



FREMONT TOWNHOMES

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05.29.2013 STREAMLINED DESIGN REVIEW
3608 1ST AVENUE NW / DPD PROJECT # 3014770, 6350232

PROPOSAL

The proposed project at 3608 1st Ave. NW is 4 townhouses replacing an existing tri-plex and detached garage. There are two buildings, with 2 units each, for a total of 4 townhouses—3 of which have attached garages. The project includes one surface parking stall, a shared driveway, retaining walls and fences. The goal of the project is to create an attractive modern design that fits in well with the character of the surrounding neighborhood.

DPD Project #3014770, 6350232

King County Assessor Parcel Number: 197220'0190

Legal Description: The north 50 feet of lot 6 and lot 7, Block 3, Denny Holt's Addition to the City of Seattle, according to the plat thereof recorded under Volume 2 of Plats, page 136, records of King County, WA.

ANALYSIS OF CONTEXT

The project site is located near the corner of 1st Ave. NW and N 36th St., just up-hill of a small restaurant. The lot is 5,011 SF and zoned LR2 for low-rise residential development. The lot to the north and up-hill of the project site is a 4-plex residential building from the late 1980s. Lots located across 1st Ave. NW to the west are commercial/small business and residential. There is currently one residential project under construction at 3617 1st Ave. NW that consists of 5 4-story modern townhouses. 36th Street is a main arterial street that runs along the canal and there is access to the Burke-Gillman Trail off of the south end of 1st Ave. NW.

The neighborhood is a mix of commercial and residential uses; businesses are concentrated along 36th Street and residential mostly on the avenues running perpendicular (north-south). The area is under the Fremont Hub Urban Village. The project site is within walking distance to the Canal Park and Salmon Bay.

The site slopes down along 1st Ave. from the north to the south with a drop of approximately 6'. Rockeries and retaining walls exist both onsite and on the neighboring properties. There are no significant trees on the property. Some of the existing trees will need to be removed though the design retains as many existing trees as possible. With the maximized building height, there is an opportunity for views to the south over the canal.

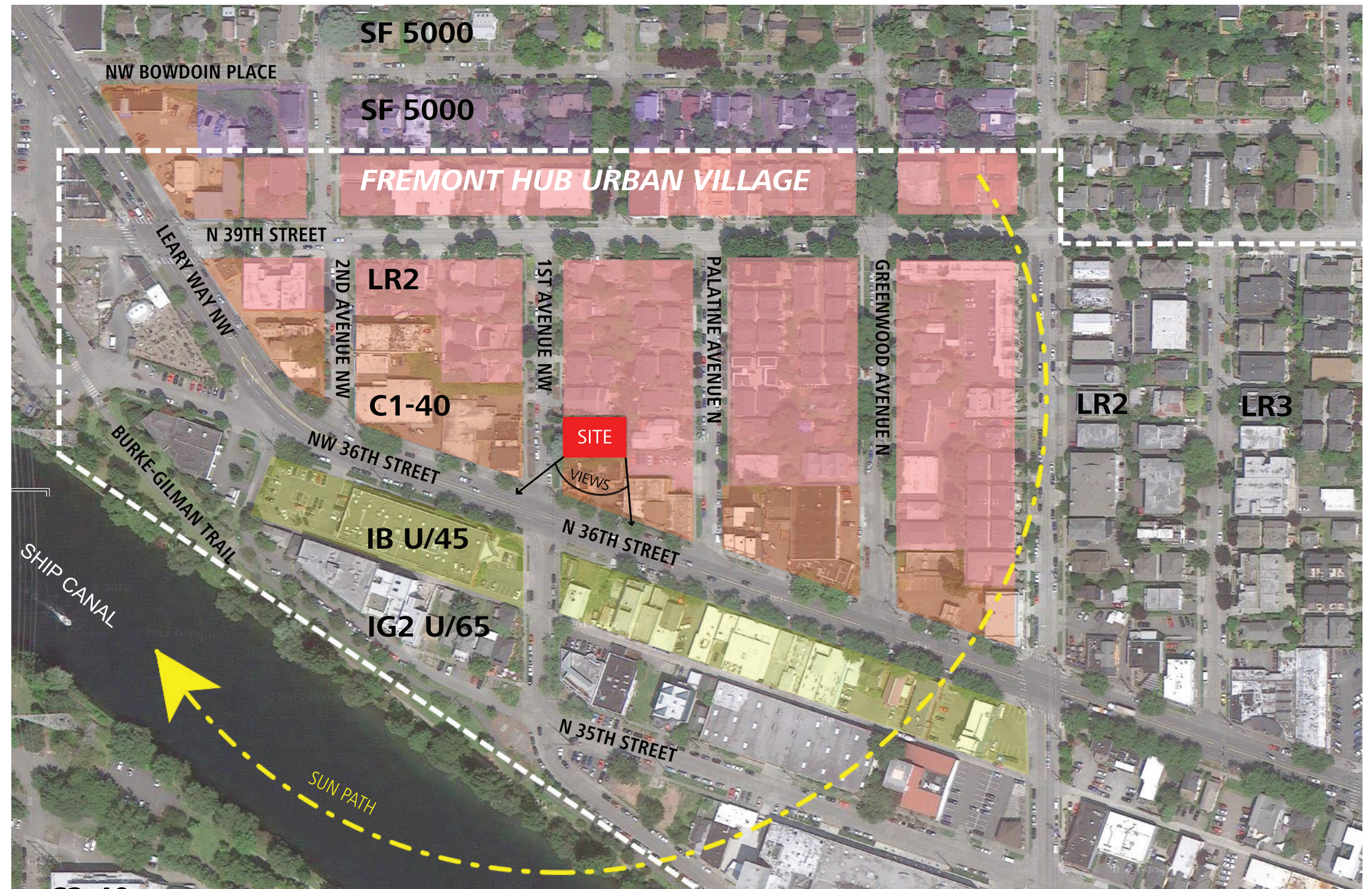
Please see the following page for a graphic contextual analysis.



PROPOSAL AND ANALYSIS OF CONTEXT

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ANALYSIS OF CONTEXT

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1. WEST SIDE OF SITE, LOOKING EAST ACROSS 1ST AVE. NW



KEY PLAN



2. STREET ELEVATION ALONG 1ST AVE. NW, ACROSS FROM SITE, LOOKING WEST

EXISTING SITE CONDITIONS - SITE VIEWS AND STREET ELEVATIONS

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1. STREET ELEVATION ALONG N 36TH STREET, SOUTH OF SITE



KEY PLAN



2. STREET ELEVATION ALONG NW 39TH STREET, NORTH OF SITE

EXISTING SITE CONDITIONS - SITE VIEWS AND STREET ELEVATIONS

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1. STREET ELEVATION FACING PALATINE AVE. NW AND N 36TH ST., LOOKING EAST



2. STREET ELEVATION ALONG PALATINE AVE. NW, LOOKING EAST



KEY PLAN

EXISTING SITE CONDITIONS - SITE VIEWS AND STREET ELEVATIONS

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1. STREET ELEVATION ALONG NW 36TH STREET, SOUTH WEST OF SITE



KEY PLAN



2. STREET ELEVATION OF 2ND AVENUE NW, WEST OF SITE

EXISTING SITE CONDITIONS - SITE VIEWS AND STREET ELEVATIONS

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1. APARTMENT BUILDING FRONTING ON NW 39TH ST.



2. TOWNHOUSE DEVELOPMENT FRONTING ON NW 39TH ST.



KEY PLAN



3. ROWHOUSES UNDER CONSTRUCTION AT N 39TH ST. AND GREENWOOD AVE. N



4. TOWNHOUSE DEVELOPMENT AT N 39TH ST. AND GREENWOOD AVE. N

EXISTING SITE CONDITIONS - NEIGHBORHOOD CHARACTERISTICS

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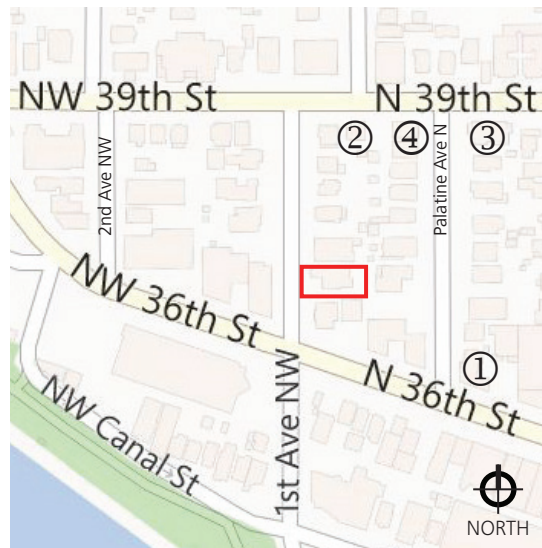
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1. FREMONT LOFT DEVELOPMENT AT N 36TH ST. AND PALATINE AVE. N



2. SINGLE FAMILY RESIDENCE AT N 39TH ST.



KEY PLAN



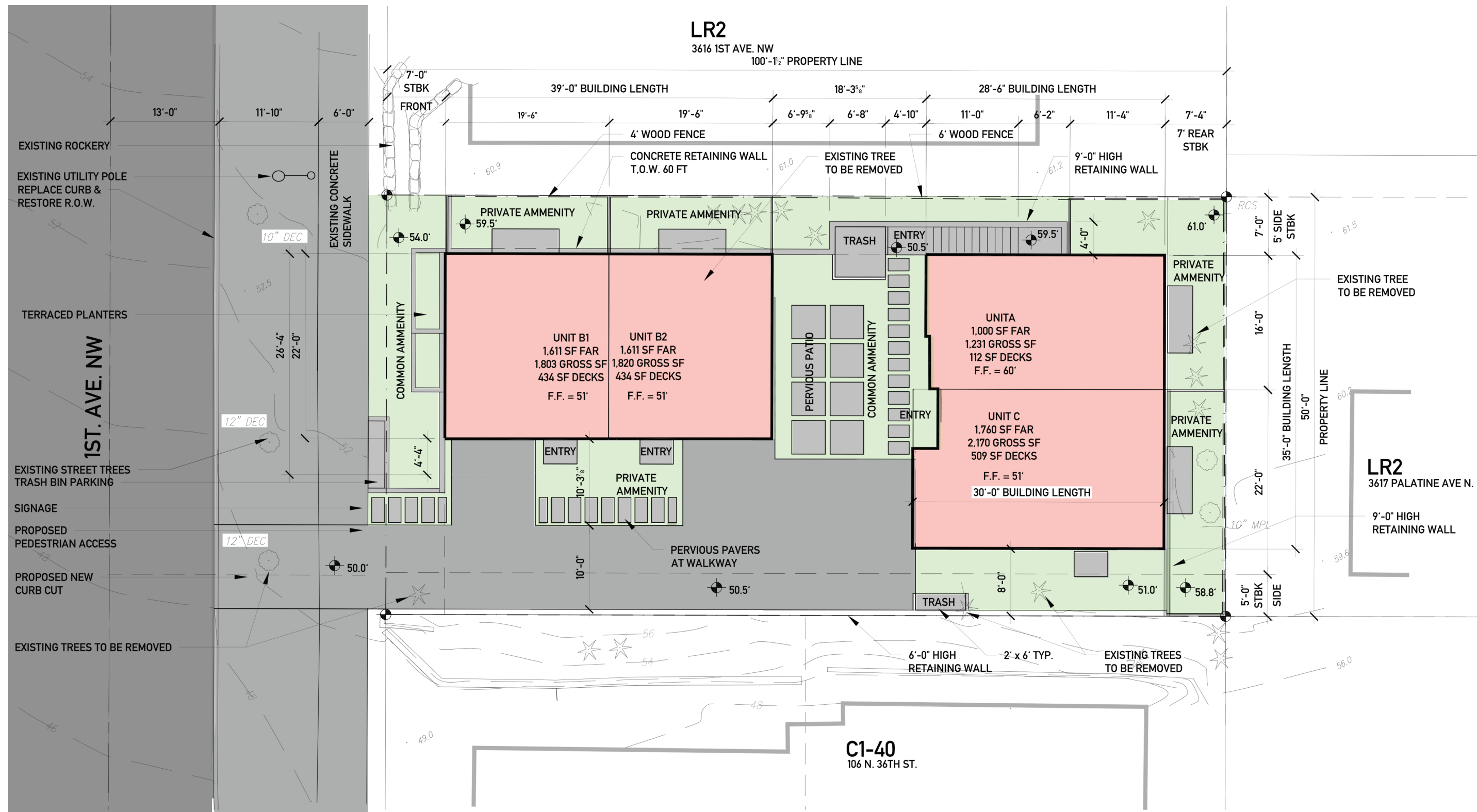
3. MULTIFAMILY DEVELOPMENTS ALONG PALATINE AVE. N



4. DUPLEX DEVELOPMENT AT N 39TH ST.

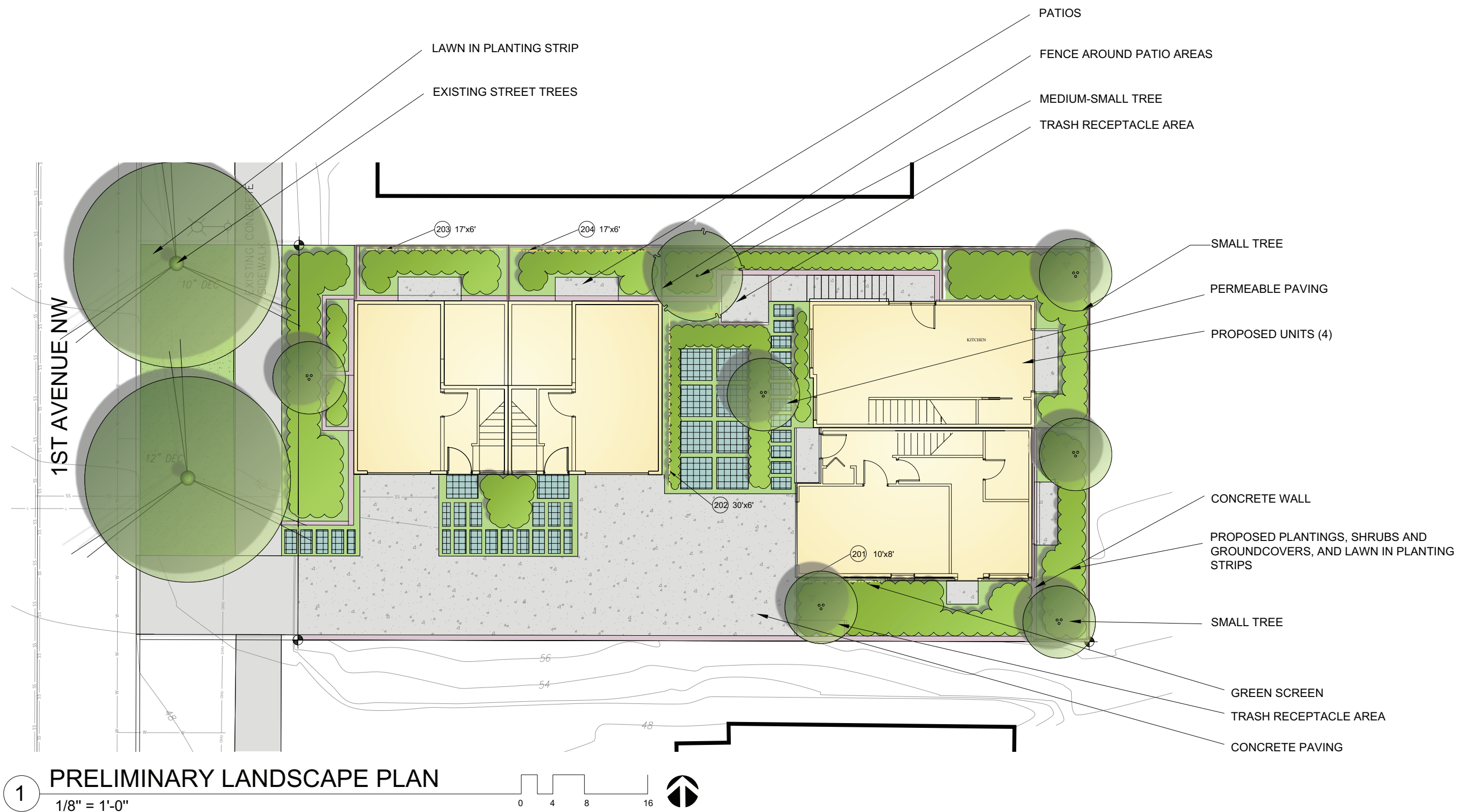
EXISTING SITE CONDITIONS - NEIGHBORHOOD CHARACTERISTICS

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SITE PLAN- PREFERRED PLAN
1/8" = 1'-0"

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LANDSCAPE PLAN- PREFERRED PLAN

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DESIGN GUIDELINES

A-1 Responding to Site Characteristics

The project site is located on a hill sloping down toward the canal and therefore offering views to the south. Situated near the corner of 1st Ave. NW and 36th St., the site is visible from both streets and the project design responds to this by orientating the buildings to both the west and the south. By maximizing the building height and utilizing roof decks and balconies facing south and west, the design takes advantage of the existing site topography to provide outdoor open space and area views.

There are many existing trees on the lot. Please see enclosed site plans for trees to be retained or removed. Also included is a Tree Identification Report locating and identifying the species, size and condition of the trees on site.

A-2 Streetscape Compatibility

The proposed design is in keeping with the existing streetscape in relation to the scale of neighborhood buildings and how the project relates to the street level. Many of the neighboring structures are 3 – 4 stories and there are a variety of architectural styles.

A-3 Entrance Visible from the Street

Unit entrances are clearly visible from the street as you approach the site, including signage at the street for interior units. The entries are indicated most strongly by use of a delineated pedestrian path and address signage adjacent to each unit entry.

Preferred scheme allows for privacy along the busy street, near a commercial corner, the design proposes that the pedestrian entry be located perpendicular to the street-facing façade while remaining clearly visible from the sidewalk. The location of the entrance provides cover for weather protection. Windows are provided in each living area on each floor, facing the street, to keep “eyes-on” for the street and R.O.W. Architectural design and finishes provide visual interest along the pedestrian sidewalk at street. The unit entry is highly visible through use of accent color, welcoming full-lite door, address signage, and clearly defined pedestrian walkway accessed from an open approach to the site adjacent the driveway.

The alternative option provides an additional pedestrian entry at the second floor. Access from the sidewalk is provided with concrete stairs and stoop, which projects into the required 7 ft. front setback 3'-6". Height of the stoop above the existing elevation of the adjacent R.O.W. is 6 – 7'.

A-4 Human Activity

The average front setback of the neighboring lots is approximately 7'. The project design includes a 7 ft. front setback for the building, and is open to the south side of the lot creating a bit of a buffer between the proposed townhouses and the existing restaurant directly to the south. The front yard design includes terraced planting beds similar to the landscaping treatment of neighboring lots.

A-6 Transition between Residence and Street

Terraced landscaping beds, pedestrian walkway, and unit entrances located just off the R.O.W. are used to establish an engaging street level presence. This design is in keeping with the R.O.W. treatment along 1st. Ave. and other adjacent residential streets.

A-7 Residential Open Space

Due to the topography of the site, the project has been split into two levels to maximize the usable space. The grade level upon entering the site allows for landscaped open space areas along the front yard and the side yard at the southeast of the lot. To the north and east sides of the lot, yards are located at the second story level for private access from each individual unit. These yards are also screened with the use of a 4' high wood fence.

DESIGN GUIDELINES



AERIAL VIEW FROM SOUTHWEST



PEDESTRIAN LEVEL VIEW OF BUILDING A/C WEST FACADE

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DESIGN GUIDELINES

C-2 Architectural Concept and Consistency

The project includes two buildings, two townhouse units each building. The scale and proportion is in keeping with the massing of the neighborhood residential structures which are a mix of condos, single family, and four-plexes. The modern style demonstrated by use of materials, massing, and location and style of window placement fits in well with the adjacent variety of residential and commercial buildings.

C-4 Exterior Finish Materials

This project will use durable fiber-cement panels and lap siding along with horizontal wood siding, materials that are well received by our northwest communities. These materials are attractive, natural and durable. The style and use of accent color is eye-catching and complementary to the surrounding area.

D-1 Pedestrian Open Spaces and Entrances

The pedestrian walkway leading into the project is clearly delineated by way of pavers, landscaping and signage. The entrances to the units will be clearly visible through the use of accent colors on the entry doors and unit address/designation signage adjacent to each front door. Amenity areas provide an open space for residents and can have multiple uses.

D-3 Retaining walls

Retaining walls will be used along the north and south of the lot. The south retaining wall will be stepped down as the grade is lower at the street side and steeper at the back. The retaining wall at the north of the lot will be integral to the structure of the townhouses, with exception to one area that will house the stair entry to the A unit and a common trash storage area. This area will be screened with a sight obscuring wood fence and a green screen along the exposed concrete retaining wall.

D-6 Screening of Dumpsters, Utilities and Services

Utilities will be located away from the front entry areas and main pedestrian pathway. These areas will be kept accessible but will be screened with the use of landscaping. Solid waste and recycling areas will be screened with wood fences.

D-12 Residential and Transitions

Pedestrian access to the front and rear units is clearly delineated with the paved walkway leading from the R.O.W. to the unit entries. Each unit will have identifying signage at the entrance, and the site addresses will be mounted on one of the retaining walls near the vehicular and pedestrian access to the site.



PEDESTRIAN LEVEL FROM SOUTHWEST CORNER



WEST VIEW

DESIGN GUIDELINES

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

There are three existing trees in the R.O.W. in front of the property and two of these trees will be protected and retained. One tree that is proposed to be removed for the new curb cut and driveway access to the site has been identified as in being in poor condition by an arborist in a tree identification report. Coordination with SDOT has been initiated.

E-2 Landscaping to Enhance the Building and/or Site

The project design incorporates terraced landscaping at the front yard of the site to transition between the landscaped R.O.W. and the townhouses.



DESIGN GUIDELINES

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Green Factor Score Sheet

SEATTLE×greenfactor

Project title: 3608 - 1st Ave NW, LR2 Zone, minimum green factor 0.6

enter sq ft of parcel

Parcel size (enter this value first) *

5,000

SCORE

0.600

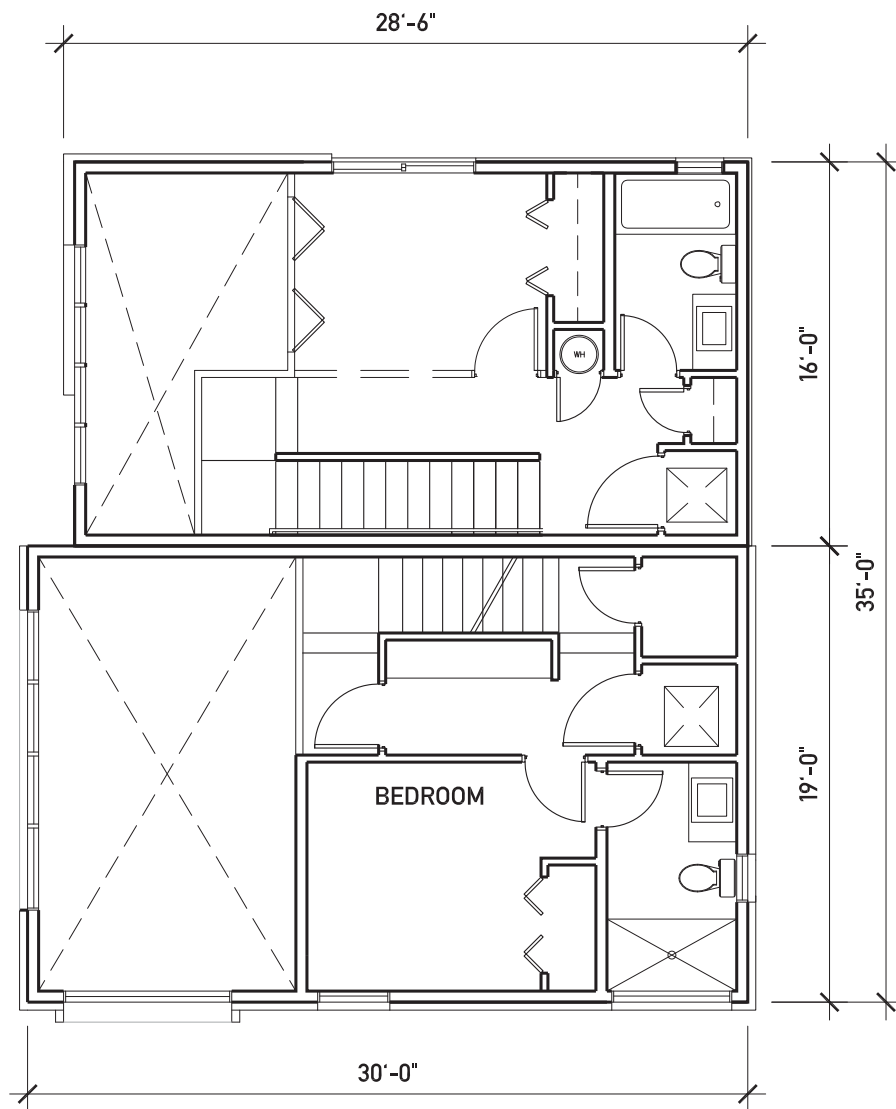
Landscape Elements**		Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 2030	0.6	1,218.0
3	Bioretention facilities	enter sq ft	1.0	-
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 2030	0.1	203
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 1001200	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 6450	0.3	135
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 1150	0.3	45.0
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 00	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 00	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 22440	0.8	352.0
C Green roofs				
1	Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-
2	Over at least 4" of growth medium	enter sq ft 0	0.7	-
D Vegetated walls				
		enter sq ft 465	0.7	325.5
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	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 151	0.5	75.5
G Structural soil systems				
		enter sq ft 0	0.2	-
		sub-total of sq ft =	6,916	
H Bonuses				
1	Drought-tolerant or native plant species	enter sq ft 1559	0.1	155.9
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 1,295	0.1	130
4	Landscaping in food cultivation	enter sq ft 0	0.1	-
		Green Factor numerator =	2,999	

* Do not count public rights-of-way in parcel size calculation.

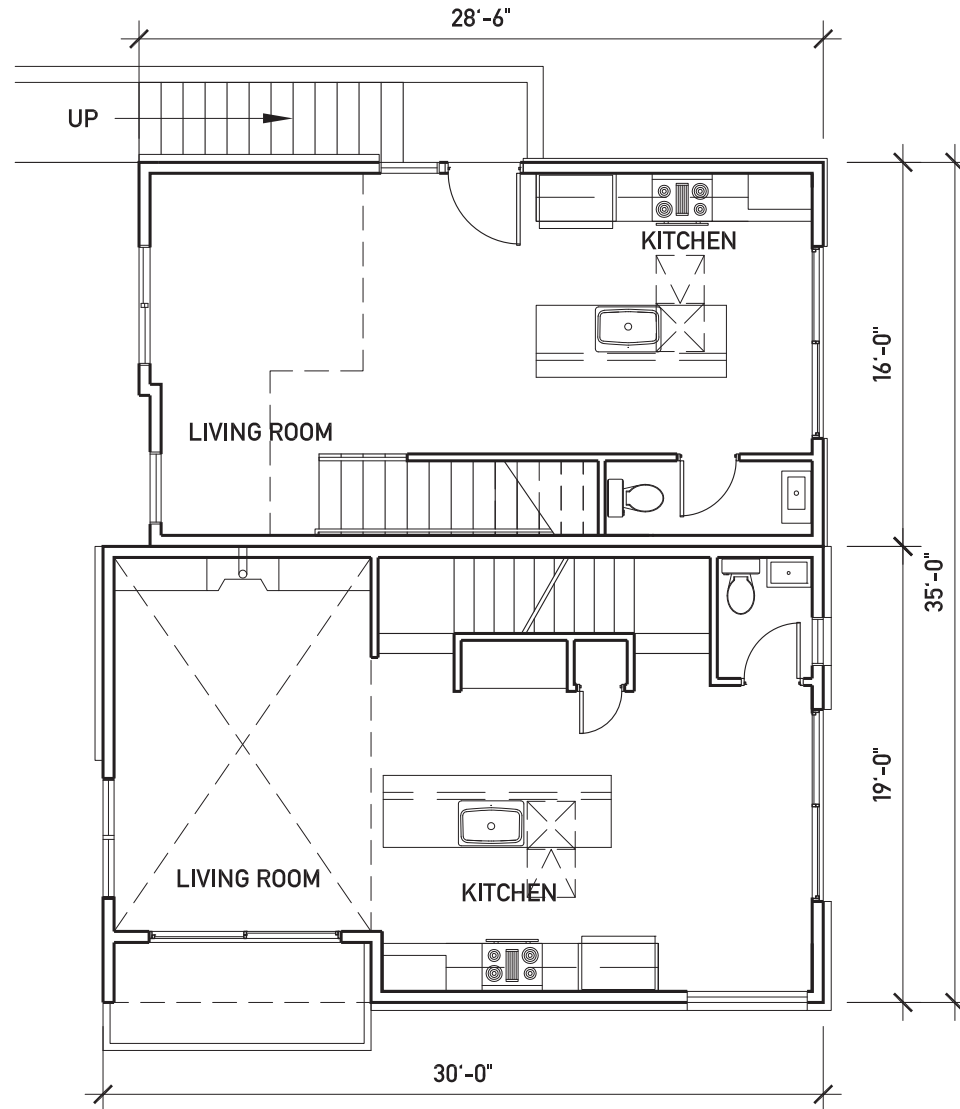
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

LANDSCAPE GREEN FACTOR AND PLANT LIST

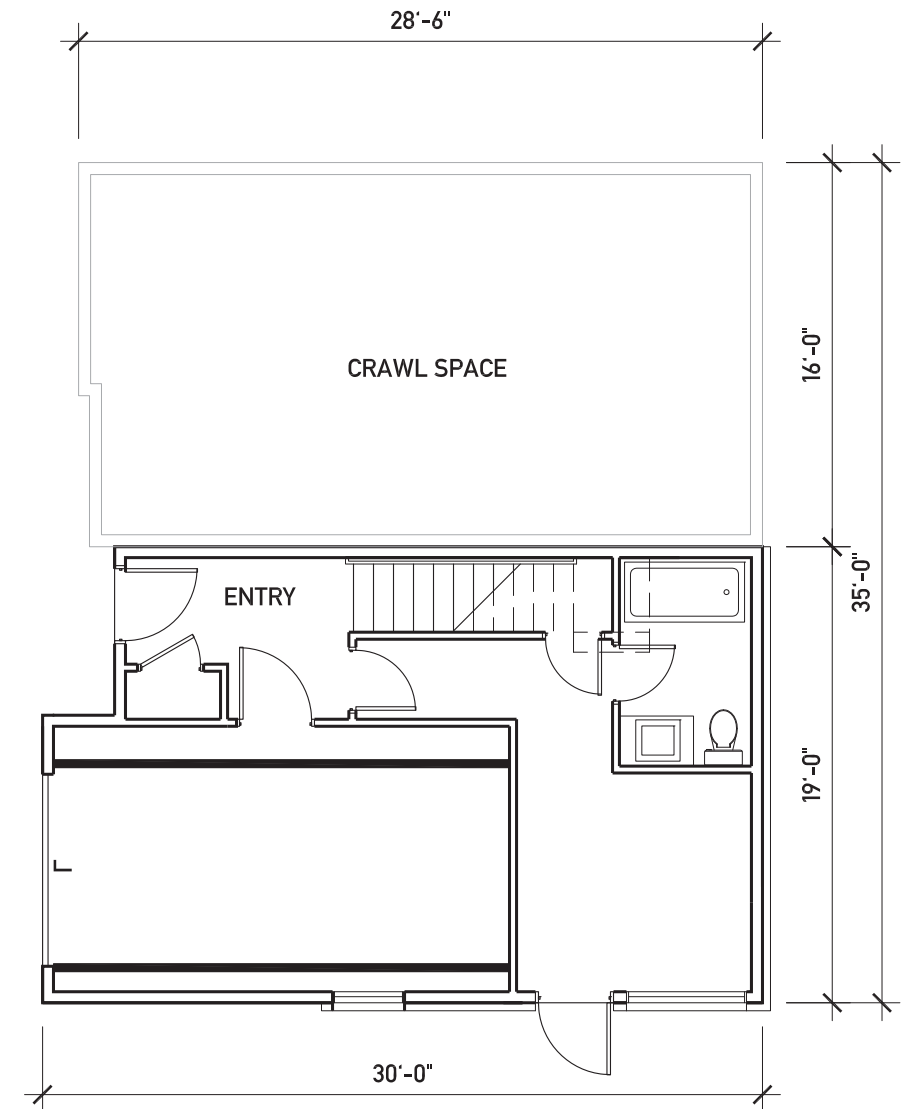




THIRD FLOOR PLAN



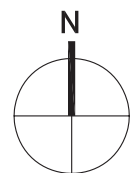
2ND FLOOR PLAN



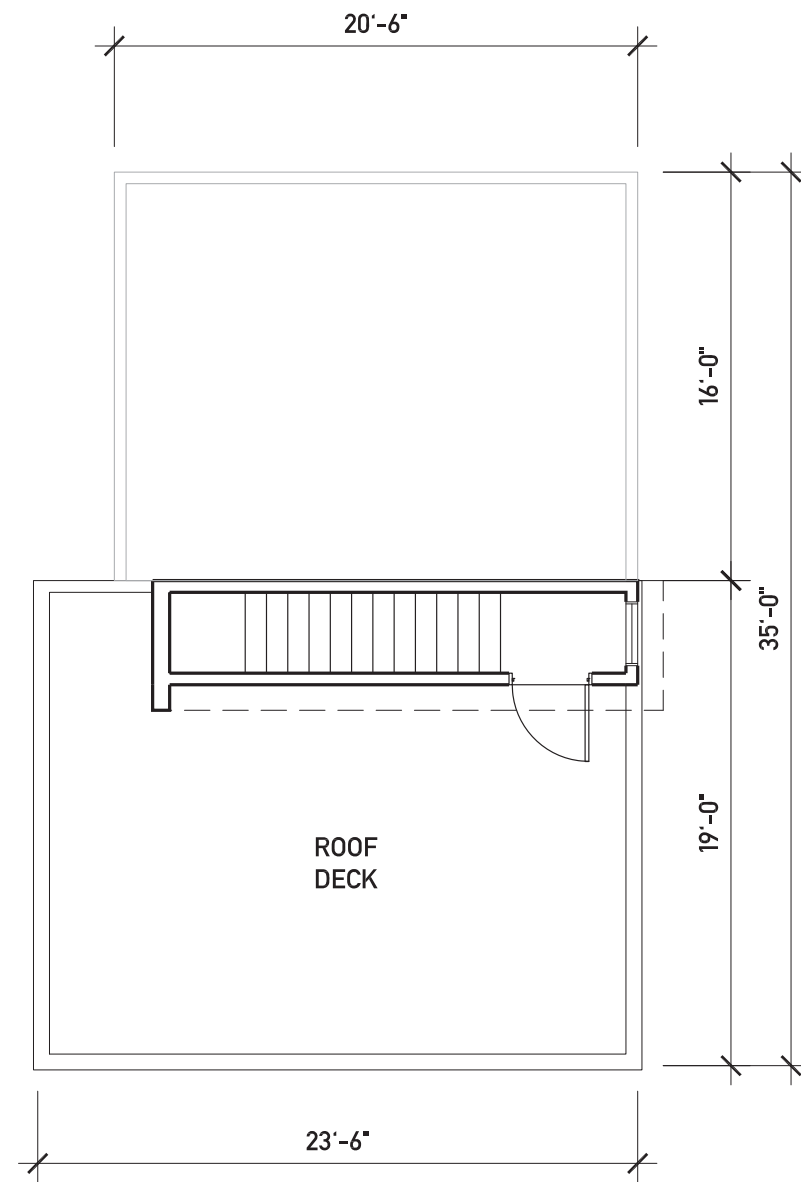
GROUND FLOOR PLAN

FLOOR PLANS - A/C UNIT
SCALE: 1/8" = 1'-0"

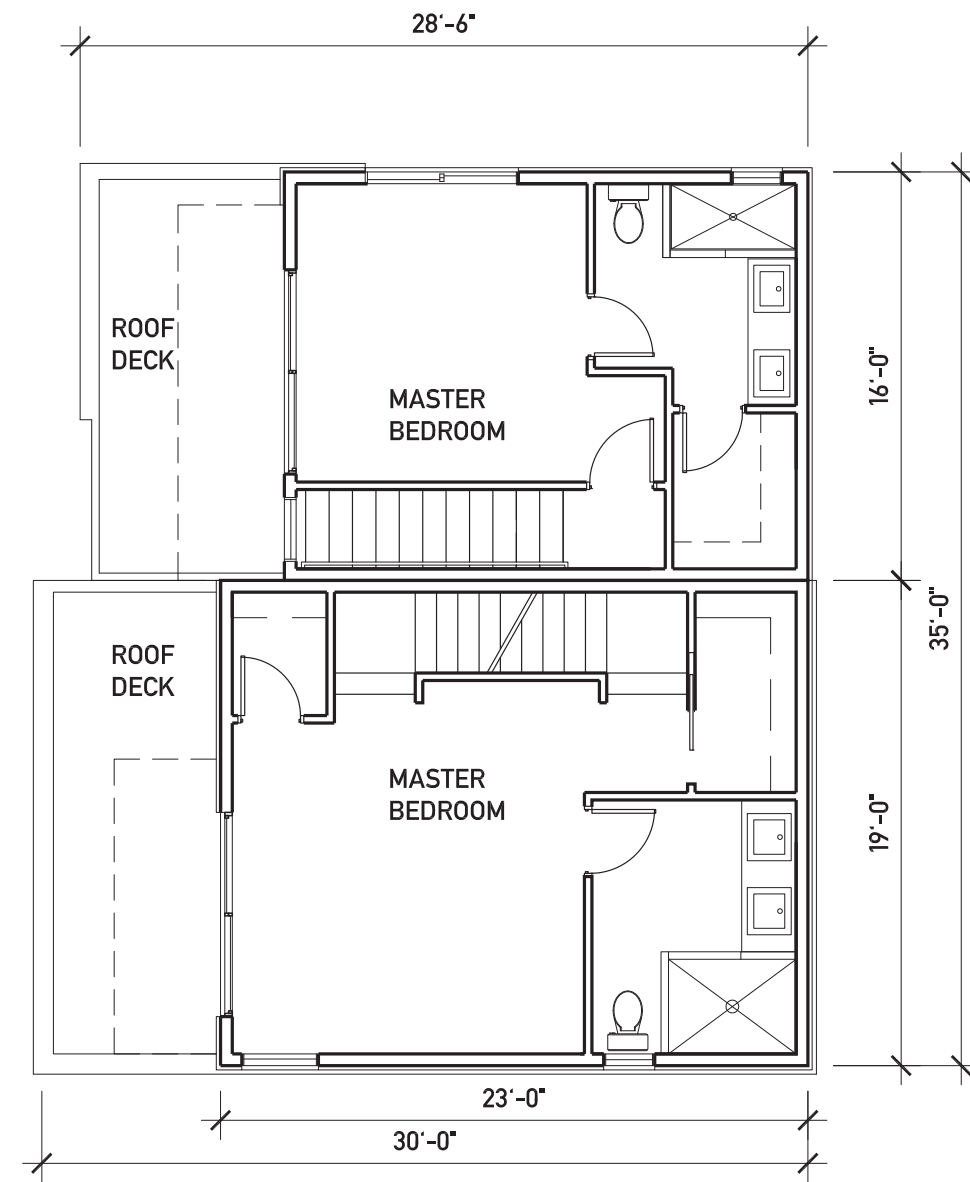
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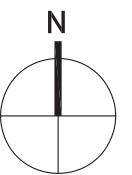
ROOF PLAN



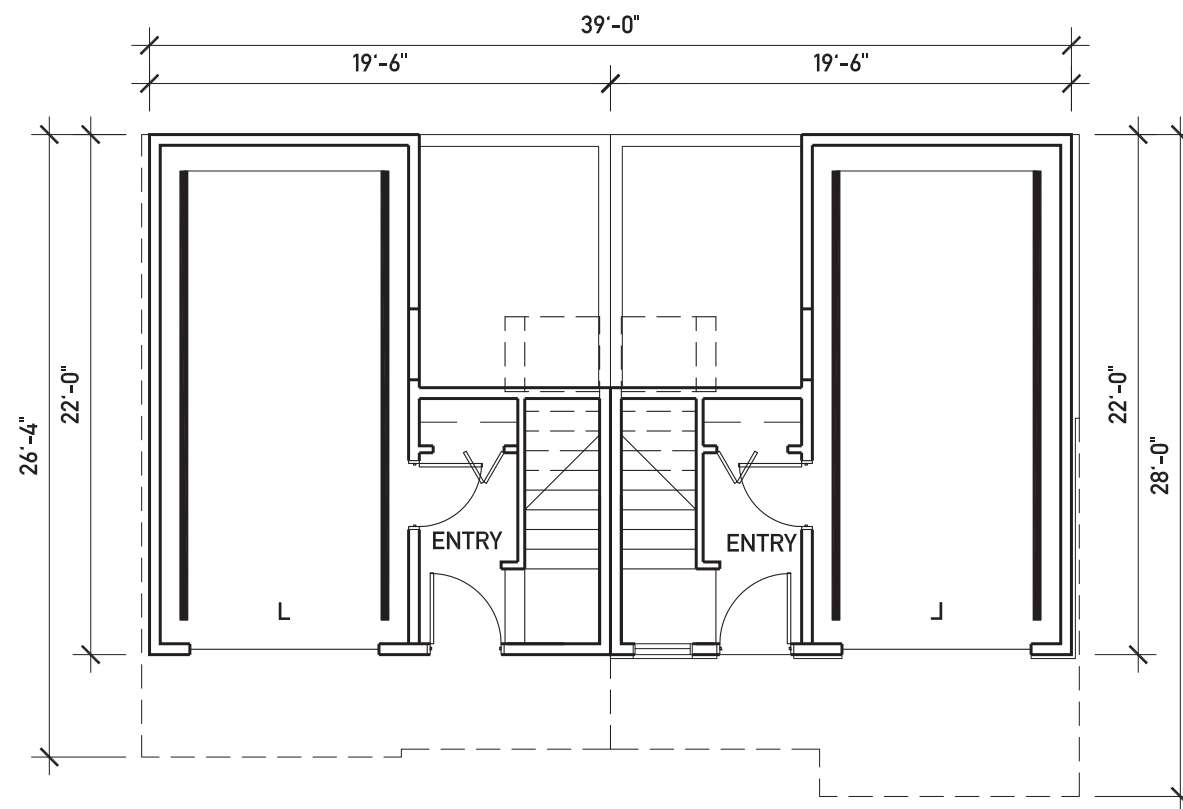
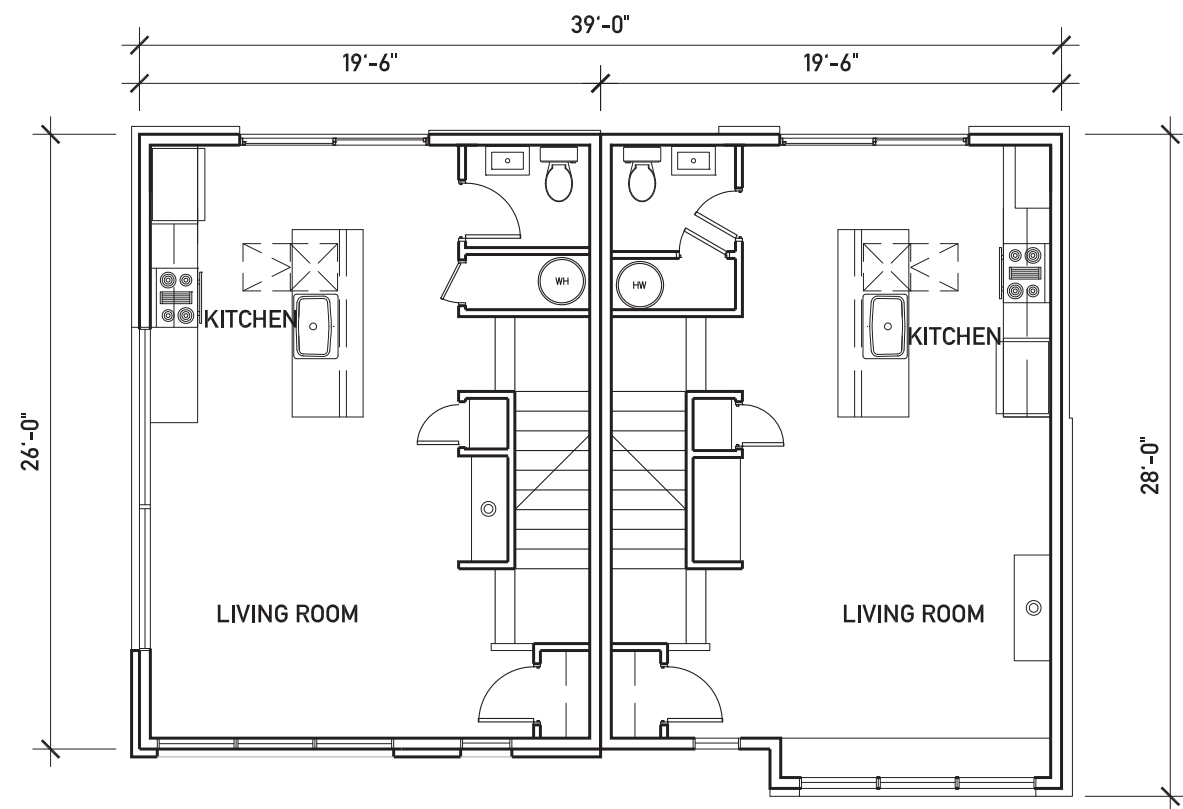
FOURTH FLOOR PLAN

FLOOR PLANS - A/C UNIT
SCALE: 1/8" = 1'-0"

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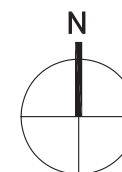


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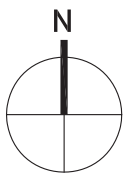
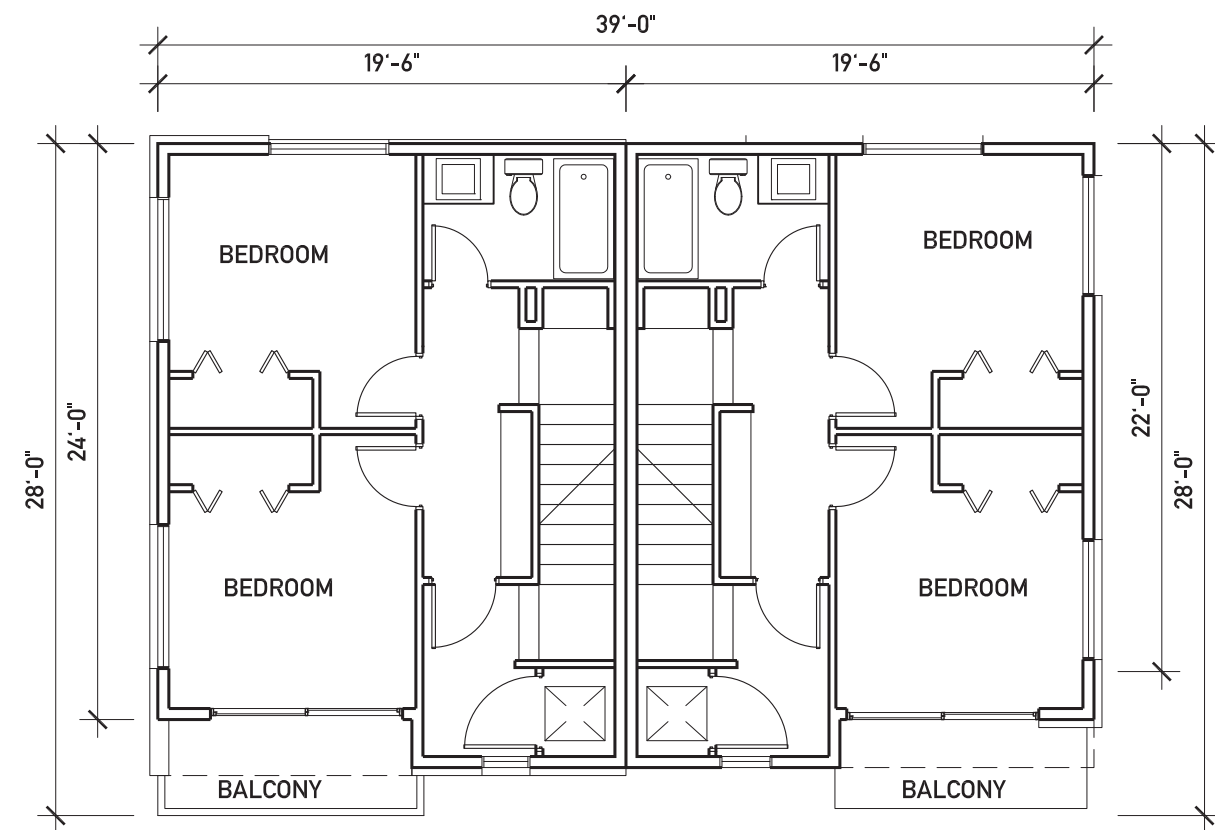
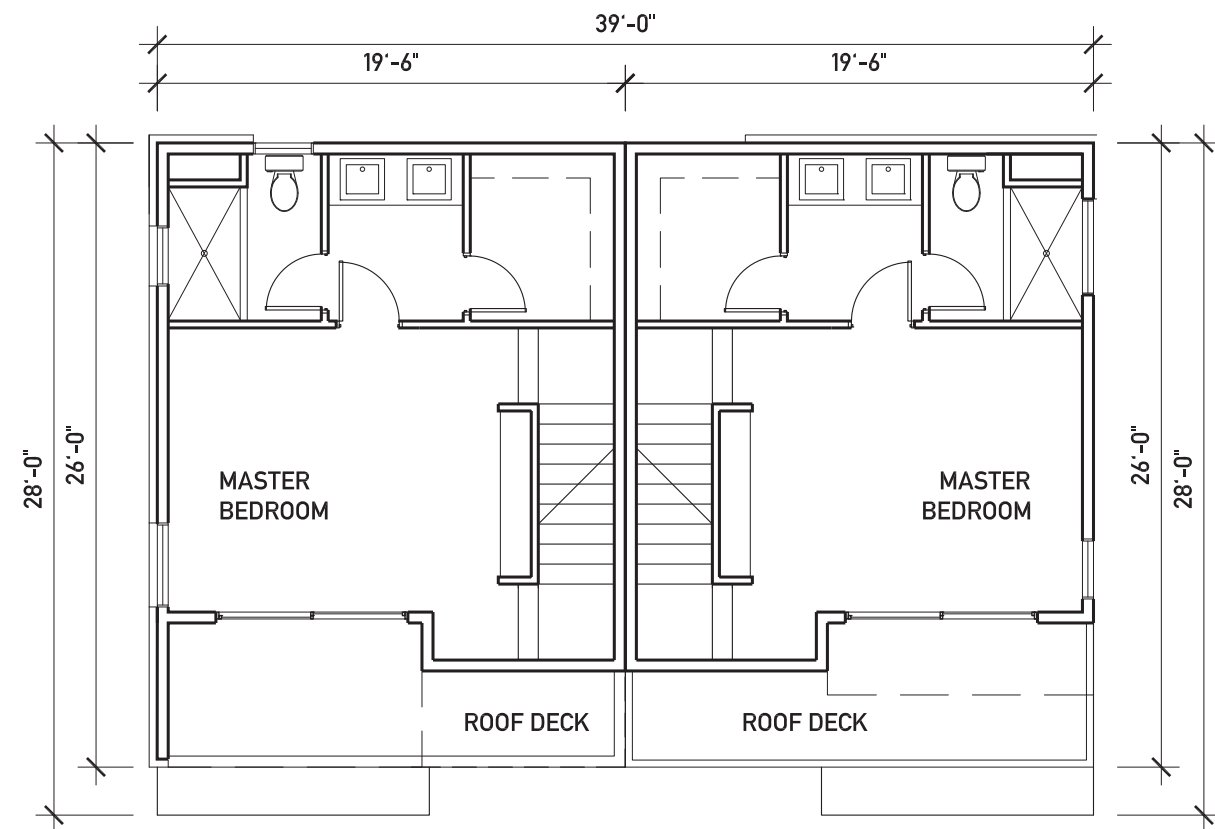
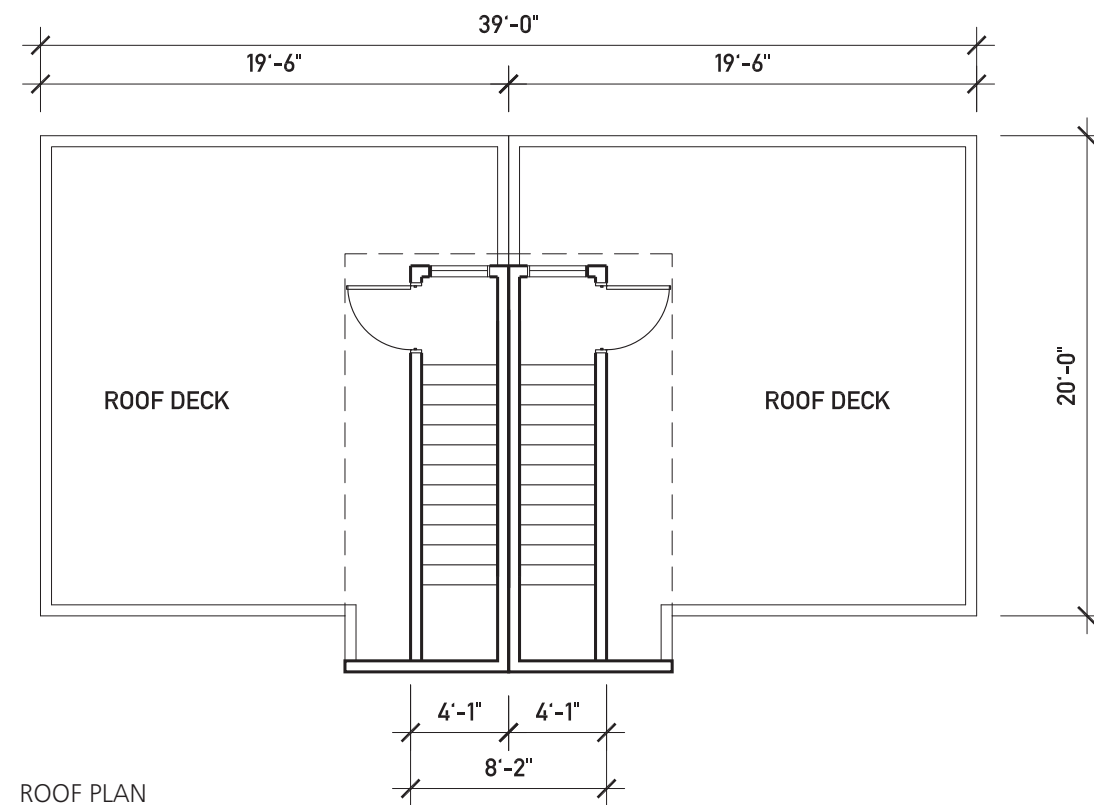


FLOOR PLANS - B UNIT- PREFERRED PLAN
SCALE: 1/8" = 1'-0"

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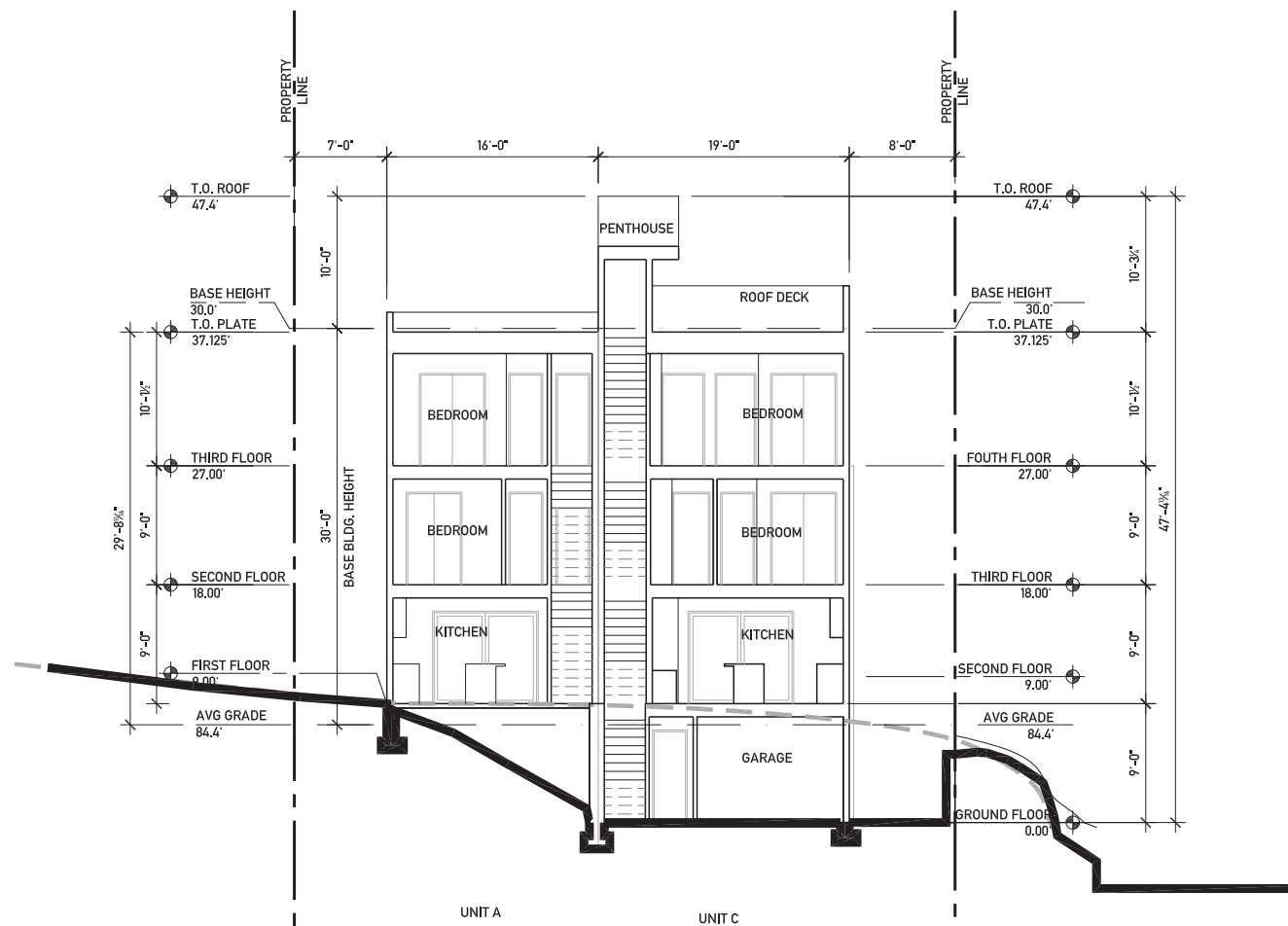


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FLOOR PLANS - B UNIT
SCALE: 1/8" = 1'-0"

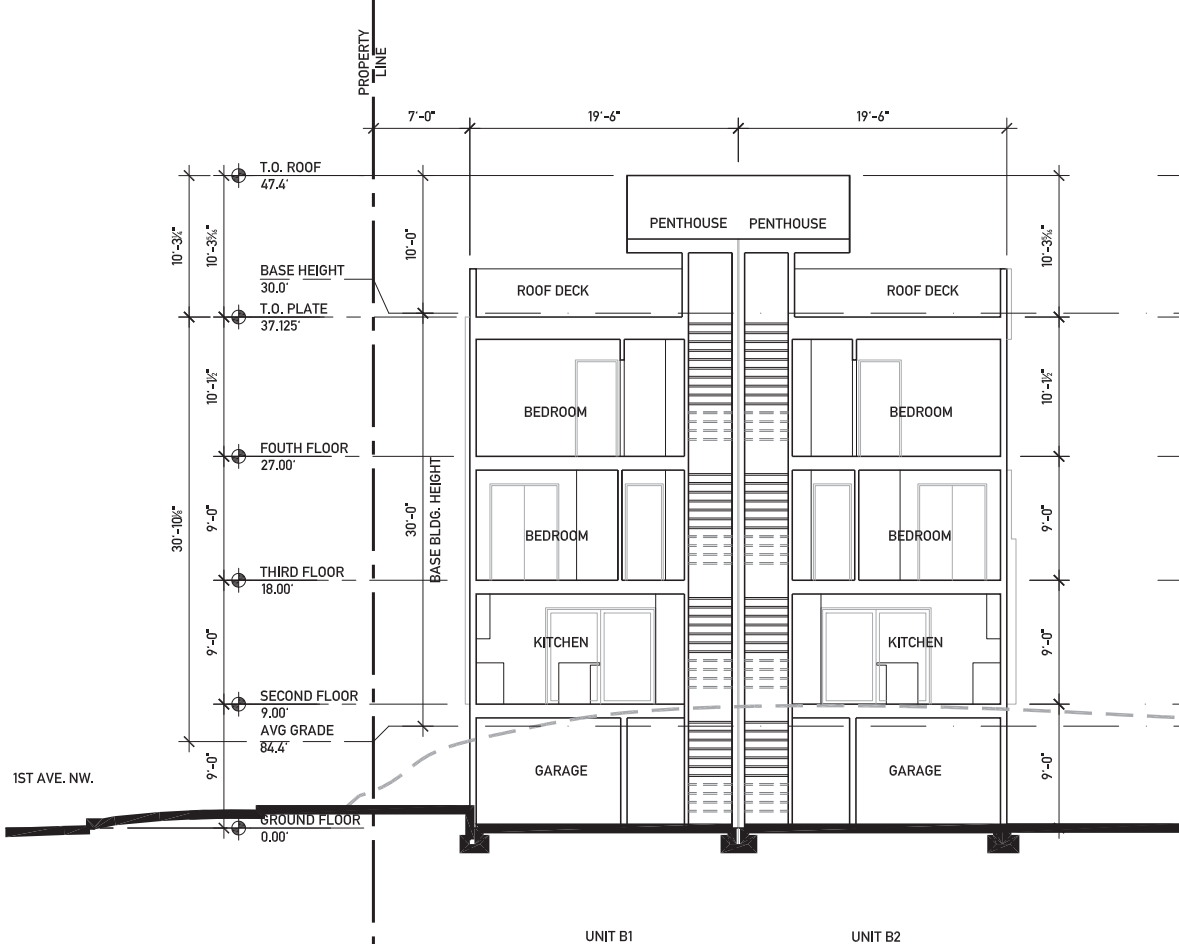
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SECTION THROUGH A & C

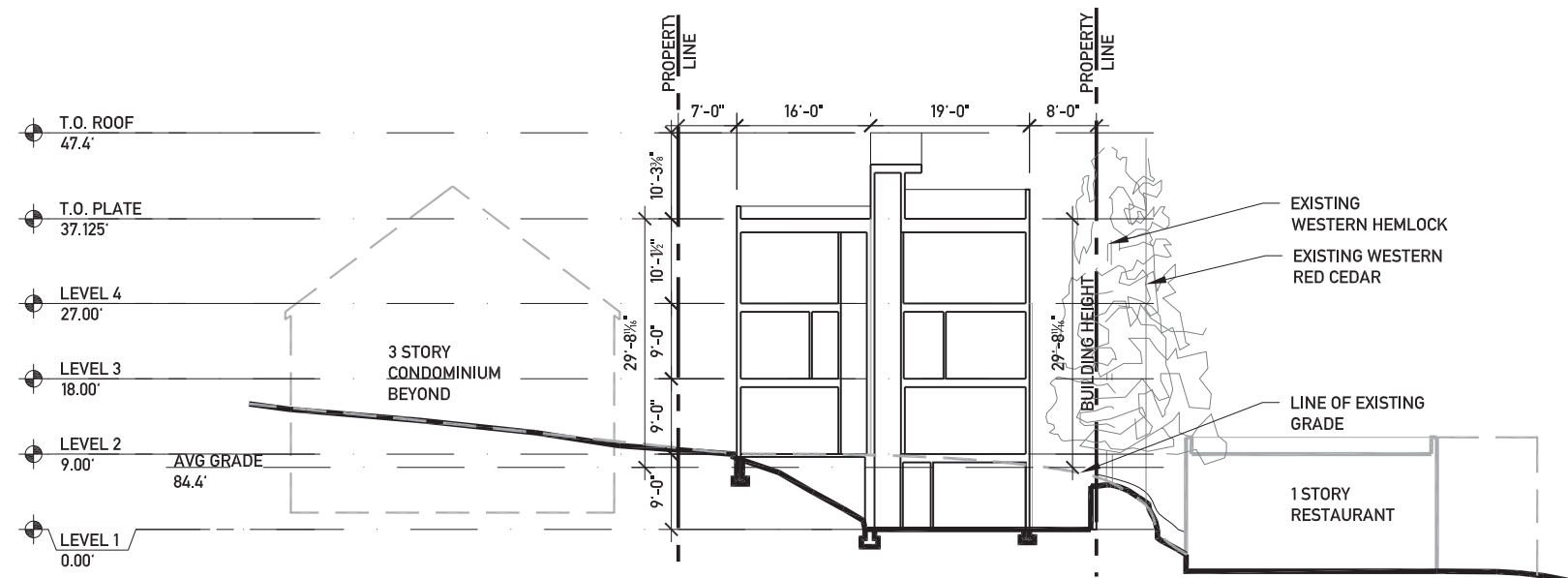
BUILDING SECTION
SCALE: 1/8" = 1'-0"

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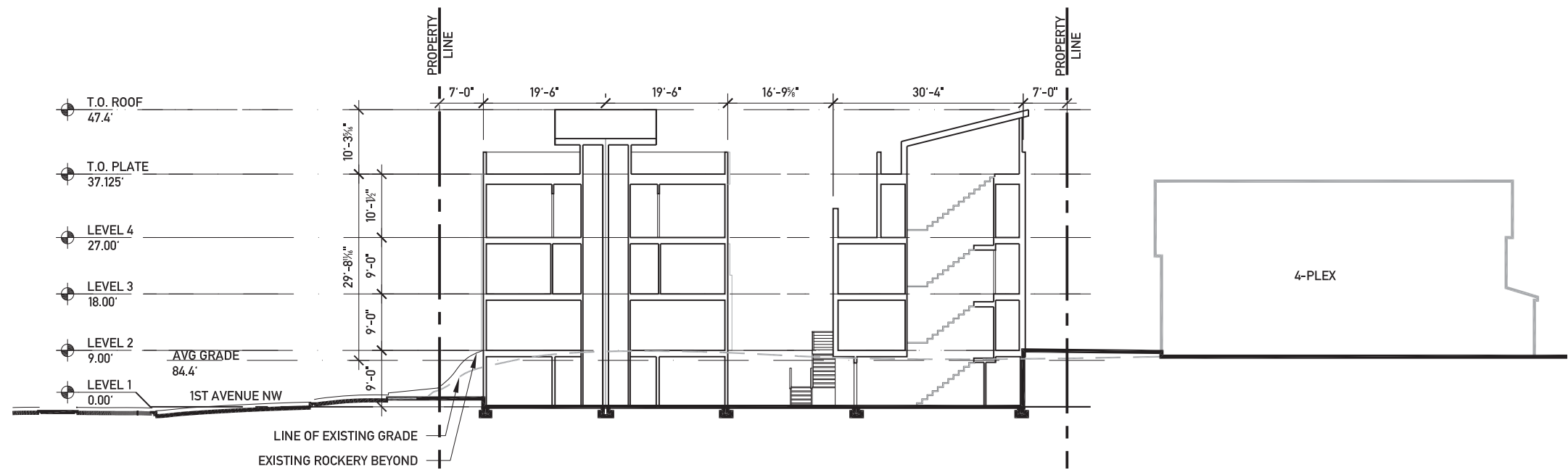


SECTION THROUGH UNITS B

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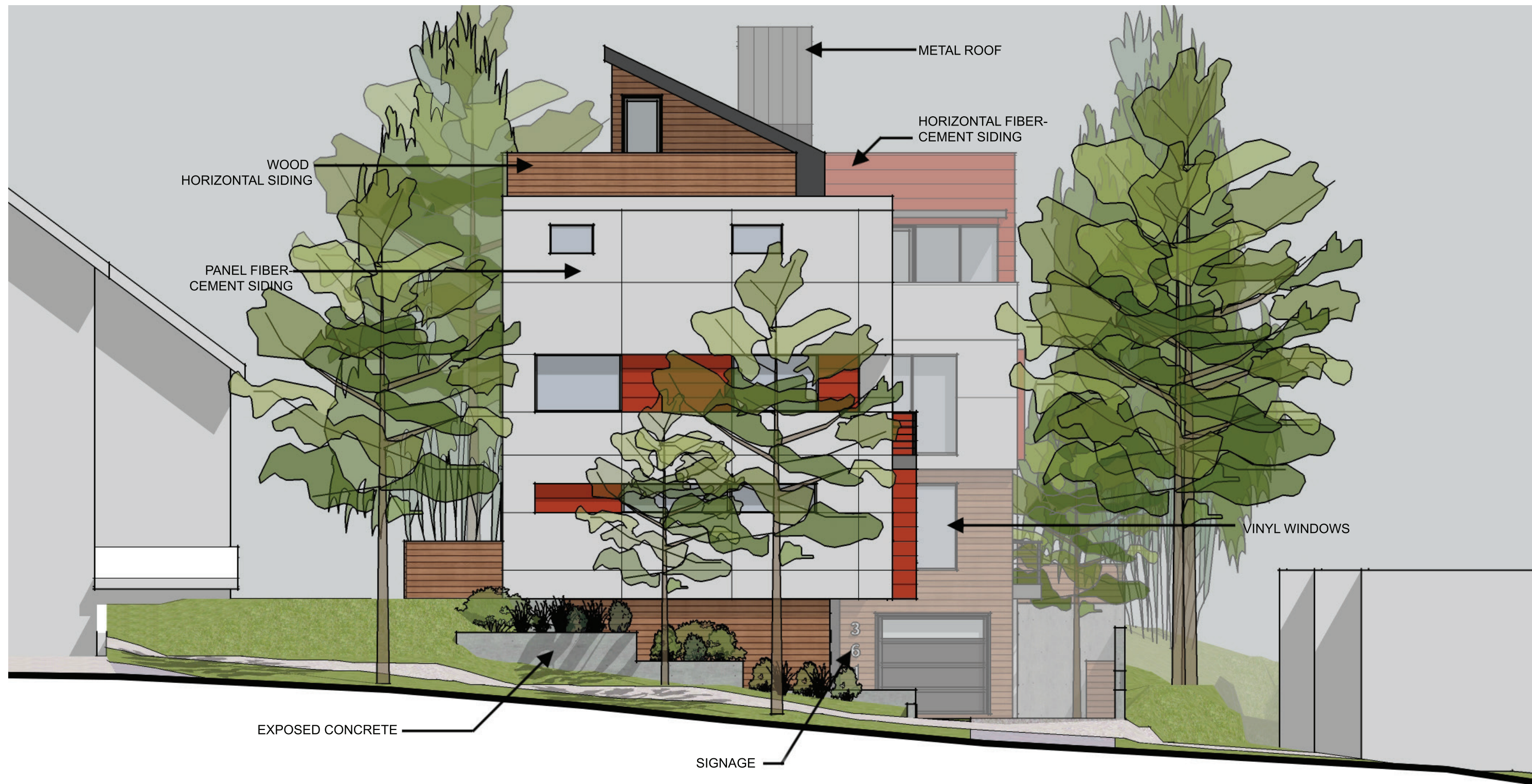
SECTION A-A



SECTION B-B

SITE SECTION
SCALE: 1/16" = 1'-0"





BUILDING B -PREFERRED

WEST ELEVATION
NOT TO SCALE

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SOUTH ELEVATION
NOT TO SCALE

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EAST ELEVATION BUILDING B
NOT TO SCALE

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NORTH ELEVATION
NOT TO SCALE

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WEST ELEVATION BUILDING A/C
NOT TO SCALE

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EAST ELEVATION
NOT TO SCALE

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A-1 RESPOND
TO SITE CHARACTER



CONCEPT PERSPECTIVE

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CONCEPT PERSPECTIVE

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CONCEPT PERSPECTIVE

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CONCEPT PERSPECTIVE

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A-2 STREETScape COMPATIBILITY
 A-4 HUMAN ACTIVITY
 C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

CONCEPT PERSPECTIVE

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ADJUSTMENTS AND/OR DEPARTURES

Structure Width & Depth: SMC 23.45.527 Table A. Structure width allowed for Townhouses in LR2 zone is 90 ft. max.

SMC 23.45.527.B.1 states that the maximum combined length of all portions of facades with 15 ft. of a lot line that is not a street or alley lot line shall not exceed 65% of the length of the lot line.

Proposed Design Adjustment: Total combined length of all portions of building facades along the north property line measures 67.5 ft. or 67.5% of the 100'-1 ½" north lot line. The total combined length of building facades is 2.5 ft. or 2.5% over the maximum allowed structure depth.

In an effort to minimize the effect of the structure depth along the north (side) lot line, the 4 townhomes have been divided into two smaller buildings with an 18'-7" open space between the two structures, to allow for greater southern exposure to the lot to the north of the project. In addition, the width of the top level of Unit A is decreased by 8'-0" to further lessen the façade at the higher elevation.

Street-facing Pedestrian Entry: SMC 23.45.529.F.3. Each townhouse with a street-facing façade shall have a pedestrian entry on the street facing façade.

Proposed Design Adjustment: Preferred scheme allows for privacy along the busy street, near a commercial corner, the design proposes that the pedestrian entry be located perpendicular to the street-facing façade. Windows are provided in each living area on each floor, facing the street, to keep “eyes-on” for the street and R.O.W. Architectural design and finishes provide visual interest along the pedestrian side-walk at street. The unit entry is highly visible through use of accent color, welcoming full-lite door, address signage, and clearly defined pedestrian walkway accessed from an open approach to the site adjacent the driveway.



CONCEPT PERSPECTIVE- PREFERRED

PREFERRED Adjustment Requested		
	Required	Proposed
Seattle Municipal Code	SMC 23.45.527.B.1	
Code Requirement	Max 65%	67.50%
Structure Width (ft.)	Lot line length = 100'-1 1/2"	Lot line length = 100'-1 1/2"
	100.125' 8 * .65 = 65'-0" Allowed	100.125 * .675 = 67'-6" Proposed
Adjustments Requested	Up to 10% Additional or 6.5'	3.8% Proposed or 2.5'
Seattle Municipal Code	SMC 23.45.529.F.3	
Code Requirement	Street-facing Pedestrian Entry	Ped. Entry Perpendicular to Street
		Highly Visible Pedestrian Entry located just off the R.O.W. via a clearly marked walkway.
Adjustments Requested		

PROJECT SUMMARY

Lot size – 5,011 SF	Parking Required = 0 stalls (Under Fremont Hub Urban Village)
Zoning – Lowrise Residential (LR-2)	Parking Proposed = 3 Garage stalls (large) and 1 surface stall (medium)
Townhouse FAR – 1.2 (23.45.510.C)	Amenity Space Required = 25% of Lot area. 5,011 * .25 = 1,253 SF
Allowable FAR – 5,011 * 1.2 = 6,013 SF	Proposed Public Amenity Area at Ground level= 857 SF
Unit A FAR – 1,000 SF	Proposed Private Amenity Area at Ground level = 531 SF
Units B FAR – 1,611 SF EA.	Proposed Private Amenity Area at decks = 1,489 SF
Unit C FAR – 1,760 SF	Total proposed Amenity Area at Ground = 1,388 SF = 27.7% of lot area
Total FAR proposed – 5,982 SF	Total proposed Amenity Area at decks = 1,489 = 29.7% of lot area
Proposed FAR meets the requirements of SMC 23.45.510 C	

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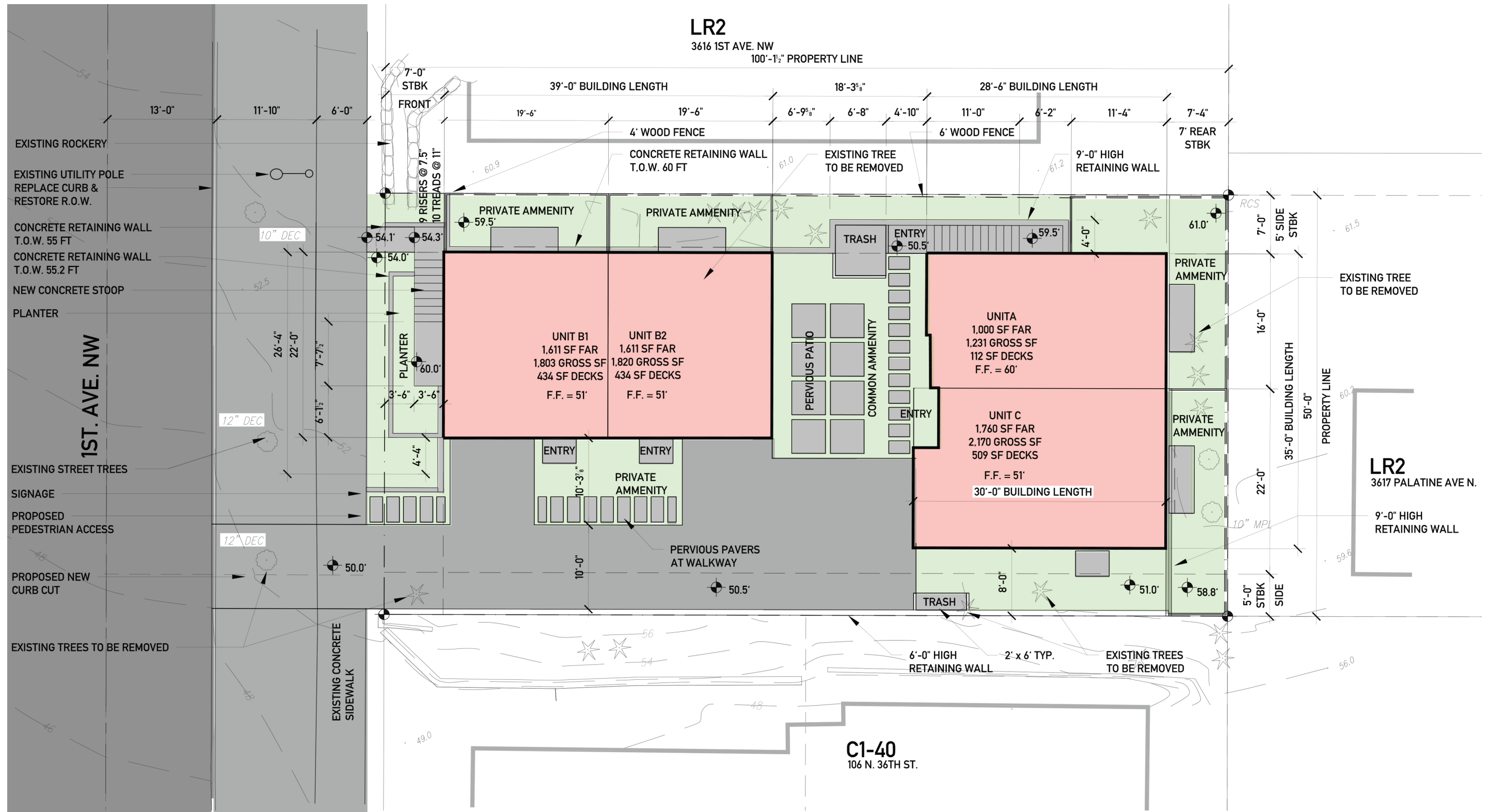




CONCEPT PERSPECTIVE
ALTERNATIVE

06.13.2013 STREAMLINED DESIGN REVIEW
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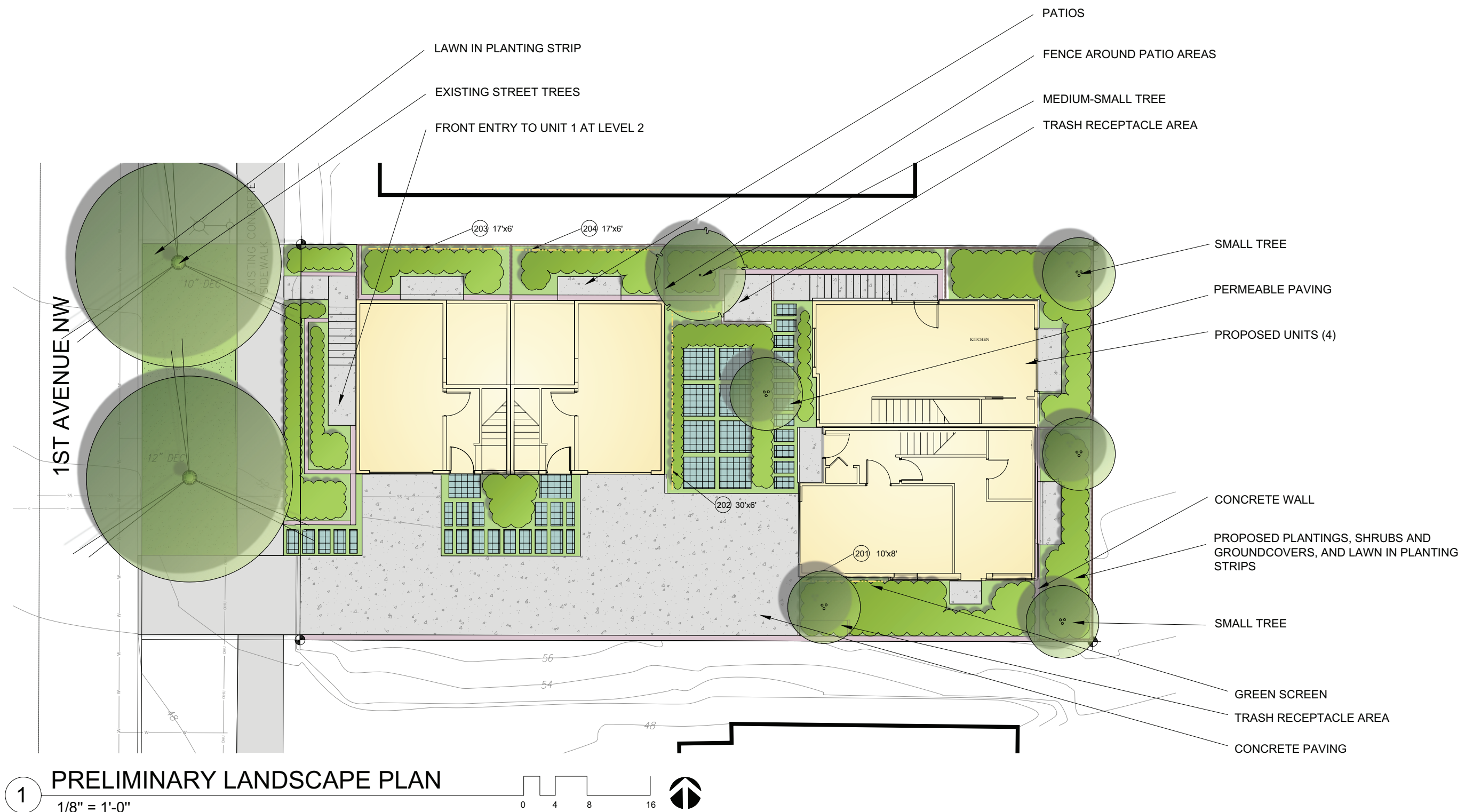
caron



SITE PLAN- ALTERNATIVE PLAN
1/8" = 1'-0"

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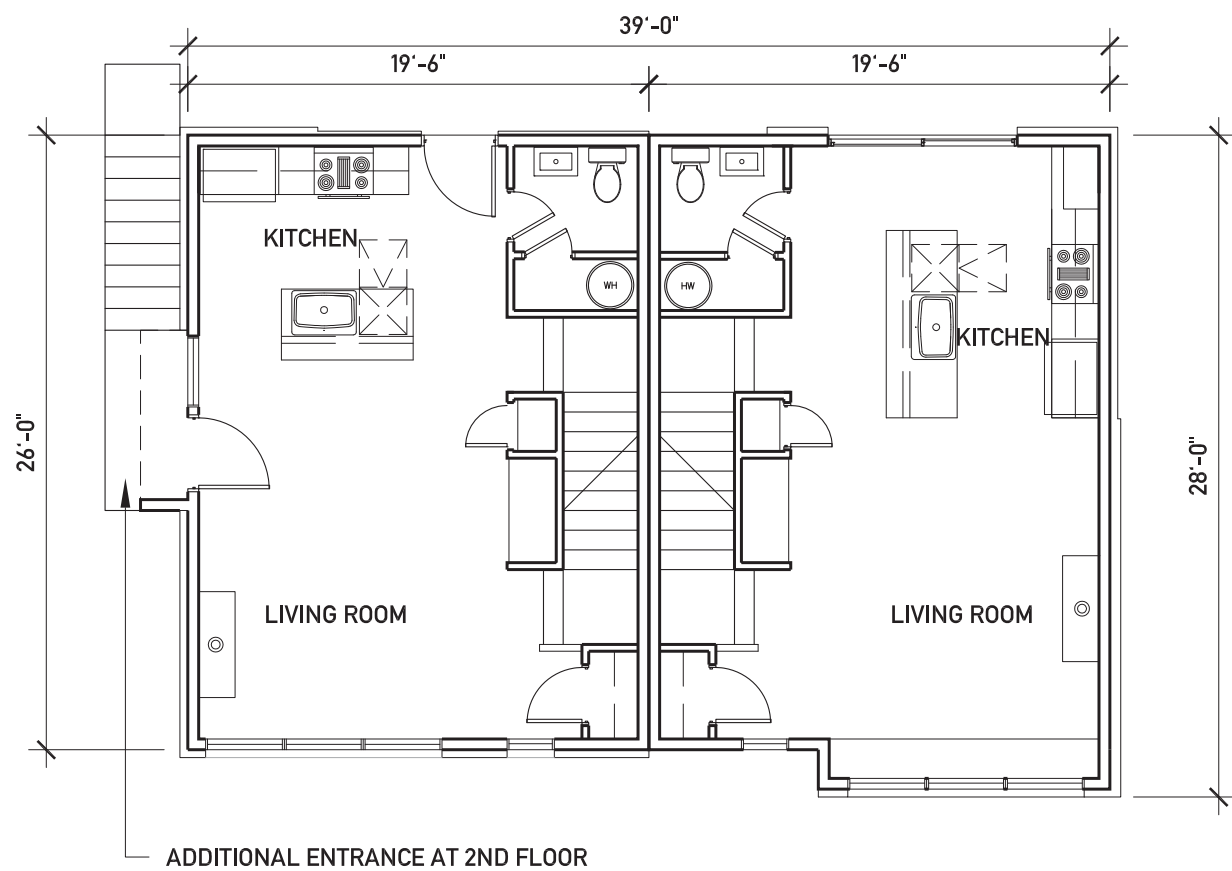




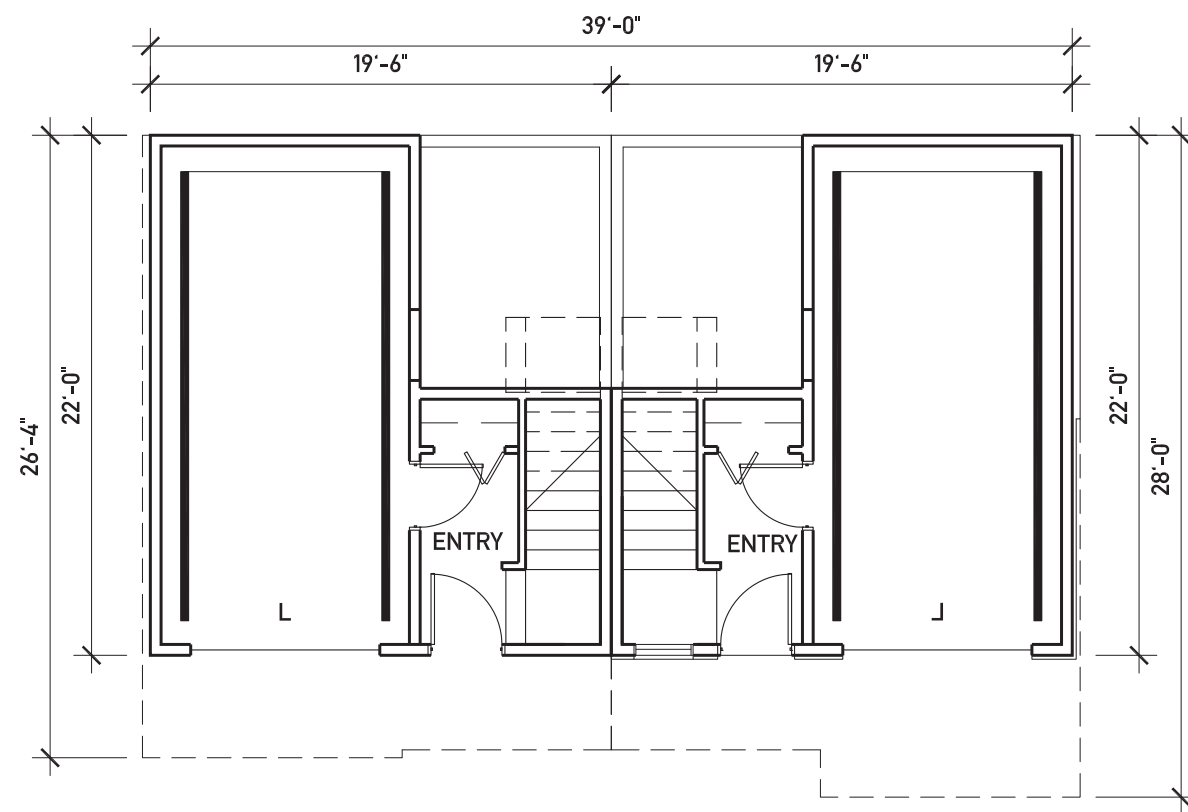
LANDSCAPE PLAN- ALTERNATIVE PLAN

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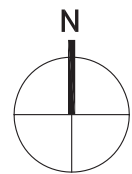
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2ND FLOOR PLAN



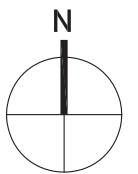
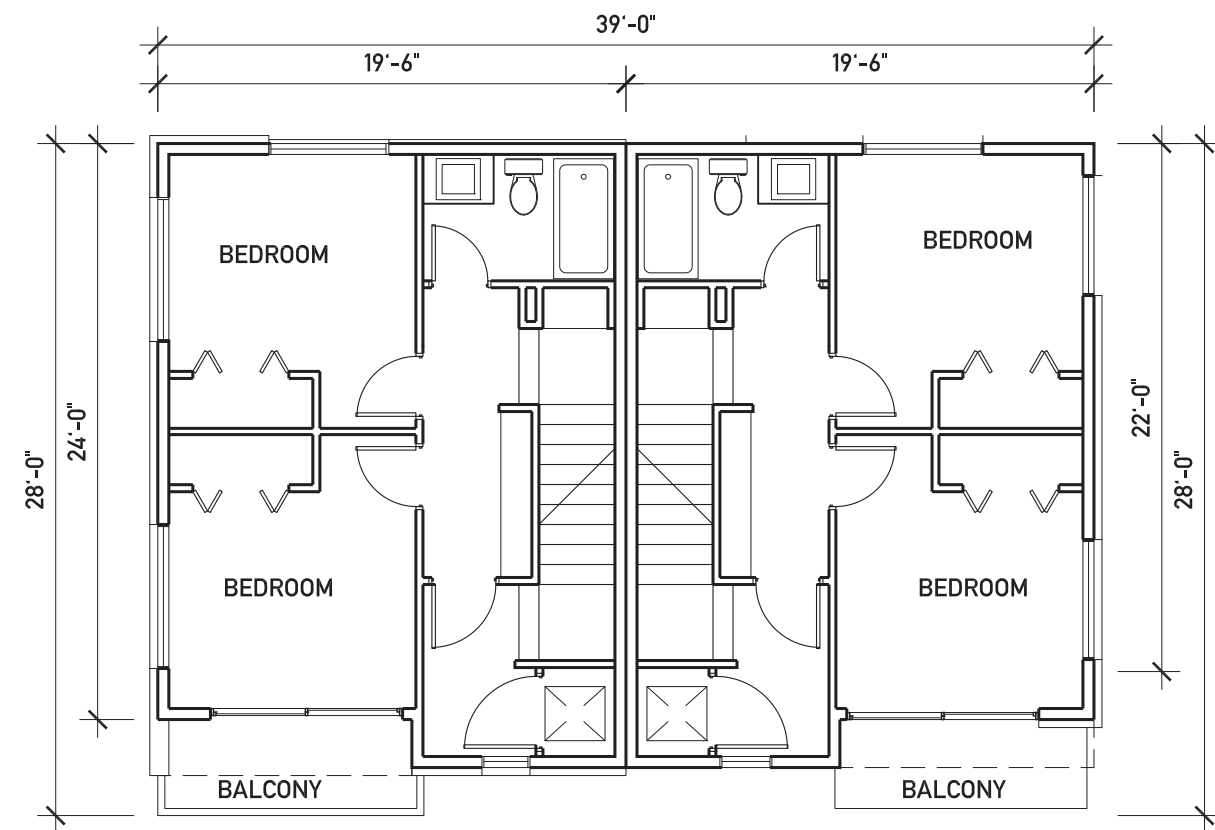
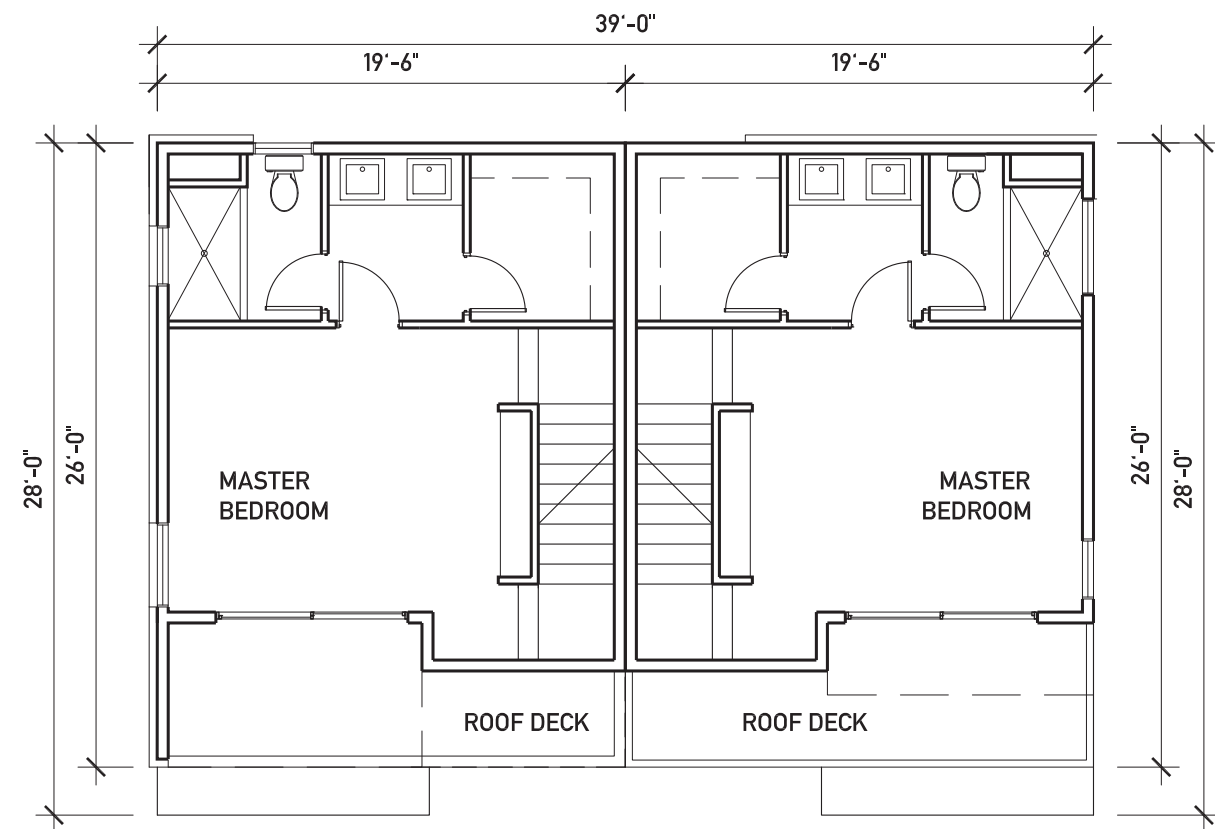
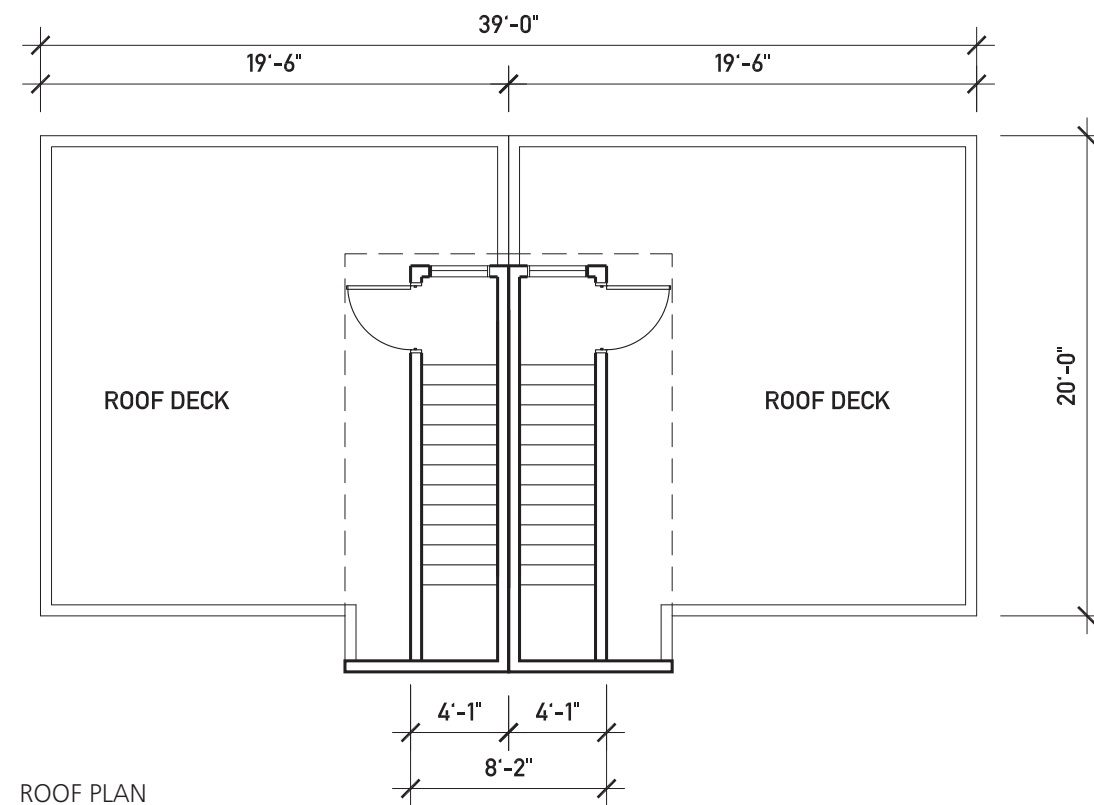
GROUND FLOOR PLAN



FLOOR PLANS - B UNIT- ALTERNATIVE
SCALE: 1/8" = 1'-0"

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FLOOR PLANS - B UNIT
SCALE: 1/8" = 1'-0"

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BUILDING B - ALTERNATIVE

WEST ELEVATION
NOT TO SCALE

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CONCEPT PERSPECTIVE- ALTERNATIVE

ADJUSTMENTS AND/OR DEPARTURES

Structure Width & Depth: SMC 23.45.527 Table A. Structure width allowed for Townhouses in LR2 zone is 90 ft. max.

SMC 23.45.527.B.1 states that the maximum combined length of all portions of facades with 15 ft. of a lot line that is not a street or alley lot line shall not exceed 65% of the length of the lot line.

Proposed Design Adjustment: Total combined length of all portions of building facades along the north property line measures 67.5 ft. or 67.5% of the 100’-1 ½” north lot line. The total combined length of building facades is 2.5 ft. or 2.5% over the maximum allowed structure depth.

In an effort to minimize the effect of the structure depth along the north (side) lot line, the 4 townhomes have been divided into two smaller buildings with an 18’-7” open space between the two structures, to allow for greater southern exposure to the lot to the north of the project. In addition, the width of the top level of Unit A is decreased by 8’-0” to further lessen the façade at the higher elevation.

Street-facing Pedestrian Entry: SMC 23.45.529.F.3. Each townhouse with a street-facing façade shall have a pedestrian entry on the street facing façade.

Proposed Design Adjustment: Alternate scheme provides an additional pedestrian entry at the second floor. Access from the sidewalk is provided with concrete stairs and stoop, which projects into the required 7 ft. front setback 3’-6”. Height of the stoop above the existing elevation of the adjacent R.O.W. is 6 – 7’. In order to provide weather protection, an architectural element/canopy is provided at the entry which projects into the front setback 2’-0”. This option requires an Adjustment to the allowance for height and depth of projection into the required front setback for the stoop and architectural weather protection feature.

ALTERNATIVE Adjustments Requested		
	Required	Proposed
Seattle Municipal Code	SMC 23.45.527.B.1	
Code Requirement	Max 65%	67.50%
Structure Width (ft.)	Lot line length = 100’-1 1/2”	Lot line length = 100’-1 1/2”
	100.125’ 8 * .65 = 65’-0” Allowed	100.125 * .675 = 67’-6” Proposed
Adjustments Requested	Up to 10% Additional or 6.5’	3.8% Proposed or 2.5’
Seattle Municipal Code	SMC 23.45.518.H.5.a	
	Projections into setback:	
	Max. 4 ft. above grade	Stoop height up to 7’-0”
Code Requirement	Min. 4 ft. from street lot line	Stoop within 3’-6” of street lot line
Adjustments Requested	Up to 50% reduction in setbacks	Allow stoop height and depth into the required 7 ft. front setback

PROJECT SUMMARY

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