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PROJECT SUMMARY

PROJECT ADDRESS
4202 S MYRTLE ST, SEATTLE, WA 98118

SDCI PROJECT NUMBER
3034828-EG

OWNER'S NAME
SAGE HOMES

ARCHITECT
MICHAEL HOFFMAN / H+dIT COLLABORATIVE

LANDSCAPE ARCHITECT
DEVIN PETERSON / ROOT OF DESIGN

ZONING INFORMATION
LR1 MHA
RESIDENTIAL URBAN VILLAGE
PARKING FLEXIBILITY AREA

PARCEL NUMBER
A - 2724049090
B - 2724049198

LOT AREA
9,152 SF

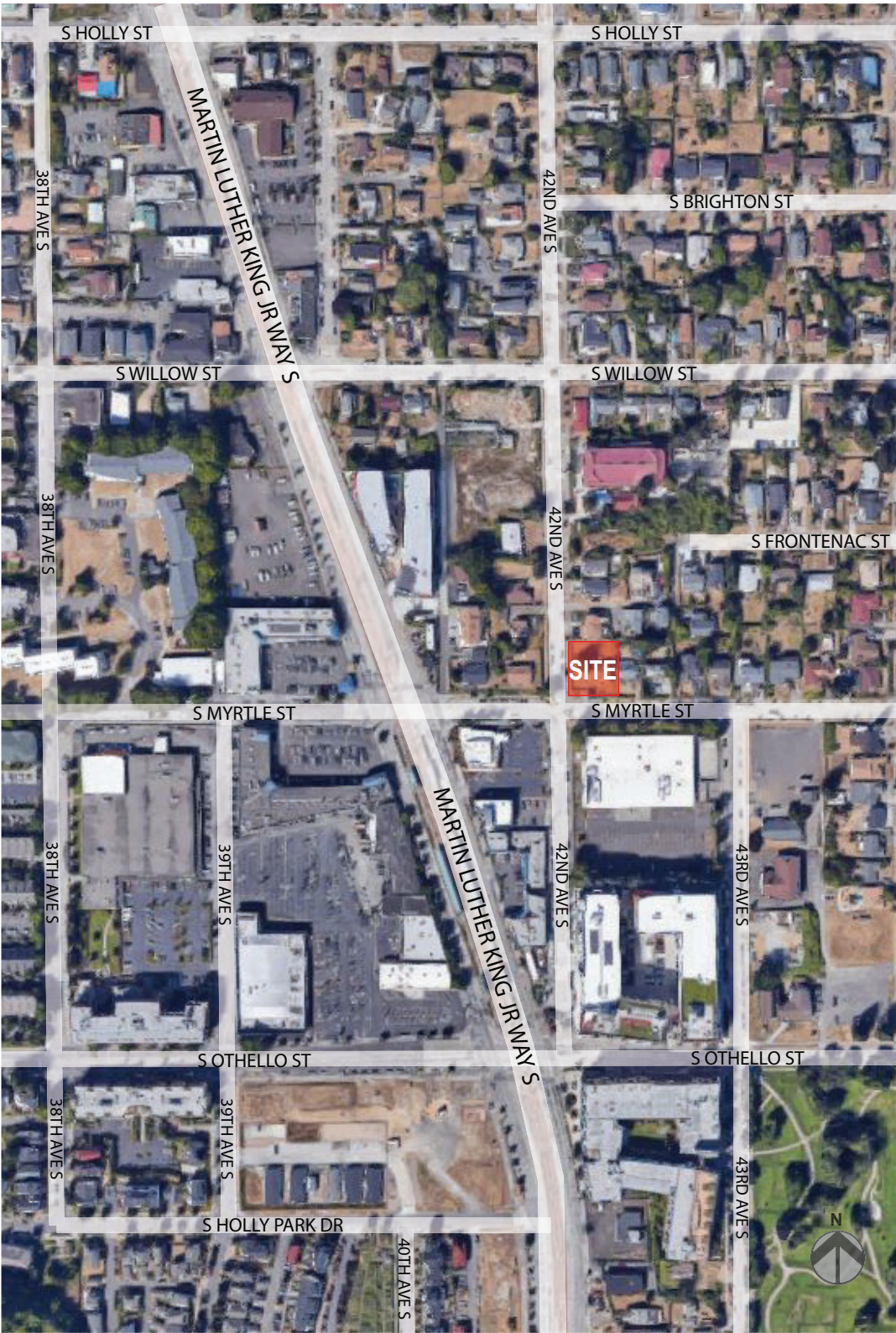
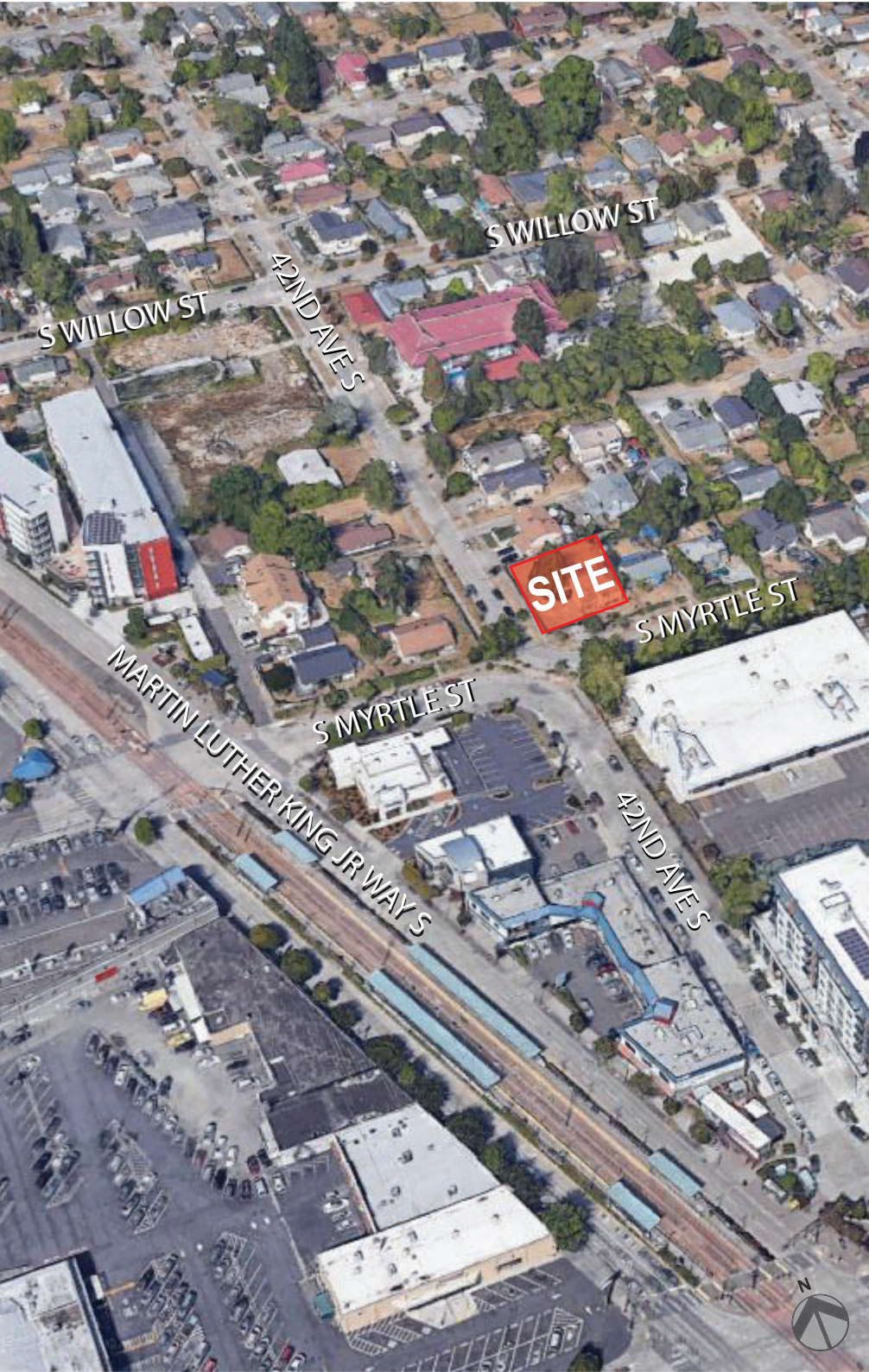
LEGAL DESCRIPTION
PARCEL A AND B, CITY OF SEATTLE SHORT
SUBDIVISION NO. 9201870, RECORDED UNDER
RECORDING NO. 9209280633

OF UNITS
ROWHOUSE: 7

ALLOWED FAR SQUARE FOOTAGE
11,897.6 FAR SF

PROPOSED FAR SQUARE FOOTAGE
9,724.4 SF

PARKING
NO PARKING REQUIRED
4 PARKING SPACES PROVIDED



AERIAL MAP

DEVELOPMENT OBJECTIVES

THE OWNER PROPOSES THE CONSTRUCTION OF SEVEN ROWHOUSE UNITS. THE EXISTING SINGLE FAMILY STRUCTURE ON THE PARCEL IS TO BE DEMOLISHED. THE PARCEL IS IDEAL FOR A ROWHOUSE DEVELOPMENT DUE TO ITS PROXIMITY TO THE OTHELLO LIGHT RAIL STATION AND THE COMMERCIAL CORRIDOR ALONG MARTIN LUTHER KING JUNIOR WAY SOUTH, SURROUNDED BY COMMERCIAL BUILDINGS, MULTI-FAMILY DEVELOPMENTS AND SINGLE-FAMILY RESIDENTIAL CONTEXT.

EXISTING SITE

THE PROJECT SITE IS LOCATED ON THE NORTHEAST CORNER OF SOUTH MYRTLE STREET AND 42ND AVE SOUTH. SURROUNDING USES INCLUDE SINGLE FAMILY RESIDENCES AT THE NORTH AND EAST SIDE, MULTI-FAMILY DEVELOPMENTS ON THE WEST SIDE ACROSS 42ND AVE, AND RELIGIOUS ESTABLISHMENT SOUTH OF THE SITE ACROSS SOUTH MYRTLE STREET. THE COMMERCIAL CORRIDOR ON MARTIN LUTHER KING JUNIOR WAY SOUTH IS LOCATED TWO BLOCKS OVER TO THE WEST.

ZONING AND OVERLAY DESIGNATION

THE PROJECT PARCEL IS ZONED LR1-MHA WITHIN URBAN VILLAGE OVERLAY. MULTI-FAMILY ZONING SURROUNDS THE IMMEDIATE ADJACENT PARCELS TO THE NORTH, EAST AND WEST OF THE SITE. COMMERCIAL/MIXED USE ZONING IS DIRECTLY SOUTH OF THE PARCEL, WITH MARTIN LUTHER KING JUNIOR WAY SOUTH AS A MAJOR ARTERIAL IN THE VICINITY. THE SITE IS LOCATED WITHIN A FREQUENT TRANSIT CORRIDOR WITH NO PARKING REQUIRED.

PUBLIC OUTREACH SUMMARY

PUBLIC OUTREACH WAS COMPLETED ON 08.20.19.

OUTREACH WAS COMMUNICATED THROUGH PRINTED MAILERS, A BASIC PROJECT WEBPAGE, A SURVEY WEBPAGE, EMAIL TO COMMUNITY STAKEHOLDERS AND A COMMUNITY MEETING/SITE TOUR.

THE OUTREACH RECEIVED COMMUNITY FEEDBACK THROUGH ONLINE SURVEY. THE CONCERNS / COMMENTS ARE SUMMARIZED BELOW:

- CONCERN: PARKING DIFFICULTIES FOR EXISTING RESIDENTS





A VIEW FROM INTERSECTION OF SOUTH MYRTLE STREET & 42ND AVE SOUTH, LOOKING TOWARDS PROJECT SITE



B VIEW FROM 42ND AVE SOUTH, TOWARDS SOUTH



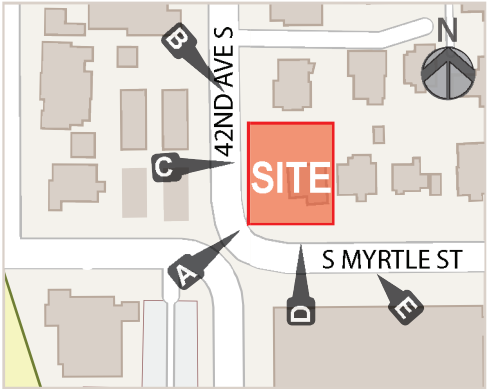
C VIEW FROM 42ND AVENUE SOUTH TOWARDS SITE

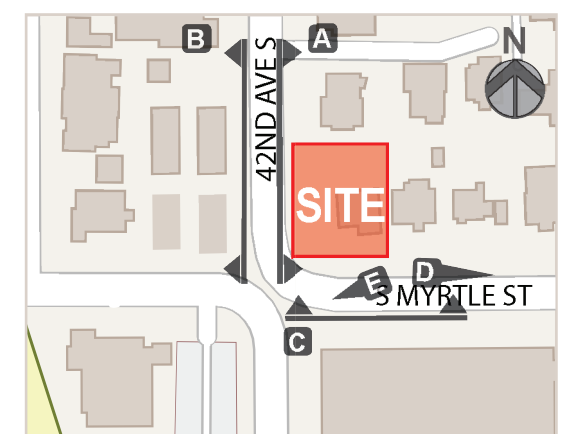


D SOUTH VIEW FROM SOUTH MYRTLE STREET



E VIEW FROM SOUTH MYRTLE STREET, TOWARDS WEST



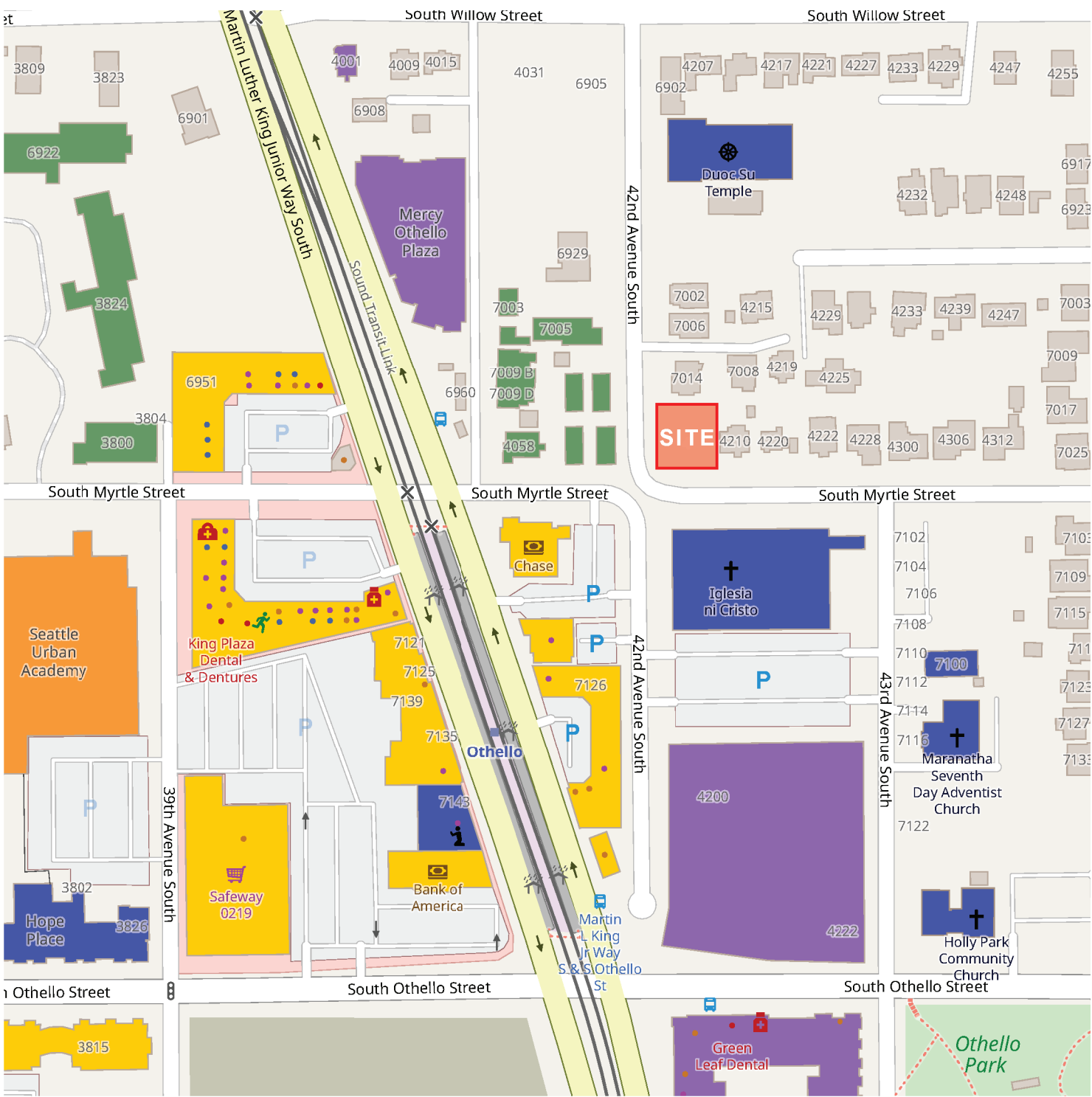


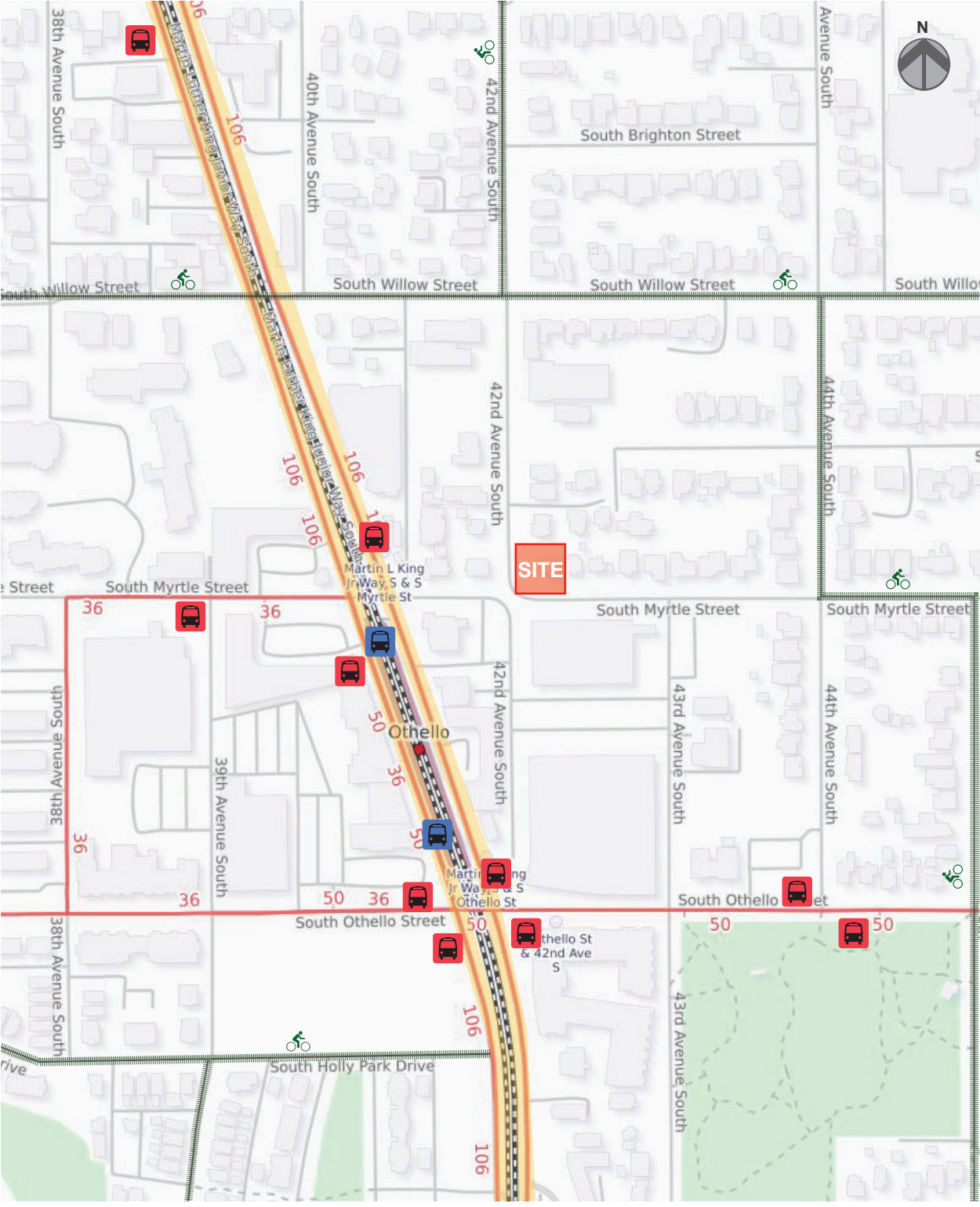
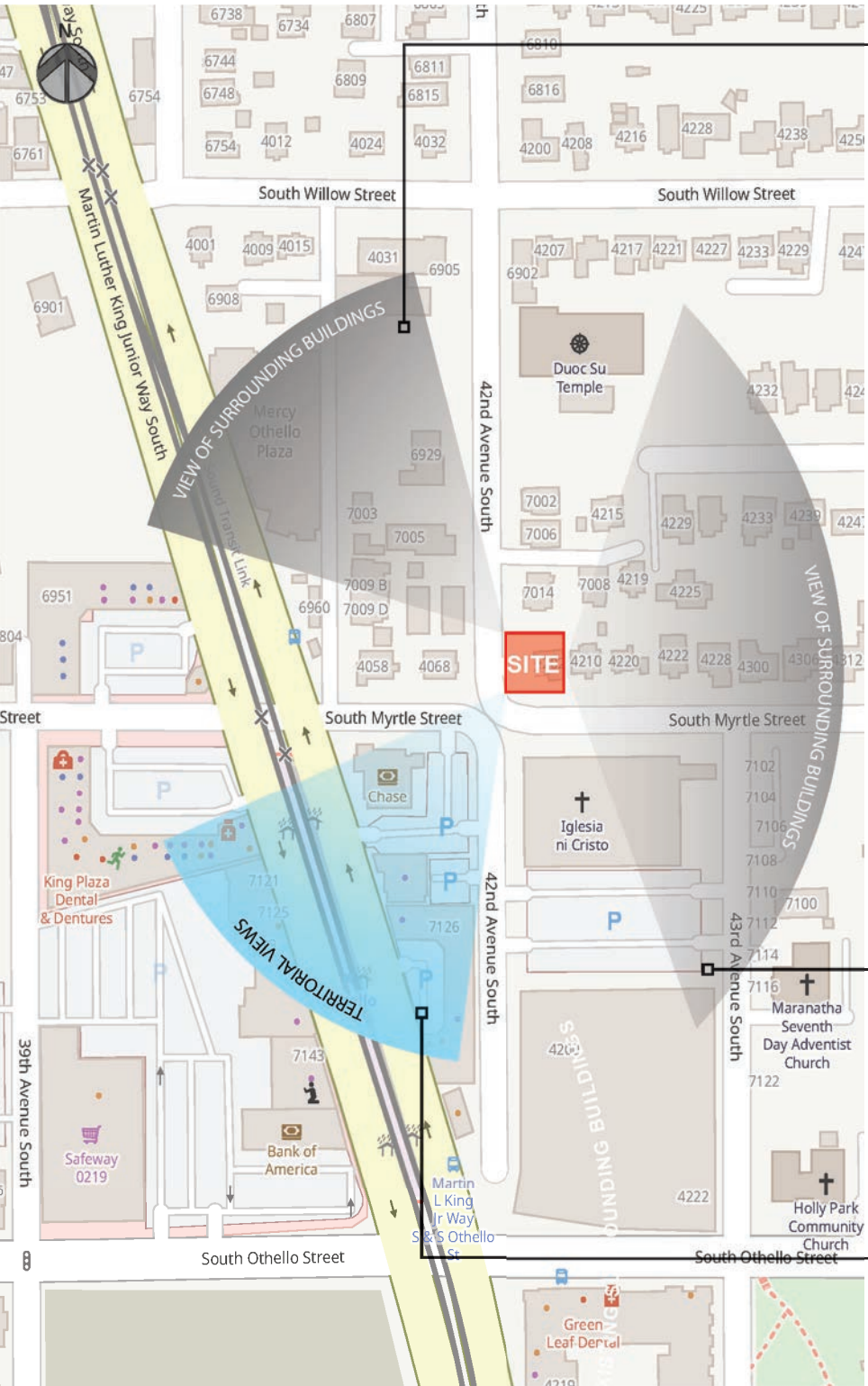
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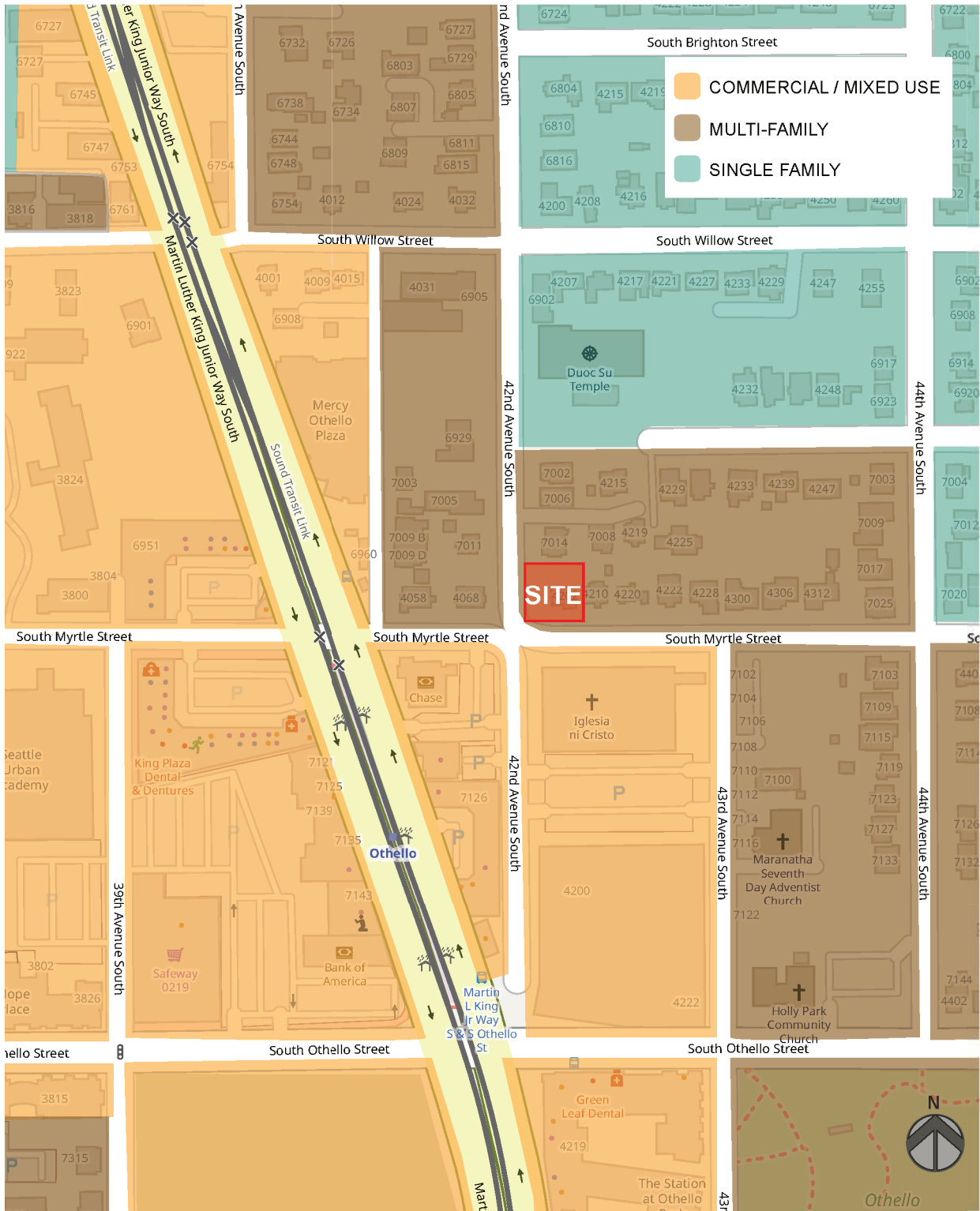


SURROUNDING USES OTHER THAN SINGLE FAMILY

- RELIGIOUS
- EXISTING & PROPOSED MULTI-FAMILY
- MIXED-USE RESIDENTIAL
- COMMERCIAL / RETAIL
- EDUCATIONAL







23.45.502	SCOPE OF PROVISIONS LOWRISE 2: LR1 - MHA	23.45.527	STRUCTURE WIDTH AND FACADE LENGTH LIMITS. A.TABLE A. NO LIMIT FOR ROWHOUSE DEVELOPMENT. B.1 MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THE LOT LINE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.504	PERMITTED AND PROHIBITED USES TABLE A. RESIDENTIAL USES ARE PERMITTED OUTRIGHT SUBJECT TO PROVISIONS OF THIS TITLE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.45.529	DESIGN STANDARDS C.1.a) 20 PERCENT OF THE AREA OF EACH STREET FACING FACADE SHALL CONSIST OF WINDOWS AND/OR DOORS. C.3.a) VARIATIONS IN BUILDING MATERIALS AND/OR COLOR, OR BOTH, THAT REFLECT THE STACKING OF STORIES OR REINFORCE THE ARTICULATION OF THE FACADE b) INCORPORATION OF ARCHITECTURAL FEATURES THAT ADD INTEREST AND DIMENSION TO THE FACADE. d) SPECIAL FENESTRATION TREATMENT. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.510	FLOOR AREA RATIO (FAR) LIMITS IN LR AND MR ZONES B. THE APPLICABLE FAR LIMIT APPLIES TO THE TOAL CHARGEABLE FLOOR AREA OF ALL STRUCTURES ON THE LOT. TABLE A. TOTAL FAR PERMITTED FOR ROWHOUSE DEVELOPMENTS = 1.3. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.45.534	LIGHTING AND GLARE STANDARDS A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES. <i>THE PROPOSAL WILL COMPLY WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.514	STRUCTURE HEIGHT A. DESIGNATED ZONE ALLOWS FOR A HEIGHT OF FORTY (30) FEET. D. PITCHED ROOFS MAY EXTEND UP TO FIVE (5) FEET ABOVE HEIGHT LIMIT. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.518	SETBACKS AND SEPARATIONS FRONT: 5'-0" MINIMUM REAR: 7'-0" AVERAGE; 5'-0" MINIMUM SIDE: 3'-6" <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.522	AMENITY AREA A. 1. 25 PERCENT OF TOTAL LOT AREA REQUIRED IN RESIDENTIAL USE. 2. A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL. 3. AMENITY AREA REQUIRED AT GROUND LEVEL MAY BE PROVIDED AS EITHER PRIVATE OR COMMON SPACE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.524	LANDSCAPING STANDARDS. A.2. A GREEN FACTOR SCORE OF 0.6 OR GREATER IS REQUIRED B.1. STREET TREES REQUIRED. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		

CS. CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

A ENERGY USE
A.1. ENERGY CHOICES
THE PROPOSED DEVELOPMENT WILL ACHIEVE BUILT GREEN 4-STAR CERTIFICATION.

CS2 URBAN PATTERN AND FORM

B ADJACENT SITES, STREETS, AND OPEN SPACES
B.3. CHARACTER OF OPEN SPACE
THE PROPOSAL CONTRIBUTES TO THE CHARACTER AND PROPORTION OF SURROUNDING OPEN SPACES THROUGH AMPLE STRUCTURE SETBACKS THAT ALLOW THE USE OF LUSH LANDSCAPE, WITH A COMMON AMENITY AREA FACING SOUTH MYRTLE STREET.

C RELATIONSHIP TO THE BLOCK
C.1. CORNER SITES
LOCATED ON A CORNER SITE, THE PROPOSAL HAS BEEN DESIGNED TO EXPLORE ITS POSSIBILITIES AS A GATEWAY TO THE COMMUNITY WITH A COHESIVE COMPOSITION OF BOTH MATERIALS AND FENESTATIONS ON STREET-FACING FACADES. THE BUILDING DESIGN, ALONG WITH THE PROPOSED LANDSCAPE THAT WRAPS AROUND BOTH 42ND AVENUE SOUTH AND SOUTH MYRTLE STREET; HARMONIOUSLY AIMS TO BECOME A FOCAL POINT IN THE NEIGHBORHOOD.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
A.4. EVOLVING NEIGHBORHOODS
LOCATED IN AN EVOLVING NEIGHBORHOOD, THE PROPOSAL TIES IN WITH THE CHARACTER OF CONTEMPORARY NEARBY DEVELOPMENTS WITH ITS USE OF MODERN MATERIALS, WHILE STILL RELATING TO SURROUNDING SINGLE-FAMILY RESIDENTIAL STRUCTURES WITH THE USE OF SUBTLE COLORS, GABLES AND PITCHED ROOFS.

PL. PUBLIC LIFE

PL3 STREET LEVEL INTERACTION

A ENTRIES
A.2. ENSEMBLE OF ELEMENTS
ENTRIES TO THE UNITS HAVE BEEN DESIGNED AS AN ENSEMBLE OF ELEMENTS THAT CONSIST OF: WOOD SIDING AS RICH ENTRY MATERIAL, OVERHEAD CANOPY, INDIVIDUAL STAIRWAY/STOOP, & LANDSCAPE.

B RESIDENTIAL EDGES
B.1. SECURITY AND PRIVACY.
THE MAIN FLOOR OF ALL UNITS HAS BEEN ELEVATED FROM THE RIGHT OF WAY TO PROVIDE A BETTER SENSE OF SECURITY AND PRIVACY. ALSO, A GREATER SETBACK THAN THE MINIMUM REQUIRED AT FRONT; HAS BEEN PROVIDED TO ACCENTUATE THE SEPARATION FROM THE PUBLIC REALM. THIS SEPARATION HAS BEEN REINFORCED BY THE USE OF LANDSCAPE AS BUFFER.

DC. DESIGN CONCEPT

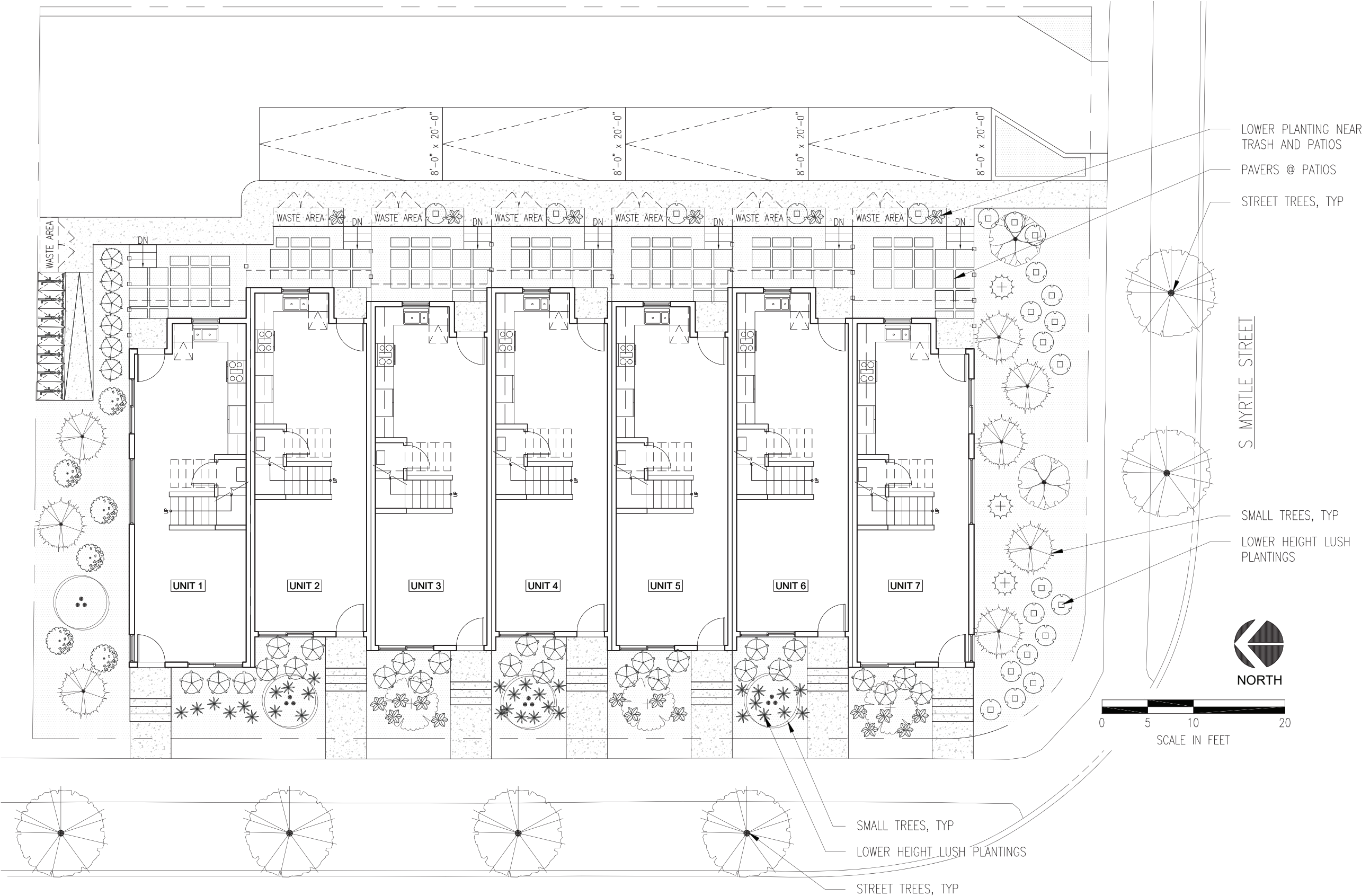
DC1 PROJECT USES AND ACTIVITIES

B VEHICULAR ACCESS AND CIRCULATION
B.1. ACCESS LOCATION AND DESIGN
THE DEVELOPMENT PROPOSES VEHICULAR ACCESS TO SURFACE PARKING AREA THROUGH THE MINIMUM ALLOWED DRIVEWAY WIDTH OF 10'-0", ALONG SOUTH MYRTLE STREET.

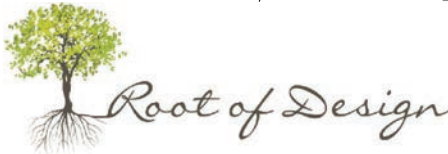
C PARKING AND SERICE USES
C.2. VISUAL IMPACTS
THE PROPOSED AT-GRADE PARKING STRUCTURE ACCOMODATES THE DRIVEWAY AND REQUIRED SIGHT TRIANGLES IN A WAY THAT CREATES A JOG AT THE ENTRY, WHICH MINIMIZES THE VISUAL IMPACT A CONTINUOS DRIVEWAY WOULD ACCENTUATE. PROPOSED LANDSCAPE BEYOND SIGHT TRIANGLE, HELPS DIFUSSE THE PRESENCE OF PAVING BY SCREENING THE PARKING SPACES.

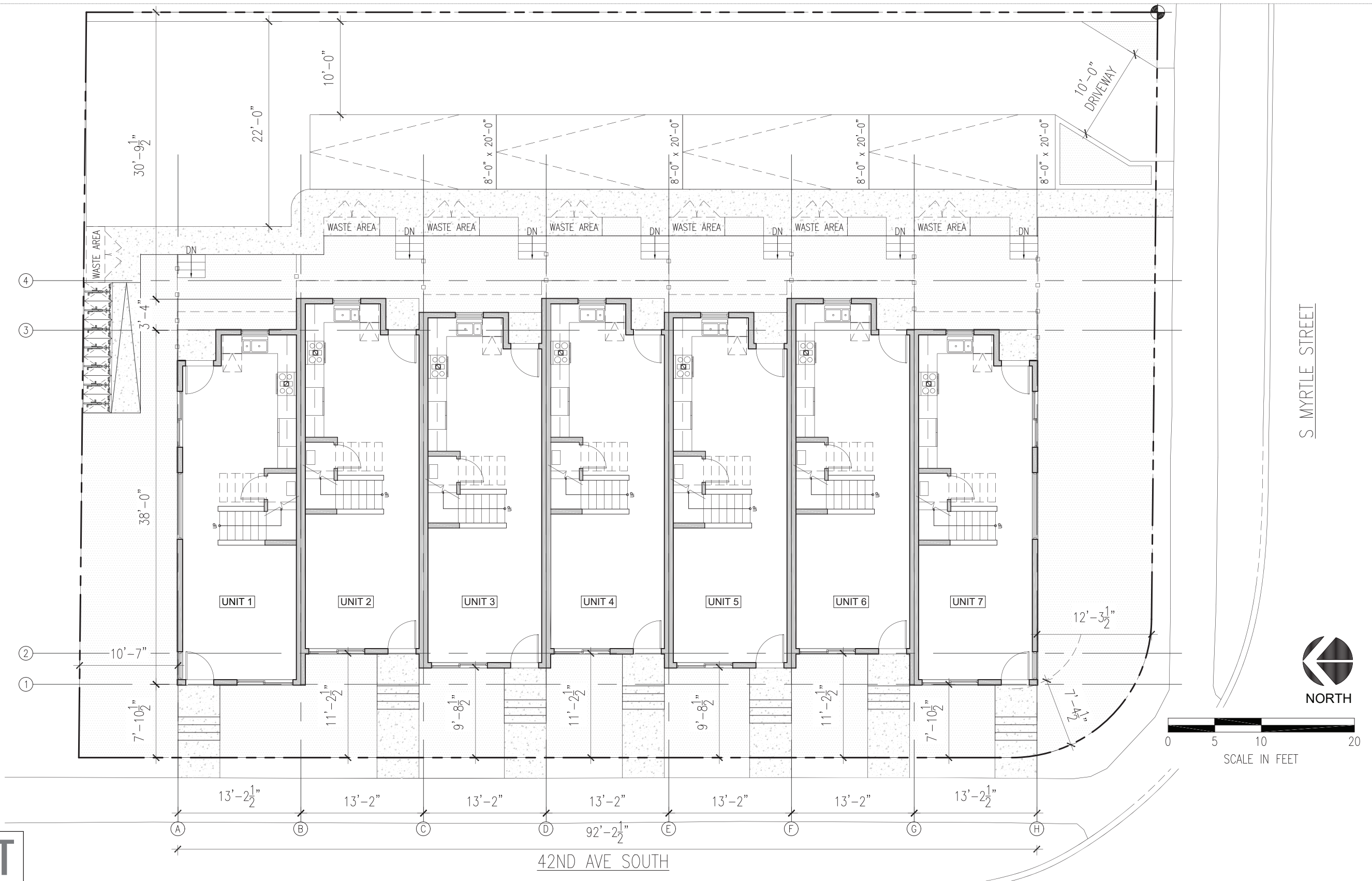
DC4 EXTERIOR ELEMENTS AND MATERIALS

A BUILDING MATERIAL
A.1. EXTERIOR FINISH MATERIALS
THE DESIGN PROPOSES A CREATIVE COMBINATION OF EXTERIOR BUILDING MATERIALS THAT ARE TYPICALLY RESIDENTIAL IN NATURE AND COMMONLY FOUND IN THE SURROUNDING NEIGHBORHOOD LIKE WOOD SIDING AND HORIZONTAL LAP SIDING IN DIFFERENT SCALES. TO ADD DETAILS WITH MODERN FEATURES, THE USE OF FIBER CEMENT PANELS AND METAL RAILINGS ON PROPOSED JULIET BALCONIES HAVE ALSO BEEN PROPOSED.



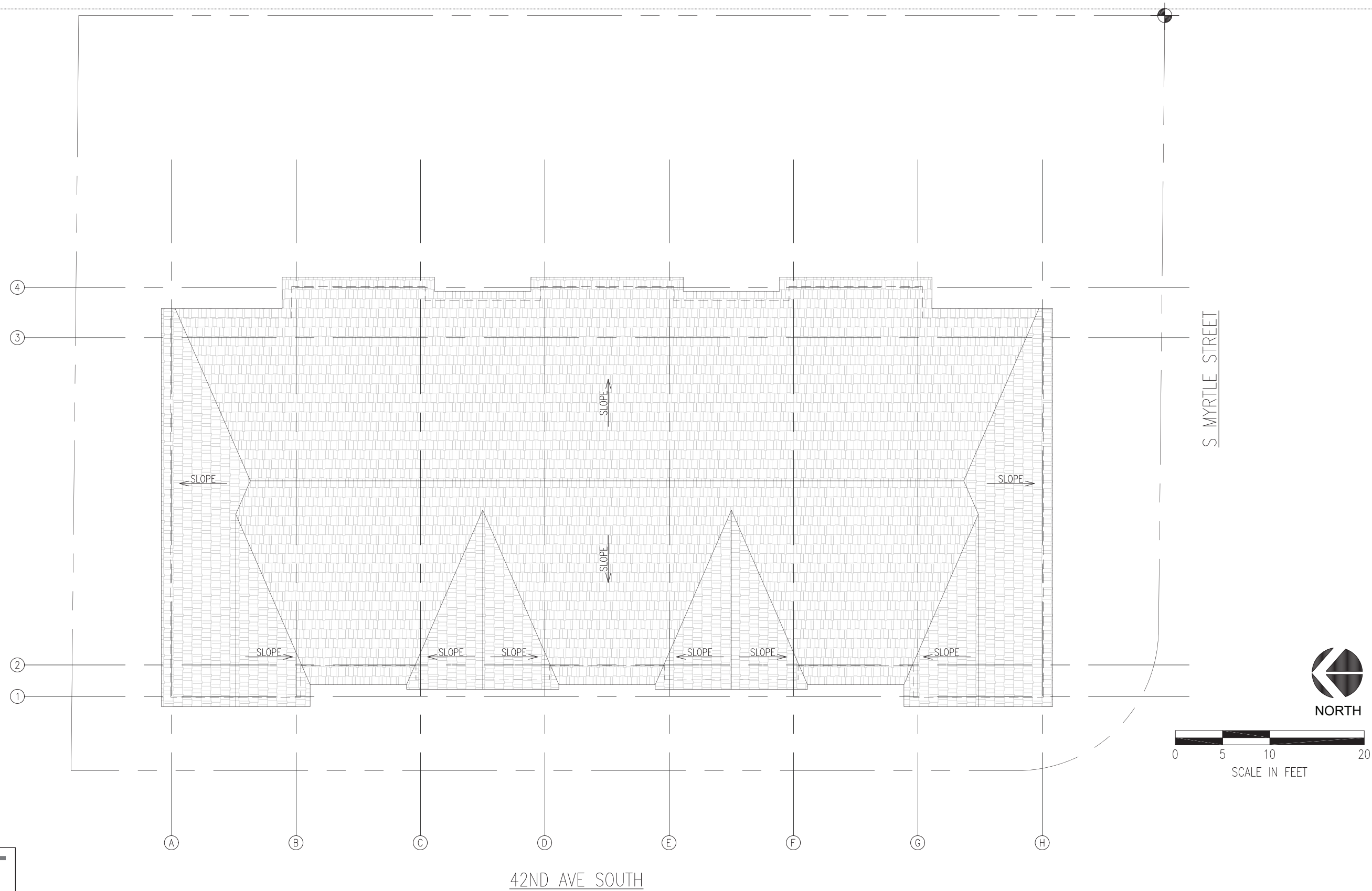
Root of Design
206.491.9545
7104 265th St NW #218
Stanwood, WA 98292





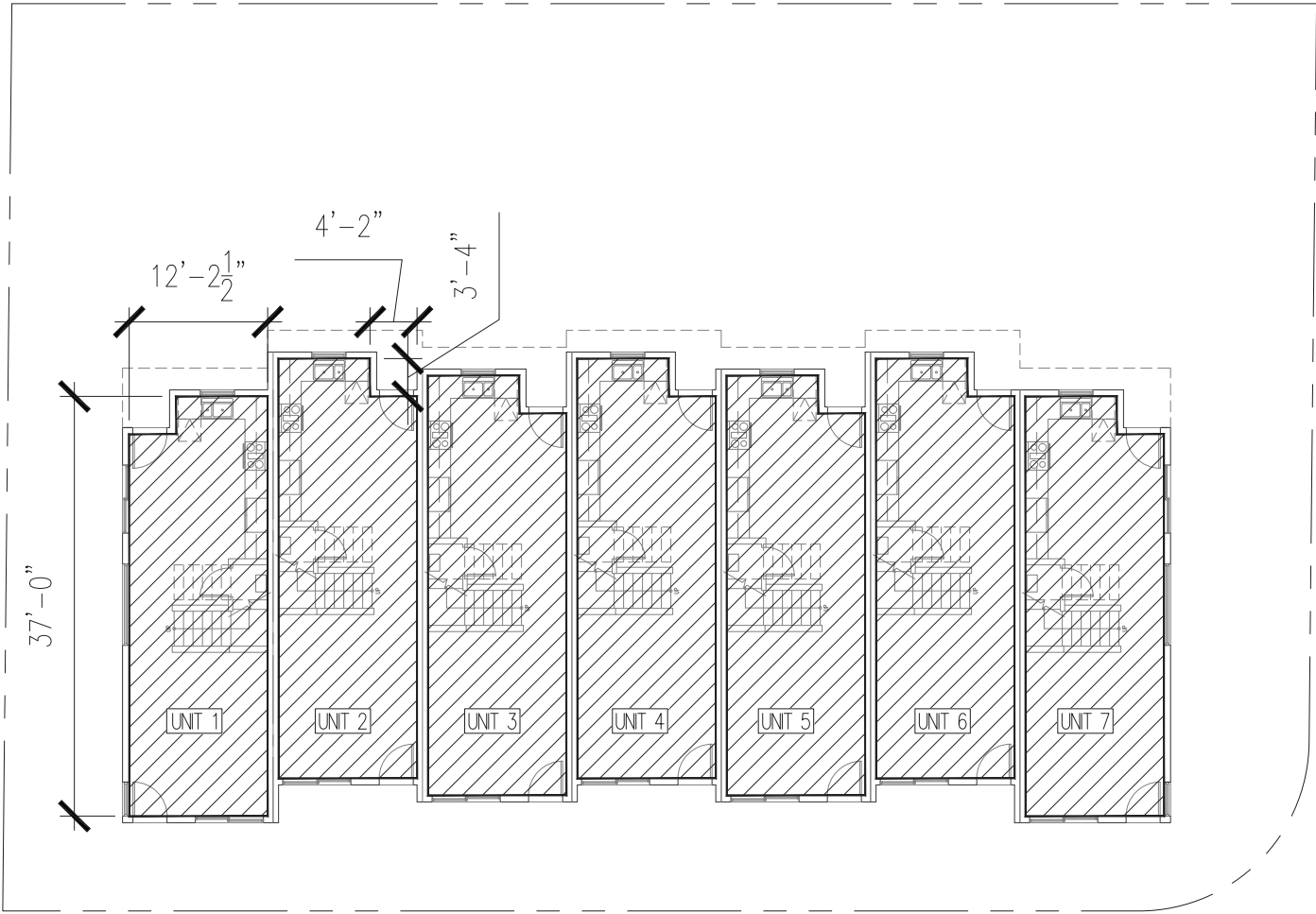






LEVEL-1

LEVEL-2

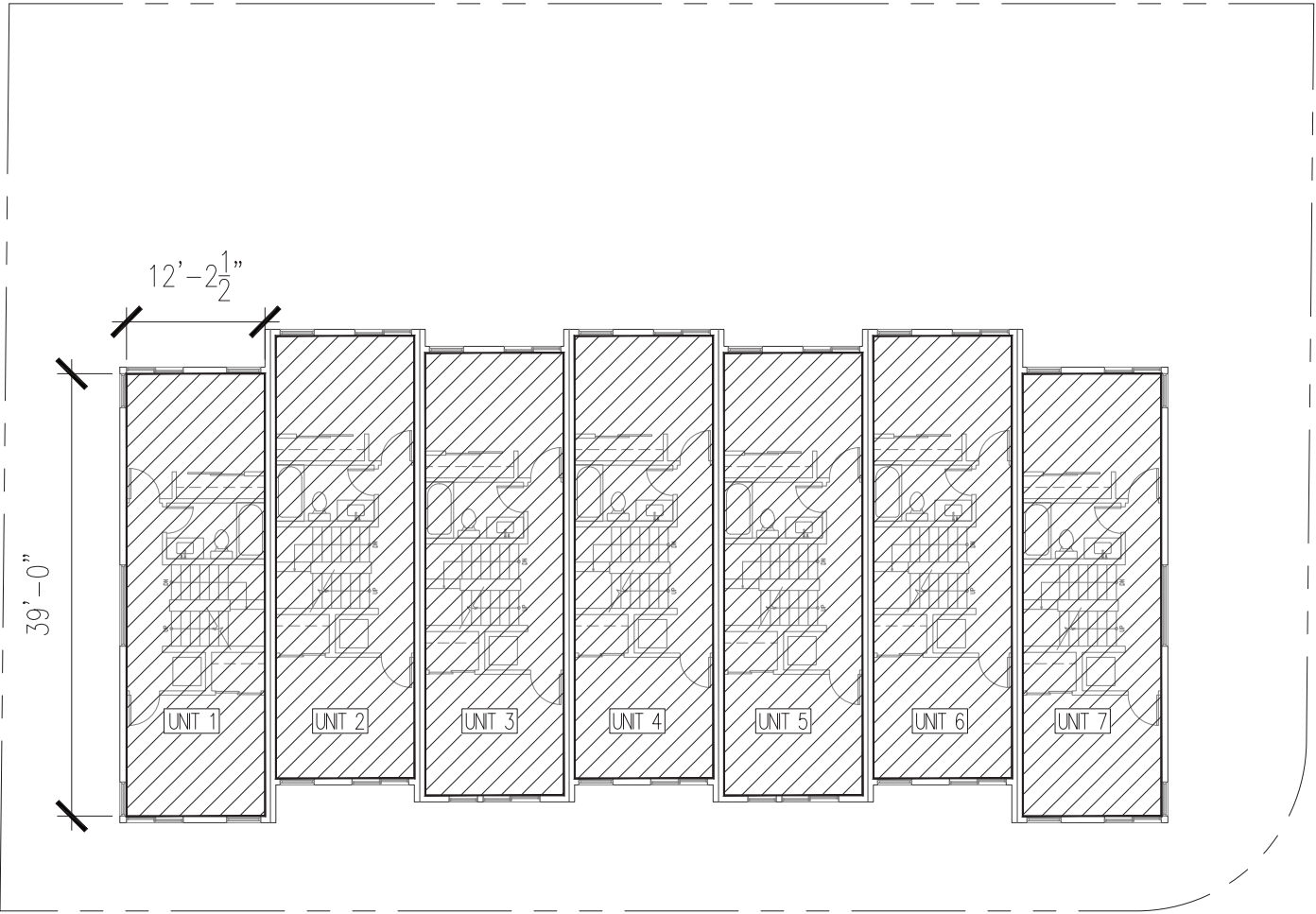


UNITS 1-7: ALL EQUAL AREA

$37.0' \times 12.2' = 451.4 \text{ SF} =$
 $451.4 \text{ SF} - 13.8 \text{ SF} = 437.6 \text{ SF}$

$437.6 (7 \text{ UNITS}) = 3,063.2 \text{ SF}$

FLOOR AREA RATIO - 1ST FLOOR:
3,063.2 SF

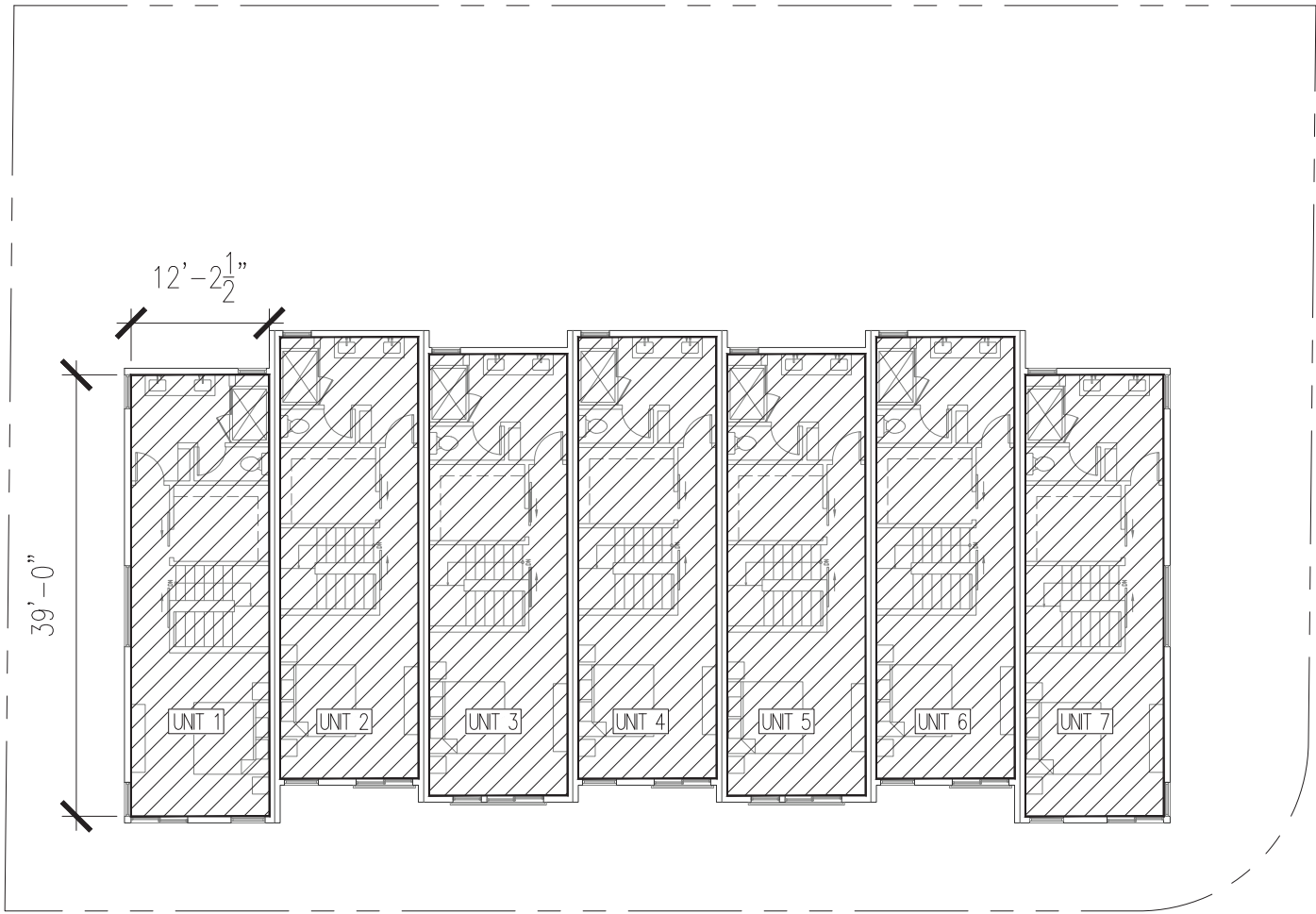


UNITS 1-7: ALL EQUAL AREA

$39.0' \times 12.2' = 475.8 \text{ SF}$
 $475.8 (7 \text{ UNITS}) = 3,330.6 \text{ SF}$

FLOOR AREA RATIO - 2ND FLOOR:
3,330.6 SF

LEVEL-3



UNITS 1-7: ALL EQUAL AREA

$39.0' \times 12.2' = 475.8 \text{ SF}$
 $475.8 (7 \text{ UNITS}) = 3,330.6 \text{ SF}$

FLOOR AREA RATIO – 3RD FLOOR:
3,330.6 SF

TOTAL FAR AREA CALCULATIONS:

ALLOWABLE (SMC 23.45.510):
LR1 MHA ZONES ALLOW A FAR OF 1.3 FOR ROWHOUSE DEVELOPMENTS

1.3 (FAR) x 9,152 SF (LOT AREA PER SURVEY)
 = 11,897.6 SF ALLOWABLE

TOTAL PROPOSED:

FLOOR 1 = 3063.2 SF
FLOOR 2 = 3330.6 SF
FLOOR 3 = 3330.6 SF

TOTAL = 9,724.4 SF < 11,897.6 SF = COMPLIANT

- MATERIALS:
- ① 10" LAP SIDING - COLOR: SW RARE GRAY

② 6" LAP SIDING - COLOR: SW SHOJI WHITE

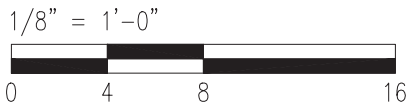
③ FIBER CEMENT PANEL - COLOR: SW ROCK BOTTOM

④ CEDAR WOOD SIDING - WHITE WASH

⑤ METAL RAILING & CANOPY

⑥ ROOF SHINGLES

⑦ EXPOSED CONCRETE



WEST ELEVATION
42ND AVE S



ELEVATION: SOUTH (S MYRTLE STRET)

- MATERIALS:
- ① 10" LAP SIDING - COLOR: SW RARE GRAY

② 6" LAP SIDING - COLOR: SW SHOJI WHITE

③ FIBER CEMENT PANEL - COLOR: SW ROCK BOTTOM

④ CEDAR WOOD SIDING - WHITE WASH

⑤ METAL RAILING & CANOPY

⑥ ROOF SHINGLES

⑦ EXPOSED CONCRETE



- MATERIALS:
- ① 10" LAP SIDING - COLOR: SW RARE GRAY

② 6" LAP SIDING - COLOR: SW SHOJI WHITE

③ FIBER CEMENT PANEL - COLOR: SW ROCK BOTTOM

④ CEDAR WOOD SIDING - WHITE WASH

⑤ METAL RAILING & CANOPY

⑥ ROOF SHINGLES

⑦ EXPOSED CONCRETE



ELEVATION: NORTH

- MATERIALS:
- 1

10" LAP SIDING - COLOR: SW RARE GRAY

2

6" LAP SIDING - COLOR: SW SHOJI WHITE
- 3

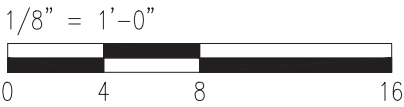
FIBER CEMENT PANEL - COLOR: SW ROCK BOTTOM
- 4

CEDAR WOOD SIDING - WHITE WASH
- 5

METAL RAILING & CANOPY
- 6

ROOF SHINGLES
- 7

EXPOSED CONCRETE



NORTH ELEVATION



PERSPECTIVE OF 42ND AVE S & S MYRTLE STREET



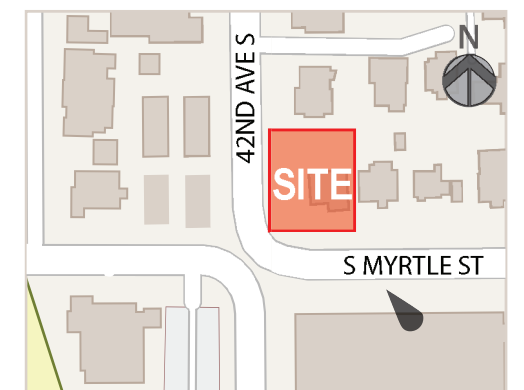


PERSPECTIVE OF NORTHWEST CORNER FROM 42ND AVE SOUTH





AERIAL PERSPECTIVE OF SOUTHEAST CORNER FROM S MYRTLE STREET





PERSPECTIVE OF SOUTHEAST CORNER FROM S MYRTLE STREET

