PROPOSAL:
DEMOLISH EXISTING STRUCTURES. CONSTRUCT (7) UNIT TOWNHOUSE WITH PARKING PER PLAN.

OWNER:
MIKE STRAND
HORIZON REALTY ADVISORS
2003 WESTERN AVE, STE #445
SEATTLE, WA 98121

ARCHITECT/APPLICANT:
EINAR NOVION
3316 NE 120TH ST
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PACKET CONTENT:

PROPOSAL - STATEMENT OF DEVELOPMENT OBJECTIVES INDICATING TYPES OF DESIRED USES, STRUCTURE HEIGHT, NUMBER OF RESIDENTIAL UNITS, AMOUNT OF COMMERCIAL SQUARE FOOTAGE AND NUMBER OF PARKING STALLS.

ANALYSIS OF CONTEXT - INITIAL SITE ANALYSIS ADDRESSING SITE OPPORTUNITIES AND CONSTRAINTS, ADJACENT BUILDINGS, ZONING OF THE SITE AND ADJACENT PROPERTIES, OVERLAY DESIGNATIONS, SOLAR ACCESS, VIEWS, CIRCULATION PATTERNS, COMMUNITY NODES, LANDMARKS, AND EXISTING ARCHITECTURAL AND SITING PATTERNS.

EXISTING SITE CONDITIONS - A DRAWING OF EXISTING SITE CONDITIONS, INDICATING TOPOGRAPHY OF THE SITE OR OTHER PHYSICAL FEATURES AND LOCATION OF STRUCTURES AND PROMINENT LANDSCAPE ELEMENTS ON THE SITE INCLUDING BUT NOT LIMITED TO ALL TREES 6 INCHES OR GREATER IN DIAMETER MEASURED 4.5’ ABOVE THE GROUND (SEE TIP 242).

SITE PLAN - A PRELIMINARY SITE PLAN INCLUDING PROPOSED STRUCTURES, OPEN SPACES, VEHICULAR AND PEDESTRIAN ACCESS, AND LANDSCAPING. INCLUDE ALL DIMENSIONS.

DESIGN GUIDELINES - A BRIEF DESCRIPTION OF HOW THE PROPOSAL MEETS THE INTENT OF THE APPLICABLE CITYWIDE AND NEIGHBORHOOD DESIGN REVIEW GUIDELINES. IDENTIFY DESIGN GUIDELINES MOST RELEVANT TO THE PROPOSAL.

ARCHITECTURAL CONCEPT - ONE OR MORE COLOR RENDERINGS ADEQUATE TO DEPICT THE OVERALL MASSING OF STRUCTURES AND THE DESIGN CONCEPT. GRAPHICS SHOULD SHOW PROPOSED SITING, MASSING, OPEN SPACE, AND FAÇADE TREATMENTS. THREE DIMENSIONAL STUDIES AND SKETCHES, INCLUDING THOSE AT THE STREET LEVEL ARE OPTIONAL, AND MAY ASSIST THE PLANNER TO EVALUATE THE DESIGN PROPOSAL. MAY ALSO INCLUDE IMAGES FROM THE NEIGHBORHOOD OR BEYOND THAT WILL INFORM THE DESIGN DEVELOPMENT OF THE PROPOSED DEVELOPMENT.

ADJUSTMENTS AND/OR DEPARTURES - A SUMMARY OF POTENTIAL DEVELOPMENT STANDARD ADJUSTMENTS (OR DEPARTURES). A TABLE COMPARING CODE REQUIREMENTS WITH THE PROPOSED DESIGN SHOULD BE INCLUDED.
CONTEXT ANALYSIS:
The site sits in the neighborhood of Queen Ann. It is 7,680sf in size and is in LR3 zone. 5th Ave N provides north and south vehicular access. There are multiple bus stops along Taylor Ave N one block to the east. Various restaurants and grocery opportunities are in proximity to the south. Recreational amenities include BHY Krache Park north of the subject lot. The site has probable south and east territorial views and possible view of Lake Union.

VICINITY MAP

ZONING AND CONTEXT MAP

EARLY DESIGN GUIDANCE
1116 5TH AVE N - SEATTLE, WA 98109
DPD# 3023202 | 4.27.16
PARCEL#: 5457801860
PROJECT ADDRESS:
1116 5TH AVE N
SEATTLE, WA 98109

PARCEL#: 5457801860
LEGAL DESCRIPTION:
MERCERS 2ND ADD TO N SEATTLE
Plat Block: 43
Plat Lot: 6
ZONE: LR3
LOT SQ FT: 7,680SF

CODE COMPLIANCE:
SMC 23.45.510 FLOOR AREA RATIO
ALLOWABLE FAR: 9984SF (1.3*7680SF)
PROPOSED: 9914.1SF
SMC 23.45.512 DENSITY LIMITS
ALLOWED: UNLIMITED
PROPOSED: (7) UNITS
SMC 23.45.514 STRUCTURE HEIGHT
ALLOWED: 30' FROM AVG GRADE
PROPOSED: 30' FROM AVG GRADE
SMC 23.45.518 SETBACKS/SEPARATIONS
REQUIRED FRONT: 5' MIN; 7' AVG
PROPOSED FRONT: 8' MIN
REQUIRED REAR: 7' AVG; 5' MIN
PROPOSED REAR: 8' MIN
REQUIRED SIDE: 7' AVG; 5' MIN
PROPOSED SIDE: 7' AVG; 5' MIN
SMC 23.45.522 AMENITY AREA
REQUIRED: 257680 = 1920SF
PROVIDED: >2000SF
SMC 23.45.524 LANDSCAPING
REQUIRED: 67680 = 460SF OF AREA
PROVIDED: LANDSCAPE PLANS
SMC 23.45.527 WIDTH/FAÇADE LENGTH
ALLOWED WIDTH: 120'
PROPOSED WIDTH: 37'
ALLOWED LENGTH: 65'128 =83.2'
PROPOSED LENGTH: 82.8'

EARLY DESIGN GUIDANCE
1116 5TH AVE N - SEATTLE, WA 98109
DPD#: 3023202 | 4.27.16
PARCEL#: 5457801860
SITE PLANNING
A-1 RESPOND TO SITE CHARACTERISTICS
SITE DROPS 14" DOWN FROM THE STREET TO THE EASTERN PROPERTY LINE. THE INDIVIDUAL UNITS WILL DROP TO CORRELATE TO APPROXIMATE EXISTING GRADE MORE NATURALLY.
A-2 STREETSCAPE COMPATIBILITY
THE LANDSCAPE ARCHITECT PLANS WILL INCORPORATE THE ROW IN CONSIDERATION OF REQUIRED PROJECT GREEN FACTOR.
A-3 ENTRANCES VISIBLE FROM THE STREET
PRIMARY ENTRANCE OF UNIT 1 AND WALKWAY TO SUBSEQUENT UNITS ENTRANCES FOCUSED TO ONE SIDE FOR INTUITIVE NAVIGATION.
A-5 RESPECT FOR ADJACENT SITES
THE SITE IS SURROUNDED BY BULKIER APARTMENT STRUCTURES. A MULTIFAMILY TOWNHOUSE STRUCTURE SHOULD BE COMPATIBLE.
A-6 TRANSITION BETWEEN RESIDENCE AND STREET
THE LANDSCAPE ARCHITECT PLANS WILL INCORPORATE THE ROW IN CONSIDERATION OF REQUIRED PROJECT GREEN FACTOR.

HEIGHT, BULK, AND SCALE
B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY
THE SITE IS SURROUNDED BY BULKIER APARTMENT STRUCTURES. A MULTIFAMILY TOWNHOUSE STRUCTURE SHOULD BE COMPATIBLE.

ARCHITECTURAL ELEMENTS AND MATERIALS
C-1 ARCHITECTURAL CONTEXT
THE ADJACENT CONTEXT CONSISTS OF A VARIED ARCHITECTURAL AESTHETIC, SO A STRONG ARCHITECTURAL PRECEDENT IS NOT AVAILABLE.
C-3 HUMAN SCALE
PARTIAL HEIGHT PARAPET WALLS AND PENTHOUSE AWAY FROM VISIBLE EDGE HELP REDUCE PERCEIVED SCALE FROM STREET.
C-4 EXTERIOR FINISH MATERIALS
THE ADJACENT CONTEXT CONSISTS OF A VARIED ARCHITECTURAL MATERIALS, SO A STRONG ARCHITECTURAL PRECEDENT IS NOT AVAILABLE.

PEDESTRIAN ENVIRONMENT
D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICES AREAS
WASTE STORAGE FOR EACH UNIT WILL BE LOCATED IN THEIR RESPECTIVE GARAGES
D-12 RESIDENTIAL ENTRIES AND TRANSITIONS
PRIMARY ENTRANCE OF UNIT 1 AND WALKWAY TO SUBSEQUENT UNITS ENTRANCES FOCUSED TO ONE SIDE FOR INTUITIVE NAVIGATION.

LANDSCAPING
E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE
THE LANDSCAPE ARCHITECT PLANS WILL BE PROVIDED IN THE BUILDING APPLICATION.

SITE RECONNAISSANCE
2 TREES (LARGE & SIGNIFICANT TREES, GROVE)
TREES EXISTENCE AND IDENTITY TO BE ESTABLISHED
ADJUSTMENT | DEPARTURES
NONE REQUESTED