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PROJECT SUMMARY

PROJECT ADDRESS
10306 MIDVALE AVE N, SEATTLE, WA 98133

SDCI PROJECT NUMBER
3039241-EG

OWNER'S NAME
ICONSTRUCTION, LLC

ARCHITECT
H+dIT COLLABORATIVE, LLC

LANDSCAPE ARCHITECT
ROOT OF DESIGN

ZONING INFORMATION
LR2 (M1)
AURORA-LICTON SPRINGS URBAN VILLAGE
FREQUENT TRANSIT SERVICE AREA

PARCEL NUMBER
6300500250

LOT AREA
4,821 SF

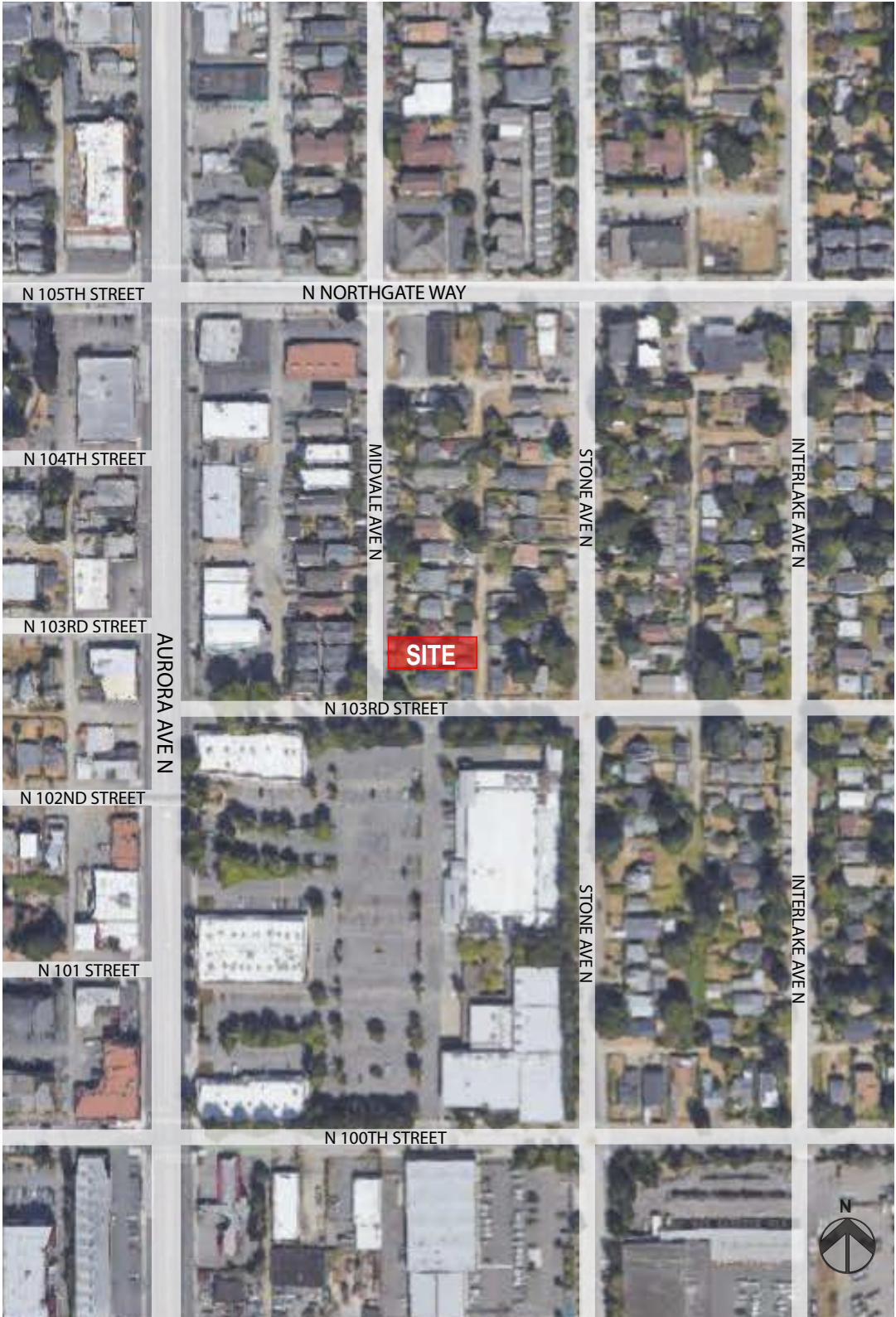
LEGAL DESCRIPTION
OAK LAKE VILLA TRS DIV # 2

OF UNITS
TOWNHOUSE: 5

ALLOWED FAR SQUARE FOOTAGE
6,749.4 FAR SF

PROPOSED FAR SQUARE FOOTAGE
5,913.4 SF

PARKING
4 PARKING STALLS PROVIDED



AERIAL MAP

DEVELOPMENT OBJECTIVES

THE OWNER PROPOSES THE CONSTRUCTION OF ONE BUILDING WITH FIVE TOWNHOUSE UNITS. THE EXISTING SINGLE FAMILY STRUCTURE AND GARAGE ON THE PARCEL IS TO BE DEMOLISHED. THE PARCEL'S PROXIMITY TO THE COMMERCIAL CORRIDOR ALONG AURORA AVENUE NORTH MAKES THE LOCATION IDEAL FOR A TOWNHOUSE DEVELOPMENT, WHILE THE SURROUNDING MULTI-FAMILY AND SINGLE-FAMILY STRUCTURES REINFORCE THE RESIDENTIAL CONTEXT DESIRED FOR COMMUNITY LIVING.

EXISTING SITE

THE PROJECT SITE IS LOCATED ON THE EAST SIDE OF MIDVALE AVENUE NORTH, BETWEEN N.103RD STREET AND N. NORTHGATE WAY. THE COMMERCIAL CORRIDOR ON AURORA AVENUE N. IS LOCATED ONE BLOCK TO THE WEST OF SITE.

ZONING AND OVERLAY DESIGNATION

THE PROJECT PARCEL IS ZONED LR2-MHA WITHIN THE AURORA-LICTON SPRINGS URBAN VILLAGE. LOW RISE MULTI-FAMILY ZONING SURROUND ALL IMMEDIATE ADJACENT PARCELS OF THE SITE. NEIGHBORHOOD COMMERCIAL ZONING BEGINS ONE BLOCK TO THE WEST OF THE PARCEL, WITH AURORA AVENUE N. AS THE PRINCIPAL ARTERIAL IN THE VICINITY. THE SITE IS LOCATED WITHIN THE FREQUENT TRANSIT SERVICE AREA WITH NO PARKING REQUIRED.

PUBLIC OUTREACH SUMMARY

PUBLIC OUTREACH WAS COMPLETED ON 04.20.2022

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

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

- CONCERNS ABOUT DRAINAGE ISSUES IN THE AREA
- CONCERNS ABOUT PARKING
- CONCERNS ABOUT THEFT IN THE VICINITY
- REQUEST FOR TIMELESS DESIGN AND UPSCALE APPEARANCE





A VIEW LOOKING NORTHEAST FROM MIDVALE AVE N



B VIEW LOOKING EAST FROM MIDVALE AVE N



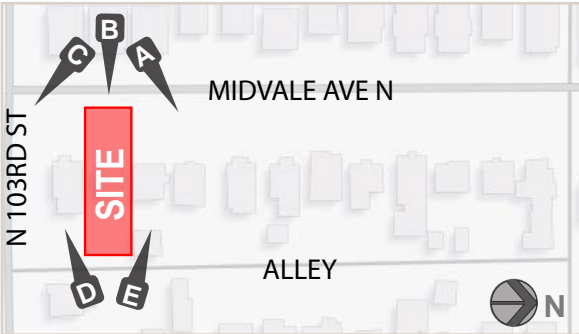
C VIEW LOOKING SOUTHEAST FROM MIDVALE AVE N



D VIEW LOOKING WEST FROM ALLEY



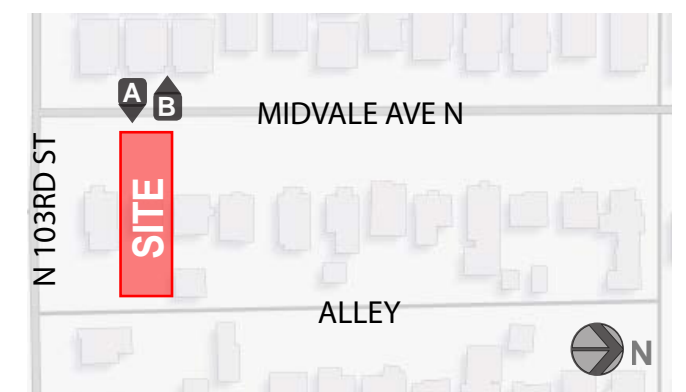
E VIEW LOOKING NORTHWEST FROM ALLEY



PROJECT SITE

**A** MIDVALE AVE N - EAST SIDE

OPPOSITE PROJECT SITE

**B** MIDVALE AVE N - WEST SIDE

PROJECT SITE



A ALLEY - WEST SIDE

OPPOSITE PROJECT SITE



B ALLEY - EAST SIDE





10305 - 10309 Midvale Ave N



10317 Midvale Ave N



10319 Midvale Ave N



10335 Midvale Ave N

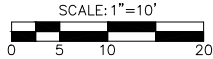
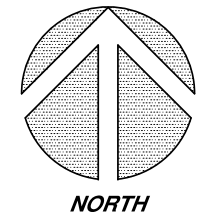
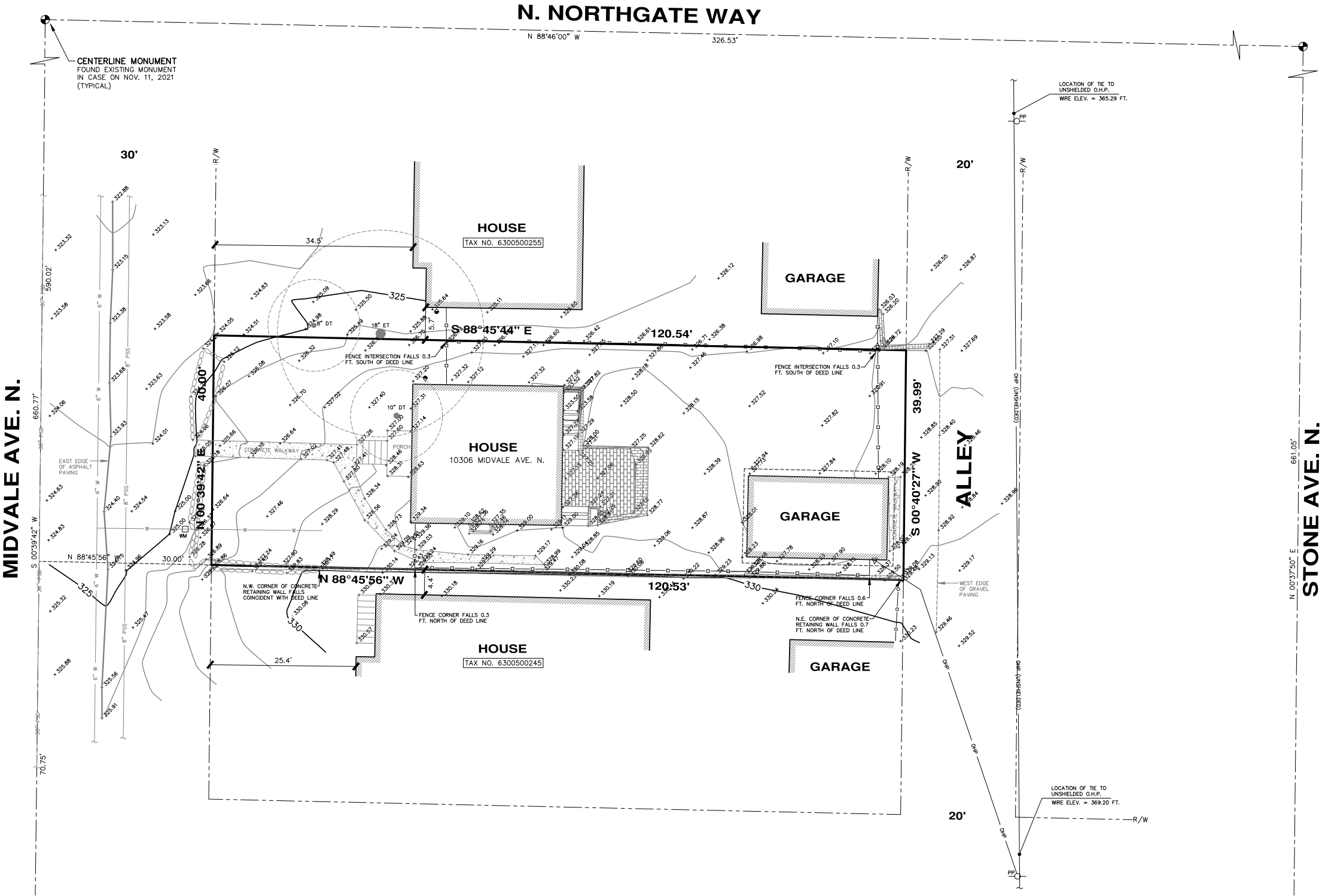


10343 Midvale Ave N



10347 Midvale Ave N

MULTI-FAMILY STRUCTURES IN THE NEARBY CONTEXT OF THE DEVELOPMENT SITE PROVIDE PRECEDENTS OF NEUTRAL COLORS, BALCONY ACCENTS, AND HORIZONTAL SIDING MATERIALS WITH VERTICAL BREAKS TO CREATE FACADE ARTICULATIONS.



NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON NOV. 11, 2021.
HORIZONTAL DATUM = NAD 83/91
4. PARCEL AREA = 4,821 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. LC1050 & LC1845 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 6300500250
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

PROPERTY DESCRIPTION

LOT 20, BLOCK 2, OAK LAKE VILLA TRACTS, DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 28 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON

NOTE: SURVEY HAS BEEN SCALED BY 50%.

CHADWICK
WINTERS







LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997

STREAMLINED DESIGN REVIEW

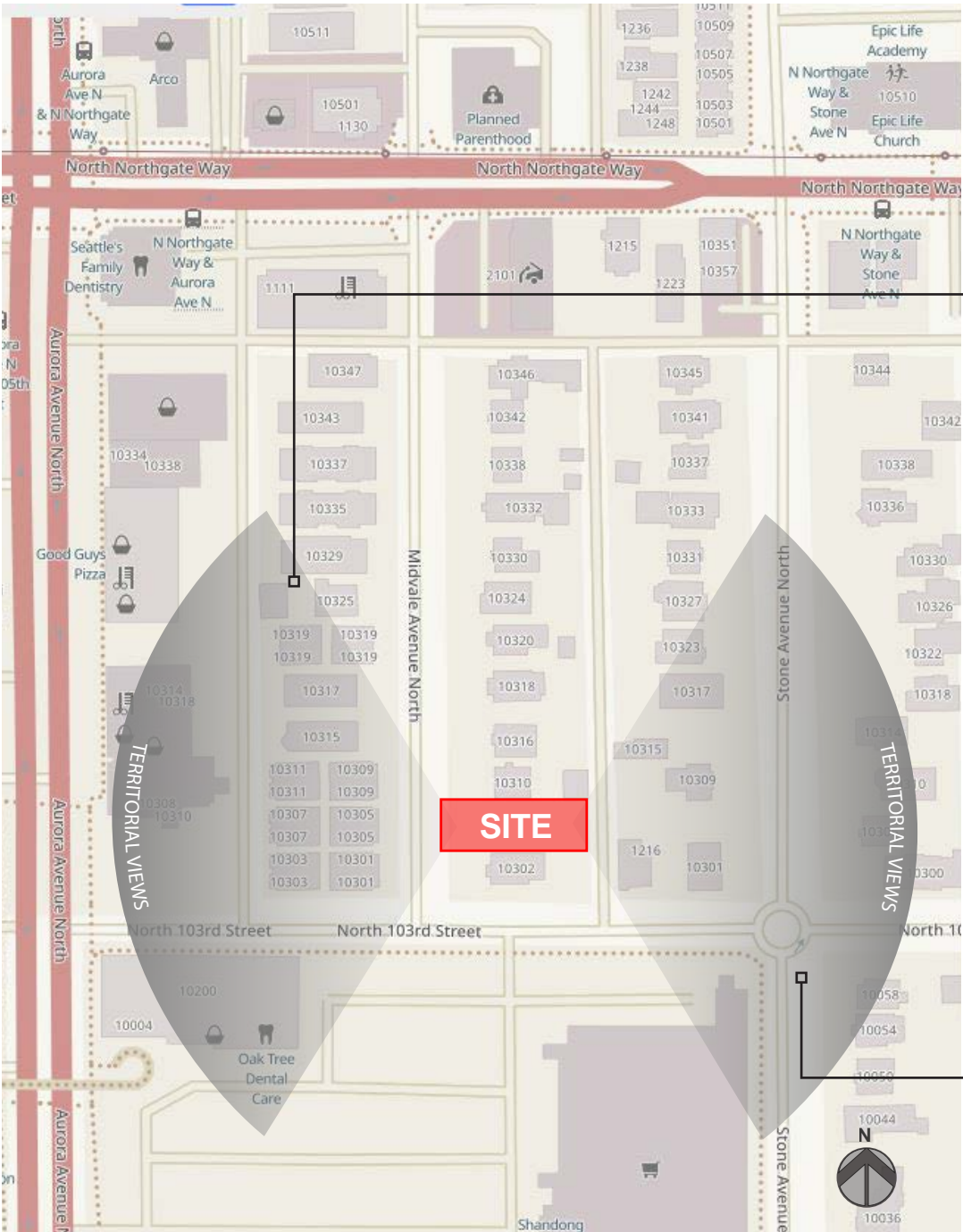
10306 MIDVALE AVE N, SEATTLE, WA




04.25.2022 | SDCI PROJECT# 3039241-EG

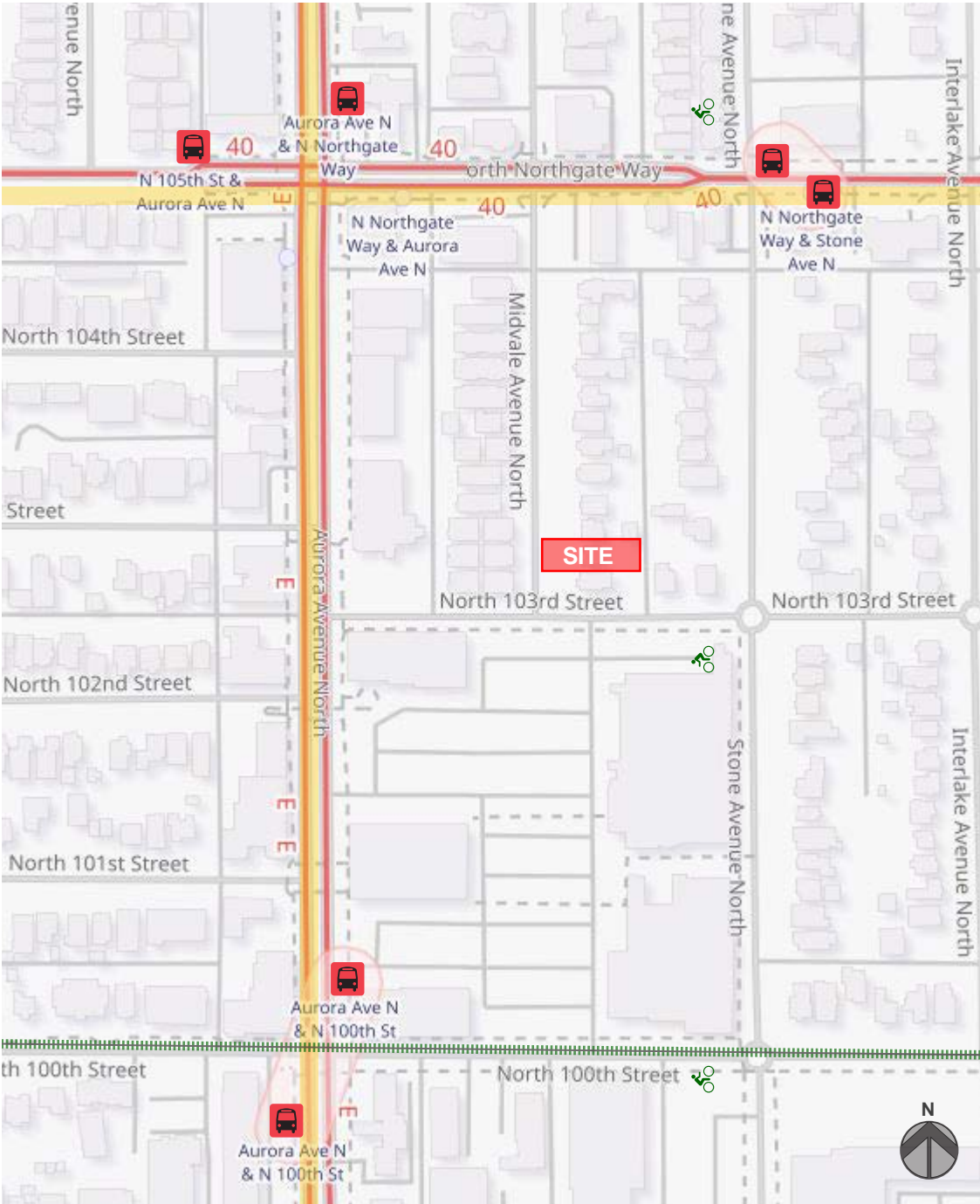
SURROUNDING USES

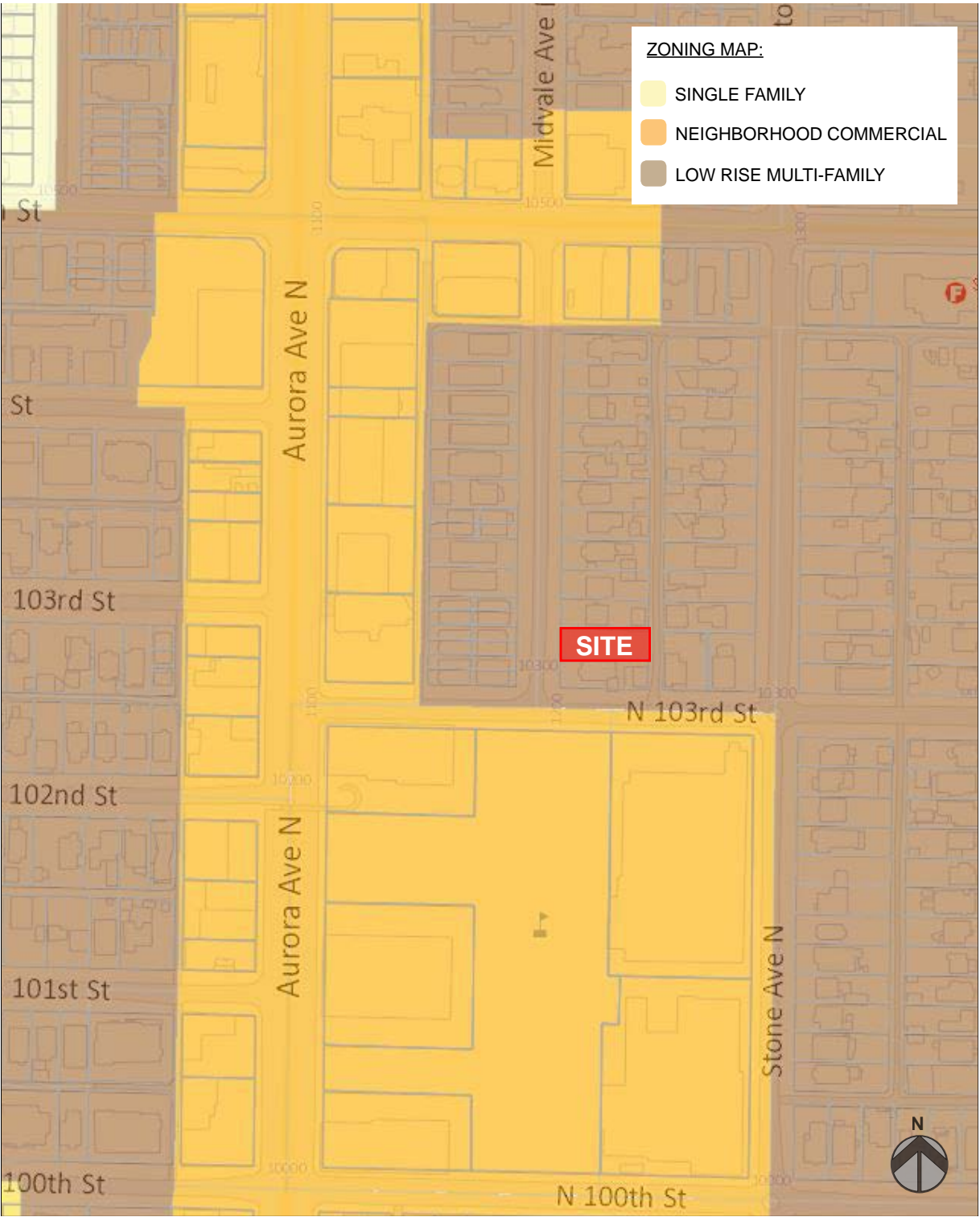
-  SINGLE-FAMILY RESIDENTIAL
-  MULTI-FAMILY
-  MIXED USE RESIDENTIAL
-  OFFICE / SERVICE
-  COMMERCIAL / RETAIL
-  RELIGIOUS





- BUS LINES 
- BIKE LANE 
- PRINCIPAL ARTERIAL 





23.45.502	SCOPE OF PROVISIONS LOWRISE 2: LR2 (M1)		
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>	23.45.524	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>
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 TOWNHOUSE DEVELOPMENTS = 1.4. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.45.527	STRUCTURE WIDTH AND FACADE LENGTH LIMITS. A.TABLE A. 120 FEET MAXIMUM WIDTH FOR TOWNHOUSE 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>
23.45.514	STRUCTURE HEIGHT A. DESIGNATED ZONE ALLOWS FOR A HEIGHT OF FORTY (40) FEET. <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>
23.45.518	SETBACKS AND SEPARATIONS FRONT: 7'-0" AVERAGE; 5'-0" MINIMUM (30'-0" EXISTING FRONT SETBACK) REAR: 7'-0" AVERAGE; 5'-0" MINIMUM SIDE (FACADES GREATER THAN 40 FEET IN LENGHT): 7'-0" AVERAGE; 5'-0" MINIMUM <div><i>THE PROPOSAL IS REQUESTING A DESIGN REVIEW ADJUSTMENT REQUEST OF THIS SECTION. PLEASE SEE PAGE 32 FOR DESCRIPTION AND REASON.</i></div>	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>
23.45.522	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>		

CS. CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

- B

SUNLIGHT AND NATURAL VENTILATION

B.2. DAYLIGHT AND SHADING
THROUGH THE USE OF MAXIMIZED GLAZING, OPERABLE WINDOWS AND SLIDING DOORS IN LIVABLE SPACES, THE DEVELOPMENT PROMOTES THE USE OF SUNLIGHT AND NATURAL VENTILATION ON ALL HABITABLE SPACES.
- D

PLANTS AND HABITAT

D.1. ON-SITE FEATURES
THE DEVELOPMENT IS PROPOSING ON-SITE LANDSCAPING WHICH CONSISTS OF A MIX OF NATIVE AND POLLINATOR PLANTS THROUGHOUT. IN ADDITION TO FLOWERING TREE AND PLANTS, THE OPEN SPACE AT THE FRONT SETBACK ALSO PROVIDES AN AMPLE TURF/LAWN AREA WHERE RESIDENTS CAN GATHER AND INTERACT. PLEASE REFER TO LANDSCAPE PLAN IN PAGE 15 FOR MORE INFORMATION.

CS2 URBAN PATTERN AND FORM

- A.

LOCATION IN THE CITY AND NEIGHBORHOOD

A.2. ARCHITECTURAL PRESENCE
THE PROPOSED STRUCTURE LOOKS TO ESTABLISH ITS ARCHITECTURAL PRESENCE IN A NEIGHBORHOOD WITH A DIVERSE DESIGN CONTEXT, THROUGH THE USE OF STRONGLY DEFINED VOLUMES AND CONTRASTING USE OF FAMILIAR MATERIALS & COLORS.
- C

RELATIONSHIP TO THE BLOCK

C.2. MID-BLOCK SITE
SURROUNDED BY BOTH SINGLE AND MULTI-FAMILY RESIDENCES, THE SITE'S BLOCK CHARACTER IS PRESENTLY UNDER DEVELOPMENT. AS A MID-BLOCK PROJECT, THE PROPOSAL STRIVES TO PROVIDE VISUAL INTEREST THROUGH IT'S COMPOSITION, ORDERLY FENESTRATION PATTERNS, AND A LUSH LANDSCAPED FRONT SETBACK THAT RELATES TO THE SCALE OF IMMEDIATELY ADJACENT STRUCTURES AND FUTURE SIDEWALK / RIGHT-OF-WAY ACTIVITIES.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

- A

EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

A.4. EVOLVING NEIGHBORHOODS
EVEN THOUGH THE NEIGHBORHOOD IS ALREADY DIVERSE, WITH EXISTING NEARBY MULTI-FAMILY STRUCTURES (REFER TO PRECEDENTS IN PAGE 8); IT BECOMES EVIDENT THAT OUR DEVELOPMENT WILL FACILITATE A TRANSITION TOWARDS HIGHER DENSITY & MODERN AESTHETICS. OUR PROJECT EXPECTS TO EMPATHIZE THAT MODERN TRANSITIONAL CHARACTER THROUGH THE USE OF STREAMLINED SHAPES, FACADE ARTICULATION WITH TEXTURED MATERIALS FOUND IN THE NEIGHBORHOOD, AND COLOR ACCENTS. USE OF BALCONIES, CONTINUATION OF THE LARGE FRONT YARD AND GLAZING CONNECTS THE RESIDENTS WITH THE NEIGHBORHOOD.

PL. PUBLIC LIFE

PL1 OPEN SPACE CONNECTIVITY

- B

WALKWAYS AND CONNECTIONS

B.3. PEDESTRIAN AMENITIES
TWO MAIN PEDESTRIAN WALKWAYS HAVE BEEN PROPOSED TO CREATE A CONNECTION BETWEEN RIGHT-OF-WAY, UNIT ENTRIES AND THE ALLEY. PEDESTRIAN AMENITIES CONSIST OF SEATING IN THE FRONT SETBACK / COMMON AMENITY AREA, LANDSCAPE STRIPS THAT SERVE AS BUFFERS BETWEEN UNITS AND WALKWAYS, PEDESTRIAN SCALE SIGNAGE FOR REAR UNITS, AND AWNINGS AT UNIT ENTRIES.

PL3 STREET LEVEL INTERACTION

- A

ENTRIES

A.2. ENSEMBLE OF ELEMENTS
ENTRIES TO THE UNITS HAVE BEEN DESIGNED AS AN ENSEMBLE OF ELEMENTS THAT DELINEATE EACH ENTRANCE. THE ENSEMBLE CONSISTS OF: TAN COLOR SIDING AS A PROMINENT ENTRY MATERIAL, OVERHEAD CANOPIES FOR WEATHER PROTECTION, EXTERIOR LIGHTING, UNIT NUMBER SIGNAGE & VARIOUS SCALES OF LANDSCAPE.

DC. DESIGN CONCEPT

DC2 ARCHITECTURAL CONCEPT

- A

MASSING

A.2. REDUCED PERCEIVED MASS
BALCONIES, RAILINGS, ENTRY WEATHER PROTECTION, EAVES AND CHANGES IN DEPTHS & MATERIALS ARE INCORPORATED WITHIN THE DESIGN WITH THE PURPOSE OF VISUALLY BREAKING UP THE MASSING.
- B

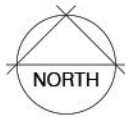
ARCHITECTURAL AND FAÇADE COMPOSITION

B.1. FAÇADE COMPOSITION
THE COMPOSITION OF THE STREET-FACING FAÇADE HAS BEEN DESIGNED TO DELINEATE THE INDIVIDUALITY OF UNITS WITH A VERTICAL DATUM OF BOARD AND BATTEN SIDING WHICH SERVES AS VISUAL SEPARATION BETWEEN THE UNITS. AMONGST THE REMAINING MIX OF MATERIALS ON THE STREET-FACING FAÇADE, 4" HORIZONTAL TAN COLOR LAP SIDING HAS BEEN PROPOSED ON THE FIRST TWO LEVELS TO VISUALLY ELONGATE THE PRESENCE OF THE ENTRIES, WHICH ARE ALSO ACCENTUATED BY THE USE OF DARK GRAY PANEL SIDING ALONG THE ENTRY DOOR. THE THIRD LEVEL WHICH HOUSES THE OWNER'S SUITE, PROVIDES A BALCONY BORDERED BY SOFT GRAY PANEL SIDING TO PROVIDE A LIGHT OUTDOOR SPACE.

THE MIDDLE UNIT HAS BEEN DESIGNED WITH THE USE OF THE TAN LAP SIDING AS PRINCIPAL MATERIAL, DARK GRAY PANEL SIDING AS SECONDARY MATERIAL WHICH ACCENTUATES THE ALIGNED FENESTRATION PATTERNS, AND ROOF EAVES TO EXPLICITLY DISTINGUISH THE UNIT FROM NEIGHBORING FAÇADE ARTICULATIONS.

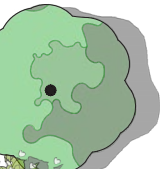



THE REAR UNITS UTILIZE THE SAME PROMINENT TAN LAP SIDING AT THE ENTRY BASE LEVEL, WITH A DARK GRAY BAND TO DIFFERENTIATE ENTRY FROM UPPER LEVELS. THE UPPER LEVELS USE THE MORE SUBDUED LIGHT GRAY PANELS, ALIGNED FENESTRATIONS AND A JULIET-BALCONY WITH A CORNER EAVE ACCENT.

DARK GRAY LAP SIDING HAS BEEN PROPOSED ALONG STAIR PENTHOUSE TOWERS AND SECONDARY FACADES AS A STARK COLOR THAT ACCENTUATES THE COMPOSITION WHILE BECOMING MORE OF A SECONDARY BACKDROP MATERIAL.














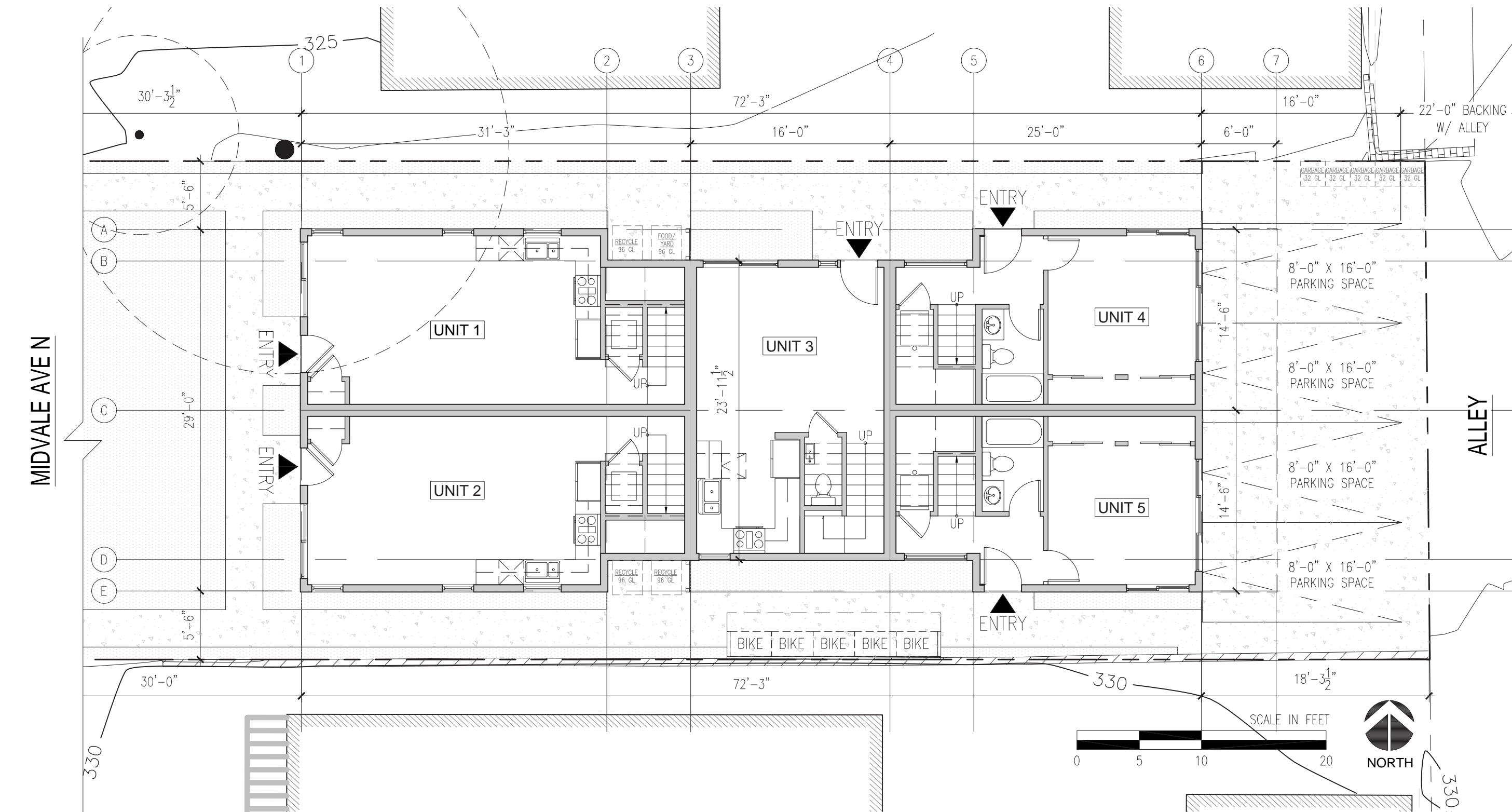
RENDERED
LANDSCAPE PLAN

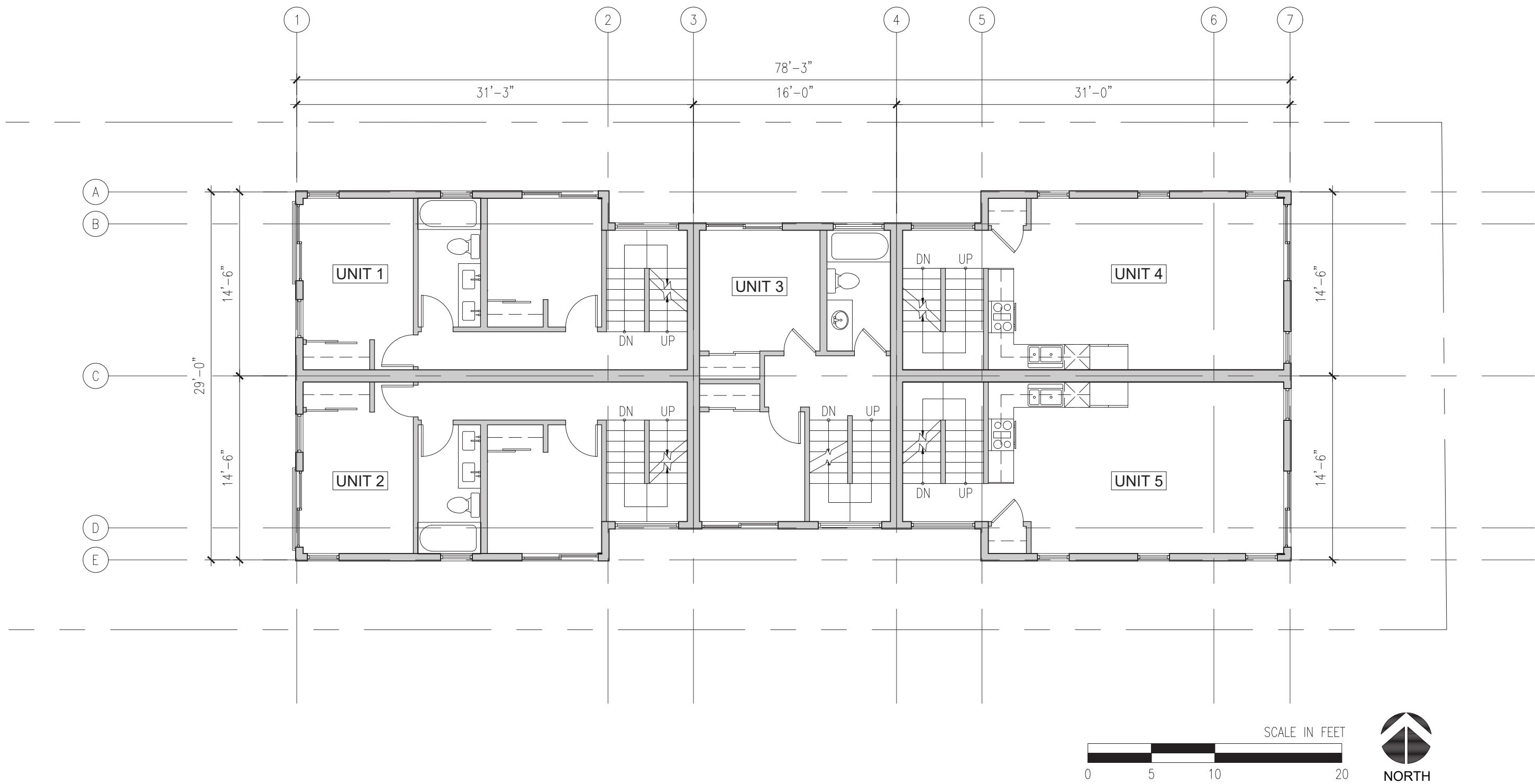
PLANT SCHEDULE

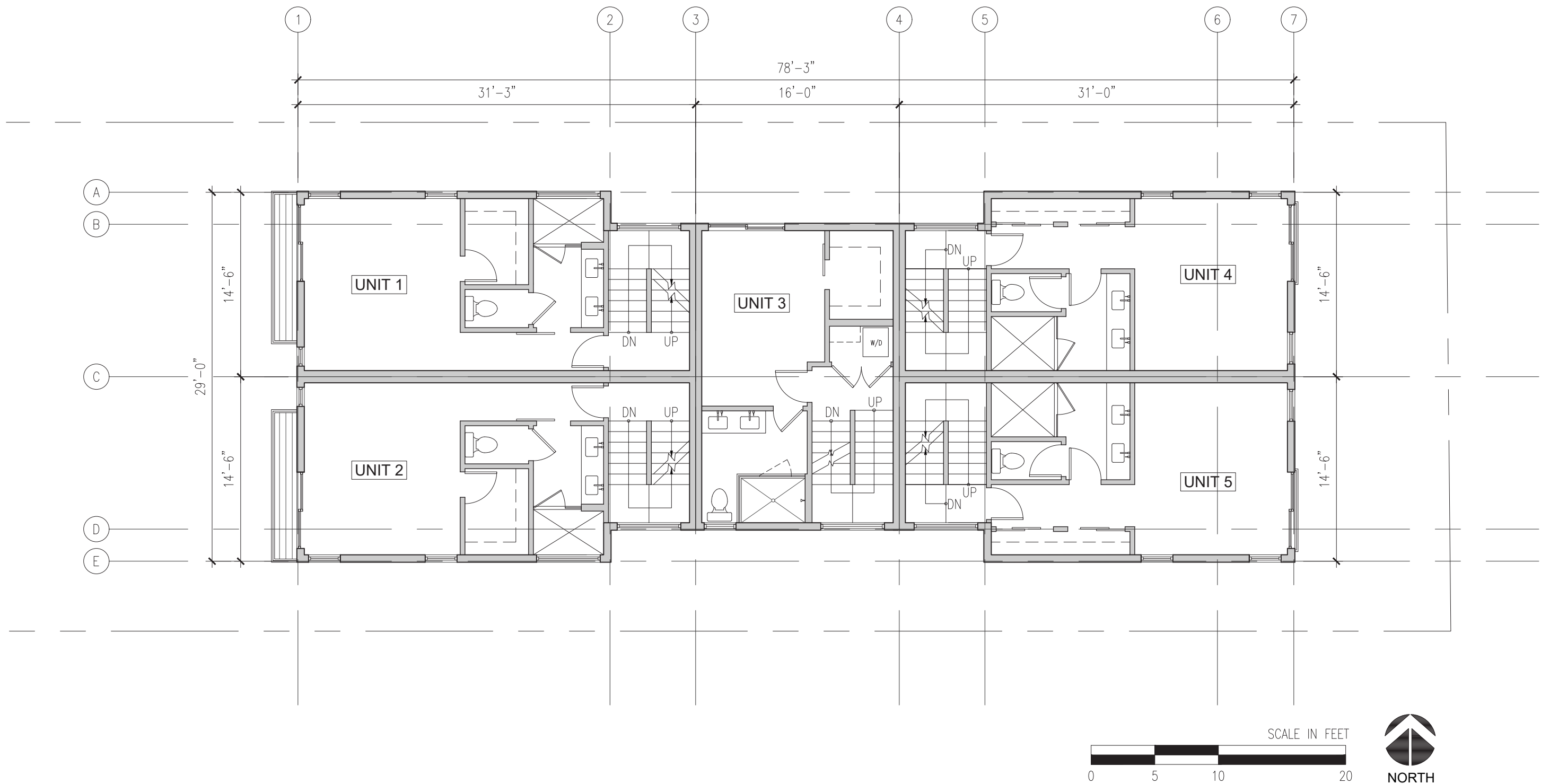
TREES	BOTANICAL / COMMON NAME
	Malus 'Lancelot' / Lancelot Crabapple
	Quercus coccinea / Scarlet Oak Street Tree
GROUND COVERS	BOTANICAL / COMMON NAME
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick
	Fragaria chiloensis / Beach Strawberry
	Turf Sod / Drought Tolerant Fescue Blend

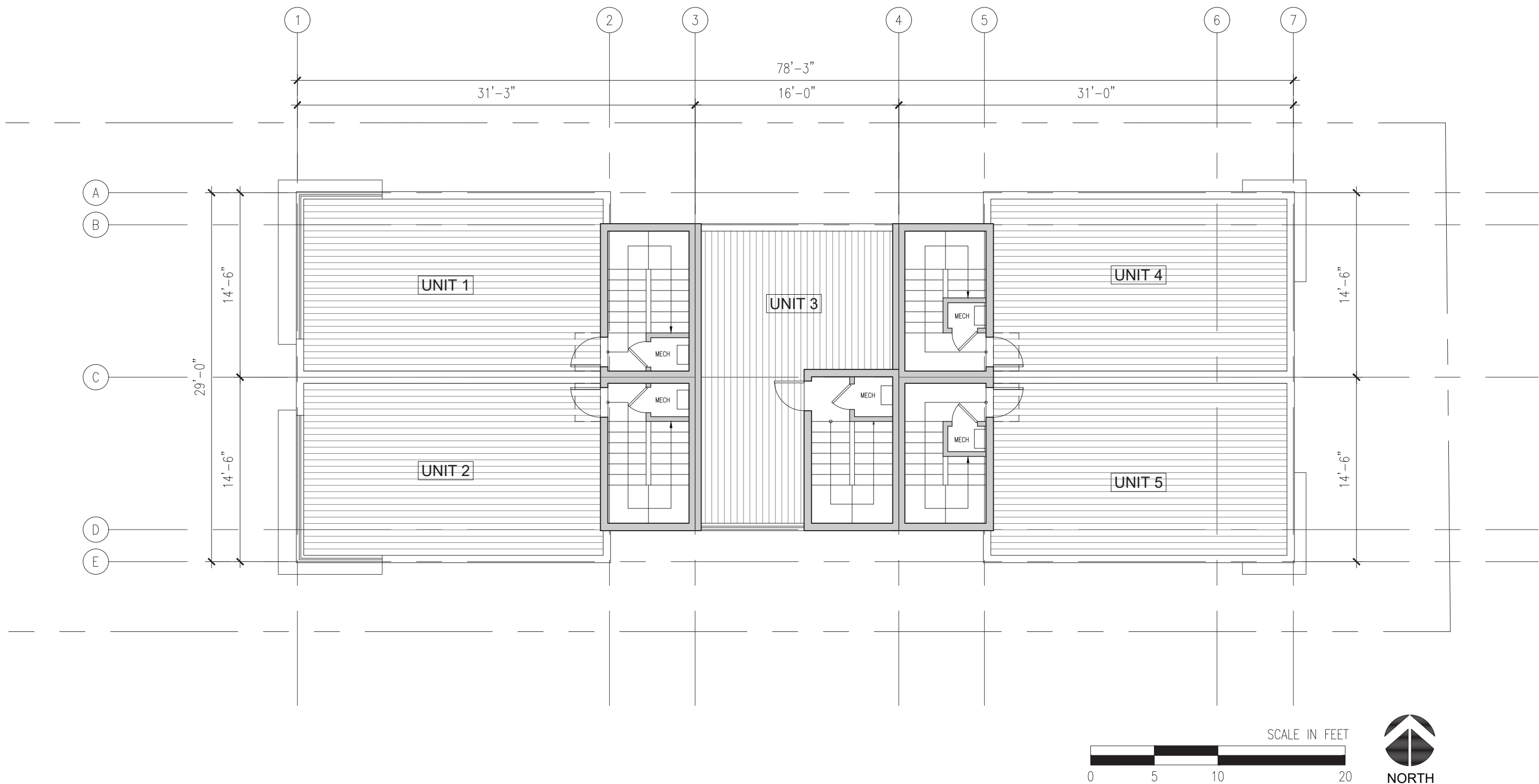
PLANT SCHEDULE

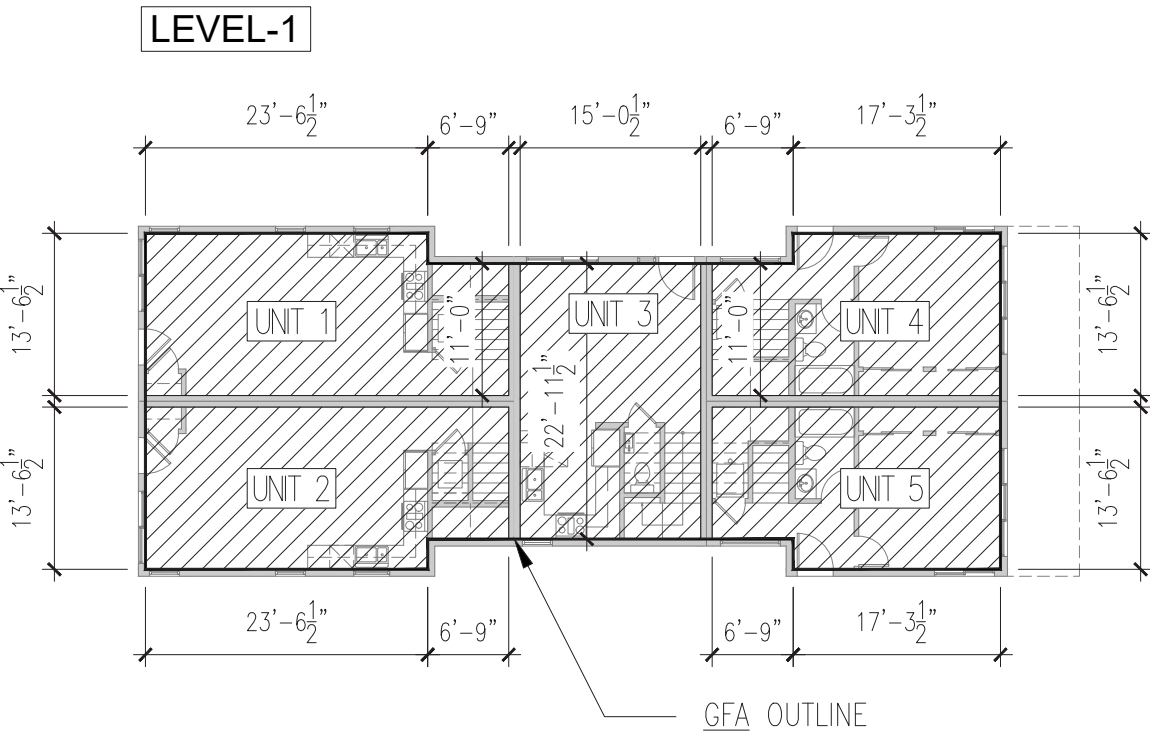
SHRUBS	BOTANICAL / COMMON NAME
	Achillea millefolium 'Strawberry Seduction' / Strawberry Seduction Common Yarrow
	Blechnum spicant / Deer Fern
	Dicentra formosa / Pacific Bleeding-Heart
	Digitalis purpurea 'Foxy' / Foxy Foxglove
	Heuchera cylindrica / Coral Bells
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Polystichum munitum / Western Sword Fern
	Ribes sanguineum / Red Flowering Currant
	Sarcococca ruscifolia / Fragrant Sarcococca
	Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac
	Vaccinium ovatum / Evergreen Huckleberry









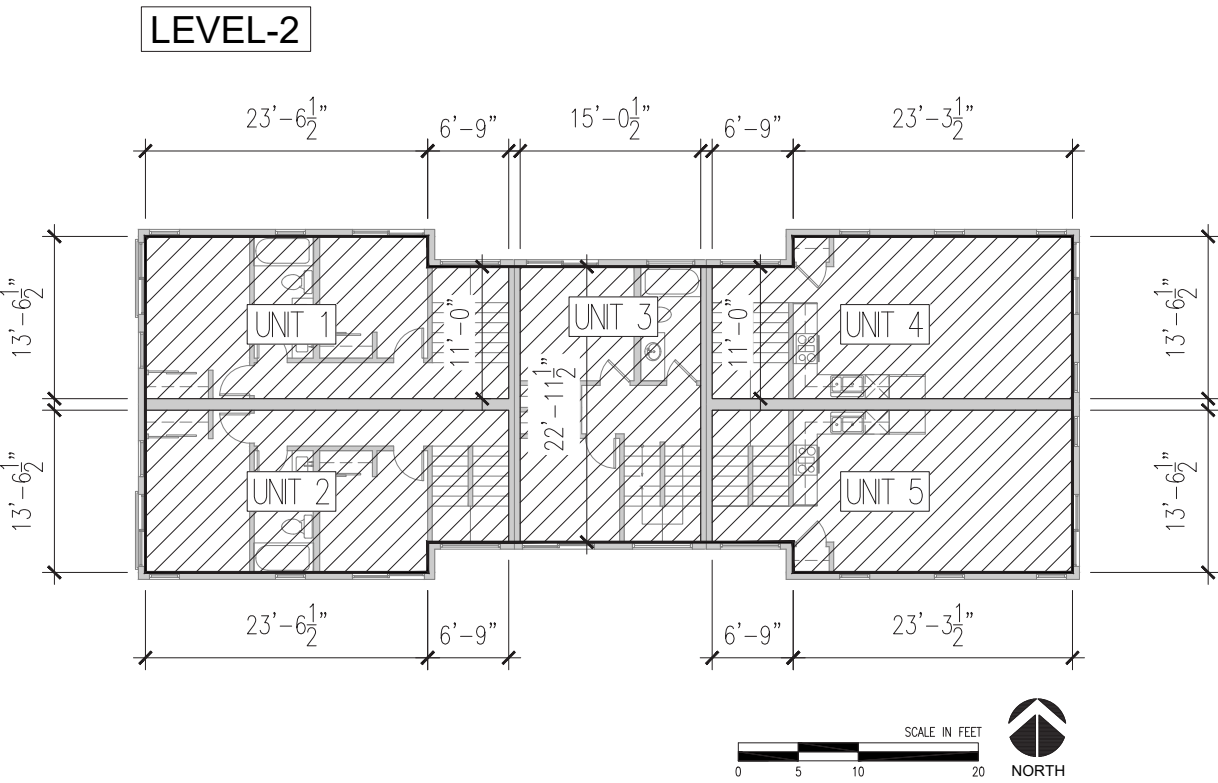


UNITS 1-5: FLOOR AREA RATIO

UNIT 1 = 392.2 SF
UNIT 2 = 392.2 SF
UNIT 3 = 345.3 SF
UNIT 4 = 307.7 SF
UNIT 5 = 307.7 SF
TOTAL = 1,745.1 SF

FLOOR AREA RATIO - 1ST FLOOR:
1,745.1 SF

GROSS FLOOR AREA - 1ST FLOOR:
1,841.4 SF

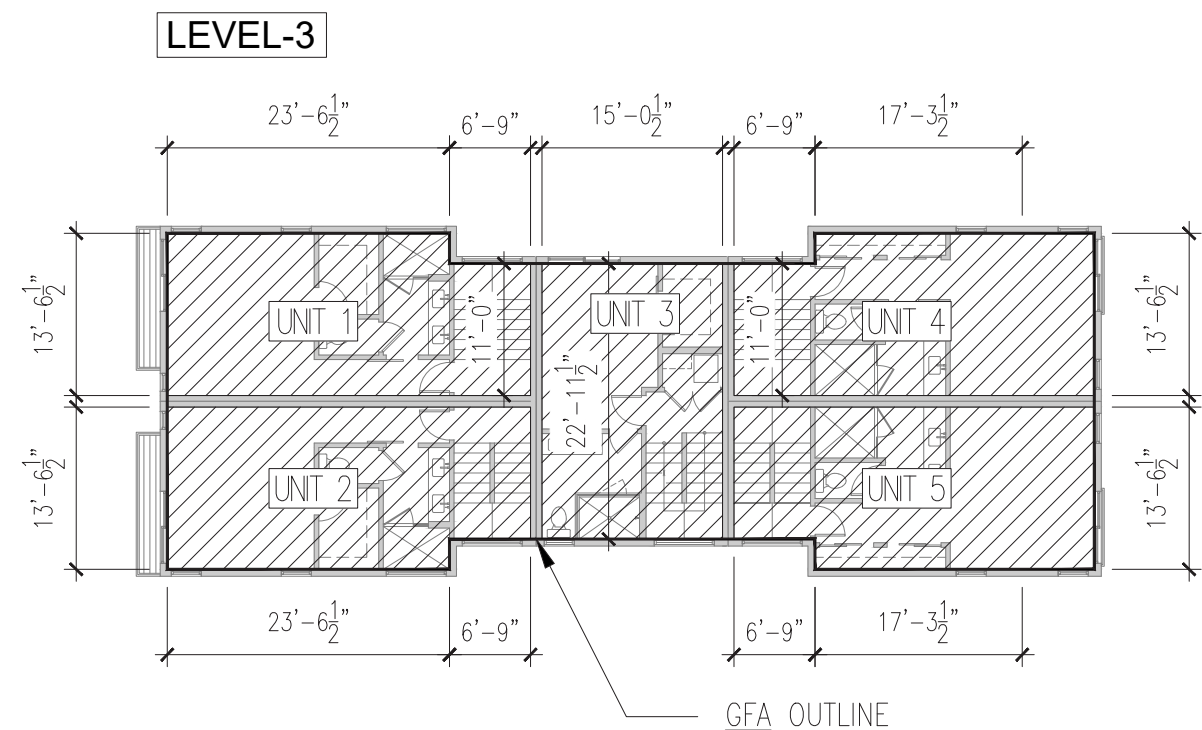


UNITS 1-5: FLOOR AREA RATIO

UNIT 1 = 392.2 SF
UNIT 2 = 392.2 SF
UNIT 3 = 345.3 SF
UNIT 4 = 388.8 SF
UNIT 5 = 388.8 SF
TOTAL = 1,907.3 SF

FLOOR AREA RATIO - 2ND FLOOR:
1,907.3 SF

GROSS FLOOR AREA - 2ND FLOOR:
2,009.4 SF



UNITS 1-5: FLOOR AREA RATIO

UNIT 1 = 392.2 SF
UNIT 2 = 392.2 SF
UNIT 3 = 345.3 SF
UNIT 4 = 388.8 SF
UNIT 5 = 388.8 SF
TOTAL = 1,907.3 SF

FLOOR AREA RATIO - 3RD FLOOR:
1,907.3 SF

GROSS FLOOR AREA - 3RD FLOOR:
2,009.4 SF

TOTAL FAR AREA CALCULATIONS:

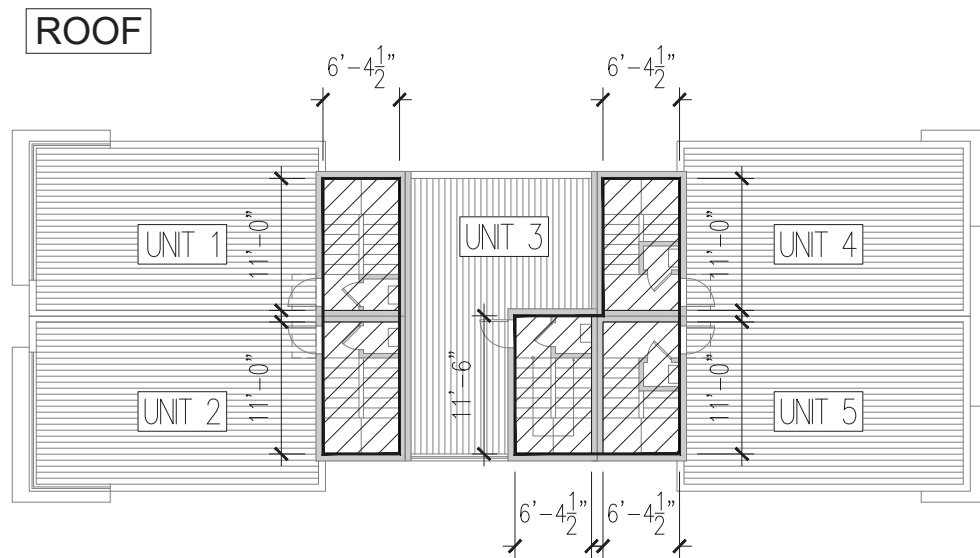
ALLOWABLE (SMC 23.45.510):
LR2 MHA ZONES - FAR OF 1.4 FOR TOWNHOUSES

1.4 (FAR) x 4,821 SF (LOT AREA PER SURVEY)
= 6,749.4 SF ALLOWABLE

TOTAL PROPOSED:

FLOOR 1 = 1,745.1 SF
FLOOR 2 = 1,907.3 SF
FLOOR 3 = 1,907.3 SF
FLOOR 4 = 353.7 SF

TOTAL FAR = 5,913.4 SF < 6,749.4 SF = OK



UNITS 1-5: FLOOR AREA RATIO

UNIT 1 = 70.1 SF
UNIT 2 = 70.1 SF
UNIT 3 = 73.3 SF
UNIT 4 = 70.1 SF
UNIT 5 = 70.1 SF
TOTAL = 353.7 SF

FLOOR AREA RATIO - ROOF:
353.7 SF

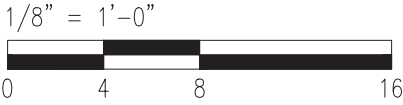
GROSS FLOOR AREA - ROOF:
377.1 SF

GROSS FLOOR AREA CALCULATIONS:

LEVEL 1 = 1,841.4 SF
LEVEL 2 = 2,009.4 SF
LEVEL 3 = 2,009.4 SF
LEVEL 4 = 377.1 SF

TOTAL GFA = 6,237.3 SF

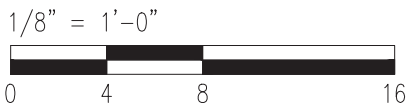
- MATERIALS: ① BOARD & BATTEN - COLOR: TAN BROWN (TBD)
- ③ 8" FIBER CEMENT LAP SIDING - COLOR: DARK GRAY (TBD)
- ⑤ FIBER CEMENT PANEL - COLOR: LIGHT GRAY (TBD)
- ② 4" FIBER CEMENT LAP SIDING - COLOR: TAN BROWN (TBD)
- ④ FIBER CEMENT PANEL - COLOR: DARK GRAY (TBD)
- ⑥ VINYL DOORS / WINDOWS - WHITE



WEST ELEVATION
MIDVALE AVE N.

ELEVATION: SOUTH

- MATERIALS: ① BOARD & BATTEN - COLOR: TAN BROWN (TBD)
- ③ 8" FIBER CEMENT LAP SIDING - COLOR: DARK GRAY (TBD)
- ⑤ FIBER CEMENT PANEL - COLOR: LIGHT GRAY (TBD)
- ② 4" FIBER CEMENT LAP SIDING - COLOR: TAN BROWN (TBD)
- ④ FIBER CEMENT PANEL - COLOR: DARK GRAY (TBD)
- ⑥ VINYL DOORS / WINDOWS - WHITE



SOUTH ELEVATION



- MATERIALS:
- ① BOARD & BATTEN - COLOR: TAN BROWN (TBD)

② 4" FIBER CEMENT LAP SIDING - COLOR: TAN BROWN (TBD)

③ 8" FIBER CEMENT LAP SIDING - COLOR: DARK GRAY (TBD)

④ FIBER CEMENT PANEL - COLOR: DARK GRAY (TBD)

⑤ FIBER CEMENT PANEL - COLOR: LIGHT GRAY (TBD)

⑥ VINYL DOORS / WINDOWS - WHITE



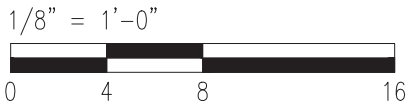
1/8" = 1'-0"

0 4 8 16

EAST ELEVATION
ALLEY

ELEVATION: NORTH

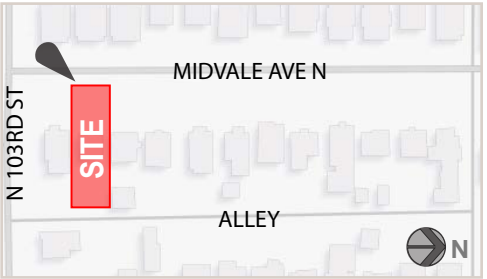
- MATERIALS: ① BOARD & BATTEN - COLOR: TAN BROWN (TBD)
- ② 4" FIBER CEMENT LAP SIDING - COLOR: TAN BROWN (TBD)
- ③ 8" FIBER CEMENT LAP SIDING - COLOR: DARK GRAY (TBD)
- ④ FIBER CEMENT PANEL - COLOR: DARK GRAY (TBD)
- ⑤ FIBER CEMENT PANEL - COLOR: LIGHT GRAY (TBD)
- ⑥ VINYL DOORS / WINDOWS - WHITE



NORTH ELEVATION



PERSPECTIVE LOOKING NORTHEAST FROM MIDVALE AVE N.





MIDDLE AND REAR UNIT ENTRIES





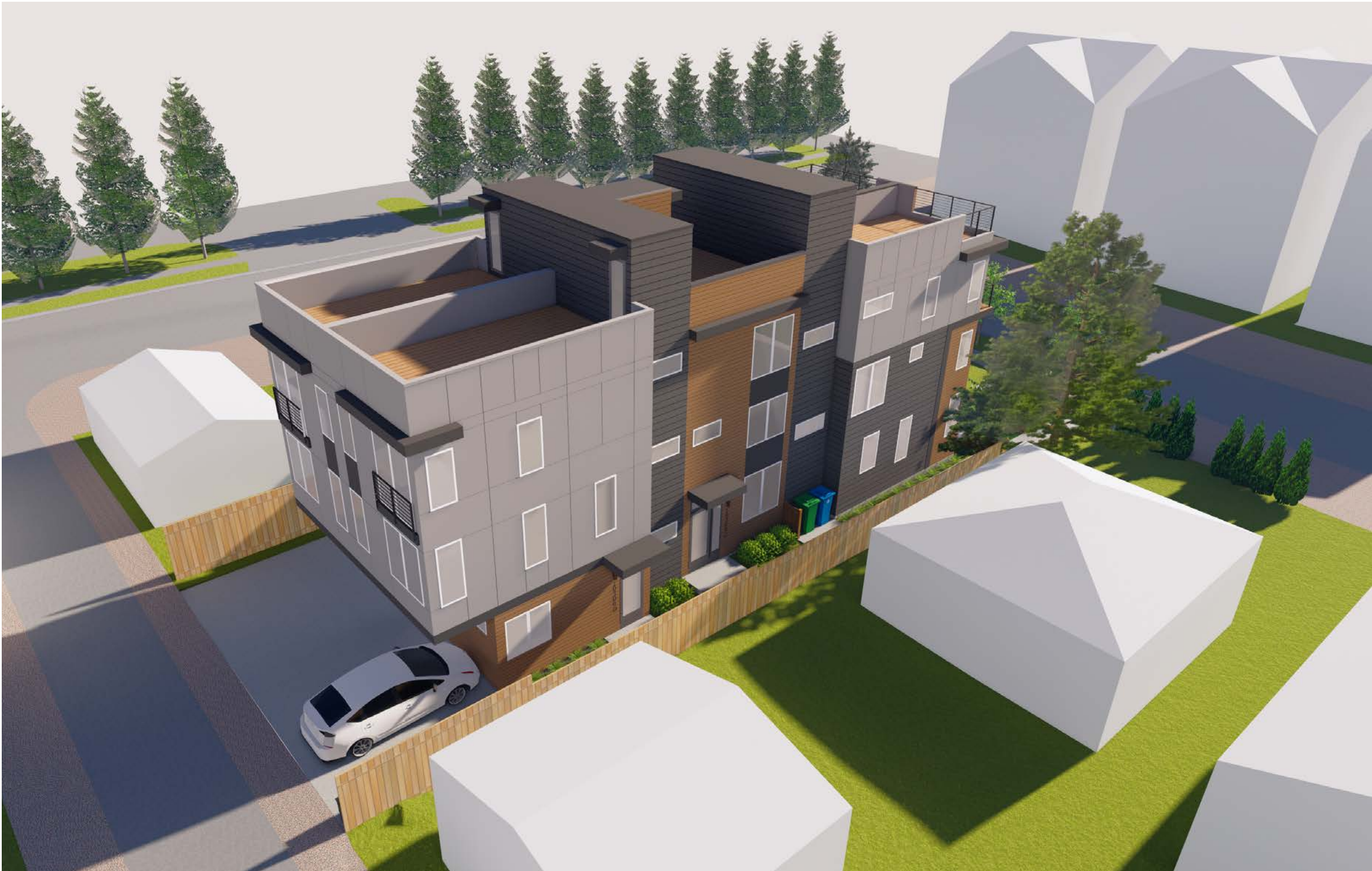
PERSPECTIVE LOOKING SOUTHEAST FROM MIDVALE AVE N.





PERSPECTIVE LOOKING NORTHWEST FROM ALLEY





PERSPECTIVE AERIAL VIEW





CLOSE UP VIEW OF STREET-FACING UNIT ENTRIES & WAYFINDING.





FIGURE 1. SIDE VIEW OF SETBACKS

DESIGN REVIEW REQUEST

THIS DESIGN REVIEW REQUEST IS TO REDUCE THE REQUIRED SIDE SETBACK FROM 7' AVERAGE / 5' MINIMUM TO 6.44' AVERAGE / 5.5' MINIMUM. THIS IS A REDUCTION OF 8.33%.
 $(5.5' \times 24.46') + (8' \times 29.46') + (5.5' \times 24.29') / 78.37' \text{ (TOTAL FACADE LENGTH)} = 6.44' \text{ AVERAGE SETBACK}$

CODE REQUIREMENT

AS STATED IN CODE SECTION SMC 23.45.518.A.1 (TABLE A), THE REQUIRED SETBACKS FOR TOWNHOUSE BUILDINGS WITH FACADES OVER 40' IN LENGTH IS 7' AVERAGE AND 5' MINIMUM. TOWNHOME BUILDINGS WITH 40' OR UNDER FACADES ARE REQUIRED ONLY 5' SETBACKS.

REASON FOR REQUEST

DUE TO THIS NEIGHBORHOOD'S REQUIRED FRONT SETBACK OF 30' & PROVIDING PARKING OFF OF THE ALLEY IN THE BACK, IT WAS NOT POSSIBLE TO SEPARATE THE BUILDING INTO TWO STRUCTURES UNDER 40' WHICH WOULD HAVE ALLOWED FOR A 5' SIDE YARD SETBACK. THE 30' FRONT YARD PROVIDES A UNIQUE AND AMPLE COMMON AMENITY WITH SEATING, VARIED VEGETATION AND SOD AREA FOR PLAY. **DESIGN GUIDELINES DC3.B.4** ENCOURAGES COMMON AREAS FOR PHYSICAL ACTIVITIES AND SOCIAL INTERACTION. THE PARKING OF THE ALLEY WAS PROVIDED PER COMMUNITY OUTREACH COMMENTS ABOUT LACK OF PARKING AND PARKING SAFETY. DESIGN GUIDELINES **DC1.B.1.a** EMPHASIZES THE USE OF ALLEYS FOR PARKING TO MINIMIZE CONFLICTS WITH PEDESTRIANS. WITH THIS REQUEST,

ADDITIONAL FOCUS WENT INTO REDUCING PECEIVED MASS AND MAINTAINING A HUMAN SCALE PER **DC2.D.1&2** BY ADDING TEXTURE, COLOR MATERIALS AND A CENTRAL SETBACK OF 8' THAT INCORPORATES THE PENTHOUSES TO MINIMIZE THE SIZE OF THE BUILDING TOWARDS THE NEIGHBORS. SPECIAL ATTENTION WAS ALSO GIVEN TO PRIVACY, FENCING AND THE RELATIONSHIP WITH NEIGHBORING SITES. WINDOW STUDIES FOR BOTH NORTH AND SOUTH RESIDENCES MINIMIZED DIRECT VIEWS BETWEEN ADJACENT STRUCTURES. IT SHOULD ALSO BE NOTED THAT THE PROJECT IS 836 SF (12.3%) UNDER F.A.R. DUE TO THESE ACCOMODATIONS.

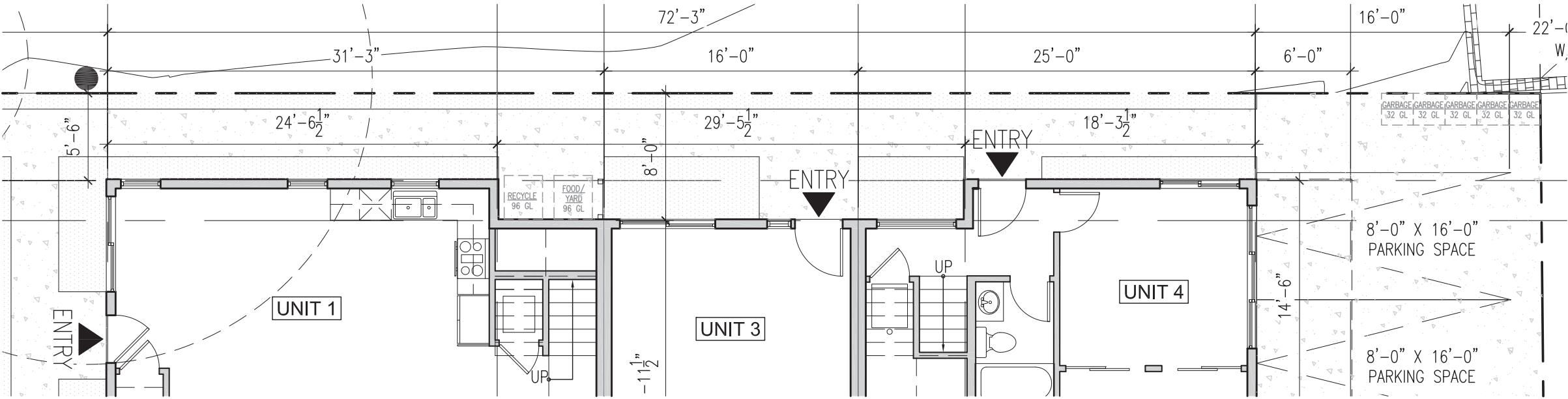


FIGURE 2. DIMENSIONED SIDE SETBACKS