



VIEW OF DOWNTOWN FROM NEARBY BHY KRACKE PARK

PROPOSAL:
DEMOLISH EXISTING STRUCTURES. CONSTRUCT (7) UNIT TOWNHOUSE
WITH PARKING PER PLAN.

OWNER:
MIKE STRAND
HORIZON REALTY ADVISORS
2003 WESTERN AVE, STE #445
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ARCHITECT/APPLICANT:
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SEATTLE, WA 98125
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EARLY DESIGN GUIDANCE
1116 5TH AVE N - SEATTLE, WA 98109
DPD# 3023203 | 4.27.16
PARCEL#: 5457801860

- 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.



1 - SINGLE FAMILY



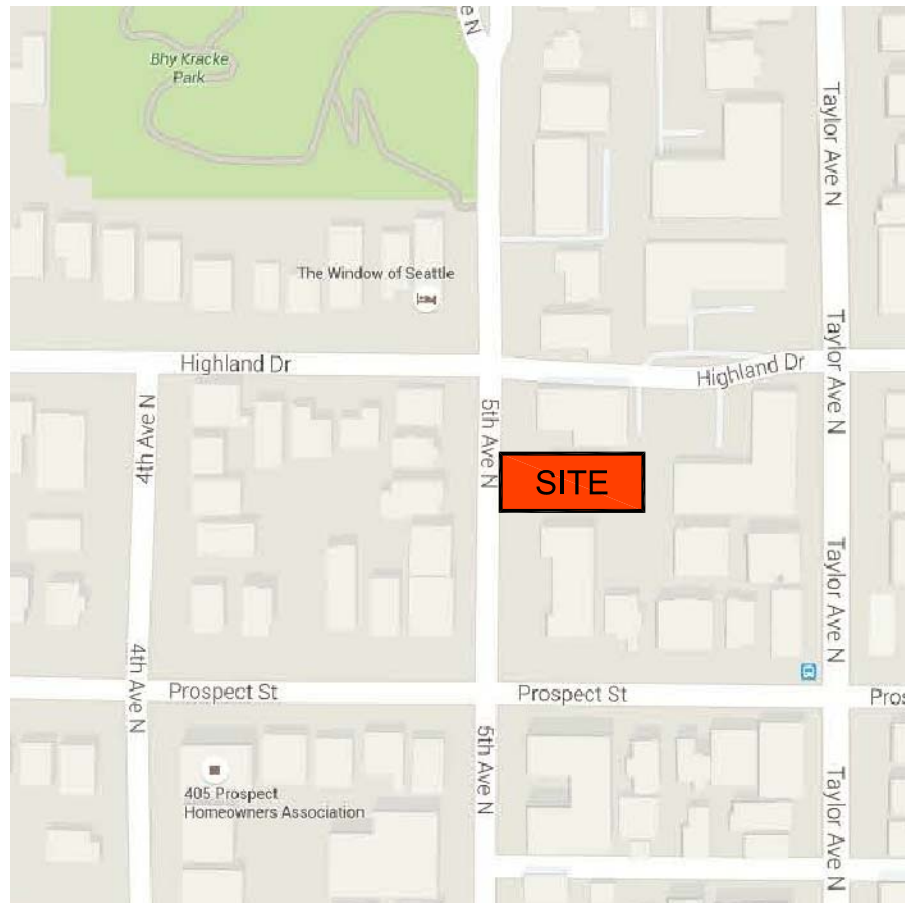
2 - SINGLE FAMILY



3 - FOURPLEX

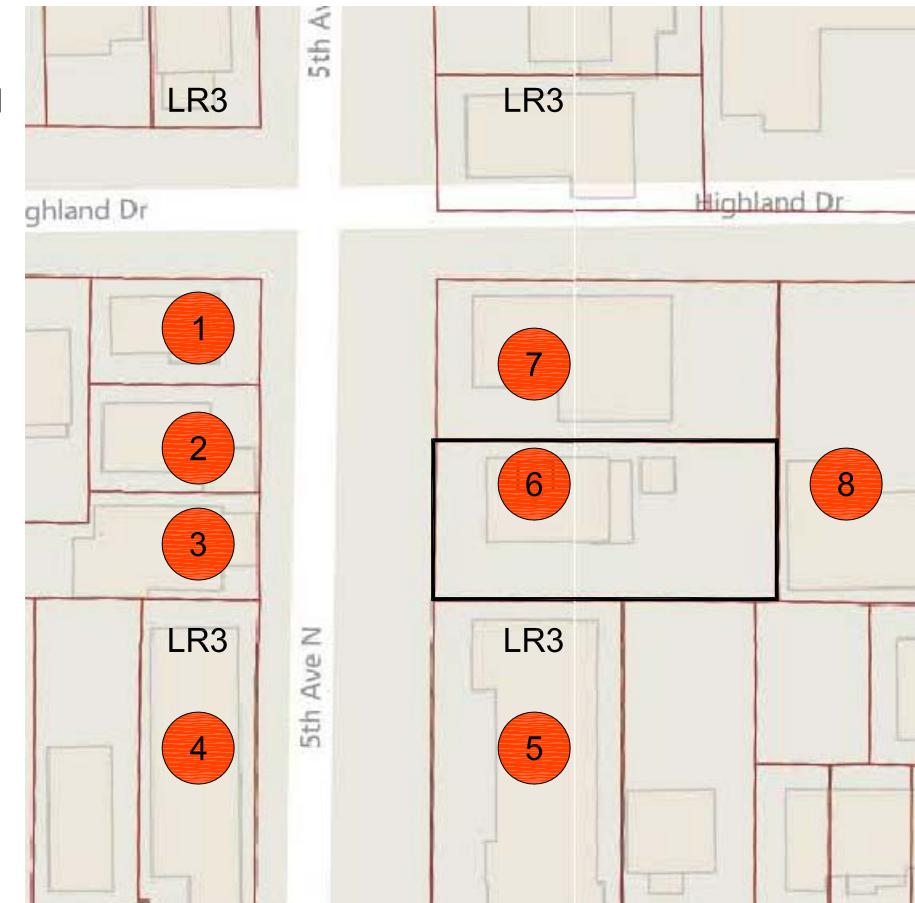


4 - APARTMENT



VICINITY MAP

CONTEXT ANALYSIS:
THE SITE SITS IN THE NEIGHBORHOOD OF QUEEN ANN. IT IS 7,680SF IN SIZE AND IS IN LR3 ZONE. 5TH AVE N PROVIDES NORTH AND SOUTH VEHICULAR ACCESS. THERE ARE MULTIPLE BUS STOPS ALONG TAYLOR AVE N ONE BLOCK TO THE EAST. VARIOUS RESTAURANTS AND GROCERY OPPORTUNITIES ARE IN PROXIMITY TO THE SOUTH. RECREATIONAL AMENITIES INCLUDE BHY KRACHE PARK NORTH OF THE SUBJECT LOT. THE SITE HAS PROBABLE SOUTH AND EAST TERRITORIAL VIEWS AND POSSIBLE VIEW OF LAKE UNION.



ZONING AND CONTEXT MAP



5 - APARTMENT



6 - SUBJECT SITE



7 - APARTMENT



8 - APARTMENT

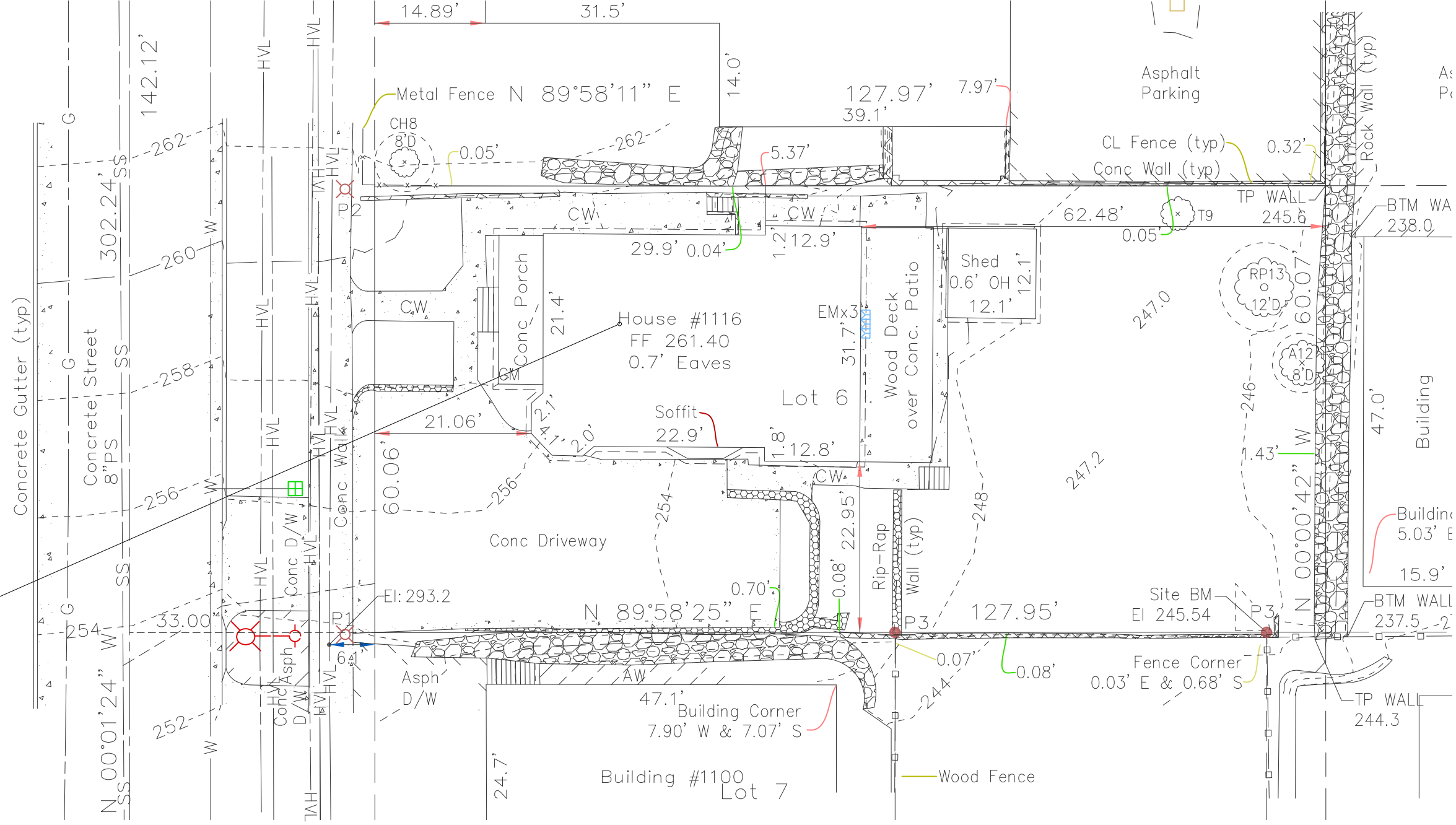


PANORAMIC OF BLOCK FACE



SUBJECT SITE

5th Ave N



EXISTING HOUSE TO BE DEMOLISHED

EXISTING SITE CONDITIONS



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SURVEY
1"=16' SCALE

PROJECT ADDRESS:
1116 5TH AVE N
SEATTLE, WA 98109

PARCEL#:5457801860
LEGAL DESCRIPTION:
MERCERS 2ND ADD TO N SEATTLE
PLat Block: 43
Plat Lot: 6
ZONE: LR3
LOT SQ FT: 7,680SF

CODE COMPLIANCE:

SMC 23.45.510 FLOOR AREA RATIO
ALLOWABLE FAR: 9984SF (1.3*7680SF)
PROPOSED: 9914.1SF

SMC 23.45.512 DENSITY LIMITS
ALLOWED: UNLIMITED
PROPOSED: (7) UNITS

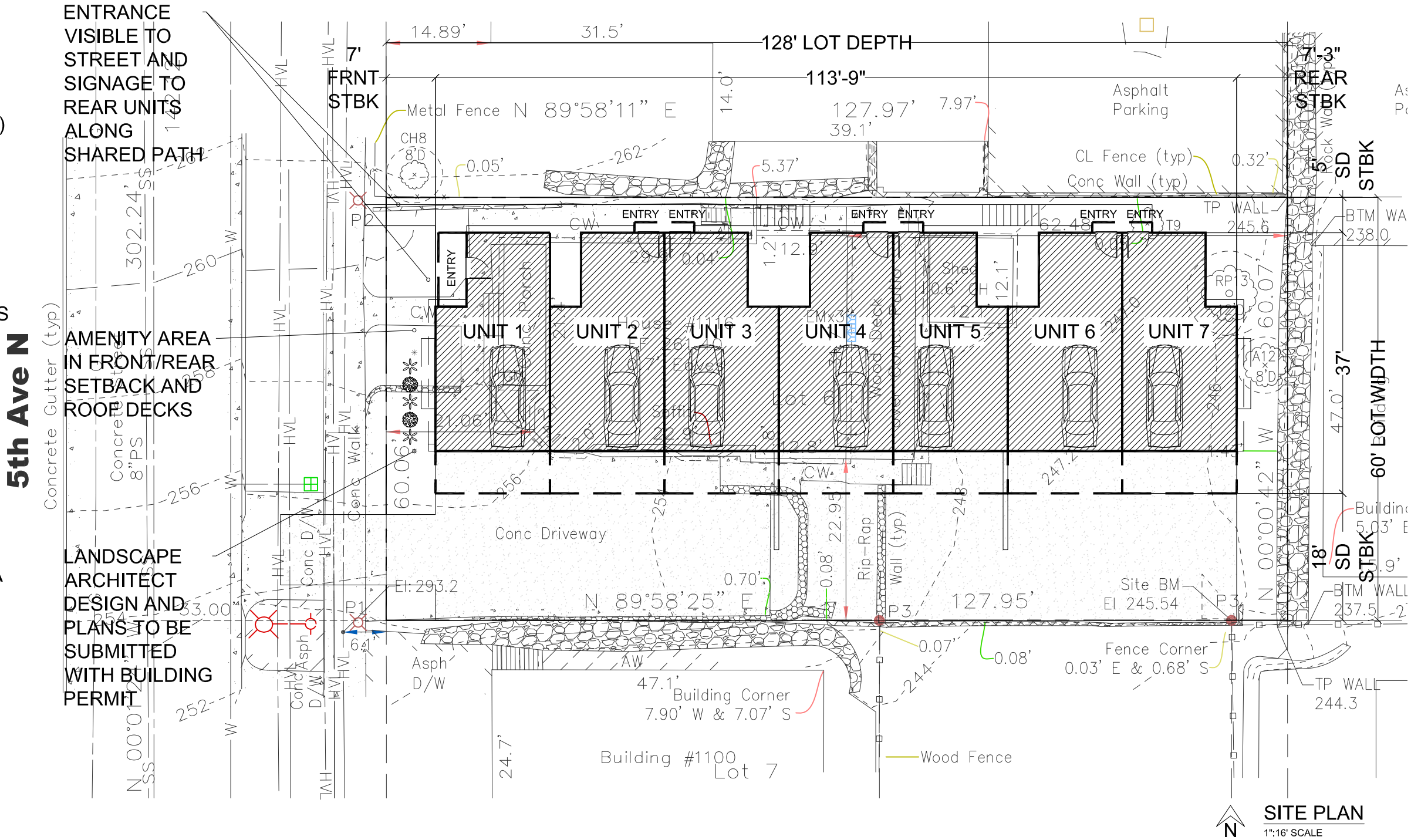
SMC 23.45.514 STRUCTURE HEIGHT
ALLOWED: 30' FROM AVG GRADE
PROPOSED: 30' FROM AVG GRADE

SMC 23.45.518 SETBACKS/SEPARATIONS
REQUIRED FRONT: 5' MIN; 7' AVG
PROPOSED FRONT: 8' MIN
REQUIRED REAR: 7' AVG; 5' MIN
PROPOSED REAR: 8' MIN
REQUIRED SIDE: 7' AVG; 5' MIN
PROPOSED SIDE: 7' AVG; 5' MIN

SMC 23.45.522 AMENITY AREA
REQUIRED: .25*7680 = 1920SF
PROVIDED: >2000SF

SMC 23.45.524 LANDSCAPING
REQUIRED: .6*7680 = 4608SF GF AREA
PROVIDED: LANDSCAPE PLANS

SMC 23.45.527 WIDTH/FAÇADE LENGTH
ALLOWED WIDTH: 120'
PROPOSED WIDTH: 37'
ALLOWED LENGTH: .65*128 =83.2'
PROPOSED LENGTH: 82.8'



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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

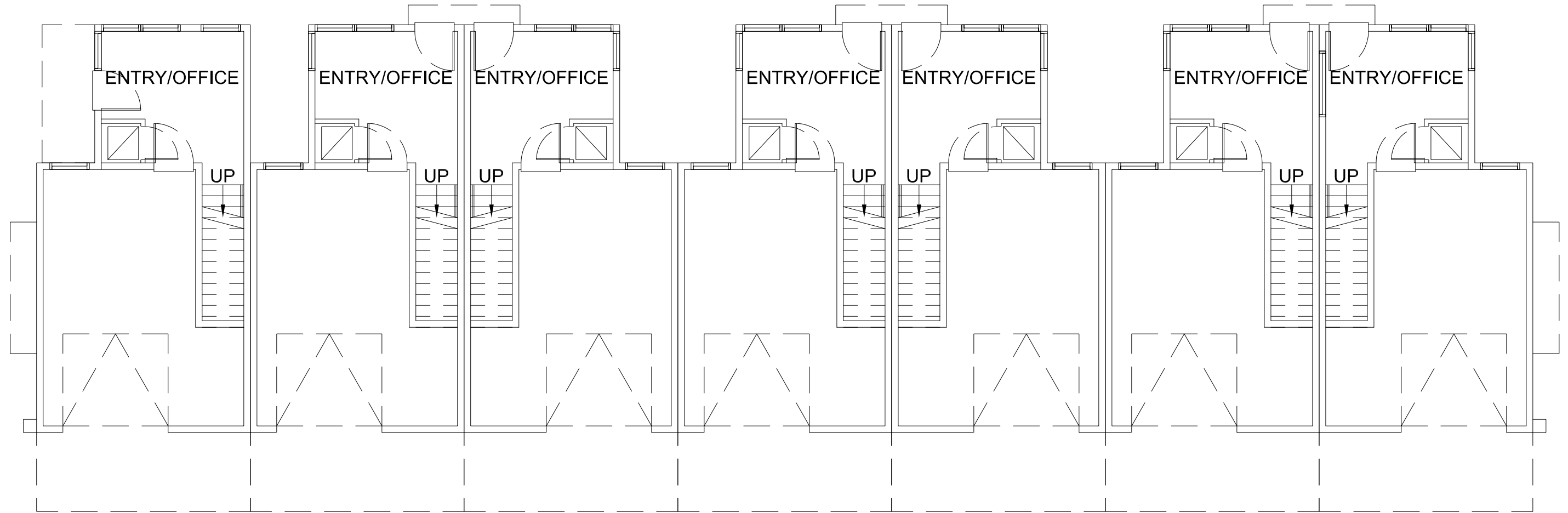
THE LANDSCAPE ARCHITECT PLANS WILL BE PROVIDED IN THE BUILDING APPLICATION.

SITE RECONNAISSANCE

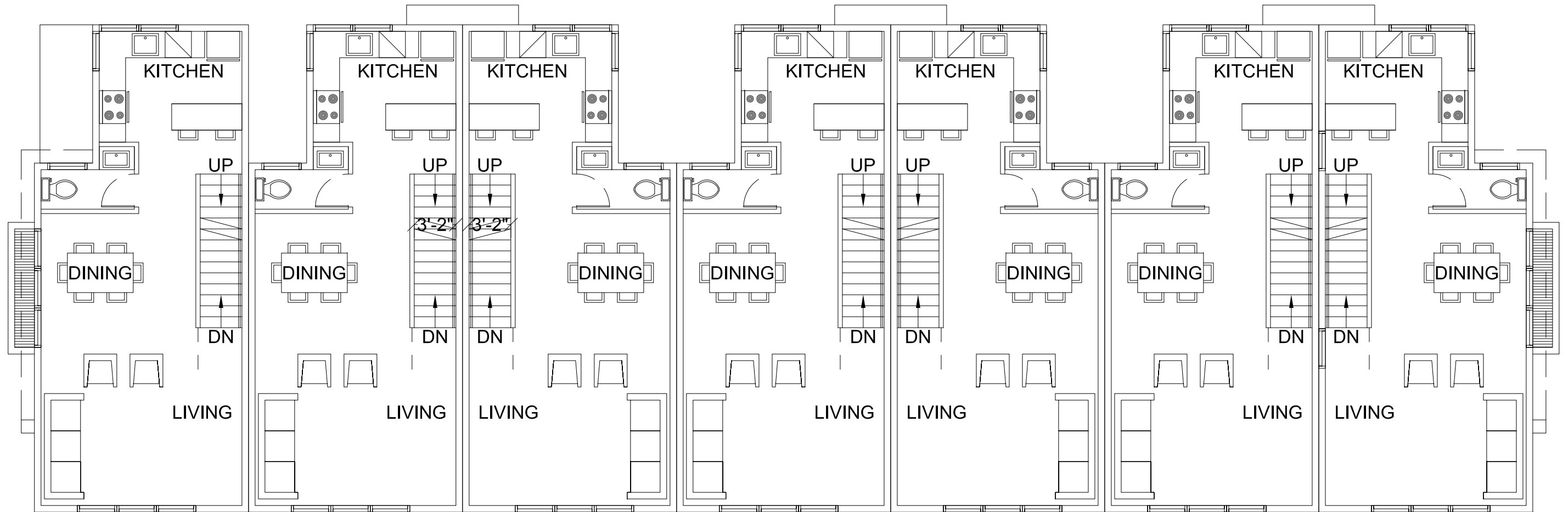
2 TREES (LARGE & SIGNIFICANT TREES, GROVE)

TREES EXISTENCE AND IDENTITY TO BE ESTABLISHED

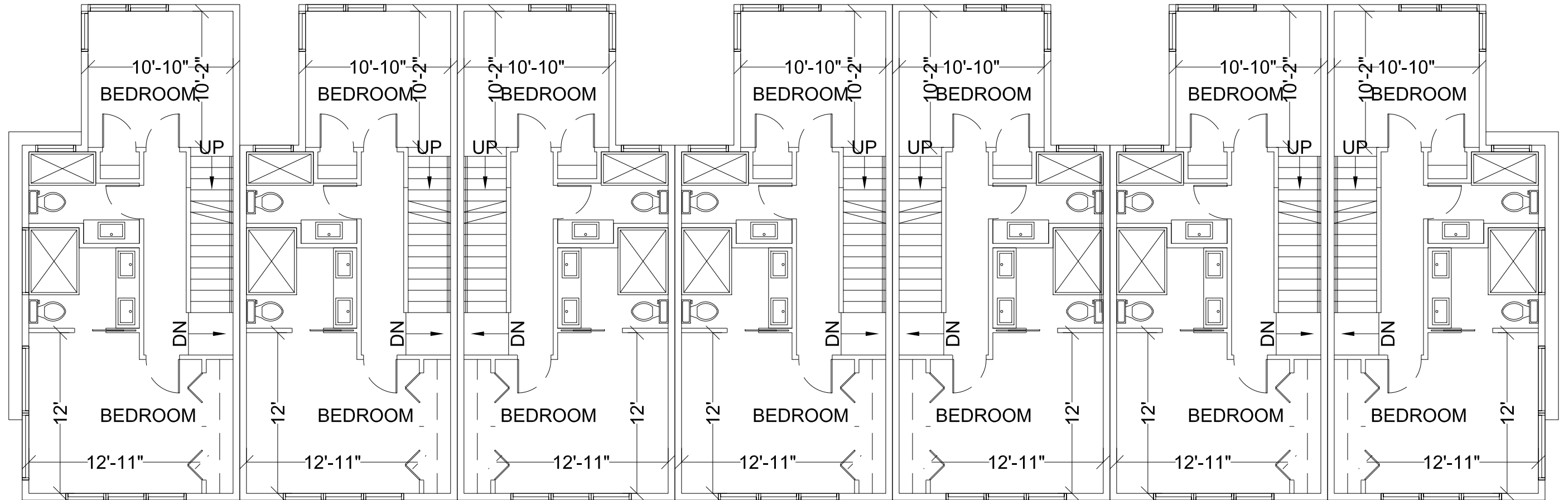




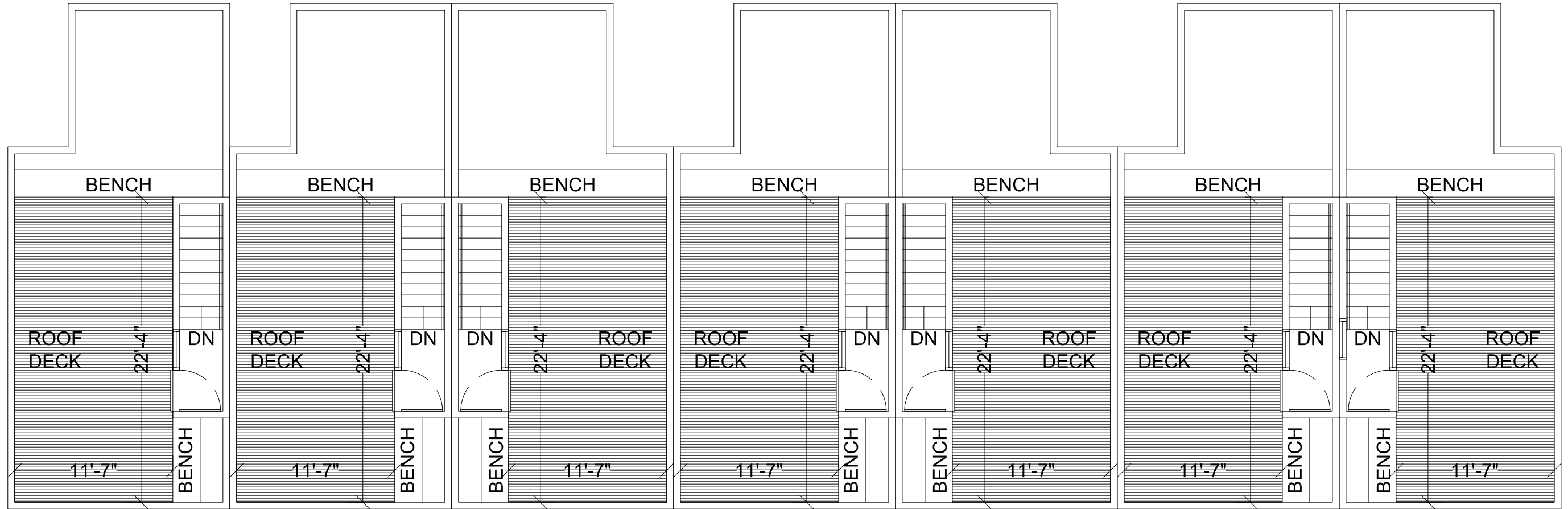

FIRST
 1/8"=1' SCALE




SECOND
 1/8"=1' SCALE




THIRD
 1/8"=1' SCALE




ROOF
 1/8"=1' SCALE



NORTH ELEVATION

ARCHITECTURAL CONCEPT



SOUTH ELEVATION



PARTIAL
GLASS AND
SOLID
PARAPET RAIL

LIGHT GRAY
HARDIE

MEDIUM GRAY
HARDIE

DARK GRAY
HARDIE

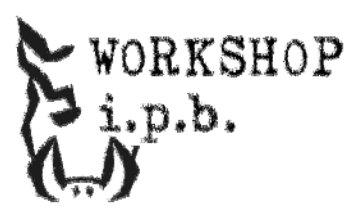
CEDAR

PENTHOUSES
ARE TOWARDS
MIDDLE OF
STRUCTURE
MASS TO
REDUCE
SCALE

DECK

WEST ELEVATION

ARCHITECTURAL CONCEPT



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EAST ELEVATION

ARCHITECTURAL CONCEPT



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