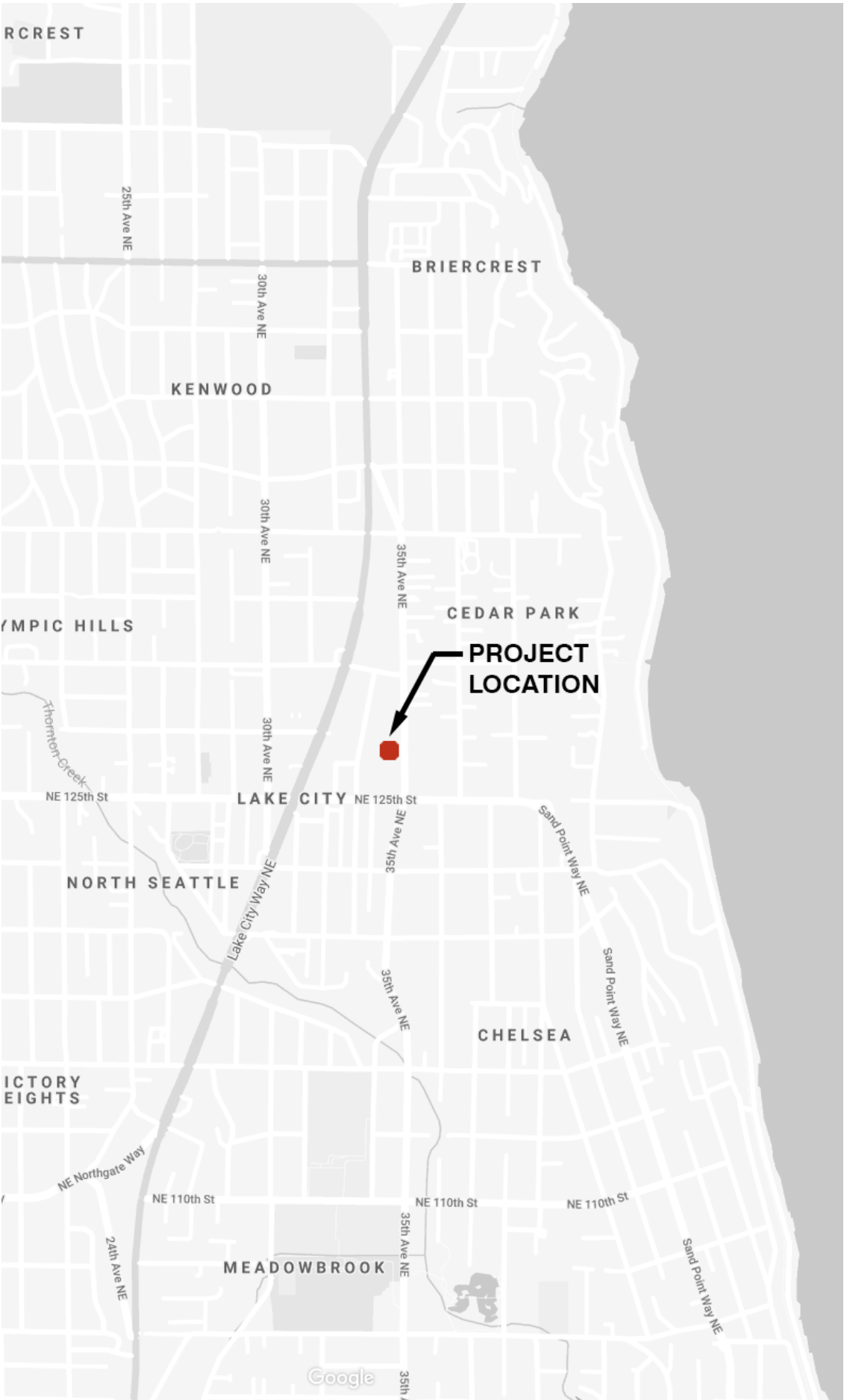


12545 35TH AVE NE STREAMLINED DESIGN REVIEW

#3035484-LU & #3035485-LU

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PROPOSAL

Construction of affordable housing, that consists of two (2) new town homes with four (4) units each. Each unit is a four (4) bedroom, two and one half (2 1/2) bath with a one (1) car garage. Project will generate 14,438 square feet of gross floor area.

PROJECT TEAM

OWNER:

HABITAT FOR HUMANITY
SEATTLE-KING COUNTY
560 NACHES AVE SW SUITE 110
RENTON, WA 98057
PH: (206) 453-2950
CONTACT: Patrick Sullivan
patrick.sullivan@habitatskc.org

ARCHITECT:

MAGELLAN ARCHTIECTS
8383 158TH AVE NE, STE 208
REDMOND, WA. 98052
PH: (425) 885 - 4300
FAX: (425) 885 - 4303
A.O.R: PEDRO CASTRO
PM CONTACT: CHRIS FINCH
chrisf@magellanarchtiects.com

CIVIL:

ENCOMPASS
165 NE Juniper St. Suite 201
ISSAQUAH, WA 98027
PH: (425) 392-0250
CONTACT: ED MECUM
emecum@encompasses.net

LANDSCAPE:

THOMAS RENGSTORF ASSOCIATES
811 FIRST AVENUE, SUITE 615
SEATTLE, WA 98104
PH: 206.682.7562
CONTACT: Steve Nowaczyk
snowaczyk@trengstorf.com

ADDRESS

12545 35TH AVE NE SEATTLE, WA 98125
PARCEL: 1453601083

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SITE ANALYSIS

The site lies within the Lake City North District and contains various zones and uses. The project site is zoned Lowrise-2 (Multi-Family) and is located on the west side of 35th Ave NE. It is currently a vacated lot. The adjacent property to the east, which is also owned by Habitat of Humanity (SK), is currently in construction that mirrors the same attributes as the proposed project. The surrounding blocks include commercial and multifamily buildings.

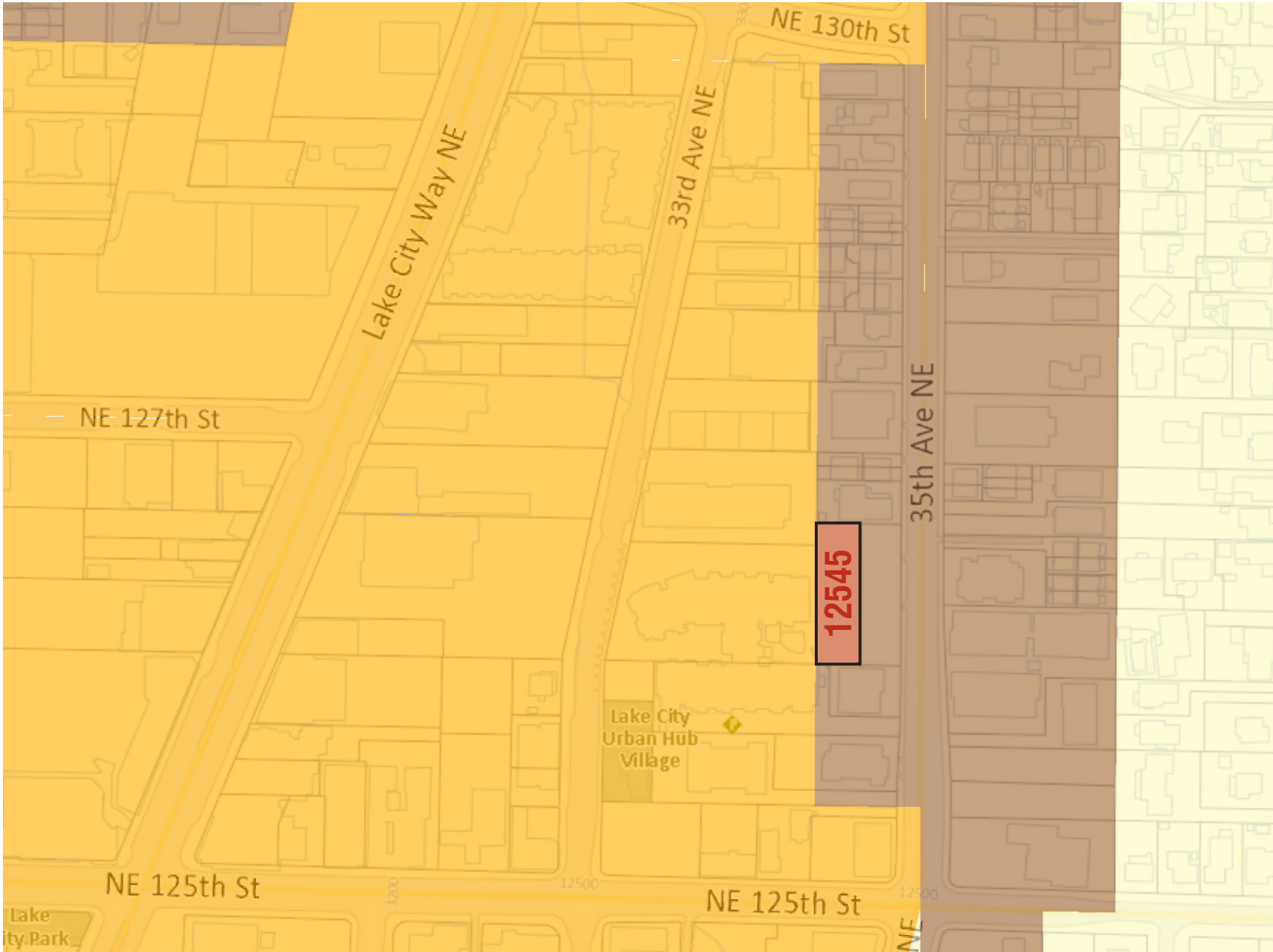
CIRCULATION



The site is served by multiple bus lines, the 64, 66, and 75 running east and west along NE 125th Street providing frequent transit access to University of Washington, Lake City Way, and Northgate. The site is between two light rail station, Shoreline and Northgate. Both stations are roughly 2 miles from the site. The slow residential streets and dedicated bike lanes along 35th Ave NE to promote a pedestrian experience and easy cycling routes to University District.

ZONING

- Neighborhood Commercial
- High-Density Multi-Family
- Lowrise Multi-Family
- Single Family



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CONTEXT

This site is situated near the heart of Lake City North District. Surrounded by various multi-family and commercial buildings. The neighborhood is a pedestrian-friendly urban hub, within easy walking distance to services, retail, a public library, community center, post office, and near the University of Washington and UW Hospital.

- 1 Lake City Court
- 2 Spring Lake Apartments
- 3 Dick's Drive-In
- 4 Seattle Public Library - Lake City Branch
- 5 Cedar Park Elementary
- 6 Fred Meyer



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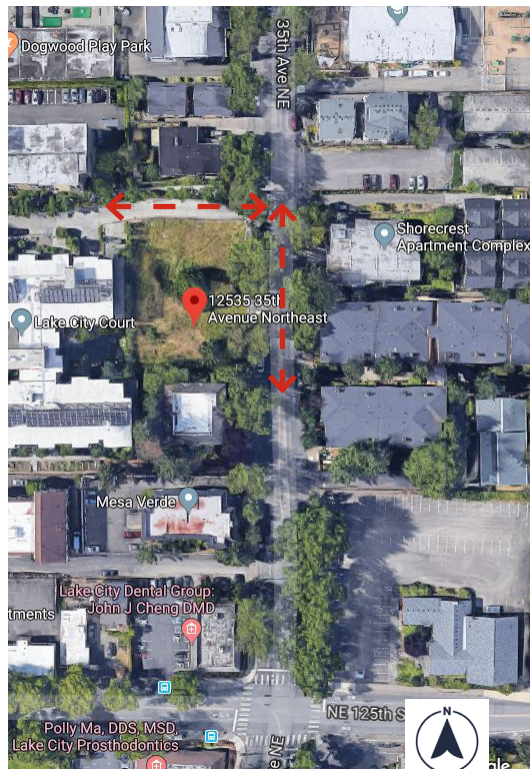
MULTI-FAMILY (4 STORIES)

PROJECT SITE

SINGLE FAMILY

35th AVE. NE - LOOKING WEST

STREET VIEW ALONG 35TH AVE NE LOOKING WEST TOWARDS THE PROJECT SITE.
The project site is adjacent to a multi-family to the south and single family to the north.



MULTI-FAMILY (3 STORIES)

PROJECT SITE

MULTI-FAMILY (4 STORIES)

EXISTING ACCESS ROAD EASEMENT - LOOKING SOUTH

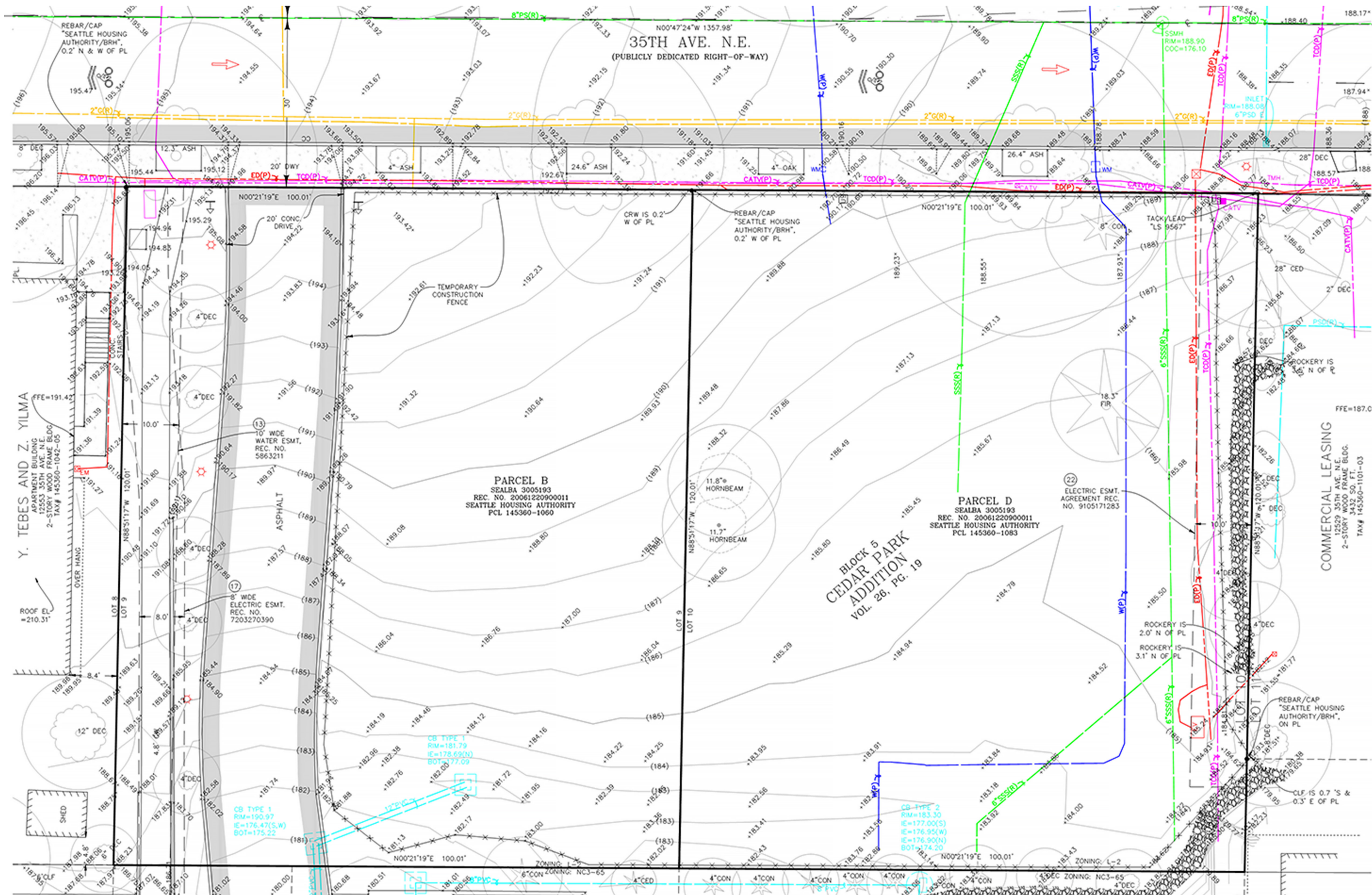
STREET VIEW ALONG EXISTING ACCESS ROAD EASEMENT LOOKING SOUTH TOWARDS THE PROJECT SITE.
To the east of the project site are multi-family homes. That is separated by a shared 20' private drive.



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SURVEY

SCALE: NTS SURVEYOR: BUSH, ROED & HITCHINGS



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SITE CONDITIONS

The site is currently unoccupied. An existing access road from the north connects the site from 35th Ave NE and shares the private driveway to the adjacent property to the east. The site has a gradual 6 foot slope from east to west. The property to the east, which has similar components as the proposed project, is also owned by Habitat For Humanity (SK), and is currently in construction.

LEGAL DESCRIPTION

Tax Parcel No: 1453601083

CEDAR PARK ADD LOT Y SEATTLE
LBA #3028453 REC #20171214900003 SD
LBA DAF- PCL B & D SE LBA #3005193
REC #20061220900011 BEING POR LOT 8
& ALL LOTS 9 & 11 SD BLK 5

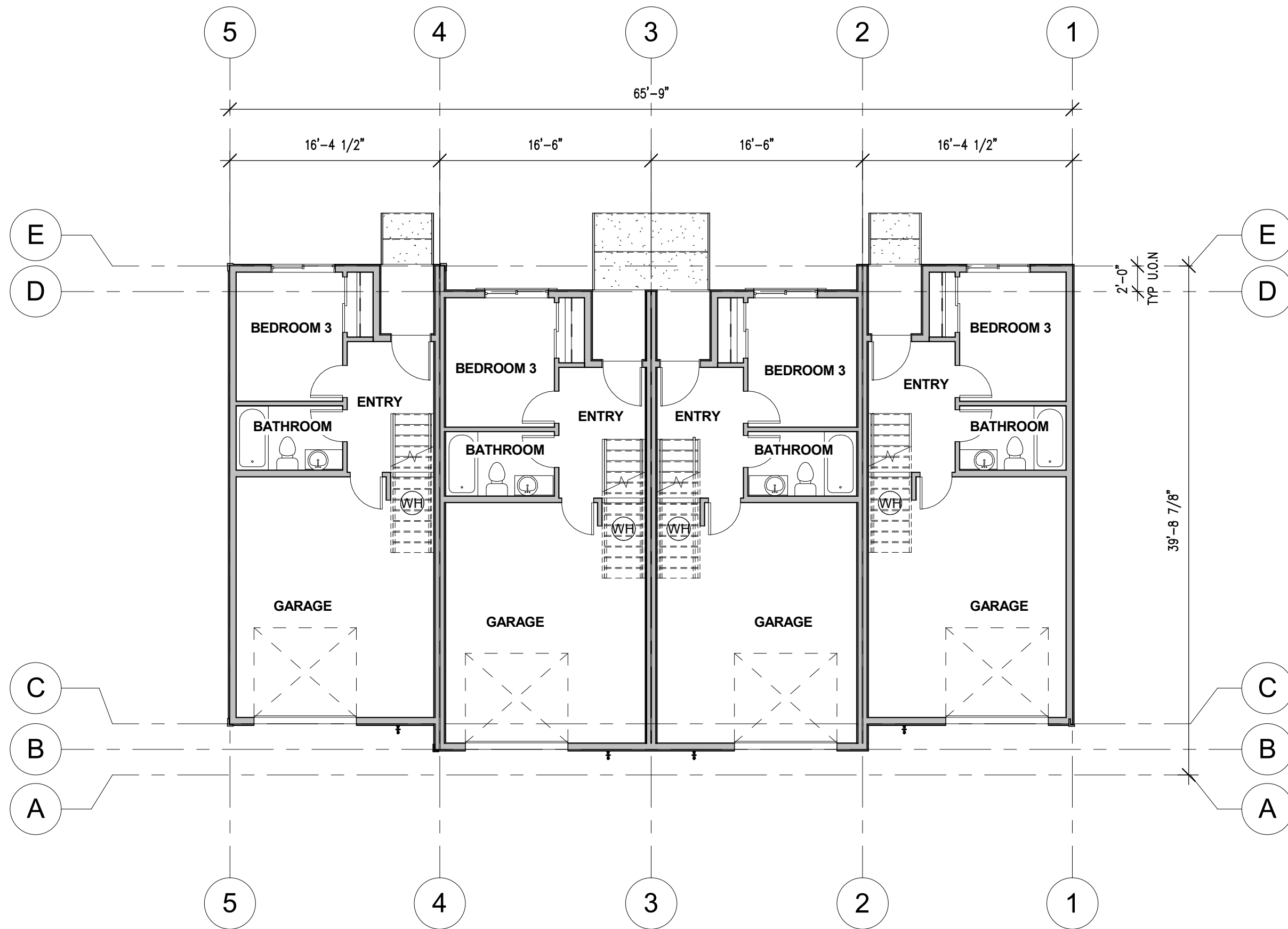


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FLOOR PLAN - LEVEL 1

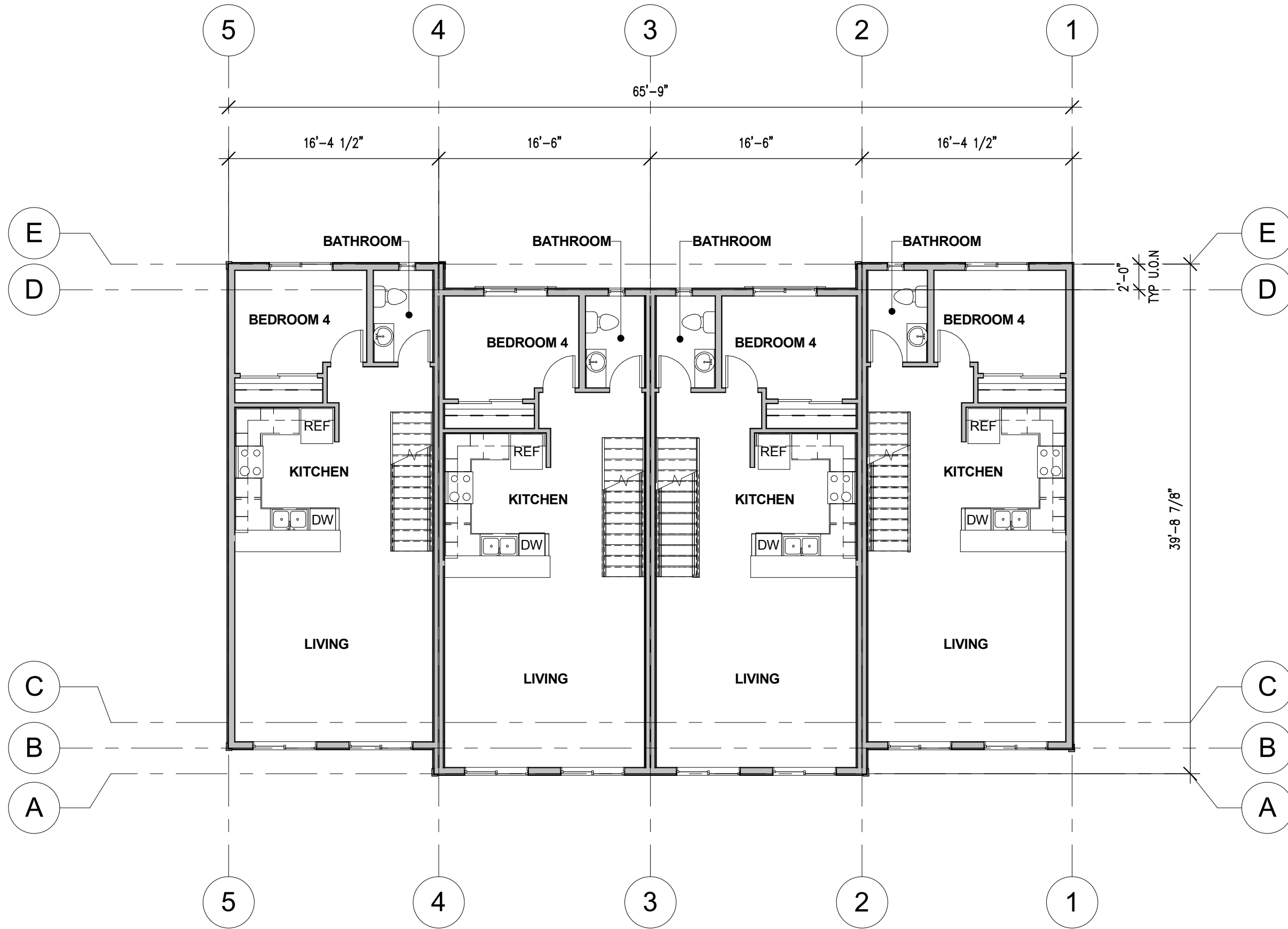
SCALE 1/8" = 1'-0"



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FLOOR PLAN - LEVEL 2

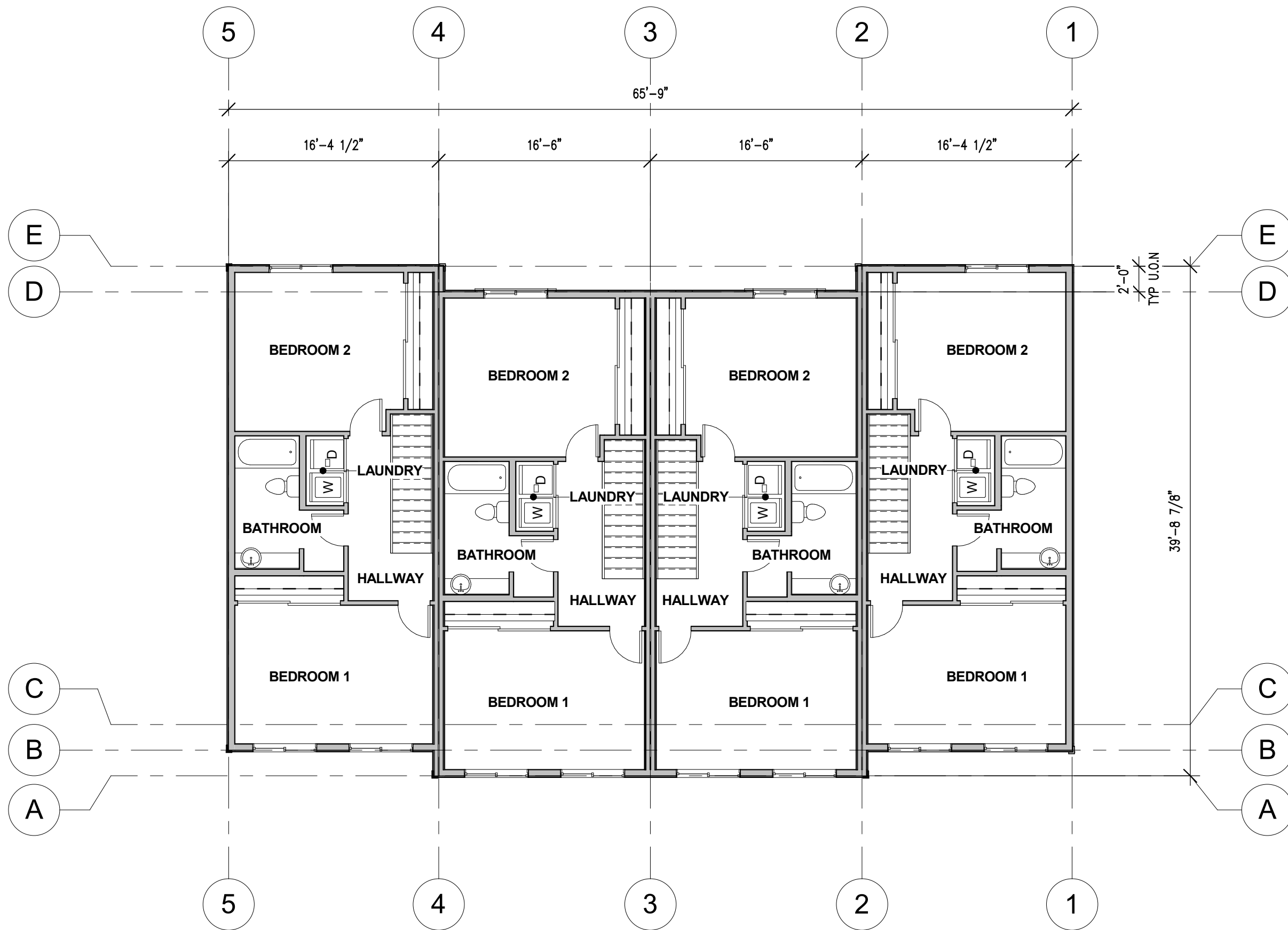
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FLOOR PLAN - LEVEL 3

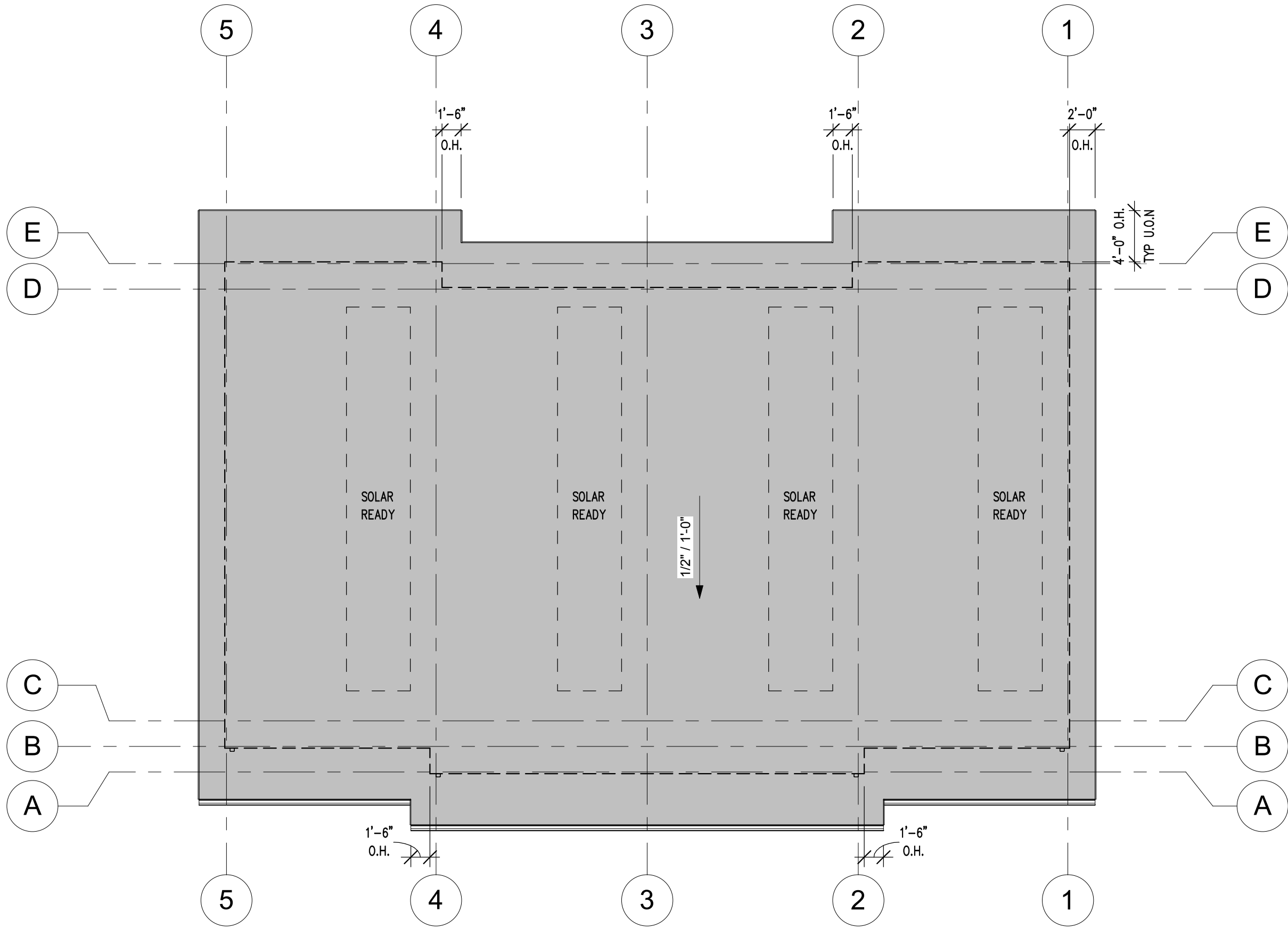
SCALE 1/8" = 1'-0"



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ROOF PLAN

SCALE 1/8" = 1'-0"



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PERSPECTIVE FROM THE WEST

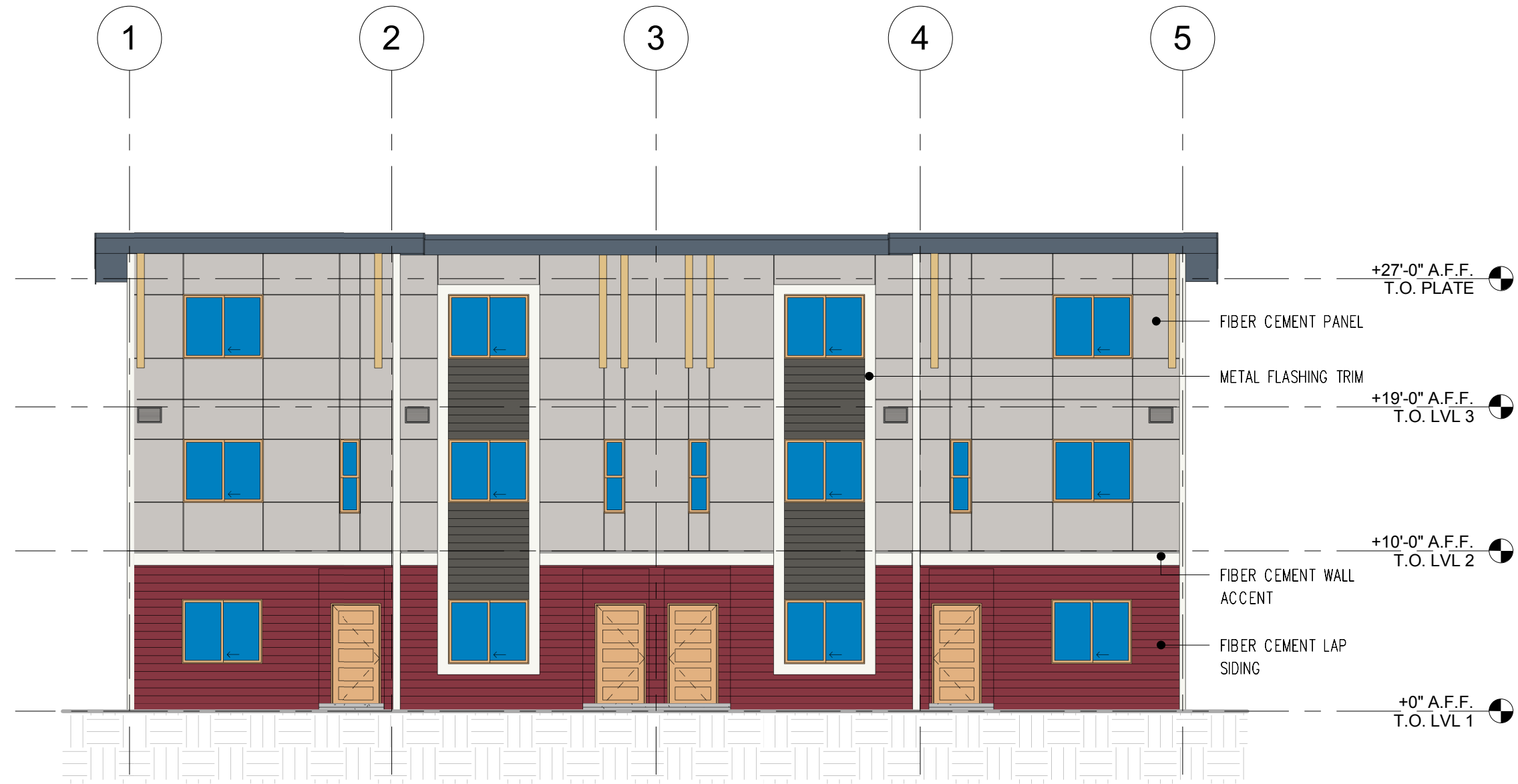
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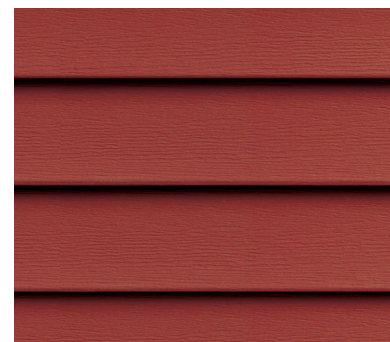
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ELEVATION - WEST

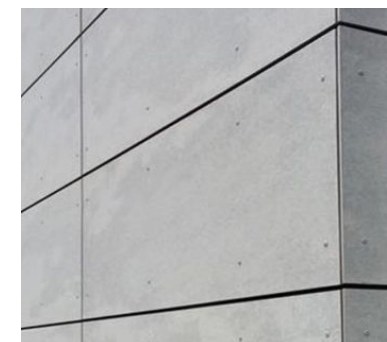
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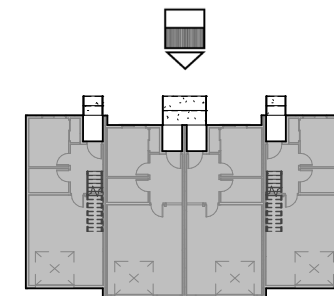
LAP SIDING - RED



LAP SIDING - WHITE



FIBER CEMENT PANEL



KEY PLAN



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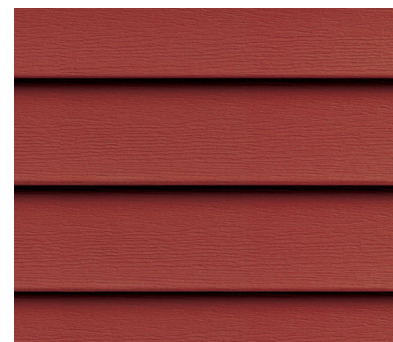
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ELEVATION - EAST

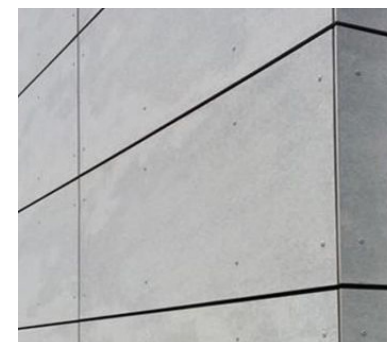
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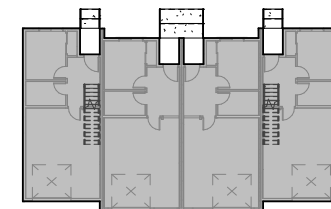
LAP SIDING - RED



LAP SIDING - WHITE

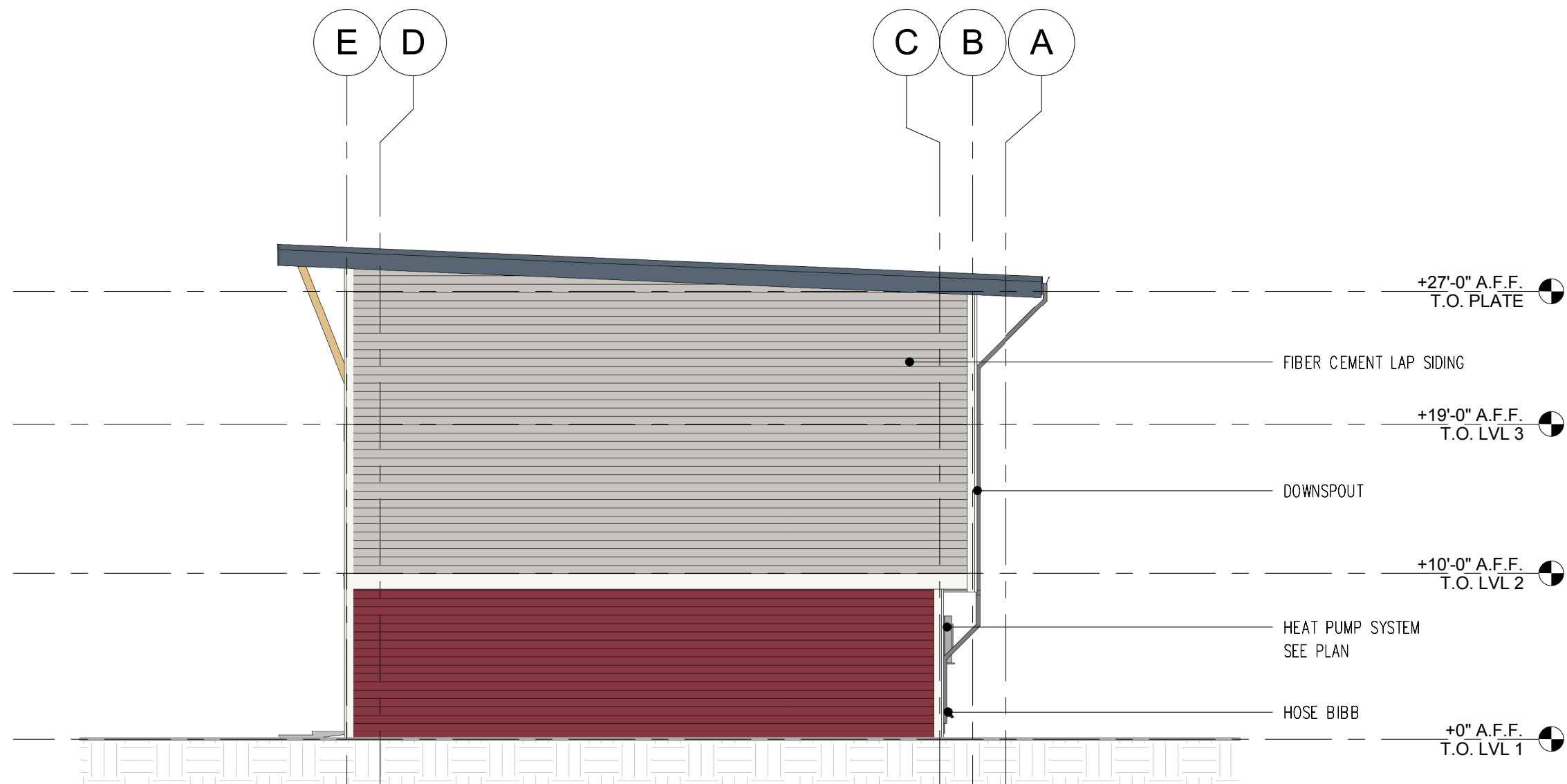


FIBER CEMENT PANEL



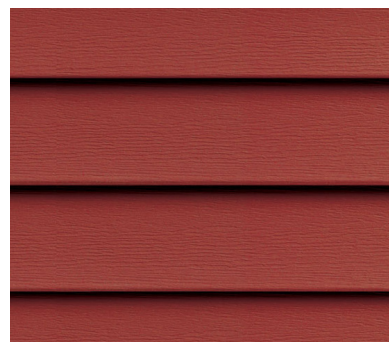
KEY PLAN





ELEVATION - NORTH & SOUTH

SCALE 1/8" = 1'-0"



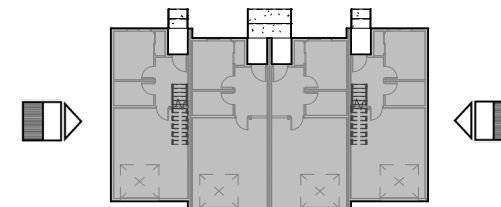
LAP SIDING - RED



LAP SIDING - WHITE



FIBER CEMENT PANEL



KEY PLAN



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ZONING STANDARDS

ZONING: LOWRISE-2, Mandatory Housing Affordability

SMC	REQUIREMENT	PROPOSED	
23.45.504	Permitted and Prohibited Uses	Residential use permitted.	
23.45.510	Floor Area Ratio (FAR) Limits Per Table A 23.45.510, FAR for townhouses in an LR2 zone with an MHA suffix is 1.4.	Proposed: (North + South) FAR Lot Area: Max Floor Area Allowed:	14,438 SF 1.14 12,603 SF 17,645 SF
23.45.512	Density Limits No limit if project is within an MHA suffix.	8 dwelling units	
23.45.514	Structure Height Maximum 40' height limit, with exceptions for shed or butterfly roofs may extend 3 feet above the height limits set in table A for 23.45.514.	North & South Building:	27 feet
23.45.518	Setbacks (ft) and Separations (ft) Front (East): 7 average; 5 minimum Rear (West): 7 average; 5 minimum Side (North & South): 5 minimum Building Separation: 10 minimum	5'-0" 5'-0" 5'-0" 11'-8 11/16"	
23.45.522	Amenity Area 25% of lot area required 12,603 SF X 25% = 3,151 SF 50% at ground level 3,151 SF X 50% = 1,576 SF	Total Amenity Provided: 3,786 SF	
23.45.524	Landscaping Minimum 0.6 Green Factor required, street trees required.	Green Factor at 0.6	
23.45.527	Structure Width and Facade Length Limits Max Width: 90 feet Facade Length: 65% of Lot Line 200.02 feet X 65% = 131 feet	North & South Building: 69'-9"	
23.45.529.D.2	Treatment of Side Facades Minimize placement of windows aligned with structure on abutting lot located within 20' of property line.	North & South Building: 69'-9"	
23.54.015	Required Parking (Vehicle & Bicycle) Vehicle: 1 space per dwelling unit Bicycle: 1 long-term and 1 short-term	Garage at each dwelling unit Two (2) bicycle stalls provided in garage	
23.54.040	Solid Waste Storage and Access Shared storage area for 16-25 dwelling units has a minimum square footage of 225.	One 12 foot by 18.75 foot shared storage area provided for 16 townhouses.	

DESIGN GUIDELINES

Northeast DRB District: LAKE CITY NORTH DISCTRICT

PRIORITY GUIDELINES	
CS1.III	NATURAL SYSTEMS AND SITE FEATURES Landscape Design to Address Special Site Conditions
Response: Permeable pavement will be used at the pedestrian entry path way, located at the west side of the property, that connects from the existing shared easement to the north side of the property. This will enhance filtration and reduce runoff volume by trapping and slowly releasing precipitation into the ground instead of allowing it to flow into storm drains and out to receiving waters as effluent.	
CS2.III	URBAN PATTERN AND FORM Height, Bulk, and Scale Compatibility
Response: The the site has a gradual slope change of 6 feet from east to west. The proposed buildings will each step down with the grade. The step will set each buildi apart and soften the building height.	
PL2.I.d	URBAN PATTERN AND FORM Entrances
Response: The main entry to the town home units is located at the west end of the property. This connects to the existing shared easement to the north. This provides ease of walking to Lake City Way or 35th Ave NE.	
DC1.I	PROJECT USES AND ACTIVITIES Parking and Vehicle Access
Response: Each unit has it's own parking garage. It can be access from the 20 foot shared driveway, that is shared with the adjacent property to the east. From the shared driwave, this connects to the existing private drive to the north. The garage also provides space for two bicycles to be parked.	
DC4.I	EXTERIOR ELEMENTS AND FINISHES Exterior Finish Materials
Response: To stay consistent with the neighborhood , both buildings will inherit similar color scheme as the adjacent east property. Three types of color will be used. The red lap siding will be used to indicate the unit entries. The lighter lap siding will wrap the building from the side to the rear and then transition to the fiber cement panel to the front.	
COMMUNITY OUTREACH Summary	
Questions from Lake City Phase II Community Outreach meeting 2/13/20: -What organization does our financial training for homeowners? -Where are our homeowners from that are currently on the list to obtain the homes at Lake City (are they current Lake City residents)? -How is outreach done to find homeowners? - What are homes sold for/cost to homeowners? - Is there an HOA and would they hopefully become a part of the neighborhood meeting LCNA? -Where was the first outreach for Phase 1 performed, East Lake City Collaborative has meeting/info?	

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