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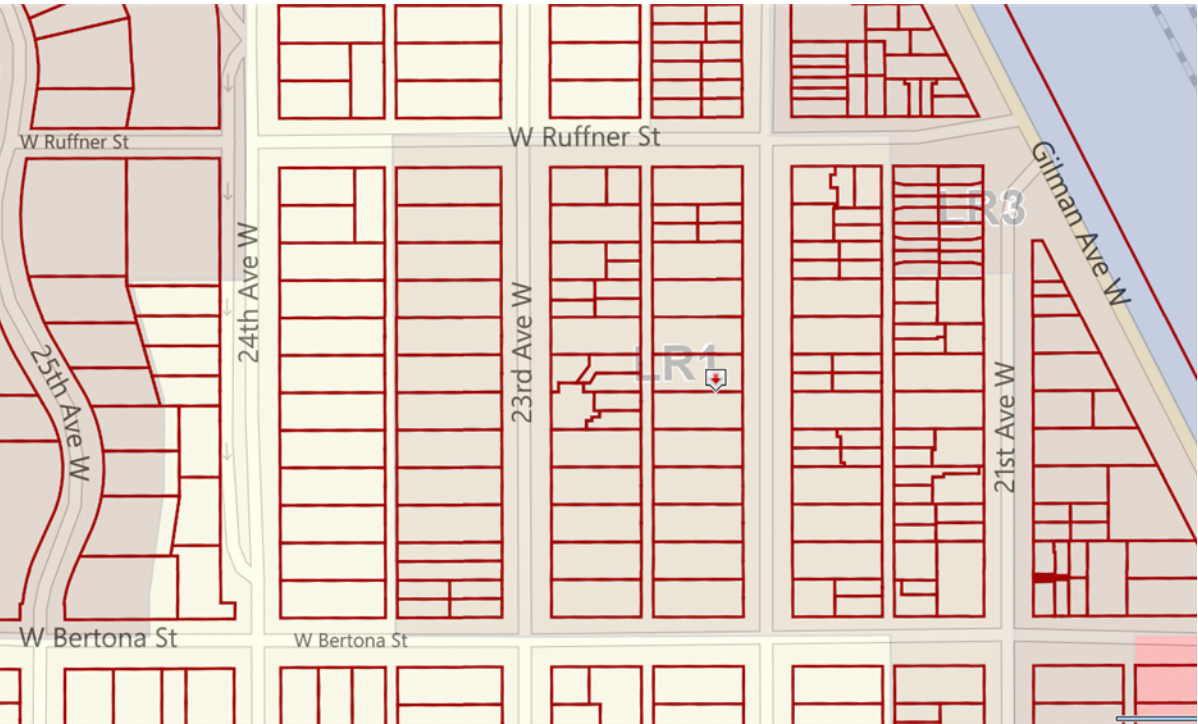
SITE SECTION - 15

EARLY DESIGN GUIDANCE



**DEVELOPMENT PROPOSAL:**  
Construction of four townhouse units with attached garages.  
Structure height 30' on a sloping lot in a Lowrise-1 zone.  
No development standard departures or adjustments are anticipated.

<b>SITE ADDRESS:</b>	3431 22 <sup>nd</sup> AVE SW
<b>ZONE:</b>	LR1
<b>USES:</b> <i>SMC 23.45.504 Table A</i>	Residential Uses Permitted
<b>FLOOR AREA RATIO:</b> <i>SMC 23.45.510 Table A</i>	Per Table A, FAR limit is 1.1, provided the structure meets green building performance standards by earning a Leadership in Energy and Environmental Design (LEED) Silver rating or a Built Green 4-star rating of the Master Builders Association of King and Snohomish Counties
<b>DENSITY:</b> <i>SMC 23.45.512 Table A</i>	$6000/1600 = 3.75$ , round up to 4.0. Requires green building performance standard outlined below.
<b>BUILDING HEIGHT:</b> <i>SMC 23.45.514 Table A</i>	30'
<b>SETBACKS AND SEPERATIONS:</b> <i>SMC 23.45.518</i>	<p>FRONT: 7' avg, 5' min  REAR: 7' avg, 5' min  SIDE: 5'</p> <p>Separations between multiple structures:</p> <ol style="list-style-type: none"> <li>1. The minimum required separation between principal structures at any two points on different interior facades is 10 feet</li> <li>2. If principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures is 2 feet greater than the required width of the driveway or parking aisle, provided that the separation is not required to be any greater than 24 feet. If principal structures are separated by a driveway or parking aisle, projections that enclose floor area may extend a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.</li> </ol>
<b>AMENITY AREA:</b> <i>SMC 23.45.522</i>	<p>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 (<math>6000 \times .25 = 1500</math> SF)</p> <ol style="list-style-type: none"> <li>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.</li> <li>3. For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space.</li> </ol>
<b>LANDSCAPE STANDARDS:</b> <i>SMC 23.45.524</i>	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>STRUCTURE WIDTH AND FACADE</b> <i>SMC 23.45.527</i>	Per Table A, Maximum Structure Width for Townhouses is 60'
<b>LENGTH LIMITS IN LR ZONES:</b> <i>SMC 23.45.527</i>	Maximum Facade Length is 78' (65% of lot depth)



ZONING MAP



AERIAL SITE MAP





Within one block : new contemporary development (townhouses) with interior auto court. Vertical massing.



To the south : small apartment buildings and single family residences. Buildings on this side of the street are typically elevated above the sidewalk.



To the south : mid-century structures with low slope roofs, cantilevers, landscaping, perched above the sidewalk.



Directly across street : lower structures. The neighborhood is a mix of single family and multi family structures.



Newer townhomes with auto court. Typical for neighborhood





Recently built townhouse on adjacent block.



Project site. House to be removed.



Neighboring houses are single family residences with dominant driveways.



Nearby townhouse developments, built under previous land use code.



Nearby townhouse development built under previous code. Garages and driveways dominate the streetscape.



SITE ANALYSIS

TOPOGRAPHY

Site slopes 24' up from sidewalk. Structures will need to step up the hill. This provides an opportunity for variety in the massing and scale of the buildings. The parking level will be located approx. 9' above the sidewalk.

EXISTING STRUCTURE

The existing single family residence is unnotable and will be removed.

EXISTING TREES

The site contains five non-significant trees including a spruce, cherry, apple, and two hollies which will be removed.

NEIGHBORING DEVELOPMENT

The neighborhood is a mix of single family and multifamily structures including townhouses and apartments. Immediate neighbors to the north and south are close and will present privacy issues.

VEHICULAR ACCESS AND TRAFFIC

Car access is from 22<sup>nd</sup> Ave W, a relatively quiet street. Parking will need to be provided on site behind the front building.

ALLEY

Vehicle access will be necessary from the street as the alley is unopened and inaccessible.

SOLAR ACCESS

Solar exposure is fairly good given traditional setbacks of neighbors. However the south neighbor has larger trees which will block light.

VIEWS

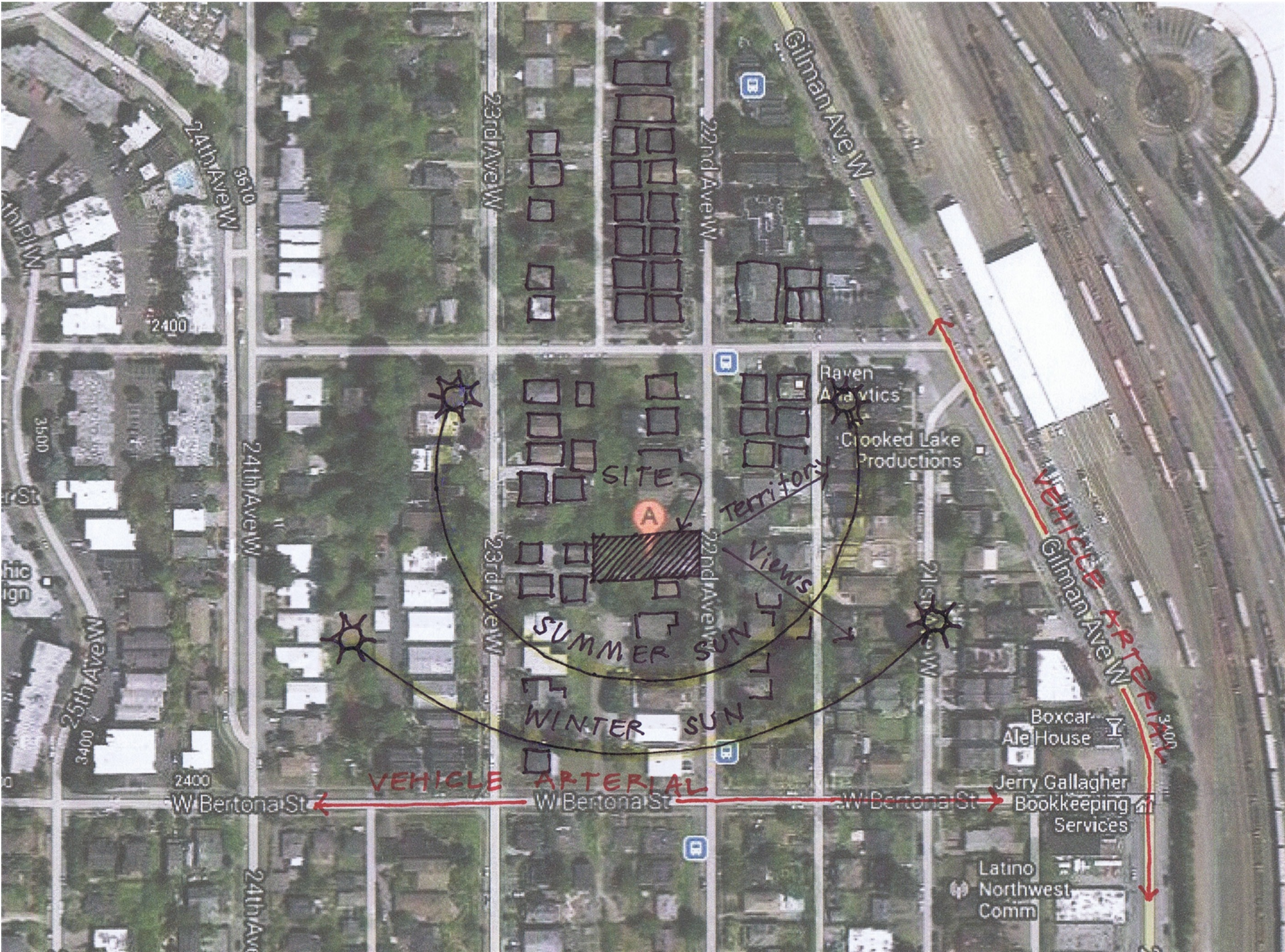
View to the east are territorial and provide an opportunity in the form of roof decks and window placement.

PEDESTRIAN ACCESS

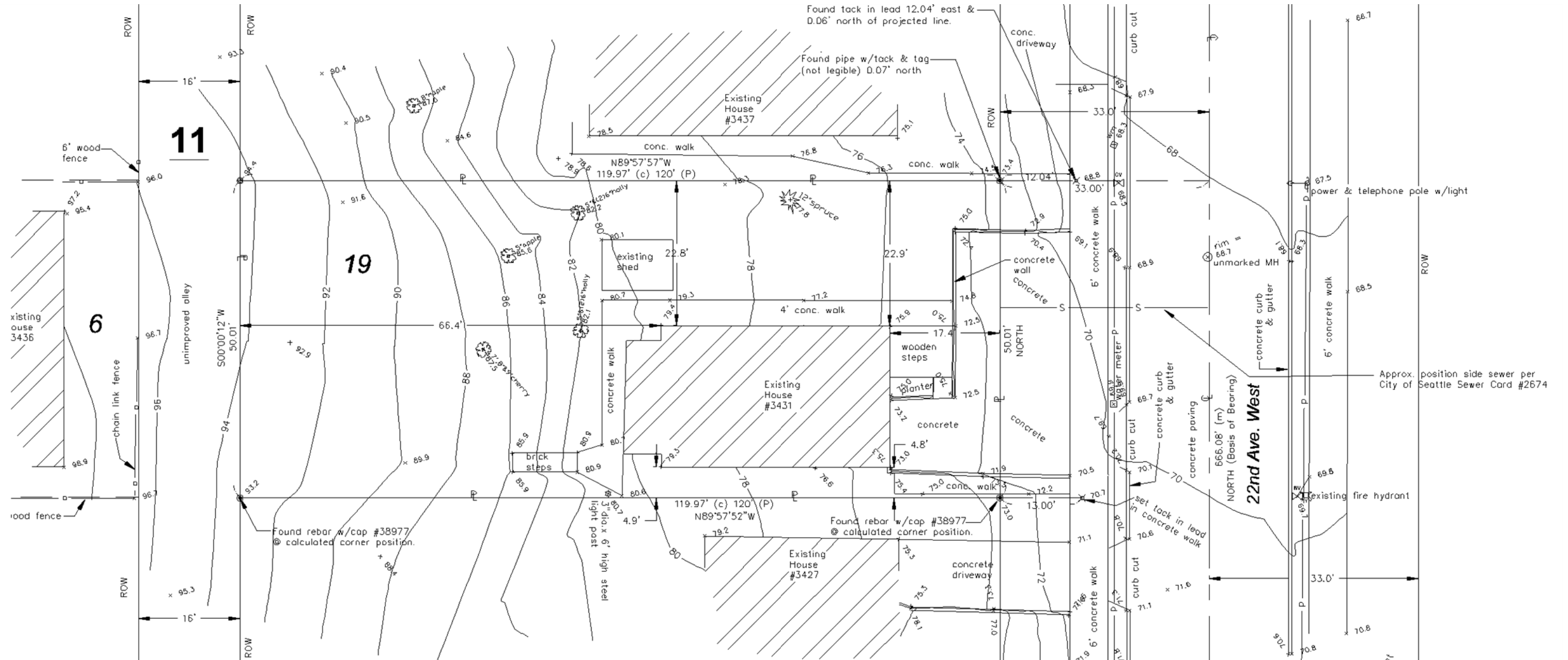
The block has a typical residential sidewalk for pedestrian access.

BUILDING MASS

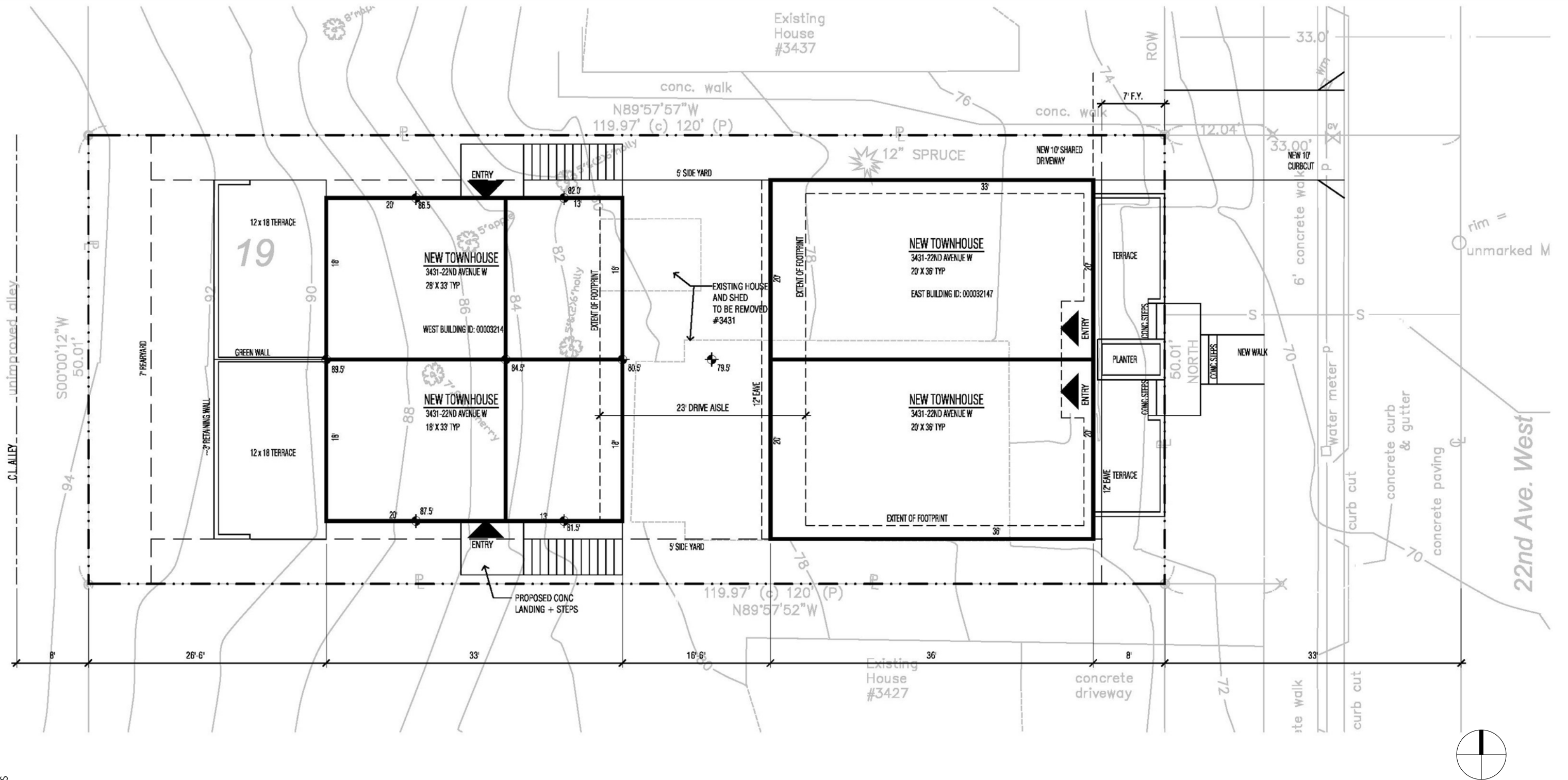
Structures will step up the hill providing an opportunity for variety in the massing and scale of the buildings.







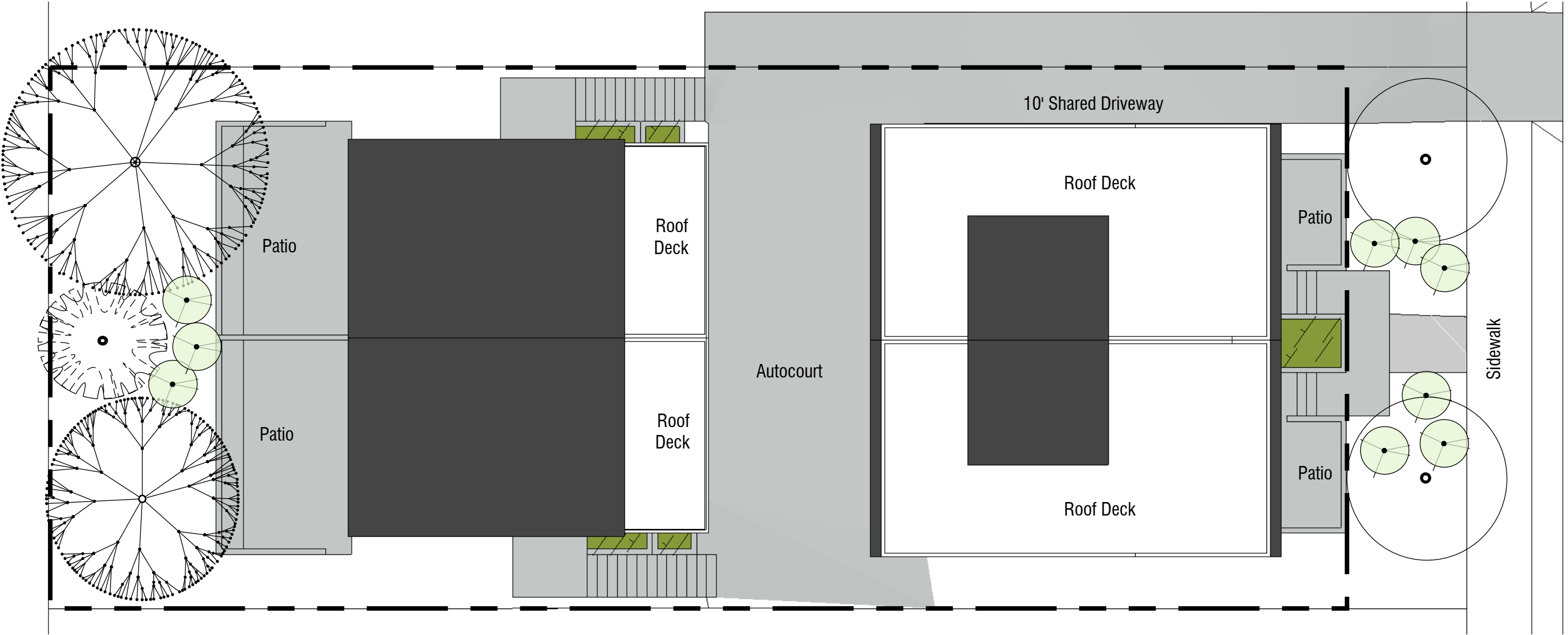






AREA CALCULATIONS

UNIT 1	UNIT 2	UNIT 3	UNIT 4	LOT	AMENITY AREA
LOWER: 463 SF	LOWER: 463 SF	LOWER: 276 SF	LOWER: 276 SF	LOT AREA: 6000 SF	LOT AREA: 6000 SF
MAIN: 543 SF	MAIN: 543 SF	MAIN: 544 SF	MAIN: 544 SF	FAR (LOT x 1.1): 6600 SF	25% OF LOT: 1500 SF
UPPER: 543 SF	UPPER: 543 SF	SECOND:544 SF	SECOND:544 SF	TOTAL UNITS: 6600 SF	PROVIDED: 1500 SF
UPPER: 51 SF	UPPER: 51 SF	THIRD: 336 SF	THIRD: 336 SF		
TOTAL: 1600 SF	TOTAL: 6600 SF	TOTAL: 1700 SF	TOTAL: 1700 SF		



LEGEND



DESIGN GUIDELINES

A-1 RESPOND TO SITE CHARACTERISTICS

Site is sloped. Care should be taken to terrace structures to prevent view blockage of neighboring properties. Appropriate agreements must be sought from neighbors prior to construction and shoring activities.

*Building takes advantage of the code to step down toward the street.*

A-2 STREETSCAPE COMPATIBILITY

Streetscape consists of a variety of single family, apartments and townhouses.

*Proposed structure will be of a modern design, similar to various newly constructed structures in the vicinity.*

A-3 ENTRANCES VISIBLE FROM STREET

Entrances of front units should be clearly readable from street level. All other units not facing the street should be accessed by a clearly identifiable path from the street right-of-way.

*Recessed entry vestibules for units will have natural, tactile siding to differentiate from the overall mass of the structures. Walkways, retaining walls, lighting and landscaping will further emphasize the entries.*

A-5 RESPECT FOR ADJACENT SITES

Be mindful of the existing pattern of windows and open spaces on the existing structures north and south of the site to minimize intrusion on the privacy of these residents. See also A-1

*Windows facing side lot lines are minimized or placed in high locations to maximize privacy to and from neighbors.*

A-7 RESIDENTIAL OPEN SPACE

Provide detail on treatment of proposed open space areas. Show the space is usable, attractive, and well-integrated into the overall design.

*Open spaces will be landscaped, screened, and surfaced to maximize usability and attractiveness.*

A-8 PARKING AND VEHICLE ACES

Vehicle access will be necessary form the street as the alley is unopened and inaccessible.

*Due to site constraints the driveway is located from the street leading to a parking court between the buildings. Garages are designed to minimize visibility from the sidewalk.*

C-1 ARCHITECTURAL CONTEXT

Street front façade should be sensitive to existing street elevation and slope.

*The front façade is softened by layering steps, terraces, and railings in the foreground of the building. Window openings are maximized on the street face to provide eyes on the street and take advantage of views.*

C-4 EXTERIOR FINISH MATERIALS

High quality durable materials should be utilized on facdes facing pedestrian environments and adjacent structures. See A-2

*The building exterior will incorporate cement fiber board, natural cedar, and steel railings.*

D-3 RETAINING WALLS

If retaining walls are used consider multiple low level terraces to complete grade transition.

*Grade will be terraced up to entrances at front units and landscaping will also soften the transition to the entry level.*

D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

Incorporate solid waste and recycling storage space into overall design. Space should be located off the street front and screened.

*Solid waste will be located within the garages.*

DESIGN GUIDELINES continued

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

Utilize landscaping green factor zoning requirements to enhance the buildings and or site by creating visual barriers to adjacent structures or creating inviting usable spaces in the front setback and in the interior separation.

*The proposed design includes terraces in the front setback. In addition the remaining open spaces and parking aisle will be landscaped to enhance their attractiveness. Green walls will protect private open spaces from adjacent properties.*

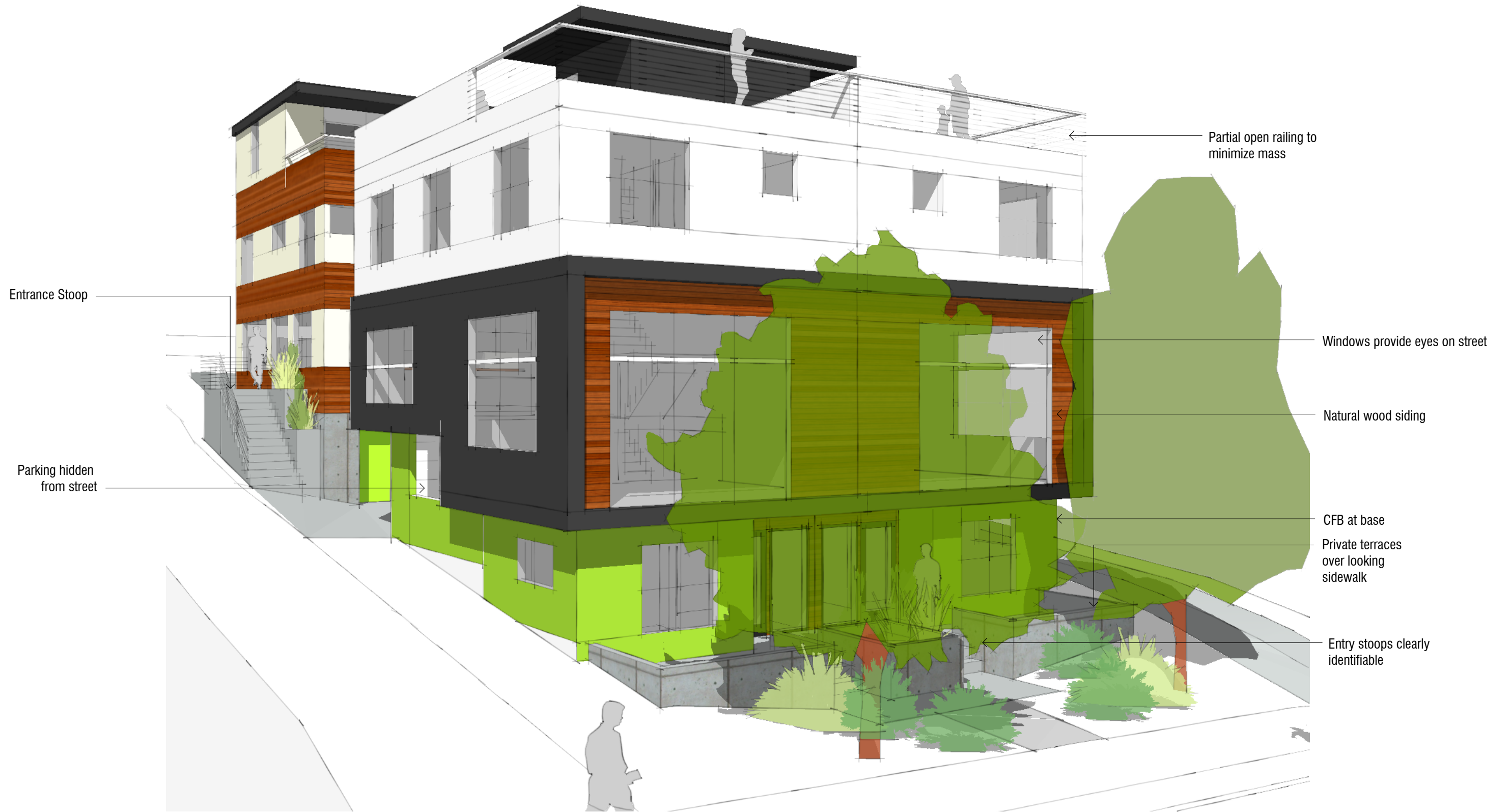
E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

Terraced landscaping may enhance the sloping site and provide attractive open spaces for residents.

*See E-2 and D-3*







**VIEW FROM 22nd AVE W LOOKING NW**





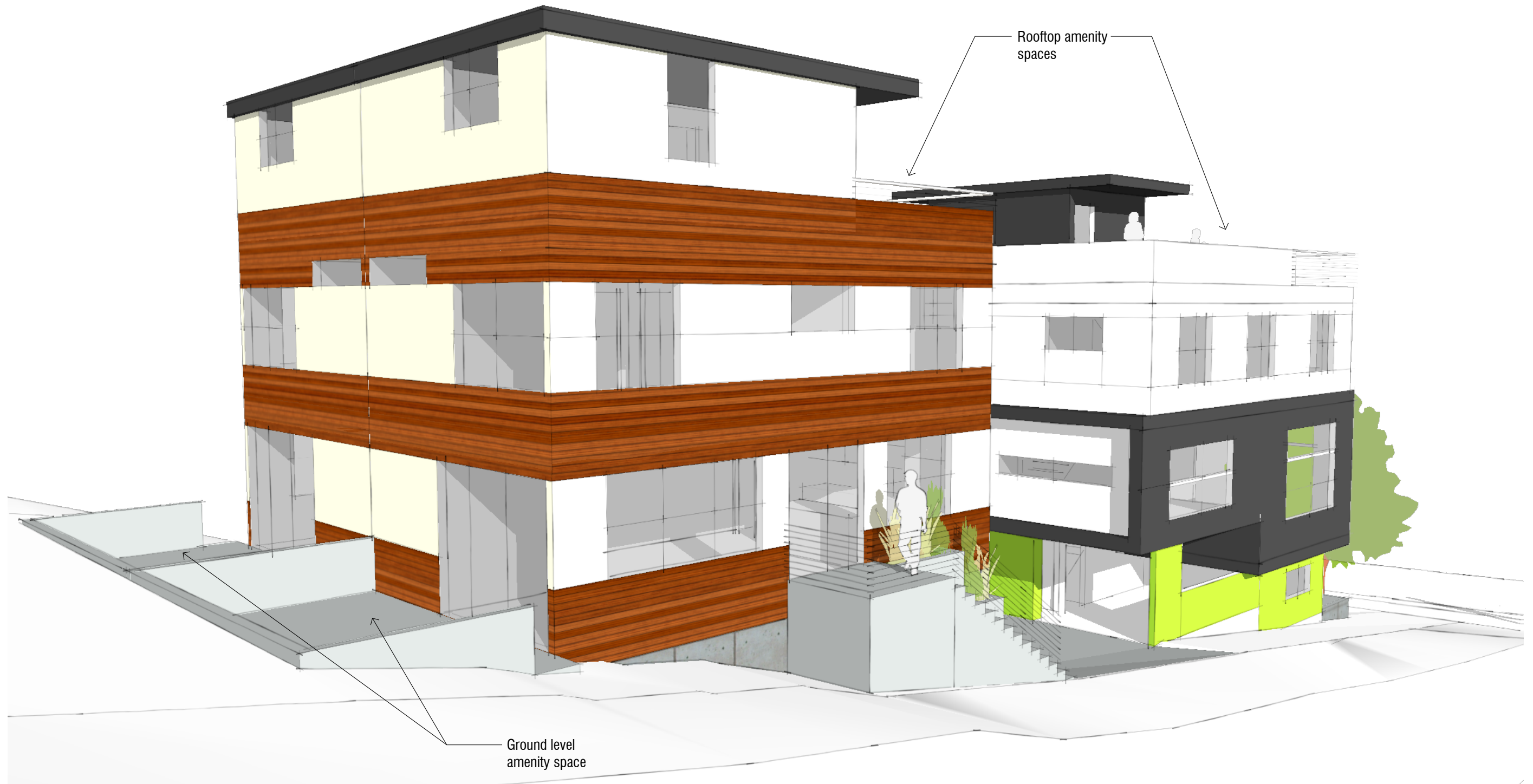
**VIEW FROM 22nd AVE W LOOKING SW**





**VIEW FROM UNIMPROVED ALLEY LOOKING SE**





**VIEW FROM UNIMPROVED ALLEY LOOKING NE**





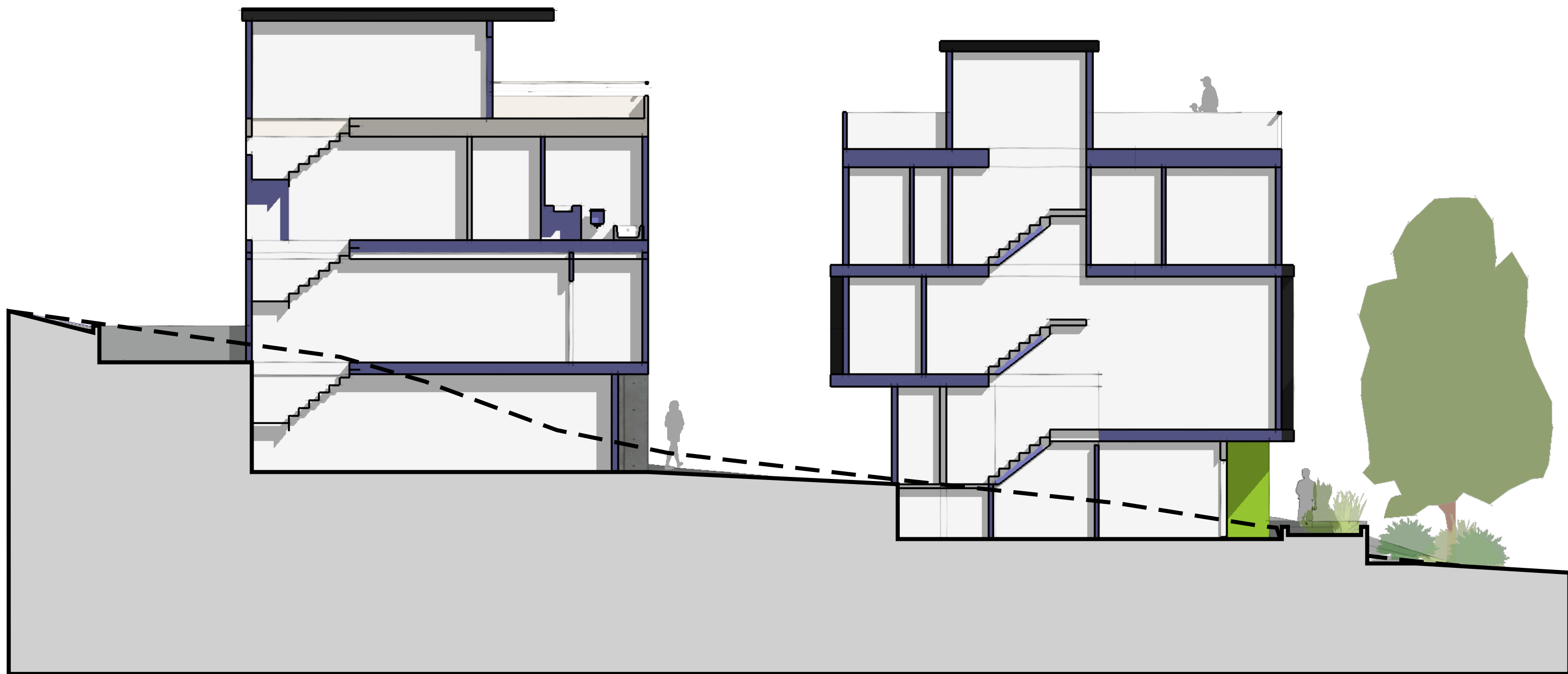
**SOUTH ELEVATION**





**NORTH ELEVATION**





**SITE SECTION LOOKING NORTH**