

4402 NE 50TH ST

ADMINISTRATIVE DESIGN REVIEW

08/21/2020

Project # 3033263



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

APPLICANT | ARCHITECT:
RYAN RHODES DESIGNS, INC.
303 NICKERSON ST.
SEATTLE, WA 98109

DEVELOPER | OWNER:
METROSTRUCTURE CORP.
117 E LOUISA ST #101
SEATTLE, WA 98102

SDCI CONTACT:
MICHAEL GUSHARD
LAND USE PLANNER
(206) 727-8601
MICHAEL.GUSHARD@SEATTLE.GOV

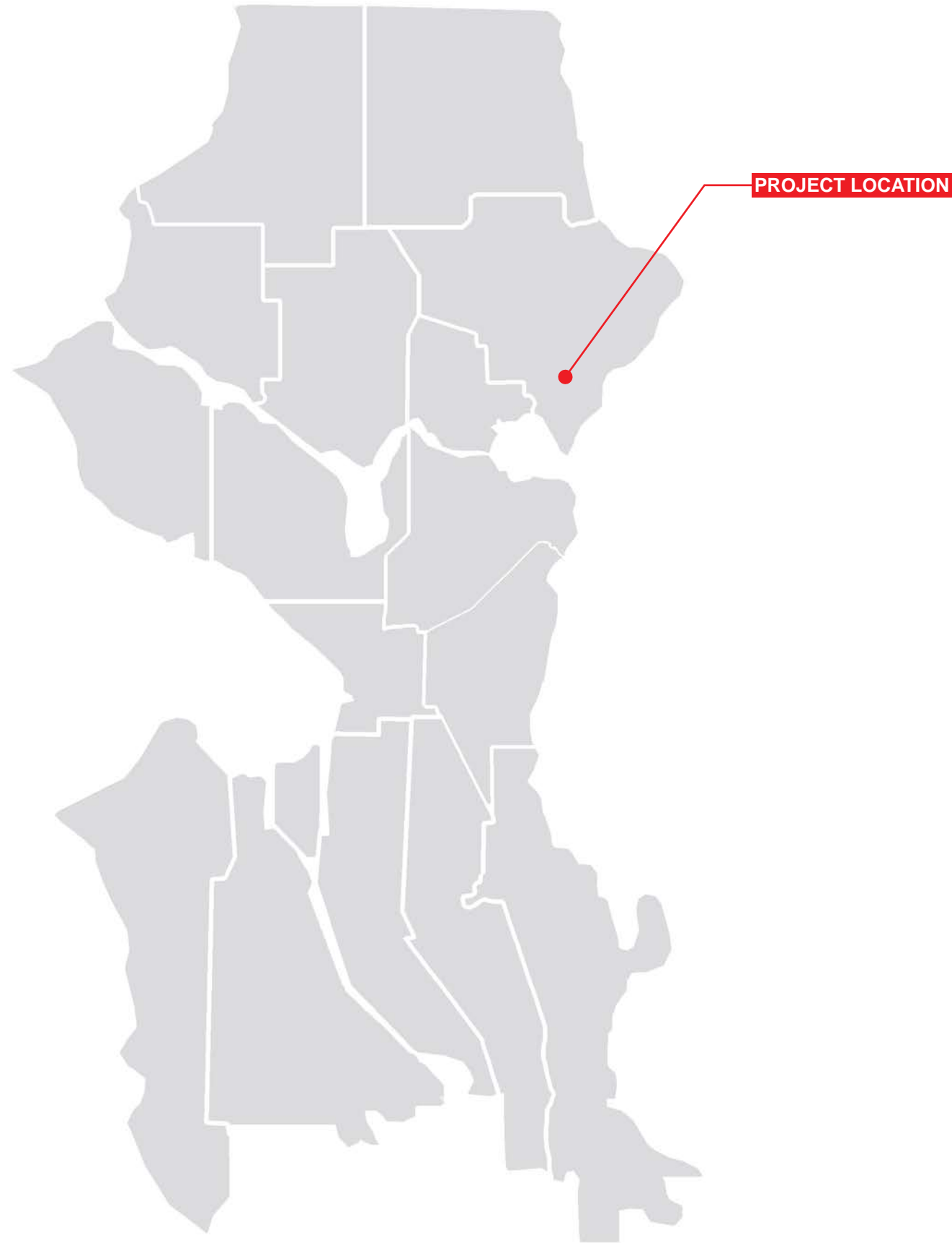
PROJECT LOCATION

RYAN RHODES DESIGNS

303 Nickerson St.
Seattle, WA 98109
206.632.1818
www.ryanrhodesdesigns.com



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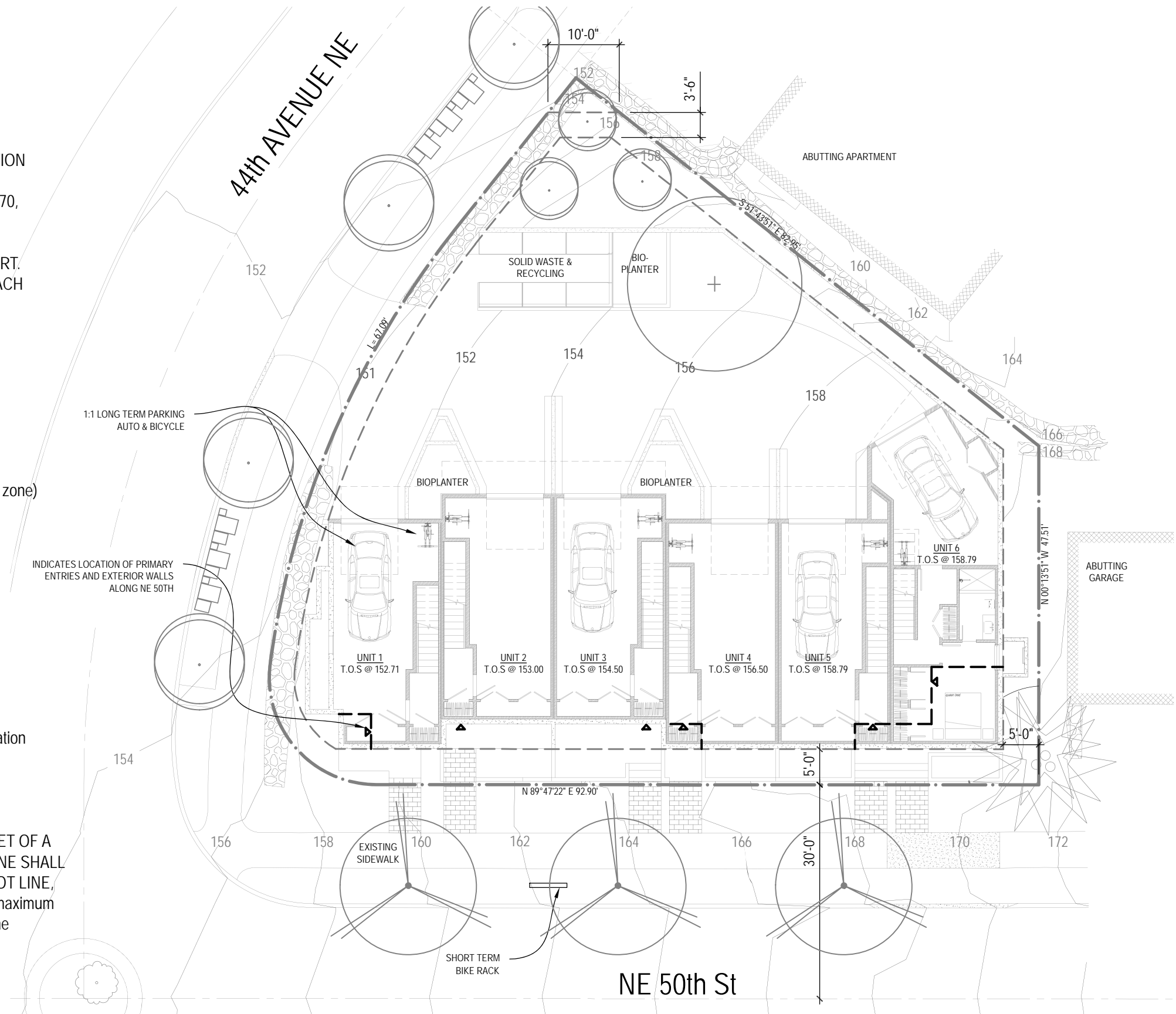
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PROJECT & ZONING SUMMARY

ADDRESS:	4402 NE 50TH ST
DCI PROJECT:	3033264-LU
TAX I.D. #:	039450-0205
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.
SCOPE:	REMOVE EXISTING TRIPLEX AND ASSOCIATED CAR PORT. CONSTRUCT NEW 6-UNIT ROWHOUSE STRUCTURE. EACH UNIT TO BE ~ 1500SF PLUS GARAGE.
LOT SIZE:	7650SF
BASE ZONE:	LR1
HEIGHT LIMIT:	30 FEET, ADDITIONAL 4'-0" AT PARAPETS
SETBACKS:	FRONT YARD: 5 feet SIDE YARD: 3.5 feet (5 feet where abutting sfr zone) FACADES > 40'-0" 5 foot min w/ 7 foot average FACADES < 40'-0" 5 foot min REAR YARD: 5 foot min w/ 7 foot average
DENSITY:	UNLIMITED
PARKING FLEXIBILITY:	YES
AUTO PARKING:	NONE REQUIRED - 1 PER UNIT PROVIDED
BICYCLE PARKING:	(1:1) LONG TERM - PROVIDED (1:20) SHORT-TERM (For short-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole even number.) - 2 PROVIDED
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)

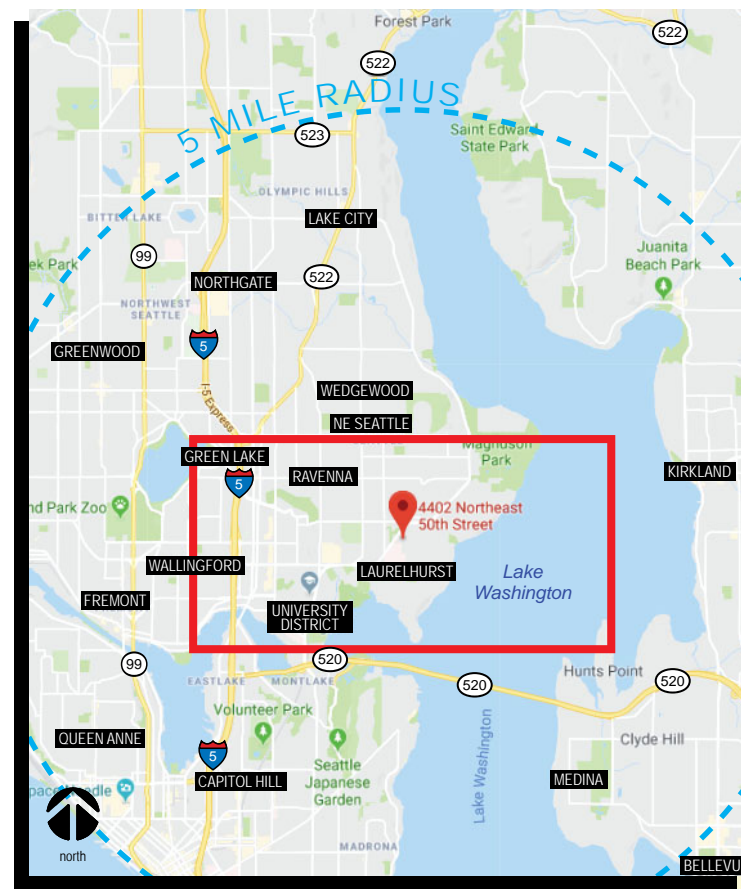


1 PROJECT INFORMATION

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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



2 VICINITY MAP
one mile radius



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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.

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.

3 VICINITY MAP

500 ft radius



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EXISTING SITE CONDITIONS:

PROPOSED PROJECT SITE

- LOT AREA: 7,650 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

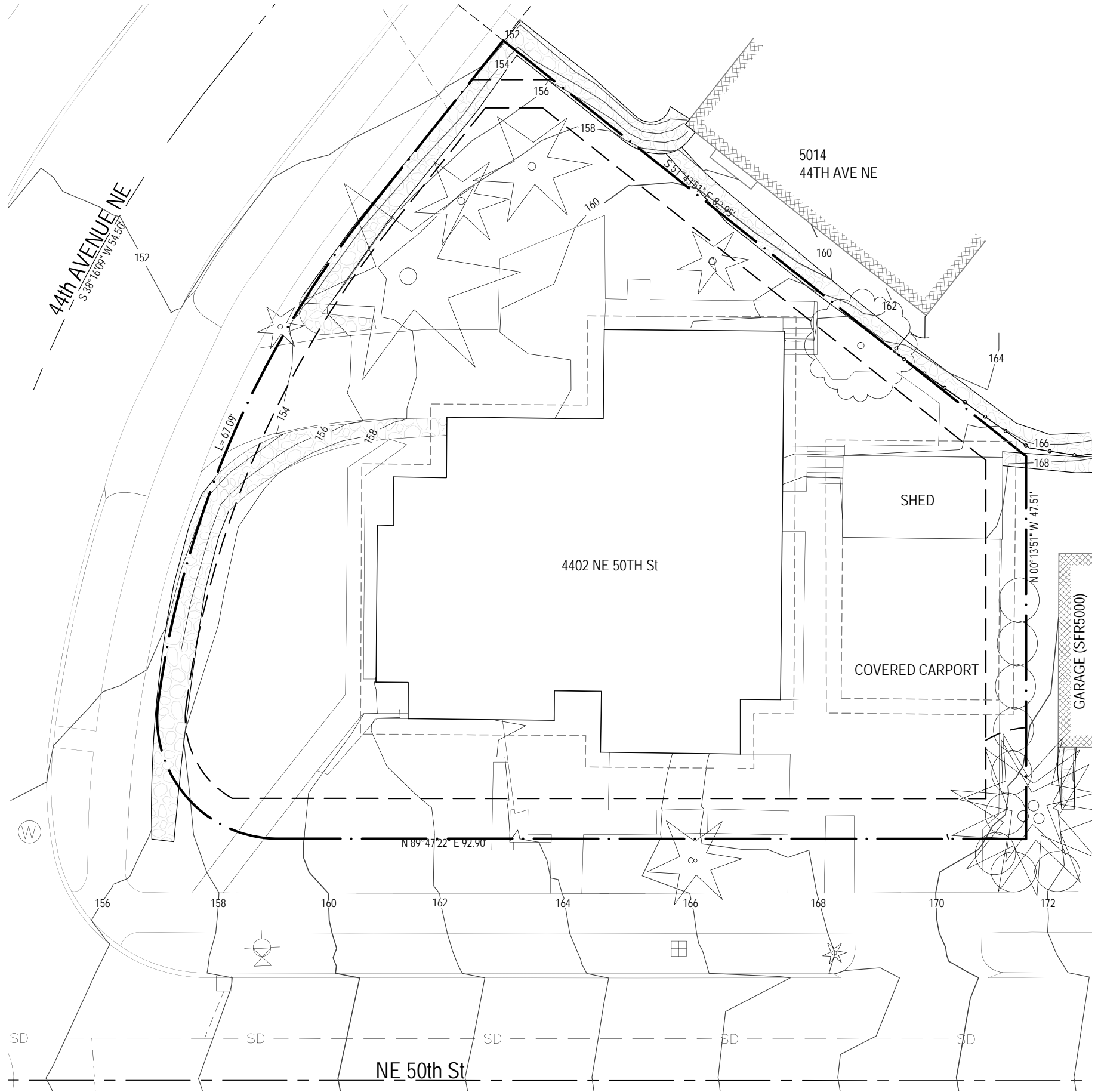
- 44TH AVE NE:

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

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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)

6 NEIGHBORHOOD CONTEXT

streetscape elevations

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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.



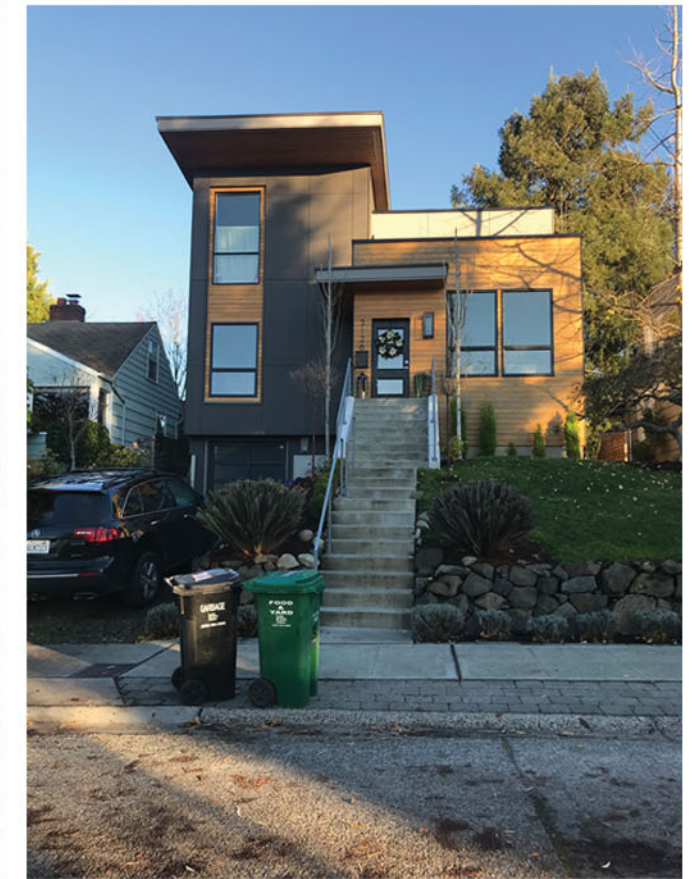
H View looking east up NE 50th St. at the existing structure on Lot 19 (project site).



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.

ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. Massing and architecture

- a. All three of the proposals were created to preserve trees to the north of the property. Given this self-imposed but positive limitation, the three options proposed provide a good examination of the site development opportunities on the site. Staff agrees with the applicant that their preferred option (Option 3) responds to the slope and unusual shape of the site the best. This option should be maintained as the design progresses to MUP review. (CS1, CS2, CS3 DC2 and DC3)
- b. The “glass box” feature is a reaction the junction of 44th Ave NE and NE 50th St. This focal should be detailed well with quality materials and a high percentage of glazing to be successful. (CS2-A, DC2, DC3 and DC4)
- c. Explore integrating another glass box elsewhere on the site. This motif could strengthen the design identity of the proposal if it can be done in a way that works within the rest of the design. (DC2 and DC4)
- d. While the massing is generally strong, explore ways to erode the mass at the southeast where the property abuts a lower density zone. (CS2)
- e. Entries are critical to successful townhouse projects. Work to create a strong sense of entry and respite at each of the entries. This is particularly important for the west-facing entry at the corner. Think of how to use the space to create something like a stoop or porch. (CS2, PL3 DC1 and DC2)

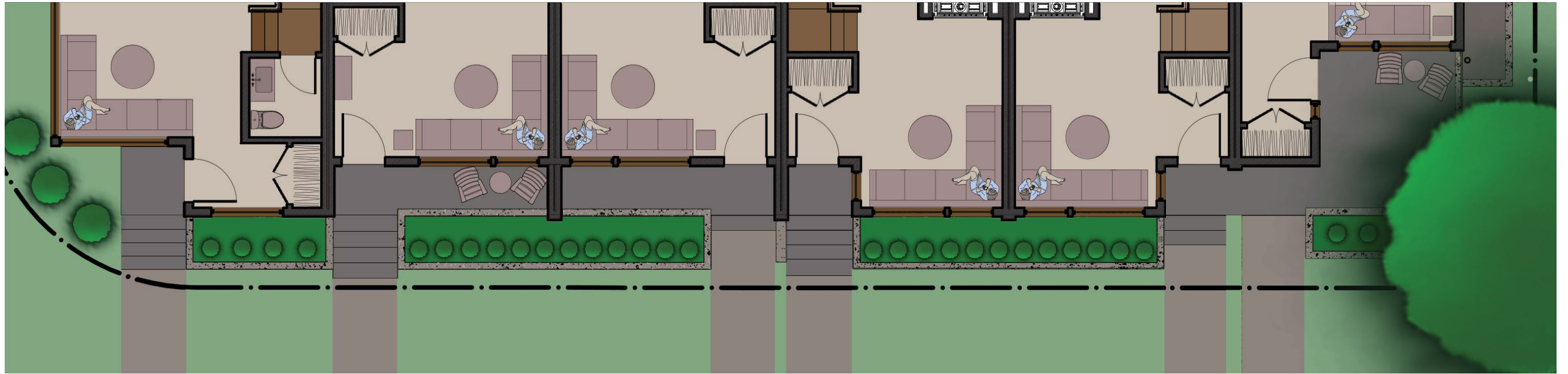


ORIGINAL 'OPTION 3' MASSING



- REVISED MASSING - FURTHER ERODED
- SECOND AND THIRD FLOORS PULLED AWAY FROM LOWER DENSITY ZONE AT NORTHEAST CORNER
 - TACTILE MATERIALS TO SOFTEN BUILDING EDGE
 - LOWERED ENTRIES TO BETTER ENGAGE PEDESTRIAN LEVEL
 - DEVELOPED ADDITIONAL THREE STORY 'GLASS BOX' ON EAST SIDE





ORIGINAL ENTRY

- ELEVATED ENTRY LEVEL REQUIRED MULTIPLE STEPS UP TO ENTRY
- ELEVATED ENTRY PORCHES WERE NARROW AND DISCONNECTED FROM STREET
- RAISED CONCRETE BIO-PLANTERS PROVIDED SUBSTANTIAL BUFFER/DISCONNECT FROM STREET



REVISED ENTRYWAY

- LOWERED ENTRY LEVEL TO REDUCE STEPS AND INCREASE USABLE ENTRY AREA
- BETTER FRONT YARD RELATIONSHIP WITH STREET
- LUSH PLANTING AREAS WILL PROVIDE ADEQUATE STREET BUFFER
- LOWERED PLANTING AREA TO PORCH PATIO LEVEL TO PROVIDE FLAT AND ACCESSIBLE PLANTING AREAS.

2. Landscape, privacy and site planning,

- a. The requirements of the drive aisle create a large concrete expanse at the rear of the building. Soften this feature by using pervious pavers with visible grass or vegetation between them. This will also help tie the development to the greenery created at the north of the site. (CS1, PL1, DC1, DC3 and DC4)
- b. The proposal creates a large green area at the north corner. Explore ways to program this space with seating or other human-centered amenities. (CS1, PL1, DC1 and DC3)
- c. Respond to public comment requesting privacy by providing privacy studies with future submittals. This should take the form of a diagram showing where the windows and outdoor areas of the proposal are and how they overlap with the openings in the neighboring building. (CS2 and DC2)
- d. Reinforce privacy between the site and adjacent parcels with shrubbery. Be prepared to demonstrate how landscape creates a lush privacy screen in future submittals. (CS2 and DC4)

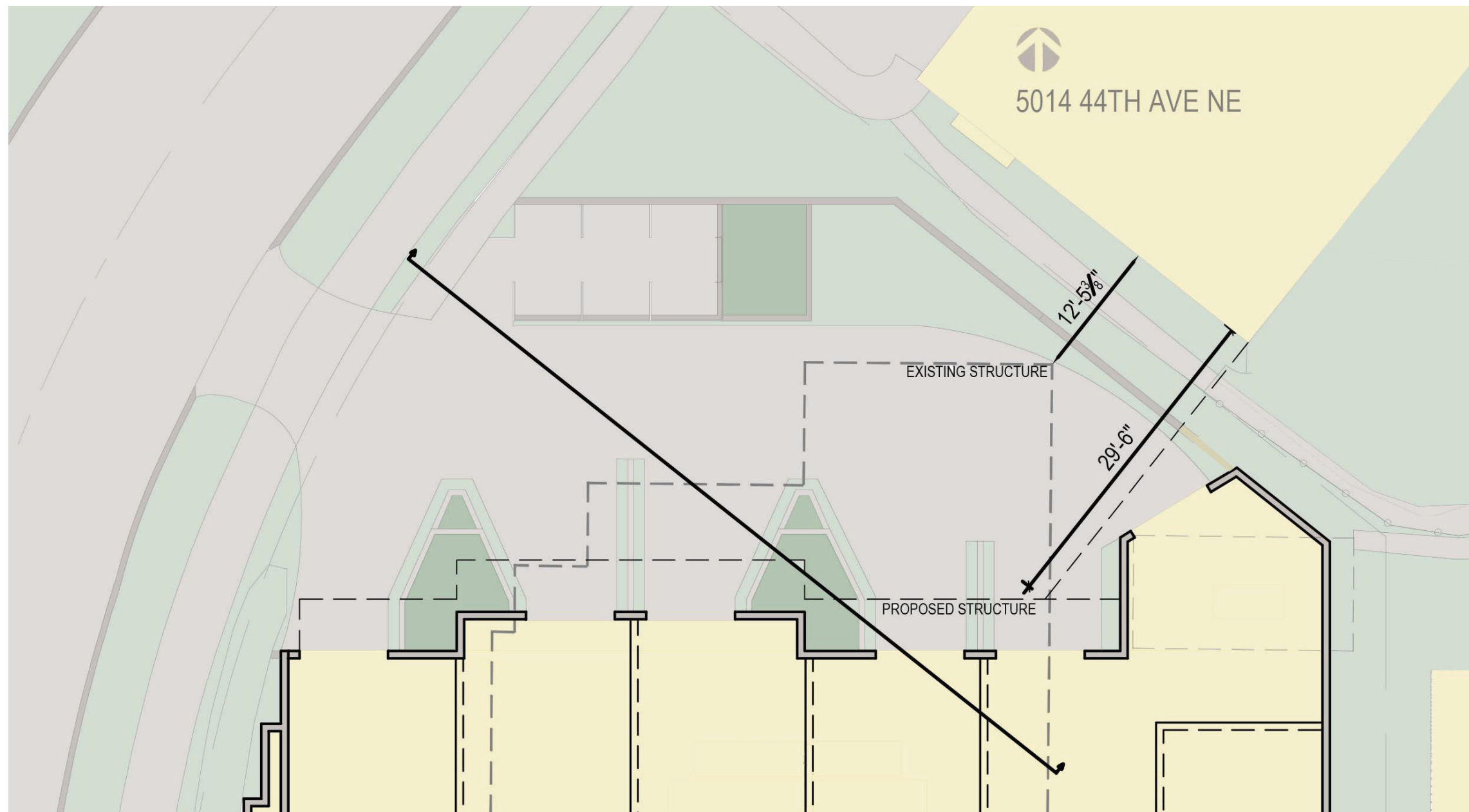


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* INCREASED DIRECT BUILDING SEPARATION FROM EXISTING ~12 FEET TO OVER 29'

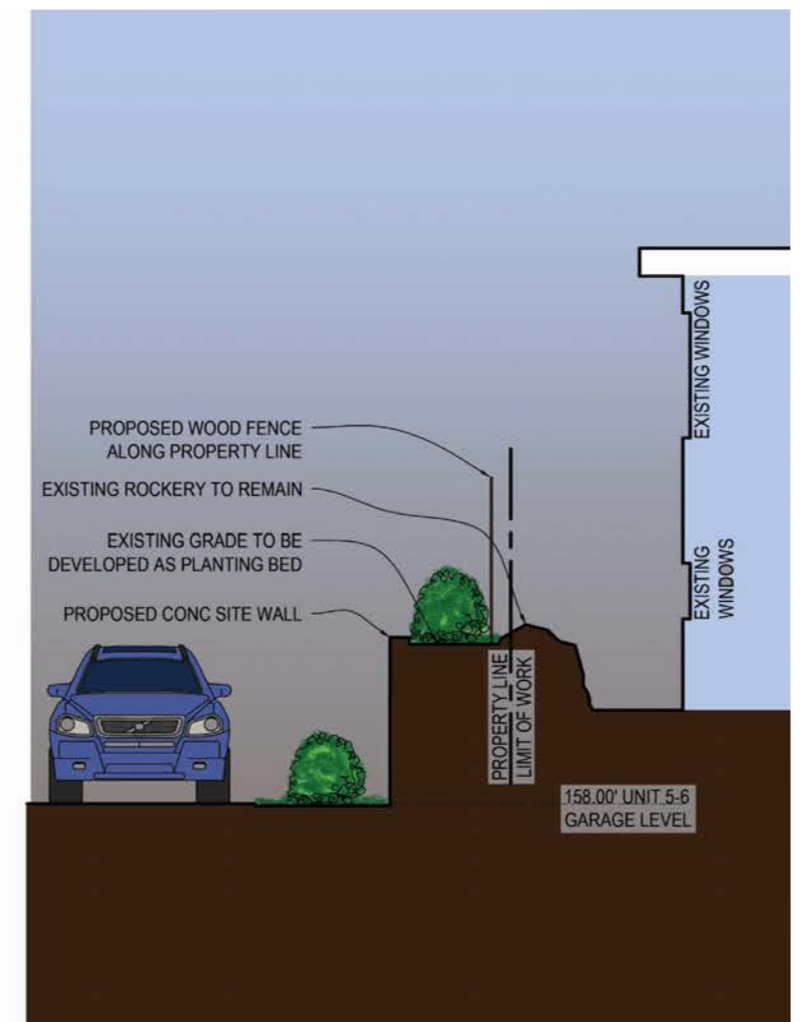
* BUILDINGS DO NOT ALIGN, WINDOWS WILL NOT 'LOOK INTO EACH OTHER'



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VEHICULAR INGRESS AND EGRESS WILL BE ISOLATED FROM THE EXISTING ABUTTERS WITH FENCING, LUSH PLANTING AND TEIRED GRADE CHANGE.

BOTH ABUTTERS PRIVACY (NORTH AND EAST) IS FURTHER ENHANCED DUE TO THEIR EXISTING DISTANCE FROM THE PROJECT. THE EASTERN SINGLE FAMILY HOME IS LOCATED BEYOND ITS GARAGE APPROXIMATELY 20 FEET AWAY. THE NORTHERN NEIGHBOR ENJOYS A SIMILAR DISTANCING AS WELL AS BENEFITING FROM ITS ANGLE TO THE PROJECT.

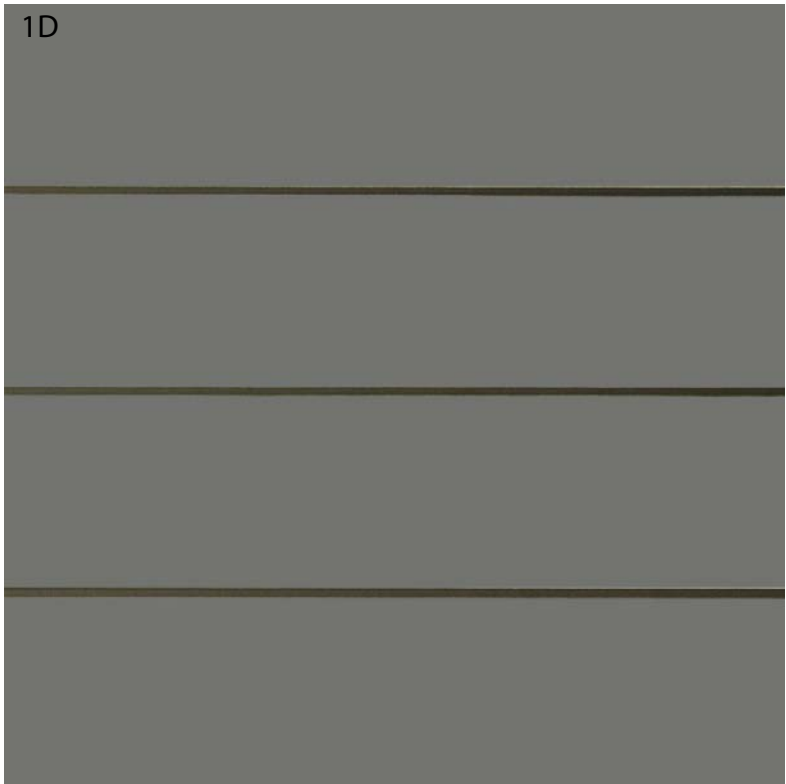


COLORS

- 1. Sherwin Williams - Comp (M003) 8303 'Shadow Dance' Exterior Latex A-100 Satin (A) (D)
- 2. Sherwin Williams - Comp (R002) 8306 'Zephyr' Exterior Latex A-100 Satin (A)
- 3. Sherwin Williams – 6995 'Superwhite' Emerald Exterior Acrylic Latex Paint Satin (A)
- 4. Sherwin Williams – 0613 'Blue Highlight' – All Surface Enamel Acrylic Latex High Gloss (Color Match #8629-30741) (B)
- 5. Sherwin Williams – 0613 'Blue Highlight' - Exterior Latex Super Paint Semi-Gloss (Color Match #8629-30741) (A)
- 6. Cabot – SW17J4124 – Semi-Transparent Deck & Siding Stain (C)

MATERIALS

- A. HardiePanel - 5/16 in. x 48 in. x 96 in. Fiber Cement Panel Siding
- B. Steel frame exterior door
- C. 1 in. x 6 in. x 96 in. Clear Vertical Grain Cedar Tongue and Groove Siding
- D. HardiePlank - 5/16 in. x 8.25 in. x 144 in. Fiber Cement Select Cedarmill Lap Siding





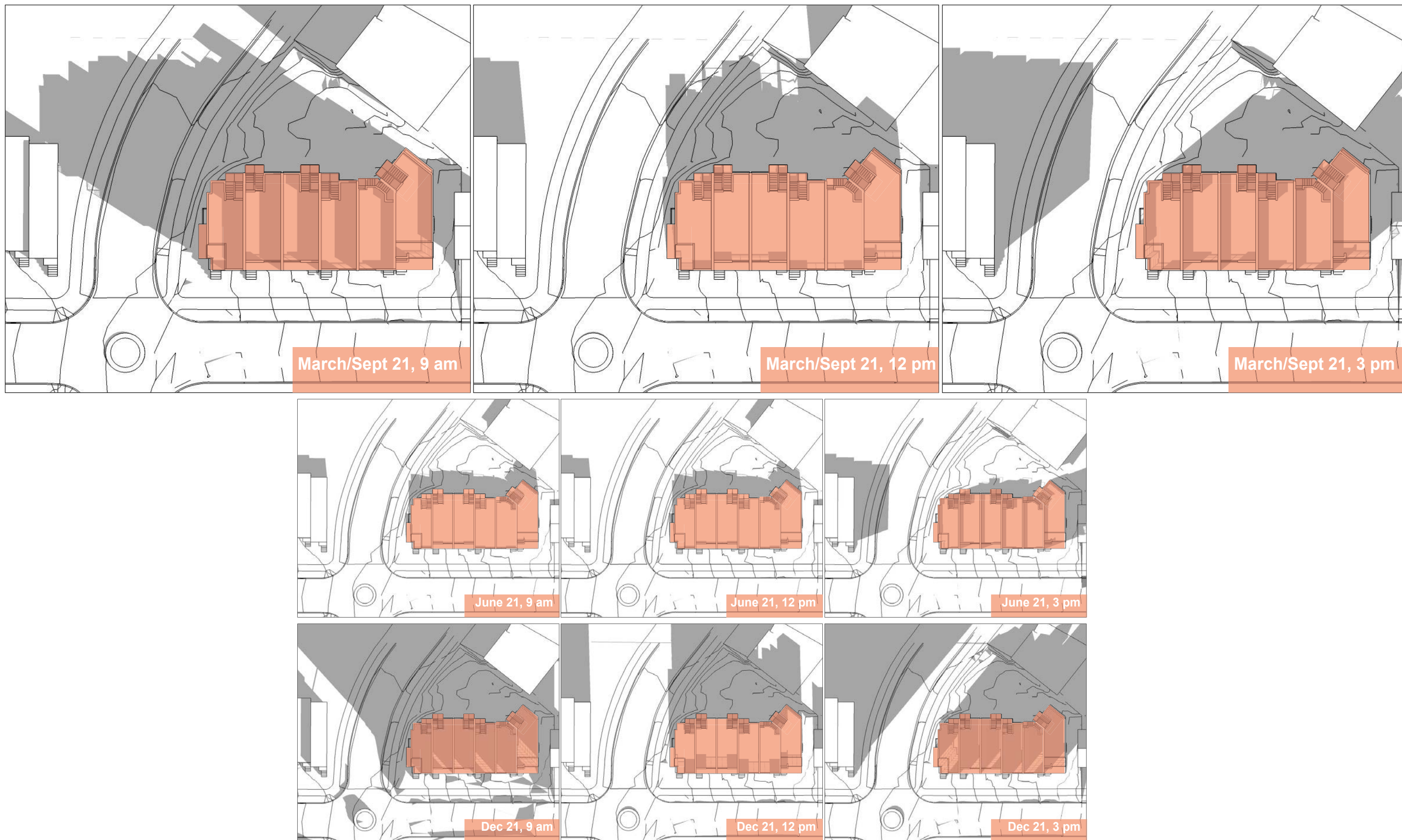
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16 SOLAR STUDY



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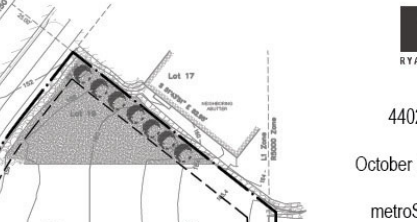
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IN PERSON OUTREACH:

**6 NEW ROWHOUSE
UNITS, GARAGE PARKING
PROVIDED FOR EACH**

**ATTEND OUR SITE WALK
TO LEARN MORE!**



metroSTRUCTURE
RYAN RHODES DESIGNS

WHERE:
4402 NE 50th St.

WHEN:
October 15th @ 1 PM

WHO:
metroSTRUCTURE
(Developer)
& Ryan Rhodes Designs
(Architect)

*Join us on a Site
Walk to discuss
the vision and
approach for this
new residential
project in the
neighborhood.*

NEW ROWHOUSE PROJECT
@ 4402 NE 50th St. | Seattle, WA

Visit our Facebook Page @ [metroStructureRowhouse](https://www.facebook.com/metroStructureRowhouse)

PRINTED OUTREACH:

metroSTRUCTURE

WHERE:

4402 NE 50th St.

WHEN:

October 15th @ 1 PM

WHO:

metroSTRUCTURE

(Developer)

& Ryan Rhodes Designs

(Architect)

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Walk to discuss
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Facebook Page @ metroStructureRowhouse

PROJECT DETAILS:

NE 50th St.

Project & Discussion:

Seattle, WA 98105

PA

ately, plus a penthouse (3 stories)

height will stagger with the slope the street

approximately be 1,500 SF

ential)

s own garage

summer 2019

STRUCTURE

ive your input. Please email Christine at christine@ryanrhodesdesigns.com

ave any questions or input related to this project. Please note that any
tion collected via email address may be subject to public disclosure.

E PROJECT

Seattle, WA

DIGITAL OUTREACH:

Site-Walk Invitation flyers that were mailed out on September 26th 2018

Postcards were mailed out 10-14 days prior to our in-person Site Walk which was hosted on October 15th, 2018. Various digital media such as Facebook, Laurelhurst blog, and Hawthorne Hills Online Newsletter were also used as platforms to introduce our project to the public. We encouraged community members through all outreach forms to reach out to Christine at Ryan Rhodes Designs, one of the designers working on the project, even after the walk-thru was completed, with any comments, questions, or concerns they may have.

The Site Walk, In-Person Outreach, was successful. One of the neighboring residents was most vocal. Her name is Kathleen. She's lived in the neighborhood since 1993, and understands the need for more density. She informed us that NE 50th St is actually a fairly busy street in terms of vehicular traffic and that cars come down quickly over the hill from the east. She was happy to know our units would be including garages and that their entrances were located off of 44th Ave NE and not NE 50th St.

We analyzed the rowhouse project across the street at 4270 NE 50th St. for some time as it is undergoing construction at the moment. Attendee's comments unanimously agreed that the development across the street is too boxy and the driveway seems to be very steep. We took notes of "what not to do" from the meeting by studying this development.

An email was also received on Saturday, October 13th from a nearby resident named Maggie Weissman who is also a realtor. She gave us positive feedback and told us that our rowhouse project would most likely increase the value of the other houses nearby and that her husband and she “have no objection to these townhouses,” but that she wished they weren’t so expensive.

In conclusion, we feel as though we had a very successful and positive outcome with our Neighborhood Outreach.

Hello Christine,

My husband and I have no objection to these townhoses—I just wish they were not so expensive! We live within a few blocks of this project. The tri-plexes being replaced have begun to look run down anyway.

This project is still restricted by city code height limitations. The huge single family houses that are being built all over the city also cause the same problems that others are mentioning, such as the shadow effect. However, as a real estate broker I do know that this has not decreased the value of nearby homes. In fact, it could be the opposite. These townhouses are on the border of Laurelhurst sandwiched between Sand Point Way and Children's Hospital and do nothing to decrease the value of the Laurelhurst neighborhood, in our opinion.

Maggie & Jeff Weissman

▲ An email from Maggie Weissman, a real estate broker who lives in the neighborhood.

Site-Walk Sign-in Sheet
October 15th 2018

KIM ROGERS CORP.

Warehouse Development Site Walk-Thru

Dress of Development Project: 4402 NE 50th St | Seattle, WA 98105
Meeting Location: Site Walk-Thru | 4402 NE 50th St | Seattle, WA 98105
Meeting Date: October 15th 2018, 1 PM

PLEASE PRINT LEGIBLY			Email Address <small>(if you would like to be on our mailing list for this project)</small>	How did you hear about this meeting?
First Name	Last Initial	Zip Code		
Kathleen	S	98105	kmsabo2000@yahoo.com	postcard
Marybeth	O	98105	Marybethonvillehouse1.com	boulevard
Alyssa		98105	sbgundy@gmail.com	postcard
Maggie	S	98115	mackinnonsky@gmail.com	builder

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END