1724 North 107th St.

Streamline Design Review EDG #3022323

Proposal Information

Based on our Pre-application meeting, our revised proposal is to build a new apartment building with 14 Small Efficiency Dwelling Unit (SEDU) and 9 one to three-bedroom apartments on the edge of a neighborhood that has been heavily developed in the last decade with townhouses and other multifamily structure types (see following context drawings). The neighborhood is Zoned LR3 or higher for several blocks toward the north and east. The sliver of lot to the south and the lots to the west are zoned as SF7200. The site is within the Northgate Urban Center.

The unit mix of the proposed apartment results in a Floor Area Ratio (FAR) of under 12,000 sf, Two Floors are to have a communal laundry rooms. We have provided the building's required amenity areas at ground level rather than as a roof deck to add landscaping and open space to the fabric of the neighborhood.

We are proposing a Floor Area Ratio of under 12,000 square feet with about 13,000 square feet of heated area. As proposed, this project should fall under the 12,000sf FAR for Streamline Design Review. As such, we request that the design review process be changed from ADR to SDR. The structure is proposed to be 3 stories over a basement rising to approximately 30'-0" at the South wall (30'-0" allowed by code) and 30'-0" at the main body of the roof. A parapet extends about 3'-6" above the main roof and the required stair penthouse wall extends about 8' above the main roof.

As the site is in close proximity to the Transit Corridors along North Northgate Way, there is no parking proposed. Use of alternate forms of transportation is promoted through other means such as secure on-site bike storage.

Design Guideline Information

Since this proposal is in a neighborhood of varied building forms, we will be using a building style with contemporary design elements. These elements include large windows, flat roof and a combination of siding materials. The massing features and entry sequence invite interaction between the residents and neighbors alike. The building style, materials and features are intended to be relatable to everyone who experiences the building.

As a gesture to the existing street context, we have increased the required front setback to place a significant portion of the amenity area at the sidewalk in the SE corner of the site. This effort is intended to enhance the pedestrian experience and enhance the fabric of the neighborhood. Site features which are more functional, such as trash, are held away from the front of the site.

Taken all together, we think this building will respect the context of the existing streetscape while enhancing the experience of living in this area.

Design Adjustment

As this lot is irregularly shaped, we would like to request a Zoning Adjustment to allow the proposed structure depth.

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information

Proposed Multi Family Residence for:
Johnathan W. Kurth
BK Investment Group
1724 N 107th St
Seattle, Washington 98133

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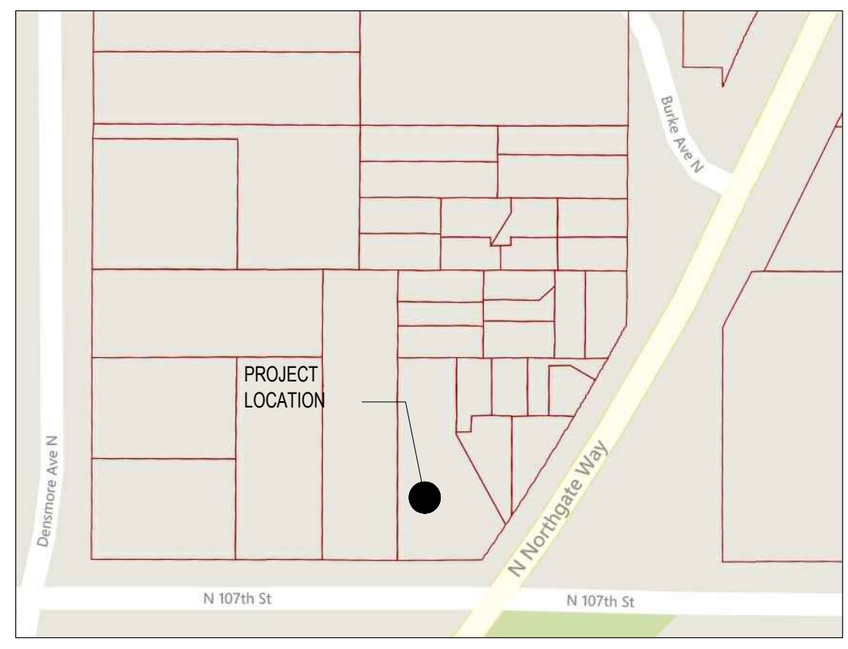
SDR1

Aerial Photograph

Zoning Map



Vicinity Map

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zoning
context

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SDR2

Aerial Context Photograph

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aerial
context
block

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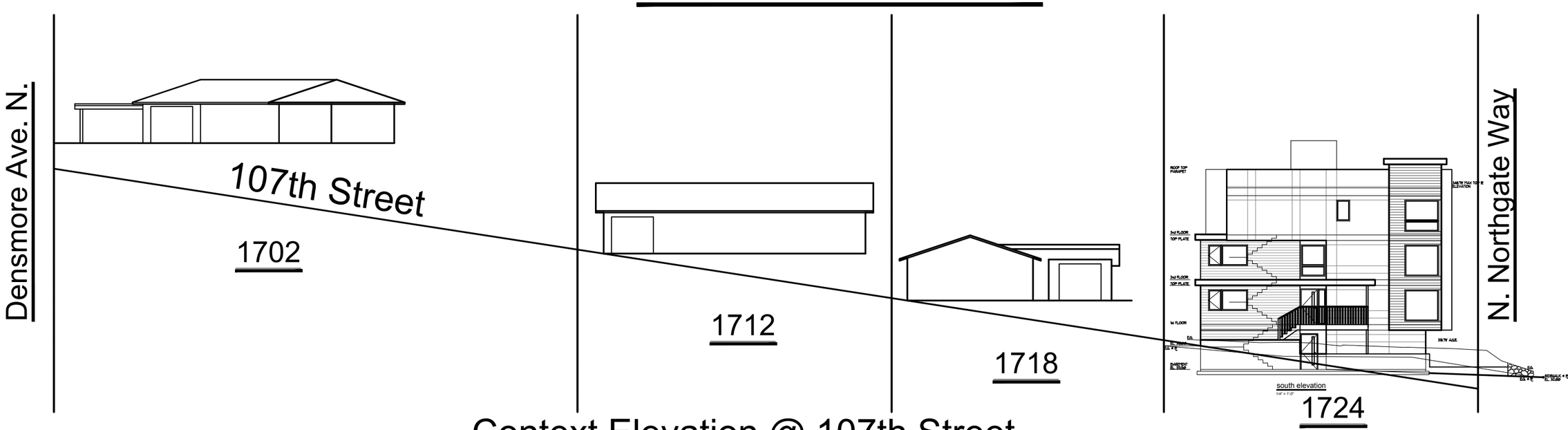
Aerial View looking North



Context Elevation @ 107th Street

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street & adjacent residences context

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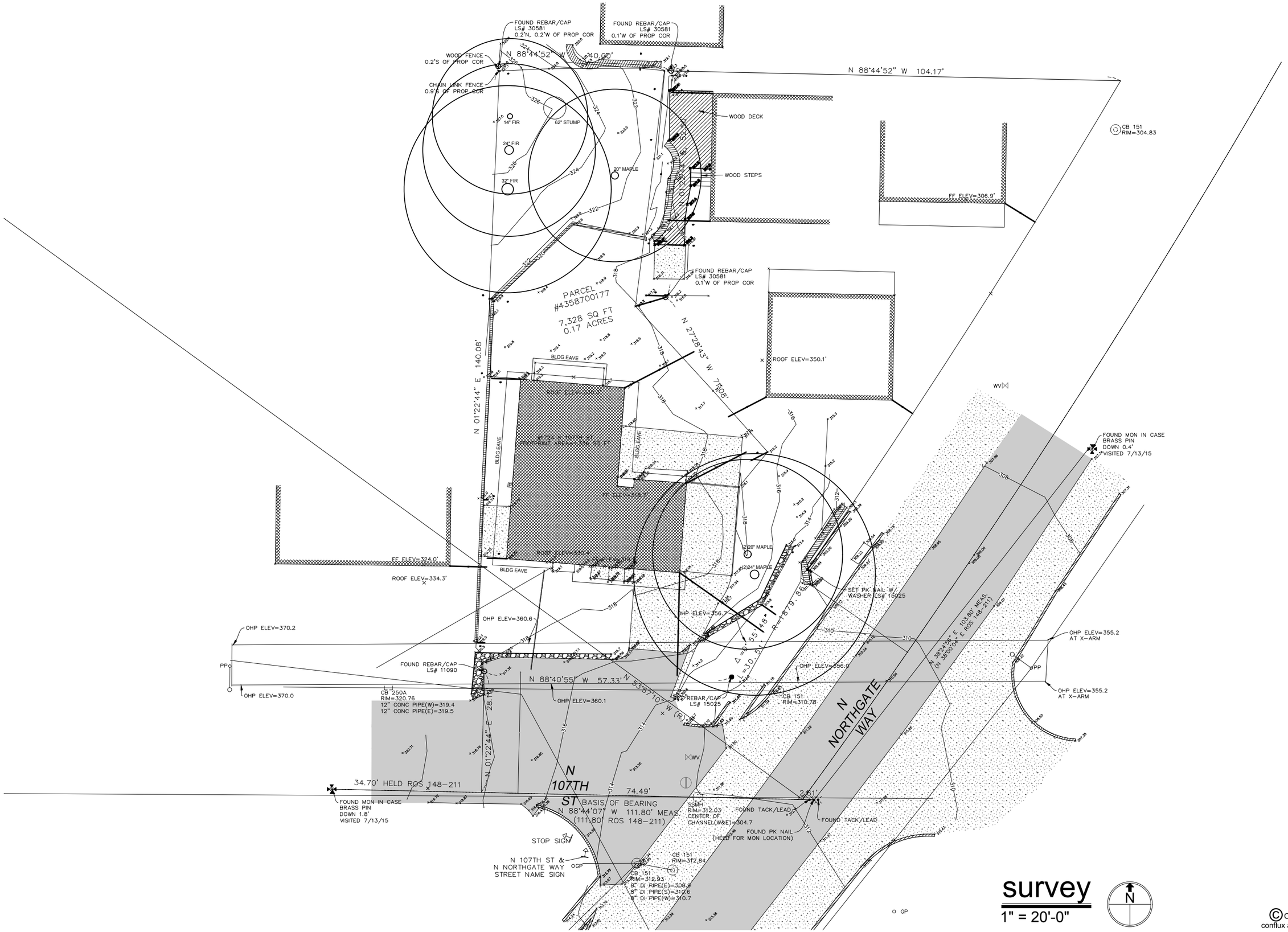
SDR4



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survey

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SDR5

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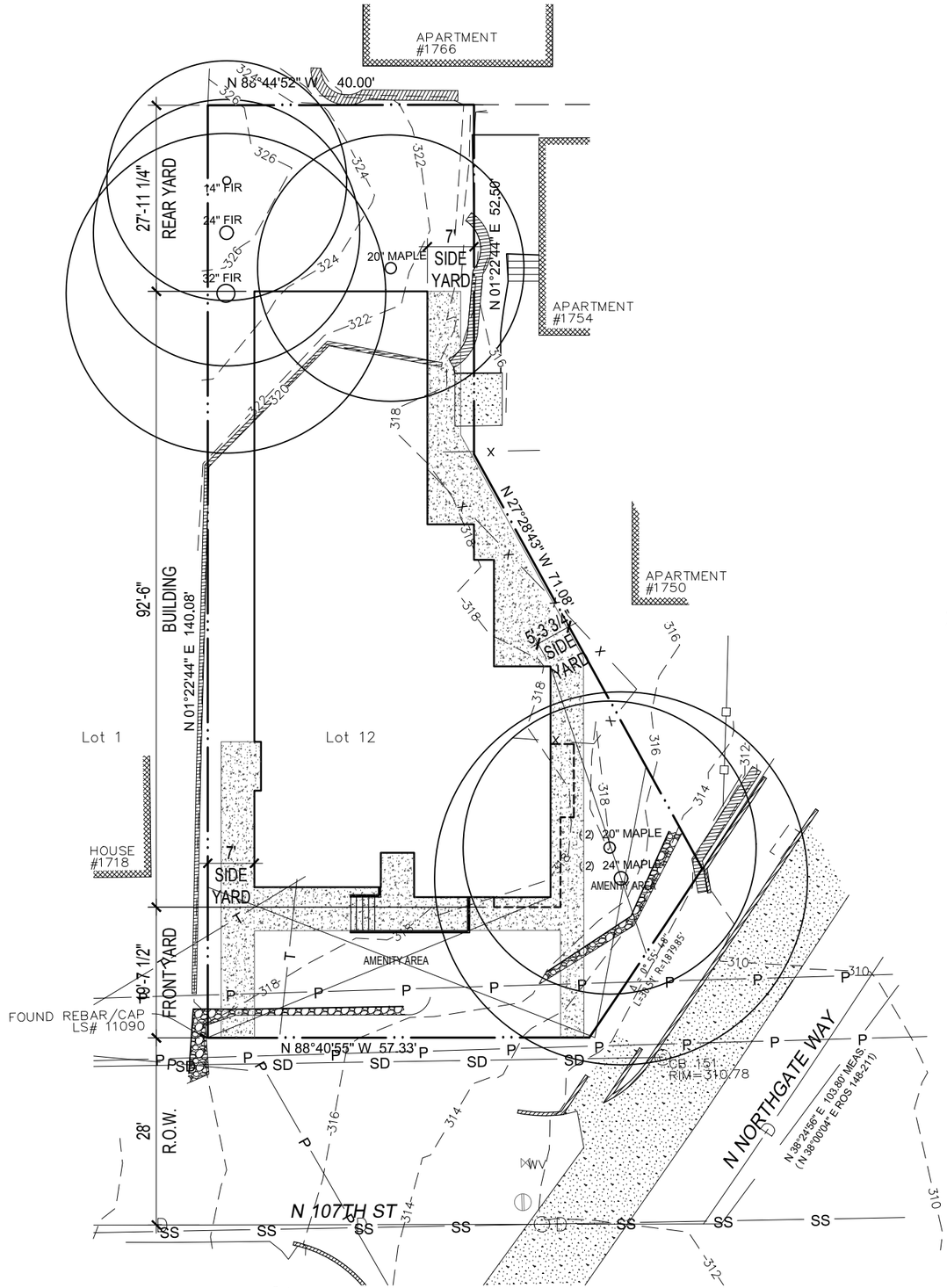

site plan

1" = 20'-0"

20' 0' 10' 20'

N

project data

property address

1724 N 107th St
SEATTLE, WA 98133

tax account #:

4358700177

project team:

owner

JOHNATHAN W. KURTH
BK INVESTMENT GROUP
2403 WARREN AVE. N.
SEATTLE, WASHINGTON 98109
(206) 954-5200

architect / applicant

KIRK R. CHRISTIANSON, AIA
CONFLUX ARCHITECTURE INC.
8901 B ROOSEVELT WAY NE
SEATTLE, WASHINGTON 98115
(206) 523-4414

zoning information:

	OCCUPANCY	R-3
	CONSTRUCTION TYPE	VA 1-HR
	ZONE	LR3
	NORTHGATE OVERLAY	
	LOT SIZE =	7,337 S.F.
23.45.510.E3	FLOOR AREA RATIO	2.0 w/ GREEN Q
	BUILDING (APARTMENT)	11,828.00 G.S.F. - Proposed FAR
	TOTAL S.F. ALLOWED @ 2.0 FAR	14,674.00 G.S.F. max FAR

11,828.00 S.F. / 7,337.00 S.F. = 1.6 FLOOR AREA RATIO

SMC 23.45.522 amenity area :

REQUIRED:	25% OF LOT AREA (7,337.00 S.F.)	1,834.25 S.F.
PROVIDED:		
	COMMON AT GRADE	1,883.63 S.F.
	TOTAL	1,883.63 S.F.

23.45.522 A2 50% AT GROUND LEVEL 1,834.25 ÷ 2 = 917.13 S.F. REQUIRED
1,883.63 S.F. PROVIDED

legal description

BEGINNING AT A POINT ON THE SOUTH LINE OF TRACT 12, BLOCK 3, LINDSLEY'S MINERAL SPRINGS, ACCORDING TO PLAT IN VOLUME 5 OF PLATS, PAGE 30, IN KING COUNTY, WASHINGTON, 27 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT 12; THENCE NORTH PARALLEL WITH THE WEST LINE OF LOTS 11 AND 12, 140 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID TRACT 12, 40 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACTS 11 AND 12, 52.58 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO DON DUANE ROSS BY DEED RECORDED UNDER AUDITORS FILE NUMBER 4440111; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID ROSS TRACT TO A POINT ON THE NORTHWESTERLY LINE OF MINERAL SPRINGS WAY; THENCE SOUTHWESTERLY ALONG SAID LINE 30 FEET TO THE SOUTH LINE OF SAID TRACT 12; THENCE WEST ALONG SAID SOUTH LINE 60 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT PORTIONS THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED UNDER AUDITOR FILE NOS. 1411078 AND 1415721, IN KING COUNTY WASHINGTON.

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site context

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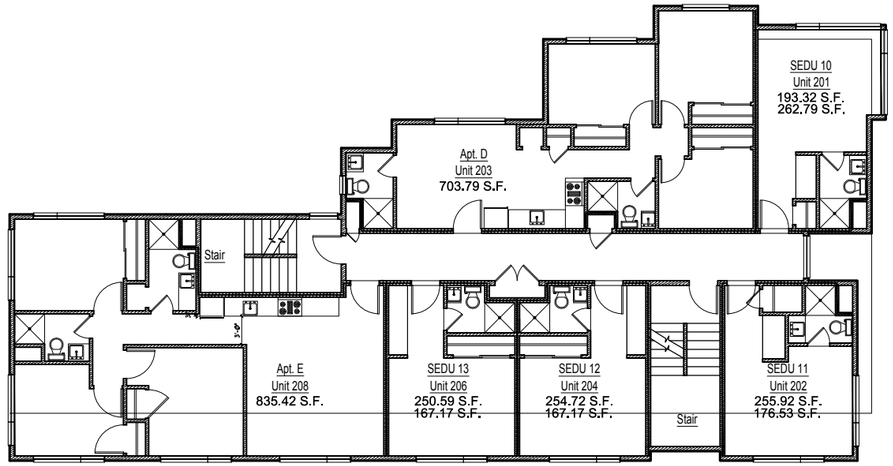
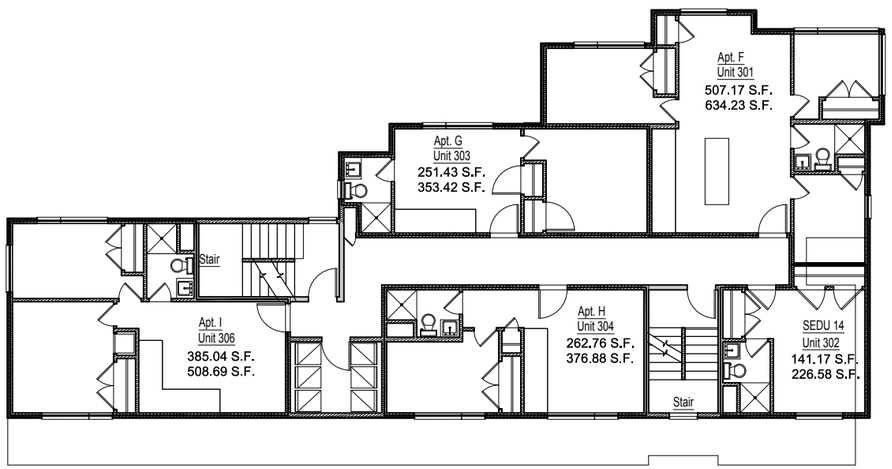
SDR7 7 / 9	15015	Proposed Multi Family Residence for: Johnathan W. Kurth BK Investment Group 1724 N 107th St Seattle, Washington 98133	color material context	conflux architecture, inc. 8901 B roosevelt way ne seattle, washington 98115 206-523-4414	DATE: 060817

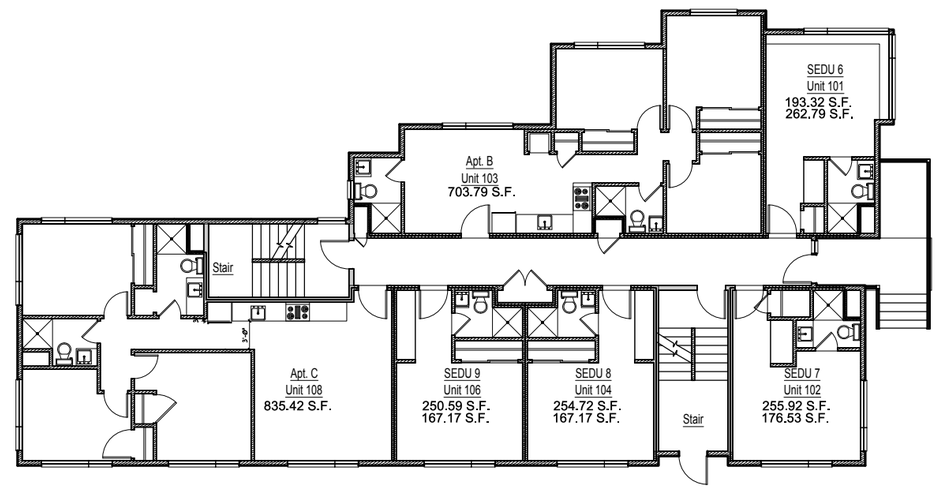


Second Floor Plan

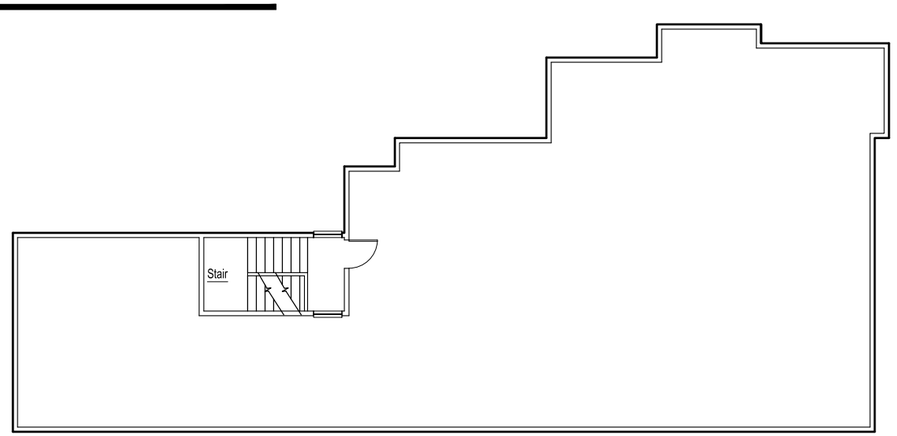
floor area summary				
			FLOOR AREA	
BASEMENT			3,026 S.F.	
FLOOR 1			3,061 S.F.	
FLOOR 2			3,061 S.F.	
FLOOR 3			2,680 S.F.	
ROOF ACCESS				
TOTAL FLOOR AREA			11,828 S.F.	



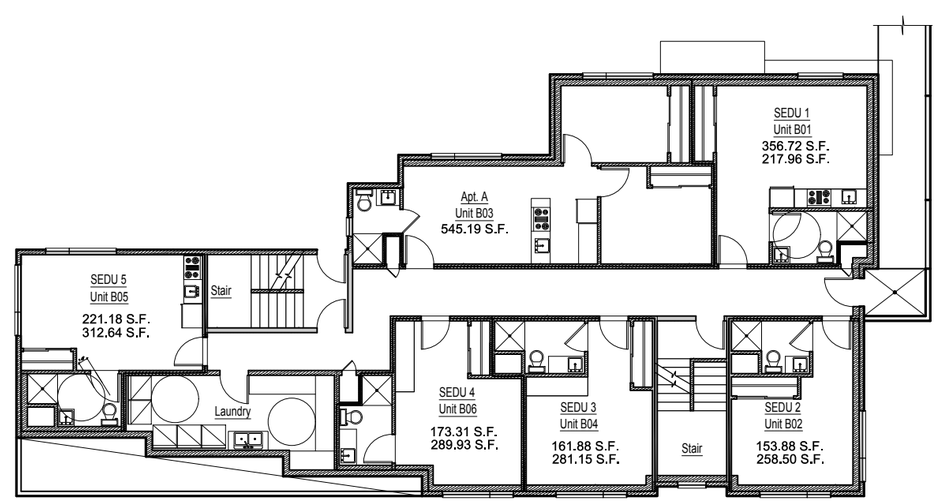
Third Floor Plan



First Floor Plan



Penthouse Plan



Basement Plan

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plans

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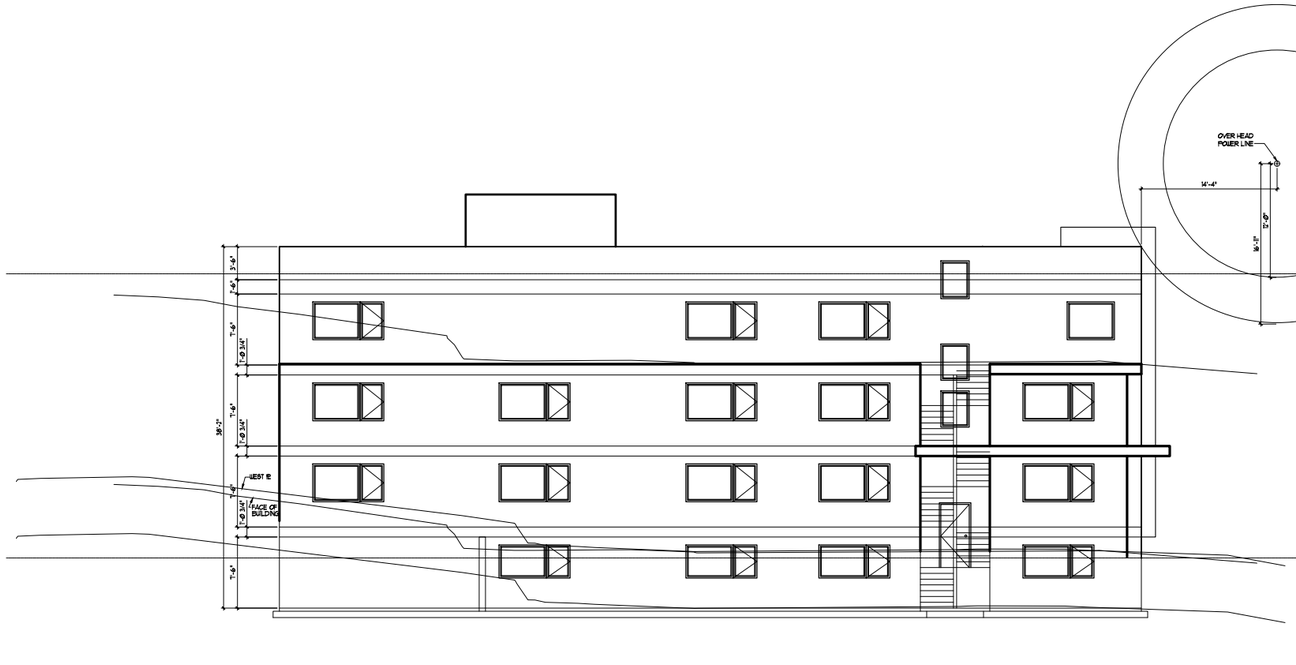
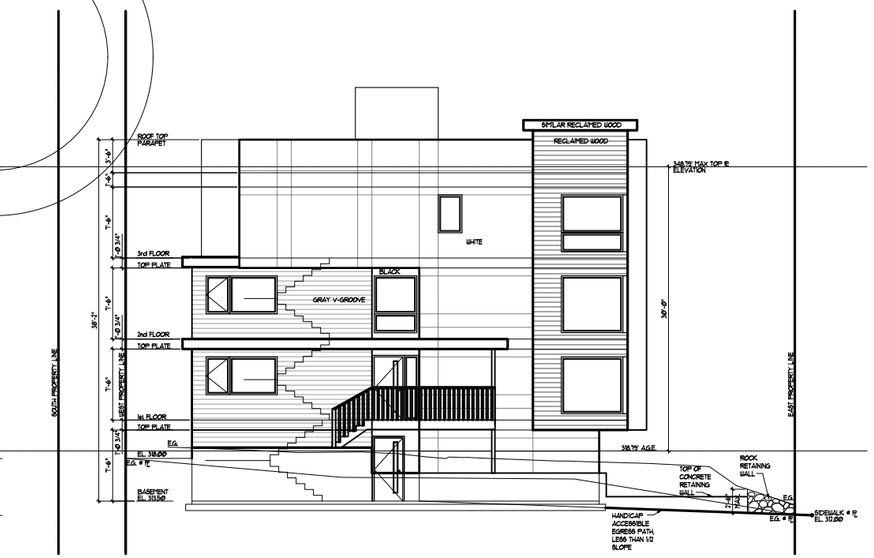
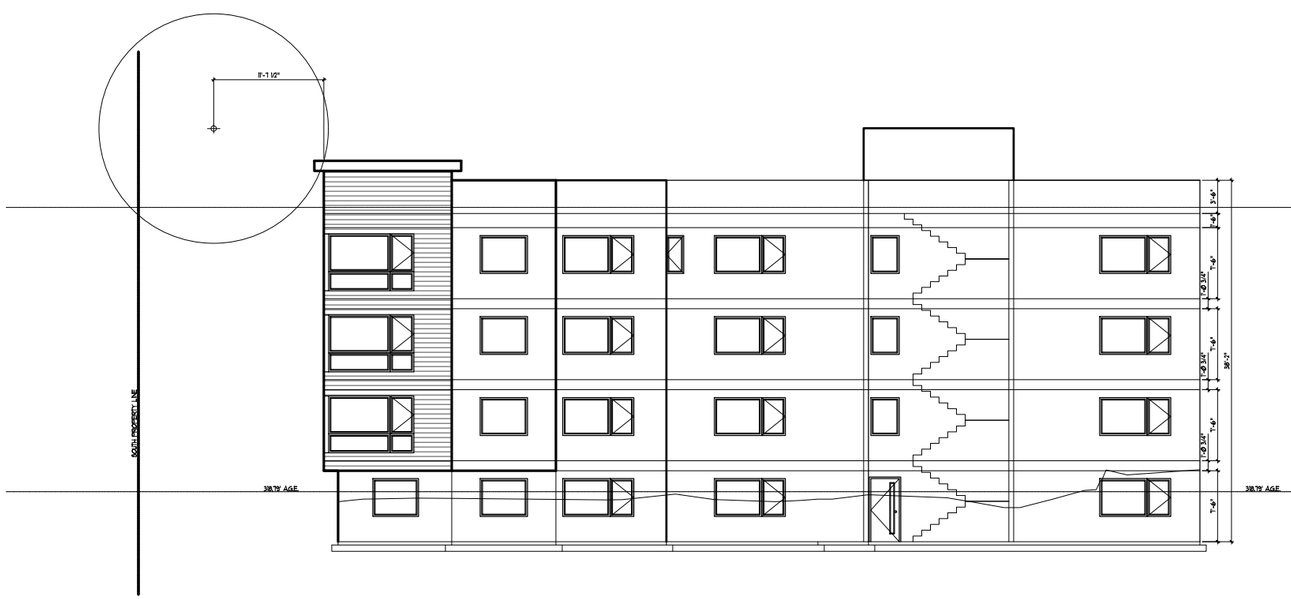


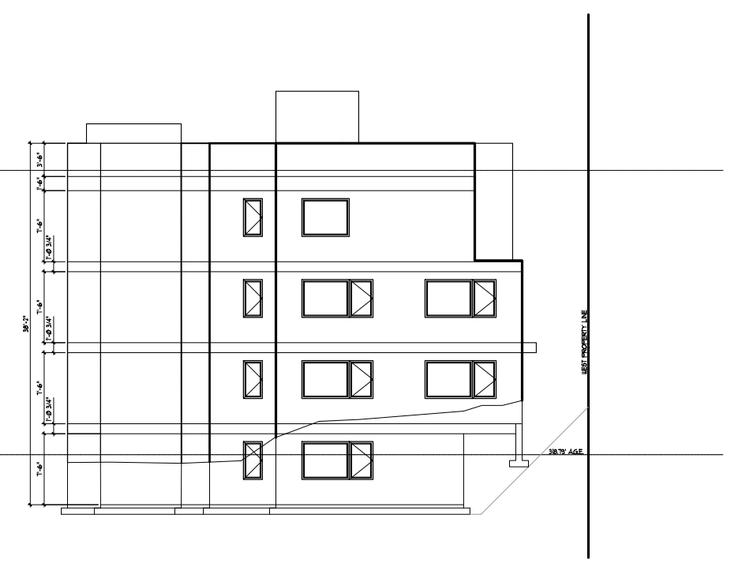
West Elevation



South Elevation



East Elevation



North Elevation

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rear duplex concept elevation &

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