



STREAMLINED DESIGN REVIEW

**911 28th Avenue South
Seattle, WA**

SDCI PROJECT NO.:

3032601

SUBMITTAL DATE:

10/17/2018

APPLICANT CONTACT:

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CARON

CARON REF #2018.033



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PROJECT TEAM

OWNER
Cao Huynh
DEP Homes

CARON ARCHITECTURE CONTACT
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SITE INFORMATION

ADDRESS:
911 28th Avenue South

SDCI PROJECT NO.:
3032601

PARCEL(S):
3274800120

SITE AREA:
6000 SF

FAR ALLOWABLE:
1.2

ALLOWABLE AREA:
7,200 SF

OVERLAY DESIGNATION:
N/A

PARKING REQUIREMENT:
3 Stalls

DEVELOPMENT STATISTICS

ZONING:
LR2

BUILDING HEIGHT:
30'

RESIDENTIAL UNITS:
7

PARKING STALLS:
3

LONG TERM BIKE STALLS:
7

SHORT TERM BIKE STALLS:
2

3.0 DEVELOPMENT OBJECTIVES

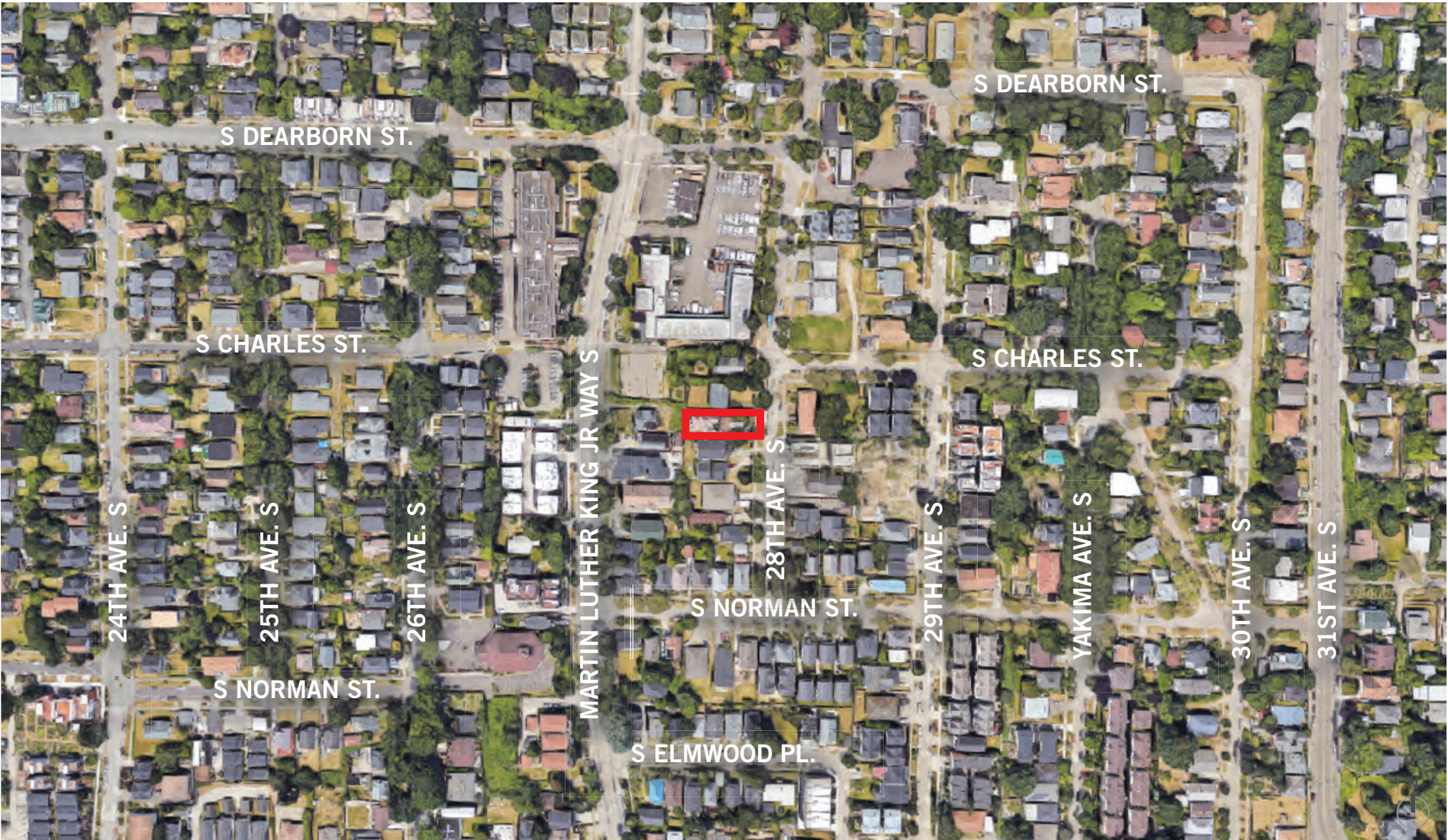
DEVELOPMENT OBJECTIVES

The proposed development will create seven (7) - three-story residential townhouses in two buildings with three attached parking stalls. The existing single-family residence and trees will be demolished and/or removed. The proposed street-facing building contains three units with garages for three large parking stall. Access is from 28th Ave South through a single curb cut. The rear building contains four units. Amenity spaces for residents will be placed throughout the site on both ground level and on private rooftop decks. Residential unit entries will be provided on the ground level as well. 28th Avenue South is a pedestrian-friendly street with large and mature street trees and will be further enhanced with the proposed contemporary design.

The project site is within a Parking Flexible Area, thus parking is reduced fifty percent. The proposed project requires three (3) parking stalls on the site. The development is a true urban infill project, harmonizing modern townhouse design with a growing neighborhood.

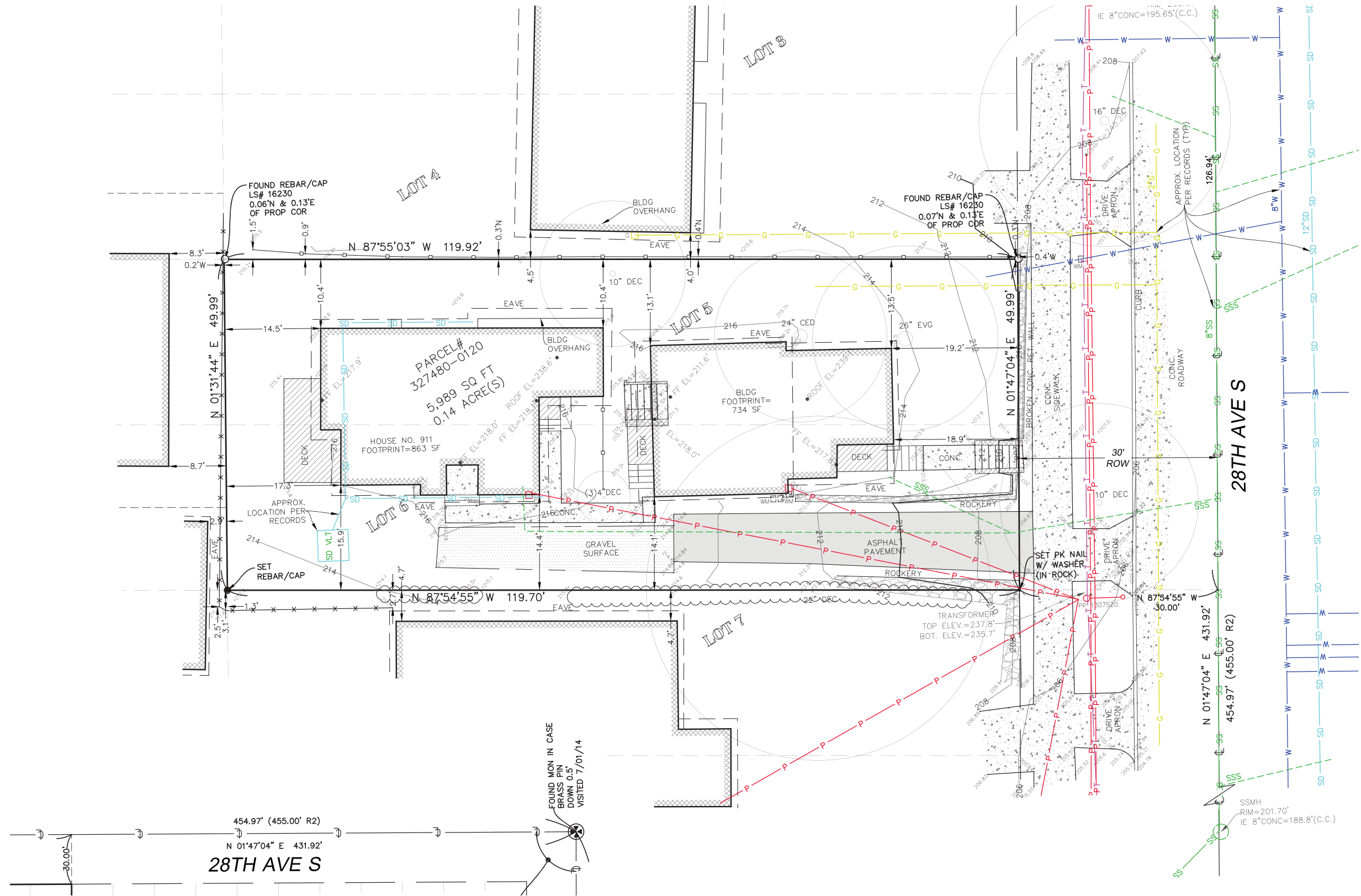
DEVELOPMENT SUMMARY

LEVEL	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	TOTAL FAR SF	USE
BEDROOMS	2	2	2	2	2	2	2		
ROOF	48 SF	48 SF	48 SF	48 SF	50 SF	50 SF	50 SF	342 SF	Residential Amenity
3	322 SF	322 SF	322 SF	322 SF	332 SF	332 SF	332 SF	2,284 SF	Residential
2	322 SF	322 SF	322 SF	322 SF	332 SF	332 SF	332 SF	2,284 SF	Residential
1	322 SF	322 SF	322 SF	322 SF	332 SF	332 SF	332 SF	2,284 SF	Residential
B1	-	-	-	-	0 SF	0 SF	0 SF	0 SF	Residential
TOTAL	1,014 SF	1,014 SF	1,014 SF	1,014 SF	1,046 SF	1,046 SF	1,046 SF	7,194 SF	



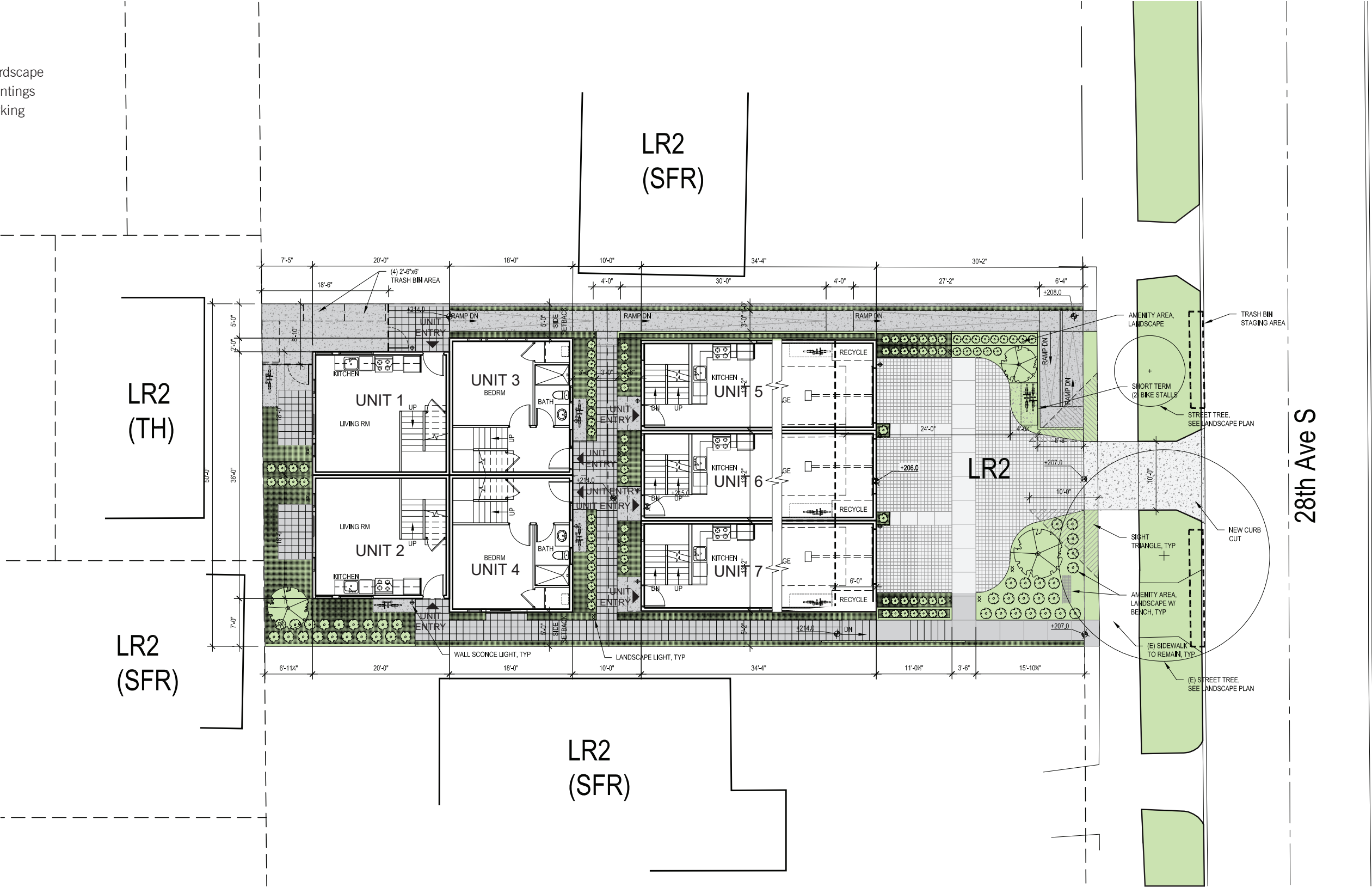
9-BLOCK AERIAL MAP

4.0 SURVEY / TREE SURVEY



4.0 SITE PLAN - OPTION 1 (PREFERRED)

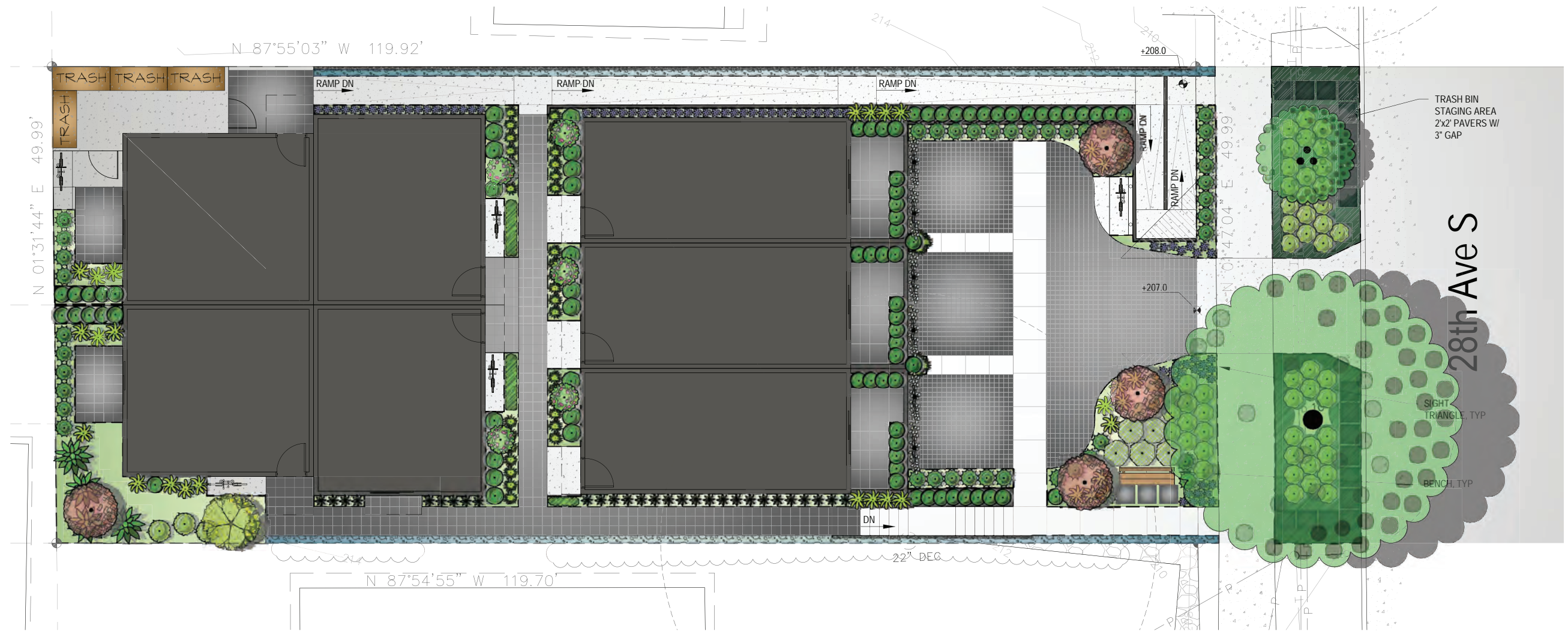
- KEY
- Hardscape
 - Plantings
 - Parking



SITE PLAN



4.0 LANDSCAPE PLAN - OPTION 1 (PREFERRED)



LANDSCAPE PLAN



5.0 SITE PHOTOS

OPPORTUNITIES / CONSTRAINTS

The site is elevated approximately 5'-0" from street level surrounded by LR2 residential zone. The proposed site is sloped down vertically 7' west to the east on the street level. The eastern, street-facing side of the property is proposed for vehicular access, with a narrow curb cut and gracious landscaping to minimize its visual impact on the site. In addition, there are no exceptional trees located on and around proposed project site.



1 SOUTH EAST CORNER OF SITE



2 VIEW LOOKING SOUTH DOWN 28TH AVE S



3 VIEW OF SITE FROM 28TH AVE S



MAP KEY

- Project Site
- View



4 NORTH EAST CORNER OF SITE



5 VIEW OF PROPERTY TO NORTH OF SITE



6 VIEW OF PROPERTY TO SOUTH OF SITE

5.0 DESIGN CUES

NEIGHBORHOOD VICINITY

The neighborhood surrounding the site is largely residential with a mix of single-family residences, townhouses, and rowhouses throughout. Judkins Park is ½ mile west of the site and Sam Smith Park is roughly the same distance south. St. Gabriel Orthodox Church is two blocks southwest on MLK Jr Way South with the Seattle Housing Authority office and a local nursing home just north on the same street. The site is in a LR2 residential zone facing 28th Ave South and is predominantly residential in character.



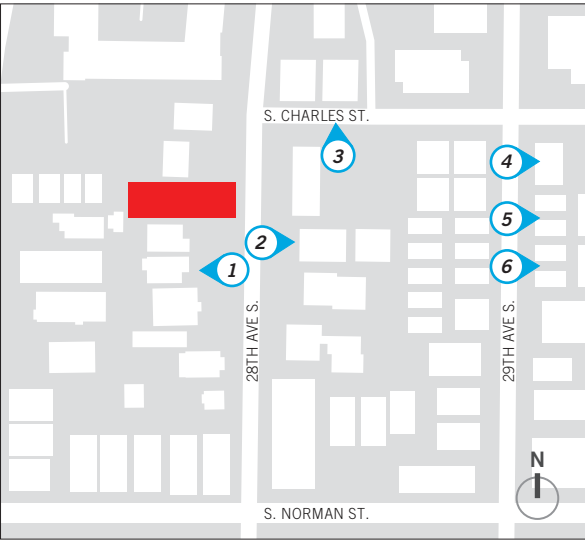
1 TOWNHOUSES SOUTH OF SITE



2 TOWNHOUSES ACROSS FROM SITE



3 TOWNHOUSES TO NORTH ON S CHARLES STREET



MAP KEY

- Project Site
- View



4 TRADITIONAL TOWNHOUSE DESIGN



5 MODERN TOWNHOUSES WITH BRIGHT COLORS



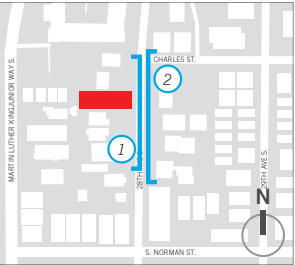
6 SIMILAR MODERN TOWNHOUSE DESIGNS

5.0 SITE STREETSAPES

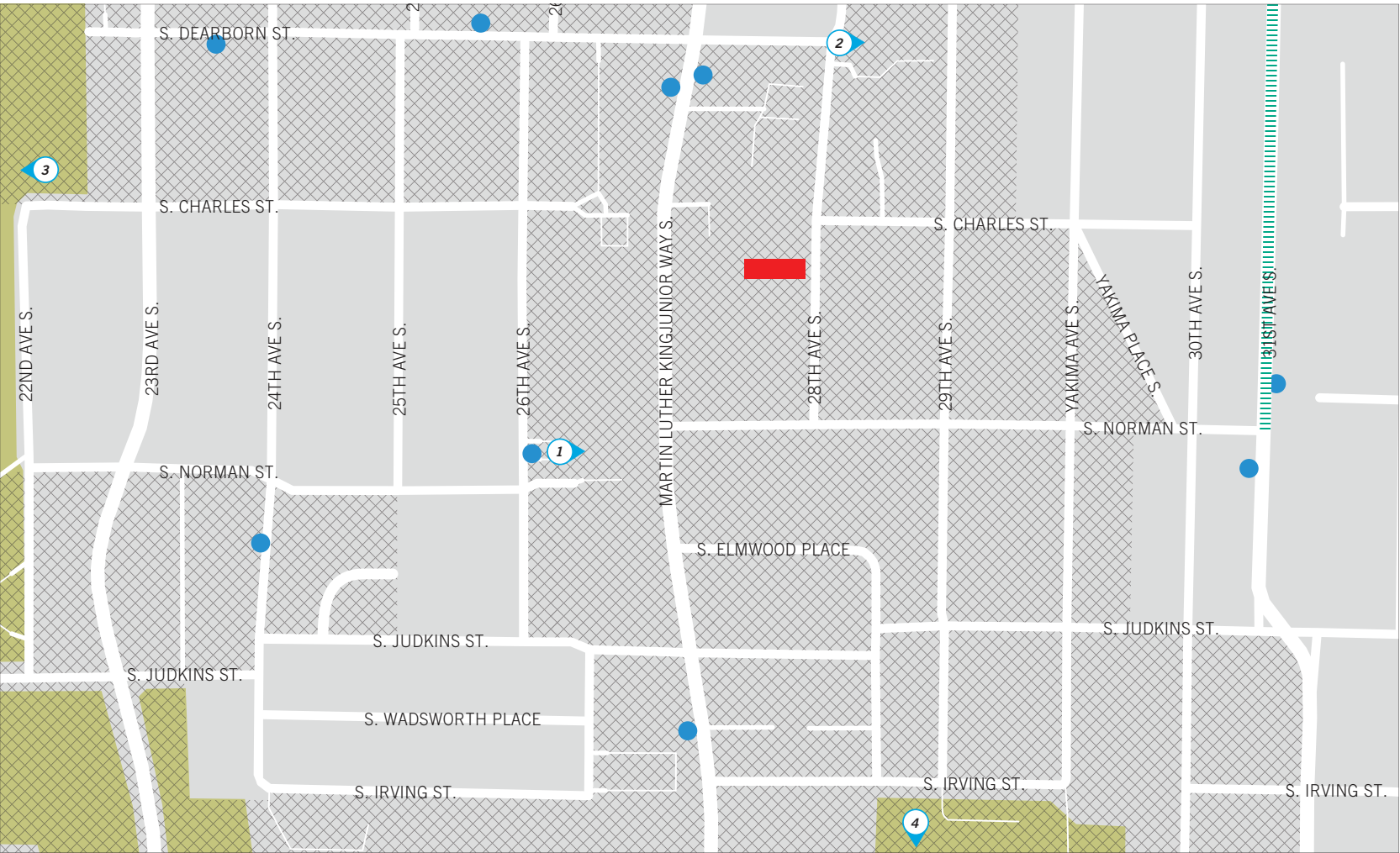
1 28TH AVENUE S LOOKING WEST



2 28TH AVENUE S LOOKING EAST



5.0 CONTEXT & URBAN DESIGN ANALYSIS



- VICINITY & WALKING MAP KEY
- Project Site
 - Park
 - Parking Flexibility Area
 - Bus Stops
 - Dedicated Bike Lanes
 - View (ref. images)

COMMUNITY NODES



1 ST. GABRIEL ORTHODOX CHURCH
0.1 MILES FROM PROJECT SITE



2 WALKER CHAPEL
0.1 MILES FROM PROJECT SITE



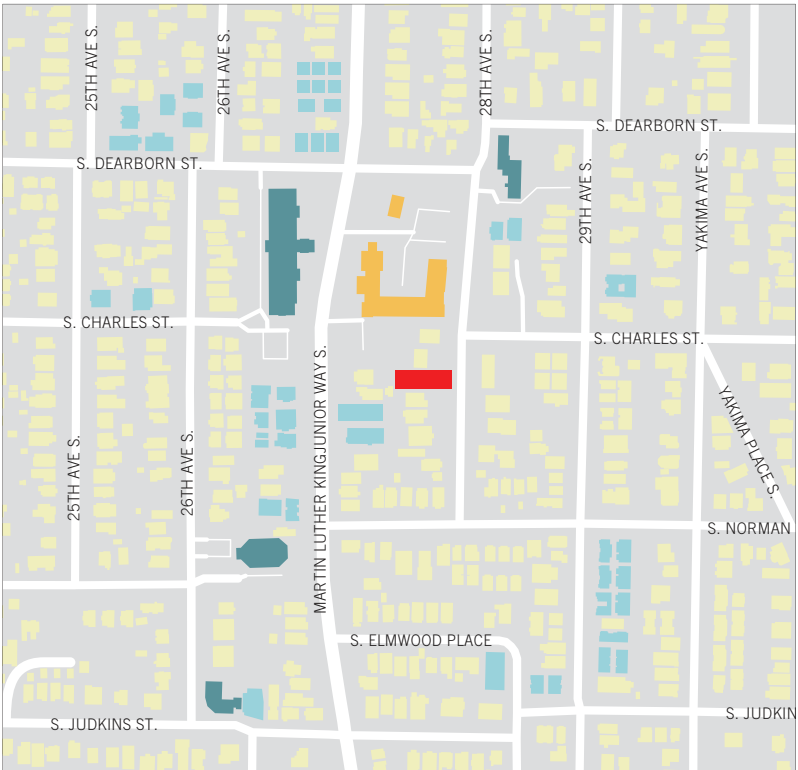
3 JUDKINS PARK
0.3 MILES FROM PROJECT SITE



4 SAM SMITH PARK
0.2 MILES FROM PROJECT SITE



- ZONING
- Project Site
 - SF 5000
 - LR1
 - LR2
 - LR3
 - NC2-40



- SURROUNDING USES
- Project Site
 - Multi-Family
 - Commercial
 - Service Building
 - Single Family

6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	OPTION 1 COMPLIANCE
Floor Area Ratio (FAR) Limits	23.45.510	1.2 FAR limit in LR2 zone for townhouses located outside 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 outside urban village / No overlay zone. Maximum width, 90'.	√
Light & Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' screen.	√
Parking Location, Access & Screening	23.45.536	Street access required if the lot does not abut an alley. Driveways that provide access from the street to garages opening on a street-facing facade of individual townhouse or row house units shall be paved with permeable materials.	√
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	(2) 6' 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.	√
Solid Waste & Recyclable Materials Storage & Access	23.54.040.E.1	The storage space shall be located on the lot of the structure it serves and, if located outdoors, shall not be located between a street-facing facade of the structure and the street	√
Required Parking	23.54.015 23.54.020	Family homes: 1 stall per dwelling unit. In multifamily and commercial zones, the minimum required parking for all uses is reduced by 50 percent if the property is located within a frequent transit service area, and the property is not located in an Urban Center, Urban Village, or Station Area Overlay District.	√

7.0 ARCHITECTURAL DESIGN RESPONSE

CS1. NATURAL SYSTEMS & SITE FEATURES

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

1. Local Topography

a. Response to local topography

Architect Response:

Main entries of the three (3) units in south and four (4) units in the north are located between two buildings. Basement garage entries of three (3) units in south are from 28th Avenue South, with open decks above the basement. The front units are adapted to vertical differences of grades with stairs and planting materials.
- b. Fence & Screen

Architect Response:

Fences & screens are proposed only to three sides on the property, which adapt to vertical differences of the proposed site. The south side is open without fences or screens to encourage the usage of common open space. South side of the landscape area without fencing provides a sense of common open gathering space for public use.
2. Connect Nature

b. Provide Vegetated Spaces

Architect Response:

Concrete planting walls shall be used as green walls. Vines on the open deck provides drapes of vertical green walls. In addition, the proposed buildings are set back 36’-8” from the street with a large landscaping area that utilizes vegetation to buffer views of the street-facing garages. Both the generous 15’-10” width of the front landscape area, and the inclusion of a public bench will enhance the pedestrian experience and make the project a welcomed addition to the neighborhood.
- e. Create Protected Sidewalk

Architect Response:

The proposed design fits into the natural topography of the site and uses the rich landscape to lessen the views of the adjacent properties on all four corners, providing a sense of space between the street and building. Existing rock walls will be replaced with wood privacy fences on concrete retaining walls and ramps. Privacy screening including plantings, wood fencing, and terraced planting will help provide an additional buffer between the project and its neighbors.

CS2. URBAN PATTERN & FORM

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

1. Transition and Delineation of Zones

b. Building Height

Architect Response:

The building massing is arranged to respond to the site’s grade change and to maximize the site’s usability, which includes adding a basement level for three units. The building floor levels are arranged to respond to the sloping site, with the rear building sitting several feet higher than the one closer to the street. Terraced plantings on either side of the site adapt to these changes in height, connecting the two buildings together seamlessly.
- c. Scaled Residential Elements

Architect Response:

Rather than sitting several feet above sidewalk in an almost unapproachable manner, the front facade instead rests near sidewalk grade. This creates a stronger connection to the street and more approachable entrances on either side of the building. Additionally, a narrow curb cut and healthy amount of landscaping minimizes the impact of the three street-facing garages.

By breaking the building into two smaller ones, it not only introduces more transparency into the site, but allows each building to rest on their own foundation. When building on a slope, this is a more efficient strategy with less impact on the site. The proposed design expression creates smaller perceived volumes of the buildings and brings a feeling of lightness to the design. The upper floors of each unit are adorned with Juliet balconies which help to break up the scale and opacity of each facade. Surrounding adjacent buildings are 2-3 stories high, and the proposed building is three stories high so the development will fit in well with its neighboring properties.

CS3. ARCHITECTURAL CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

1. Neighborhood Context

a. Surrounding Neighborhood Character

Architect Response:

The two residences to the north and south were constructed in the mid to late 1970s and are not architecturally renowned. However, more contemporary examples of multi-family housing can be found around the blocks including one directly across the street, and on 29th Avenue South. Due to the neighborhood's growth and changing housing types, the proposed project will fit in with its contemporaries and provide healthy contrast to its predecessors.

PL1. CONNECTIVITY

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

1. Accessible Open Space

a. Connected Open Space

Architect Response:

The proposed project provides a 36’-8” from the street with a large landscaping strip and terracing planters, street-level setback that includes existing sidewalks, and ramps. Damaged or heaved sections of existing sidewalk paving will be repaired by the project. Proposed landscape area contains a public gathering area with a bench that will connect the public sidewalk to the landscape. These large landscaping areas are circulated with large scale pattern of pavers.
- d. Prioritizing Common Open Space

Architect Response:

Ground level landscape areas open as a public common place where directly access from 28th avenue south and encourage to use social gathering place. Upper open private decks look down the large public common street front landscape area which provide securities and connection to community.
2. Connection Back to the Community

a. Provide Cultural Open Space

Architect Response:

The proposed project provides 36’-8” from the street with a large landscaping strip street level setback that allows for a wider amenity space and the landscape area in typical residential zone for more desirable pedestrian-oriented design with a bench in front of vehicle back up space. These are could be use as social gathering place for the community.

PL3 STREET-LEVEL INTERACTION

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

7.0 ARCHITECTURAL DESIGN RESPONSE

2. Streetscape Treatment
- e. Encourage Activation

[Architect Response:](#)
A 15'-8" large landscape area with a bench and tree can be used as a public gathering space to encourage social activities and bring the community together.

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.

1. Building Layout and Massing
- c. Smaller and Varied Building Forms

[Architect Response:](#)
Proposed buildings are 7 units, three story townhouses with sizes of 34'-4" x 40' of 1,014 square feet to 38' x 40' of 1,046 square feet. These are considered small size townhouses. Stacked cedar wood dividers separate and provides visual breaks for each unit. Open decks above the basement provide horizontal datum patterns with dark accent colors of metal guard rails.

DC3 OPEN SPACE CONCEPT

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

1. Common Open Spaces
- [Architect Response:](#)
a. Front setback of 16' space on west property area is used as a common open space with a bench. Additional 2' planting area on right-of-way will be integrated with a proposed surrounding landscape area.

b. On the East side of the proposed area is coordinated with a recycle bin haul ramp and two (2) short term bicycle stalls with surrounding landscape materials. Pedestrian circulations provide more active actions in common open space concept.

DC4 EXTERIOR ELEMENTS AND FINISHES

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

2. Building Materials
- [Architect Response:](#)
a. Three tones, dark, gray, and light gray color of fiber cement panels are main components of the building, and blend together with the adjacent buildings. Same materials are used in the adjacent multi-family project buildings.
3. Building Details and Elements
- [Architect Response:](#)
a. Building provides operable windows for natural ventilation.

b. Cedar wood cladding on exterior and cedar wood lumber for unit space dividers are applied for exterior aesthetic and distinguished other plains. Three tones, dark, gray, and light gray of fiber cement panels with accent cedar wood cladding are used to make buildings stand out whilst mingling into the adjacent buildings. Same materials are used in the adjacent buildings.

8.0 ELEVATIONS - OPTION 1 (PREFERRED)



EAST ELEVATION

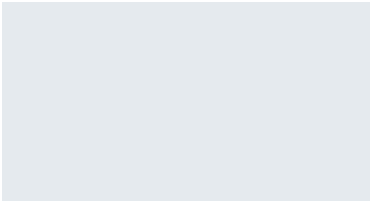
MATERIALS



FC1 Fiber Cement Panel 1
SW 7665 | Wall Street



FC2 Fiber Cement Panel 2
SW 6254 | Lazy Gray



FC3 Fiber Cement Panel 3
SW 7135 | Twinkle



CON1 Site-Cast Concrete



CC1 Cedar Cladding



MT1 Metal Railing / Juliet Deck



MT2 Metal Railing / Juliet Deck

8.0 ELEVATIONS - OPTION 1 (PREFERRED)



SOUTH ELEVATION

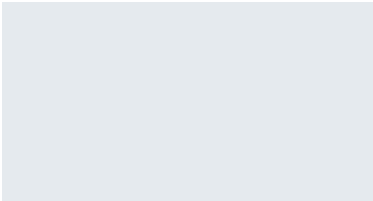
MATERIALS



FC1 Fiber Cement Panel 1
SW 7665 | Wall Street



FC2 Fiber Cement Panel 2
SW 6254 | Lazy Gray



FC3 Fiber Cement Panel 3
SW 7135 | Twinkle



CON1 Site-Cast Concrete



CC1 Cedar Cladding



MT1 Metal Railing / Juliet Deck



MT2 Metal Railing / Juliet Deck

8.0 ELEVATIONS - OPTION 1 (PREFERRED)



WEST ELEVATION

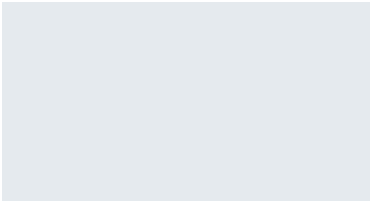
MATERIALS



FC1 Fiber Cement Panel 1
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FC2 Fiber Cement Panel 2
SW 6254 | Lazy Gray



FC3 Fiber Cement Panel 3
SW 7135 | Twinkle



CON1 Site-Cast Concrete



CC1 Cedar Cladding



MT1 Metal Railing / Juliet Deck



MT2 Metal Railing / Juliet Deck

8.0 ELEVATIONS - OPTION 1 (PREFERRED)



NORTH ELEVATION

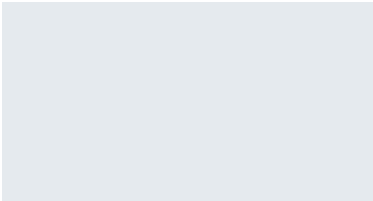
MATERIALS



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SW 7665 | Wall Street



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CON1 Site-Cast Concrete



CC1 Cedar Cladding



MT1 Metal Railing / Juliet Deck

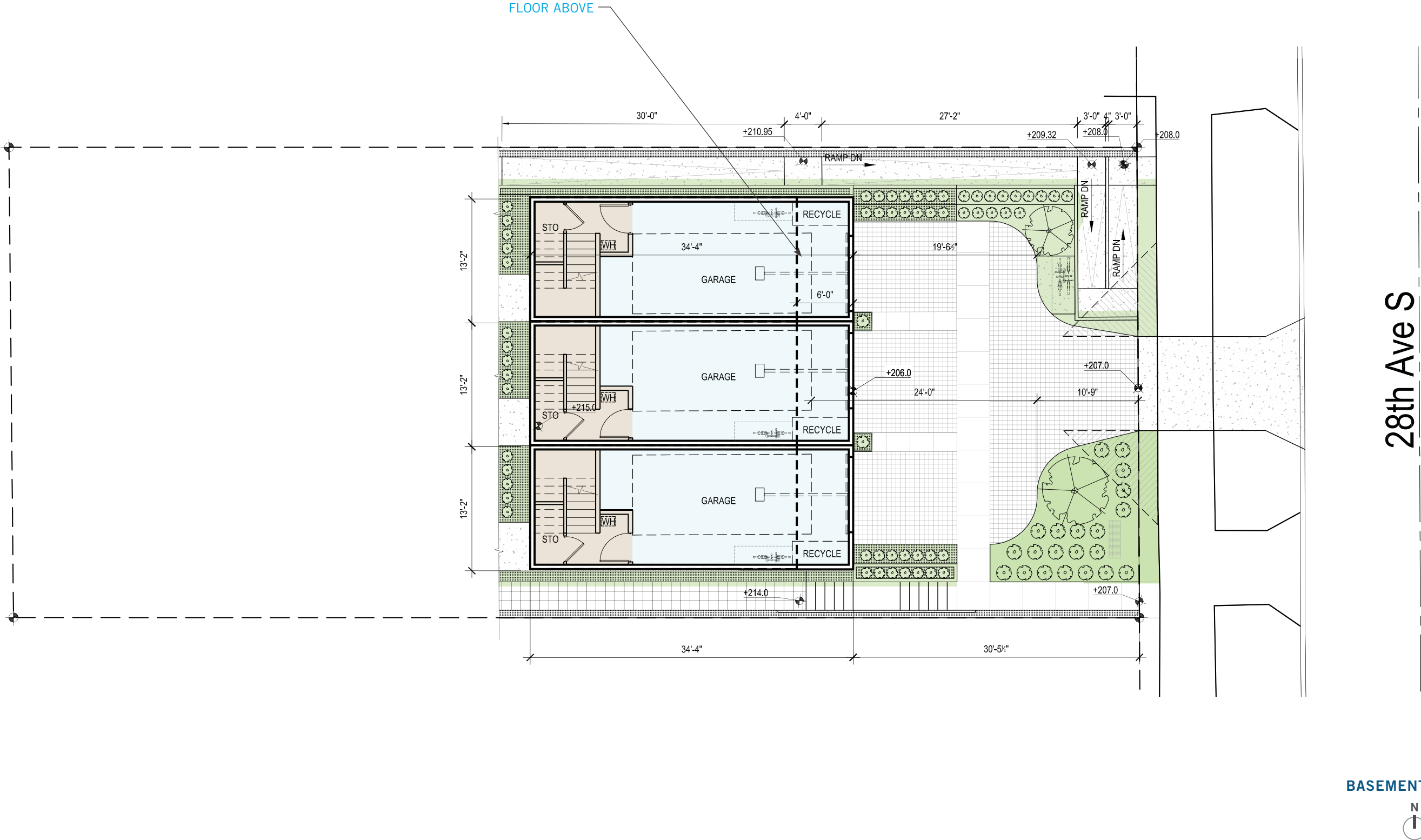


MT2 Metal Railing / Juliet Deck

8.0 FLOOR PLANS - OPTION 1 (PREFERRED)

KEY

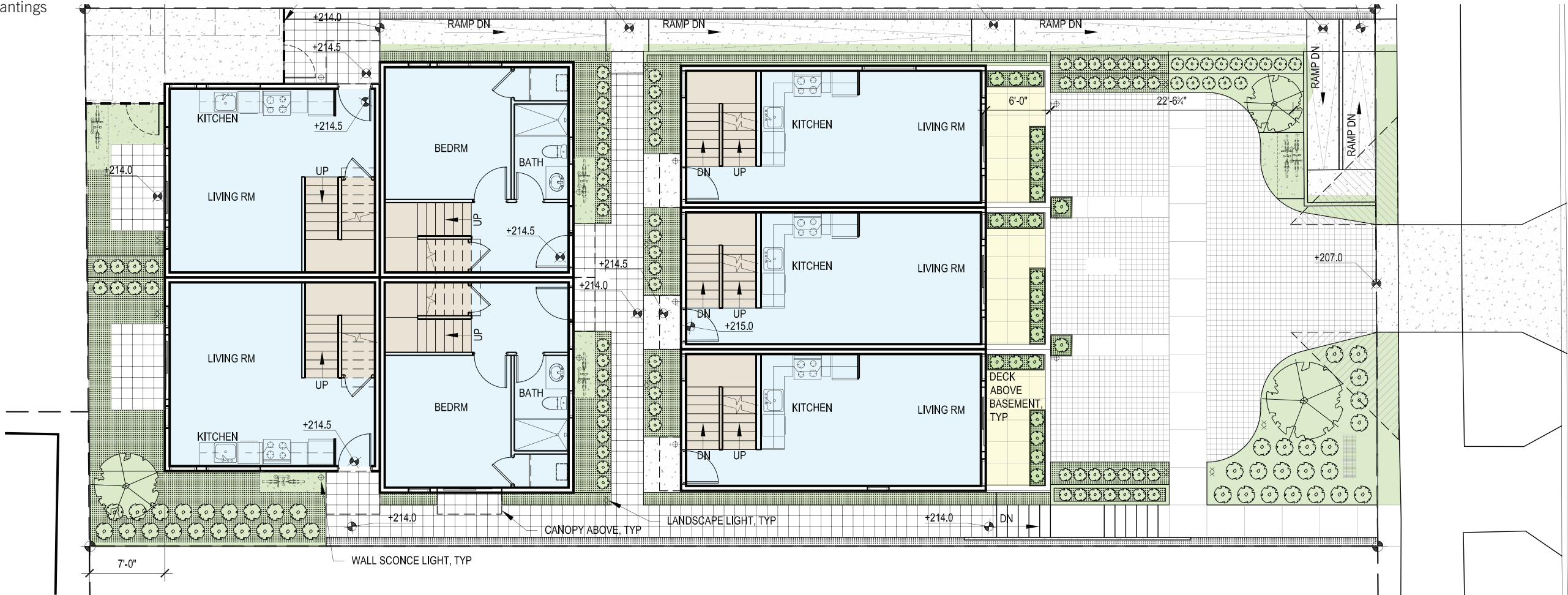
- Residential
- Roof Deck
- Circulation
- Plantings



8.0 FLOOR PLANS - OPTION 1 (PREFERRED)

KEY

- Residential
- Roof Deck
- Circulation
- Plantings



28th Ave S

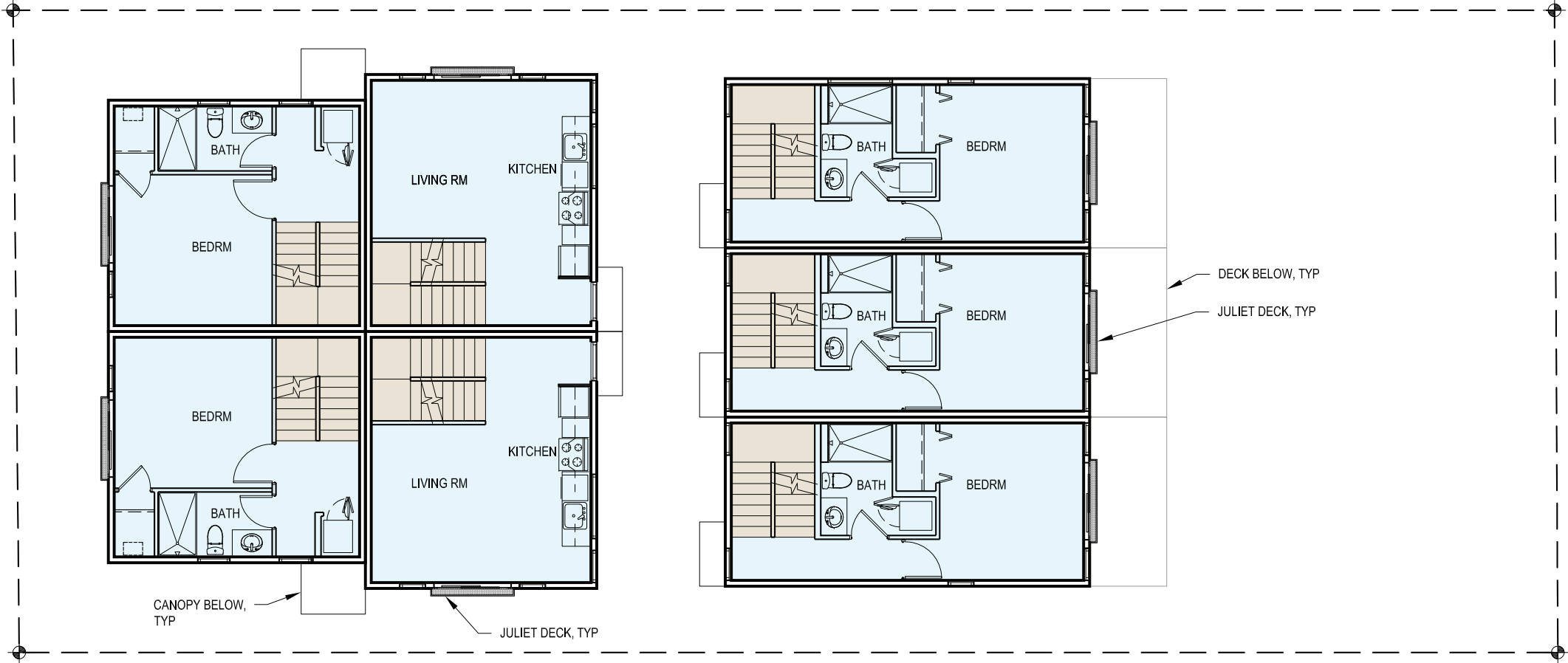
LEVEL 1



8.0 FLOOR PLANS - OPTION 1 (PREFERRED)

KEY

- Residential
- Roof Deck
- Circulation
- Plantings

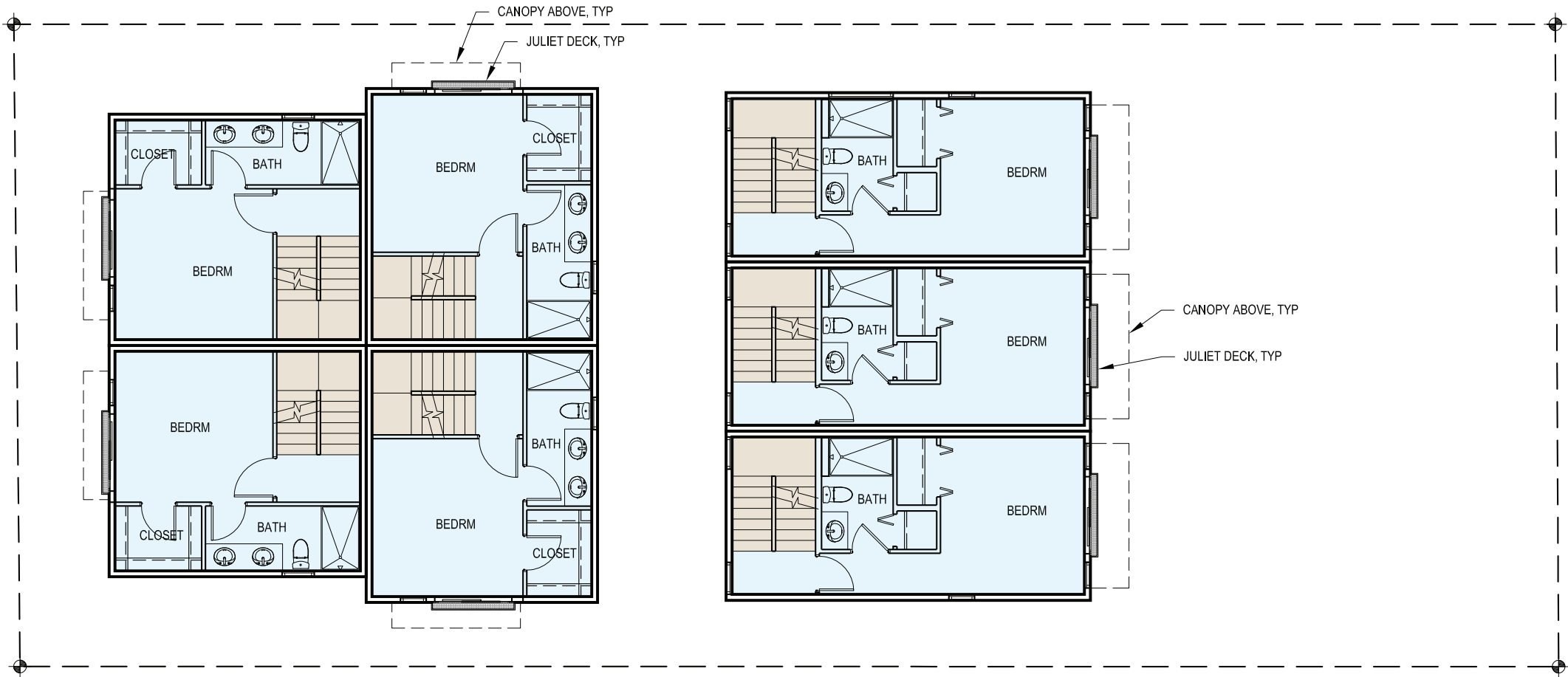


LEVEL 2



8.0 FLOOR PLANS - OPTION 1 (PREFERRED)

- KEY
- Residential
 - Roof Deck
 - Circulation
 - Plantings



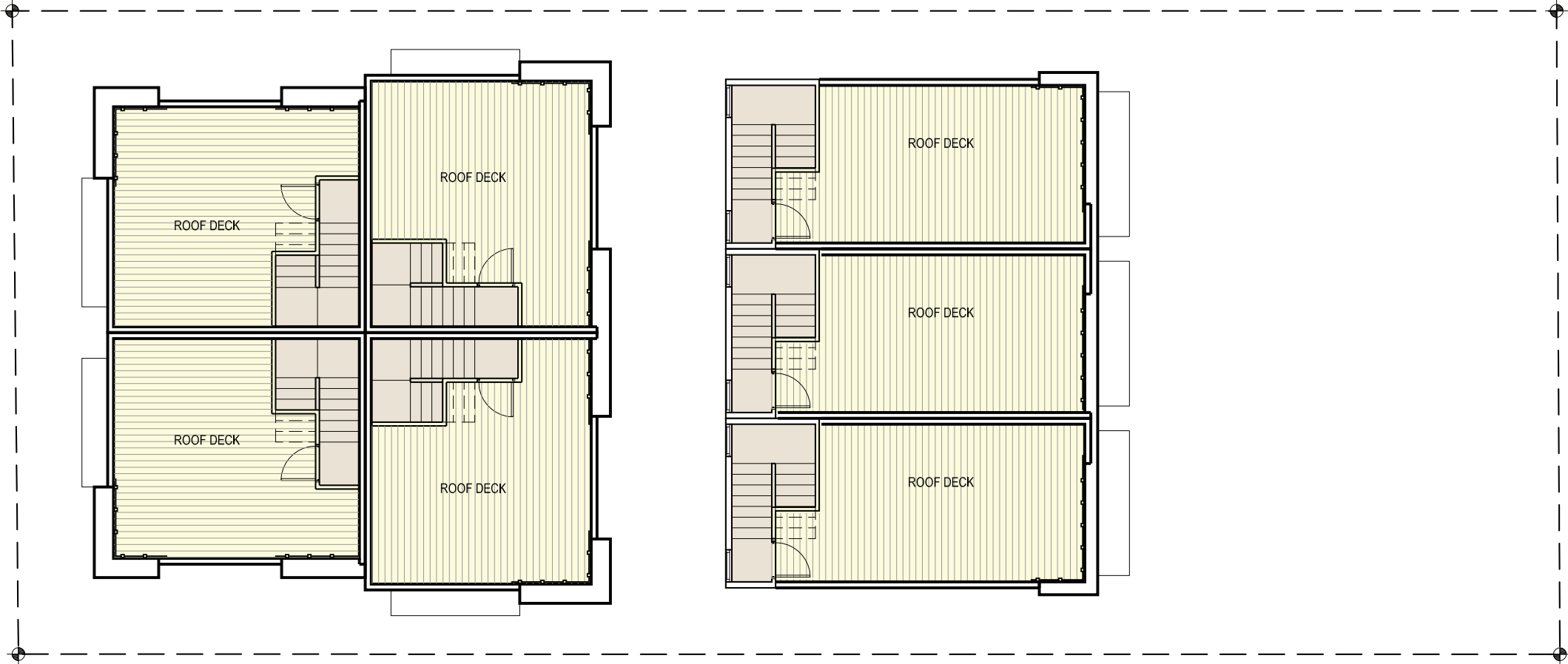
LEVEL 3



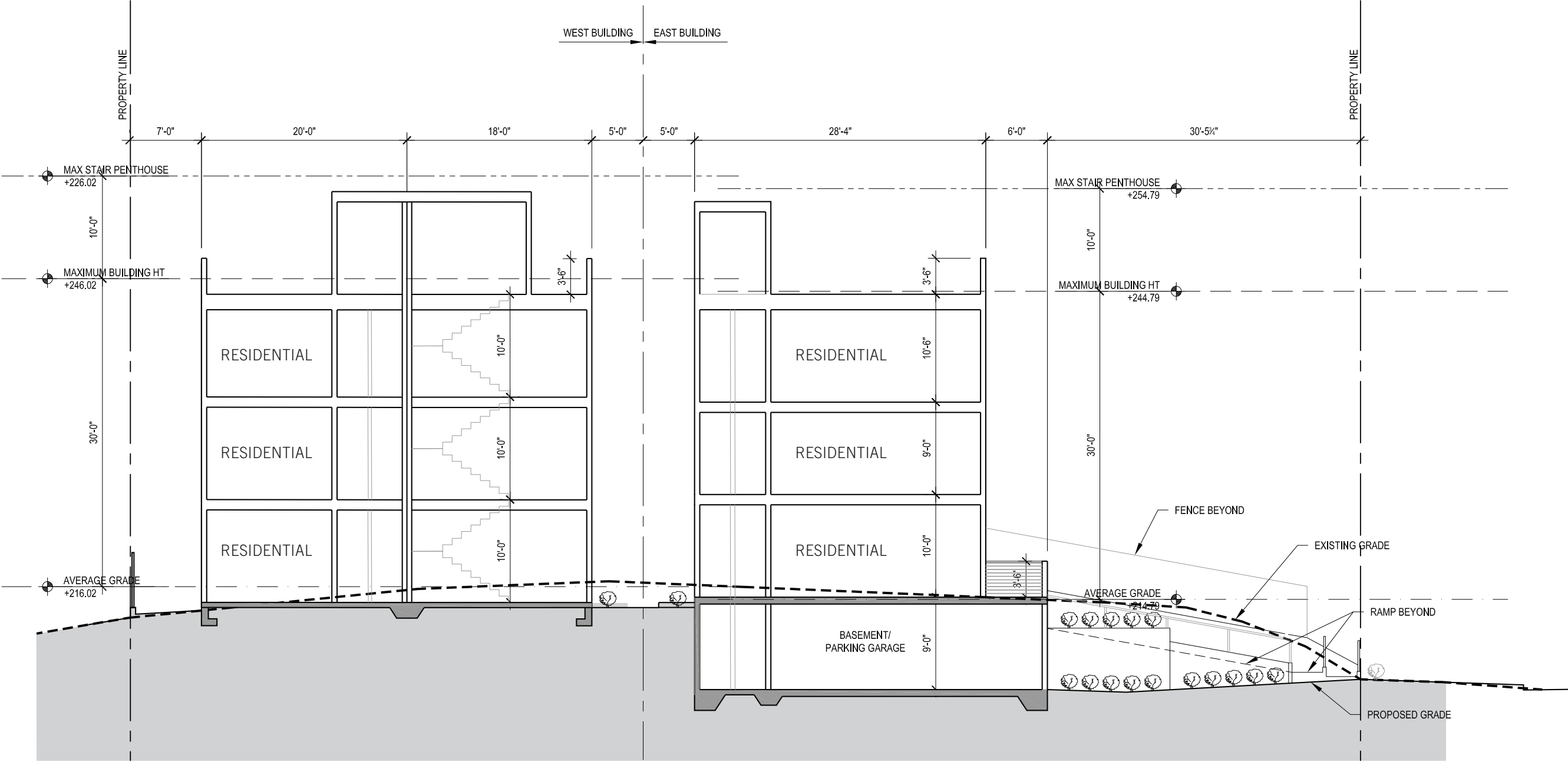
8.0 FLOOR PLANS - OPTION 1 (PREFERRED)

KEY

- Residential
- Roof Deck
- Circulation
- Plantings



8.0 BUILDING SECTION - OPTION 1 (PREFERRED)



SECTION VIEW

8.0 RENDERINGS - OPTION 1 (PREFERRED)



VIEW LOOKING WEST FROM 28TH AVENUE S



VIEW LOOKING SOUTH



VIEW LOOKING EAST

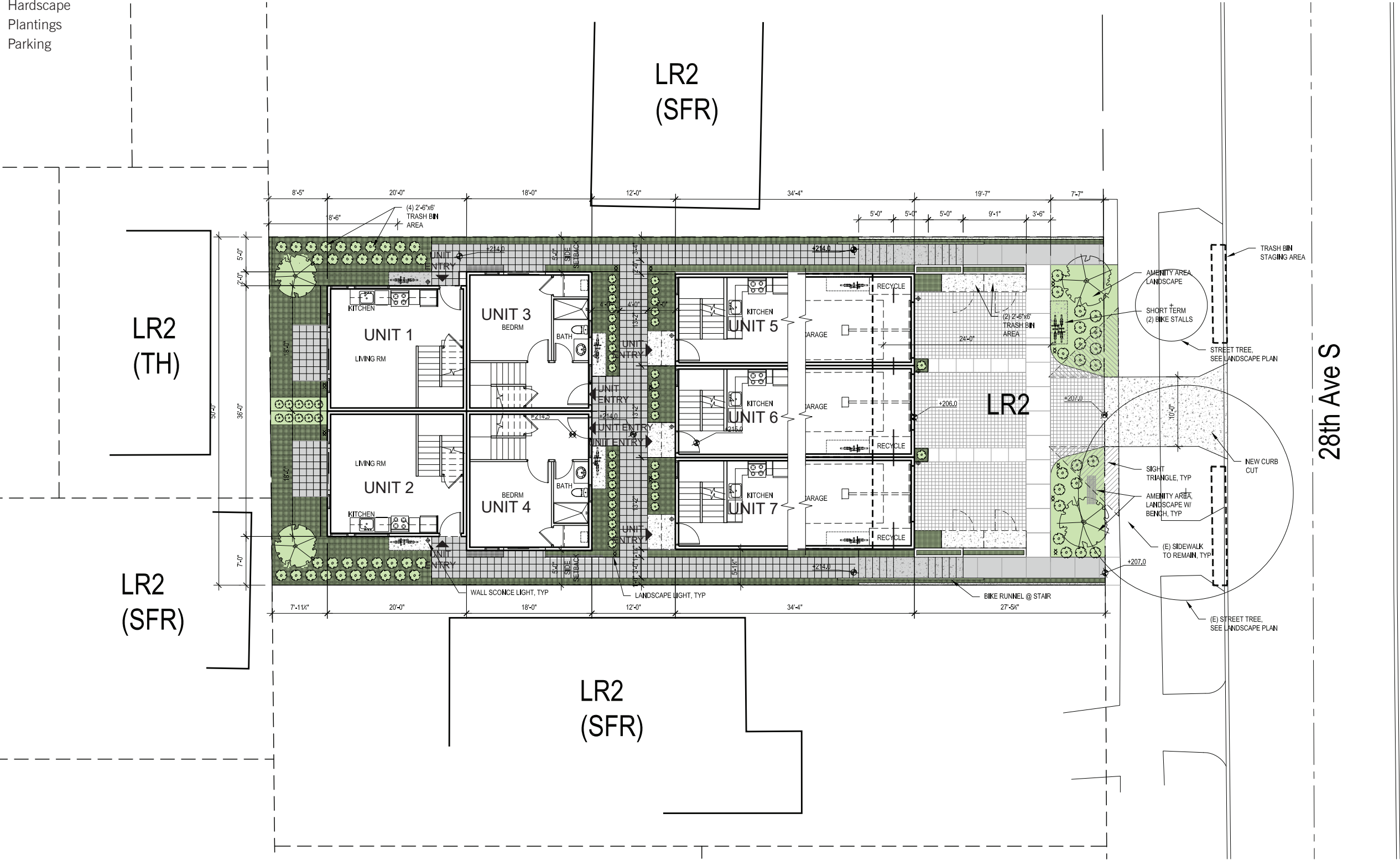


VIEW OF FRONT DRIVEWAY FROM 28TH AVENUE S

4.0 SITE PLAN - OPTION 2

KEY

- Hardscape
- Plantings
- Parking



SITE PLAN



4.0 LANDSCAPE PLAN - OPTION 2



LANDSCAPE PLAN



8.0 RENDERINGS - OPTION 2



VIEW LOOKING WEST FROM 28TH AVENUE S



VIEW LOOKING SOUTH



VIEW LOOKING EAST



VIEW OF FRONT DRIVEWAY FROM 28TH AVENUE S