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## NW 90<sup>th</sup> Townhomes Streamlined Design Review

Property Address: 1519 NW 90<sup>th</sup> Street

Project number: 3015421

Owner/Lessee Name:

Chris Pickering  
2611 NE 113<sup>th</sup> St #300  
Seattle, WA 98115

Contact Person & Design Professional:

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PART II: DESIGN GUIDANCE  
PROPOSAL PACKET

1. PROPOSAL: **Statement of development objectives indicating type of desired uses, structure height, number of residential units, amount of commercial square footage and number of parking stalls.**

**Development Objectives, Uses & Residential Units:**

The objective of this project is to keep the existing one-story duplex on this site which faces Sound View Park & Whitman Middle School across the street to the north. The use of the new development will be a 3-unit townhome which will have entrances directly behind the duplex facing north. There will be a total of 5-units on the site

**Structure Height:**

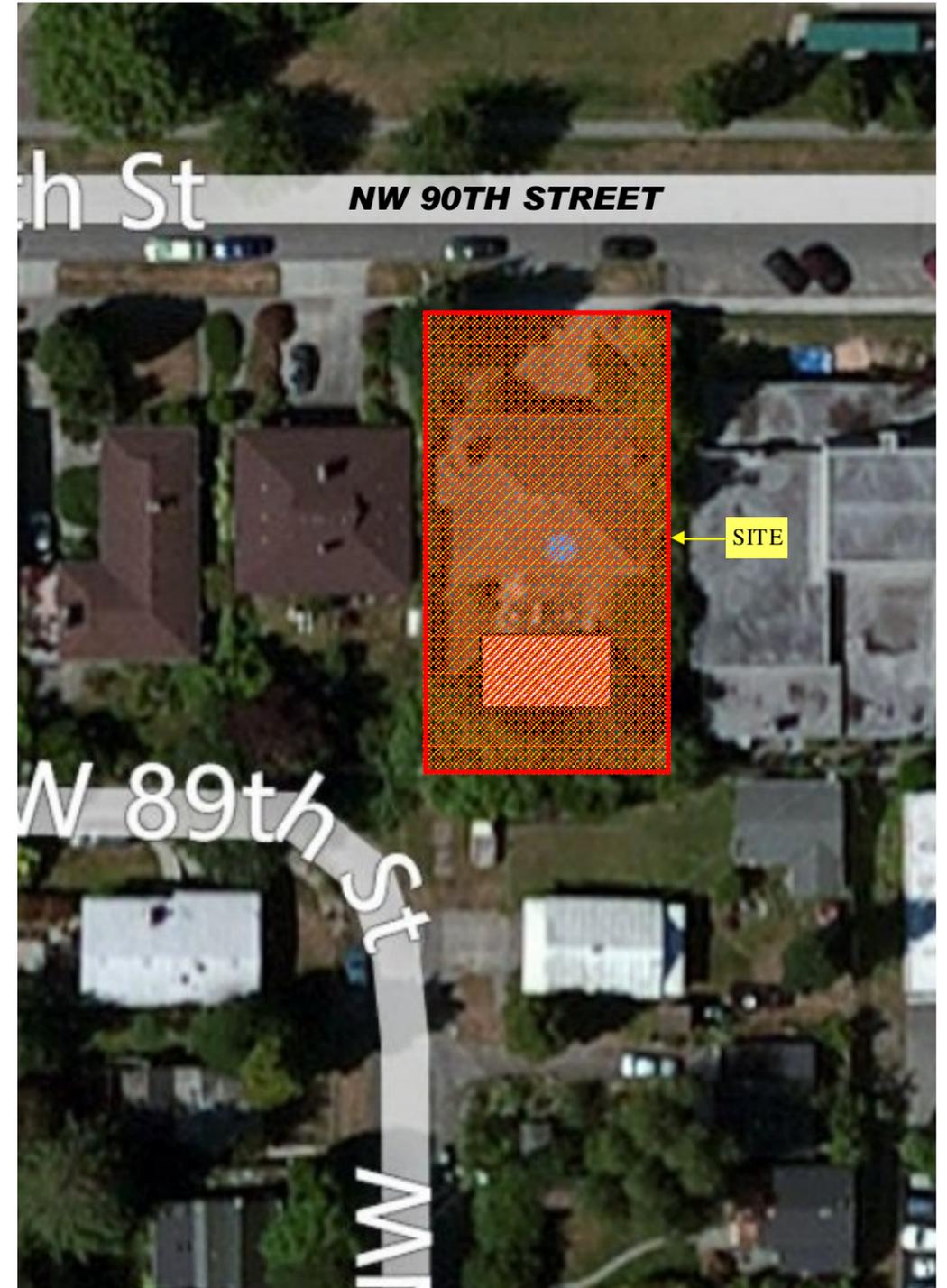
The proposed townhomes will have the allowed 30' plate height with a total maximum height of 35'. The roof pitch will be a minimum of a 6:12.

**Access & Parking:**

The pedestrian access to the new units will be by one path on the property coming from NW 90<sup>th</sup> Street along the east side of the lot. The existing duplex has pedestrian and parking access straight off of NW 90<sup>th</sup> Street. The existing units each have garages. The new townhomes are not required to have parking they are near frequent transit which is shown in the "Frequent Transit Service Analysis."



SITE WITH EXISTING DUPLEX ON NW 90TH STREET



SITE WITH EXISTIN STRUCTURES & PROPOSED BUILDING

## 2. 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**

### Site context and zoning:

The immediate neighboring zoning is lowrise multifamily and single family. The adjacent properties along 90<sup>th</sup> are all duplexes with one site having another multifamily unit in back.

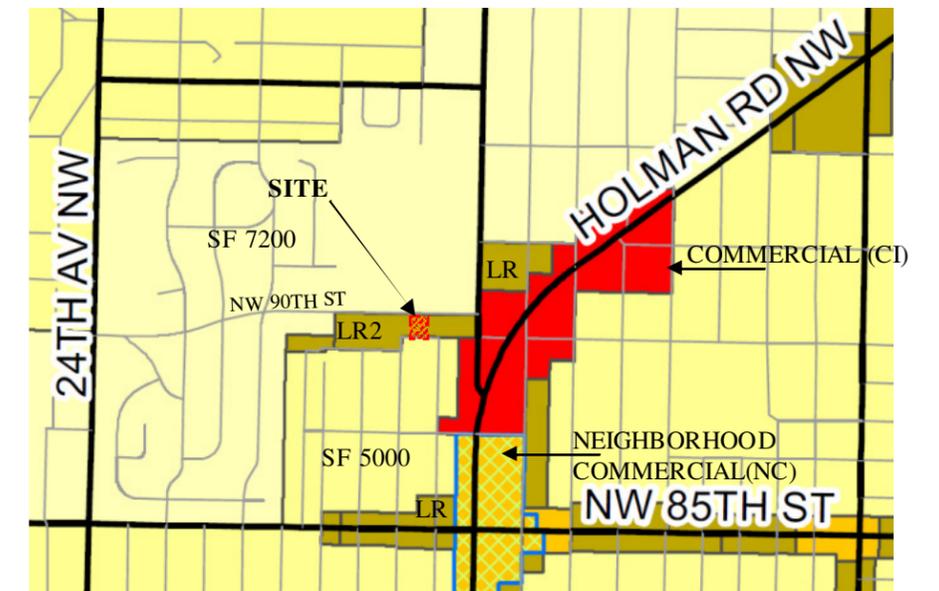
There is a larger area of commercial along Holman Road and 15<sup>th</sup> Ave NW. This is a good area for multifamily townhomes because they have access to the convenience of the stores along the commercial area and the bus lines.

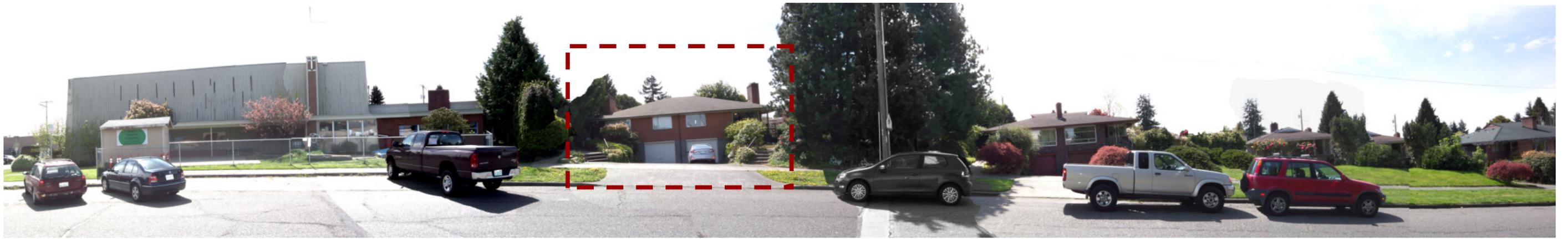
### Circulation:

The commercial district being so close allows people to walk there passing this site on the sidewalk. Sound View Park across the street brings people to the area from many blocks away by car, or walking on the sidewalk.

### Existing Architecture:

The main buildings in this area are 50s duplexes with low slope roofs. In the blocks to the south there is a mix of house types from old cottages, to 60s split level and infill houses. In this neighborhood there are a few examples of townhomes. Some are typical tall townhomes with gable roofs, auto courts and a standard beige color. There is a contemporary townhomes with garages off alleys and it has a flat roof and different color paneling. Throughout the surrounding neighborhood there are a variety of house types from contemporary to traditional. There is also a large church to the east of this site which has a tall porch on the east half of the lot and lower portion adjacent to the site. This lot is under permitting for multifamily development.



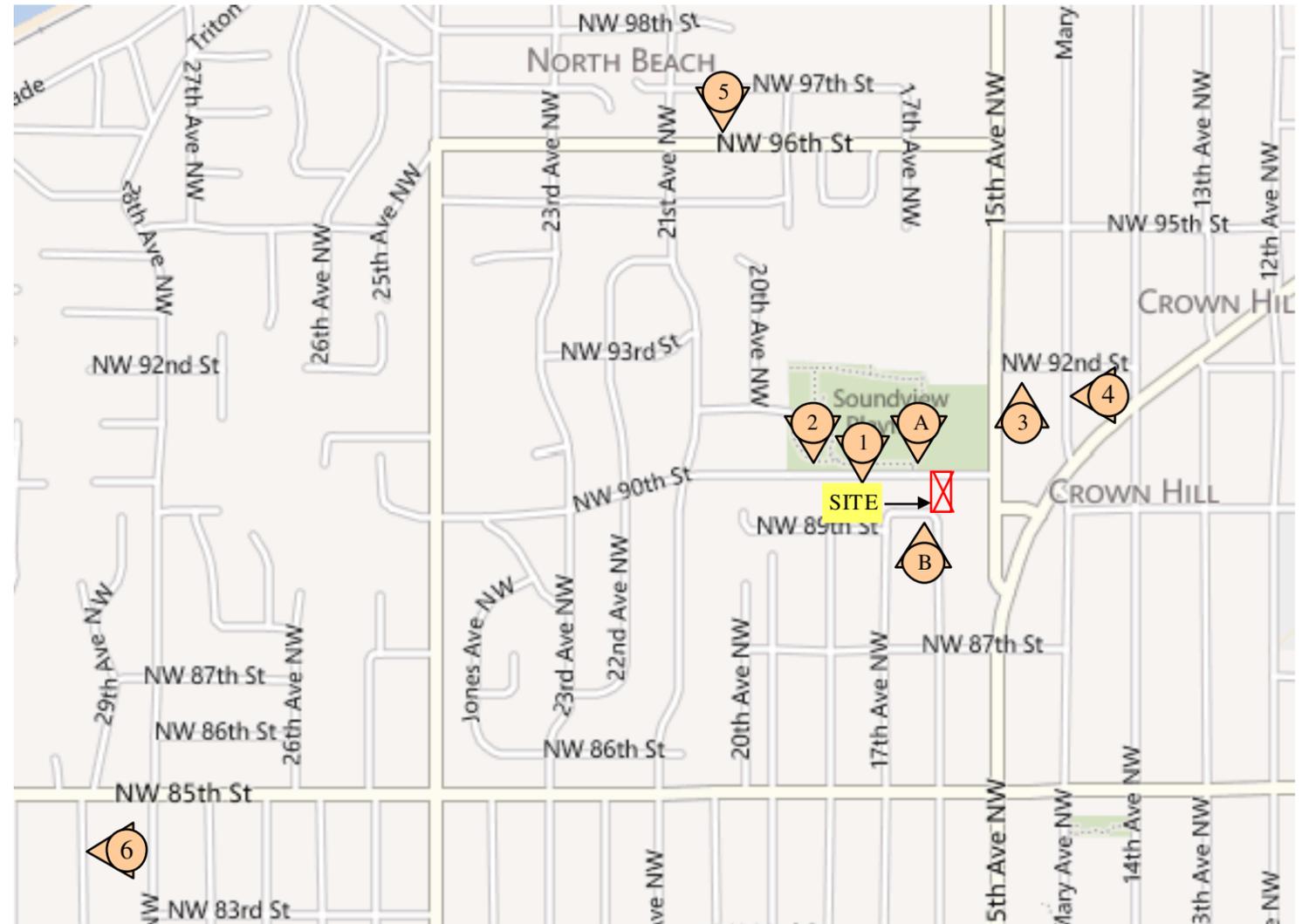


A. PANORAMA OF NW 90TH STREET

SUBJECT PROPERTY



B. PARK ACROSS STREET



VICINITY



1. DUPLEX



3. TOWNHOME



5. CONTEMPORARY HOUSE



2. DUPLEX



4. TOWNHOME



6. CONTEMPORARY TOWNHOME

**3. EXISTING SITE CONDITIONS: A drawing of existing site conditions, indicating topography of the site or other physical features and location of structures of 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 (CAM 242)**

**Site topography:**

The site is flat and it is at the bottom of a gradual sloping hill on either side. There are views to the north over the existing duplex to Sound View Park. There will be some territorial view to the south because the grade is flat in this direction and this allows for southern exposure.

**Site conditions and limitations:**

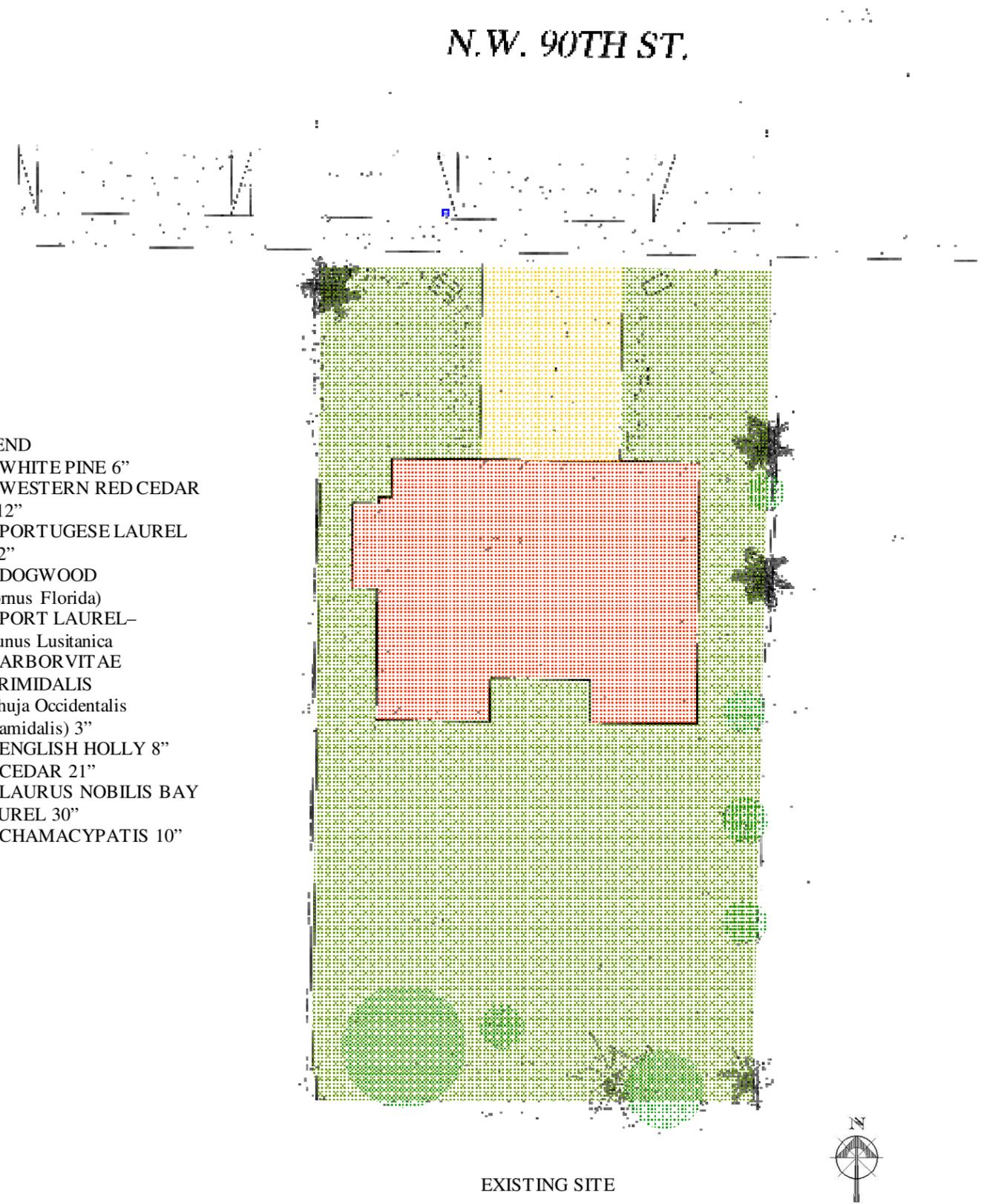
This site has a few restrictions. The existing duplex has a large footprint so the remaining site left controls the footprint of the new townhomes. To have a reasonable square footage the units will be narrow and 3 floors. There is also restriction because of the 10' easement along the south property line for Seattle City Light's power line which runs within the property. This causes a set back on the 3<sup>rd</sup> floor to allow for the 12'6" radius form the power line. See Elevations for building form due to set backs.

**Site trees:**

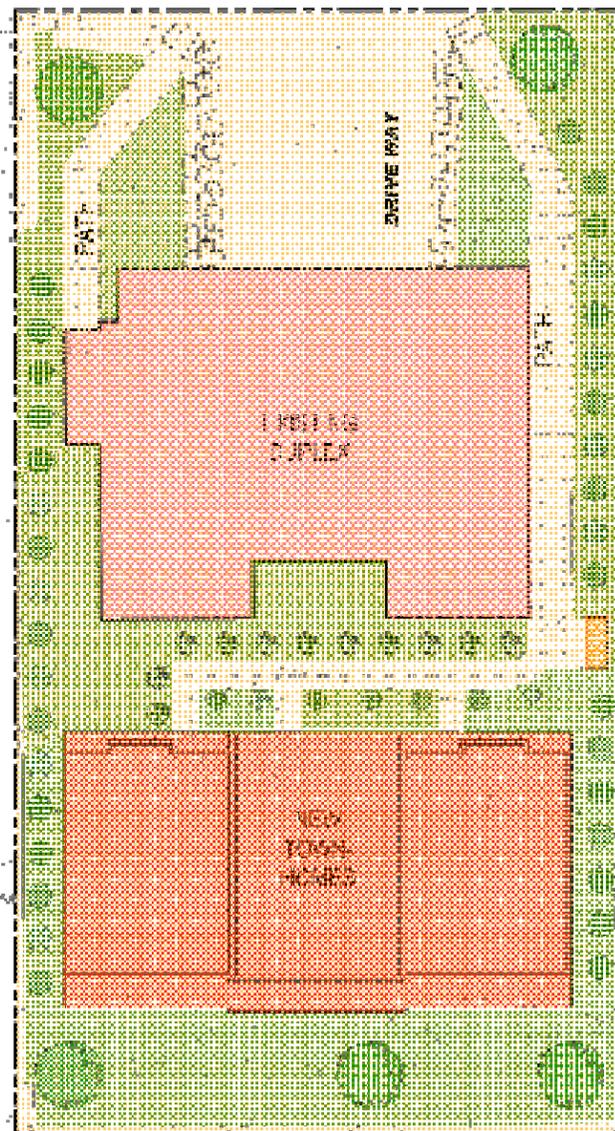
See the existing site plan for the existing tree types on the site and their scientific names.

**TREE LEGEND**

- P (1) WHITE PINE 6"
- R-CY (3) WESTERN RED CEDAR 6"-12"
- L (1) PORTUGESE LAUREL 8-12"
- DW (1) DOGWOOD (Comus Florida)
- L (1) PORT LAUREL- Prunus Lusitanica
- AP (1) ARBORVITAE PYRIMIDALIS (Thuja Occidentalis Pyramidalis) 3"
- H (1) ENGLISH HOLLY 8"
- CY (1) CEDAR 21"
- L (1) LAURUS NOBILIS BAY LAUREL 30"
- CH (1) CHAMACYPATIS 10"



N. W. 90TH ST.



SITE PLAN (PROPOSAL)

**4. SITE PLAN: A preliminary site plan including proposed structures, open spaces, vehicular and pedestrian access and landscaping. Include all dimensions.**

DEVELOPMENT STANDARDS FOR TOWNHOMES IN MULTI-FAMILY ZONE LR-2

FAR LR-2

TOTAL LOT AREA = 9100 SF  
TOWNHOUSE: MAX FAR 1.0 = 9100 SF  
EXISTING DUPLEX: 3,300 SF  
NEW TOWNHOMES: 5289 SF  
TOTAL = 8589 SF

DENSITY LR-2

TOTAL LOT AREA = 9100 SF/1600  
= 5.6 ROUND UP TO 6 UNITS ALLOWED  
TOTAL PROPOSED = 5 UNITS

BUILDING HEIGHT LR2

TOWNHOUSE: 30' height + 5' for roof (pitch 6:12)

BUILDING SETBACK LR2

TOWNHOUSE:  
FRONT: 7' AVRG, 5' MIN  
PROPOSED: EXISTING - 30'-0"  
REAR: 7' AVRG, 5' MIN  
PROPOSED: 14'-0-1/2"  
SIDE: FACADE LESS THAN 40': 5'  
FACADE OVER 40': 7' AVRG, 5' MIN  
PROPOSED: EAST - 5'-6", WEST - 5'-6"

BUILDING WIDTH LR2

TOWNHOUSE: 90'

BUILDING LENGTH LR2

TOWNHOUSE: MAX COMBINED LENGTH WITHIN 15' OF LOT LINE THAT IS NOT A REAR LOT LINE OR STREET OR ALLEY SHALL NOT EXCEED 65% OF LOT LENGTH  
130 X .65 = 84.5  
PROPOSED: 40'-6" + 32'-6" = 73'-0"

RESIDENTIAL AMENITIES LR2

PUBLIC OR PRIVATE  
TOTAL AREA: 9100 X .25 = 2275 SF  
PRIVATE AMENITY AREA ON SIDE LOT LINE MIN. 10'  
COMMON AMENITY AREA MIN 250 SF AND MIN. DIM. OF 10'  
TOTAL: 2910 SF

GREEN FACTOR /LANDSCAPING

MUST BE LANDSCAPED TO SATISFY A GREEN AREA FACTOR OF 0.6  
MAX 25% CAN BE GREEN WALL  
PERMEABLE PAVERS AND STRUCTURAL SOILS CAN NOT COUNT MORE THAN 1/3 OF GREEN FACTOR

PARKING LR2

SITE IN CROWN HILL URBAN VILLAGE  
PER TABLE B FOR 23.54.015 PARKING FOR RESIDENTIAL USES II. RESIDENTIAL USE WITH LOCATION CRITERIA. RESIDENCE IN MULTIFAMILY ZONE WITHIN URBAN VILLAGE, NOT IN URBAN CENTER, 1320 FT TO NEAREST STREET WITH FREQUENT TRANSIT THEN NO PARKING IS REQUIRED.  
PROPOSED: NO PARKING (FREQUENT TRANSIT ANALYSIS)

**5. 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.**

**A-1: Response to Site Characteristics**

The form of the townhomes are reflected by the allowed set backs from the existing duplex, the side yards and the power-line easement to the south. Because of the southern exposure this allows all the units to have windows facing south.

**A-3: Entrance Visible from the Street**

Because the units are behind the existing duplex the entrance from 90<sup>th</sup> has to be marked. This is shown on the East side with the path along the driveway and to the back as well as opening up the landscaping to this area. Also due to the front house being very low, one can see the front façade of the townhome from the street. The elevation is modulated for each unit which emphasizes that there are doors to these units when you walk back around the front building.

**A-7: Residential Open Space**

There will be a variety of open spaces in this project. At 90<sup>th</sup> Street in front of the existing duplex there will be common amenity area because this will keep the front open and welcoming to all the units to the east along the path to the townhomes. Also at the entry to the townhomes this will have a more public feel so that each owner of the units can walk comfortable down the path between the buildings. The townhomes will have private amenity areas to the south where there is room for small patios.

**A-8: Parking and Vehicle Access**

Because the project is near Frequent Transit and analysis has been completed and approved, no parking is required for this project. The existing units do have garages. The new units will not have parking. The bus stops are near by which is why it is not required, but because of the many amenities near by with commercial uses on 15<sup>th</sup> and Holman Road and the large park across the street, there are many places to go around this area that one can walk to.

**C-2: Architectural Concept and Consistency**

The main design concept for this site is to encourage a welcoming entry from 90<sup>th</sup> street by enhancing the paths and emphasizing the entries with small porches that come off the common path. The relationship to the neighbors to the east and west must be respectful. To the east this unit faces a large piece of property with an existing church to be demolished and replaced with a multifamily building under permit. The windows to the east will be standard height to allow some views but not look down into the yard of this property. To the west the site faces a neighbor's back yard, but because the site steps down slightly, these townhomes are up a lot higher than the neighbor's back yard and this unit looks out over the back yard.

**C-4: Exterior Finish Material**

These townhomes will have a high quality material that will weather well for low maintenance to stay in a good condition. The bays and entries will be vertical cedar siding. The main structure will be cement board panels and horizontal siding. Each unit will be emphasized by their shape and using modulation. The material and colors will vary from the neighboring unit to change the appearance between units.

**D-6: Screening of Dumpsters, Utilities and Service Areas**

There will be a small outside shed to hold the garbage and recycling near the townhome units.

**D-7: Pedestrian Safety**

The path along the east side of the existing duplex will have new planting to open up the space and have lighting along all the paths and entrances.

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

The landscaping will be designed to encourage use of the yard with planting and small patios.

**E-3: Landscaping Design to Address Special Site Conditions**

Due to the constrained site because of the existing set back conditions, there is multiuse area such as the area between the 2 buildings is used as an access path, but it can be a common area for the owner's to use for gathering or gardening.





NORTH CONCEPT ELEVATION



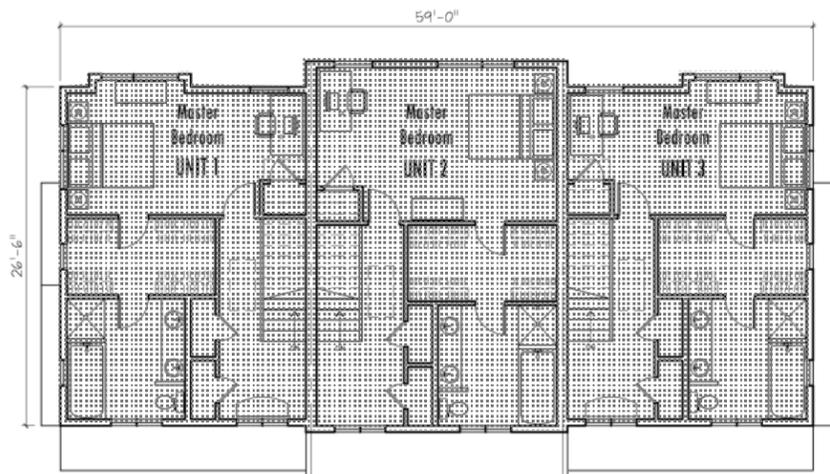
EAST CONCEPT ELEVATION

**6. 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, 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.**

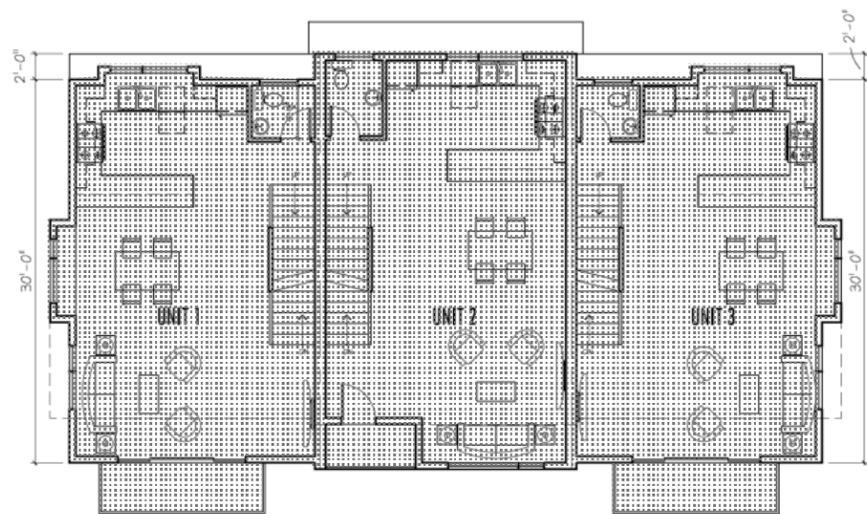
**Architectural Concept**

The main design concept for this site is to encourage a welcoming entry from 90<sup>th</sup> Street. The first way this is done is to encourage people to the site is by making the style of the townhomes interesting to see from the street over the existing building and enhancing the path along the east property line to encourage guest to the back units. The second way this is done is by emphasizing the entries with small porches at the private path.

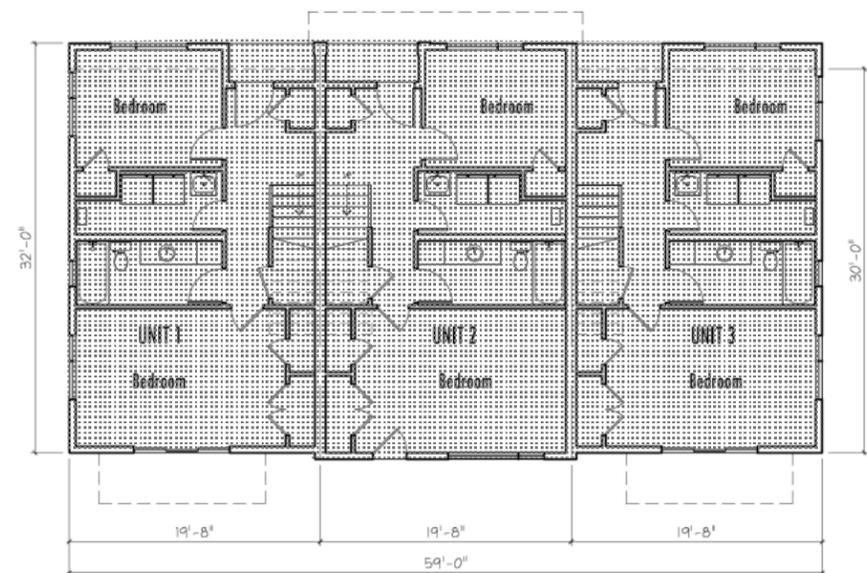
The style concept is in reaction to the surroundings. The immediate neighbors are 50's style with low pitch roof which we did not want to copy because it did not fit with the townhome style, but the design needs to fit into the neighborhood. There are some townhomes in the area that have pitched roofs. This made sense to fit into the duplex-house style setting. However there are some cues from the area that a more contemporary design is encouraged in this community. The materials and how they are articulated on the form will give a little more life and interest to the neighborhood as people can see this building from the park.



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN



SOUTH CONCEPT ELEVATION



WEST CONCEPT ELEVATION