

4122. LINDEN AVENUE NORTH.

PROJECT NUMBER: 3026566 | SDR GUIDANCE PACKET | MAY 2, 2017.

ARCHITECT:

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SEATTLE, WA 98102

(206) 784-1614

LANDSCAPE ARCHITECT:

ROOT OF DESIGN LLC.

CC: DEVIN PETERSON

(206) 491-9545

PROPERTY OWNER:

SOLO 51 LLC

CC: BOYD LYBECK

8901 ROOSEVELT WAY NE

SEATTLE, WA 98115



4122 LINDEN AVENUE NORTH.

01. PROJECT INFORMATION

PROJECT DESCRIPTION.

The proposed townhome project is located on Linden Avenue North in a LR-2 zone. The site is currently developed with a Tri-Plex on site. This project proposes to build (7) townhomes, (3) of which are to front Linden Avenue North with the other (4) at the rear of the site. A total of (7) parking spaces will be provided, (1) for each residential unit. Parking will be accessed from the alley at the back of the site, with (1) of the stalls be located on the neighboring site to the south with an easement.

There is an exceptional Japanese Maple at the front of the site along Linden Avenue. We intend to preserve and protect the tree as part of this proposal.

02. SITE ANALYSIS

03. BUILDING DESIGN

04. DESIGN STANDARDS

05. TREE PROTECTION

PROJECT #.	3026566
LOT AREA.	5,997 SF
PROPOSED COMMERCIAL UNITS.	N/A
COMMERCIAL SQUARE FOOTAGE.	N/A
PROPOSED DWELLING UNITS.	7 UNITS
RESIDENTIAL UNIT # / TYPE.	7 TOWNHOMES
RESIDENTIAL SQUARE FOOTAGE.	7,189 SF
PARKING.	7 SPACES



CONTEXT ANALYSIS. 9-BLOCK STUDY



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CONTEXT ANALYSIS. ZONING DATA

01. PROJECT INFORMATION

Lot Area: 5,997 SF
 Zoning: LR-2
 ECA: N/A
 Commercial Use: N/A
 Residential Use: 7 TOWNHOMES
 FAR: 1.2* PER TABLE A 23.45.510

02. SITE ANALYSIS

*THE HIGHER FAR LIMIT MEANS THIS PROJECT MUST MEET STANDARD OF 23.45.510.C
 HEIGHT: 30' BASE HEIGHT
 4' OF ADDITIONAL HEIGHT FOR RAILINGS / PARAPETS PER 23.45.514.J2
 10' OF ADDITIONAL HEIGHT FOR STAIR PENTHOUSES PER 23.45.514.J4
 SETBACKS: FRONT: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518
 SIDES: 5' FOR FACADES 40' FOR FACADES < 40' PER TABLE A 23.45.518
 7' AVERAGE / 5' MINIMUM FOR FACADES > THAN 40' PER TABLE A 23.45.518
 REAR: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518

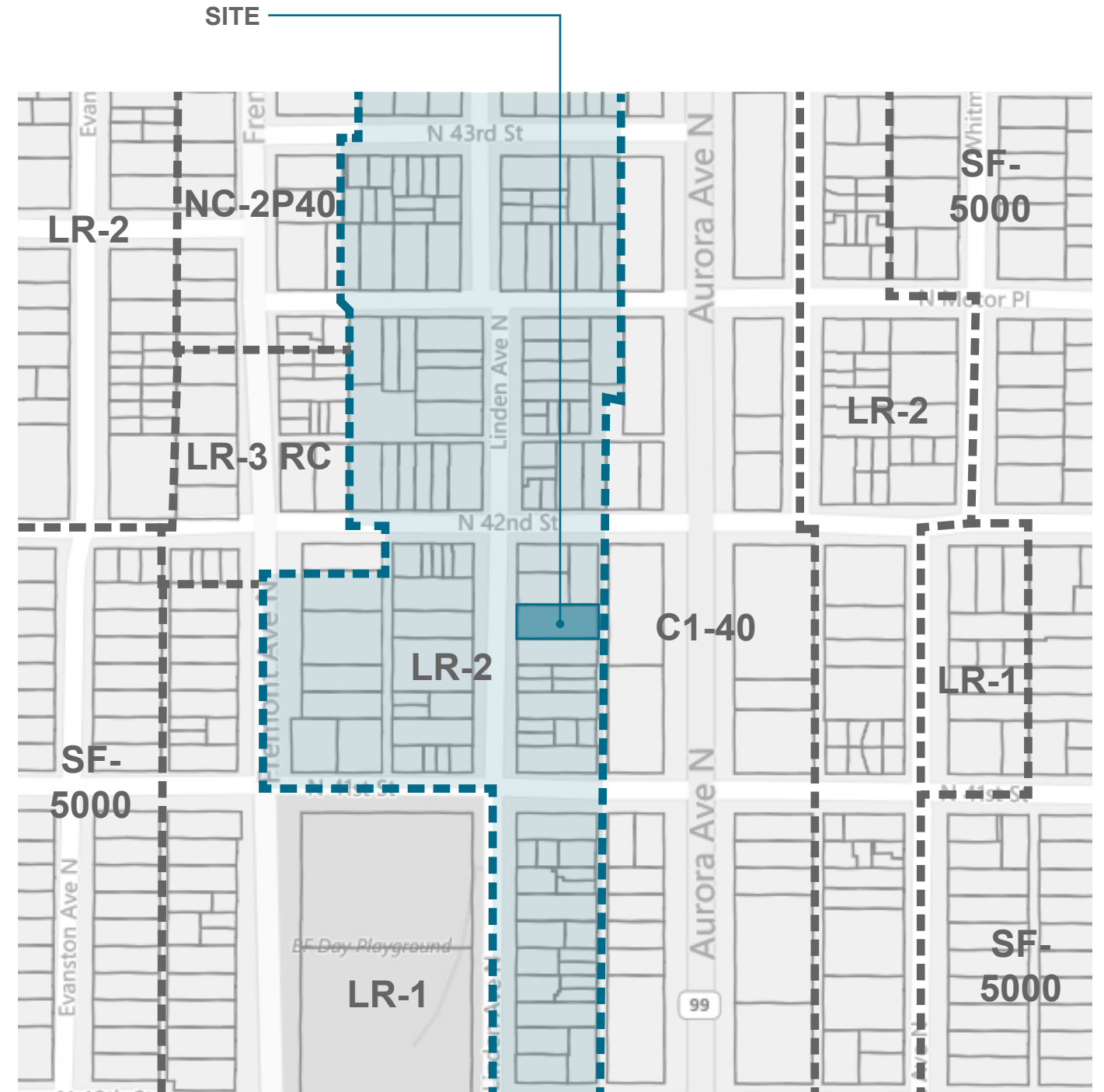
03. BUILDING DESIGN

PARKING: ONE SPOT PER DWELLING PER 23.54.015 TABLE B
 PARKING ACCESS: ACCESS IS PROVIDED BY THE ALLEY AT THE REAR OF THE SITE
 BICYCLE PARKING: 1 BIKE PARKING SPACE PER 4 DWELLINGS PER 23.54.015 TABLE D.D2
 AMENITY AREA: 25% OF THE LOT AREA PER 23.45.522A
 50% OF THE PROVIDED AMENITY AREA MUST BE PROVIDED AT THE GROUND LEVEL

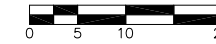
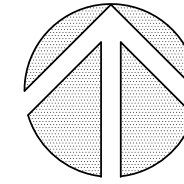
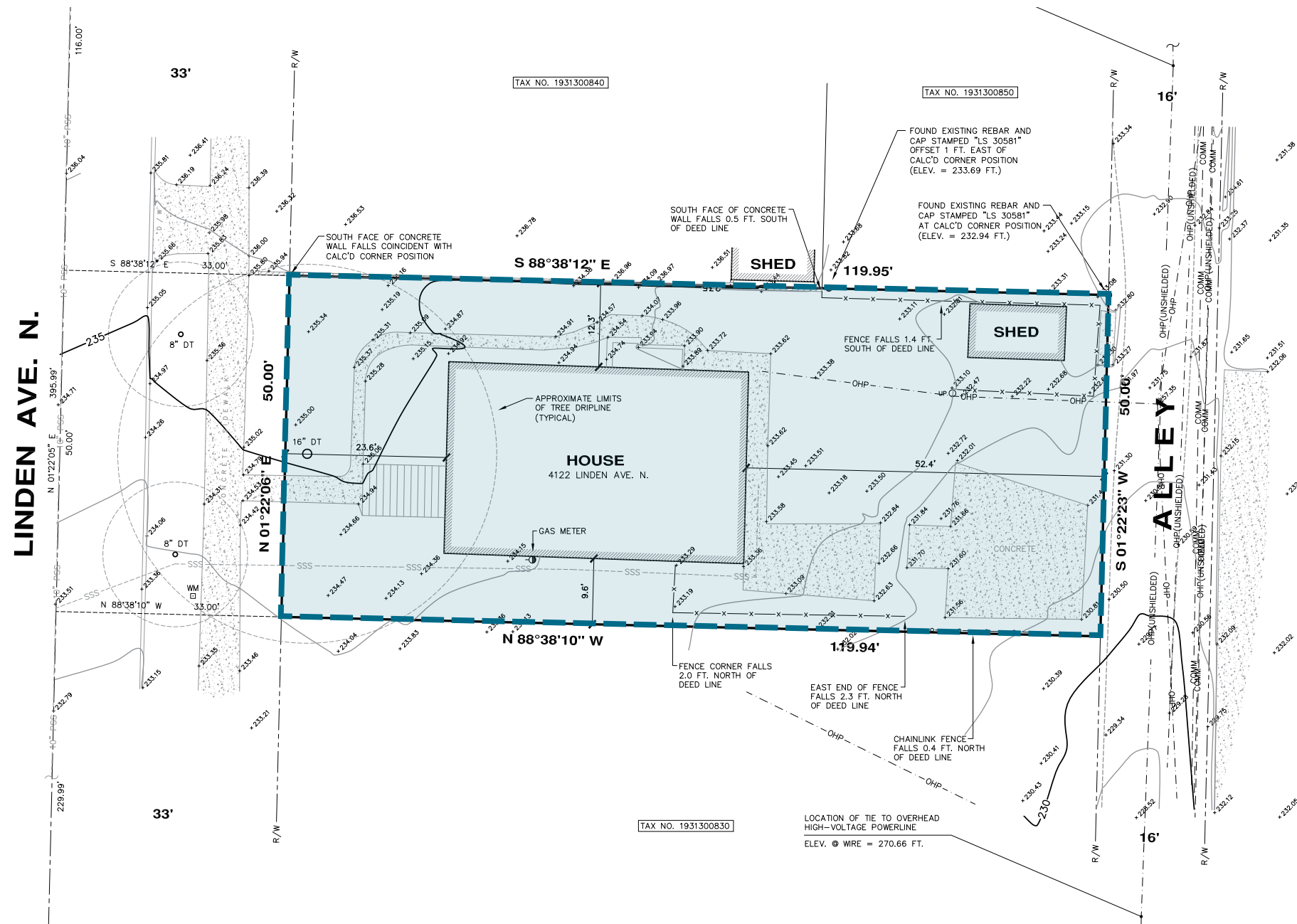
04. DESIGN STANDARDS

EXCEPTIONAL TREE: RETAIN EXCEPTIONAL JAPANESE MAPLE ON SITE
 GREEN FACTOR: A GREEN FACTOR SCORE OF 0.6 IS REQUIRED FOR THIS SITE PER 23.45.524.A2

05. TREE PROTECTION



PROJECT INFORMATION. SURVEY



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SITE ADDRESS.
4122 LINDEN AVENUE NORTH
SEATTLE, WA 98103

PARCEL NUMBER.
193130-0835

LEGAL DESCRIPTION.
LOT 14 AND THE SOUTH 10 FEET OF LOT 15, BLOCK 7, FRANCES R.
DAY'S LAGRANDE, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 3 OF PLATS, PAGE 155, RECORDS OF KING COUNTY,
WA.

VERTICAL DATUM:
NAVD 88

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VIEW FROM LINDEN. LOOKING EAST

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VIEW FROM LINDEN. LOOKING WEST



NORTH 41ST STREET
RIGHT-OF-WAY

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VIEW FROM LINDEN. LOOKING EAST

NORTH 42ND STREET
RIGHT-OF-WAY

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VIEW FROM LINDEN. LOOKING WEST

NORTH 42ND STREET
RIGHT-OF-WAY

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VIEW FROM ALLEY. LOOKING EAST

NORTH 41ST STREET
RIGHT-OF-WAY

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VIEW FROM ALLEY. LOOKING WEST



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VIEW FROM ALLEY. LOOKING EAST



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VIEW FROM ALLEY. LOOKING WEST

EXISTING SITE CONDITIONS. OPPORTUNITIES & CONSTRAINTS

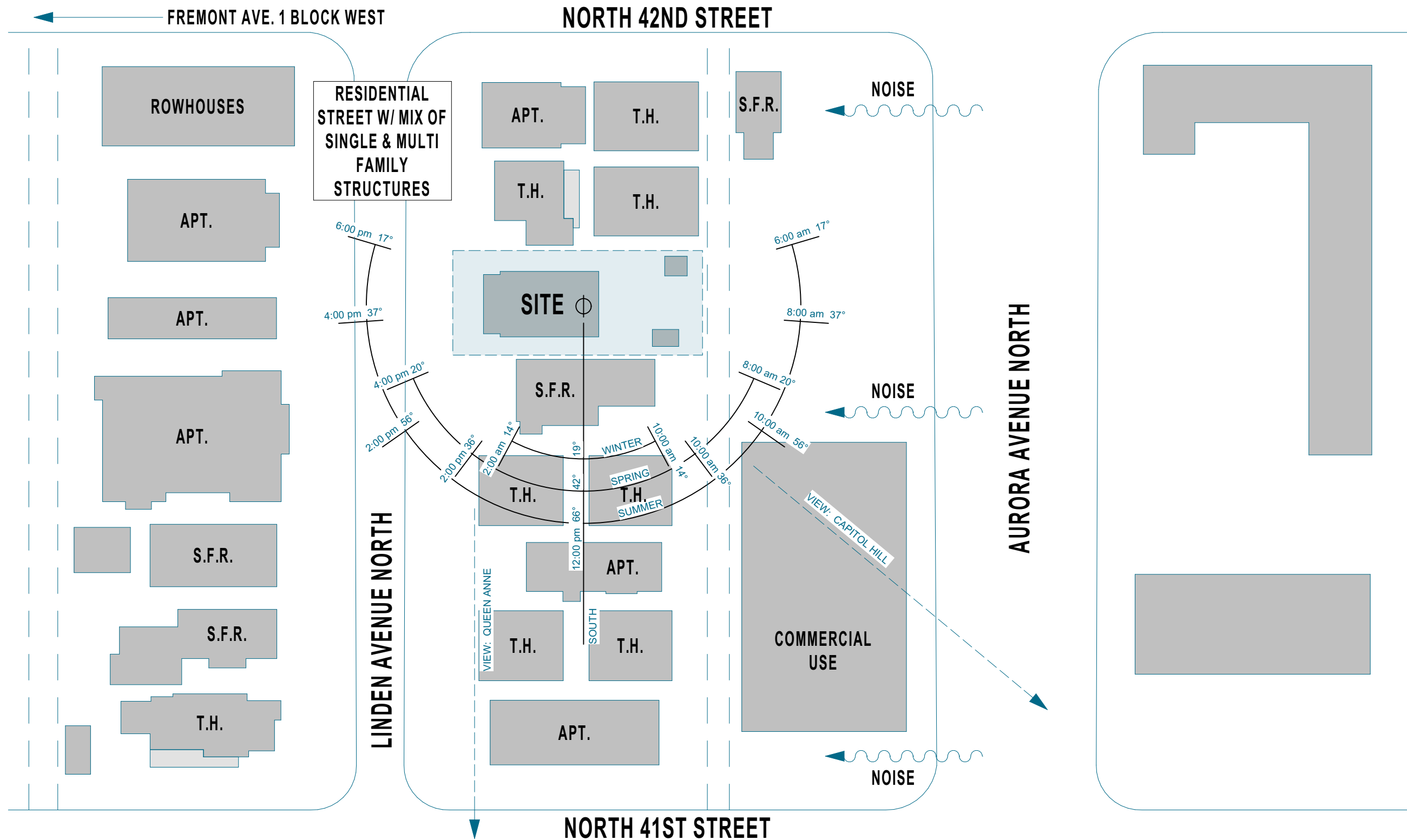
01. PROJECT INFORMATION

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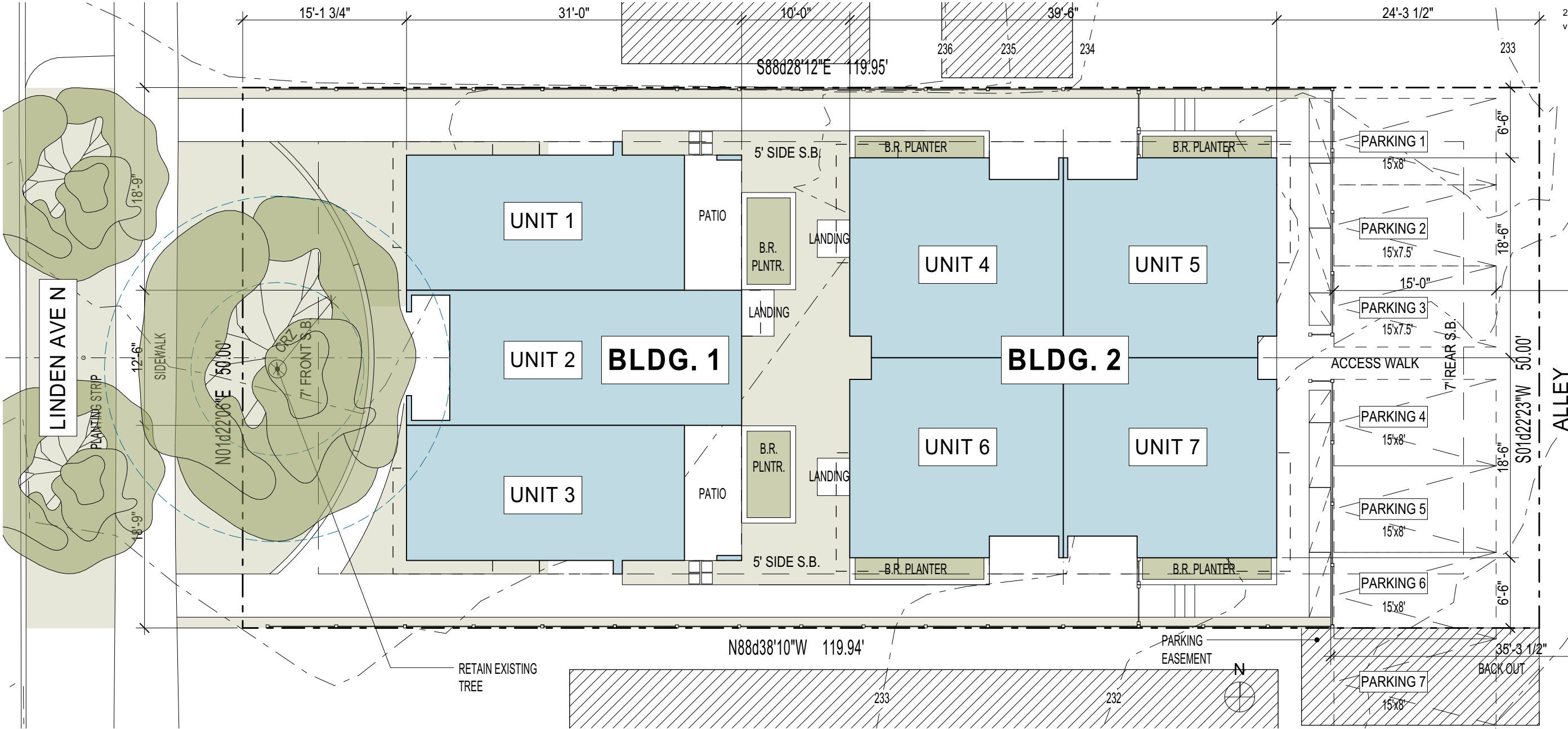
03. BUILDING DESIGN

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05. TREE PROTECTION



BUILDING DESIGN. SITE PLAN



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BUILDING DESIGN. EXTERIOR LIGHTING PLAN

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. BUILDING DESIGN




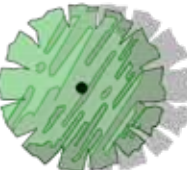










04. DESIGN STANDARDS

05. TREE PROTECTION



BUILDING DESIGN. LANDSCAPE PLAN

PLANT SCHEDULE

TREES	BOTANICAL NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	SHRUBS	BOTANICAL NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	SHADE PLANTS	BOTANICAL NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	<i>Acer nigrum</i> 'Greencolumn' Green Column Maple	15' Cal	No	No	2		<i>Leucothoe fontanesiana</i> 'Rainbow' Rainbow Leucothoe	2 gal	Yes	No	6		<i>Hakonechloa macro</i> 'Aureola' Golden Variegated Hakonechloa	1 gal	Yes	No	27	
	<i>Carpinus caroliniana</i> American Hornbeam Street Tree	2" Cal	No	No	1		<i>Taxus x media</i> 'H.M. Eddie' H.M. Eddie Yew	3'-5' Ht	Yes	No	12		<i>Helleborus niger</i> 'H&G Jacob' Christmas Rose	1 gal	Yes	No	20	
GROUND COVERS	BOTANICAL NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY	BIORETENTION	BOTANICAL NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY		<i>Lilippe muscari</i> 'Big Blue' Big Blue Lilyturf	1 gal	Yes	No	25
	<i>Ajuga reptans</i> Bugleweed	4" pot	Yes	No	24" o.c.	55		<i>Cornus alba</i> 'Gouchaultii' Goldenleaf Dogwood	5 gal	Yes	No	4		<i>Mahonia repens</i> Creeping Oregon Grape	1 gal	Yes	Yes	17
	<i>Rubus calycoides</i> 'Emerald Carpet' Creeping Raspberry	4" pot	Yes	No	24" o.c.	97		<i>Juncus effusus</i> Soft Rush	1 gal	Yes	No	54		<i>Osmanthus heterophyllus</i> 'Goshiki' Goshiki Holly	2 gal	Yes	No	17
								<i>Libertia peregrinans</i> New Zealand Fls	1 gal	Yes	No	20						
								<i>Polystichum munitum</i> Western Sword Fern	1 gal	Yes	Yes	26						

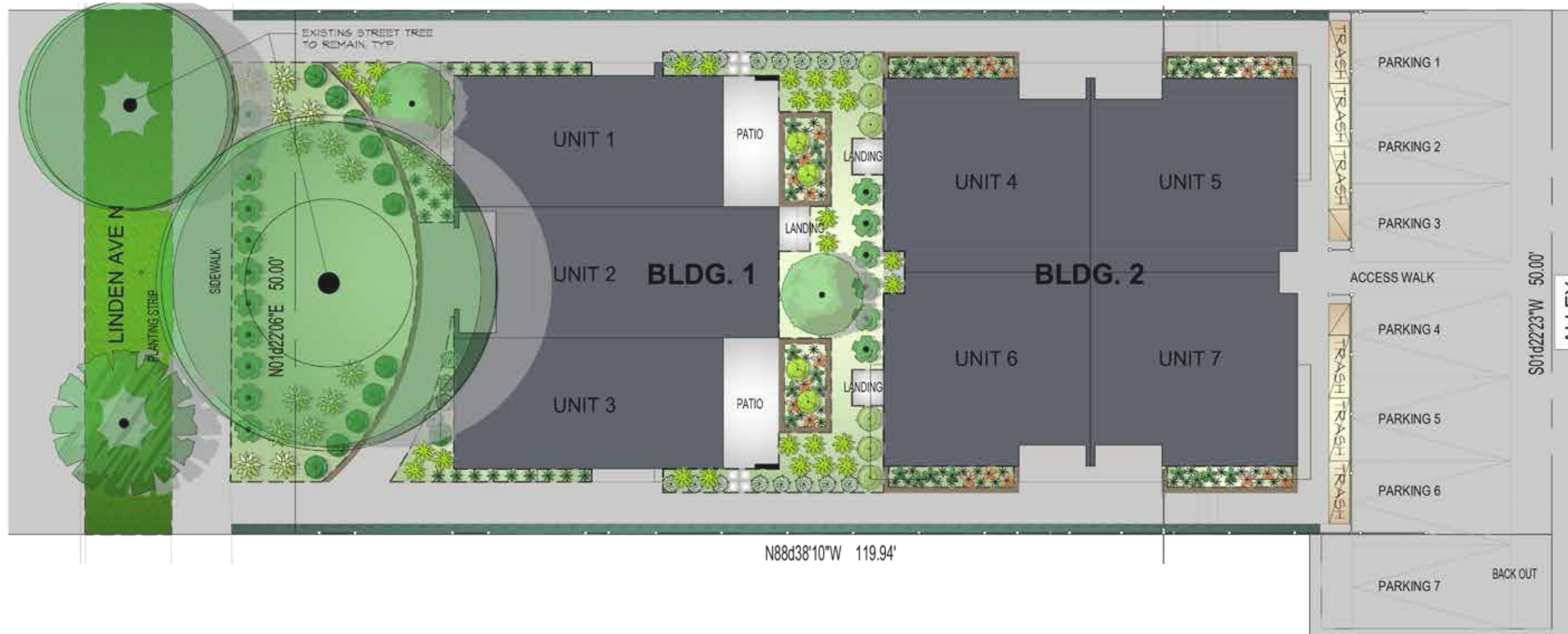
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BUILDING DESIGN. FIRST FLOOR PLAN

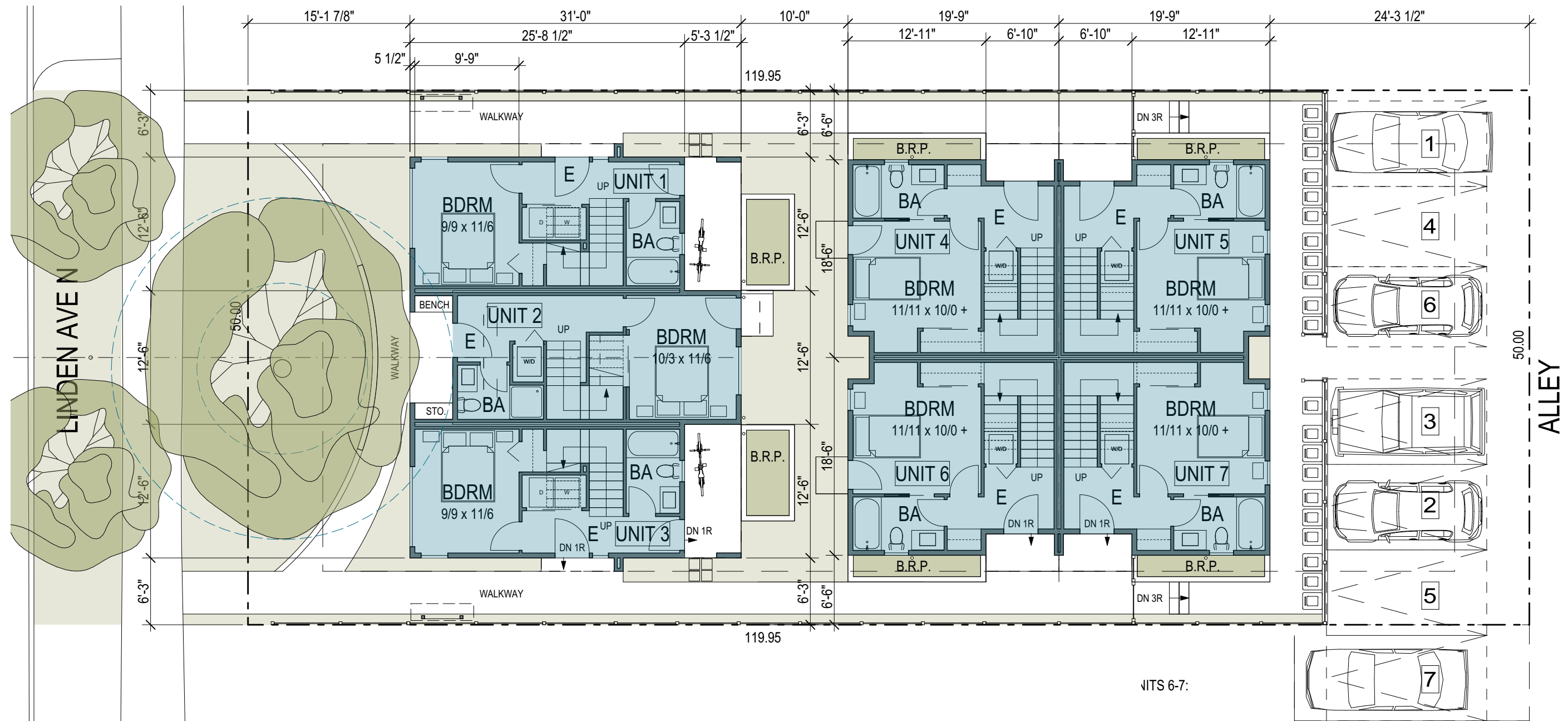
01. PROJECT INFORMATION

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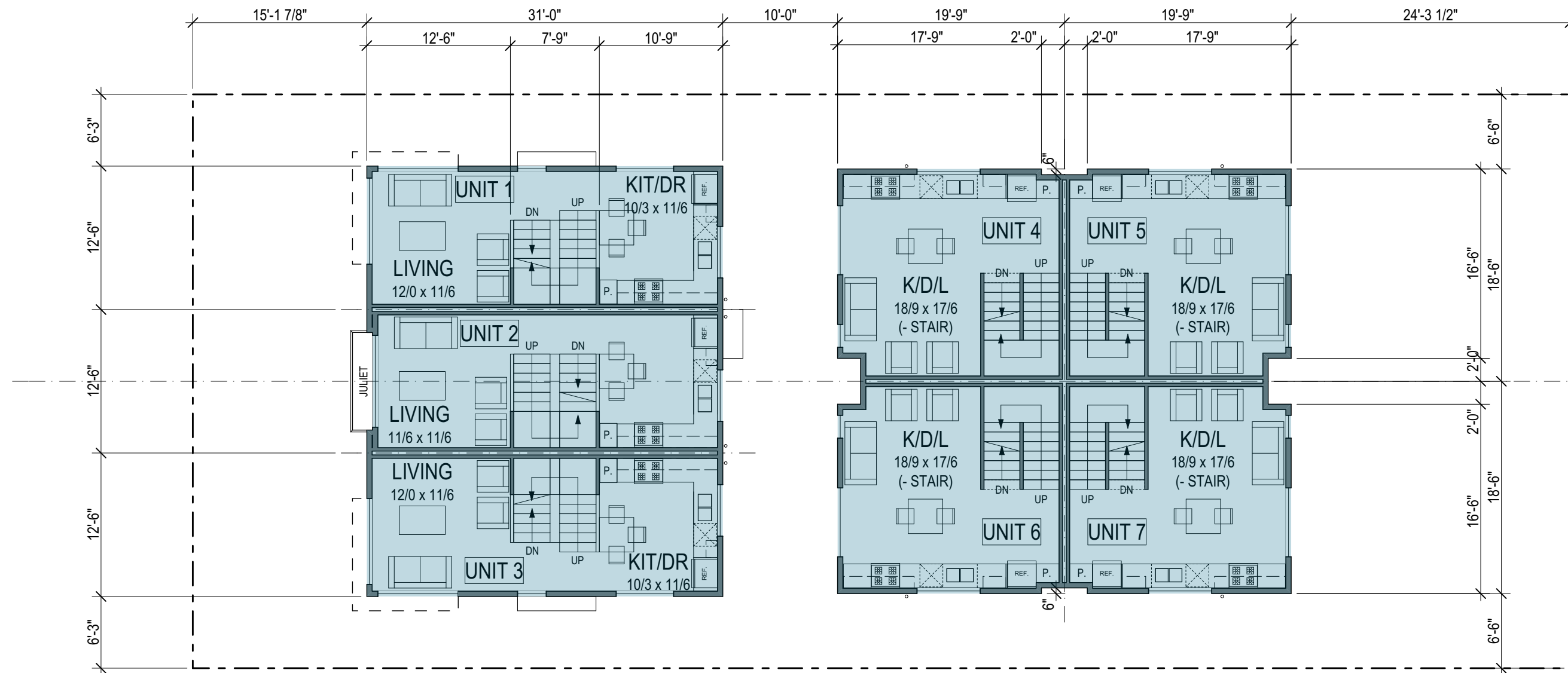
03. BUILDING DESIGN

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BUILDING DESIGN. SECOND FLOOR PLAN



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BUILDING DESIGN. THIRD FLOOR PLAN

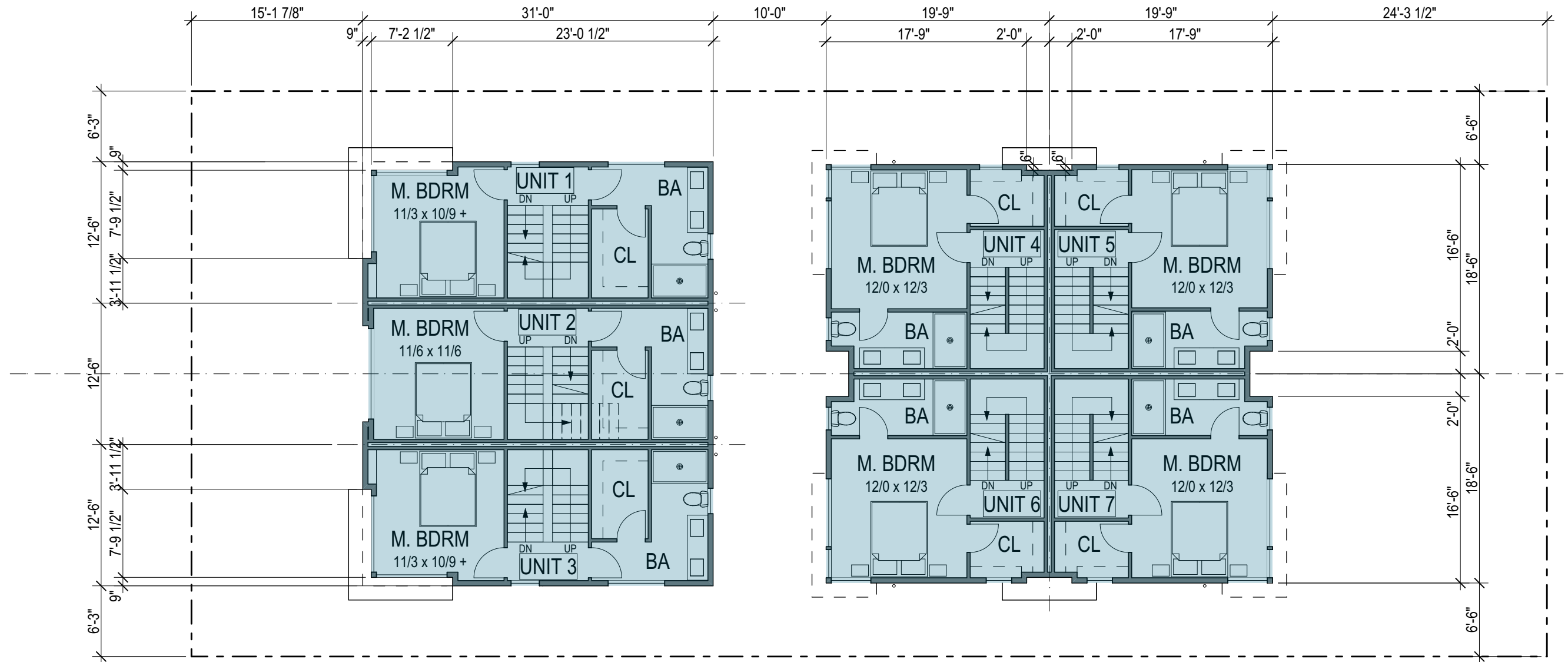
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BUILDING DESIGN. ROOF DECK PLAN

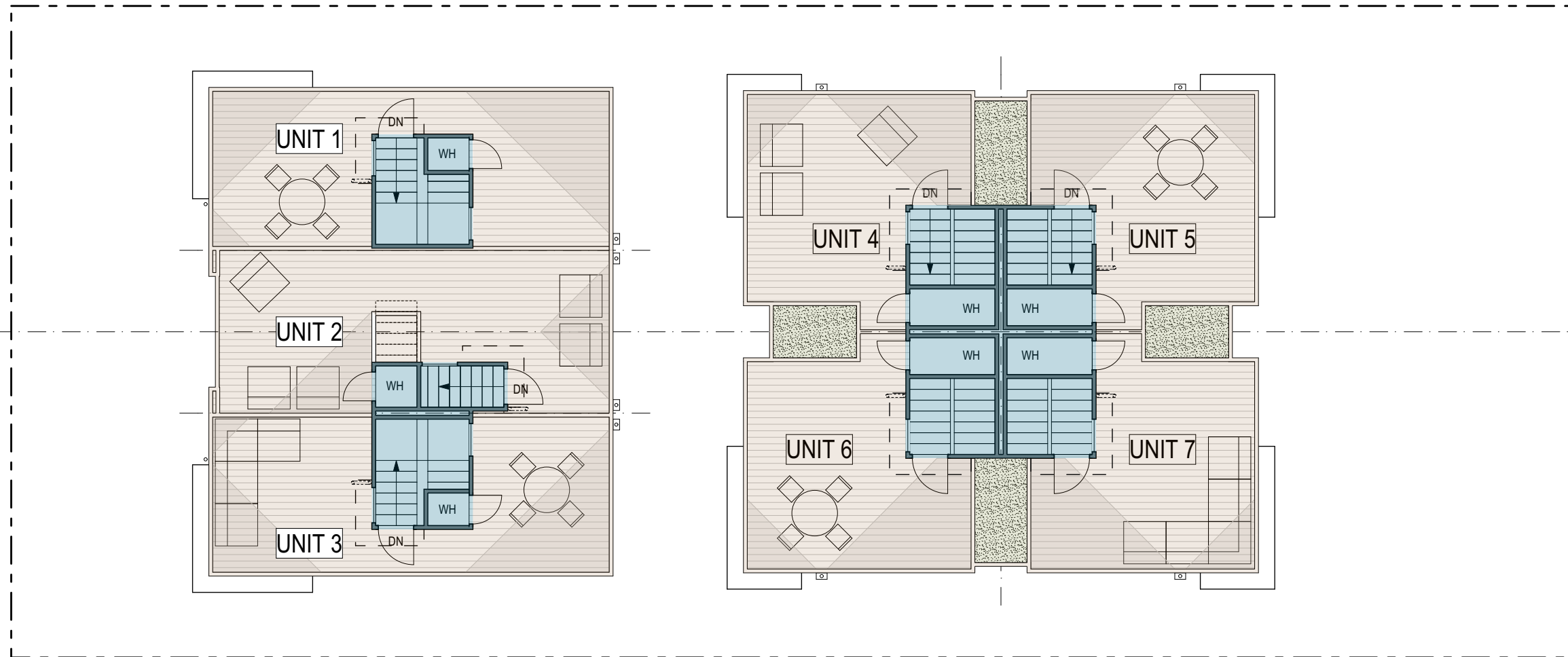
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BUILDING DESIGN. ELEVATIONS

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BUILDING 1. WEST ELEVATION



BUILDING 1. EAST ELEVATION



BUILDING DESIGN. ELEVATIONS

BUILDING 2. WEST ELEVATION



BUILDING 2. EAST ELEVATION



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BUILDING DESIGN. ELEVATIONS

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OVERALL. NORTH ELEVATION

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OVERALL. SOUTH ELEVATION



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DESIGN STANDARDS. COMPLIANCE

01. PROJECT INFORMATION

CS2: Urban Pattern and Form

C. Relationship to the Block:

C.2 Mid-Block Site:

This site is mid-block between 41st and 42nd, on the east side of the street. This block is transitioning from single family to lowrise residential. Buildings to the south on this block face are beginning to establish a strong street edge which we intend to continue. Townhomes work well in this mixed setting because they have a scale and vertical orientation that are sympathetic to the single family homes on the block, but they also are an appropriate form to create a dialogue with the denser uses that will be coming in the future.

02. SITE ANALYSIS

D. Height, Bulk and Scale:

D.1 Existing Development and Zoning:

There are single family homes on either side of this project site. There are also apartments and townhomes on the same block face. It is likely that the single family homes will be replaced or densified over time. As a response, we have been careful to express our townhomes as individual dwelling units by using solids/voids on the front façade and by alternating materials to add emphasis.

03. BUILDING DESIGN

04. DESIGN STANDARDS

PL1: Connectivity

B. Walkways and Connections:

B.1 Pedestrian Infrastructure:

We have organized the pedestrian circulation along access pathways on the north and south sides of the site. These two paths provide entry and site circulation for six of the seven dwellings. The seventh dwelling is accessed directly from Linden Ave N via a direct path. Circulation through to the alley is provided by on the north and south sides, with control gates at the east end of the paths. This is both a visual stop to the access paths, but also provides security and demarcation of the less public (and more utility-oriented) portion of the site.

05. TREE PROTECTION

PL3: Street Level Interaction

A. Entries:

A.1D Individual Entries to Ground-Related Housing:

Given the site-planning challenges we have to overcome, we have determined that it is best to enter six of the seven dwellings from entry paths laid out on the north and south sides of the site. In each instance, the entries have been recessed or demarcated in a consistent manner. The stained wood siding is utilized at all dwelling entries in order to provide a warm, friendly material. All entries will be well lit in order to provide a safe environment.

DC2: Architectural Concept

C. Secondary Architectural Features:

C.1 Visual Depth and Interest:

In order to provide visual interest on the building facades, we have utilized multiple modulation techniques. Along the front façade, the center dwelling is slightly recessed from the dwellings either side. This creates a “slot” which is reinforced as a technique that is used between all dwellings on all facades. This slot is rendered with stained wood cladding, which provides a warm cladding element. Also on the front façade, the center entry is recessed in order to provide a solid/void arrangement which helps enliven the façade. This is further heightened with a balcony at the second level. On the flanking dwellings, a portion of the third floor is recessed and fitted with overhangs in order to provide even more modulation and visual interest.





DC4: Exterior Elements and Finishes:

A. Building Materials:

A.1 Exterior Finish Materials:

The exterior finishes are selected to both fit with the neighborhood precedents (lap siding) and to provide touches of warmth (stained wood). We are considering the use of Shou Sugi Ban wood cladding for the wood elements, which will have a much longer life cycle and will age more gracefully. Other exterior materials will include painted fiber cement lap and panel cladding, which has a proven record of holding up well and being easy to maintain.

C. Lighting:

C.1 Fuctions:

Our exterior lighting layout shows how we are considering both the aesthetic and functional aspects of sight lighting. We have three general lighting levels: 1. Path lighting which is low in volume and in height 2. Recessed lighting, which is used primarily at building entries/canopies and 3. Building mounted, which is used for utility areas at the back of the site. All lighting will be shielded and well-selected to makes sure that function and aesthetic requirements are considered.

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TREE PROTECTION. PARKING STANDARDS MODIFICATION

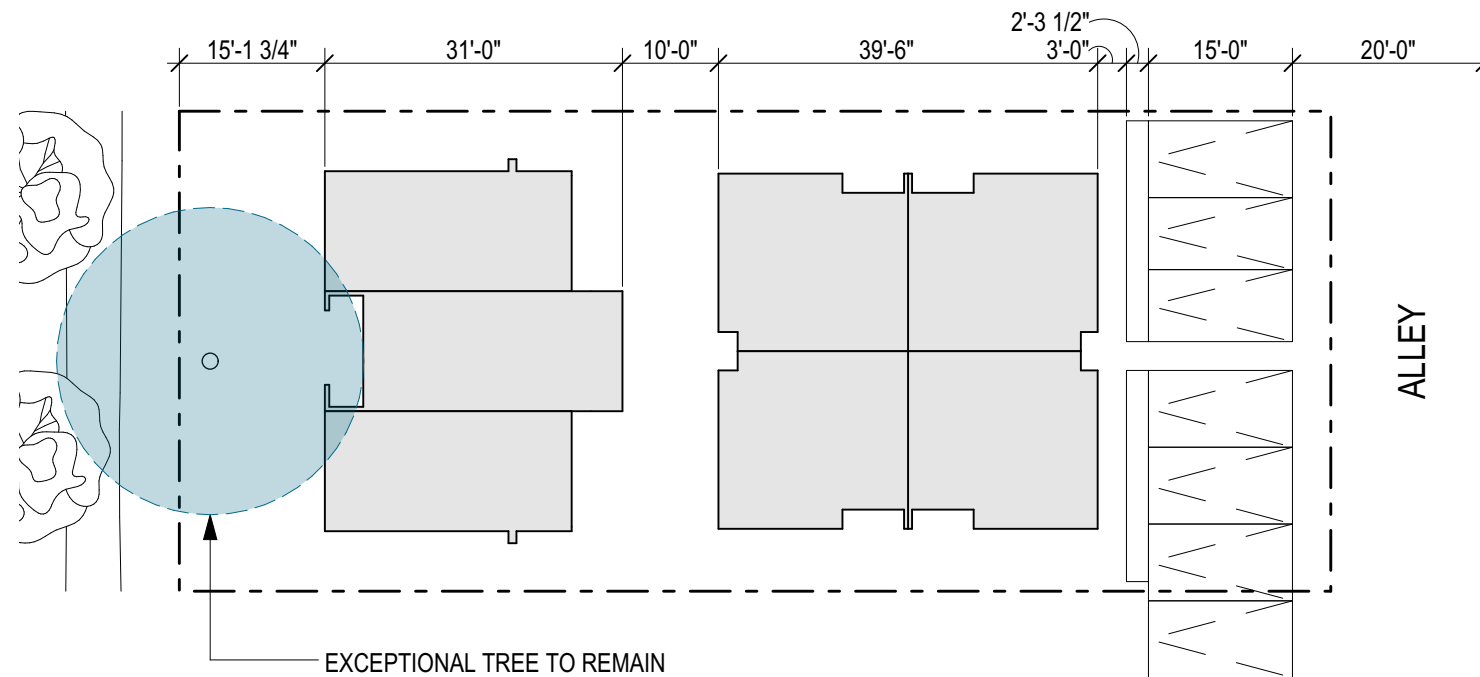
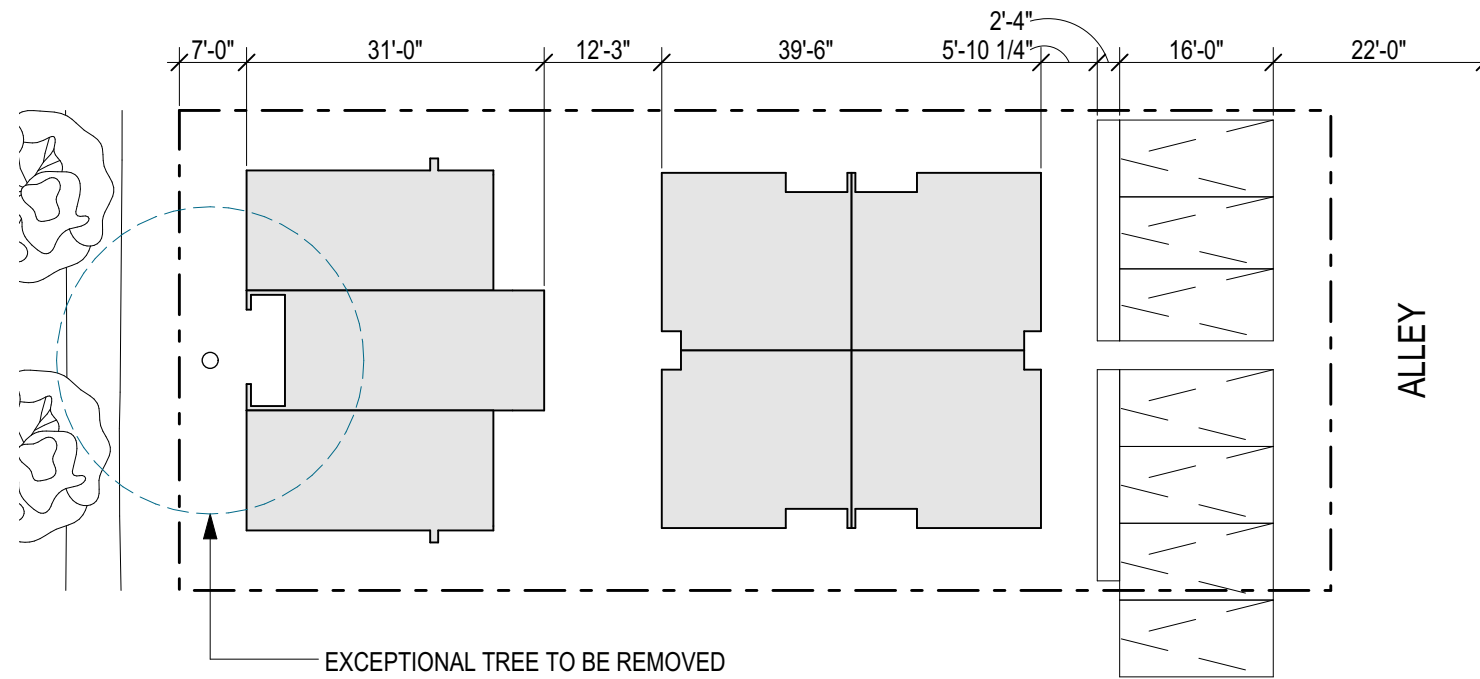
01. PROJECT INFORMATION

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There is an exceptional Japanese Maple at the west side of the site, as shown on the site plan. We intend to protect this tree during construction and to preserve it as a permanent feature of the site. The standards for protection can be found in the land use code as follows:

SMC 25.11.070.A Tree protection on sites undergoing development in Lowrise zones
Exceptional trees

1. If the Director determines that there is an exceptional tree located on the lot of a proposed development and the tree is not proposed to be preserved, the development shall go through streamlined design review as provided in Section 23.41.018 if the project falls below the thresholds for design review established in Section 23.41.004.
2. The Director may permit the exceptional tree to be removed only if the total floor area that could be achieved within the maximum permitted FAR and height limits of the applicable Lowrise zone according to SMC Title 23, the Land Use Code, cannot be achieved while avoiding the tree protection area through the following:
 - a. Development standard adjustments permitted in Section 23.41.018 or the departures permitted in Section 23.41.012.
 - b. An increase in the permitted height as follows under subsection 25.11.070.A.3.
 - c. Parking Reduction. A reduction in the parking quantity required by Section 23.54.015 and the standards of Section 23.54.030 may be permitted in order to protect an exceptional tree if the reduction would result in a project that would avoid the tree protection area.
3. In order to preserve an exceptional tree, for a principal structure with a base height limit of 40 feet that is subject to the pitched roof provisions of Section 23.45.514.D, the Director may permit the ridge of a pitched roof with a minimum slope of 6:12 to extend up to a height of 50 feet if the increase is needed to accommodate, on an additional story, the amount of floor area lost by avoiding development within the tree protection area and the amount of floor area on the additional story is limited to the amount of floor area lost by avoiding development within the tree protection area.

For this project, we are claiming 2.c (parking reduction) in order to preserve the exceptional tree. We are not proposing a reduction in parking quantity, but rather a slight modification in parking standards. Instead of providing five medium parking stalls and two small parking stalls, we are proposing to provide all seven parking stalls as small spaces for this project (See SMC 23.54.020.A.2). We are also requesting that the back-out distance for the small stalls follow the requirements of small stalls per SMC 23.54.020.E.1 (see column D for 7.5).

By allowing these reductions, the parking depth at the east side of the site can be reduced by 3'. By granting this request, SDCI will ensure that adequate tree protection can be provided for the existing exceptional tree at the west side of the site.