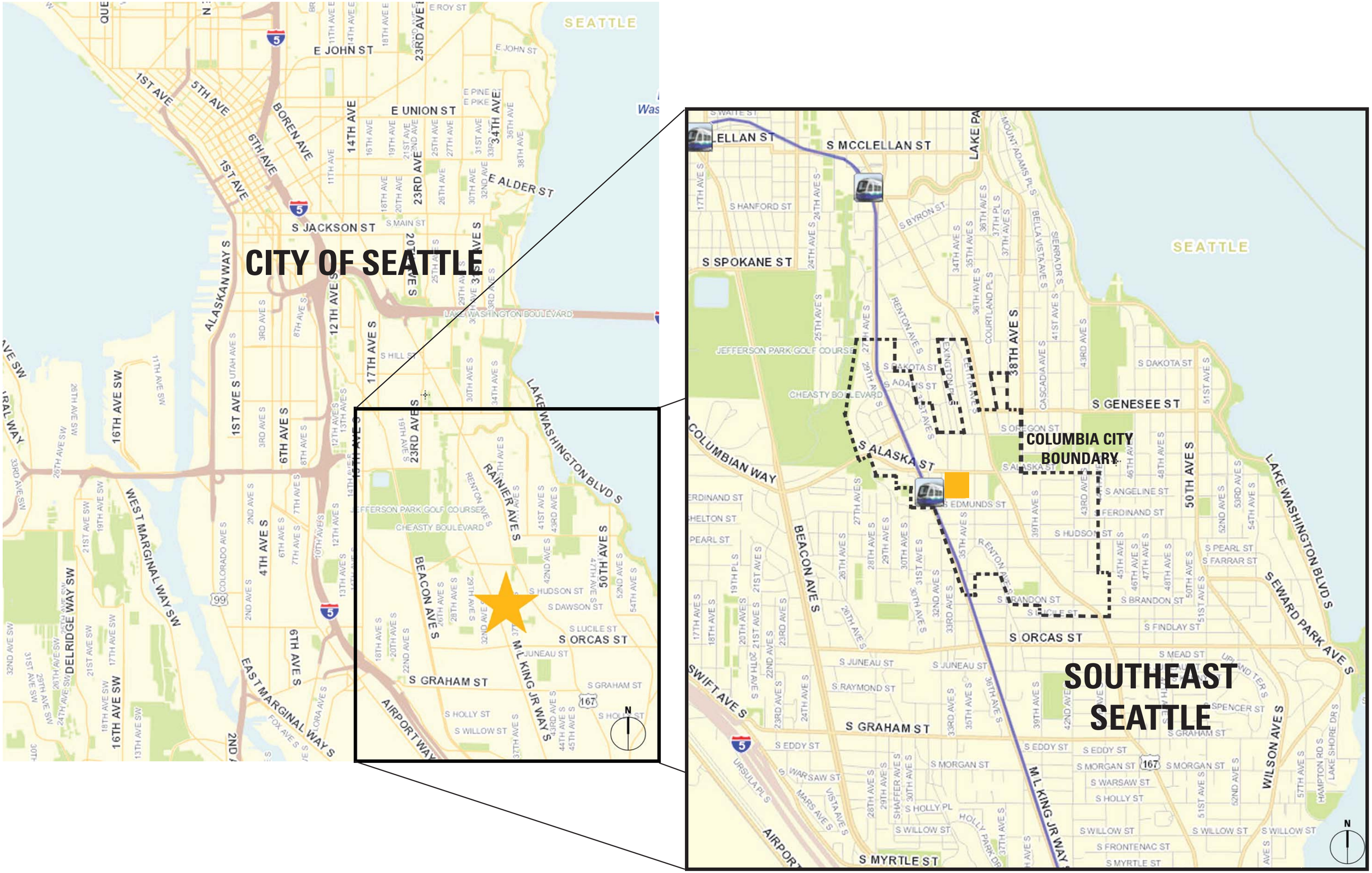
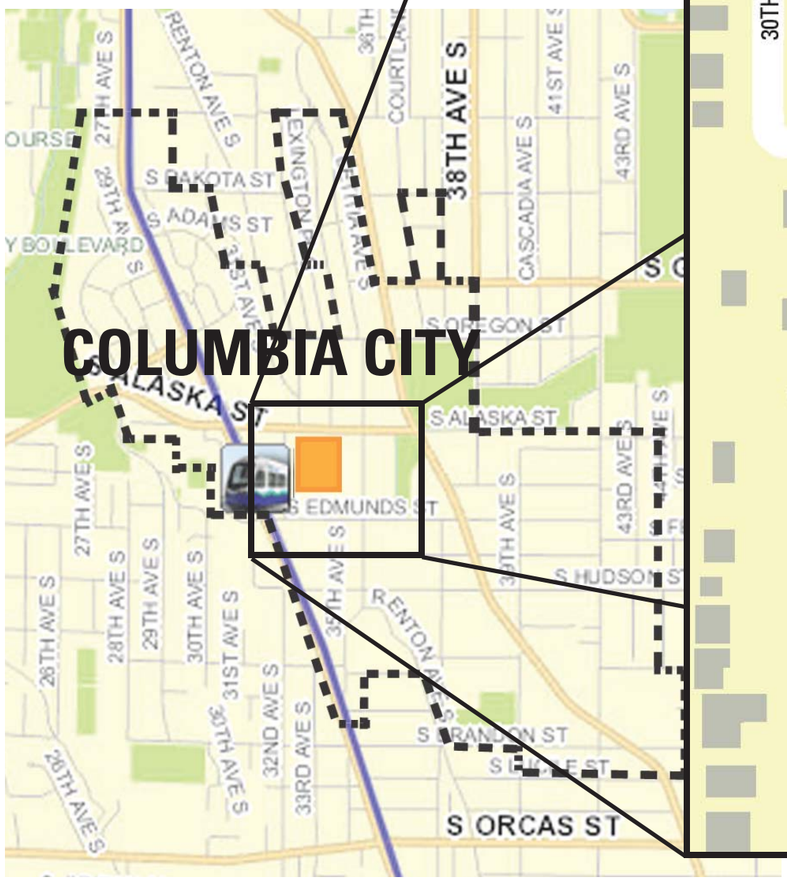
4730 32ND AVENUE SOUTH - COLUMBIA CITY

EARLY DESIGN GUIDANCE ANALYTIC DESIGN PROPOSAL

DPD # 3015157

MEETING DATE: JULY 9, 2013


CITY OF SEATTLE
SOUTHEAST SEATTLE
COLUMBIA CITY BOUNDARY
SEATTLE
E JOHN ST
E UNION ST
E ALDER ST
S JACKSON ST
S MAIN ST
S HILL ST
S SPOKANE ST
S MCCLELLAN ST
S HANFORD ST
S BYRON ST
S GENESEE ST
S DAKOTA ST
S ADAMS ST
S OREGON ST
S ALASKA ST
S EDMUNDS ST
S ANGELINE ST
S FERDINAND ST
S HUDSON ST
S PEARL ST
S FARRAR ST
S BRANDON ST
S FINDLAY ST
S ORCAS ST
S JUNEAU ST
S MEAD ST
S RAYMOND ST
S GRAHAM ST
S SPENCER ST
S EDDY ST
S MORGAN ST
S WARSAW ST
S HOLLY ST
S WILLOW ST
S FRONTENAC ST
S MYRTLE ST
S DAWSON ST
S LUCILE ST
S HOLLY PL
JEFFERSON PARK GOLF COURSE
CHEASTY BOULEVARD
LAKE WASHINGTON BOULEVARD
LAKE WASHINGTON BLVD S
SEWARD PARK AVE S
WILSON AVE S
1ST AVE
5TH AVE
6TH AVE
BOREN AVE
14TH AVE
23RD AVE
34TH AVE
ALASKAN WAY S
12TH AVE S
17TH AVE S
16TH AVE SW
DELRIDGE WAY SW
WEST MARGINAL WAY SW
4TH AVE S
EAST MARGINAL WAY S
BEACON AVE S
RAINIER AVE S
M L KING JR WAY S
SWIFT AVE S
AIRPORT WAY S
38TH AVE S
50TH AVE S
COLUMBIAN WAY
N



SEATTLE HOUSING AUTHORITY

NC1P-40

LR2

33RD AVENUE S

SF 5000

34TH AVENUE S

SF 5000

35TH AVENUE S

SF 5000

NC2-40

RAINIER PLAYFIELD

ON ENTRANCE & REET CROSSING

BUS STOP

S ALASKA ST.

BUS STOP

BUS STOP

RAINIER AVE S

NC2P-

30TH AVENUE S

LR2

LR3

32ND AVENUE S

LR3

4730

32ND AVE. S.

LR3

CENTER FOR THE BLIND

APTS

RAINIER VALLEY CULTURAL CENTER

COLUMBIA PARK

ADULT DAY HEALTH CENTER

LIBRARY

SOUNDTRANSIT - COLUMBIA CITY STATION

MARTIN LUTHER KING JR WAY S

LR2

LR3

APTS

APTS

ANGELINE ST.

MULTIFAMILY DEVELOPMENT PROPOSED BY OTHERS

35TH AVENUE S

APTS

LR2

36TH AVENUE S

NC3-65

TH

SF

MULTIFAMILY DEVELOPMENT PROPOSED BY OTHERS

LR3

LR2

BUS STOP

SOUTHSIDE COMMONS

SOUTH STATION ENTRANCE & STREET CROSSING

S EDMUNDS ST.

LR2

SF 5000

FARMERS' MARKET

LR2

ELEMENTARY SCHOOL

S FERDINAND ST.

31ST AVENUE S

SF 5000

SF 5000

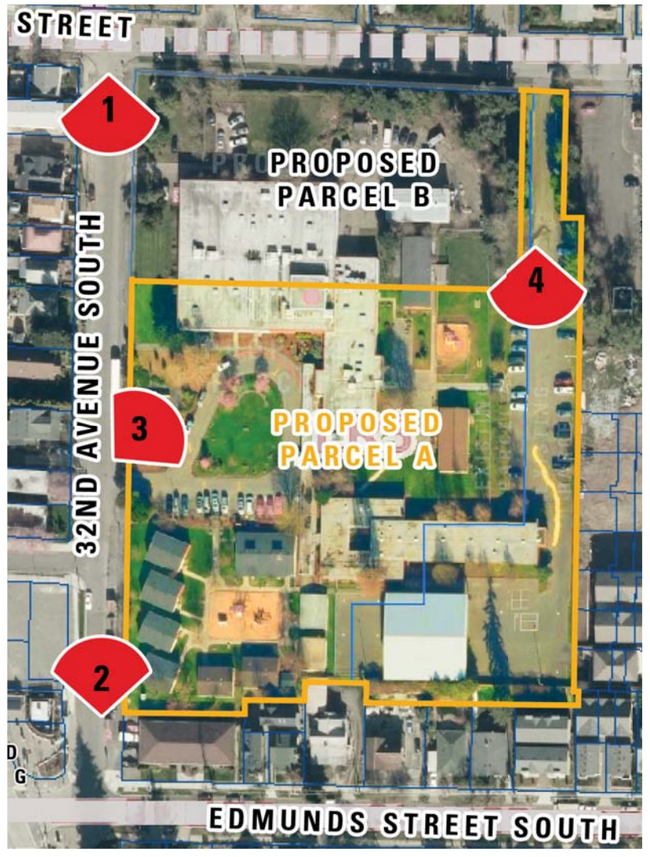
37TH AVENUE S

NC


LR3 RC
SF 5000
NC2-40
NC1P-40
SOUTH ALASKA STREET
PED XING
MARTIN LUTHER KING JR WAY SOUTH
SOUNDTRANSIT STATION
LR2
32ND AVENUE SOUTH
PROPOSED PARCEL B
PROPOSED PARCEL A
35TH AVENUE SOUTH
RAINIER AVENUE SOUTH
NC3P-40
NC3P-65
NC3-40
PED XING
EDMUNDS STREET SOUTH
SF 5000

1. 32nd Avenue South, looking south

3. Typical site topography

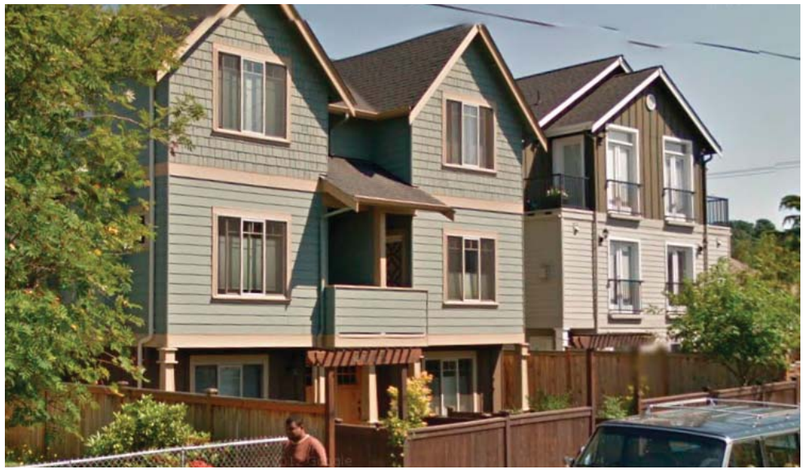


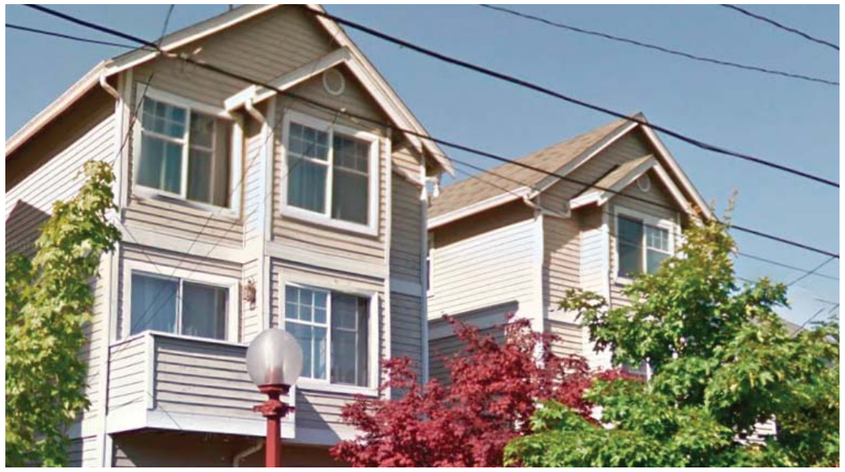
2. 32nd Avenue South, looking north

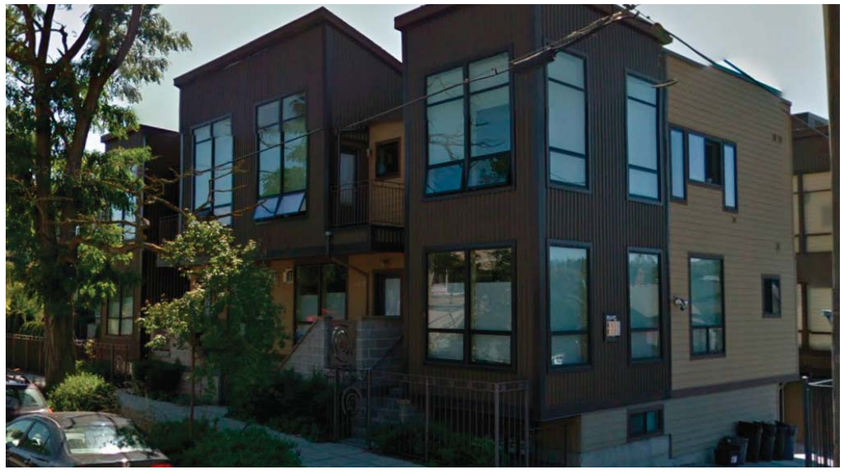
4. Typical site topography

CONTEXTUAL ANALYSIS

SINGLE FAMILY HOUSES







TOWNHOUSES

MULTIFAMILY APARTMENTS

PUBLIC PLACES

NEIGHBORHOOD CHARACTER

The transformation of 32nd Avenue into a vital, pedestrian route:

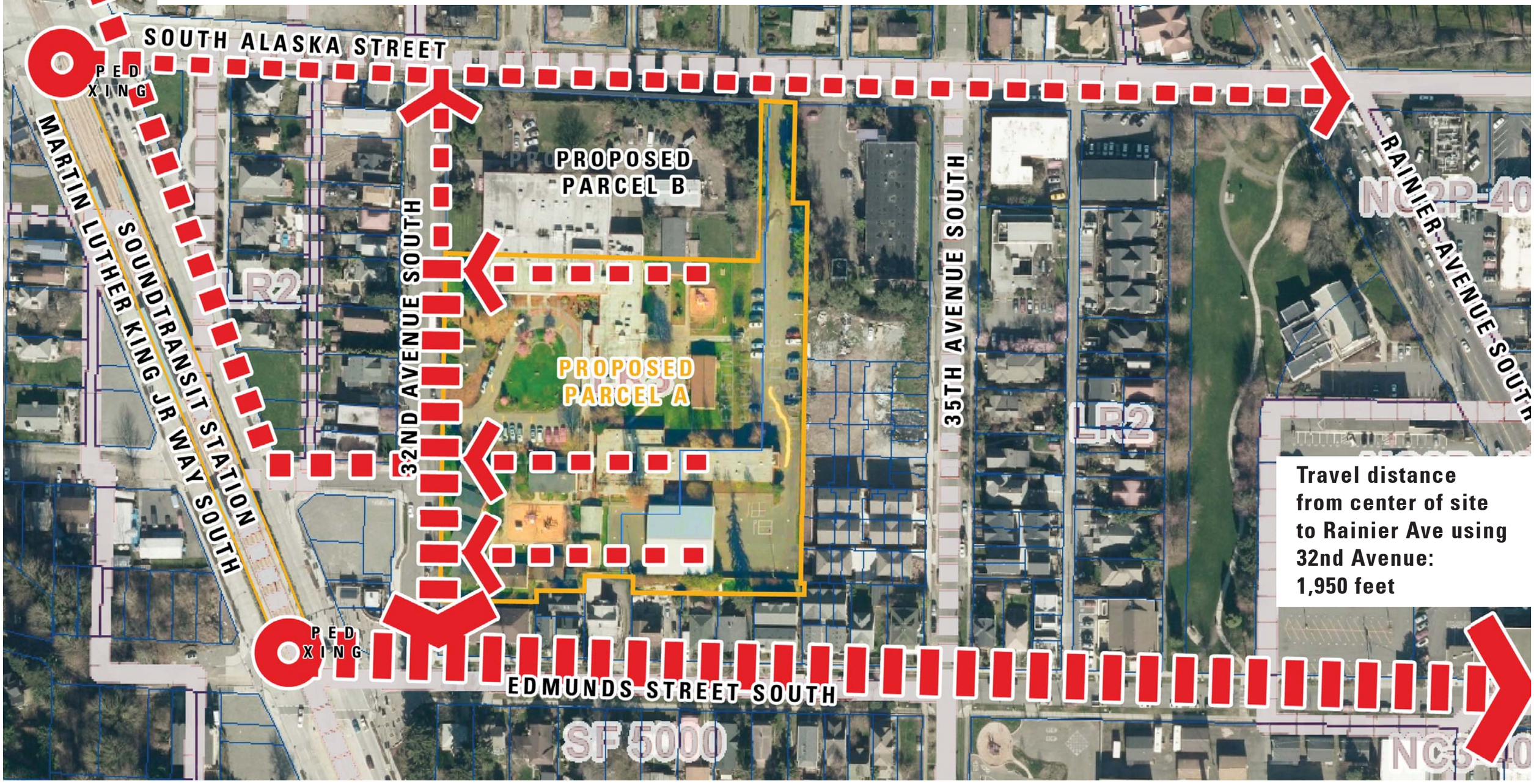
Direction and magnitude of pedestrian travel from the site

The project introduces approximately 500 new residents with a 32nd Avenue address

32nd Avenue is transformed with neighborhood friendly street improvements including trees, landscape and sidewalks

The project integrates well with 32nd Avenue by using front yards, stoops, and main entries all oriented toward the public street

32nd Avenue is transformed into an active, pedestrian street street with access to Ranier Avenue and the SoundTransit Station



Travel distance from center of site to Rainier Ave using 32nd Avenue: 1,950 feet

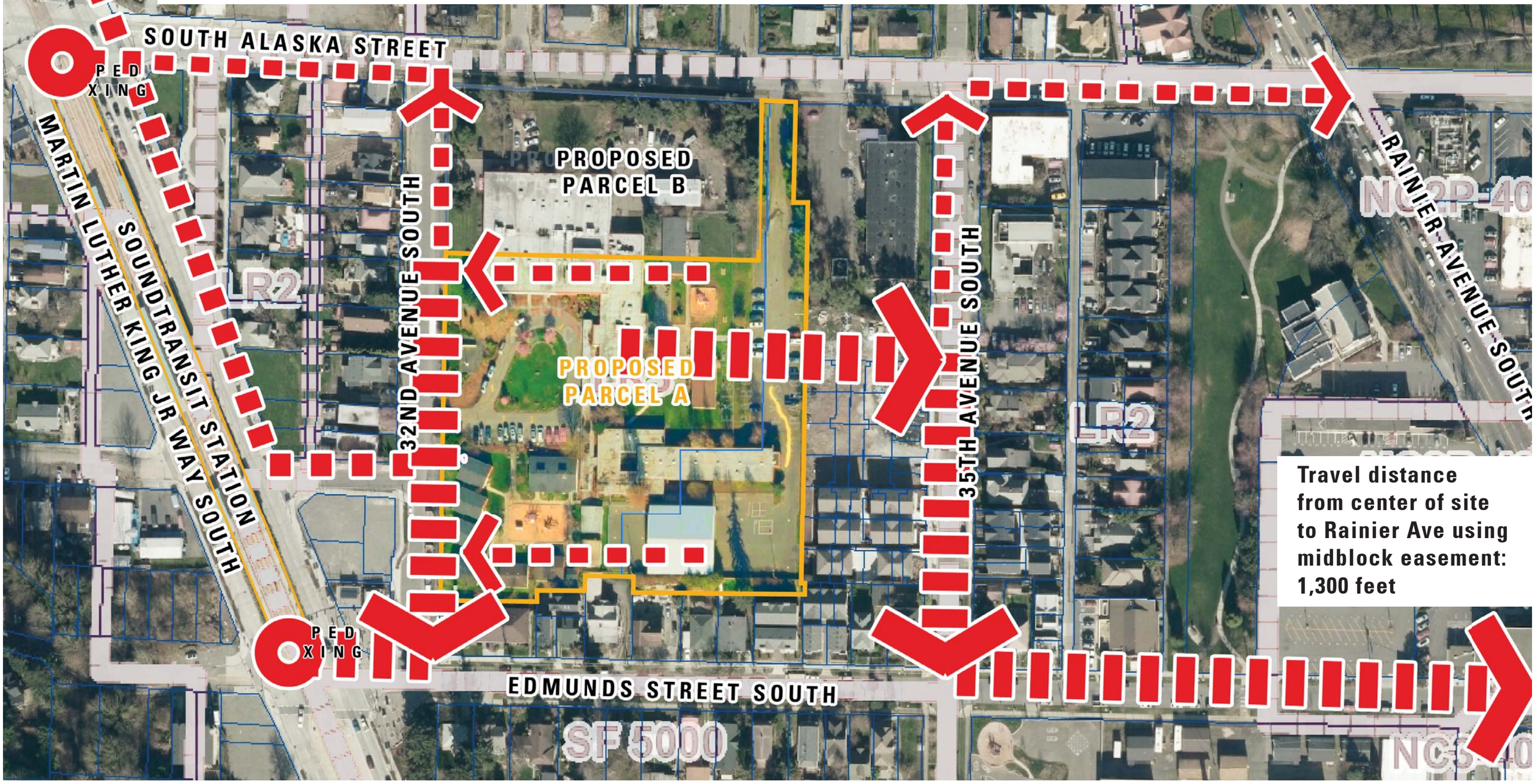
Mid-block easement provides access to 35th Avenue South:

Direction and magnitude of pedestrian travel from the site

Portions of Edmunds St. and Alaska St. are deprived of pedestrian use - mid block passage creates zones of inactive streets

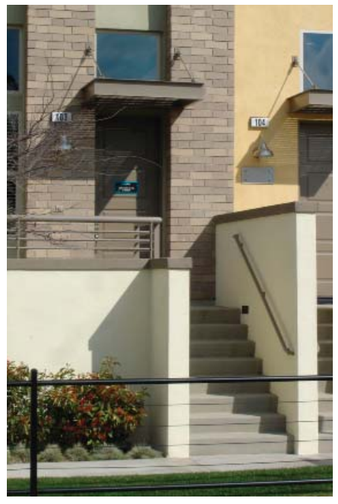
Easement path would lack the open, neighborly feel of a city street. Site contours will make full access to easement path difficult

The proposed site is oriented toward 32nd Ave. Creating a second main entrance at the rear lot line diminishes the effectiveness of the proposed entrance points along 32nd Ave as portals into the neighborhood.



A-1 RESPONDING TO SITE CHARACTERISTICS

A-2 STREETSCAPE COMPATIBILITY



A-3 ENTRANCES VISIBLE FROM STREET

A-4 HUMAN ACTIVITY

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

A-7 RESIDENTIAL OPEN SPACE

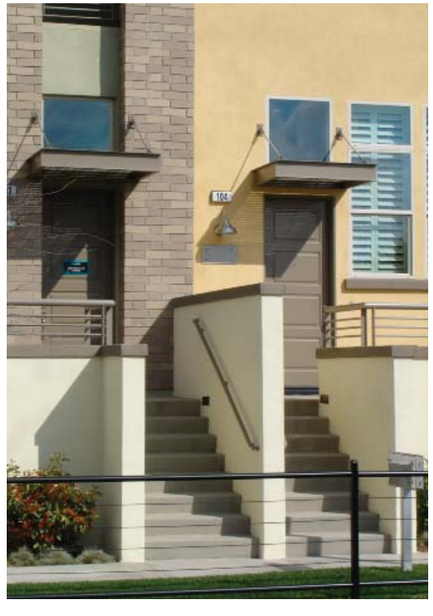
A-8 PARKING AND VEHICLE ACCESS

D-1 PEDESTRIAN OPEN SPACE AND ENTRANCES

D-12 RESIDENTIAL ENTRIES AND TRANSITIONS

SCHEME A

NO DEPARTURES

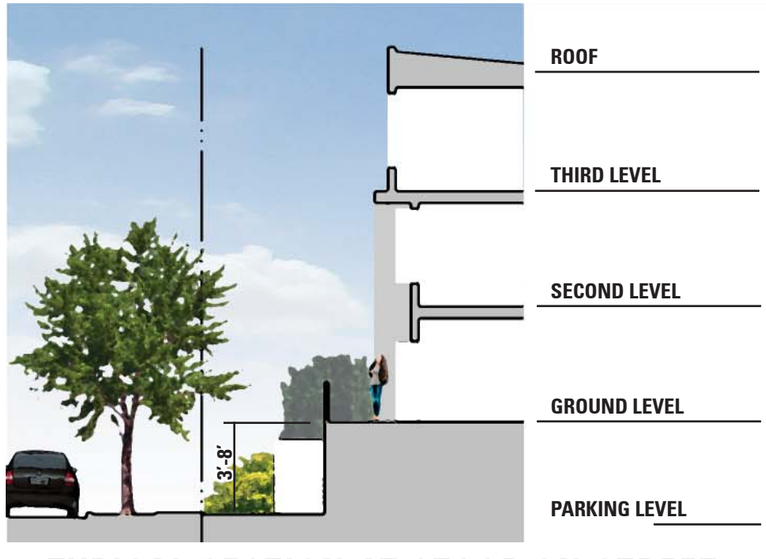


SCHEME B

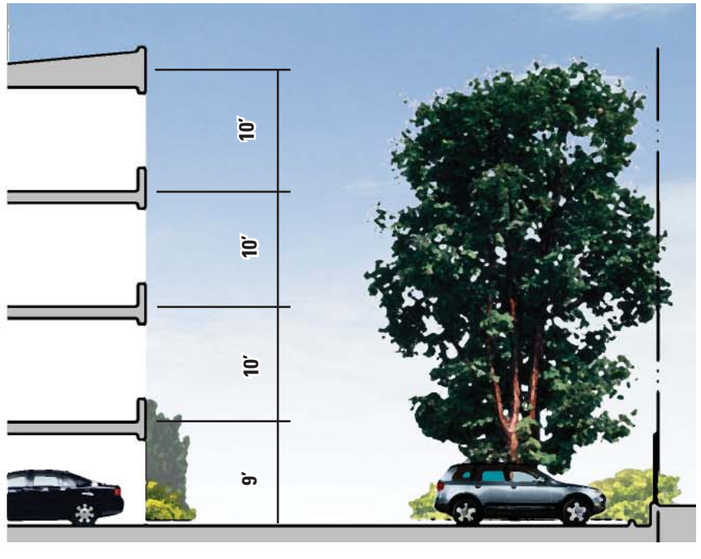
NO DEPARTURES

SCHEME C

DEPARTURE - BUILDING WIDTH



1. TYPICAL SECTION AT STOOP ON STREET



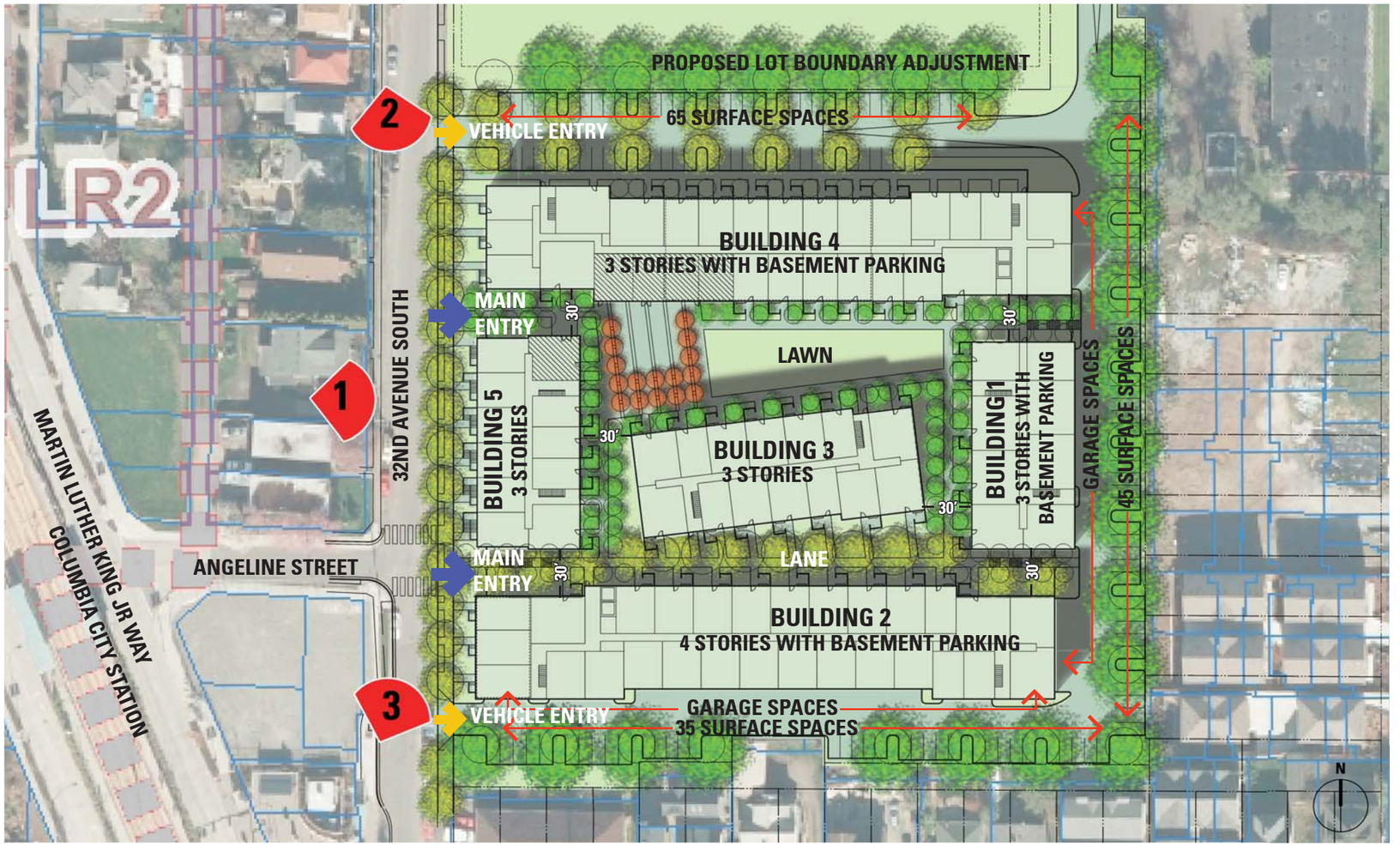
2. TYPICAL SECTION AT REAR YARD

SCHEME A

NO DEPARTURES

3. STREET VIEW, LOOKING NORTH

2. STREET VIEW, LOOKING SOUTH



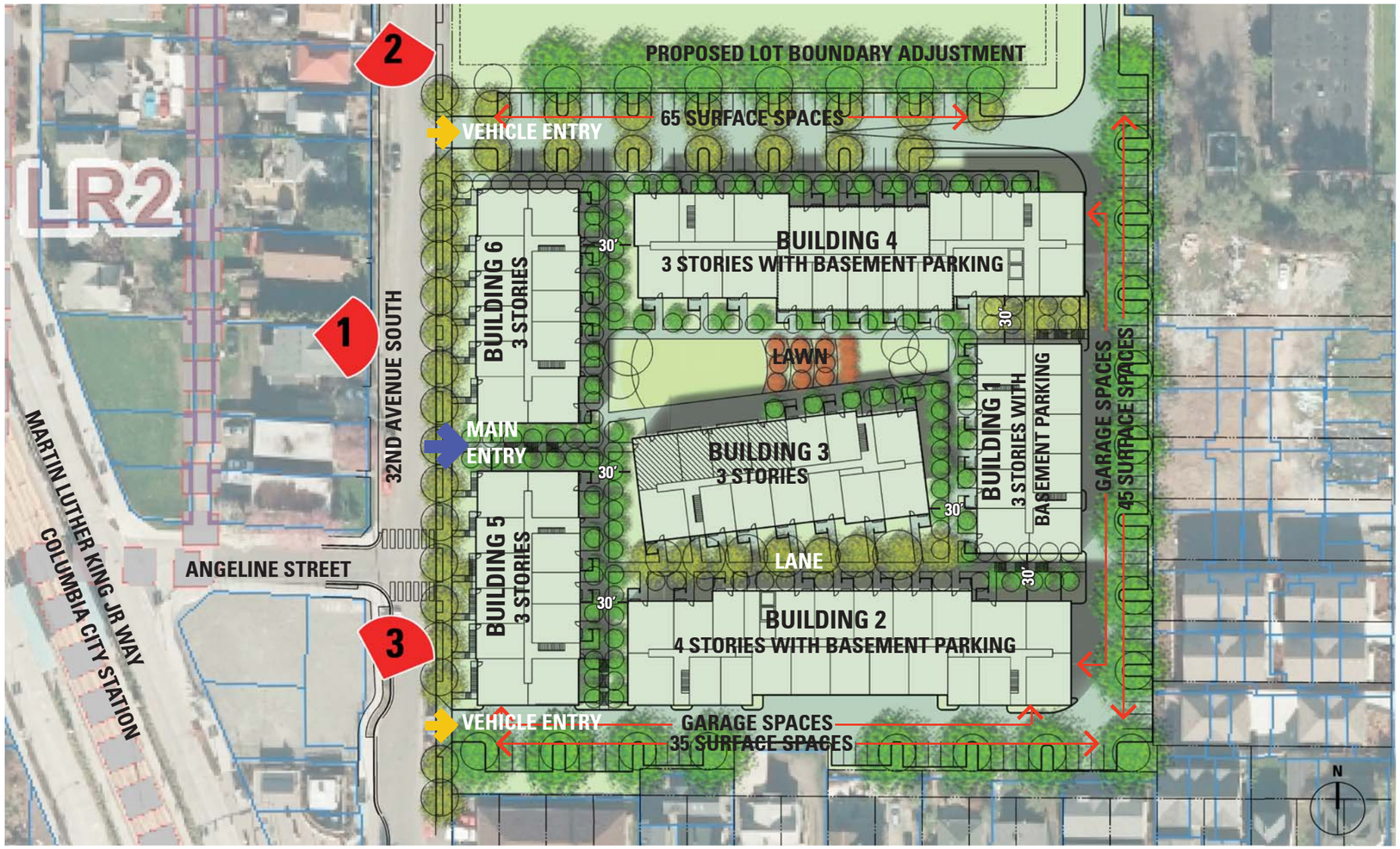
1. BUILDING ELEVATION ALONG 32ND AVENUE SOUTH

SCHEME B

NO DEPARTURES

3. STREET VIEW, LOOKING NORTH

2. STREET VIEW, LOOKING SOUTH



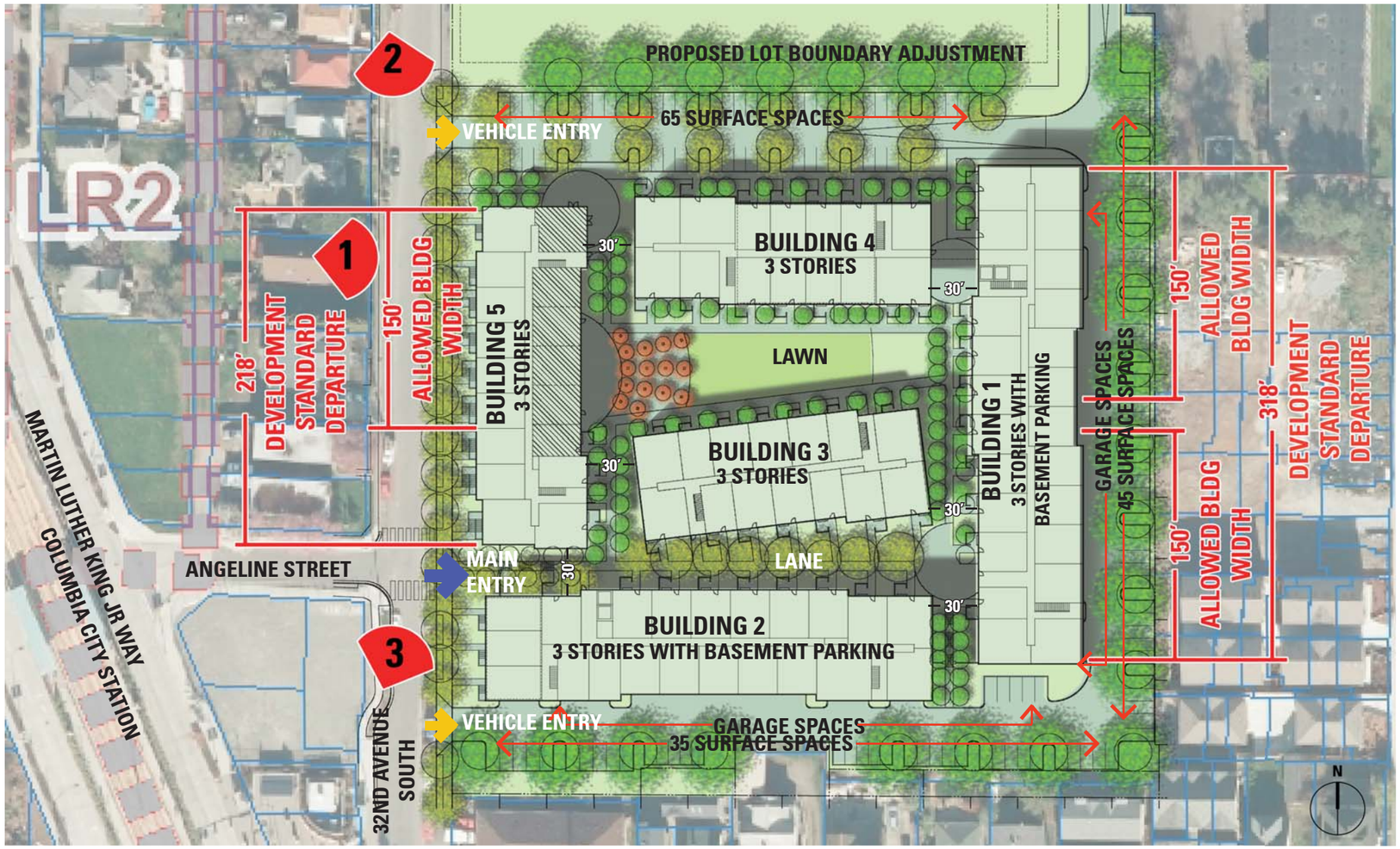
1. BUILDING ELEVATION ALONG 32ND AVENUE SOUTH

SCHEME C

DEPARTURES - BUILDING WIDTH

3. STREET VIEW, LOOKING NORTH

2. STREET VIEW, LOOKING SOUTH



1. BUILDING ELEVATION ALONG 32ND AVENUE SOUTH

SCHEME A

NO DEPARTURES

PROS

Dense, urban form maximizes number of dwelling units near transit hub

Vehicle use is segregated from the social core of the development

Building massing is careful to protect views, light and privacy of neighboring lots by use of wide setbacks

The street edge follows the pattern or the neighborhood with evenly spaced unit entries, landscaped yards and pedestrian orientation

Building widths are appropriately sized for the the lot

Two main entries are provided, one of which is aligned with Angeline Street.

CONS

In order to satisfy code requirements concerning building width parallel to the street edge, this scheme relies on buildings that are excessively deep perpendicular to the street. While allowed by code, buildings of this depth overwhelm the site an create barriers to views and circulation

SCHEME B

NO DEPARTURES

PROS

Dense, urban form maximizes number of dwelling units near transit hub

Vehicle use is segregated from the social core of the development

Building massing is careful to protect views, light and privacy of neighboring lots by use of wide setbacks

The street edge follows the pattern or the neighborhood with evenly spaced unit entries, landscaped yards and pedestrian orientation

CONS

The main pedestrian entry is positioned midblock as a result of concerns about building width. It would be more appropriate to align the site's pedestrian lane with the neighborhood's grid at Angeline Street.

This scheme relies on use of an additional building in order to reduce building width. This strategy results in the loss of dwelling units and parking spaces.

SCHEME C

DEPARTURE - BUILDING WIDTH

PROS

Dense, urban form maximizes number of dwelling units near transit hub

Vehicle use is segregated from the social core of the development

Building massing is careful to protect views, light and privacy of neighboring lots by use of wide setbacks

The street edge follows the pattern or the neighborhood with evenly spaced unit entries, landscaped yards and pedestrian orientation

Building widths are appropriately sized for the the lot

The pedstrian lane is aligned with Angeline Street

CONS

Propsed building widths exceed those mandated by code. However, lot size and building placement may contribute to the appropriateness of this departure

SCHEME C

DEPARTURES - BUILDING WIDTH

The most residences face 32nd Aveune in this scheme

More front stoops
front yards
people on the street

The proposed site is one of the largest L3 lots in Southeast Seattle.

150' building width limit may not be useful for the proposed lot size.

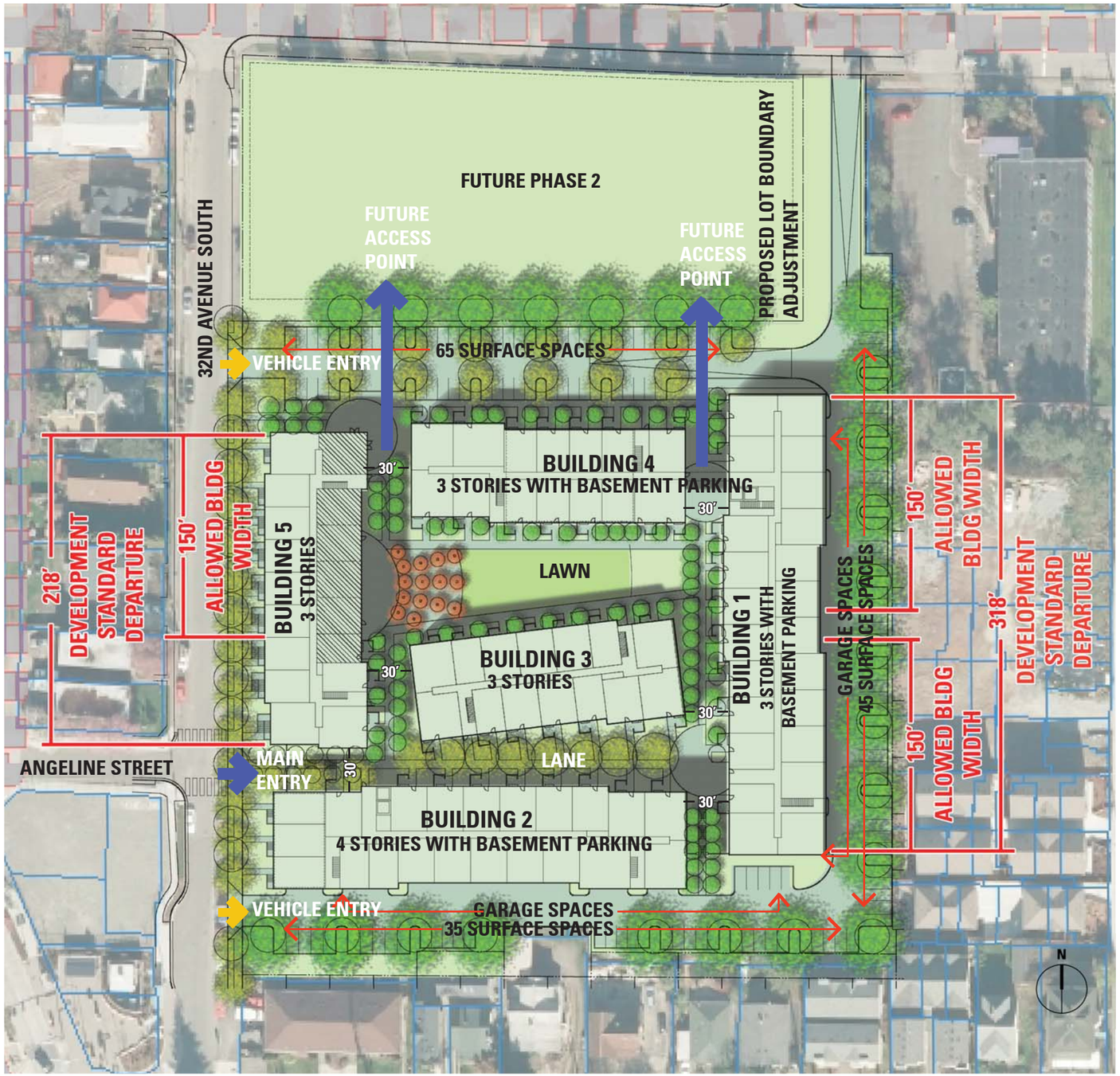
Main entry aligns with Angeline Street

Creates a sense of place with existing street grid

Creates a potential for dialog with future development across the intersection

Proposed Buildings are positioned to provide access to future Phase 2

Building are positioned to provide convenient pedestrian circulation throughout the site



Building 1 is 330' from 32nd Avenue

Building width limitations are intended to protect the pedestrian experience along frontage streets

Building massing is broken into smaller components

Changes in material and architectural elements scale the building facade into smaller pieces

Site design uses generous set-backs from side and rear lot lines

Rear and side yards will be landscaped with large trees to further screen the massing of adjacent buildings

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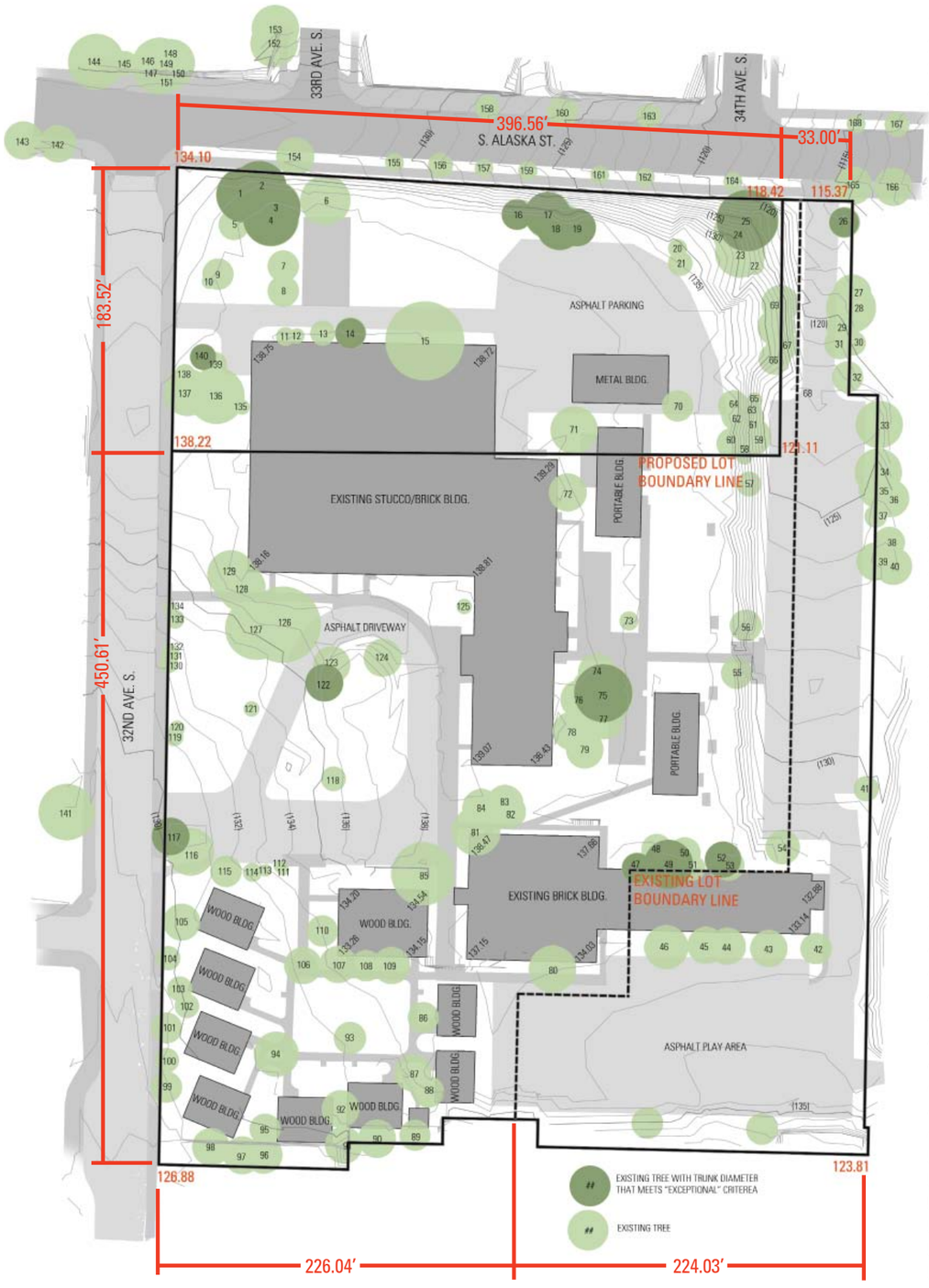
EXISTING SITE CONDITIONS



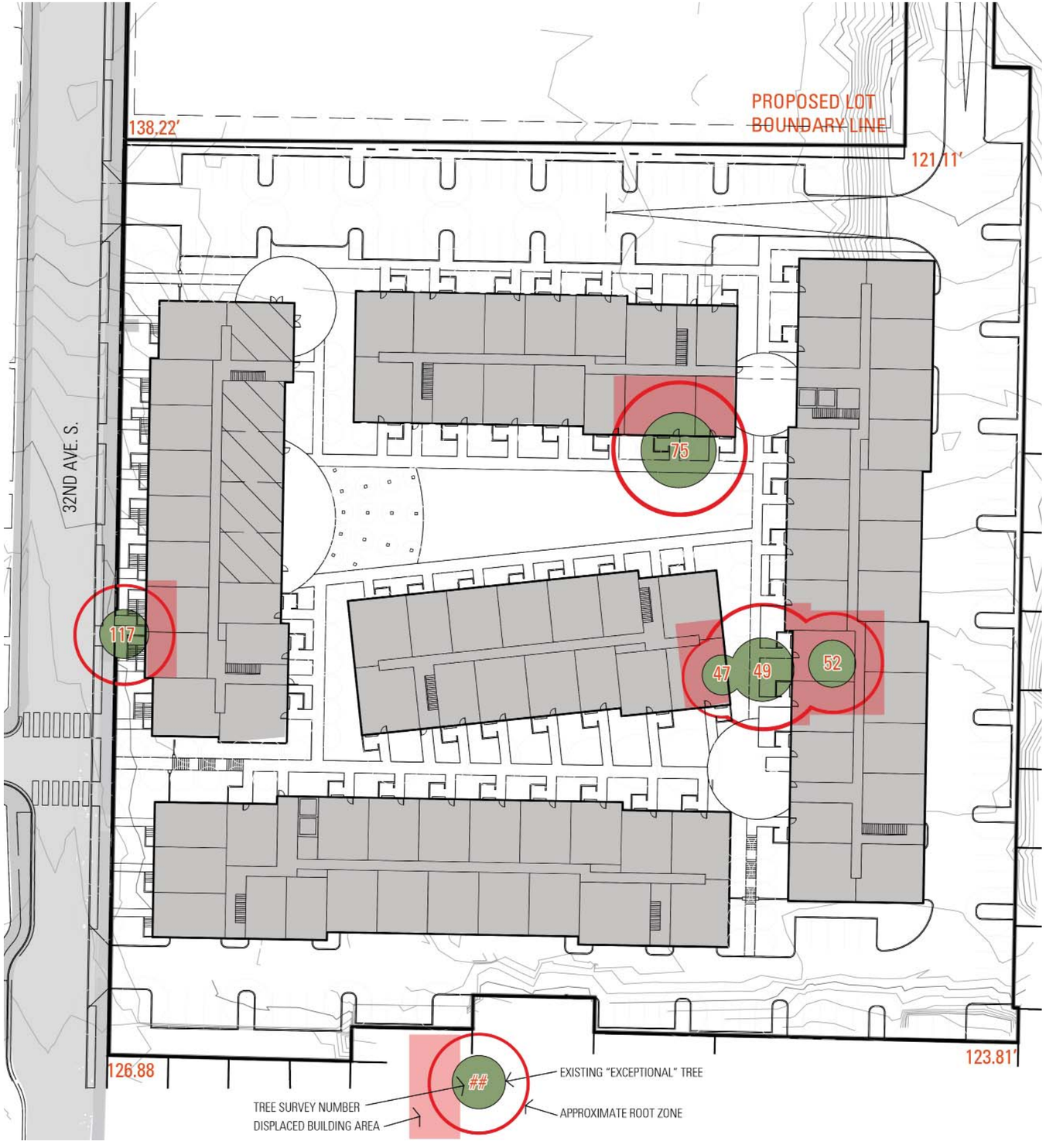
SURVEY OF EXISTING TREES

Off-site trees are shown in grey

Parcel A trees with trunk diameters that meet "exceptional" criteria are shown red

NO.	SIZE	SPECIES
1	16"	Pinus Contorta - Shore Pine
2	16"	Pinus Contorta - Shore Pine
3	16"	Pinus Contorta - Shore Pine
4	28"	Salix Sitchensis - Sitka Willow
5	3-10"	Tsuga Mertensiana - Mtn. Hemlock
6	24"	Acer Macrophyllum - Bigleaf Maple
7	3-6"	Sorbus Aucuparia - Mtn. Ash
8	2-10"	Sorbus Aucuparia - Mtn. Ash
9	2-6"	Myrica Californica - Pac. Waxmyrtle
10	3-4"	Myrica Californica - Pac. Waxmyrtle
11	10"	Sorbus Aucuparia - Mtn. Ash
12	8"	Sorbus Aucuparia - Mtn. Ash
13	4-6"	Salix Sitchensis - Sitka Willow
14	16"	Salix Sitchensis - Sitka Willow
15	26"	Acer Macrophyllum - Bigleaf Maple
16	12"	Pinus Contorta - Shore Pine
17	14"	Pinus Contorta - Shore Pine
18	14"	Pinus Contorta - Shore Pine
19	12"	Pinus Contorta - Shore Pine
20	12"	Betula Pendula - Silver Birch
21	2-8"	Crataegus Monogyna - Hawthorn
22	20"	Liriodendron Tulipifera - Tulip Tree
23	16"	Betula Pendula - Silver Birch
24	16"	Pinus Contorta - Shore Pine (DEAD)
25	20"	Pinus Contorta - Shore Pine
26	12"	Pinus Contorta - Shore Pine
27	14"	Pinus Sylvestris - Scots Pine
28	18"	Cedrus Deodora - Deodar Cedar
29	14"	Picea Abies - Norway Spruce
30	8"	Picea Abies - Norway Spruce
31	10"	Picea Abies - Norway Spruce
32	12"	Picea Abies - Norway Spruce
33	18"	Pinus Sylvestris - Scots Pine
34	20"	Pinus Sylvestris - Scots Pine
35	14"	Pinus Sylvestris - Scots Pine
36	14"	Pinus Sylvestris - Scots Pine
37	6"	Arbutus Menziesii - Pac. Madrone (DEAD)
38	12"	Pinus Sylvestris - Scots Pine
39	20"	Pinus Sylvestris - Scots Pine
40	20"	Pinus Sylvestris - Scots Pine
41	8"	Sorbus Aucuparia - Mtn. Ash
42	10"	Pinus Contorta - Shore Pine
43	12"	Carpinus Betulus - Euro. Hornbeam
44	12"	Carpinus Betulus - Euro. Hornbeam
45	12"	Carpinus Betulus - Euro. Hornbeam
46	14"	Carpinus Betulus - Euro. Hornbeam
47	**8"**	**Salix Sitchensis - Sitka Willow**
48	10"	Betula Pendula - Silver Birch
49	**10"**	**Salix Sitchensis - Sitka Willow**
50	6"	Betula Pendula - Silver Birch
51	2-12"	Populus Nigra - Lombardy Poplar
52	**2-12"**	**Salix Sitchensis - Sitka Willow**
53	14"	Populus Nigra - Lombardy Poplar
54	2-10"	Betula Pendula - Silver Birch
55	2-8"	Sorbus Aucuparia - Mtn. Ash
56	CLUMP	Crataegus Monogyna - Hawthorn
57	3-8"	Betula Pendula - Silver Birch
58	4"	Pinus Sylvestris - Scots Pine
59	2-8"	Populus Trichocarpa - Black Cottonwood
60	10"	Betula Pendula - Silver Birch
61	2-6"	Betula Pendula - Silver Birch
62	10"	Pinus Sylvestris - Scots Pine
63	8"	Pinus Contorta - Shore Pine
64	3-8"	Pinus Sylvestris - Scots Pine
65	4"	Pinus Sylvestris - Scots Pine
66	12"	Crataegus Monogyna - Hawthorn
67	16"	Crataegus Monogyna - Hawthorn
68	20"	Prunus Avium - Wild Cherry
69	20"	Crataegus Monogyna - Hawthorn
70	8-12"	Populus Trichocarpa - Black Cottonwood
71	20"	Pinus Nigra - Austrian Pine
72	2-6"	Acer Circinatum - Cine Maple
73	10"	Crataegus Monogyna - Hawthorn
74	10"	Prunus Serrulata - Flowering Cherry
75	**16" & 24"**	**Betula Pendula - Silver Birch**
76	16"	Prunus Serrulata - Flowering Cherry
77	16"	Prunus Serrulata - Flowering Cherry
78	16"	Prunus Serrulata - Flowering Cherry
79	16"	Prunus Serrulata - Flowering Cherry
80	4"	Populus Nigra - Lombardy Poplar
81	14"	Pinus Nigra - Austrian Pine
82	10"	Betula Pendula - Silver Birch
83	12"	Betula Pendula - Silver Birch
84	16"	Betula Pendula - Silver Birch
85	24"	Acer Macrophyllum - Bigleaf Maple
86	10"	Acer Platinoides - Norway Maple
87	8"	Prunus Viginiana - Canada Red Choke Cherry
88	14"	Betula Pendula - Silver Birch
89	8"	Fraxinus Excelsior - Euro. Ash
90	12"	Tilia Cordata - Linden
91	10"	Fraxinus Excelsior - Euro. Ash
92	12"	Tilia Cordata - Linden
93	10"	Acer Platinoides - Norway Maple
94	14"	Acer Platinoides - Norway Maple
95	10"	Fraxinus Excelsior - Euro. Ash
96	8"	Acer Pseudoplatanus - Sycamore Maple
97	8"	Acer Pseudoplatanus - Sycamore Maple
98	14"	Prunus erasifera - Purple Leaf Plum
99	10"	Tilia Cordata - Linden
100	6"	Acer Rubrum - Red Maple
101	12"	Tilia Cordata - Linden
102	6"	Acer Rubrum - Red Maple
103	6"	Acer Rubrum - Red Maple
104	6"	Fraxinus Excelsior - Euro. Ash
105	2-4", 8"	Prunus Serrulata - Flowering Cherry
106	10"	Fraxinus Excelsior - Euro. Ash
107	10"	Acer Rubrum - Red Maple
108	3-4"	Acer Rubrum - Red Maple
109	8"	Fraxinus Excelsior - Euro. Ash
110	2-8"	Tilia Cordata - Linden
111	4"	Sorbus Aucuparia - Mtn. Ash
112	4"	Sorbus Aucuparia - Mtn. Ash
113	4"	Sorbus Aucuparia - Mtn. Ash
114	4 & 6"	Sorbus Aucuparia - Mtn. Ash
115	2-4", 12"	Sorbus Aucuparia - Mtn. Ash
116	2"-6"	Arbutus Unedo - Strawberry Tree
117	**2-8", 14"**	**Pinus Contorta - Shore Pine**
118	8"	Prunus Cerasifera - Purple Leaf Plum
119	8"	Acer Platinoides - Norway Maple
120	6"	Chameacyparis Obtusa - Hinoki Cypress
121	2-4"	Chameacyparis Obtusa - Hinoki Cypress
122	10"	Prunus Cerasifera - Purple Leaf Plum
123	8" & 10"	Prunus Cerasifera - Purple Leaf Plum
124	10"	Prunus Cerasifera - Purple Leaf Plum
125	6"	Prunus Cerasifera - Purple Leaf Plum
126	24"	Rhododendron - Rhododendron (shrub)
127	16"	Platanus X Acerifolia - London Plane
128	14"	Platanus X Acerifolia - London Plane
129	20"	Pinus Nigra - Austrian Pine
130	8"	Pinus Nigra - Austrian Pine
131	6"	Chameacyparis Obtusa - Hinoki Cypress
132	3-4"	Sorbus Aucuparia - Mtn. Ash
133	8"	Chameacyparis Obtusa - Hinoki Cypress
134	6-4"	Chameacyparis Obtusa - Hinoki Cypress
135	8"	Chameacyparis Obtusa - Hinoki Cypress
136	4-10"	Rhododendron - Rhododendron (shrub)
137	12"	Arbutus Unedo - Strawberry Tree
138	6"	Pinus Contorta - Shore Pine
139	12"	Arbutus Unedo - Strawberry Tree
140	20"	Pinus Contorta - Shore Pine
141	12"	Pinus Contorta - Shore Pine
142	16"	Acer Platinoides - Norway Maple
143	16"	Acer Platinoides - Norway Maple
144	12"	Acer Macrophyllum - Bigleaf Maple
145	2-4"	Acer Macrophyllum - Bigleaf Maple
146	3-6"	Acer Macrophyllum - Bigleaf Maple
147	6"	Acer Macrophyllum - Bigleaf Maple
148	14"	Acer Macrophyllum - Bigleaf Maple
149	18"	Acer Macrophyllum - Bigleaf Maple
150	6"	Acer Macrophyllum - Bigleaf Maple
151	10"	Acer Macrophyllum - Bigleaf Maple
152	2-16"	Acer Macrophyllum - Bigleaf Maple
153	2-16"	Acer Platinoides - Norway Maple
154	8"	Acer Platinoides - Norway Maple
155	6"	Acer Platinoides - Norway Maple
156	8"	Acer Platinoides - Norway Maple
157	4"	Acer Platinoides - Norway Maple
158	8"	Acer Platinoides - Norway Maple
159	6"	Acer Platinoides - Norway Maple
160	10"	Acer Platinoides - Norway Maple
161	6"	Acer Platinoides - Norway Maple
162	6"	Acer Platinoides - Norway Maple
163	8"	Acer Platinoides - Norway Maple
164	6"	Acer Platinoides - Norway Maple
165	8"	Acer Platinoides - Norway Maple
166	8"	Acer Platinoides - Norway Maple
167	8"	Acer Platinoides - Norway Maple
168	6"	Acer Platinoides - Norway Maple

PROPOSED SITE CONDITIONS WITH EXISTING EXCEPTIONAL TREES



47 Salix Sitchensis - Sitka Willow
49 Salix Sitchensis - Sitka Willow
52 Salix Sitchensis - Sitka Willow

	47	49	52
Trunk diameter (measured 4' above grade):	16" & 24"	10"	2-12"
Approximate canopy/drip line area:	350 SF	615 SF	530 SF
Approximate feeder root zone area:	1,384 SF	2,462 SF	2,392 SF
Existing elevation at base of tree:	137'	"	"
Proposed elevation at base of tree:	137.5'	"	"
Displacement of building area by root zones:	13,800 SF (combined)		

This clump of trees sits atop a significant circulation area. Its root zone extends deep into two buildings, and impeeds both surface level grading and basement level parking areas.

We propose removal of these trees, with replacement of canopy area to be included in the proposed landscape plan submitted for MUP

75 Betula Pendula - Silver Birch

Trunk diameter (measured 4' above grade):	16" & 24"
Approximate canopy/drip line area:	804 SF
Approximate feeder root zone area:	3,215 SF
Existing elevation at base of tree:	138.24'
Proposed elevation at base of tree:	137.5'
Displacement of building area by root zone:	5,550 SF

The scale of this tree will overwhelm the residential park. Its current elevation is not compatible with the proposed surrounding elevations. Its root zone would cause the removal of nine apartments.

We propose removal of this tree, with replacement of canopy area to be included in the proposed landscape plan submitted for MUP

117 Pinus Contorta - Shore Pine

Trunk diameter (measured 4' above grade):	8" & 14"
Approximate canopy/drip line area:	490 SF
Approximate feeder root zone area:	1,962 SF
Existing elevation at base of tree:	130.13'
Proposed elevation at base of tree:	same
Displacement of building area by root zone:	1,800 SF

The location of this tree along the street edge is undesirable. Shore Pines have a dense, evergreen canopy that would block light from entering the proposed street front apartments. The debris of needles also make front yard landscaping difficult. The root zone protection area would also disrupt the repetition of townhouses along 32nd Avenue.

We propose removal of this tree, with replacement of canopy area to be included in the proposed landscape plan submitted for MUP