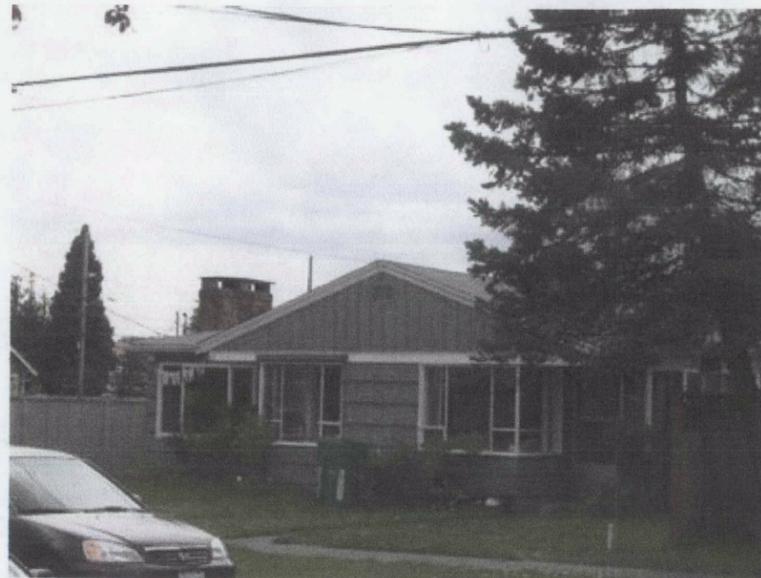


MAY 18 2015



VIEW OF SUBJECT LOT

PROPOSAL - STREAMLINED DESIGN REVIEW. DEMOLISH EXISTING STRUCTURE. CONSTRUCT (6) RESIDENTIAL TOWNHOUSE UNITS AT ABOUT 1500SF AND 30' IN HEIGHT EACH. EVERY UNIT WILL HAVE AN ONSITE PARKING STALL.

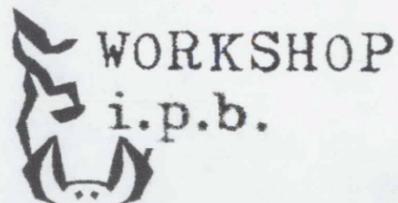
OWNER:

BRADLEY POIRIER
24801 11TH AVE S
DES MOINES, WA 98198
425-241-4298

RECEIVED
MAY 13 2015
City of Seattle
Dept. of Planning and Development

ARCHITECT/APPLICANT:

EINAR NOVION
3316 NE 120TH ST
SEATTLE, WA 98125
206.851.7922



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PACKET CONTENT:

PROPOSAL - STATEMENT OF DEVELOPMENT OBJECTIVES INDICATING TYPES OF DESIRED USES, STRUCTURE HEIGHT, NUMBER OF RESIDENTIAL UNITS, AMOUNT OF COMMERCIAL SQUARE FOOTAGE AND NUMBER OF PARKING STALLS.

ANALYSIS OF CONTEXT - INITIAL SITE ANALYSIS ADDRESSING SITE OPPORTUNITIES AND CONSTRAINTS, ADJACENT BUILDINGS, ZONING OF THE SITE AND ADJACENT PROPERTIES, OVERLAY DESIGNATIONS, SOLAR ACCESS, VIEWS, CIRCULATION PATTERNS, COMMUNITY NODES, LANDMARKS, AND EXISTING ARCHITECTURAL AND SITING PATTERNS.

EXISTING SITE CONDITIONS - A DRAWING OF EXISTING SITE CONDITIONS, INDICATING TOPOGRAPHY OF THE SITE OR OTHER PHYSICAL FEATURES AND LOCATION OF STRUCTURES AND PROMINENT LANDSCAPE ELEMENTS ON THE SITE INCLUDING BUT NOT LIMITED TO ALL TREES 6 INCHES OR GREATER IN DIAMETER MEASURED 4.5' ABOVE THE GROUND (SEE TIP 242).

SITE PLAN - A PRELIMINARY SITE PLAN INCLUDING PROPOSED STRUCTURES, OPEN SPACES, VEHICULAR AND PEDESTRIAN ACCESS, AND LANDSCAPING. INCLUDE ALL DIMENSIONS.

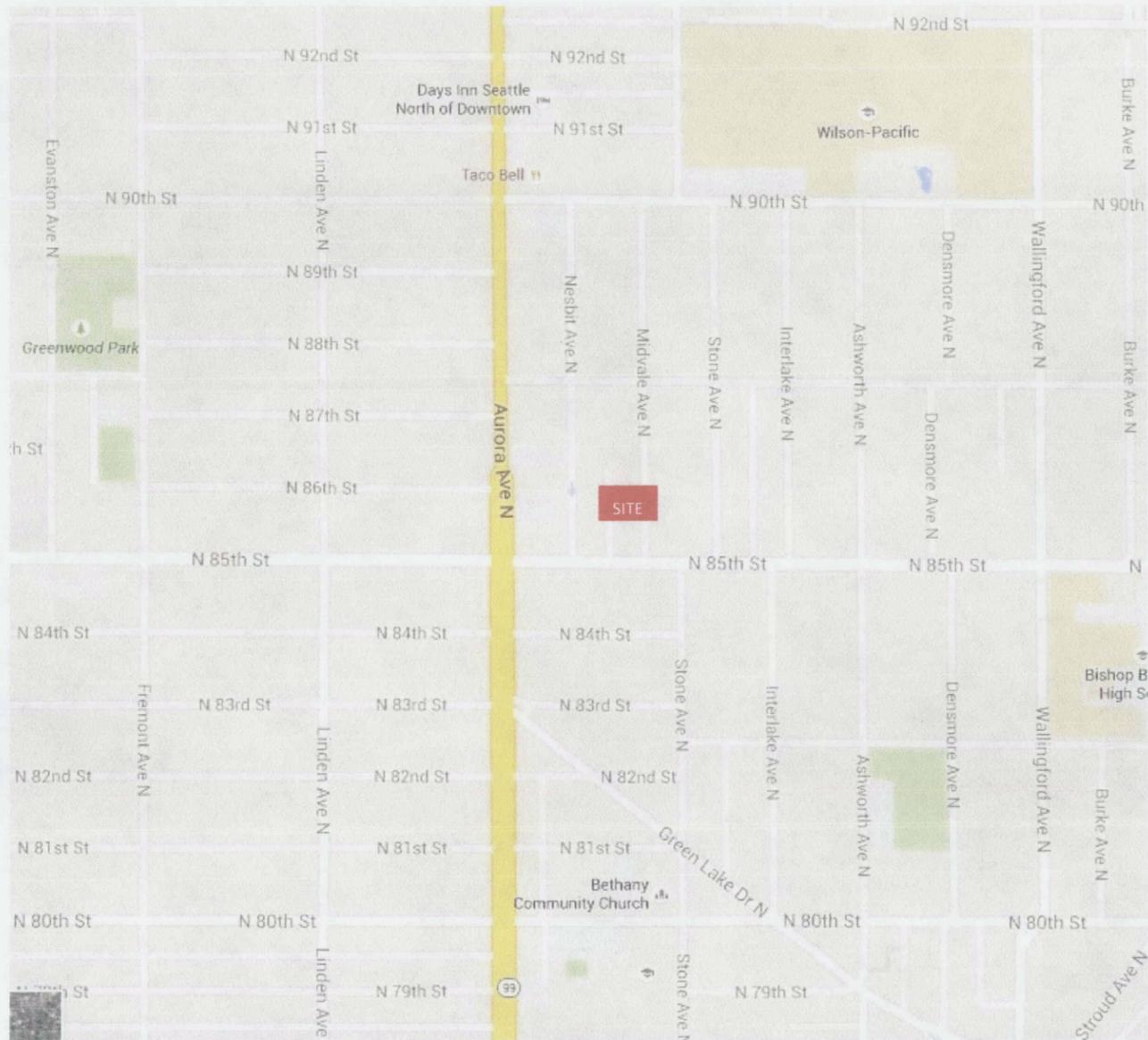
DESIGN GUIDELINES - A BRIEF DESCRIPTION OF HOW THE PROPOSAL MEETS THE INTENT OF THE APPLICABLE CITYWIDE AND NEIGHBORHOOD DESIGN REVIEW GUIDELINES. IDENTIFY DESIGN GUIDELINES MOST RELEVANT TO THE PROPOSAL.

ARCHITECTURAL CONCEPT - ONE OR MORE COLOR RENDERINGS ADEQUATE TO DEPICT THE OVERALL MASSING OF STRUCTURES AND THE DESIGN CONCEPT. GRAPHICS SHOULD SHOW PROPOSED SITING, MASSING, OPEN SPACE, AND FAÇADE TREATMENTS. THREE DIMENSIONAL STUDIES AND SKETCHES, INCLUDING THOSE AT THE STREET LEVEL ARE OPTIONAL, AND MAY ASSIST THE PLANNER TO EVALUATE THE DESIGN PROPOSAL. MAY ALSO INCLUDE IMAGES FROM THE NEIGHBORHOOD OR BEYOND THAT WILL INFORM THE DESIGN DEVELOPMENT OF THE PROPOSED DEVELOPMENT.

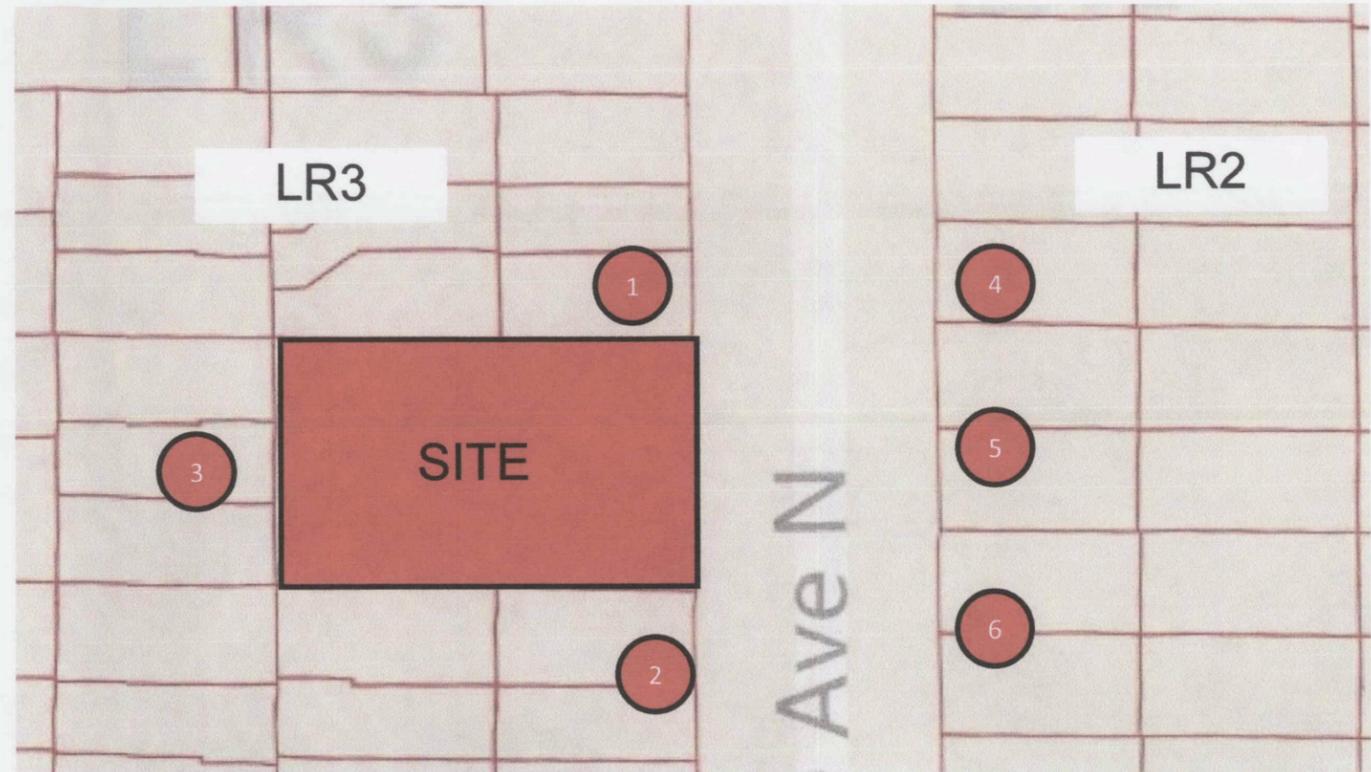
ADJUSTMENTS AND/OR DEPARTURES - A SUMMARY OF POTENTIAL DEVELOPMENT STANDARD ADJUSTMENTS (OR DEPARTURES). A TABLE COMPARING CODE REQUIREMENTS WITH THE PROPOSED DESIGN SHOULD BE INCLUDED.

LAND USE	FULL C	MF	\$0	8517 MIDVALE AVE N
Appl:	Pty:	Filed at:	8517 MIDVALE AVE N	Use:
Land Use application for Streamline Design Review to allow two, 3-story three unit townhouses (total of 6 units). Surface parking for 6 vehicles to be provided. Existing structure to be demolished.				
Parent:	Related AP:		Build ID:	3019869

PROPOSAL AND PACKET CONTENT



VICINITY MAP



ZONING AND CONTEXT MAP

CONTEXT ANALYSIS:

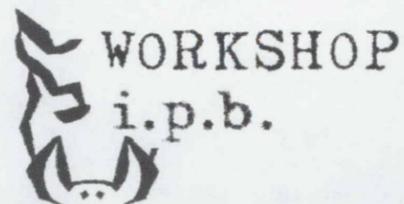
THE SITE SITS IN THE NEIGHBORHOOD OF LICTON SPRINGS. IT IS 6150SF IN SIZE AND IS IN LR3 ZONE. MIDVALE AVE N PROVIDES NORTH AND SOUTH VEHICULAR ACCESS AND N 85TH ST PROVIDES PRIMARY EAST AND WEST VEHICULAR ACCESS. THERE ARE MULTIPLE BUS STOPS ALONG AURORA AVE N TWO BLOCKS TO THE WEST.

VARIOUS RESTAURANTS AND GROCERY OPPORTUNITIES ARE IN PROXIMITY ALONG AURORA AVE N

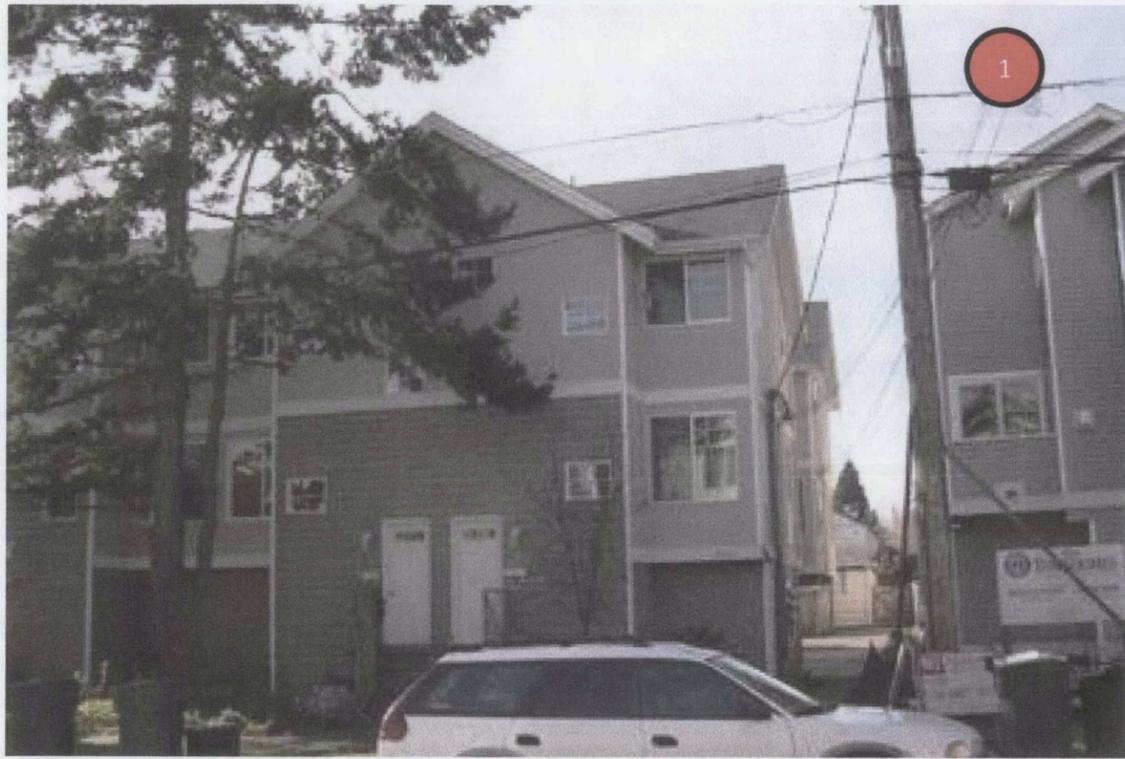
RECREATIONAL AMENITIES INCLUDE LICTON SPRINGS PARK FOUR BLOCKS NORTH OF THE SUBJECT STREET BLOCK AND GREEN LAKE ROUGHLY SEVEN BLOCKS TO SOUTH.

THE SITE HAS NO ANTICIPATED VIEWS.

CONTEXT ANALYSIS



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8521 MIDVALE AVE N — TOWNHOUSE



8511 MIDVALE AVE N — TOWNHOUSE



8516 B NESBIT AVE N - TOWNHOUSE



8520 MIDVALE AVE N — TOWNHOUSE



8516 MIDVALE AVE N— TOWNHOUSE



8512 MIDVALE AVE N— TOWNHOUSE



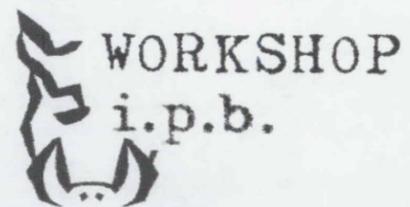
EXISTING SITE CONDITIONS:

THE SITE HAS AN EXISTING DUPLEX STRUCTURE. THE TOPOGRAPHY IS RELATIVELY LEVEL. THE RIGHT OF WAY HAS A CURB, SIDEWALK, AND PLANTING STRIP. THERE IS AN EXISTING EASEMENT, SERVING THE WEST SIDE OF SUBJECT LOT. IT IS 16' WIDE (8' ON SUBJECT SITE AND 8' ON WESTERN NEIGHBOR) AND CONNECTS SEVERAL LOTS TO N 85TH ST.

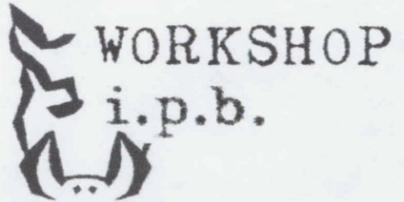
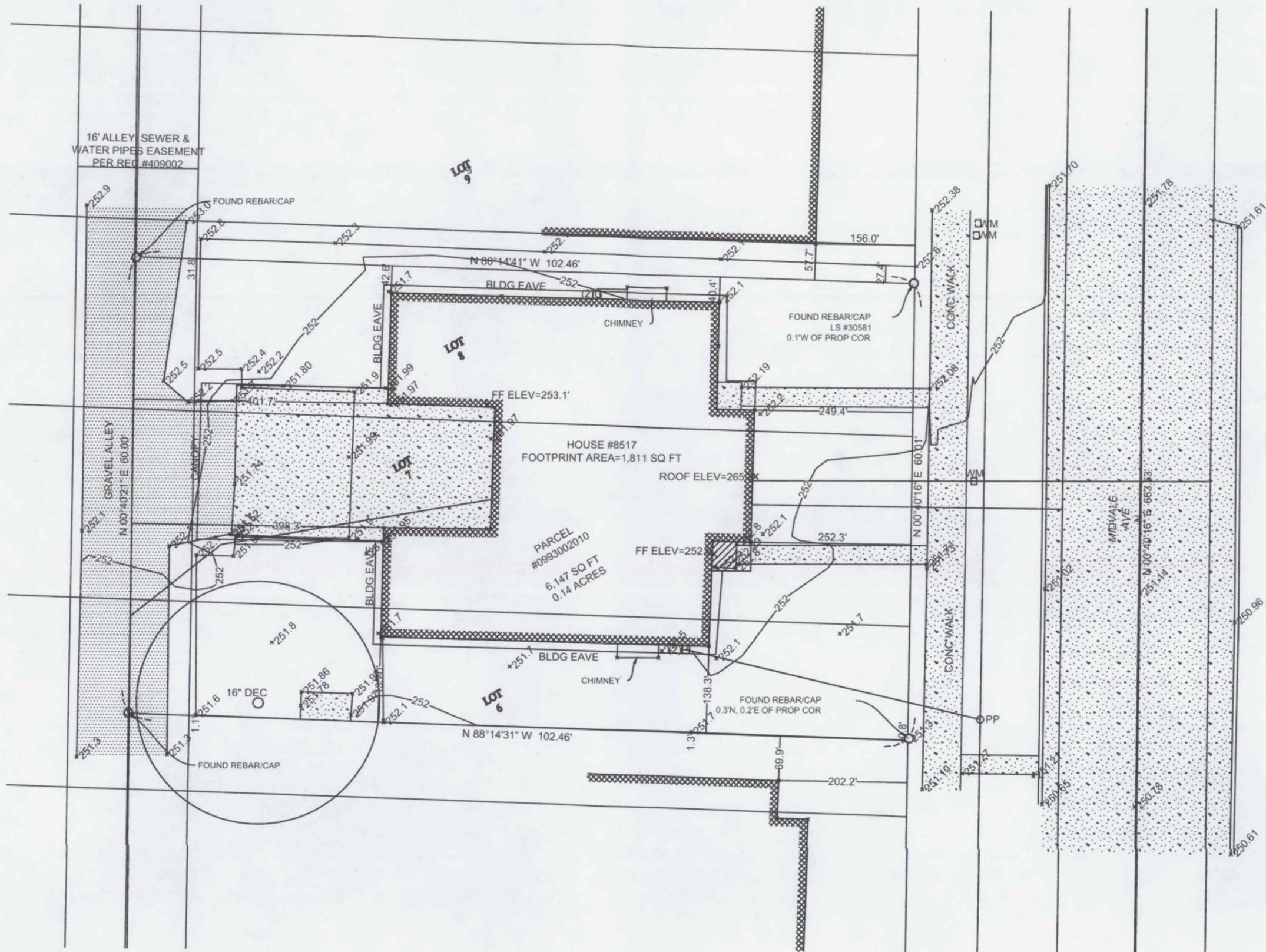


SITE FRONT VIEW

EXISTING SITE CONDITIONS



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SURVEY

EXISTING SITE CONDITIONS

6

CODE COMPLIANCE:

SMC 23.45.510 FLOOR AREA RATIO (FAR) LIMITS

ALLOWABLE FAR: @1.3*6150SF = 7995SF

PROPOSED: 7995SF

SMC 23.45.512 DENSITY LIMITS – LOWRISE ZONES

ALLOWED: UNLIMITED WITH 4 STAR BUILT GREEN

PROPOSED: (6) UNITS (4 STAR BUILT GREEN)

SMC 23.45.514 STRUCTURE HEIGHT

ALLOWED: 30' FROM AVERAGE GRADE

PROPOSED: 30' FROM AVERAGE GRADE

SMC 23.45.518 SETBACKS AND SEPARATIONS

REQUIRED FRONT: 5' MIN; 7' AVG

PROPOSED FRONT: 7' MIN - (W/ 2X10 BAY)

REQUIRED REAR: 7' AVG; 5' MIN

PROPOSED REAR: 24' MIN

REQUIRED SIDE: 5' MIN (STRUCTURE =< 40')

PROPOSED SIDE: 5.25' MIN

SMC 23.45.522 AMENITY AREA

REQUIRED: .25*6150 = 1537.5SF

PROVIDED: >1537.5SF (GROUND RELATED + ROOF DECK)

SMC 23.45.524 LANDSCAPING STANDARDS

REQUIRED: .6*6150 = 3690SF GREEN FACTOR AREA

PROVIDED: LANDSCAPE ARCHITECT TO DESIGN FOR EVEN-TUAL BUILDING PERMIT

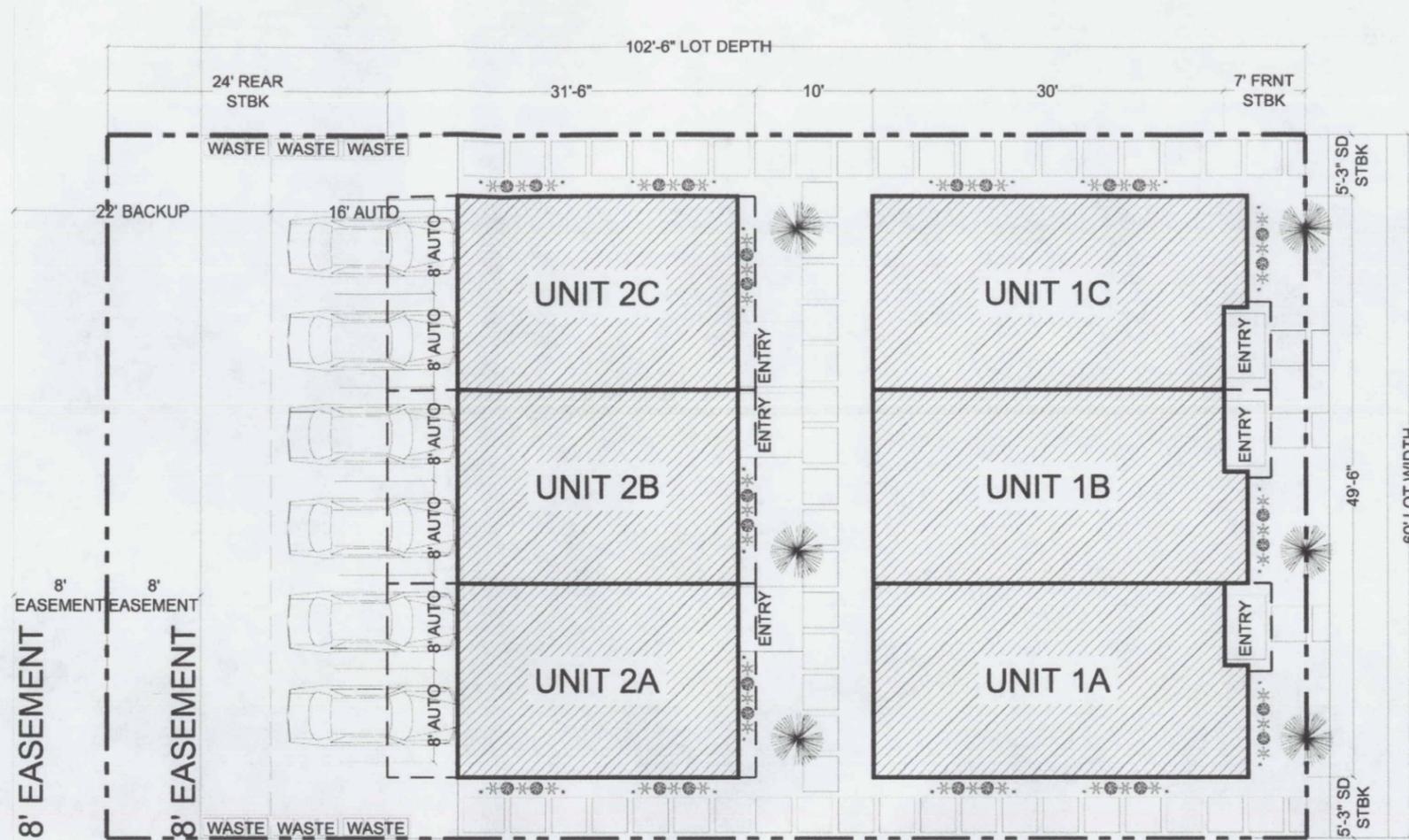
SMC 23.45.527 STRUCTURE WIDTH/FAÇADE LENGTH

ALLOWED WIDTH: 120' MAX

PROPOSED WIDTH: 50'

ALLOWED LENGTH: .65*102.5 = 66.6'

PROPOSED LENGTH: 66.5' MAX FAÇADE FOR S OF STRUC-TURE WITHIN 15' OF SIDE PROPERTY LINE



MIDVALE AVE N

SITE PLAN
NOT TO SCALE

EASEMENT
CONNECTS
TO N 85TH ST

PARCEL NUMBER: 0993002010

LEGAL DESCRIPTION:

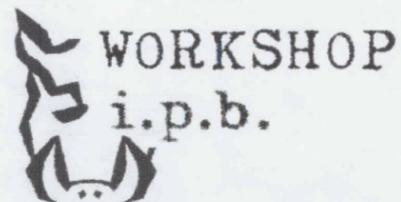
BOULEVARD PLACE ADD N 15 FT OF 6 ALL 7 & S 20 FT OF 8

PLat Block: 34

Plat Lot: 6-7-8

SITE PLAN DESIGN INTENT:

THE SITE PLAN IS LAID OUT IN SUCH A MANNER AS TO TAKE FULL ADVANTAGE OF THE ABILITY TO PARK ADJACENT TO THE ALLEY. WITHOUT THE TRADITIONAL "AUTOCOURT" BETWEEN THE STRUCTURES THAT IS OFTEN FOUND IN TOWN-HOUSE PROJECTS, WE HAVE AN ABILITY TO PROVIDE ENTRIES FOR EAST BUILDING OFF AN PLANTED SHARED AMENITY AREA.



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SDR GUIDELINES NOTES

CS1(B) - SUNLIGHT AND NATURAL VENTILATION

CS1(C) - TOPOGRAPHY

CS2(D) - HEIGHT, BULK, AND SCALE

PL2(A) - ACCESSIBILITY

PL2(B) - SAFETY AND SECURITY

PL3(C) - RESIDENTIAL EDGES

PL4(A) - ENTRY LOCATIONS AND RELATIONSHIPS

DC1(C) - PARKING AND SERVICE USES

DC2(A) - MASSING

DC2(B) - ARCHITECTURAL AND FAÇADE COMPOSITION

DC2(C) - SECONDARY ARCHITECTURAL FEATURES

DC2(D) - SCALE AND TEXTURE

DC2(E) - FORM AND FUNCTION

DC3(A) - BUILDING-OPEN SPACE RELATIONSHIP

DC3(C) - DESIGN

DC4(D) - TREES, LANDSCAPE AND HARDSCAPE

SDR GUIDELINES RESPONSES

CS1(B) - POSITION OF STRUCTURES TO CREATE WIDER INTERIOR COURTYARD FOR GREATER LIGHT AND AIR

CS1(C) - FLAT LOT

CS2(D) - THIRD FLOOR DECK AND NO PENTHOUSE BRING SCALE DOWN

PL2(A) - AMPLE ACCESS IS PROVIDED ON NORTH AND SOUTH SETBACKS

PL2(B) - SHARED AMENITY SPACES ARE PARTIALLY PROTECTED BY STRUCTURE DESIGN AND SITE WILL HAVE A PRIVACY FENCE AT PERIMETER

PL3(C) - THE NATURAL PROGRESSION OF THIS BLOCK IS MULTIFAMILY

PL4(A) - EAST STRUCTURE ENTRY FACES THE STREET. WEST STRUCTURE TO HAVE SIGNAGE AND FACE COURTYARD

DC1(C) - PARKING AT REAR, ADJACENT TO EASEMENT

DC2(A) - 3RD FLOOR SETBACK PROVIDE GENEROUS AMOUNTS OF FAÇADE ARTICULATION

DC2(B) - FAÇADE IS BROKEN UP WITH A COMBINATION OF 2 COLORS OF CEMENT PANEL AND CEDAR SIDING

DC2(C) - ENTRIES PROTECTED FROM WEATHER WITH STEEL AWNINGS

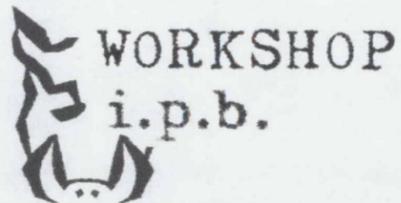
DC2(D) - MODULATION AND MATERIALS SERVE TO REDUCE SCALE

DC2(E) - FORM AND FUNCTION SERVE RESIDENTIAL UNITS

DC3(A) - COMMON AMENITY SPACE SERVES A PLANTED ENTRY, WHERE THE RESIDENTS MAY INTERACT

DC3(C) - DESIGN IS A MODERN AESTHETIC

DC4(D) - PROJECT WILL BE DESIGNED BY LANDSCAPE ARCHITECT WITH RESPECT TO TREES, LANDSCAPE, AND HARDSCAPE



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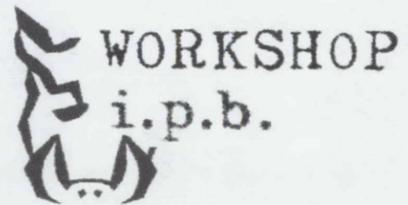
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NORTHEAST ELEVATION FRONT STRUCTURE



NORTHWEST ELEVATION FRONT STRUCTURE



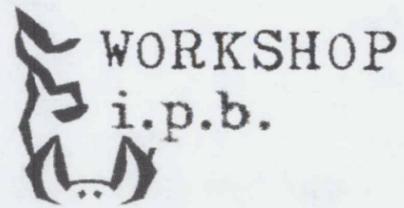
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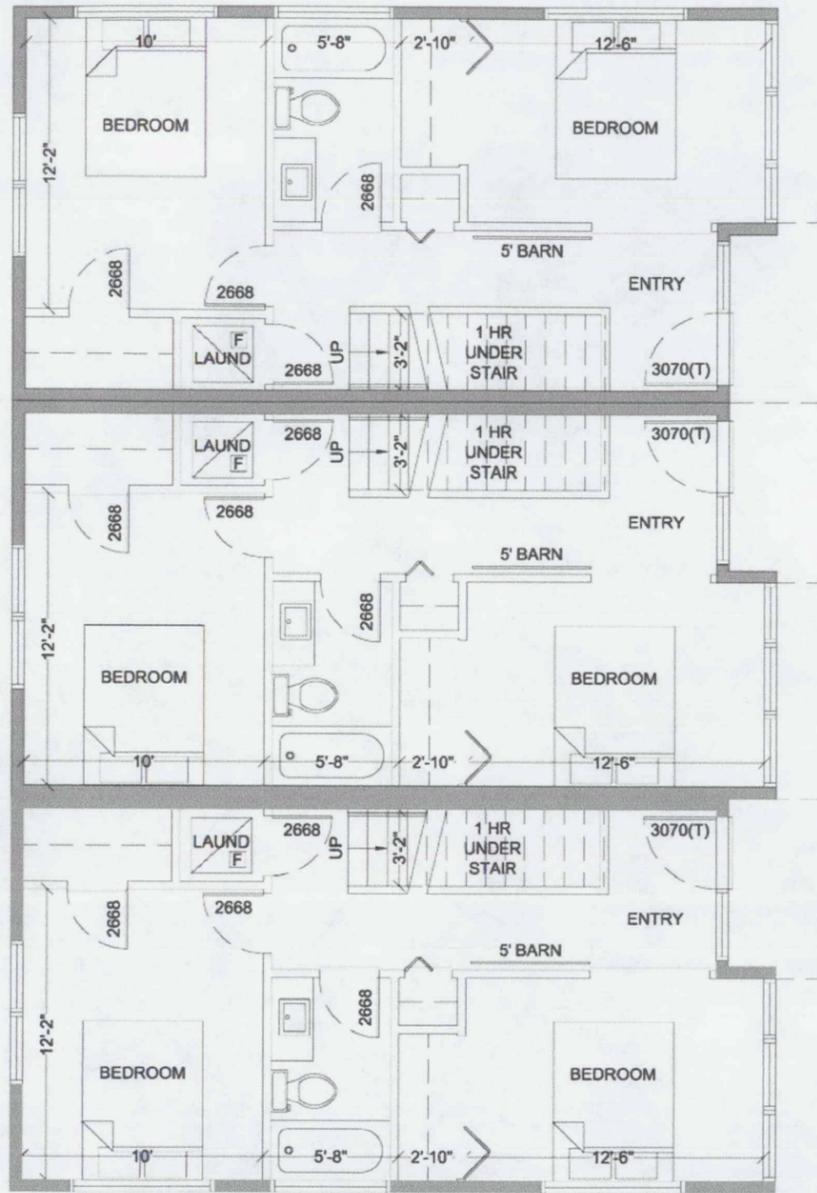
NORTHEAST ELEVATION REAR STRUCTURE



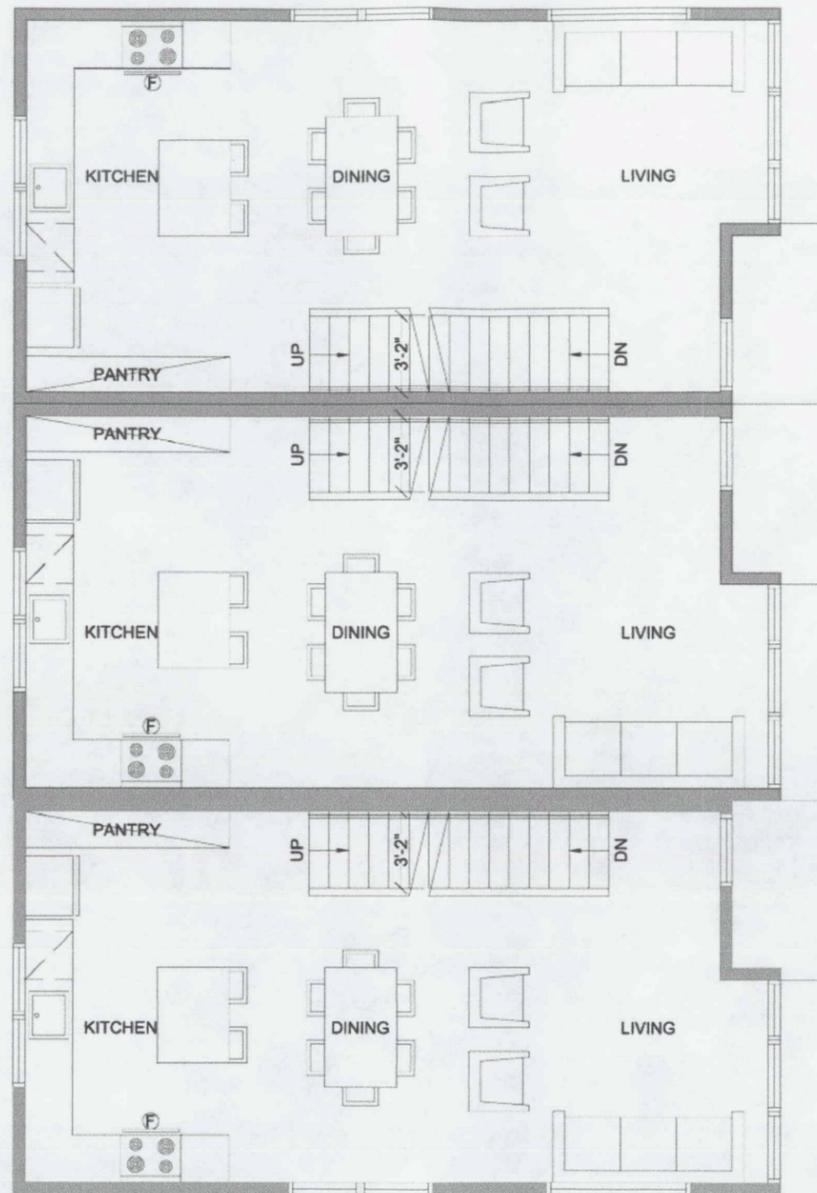
NORTHWEST STRUCTURE REAR STRUCTURE



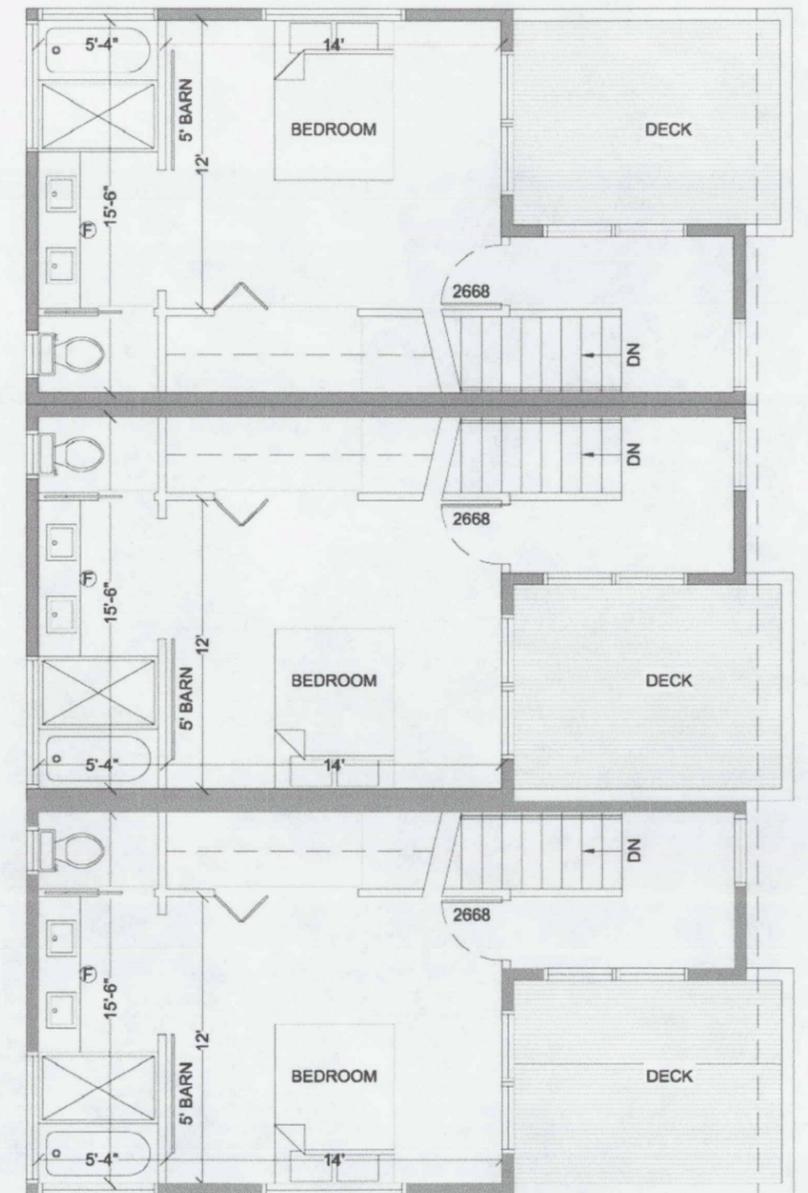
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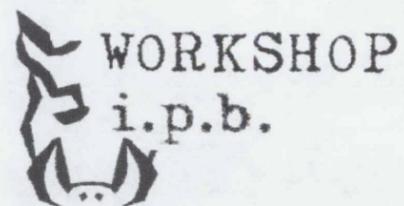
N FIRST
NO SCALE



N SECOND
NO SCALE



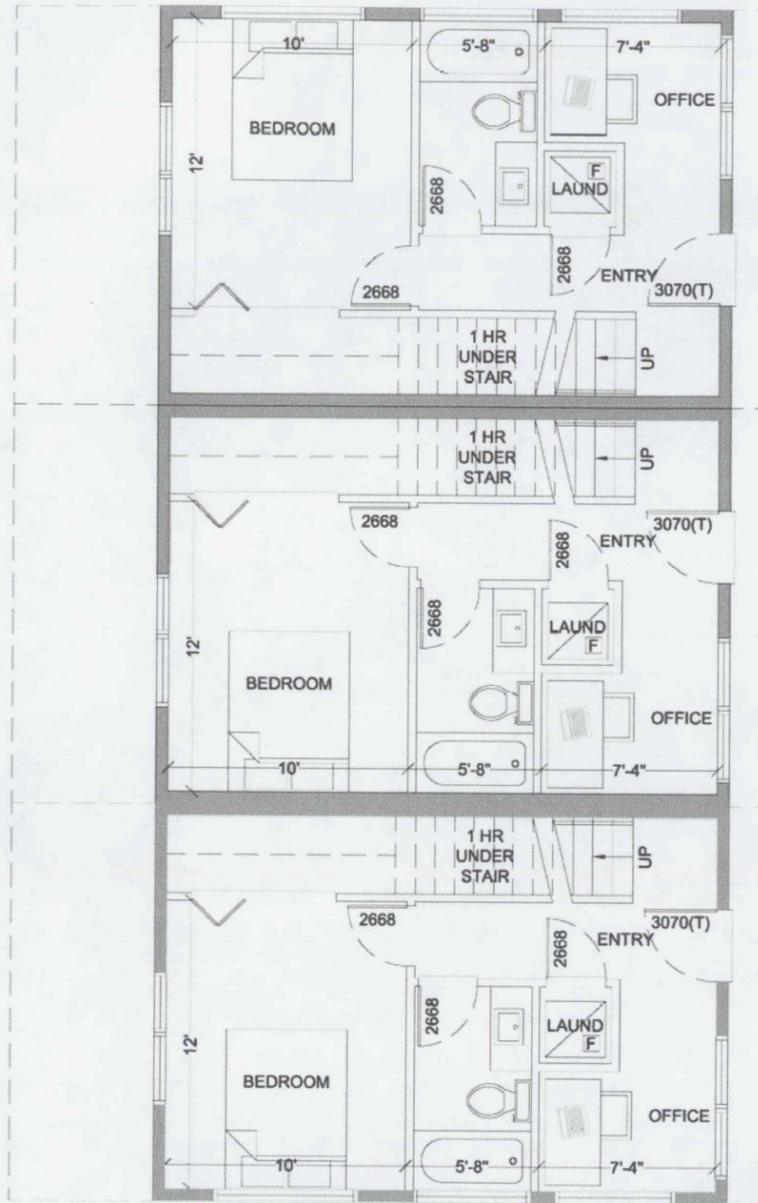
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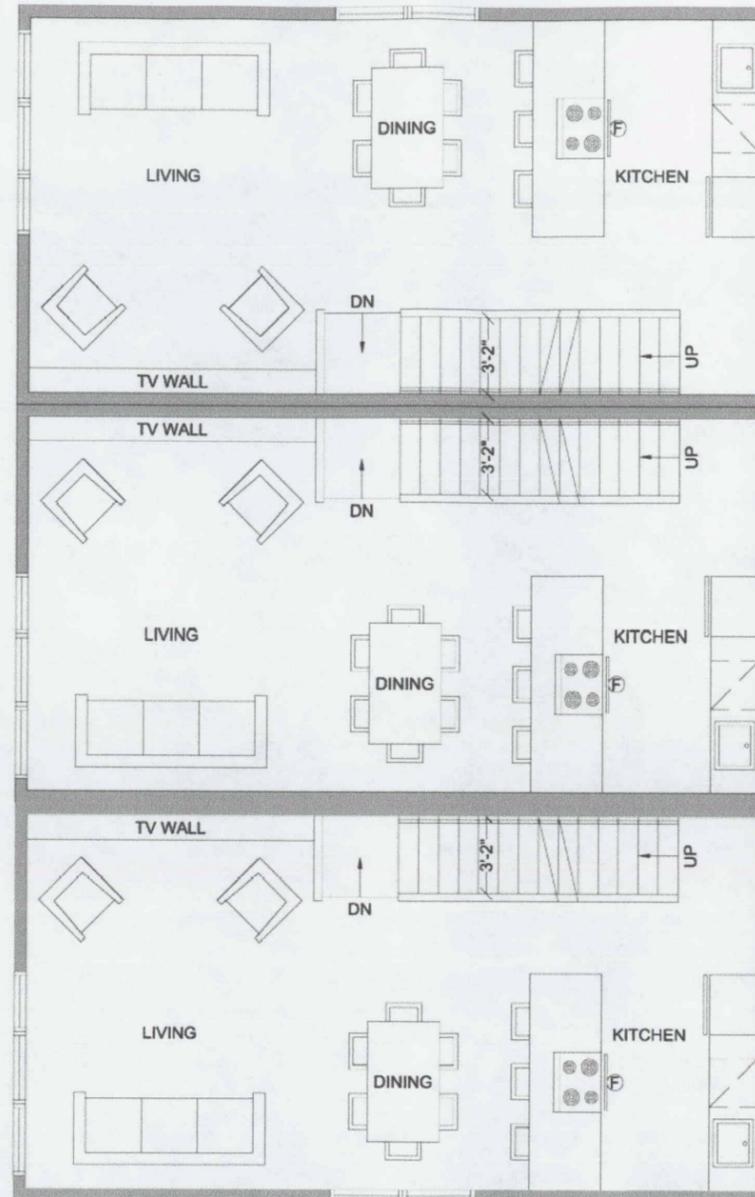
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ARCHITECTURAL CONCEPT

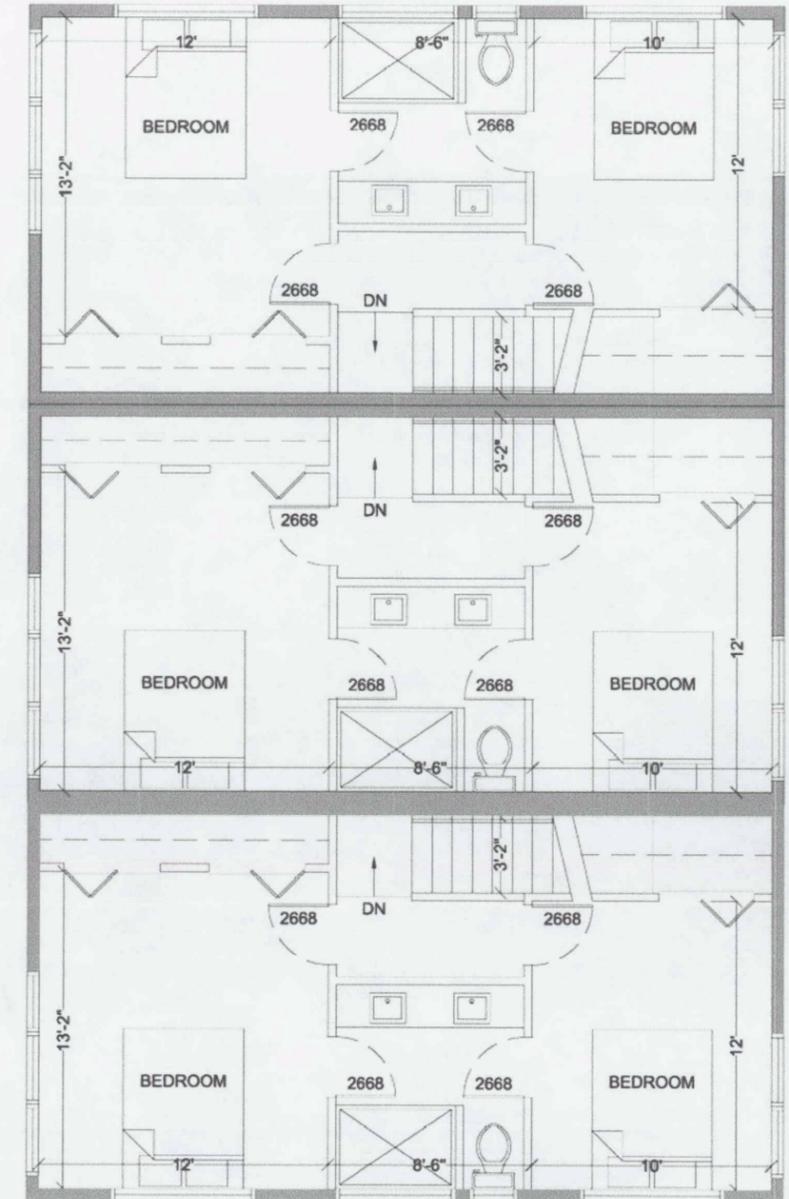
FRONT STRUCTURE



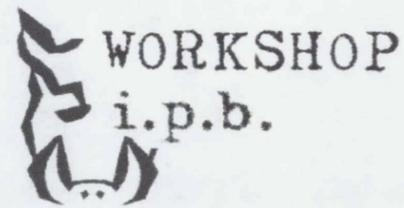
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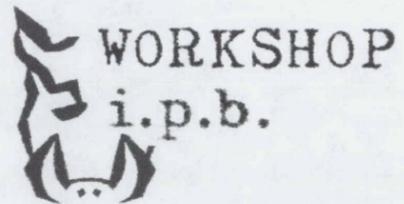
N SECOND
NO SCALE



N THIRD
NO SCALE



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