

RECOMMENDATION MEETING

8022 15th Avenue N.W.

A Proposed Apartment Development
for GRE Crown Hill L.L.C.
October 10, 2011

studio **MENG**
STRAZZARA

ARCHITECTURE
PLANNING
CONSULTING

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Vicinity Map



Site Map



8022 15th Avenue N.W.: RECOMMENDATION MEETING
TITLE SHEET/ CONTACT INFO/ SHEET INDEX/ VICINITY MAP/ SITE MAP

A1

DEPARTURES

DEVELOPMENT STANDARD REQUIREMENT	REQUEST/ PROPOSAL	JUSTIFICATION	ACTION
SMC 23.47A.005.C.3 Residential Uses at Street Level “Residential uses may not exceed, in the aggregate, 20 percent of the street-level street-facing facade if facing an arterial...”	The applicant is requesting an increase in residential uses along 15 th Avenue NW from 20 percent to 40 percent.	1) The applicant has added a leasing office to the street frontage along 15 th AVE NW. Although this leasing office is considered residential by the Land Use Code, it operates as a non-residential use, staffed on a daily 9-5 basis. The use will provide eyes on the street just as any other commercial use would, which will increase safety and security in the area. 2) The addition of the leasing office which will be staffed on a daily basis puts eyes on the street. Additional live-work would not guarantee the same level of human activity and street level security as the leasing office will. (A-4 Human Activity)	
SMC 23.47A.008.B.3.a Non-residential Use Depth “Nonresidential uses shall extend an average of at least 30 feet and a minimum of 15 feet in depth from the street-level street-facing façade...”	The applicant is requesting relief from the 30 feet depth requirement for the live-work unit adjacent to the residential entry.	1) The SCL vault was originally located adjacent to the primary residential entry at the request of Seattle City Light. The applicant with the assistance of the planner was able to negotiate a new location for the vault as depicted in the current drawings. The area vacated by the vault was then added to the adjacent live/work unit to enlarge the unit. However, the additional area does not meet the required 30’ depth for live/work. 2) The additional Live/Work square footage increases the viability of the live/ work unit and increases the human activity along the street frontage which would have previously been taken up by the SCL vault. (A-4 Human Activity)	

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ZONING CODE SUMMARY

PROPERTY ADDRESS: 8022 15th AVENUE NW, SEATTLE, WA
PARCEL NUMBER: 045800-0030
ZONE: NC2-40
OVERLAYS: CROWN HILL (RESIDENTIAL URBAN VILLAGE)
MAPPED ECA: NO
LOT AREA: 13,574 SF
FAR: 3.25
LEGAL DESCRIPTION: Ballard Heights Less Por For St

PROJECT DESCRIPTION

Construct a four-story apartment building with parking located below on ground level.

REQUIREMENT FOR NC2-40 ZONE

PARKING REQUIREMENTS:

- SMC 23.54.015 Chart B- Parking For Residential Uses
- 1. Use L- Residential uses in commercial zones (1)= One (1) space for each dwelling unit
 - 2. 0 space for live-work units w/ 1,500 sf or less

Parking Quantity Exceptions:
SMC 23.54.020F2a Transit Reductions
In NC zones and C zones, except pedestrian-designated zones, and in the Seattle Mixed (SM) zone, except on Class 1 Pedestrian Streets, the minimum parking requirement for a nonresidential use, except institutions, may be reduced by 20 percent when the use is located within 800 feet of a street with midday transit service headways of 15 minutes or less in each direction. This distance will be the walking distance measured from the nearest bus stop to the property line of the lot containing the use.

Parking Quantity Exceptions Transit Reductions Supporting Document:

- A3 Bus Stop Map & Time Table Calculation
- A4 Metro Official Bus Time Table
- A5 Metro official Bus Route

Required parking:

Exception from Required Parking - Project located within Urban Village Overlay in Frequent Transit Corridor

Proposed Unit & Parking Stalls:

- 48 Units
- 34 parking Stalls

FLOOR AREA RATIO (FAR)

SMC 23.47A.013
Chart A: Maximum Floor Area Ratio (FAR) Outside of the Station Area Overlay District
Total permitted for all uses within a mixed-use structure containing residential and non-residential uses for 40'-0" height limit= 3.25
Calculation:
Allowed Gross Floor Area of Buildings= FAR x Total Area of Lot
Allowed Gross Floor Area of Buildings= 44,115 SF (3.25 x 13,574 SF)
Proposed Gross Floor Area of Buildings:
Level 1= 3,017 SF
Level 2= 11,637 SF
Level 3= 11,637 SF
Level 4= 11,637 SF
Gross Floor Area= 37,928 SF

RESIDENTIAL AMENITY AREA

SMC 23.47A.024
Proposed Gross Floor Area= 31,900 SF (Level 1, 2 & 3)
Level 1= N/A (Accessory parking + live-work + lobby + storage)
Level 2= 11,637 SF
Level 3= 11,637 SF
Level 4= 11,637 SF
Residential Amenity Area:
5% of Total Gross Floor Area in Residential Use
5% (34,911 SF)= 1,746 SF
Proposed Amenity Area Location:
1.) Private decks with min. 60 SF and min. horizontal dimension of at least six (6) feet. (SMC 23.47A.024B5)
2.) Rooftop areas excluded pursuant to section 23.57.012C1d do not qualify as residential amenity areas. (SMC 23.47A.024B6)
Additional Amenity Area Requirement:
1.) All residents must have access to at least one residential amenity area. (SMC 23.47A.024B1)
2.) Common recreational areas must have a min. horizontal dimension of at least ten (10) feet, and no common recreational areas can be less than two hundred and fifty (250) square feet. (SMC 23.47A.024B4)

PERMITTED AND PROHIBITED USES

SMC 23.47A.004
CHART A: Residential uses are permitted in NC2-40 Zones

STREET-LEVEL USES

23.47A.005
C. Residential uses at street level
1. Residential uses are generally permitted anywhere in a structure in NC1, NC2, and C1 zones.

REQUIREMENTS FOR C1-40 ZONE (CONTINUED)

SETBACK REQUIREMENTS

SMC 23.47A.014
B.3. For structure containing a residential use, a setback is required along any rear lot line that abuts a lot in a residential zone or that is across an alley from a residential zone.
a. 15' for portions of structure above 13' w/ 40' max.
b. For each portion of structure above 40' ht, additional setback of 2' for every 10' above 40' ht/
B.4. One-half width of alley can be counted as part of the setback.
B.5. Fences
a. Fences or freestanding walls are permitted within setback. Fences or freestanding walls have to be under 6' ht. Height limit can be average, but cannot exceed 8' ht.
F. Setback for loading adj. to an alley needs 12' setback for loading berth (if parallel to alley) setback measured from centerline of alley (must be maintained for up to 12' ht).

COMMUNICATION REGULATIONS ON COMMERCIAL ZONES ROOFTOP AREA

SMC 23.57.012C1d
Restricted Areas:
1.) The area eight (8) feet from and in front of a directional antenna and the area two (2) feet from and in back of a directional antenna.
2.) The area within eight (8) feet in any direction from an omnidirectional antenna.
3.) Such other areas in the vicinity of paging facilities as determined by the Seattle King County Health Department after review of the Non-Ionizing Electromagnetic Radiation (NIER) report.

LANDSCAPING AND SCREENING STANDARDS

SMC 23.47A.016
Landscaping Requirements:
Landscaping achieves a Green Factor score of .30 or greater, pursuant to the procedures set forth in Section 23.86.019. (SMC 23.47A.016A2)
Street Tree Requirements:
Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B2 and section 23.53.015. Existing street trees shall be retained unless DOT approved its removal. (SMC 23.47A.016B1)
Screening Requirements for Specific Use:
1.) Surface parking Areas Landscaping Requirements:
Chart C for 23.47A.016: 18SF/parking space (for 20-50 parking spaces) 18SF x 40 (proposed parking spaces)= 720SF
2.) Trees in surface parking areas:
One tree is required for every ten parking spaces (SMC 23.47A.016D1b1) 40 proposed parking spaces / 10= 4 trees
3.) Screening of surface parking requirements:
Three-foot-high screening is required along street lot lines. (SMC 23.47A.016D1c1)
Proposed Landscaping and Screening:
1.) 8'-0" high metal cyclone fence for climbing plants (i.e. ivies) to serve as screening and part of the landscaping requirements.
2.) 352 SF Landscaping area within parking lot with one tree.
3.) Street trees will be provided.
Landscaping and Screening Waiver and Reduction:
1.) When it would not otherwise be feasible to provide the required number of spaces. (SMC 23.47A.016D1d3)

ACCESS TO LOTS

SMC 23.53.005
A.1. For residential uses, at least 10' of a lot line shall abut on a street or private vehicle access easement.

SOLID WASTE & RECYCLABLE MATERIALS STORAGE SPACE

SMC 23.47A.029
For Multifamily Structure Size 26-50 units:
Minimum Area for Storage Space = 150 Square Feet; Container Type = Front-loading containers
a. The storage space shall have no minimum dimensions less than 6 feet
b. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface)
c. Screened from public view if outdoors
d. Front loading containers:
1. Direct access must be provided from alley or street to the containers.
2. Any proposed gates must be 10' wide.
3. When accessed by collection vehicle, must have 21' clearance overhead.

STRUCTURE HEIGHT LIIMIT

SMC 23.47A.012
SMC 23.32 Official Land Use Map= 40'-0" Height Limit
Structure Height Exception:
A.1.a. In zones with a 30' or 40' mapped height limit, the height of a structure may exceed the limit by up to 4' when the first floor of a residential use is located on a street level, street-facing facade and the 4' above sidewalk grade.

STREET-LEVEL DEVELOPMENT STANDARDS

SMC 23.47A.008
A. Basic street-level requirements;
2.b. Blank facades that face towards the street cannot exceed 20' wide at heights between 2'-8' above the sidewalk.
2.c. Total of all blank facade segments cannot exceed 40% of the width of the facade along the street.
3. Street-level street-facing facades must be located within 10' of street lot line unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
B. Non residential street level requirements:
2.a. 60% of street facing facade between 2'-8' above sidewalk to be transparent.
2.b. Live-work must have display area @ 30" min. @ transparent facade.
3.a. Non-residential uses- extend 30' (avg) & 15' min. in depth from facade.
3.b. Non-residential uses @ street level shall have floor to floor height of at least 13'-0".
D.3. When a dwelling unit is located along the street-facing facade shall be at least 4' above or 4' below sidewalk grade or be set back at least 10' from the sidewalk.
E. When a live-work unit is located on a street-level, street-facing facade, the portion of each live-work unit in which business is onducted must be located between the principal street and the residential portion of the live-work unit.

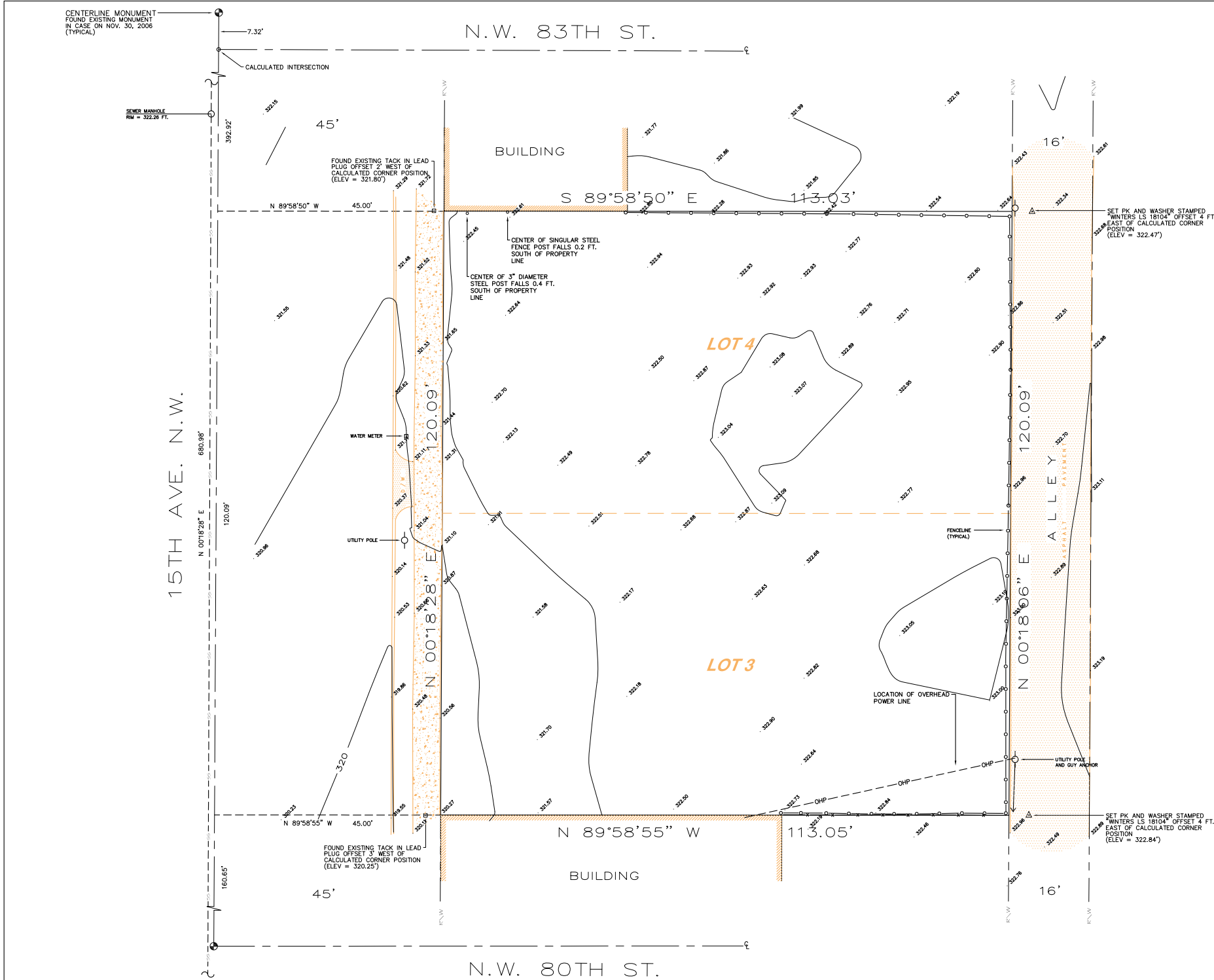


VICINITY MAP



8022 15th Avenue N.W.: RECOMMENDATION MEETING
ZONING CODE SUMMARY

A3



- NOTES
1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
 2. CONTOUR INTERVAL = 1 FT.
 3. ELEVATION DATUM = NAVD '88, ELEVATION 326.514 FT, AS PER CITY OF SEATTLE BENCH MARK NO. 7508, AS SHOWN AND DESCRIBED IN 1993-1994 JAMP VERTICAL REPORT.
 4. PARCEL AREA = 13,575 SQ. FT.
 5. THIS SURVEY WAS PREPARED BASED UPON TITLE ORDER NO. 9-2006086253 PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON.
 6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 2899 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
 7. PROPERTY IS VACANT

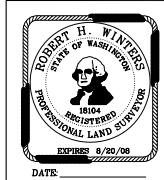
PROPERTY DESCRIPTION

LOTS 3 AND 4, BLOCK 1, BALLARD HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 21 OF PLATS, PAGE 12, RECORDS OF KING COUNTY WASHINGTON.

EXCEPT THE WEST 12 FEET CONDEMNED IN KING COUNTY SUPERIOR COURT CASE NO. 206194 FOR 15TH AVENUE N.W., AS PROVIDED UNDER ORDINANCE NO. 52039.

DRAWING NOTE:

THIS DRAWING HAS BEEN PROVIDED FOR THE EXCLUSIVE USE OF CHRIS DAVIDSON/STUDIO MENG STRAZZARA AND TO BRIAN DARROW/BLUELINE AND MAY NOT BE USED IN ANY FORM BY THIRD PARTIES WITHOUT THE WRITTEN CONSENT OF CHADWICK & WINTERS LAND SURVEYING.



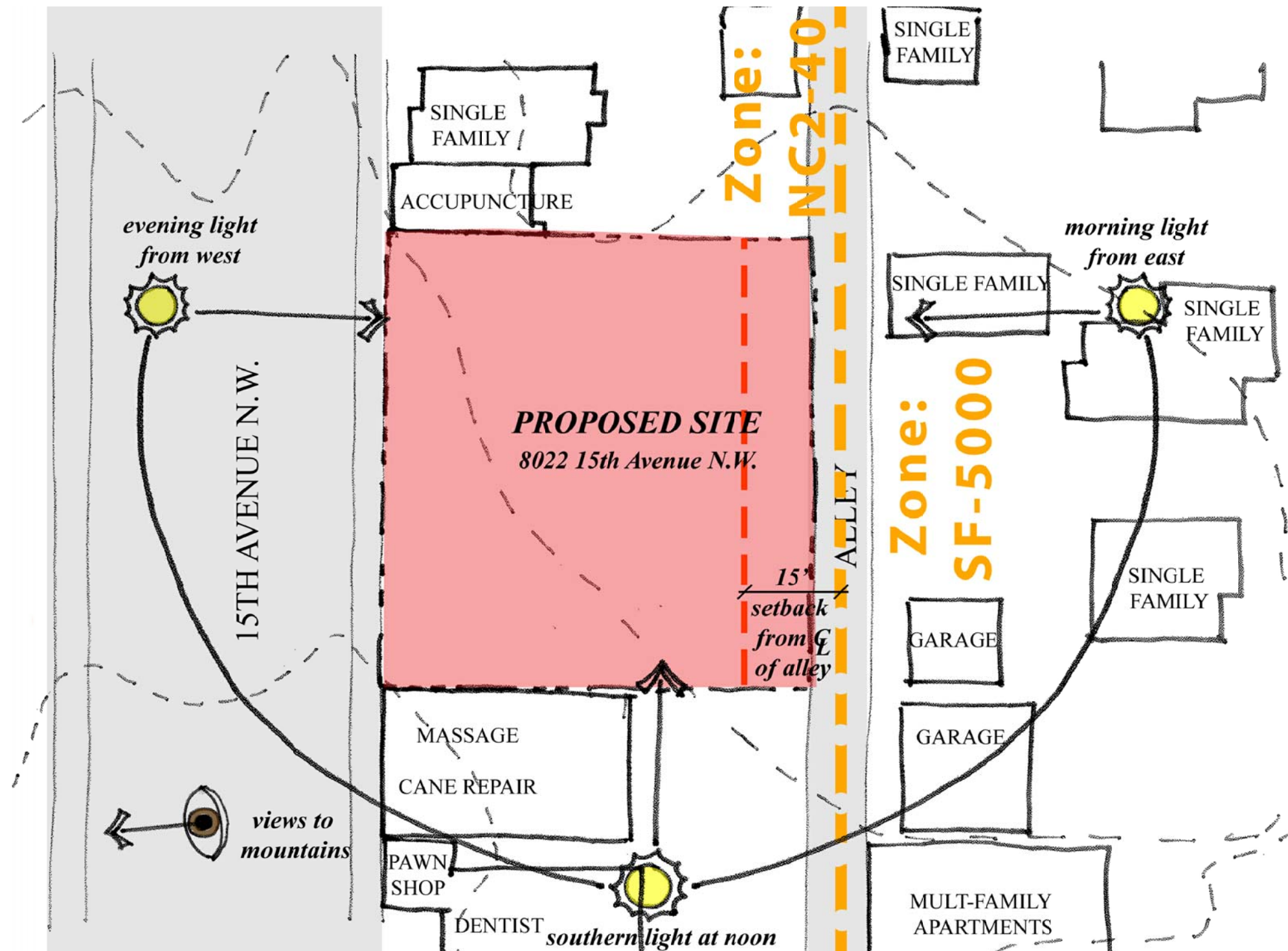
TOPOGRAPHIC SURVEY
8022 15TH AVE. N.W.
SEATTLE, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #: 06-3645
DRAWING: 06-3645.DWG
CLIENT: GOODMAN R.E.

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SITE SURVEY PLAN

A4



1

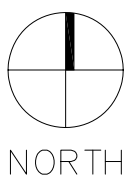
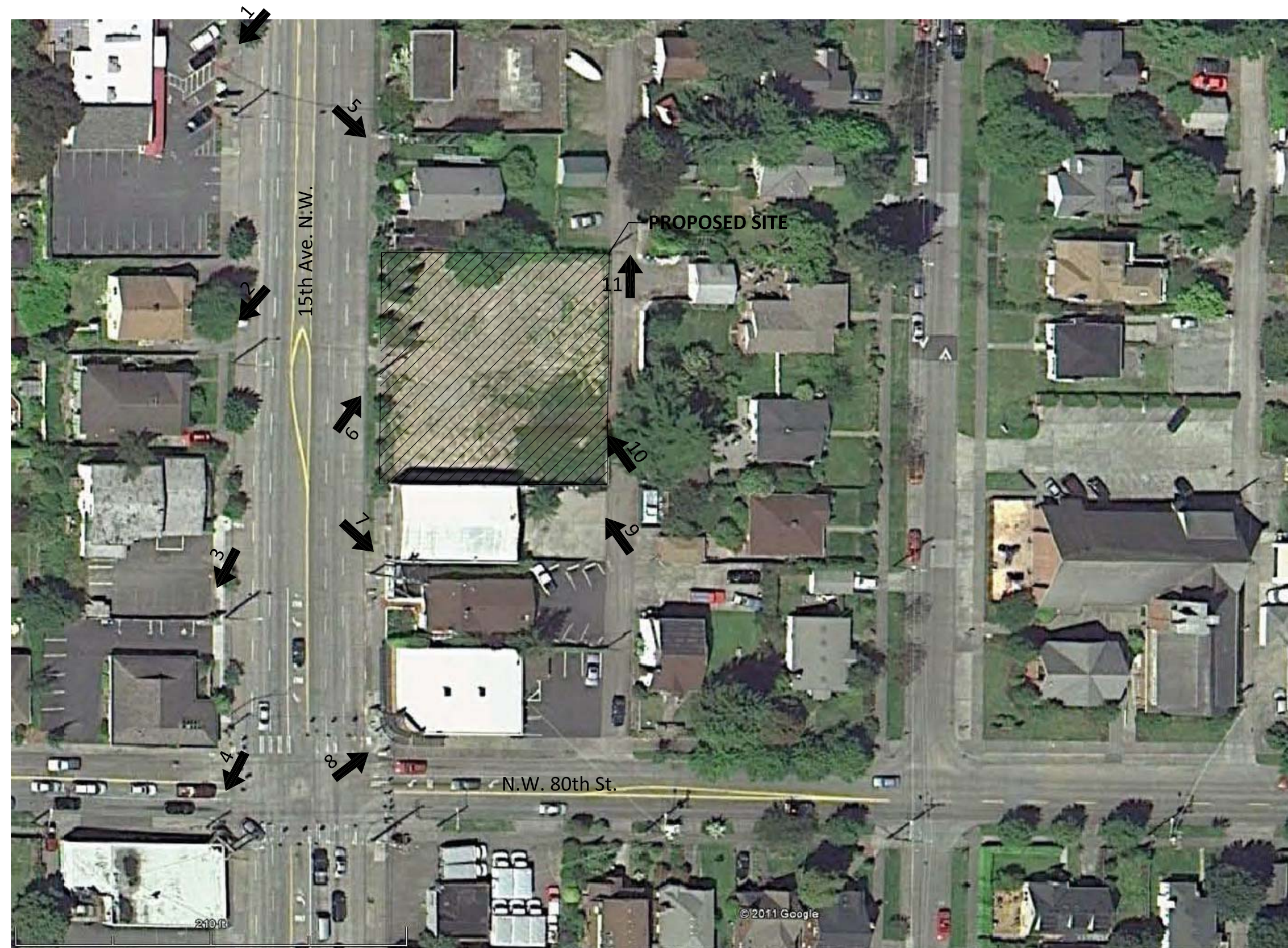
SITE ANALYSIS

SCALE: NTS



8022 15th Avenue N.W.: RECOMMENDATION MEETING
SITE ANALYSIS

A5



8022 15th Avenue N.W.: RECOMMENDATION MEETING

AERIAL MAP WITH PHOTO KEY

A6



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PHOTO #1

View west along 15th Ave NW

PHOTO #2

View west along 15th Ave NW

PHOTO #3

View west along 15th Ave NW



PHOTO #4

View west along 15th Ave NW

PHOTO #5

View east across 15th Ave NW towards proposed site

PHOTO #6

View east across 15th Ave NW towards proposed site

PHOTO #7

View east across 15th Ave NW



PHOTO #8

View NE across NW 80th St and 15th Ave NW

PHOTO #9

View west along alley

PHOTO #10

View west of proposed site from alley

PHOTO #11

View NW at proposed site from alley

8022 15th Avenue N.W.: RECOMMENDATION MEETING
VICINITY PHOTOS

A7



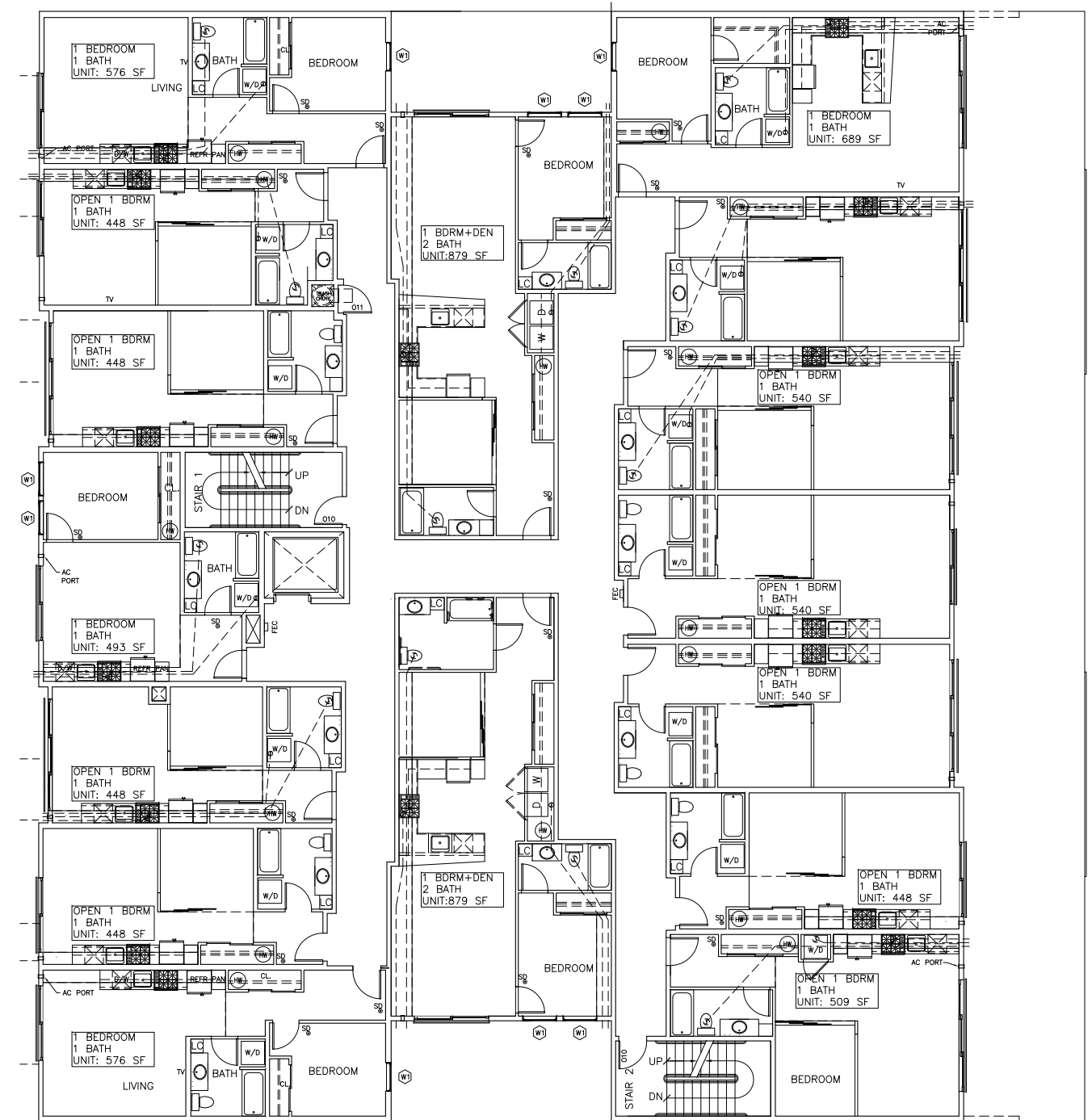
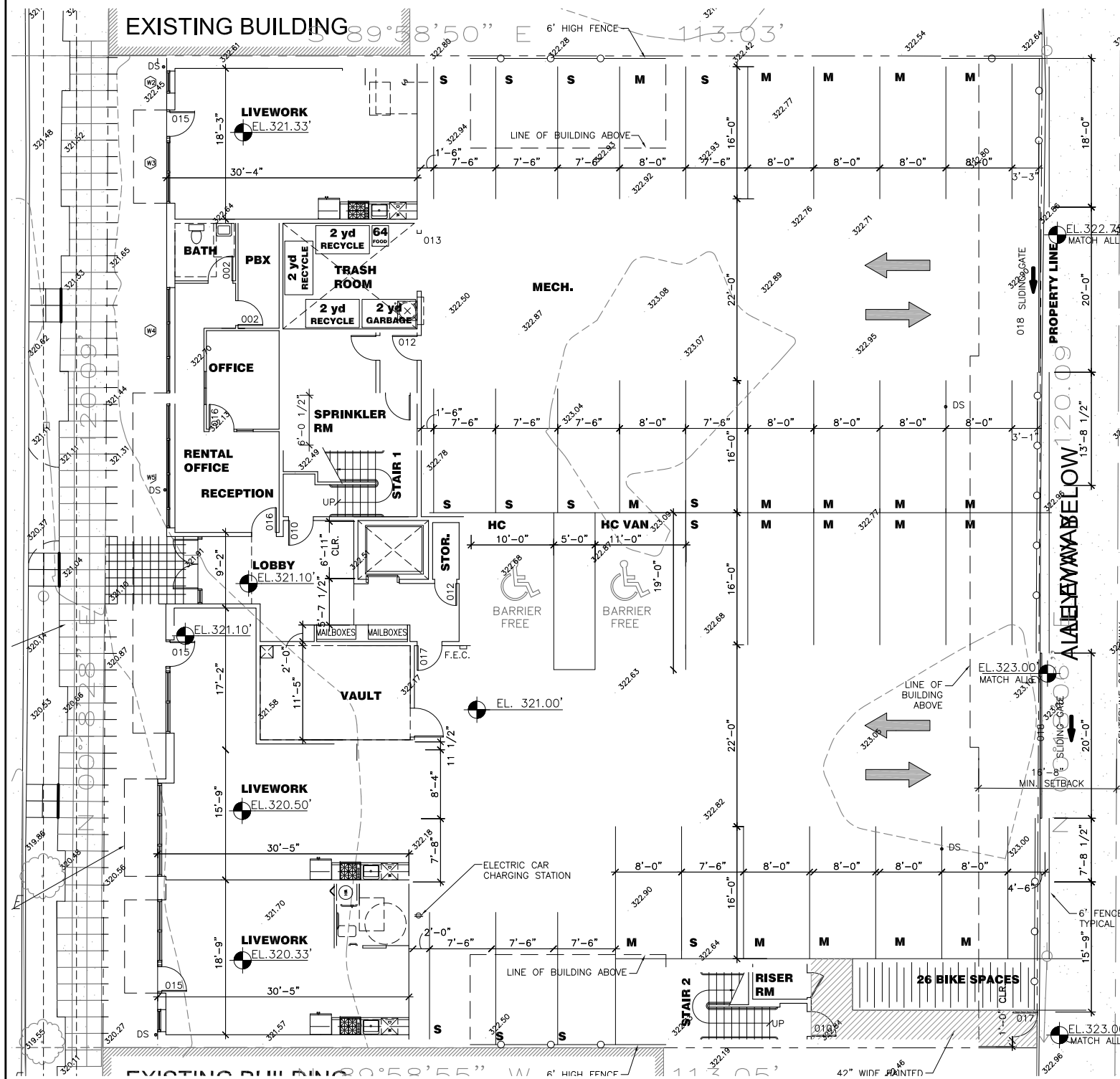
A8

GROUND LEVEL PLAN

TYPICAL RESIDENTIAL PLAN

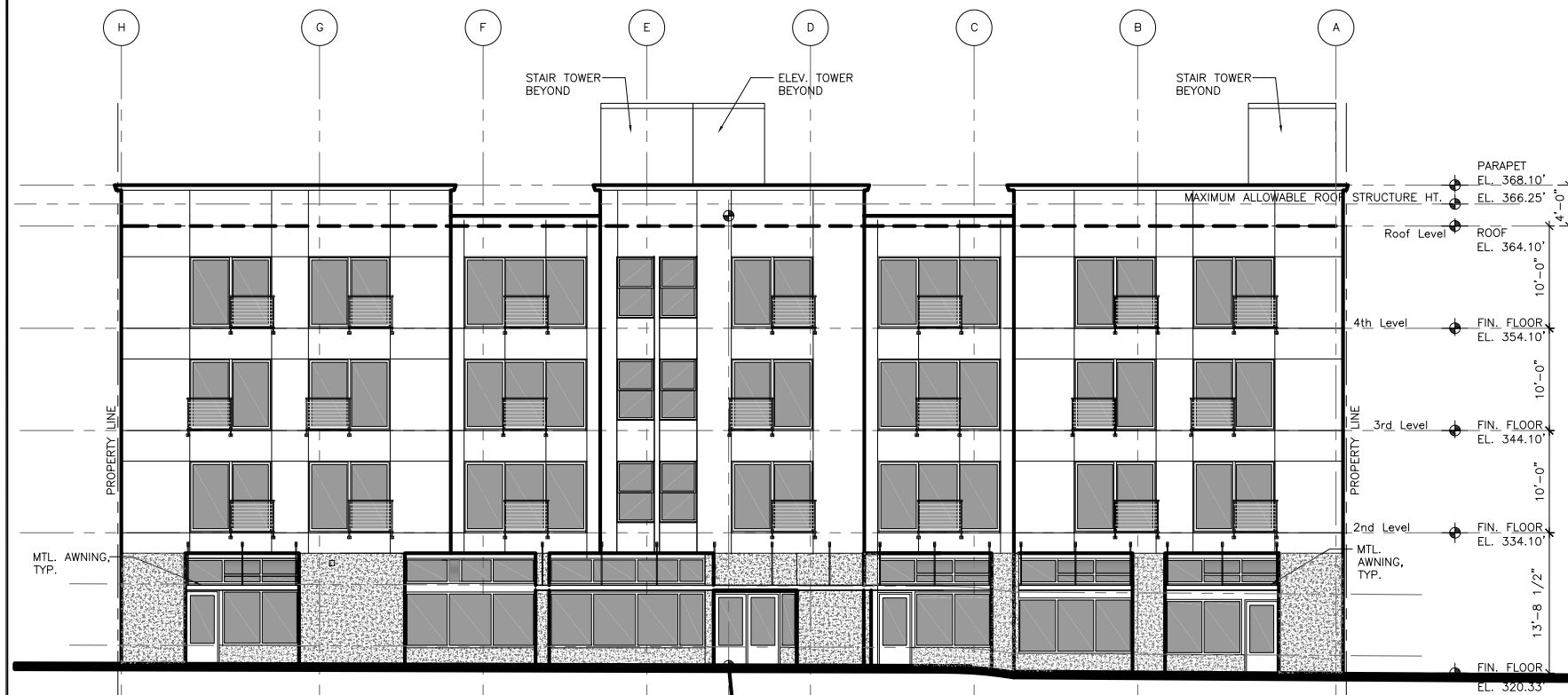
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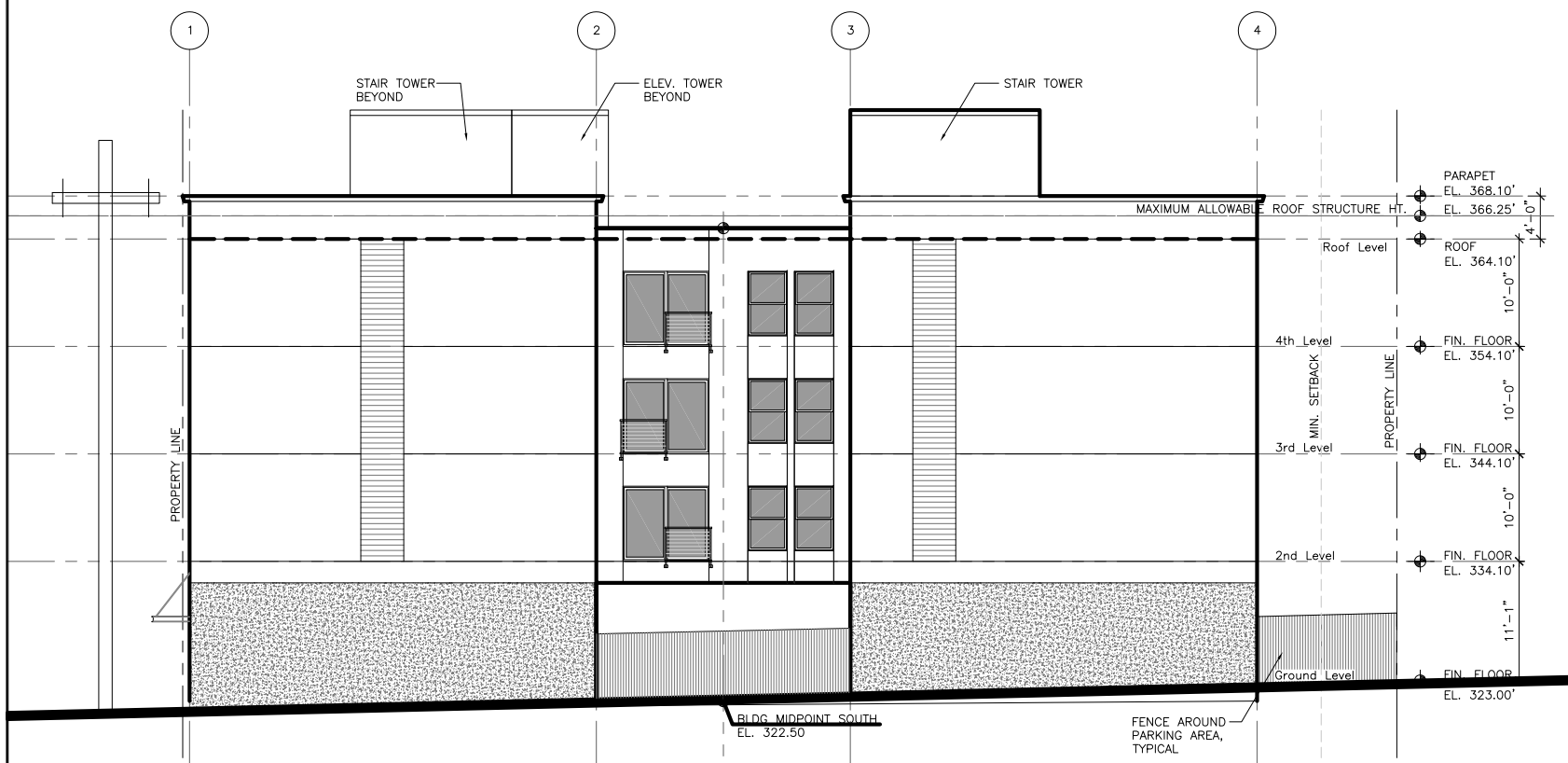


8022 15th Avenue N.W.: RECOMMENDATION MEETING

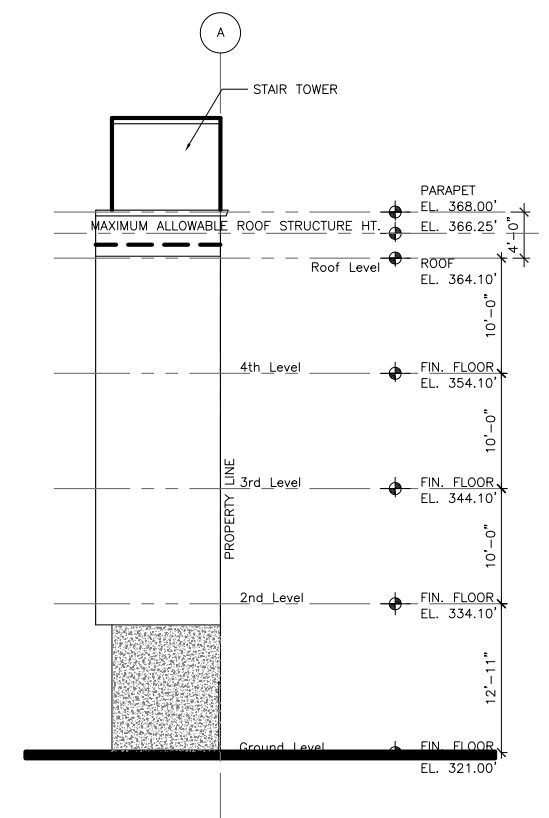
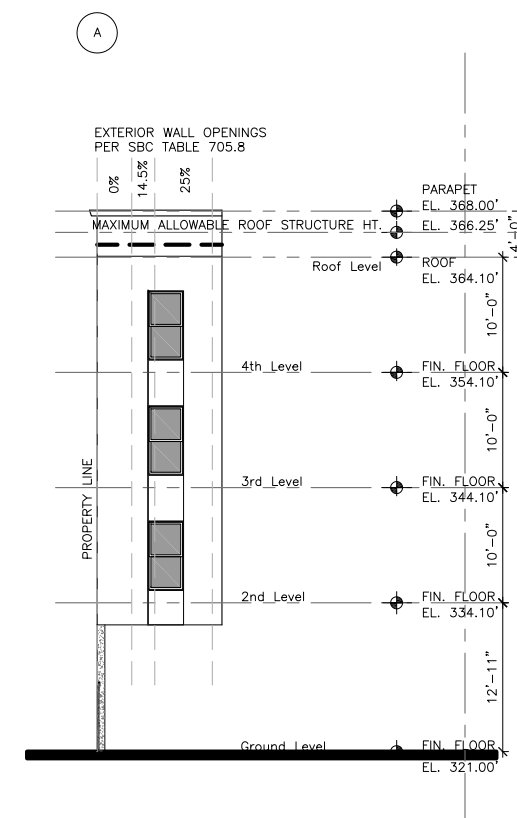
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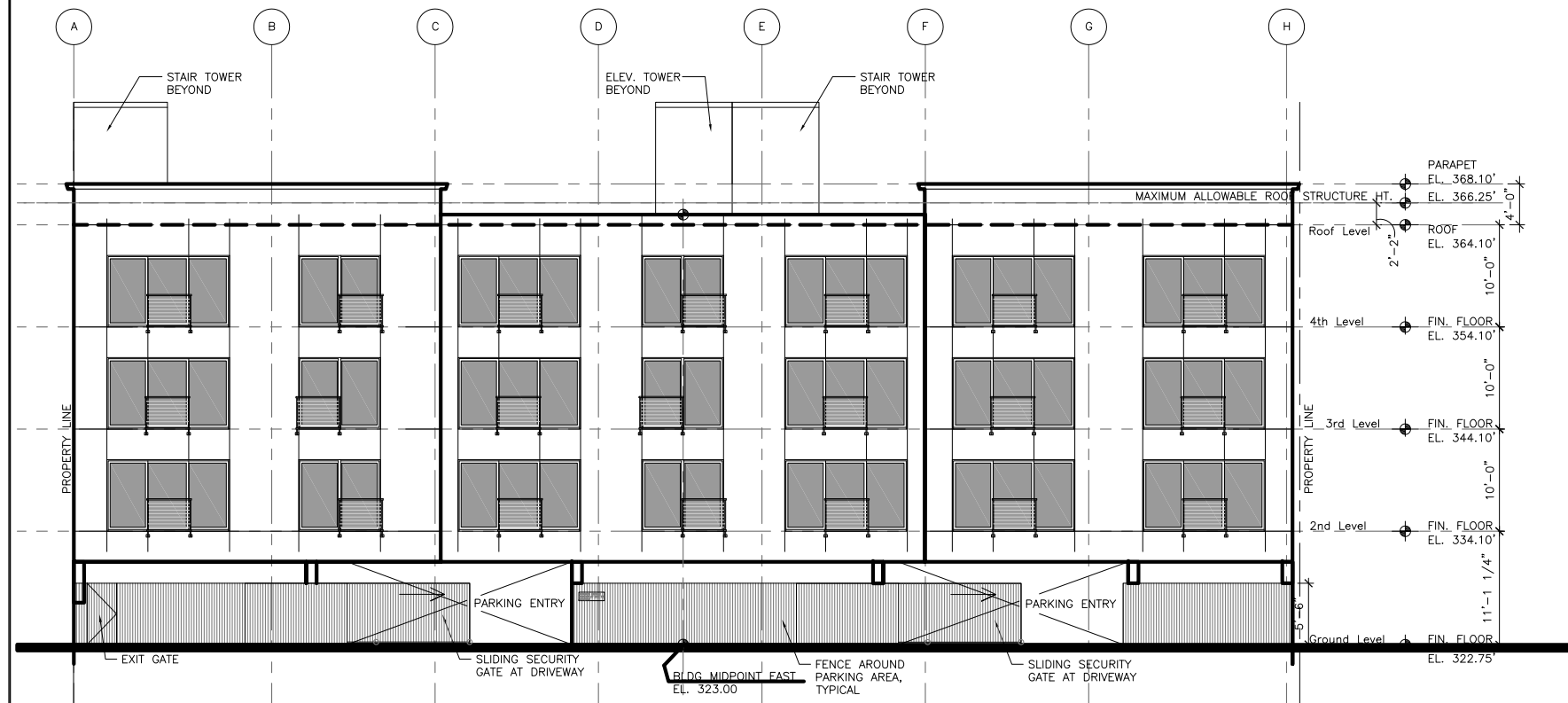


WEST ELEVATION

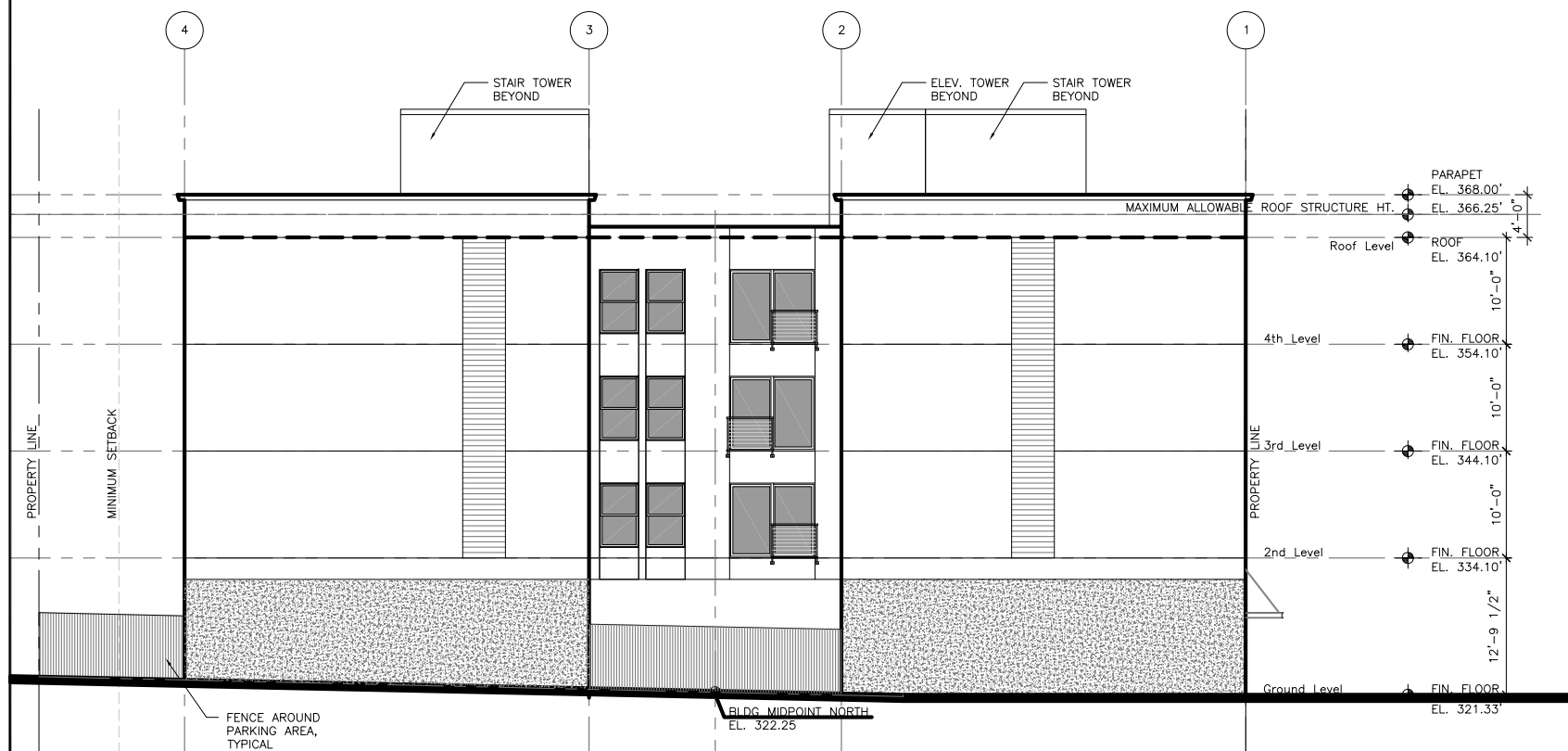


SOUTH ELEVATION

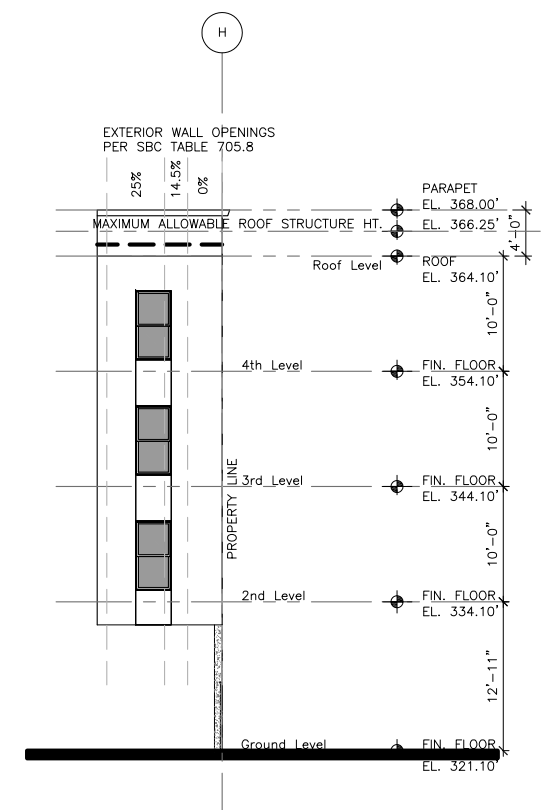
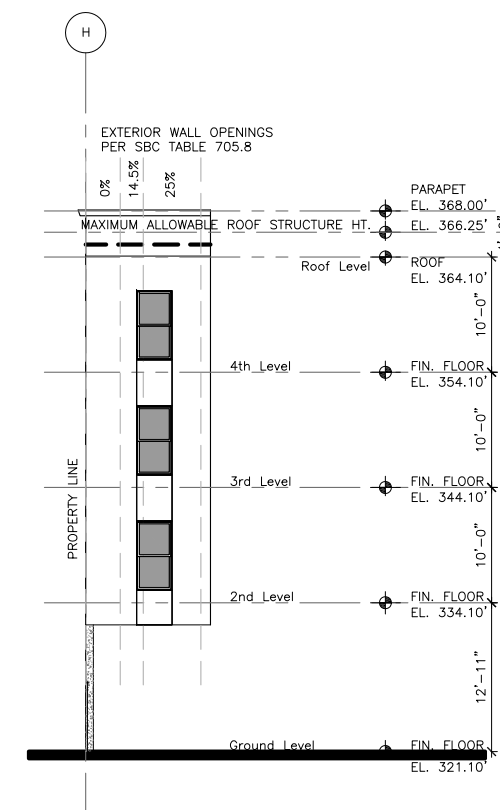




EAST ELEVATION



SOUTH ELEVATION





WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

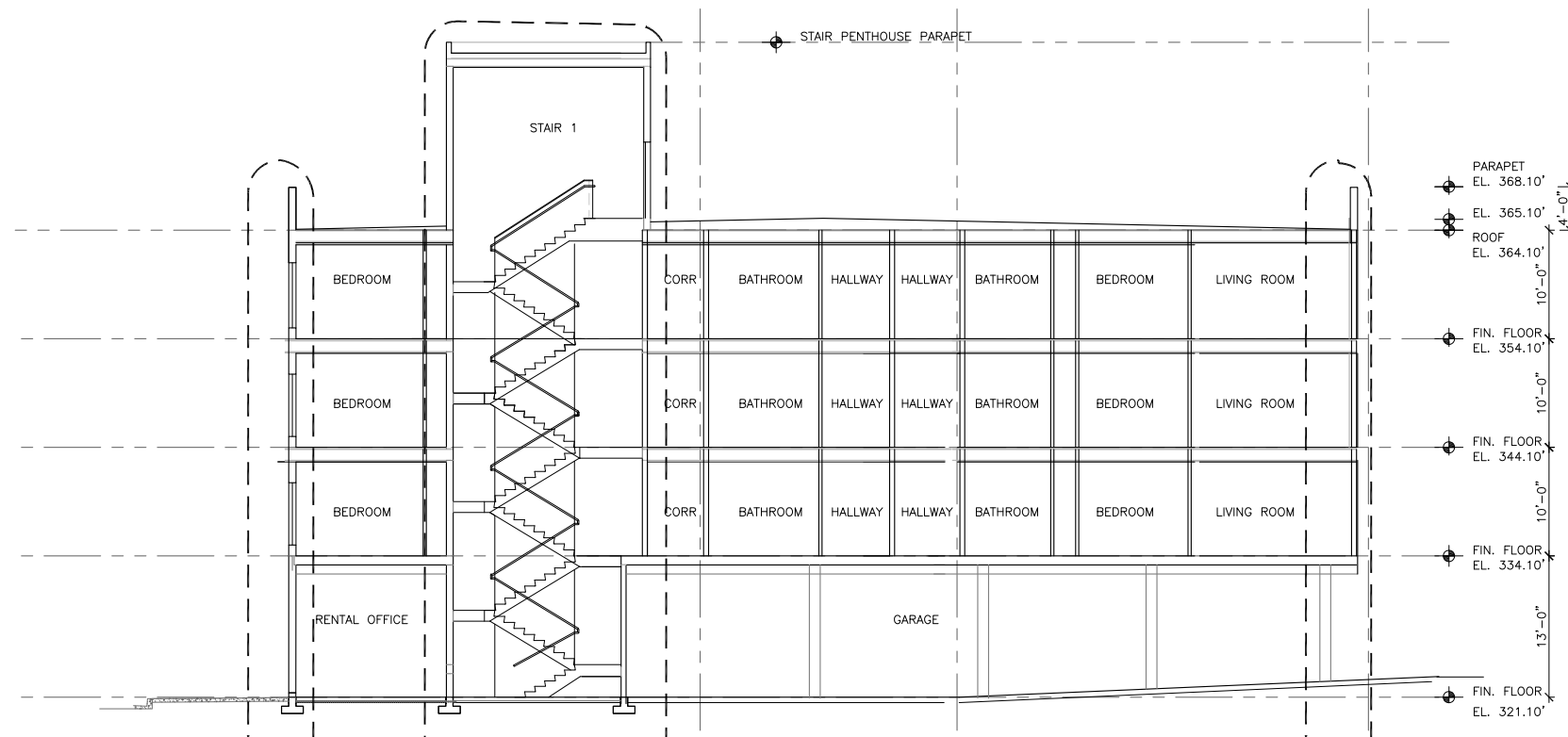


NORTH ELEVATION

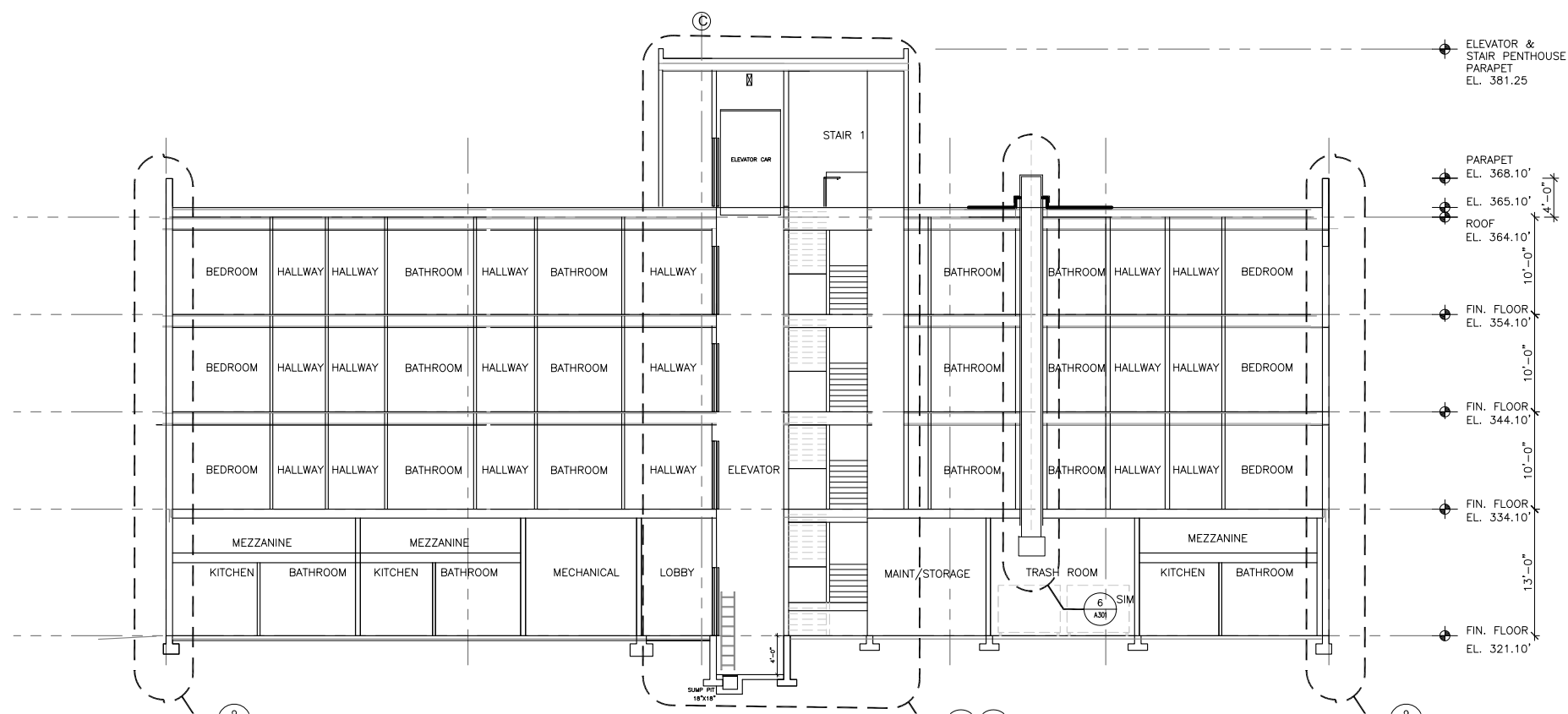
8022 15th Avenue N.W.: RECOMMENDATION MEETING

RENDERED ELEVATIONS

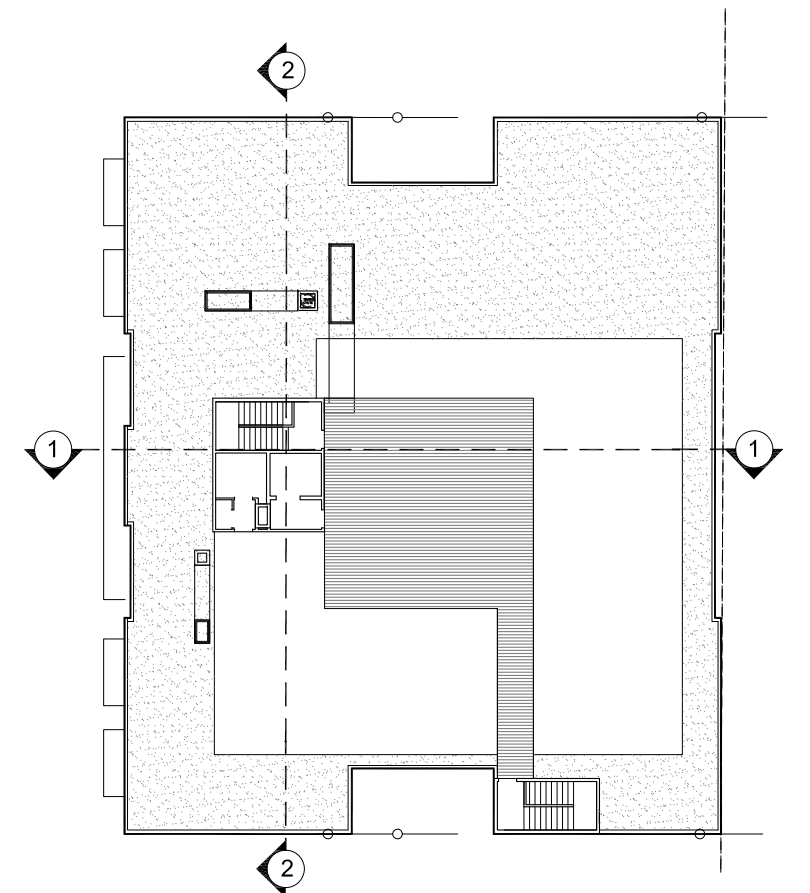
A12



SECTION 1



SECTION 2



8022 15th Avenue N.W.: RECOMMENDATION MEETING

SECTIONS

A13



NW CORNER



NE CORNER



SE CORNER



SW CORNER

8022 15th Avenue N.W.: RECOMMENDATION MEETING

CORNER RENDERINGS

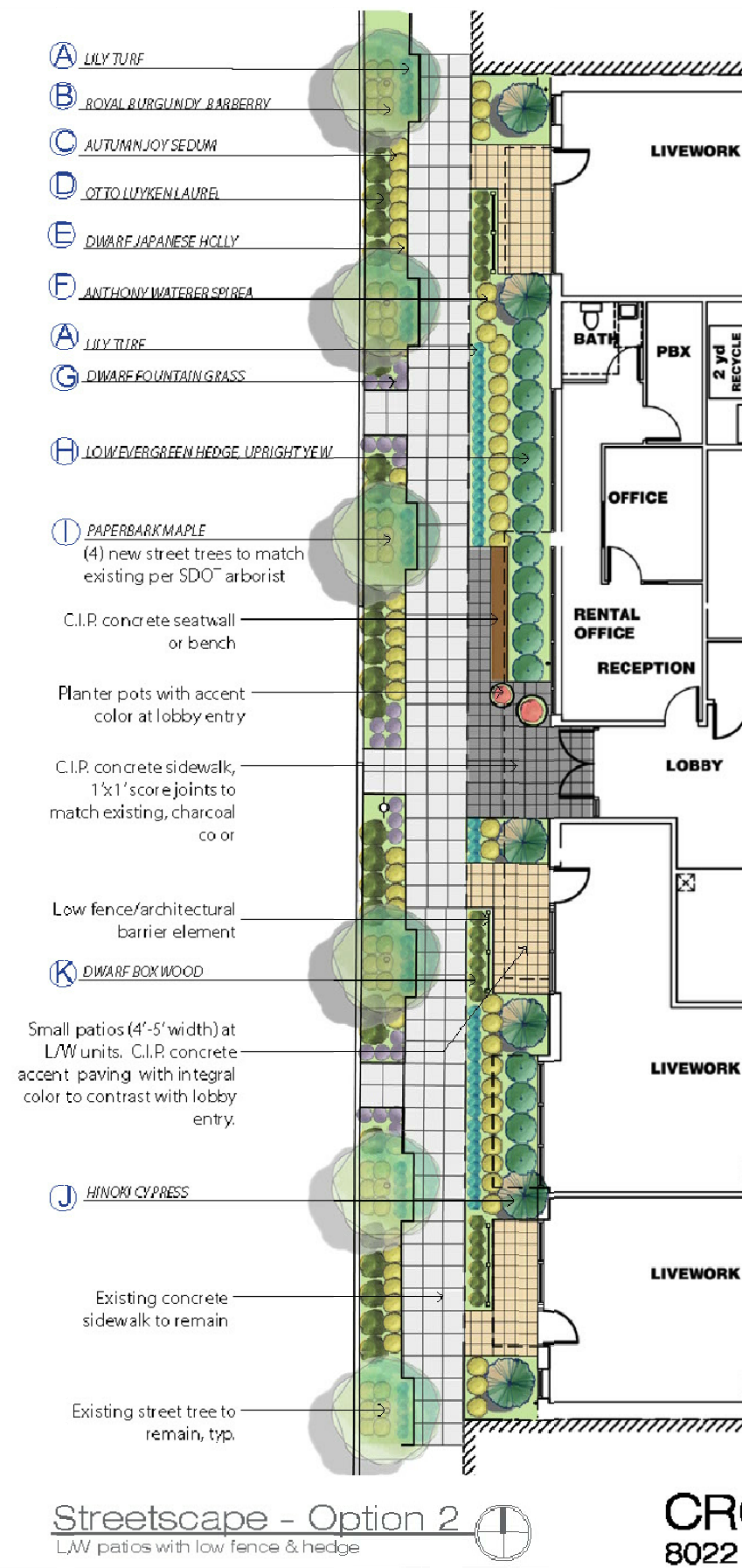
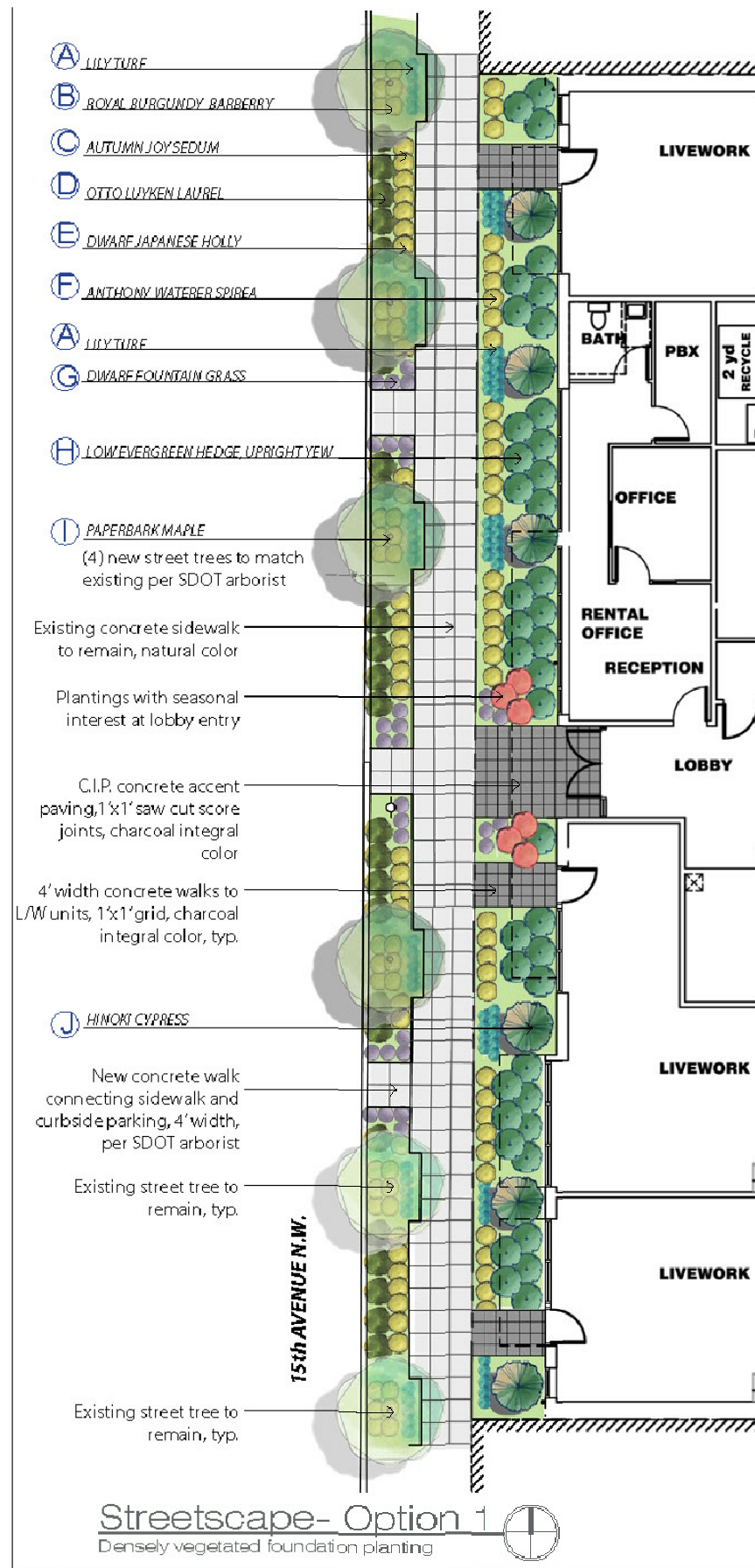
A14



15TH AVE NW STREETScape



MAIN PEDESTRIAN ENTy



Character Photos

CROWN HILL APARTMENTS 8022 15TH AVE NW

8022 15th Avenue N.W.: RECOMMENDATION MEETING

STREETSCAPE OPTIONS

L1



A Evergreen ornamental grass for contrasting texture and color



B Deciduous shrub to provide color contrast with evergreen hedge material



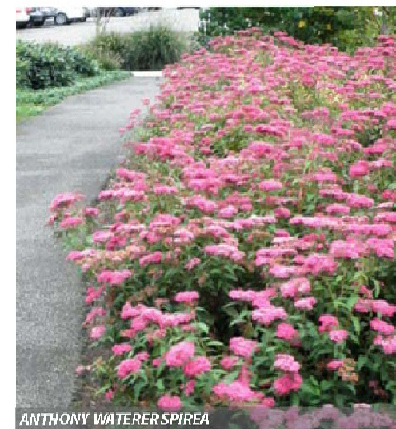
C Drought tolerant perennial accent



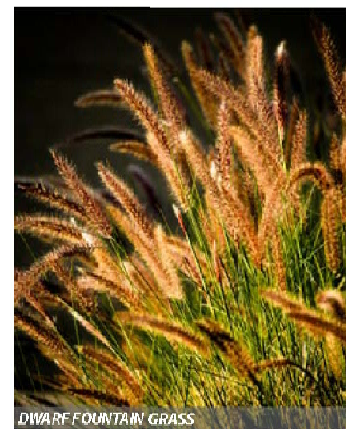
D A low evergreen hedge to provide separation and buffer between pedestrians and cars



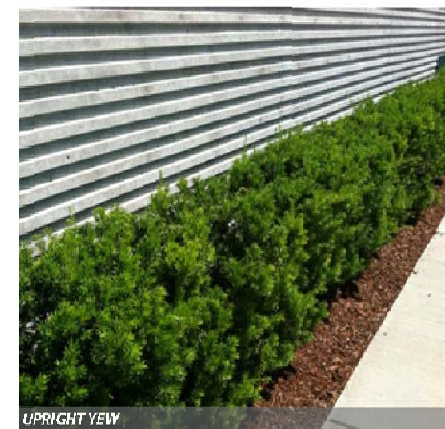
E Low evergreen edging / layering shrub



F Flowering shrub for spring / summer interest



G Ornamental grass provides contrasting texture and marks connector walks from curbside parking to sidewalk



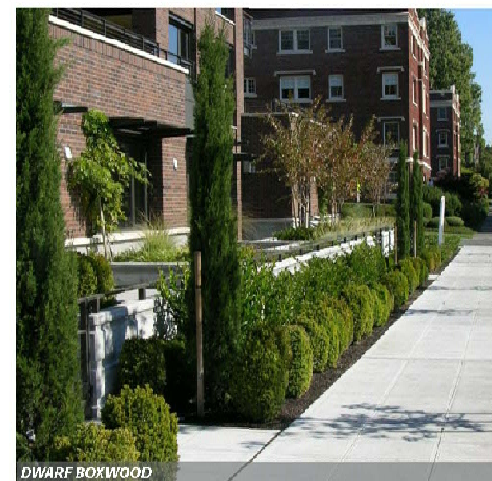
H 3' ht. dark green evergreen hedge to anchor the building foundation and complement the architecture



I Peeling, coppery bark provides textural and seasonal interest



J Small, sculptural conifer provides visual rhythm to plantings and screening between LW units



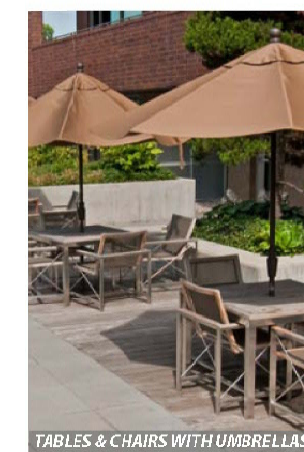
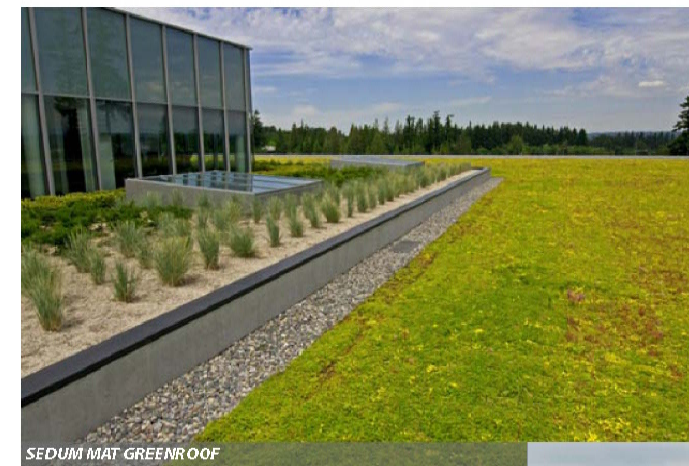
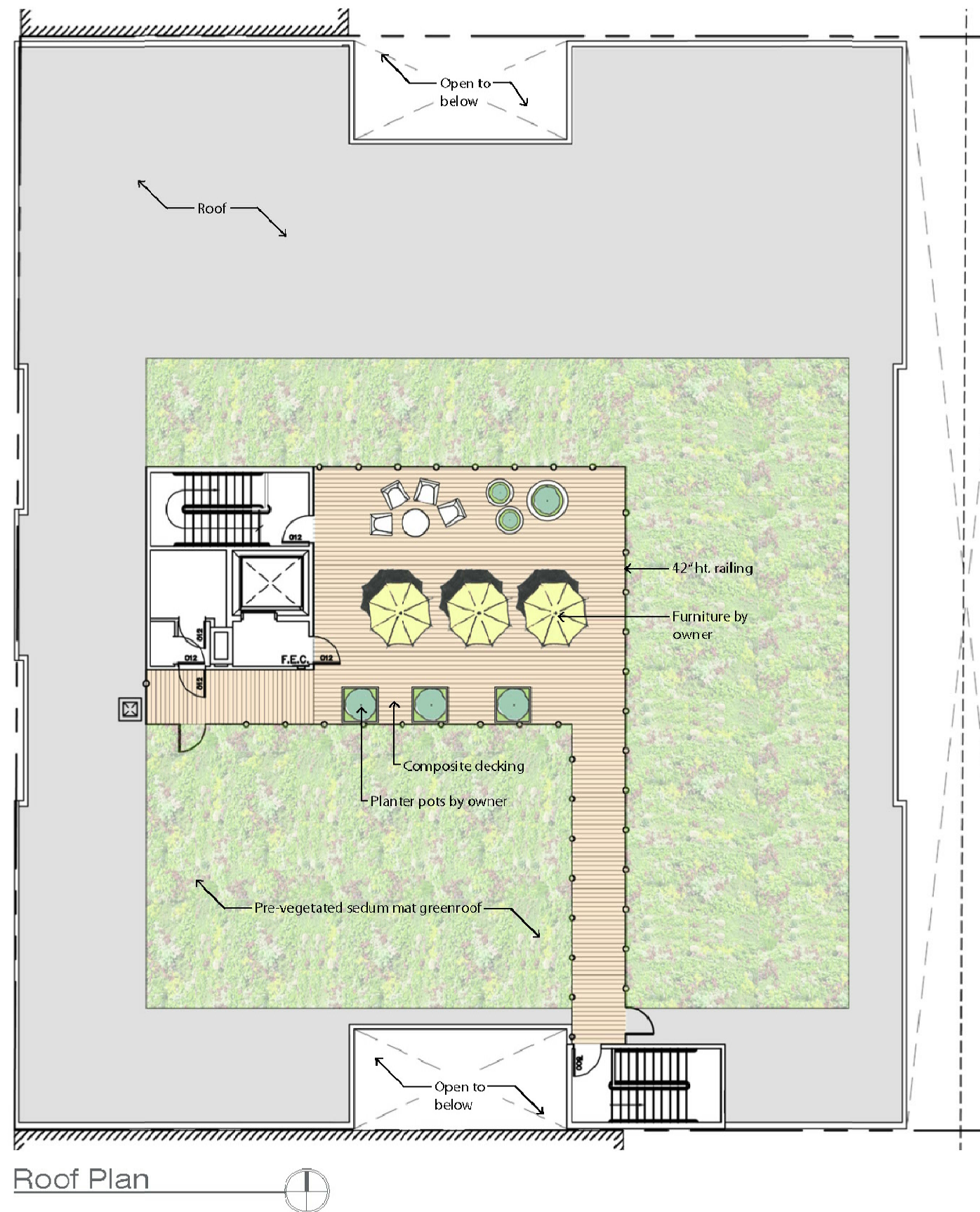
K Low evergreen hedge visually anchors low fence and provides layering

Plant Palette

CROWN HILL APARTMENTS 8022 15TH AVE NW

8022 15th Avenue N.W.: RECOMMENDATION MEETING PLANT PALETTE

L2



Character Photos

CROWN HILL APARTMENTS

8022 15TH AVE NW

8022 15th Avenue N.W.: RECOMMENDATION MEETING

ROOF PLAN

L3