

HOUSES ON THE CUT

38 W AND 40 W ETRURIA ST

SDCI # **6677328-CN** MUP # **3032422-LU**

1 OCTOBER, 2018

PROPOSAL. DEMOLISH EXISTING STRUCTURES. BUILD SIX TOWNHOMES WITH SURFACE PARKING.

OWNER. JESSIECAT

3326 160th AVE SE. STE 150

BELLEVUE, WA 98008

APPLICANT. STEPHENSON DESIGN COLLECTIVE

1118 NW 50TH ST. STE 302

SEATTLE, WA 98107

LANDSCAPE DESIGN. ROOT OF DESIGN

PACKET CONTENT.

PROPOSAL. STATEMENT OF DEVELOPMENT OBJECTIVES INDICATING TYPES OF DESIRED USES, STRUCTURE HEIGHT, NUMBER OF UNITS, SQUARE FOOTAGE AND NUMBER OF PARKING SPACES

ANALYSIS OF CONTEXT. INITIAL SITE ANALYSIS ADDRESSING SITE OPPORTUNITIES AND CONSTRAINTS, ADJACENT BUILDINGS, ZONING OF THE SITE AND ADJACENT PROPERTIES, OVERLAY DESIGNATIONS, SOLAR ACCESS, VIEWS, CIRCULATION PATTERNS, COMMUNITY NODES, LANDMARKS AND EXISTING ARCHITECTURAL AND SITING PATTERNS.

EXISTING SITE CONDITIONS. A DRAWING OF EXISTING SITE CONDITIONS INDICATING TOPOGRAPHY OF THE SITE OR OTHER PHYSICAL FEATURES AND LOCATION OF STRUCTURES AND PROMINENT LANDSCAPE ELEMENTS ON THE SITE INCLUDING BUT NOT LIMITED TO ALL TREES 6 INCHES OR GREATER IN DIAMETER MEASURED 4.5' ABOVE THE GROUND.

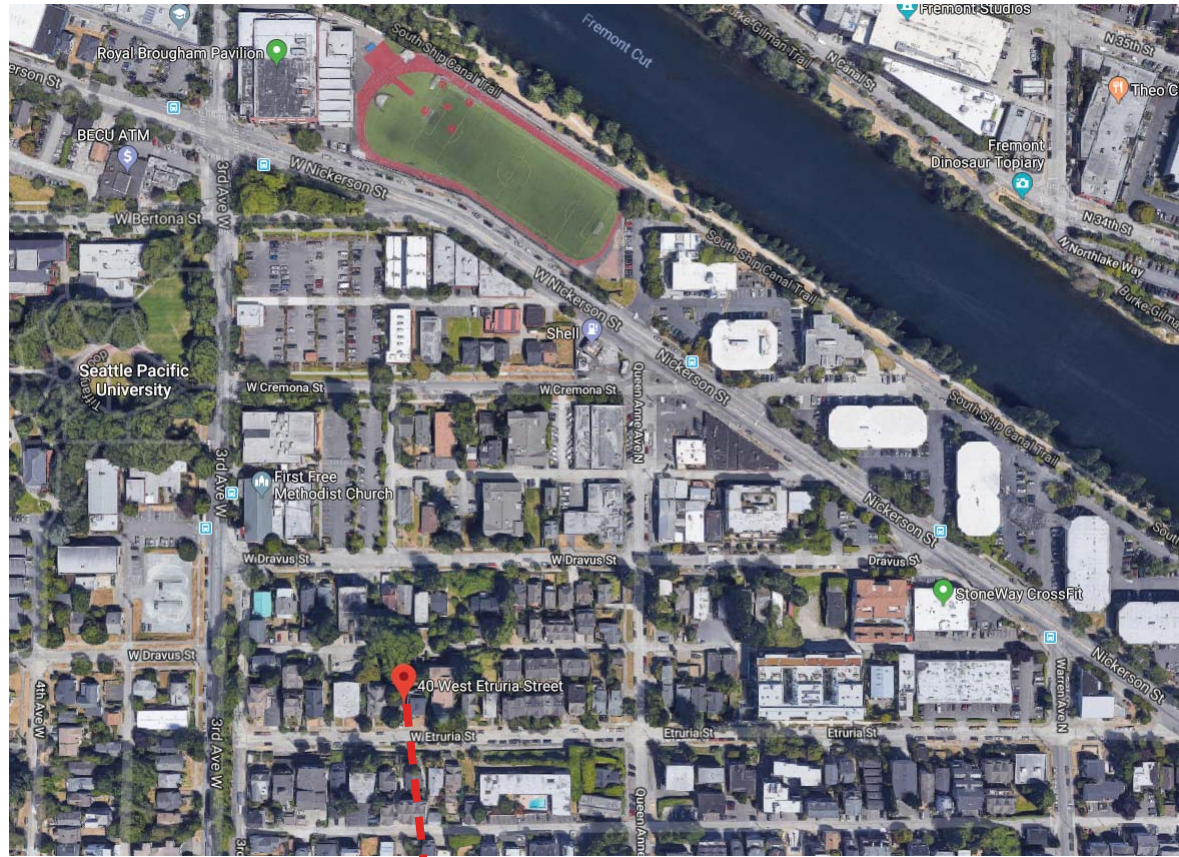
SITE PLAN. A PRELIMINARY SITE PLAN INCLUDING PROPOSED STRUCTURES, OPEN SPACES, VEHICULAR AND PEDESTRIAN ACCESS, AND LANDSCAPING.

DESIGN GUIDELINES. A BRIEF DESCRIPTION OF HOW THE PROPOSAL MEETS THE INTENT OF THE APPLICABLE CITYWIDE AND NEIGHBORHOOD DESIGN REVIEW GUIDELINES. IDENTIFY DESIGN GUIDELINES MOST RELEVANT TO THE PROPOSAL.

ARCHITECTURAL CONCEPT. ONE OR MORE COLOR RENDERINGS TO DEPICT THE OVERALL MASSING OF STRUCTURES AND THE DESIGN CONCEPT. GRAPHICS SHOULD SHOW PROPOSED SITING, MASSING, OPEN SPACE AND FACADE TREATMENTS. THREE DIMENSIONAL STUDIES AND SKETCHES, INCLUDING THOSE AT THE STREET LEVEL ARE OPTIONAL.

ADJUSTMENTS OR DEPARTURES. A SUMMARY OF POTENTIAL DEVELOPMENT STANDARD ADJUSTMENTS.





38 W AND 40 W ETRURIA ST



DEVELOPMENT OBJECTIVES

1. Demolish existing Single Family Residence and construct (6) Townhomes with surface parking.

EXISTING SITE CONDITIONS

VIEWS

The site is a dense mix of residential uses in buildings ranging from single family to apartments and townhomes. The site slopes gradually downhill from South to North. Each unit will have territorial views from the roof decks of the Fremont Cut to the North and possibly the Ballard Bridge to the North West. There is an existing large building to the East, and a house to the West that will control light and views from the lower levels of the new development. The buildings north of the Alley are downhill from the lots and shouldn't pose any privacy or view disruption.

NEIGHBORING DEVELOPMENT

West Etruria Street is zoned LR3 with a mix of single family residences, townhomes and apartment buildings. There are similar conditions to the South, West and east of the parcel. Directly to the North and across the alley, the lots are zoned MIO-37-LR3. Further North, There are coffee shops, restaurants and other businesses along Nickerson St before reaching the Fremont Cut. Seattle Pacific University is West of the parcel and North Queen Anne neighborhood is located to the South.

ADJUSTMENTS REQUESTED

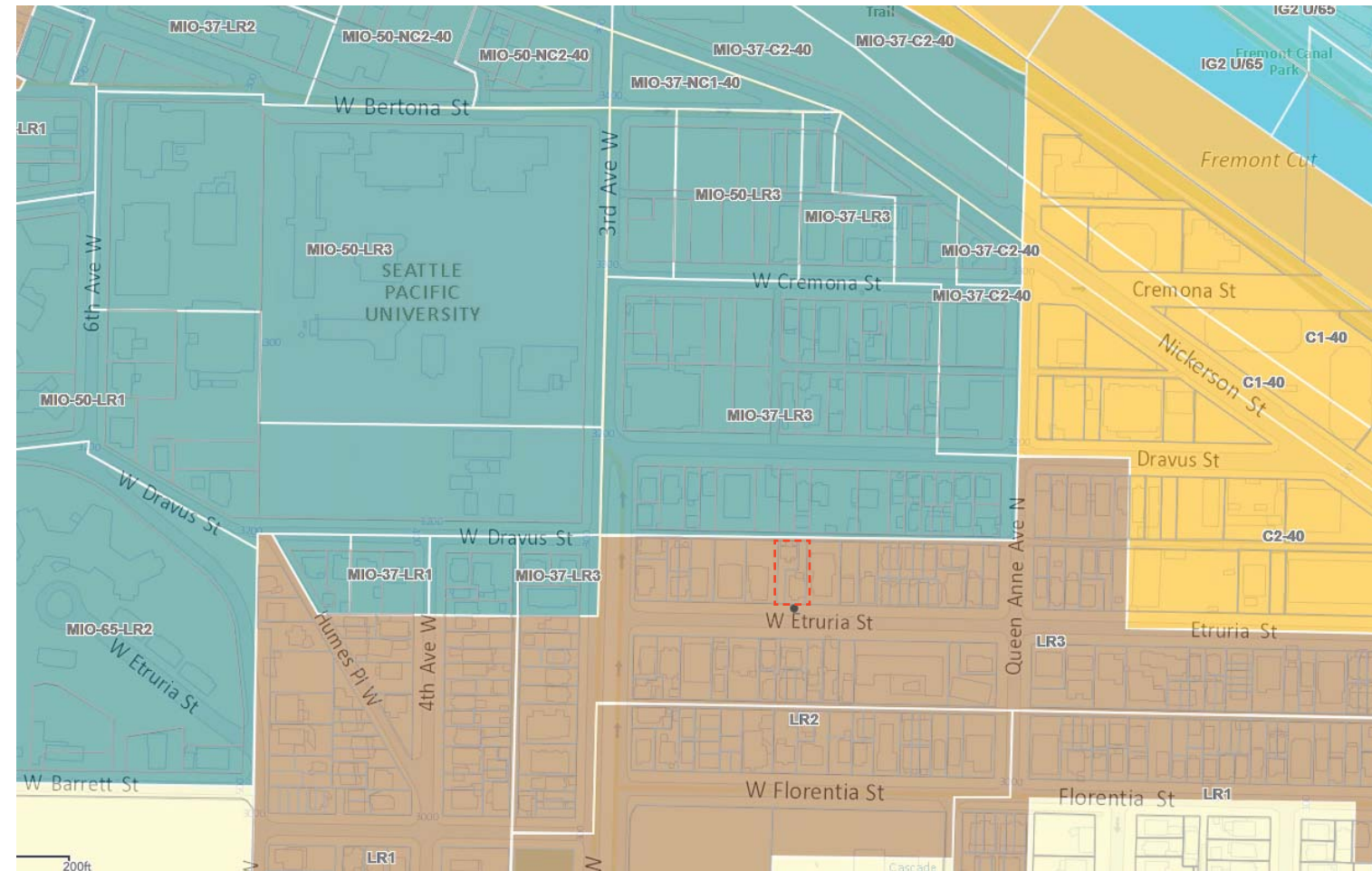
We are not requesting any adjustments at this time.

BELOW ARE LOCAL EXAMPLES OF DENSITY WITHIN THE NEIGHBORHOOD.



land use code analysis

A1.4	Land Use code summary
23.45	Multi-Family
23.45.502	Lowrise 3 LR3
23.45.504	Permitted and prohibited uses.
	Table A Residential use is permitted outright subject to provisions of this title.
	C.1.Private garages and carports.
	The proposal complies with this section of the Land Use Code.
23.54.015	Parking Table B Section II., line M. No minimum requirement.
	The proposal complies with this section of the Land Use Code.
23.45.510	Floor area (FAR) limits.
	Table A LR3, Outside of Growth Areas, Townhouse developments 1.1 or 1.3* If LEED Silver or Built Green 4 Star -and- meets parking standards
	The proposal complies with this section of the Land Use Code.
23.45.510	Exemptions from FAR Limits.
	E.1. Floors below grade.
	E.4. Partial below grade floor (first floor above is no more than 4 feet above grade.)
	The proposal complies with this section of the Land Use Code.
23.45.512	Density limits. Table A LR3, Townhouse Development 1/1,600 or No Limit*
	The proposal complies with this section of the Land Use Code.
23.45.514	Structure height.
	Table A LR3, Rowhouse and townhouse developments 30 feet
	The proposal complies with this section of the Land Use Code.
23.45.514	Structure height.
	E.1. Butterfly roofs (some shed roof conditions, too.) in LR zones.
	Add 3'-0" to allowable height at wall.
	Add 4'-0" to allowable height at overhang.
	For information only.
	H. Exhibit B Additional height allowed for sloped roof concealed by parapet.
	For information only.
	F. 1-4. Add 4'-0" to allowable height for partially below grade floor if all conditions are met.
	J.2. Roof top features. Add 4'-0" for parapets, open railings, planters etc.
	J.4. Roof top features. Add 10'-0" for stair towers, elevators, etc.
	This proposal complies with this section of the Land Use Code.
23.45.518	Setbacks and separations.
	Table A Townhouse developments
	Front 7'-0 average; 5'-0" minimum
	Rear 7'-0 average; 5'-0" minimum
	Side 5'-0" if less than 40'-0" long
	5'-0" minimum if greater than 40'-0" long. 7'-0" average
	The proposal complies with this section of the Land Use Code.
23.45.522	Amenity area.
	A.1. 25% of lot area (Townhouse developments).
	2. 50% of required amenity area at ground level except rooftop can be used if it meets 23.45.510.E.5.
	3. For rowhouse and townhouse developments, amenity area required at ground level may provided as either private or common space.
	The proposal complies with this section of the Land Use Code.



1409 N 47th ST ZONING AND WALLINGFORD RESIDENTIAL URBAN VILLAGE OVERLAY

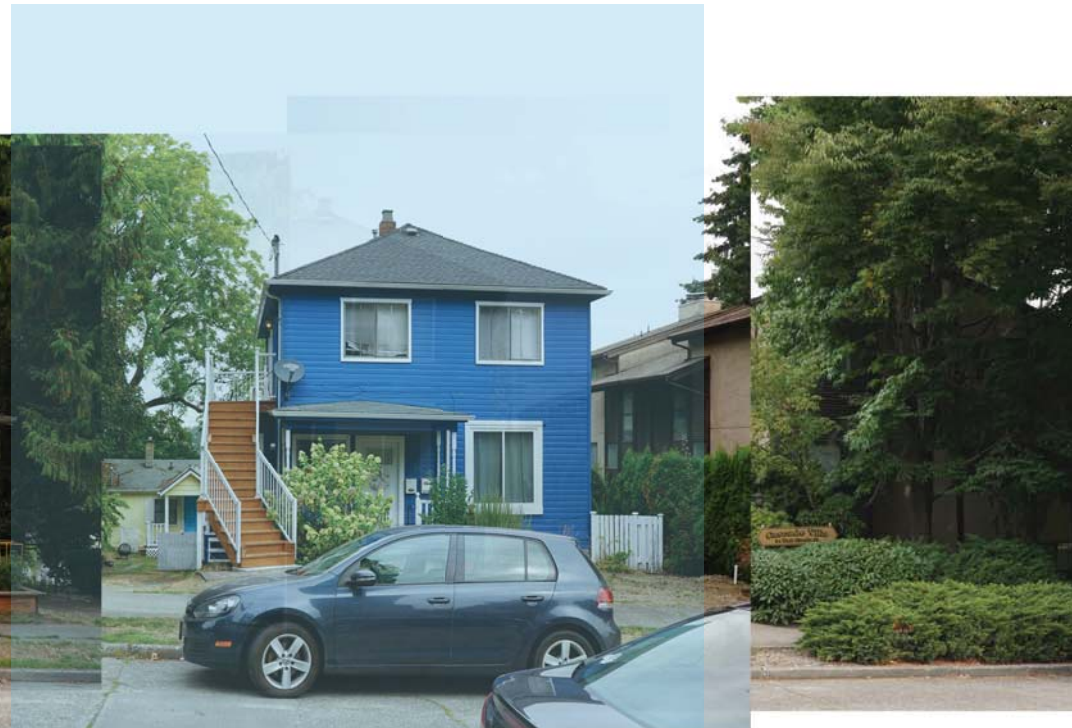
23.45.524	Landscaping standards.
	A.2.a. Green Factor of 0.6 or greater required.
	B.1. Street trees required.
	The proposal complies with this section of the Land Use Code.
23.45.526	LEED, BuiltGreen and Evergreen sustainable development standards.
	A.2.a. LEED Silver, BuiltGreen 4-Star, or Evergreen standards are required for the higher FAR limit. (Table A, 25.45.510)
	The proposal complies with this section of the Land Use Code.
23.45.527	Structure width and façade length in LR zones.
	A. Width (Table A) LR3,Townhouse Developments 60'-0" maximum.
	B.1. Length Within 15'-0" of side lot line Less than 65% of side lot line length.
	This proposal complies with this section of the Land Use Code.
23.45.529	Design Standards.
	C.2.b. Façade articulation. If greater than 750 SF then division into separate façade planes is required.
	C.2.c. Minimum façade plane = 150 SF
	Maximum façade plane = 500 SF
	Less than 65% of side lot line length.
	C.2.e. Exemptions are allowed by Director.
	F.3. Each townhouse unit, with a street-facing facade shall have a pedestrian entry on the street-facing facade that is designed to be visually prominent feature through the use of covered stoops, porches, or other architectural entry features. For townhouse units on corner lots, a visually prominent pedestrian entry is required on only one of the street-facing facades.
	The proposal complies with this section of the Land Use Code.
23.45.536	Parking location, access and screening.
	Typical provisions. Read section for detailed requirements.
	LR3 The proposal complies with this section of the Land Use Code.



APARTMENT BUILDING

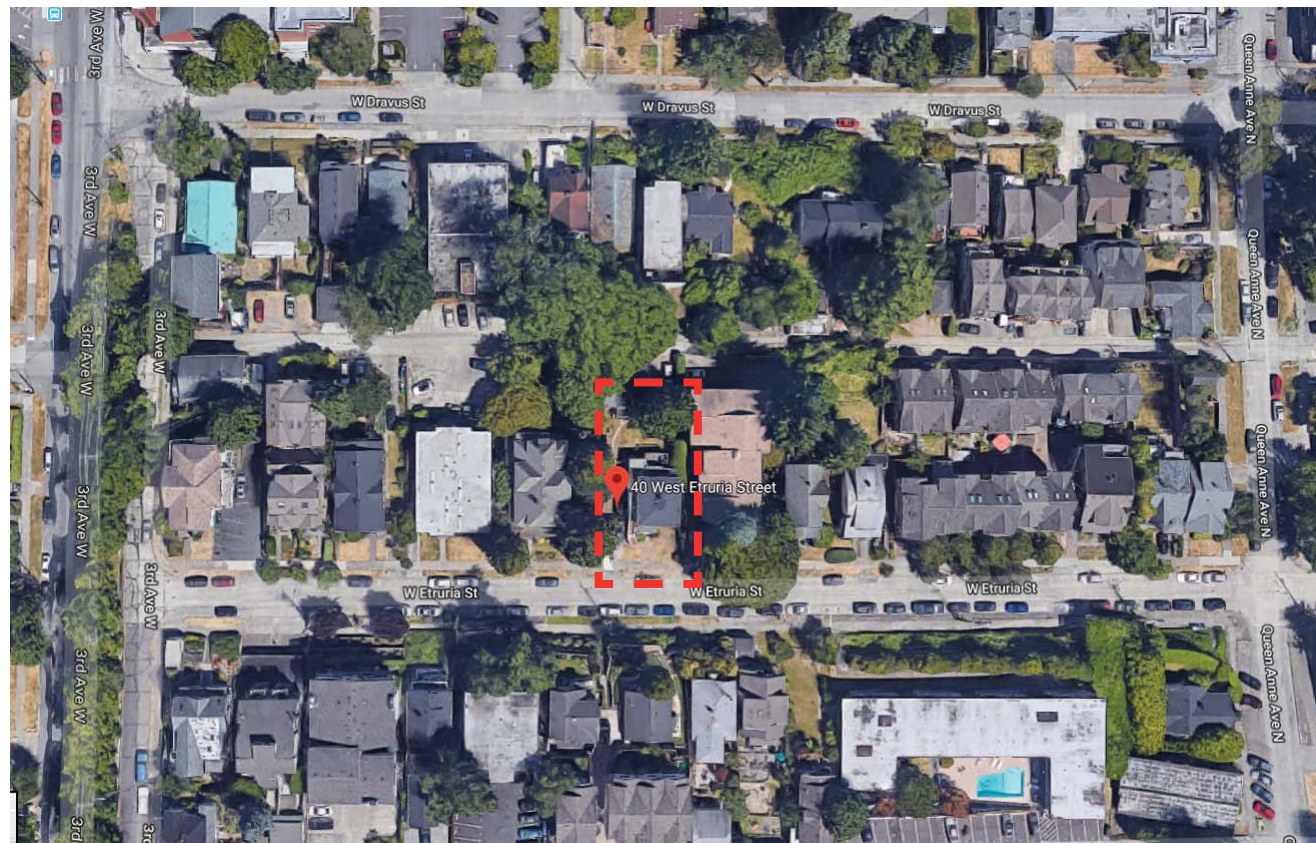
HOUSE

WEST ETRURIA ST



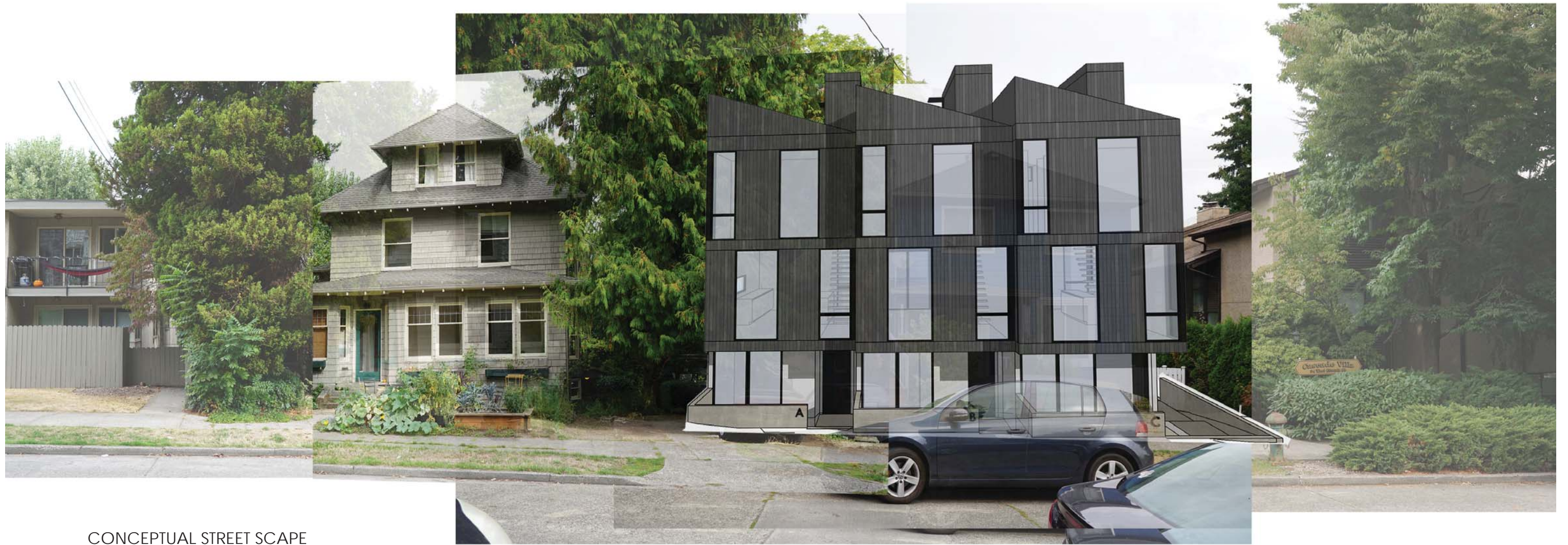
38 W AND 40 W ETRURIA ST

APARTMENT BUILDING



BLOCK DENSITY STUDY

W ETRURIA ST ELEVATION STUDY. THE LOT IS LOCATED BETWEEN A LARGE SINGLE FAMILY HOUSE TO THE WEST AND AN APARTMENT BUILDING TO THE EAST. THERE ARE MATURE TREES ON EITHER SIDE OF THE LOT THAT WILL HELP THE BUILDING BLEND INTO THE ESTABLISHED STREET SCAPE. ALL BUILDINGS ON THIS BLOCK OF ETRURIA SEEM TO BE MULTIFAMILY, BUT THE LOTS ARE SIMILAR IN WIDTH TO THE SUBJECT LOT. BEING LOCATED ON THE NORTHERN SLOPE OF QUEEN ANNE ALLOWS PRIVACY FROM NORTH OR SOUTH NEIGHBORS AND SEPARATION FROM THE PROPOSED BUILDING 1 AND BUILDING 2 SO THAT THEY ARE NOT STARING INTO EACH OTHERS' HOMES. THE SLOPE SHOULD PROVIDE NICE VIEWS THAT ARE NOT BLOCKING EXISTING NEIGHBORS OR ABLE TO BE BLOCK BY FUTURE DEVELOPMENTS.



CONCEPTUAL STREET SCAPE



BUILDINGS ON THE NORTH SIDE OF W ETRURIA STREET, ACROSS FROM THE SITE

CS2. Urban Pattern and Form.

B. Adjacent Sties, Streets, and Open Spaces

The site falls from the street to the alley. The proposed buildings sit in the landscape to adhere to the existing grade, creating natural privacy for each unit.

D. Height, Bulk, and Scale

The townhomes are modulated to integrate with their 2-3 story neighbors through the use of massing modulation with staggering windows to break up the height. The street is mostly apartment buildings and multi family homes, so the proposed units will fit the established context of the neighborhood. Height and bulk are blended with the use of darker material at a personal scale and modulating windows along the facade, offsetting units to break the plane at the street and alley, and keeping the Penthouses to the back of the units and out of view from the street.

PL1. Connectivity.

B. Walkways and Connections

Multiple pedestrian walkways allow access to the individual units and site.

C. Outdoor Uses and Activities

Buildings and open spaces configured to allow multiple sized exterior landscaped areas for both secluded semi-private areas and areas more connected directly and visually to the street or create privacy from the adjacent homes.

PL2. Walkability

B. Safety and Security

Residences have multiple windows on each side of their unit. Each side yard is visible from multiple units, providing natural surveillance of the site. Building and path lighting provides additional protection.

D. Wayfinding

Address signage, entry lighting, and building articulation help identify each unit's entrance.

PL3. Street-Level Interaction

A. Entries

Each entry is designed as having a relationship with that of its neighbors, but with a distinct individual character. Lighting, porches, awnings, and doors are located to denote each unit's main entrance.

C. Residential Edge

Units utilize vertical separation from the street, modulation of distance from setback, glazing encouraging visual interaction, and landscaped areas to facilitate interaction with neighbors, balanced with a sense of security and privacy.





CONCEPTUAL ELEVATION FROM THE ALLEY WITH PARKING

DC2. Architectural Concept

A. Massing

Instead of a monolithic block, the mass is separated into multiple units. The units stagger away from the street in order to create a more personal scale and give a sense of individual space.

B. Architectural and Facade Composition

Facades composed using fenestration, roofs, architectural projections, and material changes to give a unique identity to each unit, as well as tie the units together as a cohesive whole. Windows and architectural elements provided to avoid large blank facades.

C. Secondary Architectural Features

Architectural features provided to establish unit identity, visual interest and a measure of solar shading. Decks and building recesses further add to visual interest.

D. Scale and Texture

Human scale of entrances, building materials, and site walks relate to a residential scale. Offset windows break the vertical height of the building and remove the towering feeling of many row homes and townhomes.

E. Form and Function

This project is designed as modern residence. Clean modernist lines give an expression of timeless design, rather than relying on a trendy solution that will quickly grow tiresome. The sloped form at the roofs break the visual appearance of height and provide privacy from one unit to the next without a solid 4' flat wall.

DC4. Materials

A. Exterior Elements and Finishes

Durable and natural materials, such as cedar and hardie panel, are in character with many residential buildings in the northwest.

B. Signage

Residential house numbers in character and scale of similar projects in area.

C. Lighting

Entrance and path lighting utilized to articulate visual interest of landscaping and buildings, and provide site safety. Lighting located or shielded to avoid glare to neighboring sites.

D. Trees, Landscape and Hardscape Materials

Hardscaping areas located to encourage interaction with neighbors. Landscaping designed to create distinct areas of both semi-private and more public areas, to facilitate multiple uses on site.

DC1. Project Uses and Activities

A. Arrangement of Interior Uses

Interior public spaces, such as living and dining rooms have large windows facing private views and the street. Roof decks arranged to allow for territorial views, semi-privacy, and interaction with neighbors.

B. Vehicular Access and Circulation

Vehicular access located to minimize motorists and pedestrians crossing paths. Pedestrian walks allowing access to main entrances are located off of sidewalks, instead of driveway.

DC3. Open Space Concept

B. Open Spaces Uses and Activities

Larger open landscape areas face a central courtyard to enhance semi-public areas.

Open areas mixture of larger open spaces, and smaller semi-private yards to encourage private use and social interaction.

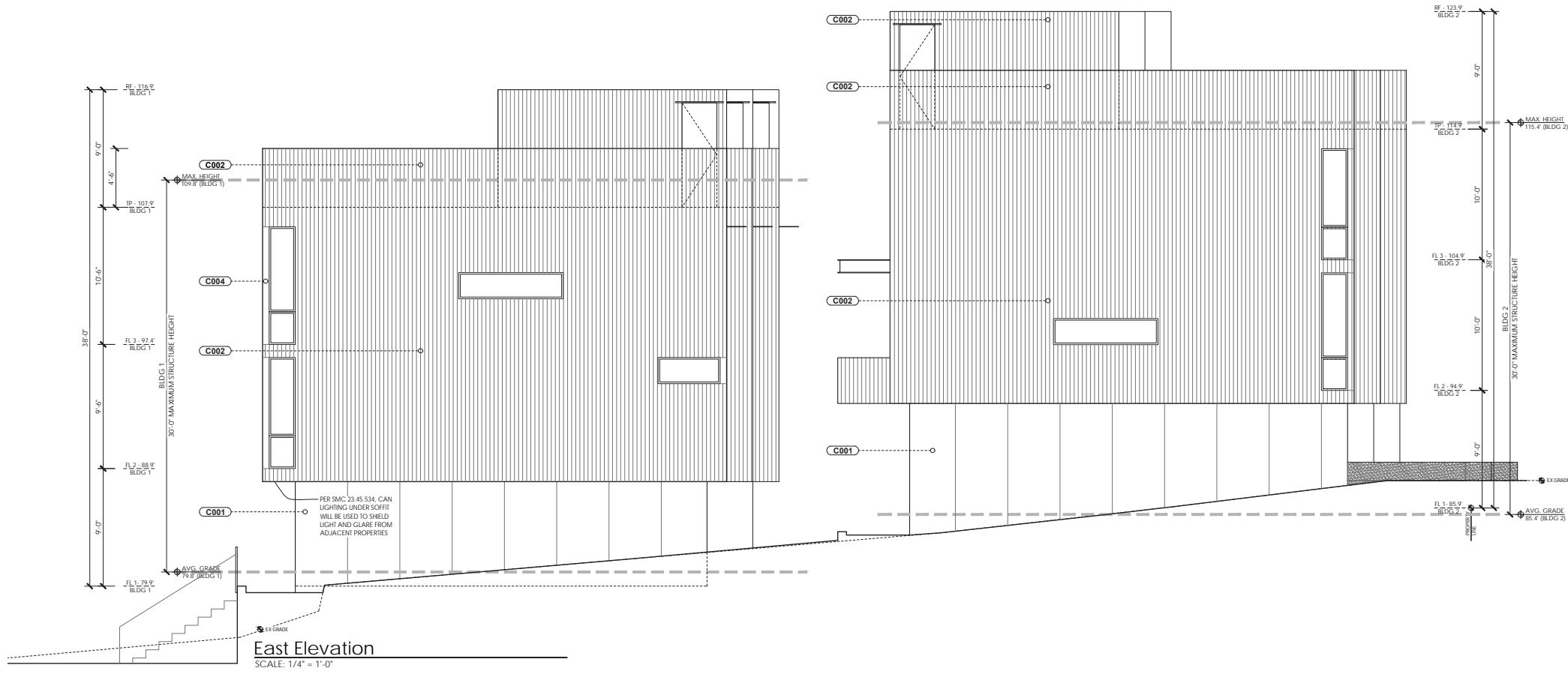




West Etruria Street
RENDERED LANDSCAPE PLAN
 N.T.S

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	<i>Cercidiphyllum japonicum</i> / Katsura Tree Street Tree
SHRUBS	BOTANICAL NAME / COMMON NAME
	<i>Berberis thunbergii</i> 'Crimson Pygmy' / Crimson Pygmy Barberry
	<i>Berberis thunbergii</i> 'Orange Rocket' / Orange Rocket Barberry
	<i>Brunnera macrophylla</i> 'Silver Heart' / Siberian Bugloss
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass
	<i>Calluna vulgaris</i> 'Wickwar Flame' / Wickwar Flame Heather
	<i>Carex morrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge
	<i>Cyrtomium fortunei</i> / Japanese Holly Fern
	<i>Helleborus niger</i> 'HGC Jacob' / Christmas Rose
	<i>Hydrangea macrophylla</i> 'Nikko Blue' / Nikko Blue Hydrangea
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly
	<i>Leucothoe fontanesiana</i> 'Rainbow' / Rainbow Leucothoe
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf
	<i>Lonicera pileata</i> 'Moss Green' / Moss Green Honeysuckle
	<i>Mahonia x media</i> 'Charity' / Mahonia
	<i>Miscanthus sinensis</i> 'Strictus' / Porcupine Grass
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo
	<i>Pennisetum orientale</i> / Oriental Fountain Grass
	<i>Polystichum munitum</i> / Western Sword Fern
	<i>Rhododendron x Ramapo</i> / Ramapo Rhododendron
	<i>Sarcococca hookeriana humilis</i> / Dwarf Sweet Box
BIORETENTION	BOTANICAL NAME / COMMON NAME
	<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag
	<i>Carex obnupta</i> / Slough Sedge
	<i>Juncus effusus</i> / Soft Rush
	<i>Libertia peregrinans</i> / New Zealand Iris
	<i>Polygonatum odoratum</i> / Solomon's Seal



East Elevation
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE				
TAG	MATERIAL	MANUFACTURER	COLOR/ FINISH	NOTES
C001	COMPOSIT PANEL	JAMES HARDI	MEDIUM GREY	2,6
C002	1x4 TK CEDAR	-	STAINED GRAPHITE	6
C003	CONCRETE	-	SMOOTH TROWEL	1
C004	ANODIZED FLASHING	-	TO MATCH BLACK ALUM PANEL	4,6

- EXTERIOR FINISH NOTES:**
1. ALL EXPOSED CONCRETE SHALL HAVE 1 COAT PERMEABLE SILFANE SILOXIDE SEALER. SNAP TIE HOLES TO BE ALIGNED IN A GRID AND LEFT EXPOSED. ANY SIGNIFICANT VOIDS ON FINISHED CONCRETE FACE TO BE PATCHED TO MATCH EXISTING SURROUNDING WALL.
 2. FLASH SEAMS ACCORDING TO SPECIFICATIONS AND PAINT TO MATCH.
 3. ALL OVER-FLOW SCUPPERS SHALL BE PLACED 2" ABOVE LOWEST DRAINAGE AREA AT DECKS. MATCH TO BLACK ALUM PANELS.
 4. TO MATCH WINDOWS.
 5. PANELS TO BE ≤ 9 SF PER *KMC 18.52.340.B.2*.
 6. ALL FASTENERS TO BE SS OR HIDDEN.



South Elevation BLDG 2
SCALE: 1/4" = 1'-0"



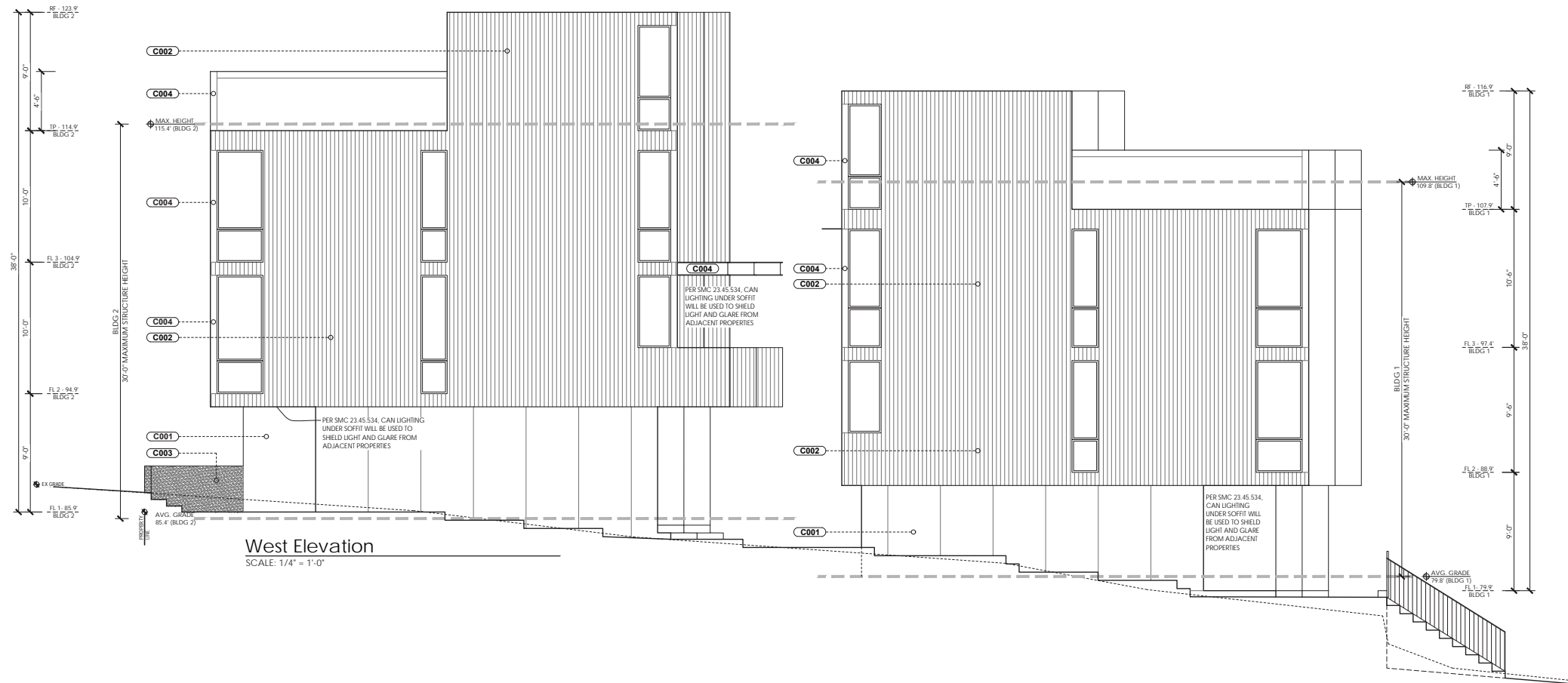
North Elevation BLDG 2
SCALE: 1/4" = 1'-0"



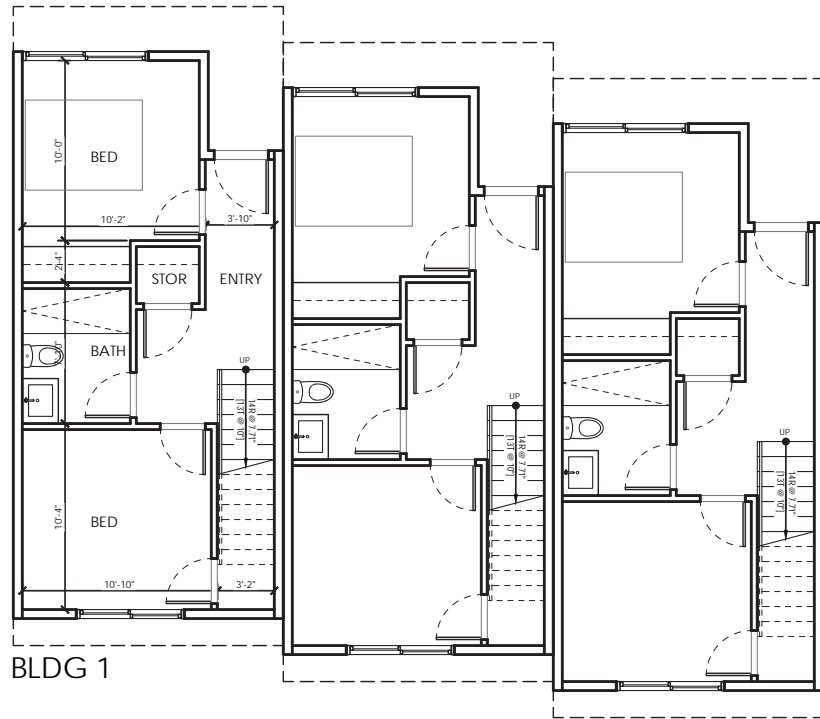
North Elevation BLDG 1
SCALE: 1/4" = 1'-0"



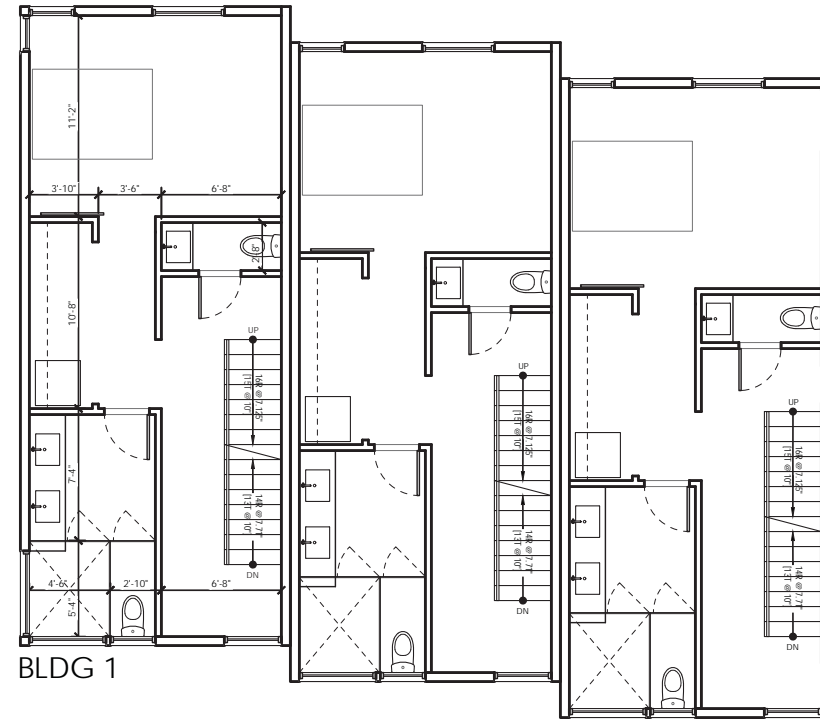
South Elevation BLDG 1
SCALE: 1/4" = 1'-0"



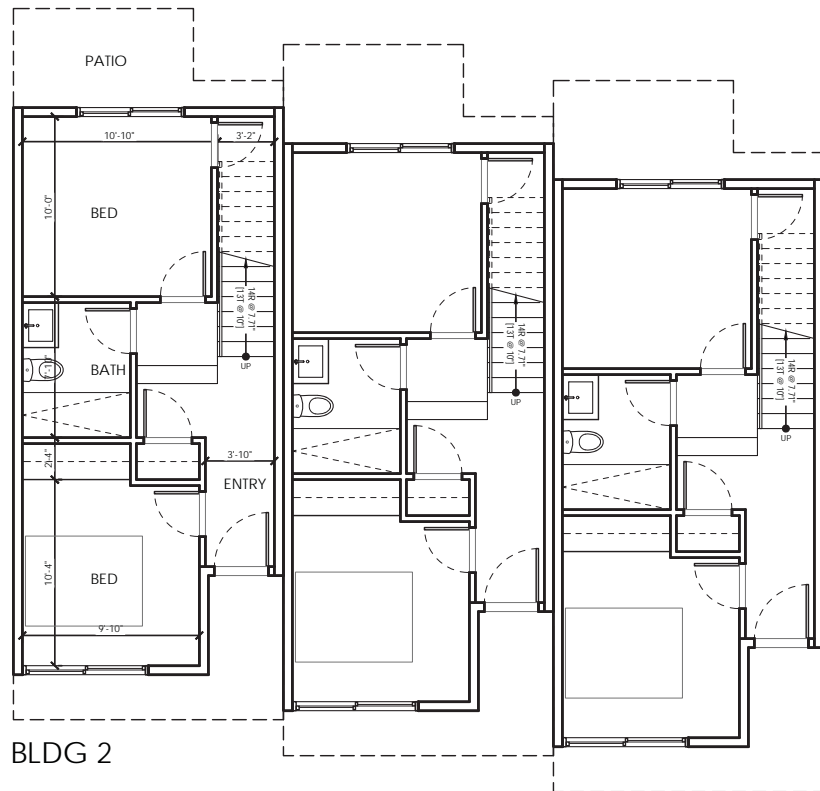
West Elevation
SCALE: 1/4" = 1'-0"



BLDG 1



BLDG 1



BLDG 2



BLDG 2



NORTH EAST PERSPECTIVE ALONG W ETRURIA

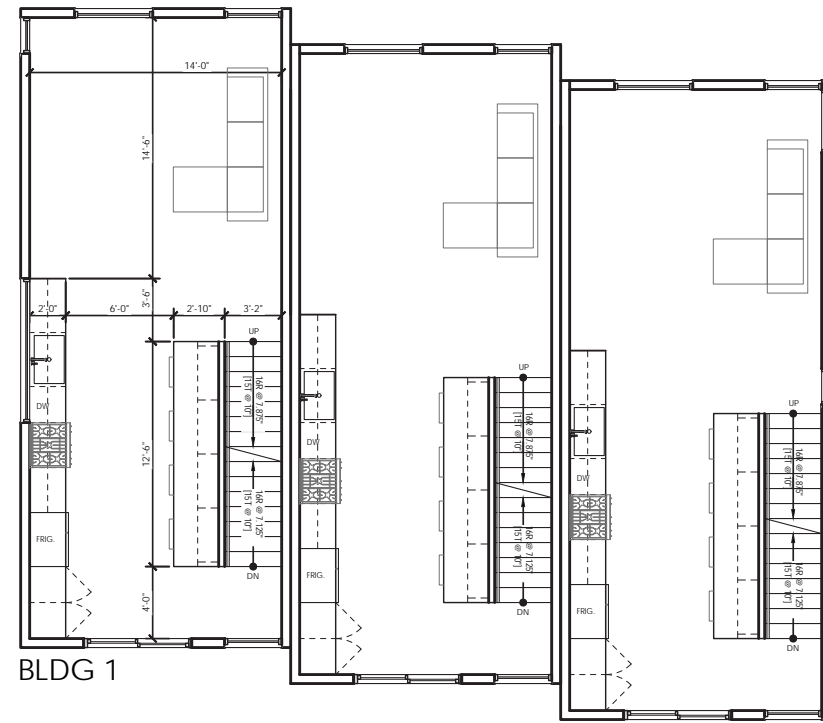


BIRD'S EYE VIEW

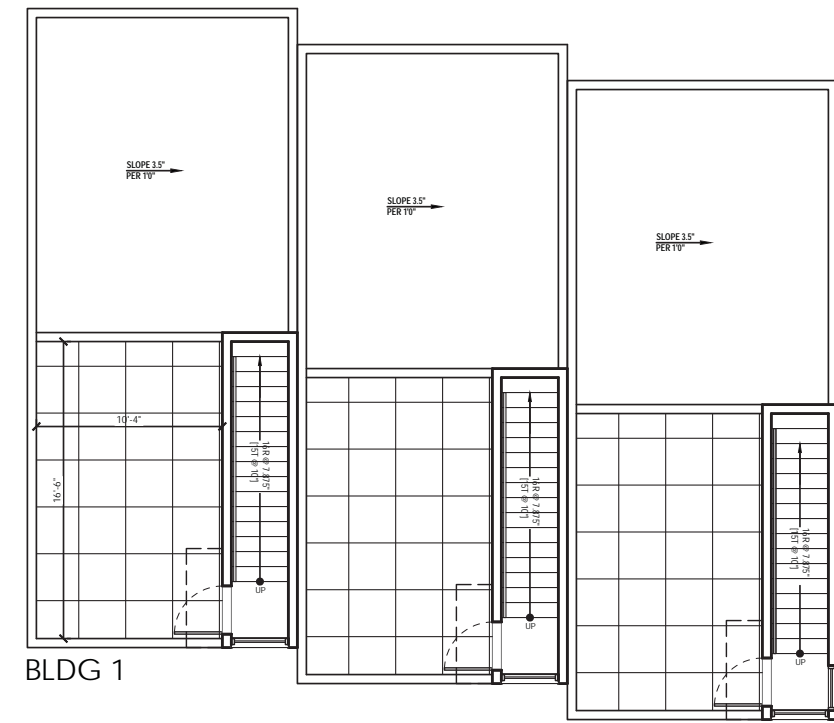




SOUTH EAST PERSPECTIVE ALONG THE ALLEY



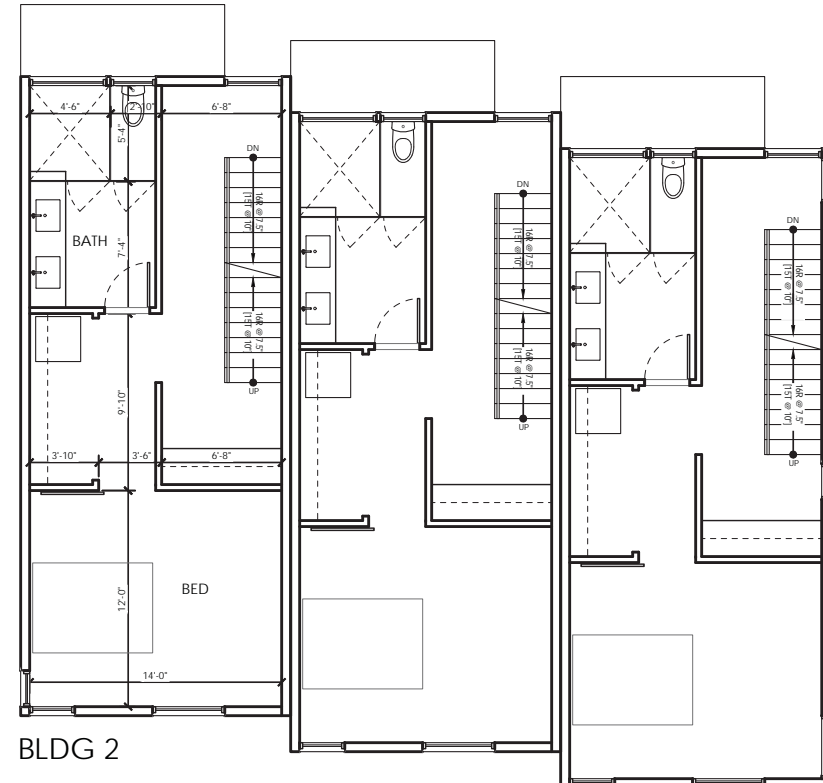
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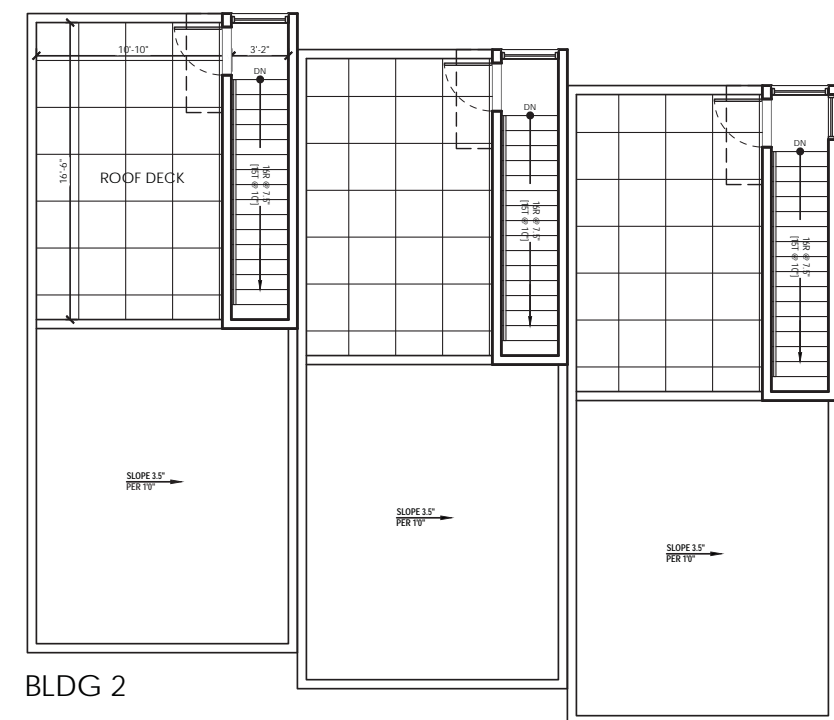
BLDG 1



STREET ELEVATION FROM W ETRURIA ST



BLDG 2

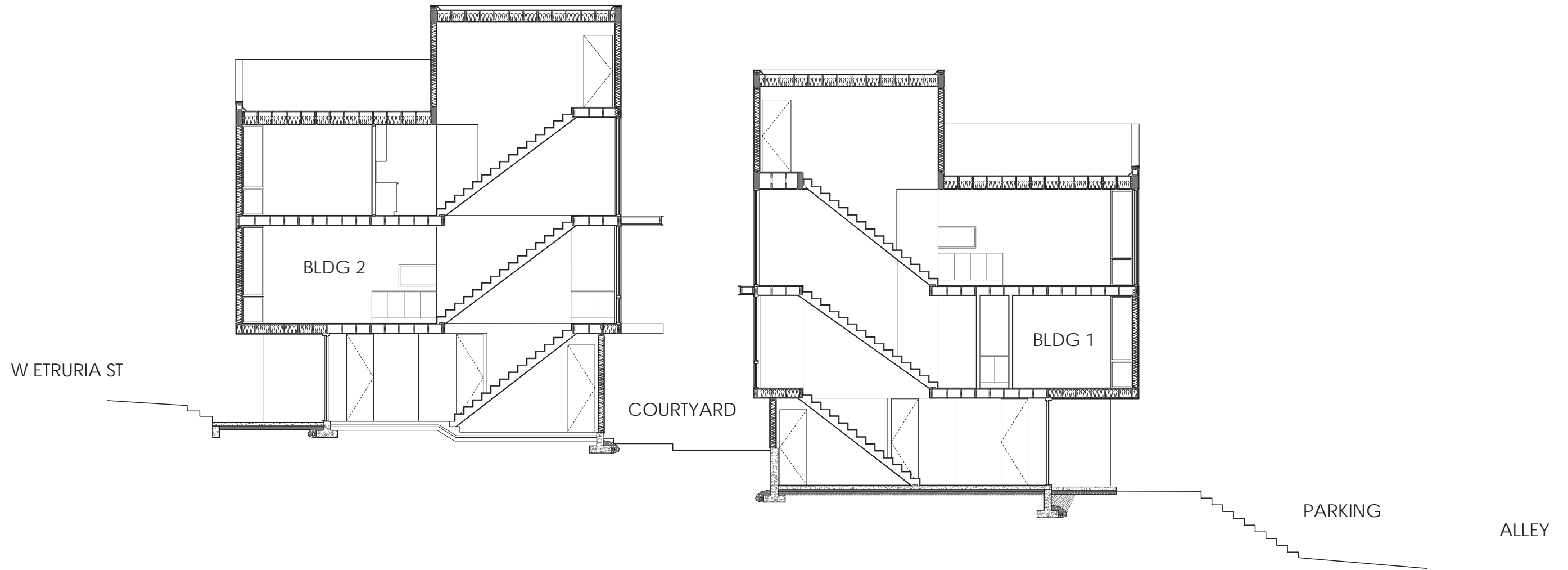


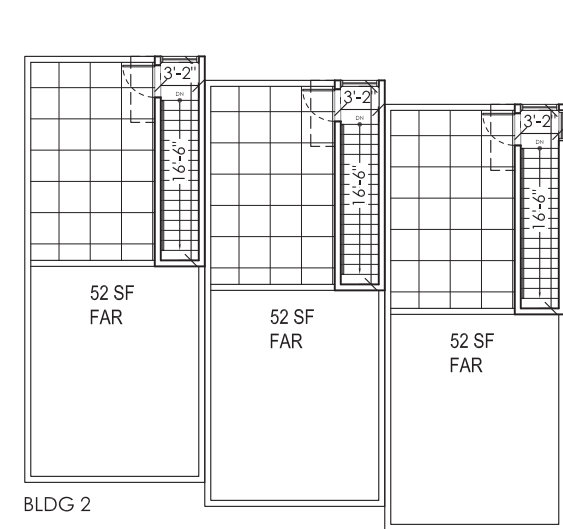
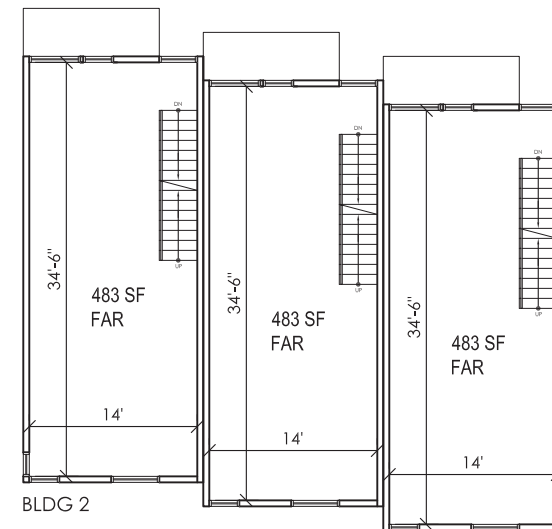
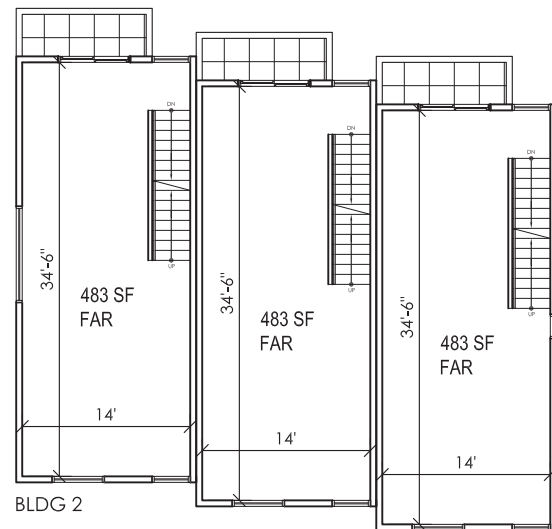
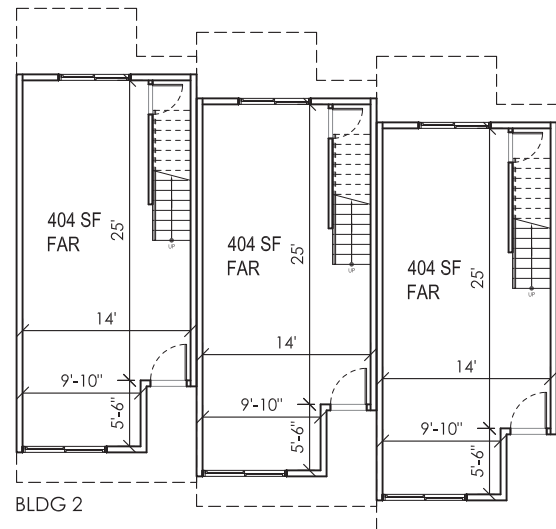
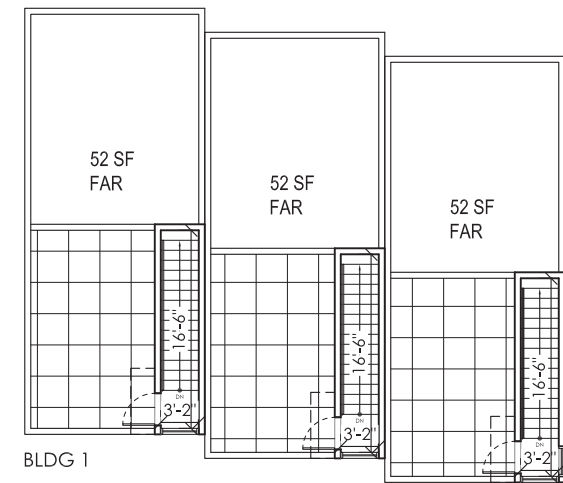
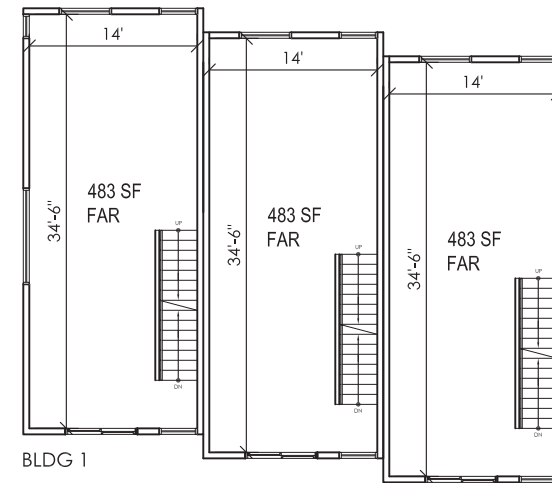
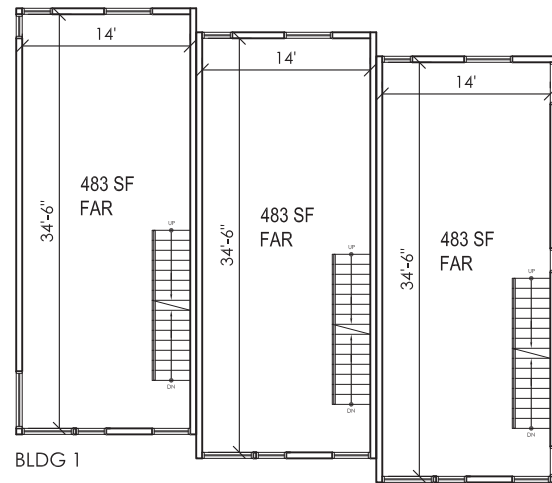
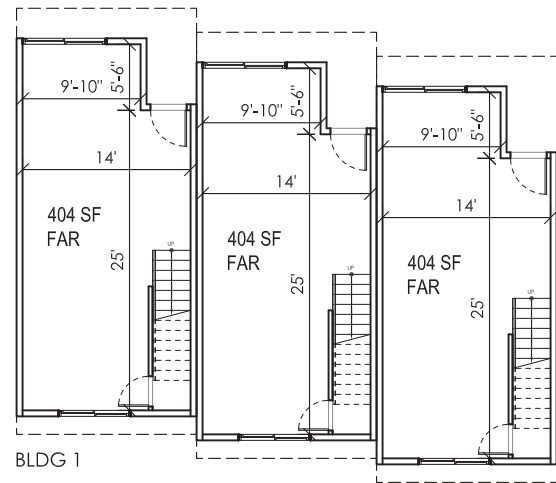
BLDG 2

Third Level Plan
SCALE: 1/4" = 1'-0" - 533 SF Each

Roof Level Plan
SCALE: 1/4" = 1'-0" - 73 SF Each







Ground Level Plan
SCALE: 1/16" = 1'-0"

Second Level Plan
SCALE: 1/16" = 1'-0"

Third Level Plan
SCALE: 1/16" = 1'-0"

Roof Level Plan
SCALE: 1/16" = 1'-0"

F.A.R. DIAGRAMS

F.A.R. CALCULATIONS:

TOWNHOUSE @ 1.3 F.A.R. OF LR3 ZONE
 6605 X 1.3 F.A.R. = 8586.5 SF ALLOWED > 8532 SF PROPOSED

FAR per Floor:

Ground Level =	2,424 FAR
Second Level =	2,898 FAR
Third Level =	2,898 FAR
Roof Level =	312 FAR
TOTAL =	8,532 FAR