

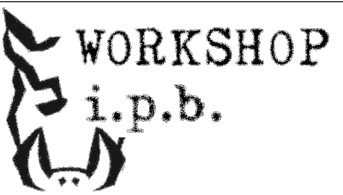


VIEW OF FROM NW 39TH ST

PROPOSAL:
 ADR - DEMO EXISTING STRUCTURE. CONSTRUCT (22) UNIT APARTMENT.

OWNER:
 ALAN OSTMAN
 PO BOX 2429
 LYNNWOOD, WA 98036
 (425)343-5655

ARCHITECT:
 EINAR NOVION
 3316 NE 120TH ST
 SEATTLE, WA 98125
 206.851.7922



EARLY DESIGN GUIDANCE
 105 NW 39TH ST - SEATTLE, WA 98107
 DPD# 3035546-EG | 01.08.20
 PARCEL#: 1972200155/1972200156

- PACKET CONTENT:
- PROPOSAL - STATEMENT OF DEVELOPMENT OBJECTIVES INDICATING TYPES OF DESIRED USES, STRUCTURE HEIGHT, NUMBER OF RESIDENTIAL UNITS, AMOUNT OF COMMERCIAL SQUARE FOOTAGE AND NUMBER OF PARKING STALLS.
- ANALYSIS OF CONTEXT - INITIAL SITE ANALYSIS ADDRESSING SITE OPPORTUNITIES AND CONSTRAINTS, ADJACENT BUILDINGS, ZONING OF THE SITE AND ADJACENT PROPERTIES, OVERLAY DESIGNATIONS, SOLAR ACCESS, VIEWS, CIRCULATION PATTERNS, COMMUNITY NODES, LANDMARKS, AND EXISTING ARCHITECTURAL AND SITING PATTERNS.
- EXISTING SITE CONDITIONS - A DRAWING OF EXISTING SITE CONDITIONS, INDICATING TOPOGRAPHY OF THE SITE OR OTHER PHYSICAL FEATURES AND LOCATION OF STRUCTURES AND PROMINENT LANDSCAPE ELEMENTS ON THE SITE INCLUDING BUT NOT LIMITED TO ALL TREES 6 INCHES OR GREATER IN DIAMETER MEASURED 4.5' ABOVE THE GROUND (SEE TIP 242).
- SITE PLAN - A PRELIMINARY SITE PLAN INCLUDING PROPOSED STRUCTURES, OPEN SPACES, VEHICULAR AND PEDESTRIAN ACCESS, AND LANDSCAPING. INCLUDE ALL DIMENSIONS.
- DESIGN GUIDELINES - A BRIEF DESCRIPTION OF HOW THE PROPOSAL MEETS THE INTENT OF THE APPLICABLE CITYWIDE AND NEIGHBORHOOD DESIGN REVIEW GUIDELINES. IDENTIFY DESIGN GUIDELINES MOST RELEVANT TO THE PROPOSAL.
- ARCHITECTURAL CONCEPT - ONE OR MORE COLOR RENDERINGS ADEQUATE TO DEPICT THE OVERALL MASSING OF STRUCTURES AND THE DESIGN CONCEPT. GRAPHICS SHOULD SHOW PROPOSED SITING, MASSING, OPEN SPACE, AND FAÇADE TREATMENTS. THREE DIMENSIONAL STUDIES AND SKETCHES, INCLUDING THOSE AT THE STREET LEVEL ARE OPTIONAL, AND MAY ASSIST THE PLANNER TO EVALUATE THE DESIGN PROPOSAL. MAY ALSO INCLUDE IMAGES FROM THE NEIGHBORHOOD OR BEYOND THAT WILL INFORM THE DESIGN DEVELOPMENT OF THE PROPOSED DEVELOPMENT.
- ADJUSTMENTS AND/OR DEPARTURES - A SUMMARY OF POTENTIAL DEVELOPMENT STANDARD ADJUSTMENTS (OR DEPARTURES). A TABLE COMPARING CODE REQUIREMENTS WITH THE PROPOSED DESIGN SHOULD BE INCLUDED.



1 - 6718110-CN - UNDER REVIEW



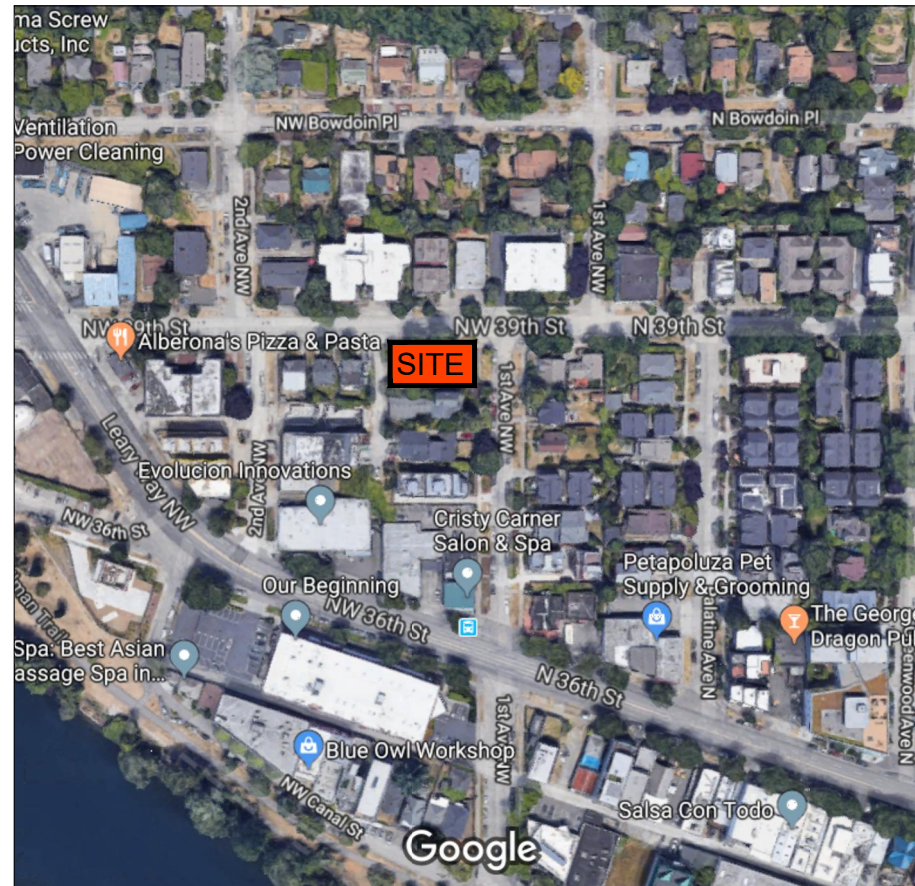
2 - SINGLE FAMILY



3 - SINGLE FAMILY



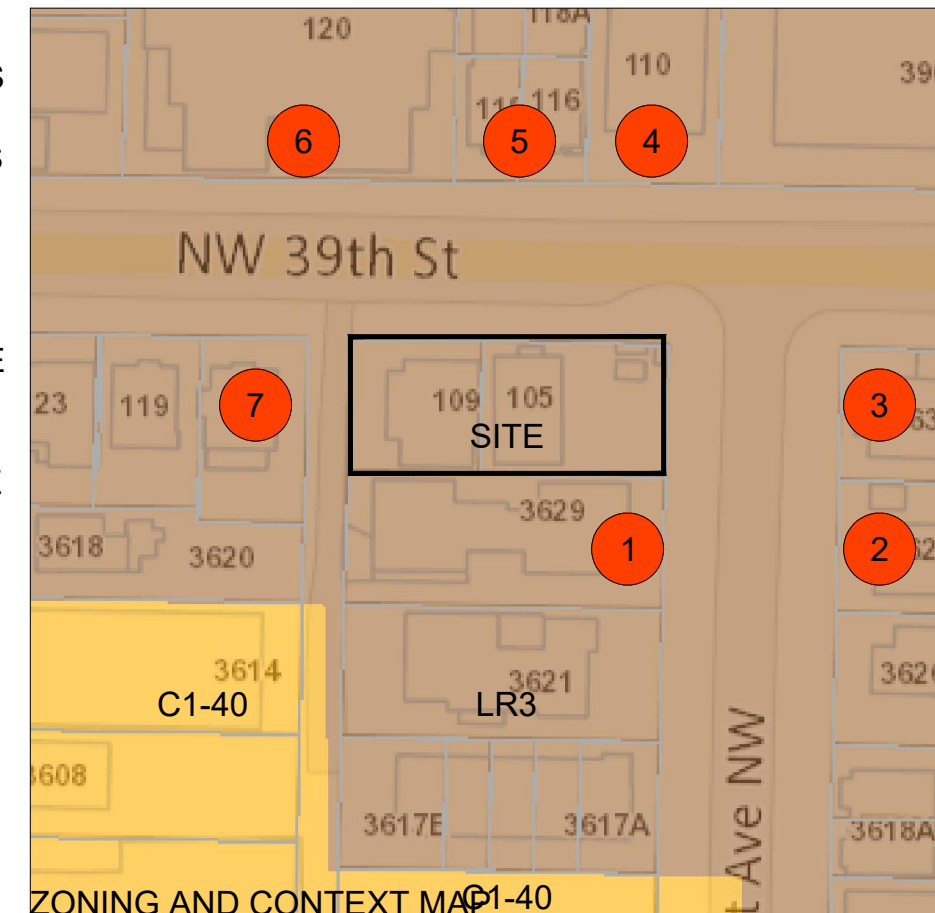
4 - APARTMENT



VICINITY MAP

CONTEXT ANALYSIS:
THE SITE SITS IN FREMONT NEIGHBORHOOD OF NORTH SEATTLE. IT IS 6000SF IN SIZE AND IS IN LR3 ZONE. 1ST AVE NW PROVIDES NORTH/SOUTH ACCESS AND NW 39TH ST PROVIDES EAST/WEST ACCESS. THERE ARE MULTIPLE BUS STOPS ALONG NW 36TH ST. VARIOUS RESTAURANTS AND GROCERY OPPORTUNITIES ARE IN PROXIMITY TO THE SOUTH AND EAST. RECREATIONAL AMENITIES INCLUDE FREMONT CANAL PARK AND BURKE-GILMAN TRAIL. THE SITE HAS PROBABLE TERRITORIAL VIEWS TO THE SOUTH.

THE PROPOSAL DRAWS FROM THE MANY MATERIAL EXAMPLES OF NEWER STRUCTURES, WHILE EMPLOYING SOME NATURAL WOOD TO REFLECT SOME OF THE REMAINING TWO STORY OLDER STRUCTURES.



ZONING AND CONTEXT MAP



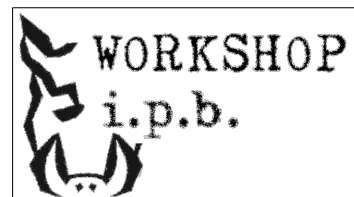
5 - TOWNHOUSE



6 - APARTMENT

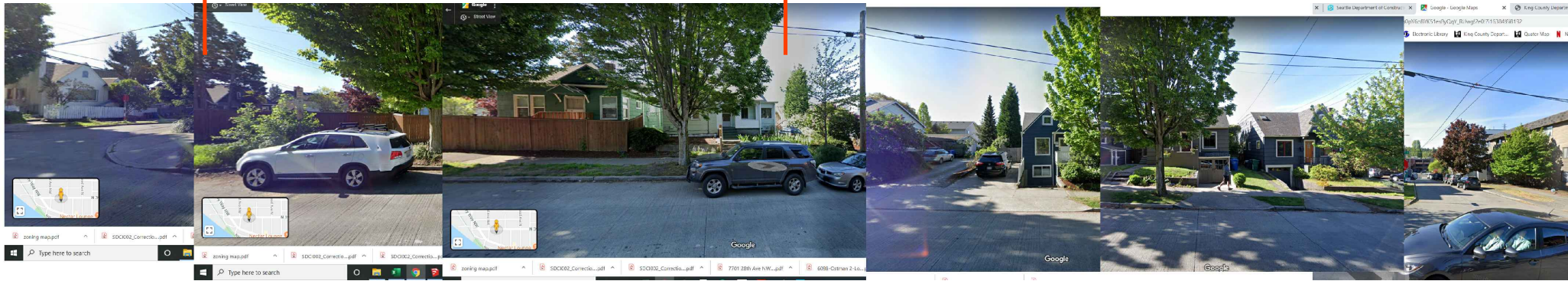


7 - SINGLE FAMILY



EARLY DESIGN GUIDANCE
105 NW 39TH ST - SEATTLE, WA 98107
DPD# 3035546-EG | 01.08.20
PARCEL#: 1972200155/1972200156

SUBJECT SITE



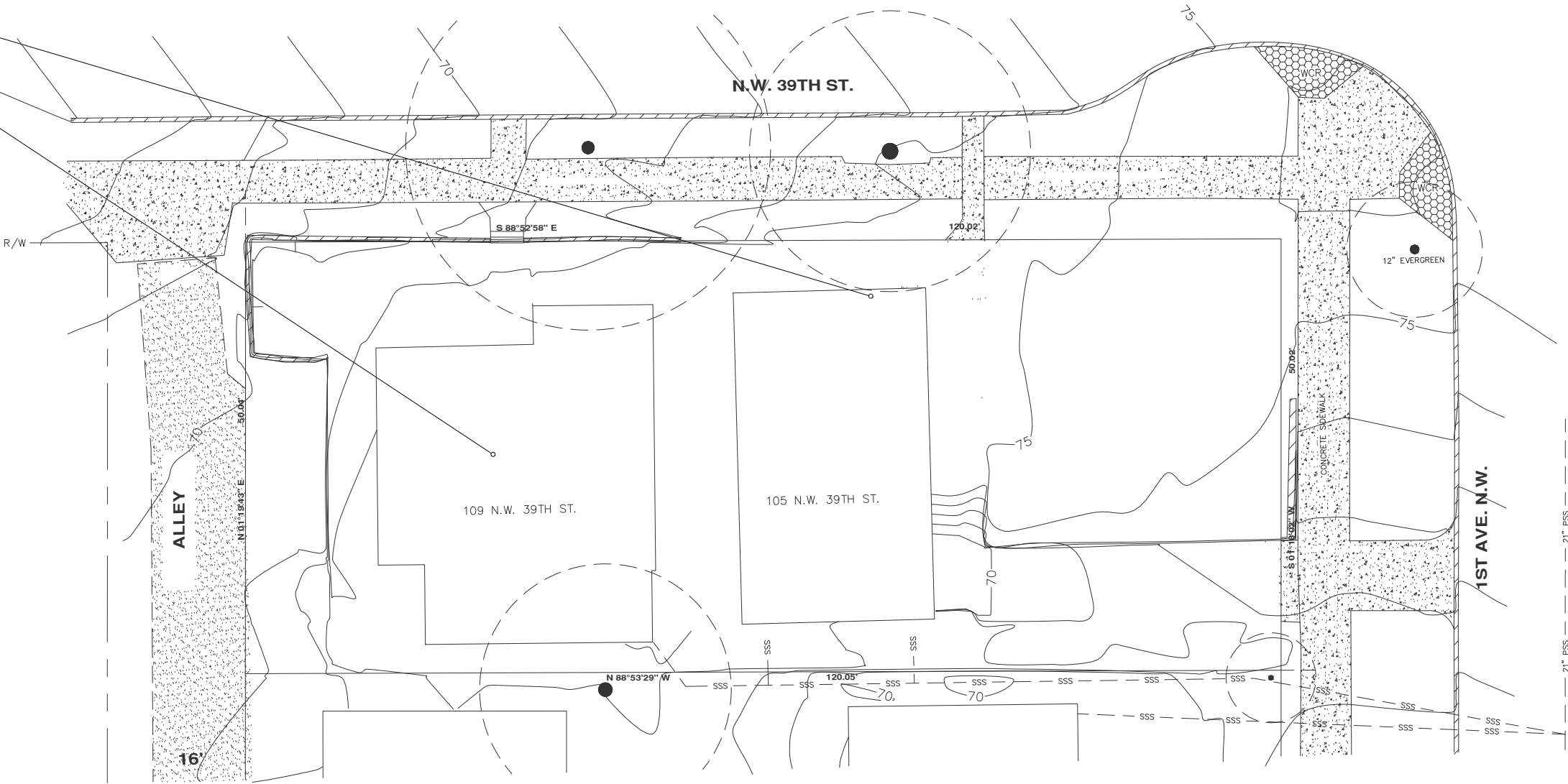
EXISTING
STRUCTURES
TO BE
DEMOLISHED




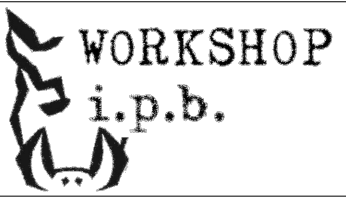
SUBJECT SITE (EAST BLD)



SUBJECT SITE (WEST BLD)



 **SURVEY**
1"=16' SCALE



EARLY DESIGN GUIDANCE
105 NW 39TH ST - SEATTLE, WA 98107
DPD# 3035546-EG | 01.08.20
PARCEL#: 1972200155/1972200156

CODE COMPLIANCE:

SMC 23.45.510 FLOOR AREA RATIO

ALLOWED: 13800SF (6000*2.3)

PROPOSED: 14999SF GROSS (13800SF FAR)

SMC 23.45.512 DENSITY LIMITS

ALLOWED: UNLIM

PROPOSED: (22) UNITS

SMC 23.45.514 STRUCTURE HEIGHT

ALLOWED: 50' FROM AVG GRADE

PROPOSED: 50' FROM AVG GRADE

SMC 23.45.518 SETBACKS/SEPARATIONS

REQUIRED FRONT: 5' MIN

PROPOSED FRONT: 10' MIN

REQUIRED REAR: 10' MIN

PROPOSED REAR: 23.5' MIN

REQUIRED SIDE: 5' MIN

PROPOSED SIDE: 5' MIN

SMC 23.45.522 AMENITY AREA

REQUIRED: 1500SF (.25*6000)

PROVIDED: >1500SF

SMC 23.45.524 LANDSCAPING

REQUIRED: 3600SF (.6*6000)

PROVIDED: LANDSCAPE PLANS W/ PERMIT

SMC 23.45.527 WIDTH/FAÇADE LENGTH

ALLOWED WIDTH: 150'

PROPOSED WIDTH: 40'

ALLOWED LENGTH: 78' (.65*120)

PROPOSED LENGTH: 70.5'

LOT DATA

PROJECT ADDRESS:

105/109 NW 39TH ST

SEATTLE, WA 98107

PARCEL#: 1972200155/1972200156

LEGAL DESCRIPTION:

DENNY & HOYTS ADD

PLAT BLOCK: 2

PLAT LOT: 15

ZONE: LR3

LOT SQ FT: 6000SF

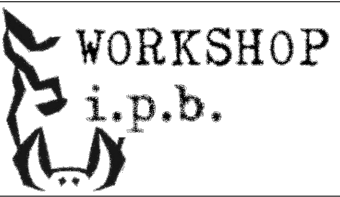
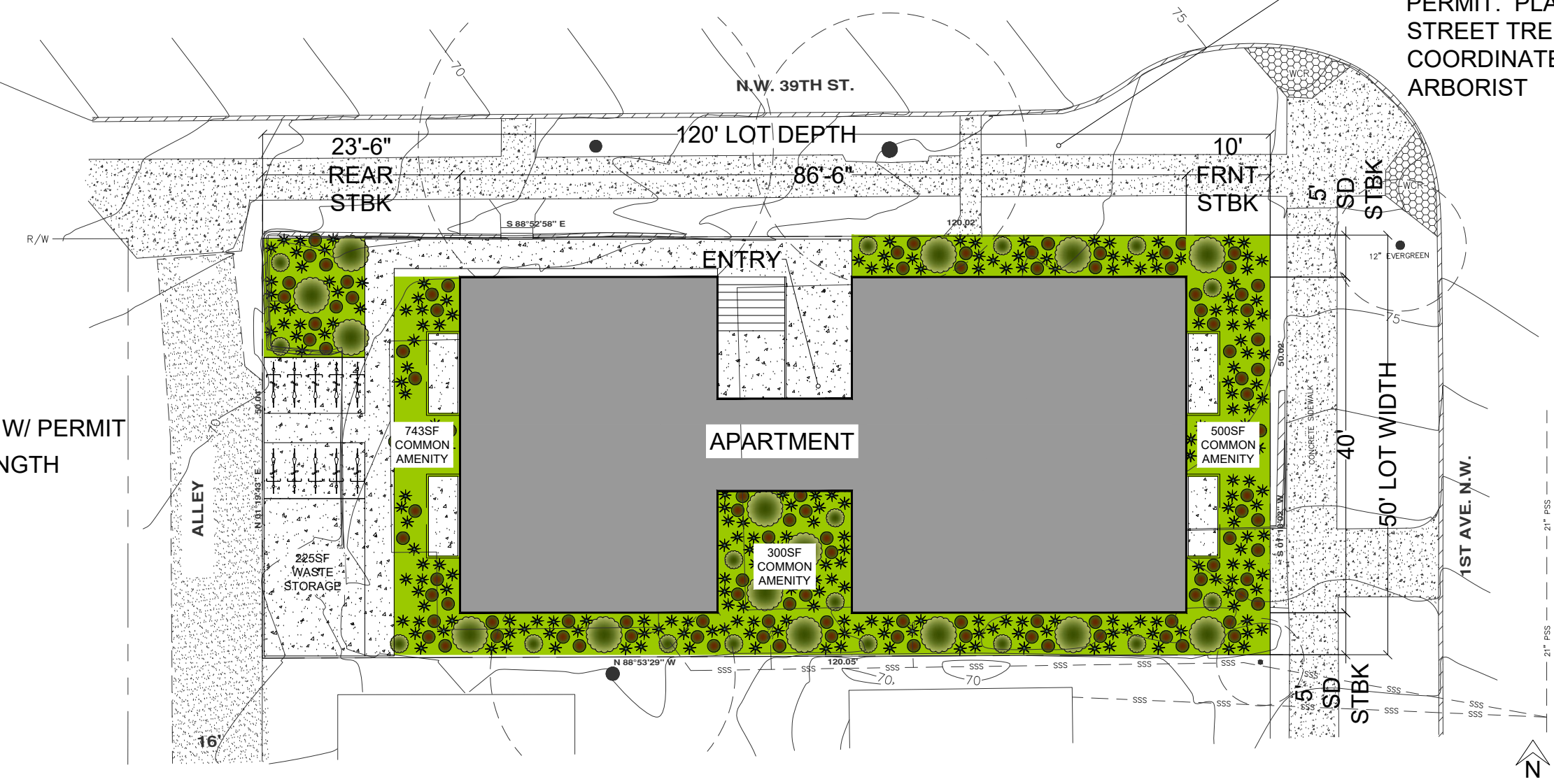
PROJECT DESCRIPTION:

ADMIN DESIGN REVIEW. DEMO EXISTING STRUCTURES. CONSTRUCT (22) UNIT APARTMENT.



THE MALIBU SOLAR MINI ROUND BROWN STAKE LIGHT FEATURES A BUILT-IN PHOTO SENSOR, WHICH ALLOWS THE LIGHTS TO COME ON AT DUSK AND TURN OFF AT DAWN.

LANDSCAPE ARCHITECT DESIGN AND PLANS TO BE SUBMITTED WITH BUILDING PERMIT. PLACEMENT OF STREET TREES TO BE COORDINATED WITH CITY ARBORIST



EARLY DESIGN GUIDANCE
105 NW 39TH ST - SEATTLE, WA 98107
DPD# 3035546-EG | 01.08.20
PARCEL#: 1972200155/1972200156

SEATTLE DESIGN GUIDELINES

CONTEXT AND SITE

CS1. NATURAL SYSTEMS AND SITE FEATURES

GUIDANCE: I ENCOURAGE BUILT GREEN OR LEED CERTIFICATION FOR A PROJECT OF THIS NATURE
RESPONSE: THE PROJECT WILL BE 4 STAR BUILT GREEN

CS2. URBAN PATTERN AND FORM

GUIDANCE: MAKE A STRONG CONNECTION TO THE STREET AND CONSIDER HOW THE PROJECT WILL INTERACT WITH NW 39TH ST & 1ST AVE NW
RESPONSE: THE ENTRY COURT IS DESIGNED TO BE PROMINENTLY FEATURED ALONG NW 39TH ST, AND UNIT WINDOWS WILL FEATURE ALONG 1ST AVE NW

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

GUIDANCE: CREATE COMPATIBILITY BETWEEN EXISTING ARCHITECTURAL CONTEXT AND NEW DEVELOPMENT
RESPONSE: THE DESIGN IS IN A SIMILAR PALETTE OF MARTIAL AS THE APARTMENT ACROSS NW 39TH ST

PUBLIC LIFE

PL4. ACTIVE TRANSIT

GUIDANCE: MAXIMIZE CONVENIENCE FOR CYCLISTS
RESPONSE: PLENTY OF BIKE PARKING TO BE PROPOSED ADJACENT TO ALLEY

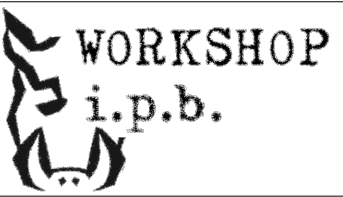
DESIGN CONCEPT

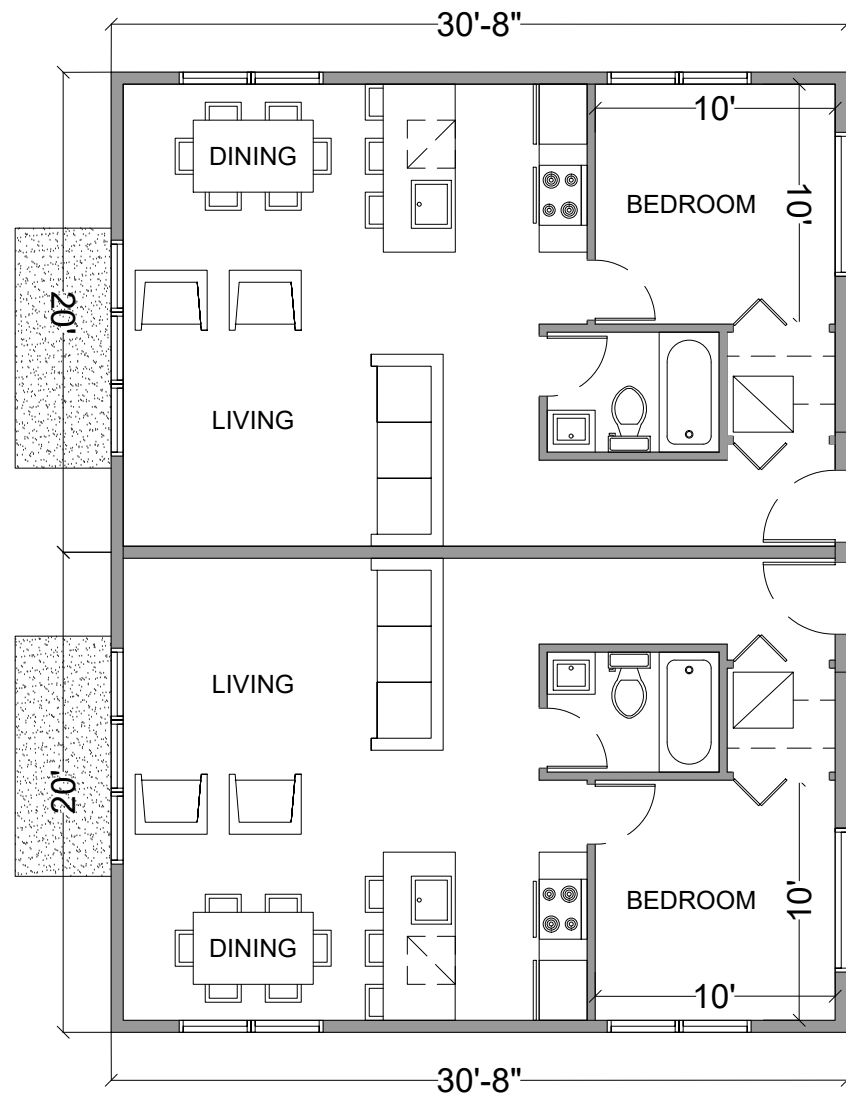
DC2. ARCHITECTURAL CONCEPT

GUIDANCE: ADD DEPTH AND VISUAL INTEREST TO FACADES.
RESPONSE: THE EAST TO WEST MASSING IS MODULATED TO EMULATE TWO SMALLER BUILDINGS. DECKS, EAVES, AND MATERIALS USE TO CREATE VISUAL INTEREST

DC4. EXTERIOR ELEMENTS AND MATERIALS

GUIDANCE: USE HIGH QUALITY, RESIDENTIAL MATERIALS THAT OFFER TEXTURE AT THE PEDESTRIAN SCALE
RESPONSE: SEE ELEVATIONS FOR MATERIAL SELECTION

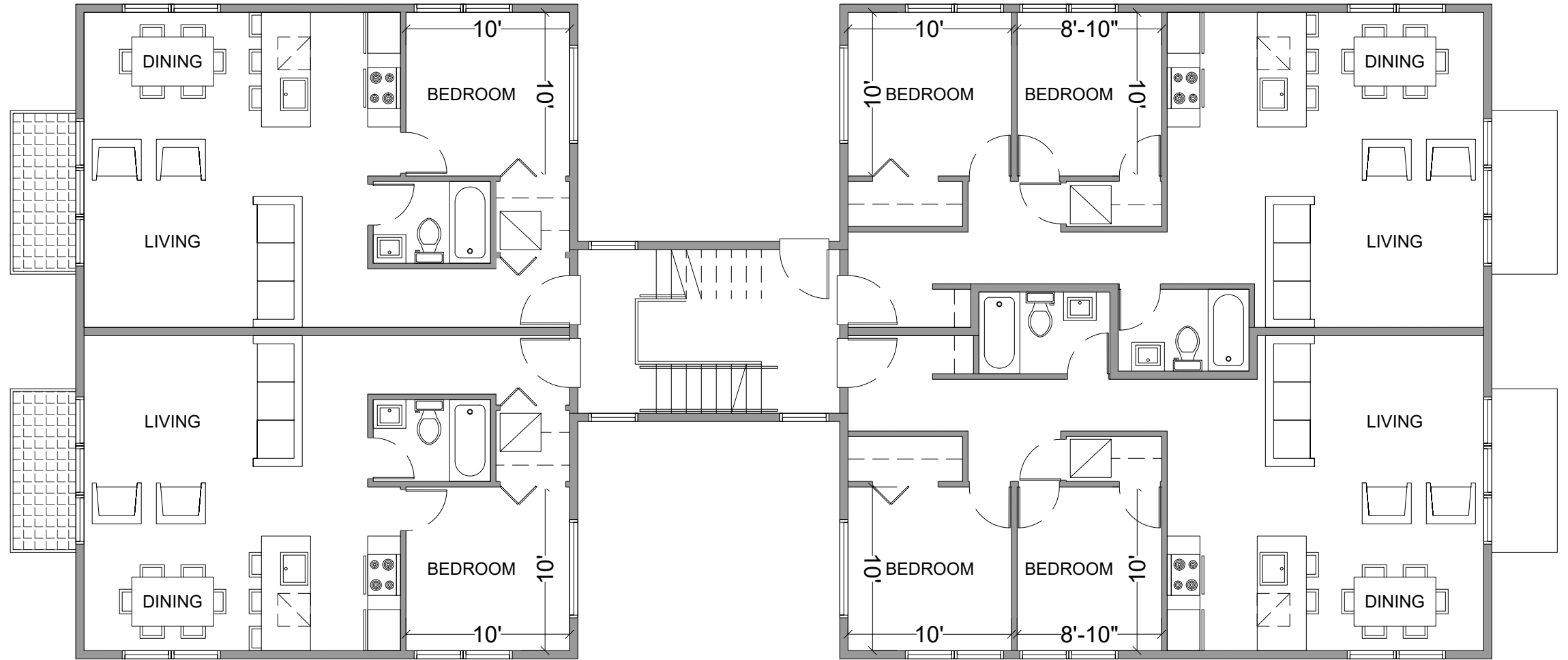




BASEMENT

1/8":1' SCALE

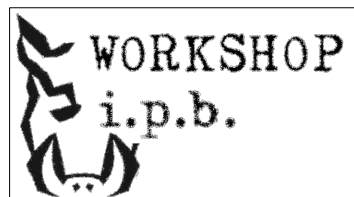
FLOOR AREA:
1157SF GROSS (FAR EXEMPT)



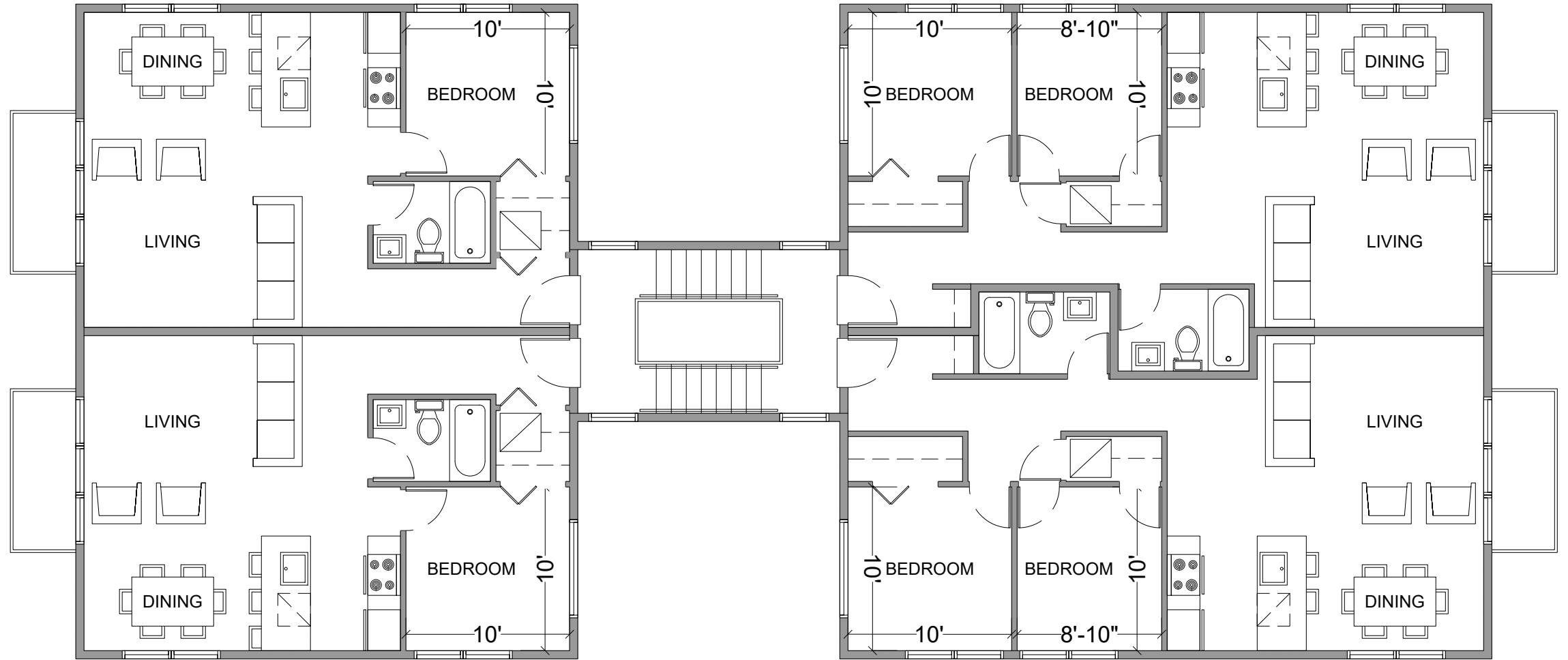
FIRST

1/8":1' SCALE

FLOOR AREA:
2622SF GROSS



EARLY DESIGN GUIDANCE
105 NW 39TH ST - SEATTLE, WA 98107
DPD# 3035546-EG | 01.08.20
PARCEL#: 1972200155/1972200156



SECOND-FIFTH

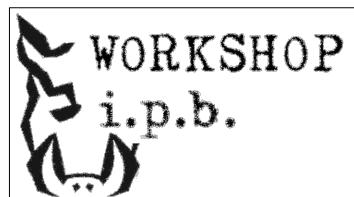
1/8":1' SCALE

FLOOR AREA:
11220SF GROSS



NORTH

1/8":1' SCALE

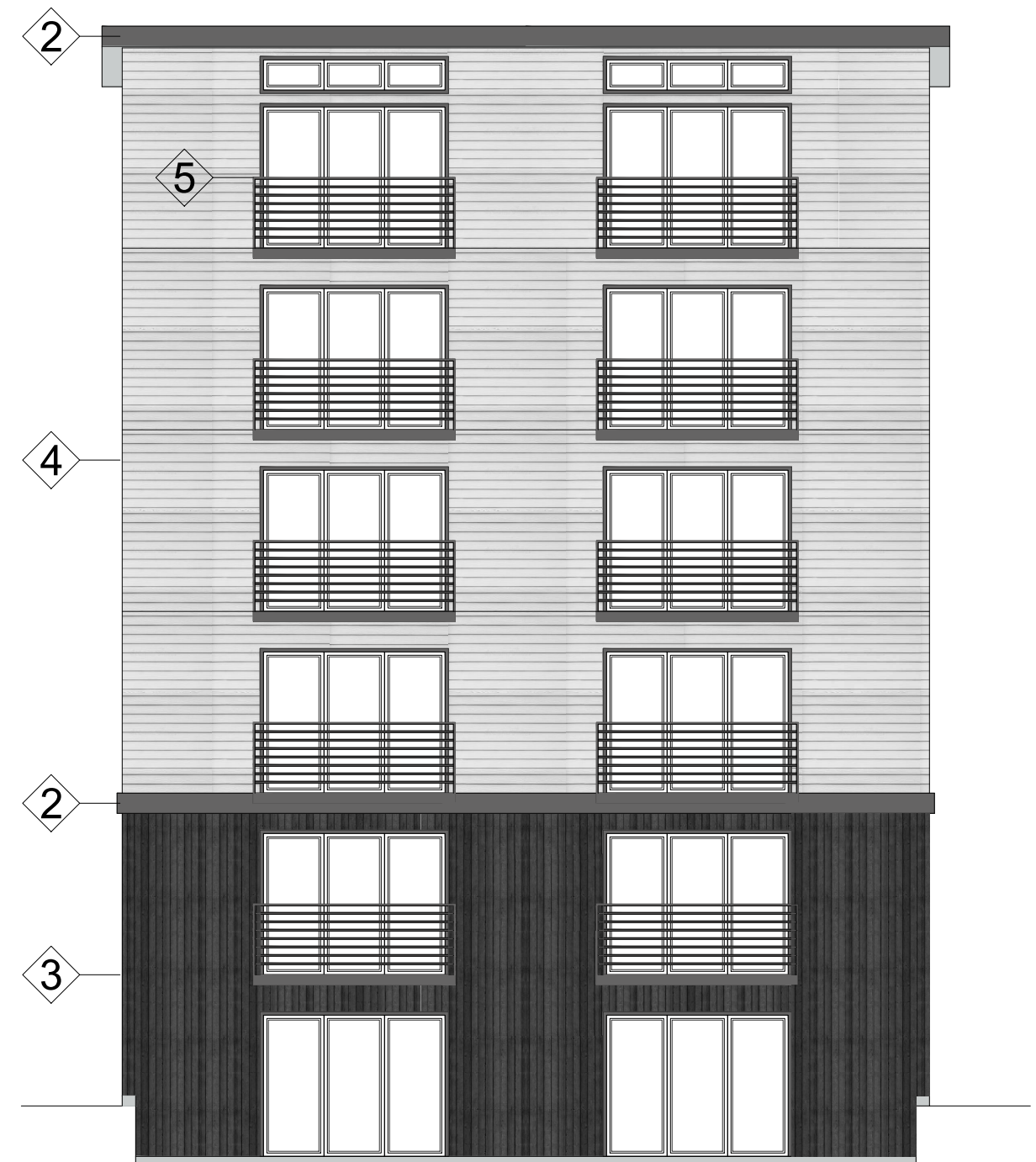


EARLY DESIGN GUIDANCE
105 NW 39TH ST - SEATTLE, WA 98107
DPD# 3035546-EG | 01.08.20
PARCEL#: 1972200155/1972200156



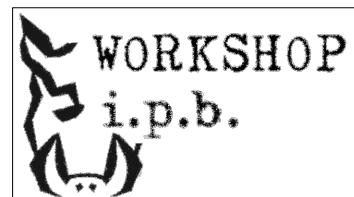
EAST

1/8":1' SCALE



WEST

1/8":1' SCALE

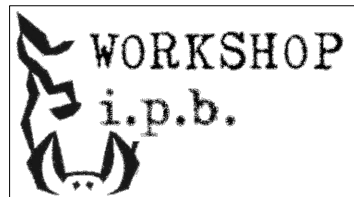


EARLY DESIGN GUIDANCE
105 NW 39TH ST - SEATTLE, WA 98107
DPD# 3035546-EG | 01.08.20
PARCEL#: 1972200155/1972200156



SOUTH

1/8":1' SCALE



EARLY DESIGN GUIDANCE
 105 NW 39TH ST - SEATTLE, WA 98107
 DPD# 3035546-EG | 01.08.20
 PARCEL#: 1972200155/1972200156



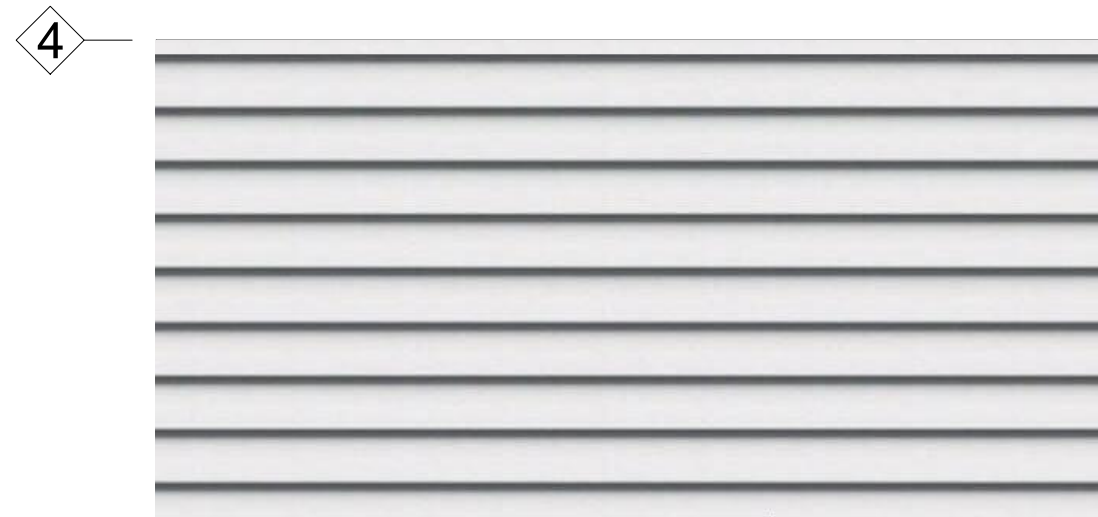
1
BLUE LAP SIDING



2
GRAY FASCIA



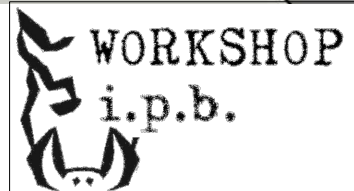
3
GRAY CEDAR SIDING



4
WHITE LAP SIDING



5
GRAY STEEL RAILING



EARLY DESIGN GUIDANCE
105 NW 39TH ST - SEATTLE, WA 98107
DPD# 3035546-EG | 01.08.20
PARCEL#: 1972200155/1972200156