



STREAMLINE DESIGN REVIEW APPLICATION

SDCI # 3025808
126 W. Florentia Street
Seattle, WA 98119

Applicant:
Click Architects
609 W. Dickson Street
Suite 105
Fayetteville, AR 72701
Contact: Cheryl Click

Owner:
Okom Homes LLC
822 27th Ave
Seattle, WA 98122
Contact: Carlos Roldan

SDCI Contact:
Colin R. Vasquez
colin.vasquex@seattle.gov
206.684.5639

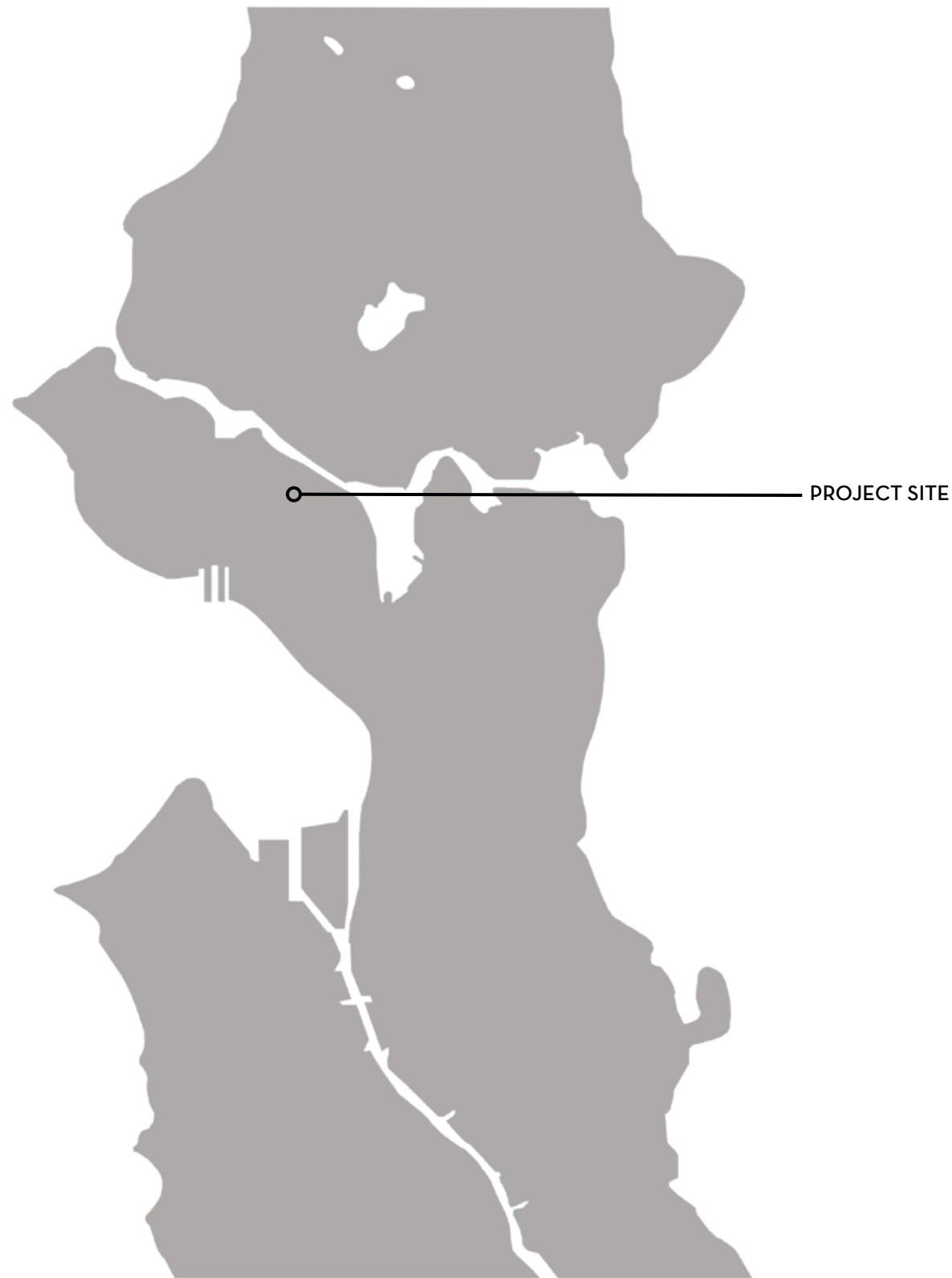
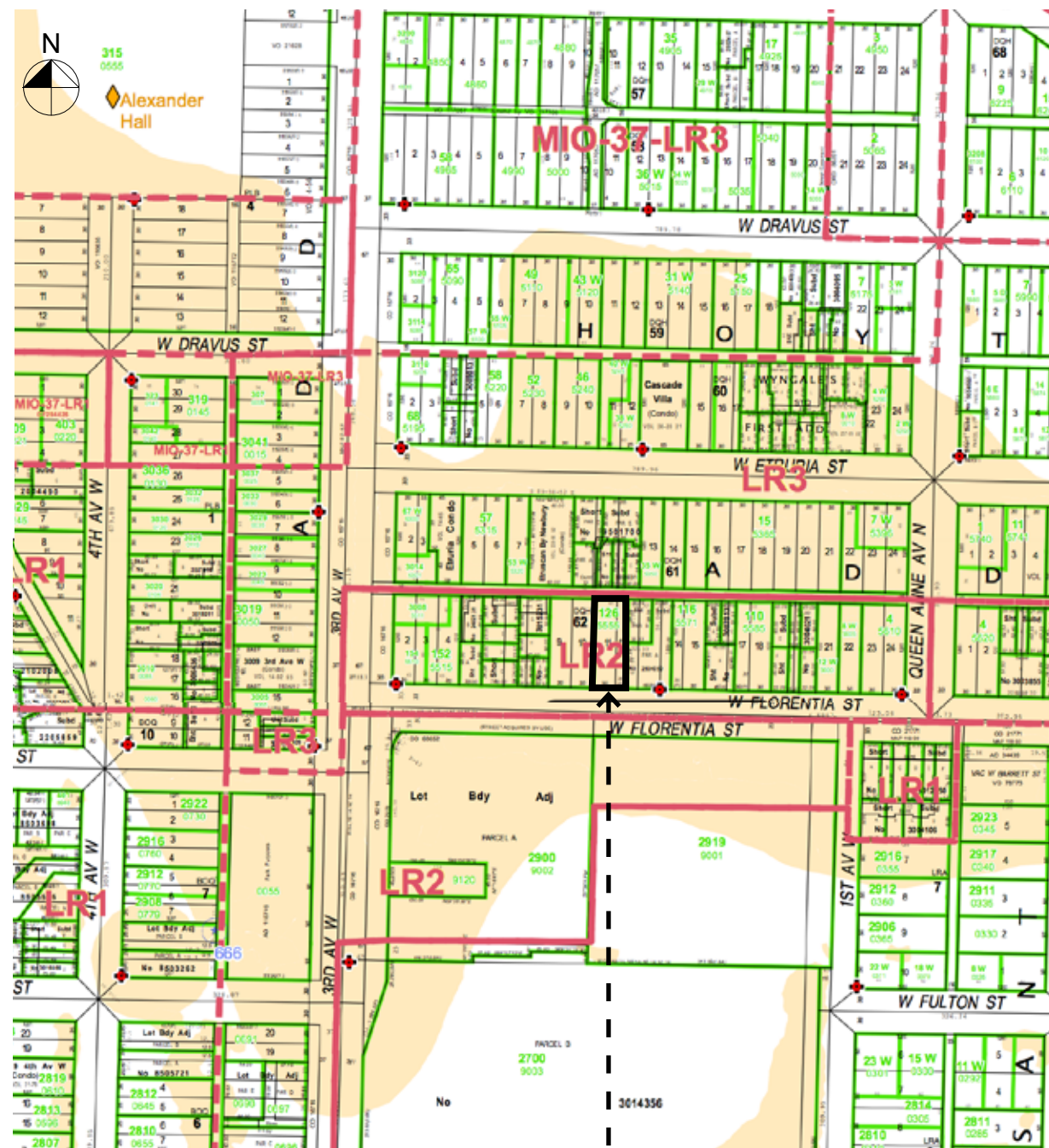


TABLE OF CONTENTS

CONTEXT	Site Location and Zoning	3
	Urban Analysis	4
	Neighborhood Character	5
	Street Views	6
	Existing Site Conditions	7
APPROACH	Priority Design Guidelines	8-10
	Requested Adjustment	11
	Neighbor Alignment	12
	Site Planning + Landscape Approach	13
	Landscaping Plants	14
	Lighting Approach	15
DESIGN	Floor Plans	16-19
	Elevations + Materials	20-21
	Color Renderings	22-26
	Click Architects Work Examples	27

DEVELOPMENT OBJECTIVE

The project proposes construction of (2) new multi-family residential building containing (4) total townhouse units with (4) parking stalls off the alley. The existing single-family residence on the project parcel will be demolished. The proposed townhomes promote thoughtful density in Seattle and help to create desirable housing for the urban lifestyle. These townhomes are ideal for Seattle’s proposed density planning due to their proximity to principal arterial and commercial zoning.



ZONING MAP



PROJECT INFORMATION

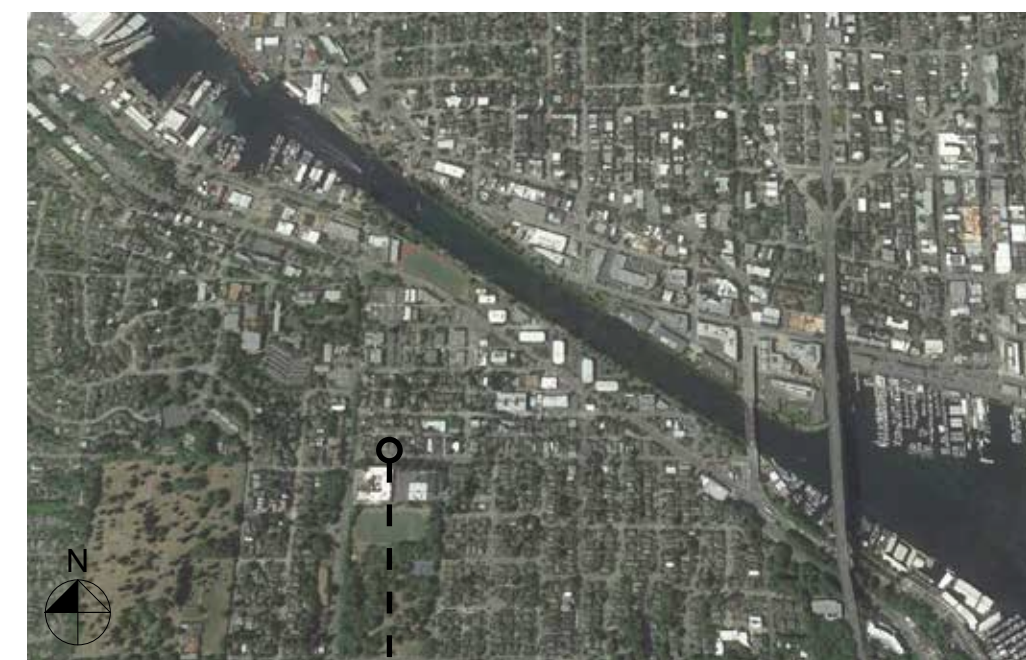
SITE LOCATION
126 W. Florentia
Seattle, WA 98119

PROGRAM
Site Area: 5,400 SF
Site Zone: LR2
Number of Residential Units: 4
Number of Parking Stalls: 4
Approx. FAR (Overall) = 6,480 SF
Approx. FAR Per Unit = 1,620 SF

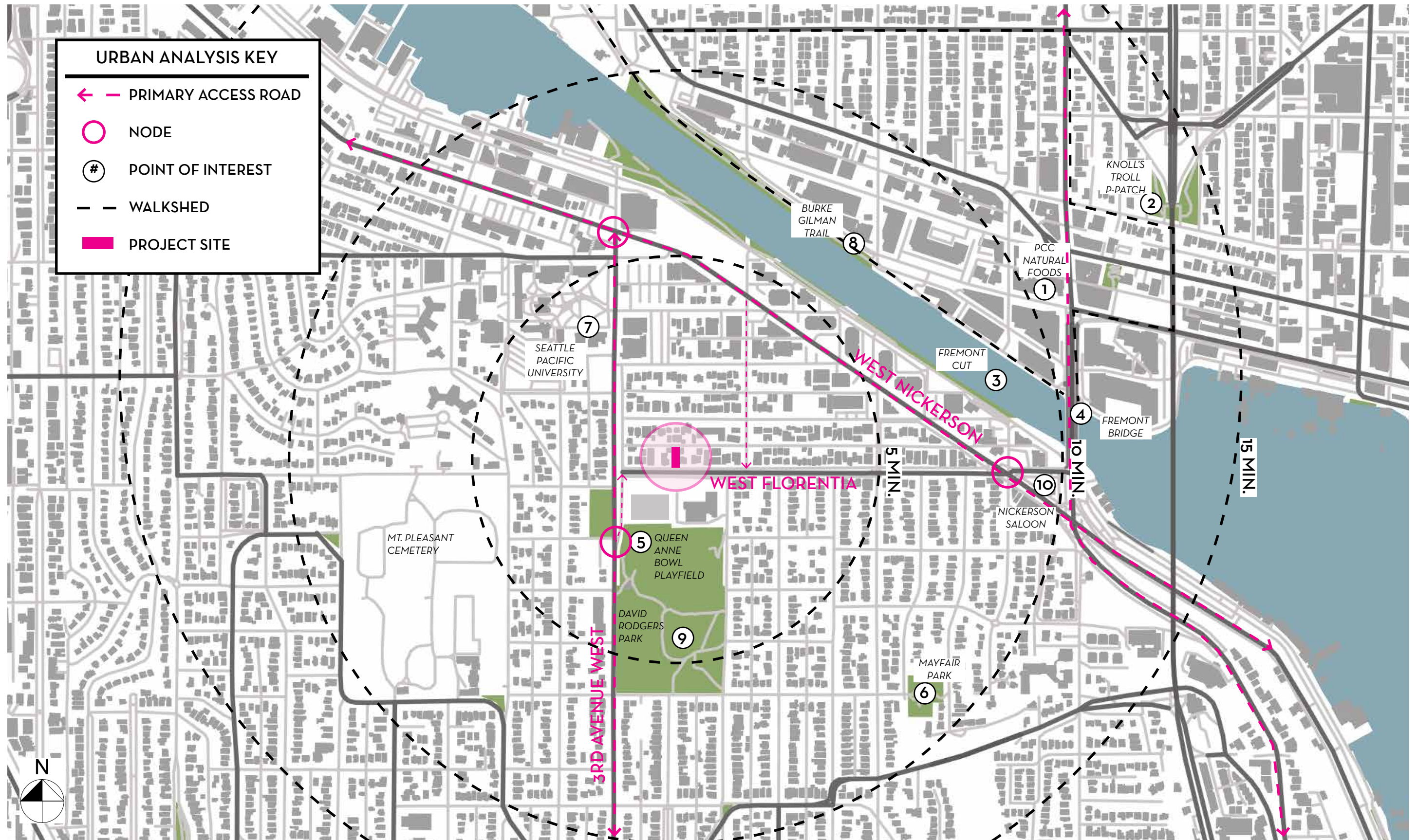
ADJUSTMENTS REQUESTED
None

NEIGHBORHOOD OUTLOOK

The residences along the north side of West Florentia Street and to the north of the site consist of multi-family and single family homes. Across the street is a multi-level retirement home and David Rodgers Park. Seattle Pacific University is located just north of the site and within walking distance. Public transportation is a block away along 3rd Avenue West. There is easy access to Fremont core and the Burke Gilman trail by way of biking, walking, or using public transportation.



VICINITY MAP





1 FREMONT PCC NATURAL MARKET



4 FREMONT BRIDGE



8 BURKE GILMAN TRAIL



2 TROLL'S KNOLL P-PATCH



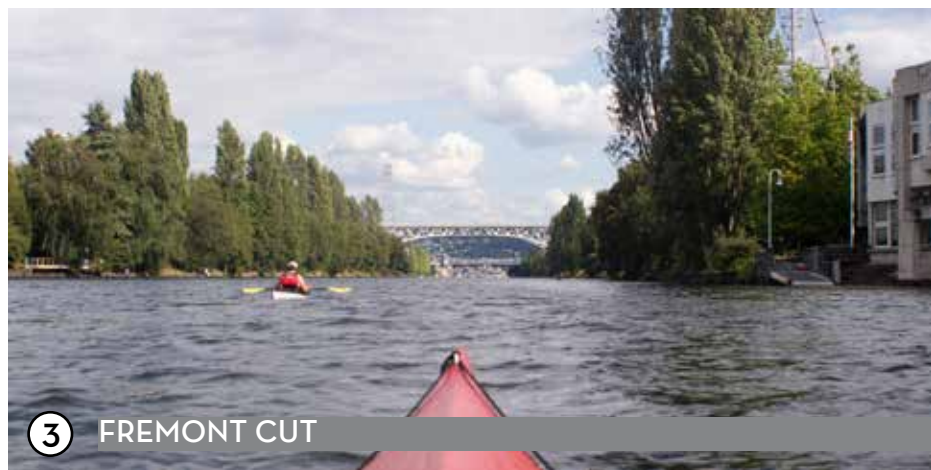
5 QUEEN ANNE BOWL PLAYFIELD



6 MAYFAIR PARK



9 DAVID RODGERS PARK



3 FREMONT CUT



7 SEATTLE PACIFIC UNIVERSITY



10 NICKERSON STREET SALOON



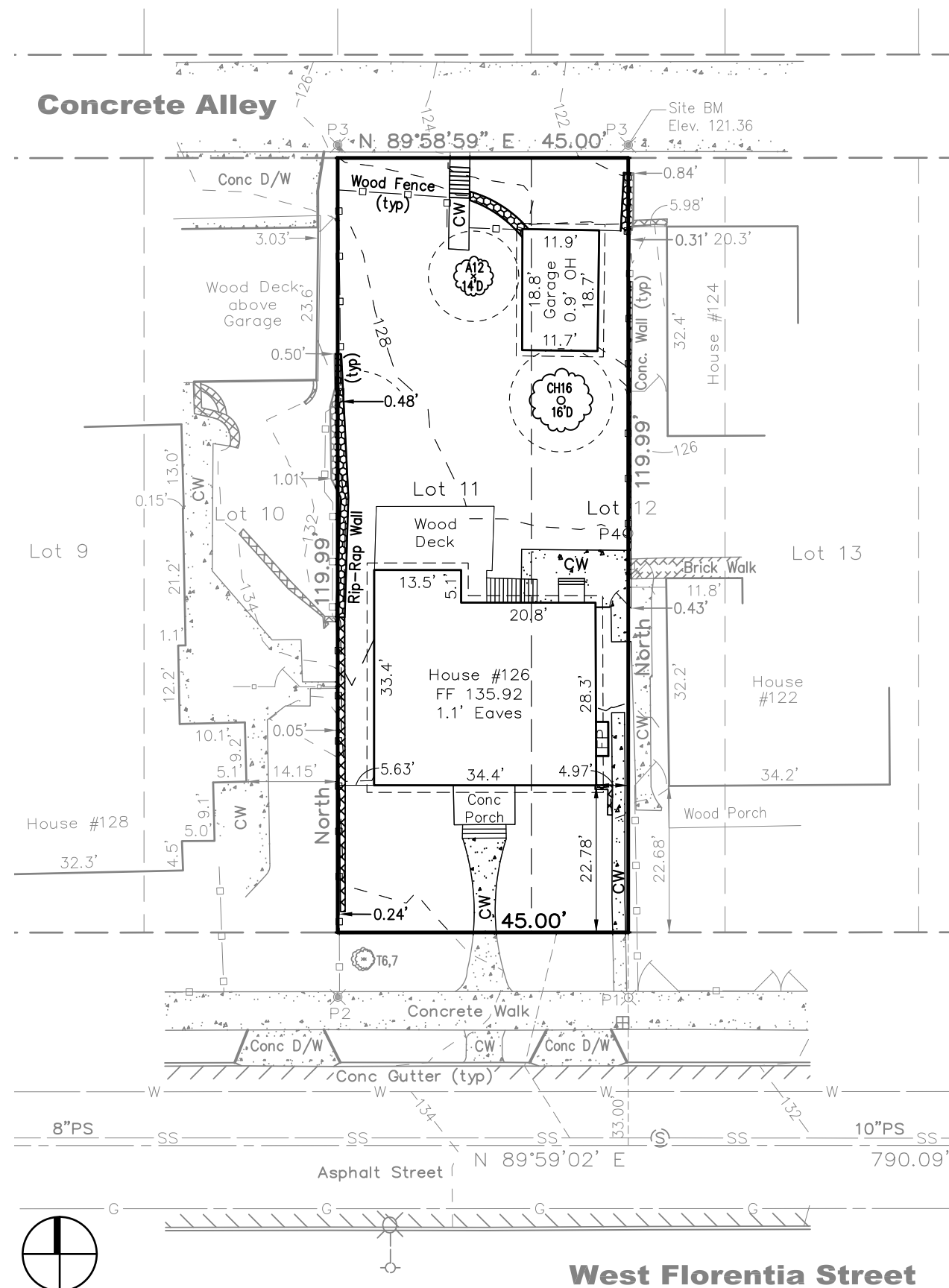
SITE

← STREET LOOKING NORTH (A) →



ACROSS FROM SITE

← STREET LOOKING SOUTH (B) →



LEGAL DESCRIPTION

Lot 11 and the west half of Lot 12, Block 62, Denny and Hoyts addition to the city of Seattle. According to the plat thereof, recorded in volume 2 of plats, page 136, records of King County, Washington.

EXISTING SITE

The project site (APN: 197220-555) is located on West Florentia Street. Queen Anne Avenue to the East, 3rd Avenue West to the West, West Etruria Street to the North and David Rodgers Park to the South. To the east and west of the site is a mix of multi-family houses and single family homes. Opposite of the site is a multi-level retirement home and a larger building for Cascade Parent Partnership Program. The subject parcel is 5,400 SF and measures roughly 45'-0" wide by 120'-0" deep. The site slopes from south to north, with an overall grade change in this direction of approximately 10 feet. Currently, there is a single family home approximately 1,720 SF and a detached garage of 218 SF on site.

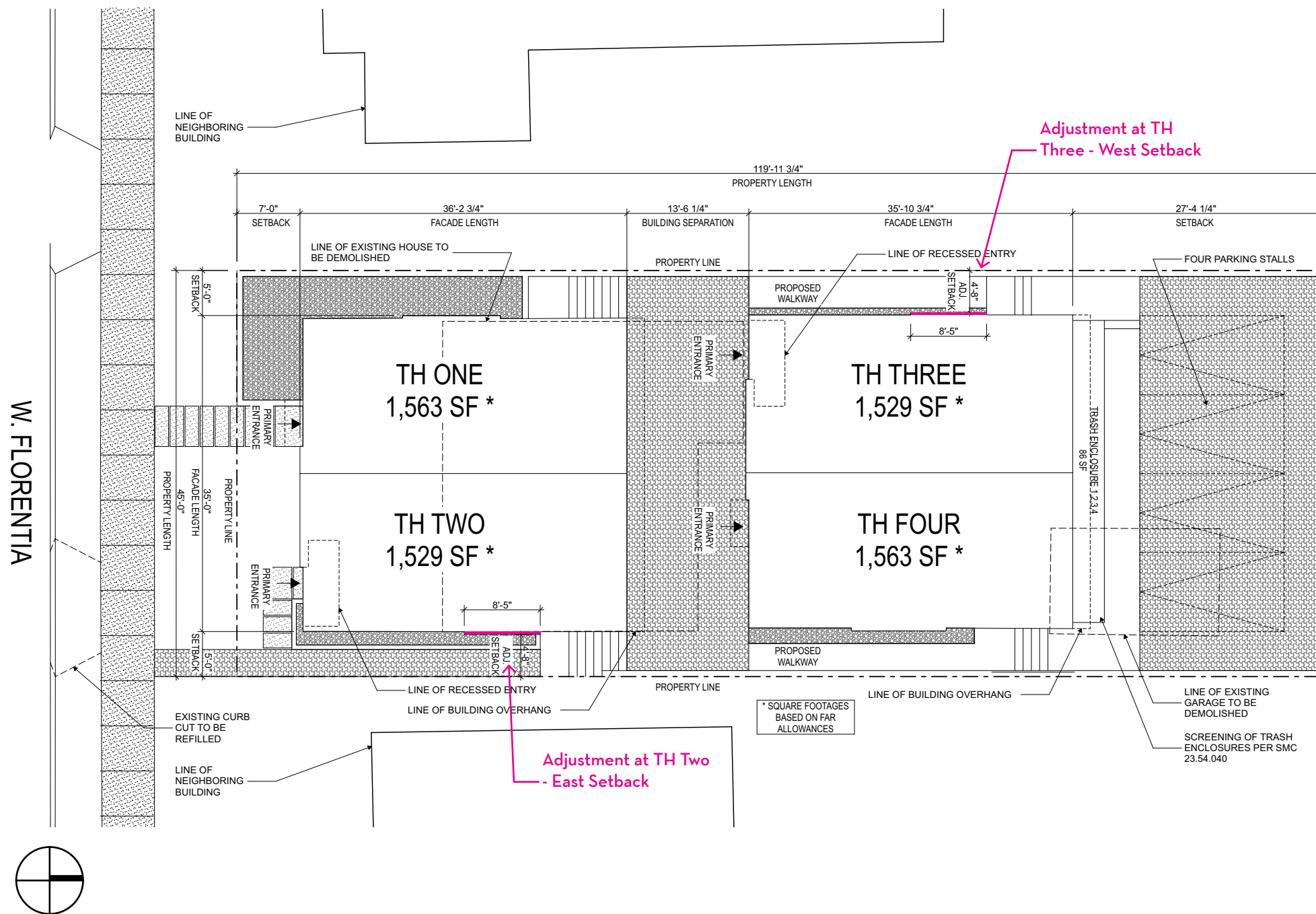
EXISTING TREES

The current survey shows two trees on the property. CH16 is a Cherry tree approx. 16 inches in diameter and A12 is an Apple tree that is approx. 12 inches in diameter. Per Director's Rule 16-2008, existing trees CH16 and A12 are not exceptional and will be removed for the development of the four townhomes. Flowering Cherry trees are considered exceptional at 23 inches in diameter and Apple trees at 20 inches in diameter. These two trees do not meet the exceptional tree requirements.

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surrounding as a starting point for project design.	D. Plants and Habitat	<i>CS1.D.1. On-Site Features:</i> Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats.	When possible, the existing trees will be saved and incorporated into the landscape design. Native plant species will be planted along Florentia, along the pedestrian walkways, and in courtyard public amenity space.
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	A. Location in the City and Neighborhood B. Adjacent Sites, Streets, and Open Spaces C. Relationship to the Block D. Height, Bulk, and Scale	<i>CS2.A.2. Architectural Presence:</i> Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly...may be better suited to a simpler but quality design that contributes to the block as a whole. Encourage all building facades to incorporate design detail, articulation and quality materials. <i>CS2.B.2. Connection to the Street:</i> Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. <i>CS2.C.2. Mid-Block Sites:</i> Look to the use and scale of adjacent buildings for clues about how to design a mid-block building. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means. <i>CS2.D.1. Existing Development and Zoning:</i> Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.	This project proposes the use of durable, quality materials that can be seen throughout the neighborhood on homes of varying ages. The project is located mid-block where multi-family developments are slowly infilling the properties of single family dwellings. While the adjacent properties are still single family dwellings, this project focuses on the future of the street and proposes the front facade to have a presence and connection with pedestrians by building to the front yard setback.
PL1. Open Space and Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	B. Walkways and Connections C. Outdoor Uses and Activities	<i>PL1.B.1. Pedestrian Infrastructure:</i> Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project. <i>PL1.C.1. Selecting Activity Areas:</i> Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.	The project proposes parking off the alley and shared walkways along the east side of the property. This allows for easy access to parking, as well as, the sidewalk that connects you to transit, bike trails, and local parks. The public amenity area located between the two structures will have plenty of natural light from the West and along the walkway to the East.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	A. Accessibility B. Safety and Security D. Wayfinding	<i>PL2.A.2. Access Challenges:</i> Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges. <i>PL2.B.2. Lighting for Safety:</i> Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights. <i>PL2.D.1. Design is Wayfinding:</i> Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.	The project proposes walkable paths from the streetside sidewalk to all units and from the alley to all units. The walkable path will be well lit with path lighting and entry lights. Signage will be provided at each entry and as necessary to for a clear directional path to the units.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries C. Residential Edges	<i>PL3.A.1.d. Individual entries to ground-related housing</i> should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants. <i>PL3.C.1. Security and Privacy:</i> Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.	This project focuses on individuality of each unit. We are proposing a building that works compositionally as a whole, rather than, repeating the units. This allowed for two totally separate entries and a design that has a profound presence on the street. Each entry has a covered canopy or building cantilever for protection and security. There is an abundance of landscaping, hardscaping, unit numerals, and lighting to give each unit a sense of privacy and ownership.

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
PL4. Active Transportation	<i>Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.</i>	A. Entry Locations and Relationships B. Planning Ahead for Bicyclists C. Planning Ahead for Transit	<p><i>PL4.A.1. Serving all Modes of Transit: Provide safe and convenient access points for all modes of travel.</i></p> <p><i>PL4.B.1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.</i></p> <p><i>PL4.C.3. Transit Connections: ...Identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.</i></p>	<p>The project has taken into account the lack of exterior storage for projects of this nature and has provided a private outdoor storage large enough for bicycles, yard tools, grills, and other outside equipment that one might need. This storage is easily accessed from the public walkway on the East through the back covered patio on each unit. The project is located within walking distance to numerous bus stops and bike paths.</p>
DC1. Project Uses and Activities	<i>Optimize the arrangement of uses and activities on site.</i>	A. Arrangement of Interior Uses B. Vehicular Access and Circulation C. Parking and Service Uses	<p><i>DC1.A.4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks, and other public spaces.</i></p> <p><i>DC1.B.1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists whenever possible.</i></p> <p><i>DC1.C.3. Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonef, or common space in multifamily projects.</i></p>	<p>Each entry is designed for privacy and safety, however, the floor plan opens up toward the shared amenity space and added glazing on upper levels for territorial views and connection to the neighborhood. Four parking spaces are located off the existing alley and could be used for outdoor gathering or multifamily projects. Trash collection is located off the alley behind an enclosure designed to fit with the design of the building. These will be visually appealing and provide extra storage for each unit.</p>
DC2. Architectural Concept	<i>Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.</i>	A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture E. Form and Function	<p><i>DC2.A.2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.</i></p> <p><i>DC2.B.1. Facade Composition: Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole.</i></p> <p><i>DC2.C.1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.</i></p> <p><i>DC2.D.1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.</i></p> <p><i>DC2.E.1. Legibility and Flexibility: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand.</i></p>	<p>This project has been approached with the human-scale and massing in mind. Starting with the composition of the building as a whole rather than individual units, we were able to create a structure that adds visual depth and interest on the front facade for a cohesive design. The massing of the building has been broken down into vertical segments highlighting the use of the materials chosen. The siding materials chosen have been designed for a tangible experience and help humanize the scale of the building. Once you arrive to the roof top deck, we propose steel guardrails to lighten the overall massing of the building.</p>

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
DC3. Open Space Concept	Integrate open space design with the design of the buildings so that each complements the other.	A. Building-Open Space Relationship B. Open Spaces Uses and Activities C. Design	<p><i>DC3.A.1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.</i></p> <p><i>DC3.B.4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.</i></p> <p><i>DC3.C.2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed.</i></p>	All four units have private and shared amenity space. Each unit has a private covered patio on the ground level and roof top decks with potential views of Fremont Canal, downtown Fremont, and territorial. Shared amenity space includes; street frontage, between buildings, and the parking stalls off the alley. Hardscape and native plants will be used to enhance the natural feel of these areas.
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 C. Lighting D. Trees, Landscape and Hardscape Materials	<p><i>DC4.A.1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.</i></p> <p><i>DC4.C.1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.</i></p> <p><i>DC4.D.2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials.</i></p>	Materials for this project were chosen for their tangibility, durability, and quality. These include, modular brick, hardie lap siding, stained wood siding, and concrete. The materials are durable, weather appropriate, and bring a sense of place to the project. Canopies, lighting, and landscaping will be used in conjunction with hardscape to help bring warmth, color, and sense of place to the exterior. Permeable paving will be used at the parking stalls and shared amenity space, which adds an extra layer of texture and detail to the site.



REQUESTED ADJUSTMENT

STANDARD: SMC 23.45.518. TABLE A SETBACKS

REQUIREMENT: Per Table A 23.45.518 Townhouses in LR zones are required to have the following setbacks.

FRONT: 7'-0" Average; 5'-0" Minimum

REAR: 7'-0" Average; 5'-0" Minimum

SIDE: 5'-0" if < 40'; 7'-0" Avg.. OR 5'-0" Min. if >40'

ADJUSTMENT REQUEST: Side setback set to 4'-8" at accent brick locations at TH 2 and TH 3. (Accent brick length is approx. 8'-5")

JUSTIFICATION:

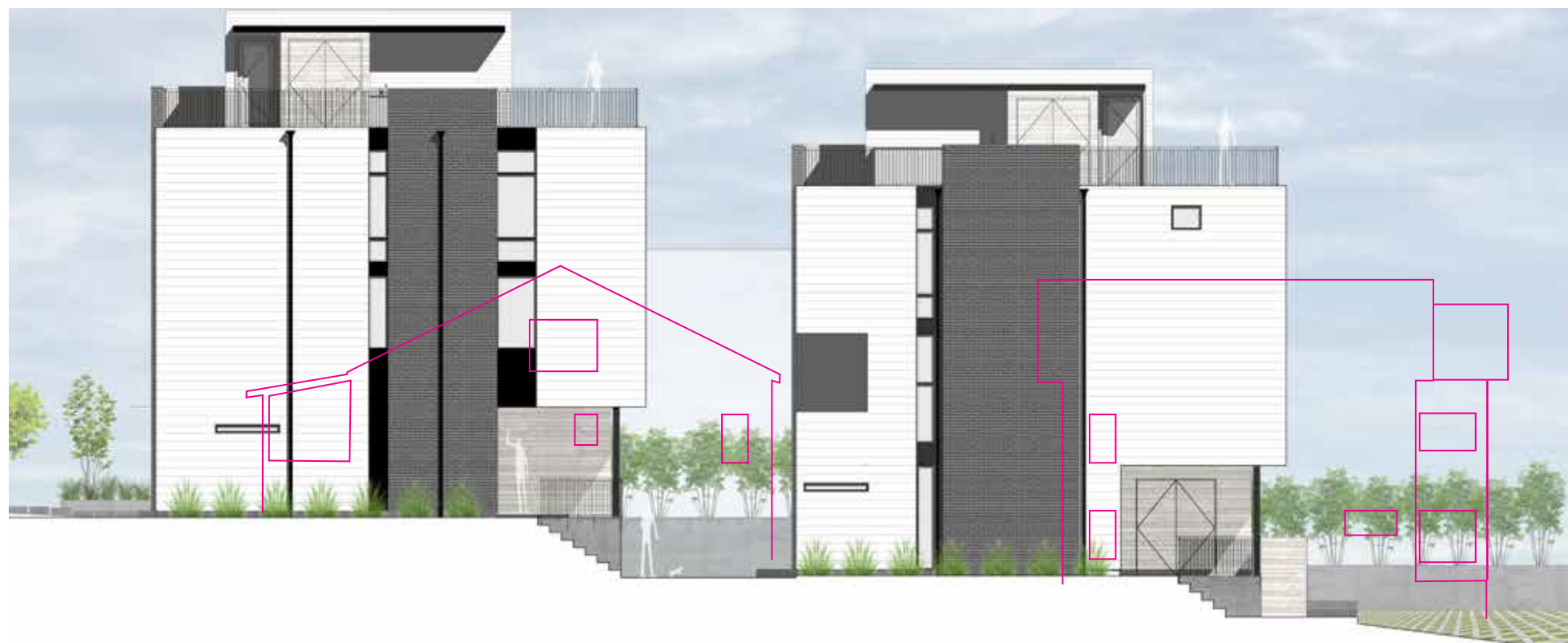
Brick accent is used on the front and side facades to help bring texture, modulation, and a sense of stability. Due to the site width, squeezing the brick into the required side setbacks makes the bedrooms on the ground level too small.

The use of brick adds an additional level of architectural detail that pedestrians see and feel as they walk by the site, approaching from the East or West. The brick is approx. 8'-5" in width and extends from the ground to the top of the guardrail at the roof top deck.



WEST ELEVATIONS (TH ONE AND THREE)

**Approx. location of neighboring windows.*

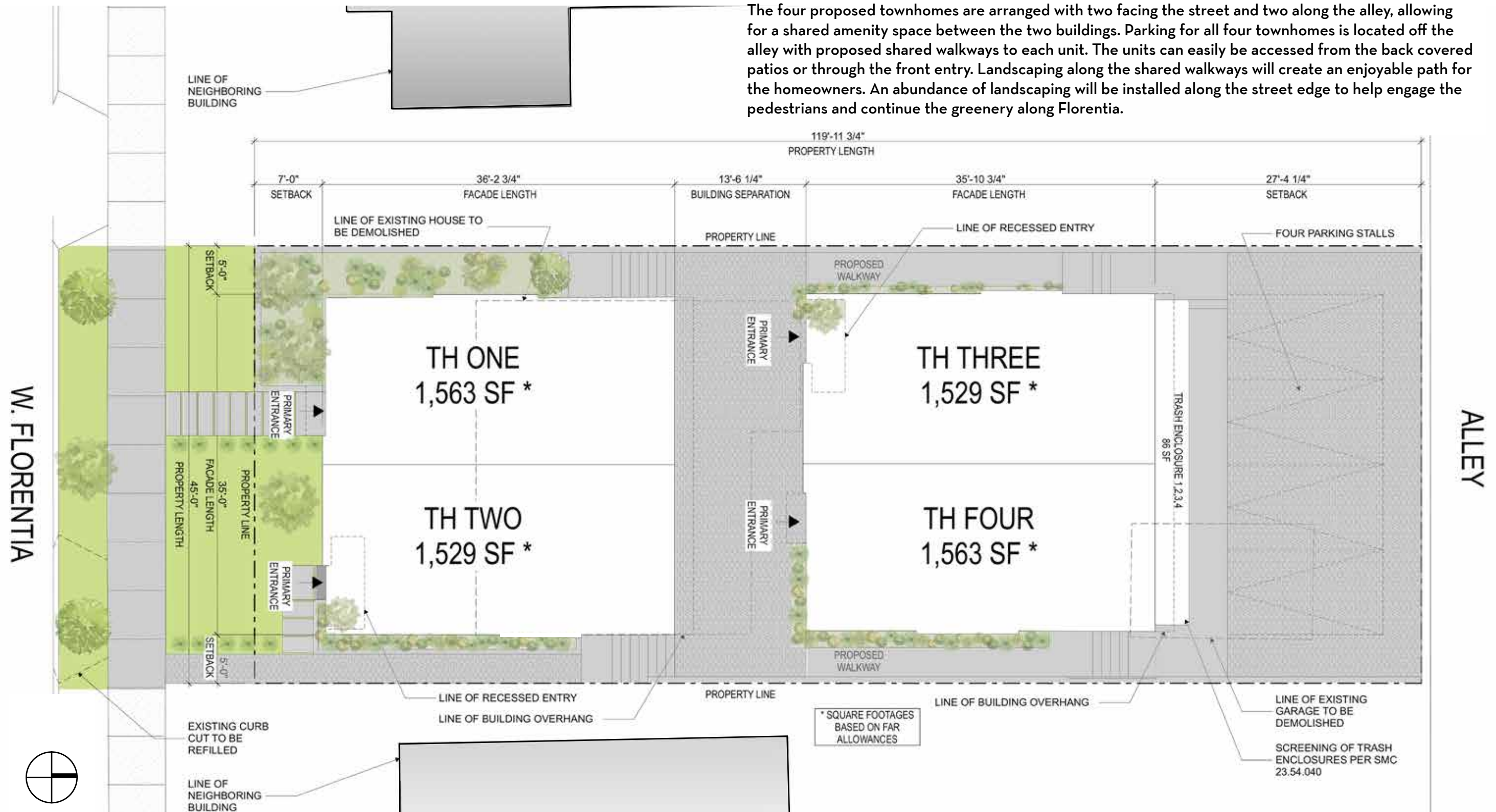


EAST ELEVATIONS (TH TWO AND FOUR)

**Approx. location of neighboring windows.*

SITE PLANNING AND LANDSCAPE APPROACH

The four proposed townhomes are arranged with two facing the street and two along the alley, allowing for a shared amenity space between the two buildings. Parking for all four townhomes is located off the alley with proposed shared walkways to each unit. The units can easily be accessed from the back covered patios or through the front entry. Landscaping along the shared walkways will create an enjoyable path for the homeowners. An abundance of landscaping will be installed along the street edge to help engage the pedestrians and continue the greenery along Florentia.





GOLDEN VARIEGATED SWEET FLAG



FRAGRANT SARCOCOCCA



HEAVENLY BAMBOO



HORSETAIL REED GRASS



IVORY HALO DOGWOOD



OAKLEAF HYDRANGEA



SOFT RUSH



ORANGE SEDGE



DAWYCK BEECH



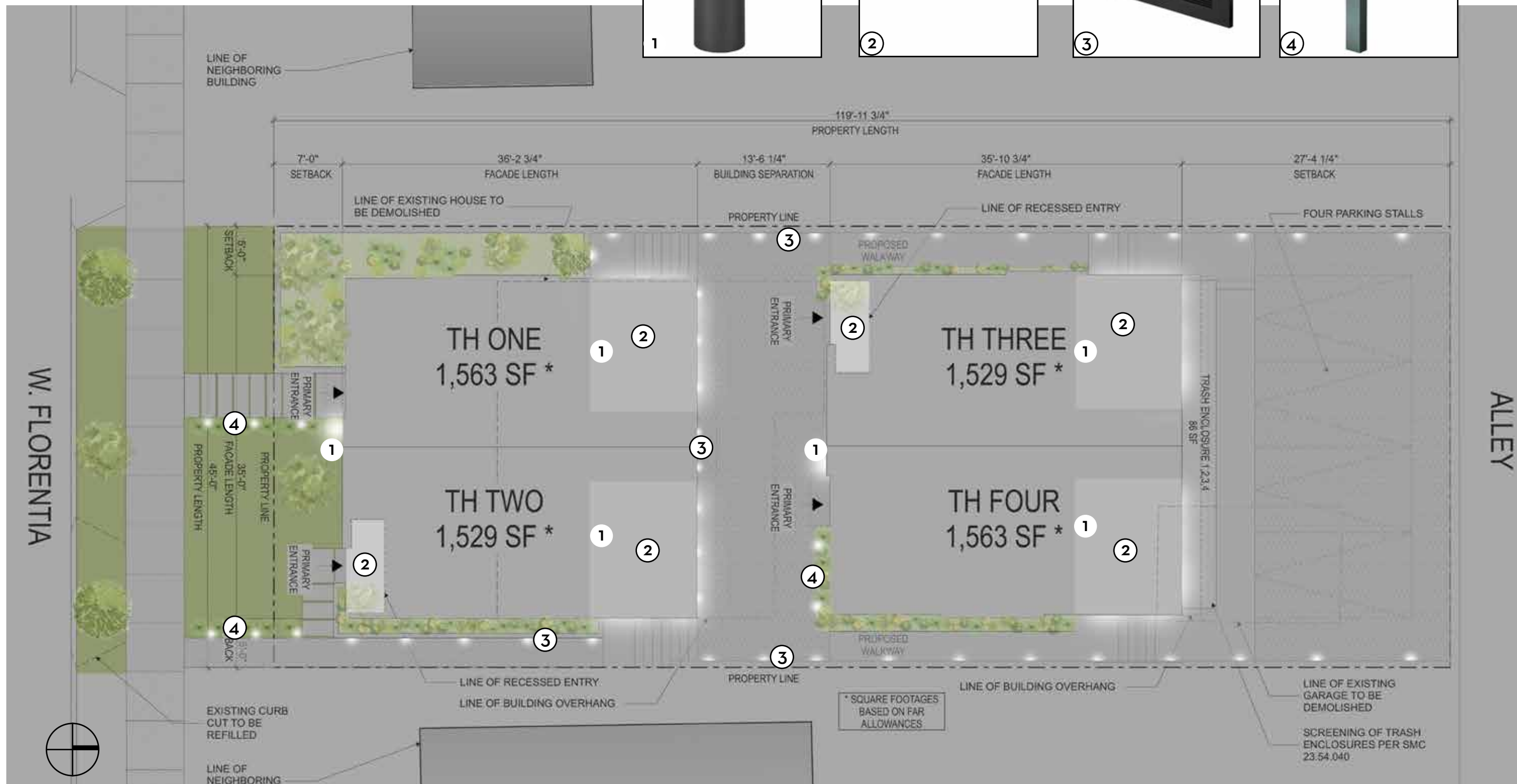
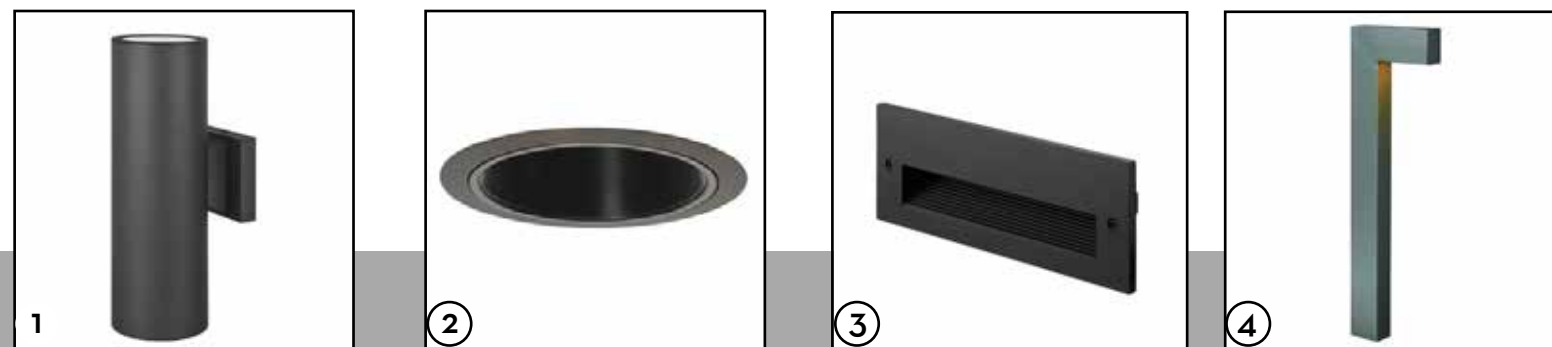
PRINCETON SENTRY GRINKGO

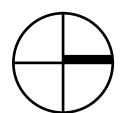
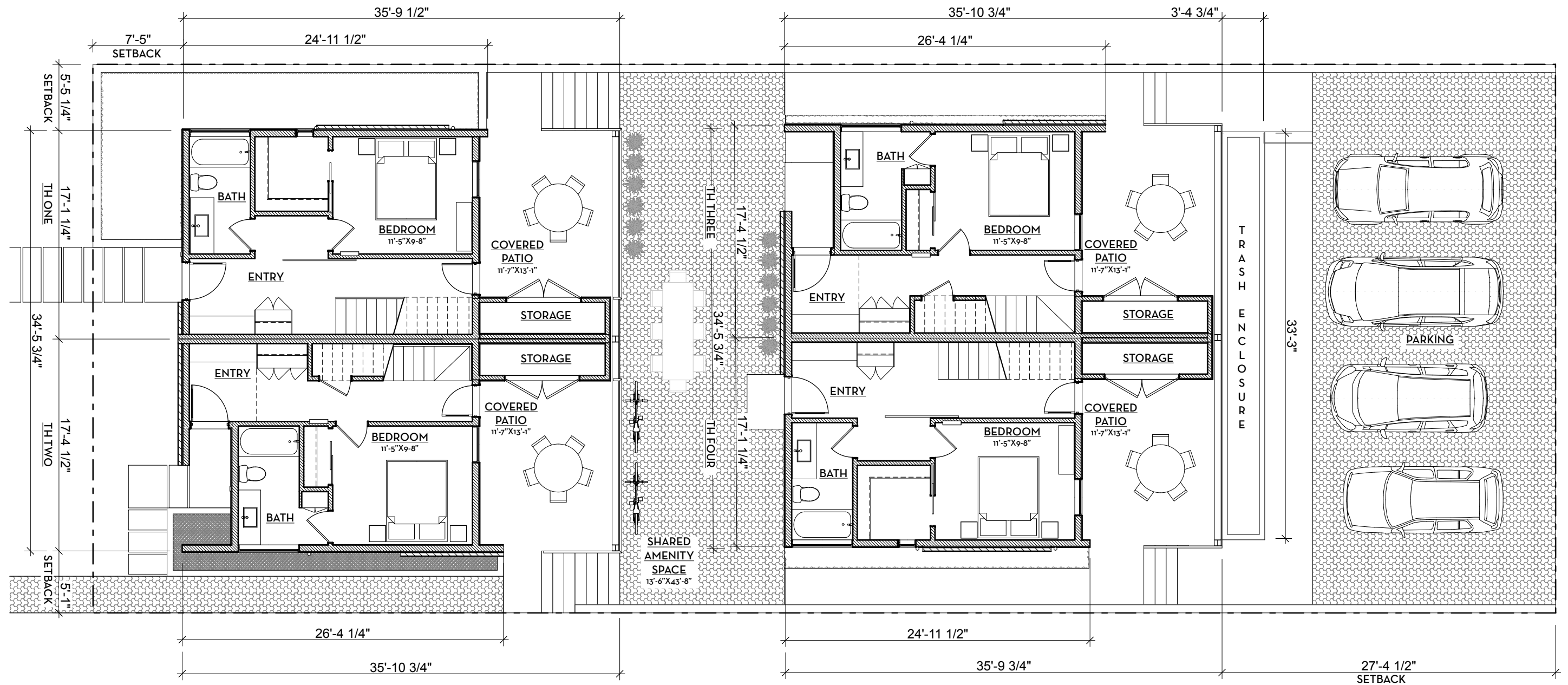


SUN KING ARALIA



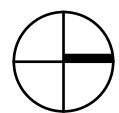
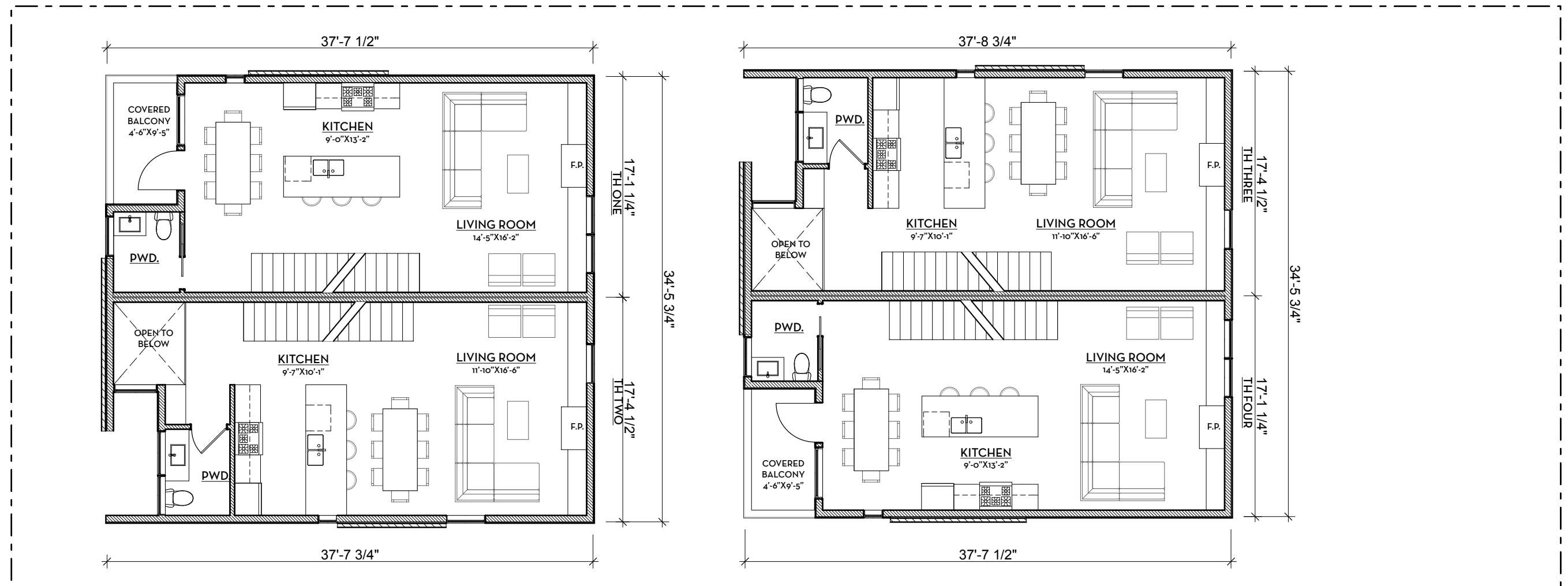
VANCOUVER JADE BEARBERRY





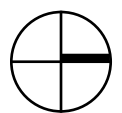
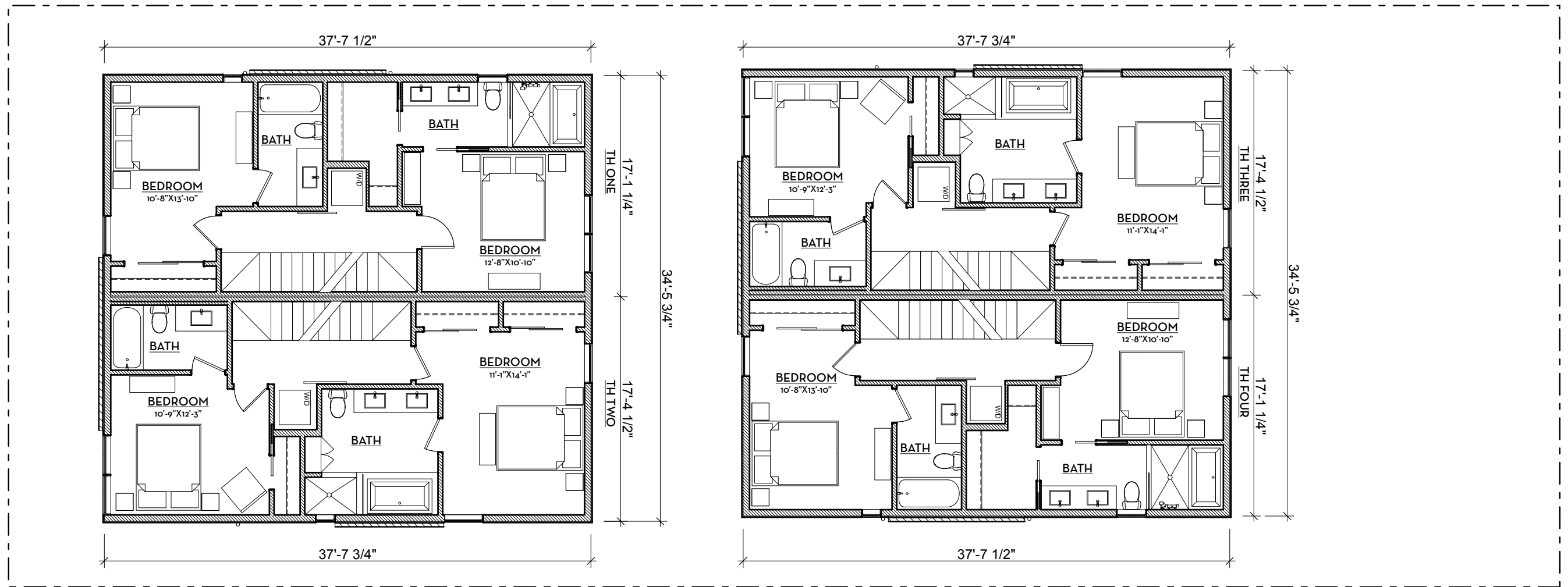
GROUND FLOOR PLAN - SITE PLAN

N.T.S.



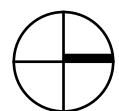
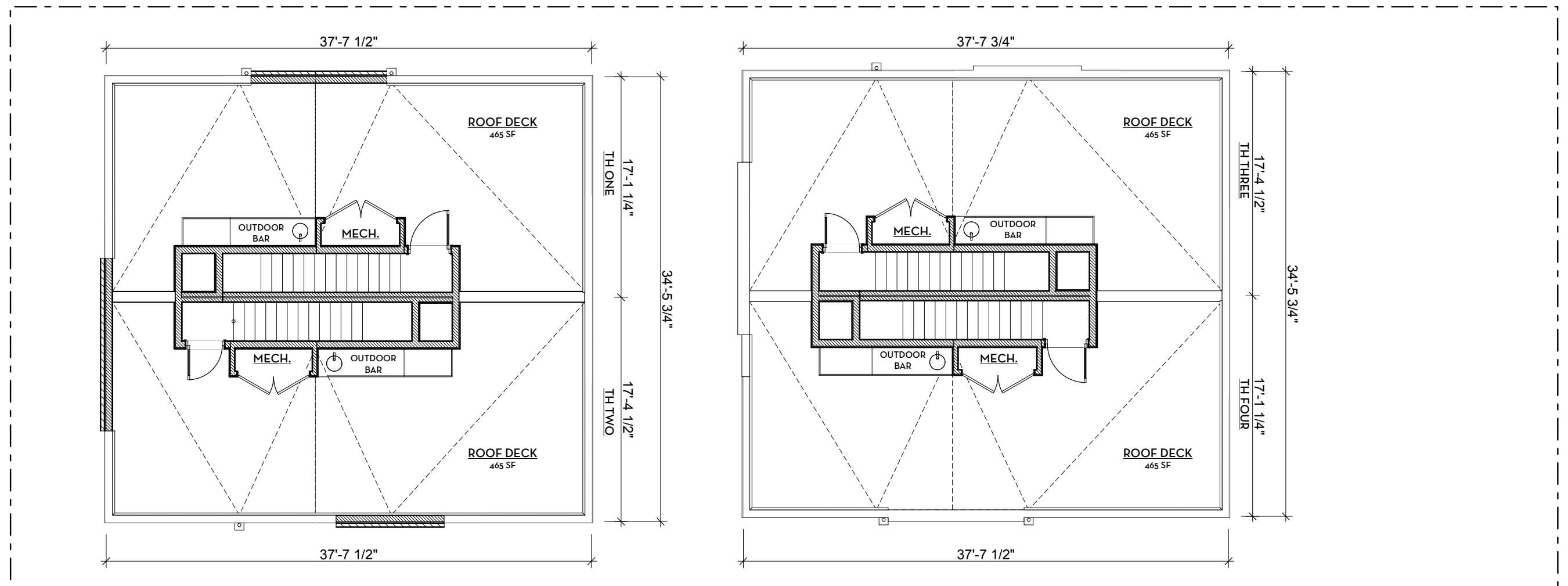
SECOND LEVEL FLOOR PLAN

N.T.S.



THIRD LEVEL FLOOR PLANS

N.T.S.



ROOF TOP LEVEL FLOOR PLANS

N.T.S.

PROPOSED MATERIALS

The materials chosen for this project anchor the building to the site and enhance the sense of scale. The use of modular brick and poured-in-place concrete reinforce this concept. While keeping the horizontal siding exposure to a minimum of 4-6 inches, it makes the siding more tangible and scaled appropriately. Each material is celebrated by vertical segments separated by glazing that make up the overall composition. The material colors are natural in nature and bring a sense of warmth to the site.



WEST ELEVATIONS (TH ONE AND THREE)



SOUTH ELEVATION - W. FLORENTIA (TH ONE AND TWO)
SAME ELEVATION TH THREE AND FOUR (MIRRORED)



① MODULAR BRICK



② CONCRETE



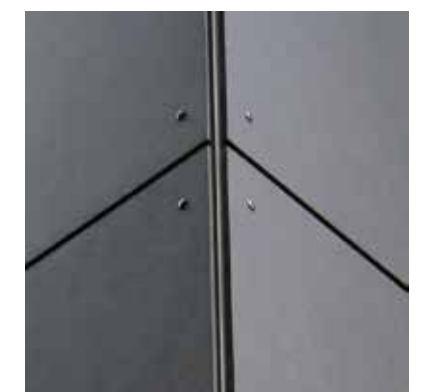
⑤ STEEL GUARDRAILS - VERTICAL



③ LAP SIDING



④ HORIZ. WOOD SIDING



⑥ HARDIE PANELS



PROPOSED WINDOWS - VINYL
- BRONZE EXTERIOR + WHITE
INTERIOR

EAST ELEVATIONS (TH TWO AND FOUR)



① MODULAR BRICK



② CONCRETE



⑤ STEEL GUARDRAILS -
VERTICAL



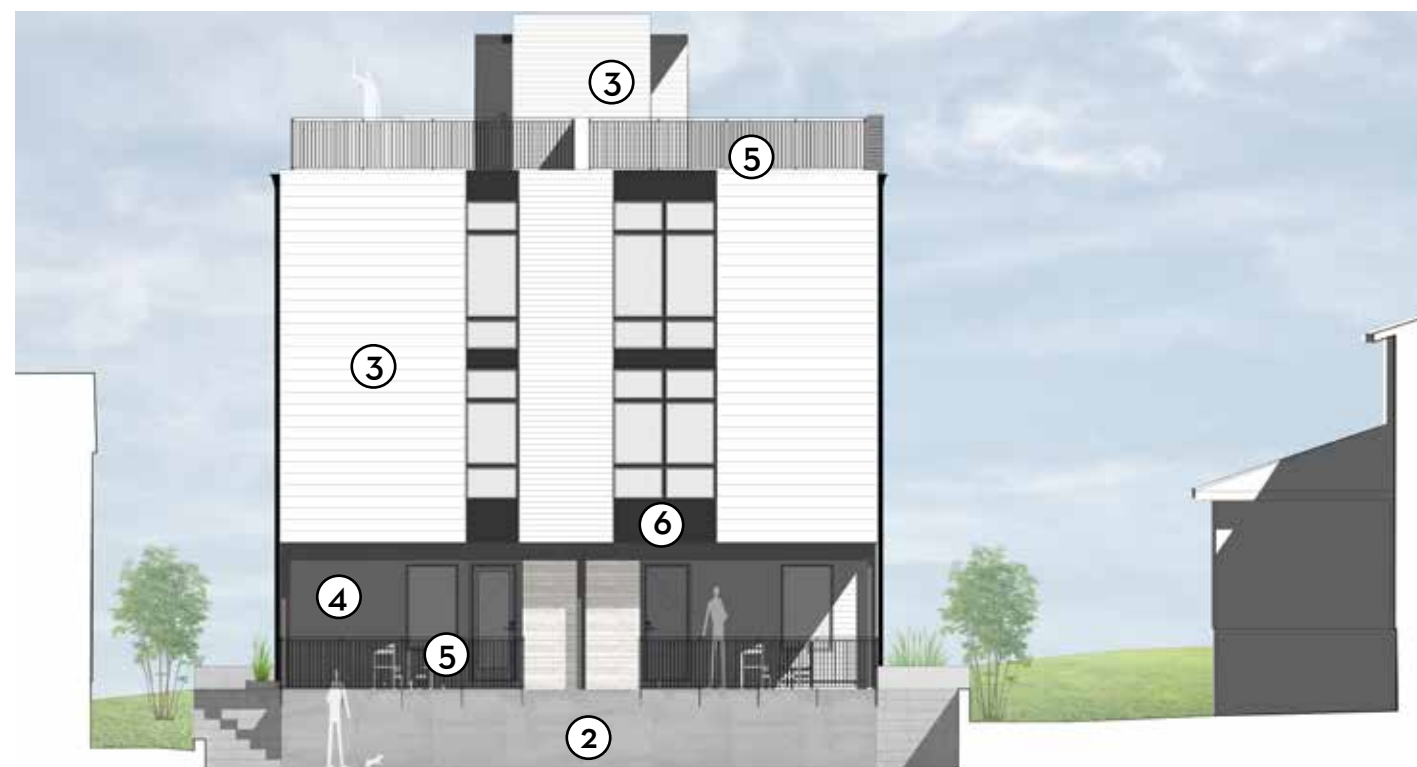
③ LAP SIDING



④ HORIZ. WOOD SIDING



⑥ HARDIE PANELS



NORTH ELEVATION - W. FLORENTIA (TH THREE AND FOUR)
SAME ELEVATION TH ONE AND TWO (MIRRORED)



STREET FACING GLAZING
Front facing glazing is located strategically for natural lighting from the south, as well as, provide extra security and safety to the street below.

PL2.B.2, PL3.C.1

MODULATION
Indention at the entry and balcony along the street facade add modulation and architectural interest.

CS2, DC2.A.2, DC2.B.1, DC2.C.1

INDIVIDUALIZATION
The overall composition of the project allows for separate and completely different entries.

PL3.A.1d

ENTRY LOCATION
Townhouse units one and two are off the street entries with separate walkways for privacy. Townhouse units three and four are located along the shared walkway seen here. Landscaping, lighting, and address numbers will highlight the direction to their entries.

PL3.A.1d

MATERIAL TEXTURE AND DETAIL / PRESENCE

It is important for this project to incorporate materials that are durable and long lasting and have a strong architectural presence to the street. Modular brick and poured-in-place is used to anchor the building to the ground and give a sense of stability. The horizontal siding exposure is kept at maximum of 4-6 inches to keep the siding at a more tangible, human-like scale.

CS2.A.2, DC2.D.1

OPEN SPACE CONNECTION

There is a strong connection between public amenity shared space and private covered patio space. These spaces are designed for flexibility and interaction.

PL1.B.1, DC2.E.1





TRANSIT
Adequate storage is provided on covered patios for bicycles, skateboards, etc. Walking distance to public transit is only a block away.

PL4.B.1

ON-SITE CONNECTION
The shared walkway connects homeowners from parking at the alley through to the streetside sidewalk.

PL1.B.1, DC3.C.2

TOPOGRAPHY
The concept for this project takes advantage of the topography by stepping the units and providing poured-in-place concrete steps and retaining walls for easy access from parking off the alley.

CS1-D.1

TRANSPARENCY / MASSING

Portions of the roof top deck guardrail are transparent to break down the massing of the building. The brick extends to the top of the guardrail to tie everything together.

CS2, DC2.A.2, DC2.B.1

LANDSCAPING / WAYFINDING

A well thought-through landscaping plan provides privacy and a sense of place for the homeowners. While the hardscape enhances wayfinding.

CS1.D.1, CS2.B.2, PL2.D.1, DC3.B.4, DC4.D.2





SERVICES

Shared enclosure off the alley houses the trash bins and provides additional storage for each unit.

DC1.C

PARKING / ACCESS

Parking stalls are located off the alley with easy access to units by shared walkway along the east side of property.

DC1.B, DC1.C



FLORENTIA TOWNHOMES #3025808