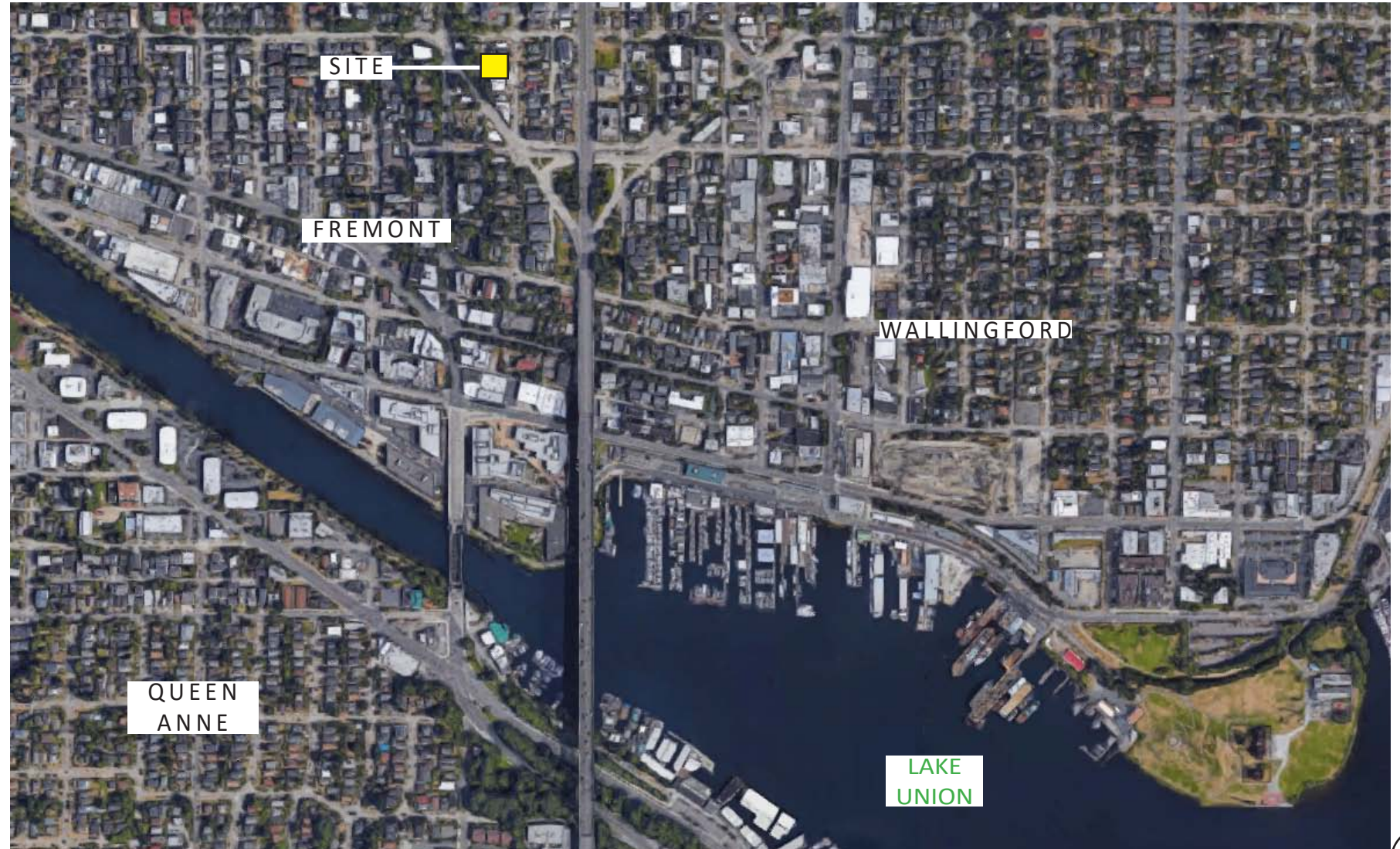




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PROJECT INFORMATION

ADDRESS:	3835 Linden Ave S Seattle WA 98103
DPD #:	3026471
OWNER:	Greenstream Investments LLC
APPLICANT:	Cleave Architecture and Design
CONTACT:	Justin Kliewer

PROJECT PROGRAM

LOT SIZE:	3358.8 sf
BUILDING TYPE:	Townhouses (2 Duplexs)
APPROX FAR:	3840 sf (higher FAR of 1.2 used)
UNIT COUNT:	4
UNIT SIZES:	1078 sf gross each unit
ABOVE-GROUND STORIES:	3
PARKING STALLS:	3 (non provided- Urban Village)

PROJECT DESCRIPTION

The proposed project will demolish the existing structure and construct two 2 unit townhouses with rooftop decks. The project will achieve a 4-star Built Green certification to maximize allowable F.A.R.

HIGHEST PRIORITY DESIGN GUIDELINES

CS1 C: TOPOGRAPHY

The site slopes down to the west, away from Linden Ave. The west duplex unit is stepped down from the east unit with the grade. This stepping diffentiates the buildins and decreases the building height at the alley.

PL3 A: ENTRIES

The site entry has been relocated to provide a visual connection from the street to the front unit. The front duplex entries are oriented towards the street and interior greenspace, and the rear (west) depex entries are oriented to the south pedestrian walkwat, oriented to provide maximum light and open space on teh south.

DC1 B: VEHICULAR ACCESS AND CIRCULATION

Parking spaces for three units are located off teh named alley (Fremont Lane N) similar to adjacent parcels. The lot width does not allow for 4 parking spaces.

DC2 C: SECONDARY ARCHITECTURAL FEATURES

Visual depth and interest is provided through the use of overhead canopies and architectural projections. The canopies, along with the wood cladding, serve a dual purpose of highlighting unit entries, while the architectural projections delineate between units. The open railing on the duplex roof deck also serves to decrease the building massing and provide a stepped street facade that is higher at the building centerline.

DC4 A: EXTERIOR ELEMENTS AND FINISHES

Treatment of the proposed facades consists of 2 colors per building (one light and one dark) and accent wood. The contrasting scale of the wood boards and the Hardie plank and panel (or similar) siding provides visual interest. Particular attention was given to the relationship of colors and materials between the two buildings to provide visual contrast while retaining a sense of continuity within the project.

DC4 D: TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

Please note that the landscape plan is preliminary, and subject to change pending implementation of the 2016 Stormwater Code, which goes into effect on Jan 1 2016. The full code is not yet available at the time of this packet, and the impacts on this project are unforeseeable.

ZONING

The site is located in an LR-2 zone, one street away from an NC1-40 zone (Aurora Avenue). It is in the Fremont Urban Village and a frequent transit area. No parking is required, however three parking spaces will be provided.

CODE REFERENCESMC 23.45.510 - FAR

Higher FAR of 1.2 allowed for Built Green townhouses
 $3358.8 \text{ sf} \times 1.2 = 4030.5 \text{ sf}$ allowed, 3840 sf proposed

SMC 23.45.512 - Density limits

No limit for buildings using higher FAR

SMC 23.45.514 - Structure Height

30'-0" maximum, +4' parapet, +10' stair penthouse
 See building elevations for max height

SMC 23.45.518 - Setbacks and Separations

7'-0" avg/5'-0" min front req. / 10'-0" proposed
 5'-0" side req. / 5'-0" proposed
 5'-0" avg/5'-0" min rear req. / 16'-0" proposed

SMC 23.45.522 - Amenity Space

$3358.8 \text{ sf} \times .25 = 839.7 \text{ sf}$ (419.85 at ground level) required
 1534 sf (452 at ground level) provided

SMC 23.45.524 - Landscaping

Proposed Landscape design will achieve .6 Green Factor Score
 Existing large street trees in planting strip to remain

SMC 23.45.527 - Facade Length

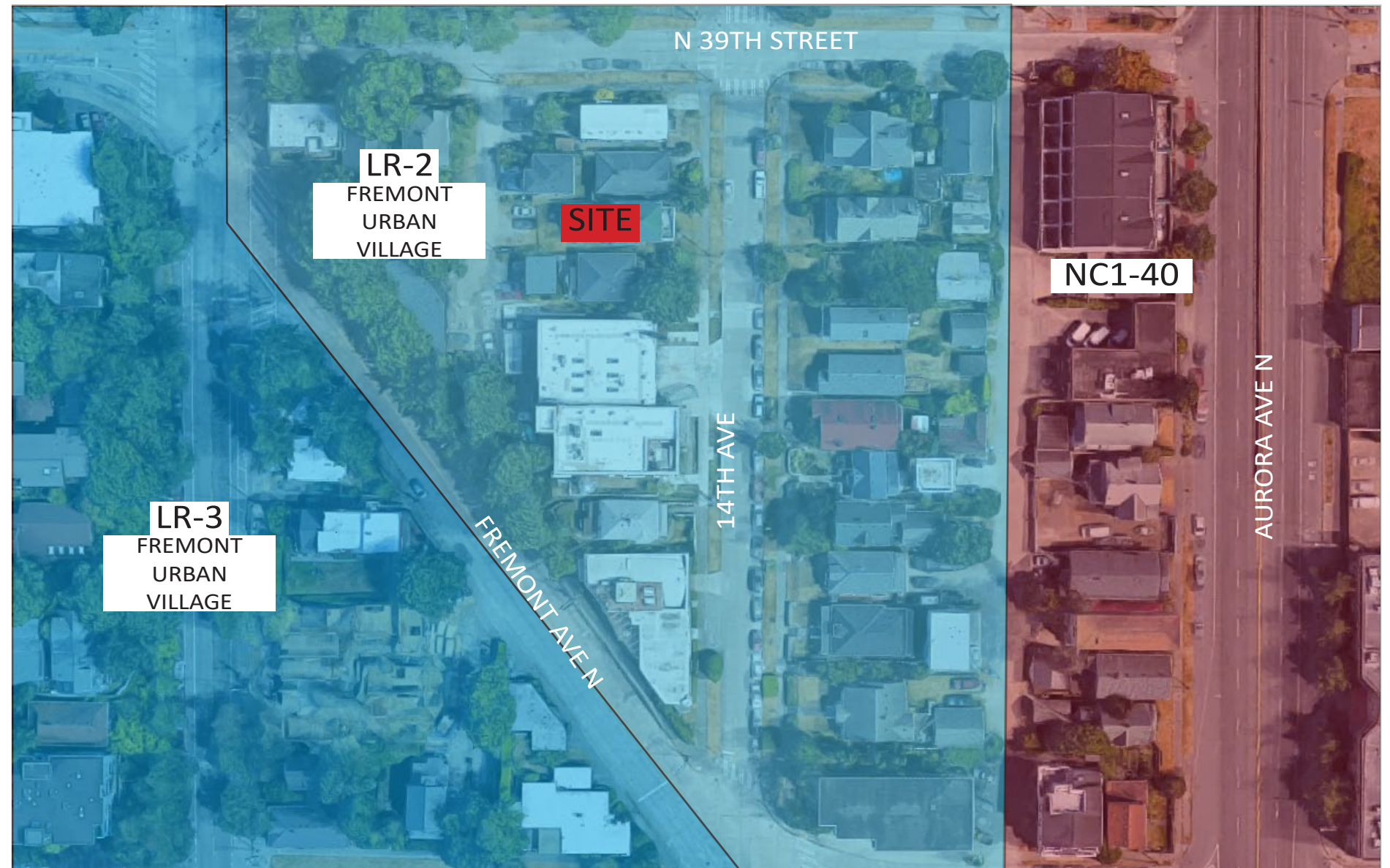
Facade length - up to 65% within 15' of lot line
 $112' \times .65 = 72.8'$ allowed, / 72.66' proposed

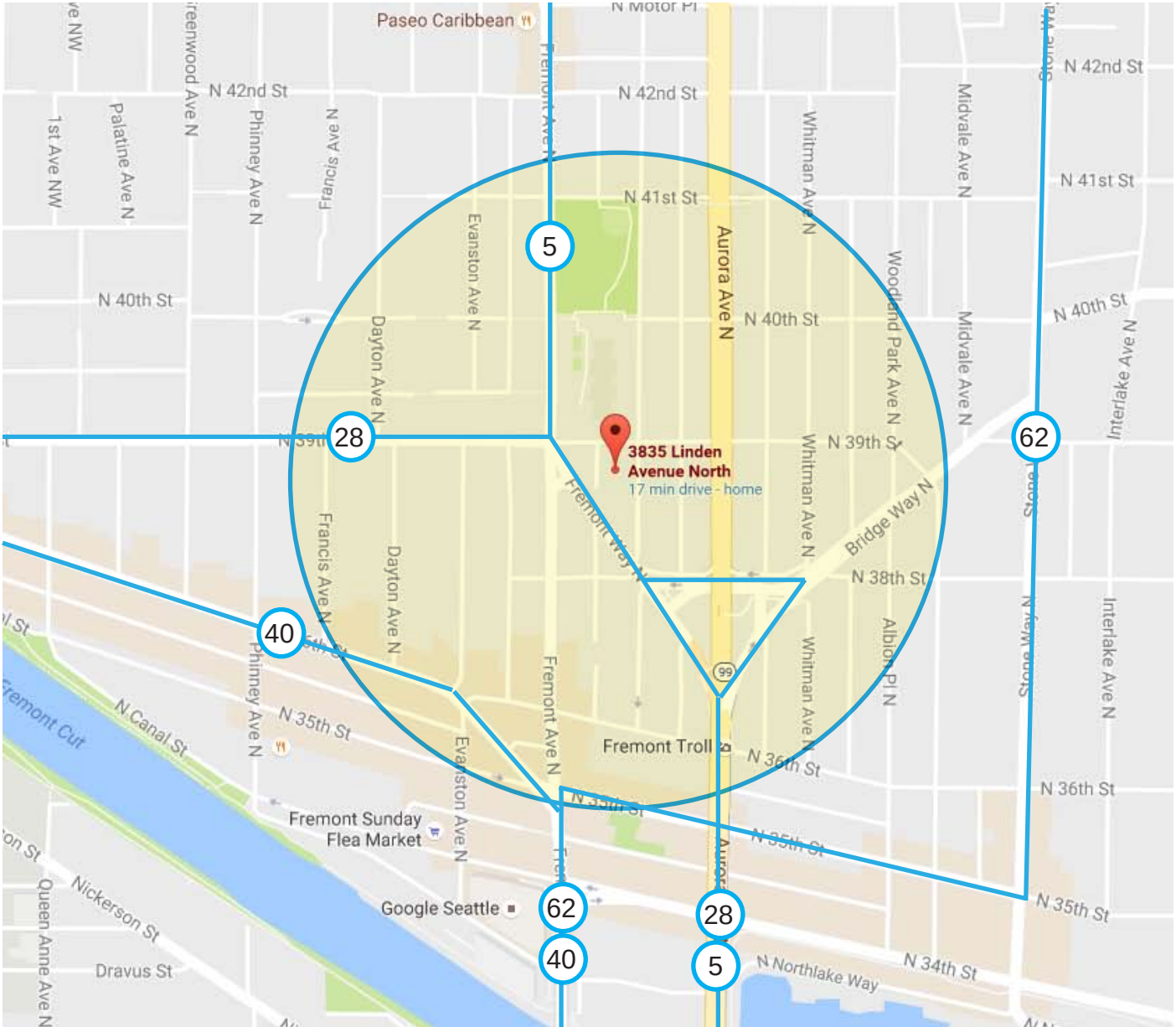
SMC 23.54.015 - Parking (Table B)

0 parking spaces required- Fremont Urban Center

SMC 23.54.040 - Solid Waste and Recyclables Storage

All solid waste recycle and garbage containers are located in the exterior yard space at each individual residential unit. Waste and recyclable staging and pickup will be located in the paved drop off space adjacent to the alley





1/2 MILE RADIUS

BUS MAP

PUBLIC TRANSPORTATION

The project is located in an area with access to several public transit routes within a 1/2 mile radius. Route 5 stops on Bridge Way after existing and on Fremont Ave N prior to entering the Aurora Bridge. The site is also within easy walking distance to the shops and restaurants in the Fremont neighborhood.

NEIGHBORHOOD DESCRIPTION

The site is surrounded by a mixture of single family houses, duplex/triplex units and a fire station. The buildings are in a variety of styles and scales. The major arterial streets are Fremont Way N, Fremont Ave N, N 39th Street, and Aurora Ave N.



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8

LINDEN PANORAMA LOOKING EAST

SITE ELEVATION

9



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11



12



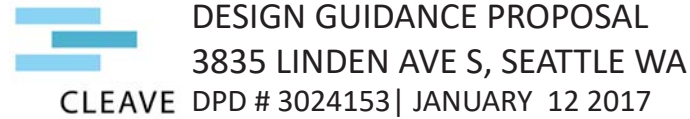
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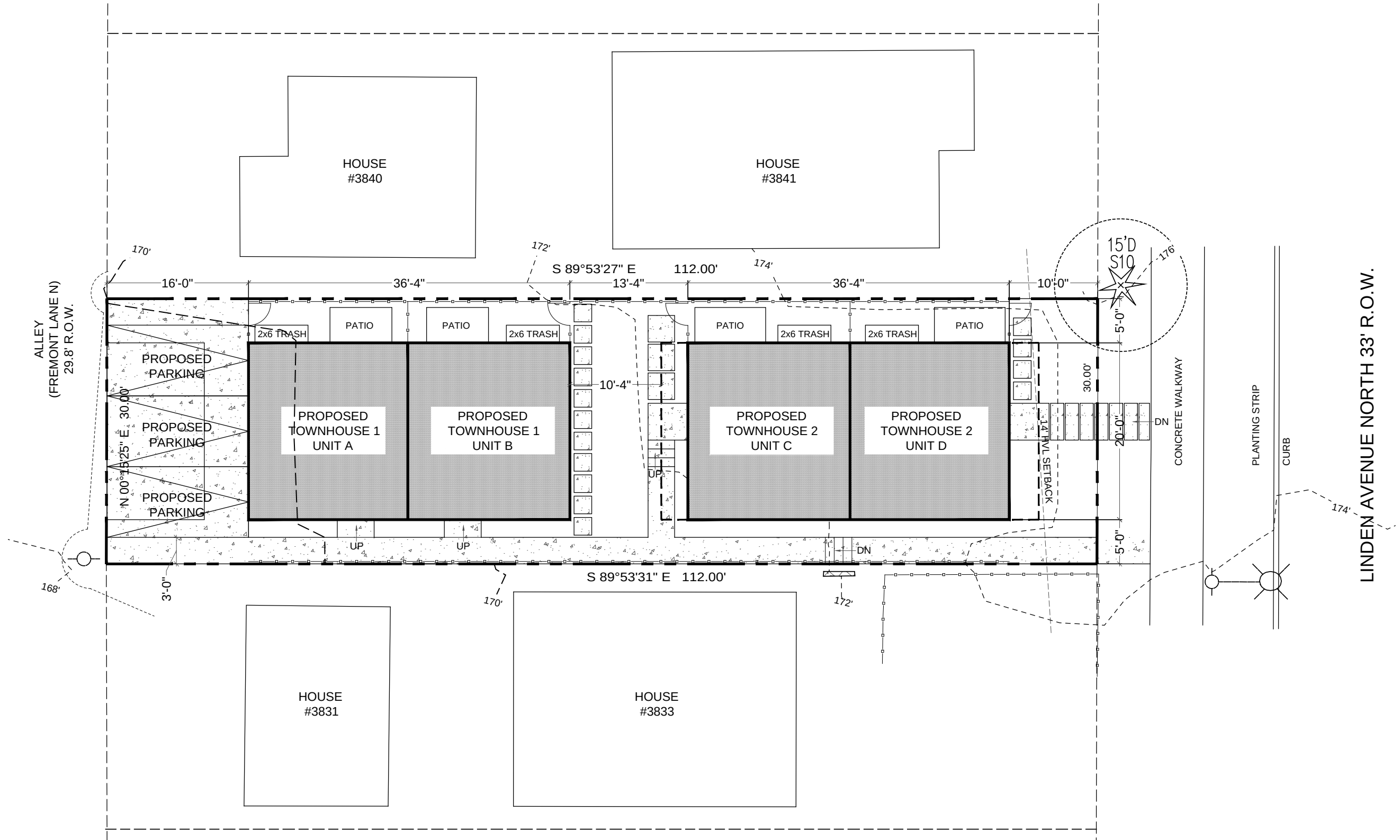


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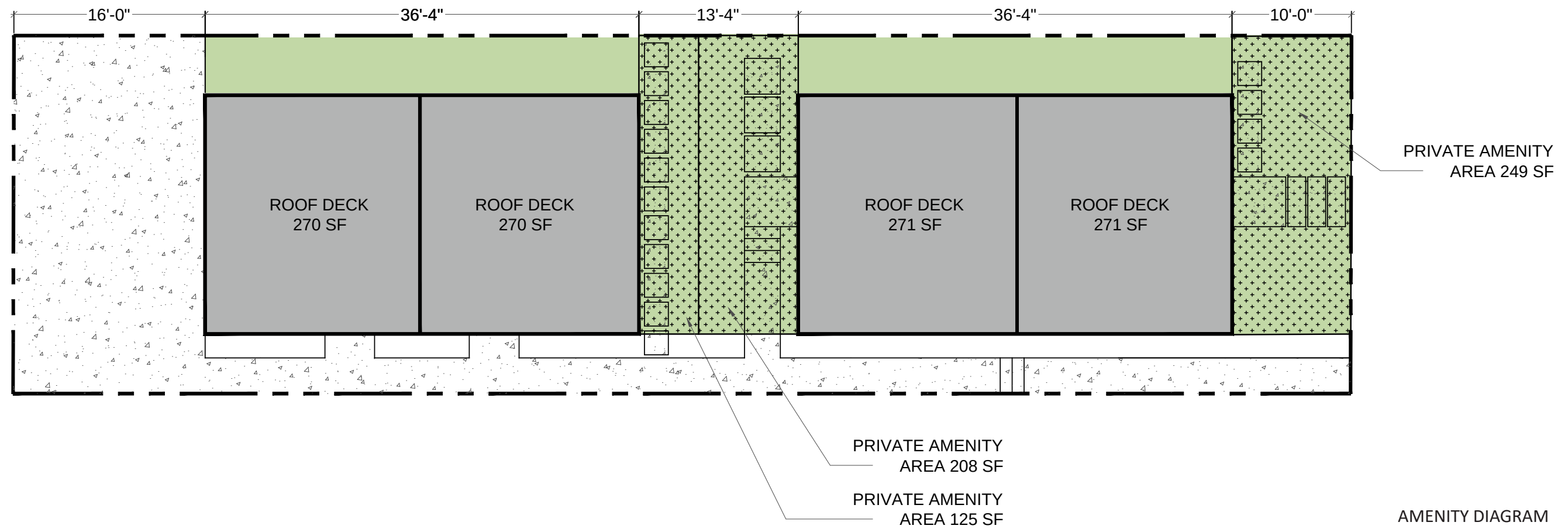


LINDEN PANORAMA LOOKING WEST



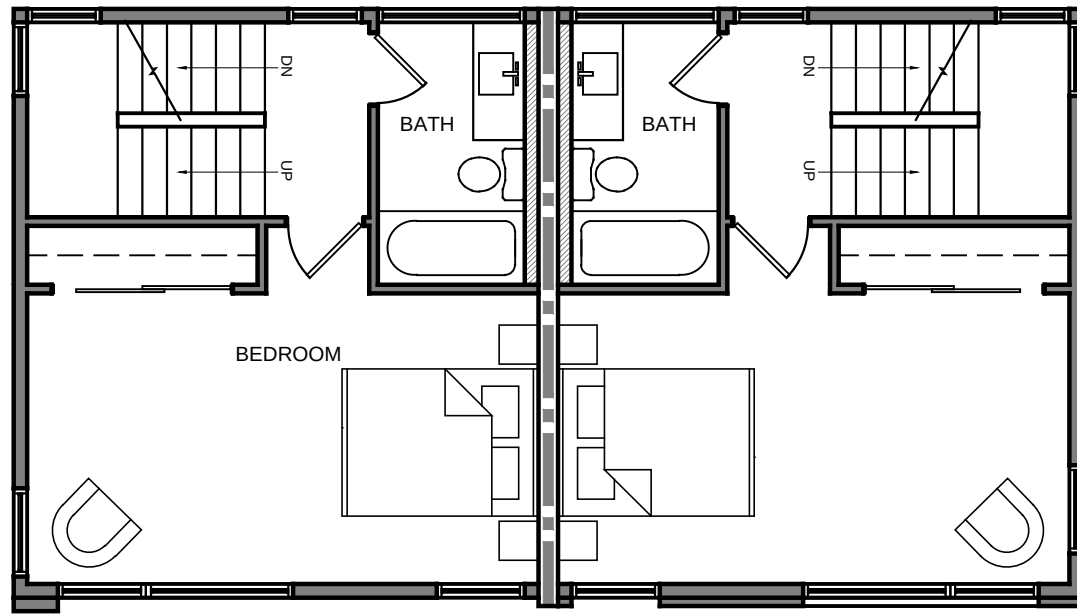




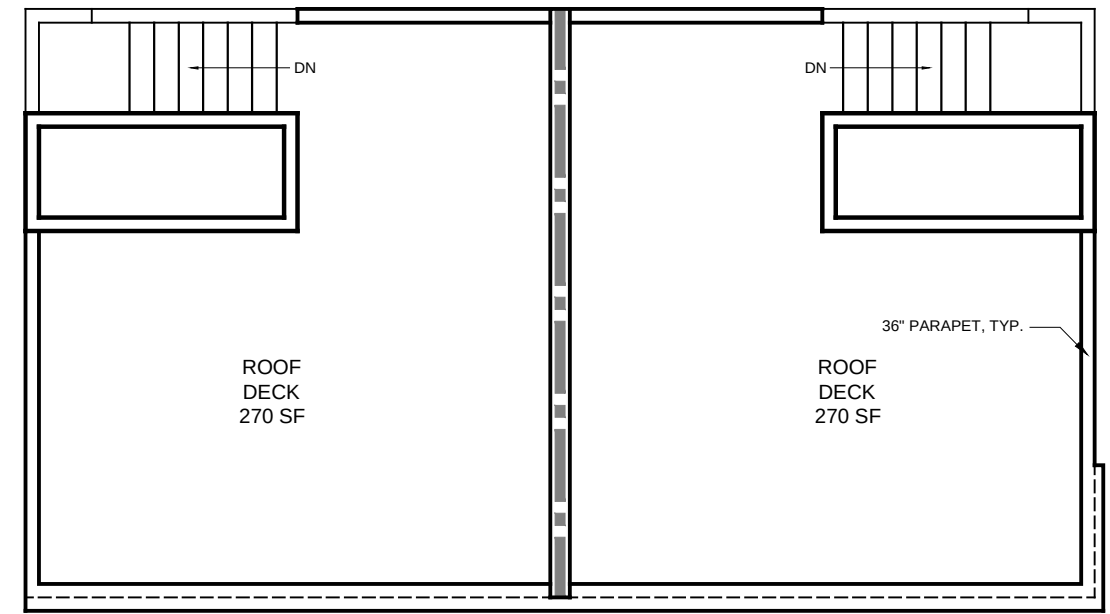


839.7 sf (419.85 sf at ground level) required
1664 sf (582 sf at ground level) provided

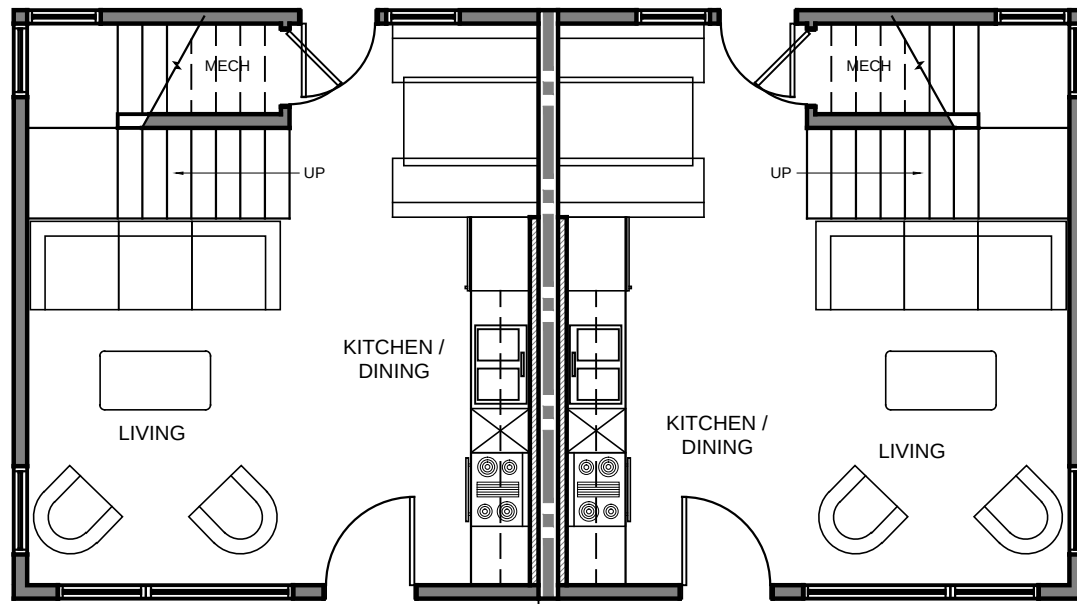
Note: additional ground level amenity space does not meet the 10' min horizontal dimension for amenity space located at side lot line per SMC 23.45.522.D.4.a



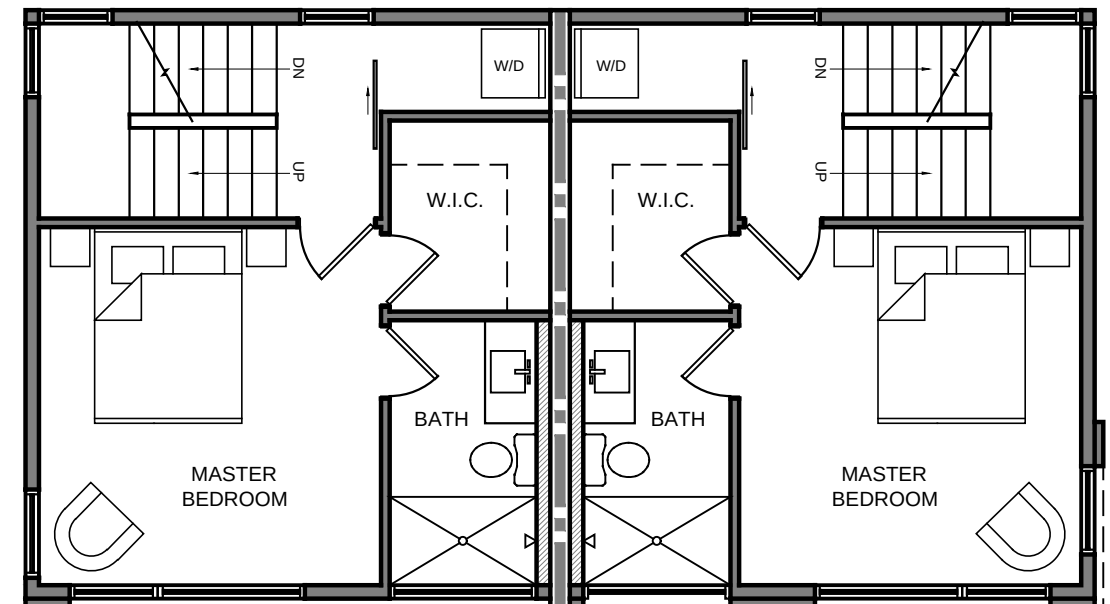
SECOND FLOOR



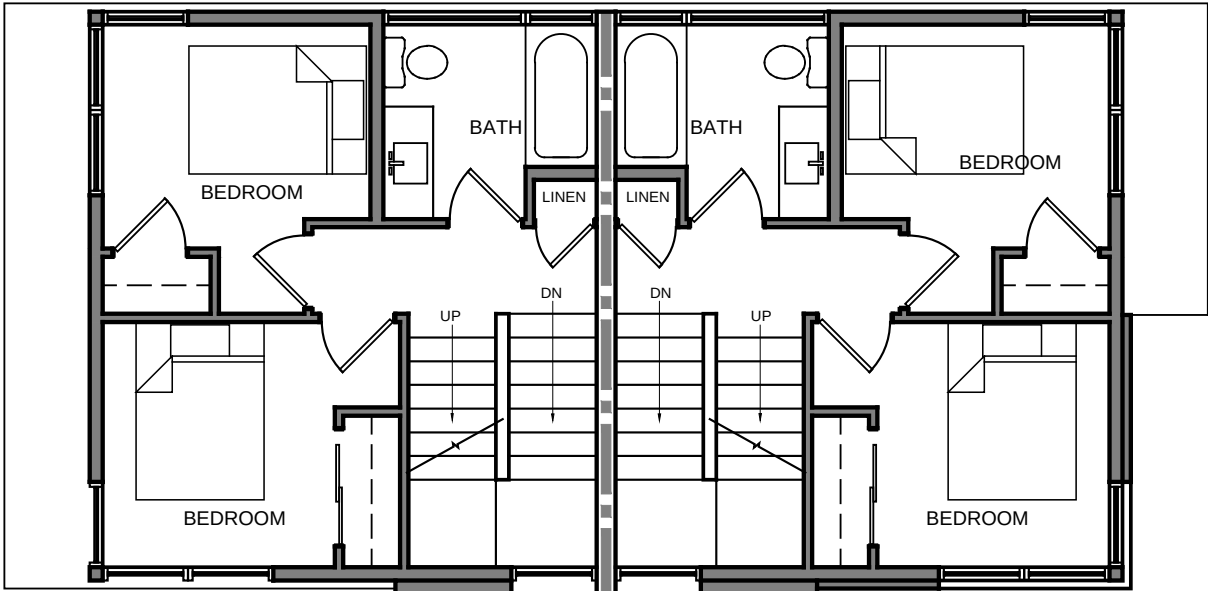
ROOF DECK



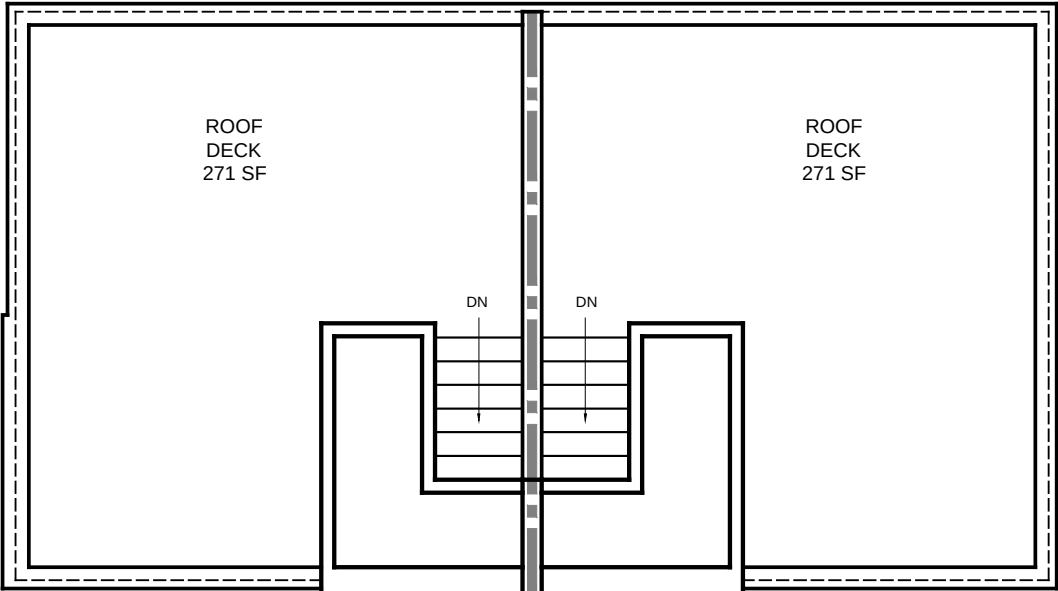
FIRST FLOOR



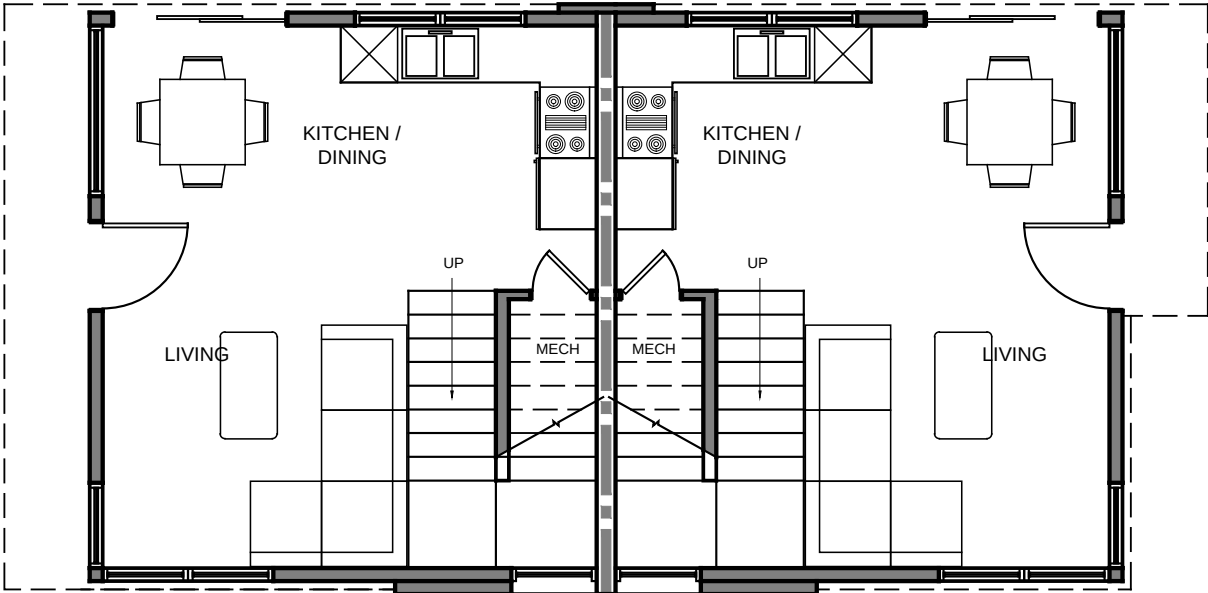
THIRD FLOOR



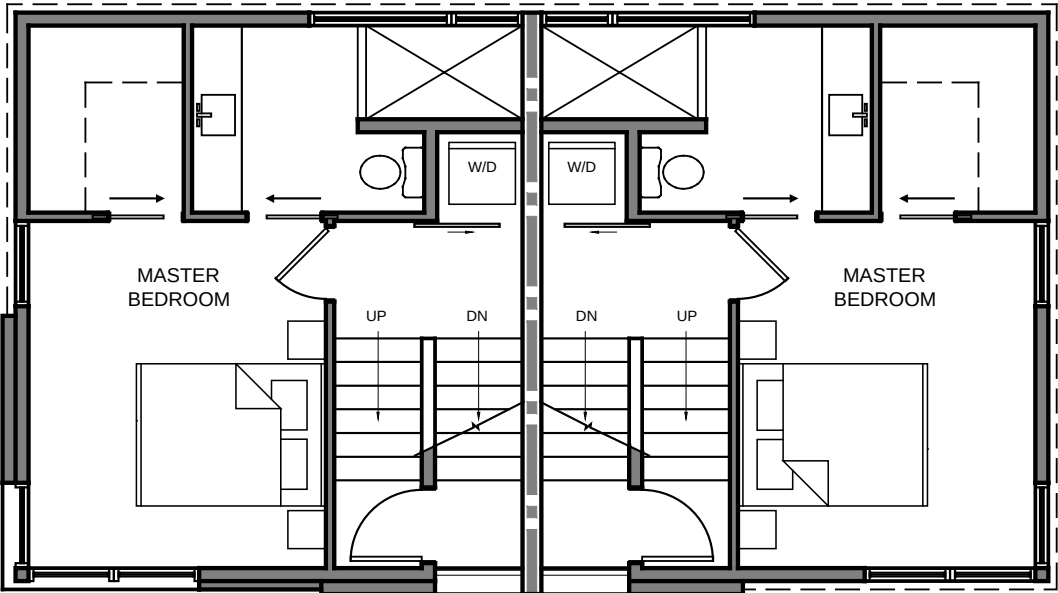
SECOND FLOOR



ROOF DECK



FIRST FLOOR



THIRD FLOOR

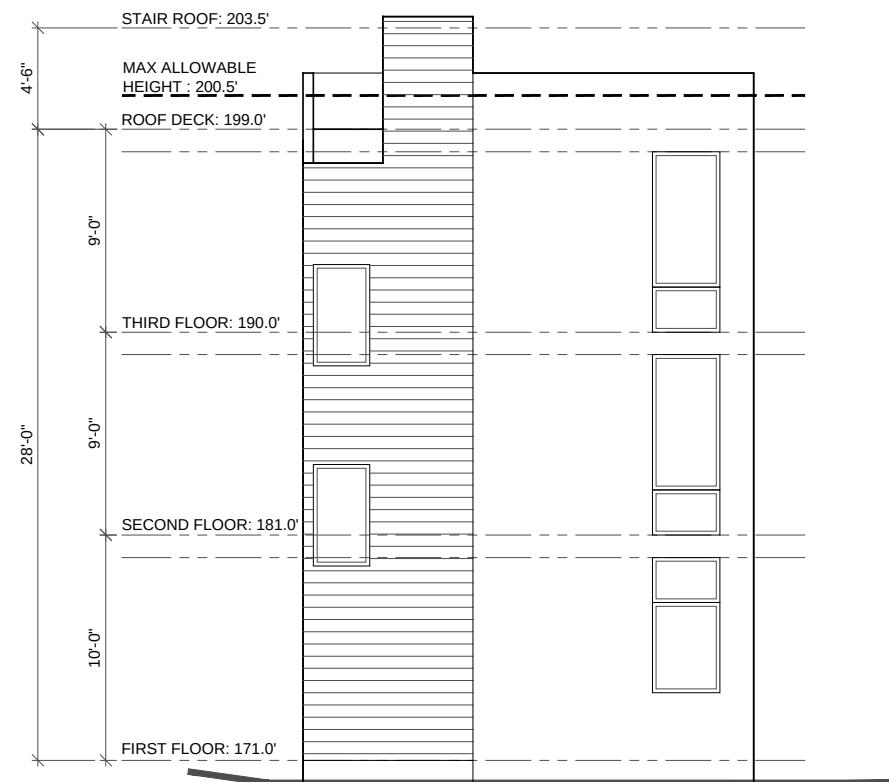




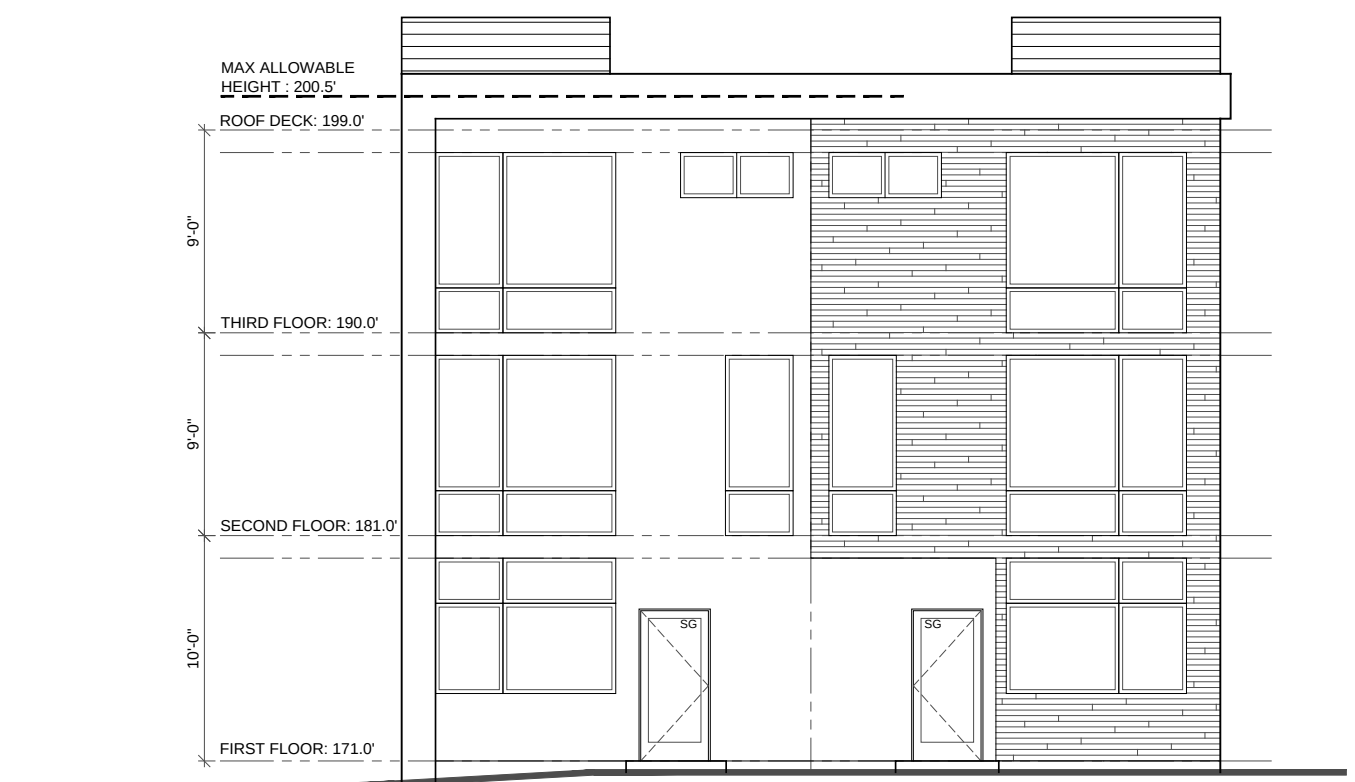
WEST ELEVATION (ALLEY)



SOUTH ELEVATION



WEST ELEVATION (ALLEY)



SOUTH ELEVATION

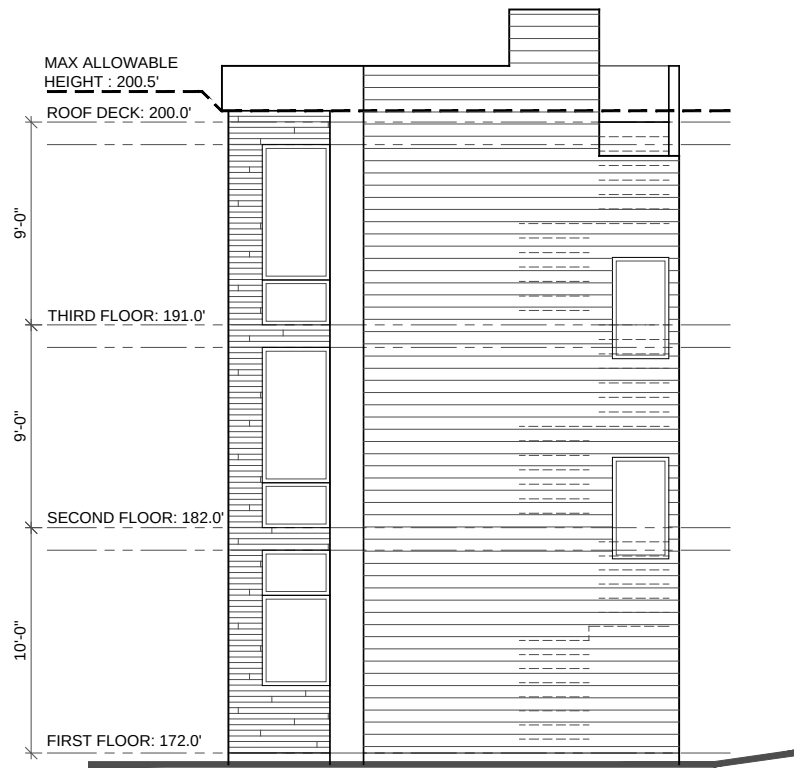




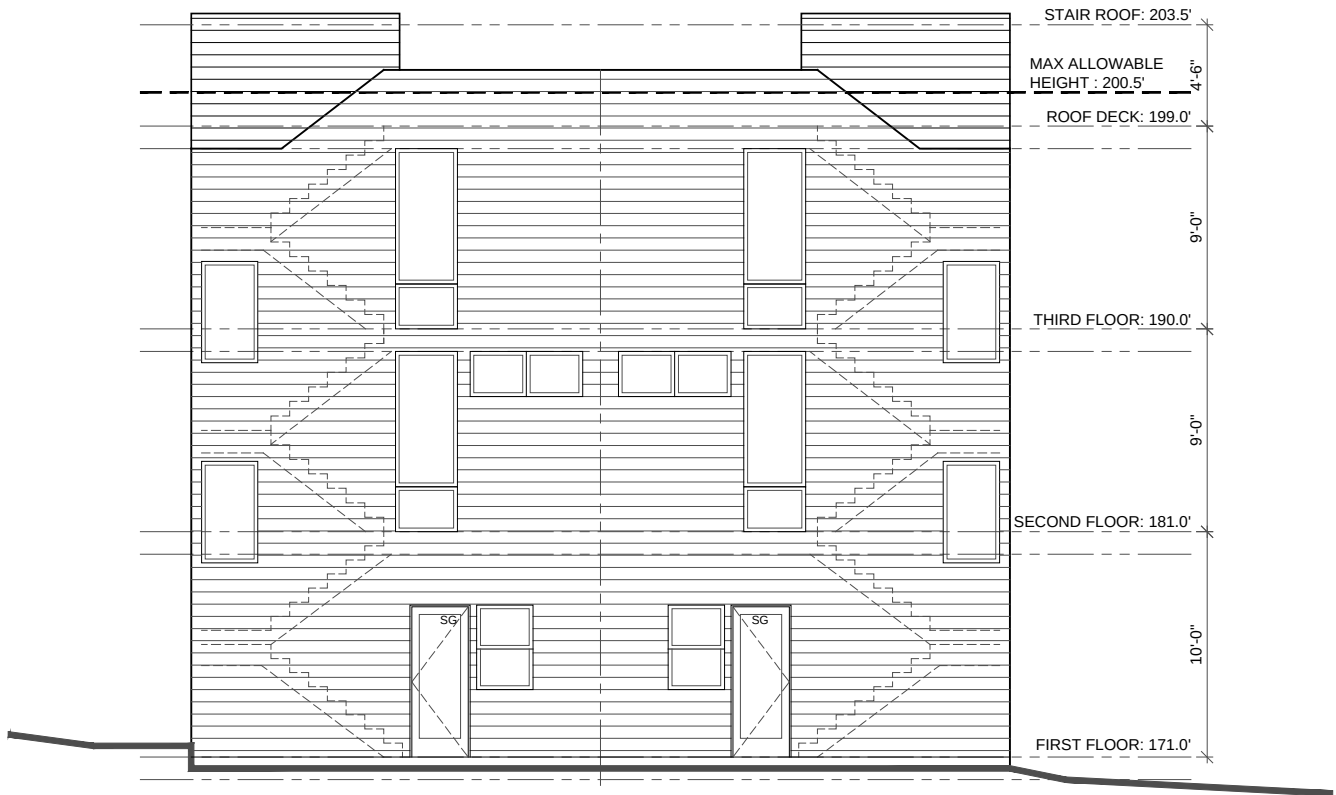
EAST ELEVATION



NORTH ELEVATION



EAST ELEVATION



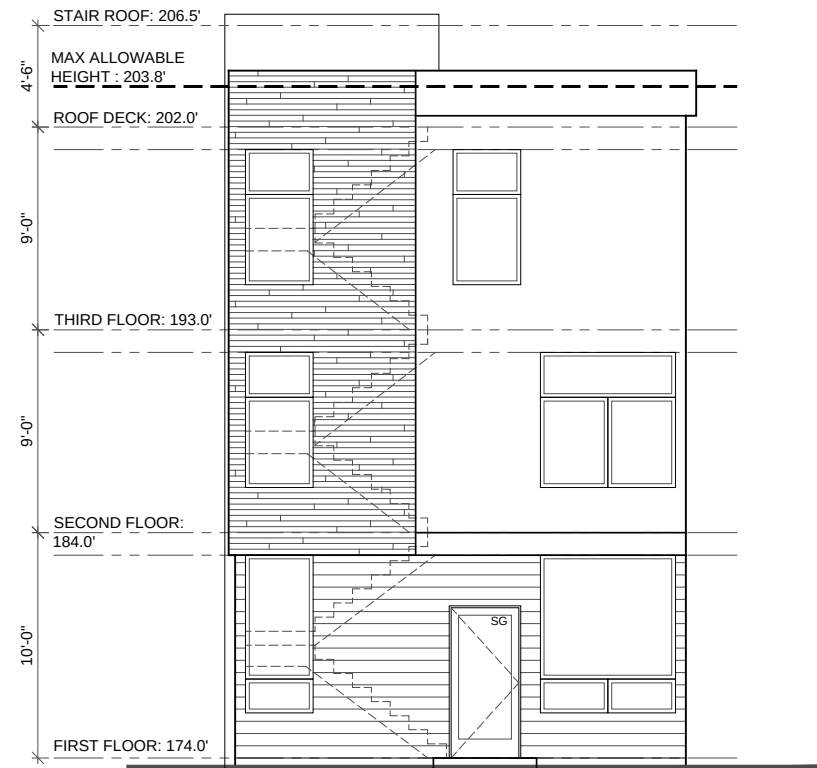
NORTH ELEVATION



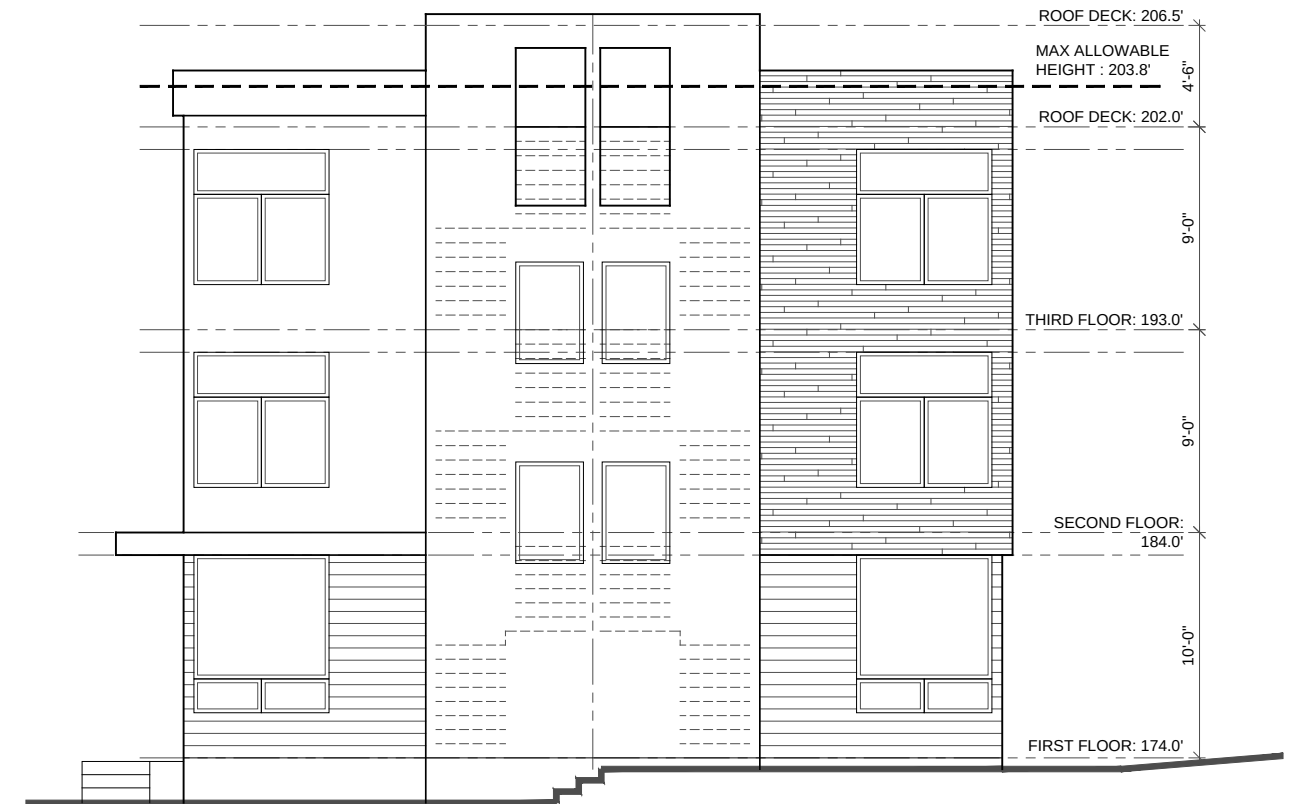
WEST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

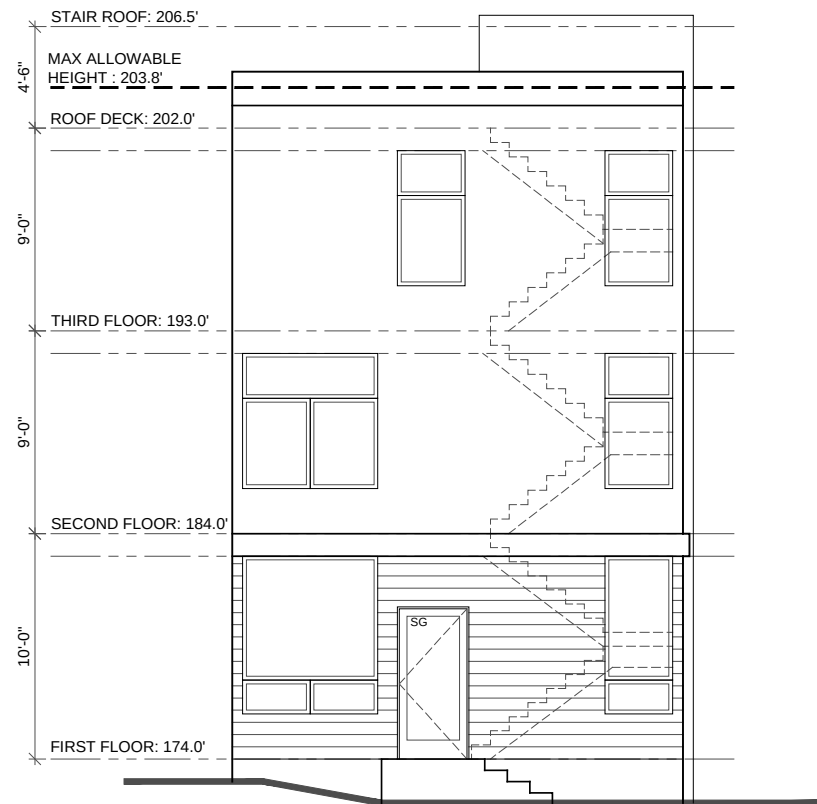




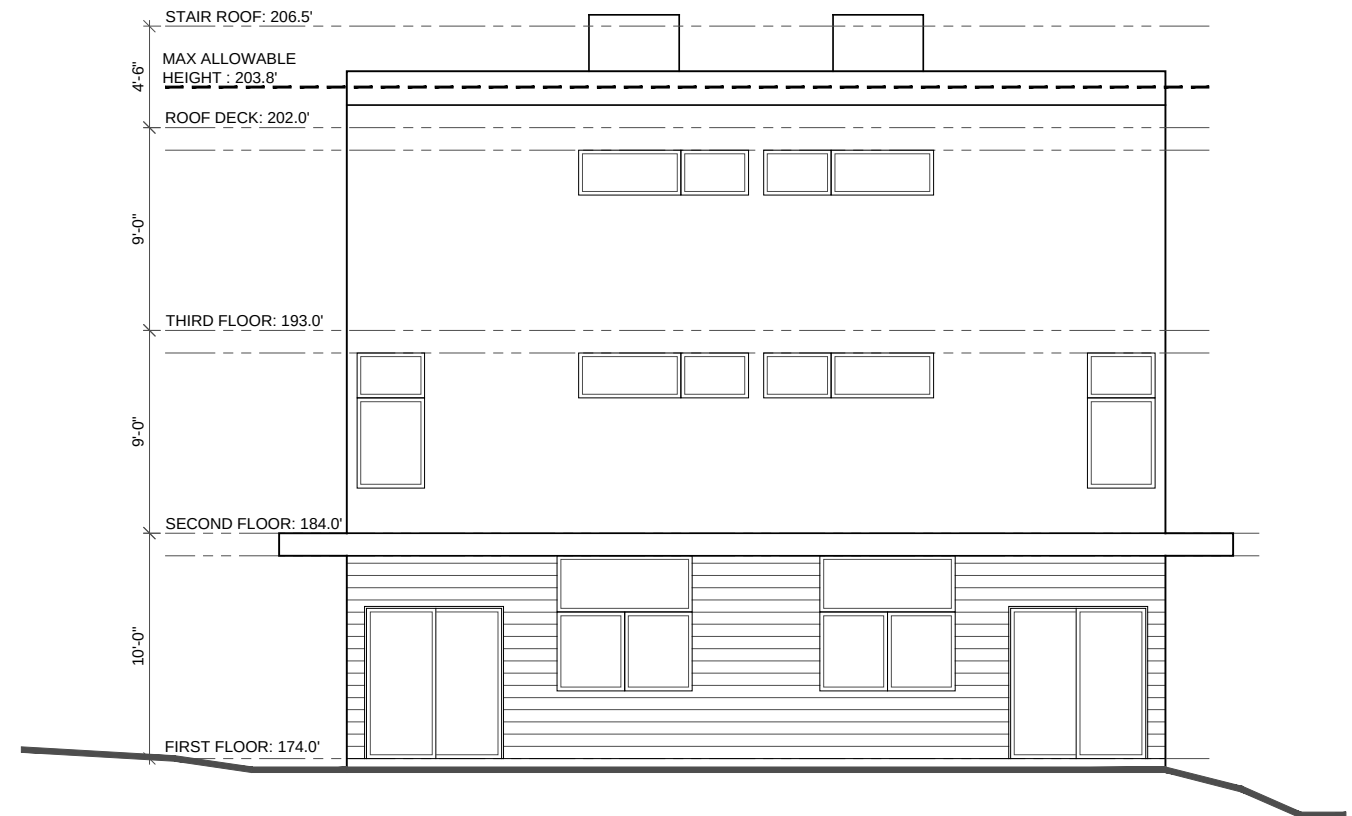
EAST ELEVATION (LINDEN AVE S)



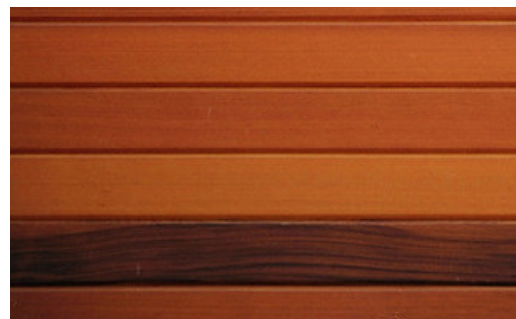
NORTH ELEVATION



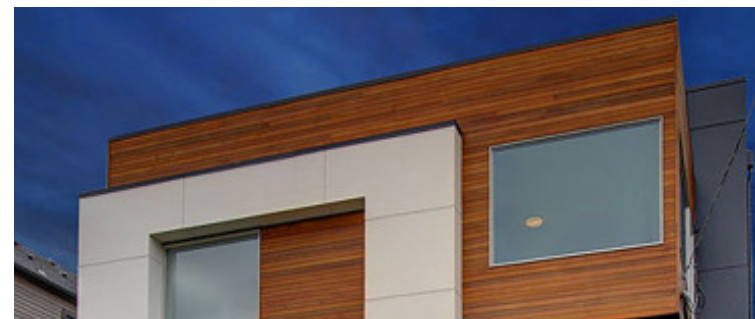
EAST ELEVATION (LINDEN AVE S)



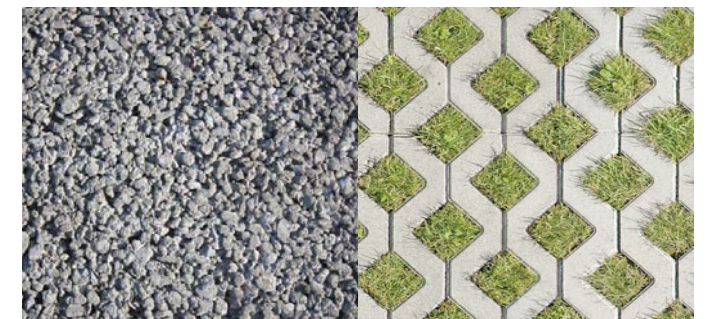
NORTH ELEVATION



WOOD CLADDING



HARDIE PANEL AND WOOD CLADDING



PERMEABLE CONCRETE OR GRASS PAVERS





SOUTH ELEVATION



NORTH ELEVATION