

# 3414 LAFAYETTE AVE S

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**PROJECT NUMBERS**

6803745-CN  
3039005-EG

# 3414 LAFAYETTE AVE S

**DEVELOPMENT SUMMARY**

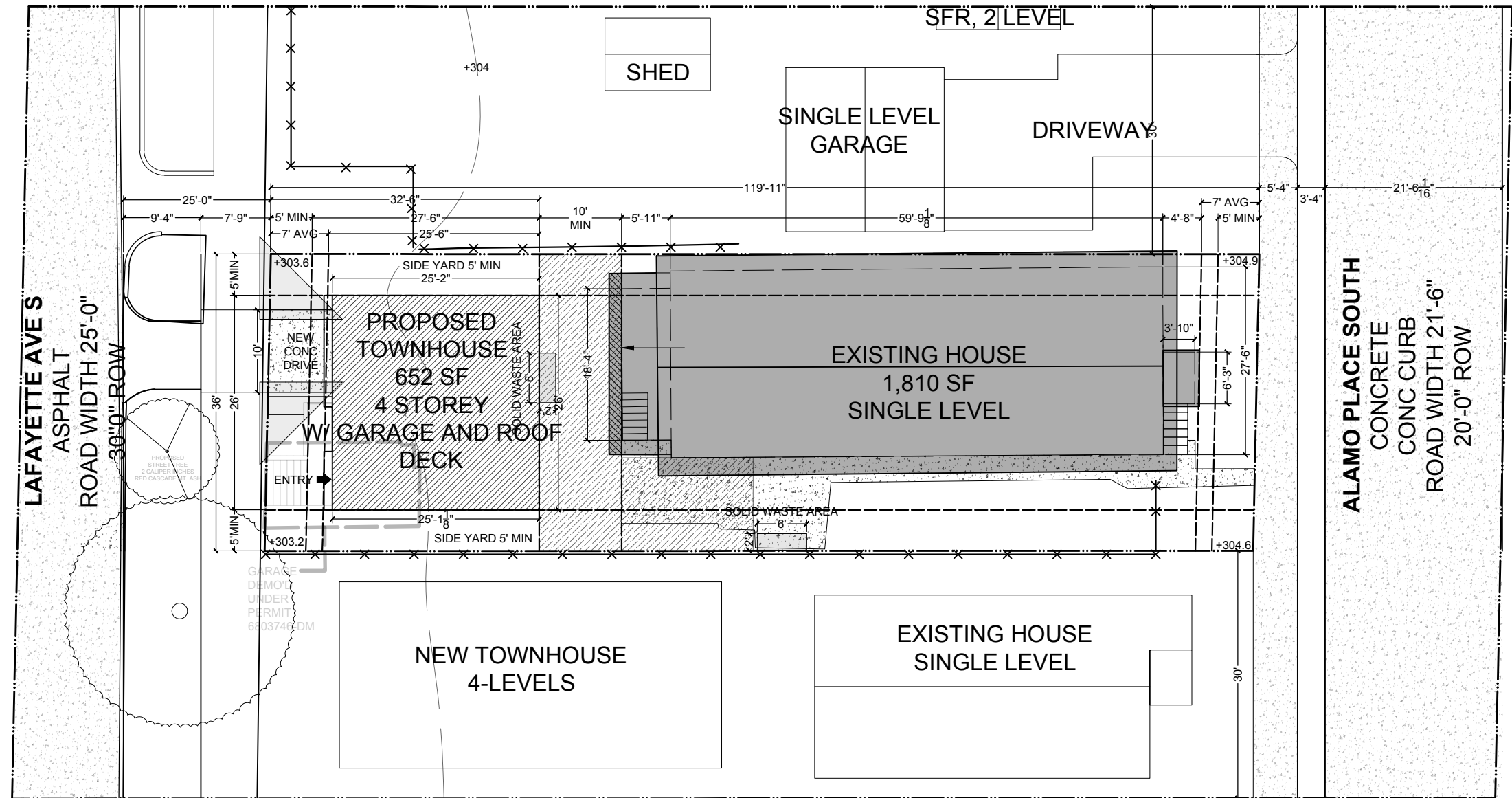
SINGLE FAMILY TOWNHOUSE WITH 1 LIVING UNIT TO PROVIDE HOUSING FOR THE DAUGHTER AND GRANDSON OF THE CURRENT LANDOWNERS. ONE PARKING STALL ON FIRST LEVEL/ GROUND LEVEL.

**COMMUNITY OUTREACH RESULTS**

NO FEEDBACK RECEIVED

**DEVELOPMENT OBJECTIVES**

PROJECT FITS NEIGHBORHOOD HEIGHTS, FOOTPRINTS, AND SCALE FOR DETACHED SINGLE FAMILY RESIDENCE. PROJECT AIMS TO MAINTAIN SMALL SCALE RESIDENTIAL WINDOW OPENINGS AND APPROPRIATE RESIDENTIAL MATERIALS



LEGAL DESCRIPTION : JOHNSON J B COS 1ST ADD  
 PLAT BLOCK: 2  
 PLAT LOT: 5

1

SITE PLAN  
 SCALE: 1/16" = 1'-0"



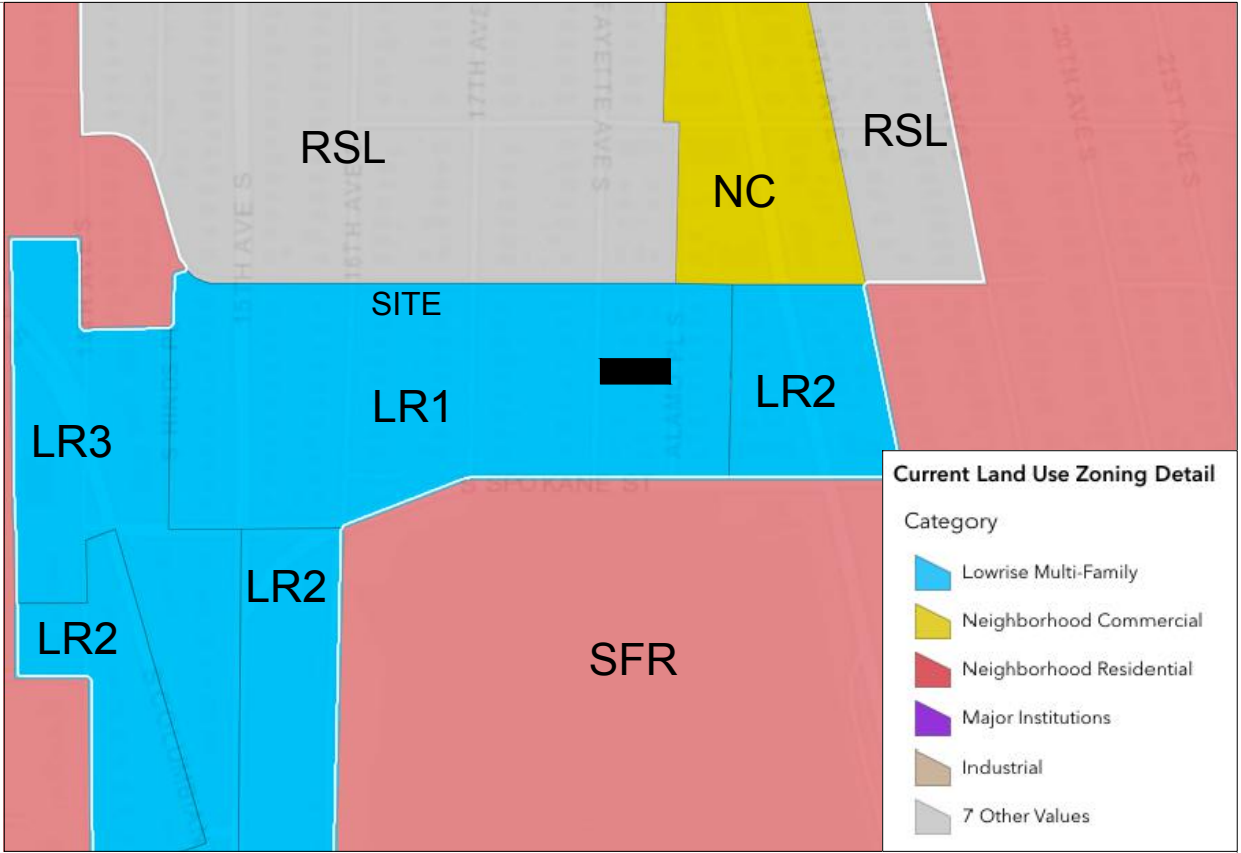
WHILE THE CURRENT CONTEXT REMAINS SINGLE STORY SINGLE FAMILY. DUE TO THE UP-ZONING TO LR1 AND LR2 THERE IS MOVEMENT TOWARDS THIS COMMUNITY BECOMING MORE WALK-ABLE, MORE DENSELY CONCENTRATED AND IN GENERAL TALLER.



VICINITY MAP : ZOOMED IN

CONTEXT ANALYSIS

page content



EXISTING ZONING : ZONE 144

URBAN VILLAGE



VICINITY MAP

HA RESIDENCE : 3414 LAFAYETTE AVE : EDG



VIEW LOOKING EAST FROM LAFAYETTE AVE S



WEST TOWARDS LAFAYETTE AVE S



EAST FACADE OF EXISTING HOUSE FROM ALAMO ST S



SOUTH PROPERTY/AMENITY AREA



VIEW OR PROPOSED SITE : LOOKING SW



VIEW OR PROPOSED SITE : LOOKING NW

## CONTEXT ANALYSIS : PHOTOS

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HA RESIDENCE : 3414 LAFAYETTE AVE : EDG

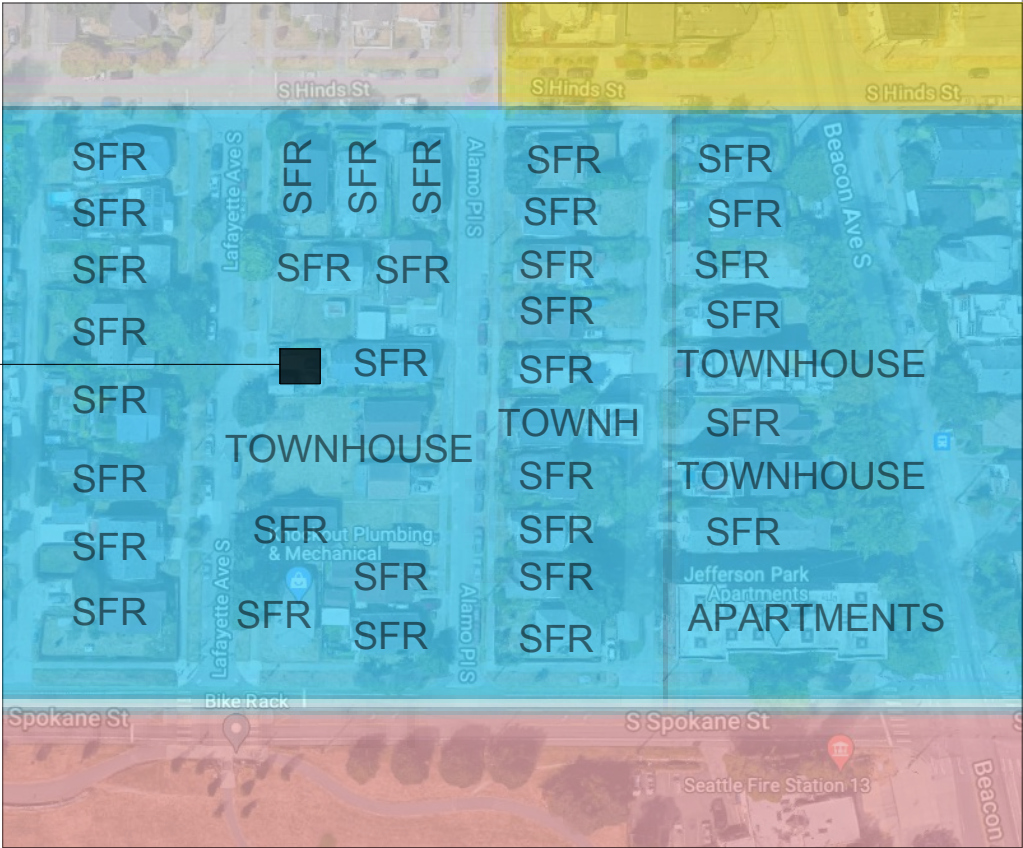
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APPLICABLE DEVELOPMENT STANDARDS

The site is zoned LR1 with an MH-1 overlay. The project aims to build a stand alone townhouse. The structure setbacks on all sides are a minimum of 5' and an average of 7', a 30' height limit with additional height allowances for various roof types and features. Living unit density is limited to 1 unit for every 1,300sf of property. FAR is 1.3 in an MHA zone. Building width can not exceed 60'. Facade length is limited to 65% of lot length. The project is requesting a variance to allow 70% facade length which is the allowable amount based on the the Seattle Municipal Code. The proposed structure is in an Urban Village overlay and does not require off street parking, although 1 parking space is being provided. Part of the proposal included street improvements including new sidewalk, curbs, curb cuts, and street trees. Appropriate landscaping is intended to accommodate the Seattle Design Review standards for sustainable plantings and for proper screening of the off street parking space.

PROPOSED  
STRUCTURE



ZONING MAP

**Seattle City Light**

In order to get power from Lafayette the lot must be divided through the short plat process first.  
The meter/ service on the existing house might need to be updated.

**Seattle Department of Transportation**

While not present for the meeting, it was suggested, by those that were present that both streets, Alamo Pl and Lafayette Ave, will be required to be improved. There are existing plans for upgrading both ROW's

**Zoning Departure : Facade Length**

23.45.527.b.1 currently allows 65% facade length.  
The proposed development is ~70%  
The maximum increase through design review is 10%, therefore 71.5% would be allowed  
Therefore it is feasible to achieve proposed design with the variance.  
If the lot is subdivided or short platted the proposed facade length is less than 71.5%

**Seattle Design Review Feedback**

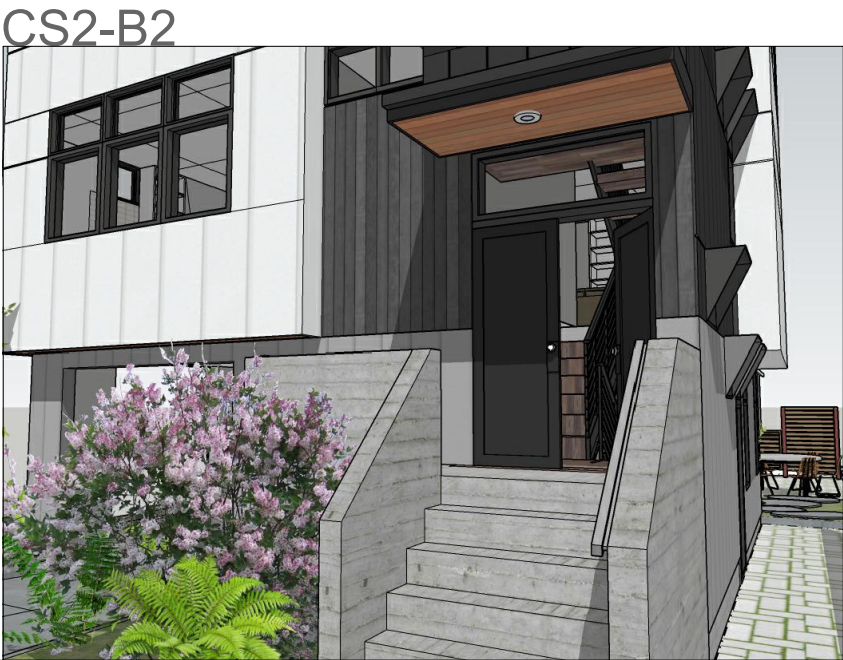
Ideally a nice material on the facade facing Lafayette and also around all of the proposed structure. Look to the context of the neighborhood which could dictate lap siding or other textures and colors that may dominate the current nature of the block. Take a look at existing conditions and try to respond to them. Come up with some alternative roof forms and shapes that may be more gabled or akin to the types of roofs that dominate the block. Consider garage door alternatives or screening. Focus on proving that a departure from zoning standards will help achieve the city design guidelines. There should also be a focus on what the space between the buildings looks like, specifically accessibility, use, as well as maintenance.

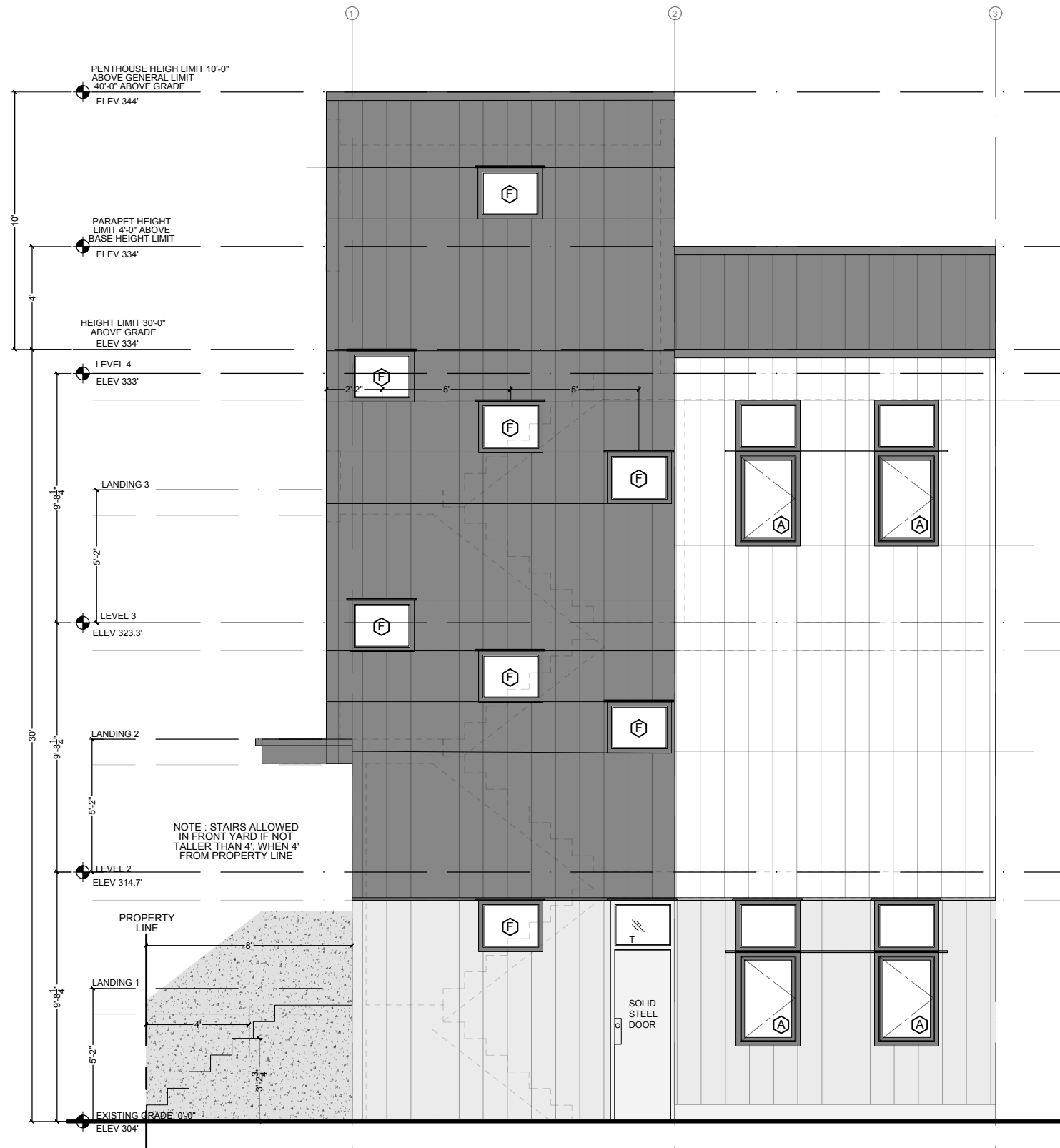
**Summary of Focus**

The design intends to emphasize appropriate material types and scale for the context of this residential area. The percent of glazing to opaque facade is high and similar to other buildings in the area. The overall mass of the building is broken down into 3 discernable masses. The carport is de-emphasized and screened from Lafayette. The landscape is thoughtfully designed to create common space and a soft approach to the new townhome. Street trees create separation of vehicular and pedestrian paths. The entry stairs are opened to the street in a more traditional urban stair configuration that creates a sense of community and an emphasis on the front door. The small departure from zoning standards is crucial to allow for enough floor space to create functioning interior spaces and is only needed due to the uncommon length of the existing SFR on the property. The house is being built for the daughter of the current owners and her family, this aligns with the overarching goal of ensuring people that live in the community can stay in the community.

- CS1-B2 - Southern facade has limited glazing and the glazing that does exist is designed to shade during hot summer months. The goal of which is to limit solar heat gain.
- CS1-D1 - All plantings on-site are chosen from the indigenous plant guide, they thrive in the climate of the northwest. See planting plan for more information
- CS2-B2 - The front porch is intentionally facing the street and pronounced to create a relationship between the street and the house. This is a common feature of urban neighborhoods.
- CS2-C2 The project is following the precedent of the newly constructed townhouses to the south. Tall urban structures focused on density and a strong street presence, or strong street edge. The party wall to the north on the non developed lot has been designed to have visual interest with a patterned mosaic facade.
- CS3-A2 - The design emphasizes the vertical circulation core in one volume with a unique facade material that differentiates it from the larger mass of the main spaces and the service spaces and aims to break down the overall mass into three distinct volumes as seen from the street.

**SUMMARY**  
The design aims to create a 'stronger' more urban building that engages with the street and is aligned with the new trend towards townhouses per zoning shift and begun by the new townhouses to the south. The design utilizes a higher quality material throughout that will look good and last longer and aid in setting a trend towards higher quality development. The design acknowledges that there is single level house to the north and aims to create a visually interesting facade treatment so as to not be a visually mundane imposition on the existing inhabitants of the community. Local plantings and an inviting entry aims to create more community interactions





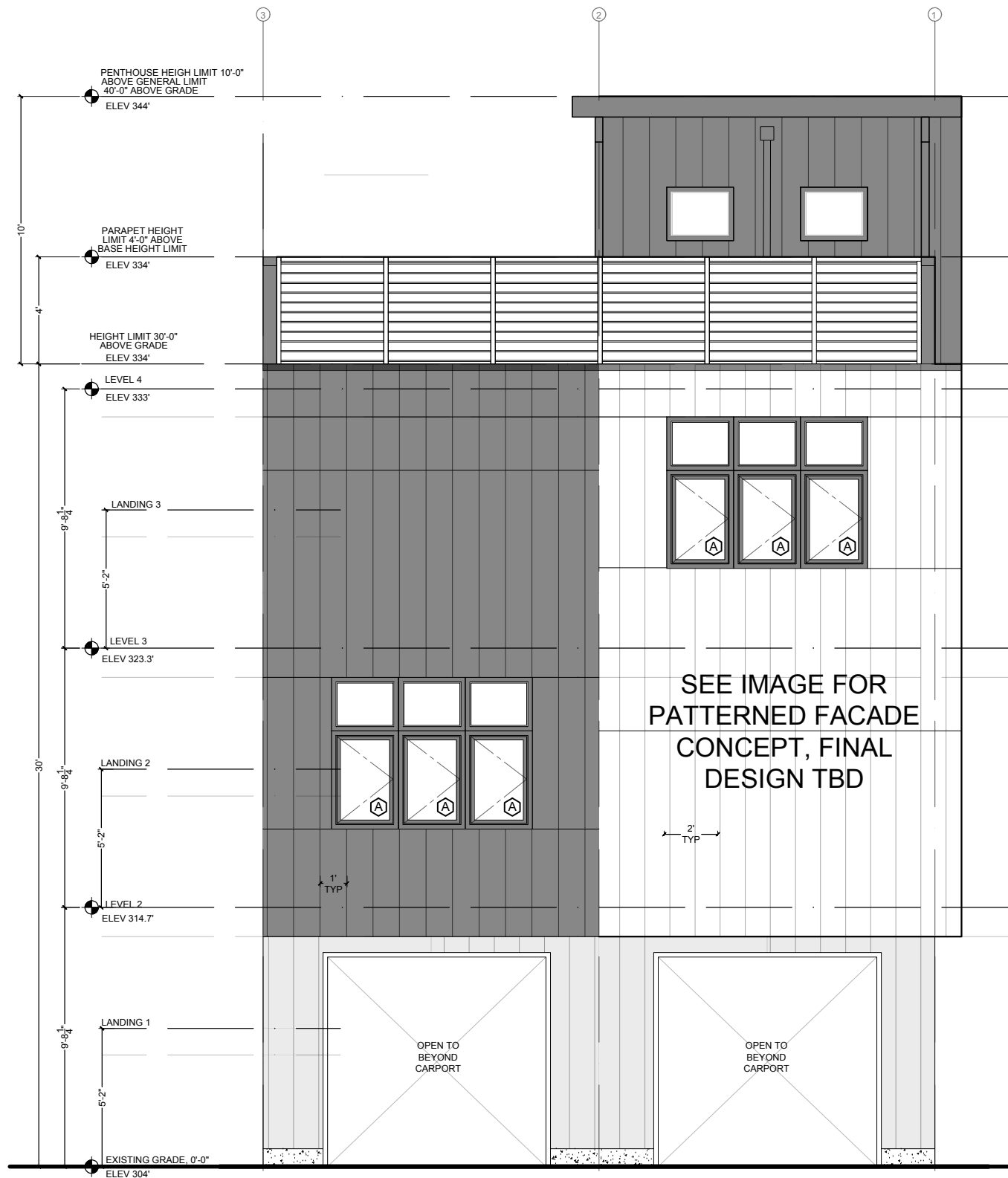
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**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

1



**WEST ELEVATION (street facade)**  
SCALE: 3/16" = 1'-0"



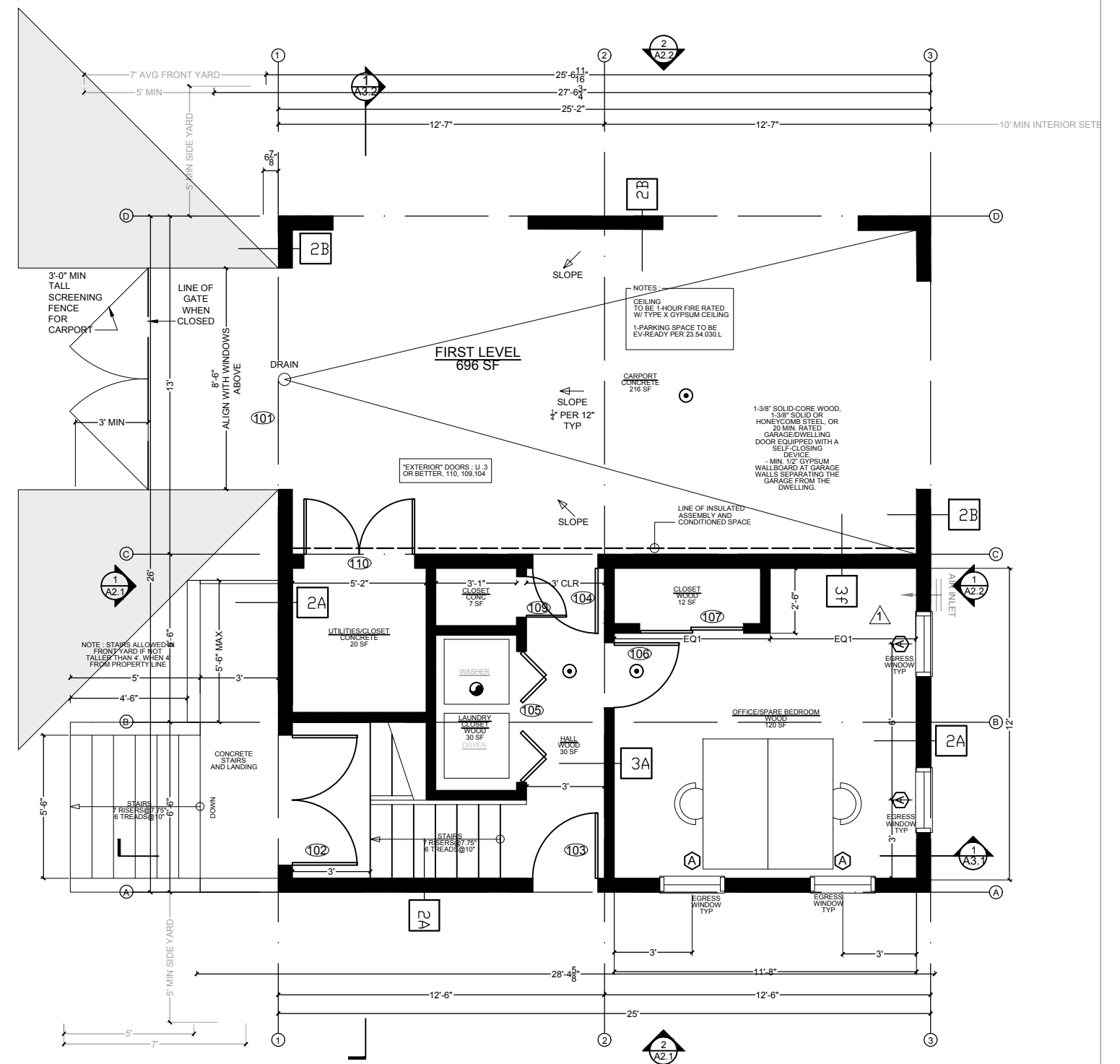
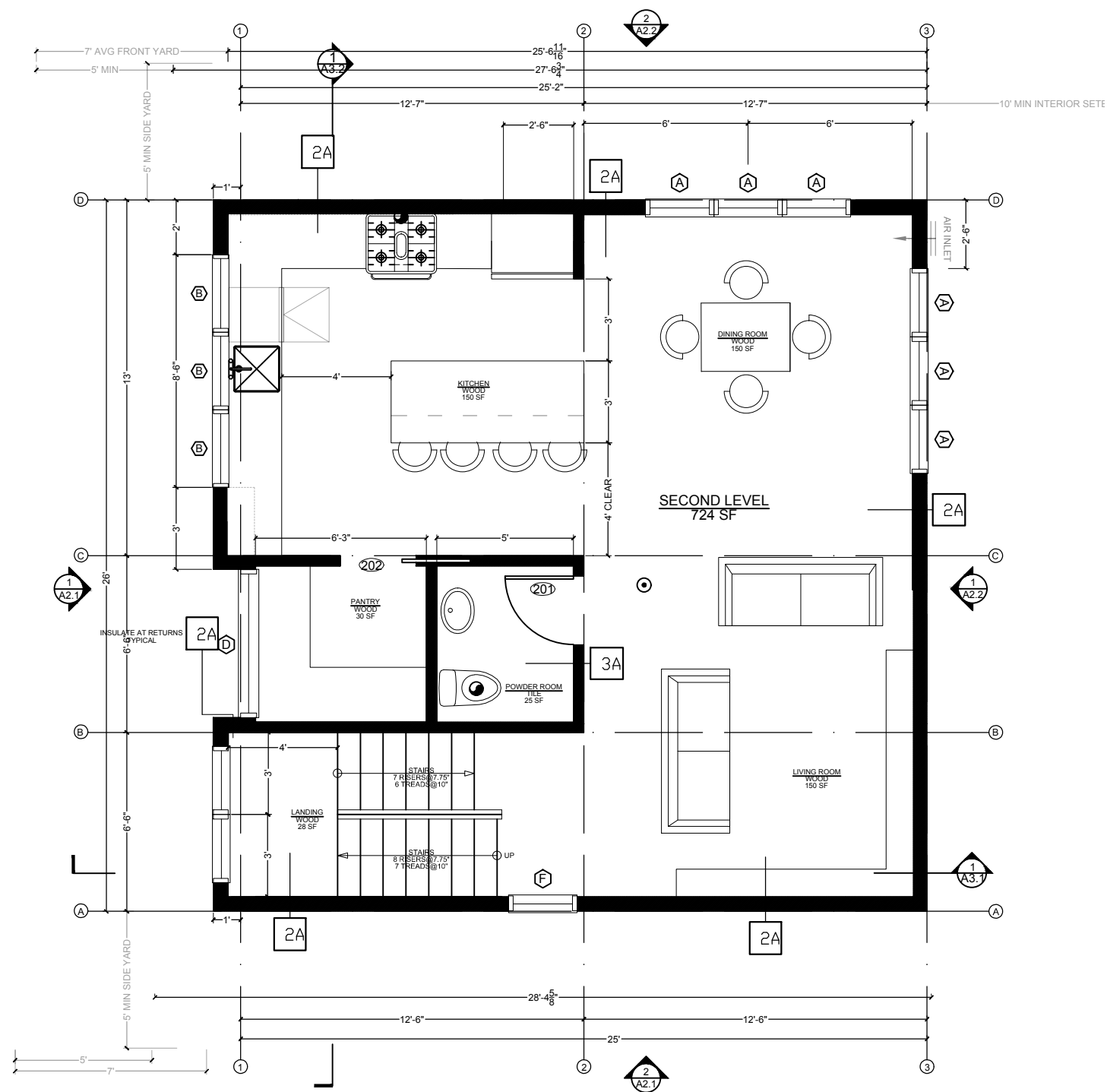
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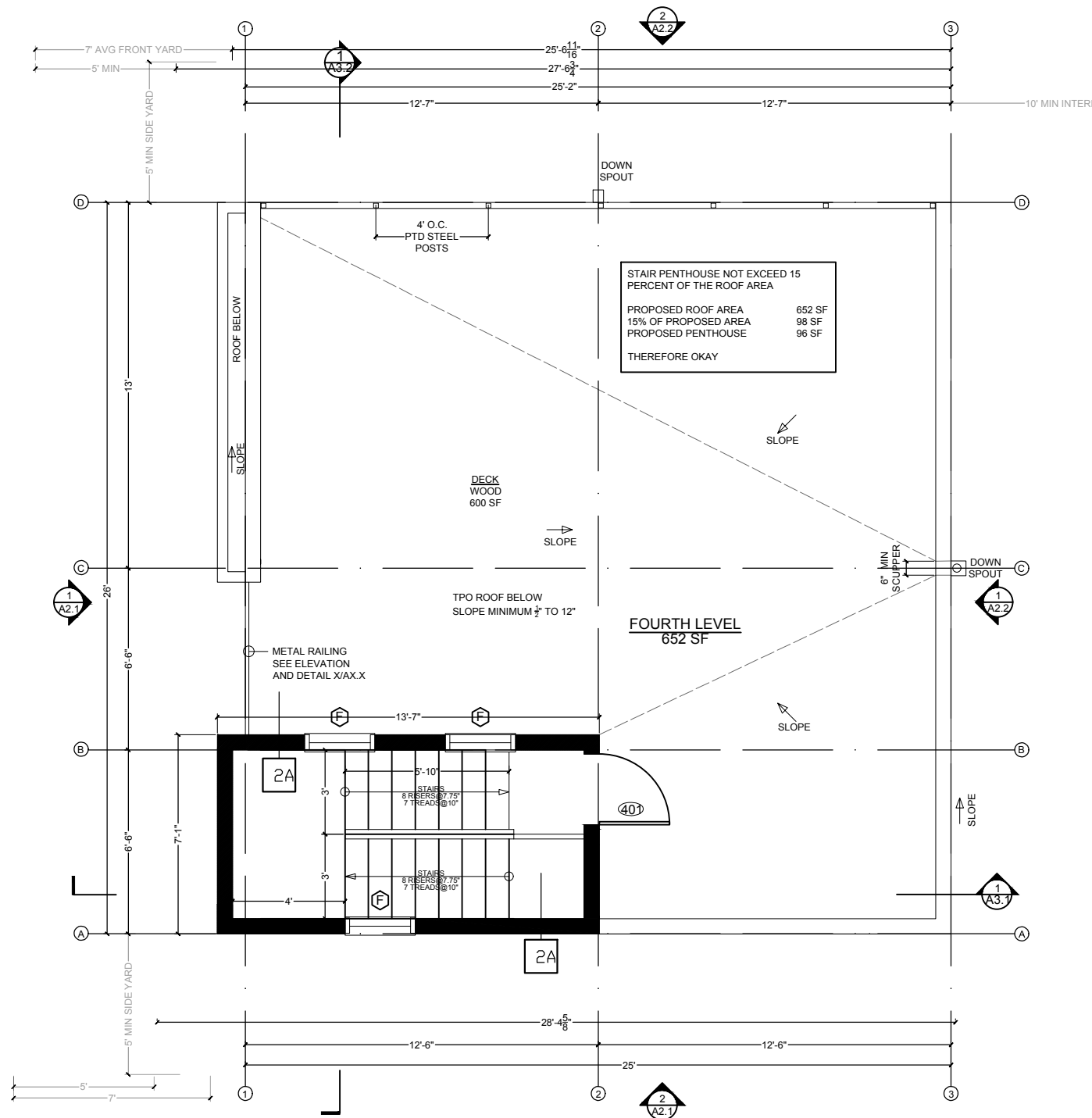
NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



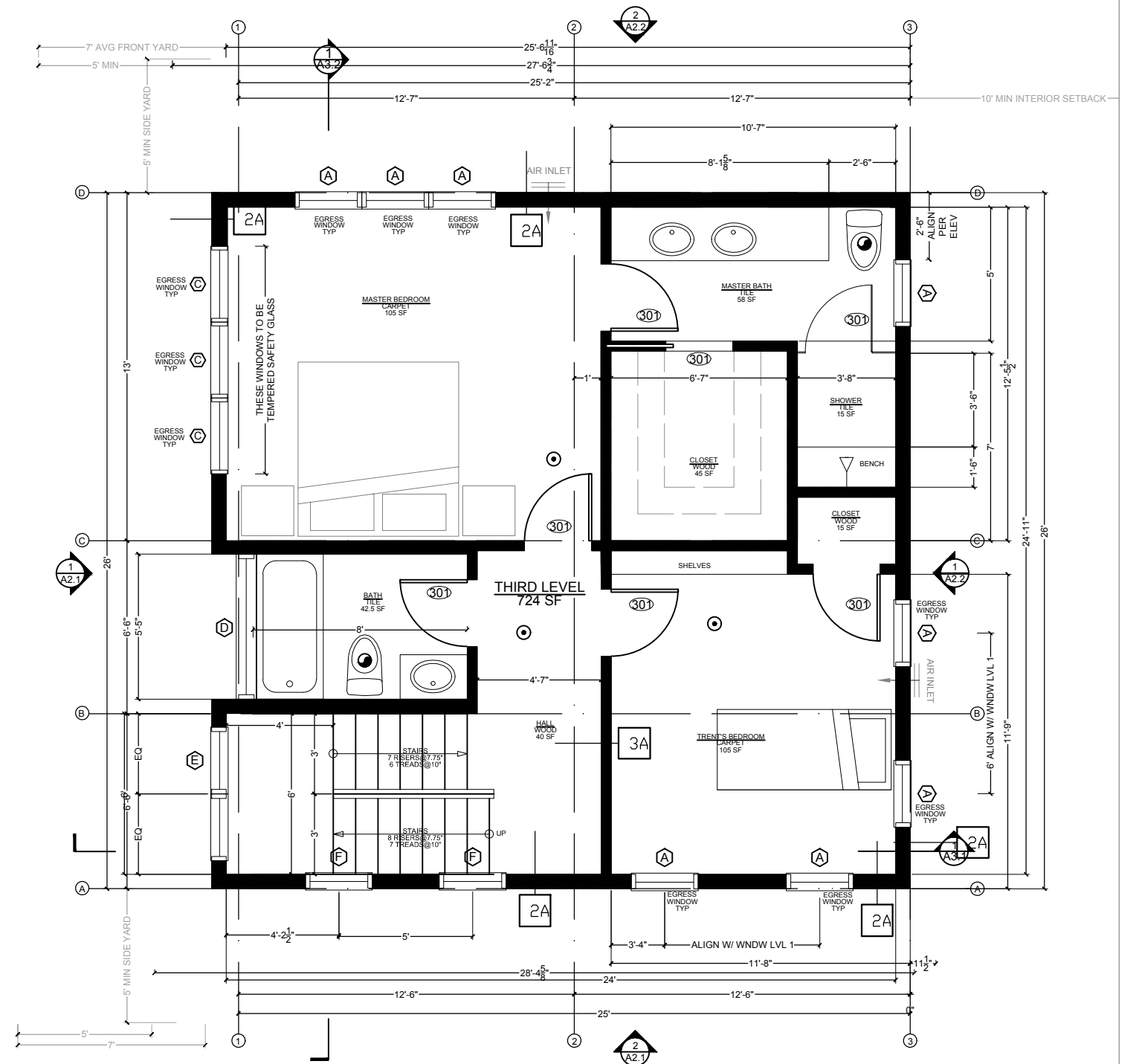
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EAST ELEVATION  
SCALE: 3/16" = 1'-0"





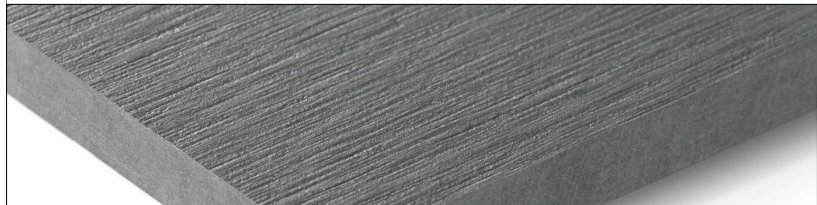
PENTHOUSE / ROOF DECK  
SCALE: 3/16" = 1'-0"



THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



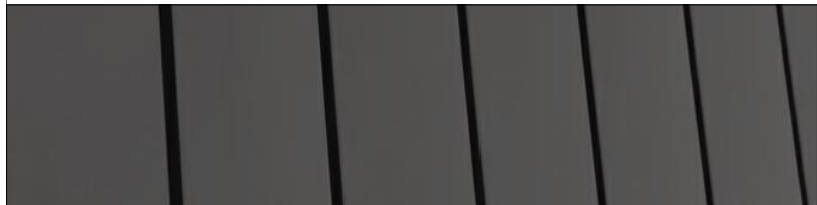
BLACK PAINTED STEEL RAILINGS AND DETAILS,  $\frac{3}{8}$ " x 2" FLAT BAR, THROUGHOUT, RAL#9005



SWISS PEARL, VINTAGO VI061 FIBER CEMENT PANELS, MODULA FORMAT VERTICAL AT GROUND LEVEL



AESPAN FLUSH METAL SIDING 12" WIDE PANELS, REGAL WHITE



AESPAN FLUSH METAL SIDING 12" WIDE PANELS, MIDNIGHT BRONZE



BLACK STAINED VERTICAL WOOD SIDING 1x4 T&G



CLEAR STAINED CEDAR SOFFIT,  $\frac{3}{4}$ " x 3.5"



BOARD FORMED CONCRETE

# ARCHITECTURAL CONCEPT perspectives

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## HA RESIDENCE : 3414 LAFAYETTE AVE : EDG



FRONT STEPS/ ENTRY



AMENITY AREA : IMAGE 1



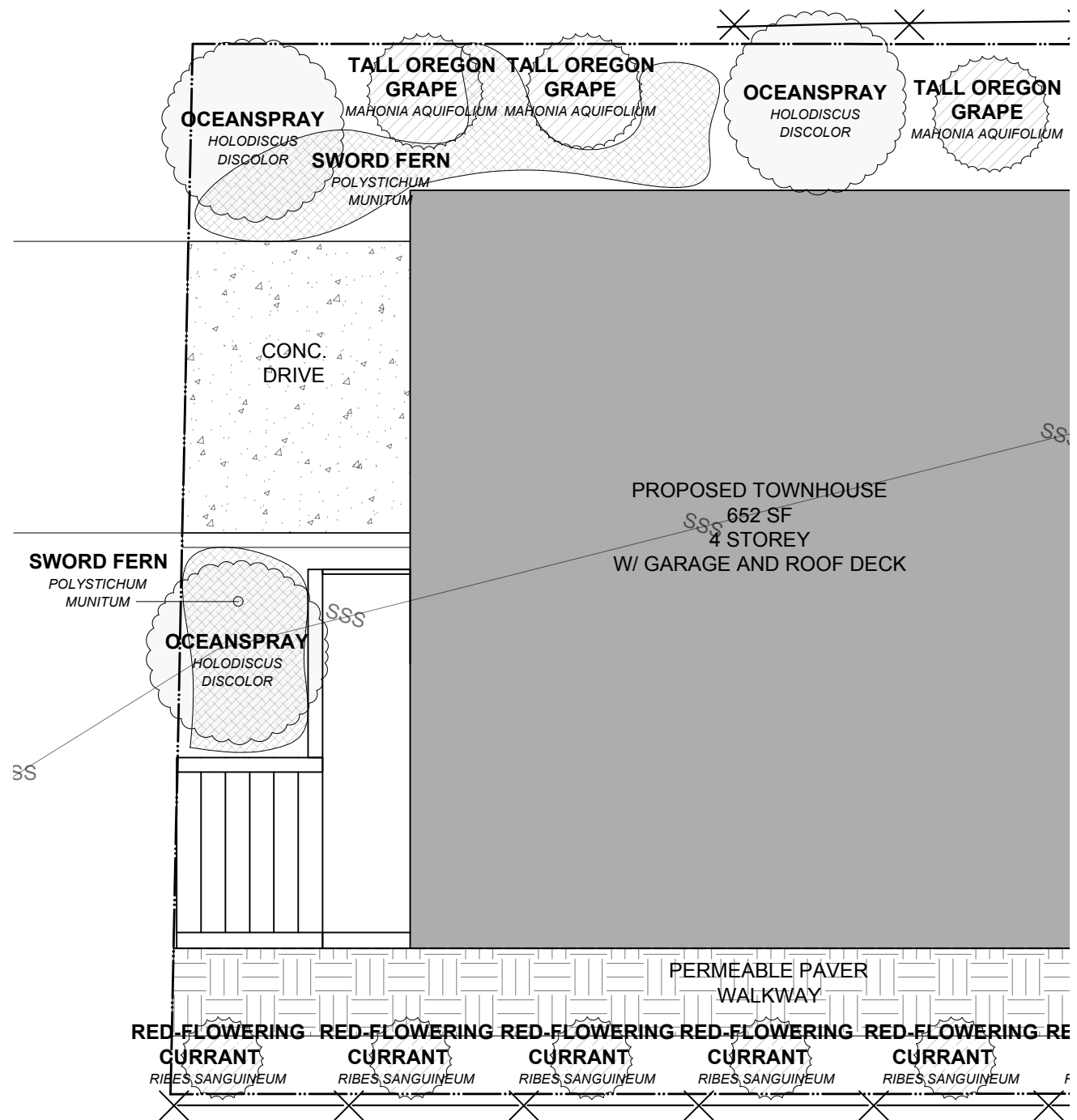
STREET VIEW: MASSING COMPARISON



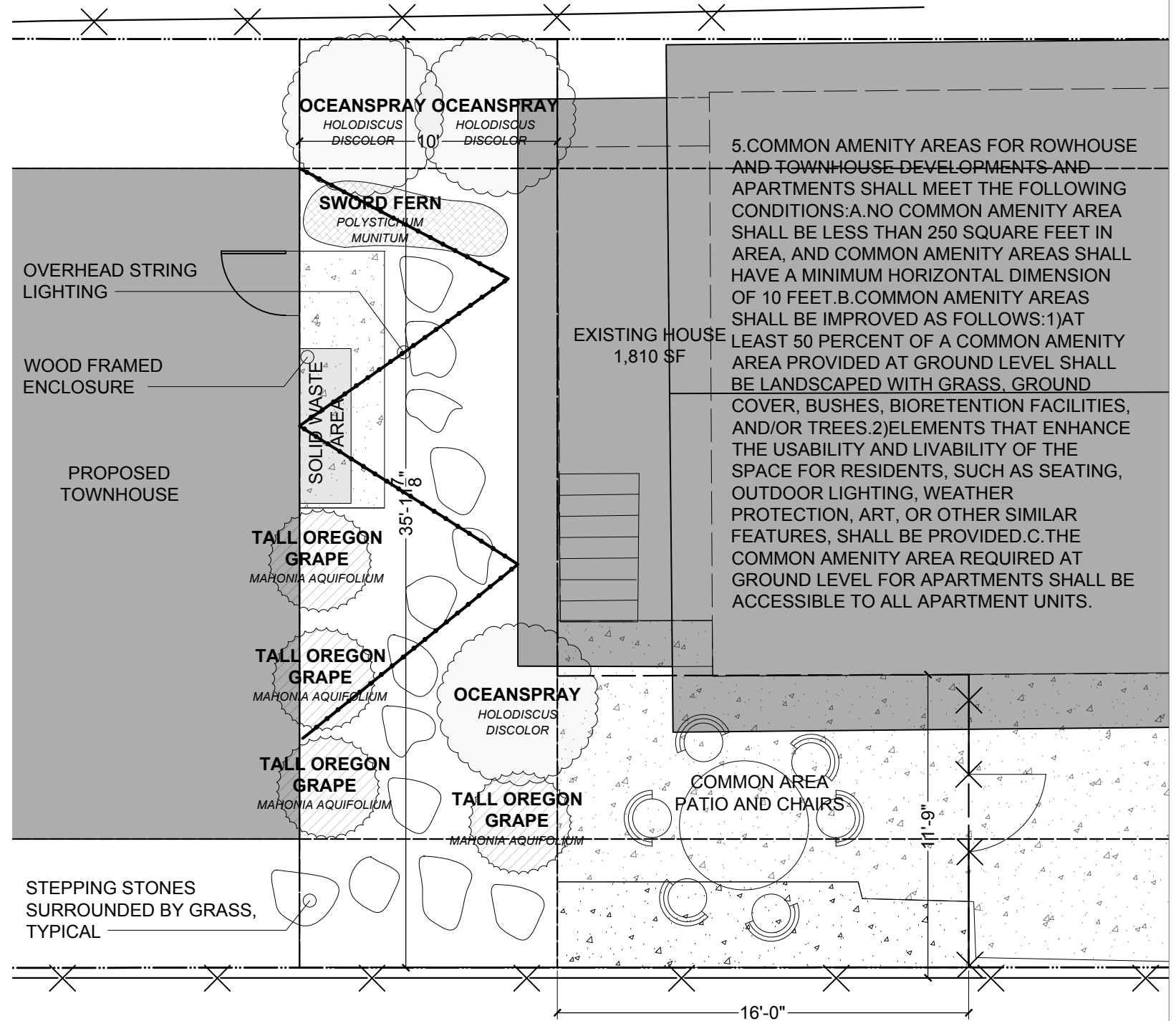
AMENITY AREA : IMAGE 2



PERSPECTIVE LOOKING WEST FROM ALAMO

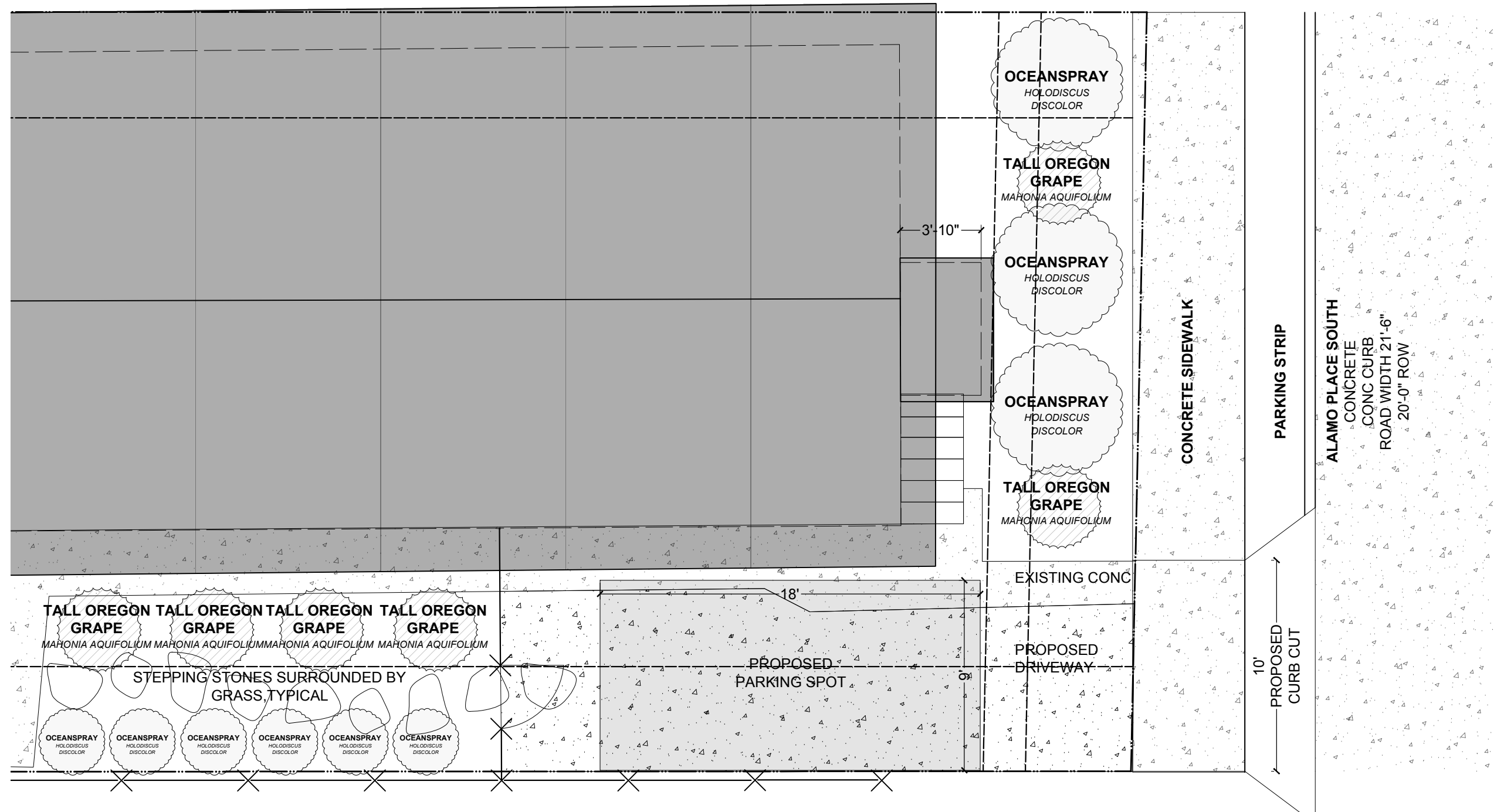


FRONT YARD PLANTING PLAN  
SCALE: 3/16" = 1'-0"



AMENITY AREA PLAN  
SCALE: 3/16" = 1'-0"

5. COMMON AMENITY AREAS FOR ROWHOUSE AND TOWNHOUSE DEVELOPMENTS AND APARTMENTS SHALL MEET THE FOLLOWING CONDITIONS: A. NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SQUARE FEET IN AREA, AND COMMON AMENITY AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET. B. COMMON AMENITY AREAS SHALL BE IMPROVED AS FOLLOWS: 1) AT LEAST 50 PERCENT OF A COMMON AMENITY AREA PROVIDED AT GROUND LEVEL SHALL BE LANDSCAPED WITH GRASS, GROUND COVER, BUSHES, BIORETENTION FACILITIES, AND/OR TREES. 2) ELEMENTS THAT ENHANCE THE USABILITY AND LIVABILITY OF THE SPACE FOR RESIDENTS, SUCH AS SEATING, OUTDOOR LIGHTING, WEATHER PROTECTION, ART, OR OTHER SIMILAR FEATURES, SHALL BE PROVIDED. C. THE COMMON AMENITY AREA REQUIRED AT GROUND LEVEL FOR APARTMENTS SHALL BE ACCESSIBLE TO ALL APARTMENT UNITS.



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AMENITY AREA PLAN  
SCALE: 3/16" = 1'-0"



DEVELOPMENT ADJUSTMENTS

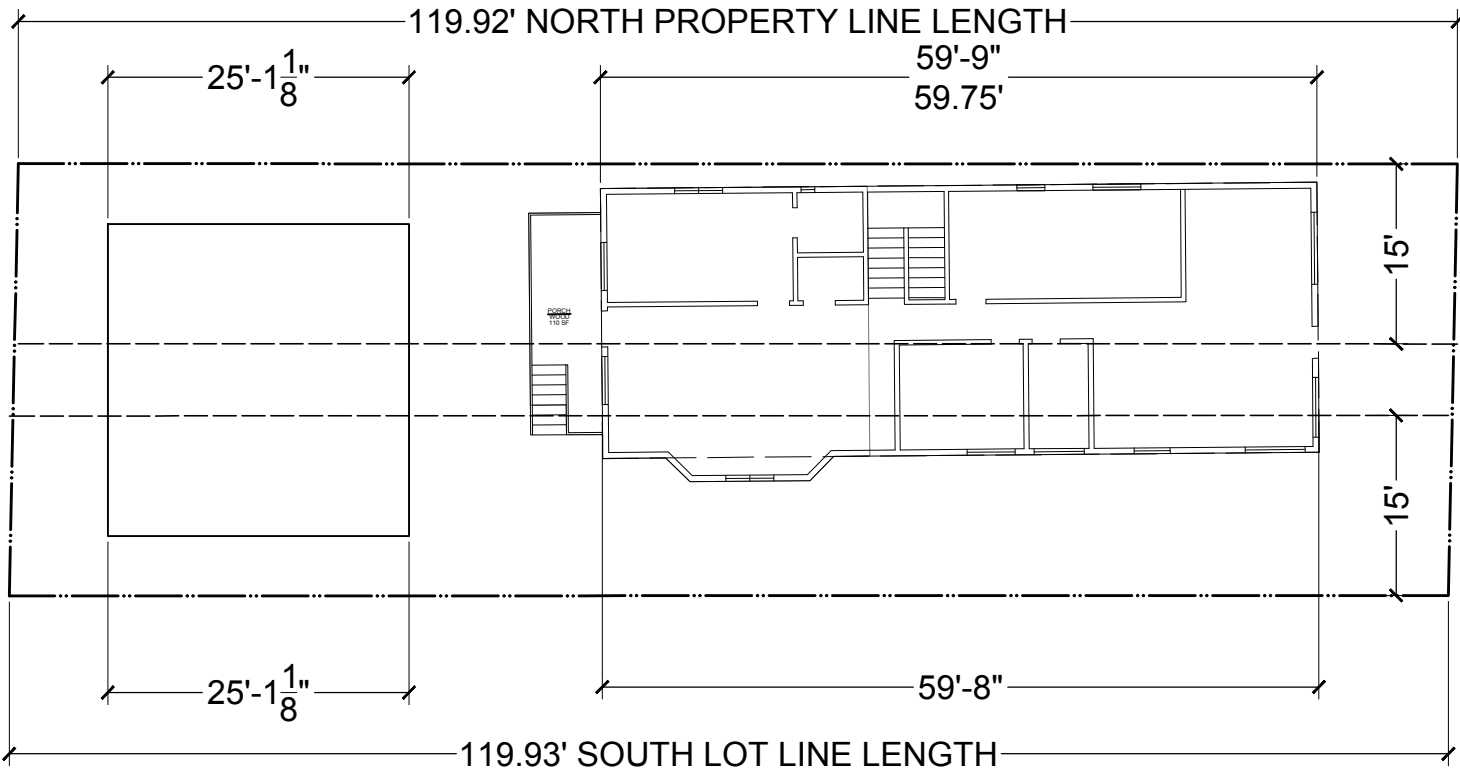
THE PROJECT SEEKS TO ADJUST FROM 65% LOT:FACADE LENGTH UP TO 70%. SMC 23.44 OUTLINES THAT A 5% INCREASE IS ALLOWED FOR THIS TYPE OF PROJECT AND ZONING

RATIONALE

THIS SHIFT ALLOWS FOR THE SITE TO BE BETTER UTILIZED IN REGARDS TO THE CITIES INITIATIVES FOR HIGHER DENSITY IN LR-ZONING. THE EXISTING SFR STRUCTURE'S ADDITION THAT EXTENDED THE HOUSE TO A LARGER PROPORTION OF THE LOT DEPTH SHOULDN'T PREVENT THE DESIGN OF THE NEW TOWNHOUSE TO BE LIMITED TO AN UNUSABLE FOOTPRINT. THE SMALL ADJUSTMENT CONFORMS WITH CS2-C2, TO PROVIDE A STRONG STREET PRESENCE. THE PROPOSED WESTERN FACADE IS ALIGNED WITH THE NEWLY CONSTRUCTED TOWNHOUSE TO THE SOUTH.

PUSHING THE FACADE TOWARDS THE STREET ALSO AFFIRMS THE CITY WIDE DESIGN GUIDELINES GOAL IN CS2-B2 THAT OUTLINES THAT NEW STRUCTURES SHOULD ENGAGE WITH THE SIDEWALK AND THE STREET-SCAPE.

|                        |                    |
|------------------------|--------------------|
| NORTH PROPERTY LINE    | 119.92'            |
| EXISTING HOUSE         | 59.75'             |
| PROPOSED TOWNHOUSE     | 25.09'             |
| TOTAL PROPOSED FACADES | 84.84'             |
| FACADE/ LOT LENGTH     | 85.85'/119.9' =70% |



|                        |                     |
|------------------------|---------------------|
| SOUTH PROPERTY LINE    | 119.93'             |
| EXISTING HOUSE         | 59.66'              |
| PROPOSED TOWNHOUSE     | 25.09'              |
| TOTAL PROPOSED FACADES | 84.75'              |
| FACADE/ LOT LENGTH     | 84.75'/119.93' =70% |

1

LOT LENGTH FACADE PERCENTAGLE  
SCALE: 3/16" = 1'-0"

