

SDCI Project: #3042379-EG

01/23/2025



Architect: Julian Weber Architects, Ltd.
1257 S King St.
Seattle, WA 98144

Owner/Applicant: LOF Holding Company LLC
400 112th Ave NE Ste 400
Bellevue, WA 98004

Landscape Architect: Root of Design
7104 265TH St NW, Suite 218
Stanwood, WA 98292



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Project Data

Address:	3840 Linden Ave N Seattle, WA 98103
Tax ID Number:	197220-1460
SDCI Project Numbers:	3042379-EG 7052307-CN 7052308-DM
Lot Size:	6,720 SF
Proposal:	multifamily housing. (8) townhouses.
Vehicle Parking:	6 open parking stalls EV ready
Bike Parking:	8 long term
FAR:	6,720 sf x 1.4 = 9,408 sf allowed (BuiltGreen) 9,408 sf / 8 units = 1,176 sf per unit
GFA:	9,408 sf < 15,000 sf SDR threshold

FAR (PROPOSED)	
TH1	
Level 1	425 SF
Level 2	425 SF
Level 3	378 SF
1,228 SF	
TH2	
Level 1	406 SF
Level 2	406 SF
Level 3	358 SF
1,170 SF	
TH3	
Level 1	425 SF
Level 2	425 SF
Level 3	378 SF
1,228 SF	
TH4	
Level 1	406 SF
Level 2	406 SF
Level 3	359 SF
1,171 SF	
TOTAL	4,797 SF
FAR (PROPOSED)...	
TH5	
Level 1	406 SF
Level 2	406 SF
Level 3	356 SF
1,167 SF	
TH6	
Level 1	397 SF
Level 2	397 SF
Level 3	348 SF
1,142 SF	
TH7	
Level 1	406 SF
Level 2	406 SF
Level 3	356 SF
1,168 SF	
TH8	
Level 1	397 SF
Level 2	397 SF
Level 3	348 SF
1,142 SF	
TOTAL	4,618 SF

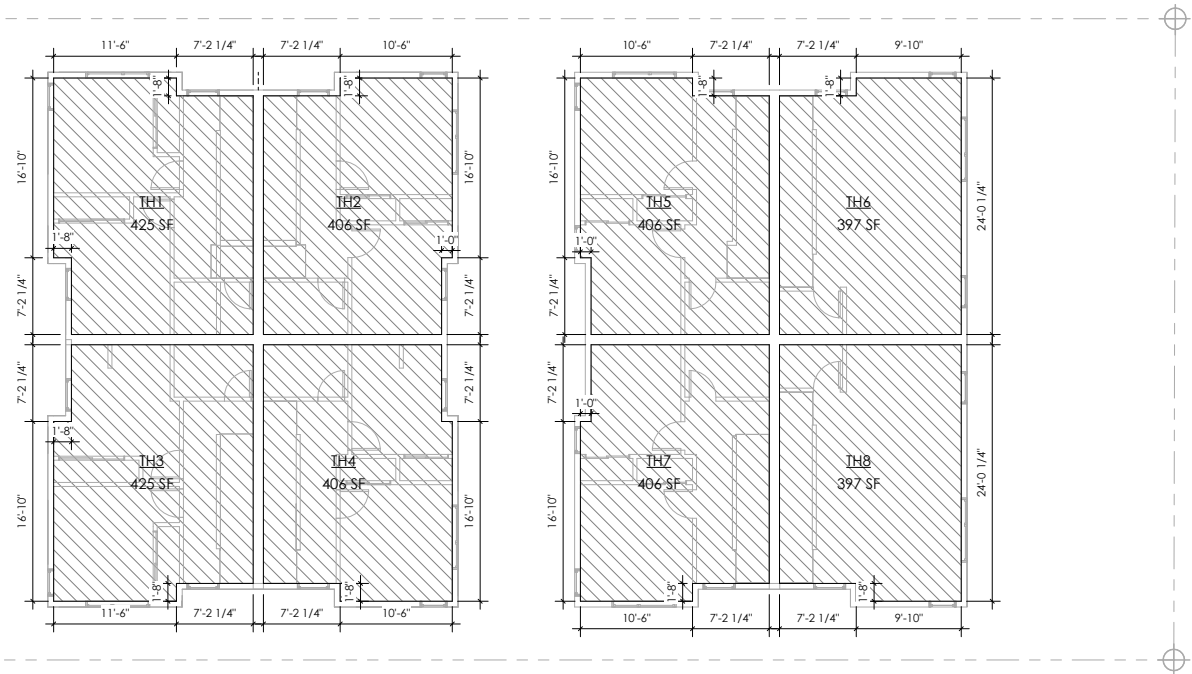
FAR CALCULATION (FAR) SUMMARY			
LOT AREA	Base F.A.R.	ALLOWED	PROPOSED
6,729 SF	1.4	9,421 SF	9,415 SF

GFA SUMMARY	
BLDG A	
Level 1	1,737 SF
Level 2	1,737 SF
Level 3	1,541 SF
5,016 SF	
BLDG B	
Level 1	1,681 SF
Level 2	1,681 SF
Level 3	1,473 SF
4,835 SF	



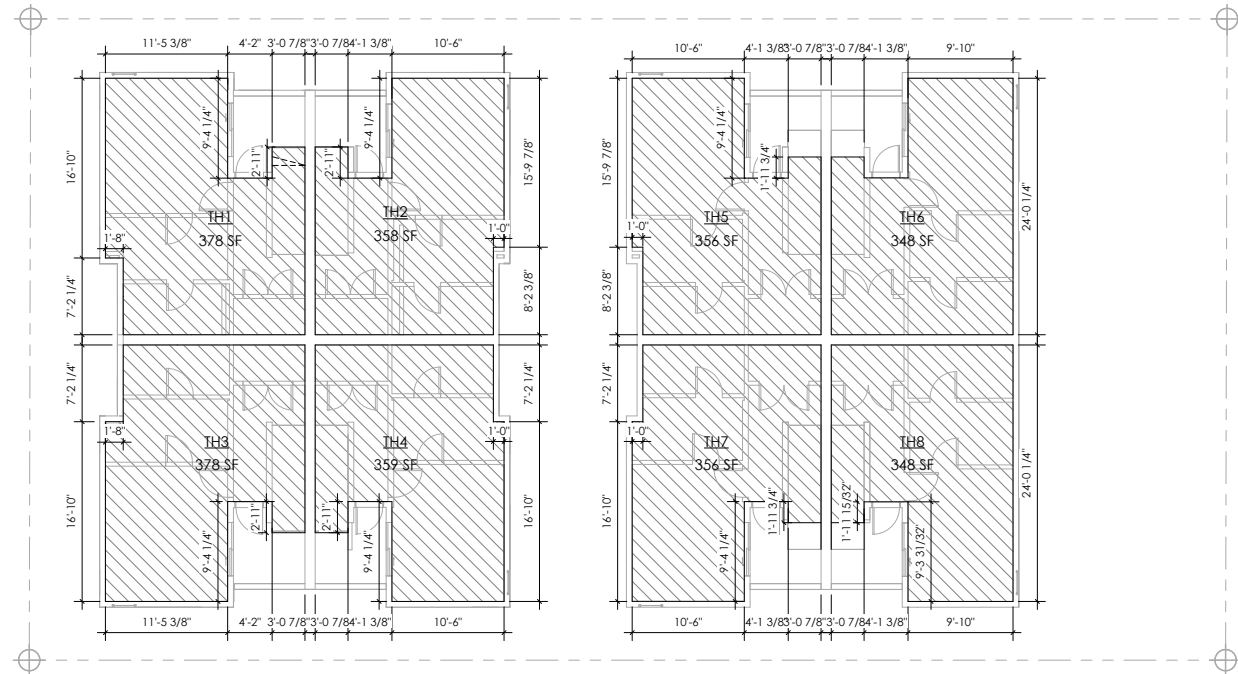
Level 1

SCALE: N.T.S.



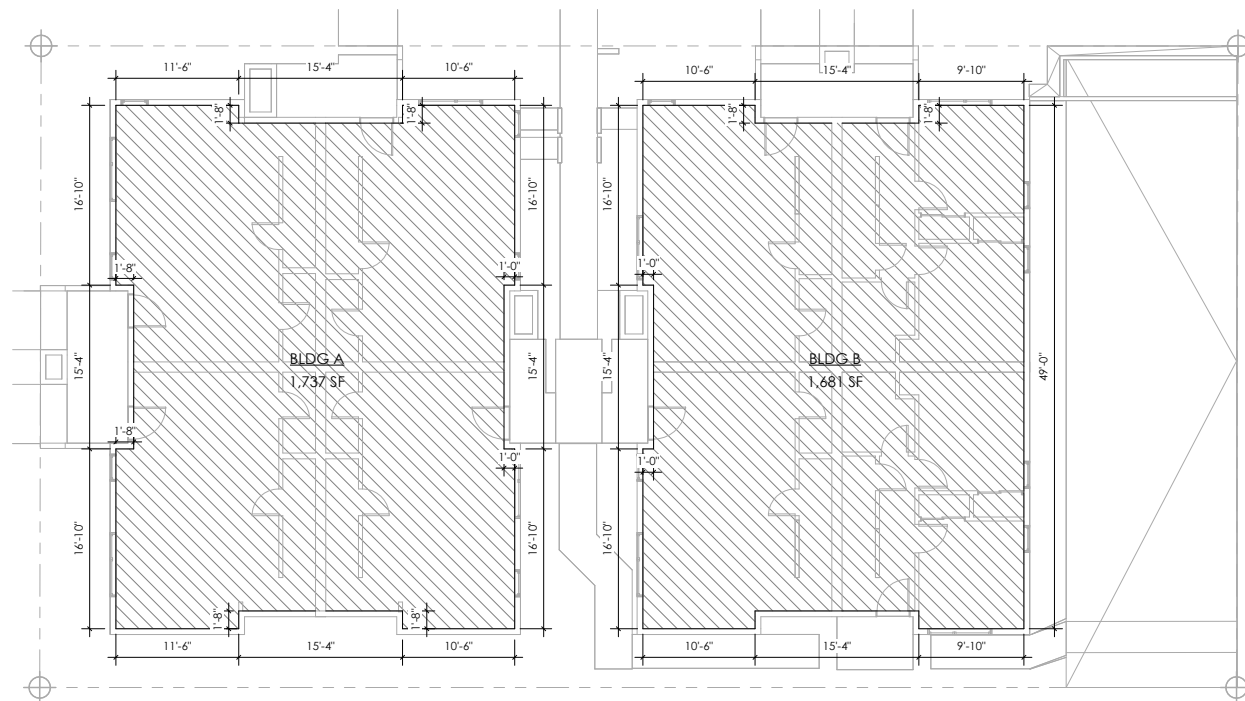
Level 2

SCALE: N.T.S.

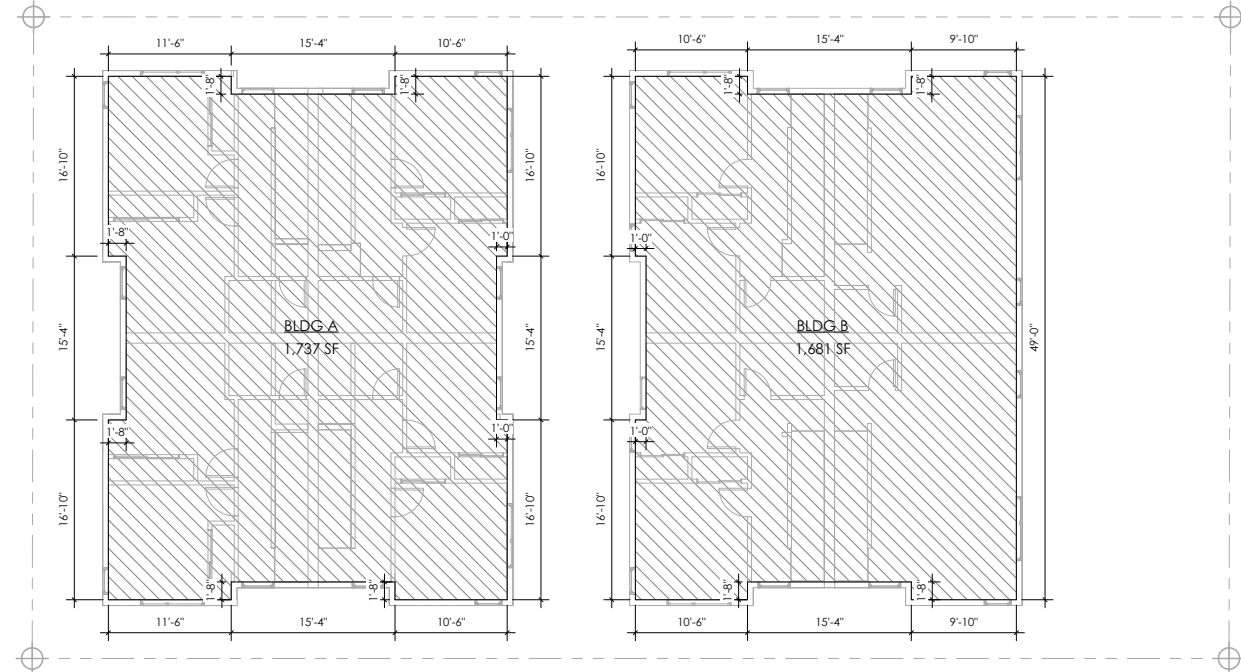


Level 3

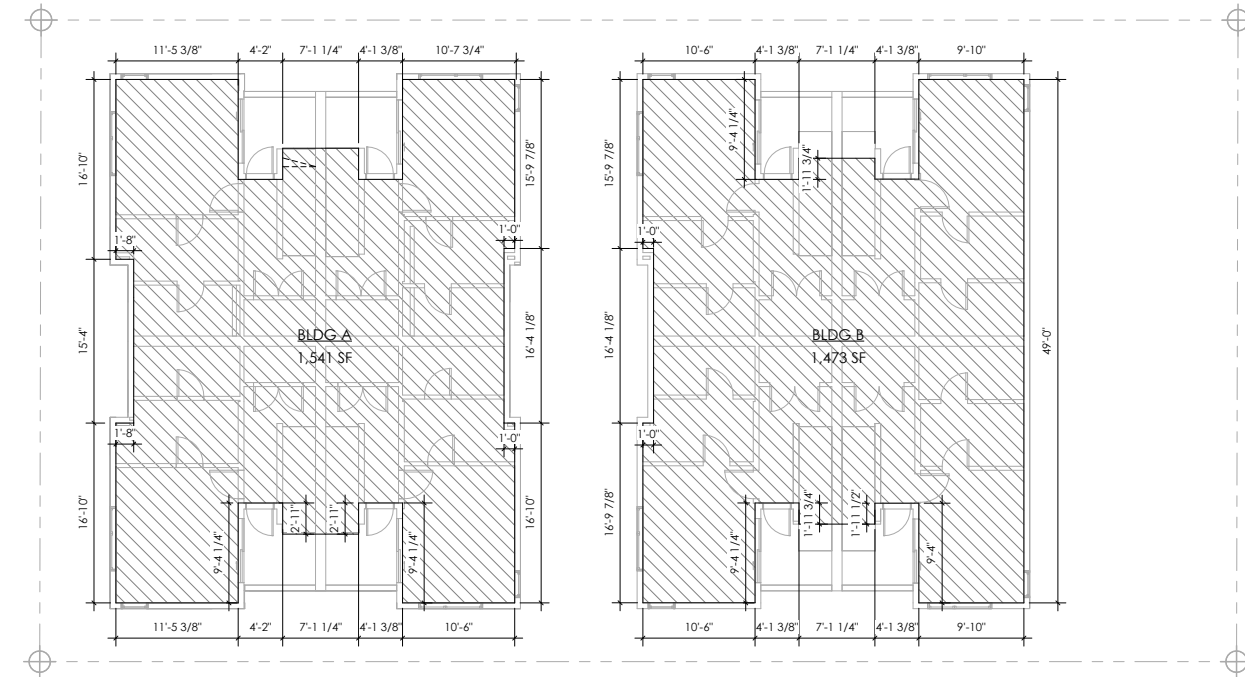
SCALE: N.T.S.



1 Level 1
SCALE: 1/8" = 1'-0"



2 Level 2
SCALE: 1/8" = 1'-0"



3 Level 3
SCALE: 1/8" = 1'-0"

Key Metrics

Zone:	LR2 (M)	Vehicle Parking:	Required/Allowed per SMC 23.45	Proposed
			No Minimum, frequent transit & urban village	(6) Spaces
MHA:	Yes, Medium area	Bike Parking:	(8) Spaces Required	(8) Spaces Provided
Urban Village:	Yes (Fremont Hub Urban Village)		Long-term: (1) Space per Dwelling Unit	Long-term: (1) Space per Dwelling Unit
Parking Flexibility:	Yes			
		Amenity Area:	25% of Lot Area = 1,680 SF Ground related = 841 SF	1,447 SF ground-related + 1,324 SF non ground-related
		Structure Height:	40' + 4' parapet allowance & 10' penthouse	32'-11'' + 4' parapet/shed bonus
		Linden Ave Front Setback (West):	5' Min. 7' Avg.	6' - 6'' min. 7' avg
		N 39th Ave Side Setback (North):	5' Min.	2' - 6'' * Please see adjustment request on page 34
		Rear Setback (East):	5' Min, 7' Avg.	19' - 5 1/2''
		Side Setback (South):	5' Min	7' - 6''
		Separation:	10' Min	11'
		Facade Length:	65% lot line South 112.04' x 0.65 = 72.82' allowed	South 175' * Please see adjustment request on page 33



1753 S Horton St



3412 Beacon Ave S



3308 Beacon Ave S

Materiality + Contextual Form

The use of vernacular roof shapes and shingles as the primary material helps the project achieve a successful fit with its neighbors while reinforcing the architectural character of the street. The building follows the massing of nearby structures, maintaining a simple, cohesive form that complements the surrounding architecture. Strategic recesses and a careful choice of materials further break down the building's scale, allowing it to integrate seamlessly with neighboring precedents. This thoughtful approach ensures the project fits harmoniously within the urban context while retaining its distinct identity.

Entries

The project features clearly identifiable entries from the street, enhancing accessibility and orientation. Each entry is designed with overhead weather protection, offering shelter from the elements, and recessed entries create a visually distinct and welcoming effect. Drawing inspiration from the stoops commonly seen in the neighborhood, the project reinterprets this traditional entry condition with a more contemporary approach. This design not only respects the local context but also creates opportunities for residents to interact through shared entry spaces and informal seating areas. The materiality of the entries, including the use of wood siding, reflects the traditional materials found in the neighborhood, reinforcing a sense of continuity while enhancing the visual appeal of the entrances.



3400 Beacon Ave S



3833 Aurora Ave



3840 Linden Ave N

Corner Conditions

The project team took full advantage of the prominent corner location at Linden Ave N. and N. 39th St., designing the massing and facades to respond thoughtfully to both streets. The roof lines and architectural articulation ensure that both facades are treated as primary, avoiding the appearance of a "side" façade. The massing is broken into three distinct planes with recesses and alcoves, creating visual interest and a cohesive design that addresses the corner condition. Thoughtfully planted landscaping enhances the corner, contributing to the overall street scape and reinforcing the block's character. This careful attention to both the built form and the landscape creates a strong urban edge, fostering a sense of place in the neighborhood and supporting an active, inviting street scape

Development Objectives

High Impact Method:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.



Early Community Outreach was realized during August and Approved by the Department of Neighborhoods on 11/18/2024

QR Code to easily access the online survey and dedicated website

Link to dedicated project website and public comments.

Link to project website and survey.

LOF Holding Company LLC and JW Architects are collaborating to design the redevelopment of 3840 Linden Ave N. This project will be located at the intersection of N 39th St & Linden Ave N. This proposal is for the demolition of two structures and the construction of 8 townhouses with 6 open parking spaces.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
 - Building forms and materials, sidewalk experience

For additional information on the project please visit the Seattle Service Portal (SDCI), record number 004790-24PA or project address.

Project Contact:

Julian Weber, Founding Principal, JW Architects
outreach@jwseattle.com

ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE



*jwseattleoutreach.wixsite.com/3840 ** ONLINE SURVEY from Oct.14-Nov.4, 2024 jwseattleoutreach.wixsite.com/3840-survey

English Flyer



Overall Summary:

In summary, the project team was able to reach multiple people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided a QR code to easily access to the on-line survey and to the website with a commenting function. The website along with the survey was created on October 14th and ran until November 4th. The website for the project will permanently stay on-line to document our outreach work with the commenting option while the survey was kept on-line for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as quality materials at street-level and lots of plants and greenery, as well as some of their concerns regarding parking availability and the scale and look of the new building. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

Public Outreach Summary

DESIGN REVIEW OUTREACH SURVEY RESULTS

We received 11 survey responses for this project. The online survey was available on the dedicated website <https://jwaseattleoutreach.wixsite.com/3840-survey> from October 14th, 2024 through November 4th, 2024.

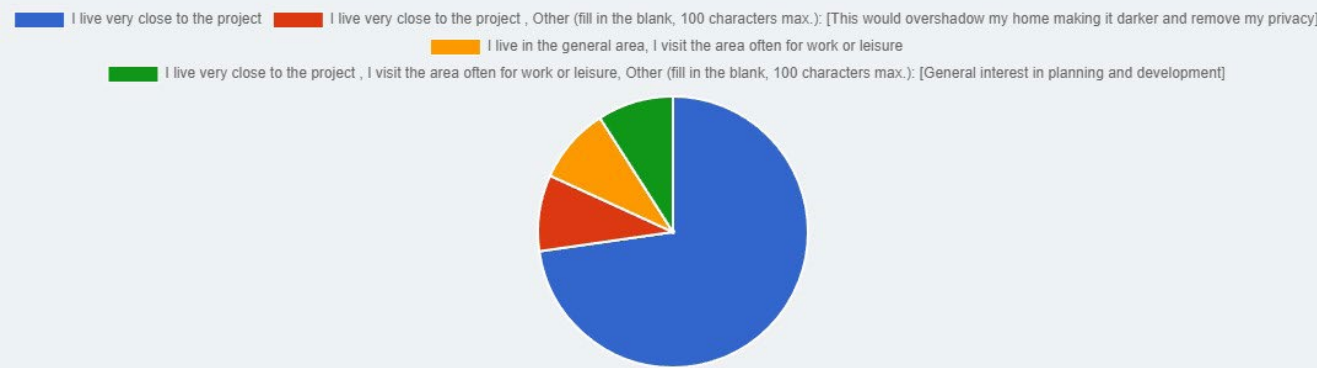
RESPONSE SUMMARY

“I don’t understand why you aren’t using Nickel Bros house movers to move both of these house to the San Juan’s or the Canadian gulf islands. There is such a need for housing in these areas and Nickel Bros has a load out spot close by- lakeside asphalt. The owner and historic seattle and vanishing seattle allworked so hard to try and save these houses. It seems crazy wasteful to waste this housing stock. Plus it would really make a name for your firm if you were to do it. Other fremont homes have been moved by them.

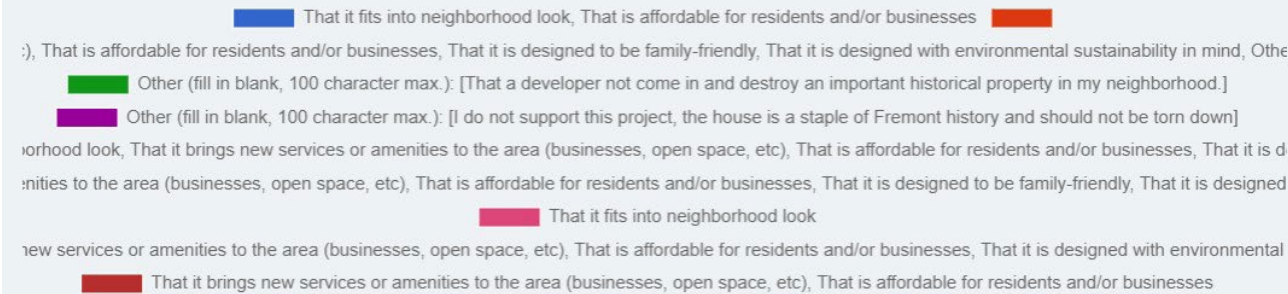
Please have family housing options so families can keep our school open.

Additionally, as neighbors we are really concerned with your development on the north end of the alley and the hotel being put in on the south part of the alley, the alley is going to be unusual and you will deprive the neighbors of its use.”

What is your connection to this development project? (select all that apply)

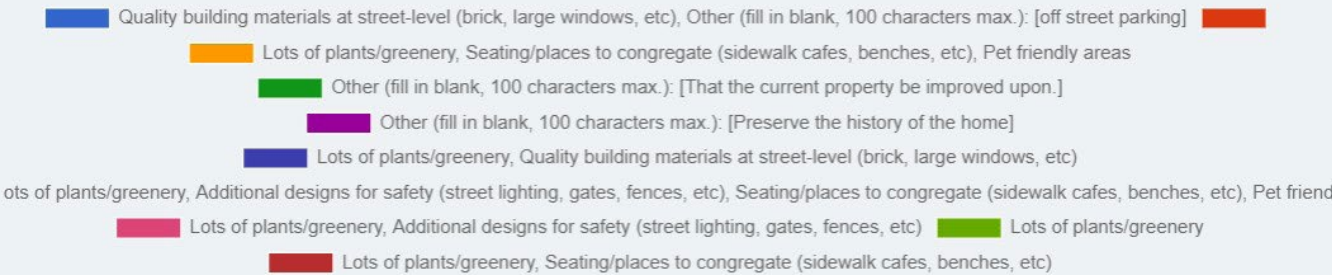


What is most important to you about a new building on this property? (select up to two)

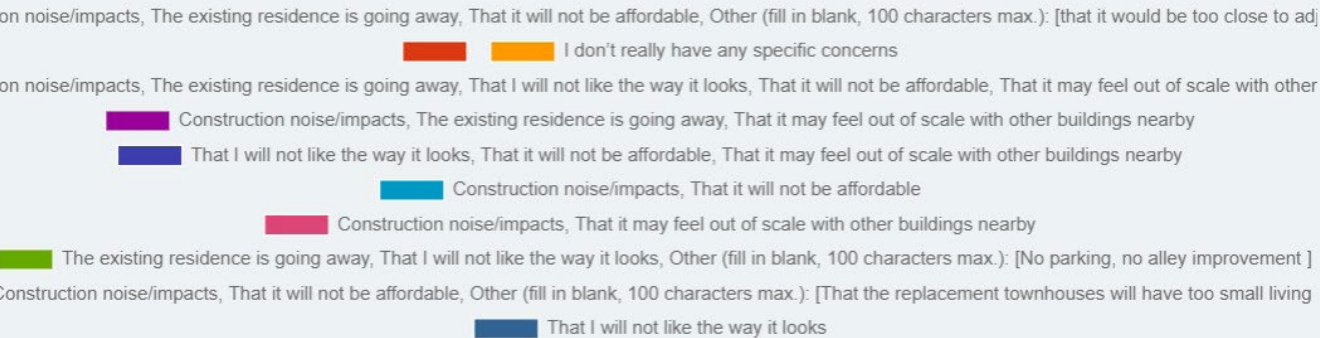


ELECTRONIC/DIGITAL OUTREACH

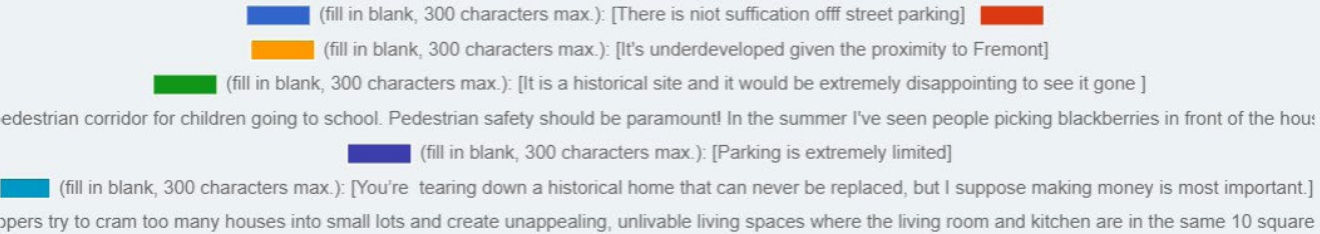
We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer? (select up to two)



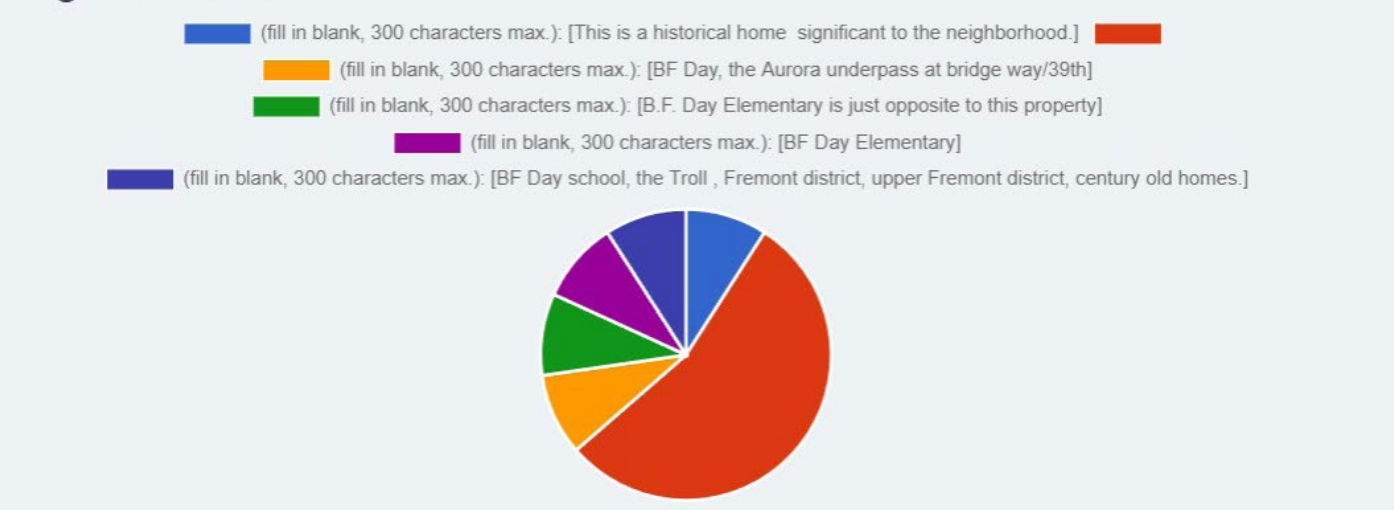
What concerns do you have about the project? (select any/all that apply)



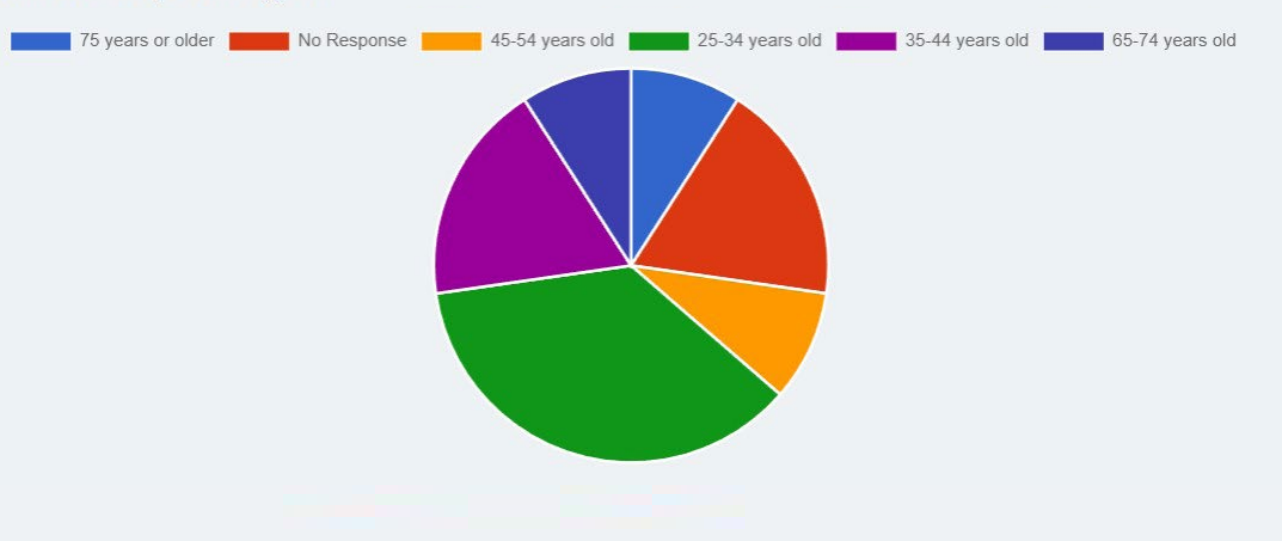
Is there anything specific about this property or neighborhood that would be important for us to know?



What are some landmarks/spaces that help to identify your neighborhood?



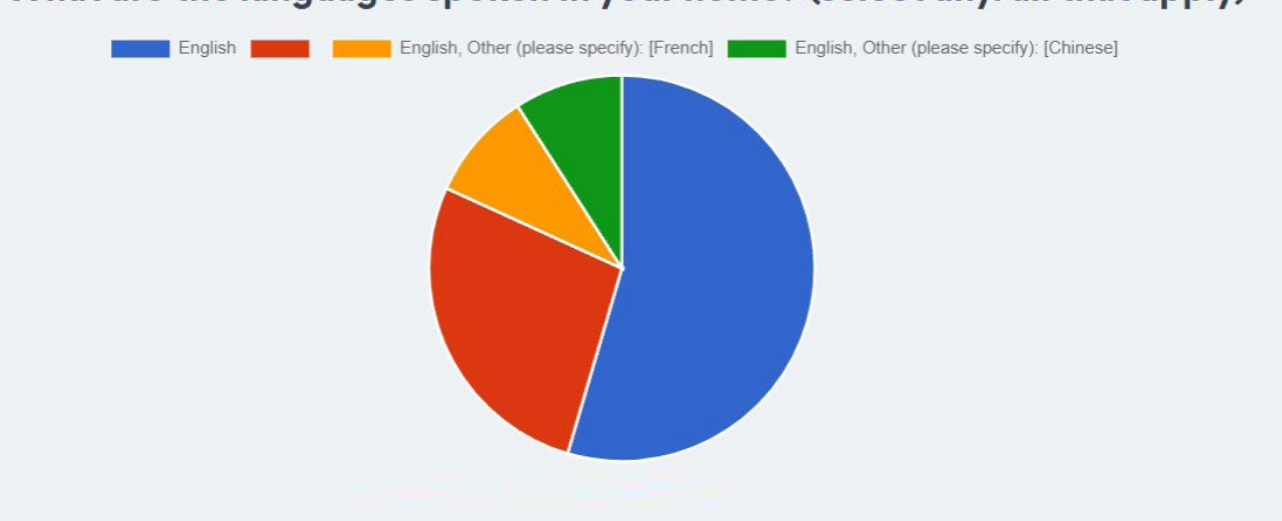
What is your age?



What do you like most about living or working in your neighborhood?



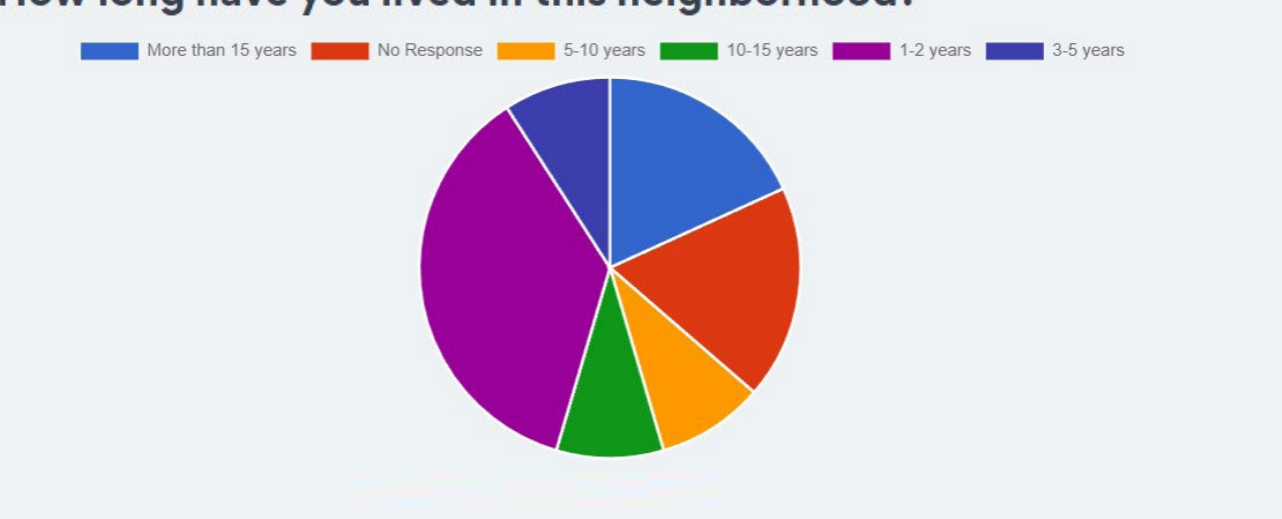
What are the languages spoken in your home? (select any/all that apply)



What do you like least about living/working in your neighborhood?



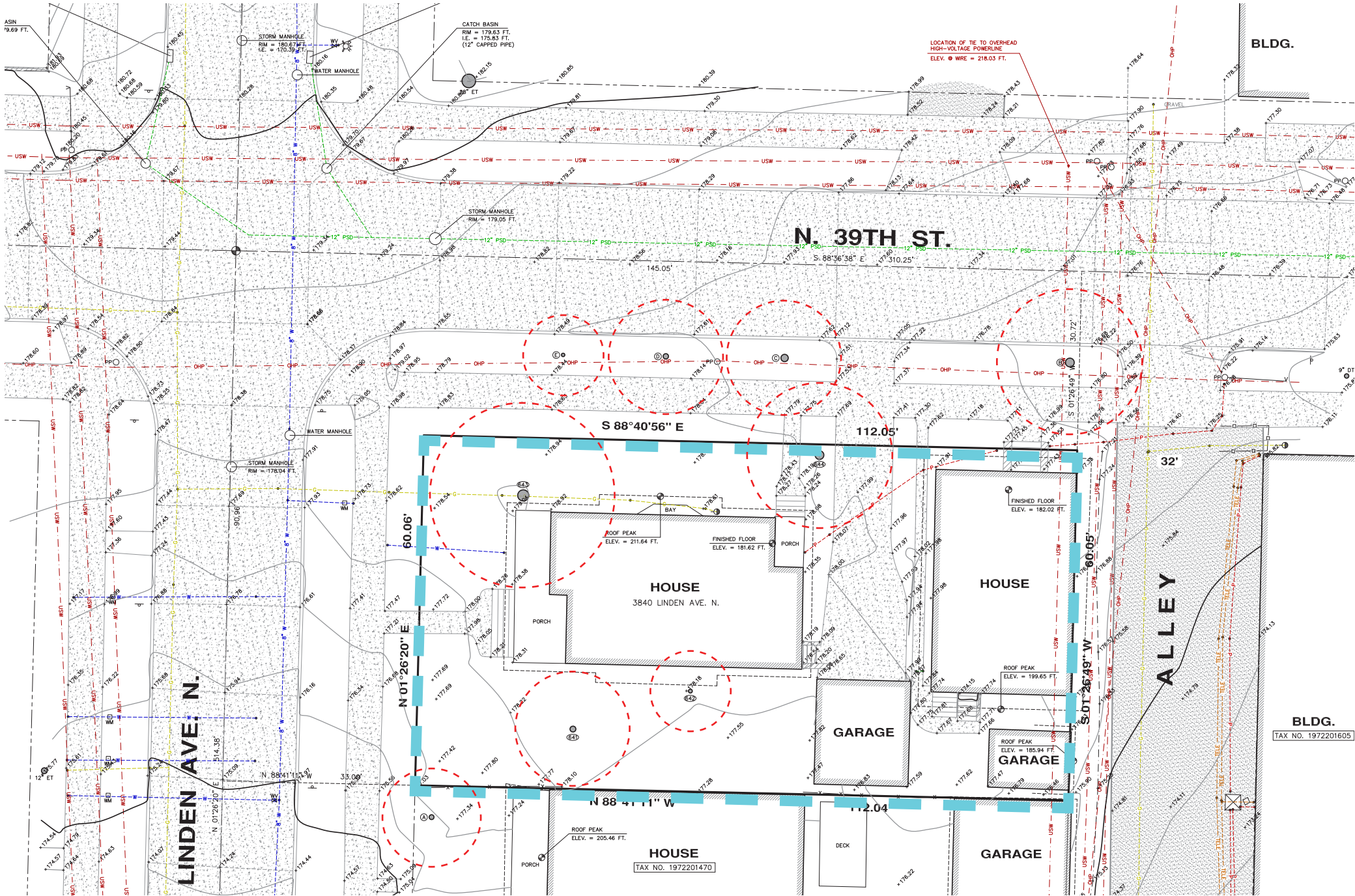
How long have you lived in this neighborhood?



5. Tree Inventory Table - Seattle

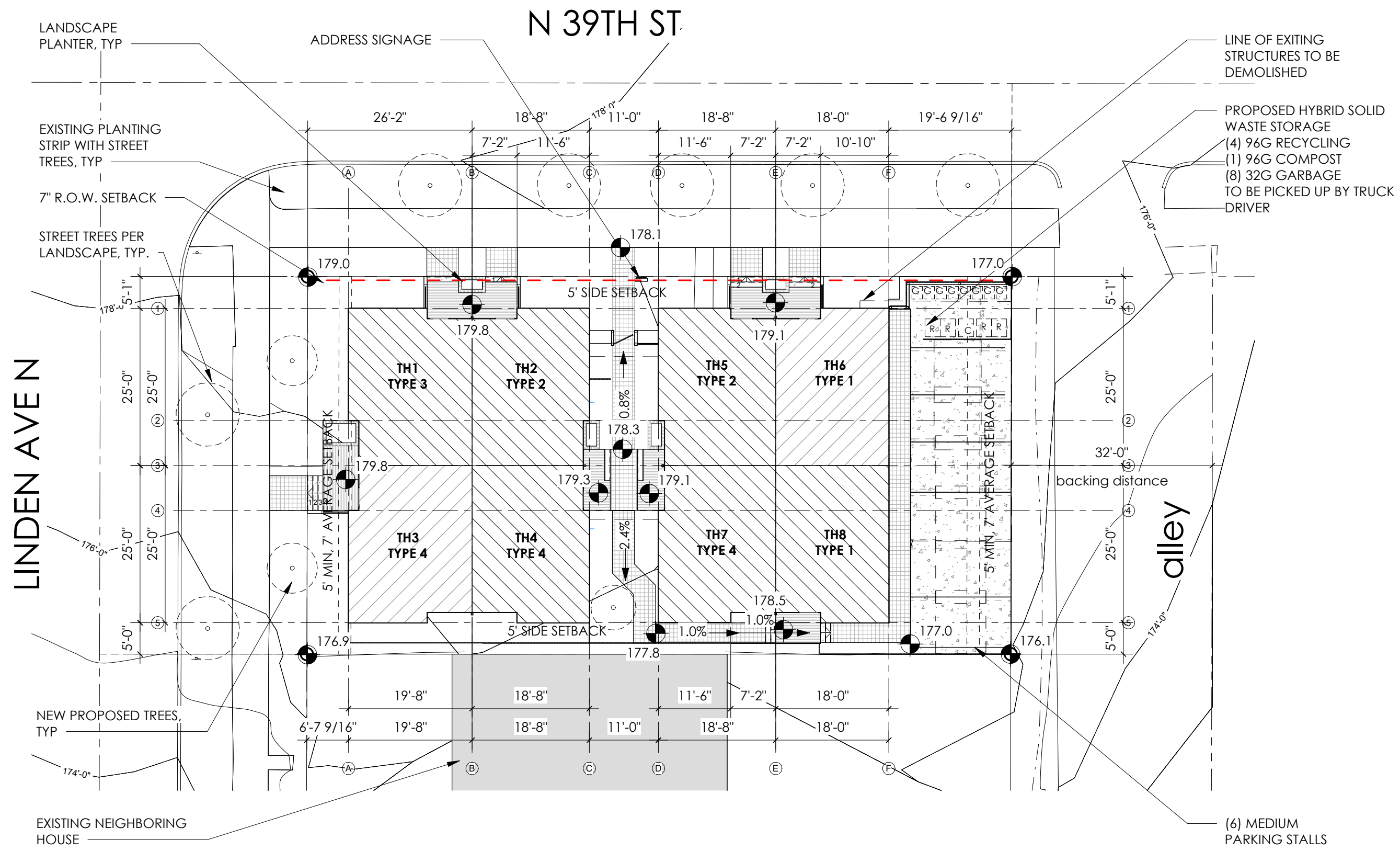
Tree ID	Parcel/Location	Species	DBH (inches)	Health Condition	Structural Condition	Combined Viability	Average Drip-line Diameter	TPZ Radius (1" = 1')	Tier Type	Grove (Yes/No)	Overall Risk Rating	Proposed Action	Comments
641	1972201460	Orchard Apple <i>Malus domestica</i>	12	Good	Good	Viable	18'	12'	Tier 3	No	Low	Unknown	
642	1972201460	Horse Chestnut <i>Aesculus hippocastanum</i>	8	Good	Good	Viable	13'	8'	Tier 4	No	Low	Unknown	Heavily multi-stemmed.
643	1972201460	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	23	Good	Good	Viable	14'	23'	Tier 3	No	Low	Unknown	
644	1972201460	Japanese camellia <i>Camellia japonica</i>	18	Good	Good	Viable	22'	18'	Tier 3	No	Low	Unknown	

A	1972201470 (off-site)	Douglas fir <i>Pseudotsuga menziesii</i>	~10	Good	Good	Viable	13'	10'	Tier 4	No	Low	Unknown	Off-site. DSH approximate. Numerous new tops resulting from topping.
B	ROW	Amanogawa Cherry <i>Prunus 'Amanogawa'</i>	18	Good	Good	Viable	30'	18'	ROW	No	Low	Unknown	
C	ROW	Amanogawa Cherry <i>Prunus 'Amanogawa'</i>	12	Good	Good	Viable	17'	12'	ROW	No	Low	Unknown	
D	ROW	Cherry Plum <i>Prunus cerasifera</i>	11	Good	Good	Viable	15'	11'	ROW	No	Low	Unknown	
E	ROW	Cherry Plum <i>Prunus cerasifera</i>	7 (3, 4, 5)	Good	Good	Viable	10'	7'	ROW	No	Low	Unknown	Multi-stemmed.



LEGAL DESCRIPTION

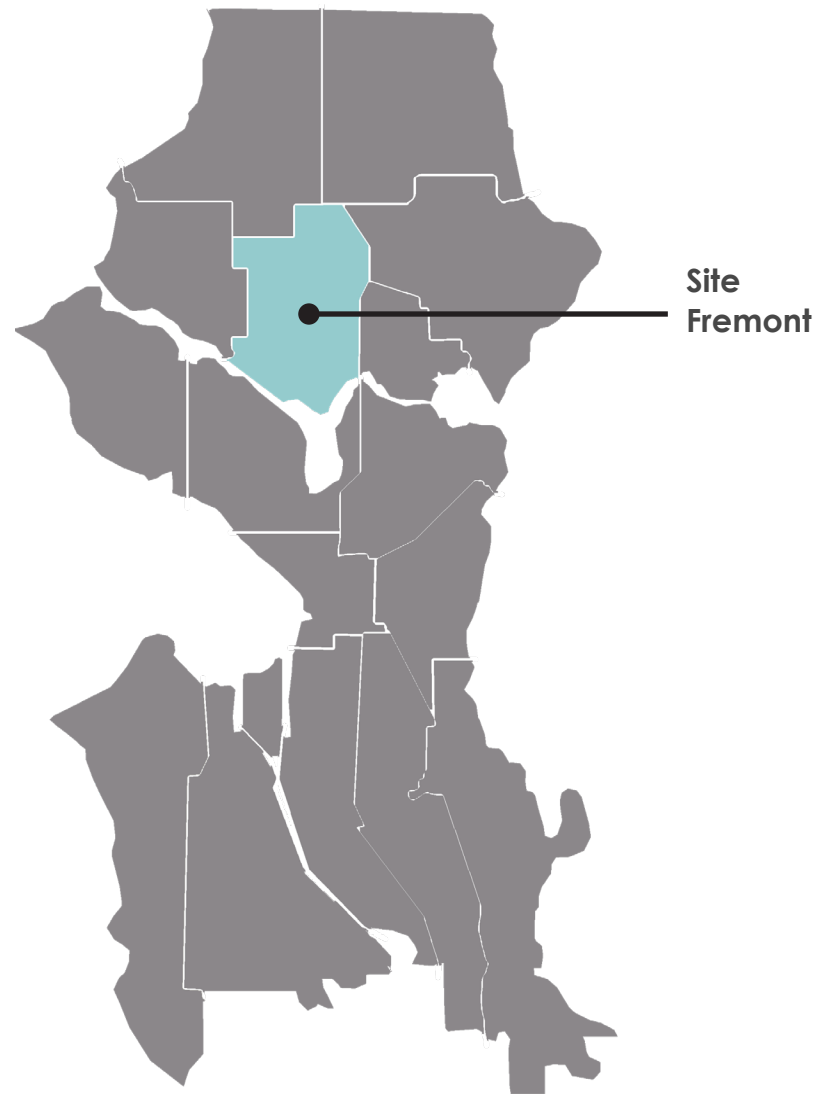
LOTS 1 AND 2, BLOCK 17, DENNY AND HOYT’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WA.



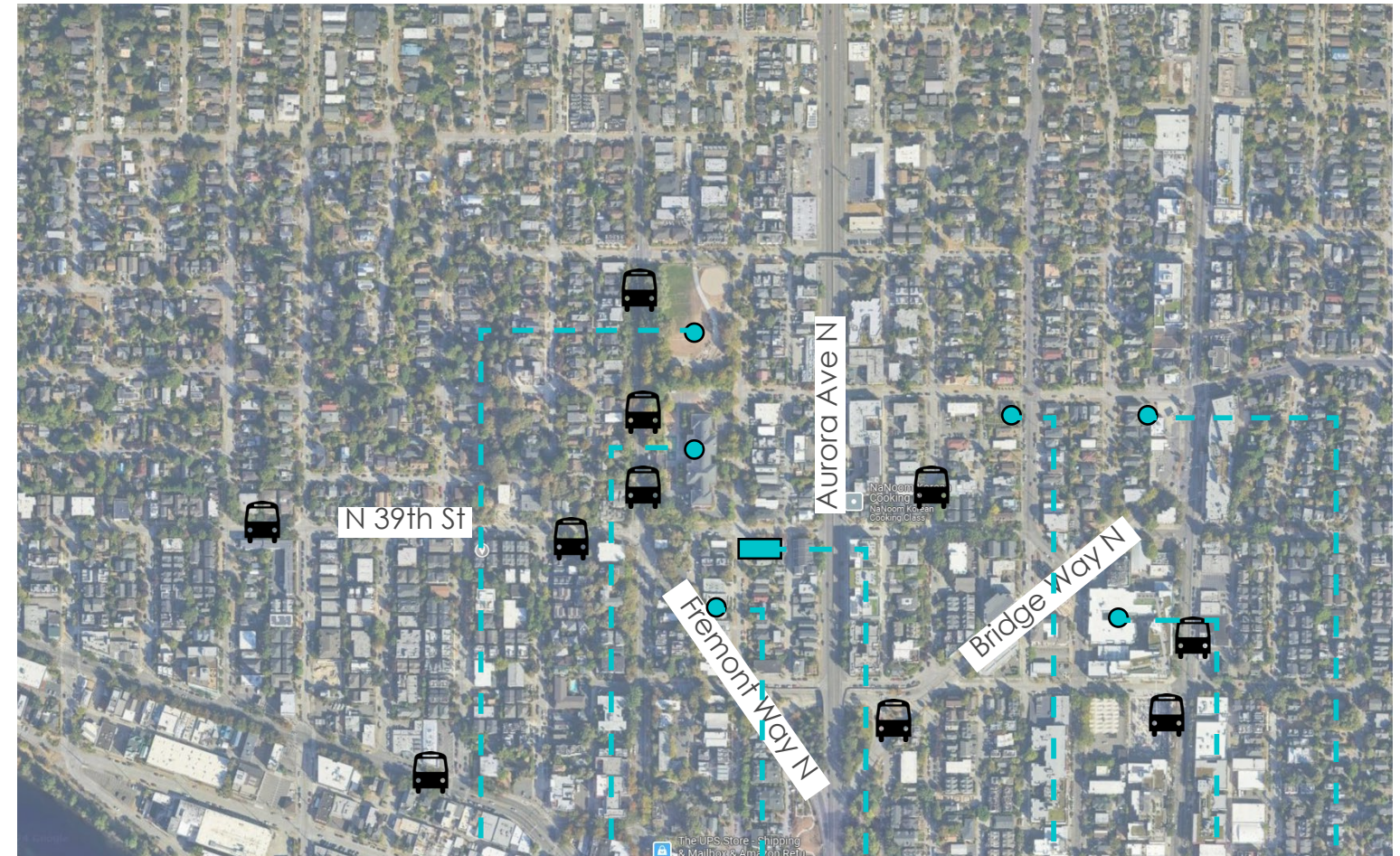
*Site plan is shown without requested adjustment

Scale: 1/16" = 1'

Site Plan



Existing Site



- BF Day Elementary School
- BF Day Playground
- Seattle Fire Station 9
- Fremont P-Patch Community Gardens
- Aroom Coffee
- 7-Eleven

Site: 3840 Linden Ave North



Neighborhood

The project at 3840 Linden Ave North is located in a LR2 (M) zone. The surrounding area host many multifamily housing projects either built or under construction. In addition to neighbors of similar size and scale, this project will also enjoy proximity to many different amenities such as nearby parks, schools, art clubs, etc.



1. Seattle Fire Station 9



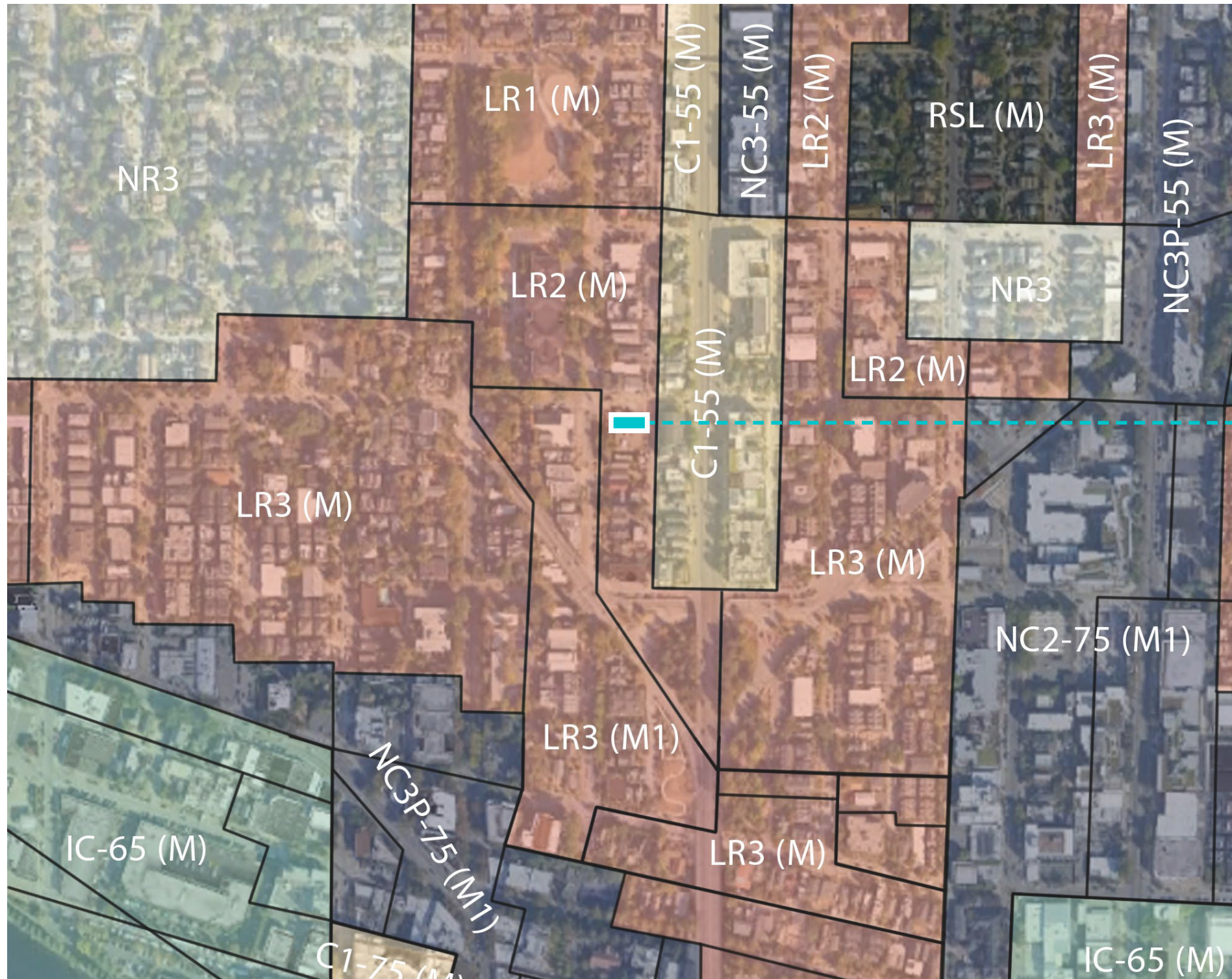
2. BF Day Elementary School



3. BF Day Playground



4. 3837 Linden Ave N



Project Site Zoning: LR2 (M)

**DEVELOPMENT STANDARDS FOR ZONING ON PAGE 3.*

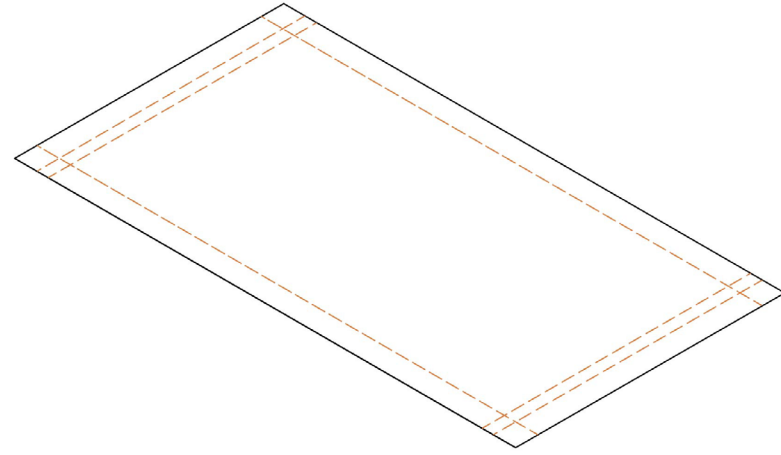
Adjacent Zoning: C1-55 (M), LR3 (M1), LR3 (M), LR1 (M), NR3

Key:

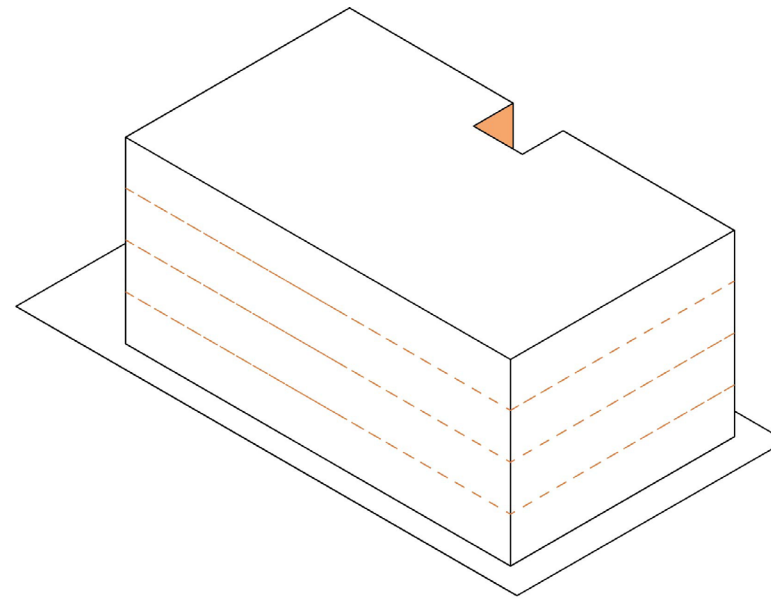
- LR ■
- IC ■
- NC3P ■
- RSL ■
- C1 ■
- NR3 ■

Site: 3840 Linden Ave N

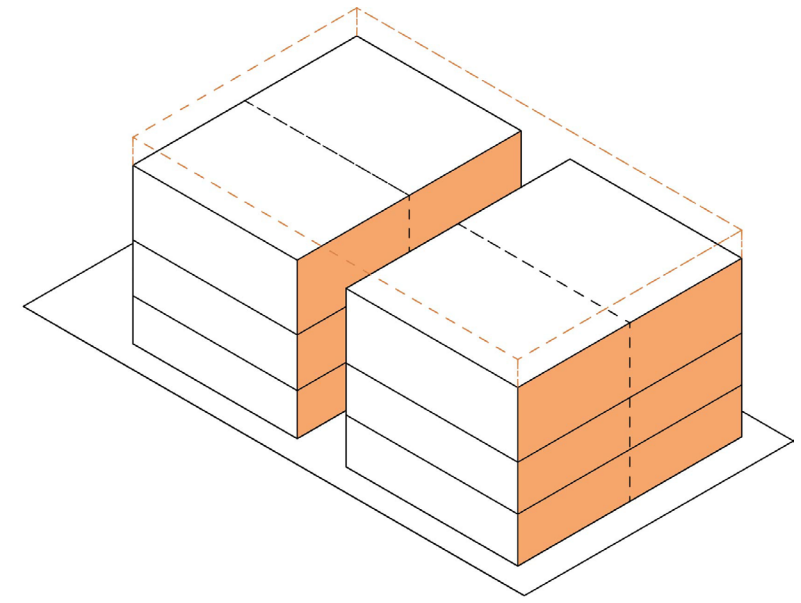
SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS2. Urban Pattern and Form	C.1 Corner Sites	The project team has carefully considered the corner site condition when designing the massing. The rooflines are crafted so that both facades are perceived as main facades, achieved by incorporating a shed roof that aligns with the top of the parapet. Each facade is divided into three planes, featuring two corners and an alcove in the middle. This corner design is applied consistently across the site, not just at the street intersection. Window placement further supports this design by alternating from one side to the other, creating a rhythmic pattern throughout the project.
	C.3 Full Block Sites; D. Height, bulk and scale	The project is divided into two buildings, breaking up the long facade along N 39th St. This approach helps scale down the massing and provides a more human scale at the street level. The three building facades facing the street share the same proportions and dimensions, further reinforcing this effect. Located near Aurora Ave, the project serves as a transition between the larger apartment buildings along Aurora and the more residential neighborhood nearby. The main circulation runs through the center of the site, further breaking down the scale and enhancing the overall design.
CS3. Architectural Context and Character	A. Emphasizing Positive Neighborhood Attributes	The project is scaled at the street level with slightly recessed entries that welcome residents into a shared stoop condition. This stoop design is a familiar attribute seen throughout the neighborhood. The alcoves are clad in wood siding, a material commonly used in the area, which enhances the street-level experience. The stoops are protected by landscape elements, providing privacy while also improving the pedestrian experience. Lastly, the articulation of roof profiles helps to situate the project within its residential context.
PL1. Connectivity	B. Walkways and Connections	The project is located on a corner site, allowing most residential entries to face the street. For the three back units that do not face the street, we aimed to create a similar entry experience by running circulation through the middle of the site. This design provides the middle units with stoops and establishes a shared courtyard that fosters neighbor interaction.
		The courtyard entry is marked by a gate with an arbor and vines, creating a clear transition from public to semi-private space. The year-round landscaping will add visual interest and vibrancy to the courtyard. The stoops also serve as informal seating areas, encouraging casual interaction among residents. Additionally, a landscape buffer between the pathway and the building enhances privacy for the adjacent units.
PL2. Walkability	C. Safety and Security	<p>The project is designed to maintain visibility on both streets as well as the alley, promoting natural surveillance, particularly along the alley and its proximity to Aurora Ave. This is achieved through strategic window placement and the inclusion of decks on the third level.</p> <p>Additionally, windows facing the middle courtyard provide oversight of that space, while their staggered arrangement ensures privacy for residents. This thoughtful design enhances safety and privacy throughout the project.</p>
PL3. Street Level	A. Entries	The coupled entries have been scaled and detailed to create a unique and personal entry sequence while fostering interaction between residents. Each resident will have individual steps leading to their entry, with shared entry porches providing opportunities for connection. Differentiation between entries is achieved through thoughtful design. Where a porch is shared by only one resident, landscape planters have been incorporated to provide an additional buffer from the neighboring unit. Lighting, address markers, and awnings are included at each entrance to enhance wayfinding.
	C. Residential Edges	The entry design emphasizes creating a safe, vibrant community by blending shared and public spaces. The project draws inspiration from the traditional residential entry sequences found in the neighborhood and adapts them for a townhouse setting. A stoop condition, divided by various design elements, creates a safe and personalized entry sequence that bridges the qualities of single-family and townhouse living. Additionally, the stoop elevates the units above the busy streets, adding another layer of privacy.
DC2. Architectural	B. Architectural and facade composition	All the building facades have been thoughtfully designed to be visually appealing, incorporating varied planes, material transitions, and a dynamic window composition that adds an extra layer of interest. These design elements ensure the facades avoid a monotonous appearance, even though the units are symmetrical. The facades have been carefully crafted with consideration for both the existing neighborhood context and potential future developments.
	C.Secondary Architectural features D. Scale and texture.	Secondary architectural elements, such as roof eaves and awnings, have been incorporated to add depth to the building while providing weather protection. The chosen material—shingles—adds rich texture and helps reduce the perceived scale of the building. This material, found in the surrounding context, has been reinterpreted in a more contemporary way. Similarly, the use of roof eaves reflects traditional architectural elements in the area, bridging the gap between the building's modern design and its contextual surroundings.



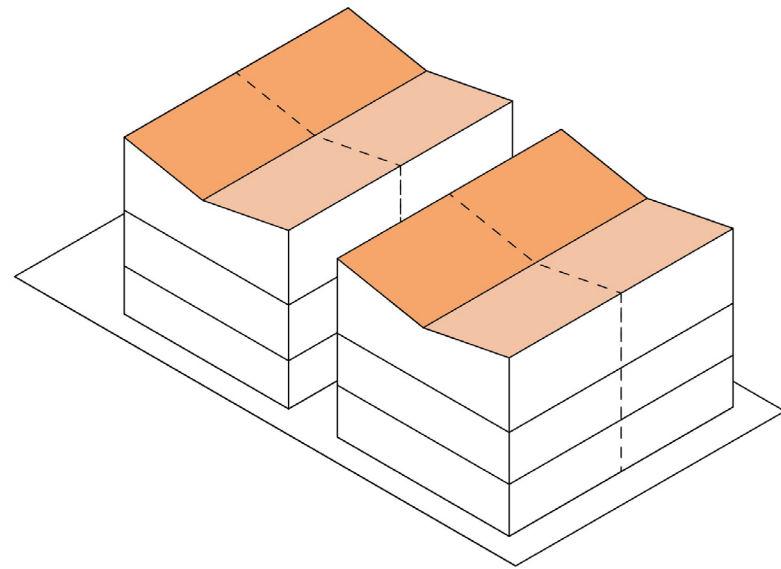
1. Setbacks



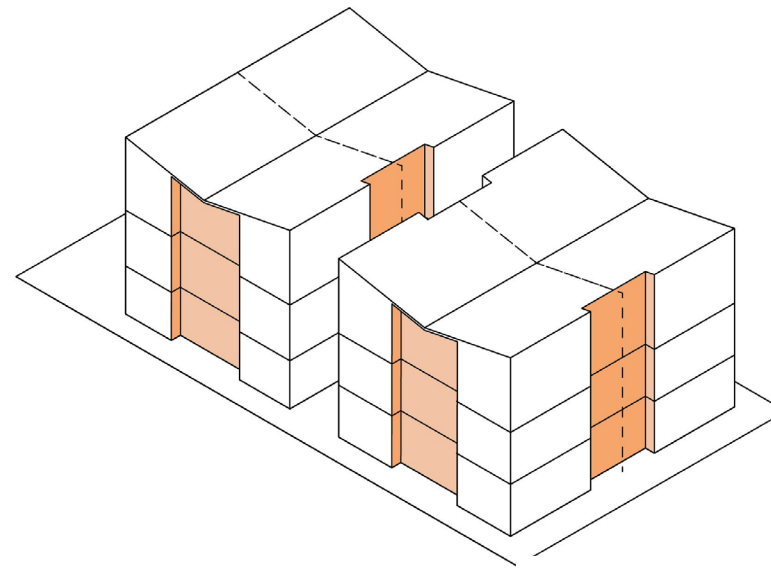
2. Maximum development within zoning limits. 40' tall and maximum facade length.



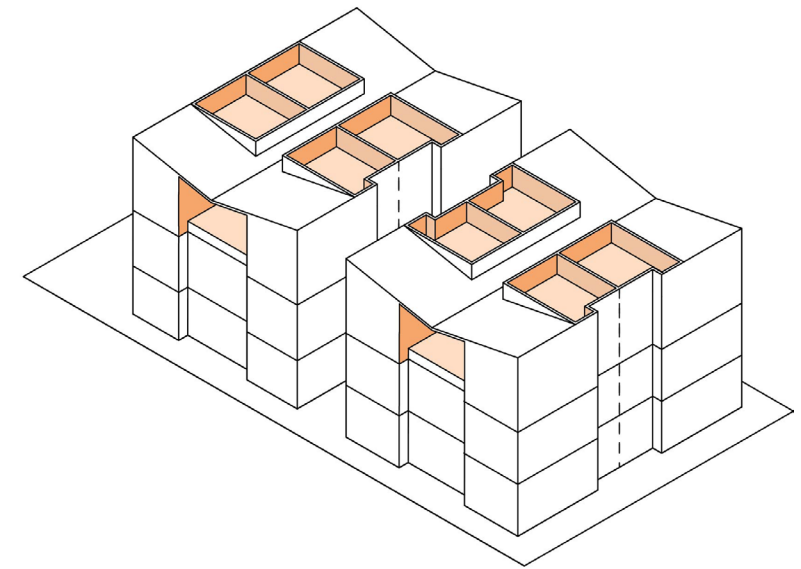
3. Massing divides in two buildings, height is reduced to 3 levels.



4. Roof shape defined



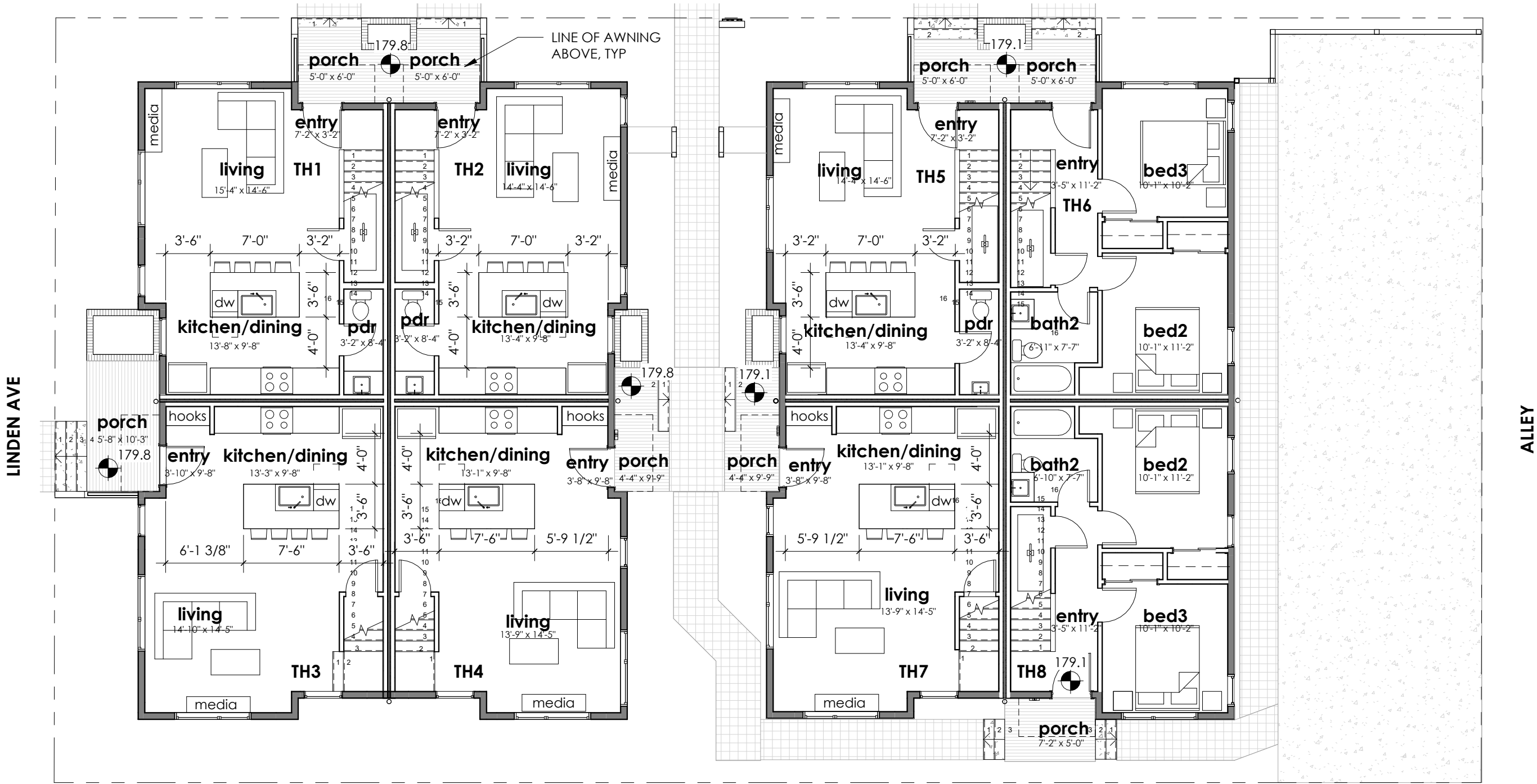
5. Define entries and provide building modulation and unit articulation



6. Incorporate decks and roof decks.

Design Concept

N 39TH ST



LEVEL 1

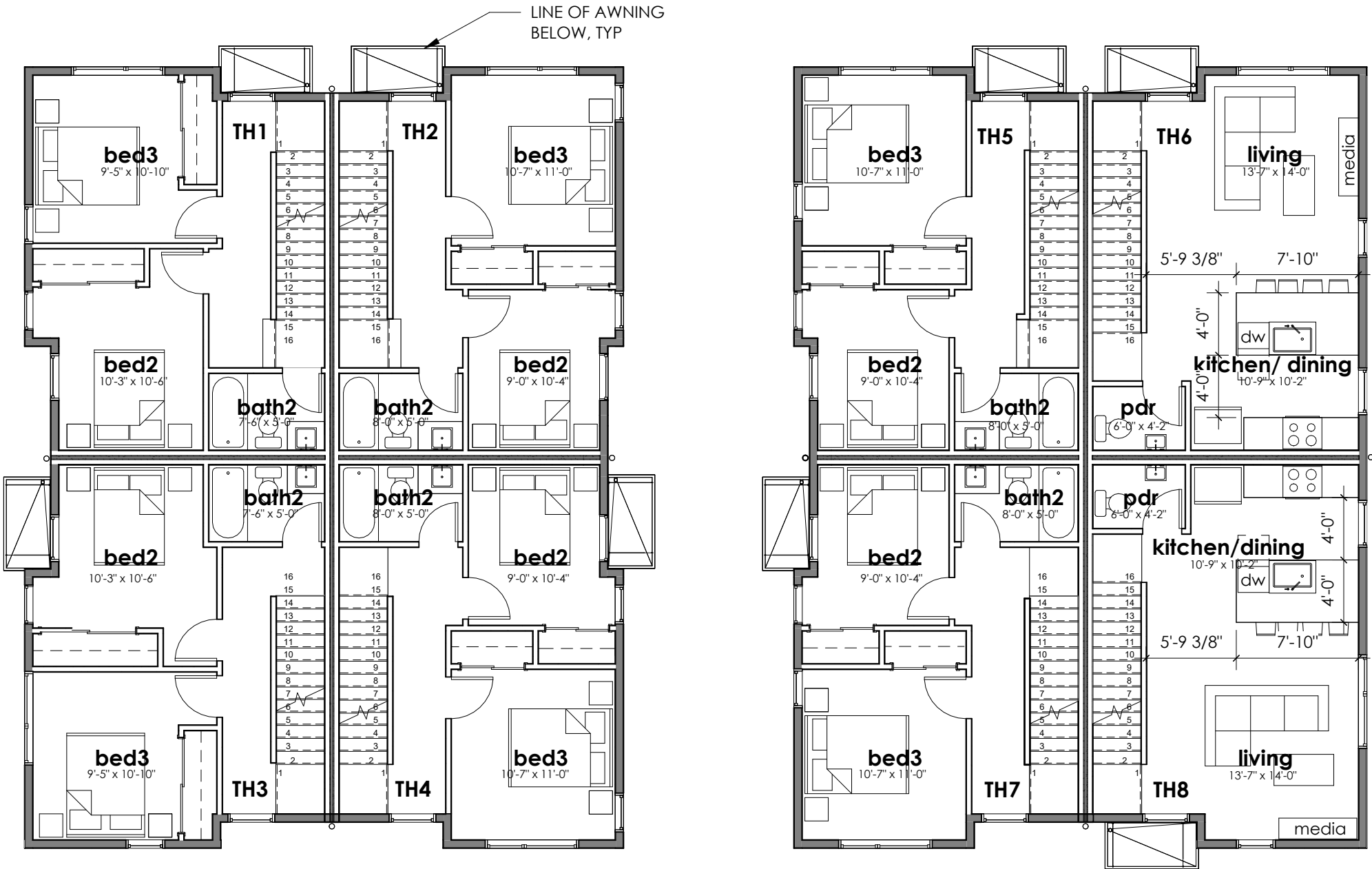
Scale: 1/8" = 1'

Floor Plans

N 39TH ST

LINDEN AVE

ALLEY



LEVEL 2

N 39TH ST

LINE OF ROOF EAVE ABOVE , TYP

LINDEN AVE

ALLEY

LEVEL 3

Scale: 1/8" = 1'

Floor Plans

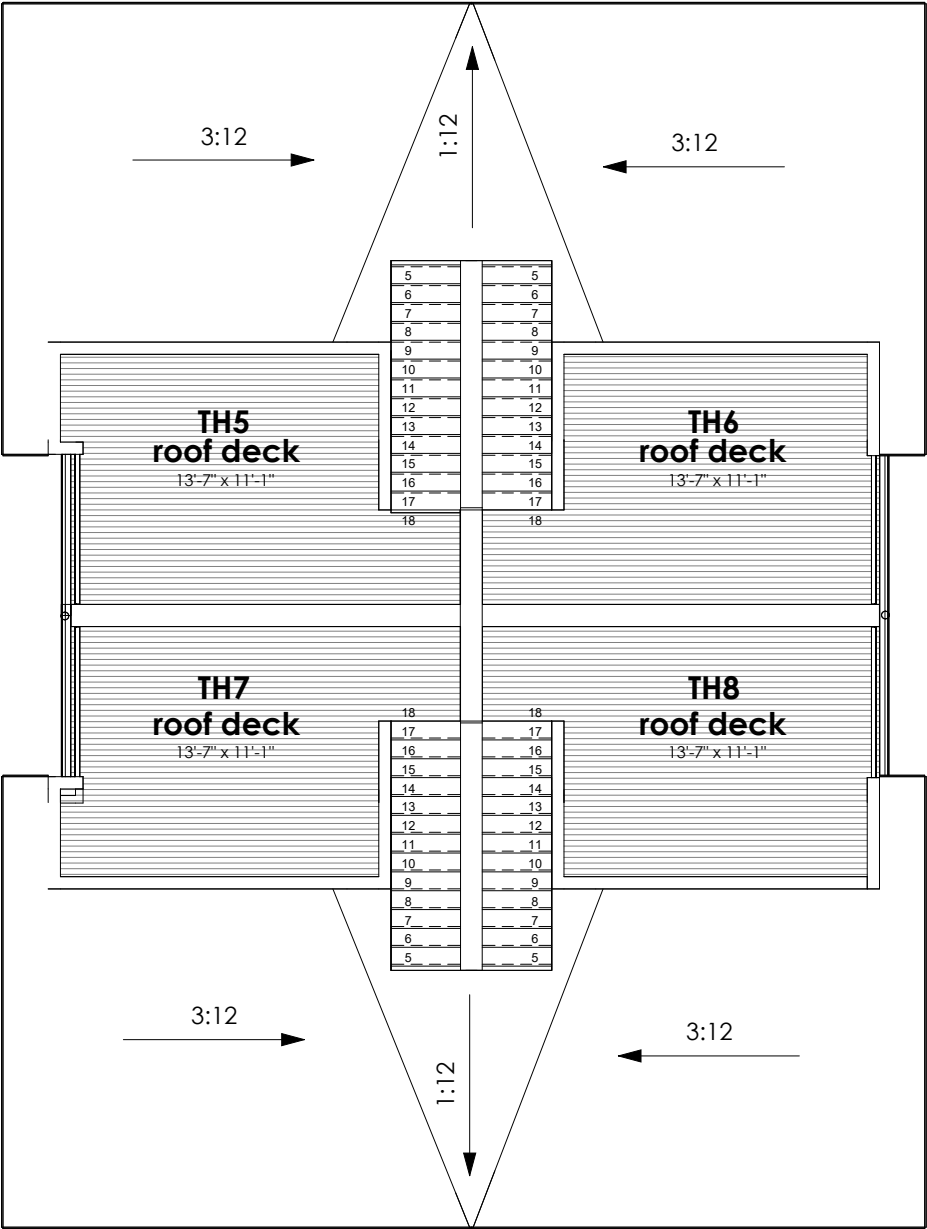
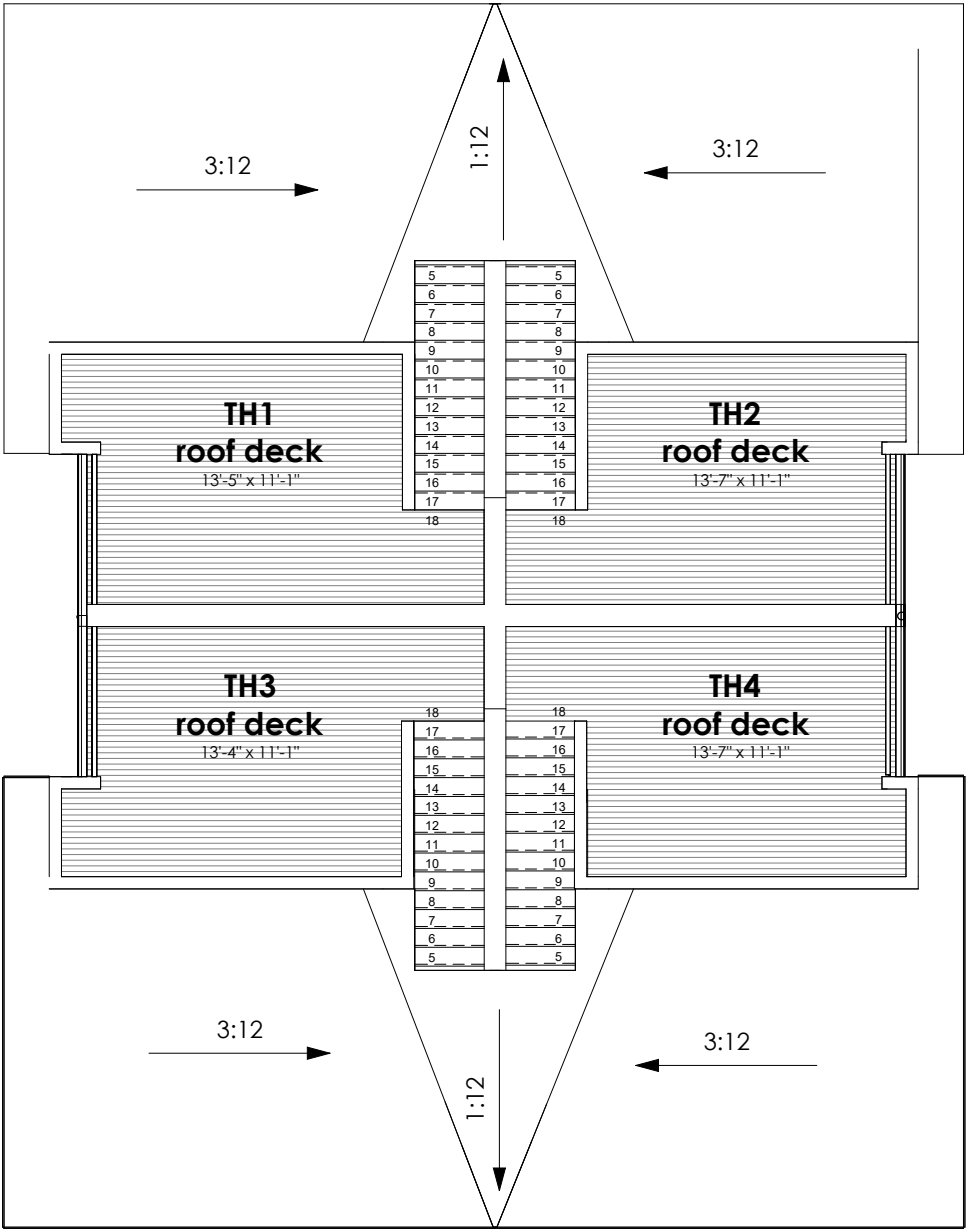


N 39TH ST

LINDEN AVE

ALLEY

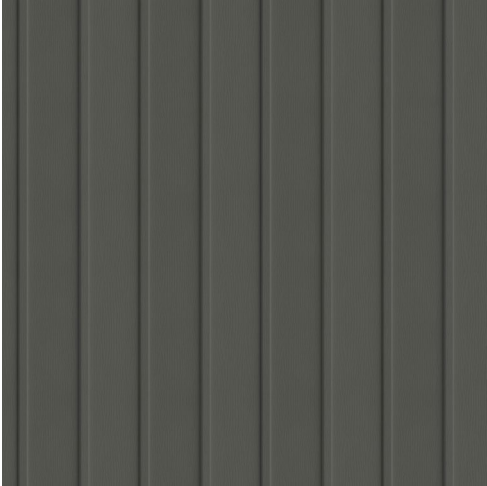
T.O. ROOF





1. Shingle

7/16" James Hardie Panel Shingles
Sherwin Williams #7061Night Owl
Utilized as main material



2. Board & Baten

Sherwin Williams #7061 Night Owl
Utilized as material for the base



3. Wood Siding

Woodtone - Rustic Series Lap Siding
Color: Summer Wheat
Utilized as accent material in recessed areas



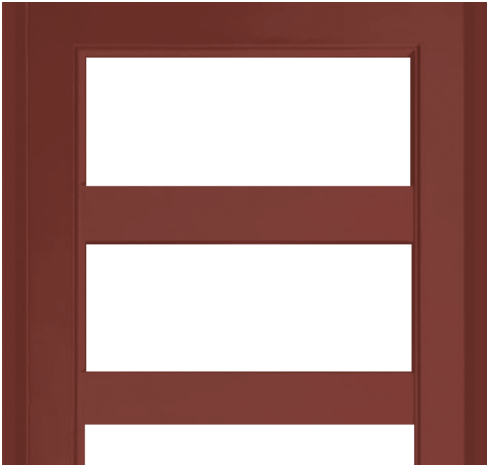
4. Window Frame and Banding

Woodtone - Rustic Series Lap Siding
Color: Sherwin Williams #6994
Greenblack
Utilized as for window frames and window bandings



5. Concrete

Utilized as material at building base



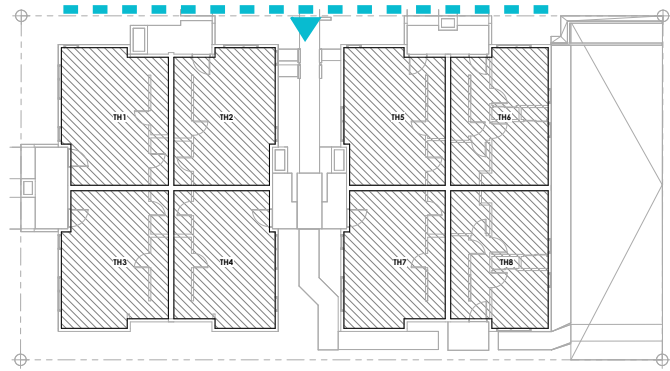
6. Burgundy Doors

Serwin Williams #6328 Fireweed
Utilized as accent color at entries



7. Black Metal

Flashing, downspouts, gutters, guardrails



N 39th St (North) Elevation

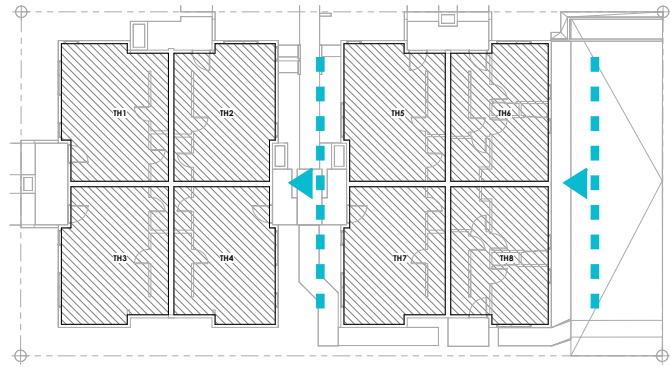
SCALE: 1/8"=1'-0"

Building Elevations



South Elevation
SCALE: 1/8"=1'-0"

Building Elevations

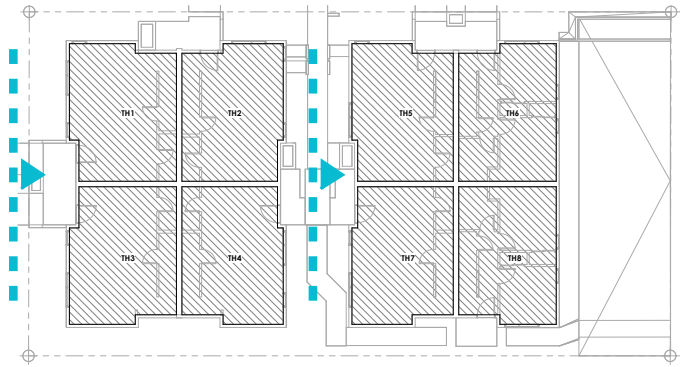


Alley (East) Elevation -bldg b
SCALE: 1/8"=1'-0"



East Elevation - bldg a
SCALE: 1/8"=1'-0"

Building Elevations

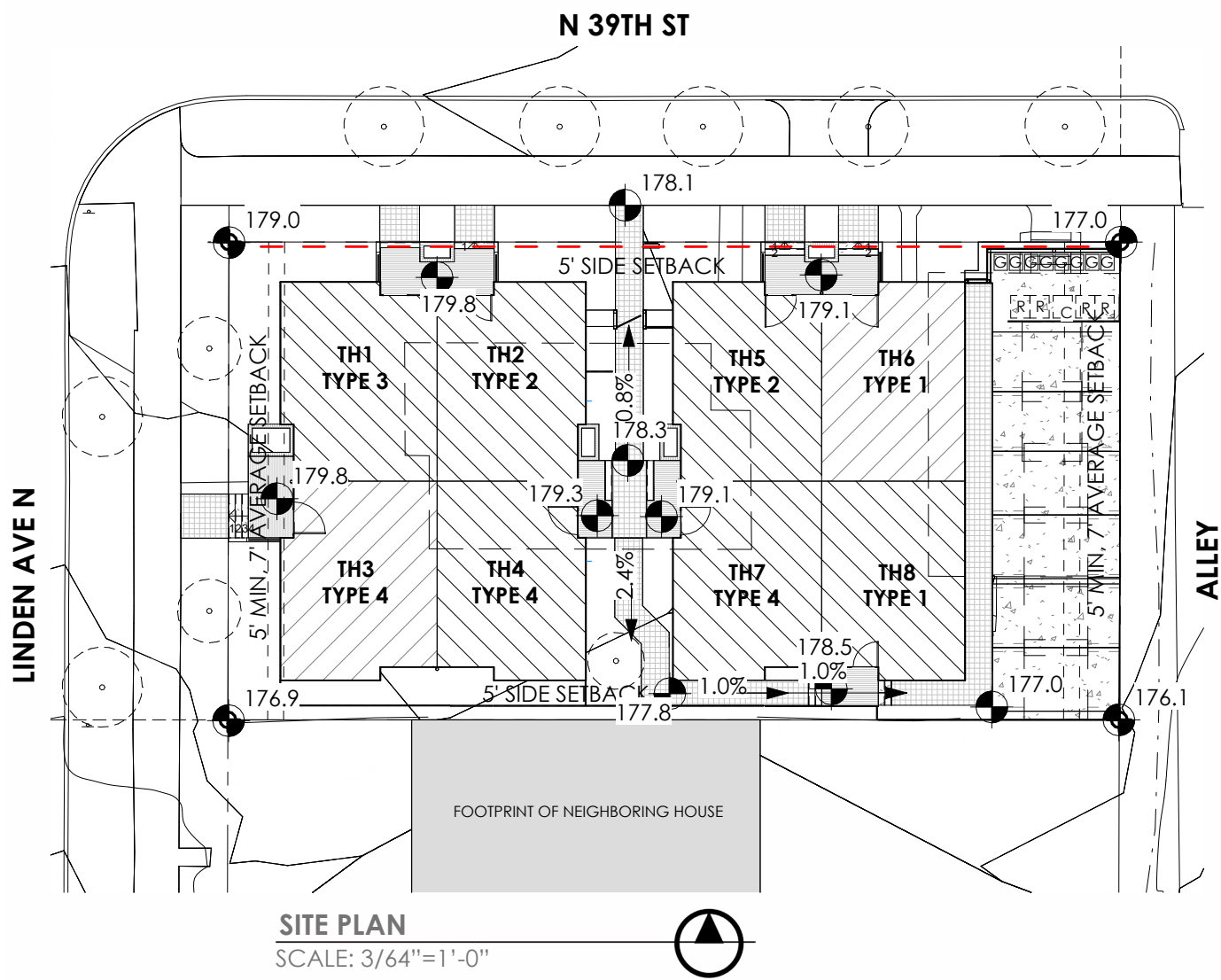


SCALE: 1/8"=1'-0"
 Linden Ave N (West) Elevation - bldg a
 SCALE: 1/8"=1'-0"



West Elevation - bldg b
 SCALE: 1/8"=1'-0"

Building Elevations



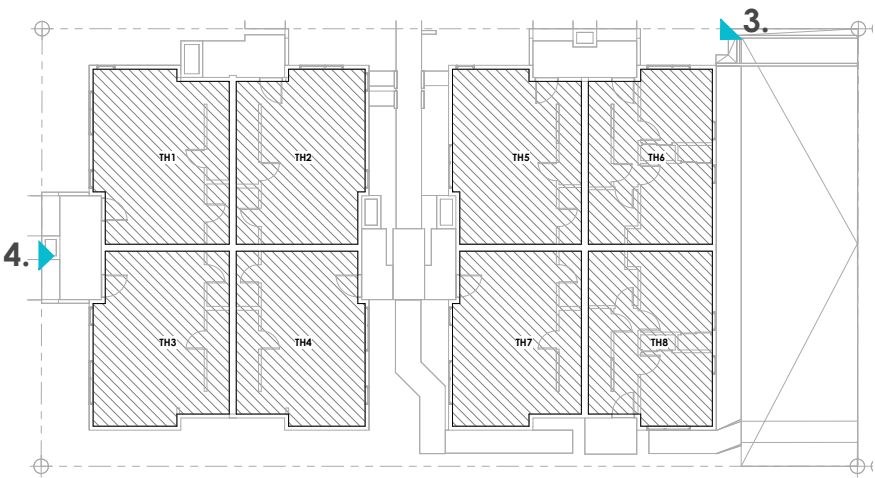
Window Adjacency Diagram



3. STREET VIEW FROM ALLEY AND 39TH ST CORNER



4. STREET VIEW FROM LINDEN AVE



Renderings



1. COURTYARD VIEW BETWEEN BUILDINGS



2. 39TH ST APPROACH



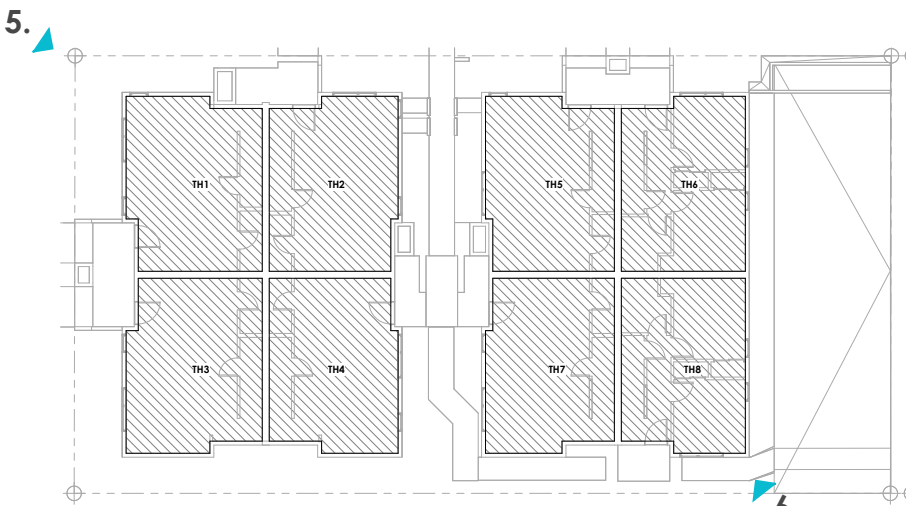
Renderings



5. AERIAL VIEW FROM LINDEN AVE AND 39TH ST CORNER



6. AERIAL VIEW FROM ALLEY



6. Renderings



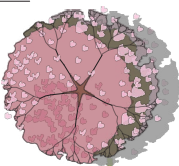
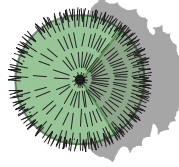
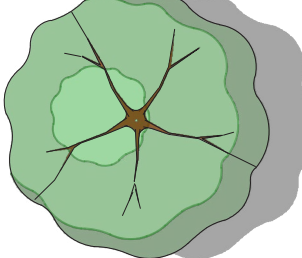
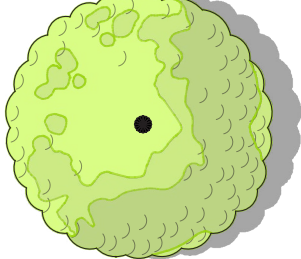
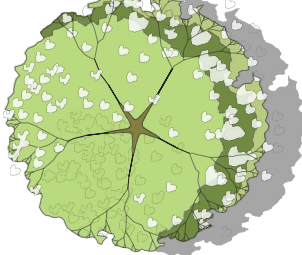
 **CONCEPTUAL LANDSCAPE PLAN**
SCALE N.T.S.

PLANT SCHEDULE

SYMBOL

BOTANICAL / COMMON NAME

TREES

	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple
	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cypress
	Cornus x elwinortonii 'KN4-43' / StarlightΦ Dogwood
	Maackia amurensis / Amur Maackia
	Quercus frainetto / Italian Oak

GROUND COVERS












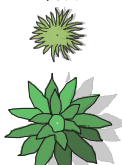



	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster
	Pachysandra terminalis / Japanese Spurge
	Vinca minor 'Alba' / White Dwarf Periwinkle
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle

PLANT SCHEDULE





SYMBOL

BOTANICAL / COMMON NAME

SHRUBS

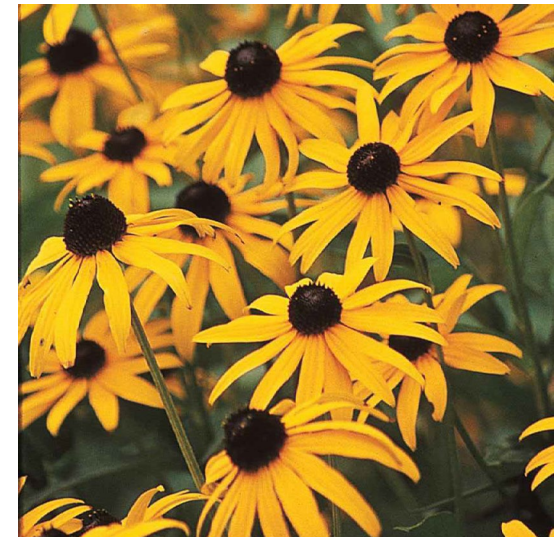
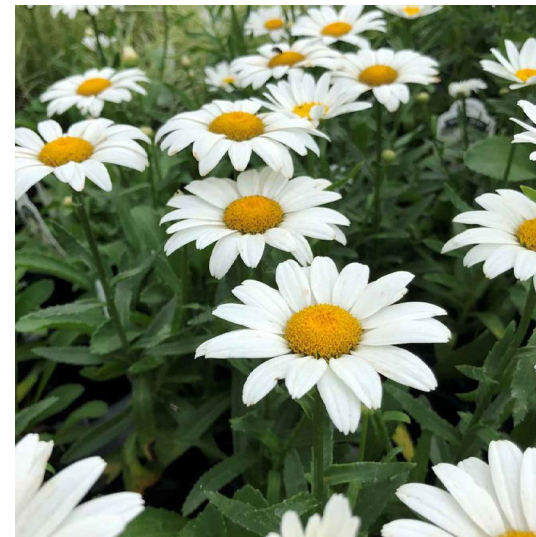
	Blechnum spicant / Deer Fern
	Calluna vulgaris 'Spring Cream' / Spring Cream Heather
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
	Hosta x 'Brim Cup' / Brim Cup Hosta
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea
	Hydrangea quercifolia / Oakleaf Hydrangea
	Juniperus virginiana 'Skyrocket' / Skyrocket Juniper
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
	Pennisetum orientale / Oriental Fountain Grass
	Pieris japonica 'Brouwer's Beauty' / Lily of the Valley Bush
	Polystichum munitum / Western Sword Fern
	Sarcococca ruscifolia / Fragrant Sarcococca
	Taxus x media 'H.M. Eddie' / H.M Eddie Yew

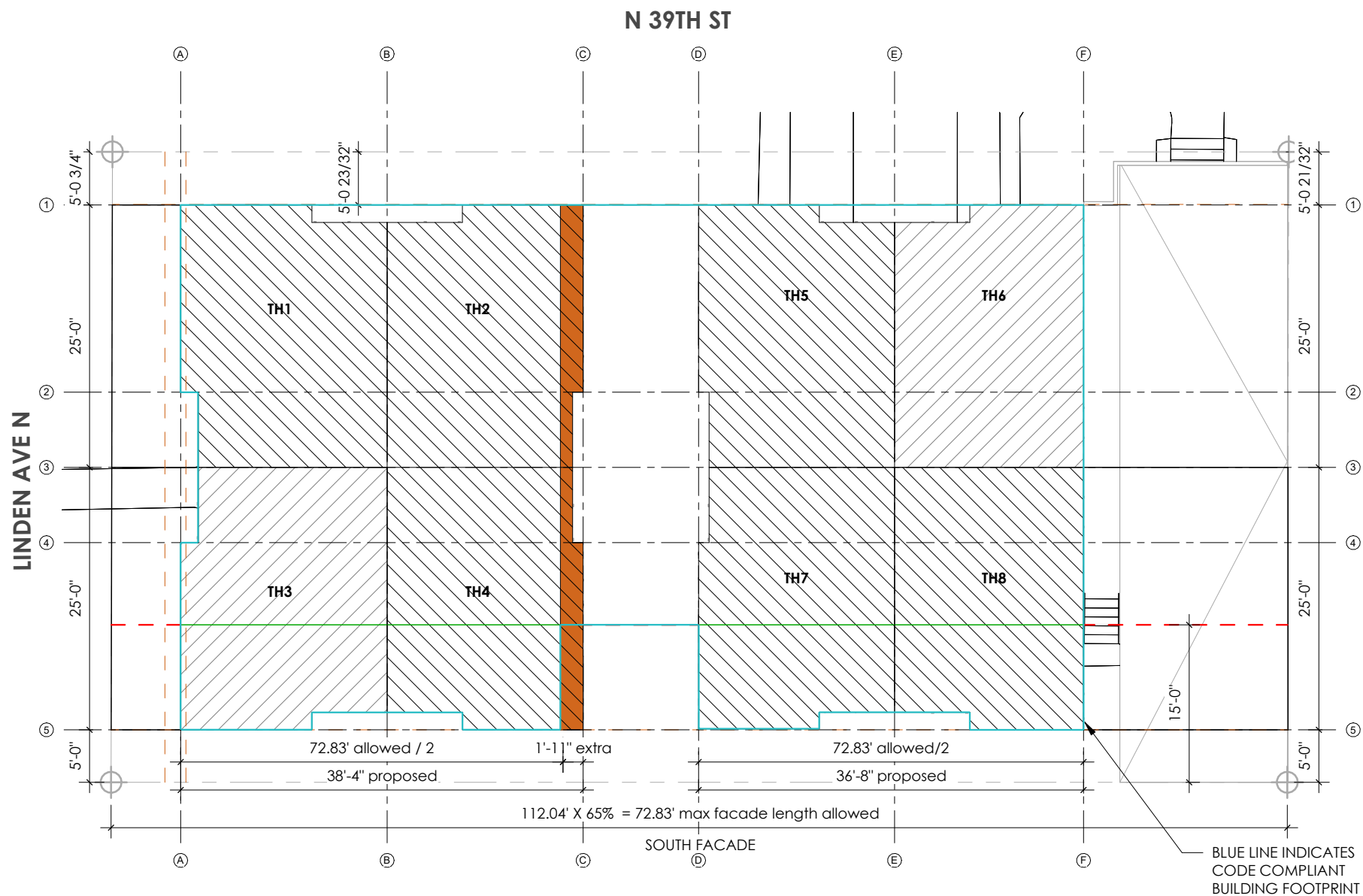
PERENNIALS

	Centranthus ruber 'Coccineus' / Red Valerian
	Leucanthemum x superbum / Shasta Daisy
	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
	Rudbeckia hirta 'Indian Summer' / Indian Summer Black-eyed Susan

VINES

	Clematis armandii 'Snowdrift' / Evergreen Clematis
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FACADE LENGTH DIAGRAM
SCALE: 1/16" = 1'-0"



CODE CITATION:

SMC 23.45.527.B.

1.The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.

CODE REQUIREMENT:

Maximum facade length allowed is 65% of lot depth

FACADE LENGTH CALCULATION				
ORIENTATION	LOT DEPTH	% LOT DEPTH	ALLOWED	PROPOSED
SOUTH	112.04 ft	65	72.83 ft	75'-0"

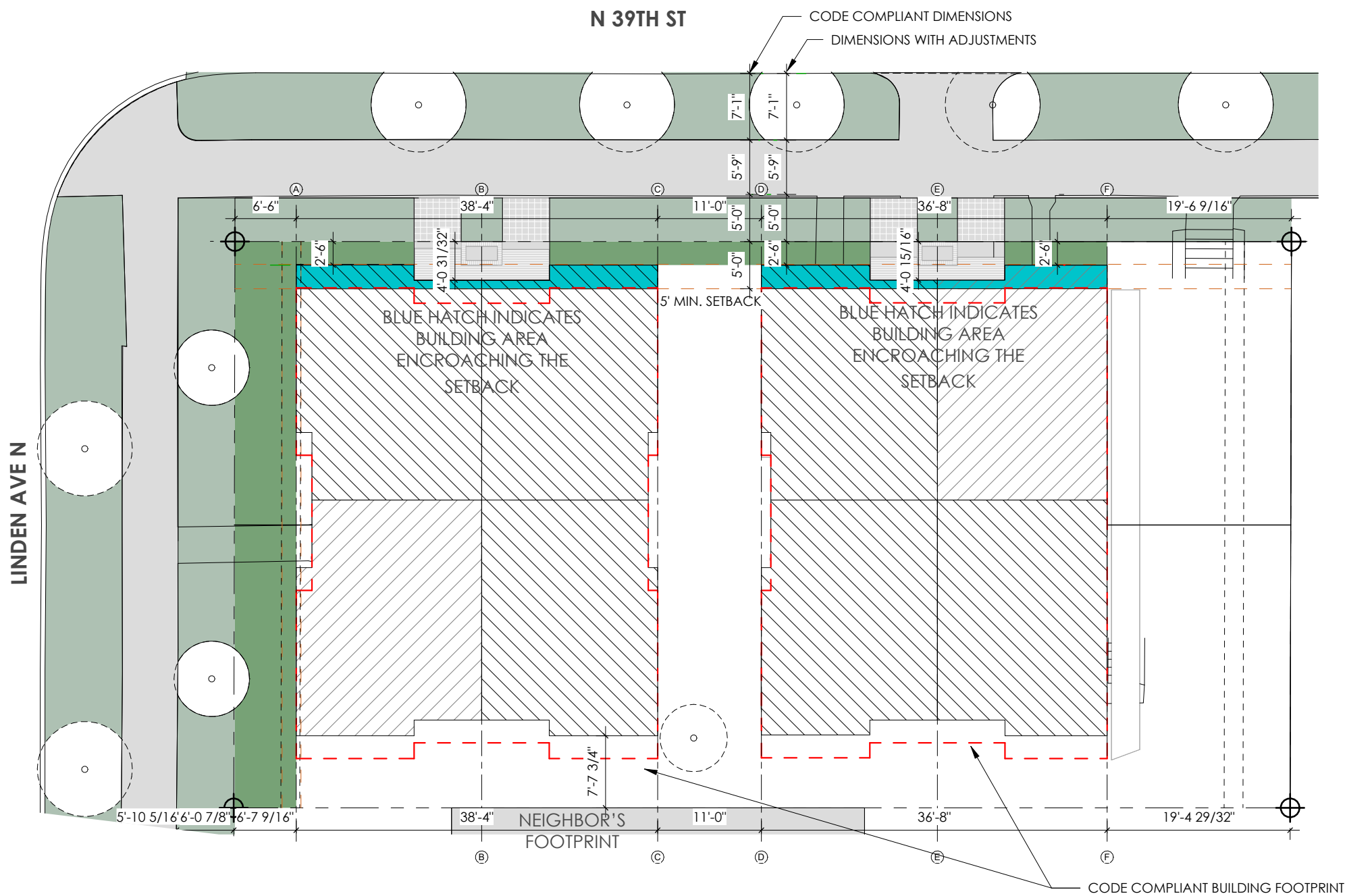
PROPOSED DESIGN DEPARTURE:

We propose to exceed 2'-2" (South) of the maximum facade length allowed per SMC 23.45.527.B.1. Per SMC 23.41.018.D.3 the facade length may be increased by a maximum of 10%.

RATIONALE:

This adjustment helps having more efficient units as well as better articulation on all facades following Seattle Design Guideline-Architectural Concept (DC2-A.2, B.1 & C.1). This articulation reflects the inside program where the space is maximized. The project team proposes breaking down the mass into two volumes that help reducing the scale and material transitions. The recesses plane has a different material treatment in stained wood to accentuate that intention. The proposed adjustment will allow for a better articulation and connection with the neighbors. The main pedestrian pathway through the middle of the site will benefit as well through this articulation. The project team believes this design strategy is beneficial for the building because it avoids having a 65 feet facade in one single plane and instead breaking into three planes in each building.

Adjustment request - Facade length



CODE CITATION:

SMC 23.45.518.A.

Setbacks for townhouses in LR Zones are as follows:

CODE REQUIREMENT:

	REQUIRED
FRONT	5' MIN. 7' AVG.
SIDE, EAST	5' MIN.
SIDE, WEST	5' MIN.
REAR	5' MIN. 7' AVG.

PROPOSED DESIGN DEPARTURE:

We propose a reduction of the side setback (N 39th St) 5' min to 2.5' min. Per SMC 23.41.018.D.3 the setbacks may be reduced by a maximum of 50%.

RATIONALE:

This adjustment helps provide relief from a unique site condition on the adjacent property to the South. The existing single family residence on the neighboring property sits directly on the shared property line on the South end of our site. The design team has determined that the code compliant 5' minimum setback may not be sufficient and proposes that we reduce the setback on the North property line to accomodate and better situate the new structures with respect to the neighbor. The North has a distance of 5' from the property line to sidewalk with a 7' wide planting strip. The project teams proposes to reduce the setback to 2.5' which will provide a 7.5' from the building to the sidewalk on the sides and 9' at the entry porches. The project with adjustment better meets the design guideline CS2-B.2 creating a strong street edge, and design guideline CS2.D.3,4,5 providing some relief from the neighbor.

Adjustment Request - Setbacks