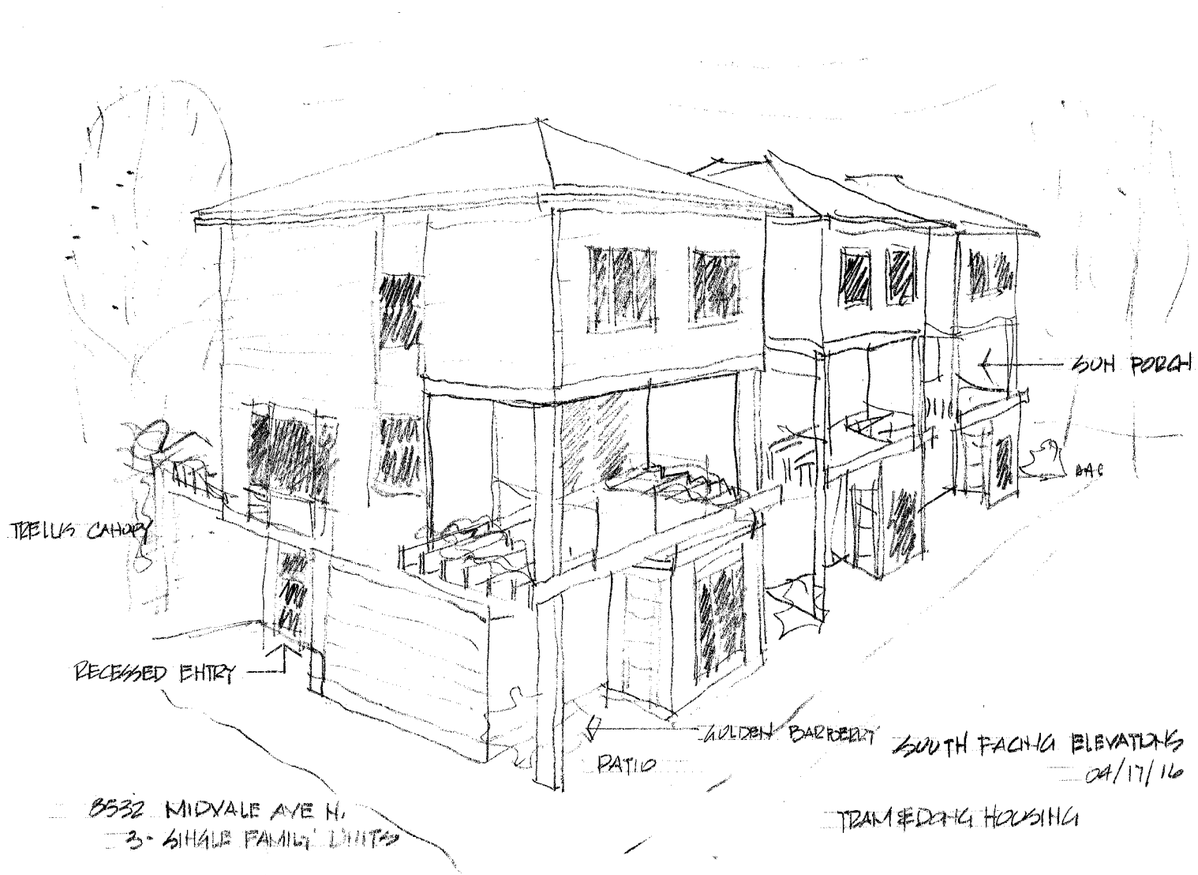


8532 Midvale Avenue North Seattle, Washington 98103

STREAMLINED DESIGN REVIEW | Tran Residence

DPD PROJECT NO. :
302296

MEETING DATE:
April 29, 2016

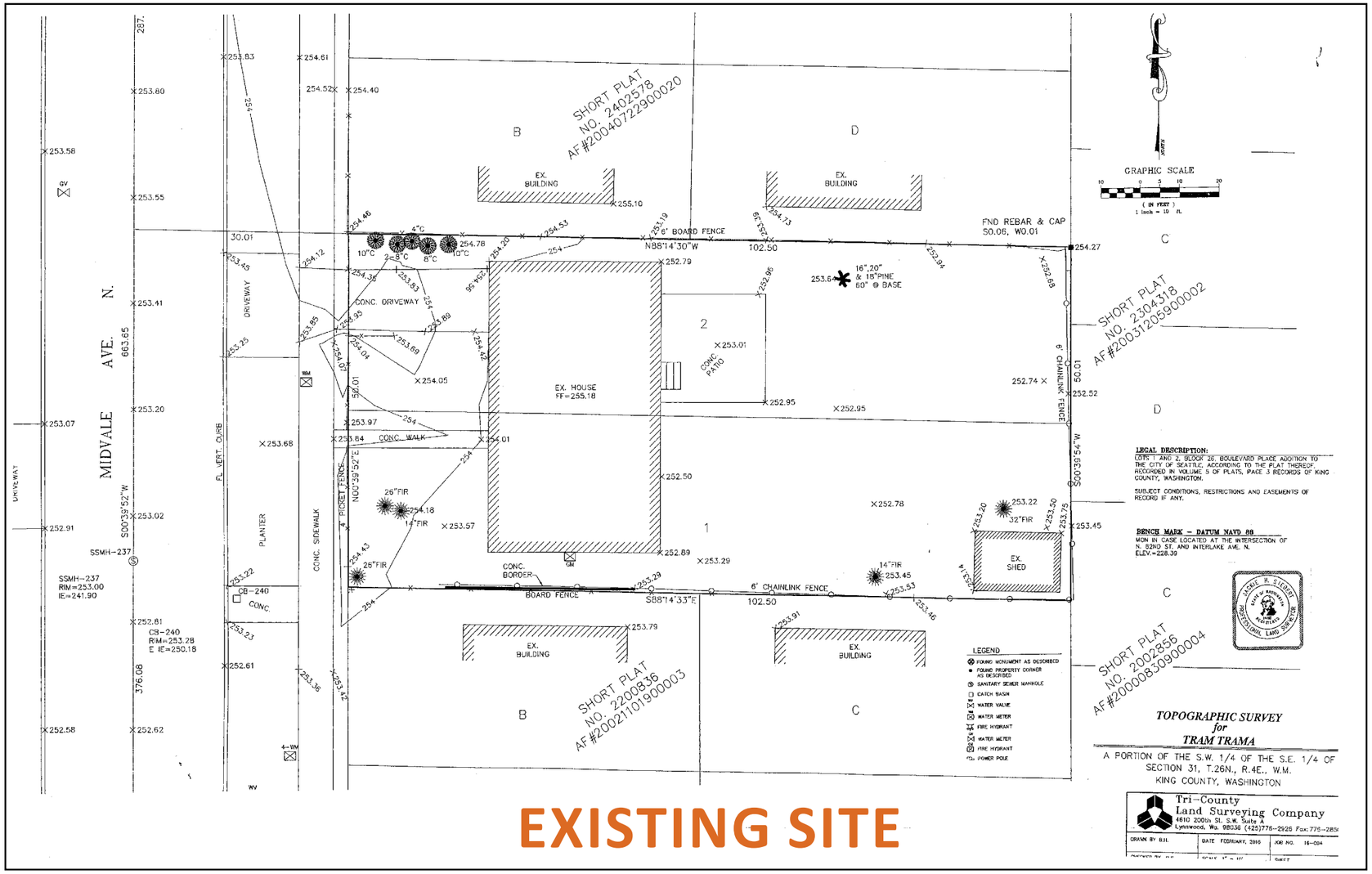
OWNER:
Tram & Dong Tran

APPLICANT CONTACT:
Dennis Christianson - Project Manager

Rolluda Architects, Inc.
105 South Main Street, Suite 323
Seattle, Washington 98104

206.624.4222 *t* | 206.624.4226 *f* | 206.601.0962 *c*
dennis@RolludaArchitects.com

rolluda architects
architecture planning interior design



EXISTING SITE

SITE INFORMATION

ADDRESS
8532 Midvale Ave N
Seattle, WA 98103

DPD PROJECT NO.
302296

SITE AREA
5,126.025 SF

PARKING REQUIREMENT
NONE

LEGAL DESCRIPTION
Boulevard Place Addition Block 26 Lots 1-2

DEVELOPMENT STATISTICS

ZONING
LR-2

LOT SIZE
50.01’ x 102.5’ SF

FAR
1.1

PROPOSED FAR
1.1

CONTENTS

PROJECT TEAM

OWNER
Tram & Dong Tran | *thetvtran@yahoo.com*

ROLLUDA ARCHITECTS
Dennis Christianson - Project Manager
dennis@RolludaArchitects.com
206.624.4222 tel
206.601.0962 cell

Landscape Architects
Lee McMaster | *lee@mcmaster.com*

Civil Engineer
Jerry O’Connell | *Ojerry26@yahoo.com*

Production Design Lines
Duane Rowett | *duane@designlines.com*

Contractor
Elite - Construction | *Tony-elite@gmx.com*

1.0 PROPOSAL

Part II: Design Guidance Proposal

Project Start

Client reviews the potential of developing a 50’ x 102.5’ lot in the middle of an already developed block. Surrounded by front and back yard duplexes. The entire block 600’x 102.5’ has this development pattern. The site has potential given the zoning of LR- 2 townhouse zoning to include single family dwellings. Site purchased and owner proceeds to establish a design team to submit for a building permit through land use zoning.

Site Analysis

50’ x 102.5’ = 5,125 sf

Permitted number of units according to the Seattle Municipal code. The site area (5,125 SF) is divided by 1,600 SF = 3.2 units Use three units as a base. The adjacent sites have 4 units per 5,125 sf lot size so this must be that the old Code allowed 1,400 sf not 1,600 sf resulting in 5,125/1,400 = 3.6 which would allow being rounded up to 4 units on site. This has established the duplex pattern.

Site: **Floor Areas Permitted**

Town house zoning allows 1.0 times the site area 5,125 x 1.0 = 5,125 sf of floor area to be built. However, we have selected to provide three single family residences on site which allows 1.1 FAR x 5,125 sf = 5,665 sf. **This was the most economical option**.

Proposal Description

Locating units on site - It is assumed that we will have a three story structure given that the height limit is 35’ - we will have the potential of three units on site.

So 5,665 sf /3 = 1,888.3sf per three story unit. 1,888.3/3 = 629 sf per floor. This is a box with all floors being the same.**This is not a recommended building form in this area**. The dimensions if square would be about 25’ x 25’ = 625 sf.

How does this fit on the site 3x 25’ width = 75’ if attached as townhouses? SMC allows only 65 percent of the lot length = 102.5 x 65% = 66.6 feet so now our units need to be 66. feet/3 = 22 wide. So to keep our allowable FAR the units must be 22.-0 x 28.5 feet = 627 sf per floor, if Square. However, to set up the ground floor for outdoor accessibility we have selected to limit the size of the garages and restrict the impact of onsite vehicular movement.

The client is looking for three bedroom units to be available as rental units. This worked well if the top floor was set at 22’x 35’ = 770SF

The Main floor was set at 22’x 24’ = 528SF, allowing a 11’x 22’ = 242SF of unenclosed porch at this level oriented to the south. This provides second floor green space. Number and location of parking spaces.

The site has only three enclosed parking spaces attached to each of the houses. **They are therefore screened from view**.

Attachment A

City of Seattle

Application for Streamlined Design Guidance

PART I: CONTACT INFORMATION

1. **Property Address** 8532 Midvale Ave N

2. **Project Number** 3022961

   Additional Related Project Number(s): 6518593

3. **Owner/Lessee Name** Tram and Dong Tran

4. **Contact Person* Name** Dennis Christianson

   Firm Dennis Christianson c/o (Rolluda Architects)

   Mailing Address 105 South Main Street, suite 323

   City State Zip Seattle Washington 98104

   Phone cell 206 601 0962 office 206 624 4222

   Email Address dennis@rolludaarchitects.com

5. **Applicant’s Name** Tram and Dong Tram

   Relationship to Project Property owner

6. **Design Professional’s Name** Dennis Christianson

   Address 105 South Main Street , suite 323

   Phone 206 601 0962, 206 624 4222

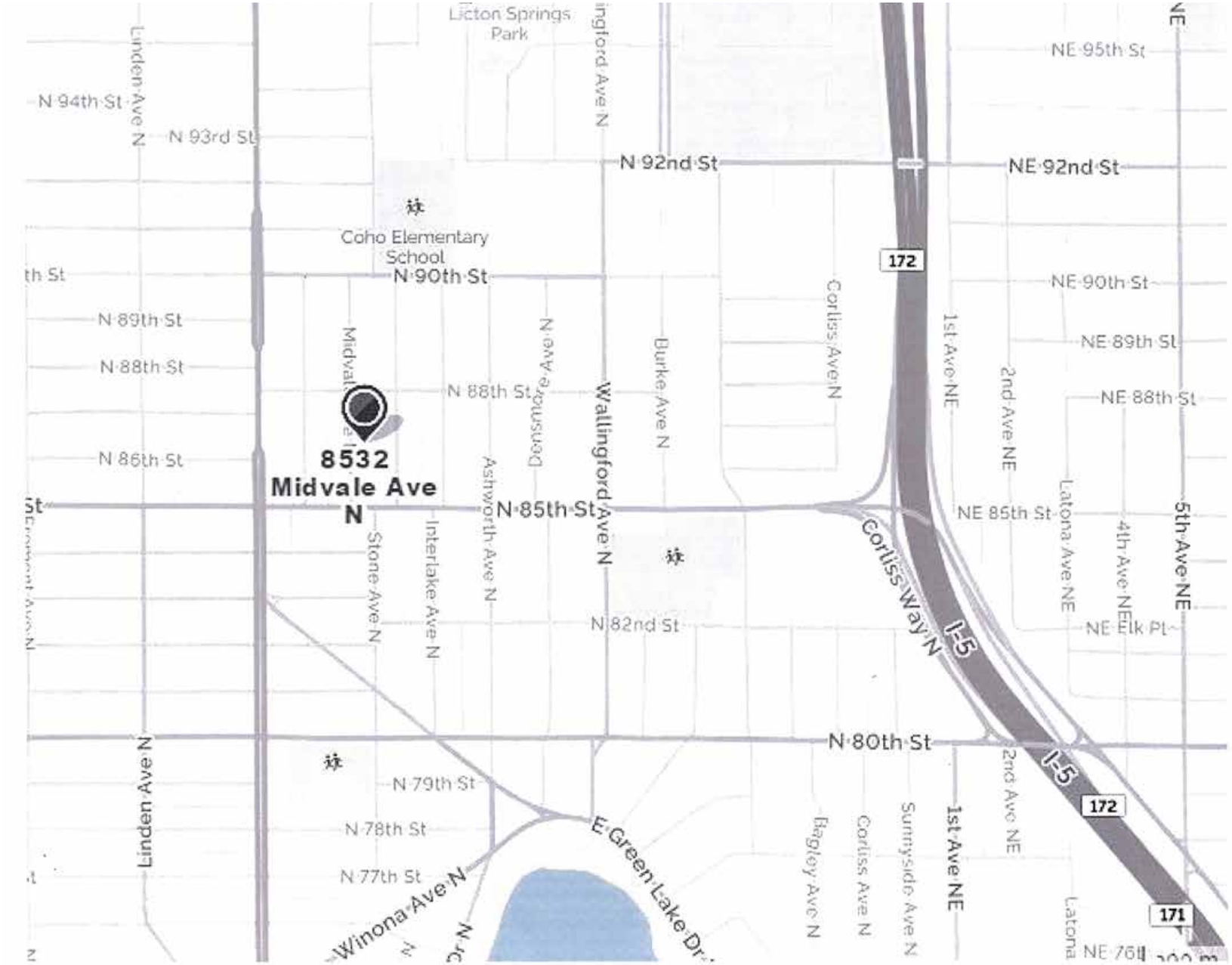
   Email Address dennis@rolludaarchitects.com

7. **Applicant’s Signature** [signature] **Date** 03/23/16

*Only the contact person will receive notice of the meeting. The contact person is responsible for informing other pertinent parties.

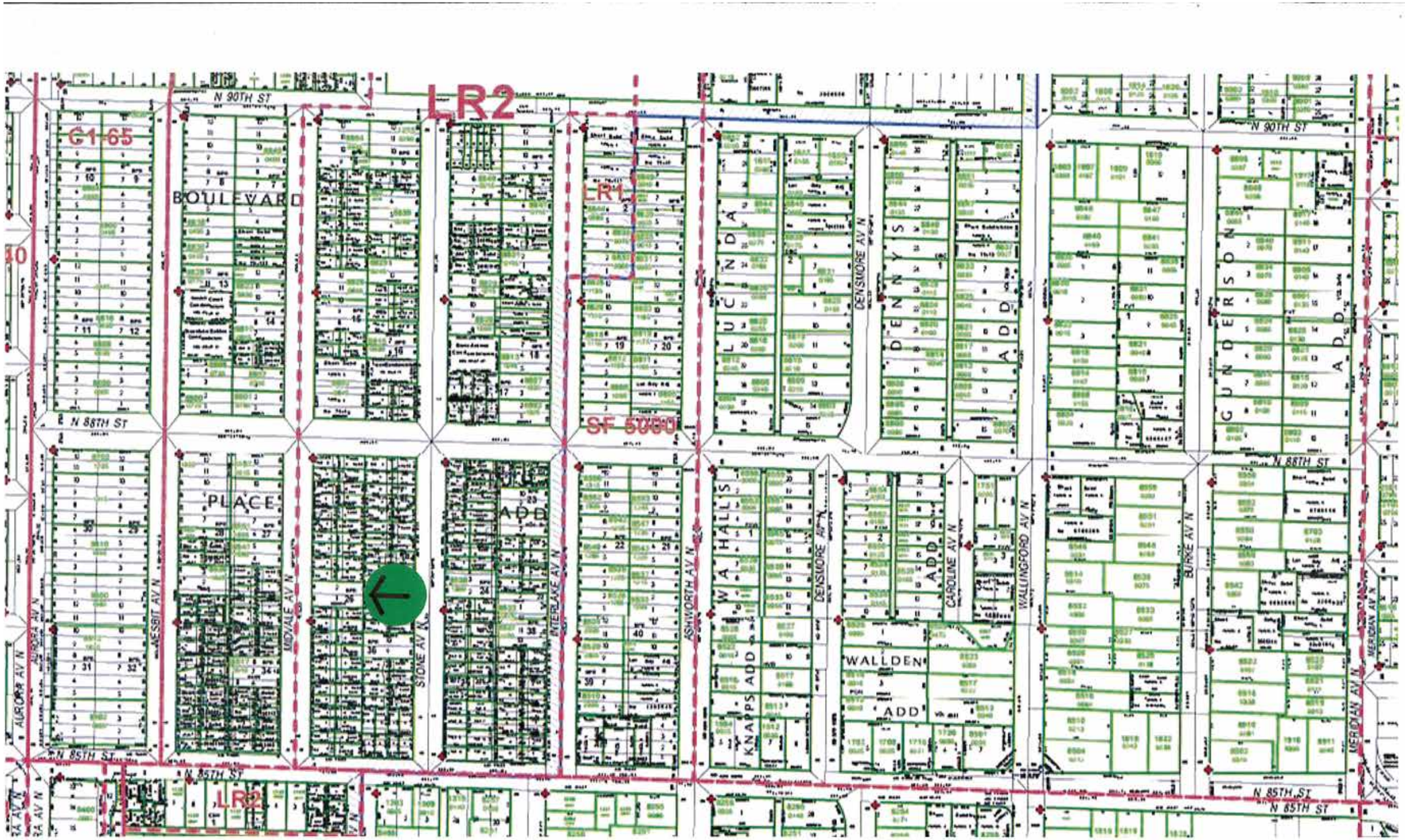
LEGAL DISCLAIMER: *This Tip should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this Tip.*

2.0 ANALYSIS OF CONTEXT



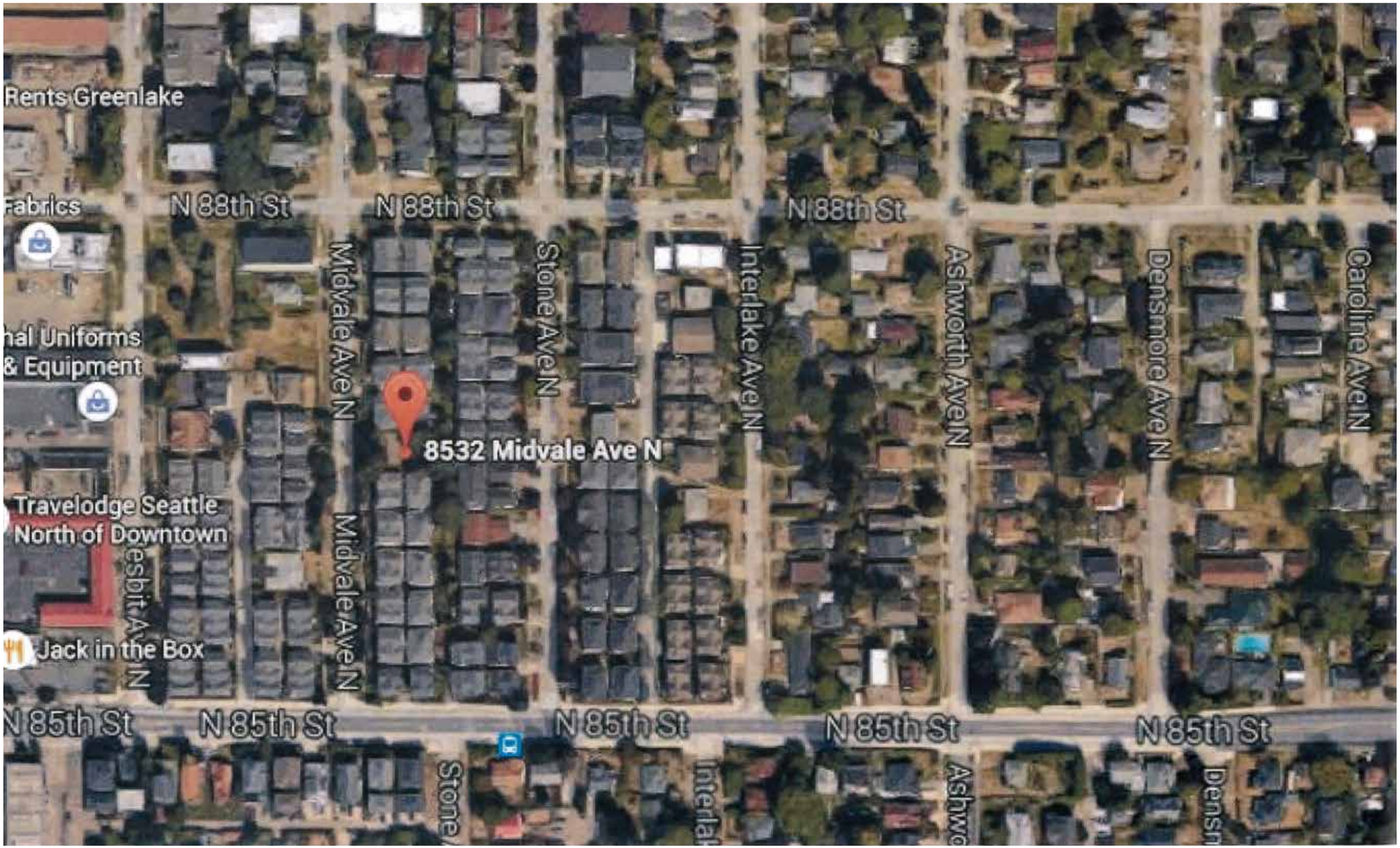
SITE LOCATION

2.0 ANALYSIS OF CONTEXT



SURROUNDING DEVELOPMENT PATTERN

2.0 ANALYSIS OF CONTEXT



9-BLOCK DEVELOPMENT PATTERN

2.0 ANALYSIS OF CONTEXT

DUPLEX DEVELOPMENTS ADJACENT

2.0 ANALYSIS OF CONTEXT

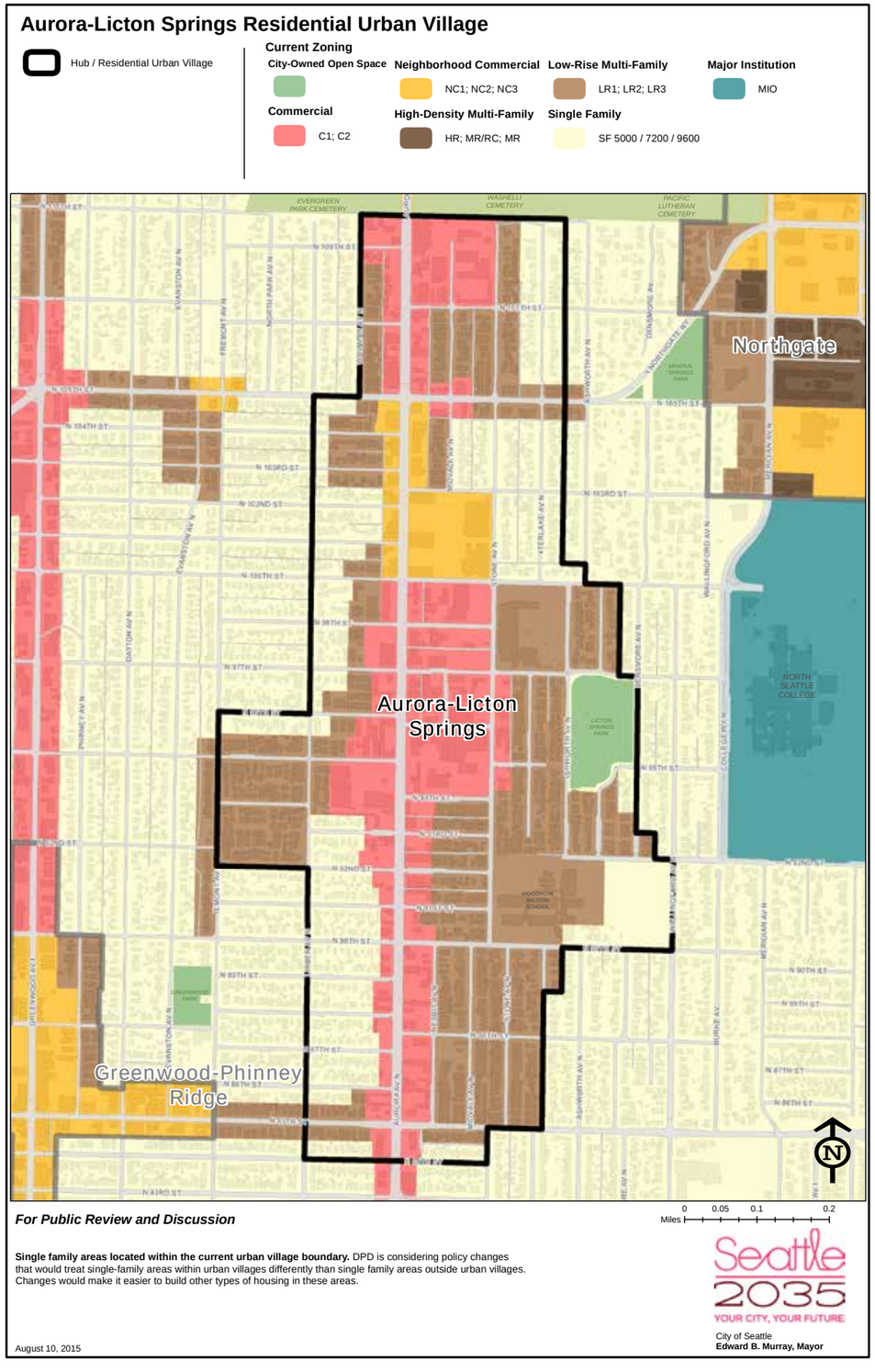
TOP VIEW OF SITE

2.0 ANALYSIS OF CONTEXT

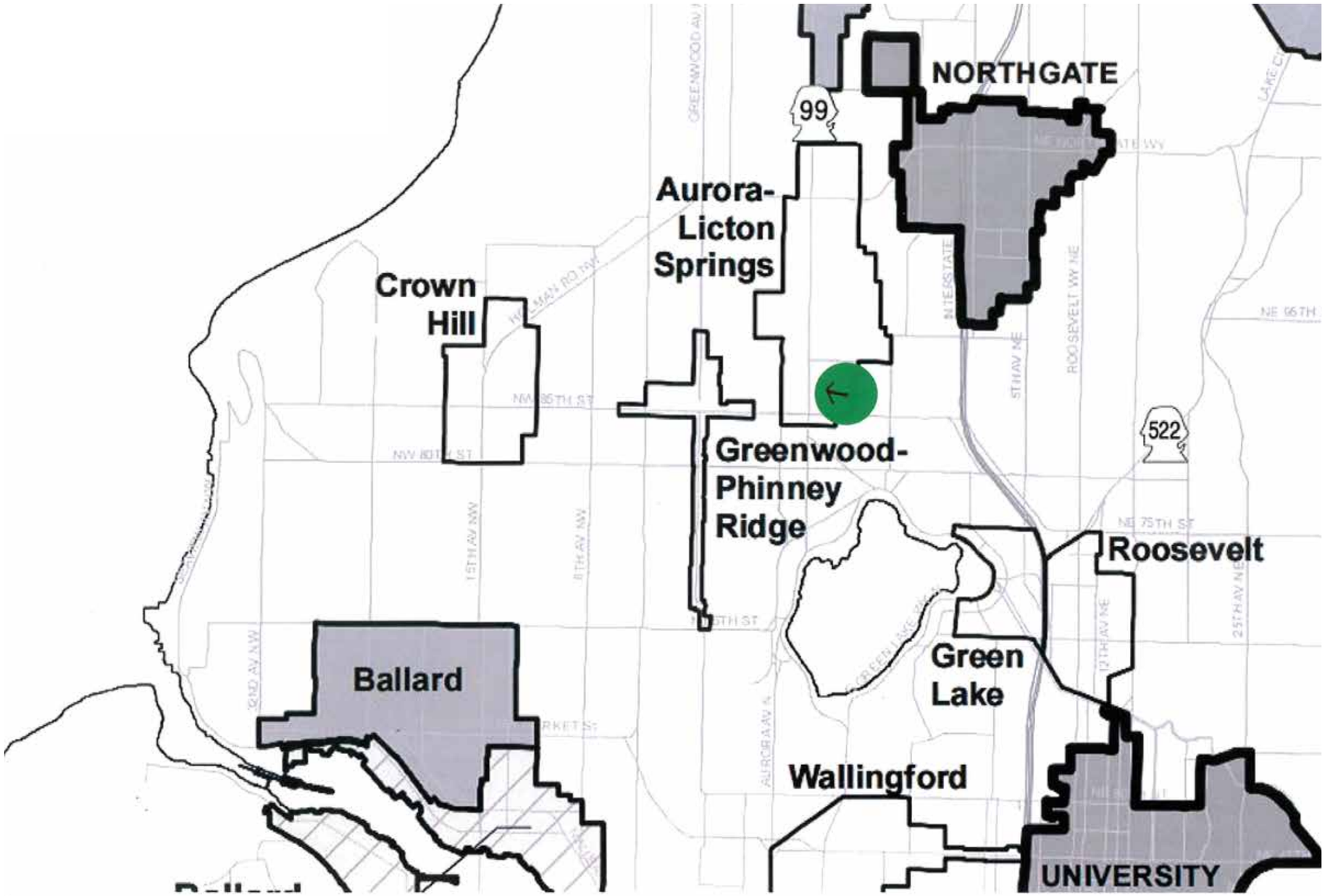
VIEW OF SITE FROM FRONT STREET | 8532 MIDVALE AVE N

2.0 ANALYSIS OF CONTEXT

URBAN VILLAGE AREA



2.0 ANALYSIS OF CONTEXT



ADJACENT VILLAGE CENTERS

3.0 EXISTING SITE CONDITIONS

LR1 - Lowrise 1

The LR1 zone provides a transition between single family zoned areas and more intense multifamily and commercial areas. LR1 is most appropriate for areas outside of Growth Areas***. A mix of housing types similar in scale to single family homes such as cottages, rowhouses and townnhouses are encouraged.

	Individual cottage house structures are arranged around a common open space. 950 SF is the maximum size allowed for each cottage.	Rowhouses are attached side by side along common walls. Each rowhouse directly faces the street with no other principal housing units behind the rowhouses. Rowhouses occupy the space from the ground to the roof. Units can not be stacked.*	Townhouses are attached along commor occupy the space from the ground to the be stacked. Principal townhouse units m other townhouses units as seen from the
Floor Area Ratio (FAR)**	1.1	1.0 or 1.2	0.9 or 1.1
Density Limit**	1 unit / 1,600 SF lot area	1 unit / 1,600 SF lot area on lots less than 3,000 SF All others: No Limit	1 unit / 2,200 SF or 1 unit / 1,600 SF lot area
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitcl
Building Setbacks	Front: 7' Average, 5' minimum Rear: 0' with Alley, 7' no Alley Side: 5' minimum	Front: 5' minimum Rear: 0' with Alley, 7' average, 5' minimum Side: *	Front: 7' Average, 5' minimum Rear: 7' Average, 5' minimum Side: 5' if building is 40' or less in lengtl
Building Width Limit	60'	60'	60'
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a a lot line that abuts a		
SDR	Optional	Optional ** 0' where abutting another rowhouse, otherwise 3.5', except when abutting a single-family zone, the setback is 5'*	Required for 3 or more units

LR2 - Lowrise 2

The LR2 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods and along arterial streets. LR2 is most appropriate for areas within Growth Areas***. A mix of small scale to multifamily housing such as townhouses, rowhouses and apartments are encouraged.

Floor Area Ratio (FAR)**	1.1	1.1 or 1.3	1.0 or 1.2
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitcl
Building Setbacks	Same as LR1	Same as LR1	Same as LR1
Building Width Limit	Not applilcable	No Limit	90'
Max. Facade Length	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line th		
SDR	Optional	Optional	Required for 3 or more units

3.0 EXISTING SITE CONDITIONS

Table A for 23.45.510
Floor Area Ratios in Lowrise Zones

Zone	Location	Category of Residential Use (1)			
	Outside or Inside Urban Centers, Urban Villages, and the Station Area Overlay District	Cottage Housing Developments and Single-Family Dwelling Units	Rowhouse Developments (2)	Townhouse Developments (2)	Apartments (2)
LR1	Either outside or inside	1.1	1.0 or 1.2	0.9 or 1.1	1.0
LR2	Either outside or inside	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
LR3	Outside	1.1	1.2 or 1.4	1.1 or 1.3	1.3 or 1.5 (3)
	Inside	1.1	1.2 or 1.4	1.2 or 1.4	1.5 or 2.0

otnotes For Table A for 23.45.510
f more than one type of residential use is provided on a lot, the FAR limit for each residential use is the higher FAR limit each residential use in this Table A for 23.45.510 only if the conditions in subsection 23.45.510.C are satisfied for all sidential uses on the lot.
The higher FAR limit applies if the project meets the standards of subsection 23.45.510.C.
On lots that abut a street with frequent transit service, the higher FAR limit is 1.6.

AMENITY AREA:
SMC 23.45.522

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.

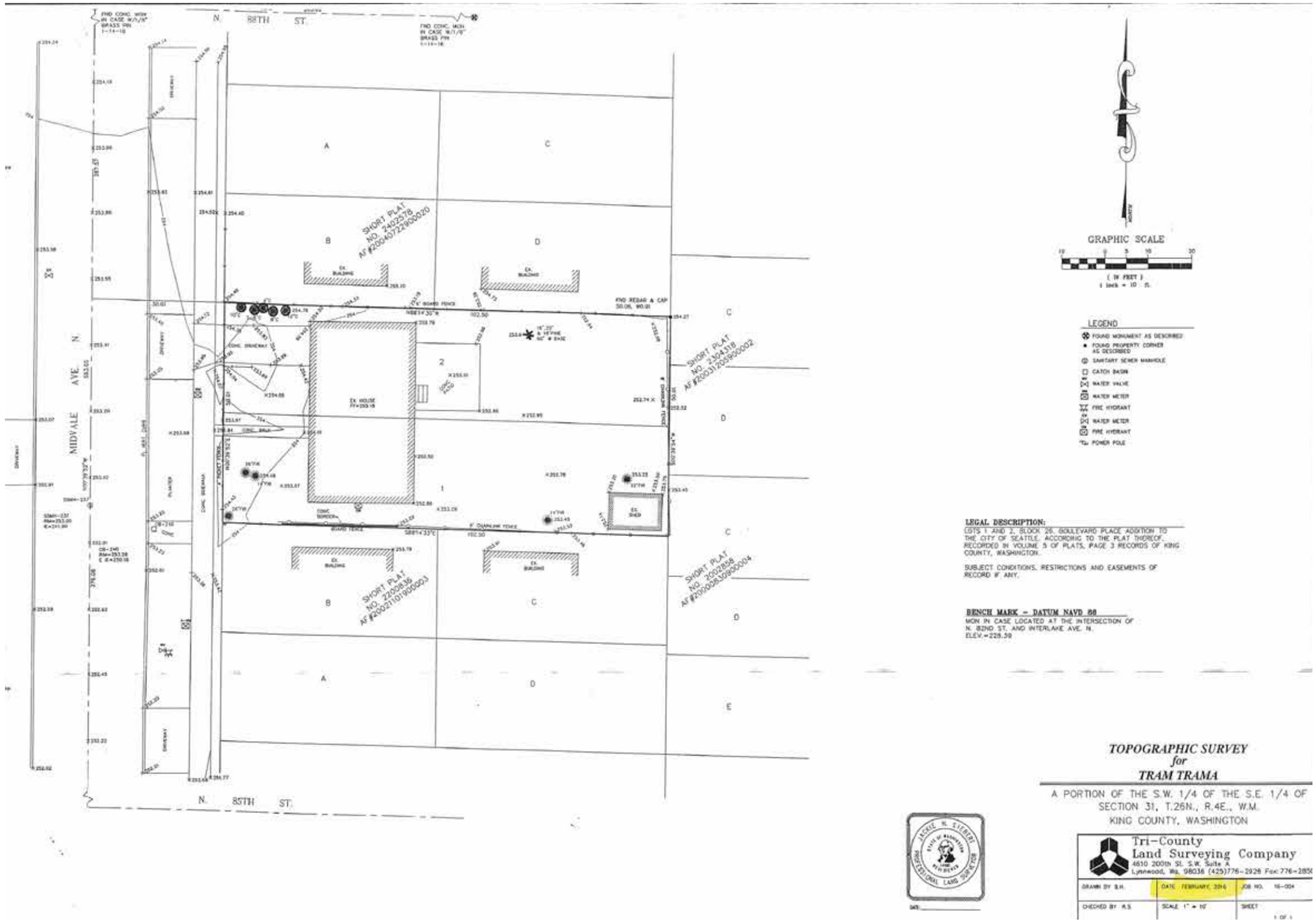
LANDSCAPE STANDARDS:
SMC 23.45.524

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

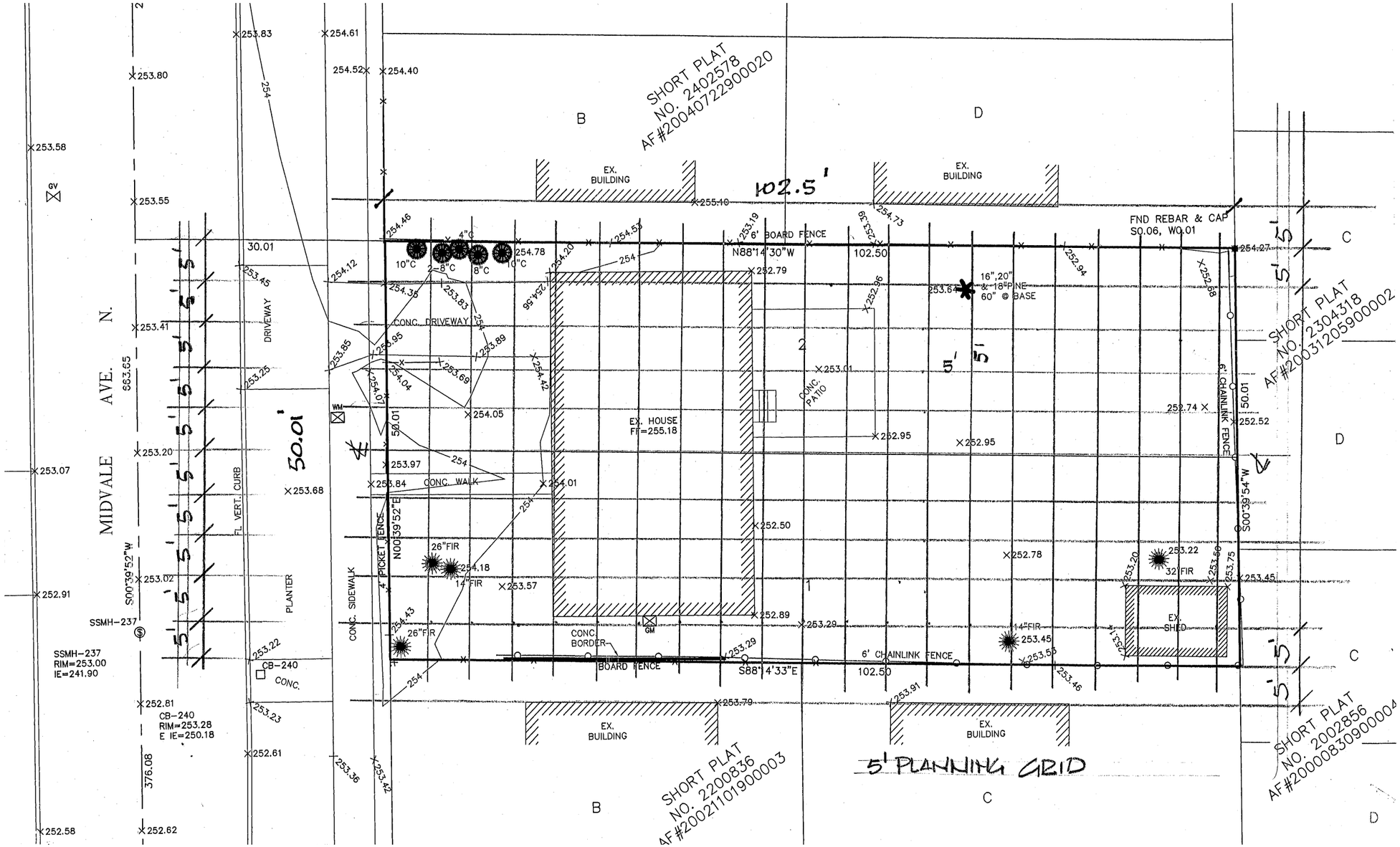
Per Table A, Maximum Structure Width for Townhouses is 60'

3.0 EXISTING SITE CONDITIONS



SITE CONTOURS & EXISTING HOUSE

3.0 EXISTING SITE CONDITIONS



SITE TREES LOCATED

3.0 EXISTING SITE CONDITIONS

"We take pride in our work and our customers"

February 5, 2016

Dennis Christianson
Rollunda Architects
106 South Main Street #323
Seattle, WA 98104

RE: Trees at 8532 Midvale Ave North

On Tuesday February 2nd 2016 I inspected the trees at the address of 8532 Midvale Ave North

OVERVIEW

There are 5 trees and 1 Arborvitae hedge at this address. They are located in the front yard and the back yard of the existing residence,

Tree #1 is a Douglas fir (Pseudotsuga menziesii) located in the SW corner of the property next to the fence and close to the sidewalk. This tree is 28"DBH with a height of about 75' it is of average to below average health and vigor with a live crown ratio of over 65% it has a canopy spread of about 30' there are no visible defects in the main stem or root plate. There appears to be some lifting of the sidewalk adjacent to the tree. There are also some broken branches indicating a history of branch failure in the past.

Recommendation: This tree is in my opinion not a good specimen of a Douglas fir tree and would be a future hazard to the sidewalk and home. While it is structurally sound, for this project I feel it should be removed and replaced with different species tree.

Tree #2 is an Atlas Cedar (Cedrus atlantica) located in about the middle of the front yard of the existing residence on the right side of the driveway. This is a multi-stem tree with two main stems growing from the base. This tree is 28" and 16" DBH with an overall height of about 60' it is of average health and vigor with a live crown ratio of over 75% the canopy spread is about 35' there are no visable defects in the main stem and root plate. It does have a multi stem canopy with several large scaffold branches that are of poor stem structure.

838 286th AVE SE, Fall City 98024-7402 | Main: 206-396-9998 | Fax: 425-222-0887
office@eastsidetreeworks.com | www.EastsideTreeWorks.com | #EASTSTW917SS

"We take pride in our work and our customers"

Recommendation: This species of tree typically have large scaffold branches break out and fall to the ground causing damage to any structures under the tree. This would not be a good tree to have next to any home or structure that could be damaged from a large falling branch. I feel that it should be removed.

Tree #3 is a large multi-stem Pine tree (Pinus pinaceae) in the back yard. It is located on the north side of the back yard next to the fence at about the middle point of the yard. It is a large multi-stem tree with three main stems that are 19" 20" 17" DBH with a height of about 60' it has a canopy spread of about 40' it is of average health and vigor with a live crown ratio of about 50% the stem structure of this tree is poor with long scaffold branches that will fall, there have been two large stems removed at the base of the tree, probably due to stem failure. There are no visible defects in the root plate but the stems that were removed were improperly cut, this will cause stem rot in the future.

Recommendation: Because of the stem structure and location of this tree I would strongly recommend the removal of this tree.

Tree #4 is a Douglas fir (Pseudotsuga menziesii) located in the back yard next to the ally way on the south side of the yard. It is a single stem tree with a 29" DBH and a height of about 50' It has a canopy spread of about 28' It is of below average health and vigor with a live crown ratio of less than 50% The top of this tree has broken out and there is a large branch that is hanging in the canopy. There are visible defects in the main stem but not in the root plate.

Recommendation: This tree has been compromised with the top that has failed and now has poor branch attachment points at the top and has a history of failure. This tree should be removed.

Tree #5 is a Spruce tree (Picea sitchensis) it is located on the south side of the back yard next to the fence and property line. It is a single stem tree with a 11" DBH and a height of about 45' it has a canopy spread of about 10' It is of poor health and vigor with a live crown ratio of less than 50% it has a lot of dead branches due to the proximity to the Fir tree and the building 3' to the south of this tree. There are no visible defects in the main stem or root plate.

Recommendation: Because of the location and health of this tree this tree should be removed.

Tree #6 is an Arborvitae hedge (Thuja occidentalis) there are 5 stems located in the front of the house on the north side of the driveway. They have a DBH of 4" 11" 7" 8" 9" with a height of about 25' these stems have never been maintained and have overgrown there location and should be removed.

Recommendation: These stems have no purpose being where they are and should be removed.

Sincerely,

Ron Paquette
Certified Arborist
Qualified Tree risk Assessor
PN5728A
Eastside Tree Works
206-235-1134
ron@eastsidetreeworks.com

3.0 EXISTING SITE CONDITIONS

SITE RECONNAISSANCE

1. ROW trees have been submitted by our landscape architect and approved by the City.

2. Large Significant Trees

- **Tree #1 - Douglas Fir** - 28”DBH, height 75’, canopy spread over 30’, below average health, history of branch failure
  A future hazard to the front sidewalk - **Recommend Removal**

- **Tree #2 - Atlas Cedar** - This is a multi-stem tree, 16” DBH, 60’ height, average health and vigor, canopy spread of over 35’ poor stem structure
  This tree has large scaffolding branches that can cause damage to structures under the tree - **Recommend Removal**

- **Tree #3 - Pine Tree** - Large multi-stem (three stems with the fourth already removed) 19”.20”, 17” DBH, height of about 60’, canopy spread of about 40’
  Stem rot will occur in the future - **Recommend Removal**

- **Tree #4 - Douglas Fir** - Single stem , 29” DBH, height of about 50’, canopy spread of about 28’
  There are visible defects in the main stem - **Recommend Removal**

- **Tree # 5 - Spruce Tree** - Single stem tree, 11” DBH and a height of 45’
  Has a lot of dead branches, is in poor health, and is 3’ from the adjacent building next door - **Recommend Removal**

- **Tree #6 - Arborvitae Hedge** - Located on north side of existing driveway, there are 5 stems, 4’,11”, 7”,9”, with a height of 25’
  These stems have never been maintained and have over grown their location - **Recommend Removal**

  Inspected by Ron Paquette certified arborist (see 3.0 Exisiting Site Conditions - page 15)

3. Existing 950SF house to be removed

3.0 EXISTING SITE CONDITIONS

City of Seattle
Department of Construction and Inspections
Engineering Services

DENNIS CHRISTIANSON
105 S Main St. Suite 323
Seattle, WA 98104

Re: Project# 6518593

Correction Notice #1

Review Type	POTECH	Date	March 08, 2016
Project Address	8532 Midvale Ave N	Contact Phone	(206) 624-4222
Contact Email	dennis@rolludaarchitects.com	Contact Fax	
SDCI Reviewer	Seth Amrhein	Address	Seattle Department of Construction and Inspections 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
Reviewer Phone	(206) 386-1981		
Reviewer Fax			
Reviewer Email	Seth.Amrhein@seattle.gov		
Owner			

This review is provided in response to your hazard tree removal application (project # 6518593). From reading the provide arborist report and viewing the provided site plan, it seems the primary purpose for seeking approval to remove the trees on the site is too facilitate the proposed construction under project # 6505201. Thus, the preferred path to seek approval to remove hazardous trees is under that building permit application. However, it is possible for me to issue standalone hazard tree removals for trees that are protected and meet the codified definition of hazardous trees. The following is feedback on your application.

Tree #1: This is a Douglas fir tree with a reported trunk diameter of 28 inches at 4.5 feet above ground. This would not be a protected “exceptional tree.” Three “non-exceptional” trees may be removed per year on developed properties in Lowrise zoning. No approval from the Seattle Department of Construction and Inspections (SDCI) would be necessary to proceed with removal of this tree, assuming it has been accurately measured.

Tree # 2: This is an Atlas cedar with two trunks, one 28 inches in diameter at 4.5 feet above ground, and a second that is 16 inches. The cumulative diameter would be 32.25 inches, exceeding the size threshold to be considered a protected “exceptional tree.” Approval from SDCI would be necessary to proceed with removal of this tree. Further explanation and documentation is needed from a Tree Risk Assessment Qualified Certified Arborist to demonstrate that this tree, under current conditions, meets the codified definition of “hazardous tree” under SMC 25.11.020. The analysis should not consider future construction impacts, unless the removal is being reviewed as part of the construction proposal. Pictures of structural defects, test results, if applicable, and discussion of the defects and consequences of failure should be provided in a report.

Tree # 3: This is a pine tree with tree trunks. This cumulative trunk diameter would be 32.4 inches, making this in excess of the size threshold to be considered “exceptional.” The tree risk rating form does not demonstrate that this tree has a high enough risk rating to meet the codified definition of “hazardous tree” under 25.11.020, and therefore, cannot be removed without further review and approval by SDCI.

Tree #4: This is a Douglas fir tree with a reported trunk diameter of 29 inches at 4.5 feet above ground. This would not be a protected “exceptional tree.” Three “non-exceptional” trees may be removed per year on developed properties in Lowrise zoning. No approval from the Seattle Department of Construction and Inspections (SDCI) would be necessary to proceed with removal of this tree, assuming it has been accurately measured.

Tree #5: This is a Sitka spruce tree with a reported trunk diameter of 11 inches at 4.5 feet above ground. This exceeds the size threshold of 6 inches to be considered “exceptional” for this species. The information provided does not demonstrate that this tree has a high enough risk rating to meet the codified definition of “hazardous tree” under 25.11.020, and therefore, cannot be removed without further review and approval SDCI.

Please let me know if you have any questions or provide additional information.

3.0 EXISTING SITE CONDITIONS

DPD **Director's Rule 16-2008**

Applicant: City of Seattle Department of Planning & Development	**Page** 1 of 6	**Supersedes:** DR 6-2001
	Publication: 10/16/08	**Effective:** 04/01/09
Subject: Designation of Exceptional Trees	**Code and Section Reference:** SMC 25.11 SMC 25.05.675N	
	Type of Rule: Code Interpretation	
	Ordinance Authority: SMC Section 3.06.040	
Index: SMC 25.11; SEPA Sec. 25.05.675	**Approved** (signature on file) Diane M. Sugimura, Director, DPD	**Date** 4/1/09

PURPOSE

The purpose of this rule is to clarify the definition of "exceptional tree" pursuant to Seattle Municipal Code (SMC) Chapter 25.11, Tree Protection. This rule also clarifies SEPA Plants and Animals Policy (SMC subsection 25.05.675.N.2.c) for the purpose of determining the value of "rare, uncommon, unique or exceptional" trees on sites undergoing environmental review, in order to establish appropriate tree protection mitigating measures.

BACKGROUND

Seattle Municipal Code Chapter 25.11, Tree Protection, provides means for protecting trees in Seattle. Under this chapter, exceptional trees are given particular protections and are broadly defined as follows:

> "Exceptional tree" means a tree or group of trees that because of its unique historical, ecological, or aesthetic value constitutes an important community resource, and is determined as such by the Director according to standards and procedures promulgated by the Department of Planning and Development.

This Director's Rule provides clarification for determining trees that should be considered for exceptional status as well as the standards and procedures for this determination.

RULE

An exceptional tree is a tree that:

1. Is designated as a heritage tree by the City of Seattle; or
2. Is rare or exceptional by virtue of its size, species, condition, cultural/historic importance, age, and/or contribution as part of grove of trees as determined by the method discussed below.

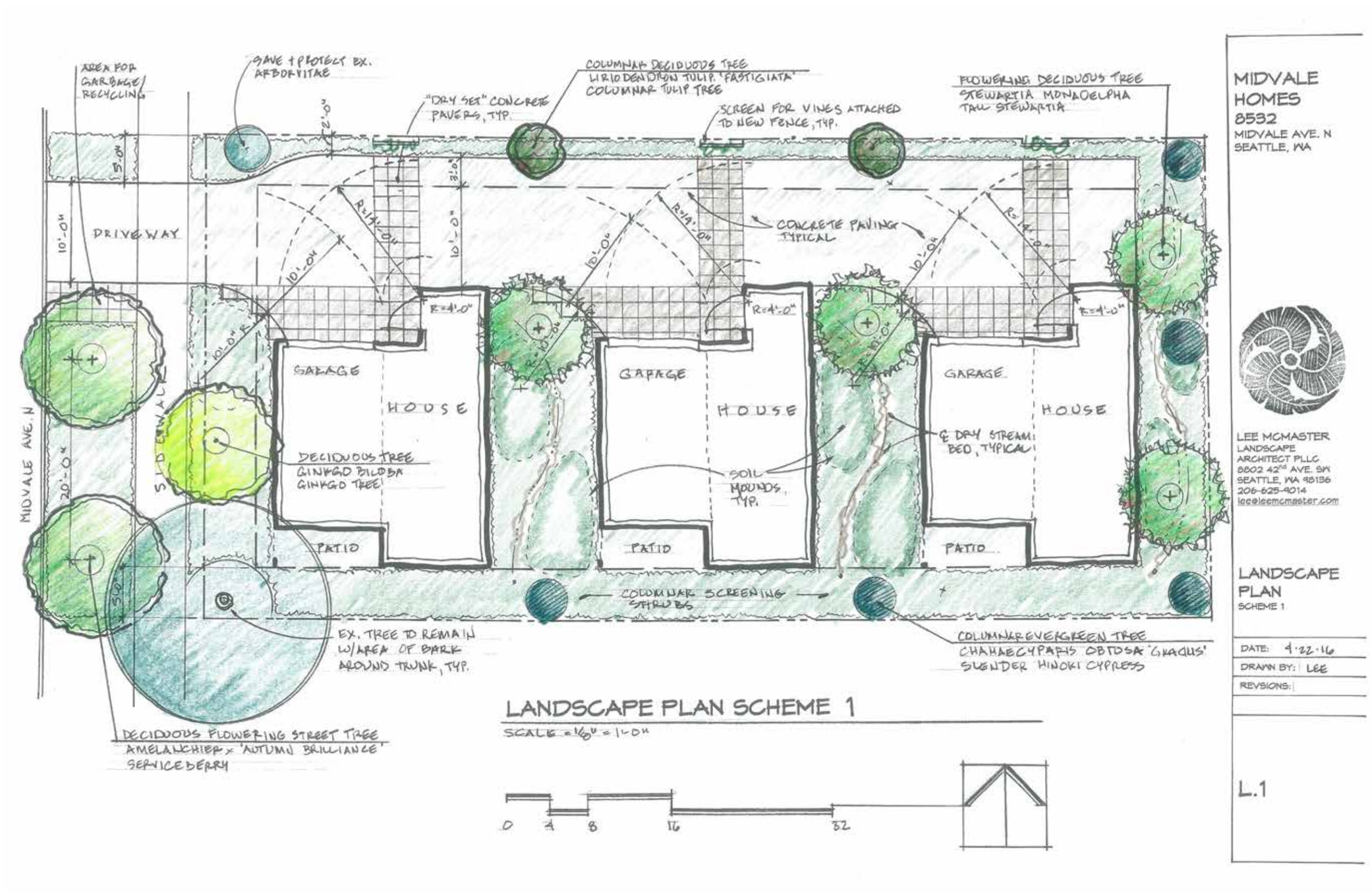
Size Thresholds

Trees with a diameter at breast height (dbh), defined in this rule, that is equal to or greater than the threshold diameters listed in Table 1 are considered exceptional unless they fail to meet the risk criteria discussed in the following section. For all species not listed in Table 1, the threshold diameter is 30" or 75% of the largest documented diameter for a tree of that species in Seattle, whichever is less, as noted in Trees of Seattle, 2nd edition by Arthur Lee Jacobson. If no tree diameter or circumference is listed in this source, the threshold diameter is 30" or 65% of the largest documented diameter for a tree of that species in Washington, whichever is less, as noted in Champion Trees of Washington State by Robert Van Pelt.

Tree Grove

A grove means a group of 8 or more trees 12" in diameter or greater that form a continuous canopy. Trees that are part of a grove shall also be considered exceptional unless they fail to meet the risk criteria discussed in the following section. Trees that are less than 12" in diameter that are part of a grove's continuous canopy cannot be removed if their removal may damage the health of the grove. Street trees shall not be included in determining whether a group of trees is a grove.

4.0 SITE PLAN



LANDSCAPE PLAN SCHEME 1

SCALE = 1/16" = 1'-0"

MIDVALE HOMES
8532
MIDVALE AVE. N
SEATTLE, WA

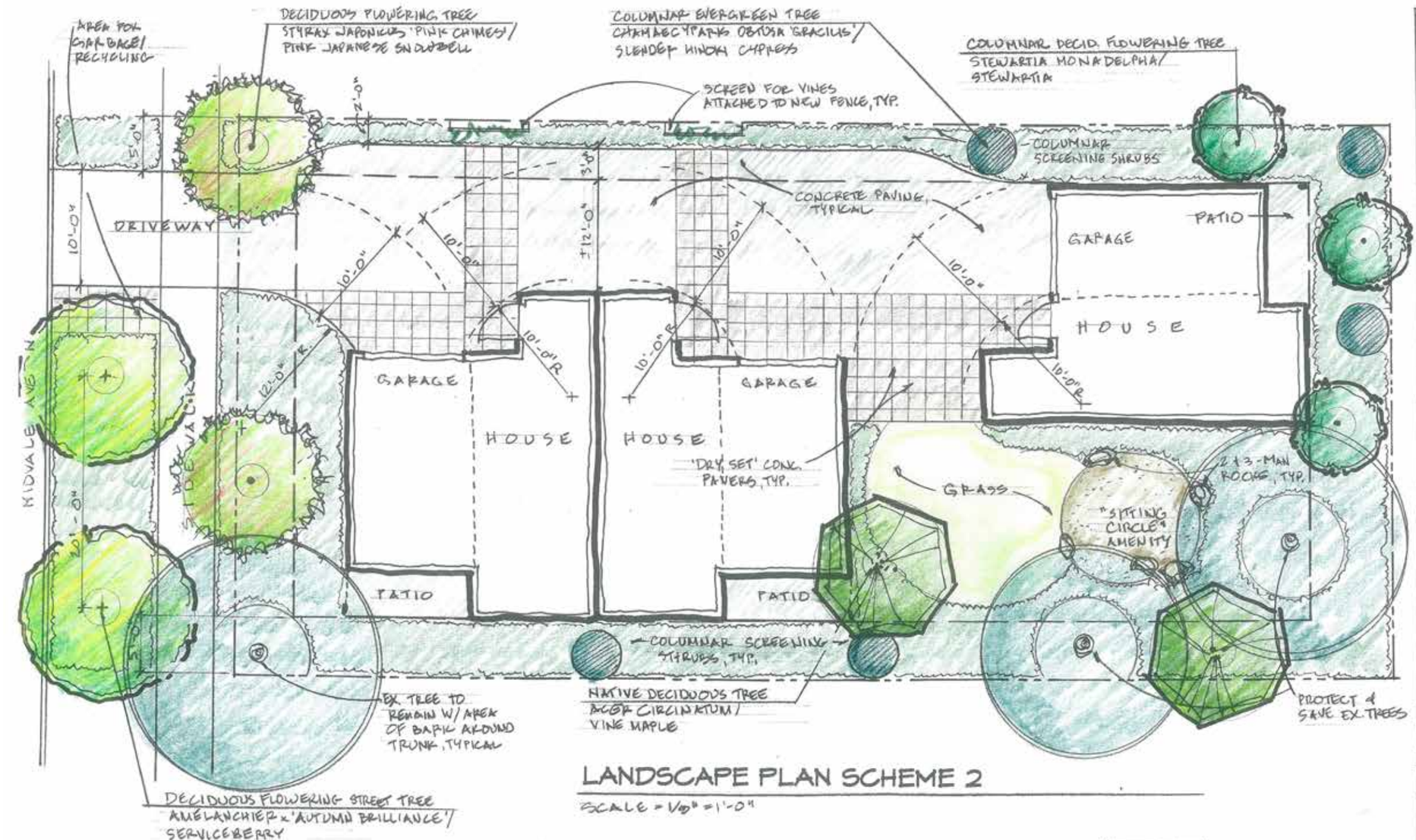
LEE MCMASTER
LANDSCAPE ARCHITECT PLLC
8802 42nd AVE. SW
SEATTLE, WA 98136
206-625-9014
lee@leemcmaster.com

LANDSCAPE PLAN
SCHEME 1

DATE: 4·22·16
DRAWN BY: LEE
REVISIONS:

L.1

4.0 SITE PLAN



MIDVALE HOMES
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SEATTLE, WA

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LANDSCAPE PLAN
SCHEME 2

DATE: 4·22·16
DRAWN BY: LEE
REVISIONS:

L.2

5.0 CITY OF SEATTLE DESIGN GUIDLINES

Seattle
Design Guidelines

DESIGN
REVIEW

December 2013

City of Seattle
Department of Planning and Development

Table of Contents

5.0 CITY OF SEATTLE DESIGN GUIDLINES

CONTEXT AND SITE

CS1. Natural Systems and Site Features

A. Energy Use
- Proposed orientation to minimize heat gain from the west
- Proposed thermally broken window and door frames
- Suggested use of fiberglass windows and doors (Milgard)
- Proposed overhangs on exit doors
- Low e- glass for glazing (standard)
- Energy efficient hot water supply
- Electric base board heating

B. Sunlight and Natural Ventilation
- Proposed project is oriented towards the south
- Offering warm comfortable amenity spaces
- Priority is on owner amenity spaces with natural ventilation and cross breezes
- All floors have operable windows

C. Topography
- The site is basically flat and offers the opportunity for creative landscape berms
- Also this offers the possibility of natural drainage systems using permeable pavers

D. Plants and Habitat
- Several large trees are located on the site and we have yet to locate these with respect to our current site location of the three townhouses.

E. Ponding
- There are no standing or ponding locations on site We plan on permeable pavers for the major walk and driveway locations

CS2. Urban Pattern and Form

A. Location in the City and neighborhood
- Project is located on lot in a block surrounded by what have become called as 4 pack housing that are mainly car oriented
- Project cannot duplicate this form or street pattern on a site of limited size
- Intent was to imagine the three townhouses as facing their own streetscape, rather than trying to modulate a single street front unit
- Project is well served by transit in the area and therefore not much need for two car garages, this would severely limit easy access to ground floor amenities

B. Adjacent Streets and Open Spaces
- The block pattern is primarily oriented north /south and pedestrian traffic moves south towards 85th Street where the bus lines run
- There are no adjacent open spaces which is why we have located a mixture of hard and soft landscape spaces
- The intent was to avoid looking like the adjacent townhouse pattern given that we have a single site to deal with instead of multiple lots using a common 10’ wide
- Driveway - frontal street oriented modulation was envisioned as happening in cross section rather than in a modulated plan

C. Relationship to the Block
- This site craves to be different from the existing block unit layouts
- This is automatically achieved given that the width is limited by the 50’ wide site that requires that access be located along one side only
- The north side would be preferred since the development focus is the south oriented amenity spaces

D. Height, Bulk and Scale
- This project being limited to a very narrow site (50’) can provide only three townhouses as opposed to the typical 4 unit sites, this cuts down the overall massing and bulk of the project
- The height, although the same as the adjacent projects at 35’ uses a hip roof instead of the traditional gable roof which makes it look taller on the street and in the neighborhood

CS3. Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes
- The entire block represents what can be considered too much of the same thing where all buildings seem to follow the exact same floor plan,
- While this meets the zoning intent it loses the flexibility of new design approaches.

B. Local History and Culture
- Within a few blocks older single family units have existed.
- So to respond to this past we have selected to detach our townhouses as opposed to attaching them. This is a more positive response to the older neighborhood.

5.0 CITY OF SEATTLE DESIGN GUIDLINES

PUBLIC LIFE

PL1. Open Space Connectivity

A. Network of Spaces
- By choosing to go with detached rather than attached units we provide strong amenity space connectivity with each of the units at grade.
- This also works at the second floor level where we provide direct access to a sun porch located conveniently next to the kitchen.

B. Walkways and Connections
- We provide on onsite walkway that links each of the covered entryways and located between the units are the soft landscape areas.

C. Outdoor Uses and Activities
- By providing a family oriented space (about 120 SF) at grade instead of providing a two car garage we emphasize the importance of ground floor amenity spaces for the family and encourage neighborhood congeniality thru these types of spaces.
- The most exciting feature we provide is the sun porch and adjacent landscaping

PL2. Walkability

We provide two types of walkability, one for unit access and one for access to unit oriented amenity spaces. Additionally, we also provide a mix of hard and soft landscaping.

A. Accessibility
- We provide street oriented easily identifiable pedestrian routes.

B. Safety and Security
- Unit access points are covered and well light.

C. We provide weather covered spaces on two levels in this project
- These are the kinds of amenity spaces that owners and users need to enjoy life.

D. Wayfinding
- Locating the units so that all units face the same way, facilitates newcomer orientation. As well as providing firefighting orientation and safety.

PL3. Street Level interaction

A. Entries
- Please note the visibility and identification of each of the unit entries, especially from the existing street.
- By separating the townhouses we provide individual identity and access privacy. No door beside door entryways.

B. Residential Edges
- By providing a single driveway and pedestrian walkway along the north side of the project, we create the older residential single family feeling for this development, with each individual unit it's own privately enclosed amenity spaces.
- The projects on either side provide car oriented spaces rather than people oriented spaces.

C. Retail Spaces
- They do not exist in this project or in the adjacent projects.

PL4. Active transportation

A. Entry Locations and Relationships
- We provide one easily identifiable access point.

B. Planning ahead for Bicycles
- By providing one access point from the street we set up the opportunity for bicycle parking and encourage it's use age to and from the site.

5.0 CITY OF SEATTLE DESIGN GUIDLINES

DESIGN CONCEPT

DC1. Project Uses and Activities

A. Arrangement of interior spaces
- We locate the primary family oriented spaces at grade as well as on the kitchen level.
- The bedrooms are all located on the quiet top floor with quality sizes and good air flow. Windows occur on all sides of the townhouse not just two sides as is typical of attached townhouses.

B. Vehicular Access and Circulation
- We have provided a clear and identifiable vehicular and pedestrian movement system. Parking is in enclosed single stall garages.

C. Parking and Service Uses
- Site servicing for garbage and recycling is from the enclosed garages out to the street on pickup days.
- Landscape areas have drip water lines for landscape health and longevity.
- Both at grade and on each side of the sun porch at the second level.
- There is no surface parking spaces that are not enclosed.

DC2. Architectural Concept

A. Massing
- On site we provide three units instead of the traditional 4 units. The massing effect of linked townhouses is reduced by providing detached townhouses. A hip roof rather than a gable roof also reduces the overall massing.

B. Architectural and Façade Composition
- The primary objective of this design scheme is to provide a composition of what closely resembles a taller single family residential development located along a street. (see north project elevation).
- But in this case what acts as the street is the access driveway not the elevation facing Midvale Ave N.

C. Secondary Architectural Features
- A main goal of the elevations was to line up windows symmetrically with the windows above and below.
- Another feature not seen before in the LR2 zoning is the sun porch that faces south and is covered from above with the added benefit that having the kitchen right next to this space you do not have to travel up to a roof top amenity space.

D. Scale and Texture
- All elevations are balanced for ascetic proportioning.
- A deliberate variety of textures and materials creates the overall visual interest.

E. Form and Function.
- We have created a system of having building uses and activates “Visually Accessible” meaning that you can see what and how activities take place both within the units as well as the exterior spaces.

5.0 CITY OF SEATTLE DESIGN GUIDLINES

DESIGN CONCEPT

DC3. Open Space Concept

A. Building Open Space Relationships
- We have created an open space concept based on a cadence of spaces that are designed as soft landscape spaces that create visual identification between each of the townhouses.

B. Open Space Uses and Activities
- We have decided to provide a family oriented space at grade to allows for both children and families to have access to hard and soft landscape spaces
- some of which are weather protected. So we have both ground oriented amenity spaces as well as kitchen oriented amenity spaces.

C. Design
- We have also provided indirect lighting over both the front entry and above the sun porch in the form of LED lighting.
- Also each unit entry has its own landscape features which are also back lit.

DC4. Exterior Elements and Finishes

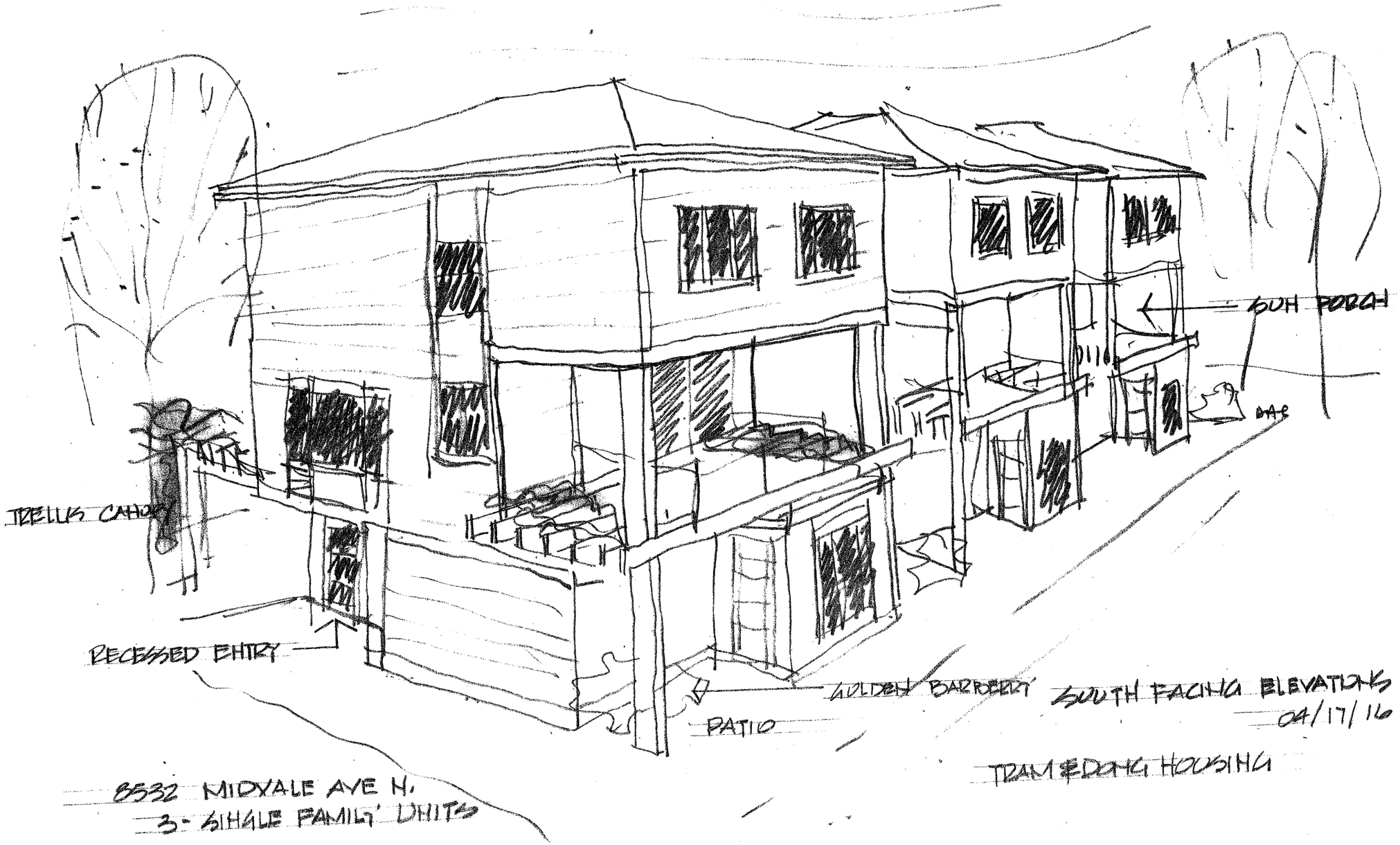
A. Exterior Elements and Finishes
- To create a mix of textures and finishes we have chosen a combination of fiber cement siding and fiberglass finishes for all the exterior windows and doors.
- For a heavier texture we have selected cultured stone focal points at the base of the buildings.
- This creates a low maintenance, well maintained exterior.
- The overall image is one of permanence not one of aging and repair.

B. Signage
- The only signage that is needed is the numbering system for each of the units. An entry sign will identify the project image and brand for the community.

C. Lighting
- We have featured under floor overhangs with LED lighting
- We spotlight unit numbers and entry ways.
- We downplay yard lighting for an overall subtle effect.

D. Trees, Landscape and Hardscape materials
- Site trees are conical cedar at the intervals that match the soft landscape.
- Wisteria and Clematis provide visual focus for the amenity spaces.
- Planted grasses are located in planter boxes along each side of the sun porches for each of the three units.

6.0 ARCHITECTURAL CONCEPT



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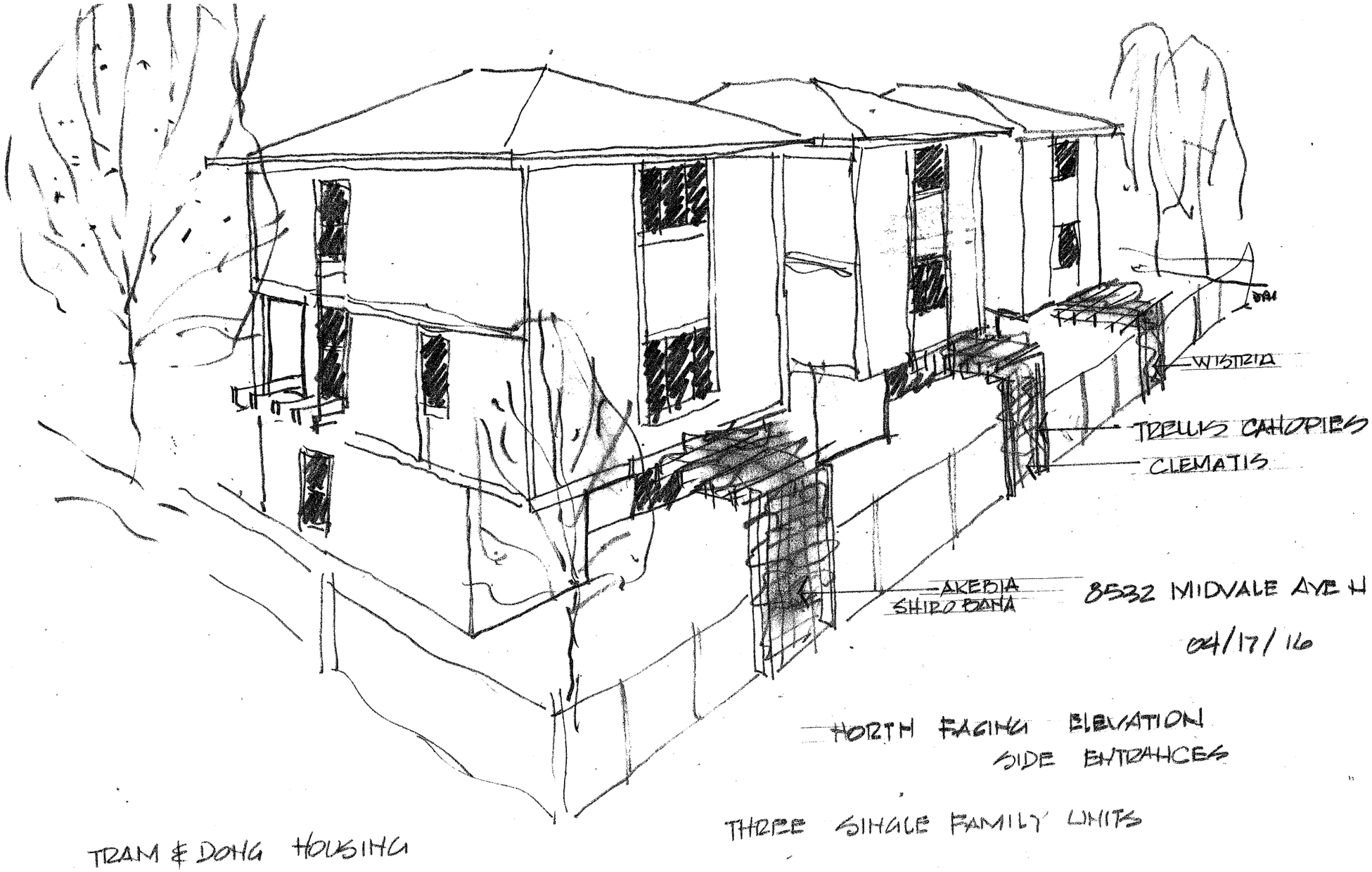

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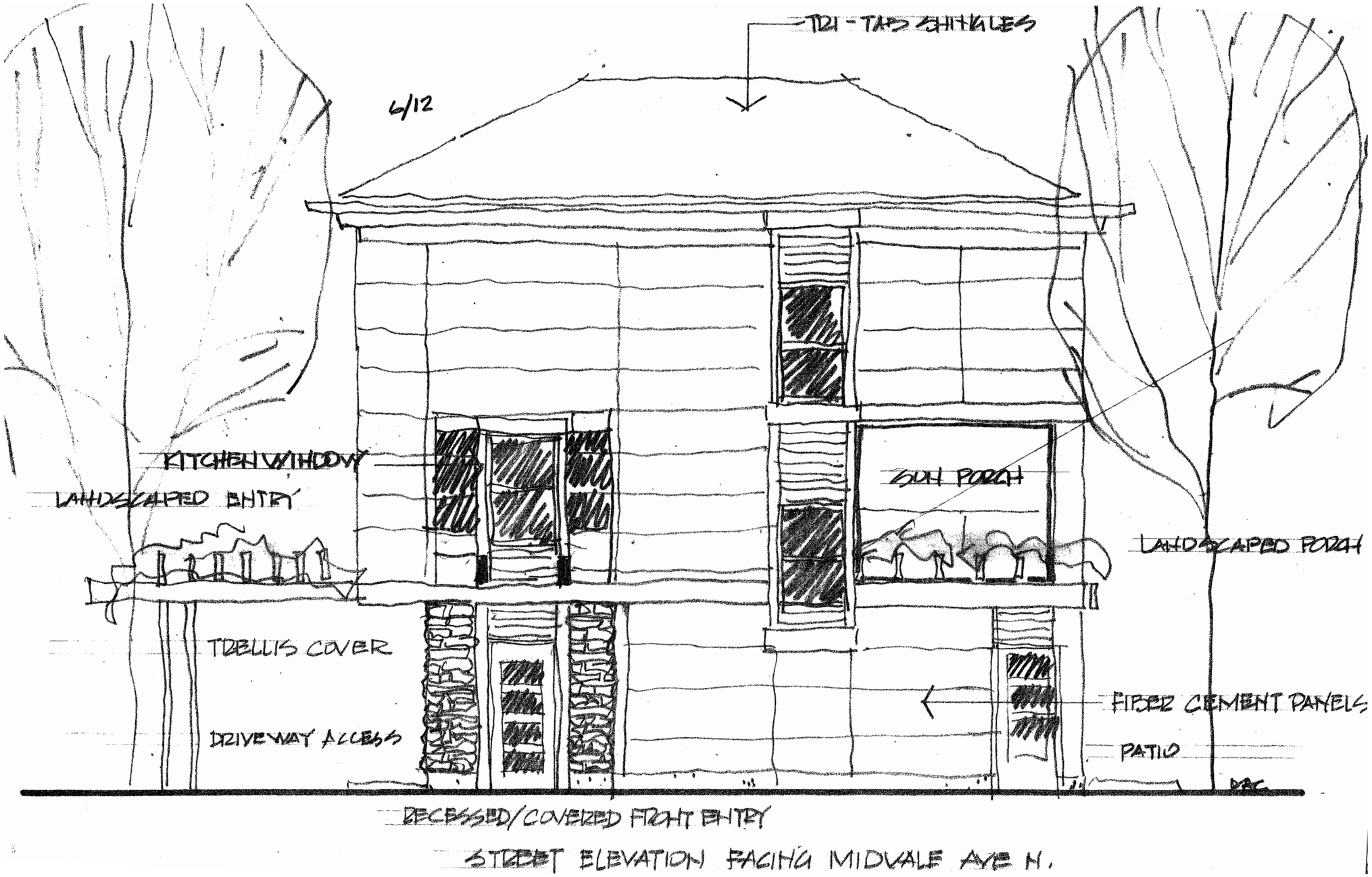

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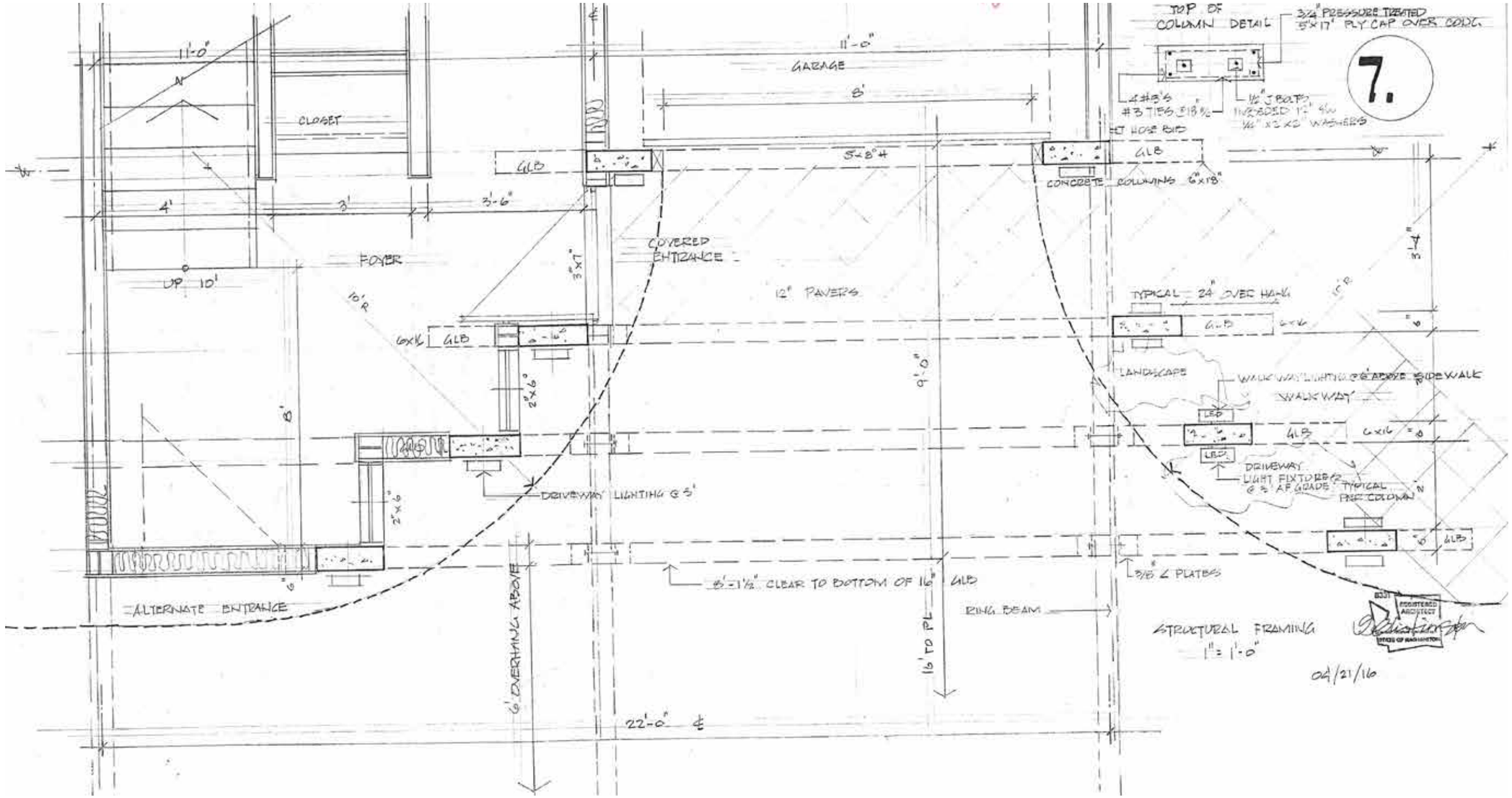

STRUCTURAL FRAMING

6.0 ARCHITECTURAL CONCEPT

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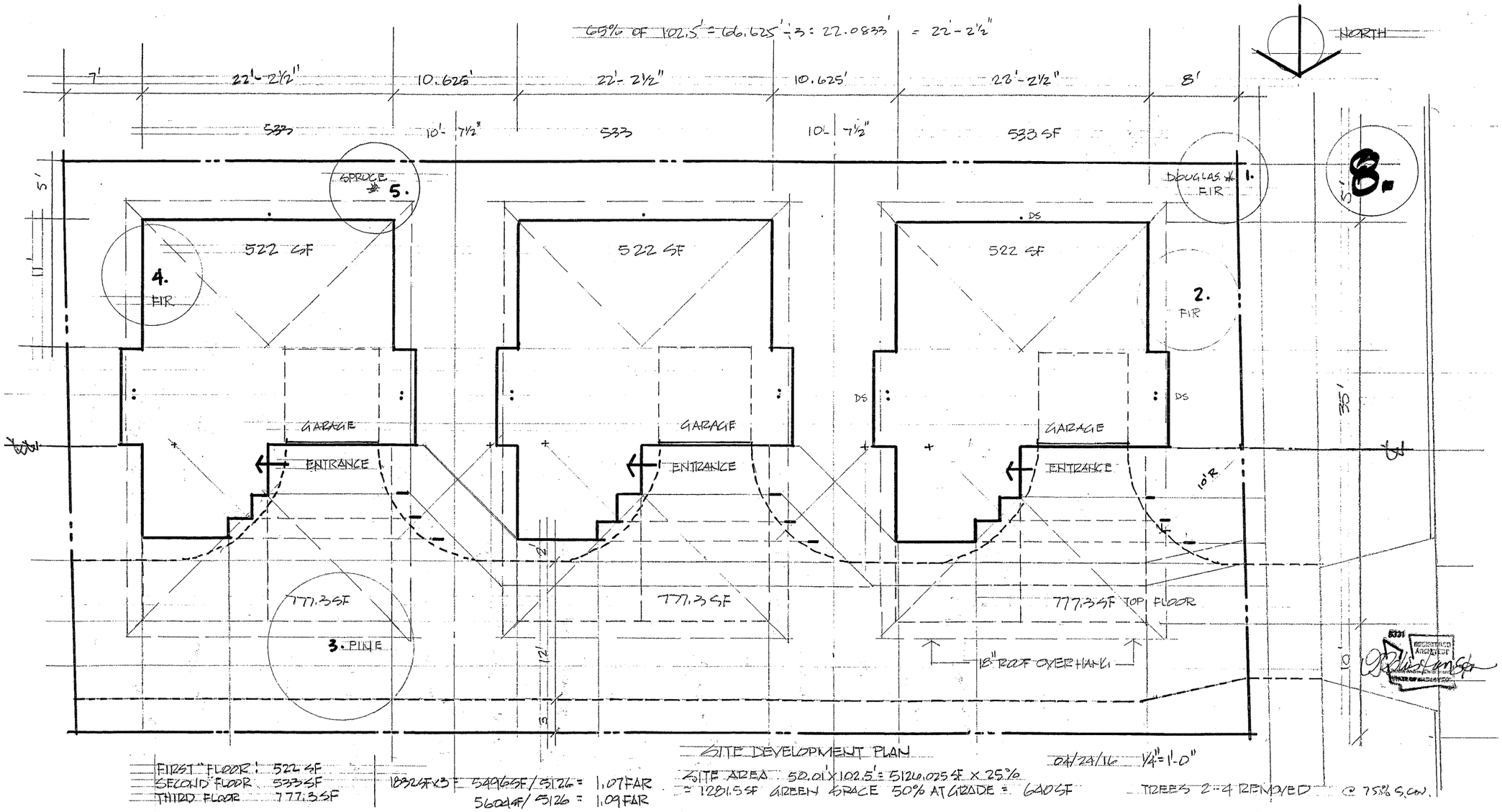

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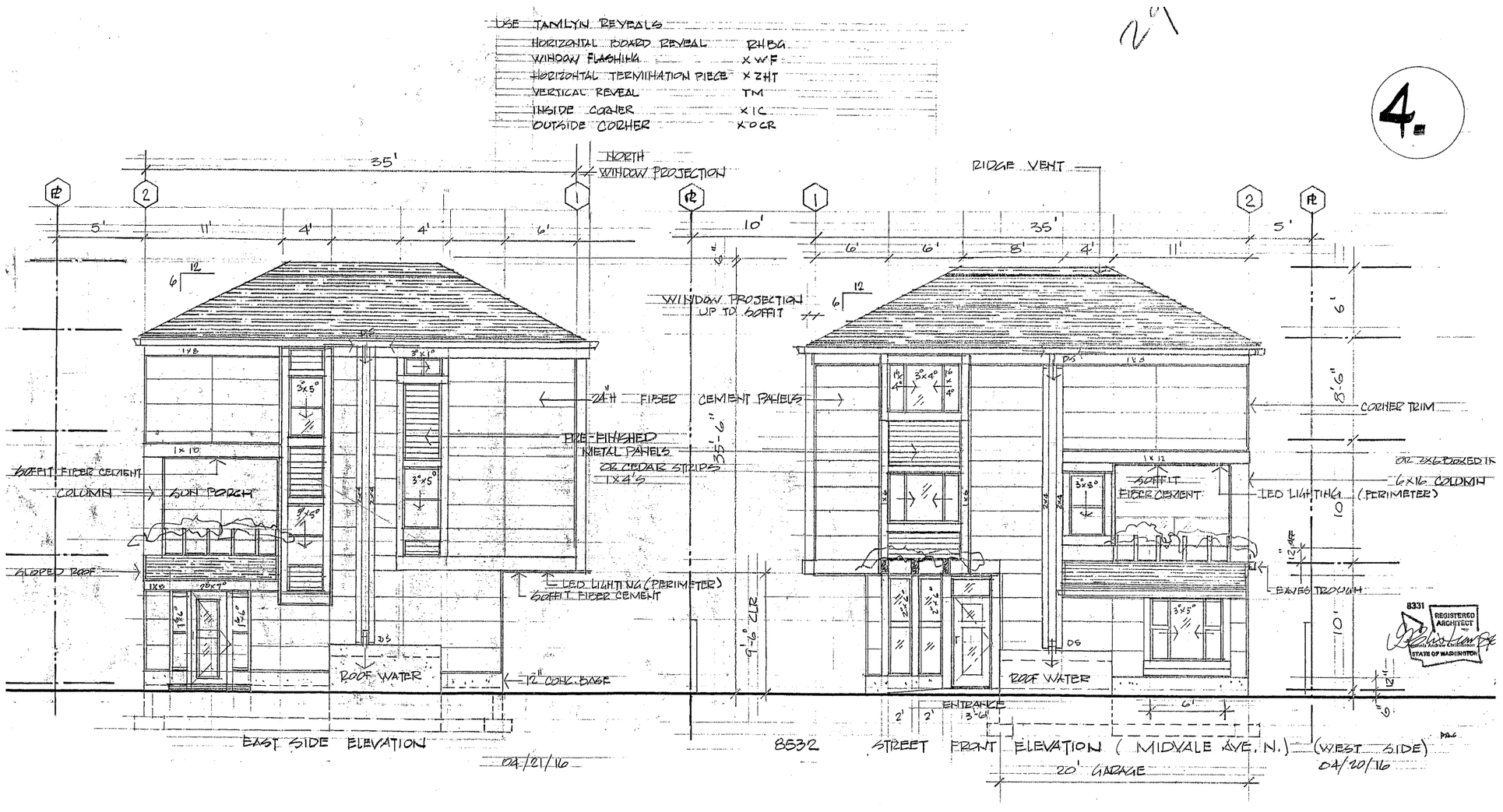

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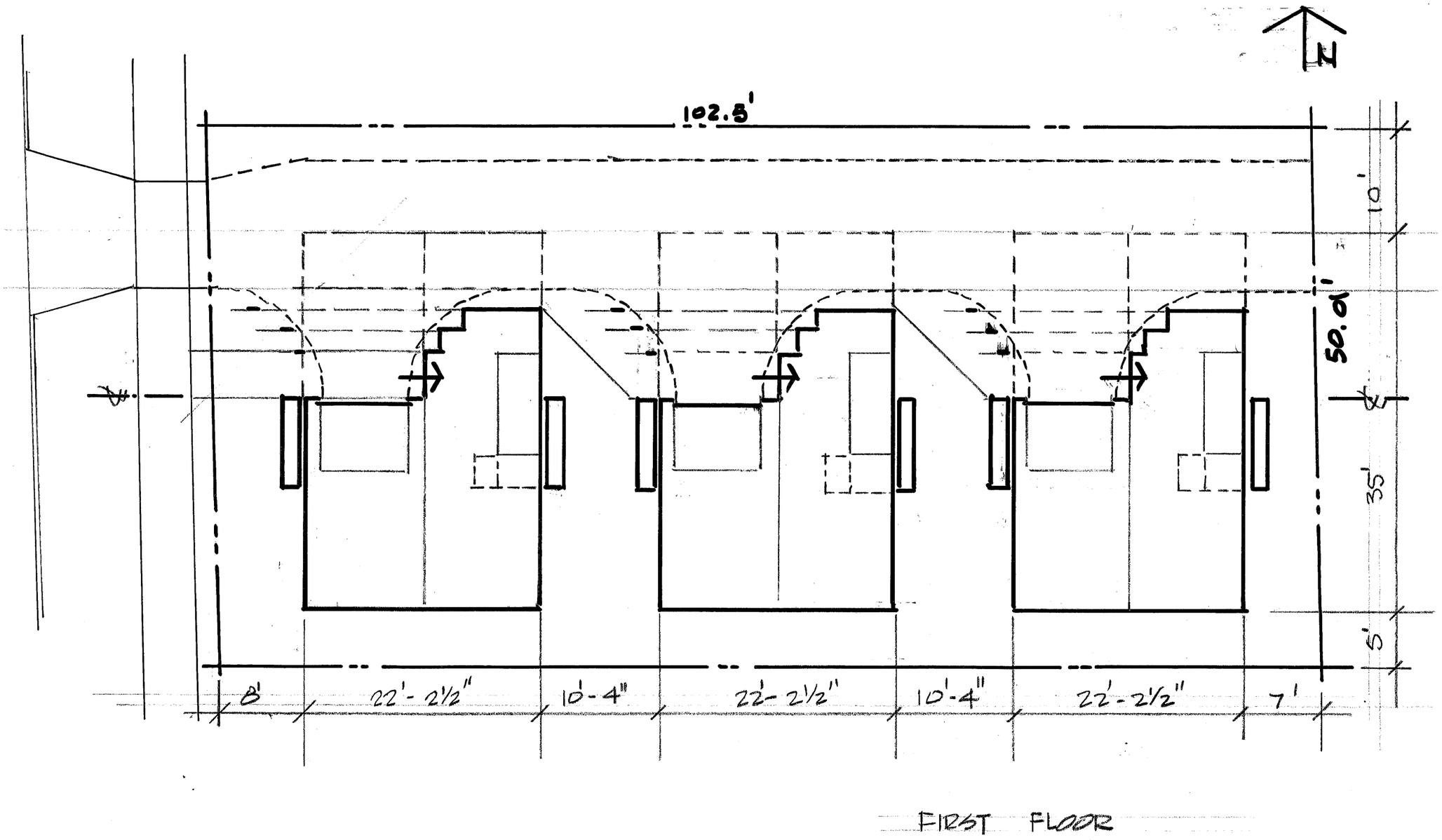
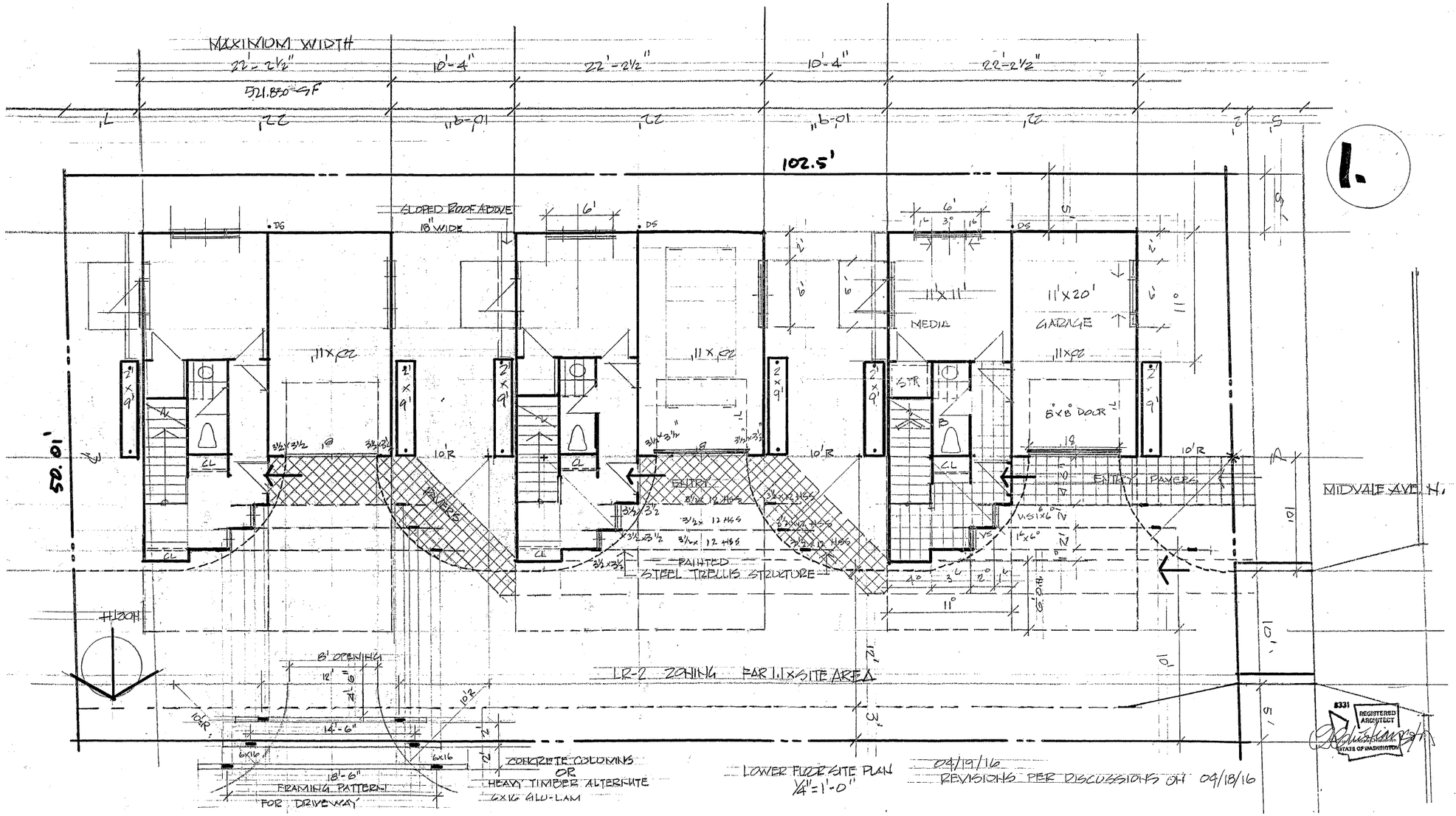


FIRST FLOOR

6.0 ARCHITECTURAL CONCEPT



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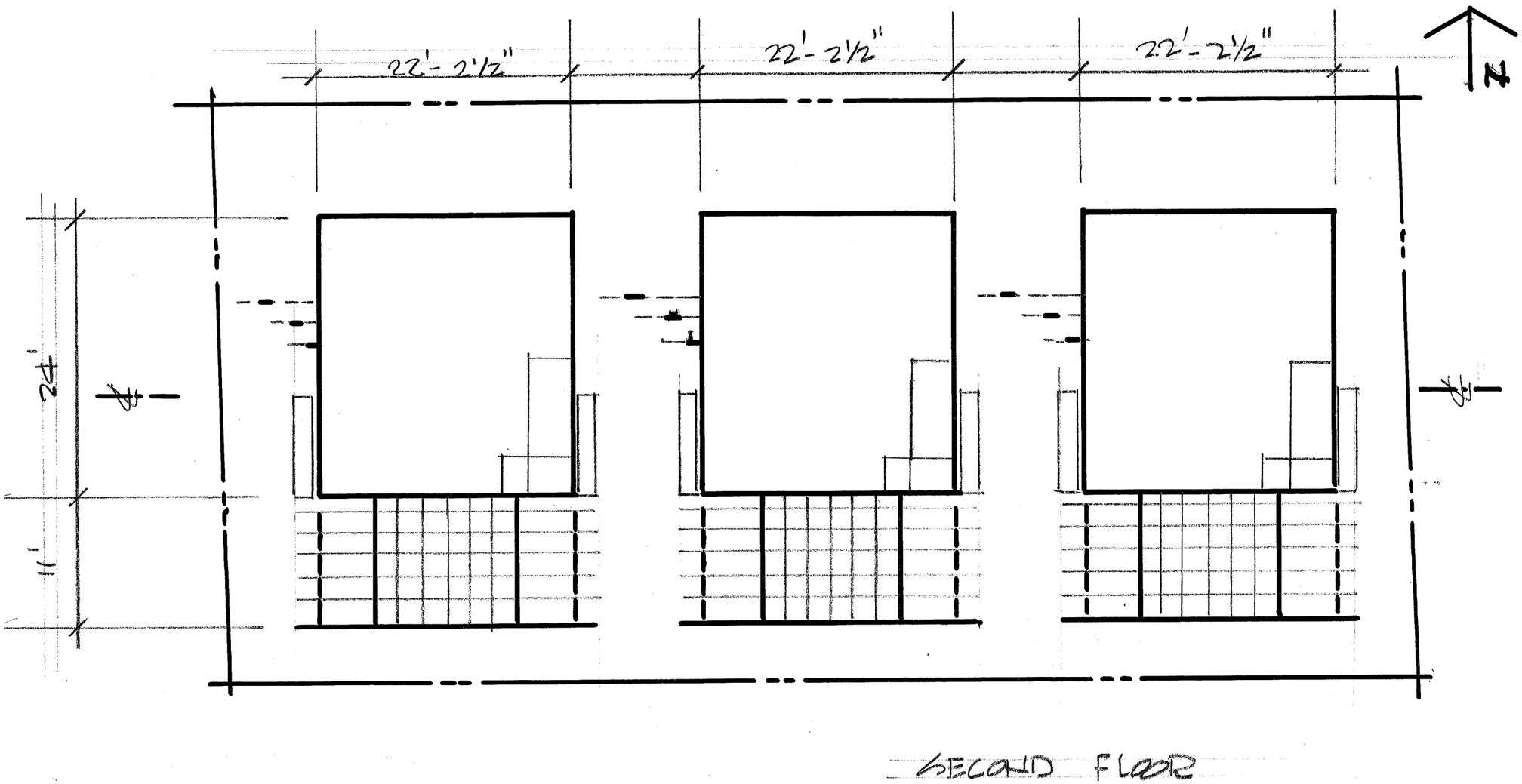

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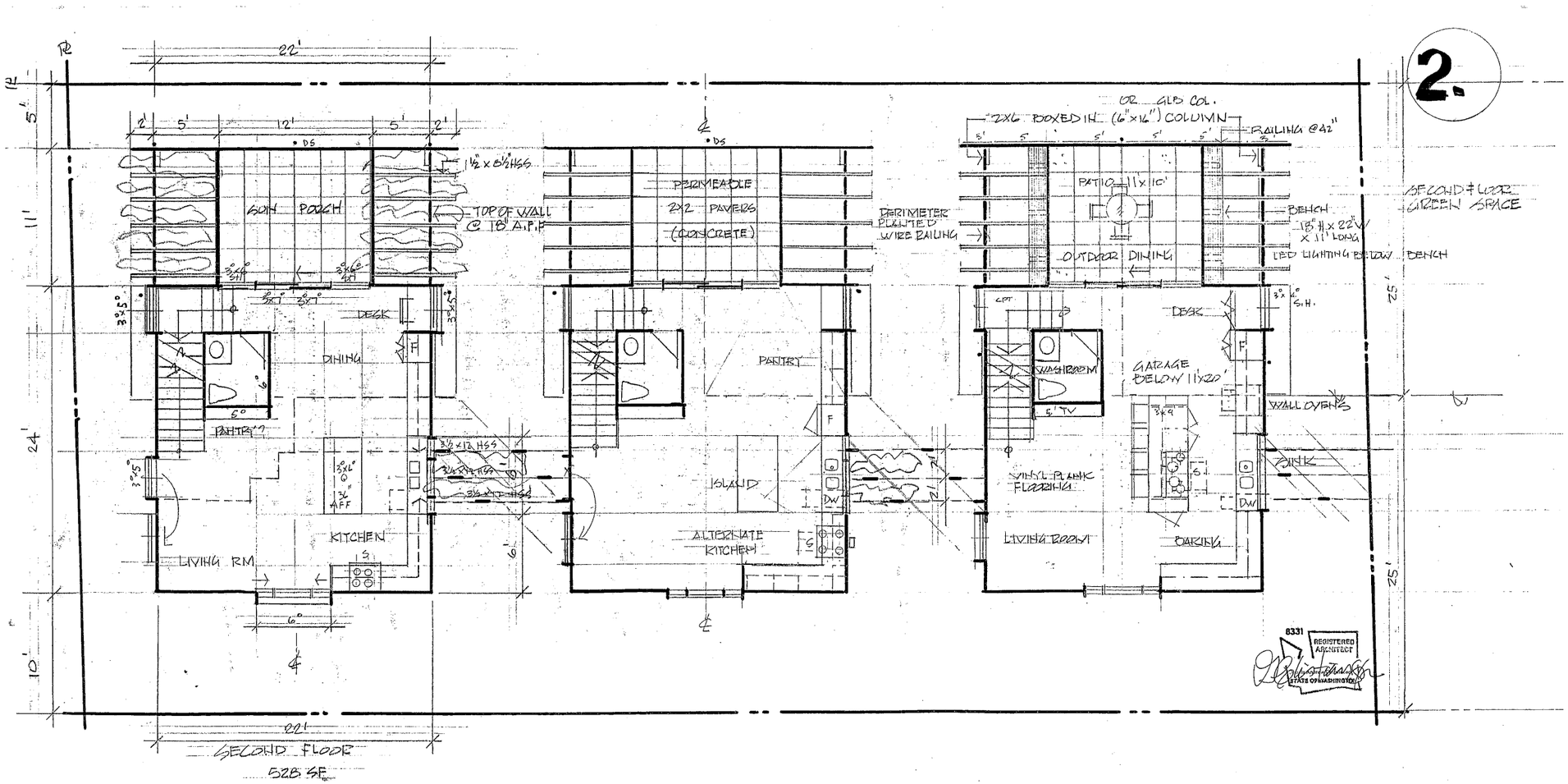

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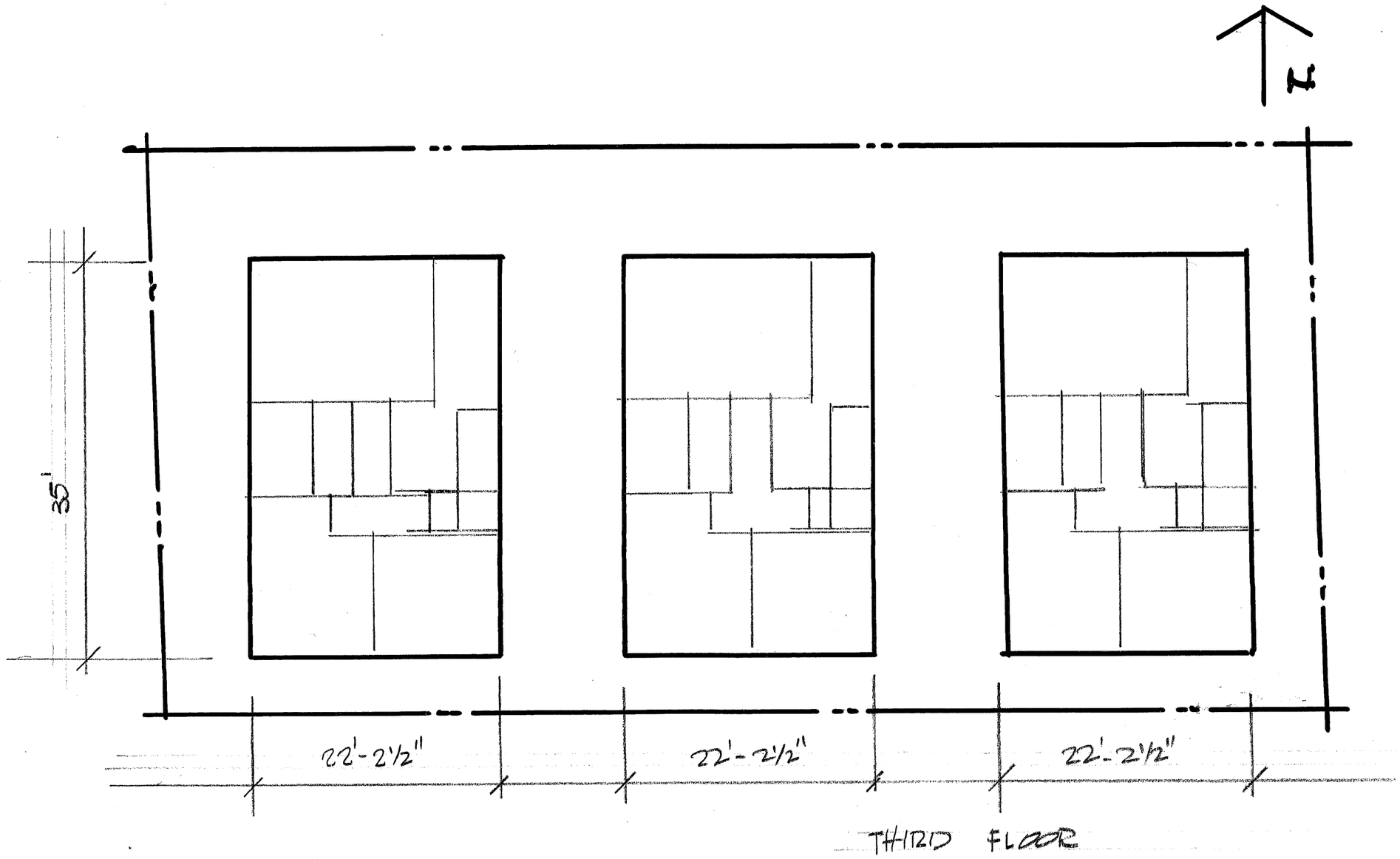

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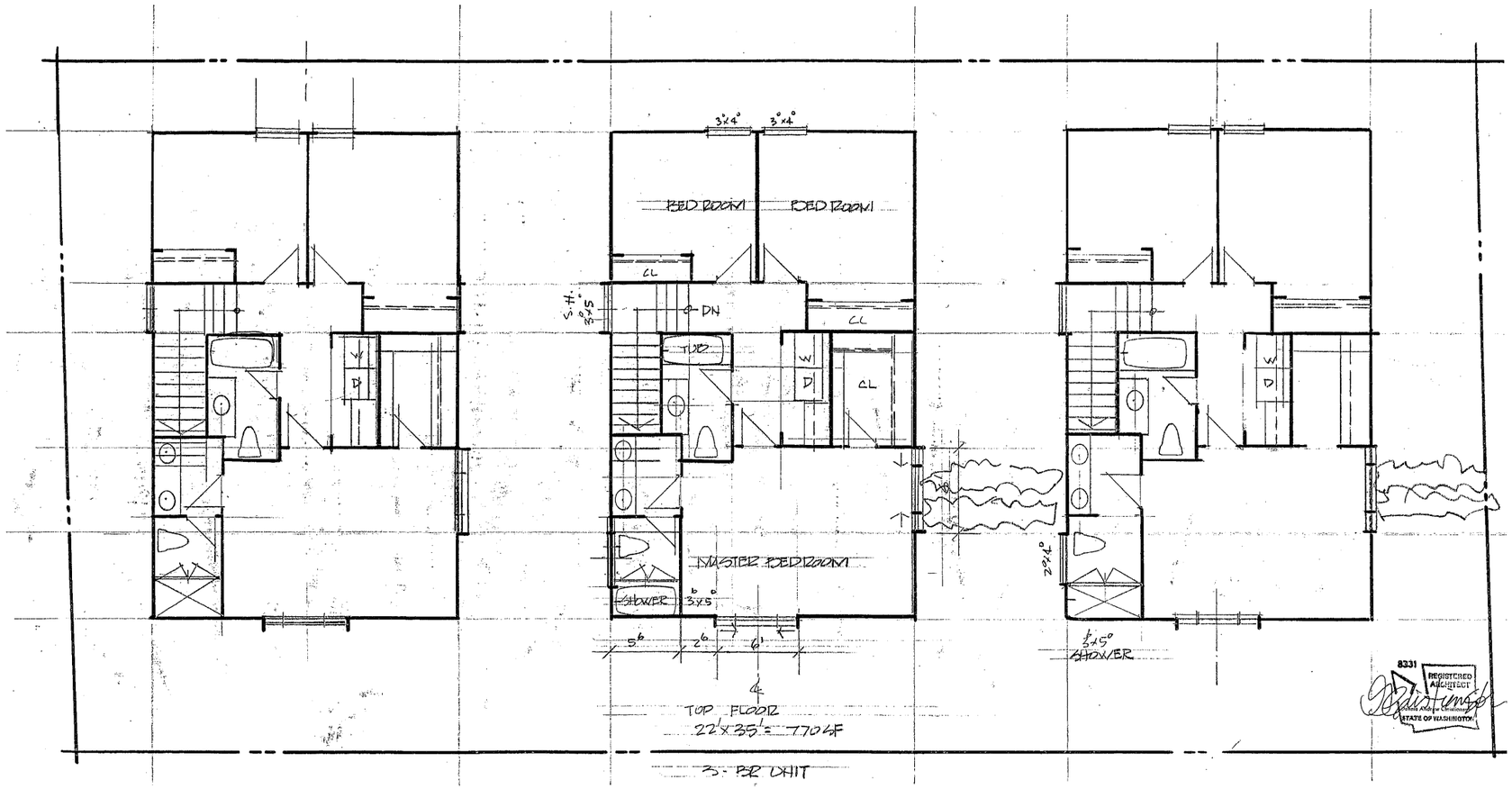


6.0 ARCHITECTURAL CONCEPT

SUN PORCH PERSPECTIVE FACING SOUTH

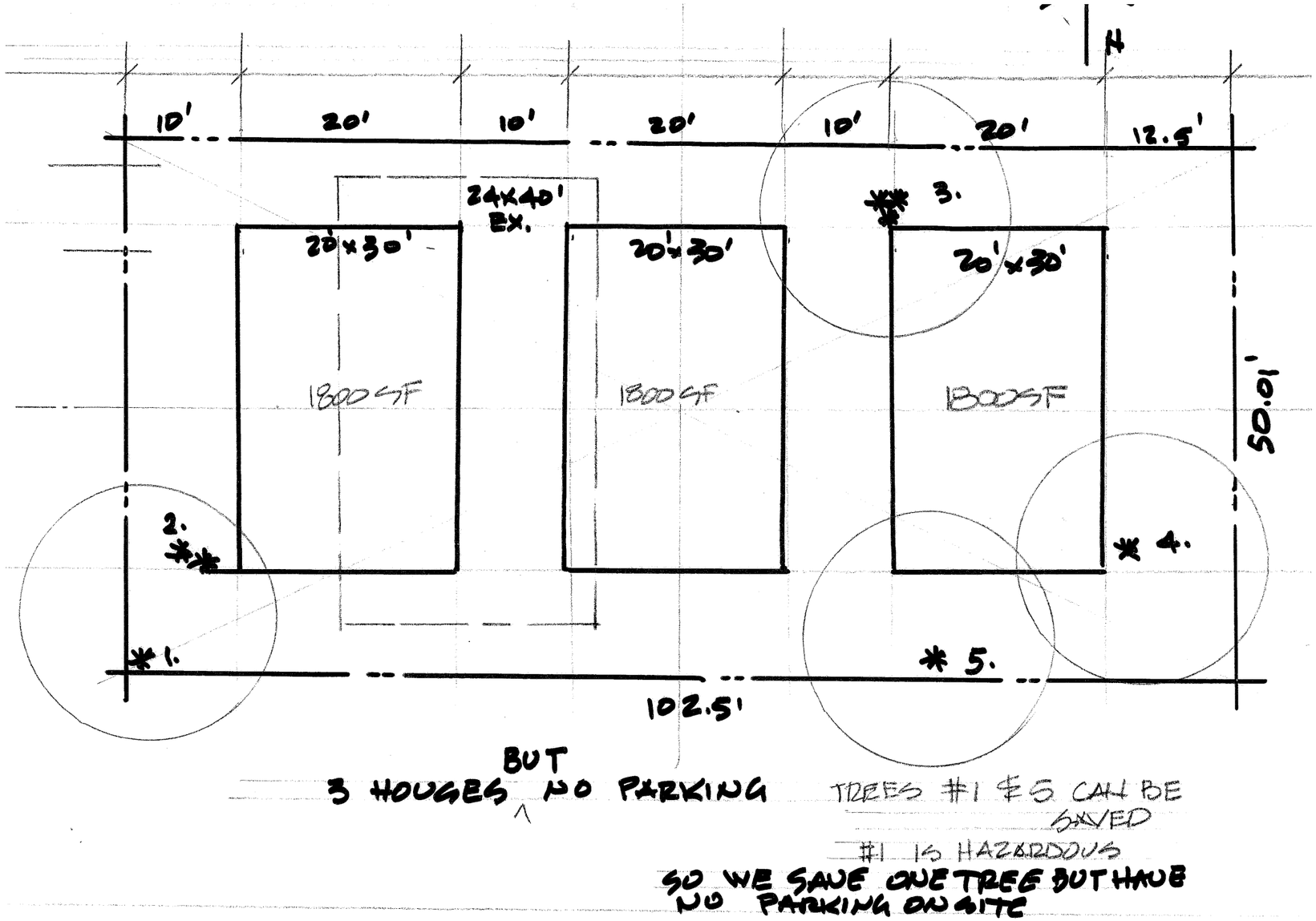
6.0 ARCHITECTURAL CONCEPT

NORTH FACING TRELLIS ARBORS

6.0 ARCHITECTURAL CONCEPT

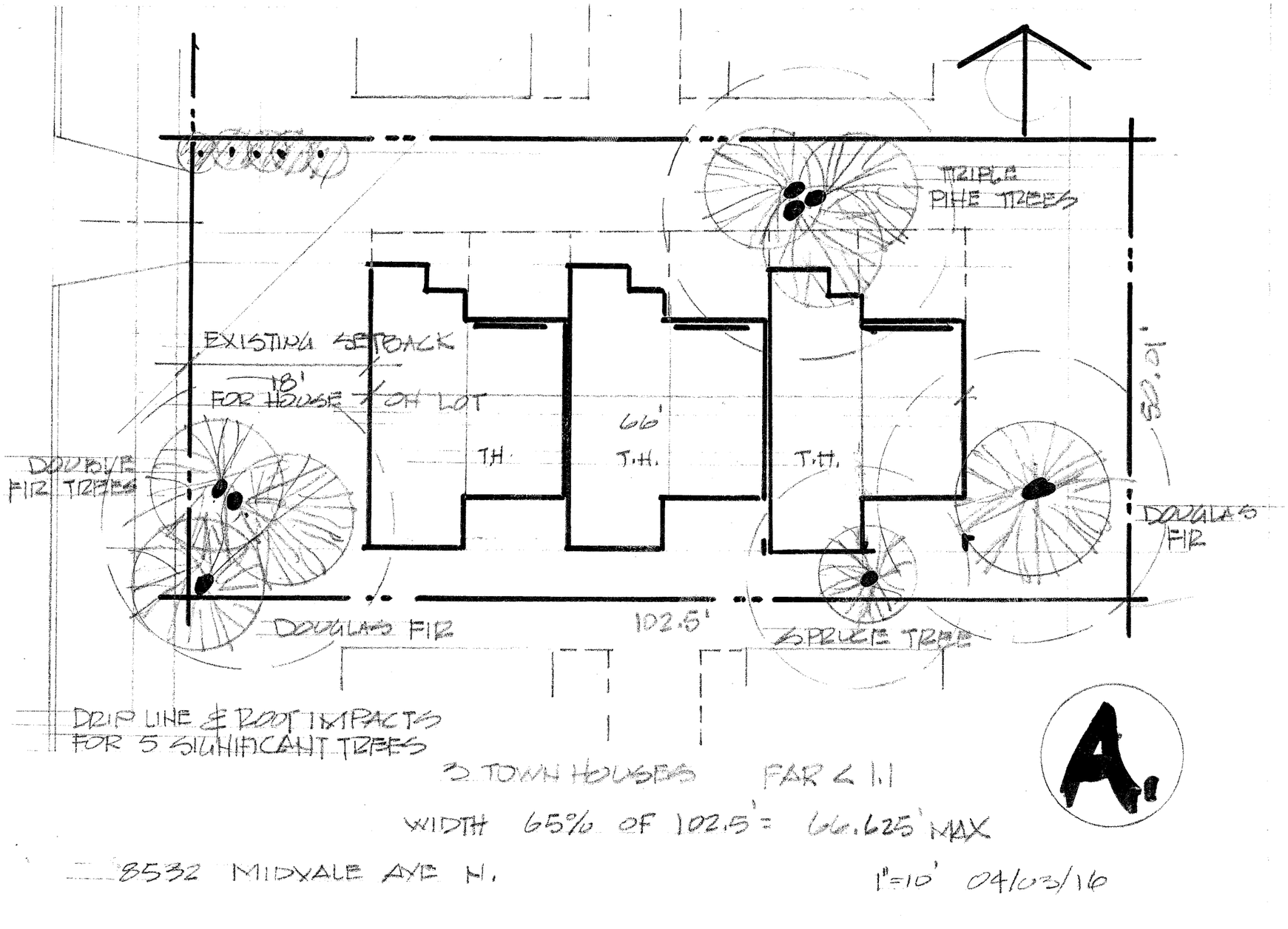
SOUTH FACING ACTIVITIES

7.0 ADJUSTMENTS AND/OR DEPARTURES

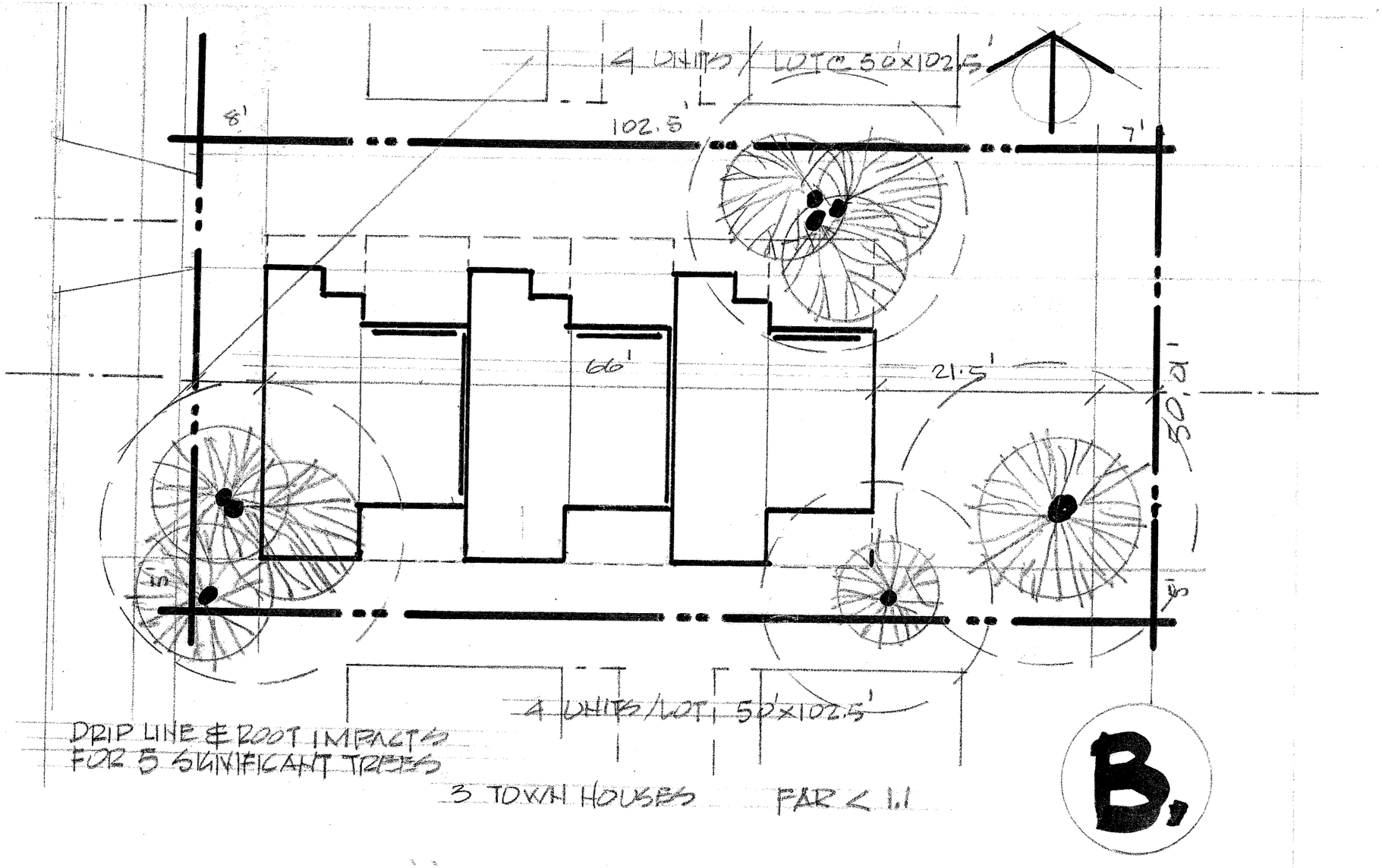


- Trees can be saved on site if all the proposed access roads and on site parking single car garages are eliminated from the site plan.
- This however does not achieve the permitted number of single family residences that can be built on site (3 units) with a Floor area ratio of site size plus 10%. (FAR 1.1)
- L1 shows our intended site development proposal which requires tree removal. No adjustments or departures are required from SMC.
- L2 shows that some trees can be saved if we depart from the single family units and downgrade the site FAR to 1.0 by providing one single family unit in combination with a duplex unit.
- This is not what the client intends to build.
- The APPENDIX indicates the efforts that we have put forth in trying to save onsite trees.

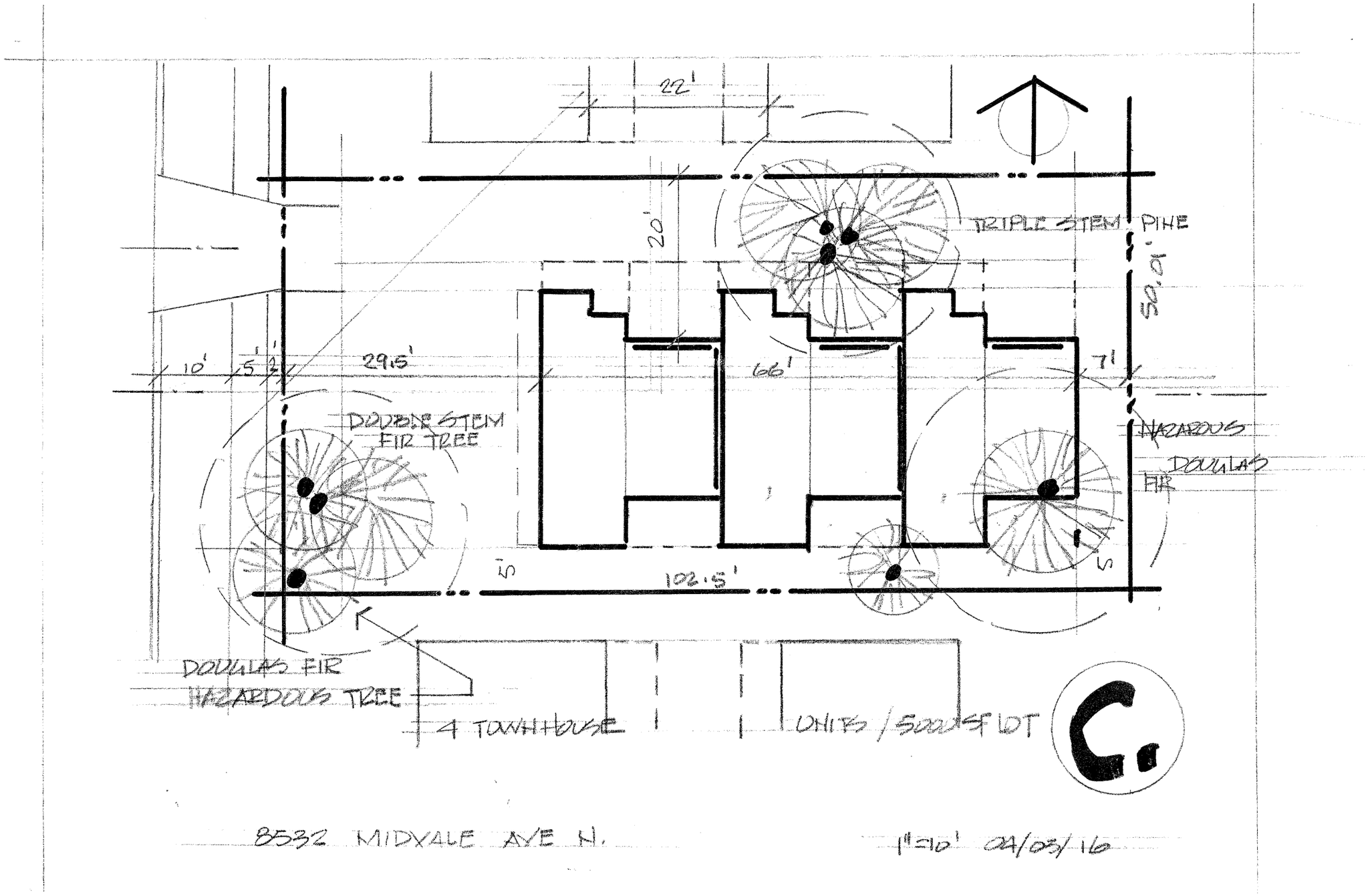
APPENDIX


EXISTING SETBACK
18'
FOR HOUSE ON LOT
66'
T.H.
T.H.
T.H.
DOUBLE FIR TREES
DOUGLAS FIR
102.5'
SPRUCE TREE
DOUGLAS FIR
DRIP LINE & ROOT IMPACTS FOR 5 SIGNIFICANT TREES
3 TOWN HOUSES
FAR < 1.1
WIDTH 65% OF 102.5' = 66.625' MAX
8532 MIDVALE AVE N.
1"=10'
04/03/16
A1

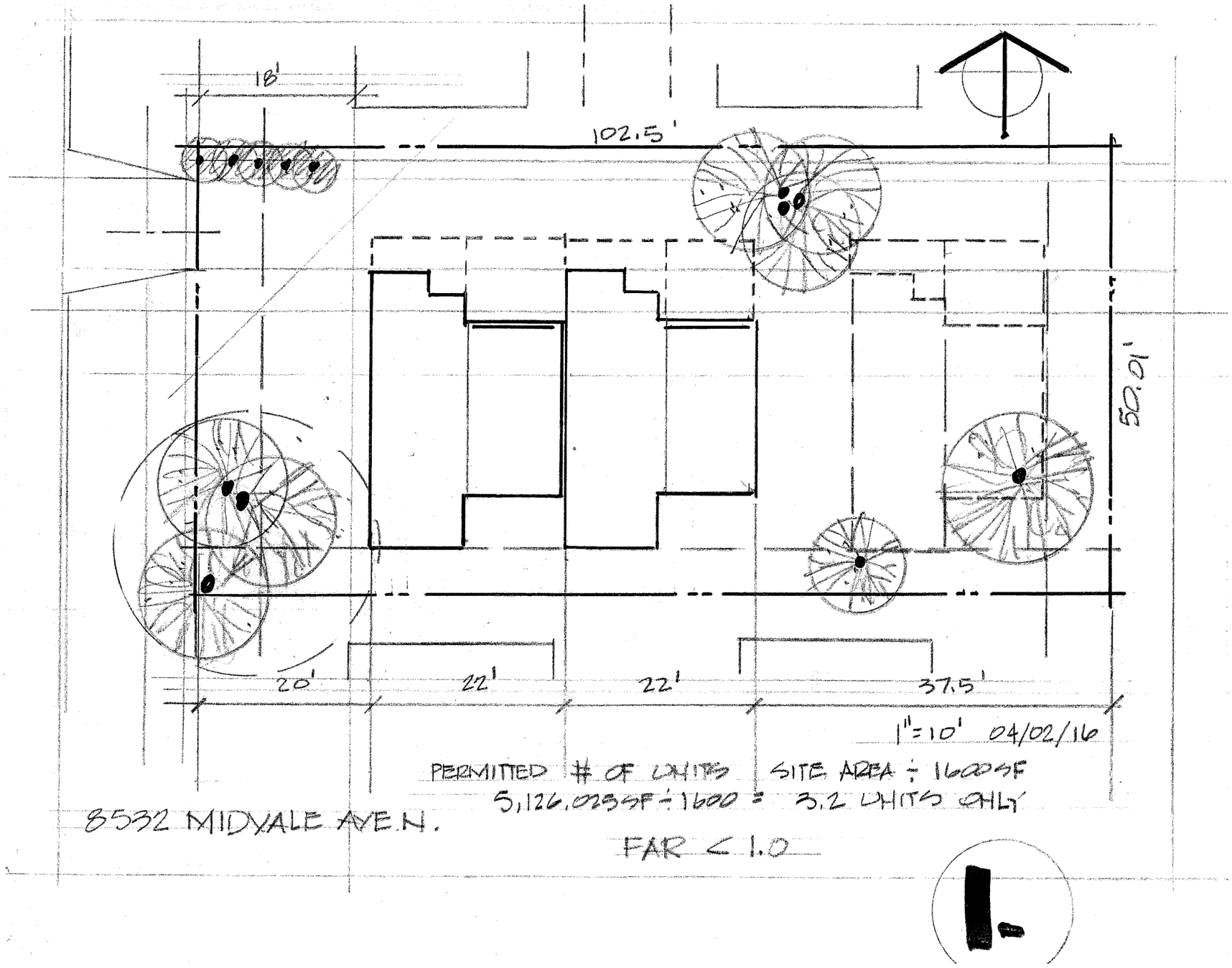
APPENDIX


4 UNITS / LOT @ 50'x102.5'
8'
102.5'
7'
66'
21.5'
50.21'
5'
5'
4 UNITS/LOT, 50'x102.5'
DRIP LINE & ROOT IMPACTS FOR 5 SIGNIFICANT TREES
3 TOWN HOUSES
FAR < 1.1
B.
8532 MIDVALE AVE N.
1"=10'
04/03/16

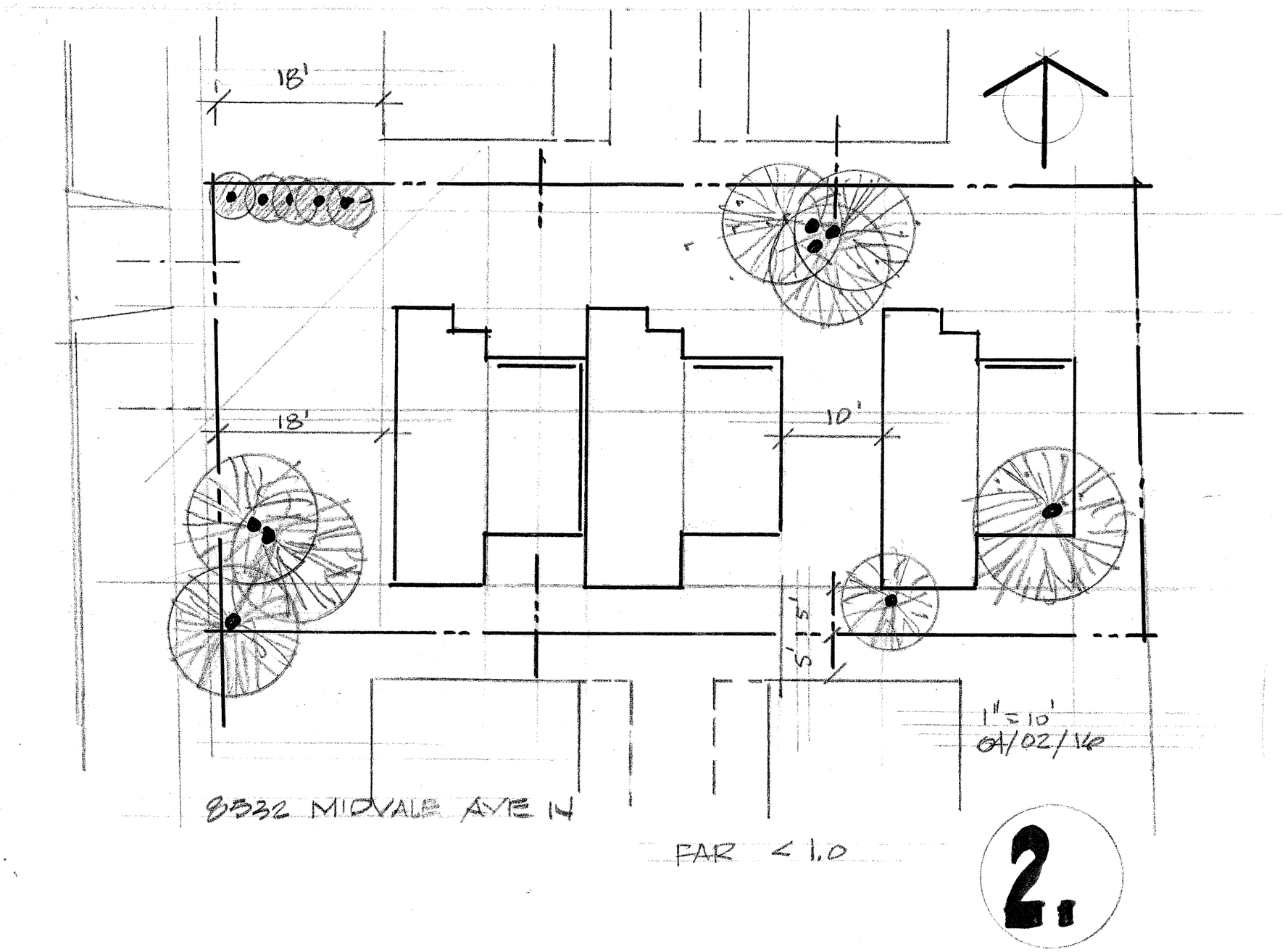
APPENDIX


22'
20'
TRIPLE STEM PINE
50.95'
10'
5'
1'
29.5'
66'
7'
DOUBLE STEM FIR TREE
HAZARDOUS DOUGLAS FIR
5'
102.5'
5'
DOUGLAS FIR HAZARDOUS TREE
4 TOWNHOUSE UNITS / 5000 SF LOT
C.
8532 MIDVALE AVE N.
1"=10' 04/05/16

APPENDIX


18'
102.5'
100.5'
20'
22'
22'
37.5'
1"=10' 04/02/16
PERMITTED # OF UNITS SITE AREA ÷ 1600SF
5,126.025SF ÷ 1600 = 3.2 UNITS ONLY
8532 MIDVALE AVE N.
FAR < 1.0

APPENDIX



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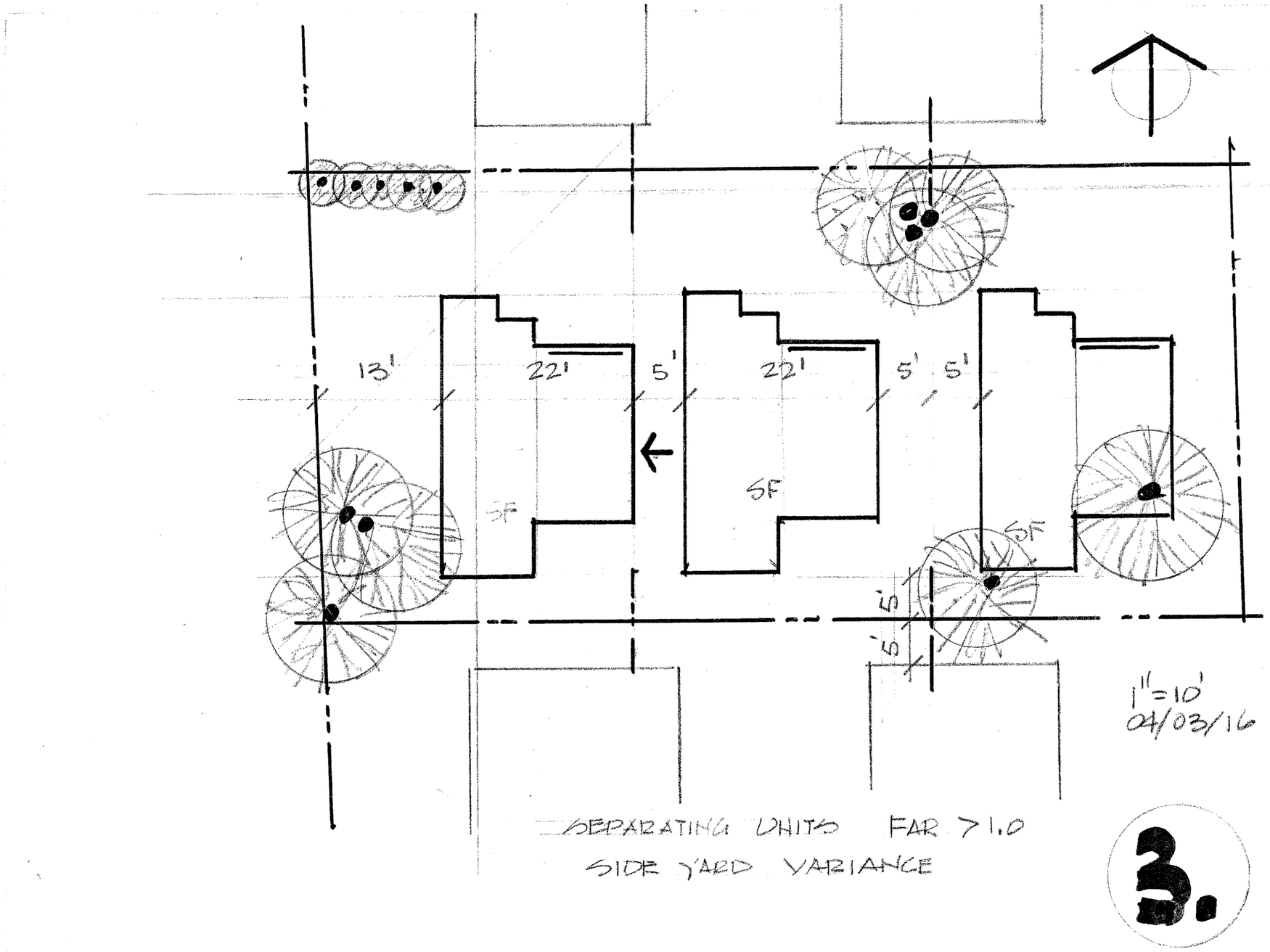
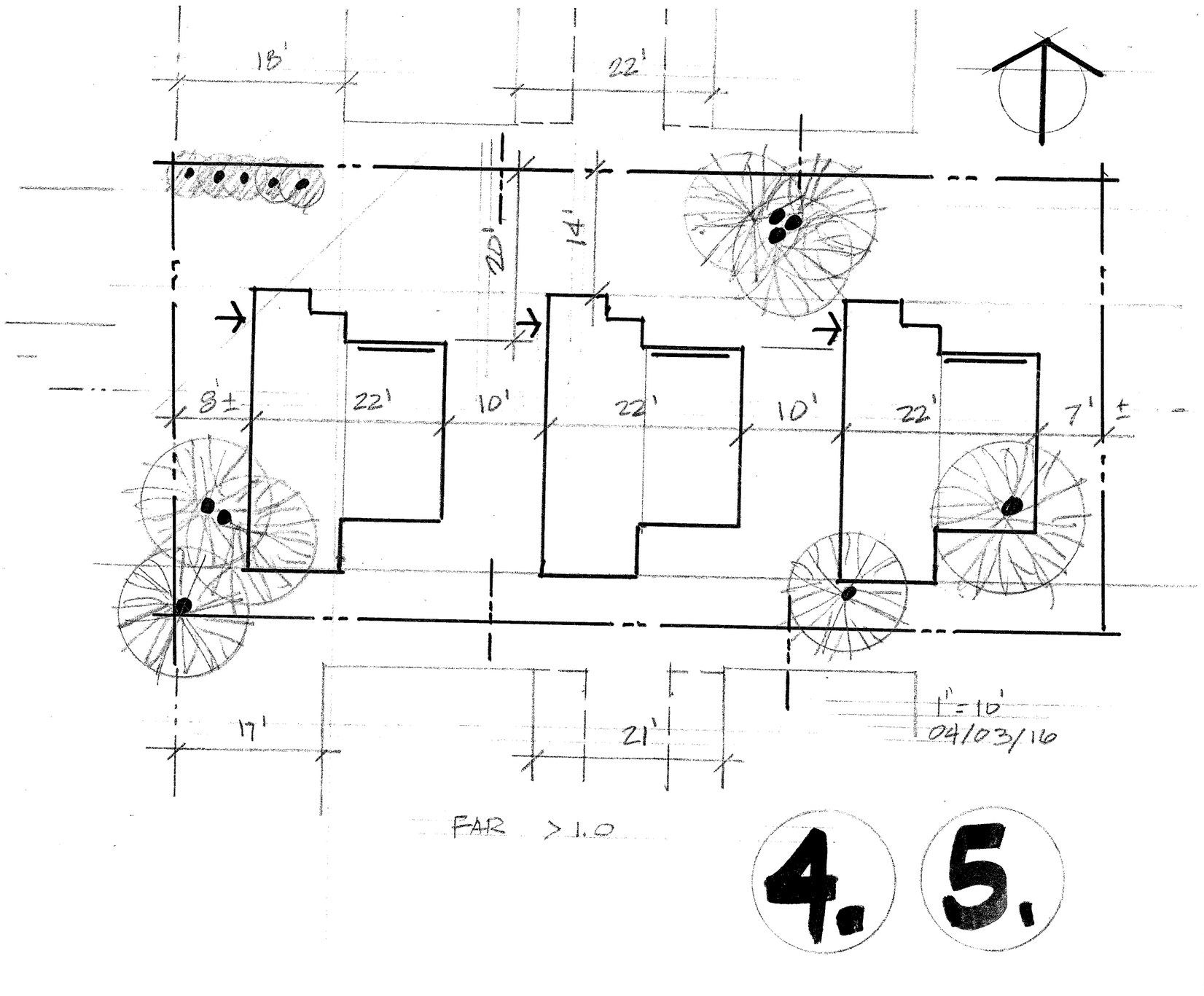

13'
22'
5'
22'
5'
5'
SF
SF
SF
5'
5'
1"=10'
04/03/16
SEPARATING UNITS FAR >1.0
SIDE YARD VARIANCE
3.

APPENDIX



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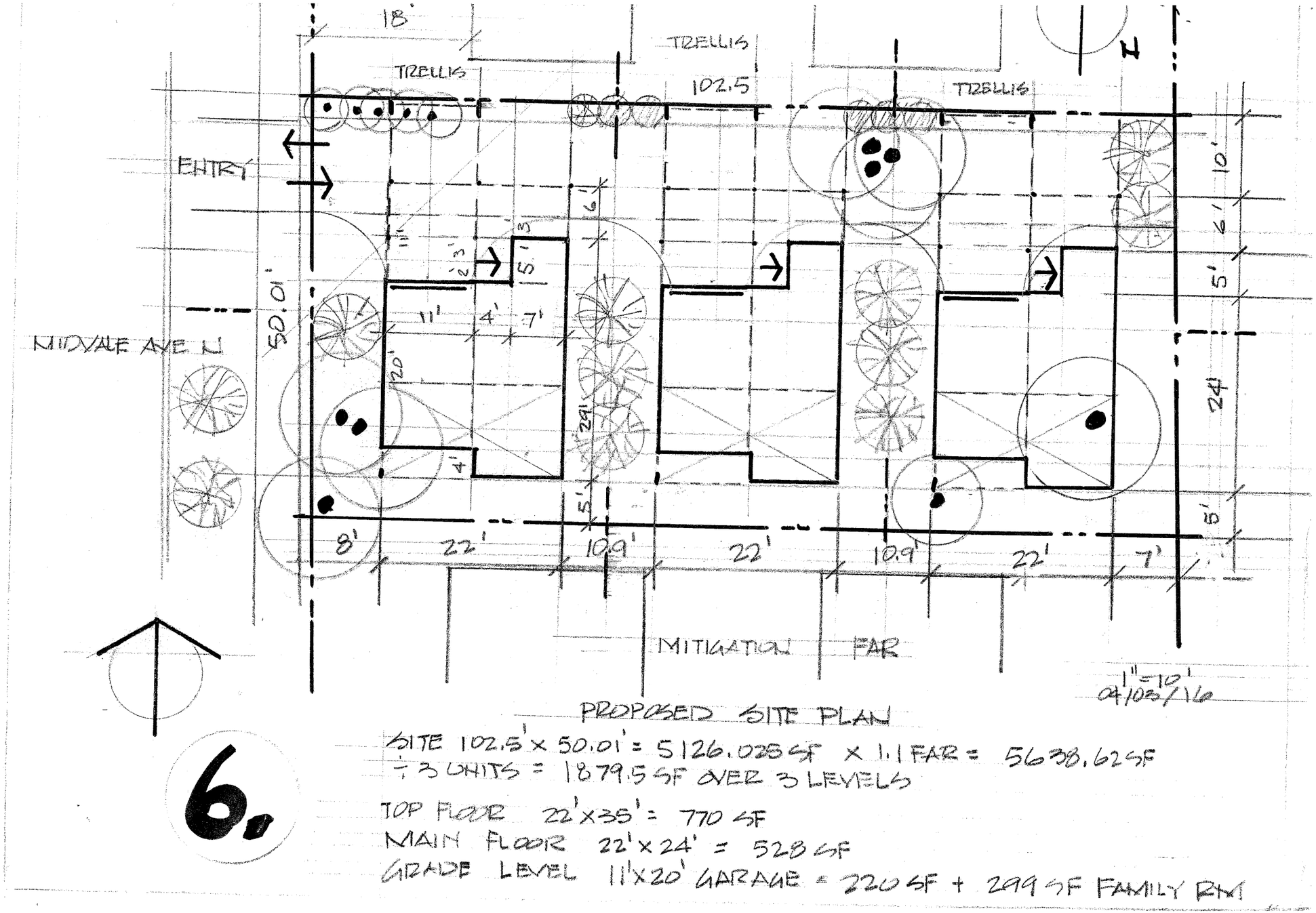
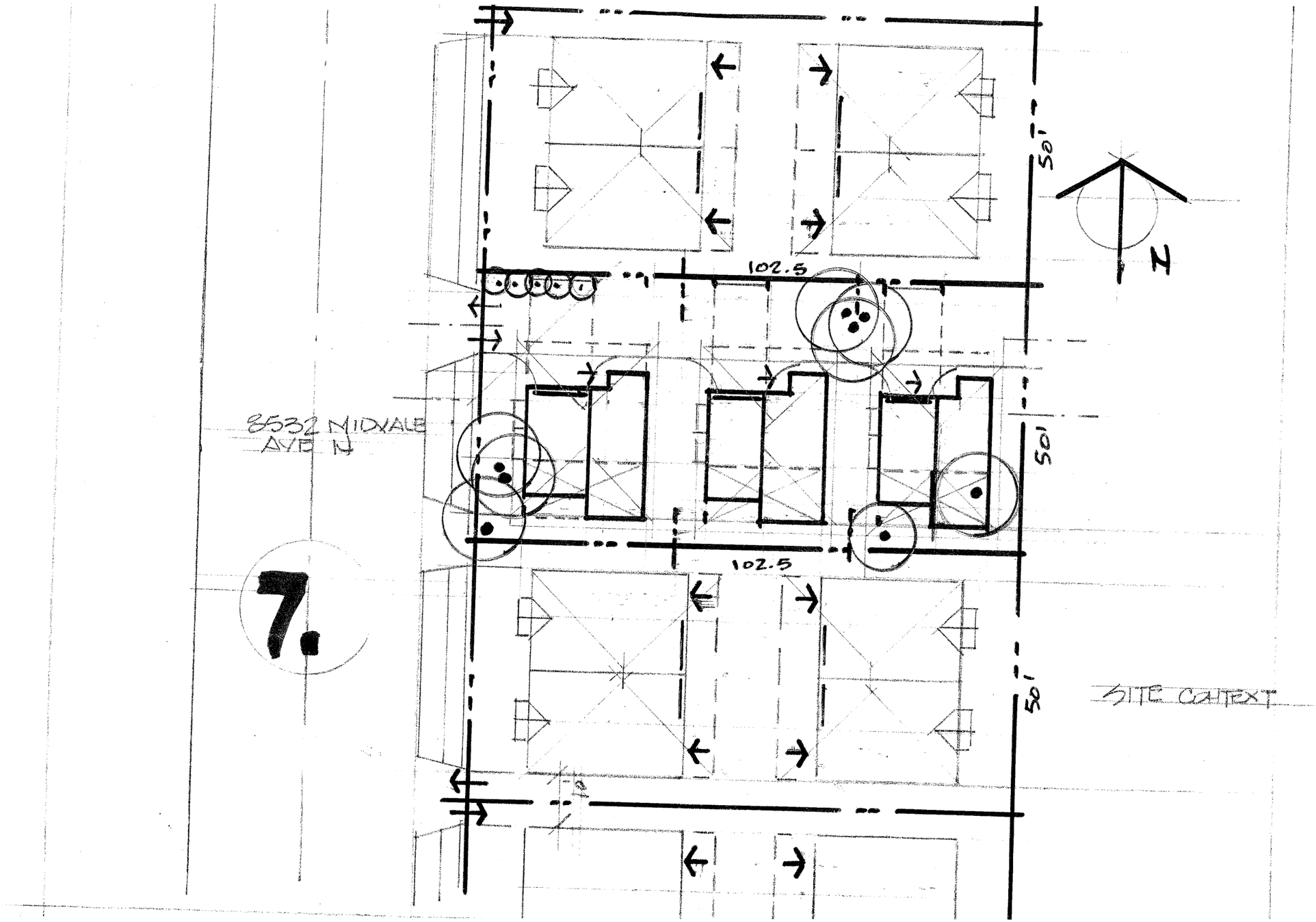

18'
TRELLIS
TRELLIS
102.5
TRELLIS
N
ENTRY
MIDVALE AVE N
50.01'
11'
4'
7'
20'
5'
6'
10'
5'
24'
8'
22'
10.9'
22'
10.9'
22'
7'
MITIGATION FAR
1"=10'
04/05/16
PROPOSED SITE PLAN
SITE 102.5' x 50.01' = 5126.028 SF x 1.1 FAR = 5638.62 SF
÷ 3 UNITS = 1879.5 SF OVER 3 LEVELS
TOP FLOOR 22'x35' = 770 SF
MAIN FLOOR 22'x24' = 528 SF
GRADE LEVEL 11'x20' GARAGE = 220 SF + 299 SF FAMILY RM
6.

APPENDIX



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