



# EARLY DESIGN GUIDANCE

## ADMINISTRATIVE DESIGN REVIEW

### DCI # 3035107-EG

172 Galer St  
Seattle, WA 98109

#### APPLICANT

Green Canopy Homes  
1131 Poplar Place S  
Seattle, WA 98144  
Contact : Kim Shipley DeHerrera

#### OWNER/ARCHITECT

Green Canopy Homes  
1131 Poplar Place S  
Seattle, WA 98144

#### LANDSCAPE ARCHITECT

Root of Design  
7104 265th St. NW #218  
Stanwood, WA 98292

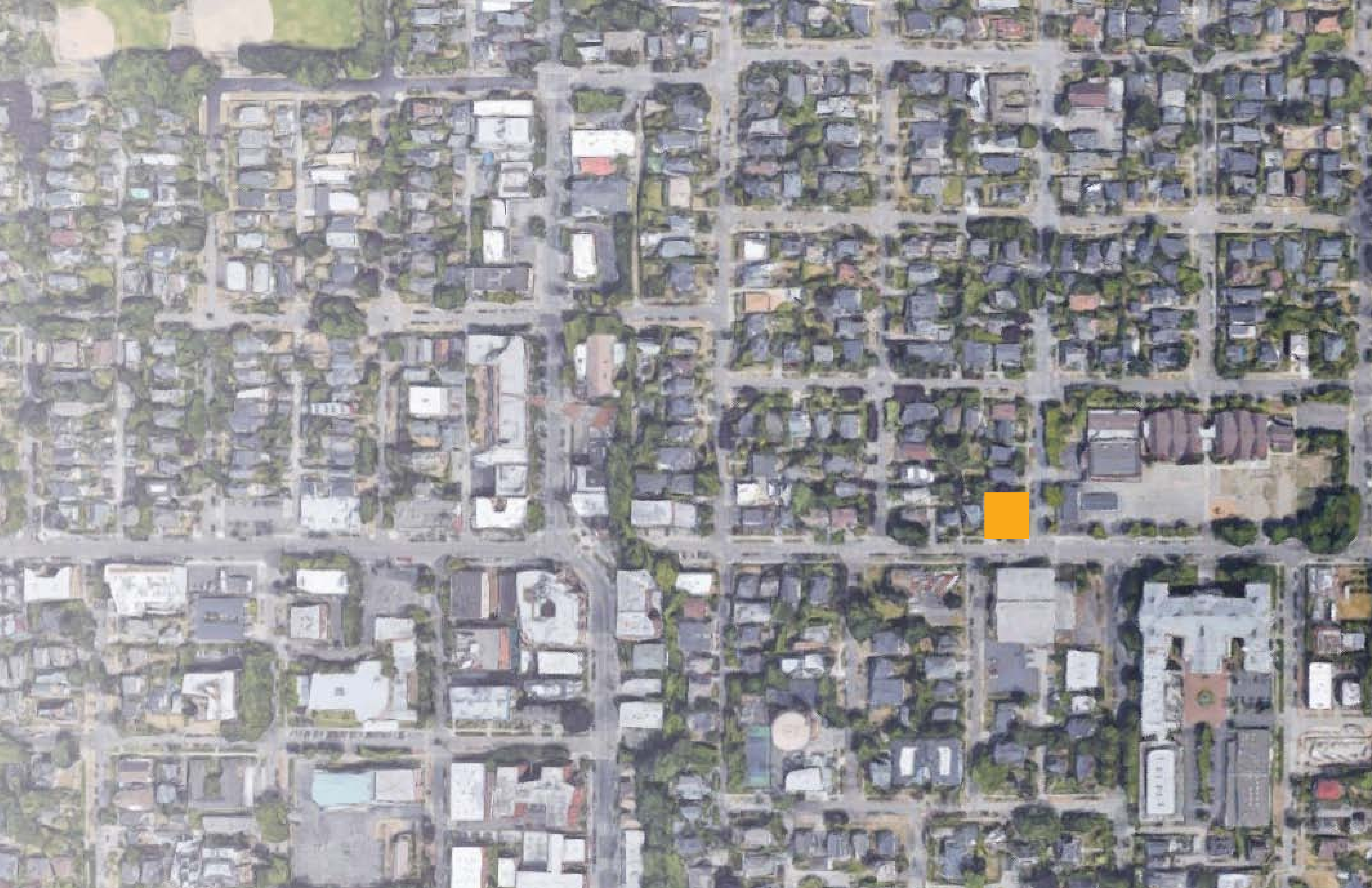
#### SDCI PLANNER

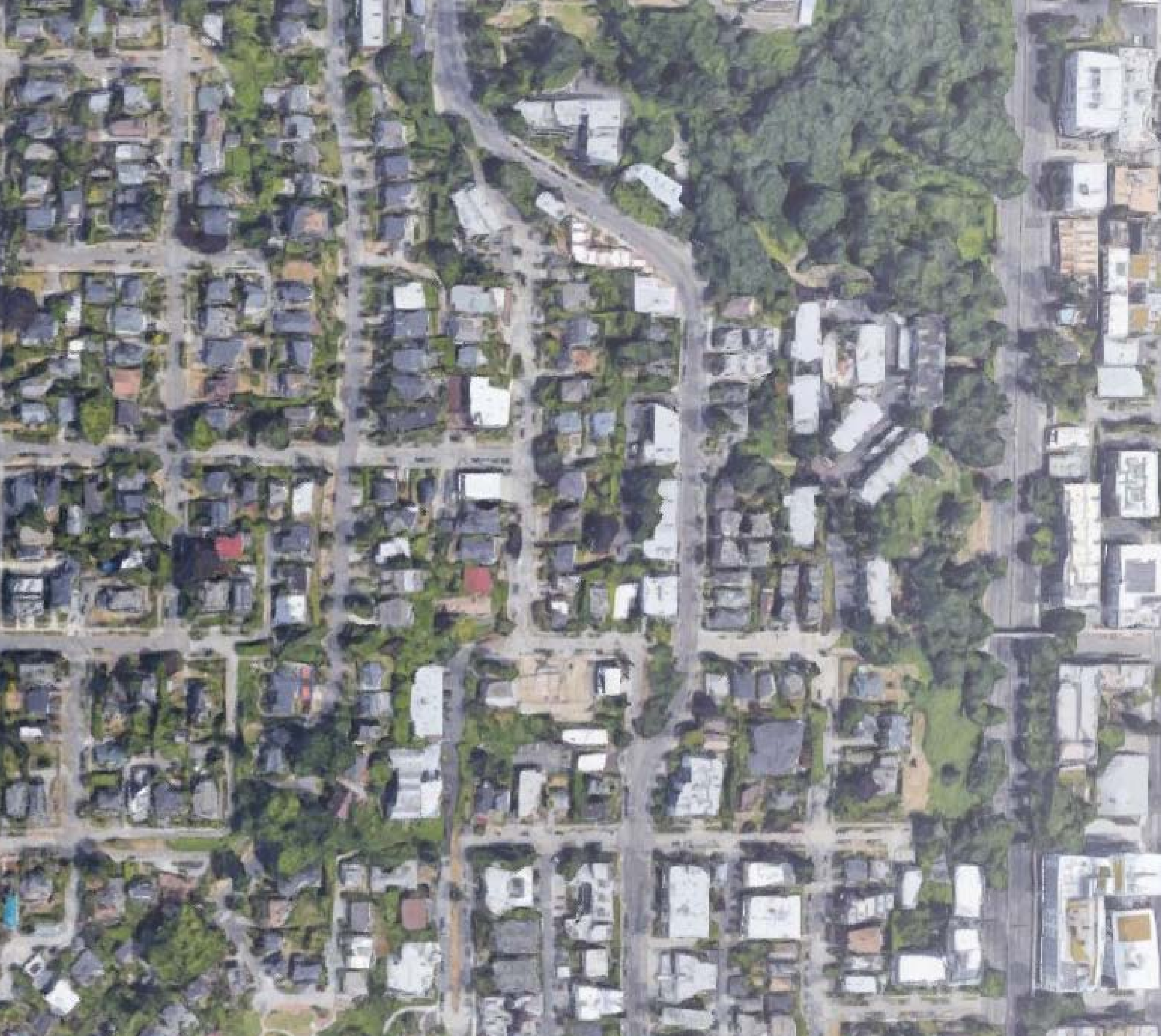
Patricia Neighbor  
Patricia.Nighbor@seattle.gov

#### PRE-SUBMITTAL MEETING

09/26/2019







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# DEVELOPMENT OBJECTIVES

## PROPOSED PROJECT PROGRAM

Site Area	7,200 sf
Number of Residential units	6
Number of Stories	3
Number of Parking Stalls	6 total; 4 surface, 2 garage
Anticipated FAR	9144 sf
Average Unit Size	1620 heated gsf
For Sale or Rental	For Sale- Market Rate

## EXISTING SITE

The existing site is a corner lot and has a slope down of 5'-6' from Galer St towards the north. There is currently a triplex that is to be removed. The yard has an exceptional tree along Galer St, which is proposed for protection under the preferred massing scheme; the majority of the other plantings will be removed. There is an existing sidewalk and planting strip in front of the site along both streets. John Hay Elementary is across 2nd Ave and a gym building is across Galer St.

## PROJECT OBJECTIVES

The overarching goal of the project is to increase density next to commercial areas that offer public transit as a way to help combat climate change while selling the units at market-rate. Smaller, denser units in these areas equal more affordable homes, greater diversity in neighborhoods, and less pollution as a result from commuting. This proposal includes the urban infill of 6 new 3-story townhomes with 4 surface parking spaces and 2 garages on a corner lot.

The project as a whole will be built to a target of 4 Star BuiltGreen. Sustainable materials will be used in the construction, such as reclaimed wood and low-to-no VOC interior finishes. Pre-wiring for electric car charging stations will be provided on site, offering an incentive to use electric transportation. Drought tolerant and low maintenance plantings help reduce water usage while providing natural beauty to the owners and the public.



# SUMMARY OF PUBLIC OUTREACH

## PRINTED OUTREACH MAILER

A printed mailer was mailed out to all businesses and residences within a 500ft radius of the project site on 06/27/19.

### Project Description

Green Canopy Homes is redeveloping the property at **172 Galer Street**. The site is currently a triplex. The proposal includes 6 new rowhomes with 6 parking spaces. We're just getting started planning now – construction could start in Spring, 2020 with the building finished as early as Spring, 2021.

### Community Presentation Open to Public

#### What

A short presentation followed by a question and answer session

#### Where

Queen Anne Branch Library - Meeting Room

#### When

July 23, 2019 | 6:00pm-7:00pm

#### Online Survey

<https://greencanopy.typeform.com/to/cXc1bY>

### More Information

To find out more about this project and track our progress through the permitting process, search the project address (**172 Galer St**) or project number (**3034265-LU**) in the Design Review Calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit the Department of Neighborhood's web-page.

#### Design Review Calendar:

<http://www.seattle.gov/neighborhoods/outreach-and-engagement/design-review-for-early-outreach/early-community-outreach-for-design-review-event-calendar>

#### Seattle Services Portal:

<https://cosacela.seattle.gov/portal/welcome.aspx>

#### Project Contact

[kim@greencanopy.com](mailto:kim@greencanopy.com)

#### Privacy Statement

Any information you share could be made public. Please do not share any personal or sensitive information.

## ONLINE SURVEY

An online survey was produced based on the City of Seattle guidelines for designing a survey for Early Community Outreach for Design Review. The survey was made available from 6/29/2019 to 7/29/2019. There was one respondent.

## ONLINE SURVEY COMMENTS

What is your connection to this development project?

*"I live very close to the project"*

What is most important to you about a new building on this property?

*" That it is designed with environmental sustainability in mind"*

*" That it looks unique and interesting"*

Which are the most important for the design at the street-level?

*"Attractive building materials at street-level (siding, window, etc.)"*

*"Good for pedestrians (enough space to walk, etc.)"*

What concerns do you have about the project?

*"This site is across the street of an ugly '60's era(?) building and should not be a design reference. Please reference the forms of the century-old facades of the neighborhood. NOT the people warehouses built as though designed to house cars proliferating in my neighborhood."*

Is there anything specific about this property or neighborhood that would be important for us to know?

*"1st thank you to whomever trimmed back plantings freeing the sidewalk (I walk everywhere :). The new structure will affect us in our home. We are to the north. We can see it now though partly obscured by plants. I hope the new structure will be nice to look at."*

What else would help make the new building successful for decades to come?

*"Fruiting trees to share with neighbors. Slowly, as each home in my neighborhood changes hands, homes and yards are torn down and old fruiting trees that the owners would invite neighbors to harvest are gone. I miss that. Multi-family properties seem to not feel like new neighbors but just a new structure. Can't explain why exactly. Maybe no way for occupants to hang-out in their yard in a neighborly way? Or, maybe because so many are designed to basically drive inside the house? The current structure is no better."*








## PUBLIC MEETING

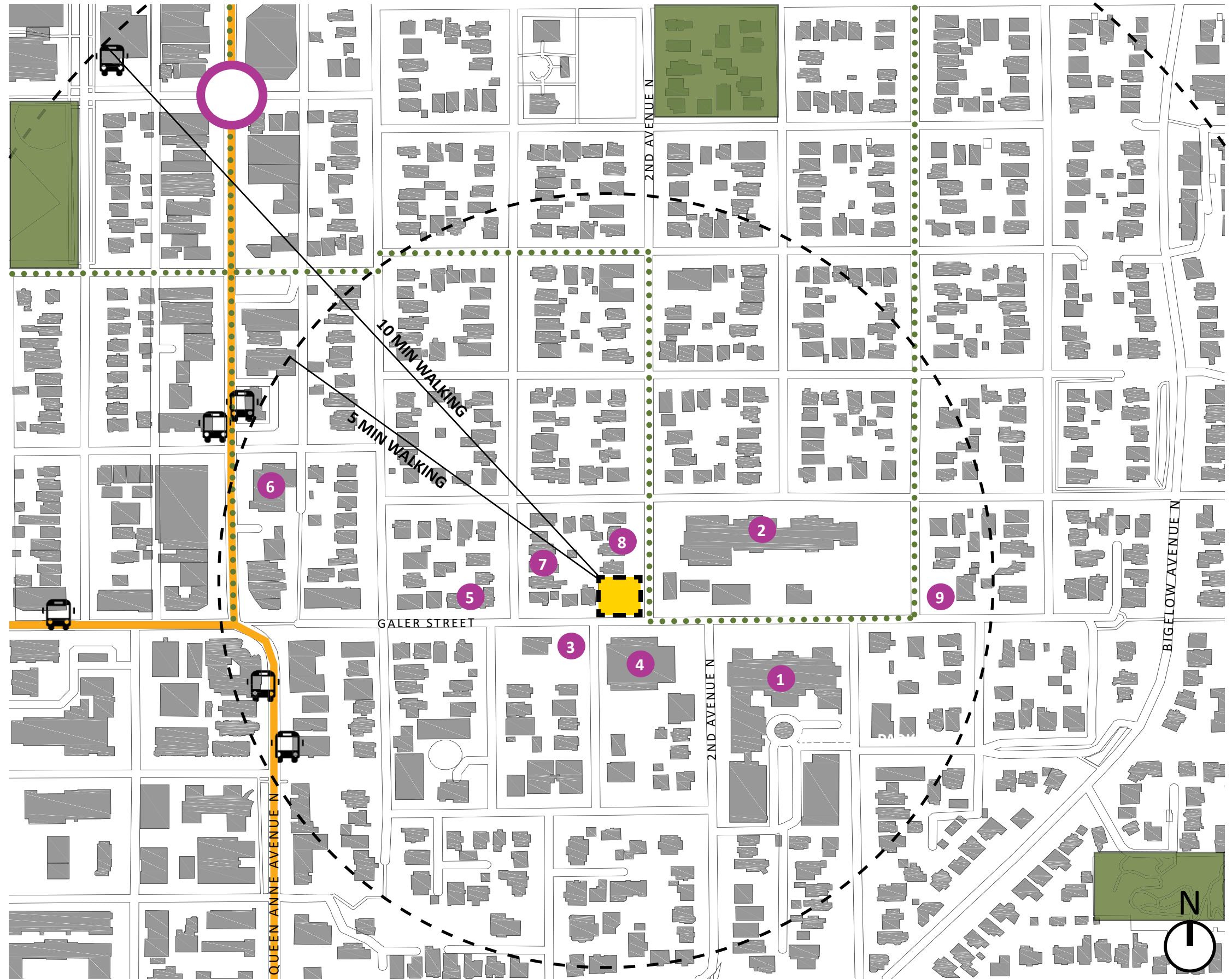
A public meeting was held on 7/23/2019 from 6:00pm to 7:00pm at the Queen Anne Branch Library. There were no attendees.

# ADJACENCY ANALYSIS

The surrounding neighborhood consists of older single family homes, schools, TV transmitters, and a growing number of new townhome developments. Street parking is still prevalent. The neighborhood is walkable, with Queen Anne Ave N a few blocks to the west. Bus stops can be found within a 5 minute walk and Trader Joes and Safeway are just a 10 minute walk away.

## LEGEND

-  SITE
-  PUBLIC PARK
-  PRINCIPAL ARTERIAL
-  BIKE FRIENDLY ROAD
-  BUS STOP
-  CONTEXTUAL BUILDING
-  COMMUNITY NODE





1 QUEEN ANNE HIGH SCHOOL CONDOS



2 JOHN HAY ELEMENTARY



3 KOMO TV TRANSMITTERS



4 GYM



5 DUPLEXES



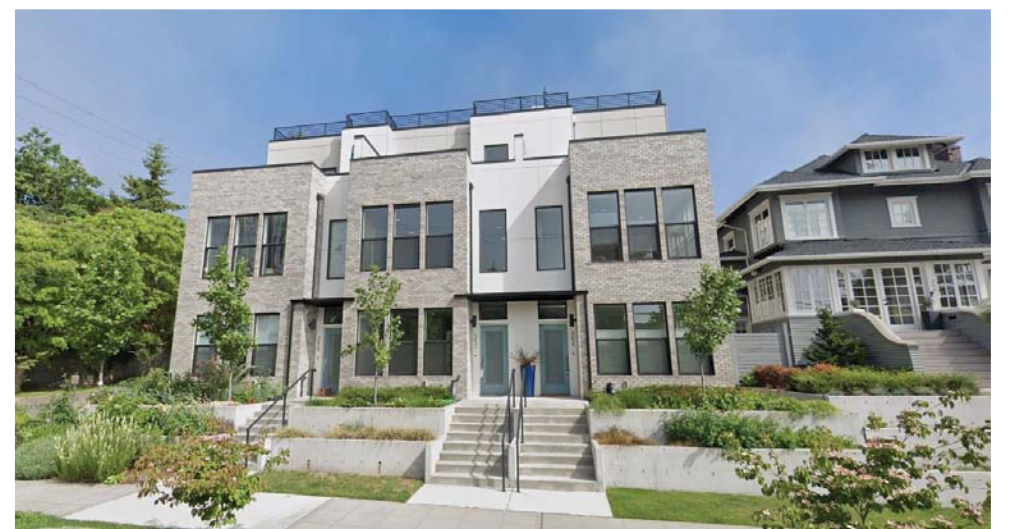
6 SINGLE FAMILY HOMES



7 SINGLE FAMILY HOUSES



8 SINGLE FAMILY HOUSES







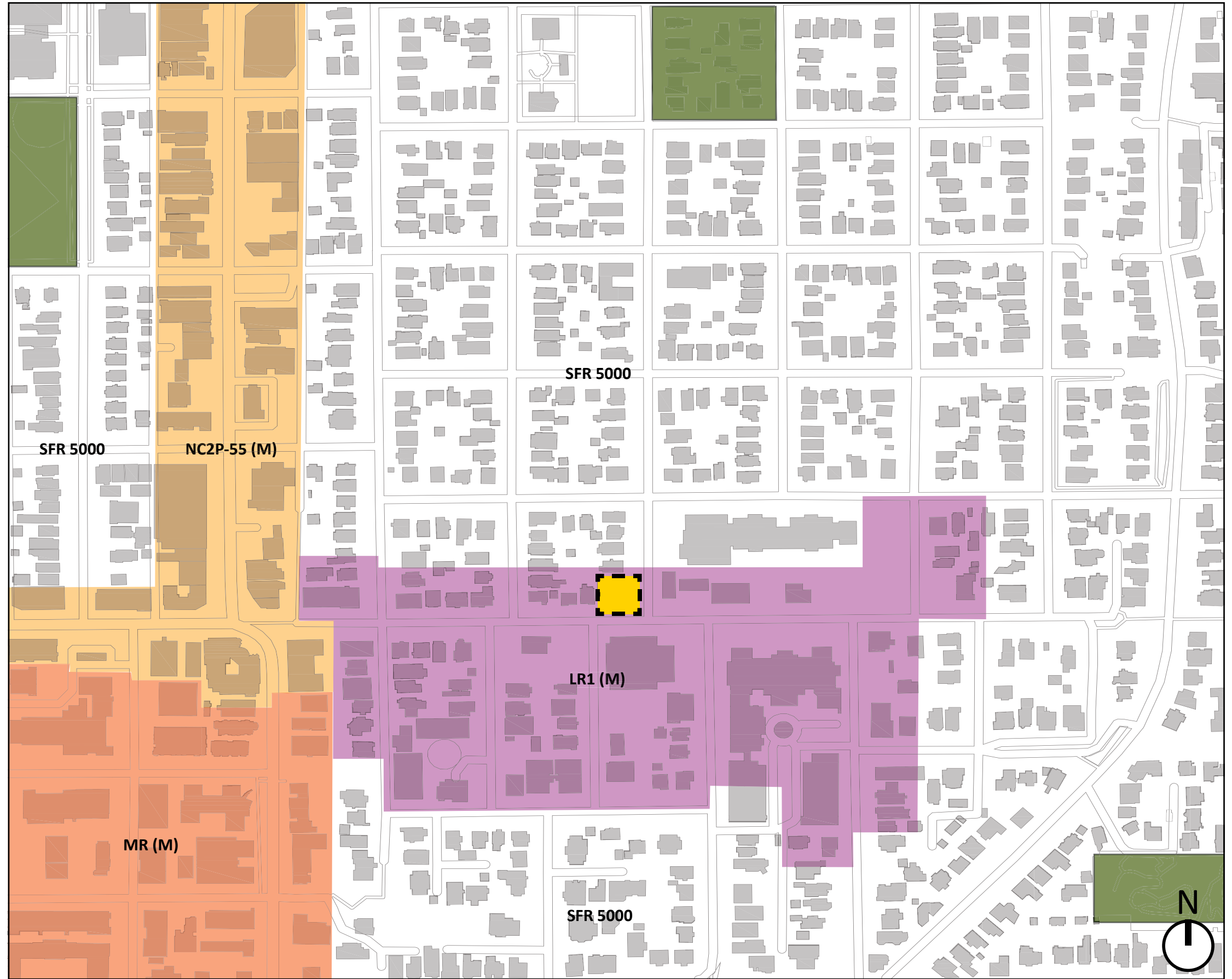
9 TOWNHOUSES

# ZONING MAP

The lot is situated at the edge of a LR1 zone with the lot to the north a split-zoned lot containing both LR1 & SF 5000. To the north and directly to the west of the lot, single family houses predominate. Immediately to the east and south, there are non-residential structures, including schools and a TV transmitter tower. There have been a handful of townhouse projects popping up within the LR1 zone in the last several years as the area is adjacent to the commercial core of the Upper Queen Anne neighborhood.

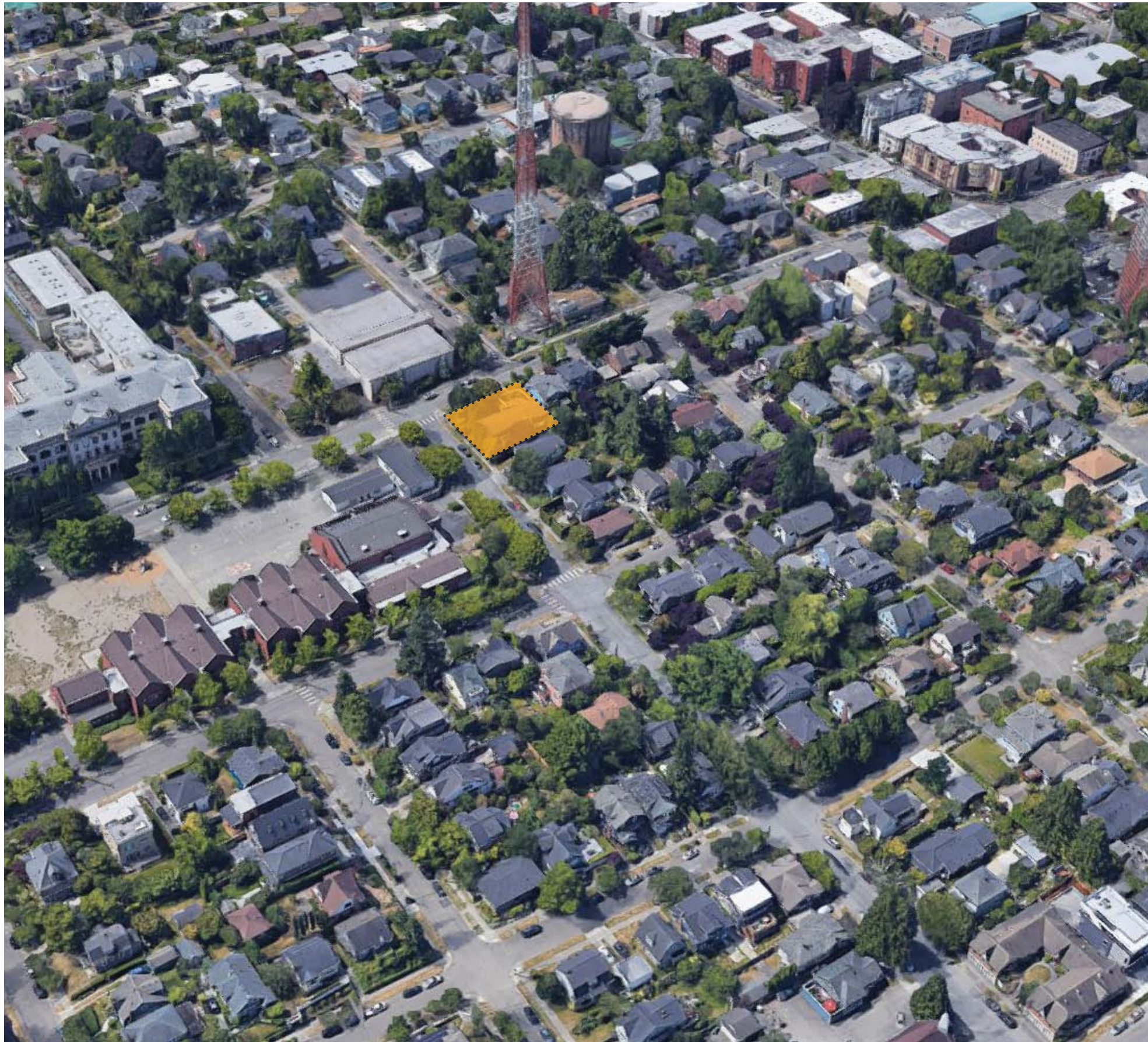
## LEGEND

-  SITE (LR1 (M))
-  SFR 5000
-  LR1 (M)
-  MR (M)
-  NC2P-55 (M)
-  PUBLIC PARK





# ZONING COMPLIANCE



<b>ZONE:</b>	LR1 (M)
<b>OVERLAYS:</b>	None
<b>PARKING FLEX:</b>	No
<b>SITE AREA:</b>	7,200 sf
<b><u>SECTION</u></b>	<b><u>PROVISION</u></b>
<b>23.45.510.B</b>	<b>FLOOR AREA RATIO</b> ALLOWED Rowhouse in LR1 (M): 1.3 7,200 sf x 1.3 = 9,360 sf max
<b>23.45.512</b>	<b>DENSITY LIMITS</b> ALLOWED No Limit
<b>23.45.514.A</b>	<b>STRUCTURE HEIGHT</b> ALLOWED 30 ft above Average Existing Grade
<b>23.45.518.A</b>	<b>SETBACKS</b> FRONT 5' min   SIDE 3.5' min   REAR 7' avg, 5' min
<b>23.45.518.F</b>	<b>SEPARATION</b> REQUIRED 10' min, 12' when bldgs are separated by a parking aisle
<b>23.45.522.A</b>	<b>AMENITY AREA</b> REQUIRED 25% Lot Area- (.25 x 7,200 sf) = 1,800 sf
<b>23.45.527.A</b>	<b>STRUCTURE WIDTH</b> ALLOWED No Limit
<b>23.45.527.B.2</b>	<b>FACADE LENGTH</b> ALLOWED 65% of side lot line max; 65% x 80' = 52' max The max combined length of all portions of facades within 15 ft of a Single Family zone shall not exceed 40'
<b>23.54.015 TABLE B, M</b>	<b>VEHICLE PARKING</b> REQUIRED 6
<b>23.54.015 TABLE D</b>	<b>BICYCLE PARKING</b> REQUIRED (1) long term space per unit + 2 short term spaces
<b>23.54.040. A.1</b>	<b>SOLID WASTE AND RECYCLABLE MATERIALS STORAGE REQUIRED</b> (1) storage area per unit with min dimensions of 2'x 6'



# EXISTING SITE PLAN

## PROPOSED PROJECT SITE

One parcel, approximately 7200 sf, on the corner of Galer St and 2nd Ave N. The site is 80' wide and 90' deep. There are several plants and trees, with one exceptional tree next to the Galer property line.

## ADJACENT BUILDINGS AND USES

**To the North**  
Existing 2-story SFR, built in 1978

**To the West**  
Existing 2-story SFR, built in 1918

**To the South**  
Galer Street, Gym, Komo TV transmitter

**To the East**  
2nd Avenue North, John Hay Elementary

## SOLAR ACCESS

ROWs to the east and south allow for plentiful solar exposure

## VIEWS

Views of downtown and Mt Rainier to the south, and possibly Mt Baker to the north, from the upper stories

## TRAFFIC AND PARKING

Galer St and 2nd Ave N are two-way streets; street parking is allowed on one side of Galer and on both sides of 2nd. There are sidewalks along both sides of both streets. No bike lanes are present, however 2nd Ave N is included as part of a route in Seattle's Master Bike Plan.

## STREETScape

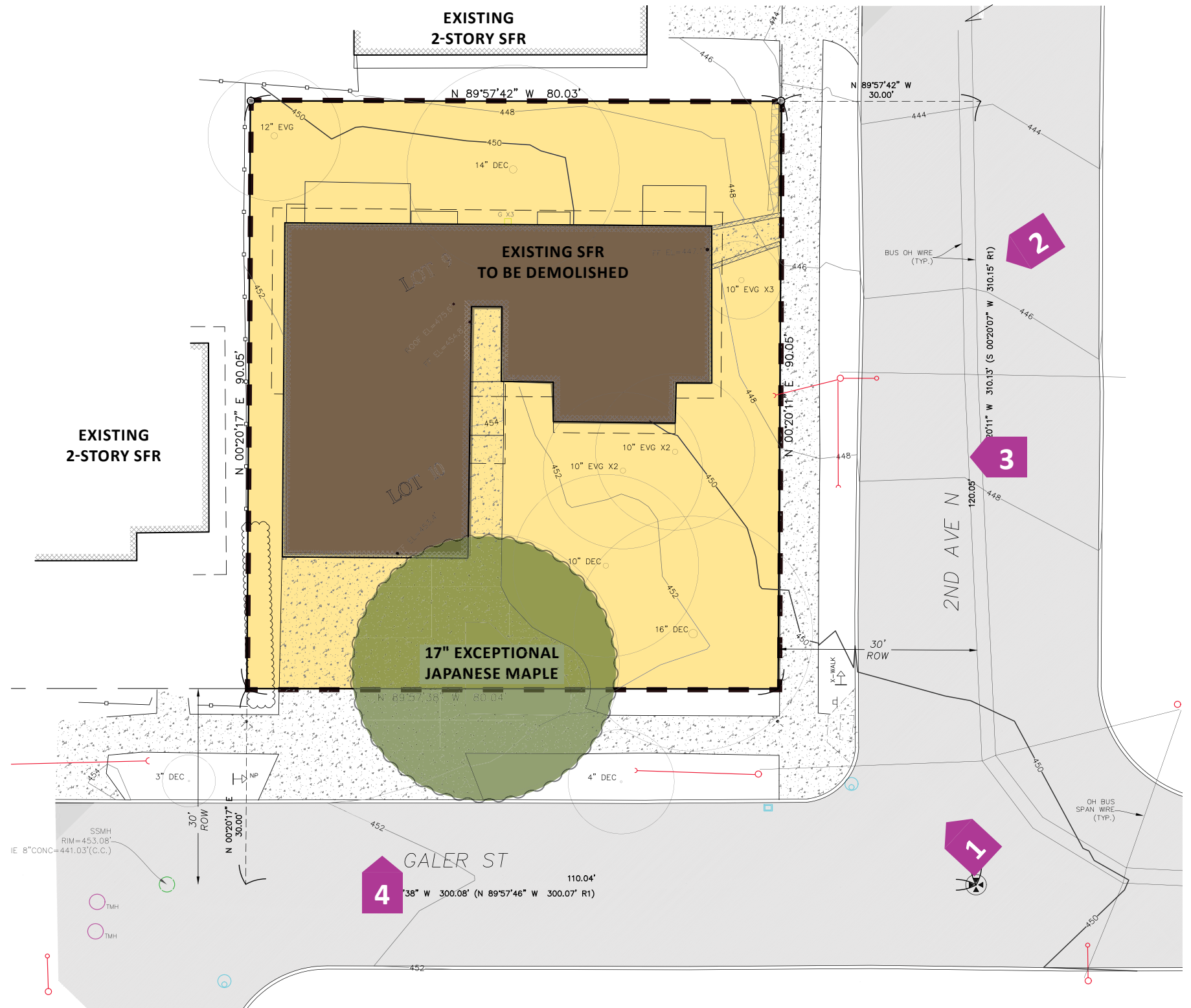
There are sidewalks and planting strips on both Galer St and 2nd Ave N. The planting strip in Galer has small trees on the subject side of the street, however 2nd Ave N does not. Power poles are located on the subject side of the lot along both streets.

## TREES

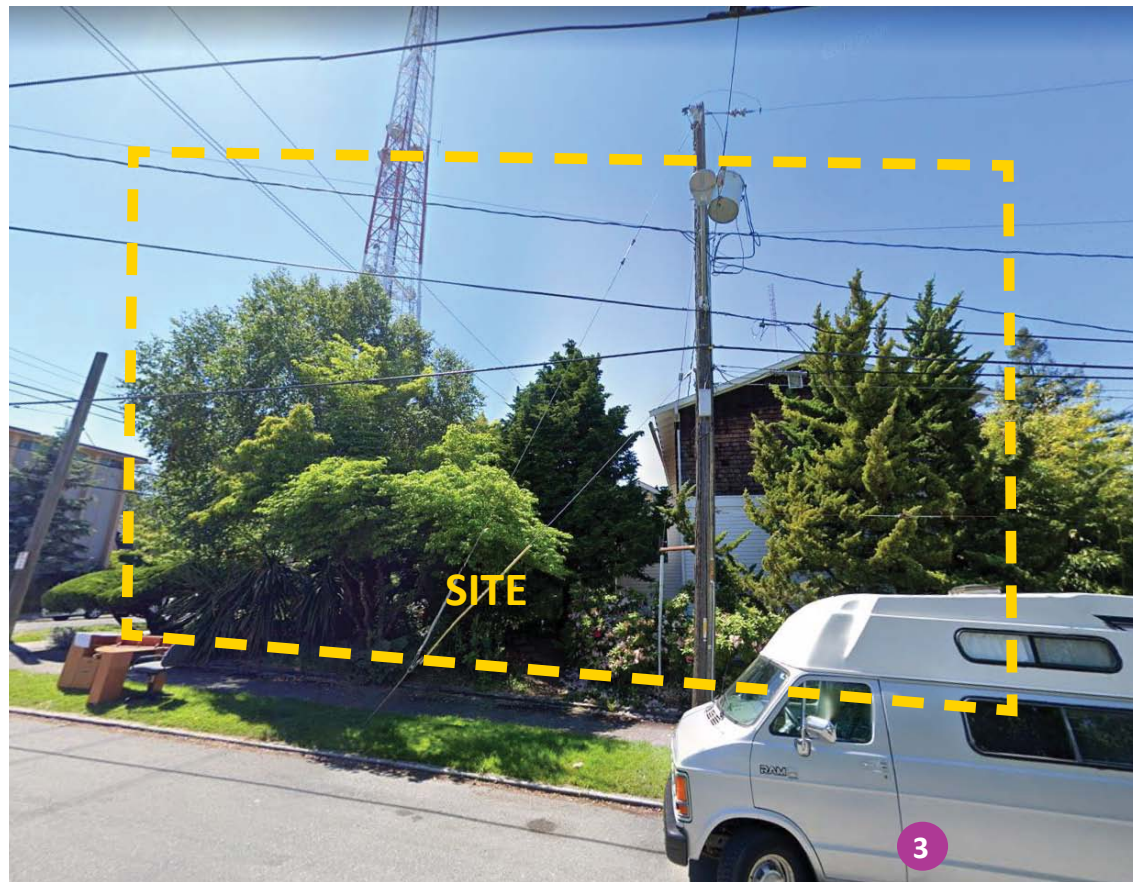
The site contains one exceptional maple tree along Galer. There are other non-exceptional trees present as well.

## LEGAL DESCRIPTION

APN 731890-0060



# SITE PHOTOS



# STREETSCAPE

1



PROJECT SITE

2



PROJECT SITE OPPOSITE



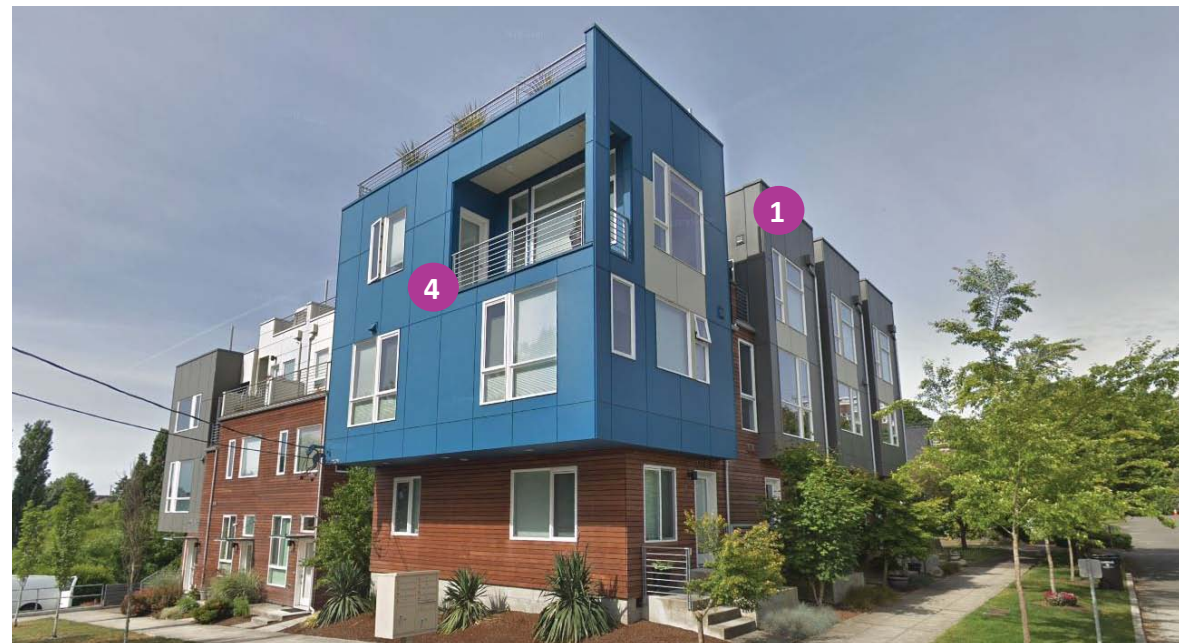
# ARCHITECTURAL PRECEDENTS

- 1 Two-story bay used to create modulation on front facade
- 2 Eave line expressed at second floor
- 3 Eave line expressed at roof
- 4 Rectangular massing with flat roofs and roof decks
- 5 Sheltered entry alcove and porch
- 6 Neutral color palette gives a sense of timelessness and repose



352 GALER ST

- 7 Paneling used at bay windows
- 8 Brick used on street-facing facades
- 9 Tall, slender windows grouped together in street-facing bays



533 HOWE ST

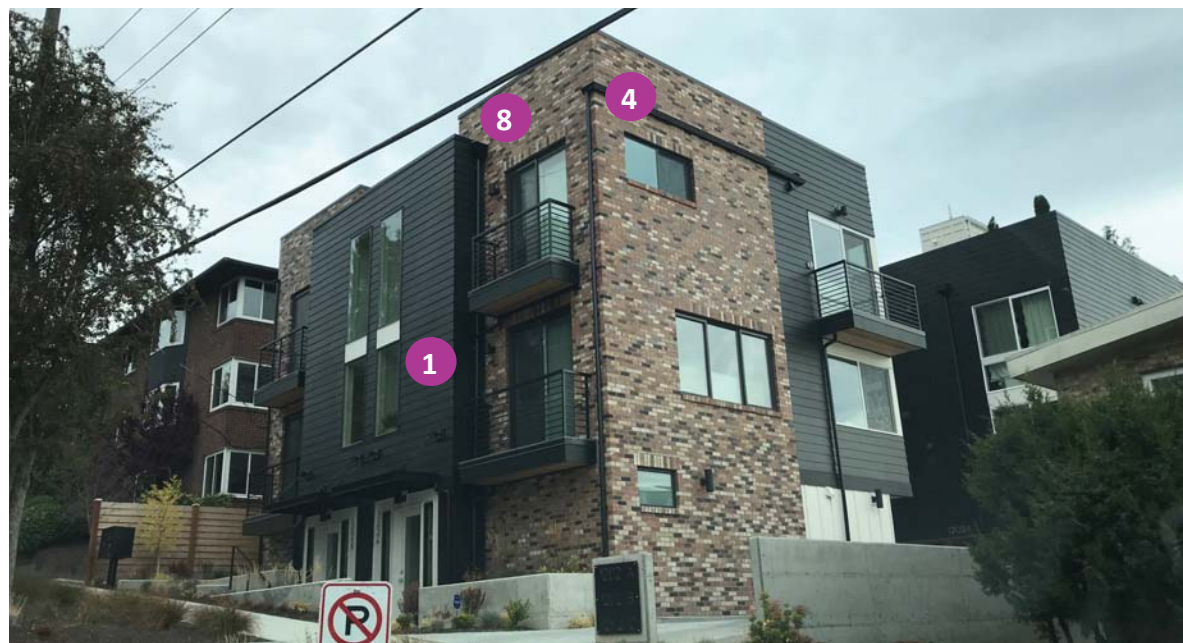


1712 1ST AVENUE N

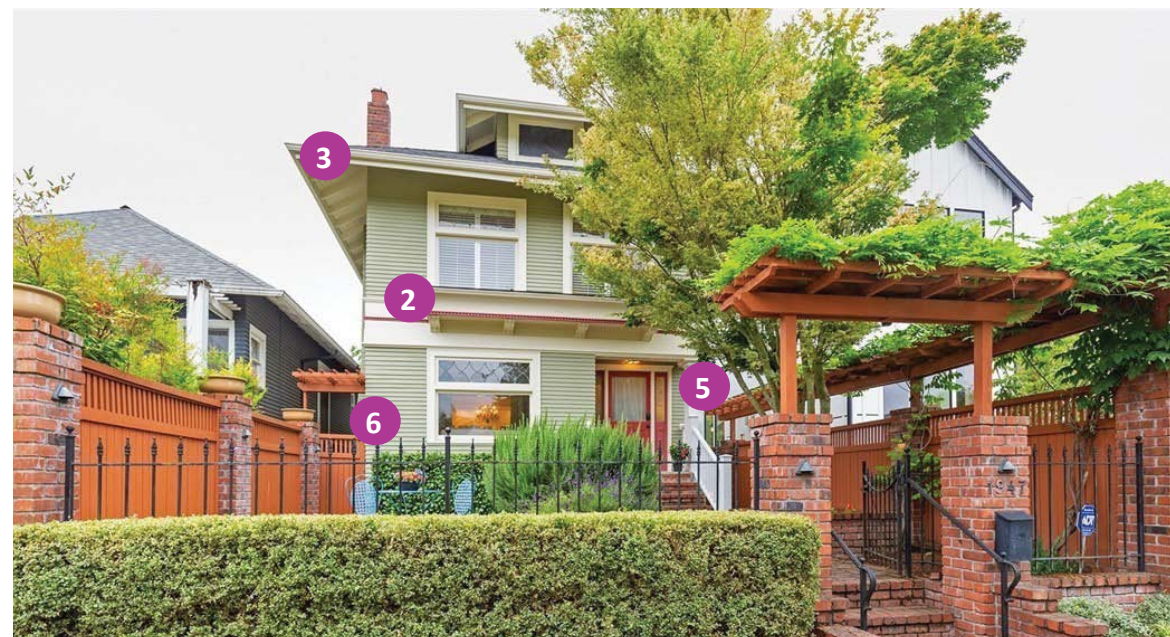


1220 2ND AVENUE W

# ARCHITECTURAL PRECEDENTS



1204 5TH AVE N



1947 5TH AVE W



1506 1ST AVE N



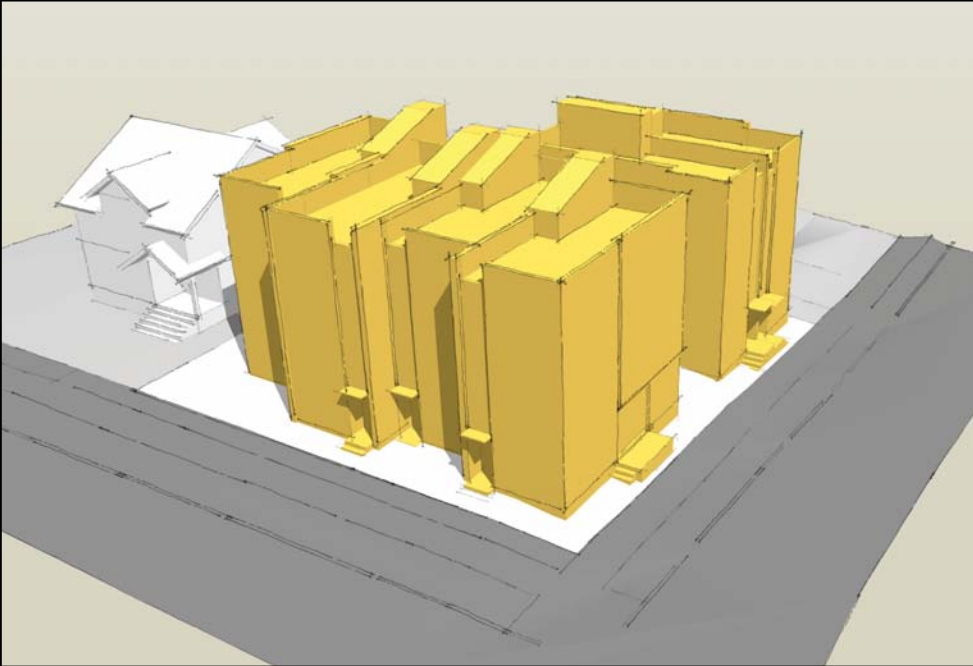
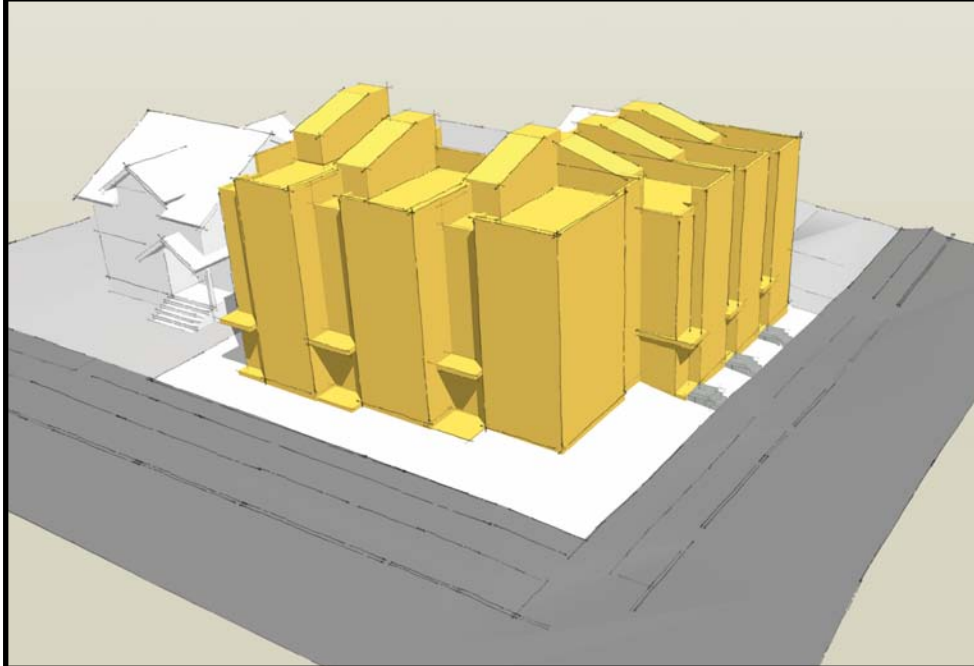
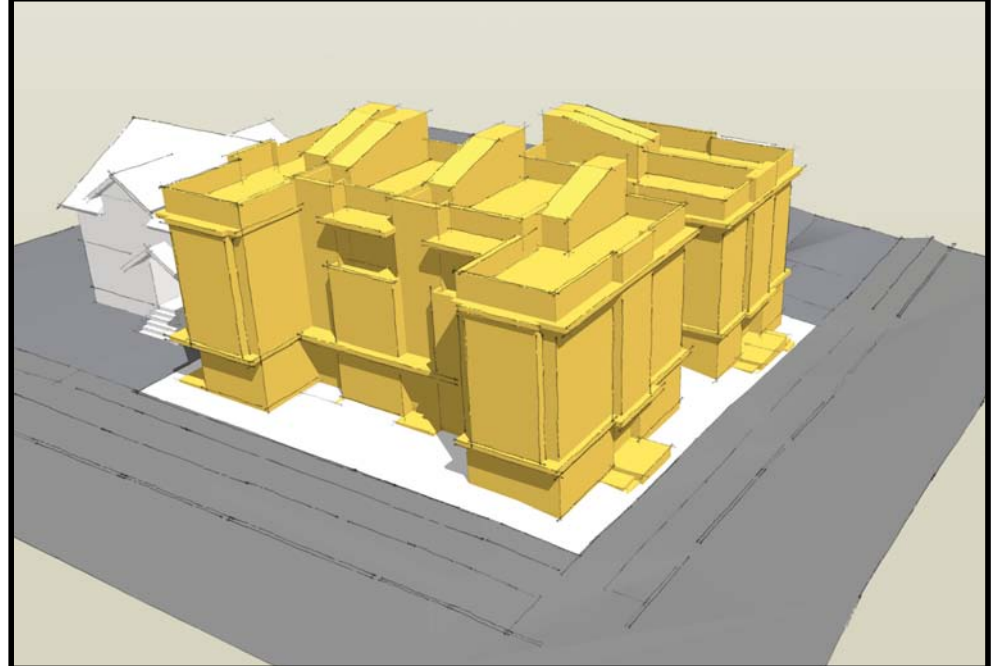
2111 9TH AVENUE W

# PRIORITY GUIDELINES

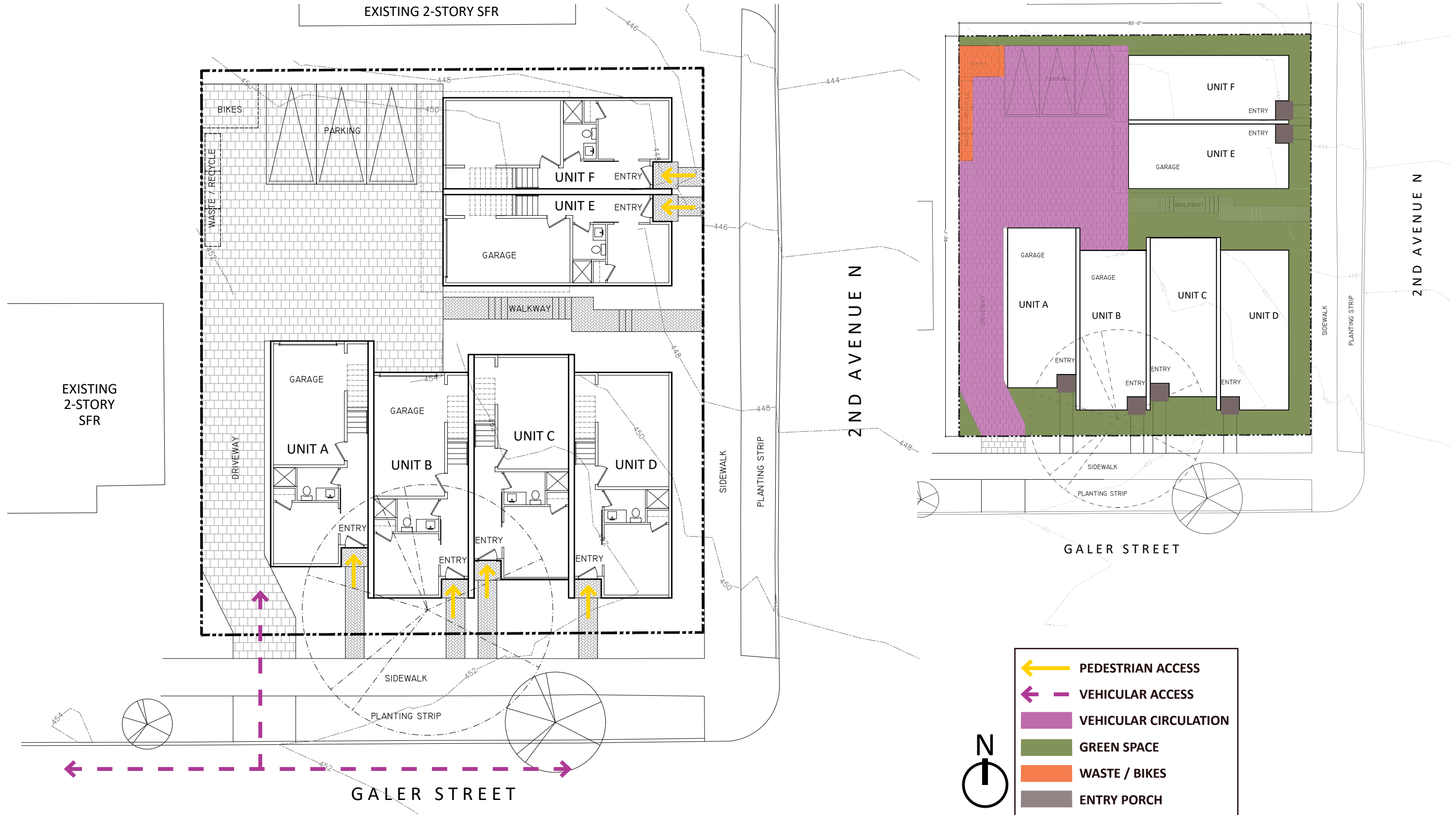
THEME	GUIDELINE	RESPONSE	THEME	GUIDELINE	RESPONSE
<b>CS2 Urban Pattern and Form</b>	<p><b>B. Adjacent Sites, Streets, and Open Spaces</b></p> <p><b>D. Height, Bulk, and Scale</b></p>	<p>The site characteristics, most notably the existing exceptional tree, informs how the buildings have been sited. Retaining the tree at the front of the lot creates a courtyard at the street-facing facade where two of the units need to be pushed back.</p> <p>In addition, the tree helps to break up the scale of the building, allowing it to better fit within a neighborhood that has a lot of mature plantings.</p> <p>The smaller of the two buildings, a duplex, is located next to the single family zone as a way to help the site's massing transition from the multifamily development down to the neighboring SFR. The fourplex is fronting Galer Street, which runs down the middle of the LR zone.</p>	<b>DC2 Architectural Concept</b>	<p><b>A. Massing</b></p> <p><b>B. Architectural and Facade Composition</b></p> <p><b>D. Scale and Texture</b></p>	<p>The street facade massing is broken up by the use of two-story bays, a recessed entry for each unit, and eaves at the 2nd floor and roof lines.</p> <p>Use of brick at the first floor provides a fine-grained texture and warmth at the street level.</p>
<b>CS3 Architectural Context and Character</b>	<b>A. Emphasizing Positive Neighborhood Attributes</b>	<p>Because this is located in an established neighborhood, the project proposes to use brick as a high-quality material to help it fit in with the existing architecture. The building massing is also clearly divided up in a way that articulates each unit, making it more compatible with the single family houses found around the neighborhood.</p>	<b>DC4 Exterior Elements and Materials</b>	<p><b>A. Building Materials</b></p> <p><b>D. Trees, Landscape, and Hardscape Materials</b></p>	<p>Highly durable brick veneer and cementitious fiberboard will be used for the exterior siding. Exterior railings at entry stoops will be powder-coated steel.</p> <p>Drought tolerant plants and trees will be used in the yards and along the side setbacks. We will also use plants to climb up stoop railings, creating a green screen along the sidewalk at 3 units.</p>
<b>PL3 Street-Level Interaction</b>	<p><b>A. Entries</b></p> <p><b>C. Residential Edges</b></p>	<p>Each unit will have a covered entry alcove set back from the street to allow a transition from the public to private realm and create a sense of security. the three units fronting 2nd Ave N will have stoops that are approximately 30" above the sidewalk.</p> <p>The retained exceptional tree and added street trees will offer a layer of privacy from the street for the units. Additional landscaping at the building edge will further increase privacy</p>			
<b>DC1 Project Uses and Activities</b>	<b>C. Parking and Service Uses</b>	<p>The parking will be located at the NW corner of the lot, as far from the ROW as possible to reduce its visual impacts.</p>			



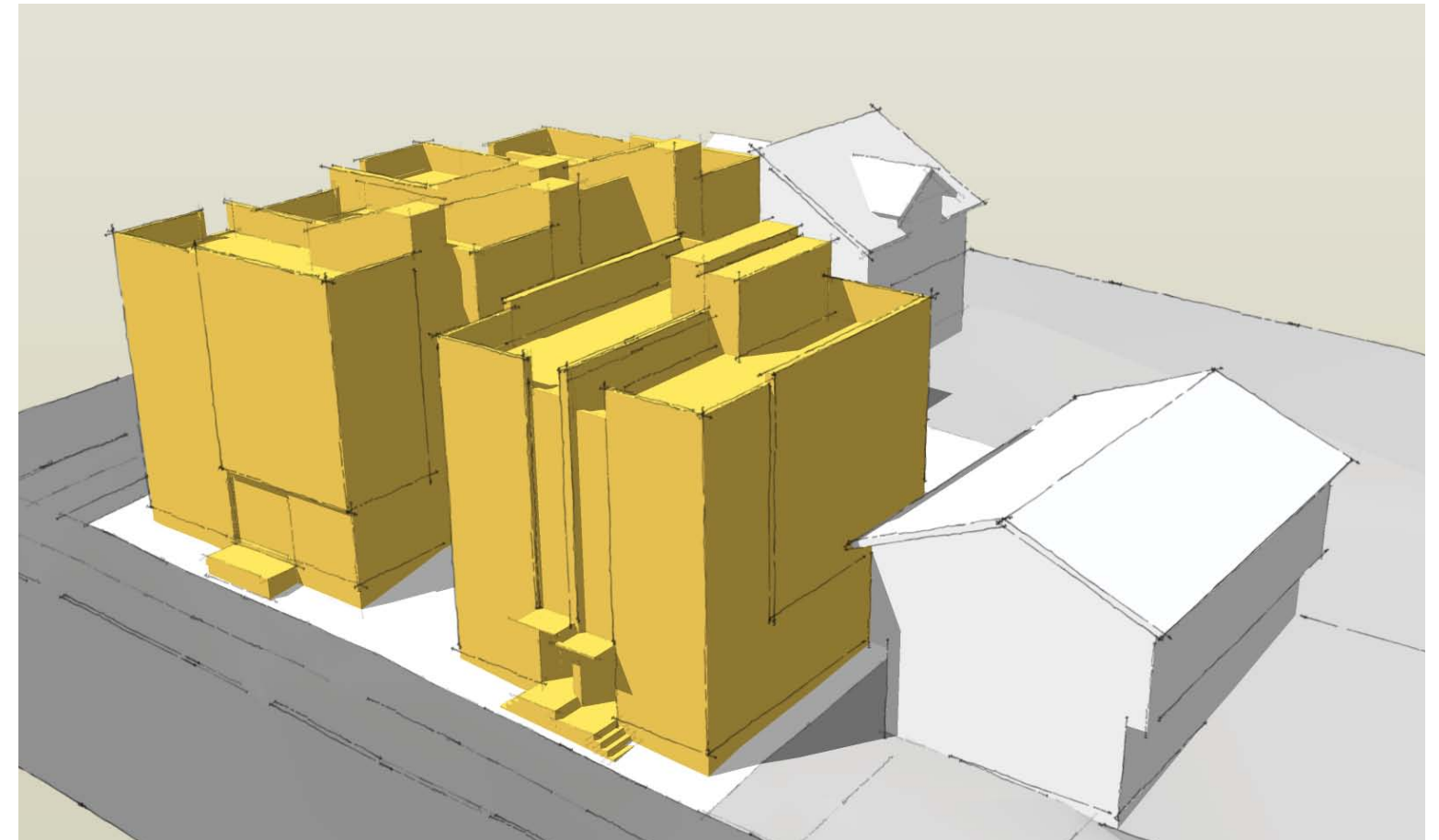
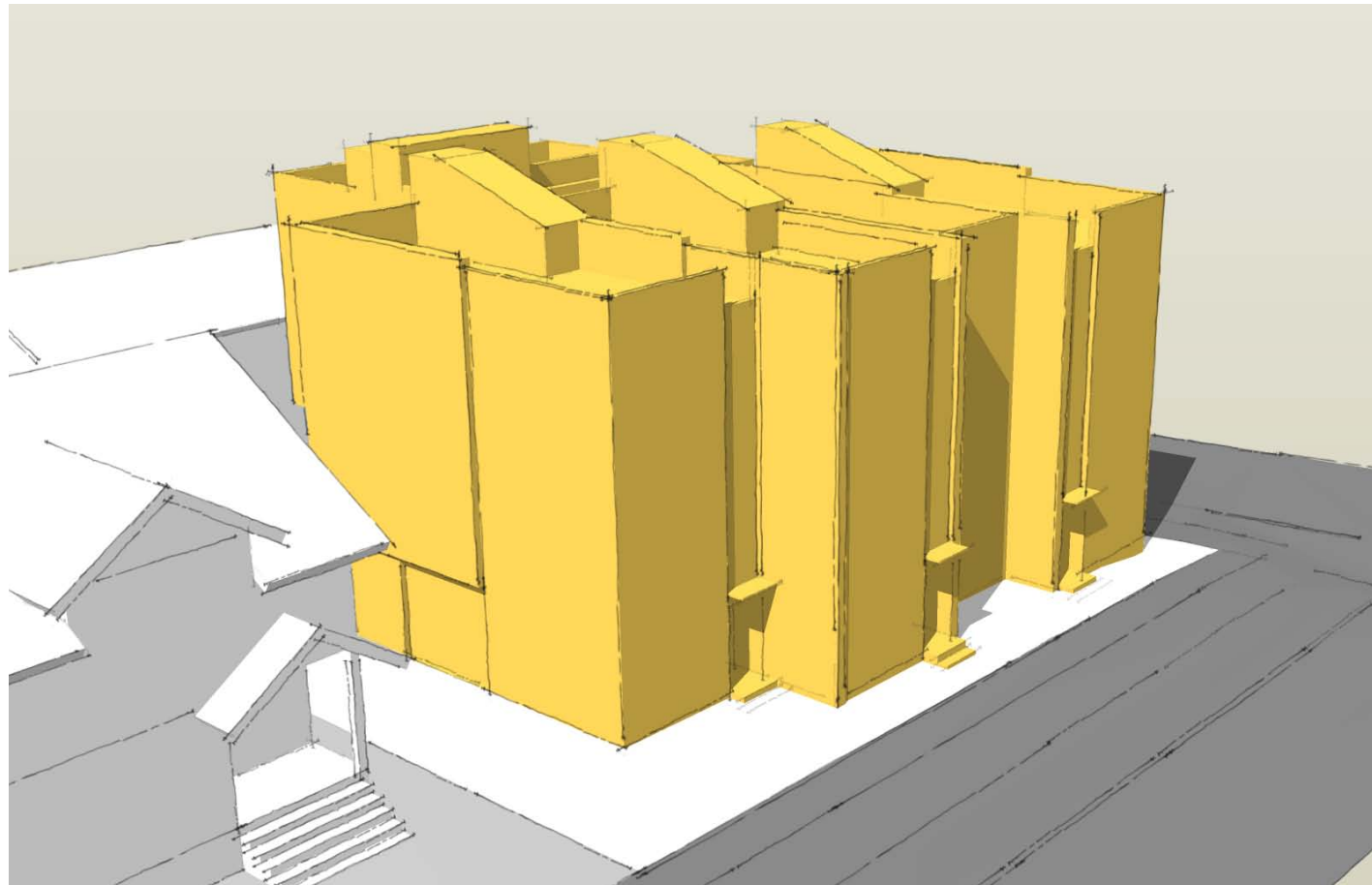
# COMPARISON OF CONCEPTS

<h2>MASSING OPTION 1</h2>	<h2>MASSING OPTION 2</h2>	<h2>MASSING OPTION 3 (PREFERRED)</h2>
		
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Utilizes development capacity</li> <li>• Code compliant</li> <li>• Two buildings instead of one allows light to pass thru the site</li> <li>• Setback between buildings will have a landscaped pedestrian walkway, softening the hard edges of the buildings</li> <li>• Parking is hidden at the rear of the site</li> </ul> <p><b>CONSTRAINTS</b></p> <ul style="list-style-type: none"> <li>• Requires removal of exceptional tree</li> <li>• Overall massing is pushed to the property lines, increasing the perception of mass</li> <li>• Requires a jogged driveway as a result of the site triangle, resulting in a greater visual impact of the driveway entrance and making it harder for residents to maneuver</li> </ul>	<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Utilizes development capacity</li> <li>• Code compliant</li> <li>• Massing is set back from the street corner so it's less imposing. This area can be landscaped to soften the visual impact of site's corner.</li> <li>• Parking is hidden at the rear of the site</li> </ul> <p><b>CONSTRAINTS</b></p> <ul style="list-style-type: none"> <li>• Requires removal of exceptional tree</li> <li>• One building instead of two creates a wider mass, which doesn't allow light thru</li> <li>• Requires a jogged driveway as a result of the site triangle, resulting in a greater visual impact of the driveway entrance and making it harder for residents to maneuver</li> </ul>	<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Saves exceptional japanese maple tree at a very visible location in front of the site</li> <li>• Greater modulation along the Galer facade as a result of the retained tree, creating a unique courtyard compared to other rowhouse projects of similar size</li> <li>• Parking is hidden at the rear of the site</li> <li>• Generous covered entry alcoves</li> </ul> <p><b>CONSTRAINTS</b></p> <ul style="list-style-type: none"> <li>• Proposes setback departure to gain back lost FAR due to retention of exceptional tree and increase opportunity for modulation at street facade</li> <li>• Proposes departure for installing mirror in lieu of site triangle to minimize visual impact of driveway entrance</li> </ul>

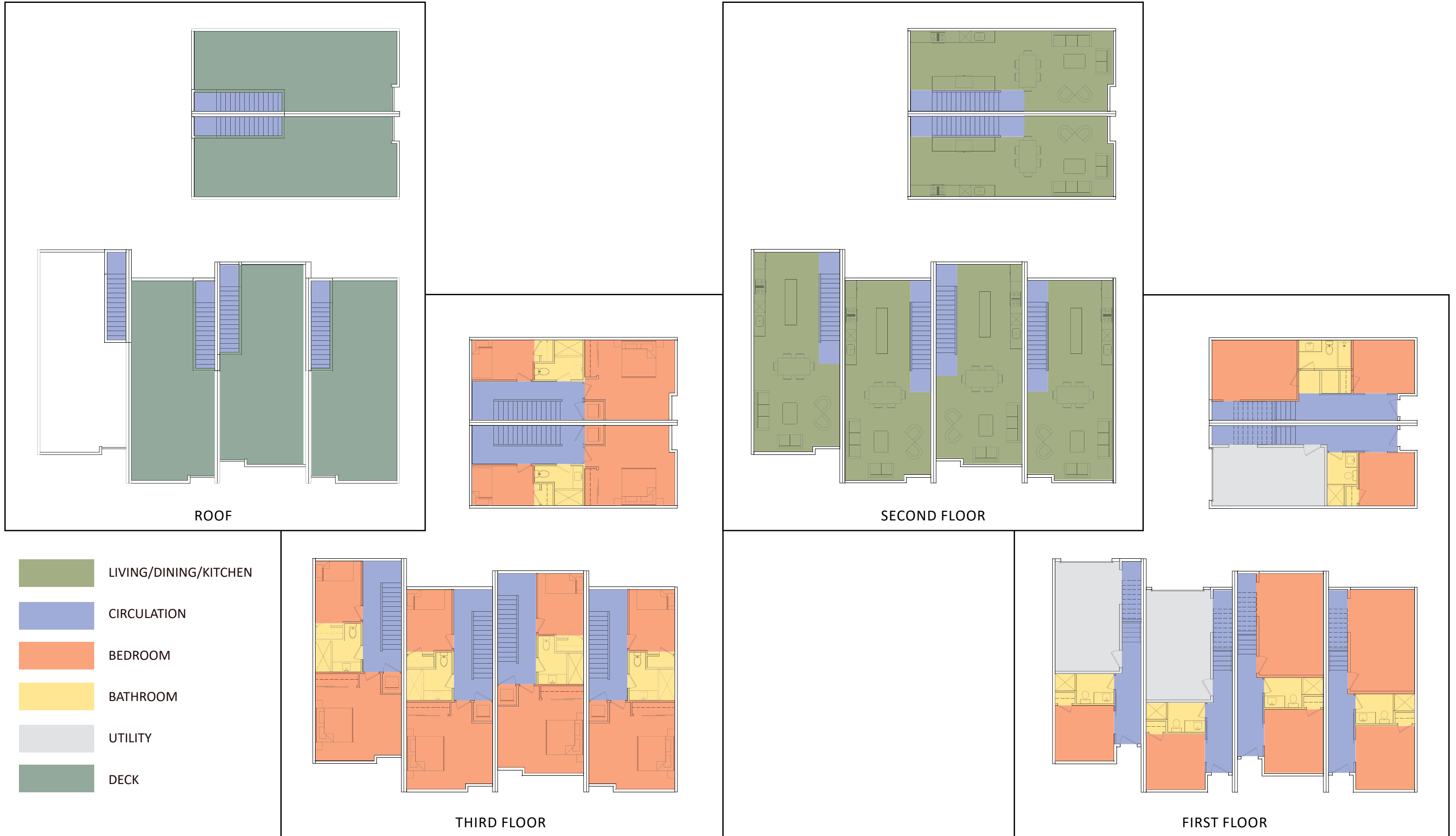
# OPTION 1 SITE PLAN



# OPTION 1 MASSING



# OPTION 1 FLOOR PLANS



# OPTION 1 SHADOW STUDY



MARCH 21 9AM



MARCH 21 12PM



MARCH 21 3PM



JUNE 21 9AM



JUNE 21 12PM



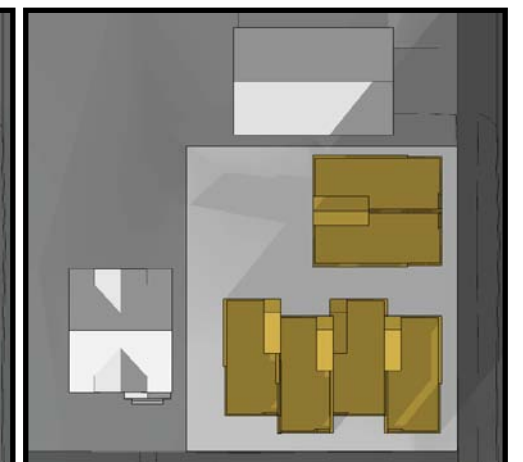
JUNE 21 3PM



DECEMBER 21 9AM

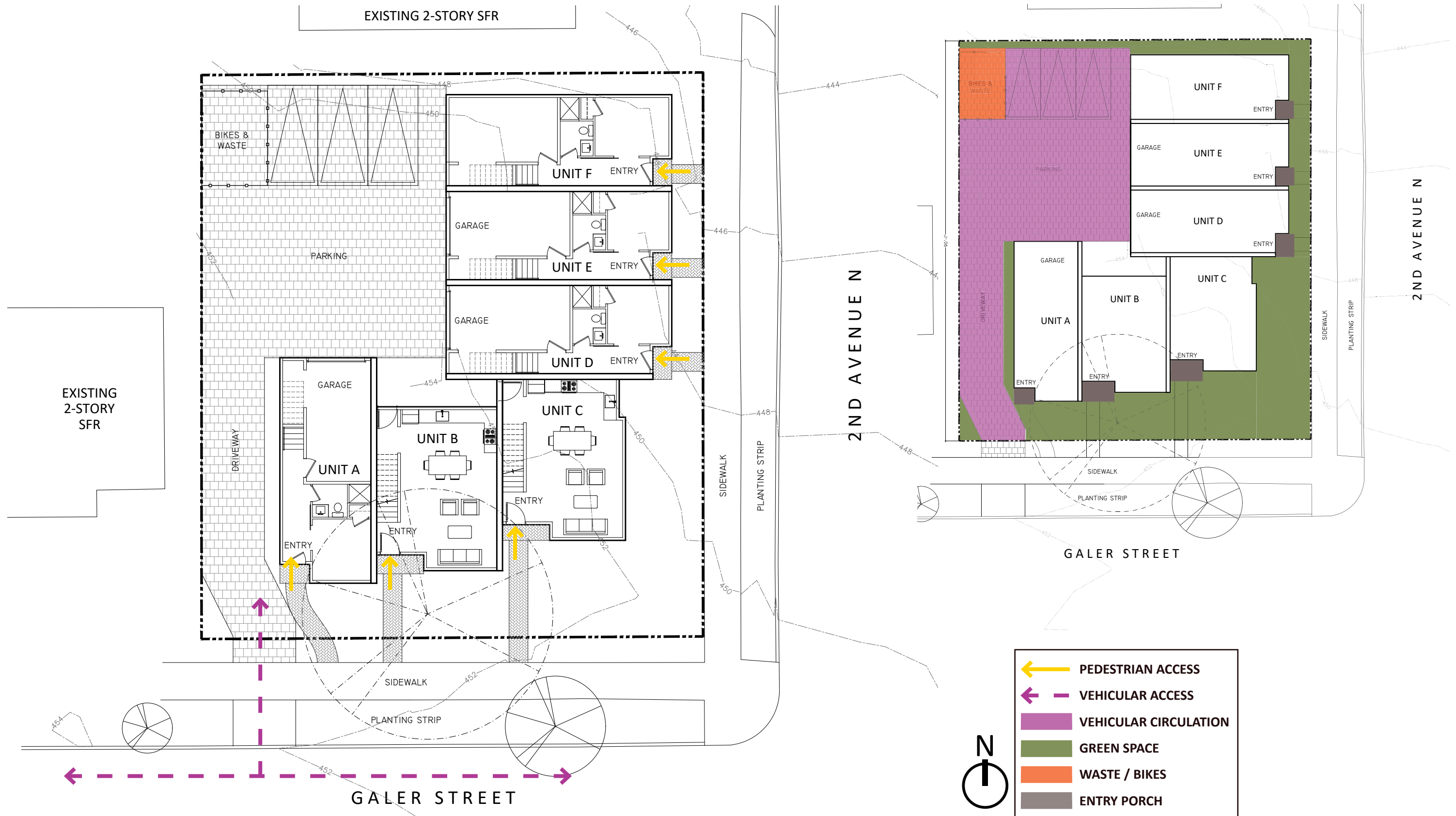


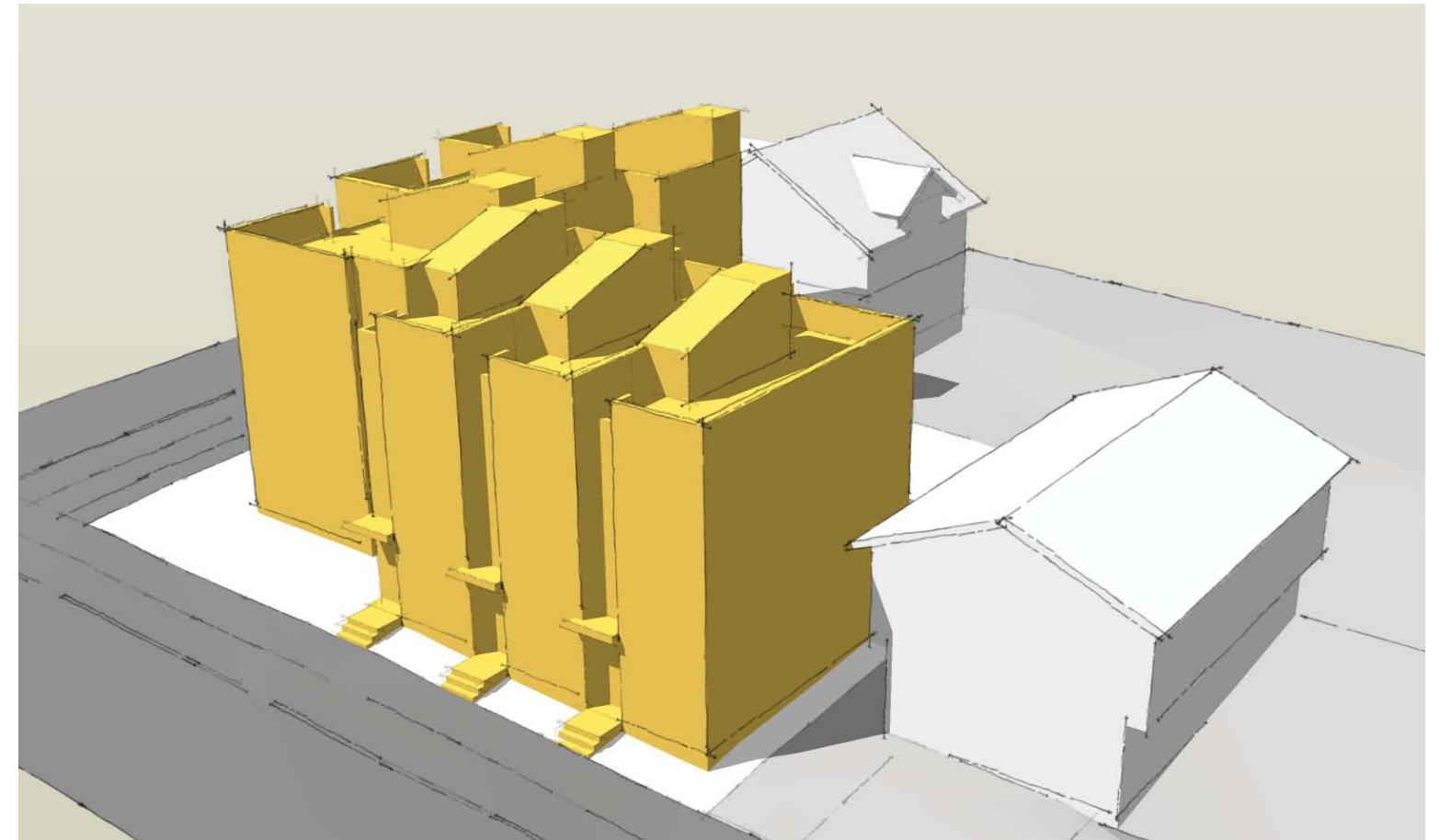
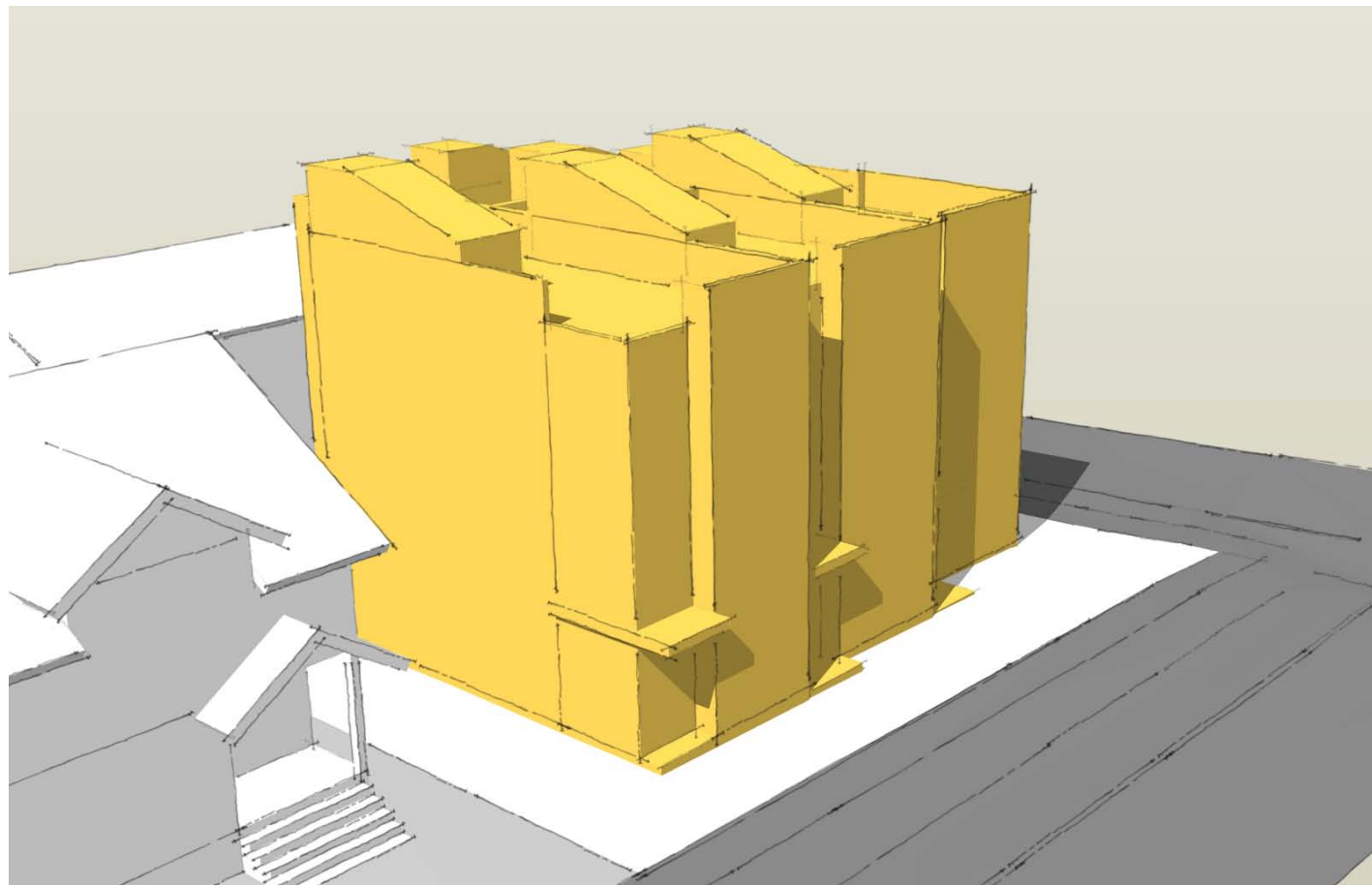
DECEMBER 21 12PM



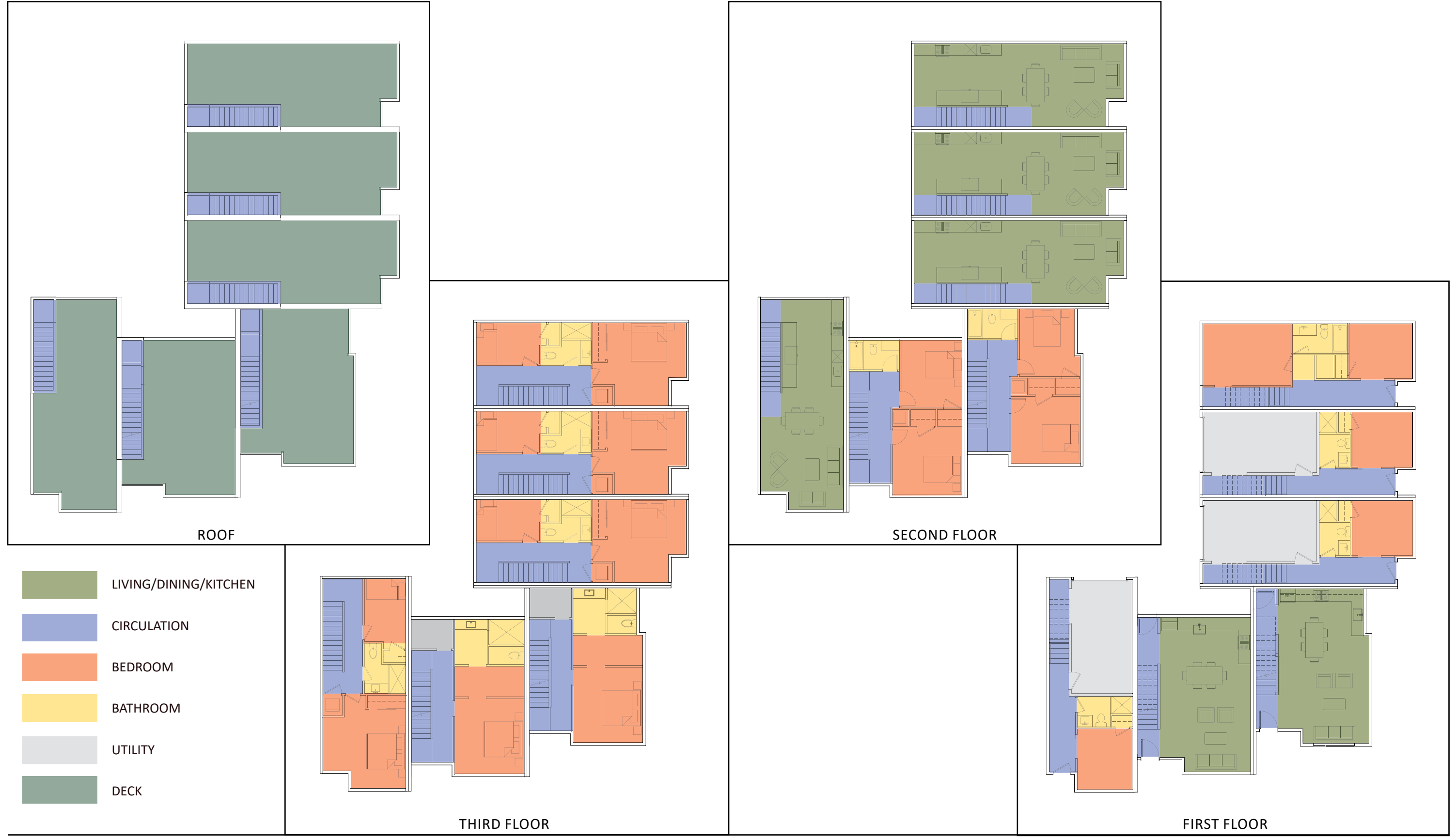
DECEMBER 21 3PM

# OPTION 2 SITE PLAN





# OPTION 2 FLOOR PLANS





# OPTION 2 SHADOW STUDY



MARCH 21 9AM



MARCH 21 12PM



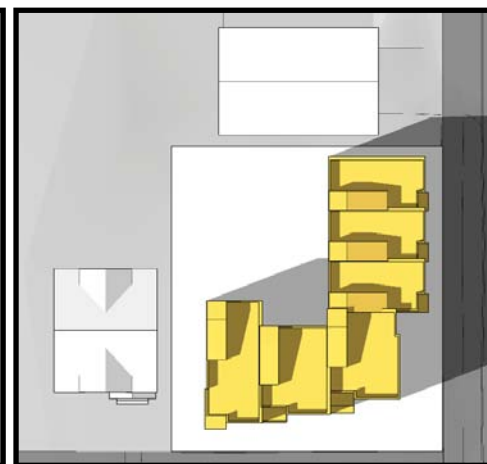
MARCH 21 3PM



JUNE 21 9AM



JUNE 21 12PM



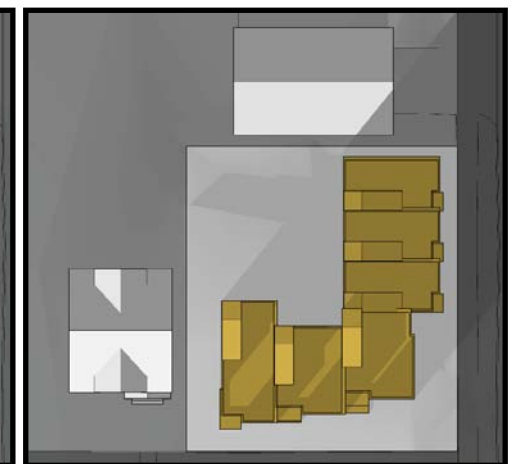
JUNE 21 3PM



DECEMBER 21 9AM

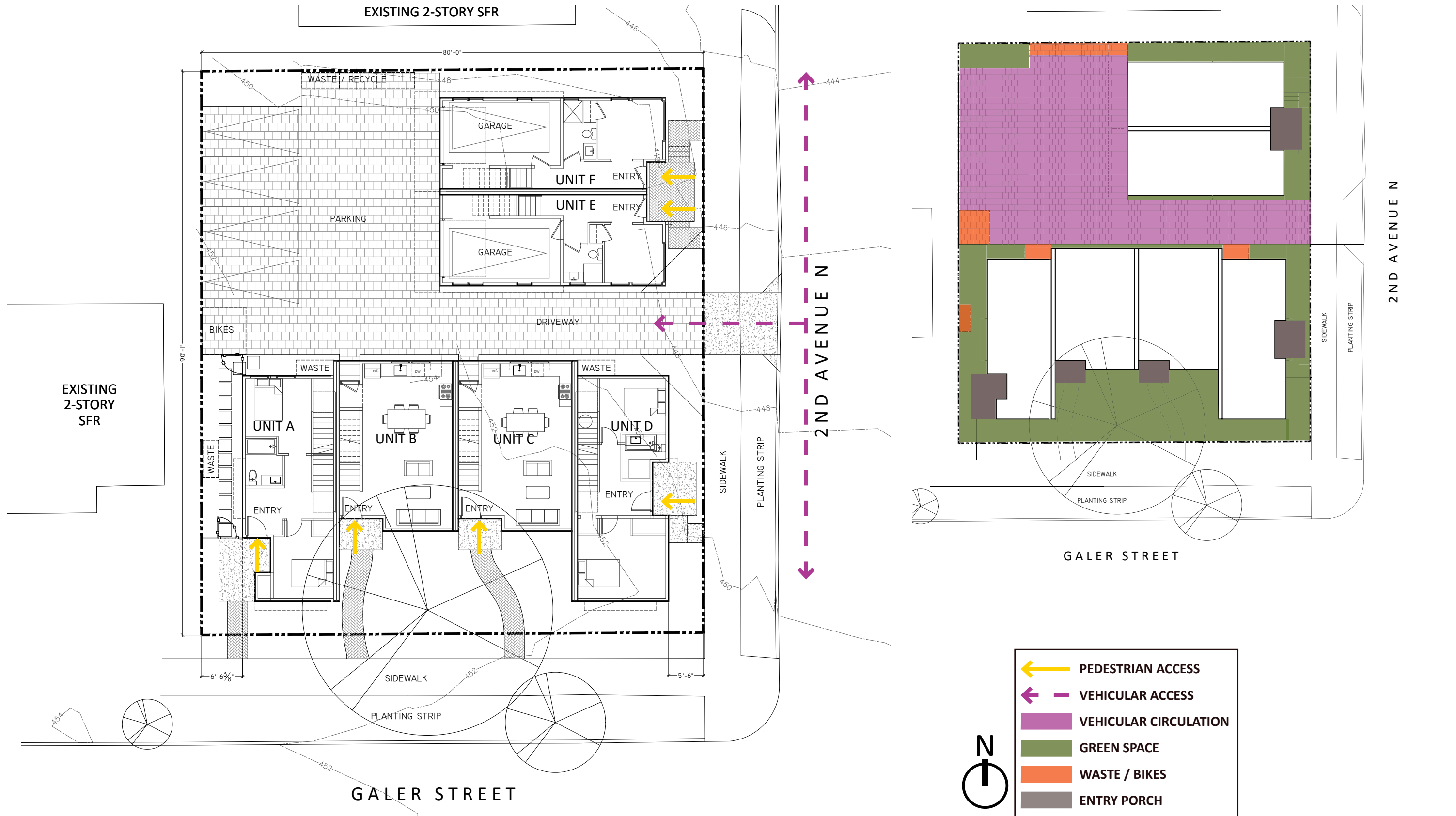


DECEMBER 21 12PM

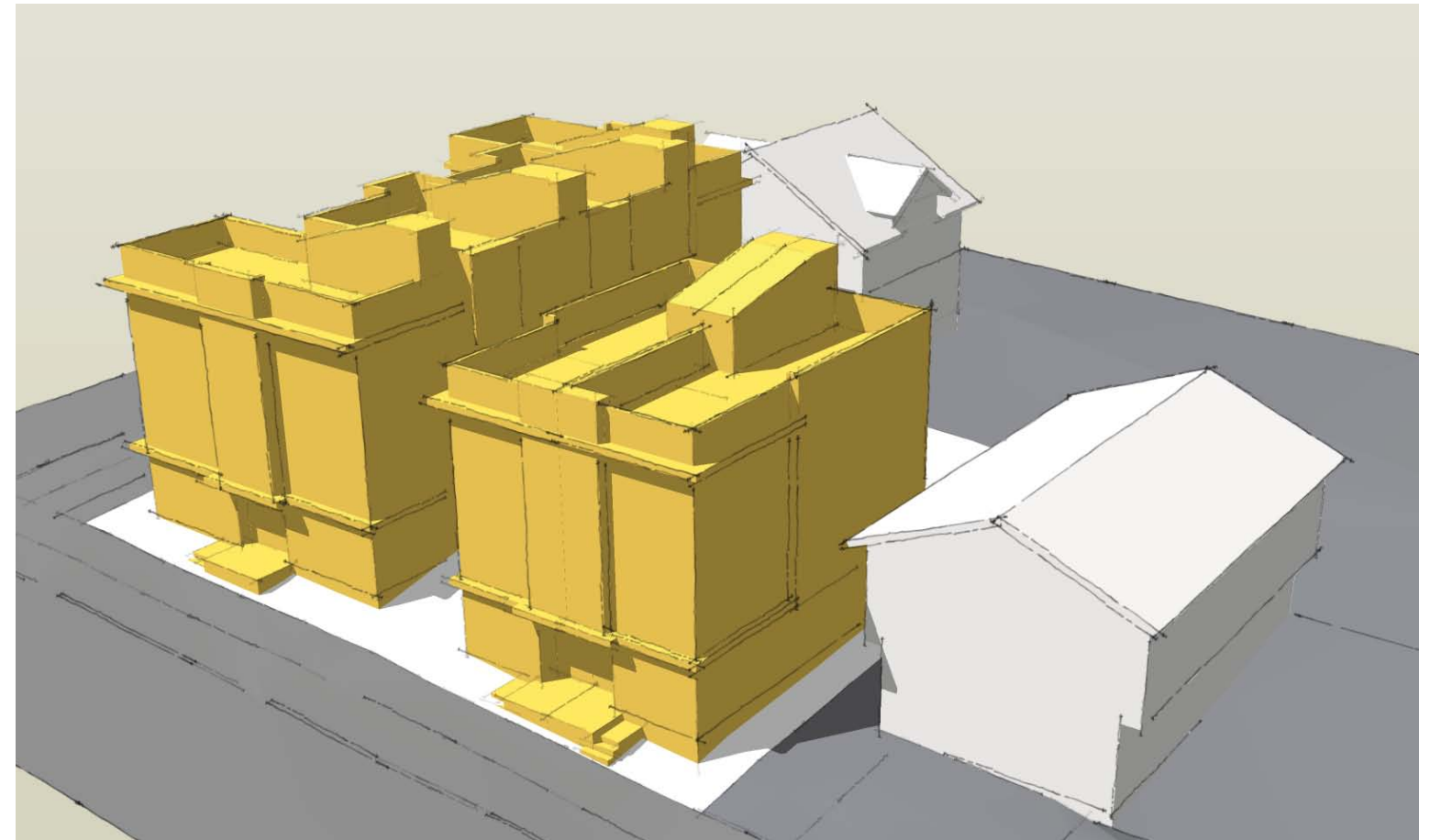
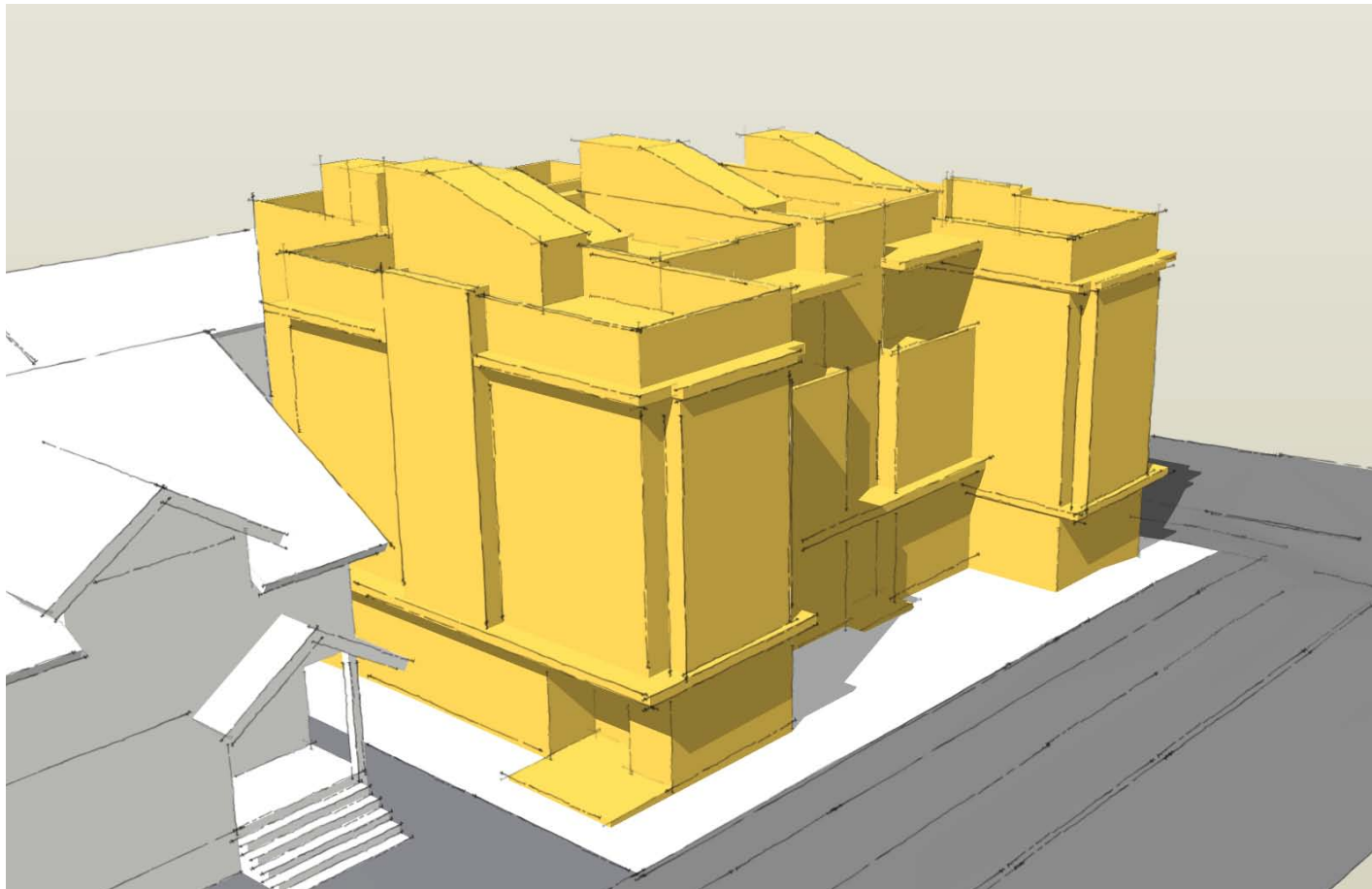


DECEMBER 21 3PM

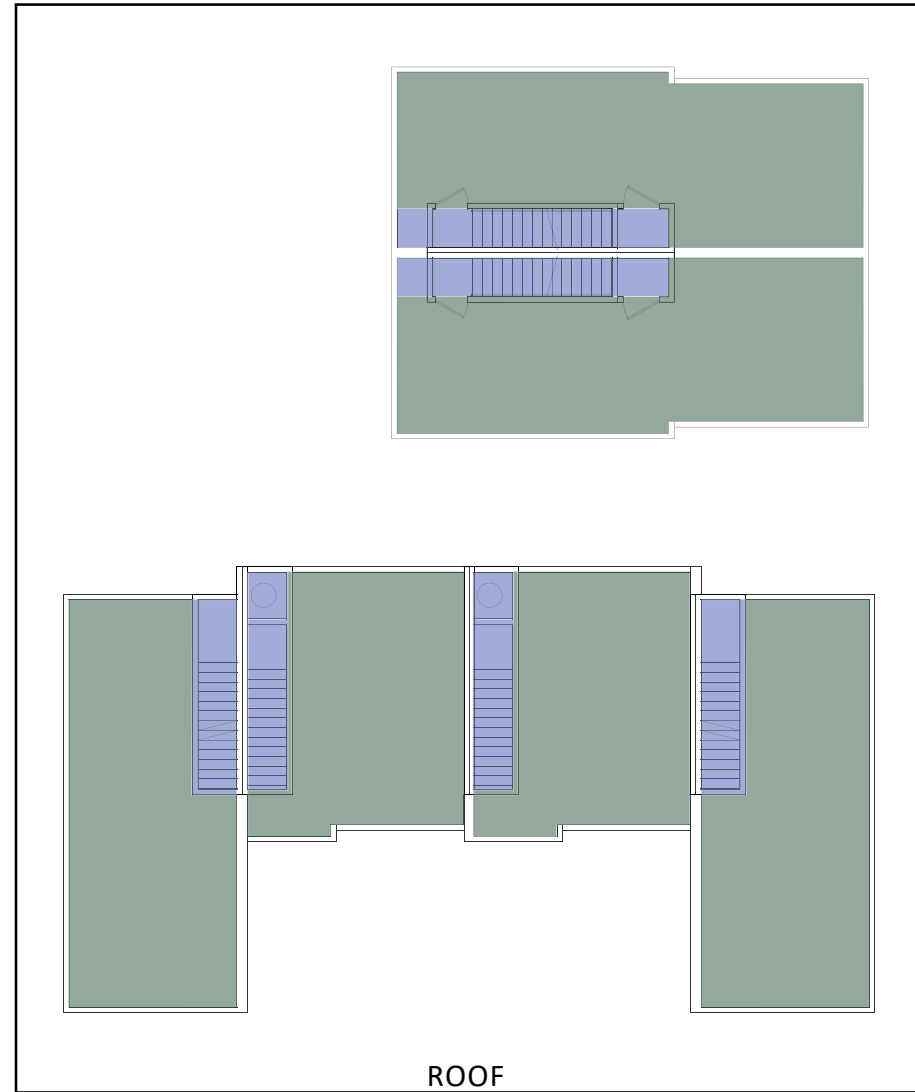
# OPTION 3 SITE PLAN - PREFERRED



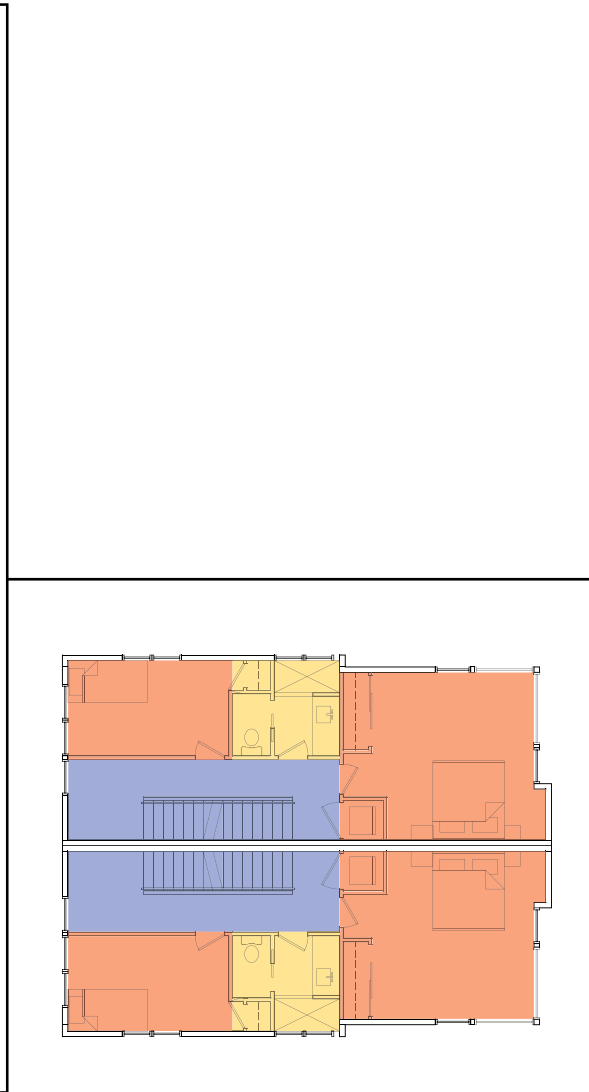
# OPTION 3 MASSING - PREFERRED



# OPTION 3 FLOOR PLANS



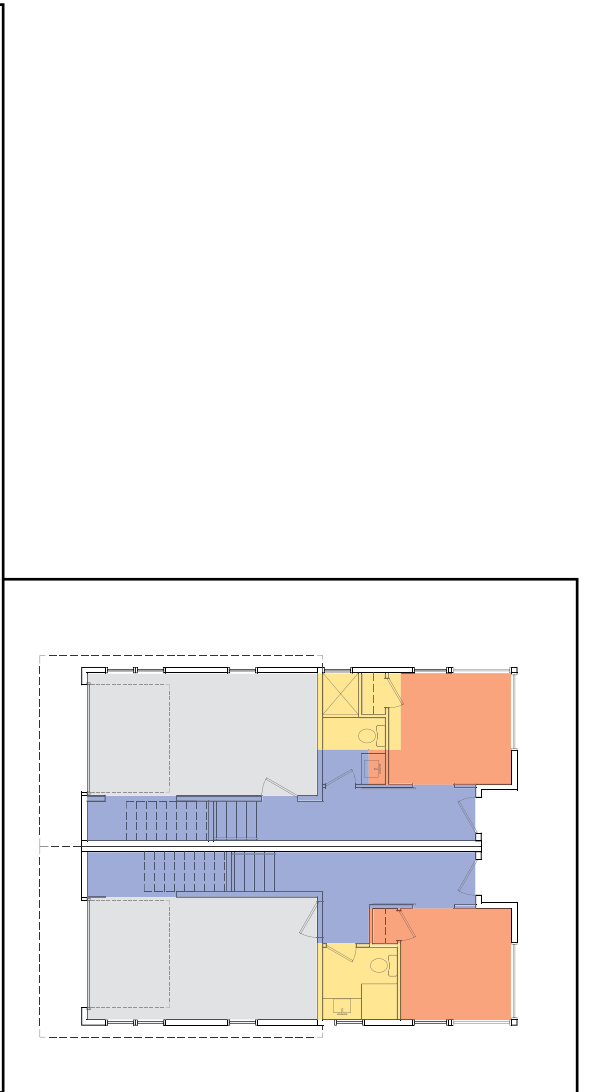
ROOF



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

- LIVING/DINING/KITCHEN
- CIRCULATION
- BEDROOM
- BATHROOM
- UTILITY
- DECK

FLR	BUILDING 1	BUILDING 2	TOTAL
4	256.0 SF	148.0 SF	404.0 SF
3	1878.0 SF	1176.0 SF	3054.0 SF
2	1959.0 SF	1176.0 SF	3135.0 SF
1	1860.0 SF	998.0 SF	2858.0 SF
TOTAL	5953.0 SF	3498.0 SF	9451.0 SF

# OPTION 3 SHADOW STUDY



MARCH 21 9AM



MARCH 21 12PM



MARCH 21 3PM



JUNE 21 9AM



JUNE 21 12PM



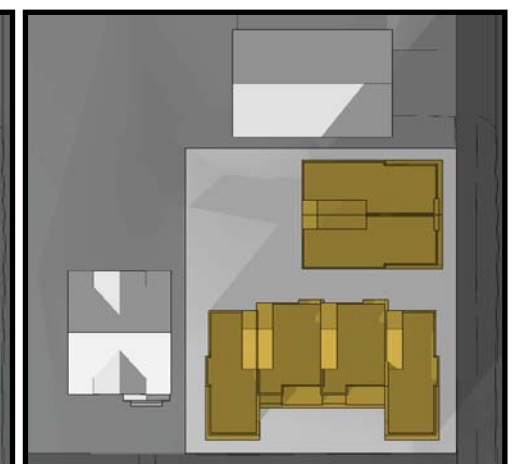
JUNE 21 3PM



DECEMBER 21 9AM



DECEMBER 21 12PM



DECEMBER 21 3PM

# LANDSCAPE CONCEPT



1 Climbing vines on entry stoop railing



3 Exceptional tree with accent lighting



5 Permeable paving

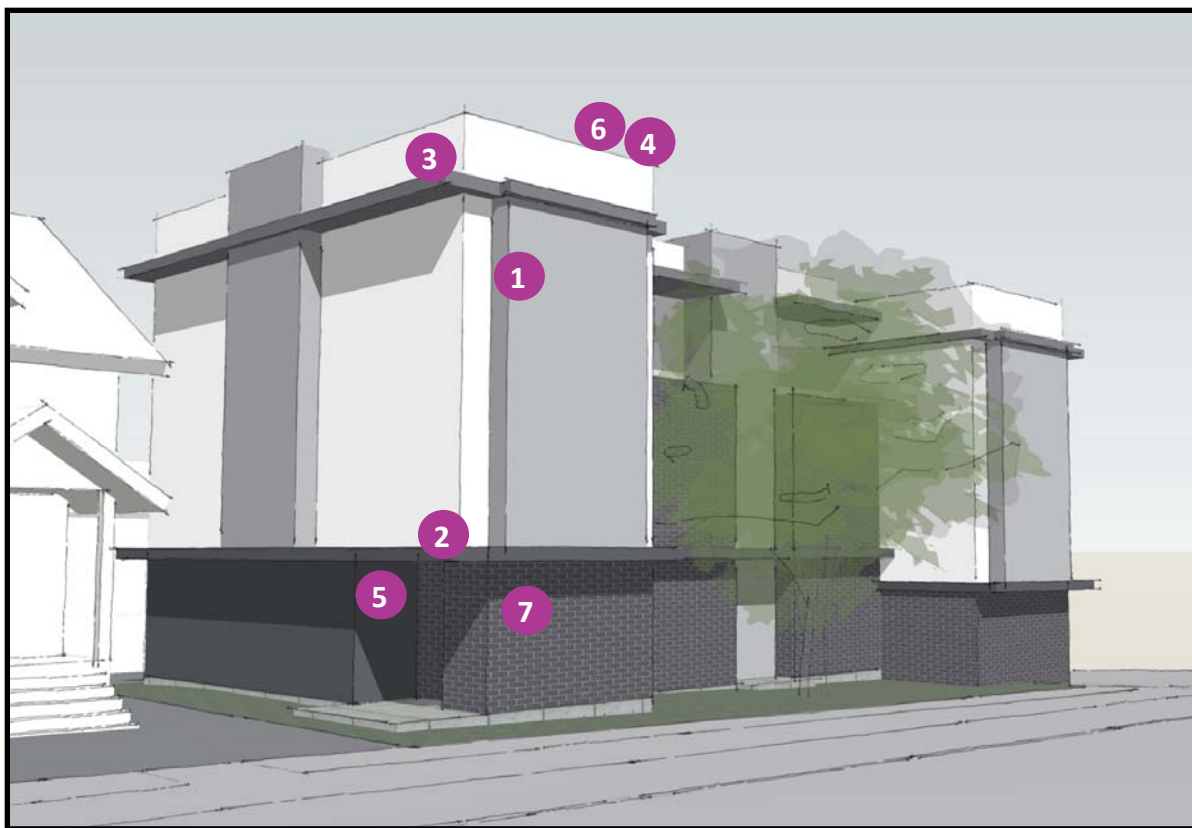
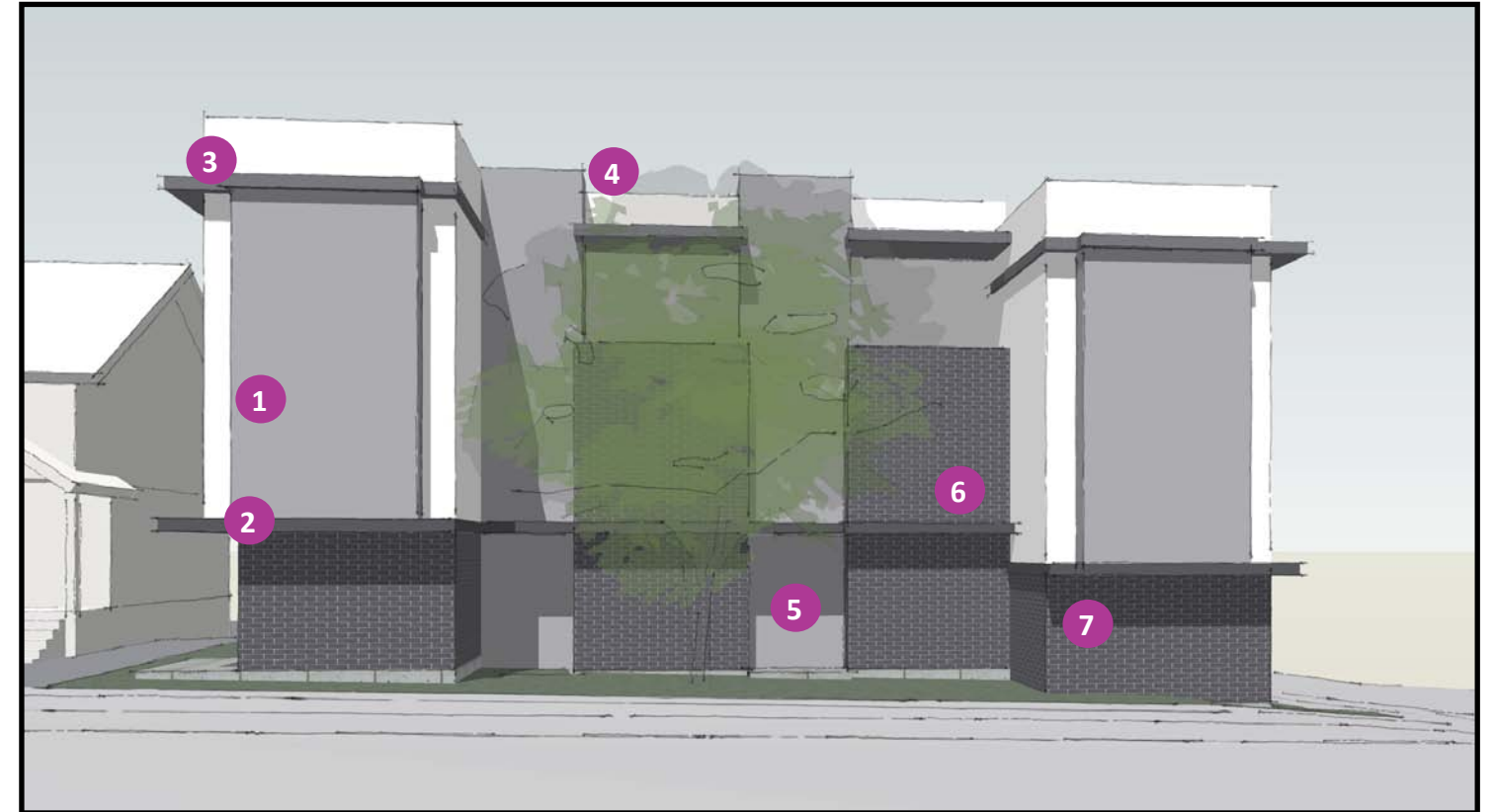
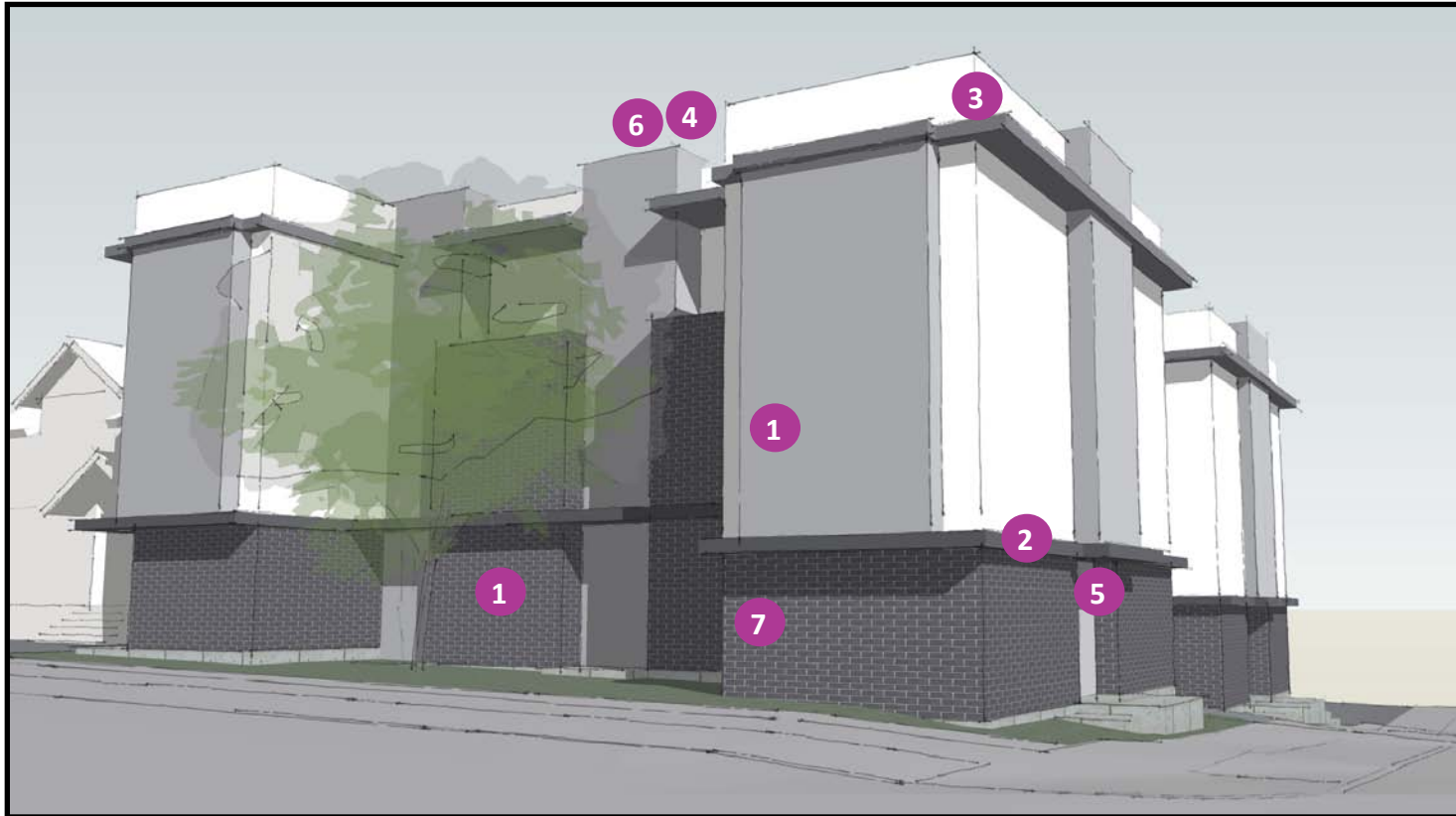


4 Lush plantings of varying heights

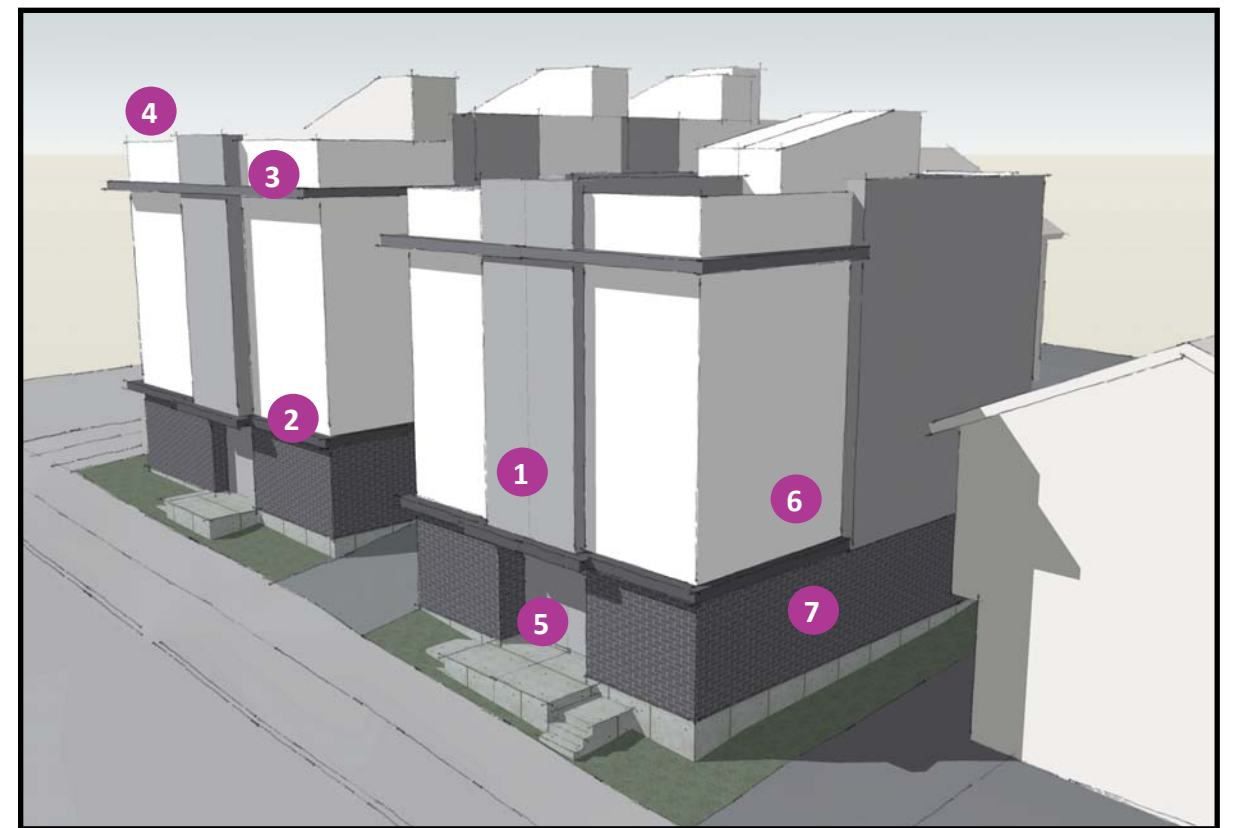


6 Screening plants at property line

# CHARACTER RENDERINGS



- 1 Two-story bay used to create modulation on front facade
- 2 Eave line expressed at second floor
- 3 Eave line expressed at roof
- 4 Rectangular massing with flat roofs and roof decks
- 5 Sheltered entry alcove and porch
- 6 Neutral color palette gives a sense of timelessness and repose
- 7 High quality materials used



# DEPARTURES REQUESTED - OPTION 3

## DEPARTURE 1

**DEVELOPMENT STANDARD**

23.45.518 - SETBACKS AND SEPARATIONS

H. Projections permitted in required setbacks and separations

3. Bay windows and other features that provide floor area may project a maximum of 2 feet into required setbacks and separations if they:

- a. Are no closer than 5 feet to any lot line;

**REQUESTED DEPARTURE**

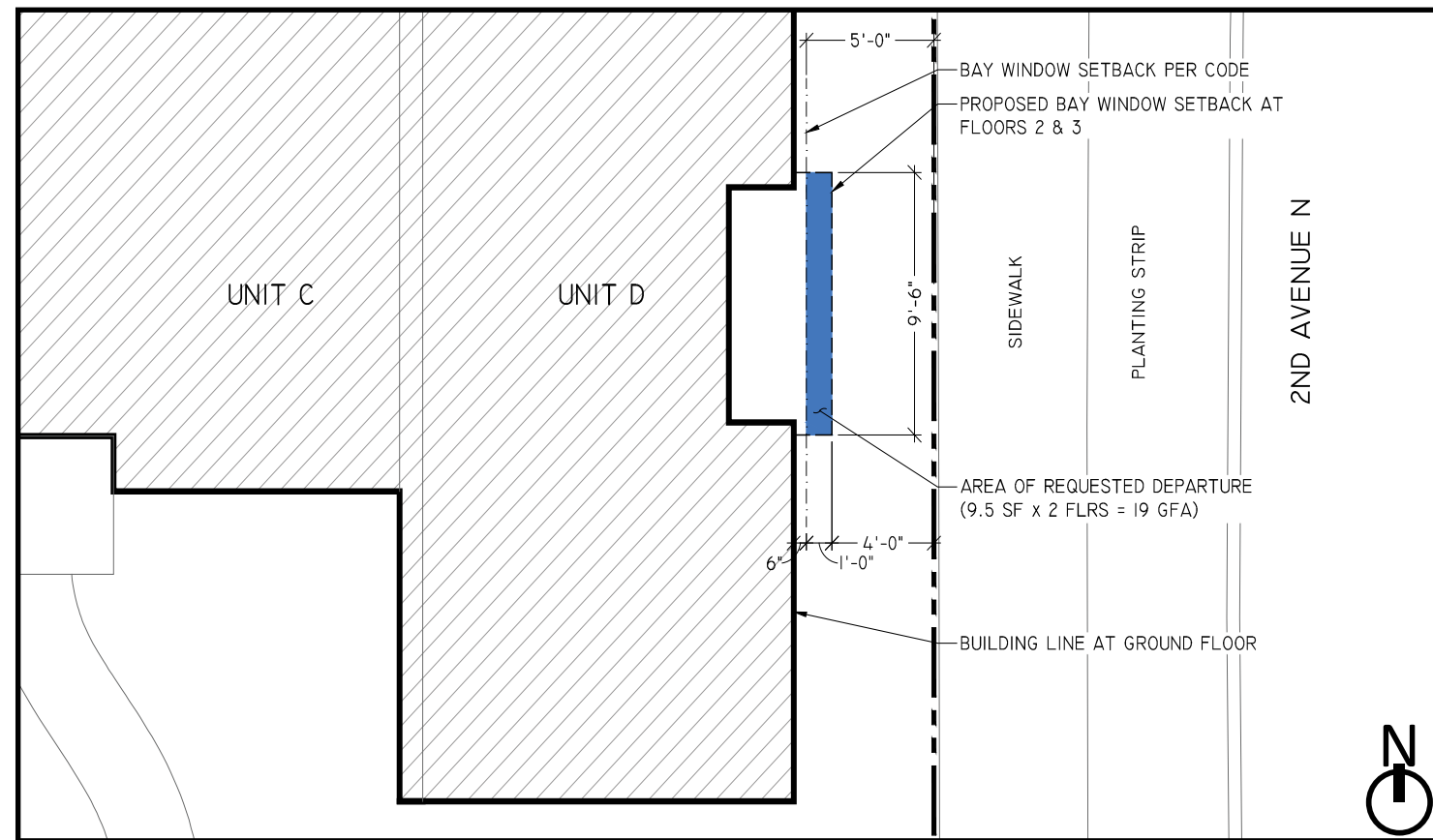
Reduce the required setback for a bay window from 5' to 4' from a property line. The proposed bay window is located in the front setback along 2nd Ave N (See Exhibit A below).

**RATIONALE**

Because this scheme proposes to keep the exceptional tree (CS1-D1), the amount of developable area along Galer Street has been reduced. Units B & C have been pushed back from the tree's dripline, causing them to become shallower and wider, while Units A & D became skinnier and longer and were pushed out toward opposite property lines. In order to gain back some GFA for these units, we are proposing a bay window adjacent the 2nd Ave N ROW.

The addition of a bay window will increase modulation along the street-facing facade, reducing the perceived mass (DC2-A2); helping to create a well-proportioned facade that is broken up into multiple sections (DC2-B1); The use of this secondary element adds more depth and visual interest along the street (DC2-C1), and has a dual purpose of signaling the location of the entry while providing increased weather protection below (DC2-C2). In addition, bay windows are found in many architectural precedents for this site, which will allow the building a better fit within the neighborhood context (DC2-C3).

EXHIBIT A



## DEPARTURE 2

**DEVELOPMENT STANDARD**

23.54.030 - PARKING SPACE AND ACCESS STANDARDS

G. Sight triangle

1. ...a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk... as depicted in Exhibit E for 23.54.030.

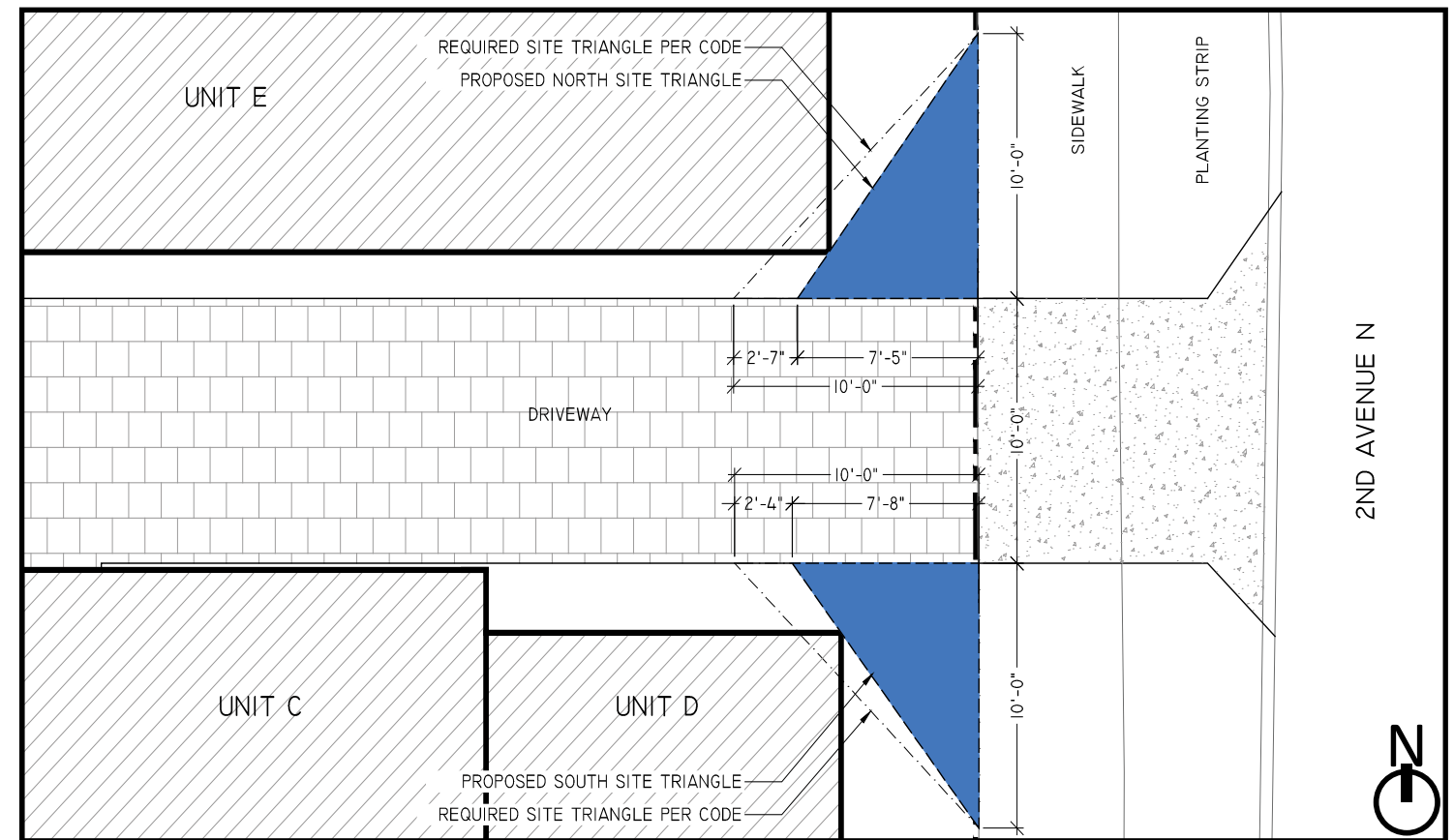
**REQUESTED DEPARTURE**

We are proposing a reduction to the sight triangle depth from 10' deep to 7'-5" on the north side of the driveway and to 7'-8" on the south side (See Exhibit below).

**RATIONALE**

By allowing the site triangles to be smaller than the code requirement, the project will better meet design guideline DC1-C2 Visual Impacts by decreasing the perceived entrance into the parking court. In order to provide the 10' code-required triangle, the building corners would have to be cut back on both sides, creating a larger opening and drawing more attention to the driveway entrance. In addition, it would result in a compromised facade composition that wouldn't satisfy guideline DC2-B1 as well.

EXHIBIT B





# GREEN CANOPY PROJECTS



3033 BEACON AVE SOUTH



3128 WETMORE AVE SOUTH



122 17TH AVE EAST



621 18TH AVE SOUTH



4418 DAYTON AVE NORTH

