

# 4402 NE 50TH ST

## ADMINISTRATIVE DESIGN REVIEW

12/06/2018

Project # 3033263



SDCI # 3033263  
4402 NE 50TH ST  
SEATTLE, WA 98105

APPLICANT | ARCHITECT:  
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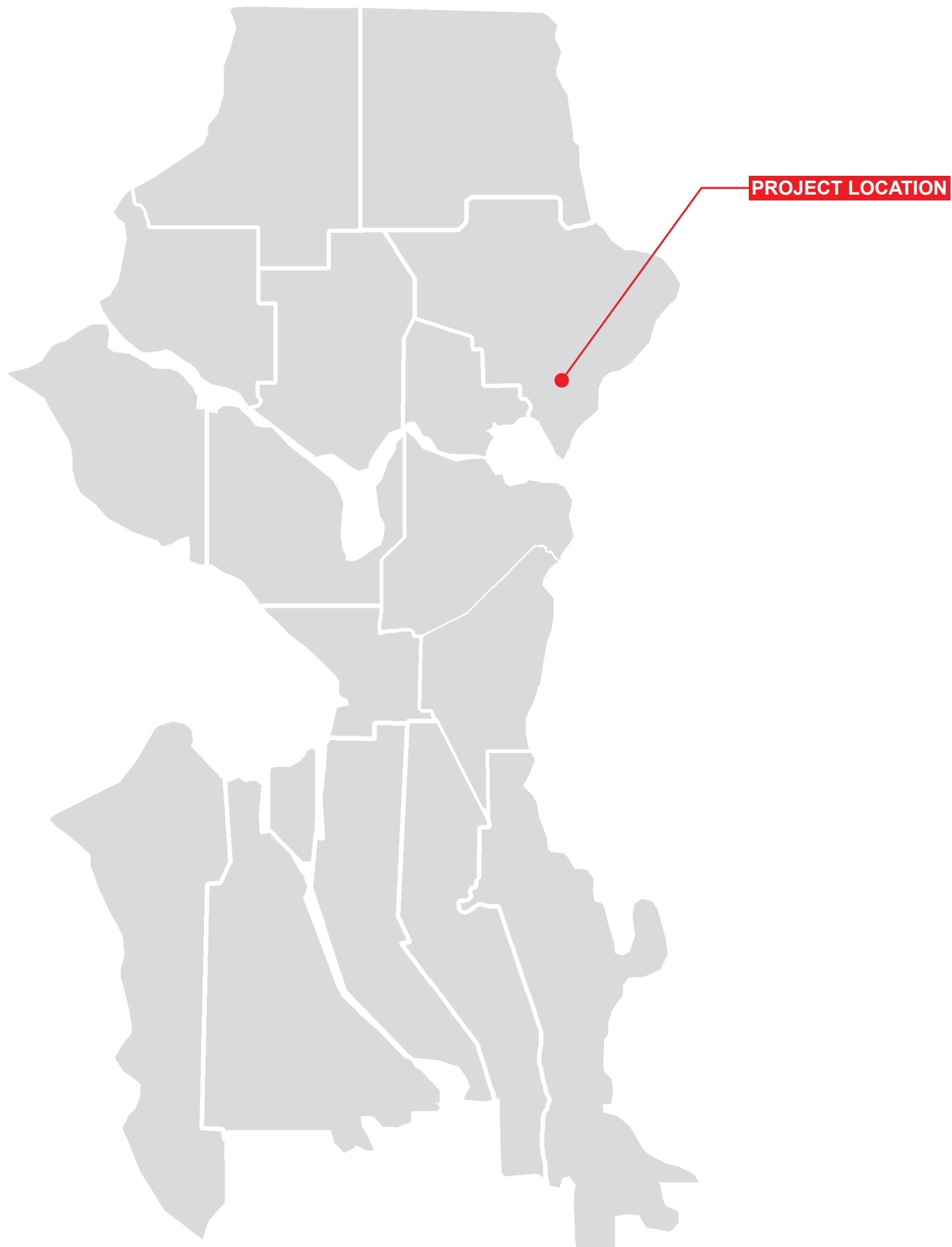
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## PROJECT INTRODUCTION

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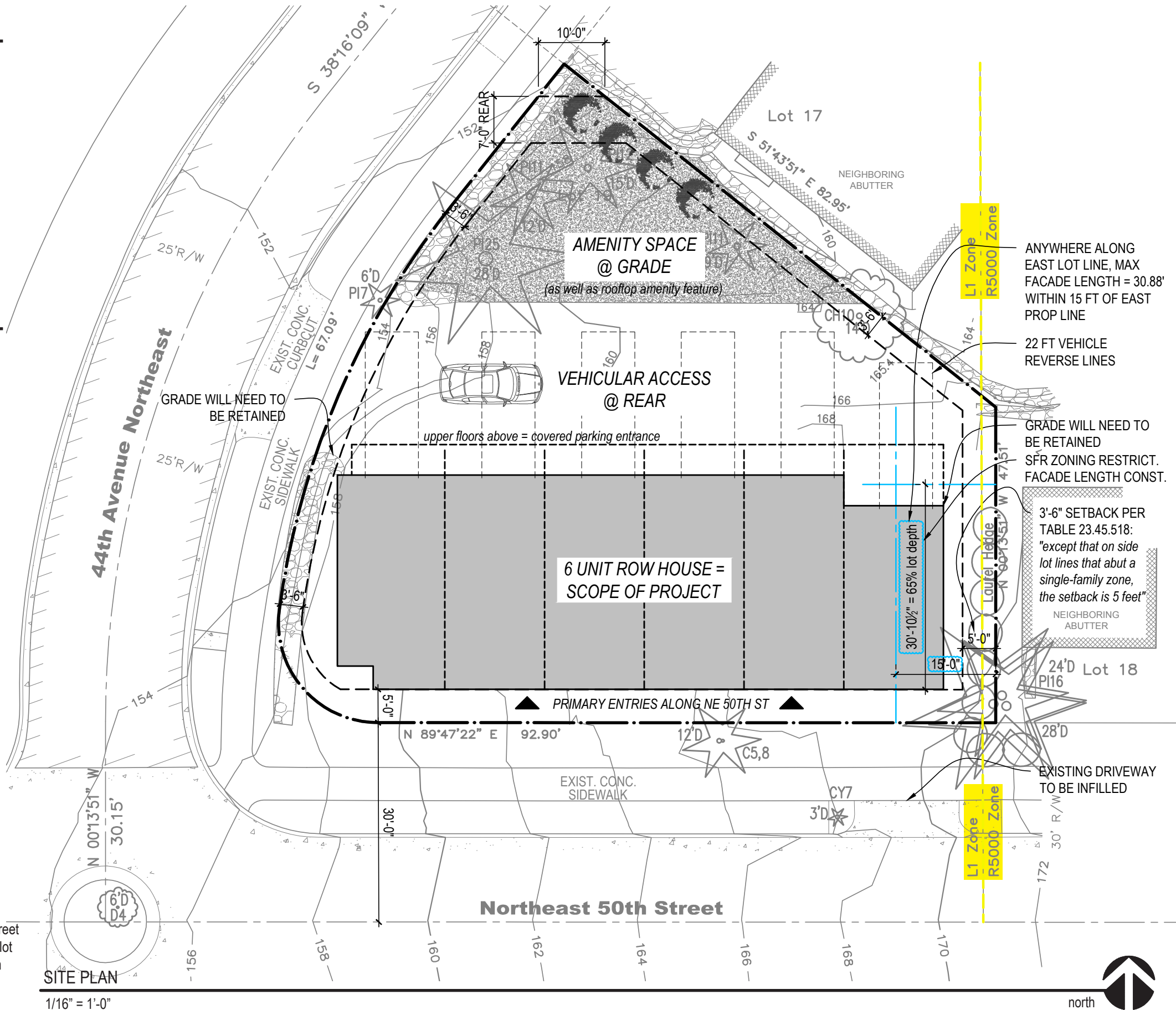


4402 NE 50TH ST PROJECT INFO:

Project #	3033263
Parcel #	039450-0205
Development Objectives:	<ul style="list-style-type: none"><li>• DEMOLISH EXISTING TRIPLEX AND CONSTRUCT NEW (6) UNIT ROWHOUSE BUILDING, PARKING PROVIDED PER EACH UNIT</li><li>• EACH UNIT IS TO BE APPROXIMATELY 1500 SF</li></ul>
Legal Description:	LOT 19, BLOCK 3, ALBERT BALCHS BALCHWOOD ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 60 OF PLATS, PAGE 70, RECORDS OF KING COUNTY, WASHINGTON.

ZONING SUMMARY:

Address:	4402 NE 50th St
Base Zone:	LR1, SF5000
Lot Area:	7,635.32 sf
FAR:	7,535.2 sf (1.2 per Table 'A' 23.45.510)
(measured to L1 zone line)	= 9,042.24 sf allowable / 3 floors = 3,014.08 sf per flr (avg) / 6 units = 502.35 sf per unit per flr
Density:	No Limit
Parking Flexibility Area:	No
Parking (AUTO):	Table 'B' of 23.54.015.II.M None Required
Parking (BIKE):	Long Term / 1:1 dwelling units
Building Height:	Table 'A' of 23.45.514 = 30 feet (plus 4'-0" partially below grade bonus) (plus 4'-0" rooftop feature (parapets))
Setbacks:	per Table 'A' of 23.45.518 Front = 5'-0" min Rear = 5'-0" min / 7' avg Sides 5'-0" (facades < 40') Sides 5'-0" min / 7' avg (facades > 40') [0 where abutting another rowhouse development, otherwise 3.5, except that on side lot lines that abut a single-family zone, the setback is 5']
Structure Width & Facade Length Limits:	per SMC 23.45.527.B.1: The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2 (maximum combined length of all portions of facades within 15 feet of the abutting side lot line is 40 feet)











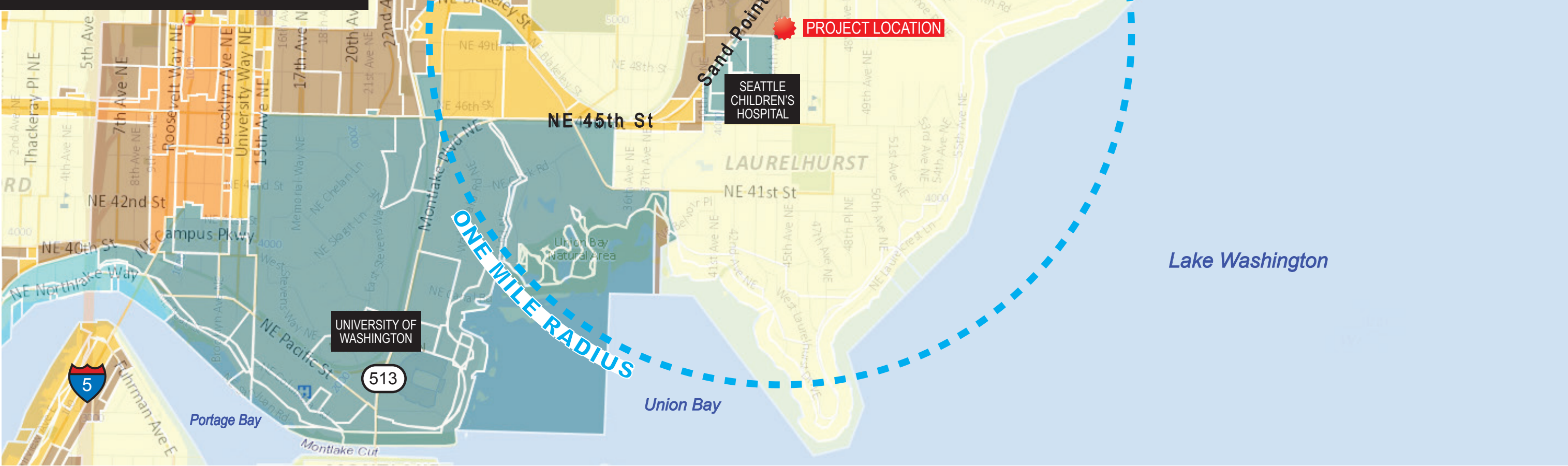
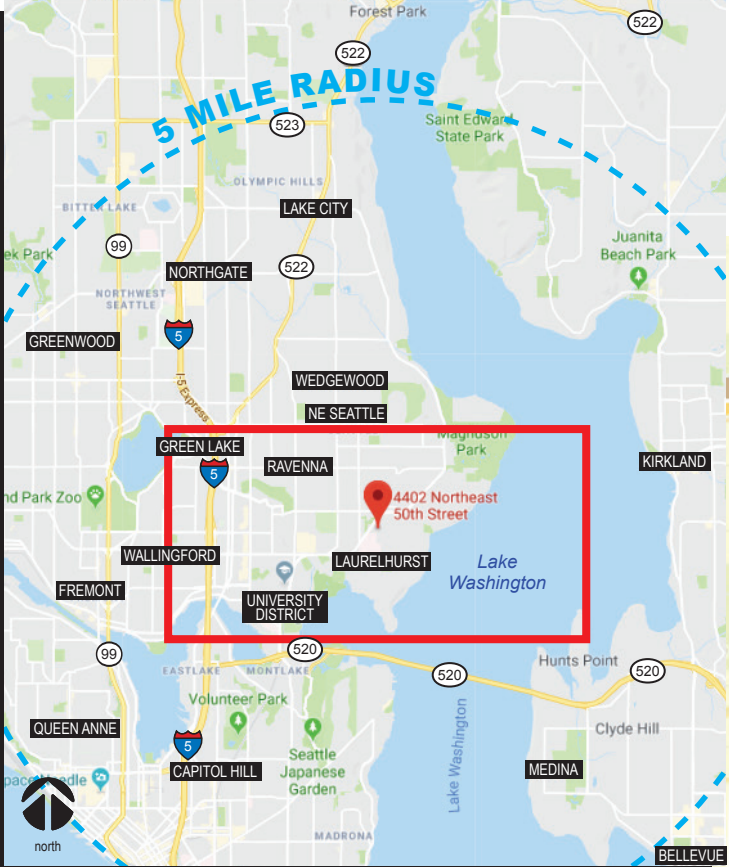


PROJECT LOCATION MAPS (NTS)

zoning information from City of Seattle ArcGIS map

**Zoning Map Legend:**

	major institutions		master planned community		neighborhood/commercial		single family
	manufacturing/industrial		multi-family		residential/commercial		downtown







## LEGEND:

- 1 Project Location
- MIO - major institution overlay
- LR - lowrise/multifamily
- SF - single family

One can see from this diagram that the majority of the surrounding buildings are made up of a combination of single and multi-family residences, depending on which zone they are located in. The hospital takes up a significant portion of the 500 ft radius around our project location. There are no businesses or commercial zones within the 500 ft radius of our site.

This makes for an exceptionally peaceful neighborhood. The designated zoning and the natural sloping topography (see Street Elevations on page 5) create an ample sense of space, a break from the busy and hectic city-life. We intend to keep that sense of space in mind with our design.

Public transportation is less than a 5 minute walk away. Bus 75 comes once about every 10-15 minutes. The majority of residents who live in this neighborhood own a vehicle. We plan to incorporate garages into our design for this reason.

Another thing to notice from this diagram is the East property line carries over into the SF zone. This invisible zoning line will impact our design due to the required code limitations of a multifamily building abutting a single family residential zone.

## DON OUTREACH:

The Department of Neighborhoods Outreach had little to no impact on our design strategy. We made our project available to the public through various types of media: Facebook, the Laurelhurst Blog, flyers that announced the date of our Site Walk (a meeting at which we intended to take in the neighborhood's opinion about a new townhouse development going up at this site), and the site walk itself. Only a few neighbors attended. None had anything negative to say. The fact we're including garages in our design was met with positive feedback.



EXISTING SITE CONDITIONS:

PROPOSED PROJECT SITE

- LOT AREA: 7,635.32 sf
- One triplex and one carport exist on site. Both are to be demolished.

TOPOGRAPHY

- Approx. 13% grade sloping East @ NE 50th St (where we are planning the primary entries to be)
- Existing driveway is very steep. From the street, the crest starts at a 25% slope, reducing to 10% as it gets closer to the existing building. We plan to use the existing curb cut, but will definitely need to regrade the rear vehicular access area.

EXISTING TREES

- There are no exceptional trees on this site, however our Arborist Report has scheduled (7) significant trees. We plan to keep as many of the existing trees as possible and will also add street trees along NE 50th St to accentuate the unit entries.

ADJACENT BUILDINGS AND THEIR USES

- This being a corner lot, there are only two adjacent properties. LOT 17 is comprised of a multifamily apartment building. LOT 18 to the East is a single family abutter.

SOLAR ACCESS & VIEWS

- Project site has good solar access due to the width of NE 50th St and lack of buildings around it, (it being a corner lot). Primary entries will face due South, allowing maximum direct sunlight to the South Facade of the proposed structure. There aren't any major views to be seen from this property, however, there are many trees bordering The Children's Hospital, so residents will be able to take advantage of the vegetation, especially because of how we plan to step the units (height-wise) to coincide along with the existing topography.

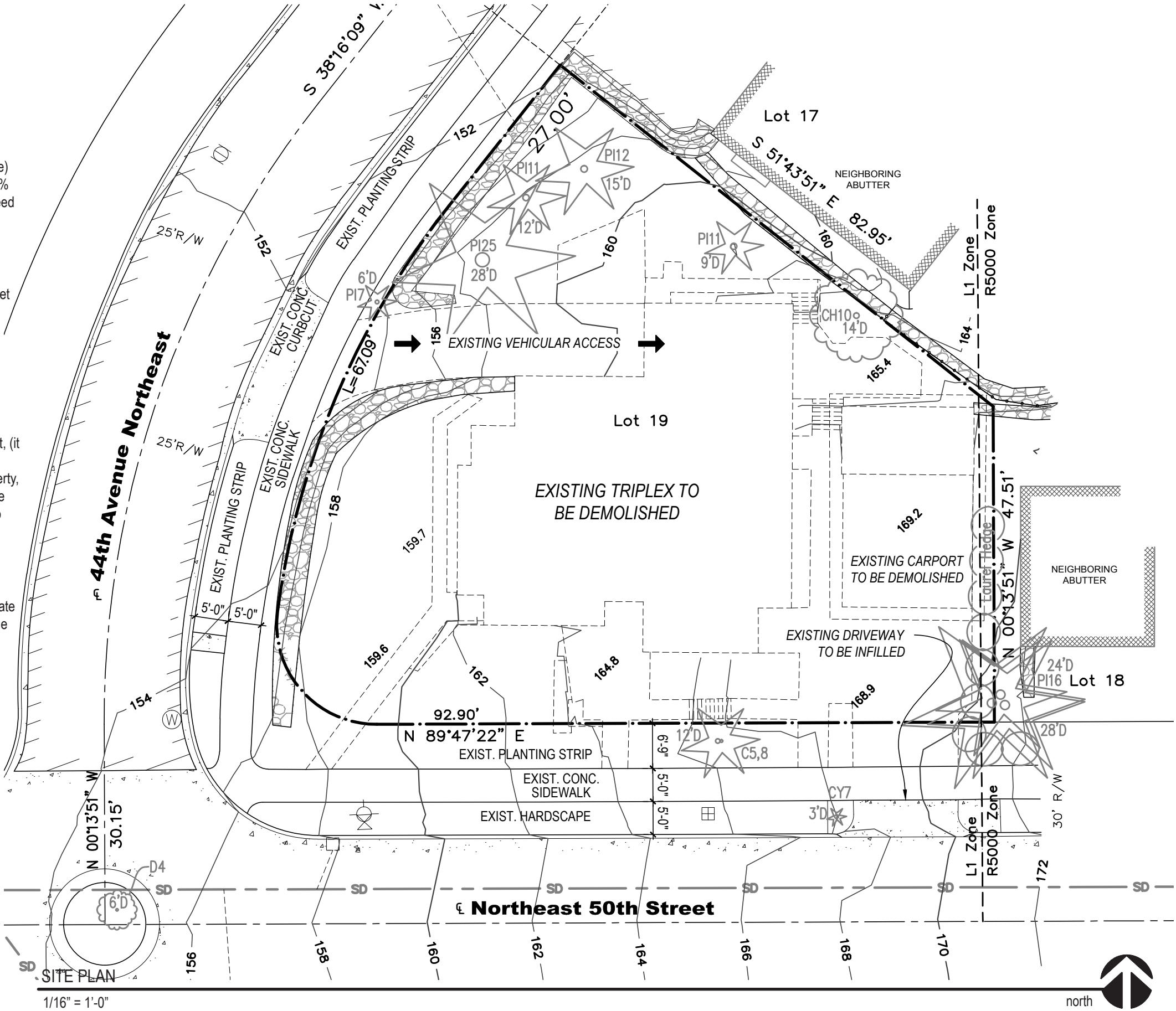
TRAFFIC CIRCULATION

- Neither 44th Ave NE nor NE 50th St are considered to be arterial streets. Traffic is not frequent. Only nearby residents travel along these streets. There are no bus stops at the immediate adjacent streets, however, there are a couple stops along Sand Point Way NE, directly west of the site. As was already noted, the majority of residents who live in this neighborhood own a vehicle. We plan to incorporate garages into our design for this reason.

STREETSCAPE

- 44TH AVE NE:
  - Planting Strip: Approx. 5'-0" wide
  - Sidewalk: Approx. 5'-0" wide
  - Street Trees: None
  - Parking: On Street (free / not zoned)
- NE 50TH ST:
  - Hardscape Strip: 5'-0" (Directly north of curb @ NE 50th St)
  - Sidewalk: Approx. 5'-0" wide
  - Planting Strip: Approx. 6'-9" wide (Directly south of Property Line)
  - Street Trees: None
  - Parking: On Street (free / not zoned)

\*\*\*We plan to replace the hardscape strip bordering NE 50th St with a planting strip.







SITE CONTEXT LOCATION MAP

N.T.S.

**XX** symbols marking more site context photos can be found on pages 7 & 8



# 5 NEIGHBORHOOD CONTEXT

location map

ADMINISTRATIVE DESIGN REVIEW  
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**A** Burke-Gilman Playground Park. About a 5 minute walk from the project location.



**B** Perspective view looking east up NE 50th St. Notice the barrier of trees directly south, blocking the view of the Seattle Children's Hospital parking lot. This buffer provides the street with a lot of privacy.



**C** Perspective view looking west down NE 50th St. Project location is behind the tree to the right. Notice how the natural topography of the street makes the neighborhood feel very open and spacious.

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**1** STREET ELEVATION- looking north along 50th St NE  
(NTS)



**2** STREET ELEVATION- looking south along 50th St NE  
(NTS)



**3** STREET ELEVATION- looking east along @ intersection 44th Ave NE & 50th St NE  
(NTS)





**D** Lot 17. Existing multifamily apartment building north of project site.



**E** Existing steep and distressed driveway at Lot 19 (project site).



**F** Lot 18. Single family residence due east of project site.



**G** View looking north of existing triplex and new rowhouse project across the street at Lot 9. Notice the natural slope of NE 50th St.



**H** View looking east up NE 50th St. at the existing structure on Lot 19 (project site).







**I** Example of neighboring rowhouses. Built in 2018.



**J** Example of neighboring rowhouse construction. Built in 2017.



**K** Example of new SFR construction up the street.



**L** Lot 9.  
Example of neighboring rowhouse project. Construction began in 2018. Units step in height with the topography.



**M** Rear view of the same project.



**N** Lot 10. Photo was taken in December 2018.  
Another example of new construction in this neighborhood.





## CONTEXT AND SITE

- CS1: NATURAL SYSTEMS AND SITE FEATURES
  - D. TOPOGRAPHY
- CS2: URBAN PATTERN AND FORM
  - B. ADJACENT SITES, STREETS, AND OPEN SPACES
  - C. RELATIONSHIP TO THE BLOCK
  - D. HEIGHT, BULK, AND SCALE
- CS3: ARCHITECTURAL CONTEXT AND CHARACTER
  - A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

**CONTEXT AND SITE:** Located on a corner lot within the transitional zone of LR1 and SF5000 at 44th Ave NE and NE 50th St, our goals for this project are to create a modern rowhouse development that will add visual appeal to the existing residential neighborhood, while blending with the context as a whole. The existing neighborhood is comprised of a broad mix of lowrise multi-family developments along with a wide stylistic range of single family homes. Immediately adjacent to our project location is a 3-unit multi-family apartment building to the north and a single family residence to the east. There are no exceptional trees on our site, however, we plan to keep as many of the existing trees as possible. The Arborist Report states there are (7) significant trees on site. We also plan to plant **street trees** along NE 50th St to accentuate our building's primary entries and to enhance the streetscape.

In terms of relating to the neighboring buildings and block, we are planning to **step each unit's height** to match the existing topography of NE 50th St., which has an approx. 13% grade slope. This will create visual interest along NE 50th St, help to break up the mass of our building, create views from each unit's **roofdecks** above, and will allow for vehicular access at the rear of the building (where grade also slopes similarly to NE 50th St.) Our project will not appear to tower over the single family abutter to the east because of the existing grade/site conditions (there is a slight slope up to the east and a detached garage separating the single family residence from our site). At the opposite corner of 44th Ave NE, there are two other rowhouse projects concurrently being built, as well as another that's already been completed, further down 44th Ave NE. Our project will act as a **visual anchor point** along the corner of 44th Ave NE and NE 50th St. amidst these new projects. We plan on using high quality materials, and will utilize interesting fenestration patterns along both the street-facing facades, and projecting overhangs with cedar soffits to create a warm and inviting overall appearance. The "bulk" of our building will be reduced by large-scaled fenestrations, the staggered undulation of the units' footprints, and the height difference of each unit.

## PUBLIC LIFE

- PL3: STREET LEVEL INTERACTION
  - A. ENTRIES
  - C. RESIDENTIAL EDGES

**PUBLIC LIFE:** Primary entries are all located on the same side of NE 50th St, encouraging public interaction, however, each unit will have its own personal entrance which will create a sense of individuality and ownership. These entries will be well lit and softened with vegetation to create even more of a visual appeal from the street. We will also be replacing the hardscape strip abutting NE 50th St south of our site with a planting strip. "Residential edges" shall be respected with permeable thresholds created by native planting and street trees. The multifamily apartment building north of our site is separated by our project's vehicular access and amenity space at grade. The more utilitarian aspects of living can be found at the rear of our rowhouse project. Trash receptacles and bike storage will be kept out of sight to the north of the building to discourage theft and vandalism. All units have private secondary entries at the rear (north of the building) adjacent to garage doors.

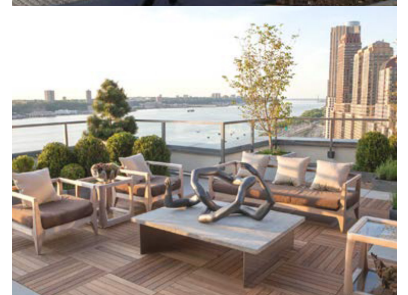
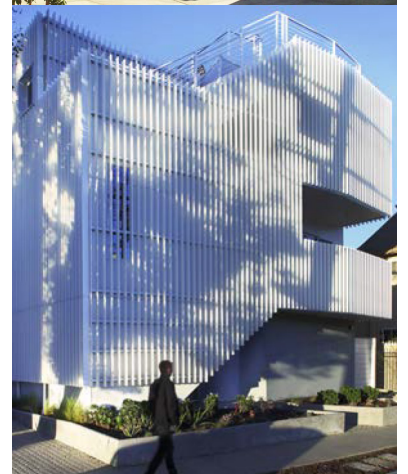
## DESIGN CONCEPT

- DC2: ARCHITECTURAL CONCEPT
  - A. MASSING
  - B. ARCHITECTURAL AND FACADE COMPOSITION
  - D. SCALE AND TEXTURE
- DC4: EXTERIOR ELEMENTS AND MATERIALS
  - A. EXTERIOR ELEMENTS AND FINISHES
  - D. TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

**DESIGN CONCEPT:** The rowhouse typology typically creates strong connections to the street because of the proportions that result when dividing up the building's mass into individual units. By consciously setting a few of these units back from one another, the building's mass is broken up laterally, creating depth and an undulating pattern that provides covered entries and interest from the street. The natural topography of our site works to further reinforce this relationship of breaking up the building's mass by stepping the units' heights slightly from one another. Open rails to break up the building's parapet aligning with those of the Master Balconies will help to break up the building's mass in terms of positive and negative space or 'voids vs. solid' areas for visual impact. Large projecting overhangs help to add yet another level of interesting articulation to the street-facing facade.

Because the project site is a corner lot, it is important that our building acts as a **visual anchor point** along the intersection of its South and West facades. The corner unit at NE 50th and 44th Ave NE will be finessed to soften and compliment the natural sloping landscape and openness of the street. We plan to create visual interest here with the use of high quality and durable materials, light in color and weight, and large fenestration patterns that give the resident the option of privacy, but also help to break up the building's bulk. Our preferred option shows a mass at the main floor that juts out, cantilevered above the foundation, while the upper two floors have been pushed away. This design move allows us an opportunity to make this highly visible corner of the structure look and feel special to the neighborhood.

In terms of landscaping, we plan to make **individual entry paths** from the sidewalk to each unit's main entrance. These paths will be thoughtfully paved, landscaped, and illuminated for the safety of the residents and to help enhance the building's relationship to the site. We also plan to make full use of the rooftops which will be illuminated as well. Using the tools of both architecture and planting, our goal is to create a balance of security and prospect for tenants and passersby alike.







A



B

A Fenestration groups create facade interest in terms of 'solid vs void'

B Cedar soffit. Dramatic projections.

C Steel planters

D Bright warm illumination  
Cor-Ten cut-out address #s

E Vertical box rib siding

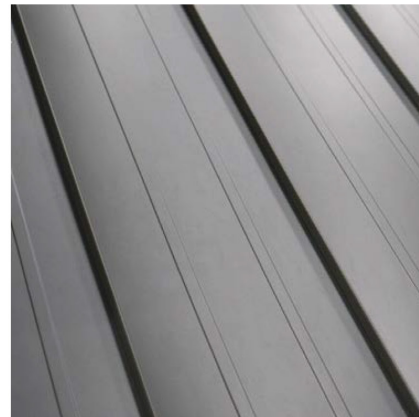
F Recessed garages = covered entries @ rear.  
Pavers rather than pavement

G Projecting steel window surrounds gives facade interest/depth

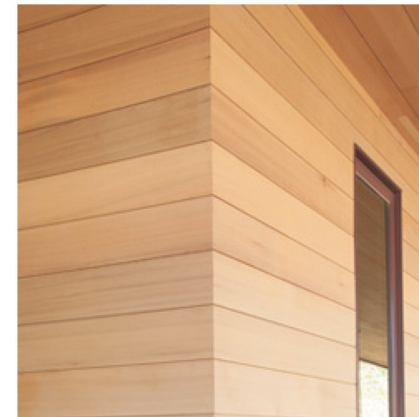
H Staggered fiber cement boards in a satin finish, Cor-Ten clusters to embellish fenestration groupings



LIGHT PAINTED, TEXTURED WOOD OR HARDIE-PANEL LAP SIDING



METAL W/ SATIN SHEEN FINISH. METAL PANELS, OR BOX RIB SIDING, FOR EXAMPLE



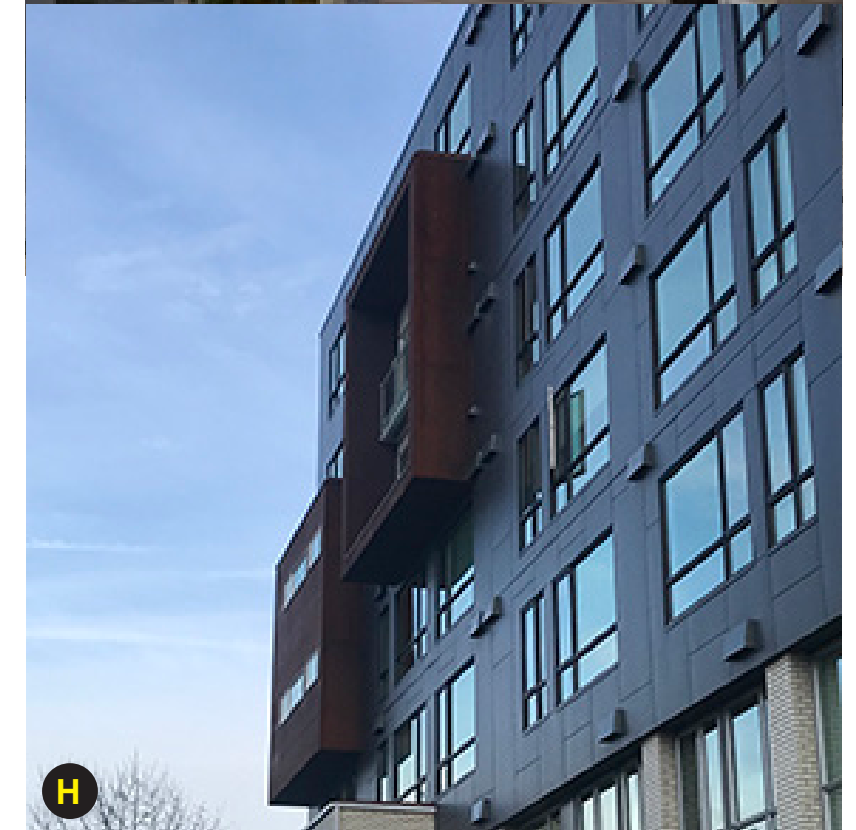
CLEAR CEDAR ACCENT PANELS CEDAR SOFFITS



SMOOTH ARCHITECTURAL CONCRETE



G



H



C



D



E



F

# 10 INSPIRATION

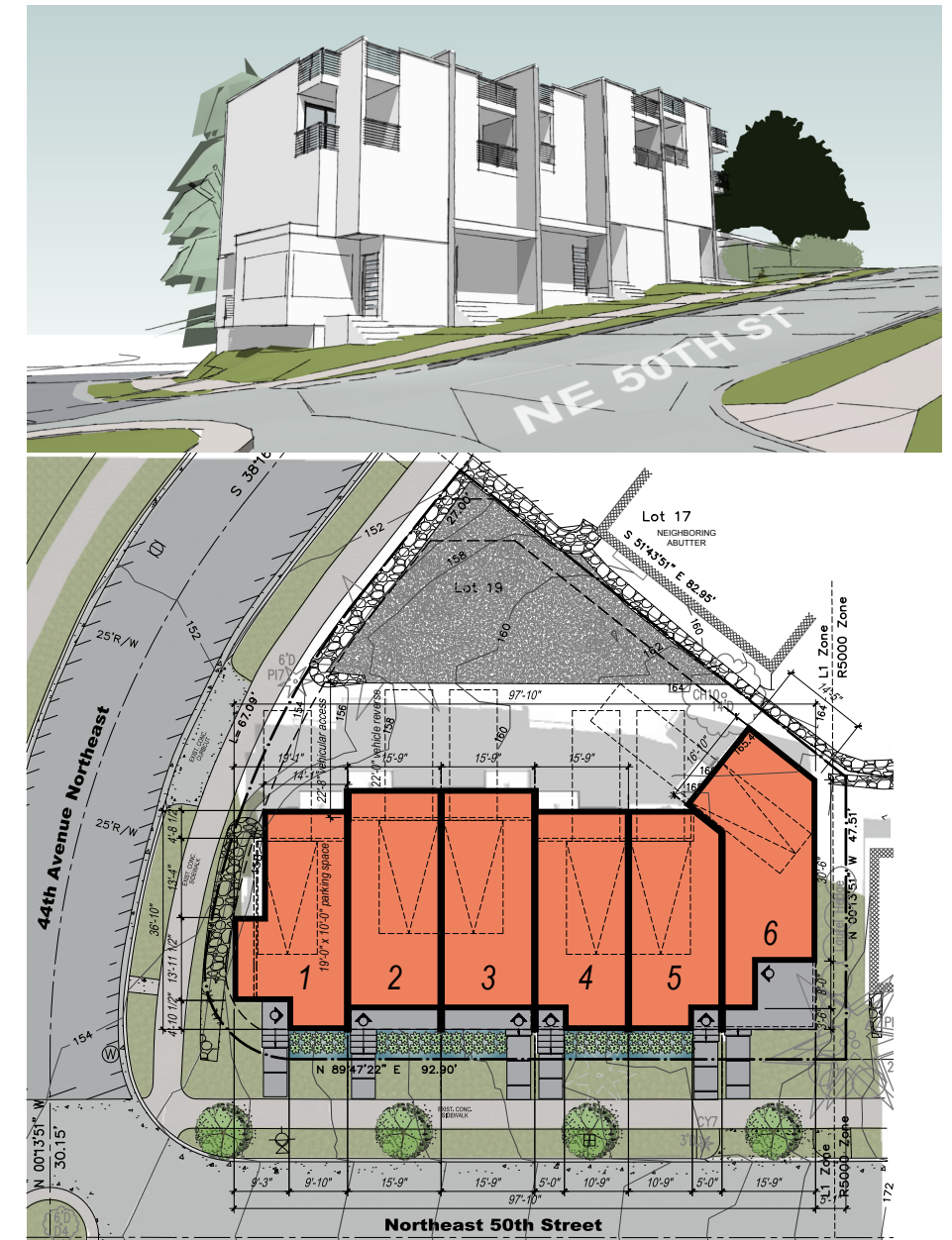
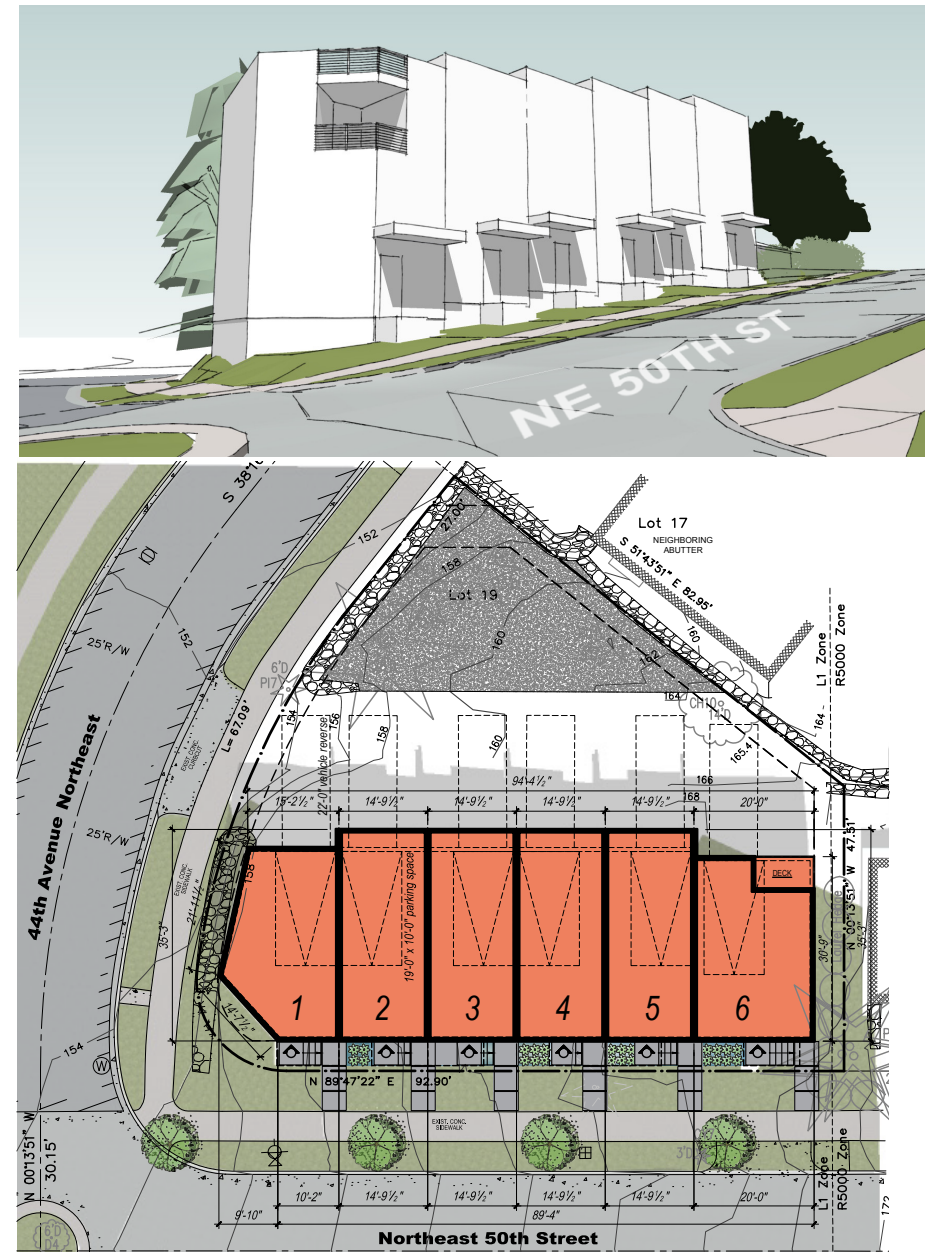
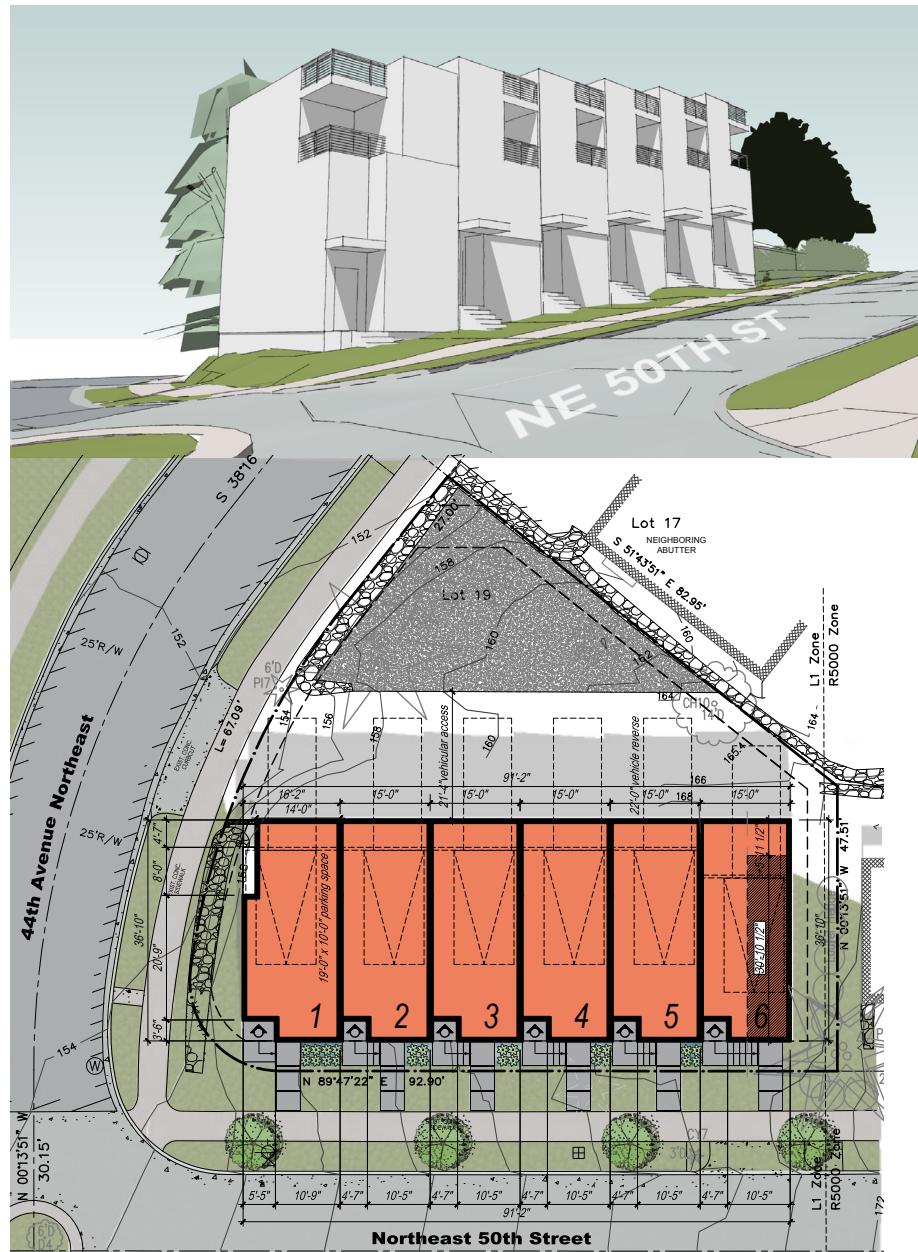
examples of building elements we may or may not use within our own design

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### OPTION 1 - Departure Requested (if Design Review Board prefers this option)

All of the options shown are very similar in terms of how we're proposing to divy up the site due to the size and shape of the lot, our neighboring context, and existing topography. Our primary entries will be off of NE 50th St. Trash receptacles will be located away from the street and out of site in the rear of the building. Grade at the rear of the building will need to be excavated deep enough to allow a 12% sloped driveway and access to each unit's driveway.

The units will step in height consistent with existing grade. Each unit's garage will be 4 ft below grade and will therefore not count against our FAR. Each unit's entry has been recessed from the majority of the street facing facade plane to create a covered entry for the residents and to create depth and interest to the facade. See pg 12 for *Departure Request*.

### OPTION 2 - Code Compliant

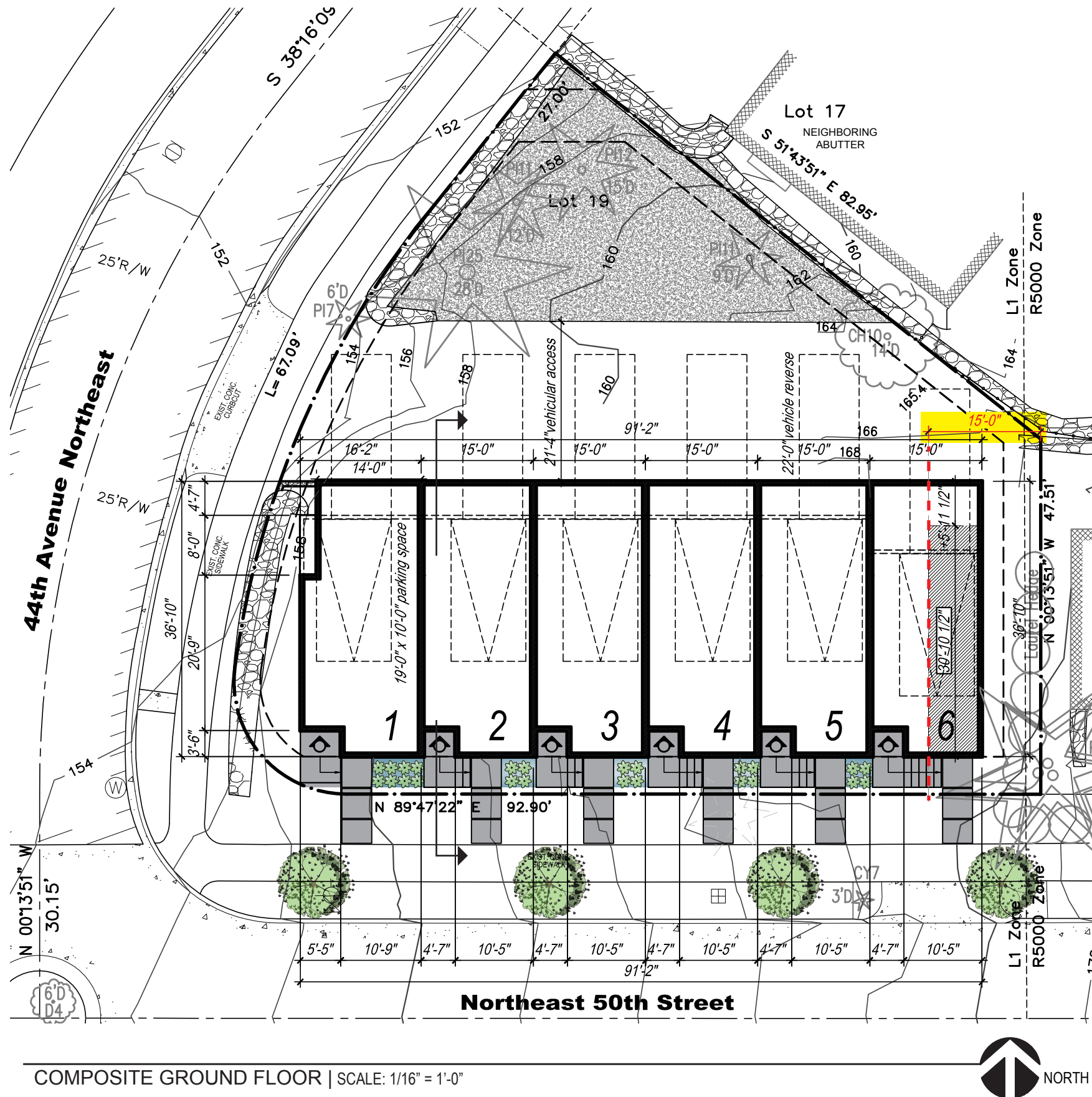
Similar to Option 1, Option 2 shows our primary entries located off of NE 50th St. Trash receptacles will be located away from the street and out of site in the rear of the building. Grade at the rear of the building will need to be excavated deep enough to allow a 12% sloped driveway and access to each unit's driveway. Each unit's garage will be 4 ft below grade and will therefore not count against our FAR. The units will step in height consistent with existing grade.

Facade articulation along NE 50th St is lacking in this scheme. Units 2-5 are nearly identical and are about 14'-9 1/2" wide. Vertical circulation within the units would not allow for a master balcony to be along the street facing facade and therefore the massing is quite bulky. We will need to play up the fenestration patterns and use of materials in this scheme in order to reduce the building's mass.

### OPTION 3 - Code Compliant - Preferred Option

Option 3 is an end product of Option 1. Although we had to change some of the unit layouts to comply with the facade length restriction along the East Property Line, we feel this is the best option to further develop. In this scheme, Units 2-5 are very similar, nearly mirroring each other whereas Units 1 & 6 act as visual anchor points and are therefore different in shape. Unit 1 is important because it accentuates the corner of NE 50th and 44th Ave NE. We plan to make this part of the building the most visually interesting with the use of a lot of glazing. This will also maximize the amount of direct sunlight to the unit. Unit 6 abuts the SFR lot and therefore has a facade length restriction on it. Here, we've introduced a slight angle, parallel to the lot line to fit all of the units program, to comply with the code, and to ultimately create a building we feel fits well within the existing neighborhood.





DEPARTURE REQUEST:

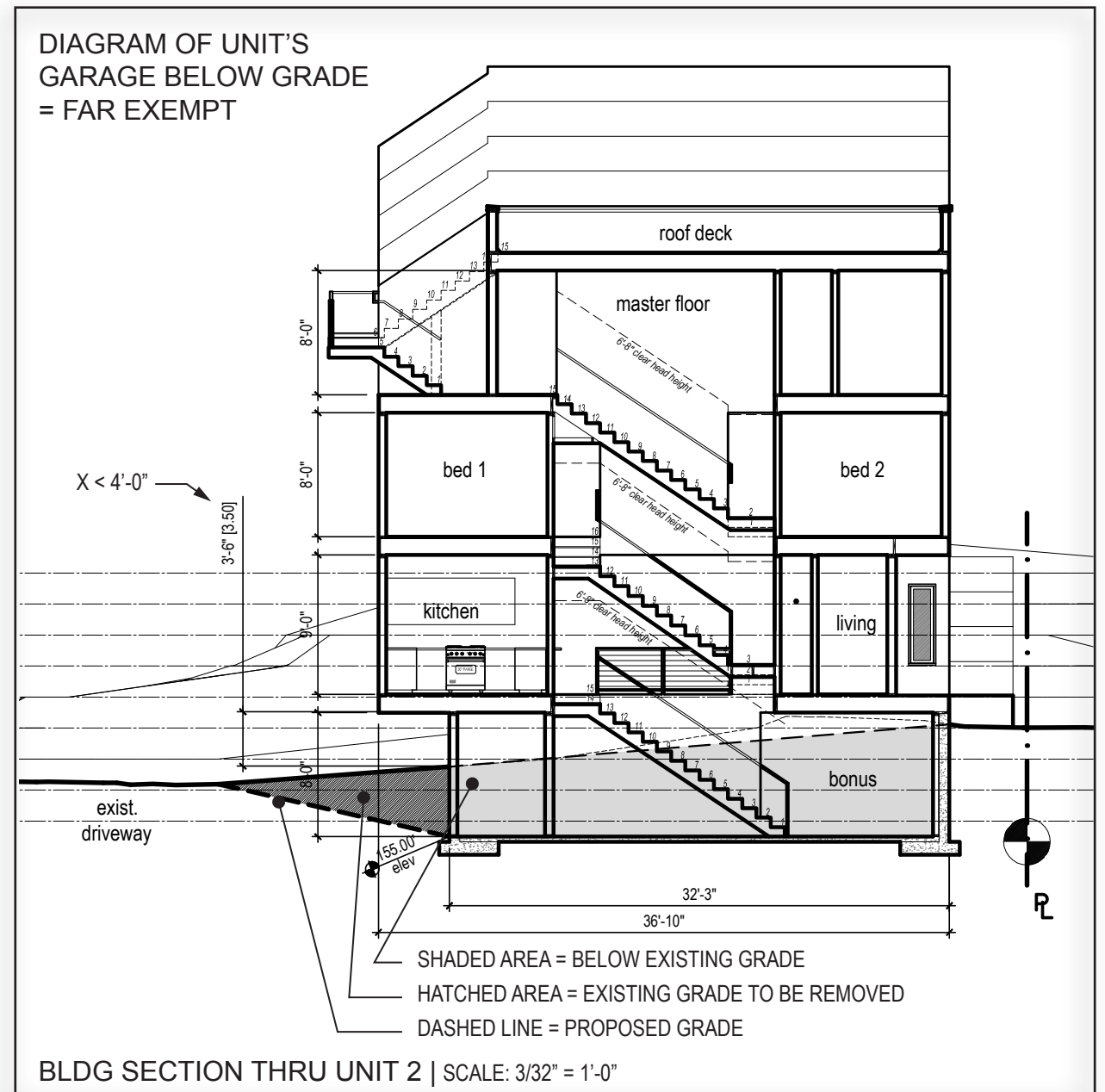
SEATTLE MUNICIPAL CODE DESIGN STANDARD:  
per SMC 23.45.527.B.1. Structure with and facade length limits in LR zones

"The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2."

East Property Line = 47.51 ft x 65% = 30.88 ft ~ 30'-10"

DEPARTURE REQUEST:

We are proposing a facade length here of 36'-10". We are asking for a departure from the facade length limit by allowing us an additional 6 ft within the 15 foot setback (shown as a red dashed line) from the Eastern property line (abutting the single family lot line).



total allowable FAR = 9,042.24 sf  
TOTAL OPTION 1 FAR = 8,633.27 sf

Our goal is to bring visual attention to the corner unit with glazing, and high quality, durable materials at the human scale.

All street facing facades shown here will have more articulation and fenestration patterns. We want to take advantage of the direct sunlight from the south.



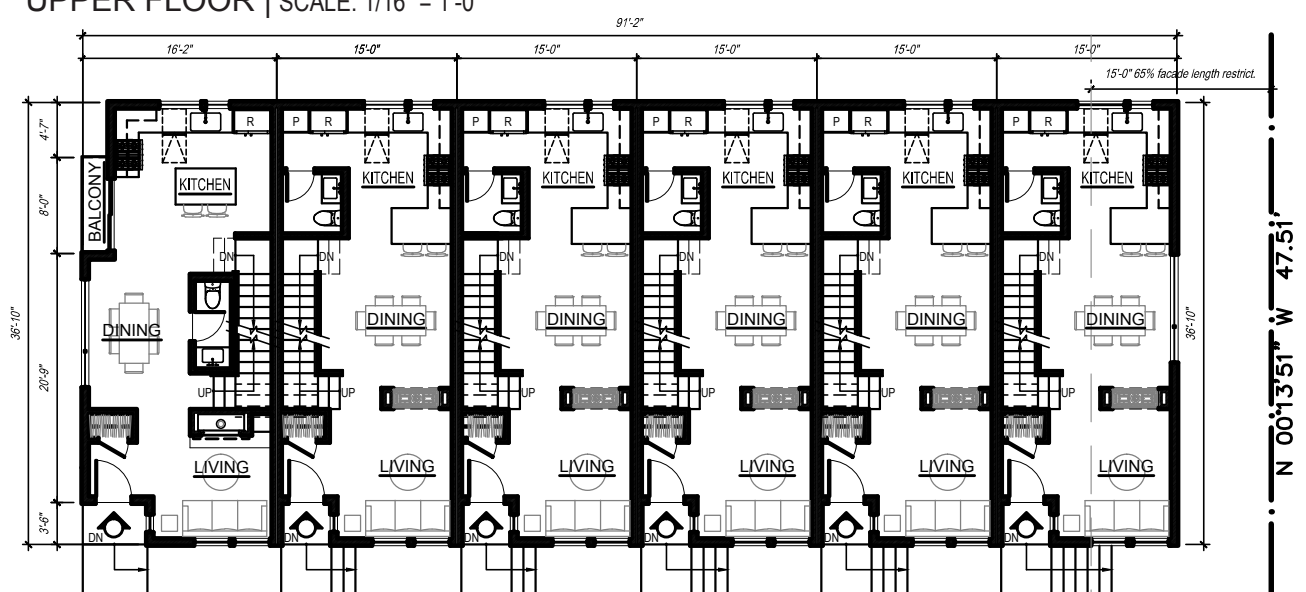
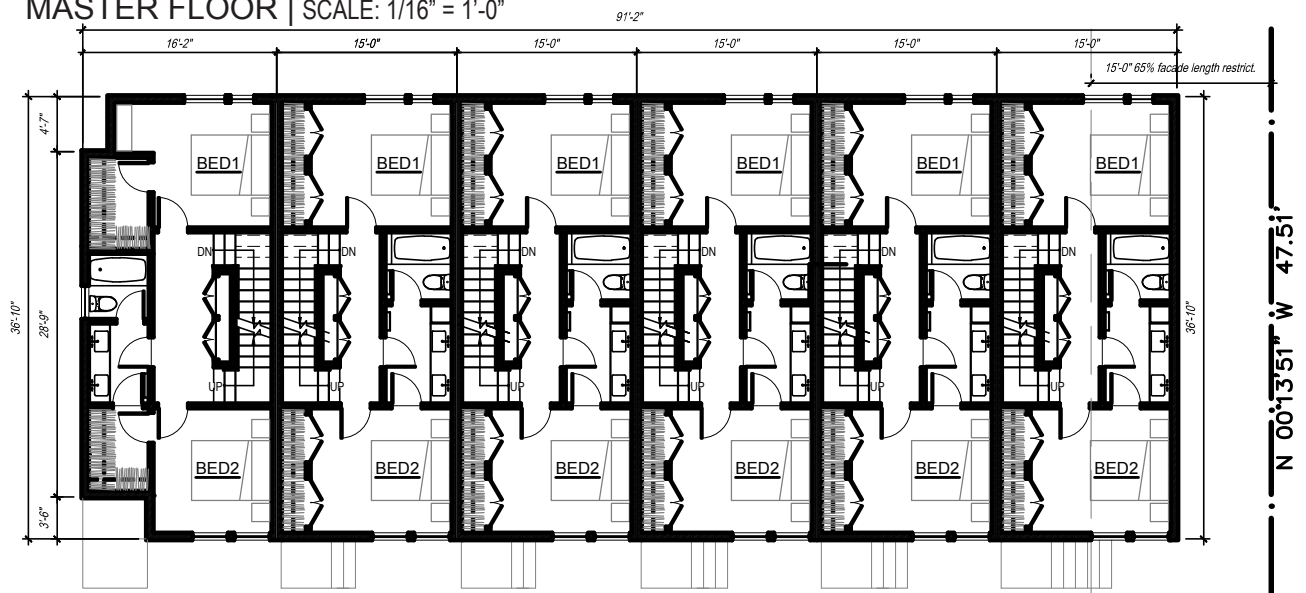
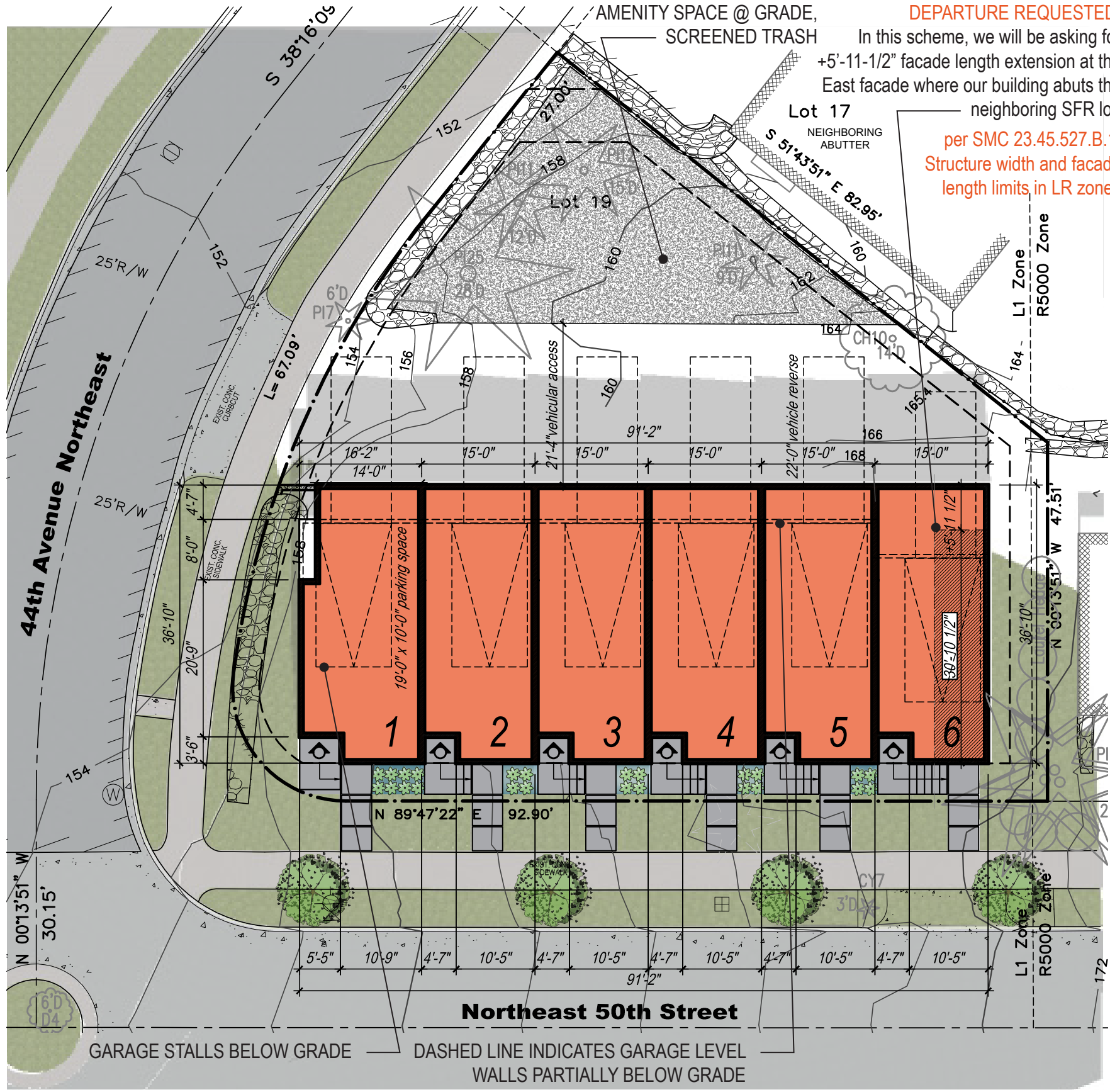
This elevational perspective shows how the units step in height with the existing topography of the site.

Cable railings of the Master Balconies align with those of the upper roof decks, creating an appealing pattern of solid and voids to the human eye. Fenestration patterns will only help to reinforce this pattern.

Unit entries all face the street. Covered entries offer interest, shade, and help to break up the building's facade.









total allowable FAR = 9,042.24 sf  
TOTAL OPTION 2 FAR = 8,501.83 sf

Essentially in this scheme, the four center units are all the same. The two end units differ in shape and size.

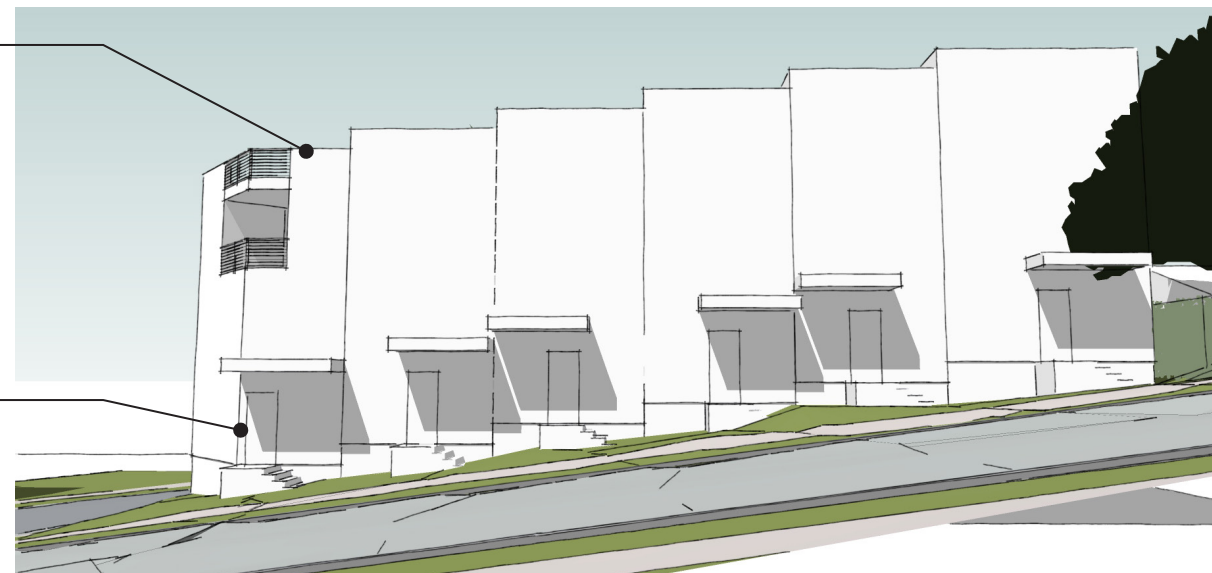
All street facing facades shown here will have more articulation and fenestration to them. One big difference in this scheme is there are no proposed Master Balconies on the street facing side (except @ corner unit.)

There will be a greater focus on materials and fenestration patterns to create architectural interest at the street facing facade.

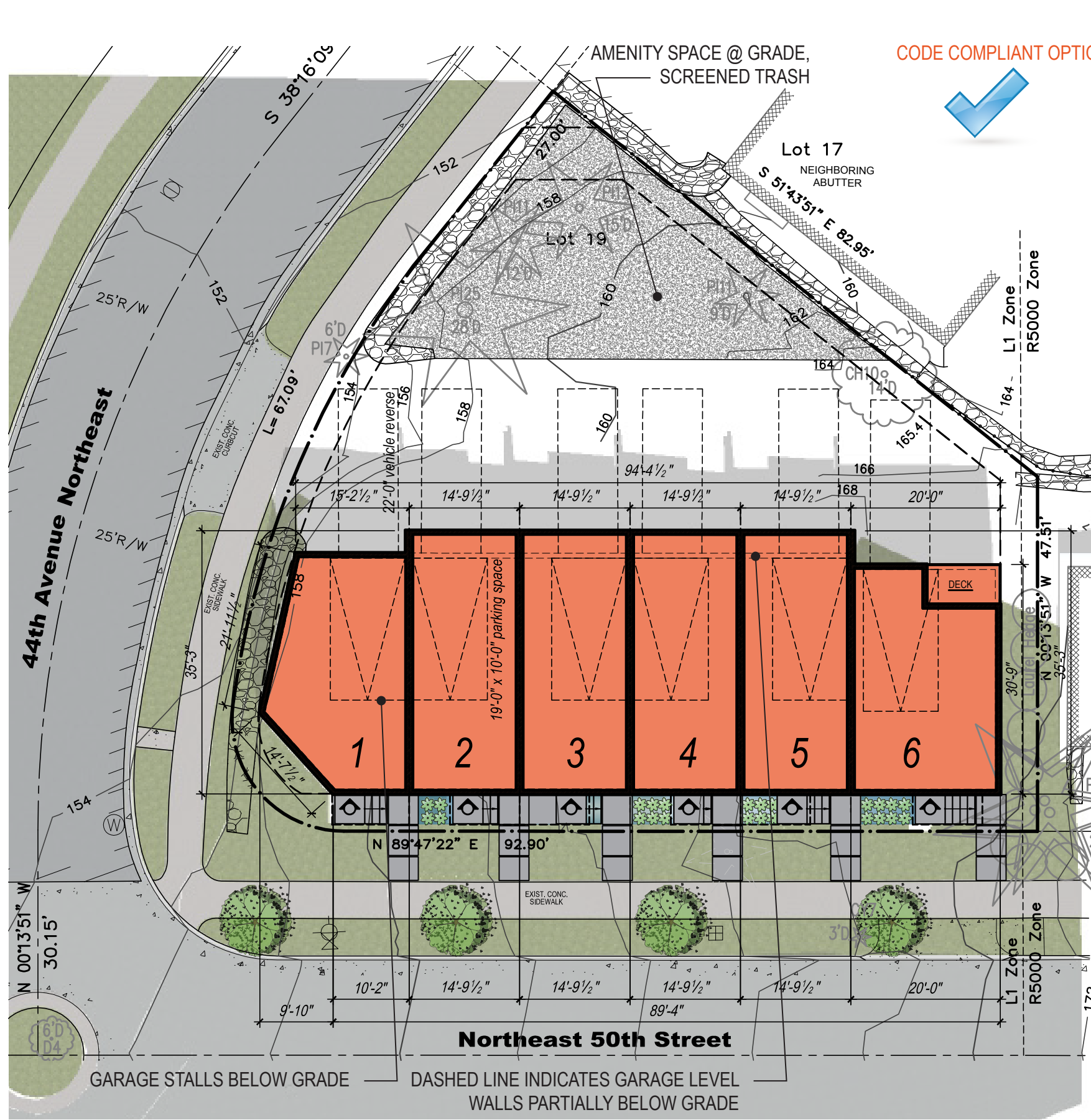


This elevational perspective shows how the units step in height with the existing topography of the site.

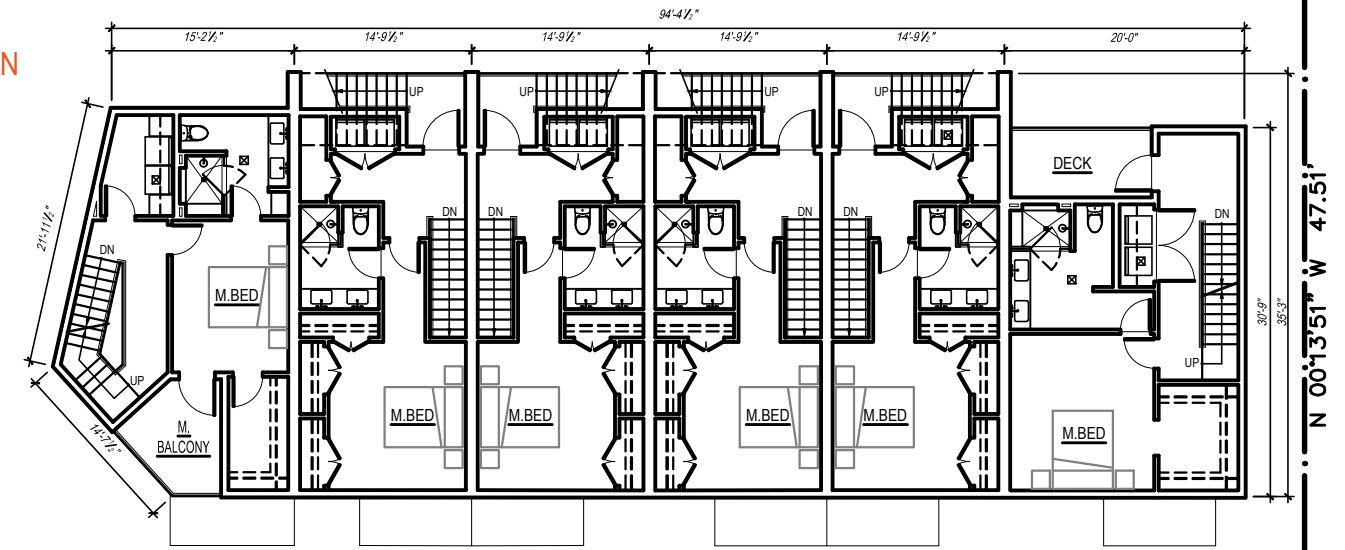
Unit entries all face the street. Covered entries offer interest, shade, and help to break up the building's facade.



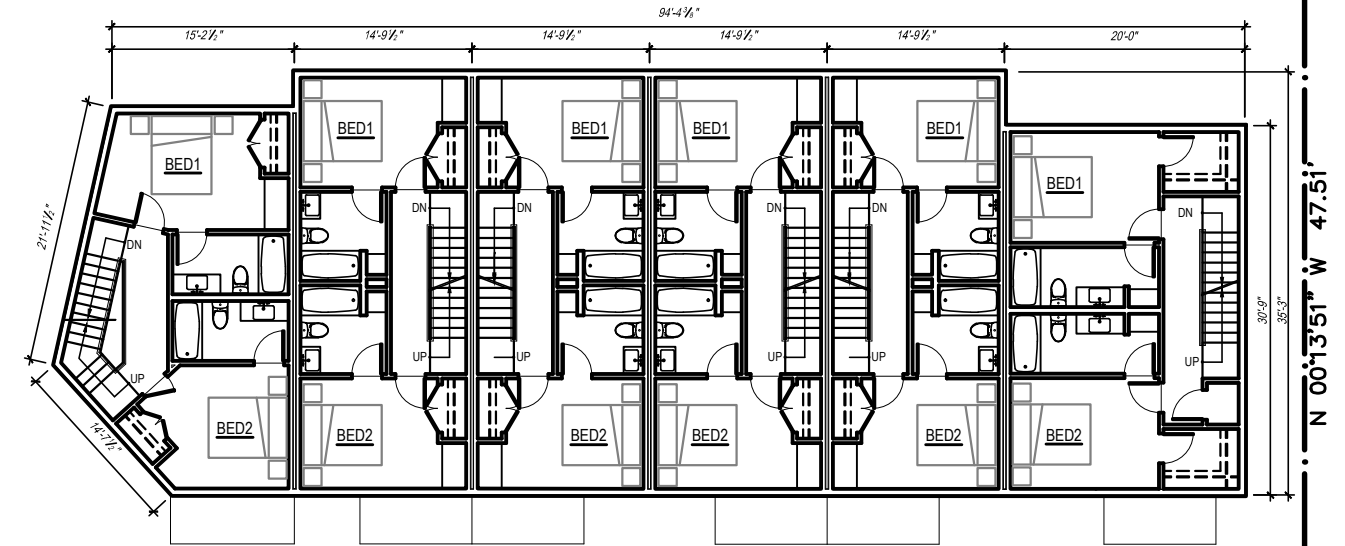




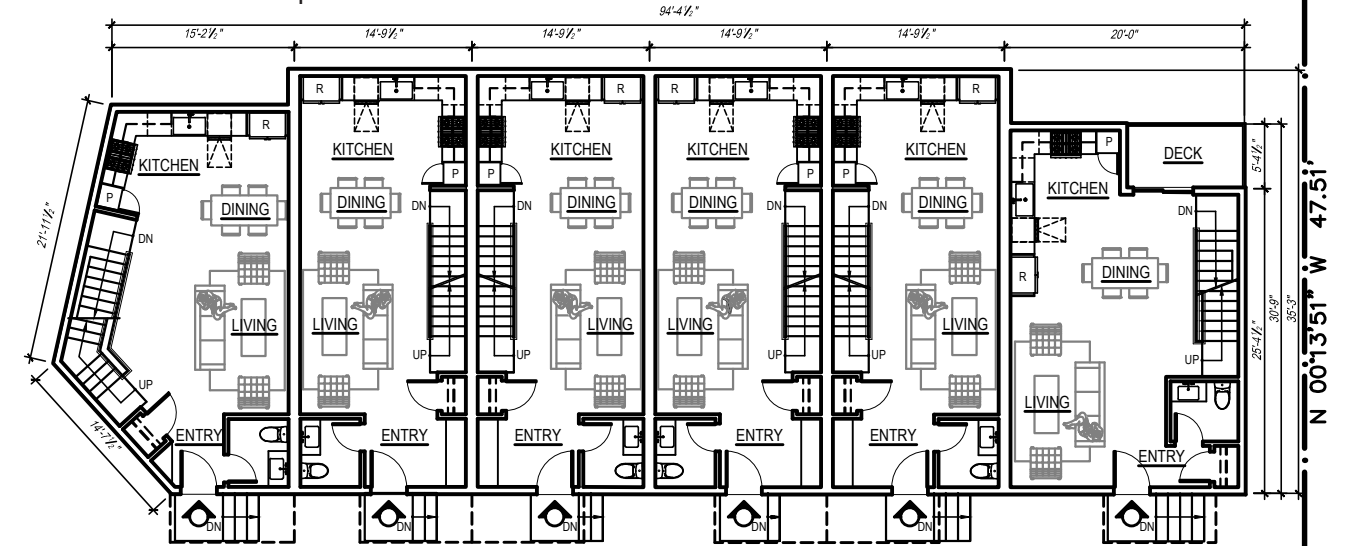
CODE COMPLIANT OPTION



MASTER FLOOR | SCALE: 1/16" = 1'-0"



UPPER FLOOR | SCALE: 1/16" = 1'-0"



GROUND FLOOR | SCALE: 1/16" = 1'-0"

COMPOSITE GROUND FLOOR | SCALE: 1/16" = 1'-0"

16 OPTION 2



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total allowable FAR = 9,042.24 sf  
TOTAL OPTION 3 FAR = 9,041.31 sf

Proposed “glass box.” This is the unit’s living room, facing directly to the south and west.

We think glazing is appropriate here to benefit the amount of direct sunlight for the resident’s public living space. We also think by using glazing here, it’ll differentiate the corner from the rest of the building and will draw your eye to that part of the building first. This will help pronounce the corner, making our building a visual icon of the intersection of 44th Ave NE and NE 50th St.



This elevational perspective shows how the units step in height with the existing topography of the site.

Cable railings of the Master Balconies align with those of the upper roof decks, creating an appealing pattern of solid and voids to the human eye. Fenestration patterns will only help to reinforce this pattern.

Divider walls are an extension of the building units’ party walls. They help to break up the building’s facade, create shadow lines, and offer privacy between each unit, giving the owner a sense of individuality.



**17** **OPTION 3**  
\*\*\*preferred option



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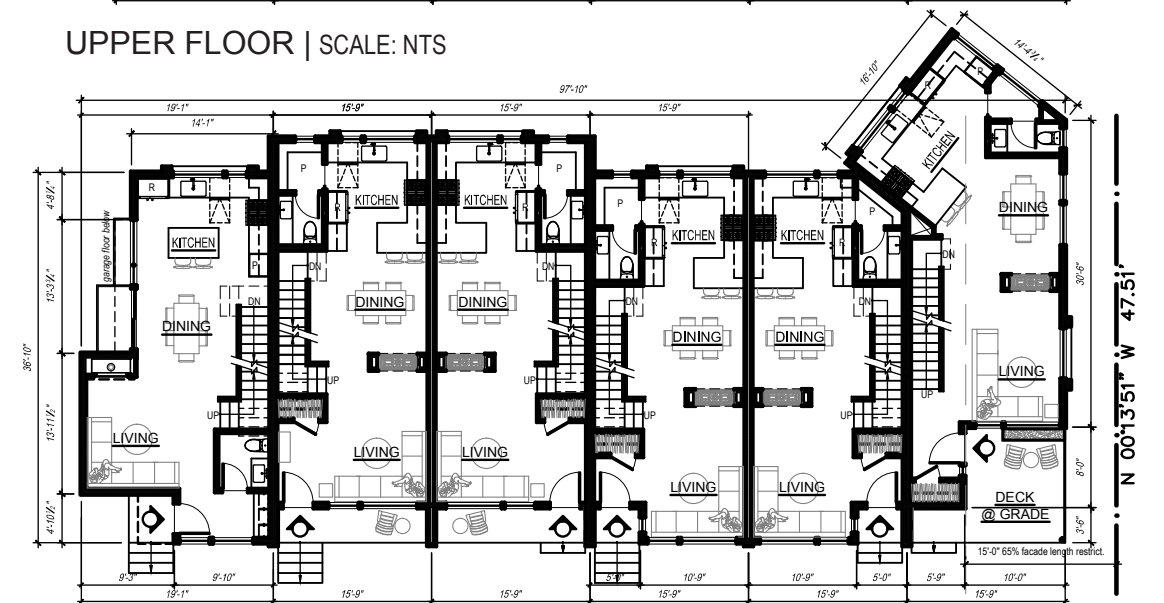
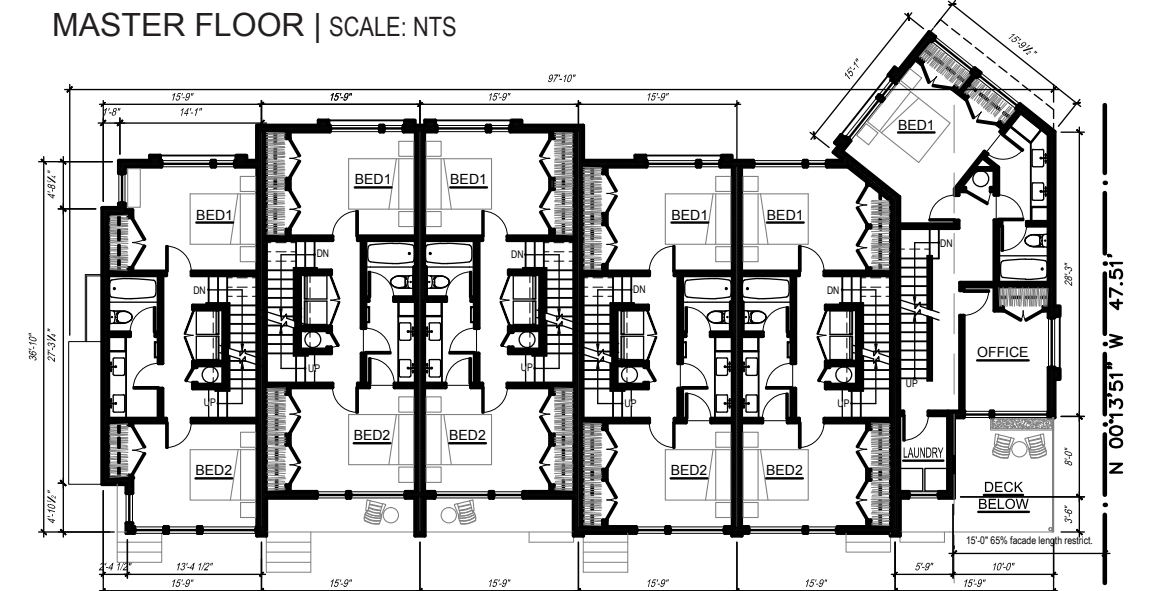
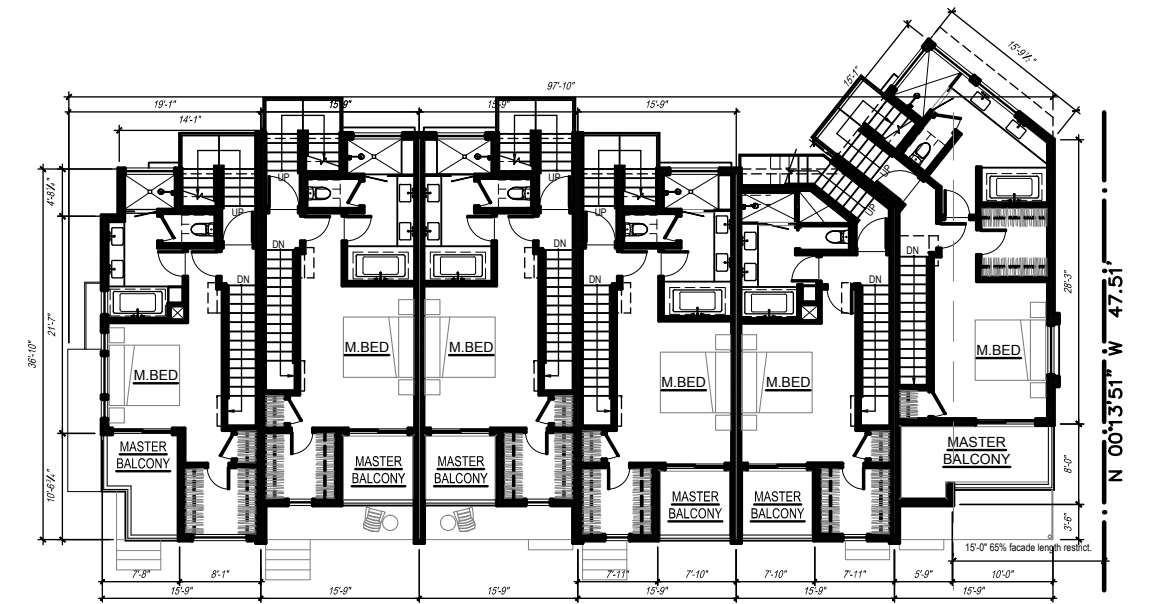
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CODE COMPLIANT OPTION



**18** **OPTION 3**  
\*\*\*preferred option

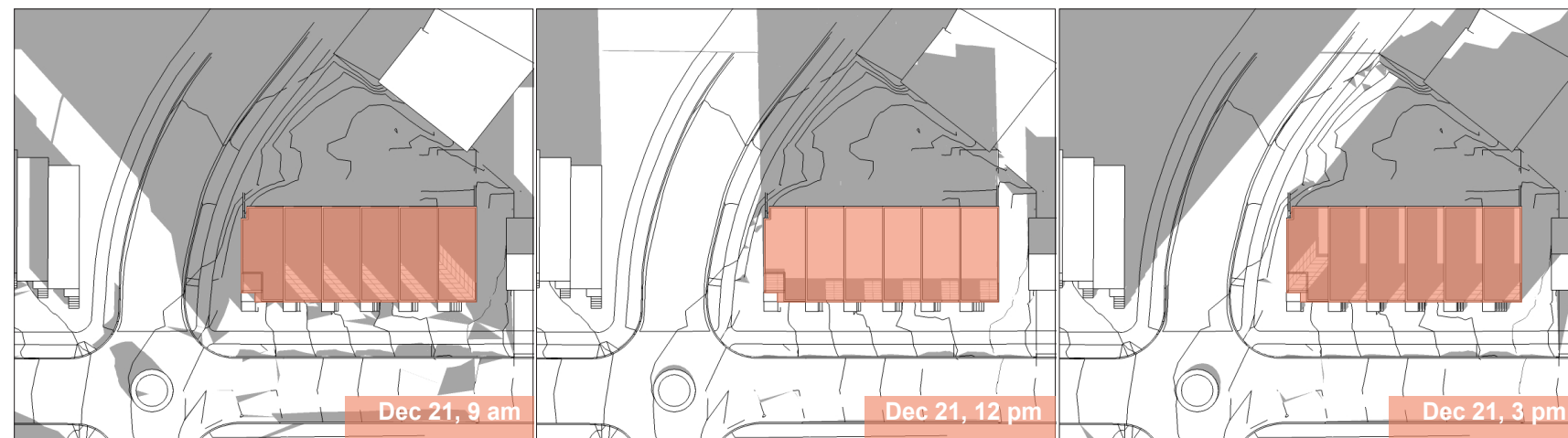
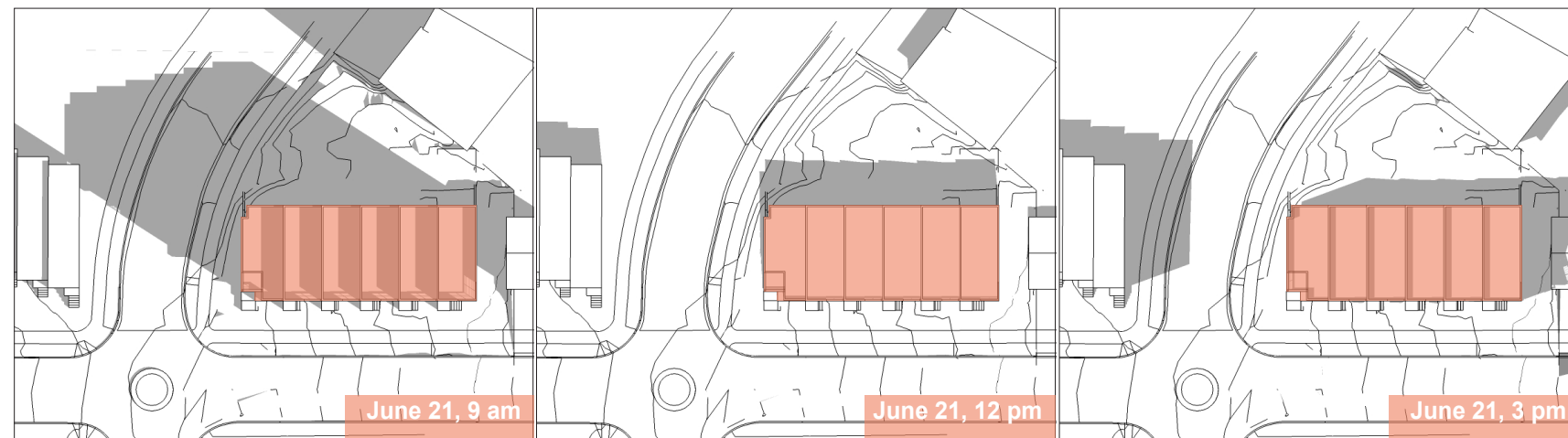
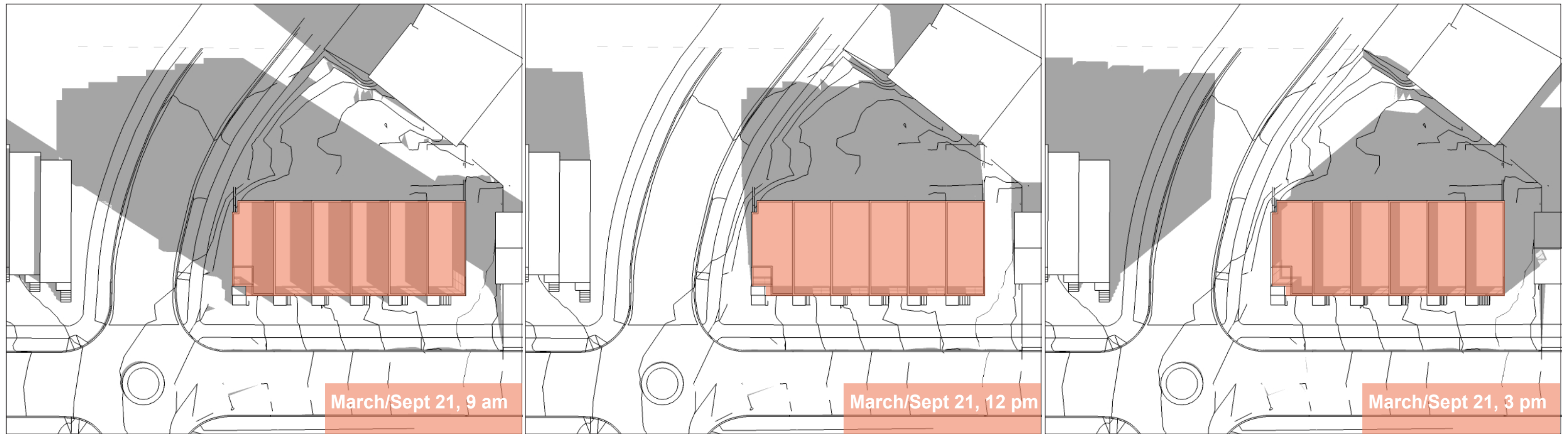


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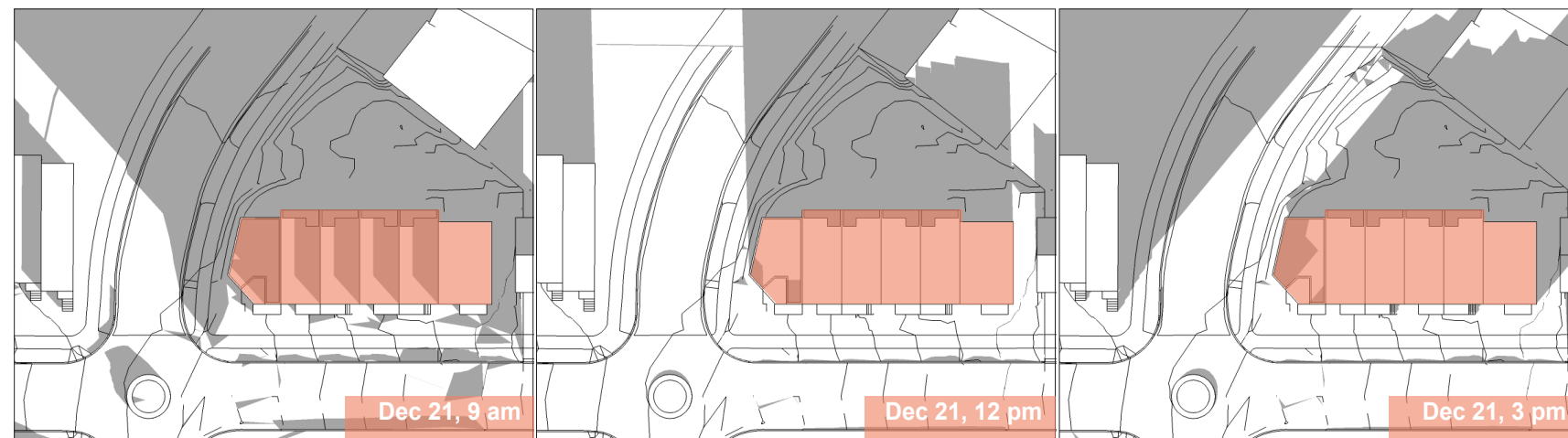
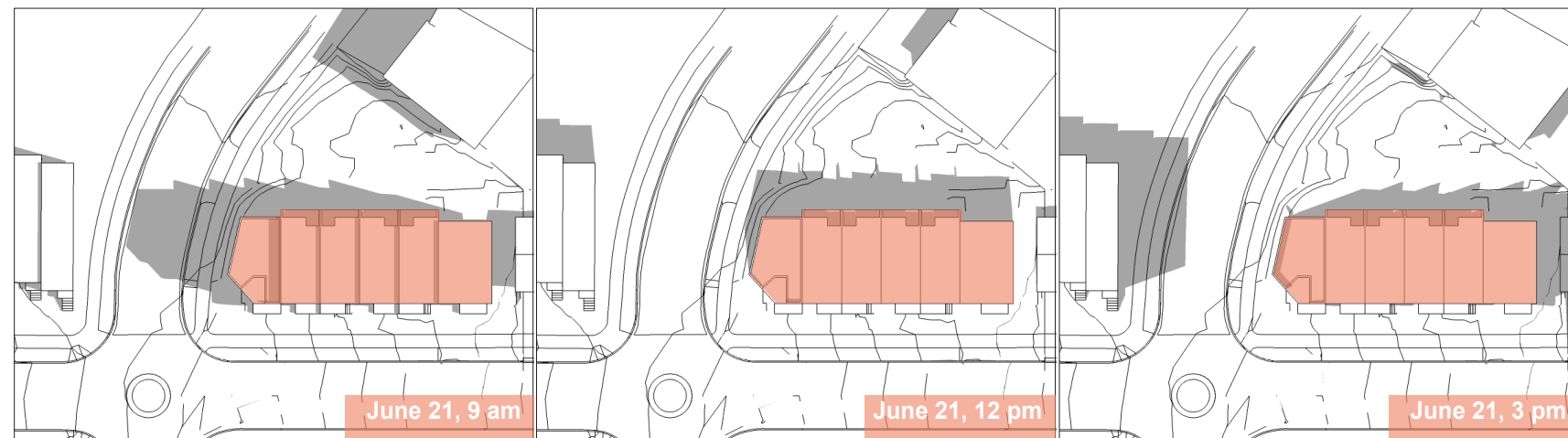
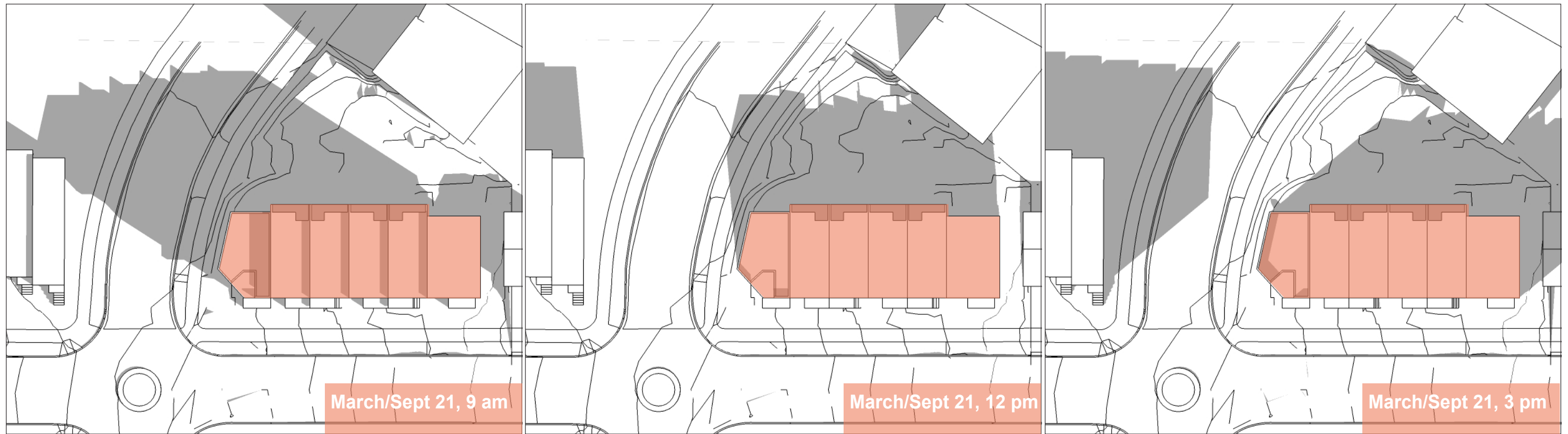
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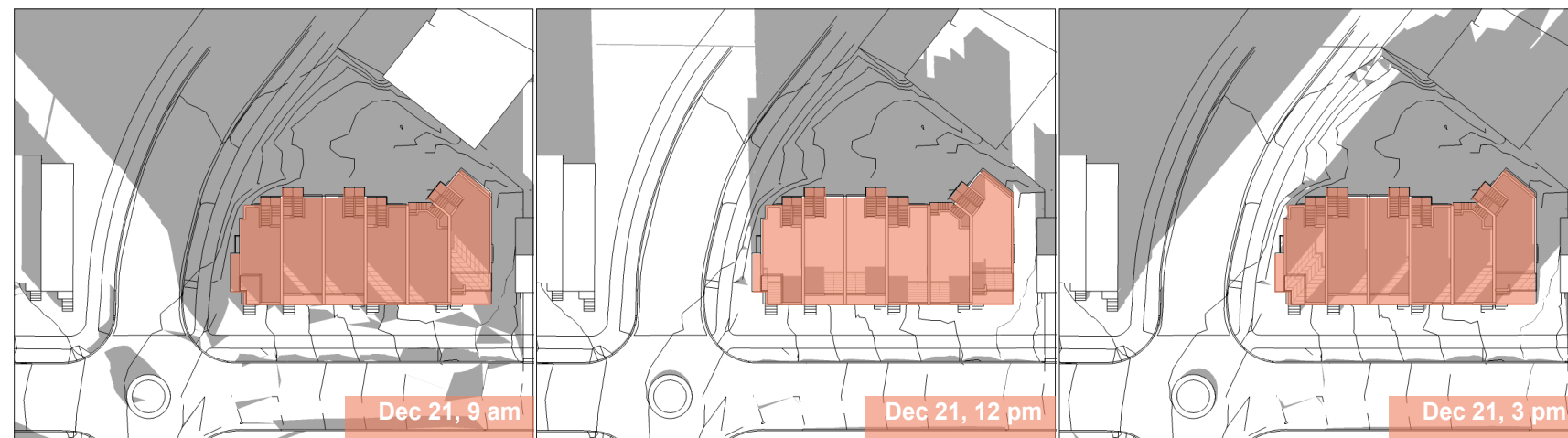
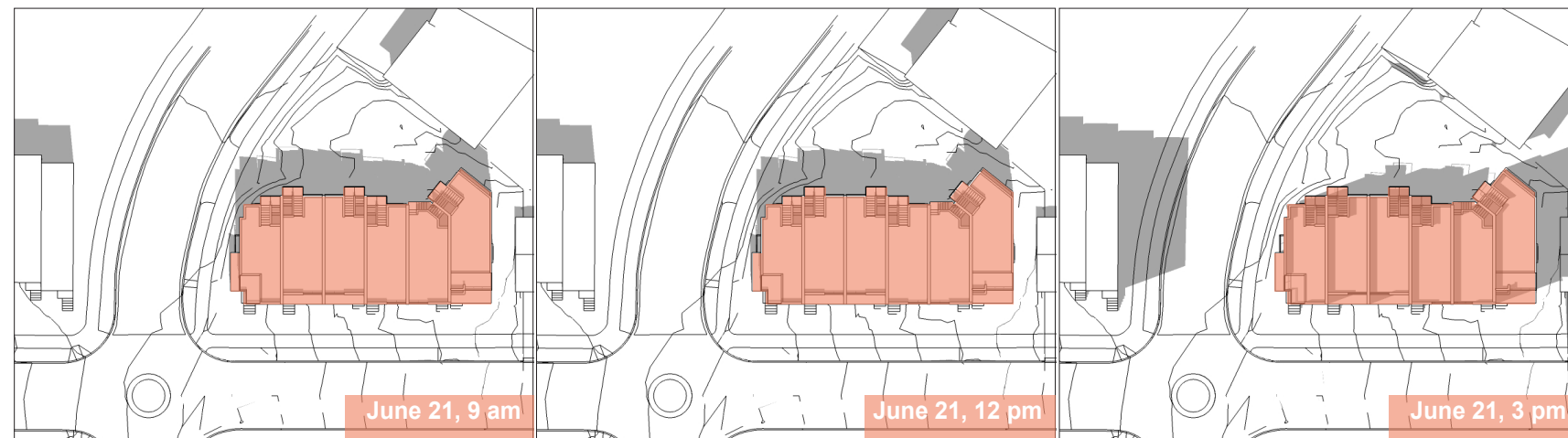
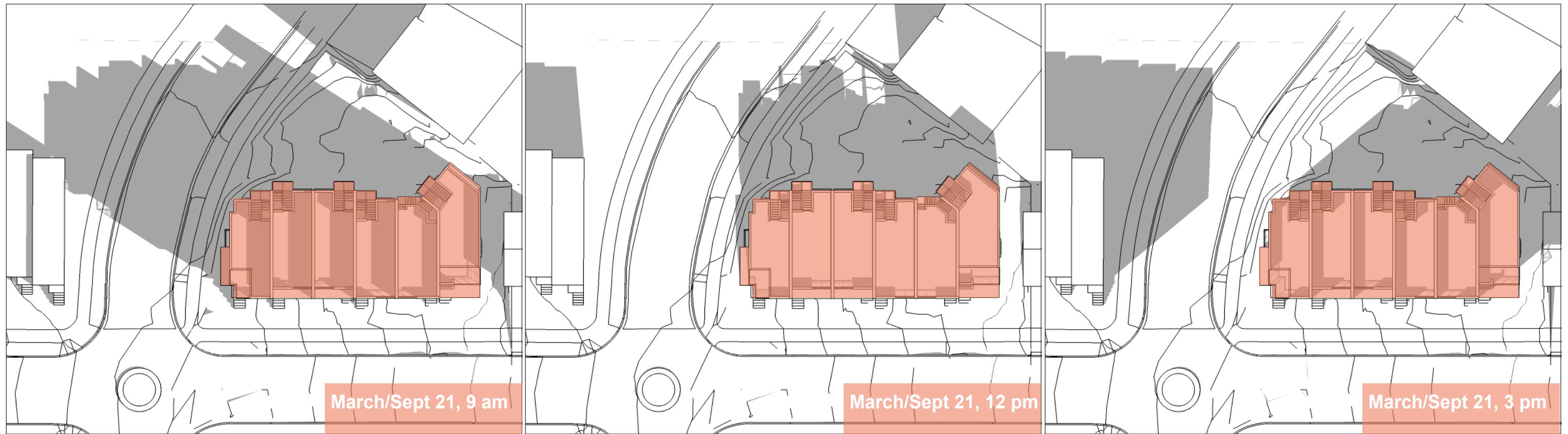














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END OF DESIGN REVIEW PROPOSAL