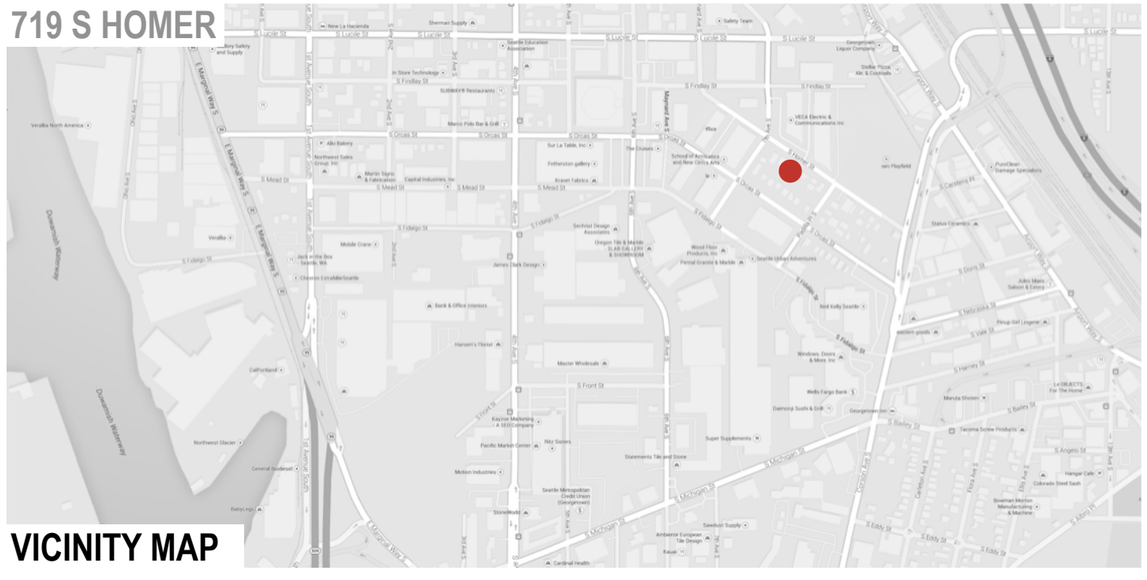
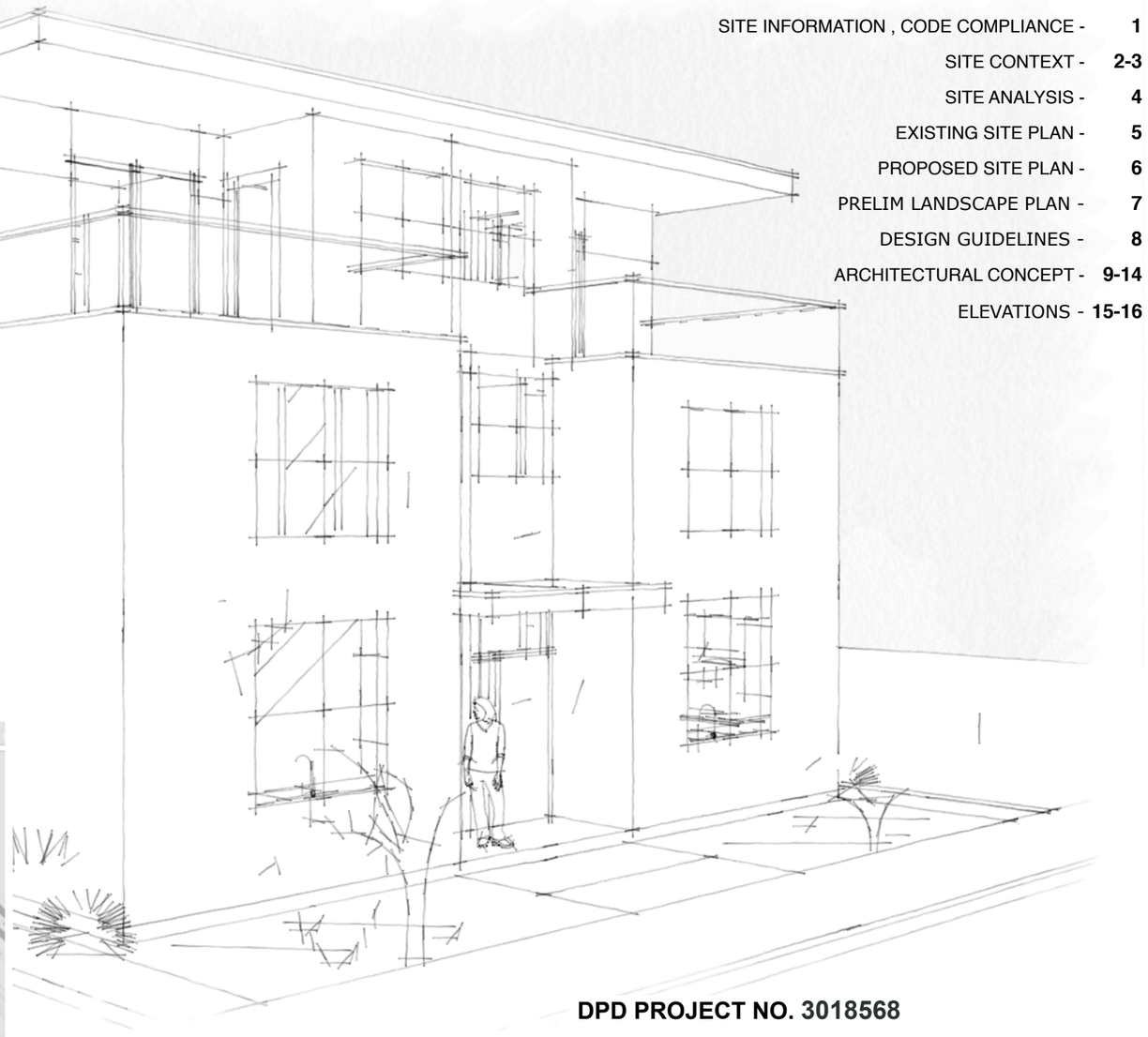
EARLY DESIGN GUIDANCE

719 S HOMER



VICINITY MAP

TABLE OF CONTENTS:



DPD PROJECT NO. 3018568

DEVELOPMENT PROPOSAL:

Construction of four townhouse units with alley parking. Structure height 30' on a flat lot in a Lowrise-2 zone. No development standard departures or adjustments are anticipated.

SITE ADDRESS: 719 S HOMER

ZONE: LR2

USES:
SMC 23.45.504 Table A
Residential Uses Permitted

FLOOR AREA RATIO:
SMC 23.45.510 Table A
Per Table A, FAR limit is 1.2, 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

DENSITY:
SMC 23.45.512 Table A
No limit with BuiltGreen 4-star rating. Proposed = 4

BUILDING HEIGHT:
SMC 23.45.514 Table A
30'

SETBACKS AND SEPERATIONS:
SMC 23.45.518

FRONT: 7' avg, 5' min
REAR: 7' avg, 5' min
SIDE: 5'

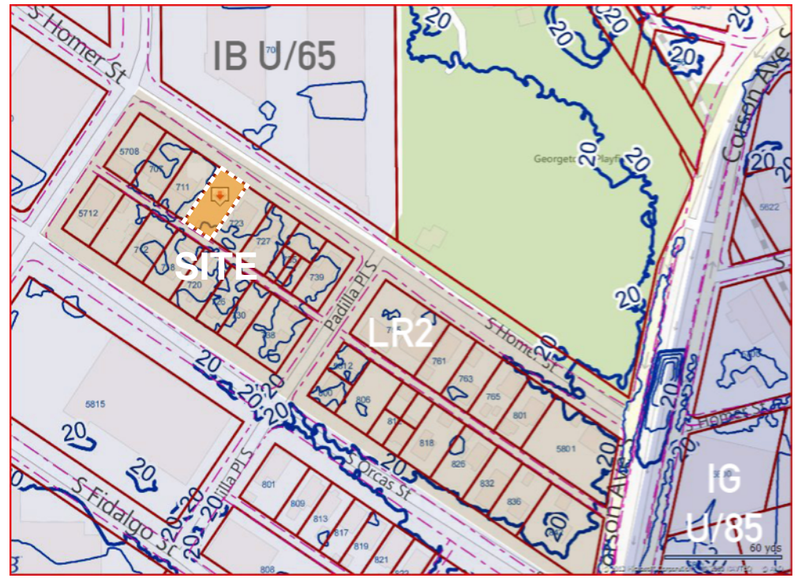
Separations between multiple structures:
1. The minimum required separation between principal structures at any two points on different interior facades is 10 feet
2. If principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures 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.

AMENITY AREA:
SMC 23.45.522
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 (6000 x .25 = 1500 SF)
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.
3. For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space.

LANDSCAPE STANDARDS:
SMC 23.45.524
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.

STRUCTURE WIDTH AND FACADE:
SMC 23.45.527
Per Table A, Maximum Structure Width for Townhouses is 60'

FACADE LENGTH LIMITS:
SMC 23.45.527
Maximum Facade Length is 65' (65% of lot depth)



ZONING MAP

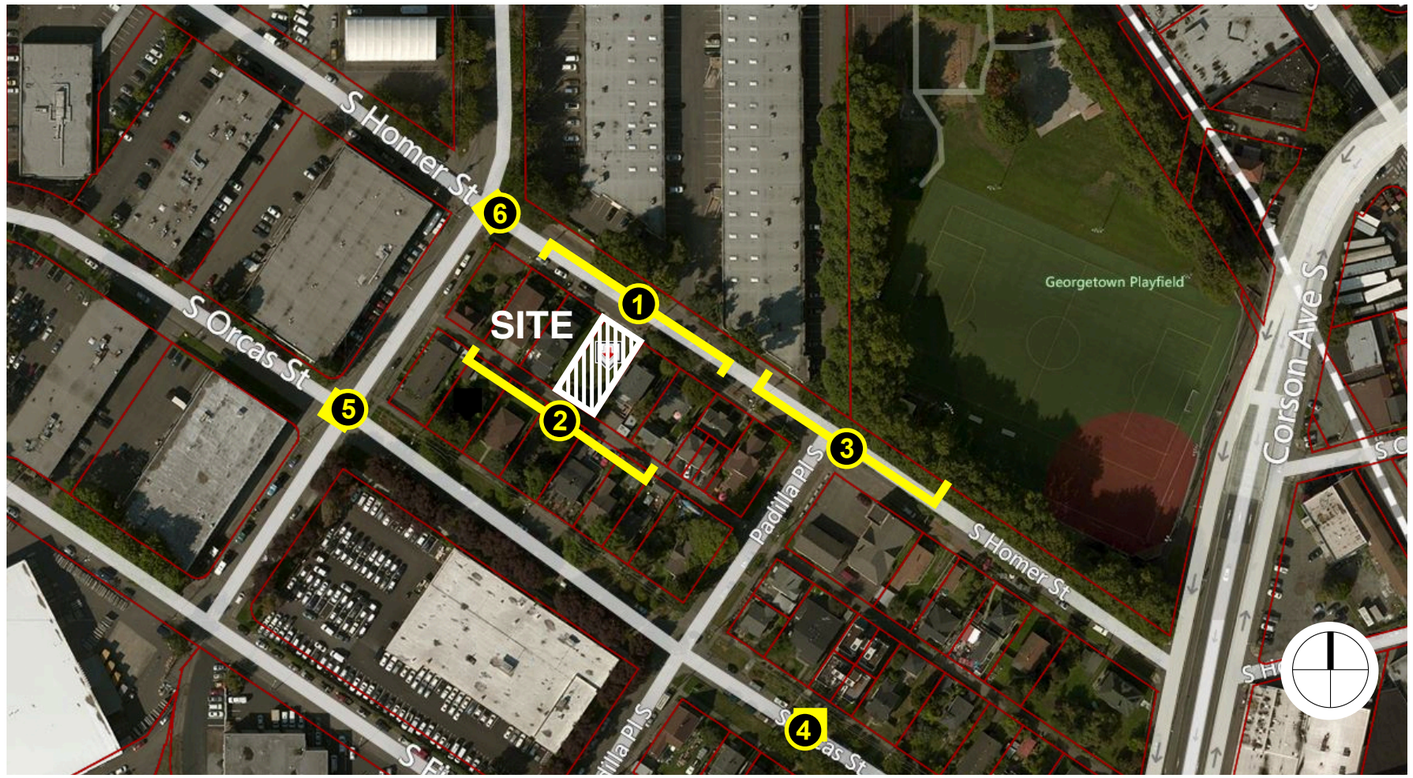
AERIAL SITE MAP

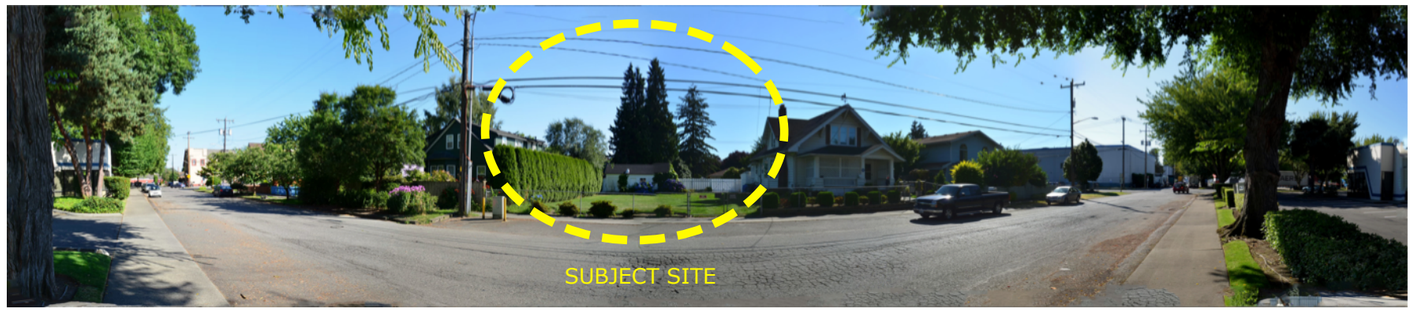
5. To the west: warehouse buildings

6. To the west: large scale lowrise commerical

4. Two blocks away: new contemporary townhomes

3. One block away: Georgetown Playfield next to low-rise commercial

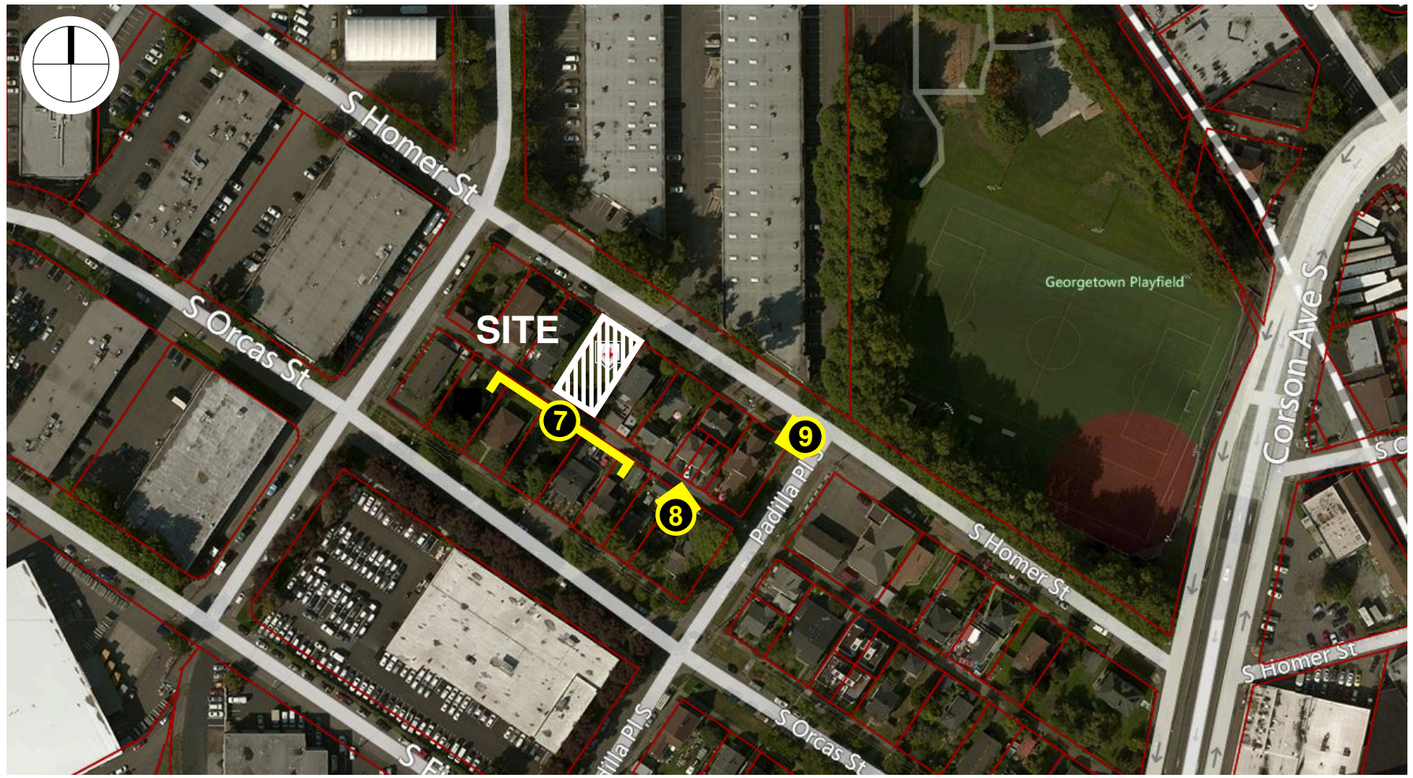




1. View of project site from same side of street: two story houses

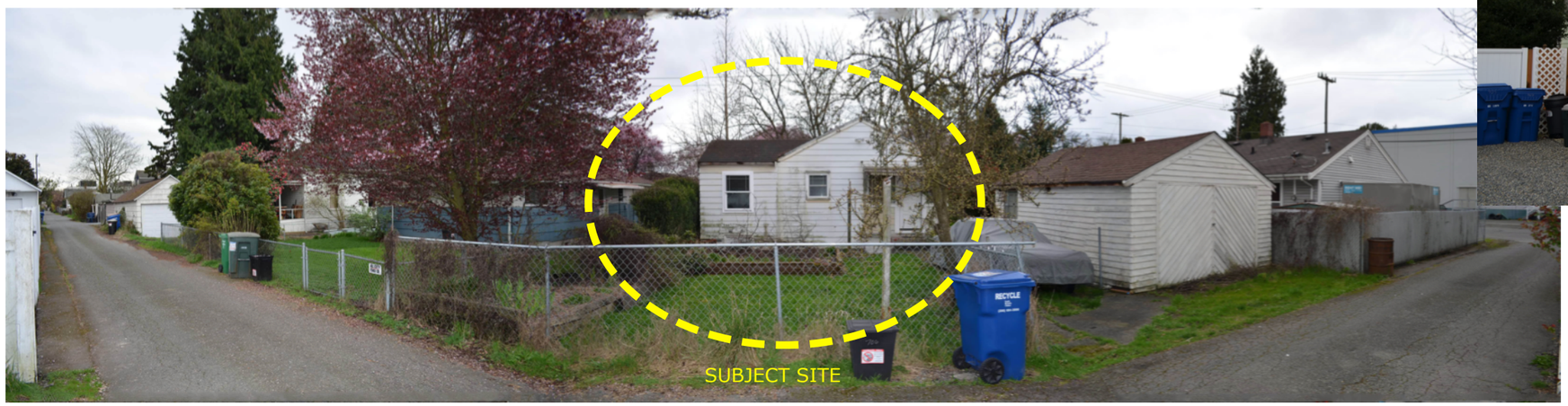
2. View of project site from alley: single family residences

The neighborhood is a mix of single family, multi family, and commercial/industrial structures.



9. Housing stock from 1800's: victorian cottage

8. Nearby townhouse development built under previous code. Driveway dominates the alleyscape.



7. Alleyscape looking south

SITE ANALYSIS

TOPOGRAPHY
Site is totally flat. Challenge is to differentiate the landscape.

EXISTING STRUCTURE
The existing garage and shed are unnotable and will be removed.

EXISTING TREES
There are no existing significant trees on the site.

NEIGHBORING DEVELOPMENT
The neighborhood is a mix of single family and multifamily structures together with low-rise industrial uses and parking lots.

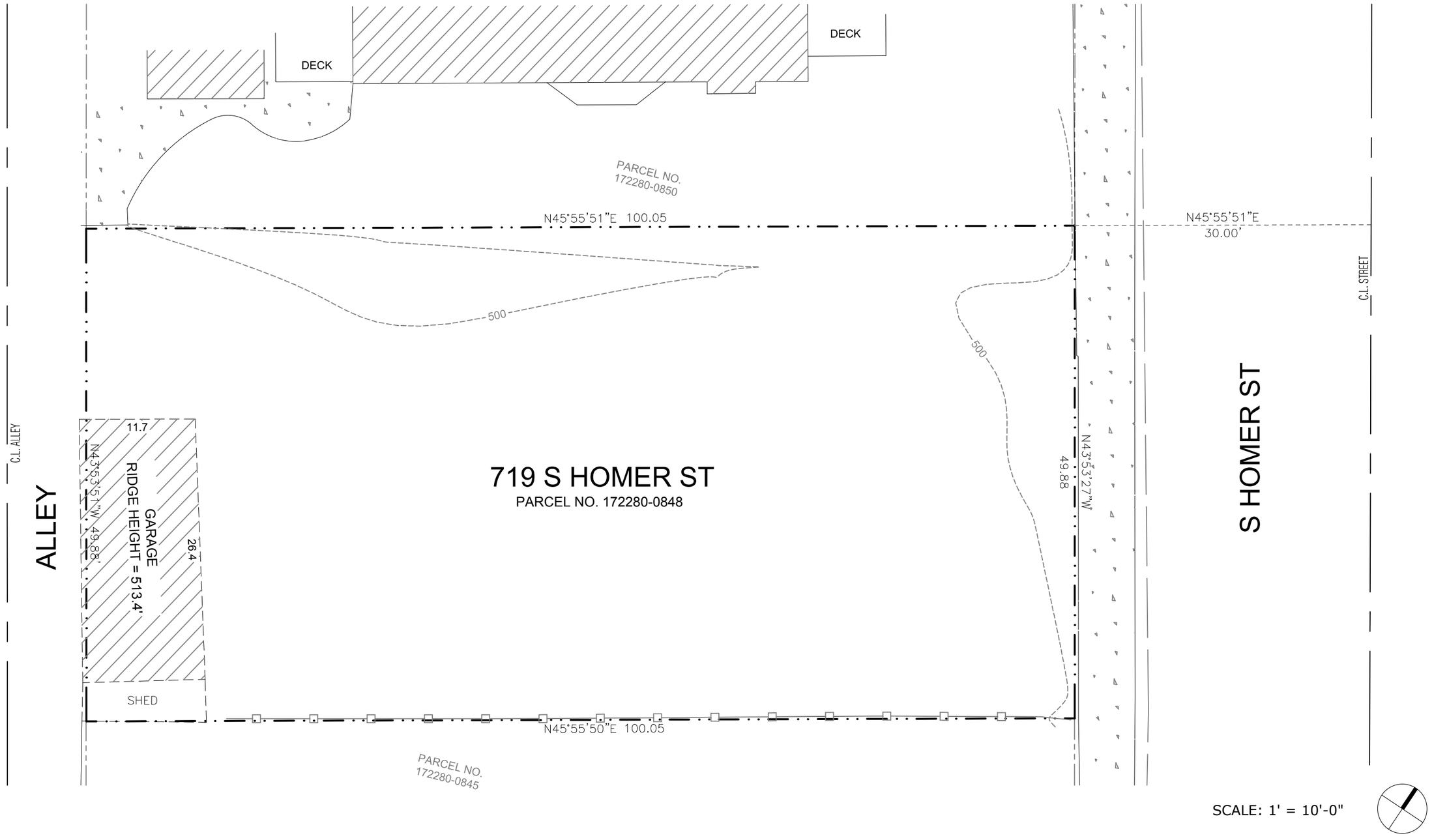
VEHICULAR ACCESS AND TRAFFIC
Car access is from S Homer St, a relatively quiet street. Parking will be provided on site off the alley.

ALLEY
Alley is improved and available for parking access.

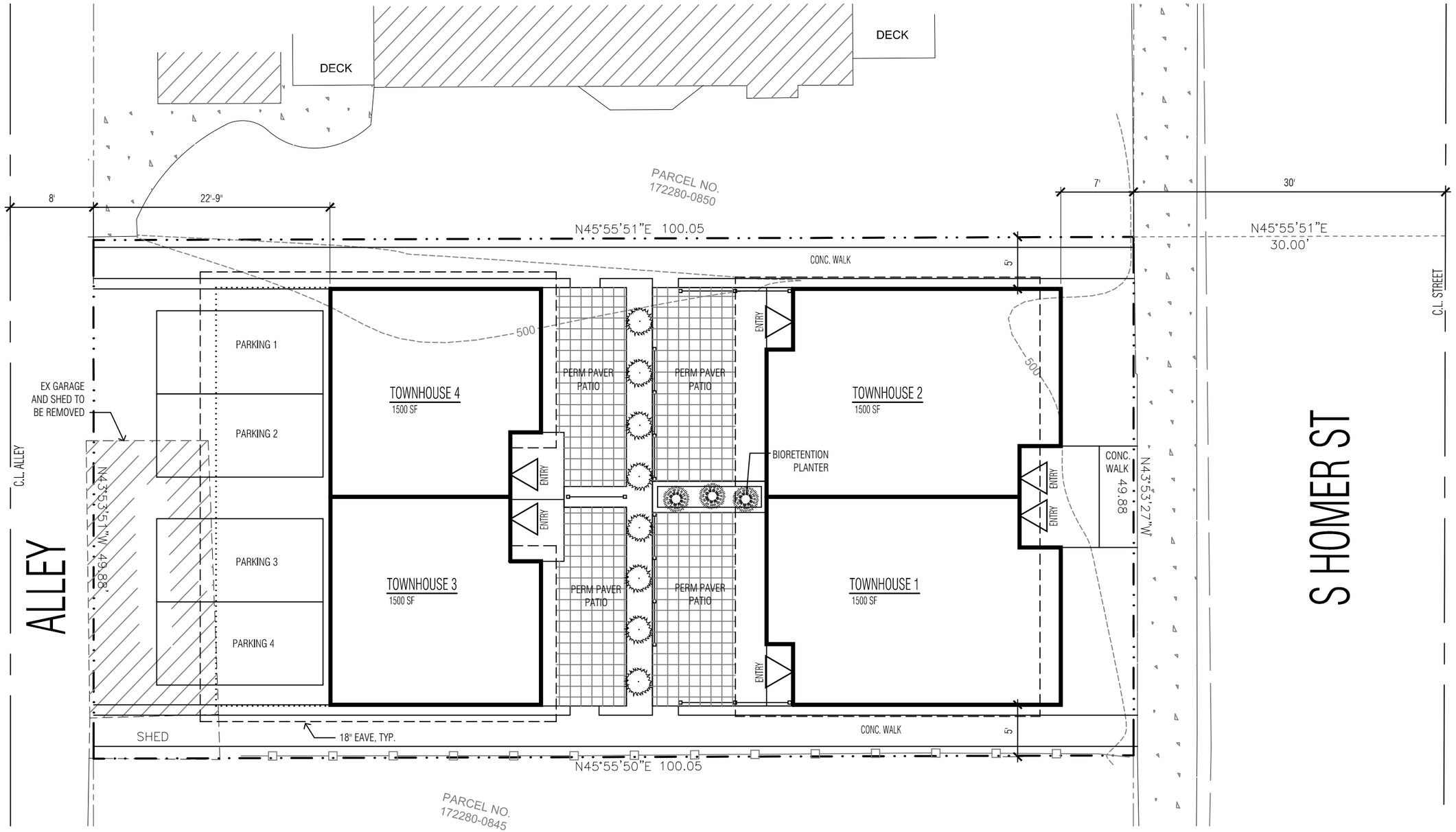
SOLAR ACCESS
Solar exposure is fairly good given traditional setbacks of neighbors.

VIEWS
No significant views are available due to flat topography of the neighborhood.

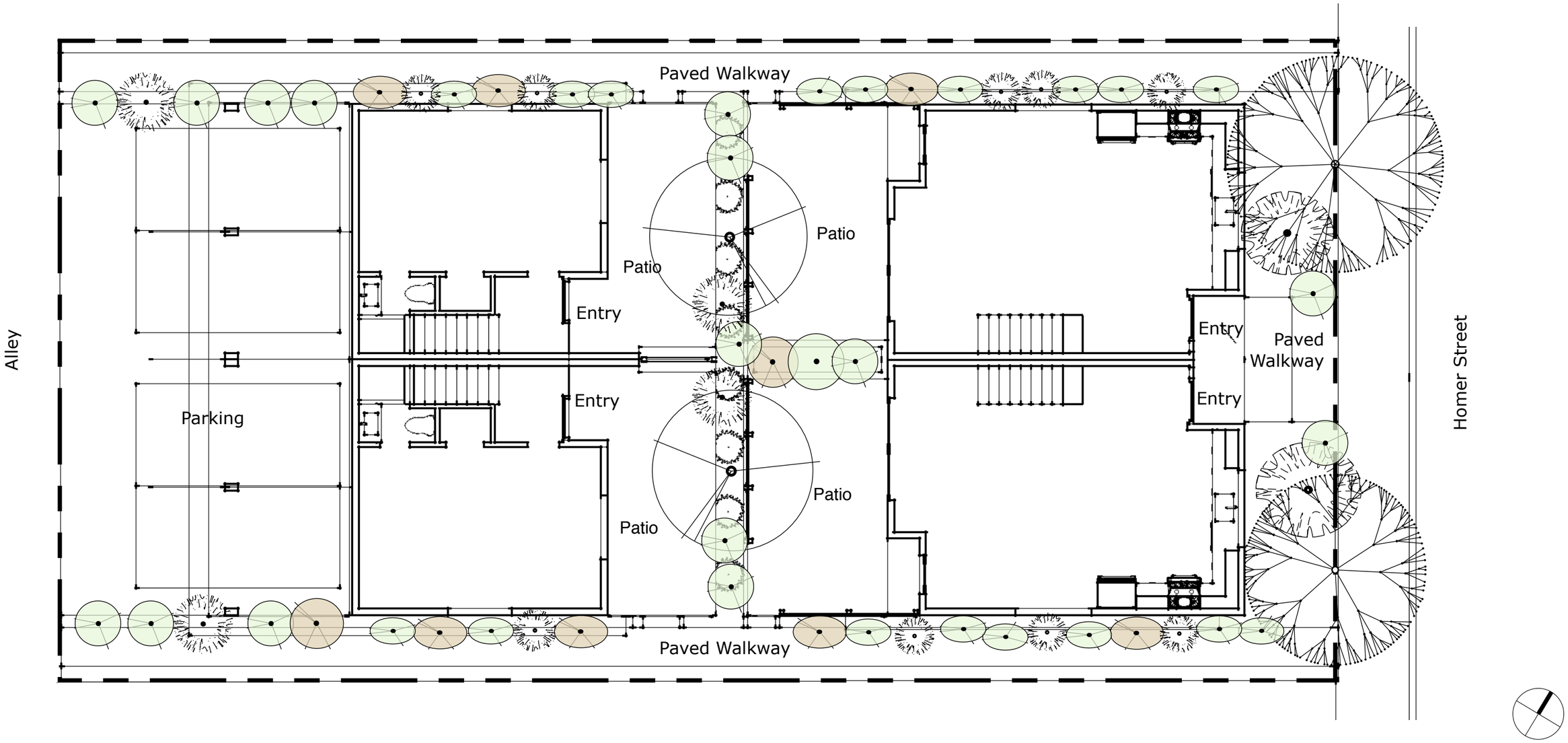
PEDESTRIAN ACCESS
The block has a typical residential sidewalk for pedestrian access.



SCALE: 1' = 10'-0"



SCALE: 1' = 10'-0"



DESIGN GUIDELINES: HIGHEST PRIORITY

CONTEXT AND SITE

CS1. NATURAL SYSTEMS AND SITE FEATURES
D. Plants and Habitat
E. Water

Ascertain if any onsite vegetation can be incorporated into the design. Explore incorporating on-site drainage into landscape plans.

CS2. URBAN PATTERN AND FORM
C. Relationship to Block
D. Height Bulk and Scale

Be mindful of existing single nature family of the neighborhood.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER
A. Emphasizing Positive Neighborhood Attributes

Contemporary designs should reflect the cottage style nature of the existing neighborhood.

PUBLIC LIFE

PL1: OPEN SPACE CONNECTIVITY
A. Network of Open Spaces

Site should include as much open space as possible as not public open space exists in the immediate area.

PL2. WALKABILITY
D. Wayfinding

Incorporate address signage for all units.

PL3. STREET LEVEL INTERACTION
A. Entries

Street facing entries should be visible, identifiable, and obvious with clear lines of sight to the street.

DESIGN CONCEPT

DC2. ARCHITECTURAL CONCEPT
A. Massing
D. Scale and Texture

Arrange the mass of the structure to be respectful of adjacent uses.

DC3. OPEN SPACE CONCEPT
B. Open Spaces Uses and Activities
C. Design

Create attractive outdoor spaces suitable for the users envisioned in the project.

DESIGN GUIDELINES continued

DC4. EXTERIOR ELEMENTS AND MATERIALS
A. Exterior Elements and Finishes
C. Lighting

Incorporate downcast outdoor lighting. Consult with SDOT re: street trees.

VIEW FROM S HOMER ST LOOKING WEST

VIEW FROM S HOMER ST LOOKING SOUTH

VIEW FROM ALLEY LOOKING EAST

VIEW FROM ALLEY LOOKING NORTH

COURTYARD VIEW 1

COURTYARD VIEW 2

FRONT ELEVATION (HOMER ST)

SIDE ELEVATION (EAST)