



4708 TOWNHOUSE DEVELOPMENT PROJECT

SDCI PROJECT #: 3039737-EG

CHC ARCHITECTS

13301 SE 79TH PL, A205

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Project information

Project Address: 4708 / 4714 8th Ave NE, Seattle, WA 98105
Parcel #: 088900-0055/ 0889000-0060
SDCI PROJECT#: 3039737-EG
Property Owner: 8TH Avenue NE LLC
Architect/ Contact: CHAOHUA CHANG/ chcarch@gmail.com

Legal Description

(#4708)
BOETZKES UNIVERSITY ADD
PLat Block: 1
Plat Lot: 18
(#4714)
BOETZKES UNIVERSITY ADD
PLat Block: 1
Plat Lot: 19

General Description

Merge two parcels and construct 3-story/ 5-Unit Townhouse. Development standards are based on parcel areas prior to unit lot subdivision. House #4714 remains. House #4708 is to be demolished.

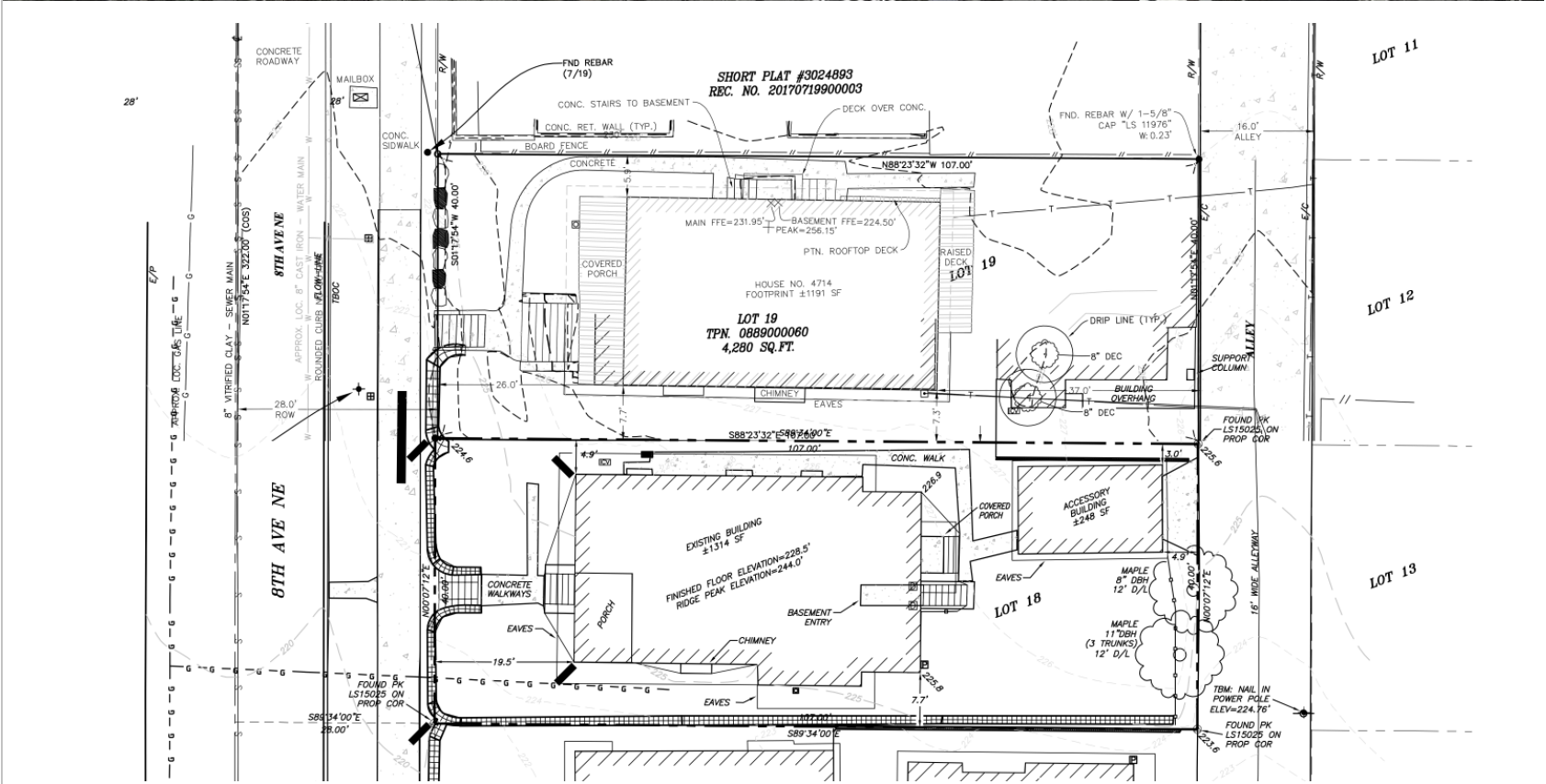
Program Summary

Site Area: 8,560 SF
Site Topography: The west lot line is about 4’ above the street level.
The site has 3% slope up from SW corner to NE corner.

Number of Proposed Unit: 5 Units
Number of Parking Stalls: 2 Surface Parking
Gross Floor Area: 7,942 SF
Proposed building Height: 30'-0" + 3.5' (Parapet)

Design Departures

No design departure is requested



DEVELOPMENT OBJECTIVE



Access Opportunities and Constraints

Transit Access

Bus stops connecting to Seattle metro area are very well distributed within 10 minute walking distance.

Pedestrian Access

2 minutes walking distance University Playground.
Sidewalks are built on both sides of most streets. All grade slopes are gentle and easy for walking.

Zoning Map

The project site is zoned for 'LR1' which expands to E direction for 1 block and W for 2 blocks. It is also surrounded by LR2, NC3, MR, and SM-U zoning.



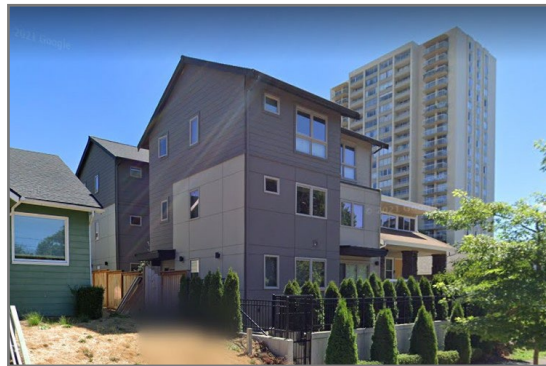
URBAN DESIGN ANALYSIS



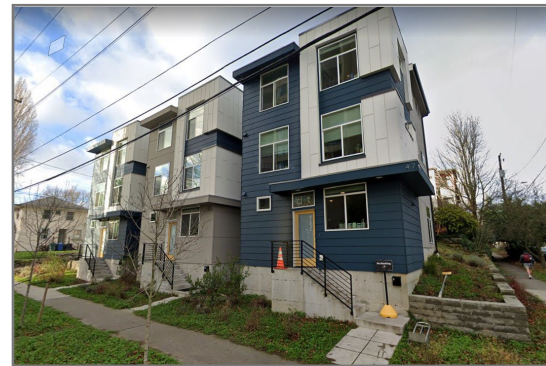
1. 4711 8th Ave NE



5. University Plaza Condominium



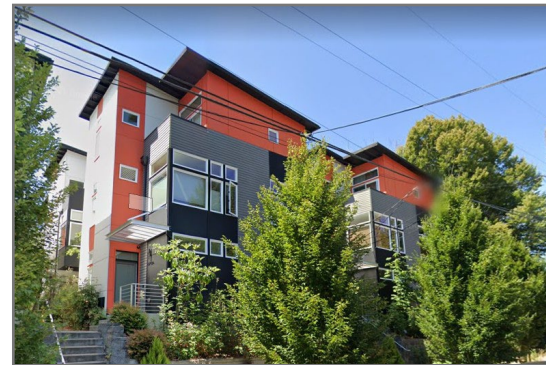
2. 4716 8th Ave NE



6. 4703 9th Ave NE



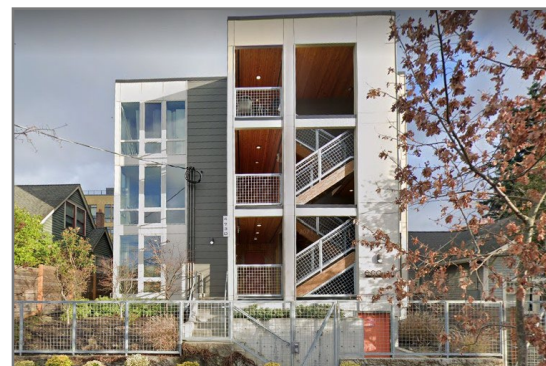
3. 4723 8th Ave NE



7. 4713 9th Ave NE



4. Duncan Place



8. 4730 9th Ave NE



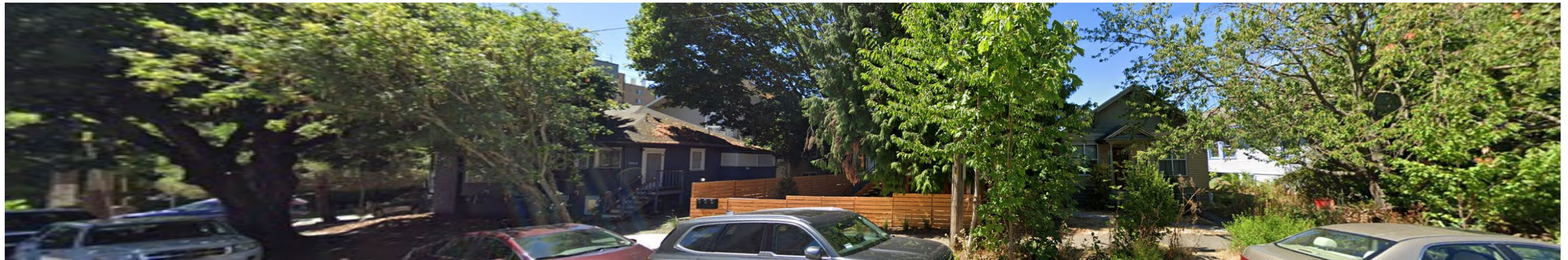
Nine Block Area

The nine-block area contains zonings of LR1, MR, SM-U, NC3-65, and SF5000. Most of structures within this LR1 zoning are still single families. Yet more and more new townhouses will be expected to be constructed. Outside LR1 zone, higher multifamily and commercial buildings are dominant.

URBAN DESIGN ANALYSIS



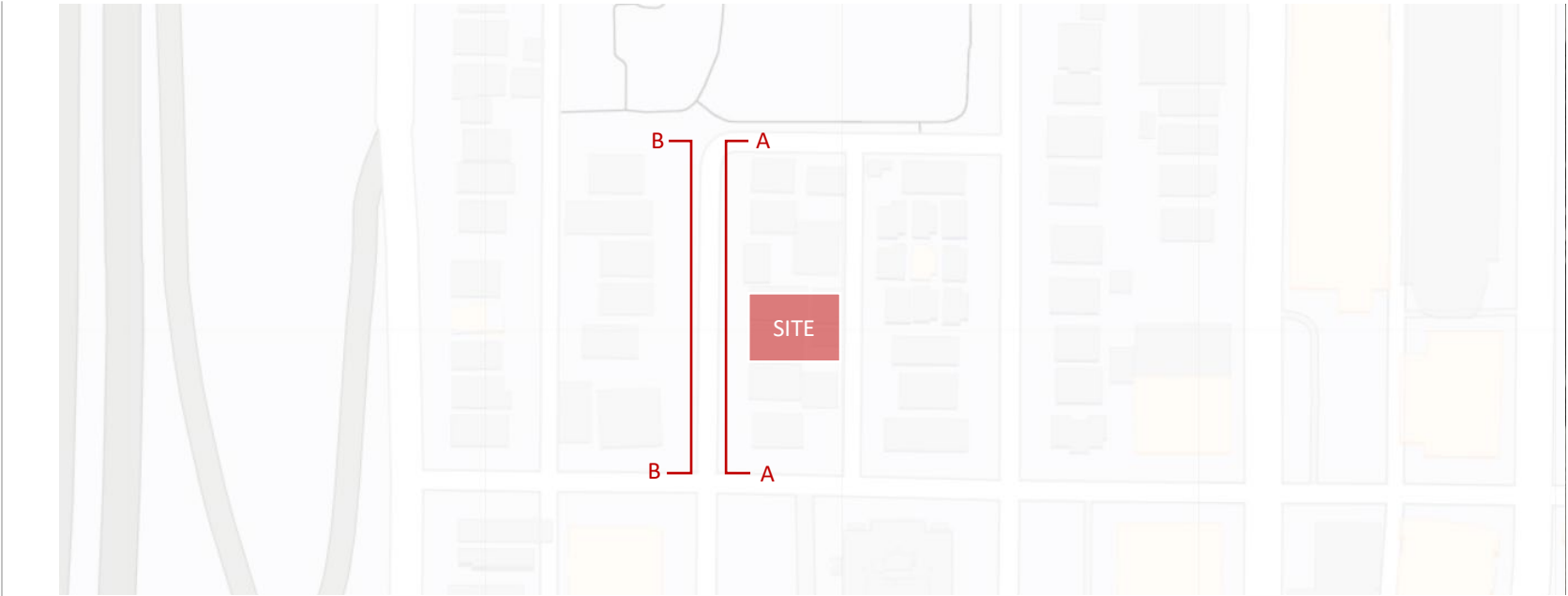
AA - 8th Ave NE (East)



BB – 8TH Ave NE (West)

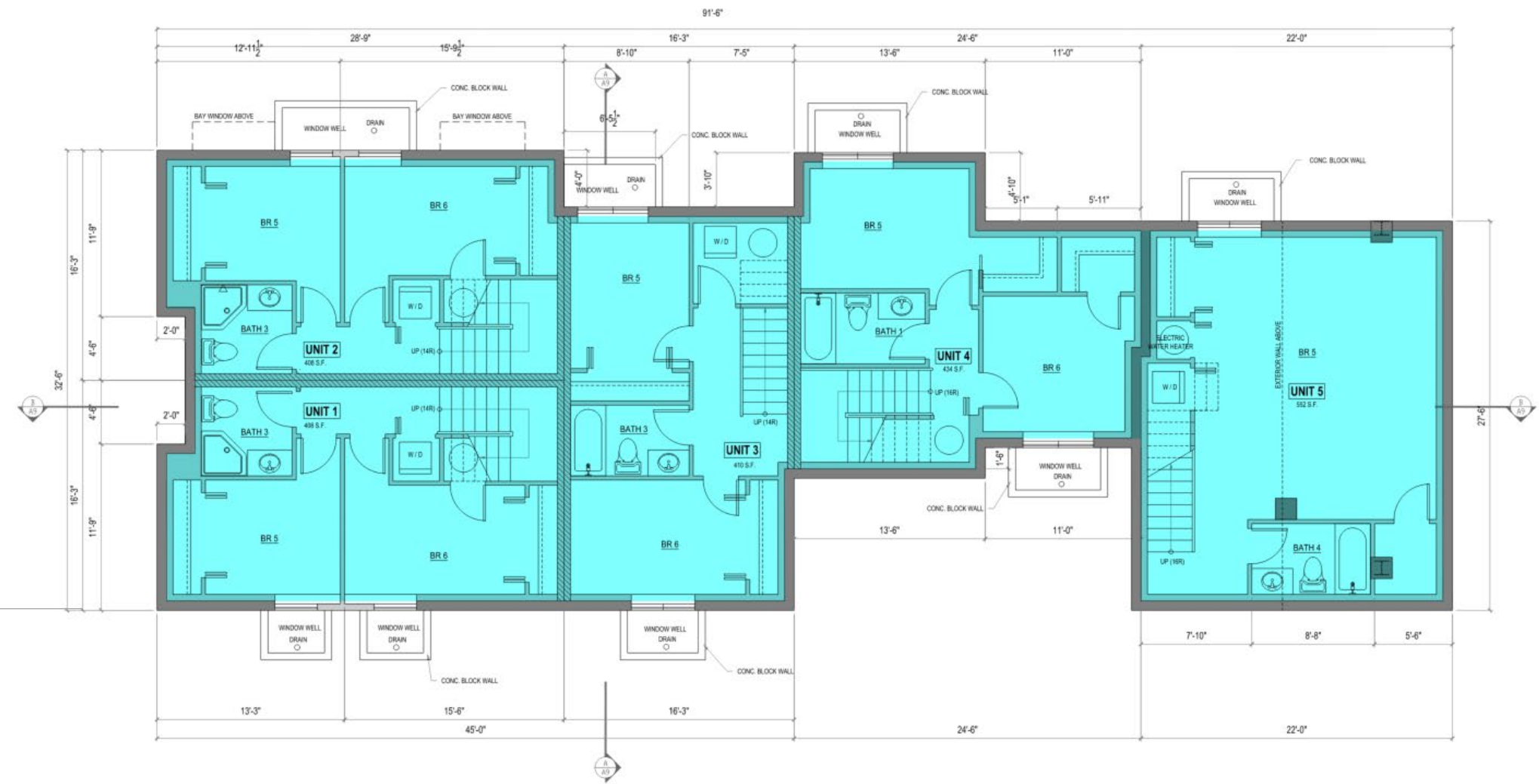
Streetscape

Mostly single-family houses occupy the same street as the project site.
Many multi-family buildings are present on the same block.

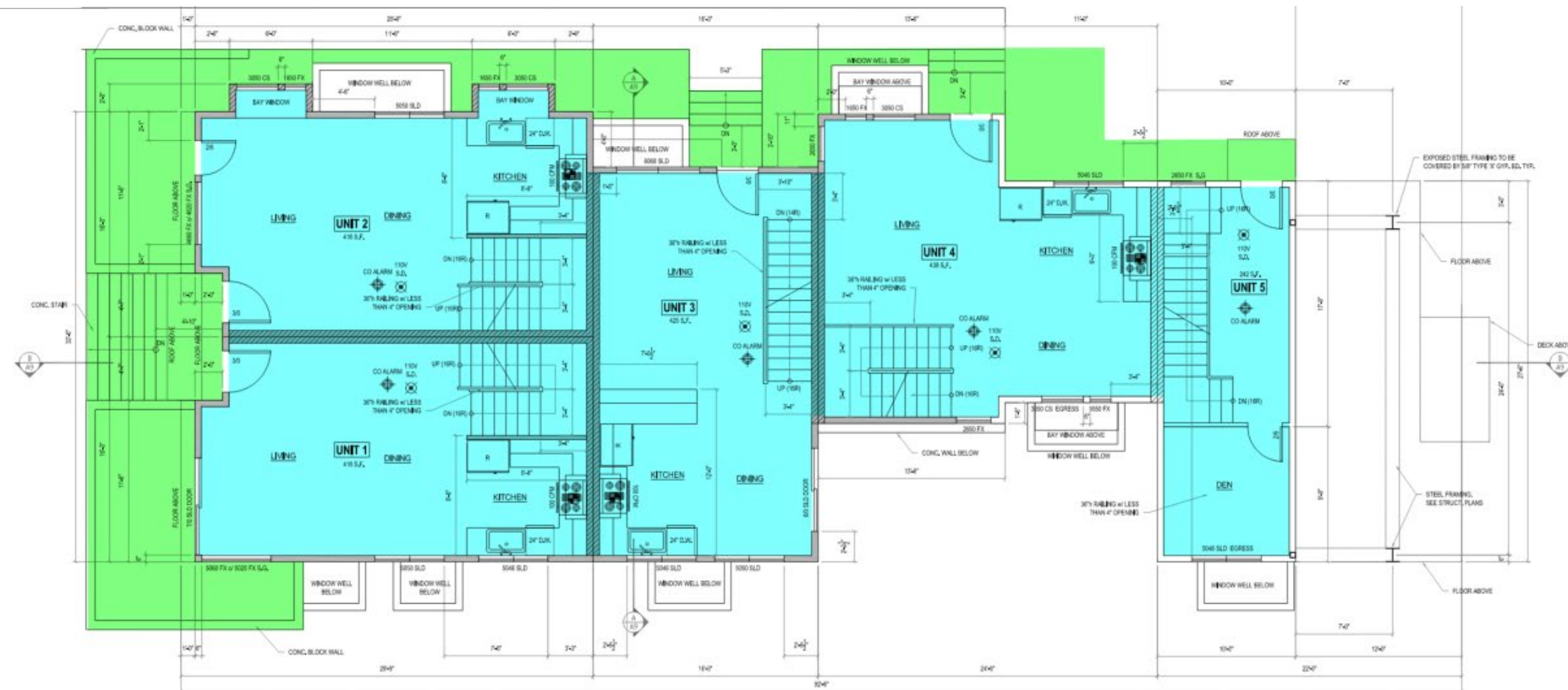


URBAN DESIGN ANALYSIS

BASEMENT



1ST FLOOR PLAN

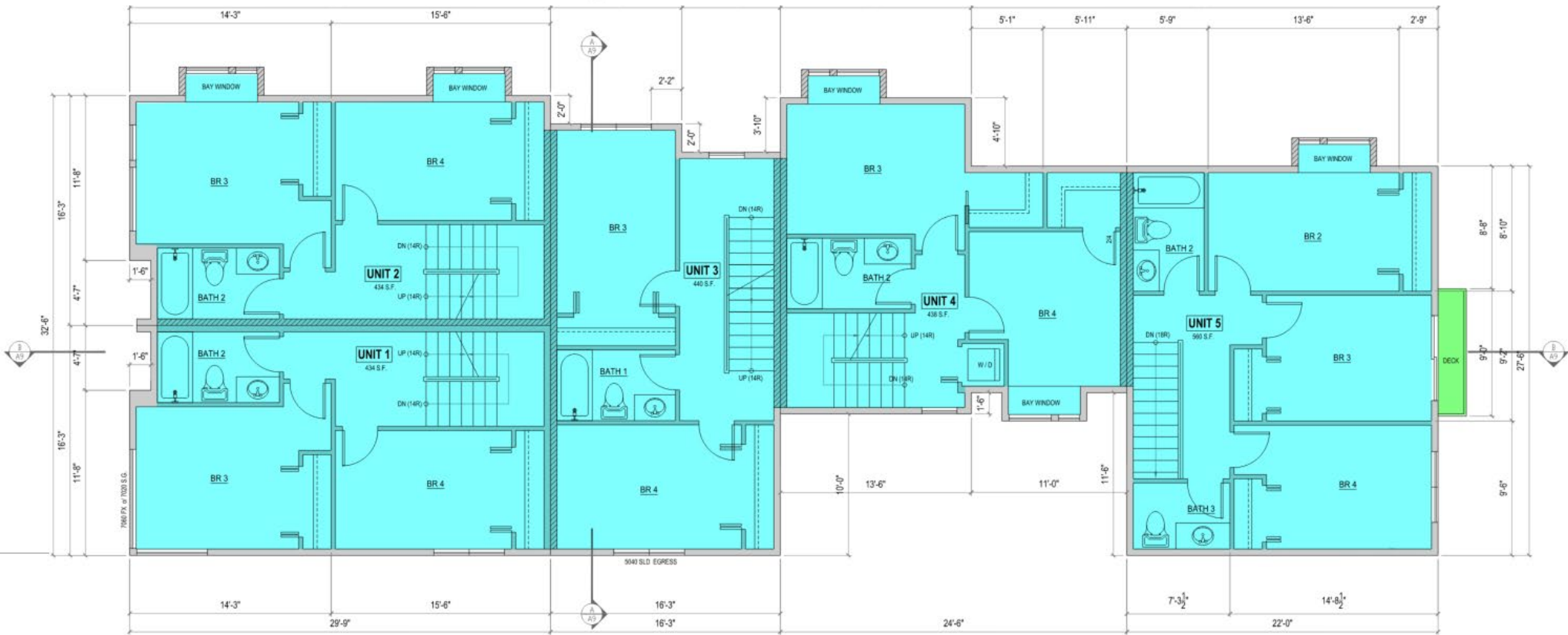


FLOOR PLANS

2nd FLOOR PLAN

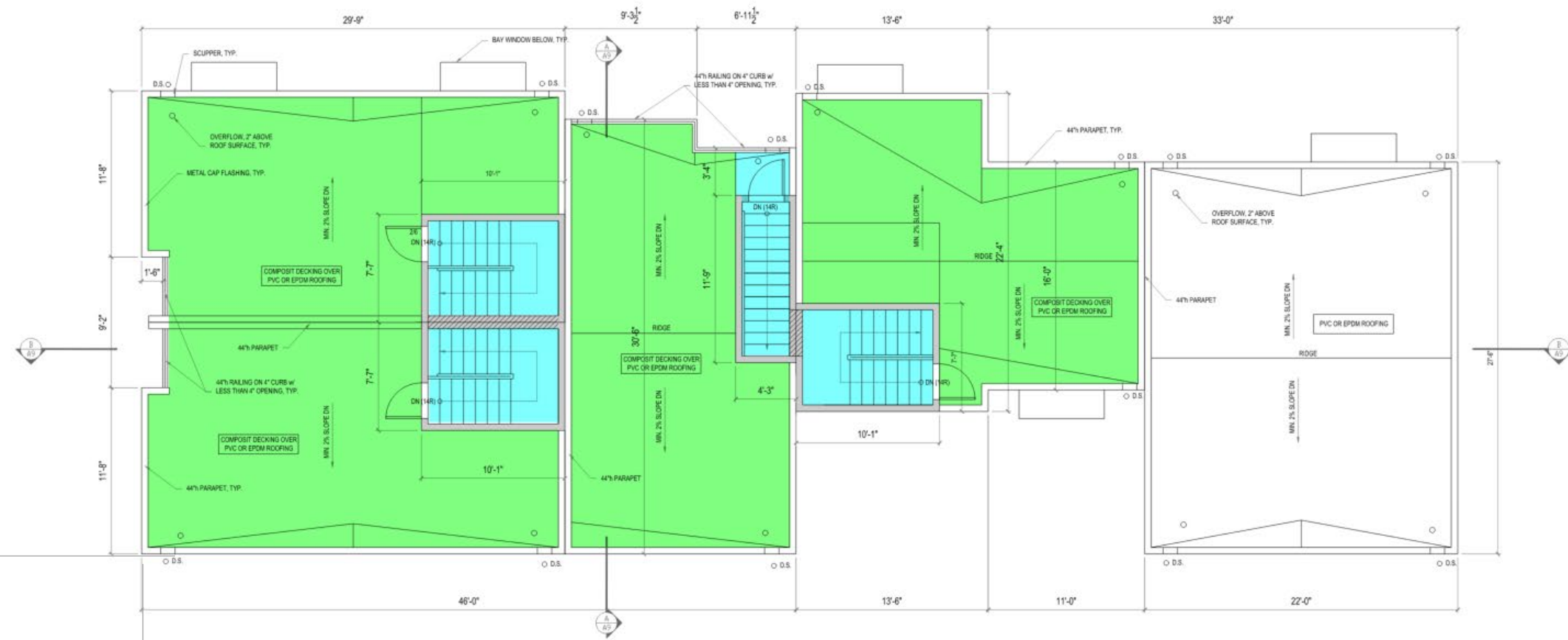


3rd FLOOR PLAN



FLOOR PLANS

ROOF PLAN



FLOOR PLANS

COMMUNITY
OUTREACH
COMMENTS

There were no comments received for this project

CS2. Urban Pattern and Form

- B. Adjacent Sites, Streets, and Open Space
The adjacent sites are a townhouse and a single family, and more townhouse developments are anticipated in the vicinity. The proposed 5-unit townhouse project would be blended well into the future developments within the area.
- C. Relationship to the Block.
This lot is located in the mid-block. The existing single family house at north is owned by the same owner, and the future plan will demolish it and construct another townhouse. The proposed project will be the design reference for the future development.
- D. Height, Bulk, and Scale
The proposed project height is 30' which should be the typical building height for other future project within this LR1 zone. The width of street-facing dwelling unit is 16'-3", which is adequate for living foundation and should be similar to most of existing and future anticipated townhouse development in the area

CS3. Architectural Context and Character

- A. Emphasizing Positive Neighborhood Attributes
The project site (LR1 zone) is surrounded by zones of MR, SM-U, NC3-65, and SF5000, thus the architectural context of the neighborhood and architectural styles have great variety. The proposed project is targeting to present the mixed and balanced characters among the structures in the neighborhood.

PL3. Street Level Interaction

- A. Entries
Entries of street facing units are enforced by recessed walls with canopies and white bricks. Landscaping also provides a feature for entries.
- C. Residential Edges
Raised front yard for street-facing units with 4' high concrete block retaining walls provides boundary and privacy between public sidewalk and private residences.

PL4. Active Transit

- A. Entry Locations and Relationships
Street-facing units have entries directly face the street, and all other three units have entries along north side with concrete walkway connecting between the street and alley, which provides convenient access for residents access from both of the street and alley.
- B. Planning Ahead for Bicyclists
Bicycle lockers are located near the alley with walkway access to all units.

DC2. Architectural Concept

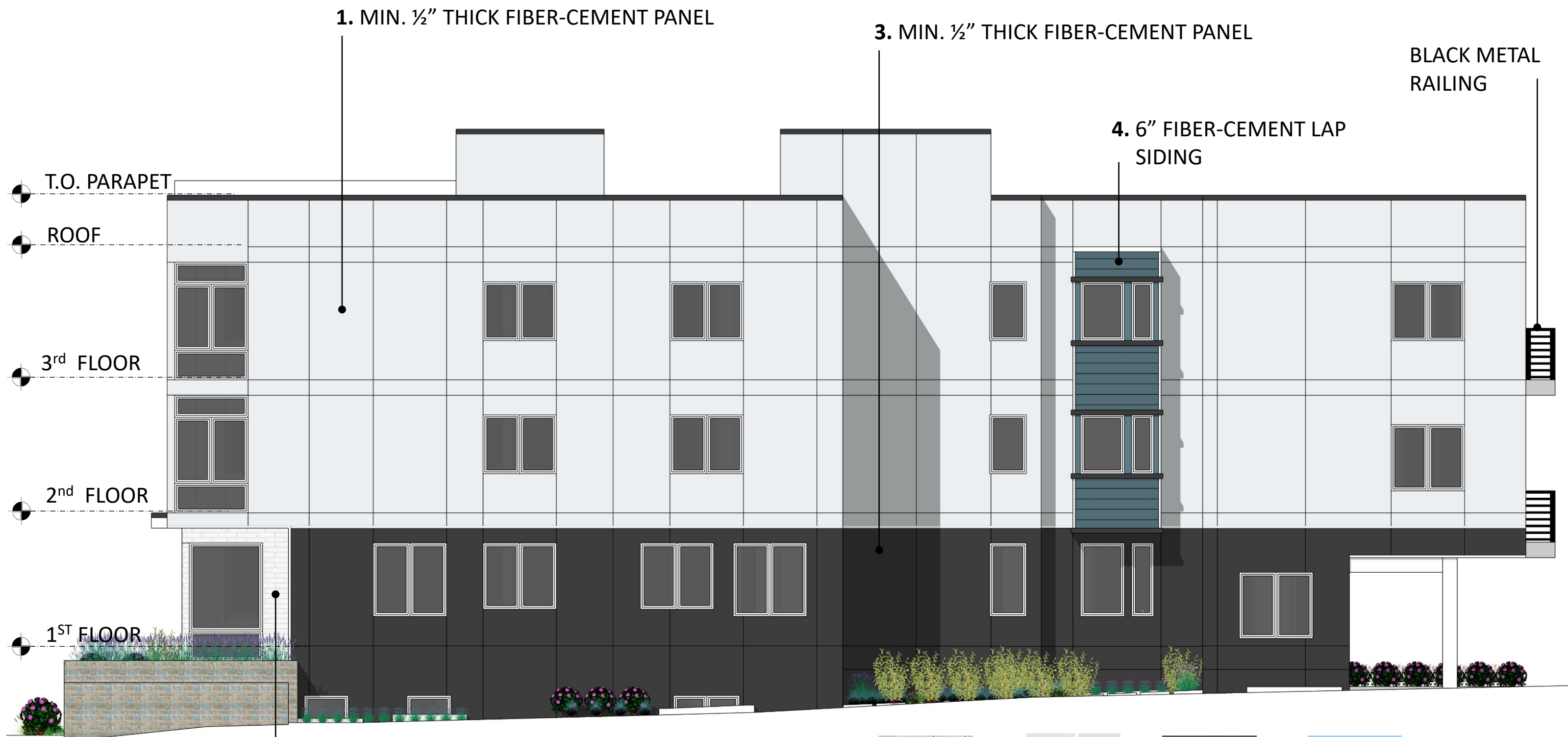
- A. Massing
The mass of the proposed project is broken by creating a court yard and recessed walls between units.
- B. Architectural and Façade Composition
Facade walls have various recessed area with adequate proportion of the whole facade. Bay windows along north elevation provides additional features for the facade. Large windows are proposed on the street facing facade to reduce solid wall area.
- C. Secondary Architectural Features
Canopies for entries, metal railing at roof, and horizontal trims at bay windows provides some secondary architectural features.
- D. Scale and Texture
Ground level is emphasized by white brick walls at entries and black fiber-cement panels at the rest of walls. A few metal railings are used between solid parapets for breaking roof lines/walls.

DC4. Exterior Elements and Materials

- A. Exterior Elements and Finishes
White brick walls are proposed for the purpose of traditionally architectural appearance. Min. 5/8" thick fiber-cement panels are use for major portion of the exterior walls. Composite horizontal siding with wood-like texture is used for breaking massive fiber-cement panels.
- D. Trees, Landscape and Hardscape Materials
The landscaping scheme creates pleasant outdoor living environment and privacy. See landscaping plan.

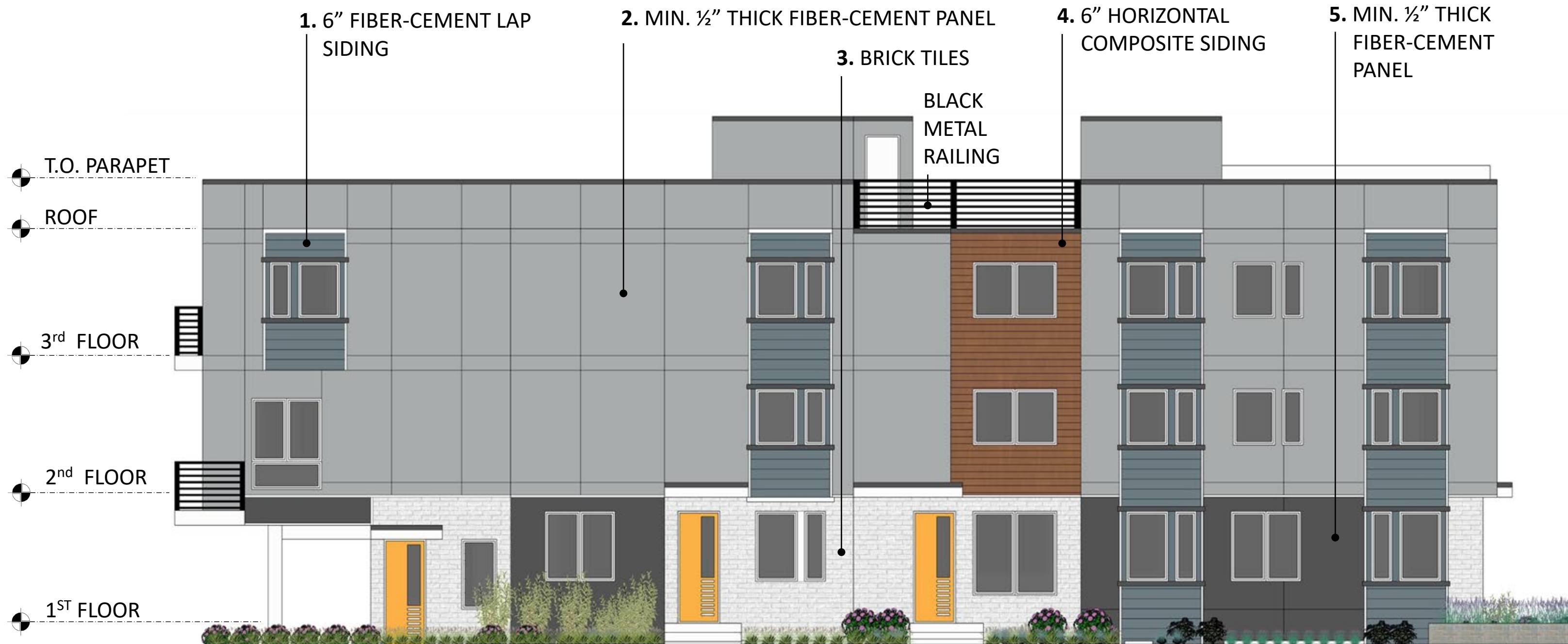


WEST ELEVATION



SOUTH ELEVATION

1		2		3		4	
	COLOR: SW6254		COLOR: SW7006		COLOR: SW6990		COLOR: BM1673



NORTH ELEVATION

1



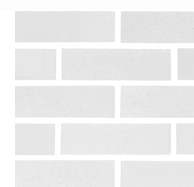
COLOR:
BM1673

2



COLOR:
SW6254

3



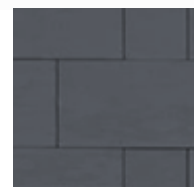
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4

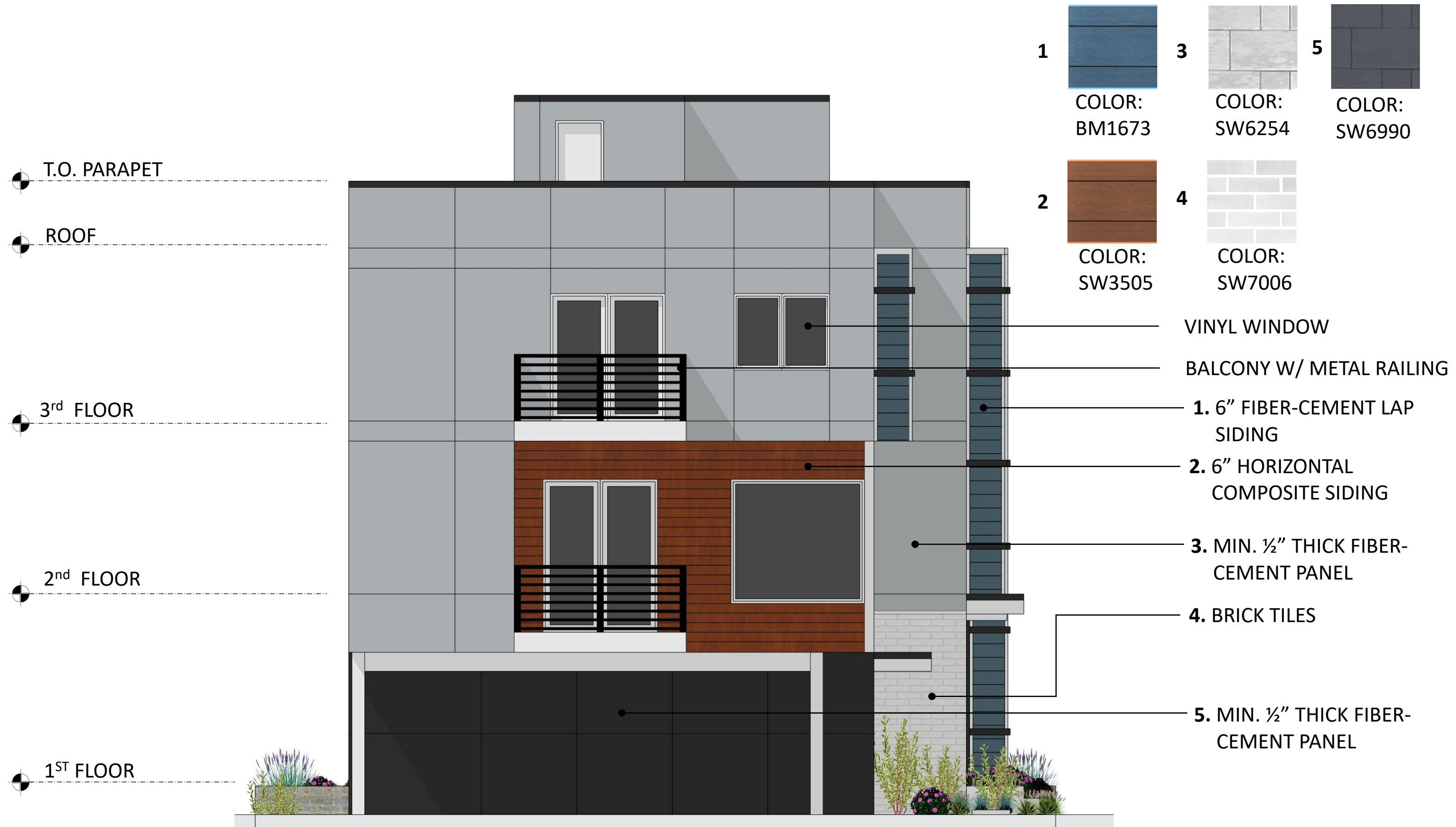


COLOR:
SW3505

5



COLOR:
SW6990





NW CORNER

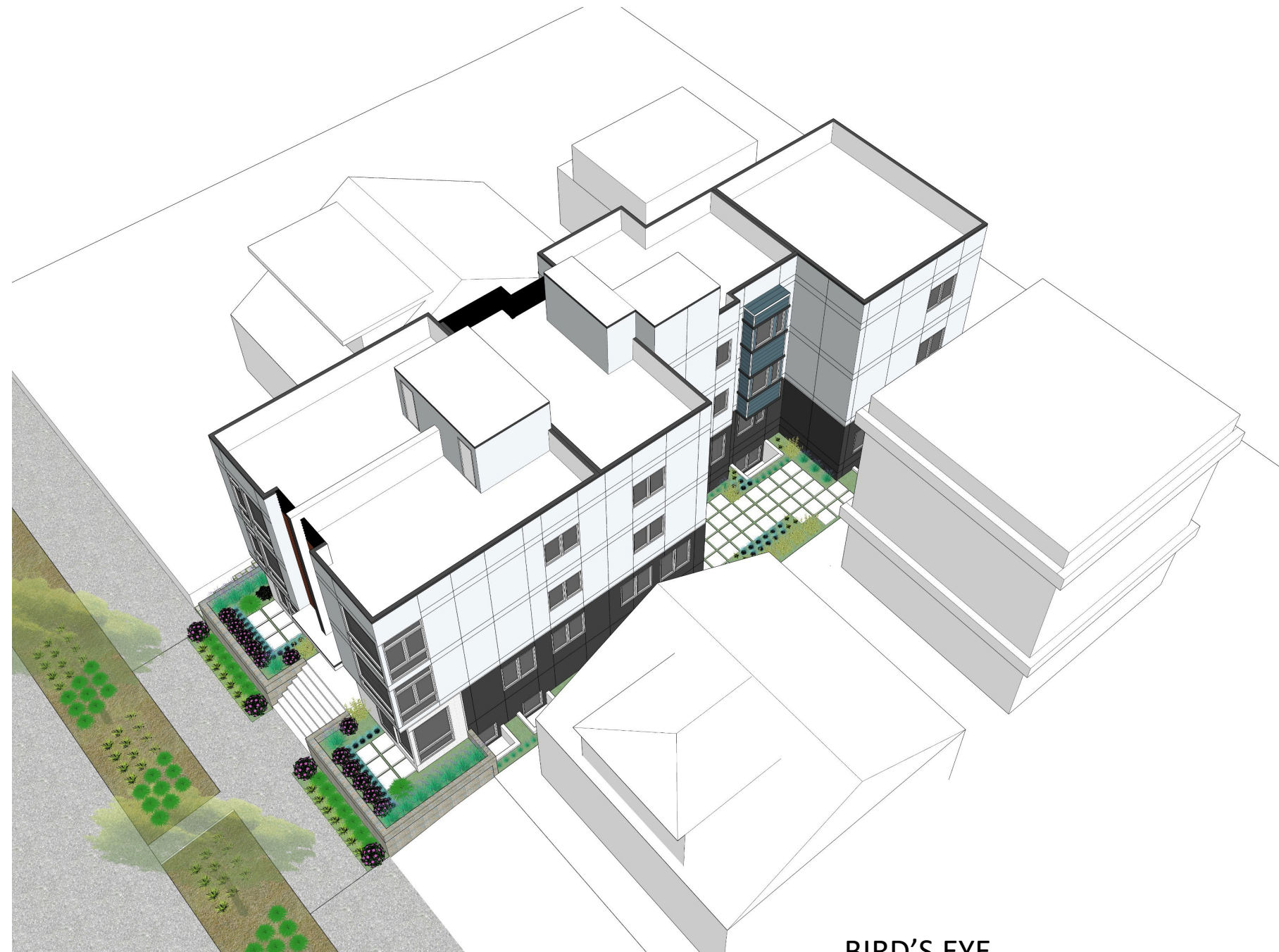


SW CORNER

PERSPECTIVES



NE CORNER



BIRD'S EYE

PERSPECTIVES

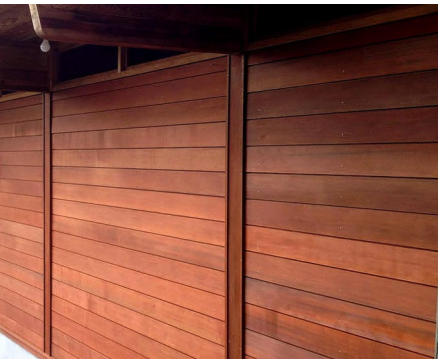
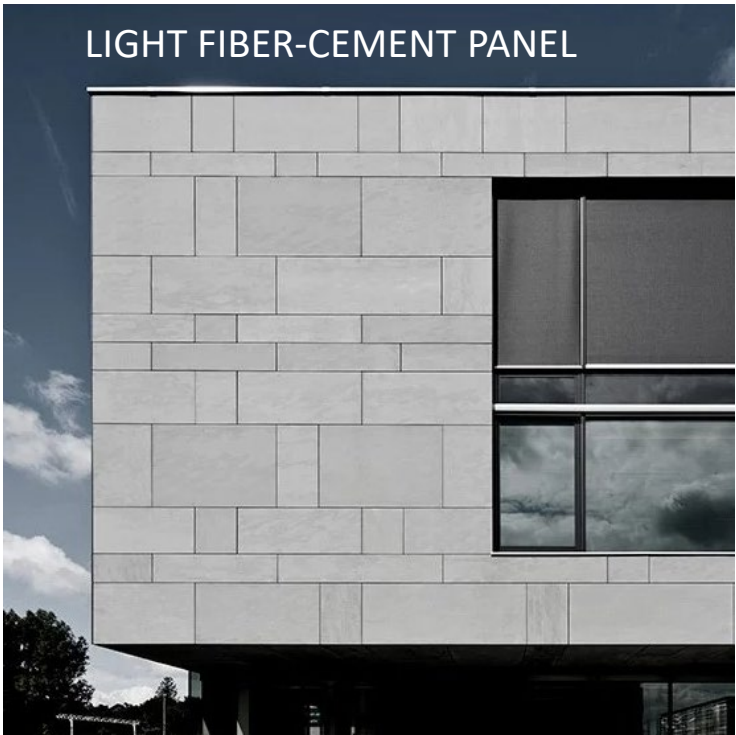
MATERIAL SCHEME

BLACK METAL RAILING



ROOF

LIGHT FIBER-CEMENT PANEL



LAP/ COMPOSITE SIDING



3rd FLOOR

2nd FLOOR



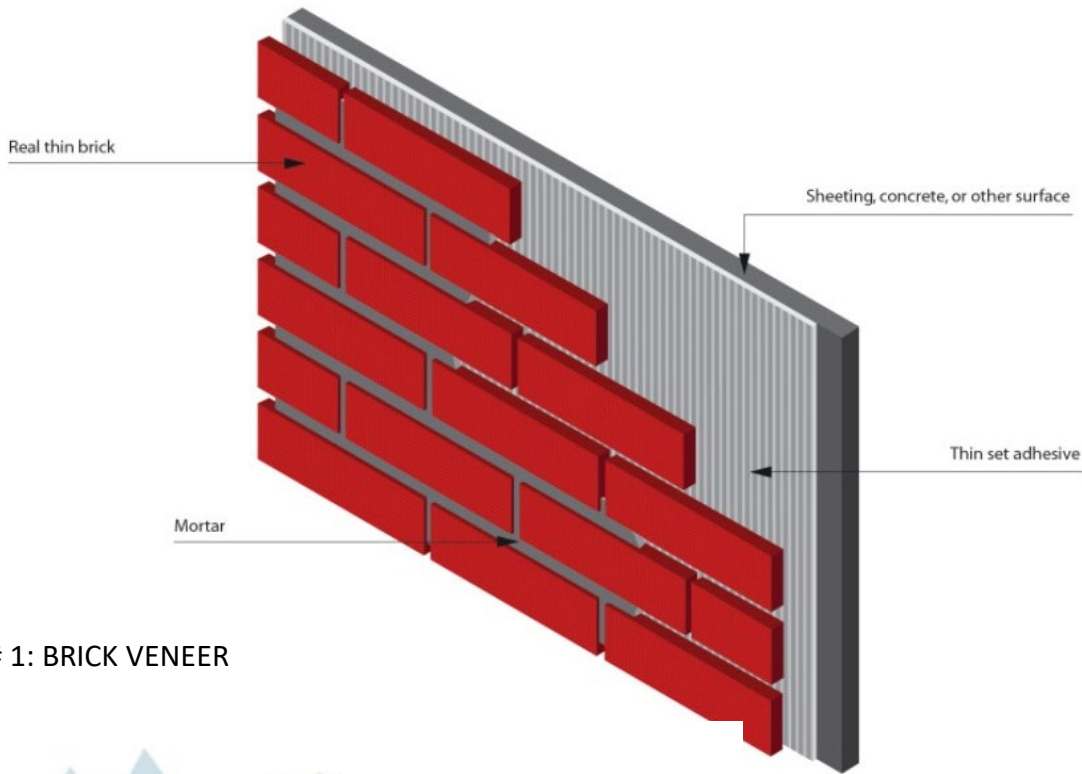
WHITE BRICK



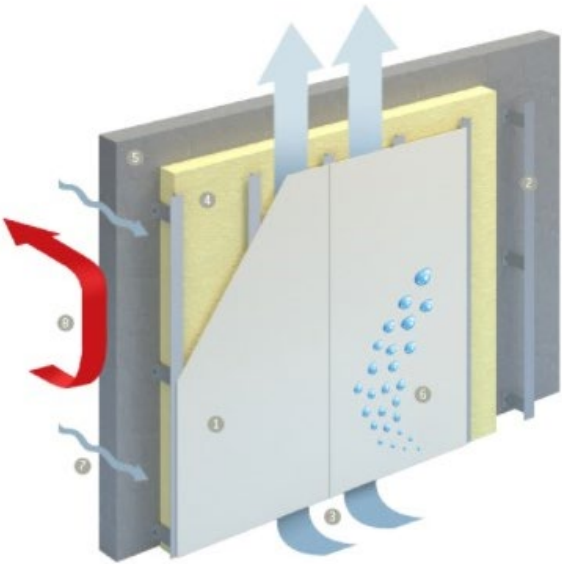
DARK FIBER-CEMENT PANEL

1ST FLOOR

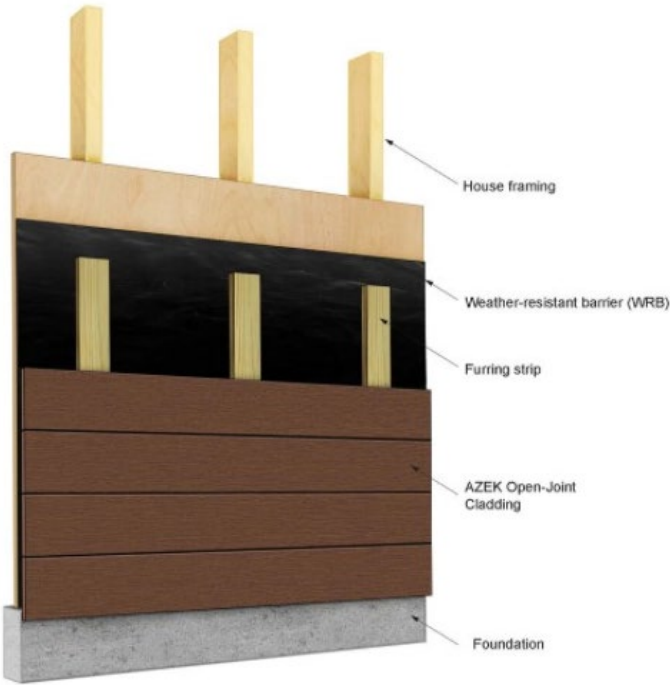
DETAIL # 1: BRICK VENEER



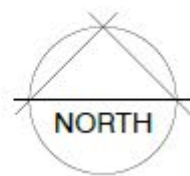
DETAIL # 2: FIBER CEMENT PANEL



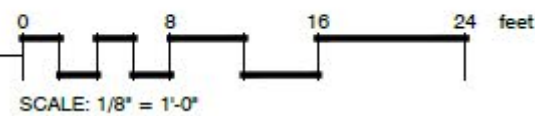
DETAIL # 3: OPEN-JOINT CLADDING



DETAILS



RENDERED LANDSCAPE PLAN



LANDSCAPE PLAN