



Lemons Architecture PLLC

Wally
4305 Densmore Ave N

Design Package Update

Project Information

Description: Construction of 5 Townhouses per plans

Address: 4305 Densmore Ave N, Seattle, WA 98103

Parcel #: 4083300475

Legal Description: THE SOUTH 20 FEET OF LOT 5, AND THE NORTH 22 FEET OF LOT 6, ALL IN BLOCK 7, LAKE UNION ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 238, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE WEST 8 FEET THEREOF, HERETOFORE CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NUMBER 1818199, RECORDS OF KING COUNTY, WASHINGTON, FOR ALLEY PURPOSES.

Site Area: 4,451sf

Zoning: LR2 (M1)

Overlays: Wallingford (Residential Urban Village).

Misc: Medium MHA Area (M1), Frequent Transit Service Area

ECA: None

Existing Use: Existing SFR

FAR Limit: 1.4 FAR x 4,451sf Site = 6,231.4sf

Density Limit: No Limit

Height: 40'

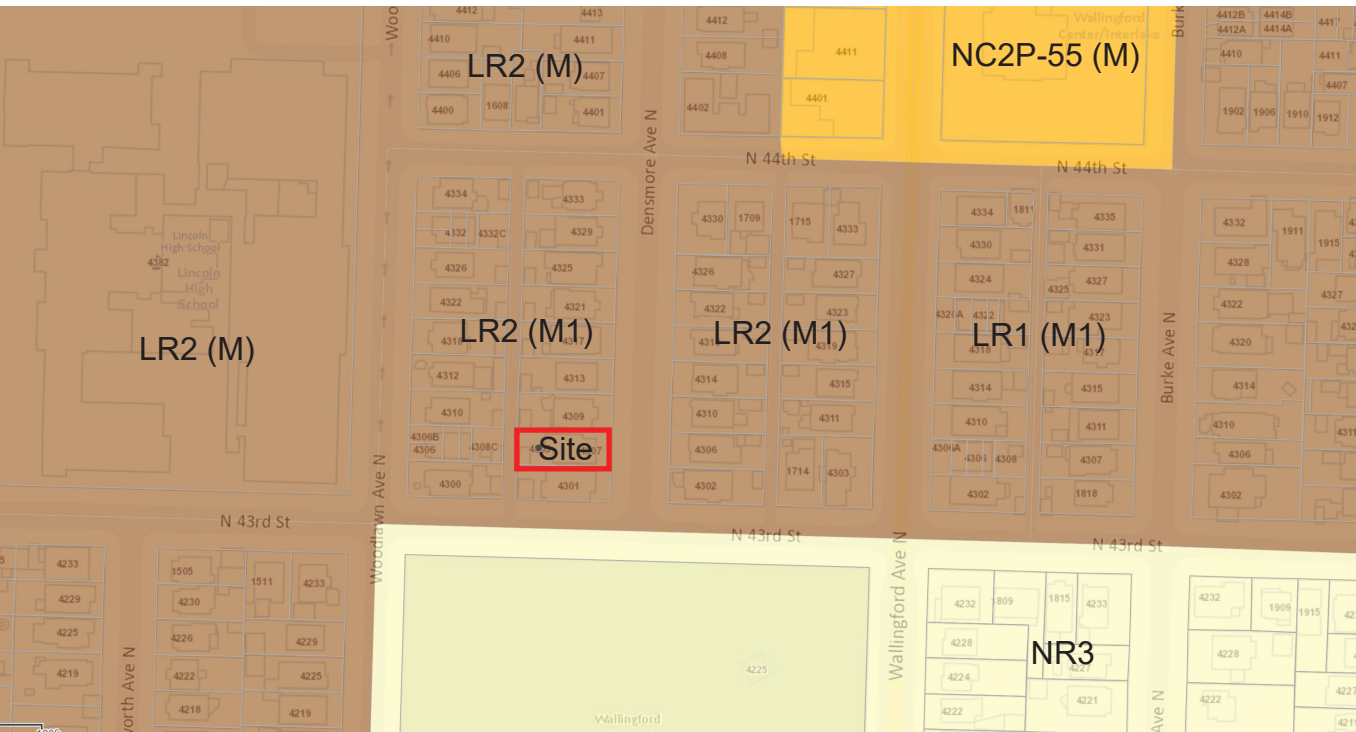
Parking: None Required

Gross Floor Area Proposed: 6,215.86sf

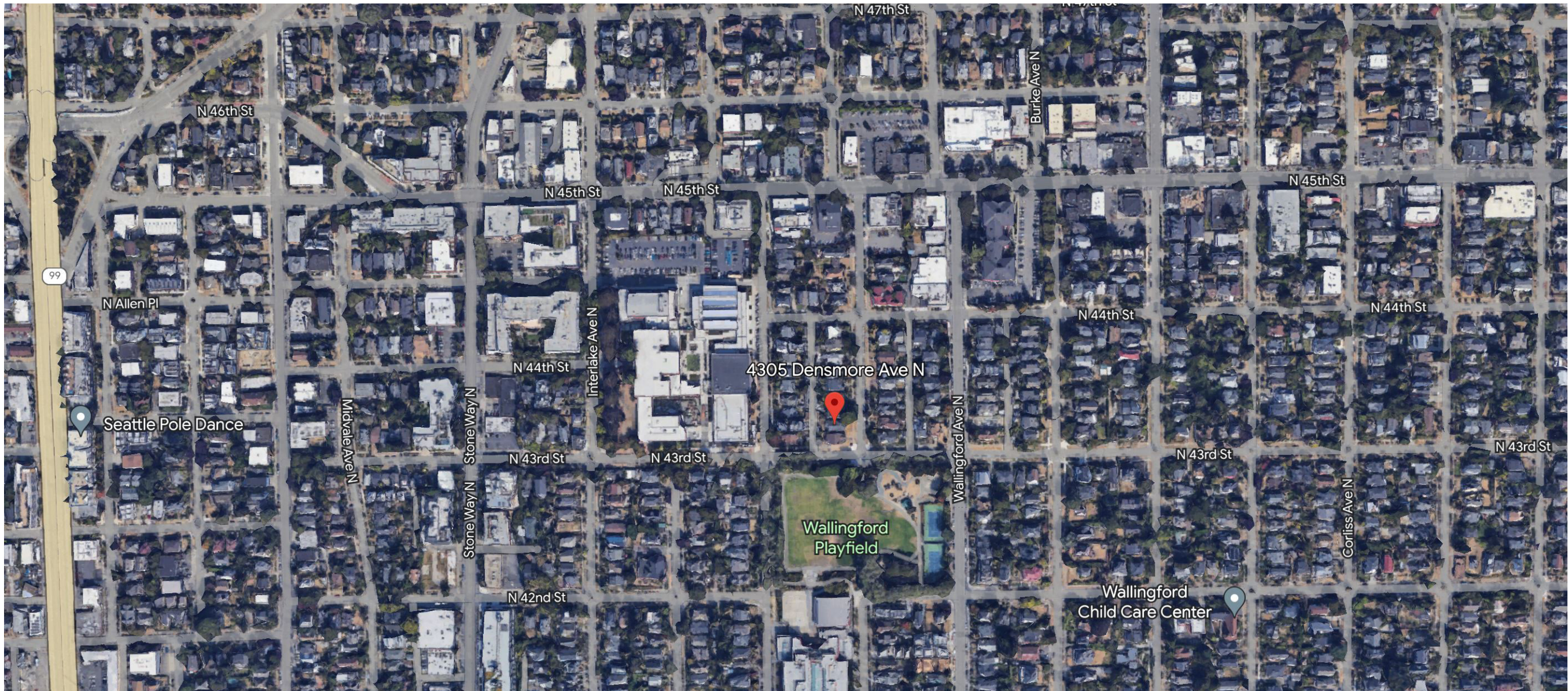
FAR: 6,215.86sf < 6,231.4sf, Complies



Aerial Context



Zoning





Looking NW on Densmore



Looking NW on Densmore



Looking NE on Densmore



Looking SW on Densmore



Looking SE on Densmore

Community Outreach - Feedback Collected

Via Phone Hotline:

- Adam Brown (650.492.3595): Hi, my name is Adam Brown. I am a renter who lives very close to the proposed site of the plan and I'm all in favor. I think Wallingford should be a denser neighborhood on average and I think that the 44th Street 43rd Street area specifically are quite opportune locations for more development. Seeing as they were with an easy walking distance of many points of interest on 45th Street. I think more people in the area to enjoy what's available is excellent. I also support the idea of using bikes as a way of improving Transit. My only concern with the project is that I wonder about car parking because the plan only has four car parking stalls for five townhouses. This assumes that there will be 0.8 cars per unit. But that seems like a little bit of a low number to me. Otherwise all in favor of the plan and I hope to see more information soon. Thanks.

Via Email and Website:

- 4309 Densmore Neighbor Greg Flood and Linda Korbus (Greg.F@Comcast.net): Greg is the next door neighbor of this project. He is the owner of the adjacent site to the North at 4309 Densmore Ave N. Greg is concerned about this project's potential impact to the existing tree on his site. The design team has worked with the owner's arborist and the city's arborist to create an updated arborist report that includes updated root analysis and air spade investigation of the subject tree along the 4305 Densmore Ave N site, including updated arborist recommendations. The proposed building for the 4305 Densmore Ave N site is limited to the area that is already disturbed by the existing building to be demolished as noted in the plans. This is why the building was placed in this location of the existing building area that will be demolished. The area outside that zone to the North by Greg's tree is shown with the required tree protection fencing and will remain undisturbed as noted in the plans and coordinated with the arborist. Utilities have been routed to the South of the proposed building as well on-site to better protect Greg's existing tree. Less than 1/3 of the outer root zone will be disturbed by this building for Greg's existing tree. This has been noted in the updated plans and it has been a primary concern of the design team. The project has also removed the exterior stair penthouses next to this tree to make the building 10' shorter here as well, thank-you.

- Evan Moran (EvanMoran@gmail.com): I am writing to provide feedback on the development project located at 4305 Densmore Ave N. After reviewing the architectural plans, I've identified some concerns, particularly regarding the magnificent Yellowwood tree near the property. This tree is not only exceptionally beautiful, but it is also impressively large for the Wallingford area. It significantly contributes to the neighborhood's character and symbolizes a unique facet of our city's natural heritage. As per city ordinance, this Yellowwood tree is recognized as a Heritage Tree, necessitating special attention and protective measures to ensure its preservation. Upon analyzing the current architectural design, I noted that there are no specific considerations for accommodating this Heritage Tree. The proposed construction, as it stands, will require the removal of a substantial part of the tree's branches and canopy. This could potentially invade a significant portion of the tree's inner root zone, an action that could compromise the tree's health and lifespan, causing potential harm to both the ecosystem and the local community. Under city regulations, I understand that Heritage Trees warrant restrictions on the removal of roots and canopy. I suggest that the city collaboratively work with your team to carefully reassess both the property and the tree. A balanced approach, taking into account both developmental needs and due diligence for the preservation of the Heritage Tree, would greatly enhance the success of the project. This will also uphold the city's commitment to its natural heritage and environmental sustainability. Thank you for considering our feedback. We greatly appreciate the opportunity to voice our concerns and participate in the development process. We are confident that through collaboration and meticulous planning, a design that respects our city's natural beauty while fulfilling the project's architectural goals can be realized.
- 4326 Densmore Neighbor Lawrence and Pat Bliquez (LBliquez@UW.edu): My concern is that a fine Yellowwood tree will be severely damaged or fatally impacted by projected construction next door to 4309 Densmore N; that being a Townhouse (TH2) planned for 4305 and now under Streamlined Design Review (SDR). Specifically, I am concerned that construction on TH2, not to mention the structure itself, will damage the tree's root system if, as planned, TH2 is built 12 feet closer to the sidewalk than the current home on the site and the front yard of the current home is lowered to the level of the sidewalk. Crucially, it also appears TH2 will extend up through the canopy of the tree, amputating at least four major branches; thus, most of the southern canopy of the tree will be eliminated. Finally: even if the tree survives this pruning and loss of root structure, its aesthetics will likely be ruined.
- Jacqui Smith-Bates (Jacquisb@spu.edu): I am writing to comment on the development project located at 4305 Densmore Ave N. in Wallingford. I have some concerns, particularly regarding the beautiful Yellowwood Heritage tree which grows right next to the property line. As per city ordinance, this Yellowwood tree is recognized as a Heritage Tree, necessitating special attention and protective measures to ensure its preservation. This tree is not only beautiful, but it is also impressively large for the Wallingford area. It significantly contributes to the neighborhood's character and represents a key aspect of what makes Seattle unique – a robust (though diminishing) tree canopy in the



neighborhoods. Tree canopy is greatly valued by city residents as it provides both beauty and functionality in the form of cooling street level temperatures and mitigating the effects of CO2 emissions thereby combatting climate change. After reviewing the current plans, I noticed that there are no specific considerations for accommodating/saving this Heritage Tree. This is very concerning! The proposed construction, as it stands, will require the removal of a substantial part of the tree's branches and canopy, and cutting into its root system. These actions will very likely compromise the tree's health and lifespan – this will likely kill the tree. Losing this tree is both illegal (it is protected as a Heritage Tree) and will also further reduce the critical tree canopy in Seattle. Under city regulations, I understand that Heritage Trees have restrictions on the removal of roots and canopy. I suggest that the city collaboratively work with your team to carefully reassess both the property and the tree. A balanced approach, considering both building needs and due diligence for the preservation of the Heritage Tree, would greatly enhance the success of the project. This will also uphold the city's commitment to its natural heritage and environmental sustainability. An example of what appears to be a good accommodation of a large tree near a new condo development can be seen at 1710 N 47th Street in Wallingford (photos attached), where the developers accommodated a large tree by reducing the size of two units and creating a small yard space around the tree roots which is a valuable asset for those two units. I suggest that the footprint of TH2 (and likely TH1) in the current plan be reduced in size to accommodate the tree roots and instead provide a fenced yard space for those two units in exchange for the lost square footage (again, see photos). This could be a win/win solution for the tree, the neighborhood, and the property developer (creating a different asset for TH2/TH1). We are hopeful that through collaboration and careful planning, a design that respects our city's natural beauty while fulfilling the project's goals can be realized.

Via Site Walk:

The site walk included participation from some neighbors who already have their other comments noted above as well. During this meeting, questions focused primarily on Greg's tree. Greg spoke collaboratively with us which was greatly appreciated. Out of this conversation w/ Greg came the desire to elevate the foundation of the front building at the street to be closer to existing grade to better minimize excavation. We assured him this would be possible. He was also concerned about the potential trimming of his tree, as were other participants, and we let them know that an arborist would need to be present and follow city requirements for portions of tree branches to be trimmed for work on the 4305 Densmore site. We explained that any trimming proposed by a tree trimming company here would need to comply with both the arborist recommendations and any code requirements which is also noted in the most current arborist report. We also let everyone know that this project is currently in review at the city for Greg's tree, and that there have been a couple updated arborist reports per the coordination w/ the city, including the most recent air spade work updates by the arborist Andy Crossett and his team, which study the proposed building location near the existing disturbed areas on-site. We also discussed the tree protection fencing placed immediately next to the existing building on-site and explained further how the area shown in that zone will not be disturbed on-site per the tree protection measures.

And that per the survey, the areas of disturbance proposed only stretch as far North as the existing building location. North of this existing building location becomes an area of tree protection and non-disturbance as shown on the site plan and coordinated w/ the arborist. Greg was also concerned about the area of disturbance to the tree in the outer root zone and we explained that about 26% of the outer root zone is proposed to be disturbed and that in discussions w/ both the arborist and city, they have allowed up to 33%, so we wanted to be sure it would be less than 33% of the area. He asked us to make sure it would be code compliant when we were asking him how much specific area would be disturbed here. We assured him that this project is in review at the city and the city would also make sure the tree reviews for him were code compliant as well for his tree and this area of disturbance while it is in review. We also explained how there are areas on-site that are called existing areas of disturbance and that the building wouldn't go further North than the existing areas of disturbance for the site. As also noted, the team has routed the utilities to the South side of the site so they no longer pass through the drip line of the tree. The penthouses next to the tree were removed as well on the front building so the building height was lowered by 10' in this area as noted. While discussing the history of this site, Greg also noted that when the existing pavers and pathway were installed leading to the existing stairs and existing entry for the existing building on the 4305 site, that the installers cut a couple of his tree's roots in this area of existing disturbance. He really wants to make sure that the building proposed in this zone here won't be excavating too deeply to help his tree. Since this building is being proposed at grade and we can raise the foundation further as discussed, it will also be a fairly shallow area of disturbance around his tree in the adjacent property's yard here. Greg has also taken the names and contact info of the other people he knows who joined and will send their info directly to the city. Additional neighbor participants we have noted that are not already listed above include 4313 Densmore neighbor Ricardo and Linda Sanchez, 4325 Densmore neighbor Eileen Sliwinski, Lorrie Wallace, and 4314 Densmore neighbor Carol Barrer.



Seattle Design Guidelines	Design Response
CS1. Natural Systems and Site Features A. Energy Use D1. Plants and Habitat On-Site Features D2. Plants and Habitat Off-Site Features	This project will utilize Built Green Certification. There is also an existing off-site tree located on the parcel to the North. This project will limit its disturbance in that NE portion of the site to the footprint of the existing building as shown hatched in red on the site plan. Utilities will also be routed to the South of the building to avoid this tree zone as proposed. Disturbance of the outer root zone for the tree will be limited to less than 1/3 of the outer root zone of the neighbor's existing tree. This project has also incorporated the arborist's updated air spade analysis and updated recommendations for the neighbor's tree. Upper stair penthouses have additionally been removed to make the building 10' shorter next to this neighbor's tree. The landscape architect has also been instrumental in this process and Devin has created a beautiful planting plan for the site and its courtyard will function very well for vegetation, bikes, and people on-site to embrace this beautiful site next to this big park.
CS2. Urban Pattern and Form A. Location in the City and Neighborhood B. Adjacent Sites, Streets, and Open Spaces	This neighborhood has been evolving with more dense models of housing as Seattle continues to urbanize and be the largest city in the NW. More apartments have been created along 45th, and then in this area more townhouse projects have been created in the LR2 zoning context. This project has made a strong effort to limit the number of townhouses to 5 and to make them unique. We concurrently hope it will inspire more projects to approach their materials and sites uniquely in this neighborhood and to elevate the townhouse hybrid density scale conversation and the recent townhouse projects seen along Wallingford Ave that are often without concepts and instead copy-pasted hardie-panel iterations. These 2 unique lofts at the street create an inviting entry to the project site to strengthen the street edge and engage people. At the rear of the site, that building is kept 1-story lower to better fit in with some of the adjacent existing buildings as the context continues to evolve. Stair penthouses are not proposed for the front building to keep it 10' shorter as well. We really love this site and think it will make a great addition next to this big park. Its materials will be durable for decades to come as this neighborhood desifies slowly over time and one parcel at a time. We hope this is what happens instead of seeing larger townhouse developments nearby with multiple parcels. This site has really made an effort to keep that single site goal to be more compatible with the existing context here and form in these 2 smaller, unique yet efficient buildings.
PL1, PL2, PL3, PL4. Walkability, Street Level Interaction, Active Transit PL1.B Walkways and Connections PL2.B. Safety and Security PL3.A and C. Entries and Residential Edges PL4.B. Planning Ahead for Bicyclists	Wallingford is an extremely walkable neighborhood so we wanted to embrace this evolving character here as well. In addition to the beautiful plants of course, the central courtyard contains 8 bicycle parking stalls for use on-site and to encourage more multi-modal transit here. 6 of these are secure bike lockers so safety can be maintained. Walkways to the rear of the site come from the South edge of the site to stay out of the tree protection area for the neighbor's adjacent tree to the North. Parking access comes from the alley to also minimize its site impact along w/ the rear waste collection as well. We think this will be a great scale at 5 townhouses for this site and people will love living here. The street units are also designed so they could easily be set up to be someone's office or WFH office if needed as well as is becoming more common.
DC2. Architectural Concept A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture E. Form and Function	At the street edge, we have articulated the scale of this massing to be split in half vertically. Windows at the loft level are grouped together, then this scale shifts and is offset above. This offset appearance creates floating openings at the upper residential portion and we further articulated this in their contrasting material volumes and panels. We have also contrasted the front building with the rear building so they read further as separate structures. The rear massing steps down 1 additional level from the front building. The front building doesn't have stair penthouses to better fit with the context and to lower the building 10' next to the neighbor's tree. The texture of this beautiful front building is a highly textured metal panel that will play with light and shadow well and wear very well for decades with little maintenance. We have also created many operable openings so the facade will open up as needed and to create great fresh air changes for the residents.
DC4. Exterior Elements and Materials A. Exterior Elements and Finishes C. Lighting D. Trees, Landscape and Hardscape Materials	The mantra here is simple form, beautiful material and we think it will look beautiful in this combination of high quality materials, ganged window volumes, and contrasting panels. The vertical white metal panel for the street building will be elegant and create a unique statement at the street with its articulated panels and offset windows. The other material is a 2' wide vertical cementitious panel that will be unique in this context and we really like the contrast and scale for both it and the street building. The landscape architect Devin has worked hard to ensure the landscape will be beautiful in her planting plans. Lights for the parking area will be shielded with cedar fencing as noted in the plans and much of the site lighting will be controlled with timers for residents to help improve safety and security as desired here while still being shielded from adjacent sites.

GROSS FLOOR AREA TOTAL (NOTE: INSIDE FACE OF EXTERIOR WALL, TOTAL EXCLUDES PARTI WALLS)

FAR Area Summary		
Number	Level	Area
TH 1	Level 1	413.86 SF
TH 1	Level 1 Mezz	177.88 SF
TH 1	Level 2.	413.86 SF
TH 1	Level 3.	413.86 SF
TH 1: 4		1419.46 SF
TH 2	Level 1	413.86 SF
TH 2	Level 1 Mezz	177.88 SF
TH 2	Level 2.	413.86 SF
TH 2	Level 3.	413.86 SF
TH 2: 4		1419.46 SF
TH 3	Level 1	377.00 SF
TH 3	Level 1 Mezz	377.00 SF
TH 3	Level 2.	377.00 SF
TH 3	Level 3.	78.18 SF
TH 3: 4		1209.17 SF
TH 4	Level 1	336.66 SF
TH 4	Level 1 Mezz	336.66 SF
TH 4	Level 2.	336.66 SF
TH 4	Level 3.	73.89 SF
TH 4: 4		1083.88 SF
TH 5	Level 1	336.66 SF
TH 5	Level 1 Mezz	336.66 SF
TH 5	Level 2.	336.66 SF
TH 5	Level 3.	73.89 SF
TH 5: 4		1083.88 SF
		6215.86 SF

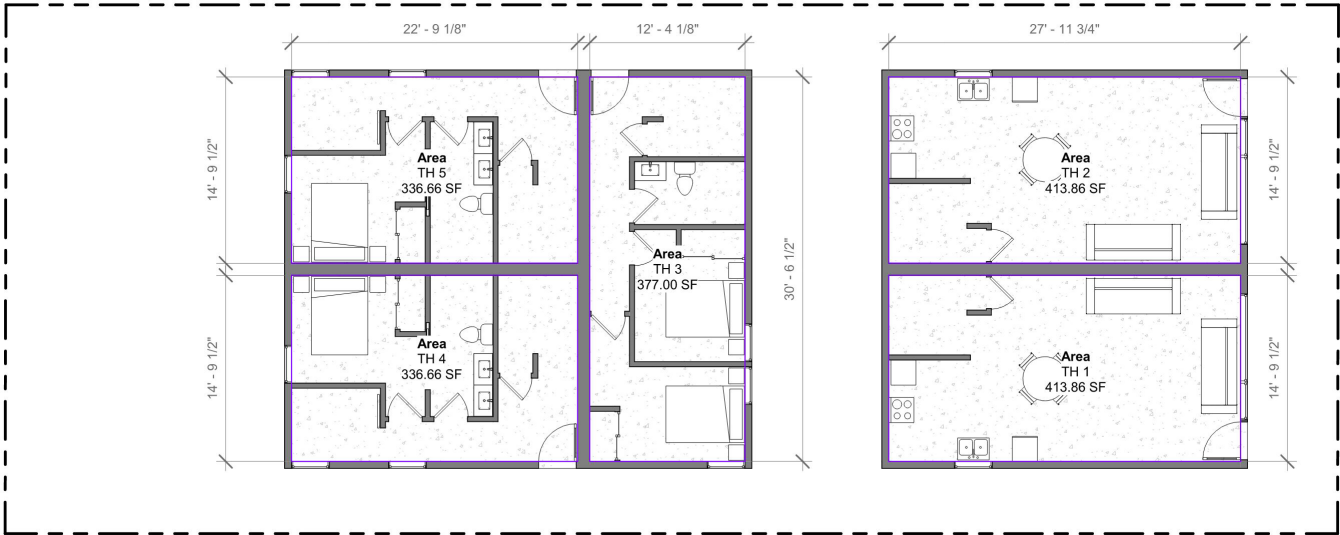
FAR CALCULATION:

SITE AREA: 4,451 SF

MAX FAR: 1.4

FAR ALLOWED: 4,451 SF SITE X 1.4 FAR = 6,231.4 SF

6,215.86 SF PROPOSED < 6,231.4 SF ALLOWED, COMPLIES



Level 1



Level 1 Mezz



Level 2



Level 3





Looking NW from Street

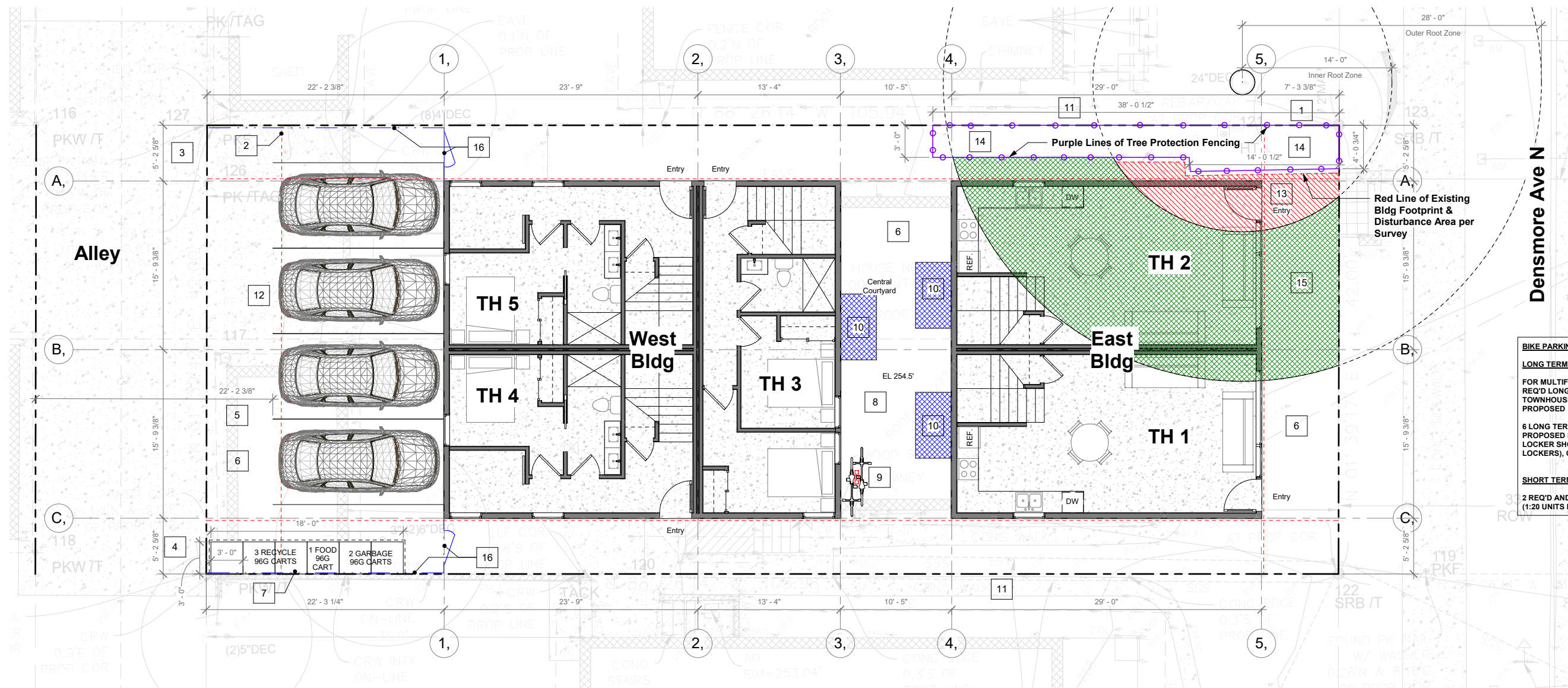


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Graphic Narrative
Design Package Update

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BIKE PARKING CALC:

LONG TERM:

FOR MULTIFAMILY UNITS = 5 STALLS
REQ'D LONG TERM (1:1 FOR
TOWNHOUSES, 5 TH UNITS
PROPOSED)

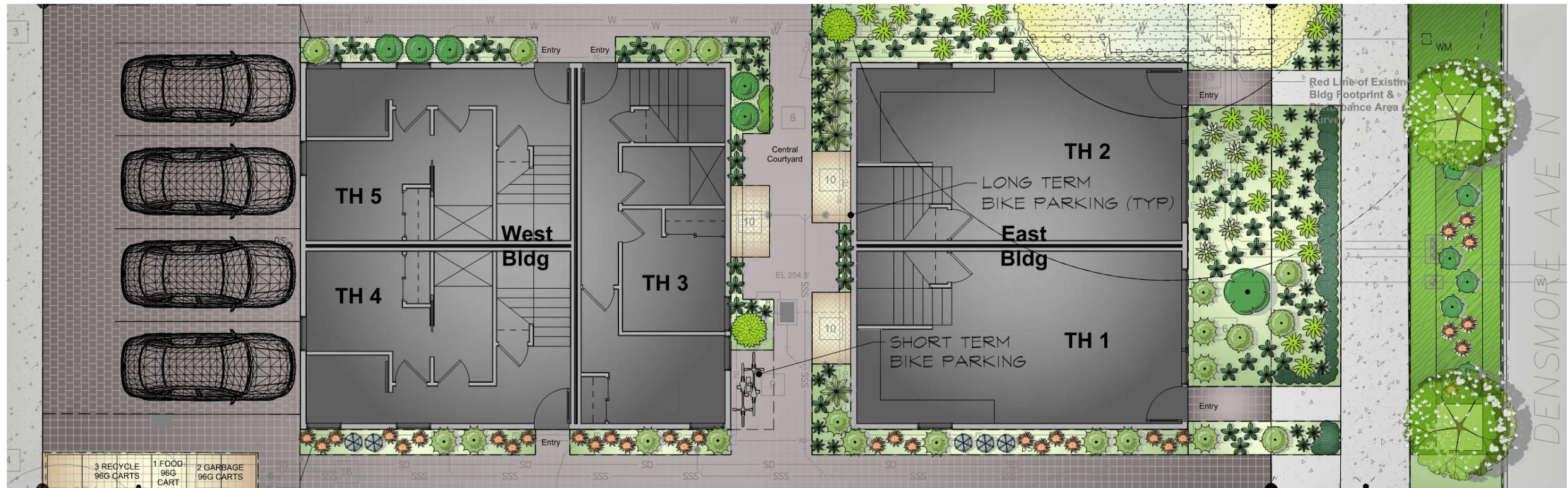
6 LONG TERM BIKE STALLS
PROPOSED IN LOCKERS (2 PER
LOCKER SHOWN ON SITE PLAN X 3
LOCKERS), COMPLIES

SHORT TERM:

2 REQ'D AND 2 STALLS PROPOSED
(1:20 UNITS REQ'D)

Adjacent Exceptional Tree Calcs for 28" Yellowwood (Cladastris Kentukea):

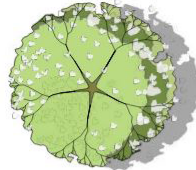
Outer Root Zone: 28' Radius	Outer Root Zone Area: 1,847.25sf	Outer Root Zone Disturbance Area: 492sf (26.63% of Outer Root Zone, Hatched in Green Above)
Inner Root Zone: 14' Radius	Inner Root Zone Area: 615.75sf	Inner Root Zone Disturbance Area: 87sf (Area Already Disturbed by Existing Bldg, Allowed by Arborist and their Air Spade Report Update and Analysis Update) (Hatched in Red Above)



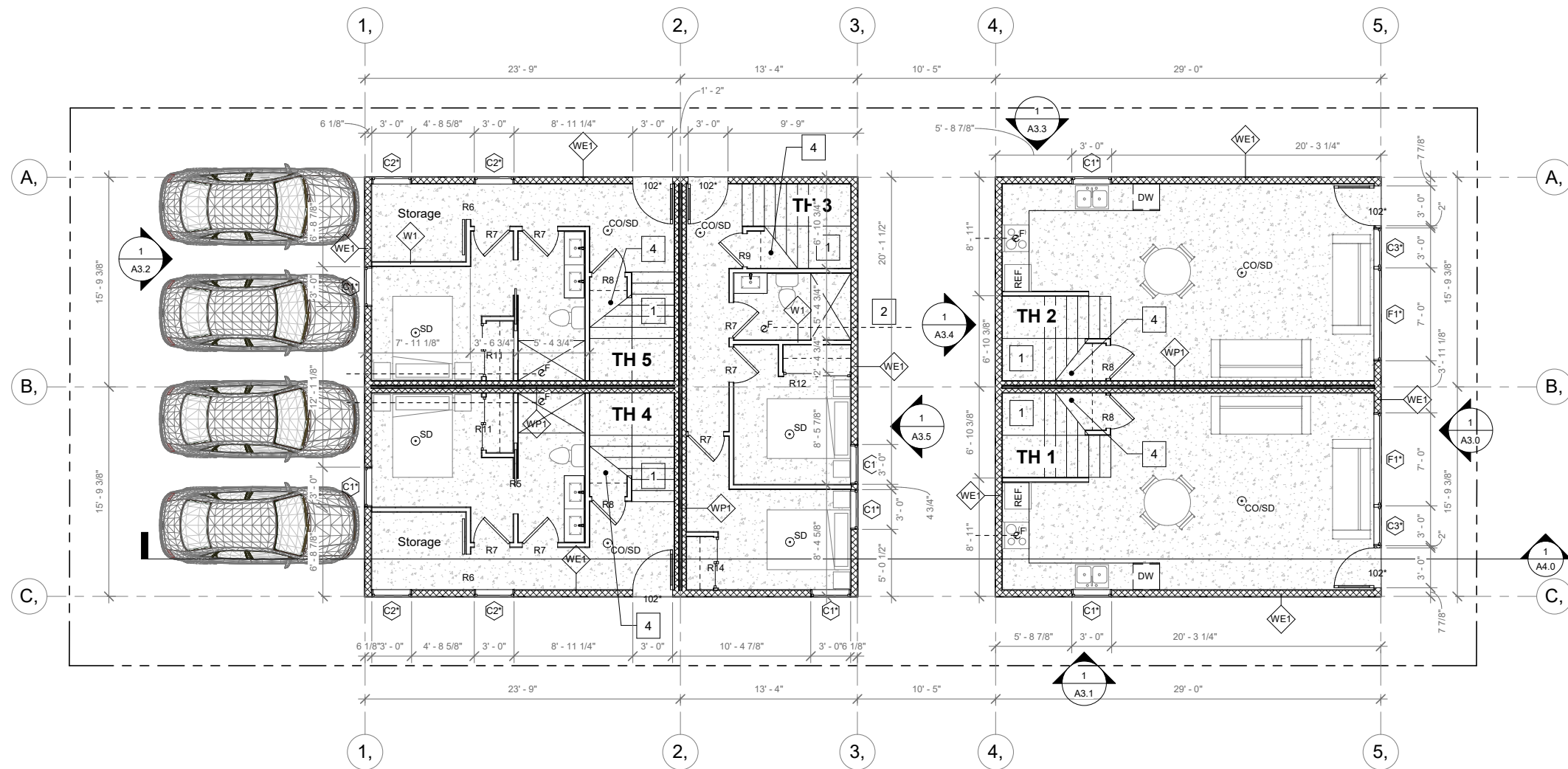
Landscape Plan



Landscape Plan Plant Schedule

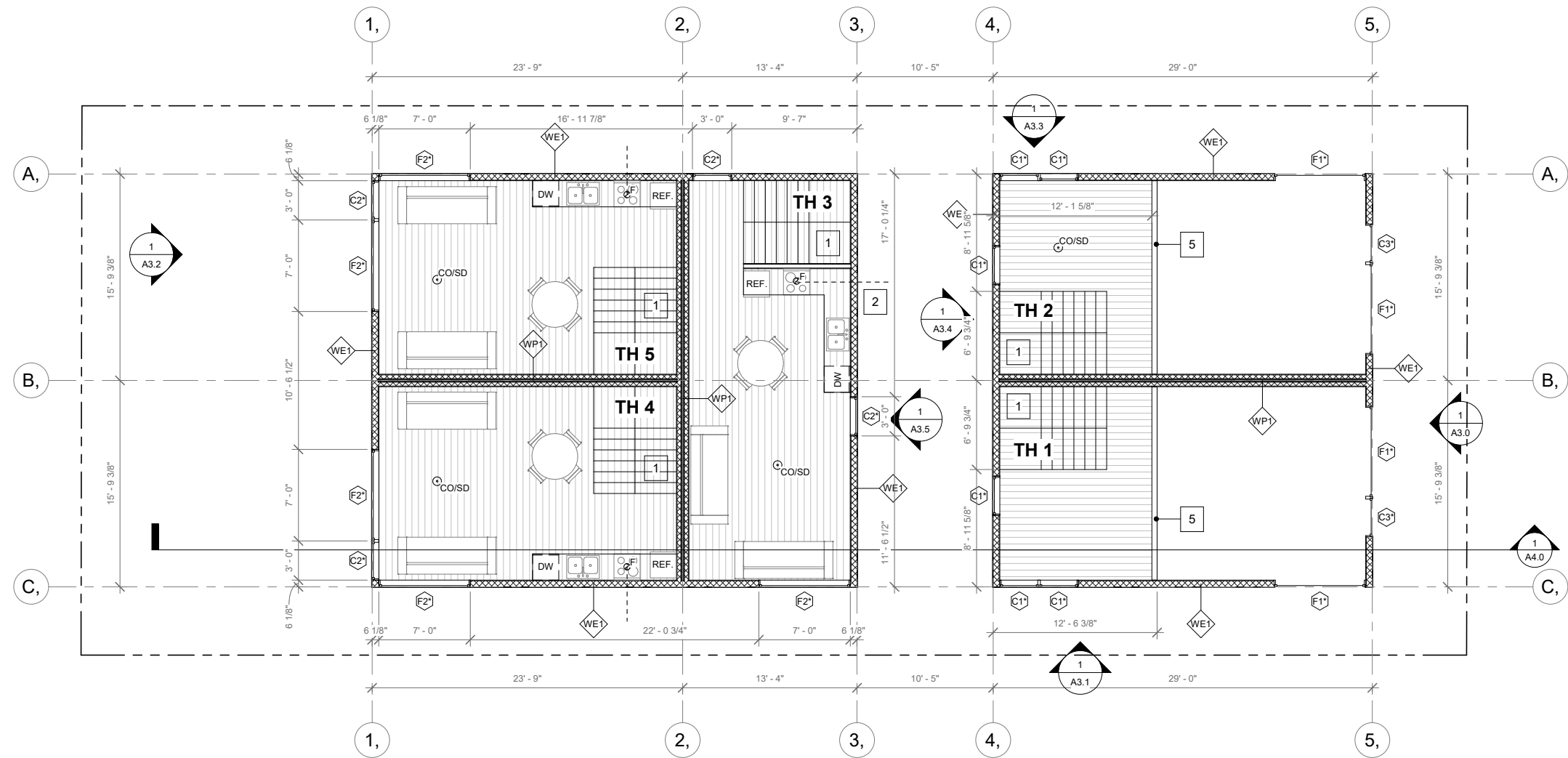
TREES	BOTANICAL / COMMON NAME
	<i>Quercus coccinea</i> / Scarlet Oak Street Tree
SHRUBS	BOTANICAL / COMMON NAME
	<i>Carex testacea</i> / Orange Sedge
	<i>Cotinus coggygria</i> 'Royal Purple' / Royal Purple Smoke Tree
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa
	<i>Hosta sieboldiana</i> 'Bressingham Blue' / Bressingham Blue Hosta
	<i>Hydrangea paniculata</i> 'Limelight' / Limelight Hydrangea
	<i>Juniperus virginiana</i> 'Blue Arrow' / Blue Arrow Juniper
	<i>Leucothoe fontanesiana</i> 'Rainbow' / Rainbow Leucothoe
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf
	<i>Mahonia eurybracteata</i> 'Soft Caress' / Mahonia Soft Caress
	<i>Nandina domestica</i> 'Sienna Sunrise' / Heavenly Bamboo
	<i>Polystichum munitum</i> / Western Sword Fern
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca

GROUND COVERS	BOTANICAL / COMMON NAME
	<i>Ajuga reptans</i> / Bugleweed
	<i>Rubus calycinoides</i> 'Emerald Carpet' / Creeping Raspberry
	<i>Vinca minor</i> 'Bowles Blue' / Dwarf Periwinkle
SITE	BOTANICAL / COMMON NAME
	Arborist Chips 3" Depth



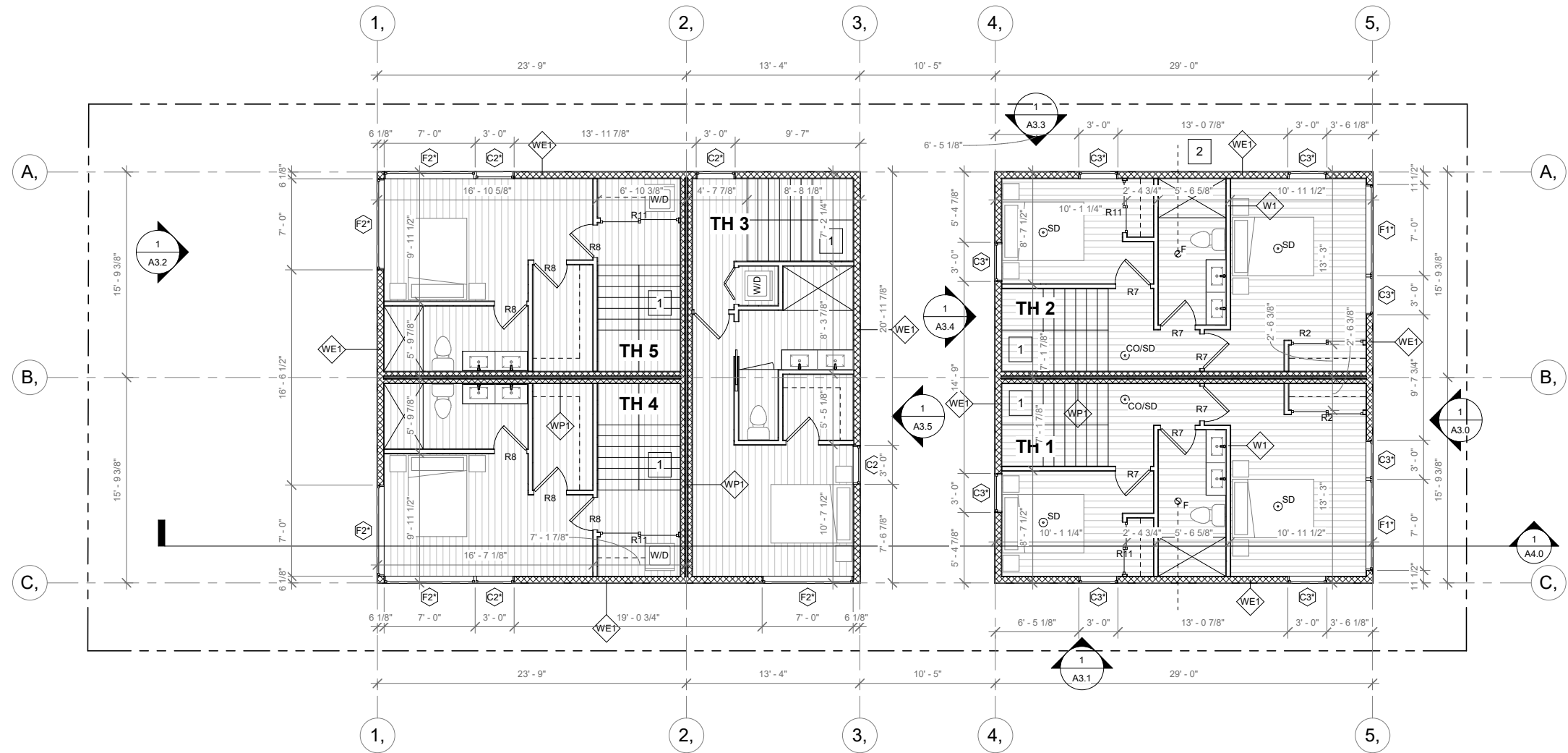
Level 1 Plan





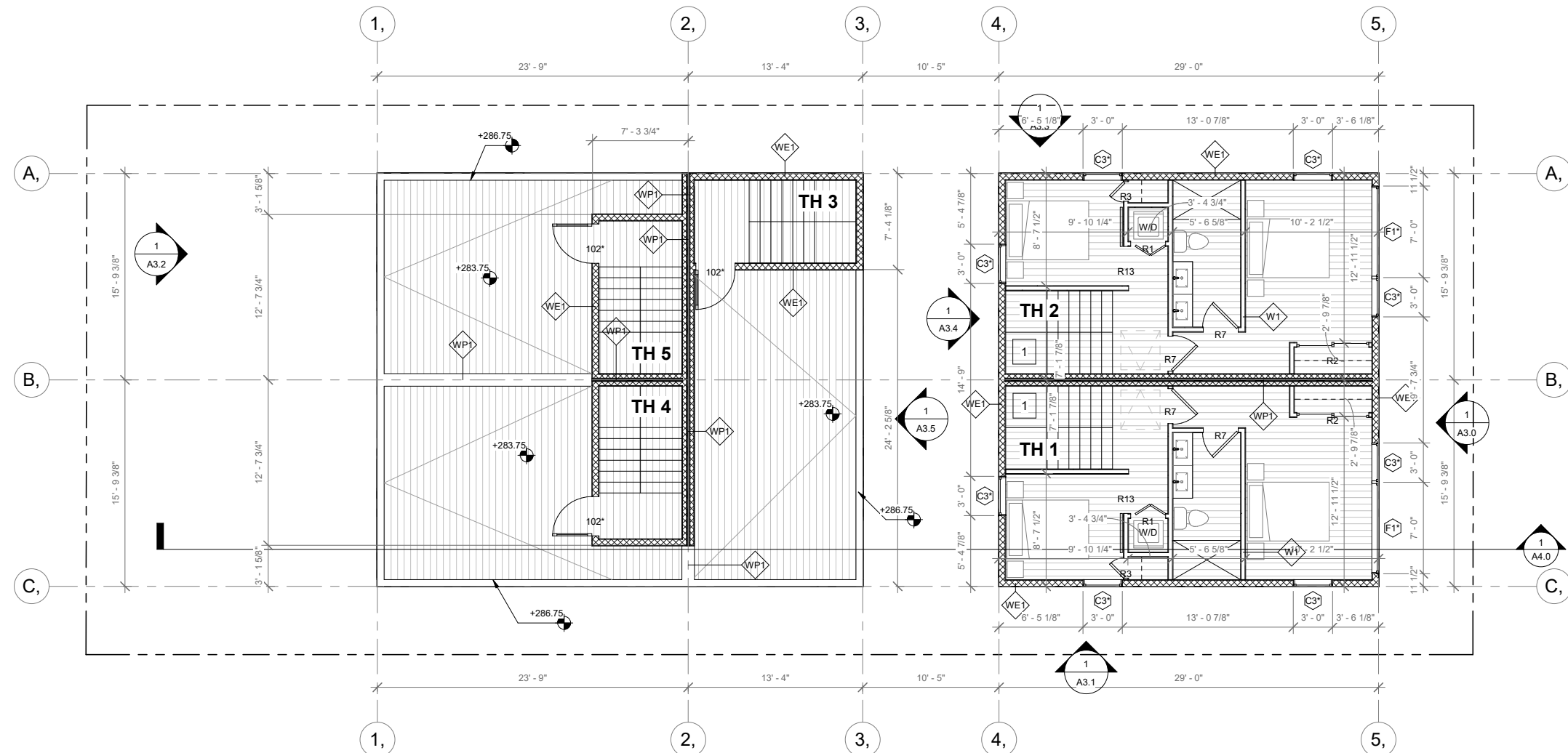
Level 1 Mezz Plan





Level 2 Plan





Level 3 Plan



Material Legend

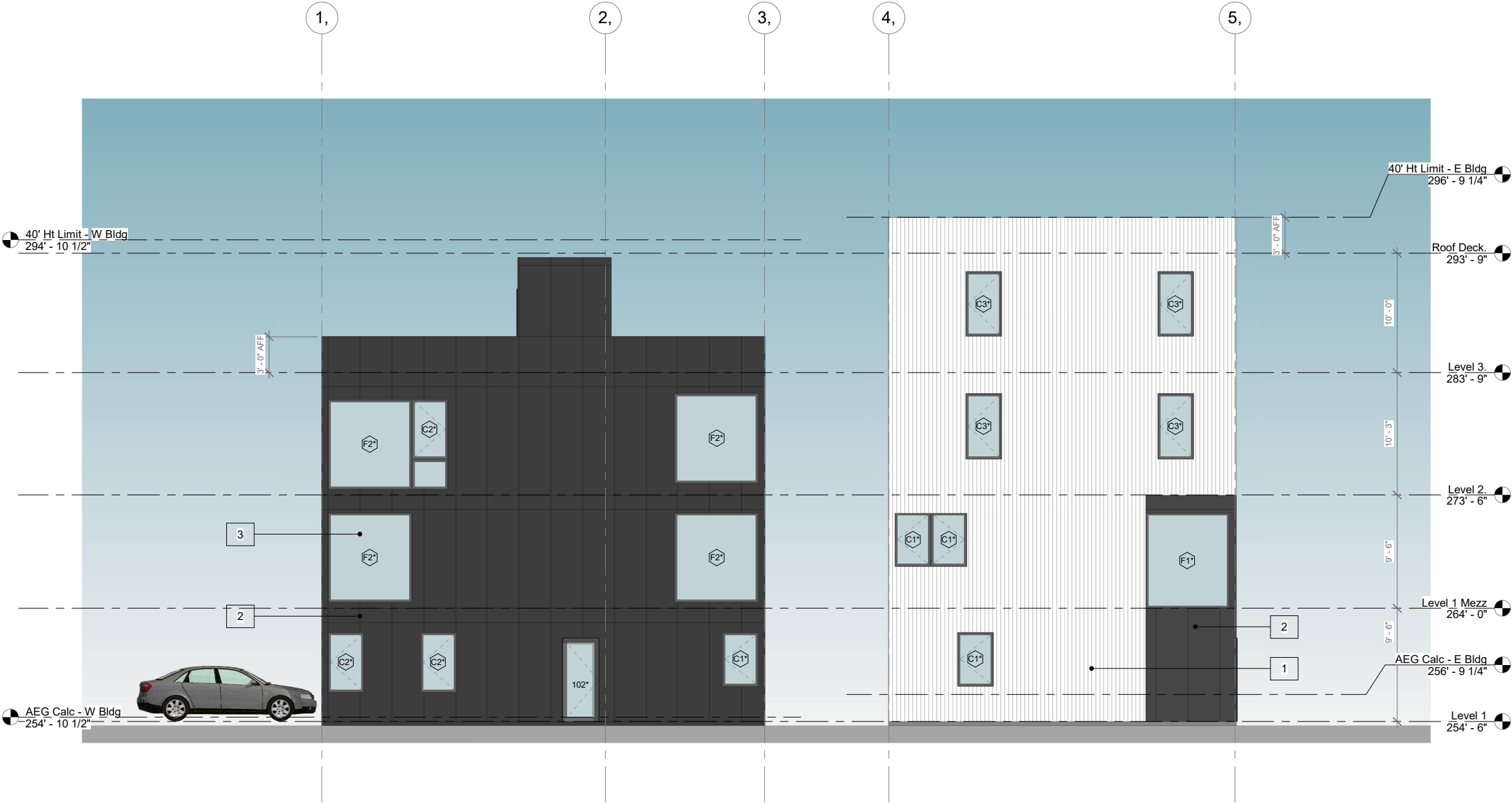
- 1. Regal White AEP Span Nu-Wave 22 Gauge Min. Metal Vertical Panel Rainscreen. Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min. Drip Edge, Typ
- 2. Dark Gray Fibercement Panel Rainscreen (2' Wide Max x 10'-0" Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge (Dark Gray Color: Sherwin Williams SW7069 Iron Ore)
- 3. Black Vinyl Window, Min 6" Sill, Typ



East Elevation

Material Legend

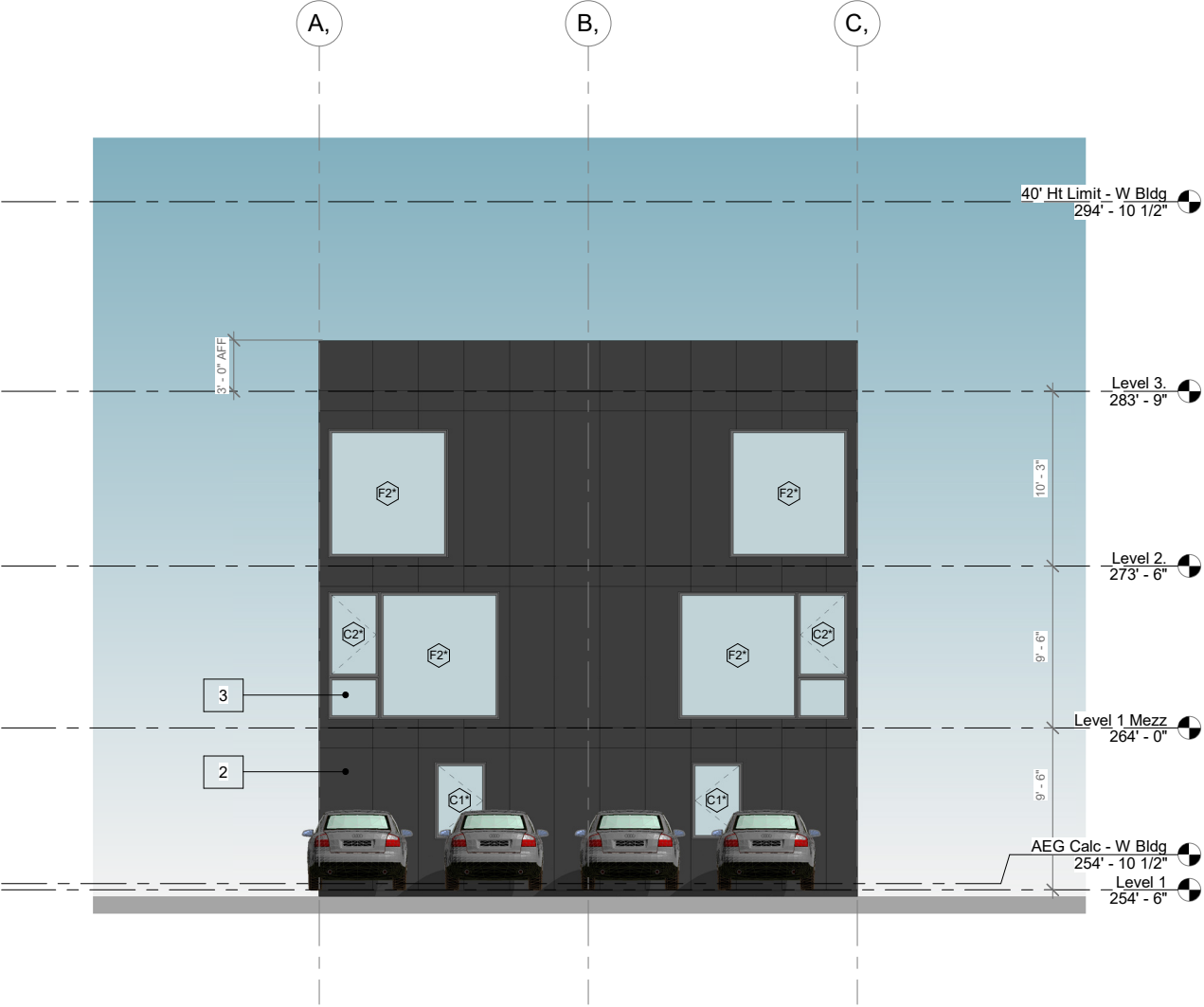
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- 3. Black Vinyl Window, Min 6" Sill, Typ



South Elevation

Material Legend

- 1. Regal White AEP Span Nu-Wave 22 Gauge Min. Metal Vertical Panel Rainscreen. Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min. Drip Edge, Typ
- 2. Dark Gray Fibercement Panel Rainscreen (2' Wide Max x 10'-0" Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge (Dark Gray Color: Sherwin Williams SW7069 Iron Ore)
- 3. Black Vinyl Window, Min 6" Sill, Typ



West Elevation

Material Legend

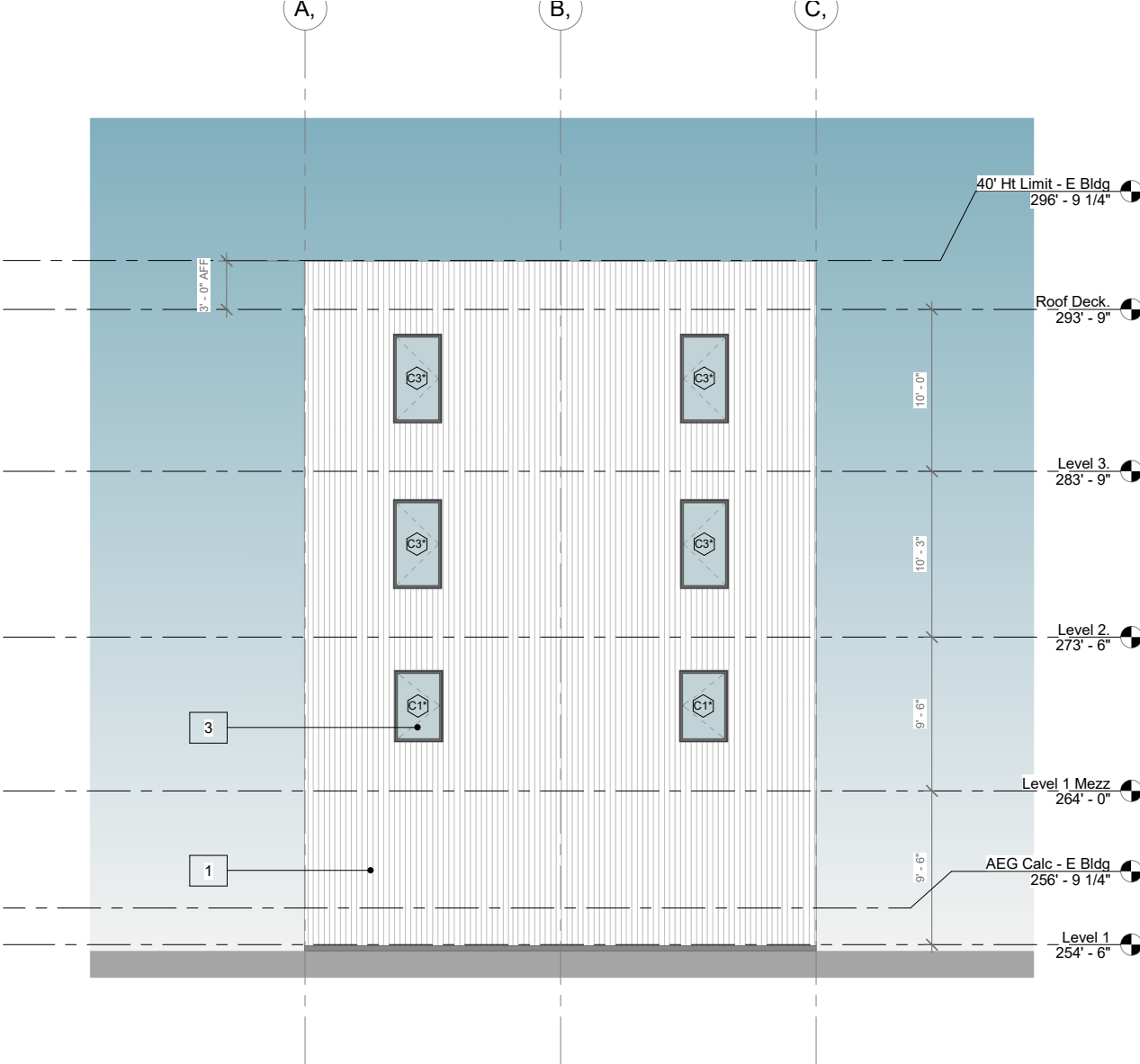
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- 2. Dark Gray Fibercement Panel Rainscreen (2' Wide Max x 10'-0" Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge (Dark Gray Color: Sherwin Williams SW7069 Iron Ore)
- 3. Black Vinyl Window, Min 6" Sill, Typ



North Elevation

Material Legend

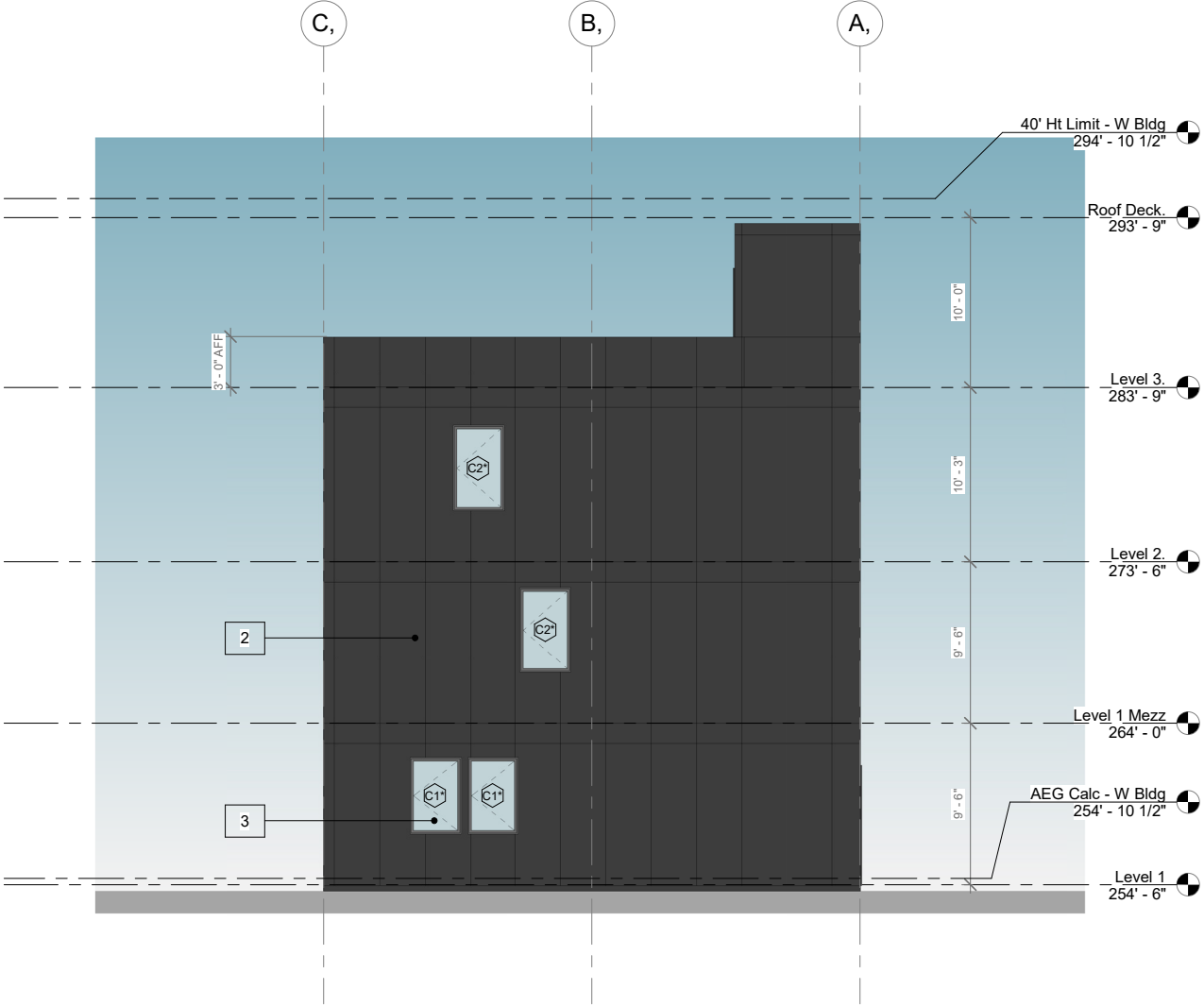
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- 2. Dark Gray Fibercement Panel Rainscreen (2' Wide Max x 10'-0" Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge (Dark Gray Color: Sherwin Williams SW7069 Iron Ore)
- 3. Black Vinyl Window, Min 6" Sill, Typ



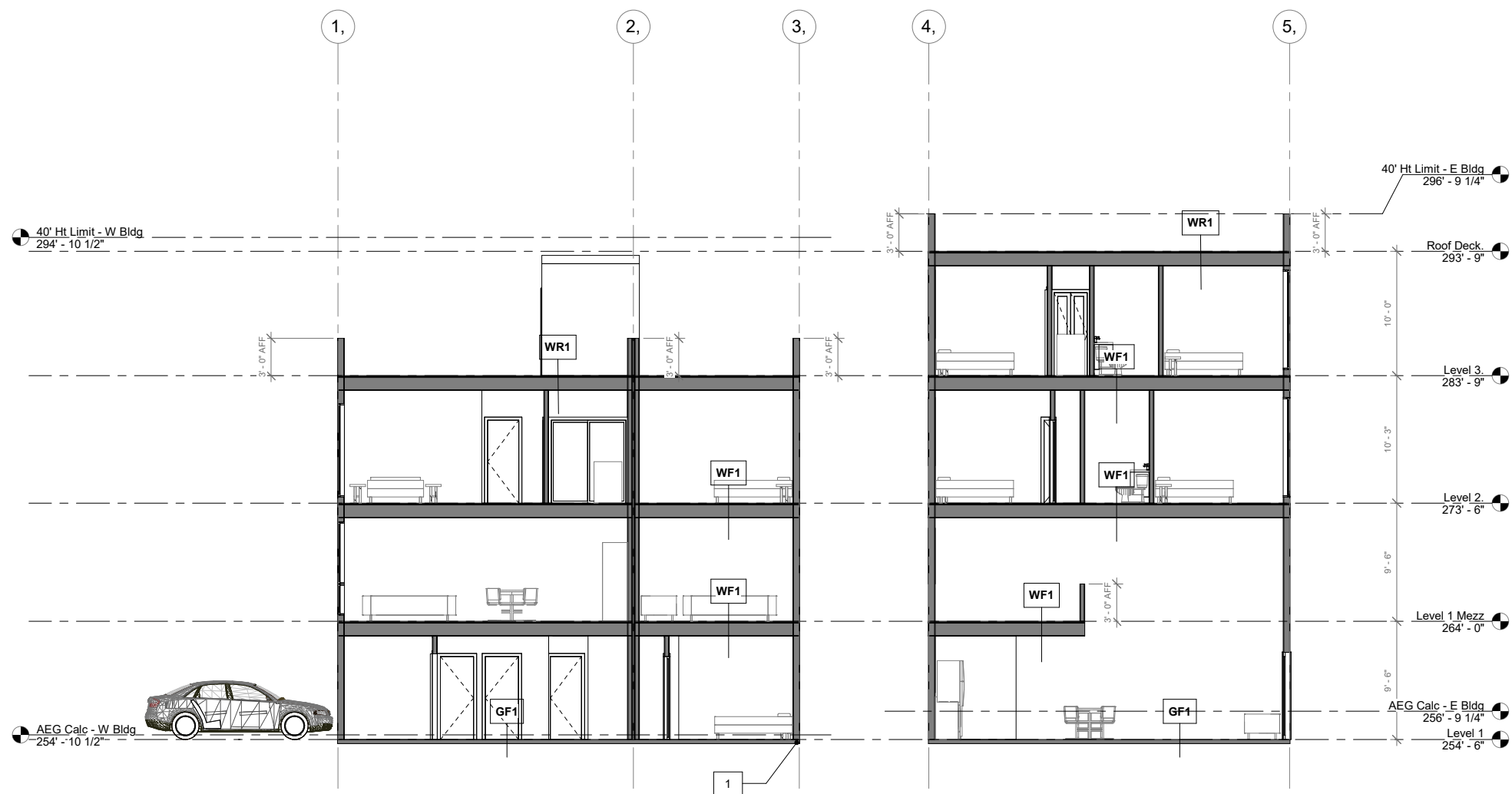
Courtyard Elevation - Looking East

Material Legend

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- 2. Dark Gray Fibercement Panel Rainscreen (2' Wide Max x 10'-0" Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge (Dark Gray Color: Sherwin Williams SW7069 Iron Ore)
- 3. Black Vinyl Window, Min 6" Sill, Typ



Courtyard Elevation - Looking West



East-West Section

Material Legend

- 1. Regal White AEP Span Nu-Wave 22 Gauge Min. Metal Vertical Panel Rainscreen. Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min. Drip Edge, Typ
- 2. Dark Gray Fibercement Panel Rainscreen (2' Wide Max x 10'-0" Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge (Dark Gray Color: Sherwin Williams SW7069 Iron Ore)
- 3. Black Vinyl Window, Min 6" Sill, Typ

