



SOUTHWEST VIEW OF PROJECT

PROPOSAL:
DEMO EXISTING STRUCTURE.
CONSTRUCT (20) UNIT APARTMENT

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EARLY DESIGN GUIDANCE
14002 MIDVALE AVE N - SEATTLE, WA 98133
DPD# 3022231 | 4.27.16

RECEIVED

AUG 26 2016

SEATTLE DEPARTMENT OF
CONSTRUCTION & INSPECTIONS

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	14002 MIDVALE AVE N	1 of 2
Appl: Streamlined Design Review for a three story apartment building with 20 small efficiency dwelling units. Existing structure to be demolished	Pty: Filed at 14002 MIDVALE AVE N	Use: Y			
Parent:	Related AP:	Build ID:			

3022231



1 - COMMERCIAL BUILDING



2 - COMMERCIAL BUILDING

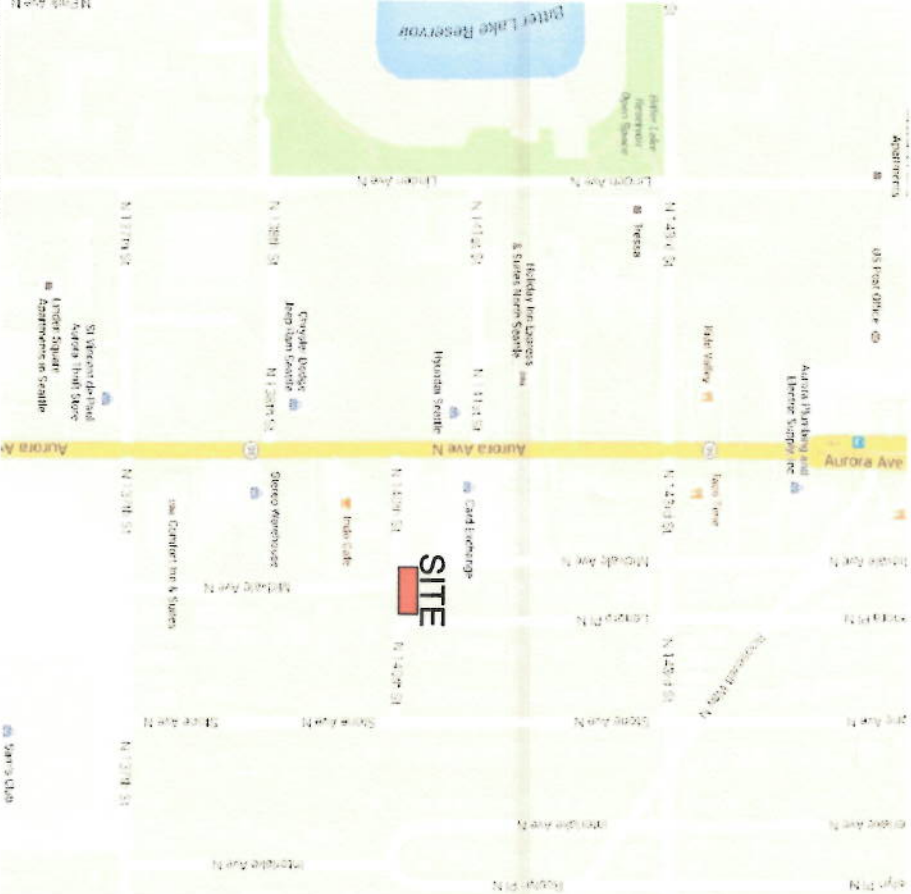


3 - APARTMENT

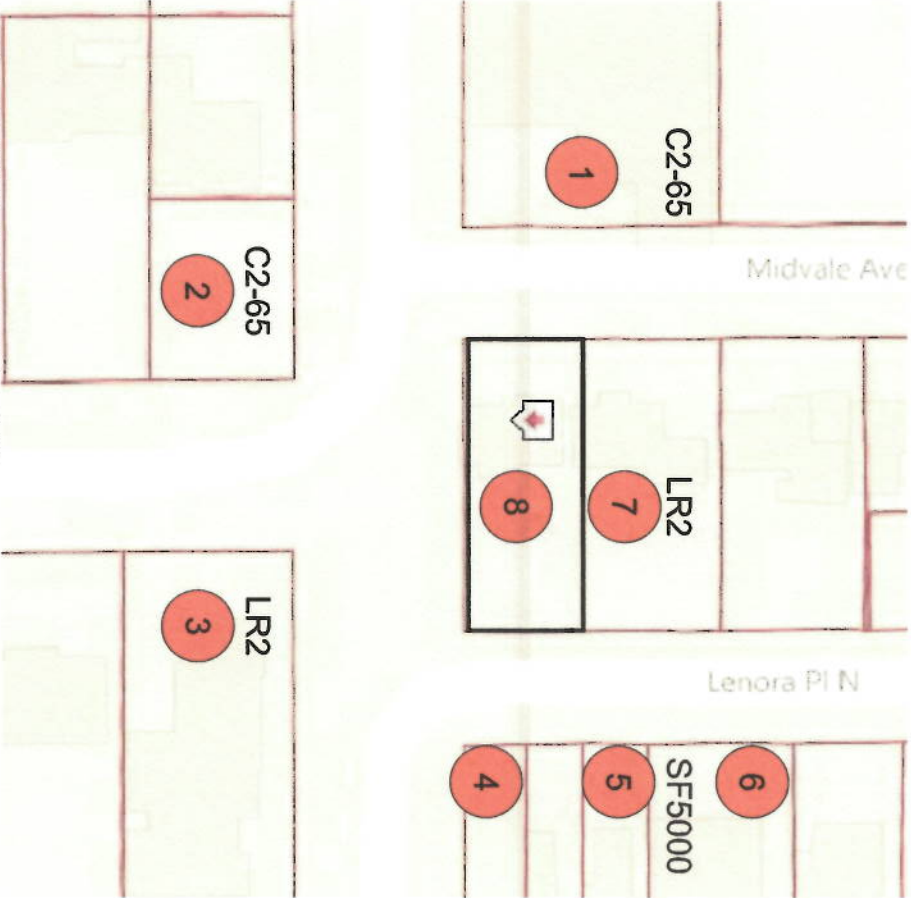


4 - SINGLE FAMILY

CONTEXT ANALYSIS:
THE SITE SITS IN THE NEIGHBORHOOD OF HALLER LAKE. IT IS 4,080SF IN SIZE AND IS IN LR2 ZONE. AURORA AVE N PROVIDES NORTH AND SOUTH VEHICULAR ACCESS. THERE ARE MULTIPLE BUS STOPS ALONG AURORA AVE N ONE BLOCK TO THE WEST. VARIOUS RESTAURANTS AND GROCERY OPPORTUNITIES ARE IN PROXIMITY TO THE WEST ON AURORA AVE N. RECREATIONAL AMENITIES INCLUDE BITTER LAKE RESERVOIR OPEN SPACE WEST OF THE SUBJECT LOT.



VICINITY MAP



ZONING AND CONTEXT MAP



5 - SINGLE FAMILY



6 - SINGLE FAMILY



7 - SINGLE FAMILY



8 - SUBJECT SITE



SUBJECT SITE

PANORAMIC OF BLOCK FACE



SUBJECT SITE

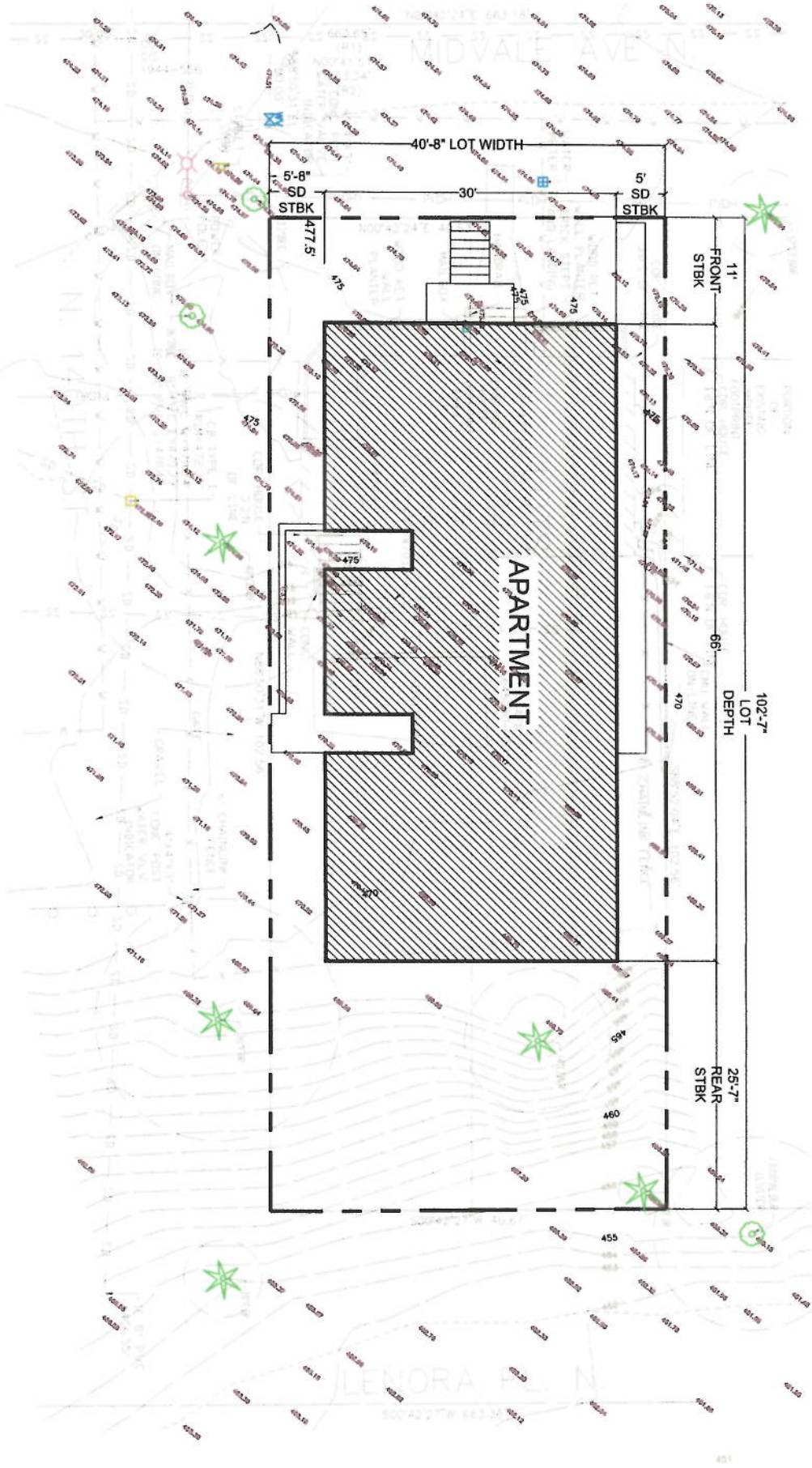


 SURVEY
1"=16' SCALE

PROJECT ADDRESS:
14002 MIDVALE AVE N
SEATTLE, WA 98133

PARCEL#:6450304815
LEGAL DESCRIPTION:
OVERLAND PARK ADD
PLAT BLOCK: 23
PLAT LOT: 24-25
ZONE: LR2
LOT SQ FT: 4080SF

CODE COMPLIANCE:
SMC 23.45.510 FLOOR AREA RATIO
ALLOWABLE FAR: 5304SF (1.3*4080SF)
PROPOSED: 5300SF
SMC 23.45.512 DENSITY LIMITS
ALLOWED: UNLIMITED
PROPOSED: (20) SEDU
SMC 23.45.514 STRUCTURE HEIGHT
ALLOWED: 30' FROM AVG GRADE
PROPOSED: 30' FROM AVG GRADE
SMC 23.45.518 SETBACKS/SEPARATIONS
REQUIRED FRONT: 5' MIN
PROPOSED FRONT: 11'(WEST); 25'-7"(EAST)
REQUIRED REAR: N/A
PROPOSED REAR: N/A
REQUIRED SIDE: 7' AVG; 5' MIN
PROPOSED SIDE: 7' AVG; 5' MIN
SMC 23.45.522 AMENITY AREA
REQUIRED: .25*4080 = 1020SF
PROVIDED: >2000SF
SMC 23.45.524 LANDSCAPING
REQUIRED: .6*4080 = 2448SF GF AREA
PROVIDED: LANDSCAPE PLANS
SMC 23.45.527 WIDTH/FACADE LENGTH
ALLOWED WIDTH: 90'
PROPOSED WIDTH: 30'
ALLOWED LENGTH: .65*102.56' =66.6'
PROPOSED LENGTH: 66'



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SITE PLAN
1"=16' SCALE

SITE PLANNING

A-1 RESPOND TO SITE CHARACTERISTICS

SITE DROPS 14' DOWN FROM THE STREET TO THE EASTERN PROPERTY LINE. THE INDIVIDUAL UNITS WILL DROP TO CORRELATE TO APPROXIMATE EXISTING GRADE MORE NATURALLY.

A-2 STREETSCAPE COMPATIBILITY

THE LANDSCAPE ARCHITECT PLANS WILL INCORPORATE THE ROW IN CONSIDERATION OF REQUIRED PROJECT GREEN FACTOR.

A-3 ENTRANCES VISIBLE FROM THE STREET

PRIMARY ENTRANCE OF UNIT 1 AND WALKWAY TO SUBSEQUENT UNITS ENTRANCES FOCUSED TO ONE SIDE FOR INTUITIVE NAVIGATION.

A-5 RESPECT FOR ADJACENT SITES

THE SITE IS SURROUNDED BY BULKIER APARTMENT STRUCTURES. A MULTIFAMILY TOWNHOUSE STRUCTURE SHOULD BE COMPATIBLE.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

THE LANDSCAPE ARCHITECT PLANS WILL INCORPORATE THE ROW IN CONSIDERATION OF REQUIRED PROJECT GREEN FACTOR.

HEIGHT, BULK, AND SCALE

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

THE SITE IS SURROUNDED BY BULKIER APARTMENT STRUCTURES. A MULTIFAMILY TOWNHOUSE STRUCTURE SHOULD BE COMPATIBLE.

ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 ARCHITECTURAL CONTEXT

THE ADJACENT CONTEXT CONSISTS OF A VARIED ARCHITECTURAL AESTHETIC, SO A STRONG ARCHITECTURAL PRECEDENT IS NOT AVAILABLE.

C-3 HUMAN SCALE

PARTIAL HEIGHT PARAPET WALLS AND PENTHOUSE AWAY FROM VISIBLE EDGE HELP REDUCE PERCEIVED SCALE FROM STREET.

C-4 EXTERIOR FINISH MATERIALS

THE ADJACENT CONTEXT CONSISTS OF A VARIED ARCHITECTURAL MATERIALS, SO A STRONG ARCHITECTURAL PRECEDENT IS NOT AVAILABLE

PEDESTRIAN ENVIRONMENT

D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICES AREAS

WASTE STORAGE FOR EACH UNIT WILL BE LOCATED IN THEIR RESPECTIVE GARAGES

D-12 RESIDENTIAL ENTRIES AND TRANSITIONS

PRIMARY ENTRANCE OF UNIT 1 AND WALKWAY TO SUBSEQUENT UNITS ENTRANCES FOCUSED TO ONE SIDE FOR INTUITIVE NAVIGATION.

LANDSCAPING

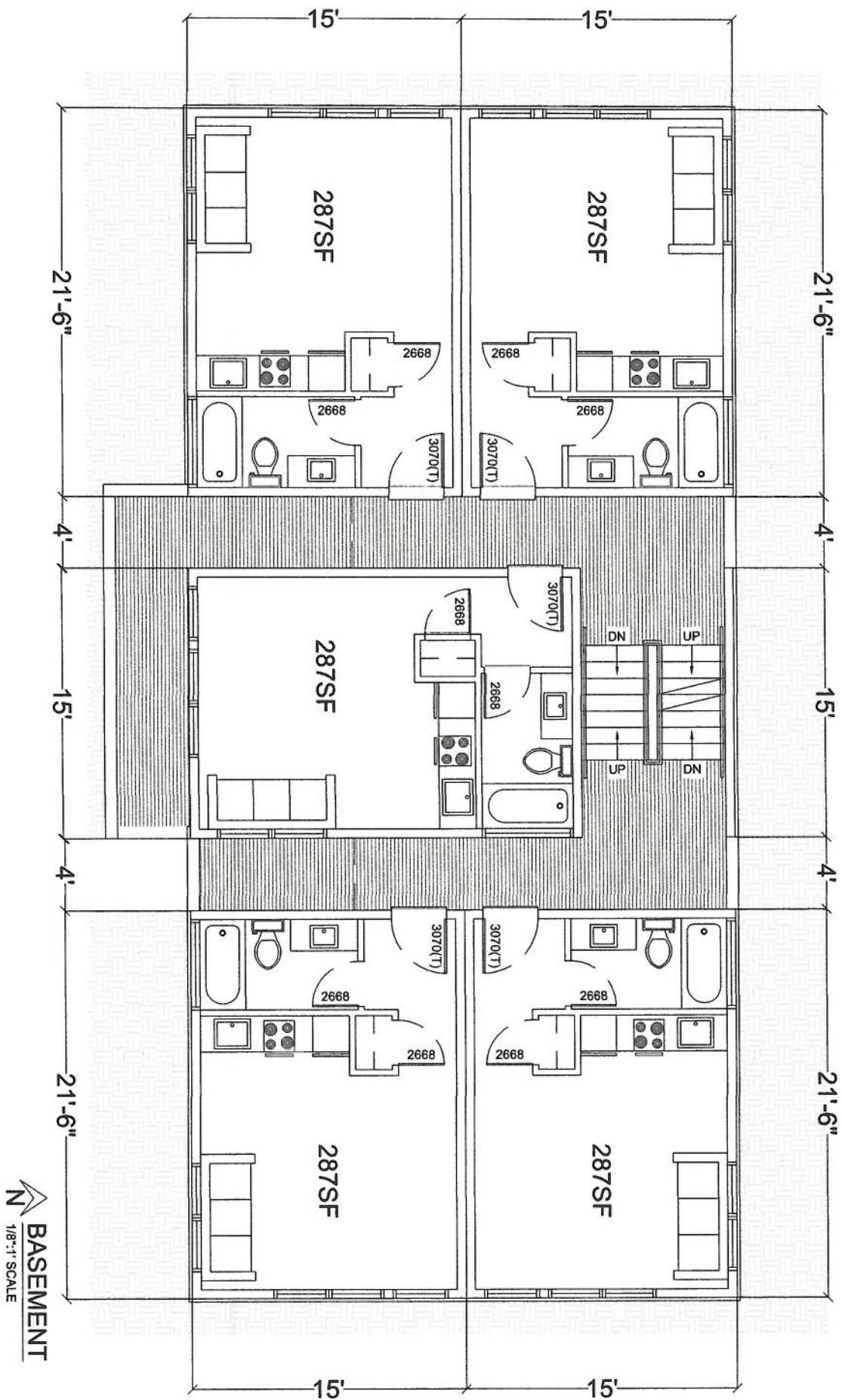
E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

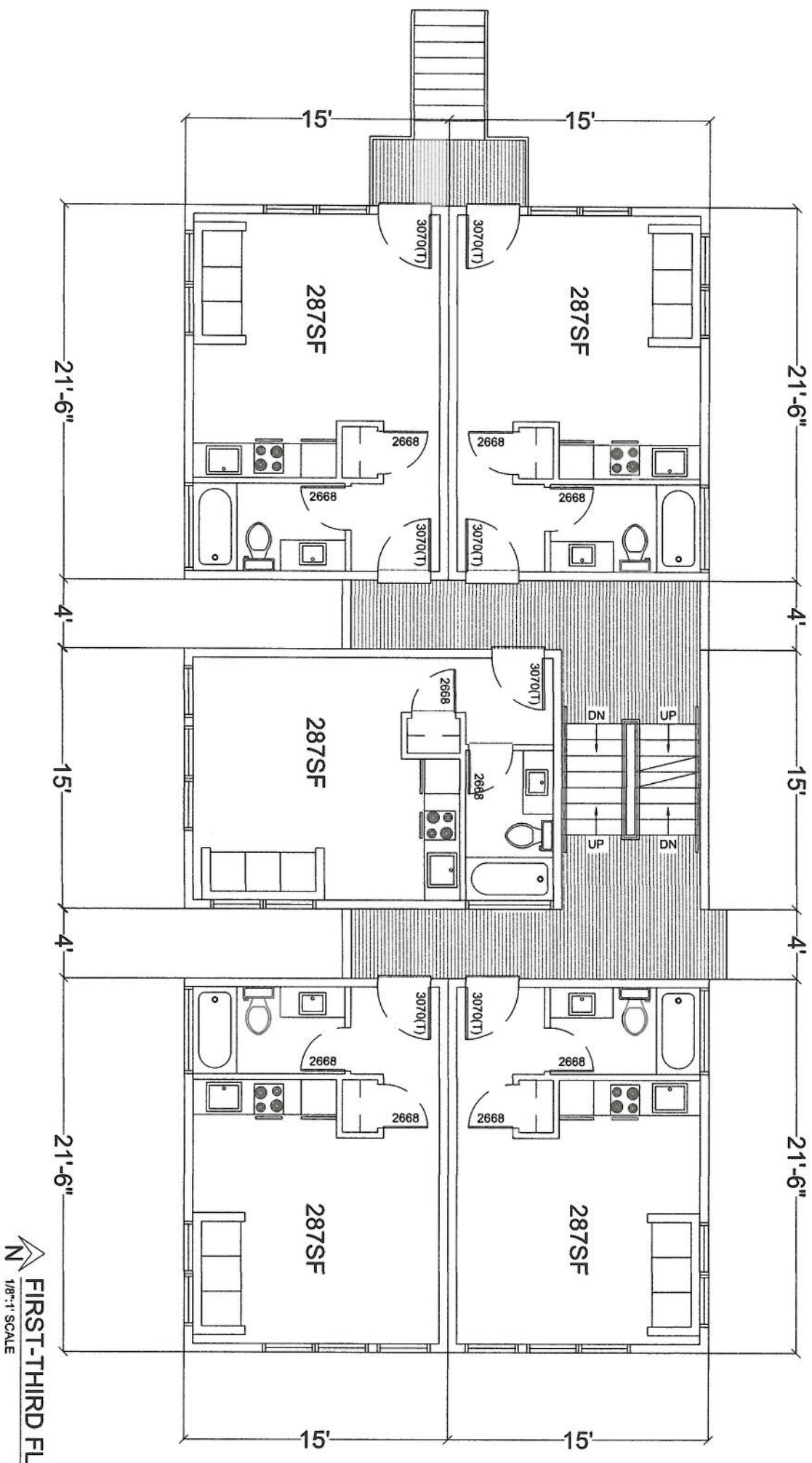
THE LANDSCAPE ARCHITECT PLANS WILL BE PROVIDED IN THE BUILDING APPLICATION.

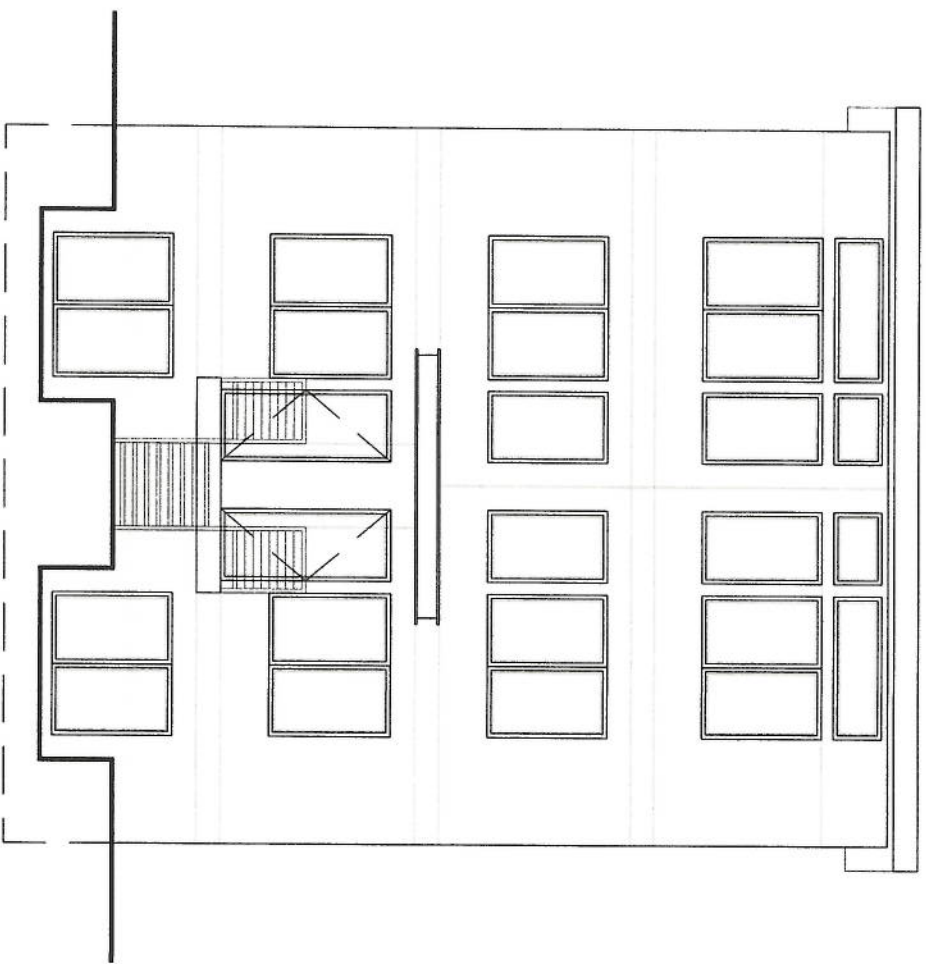
SITE RECONNAISSANCE

2 TREES (LARGE & SIGNIFICANT TREES, GROVE)

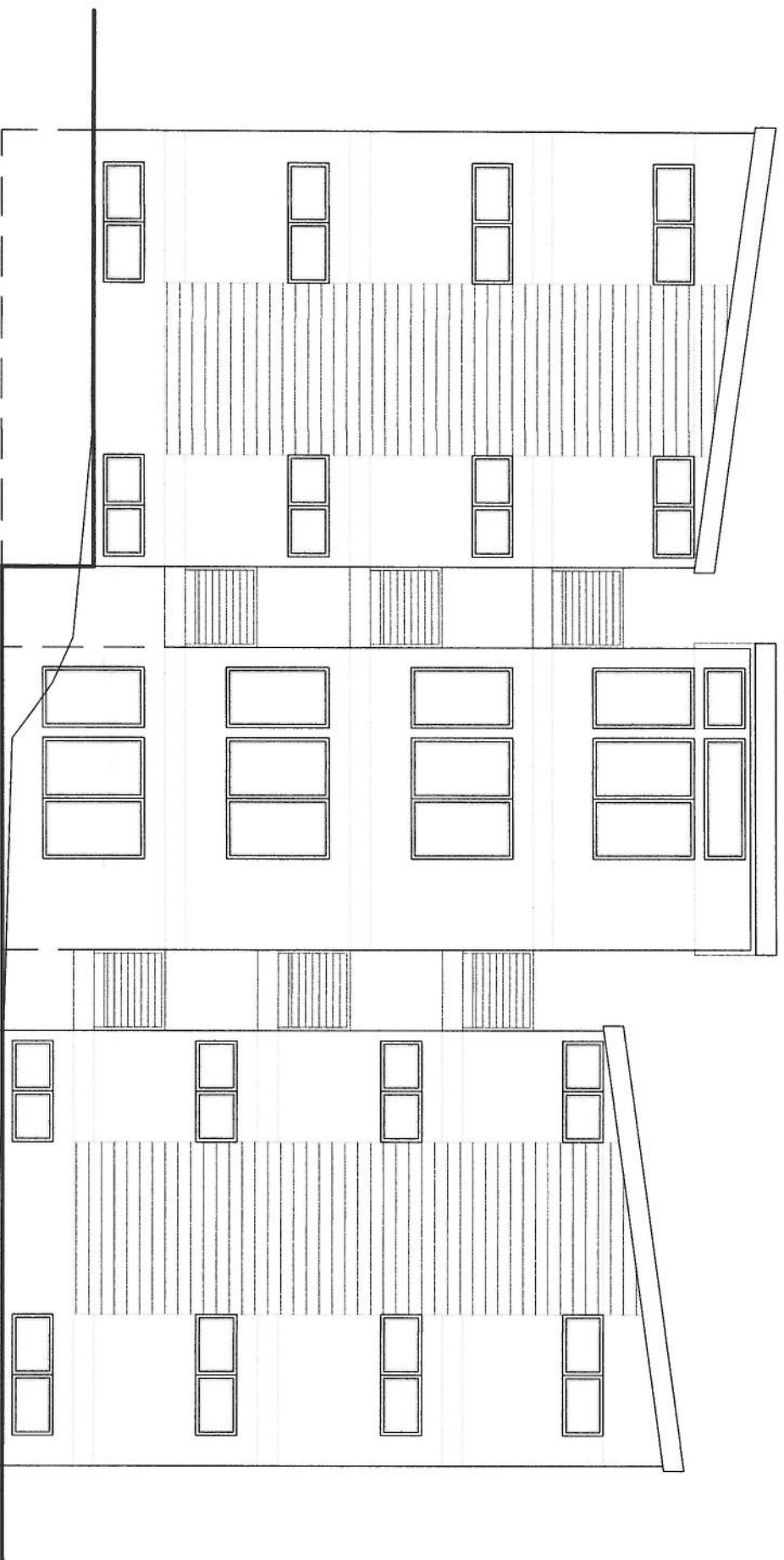
TREES EXISTENCE AND IDENTITY TO BE ESTABLISHED



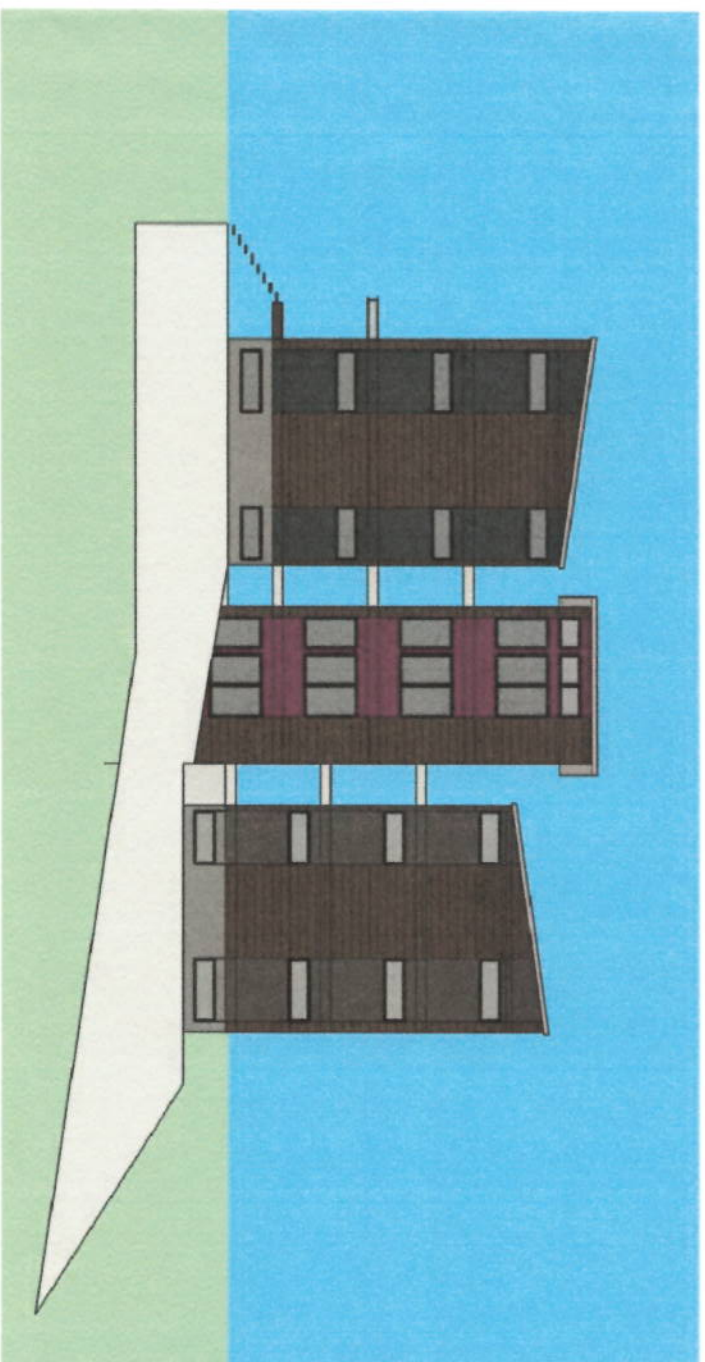
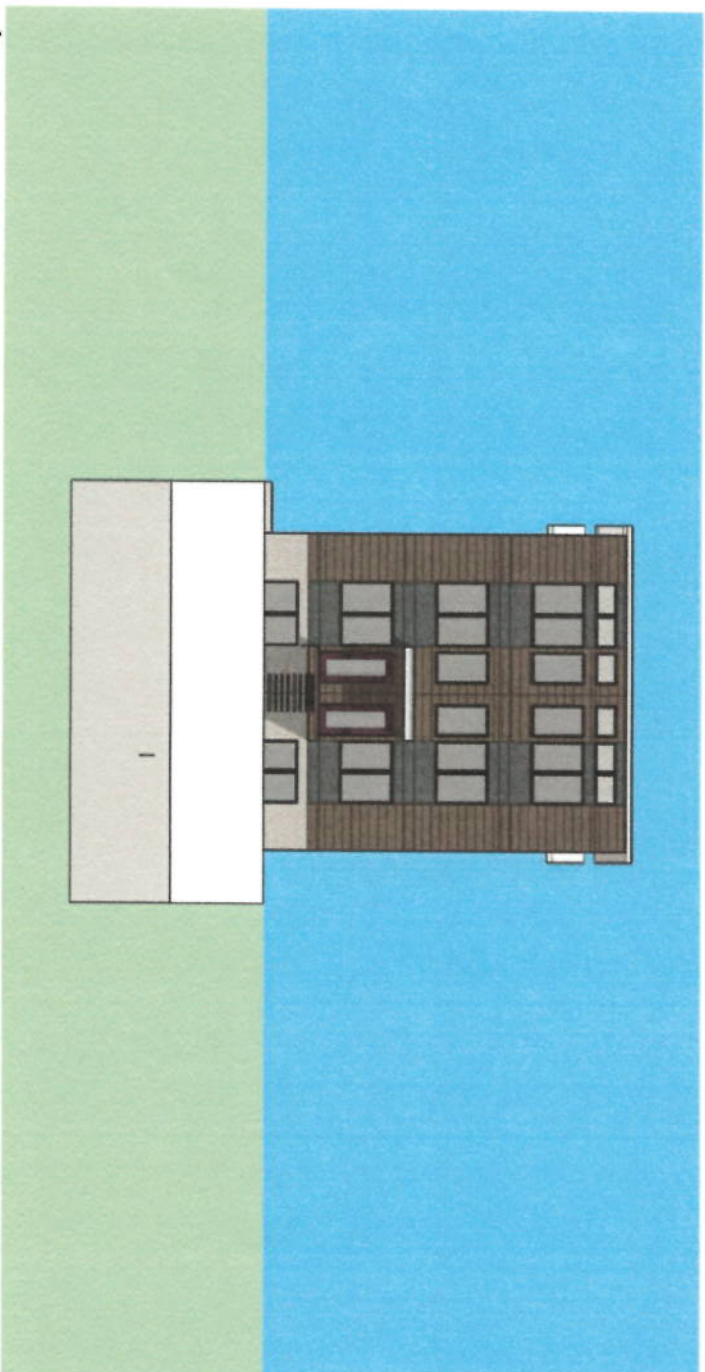


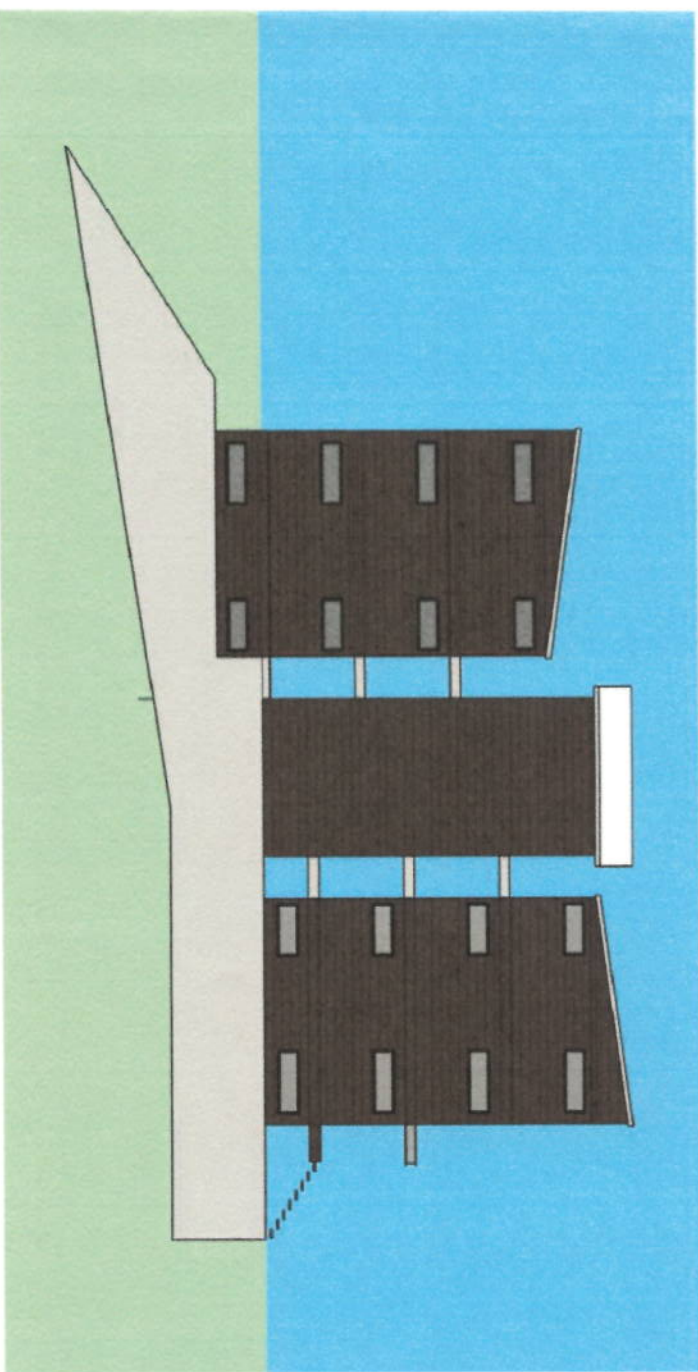
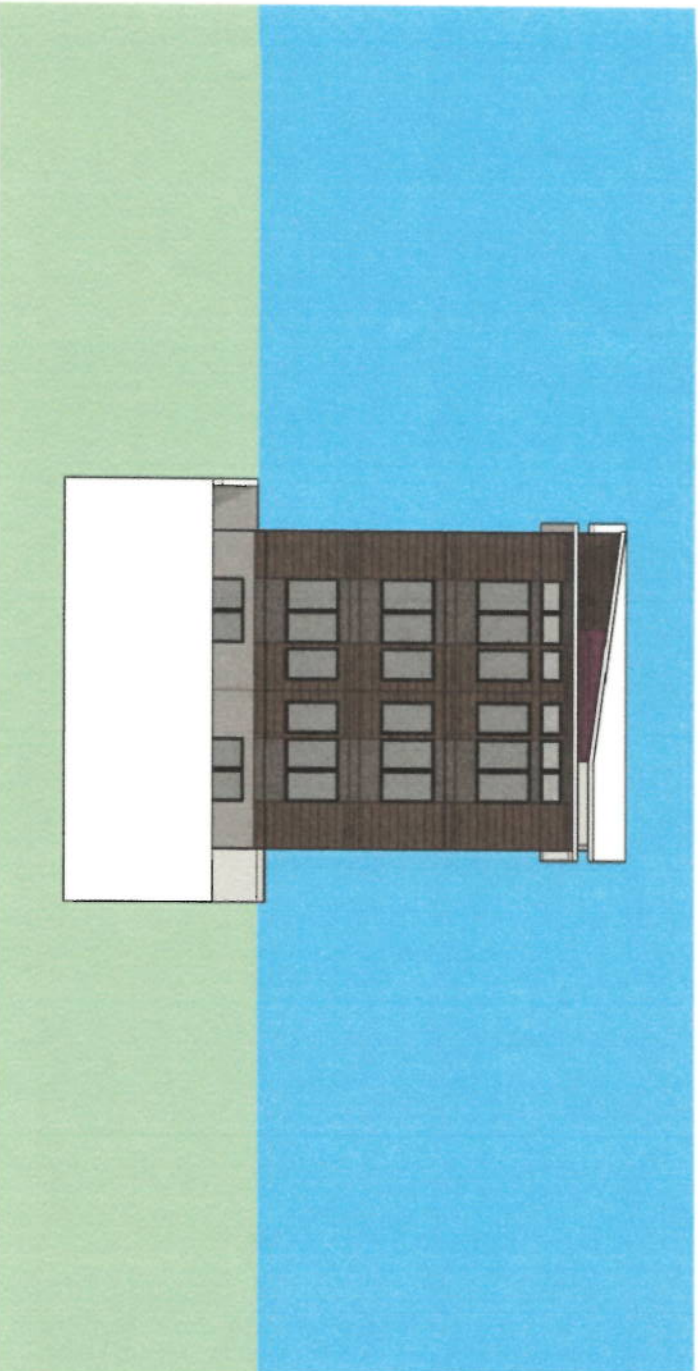
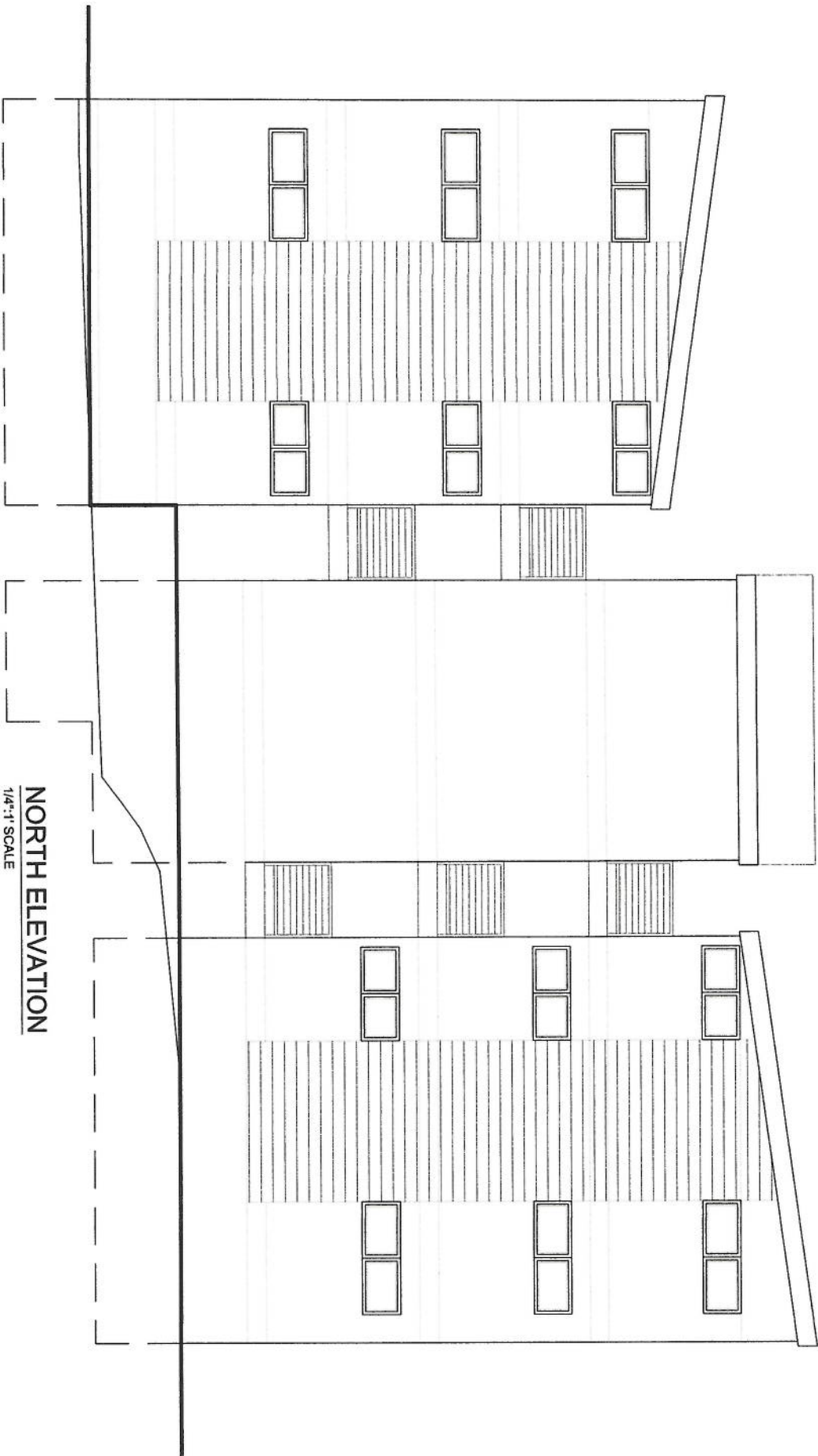
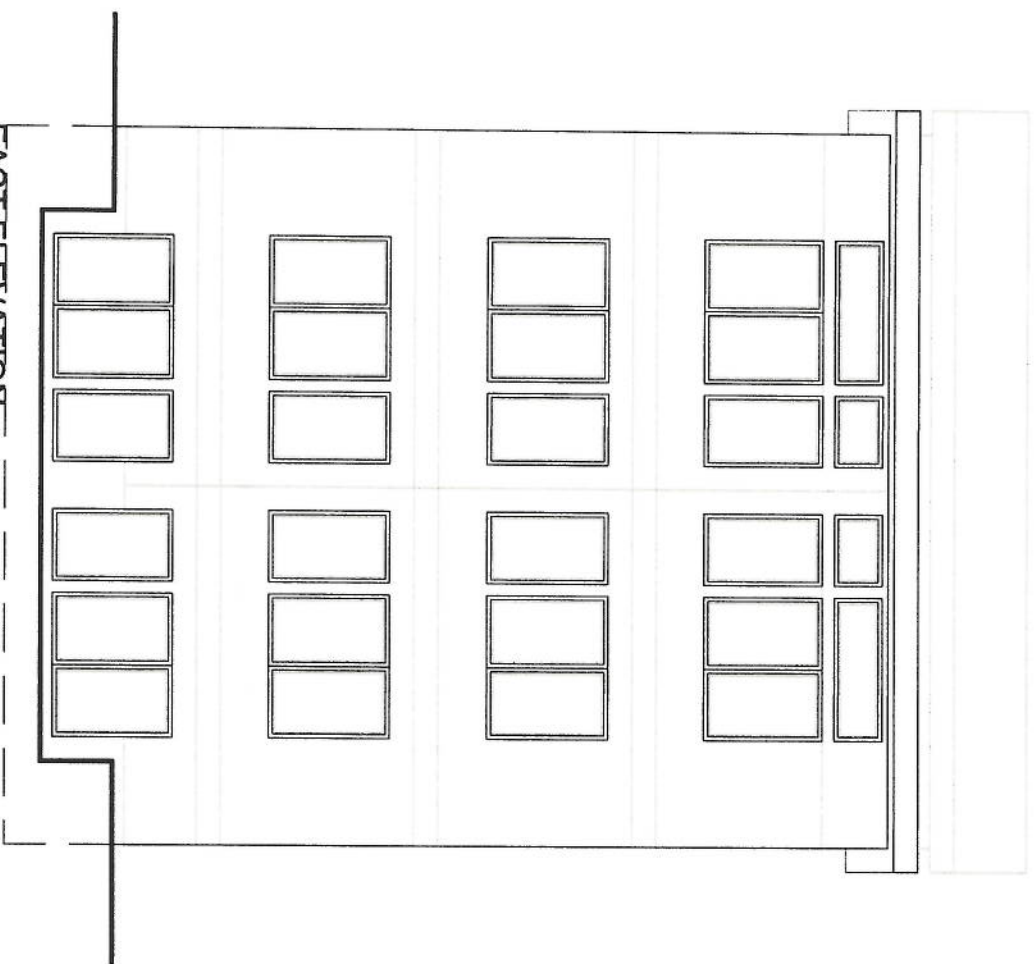


WEST ELEVATION
1/4"=1' SCALE



SOUTH ELEVATION
1/4"=1' SCALE







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