

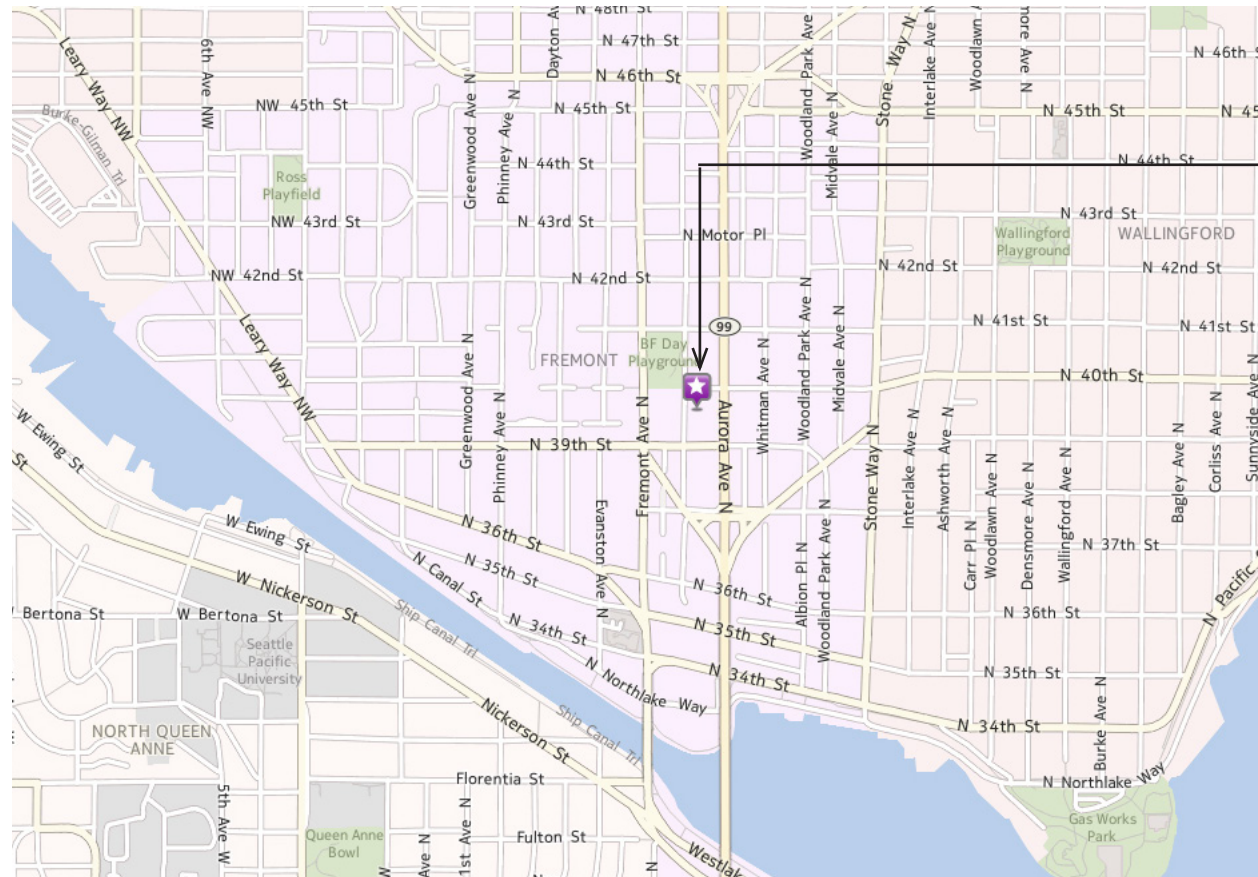


STREAMLINED
DESIGN REVIEW
APPLICATION

DPD#3015441

3924 Linden Avenue N
Seattle, WA 98103

SITE LOCATION:
- 3924 LINDEN AVE N. -



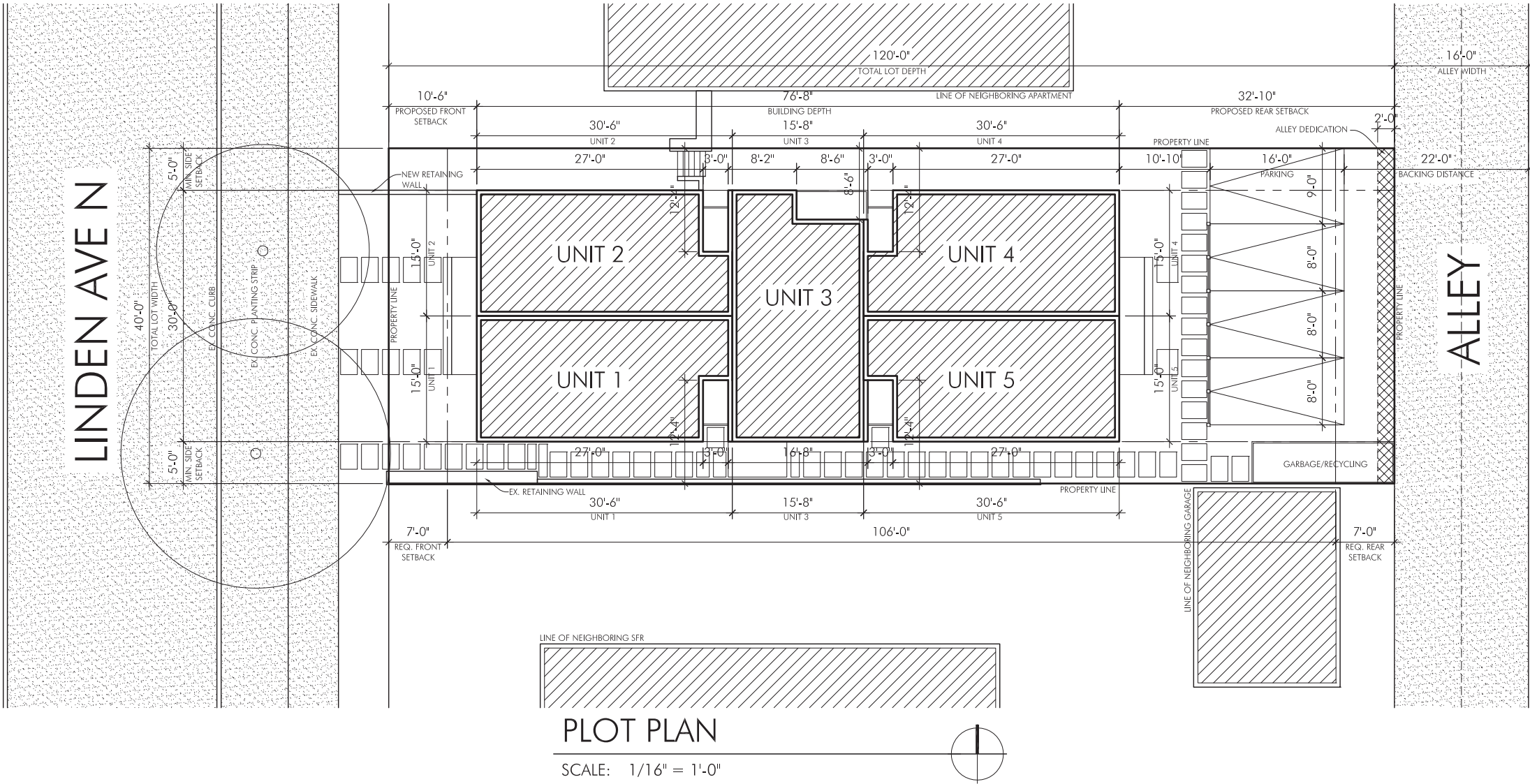
LOCATION:

The project site is located at 3924 Linden Ave N. between N. 40th Street and N. 39th Street. It is zoned LR2 and bordered by a C1-40 zone along Aurora Ave N./SR99 to the east and by B.F. Day School immediately to the west with Fremont Ave N. beyond. The site is located in the Fremont neighborhood a few blocks north of the main hub.



PROJECT NAME:
LINDEN 5

ARCHITECTURAL CONTEXT: SITE PLAN



LINDEN 5

3924 LINDEN AVE N
SEATTLE, WA 98103

DPD PROJECT #: 3015441
ZONE: LR2
LOT SIZE: 4,800 SF
USE TYPE: RESIDENTIAL (TOWNHOUSES)

PROJECT DESCRIPTION: DEMOLISH EXISTING 5 UNIT APARTMENT.
CONSTRUCT NEW 5 UNIT TOWNHOUSE STRUCTURE WITH
SURFACE PARKING.

LEGAL DESCRIPTION: DAYS FRANCES R LAGRANDE, BLOCK 9,
LOT 17

TAX ID NUMBER: 193130-1130

URBAN VILLAGE OVERLAY: FREMONT

PROJECT DATA:

FLOOR AREA RATIO: PER SMC 23.86.007.E.
RESIDENTIAL USES - TOWNHOUSES
LOT SIZE - 4800 SF
FLOOR AREA RATIO - 1.2

4800 SF * 1.2 = 5760 SF ALLOWED
ACTUAL 5516.9 SF

FLOOR AREA RATIO (F.A.R.) SUMMARIES:
*SEE ALSO SHEET A1.3

SQUARE FEET	1ST FLOOR	2ND FLOOR	3RD FLOOR	ST. TOWER	TOTAL
UNIT 1	405.7 SF	405.7 SF	326.0 SF	80.0 SF	1217.4 SF
UNIT 2	405.7 SF	251.7 SF	326.0 SF	80.0 SF	1063.4 SF
UNIT 3	477.9 SF	265.0 SF	331.0 SF	35.4 SF	1109.3 SF
UNIT 4	405.7 SF	251.7 SF	326.0 SF	80.0 SF	1063.4 SF
UNIT 5	405.7 SF	251.7 SF	326.0 SF	80.0 SF	1063.4 SF

SETBACK REQUIREMENTS: PER 23.45.518

	REQUIRED	ACTUAL
FRONT	5'-0" MIN/7'-0" AVG	10'-6"
SIDE S	5'-0" MIN/7'-0" AVG	*5'-0" MIN/5'-7" AVG
SIDE N	5'-0" MIN/7'-0" AVG	*5'-0" MIN/5'-11" AVG
REAR	5'-0" MIN/7'-0" AVG	32'-10"

*SEE REQUESTED ADJUSTMENT ABOVE

DENSITY: PER 23.45.512
TOWNHOUSES - LR2 - NO LIMIT

STRUCTURE WIDTH & FACADE LENGTH: PER SMC 23.45.527

STRUCTURE WIDTH ALLOWED - 90'-0"
ACTUAL - 30'-0"

FACADE LENGTH ALLOWED - 65% X LOT DEPTH
65% X (120' LOT DEPTH - 2' ALLEY DEDICATION) = 76'-8"
ACTUAL - 76'-8"

HEIGHT: PER SMC 23.45.514

ALLOWABLE - 30'-0" (+3' FOR SHED OR BUTTERFLY)
ACTUAL - 29'-4" MAX (+ 3' MAX FOR SHED & BUTTERFLY)

AMENITY AREA: PER SMC 23.45.522

REQUIRED - 25% OF LOT AREA
(MIN. 50% PROVIDED AT GROUND LVL.)
LOT SIZE: 4800 SF x 25% = 1200 SF REQ'D

PROVIDED - 2548.2 SF TOTAL (853.2 @ GROUND LVL. > 600 SF REQ.)
(SEE AMENITY PLAN A1.3)

RESIDENTIAL REQ'D PARKING:
REQUIRED - NO MIN. REQUIREMENT (FREMONT HUB URBAN VILLAGE)
PROVIDED - FOUR (4) SPACES

*LAND USE DEVELOPMENT STANDARD ADJUSTMENT

RELEVANT CODE SECTION	PER SMC 23.45.518: A. Required setbacks for LR Zones. Table A. Side Setback for Facades greater than 40' in length 7' average; 5' minimum
ADJUSTMENT REQUESTED	WE ARE REQUESTING A SIDE SETBACK ADJUSTMENT FOR FACADES GREATER THAN 40 FEET IN LENGTH FROM 7' AVERAGE TO: 5.96' AVERAGE - NORTH SETBACK (15% REDUCTION) 5.57' AVERAGE - SOUTH SETBACK (20% REDUCTION)
NEIGHBORHOOD DESIGN GUIDELINES	A-7: RESIDENTIAL OPEN SPACE - A DECREASE IN SIDE SETBACKS ALLOWS THE BUILDING TO INCREASE BOTH THE FRONT AND REAR SETBACKS, CREATING LARGER YARDS AND MORE USABLE, ATTRACTIVE OPEN SPACE. C-2: HEIGHT, BULK AND SCALE - A REDUCTION IN SETBACK REQUIREMENTS ALLOWS THE PROJECT TO REMAIN ONE BUILDING. THIS IS CONSISTENT WITH THE SURROUNDING PROPERTIES WHICH HAVE SIMILAR MASSING AND PROPORTIONS, RATHER THAN SMALLER SEPARATE UNITS ON THE SITE AS WOULD BE REQUIRED FOR CODE COMPLIANCE.

SIDE SET BACK AVERAGE: NORTH

5' SETBACK: 27.0' + 8.16' + 27.0' = 62.16'
8.5' SETBACK: 8.5'
12'-4" SETBACK: 3.0' + 3.0' = 6.0'

	FACADE LENGTH	SETBACK DISTANCE	PRODUCT
	62.16'	X 5.0' =	310.80 SF
	8.5'	X 8.5' =	72.25 SF
	6.0'	X 12.33' =	73.98 SF
TOTAL	76.67'		457.03 SF

AVERAGE: 457.03 SF / 76.67 FT = 5.96 FT

SIDE SET BACK AVERAGE: SOUTH

5' SETBACK: 27.0' + 16.67' + 27.0' = 70.67'
12'-4" SETBACK: 3.0' + 3.0' = 6.0'

	FACADE LENGTH	SETBACK DISTANCE	PRODUCT
	70.67'	X 5.0' =	353.35 SF
	6.0'	X 12.33' =	73.98 SF
TOTAL	76.67'		427.33 SF

AVERAGE: 427.33 SF / 76.67 FT = 5.57 FT



ARCHITECTURAL CONTEXT:
SITE PLAN & ZONING DATA

PROJECT NAME:
LINDEN 5

807 N. 40TH ST.



3930 LINDEN AVE N.



3918 LINDEN AVE N.

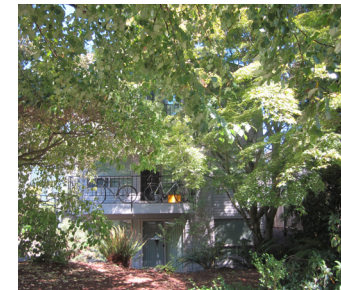


3912 LINDEN AVE N.



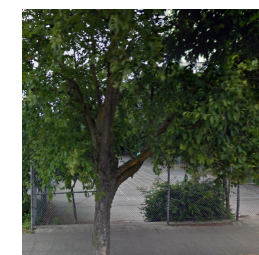
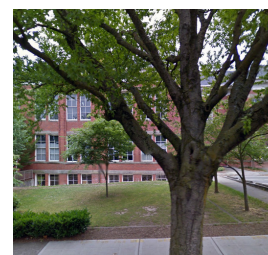
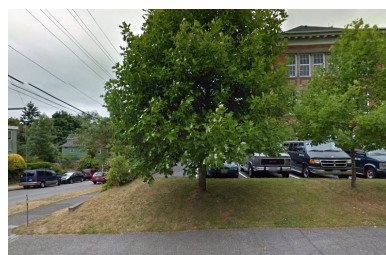
NEIGHBORHOOD MULTIFAMILY PROJECTS

PROJECT SITE



STREET VIEW FROM LINDEN AVE N (LOOKING EAST)

N. 39TH ST.



N. 40TH ST.

STREET VIEW FROM LINDEN AVE N (LOOKING WEST)

PROJECT NAME:
LINDEN 5

ARCHITECTURAL ELEMENTS AND MATERIALS:
ARCHITECTURAL CONTEXT





AERIAL VIEW

ARCHITECTURAL CONCEPT:

This project proposes 5 attached townhouse units ranging from 1300 to 1500 square feet in size and includes surface parking at the rear. Two units are street facing, two face the rear alley and the final unit faces a pedestrian pathway along the south property line. All five units have roof decks to capture territorial views and provide additional private amenity space.

ARCHITECTURAL CONTEXT AND CONSISTENCY:

The Fremont neighborhood in which this project is located contains a variety of building types constructed at different points in time. Single family residences, duplex townhouses and apartment buildings share the neighborhood with an elementary school immediately to the west across Linden Ave N and commercial buildings immediately across the alley to the east. The style and character of these buildings are vastly different from one another and thus one neighborhood architectural style is not prevalent.

This project proposes a similar scale and proportion to the neighboring apartment buildings, as well as roof forms that compliment the flat roofs of the adjacent apartment buildings and commercial structures. It is also similarly sited back from the street with a landscaped front yard and parking spaces located off of the alley at the rear.



STREET VIEW (LOOKING EAST) FROM LINDEN AVE N [Street Tree hidden for clarity]

ARCHITECTURAL ELEMENTS AND MATERIALS:

ARCHITECTURAL CONCEPT AND CONSISTENCY

PROJECT NAME:

LINDEN 5



HEIGHT, BULK AND SCALE

Similar to the surrounding apartments which are single buildings with generous front and rear yards, this project proposes five attached townhouse units. In order to achieve this compatible bulk and scale the facade length will exceed 40'; therefore, an adjustment is requested to decrease the north side setback from 7'-0" average to 5.96' average and the south side setback from 7'-0" average to 5.57' average.

This project further integrates with its 2-3 story neighbors by breaking down its perceived height through the use of decks, screening and open rails. At the third floor the building is recessed, creating a shallow deck off of the master bedroom. This

modulation in combination with the transparency of the cedar rainscreen and open railing at the roof deck reduce the overall scale of the building. Additionally the stair towers, the tallest aspect of the building, are pushed to the center of the volume where they are barely visible from the street below.

In addition to being compatible with the current neighbors this project will serve as a transitional design for future development. The site is located in a LR2 zone adjacent to a C1-40 zone in which future development has the potential to rise to 30 and 40 feet respectively.



STREET VIEW (LOOKING EAST) FROM LINDEN AVE N [Street Trees hidden for clarity]

PROJECT NAME:
LINDEN 5

HEIGHT, BULK AND SCALE:
OVERALL MASSING STRATEGY



RESPECT FOR ADJACENT SITES

To respect the adjacent buildings to the north and south of the project larger windows for light and view are oriented east and west, facing the alley and street, for four of the five units. Landscaping will be used as a screening device along the north property line to respect the privacy of the neighboring apartment building. Along the south property line the existing retaining wall will remain to serve as a divider between the project and the adjacent single family residence. The pedestrian walkway will be located within this side yard.

STREETSCAPE COMPATIBILITY

This project proposes a landscaped front yard compatible with those on this block face of Linden Ave N. This compatibility is due in part to the larger front yards that are being created by the adjusted side setbacks. This larger front yard buffer will be more in tune with the existing rhythm of the neighboring structures.



ENTRANCES VISIBLE FROM STREET

Materials, awnings and signage are used to emphasize and clearly mark entrances to the units. The entrances to the street facing units are centered on the front elevation under a large awning with their unit numbers visible on either side of the doors. A pathway on the south is designated as the route to the remaining units. The entrance to the middle unit is located along this pathway, marked by a large awning with signage affixed. The entrance to the rear units is not visible from the street, however, signage indicating the location of these entrances is affixed to the garbage and recycling screening and clearly visible at the terminus of the pathway from the street.

TRANSITION BETWEEN RESIDENCE AND STREET

Pervious pavers and landscaping elements are used to transition between the street and the townhouse units. Pervious pavers indicate the appropriate pathways to entrances and landscaping provides security and privacy.





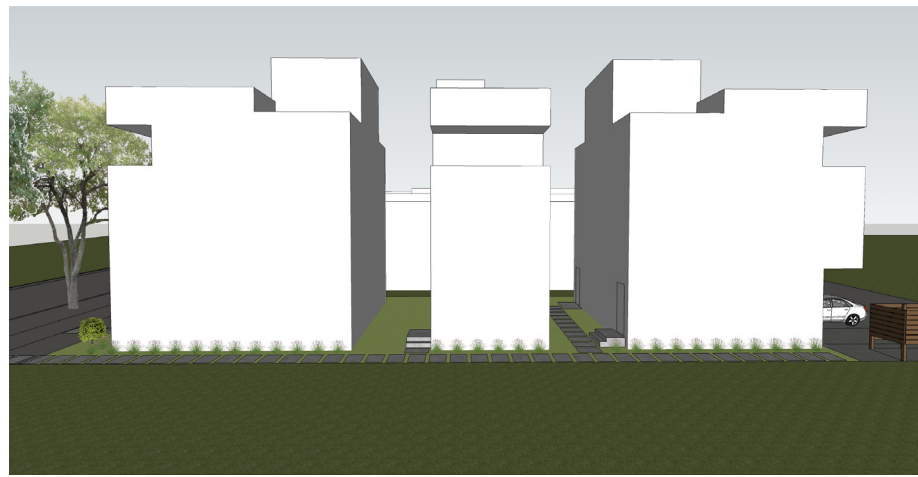
RESPONSE TO SITE CHARACTERISTICS

The height and location of roof decks takes advantage of the elevation and location of the site. This project also utilizes the existing basement and incorporates it into the new townhouse units.

RETAINING WALLS

To create a level and functional front yard a new retaining wall will be constructed at the northwest corner of the building. The level front yard will extend to the south property line where an existing retaining wall will remain in place. Aside from the front yard grade manipulation, the finish grade of the proposed project will be very close to the existing grade around the remainder of the site.





DETACHED UNITS (CODE COMPLIANT)

RESIDENTIAL OPEN SPACE

As proposed, this project contains attractive, well landscaped, usable front and rear yards. The 10'-6" front yard is compatible with the existing streetscape and provides an attractive transition between the residences and street while maintaining the privacy and security of the occupants. The 32'-10" rear yard is large enough to accommodate parking as well as a 10'-10" landscaped buffer between the residence and parking to provide privacy and security to the occupants of the rear units.

In order to achieve the proposed front and rear yards the townhouse units are attached and arranged within one building with a facade length in excess of 40' which requires 7' average side setbacks by code. An adjustment is requested to decrease the north side setback to 5.96' average and the south side setback to 5.57' average. As illustrated, this adjustment will allow for a single building to sit on the site, creating appealing, usable yards instead of narrow canyon-like spaces between the separated units. Additionally, instead of 10' separations between structures, the proposed project would add desirable open space to the front and rear of the building.



SOUTH ELEVATION

PROJECT NAME:
LINDEN 5

SITE PLANNING:
RESIDENTIAL OPEN SPACE



EAST ELEVATION FROM ALLEY

TREATMENT OF ALLEY

Permeable pavers designate surface parking at the rear of the building. Garbage and recycling are located adjacent to the alley at the southwest corner of the lot and screened from view. Plantings and fencing are utilized to screen the rear facing units from both the parking and the commercial buildings located across the alley.



LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

Existing street trees are to remain to keep consistency with the existing streetscape. The front yard is landscaped in similar fashion as neighboring properties.

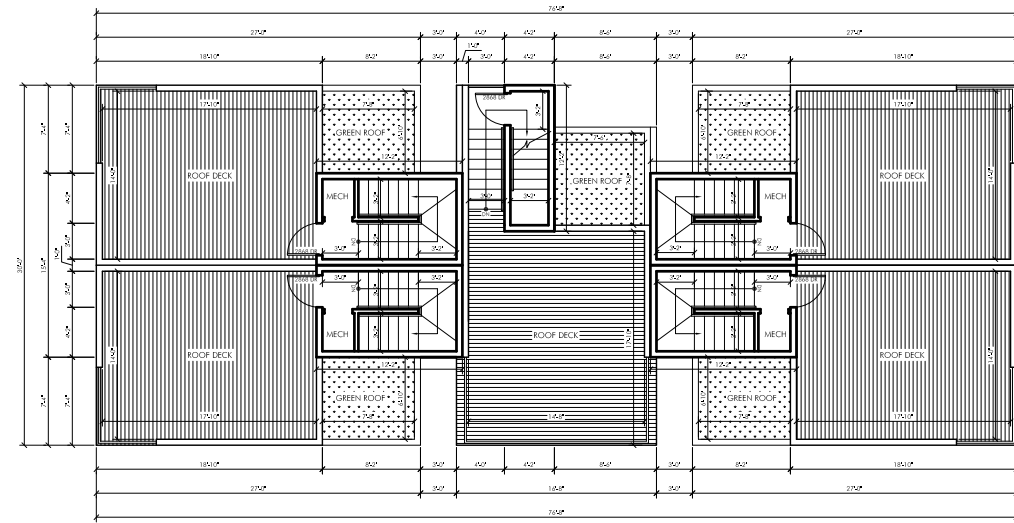
LANDSCAPING TO ENHANCE THE BUILDING AND SITE

Plants are utilized in the front yard to create an inviting entrance for the front units while maintaining a sense of privacy and security. Plants are provided in the rear yard as a buffer between the rear entrances and the parking spaces, alley and commercial buildings. A line of trees is proposed along the north property line to screen the building from the existing neighboring apartment building. Permeable pavers emphasize the pathways to every unit's entrance.

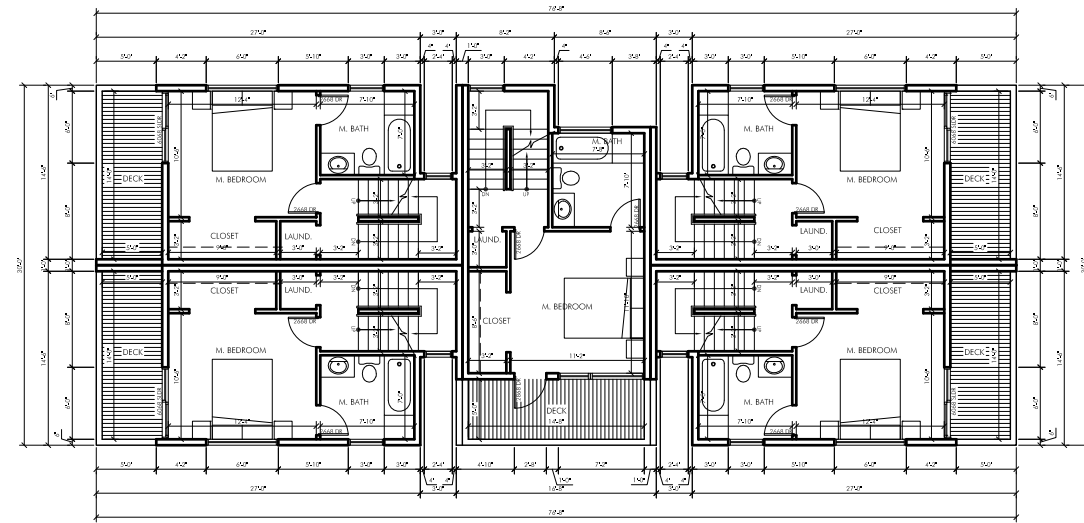
PROJECT NAME:
LINDEN 5

LANDSCAPING:
LANDSCAPING TO ENHANCE THE BUILDING AND SITE

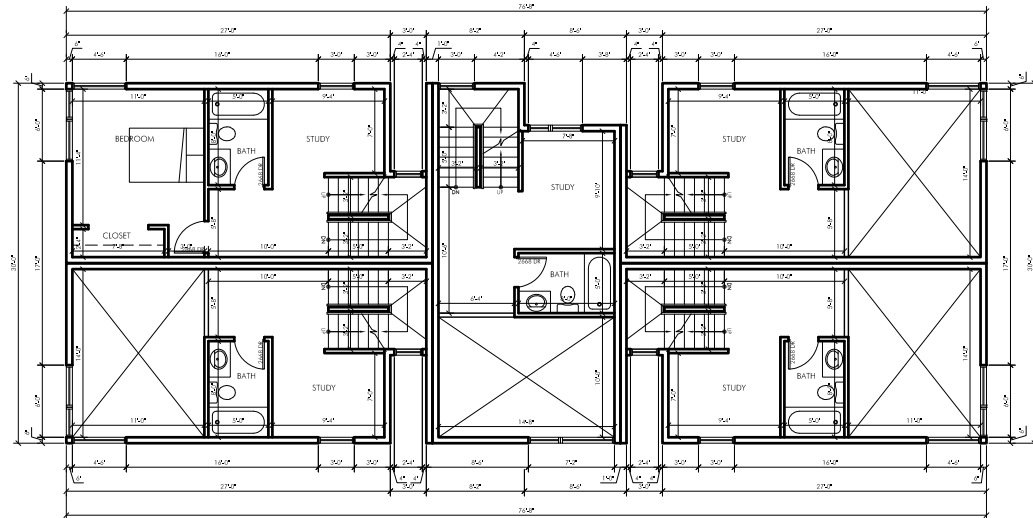




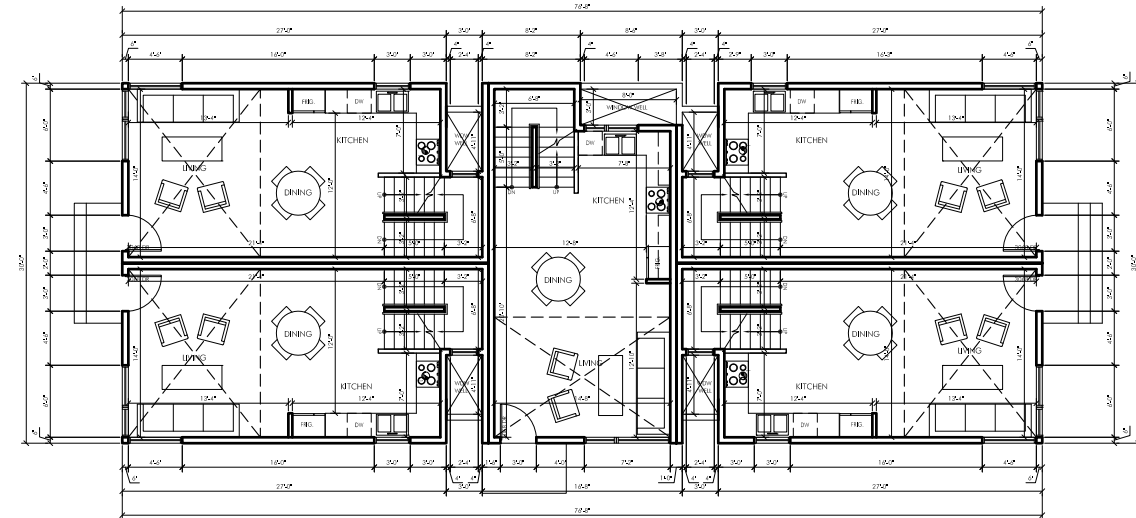
ROOF PLAN
SCALE: 1/16" = 1'-0"



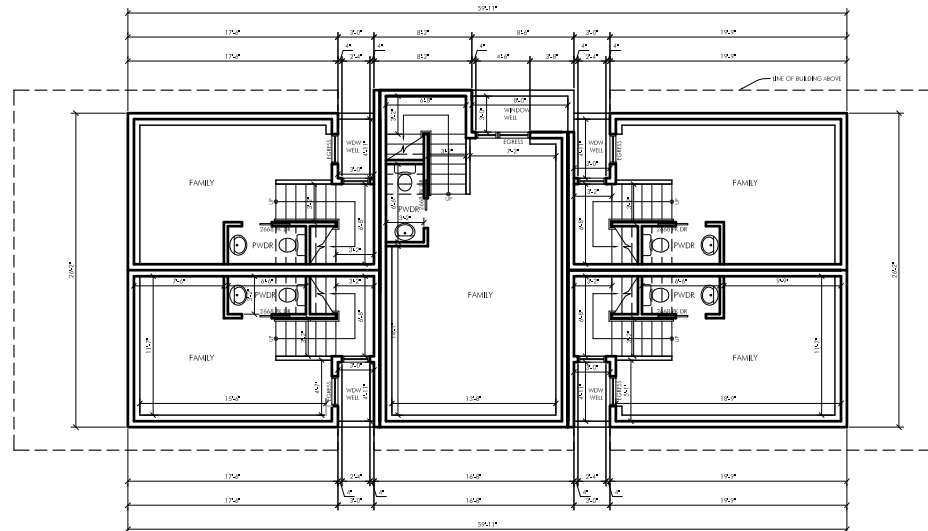
THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



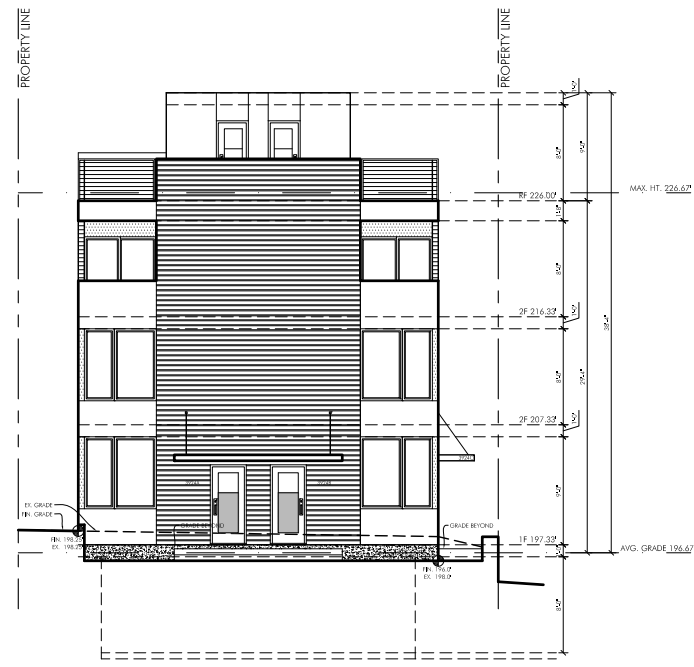
BASEMENT PLAN
SCALE: 1/16" = 1'-0"

AREA SUMMARY UNIT 1		AREA SUMMARY UNIT 2		AREA SUMMARY UNIT 3		AREA SUMMARY UNIT 4 & 5	
BASEMENT	255.8 SF	BASEMENT	255.8 SF	BASEMENT	411.9 SF	BASEMENT	285.3 SF
FIRST FLOOR	431.8 SF	FIRST FLOOR	431.8 SF	FIRST FLOOR	442.0 SF	FIRST FLOOR	431.8 SF
SECOND FLOOR	259.3 SF	SECOND FLOOR	431.8 SF	SECOND FLOOR	277.5 SF	SECOND FLOOR	259.3 SF
THIRD FLOOR	349.3 SF	THIRD FLOOR	349.3 SF	THIRD FLOOR	355.8 SF	THIRD FLOOR	349.3 SF
TOTAL	1296.2 SF	TOTAL	1468.7 SF	TOTAL	1587.2 SF	TOTAL	1325.7 SF
	80 SF DECK 275 SF DECK		80 SF DECK 275 SF DECK		86 SF DECK 275 SF DECK		80 SF DECK 275 SF DECK

PROJECT NAME:
LINDEN 5

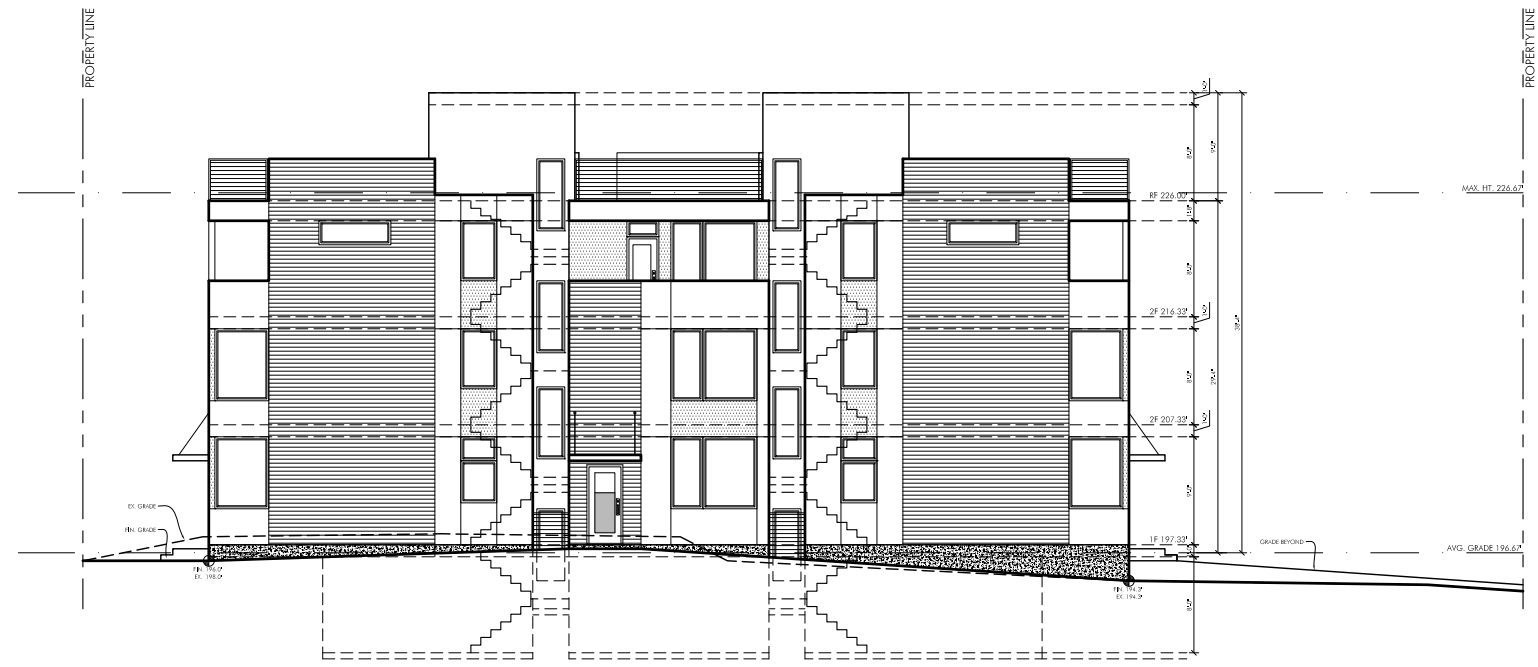
DRAWINGS:
FLOOR PLANS





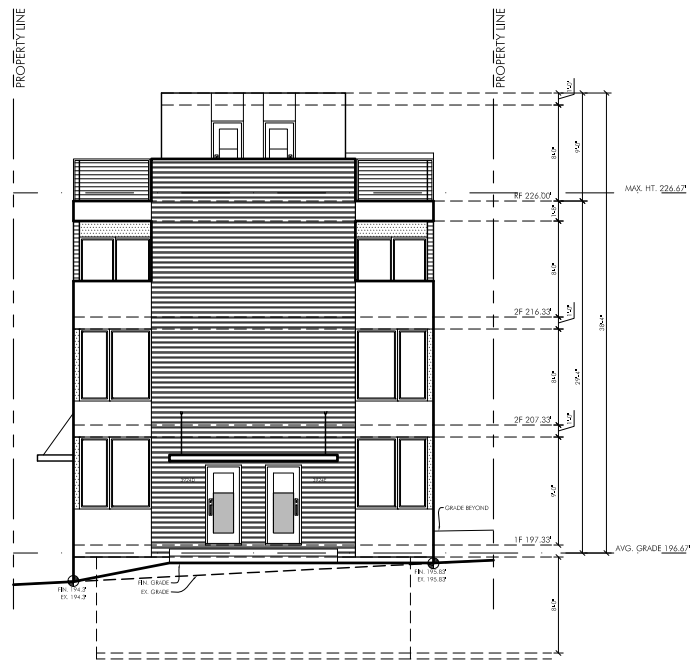
WEST ELEVATION

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



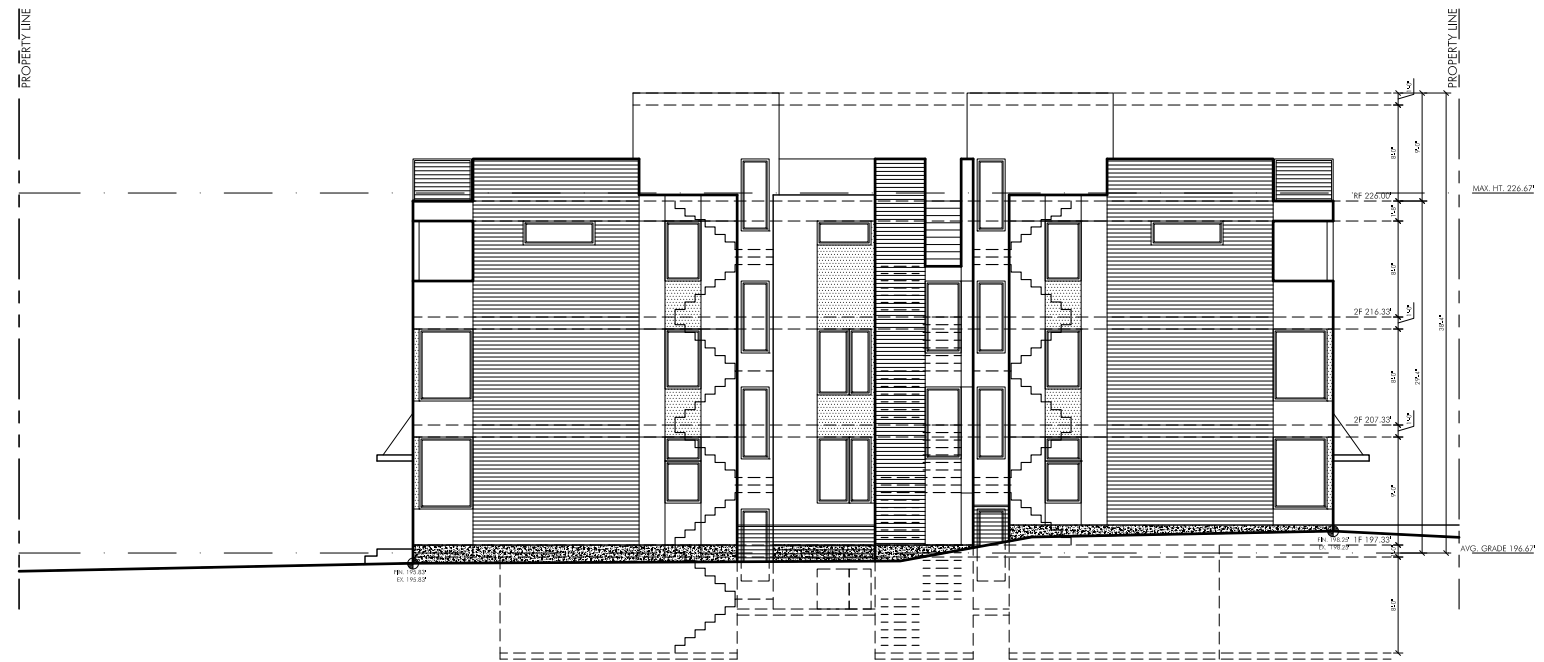
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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