

STREAMLINED DESIGN REVIEW APPLICATION

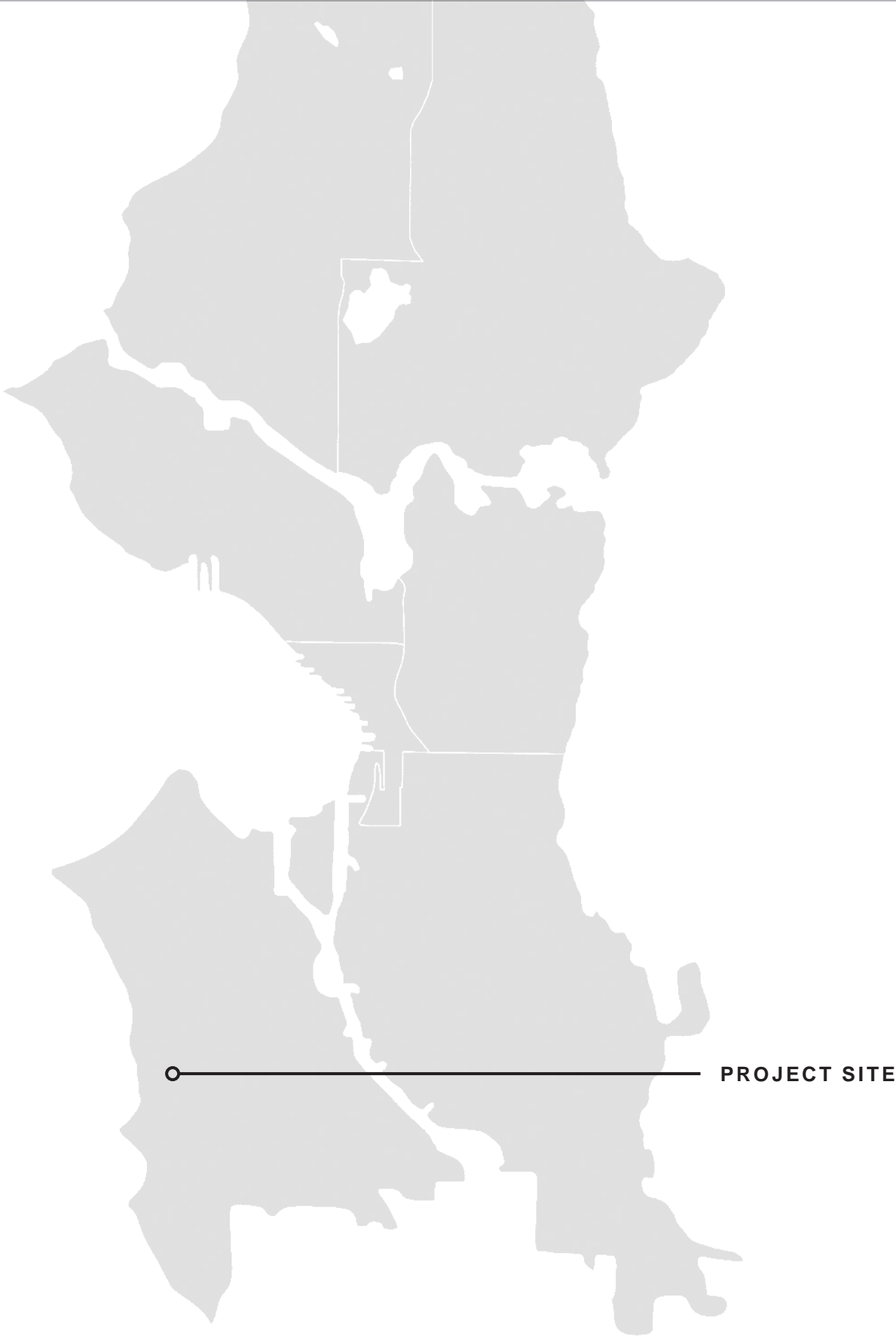
DCI # 3029912
7111 CALIFORNIA AVE SW
SEATTLE WA, 98126

Applicant:
Cone Architecture, LLC
2226 3rd Ave
Suite 100
Seattle, WA 98121
Contact: Jamie Yengel

Owner:
JMS Homes, Inc.
9538 NE 1 Street
Bellevue, WA 98004
Contact: Bill Richmond

DCI Contact:
Joe Hurley
(206) 684-8278
joseph.hurley@seattle.gov





PROJECT INTRODUCTION	Site Location	3
SITE INFORMATION	Urban Analysis	4
	Neighborhood Character	5
	Street Views	6
	Existing Site Conditions	8
DESIGN PROPOSAL	Site Planning + Landscape Approach	9
	Proposed Lighting Plan	10
	Adjustment Diagrams	11
	Generative Diagrams	12
	Priority Design Guidelines	13
	Floor Plans	14
	Elevations + Materials	17
	Shadow Studies	20
	Privacy Studies	21
	Character Renderings	22
	Site Section	26



VICINITY MAP

EXISTING SITE

The project site (APN: 884630-0015) is located along California Avenue SW between SW Myrtle Street to the north and SW Orchard Street the south. The property is approximately 4,756 SF and has an approximate grade change of 10 feet from the street to the alley. The lot is 40’ wide by approximately 118’-10” deep. Currently there is a single family residence on the site that will be demolished. The site has two adjacent neighbors; a single story apartment building to the north and a four-story apartment to the south. Immediately opposite the site is a two-story eight unit apartment building. Across the alley to the west is a single-family residence.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 and is located south of the Morgan Junction Urban Village and located within a Parking Flexibility Area. Low-rise zoning continues on either side of California Ave SW north for five blocks before transitioning to neighborhood commercial and south for two blocks. The remaining zoning in the area is primarily single family.

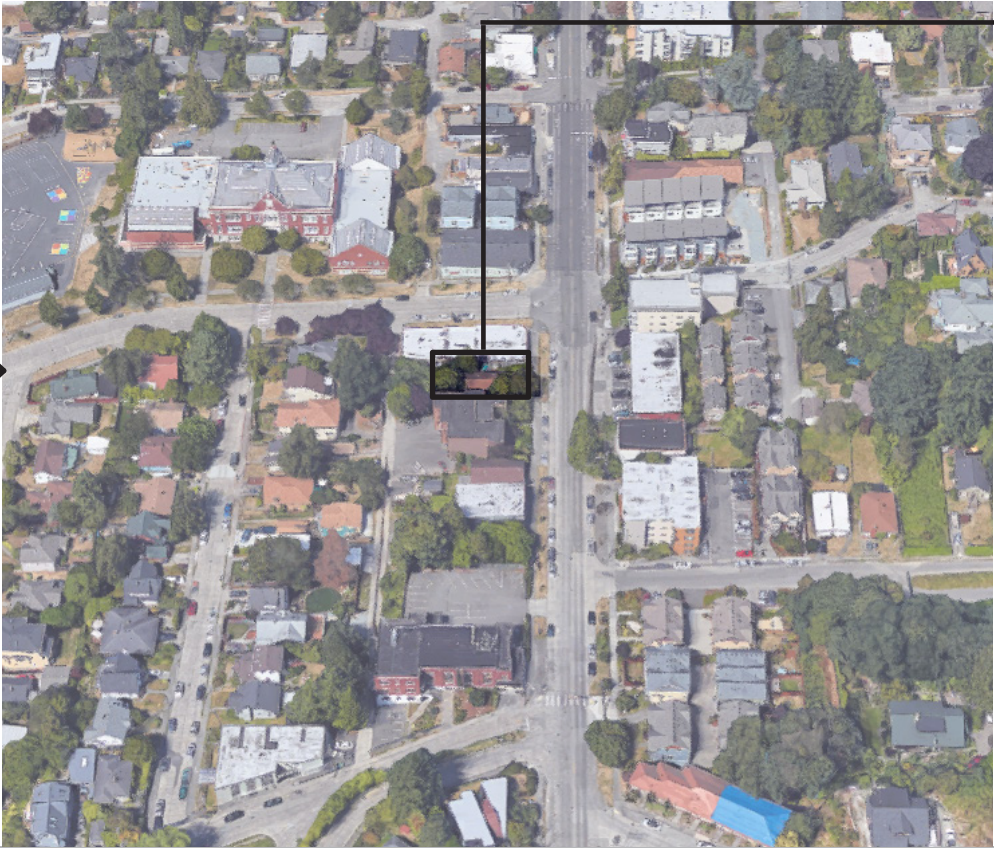


DEVELOPMENT OBJECTIVES

The project proposes the construction of five new townhouse units with four surface parking stalls provided at the rear of the site and adjacent to the alley. The three story townhouses will range in size from approximately 1,000 to 1,200 SF. The proposed townhouses promote thoughtful density in Seattle while responding to the existing character and scale of the neighborhood.

NEIGHBORHOOD CUES

This project sits south of the boundary of the Morgan Junction Urban Village within the Gatewood neighborhood, just a few blocks from the light commercial activity along California Ave SW. Amenities in the area include Gatewood Elementary School, Solstice Park, Lincoln Park and Coleman Pool. The major bus line in the area is the 22 providing access north to the Junction and south to Westwood Village and the neighborhoods of Roxbury, Arbror and Arroyo Heights.

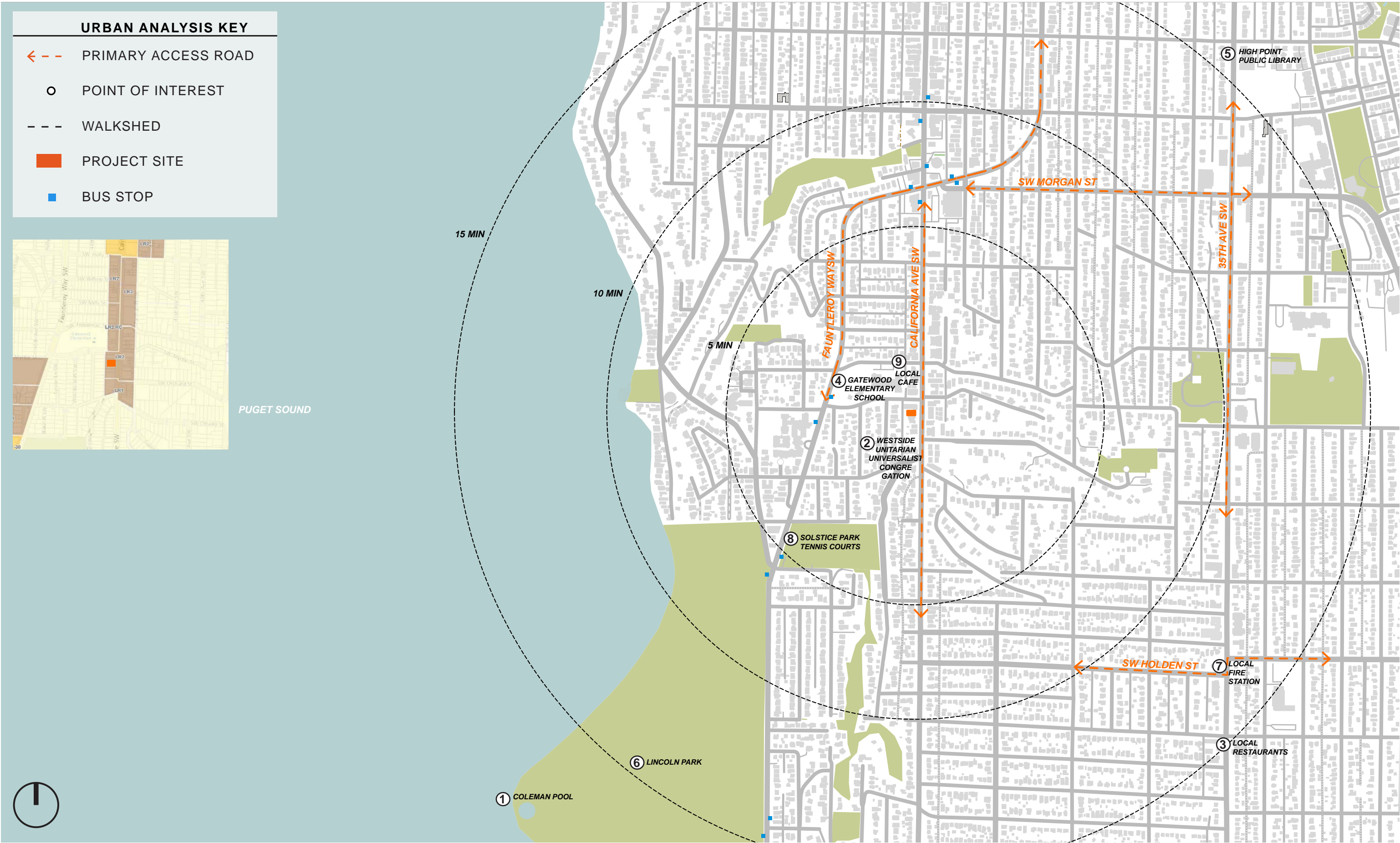


SITE LOCATION
7111 California Ave SW
Seattle WA, 98136

ZONING SUMMARY
Zone: LR2
Overlay: None
Frequent Transit: Yes
ECA: None

PROJECT PROGRAM
Site Area: 4,756 SF
Number of Residential Units: 4
Number of Parking Stalls: 4
Approx. FAR (Overall) = 5700 SF
Approx. FAR Per Unit = 1140 SF

ADJUSTMENTS REQUESTED
SMC 23.45.518.A
Required Side Setbacks in LR zones
Allowed: 7’ average, 5’ min.
Proposed: North: 5.98’ avg. (-15.57%)
 South: 5.61’ avg. (-19.86%)
See Adjustment Diagram p. 11





①

COLEMAN POOL



②

WEST SIDE UNITARIAN UNIVERSALIST CONGREGATION



③

LOCAL RESTAURANTS



④

GATEWOOD ELEMENTARY SCHOOL



⑤

HIGH POINT PUBLIC LIBRARY



⑥

LINCOLN PARK



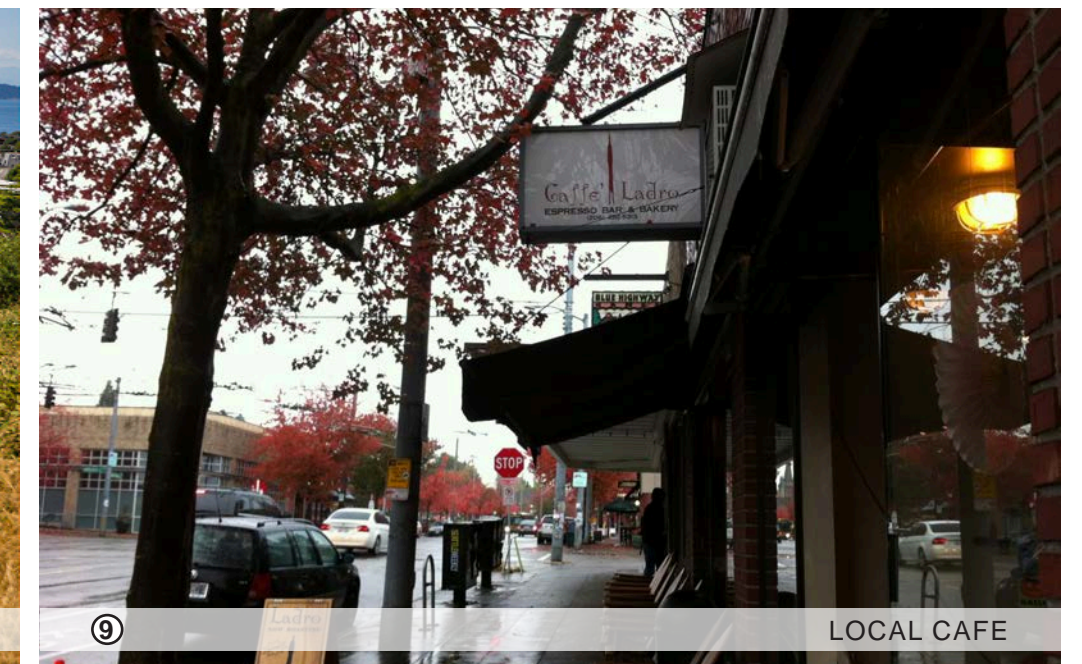
⑦

LOCAL FIRE STATION



⑧

SOLSTICE PARK AND TENNIS COURTS



⑨

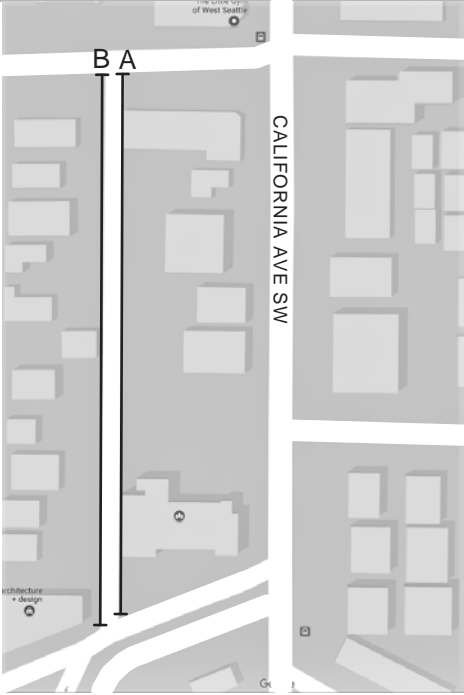
LOCAL CAFE



← CALIFORNIA AVE SW LOOKING WEST (A) →



← CALIFORNIA AVE SW LOOKING EAST (B) →



SITE

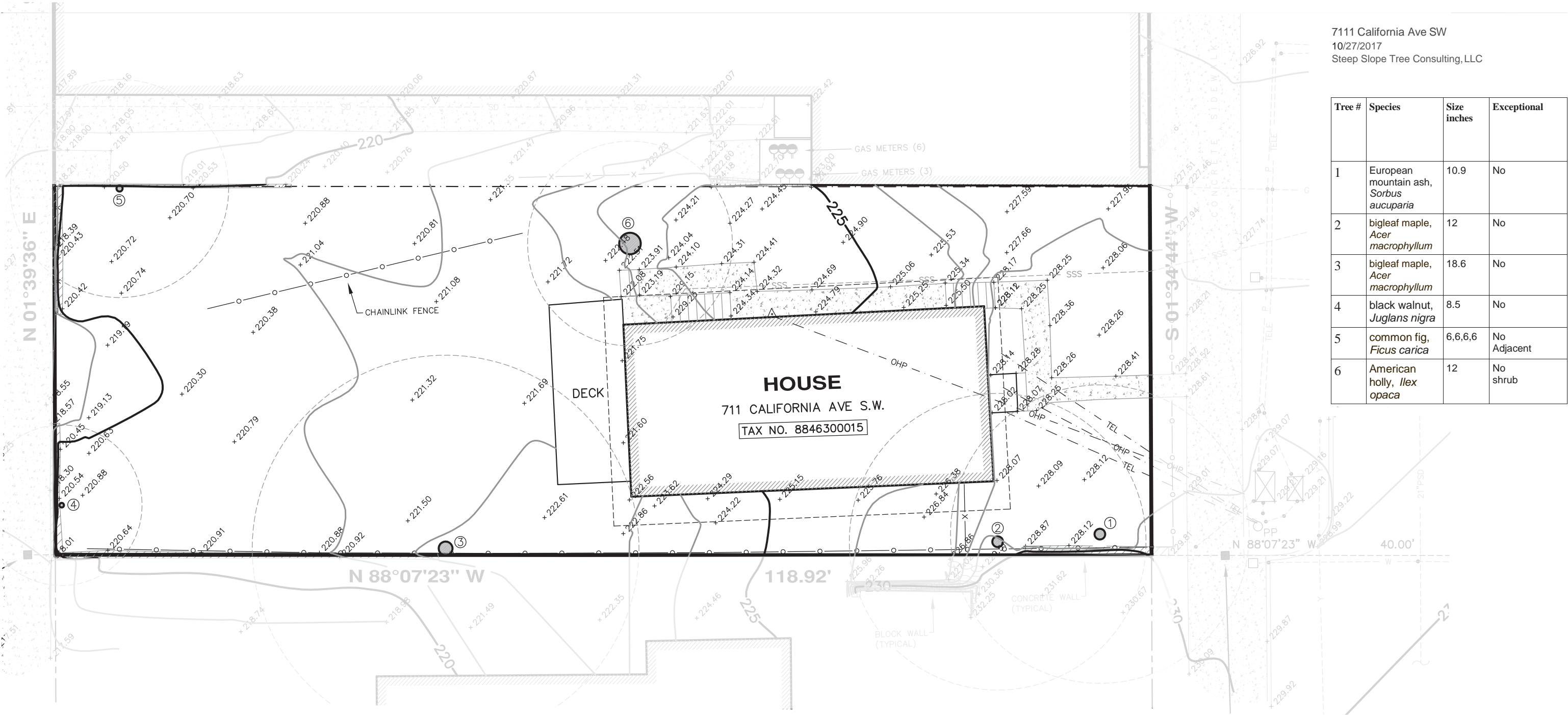


ALLEY LOOKING EAST (A)

ACROSS FROM SITE



ALLEY LOOKING WEST (B)



EXISTING SITE CONDITIONS

The project site is located along California Avenue SW between SW Myrtle Street to the north and SW Orchard Street the south. The property is approximately 4,756 SF and has an approximate grade change of 10 feet from the street to the alley and is 40' wide by approximately 118'-10" deep. Currently there is a single family residence on the site that will be demolished.

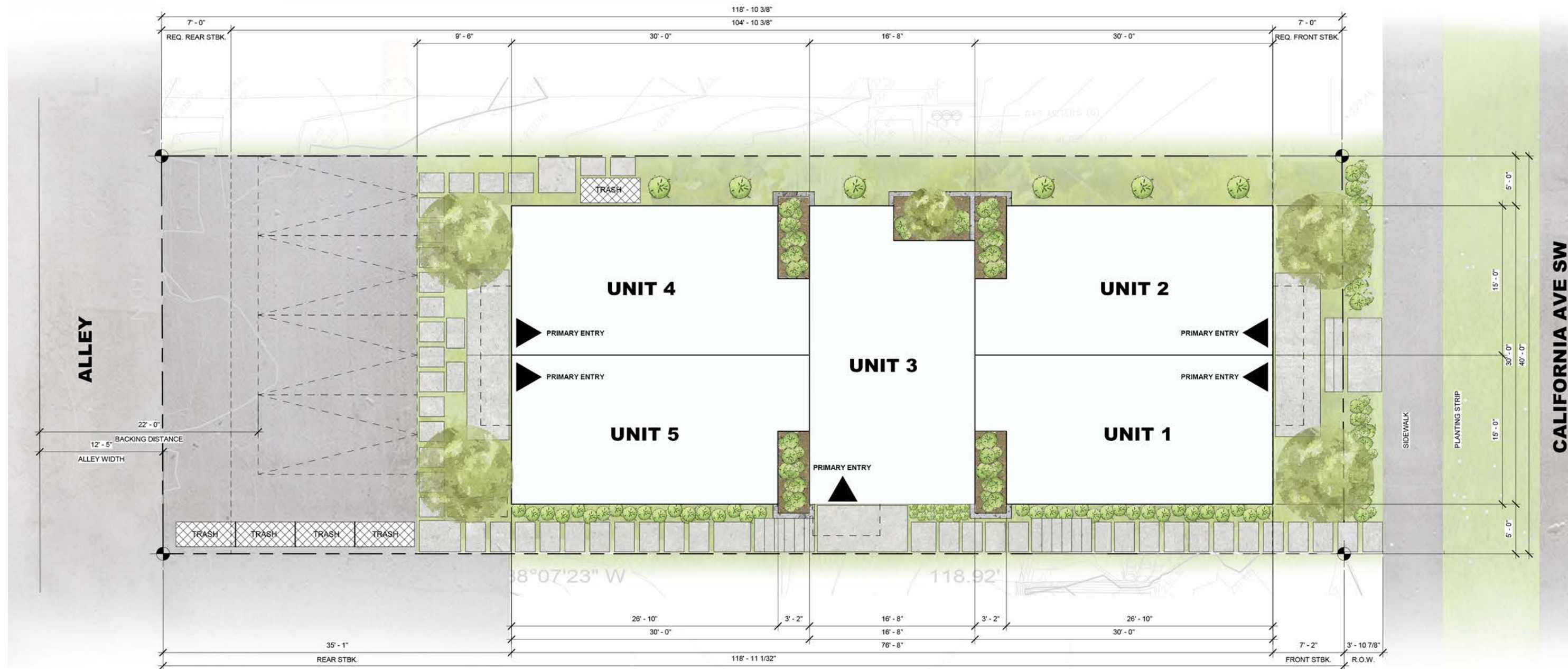
There are six significant trees on the parcel. Per the arborist inventory the trees are not exceptional and will be removed.

There is a power pole located within the ROW toward the south edge of the property. No high voltage lines run overhead on this side of California Ave SW.

LEGAL DESCRIPTION

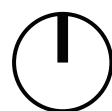
LOT 3, BLOCK 1, HERBERT S. UPPER'S FIRST REPLAT OF LINCOLN BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 30, RECORDS OF KING COUNTY, WA.

APN: 884630-0015

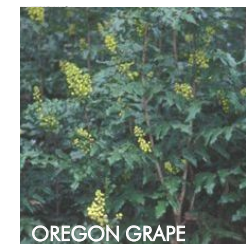
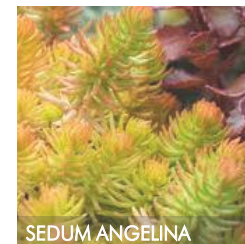
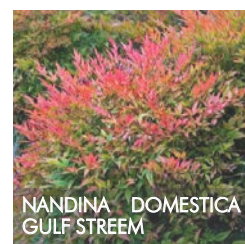


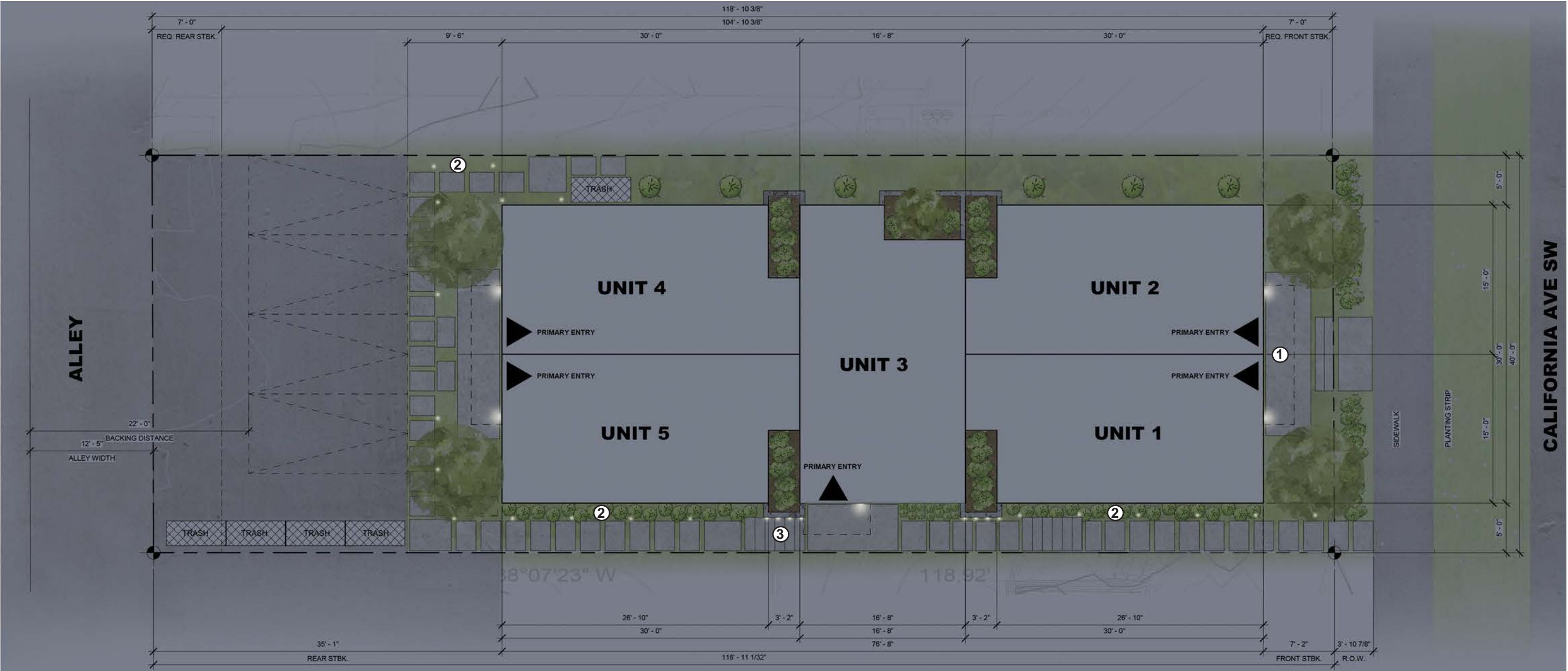
SITE PLANNING + LANDSCAPE APPROACH

The five proposed townhouses are grouped together with four units oriented east-west, two street facing and two alley facing units, with the remaining unit located between the pairs and oriented north-south. A common pathway is located along the south edge of the site to provide access to Units 3-5. Units 1 and 2 share a common pathway linking their entries directly to the street. Recesses between units accommodate bioretention planters while reducing the mass of the building along the pathway. Parking is located immediately adjacent the alley at the rear of the site.



Low landscaping is located along the south pathway to soften the edge. Larger plants and small trees will be located at the street and alley facing edges providing a buffer between the public and private spaces.





PROPOSED LIGHTING PLAN

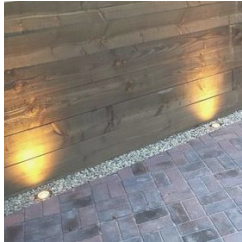
The lighting concept is intended to provide safety for pedestrians and vehicles, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries and along common walkways and adjacent to the parking area. Fixtures will be ground and entry related and shielded from interfering with neighboring buildings.



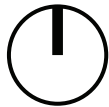
1 EXTERIOR SCONCES

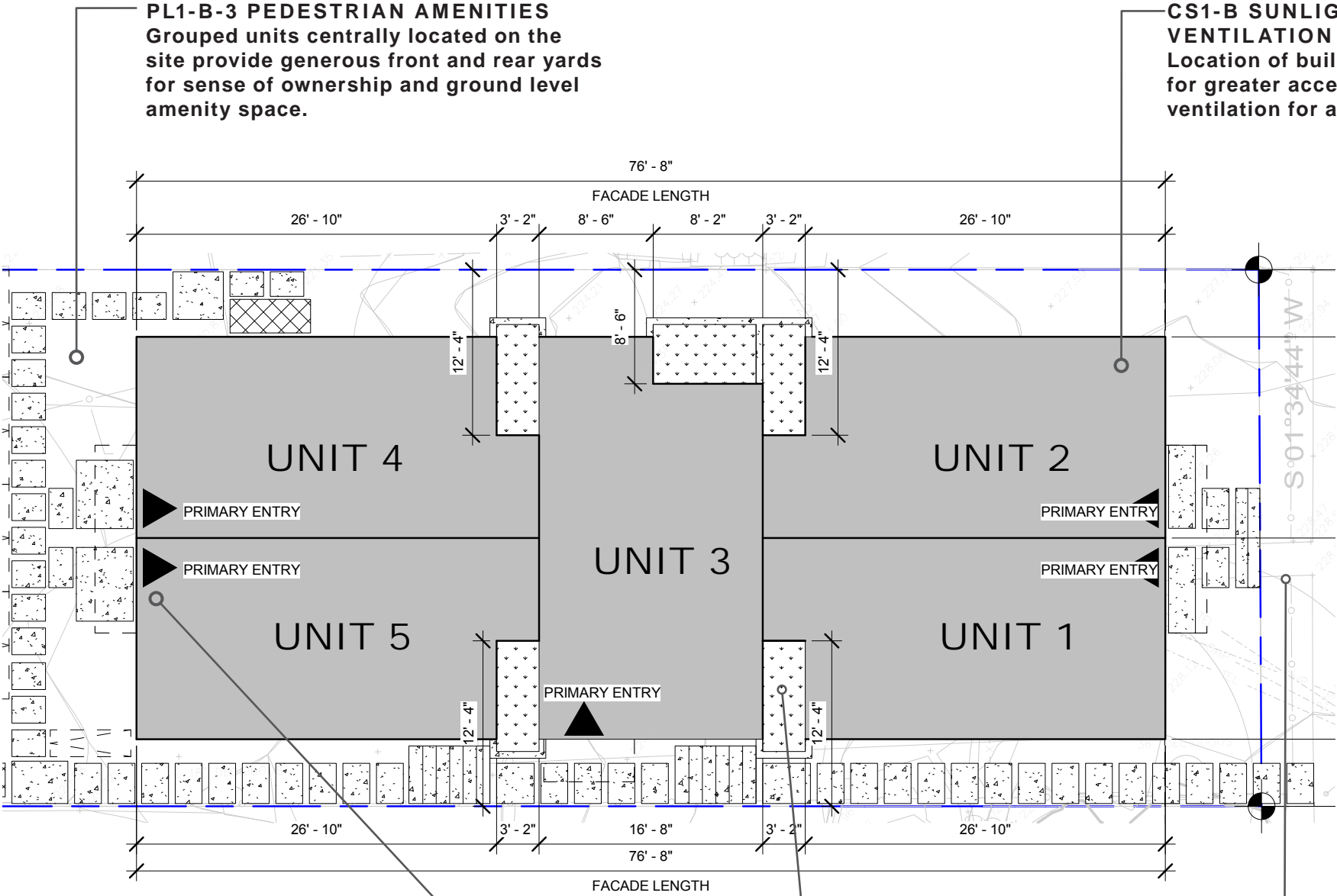


2 PATHWAY LIGHTS



3 PLANTER LIGHTS





PL1-B-3 PEDESTRIAN AMENITIES
Grouped units centrally located on the site provide generous front and rear yards for sense of ownership and ground level amenity space.

CS1-B SUNLIGHT AND NATURAL VENTILATION
Location of building on site allows for greater access to light, view and ventilation for all units.

REQUESTED ADJUSTMENT

SMC 23.45.518.A
REQUIRED SETBACKS FOR LR ZONES
Side setback for facades greater than 40 feet in length

ALLOWED: 7' average
5' minimum

PROPOSED:

North: 5.98' average (14.57% decrease)
5' minimum

South: 5.61' average (19.86% decrease)
5' minimum

This project seeks a 14.57% decrease to the average side setback at the north and a 19.86% decrease at the south. The proposed site layout groups five units together toward the center of the site, with two street facing and two alley facing. This arrangement maximizes the light, air and view available and also creates usable yards for these units (80% of the units).

Alternative layouts would spread the units apart to increase the average side setback (eliminating the rear yard and placing parking against the alley facing units) or split the units into separate buildings, replacing the open rear yard with a dark, canyon-like open space between the three-story buildings.

The unit arrangement proposed better meets the intent of the Seattle Design Guidelines as outlined on the adjacent diagram.

AVERAGE SIDE SETBACK CALCULATIONS:

SIDE SETBACK AVERAGE NORTH

Façade Length	Setback	Product
62.167	5	310.84
6.33	12.33	78.05
8.167	8.5	69.42
SUM	76.664	458.3034
AVG. SETBACK		5.98

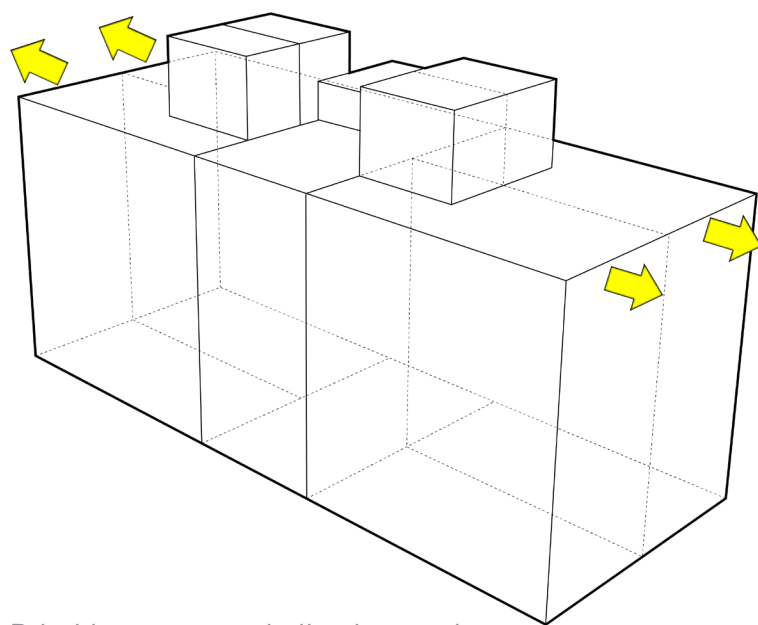
SIDE SETBACK AVERAGE SOUTH

Façade Length	Setback	Product
70.33	5	351.65
6.33	12.33	78.05
SUM	76.66	429.70
AVG. SETBACK		5.61

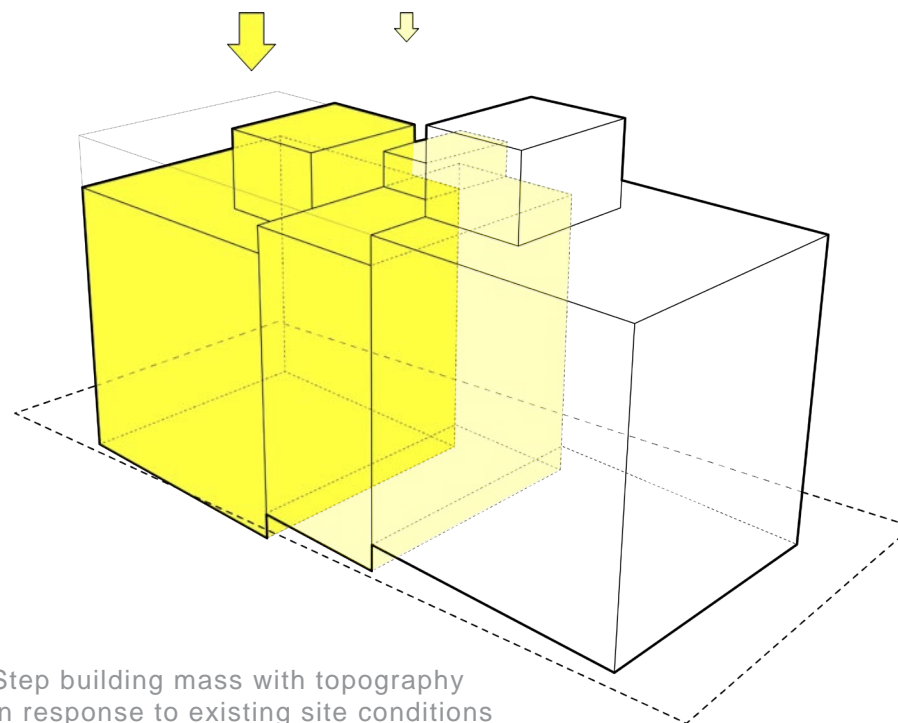
CS2-B-2 CONNECTION TO THE STREET
Arrangement of units allows for individual street related entries to activate the street edge and follow neighborhood patterns.

CS2-D-5 RESPECT FOR ADJACENT SITES
Building location on site allows neighbors better access to light and air at the front and rear of the site. Building modulation reduces the scale of the building adjacent neighboring properties.

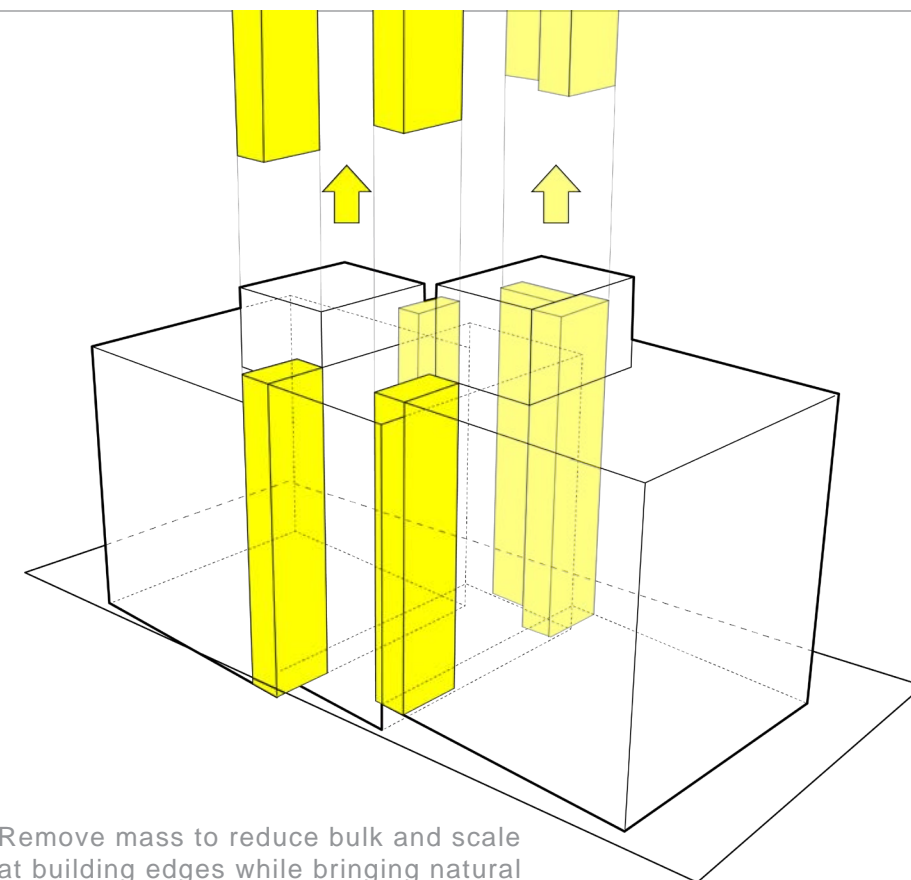
PL3-A-1-D INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING
Entries located off the street and alley provide more private, individualize entry sequence.



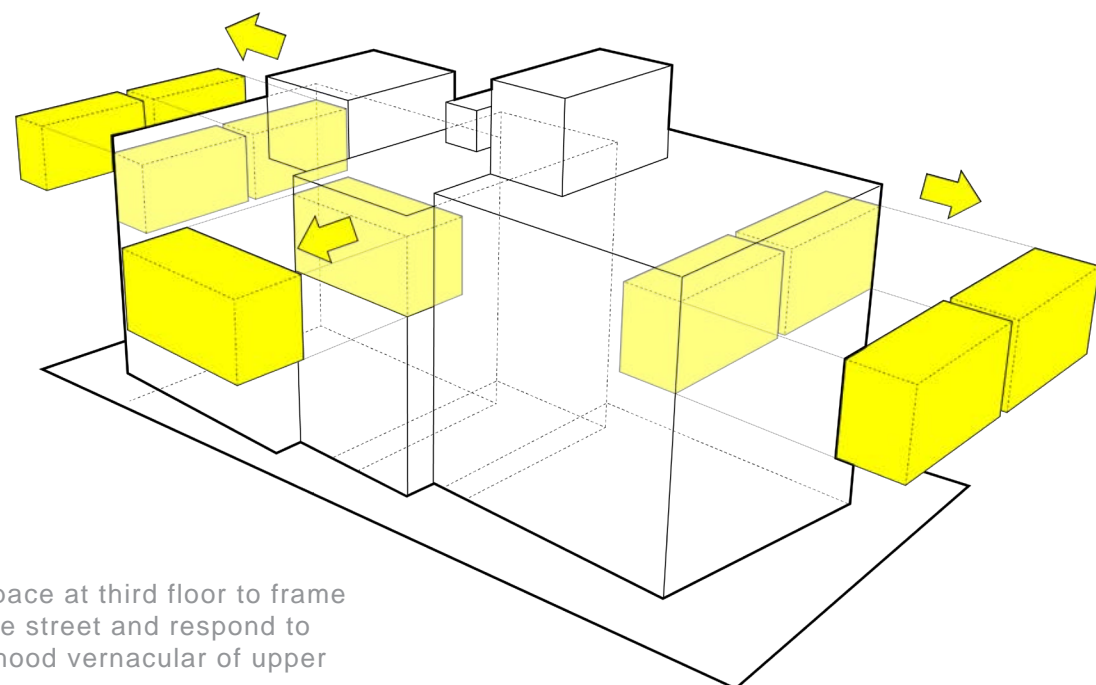
Prioritize street and alley interaction in unit layout for light, view and usable open space.



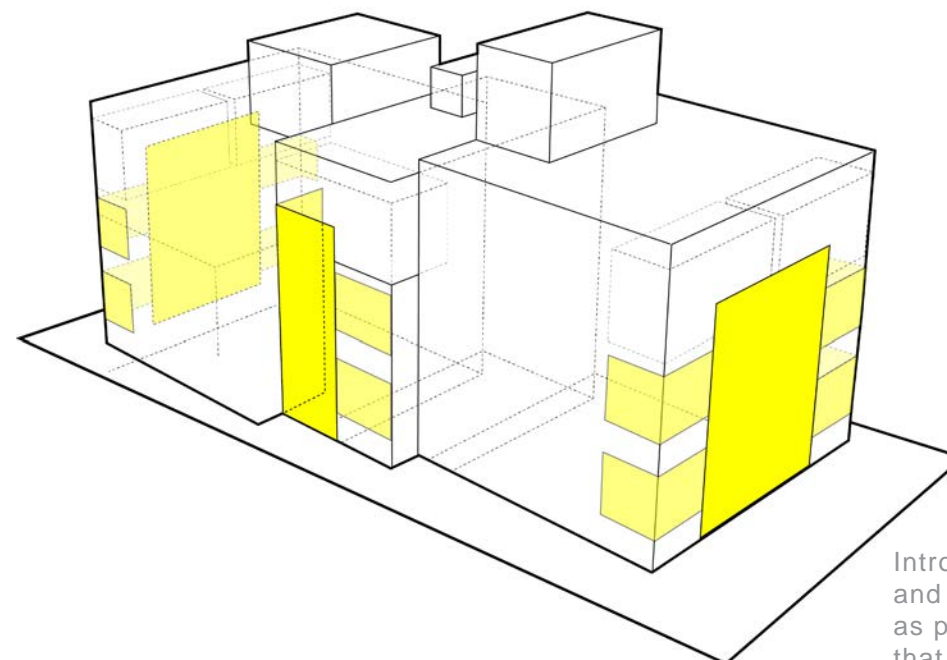
Step building mass with topography in response to existing site conditions and to reduce building height from street.



Remove mass to reduce bulk and scale at building edges while bringing natural light and ventilation into the interior of the buildings.

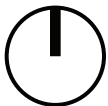
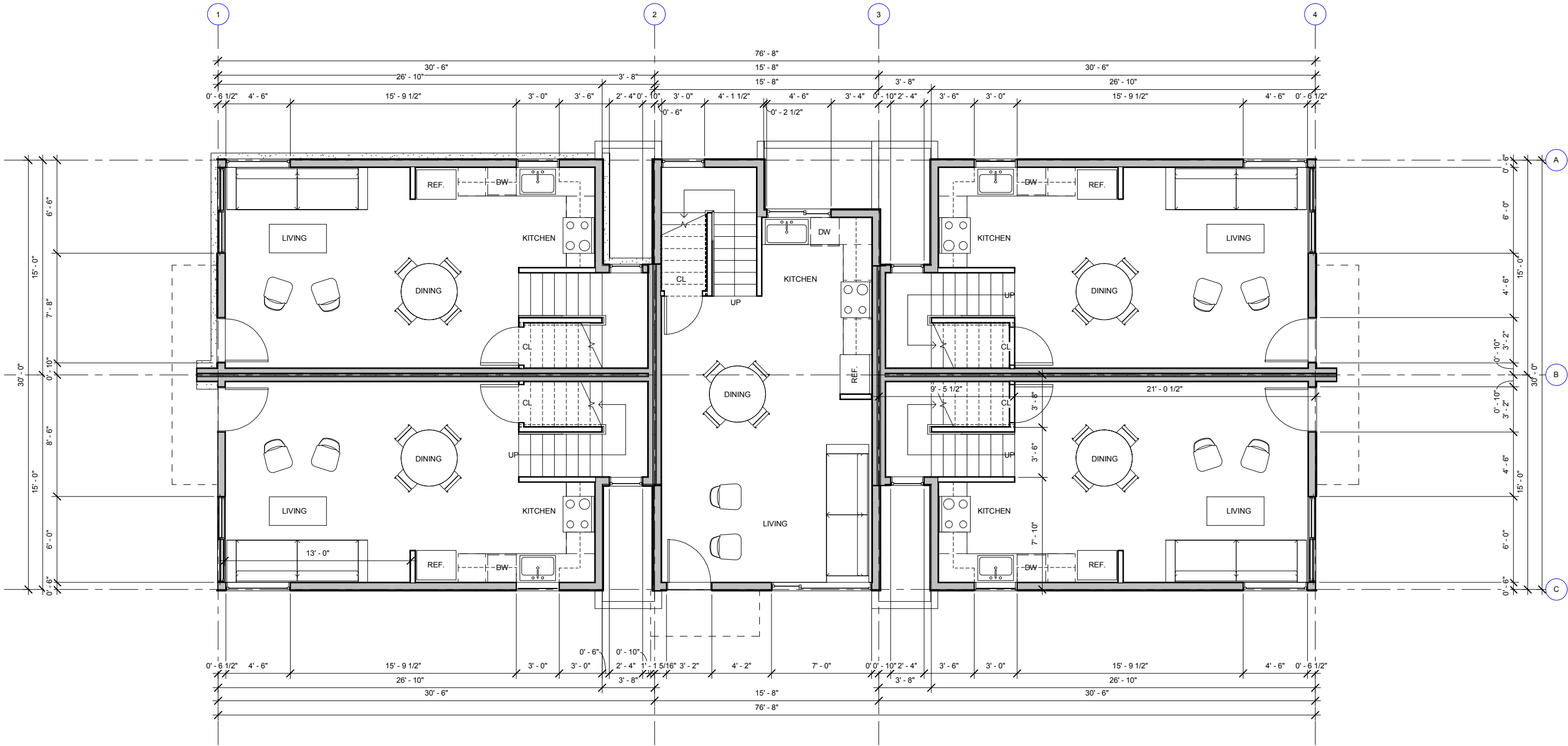


Carve out open space at third floor to frame interaction with the street and respond to growing neighborhood vernacular of upper level decks

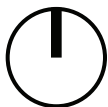


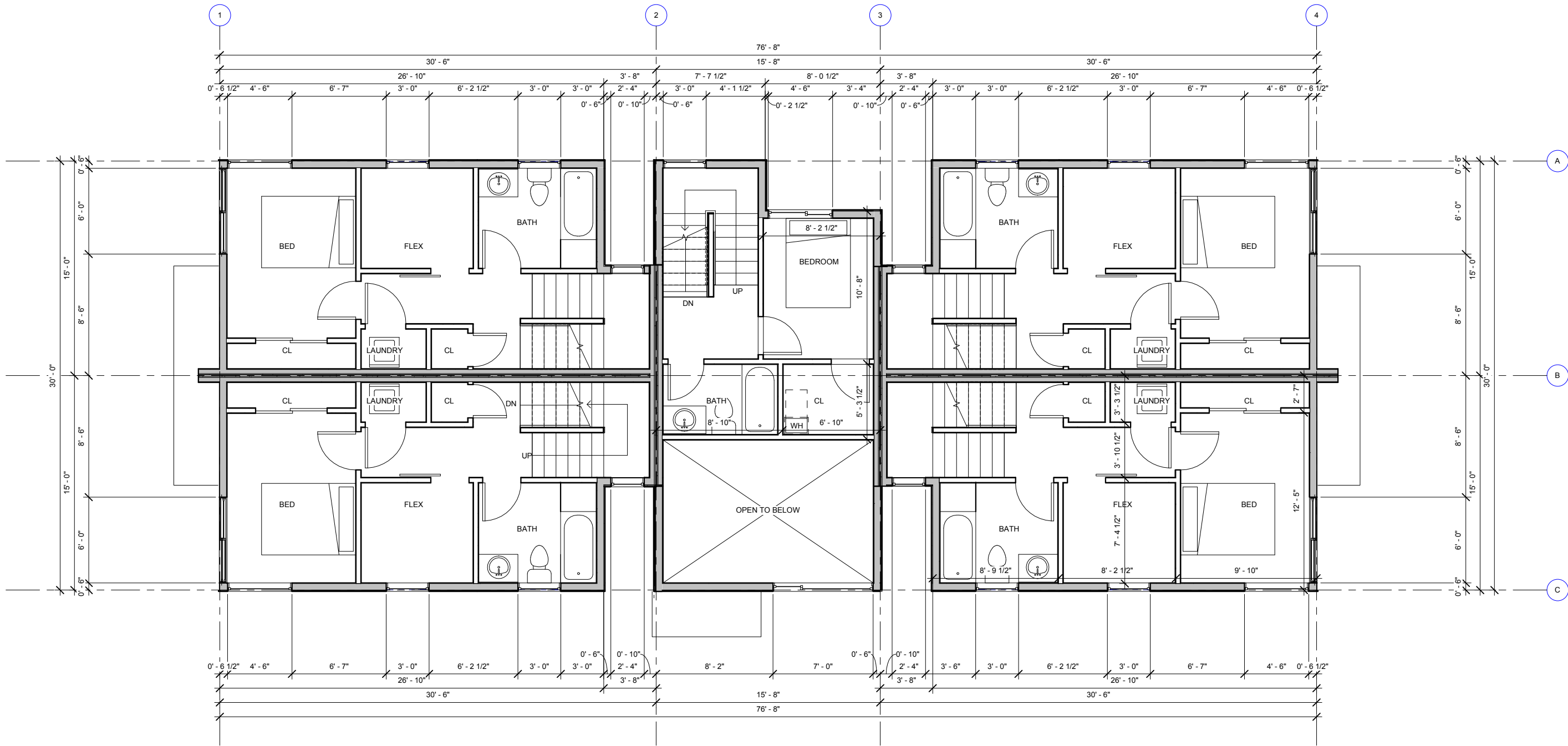
Introduce high quality materials (dark yellow) and large corner windows (light yellow) as parts of cohesive architectural concept that considers the design of all sides of the building equally.

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	B. Sunlight and Natural Ventilation C. Topography	Incorporate on-site natural habitats and landscape elements such as native plant species and vegetation.	Units step down with site topography, minimizing the building's appearance from the street and maintaining a more natural slope. Unit orientation maximizes opportunities for light and ventilation. Modulation and recessed decks further allow light to penetrate into the units.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood	A. Emphasizing Positive Neighborhood Attributes	Create compatibility between old and new architectural projects, explore ways for new development to establish positive neighborhood characteristics.	Upper level decks relate to existing buildings in the neighborhood. The use of cedar and lap siding complement neighboring materials while metal awnings and railings provide a contemporary accent.
PL1. Open Space Connectivity	Complement and contribute to the network of open space in the surrounding area.	B. Walkways and Connections C. Outdoor Uses and Activities	Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	Street and alley facing units are provided with yards containing a combination of hardscaping and landscaping to enliven the facades and add texture to the ground level pedestrian experience. All units are connected by the pedestrian pathway at the south edge of the site.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate for pedestrians.	B. Safety and Security D. Wayfinding	Add features to connect pedestrians throughout the sloped site, such as exterior stairs and various landing or ground surfaces.	Large windows, stoops, and upper level decks will provide opportunities for eyes on the street and alley. Well-lit pathways and yards will provide security and facilitate wayfinding.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level.	A. Entries C. Residential Edges	Individual entries should be scaled and detailed appropriately to provide for a more intimate and personal type of entry.	Individual entries are identifiable by generous landings and/or stoops and large metal awnings. Cedar siding, textural and appropriately scaled, is located at entries. The street and alley facing units have private entry sequences.
PL4. Active Transit	Incorporate design features that facilitate active forms of transportation such as walking, biking, and transit.	A. Entry Locations and Relationships B. Planning Ahead for Bicyclists	Provide safe and convenient access points for all modes of travel.	The pedestrian pathway across the site provides easy access from each unit to the sidewalk as well as parking and solid waste storage at the alley.
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.	A. Massing B. Architectural Facade Composition C. Secondary Architectural Features D. Scale and Texture E. Form and Function	Design all building facades considering the composition and architectural expression of the building as a whole. Add depth to facades where appropriate by incorporating balconies, canopies, awnings, and decks.	Massing is reduced through the use of upper level recessed decks, open railings at the roof and modulation along the north and south edges. The facade is consistently proportioned and fenestration and material changes describe a clear datum. The facade is appropriately scaled to the neighborhood; windows, awnings and decks are designed to minimize perceived bulk and scale.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	A. Building-Open Space Relationships B. Open Spaces Uses and Activities C. Design	Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.	Modulation between units provides light into interior spaces. Additionally, these area serve as bioretention planters, which frees up the front and alley facing yards for larger landscaping elements. The treatment of open space is consistent at both the street and alley units.
DC4. Exterior Elements and Materials	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Exterior Elements and Finishes	Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	Highly textured and weather appropriate materials are proposed for this project, including lap siding, cedar and concrete. Highly textured materials help this project read well from both a pedestrian level and from long distances. All materials will be detailed in accordance with manufacturer specifications.

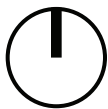


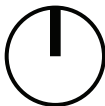
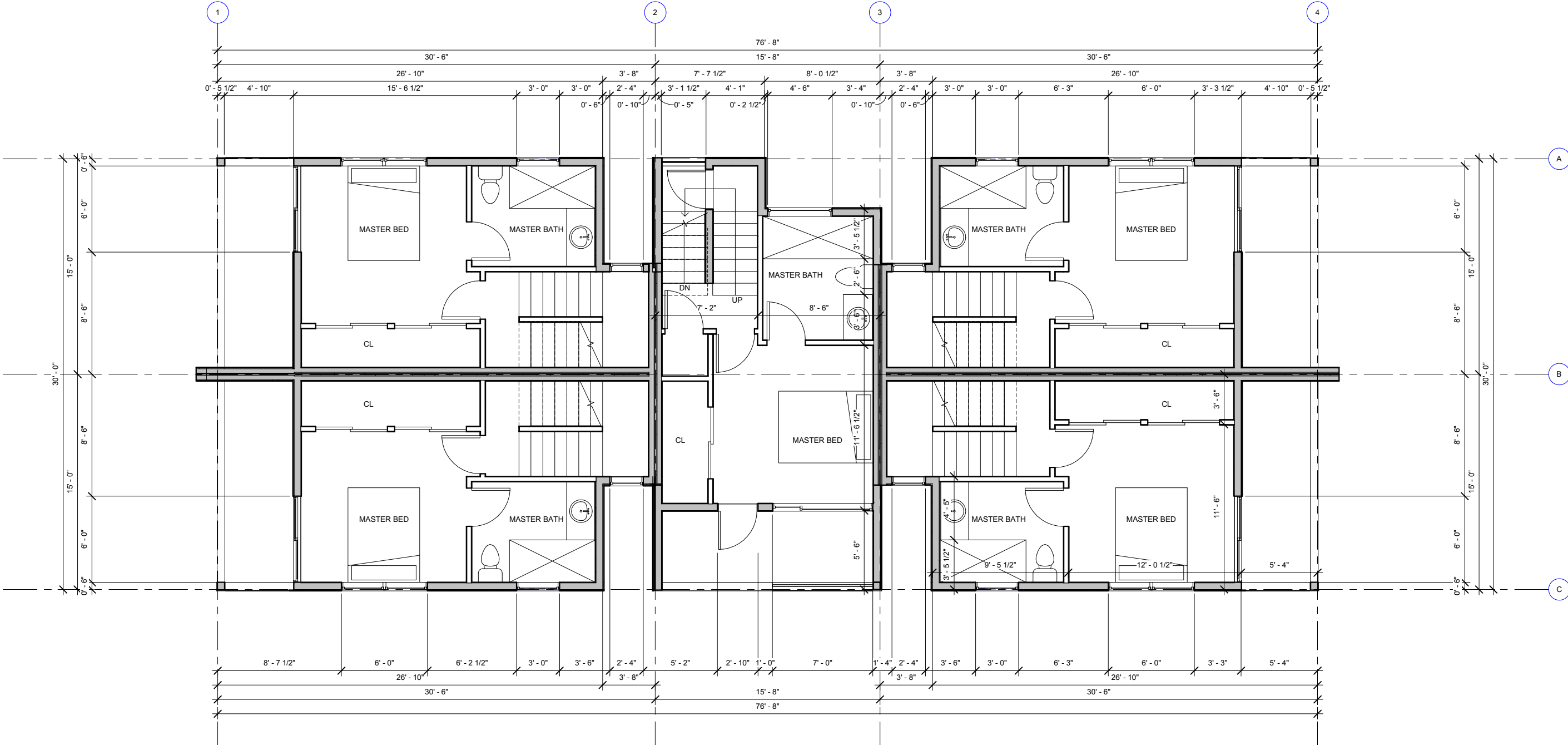
FIRST FLOOR PLANS



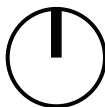


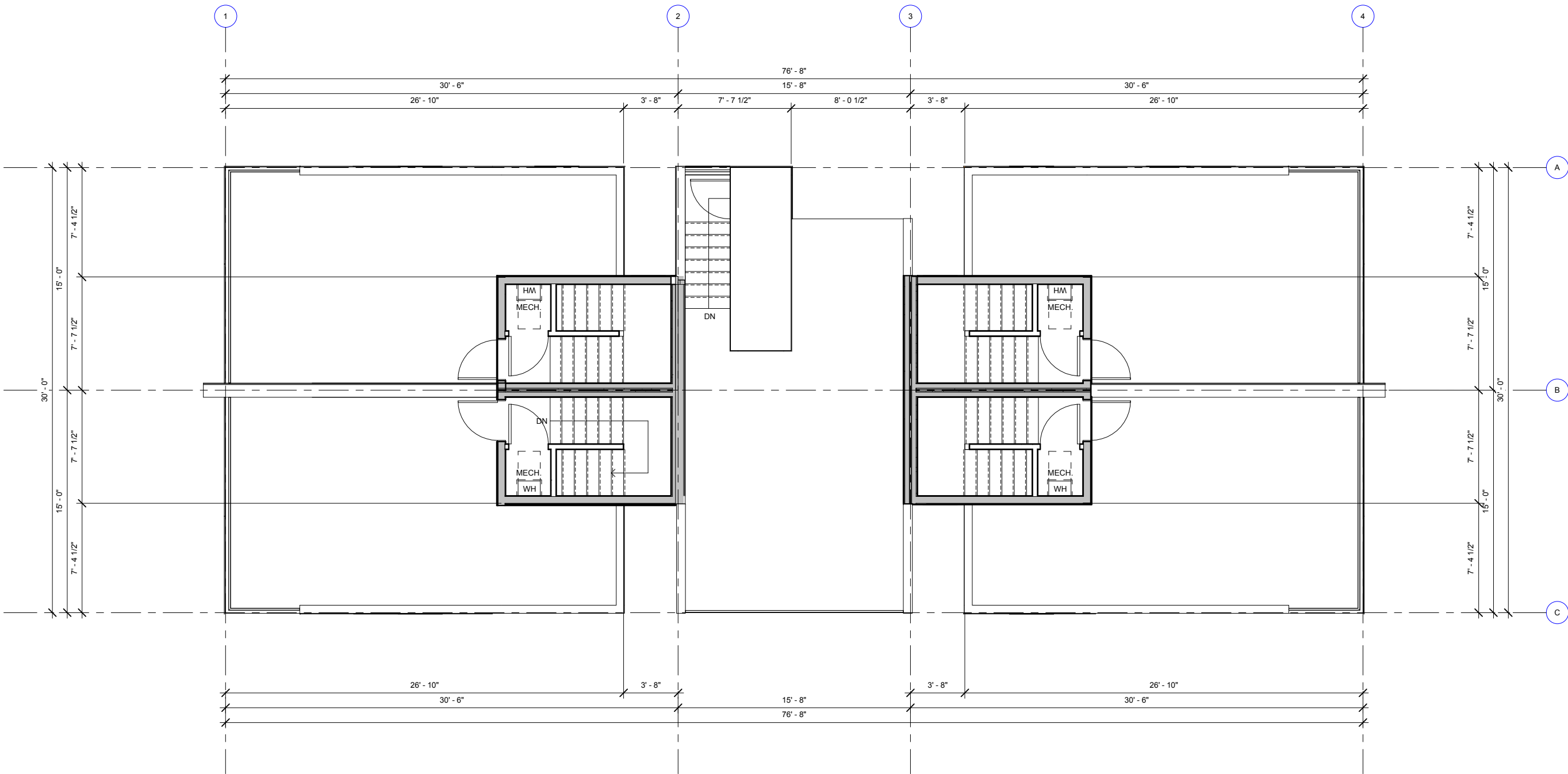
SECOND FLOOR PLANS



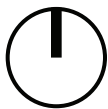


THIRD FLOOR PLANS





ROOF PLANS

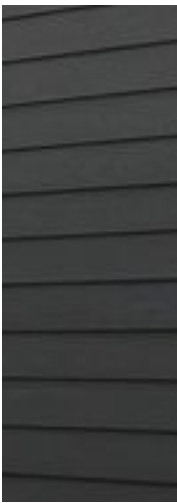




EAST ELEVATION

PROPOSED MATERIALS

The material palette for this project seeks to capture a neutral, highly textured, modern aesthetic. Primary cladding materials are lap siding, hardie panel, and horizontal cedar siding. Accent materials are open metal railing and architectural concrete located at the ground level and upper level decks where they can be experienced tactilely.



① LAP SIDING



② CEMENTITIOUS PANEL



③ CEDAR



④ CAST IN PLACE CONCRETE

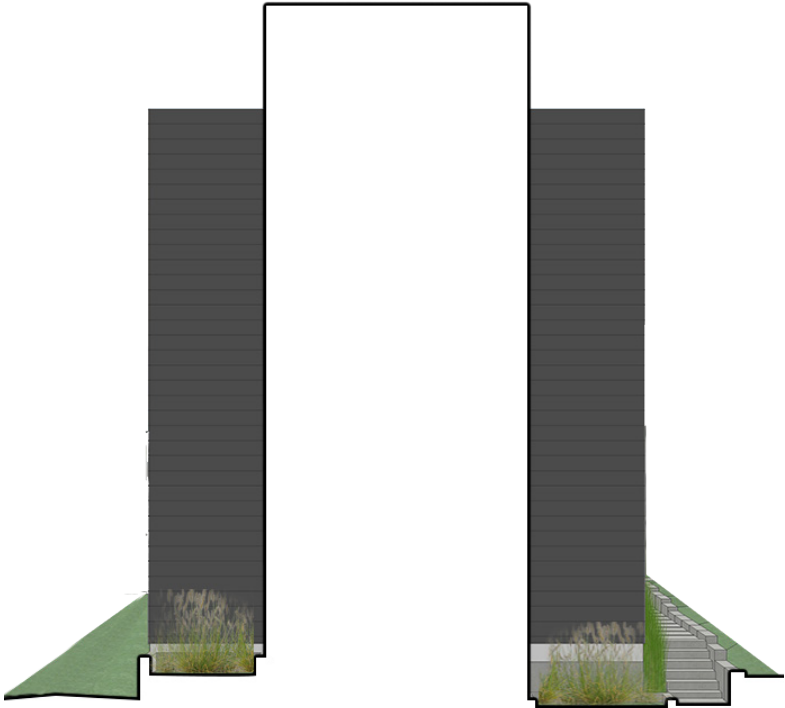


⑤ OPEN METAL RAILING

MATERIAL PALETTE



SOUTH ELEVATION



1 - WEST ELEVATION UNITS 1 & 2
(EAST ELEVATION UNITS 4 & 5, SIM.)



WEST ELEVATION



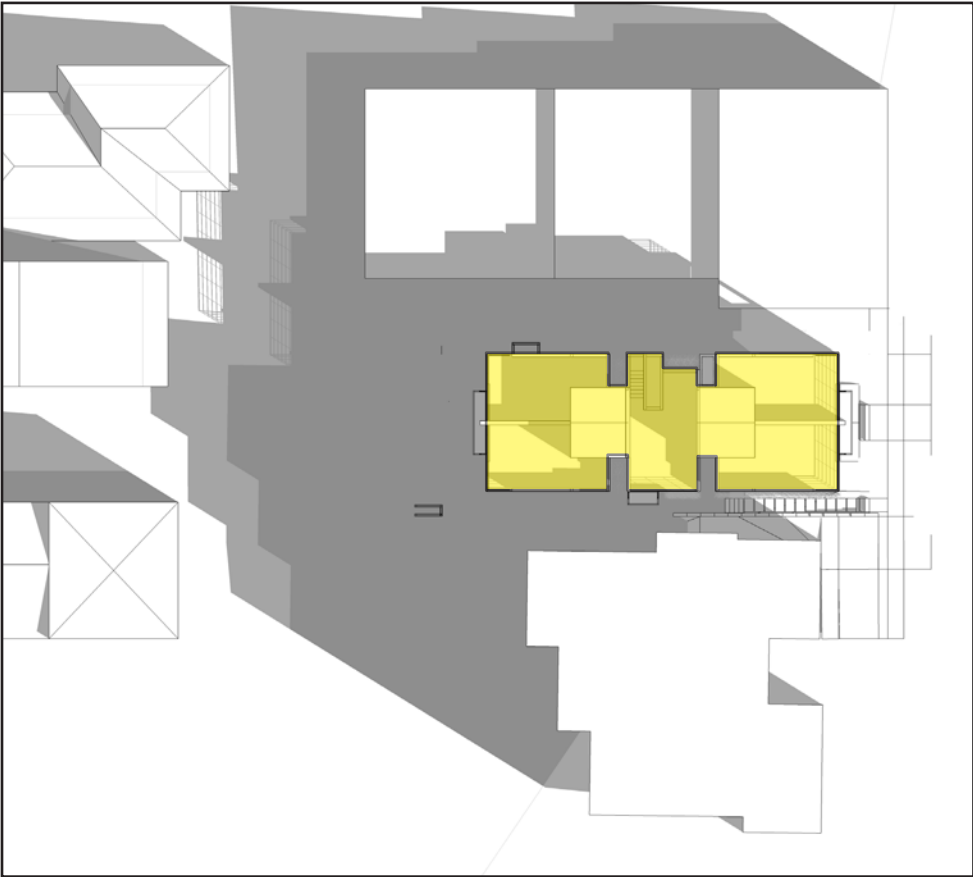
1 - EAST ELEVATION UNIT 3



2 - WEST ELEVATION UNIT 3



NORTH ELEVATION



MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



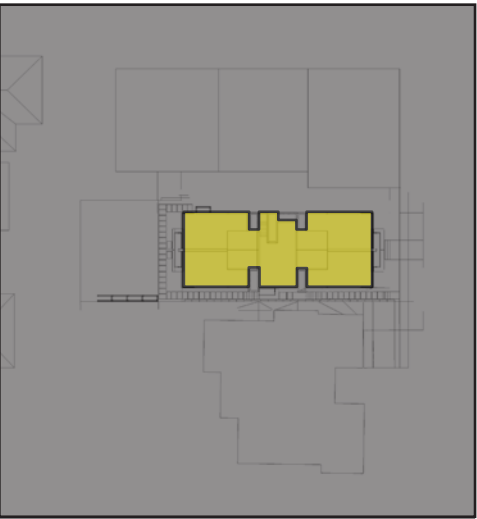
JUNE 21, 5 PM



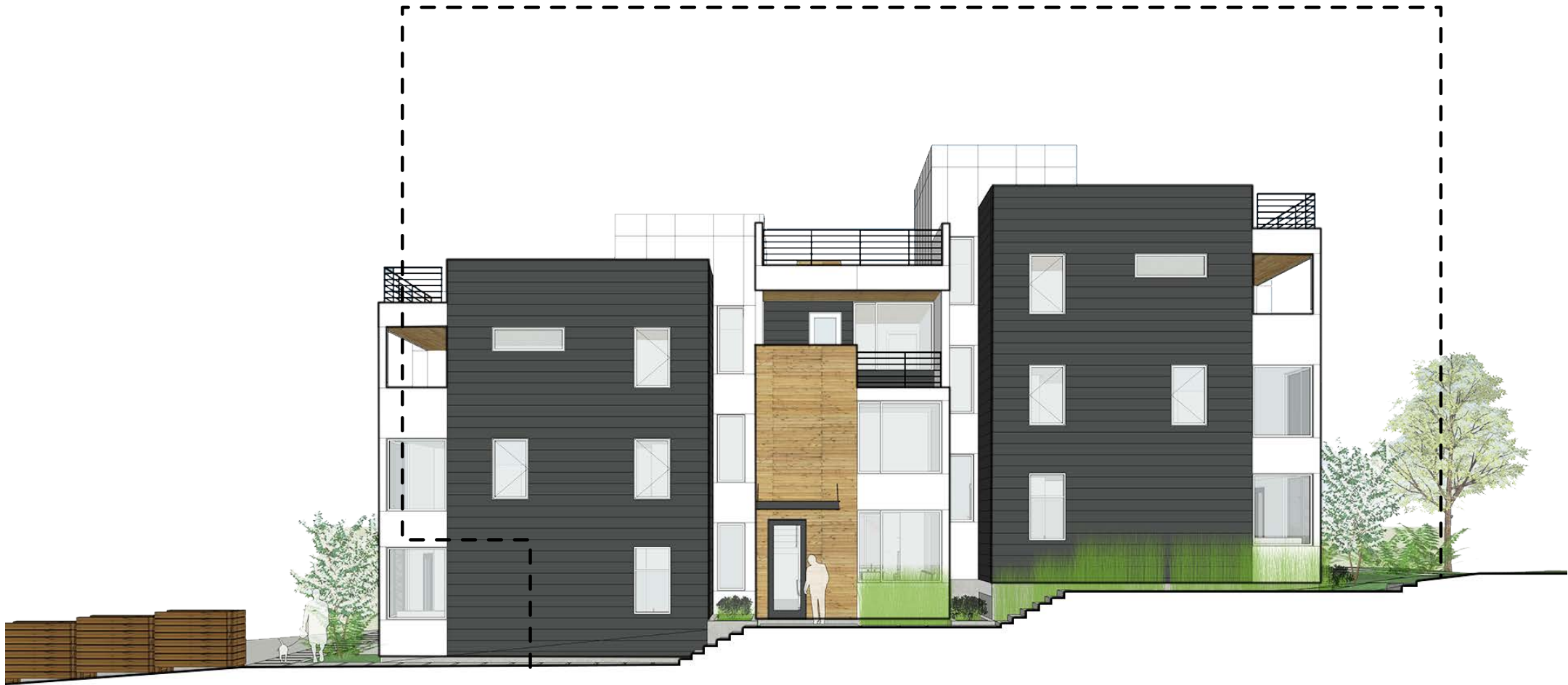
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



SOUTH ELEVATION - PRIVACY STUDY (NEIGHBORING FACADE IS BLANK)



NORTH ELEVATION - PRIVACY STUDY



HEIGHT, BULK, & SCALE

Stair towers are pulled to the center of the site so they aren't visible from the street edges. Units step with topography to respond to existing site conditions and create an enjoyable pedestrian experience. Recessed third floor deck and open railing at the roof reduce the scale of the building at the building edges.

MATERIALS

Material palette is neutral but highly textured to enhance the experience both from street level and from long distances. All building elevations incorporate high quality materials.

WINDOW STRATEGY

Large window groupings facing the street provide light and views to the interior of the units and "eyes on the street".

UNIT INDIVIDUALIZATION

Architectural feature expresses the unit separation externally and provides entireties with a sense of individuality.

ENTRIES

Entries are located facing the street, alley or common walkway.

TOPOGRAPHY

The project steps down with existing topography, making use of the natural landscape to step with the existing hill and minimize site disturbance.

CS1-C, CS2-D

YARDS

Unit arrangement provides valuable ground level outdoor space and a transition between public and private realms at street and alley facing units.

PL1-C, DC3-B

VIEW FROM CALIFORNIA AVE



VIEW OF UNIT 3 ENTRY FROM COMMON WALKWAY
CALIFORNIA 5 # 3029912



VIEW FROM ALLEY





SITE SECTION

THIS PAGE INTENTIONALLY LEFT BLANK