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3408-3412 34th Ave W

STREAMLINED DESIGN REVIEW



**NEIMAN TABER**  
ARCHITECTURE FOR THE NORTHWEST



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MAGNOLIA NEIGHBORHOOD



PROJECT SITE



PROJECT GOALS

- 1. Create dense multi-family housing that is authentic to its time but also responsive to its surrounding single family context..
- 2. Create an variety of housing types that can serve a variety of housing needs, houshold sizes, and levels of affordability.
- 3. Provide high-quality housing with excellent day lighting, thoughtful privacy relationships, and connectivity to outdoor amenities.

PROJECT DESCRIPTION

Construct a new 5 unit rowhouse building and 4 towhouses with 7 off-site parking stalls. The project is contingent on a lot boundary adjustment. The project proposes to remove two existing duplexes

PROJECT TEAM

OWNER	Glenn Froehlich / Geld Arts
ARCHITECT	Neiman Taber Architects
	1421 34th Ave, Suite 100
	Seattle, WA 98122
	(206) 760-5550
GEOTECHNICAL	Geotechnical Consultants Inc.
CIVIL	Davido Consulting Group, Inc
SURVEYOR	Chadwick & Winters
LANDSCAPE	Root of Design LLC
STRUCTURAL	TBD

PROJECT INFORMATION

SITE ADDRESS:	3408 - 3412 34th Ave W
PARCEL NUMBER:	6821101795, 6821101800
SDCI #:	3033687, 3033688
APPLICANT:	Neiman Taber Architects
	1421 34th Avenue, Suite 100
	Seattle, WA 98122
CONTACT:	David Neiman
	dn@neimantaber.com
SITE ZONING:	LR1
NEARBY ZONES:	North: LR1
	South: LR1
	East: LR1
	West: SF5000 (Across Street)
LOT AREA:	5,169 SF (West) + 6,158 SF (East)
CURRENT DEVELOPMENT:	(2) Duplexes
SURROUNDING DEVELOPMENT:	A mix of single family and duplex residences
NEIGHBORHOOD CHARACTER:	A mix of late 20th century styles, wood-framed construction with large front setbacks and elevated entries.
ACCESS:	Main entrances on 34th Ave W
ENVIRONMENTALLY CRITICAL AREAS:	None
F.A.R. PROVIDED:	1.2 for Row Houses, 1.1 for Town Houses
GROSS FLOOR AREA:	6,238 sf + 6,928 sf = 13,166 sf
PROPOSED UNITS:	9
PROPOSED PARKING:	7 (Reduced by 2 to preserve exceptional tree)
FREQUENT TRANSIT:	No



# URBAN DESIGN ANALYSIS

## NEIGHBORHOOD CIRCULATION

The site is located in the Magnolia Neighborhood on the east side of 34th Ave W, a minor arterial, between W Ruffner St and W Bertona St.









The project site is not within an urban village, and does not have frequent transit.

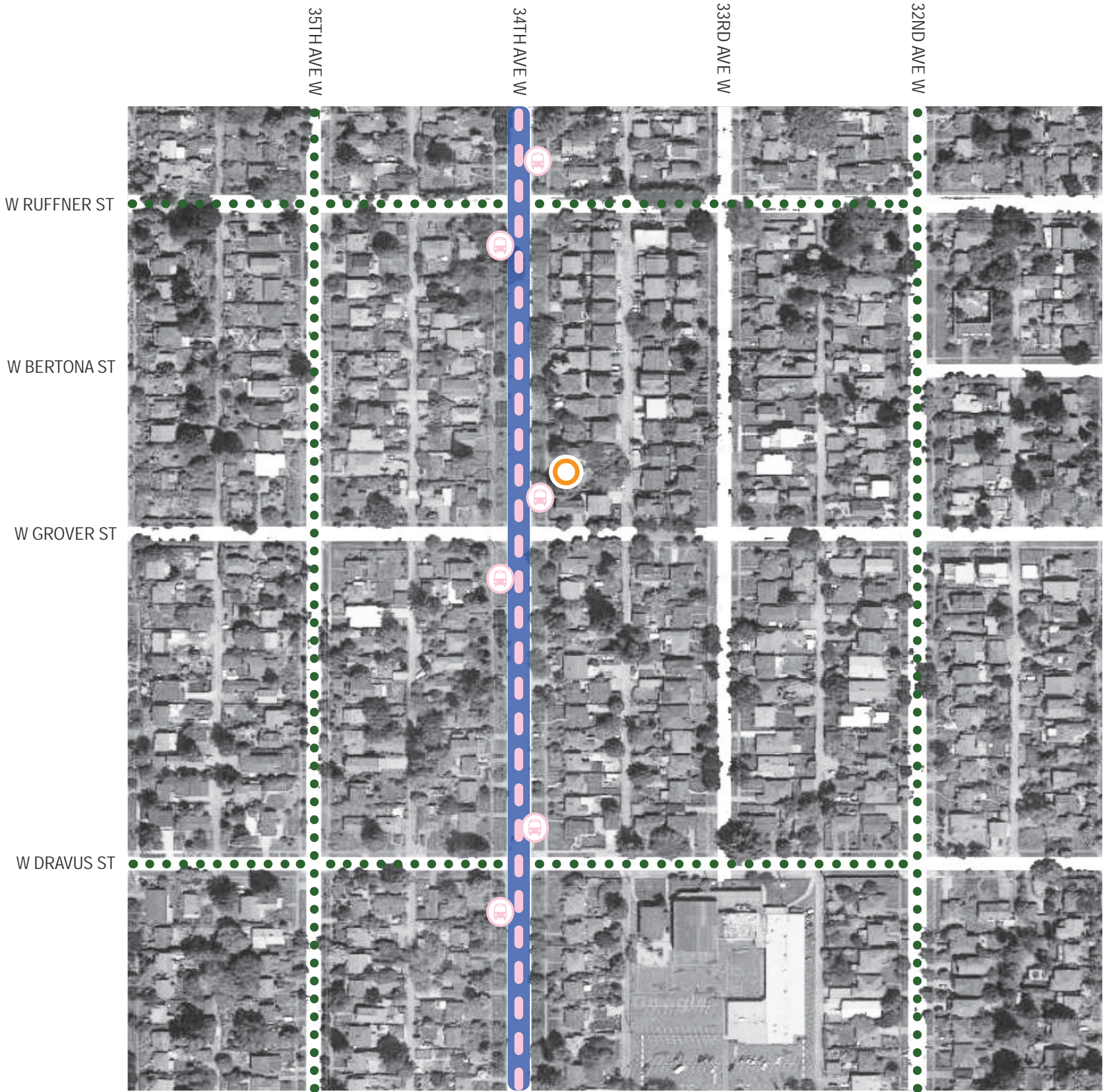
Transit is available via bus line #24; with a bus stop located 43 feet away on 34th Ave W.

Many parks (not noted) are within walking distance from the project site including:  
Discovery Park - .4 miles to the north west;  
Lawton Park - .7 miles to the north east;  
Magnolia Play field - .4 miles south; and  
Magnolia Manor Park - .7 miles east.

While there are no designated bike lanes, this residential neighborhood is easily bikeable.

### LEGEND

-  PROJECT SITE
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR ARTERIAL
-  BUS ROUTE
-  BUS STOP
-  DESIGNATED BIKE ROUTE - PLANNED + EXISTING
-  PARK | OPEN SPACE





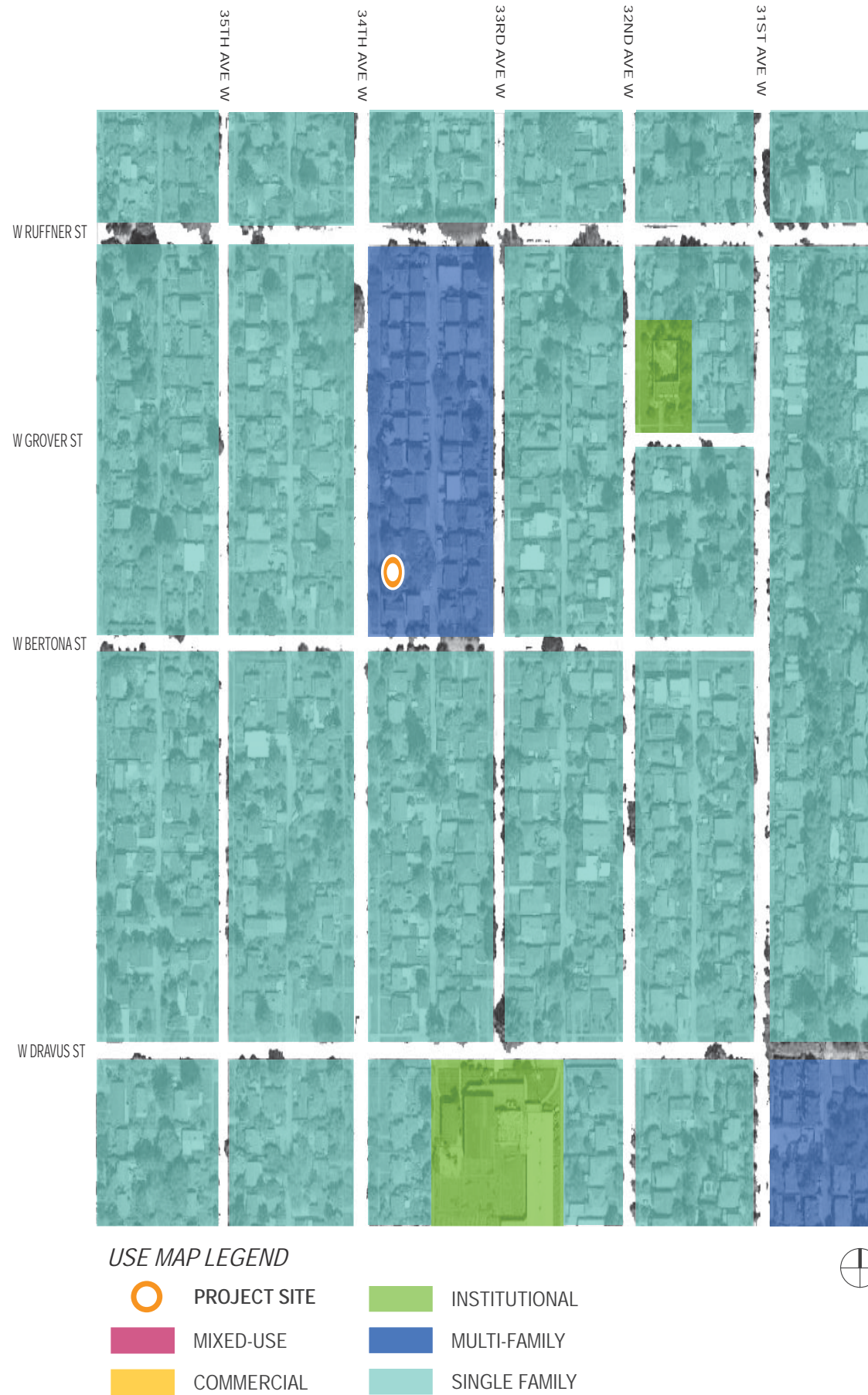
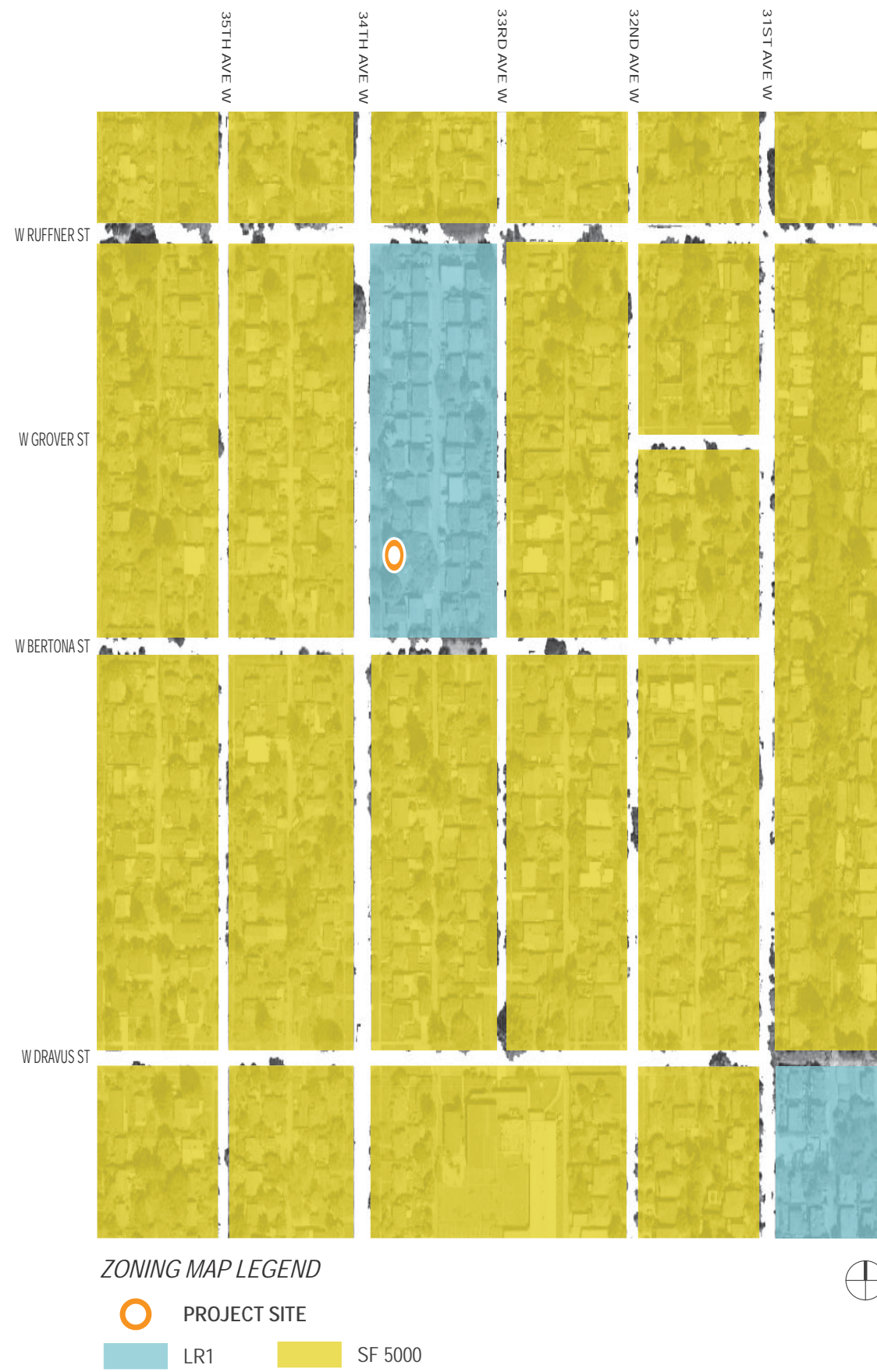
# URBAN DESIGN ANALYSIS

## ZONING + USE

The proposal is sited within a LR1 zone; an island surrounded by SF 5000 zoning.

Approximately one block to the north is both NC1-30 and NC2-30 zoning.

Another LR1 zone is located approximately four blocks to the southeast while a LR2 zone is approximately 3 blocks to the southeast.



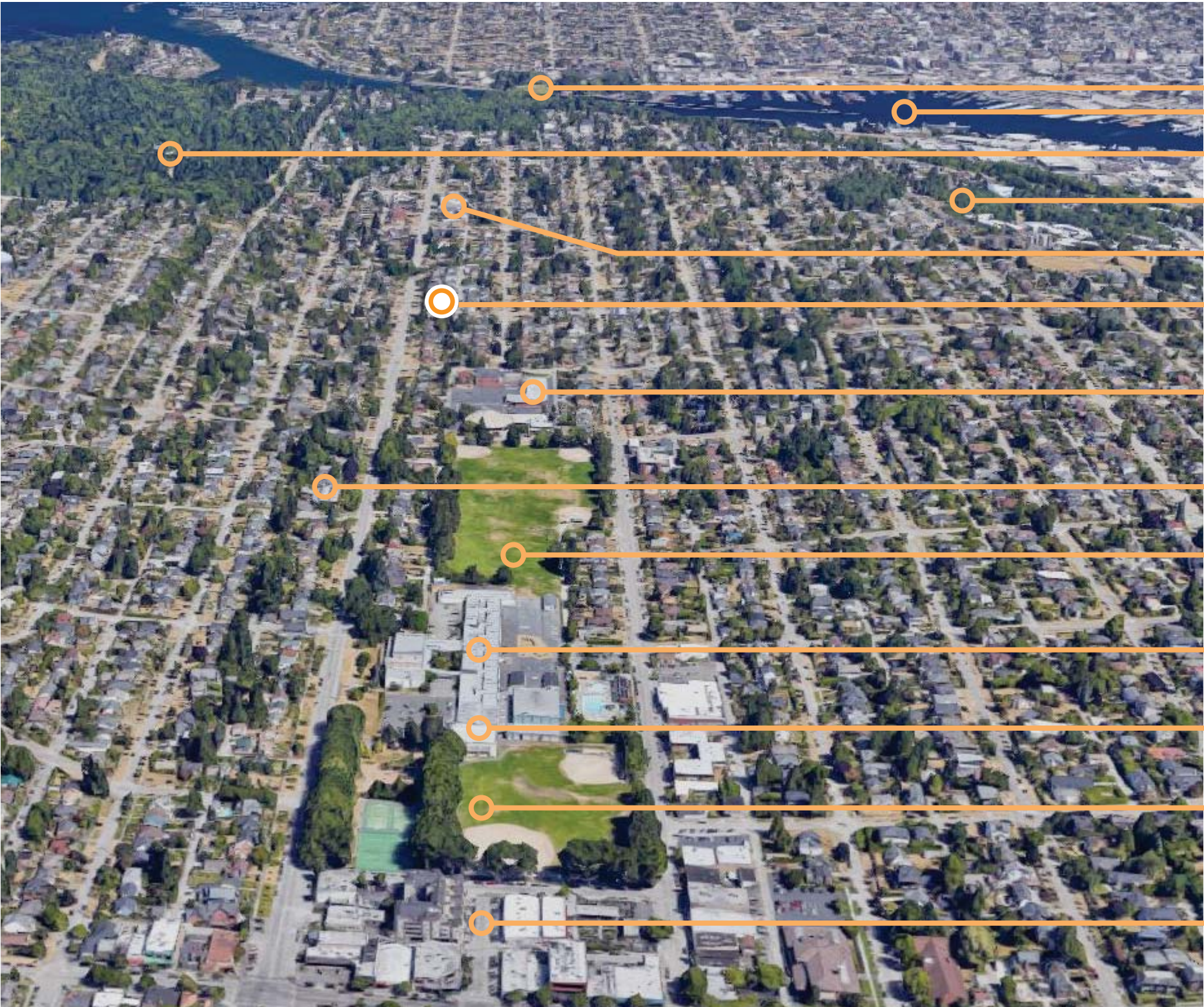


# URBAN DESIGN ANALYSIS

## COMMUNITY NODES AND LANDMARKS

The site is located along 34th Ave W, a main street through Magnolia that connects to Magnolia town-center to the south and Discovery Park to the north.

Numerous neighborhood assets are nearby, including the library, the community center, a play field, several schools, two grocery stores, and a church.



- Ballard Locks
- Salmon Bay
- Discovery Park
- Lawton Park
- Metropolitan Market
- Project Site
- Our Lady of Fatima Parish
- Seattle Public Library - Magnolia Branch
- Magnolia Play
- Catharine Blaine K-8 School
- Magnolia Community Center
- Magnolia Play Field
- Magnolia Town Center





# URBAN DESIGN ANALYSIS

## DEVELOPMENT CONTEXT: EXISTING | PROPOSED BUILDINGS



**3411 34TH AVE W**  
Single family home  
*Cottage on 34th Ave across from  
project site.*



**3440 34TH AVE W**  
Original "War Box" single family home  
*Front Cottage on 34th Ave.*



**3432 33RD AVE W**  
Newer (larger) single family home  
*Large single family home on 33rd Ave  
West.*

The neighborhood is composed mostly of single family housing.

Most of the original housing stock is one-story "war boxes". Many of these original houses are still in use and intact.

Some of the original war boxes have been replace by larger two and three story homes.

Along the alley, many of the original homes have been supplemented by the addition of a duplex townhouse.

A few of the sites have been completely redeveloped as new modern townhomes



**3305, 3307, 3309 W RUFFNER ST**  
New Townhouse  
Townhouses on the corner of 33rd Ave West and  
W Ruffner St.



**3440 A, 3440 B 34TH AVE W**  
Duplex townhouse addition  
*Townhouse in alley behind cottage above.*



**3423 A, 3423 B 33RD AVE W**  
New Townhouse  
*Townhouse located in the alley behind project site.*



# URBAN ANALYSIS

## NEIGHBORHOOD CHARACTER - SIDE YARD STAIR PATTERN

The site is located in a neighborhood with a strong pattern of side yard stairs that connect the duplexes along the alley to 34th Ave W. The stair is commonly bounded by private fences.





# URBAN ANALYSIS

## NEIGHBORHOOD CHARACTER - HIGH VS. LOW BORDER FENCES



LOW, "BREATHABLE" FENCE



Most of the sites in the neighborhood are bounded by fences around the property. There are two major types of fences : low, "breathable" fences and tall, solid fences.

Tall fences blocks view, light and air from outside of the property, isolating the residences from the rest of the neighborhood.

Low fences allow more light and air into the property and create a friendly neighborhood atmosphere. They allow the landscaped front yard to become a visual interest of the street while encouraging urban communication between neighbors.



TALL, SOLID FENCE





# URBAN ANALYSIS

## NEIGHBORHOOD CHARACTER - BROAD PLANTER STRIP AND POSSIBLE USES

34th Ave West has a 22' wide planter strip. In most locations the planting strip is simply planted with lawn.

There are some great examples of people utilizing the planter strip as an opportunity to develop a well designed landscape garden which adds character and interest to the public way, extends human activity out beyond the edges of the property, and helps brighten up the living environment of the neighborhood.





# URBAN ANALYSIS

## NEIGHBORHOOD CHARACTER - FRONT LAWN LANDSCAPING

Many residents in the neighborhood are devoted to the creation of a front yard with well thoughtful landscaping.

Paved pathways, low porous fences, flexible seating, layered flower beds, bushes, trees are commonly integrated into the front yards.





URBAN ANALYSIS  
NEIGHBORHOOD CHARACTER - TYPICAL ROOF FORMS

The “war box” style homes that are very common in the area. Gable roofs are the dominant pattern throughout the neighborhood which is common for residential developments.





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EXISTING SITE CONDITIONS  
STREET ELEVATIONS

34TH AVE W: LOOKING EAST - PROJECT SITE



W RUFFNER ST

LR1

34TH AVE NE: LOOKING WEST - OPPOSITE PROJECT SITE



W BERTONA ST

SF 5000





PROJECT SITE

LR1

W BERTONA ST



SF 5000

W RUFFNER ST



EXISTING SITE CONDITIONS  
STREET ELEVATIONS

ALLEY: LOOKING WEST - PROJECT SITE



W RUFFNER ST

LR1

ALLEY: LOOKING EAST - OPPOSITE PROJECT SITE



W BERTONA ST

LR1







# SITE ANALYSIS

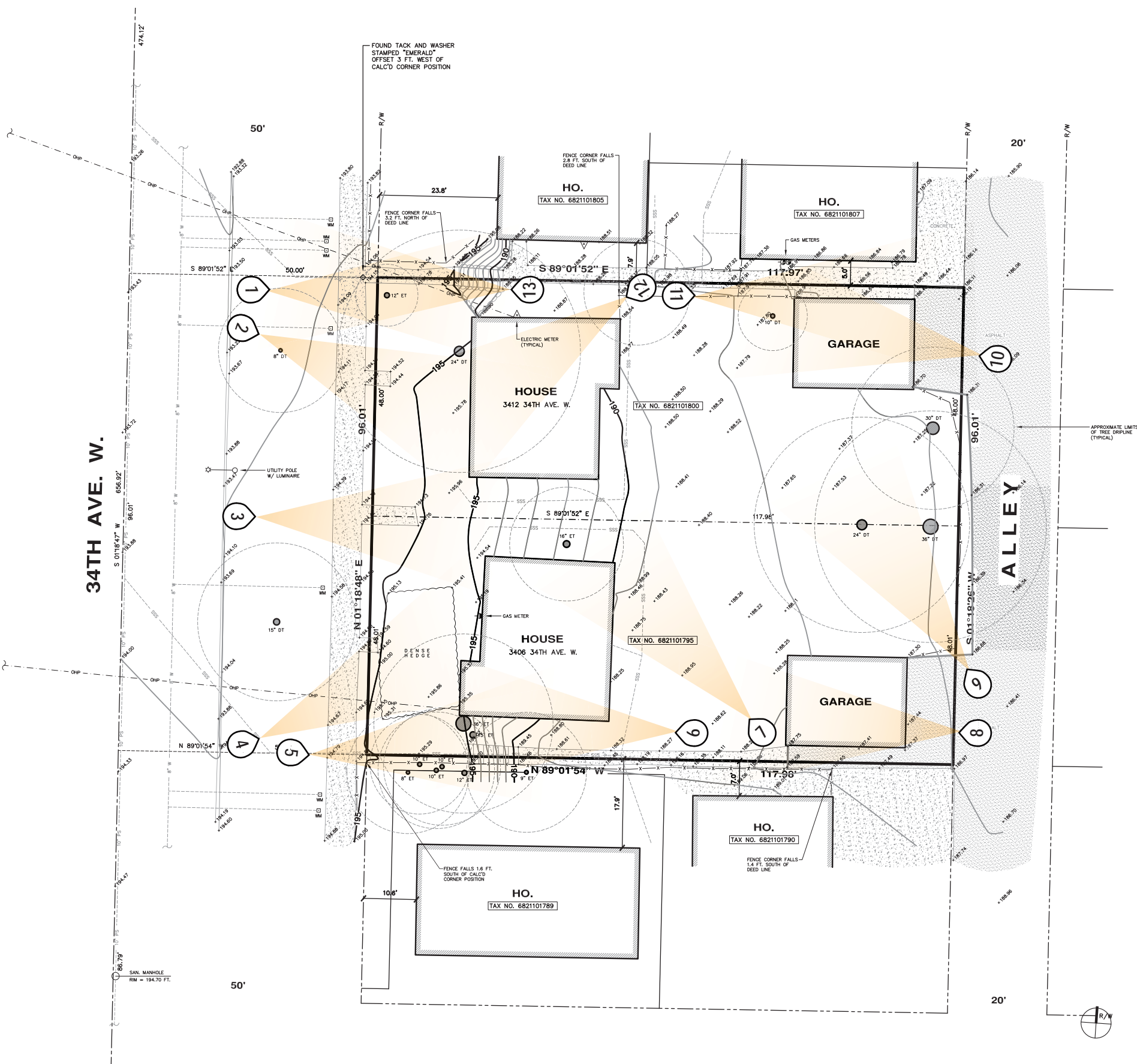
## SURVEY + SITE FEATURES

The existing site is mid-block and roughly 96' x 118'. It is currently occupied by 2 two story houses that will be demolished. The topography drops about 6 feet at the western third of the lot and is relatively flat across the east side. There are two exceptional trees on site. One of them will be removed due to high risk, the other one will be preserved. There are two trees on the property of the south neighbor.

The two existing lots are separated by an east west property line that runs perpendicular to 34th Ave W. They are in the midst of a Lot Boundary Adjustment to change the property line to divide the parcels north south so it will be parallel to 34th Ave W. The LBA is being done under SDCI# 3033510-LU.

Legal Description:  
Tax Parcel No. 6821101795 (5,664 sq. ft.)  
PLEASANT VALLEY ADD N 30 FT OF LOT 14 & S 18 FT OF LOT 15 LESS ELY 2 FT THOF FOR ALLEY PURPOSES  
Plat Block: 15  
Plat Lot: 14-15

Tax Parcel No. 6821101800 (5,663 sq. ft.)  
PLEASANT VALLEY ADD N 32 FT OF LOT 15 & S 16 FT OF LOT 16 LESS ELY 2 FT THOF FOR ALLEY PURPOSES  
Plat Block: 15  
Plat Lot: 15-16





SITE ANALYSIS  
SITE CONSTRAINTS + OPPORTUNITIES

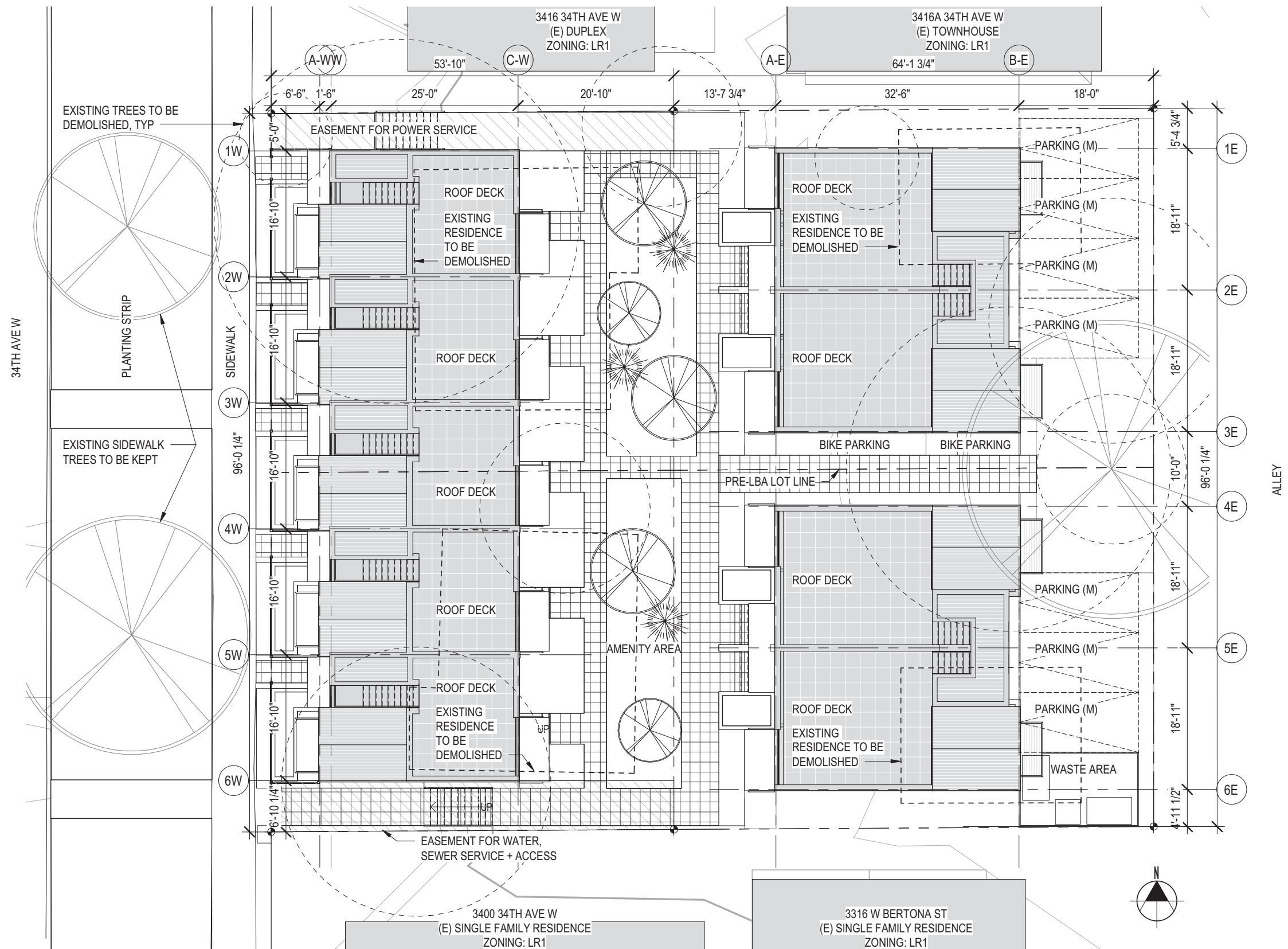




ZONING DATA

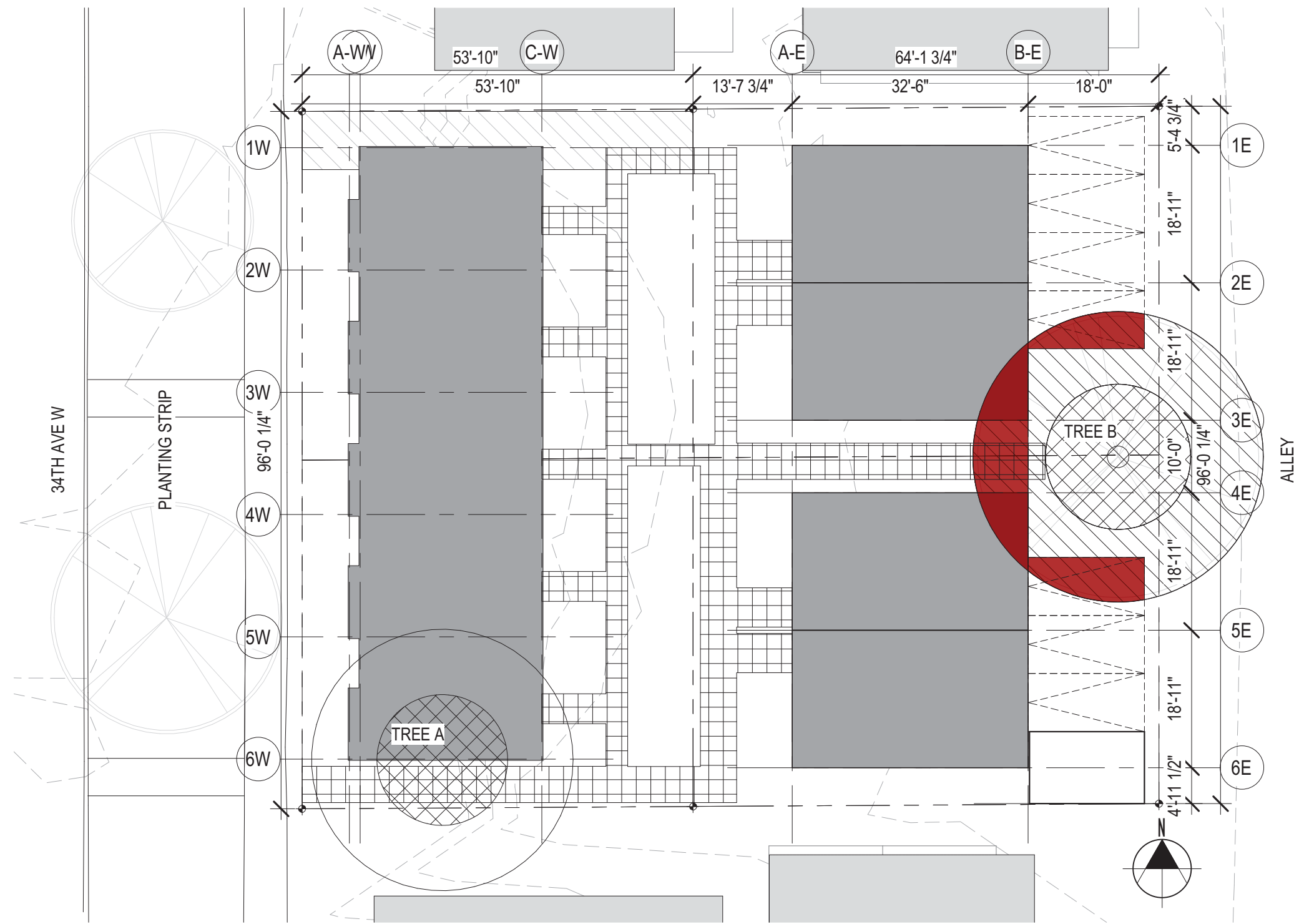
APPLICABLE ZONING	REQUIREMENT	NOTES
<i>23.45.504</i> PERMITTED USES	<i>Row houses / town houses allowed as of right</i>	<i>Row houses proposed</i>
<i>23.45.510 TABLE A</i> FLOOR AREA RATIO LIMITS	<i>Row houses: 1.2 max. if project meets the standards of 23.45.510.C. Townhouses: 1.1 max. if project meets the standards of 23.45.510.C.</i>	<i>1.2 is provided. 1.1 is provided.</i>
<i>23.45.512 TABLE A</i> DENSITY LIMITS	<i>No Limit (The density limit for row house development in LR1 zones applies only on lots less than 3,000 square feet in size.)</i>	<i>9 Units provided</i>
<i>23.58D.002</i> GREEN BUILDING STANDARD	<i>Proposal shall meet the green building standard when qualifying for extra floor area.</i>	<i>Built Green 4 Star</i>
<i>23.45.514</i> STRUCTURE HEIGHT	<i>30' max. base. Parapets may extend 4' above max. height limit. Stair penthouses may extend 10' above max. height</i>	<i>30' + 4' Parapets and Penthouses</i>
<i>23.45.518 TABLE A</i> SETBACKS AND SEPARATIONS	<i>Front: 5' min.; Rear: 5' min. 7' avg. w/o alley; Side: 3.5' min.</i>	<i>Row house: Front: 7' avg.; Rear: 20'-10"; Sides: 3'-6' (north), 8' (south). Townhouse: Front: 18'; Rear: 15'; Sides: 5'-4" (north), 5' (south).</i>
<i>23.45.522</i> AMENITY AREA	<i>Row house: 25% of lot area (1,292 SF). Min. 50% of amenity area at ground level (646 SF). Townhouse: 25% of lot area (1,540 SF). Min. 50% of amenity area at ground level (770 SF).</i>	<i>3,262 SF, 2,128 at grade 3,411 SF, 1,585 at grade</i>
<i>23.45.524.A.2</i> GREEN FACTOR REQUIREMENT	<i>0.6 or greater.</i>	<i>0.6 Green Factor</i>
<i>23.45.527 TABLE A</i> STRUCTURE WIDTH	<i>No limit</i>	<i>Row house: 84'-2" Townhouse: 75'-8"</i>
<i>23.45.527.B.1</i> MAXIMUM FACADE LENGTH	<i>Max. combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of length of lot line.</i>	<i>Row house: 49.1% Townhouse: 50.1%</i>
<i>23.54.015 TABLE B</i> PARKING FOR RESIDENTIAL USES	<i>1 space per dwelling unit (4 + 5 =9 spaces)</i>	<i>7 spaces proposed, reduced by 2 to preserve the exceptional tree</i>
<i>23.54.015 TABLE D</i> PARKING FOR BICYCLES	<i>1 long-term per dwelling unit + 4 short-term parking spaces</i>	<i>9 + 4 = 13 bike parking spaces proposed</i>










EXCEPTIONAL TREE DIAGRAM



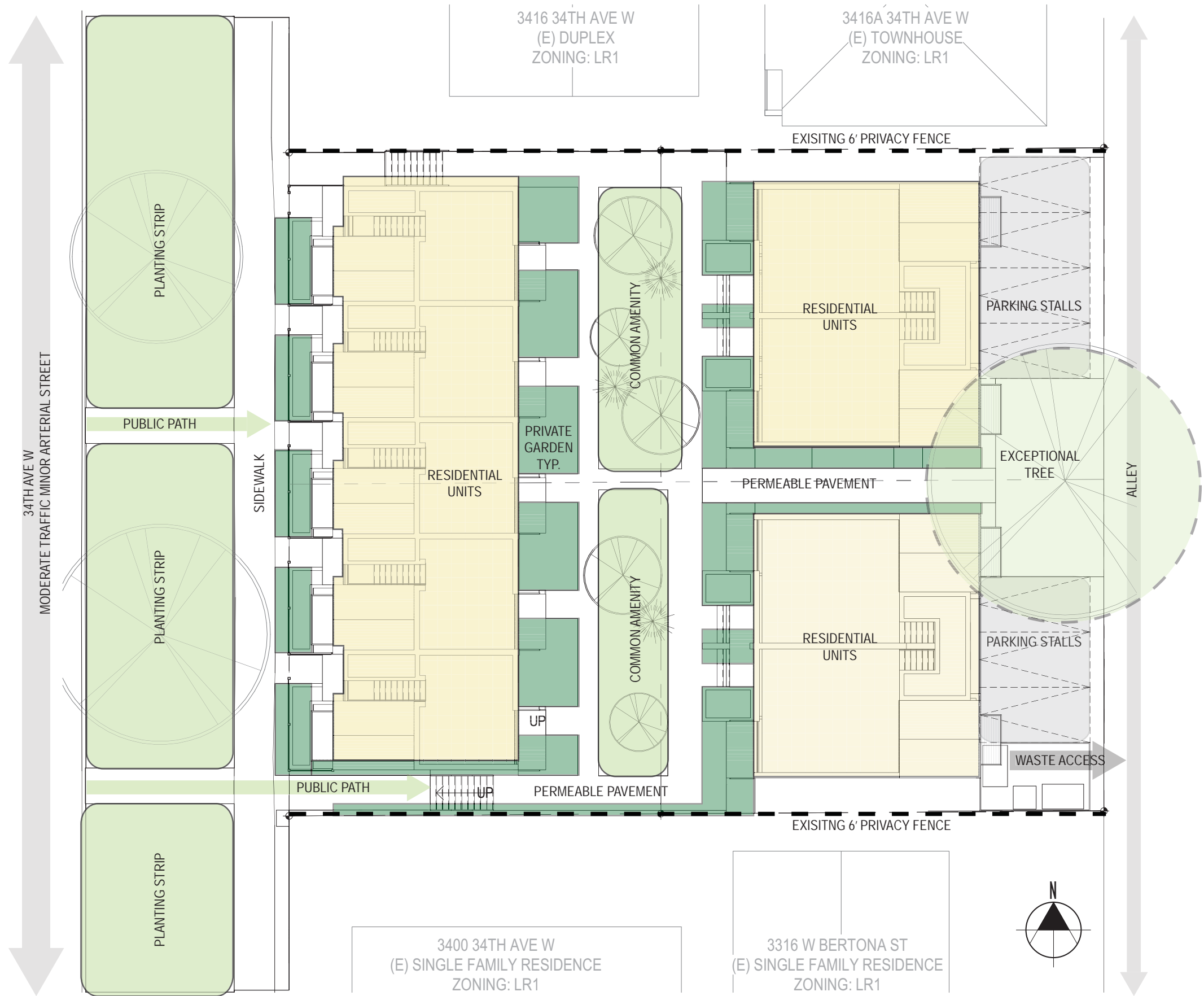
TREE A:  
EXCEPTIONAL TREE: LEYLAND CYPRESS - CUPRESSUS X LEYLANDII  
  
TO BE DEMOLISHED WITH EXISTING STRUCTURE DUE TO HIGH RISK TO NEIGHBORS

TREE B:  
EXCEPTIONAL TREE: PLUM, PRUNUS

EXCEPTIONAL TREE PROTECTION PER SMC 25.11.50  
  
1/3 DISTURBANCE ALLOWED WITHIN OUTER ROOT ZONE  
  
AREA OF OUTER ROOT ZONE: 943 SF  
AREA OF ALLOWED DISTURBANCE (1/3): 314 SF  
AREA OF PROPOSED DISTURBANCE: 313 SF

- INNER ROOT ZONE 
- OUTER ROOT ZONE 
- AREA OF DISTURBANCE 







PROPOSED DESIGN  
MATERIALS + PRECEDENT



Painted Vertical Siding



Horizontal Siding









PROPOSED DESIGN  
BUILDING PERSPECTIVE and PRIORITY GUIDELINES

*STREET-LEVEL INTERACTION*

**1. (PL3.A-1) Entries: Individual Entries to Ground-related housing**

The doorway into each row house is recessed into the building mass to provide an obvious, identifiable, and distinctive entrance. A canopy accentuates the depth of the entry and helps to signal the entrance. A material transition to tongue and groove cedar adds warmth to the sheltered entrance.

*OPEN SPACE CONCEPT*

**3. (DC3.B-3) Open Space Uses and Activities**

The exterior private open spaces are located in a shared courtyard between rowhouses and the townhouses. Semi-private areas are located next to each unit, with the center of the courtyard providing a landscaped privacy buffer.

*NATURAL SYSTEMS AND SITE FEATURES*

**4. (CS1.C-2) Topography**

The building organization takes advantage of the drop in topography to create split entrances for each unit entering from the street and courtyard. This creates a separate entry for the lower level ADUs at the ground floor.





**PROPOSED DESIGN**  
**BUILDING PERSPECTIVE V.S. PRIORITY GUIDELINES**



**ARCHITECTURAL CONCEPT**

**4. (CS2.B-2) Connection to the Street**

The main unit entrances are oriented to the west facing 34th Ave W. Most pedestrian traffic is expected to approach the apartment from the sidewalk. Existing wide planting strips provide opportunities for landscape design as point of interest, which will act as an attractive gesture for both pedestrians and residents.

**EXTERIOR ELEMENTS + FINISHES**

**5. (DC4.A-1) Exterior Finish Materials**

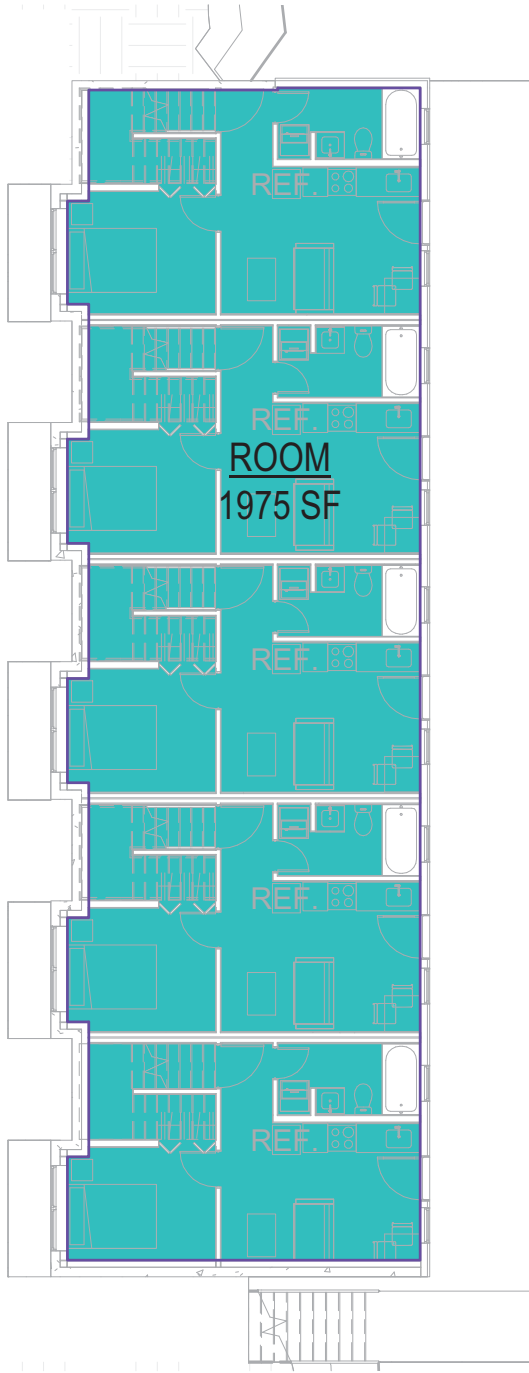
The proposed design utilizes a mix of painted fiber-cement siding and stained wood siding. The narrow width of the siding planks provides the building with a fine-grain texture.



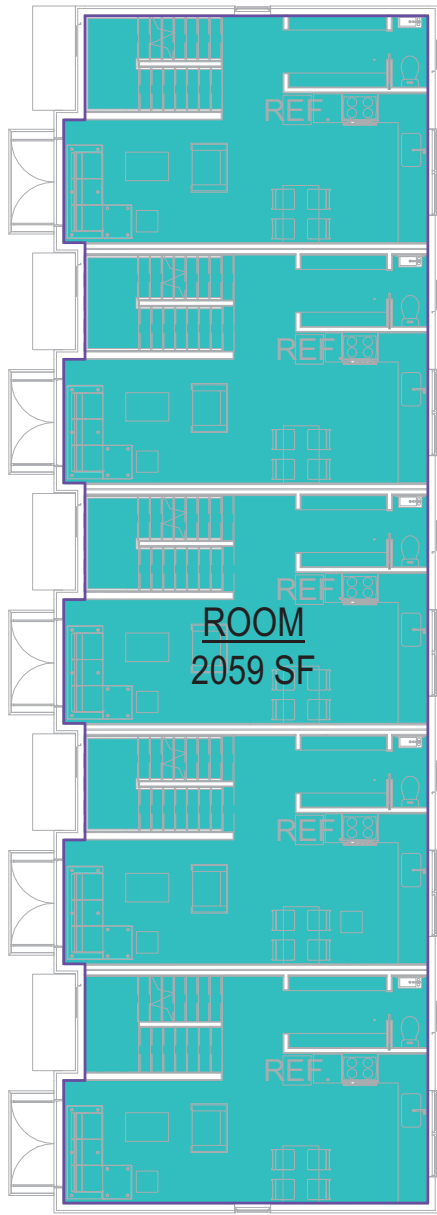
GROSS FLOOR AREA PLANS  
ROW HOUSES

GROSS FLOOR AREA  
ROW HOUSE

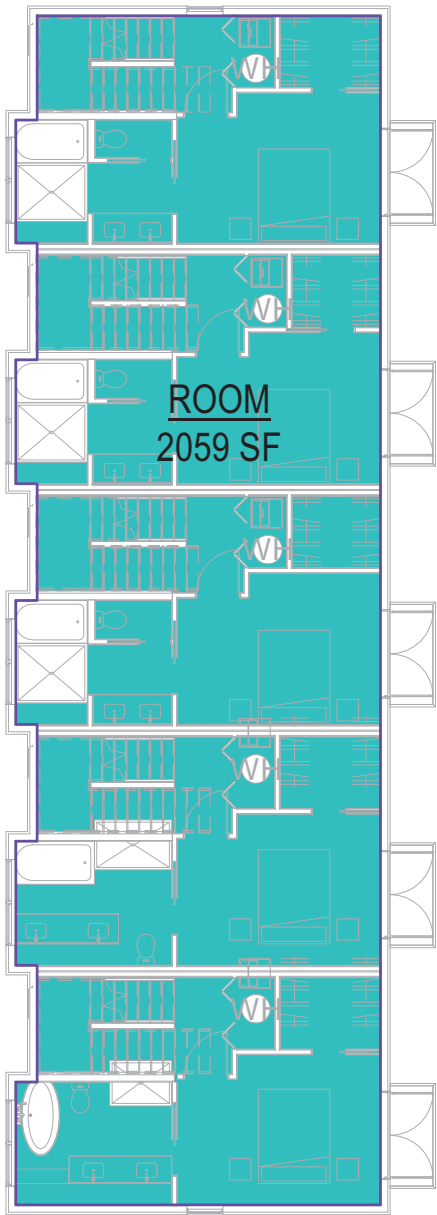
1st Floor:	1,975 sf
2nd Floor:	2,059 sf
3rd Floor:	2,059 sf
Roof:	145 sf
Total:	6,238 sf



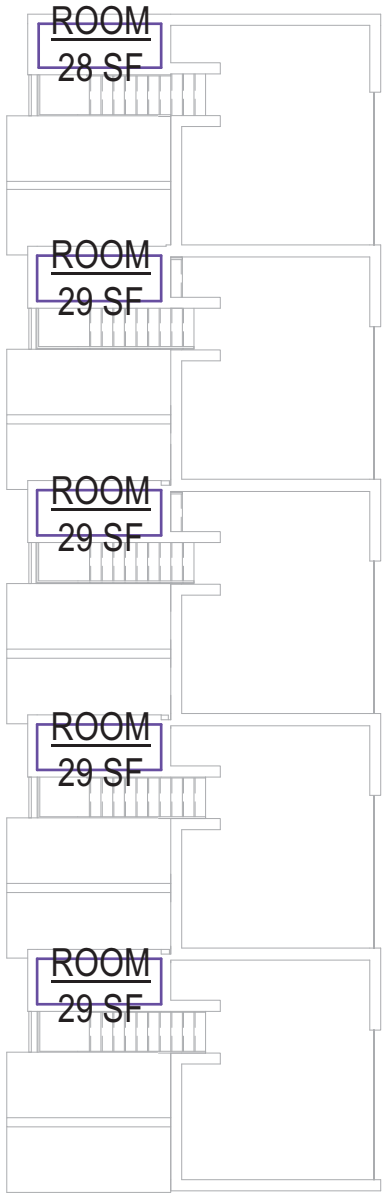
LEVEL 1



LEVEL 2



LEVEL 3

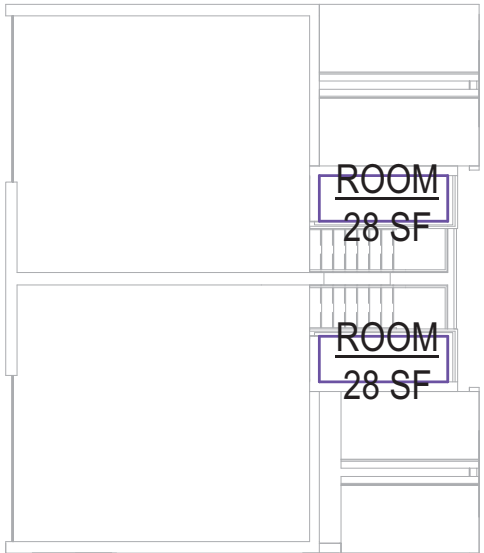
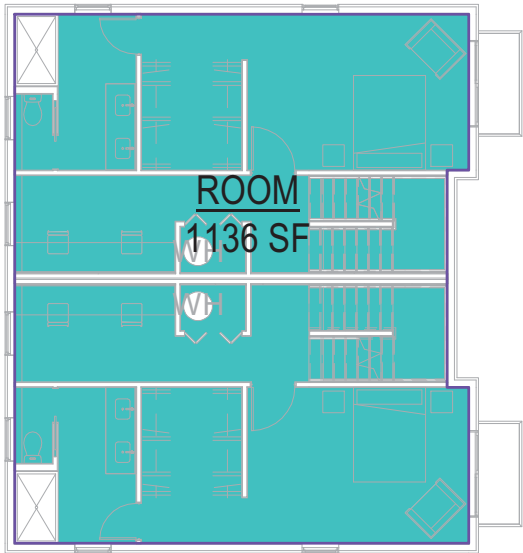
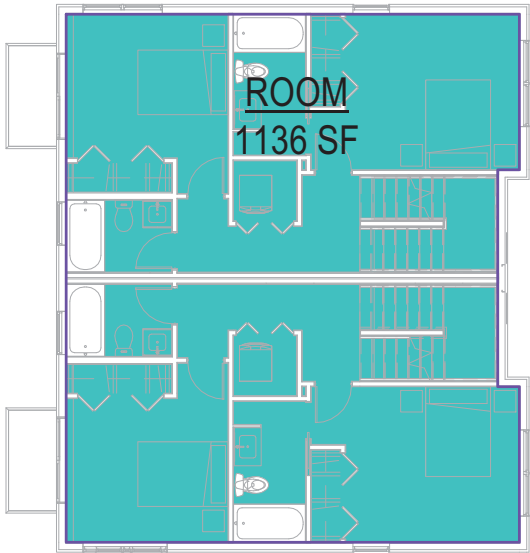
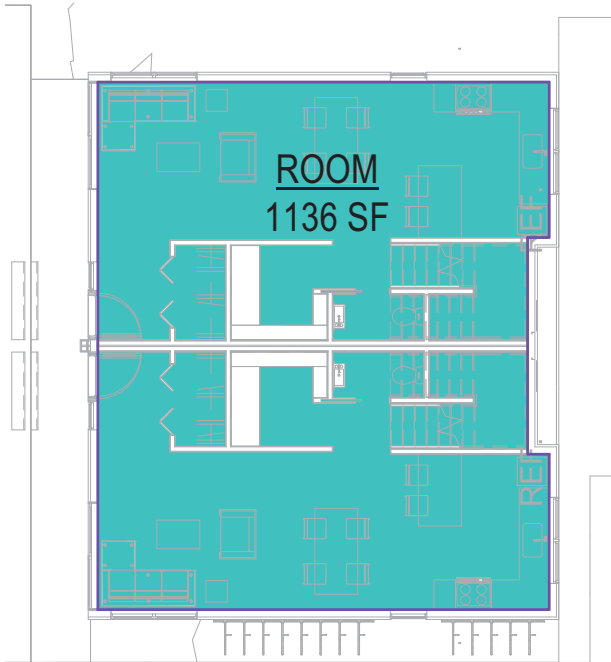


ROOF





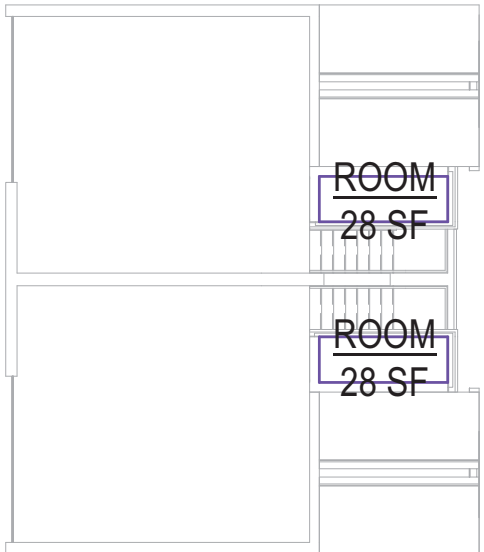
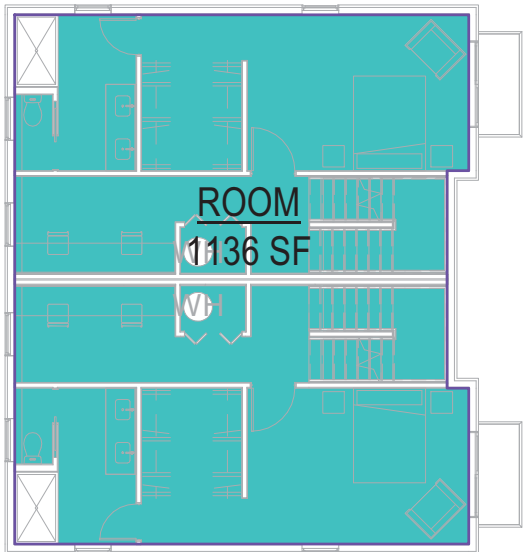
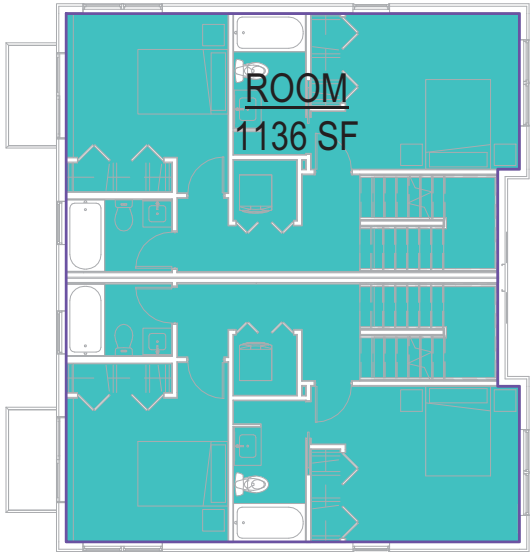
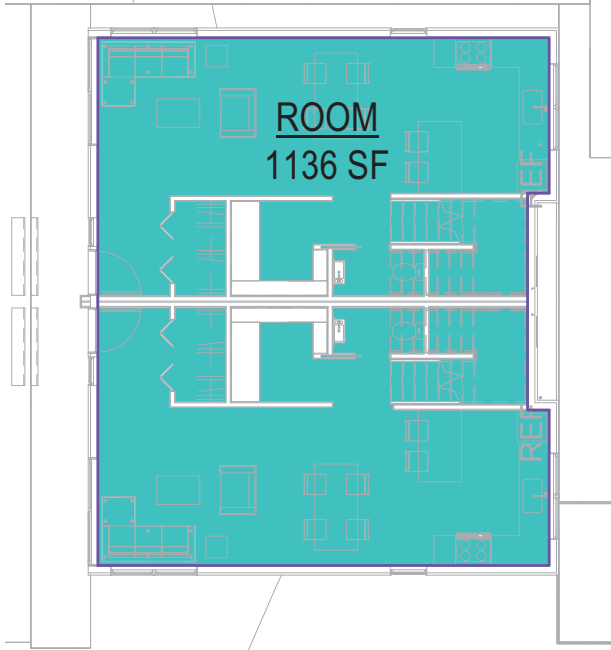
GROSS FLOOR AREA PLANS  
TOWNHOUSES



GROSS FLOOR AREA  
TOWNHOUSE

1st Floor:	2,272 sf
2nd Floor:	2,272 sf
3rd Floor:	2,272 sf
Roof:	112 sf
Total:	6,928 sf

PROJECT TOTAL GSF  
6,238 + 6,928  
= 13,166 < 15,000 sf



LEVEL 1

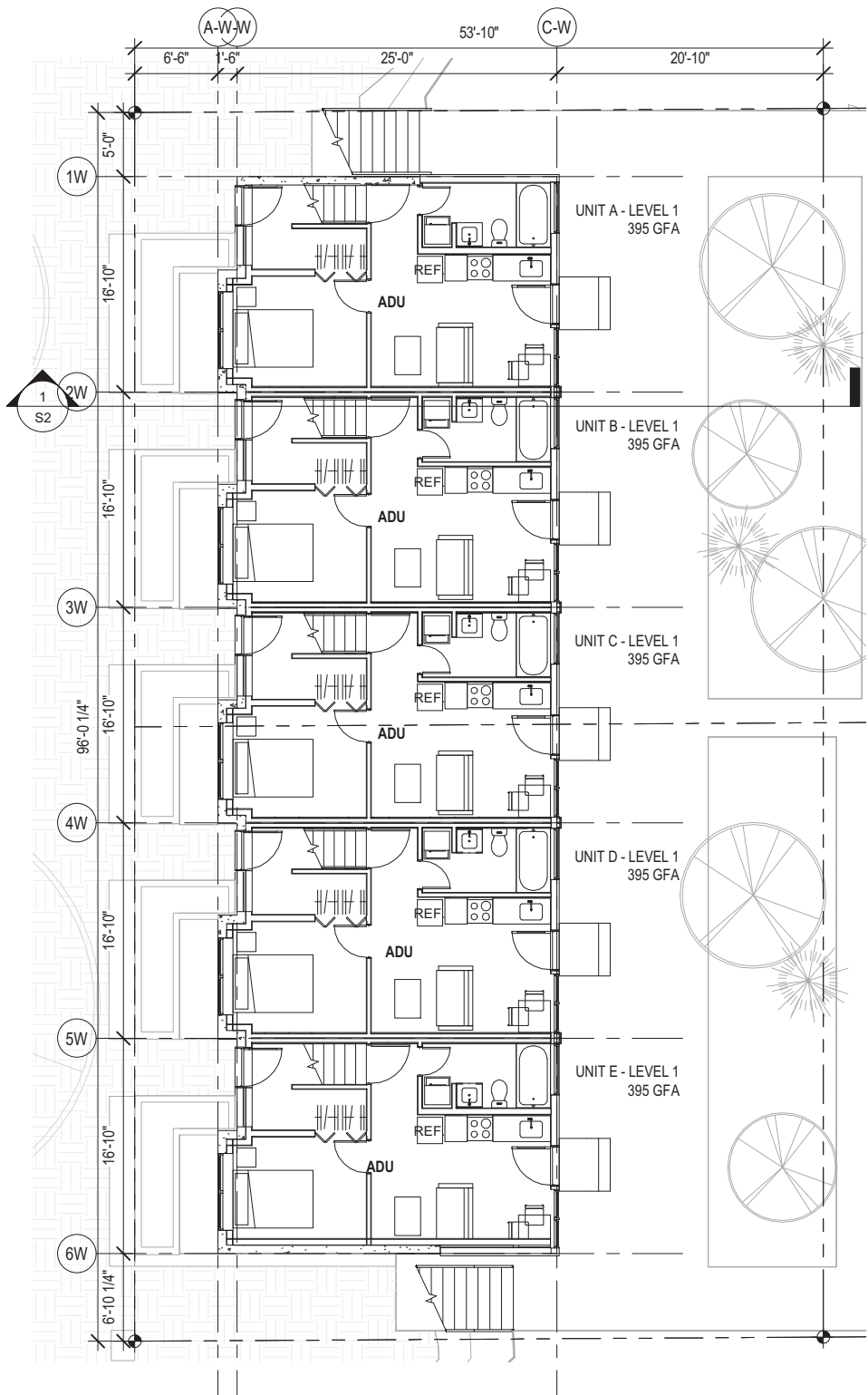
LEVEL 2

LEVEL 3

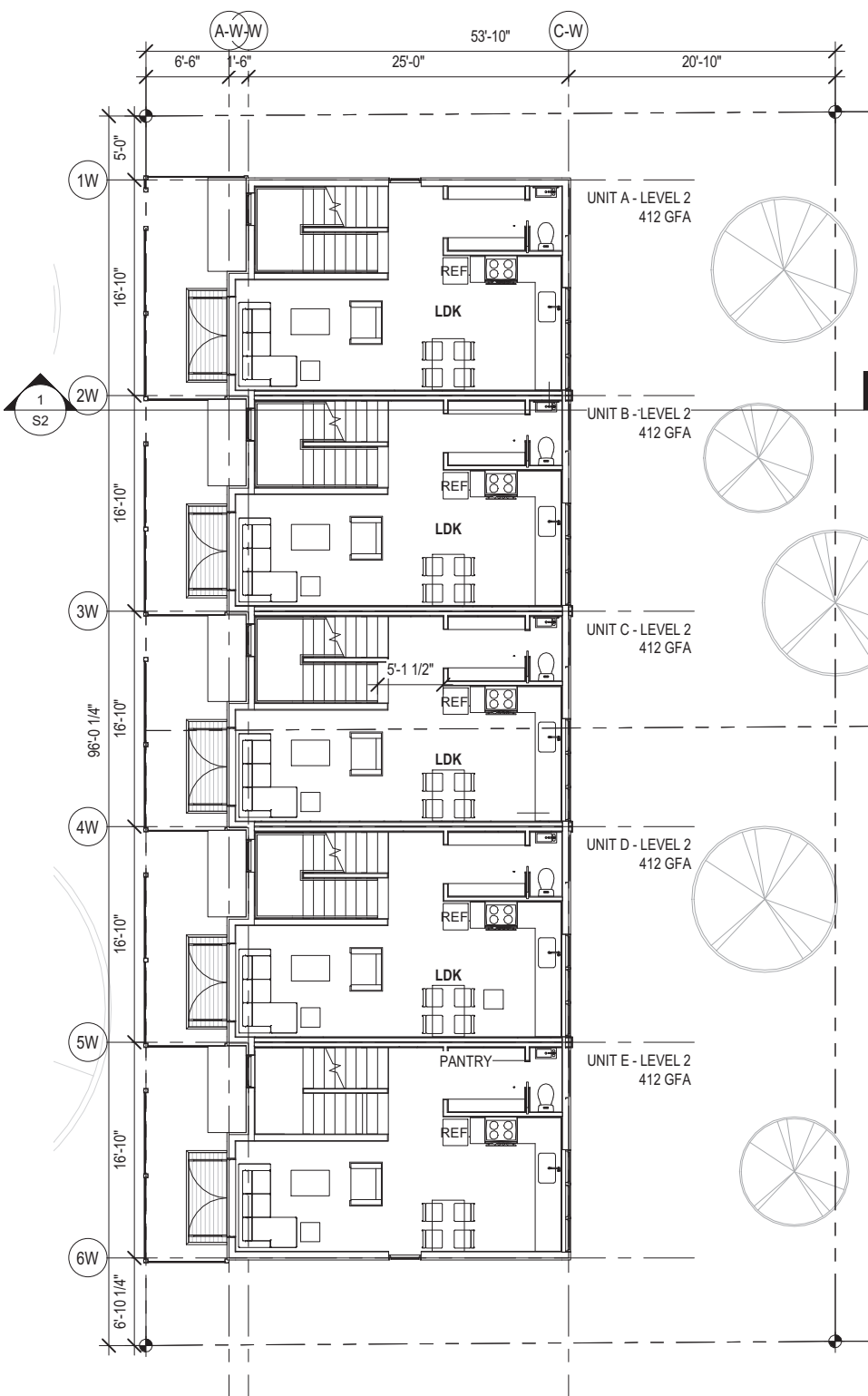
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ROW HOUSE PLANS



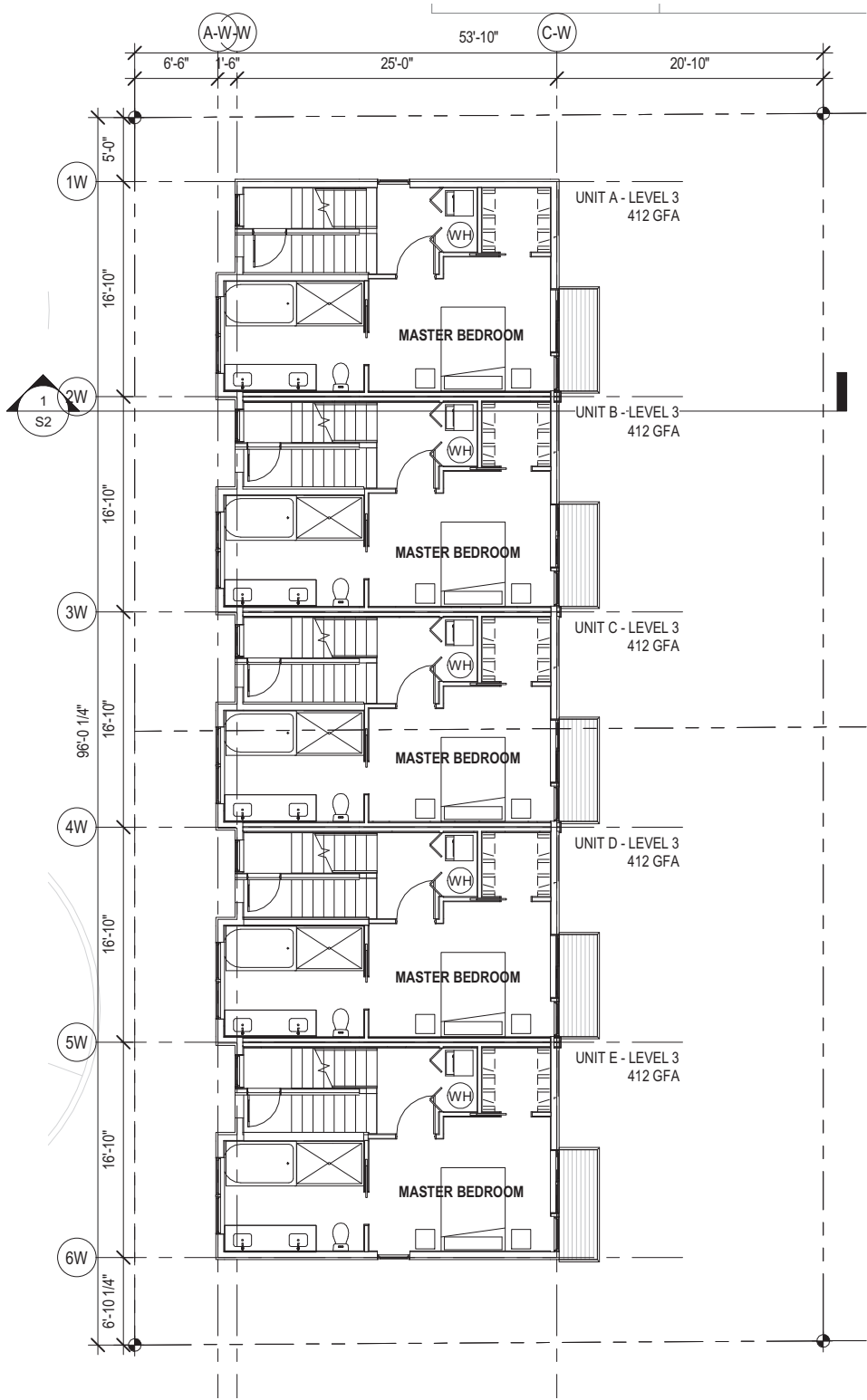
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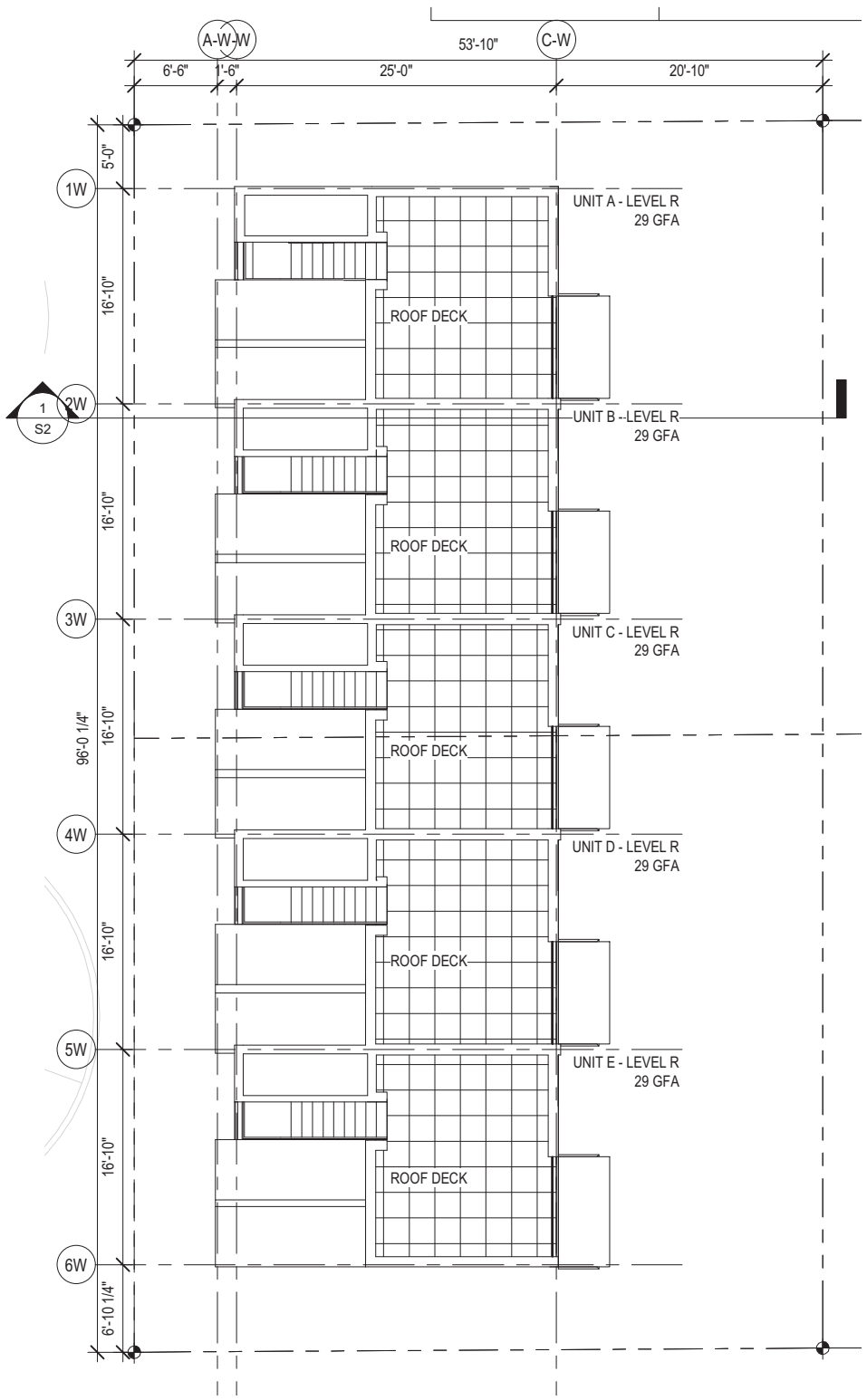
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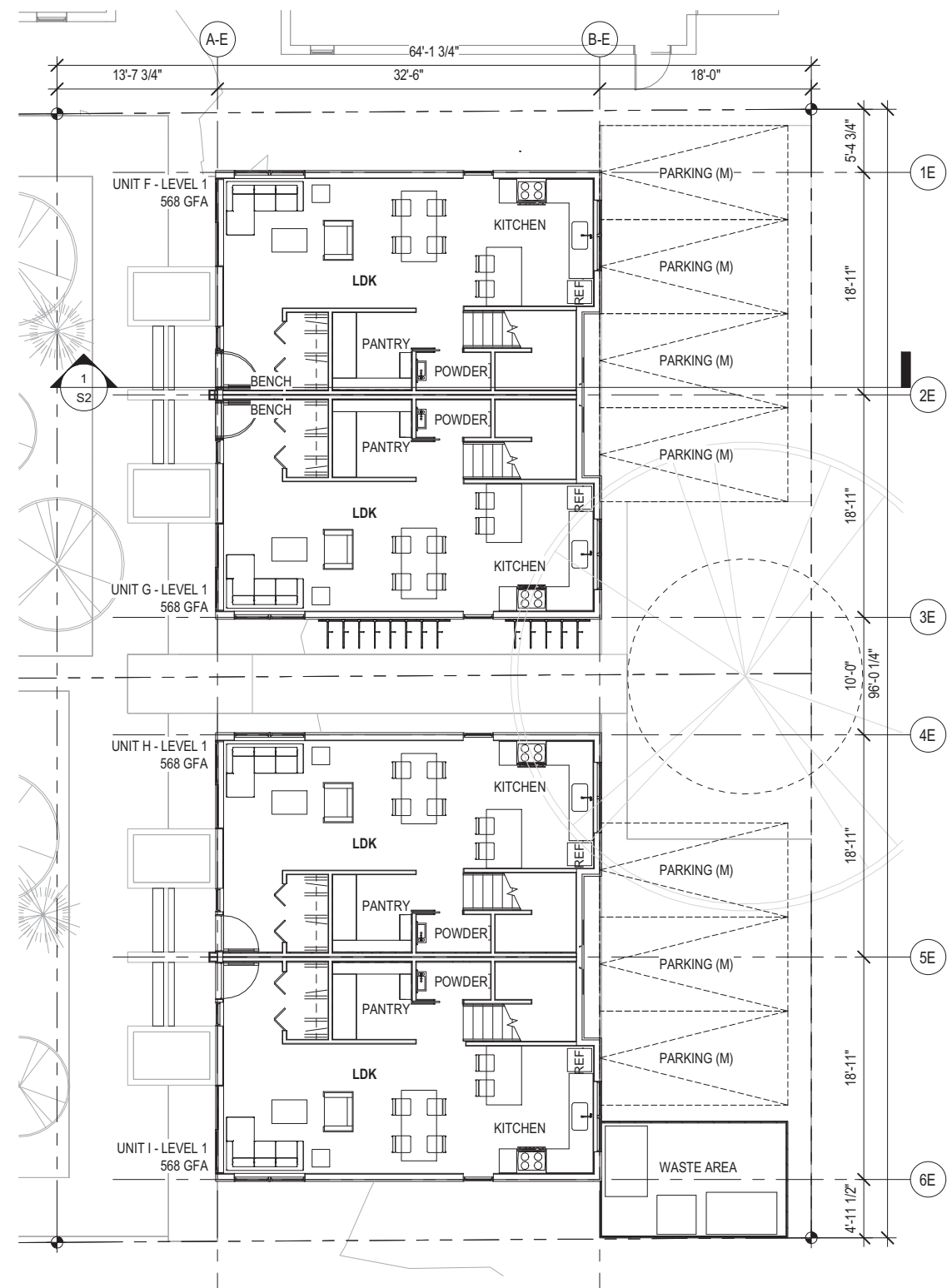
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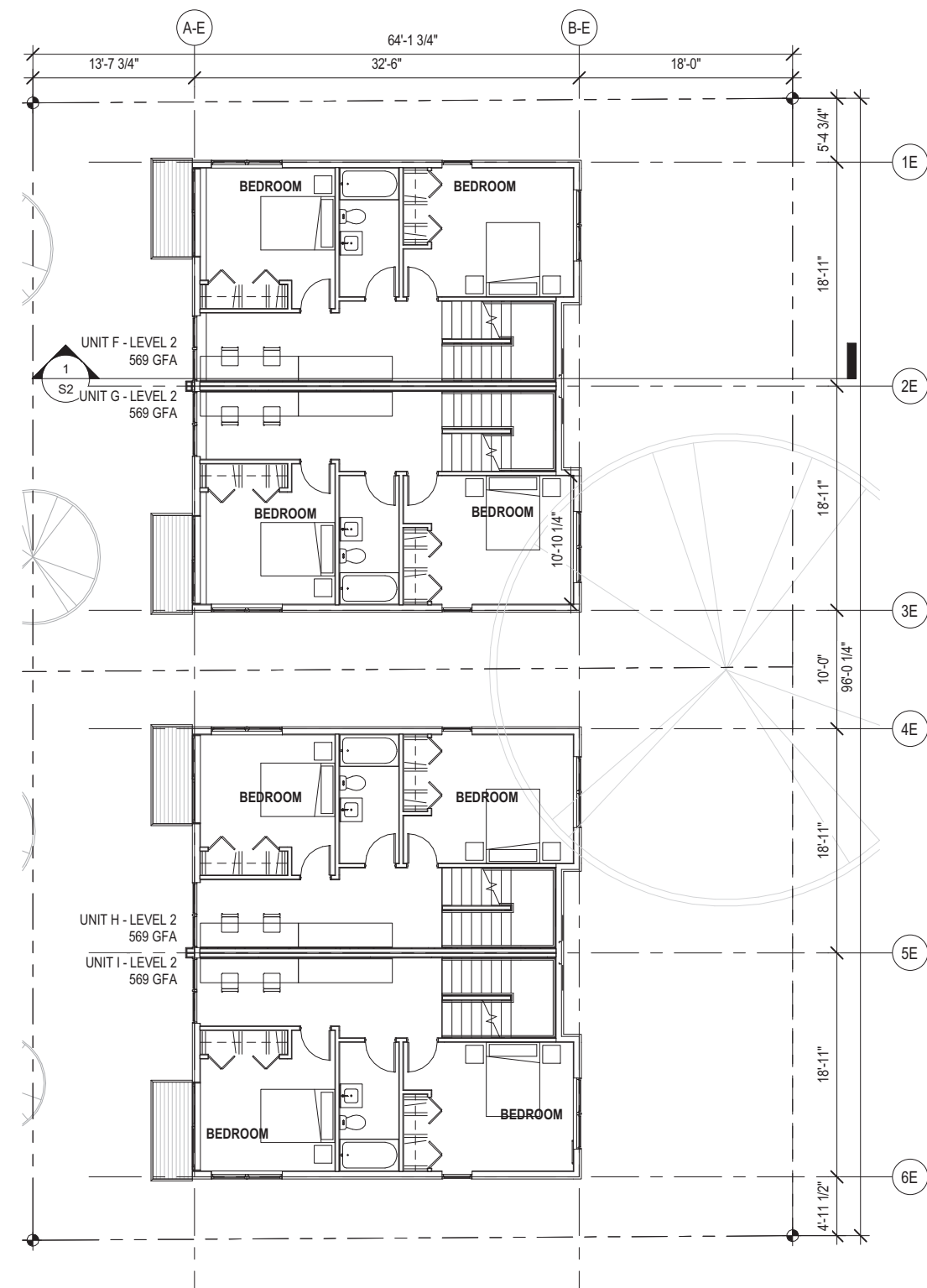
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TOWNHOUSE PLANS

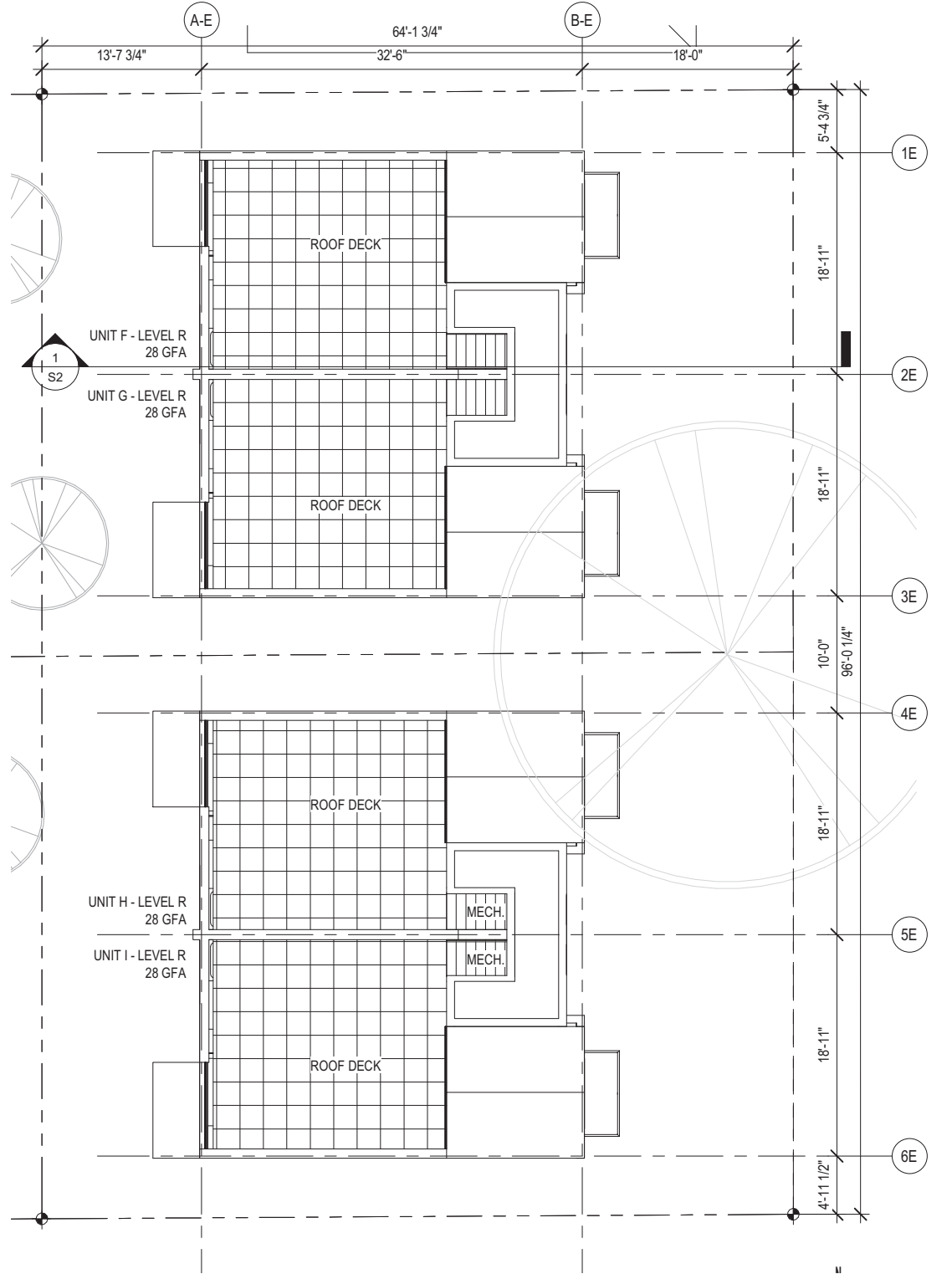
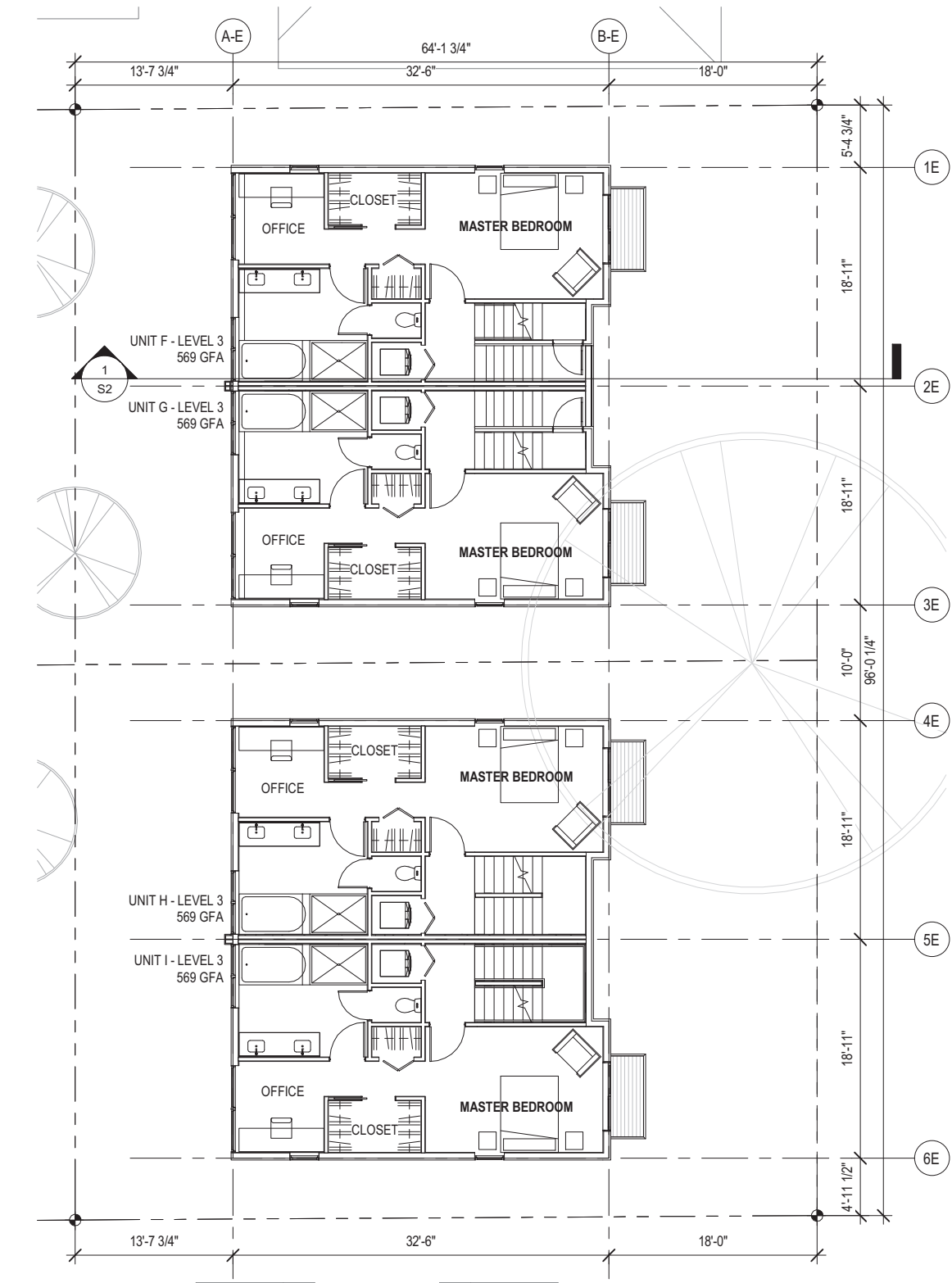


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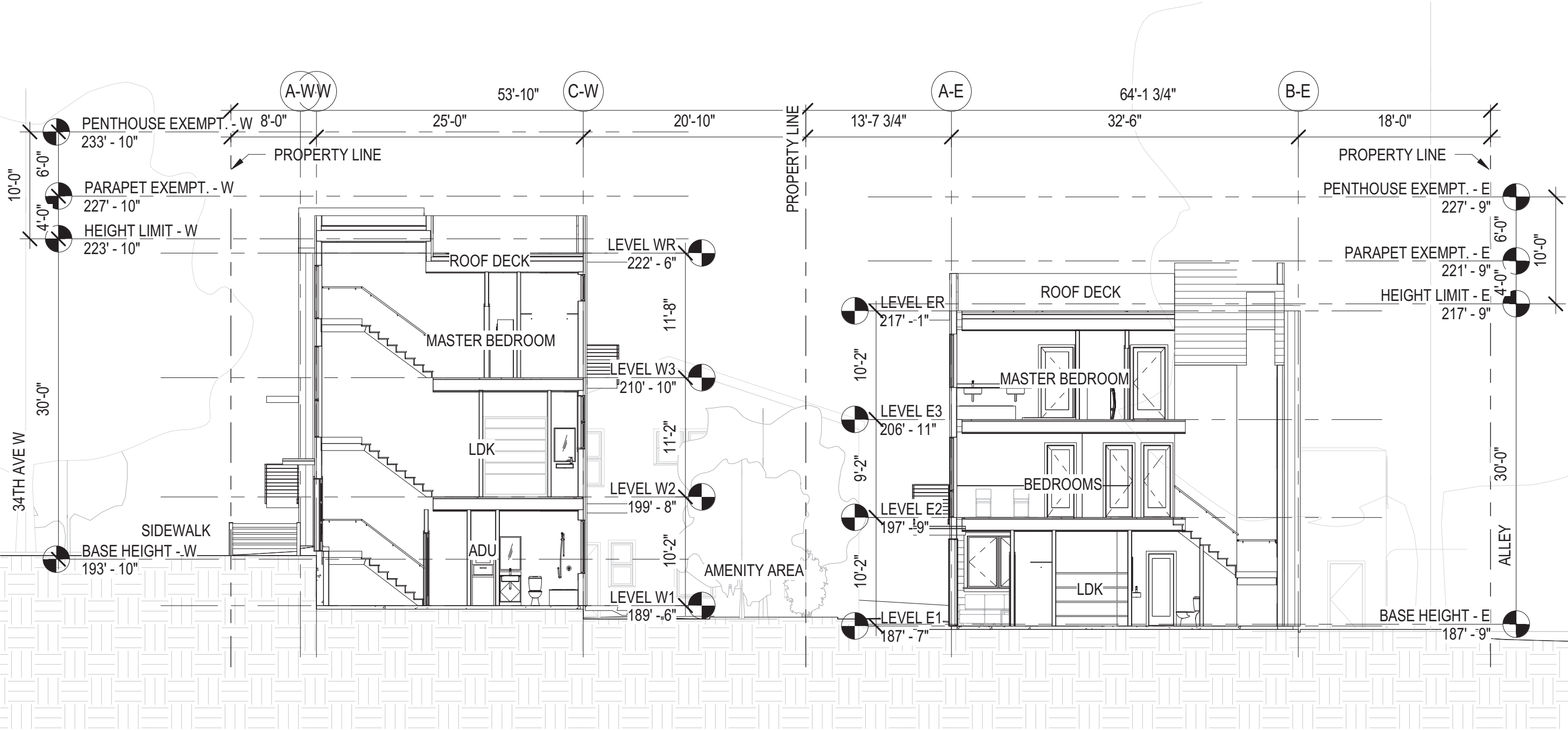
LEVEL 2







BUILDING SECTIONS  
LONGITUDINAL SECTION





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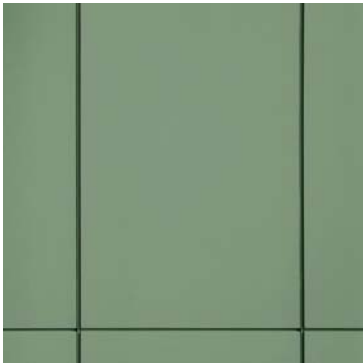
BUILDING ELEVATIONS  
WEST ELEVATION



1. Vertical Blue Siding



2. Vertical Light Blue Siding



3. Vertical Green Siding



4. Vertical Light Green Siding



5. Vertical Beige Siding

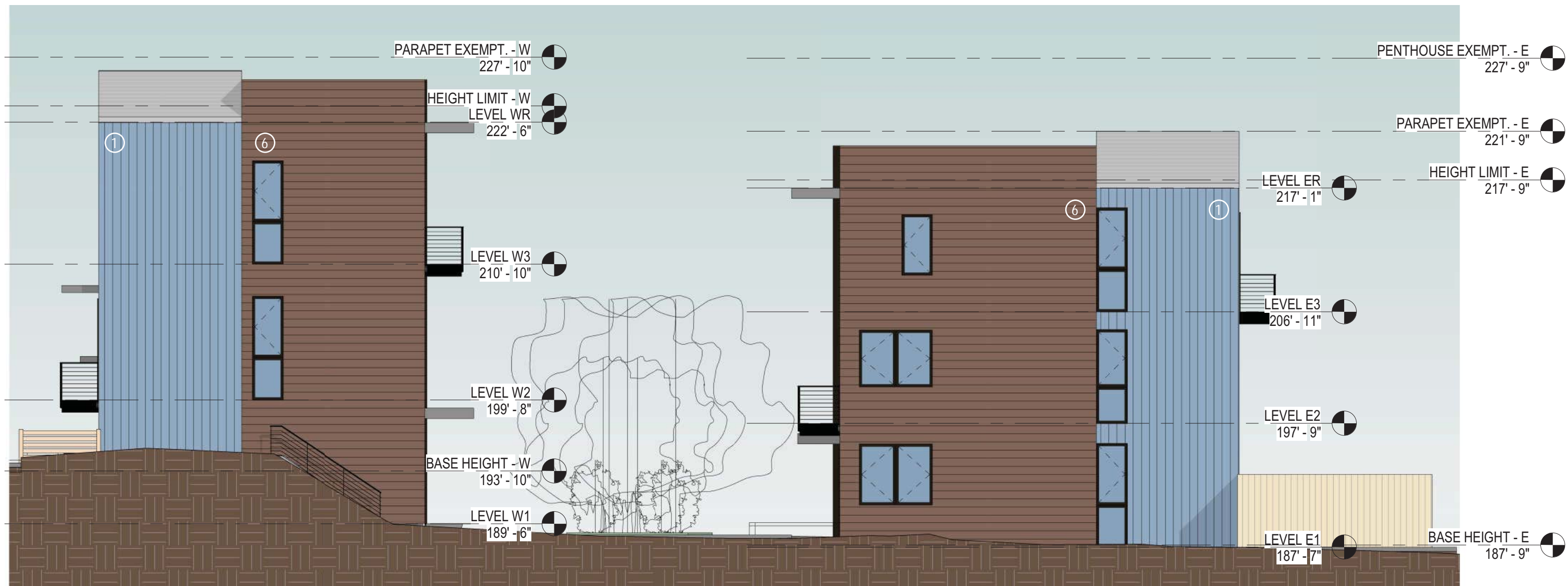


6. Horizontal Textured Siding





# BUILDING ELEVATIONS SOUTH ELEVATION





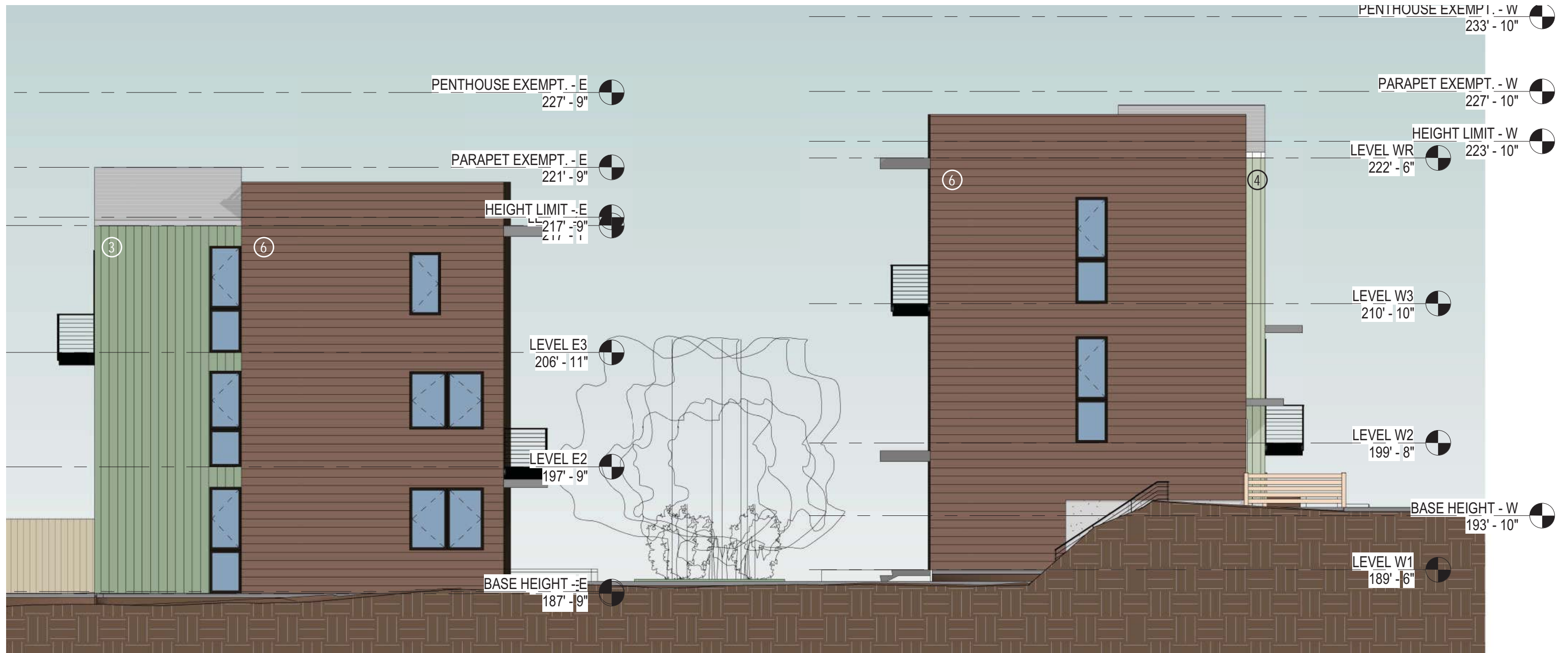
BUILDING ELEVATIONS  
EAST ELEVATION





# BUILDING ELEVATIONS

## NORTH ELEVATION





BUILDING ELEVATIONS  
COURTYARD EAST ELEVATION





BUILDING ELEVATIONS  
COURTYARD WEST ELEVATION





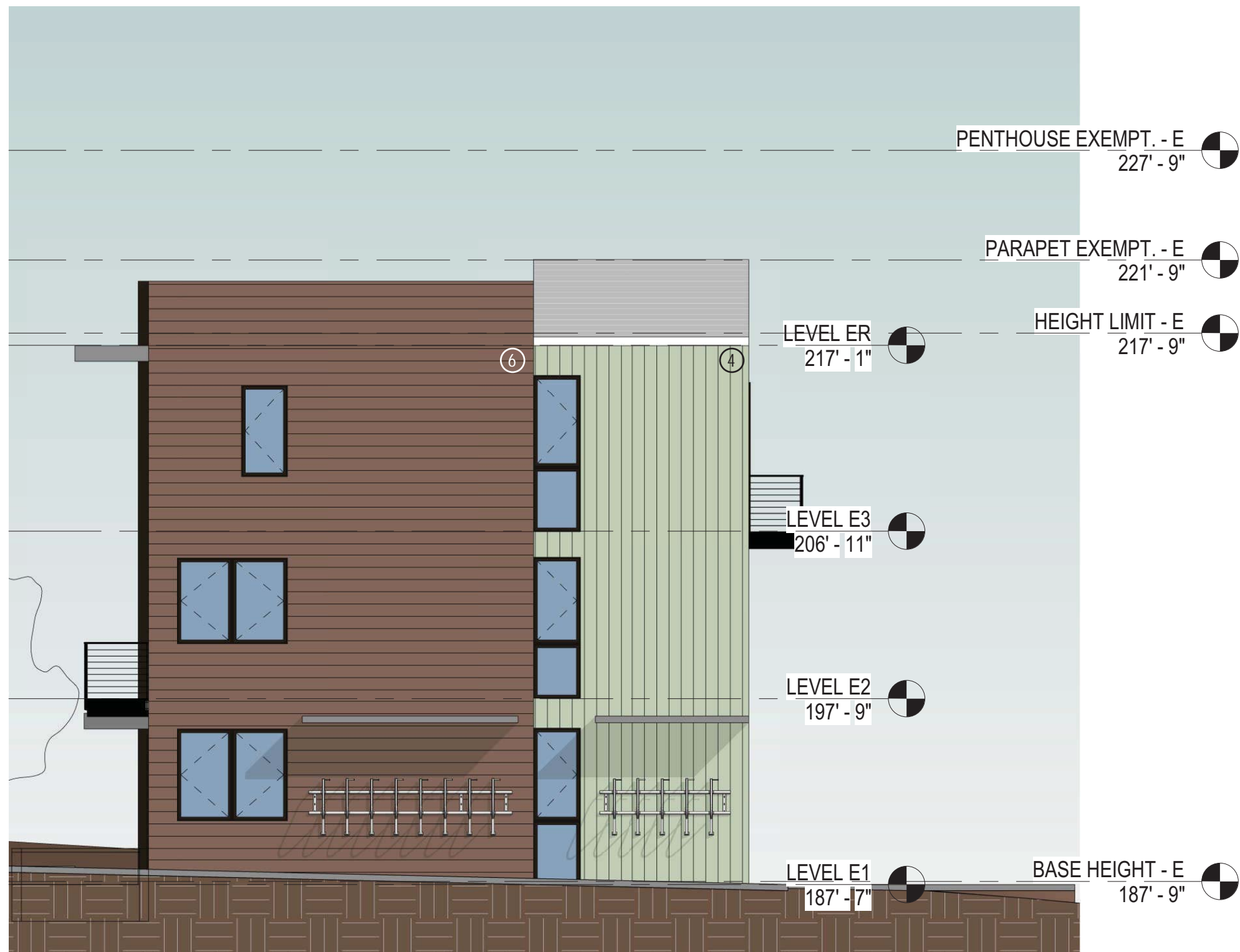
BUILDING ELEVATIONS  
PATHWAY SOUTH ELEVATION





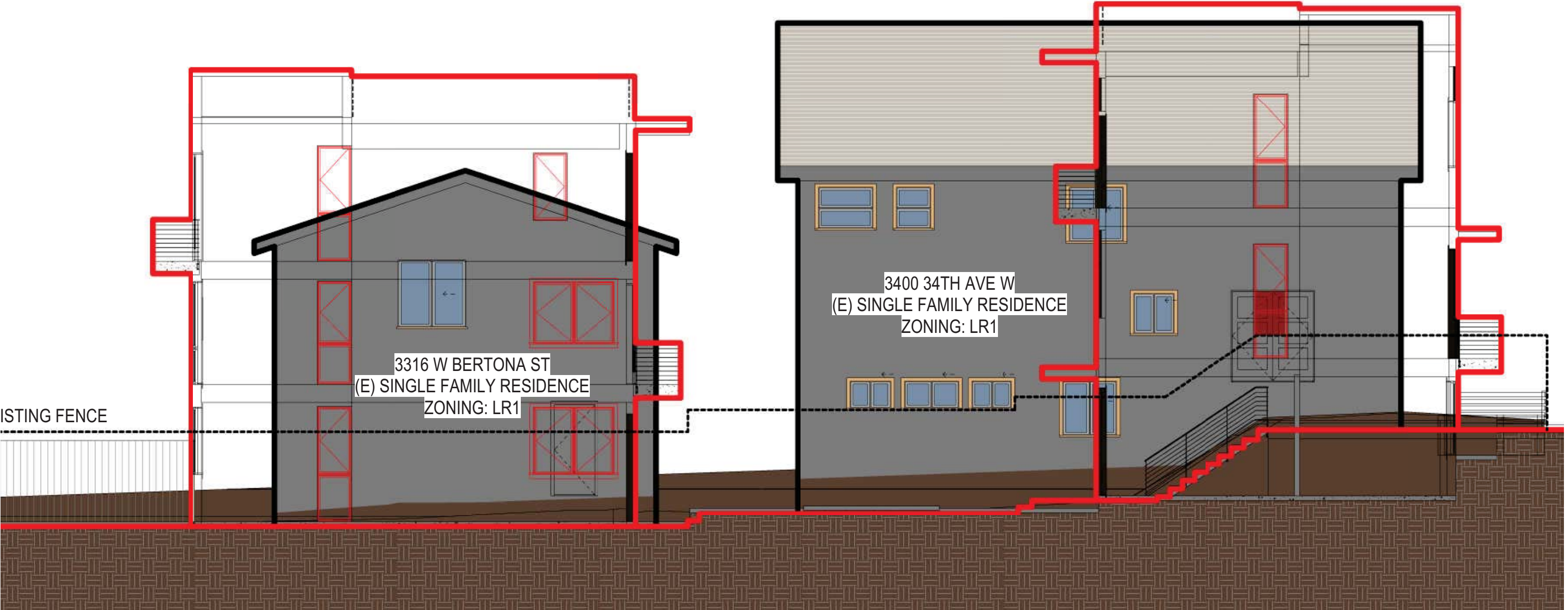
# BUILDING ELEVATIONS

## PATHWAY NORTH ELEVATION





PRIVACY STUDIES  
SOUTH ELEVATION









PRIOR WORK  
NEIMAN TABER ARCHITECTS



MARION GREEN (SEATTLE). \_\_\_\_-unit development on Capitol Hill with a central courtyard and parking.

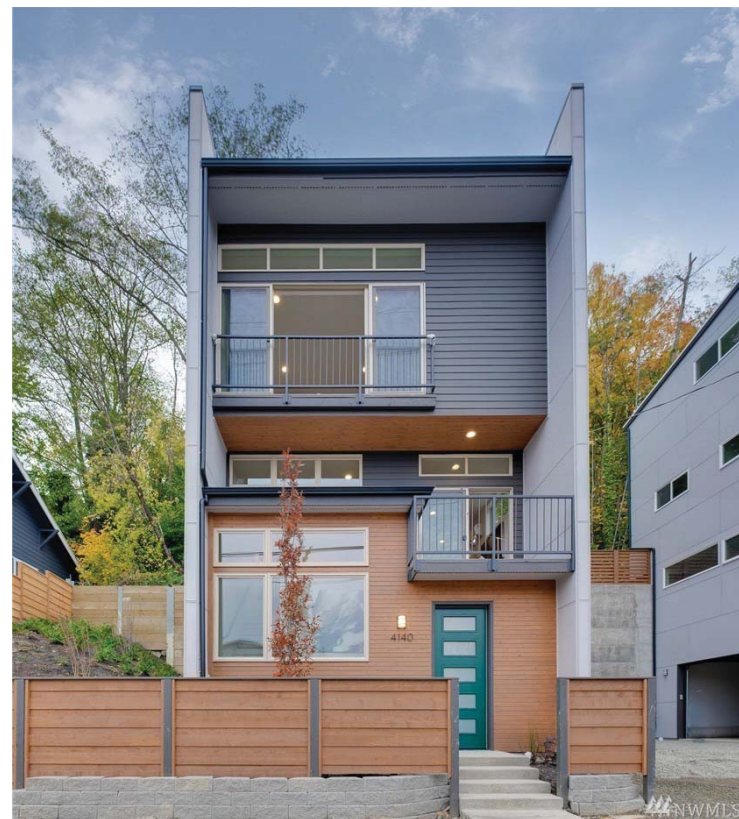


HOWELL GREEN (SEATTLE). 7-Unit development on top of Capitol Hill with a central courtyard and parking.





WESTVIEW TOWN HOMES (SEATTLE). 4-Unit development on the west side of Queen Anne overlooking Interbay.



DELRIDGE ROW HOUSES (SEATTLE). 8 row houses on a very steep site in West Seattle with private garages.



MAGNOLIA HOME (SEATTLE). Built on the foundation of the original house & 20% smaller than a typical spec home.



# APPENDIX: COMMUNITY OUTREACH SUMMARY

COMMUNITY OUTREACH SUMMARY  
3406-3412 34<sup>TH</sup> AVE. WEST, SEATTLE, WA 98199

Geld Arts LLC, Attn: Shirley Williams  
(206)715-1395 [shirley@geldartsllc.com](mailto:shirley@geldartsllc.com)

12/4/18

Below is a summary of Community Outreach accomplished for this project. If you have any questions or need additional information, please contact Shirley Williams [shirley@geldartsllc.com](mailto:shirley@geldartsllc.com) (206)715-1395

**Printed Outreach:**  
**High-impact method:**  
11/13/18: direct mail to residences and businesses within 500 feet of proposed site.  
Please see attached flier, exhibit A.  
Please see attached address list, exhibit B.  
Please see attached map of 500 ft. radius, exhibit C.  
Via this flier, people were invited to take the survey (see link below to visit the survey site), and/or to email me, [Shirley@GeldArtsLLC.com](mailto:Shirley@GeldArtsLLC.com) for more information, and/or to visit <http://designreviewoutreach.seattle.gov/>

**Electronic Outreach:**  
**High-impact method:**  
Online Survey: <https://www.surveymonkey.com/r/5TTN88R> exhibit D  
Survey went live 11/12/18 and people were directed to this survey via the direct mail flier.  
We received several responses and some questions, mostly about parking concerns. We responded with pointing out that there will be 9 parking spaces within the project for its residents.

**In-person Outreach:** High Impact Method  
**Guided Tour/Site Walk:**  
This took place on November 27<sup>th</sup> and was publicized both by the flier, on 11/13/18, and on the survey site. 2 people visited from across the street and they expressed that they were happy that the lots would be developed since there are currently very old structures that will be demolished. Our business owner, Glenn Froehlich remained on site for one hour in case others came by. He informed the 2 visitors about the project and pointed out where the buildings would be on the lots, etc. Glenn also provided fliers (Exhibit A) which show

The address of the property

Basic site plan

General uses

General zoning

Informed the public that any information collected may be made public

## ONLINE SURVEY

New Project Coming to Your Neighborhood: 3406-3412 34th Ave. W., Magnolia  
3406/3408 and 3410/3412 34th Ave. West Questionnaire

Seven new townhomes are planned on the 2 lots at 3406/3408 and 3410/3412 34th Ave. West in Seattle. There will be off-street parking for the units in the rear with access from the alley.

We live in the neighborhood and want to be sure we provide a quality living environment. We welcome your feedback as neighborhood members. Thank you for your participation.

If you would like to contact us in addition to this survey, please email Shirley Williams at [Shirley@GeldArtsLLC.com](mailto:Shirley@GeldArtsLLC.com)

There will be an in-person site tour on Tuesday, November 27 at 4:00PM

Any information gathered on this survey may be made public but any contact information you provide will not be shared publicly.

More information can be found at <http://designreviewoutreach.seattle.gov/>

OK

### 1. What is your connection to this development project? Select all that apply

- ☐ I live very close to the new development
- ☐ I visit the area often for work or leisure
- ☐ I live in the general area
- ☐ I don't have a direct connection to the project but I care about development in Seattle
- ☐ I own a business nearby
- ☐ Other (please specify)

### 2. What is most important to you about a new building on this property? (select up to two)

- ☐ That it is nice looking
- ☐ That it is designed to be family-friendly
- ☐ That it looks unique and interesting
- ☐ That it is designed with environmental sustainability in mind
- ☐ That it is affordable for residents

Other (please specify)

### 3. What concerns do you have about the project?

- ☐ Construction noise and impacts
- ☐ Scale compared to other buildings nearby
- ☐ The current building is going away
- ☐ That it will make driving and parking in the neighborhood more difficult
- ☐ Affordability
- ☐ I don't really have any specific concerns

Other (please specify)

### 4. Is there anything specific about this property or neighborhood that would be important for us to know?

### 5. Would you like to be contacted about this project in the future? If so, please provide your email address here

### 6. How long have you lived in the neighborhood?

- ☐ Less than 1 year
- ☐ 1-3 years
- ☐ 3-5 years
- ☐ more than 5 years

### 7. Do you own your home or rent it?

- ☐ Own
- ☐ Rent

### 8. Do you plan on moving soon?

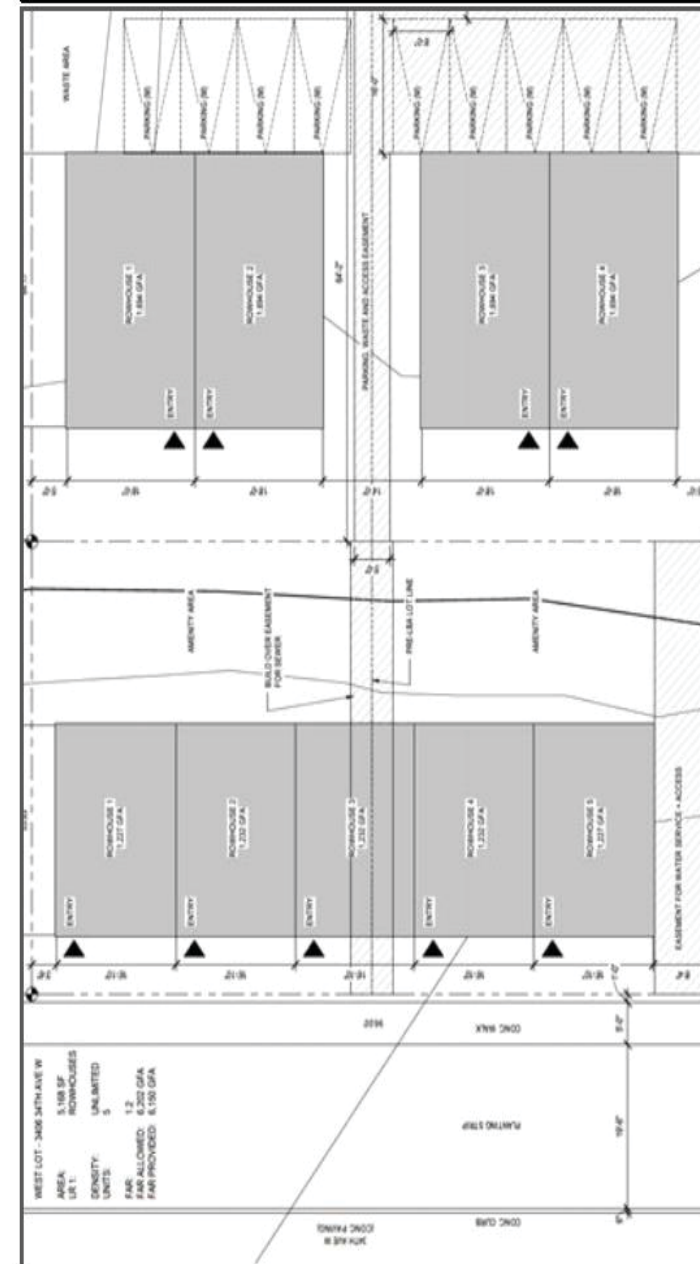
- ☐ Yes
- ☐ No

Comment: when do you plan on moving? any other comments?



## New Project Coming to Your Neighborhood: 3406-3412 34th Ave. W., Magnolia

### Site Plan. Zoning LR1



### 4 Townhomes & 5 Rowhouses

With courtyard  
Surface parking for 9 vehicles in rear  
An attractive addition to the neighborhood

#### Townhomes (4)

1700 square feet  
2-3 bedrooms  
3 bathrooms



#### Rowhouses (5)

1200 square feet  
2 bedrooms  
2 bathrooms



**Guided Tour and Site Walk**  
**Tuesday Nov. 27, 2018 at 4:00 PM**

Please tell us what you think:

<https://www.surveymonkey.com/r/5TTN88R>

For more information email

[Shirley@GeldArtsLLC.com](mailto:Shirley@GeldArtsLLC.com)

Or go to <http://designreviewoutreach.seattle.gov/>

Any information collected may be made public.

