

Proposal:

The proposed project at 3617 1st Ave NW is a 5 unit multi-family structure, each home less than 30' tall, replacing an existing single family residence. The project would create 5 units, add 5 parking stalls. The building is designed similar to a rowhome however, site constraints limit parcel street frontage. In lieu of all units fronting the street, 4 of the units front along a pedestrian corridor which is easily accessible and visible from 1st Ave NW. In addition, the pedestrian corridor will be landscaped and provide stoop entries. All five homes will be designed and constructed for a minimum Built Green 4 star certification.

DPD Project #6301359
King County Address Parcel Number 197220-0140

Context:

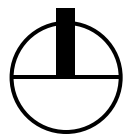
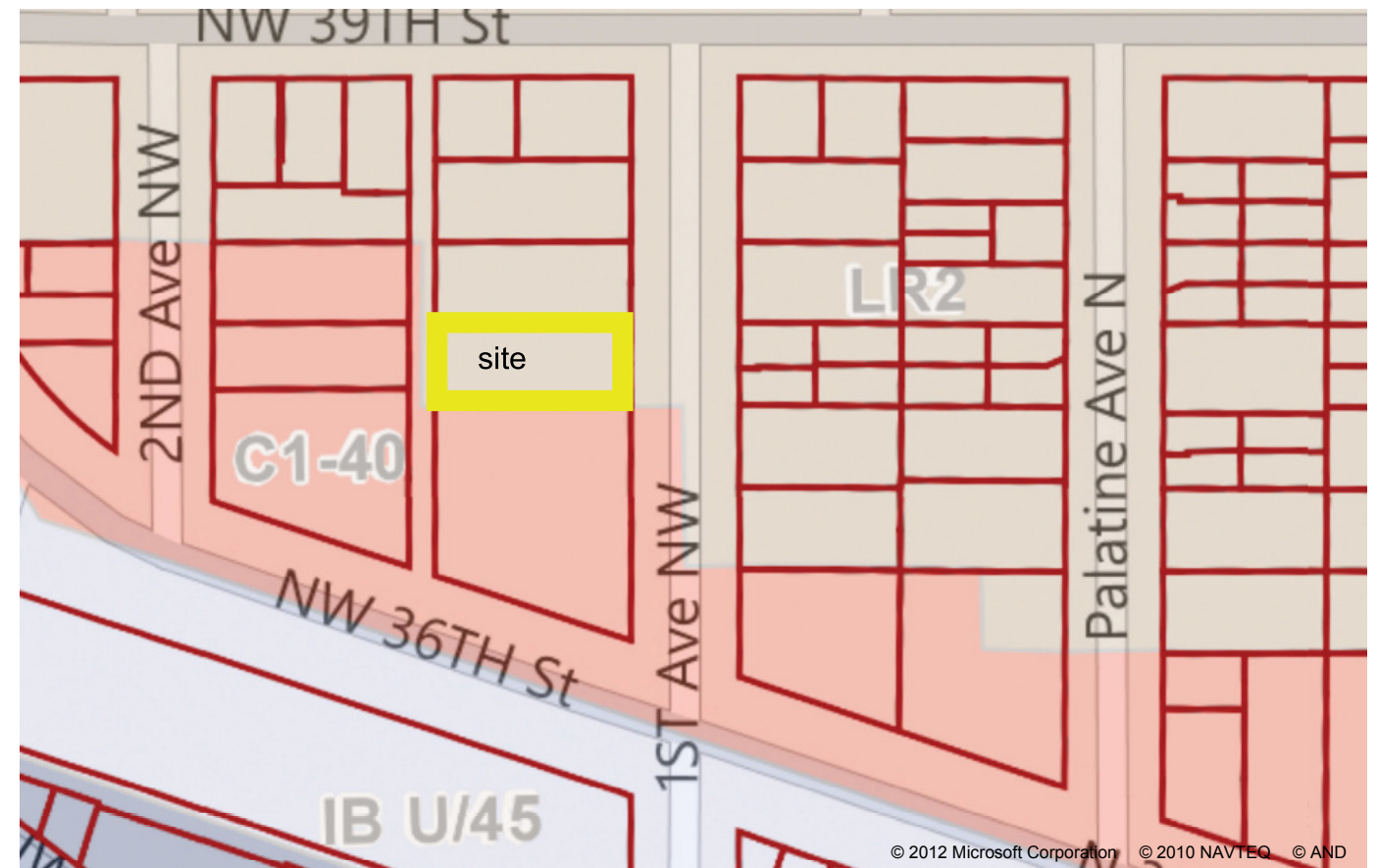
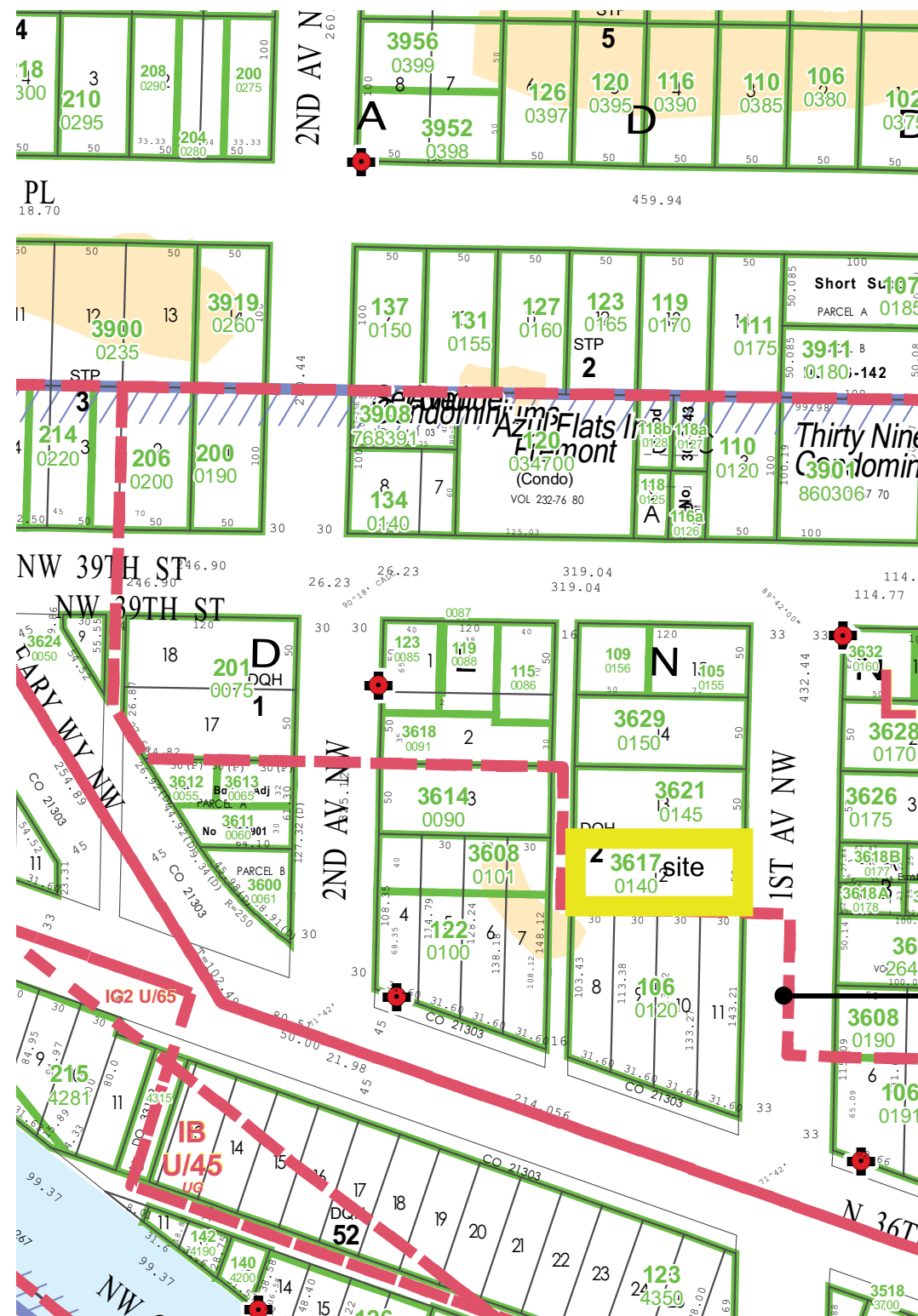
The project site, located in the Fremont neighborhood of Seattle, is a 6,000 SF parcel zoned for low-rise residential development (LR2). The area is a designated part of the Fremont Hub Urban Village. The parcel is bounded by 1st Avenue NW on the east, an unimproved alley on the west, an apartment building to the north and commercial office and parking lot to the south. The topography of the site has approximately a 7% slope, with an 8' drop in height from the east property line to 1st Ave NW.

The neighborhood is made up of a mix of older single-family residences, apartment buildings and condominium buildings. A variety of shops and commercial uses are within close walking distance along 35th Ave. In addition, major tarnsit routes serve both NW 36th Street and NW 35th Street. Please see the following pages for a graphic contextual analysis.





site constraints and opportunities





1. Existing house 3617
1st Ave NW.



2. Parking lot to the south zoned
C1-40 and existing apartmet
building to the north.



3. Existing 5 unit apartmet build-
ing to the north zoned LR2.



4. Site behind commercial
C1-40 uses.

neighborhood context



5. Recent townhome project utilizing autocourt concept.



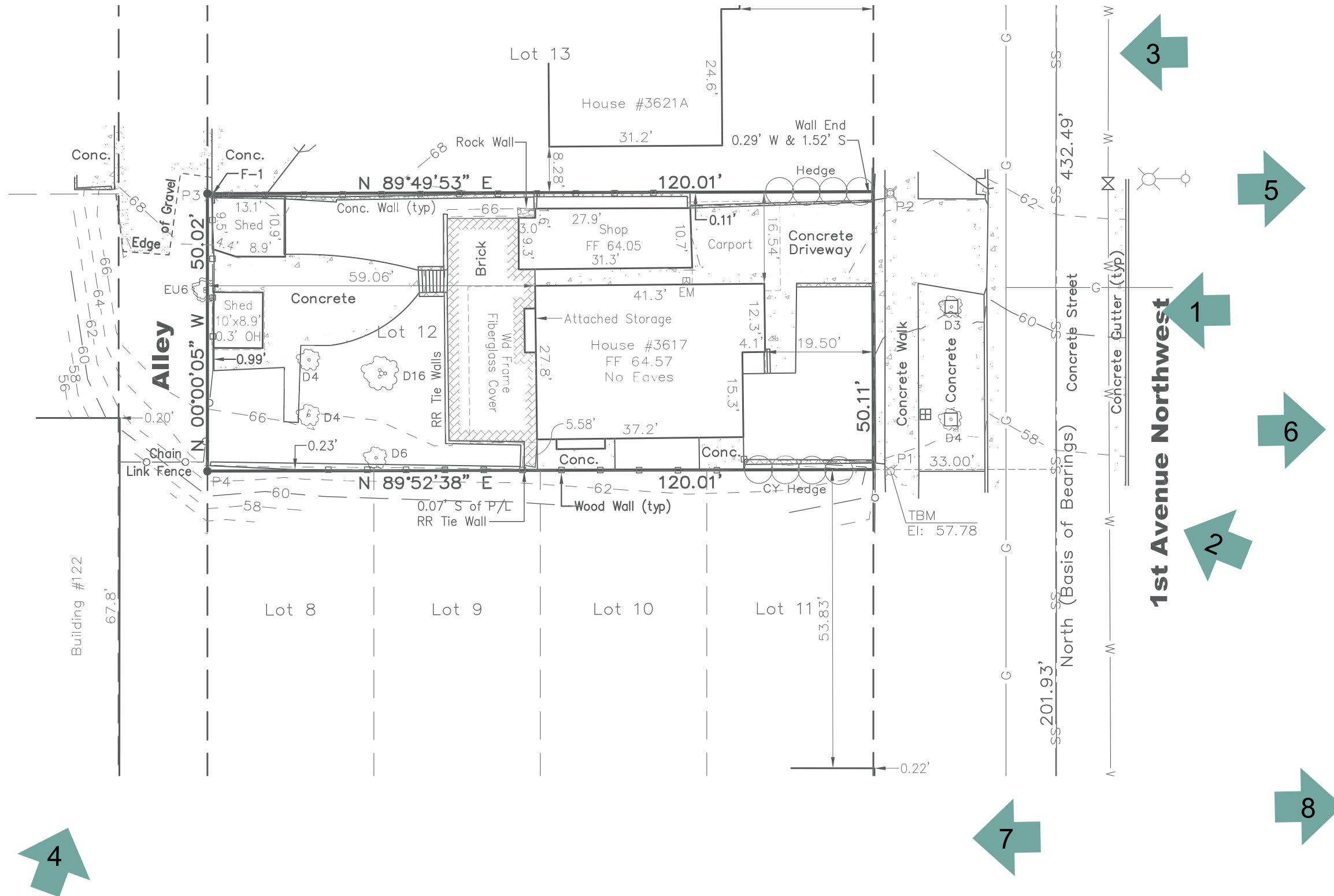
6. Existing apartment fronting on 1st Ave NW.



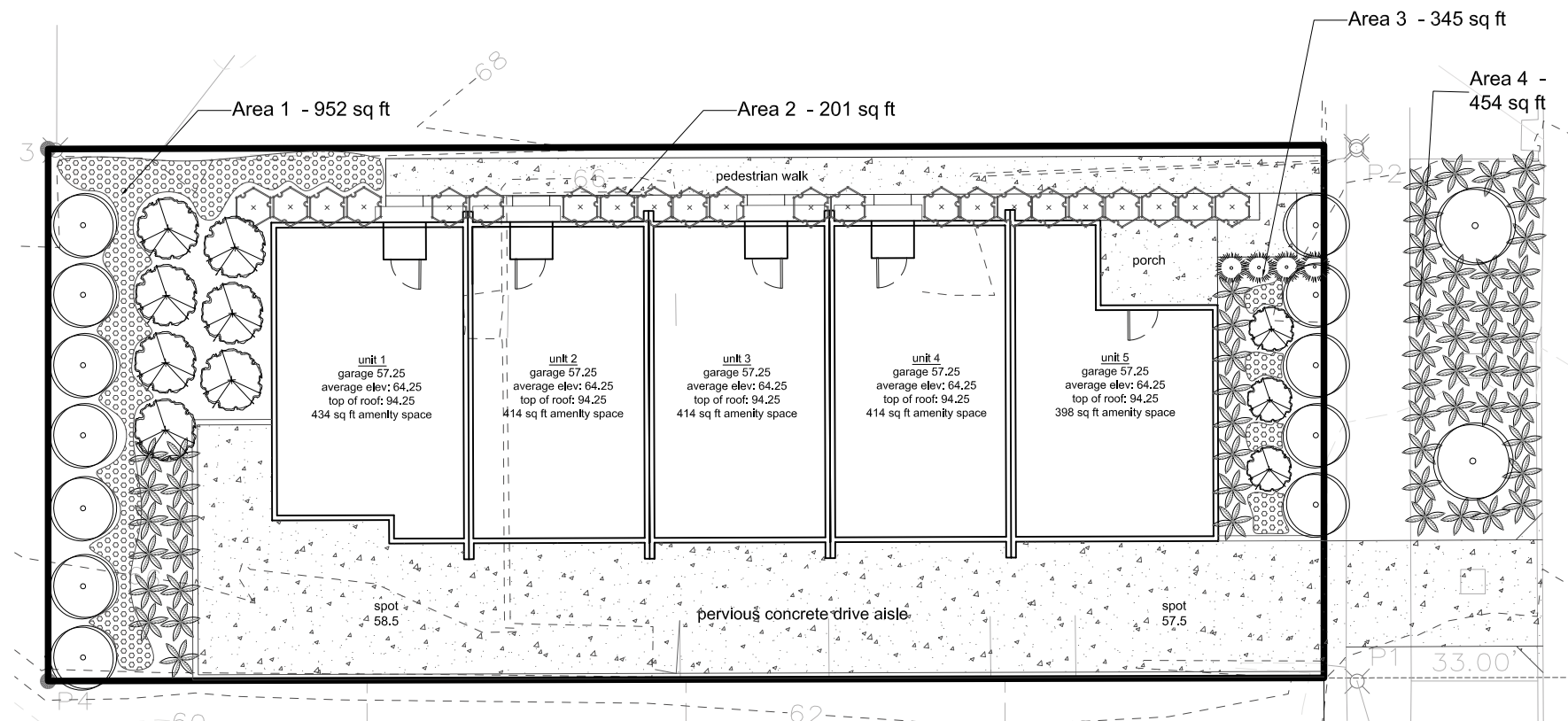
7. Corner of 1st Ave NW and NW 36th Street.



8. Corner of 1st Ave NW and N 36th Street.










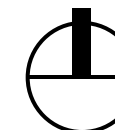
survey with picture locations



Landscape Plan

SCALE: 1/8" = 1'-0"

	Pinus banksiana - Jack Pine	Qnt. 10	1.5"
	Acer circinatum - Vine Maple	Qnt. 14	1.5"
	Carex obnupta - Slough Sedge	qnt. 79	
	Hebe buxifolia - Boxleaf Hebe	Qnt. 22	
	Cornus stol. - Cardinal Red #5	Qnt. 4	
	Vegetated Walls - Lonicera ciliosa - Orange Honeysuckle #5	Qnt. 10	
	Arctostaphylos uva-ursi - Kinnikinnick	1 gal	2' o.c



landscape plan

DESIGN GUIDELINES

A-1 Responding to Site Characteristics / Preserving Views

The roofs for both buildings have been carefully designed to minimize potential impact on neighboring properties. The stair penthouses for the building have been made as streamlined and compact as possible while still functioning as a stair to the roof and a screen for mechanical equipment. In addition, trash and recycling locations have been designated adjacent the garages screened from the public and neighboring homes.

A-3 Entrances Visible From the Street

Care was taken to highlight and delineate front door entrances to each unit. Since the lot is 50 feet wide and not all units would be able to front on 1st Ave NW, the site was designed to provide a pedestrian pathway to all units. This pedestrian pathway is located along the north side of the property allowing a separation from the garages and front doors. The pedestrian pathway and unit entrances are inviting and visible from 1st Ave NW.

B-1 Height, Bulk and Scale

The scale of the project has been carefully tuned to fit within the scale of development anticipated by the applicable Land Use codes. As such, the project fits within the allowed 30’ height limit. This project is meeting the requirements of SMC 23.45.510.C in order to use the higher allowed Floor Area Ratio limit of 1.2. Care has been taken to break up the mass of the buildings to reflect a scale that is compatible with the neighborhood’s existing buildings and zoning. An effort has also been made to use site elements, glazing and material changes to find a balance between horizontal and vertical expression.

C-1 Architectural Context

The project will utilize a contemporary vernacular, as well as traditional northwest materials in a contemporary application, providing a unique addition to the architecturally diverse neighborhood .The scale will be consistent with the traditional small scale multi-family buildings in the neighborhood.

C-3 Human Scale

Every effort has been made to make this project relate well to the human scale. The ground level entries from the street and pathway have been detailed with low planters, stoops, and awnings that relate closely to the human proportion. Lighting will be provided for safety and navigation, and will be shielded and directed away from neighboring properties.

C-4 Exterior Finish Materials

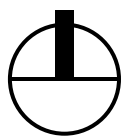
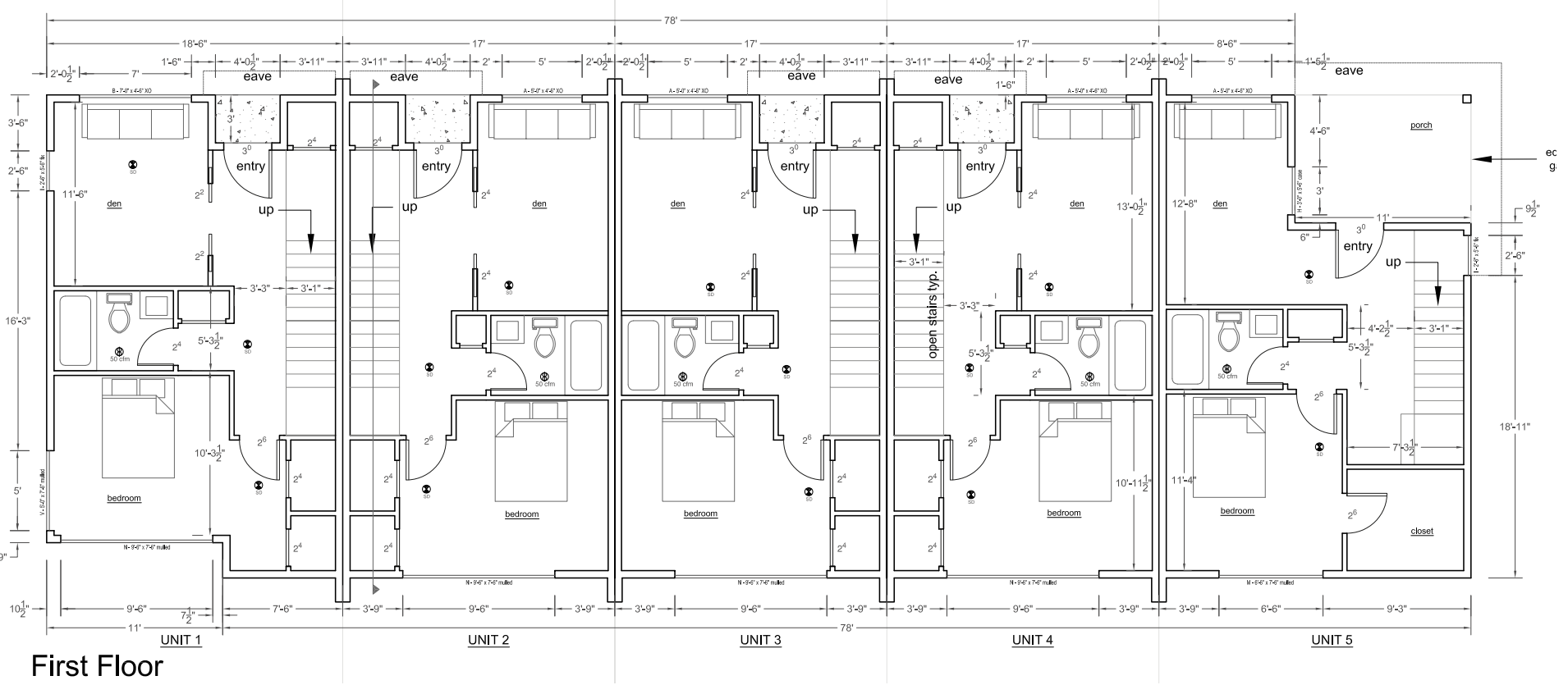
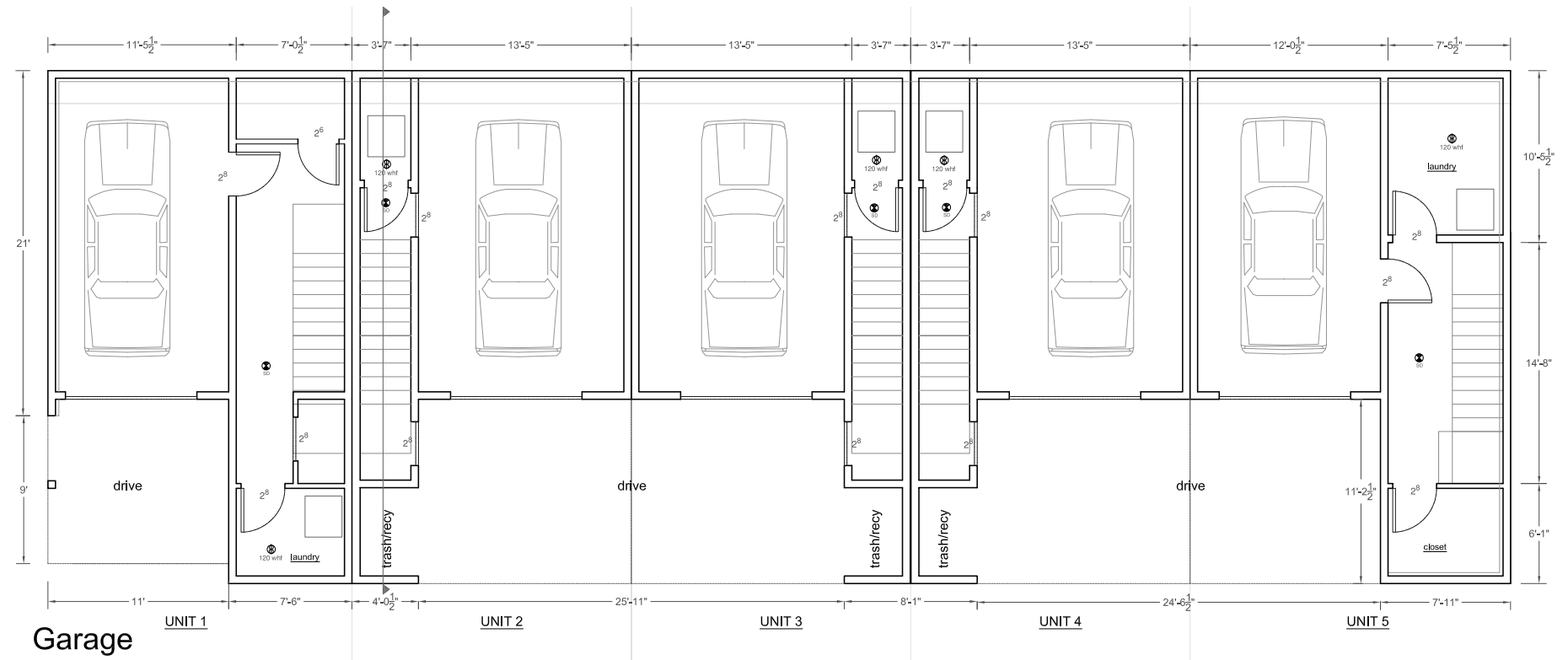
The facades of the buildings are modern in aesthetic, made up of clear cedar, exposed concrete, glass, and fiber cement panels of different scales. The choice of the materials provides visual interest and excitement while creating a durable and long lasting building envelope. The fiber cement paneling facilitates clean and tight detailing, creating fresh, clean lines that will make this project an attractive asset to the neighborhood.

D-1 Pedestrian Open Spaces and Entrances

The entries to the units have been crafted to be accessible and inviting. Pedestrian scaled features such as low height vegetated fencing, individual pathways and entry landscaping are included to contribute to a individual and unique feeling of space.

E-1 Landscaping

Abundant, low-impact vegetation is considered a great asset to this project. Each unit has a landscaped entry. Wherever possible, planting is used to screen neighboring properties from the buildings, equipment and parking. In addition, the 10 ft wide ROW planter area will be landscaped to enhance the public edge and experience.



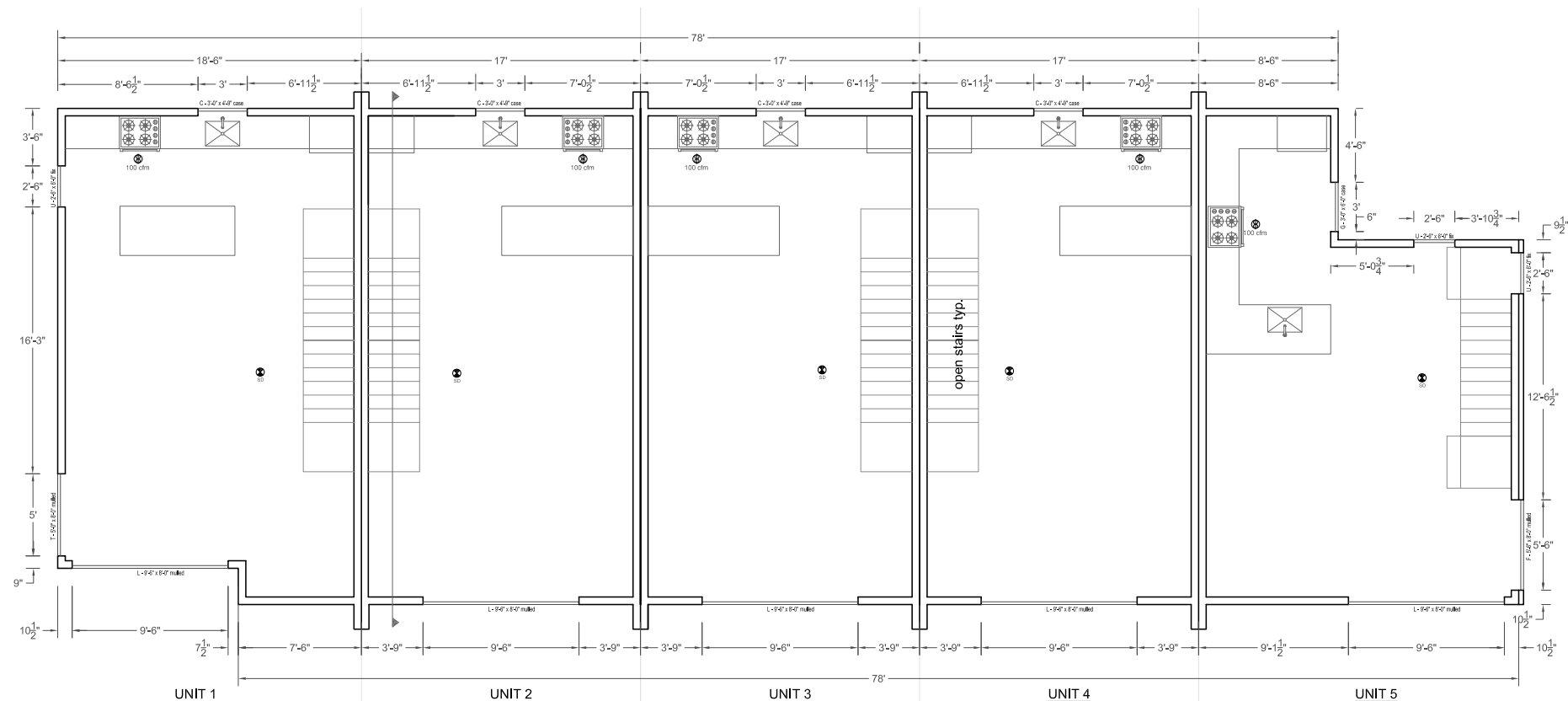
architectural concept



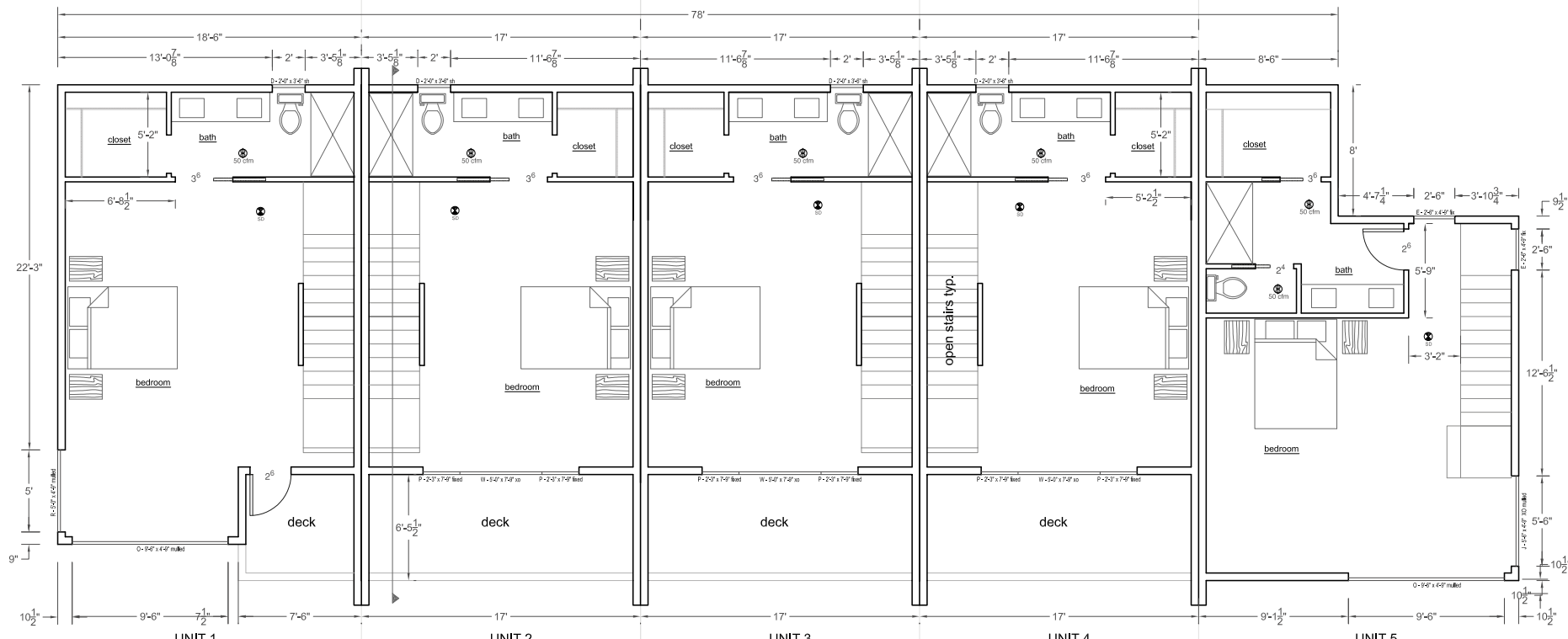
build urban
999 n northlake way, #215
seattle, wa 98103

3617 1st ave nw

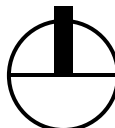
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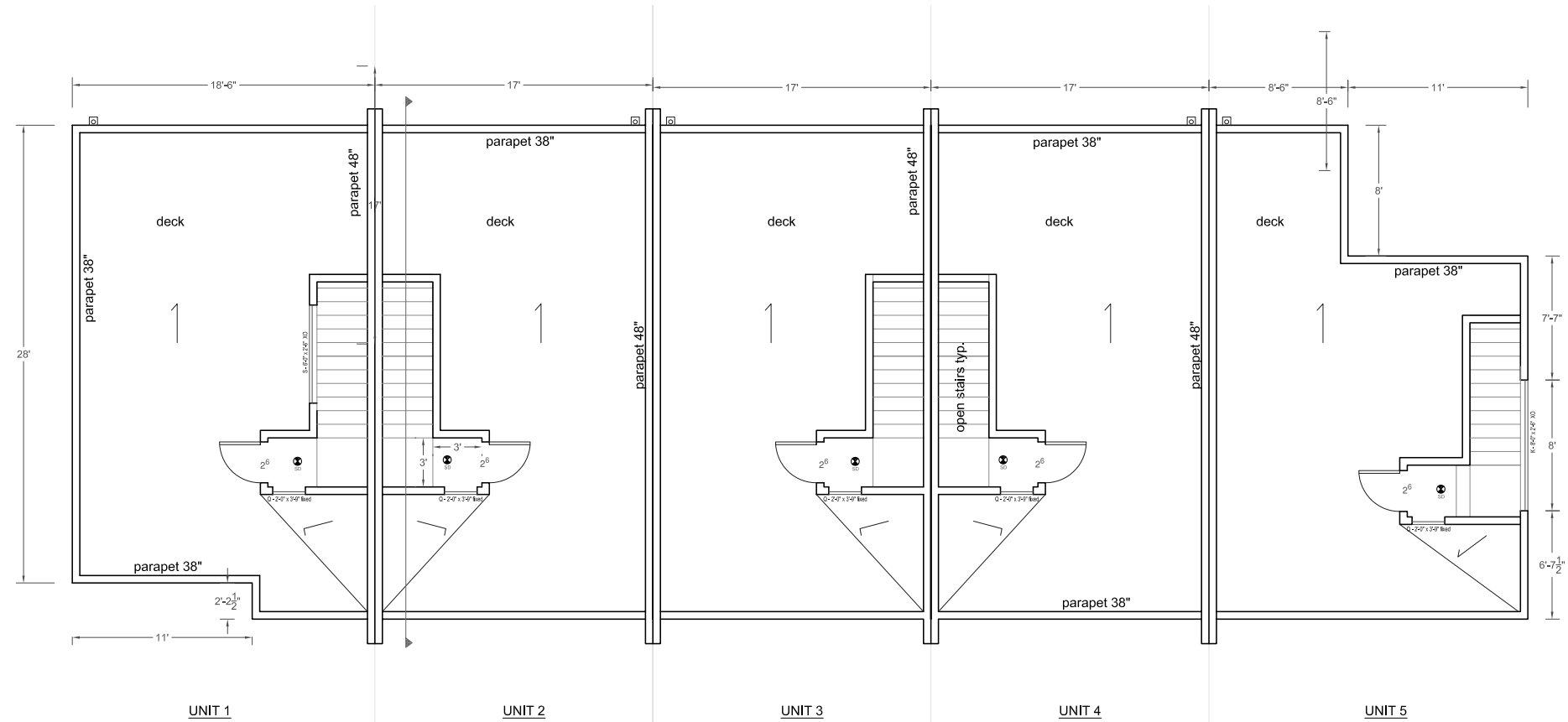


Main Floor

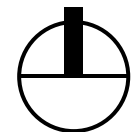


Thrid Floor





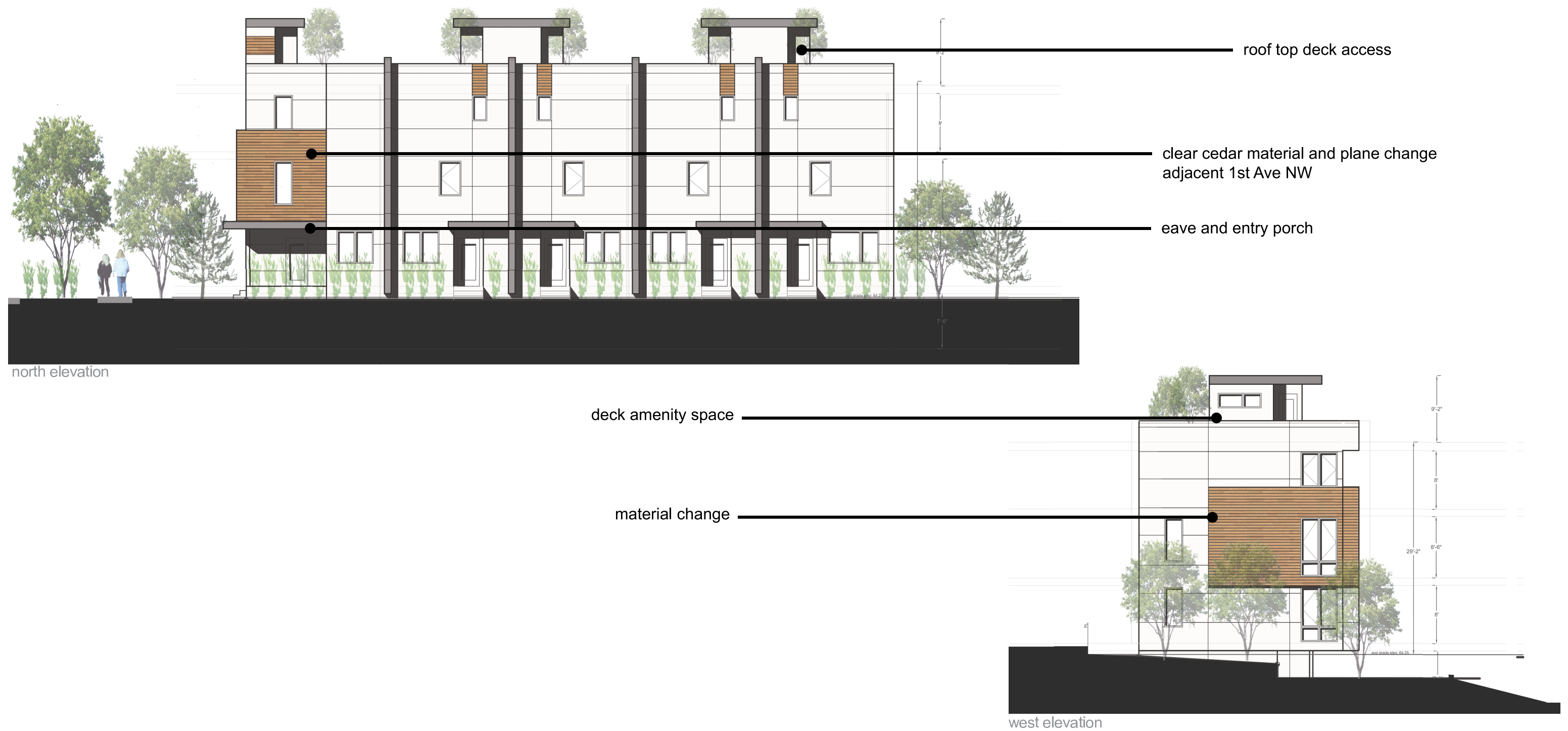
Roof - parapet deck



architectural concept



architectural concept



north elevation

west elevation

architectural concept



architectural details to delineate units and rowhouse concept

finish floor elevated 21" to provide entry stoops

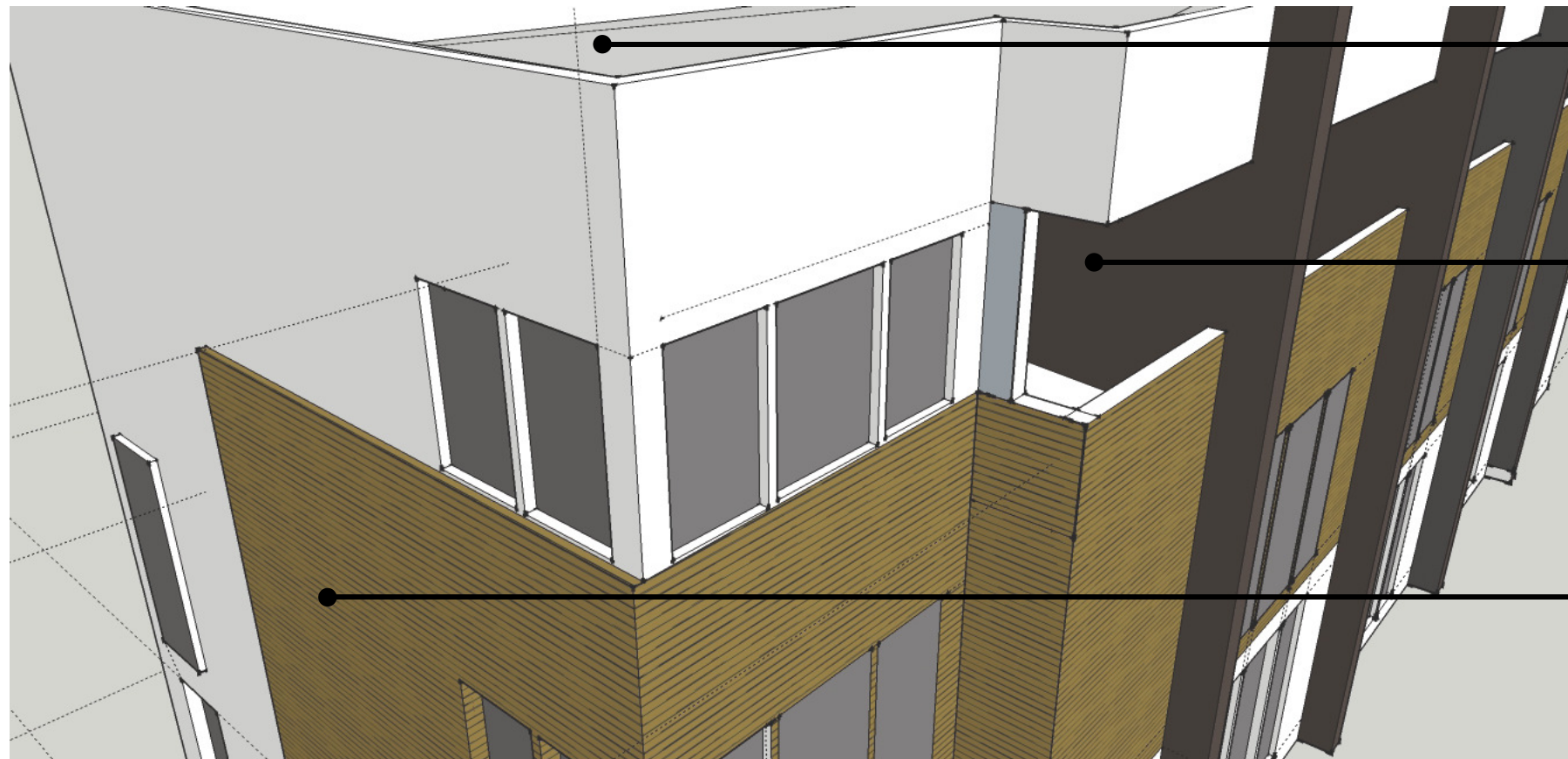


material and plane change

planters and lighting to emphasize entry experience

entries and pedestrian cooridor visible and accessible from 1st Ave NW

architectural concept



roof top deck amenity space

decks off mater suite

material and plane change



architectural detail and material
change to delineate individual unit

large southern windows to
maximize views and solar gain

garages tucked below grade to
help minimize auto presence

architectural concept

FLOOR AREAS				
UNIT 1 FLOOR	LIVING	DECKS	GARAGE	TOTAL
basement	238 sf		200 sf	438 sf
Lower	489 sf	-		489 sf
Mid	491 sf	-	-	491 sf
Upper and roof access	455 sf	40	-	495 sf
UNIT TOTALS	1673 sf	40	200 sf	1913 sf
UNIT 2 FLOOR	LIVING	DECKS	GARAGE	TOTAL
basement	75 sf		238 sf	313 sf
Lower	460 sf	-		460 sf
Mid	472 sf	-	-	472 sf
Upper and roof access	376 sf	96	-	472 sf
UNIT TOTALS	1383 sf	96	238 sf	1717 sf
UNIT 3 FLOOR	LIVING	DECKS	GARAGE	TOTAL
basement	75 sf		238 sf	313 sf
Lower	460 sf	-		460 sf
Mid	472 sf	-	-	472 sf
Upper and roof access	376 sf	96	-	472 sf
UNIT TOTALS	1383 sf	96	238 sf	1717 sf
UNIT 4 FLOOR	LIVING	DECKS	GARAGE	TOTAL
basement	75 sf		238 sf	313 sf
Lower	460 sf	-		460 sf
Mid	472 sf	-	-	472 sf
Upper and roof access	376 sf	96	-	472 sf
UNIT TOTALS	1383 sf	96	238 sf	1717 sf
UNIT 5 FLOOR	LIVING	DECKS	GARAGE	TOTAL
basement	212 sf	-	238 sf	450 sf
Lower	456 sf	-		456 sf
Mid	456 sf	-	-	456 sf
Upper and roof access	465 sf	-	-	465 sf
UNIT TOTALS	1589 sf	0	238 sf	1827 sf

FAR Calculation:
Living sq ft above average elevation: 6736 sq ft
Lot Size: 6000 sq ft

Legal Descriptions

LOT 12, BLOCK 2, DENNY & HOYT'S ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON. AP# 197220-0140

Zoning Notes

Zone: LR2
Occupancy: R-3 & U
Construction Type: V-B
Proposed Use: Townhome
Lot Area: 6,000 sq ft
Proposed FAR: 1.15 built green 4 star

Structural Height:

-Allowed: 30'-0" to Plate and 35'-0" to Ridge
-Proposed: 30'-0" to top of roof

Building Depth: 78' or 65% of lot within 15' of side lot lines.

Impervious Surfaces: 4675 sq ft

Amenity Space: Required 25% of lot = 6000 sq ft lot x .25= 1500 sq ft required
Public Ground: 1150 sq ft provided
Private Ground: 0
Private Roof Top: 1900 sq ft provided

Yards:

-Front Proposed on 1st Ave NW: 10 feet
-Rear Proposed: 21.0 feet
-Side North Proposed: 7 feet
-Side South Proposed: 12.9 feet

Parking:

-Stalls Required: 0 (inside Fremont Hub Urban Village)
-Stalls Proposed: 1 per unit or 5 total

Average Grade Level: 64.25 ft

Roof top access: proposed 375 sq ft or 14.5% of roof top area.

Adjustments and Departures:

None requested.



3617 1st ave nw

zoning and FAR