



**STREAMLINED DESIGN REVIEW**

800 28th Ave S.  
Seattle, WA 98144

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**SDCI PROJECT NO.:**  
3032359-EG

**PRE-APP MEETING DATE:**  
July 25, 2018

**APPLICANT CONTACT:**  
Marsha Mawer-Olson, Senior Project Manager  
Caron Architecture

**CARON**

CARON REF #2018.019



NORTH WEST PERSPECTIVE

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## PROJECT TEAM

### OWNER

Jane Corcoran, BDR Urban 21 LLC

### CARON ARCHITECTURE CONTACT

Marsha Mawer-Olson, Senior Project Manager  
 Caron Architecture  
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 206.367.1382

## SITE INFORMATION

### ADDRESS:

800 28th Ave S., Seattle, WA 98144

### SDCI PROJECT NO.:

3032359-EG

### ASSOCIATED PARCEL :

636290-0265

### SITE AREA:

9,779 SF

### OVERLAY DESIGNATION:

Parking Flexibility Area

### PARKING REQUIREMENT:

Property may be eligible for a reduced parking requirement based on the zone and proposed uses. Seattle Municipal Code SMC 23.54.045 and 23.54.020 - (50% Reduction)

## DEVELOPMENT STATISTICS

### ZONING:

LR2

### RESIDENTIAL UNITS:

7 Rowhouses

### PARKING STALLS:

7 Parking Stalls

### BIKE STALLS:

7 Bike Stalls

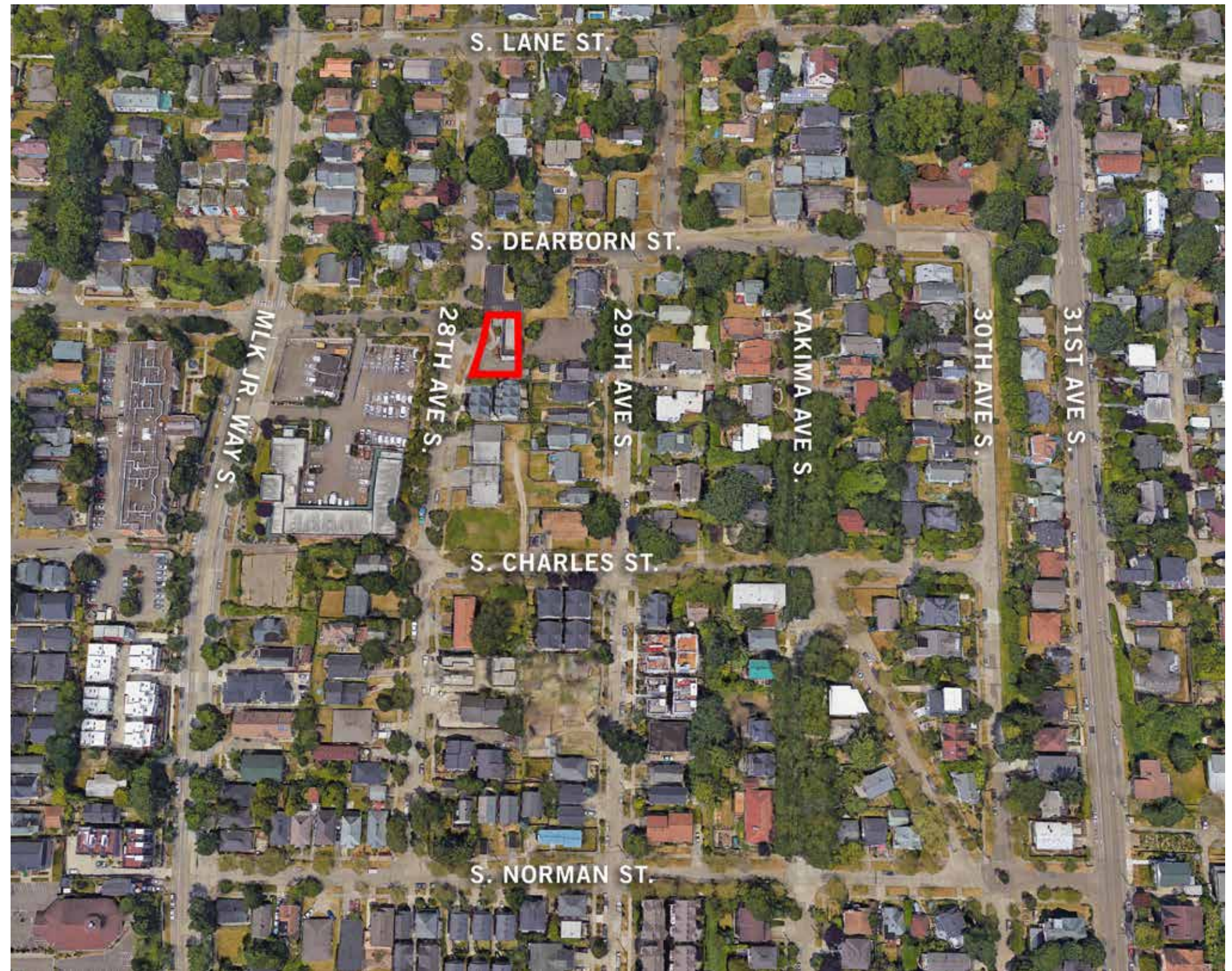
*DISCLAIMER: RENDERINGS AND ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY.*

### 3.0 DEVELOPMENT OBJECTIVES

#### DEVELOPMENT OBJECTIVES

The proposed multi-family development will create seven, three-story rowhouses with a roof top deck on each. The goal of the project is to add to this residential neighborhood and create an attractive, modern development to first time home-buyers or people looking to downsize in the Judkins Park area.

The proposed development will have some back decks and/or yards with a roof top deck amenity space. Although the site is within a Parking Flexibility area where parking can be reduced up to 50%, the surface parking will be provided behind the proposed rowhouses—1 stall per unit.



9-BLOCK AERIAL MAP 

# 4.0 SURVEY



### 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 332-110-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'83, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON APRIL 04, 2018.
4. PARCEL AREA = 25,450.50 FT.
5. THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN CHICAGO TITLE COMPANY TITLE ORDER NO. 011708-06, DATED FEB. 16, 2018.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE G.I.S., TIES TO UTILITY LOCATE PAINT MARKS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 6362900265
8. TREE DIAMETERS AND DRIP LINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

### PROPERTY DESCRIPTION

PARCEL A:

LOT 1 AND THE NORTH 15 FEET OF LOT 2, BLOCK 7, BAXTER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 84.00 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOTS, 75.01 FEET; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 45 FEET OF SAID LOT 2, 84.00 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS, 75.01 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS A PORTION OF PARCEL A OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 8401732 RECORDING NO. 8406200700)

PARCEL B:

LOTS 1 AND 2, BLOCK 6, OLIVE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF KING COUNTY, WASHINGTON; AND THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF 28TH AVENUE SOUTH, AND LYING WEST OF BLOCK 7, SAID BAXTER'S ADDITION AND LYING SOUTH OF BLOCK 6, SAID OLIVE ADDITION AND LYING NORTH OF THE SOUTH LINE OF LOT 3, BLOCK 7, SAID BAXTER'S ADDITION EXTENDED TO THE WEST, AND THE SOUTH 45 FEET OF LOT 2 AND NORTH 30 FEET OF LOT 3, BLOCK 7 OF BAXTER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, WASHINGTON.

(ALSO KNOWN AS A PORTION OF PARCEL B OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 8401732 RECORDING NO. 8406200700)

### LINE TABLE:

LINE	BEARING	LENGTH
L1	S. 87°51'25" E	5.16'

### CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	11.90'	140.00'	45°21'3"
C2	83.85'	325.63'	11°14'29"

# 4.0 SITE PLAN

- KEY**
- Units
  - Utility/BOH
  - Landscape
  - Walkway
  - Parking/Driveway
  - Amenity



SITE PLAN

## 5.0 SITE PHOTOS

### OPPORTUNITIES / CONSTRAINTS

The site is mid-block lot, facing 28th Ave S., in a quiet residential area. The site is currently occupied by a church building, facing 28th Ave S. The site slopes about down from the north to the south of the property.

Located in the Central Area neighborhood, the area is being redeveloped with the greater density of townhouses and rowhouses.



1 LOOKING AT PROJECT SITE FROM 28TH AVE S.



2 LOOKING AT PROJECT SITE FROM 28TH AVE S.



3 LOOKING AT PROJECT SITE FROM 28TH AVE S.



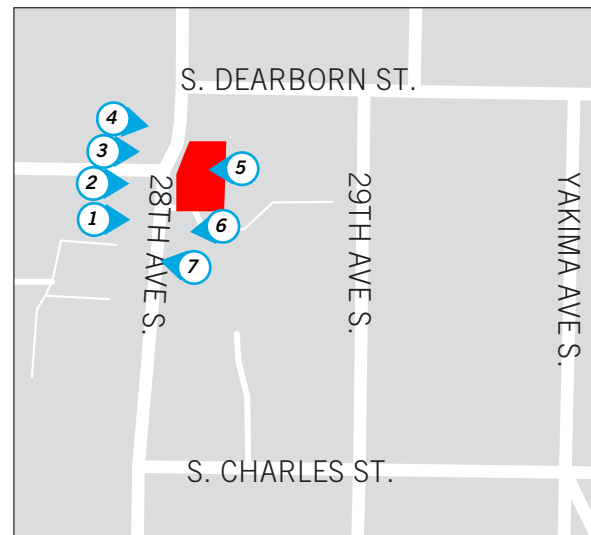
4 LOOKING AT PROJECT SITE FROM 28TH AVE S.



5 WEST OF PROJECT SITE ON 28TH AVE S.



6 WEST OF PROJECT SITE ON 28TH AVE S.



### MAP KEY

- Project Site
- 👁️ View



7 WEST OF PROJECT SITE ON 28TH AVE S.

## 5.0 DESIGN CUES

### NEIGHBORHOOD VICINITY

This site with is surrounded with traditional residential characteristics on each adjacent street. The surrounding neighborhood is one of increasing density whereby some of the former single-family houses have been replaced by townhouse developments along S. Dearborn, 28th Ave S., S. Charles St., and 29th Ave S. The Central Area neighborhood is mostly residential with a few churches and parks.

### DESIGN CUES

The architectural styles vary from the standard gable roof of existing single family houses and existing townhouse that was developed under the previous zoning code, to the current modern style architecture with framed boxes and big windows, and contemporary color pairings. New development strives to find a balance through building scale, material selection and architectural features.



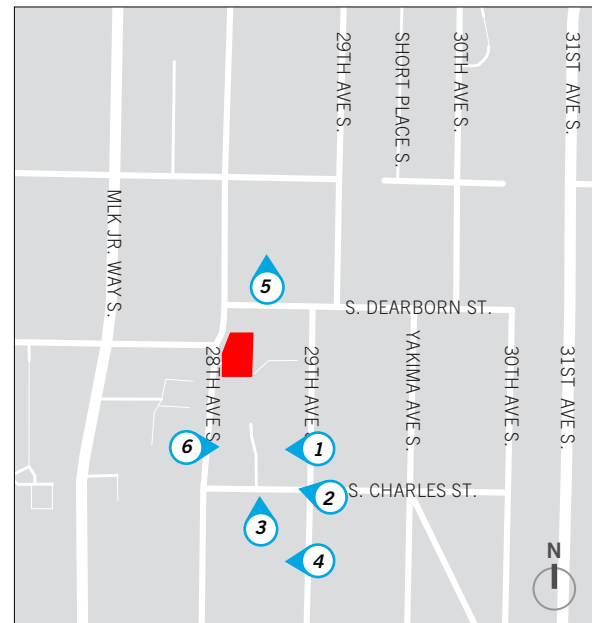
1 TOWNHOUSES ALONG 29TH AVE S.



2 TOWNHOUSES ALONG 29TH AVE S.



3 TOWNHOUSES ALONG S. CHARLES ST.



### MAP KEY

- Project Site
- 📍 View



4 SINGLE FAMILY HOUSE ALONG S. 29TH ST.



5 SINGLE FAMILY HOUSE ALONG S. DEARBORN ST.



6 TOWNHOUSES ALONG 28TH ST & S. CHARLES

## 5.0 SITE STREETSAPES

### 1 28TH AVE S. LOOKING EAST

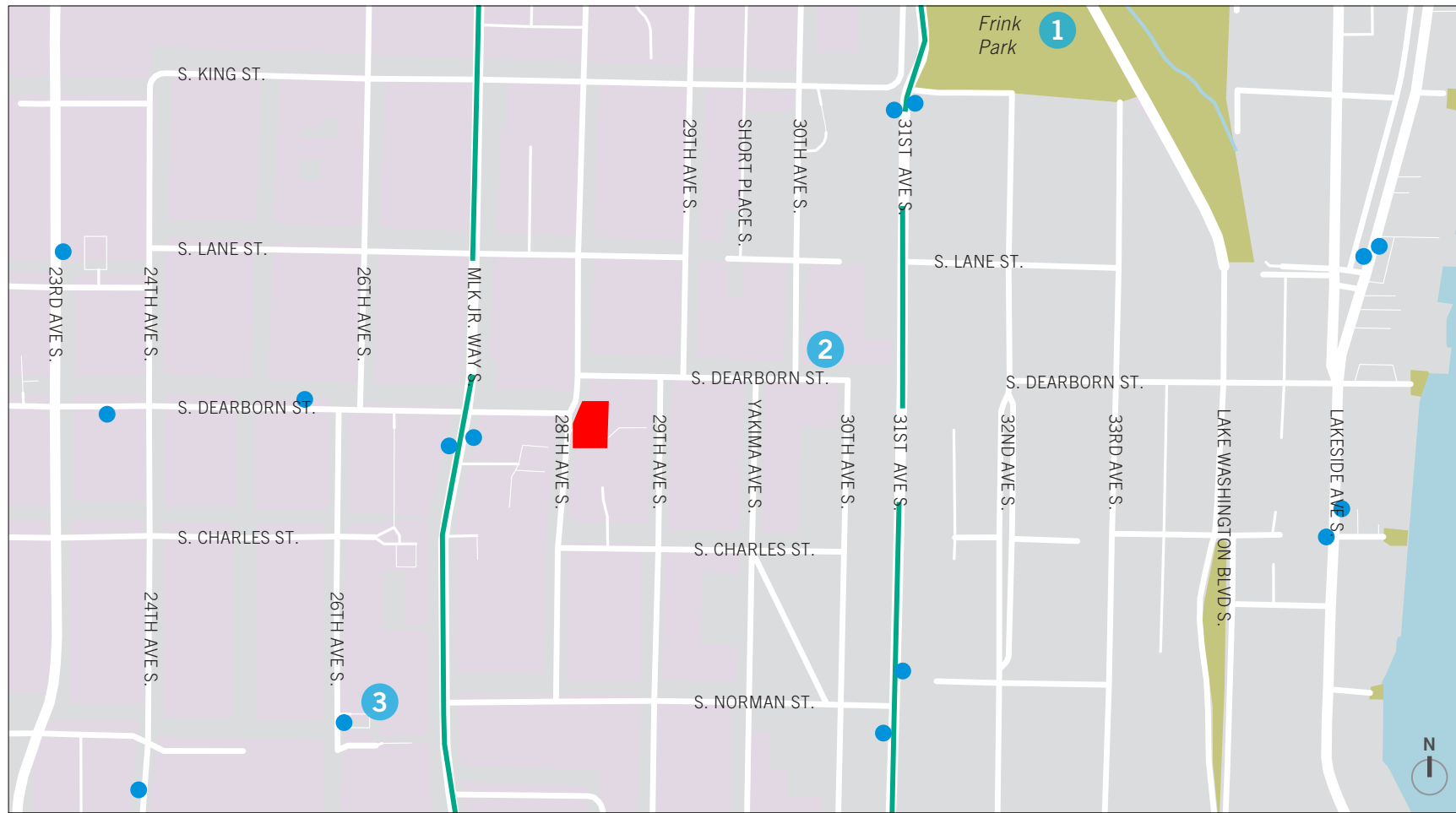


### 2 28TH AVE S. LOOKING WEST





# 5.0 CONTEXT & URBAN DESIGN ANALYSIS



## VICINITY MAP KEY

- Project Site
- Park
- Parking Flexibility Area
- Bus Stops
- Dedicated Bike Lanes
- ① View (ref. images)

## COMMUNITY NODES



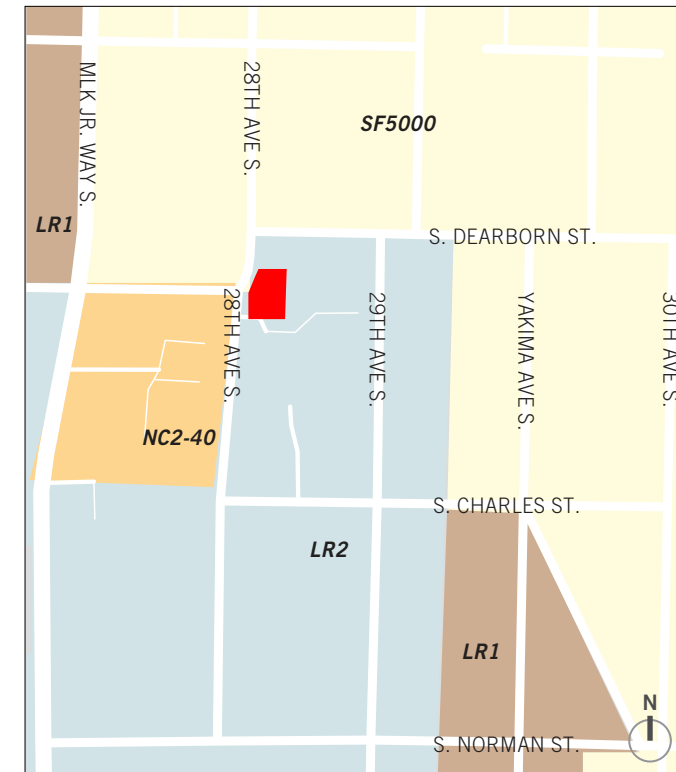
**1** FRINK PARK  
0.6 MILE FROM PROJECT SITE



**2** GRACE UNITED METHODIST CHURCH  
0.1 MILE FROM PROJECT SITE

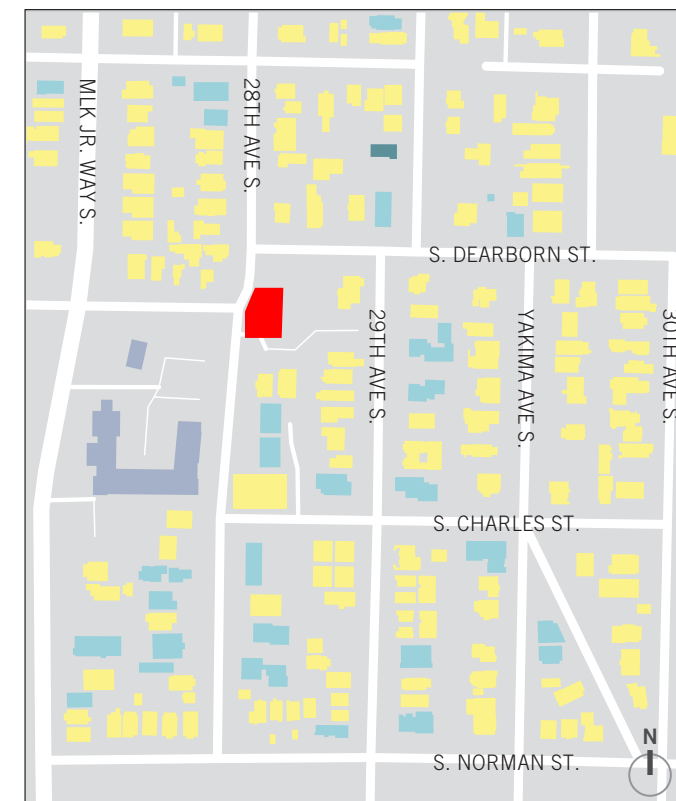


**3** ST. GABRIEL ETHIOPIAN CHURCH  
0.2 MILE FROM PROJECT SITE



## ZONING

- Project Site
- SF 5000
- LR1
- LR2
- NC2-40



## SURROUNDING USES

- Project Site
- Single Family
- Multi-Family
- Service Building
- Office

## 6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE
Floor Area Ratio (FAR) Limits	23.45.510	1.1 or 1.3 FAR limit in LR-2 zone for rowhouses	√
Density Limits- Low-rise Zones	23.45.512	Rowhouse development: no limit.	√
Structure Height	23.45.514	30' height limit	√
Setbacks & Separations	23.45.518	Front setbacks are 5' minimum and rear setbacks: 7' average, 5' minimum Side setbacks 0' if abutting another rowhouse, otherwise 3.5'	√
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, rowhouse will meet GREEN building performance standards (Built GREEN 4 star rating).	√
Structure Width & Facade Length Limits in LR Zones	23.45.527	Rowhouses inside LR2 no building width limit Maximum combined length of all portions of facades within 15' of a side lot line shall not exceed 65% of the lot line length	√
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. Parking requirement per 23.45.510C	√
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) 3' 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. Minimum 84 sf for 2-8 unit.	√
Required Parking	23.54.015	Parking Flexibility Area (eligible for 50% parking reduction) Bicycle Parking: 1 space per 1 dwelling units	√

## 7.0 ARCHITECTURAL DESIGN RESPONSE

### CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

#### CS1 NATURAL SYSTEMS AND SITE FEATURES

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

Architect Response:

The site slopes down along 28th Ave S. which allows the building to step down with the street front and helps break down the massing. The design proposes separated entrances for rowhouses to create privacy and rhythm to the building along with front landscape strips to transition from the sidewalk to the proposed structures. Overhang above the entrance doors provides weather protection and façade articulation. The building mass will step back along 28th Ave S. to help provide open spaces along the street front.

#### CS2. URBAN PATTERN & FORM

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

Architect Response:

The surrounding neighborhood is one of increasing density; supporting an eclectic range of architectural style. Adjacent buildings and those across the street range from 2 to 3 stories in height with landscape areas in the front setback. The proposed development will stay in the 3-story height range in line with the neighborhood standards. Street trees and front landscape strip will be integrated. Proposed stair penthouses will be located away from the street facing facades to maintain the scale of the surrounding developments.

#### CS3 ARCHITECTURAL CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

Architect Response:

28th Ave S. contains a diverse collection of interesting shapes and material selections, ranging from shake and lap siding to flat panels and large windows. To maintain the same scale of architecture as the existing townhouses and single-family houses, the proposed building is articulated through the proportions of the modulation, materials and window design. The proposed building façade will create a sense of unified overall massing while also introducing some fine details into the façade.

#### PL1 CONNECTIVITY

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

Architect Response:

The proposed rowhouses development will have an open landscape area in the front of each rowhouse tying to the main entrance to provide a welcoming open space. On the opposite side of the lot, covered patio spaces and back landscape areas are proposed for 4 of the rowhouses on the North end, accessed from level 1. Providing deeper front yards to the 3 rowhouses on the south end, accessed from level 1. Providing roof top deck amenity area to all units will include plantings and seating areas.

#### PL3 STREET-LEVEL INTERACTION

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

Architect Response:

The proposed rowhouses will be accessed directly from the sidewalk with a recessed front entry with raised steps and overhangs creating a gracious, defined entry. Address signs will be mounted to buildings at the entry door to clearly identify each unit and help in way-finding. Each unit entry will have an open landscape area in the front yard. Each entry will be illuminated with exterior light fixtures that complement the design

and provide interests and safety. The design proposed a change in plane as well as in material (wood like material) at the front elevation to add to interests to the overall structure. The proposed development will be break into 2 structures and having the driveway in between to break-up the long building and maintain a desirable scale to the overall project.

#### DC2 ARCHITECTURAL CONCEPT

Develop a unified, functional architectural concept that fits well on the site and its surroundings.

Architect Response:

The design concept is to provide a repeated element to maintain a desirable building scale. Using an dark colored overframing frame on the side of each rowhouse to complement the building stepping back following the site angled shape. The use of different colors, patterns and materials breaks up the mass of the buildings and introduce more interest. Materials selected are similar to those of neighborhood residences.

#### DC3 OPEN SPACE CONCEPT

Integrate building and open space design so that each complements the other.

Architect Response:

The proposed development will step back in a sequence to create front open spaces that create a welcoming and inviting entry for the units along the front street. Private open space is integrated in the unit design through rear yards, patios, and roof top decks.

#### CD4 EXTERIOR ELEMENTS & FINISHES

Use appreciated and high-quality elements and finishes for the building and open spaces.

Architect Response:

The proposed development makes use of high-quality materials and colors to ensure longevity and to create a varied texture to the street facades. Wood siding / wood like material is used a repeat element to break up the front façade and add warmth.

#### ADDRESSING COMMENTS FROM PRE-APP MEETING

Bike storage

Architect Response:

The proposed development provides 7 bike storage in a combined covered, screened area, that will allow resident to secure their bikes on the provided bike rack. The storage bike location provides a secure location behind the structure near the parking lot.

Parking area

Architect Response:

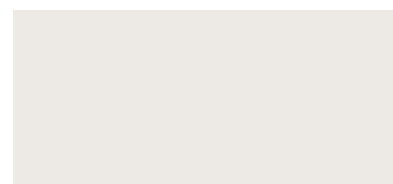
The proposed project provides 7 parking stalls behind the rowhouse structure.

## 8.0 WEST ELEVATION | MATERIALS



WEST ELEVATION

### MATERIALS



FC1 Fiber Cement Panel  
White



FC2 Fiber Cement Panel  
Charcoal Gray



FC3 Fiber Cement Panel  
Gray



R1 Asphalt shingles Roof  
Gray

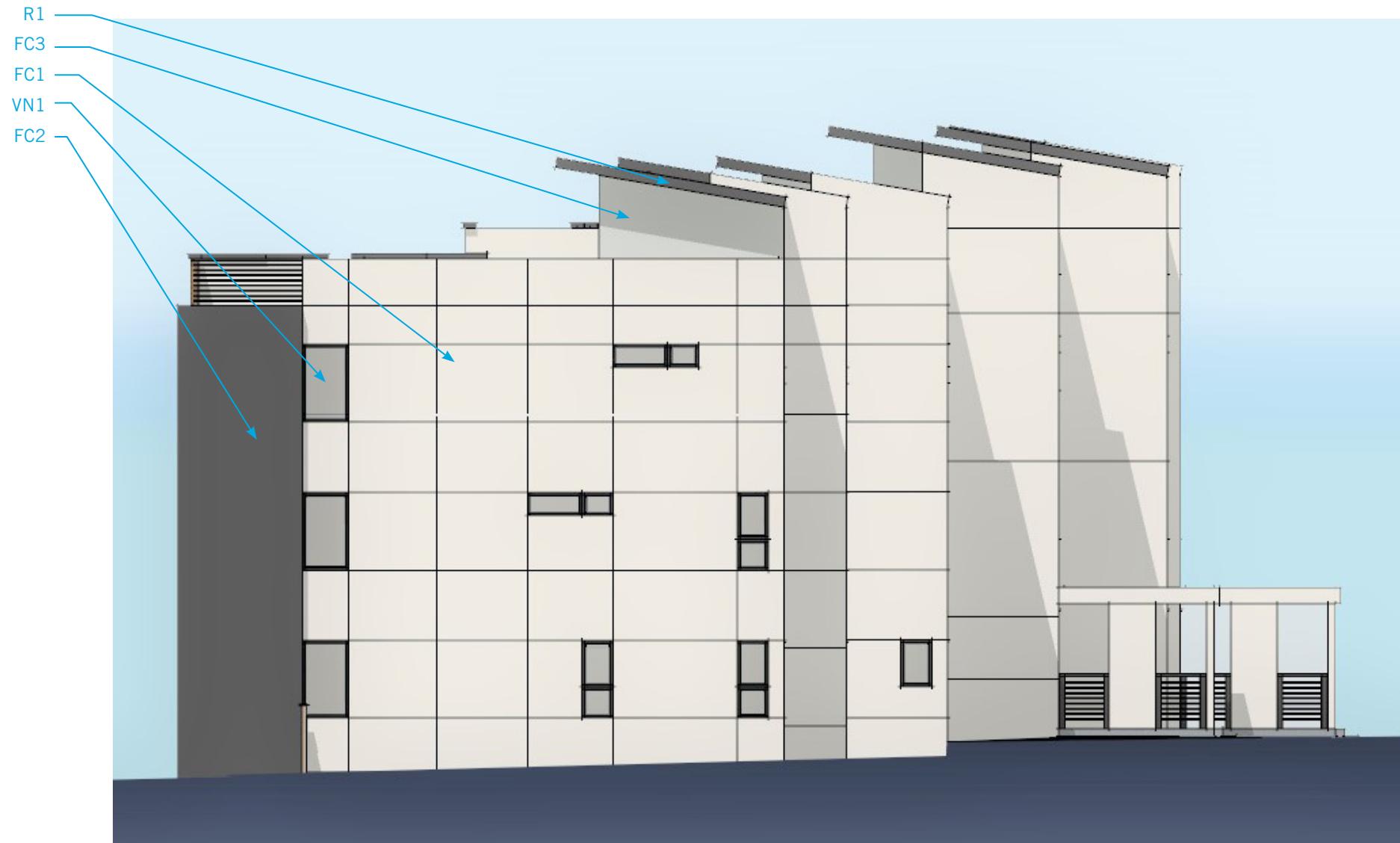


VN1 Vinyl Window  
Black



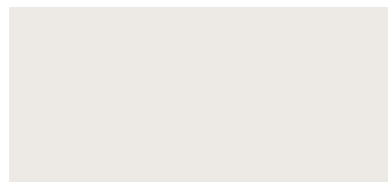
WD1 Wood / Wood-like Siding

## 8.0 SOUTH ELEVATION | MATERIALS



SOUTH ELEVATION

### MATERIALS



FC1 Fiber Cement Panel  
White



FC2 Fiber Cement Panel  
Charcoal Gray



FC3 Fiber Cement Panel  
Gray



R1 Asphalt shingles Roof  
Gray



VN1 Vinyl Window  
Black



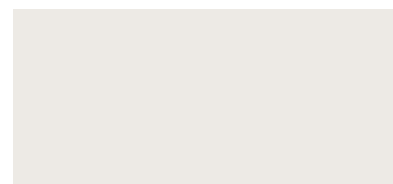
WD1 Wood / Wood-like Siding

## 8.0 EAST ELEVATION | MATERIALS



EAST ELEVATION

### MATERIALS



FC1 Fiber Cement Panel  
White



FC2 Fiber Cement Panel  
Charcoal Gray



FC3 Fiber Cement Panel  
Gray



MT1 Asphalt Singles Roof  
Gray

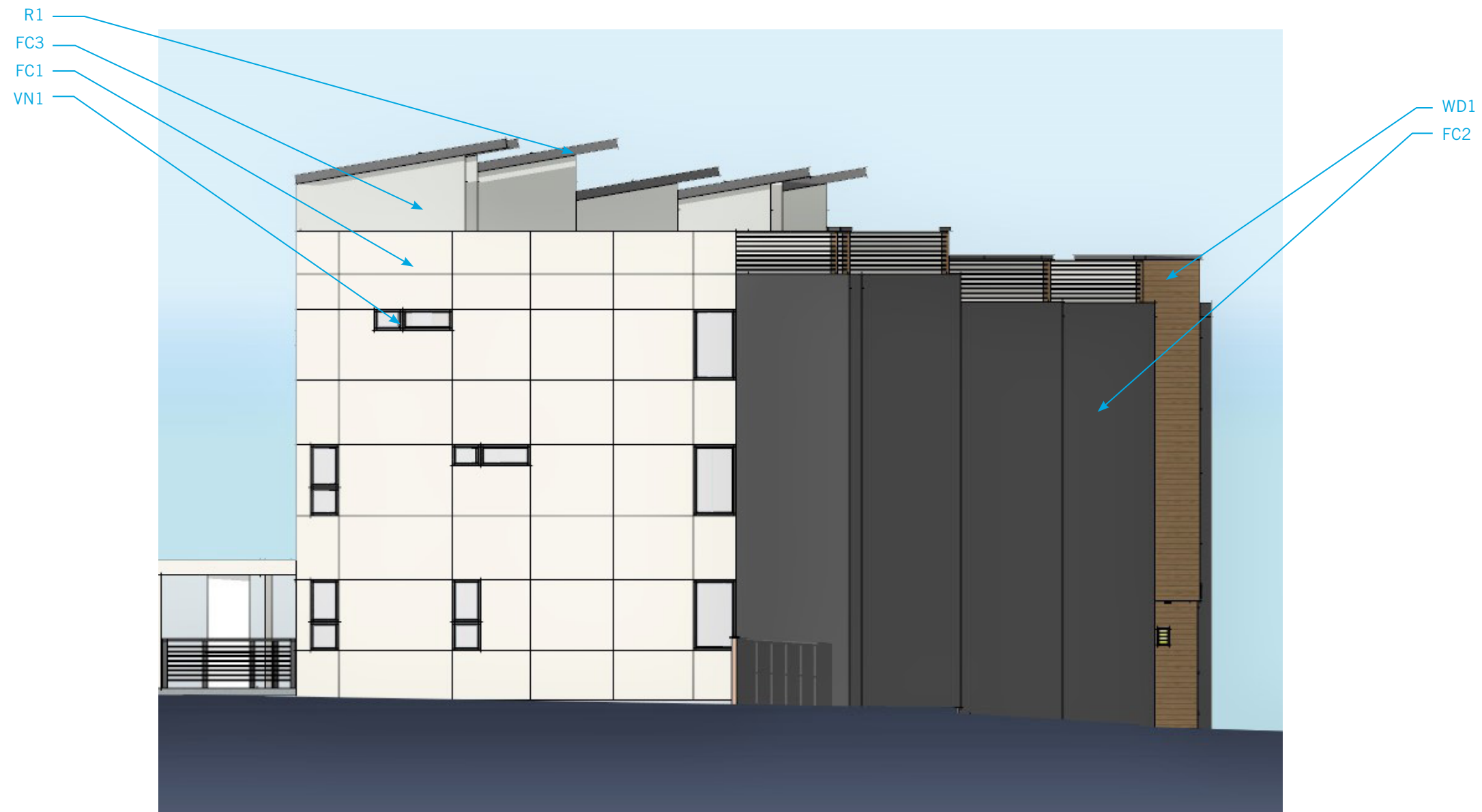


VN1 Vinyl Window  
Black



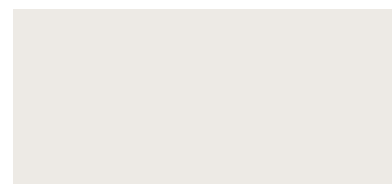
WD1 Wood / Wood-like Siding

## 8.0 NORTH ELEVATION | MATERIALS



**NORTH ELEVATION**

### MATERIALS



**FC1** Fiber Cement Panel  
White



**FC2** Fiber Cement Panel  
Charcoal Gray



**FC3** Fiber Cement Panel  
Gray



**R1** Asphalt Single Roof  
Gray

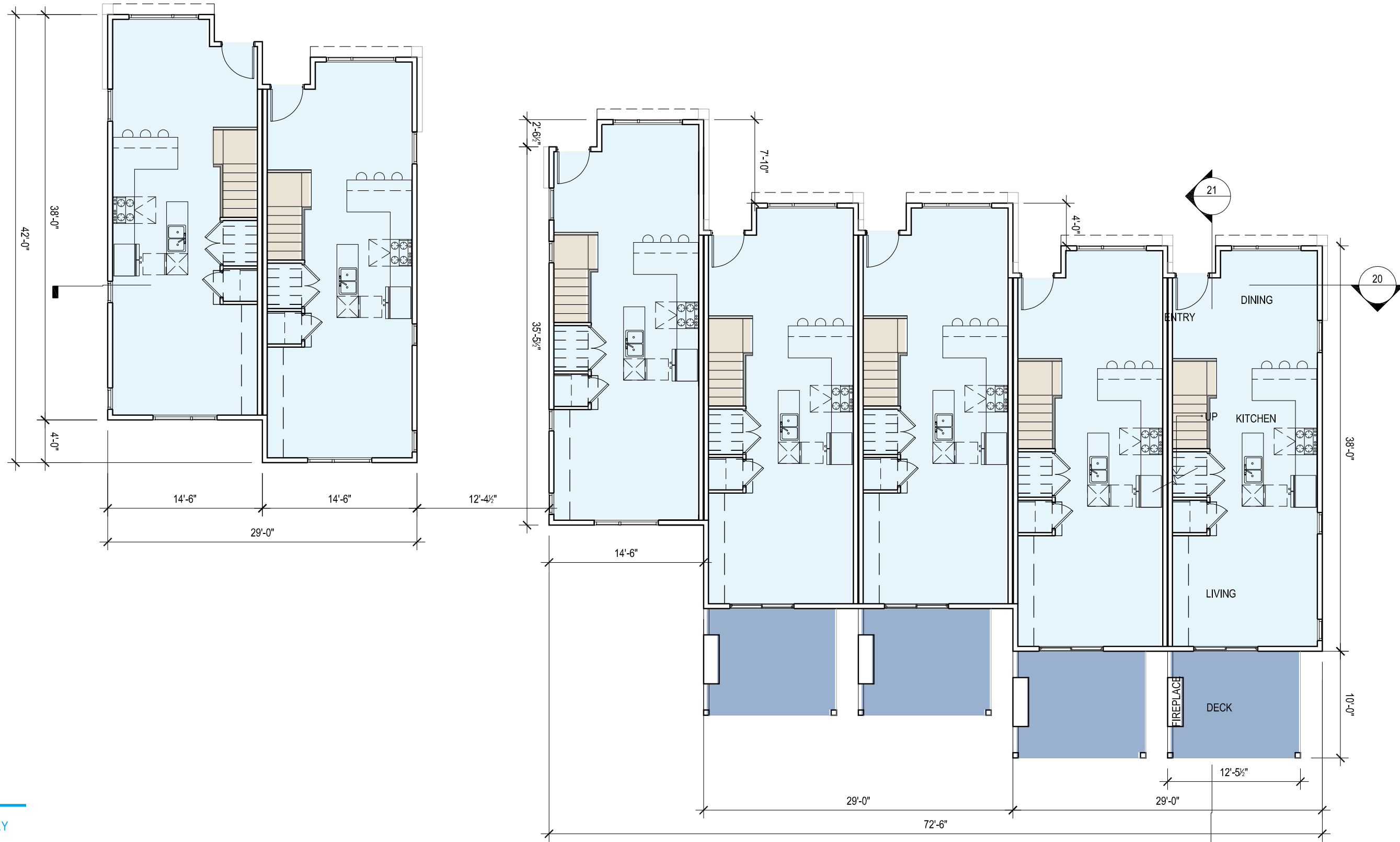


**VN1** Vinyl Window  
Black



**WD1** Wood / Wood-like Siding

# 8.0 FLOOR PLANS

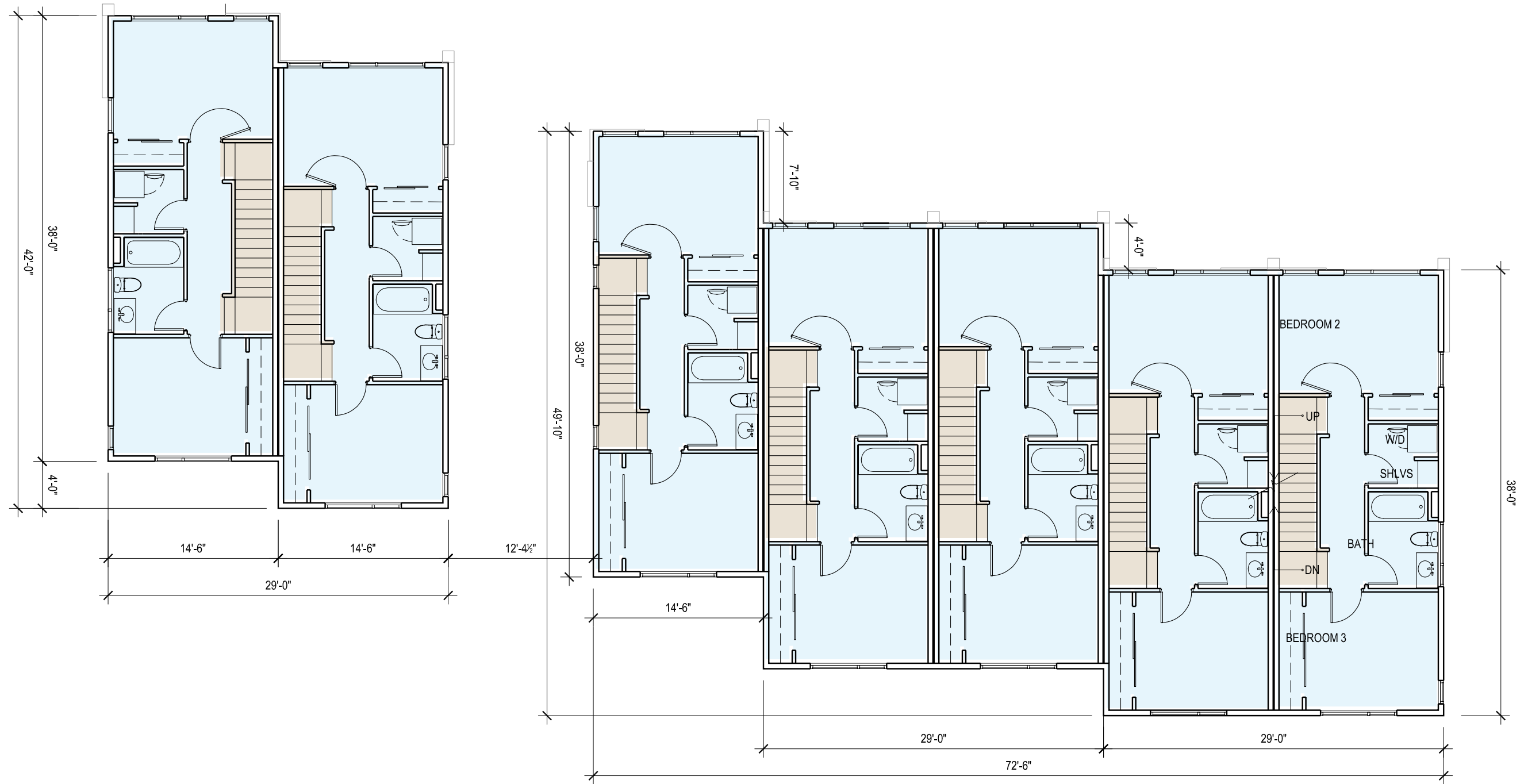


- KEY**
- Units
  - Circulation
  - Amenity

LEVEL 1



# 8.0 FLOOR PLANS

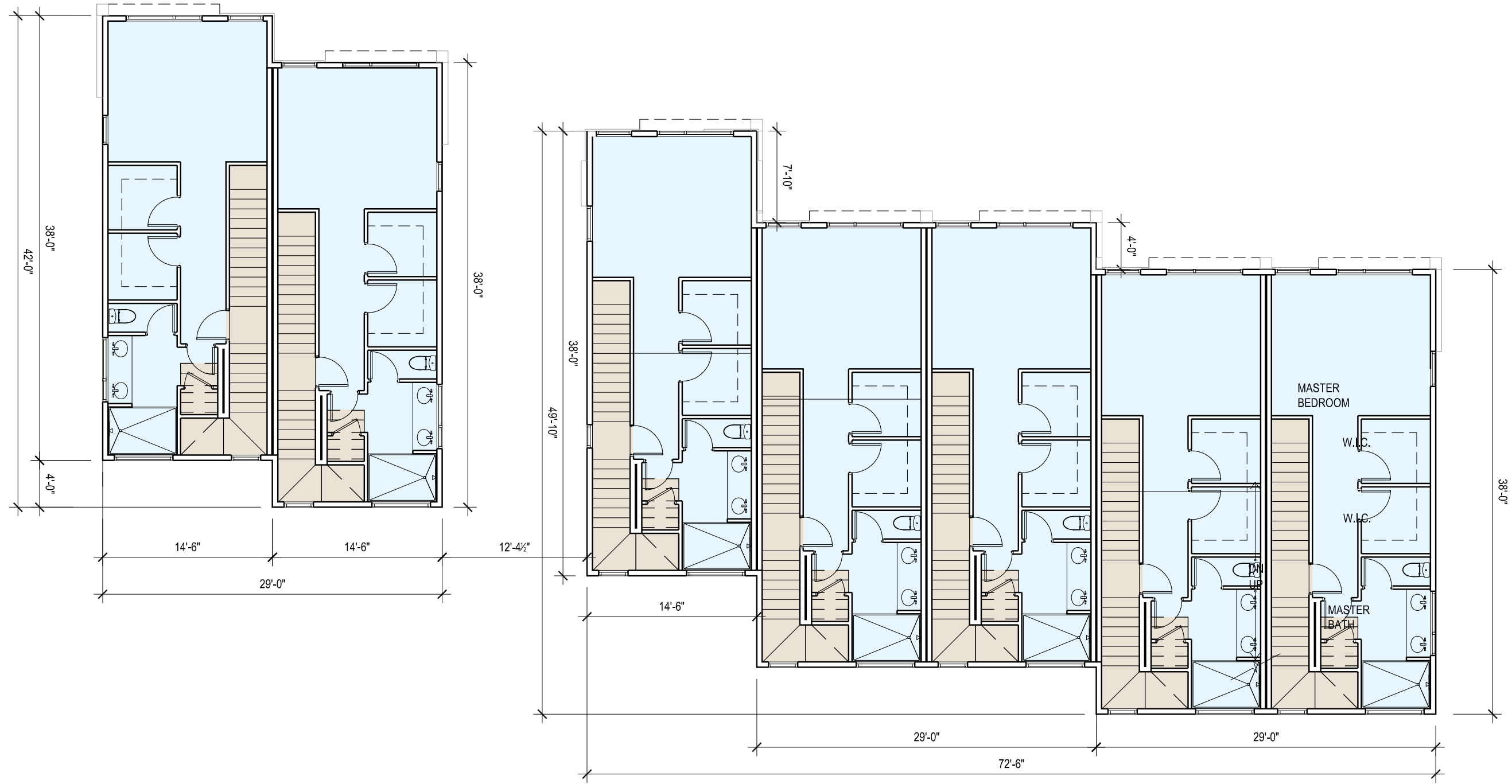


**KEY**

- Units
- Circulation

LEVEL 2

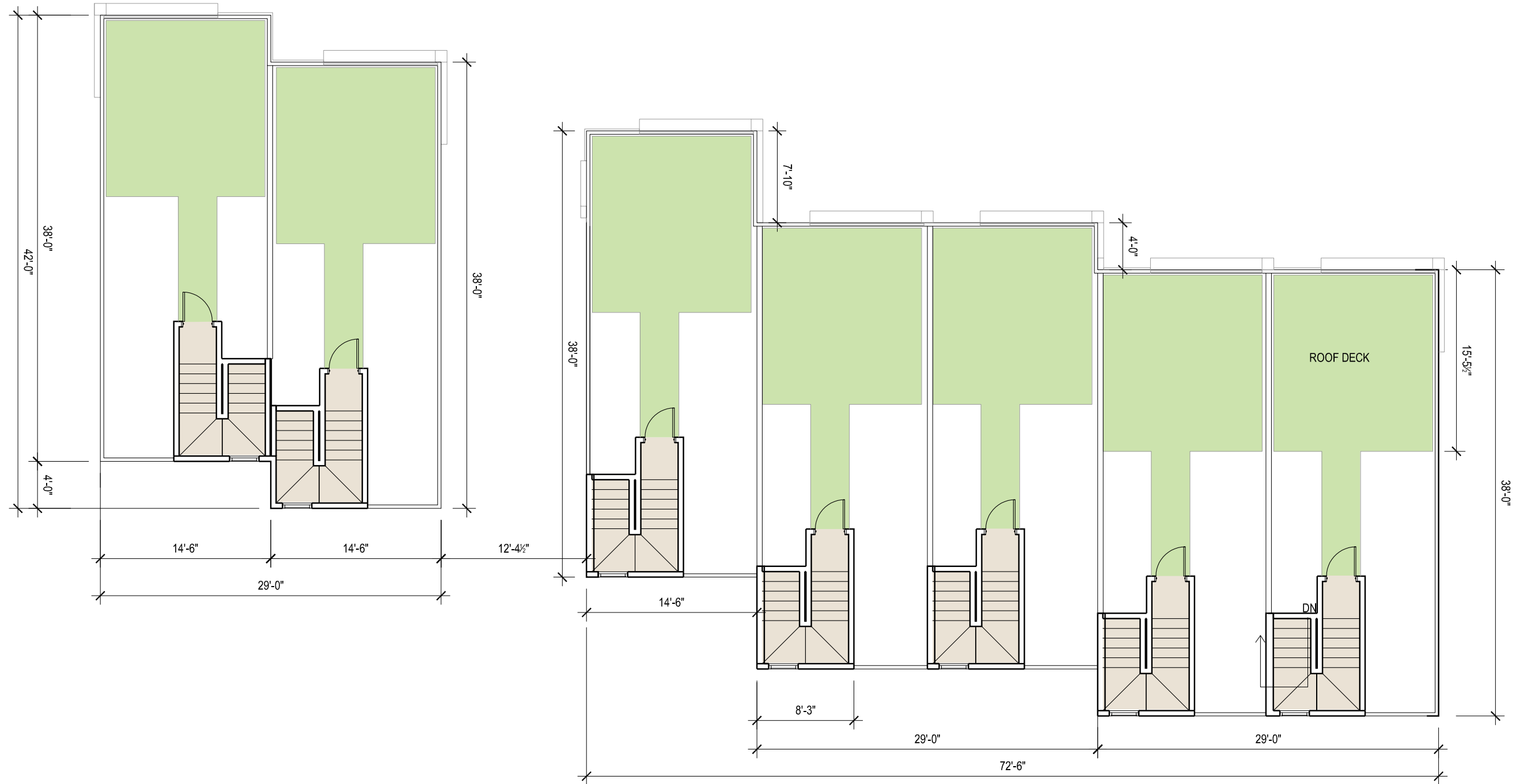
# 8.0 FLOOR PLANS



**KEY**  
■ Units  
■ Circulation

LEVEL 3 N

# 8.0 FLOOR PLANS

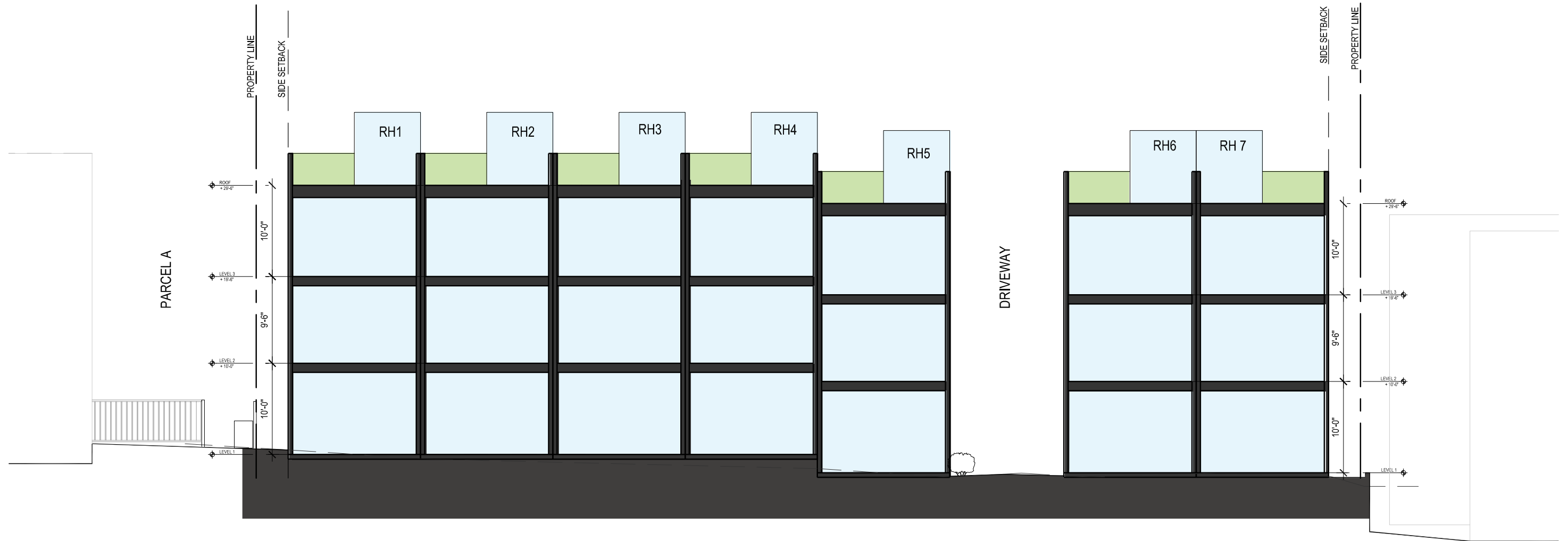


## KEY

- Circulation
- Roof Deck

ROOF LEVEL

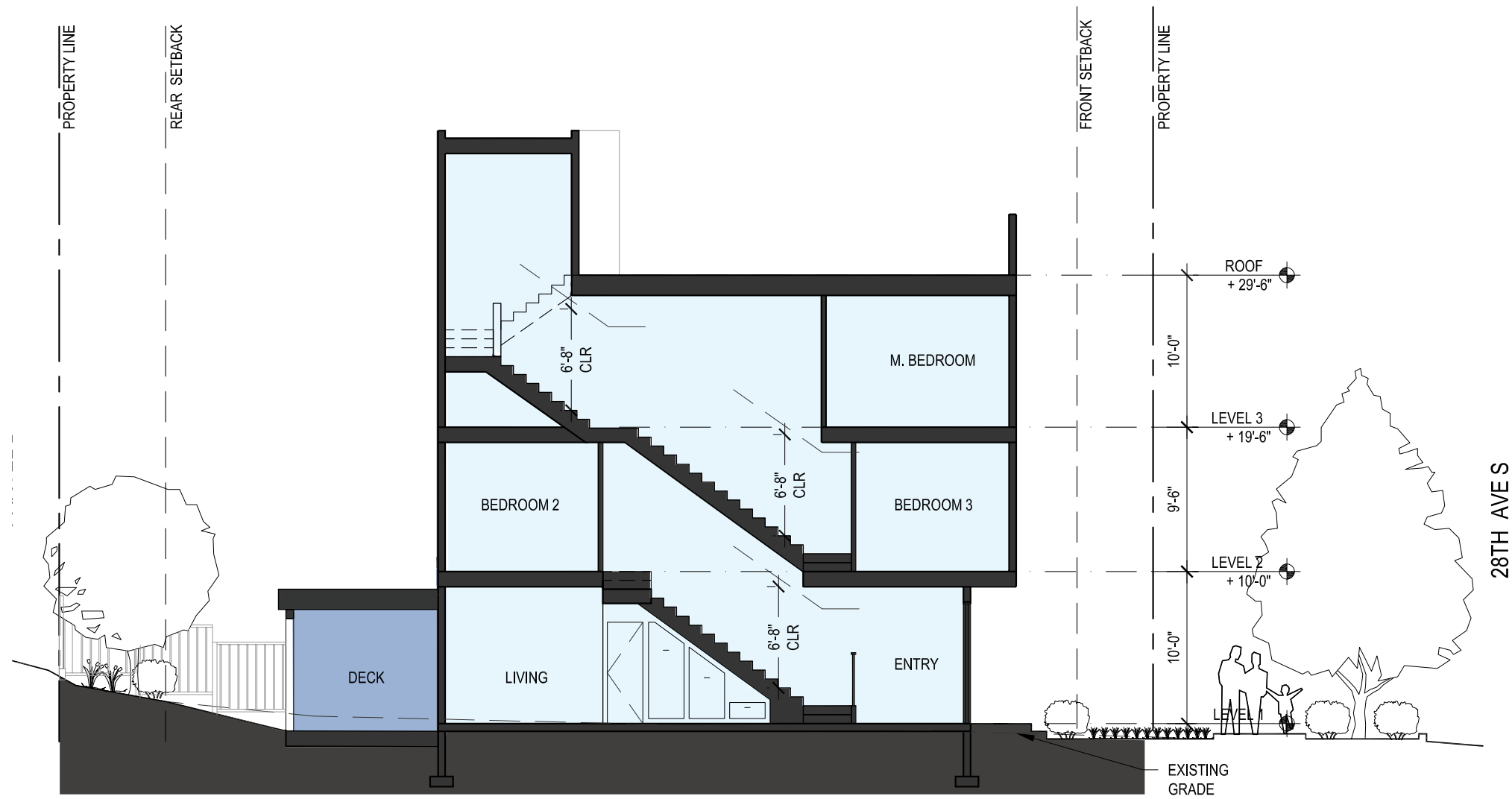
# 8.0 BUILDING SECTION



**KEY**

- Units
- Circulation
- Roof Deck

# 8.0 BUILDING SECTION



UNITS SECTION

KEY

- Units
- Circulation
- Amenity

## 8.0 RENDERING



*NORTH WEST PERSPECTIVE*

8.0 RENDERING



*SOUTH WEST PERSPECTIVE*

## 8.0 RENDERING



*BACK PERSPECTIVE*