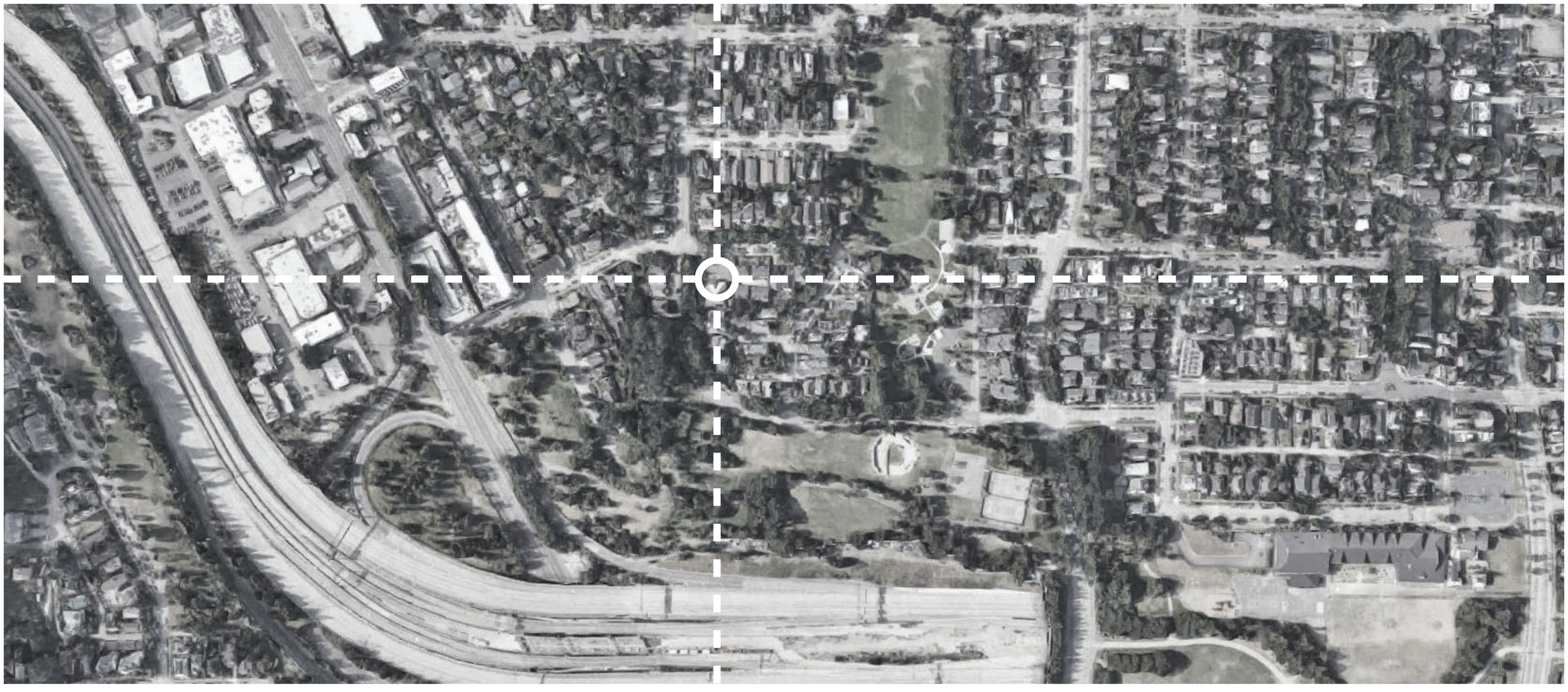
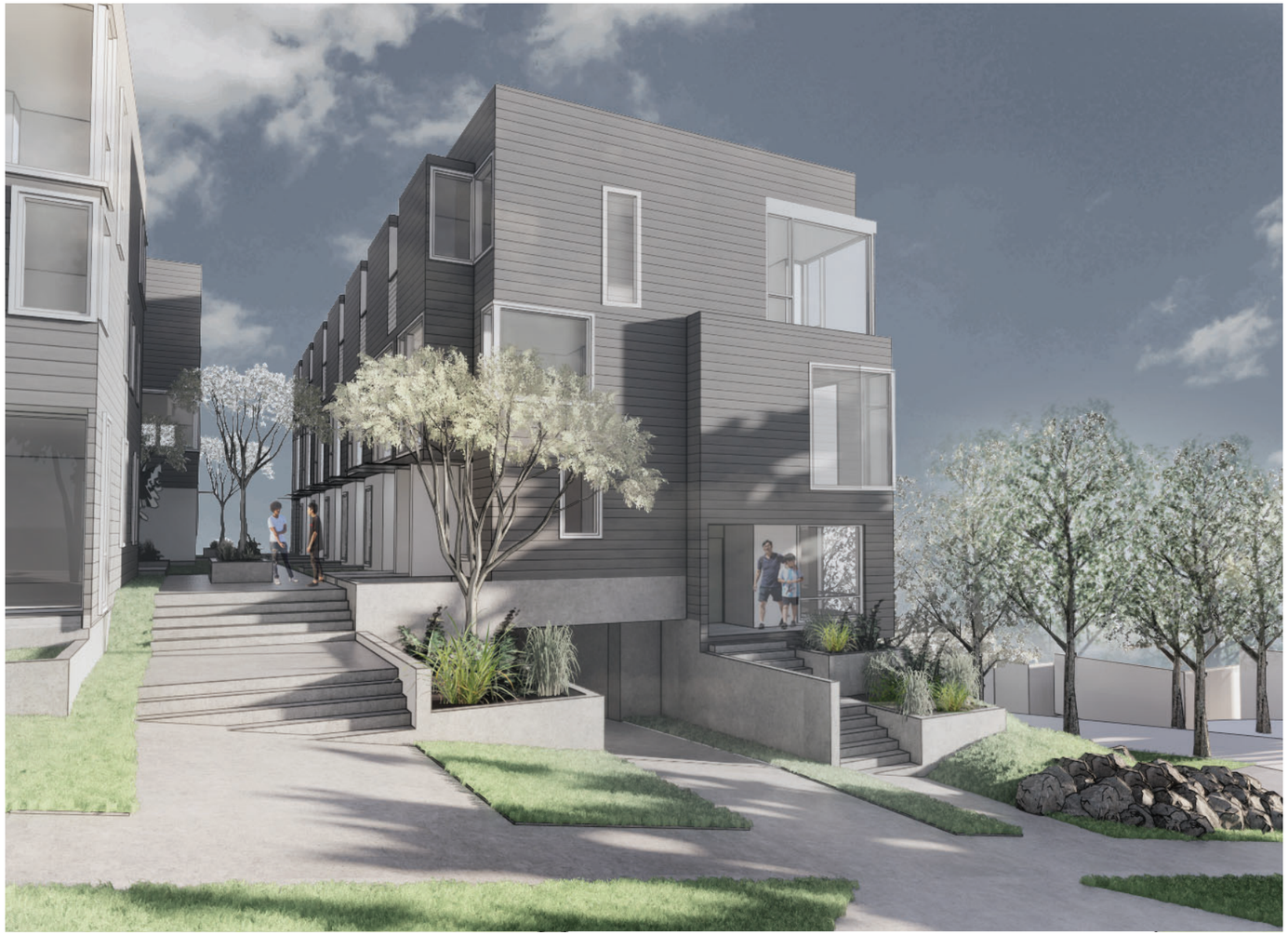
2001 S Norman St

SDCI numbers 3034260-EG
Streamlined Design Review Submittal
18 October 2019



Umtanum Build
workshop AD
Root of Design | Landscape Architects



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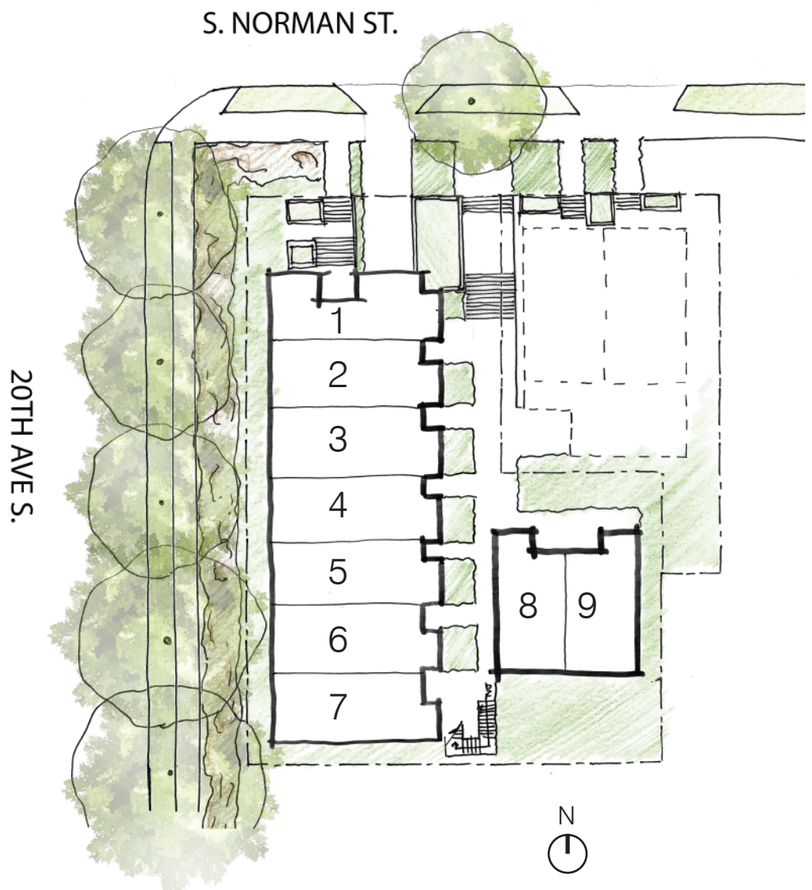
30 **section 9.0 | adjustment request**

proposal

Address:	2001 S Norman St. Seattle, WA 98144
Parcel Number:	872810-0645
DPD Project Number:	Land Use #3034260
Applicant:	Workshop AD, LLC
Contact:	Steve Bull, Workshop AD steveb@workshopad.com

The site, an 8,448 sqft, LR-2 (M) zone property, is on the southeast corner of 20th Ave S and S Norman St. This is at the west crest of the hill overlooking Judkins Park and I90 towards downtown Seattle. To the north and west is a mix of one and two story single family homes, with mostly three story townhouse units to the south and east. The site has a steep slope rockery on the west edge following the street profile of 20th Ave S as it turns into S Judkins St.

The proposed development is 11,800 square feet and includes nine, three story townhomes over below grade parking for 11 vehicles. Pedestrian access from the north side of the site provides access from the street to a central courtyard above the parking garage. Each townhouse has a recessed porch entry accessible from the central courtyard. To provide a strong connection to the community, the northern townhome fronts S. Norman St. with the others fronting a 17'-7" wide courtyard that is assessed by a wide stairway.



community outreach

A community outreach meeting was held on site on October 1, 2019. During the meeting the design team described preliminary design considerations and asked for feedback on design issues, community priorities, and key aspects of the neighborhood. The community provided the following comments:

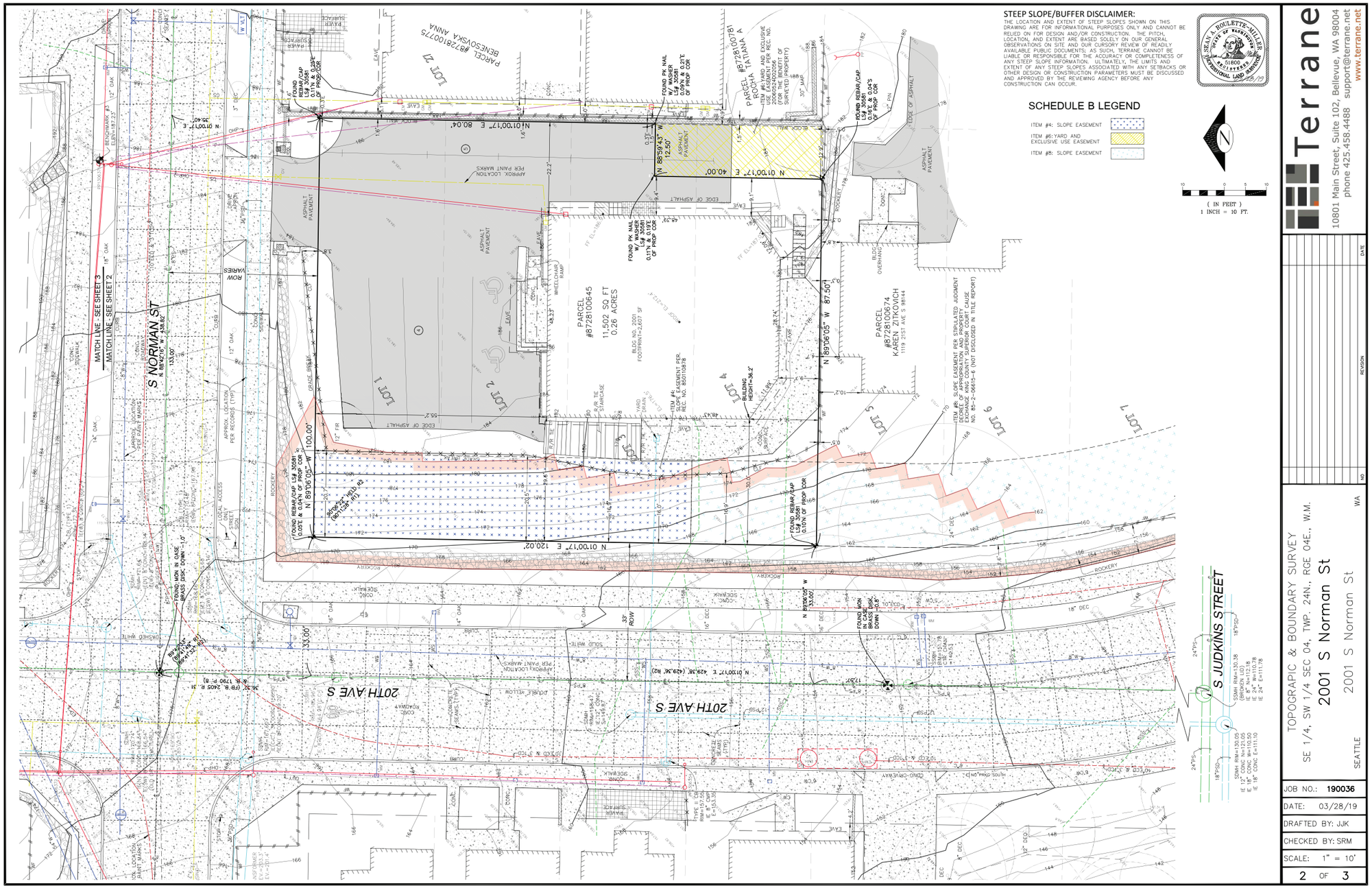
1. Questions about security and how the project will include security for the garage.
2. Asked how the South side of the property will be designed with greenery in mind.
3. The neighborhood is evolving and the new lightrail will have a significant impact.
4. Liked the split level layout of the units. They thought it would provide an easy transition between floor levels.
5. Shared the history of the neighborhood.
6. Appreciate the thoughtful design along Norman St. Community memebers appreciated that the unit entries opened up to the neighborhood and included porches.
7. Asked how tall the structure would be. Were happy to hear that it will be shorter than neighboring east development.
8. Recommended the design include vehicle chargers.
9. Liked the entries located off Norman St.
10. Appreciate that the parking is concealed in the structure
11. Like the steps up to the central open space.
12. Requested a tree be planted in the far south east corner of the property
13. Asked the design team to consider construction access and keeping neighborhood well informed about possible street closures
14. Consider safety at garage entry and recommended high quality garage door.

Additional outreach and engagement efforts include:

- Flyer distributed door to door within 500 feet of site.
- Email to distribution list of community organizations identified by the Department of Neighborhoods
- Posted public announcement to The Seattle Medium at seattlemedium.com

4.0 // site plan

survey



site plan

2001 S. Norman St.

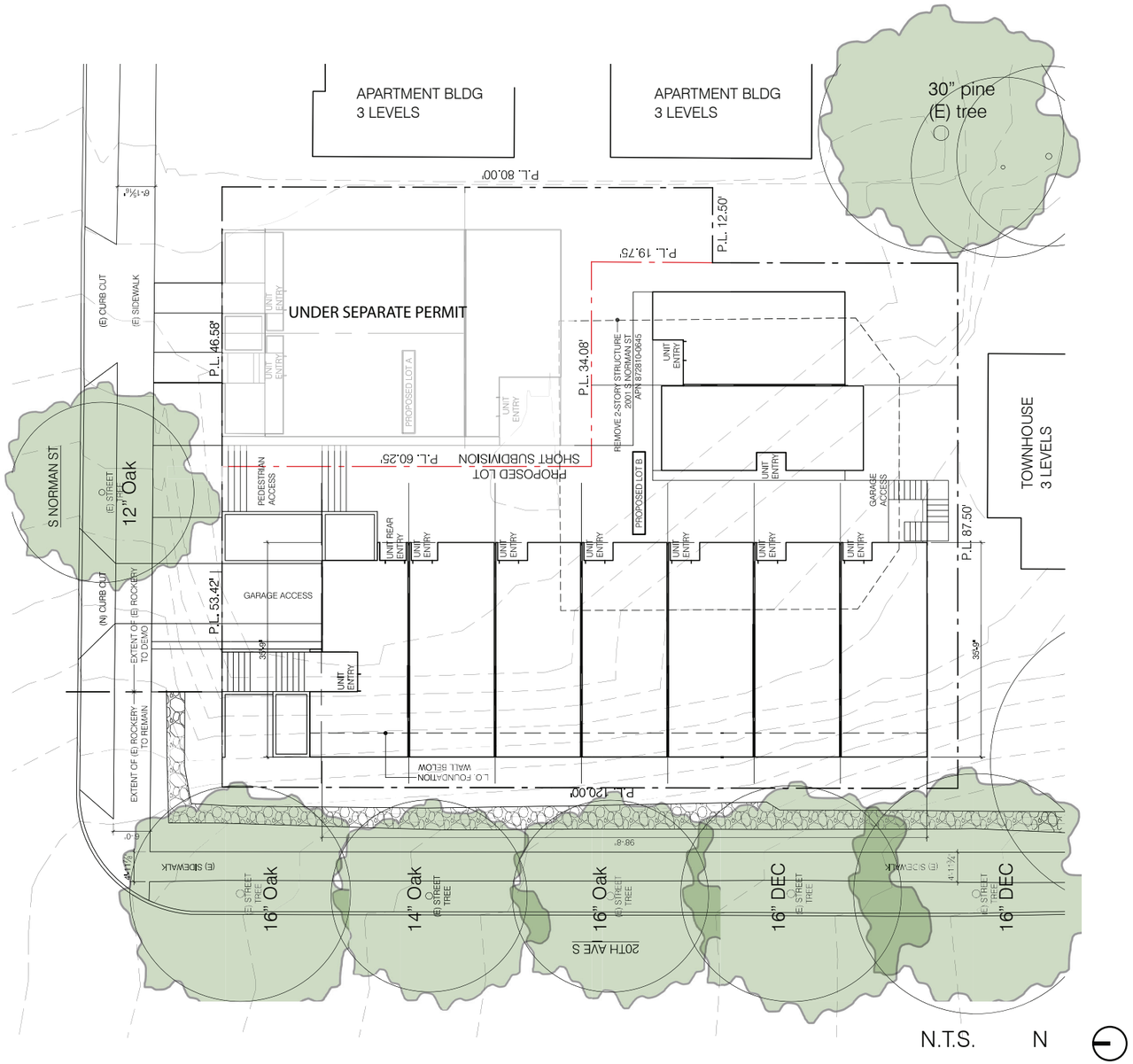
Lot Area 8,448 square feet

Twenty second st add “parcel a” Seattle lot boundary adjustment no 3004525 rec no 20060522900015 being a por of block 7 of twenty second st add plat.

The topography slopes to 20th Ave. S approximately eighteen feet total. The project site sits about 6’ above right of way at the corner of S Norman St and 20 Ave. S. The lots on either side of the site are generally at the same slope as the project site.

To the east is a three-story town house building and to the west are single family residences that are offset from 20th Ave S. Mature Oak and Deciduous street trees are located along 20th Ave S. Upper levels of the project will have views to the west

With two street frontages solar access is excellent.



5.0 // context analysis

neighborhood photos & analysis









Central Open Space
Open space for community gathering is located throughout the neighborhood parks, community centers, businesses and churches.









Steps, Stoops, & Porches
Entries are often elevated off the street edge with a stoop or porch. Recessed openings provide seating porches that are utilized all year round and encourage community interaction.









Topography & Sidewalk Edges
Front yards in the neighborhood are typically well demarcated edges along the public pedestrian realm. This is accomplished through grade changes, plantings, retaining walls, fences, and gates.









Materials
A blend of new and old materials are displayed through the neighborhood. The use of lap siding, board and batten, and flat panel are most prominent.

site context





A. Site - 20001 S. NORMAN ST.



B. I-90 TRAIL



C. Judkins Skate Park



D. Judkins Park Playing Fields



E. Judkins Future Light Rail Station (2023)

street views

21ST AVE S

SITE

20TH AVE S



1. S NORMAN ST - LOOKING SOUTH

DAVIS PL S

20TH AVE S

ACROSS FROM SITE



2. S NORMAN ST - LOOKING NORTH

S CHARLES ST

S INGERSOLL PL

S NORMAN ST



3. 20TH AVE S - EAST

ACROSS FROM SITE

S NORMAN ST



4. 20TH AVE S - WEST

SITE



SITE



21ST AVE S

S CHARLES ST



6.0 // zoning data

zoning summary

Zone	LR-2 (M)
Lot Size	8,448 sqft
Structure Height	40 feet
FAR	1.4
Allowable GFA	11,827 sqft
Proposed GFA	11,666 sqft
Setbacks	10 ft separation between principle structures on site. front yard: 7 average/ 5 min. rear yard: 7 average/ 5 min. side yard: 5 min (<40')
Amenity Area	required : 25% of lot area = 2,112 sqft provided:3,090 sqft (roof deck) 1,408 sqft ground level
Parking	required: 0 provided: 11



zoning diagram

- SF-5000
- RSL (M)
- LR-1 (M)
- LR-1 (M1)
- LR-2 (M)
- NC3- 75 (M)
- IC-65 (M)
- NC1-40 (M)
- NC3-55 (M)



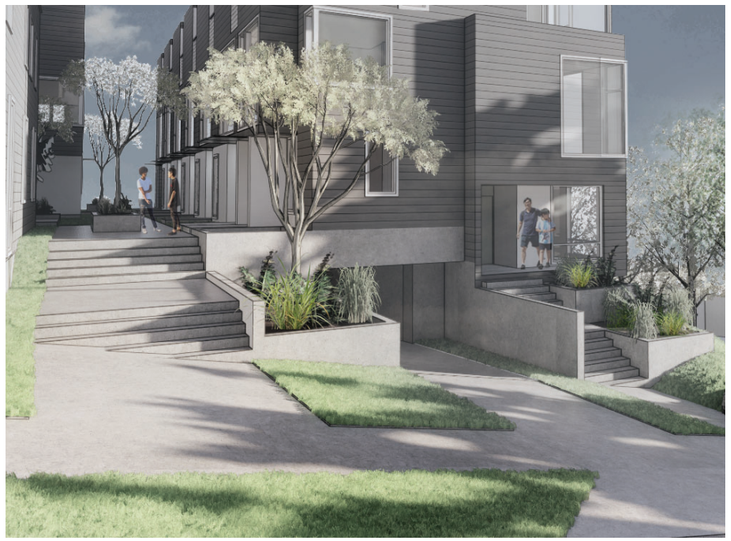
use diagram

- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL
- PARK SPACE

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7.0 // design guidelines

applicant selected priorities







TOPOGRAPHY AND ORIENTATION

The sloping topography of the site provides an opportunity to locate parking within a structure that is below finished grade. A central open space that connects the street to the townhome units occupies the space above the garage. This open space is a community-making space that connects a strong connection with the public realm of S. Norman. Perched above 20th Ave. S., the project situates the living space with views into and through the mature street tree canopy.

CS1-1a Local Topography: Stoop, Stepping & Facade
CS1-1b Local Topography: Step with Topography
CS1-2a Connection to Nature: Solar Access
A.1-1h History and Heritage: Bicycle Use and Parking

THE PUBLIC REALM AND PEDESTRIAN ACCESS

A wide stairway into the central open space creates the opportunity for direct connection between each unit and the public realm. All units share equally in this connection. This stairway and other site elements provide opportunities to linger at the transition to the public realm.

PL1-2d Connection Back to Community: Common Accessible ground Level
PL1-2e Connection Back to Community: Balance of hardscape and Lanscape
PL1-3a Liveability of Family and Elderly: Safe areas for children Play
DC2-1b Building Layout and Massing: Engage Ground Plane
DC3-1a Common Open Space: Common Courtyards and Yards

NEIGHBORHOOD FABRIC

As a relatively compact site the proposed massing is a simple form and shaped to maximize a central court. The project presents a front facade within the street context that is predominantly residential houses, the structure width is similar in scale to the typical residences and provides similarly scaled yards. The project provides an opportunity to explore architectural presence through urban and landscape integration, contemporary materials, and modern scaled openings that connect interior living spaces with views and context.

CS2-1a Transition and Delineation of Zones
CS3-1a Neighborhood Context: Retain Neighborhood Character
PL3-1b Frontages: pedestrian patterns that exist
DC2-1d Building Layout and Massing: Adjacent Building Scale







COHESIVE FORM

The neighborhood includes many structure with simple forms and a consistent use of core palette of materials. Secondary elements like projections, recessed porches, set in balconies, railings, and downspouts provide an opportunity for scaling elements to complement the clean expression of form.

CS2-1a Transition and Delineation of Zones: Privacy Layerings and Scale
CS2-1c Scaled Residential Elements
PL3-2h Streetscape Treatment: safe, comfortable treatments
DC2-1a Building Layout and Massing: Varied Building Forms
DC2-1e Building Layout and Massing: All Building Side Considered
DC4-3b Building Detail and Elements: Reflect Human Scale

BUILDING + LANDSCAPE

Enhancement of the landscaped spaces along the edges of the building to the street and the adjacent lots is integral to the project. By holding the sidewalk to the curb edge, there is an opportunity to maintain the prevailing sidewalk to street relationship along S. Norman St. and to provide a landscape buffer between the pedestrian realm and the structure.

CS1-2b Connection to Nature: Vegetated Spaces
CS1-2d Connection to Nature: Unify Streets
CS1-2e Connection to Nature: Planter Strips/ Lush Landscaping

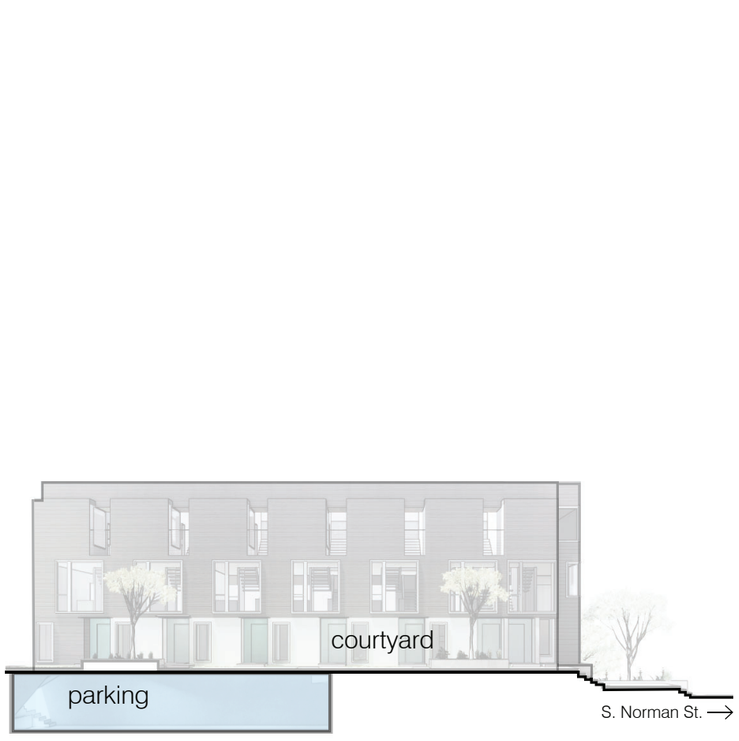
MATERIAL / OPENINGS / CONNECTIONS

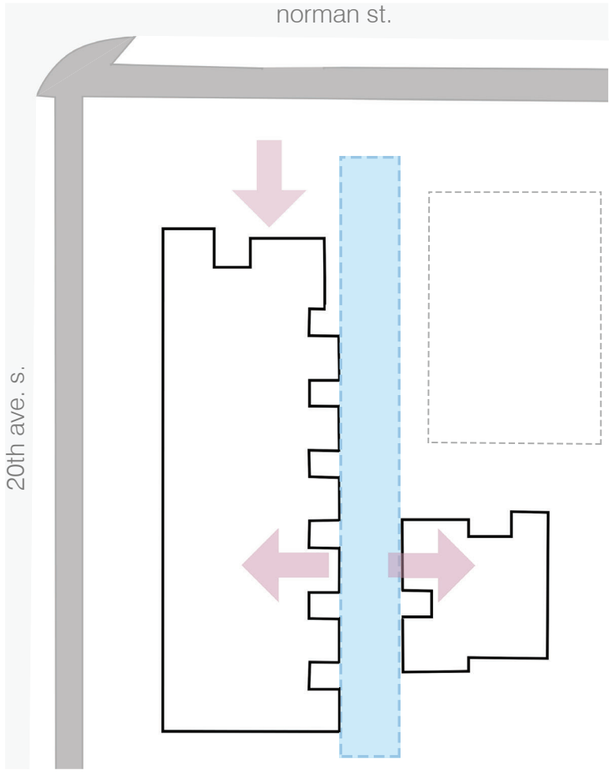
Cladding composition and opening configuration provide an opportunity to create a carefully articulated façade where visual connections between interior space and neighboring buildings, the public realm, and views are considered.

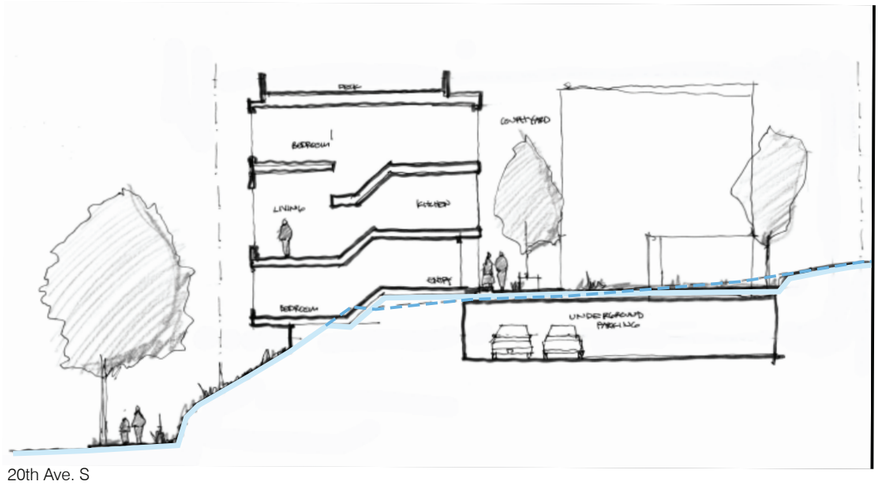
CS2-1b Transition and Delineation of Zones: facade modulation
PL1-1b Accessible Open Space: recessed entries
PL1-3b Livability for families and Elderly: Rooftops for Gathering
PL3--1a Frontages: color material & Signage Variation
PL3-1g Frontages: Coupled Entries
PL3-1h Frontages: Exterior Access to Ground Floor
DC4-2 Building Materials: Bold Colors & Variation
DC4-3c Building Details and Elements: Views to Public Realm

8.0 // architectural concept

design opportunities






20th Ave. S

bury parking + define project ground plane

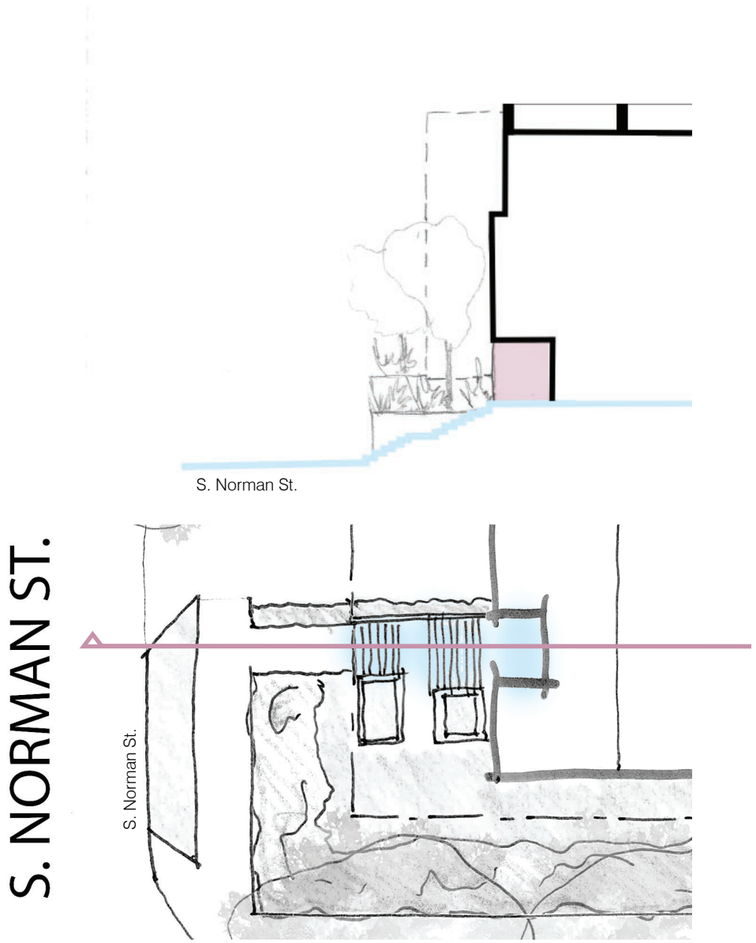
the living spaces over a below grade parking structure to mitigate parking impacts and create a landscaped pedestrian ground level.

shift to expand courtyard

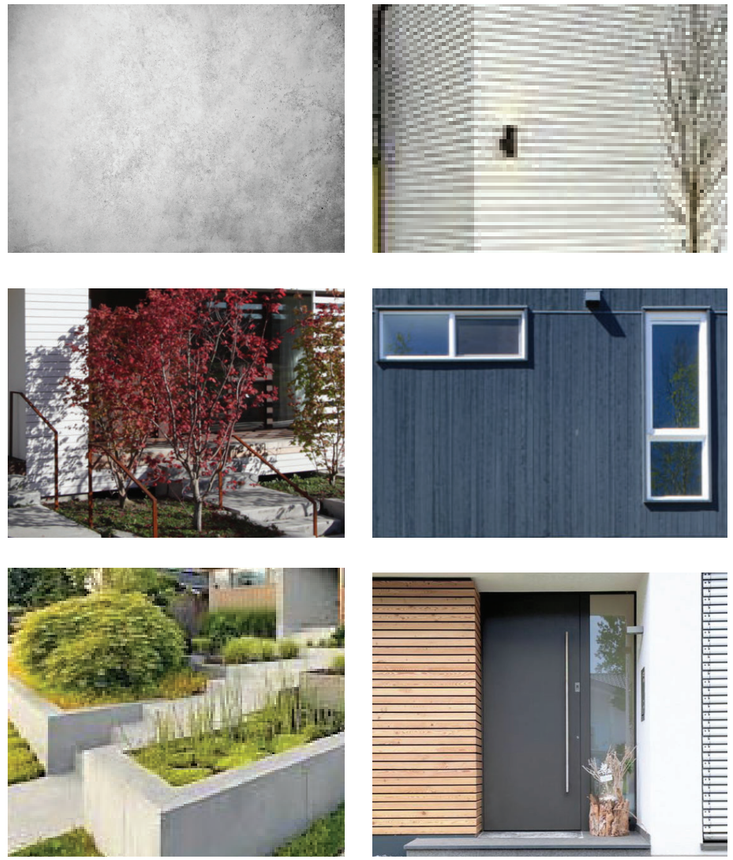
the structure is shifted and squeezed to the west in order to provide an open and active courtyard. Recessed porches expand the transition from public and private and create balanced shared space.

stepping for topography

leverages the existing topography to locate parking below grade. The structure and open spaces then step to reduce the scale of the project and create strong connections to the public realm. Broad exterior stairways create elements for residents to linger and engage with the broader community.







steps, porches, and stoops

are secondary elements that create transitions between the public realm and interior living spaces. These elements are also spaces of connection that encourage residents to interact with the public realm.

scale

through modulation of the building form with bays, porches, projections that differentiate each townhome within an overall cohesive project.

texture

by using domestic materials like lap siding, wood porches, metal accents, low retaining walls, and an ornamental landscape the project is contextually responsive.

elevations



north elevation

MATERIAL LEGEND

CONC-1	C.I.P concrete 2x8 framework
STL-1	Canopy
MTL-1	Metal cap flashing
MTL-2	Downspout and scupper
MTL-3	Metal guard rail and handrail
WIN-1	Vinyl window- white
LS-1	Lap siding- horizontal
FS-1	Flat panel siding



east elevation

elevations



south elevation

MATERIAL LEGEND

CONC-1	C.I.P concrete 2x8 framework
STL-1	Canopy
MTL-1	Metal cap flashing
MTL-2	Downspout and scupper
MTL-3	Metal guard rail and handrail
WIN-1	Vinyl window- white
LS-1	Lap siding- horizontal
FS-1	Flat panel siding

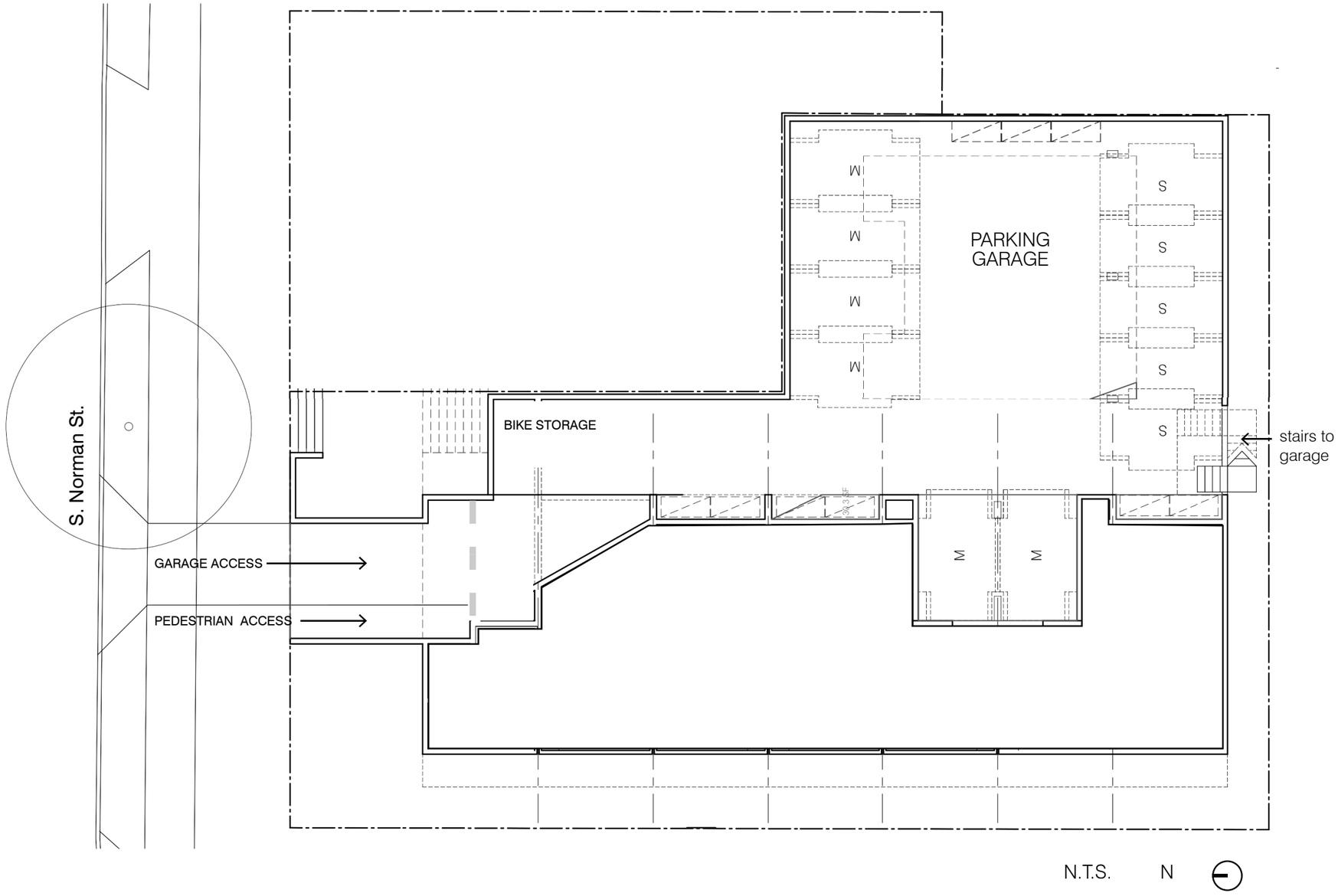




west elevation

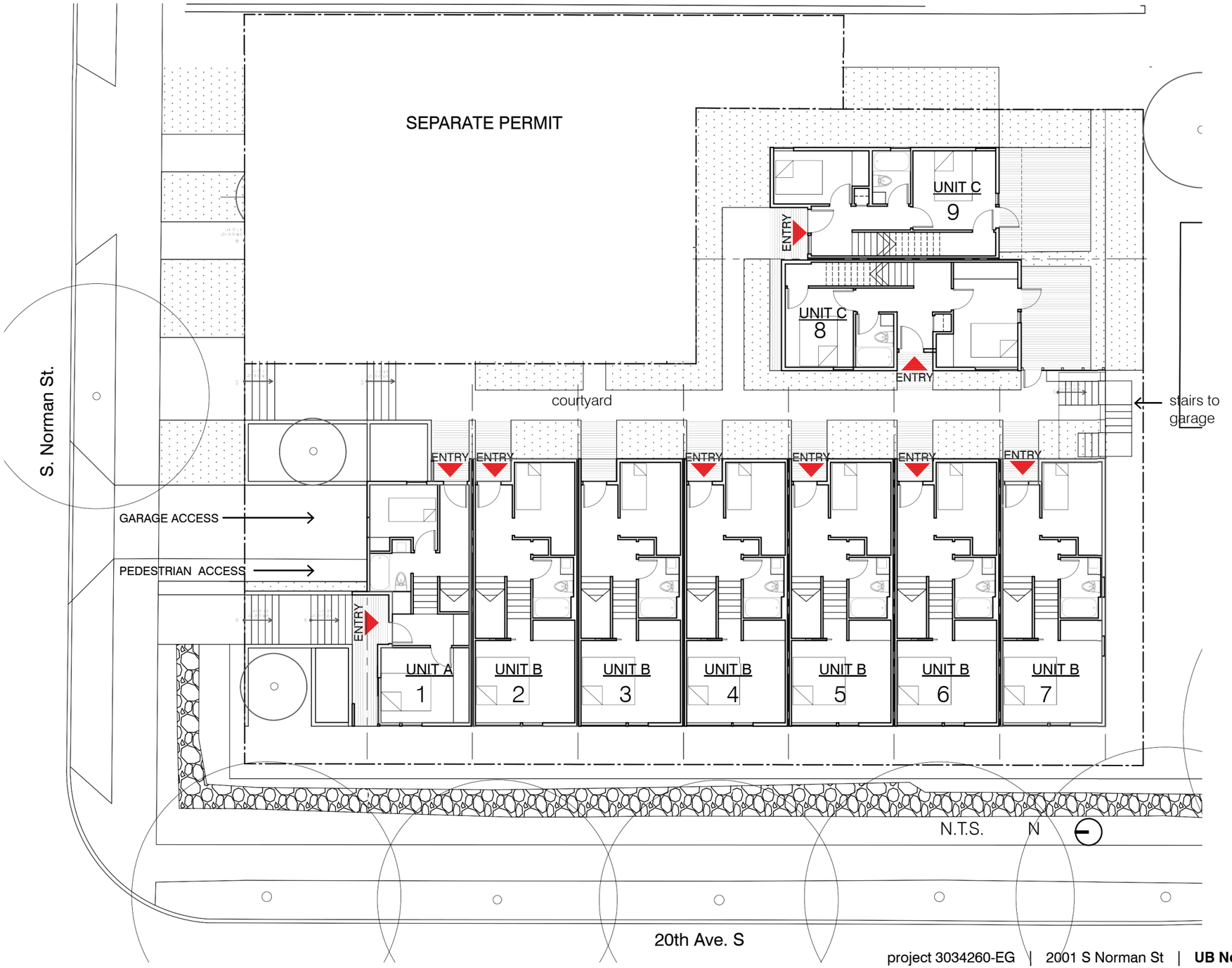
plans

garage level



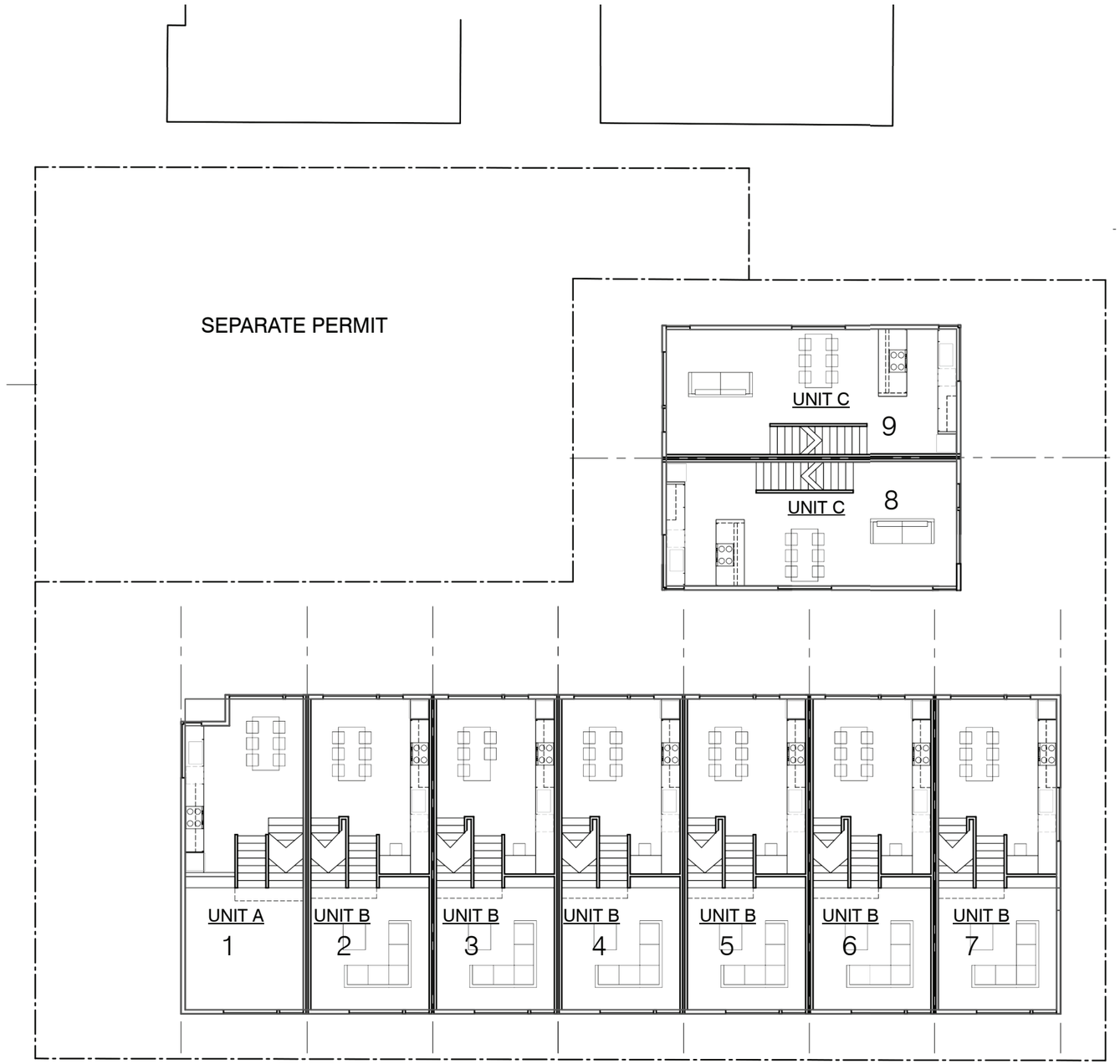
plans

level 01



plans

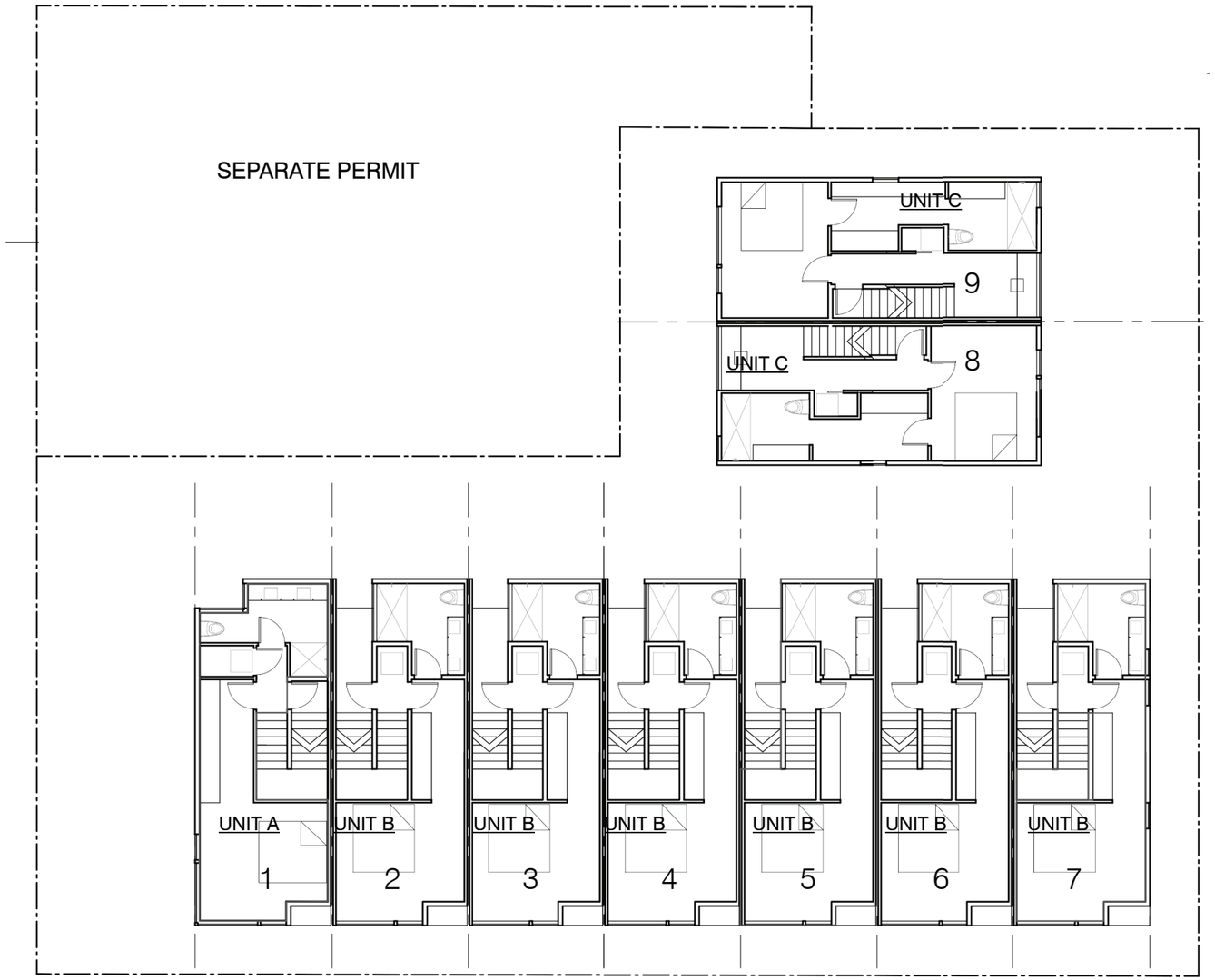
level 02



N.T.S. N

plans

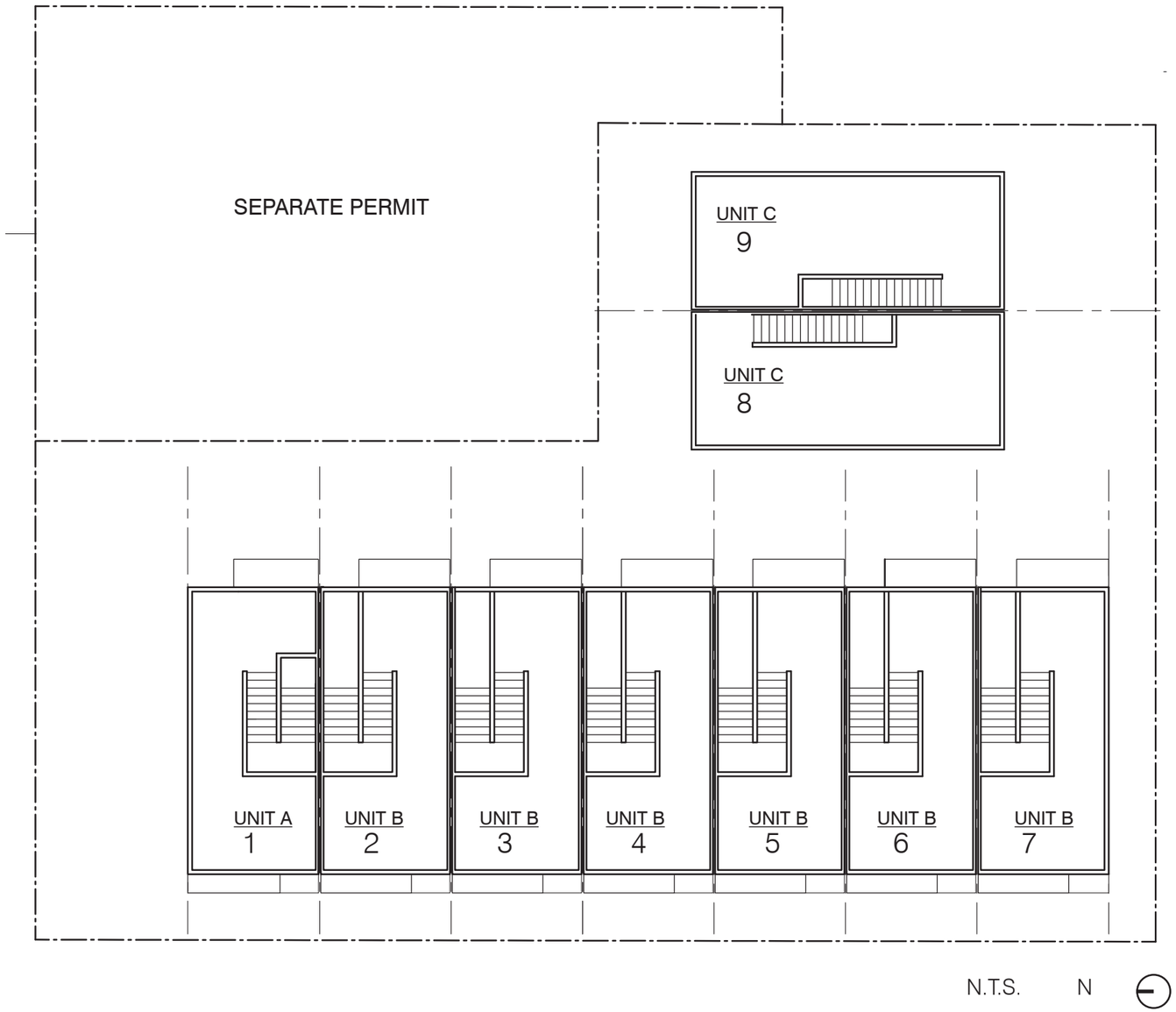
level 03



N.T.S. N

plans

roof level



N.T.S. N

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landscape plan

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia
	Blechnum spicant / Deer Fern
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Carex testacea / Orange Sedge
	Dryopteris erythrosora / Autumn Fern
	Euonymus fortunei 'Emerald Gaiety' TM / Wintercreeper
	Euonymus fortunei 'Emerald 'n' Gold' TM / Golden Wintercreeper
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea
	Hydrangea quercifolia / Oakleaf Hydrangea
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Rhododendron x 'Ramapo' / Ramapo Rhododendron
	Sarcococca ruscifolia / Fragrant Sarcococca

NATIVE SHRUBS	BOTANICAL / COMMON NAME
	Cornus sericea / Red Osier Dogwood
	Mahonia aquifolium 'Compacta' / Compact Oregon Grape
	Myrica californica / Pacific Wax Myrtle
	Polystichum munitum / Western Sword Fern
	Rhododendron macrophyllum / Pacific Rhododendron
	Rosa nutkana / Nootka Rose

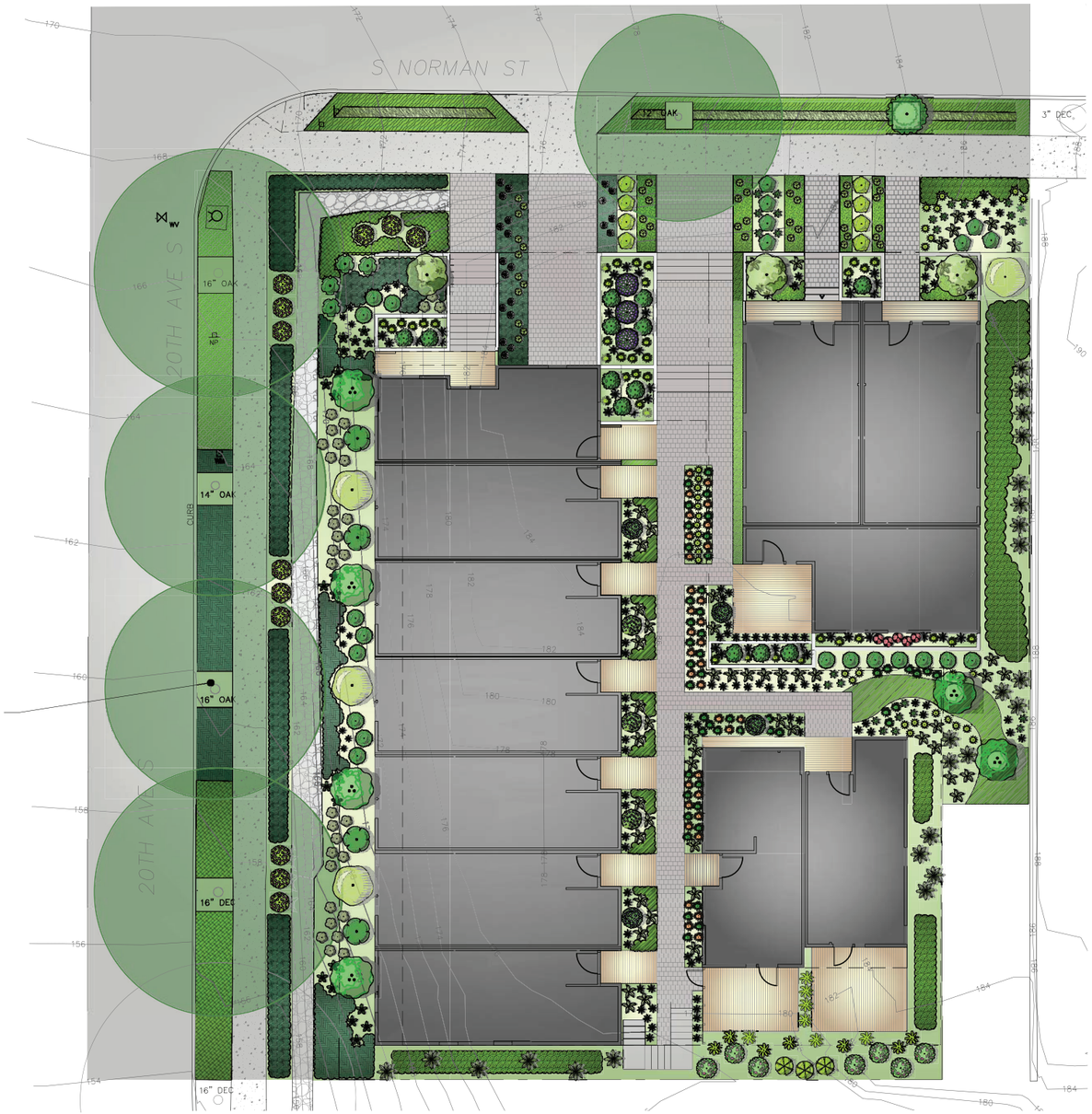
BIORETENTION	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Cornus alba / Tatarian Dogwood
	Cornus sericea 'Kelseyi' / Kelseyi Dogwood
	Panicum virgatum 'Heavy Metal' / Blue Switch Grass
	Sambucus nigra 'Black Lace' / Black Lace Elderberry

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer circinatum / Vine Maple
	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
	Carpinus caroliniana / American Hornbeam Street Tree

GROUND COVERS	BOTANICAL / COMMON NAME
	Herniaria glabra / Green Carpet
	Pachysandra terminalis / Japanese Spurge
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle
	Vinca minor 'Illumination' TM / Illumination Dwarf Periwinkle

NATIVE GROUNDCOVER	BOTANICAL / COMMON NAME
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick
	Fragaria chiloensis / Beach Strawberry
	Vancouveria hexandra / White Inside-out Flower



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perspective views



entry from Norman St.



view from north west corner



view from 20th Ave S.



courtyard view looking south

perspective views



courtyard view looking north



courtyard view from kitchen, looking north

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9.0 // adjustments request

Adjustment 1: Average Rear Setback

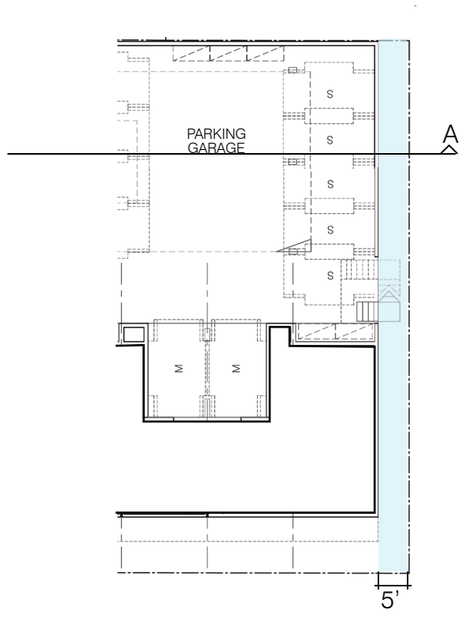
Standard: SMC23.45.518 Setbacks: Rear setbacks allowed to be 5 feet minimum and 7 feet average.

Proposed: To reduce the average setback to 5 feet along the rear lot line to allow for a partially below grade parking structure.

Rationale: While the partially below grade parking area is situated entirely below the grade of the central court, the topography along the rear lot line is sloping away to the south exposing a portion of the basement wall. This exposed portion of the wall ranges from 0'-0" and 5'-0" tall which is lower than what is allowed for a retaining wall within a setback. This means that an additional retaining wall set to the south of the façade of the parking level, could be constructed within the setback as long as the area between this wall and the structure was backfilled. This would reduce quality of open space fronting the lot to the south. Above the parking structure, townhomes 8 and 9 are set back 16'-3". At this level the average setback is 10'-0", far greater than what is required.

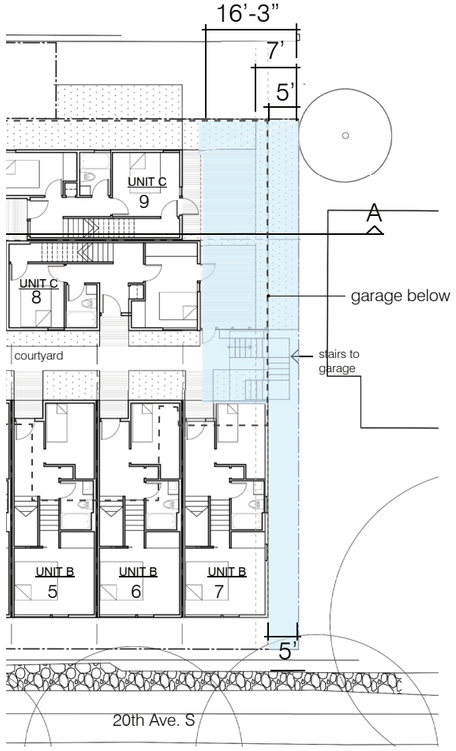
proposed setback provided

requested adjustment



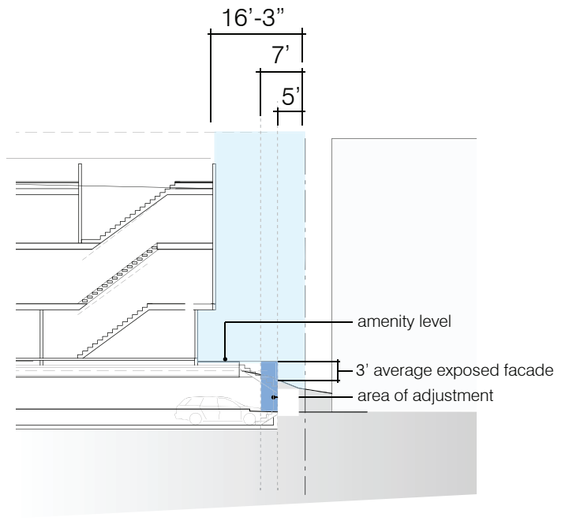
N.T.S. N

garage level



N.T.S. N

level 01



section A

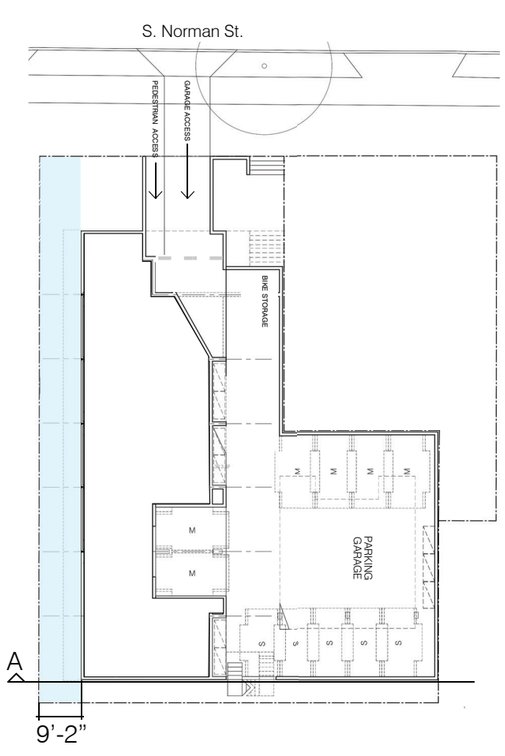
Adjustment 2: Average Side Setback

Standard: SMC23.45.518 Setbacks: Side setbacks for facades greater than 40 feet in length are allowed to be 5 feet minimum and 7 feet average.

Proposed: To reduce the average setback to 5 feet along the 20th Avenue South frontage in order to provide a 12'-8" minimum and 13'-0" average side setback in the courtyard that serves as the primary open space for the project.

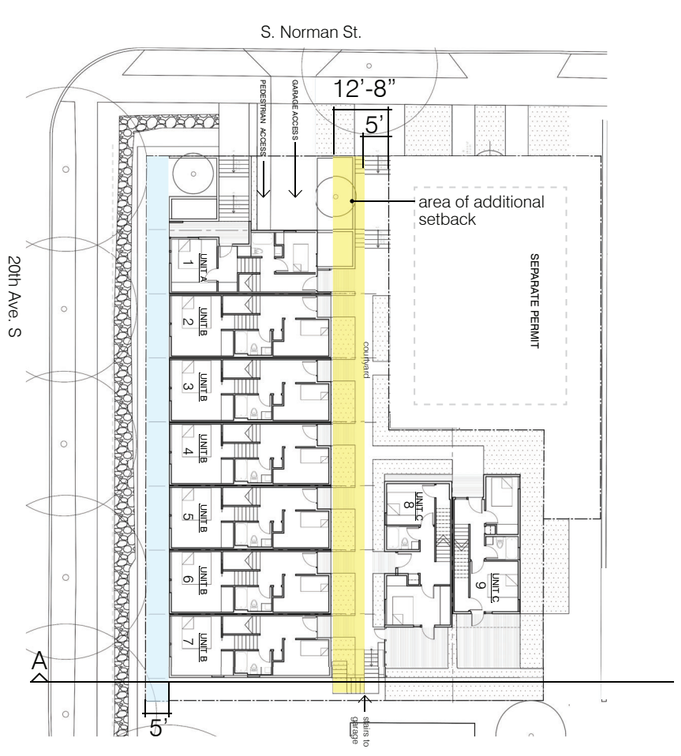
Rationale: The topography and existing rockery that fronts 20th Avenue South precludes development that is accessed along this frontage. The community making goals are best served by a wide, central, south facing, and strongly connected courtyard that connects the townhome entries and a shared common space to South Norman Street. A reduction of the average setback will allow for a stronger open space design.

proposed setback provided
setback beyond code required (amenity)
requested adjustment



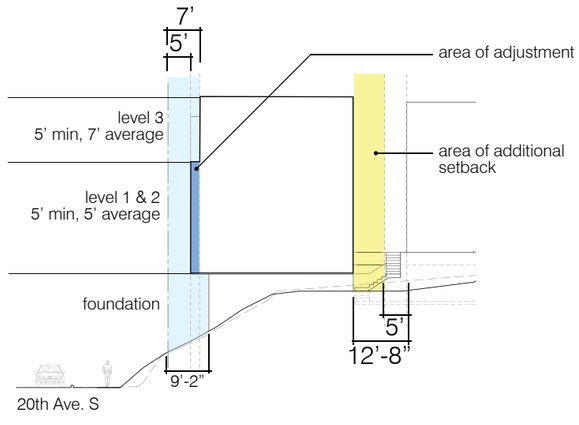
garage level

N.T.S. N



level 01

N.T.S. N



section A