

WOODLAND PARK HOMES

1407 N 47TH ST

DPD # 6543356 MUP # 3025422

14 SEPTEMBER, 2016

PROPOSAL. DEMOLISH EXISTING STRUCTURE. BUILD FOUR TOWNHOMES WITH GARAGES AND SURFACE PARKING.

OWNER. GNC LLC

3272 CALIFORNIA AVE SW STE 200

SEATTLE, WA 98106

APPLICANT. STEPHENSON DESIGN COLLECTIVE

1725 WESTLAKE AVE W, STE 201

SEATTLE, WA 98109

LANDSCAPE DESIGN. ROOT OF DESIGN

PACKET CONTENT.

PROPOSAL. STATEMENT OF DEVELOPMENT OBJECTIVES INDICATING TYPES OF DESIRED USES, STRUCTURE HEIGHT, NUMBER OF UNITS, SQUARE FOOTAGE AND NUMBER OF PARKING SPACES

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.

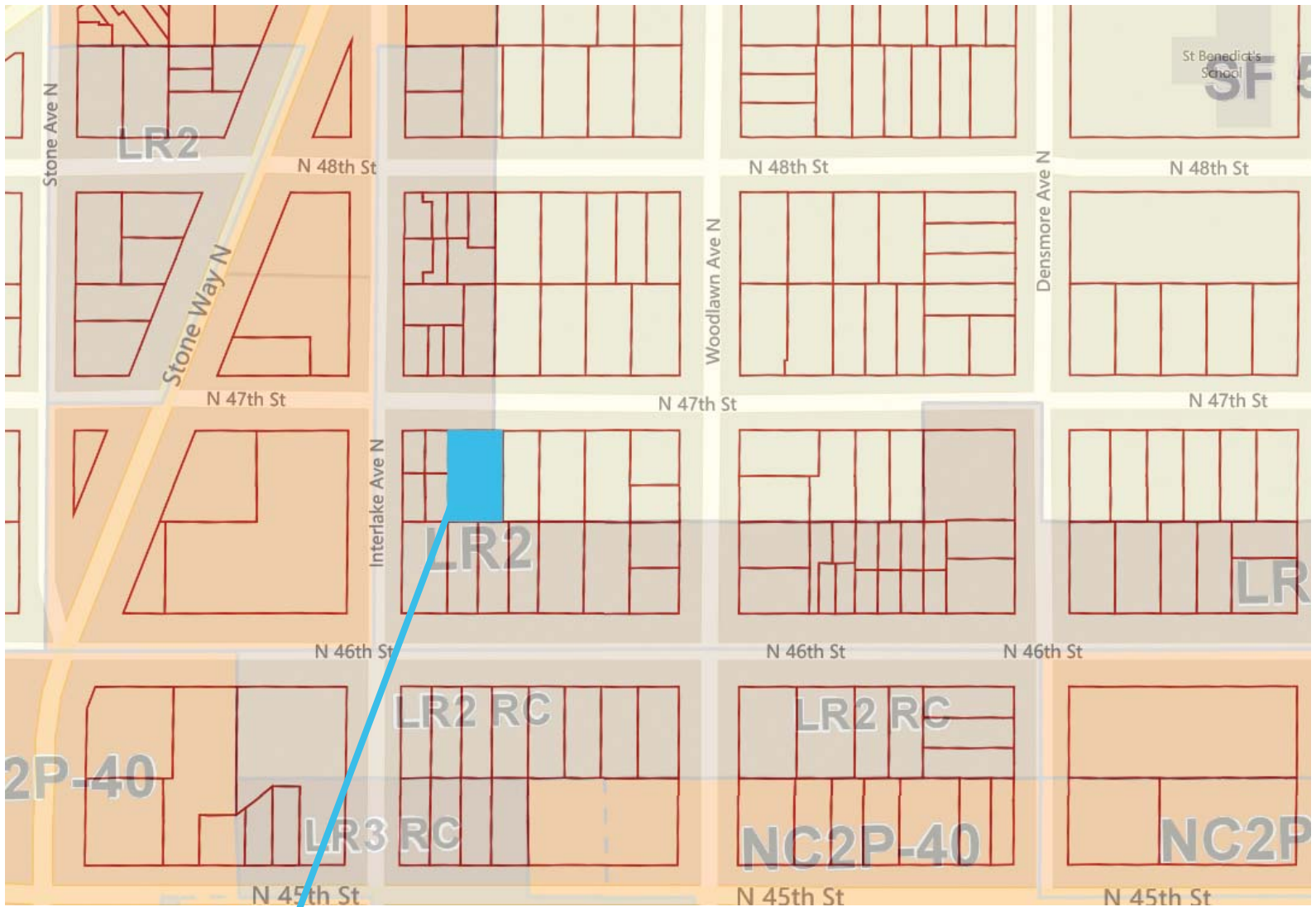
SITE PLAN. A PRELIMINARY SITE PLAN INCLUDING PROPOSED STRUCTURES, OPEN SPACES, VEHICULAR AND PEDESTRIAN ACCESS, AND LANDSCAPING.

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.

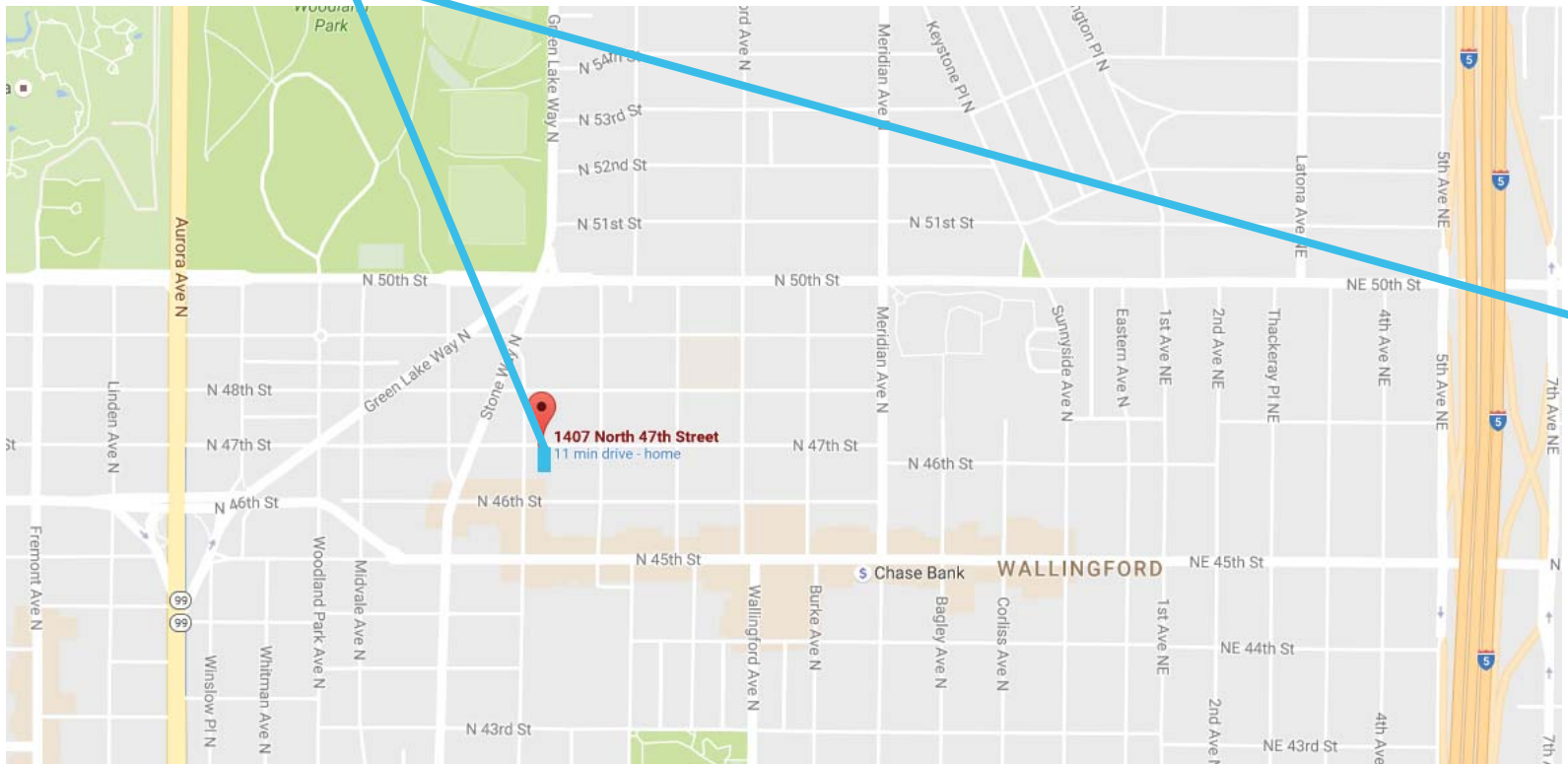
ARCHITECTURAL CONCEPT. ONE OR MORE COLOR RENDERINGS TO DEPICT THE OVERALL MASSING OF STRUCTURES AND THE DESIGN CONCEPT. GRAPHICS SHOULD SHOW PROPOSED SITING, MASSING, OPEN SPACE AND FACADE TREATMENTS. THREE DIMENSIONAL STUDIES AND SKETCHES, INCLUDING THOSE AT THE STREET LEVEL ARE OPTIONAL.

ADJUSTMENTS OR DEPARTURES. A SUMMARY OF POTENTIAL DEVELOPMENT STANDARD ADJUSTMENTS.





1409 N 47th St



DEVELOPMENT OBJECTIVES

1. Demolish existing Single Family Residence and construct (4) Townhomes with attached garages and surface parking.

EXISTING SITE CONDITIONS

VIEWS

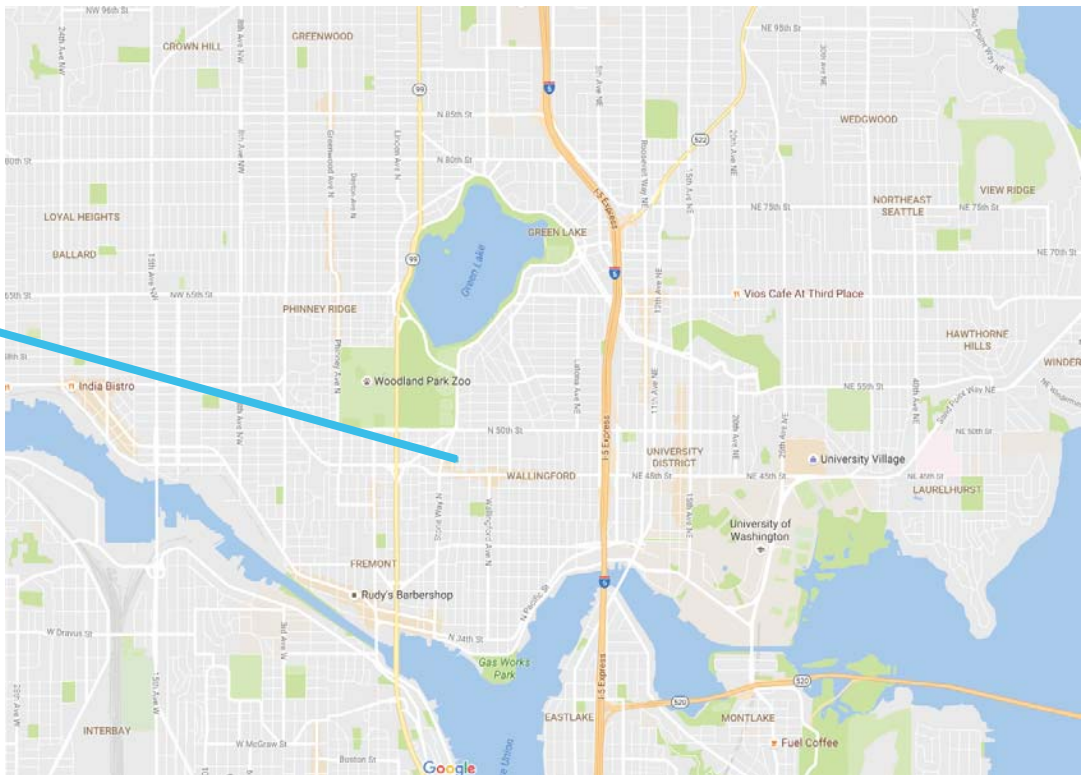
The site is a dense mix of residential uses in buildings ranging from single family to apartments and townhomes. The site is relatively flat in all directions. Each unit will have territorial views from the roof decks and ROW tree views to the North. There are tall townhomes to the West, Southwest and Northwest that will constrain views from the new development.

NEIGHBORING DEVELOPMENT

N 47th Street west of the site is LR2 then NC2P-30 with townhomes and commercial buildings. There are similar conditions to the South, West and directly North of the parcel. Directly to the East and Northeast of the lot are Single Family homes on small, dense lots. NC2-40 zoning is directly South along N 45th St with shops, restaurants and other commercial uses. The Woodland Park Zoo and Park are 4 blocks to the North of the parcel.

DEPARTURES

We are asking for an additional 2'2" of lot depth that is only realized in open, horizontal planes used as private decks. These planes serve to break the tall scale of the building to a more human and single family neighborhood scale. Without this departure, we will have a 30' flat street facade due to other lot restrictions. This extra 2'2" is facing an existing blank facade of a townhome. The single family zone to the East is well under the 65% restriction within 15' of the lot line. Due to the driveway and 10' of SF5000 zone, the majority of the units are 20' from the single family home to the East.



land use code analysis

A1.4	Land Use code summary
23.45	Multi-Family
23.45.502	Lowrise 2 (LR2)
23.45.504	Permitted and prohibited uses.
	Table A Residential use is permitted outright subject to provisions of this title.
	C.1.Private garages and carports.
	The proposal complies with this section of the Land Use Code.
23.54.015	Parking Table B Section II., line M. No minimum requirement.
	The proposal complies with this section of the Land Use Code.
23.45.510	Floor area (FAR) limits.
	Table A LR2, Inside Urban Village, Townhouse developments 1.0 or 1.2* If LEED Silver or Built Green 4 Star -and- meets parking standards (parking inside building and/or one row in Alley) (If parking is provided.) -and- Alley im
	provements.
	The proposal complies with this section of the Land Use Code.
23.45.510	Exemptions from FAR Limits.
	E.1. Floors below grade.
	E.4. Partial below grade floor (first floor above is no more than 4 feet above grade.)
	The proposal complies with this section of the Land Use Code.
23.45.512	Density limits. Table A LR2, Townhouse Development 1/1,600 or No Limit*
	The proposal complies with this section of the Land Use Code.
23.45.514	Structure height.
	Table A LR2, Rowhouse and townhouse developments 30 feet
	The proposal complies with this section of the Land Use Code.
23.45.514	Structure height.
	E.1. Butterfly roofs (some shed roof conditions, too.) in LR zones.
	Add 3'-0" to allowable height at wall.
	Add 4'-0" to allowable height at overhang.
	For information only.
	H. Exhibit B Additional height allowed for sloped roof concealed by parapet.
	For information only.
	F. 1-4. Add 4'-0" to allowable height for partially below grade floor if all conditions are met.
	J.2. Roof top features. Add 4'-0" for parapets, open railings, planters etc.
	J.4. Roof top features. Add 10'-0" for stair towers, elevators, etc.
	This proposal complies with this section of the Land Use Code.
23.45.518	Setbacks and separations.
	Table A Townhouse developments
	Front 7'-0 average; 5'-0" minimum
	Rear 7'-0 average; 5'-0" minimum
	Side 5'-0" if less than 40'-0" long
	5'-0" minimum if greater than 40'-0" long. 7'-0" average
	The proposal complies with this section of the Land Use Code.
23.45.522	Amenity area.
	A.1. 25% of lot area (Townhouse developments).
	2. 50% of required amenity area at ground level except rooftop can be used if it meets 23..45.510.E.5.
	3. For rowhouse and townhouse developments, amenity area re
	quired at ground level may provided as either private or common space.
	The proposal complies with this section of the Land Use Code.

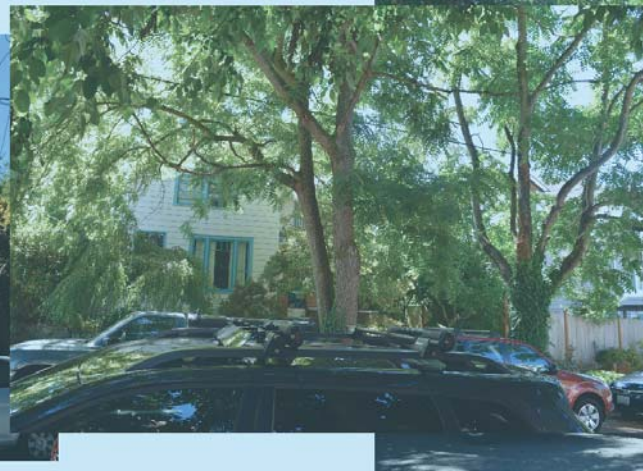


1409 N 47th ST ZONING AND WALLINGFORD RESIDENTIAL URBAN VILLAGE OVERLAY

23.45.524	Landscaping standards.
	A.2.a. Green Factor of 0.6 or greater required.
	B.1. Street trees required.
	The proposal complies with this section of the Land Use Code.
23.45.526	LEED, BuiltGreen and Evergreen sustainable development standards.
	A.2.a. LEED Silver, BuiltGreen 4-Star, or Evergreen standards are required for the higher FAR limit. (Table A, 25.45.510)
	The proposal complies with this section of the Land Use Code.
23.45.527	Structure width and façade length in LR zones.
	A. Width (Table A) LR2,Townhouse Developments 60'-0" maximum.
	B.1. Length Within 15'-0" of side lot line Less than 65% of side lot line length.
	We are requesting an adjustment of the structural length.
23.45.529	Design Standards.
	C.2.b. Façade articulation. If greater than 750 SF then division into separate façade planes is required.
	C.2.c. Minimum façade plane = 150 SF
	Maximum façade plane = 500 SF
	Less than 65% of side lot line length.
	C.2.e. Exemptions are allowed by Director.
	F.3. Each townhouse unit, with a street-facing facade shall have a pedestrian entry on the street-facing facade that is designed to be visually prominent feature through the use of covered stoops, porches, or other architectural entry features. For townhouse units on corner lots, a visually prominent pedestrian entry is required on only one of the street-facing facades.
	The proposal complies with this section of the Land Use Code.
23.45.536	Parking location, access and screening.
	Typical provisions. Read section for detailed requirements.
	LR2 The proposal complies with this section of the Land Use Code.



SF5000 ZONE



SUBJECT SITE



LR2 ZONE



N 47TH ST



SUBJECT SITE BEHIND

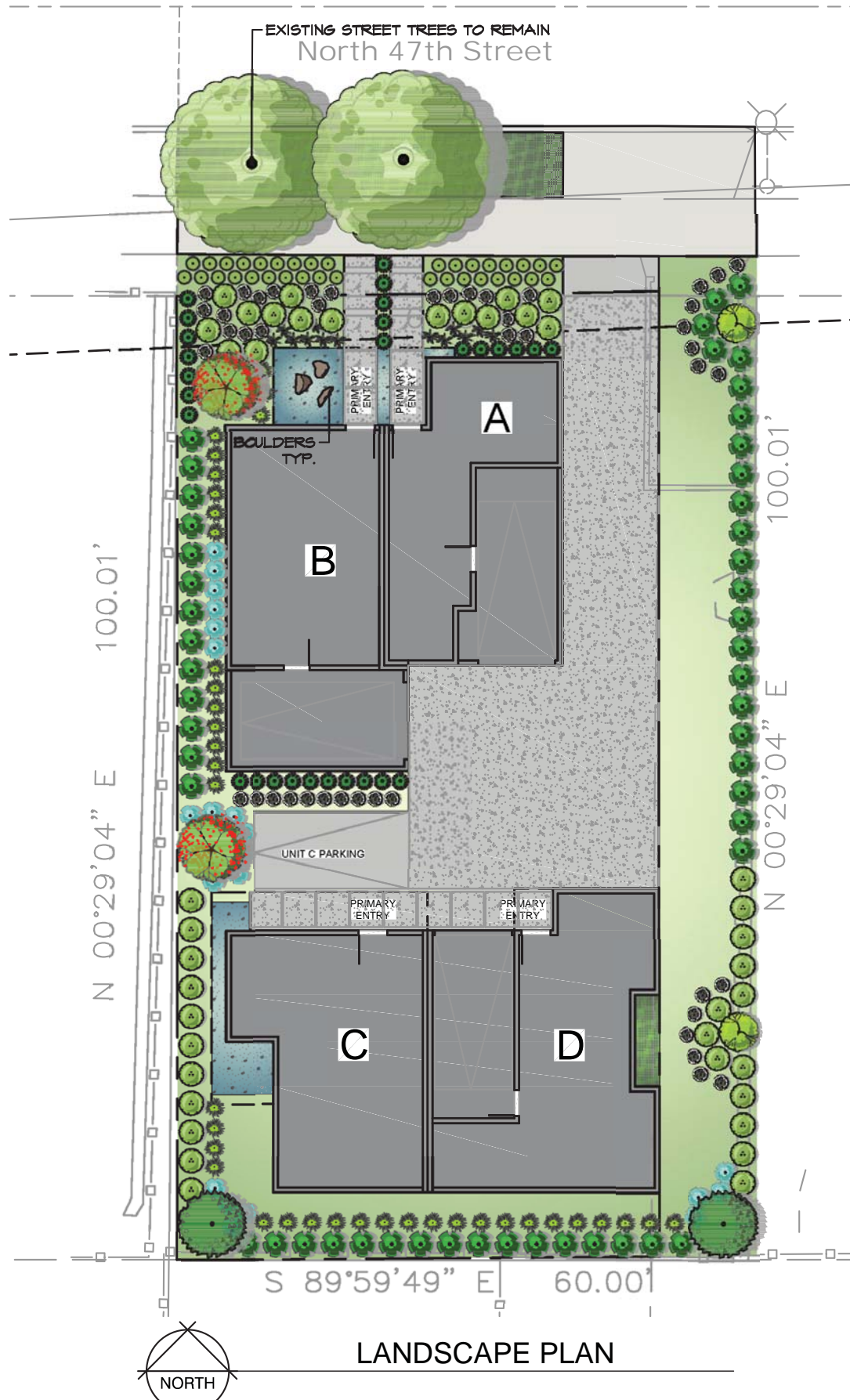


INTERLAKE AVE N








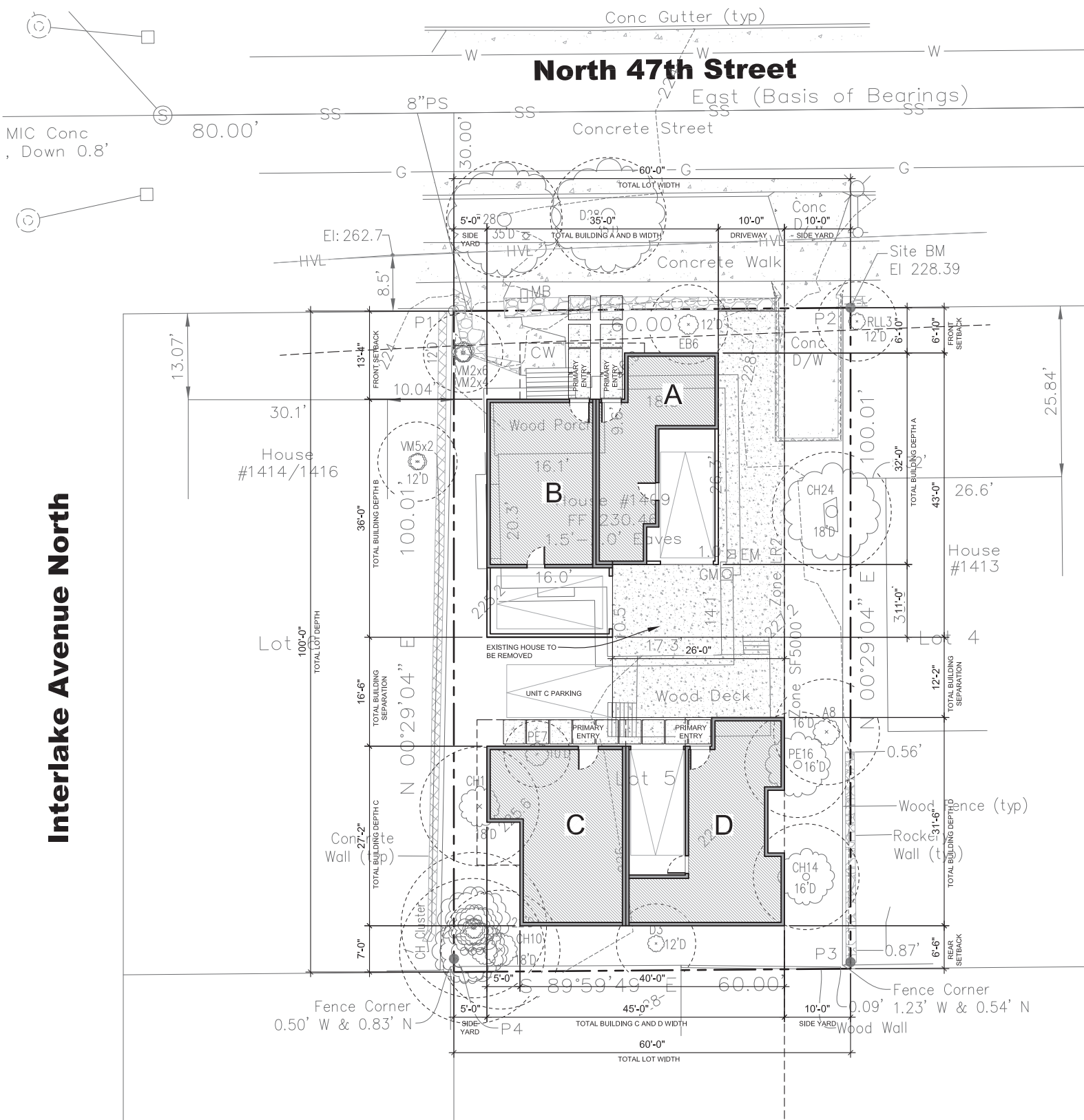
N 47TH ST PROPOSED ELEVATION STUDY. THE LOT IS LOCATED BETWEEN A SINGLE FAMILY HOUSE TO THE EAST AND 4 TOWNHOMES TO THE WEST. THERE IS A TREE-LINE PARKING LOT TO THE NORTH WEST OF THE LOT WITH TOWNHOMES AND APARTMENTS SOUTH TO NORTH ON INTERLAKE AVE N. THE PARCEL IS LOCATED ALONG THE EAST EDGE OF THE LOW RISE ZONE WITH A 10' STRIP OF SINGLE FAMILY 5000 ALONG THE EAST OF THE LOT.

BLOCK DENSITY STUDY



PLANT SCHEDULE

TREES	BOTANICAL NAME	SIZE	QTY	
	Acer japonicum 'Autumn Moon' Autumn Moon Maple	1.5" Cal	2	
	Fagus sylvatica 'Danyck' Danyck Beech	1.5" Cal	2	
SHRUBS	BOTANICAL NAME	SIZE	QTY	
	Acorus gramineus 'Ogon' Golden Variegated Sweetflag	1 gal	35	
	Aralia cordata 'Sun King' Sun King Aralia	2 gal	2	
	Blechnum spicant Deer Fern	1 gal	13	
	Epimedium x rubrum Red Barrenwort	1 gal	46	
	Hakonechloa macra 'All Gold' Japanese Forest Grass	1 gal	38	
	Hosta x 'Blue Angel' Plantain Lily	1 gal	21	
	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	5 gal	28	
	Mahonia repens Creeping Oregon Grape	1 gal	40	
	Sarcococca ruscifolia Fragrant Sarcococca	2 gal	51	
GROUND COVERS	BOTANICAL NAME	SIZE	SPACING	QTY
	1/8" Drain Rock	N/A		139 sf
	Ajuga reptans 'Black Scallop' Bugleweed	1 gal	24" o.c.	71



Interlake Avenue North

PLOT PLAN

SCALE: 1" = 10'

WOODLAND PARK HOMES

1409 N 47TH ST
SEATTLE, WA

DCI PROJECT #: 6543356
MUP PROJECT # 3025422

PROJECT DESCRIPTION: DEMOLISH EXISTING SINGLE FAMILY RESIDENCE, CONSTRUCTION OF (2) 2-UNIT TOWNHOME WITH ATTACHED GARAGES OR SURFACE PARKING.

LEGAL DESCRIPTION: THE WEST 10 FEET OF LOT 4 AND ALL OF LOT 5, BLOCK 16, PORTERFIELD'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 21, RECORDS OF KING COUNTY, WASHINGTON.
APN 686520-079

PROJECT TEAM:

OWNER/APPLICANT:
GARY COBB
3272 CALIFORNIA AVE SW
STE 200
SEATTLE, WA 98106

SURVEYOR:
EMERALD LAND SURVEYING
P.O. BOX 13694
MILL CREEK, WA 98082
p 425.359.7198

DESIGNER:
STEPHENSON DESIGN COLLECTIVE
1725 WESTLAKE AVE N, STE 201
SEATTLE, WA 98109
p 206.632.7703

PROJECT DATA:

ZONE: LR2 / SF5000
LOT SIZE: 6000 SF (5000 SF LR2 / 1000 SF SF5000)

FAR:
TOWNHOUSE @ 1.2 F.A.R. OF LR2 ZONE
5000 x 1.2 F.A.R. = 6000 SF (ALLOWED)

DENSITY:
TOWNHOUSES = 1 UNIT / 1600 SF OR UNLIMITED

IMPERVIOUS AREA:
BUILDINGS 2508 SF
DRIVES & WALKS 1295 SF
TOTAL IMPERVIOUS 4100 SF

STRUCTURE WIDTH/DEPTH (SMC 23.45.527):
100.0' * 65% = 65' MAX ALLOWABLE DEPTH
36' + 27.16' = 63.16' ACTUAL DEPTH W/IN 15' OF PL

SETBACKS: PER SMC 23.45.518

	REQUIRED	ACTUAL
FRONT	7' AVG, 5' MIN	7' AVG
SIDE<40'	5'	5'
SIDE>40'	7' AVG, 5' MIN	N/A'
REAR (SFR)	7' AVE, 5' MIN	7' AVG

HEIGHT: 30' TOP OF PLATE
SEE SHEET A1.2 HEIGHT CALCS. PLAN
+4' PARAPET HEIGHT PER 23.45.514.H
+10' PENTHOUSE PER 23.45.514.J.4

AMENITY AREA: PER SMC 23.45.522
REQ'D: 25% LOT AREA = .25 x 6000 = 1500sf
50% AT GROUND LEVEL = .5 x 1500 = 750sf
PROVIDED: 1226 sf GROUND LEVEL AMENITY
1182 sf ROOF DECK AMENITY
TOTAL PROVIDED: 2408 sf

PARKING:
TOWNHOMES -1.0 PER UNIT 4x1.0=(4) PROVIDED
NO PARKING IS REQD DUE TO URBAN CENTER AND
FREQ TRANSIT

CS2. Urban Pattern and Form.

B. Adjacent Sties, Streets, and Open Spaces

The site rises 2'-4' from the sidewalk and then flattens out for the buildable portion of the lot. The proposed buildings sit in the landscape to adhere to the existing grade.

D. Height, Bulk, and Scale

The townhomes are modulated to integrate with their 2-3 story neighbors through the use of decks and massing modulation with horizontal planes to break up the height. The street is mostly single family homes, so the front two units are created to feel more like a single family home rather than mirrored 30' tall, rectangular "tall and skinny" townhomes. The rear units are a bit wider, and therefor gain a few views around the front homes. Height and bulk are blended with the use of horizontal decks, overhangs and parapet walls, keeping the Penthouses to the back of the units and out of view from the street.

PL1. Connectivity.

B. Walkways and Connections

Multiple pedestrian walkways allow access to the individual units and site.

C. Outdoor Uses and Activities

Buildings and open spaces configured to allow multiple sized exterior landscaped areas for both secluded semi-private areas and areas more connected directly and visually to the street or create privacy from the adjacent homes.

PL2. Walkability

B. Safety and Security

Residences have multiple windows on each side of their unit. Each side yard is visible from multiple units, providing natural surveillance of the site. Building and path lighting provides additional protection.

D. Wayfinding

Address signage, entry lighting, and building articulation help identify each unit's entrance.

PL3. Street-Level Interaction

A. Entries

Each entry is designed as having a relationship with that of its neighbors, but with a distinct individual character. Lighting, porches, awnings, and doors are located to denote each unit's main entrance. Where unit entrances are further setback from the street, the building has been shifted to allow for a visual connection to the entry.

C. Residential Edge

Units utilize vertical separation from the street, modulation of distance from setback, glazing encouraging visual interaction, and landscaped areas to facilitate interaction with neighbors, balanced with a sense of security and privacy.





DC2. Architectural Concept

A. Massing

Instead of a monolithic block, the mass is separated into multiple units. The larger building is set back further from the street. Building modulation and recesses intersected with horizontal planes help break the building into smaller, distinct areas and volumes.

B. Architectural and Facade Composition

Facades composed using fenestration, roofs, eaves, architectural projections, and material changes to give a unique identity to each unit, as well as tie the units together as a cohesive whole. Windows and architectural elements provided to avoid large blank facades.

C. Secondary Architectural Features

Architectural features provided to establish unit identity, visual interest and a measure of solar shading. Decks and building recesses further add to visual interest.

D. Scale and Texture

Human scale of entrances, building materials, and site walks relate to a residential scale. Decks and horizontal planes break the height to give a human scale to the tall building.

E. Form and Function

This project is designed as modern residence. Clean modernist lines give an expression of universal design as opposed to a strict vernacular language as the other homes on the street compete to create a particular vernacular.

DC4. Materials

A. Exterior Elements and Finishes

Durable attractive materials, such as cedar and hardie panel, are in character with many residential buildings in the northwest.

B. Signage

Residential house numbers in character and scale of similar projects in area.

C. Lighting

Entrance and path lighting utilized to articulate visual interest of landscaping and buildings, and provide site safety. Lighting located or shielded to avoid glare to neighboring sites.

D. Trees, Landscape and Hardscape Materials

Hardscaping areas located to encourage interaction with neighbors. Landscaping designed to create distinct areas of both semi-private and more public areas, to facilitate multiple uses on site.

DC1. Project Uses and Activities

A. Arrangement of Interior Uses

Interior public spaces, such as living and dining rooms have large windows facing private yards and the street. Roof decks arranged to allow for territorial views, semi-privacy, and interaction with neighbors.

B. Vehicular Access and Circulation

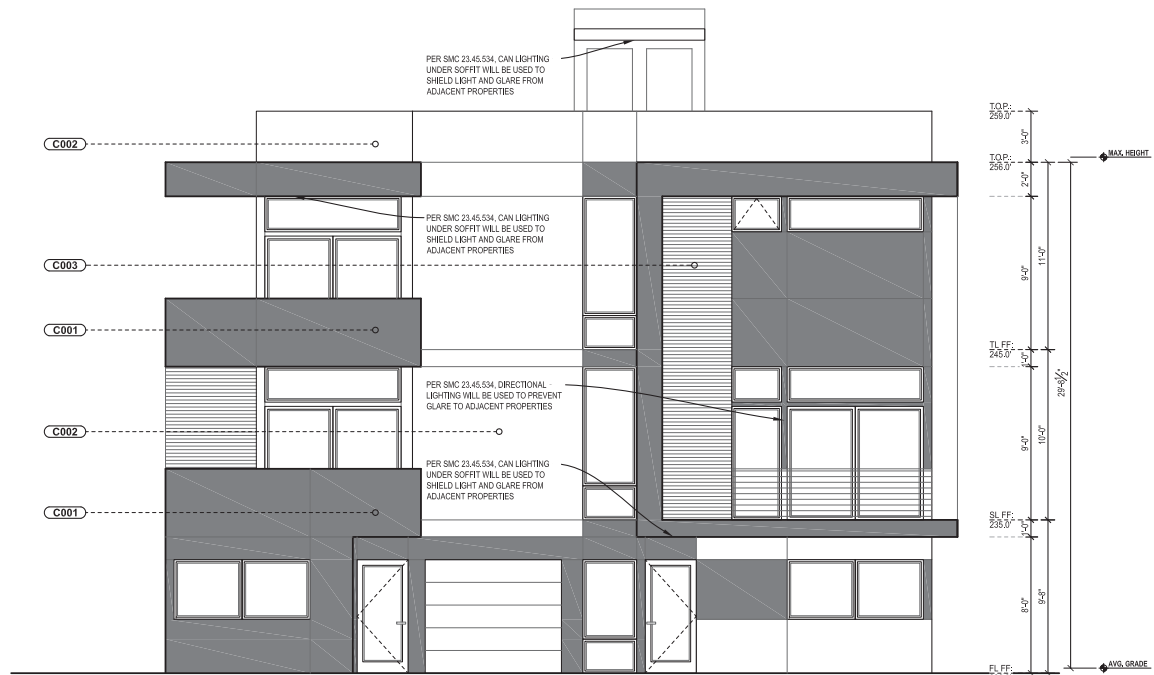
Vehicular access located to minimize motorists and pedestrians crossing paths. Curbcuts and driveways minimized to a shared location. Pedestrian walks allowing access to main entrances are located off of sidewalks, instead of driveway.

DC3. Open Space Concept

B. Open Spaces Uses and Activities

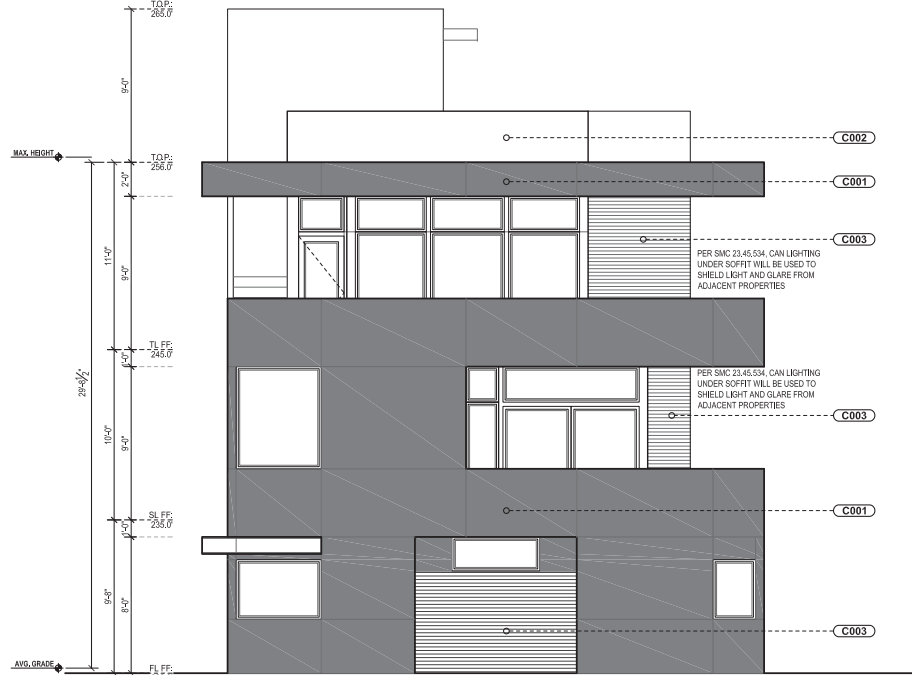
Larger open landscape areas face a central courtyard to enhance semi-public areas.

Open areas mixture of larger open spaces, and smaller semi-private yards to encourage private use and social interaction.



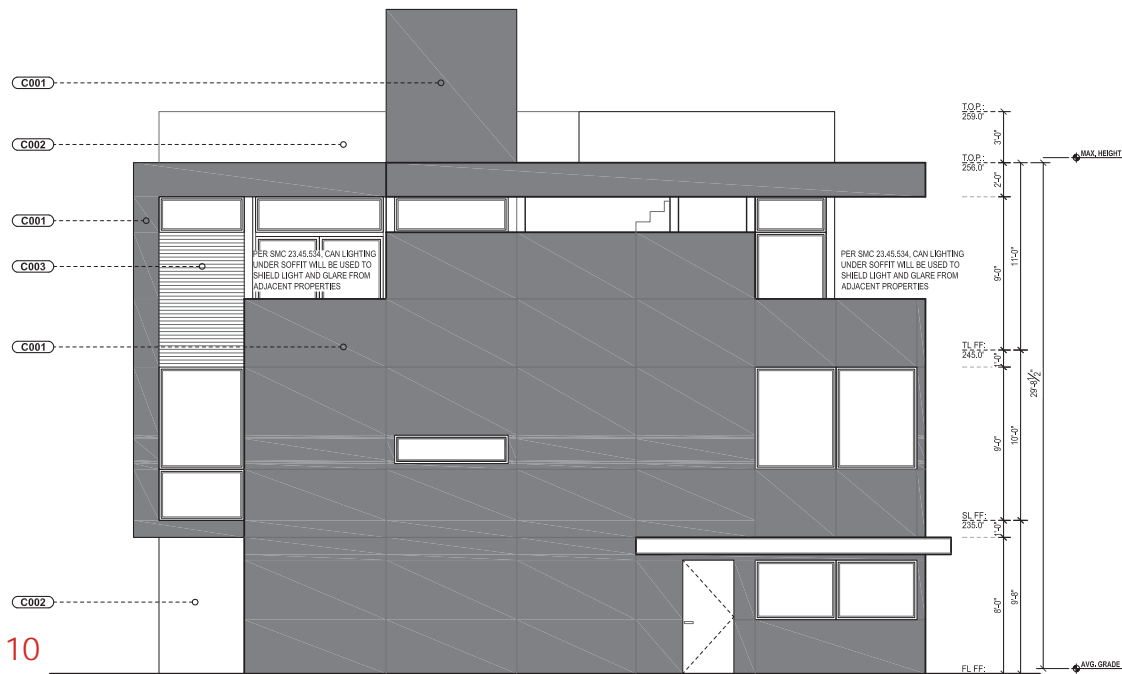
North Elevation C and D

SCALE: 1/4" = 1'-0"



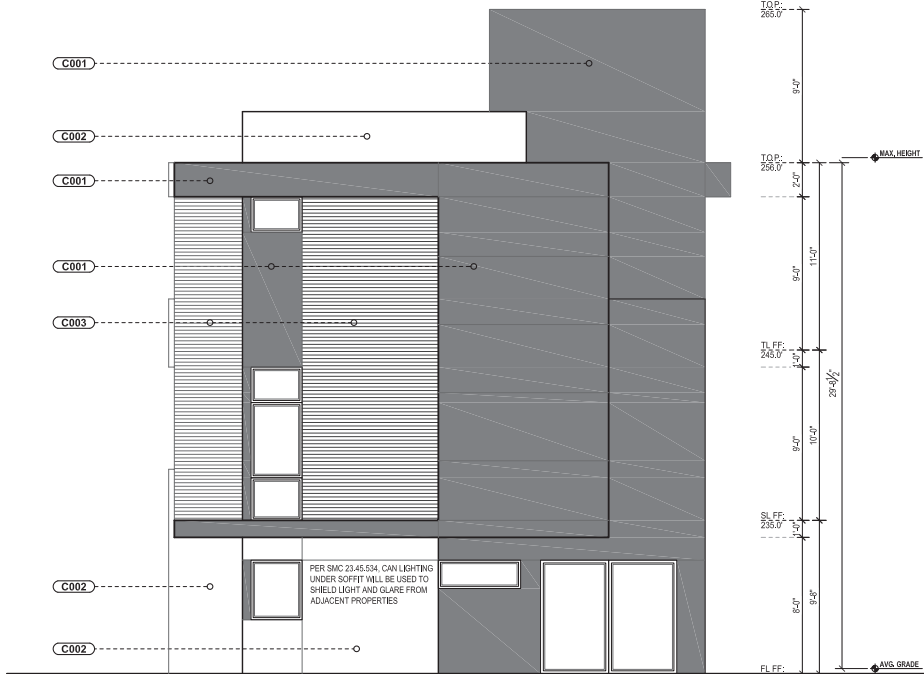
East Elevation C and D

SCALE: 1/4" = 1'-0"



South Elevation C and D

SCALE: 1/4" = 1'-0"



West Elevation C and D

SCALE: 1/4" = 1'-0"



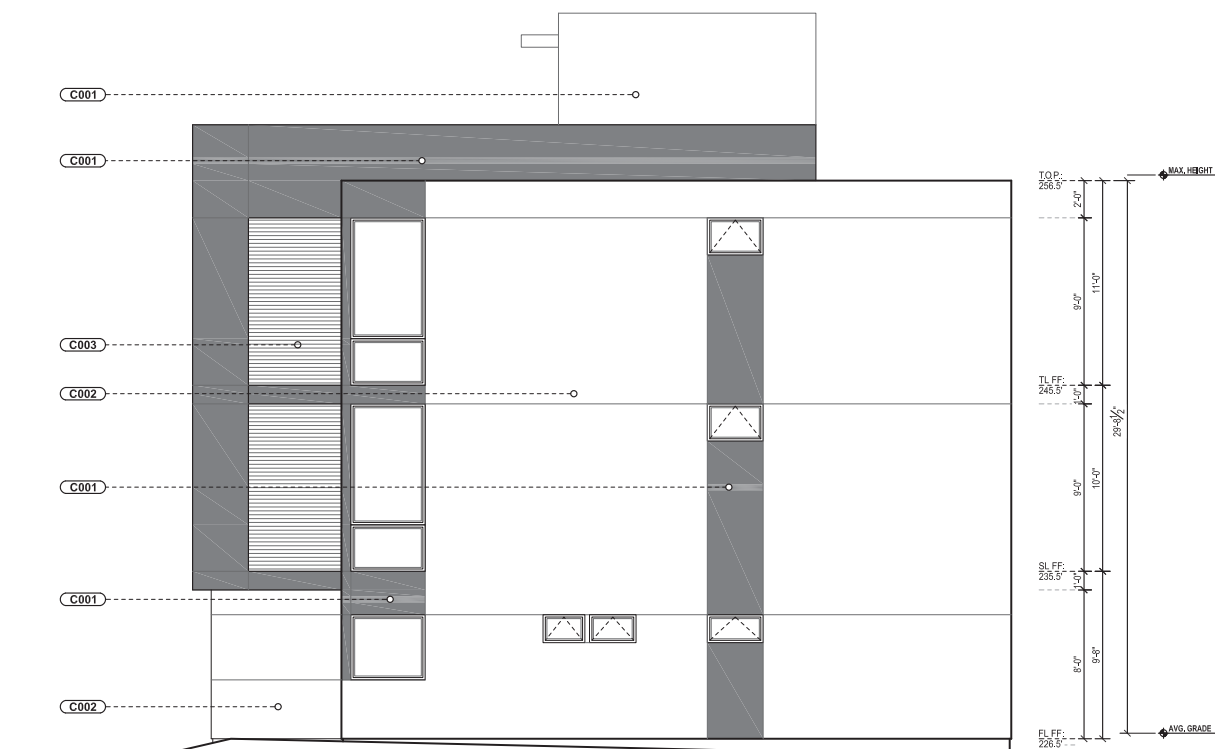
EXTERIOR FINISH SCHEDULE				
TAG	MATERIAL	MANUFACTURER	COLOR/ FINISH	NOTES
C001	COMPOSIT PANEL	JAMES HARDI	GRAPHITE GREY	2,6
C002	COMPOSIT PANEL	JAMES HARDI	MEDIUM GREY	2,6
C003	1x4 CLEAR CEDAR	-	SEALED CLEAR	6
C004	CONCRETE	-	LIGHT GREY/ SMOOTH TROWEL	1
C005	ANODIZED FLASHING	-	TO MATCH BLACK ALUM PANEL	4,6

EXTERIOR FINISH NOTES:

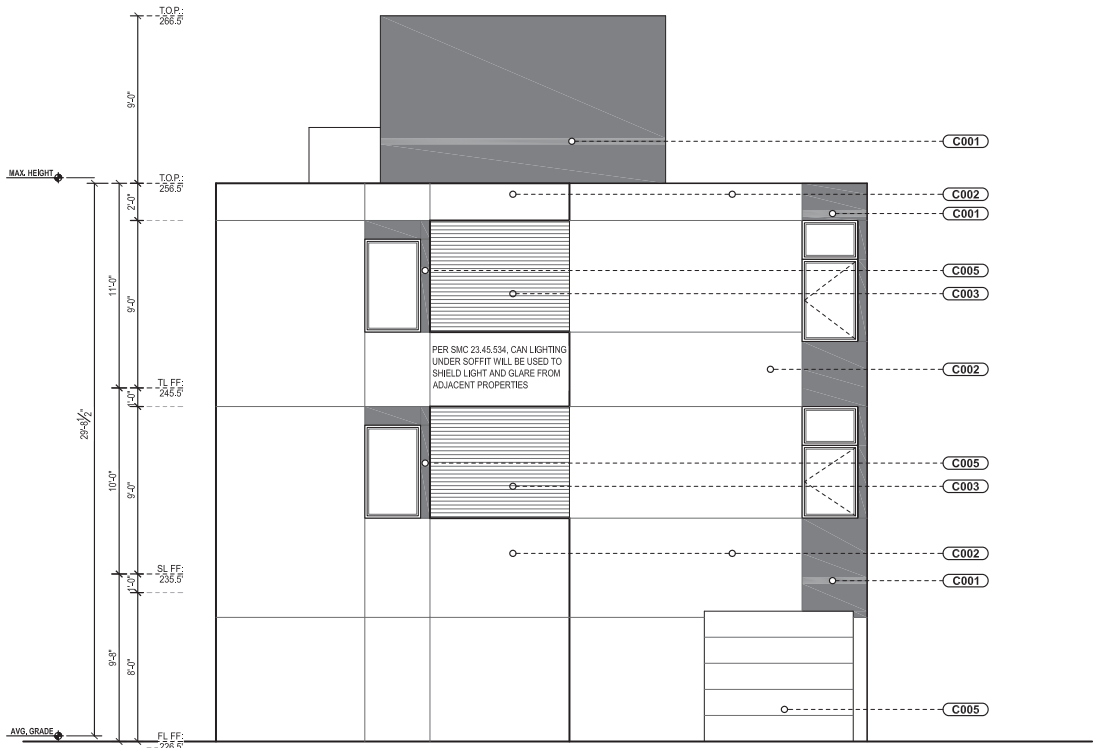
1. ALL EXPOSED CONCRETE SHALL HAVE 1 COAT PERMEABLE SILFANE SILOXIDE SEALER. SNAP TIE HOLES TO BE ALIGNED IN A GRID AND LEFT EXPOSED. ANY SIGNIFICANT VOIDS ON FINISHED CONCRETE FACE TO BE PATCHED TO MATCH EXISTING SURROUNDING WALL.
2. FLASH SEAMS ACCORDING TO SPECIFICATIONS AND PAINT TO MATCH.
3. ALL OVER-FLOW SCUPPERS SHALL BE PLACED 2" ABOVE LOWEST DRAINAGE AREA AT DECKS. MATCH TO BLACK ALUM PANELS.
4. TO MATCH WINDOWS.
5. PANELS TO BE ≤ 9 SF PER KMC 18.52.340.B.2.
6. ALL FASTENERS TO BE SS OR HIDDEN



North Elevation A and B
SCALE: 1/4" = 1'-0"



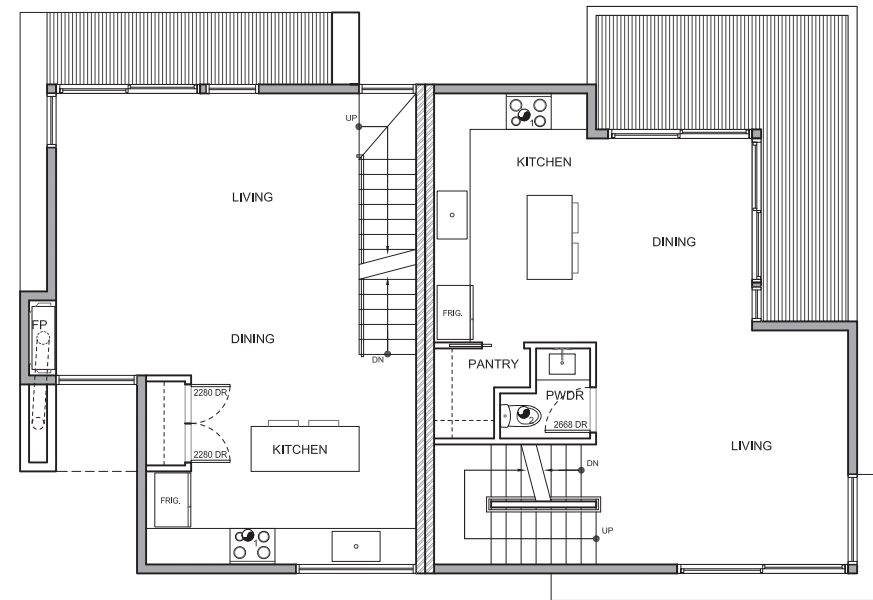
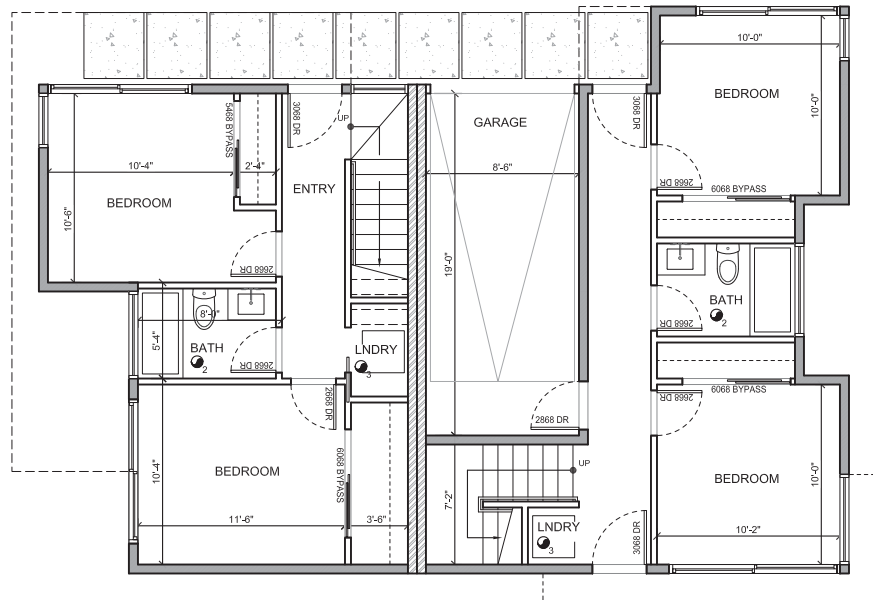
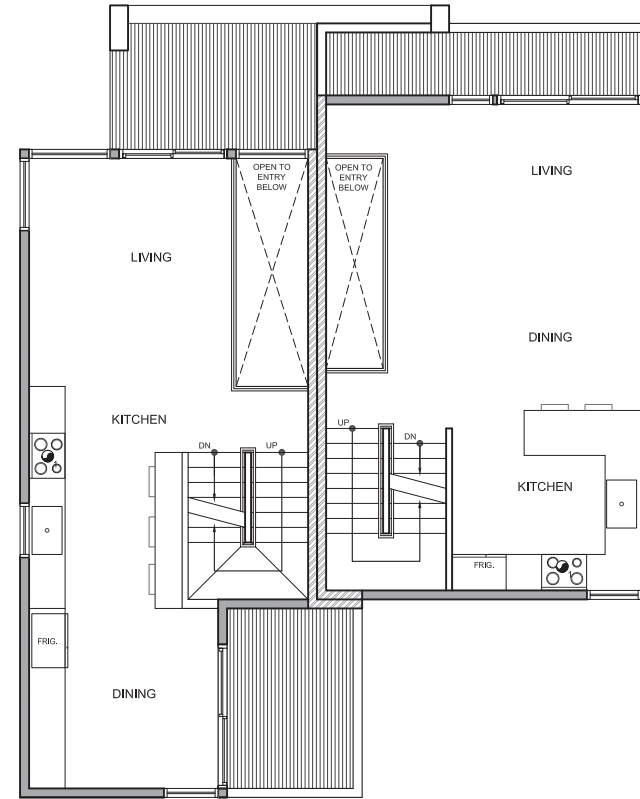
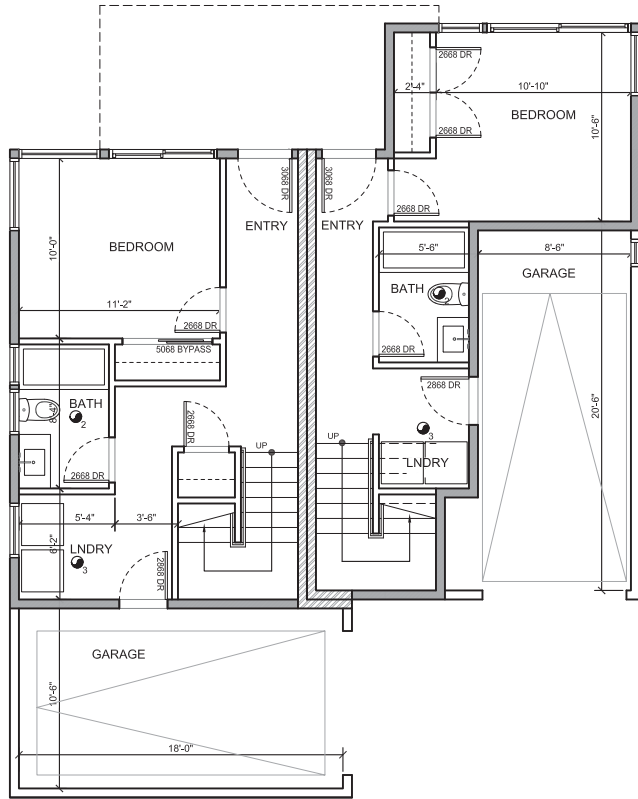
West Elevation A and B
SCALE: 1/4" = 1'-0"

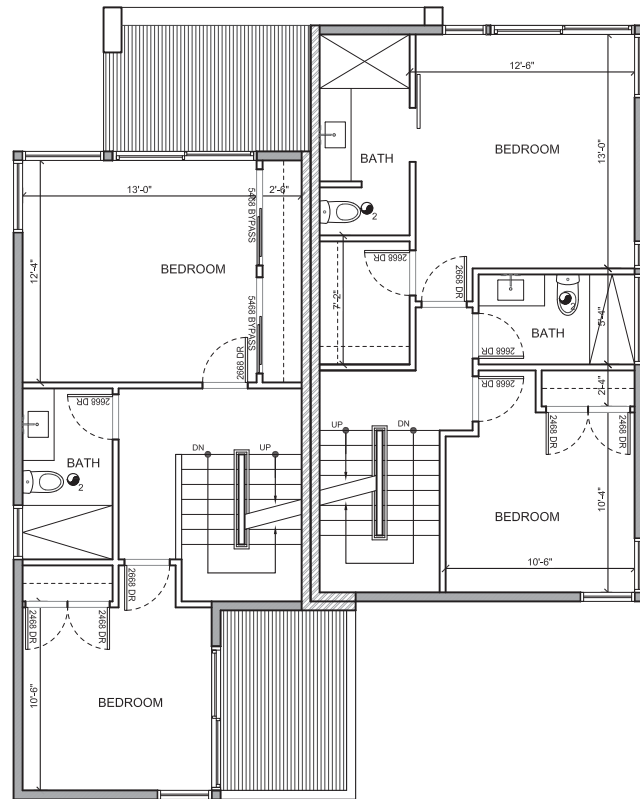


South Elevation A and B
SCALE: 1/4" = 1'-0"

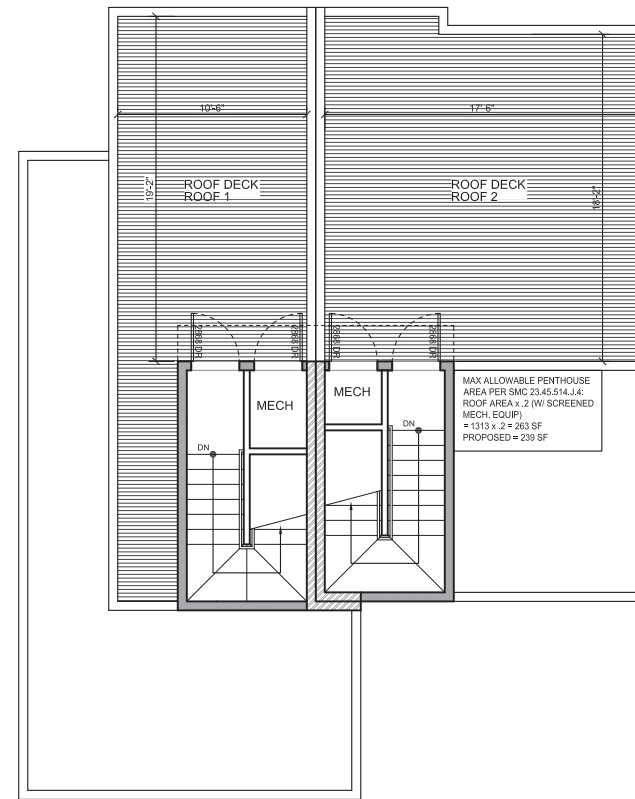


East Elevation A and B
SCALE: 1/4" = 1'-0"





Third Level Plan
SCALE: 3/16" = 1'-0"



Roof Plan
SCALE: 3/16" = 1'-0"

