

A47 Townhomes

816 N 47th Street | #3029854



workshop AD
Karen Kiest | Landscape Architects

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section 3.0

development objectives

proposal

Address: 816 N 47th Street
Seattle, WA 98103
Parcel Number: 9521101020
DPD Project Number: Land Use #3029854
Applicant: Workshop AD, LLC
Contact: Steve Bull, Workshop AD

The site, a 4,950 sqft C1-40 zone property, is on the north edge of North 47th Street just west of Aurora Avenue North. This is nearing one of the high points in the city at elevation +301-309. To the north and east are existing 2 story commercial structures. To the west is a 2 story residential structure, LR zoned, and to the south across N 47th St are 2-3 story residential structures. The site slopes up approximately 8 feet from south to north.

The proposed development is a 7 unit, 4 story, townhouse structure with approximately 11,767 sqft of gross floor area. A pedestrian walkway along the west side of the structure provides access from the street / sidewalk to six of the units. The southern unit is accessed directly from the sidewalk at the southeast corner of the site. A covered porch is elevated above sidewalk level. Each unit provides sheltered entry, one garage parking stall, and roof top deck amenity space.

The design proposal responds to four primary considerations:

1. Enhance the urban fabric and pedestrian realm through direct engagement with the sidewalk and street.
2. Successfully transition from the C1-40 zone to the neighboring LR zone with attention to scale and setbacks.
3. Connect to views east, south, and west.
4. Establish a consistent articulation of massing, fenestration, and material on all sides of the project.

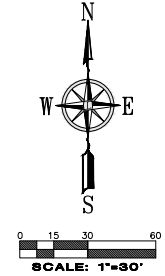
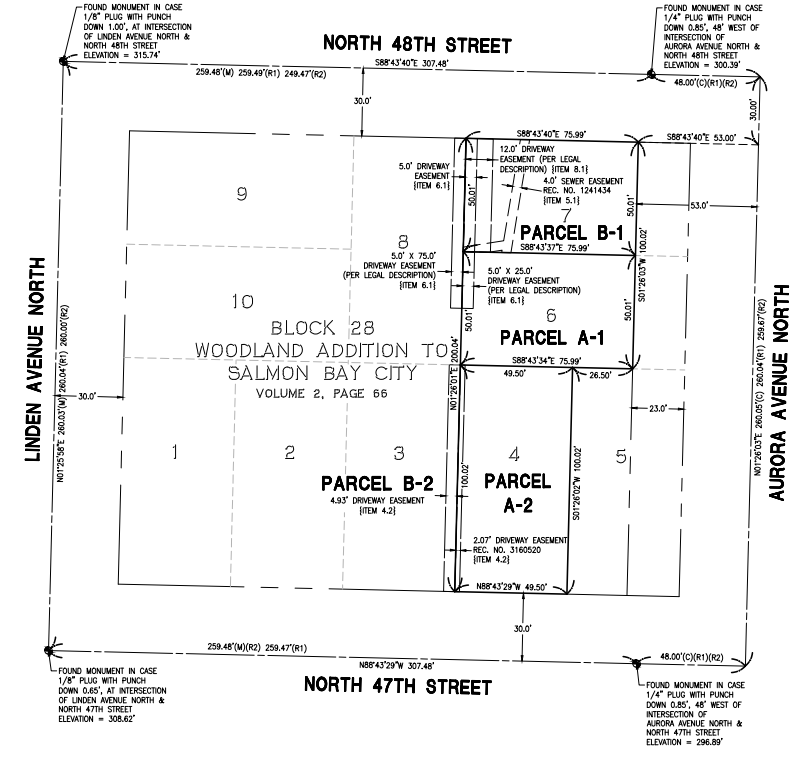
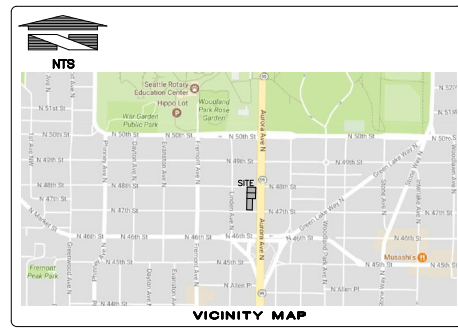
contents

section 3.0 development objectives	1
section 4.0 site information	
survey	2
site plan	5
landscape plan	6
section 5.0 context analysis	
neighborhood photos and analysis	8
street views	10
section 6.0 zoning data	
zoning map	12
use map	13
section 7.0 design guidelines	14
section 8.0 architectural concepts	16
elevations	19
floor plans	23
views	28
section 9.0 adjustment request	34

BOUNDARY AND TOPOGRAPHIC SURVEY

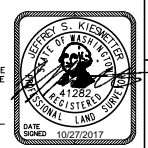
LEGAL DESCRIPTION:
 (PER FIDELITY NATIONAL TITLE OF WASHINGTON, ESCROW NO. 20375827-410-MP2, DATED SEPTEMBER 14, 2017.)
PARCEL A-1:
 LOT 6, BLOCK 28, WOODLAND ADDITION TO SALMON BAY CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 66, IN KING COUNTY, WASHINGTON;
 EXCEPT THE EAST 23 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 236360 FOR AURORA AVENUE AS PROVIDED BY ORDINANCE NO. 59719 OF THE CITY OF SEATTLE;
 TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES OVER THE EAST 5 FEET OF THE NORTH 75 FEET OF LOT 6, BLOCK 28 OF SAID PLAT;
 AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 12 FEET OF LOT 7, BLOCK 28 OF SAID PLAT.
PARCEL B-1:
 LOT 7, BLOCK 28, WOODLAND ADDITION TO SALMON BAY CITY, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 66, RECORDS OF KING COUNTY AUDITOR;
 EXCEPT THE EAST 23 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 236360 FOR STREET PURPOSES, AS PROVIDED BY ORDINANCE NO. 59719 OF THE CITY OF SEATTLE;
 TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES OVER THE WEST 5 FEET OF THE NORTH 25 FEET OF LOT 6 AND THE EAST 5 FEET OF THE NORTH 75 FEET OF LOT 8, IN SAID BLOCK 28
 SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.
PARCEL A-2:
 (PER FIDELITY NATIONAL TITLE OF WASHINGTON, ESCROW NO. 20375825-410-MP2, DATED SEPTEMBER 14, 2017.)
PARCEL A-2:
 LOT 4, BLOCK 28, WOODLAND ADDITION TO SALMON BAY CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 66, IN KING COUNTY WASHINGTON.
PARCEL B-2:
 AN EASEMENT FOR DRIVEWAY PURPOSES OVER THE EAST 4.93 FEET OF LOT 3, BLOCK 28, WOODLAND ADDITION TO SALMON BAY CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 66, IN KING COUNTY WASHINGTON;
 SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.
SPECIAL EXCEPTIONS: (PARCELS A-1 & B-1)
 (PER FIDELITY NATIONAL TITLE OF WASHINGTON, ESCROW NO. 20375827-410-MP2, DATED SEPTEMBER 14, 2017.)
ITEMS 1.1-4.1) ITEMS REGARDING TAXES AND/OR FISCAL RESPONSIBILITY (NON SURVEY RELATED ITEMS)
ITEM 5.1) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: THE CITY OF SEATTLE
 PURPOSE: SEWER LINE
 AREA AFFECTED: LOT 7 FOR THE BENEFIT OF LOT 6
 RECORDED: SEPTEMBER 02, 1918
 RECORDING NO. 1241434 (SHOWN ON LOT 7, SERVING LOT 6 AND LOT 8)
ITEM 6.1) EASEMENT DISCLOSED BY REAL ESTATE CONTRACT AND THE TERMS AND CONDITIONS THEREOF:
 PURPOSE: GARAGE DRIVEWAY
 AREA AFFECTED: LOT 6 AND LOT 7 AND (OFF-SITE) LOT 8
 RECORDING NOS. 1246037 & 1292240 (SHOWN ALONG THE WEST PROPERTY LINE OF LOT 6 AND LOT 7)
ITEM 7.1) RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 236360, AS PROVIDED BY CITY OF SEATTLE ORDINANCE NO. 59719. (NO WIDTH WAS PROVIDED, AFFECTS FRONTAGE ALONG AURORA AVENUE NORTH)
ITEM 8.1) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 PURPOSE: INGRESS AND EGRESS
 AREA AFFECTED: LOT 7
 RECORDING NO. 8710271155 (SHOWN ALONG THE WEST PROPERTY LINE OF LOT 7)
ITEM 9.1) MATTERS DISCLOSED BY SURVEY:
 RECORDED: JUNE 16, 1993
 RECORDING NO. 9306169002 (EXISTING CONDITIONS SHOWN HEREON)
ITEM 10.1) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: THE 4711 LLC
 TRUSTEE: BANKER TITLE COMPANY
 BENEFICIARY: STEPHEN B. DAWSON, A MARRIED MAN, AS HIS SEPARATE ESTATE
 DATED: DECEMBER 07, 2017
 RECORDED: DECEMBER 13, 2017
 RECORDING NO. 2012121001881 (AFFECTS PARCEL A.1)
ITEM 11.1) UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON THE LAND AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM. (TITLE COMPANY CONCERNS, NON SURVEY RELATED ITEM)
ITEM 12.1) THE SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OR DEEDS OF TRUST OF RECORD, THEREFORE THE COMPANY RESERVES THE RIGHT TO REQUIRE FURTHER EVIDENCE TO CONFIRM THAT THE PROPERTY IS UNENCUMBERED, AND FURTHER RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS UPON RECEIPT OF THE REQUESTED EVIDENCE. (AFFECTS PARCEL B.1) (TITLE COMPANY CONCERNS, NON SURVEY RELATED ITEM)

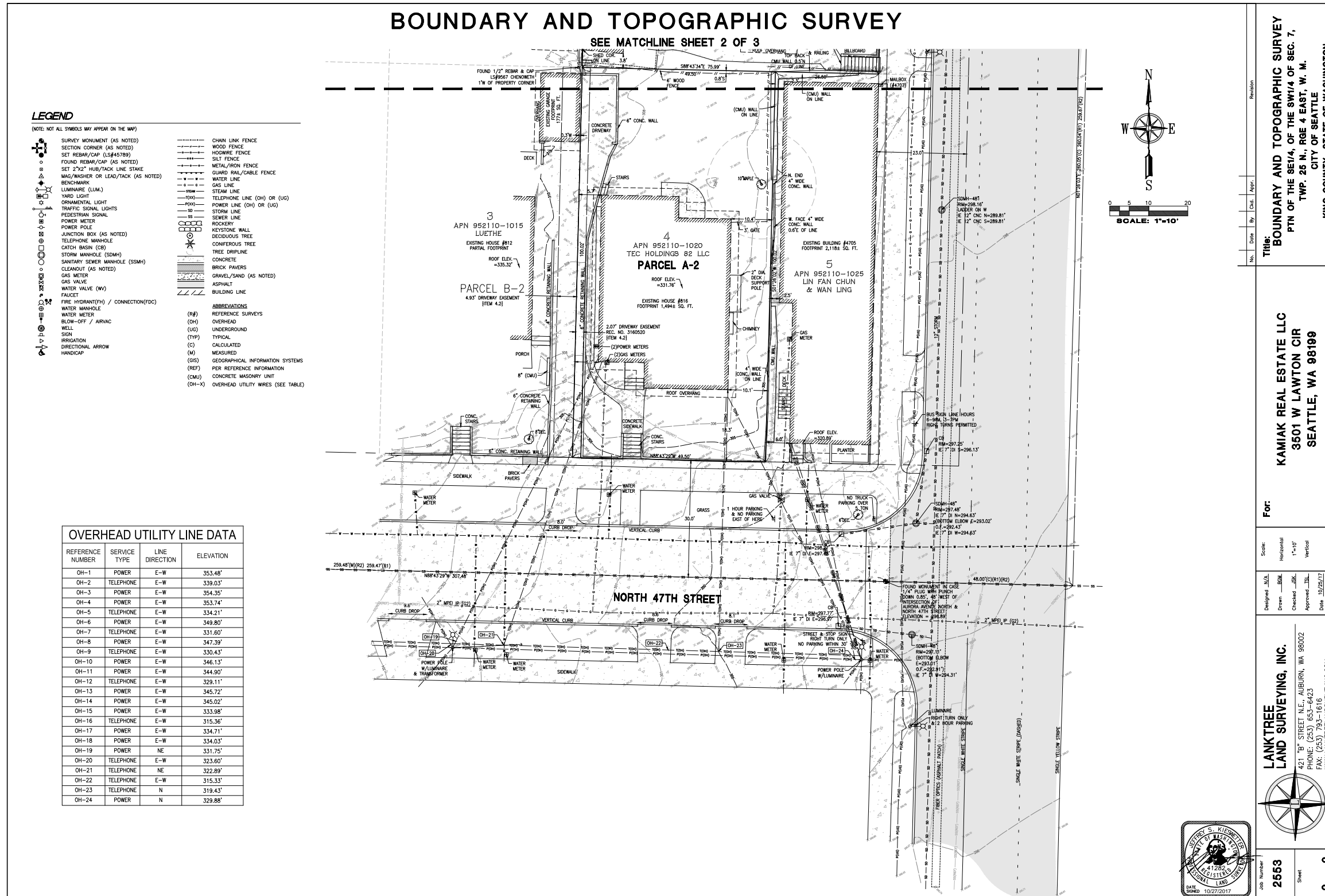
SPECIAL EXCEPTIONS: (PARCEL A-2)
 (PER FIDELITY NATIONAL TITLE OF WASHINGTON, ESCROW NO. 20375825-410-MP2, DATED SEPTEMBER 14, 2017.)
ITEMS 1.2-3.2) ITEMS REGARDING TAXES AND/OR FISCAL RESPONSIBILITY (NON SURVEY RELATED ITEMS)
ITEM 4.2) COMMUNITY DRIVEWAY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 RECORDED: APRIL 24, 1941
 RECORDING NO. 3165203
 SAID EASEMENT IS LOCATED ACROSS THE WEST 2.07 FEET OF SAID PREMISES AND THE EAST 4.93 FEET OF THE LAND ADJOINING ON THE WEST. (SHOWN ALONG THE WEST PROPERTY LINE OF LOT 4)
ITEM 5.2) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: D. SCOTT BLAIR AND VICTORIA A.L. BLAIR, HUSBAND AND WIFE
 TRUSTEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. A DELAWARE CORPORATION, ACTING SOLELY AS A NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS
 LENDER: BAY EQUITY LLC
 DATED: MAY 18, 2015
 RECORDED: MAY 22, 2015
 RECORDING NO. 20150522001510
ITEM 6.2) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: TEC HOLDINGS BC LLC, A WASHINGTON LIMITED LIABILITY COMPANY
 TRUSTEE: TRUSTEE SERVICES OF WASHINGTON, INC.
 BENEFICIARY: D. SCOTT BLAIR AND VICTORIA A.L. BLAIR, HUSBAND AND WIFE
 ORIGINAL AMOUNT: \$440,000.00
 DATED: JUNE 12, 2017
 RECORDED: JUNE 14, 2017
 RECORDING NO. 201704400415
ITEM 7.2) MATTERS DISCLOSED BY SURVEY:
 RECORDED: JUNE 16, 1993
 RECORDING NO. 9306169002 (EXISTING CONDITIONS SHOWN HEREON)
PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS FOR DEVELOPMENT AND/OR DESIGN.
THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS FOR DEVELOPMENT AND/OR DESIGN.
VERTICAL DATUM IS NAVD88 PER CITY OF SEATTLE
PUBLISHED BENCHMARK
 VERTICAL DATUM FOR THIS SURVEY IS ESTABLISHED PER THE PUBLISHED ELEVATION OF CITY OF SEATTLE POINT DESIGNATION 3773-3408, BEING A 2" BRASS DISC TOWNSHIP OF SEATTLE SURVEY 3773 3408" IN SECTION 16 AT THE SOUTHWEST CORNER OF NORTH 45TH STREET & CORLISS AVENUE NORTH. ELEVATION WAS HELD AT 282.866'
 CHECK BETWEEN PROJECT BENCHMARK AND CITY OF SEATTLE POINT DESIGNATION SW-7533, RESULTED IN A VERTICAL CORRECTION OF +0.006' OF PUBLISHED.
LOCAL SITE/PROJECT BENCHMARKS
 AS SHOWN ON THIS SURVEY
SITE ADDRESS
 PARCEL A-1(LOT 6): 4711 AURORA AVENUE NORTH, SEATTLE WA 98103
 PARCEL B-1(LOT 7): 4717 AURORA AVENUE NORTH, SEATTLE WA 98103
 PARCEL A-2(LOT 4): 816 NORTH 47TH STREET, SEATTLE WA 98103
ASSESSOR'S PARCEL NUMBER
 PARCEL A-1(LOT 6): 9521101030
 PARCEL B-1(LOT 7): 9521101035
 PARCEL A-2(LOT 4): 9521101020
FLOOD INFORMATION
 PARCEL IS LOCATED IN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 PER FEMA PANEL NUMBER 5303330340 F, DATED 05/16/1995.
PARCEL AREA
 PARCEL A-1(LOT 6): 3,800± SQ FT OR 0.09± ACRES
 PARCEL B-1(LOT 7): 3,800± SQ FT OR 0.09± ACRES
 PARCEL A-2(LOT 4): 4,351± SQ FT OR 0.11± ACRES
REFERENCE INFORMATION SURVEYS
 R1) RECORD OF SURVEY, REC. NO. 9306169002
 R2) CITY OF SEATTLE PUBLIC UTILITIES MAP, TILE # 274, DATED 2/6/2015
 P) PLAT OF WOODLAND ADDITION TO SALMON BAY CITY, VOLUME 2, PAGE 66
GIS DATA
 G1) GIS MAP PROVIDED OR DOWNLOADED ON 10/19/2017 FROM CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS, AND DEVELOPMENT SERVICES OFFICE.
 G2) GIS MAP PROVIDED OR DOWNLOADED ON 10/3/2017 FROM PUECT SUNDAY ENERGY, PLAT: 183068F, DATED: 04-20-2017
NOTES
 1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.
 2. UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR ENLISTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES, INC. AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATOR PAINT MARKINGS ARE 1.0% HORIZONTALLY, VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UNDERGROUND UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE PER BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POT-HOLING BE PERFORMED.
 3. FIELD SURVEY WAS COMPLETED IN OCTOBER 2017 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.
 4. THIS SURVEY IS A RETRACEMENT OF THE DEEDED DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.
PROCEDURE / NARRATIVE:
 A FIELD TRVERSE USING A TRIMBLE S6 TOTAL STATION SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R6 MODEL-4 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.



THIS: BOUNDARY AND TOPOGRAPHIC SURVEY PTN OF THE SE1/4, OF THE SW1/4 OF SEC. 7, TWP. 28 N., RBE 4 EAST, W. M., CITY OF SEATTLE KING COUNTY STATE OF WASHINGTON	
FOR: KAMIAK REAL ESTATE LLC 3501 W LAWTON CIR SEATTLE, WA 98199	
Scale: Horizontal 1"=30' Vertical 1"=30'	Date: 10/27/2017
Designed: JVA Drawn: BKM Checked: JBL Approved: JBL Date: 10/27/17	LANKTREE LAND SURVEYING, INC. 421 7th Street N.E., Auburn, WA 98002 Phone: (253) 752-1616 Fax: (253) 752-1616 WWW.LANKTREELANDSURVEYING.COM
Job Number: 2553	Sheet: 1 of 3

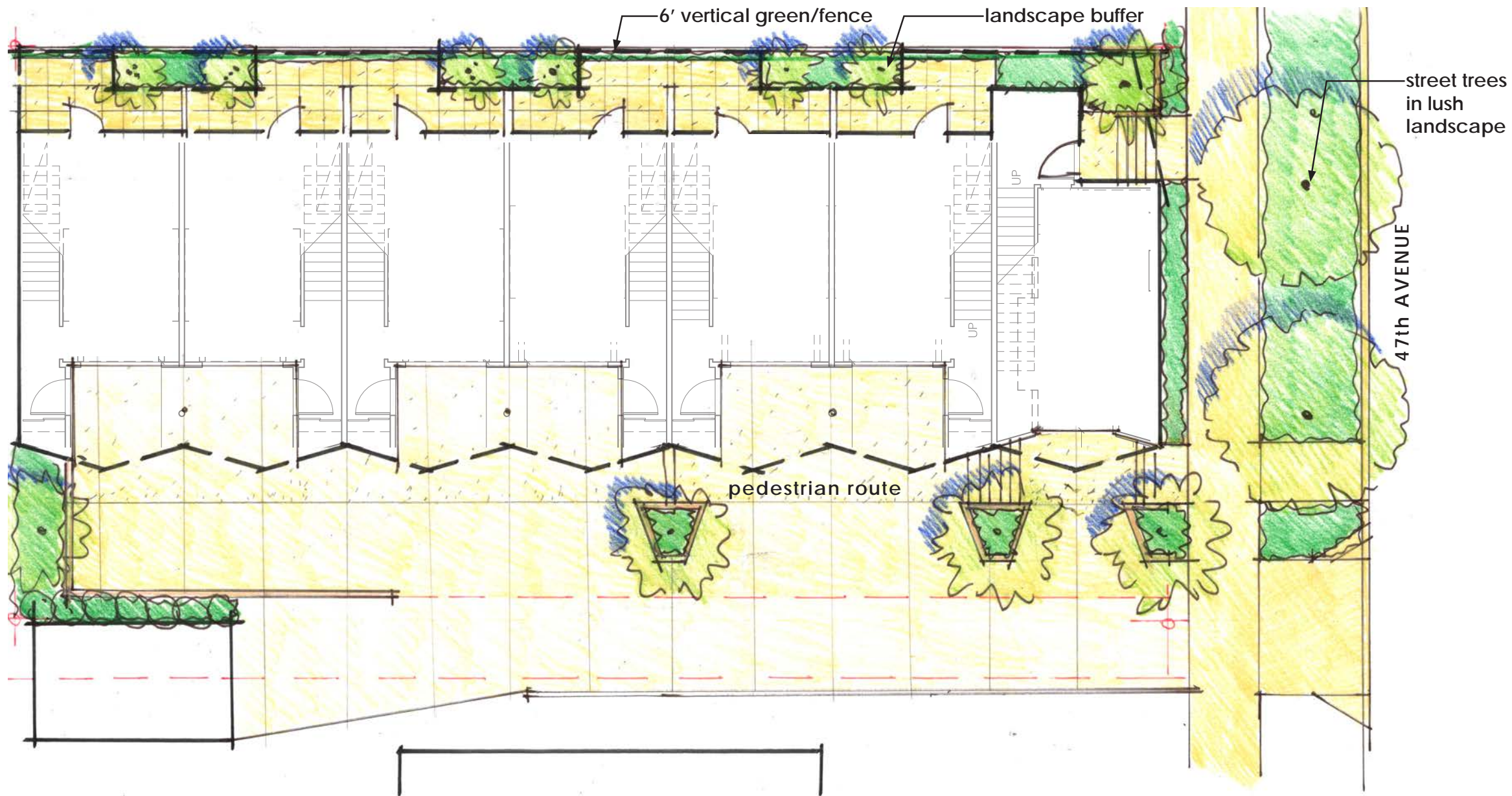
SURVEYOR'S CERTIFICATE:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.
 10/27/2017
 DATE





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landscape plan



street trees in lush landscape

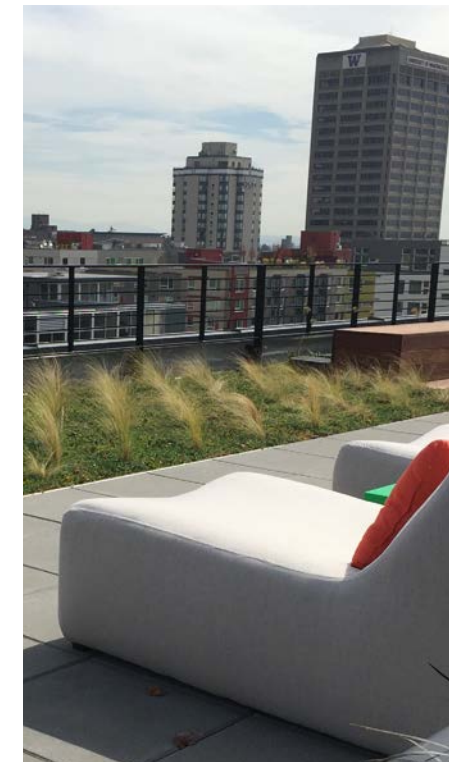
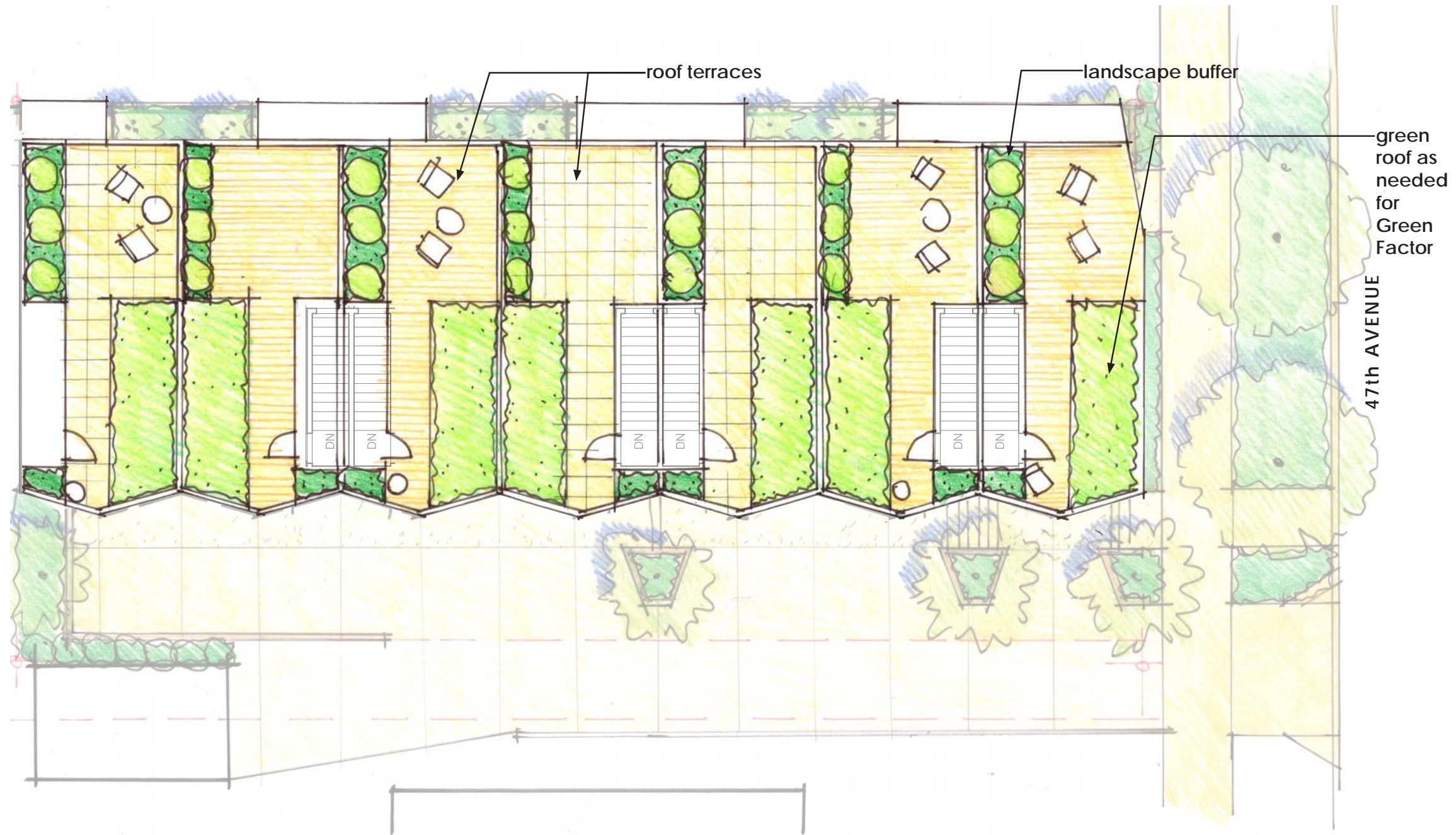


vertical green at fence

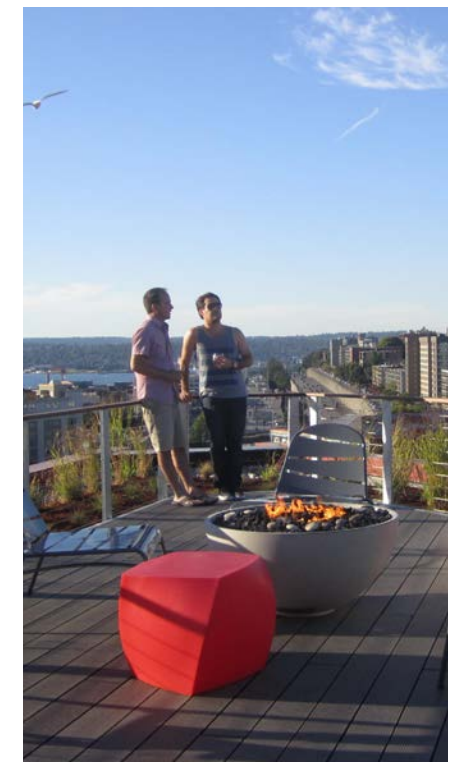
Landscape Plan
NTS



landscape plan



green roof edge



views

Landscape Plan
NTS



site context



A. Aurora Ave North 4 story Apartments



B. Fremont Ave N Retail & Mixed-Use



C. 46th St Underpass - access to transit

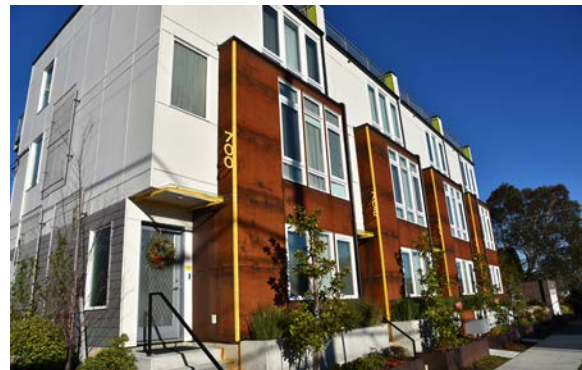


D. Woodland Park & Zoo

neighborhood photos



1



2



3



4



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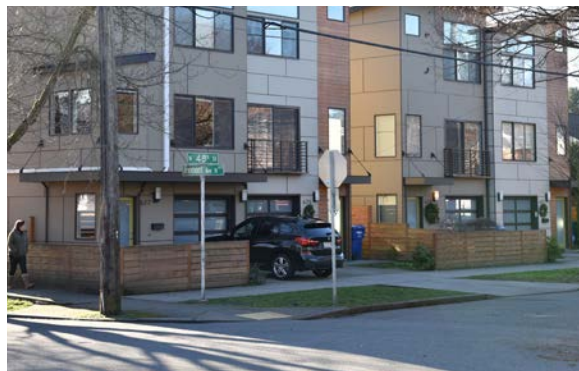
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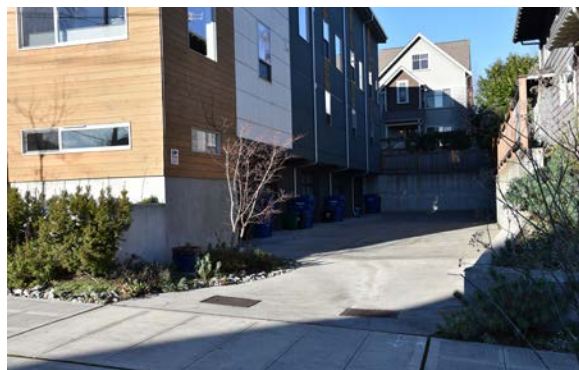
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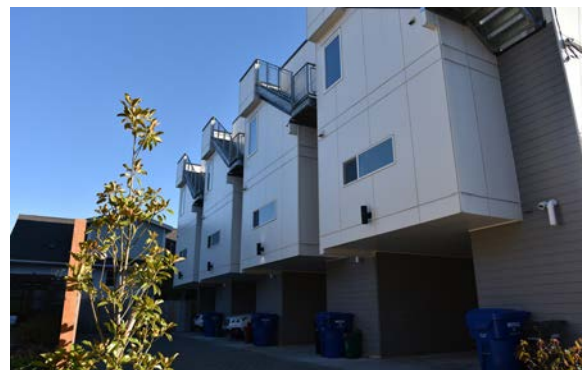
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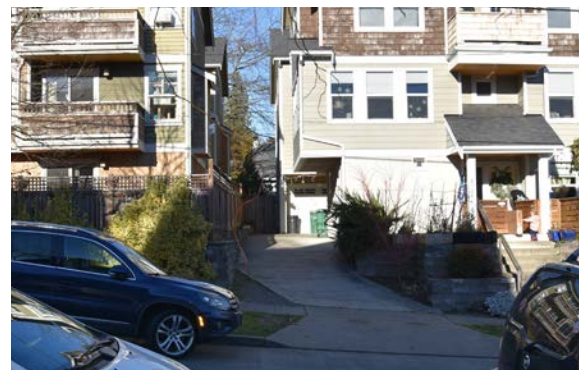
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14



15



16

section 5.0 context analysis

Multifamily Development

Lowrise multifamily developments are common west of the site. These include 3 story townhouses and small apartment buildings. Higher density, larger scale 3 to 5 story apartment buildings are common along Aurora Ave North.

Commercial Development

The commercial lots along Aurora Ave North within immediate proximity of the proposal remain mostly underdeveloped. The design seizes this opportunity to orientate views south toward Downtown and the Cascade Range to the east while taking future development into consideration.

Sidewalk Edges

Front yards in the neighborhood are typically well demarcated edges along the public pedestrian realm. This is accomplished through grade changes, plantings, retaining walls, fences, and gates.

Transitions & Open Space

Side yards are often used as driveways to access parking and units located at interior and rear of parcels.

FREMONT AVE N



LINDEN AVE N

SITE

AURORA AVE N

1. N 47TH ST - LOOKING NORTH

AURORA AVE N

ACROSS FROM SITE

LINDEN AVE N

FREMONT AVE N



2. N 47TH ST - LOOKING SOUTH

N 50TH ST

N 49TH ST



3. AURORA AVE N. - EAST

N 46TH ST

N 47TH ST

SITE (BEHIND STRUCTURE)

N 48TH ST

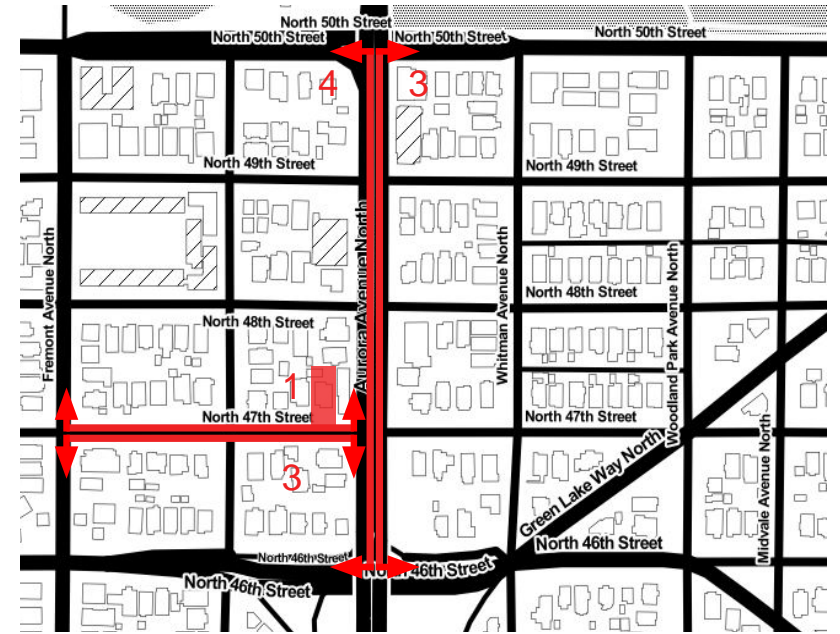


4. AURORA AVE N. - WEST

SITE



street views



N 48TH ST

N 47TH ST

N 46TH ST



N 49TH ST

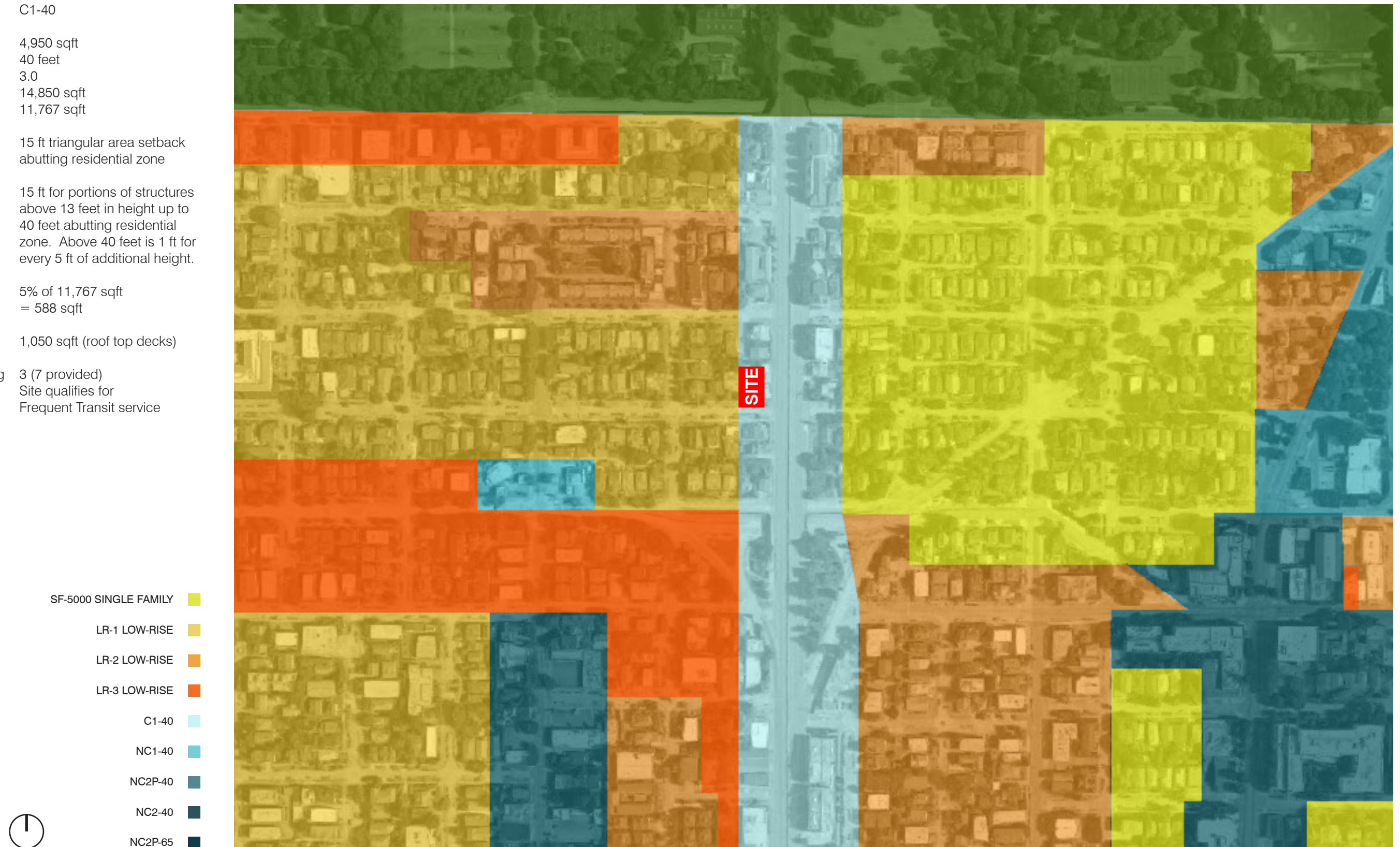
N 50TH ST



zoning summary

Zone	C1-40
Lot Size	4,950 sqft
Structure Height	40 feet
FAR	3.0
Allowable GFA	14,850 sqft
Proposed GFA	11,767 sqft
Setbacks	15 ft triangular area setback abutting residential zone
	15 ft for portions of structures above 13 feet in height up to 40 feet abutting residential zone. Above 40 feet is 1 ft for every 5 ft of additional height.
Required Amenity Area	5% of 11,767 sqft = 588 sqft
Provided A.A.	1,050 sqft (roof top decks)
Required Parking	3 (7 provided) Site qualifies for Frequent Transit service

zoning map



use map

section 6.0
zoning data



- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL
- PARK SPACE



applicant-selected guidelines & response



CS1 Natural Systems and Site Features

CS1-C Topography: Elevation Changes

Applicant Response:

The primary pedestrian walkway mitigates the slope of the site from sidewalk level up approximately six feet to each unit entry. The ground floor levels of each unit garage and entry respond to this varying slope and the vehicular access drive.

CS2 Urban Pattern and Form

CS2-A Location In The City And Neighborhood: Architectural Presence

CS2-B Adjacent Sites, Streets, and Open Spaces: Site Characteristics | Connection to the Street

CS2-C Relationship To The Block: Mid-Block Sites

CS2-D Height, Bulk, and Scale: Zone Transitions: Existing Development and Zoning | Zone Transitions

Applicant Response:

The project proposes an articulated facade to positively contribute to a diversely scaled block. The design detail, articulation, and quality materials are consistent on all sides of the proposed structure.

The street facing unit proposes a direct connection to the sidewalk with a covered entry porch and entry door facing the street. A pedestrian walkway with landscaped edging along the west facade and vehicular driveway provides a clear pedestrian path to the other six units.

The existing development around the site consists of mainly low density residential uses but there are larger commercial and residential developments along Aurora Ave N. The site sits within the denser C1-40 zoning along Aurora Ave N and abutting LR zoning to the west. The building is setback 13 feet from the residential property to the west which maximizes open space. Each facade is carefully designed to respond to the varying zoning and scales.

Future development in the C1-40 and LR zones will be characterized by similar uses and scales complementing the proposed project.

CS3 Architectural Context and Character

CS3-A Emphasizing Positive Neighborhood Attributes: Evolving Neighborhoods

Applicant Response:

The proposed design is compatible with the historic and contemporary context as four story structures with flat roofs are common. Grouped windows and simple building materials are also common in this evolving neighborhood. As a transitional neighborhood the proposed development focuses on clear legibility of units, landscaped common open space, and articulated material and detailing as an exemplary project for others to build upon in the future.



PL1 Connectivity

PL1-B Walkways and Connections: Pedestrian Infrastructure

Applicant Response:

The project proposes a direct connection between the existing public sidewalk and the on site pedestrian circulation. This edge is well lit by soffit downlighting.

PL2 Walkability

PL2-B Safety and Security: Eyes on the Street | Lighting for Safety | Wayfinding

Applicant Response:

Doors and windows on street and west facing facades overlooking common open space encourage natural surveillance while mitigating privacy.

Lighting is provided at pathways and all entries.

Address markers are provided at the south unit entry and along the west pathway marking each unit entry.

section 7.0

design guidelines

PL3 Street-Level Interaction

PL3-A Entries: Design Objectives | Ensemble of Elements

Applicant Response:

The primary unit entries are obvious with clear lines of sight to the street. Weather protection is provided with coverage at all entries that contributes to a sense of unit identity while emphasizing safety and security.

Integration of landscaping with textured concrete walkway, side-lite next to entry doors, recessed soffit lighting over each entry door.

DC1 Project Uses and Activities

DC1-B Vehicular Access and Circulation: Access Location and Design

DC1-C Parking and Service Uses: Multiple Uses

Applicant Response:

Vehicular driveway is shared with the neighboring residential property which maximizes the open space between buildings and is conceived as a multi-use surface and outdoor space. A clear delineation between vehicular and pedestrian pathway is provided using ground paving texture, landscape nodes, and a drainage edge.

DC2 Architectural Concept

DC2-B Architectural Façade Composition: Façade Composition | Blank Walls

DC2-D Scale and Texture: Human Scale | Texture

Applicant Response:

The perceived mass of the 4 story structures is reduced by the recessed ground level garages, angled west facade that prioritizes views south towards the street, and recessed entries. Within a transitional neighborhood, the design proposes a dynamic angled facade along the west side. Grouped window openings create a refined scale facing the residential zone and the street. Along the east side the facade responds to the commercial zone with projecting bays and regularized smaller openings that must comply with building code opening percentage limitations. Materials are consistent around all sides of the structure with a ground level of cladded in one foot wide vertical painted fiber cement panels and the upper three levels clad in larger dimensioned painted fiber cement panels. The project is purposefully neutral and simple using the play of light off the facade to animate and establish texture. Overhead protection at all recessed entries and doors painted with a vibrant pop of color adds human scale and unit identity. The walkway paved surface and integrated landscaping enhance the pedestrian environment. The only blank wall proposed is at the north facade of the building at the property line where a proposed 5 story mixed use structure will completely conceal this wall.

DC4 Exterior Elements and Finishes

DC4-A Building Materials: Exterior Finish Materials | Climate Appropriateness

DC4-C Lighting: Functions | Avoiding Glare

DC4-D Lighting: Trees, Landscape, & Hardscape Materials

Applicant Response:

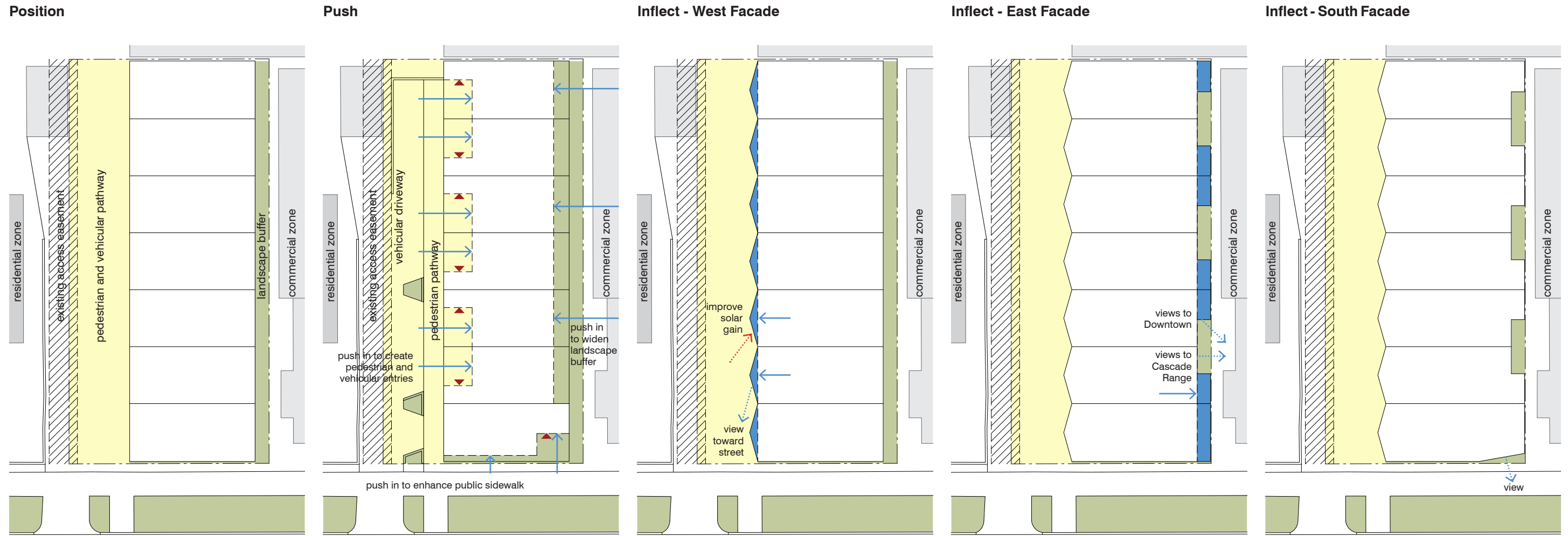
Painted fiber cement panel siding, white windows, and white painted trim, are all durable materials that lend themselves to high quality detailing and composition. All materials are durable and attractive taking into account climate appropriateness.

Downlighting along pedestrian pathways and at unit entries all maintain adequate illumination levels for safety, avoiding glare to neighboring properties, and highlight architectural and landscape design features.

Scored and blasted concrete paving demarcate vehicle from pedestrian zones and entries. Landscaping is integrated primarily along the east and street front edges with landscape islands populating the west edge delineating vehicle and pedestrian movement.



concept diagram



Pedestrian and vehicular access is placed on the west side to activate residential zone and to maximize the open space. A landscaped buffer is placed on the western side creating a buffer to future commercial development.

Garage and entries are pushed in to enlarge open space and increase privacy. Landscaping is added to enhance the pedestrian and vehicular pathway. The first level of the street facing facade is pushed back and landscaped to enhance public sidewalk. Landscape buffer at east side is widened.

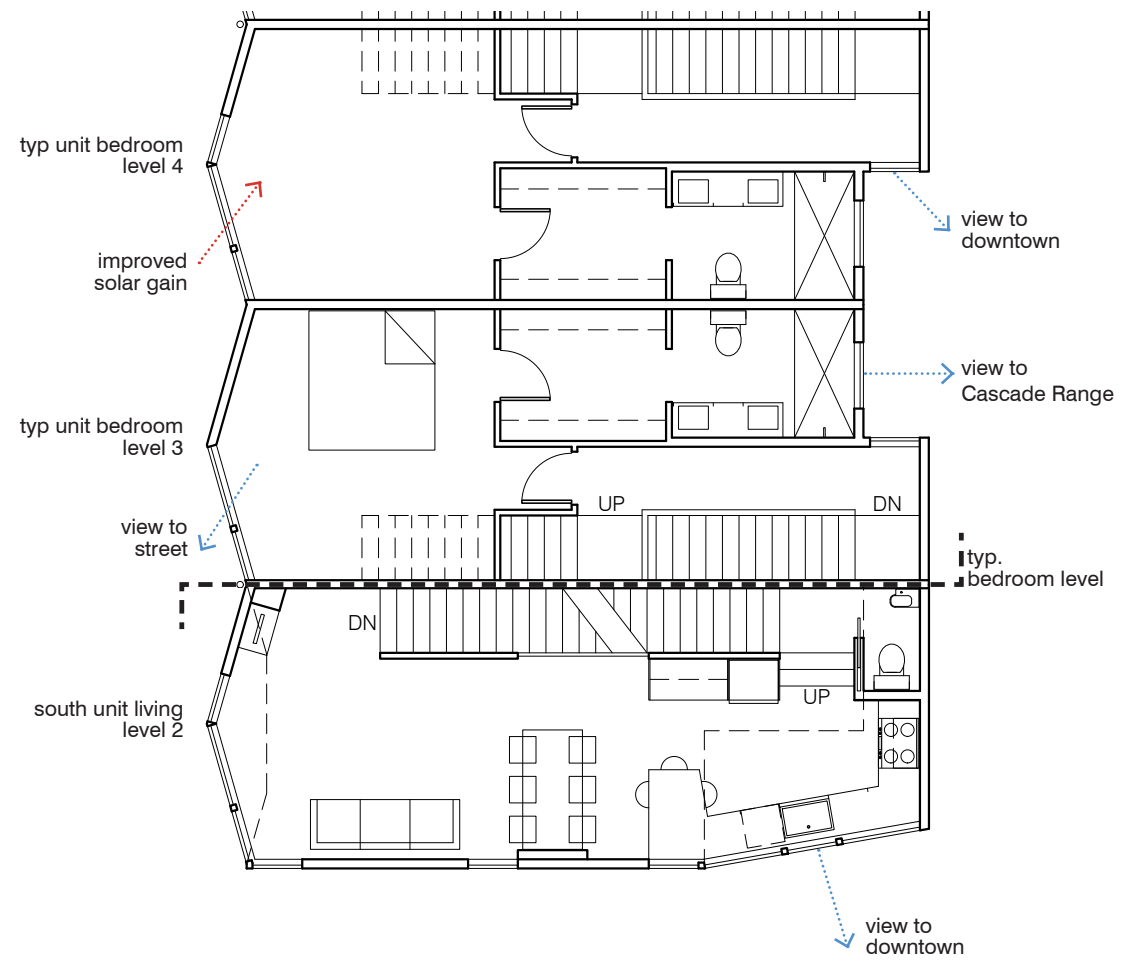
Angled west facade orientates views toward street instead of straight at neighboring residential structure and backyard. This provides additional solar gain and daylight to individual units and creates a refined facade scale that results in a unique identity for the project.

East facade extends for functional layout of spaces. Strategically placed openings provide views over the adjacent 1-2 story commercial building to the Seattle downtown skyline and the Cascade Mountains.

The southwest corner is pushed and angled to purposely orient the view south through the Aurora corridor and to reduce the perceived mass at the street facing facade. This also ties the south facade in with the west facade and it's regularized unit width angled bays.

section 8.0 architectural concept

Individual unit diagram



southwest view

1. recessed pedestrian and vehicular entries
2. setback facade at street level
3. angled west facade
4. inflect facade for view and scale



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elevations

- 1. fiber cement panel, mid-tone grey
- 2. white vinyl window
- 3. fiber cement infill panels and trim, painted white
- 4. 12" fiber cement panel, light grey
- 5. recessed porch, painted entry door with side-lite
- 6. unit address marker, powder coated steel plate



south elevation
scale 1/8" = 1'-0"

elevations



west elevation
scale 1/8" = 1'-0"

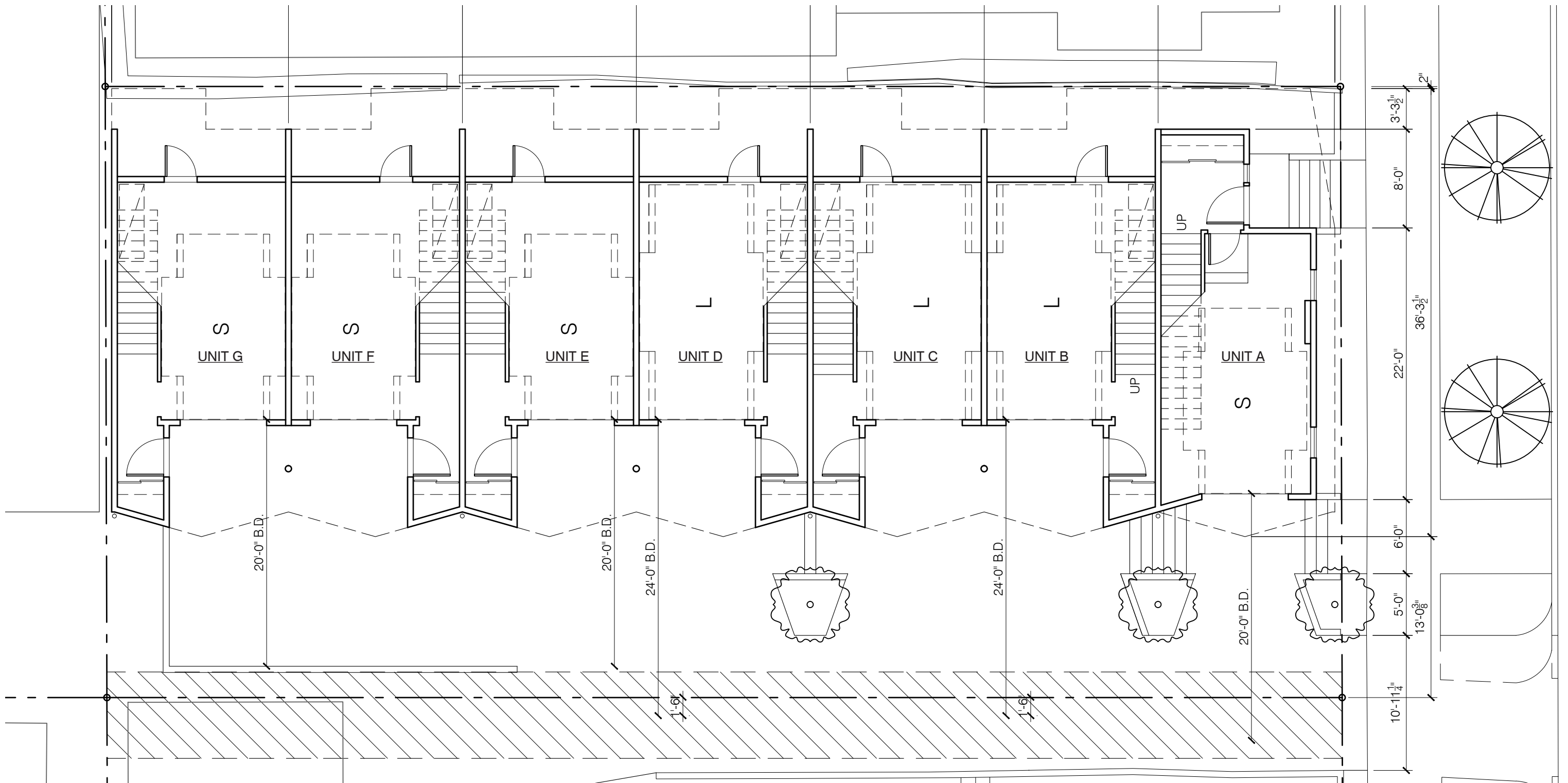
elevations

- 1. fiber cement panel, mid-tone grey
- 2. white vinyl window
- 3. 12" fiber cement panel, light grey
- 4. glazed patio door
- 5. fiber cement panel, light grey



east elevation
scale 1/8" = 1'-0"

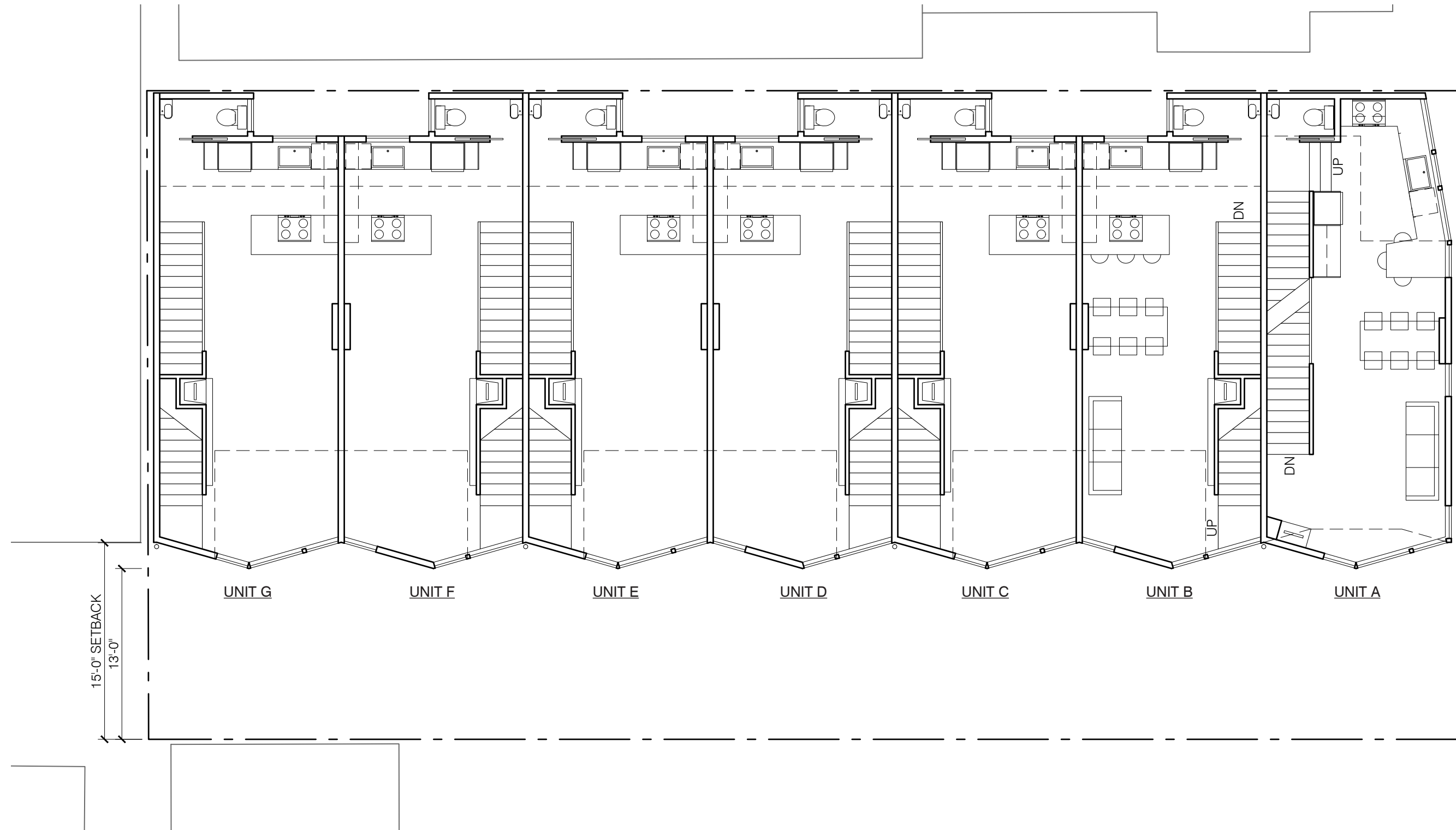
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first floor plan
scale 1/8" = 1'-0"

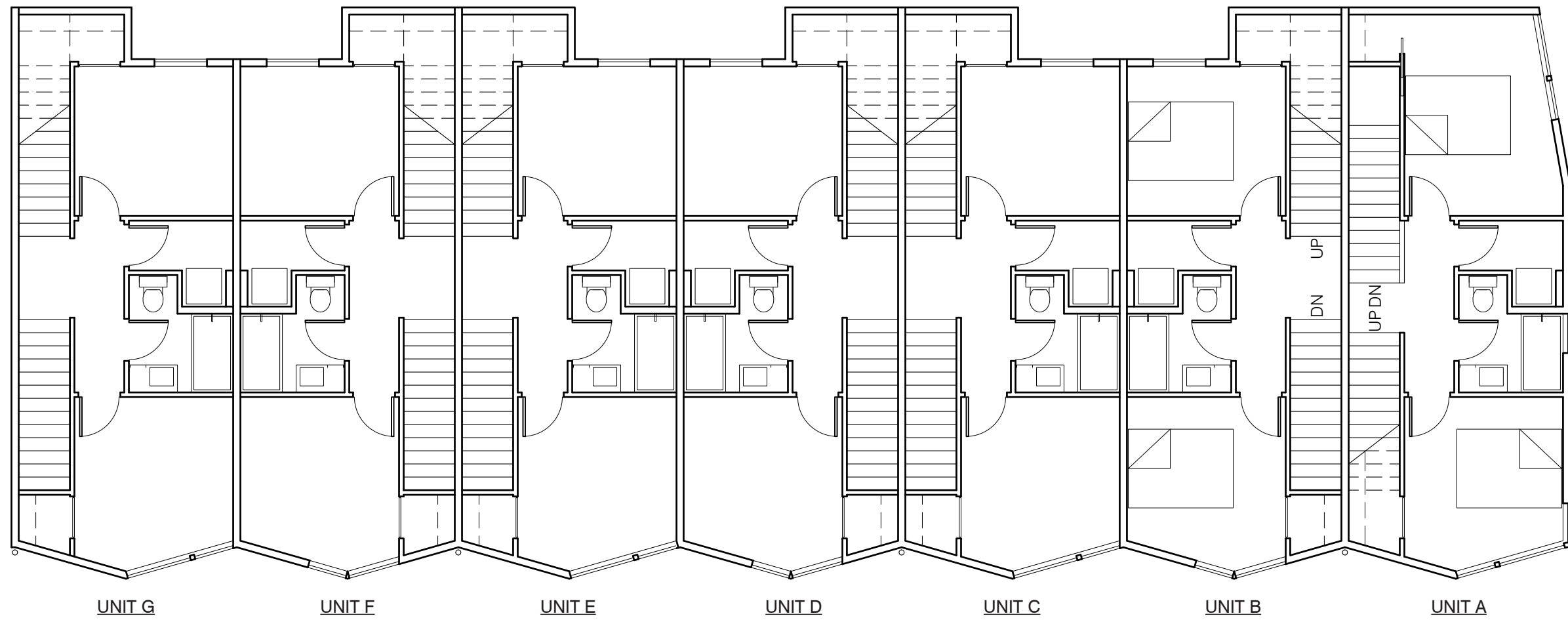


plans



second floor plan
scale 1/8" = 1'-0"

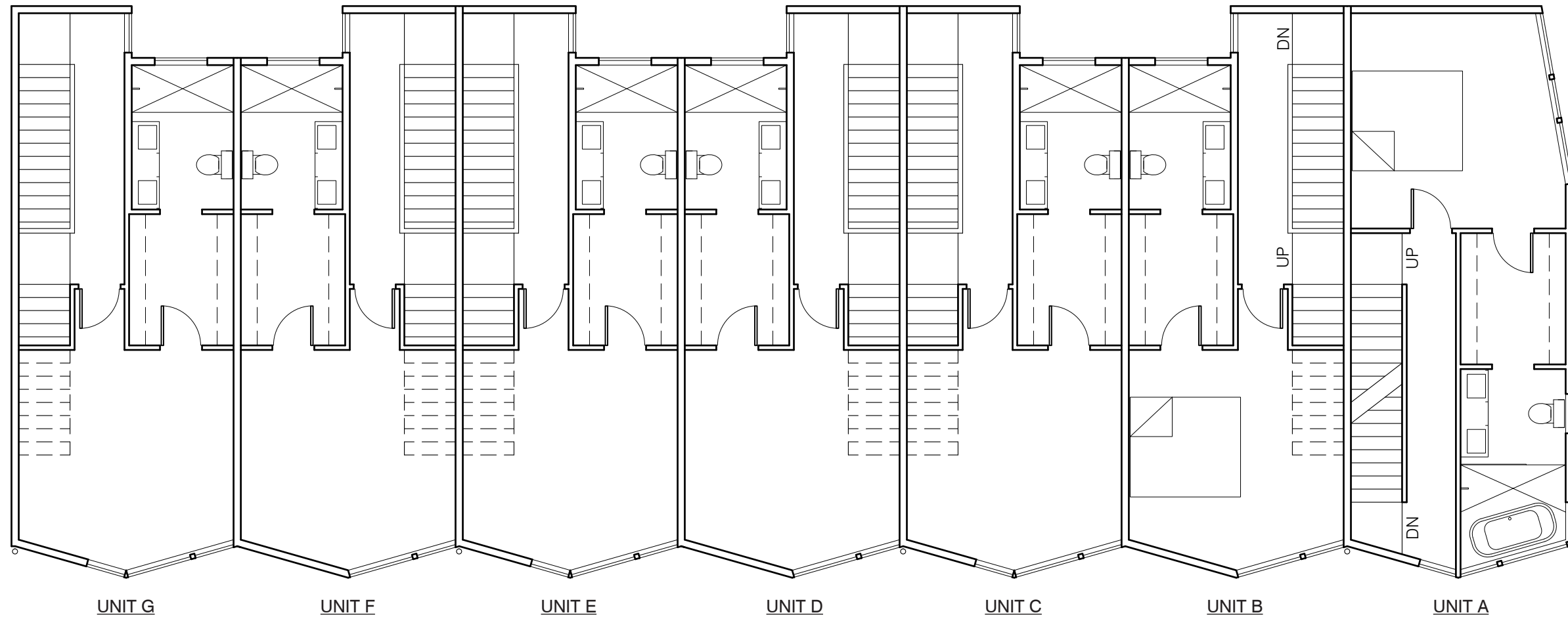




third floor plan
scale 1/8" = 1'-0"

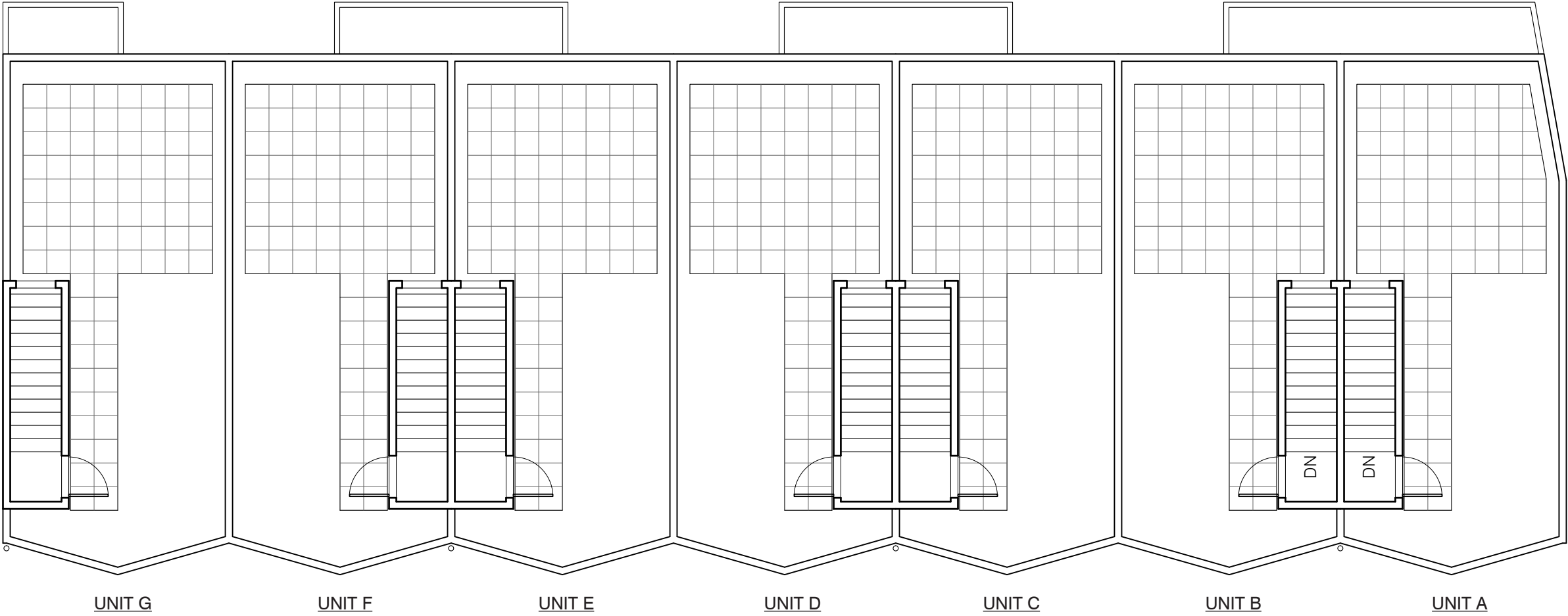


plans



forth floor plan
scale 1/8" = 1'-0"





roof plan
scale 1/8" = 1'-0"



views

1. CS2-C-2 relationship to the block
CS2-D-4 zone transitions
CS3-A-4 evolving neighborhoods
DC2-B-1 façade composition
DC4-A-1 exterior finish materials
2. CS1-C topography
3. PL1-B-1 pedestrian infrastructure
4. DC2-A-2 reducing perceived mass



southwest view

views

- 1. DC2-B-1 façade composition
DC4-A-1 exterior finish materials
- 2. PL2-B-1 eyes on the street
- 3. CS2-B-2 connection to the street



southeast view

views

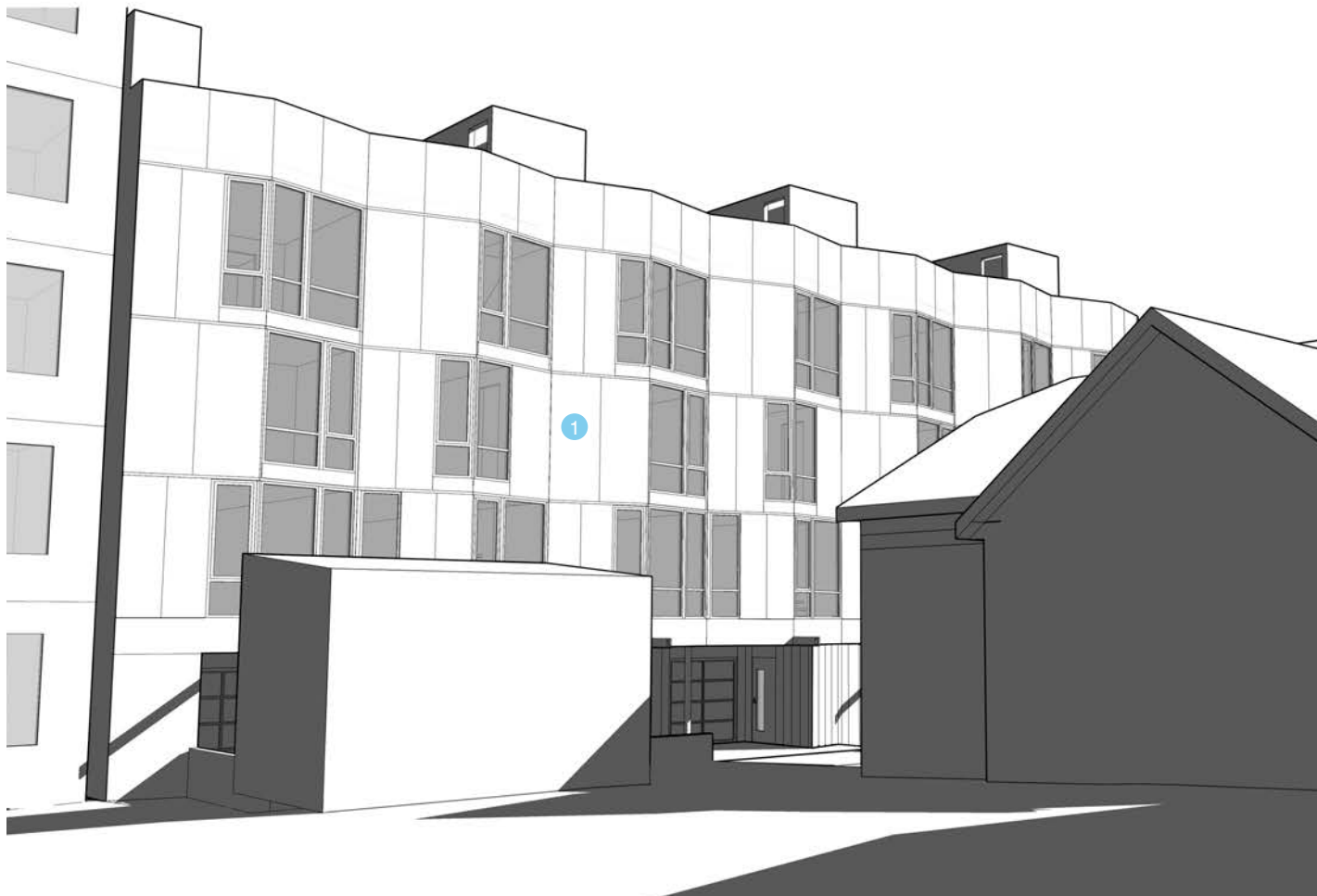


1. DC2-B-1 façade composition
DC4-A-1 exterior finish materials
CS2-D zone transitions

2. PL3-A-1,2 entries
DC2-D-1 human scale

west facade

east facade

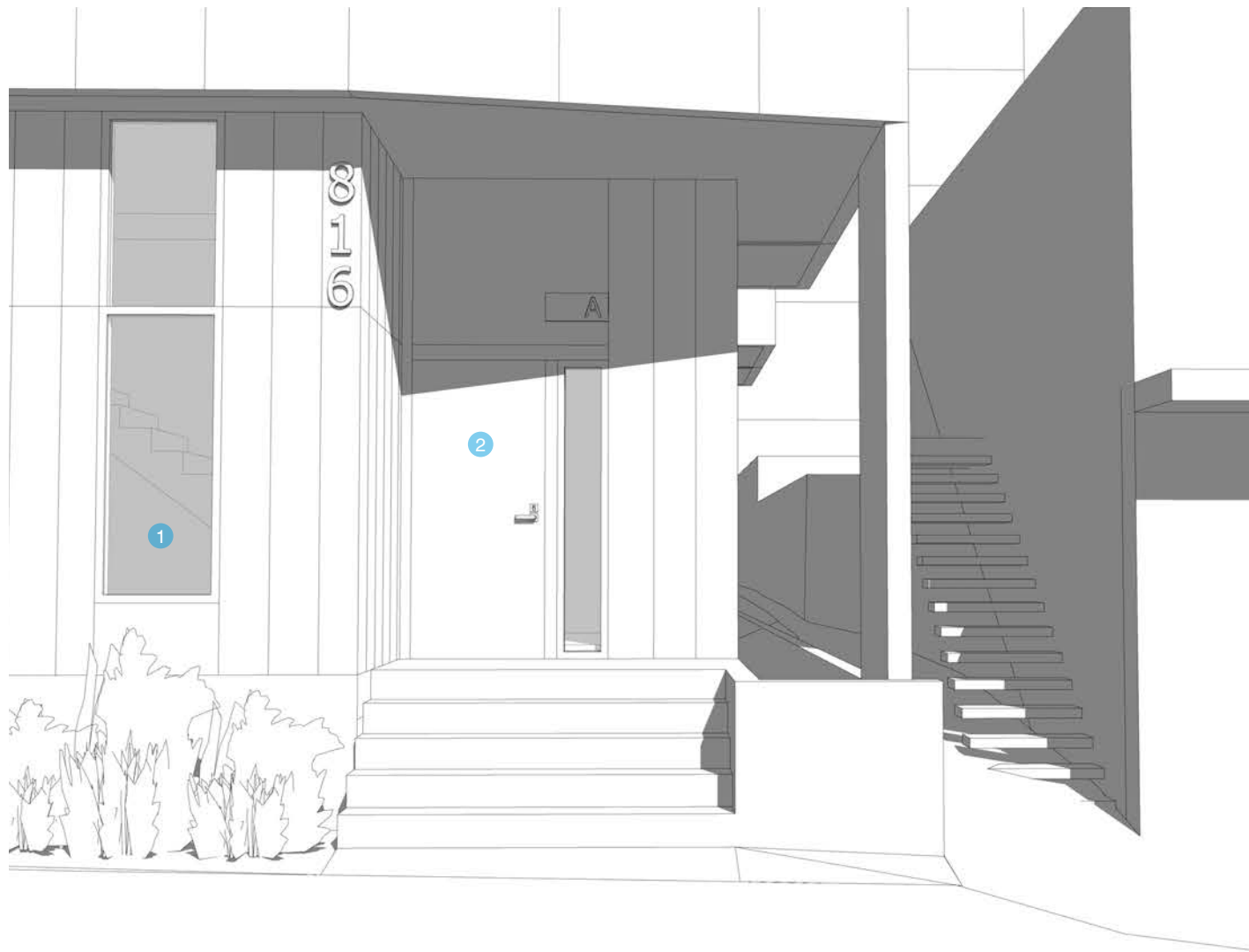


- 1. DC2-B-1 façade composition
DC4-A-1 exterior finish materials
- 2. DC2-A-2 reducing perceived mass

view from west neighbor's back yard

view from west neighbor's front yard

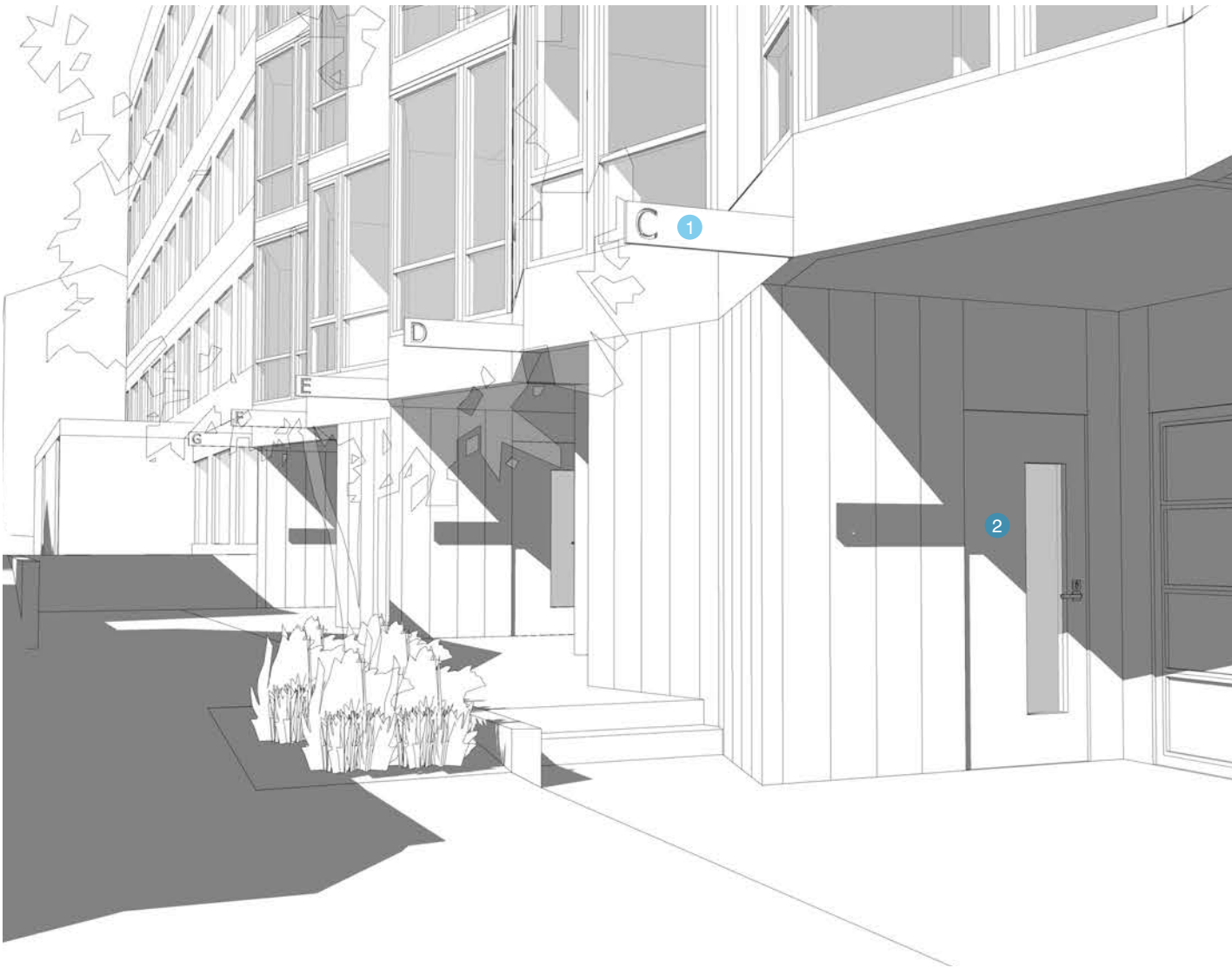
views



- 1. CS2-B-2 connection to the street
PL2-B-1 eyes on the street
- 2. PL3-A-1,2 entries
DC2-D-1 human scale
- 3. PL1-B-1 pedestrian infrastructure
- 4. PL2-D wayfinding

street facing unit

pedestrian walkway



- 1. PL2-D wayfinding
- 2. PL3-A-1,2 entries
DC2-D-1 human scale

middle unit entries

looking back from rear unit

section 9.0

adjustment request

1) standard: 23.47A.014

setback requirements: For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone, as follows:

- a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
- b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.

E. Structures in required setbacks

- 1. Decks and balconies
 - a. Decks with open railings may extend into the required setback, but are not permitted within 5 feet of a lot in a residential zone, except as provided in subsection 23.47A.014.E.1.b.

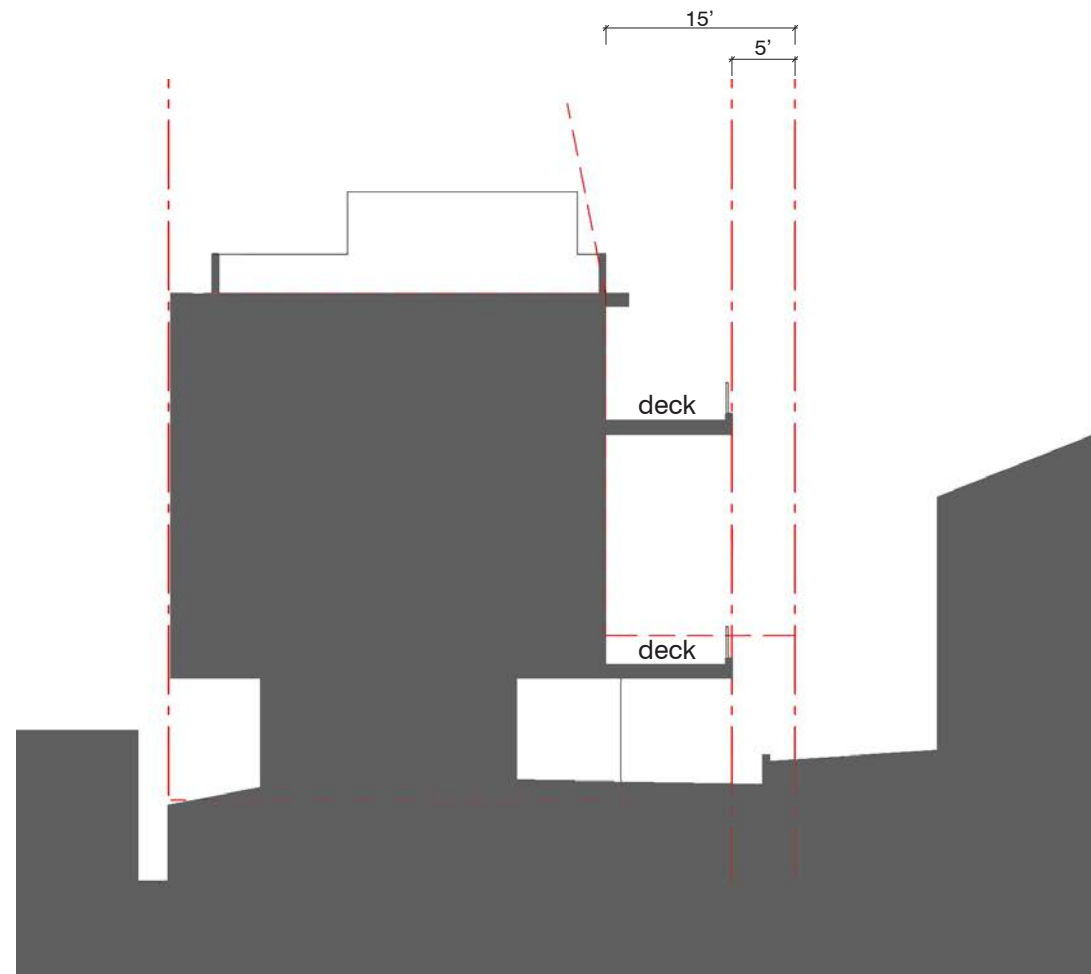
adjustment request:

to allow a decrease in the depth of the setback along the side property line from 15 feet to 13 feet and to allow the portion of roof parapet above 40 feet to follow the 13 foot setback up to 44 feet.

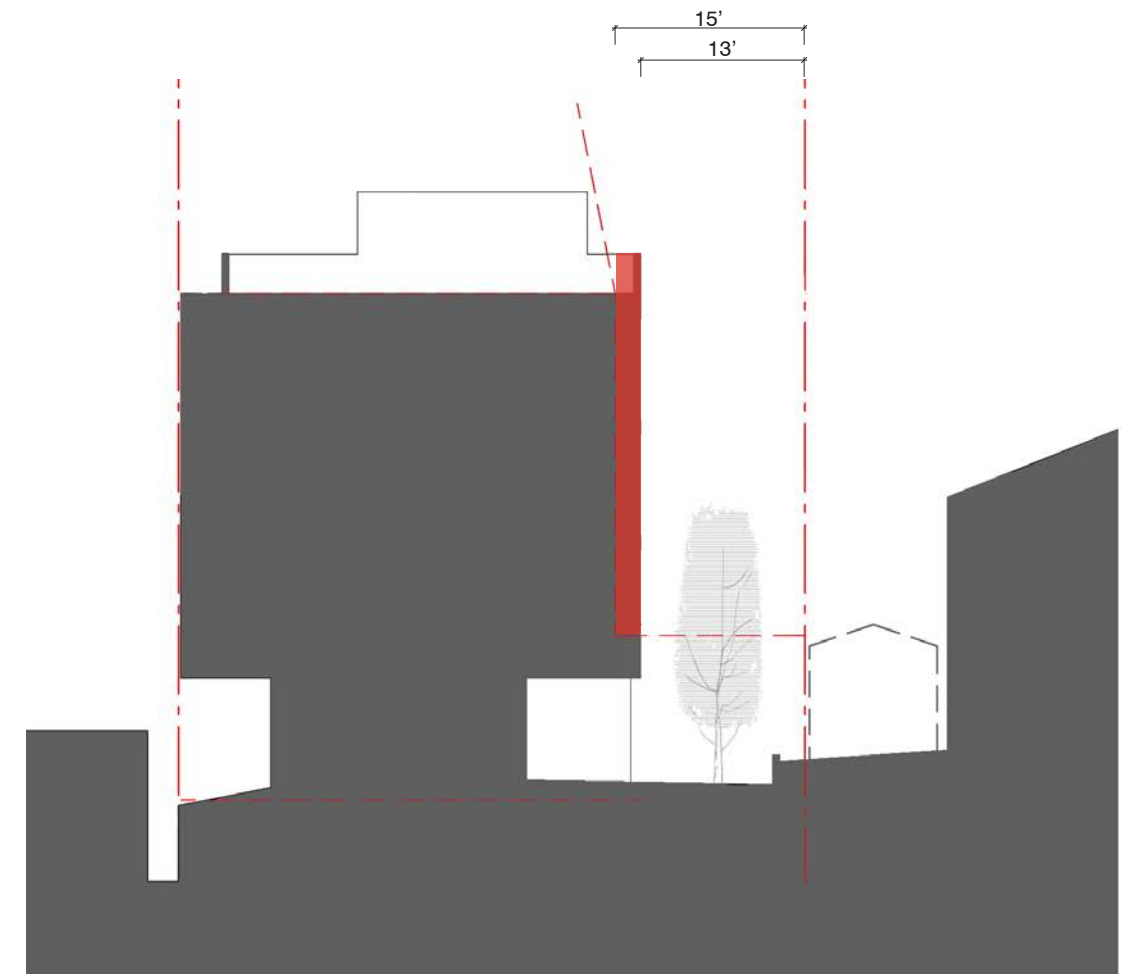
rationale:

Projecting decks and balconies are allowed within the 15 foot setback area. A realistic and code compliant organization would allow 130 sqft decks off each living space at level 2 covering the drive aisle below and at level 4 accessed from each master bedroom. In addition, 18" roof projections are allowed. The bulk and scale of these features would eliminate 60 percent of the open space between the proposed project and the adjacent LR zoned property. In addition, this places elevated outdoor spaces with direct overlook to the neighboring building and yard impacting privacy between properties.

The adjustment request seeks to create a unit wide expression of angled facades and grouped window openings primarily oriented south to the street. No projecting decks are proposed. The applicant feels the adjustment request is superior to a code compliant plan.



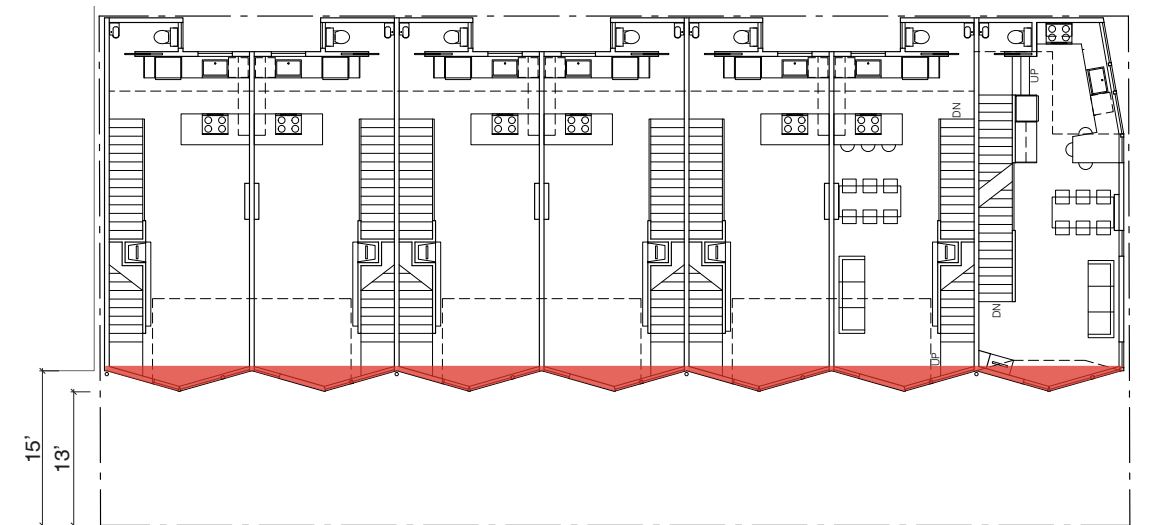
code compliant building section



adjustment request building section



code compliant plan - projecting balconies



adjustment request plan