



LAND USE	FULL C	MF	\$0	7018 CALIFORNIA AVE SW	2 of 2
Appl:	Pty:	Filed at	7016 CALIFORNIA AVE SW	Use:	
Streamlined Design Review to allow a 5 unit, three-story townhouse/ row house structure with surface parking for five vehicles. Existing structures to be demolished.					
Parent:	Related AP: 6347680		Build ID: NONE	3014655	

RECEIVED
 FEB 20 2013
 DEPT. OF PLANNING AND DEVELOPMENT

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02.20.2013 STREAMLINED DESIGN REVIEW
 7018 CALIFORNIA AVE. SW / DPD PROJECT # 3014655

PROPOSAL

The proposed project at 7018 California Avenue is 5 townhouses replacing a single story duplex. The project would create a total of 5 units with 5 parking stalls accessible through an easement with the property to the south. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood.

DPD Project #3014655, 6347680

King County Assessor Parcel Numbers: 386990-0135

Legal Description: Lot 28, King County Third Addition to the City of Seattle

ANALYSIS OF CONTEXT

The project site, located adjacent to the Morgan Junction Urban Village, is one 7,485 SF parcel zoned for low-rise residential development (LR-2). To the north of the parcel, lies a single-story apartment complex (LR-2), and to the south, a planned 5 unit rowhouse development (LR-2). A single family residence (SF-7200) lies to the east, up the hill and across the alley. Directly west, across California Avenue SW, is a set of 2 townhouse duplexes and small single story commercial buildings (LR-2 RC). California Avenue SW is the main arterial street with regular transit service and on-street parking.

The topography of the site is characterized by a steep slope rising 10 feet from the sidewalk to a flat graded bench where the existing structure is located, and then rises roughly 6 feet in the rear to meet the grade of the alley. There are no significant trees or major shrubs on the property. Neighboring trees that encroach on the site will be protected. If the structure height is maximized there are territorial views to the west of Puget Sound and the Olympic Mountains.

The neighborhood is made up of a mix of single family residences, small to medium-sized apartment buildings, town houses, and small commercial buildings. The site lies directly southeast of the Morgan Junction Residential Urban Village. The main arterial, California Avenue SW, connects the northern and southern portions of West Seattle and along it are numerous opportunities for dining, shopping, and entertainment. Multiple parks are within walking distance from the site including Lowman Beach Park to the west and Lincoln Park to the southwest.

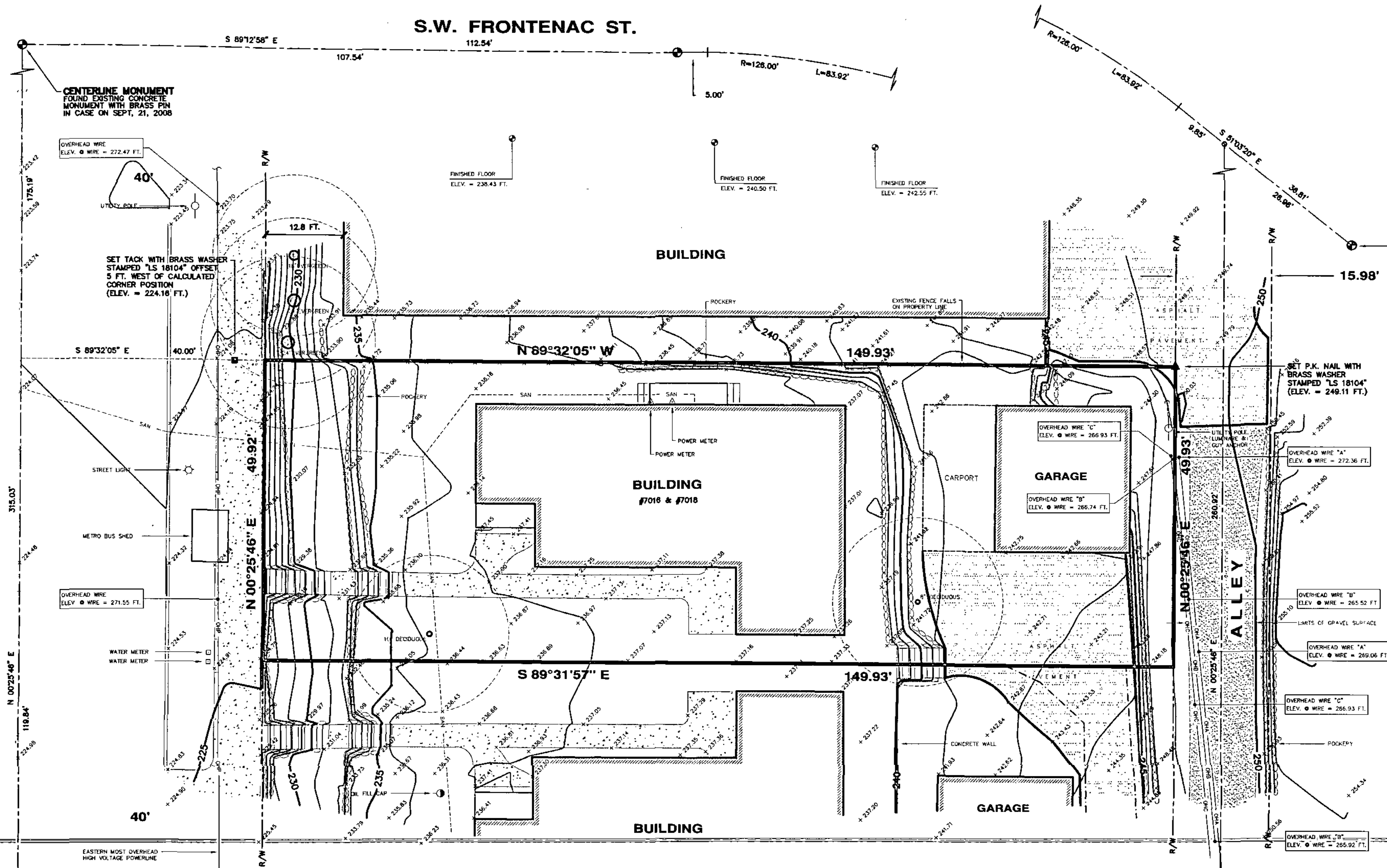
Please see the following page for a graphic contextual analysis.





CALIFORNIA AVE. S.W.

S.W. FRONTENAC ST.

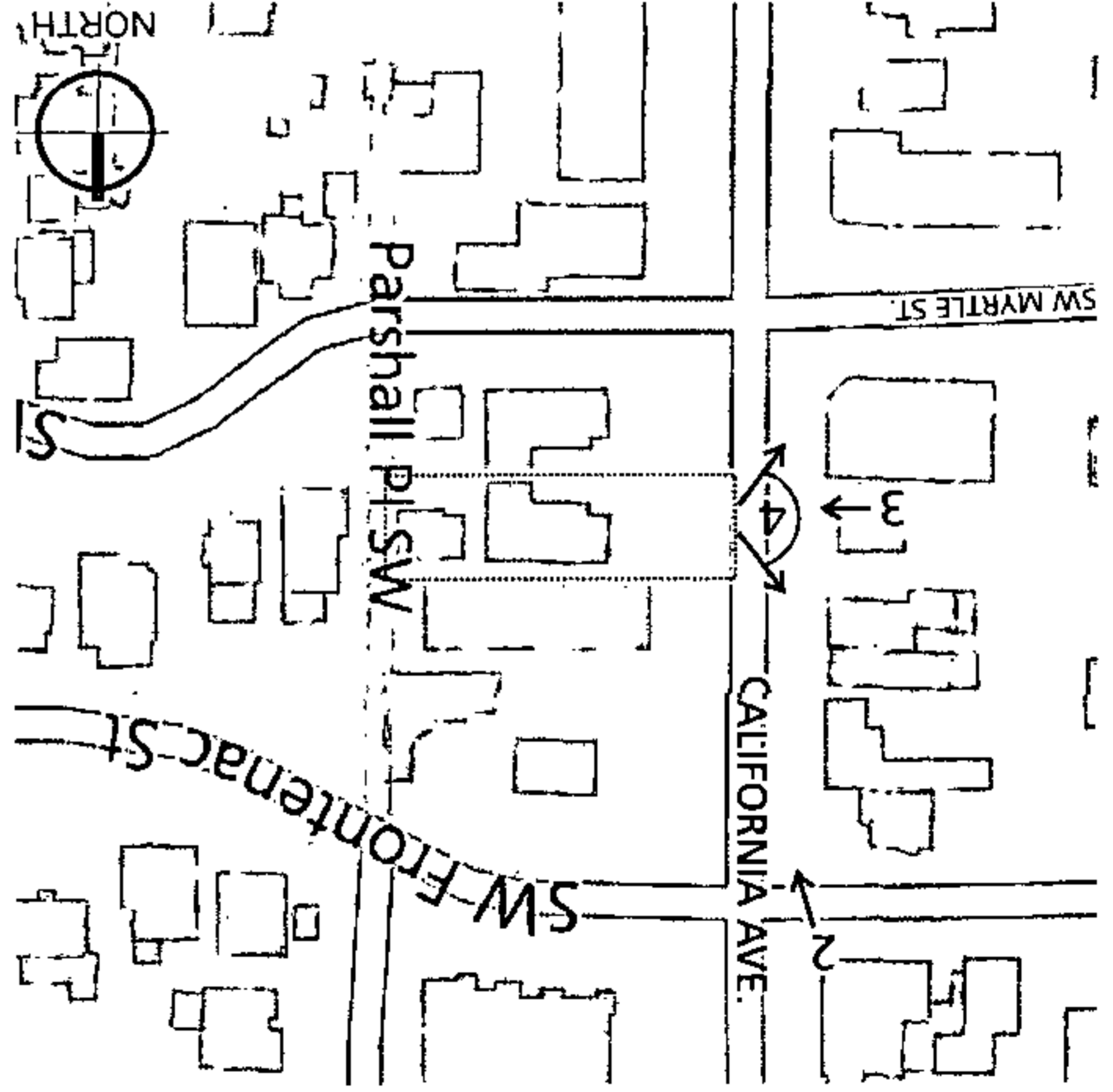


EXISTING SITE CONDITIONS - SURVEY

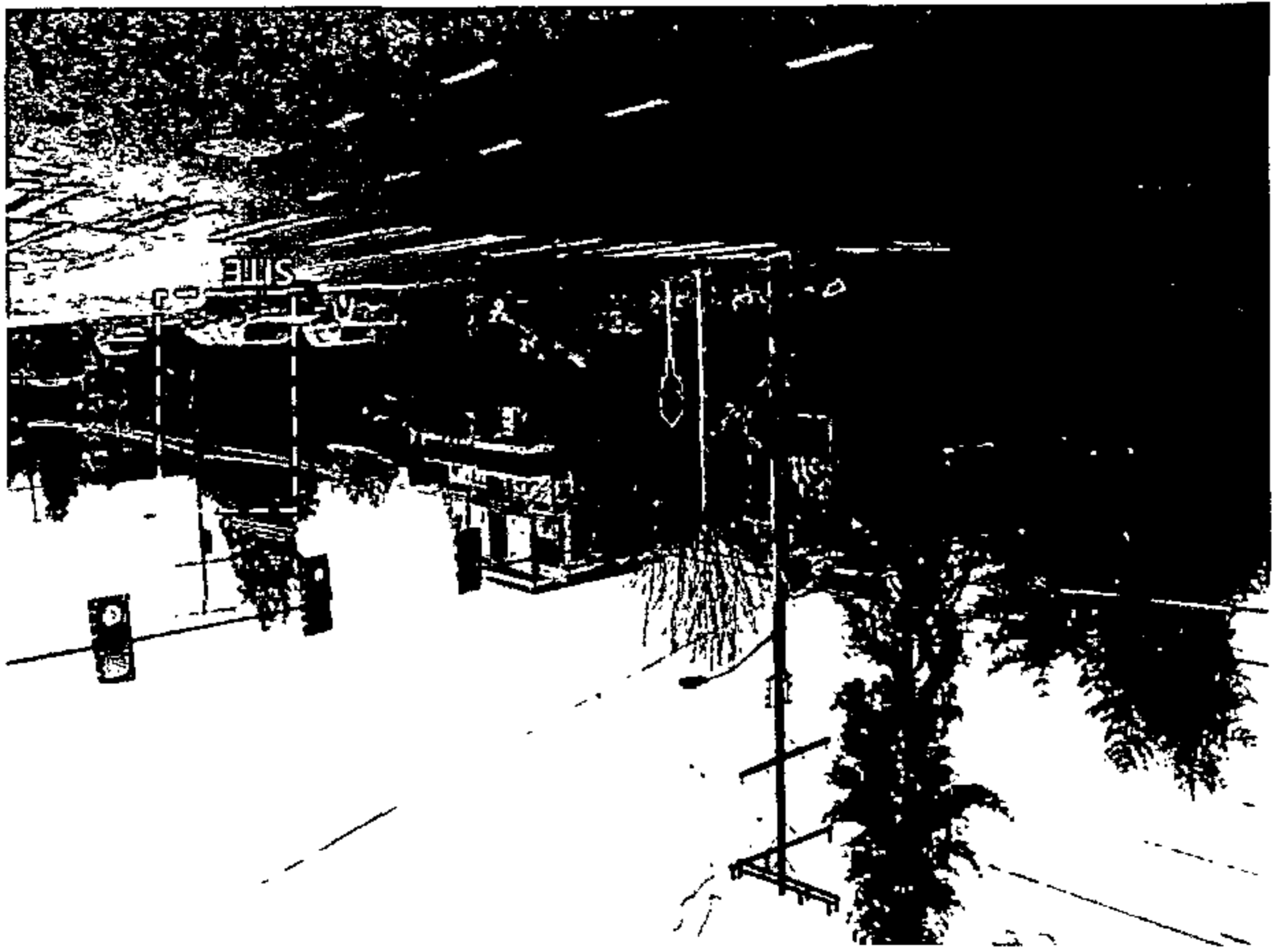
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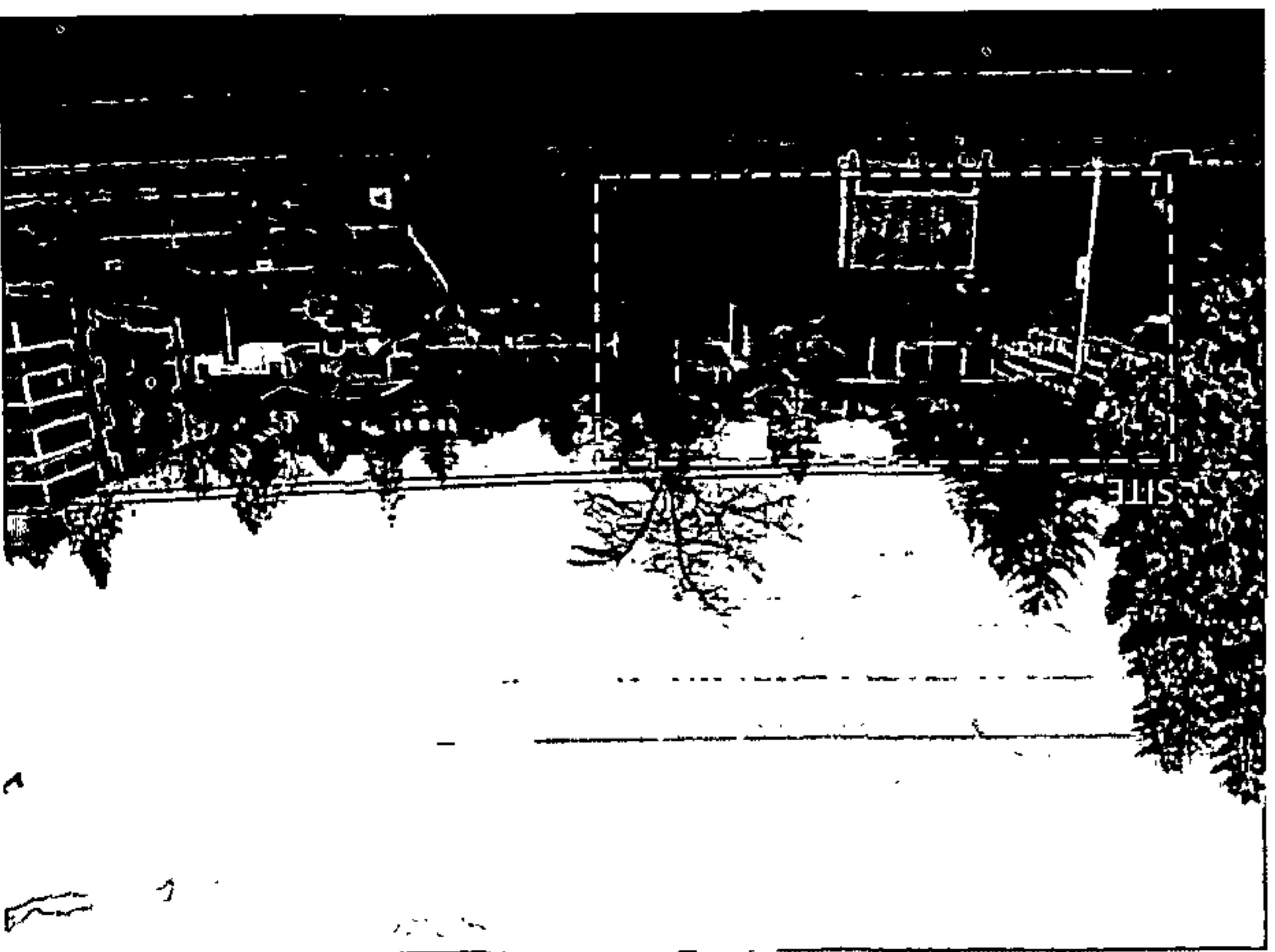
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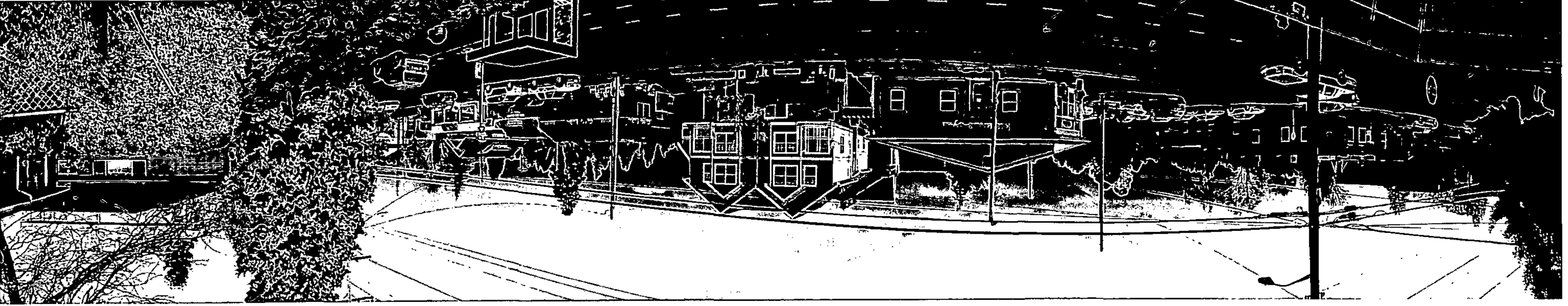
1. KEY PLAN



2. CALIFORNIA AVE. STREET ELEVATION NORTH OF SITE, LOOKING SOUTHEAST



3. WEST VIEW OF SITE, LOOKING ACROSS CALIFORNIA AVE.

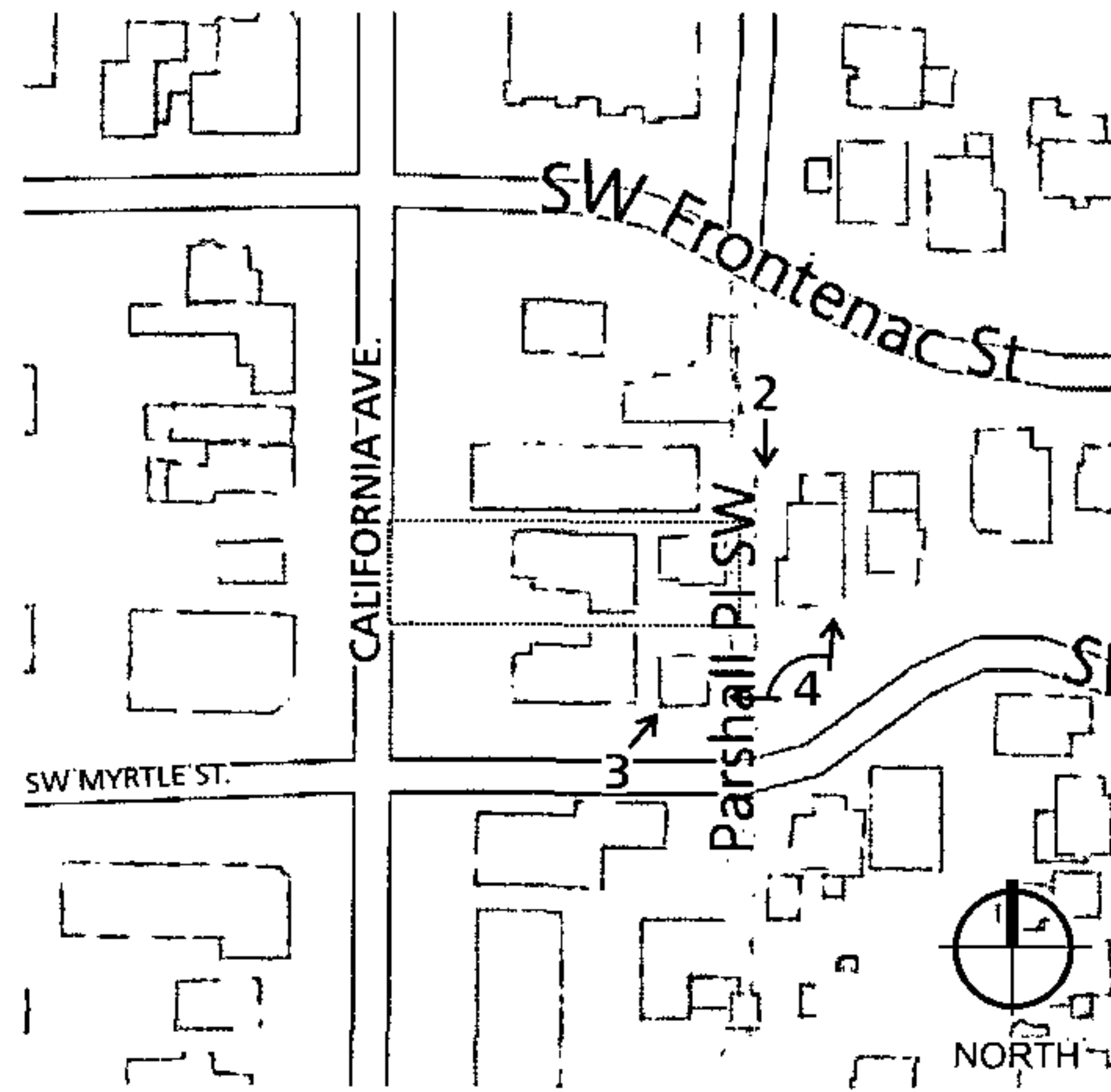


4. STREET ELEVATION ALONG CALIFORNIA AVE, LOOKING WEST

EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

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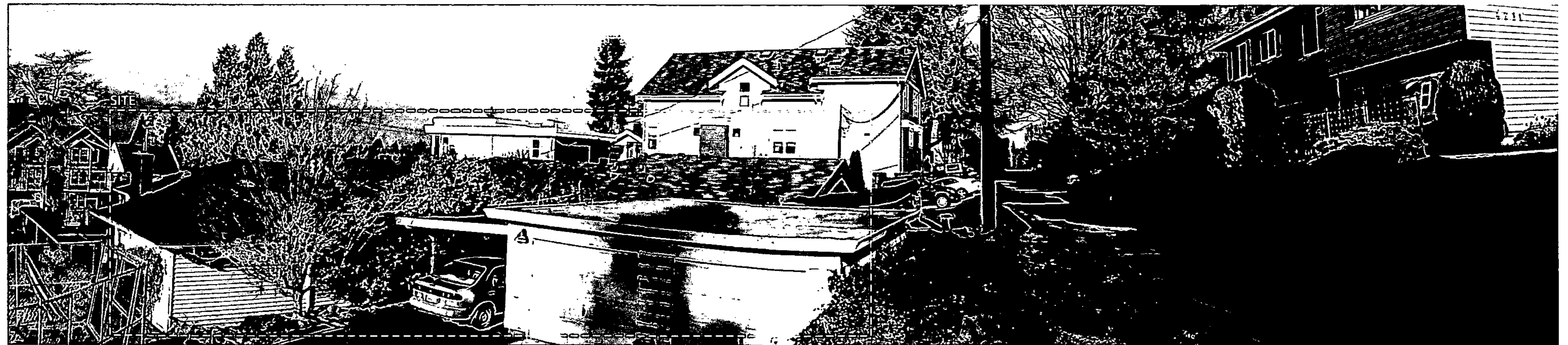
1. KEY PLAN



2. VIEW OF ALLEY AT BACK OF SITE, LOOKING SOUTH



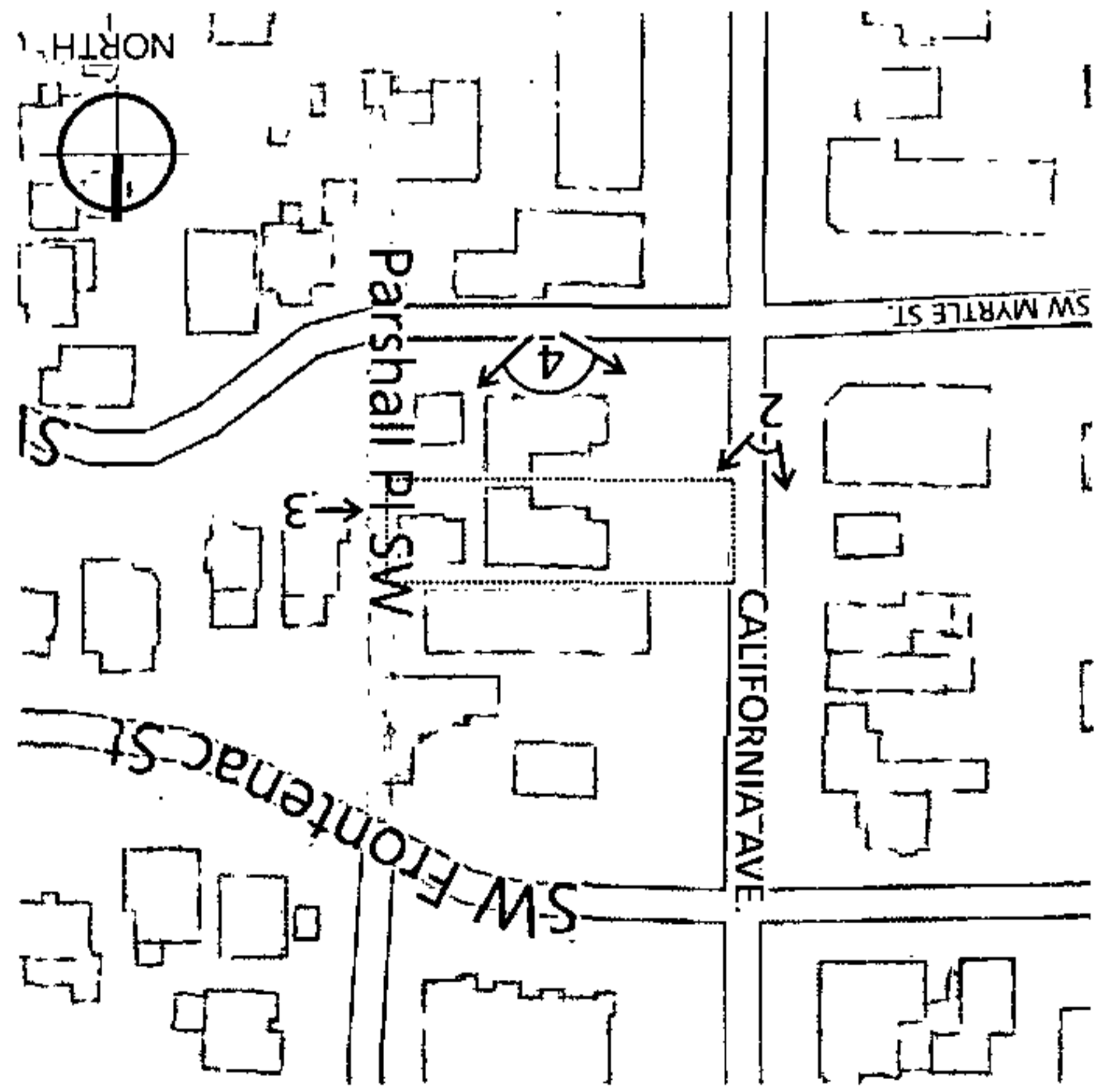
3. VIEW OF ALLEY, LOOKING NORTHEAST



4. ALLEY ELEVATION, LOOKING NORTHWEST, SHOWING EXISTING STRUCTURES

EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

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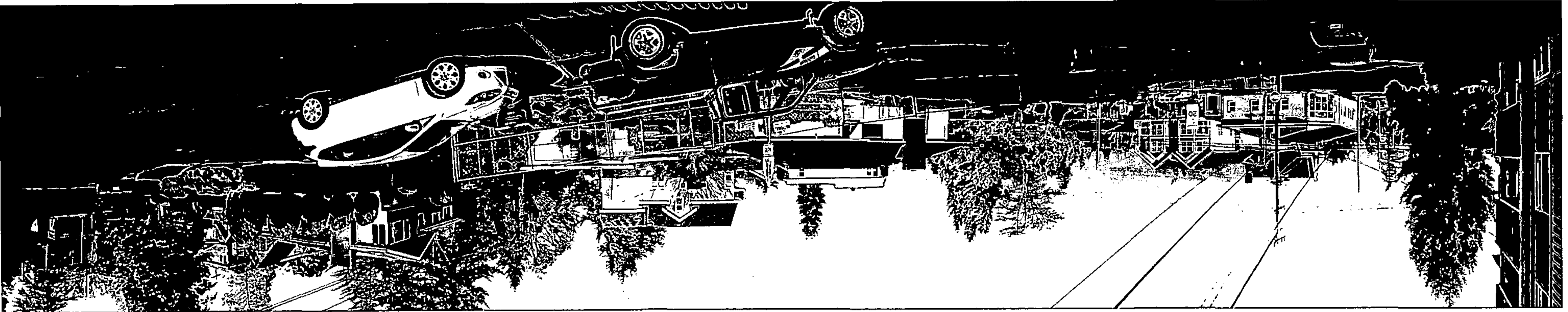
1. KEY PLAN



2. VIEW OF SIDEWALK CONDITION, LOOKING NORTHEAST AT SITE



3. EXISTING SITE CONDITIONS, LOOKING WEST FROM SITE

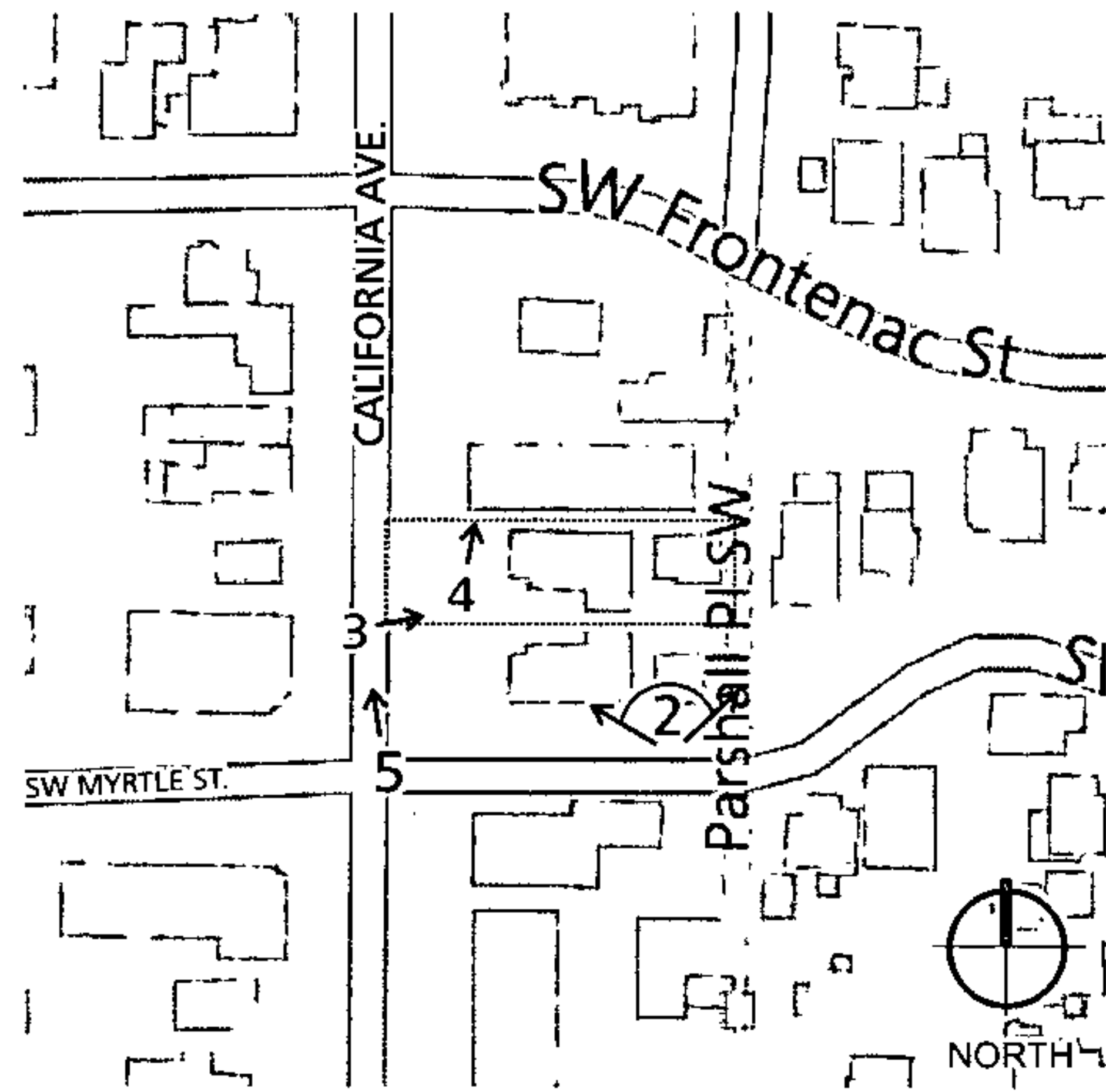


4. SITE ELEVATION, LOOKING NORTH

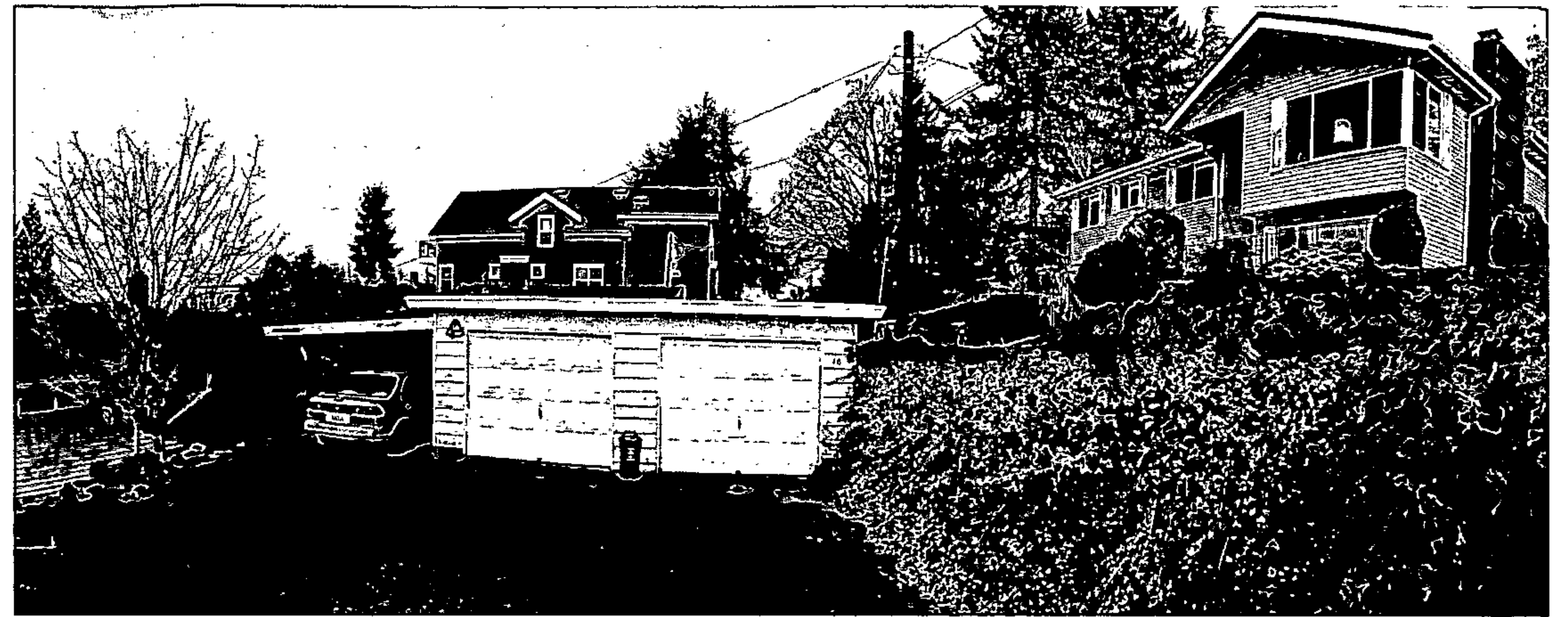
EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

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1. KEY PLAN



2. VIEW FROM SITE, LOOKING NORTH



3. LOOKING EAST AT SITE, SHOWING EXISTING DUPLEX



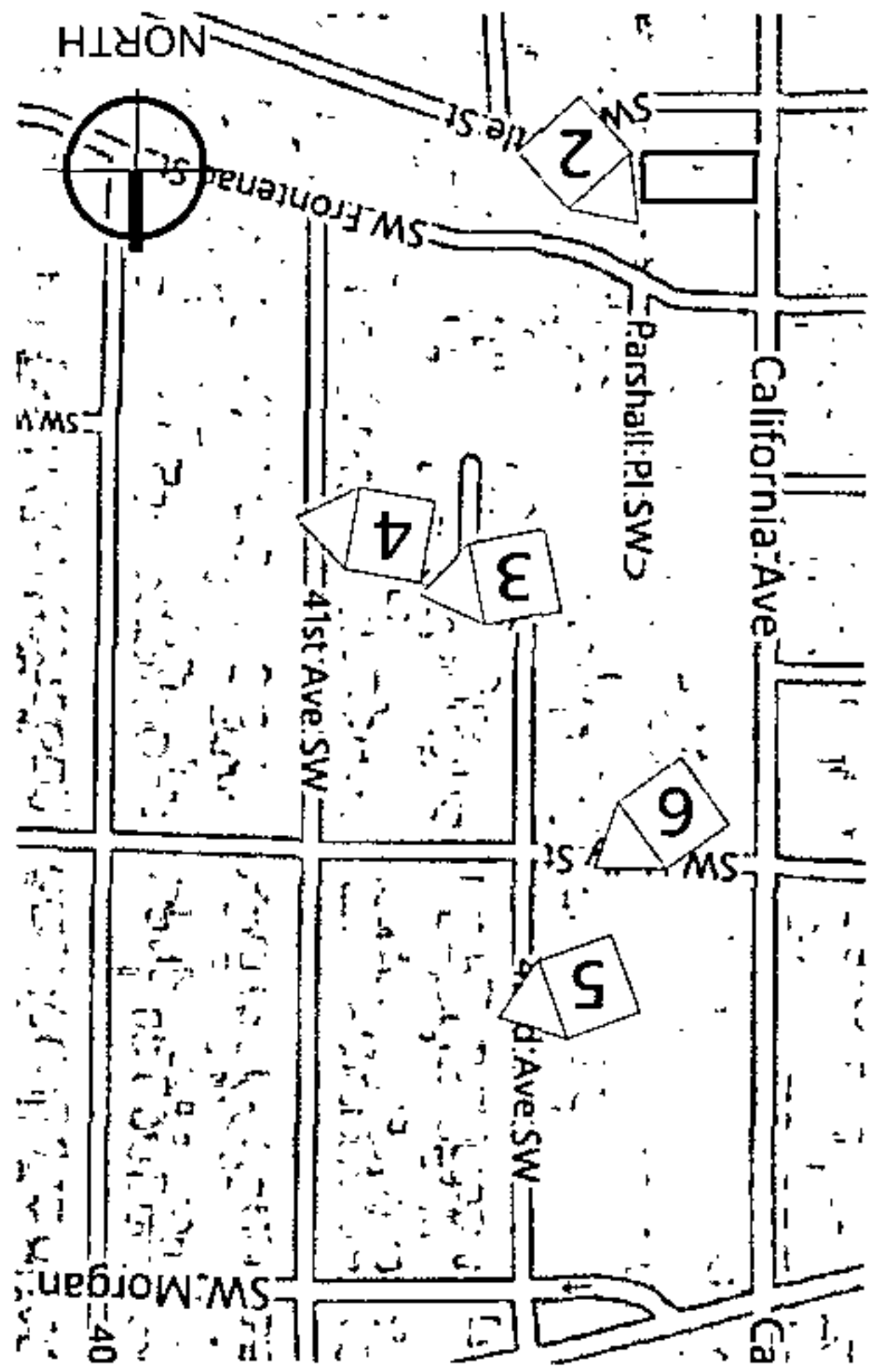
4. NEIGHBORING STRUCTURE, EXISTING STRUCTURE TO RIGHT



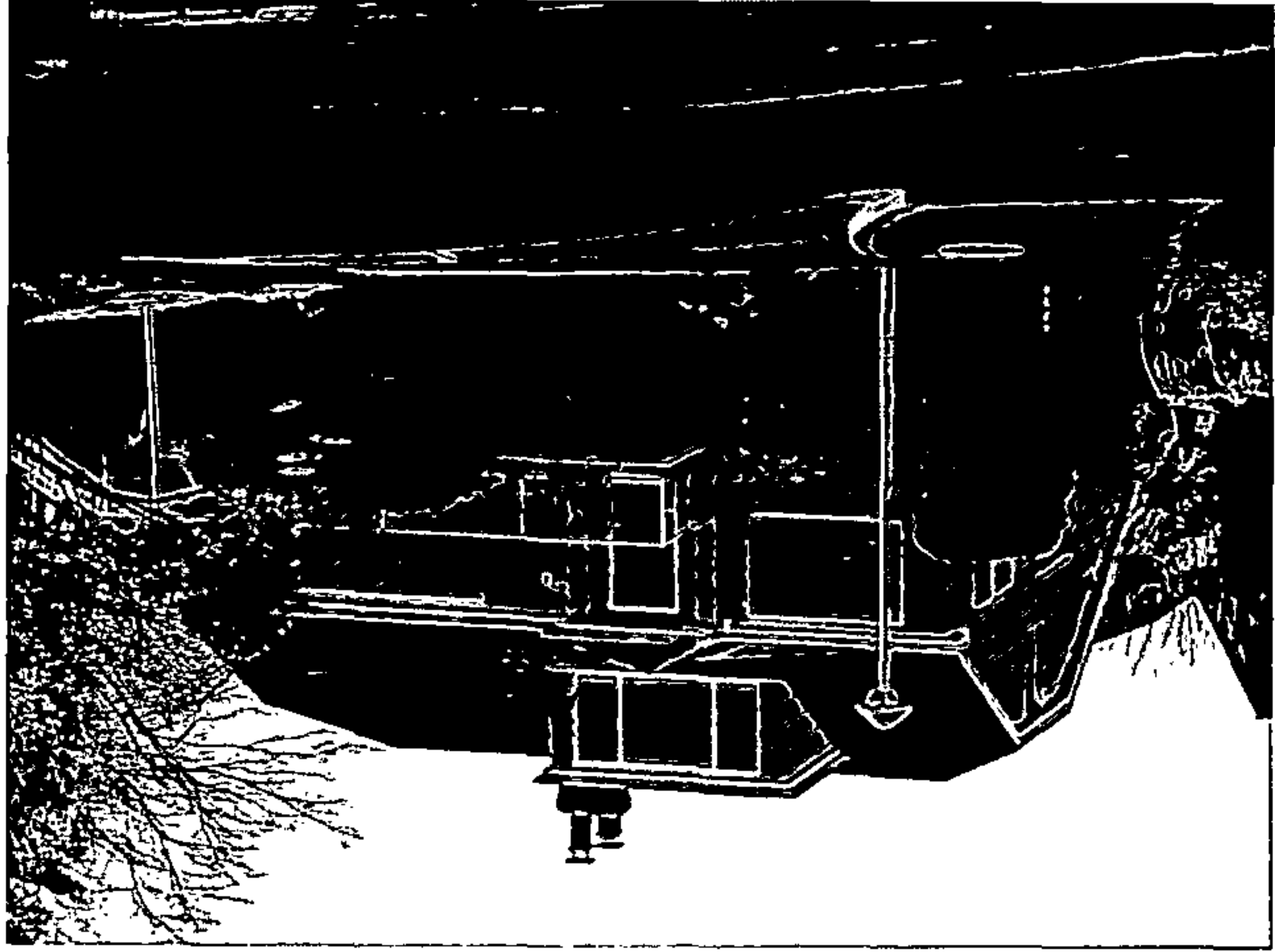
5. LOOKING NORTH FROM SW MYRTLE ST. ALONG CALIFORNIA AVE.

EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

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1. KEY PLAN



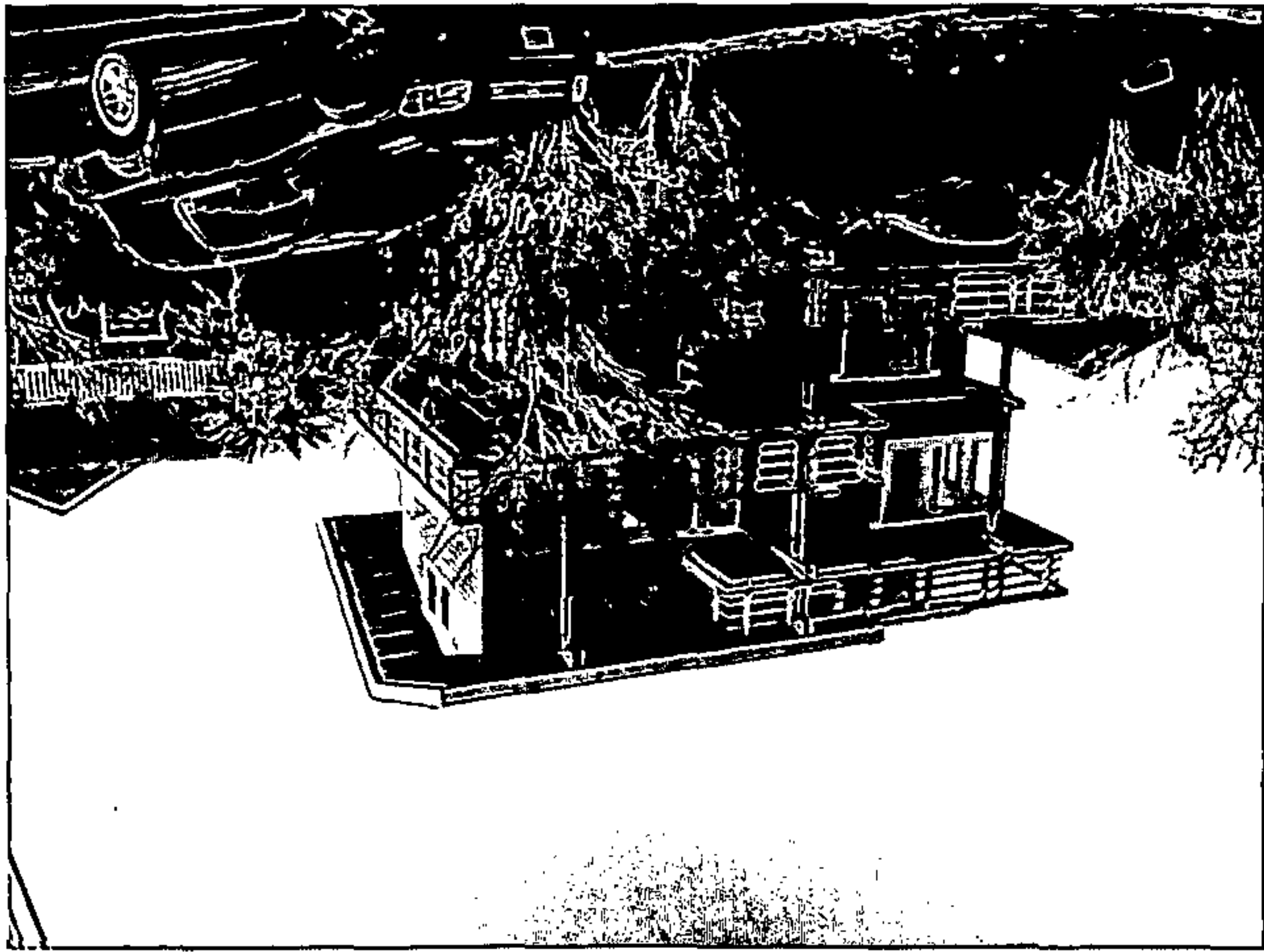
4. SINGLE FAMILY RESIDENCE AT 41ST AVE & HEIGHTS AVE



2. TOWNHOUSE DEVELOPMENT 2 LOTS NORTH OF PROJECT SITE



5. TOWNHOUSES AT 42 AVE SW



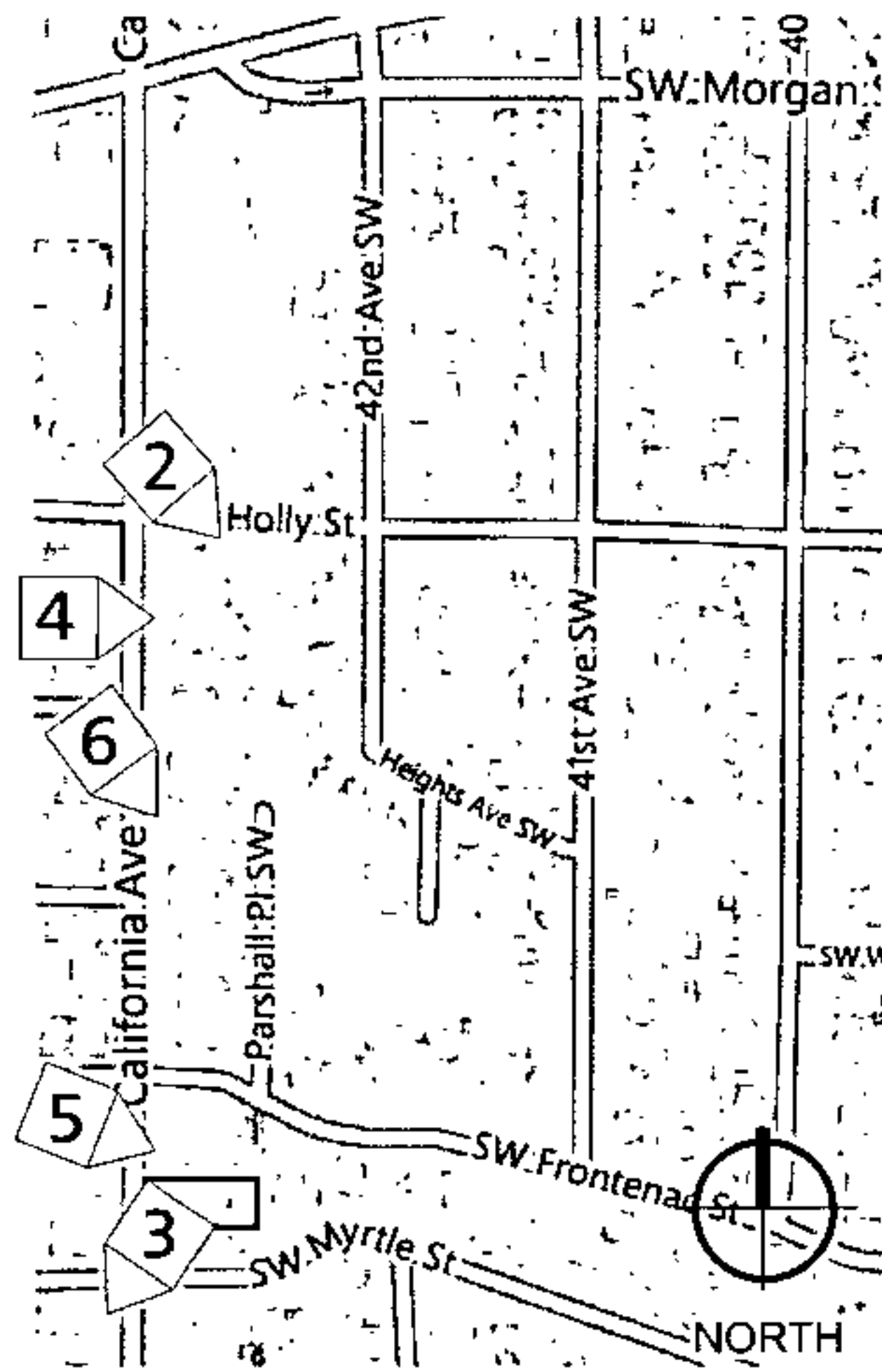
3. SINGLE FAMILY RESIDENCE AT HEIGHTS AVE SW



6. ROWHOUSES AT SW HOLLY ST. & 42ND AVE SW

EXISTING SITE CONDITIONS - NEIGHBORHOOD CHARACTERISTICS

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1. KEY PLAN



2. TOWNHOUSE DEVELOPMENT AT PARSHALL PL. & SW HOLLY ST.



3. APARTMENT COMPLEX AT CALIFORNIA AVE & SW MYRTLE ST.



4. TOWNHOUSES & APARTMENTS ALONG CALIFORNIA AVE



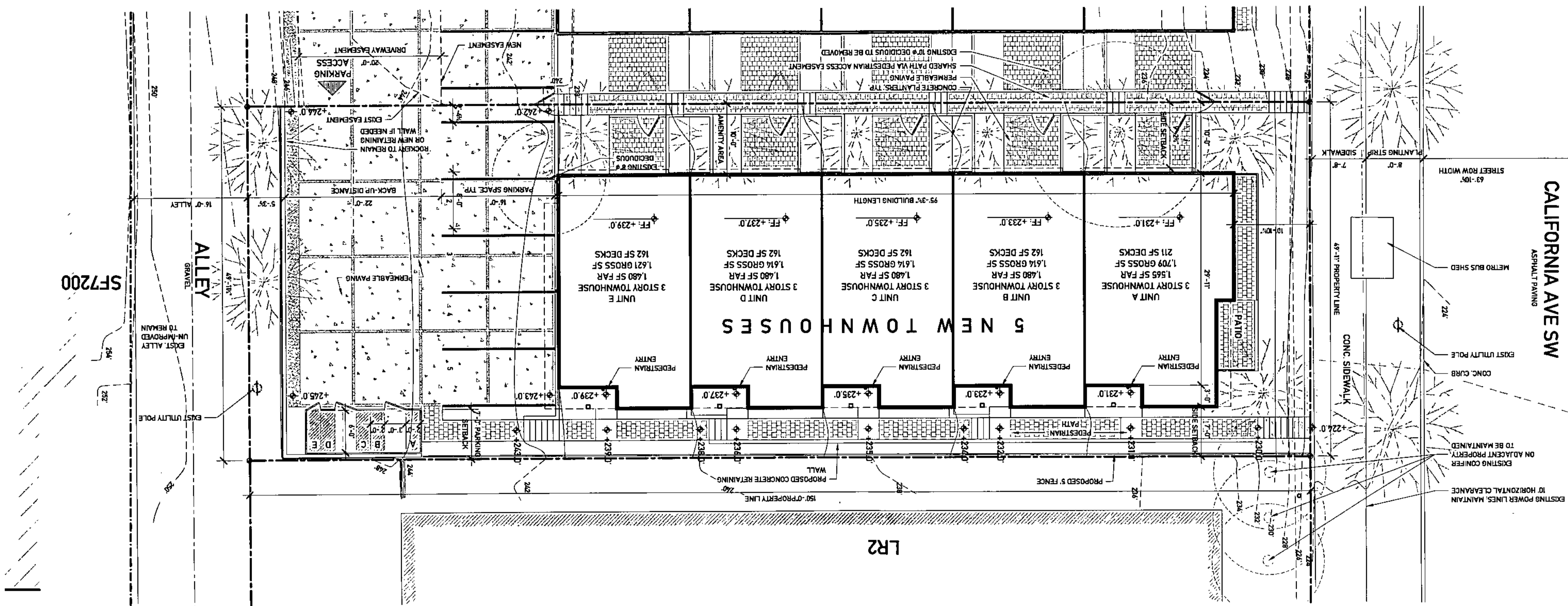
5. TOWNHOUSES ALONG CALIFORNIA AVE

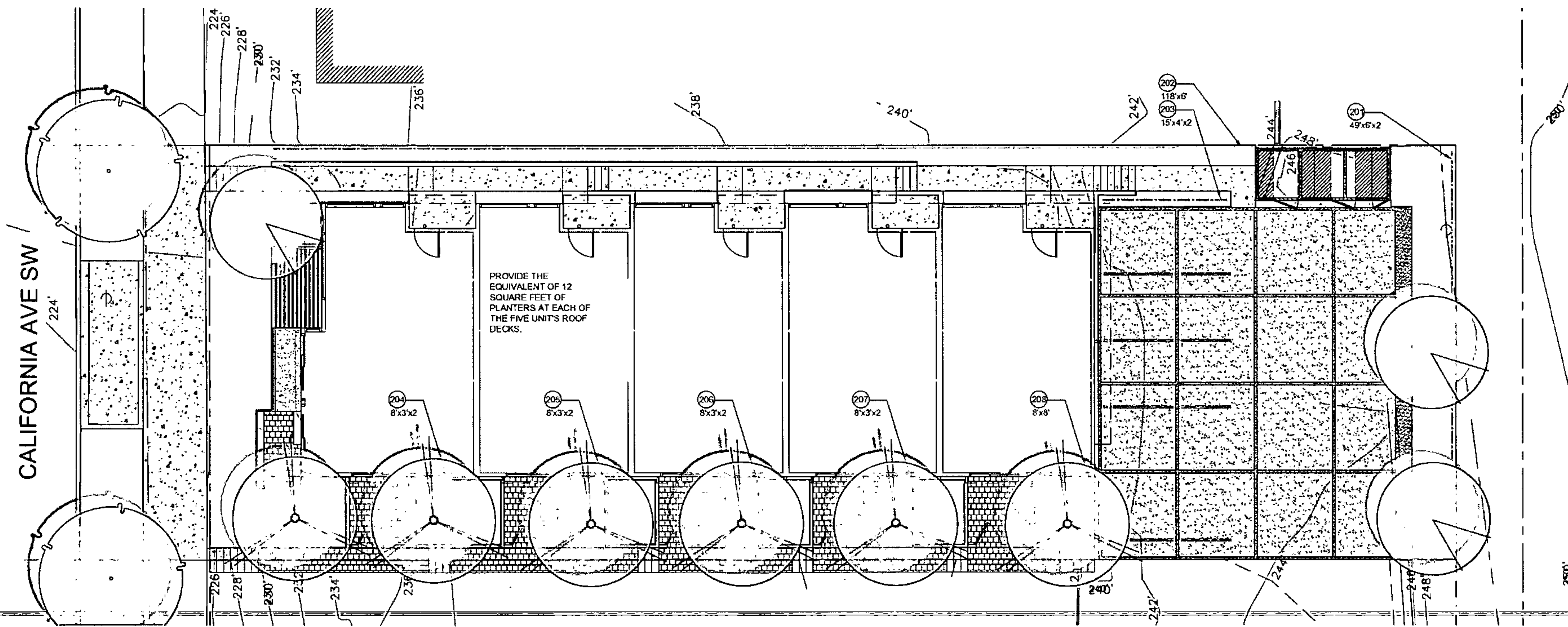


6. MULTI-FAMILY DEVELOPMENTS ALONG CALIFORNIA AVE

EXISTING SITE CONDITIONS - NEIGHBORHOOD CHARACTERISTICS

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LANDSCAPE PLAN

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DESIGN GUIDELINES

A-1 Responding to Site Characteristics

The site has a significant slope rising up 10' from California Avenue SW, flattening out to form a bench for building and then sloping again in the rear to meet the grade of the alley. The project is set more prominently on the top of the slope, in line with the neighbors to the north and south. The project responds to the topography by stepping the townhouses up from west to east, allowing each unit to take advantage of views to the west of Puget Sound and the Olympic Mountains. The slope in the front remains as a planting berm to be filled with lush landscaping for pedestrians at the sidewalk level. The common amenity shared with the project to the south is terraced, landscaped, and accessible via a pathway which leads from the street to the parking lot. Site conditions warrant that parking be provided through an access easement with the property to the south and not off of the alley. See Design Guideline A-8 for more detail.

A-2 Streetscape Compatibility

The project closely follows the established streetscape development pattern. Most neighboring buildings are at least three stories tall along the east side of California Ave SW and sit much higher up from the street due to the grade. The building is located 10 feet above the sidewalk up on top of the slope and set back at least 7 feet from the sidewalk, aligning with neighboring buildings on the east side of California Avenue. Landscaping is provided in the front at the sidewalk level as a buffer between the street and the building.

A-3 Entrances Visible from the Street

The entries to the residences are clearly denoted at the street level and at each unit. Addressing signage is marked on a feature concrete element at the sidewalk entry stair. Access to the townhouses from the street are via a common stair and walkway along the north side of the property, or via the walkway through the common amenity area to the south. Each entry has a private porch that is raised up on a plinth or enclosed with a short wall to distinguish it from the common path. Canopies and signage over each entry door provide a visual element to distinguish individual units. The entries will have a special material that will provide warmth to residents and guests visiting the site. Currently, clear cedar is proposed in combination with a lively accent color on the entry door.

A-5 Respect for Adjacent Sites

Due to the shape and topography of the site, the townhomes are oriented north and south, stepping down the hill towards the street. The size of the units are limited by setbacks and the desire to provide sufficient amenity space for the residents. A cedar fence and landscaping on top of a short retaining wall will be used to maintain privacy between the proposed project and the neighbors to the north. There is a planned project to the south which will share the pathway and common amenity space with the proposed project. The proposed common amenity space has been designed to complement and enhance the project to the south, bringing ample light, access and landscaping to residents of both projects. Low fences and landscaping will provide privacy between units in the common amenity space. The proposed project fits within all setbacks and no adjustments are requested.

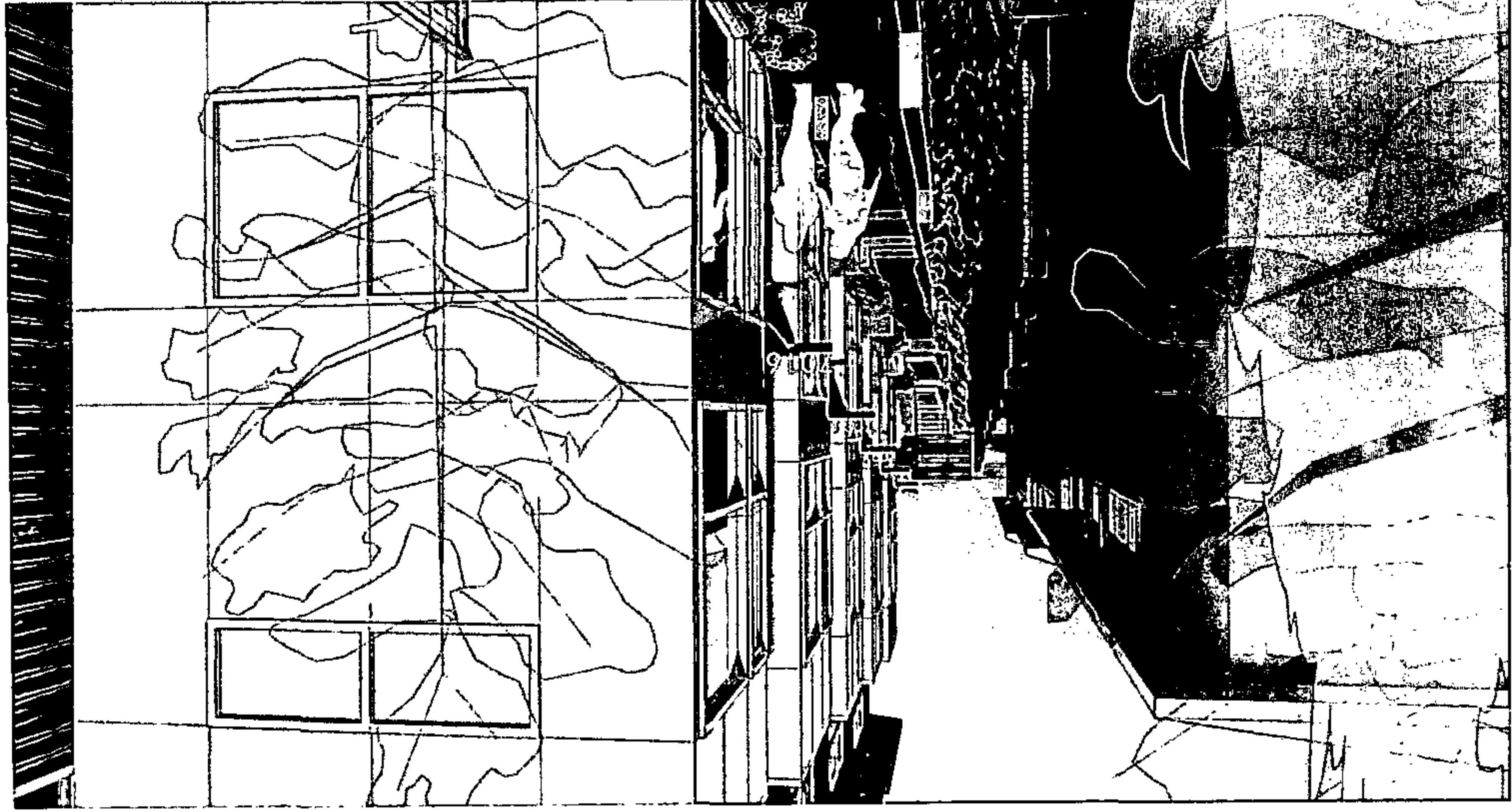
DESIGN GUIDELINES

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DESIGN GUIDELINES

A-6 Transition Between Residence and Street

Landscaping, stairways and patios are used to soften the transition between the street and the proposed structure. Ample setback is provided, allowing for extensive landscaping and keeping the project in line with the neighbors to the north and south. The slope and landscape transition create a natural buffer and lead the eye up to the project.

A-7 Residential Open Space

Using the slope and drainage requirements to the site's advantage, bio-retention planters serve as terracing features, creating a common amenity space with room for landscaping and entertaining. The amenity space is accessible from the street and is meant to be a quiet refuge from the busy street below. The amenity space faces a planned project to the south and will require some screening with shrubs and short fences to denote public versus private amenity space. Along with the bio-retention planters, trees will aid in creating a greenbelt that climbs up the hill between the projects. Each unit will have a patio space and landscaped area which includes a tree.

A-8 Parking and Vehicle Access

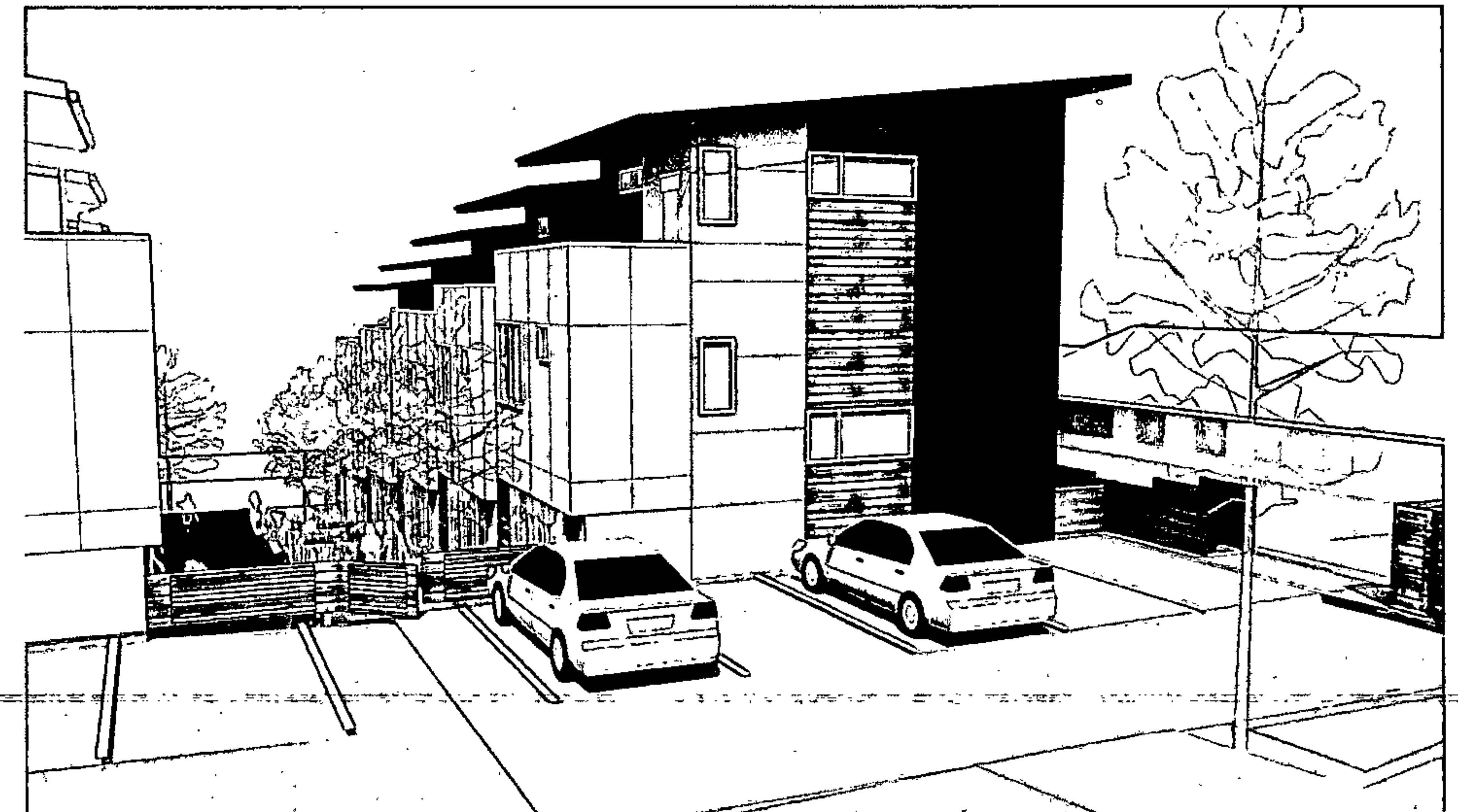
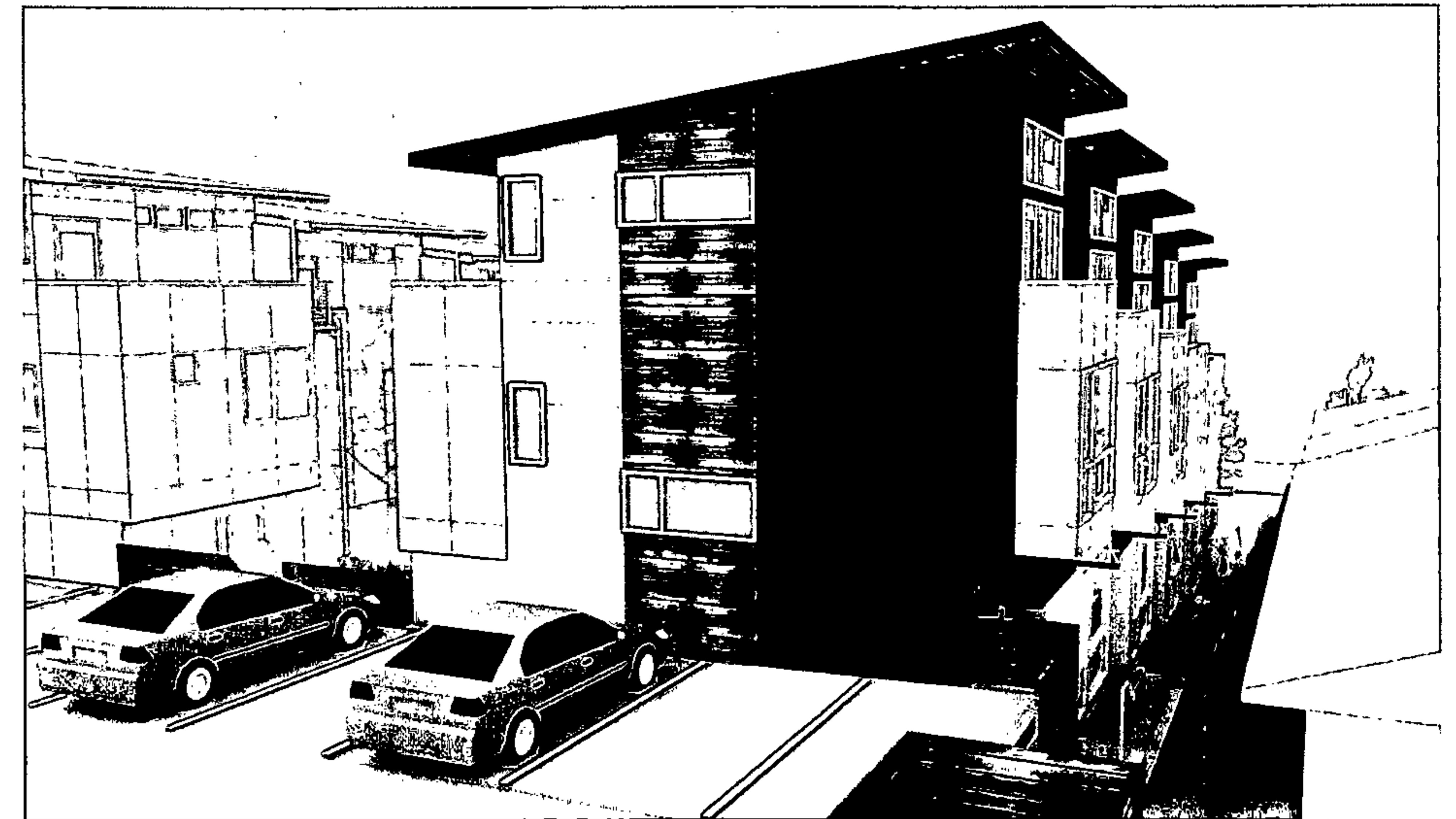
Due to grading conditions of the site, parking access is not feasible from the alley. Current access is proposed through an existing easement with the property to the south. The existing easement will be amended to meet current access easement standards. Five parking spaces are proposed and will meet standard City of Seattle parking requirements. The parking area will be a permeable paving system with gravel trenches between car-sized slabs of pavement to aid in drainage of the site. If possible, the existing retaining rockery will be maintained to retain the alley.

B-1 Height, Bulk and Scale Compatibility

The project maintains a consistent massing with other projects along California Ave SW with three stories and levels that step with the topography. Sloped roof lines are common with townhouse projects in the area. The third level deck provides a unique modulation opportunity that provides visual interest from the street level, as well as great spaces to entertain and enjoy the view. There will also be a low concrete feature wall and patio at the street level that serves as a space for addressing and further modulation. The project fits within the height, setback and length requirements shared by the adjacent properties to the north, south and west. The project is similar in height to the single family house to the east and is located roughly 15' below the house. Although the neighbor to the north is currently only one story tall, future development is highly likely to match the proposed project in terms of height, bulk and configuration.

C-4 Exterior Finish Materials

Wood lap siding and shingle siding with brick accents are prominent among residential projects along California Ave. This project will use durable fiber-cement panels with galvanized metal flashing, clear Cedar wood siding and concrete. These materials are attractive, natural and durable, and will fit well within the existing neighborhood palette.



DESIGN GUIDELINES

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DESIGN GUIDELINES

D-3 Retaining Walls

Retaining walls will be used at the north and south property lines to maintain the existing slopes and protect all lots. Walls will be kept as low as possible and stepped with the topography. Landscaping including modest hedges and fencing will be used to top walls when necessary to enhance privacy. Currently, no retaining walls are planned at the street facing facade.

D-6 Screening of Dumpsters, Utilities and Services Areas

Solid waste and recycling facilities, utilities and service areas will all be located in the rear of the project adjacent to the alley. Trash and recycle bins will have their own separate enclosure and will be pulled to the curb by residents on collection day. All enclosures are to be a minimum of 5' tall.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

The project will protect and preserve all landscaping on neighboring properties, specifically the large trees close to the shared property lines. Please see the existing site conditions (survey) for locations of existing trees. All lighting will be shielded to protect adjacent sites from light pollution. The west slope of the project will be landscaped to provide continuity with the landscaping strip along the east side of California Avenue Southwest.

E-2 Landscaping to Enhance the Building and or Site

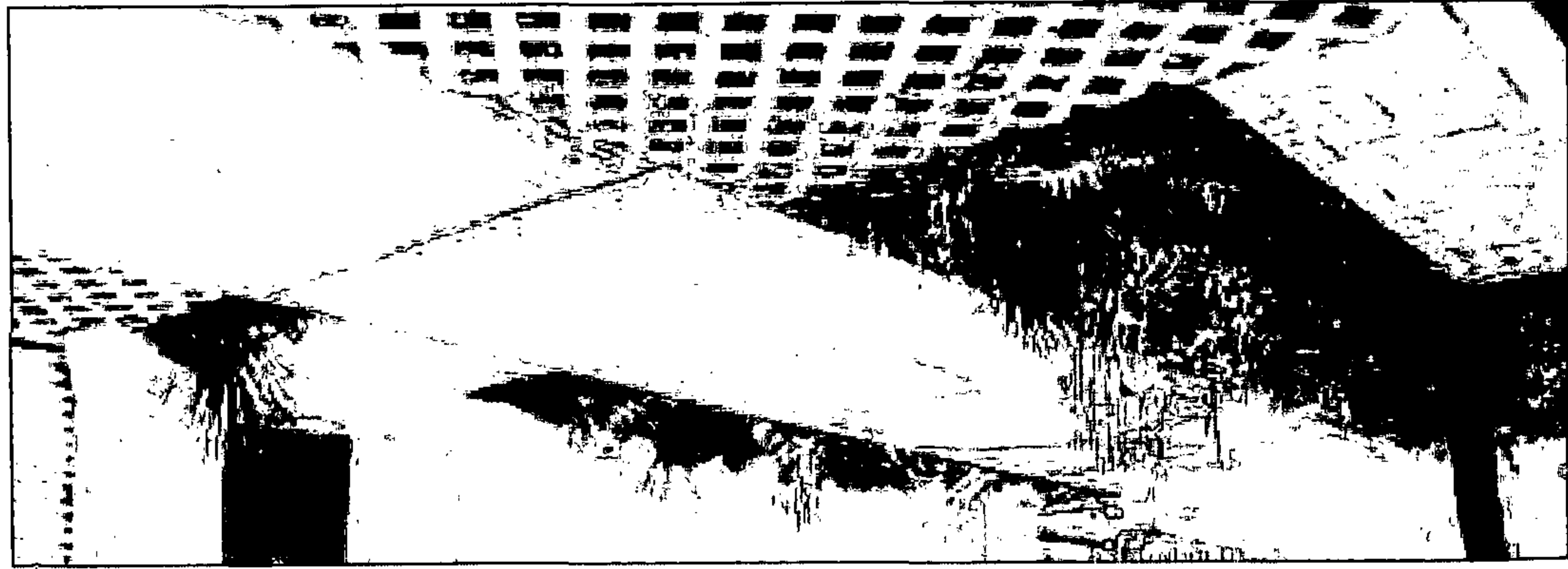
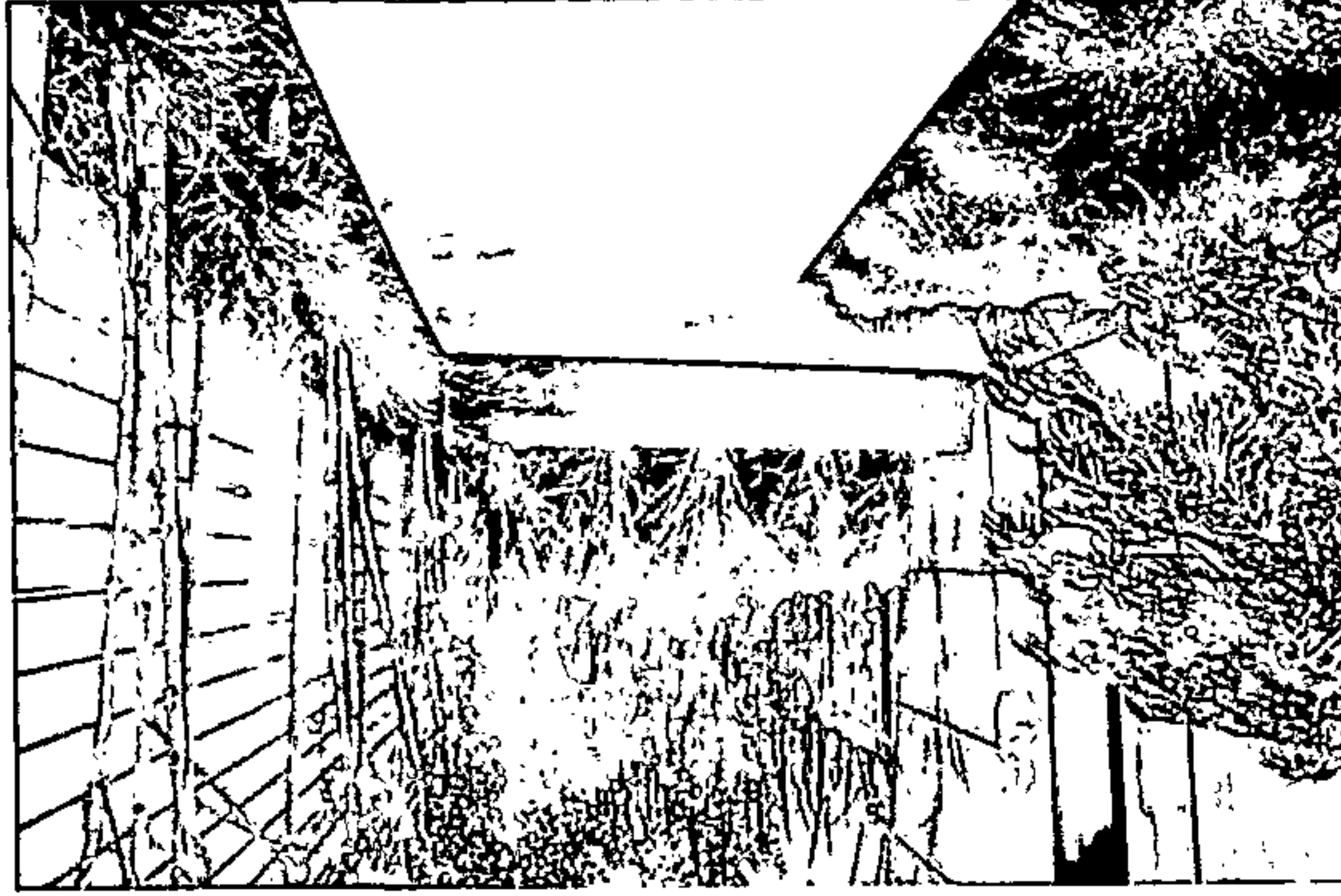
As previously described, lush landscaping will be a major feature of this project. A green factor goal of 0.6 has been established and is being met with trees, numerous shrubs and ground cover. Landscaping is used to enhance the common amenity space and bio-retention planters. Entertaining areas for residents are created around these planters with space for shrubs and greenery. Please see the landscaping plan in this packet for detailed information.

DESIGN GUIDELINES

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Green Factor Score Sheet

SEATTLE x green factor

Project title: 7018 California Ave SW, LR2 Zone, 0.6 min. Green Factor

enter sq ft of parcel: 7,486 SCORE: 0.600

Parcel size (enter this value first): 7,486

Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft: 0	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft: 1567	0.6	940.2
3 Bioretention facilities	enter sq ft: 179	1.0	179.0
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 1746	0.1	175
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 100 / 1200	0.3	360
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 4 / 300	0.3	90
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 6 / 900	0.3	270.0
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 0 / 0	0.4	-
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants: 0 / 0	0.4	-
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: 0	0.8	-
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	enter sq ft: []	0.4	-
2 Over at least 4" of growth medium	enter sq ft: []	0.7	-
D Vegetated walls			
	enter sq ft: 1594	0.7	1,115.8
E Approved water features			
	enter sq ft: 0	0.7	-
F Permeable paving			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft: []	0.2	-
2 Permeable paving over at least 24" of soil or gravel	enter sq ft: 2078	0.5	1,038.0
G Structural soil systems			
	enter sq ft: 0	0.2	-
H Bonuses			
sub-total of sq ft = 9,562			
1 Drought-tolerant or native plant species	enter sq ft: 1746	0.1	174.6
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft: []	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft: 1,511	0.1	151
4 Landscaping in food cultivation	enter sq ft: 0	0.1	-
Green Factor numerator =			4.493

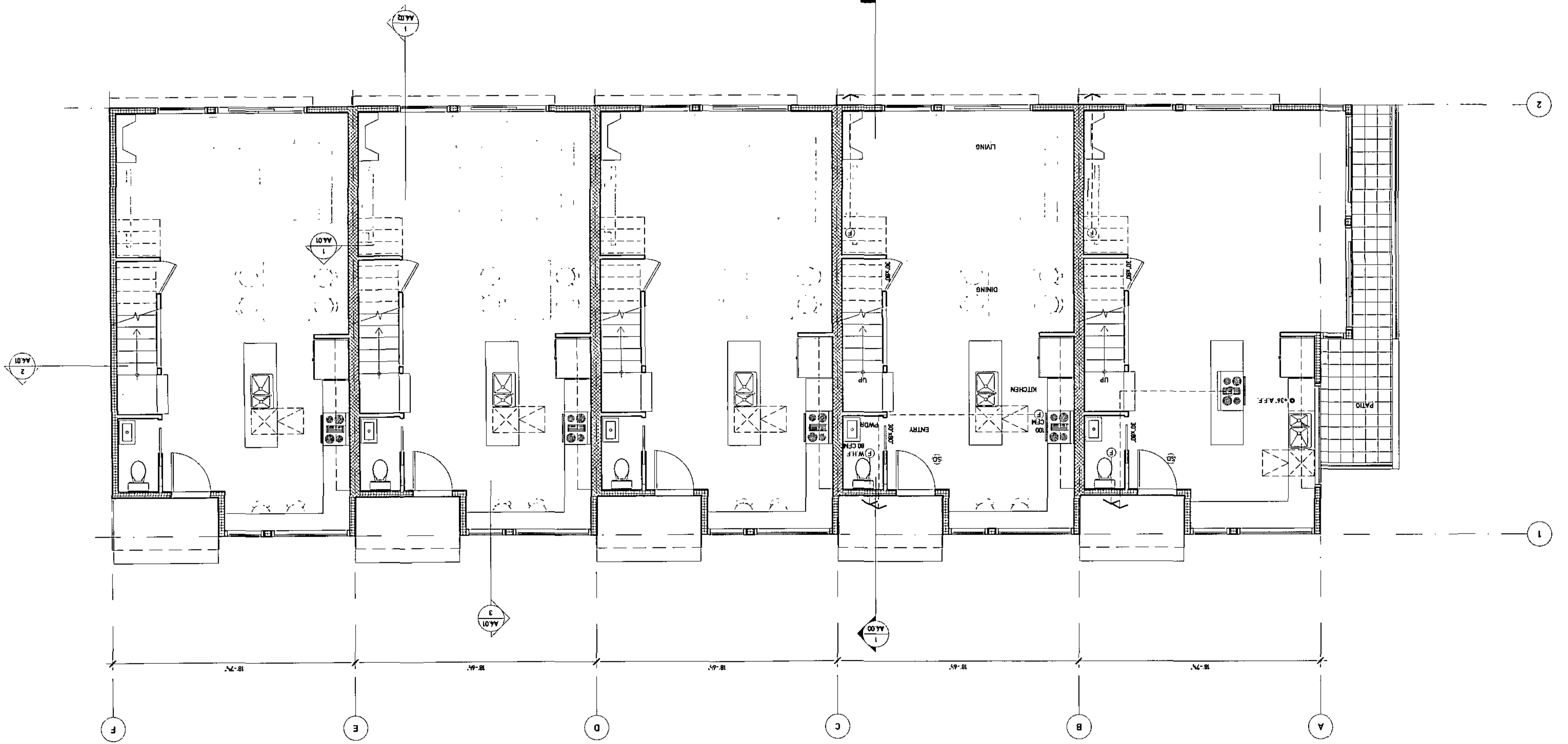
* Do not count public rights-of-way in parcel size calculation.
 ** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

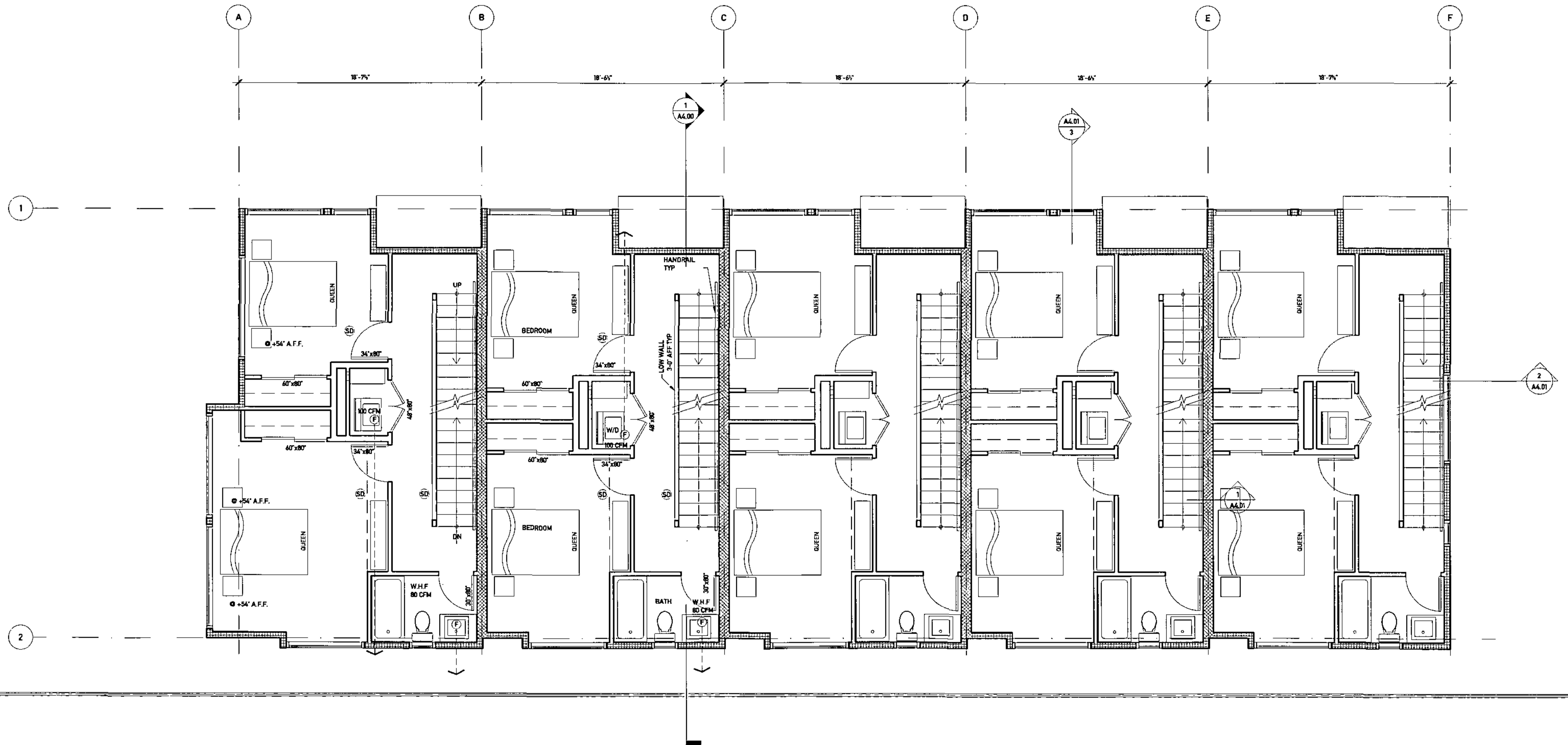
PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
6	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL	
1	CARPINUS CAROLINIANA STREET TREE FORM	AMERICAN HORNBEAM	2" CAL	
3	CORNUS KOUSA	KOREAN DOGWOOD, SELECT FOR NARROW FORM TREES	1 1/4" CAL	
*	ARBUS U. COMPACTA	COMPACT STRAWBERRY BUSH	5 GAL	
*	BERBERIS THUNBERGII 'HELMOND PILLAR'	HELMOND PILLAR BARBERRY	2 GAL	
*	CORNUS 'MIDWINTER FIRE'	MIDWINTER FIRE RED TWIG DOGWOOD	2 GAL	
	HYDRANGEA QUERCIFOLIA PEE WEE	DWARF OAKLEAF HYDRANGEA	1 GAL	
*	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
*	PANICUM V. REHBRAUN	RED SWITCH GRASS	1 GAL	
	PENNISETUM LITTLE BUNNY	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	
*	POTENTILLA ABBOTSWOOD WHITE	ABBOTSWOOD WHITE POTENTILLA	2 GAL	
	PRUNUS 'MT VERNON'	MT VERNON LAUREL	1 GAL	
*	ROSEMARY 'ARP'	ARP ROSEMARY	1 GAL	
	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL	
	EPIMEDIUM X VERSICOLOR 'SULPHUREUM'	BISHOP'S HAT	1 GAL	18" O.C.
	GAULTHERIA SHALLON	SALAL	1 GAL	24" O.C.
	MAHONIA NERVOSA	LOW OREGON GRAPE	1 GAL	24" O.C.
	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL	24" O.C.
*	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL	36" O.C.
	AKEBIA QUINATA	FIVELEAF AKEBIA	2 GAL	
	CLEMATIS JACKMANII	JACKMANII CLEMATIS	2 GAL	
	ARCTOSTAPHYLOS UVA-URSI MASS.	MASSACHUSETTS KINNIKINICK	1 GAL	24" O.C.
BIORETENTION CELL PLANTS				
	CAREX OBNUPTA	SLOUGH SEDGE	1 GAL	18" O.C.
	ELEOCHARIS PALUSTRIS	COMMON SPIKE RUSH	1 GAL	18" O.C.
	IRIS TENAX	OREGON IRIS	1 GAL	18" O.C.
	JUNCUS ENSIFOLIUS	DAGGER LEAF RUSH	1 GAL	18" O.C.
	SCIRPUS MICROCARPUS	SMALL FRUITED BULRUSH	1 GAL	18" O.C.

LANDSCAPE GREEN FACTOR AND PLANT LIST

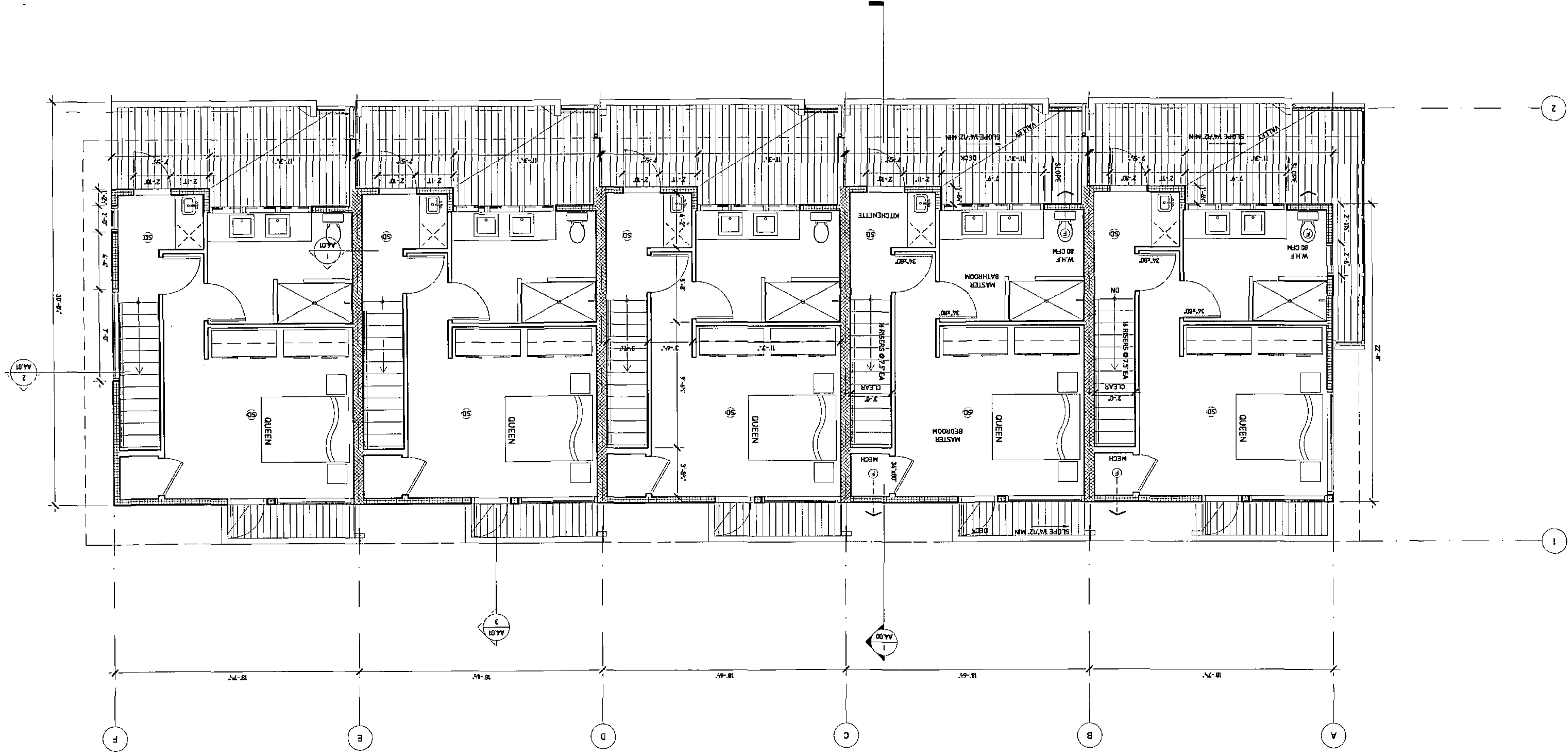
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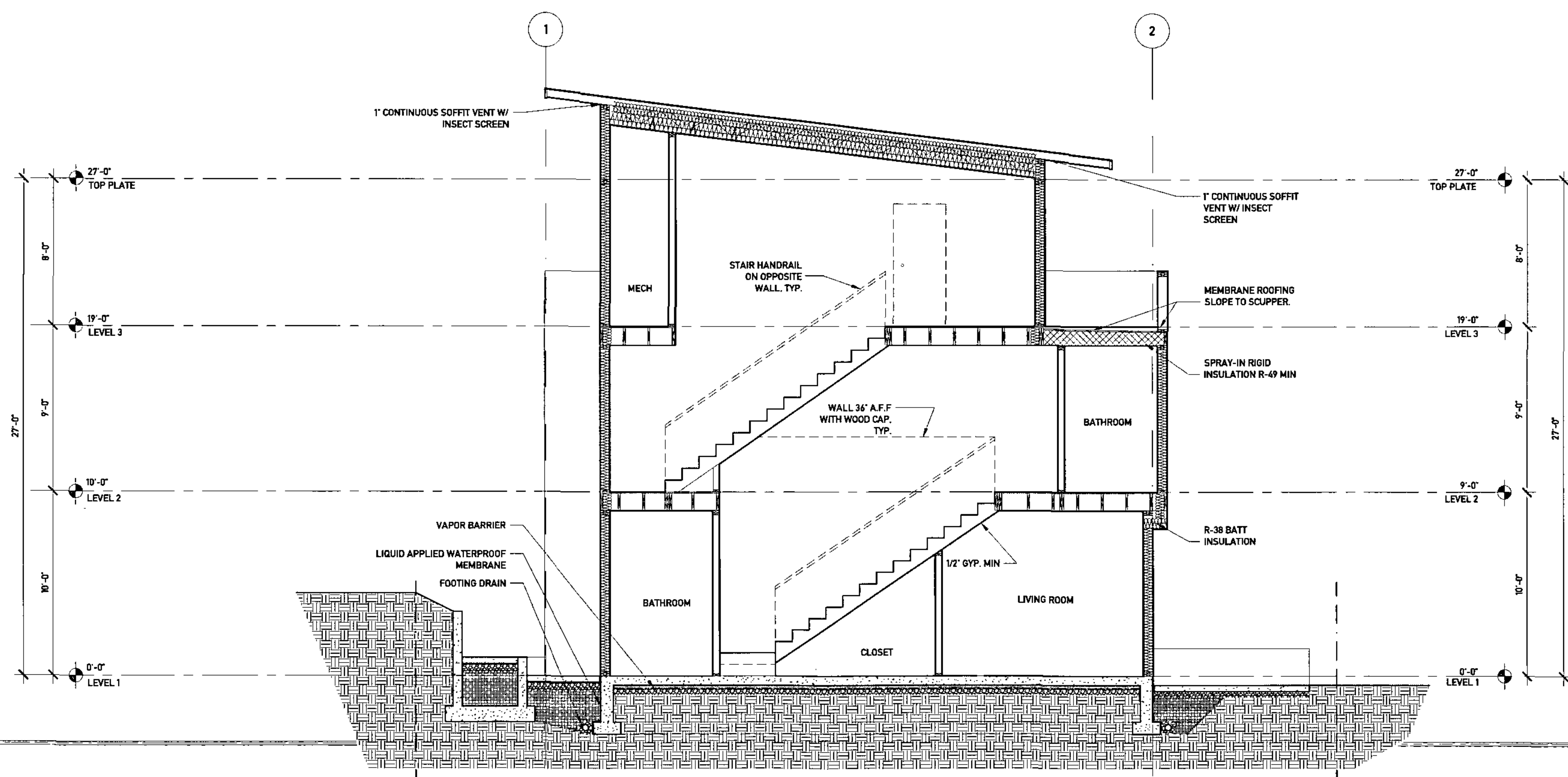




FLOOR 2 PLANS

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BUILDING SECTION

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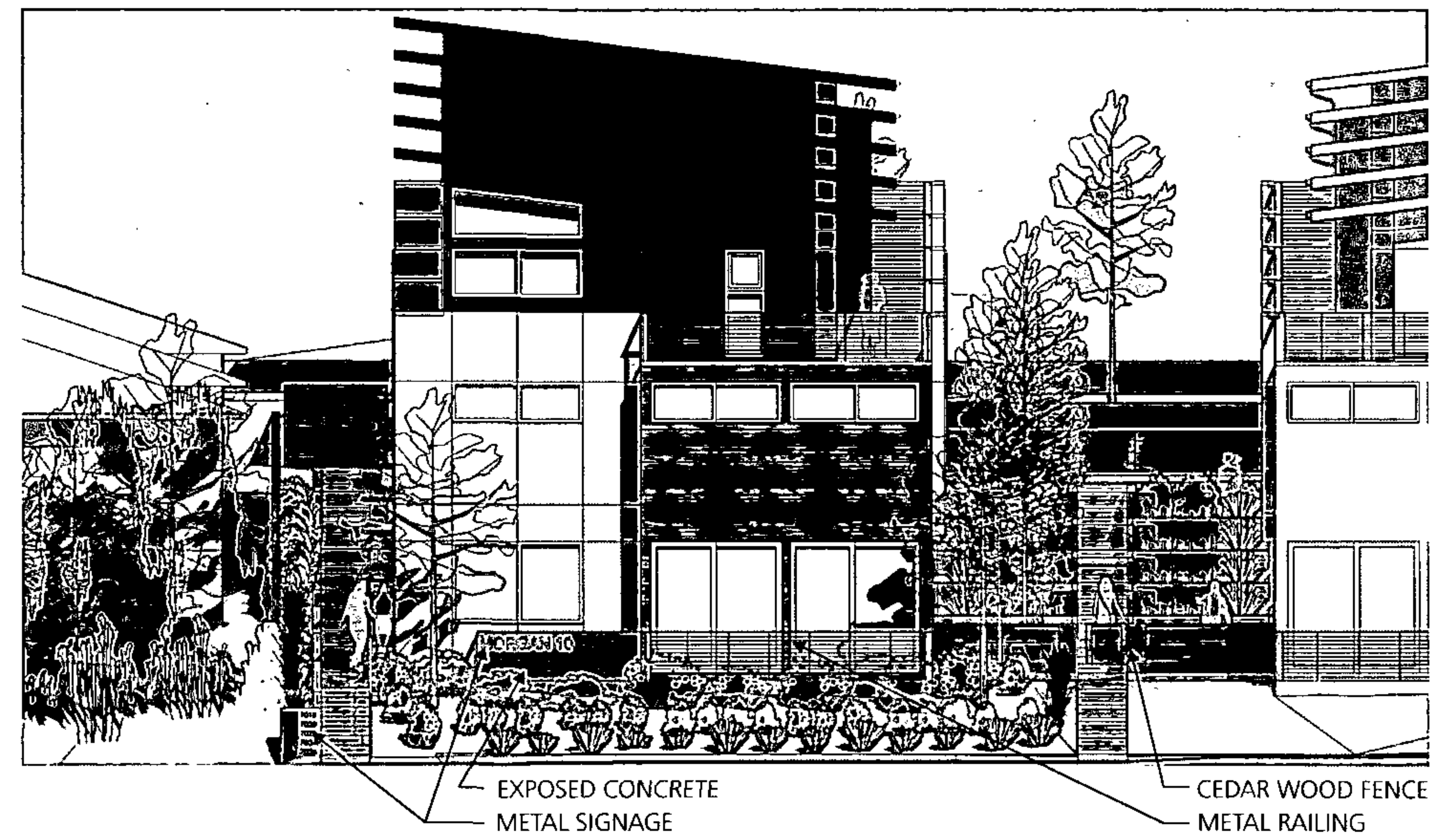
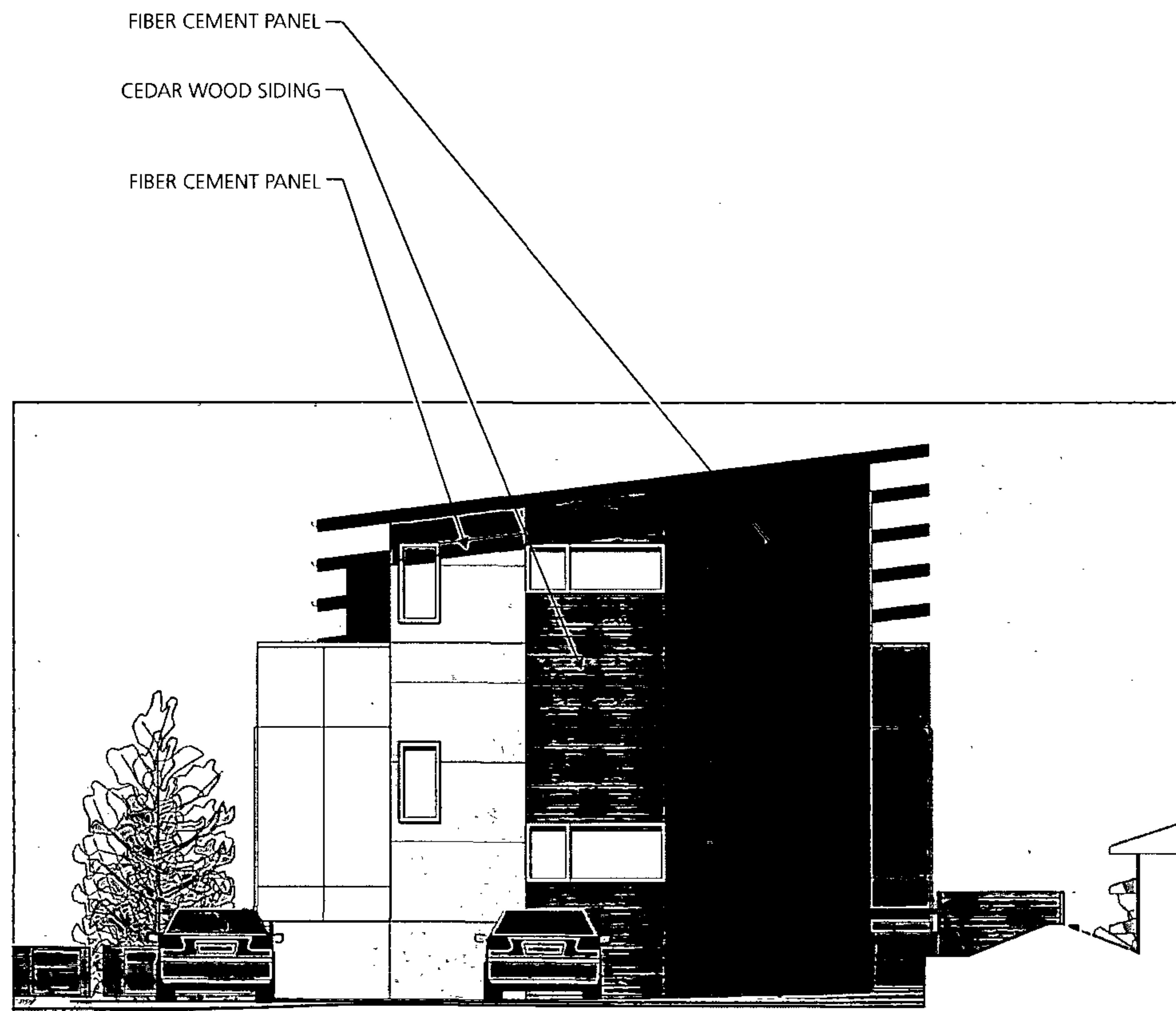
NORTH ELEVATION



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ELEVATIONS - EAST & WEST

02.20.2013 STREAMLINED DESIGN REVIEW
 7018 CALIFORNIA AVE. SW / DPD PROJECT # 3014655

SOUTH ELEVATION



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CONCEPT PERSPECTIVE

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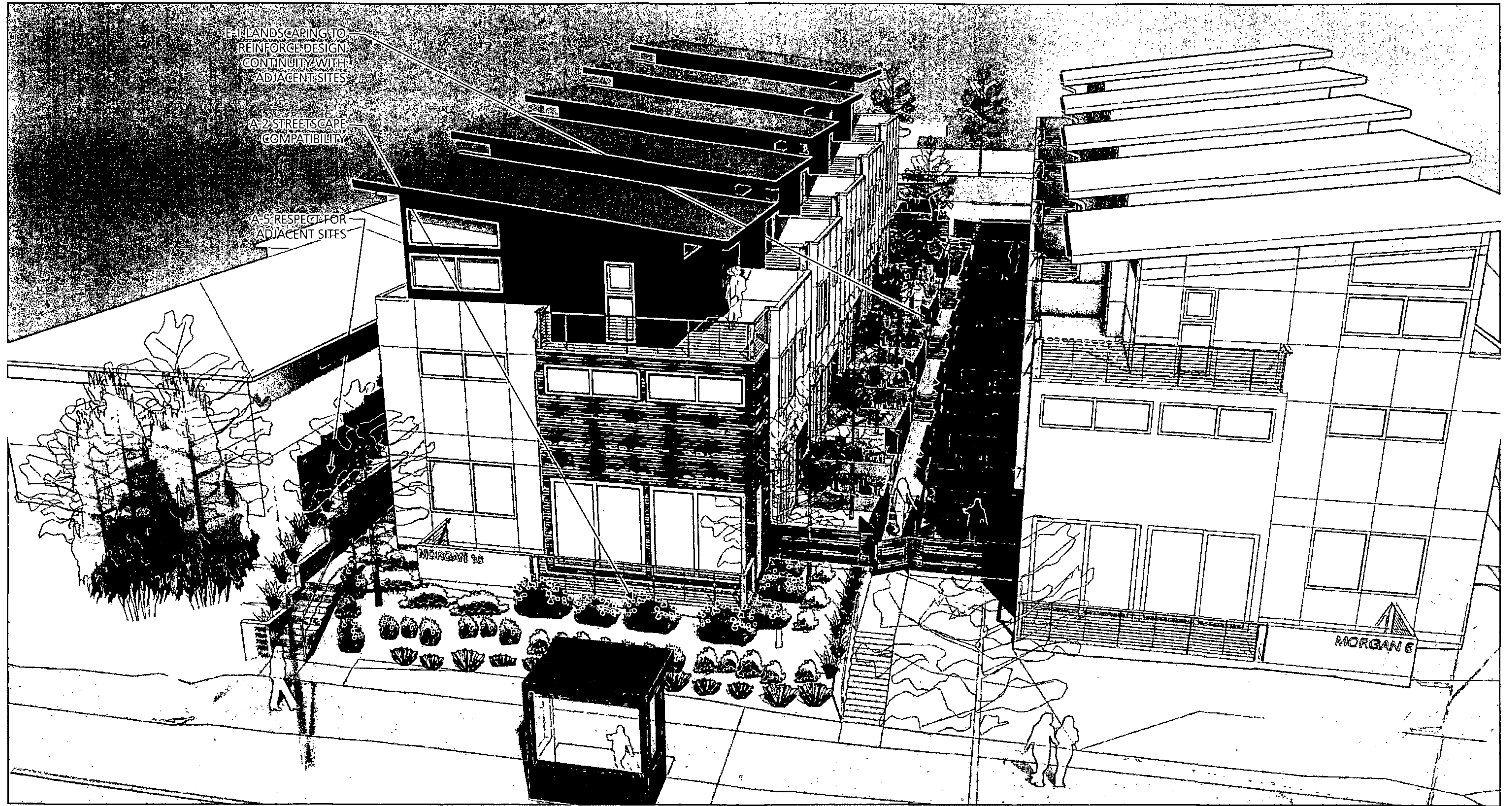
E-2 LANDSCAPING TO
ENHANCE THE
BUILDING AND/OR SITE

C-2 ARCHITECTURAL
CONCEPT AND
CONSISTENCY

D-3 RETAINING WALLS

A-1 RESPONDING TO
SITE CHARACTERISTICS

A-5 RESPECT FOR
ADJACENT SITES



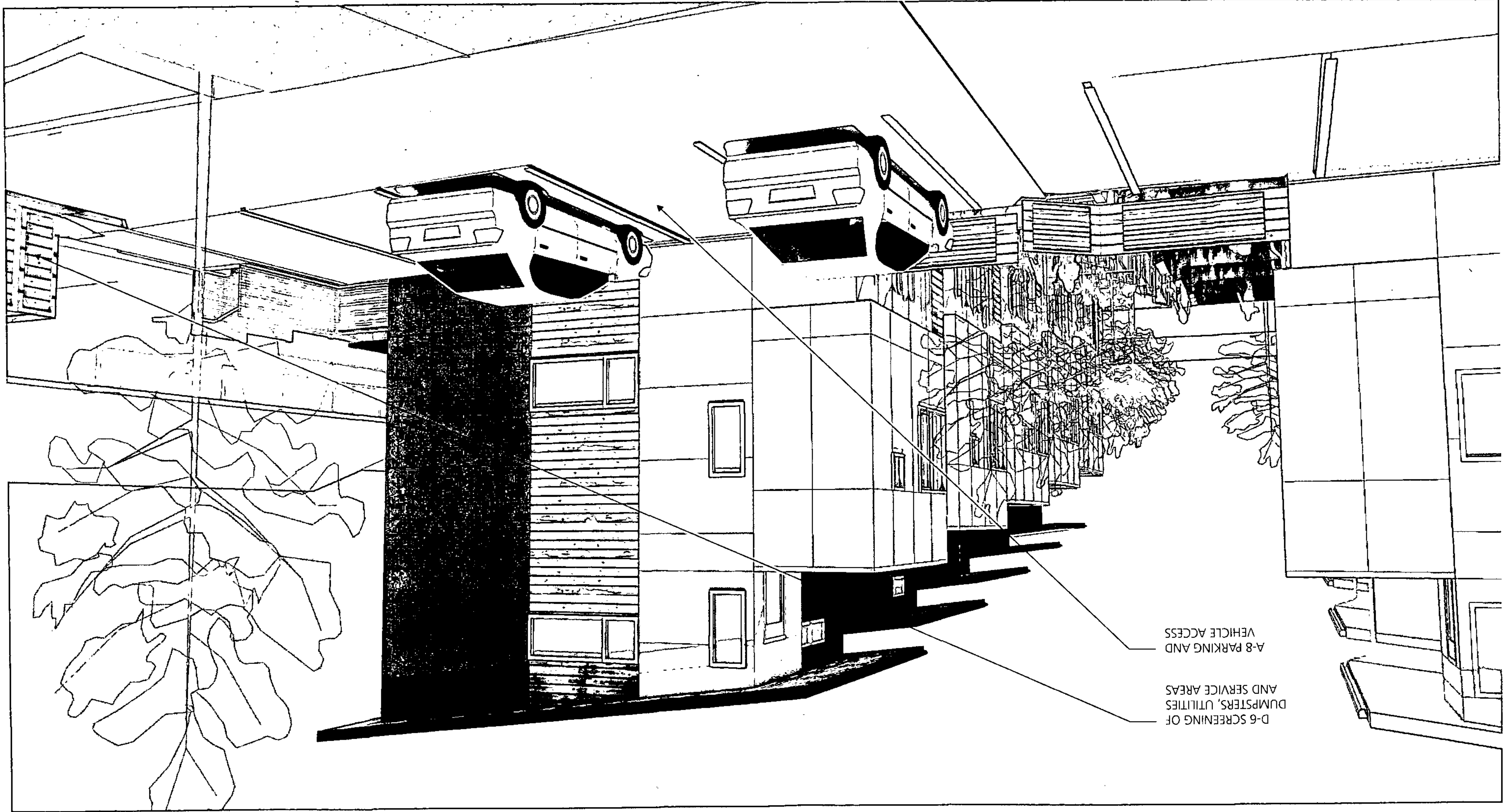
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CONCEPT PERSPECTIVE



ADJUSTMENTS AND DEPARTURES

There are no requested adjustments or departures from code requirements or design guidelines.

PROJECT SUMMARY

Lot Size - 7,485 SF

Zoning: Lowrise Residential (LR-2)

Townhouse FAR - 1.2 (Meeting standards of 23.45.510.C)

Allowable FAR - 8,982 SF

LEVEL 1 TOTAL: 2,838 SF

LEVEL 2 TOTAL: 2,894 SF

LEVEL 3 TOTAL: 2,032 SF

TOTAL FAR: 7,764 SF

PROPOSED FAR MEETS OR EXCEEDS REQUIREMENTS OF SMC 23.45.510C



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