

APPLICATION FOR STREAMLINED DESIGN REVIEW GUIDANCE

PROPERTY ADDRESS: 2214 12th Avenue W

PROJECT NUMBER: 3032191-EG

OWNER/LESSEE NAME: Barcelo Homes Inc

CONTACT PERSON: George Ostrow
VELOCIPEDe architects inc
3104 Western Ave # 102
Seattle, WA 98121
206.529.9356
george@velocipede.net

APPLICANT NAME: George Ostrow

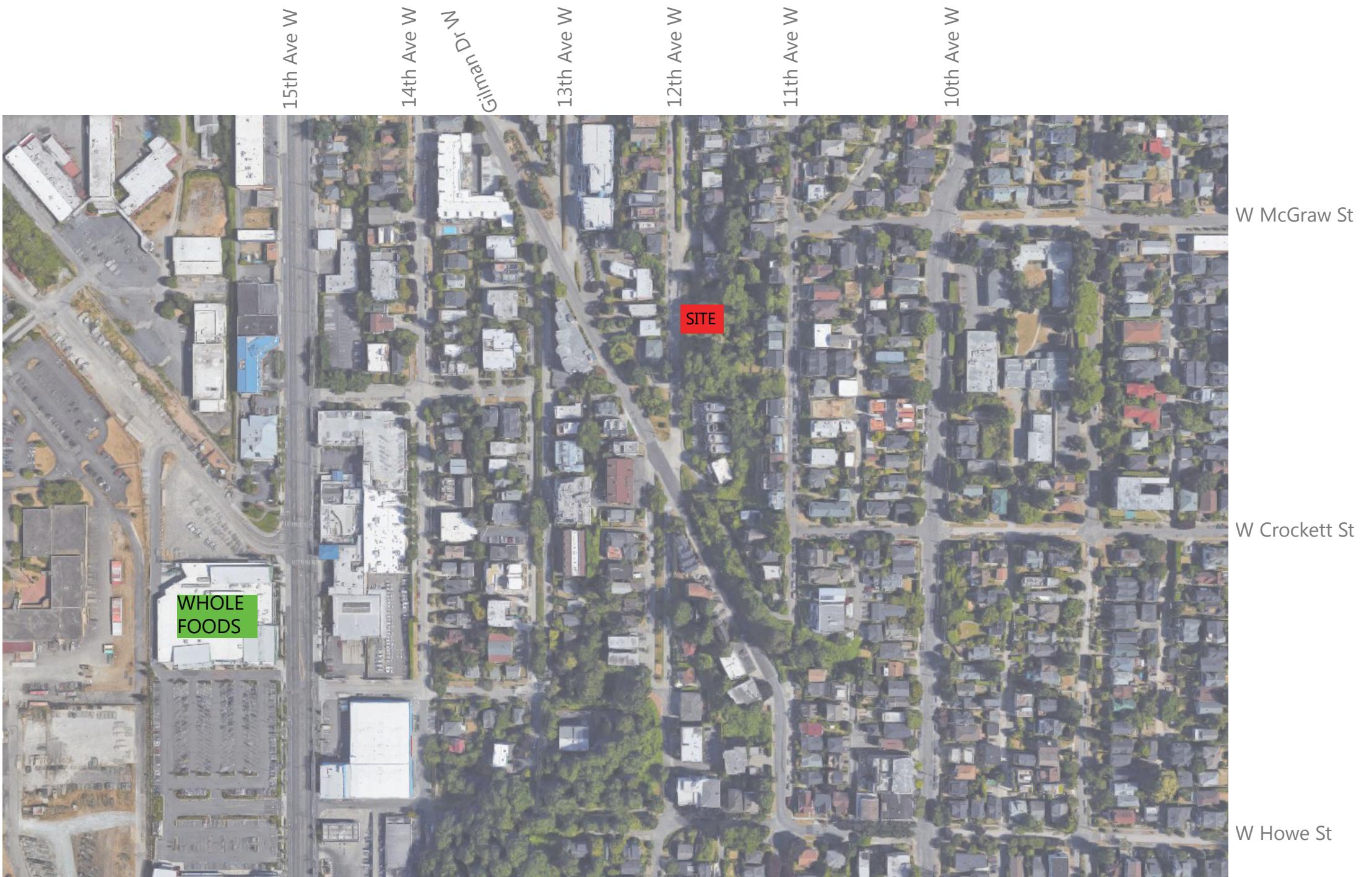
DESIGN PROFESSIONAL: VELOCIPEDe architects inc
3104 Western Ave # 102
Seattle, WA 98121
206.529.9356
george@velocipede.net



VELOCIPEDe architects inc

CONTEXT

AERIAL IMAGE



AERIAL PHOTOGRAPH FROM GOOGLE MAPS



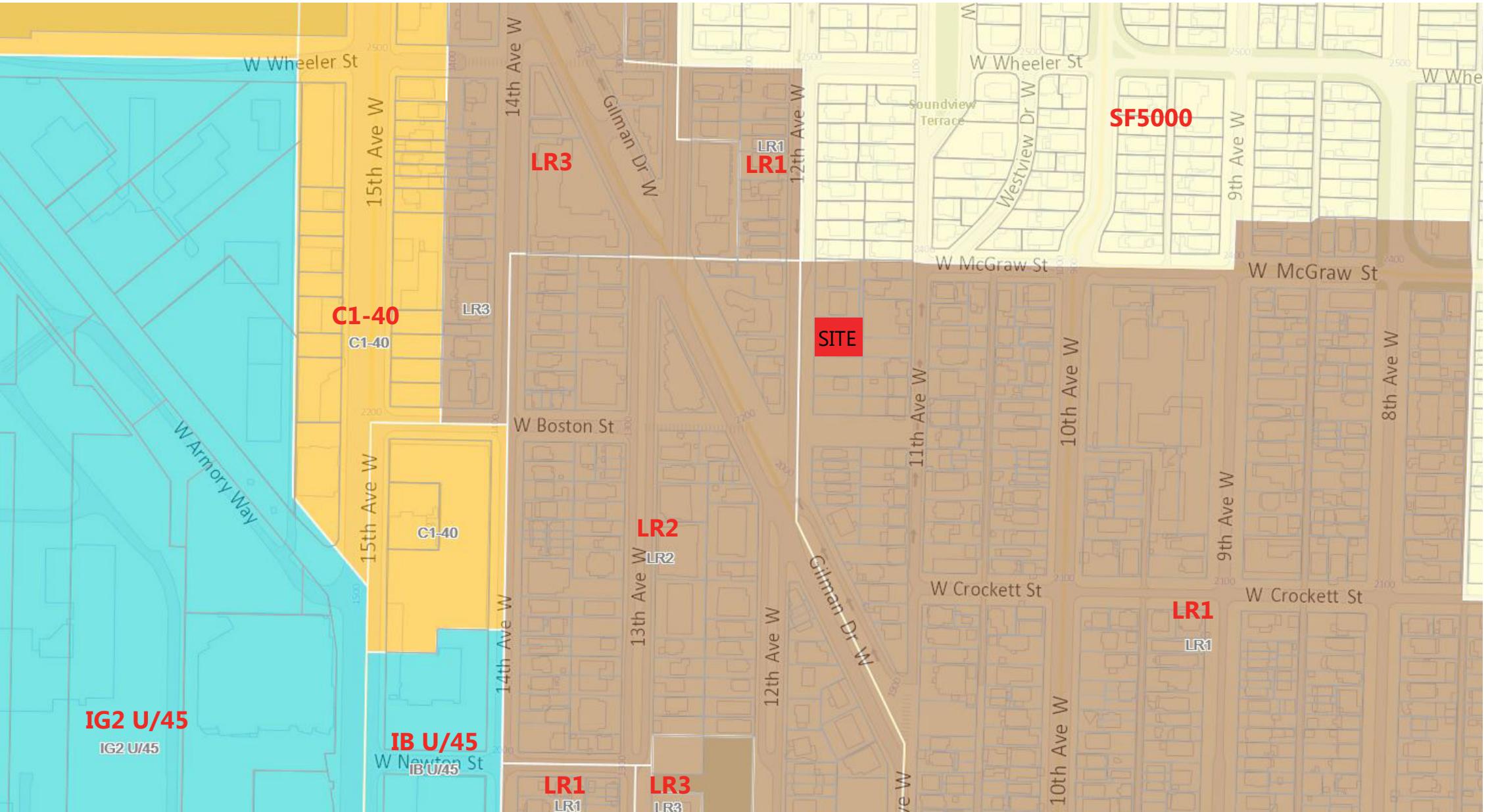
2214 12th Avenue W

Streamlined Design Review, 29 May 2018

Project # 3032191-EG

CONTEXT

ZONING



ZONING MAP FROM SDCI GIS



CONTEXT

KROLL MAP



PARTIAL MAP FROM KROLL MAP PAGE 87

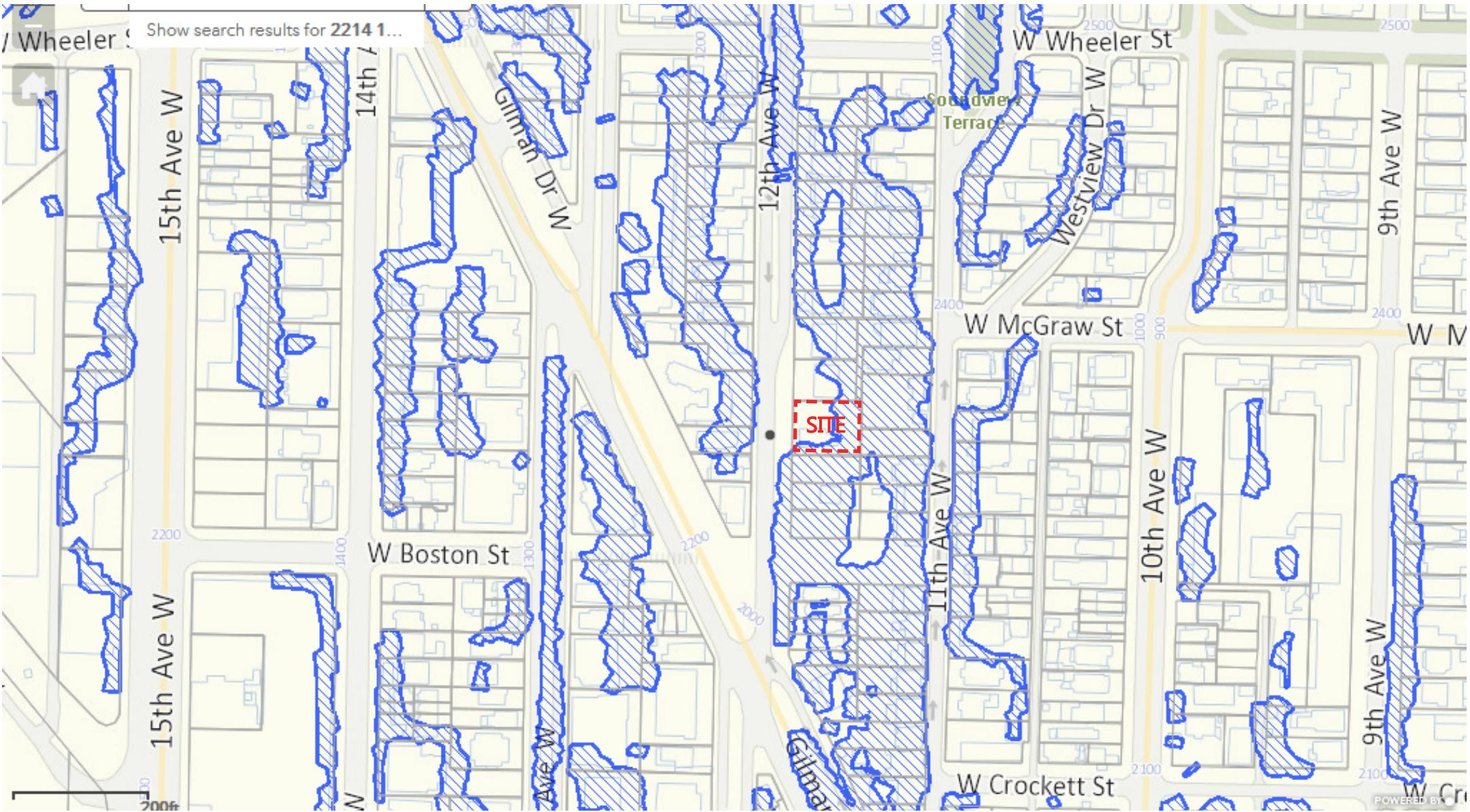
2214 12th Avenue W

Streamlined Design Review, 29 May 2018

Project # 3032191-EG

CONTEXT

STEEP SLOPE



STEEP SLOPE LAYER FROM SDCI GIS



CONTEXT

STREET CHARACTER



W WHEELER ST

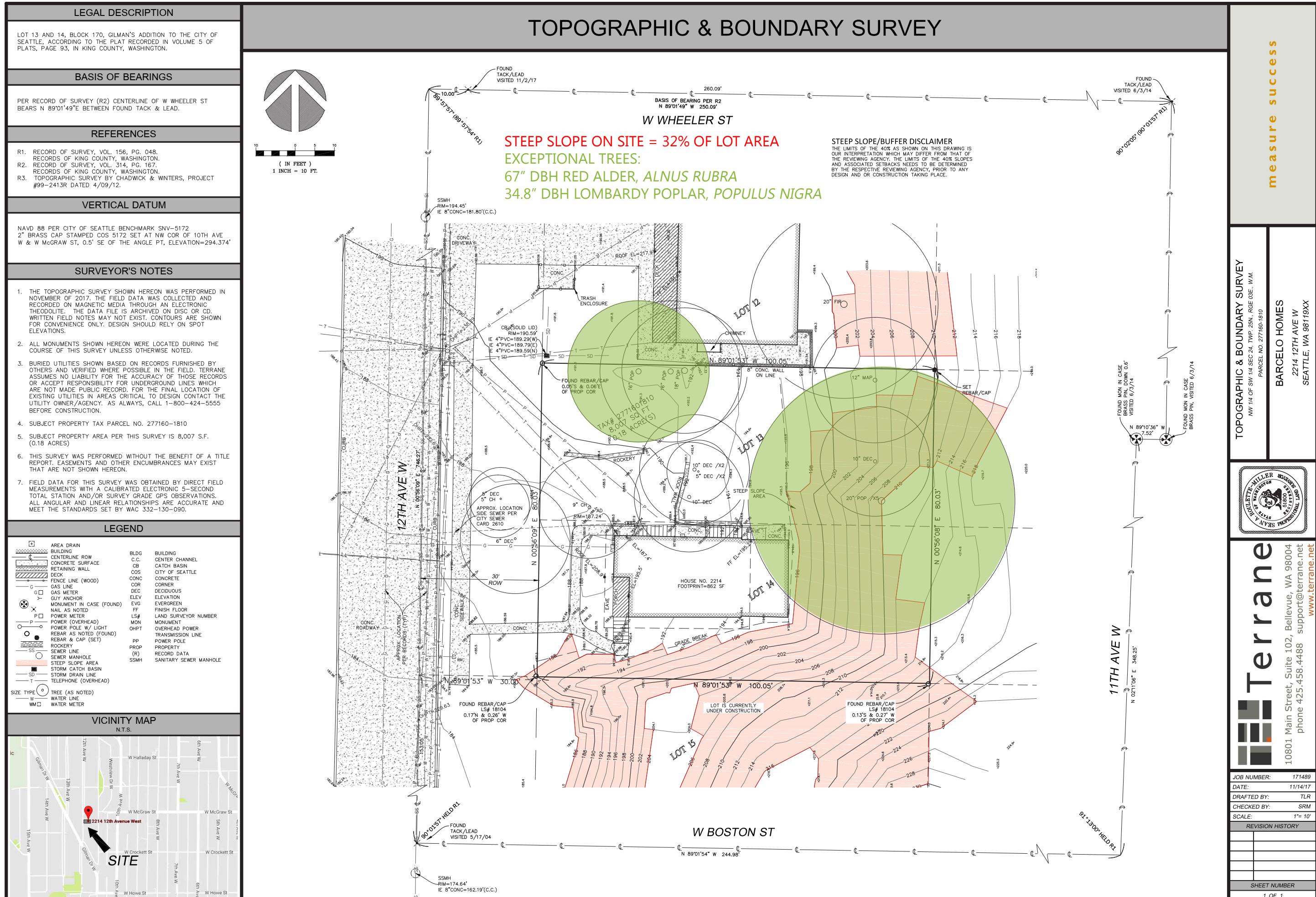
12TH AVENUE W, EAST SIDE OF STREET

2214 12th Avenue W

Streamlined Design Review, 29 May 2018

Project # 3032191-EG





PROPOSAL

The development objectives of this project are to design and construct four new three-story townhouse units and one three-story single family house, all with roof top decks. Five parking stalls will be provided in an open garage under the single family house at the rear of the site with driveway access from the street. The existing unoccupied single family house will be removed.

NUMBER OF RESIDENTIAL UNITS: 5
STRUCTURE HEIGHT: 30'
NUMBER OF PARKING STALLS: 5

PARCEL NUMBER:
277160-1810

LEGAL DESCRIPTION:
LOT 13 AND 14, BLOCK 170, GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

ANALYSIS OF CONTEXT

The site is located in an area zoned LR1 halfway up the west slope of Queen Anne Hill from the Interbay commercial strip on 15th Avenue W. Nearby zoning includes LR2, LR3, SF5000. The neighborhood is currently a mix of single family homes, townhouses and apartments. The pattern of development along the hill is long slot buildings oriented toward the view to the west and south.

The site topography is relatively level at the existing house site, with a mapped ECA steep slope to the south and east. There are several trees on-site and two exceptional trees.

ADDRESS: 2214 12th Avenue W
LOT SIZE: 8000 square ft
ZONING: LR1
OVERLAY: None
PARKING REDUCTION AREA: 50% reduction allowed for frequent transit

DESIGN APPROACH

The approach to the design of these townhouses is characterized by the goal of providing livable infill density that responds to the site and its surroundings. The buildings are sited to provide a livable multifamily complex that minimizes intrusion into the steep slope.

The buildings are oriented to address the street and view with large windows and entrances on 12th Avenue W. Biplanters and landscaping provide foliage and a transition element to the entrances of the homes. Facades are articulated in volume, texture and color to provide visual interest and a layered building mass. The open space between the two structures provides a courtyard and common entry to both the east and west structures. Roof decks overlooking the view provide private outdoor space for the residents. Parking is provided behind the west units out of sight from the street.

SITE PLAN

AS PROPOSED:

5 UNITS

5 PARKING STALLS

8673 FAR

2 EXCEPTIONAL TREES

REMOVED

30% ENCROACHMENT

INTO STEEP SLOPE

LEGEND:

UNIT FOOTPRINTS

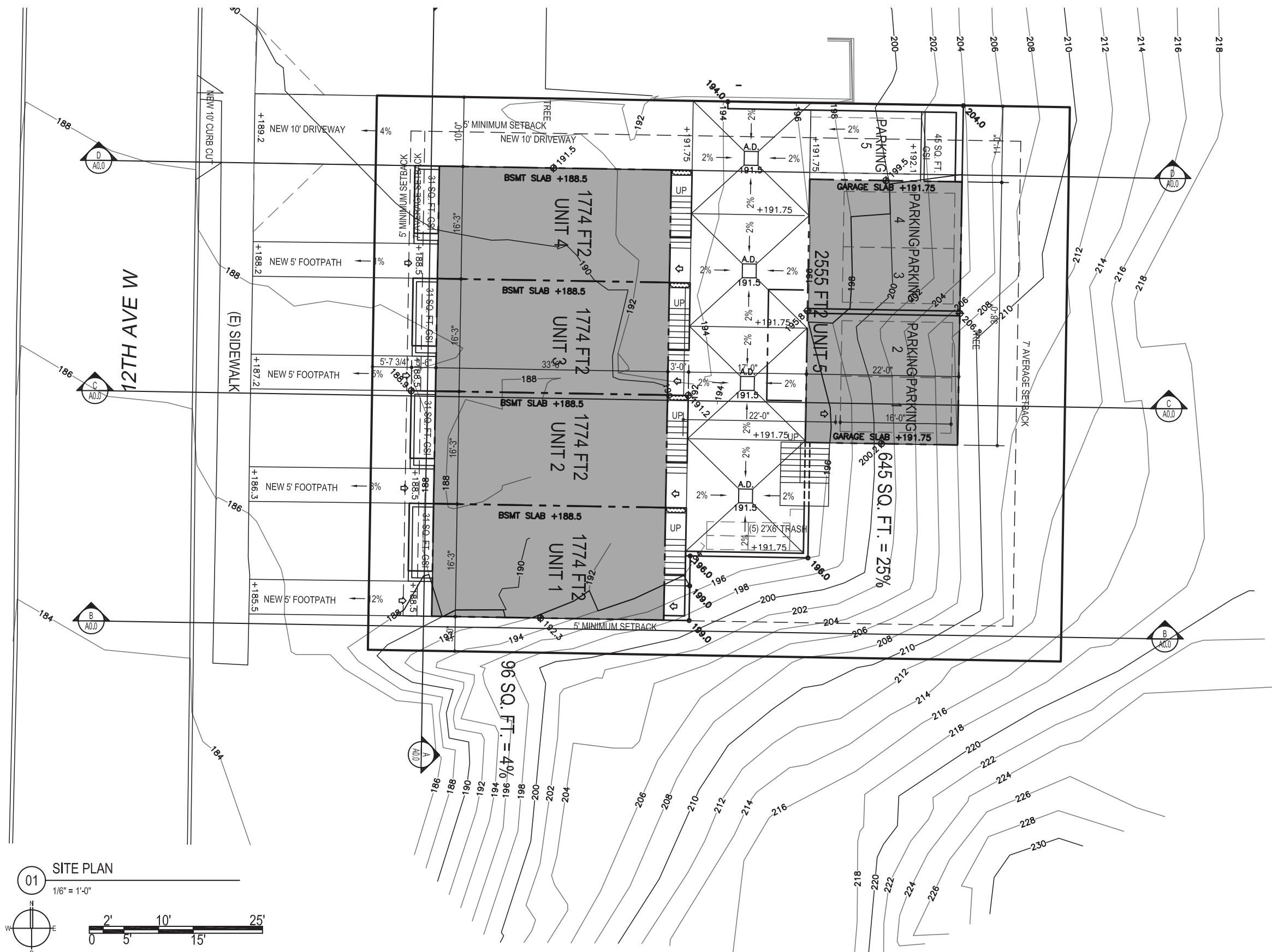


PARCEL NUMBER:

277160-1810

LEGAL DESCRIPTION:

LOT 13 AND 14, BLOCK 170, GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.



SITE PLAN

AS PROPOSED:
DRIVEWAY AND
PARKING

LEGEND:

DRIVEWAY



PARKING

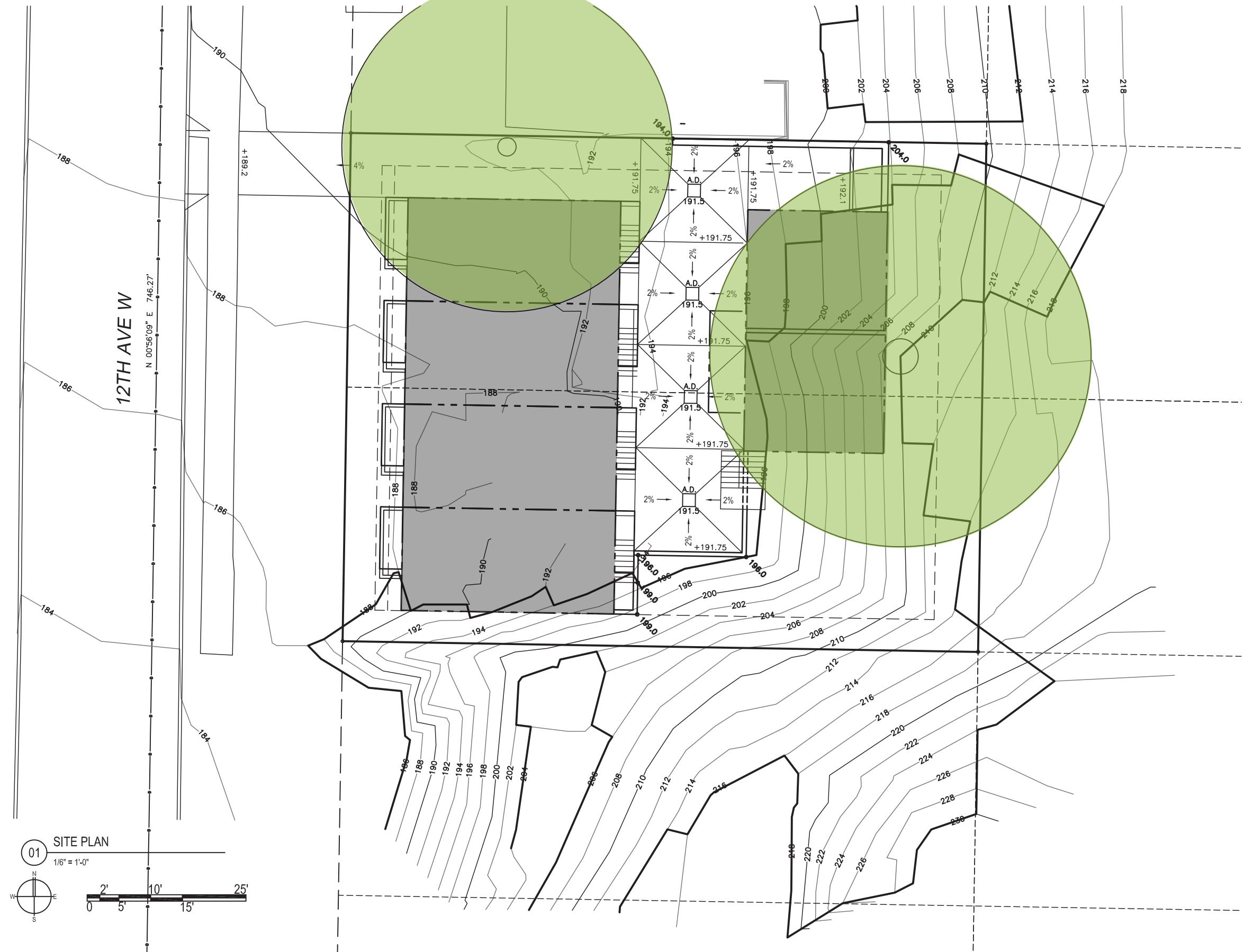


SITE PLAN

EXCEPTIONAL TREES

LEGEND

TREE PROTECTION
ZONE



SITE PLAN ALTERNATE

EXCEPTIONAL TREE
DEVELOPMENT STANDARD
ADJUSTMENT

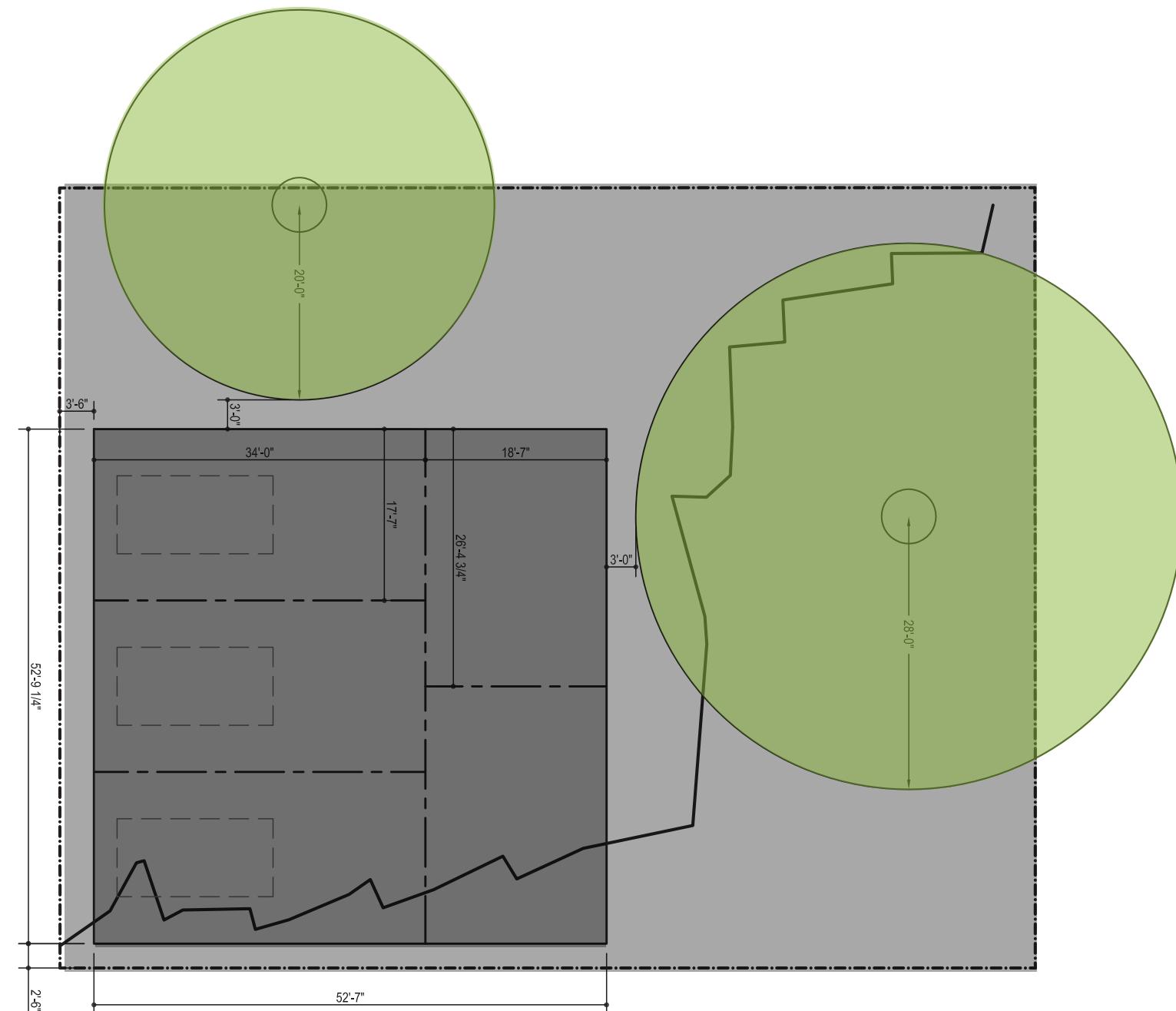
23.41.018.D.4.a:
SETBACK REDUCTION 50%

25.11.070.A.3.b:
PARKING QUANTITY
REDUCTION

FAR: 6735 FT²
PARKING: 3 STALLS

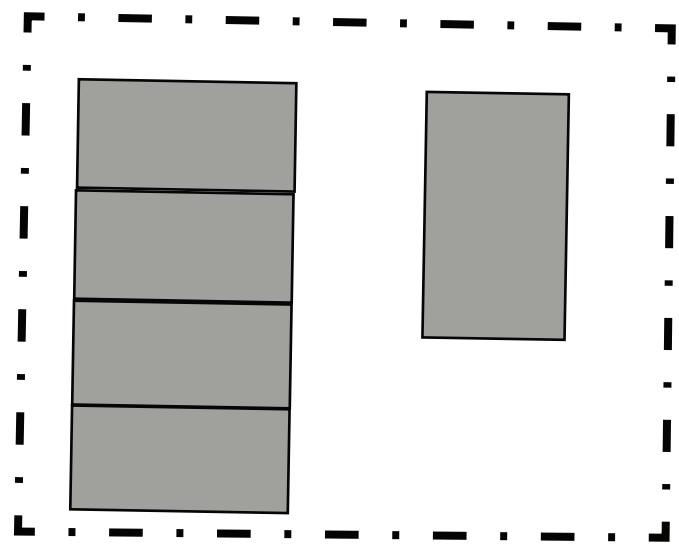
LEGEND

TREE PROTECTION
ZONE



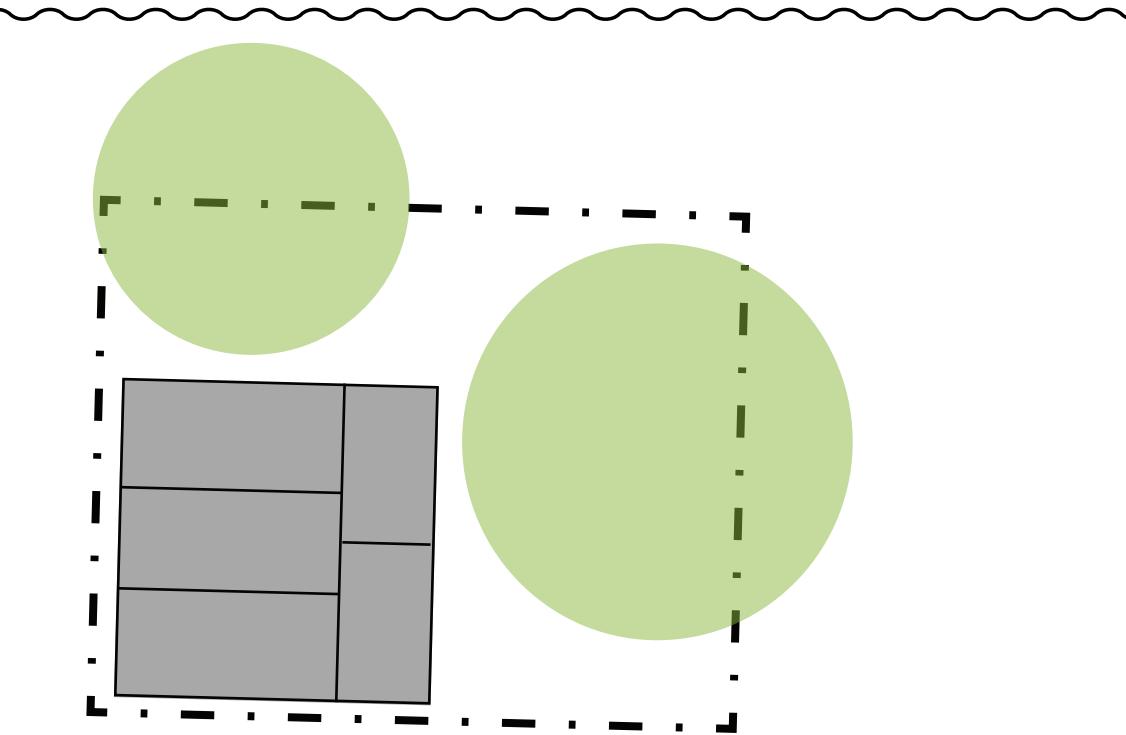
FLOOR AREA DEVELOPMENT ANALYSIS

DEVELOPMENT POTENTIAL OF SITE COMPARED WITH DEVELOPMENT POTENTIAL WITH FULL AVOIDANCE OF EXCEPTIONAL TREE PROTECTION ZONES



SITE DEVELOPMENT POTENTIAL,
PROPOSED:

# OF UNITS:	5
# OF PARKING STALLS:	5
TOTAL FAR:	8673 FT2
% OF ZONE MAX FAR:	99%



DEVELOPMENT POTENTIAL WITH FULL
AVOIDANCE OF EXCEPTIONAL TREE
PROTECTION ZONE:

# OF UNITS:	5
# OF PARKING STALLS:	3
TOTAL FAR:	7608 FT2
% OF ZONE MAX FAR:	86%

PRECEDENT

STUDY

2204 12TH AVENUE W
(SOUTH NEIGHBOR)

TOPOGRAPHIC SURVEY
FROM PLAN SET
APPROVED 11/18/2013

(3) 40X100 LOTS (12000 FT²)
1 EXCEPTIONAL TREE
(32" FIR > 30" DOUGLAS FIR)



VELOCIPEDe architects inc

SITE PLAN

STEEP SLOPES

PROPOSED DEVELOPMENT
COMPARED TO STEEP SLOPE

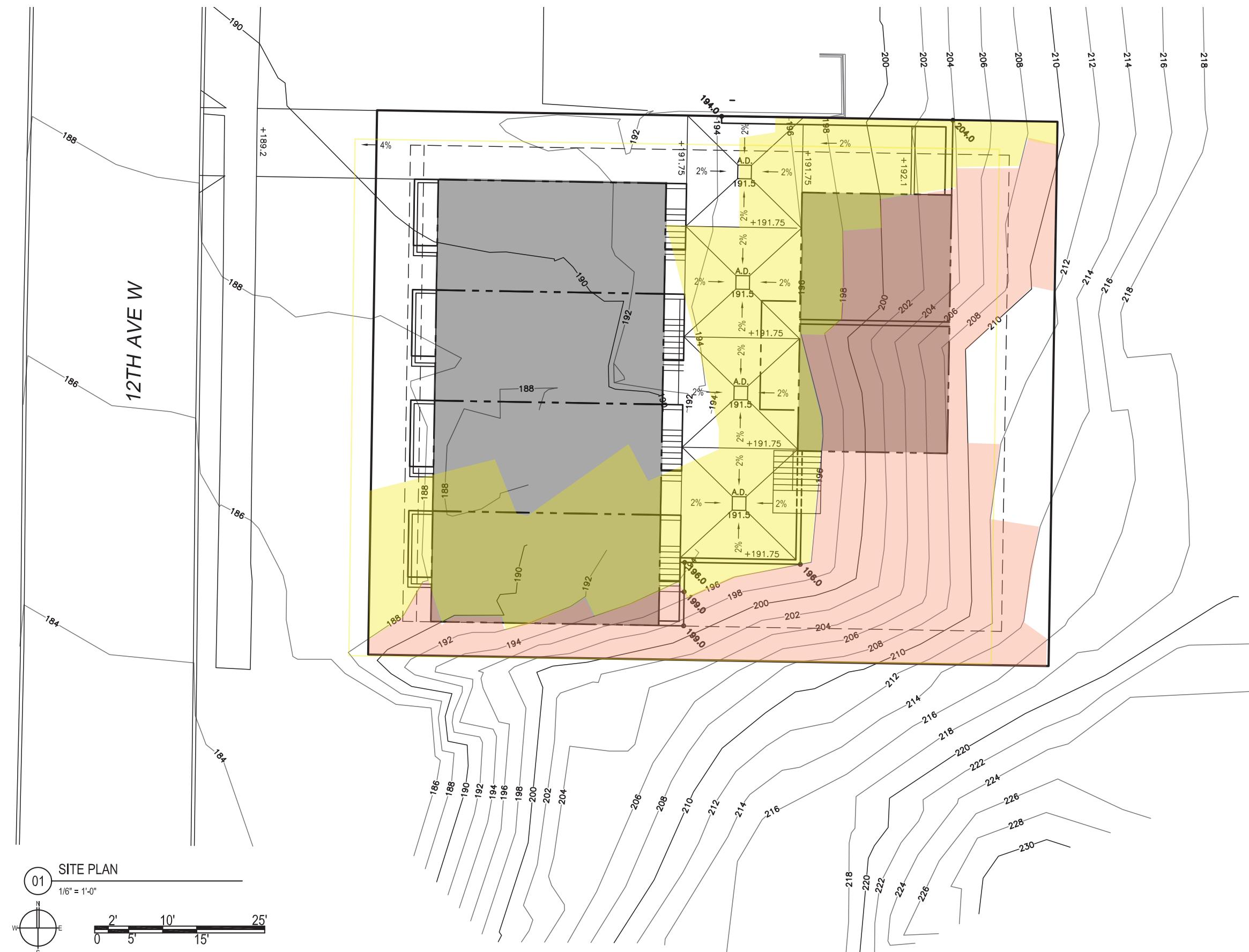
ENCROACHMENT INTO
STEEP SLOPE: 30 %

LEGEND

STEEP SLOPE



15' STEEP
SLOPE BUFFER



SITE PLAN

STEEP SLOPE VARIANCE:

FRONT YARD SETBACK
REDUCTION TO 0'

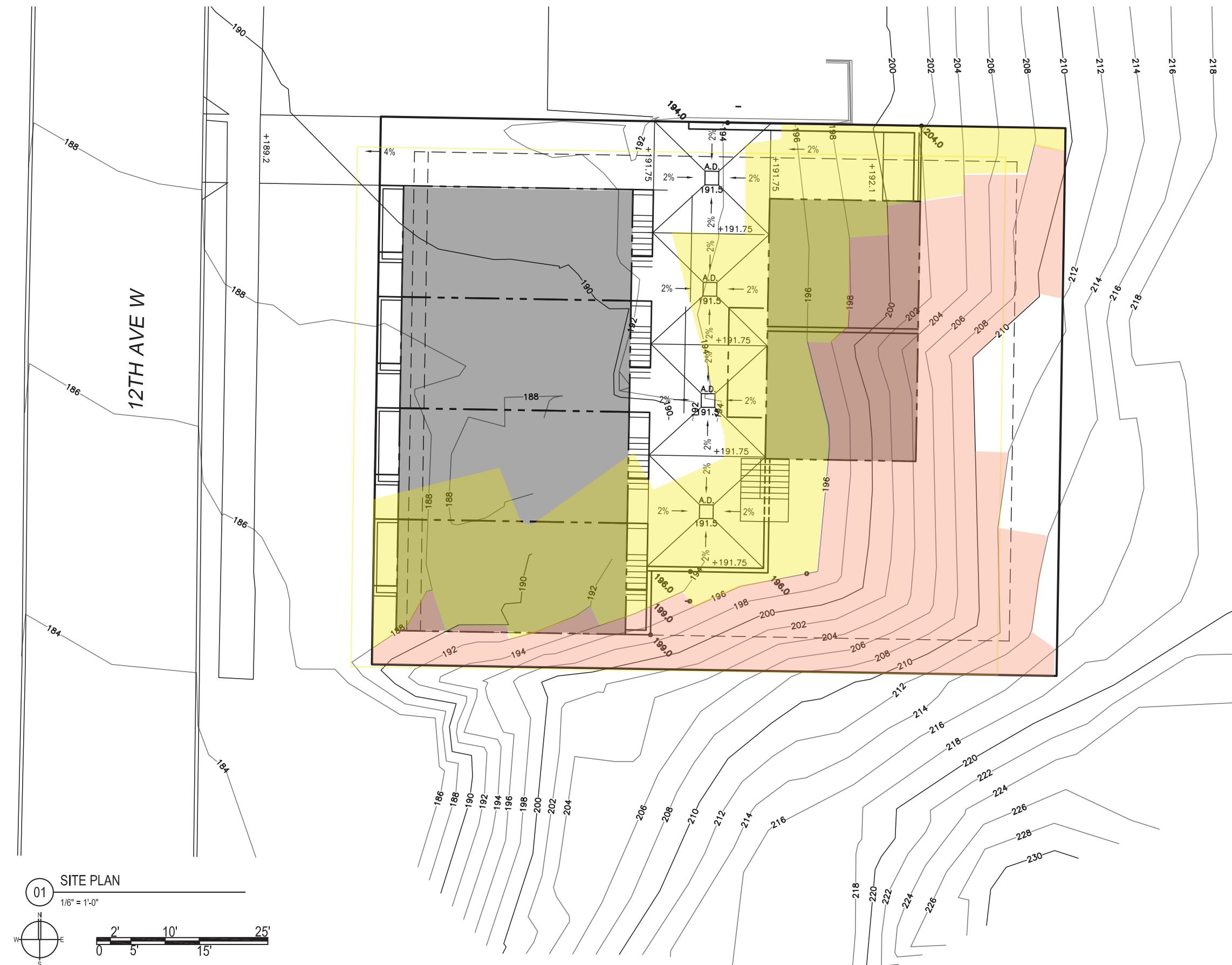
ENCROACHMENT INTO
STEEP SLOPE: 22 %

LEGEND

STEEP SLOPE



15' STEEP
SLOPE BUFFER



VELOCIPEDe architects inc

SITE PLAN

STEEP SLOPE VARIANCE:

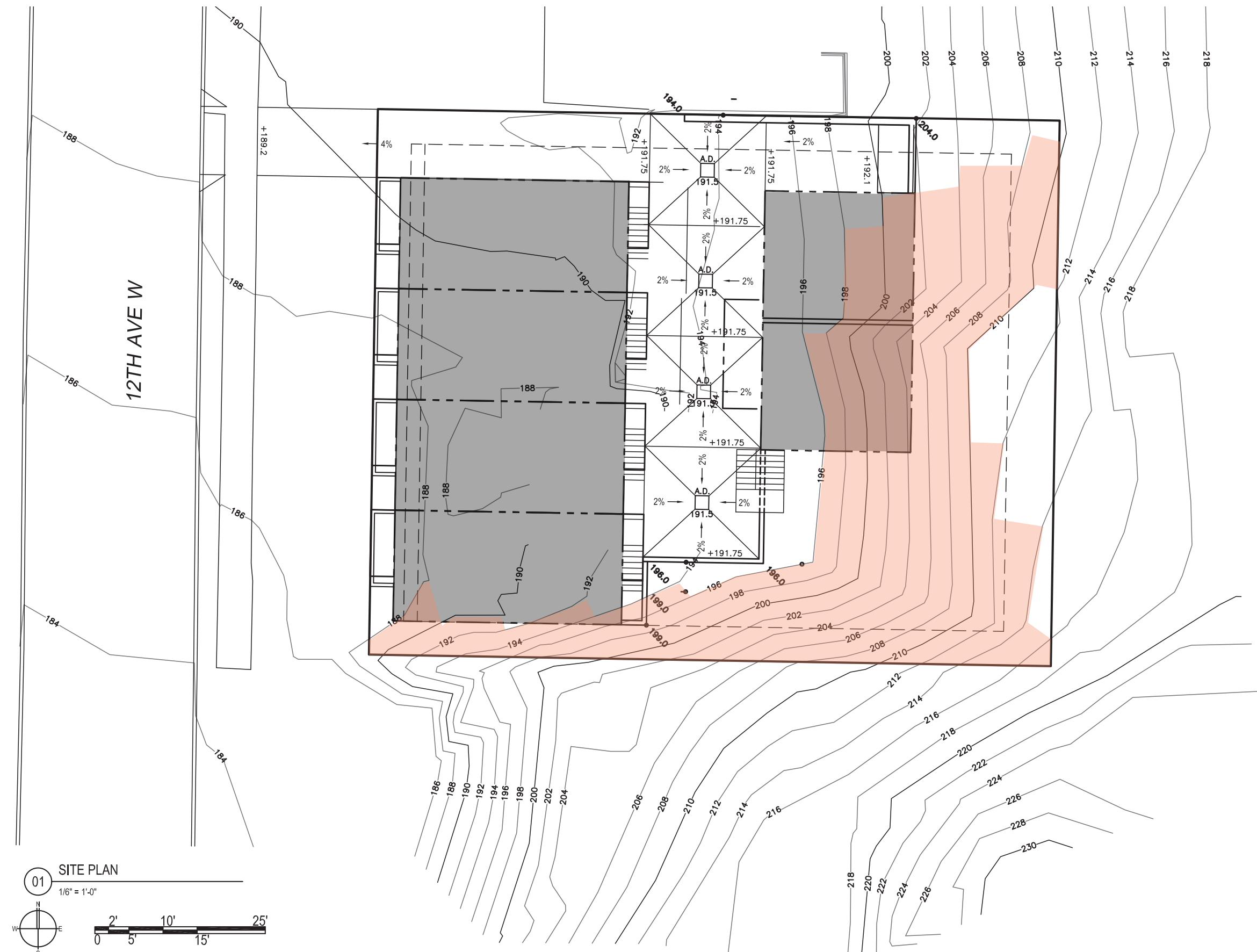
FRONT YARD SETBACK
REDUCTION TO 0'

STEEP SLOPE BUFFER
ELIMINATED

ENCROACHMENT INTO
STEEP SLOPE: 22 %

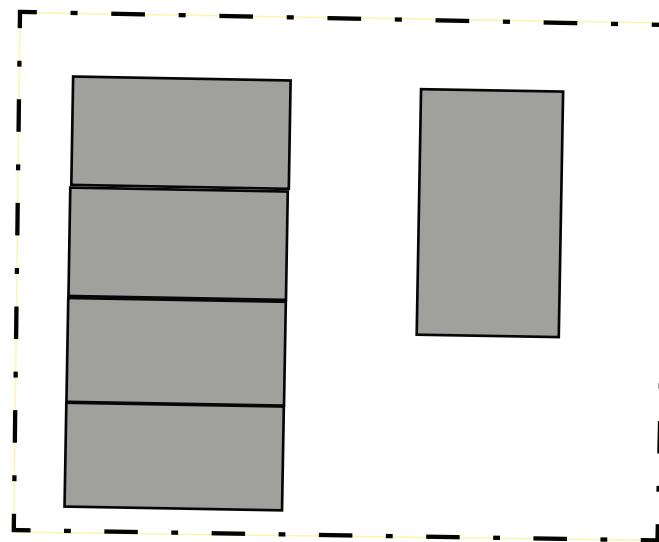
LEGEND

STEEP SLOPE



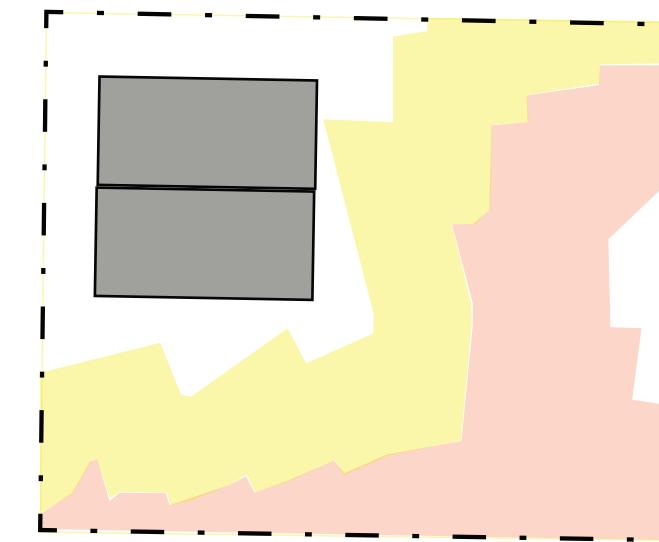
SITE DEVELOPMENT HARDSHIP

DEVELOPMENT POTENTIAL OF SITE COMPARED WITH DEVELOPMENT POTENTIAL IN FULL COMPLIANCE WITH STEEP SLOPE STANDARDS



SITE DEVELOPMENT POTENTIAL, IF NO STEEP SLOPE OR BUFFER ON SITE:

# OF UNITS:	5
# OF PARKING STALLS:	5
TOTAL FAR:	8872 FT ²
% OF ZONE MAX FAR:	94%



SITE DEVELOPMENT POTENTIAL IN COMPLIANCE WITH ALL STEEP SLOPE STANDARDS:

# OF UNITS:	2
# OF PARKING STALLS:	0
TOTAL FAR:	3252 FT ²
% OF ZONE MAX FAR:	35%

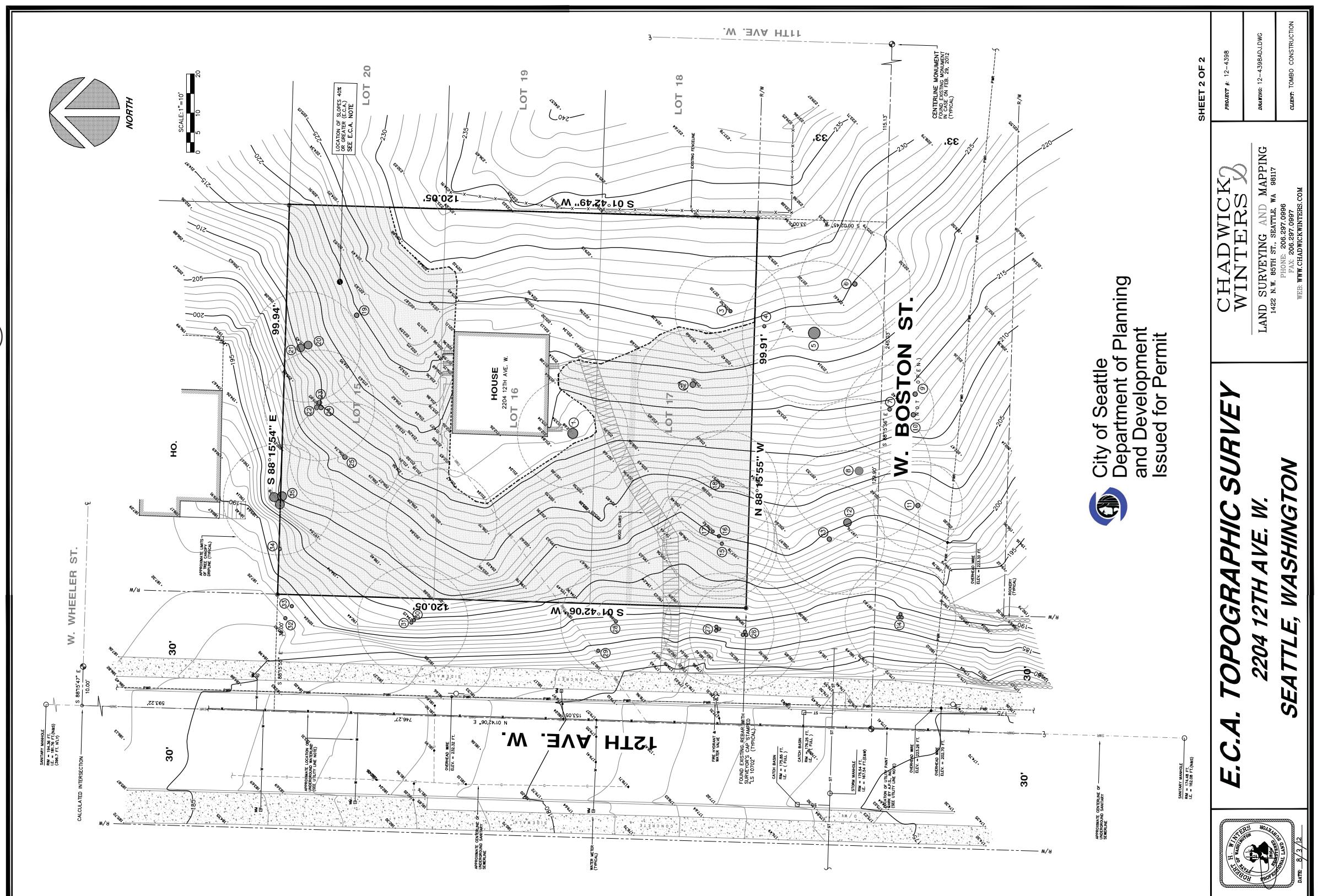
PRECEDENT

STUDY

2204 12TH AVENUE W
(SOUTH NEIGHBOR)

TOPOGRAPHIC SURVEY
FROM PLAN SET
APPROVED 11/18/2013

(3) 40'X100' LOTS (12000 FT2)
80% STEEP SLOPE



2214 12th Avenue W

Streamlined Design Review, 29 May 2018

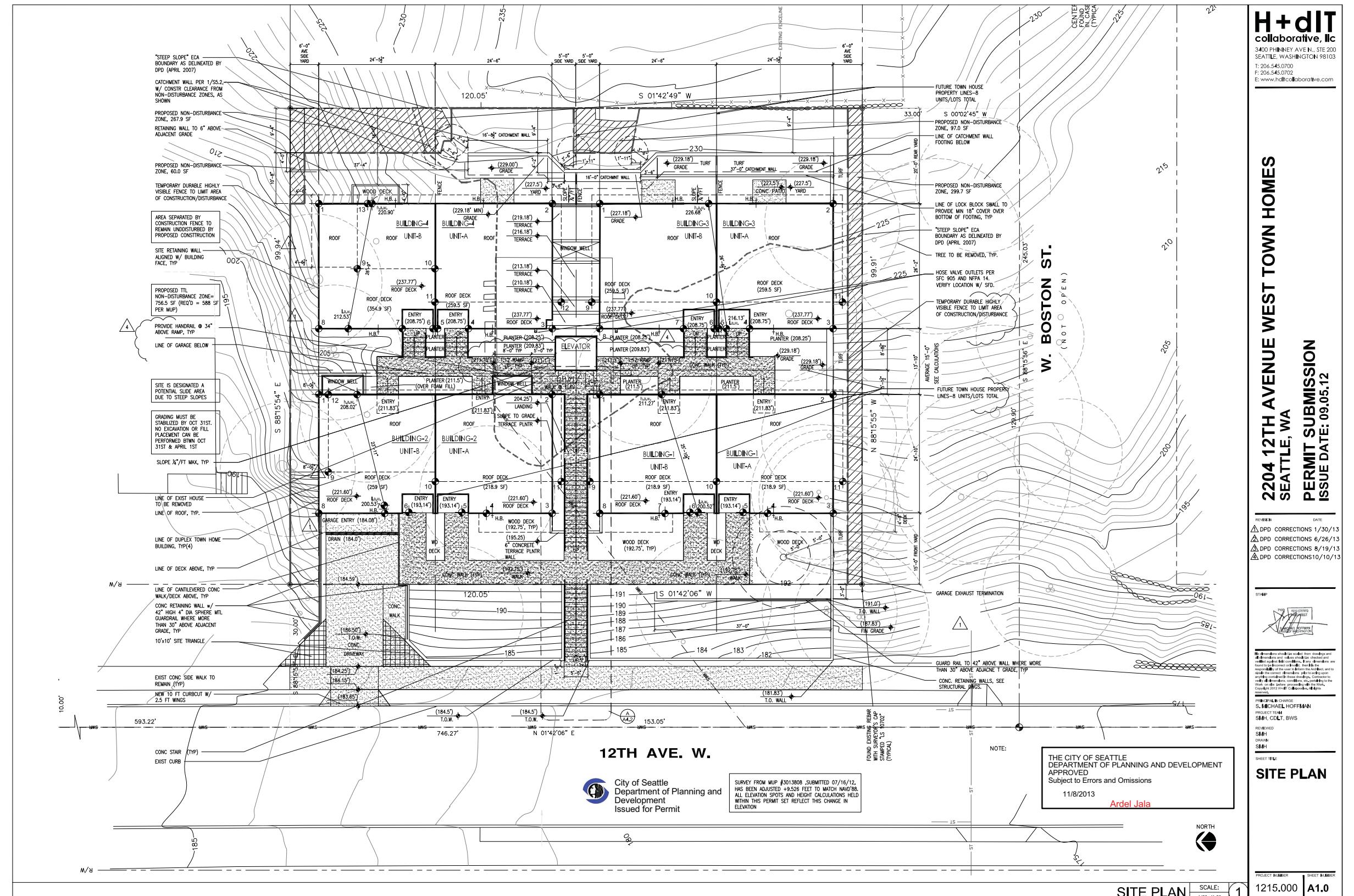
Project # 3032191-EG

PRECEDENT STUDY

2204 12TH AVENUE W
(SOUTH NEIGHBOR)

SITE PLAN
FROM PLAN SET
APPROVED 11/18/2013

93% ENCROACHMENT
IN STEEP SLOPE



VELOCIPEDe architects inc

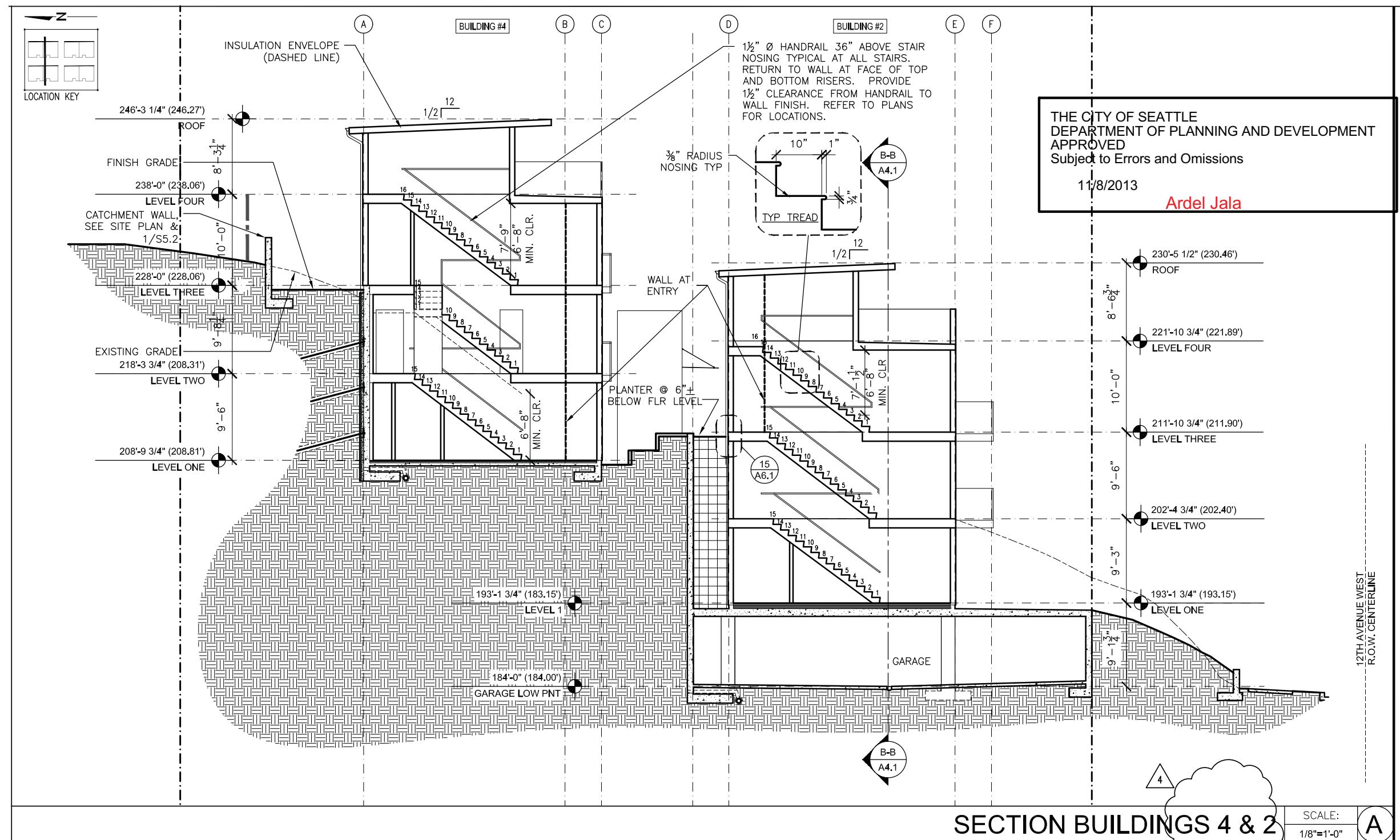
PRECEDENT

STUDY

2204 12TH AVENUE W
(SOUTH NEIGHBOR)

BUILDING SECTION
FROM PLAN SET
APPROVED 11/18/2013

93% ENCROACHMENT
IN STEEP SLOPE



PRECEDENT STUDY

2204 12TH AVENUE W
(SOUTH NEIGHBOR)

PHOTOS OF 2204 AND
2214 12TH AVENUE W
10/12/2017



VELOCIPEDe architects inc

HIGH PRIORITY DESIGN GUIDELINES

AS RECEIVED FROM SDCI PLANNER

CONTEXT AND SITE

- CS1. NATURAL SYSTEMS & SITE FEATURES
 - B. SUNLIGHT NATURAL VENTILATION
- CS2. URBAN PATTERN AND FORM
 - A. LOCATION IN THE CITY/NEIGHBORHOOD
 - B. ADJACENT SITES, STREETS, OPEN SPACES
 - C. RELATIONSHIP TO THE BLOCK
 - D. HEIGHT BULK AND SCALE
- CS3. ARCHITECTURAL CONTEXT AND CHARACTER
 - A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

DESIGN RESPONSE -

The buildings have been sited to allow for daylight on at least two sides, as well as cross ventilation in all units. All units have adjacent outdoor spaces that provide privacy and views of foliage. The buildings are stepped up the hill to respond to the topography and long views to the west. The structure fronting the street has been designed to create an attractive street-edge that activates the street and contributes to the varied architectural character of the neighborhood.

The bulk and scale of the structures is consistent with existing multifamily structures on north and south neighboring properties as well as on the rest of the hillside.

PUBLIC LIFE

- PL2. WALKABILITY
 - D. WAYFINDING
- PL3. STREET LEVEL INTERACTION
 - A. ENTRIES
- PL4. ACTIVE TRANSIT
 - A. PLANNING AHEAD FOR BICYCLES

DESIGN RESPONSE -

The entry to each townhouse unit is distinguished with an accent door color, a front stoop and a sheltering canopy. The landscaping and stormwater bioplanters shape a transition space to the entry of the home and are an identifying element for each unit. The entry stoop offers opportunity for personalization, privacy and safety for the residents. The entry to the single family residence at the rear of the site has an entry stair leading to a recessed overhang at the unit entry door with an accent color at the door providing a clear yet private entry for the residence.

Bicyclists arrive at the site the same way that pedestrians and vehicles do, by using the driveway to reach the central plaza.

DESIGN CONCEPT

- DC1. PROJECT USES AND ACTIVITIES
 - B. VEHICULAR ACCESS AND CIRCULATION
- DC2. ARCHITECTURAL CONCEPT
 - A. MASSING
 - B. ARCHITECTURAL & FAÇADE COMPOSITION
 - C. SECONDARY ARCHITECTURAL FEATURES
 - D. SCALE AND TEXTURE
- DC3. OPEN SPACE CONCEPT
 - A. BUILDING-OPEN SPACE RELATIONSHIPS
 - C. DESIGN
- DC4. EXTERIOR ELEMENTS & MATERIALS
 - A. EXTERIOR ELEMENTS & FINISHES

DESIGN RESPONSE -

Parking is provided at the rear of the site via a 10' wide driveway that becomes an 'interior plaza' between the units. The paving materials have been selected to distinguish the driveway and plaza from the sidewalk and street to create an interior open space that can function as a multipurpose area for the residents.

The buildings have been designed with consideration for composition, proportion, material and scale. The mass of the buildings has been broken down by articulating the volumes of the street facade, as well as with siding material, texture and color. The facade articulation reflects the major/minor space planning of the interior of the units as well as the interior stair.

The living spaces on the ground floor provide connection to the exterior open spaces, site circulation and public street. The landscaping includes plantings that are appropriate to their site conditions and will complement the architectural design.

DESIGN STANDARD ADJUSTMENTS

NONE PROPOSED

ARCHITECTURAL CONCEPT

PERSPECTIVES



AERIAL PERSPECTIVE FROM 12TH AVENUE W LOOKING SOUTHEAST

2214 12th Avenue W

Streamlined Design Review, 29 May 2018

Project # 3032191-EG



AERIAL PERSPECTIVE FROM 12TH AVENUE W LOOKING NORTHEAST

VELOCIPEDe architects inc



AERIAL PERSPECTIVE LOOKING NORTHWEST

2214 12th Avenue W

Streamlined Design Review, 29 May 2018

Project # 3032191-EG



AERIAL PERSPECTIVE LOOKING SOUTHWEST

VELOCIPEDe architects inc



EYE-LEVEL PERSPECTIVE FROM 12TH AVENUE W LOOKING SOUTHWEST

2214 12th Avenue W

Streamlined Design Review, 29 May 2018

Project # 3032191-EG



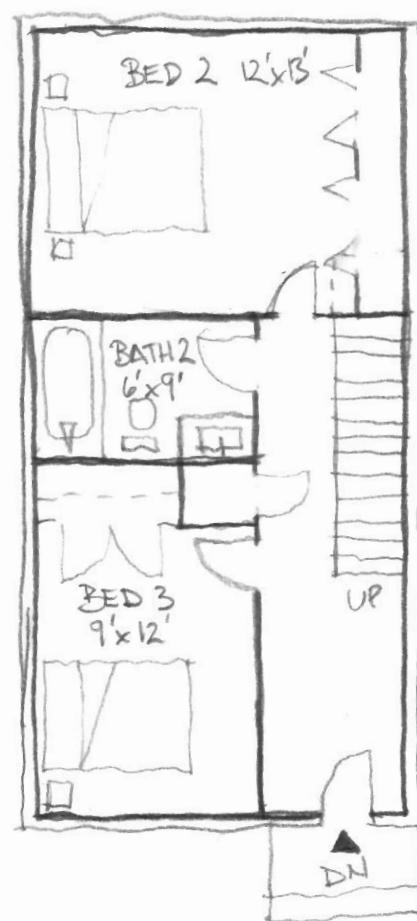
EYE-LEVEL PERSPECTIVE FROM 12TH AVENUE W LOOKING NORTHWEST

VELOCIPEDe architects inc

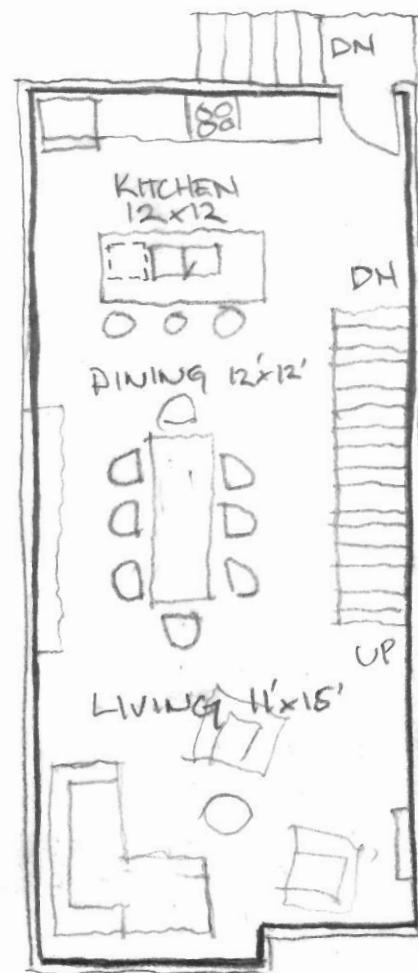
ARCHITECTURAL CONCEPT

WEST UNIT TOWNHOUSE UNIT PLANS

1/8" = 1'-0"



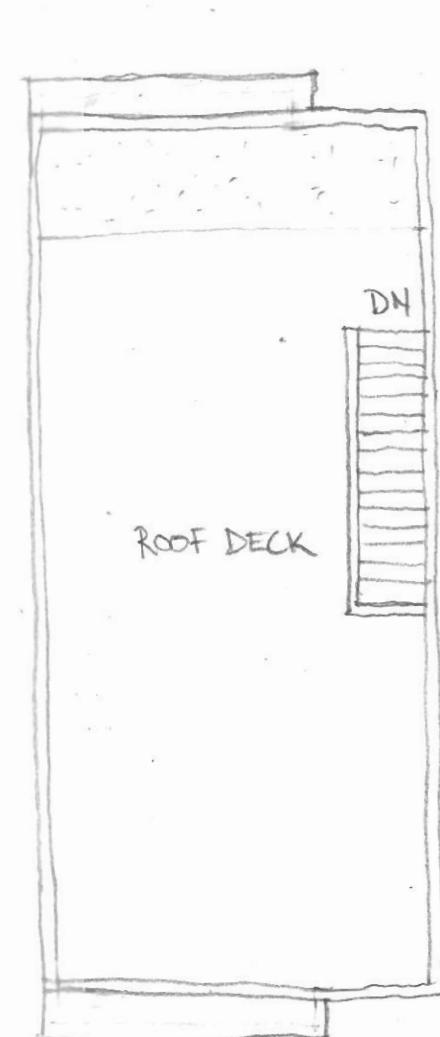
1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN

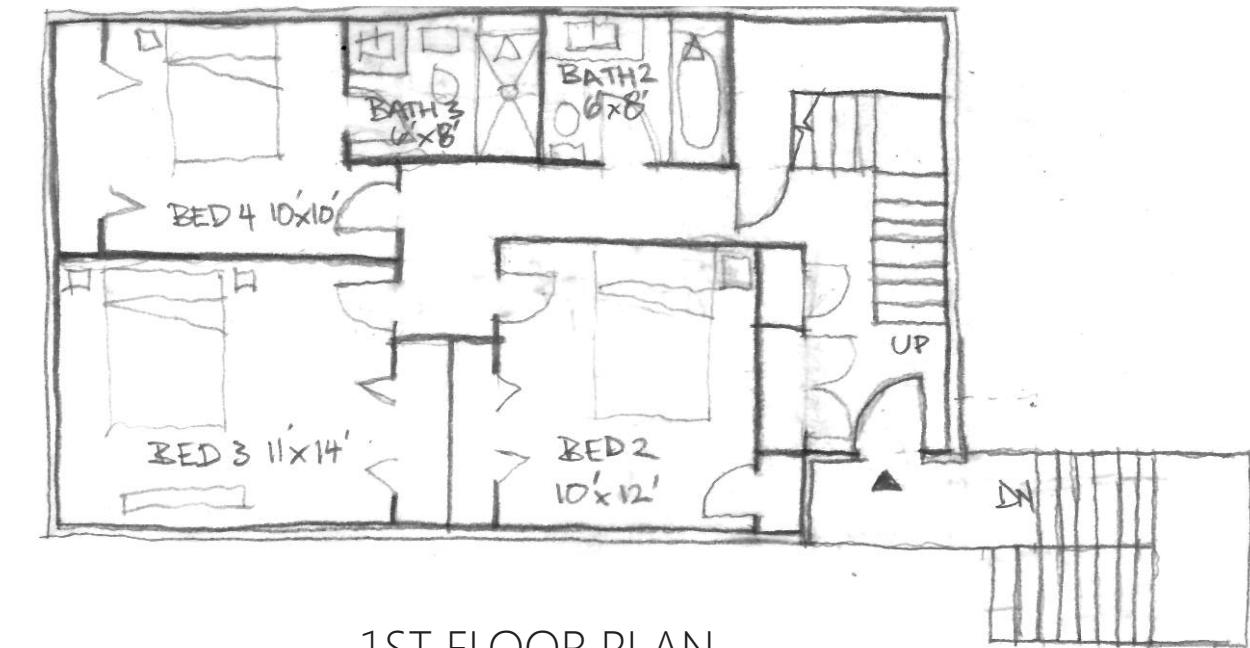
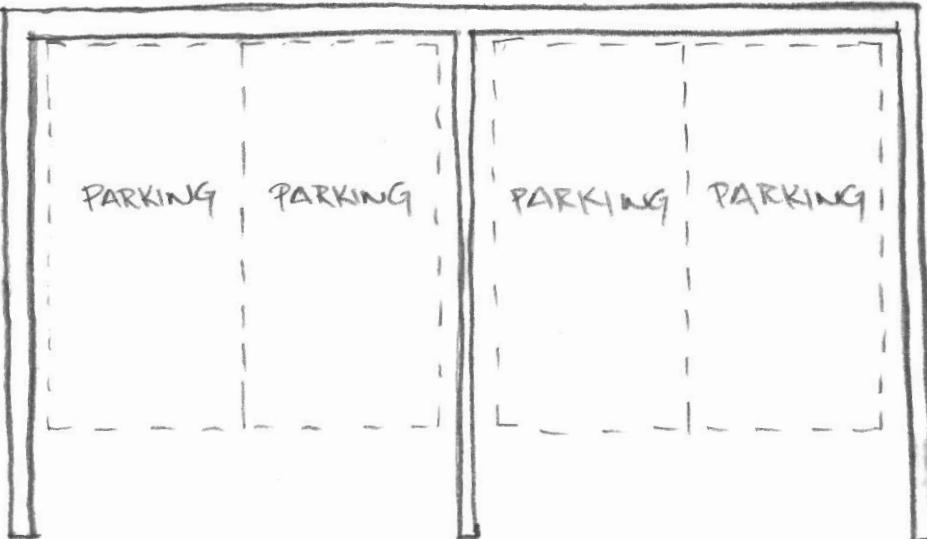


ROOF PLAN

ARCHITECTURAL CONCEPT

EAST SFR UNIT PLANS

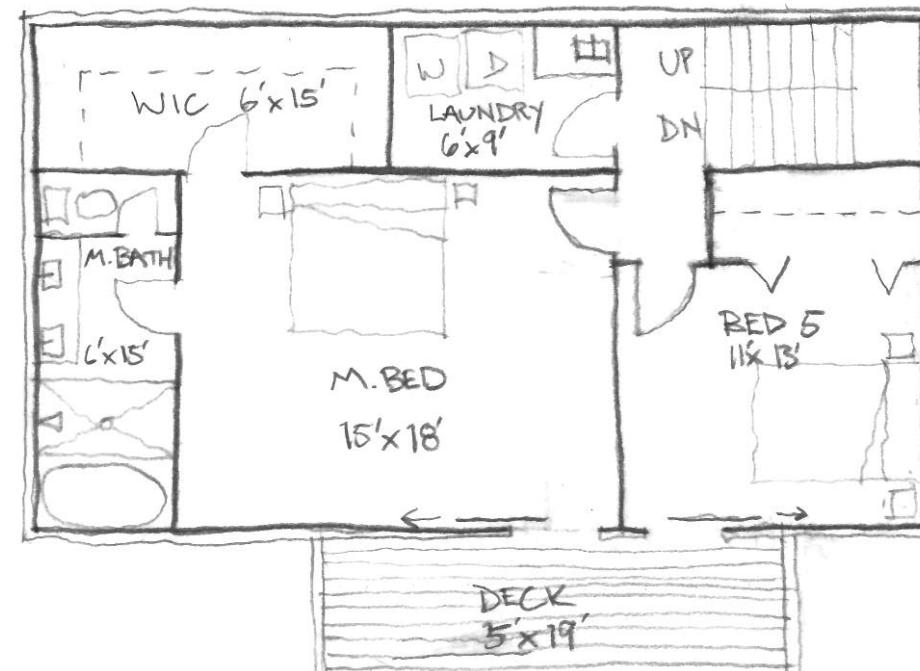
1/8" = 1'-0"



OPEN GARAGE PLAN

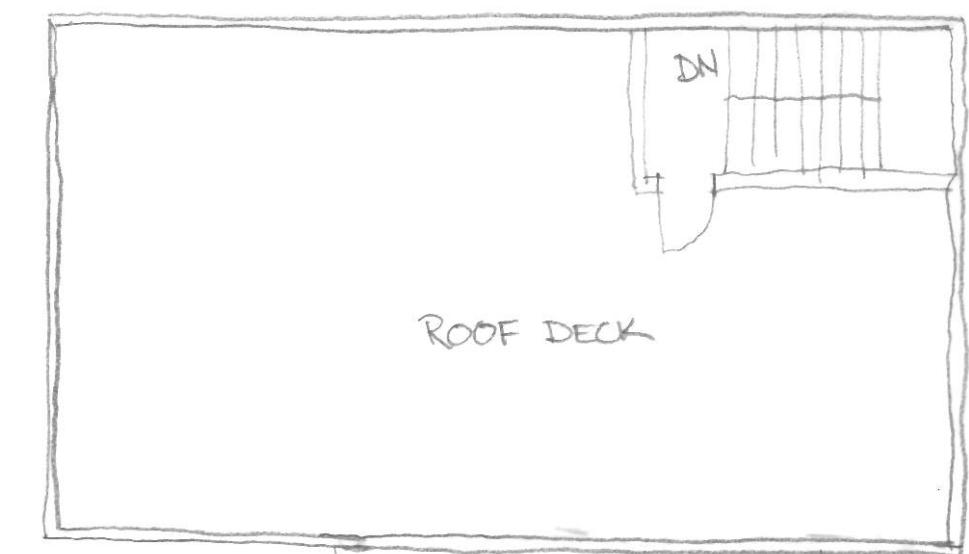


2ND FLOOR PLAN



3RD FLOOR PLAN

1ST FLOOR PLAN



ROOF PLAN

VELOCIPEDe architects inc