Table of Contents

Project Information

Address: 1537 NW 90th St

Project Number: 3026940

Legal Description: OLYMPIC MANOR DIV NO.01

Parcel #: 6382500050

Site Area: 7,801sf

Zoning: LR2

Overlays: Crown Hill (Res Urban Village)

Misc: Detached ADU's, Infiltration Eval Req'd

ECA: None

Existing Use: Existing Structure to be Preserved

Max FAR: TH 1.2 - (7,801sf x 1.2 = 9,361sf)

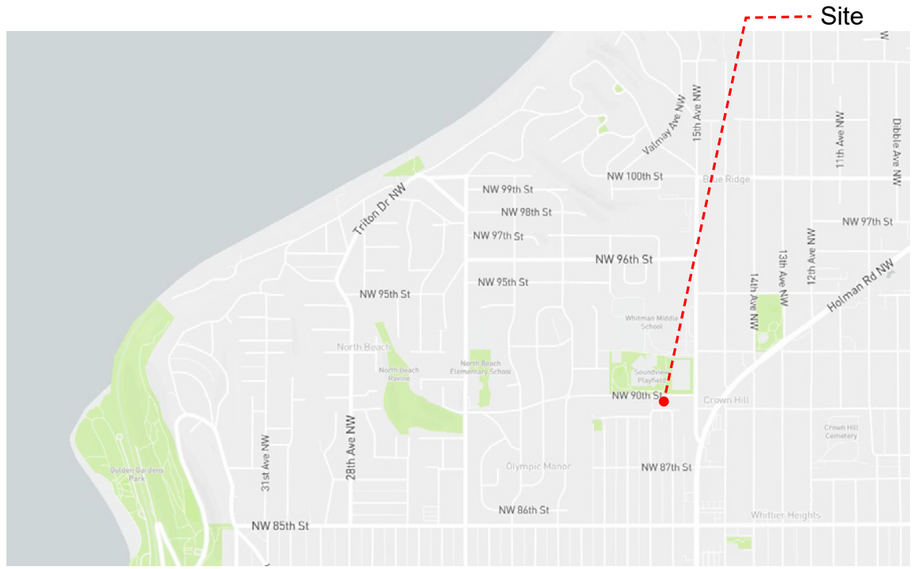
Max Density: SFR = 1/1600sf, RH = No Limit, Th = No Limit Max, Apt = No Limit Max

Height: 30' Above AGP Allowed/Provided

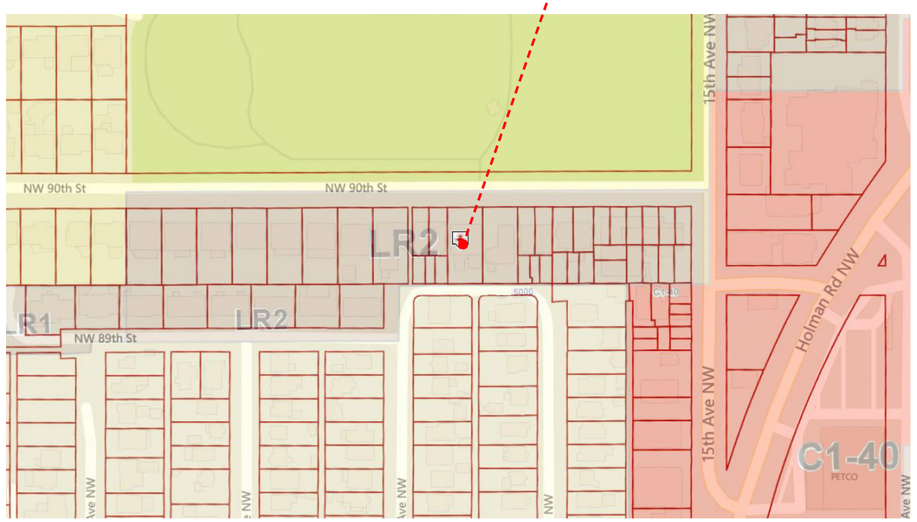
Proposed Project Description: Construct 3 townhouses with 3 garages per plan. Existing building to remain.

Proposed Square Footage: 4,364sf + 2,700sf =7,064sf < 9,361sf

Parking: 50% Required/ 3 Garages provided



Context Map



Zoning Map

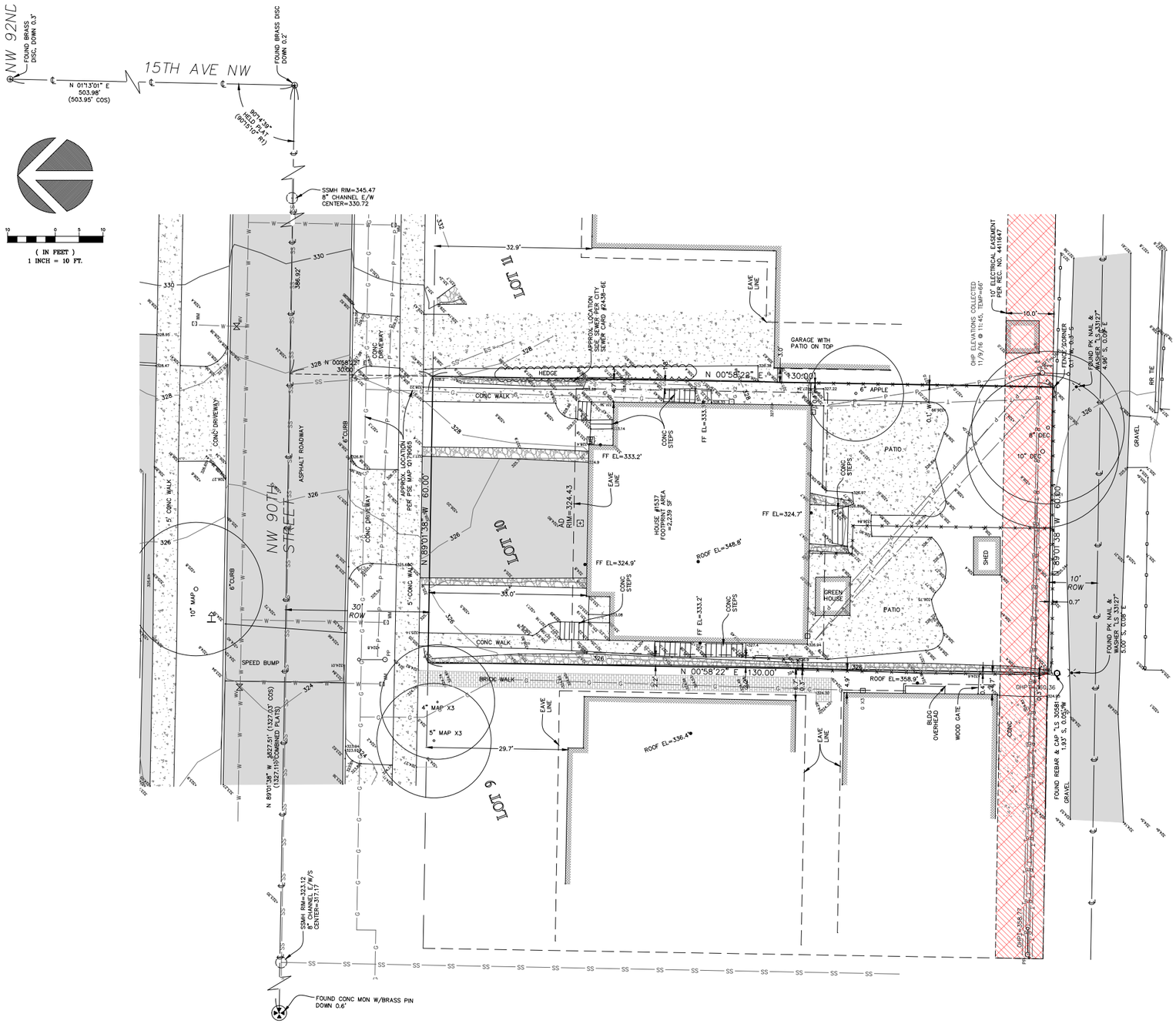
Net Area Summary (Inside Face of Wall)

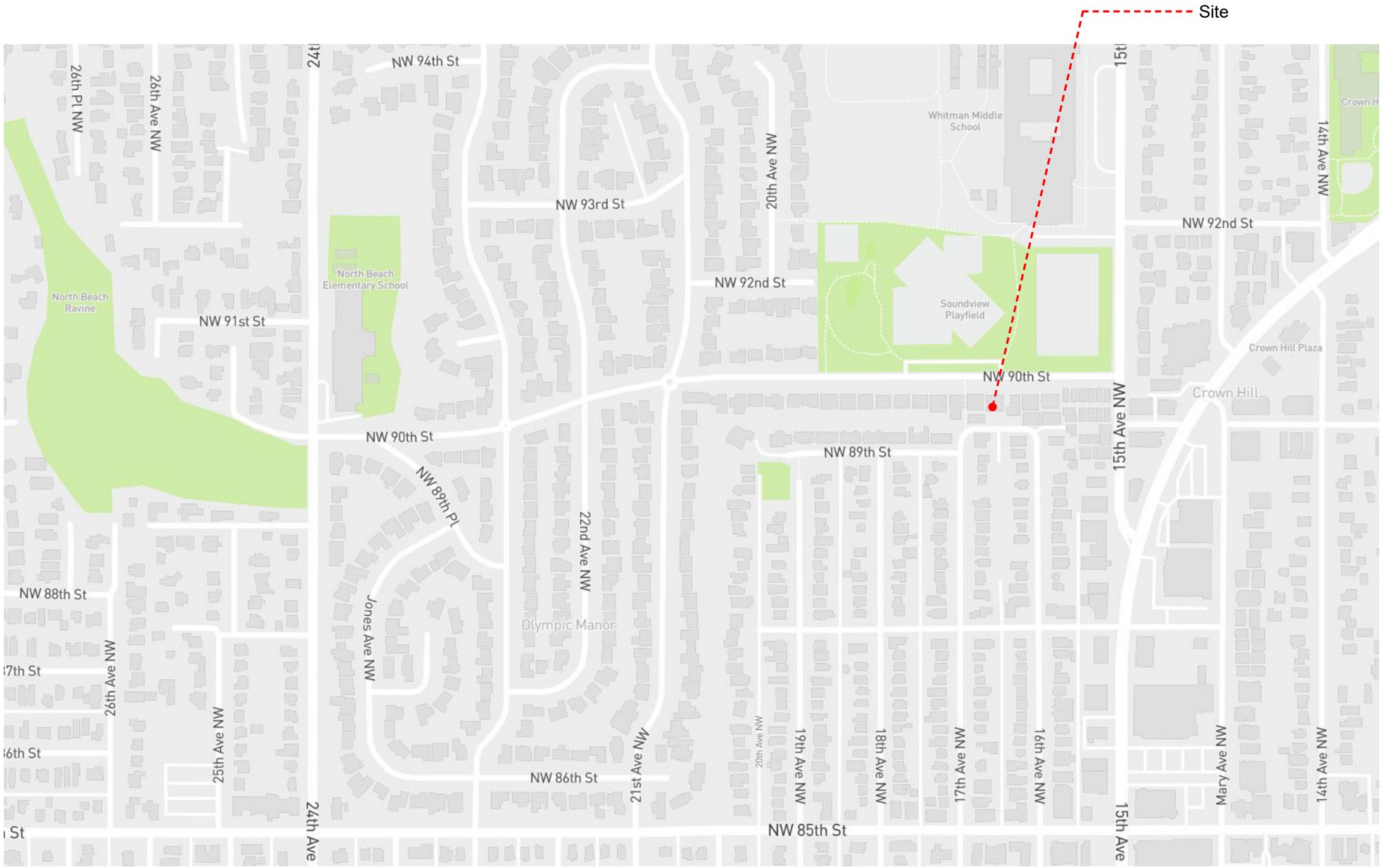
Net Area Summary (Inside Face of Wall)			
Level	Number	Area	Name
TH 1			
Level 1	Garage	177 SF	TH 1
Level 1	Level 1	381 SF	TH 1
Level 2	Level 2	442 SF	TH 1
Level 3	Level 3	442 SF	TH 1
Roof Deck	Penthouse	10 SF	TH 1
Roof Deck	Roof Deck (Excluded from FAR)	382 SF	TH 1
TH 1: 6		1835 SF	
TH 2			
Level 1	Garage	177 SF	TH 2
Level 1	Level 1	384 SF	TH 2
Level 2	Level 2	444 SF	TH 2
Level 3	Level 3	444 SF	TH 2
Roof Deck	Penthouse	10 SF	TH 2
Roof Deck	Roof Deck (Excluded from FAR)	362 SF	TH 2
TH 2: 6		1821 SF	
TH 3			
Level 1	Garage	177 SF	TH 3
Level 1	Level 1	381 SF	TH 3
Level 2	Level 2	442 SF	TH 3
Level 3	Level 3	442 SF	TH 3
Roof Deck	Penthouse	10 SF	TH 3
Roof Deck	Roof Deck (Excluded from FAR)	382 SF	TH 3
TH 3: 6		1835 SF	
Grand total: 18		5491 SF	

FAR: 7,801sf x 1.2(*) = 9,361sf Max

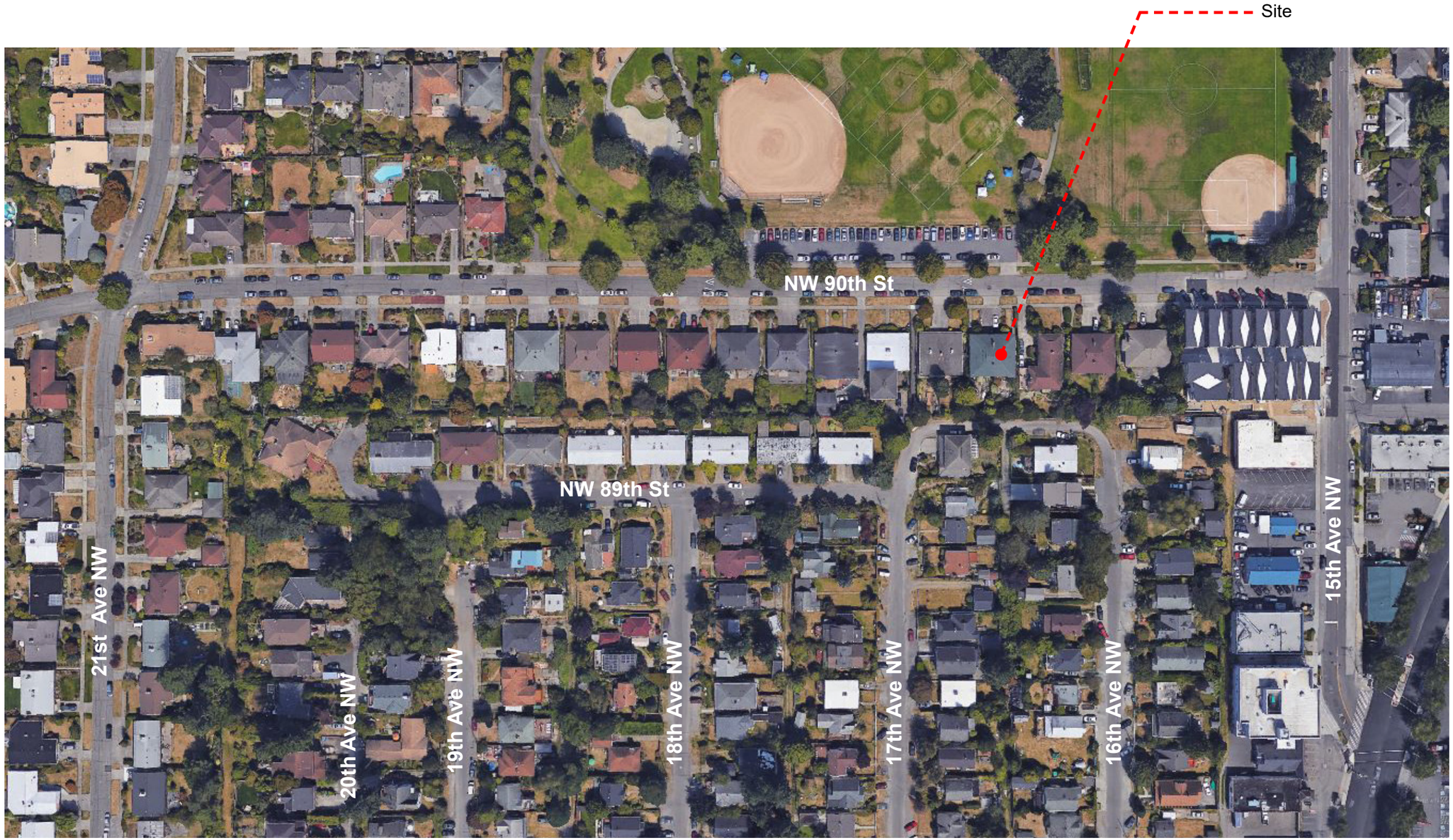
Proposed FAR: 4,364sf + 2,700sf =7,064sf < 9,361sf, **Complies**

(*) Notes: Per SMC 23.86.007.E.5, existing strcuture is considered as duplex (Permit # 456703,1957) which we count in the same residential use as townhouses.


NW 92ND
FOUND BRASS DISC, DOWN 0.5'
15TH AVE NW
N 01°13'01" E
503.98'
(503.95' COS)
FOUND BRASS DISC DOWN 0.2'
80°14'58" (80°15'01" FI)
SSMH RIM=345.47
8" CHANNEL E/W
CENTER=330.72
(IN FEET)
1 INCH = 10 FT.
LOT 11
LOT 10
LOT 9
NW 90TH STREET
386.02'
N 89°01'38" W 60.00'
N 89°01'38" W 327.51' (327.03' COS)
(327.11' MEASURED) (24.43' R)
32.9'
N 00°58'22" E 130.00'
N 00°58'22" E 30.00'
APPROX. LOCATION SIDE SEWER PER CITY SEWER CARD #24358
APPROX. LOCATION PER PSE MAP 01SNO03
GARAGE WITH PATIO ON TOP
EAVE LINE
HEDGE
CONC WALK
CONC STEPS
FF EL=333.2'
FF EL=333.2'
FF EL=324.7'
FF EL=324.9'
ROOF EL=348.8'
ROOF EL=358.9'
ROOF EL=336.4'
HOUSE #1537 FOOTPRINT AREA =2,239 SF
AU RIM=324.43
CONC DRIVEWAY
ASPHALT ROADWAY
6" CURB
5' CONC WALK
10' MAP O
SPEED BUMP
4" MAP X3
5" MAP X3
29.7'
33.0'
BRICK WALK
6" APPLE
PATIO
GREEN HOUSE
SHED
BLDG OVERHEAD
WOOD GATE
CONC
0.1' WIDE
8" DEC
10" DEC
FENCE CORNER
0.1' W, 0.5' S
FOUND PK NAIL & WASHER "LS 33127" 4.98' S, 0.04' E
RR TIE
GRAVEL
10' ROW
0.7'
FOUND PK NAIL & WASHER "LS 33127" 5.00' S, 0.08' E
FOUND REBAR & CAP "LS 33538" 1.93' S, 0.04' E
GRAVEL
CHIP ELEVATIONS COLLECTED 11/9/16 @ 11:45, TEMP=66°
10' ELECTRICAL EASEMENT PER REC. NO. 4414447
10.0'
30' ROW
SSMH RIM=323.12
8" PVC E/W/S
CENTER=317.17
FOUND CONC MON W/BRASS PIN DOWN 0.6'


Site
NW 94th St
26th Pl NW
26th Ave NW
24th
NW 93rd St
20th Ave NW
Whitman Middle School
15th
14th Ave NW
Crown H
NW 92nd St
North Beach Elementary School
North Beach Ravine
NW 91st St
NW 92nd St
Soundview Playfield
Crown Hill Plaza
NW 90th St
Crown Hill
15th Ave NW
NW 90th St
NW 89th St
NW 88th St
Jones Ave NW
22nd Ave NW
Olympic Manor
26th Ave NW
25th Ave NW
21st Ave NW
NW 86th St
24th Ave
19th Ave NW
18th Ave NW
17th Ave NW
16th Ave NW
15th Ave
Mary Ave NW
14th Ave NW
NW 85th St

Context Map


Site
NW 90th St
NW 89th St
21st Ave NW
20th Ave NW
19th Ave NW
18th Ave NW
17th Ave NW
16th Ave NW
15th Ave NW

Context Map


20th Ave
St
Soundview Playfield
NW 90th St
SITE
NW 89th St
19th Ave
Ave NW
17th Ave
16th Ave
NW 90th St
Holman Rd NW
Petco
Ave NW
Residential
Institutional
Commercial
Site

Context Map

Looking South on NW 90th St

Site

Site

Looking S on NW 90th St

Across from Site

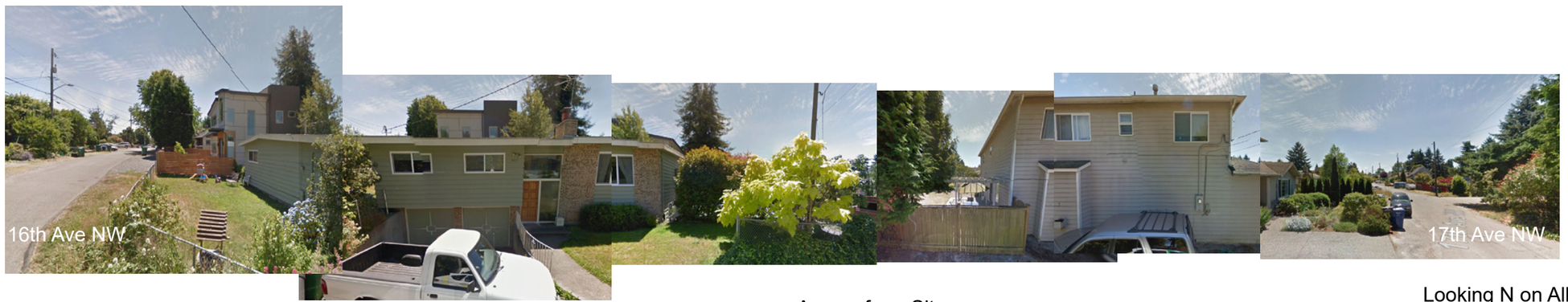
Looking N on NW 90th St

Looking E on Alley

Looking W on Alley

Site

Looking N on Alley



Across from Site

Looking N on Alley

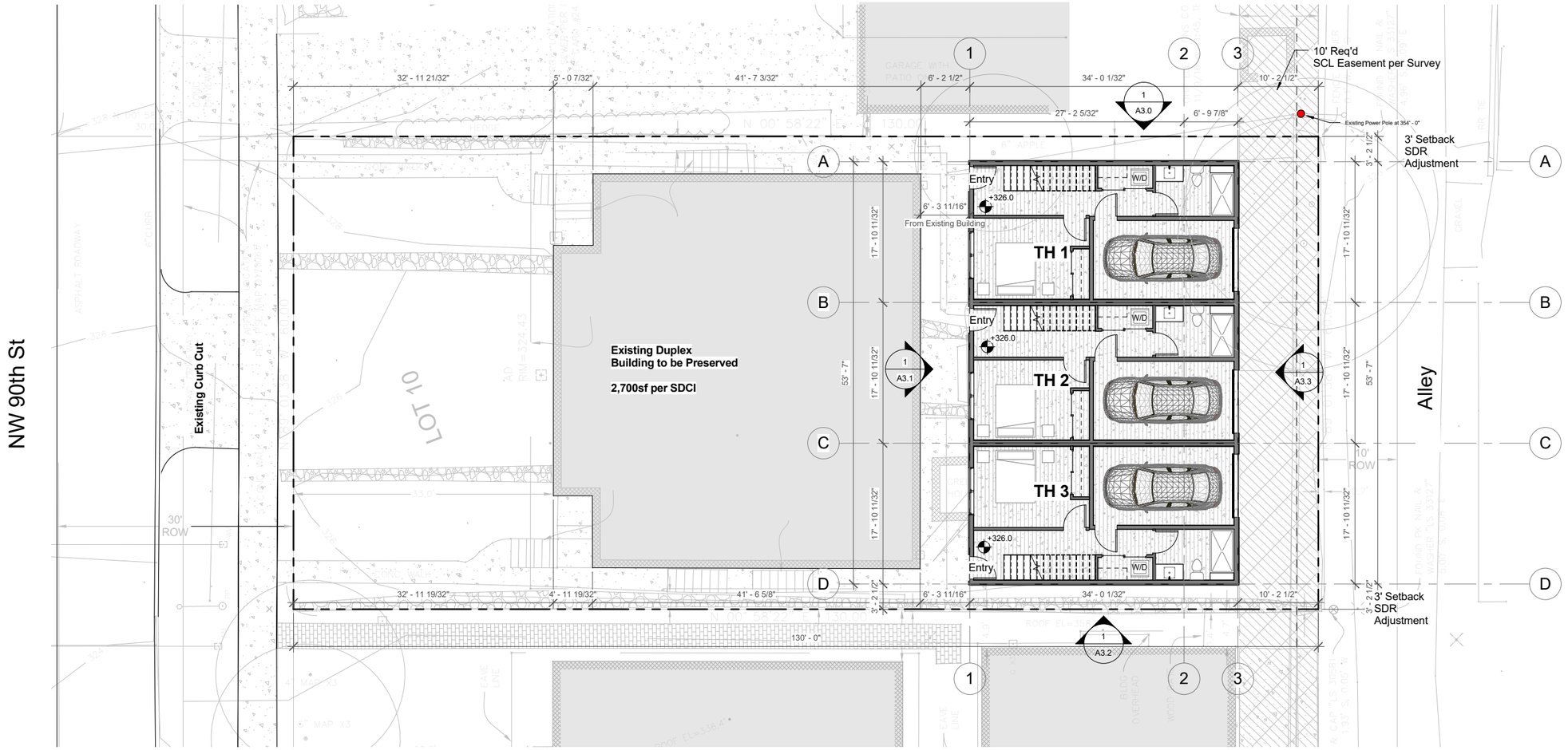
Seattle Design Guidelines	Design Response
CS2. Urban Pattern and Form B. Adjacent Sites, Streets, and Open Spaces	Landscaping materials, such as plants and screens, will be used to prevent light and glare onto adjacent properties. Clearly denoted paths create clear pedestrian circulation of the site.
CS2. Urban Pattern and Form C. Relationship to the Block	Multifamily and single family houses surround the site on NW 90th St. The proposed buildings will fit within the surrounding neighborhood context in terms of shape, form, and height.
CS2. Urban Pattern and Form D. Height, Bulk, and Scale	Building mass is broken down by incorporating different materials. Setbacks are also created around the site for landscape buffer that allows minimizing the disruption for privacy of adjacent properties.
CS3. Architectural Context and Character A. Emphasizing Positive Neighborhood Attributes	Instead of creating very modern architecture, we would like to be more sensitive and considerate about context. We use wood and dark composite panels to make our project fit into the existing neighborhood on ground level. But at the same time, we propose modern architectural elements to response to new development as well.
PL1. Connectivity A. Network of Open Spaces	Open spaces are created around the site as well as the open space facing the alley.
PL1. Connectivity B. Walkways and Connections	We are proposing pedestrian oriented open spaces to enliven the area and attract interest and interaction with site and the street. Our on-site pedestrian walkways are connected to the street which is accessible for all. Parking is also provided on the alley, so the project is accessible from both sides of the parcel.
PL2. Walkability A. Accessibility	Our on-site pedestrian walkways are connected to the alley which is accessible for all. Every units have paved access from the street to their private entry.
PL2. Walkability B. Safety and Security	Each of the individual units has its own private covered entrance to help distinguish the unit entrances. Residential unit entries are not facing the street for privacy for residents. At night, each of the entry canopies are further illuminated with a light fixture to provide safety and security.
PL3. Street Level Interaction C. Residential Edges	The residential edge of alley has been designed to be visually appealing to the surrounding community while also allowing the units to have security and privacy. Unit entrances are along a private pathway running perpendicular from the street and a landscape buffer.
DC2. Architectural Concept A. Massing	We use different materials to avoid make the project a big massing. We also setback on upper levels for power lines, but it helps break down the massing as well.
DC2. Architectural Concept B. Architectural and Facade Composition	The residential edge of alley has been designed to be visually appealing to the surrounding community while the sides of the building use more simple and traditional language to fit into context. we try to use simple expression on all facade to make the building as a whole.
DC2. Architectural Concept C. Secondary Architectural Features	Variations in building materials give the units depth while keeping the form simple. Windows sizes and openings in the facade are organized to reveal the public/ semipublic functions of the building.
DC4. Exterior Elements and Materials A. Exterior Elements and Finishes	A prominent goal of the project through the design phase was to keep the building form inherently simple for scale, rhythm, and tectonics, in order to use durable and high quality building materials. All finish materials will be durable and easy to maintain in Seattle's climate long term.

Looking NE

Looking NW

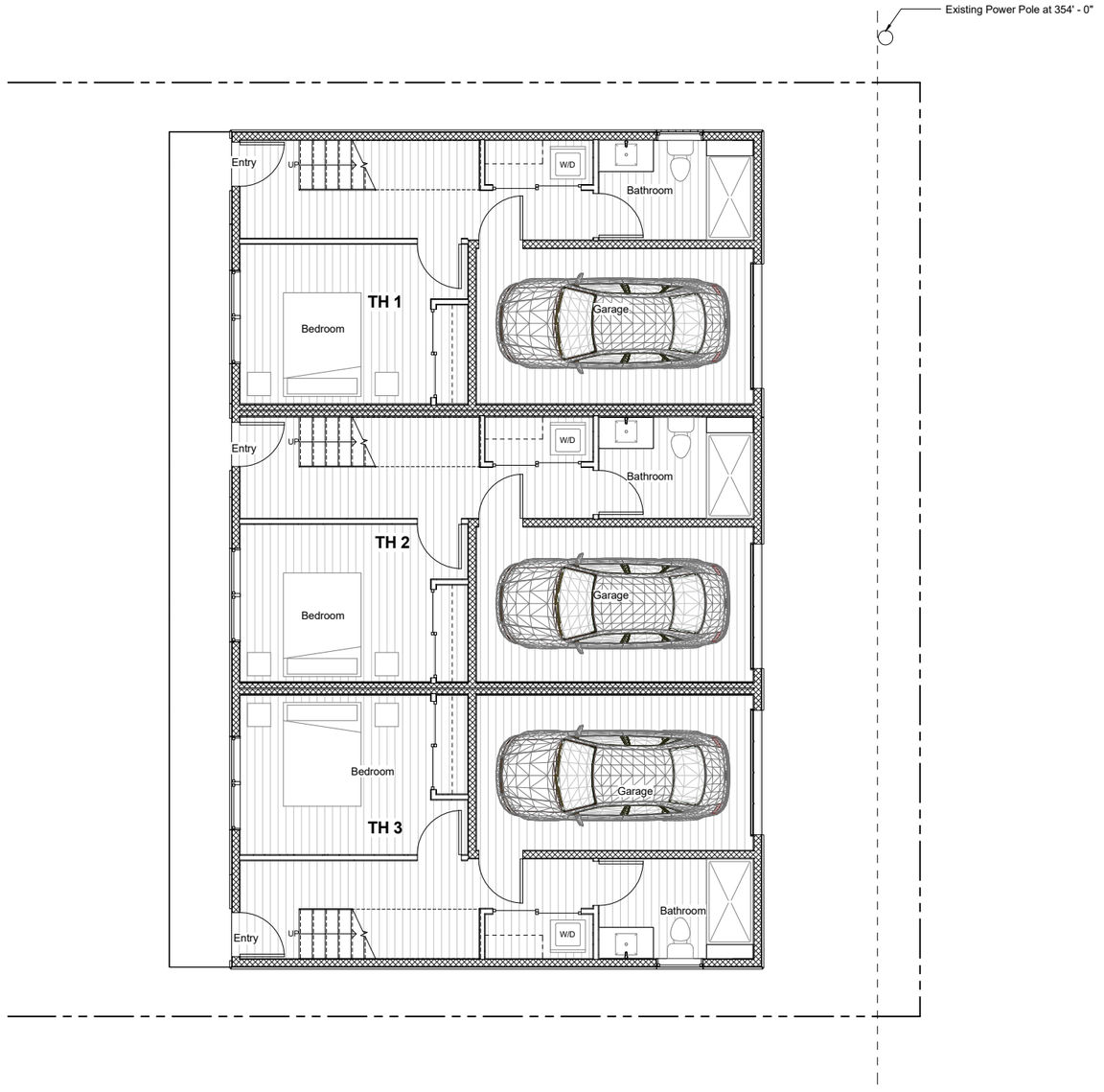
Looking NE

Looking SE

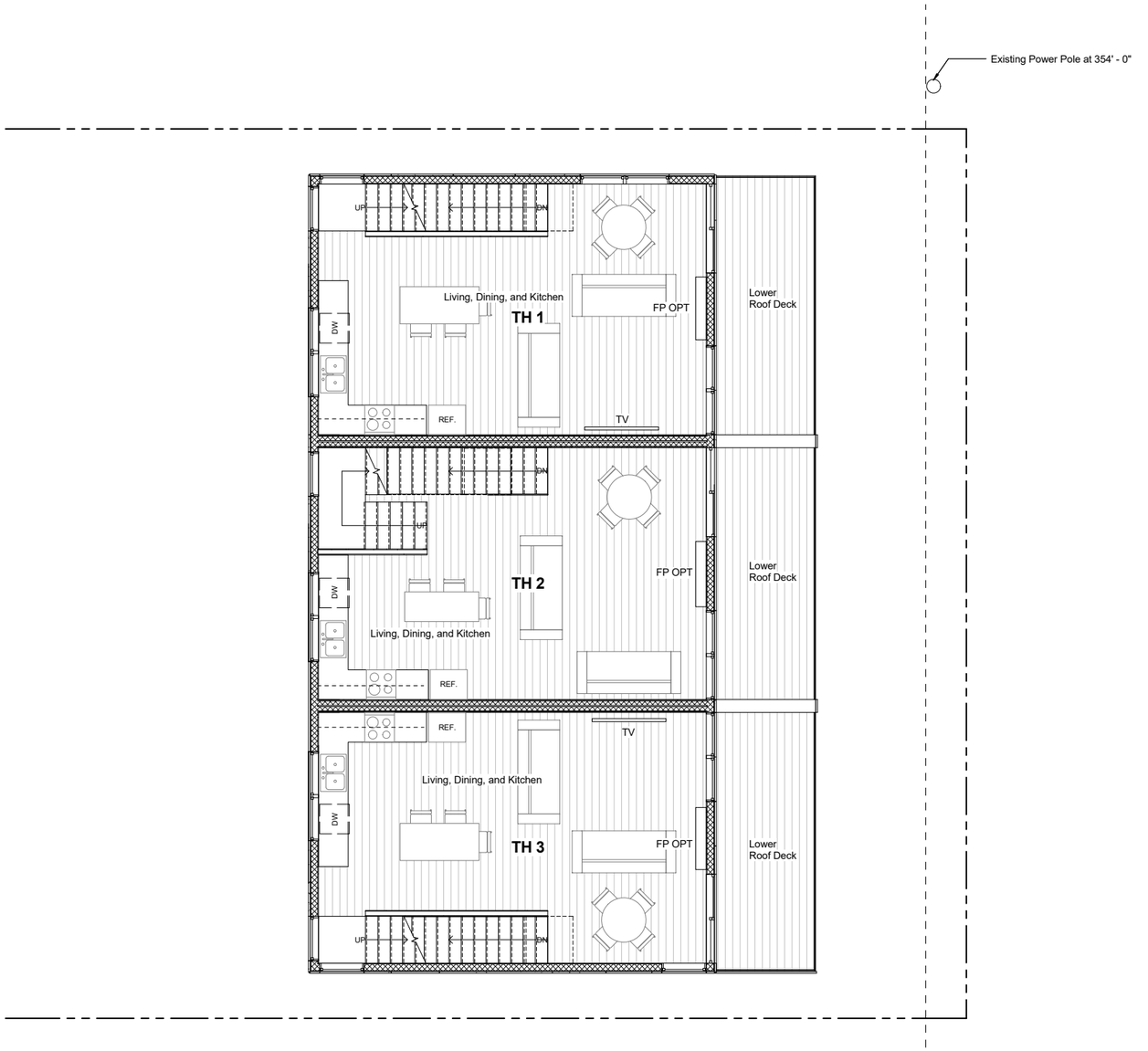


Site Plan
3/16” = 1’-0”

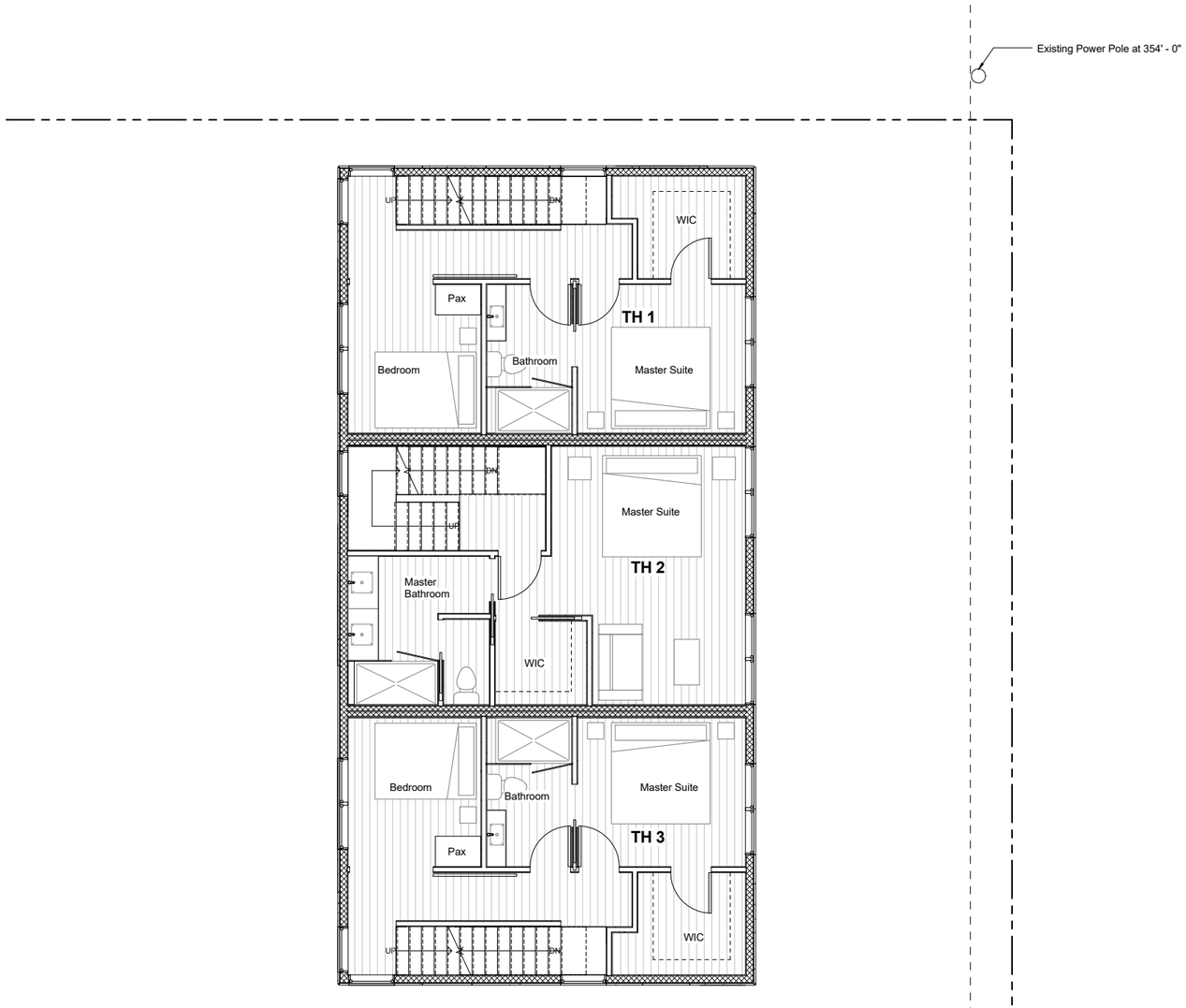
Landscape Plan
3/16” = 1’-0”



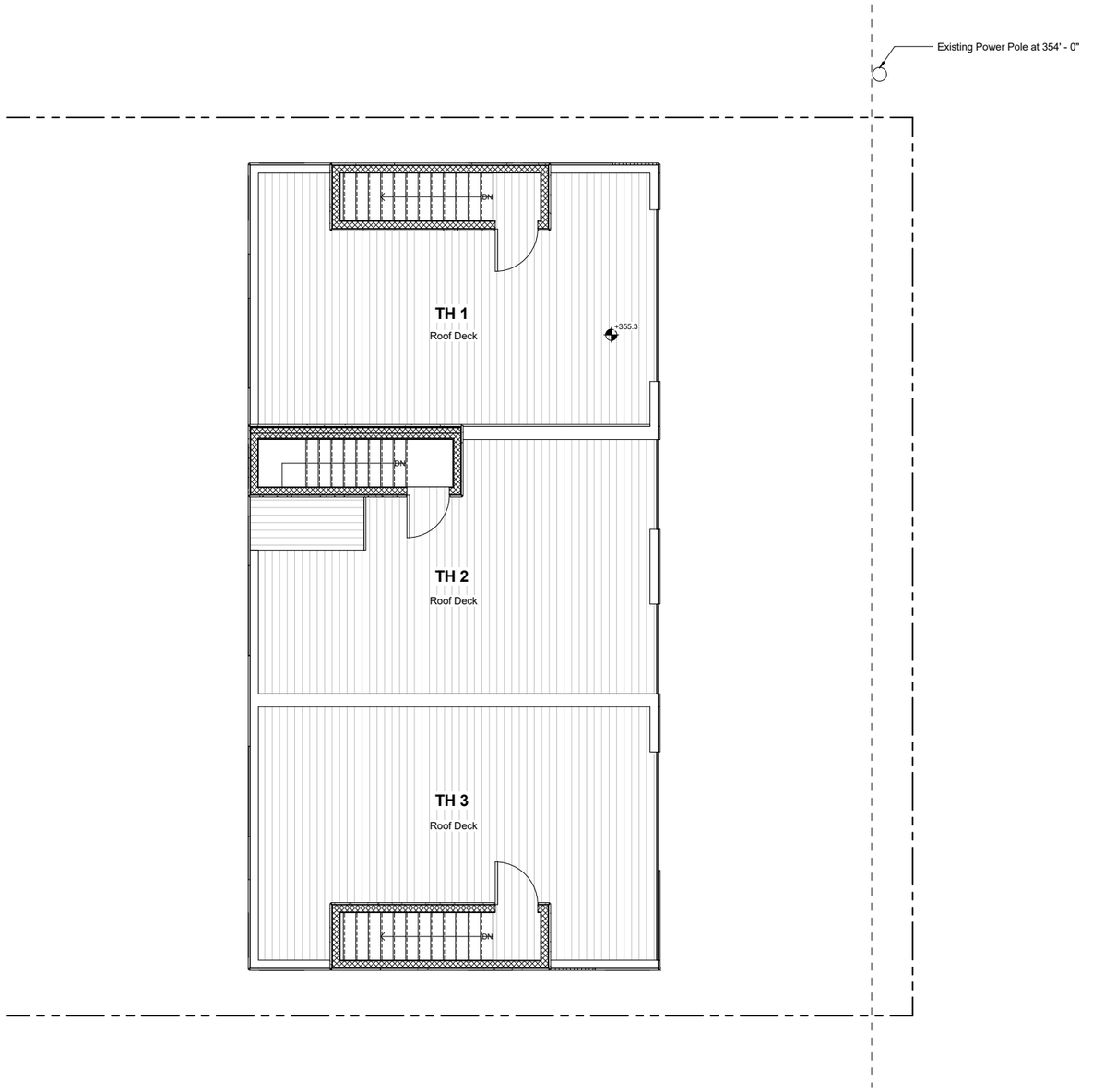
Level 1 Plan
1/4” = 1’-0”



Level 2 Plan
1/4” = 1’-0”



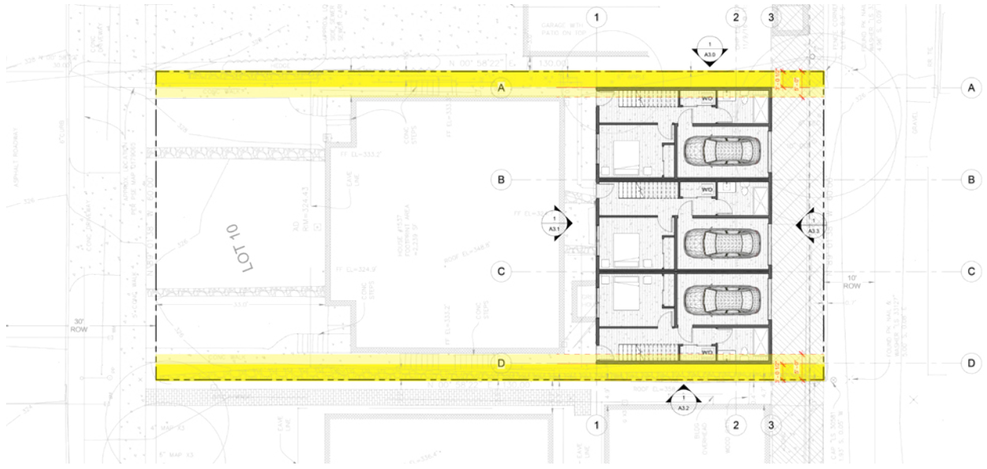
Level 3 Plan
1/4” = 1’-0”



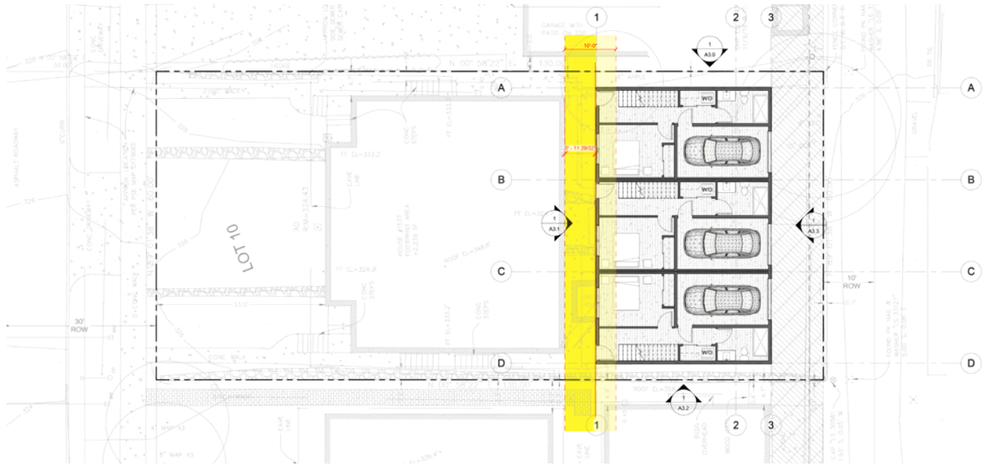
Roof Deck Plan
1/4” = 1’-0”

Adjustment Request

#	Adjustment Request	Code Requirements	Explanation for Adjustment
1	Side setback adjustment requested for a 50% reduction to the required side setback for townhouse developments.	SMC. 23.45.518.A Side setback for facades 40 feet or less in length for Townhouse developments (5')	According to the context, existing buildings mostly have wide footprint and close to each other. We ask for 50% reduction of required side setback in order to preseve the existing house and fit the project into the context better. Reducing side set back also helps maximize daylight for interior space, because the South side is where we mostly get sunlight from.
2	Separation distance adjustment requested for a 50% reduction to the required separation between exsiting house and new townhouse development.	SMC. 23.45.518.F.1 1.In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet, except for cottage housing developments, and principal structures separated by a driveway or parking aisle.	Proposed 3 townhouses have entries between the new building and the existing one. Reducing the separation will bring more privacy for the residents and make the living space more comfortable as well. It also provides opportunities for interaction among residents. It's also helpful for fitting the project into the context.



Side Setback Diagram



Separation adjustment Diagram

Material Legend

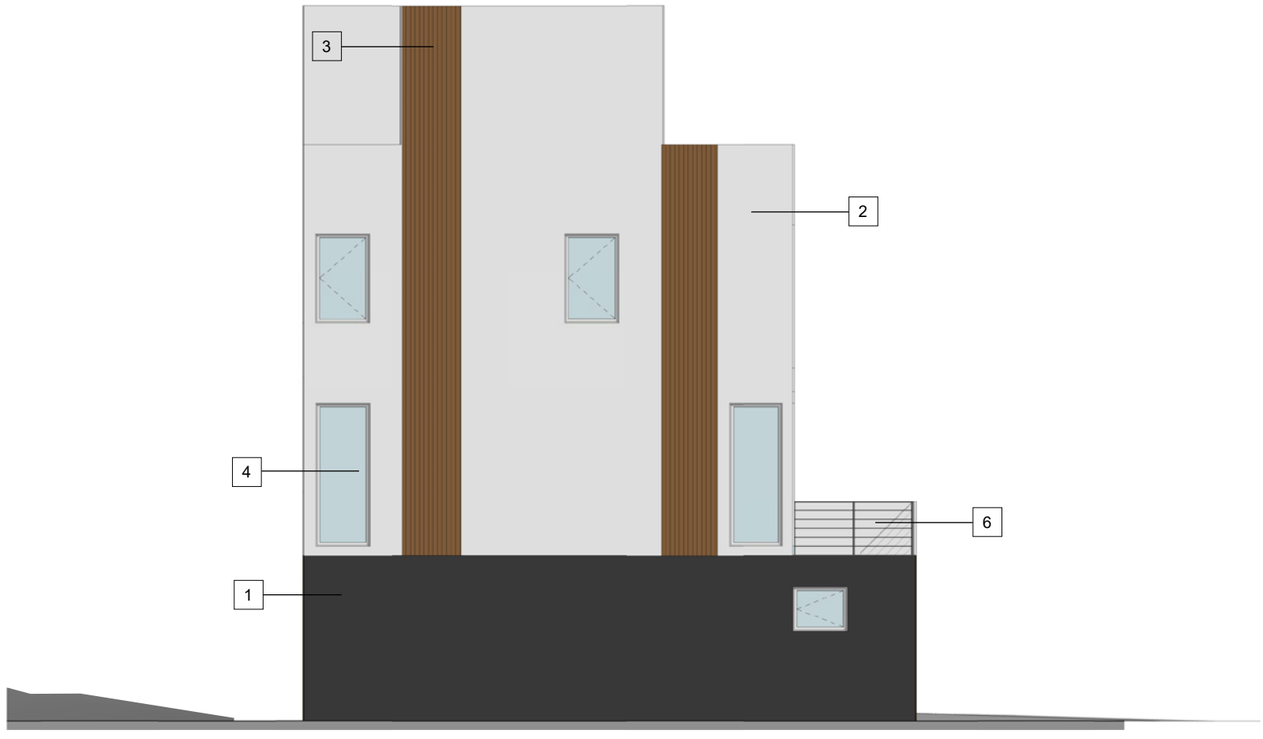
1. Black Fiber Cement Panel
2. White Fiber Cement Panel
3. Wood Finish Composite Panel
4. White Vinyl Window
5. Dark Wood Finish Composite Panel
6. Aluminum Guardrail

North Elevation
1/4” = 1’-0”

Material Legend

1. Black Fiber Cement Panel
2. White Fiber Cement Panel
3. Wood Finish Composite Panel
4. White Vinyl Window
5. Dark Wood Finish Composite Panel
6. Aluminum Guardrail

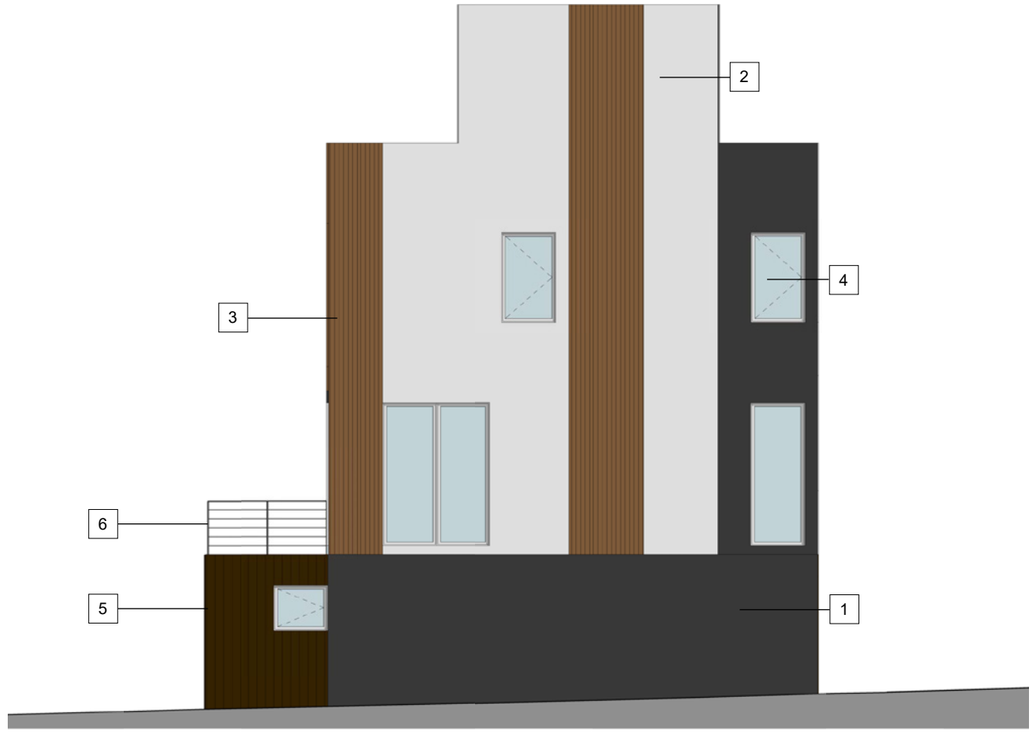
South Elevation
1/4” = 1’-0”



Material Legend

1. Black Fiber Cement Panel
2. White Fiber Cement Panel
3. Wood Finish Composite Panel
4. White Vinyl Window
5. Dark Wood Finish Composite Panel
6. Aluminum Guardrail

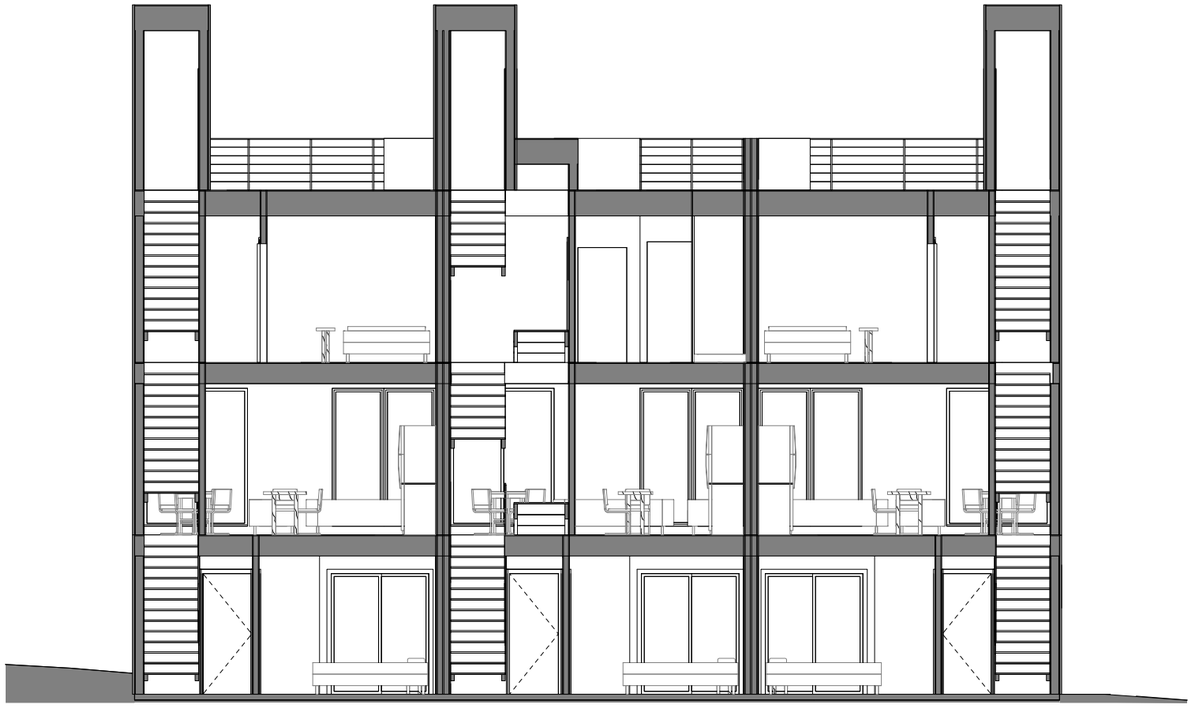
West Elevation
1/4” = 1’-0”



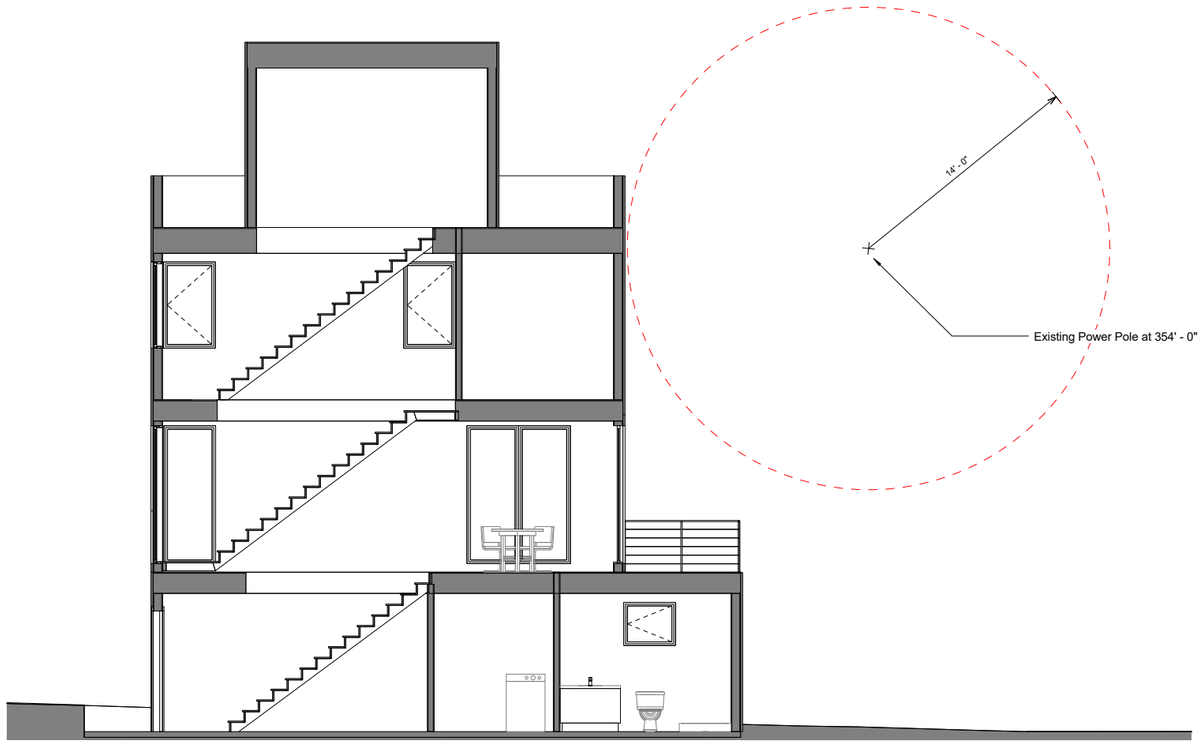
Material Legend

1. Black Fiber Cement Panel
2. White Fiber Cement Panel
3. Wood Finish Composite Panel
4. White Vinyl Window
5. Dark Wood Finish Composite Panel
6. Aluminum Guardrail

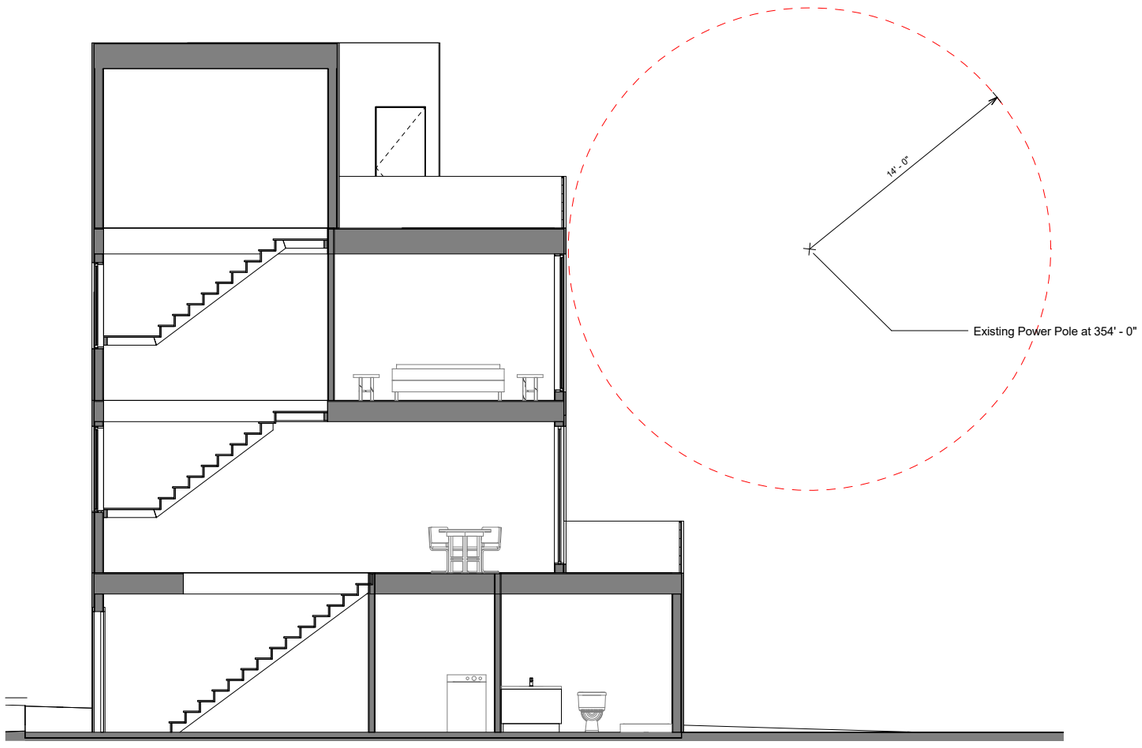
East Elevation
1/4” = 1’-0”



East-West Building Section
1/4” = 1’-0”



North-West Building Section TH 1 & 3
1/4” = 1’-0”



North-West Building Section TH 2
1/4” = 1’-0”

Material Legend

1. Black Fiber Cement Panel
2. White Fiber Cement Panel
3. Wood Finish Composite Panel
4. White Vinyl Window
5. Dark Wood Finish Composite Panel
6. Aluminum Guardrail