

EARLY DESIGN GUIDANCE PROPOSAL PACKET



716 N ALLEN PLACE
SEATTLE, WA 98103
FOR AKA INVESTORS
JANUARY 12, 2015
PROJECT # 3022861

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LEGAL DESCRIPTION:

Motor Line 2nd Add
Plat Block: 2
Plat Lot” 9-10

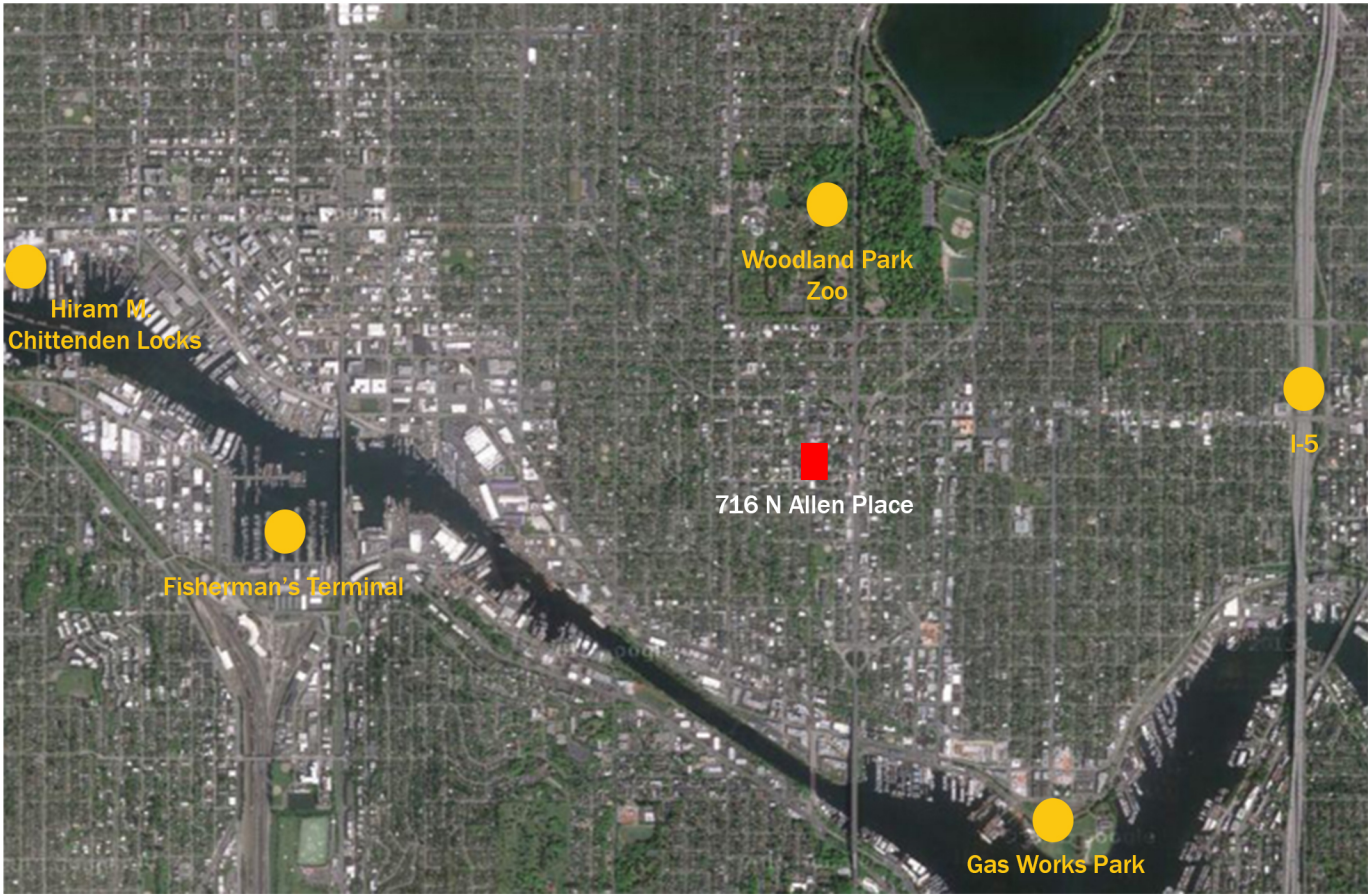
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5694000180

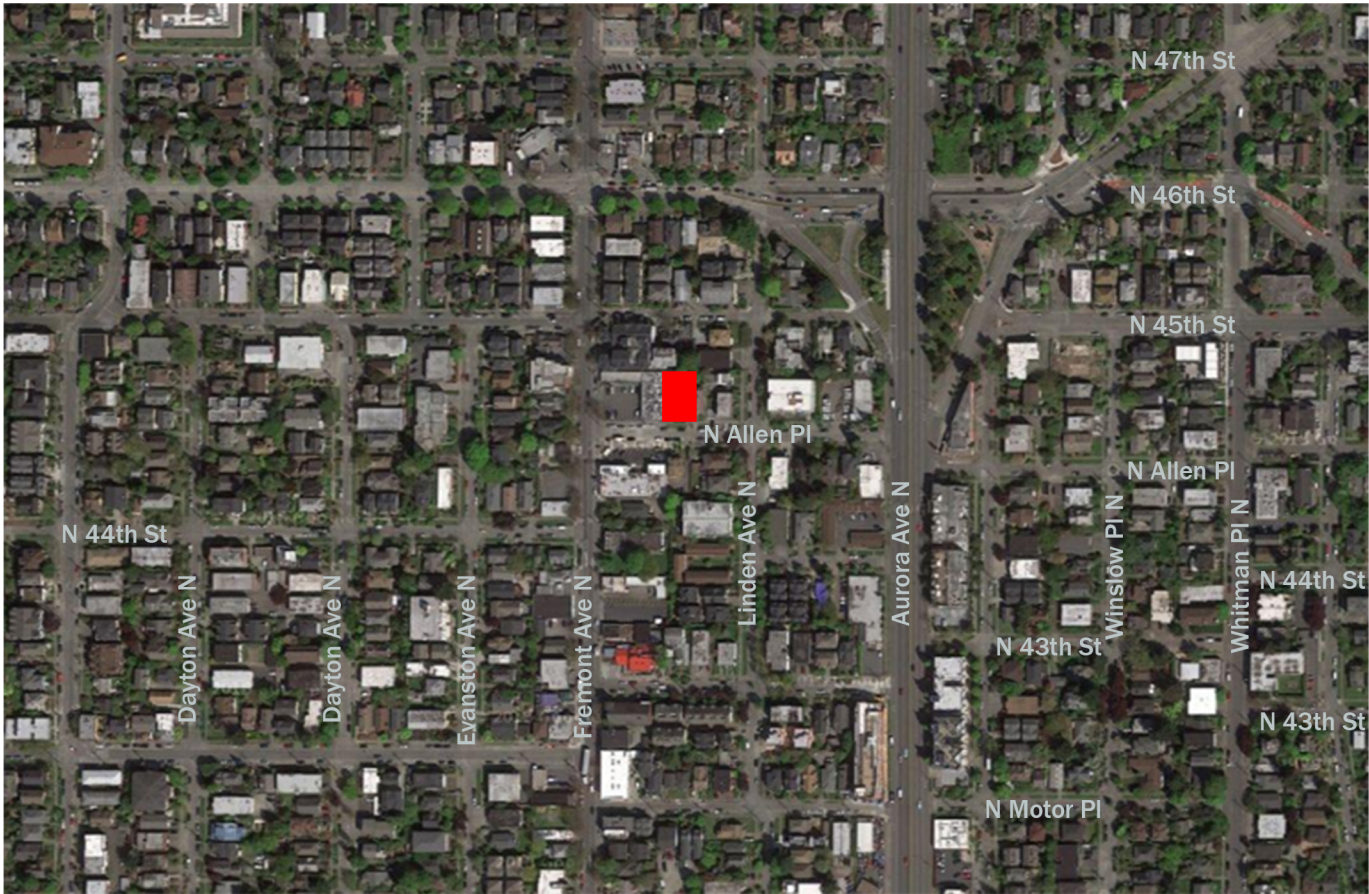
PROJECT NUMBER:

3022861

VICINITY MAP:



SITE MAP:



Developer:

AKA Investors
Alicia Arsene
911 N 76th Street
Seattle, WA 98103
(206) 274-4559

Surveyor:

Signature Surveying & Mapping
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Civil Engineer:

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Structural Engineer:

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Landscape:

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Construction & Design:

Arsene Construction
Alicia Arsene
911 N 76th St
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(206) 274-4559

PROJECT INFORMATION & ZONING DATA

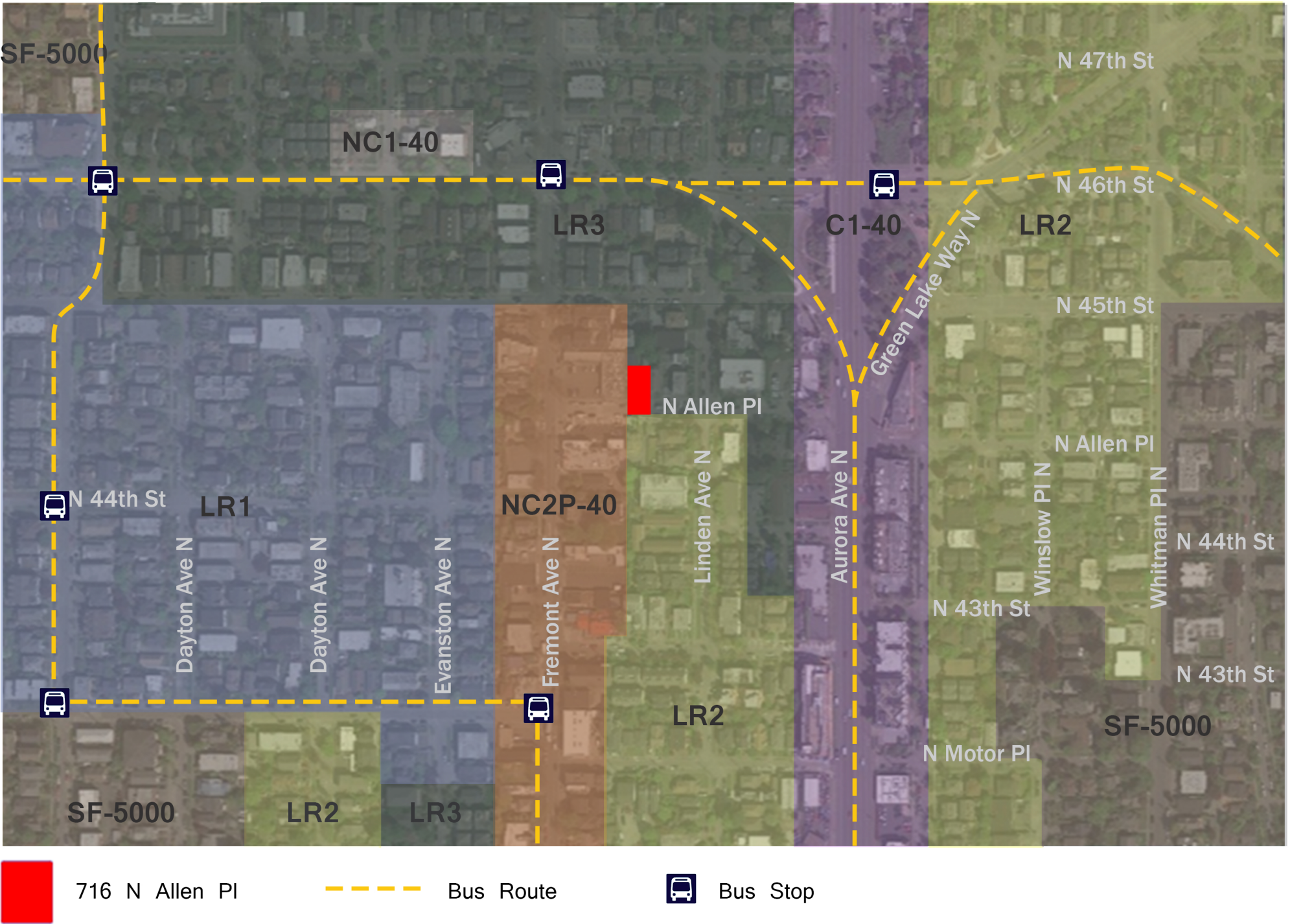
Address:	716 N Allen Place, Seattle WA 98103
Parcel #:	569400-0180
Zoning:	LR3
Overlay:	Urban
Other:	Frequent Transit / Pedestrian Area
Lot Size:	5,000 sf
FAR 23.45.510:	1.3 Outside Growth Area under Green Building Performance Standards $5,000 \times 1.3 = 6,500$ SF
Proposed Project SF:	6,440 SF
Density 23.45.510:	No Limit under Green Building Performance
Proposed # of Units:	4
Height 23.45.514:	30 ft, plus 5 ft for Roof
Proposed Height:	29 ft, plus 5 ft for Roof
Setback 23.45.518:	Side: 7 ft Average; 5 ft Minimum Front/Rear: 7 ft Average; 5 ft Minimum
Min Building Separation:	10 ft
Width 23.45.527:	120 ft Outside Growth Area
Max Facade Length:	65% of lot depth for portions within 15 ft of a side lot line that is not a street or alley lot line
Parking 23.54.015:	1 Space per Unit; 4 Stalls Required
Proposed Parking:	Underground/Basement Parking, 8 Stalls Proposed
Pedestrian Access:	Access to all units from street, with signs following design guidelines

Amenity Space 23.45.522:	25% of lot area required, with 50% of that area provided at ground level $5,000 \text{ SF lot} \times .25 = 1,250 \text{ SF Amenity Space}$
Proposed Amenity:	2,570 SF provided at ground level 755 SF provided as roof-top decks Total Amenity Space: 3,325 SF
Landscaping 23.45.524:	Green Factor score minimum 0.6 required
Waste/Recycling 23.54.040:	6 ft x 2 ft area per Unit Required and Provided

This project is not requesting any adjustments or departures.



ZONING MAP



CONTEXT MAP

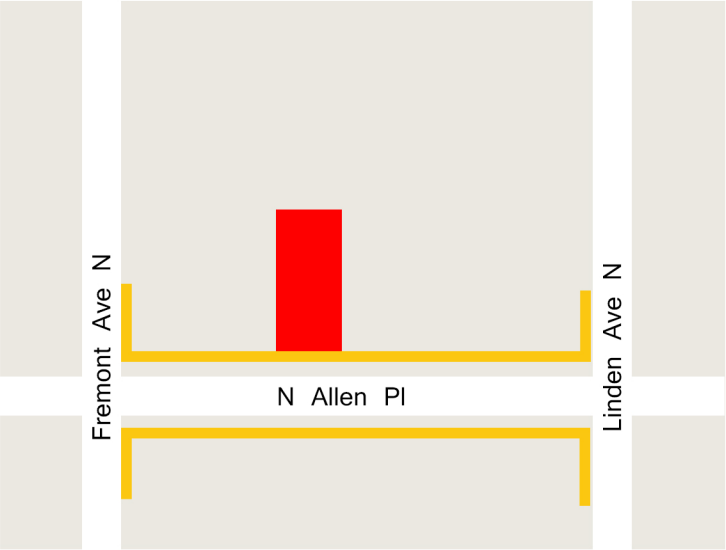
- Business
 - Apartment
 - Condo/Townhome
 - Single-Family Home
 - 716 N Allen Place
-
- ① Markettime Foods
 - ② American Music
 - ③ Video Isle
 - ④ Fremont Medical Dental
 - ⑤ Helio Hair Studio
 - ⑥ Blend Herbal Spa
 - ⑦ Vif Wine/Coffee
 - ⑧ Fremont Auto Detail
 - ⑨ Redi Pest Eliminators
 - ⑩ Wallingford Inn
 - ⑪ Fremont Ave Holistic
 - ⑫ Naturopathic Family Medicine



NEIGHBORING DEVELOPMENT AND USES:

The neighborhood is a mix of LR1, LR-2, LR3, SF-5000, NC1-40, NC2P-40 and C1-40 zoning, with a range of mixed use 5-story apartments, businesses, restaurants, retail, townhomes apartment/condominiums and single-family homes. The site 716 N Allen Place, is walking distance to many local Fremont offerings.

STREETSCAPE



SITE PHOTOS



Northeast on N Allen Pl



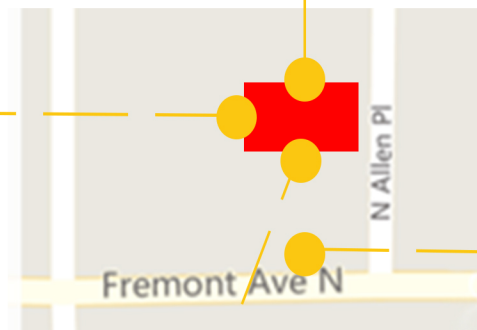
East on Property



East on N Allen Pl



North on Property



Looking East on Fremont Ave N



Northwest on N Allen Pl



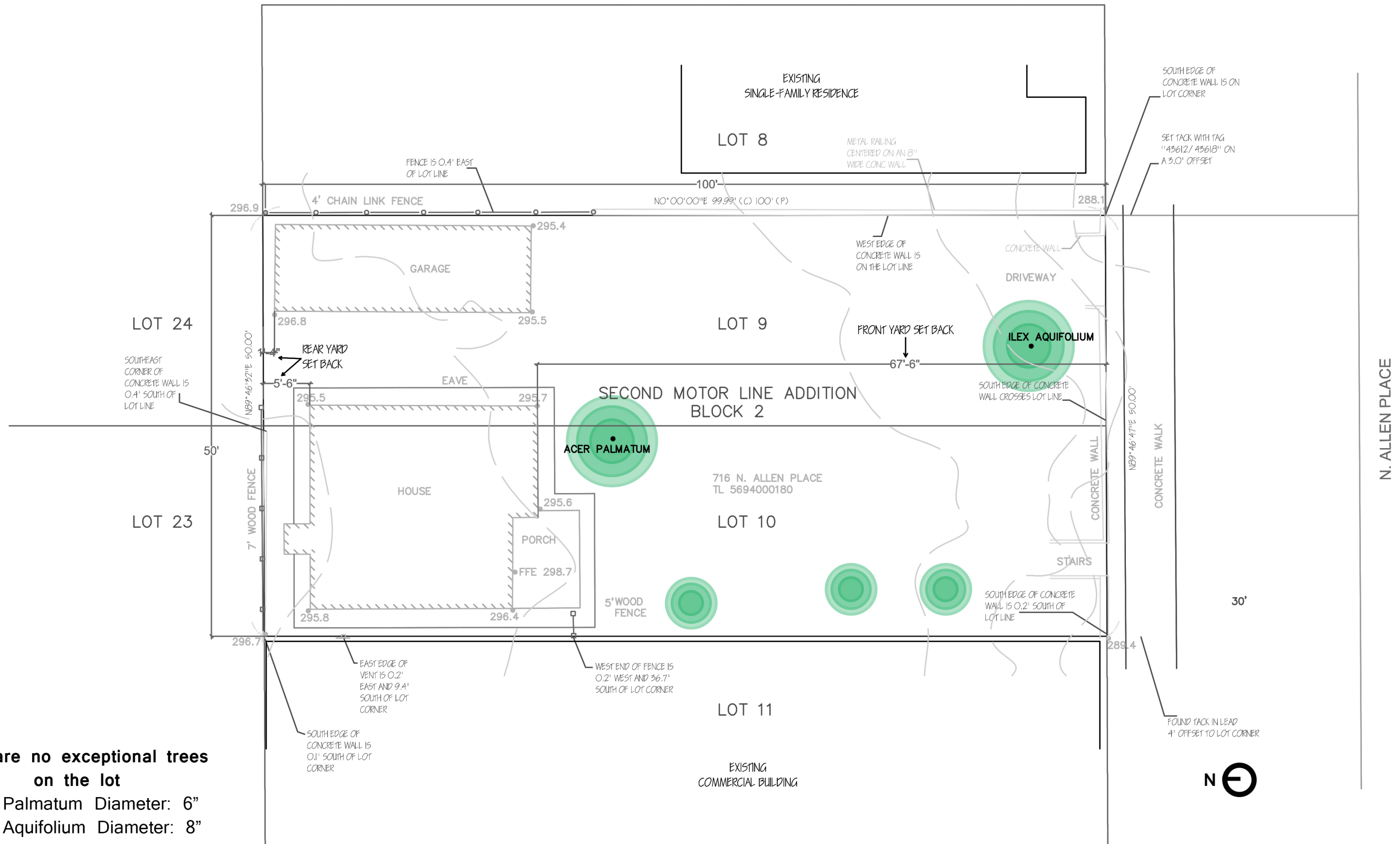
West on Property



West on N Allen Pl

EXISTING SITE MAP

There are no exceptional trees
on the lot
Acer Palmatum Diameter: 6"
Ilex Aquifolium Diameter: 8"



NEIGHBORING ARCHITECTURAL EXAMPLES



707 N 47th St



4315 Evanston Ave N



458 N 44th St



4405 Phinney Ave N



4262 Linden Ave N



511 N 46th St

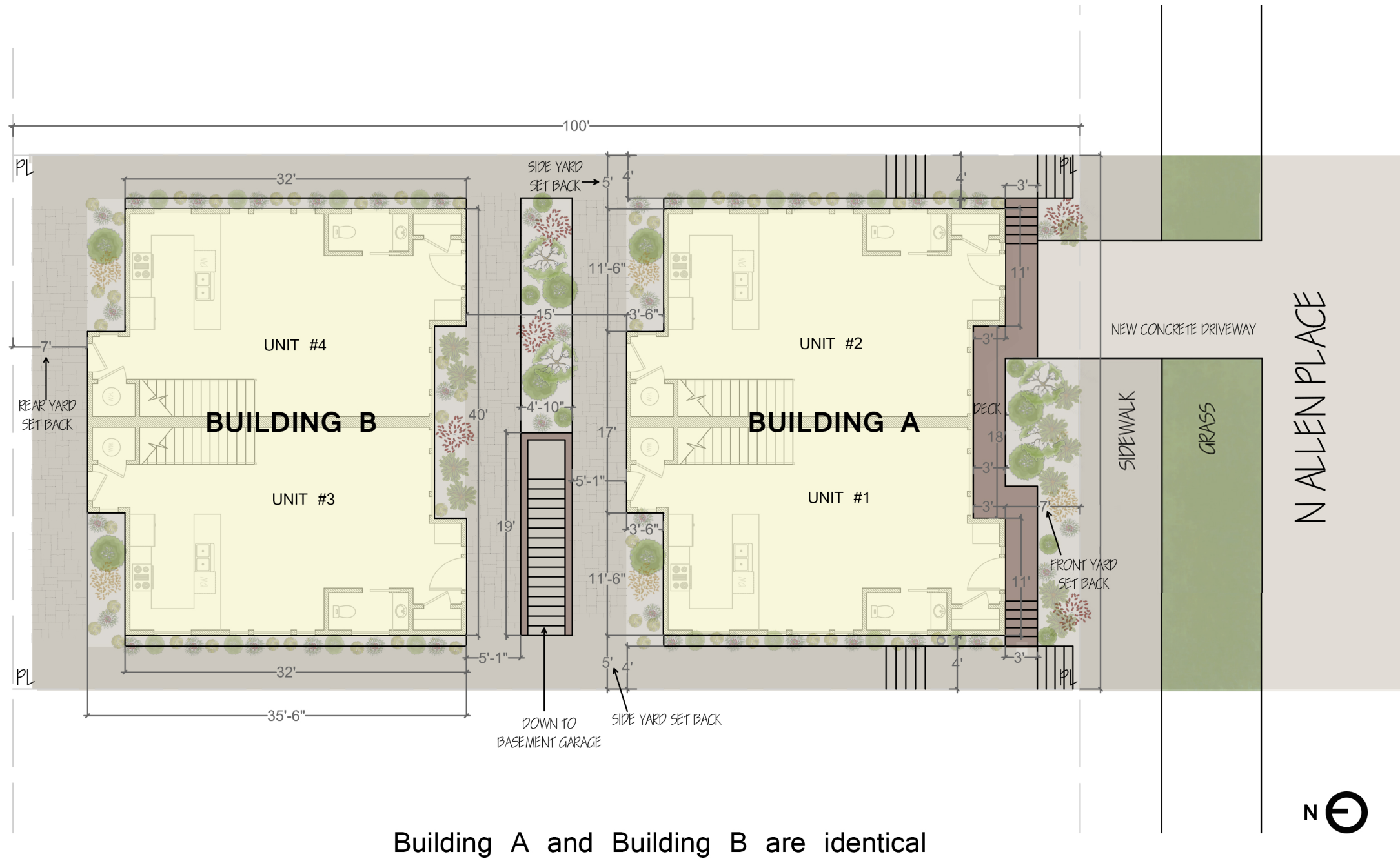


4515 Linden Ave N



4453 N 43rd St

PROPOSED SITE PLAN



PROPOSED LANDSCAPE PLAN



Paperbark Maple



Chinese Red Birch



Vine Maple



English Lavender



Snowberry



Coastal Strawberry



Blue Mist



Golden Raintree

PLANT SCHEDULE

Botanical Name	Common Name
TREES	
Acer circinatum	Vine Maple
Acer griseum	Paperbark Maple
Betula albosinensis var. septentrionalis	Chinese Red Birch
Koelreuteria paniculata	Golden Raintree
Salix scouleriana	Scouler Willow
SHRUBS and GROUND COVERS	
Caryopteris clandonensis 'Dark Knight'	Blue Mist
Fragaria chiloensis	Coastal Strawberry
Symphoricarpos albus	Snowberry
Symphytotrichum chilense	Pacific Aster
Lavendula angustifolium	English Lavender
Iris tenax	Oregon Iris
Eriophyllum lanatum	Common Woolly Sunflower
Festuca glauca 'Elijah Blue'	Blue Sheep fescue
Lupinus polyphyllus	Large-leaved Lupine
Sedum oreganum	Oregon Stonecrop
Vaccinium ovatum	Evergreen Huckleberry
Lawn	
RAIN GARDEN PLANTS	
Cornus sericea 'Kelsey'	Dwarf Red-twig Dogwood
Cornus sericea 'Flaviramera'	Yellow-twig Dogwood
Molinia caerulea 'Variegata'	Moor Grass (variegated)
Symphytotrichum subspicatum	Douglas Aster



PRIORITY GUIDELINES

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
CS1: Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	C. Topography	There are two proposed structures on the site, both South facing (toward N Allen Pl). A proposed courtyard between both structures allow for ventilation and light.
		B. Sunlight and Natural Ventilation	With a rough 9 ft incline from the South end of the property to the North, we have utilized the elevation change to accommodate for the entrance of an underground garage.
CS2: Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	A. Location in the City and Neighborhood	The area surrounding the site has a variety of architectural styles and differing scales, ranging from local business, single-family, and four-story mixed use buildings. The neighborhood is currently growing to its zoning potential with similar townhouse developments.
		B. Adjacent Sites, Streets, and Open Spaces	The topography of the site allows us to create neighborhood appeal and functionality for the future residents. The proposed garage entry and wide stairs to the back units provides a multi-level opportunity for landscaping. Minimal facade features and minimal roof-top structures respect neighboring properties from heavy shading.
		C. Relationship to the Block	The proposed design provides a landscaped walkway facing the East and West adjacent properties, as well as a landscaped central courtyard.
		D. Height, Bulk and Scale	Shading of the proposed design will lie on the roof of a local business zoned NC2P-40.
CS3: Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	Many local businesses in the area have emerged with contemporary designs, including a local market directly across the street. This project builds on the contemporary style of these recent projects, as well as a few other townhouse developments.
PL1: Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	B. Walkways and Connections	Proposed walkways for all units are visible from N Allen Pl and are designed to accommodate the existing sloped grade changes. The walkway leads to an interior courtyard, which provides additional walkways for access to each unit and access to the stairs leading to the basement garage.
PL2: Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	A. Accessibility	Entrances will be accessible for pedestrians from the street. Entry to all units will be defined by highly visible signs, clearly seen from the street, with individual address numbers for the front and back units.
		B. Safety and Security	Exterior lighting along the external corridors will illuminate entryways and create a safer environment for access.
PL3: Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	Each unit is designed with a front and rear entry, with an awning above each door, providing distinction and weather protection. The front door is located at the South end of the unit and the back door at the North end of the unit. A porch lines the front units adjacent to N Allen Pl, designed with cedar railings.
		B. Residential Edges	The topography of the proposed site creates a natural Public/Private threshold, enhanced by landscaping and a walkway with stairs.

PRIORITY GUIDELINES

GUIDELINE	DESCRIPTION	SUB –GUIDELINE	APPLICANT RESPONSE
PL4: Active Transportation	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	B. Planning Ahead for Bicyclists	A space for bicycles is not designated, however there is sufficient space in the garage as well as at the North end of each unit to add a rack or lock in at the future owner’s choice.
DC1: Project Uses and Activities	Optimize the arrangement of uses and activities on site.	B. Vehicular Access and Circulation	Vehicular entry/access to the underground garage is proposed from N Allen Pl. A staircase from the center of the garage leads to the proposed courtyard, allowing safe access to all walkways and units.
		C. Parking and Service Uses	The proposed parking, which is slightly below grade, lessens visual impact and provides an ample 8 stalls. The garage is also the proposed location for waste and recycling, placed on concrete flooring.
DC2: Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and with its surroundings.	A. Massing	The topography of the proposed site has been utilized for slightly below-grade parking. Balconies, a wrapping porch, and a trellis break up the massing impact of the facade.
		B. Architectural and Facade Composition	Variated planes and materials break up the facades, minimizing blank walls. Awnings define entries to the building, and also create horizontal lines of interest. Cedar siding and railings are incorporated into the proposed design to warm the painted cementitious panels.
		C. Secondary Architectural Features	A proposed trellis designed at the proposed third floor and rooftop deck add texture and dimension to the front facade, as well as add natural light to the stairwell. A brightly colored door is a design statement that reflects of the bold color palate of local businesses and homes.
DC3: Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	A. Building-Open Space Relationship	The design creates open space between the two buildings so that each unit will have access to shared and semi-private spaces at ground level.
		B. Open Space and Uses and Activities	A shared courtyard provides a sense of community between the units. Each unit is designed with a roof-top deck for an opportunity for private outdoor space and a view of downtown Seattle to the South.
DC4: Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces	A. Building Materials	The project uses cementitious for durability and longevity in Seattle climate; cedar siding adds warmth and interest; double-pane glass windows in vinyl frames provide ample insulation and energy efficiency. A natural, weatherproof, material will be used for the rooftop deck and trellis feature.
		C. Lighting	Signs, pedestrian walkways, entries are well-lit with soffits and sconces.
		D. Trees, Landscape, and Hardscape Materials	A rich texture of low maintenance landscaping will enhance the streetscape and walkways. Cedar railings for the walkways add warmth. A grid-trellis at the garage entry enhances the connection between the street and building.

RENDERED ELEVATIONS



FACING NORTHWEST



FACING NORTH



FACING SOUTHWEST



FACING SOUTHWEST



FACING WEST

PROPOSED MATERIALS



Bright Orange Door
w/ Glass



Cementitious Panels and Cedar Planks



Slats



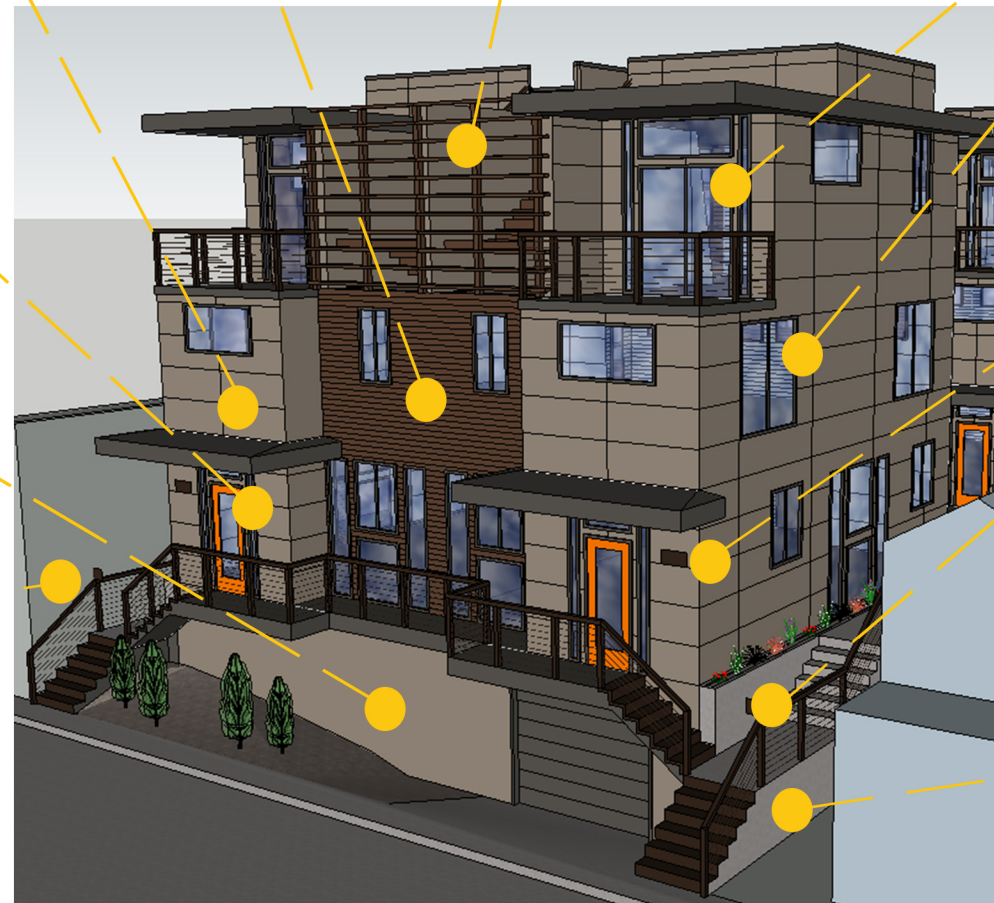
Charcoal Grey Vinyl Windows
and Sliding Doors



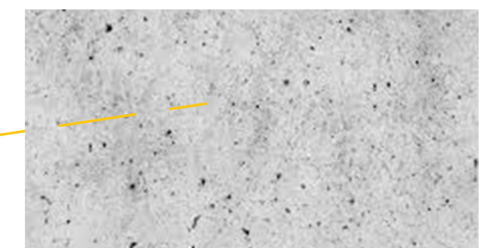
Grid Trellis for Greenery



Cedar and Wire Stairs



Unit Number Detail



Concrete

PROPOSED ELEVATIONS



PROPOSED NORTH VIEW ELEVATION - BUILDING A



PROPOSED NORTH VIEW ELEVATION - BUILDING B



PROPOSED WEST VIEW ELEVATION - BUILDING B



PROPOSED WEST VIEW ELEVATION - BUILDING A



PROPOSED SOUTH VIEW ELEVATION - BUILDING A



PROPOSED SOUTH VIEW ELEVATION - BUILDING B

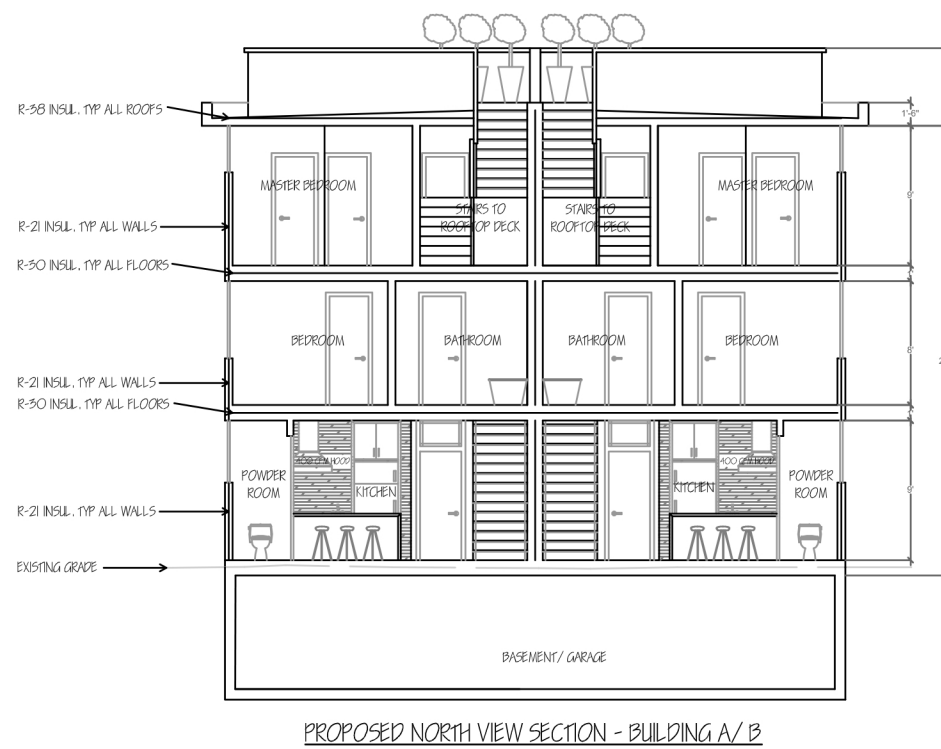
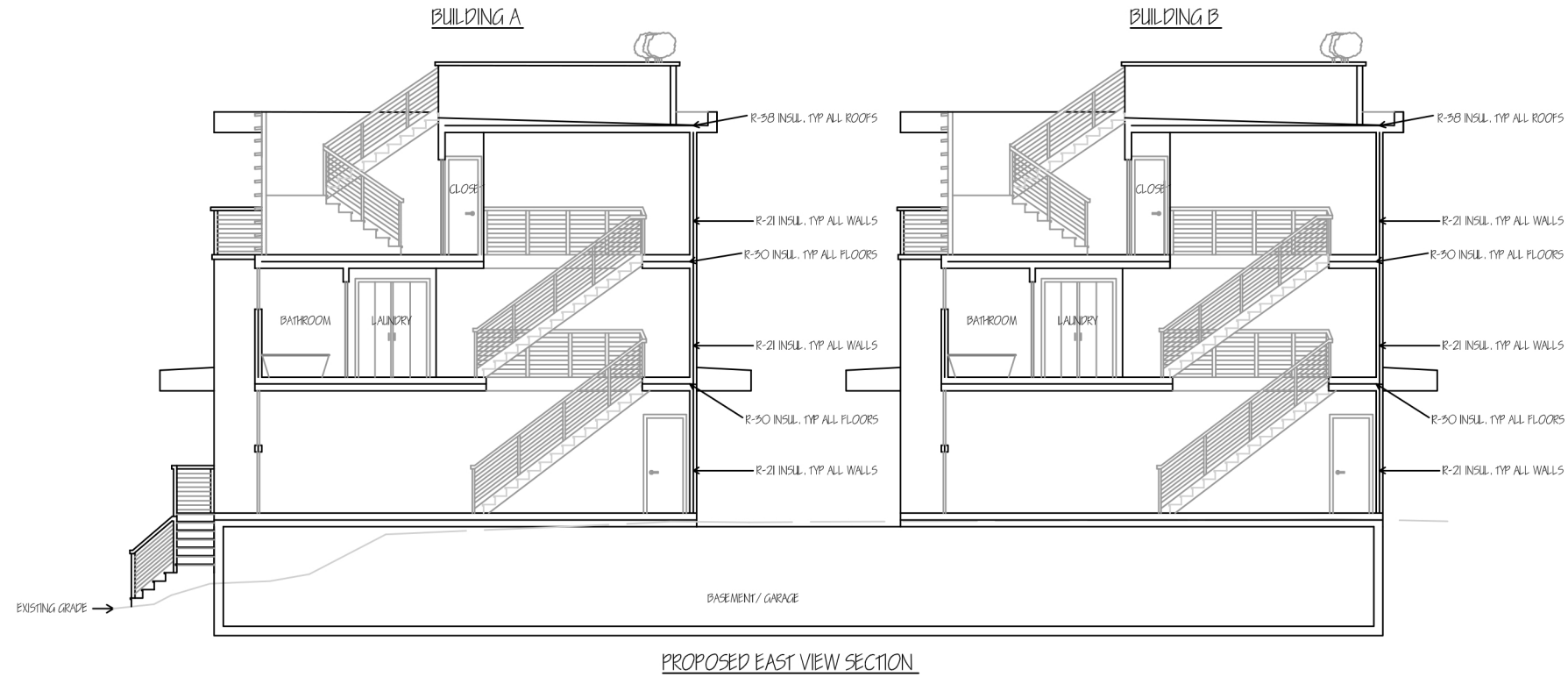


PROPOSED EAST VIEW ELEVATION - BUILDING A

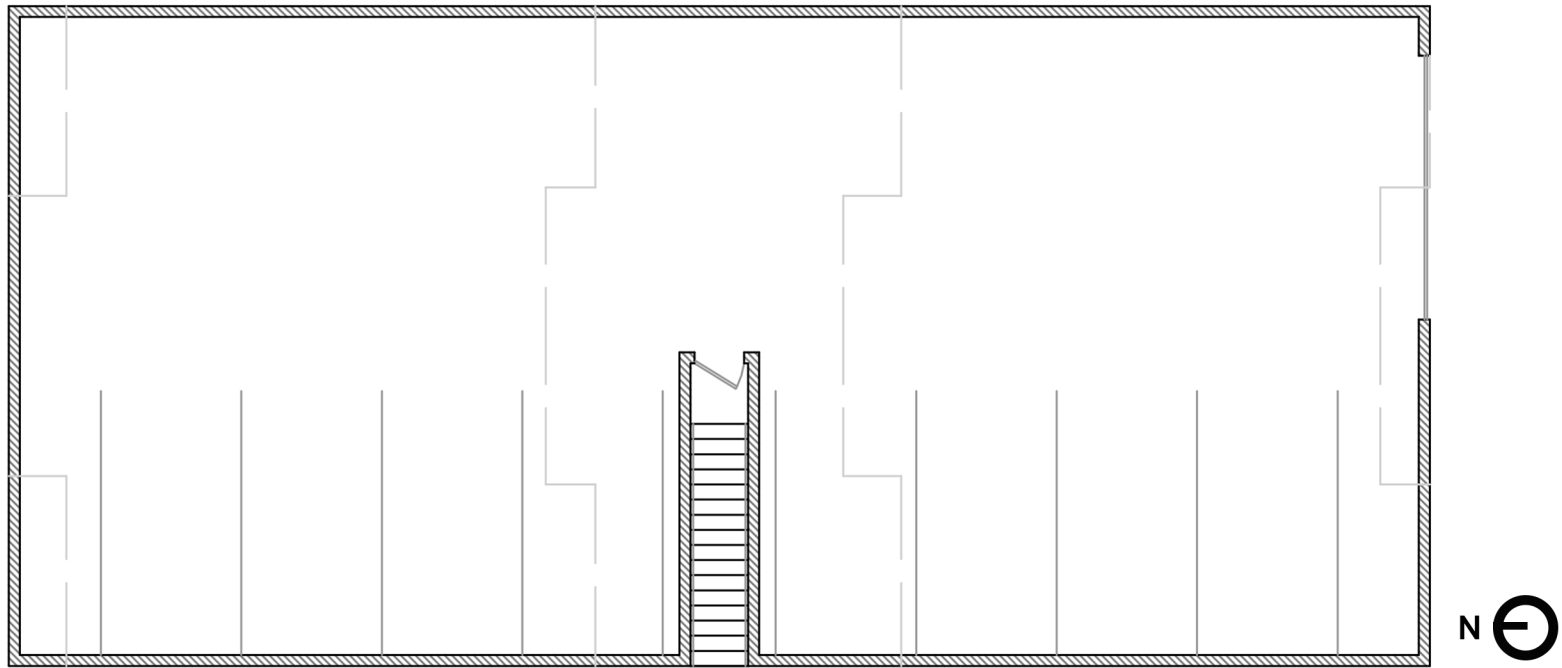


PROPOSED EAST VIEW ELEVATION - BUILDING B

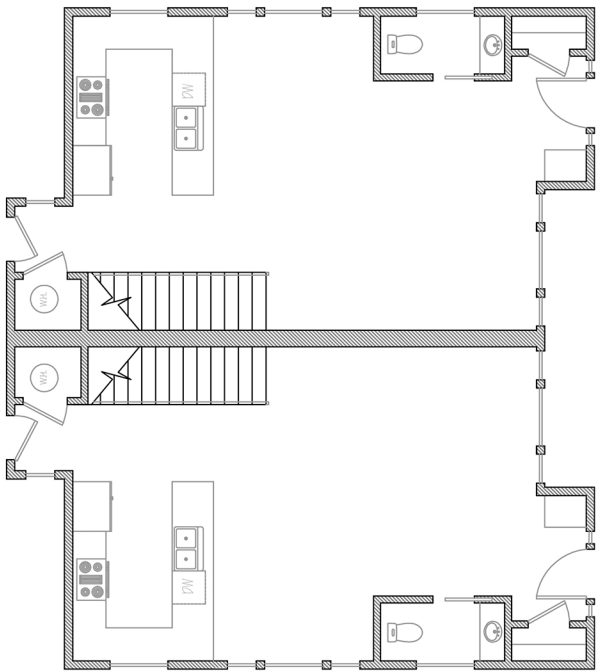
PROPOSED SECTIONS



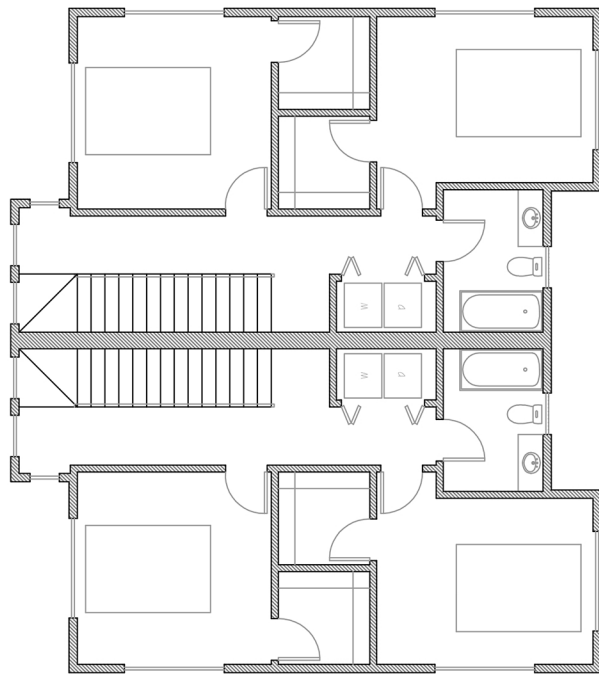
PROPOSED FLOOR PLANS



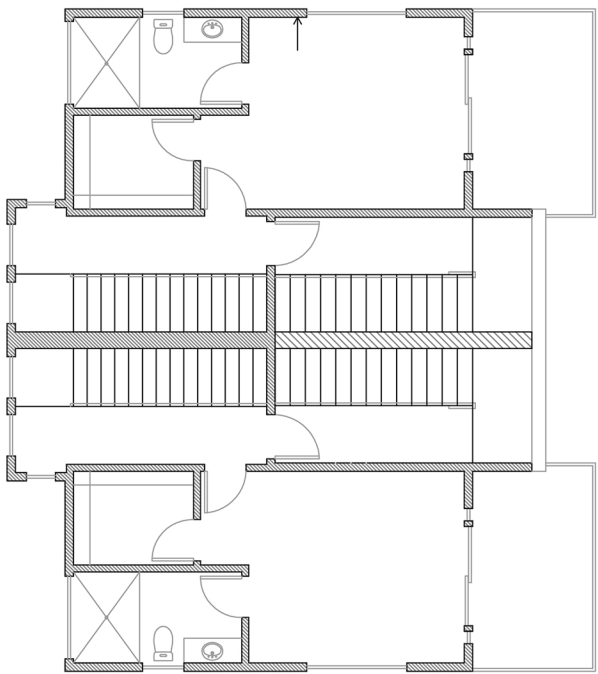
PROPOSED GARAGE/BASMENT PLAN



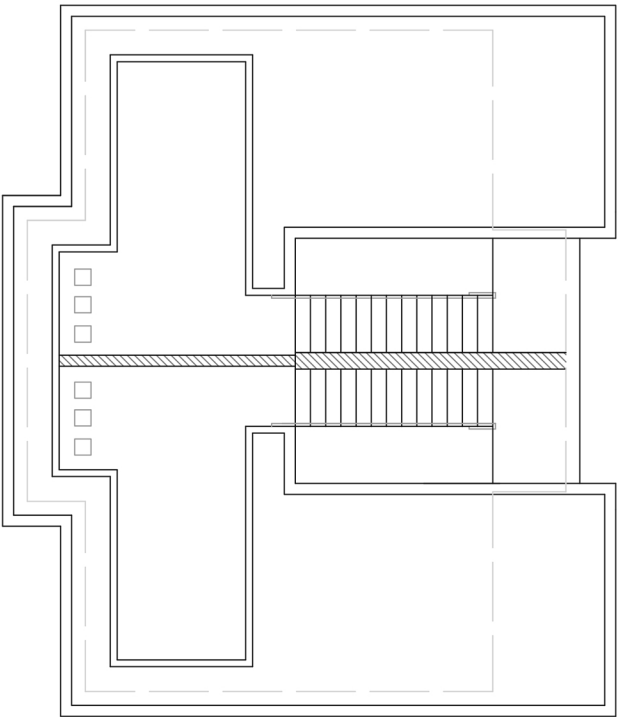
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



PROPOSED ROOF-TOP PLAN

WINDOW STUDIES



NORTHEAST FACING NEIGHBOR



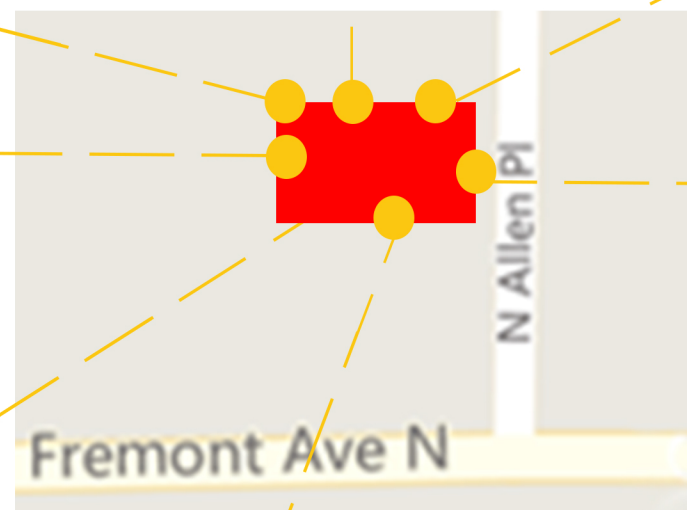
EAST FACING NEIGHBOR



SOUTHEAST FACING NEIGHBOR



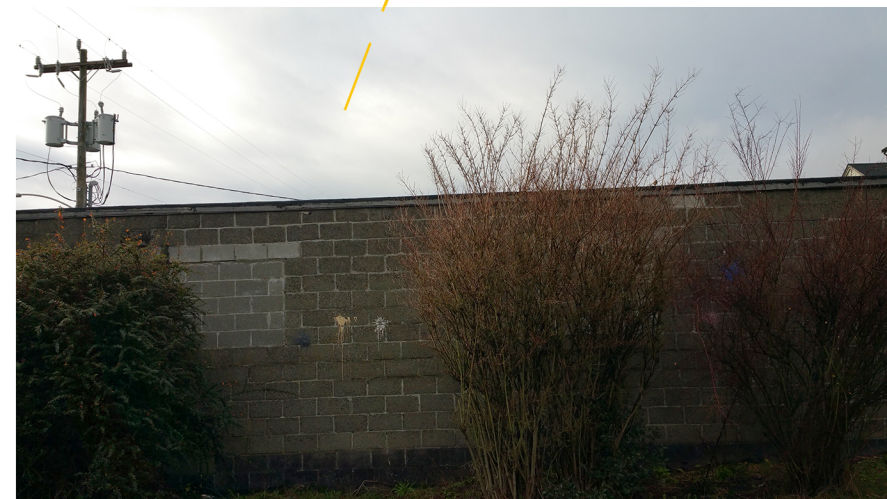
NORTH FACING NEIGHBOR



SOUTH FACING NEIGHBOR



NORTHWEST FACING NEIGHBOR



WEST FACING NEIGHBOR

The facades shown here are the immediate neighbors to the site. The existing neighbors to the East is a single-family home, and is zoned LR3, owned by a developer. The neighbor to the West is a commercial property with a brick wall the entire West border. A four-story apartment building and single-family home are the North facing neighbors. A fence currently divides the backyards of the North neighbors, which will remain.