

DRAWING INDEX

PROJECT INFORMATION	1
CONTEXT ANALYSIS	2
EXISTING SITE PLAN	6
ZONING AND URBAN DESIGN ANALYSIS	7
DESIGN GUIDELINES	8
SITE PLAN	9
TYPICAL UNIT PLAN	10
OPTION A	12
OPTION B	13
OPTION C - PREFERRED	14
SHADOW STUDIES	15

3021

3021 NE 130TH STREET, SEATTLE WA 98125

EARLY DESIGN GUIDANCE

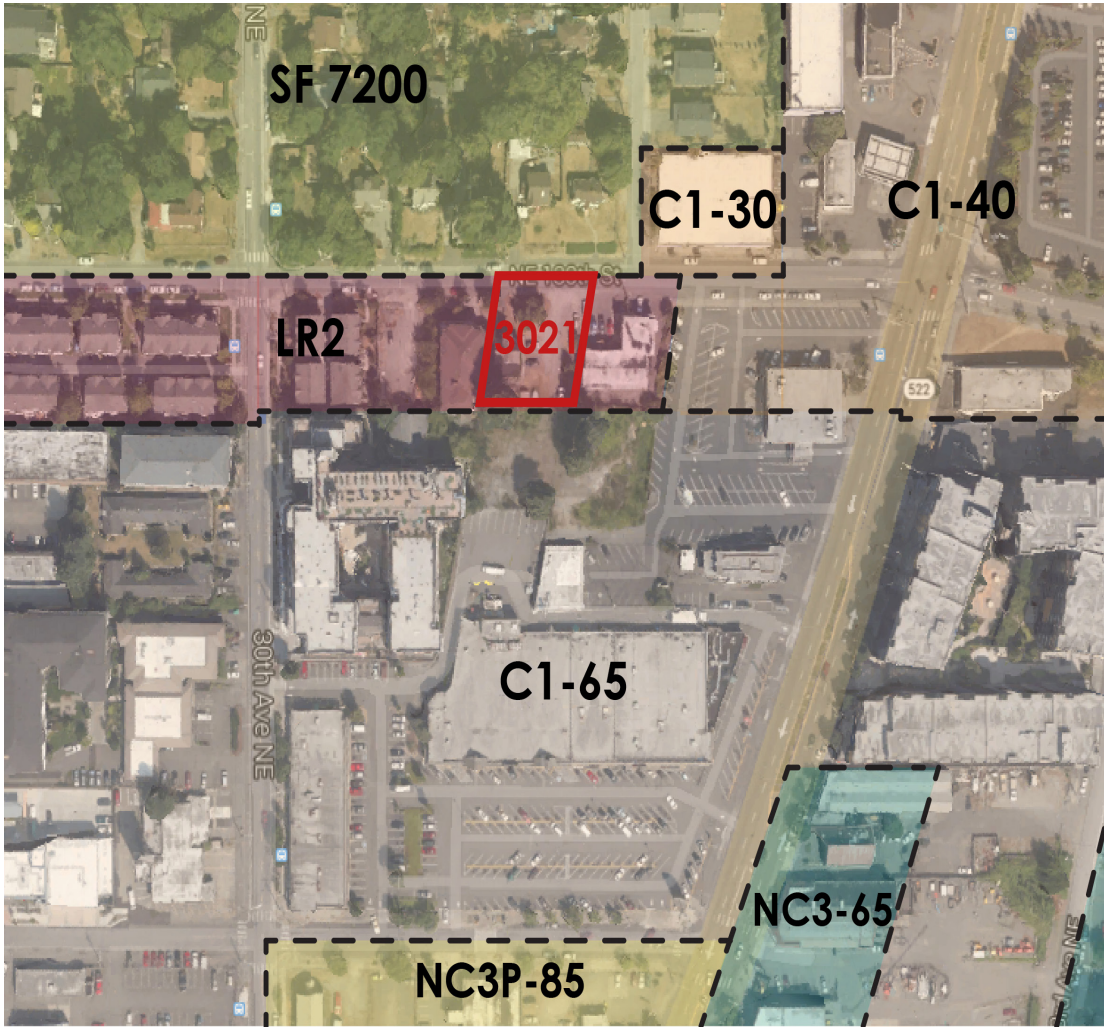
AUGUST 25TH, 2014  
DPD # 3017439

---

OWNER	AMERICAN FAMILY LLC 7523 119TH PL SE NEWCASTLE, WA 98056 PHONE: 206-604-9588	ARCHITECT	STUDIO19 ARCHITECTS 207 1/2 1ST AVE S, SUITE 300 SEATTLE, WA 98104 PHONE: 206-466-1225 htian@studio19architects.com
-------	---	-----------	---

PROJECT INFORMATION

SITE ADDRESS	3021 NE 130th Street, Seattle WA 98125
PARCEL #	1453600664
BASE ZONE	LR-2 (Residential, Multifamily, Lowrise 2)
OVERLAYS	Lake City (Hub Urban Village)
APPLICABLE DESIGN GUIDELINES	City of Seattle, North District / Lake City Neighborhood Design Guidelines
FREQUENT TRANSIT	Yes
MAPPED ECA	Yes / Salmon Watershed
LOT AREA	9,896 SF
FAR	9,896 SF / 1.0 for Townhouses
NUMBER OF RESIDENTIAL UNITS	5
NUMBER OF PARKING STALLS	5 Stalls
BUILDING HEIGHT	30'
DEPARTURES	None



PROJECT DESCRIPTION

The proposal is to demolish the existing single family house and construct a row of 5 attached townhouses. Each townhouse will contain a single car garage accessed via a private driveway from NE 130th Street. Outdoor residential amenity space is provided through private yards and shared green space at ground level. This project will seek to maximize the development potential of this site while also providing an appropriate transition to the adjacent zones.



# CONTEXT ANALYSIS

Located on NE 130th Street this project sits along the northern edge of the Lake City Civic Core where the transition takes place between the commercial areas and single family neighborhoods. The area blends retail and offices spaces and multi-family apartments along Lake City Way and NE 30th Avenue with single family homes directly to the north. Existing retail is mixture of restaurants and stores selling goods and services. The site is just a short walk away from a frequent transit corridor, a major grocery outlet, and the center of the civic core.

King Arthurs Court Apartments

Cedar Park Apartments

Grocery Outlet Store

Wells Fargo Bank

Fire Station 39

Lake City Community Center

Albert Davis Park

Fred Meyer Store

Solara Apartments

Value Village Store

Lake City Public Library

Lake City Mini Park

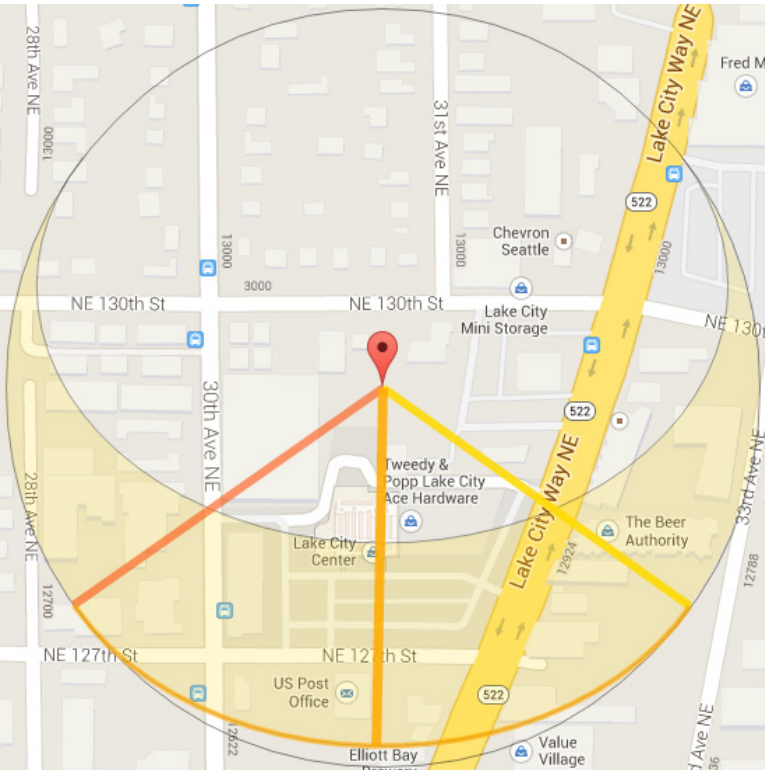
USPS Post Office

Rekhi Building Apartments

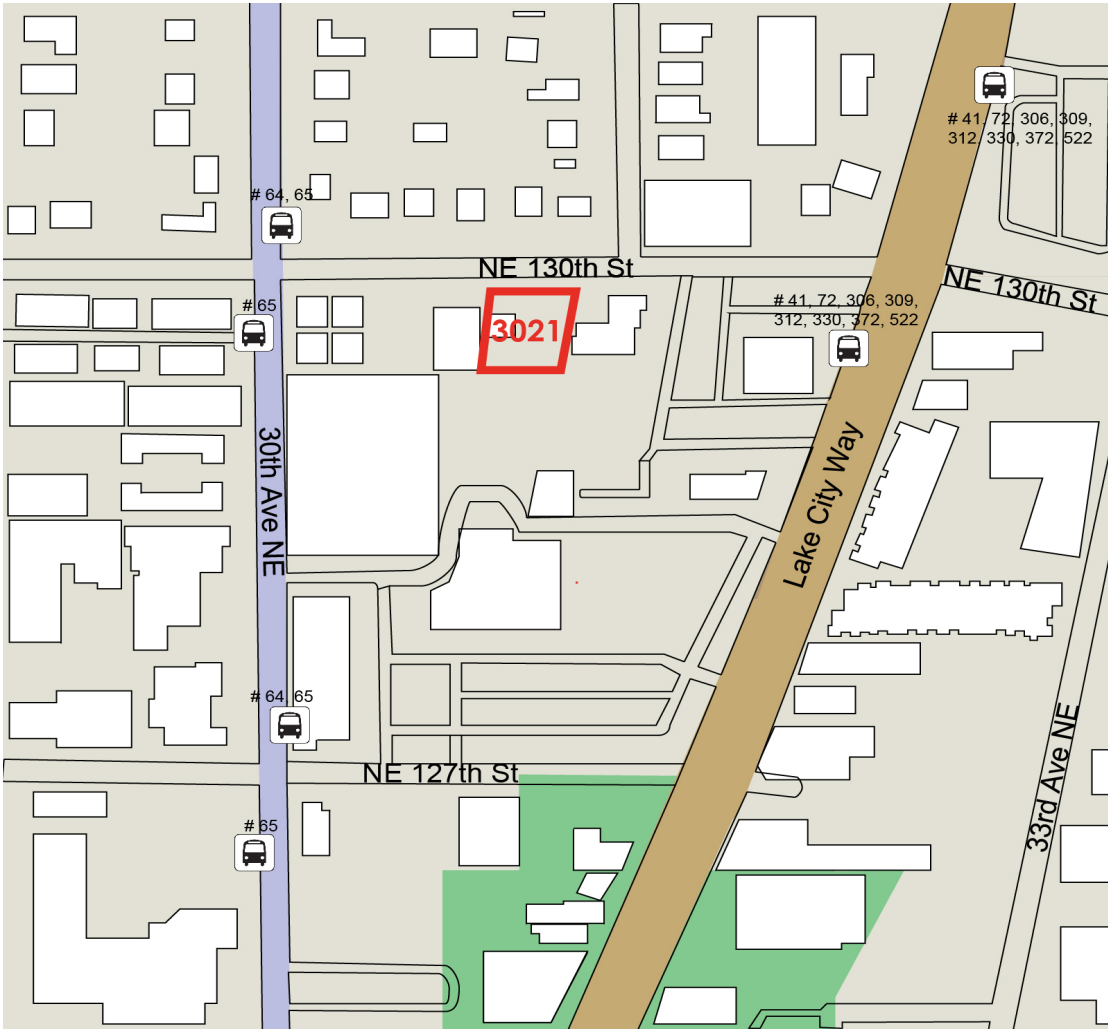
N



# CONTEXT ANALYSIS



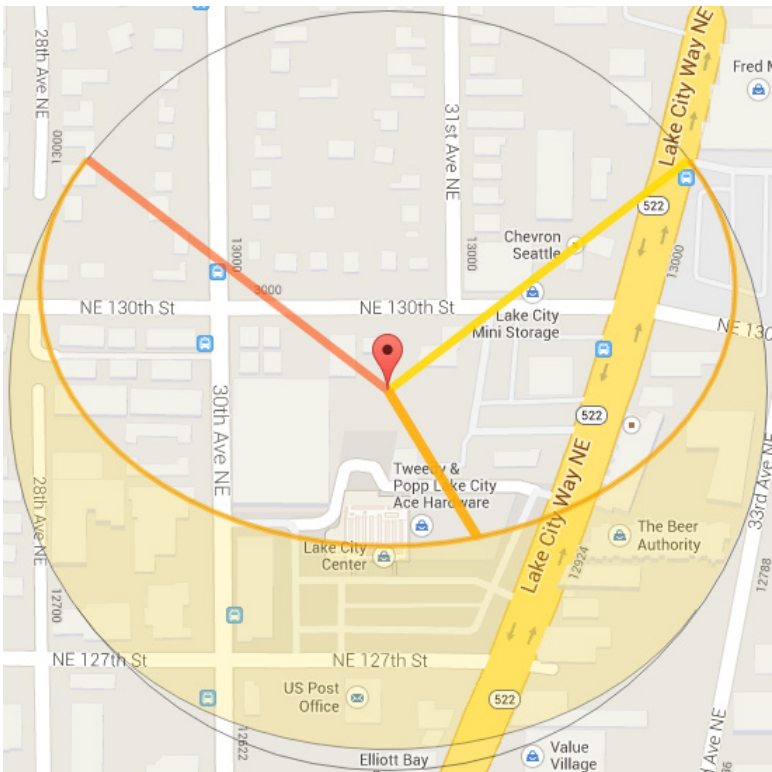
Winter Solstice - December 21st



## Access Opportunities

The site is located between a principal arterial and a collector arterial. Vehicles will access the project from Lake City Way while the residential entry offers a convenient path for pedestrians to access 130th Street and bus stops along Lake City Way and 30th Avenue.

Summer Solstice - June 21st

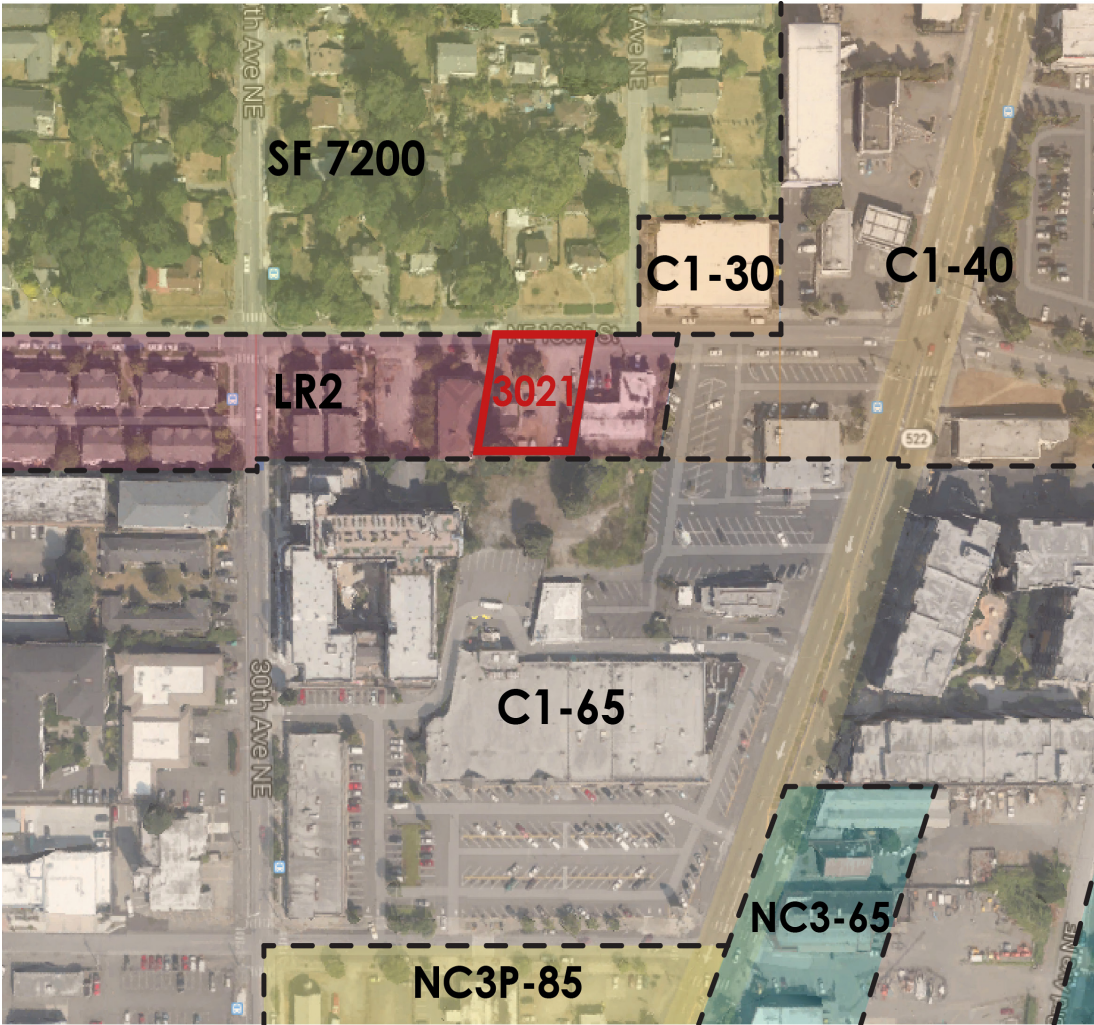


## Sun Studies



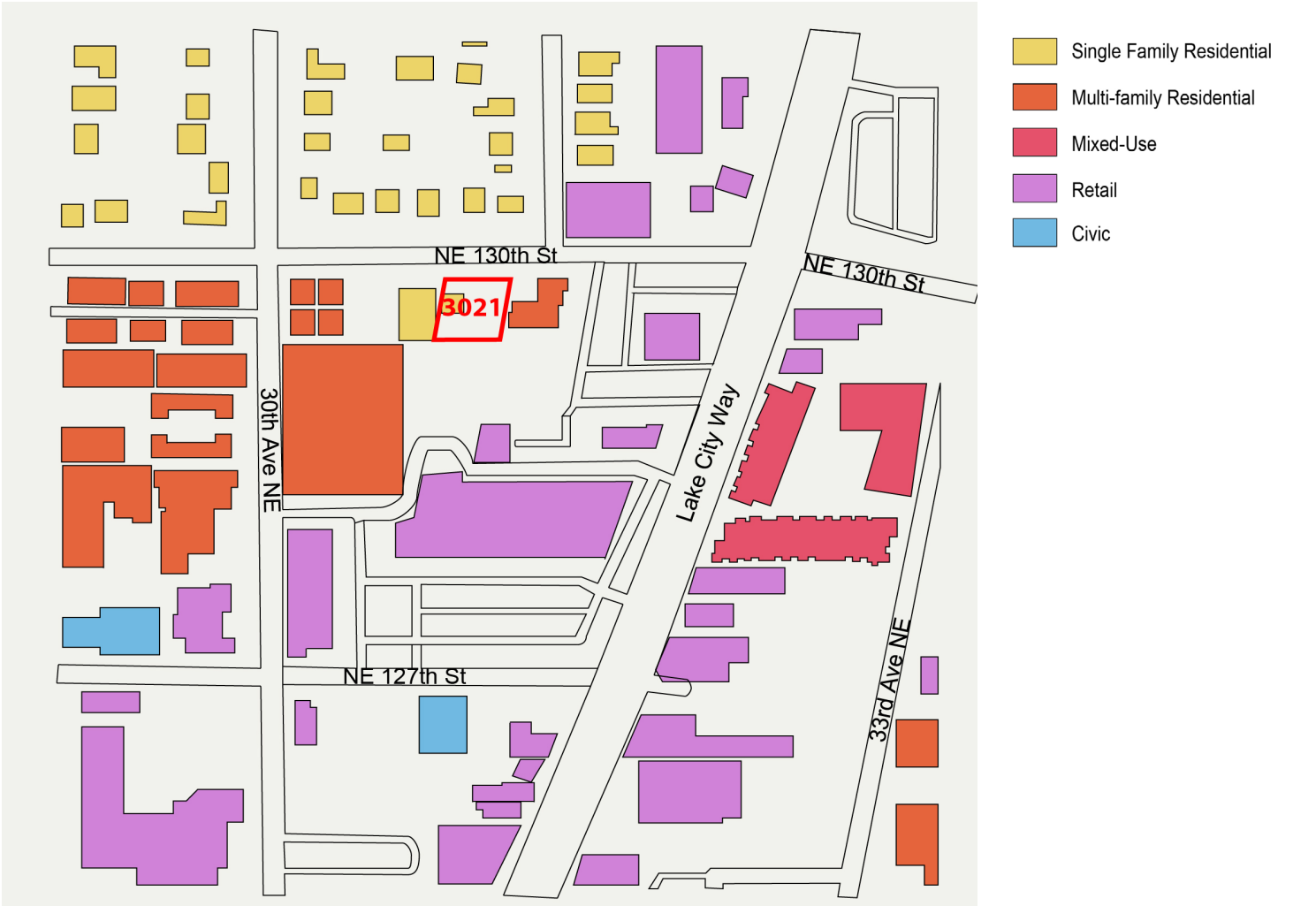


# CONTEXT ANALYSIS



## Zoning and Overlay Designation

The project site is within the Lake City Hub Urban Village and is zoned LR 2. Parcels to the east and west are also zoned LR 2. The property to the south is within the Lake City Core and is zoned C1-65. To the north are primarily single family neighborhoods with commercial developments as one gets closer to Lake City Way.

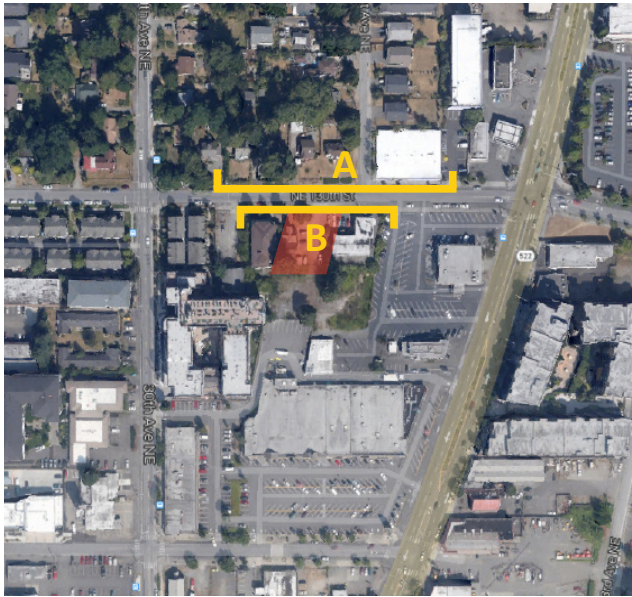


## Surrounding Uses





# CONTEXT ANALYSIS



**A** NE 130th St - Facing North



**B** NE 130th St - Facing South

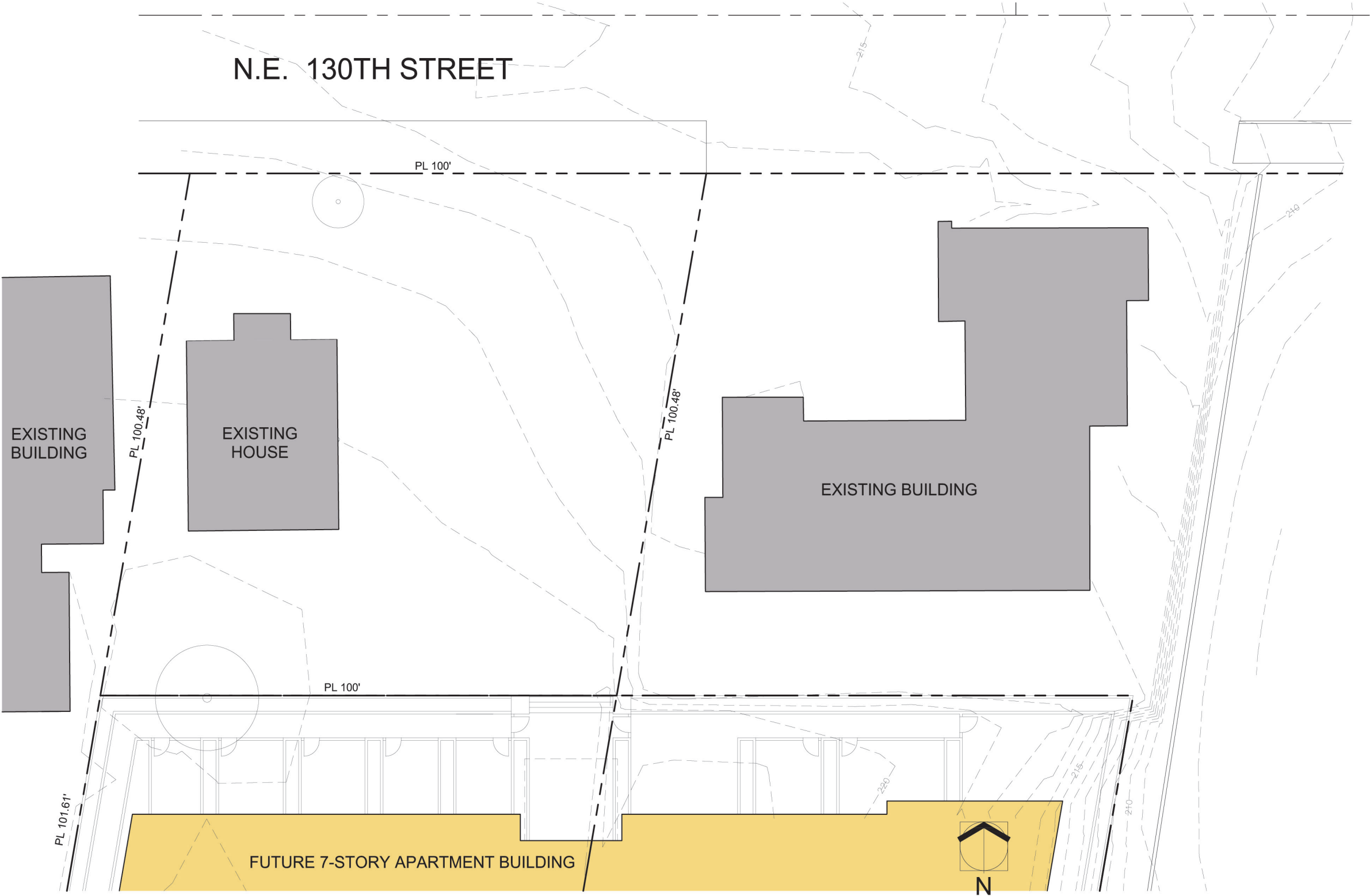




# EXISTING SITE PLAN

## Existing Site

The site is located mid-block between Lake City Way and NE 30th Avenue on NE 130th Street. The lot is currently occupied by a single family house. The site abuts lowrise apartment buildings to the east and west, and single family homes to the north. The lot to the south, which is owned by the same developer is currently vacant, however plans are underway to develop a seven story apartment building there.



# ZONING ANALYSIS

<b>BASE ZONE</b>	C1-65 (Commercial)
<b>USES</b> SMC 23.54.040	Residential Uses Permitted
<b>STRUCTURE HEIGHT</b> SMC 23.54.040	<div>1. Maximum Structure Height is 30' for Townhomes</div> <div>2. In LR zones, the high side(s) of a shed or butterfly roof may extend 3 feet above the height limits set in Table A for 23.45.514, provided that the low side(s) of the shed or butterfly roof are no higher than the height limit.</div> <div>3. The roof line of a shed or butterfly roof may be extended in order to accomodate eaves, provided that the highest point of the roof extension is no more than 4 feet above the height limit.</div>
<b>ALLOWABLE FAR</b> SMC 23.54.040	1.0 for Townhomes
<b>SETBACK REQUIREMENTS</b> SMC 23.54.040	<div>Front: 7 average, 5 minimum</div> <div>Rear: 7 average, 5 minimum</div> <div>Sides: 7 average, 5 minimum</div>
<b>AMENITY AREA</b> SMC 23.54.040	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.
<b>LANDSCAPE STANDARDS</b> SMC 23.54.040	Landscaping that achieves a Green Factor score of .6 or greater.
<b>STRUCTURE WIDTH LIMIT</b> SMC 23.45.527 Table A	<div>1. Maximum Structure Width is 90' for Townhouses</div> <div>2. The maximum 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</div>
<b>REQUIRED PARKING</b> SMC 23.54.040	No minimum requirement for all residential uses within Urban Villages if the residential use is located within 1,320 feet of a streets with frequent transit service
<b>DESIGN STANDARDS</b> SMC 23.45.529	<div>1. At least 20 percent of the area of each street-facing facade shal consist of windows and/or doors</div> <div>2. If the street-facing facade of a structure exceeds 750 square feet in area, division of the facade into separate facade planes is required</div> <div>3. In order to be considered a separate facade plane for the purposes of this subsection 23.45.529.C.2, a portion of the street-facing facade shall have a minimum area of 150 square feet and a maximum area of 500 square feet, and sall projec or be recessed from abuting facdde planes by a mnimum depth of 18 inches</div>

# URBAN DESIGN ANALYSIS

The following examples of similar urban infill projects in the area represent well designed attempts at creating an urban fabric in a rapidly growing city. The Lake City Way area, as with many of our neighborhoods, is experiencing rapid growth which presents the challenge to designers of how best to integrate new buildings which offer greater density while still acknowledging the transitional phase of urban growth that Seattle is currently undergoing.





# DESIGN GUIDELINES

CITY OF SEATTLE AND NORTH DISTRICT / LAKE CITY NEIGHBORHOOD DESIGN GUIDELINE PRIORITIES:

## CONTEXT AND SITE

### CS-1 NATURAL SYSTEMS AND SITE FEATURES

#### C. TOPOGRAPHY

2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

### CS-2 URBAN PATTERN AND FORM

#### C. RELATIONSHIP TO THE BLOCK

1. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors.

#### D. HEIGHT, BULK, AND SCALE

2. Zone Transitions: For project located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

### CS-3 ARCHITECTURAL CONTEXT AND CHARACTER

#### A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.
4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

## PUBLIC LIFE

### PL-1 CONNECTIVITY

#### A. NETWORK OF OPEN SPACES

1. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities.

### PL-2 WALKABILITY

#### North District/Lake City Supplemental Guidance:

- Create strong aesthetic, visual and pedestrian connections between public space and neighboring development. Mid-block passages and dedicated easements are seen as ways to provide safe, pleasant and convenient alternatives to walking along Lake City Way.

### PL-3 STREETLEVEL INTERACTION

#### B. RESIDENTIAL EDGES

2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.
4. Interaction: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features of services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as means of encouraging interaction.

## DESIGN CONCEPT

### DC-1 PROJECT USES AND ACTIVITIES

#### B. VEHICULAR ACCESS AND CIRCULATION

1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists whenever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

### DC-2 ARCHITECTURAL CONCEPT

#### A. MASSING

2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

#### North District/Lake City Supplemental Guidance:

- Hub Urban Village: Pay special attention to projects on the zone edges in the Hub Urban Village, such as between Northeast 125th and 130th Streets and on the eastern boundary of the urban village for example. Incorporate vegetation to buffer and provide significant visual screening where privacy for adjacent sites is an important concern.

### DC-3 OPEN SPACE CONCEPT

#### A. BUILDING-OPEN SPACE RELATIONSHIP

1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

### DC-4 EXTERIOR ELEMENTS AND FINISHES

#### A. BUILDING MATERIALS

1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

#### D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

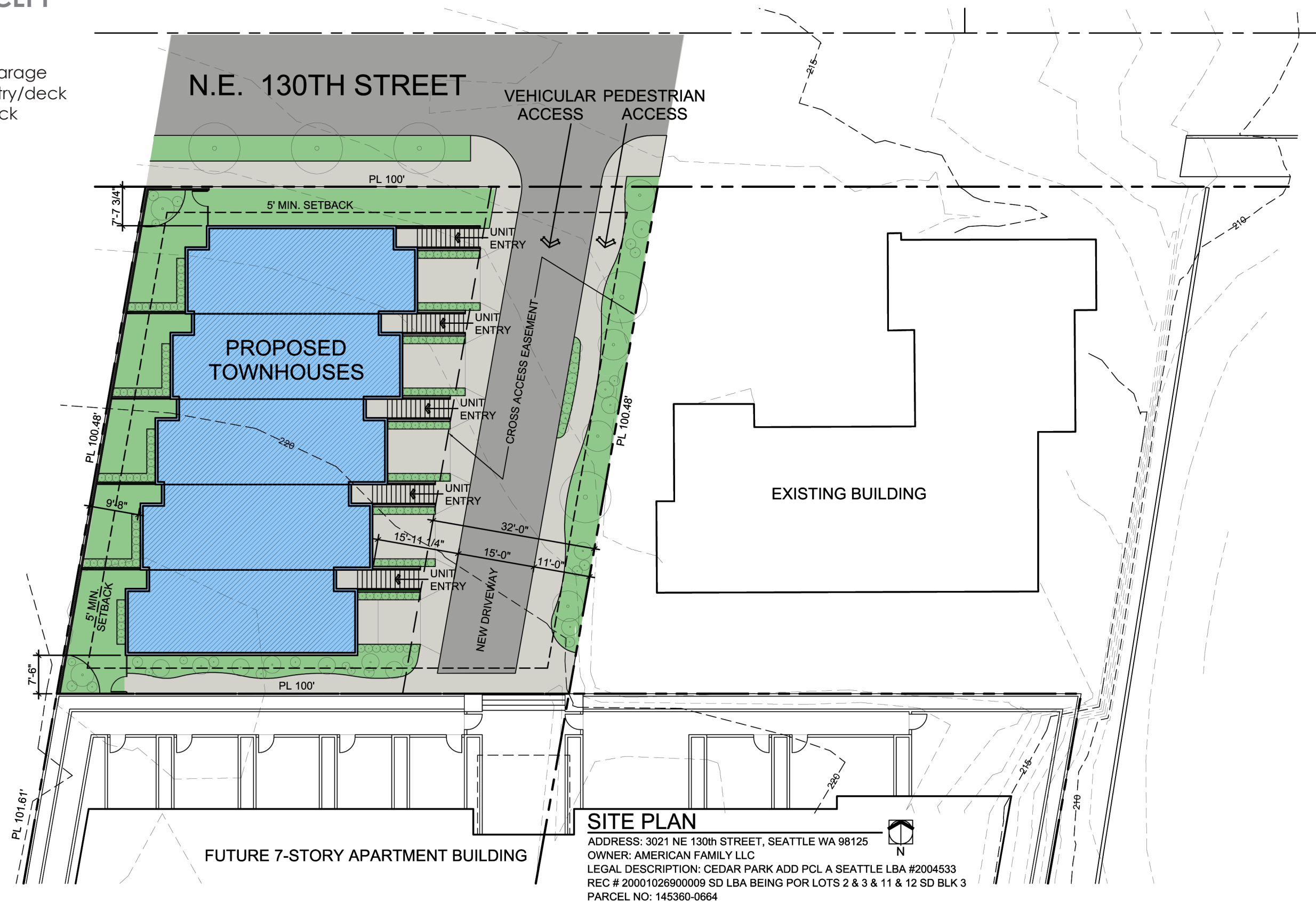
2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

ARCHITECTURAL CONCEPT  
SITE PLAN

Level 1 Plan: 1,913 sf + 1,734 sf garage  
Level 2 Plan: 3,647 sf + 495 sf entry/deck  
Level 3 Plan: 3,372 sf + 270 sf deck

Total Livable Area: 8,933 sf  
(5 units / not including garage)

Total Footprint: 4,142 sf  
(including garage)



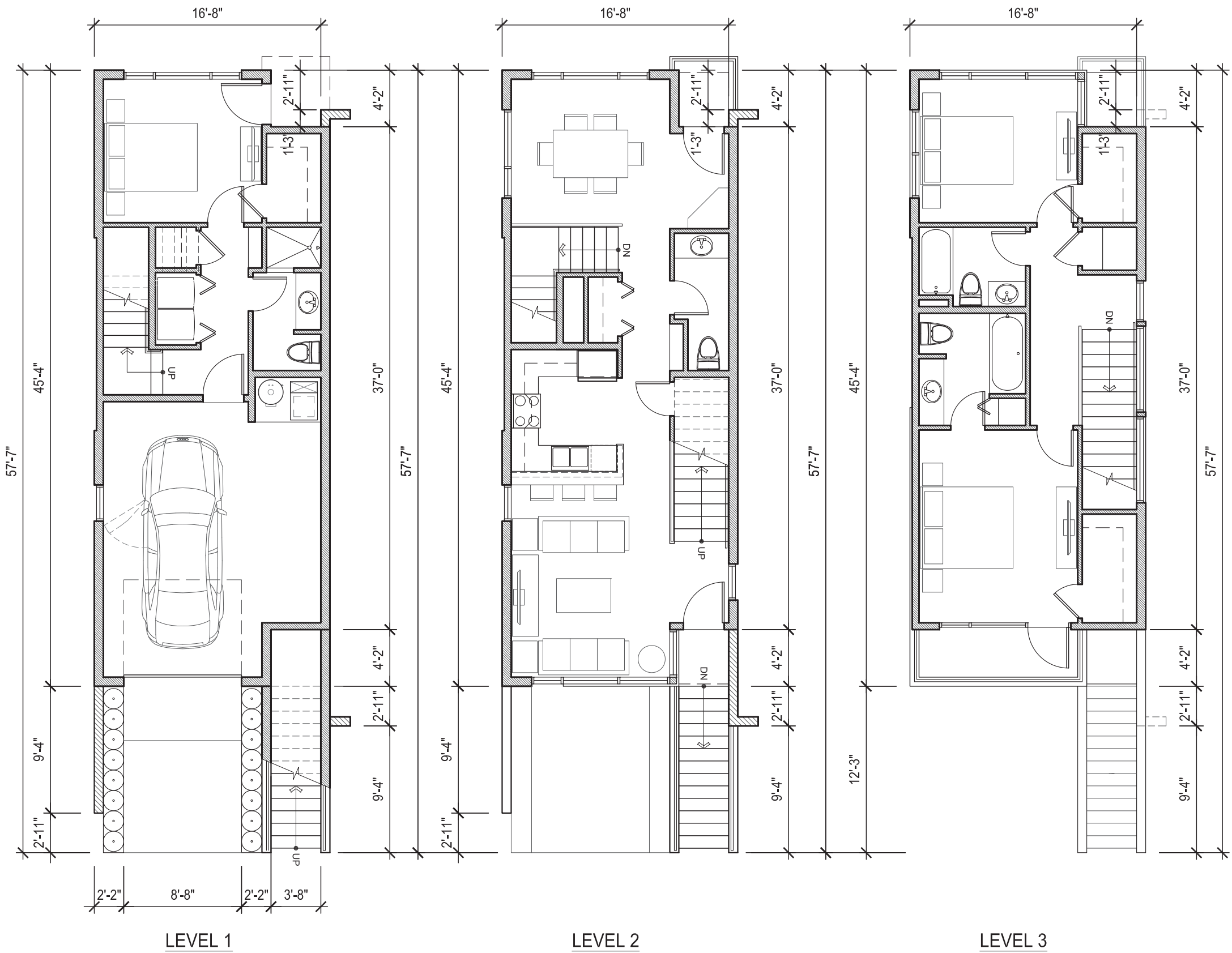


ARCHITECTURAL CONCEPT  
TYPICAL UNIT PLAN

Level 1 Plan: 393 sf + 354 sf garage  
Level 2 Plan: 747 sf + 102 sf entry/deck  
Level 3 Plan: 690 sf + 54 sf deck

Total Unit: 1,830 sf  
(not including garage)

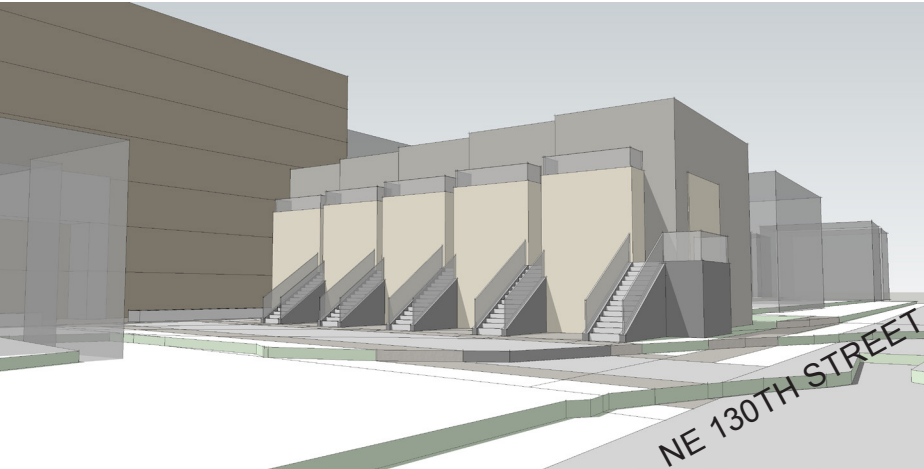
Total Unit: 2,184 sf  
(including garage)



UNIT PLANS

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

OPTION A



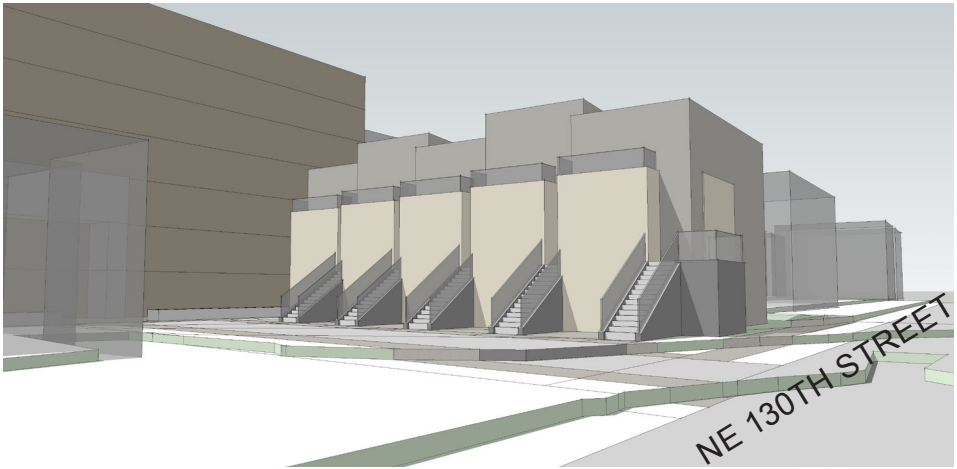
NE 130TH ST - LOOKING NORTHWEST

OPTION B



NE 130TH ST - LOOKING NORTHWEST

OPTION C - PREFERRED



NE 130TH ST - LOOKING NORTHWEST



NE 130TH STREET - LOOKING SOUTH



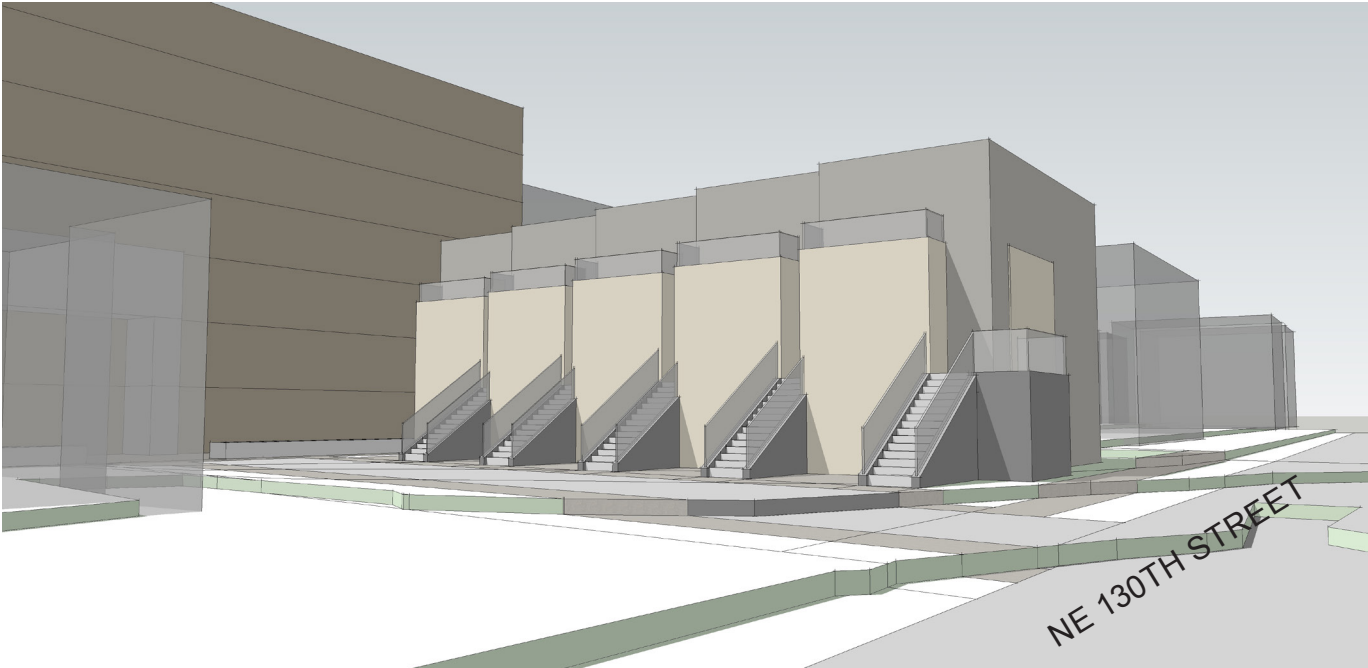
NE 130TH STREET - LOOKING SOUTH



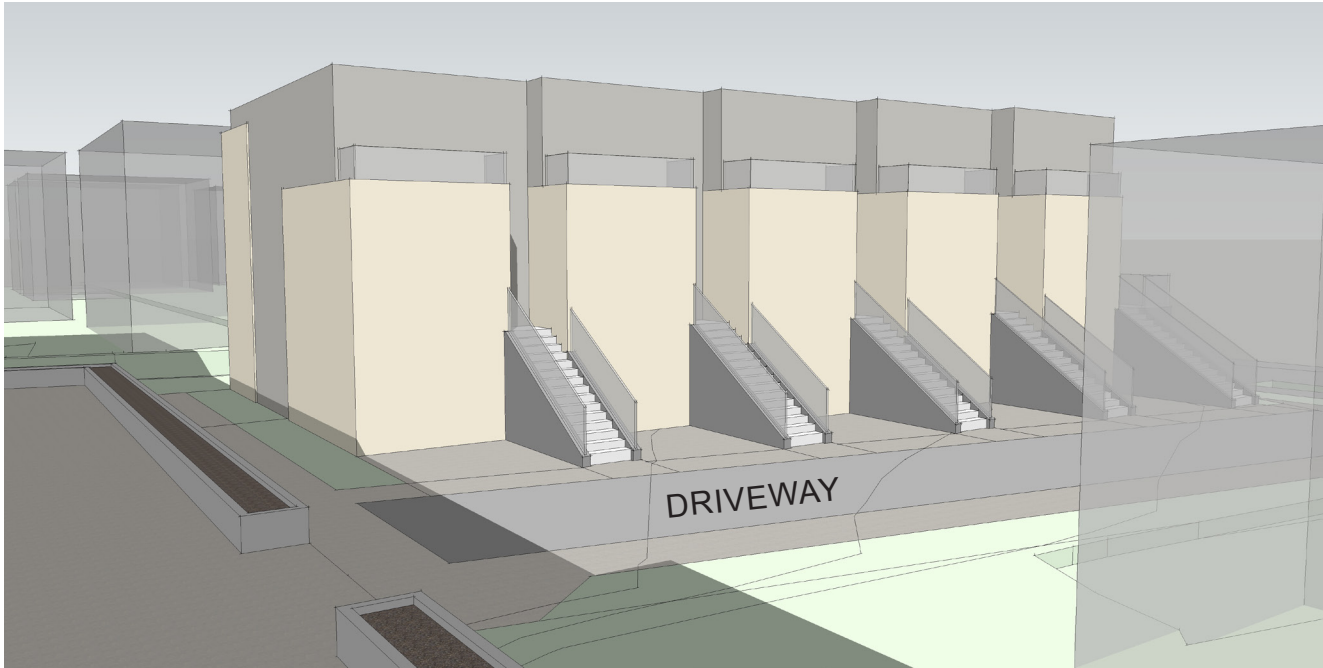
NE 130TH STREET - LOOKING SOUTH



OPTION A



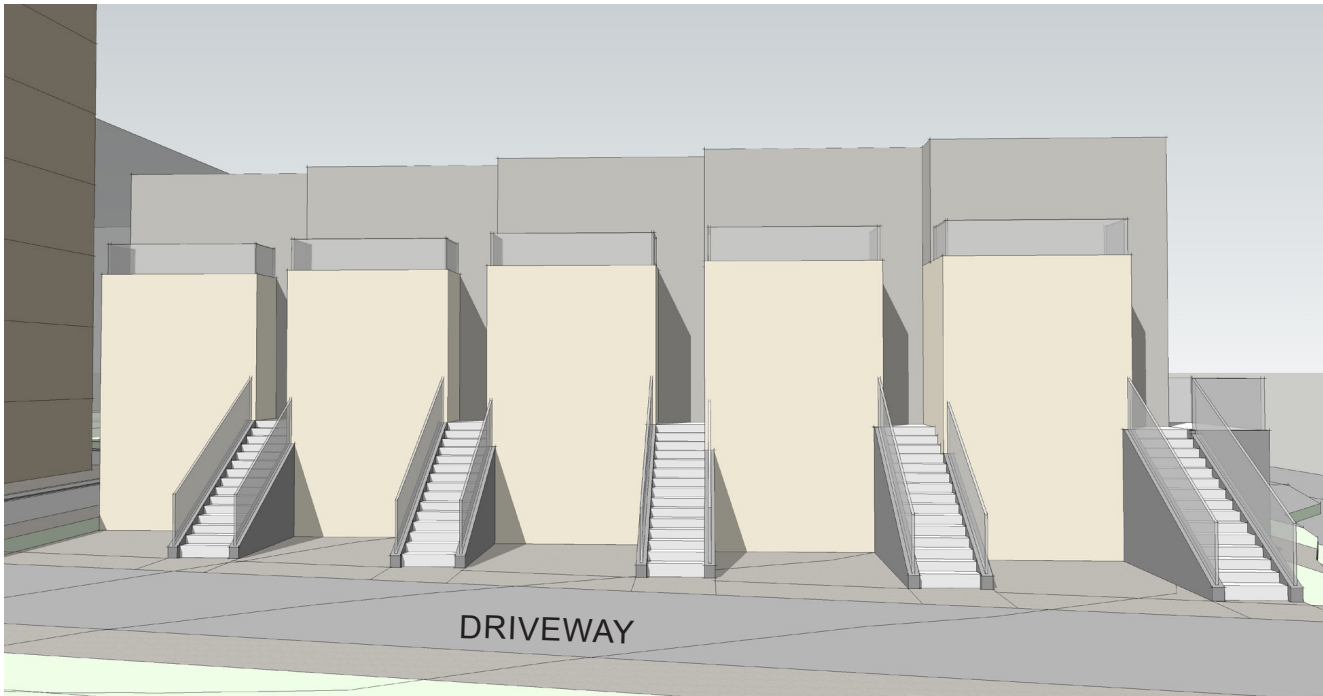
NE 130TH ST - LOOKING NORTHWEST



LOOKING NORTHWEST



NE 130TH STREET - LOOKING SOUTH

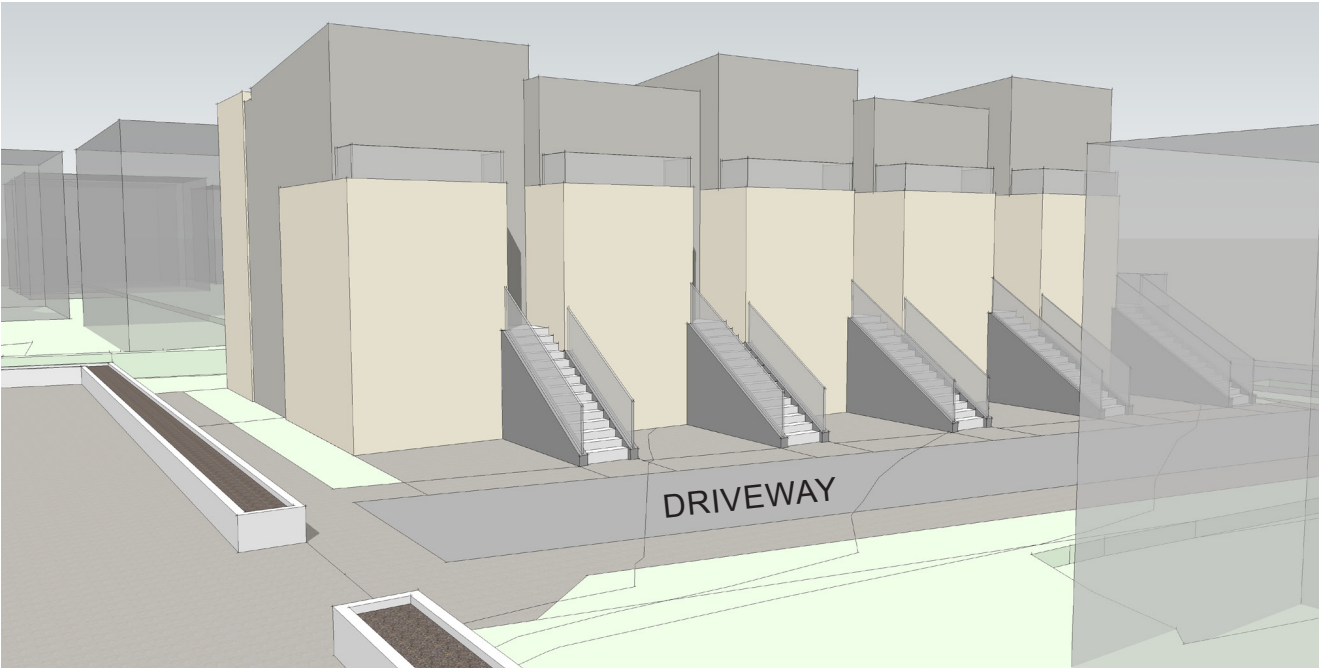


LOOKING WEST

OPTION B



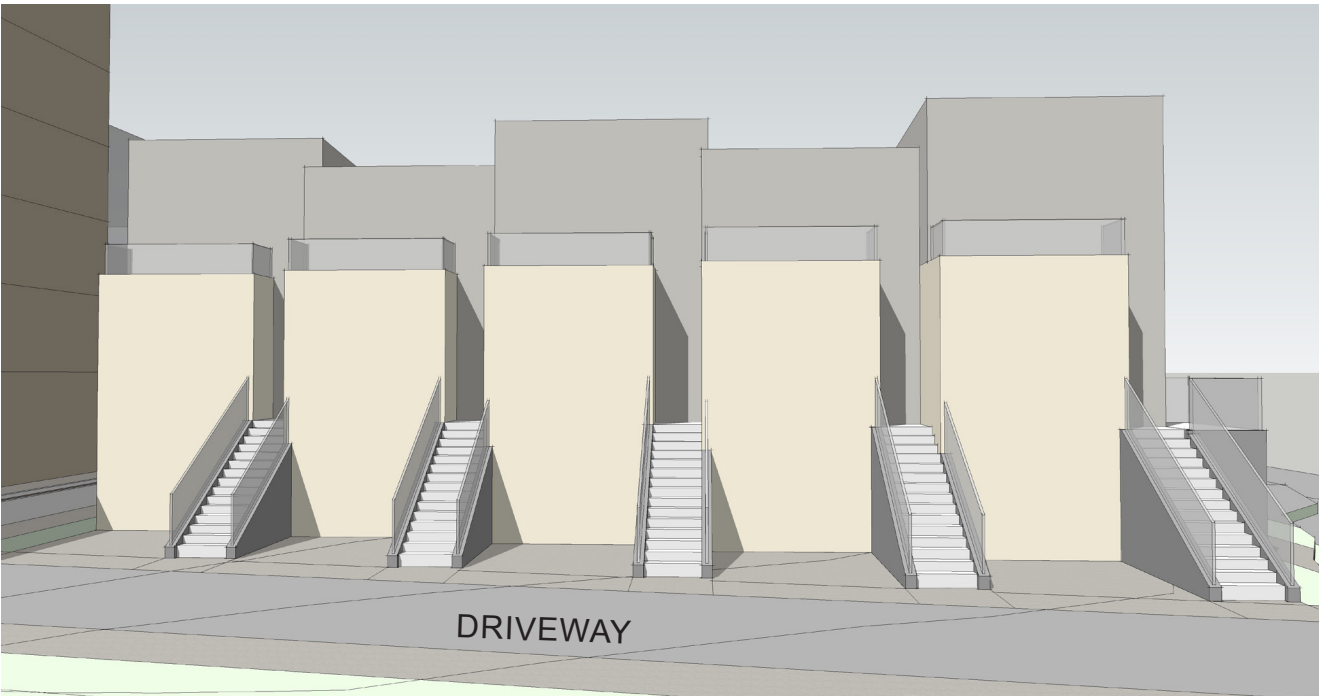
NE 130TH ST - LOOKING NORTHWEST



LOOKING NORTHWEST



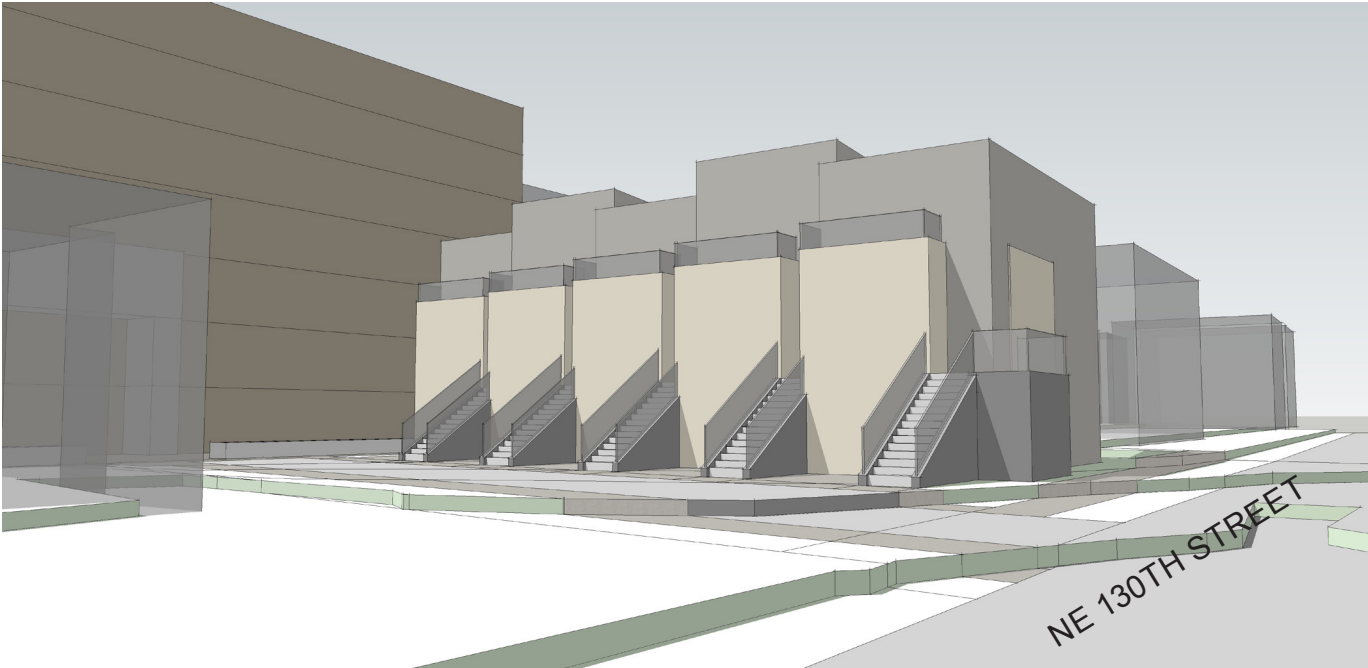
NE 130TH STREET - LOOKING SOUTH



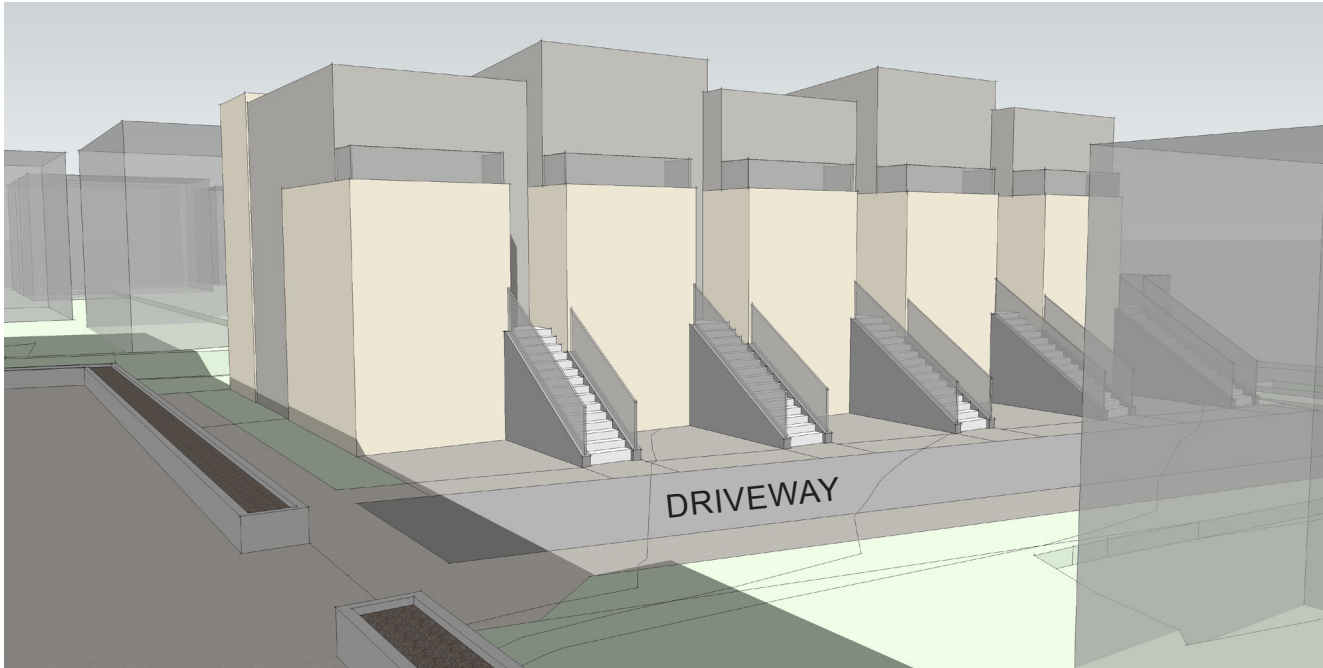
LOOKING WEST



OPTION C - PREFERRED



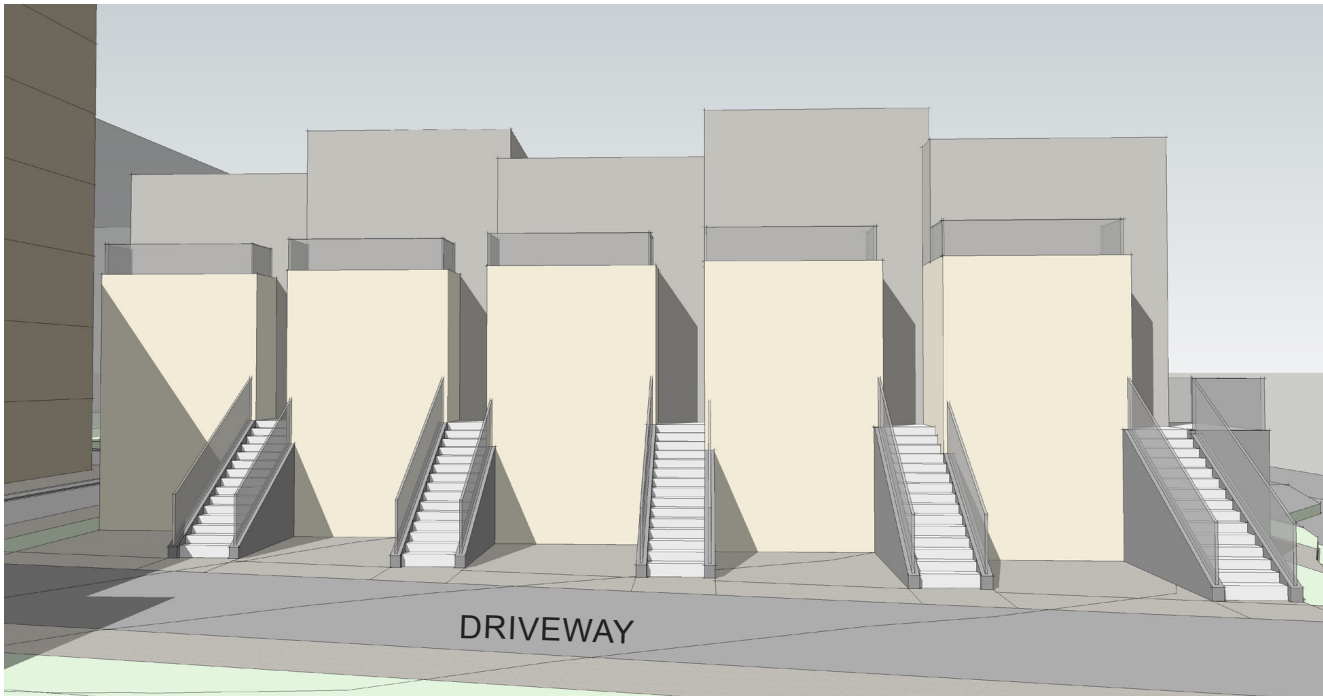
NE 130TH ST - LOOKING NORTHWEST



LOOKING NORTHWEST

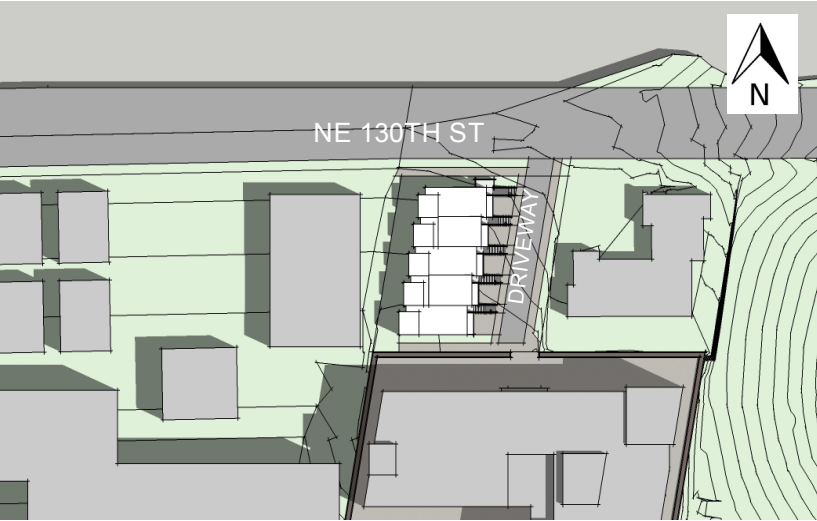


NE 130TH STREET - LOOKING SOUTH

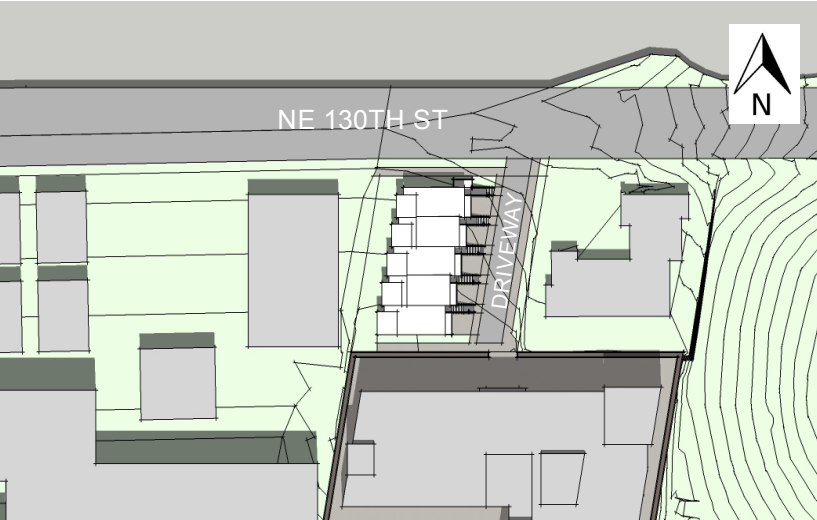
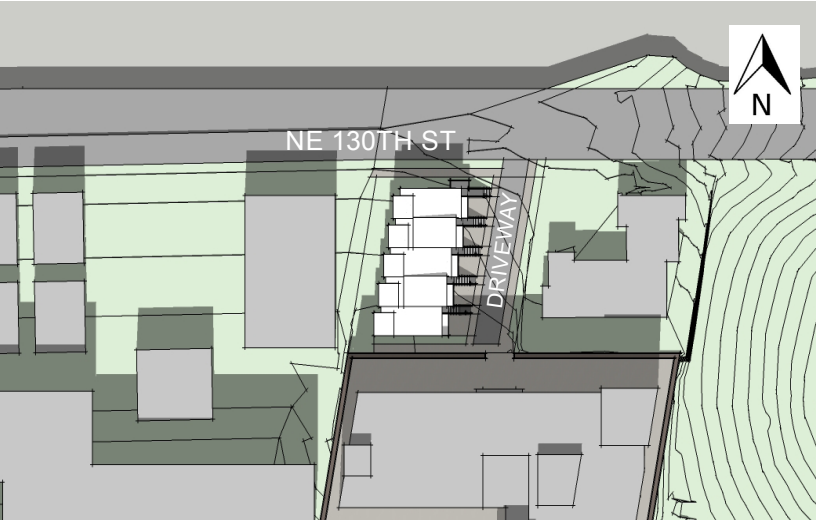


LOOKING WEST

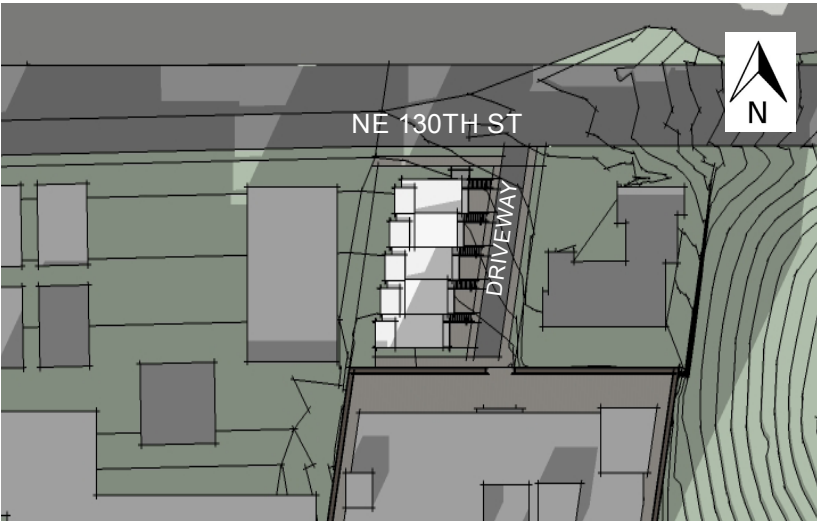
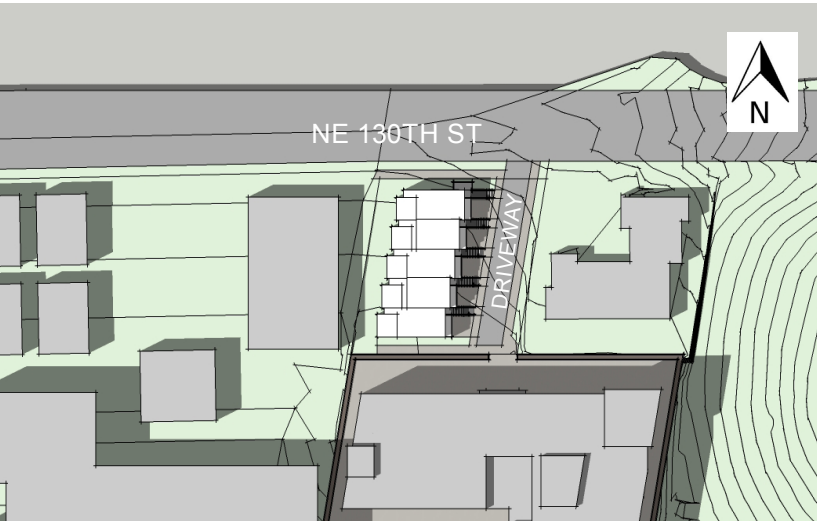
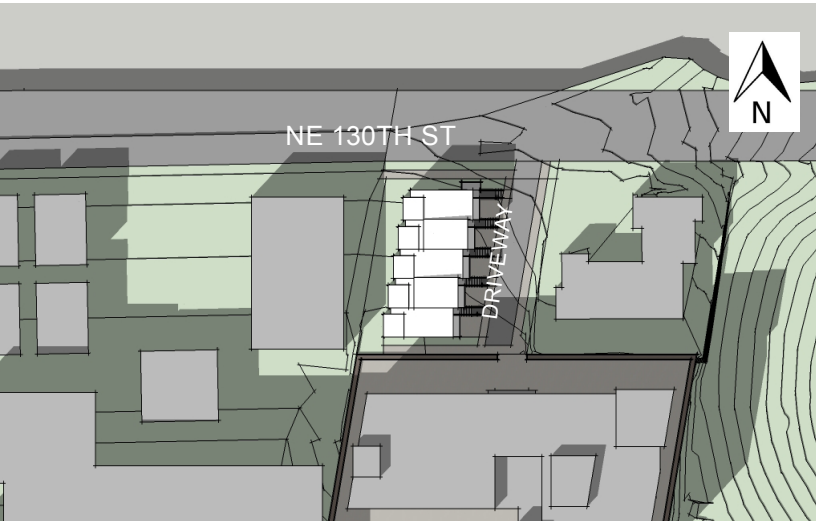
SHADOW STUDIES



10:00 AM



12:00 PM



2:00 PM

MARCH/SEPTEMBER 21

JUNE 21

DECEMBER 21