



STREAMLINED DESIGN REVIEW

8839 Midvale Ave N.
Seattle, WA 98103

SDCI PROJECT NO.:
3029950

MEETING DATE:
01.23.2018

APPLICANT CONTACT:
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Caron Architecture
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2505 3rd Ave Suite 300C Seattle 98121

CARON

CARON REF #2017.085



AERIAL VIEW

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PROJECT TEAM

OWNER
 Peter Marchenko, Century Construction

CARON ARCHITECTURE CONTACT
 Peter Tallar, Project Manager
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 206.367.1382
 Caron Reference No.: 2017.085

SITE INFORMATION

ADDRESS:
 8839 Midvale Ave N.

SDCI PROJECT NO.:
 3029950

PARCEL(S):
 0993000380

SITE AREA:
 5,125 SF

OVERLAY DESIGNATION:
 Aurora-Licton Springs (Residential Urban Village), Parking Flexibility Area

PARKING REQUIREMENT:
 None (Parking Flexibility Area)

DEVELOPMENT STATISTICS

ZONING:
 LR3

BUILDING HEIGHT:
 30'

RESIDENTIAL UNITS:
 8 Townhouses

PARKING STALLS:
 None

PROPOSAL DESCRIPTION

DEVELOPMENT OBJECTIVES

The proposed development is to create a community of 8 townhouses with as much open space as possible on the lot. The development aims to create small starter units aimed at first-time home-buyers looking to locate to the affordable neighborhood of Licton Springs. Each unit will have amenity space at the ground level as well as a roof deck.

SITE DESCRIPTION & ANALYSIS

The site is a mid-block lot south of N. 90th St on the west side of Midvale Ave N., 2 blocks east of Aurora Ave N. The site is presently occupied by a 1.5 story single family house on a flat lot surrounded by three story apartment buildings.

The site is located in the Aurora-Licton Springs Urban Village near the busy intersection of Aurora and N. 90th St. The Robert Eagle Staff Middle School is located just north of 90th St near the site. The block is thoroughly developed with many small apartment buildings and dense townhouse developments. West of the site by 1/2 block is zoned commercial with many drive-and-park retail establishments along Aurora Ave.

ZONING ANALYSIS

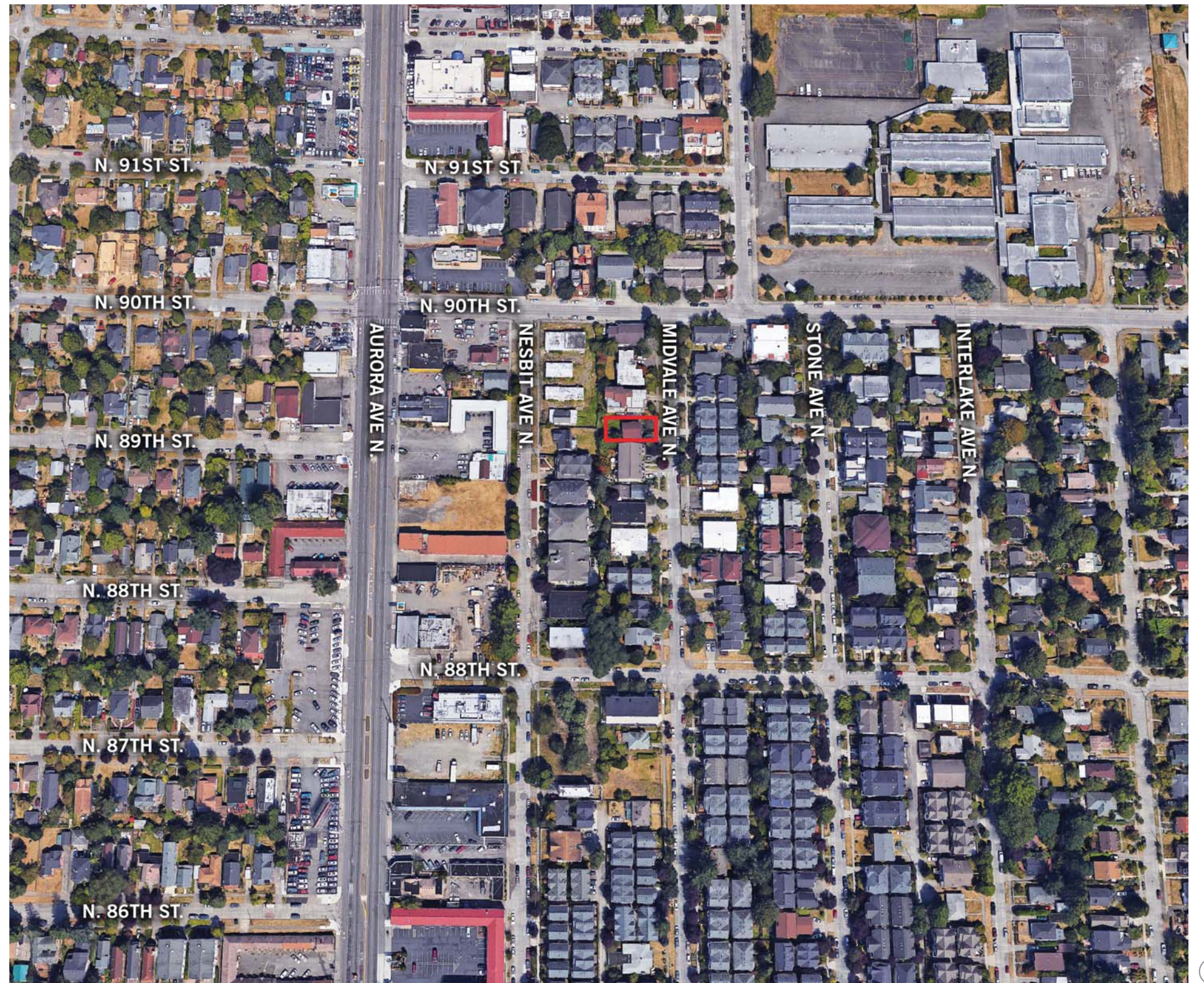
The existing site consists of a single family residence on a single lot. No alley abuts this lot. The street frontage is flat along Midvale Ave N. and is tree-lined with adequate sidewalks. The lot and all surrounding properties on the west side of the street are zoned LR-3, across the street is zoned LR-2. The resulting zoning pattern is one of gradual ease in density of development from the commercial strip along Aurora west to east.

TRANSPORTATION

Aurora is the major arterial in the area and is a Frequent Transit Corridor with heavy traffic in both directions, including the E-line bus. N. 90th St. is a collector street as it runs east of Aurora, but serves no bus traffic and requires restricted speed due to the school zone. No dedicated bike infrastructure is present in this part of the city. The site is within the Parking Flexibility Area. No parking is proposed for this project.

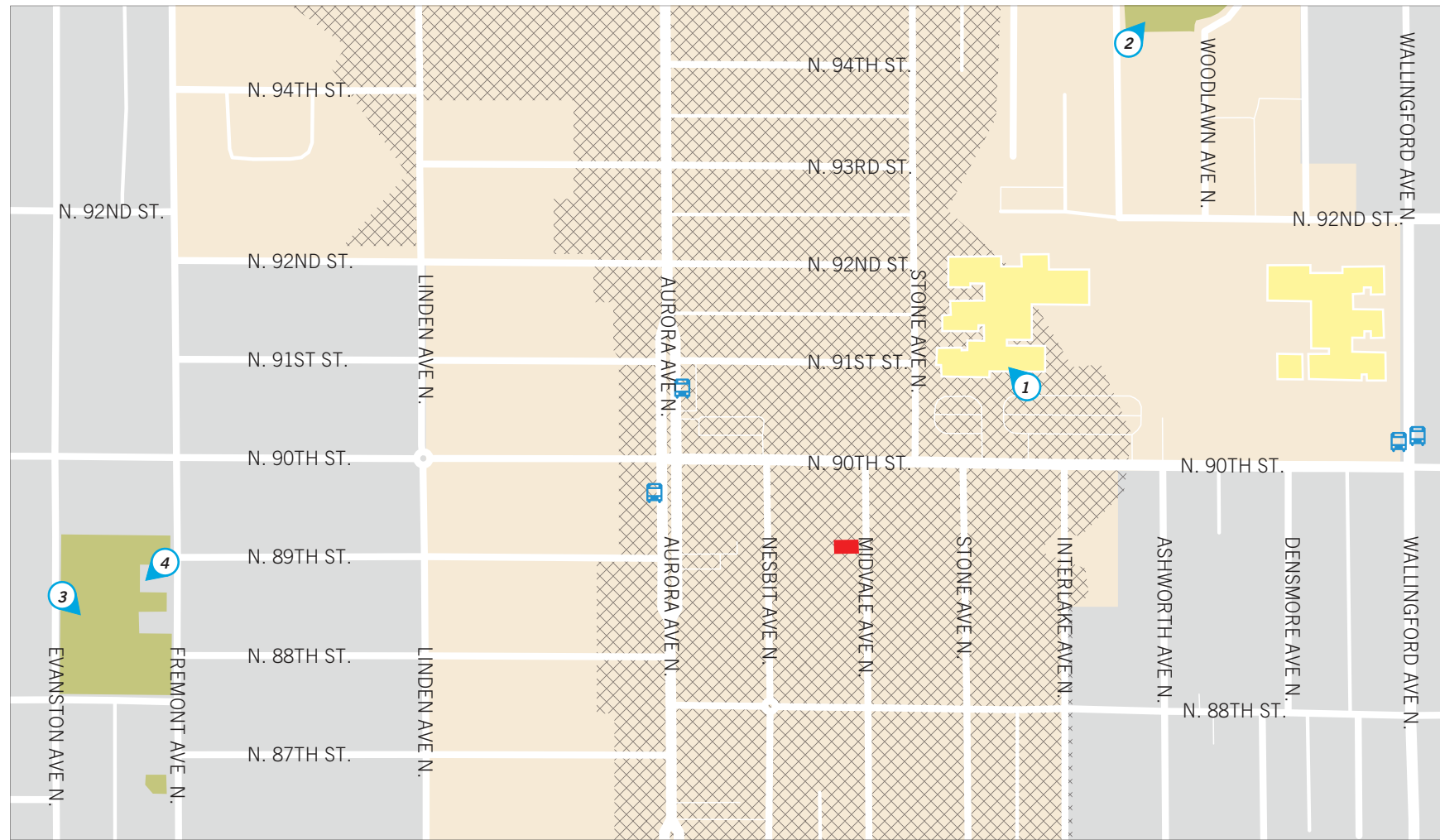
NEIGHBORHOOD DESIGN

The surrounding neighborhood is dense with low-rise development, with most adjacent lots built-up with townhouses in the last 15 years. Apartment structures in the area are generally of an older vintage. Adjacent structures are all three stories.



9-BLOCK AERIAL MAP

CONTEXT & URBAN DESIGN ANALYSIS



VICINITY & WALKING MAP KEY

- Project Site
- Park
- Schools
- 🚌 Bus Stops
- Aurora-Licton Springs Urban Village
- Frequent Transit
- 👁️ View (ref. Images)

COMMUNITY NODES



1 ROBERT EAGLE STAFF MIDDLE SCHOOL



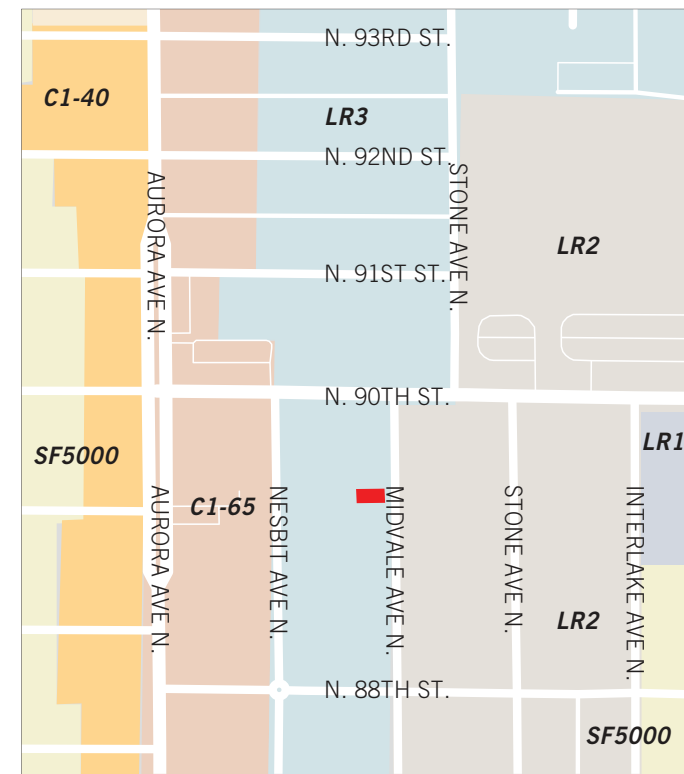
2 LICTON SPRINGS PARK



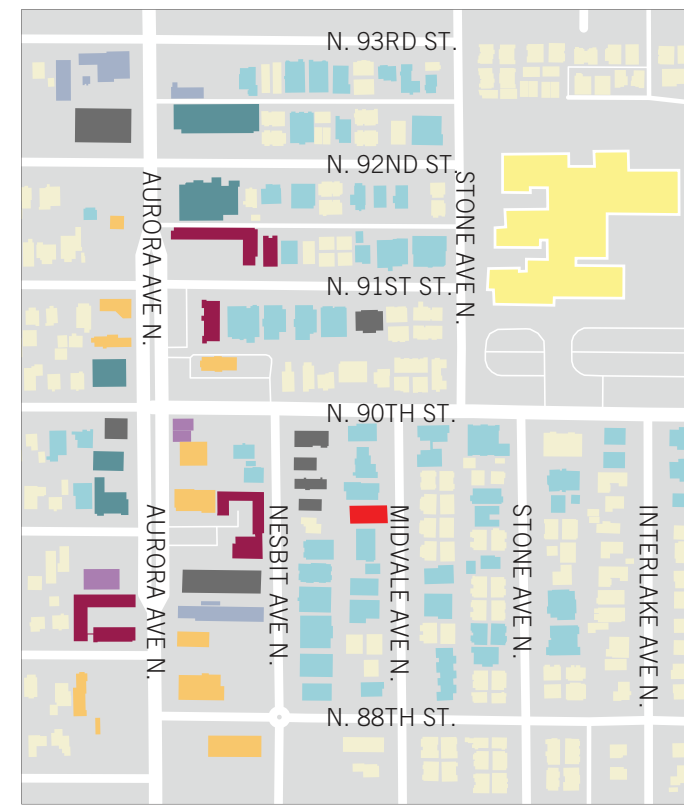
3 GREENWOOD PARK



4 GREENWOOD STATION P-PATCH COMMUNITY GARDENS



- ### ZONING
- Project Site
 - SF 5000
 - LR1
 - LR2
 - LR3
 - C1-40
 - C1-65

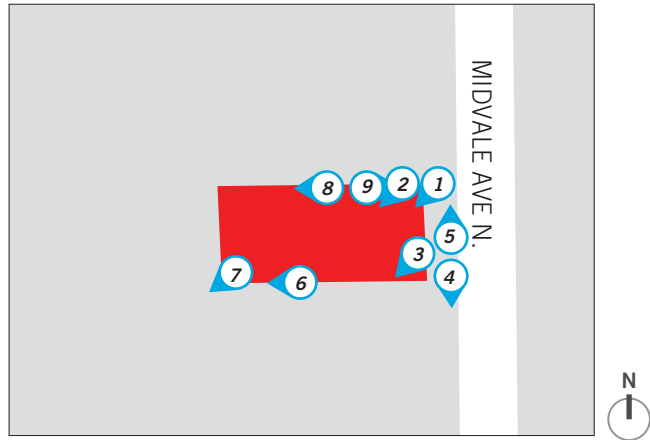


- ### SURROUNDING USES
- Project Site
 - Single Family
 - Multifamily*
 - Service Building
 - Office / Warehouse
 - Hotel / Motel
 - Commercial
 - Vacant Building
 - Mixed-Use

*Includes duplexes and triplexes



SITE PHOTOS



MAP KEY

- Project Site
- 📍 View



1 NORTH PROPERTY LINE



2 FRONT YARD



3 FRONT PROPERTY LINE



4 SIDEWALK LOOKING SOUTH



5 SIDEWALK LOOKING NORTH



6 SOUTH PROPERTY LINE



7 FRONT YARD

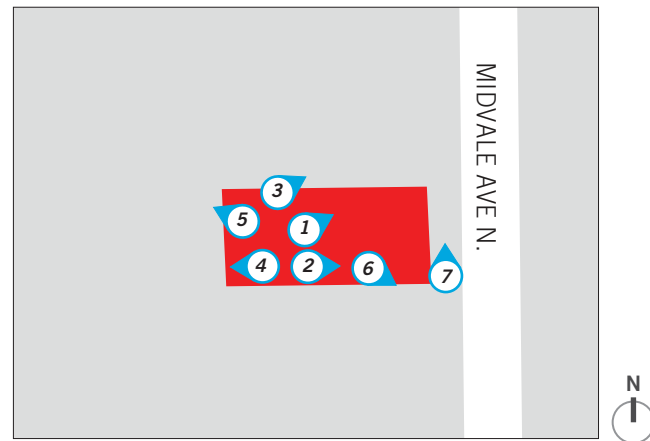


8 REAR YARD LOOKING WEST



9 NORTH SIDE YARD LOOKING EAST

SITE PHOTOS



MAP KEY

- Project Site
- ① View



1 REAR YARD



2 SIDE YARD SOUTH PROPERTY LINE



3 ADJACENT BUILDING TO NORTH



4 REAR YARD SOUTHWEST CORNER



5 REAR YARD NORTHWEST CORNER



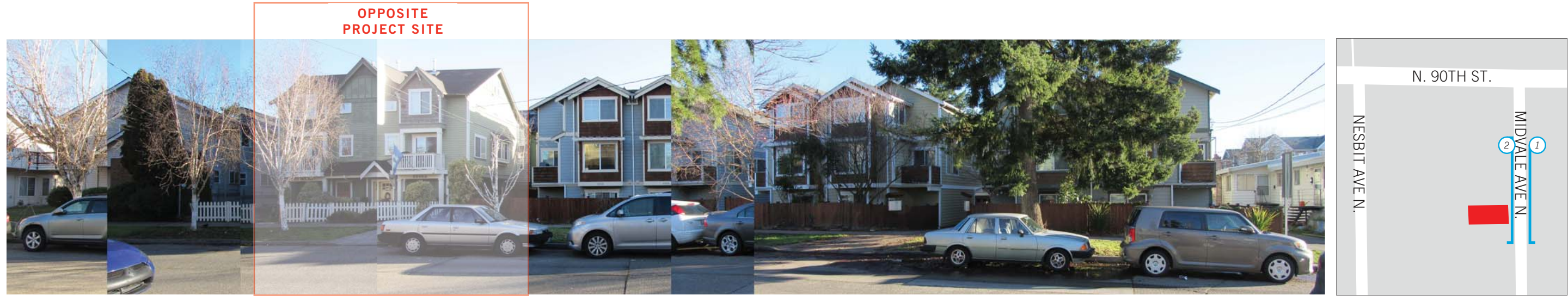
6 ADJACENT BUILDING TO SOUTH



7 STREET CONDITIONS @ FRONT

SITE STREETSCAPES

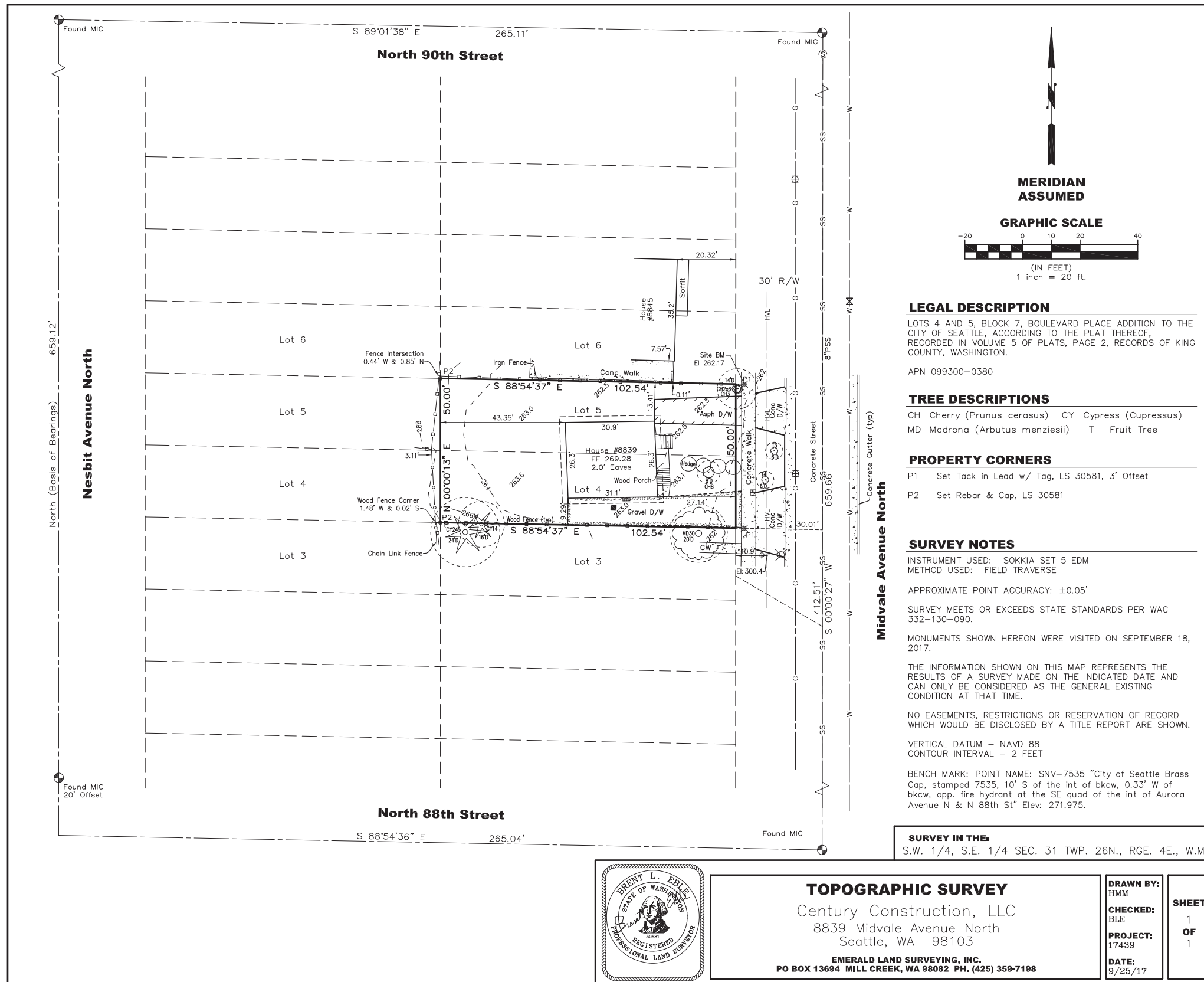
1 MIDVALE AVE N. LOOKING EAST



2 MIDVALE AVE N. LOOKING WEST



SURVEY / TREE SURVEY



LEGAL DESCRIPTION

LOTS 4 AND 5, BLOCK 7, BOULEVARD PLACE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON.

APN 099300-0380

TREE DESCRIPTIONS

CH Cherry (*Prunus cerasus*) CY Cypress (*Cupressus*)
MD Madrona (*Arbutus menziesii*) T Fruit Tree

PROPERTY CORNERS

- P1 Set Tack in Lead w/ Tag, LS 30581, 3' Offset
- P2 Set Rebar & Cap, LS 30581

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON SEPTEMBER 18, 2017.

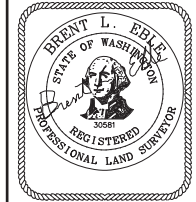
THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM - NAVD 88
CONTOUR INTERVAL - 2 FEET

BENCH MARK: POINT NAME: SNV-7535 "City of Seattle Brass Cap, stamped 7535, 10' S of the int of bkcv, 0.33' W of bkcv, opp. fire hydrant at the SE quad of the int of Aurora Avenue N & N 88th St" Elev: 271.975.

SURVEY IN THE:
S.W. 1/4, S.E. 1/4 SEC. 31 TWP. 26N., RGE. 4E., W.M.



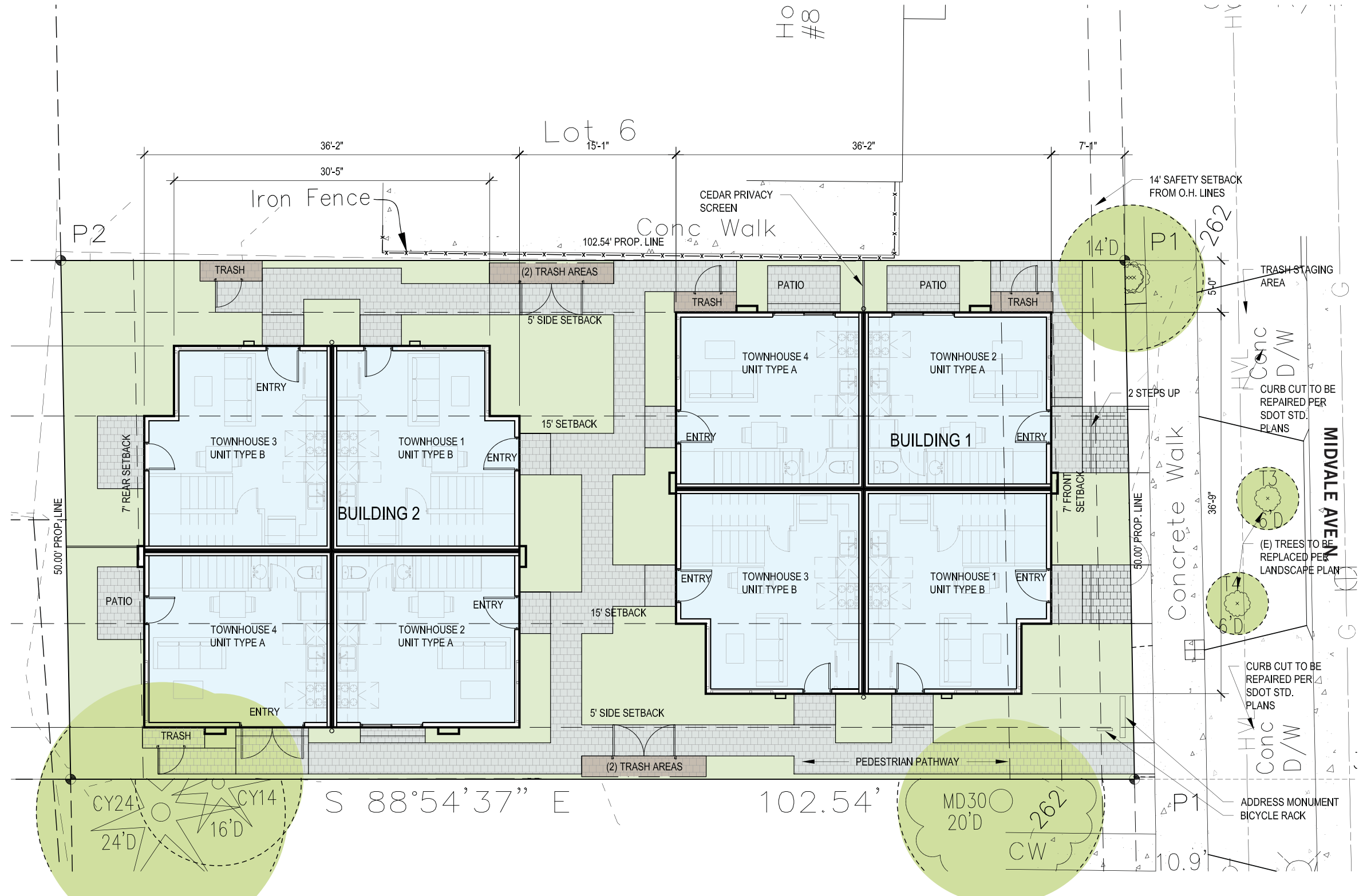
TOPOGRAPHIC SURVEY
Century Construction, LLC
8839 Midvale Avenue North
Seattle, WA 98103
EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

DRAWN BY: HMM	SHEET 1 OF 1
CHECKED: BLE	
PROJECT: 17439	
DATE: 9/25/17	

SITE PLAN

KEY

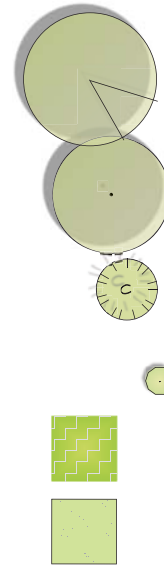
- Residential
- Utility/BOH
- Landscape



LANDSCAPE PLAN

PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE
2	CERCIS CANADENSIS 'APPALACHIAN RED'	APPALACHIAN RED REDBUD	2.0" CAL
	STREET TREE FORM		
3	SMALL TREE		2.0" CAL
	STREET TREE FORM		
1	SMALL EVERGREEN TREE		6'
* 129 #	SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
	PLANTING AREA, TYPICAL		
	PREMIUM RYE GRASS SOD		



FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

* SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS
COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

COORDINATE TREE LOCATIONS WITH UTILITY PLANS, TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.

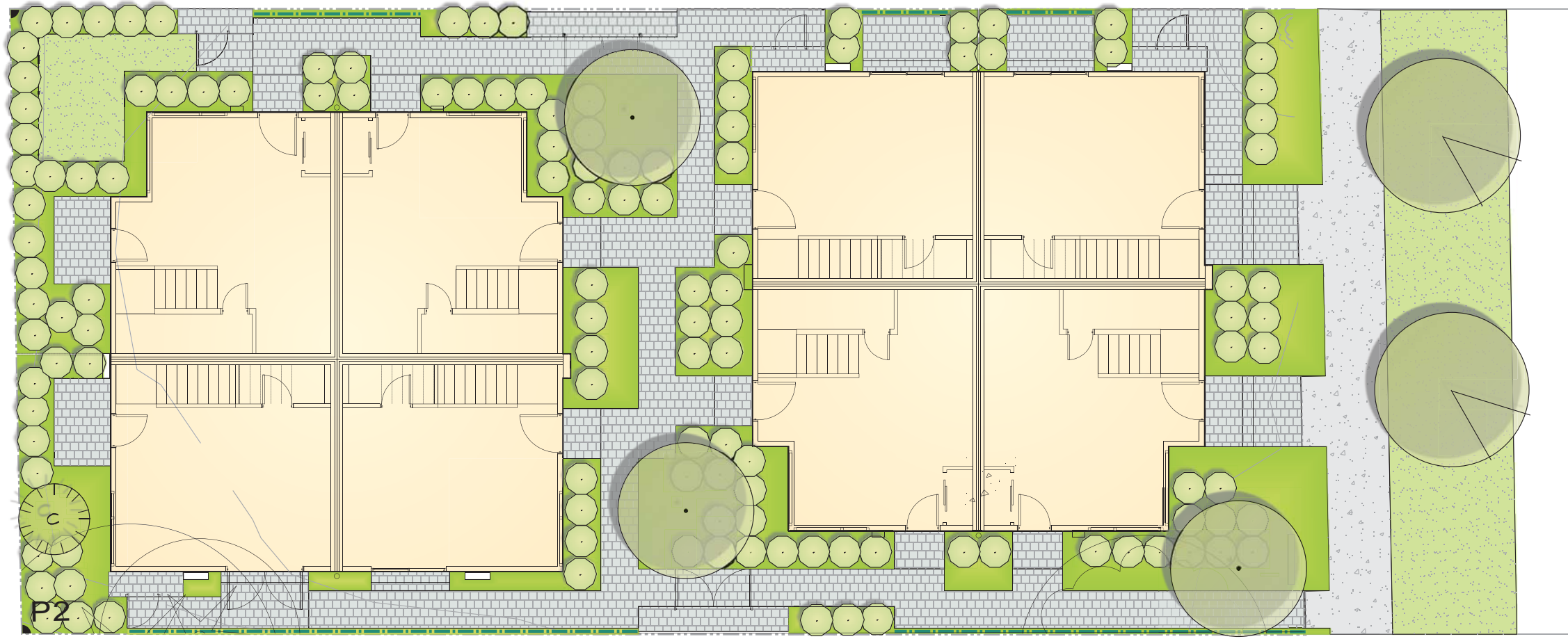
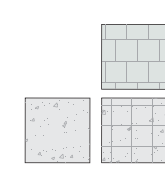
CONTACT SDOT URBAN FORESTRY (206-684-5693) TO COORDINATE STREET TREE SELECTION, AS WELL AS ANY OTHER WORK IN THE RIGHT OF WAY **BEFORE** WORK COMMENCES ON-SITE. ALSO CONTACT URBAN FORESTRY FOR INSPECTION AND APPROVAL OF NEW STREET TREES. STREET TREE VARIETY APPROVED BY BEN ROBERTS VIA EMAIL 1-4-2018

CONTACT SDOT URBAN FORESTRY (206-684-5693) TO COORDINATE REMOVAL OF TWO SMALL EXISTING STREET TREES. A SEPARATE PERMIT IS REQUIRED FROM URBAN FORESTRY AND TREE MUST BE POSTED FOR 14 DAYS PRIOR TO REMOVAL, CONTACT BEN ROBERTS SDOT URBAN FORESTRY.

PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

GREEN SCREEN METAL LATTICE, SEE GREEN FACTOR EXHIBIT SHEETS FOR WIDTH BY HEIGHT DIMENSIONS



ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE
Floor Area Ratio (FAR) Limits	23.45.510	1.4 FAR limit in LR-3 zone for townhouses located inside urban villages and meets the requirements of 23.45.510.C.	√
Density Limits- Low-rise Zones	23.45.512	Townhouse development: Meeting 23.45.510.C- no limit.	√
Structure Height	23.45.514	30' height limit	√
Setbacks & Separations	23.45.518	Front and rear setbacks: 7' average, 5' minimum Side setbacks from facades 40' or less in length: 5' minimum. 10' separation between principal structures.	ADJUSTMENT REQUESTED
Amenity Area	23.45.522	25% of lot area: 50% of required amenity space to be at ground level (10: min. dim. from side lot lines). Amenity areas on roof structures that meet the provisions of subsection 24.45.510 may be counted as amenity area provided at ground level.	√
LEED, Built Green & Evergreen Sustainable Development Standards	23.45.526	To achieve a higher far limit, townhouse will meet GREEN building performance standards. Either built GREEN 4 star rating or LEED Silver rating.	√
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses inside LR3 Urban Villages maximum width: 150'	√
Light & Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' screen or hedge.	√
Parking Location, Access & Screening	23.45.536	Alley access required. The alley does not require improvements.	√
Pedestrian Access & Circulation	23.53.006	Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual.	√
Solid Waste & Recyclable Materials Storage & Access	23.54.040:	(1) 2' X 6' area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day. Storage areas.	√
Required Parking	23.54.015	Residential Use Urban Village, within 1320 ft. of street with frequent transit service. No parking required. Bicycle Parking: 1 space per 4 dwelling units	√

ARCHITECTURAL DESIGN RESPONSE

CS1 NATURAL SYSTEMS & SITE FEATURES

Use Natural systems / features of the site and its surroundings as a starting point for project design.

Design Response:

The site is generally flat and surrounded by three-story buildings. Placing the proposed structures in a way to increase the ground level open space and increase access to light and air is key to this project. The two buildings are placed on the site with a wide yard in between them. Stair penthouses are located at the center of each building to minimize shading of the lot and surrounding areas.

CS2 URBAN PATTERN & FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

Design Response:

The surrounding neighborhood is composed almost entirely of four-pack and six-pack townhouses with hip-roofs and apartment buildings with low-slope roofs. Garage doors and surface parking lots are predominant street-facing entities. The proposed development continues to hold the existing street setback laid out by surrounding buildings. The height, bulk and scale of the proposed buildings is in-line with adjacent uses. The mirrored buildings on the lot aim to respect privacy of adjacent buildings by orienting large windows away from the adjacent facades.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

Design Response:

The proposed project adds more color and a distinct form to combat the drabness of the context of the area. The form of the project is unique and adds interest at the street and is easily identifiable for future residents. The contemporary design provides a counter point to the surrounding building stock, yet remains simple and compact.

PL1 CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

Design Response:

The site is laid out so that a continuous wide open space snakes through the project giving each unit ample ground level amenity space. A single point of egress to and from the lot creates a more secure access. Open space within the lot is a mix of both private space and common space for residents to personalize and make theirs. Each unit also features a roof deck.

PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

Design Response:

The single point of egress from the lot provides a secure access point to the units. Units entries face both the common space and individual pathways keeping secure visual connection to each part of the lot.

PL3 STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street level with clear connections to building entries and edges.

Design Response:

The site is laid out so that there is one pathway leading onto the site from which each unit can be accessed. Living spaces are located at the ground level for both unit types with tall glazing to let in natural light and keep eyes onto each common area for added security. Each unit entry is covered by a canopy with a place for address signage. An address monument will be placed at the entry to the property to help with wayfinding.

Each unit has access to open yard space for planting flowers or otherwise personalizing each unit.

PL4 ACTIVE TRANSPORTATION

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

Design Response:

This development is aimed at first-time home-buyers and people looking to downsize to a low-impact lifestyle. Bicycle facilities are proposed on site, an economical transportation option. The site is located within a few blocks of the E-line bus route, retail along Aurora, and a grocery store.

DC1 PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site.

Design Response:

Views to the street as well as each unit entry are important for security on the site. Open space within the site is provided as both common and private amenity area and reduces impervious surfaces. Rooftop spaces are kept separate for additional privacy.

DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Design Response:

The development is two unit types each split equally among both buildings which are defined by the zoning setbacks. The resulting layout and concept behind the buildings is a Jekyll-and-Hyde building, each unit tied together within one building, but drastically different in form and materials. The two buildings are offset in their location on the site, which then informs the access and open space on the project. Opportunities for light are taken with the use of corner glazing and high windows. The wide common space between the buildings allows more solar access for each unit on the interior of the lot.

DC3 OPEN SPACE CONCEPT

Integrate open space with the design of the building so that each complements the other.

Design Response:

The concept behind the design is to create as much open space for use by the residents as possible. The largest open space is located in between the two buildings and is a common space with unit entries that are accessed from that space. The spaces are connected by the main circulation pathway that runs throughout the site.

DC4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

Design Response:

The materiality of the project is key to creating the effect of the dichotomous relationship between the two unit types. On unit type A the siding is vertical with black and white tones and bleached wood accent. On unit type B the siding is horizontal and gray with pops of color. Fiber cement panels are used to convey the sense of movement, either vertical or horizontal. Accent materials include metal railings and awnings. A paver pathway is used throughout the site.

ELEVATIONS | MATERIALS

- Fiber cement Panel - Gray
- Metal Juliet Balcony
- Fiber cement Panel - Black
- Fiber cement Panel - White
- Metal Canopy
- Vinyl Window
- Fiber cement Lap siding - Bronze
- Framed Canopy
- Address Monument



EAST ELEVATION

ELEVATIONS | MATERIALS



SOUTH ELEVATION

ELEVATIONS | MATERIALS

- Fiber cement Panel - Gray
- Metal Juliet Balcony
- Fiber cement Panel - Black
- Fiber cement Panel - White
- Metal Canopy
- Vinyl Window
- Fiber cement Lap siding - Bronze
- Framed Canopy



WEST ELEVATION

ELEVATIONS | MATERIALS



NORTH ELEVATION

ELEVATIONS | MATERIALS

- Fiber cement Panel - Gray
- Fiber cement Panel - Black
- Fiber cement Panel - White
- Fiber cement Lap - Bronze
- Vinyl Window
- Metal Canopy
- Cedar Trash Enclosure

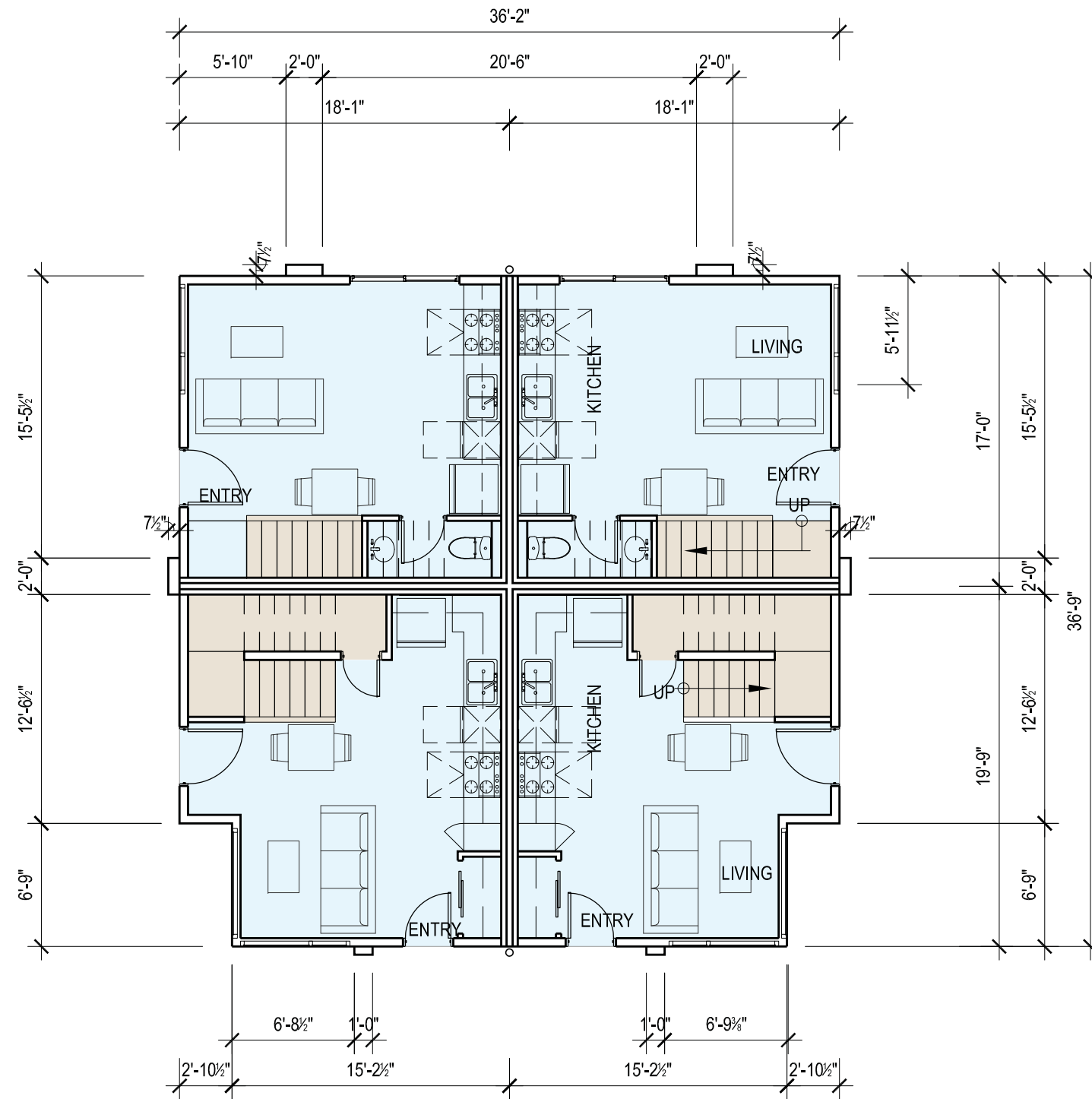


COURTYARD ELEVATION

FLOOR PLANS

KEY

- Units
- Utility/BOH
- Circulation
- Planting Strip



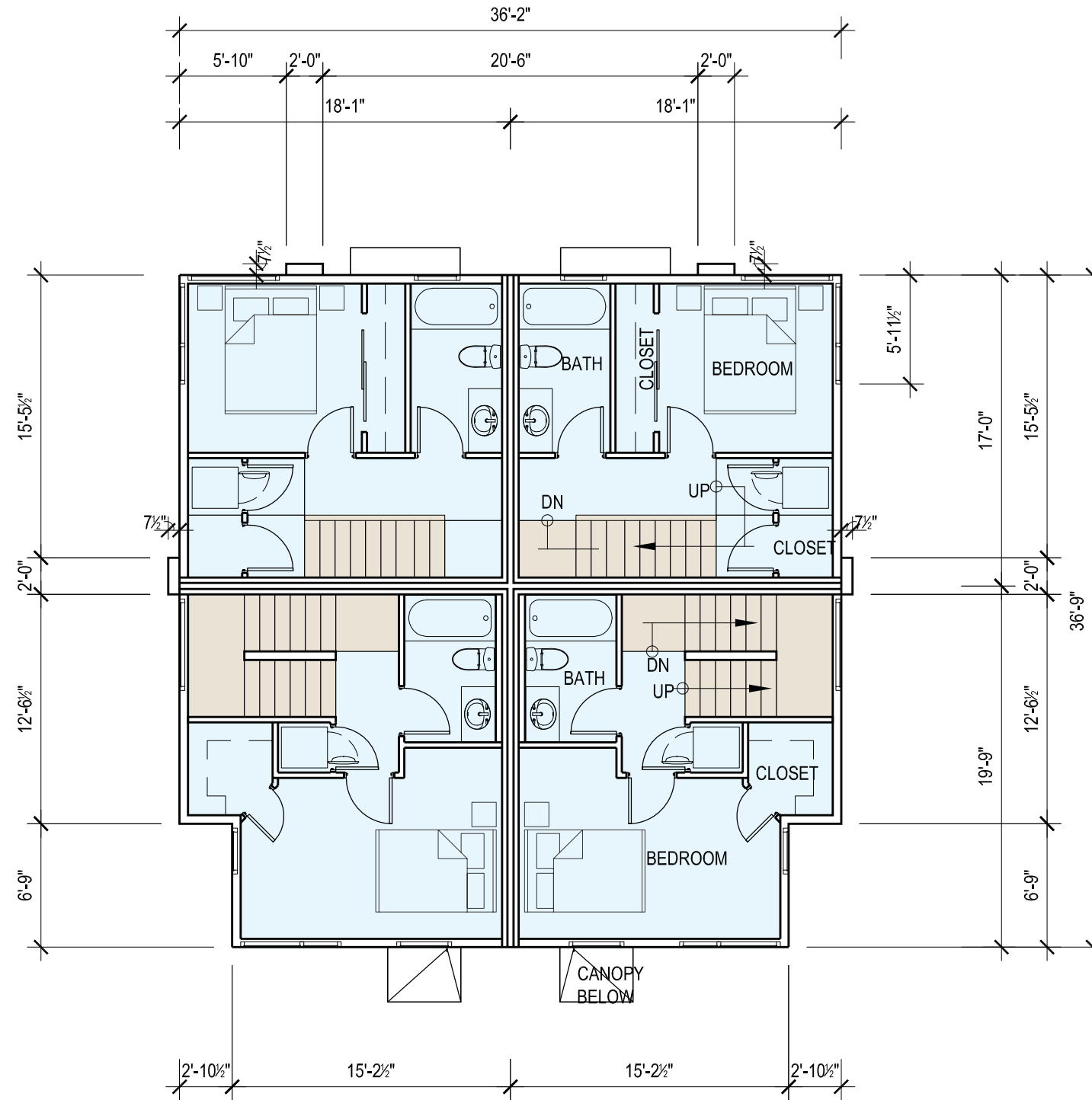
LEVEL 1



FLOOR PLANS

KEY

- Units
- Circulation



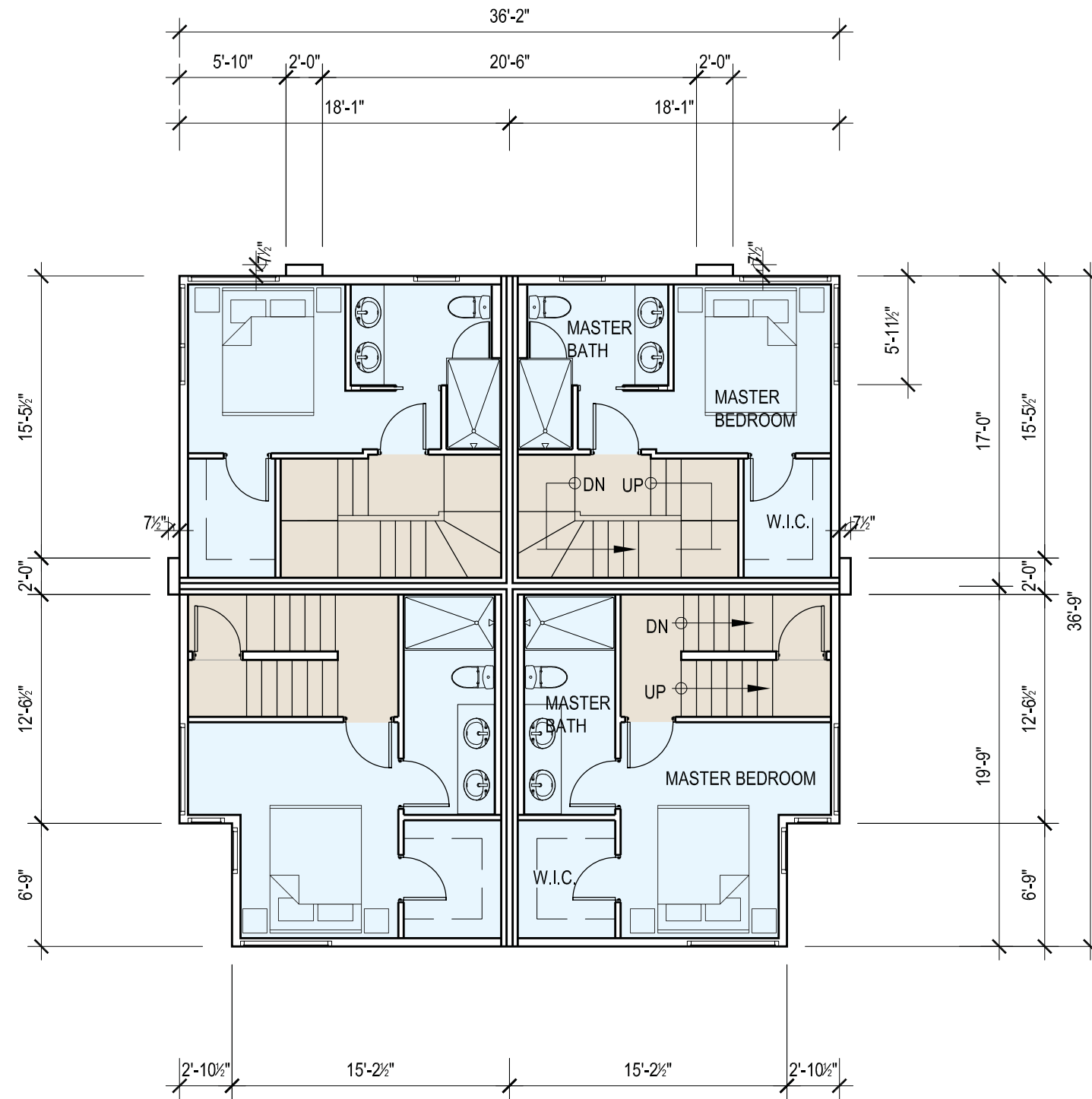
LEVEL 2



FLOOR PLANS

KEY

- Units
- Circulation



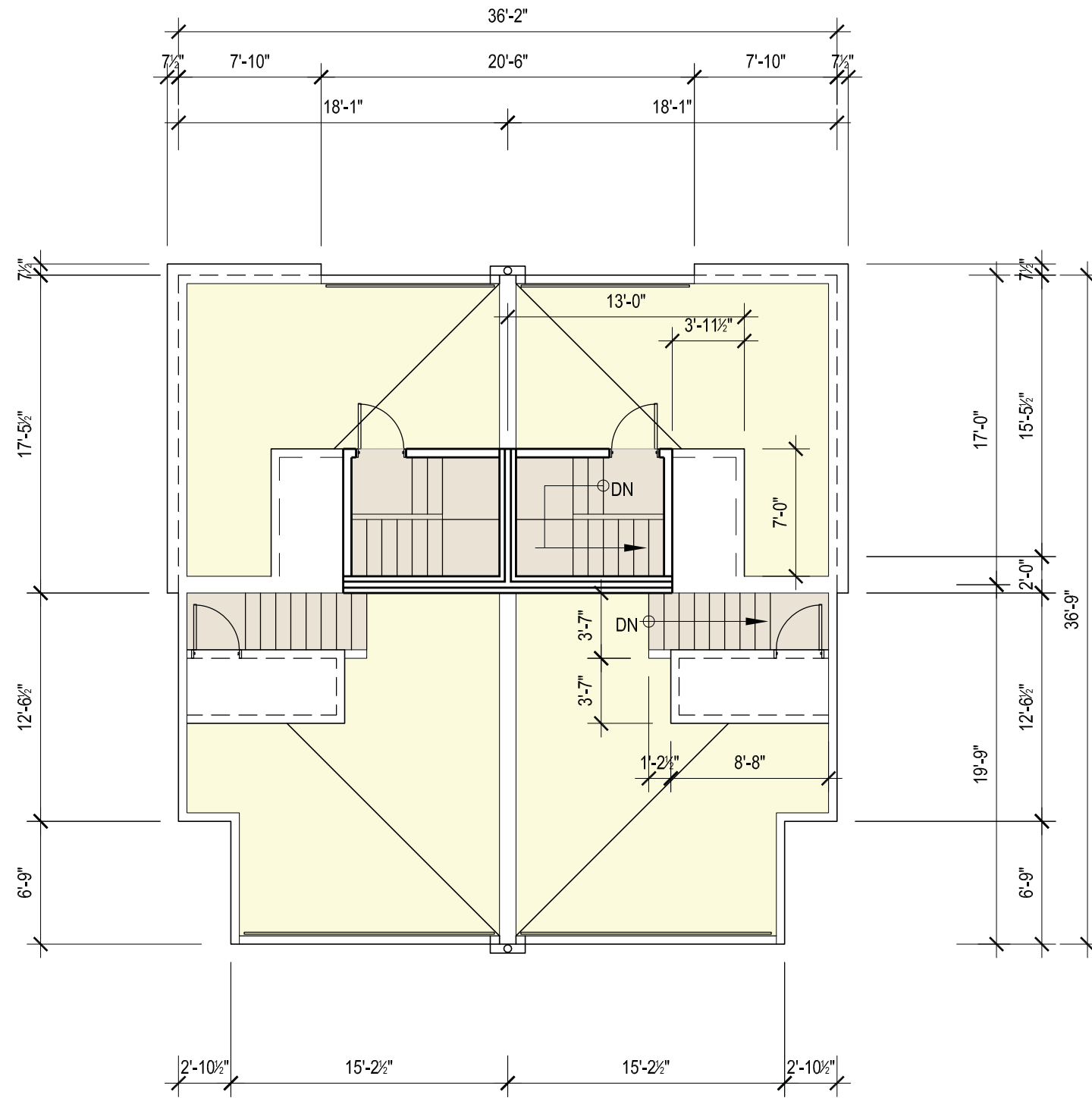
LEVEL 3



FLOOR PLANS

KEY

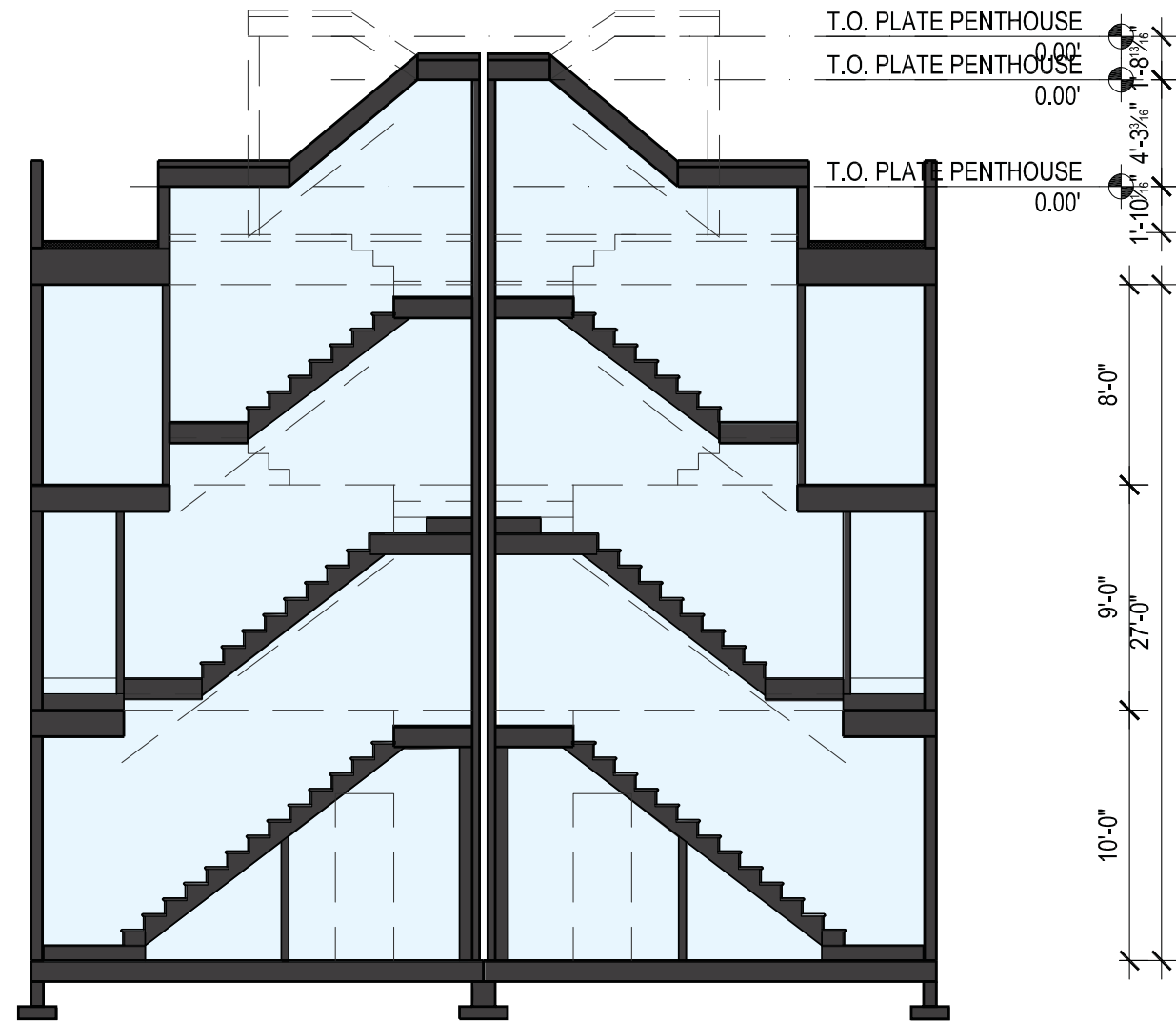
- Roof Deck
- Circulation



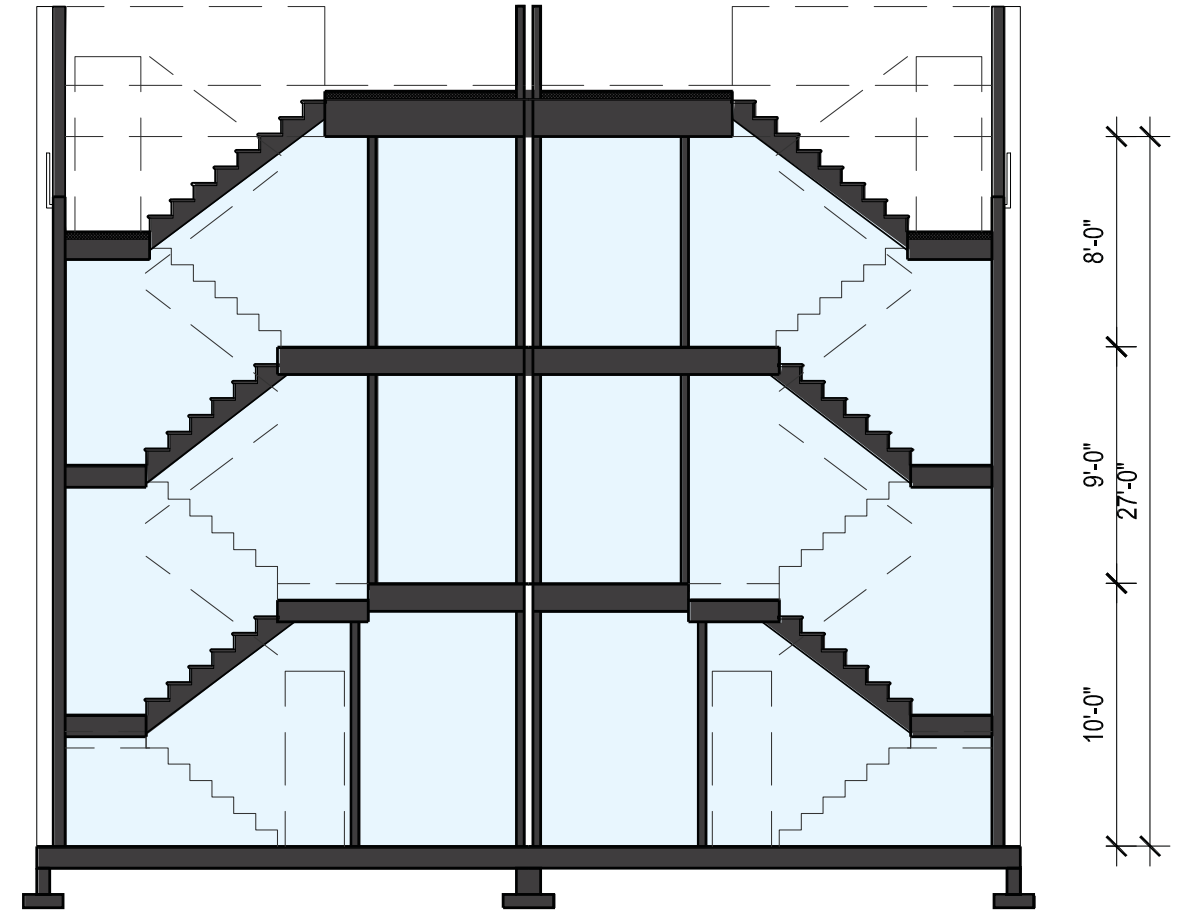
ROOF LEVEL



BUILDING SECTIONS



UNIT A TYPE SECTION



UNIT B TYPE SECTION

RENDERINGS



STREET FACING FACADE

RENDERINGS



SOUTH FACADE



OVERHEAD VIEW OF COURTYARD



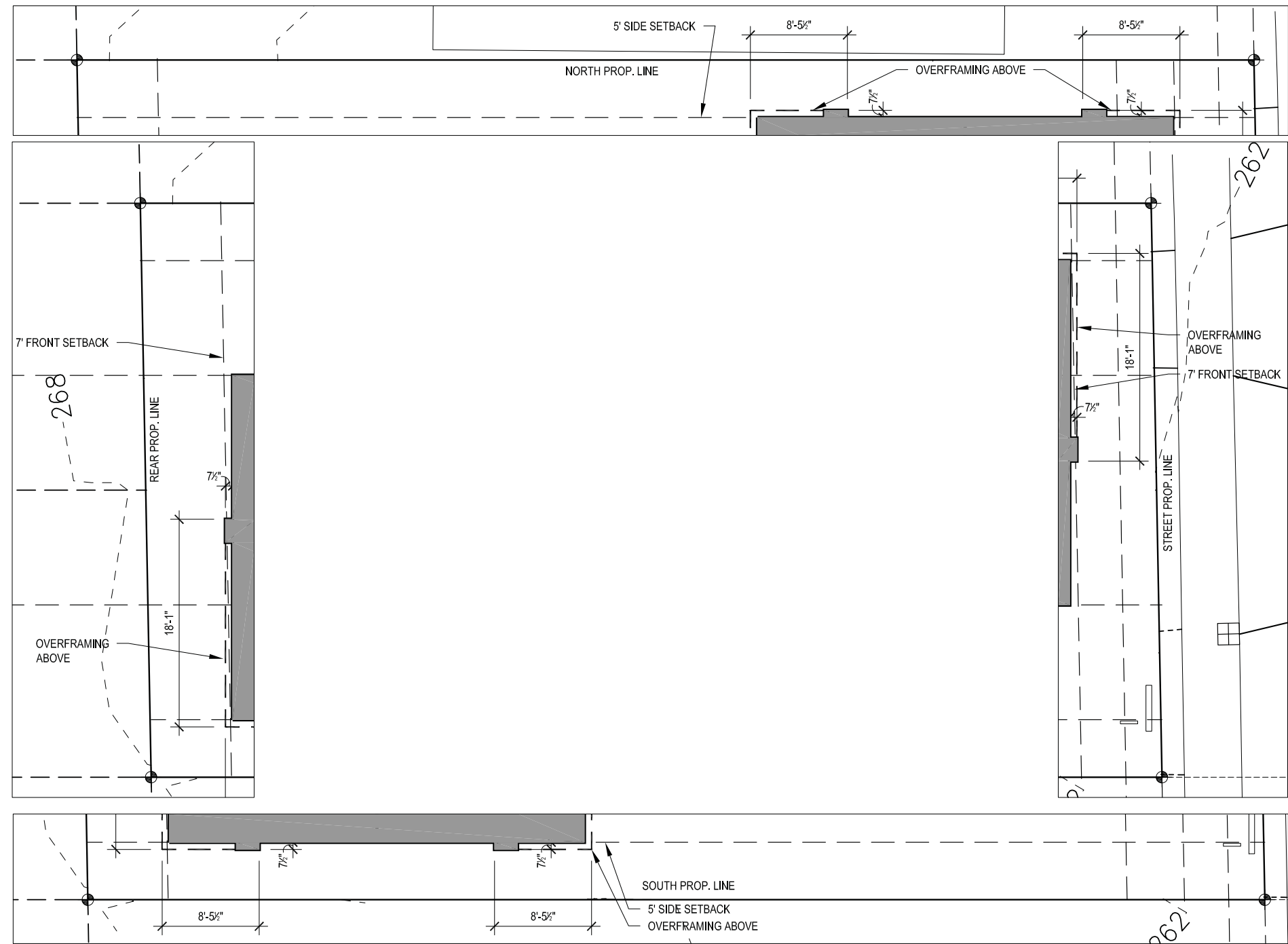
NORTH PROPERTY LINE



REAR FACADE

ADJUSTMENT

CODE CITATION:	23.45.518.A
CODE REQUIREMENT:	Setbacks in LR zones for Townhouse developments are as follows per Table A: Front: 7 ft. avg. 5 ft. min.; Rear: 7 ft. avg. 5 ft. min.; Side for facades 40 feet or less in length: 5 ft.
CORRESPONDING DESIGN GUIDELINE:	CS2, DC2, DC4
PROPOSED DESIGN DEPARTURE:	Setbacks may be reduced by 50%. Encroach into front, side and rear setbacks by 7.5" for lengths described in the diagram. Percentage for side: 12.5%, front & rear: 8.9%
RATIONALE:	Overframing is proposed to encroach into the setback on the front, side and rear of the lot. The overframing creates definition in the facade distinctly separating the two units types with a substantial plane change. The form challenges the predominant development along the street, creates a contemporary building which adds interest to the neighborhood.



SETBACK ADJUSTMENT REQUEST