

STONE AVE NORTH TOWNHOUSES
14351 STONE AVENUE N

3029486

HYBRID

© HYBRID ARCHITECTURE AND ASSEMBLY
1205 E PIKE STREET, SUITE 2D, SEATTLE, WA 98122

p: 206.267.9277
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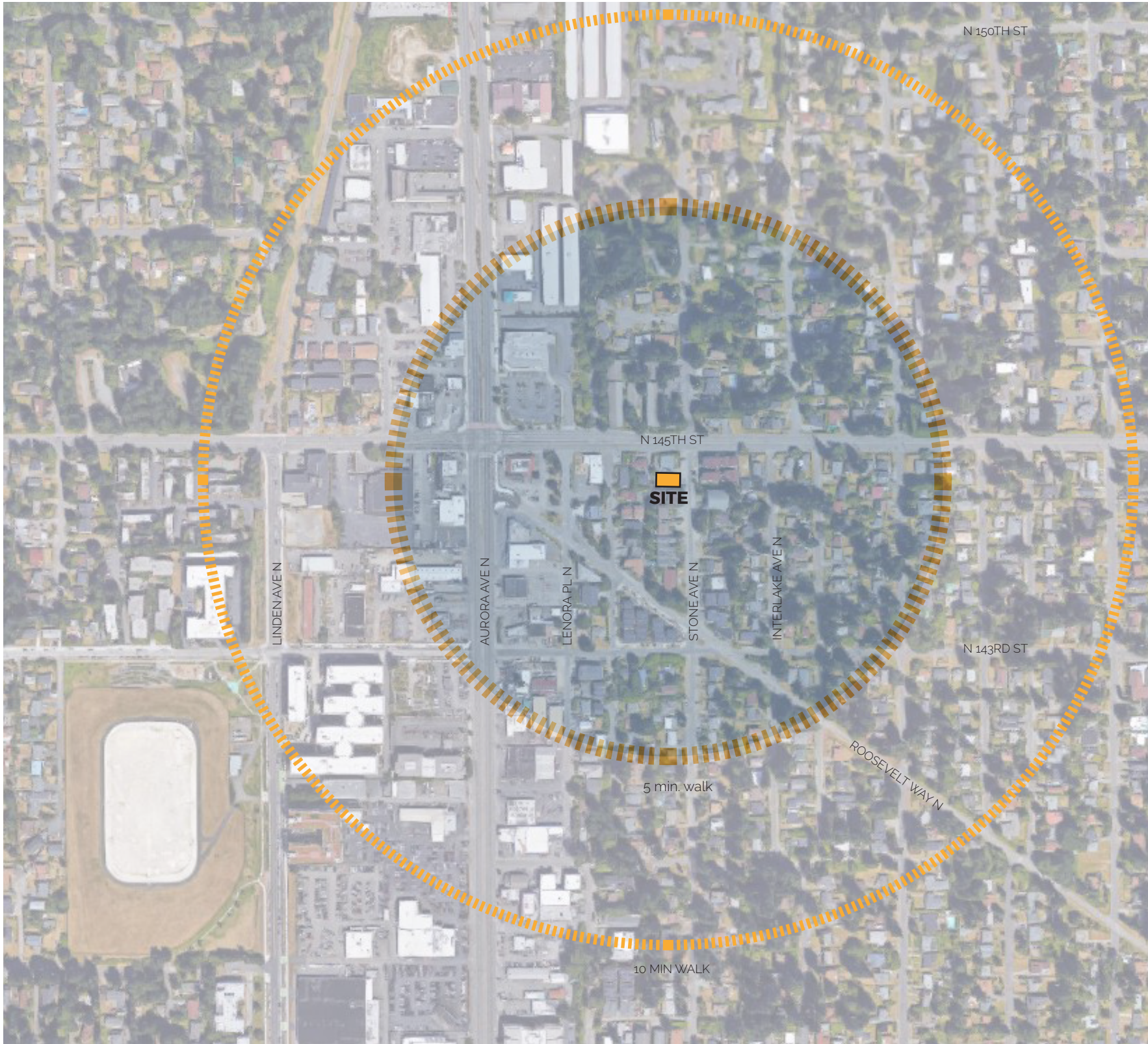
SECTION 1: PROJECT OVERVIEW

Project Description and Objective

SDR-NEW CONSTRUCTION OF FOUR (4), 3-STORY TOWNHOUSE UNITS ON AN EXISTING LOT CREATED THROUGH A SHORT PLAT (MUP#3029295). INCLUDES (2) ENCLOSED PARKING SPACES AND THE DEMOLITION OF AN EXISTING RESIDENTIAL STRUCTURE.

Zoning Objectives

SITE LOCATION	14351 STONE AVE N, SEATTLE, WA 98133
TAX PARCEL	6450300375
LEGAL DESCRIPTION	LOTS 1, 2, 3 AND 4, BLOCK 3, OVERLAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WA. EXCEPT THE NORTH 75 FT. THEREOF.
SITE ZONING	LR2
OVERLAY	PARKING FLEXIBILITY AREA BITTER LAKE VILLAGE (HUB URBAN VILLAGE)
ECA	NONE
SEPA REVIEW	25.05.800 - TAB A/B
PARKING REQUIRED	SEPA REVIEW NOT REQUIRED - EXEMPT PER TABLE A < 8 DWELLING UNITS FREQUENT TRANSIT / PARKING FLEXIBILITY AREA PER SMC 23.54.015, 1 SPACE FOR EACH DWELLING UNIT, 4 UNITS PROPOSED (X1) = 4 SPACES REQUIRED. PER 23.54.020F.2.A - PARKING REQUIREMENT CAN BE REDUCED BY 50% IF WITHIN PARKING FLEXIBILITY AREA. (4 X .50) = 2 PARKING REQUIRED, 2 SPACES ARE PROVIDED
HEIGHT	23.45.514
SITE AREA	3,490 SF



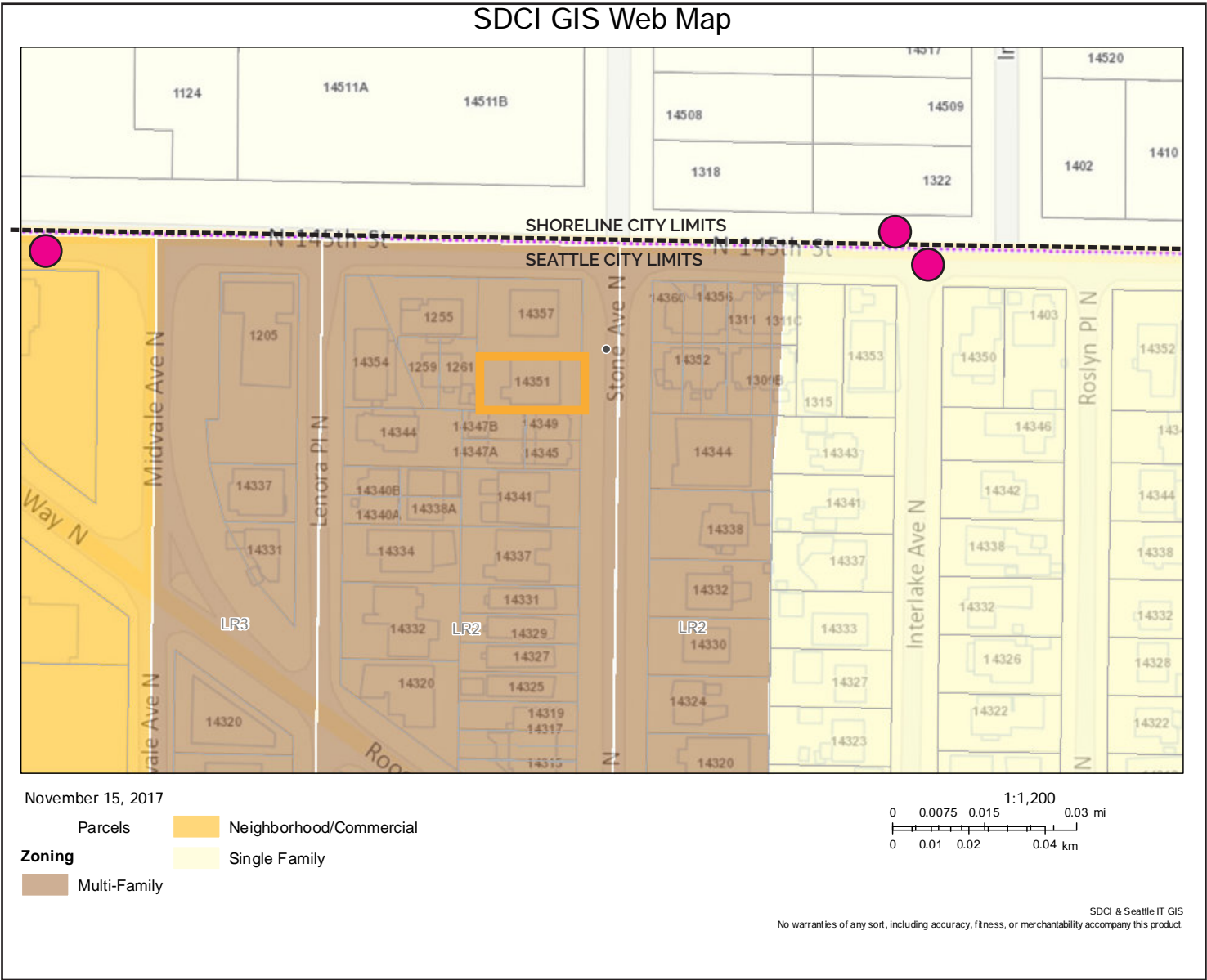


Aerial Map ⓘ

The site resides in the North Seattle off of N 145th Street and Stone Avenue N. While most of the area is residential, the site is not far from Aurora Ave N which offers many commercial amenities, three blocks to the west. Other community amenities that exist nearby are Ingraham High School, Lakeside Middle School and a few local parks and green spaces including Northacres Park and Jackson Park Golf Course.

Solar Impacts

Above a sun diagram has been provided to show the path of the sun as it travels throughout the day from east to west, understanding that on June 21st, the sun would rise at 5:12am and set at 9:11pm, the longest duration of daylight in the year. During the winter, most of the solar impacts are directly on the south facade with the sun rising at 7:55am on December 21st and setting at 4:21pm.



Zoning ⓘ

The project is within the multi-family zone of Lowrise 2. One block to the west is LR 3 and one block to the east is a single family zone. The closest bus stops are within walking distance and are located one block to the east and west along N. 145th Street, locating this site in a parking flexibility area. Refer to page 6 for frequent transit matrix and bus schedules, demonstrating compliance for parking exemptions per SMC 23.54.020.F.

● Bus Stop
■■■■■■ Bus Line Map, Bus 304

Parking Flexibility Area / Frequent Transit

Project complies with Seattle Muncpal Code for parking exemptions per SMC 23.54.020.F.

Reductions to minimum parking requirements.

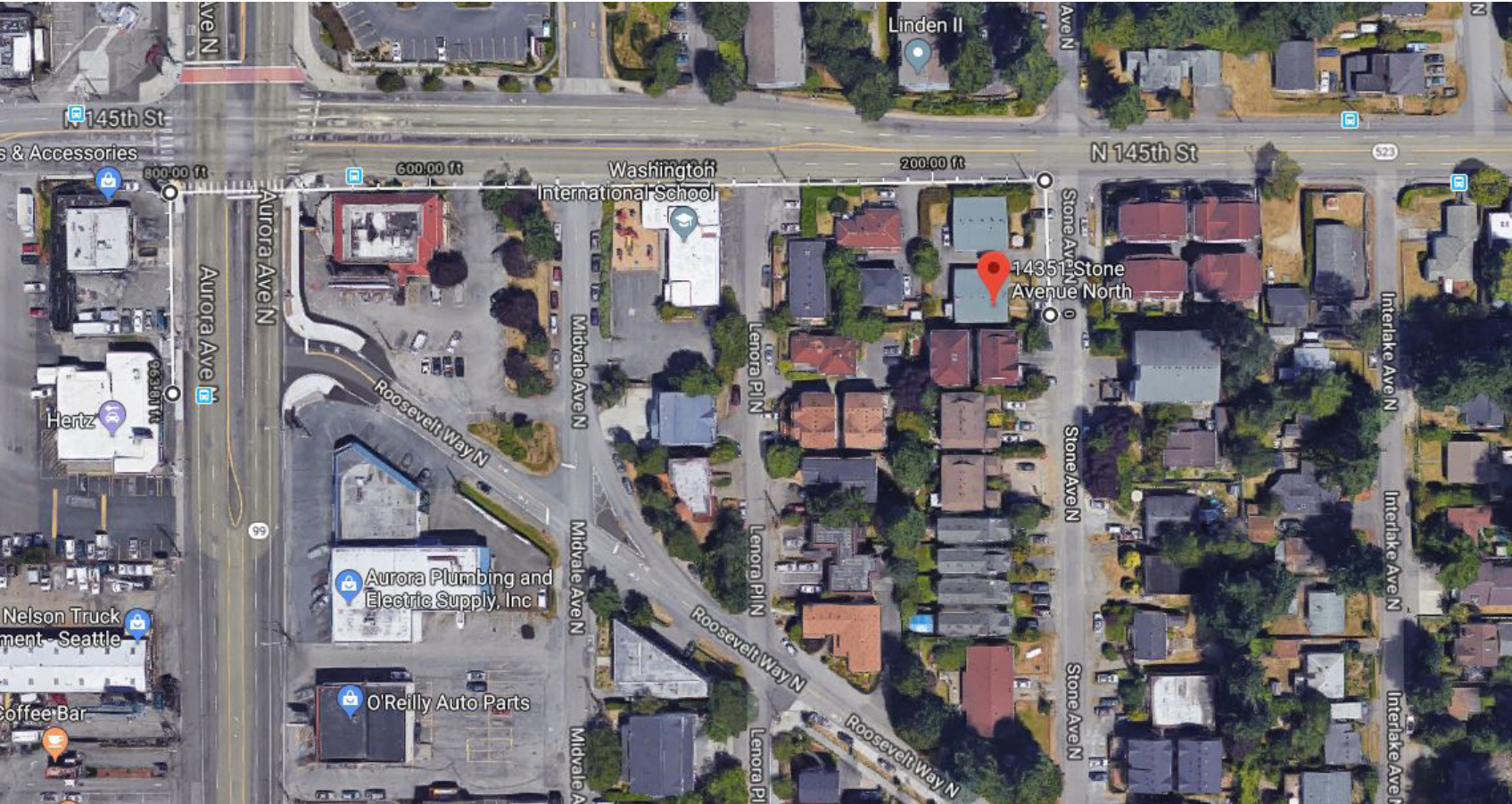
1. When parking is required, reductions to minimum parking requirements permitted by this subsection 23.54.020.F will be calculated from the minimum parking requirements in Section 23.54.015. Total reductions to required parking as provided in this subsection 23.54.020.F may not exceed 50 percent.

Four townhouse dwelling units proposed with two parking spaces along the front property line, Stone Ave N. (50% Reduction in Parking)

2. Transit reduction. a. In multifamily and commercial zones, the minimum parking requirement for all uses is reduced by 50 percent if the use is located within 1,320 feet of a street with frequent transit service. This distance will be the walking distance measured from the nearest transit stop to the lot line of the lot containing the use.

Measured Distance to the E Line Bus Route, Stop # 6950 (S) at Aurora Ave N and N 145 Street is 963.81 Ft.

Project complies.



SECTION 2: PARKING FLEXIBILITY

Frequent Transit Calculator

Input a Stop ID for Frequent Transit service analysis

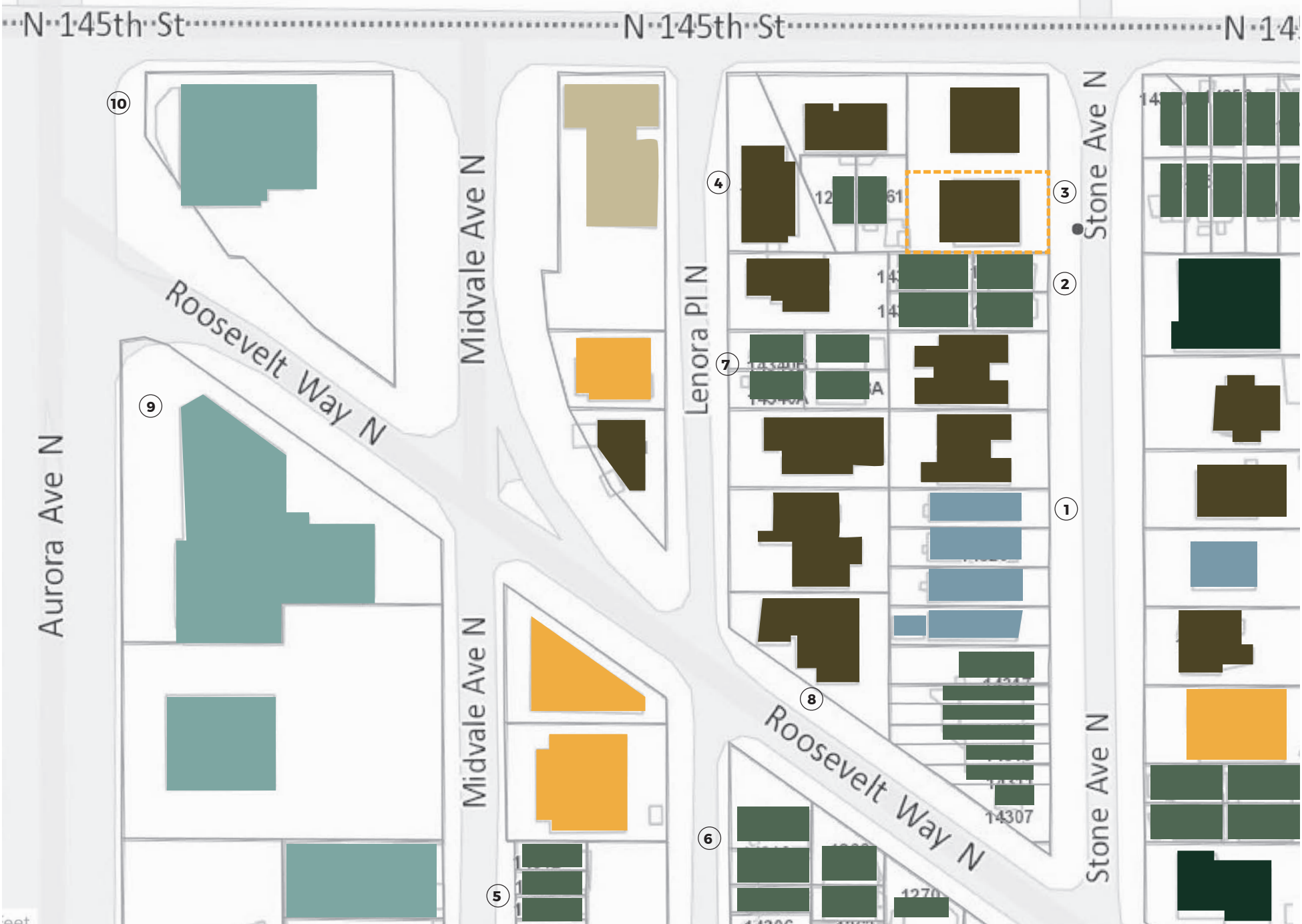
6950

Retrieve and Analyze

Yes, Qualifies As Frequent Transit Site

Bus Stop:	Aurora Ave N & N 145th St #6950 (S)	Bus Stop:	Aurora Ave N & N 145th St #6950 (S)	Bus Stop:	Aurora Ave N & N 145th St #6950 (S)
Routes Counted:	E Line	Routes Counted:	E Line	Routes Counted:	E Line
Weekday (Monday)		Saturday		Sunday	
Stop Time	Interval	Stop Time	Interval	Stop Time	Interval
4:43:06	0:00:00	5:19:08	0:00:00	5:14:08	0:00:00
5:08:06	0:25:00	5:44:08	0:27:00	5:44:08	0:30:00
5:33:06	0:25:00	6:09:08	0:20:00	6:14:08	0:30:00
5:55:06	0:22:00	6:26:08	0:20:00	6:44:08	0:30:00
6:05:07	0:10:01	6:42:08	0:16:00	7:14:08	0:30:00
6:15:07	0:10:00	6:57:08	0:15:00	7:44:08	0:30:00
6:25:07	0:10:00	7:12:08	0:15:00	8:14:09	0:30:00
6:35:07	0:10:00	7:27:08	0:15:00	8:39:09	0:25:00
6:42:07	0:07:00	7:43:08	0:16:00	8:54:09	0:15:00
6:49:07	0:07:00	7:58:08	0:15:00	9:09:09	0:15:00
6:56:07	0:07:00	8:13:08	0:15:01	9:24:09	0:15:00
7:01:08	0:05:01	8:28:09	0:15:00	9:40:09	0:16:00
7:06:08	0:05:00	8:44:09	0:16:00	9:55:09	0:15:00
7:12:08	0:06:00	8:59:09	0:15:00	10:10:09	0:15:00
7:16:09	0:04:01	9:14:09	0:15:00	10:25:09	0:15:00
7:21:09	0:05:00	9:29:09	0:15:00	10:41:09	0:16:00
7:26:09	0:05:00	9:45:10	0:16:01	10:56:09	0:15:00
7:31:09	0:05:00	10:00:10	0:15:00	11:12:10	0:16:01
7:35:09	0:04:00	10:15:10	0:15:00	11:27:10	0:15:00
7:39:09	0:04:00	10:24:10	0:12:00	11:42:10	0:15:00
7:43:09	0:04:00	10:36:11	0:12:01	11:57:10	0:15:00
7:47:09	0:04:00	10:48:11	0:12:00	12:12:10	0:15:00
7:51:09	0:04:00	11:00:11	0:12:00	12:27:10	0:15:00
7:56:09	0:05:00	11:12:11	0:12:00	12:42:10	0:15:00
8:01:09	0:05:00	11:24:11	0:12:00	12:57:10	0:15:00
8:06:09	0:05:00	11:36:11	0:12:00	13:12:10	0:15:00
8:11:09	0:05:00	11:48:11	0:12:00	13:27:10	0:15:00
8:16:09	0:05:00	12:00:11	0:12:00	13:42:10	0:15:00
8:22:09	0:06:00	12:12:11	0:12:00	13:57:10	0:15:00
8:28:09	0:06:00	12:24:11	0:12:00	14:12:10	0:15:00
8:34:09	0:06:00	12:36:11	0:12:00	14:27:10	0:15:00
8:40:09	0:06:00	12:48:11	0:12:00	14:42:10	0:15:00
8:46:09	0:06:00	13:00:11	0:12:00	14:57:10	0:15:00
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11:25:09	0:10:00	16:24:11	0:12:00	19:11:09	0:13:59
11:35:09	0:10:00	16:36:11	0:12:00	19:26:09	0:15:00
11:45:09	0:10:00	16:48:11	0:12:00	19:41:09	0:15:00
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12:15:09	0:10:00	17:27:10	0:14:59	20:26:09	0:15:00
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18:02:11	0:12:00	25:09:08	0:30:00	28:09:08	0:30:00
18:14:11	0:12:00	25:24:08	0:30:00	28:24:08	0:30:00
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32:08:07	0:30:00	39:39:08	0:30:00	42:39:08	0:30:00
32:23:07	0:30:00	39:54:08	0:30:00	42:54:08	0:30

SECTION 2: CONTEXT ANALYSIS



Typologies/Usages

While most of the uses in the area are residential in type, the project site is just east of a neighborhood commercial area, offering a variety of uses. To the south and west there is an existing townhouse development while north of the site will be anchored by a 3-story rowhouse development, currently in permitting. Street parking is predominate in the area.

Use Diagram Legend

- Office
- School
- Apartment
- Triplex / Duplex
- Condominium
- TownHouse / Rowhouse
- Church / Religious Service
- Single Family
- Commerical
- Site

Neighborhood - Haller Lake (North Seattle)

Haller Lake varies widely depending on where you are in the neighborhood. On its edges, near Aurora Avenue to the west and Northgate Way to the south, are the business districts which include commerical spaces such as restaurants, post offices, pharmacies and other local businesses . As you head towards the center, quiet residential streets take over. Our project is located within this quiet part of the neighborhood, off of Stone Ave N, while still remaining in close proximity to N. 145th, which provides quick access to Aurora Ave N and the connection to interstate 5.

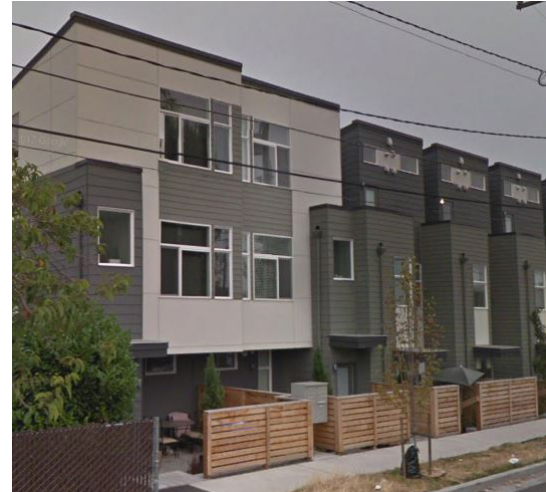
CONTEXT: ARCHITECTURAL CHARACTER



① 14348 Stone Ave N



③ Existing Property - To be Demolished



⑤ Townhouses on Midvale Ave N



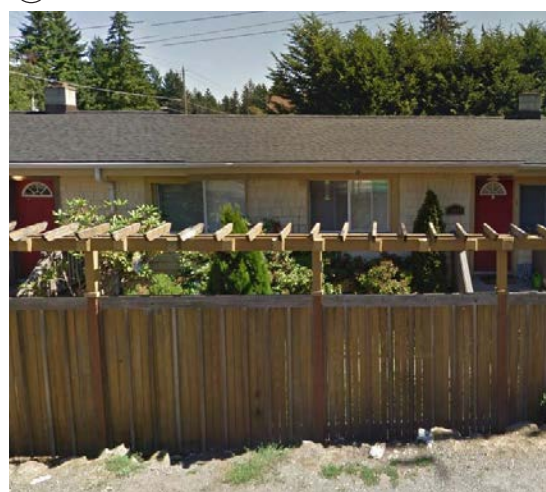
⑦ 13321 Lenora Place N



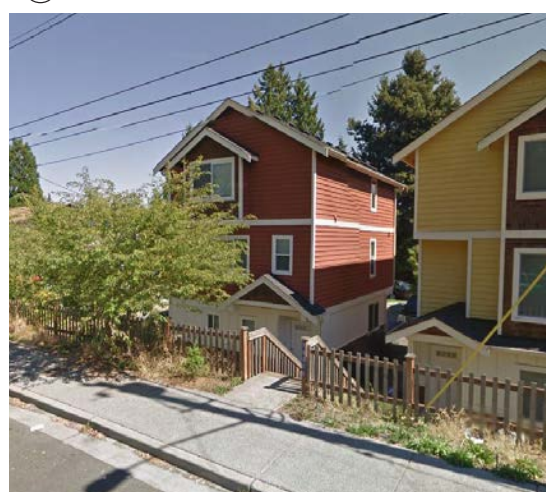
⑨ Commerical business along Aurora Avenue



② 14312 Stone Ave N



④ Duplex Units to the west of the project site



⑥ 14310 Lenora Place N



⑧ Triplex along Roosevelt Way



⑩ Commerical business along N 145th Street

Balconies

Along several properties adjacent to our site, balconies have been used to provide amenity space to existing townhouse structures on the second and sometimes third levels.

Screening and Fences

A few examples of wood fences around the neighborhood have been used to screen trash / waste areas, private yards and patios creating more private spaces and some separation from the pedestrian sidewalk.

Landscape

Landscaping serves as a buffer from the street in the two above examples.

Commercial Context

Aurora Avenue and N 145th are more commercially geared in terms of use. Most buildings in the area are in fair condition and are 1-story with large parking areas surrounding each structure.

SITE: BIRD'S EYE VIEW



CONTEXT: STREET ELEVATION MONTAGES

West Elevation



Townhouses



Townhouses



Townhouse / Single Family



Single Family



Townhouses



Duplex

Project Site



Duplex

East Elevation



Townhouses



Townhouses

Across From Project Site



Condominium



Duplex



Single Family



Townhouses



Condominium

SECTION 3: EXISTING SITE CONDITIONS - SURVEY

Existing Site

Uses

There is an existing, one-story, 1,560 sf duplex residential structure currently at 14351 Stone Ave N. Parking is accessed at the front of the property via street parking off Stone Ave.

Topography

The site slopes down from the east to the west approximately 4.2' feet, an average grade change of 4.44%.

Access

There is pedestrian and vehicular access along Stone Ave N - there is no alley to the site. Parking access will be provided on site by providing (two) garage spaces for the townhouse units along the street front.

Views and Solar Access

The property will have potential views from the rooftop decks to the west looking out towards Puget Sound. Solar access from the south will be partially blocked by an existing, adjacent duplex building.

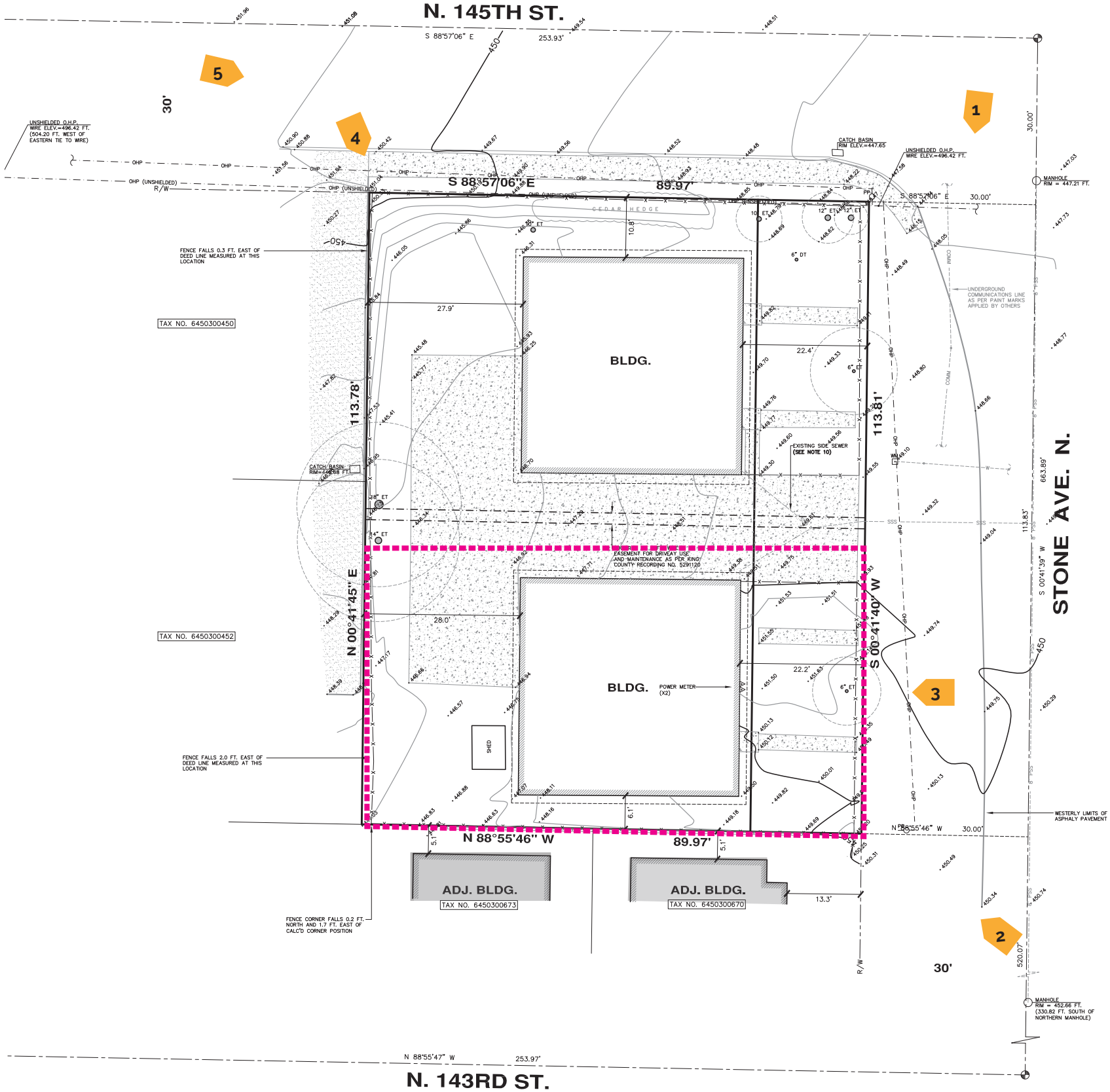
Trees

There are a couple of trees on site documented per the survey. The design will incorporate the trees on the west property line but will need to remove the (e) tree on the east.



Existing Survey

Not to Scale



SCALE: 1"=10'

NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MAY 15, 2017.
4. PARCEL AREA = 10,238 SQ. FT.
5. THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE ORDER NO. 5217021728, DATED APRIL 24, 2017.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 5684-14, CITY OF SEATTLE G.I.S. AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 6450300375
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.
10. PROPERTY IS SUBJECT TO AN EASEMENT FOR SEWER 6 FT. WIDE, CENTERED ALONG THE LINE AS CONSTRUCTED AS PER KING COUNTY RECORDING NO. 5278551

PROPERTY DESCRIPTION

LOTS 1, 2, 3 AND 4, BLOCK 3, OVERLAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WA.

SECTION 3: EXISTING SITE PHOTOS



1. site and existing duplex structure on the right



2. view of existing duplex on property / parking along Stone Ave N



3. view into site



4. rear part of the property on the west property line



5. view down N 145th Street and the parcel on the right

SECTION 4: DESIGN GUIDELINES

Design Guidelines

Design Team Response

CS2 Urban Pattern and Form B.2. Connection to the Street:

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

Site features, including pedestrian walkways, landscaping and driveways will be oriented to the street to clearly articulate the unit entries and define the pedestrian edge along Stone Ave N. The design includes two enclosed parking spaces for the front units with an elevated living area above which gives the units a sense of privacy and access to more light and air.

CS2 Urban Pattern and Form - Relationship to the Block C.2. Mid-Block Sites:

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

While not copying the adjacent structures, the design aims to respond to their position within the block in terms of massing and window placement to preserve the residential street edge and maintain privacy between sites. The project will be a unique part of the street character and contribute to an active residential area.

CS2 Urban Pattern and Form - Height, Bulk, Scale D.5. Respect for Adjacent Sites

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

The massing and fenestration will be designed in a manner that will provide privacy not only between the new structure and the adjacent neighboring structures, but also between occupants within the new development. Landscaping and fencing will be creatively used to define each townhouses unique outdoor space.



Design Guidelines (Continued)

Design Team Response

PL3 Street Level Interaction
A.2. Ensemble of Elements:

Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as: a. overhead shelter: canopies, porches, building extensions; b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks; c. ground surface: seating walls; special paving, landscaping, trees, lighting; d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

Townhouse entries will be clearly articulated through the use of overhead canopies, warmer materials on the facade and indentions in the units overall massing. Landscaping will buffer the public from the entry doors and pavers will be incorporated for pedestrian walkways to further articulate the structure.

Unit entries will be located in such a manner that residents and guests will feel secure as they maneuver through the site. Ample lighting and wayfinding will also be provided.

DC1 Project Uses and Activities
B.1. Vehicular Access Location and Design:

Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by: a. using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use; b. where driveways and curb cuts are unavoidable, minimize the number and width as much as possible.

Parking for the street facing townhouse units will be located in garages within the structures themselves. Curb cuts will be minimized by sharing one driveway (per code width) and all pedestrian connections will be considered and designed to create safe and attractive connectivity to the public right of way.

DC2 Massing
A.2. Reducing Perceived Mass:

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

The massing was carefully considered in relationship to the adjacent structures. Windows within the facade have been carefully considered along the east and west to bring in natural light and ventilation while allowing for privacy on the north and south, where much of the facade will be articulated through materials rather than openings. The street facing units have balconies on two levels to even further reduce the percieved mass along the street edge.



entry procession and warm materials highlight arrival at this dwelling unit



sustainable materials and creative strategies define the driveway and pedestrian entry



example of warm materials at entry and building mass indentations



fenestration and balconies reduces perceived mass

Zoning Standard	Design Team Response
23.45.504: Permitted and Prohibited Uses Residential use permitted in LR2 zone.	Residential use permitted outright.
23.45.510: Floor Area Ratio (FAR) Limits Per table A for 23.45.510 the FAR for townhouse developments in a LR2 zone is 1.0 or 1.2 if the project meets the standards of 23.45.510.C	Lot Area: 3,490 Sf Proposed total area: 4,188 sf Proposed FAR: 4,188/3,490 sf site = 1.2
23.45.510.C: Standards for Higher FAR Green building performance standards	Green building performance standards will be satisfied, therefore allowing maximum FAR of 1.2
23.45.512: Density Limits - Lowrise Zones Per table 23.45.512 the unit to lot area ratio for LR2 townhouse development is 1/1,600 or no limit if the standards of subsection 23.45.510.C are met.	Design will meet standards of 23.45.10.C therefore allowing for no limit on density.
23.45.514: Structure Height Per table 23.45.514 the allowable height for townhouse developments within LR2 zones is 30 feet.	Proposed structure base height will not exceed: 30'-0"
23.45.518: Setbacks and Separations Per table 23.45.518 for townhouse developments in LR2 zones the setbacks are: Front: 7' Average, 5' minimum Rear: 7' Average, 5' minimum Side setbacks > 40' length: 7' average, 5 minimum	Proposed Front Setback = 15'-0" <i>Complies</i> Proposed Rear Setback = 10'-11" <i>Complies</i> Adjustment #1 - Side Setback Reduction Reduce North Side Setback from 7' Average to 5.17' per diagram. (30.45%) Reduce South Side Setback from 7' Average to 4.35' per diagram. (29.13%)
23.45.522: Amenity Area Townhouse developments in LR zones having the following amenity area requirements: A.1: The required amount of amenity area for rowhouse and townhouse developments in LR zones is equal to 25 percent of the lot area. A.2: A minimum of 50 percent of the required amenity area shall be provided at ground. 3. For townhouse development, amenity area required at ground level may be provided as either private or common space.	Required total: 3,490 sf site area / 4 = 872.50 sf Required ground floor: 872.50/2 = 436.25 sf Total proposed: 1,562 sf Proposed at ground floor: 445 sf private amenity area Proposed on balconies and roof decks: 1,117 sf private amenity area See page 20 for diagrams.

Setbacks and Separations - Adjustment

Design Guideline

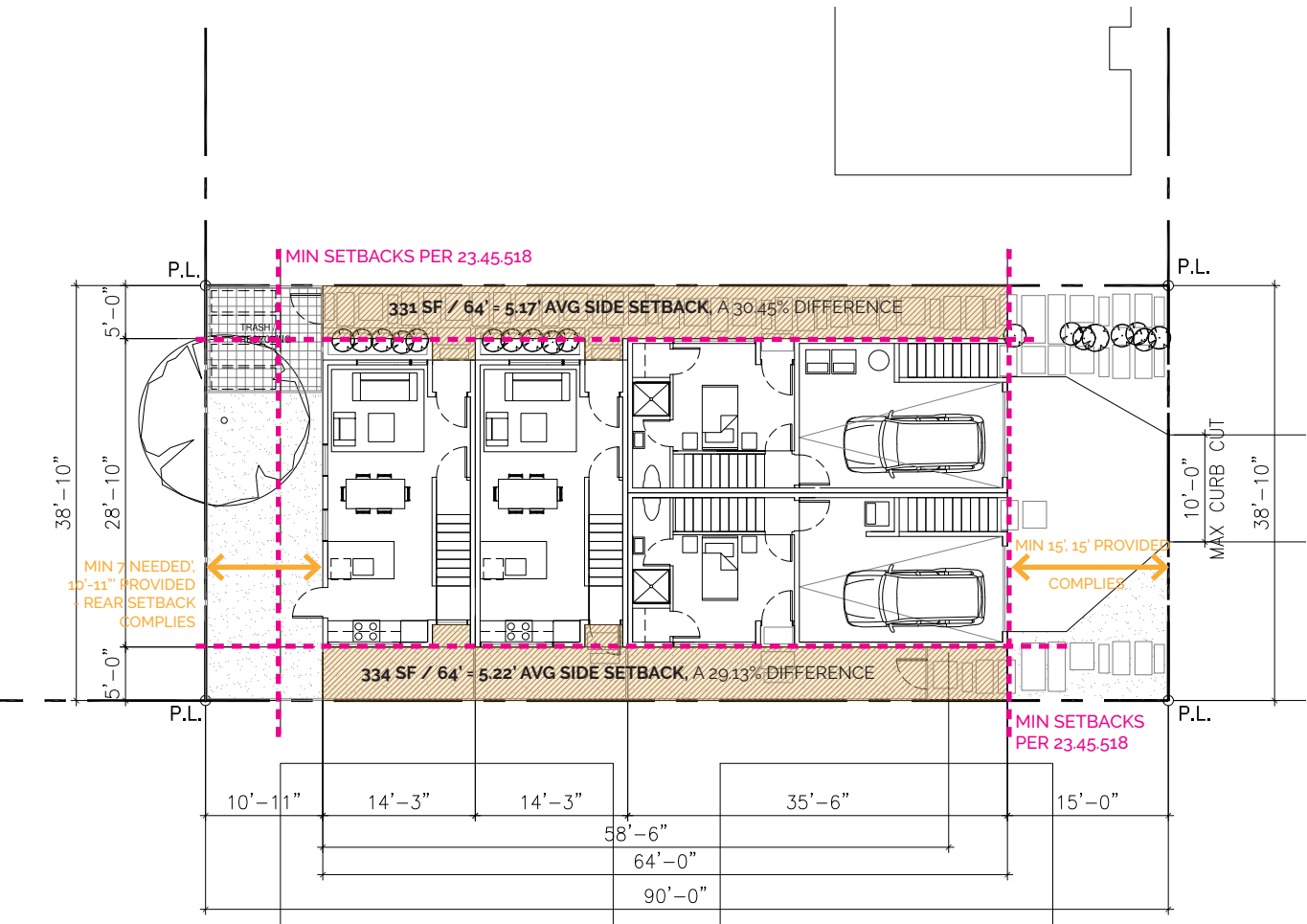
DC2 D. Human Scale

1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

Adjustment Rationale

The pedestrian experience along the north and south facades has been strongly considered in the design of the massing, unit entry sequence, material selection and green space, though a reduction in average side setback is requested. All units have covered entries and have been setback at a distance of 7'-0" from the property line as well as carved out from the main townhouse mass. The units at pedestrian level are also articulated with materials that are more textured and tactile in feel, including a cedar soffit and a concrete planter that buffers the indoor activity at ground level, and the more public pedestrian access sidewalk. Additional amenity space and unit patios have also been included on the south to gain additional access to the outdoors.



Facade Length Digagram

Floor Plan Annotations:

- Dimensions: 38'-10", 28'-10", 5'-0", 10'-11", 14'-3", 14'-3", 58'-6", 64'-0", 90'-0", 35'-6", 15'-0", 10'-0", 38'-10", 5'-0".
- Property Lines (P.L.)
- MAX FACADE LENGTH (indicated by an orange arrow)
- MAX FACADE LENGTH = 65% OF SIDE LOT LINE, 90'-0" x .65 = 58'-6"
- Area Exempt From FAR / Max Facade Length Per Per SMC 23.45.510.E.5, 23.86.015.C.6
- MAX CURB CUT
- TRASH ENCLOSURE

South Elevation Annotations:

- Dimensions: 10'-4", 10'-4", 9'-3 1/2", 1'-3", 30'-0", 17'-6", 13'-0", 5'-0", 15'-0", 14'-3", 14'-3", 10'-11".
- Property Lines
- MAX FACADE LENGTH = 65% OF SIDE LOT LINE, 90'-0" x .65 = 58'-6"
- Level 1 (Units A & B) 449.00'
- Level 1 (Units C & D) 447.75'
- Level 2 458.04'
- Level 3 468.39'
- T.O. Plate 1 456.99'
- T.O. Plate 2 467.32'
- T.O. Plate 3 476.94'
- T.O. Roof Deck 478.71'
- Base 1st 478.72'
- D.O. (E) GRADE 448.50'
- Level 1 (Units A & B) 449.00'
- Level 1 (Units C & D) 447.75'
- (N) GRADE
- Amenity Area Above Garage
- T.O. Penthouse 486.71'

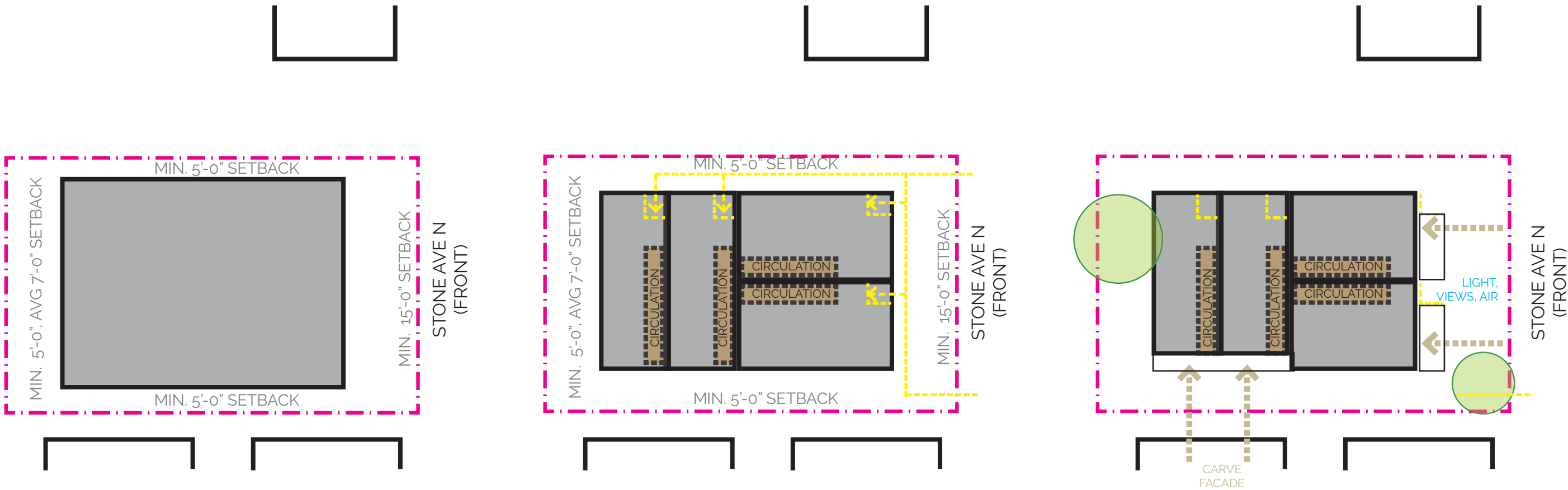
1 | ELEVATION - SOUTH

(2) vehicular parking spots are proposed on site.
(4) bicycle parking spots are proposed.

1. Start with required setbacks and general massing.

2. Define a clear pedestrian pathway from the street to each townhouse entry. Create massing that visually identifies each individual townhouse unit through modulation.

3. On the upper levels, pull back and carve out building on east and south facade to articulate reactions from the street (on the east) and the neighbors (on the south). Allow more access to light, views and fresh air by pushing the facade in these areas, allowing opportunity for architectural articulations such as balconies on the Stone Ave N townhouse facades.



Aerial Views



SOUTHWEST



SOUTHEAST



NORTHEAST



NORTHWEST

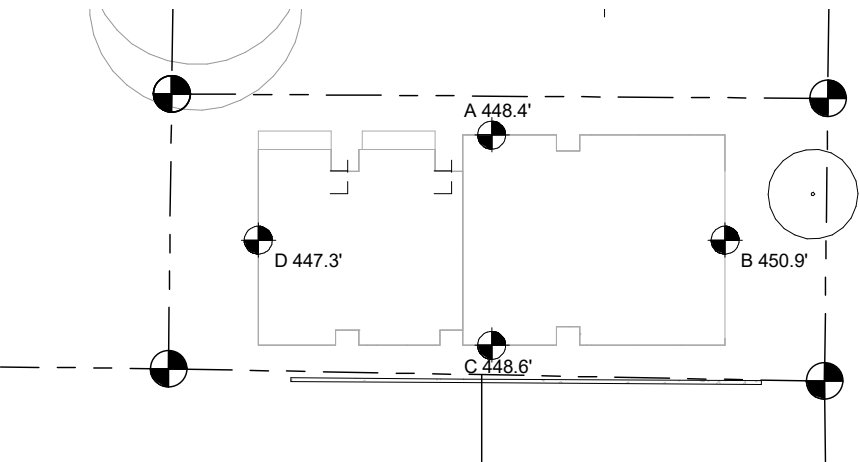
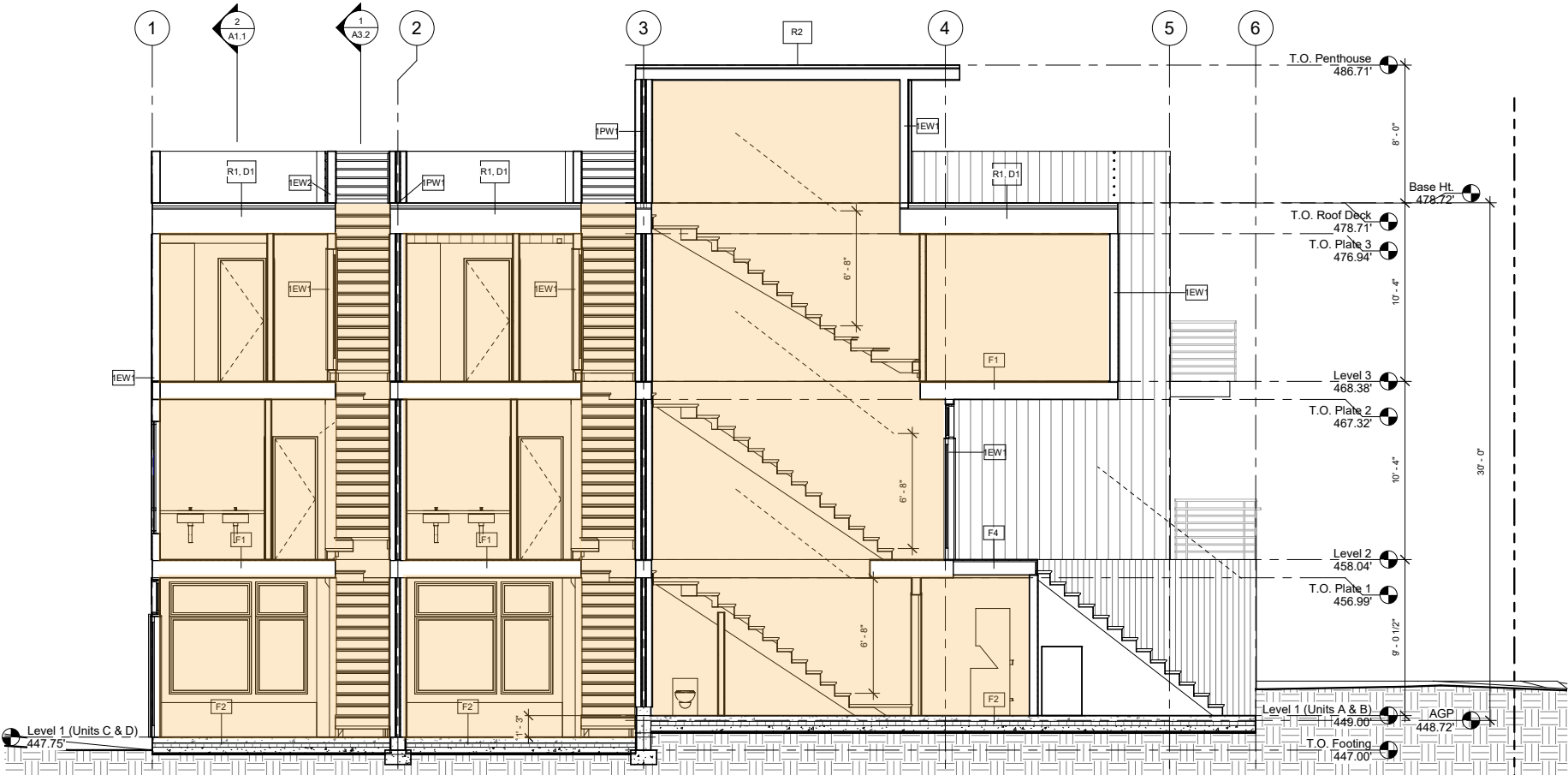


DIAGRAM - AVERAGE GRADE PLANE- OPTION 1
1" = 20'-0"

AVG GRADE				
Point	Elevation	Length	E x L	
A	448.5	64.0	28704.0	
B	450.9	28.8	12999.4	
C	448.6	64.0	28710.4	
D	447.3	28.8	12882.2	
Total		185.63	83296.087	Avg Grade 448.72

Max Height Diagram / Average Grade



East / West Section

Max Structure Height

Per table 23.45.514 the allowable height for townhouse developments within LR2 zones is 30 feet.

Per 23.45.514.J.4 the following rooftop features may extend 10 feet above the height limit set in subsections 23.45.514.A and F in LR zones, if the combined total coverage of all features does not exceed 15 percent of the roof area or 20 percent of the roof area if the total includes screen mechanical equipment: a) stair penthouses.

FLOOR AREA RATIO**SMC 23.45.510: Floor Area Ratio (FAR)****Limits**

Per table A for 23.45.510 the FAR for townhouse developments in a LR2 zone is 1.0 or **1.2** if the project meets the standards of 23.45.510.C. Project complies with FAR limits.

Total lot sf: 3,490 SF

Proposed total area: 4,188 sf

Proposed FAR: 4,188 / 3,490 sf site = **1.2**

Project Complies

AMENITY AREA**23.45.522: Amenity Area**

Townhouse developments in LR zones having the following amenity area requirements:

A.1: The required amount of amenity area for rowhouse and townhouse developments in LR zones is equal to 25 percent of the lot area. A.2: A minimum of 50 percent of the required amenity area shall be provided at ground. 3. For townhouse development, amenity area required at ground level may be provided as either private or common space.

Required total:

3,490 sf site area / 4 = 872.5 sf = 873 sf

Required ground floor:

873 / 2 = 437 sf

Total proposed: 1,562 sf

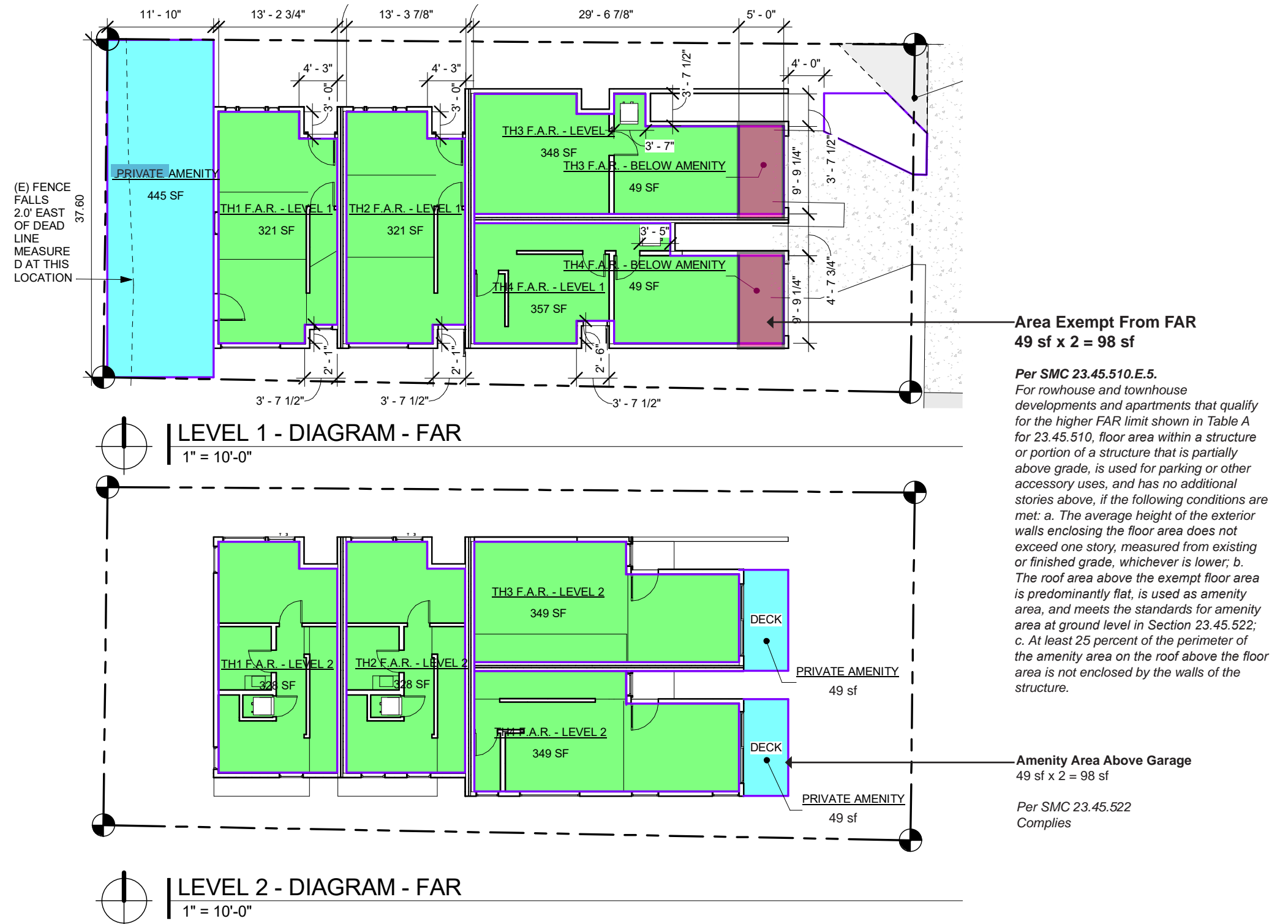
Proposed at ground level:

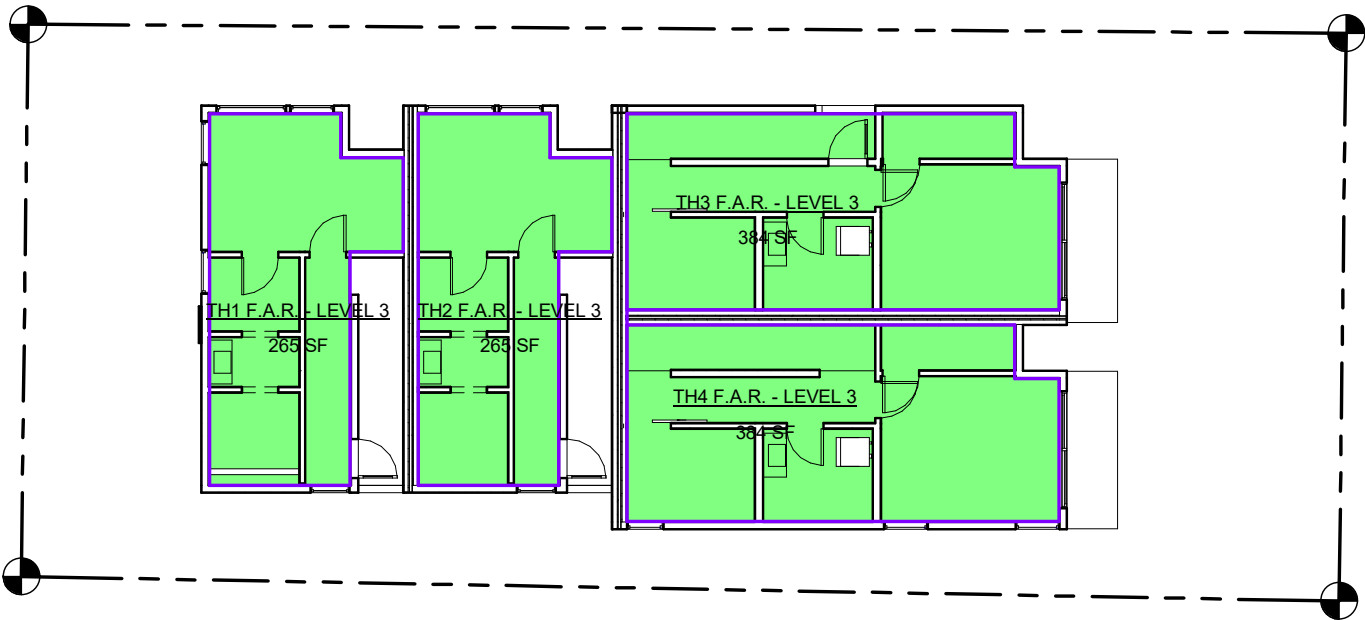
445 sf (private amenity at grade)

Proposed on balconies and roof decks:

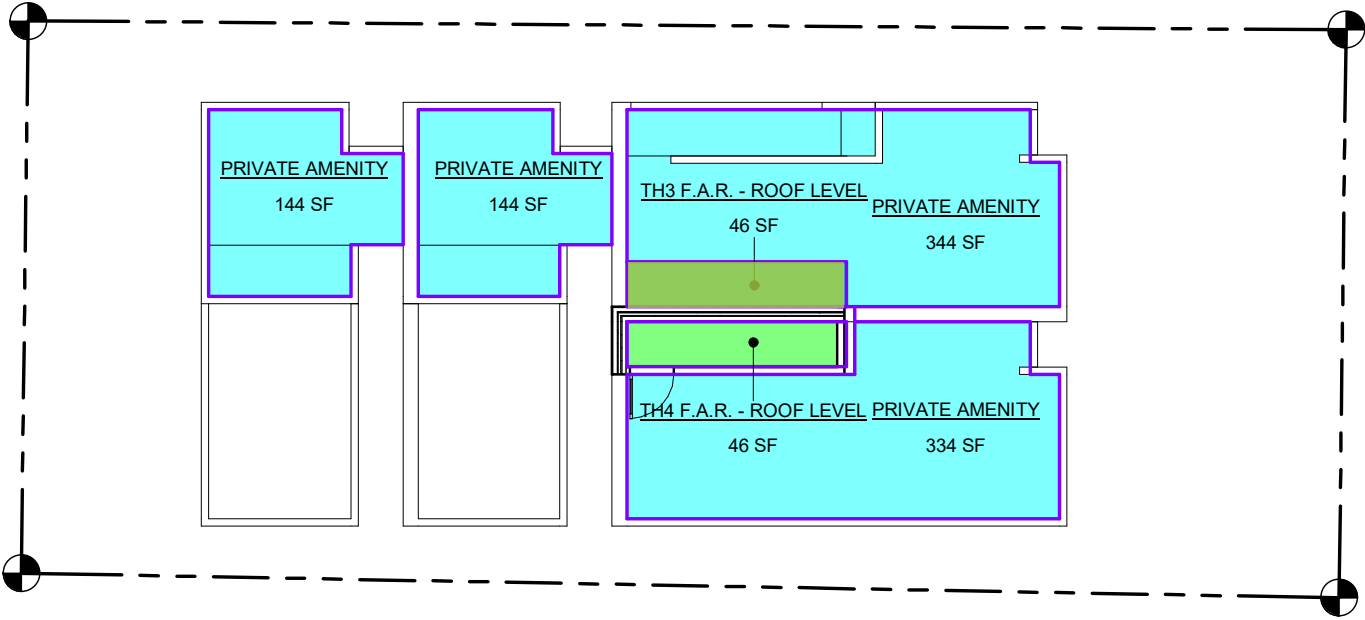
1,117 sf (private amenity)

Project Complies.





LEVEL 3 - DIAGRAM - FAR
1" = 10'-0"



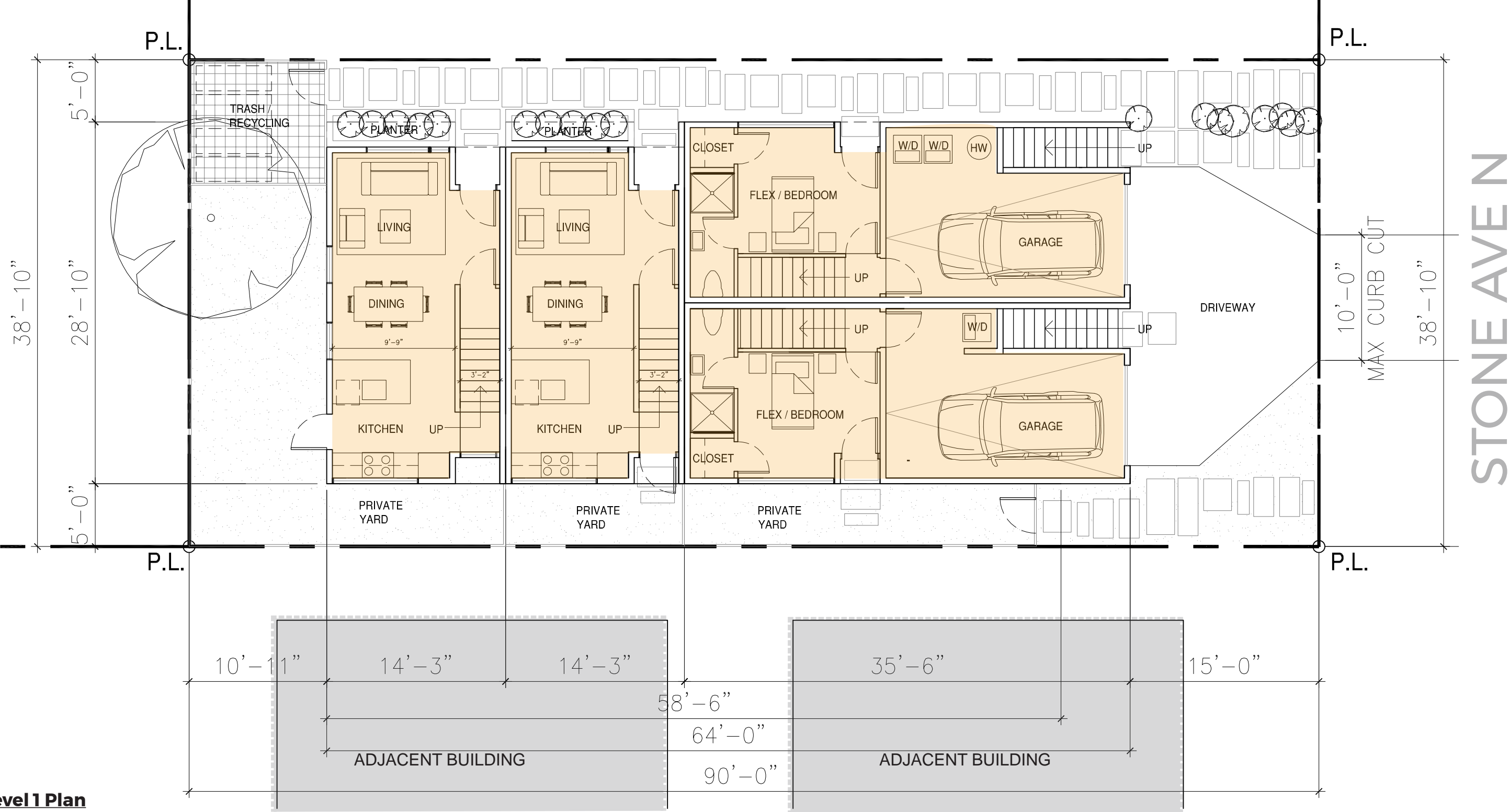
ROOF PLAN - DIAGRAM - FAR
1" = 10'-0"

SCHEDULE - FAR

TH1		
TH1 F.A.R. - LEVEL 1	321 SF	
TH1 F.A.R. - LEVEL 2	328 SF	
TH1 F.A.R. - LEVEL 3	265 SF	
TH2		
TH2 F.A.R. - LEVEL 1	321 SF	
TH2 F.A.R. - LEVEL 2	328 SF	
TH2 F.A.R. - LEVEL 3	265 SF	
TH3		
TH3 F.A.R. - BELOW AMENITY	49 SF	
TH3 F.A.R. - LEVEL 1	348 SF	
TH3 F.A.R. - LEVEL 2	349 SF	
TH3 F.A.R. - LEVEL 3	384 SF	
TH3 F.A.R. - ROOF LEVEL	46 SF	
TH4		
TH4 F.A.R. - BELOW AMENITY	49 SF	
TH4 F.A.R. - LEVEL 1	357 SF	
TH4 F.A.R. - LEVEL 2	349 SF	
TH4 F.A.R. - LEVEL 3	384 SF	
TH4 F.A.R. - ROOF LEVEL	46 SF	
	4188 SF	

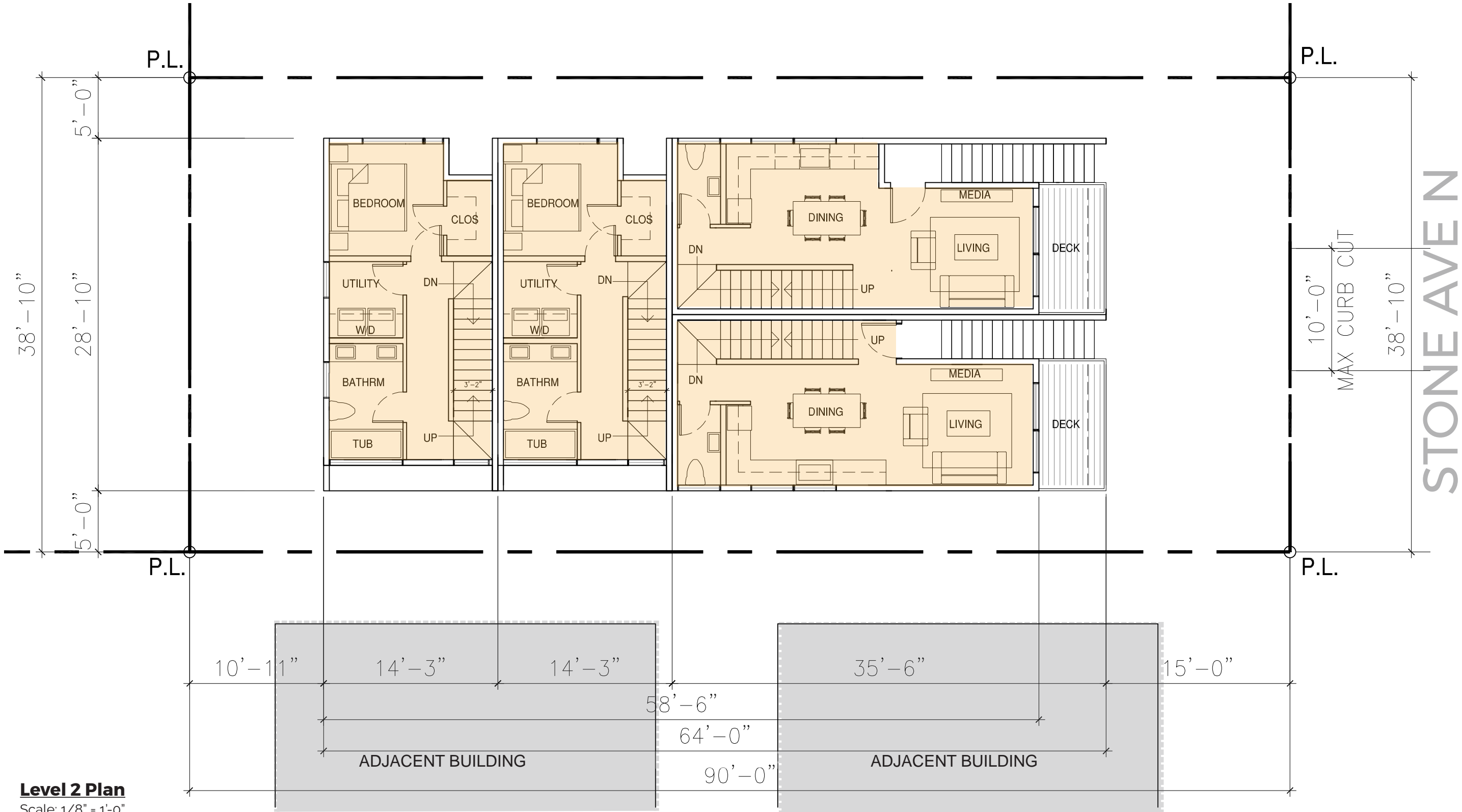
SCHEDULE - AMENITY AREA

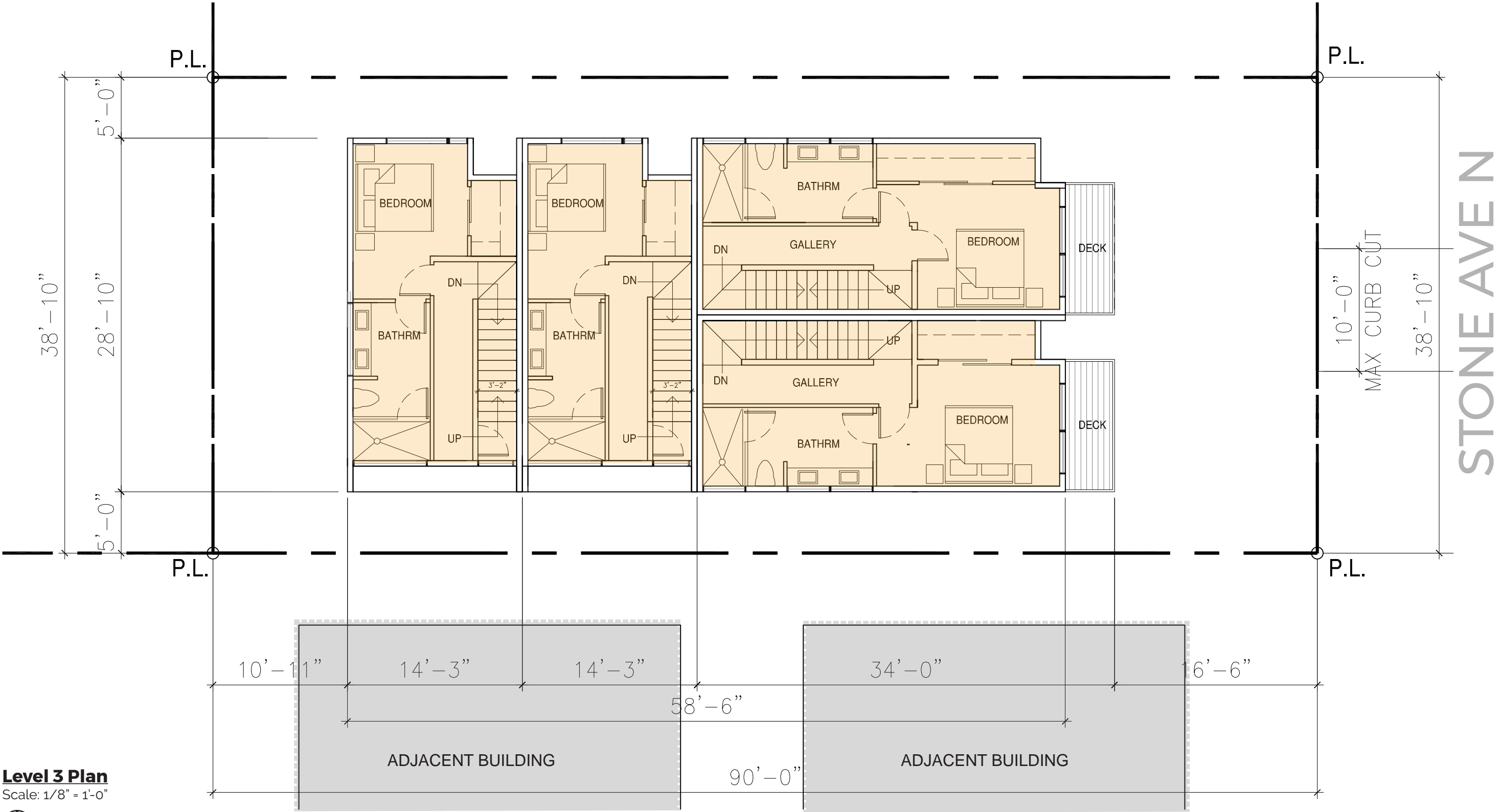
Name	Area	Comments
TH3 F.A.R. - BELOW AMENITY	49 SF	
TH4 F.A.R. - BELOW AMENITY	49 SF	
	98 SF	
COMMON AMENITY	445 SF	CA - AT GROUND LEVEL
COMMON AMENITY	Not Placed	CA - AT GROUND LEVEL
	445 SF	
PRIVATE AMENITY	144 SF	PA
PRIVATE AMENITY	144 SF	PA
PRIVATE AMENITY	59 SF	PA
PRIVATE AMENITY	92 SF	PA
PRIVATE AMENITY	344 SF	PA
PRIVATE AMENITY	334 SF	PA
	1117 SF	



Level 1 Plan
Scale: 1/8" = 1'-0"

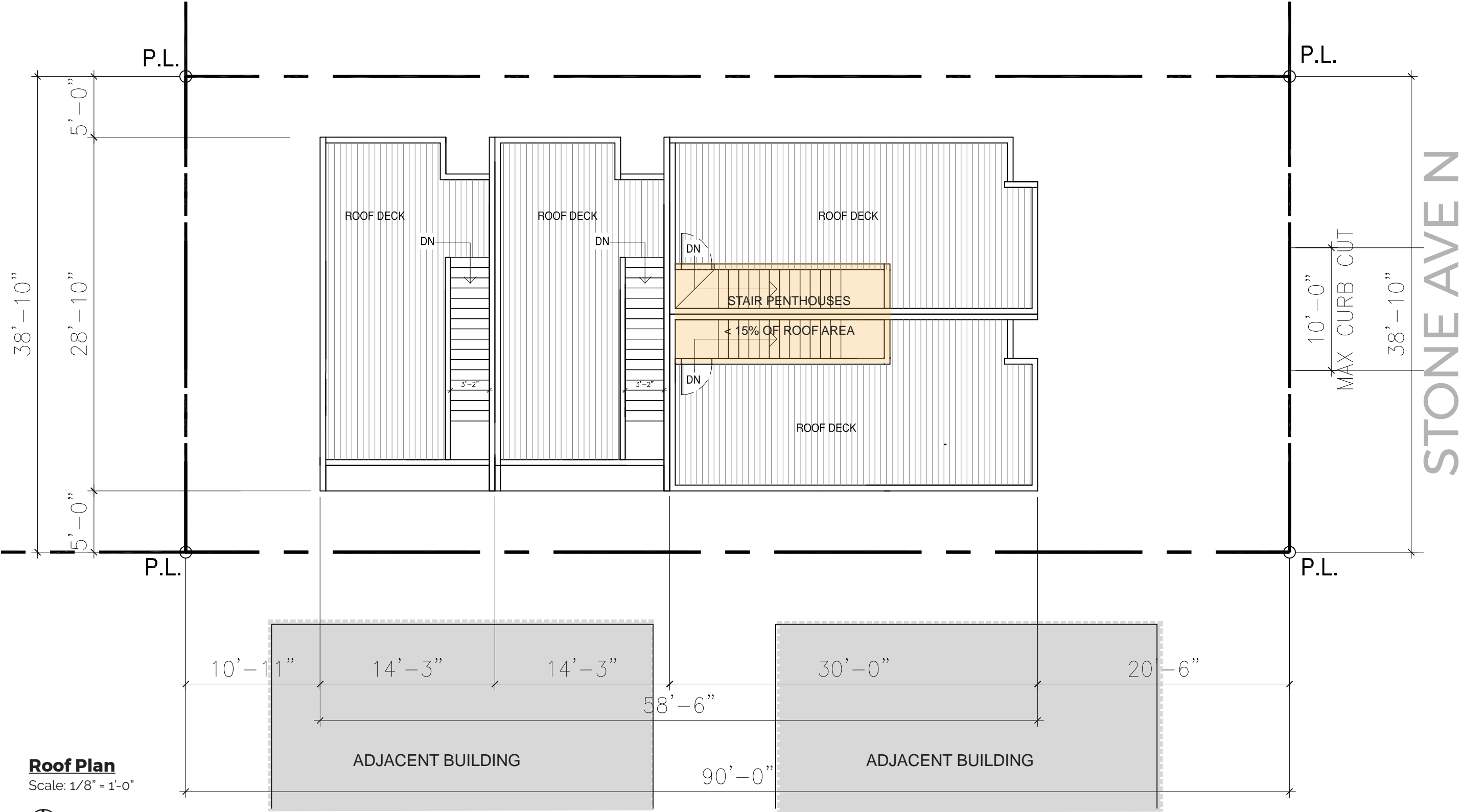






Level 3 Plan
Scale: 1/8" = 1'-0"

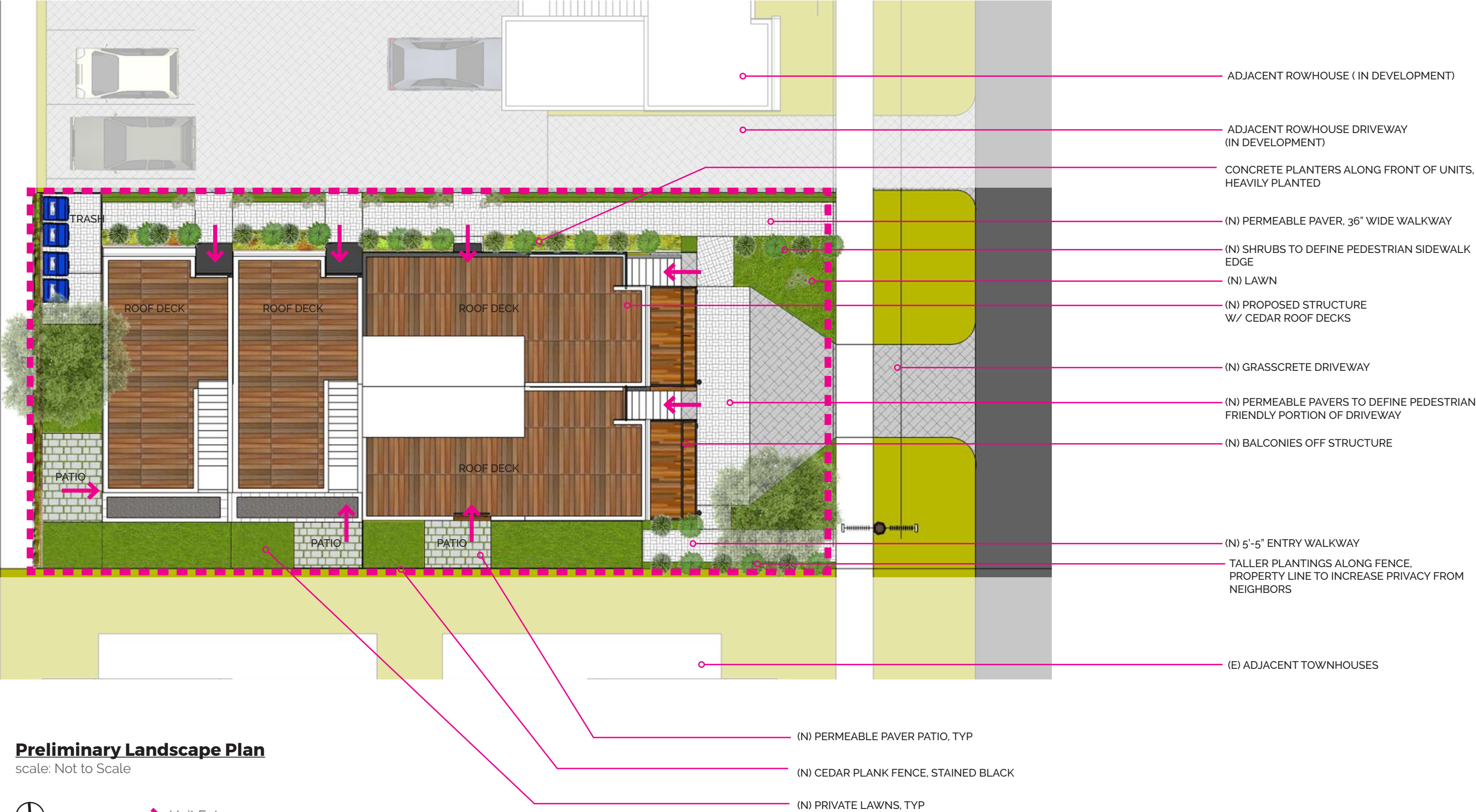




Roof Plan

Scale: 1/8" = 1'-0"





Preliminary Landscape Plan
scale: Not to Scale



View From Stone Ave N

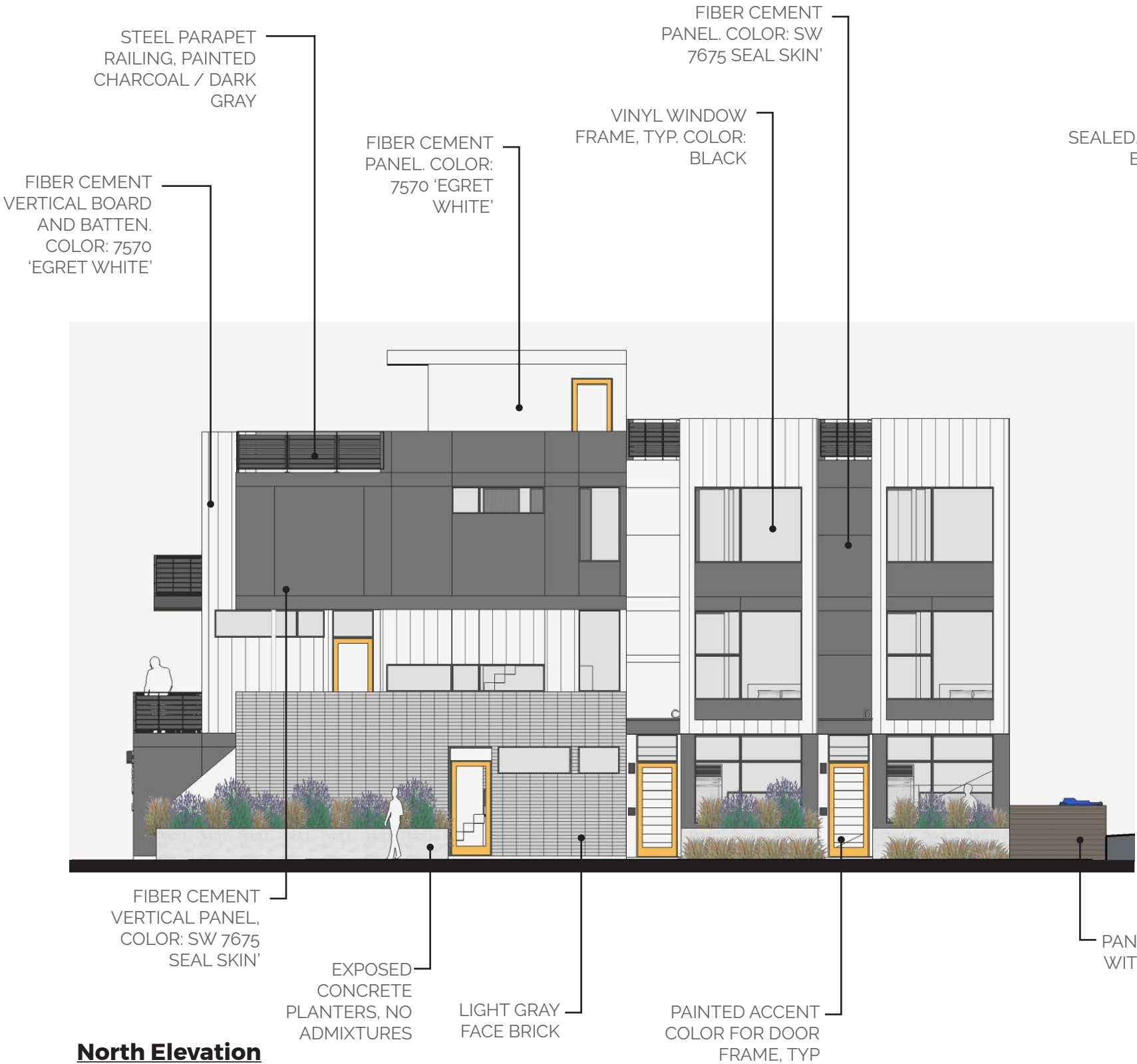


Pedestrian View Along Stone Ave N









Privacy Study

- Proposed fenestration
- Neighboring fenestration

Adjacent townhouse building

North Elevation

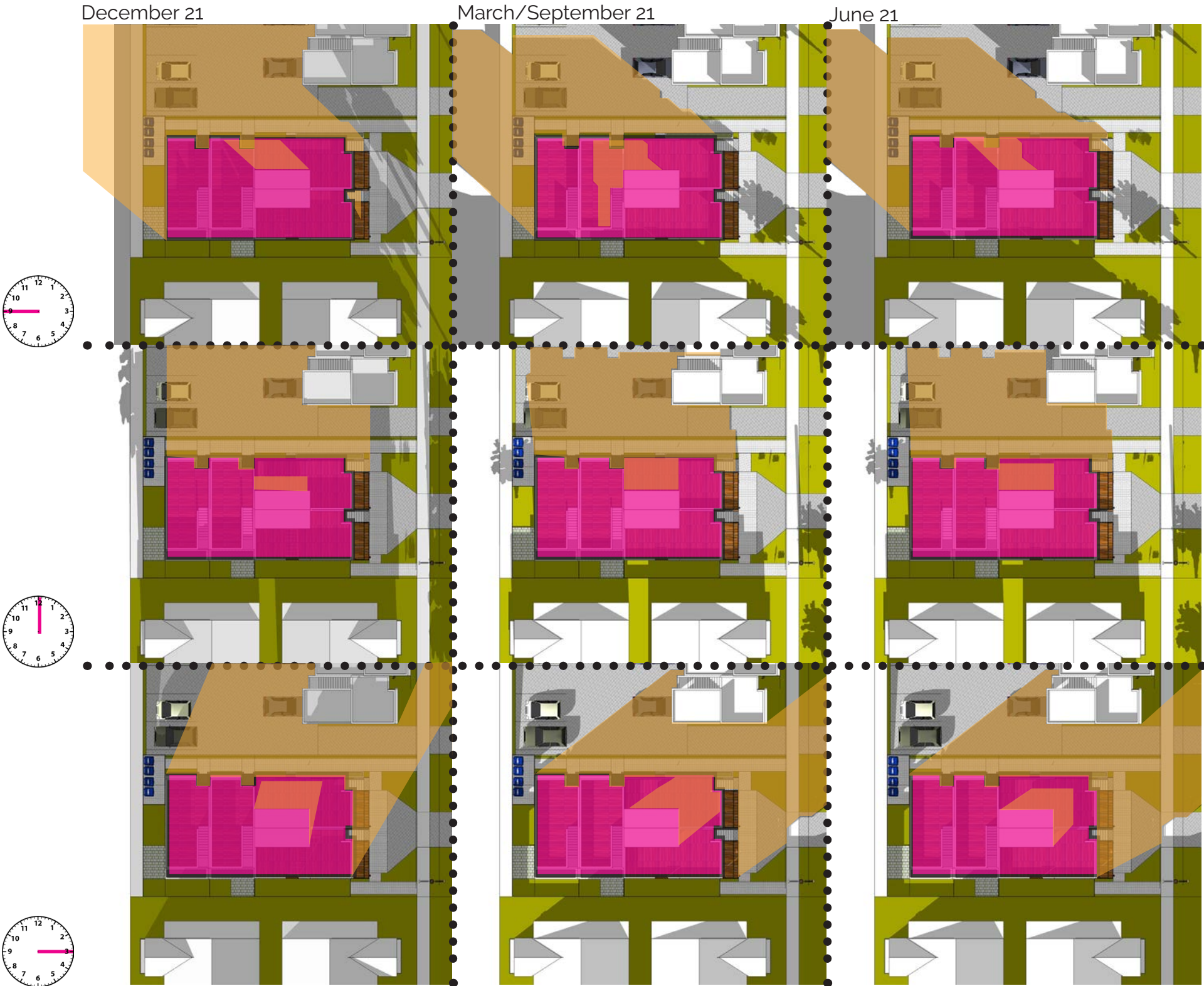


Adjacent apartment building

South Elevation



Shadow Study





Madison Park Condominiums



Stevens Residences



Bellevue Ave Midrise Apartments

HYBRID Previous Project Experience



Remington Court Townhouses



College Street Worklofts