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Madison Street Five-Plex

@

226 Madison St., Monroe, WA 98272

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LEGAL DESCRIPTION

MONROE LAND & IMP CO. S ADD BLOCK 020 D-00 – ALL LOTS 5 & 6

PROJECT NARRATIVE

The proposed project will add FIVE (5) new residential units onto a single lot at 225 Madison St., Monroe, WA 98272. The new attached units will replace an existing single Family home and a detached garage buildings. The existing house faces east toward Madison St. The new complex. multi-unit building will reorient to face an access alley to the south. Access to each individual unit will be from this new private alley surface. The new access between Madison and Arthur Lane will be 20-feet of pavement with no public dedication to meet the current fire code access minimums.

The Site Zoning District is R25 allowing development of up to a maximum of 25 units per acre. The proposal will provide a density of 13.39 DU/AC. The site is surrounded out to 300 feet with this zoning except for school property to the west designated as Public Open Space and some General Commercial Area to the north at about 300 feet. Identities and contact information for the owner/developer is provided on the accompanying application.

Building will provide residences for five families with supporting parking and utilities. Access will be from the Madison to the east or the existing alley to the west. There will be no non-residential uses on this project. Each unit will provide less than 1000 sf of footprint on the 1st floor.

Parking pads equivalent to two compact stalls are provided with no indoor garages attached. Each unit will provide parking for up to 2 vehicles, the two exposed in the driveways. The following required information is provided on the accompanying Site Plan document:

1. Boundaries & setbacks of building envelopes.
2. Contours if available as the Site is very flat.
3. There are no Critical Areas.
4. There will be no areas dedicated to Public Uses.
5. Existing and Proposed Impervious areas are provided as follows:
 - a. Lot Area + Access = 0.224AC, 10,203 SF
 - b. Existing Impervious = Site has been Cleared except for house
 - i. Rooftops remaining = 1,668 SF
 - c. Developed Area Impervious:
 - i. Rooftop = 2,960 SF
 - ii. Alley + Drive = 4,575 SF
 - iii. Landscape = 3,094 SF

6. All utility easements will be provided as required by the Monroe Municipal code.
7. Locations of existing and proposed utility structures are provided on supporting plan sheets.
8. Storm drainage structures are shown on the appropriate plan sheet.
9. Curbs and gutters are provided only as the alley crosses the public right of way of Madison street. These have been provided with the City Madison Development Plan just constructed.
10. Vehicular access is provided to each unit by driveway connection to the private alley pavement section.
11. Alley and driveway widths and respective lengths are provided per Monroe Standard or Fire Marshall requirement.
12. Traffic volumes and flows are estimated to maximize at less than 10 trips per day per unit per the ITE trip generation manual for a total of less than 50. Peak trips will be less than 20 per day.
13. Street widening of Madison or Arthur Lane will not be required. Some sidewalk repair may be provided if necessary to address utility improvements for the project. However, Water Meters have been installed on the Madison side, sidewalks and curb cuts are constructed, so additional work in Madison is not expected. A 6” Sewer Service will be stubbed in from the Arthur Lane side.
14. Acceleration and deceleration lanes do not apply.
15. Traffic control devices are not required.
16. Snohomish Health District has no approval purpose here.
17. 2019 Infill, Multifamily and Mixed Use Design Standards are addressed in a following section.

2019 INFILL, MULTIFAMILY AND MIXED USE DESIGN STANDARDS

This Project will respond to the 2019 Infill Design Standards

TABLE 1. – PLACEMENT AND ORIENTATION

Building alignment

- Orient windows, main entrances and other principal building elements toward the street. Largest windows are used at street side with glazing at entry door and secondary window next to entry doors. Entry doors face driveway.

Side & rear yard compatibility

- Provide joint stormwater features Utilized per civil design.
- Provide landscaping and fencing as applicable along rear and side property lines. 6’ sold screen cedar fencing is proposed along the North, West and East property lines. Plantings in front of fences on East and west side per landscape plan.

Privacy

- Provide landscaping to screen private spaces. Addressed by landscape designer.

TABLE 2. – MASSING AND SCALE

Emphasize existing architectural features

- Develop primary facades in scale with surrounding buildings. Proposed structures appear as separated dwellings using small attached structures. Buildings are limited in overall footprint and at two stories so as to be within scale of existing structures in the neighborhood which include a mix of one and two story single family and duplex buildings.

Divide buildings into modules

- Include significant building elements and focal points. Individual units are separated from each other by smaller modules so as to give the perception of single-family structures. Each building has modulation including cantilevers from floor to floor to break up massing and differing elevations with different front roof lines, cantilevers, and colors.

Significant building elements

- A mix of cantilevers and roof overhangs are provided at differing units.
- Entry porches are provided at each unit with glass at doors and glass sidelights.

Defined building top, middle and base. At the front, these are accomplished by creating cantilevers and a mix of siding and trims. At back this is created by trims and various siding reveals.

TABLE 3. – ARCHITECTURAL CHARACTER

Substantive building elements and varied materials

- Wood trims, belly bands and wood wraps around structural posts are implemented on each building.
- Lap siding is proposed on side and back elevations with a mix of horizontal panels and differing sized laps and materials such as 8 and 4 inch horizontal laps and smooth board siding.
- Shingles are not proposed but a mix of horizontal siding incorporating 8” and 4” laps and larger smooth board siding with trims and channels are proposed.

Window design

- Differing window sizes and styles are proposed at front elevations.
- Vertical windows, number of windows and horizontal windows are proposed at different units to create different design elements among units..

Varied roof design

- A combination of hip roofs and shed roof are used to create variations in roof shape and directions.

Incorporate "green" building methods

- Energy conservation features include high efficiency windows and doors, heat pump hot water system, ductless mini-split heating elements, and fully insulated concrete slab.

TABLE 4. – PEDESTRIAN ACCESS AND DESIGN

Pedestrian Circulation

- Provide landscaping and specialized lighting Landscape designer to address.

Landscaping

- Provide Landscaping and specialized features to create seasonal interest, color & texture. Per landscape design.

Open space

- Consider alternative open spaces such as balconies and roof decks. None provided. Due to design and size, each unit will provide back yard space and patio space off main floor.
- Consider privacy of adjacent use. Units are designed for maximum privacy including insulated walls, separation from adjoining units, windows and door located so as not to be directly adjacent to same window and doors on other units.

TABLE 5. – MECHANICAL EQUIPMENT AND SERVICE UTILITIES

Minimize visual impact of mechanical and equipment utility connections. Unit heat pumps will be located between units and screened by the connecting structure.

Screen equipment from view; do not locate window air conditioning units on primary façade. Unit heat pumps will be located between units and screened by the connecting structure.

Minimize visual impacts of trash storage and service areas. Individual units will locate trash containers in garage. No exterior trash collection areas are proposed.

TABLE 6. - PARKING REQUIREMENTS

Minimize visual impact

- Break parking areas into several smaller lots. Each unit has it's own private parking area screened by the next unit with Per landscape designer description.
- Minimize driveways and curb cuts. 2 parking spaces are provided per unit.

Shared parking

- Structured parking cannot dominate street frontages ® Place parking below living spaces and/or behind commercial uses along frontage. Because each unit has its own parking space, no parking is proposed at street frontage or in the alleyway.

Minimize residential impacts

- Parking from alley is preferred. Access to each unit's parking comes off the alley. No street front parking is proposed.

Screening

- Provide perimeter landscaping and interior landscaping © Screen parking lots abutting single family addressed by landscape designer. residences with landscaping

TABLE 7.- FAMILY INFILL RESIDENTIAL STANDARD (NOT APPLICABLE)

TABLE 8.- MULTIFAMILY STANDARDS

Small multiplexes

Site design

- Emphasize privacy from neighbors through architectural design and landscaping
- Encourage grade level access. Provided by each unit with grade level entrances.

Building design

- Provide variety of architectural features & details. Provided through the use of decorative trim around structural posts, select metal roofing, various fascia and trim boards (belly bands) and cantilevered areas with roofs and soffits.
- Change materials, colors and/or textures. Provided in a mix of horizontal siding, smooth board panel siding and varying laps of siding. Various colors are incorporated between materials and different color schemes are provided for each building giving the appearance of individual dwellings.

TABLE 9. – MIXED USE STANDARDS NOT APPLICABLE