from the sidewalk and street to create an interior open space that can function as a multipurpose area for the residents.

The buildings have been designed with consideration for composition, proportion, material and scale. The mass of the buildings has been broken down by articulating the volumes of the street facade, as well as with siding material, texture and color. The facade articulation reflects the major/minor space planning of the interior of the units as well as the interior stair.

The living spaces on the ground floor provide connection to the exterior open spaces, site circulation and public street. The landscaping includes plantings that are appropriate to their site conditions and will complement the architectural design.

DESIGN STANDARD ADJUSTMENTS

NONE PROPOSED

ARCHITECTURAL CONCEPT

PERSPECTIVES



AERIAL PERSPECTIVE FROM 12TH AVENUE W LOOKING SOUTHEAST



AERIAL PERSPECTIVE FROM 12TH AVENUE W LOOKING NORTHEAST



AERIAL PERSPECTIVE LOOKING NORTHWEST



AERIAL PERSPECTIVE LOOKING SOUTHWEST




EYE-LEVEL PERSPECTIVE FROM 12TH AVENUE W LOOKING SOUTHWEST

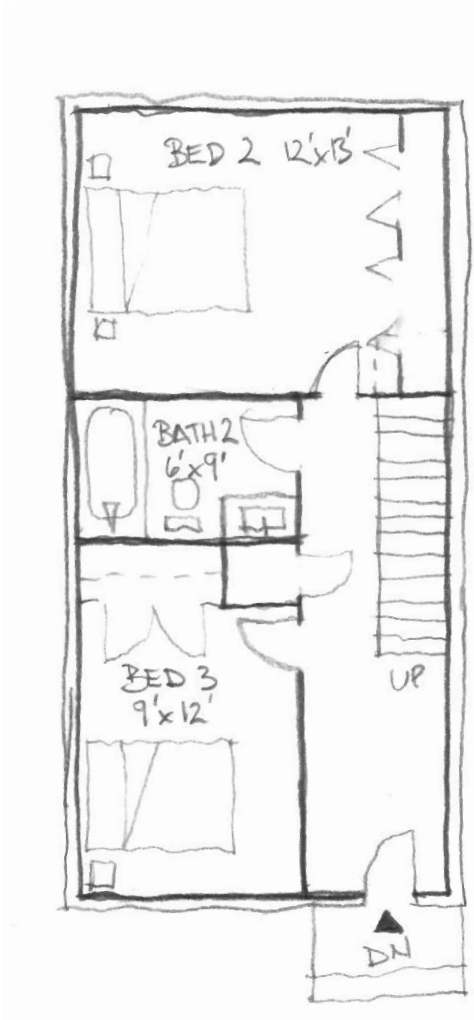


EYE-LEVEL PERSPECTIVE FROM 12TH AVENUE W LOOKING NORTHWEST

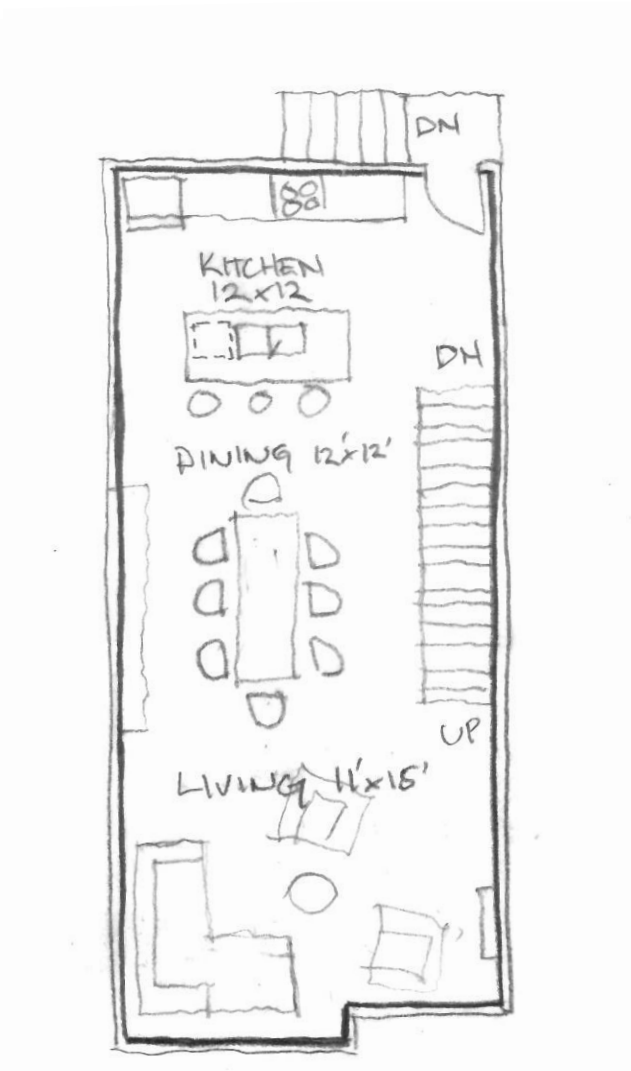
ARCHITECTURAL CONCEPT

WEST UNIT TOWNHOUSE UNIT PLANS

1/8" = 1'-0" 



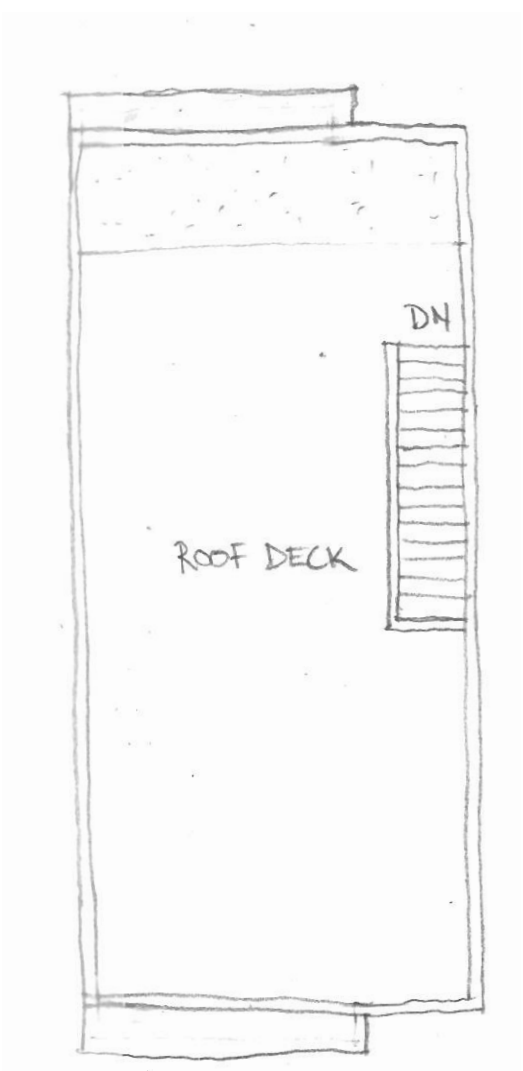
1ST FLOOR PLAN



2ND FLOOR PLAN




3RD FLOOR PLAN

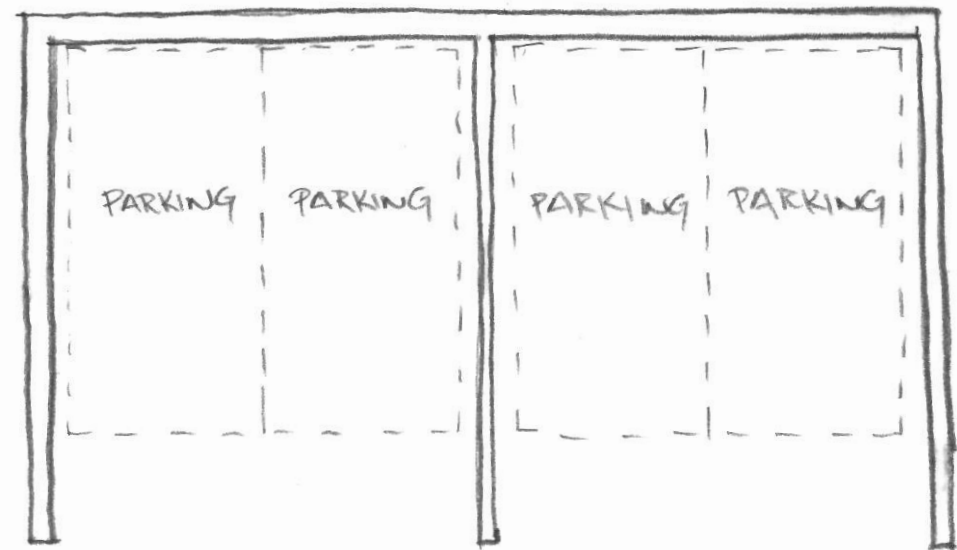


ROOF PLAN

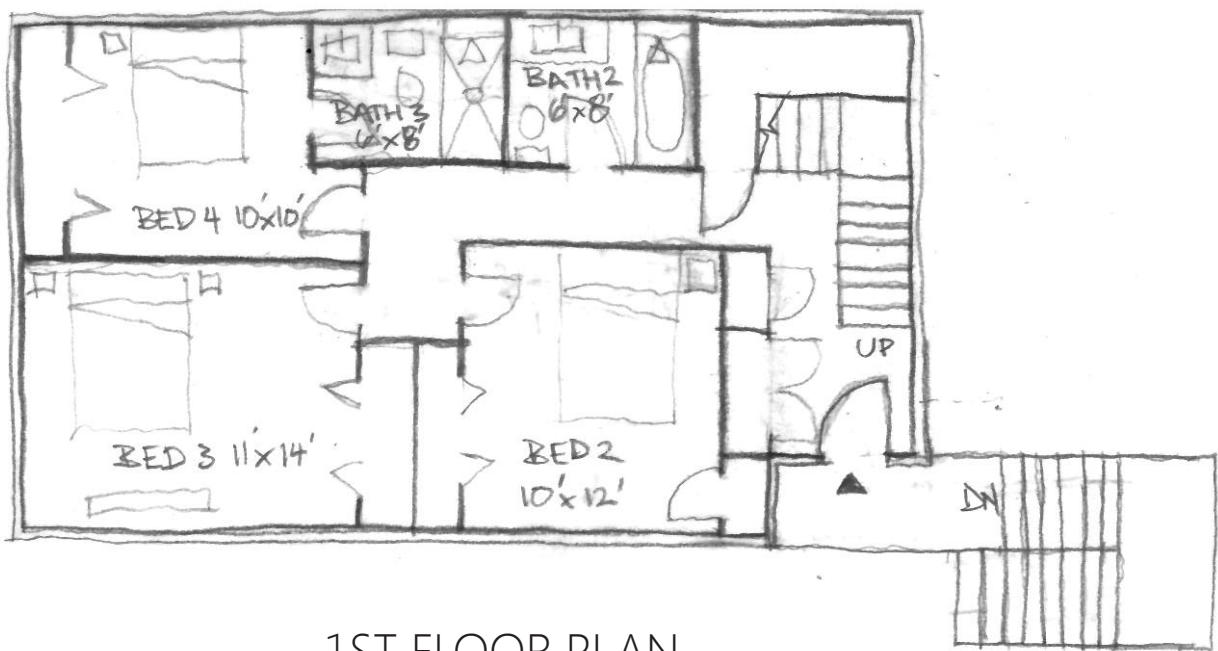
ARCHITECTURAL CONCEPT

EAST SFR UNIT PLANS

1/8" = 1'-0" 



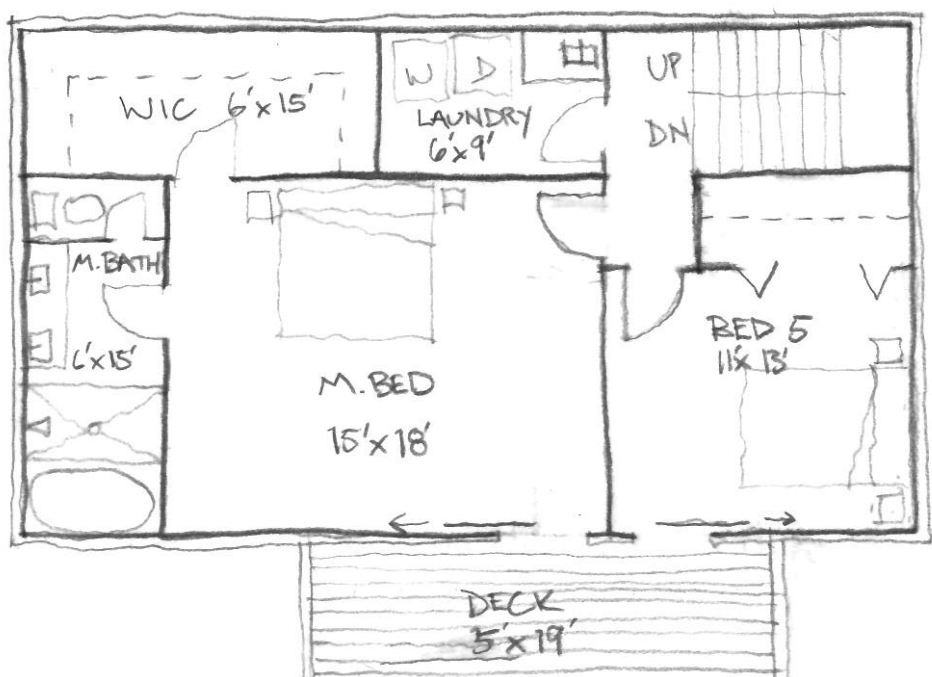
OPEN GARAGE PLAN



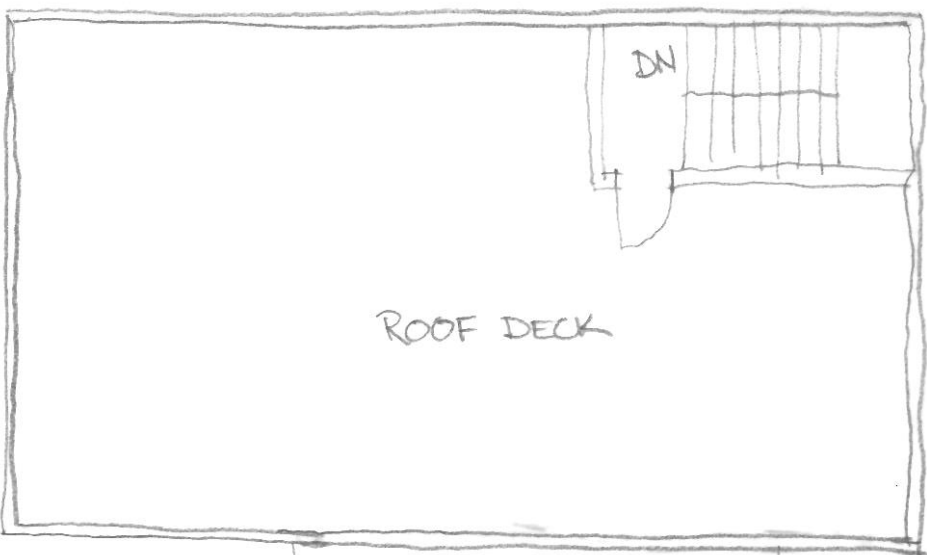
1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



ROOF PLAN

VELOCIPEDA architects inc