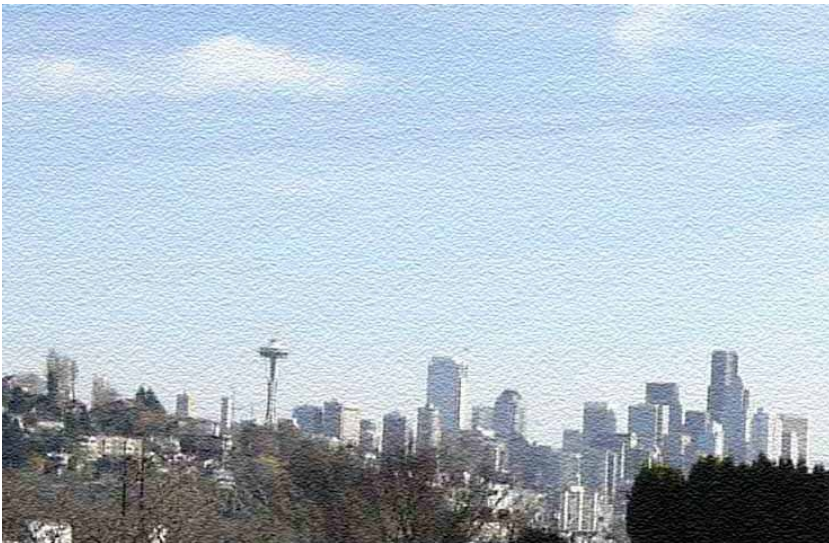


# DESIGN REVIEW RECOMMENDATION

THORNDYKE APARTMENTS  
1966 THORNDYKE AVE W.

DPD PROJECT NO. 3009832



## Development Objectives

Future construction of a 12-unit apartment building with on-site underground parking for 15 vehicles.

A mix of 1 bedroom and 2 bedroom units is desired. As many units as possible shall be oriented towards the view (primarily looking southeast).

## Project Team

**Owner**  
1966 Thorndyke, LLC  
3026 44th Ave. W.  
Seattle, WA 98199  
206-617-0585

**Architect**  
Goodwin Architects  
3121 W. Government Way, #1  
Seattle, WA 98199  
206-568-0818

## Contents

- Sheet 1 Development Objectives
- Sheet 2 Urban Design Analysis - Photo Montage, Aerial Photograph
- Sheet 3 Urban Design Analysis - Neighborhood Structures
- Sheet 4 Design Guidelines
- Sheet 5 Site Analysis - Zoning Code Summary
- Sheet 6 Site Analysis - Topography, Photos
- Sheet 7 Preferred Alternative
- Sheet 8 EDG Response
- Sheet 9 Garage Level Plan
- Sheet 10 Main Level Plan
- Sheet 11 Elevations
- Sheet 12 West Elevation
- Sheet 13 Street Vignettes
- Sheet 14 Landscape Plan
- Sheet 15 Plant Palette
- Sheet 16 Sustainable Design Strategies

**THORNDYKE APARTMENTS**  
1966 Thorndyke Ave. W.  
Seattle, WA 98199



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Thorndyke Ave. W. (west side of street)



Thorndyke Ave. W. (east side of street)

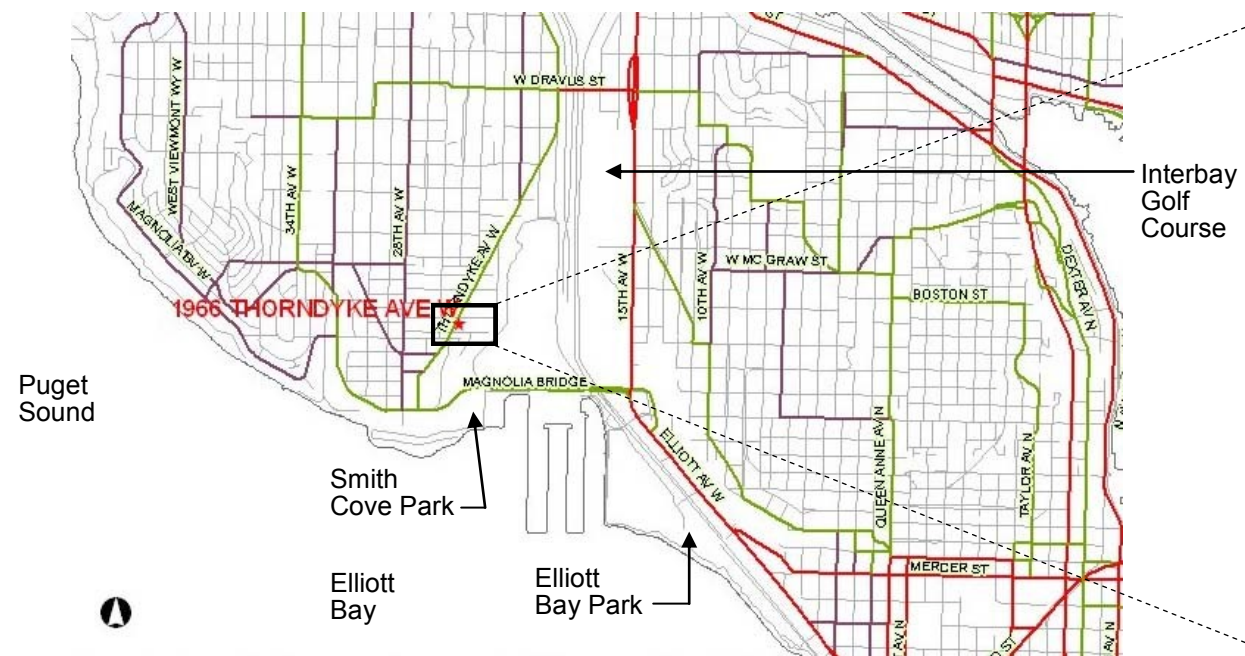
Site

## Urban Design Analysis

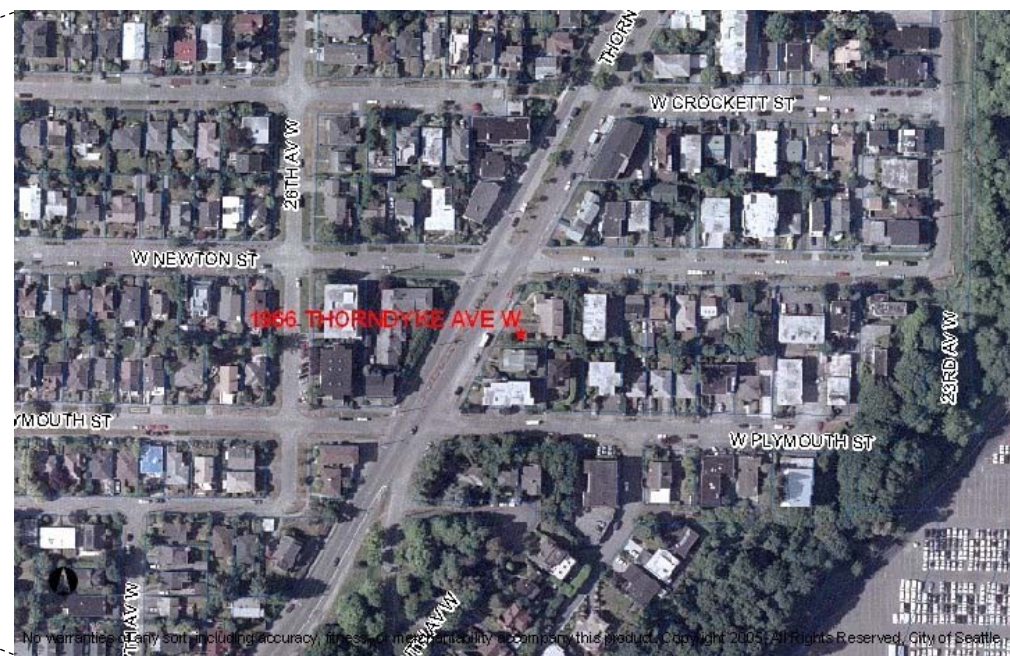
The project site is located at the southeast corner of Thorndyke Ave. W. and W. Newton Street. This is in the southeast part of Magnolia almost at the high point of Thorndyke. Thorndyke is a main arterial which continues south to intersect W. Galer St. which leads to the Magnolia Bridge (heading east) and to Magnolia Boulevard West (heading west). From this property there are views towards the southeast of the Space Needle, downtown Seattle, Elliott Bay and Mount Rainier. There are also views of Mount Baker to the north.

Public transit service is excellent with Metro bus line no. 33 running on Thorndyke Ave. W. The nearest bus stop is at W. Newton St.

Nearby opportunities for recreation include Thorndyke Park (1 block to the south), Discovery Park (2 miles northwest), Smith Cove Park (1/2 mile south), Interbay Golf Course and Driving Range (1 mile northeast) and Elliott Bay Park (1 mile southeast).



### VICINITY MAP



### Aerial Photograph

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## URBAN DESIGN ANALYSIS - PHOTO MONTAGE, AERIAL PHOTO





1



2



3



4



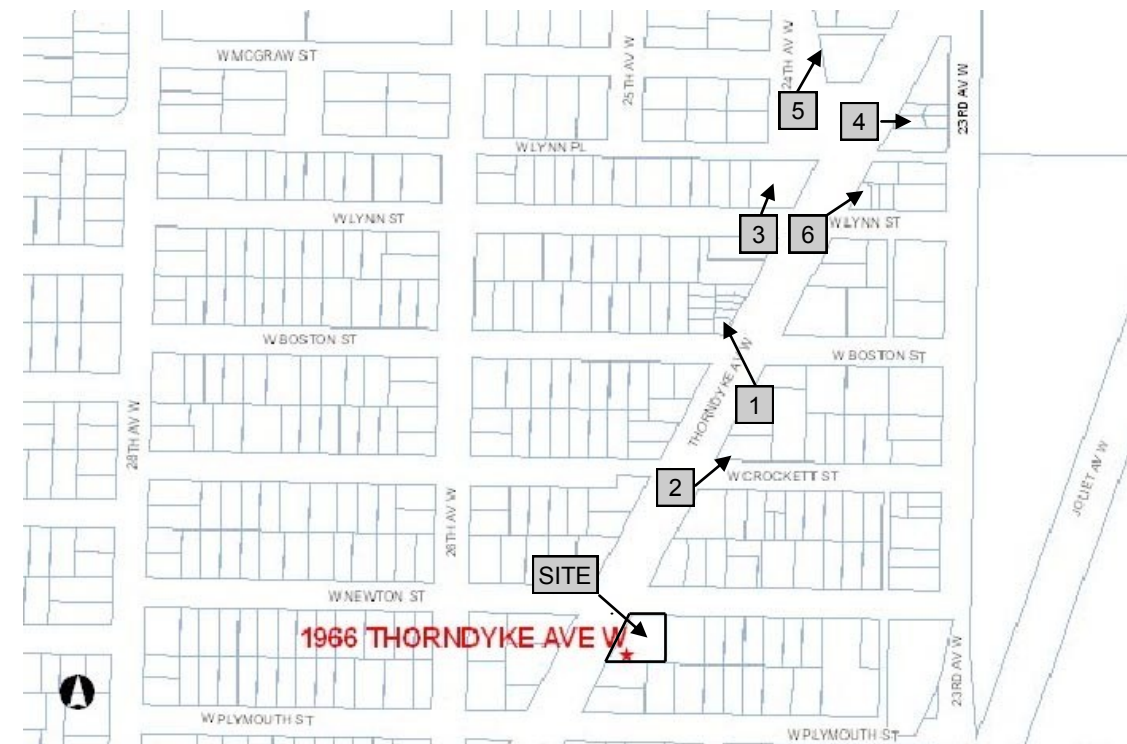
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6

## Urban Form & Architectural Character of Project Vicinity

- Size and style of buildings is mixed. There are several three story apartment buildings and two story duplexes dating from the 1960's as well as new condo buildings and townhomes on Thorndyke Ave. W. The older buildings tend to be predominantly flat roofed while the newer buildings mostly have pitched roofs. Many different siding materials are employed, especially wood lap siding. Detailing tends to be fairly simple and uncluttered.
- Landscaped areas are prominent due to large triangular pockets of space between the buildings and the City sidewalks. Older buildings in general have more mature landscaping which tends to soften the appearance of the structures. In addition, Thorndyke (a 100 ft. right-of-way) has a planted median area which lends extra green space to the public realm.
- Curb and gutter are sporadic along Thorndyke so the arterial edge is more fuzzy than at most sites in Magnolia. Dedicated bike lanes have recently been added in the right-of-way as this is one of the best routes for local bike commuters.
- Overhead power lines are common elements of the streetscape in this area. Power poles are not attractive to look at but they obviously serve an important function.



## THORNDYKE APARTMENTS

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URBAN DESIGN  
ANALYSIS -  
NEIGHBORHOOD  
STRUCTURES

Sheet No. 3 of 16



A. Site Planning

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

A-10 Corner Lots

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

C. Architectural Context

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

Buildings should exhibit form and features identifying the functions within the building.

In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

C-5 Structured Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

D. Pedestrian Environment

D-6 Screening of Dumpsters, Utilities and Services Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

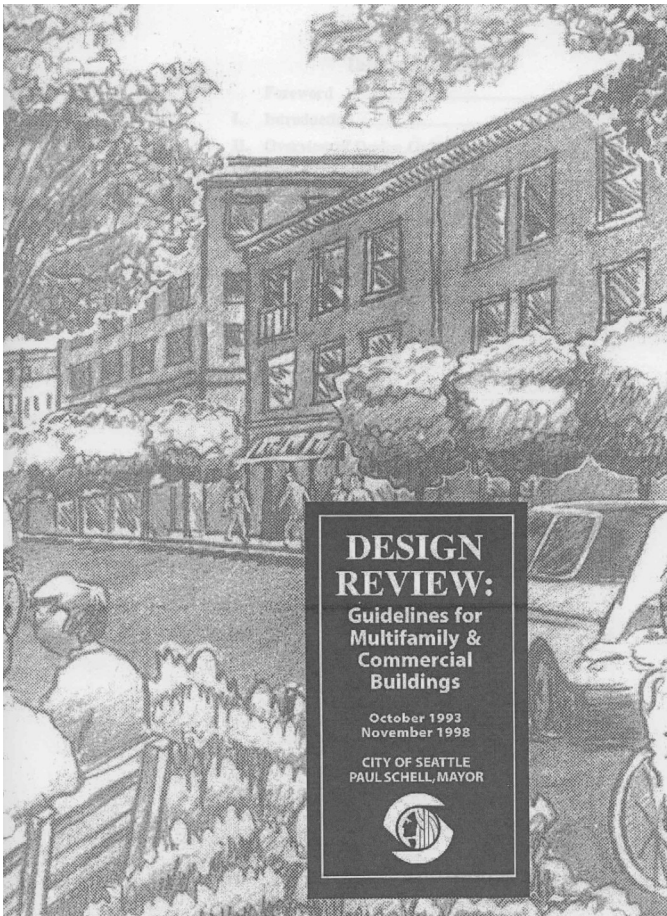
E. Landscaping

E-2 Landscaping to Enhance the Building and/or Site

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

E-3 Landscape Design to Address Special Site Conditions

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.



THORNDYKE APARTMENTS

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Seattle, WA 98199



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6-3-09

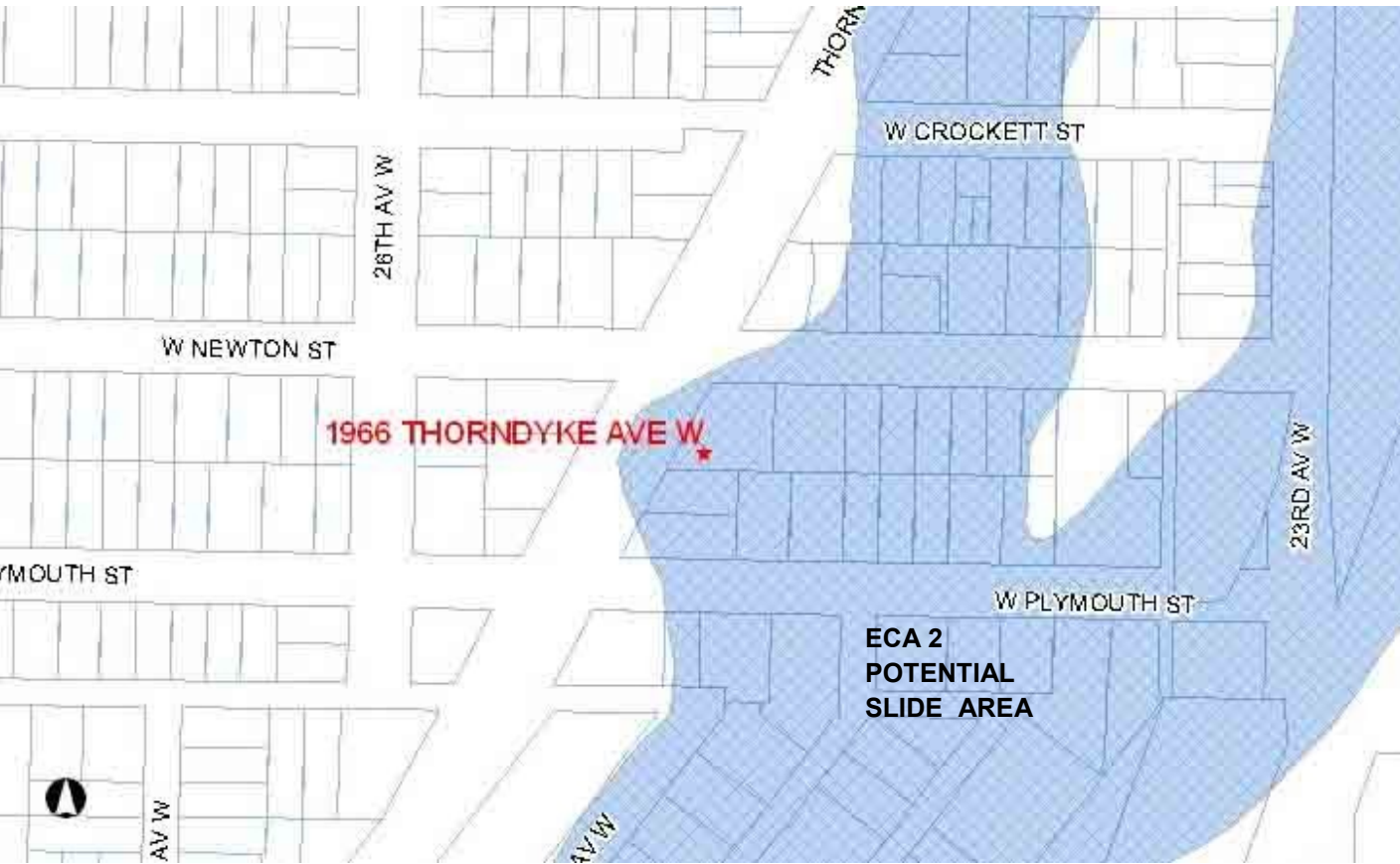
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DESIGN  
GUIDELINES





Zoning Map



ECA Overlay Map

Site Address:	1966 Thorndyke Ave. W., Seattle, WA 98199
Existing Structures:	None (duplex demolished in 2008)
Lot Area:	9,526 sf
Zoning:	L-3
Adjacent Zoning:	L-2 & L-3
Overlays:	ECA
ECA:	Potential Slide (ECA 2) ECA exemption for steep slope due to legal grading activities was conditionally approved by DPD on 3/9/09.
Existing Use:	None (vacant)
Permitted Use: (23.45.008)	3 story lowrise apartment building or townhomes Density limit is 1 unit per 800 sf of property
Height Limit: (23.45.009A.) (23.45.009C.)	30'-0" 5'-0" bonus allowed for pitched roof ≥ 4:12 pitch
Lot Coverage: (23.45.010)	45% for apartments 50% for townhomes
Structure Width & Depth (23.45.011)	Width = 75' max. for apartments w/ modulation Depth = 65% of lot depth max. for apartments
Setbacks: (23.45.014)	For corner lots, the applicant can choose which street frontage is the front yard. Assuming that W. Newton St. is the front yard, the maximum required setback is 15'-0". Thorndyke Ave. W. is then considered a side yard with a minimum setback of 10'-0". The rear yard setback is required to be 15% of lot depth, so 15'-0". The side yard setback along the east is required to be at least 6'-0" for a structure height of 30' and a structure depth up to 80' (Table 23.45.014A).
Landscape: (23.45.015)	Landscape area required = 3 X length of property lines. so 1,208 sf. Street trees required in planting strip per SDOT urban forestry.
Open Space: (23.45.016 A.3.b.(2)i)	Minimum 25% of lot area required at ground level as usable open space.
Parking: (23.54.015, Chart B)	Use H. per Chart B. For 11-30 dwelling units, 1.15 spaces required for each dwelling unit plus .0002 spaces per square foot for unit sizes in excess of 500 sf.

THORNDYKE APARTMENTS

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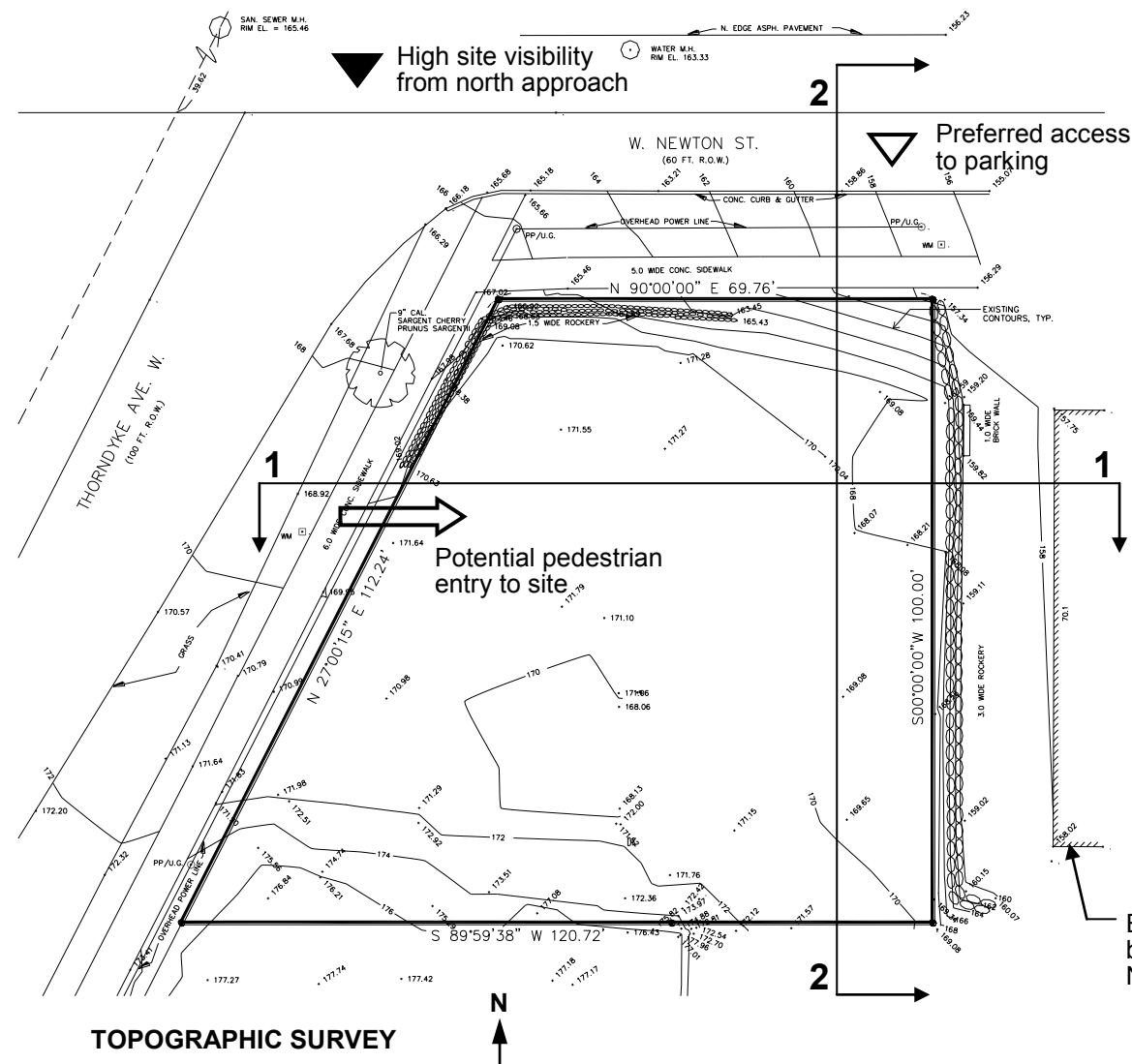


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SITE ANALYSIS -  
ZONING CODE  
SUMMARY





## Site Analysis

Topography is generally flat with the average elevation at 170.0' based on City of Seattle bench mark. At the northern side of the property there is a sloped area with slopes of 1 vertical in 1.5 feet horizontal. The northeast corner of the property is the low point at 157.34' and the southwest corner is the high point at approximately 176.0'. Due east of the property there is an existing rockery which is about 10 feet high.

There are no structures on the site. An existing duplex was demolished under permit no. 6161717 in the summer of 2008.

There are currently no trees on the site as it was cleared under permit no. 6128671. One street tree (9" caliper Sargent Cherry) exists along Thorndyke but it will be replaced by new trees in accordance with SDOT urban forestry as part of this application.

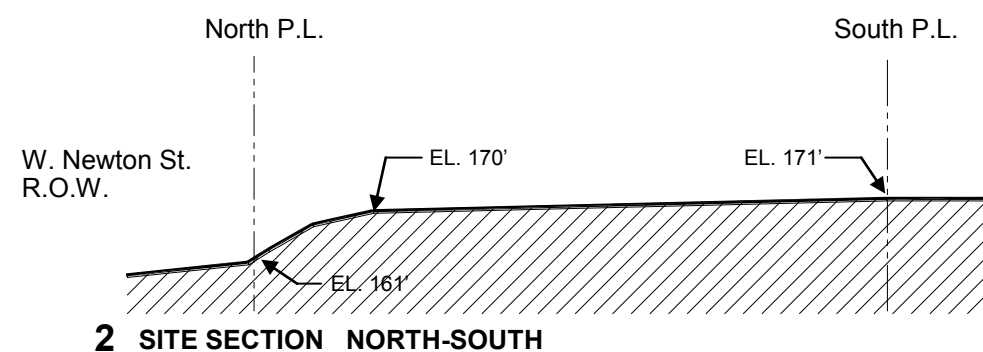
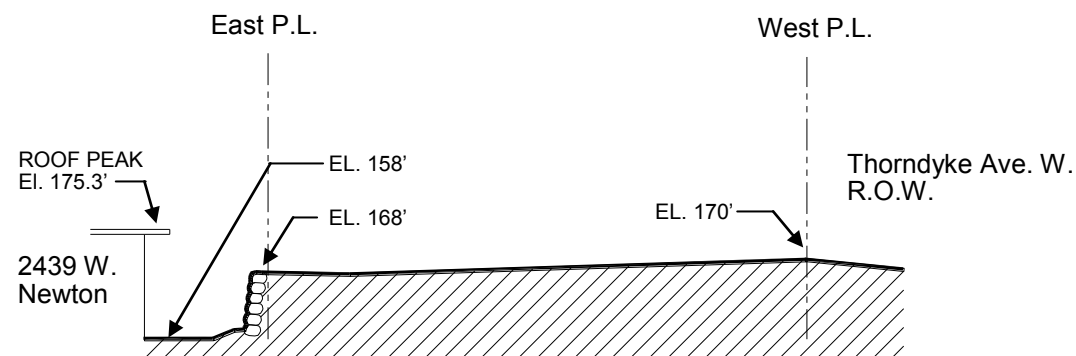
Assuming underground parking, the preferred access to parking is from W. Newton Street because grade is lower near the northeast corner of the property.

Solar access for this site is best in the morning hours. Due to the topography of the eastern slope of Magnolia, as well as previous grading activity, this property sits up 10-12 feet higher than the property due east. This affords good solar access in the eastern sky. Solar access from the southern sky could be somewhat impacted by the new 2-unit townhome being constructed due south. However, by locating our building more toward the east, we may be able to avoid the shadow of this townhome building. Later in the afternoon, solar access from the west is blocked by the uphill slope which starts across the street (Thorndyke).

Existing apartment bldg. at 2349 W. Newton Street



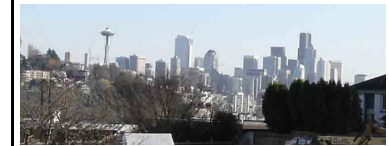
View of site looking south up Thorndyke Ave. W.



View of site from western side of Thorndyke Ave. W. (looking southeast)

## THORNDYKE APARTMENTS

1966 Thorndyke Ave. W.  
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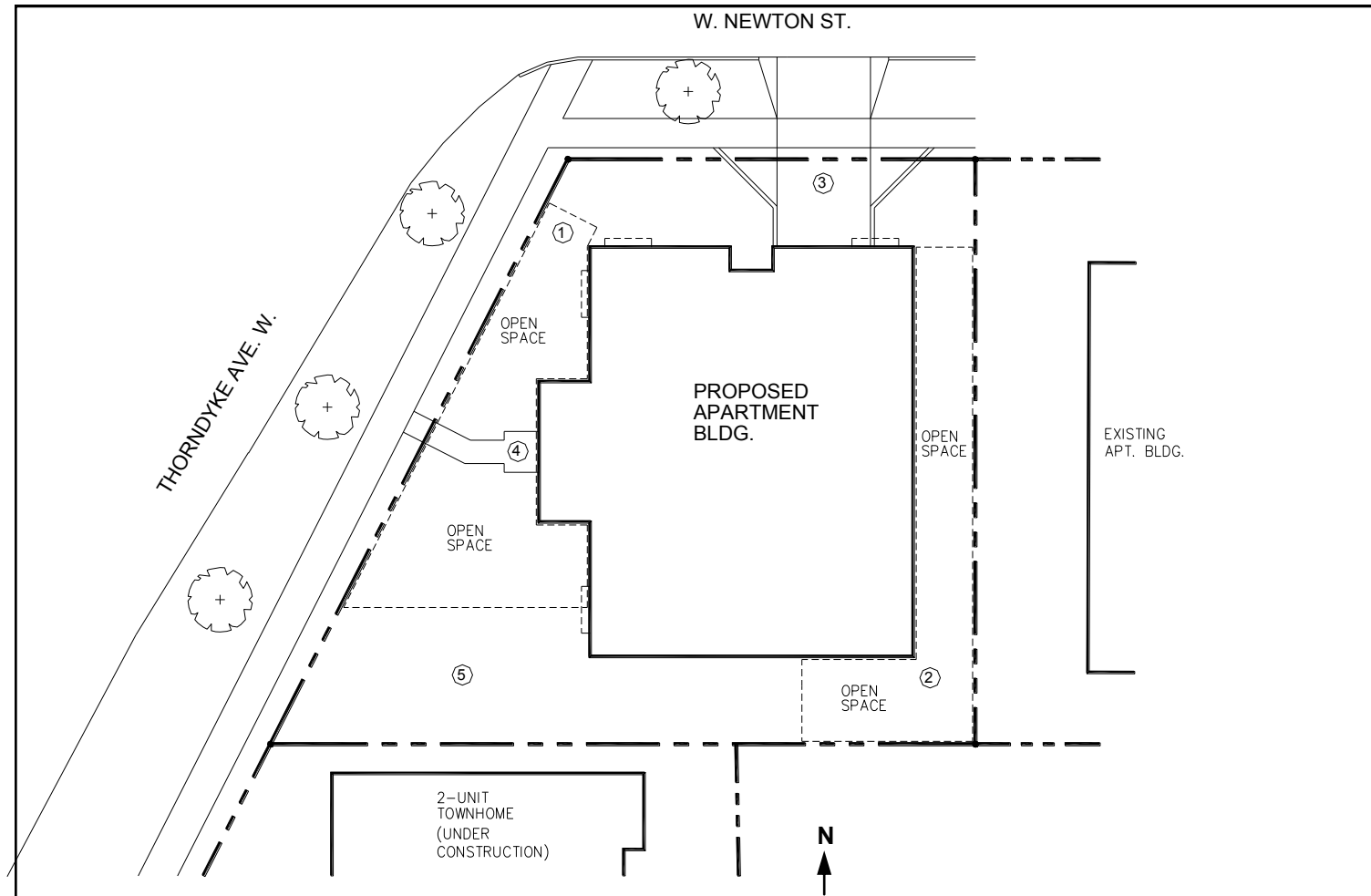
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**SITE ANALYSIS -  
TOPOGRAPHY,  
PHOTOS**

Sheet No. 6 of 16





Preferred Alternative

Site Planning Issues (see key plan numbers)

Pros:

- 1. Proposed apartment building engages corner of 2 streets by pulling close to setbacks at NW corner
- 2. Proposed apartment building draws close to SE corner for best views (towards Elliott Bay).
- 3. Pedestrian experience along Thorndyke is prioritized by location of garage entry on W. Newton Street.
- 4. Entry near center of Thorndyke frontage is easy to see and engages pedestrian activity. Also, placement of vertical circulation core at center of building accentuates the entry.
- 5. Generous landscape area along Thorndyke enhances neighborhood experience of site. Also, 2-unit town home under construction will have optimal light and air at north exposure due to deep setback of proposed apartment building.

Cons:

- 4. Symmetrical west elevation may appear a bit static.

Building Massing

This option is three stories above grade. The basic height limit is 30'-0" above grade with a possible 5'-0" bonus for 4:12 pitched roofs. The center portion of the building on the west side bumps out 9 feet towards Thorndyke. Because it contains the elevator overrun, this portion will be at least 5 feet taller than the rest of the building. Bay projections are envisioned as a way of articulating the street facing facades.

Open Space & Landscape Areas

Open space is provided on the west, east and south sides of the building. Because of existing topography, areas to the north and southwest are not counted as open space but will be attractively landscaped.

Design Departures

Structure depth of 71'-6" exceeds the 65'-0" allowable by code. By comparison, the existing apartment building to the east, which is in an L-2 zone exceeds the code allowable depth by 10'-0".



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Seattle, WA 98199



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Recommendation Packet  
6-3-09

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PREFERRED  
ALTERNATIVE





Applicant’s Response to Early Design Guidance provided by the Design Review Board:

Site Planning

Proposed landscaping on the corner of the lot at the street intersection and along the hillside along W. Newton St. reinforces the residential character of the surrounding area by using a variety of smaller scale plants that can be found in residential yards; Dogwood, Lenten Rose, Azalea, and natives such as Oregon Grape and Huckleberry make up the plant palette in these areas.

The prominence of the entryway has been emphasized by widening the concrete entry walk to six feet in width and using several landscape rocks and grasses as a focal point to lead one into the landscaped lined entry walk.

The open space along Thorndyke Ave. W. is designed to be functional and attractive. A small 18” high seating wall and small patio area has been provided for use by the building tenants. This area provides tenants with an outdoor space to relax in the afternoon sun or sit in the shade of the feature tree (Magnolia). A variety of plant types creates an attractive landscape year round.

Vehicle access off of W. Newton St. has 10’ site triangles at the driveway to ensure pedestrian and vehicular safety. Site triangles at the street are planted with grass and site triangles at the driveway/sidewalk are planted with Pachysandra, both which fall under the max. height limit of 32”.

View opportunities of the surrounding properties are optimized by staying well under the max. height allowed for flat roofs and parapets. Note that all roof equipment will be specified to be no higher than the parapets. In addition, the parapet at the front entry is designed to enclose/hide the elevator overrun.

Height Bulk & Scale

The flat roof scheme has been chosen primarily for ease of construction. It happens to be compatible with the existing flat roof apartment building to the east as well as numerous multi-family buildings in the immediate vicinity. The height of the proposed structure is less than that of the 2-unit town-home to the south since we are not taking advantage of pitched roof bonus.

Architectural Elements

A material and color board will be available at the DRB Recommendation meeting. A variety of materials have been chosen to modulate the scale of the structure. Brick has been chosen for the entry element since it has a hand-made and small scale texture. By using this special material at the entry, it will help signify the importance of the entry element.

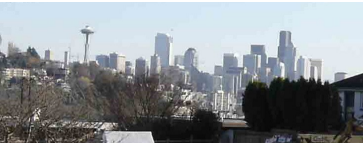
Pedestrian Environment

Dumpsters and utility meters will be located within the parking garage. Mechanical units will be located on the roof and limited in height to the height of the parapets thus screening them from street view. Retaining walls along W. Newton St. driveway are reduced in height as they get closer to the street and they do not go into the 10’ site triangles.

Landscaping

Landscape treatment along W. Newton St. is designed to be attractive while maintaining pedestrian and vehicular safety by staying under the max. height limit. The sloped planting areas along W. Newton St. are planted with native plantings which will be both attractive and functional in stabilizing the slope. The residential character of the surrounding area is emphasized by using a variety of smaller scale plants that can be found in residential yards: Dogwoods, Oregon Grape, Huckleberry and ferns make up the plant palette in this area.

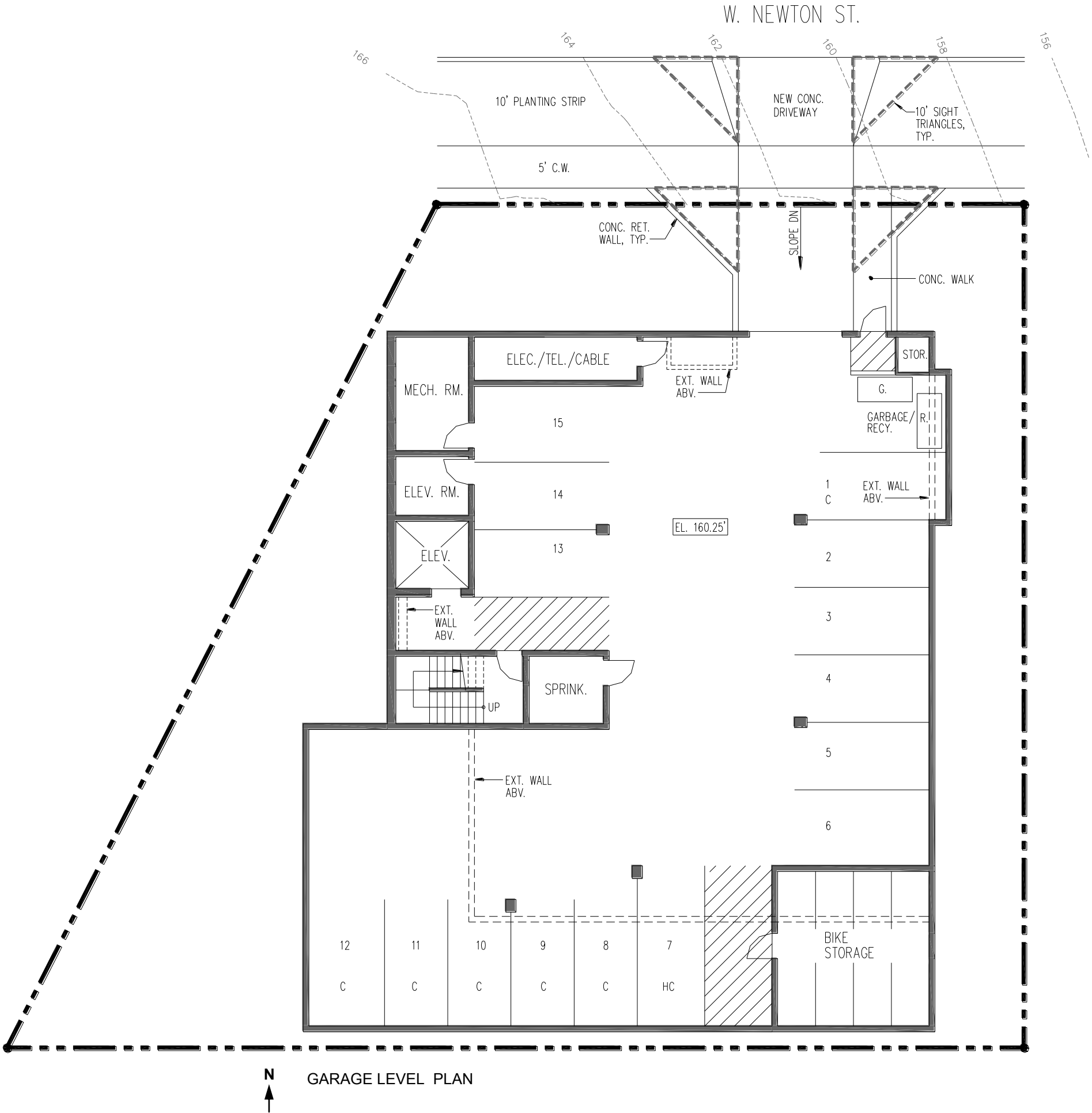
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MAIN LEVEL PLAN

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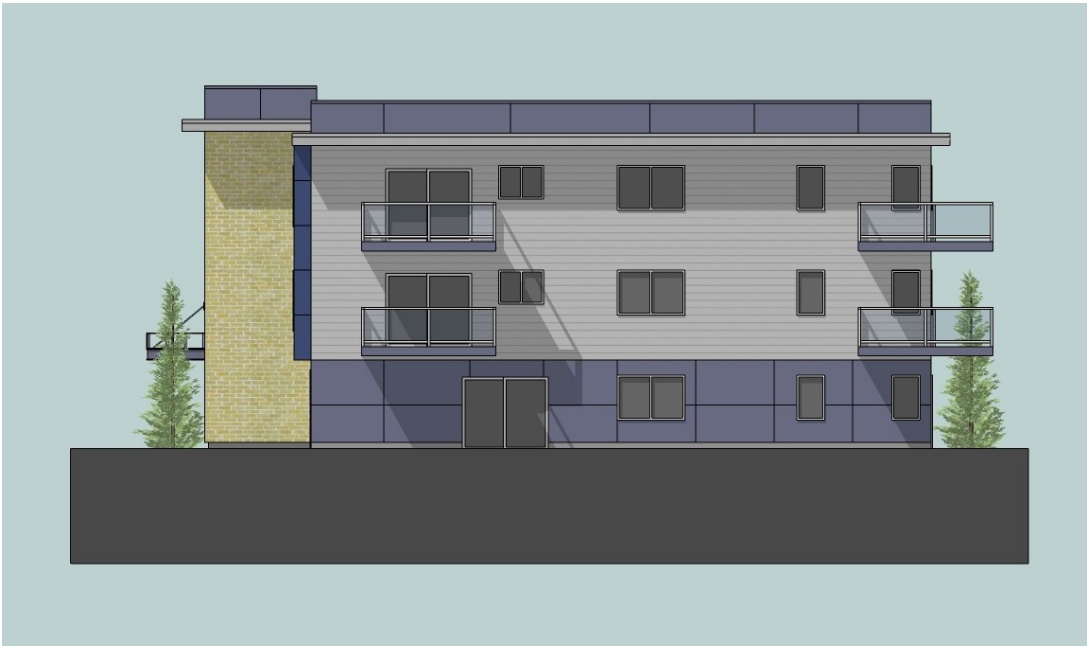
**MAIN LEVEL PLAN**

Sheet No. 10 of 16





WEST ELEVATION



SOUTH ELEVATION

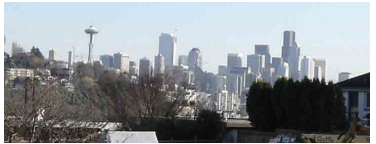


EAST ELEVATION



NORTH ELEVATION

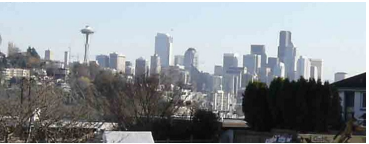
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6-3-09

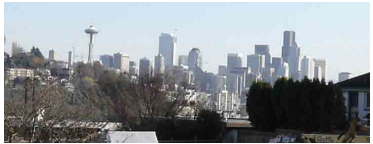
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WEST ELEVATION





VIEW 1 - CORNER OF THORNDYKE AVE. W & W. NEWTON STREET



VIEW 2 - LOOKING SOUTH ALONG THORNDYKE AVE. W.

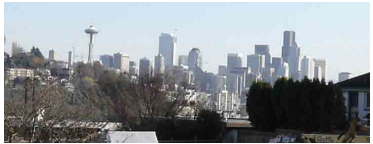


VIEW 3 - W. NEWTON ST.



VIEW 4 - CORNER OF THORNDYKE AVE. W & W. NEWTON STREET





LANDSCAPE PLAN





TREES



SHRUBS



ECO-ROOF



GROUNDCOVERS

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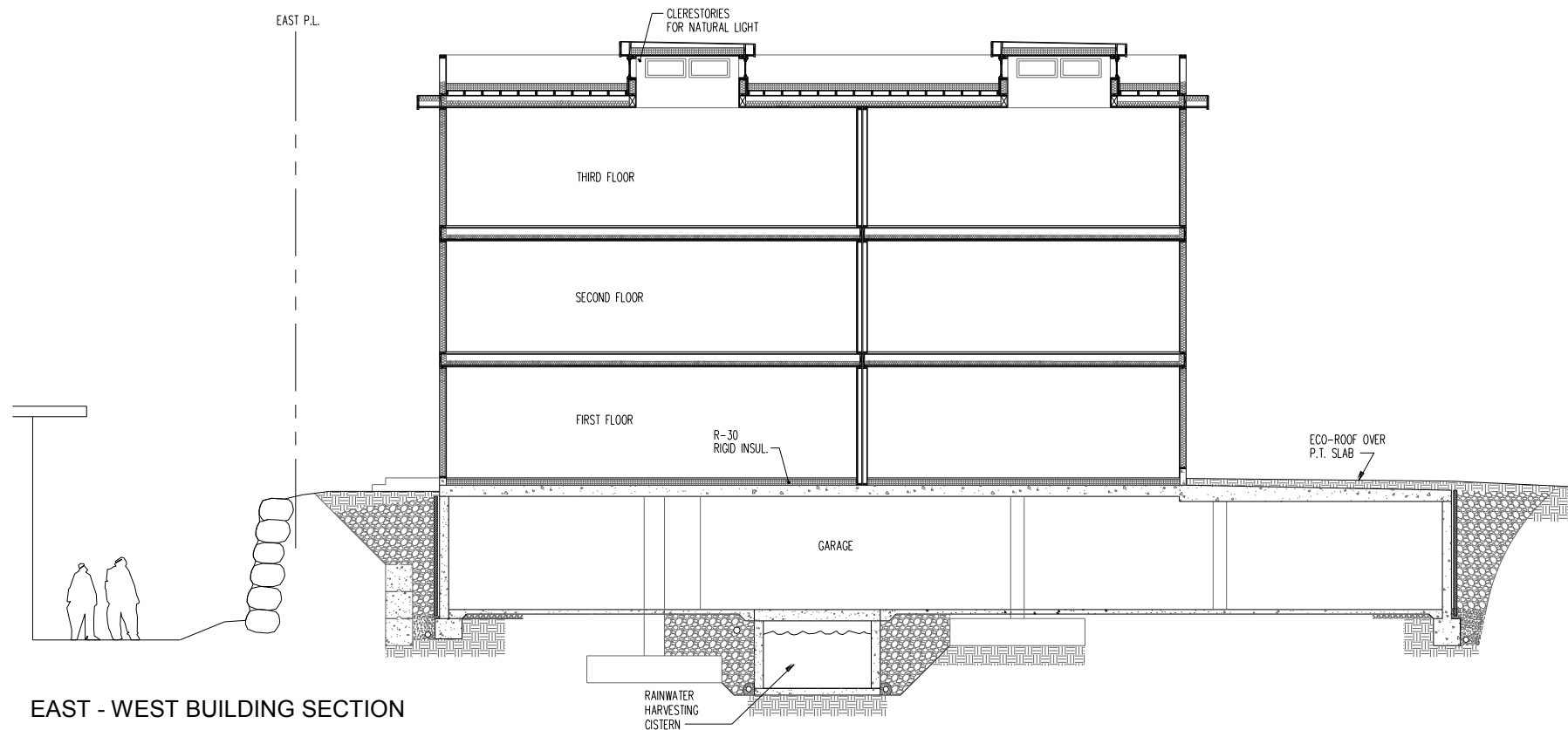
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**PLANT PALETTE**

Sheet No. 15 of 16





EAST - WEST BUILDING SECTION

Sustainable Design Strategies

Rainwater Harvesting

Storm water runoff will be collected in a 10,000 gallon cistern located beneath the parking garage slab. This water will be used to irrigate landscaping through a high-efficiency drip irrigation system. In addition, filtered rainwater will be used to flush toilets in the apartments thereby reducing demand on the City water system. Water conserving dual-flush toilets will be installed.

Landscaping

Native and/or drought-tolerant plantings will be used throughout the landscaped areas. These plants will need little or no irrigation once established. Harvested rain water (when available) will be used to irrigate the plantings. No new lawn areas are proposed as an additional way of reducing reliance on irrigation.

Construction Techniques

Rigid insulation will be placed above the post-tensioned concrete deck that separates the first floor from the underground parking garage. This will reduce thermal bridging or heat transfer that occurs through the slab edge with conventional placement of insulation below the deck. A gypsum topping slab installed over the rigid insulation will act as the subfloor.

Daylighting

All of the apartments will have ample daylighting due to generously sized windows. Most of the windows are operable which allows for natural ventilation. Three of the third floor units will have clerestories to allow additional natural light into the apartment units.

Exterior Materials

Products used on the exterior will be selected with longevity in mind. A 50 year life span is the target. Much of the exterior will be clad in fiber-cement board plank or panels. The entry area will be clad in brick veneer. Insulated vinyl windows will be selected for low maintenance as well as energy conservation.

Energy Systems

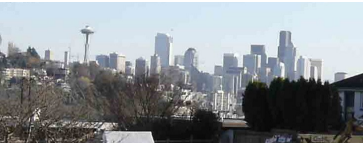
Ecotope has designed an innovative all-potable hot water system centered on a Reverse Cycle Chiller (RCC) to be located in the parking garage. This high efficiency system will extract latent energy from the cool basement air to reduce the electrical input required to heat water up to the design temperature. Heated water will be used domestically in the kitchens and bathrooms by the apartment residents. In addition, this hot water will be the source of heat for residents during the heating season.

Energy Star appliances and fluorescent lighting will be employed to lower energy usage. An energy efficient elevator will be selected and tenants will be encouraged to use the stairs.

Natural gas will not be used in this building thereby reducing the carbon footprint for the project.

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SUSTAINABLE DESIGN  
STRATEGIES