

PROJECT

Address: 611 N 49th St, Seattle, WA 98103
 Zone: LR-2
 DPD #s: 3015456 / 6367392
 APN: 9521100410
 DPD Staff: Marti Stave

PROPOSAL

The proposal of this project at 611 N 49th St consists of two three - story duplex townhouses with attached one - car garage per townhouse.

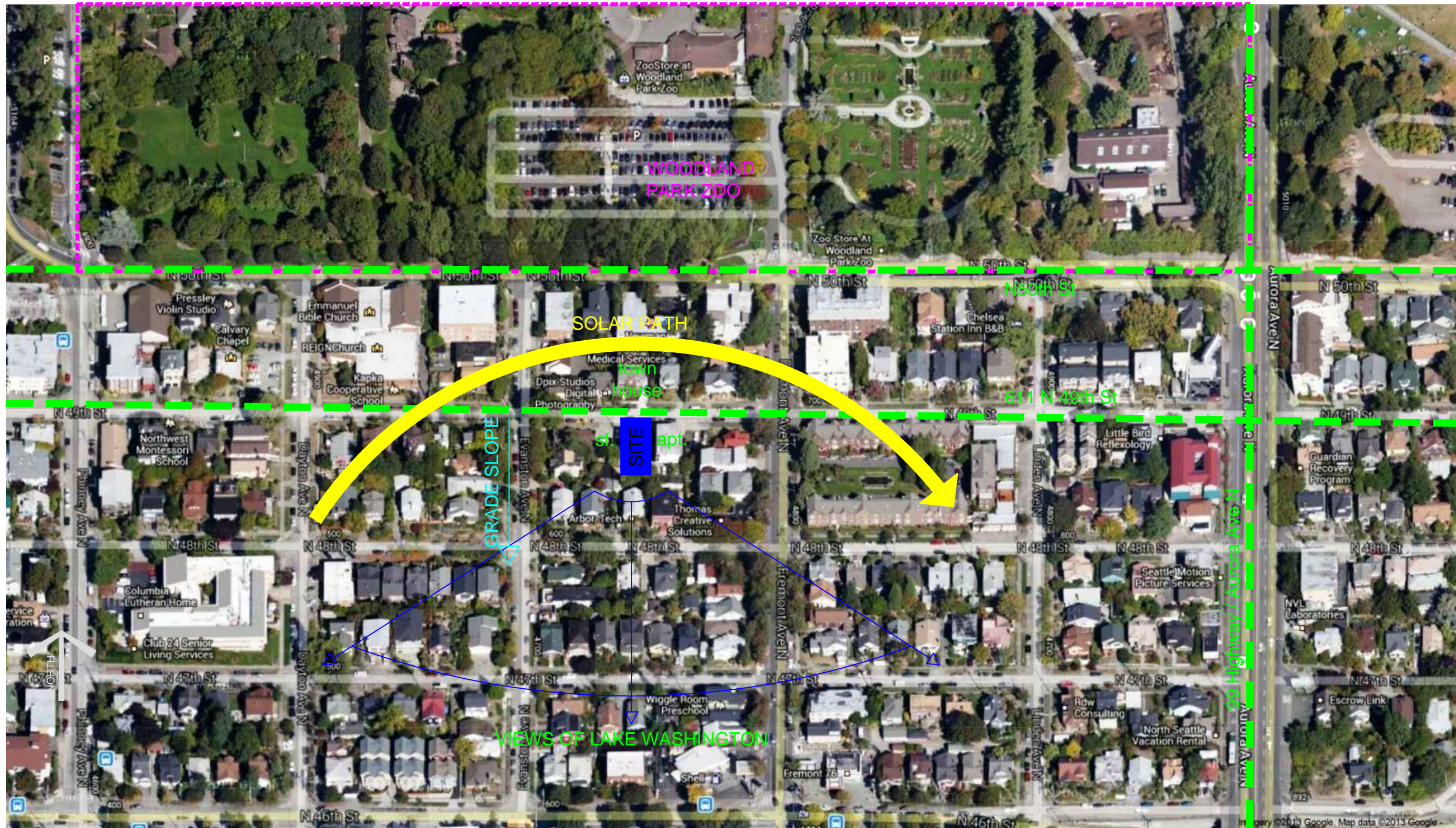
CONTEXT

The 5002 sf lot is situated in the Fremont South of the Woodland Park Zoo overlay zoning in the area is predominately L1, L2 & L3 . Streetscape consists of a mix of older multifamily and single family residences. It's is flanked by a single family house to the West, and a three story apartment to the East, a newer townhouse development is located across the street and to the north.

The grade at the site slopes down approximately 2' from the street to the South.

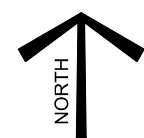
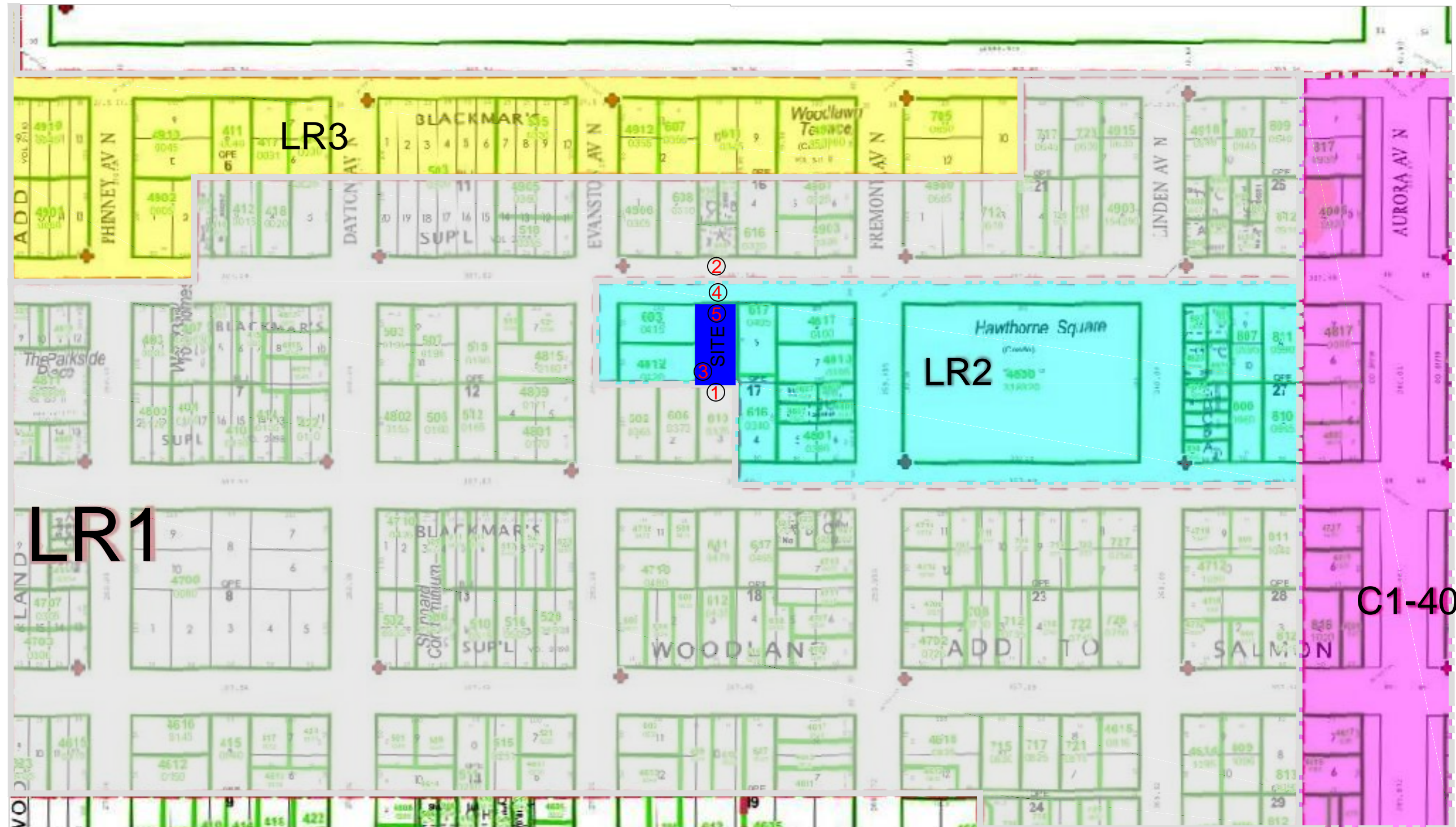
Other buildings along this block consist of many newer town houses and a few older single family residences & apartment buildings.





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ZONING DIAGRAM



[1] aerial looking north



[2] aerial looking south



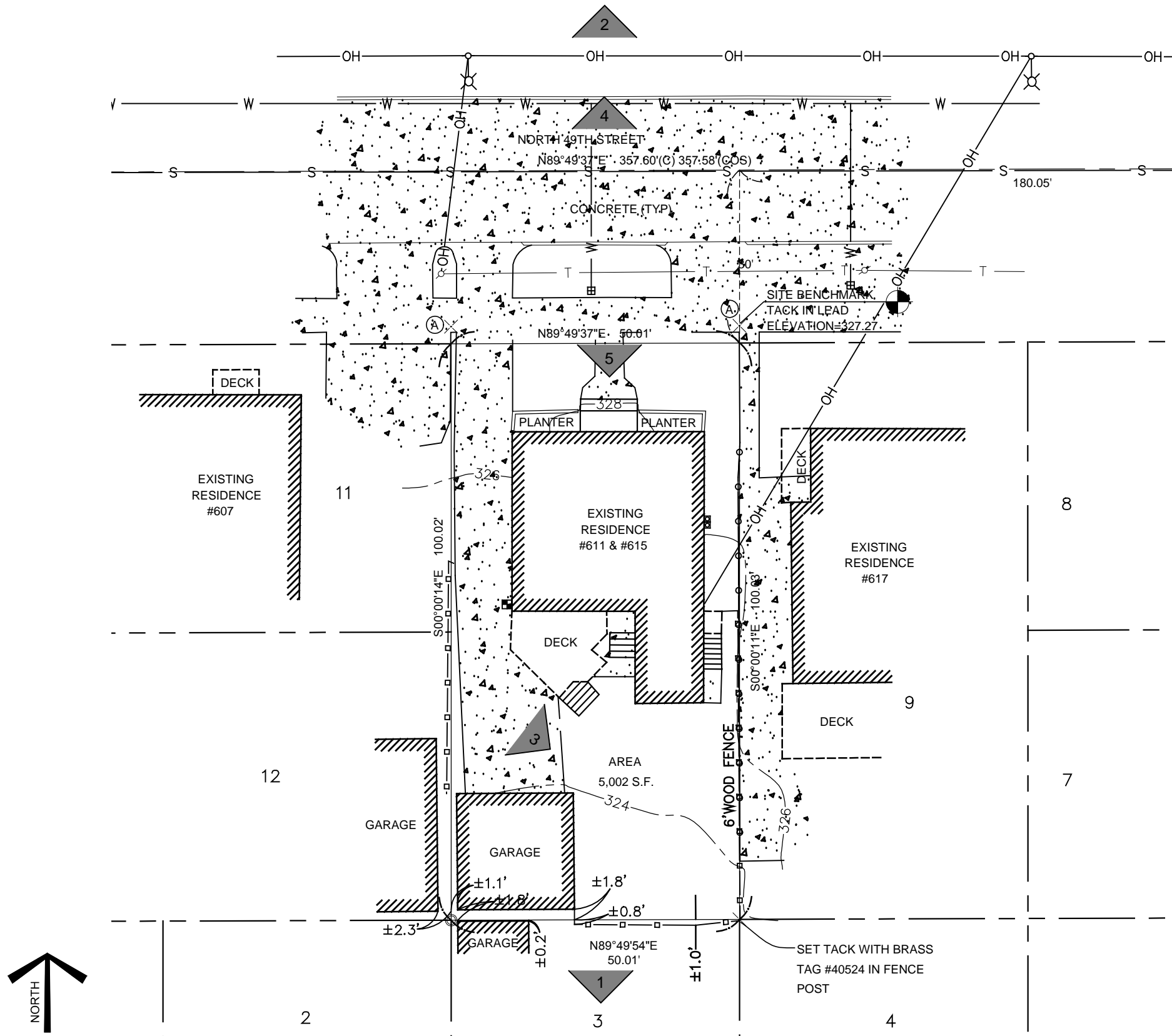
[3] rear yard

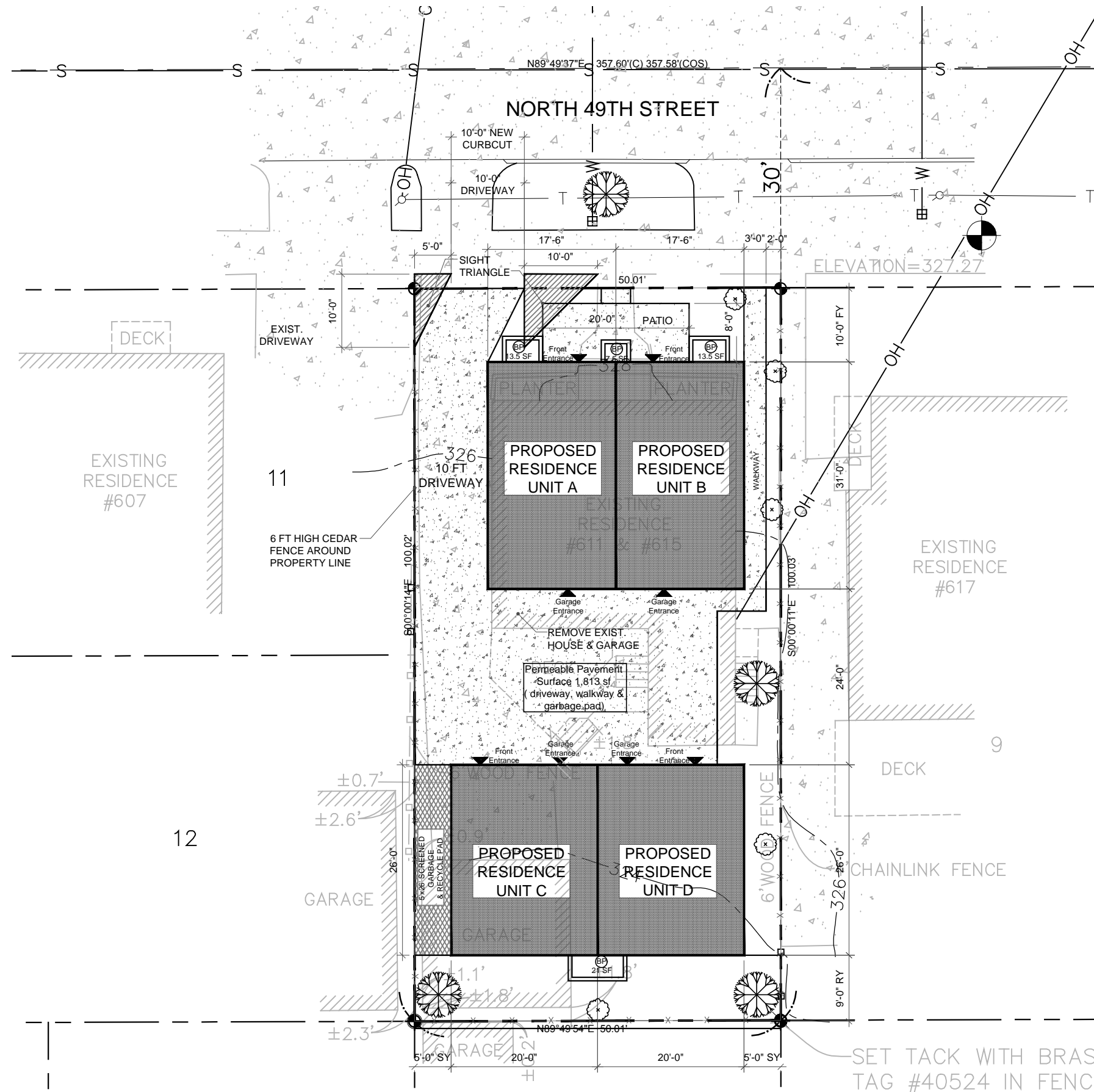
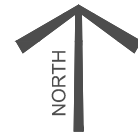


[4] street panorama looking north



[5] street panorama looking south



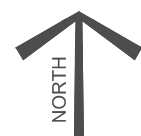
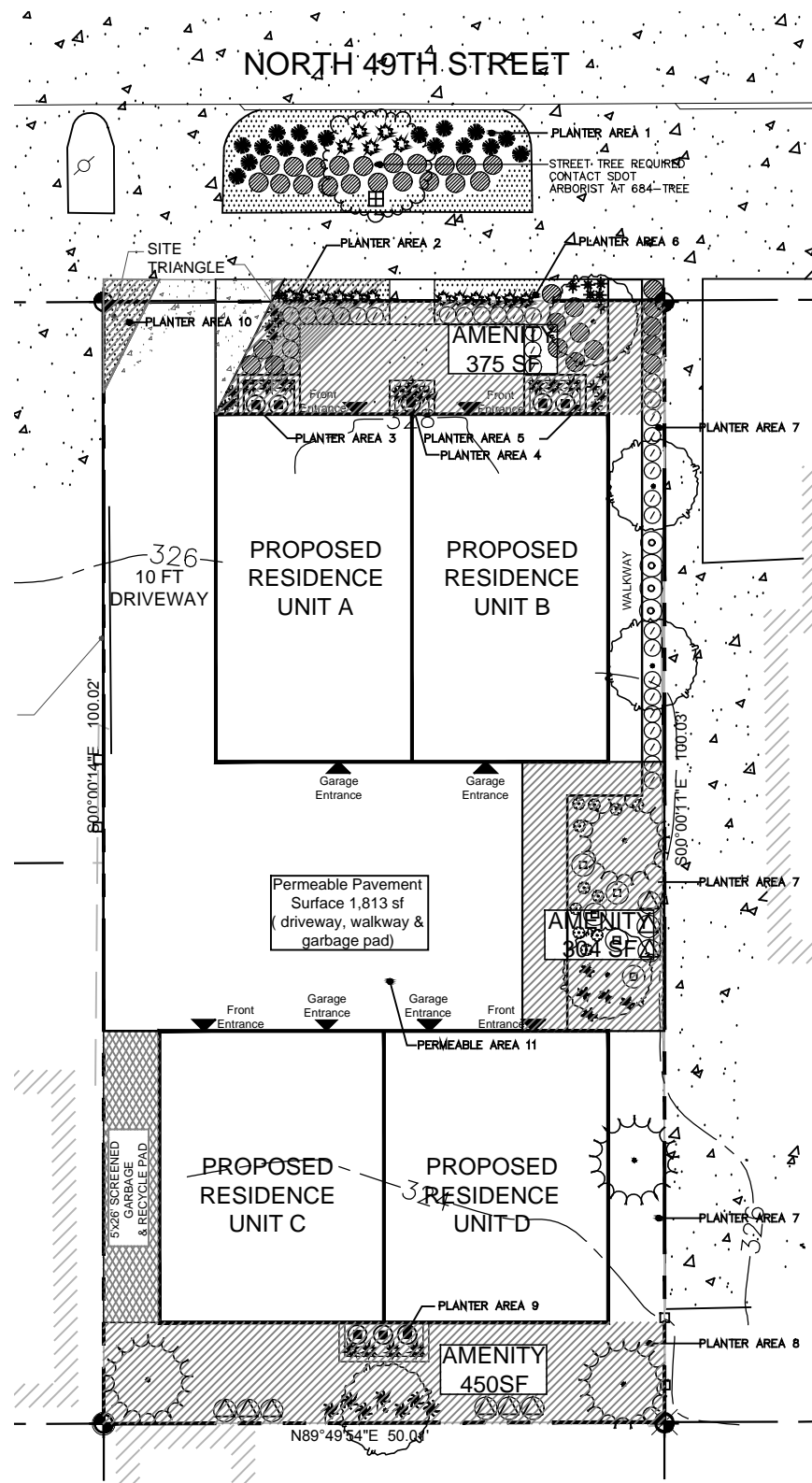


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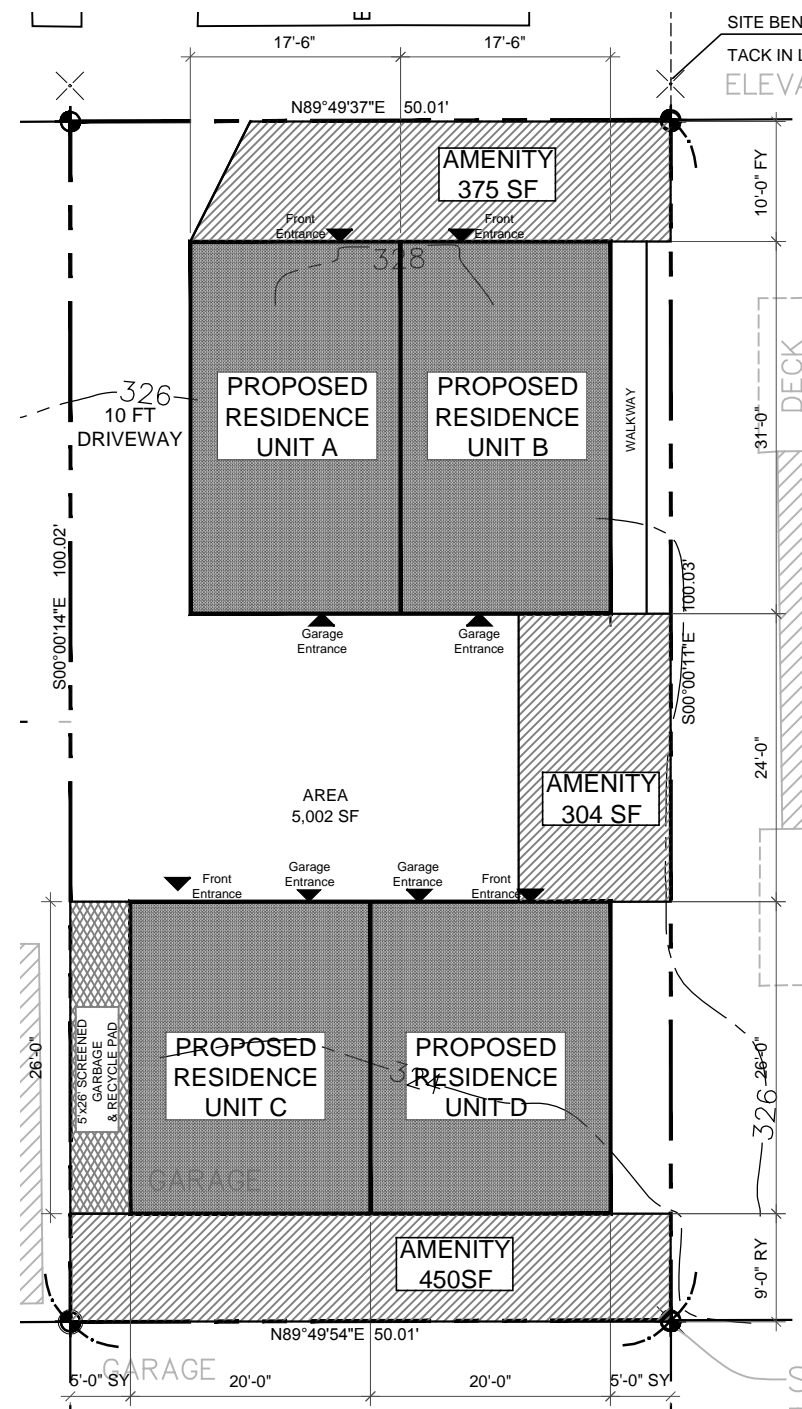
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Green Factor:
A minimum score of 0.6 required for L2 zones per SMC 23.45.524.

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Amenity Area

Required area per SMC 23.45.522 is equal to 25% of the entire lot area. For townhomes, this can be provided in either common or private amenity areas.

Required = 25% (5002) = 1250.5 sf

Per SMC 23.41.018.D.4.b. Amenity areas may be reduced by a maximum of 10 percent;

Required area: 1250.5 sf x 90% = 1125 sf

Provided = 375 sf + 304 sf + 450 sf = 1129 sf total



Progress Lighting 5" Gray Incandescent Cylinder Outdoor Wall Lantern



Outdoor wall light, automatic on at dark, brighter w/ motion sensor w/ baffle to light down only.

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• Site Location:	611 N 49th St, Seattle, WA 98103		• Landscaping standards: 23.45.524	A. Landscaping requirements. 1. Standards. All landscaping provided to meet requirements under this Section 23.45.524 shall meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of plantings. These standards may include, but are not limited to, the type and size of plants, number of plants, spacing of plants, depth and quality of soil, use of drought-tolerant plants, and access to light and air for plants. 2. Green Factor requirement. a. Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section 23.86.019, is required for any lot with development containing more than one dwelling unit in Lowrise zones. Vegetated walls may not count towards more than 25 percent of a lot's Green Factor score. b. Landscaping that achieves a Green Factor score of 0.5 or greater, determined as set forth in Section 23.86.019, is required for any lot with development containing more than one dwelling unit in Midrise and Highrise zones. B. Street tree requirements. 1. Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 below and Section 23.53.015.
• Site Zoning:	Lowrise L2			
• Permitted Uses: 23.45.004	Residential Use: Townhouse			
• Height: 23.45.514	Table A. Structure Height for Lowrise Zones in Feet. Max. height is 30 ft for townhouse developments in LR2. D2. In LR1 and LR2 zones, for structures subject to a 30 foot height limit, the ridge of pitched roofs on principal structures may extend up to 5 feet above the height limit if the height exception in subsection 23.45.514.F is not used.			
• Floor Area Ratio: 23.45.510	B. Floor Area Rations. Floor area ratio limits apply in LR zones as Table A for shown in Table A for 23.45.510 . Table A. LR2 for townhouse developments 1.0 or 1.2. The higher FAR limit applies if the project meets the standards of subsection 23.45.510.C			
• Density Table A for 23.45.512	Table A. Density limits in Lowrise Zone: 1/1600 or no limit for Townhouse in LR2 zone. For townouse that meet the standards of subsection 23.45.510. C, there is no density limit in LR2 and LR3 zones.		• Amenity Area: 23.45.522	A. Amount of amenity area required for rowhouse and townhouse developments and apartments in LR zones. 1. The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area. 2. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level. D.1 All units shall have access to a common or private amenity area. D.5 Common amenity area for rowhouse and townhouse developments and apartments shall meet the following conditions: a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet. b. Common amenity area shall be improved as follows: 1) At least 50 percent of common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes and/or trees. 2) Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features shall be provided.
• Structure Width: Table A for 23.45.527	Table A. LR2 is 90 feet. B1. The max. combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as a specified in subsection 23.45.527.B.2.			
• Setbacks and Separations: Table A for 23.45.518	For All LR Zones:	Townhouse Dev.		
	Setback			
	Front	7 feet avg. 5 min.		
	Rear	7 feet avg. 5 min.		
	Side Setback for Facades 40 feet or less	5 feet		
	Side Setback for Facades 40 feet or greater	7 feet avg. 5 min.		
23.45.518	F1. Separation between multiple structures. In LR zones, the min. required separation between principal structures at any two points on different interior facades is 10 feet.			
• Parking: 23.54.015 Required Parking 23.54.030 Parking Space Standards 23.45.536 Parking Location access and screening	Table B. Residential Uses - Multifamily residential uses: 1 space per dwelling unit. B1. If parking is required, it shall be location on the same lot as the use requiring the parking, except as otherwise provided in this subsection 23.45.536.B. a. between a principal structure and a street lot line b. in the required front setback or side street side setback and with in 7 feet of any street lot line.		23.41.018	D. SDR decision 4. If the criteria listed in subsection 23.41.018.D.3 are met, the Director may allow adjustments to the following development standards to the extent listed for each standard: a. Setbacks and separation requirements may be reduced by a maximum of 50 percent; b. Amenity areas may be reduced by a maximum of 10 percent; c. Landscaping and screening may be reduced by a maximum of 25 percent; d. Structure width, structure depth, and facade length may be increased by a maximum of 10 percent; and e. Screening of parking may be reduced by a maximum of 25 percent.
• Design Standards 23.45.529	A. Intent. The intent of the design standards in this Section 23.45.529 is to: 1. Enhance street-facing facades to provide visual interest, promote new development that contributes to an attractive streetscape, and avoid the appearance of blank walls along a street; 2. Foster a sense of community by integrating new pedestrian-oriented multifamily development with the neighborhood street environment and promoting designs that allow easy surveillance of the street by area residents; 3. Promote livability in multifamily areas by providing a sense of openness and access to light and air; and 4. Encourage the compatibility of a variety of housing types with the scale and character of neighborhoods where new multifamily development occurs.			

DESIGN GUIDELINES

A-3 ENTRANCES VISIBLE FROM THE STREET

Address signage will be placed next to the driveway and in front of unit A.

A-7 RESIDENTIAL OPEN SPACE

Each of the 4 units will have their own private amenity area at ground level that is protected from their neighbors' views. There is also a landscaped pedestrian path along the East property line.

A-8 PARKING AND VEHICLE ACCESS

Driveway, walkway and garbage pad will be permeable pavement areas and there are (4) attached garages provided, also we are using 6 feet cedar fence along the property line for privacy.

C-1 ARCHITECTURAL CONTEXT

We are using balconies, color, material, eaves and roofline variation to identify townhouse units.

C-4 EXTERIOR FINISH MATERIALS

At the first floor we are proposing wood shingles siding, upper floors will be Hardi-Panel. Our design is similar to the one newer townhouse development across the street.

D-1 PEDESTIAN OPEN SPACES AND ENTRANCES

We are proposing a entrance and address signage next to the driveway.

D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

Solid waste and recycling will be stored in side yard in a screened enclosure that will not be visible from 49th Street and adjacent structures.

We have discussed with Liz Kain from SPU, please see attached approval letter.

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

The landscape concept is to provide plants between the sidewalk and the townhouse units to provide privacy for the residents along the streetscape and increase personal safety and security.





Face of building at 49th Street



Face of building at back



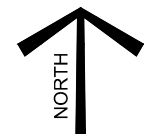
face of building at back looking south



West faces of buildings



East faces of buildings

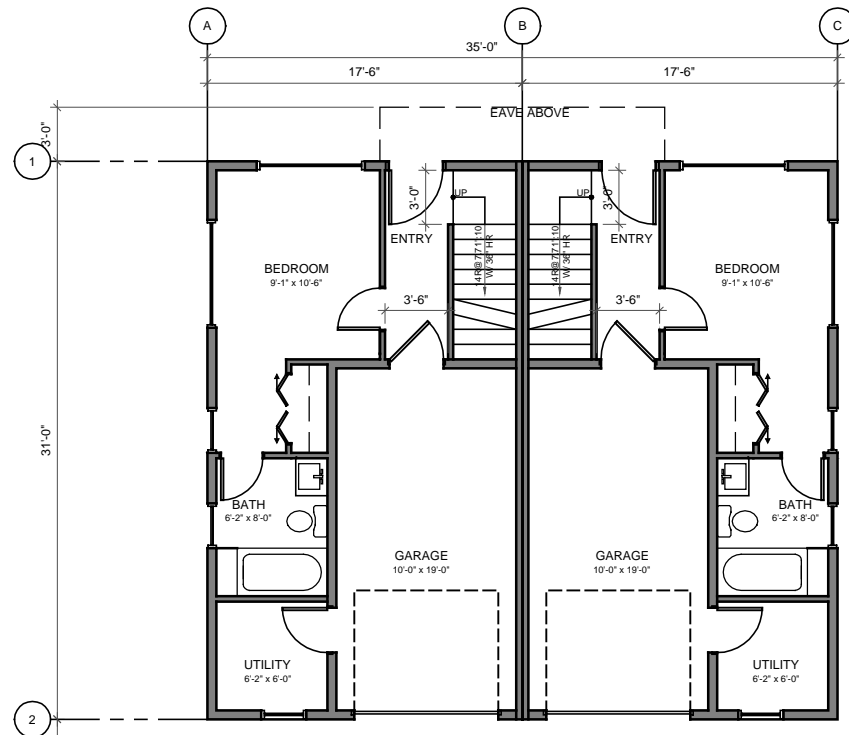


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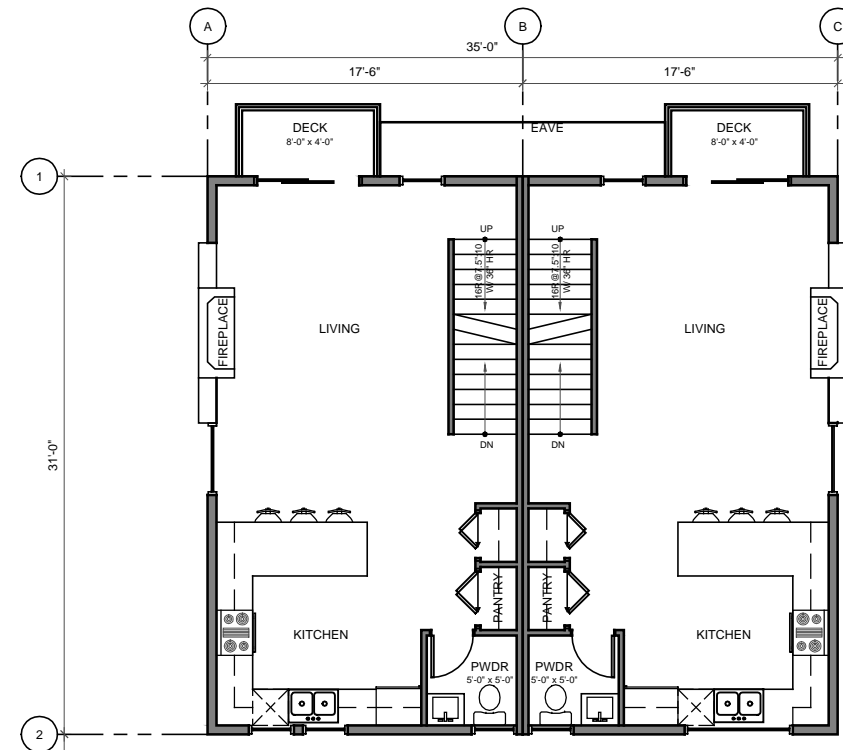
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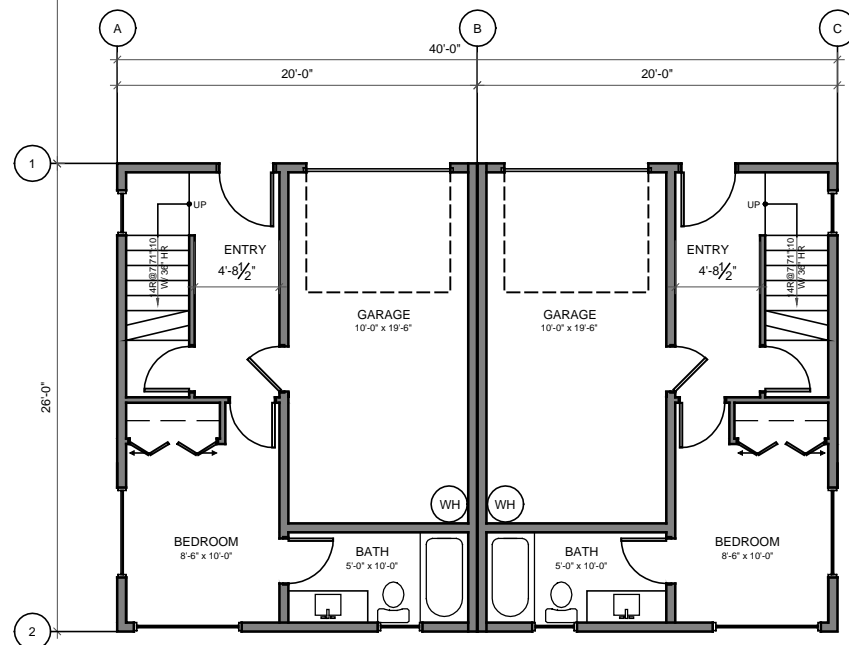
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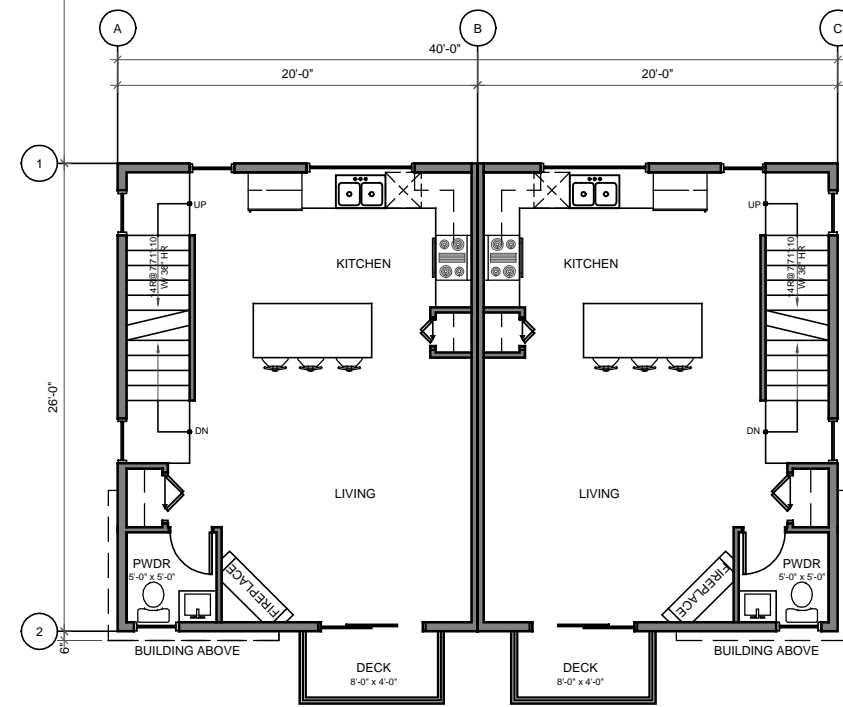
Unit A & B
First Floor Plan



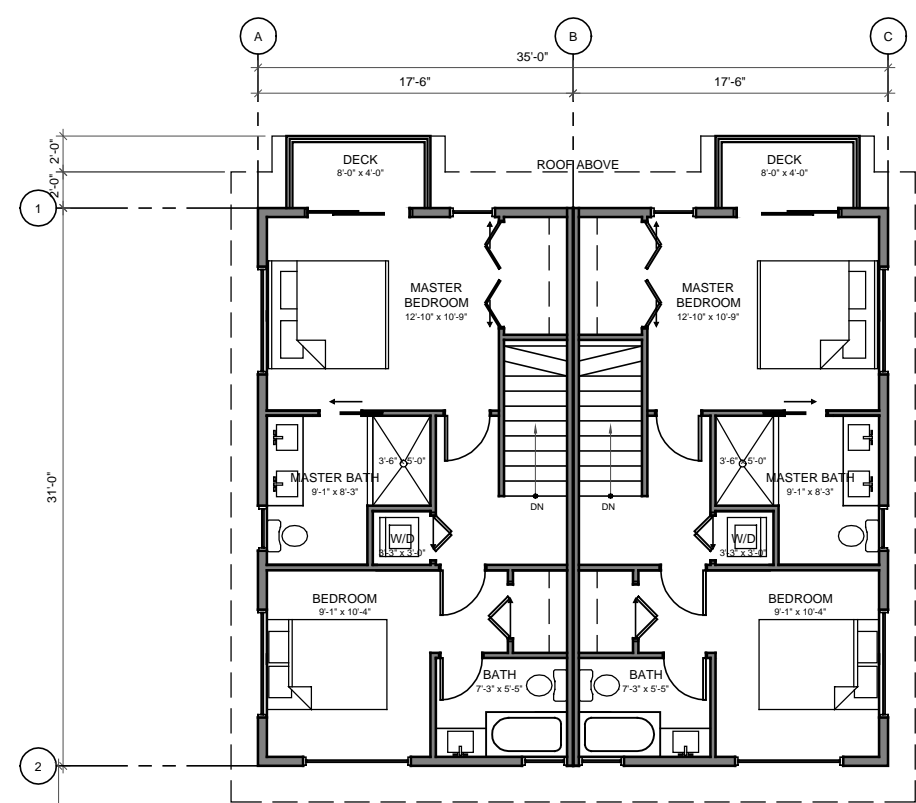
Unit A & B
Second Floor Plan



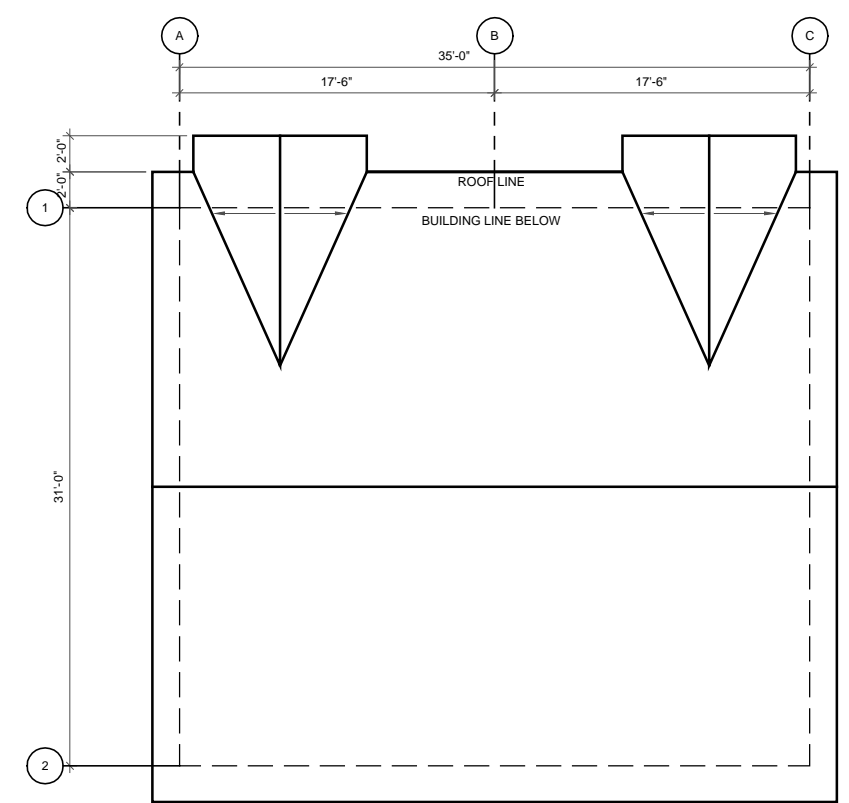
Unit C & D
First Floor Plan



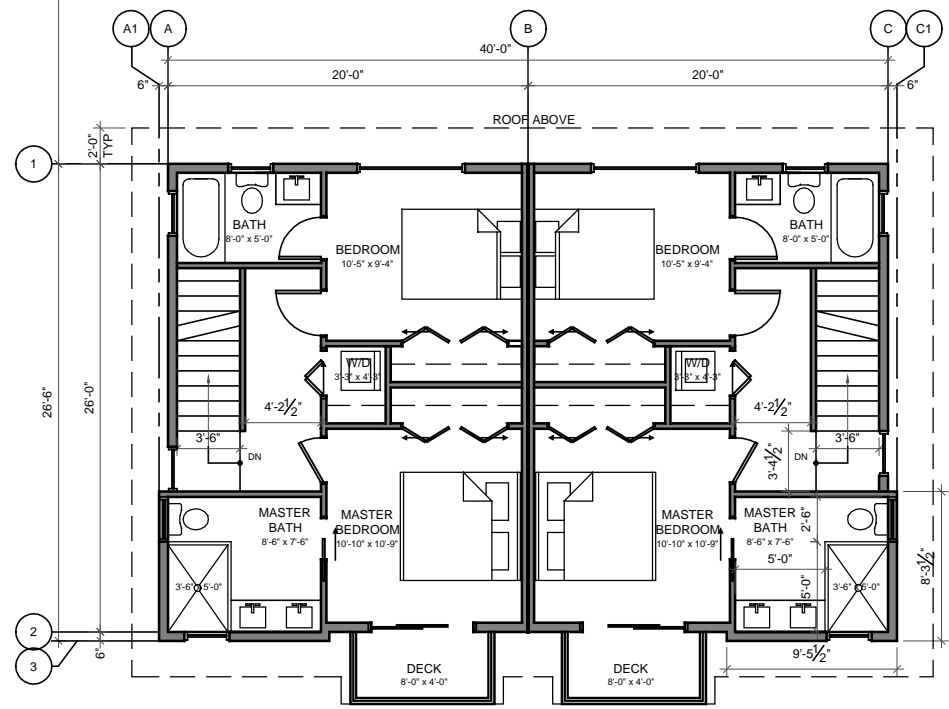
Unit C & D
Second Floor Plan



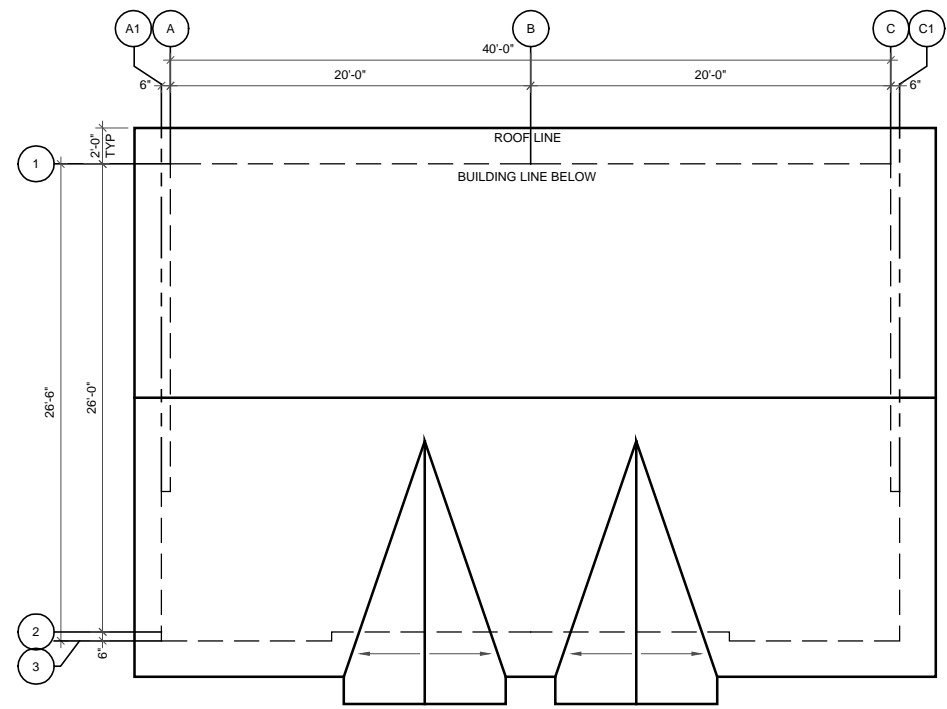
Unit A & B
Third Floor Plan



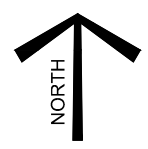
Unit A & B
Roof Plan

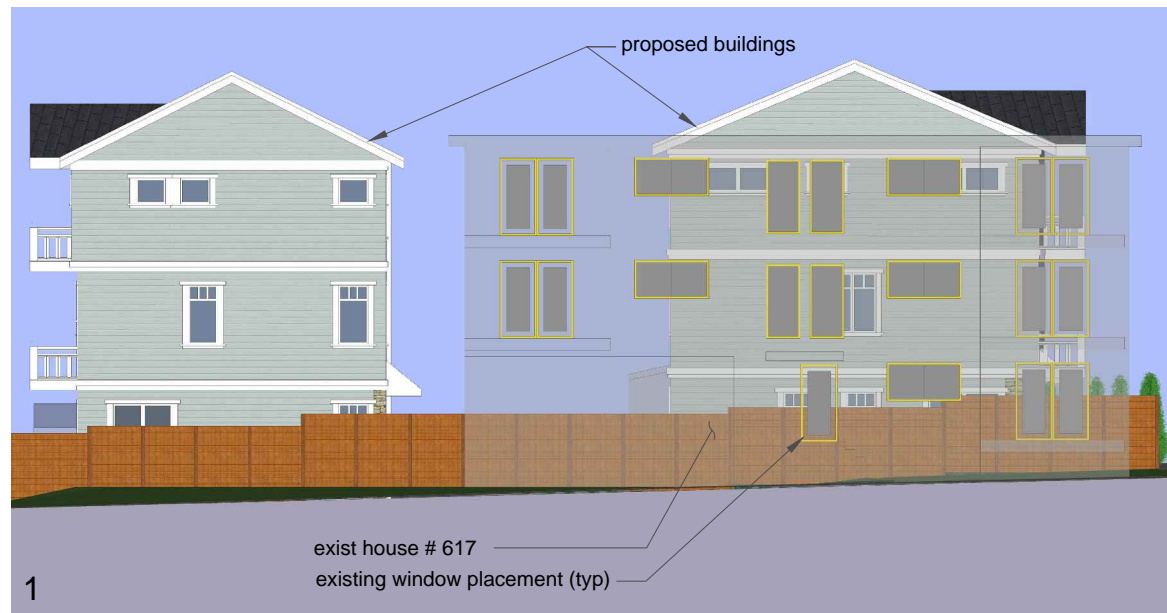


Unit C & D
Third Floor Plan



Unit C & D
Roof Plan

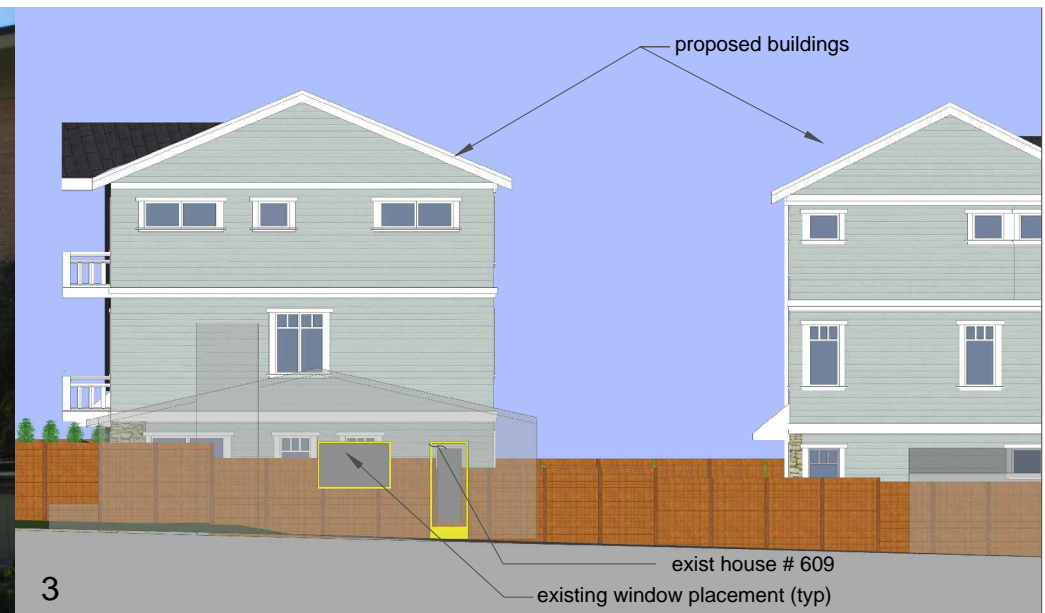




1
window alignment at east property line



2
existing apartment at east prop line



3
window alignment at west property line

bird's eye view at south property line



4
Window Study

face of exist apartment #617



5

face of exist single family house #609

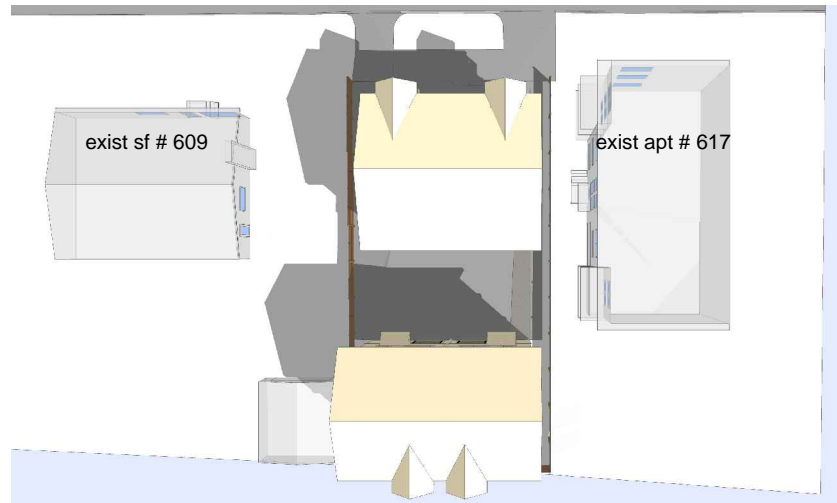


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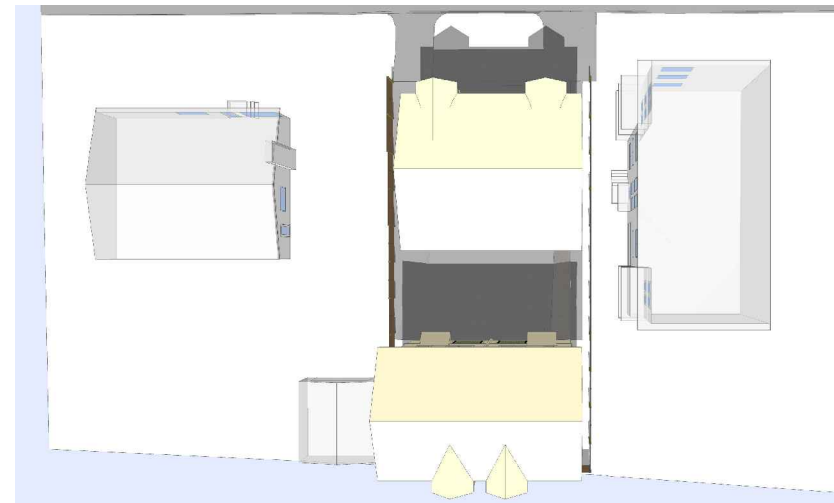
The windows of the proposed duplexes have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants.

Along the West property line, the proposed windows are far from the majority of those on the neighboring house [4]. In addition, there is tall, mature trees along the neighbor's property line as well as a 6ft tall fence along the proposed structure property line [3,6].

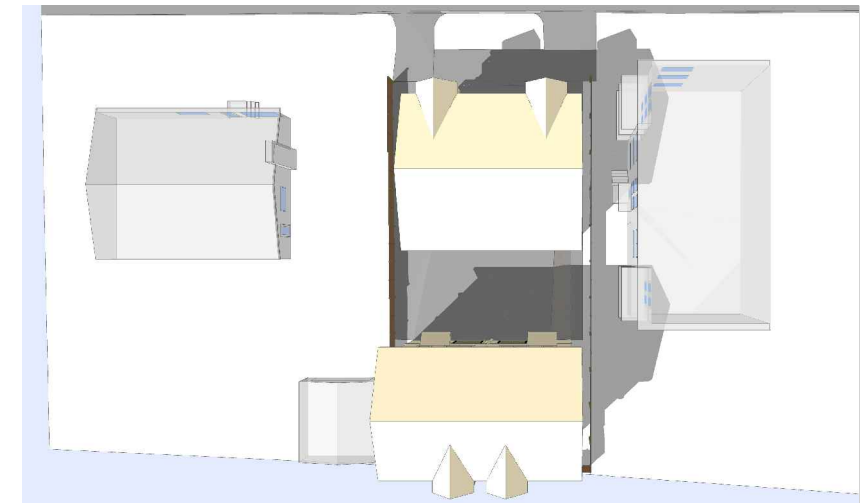
Along the East property line, the existing apartment building have few windows and decks, which are across from the court yard of the proposed buildings [1,2,5]. There is also a 6ft tall fence along the proposed structure property line [1].



8am in september

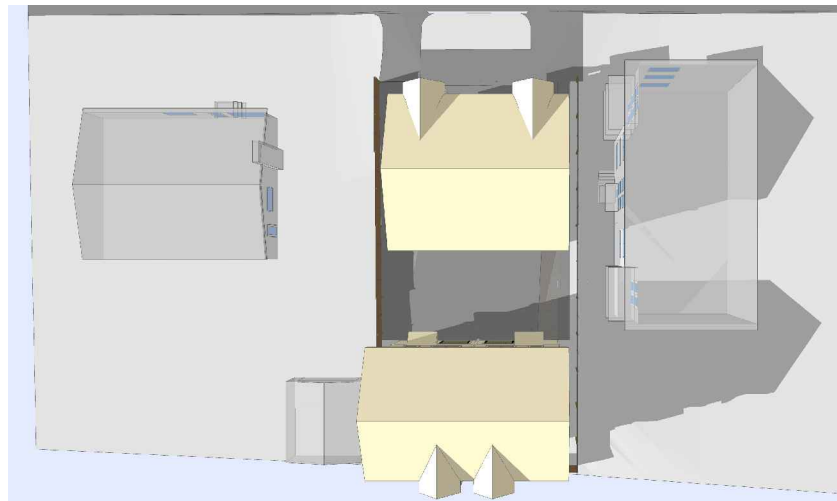


10am in september

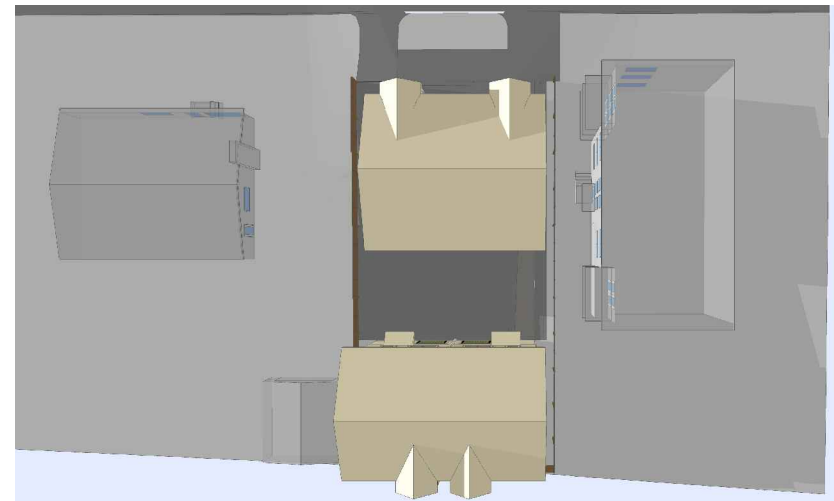


12pm in september

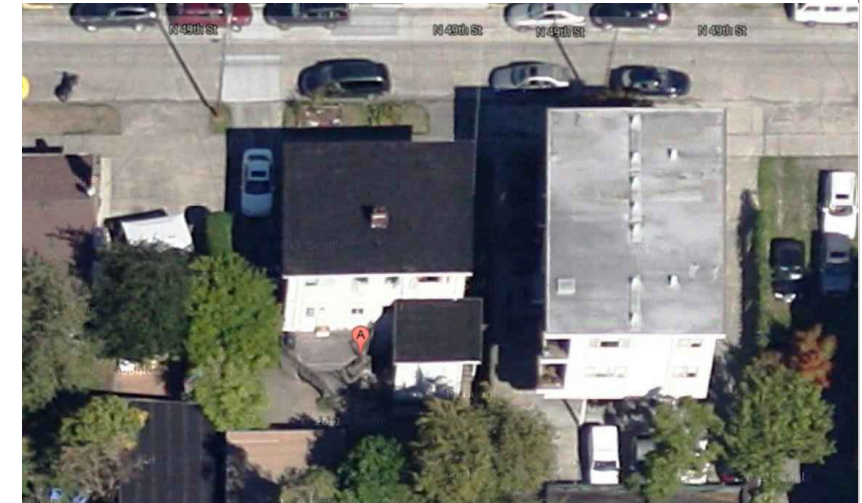
2pm in september



4pm in september



existing conditions



Shadow Study

The proposed structures have no impact on the residential structure due to it being situated to the west and there is 36ft distance between them.

Our structures does cast a shadow over the neighboring apartment building on the lower levels to the east, there is 14ft distance between them, but since the Apartment #617 to the East only have a couple minor windows and decks facing the proposed front proposed structure, their interior environments will be minimally affected by shadows. Direct sunlight will still enter the courtyard between the two proposed structures to most the windows and decks of the apartment building.

ADJUSTMENTS			
Amenity Area SMC 23.45.522	Requirements	Proposed Design	Rationale
	Required area per SMC 23.45.522 is equal to 25% of the entire lot area. For townhomes, this can be provided in either common or private amenity areas.	Provided = 375 sf + 304 sf + 450 sf = 1129 sf total	We are required a 7 feet front & rear yard set back and we have provided a 10 feet front yard and 9 feet rear yard, which provides a better front appearance and usable space for the owners, also we can provide a more usable interior environment.
	Required = 25% (5002) = 1250.5 sf	Required (1250.5 sf) - provided (1129 sf) = 121.5 sf	
	Per SMC 23.41.018.D.4.b. Amenity areas may be reduced by a maximum of 10 percent;	Percentage Reduction request: 121.5 sf / 1250.5 sf = 9.7%	
	Required: 1250.5 sf x 90% = 1125 sf		

SDR STREET - FACING FACADES ANALYSIS (SMC 23.45.529.C)
Requirements
<p>Per 23.45.529.C.2.e - The Director may allow exceptions to the facade articulation requirements in this subsection 23.45.529.C.2, if the Director determines that the street-facing facade will meet the intent of subsection 23.45.529.A.1, and the intent of subsections 23.45.529.D.2, E.3, and F.4 for cottage housing developments, rowhouse developments, and townhouse developments, respectively, through one or more of the following street-facing facade treatments:</p> <ol style="list-style-type: none"> 1. Variations in building materials and/or color, or both, that reflect the stacking of stories or reinforce the articulation of the facade; 2. Incorporation of architectural features that add interest and dimension to the facade, such as porches, bay windows, chimneys, pilasters, columns, cornices, and/or balconies;
Proposed Design
<ol style="list-style-type: none"> 1. Variation in building material: <ol style="list-style-type: none"> a. Wood shingles siding at first floor representing sacking tiers. b. Color doors 2. Dimension to facade: <ol style="list-style-type: none"> a. Balconies & Eaves - Balconies project 4 feet from the facade. b. Eaves over balconies project 3 feet. 3. Special lands elements: <ol style="list-style-type: none"> a. Vertical trellises. 4. Special fenestration treatment in the percentage of windows & doors @ 25%. <p>Provide: 1st floor window & doors: $30 \times 2 + 23 \times 2 = 106$ sf 2nd floor window & doors: $45 \times 2 + 12.5 \times 2 = 115$ sf 3rd floor window & doors: $40 \times 2 + 8.8 \times 2 = 97.6$ sf Total : $106 + 115 + 97.6 = 318.6$ sf Required: Facade: $932 \text{ sf} \times 25\% = 233 \text{ sf}$</p>

