



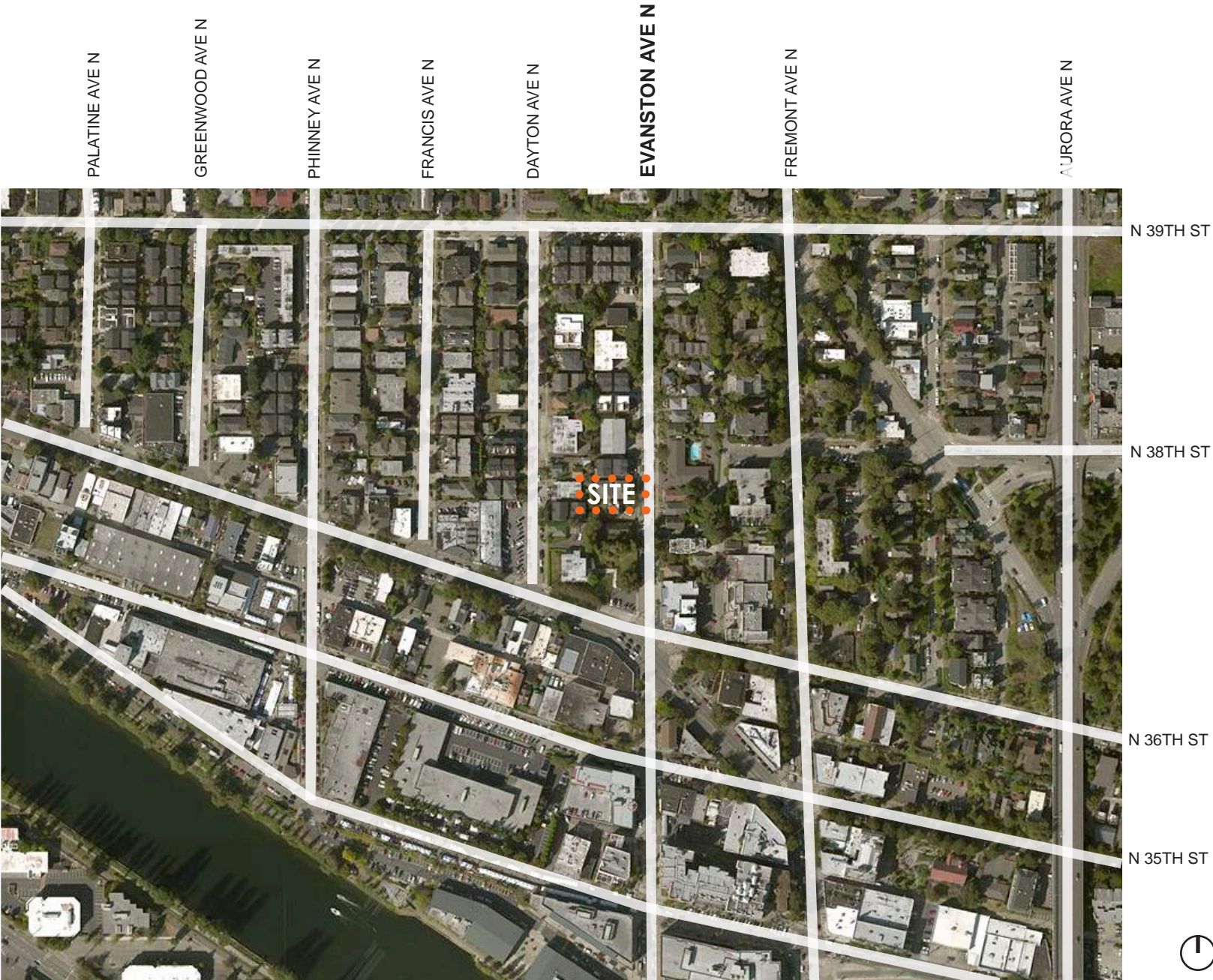
3625 Evanston Ave. N

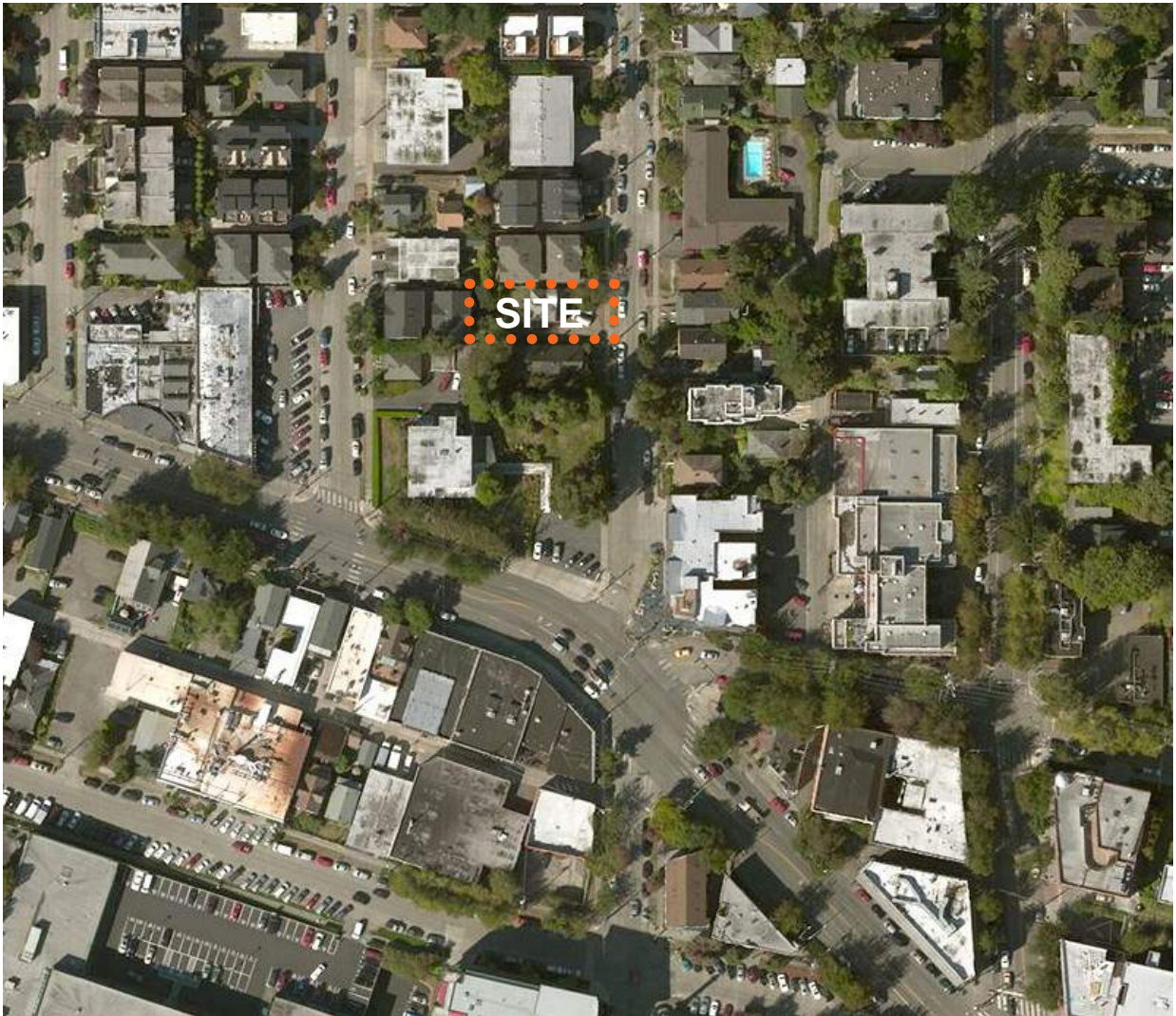
Streamlined Design Review
Application 3019436

b9 architects

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OBJECTIVES

Design and construct a townhouse structure consisting of 5 units. Access to three, private garages will be from a new curb cut at the north of the site on Evanston Ave. N.

Number of Residential Units (Approx.)	5
Structure Height	30'
Number of Parking Stalls (Approx.)	3

Sustainability
Achieve a 4-Star Built Green certification.

Community
The proposal will be designed around a central courtyard oriented south and walkway that connects the site from east to west.

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	Evanston Ave. N LLC
STRUCTURAL	Malsam Tsang Structural Engineering
GEOTECHNICAL	Pangeo
LANDSCAPE	Root of Design

CITY of SEATTLE

Application for Streamlined Design Review

PART I: CONTACT INFORMATION

1. Property Address

3625 Evanston Ave N

2. Project number

3019436

3. Additional related project number(s):

n/a

4. Owner/Lessee Name

Evanston Ave N LLC

5. Contact Person Name

Bradley Khouri

Firm

b9 architects

Mailing Address

610 2nd Avenue

City State Zip

Seattle, WA 98104

Phone

206.297.1284

Email address

bgk@b9architects.com

6. Applicant's Name

Bradley Khouri

Relationship to Project

Architect

7. Design Professional's Name

Bradley Khouri

Address

610 2nd Avenue

Phone

206.297.1284

Email address

bgk@b9architects.com

8. Design Team

Name

Caroline Davis, Vivian Stasi, Angela Yang

Address

610 2nd Avenue

Phone

206.297.1284

Email address

caroline@b9architects.com



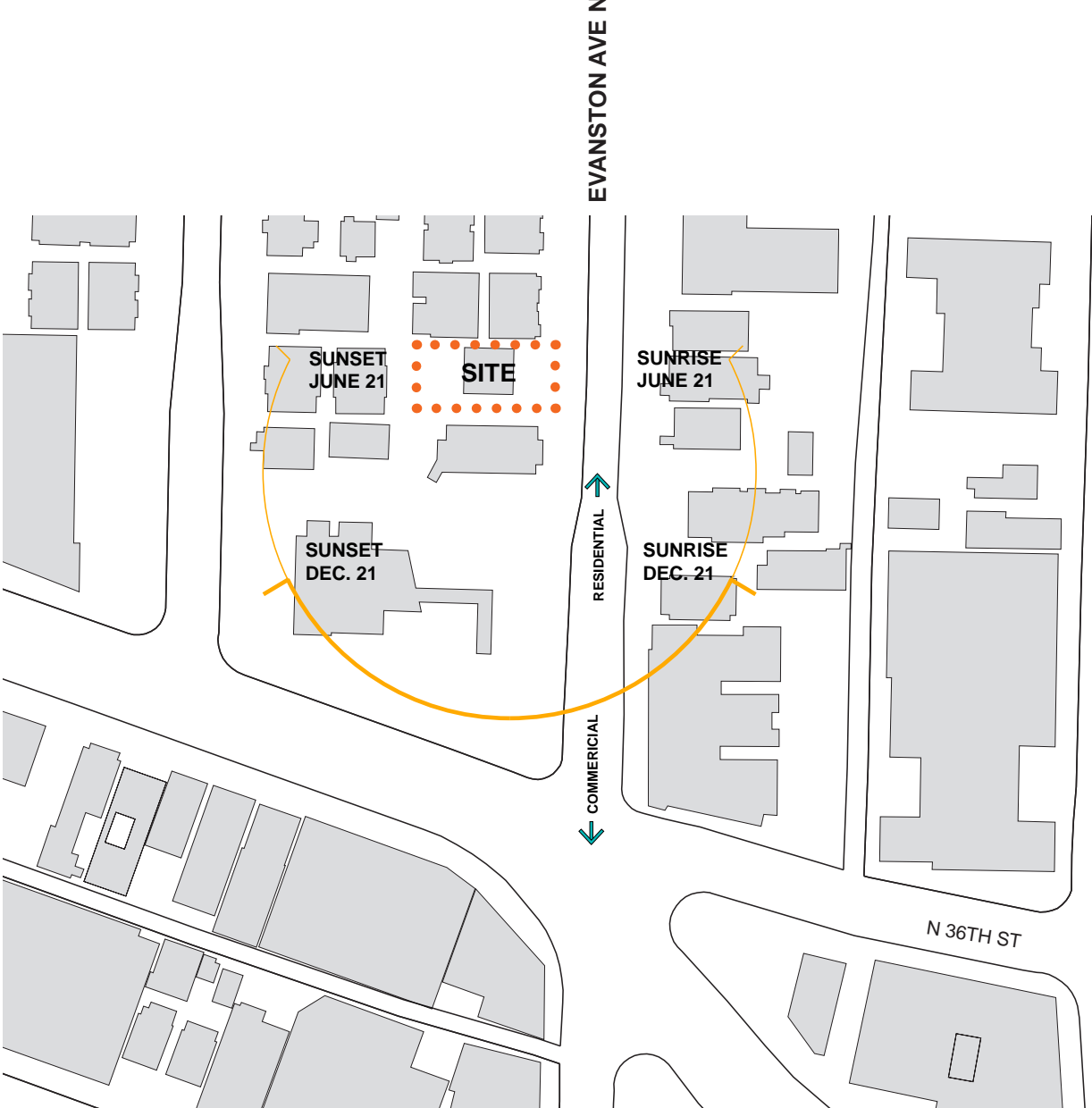
ZONING ANALYSIS

Address	Lot Size	Zoning
3625 Evanston Ave N	5000 square feet.	LR3
Seattle WA		



- The building site is located in the LR3 zone that is adjacent to a C1-40 and NC3-40.

SITE OPPORTUNITIES & CONSTRAINTS



- Diagram showing sun exposure, neighborhood fabric, and location relative to residential neighborhood to the north and commercial corridor to the south.



CONTEXT & CURRENT USE

Topography

The site's topography gradually slopes down from east to west. Evanston Ave N also has a gradual slope, descending from north to south from N 39th St towards N 36th St.

Commercial Character

The commercial nexus of the Fremont neighborhood is less than 1 block away to the south. The lively corridor consists of diverse commercial and retail uses, arterial vehicular traffic, access to various forms of public transit, and the Burke Gilman Trail and Fremont Cut within walking distance further south.

Residential Character

The site's immediate neighborhood consists of small residential buildings, predominantly duplexes and triplexes and apartment structures. The scale and character of the neighborhood is eclectic, consisting of smaller craftsman single family homes, more contemporary townhomes, and mid-century to contemporary apartment complexes, small to medium in size. Existing duplex is located directly to the south of the site, a development site under a separate application, with duplex buildings to the west and Harvey Funeral Home parking lot and green space to the south. A 4-story mixed-use building is located diagonally from the site to the south east at 600 N 36th St. There is also significant and consistent new development in the area.

Design Approach

The design approach responds to the varied residential typology, scale and character of the neighborhood, described above, and seeks to create subtle points of connection to maintain and enrich the existing context.

RESIDENTIAL	MIXED USE	COMMERCIAL	PARK	EDUCATIONAL	OFFICE	RELIGIOUS	GOVERNMENT	INDUSTRIAL
SMALL single family		RETAIL						
SMALL duplex/triplex		RESTAURANT						
MEDIUM 4-10 units		GROCERY						
LARGE 10+ units								

NEIGHBORHOOD ANALYSIS

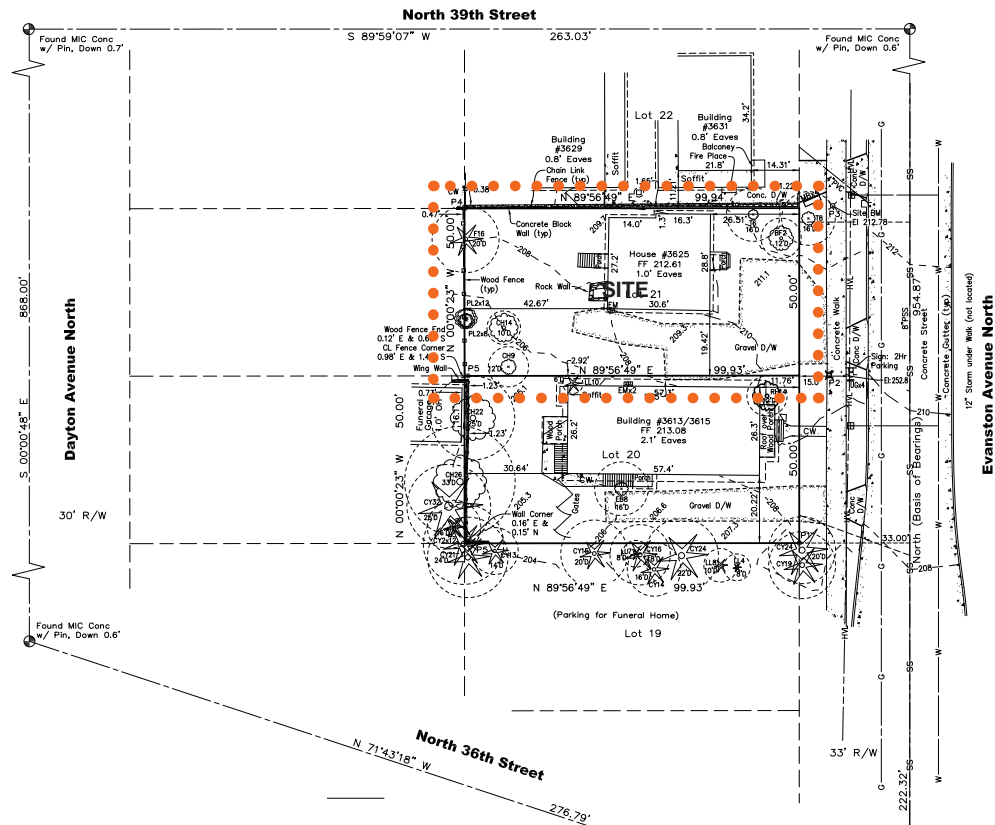
The Fremont neighborhood surrounding the site is predominantly residential to the north, with a mix of multifamily and single family homes. To the south, specifically between N 35th street and N Northlake Way, is a lively commercial corridor consisting of diverse uses, both commercial and mixed use residential.

Fremont is a destination for its commercial uses (restaurants, bars, cafes, boutiques, grocery stores) as well as an arterial to other popular neighborhoods, such as Ballard to the West, Green Lake to the North and Wallingford to the east. As such, the neighborhood is heavily populated and trafficked, with people young and old, bicycles, cars, and buses. The proposed project sits at the perimeter of this nexus.

Other significant characteristics of the neighborhood include the natural landscape and green spaces, and the proximity to the Burke Gilman Trail. Fremont is bound by Lake Union to the South and is walkable to multiple parks, Ernst and Gas Works are examples. The Burke Gilman Trail is a highly used arterial, especially at the length paralleling Fremont.

The immediate neighborhood's topography is generally flat with the greather neighborhood's topography descending from north to south down to Lake Union. At it southern most point, Fremont is home to several large tech company's offices as well as industrial uses.

The neighborhood is growing and there are several development projects happening in the area.



1



2



3

SITE ANALYSIS

The site measures 50 feet north-south by 100 feet east-west and fronts onto Evanston Avenue North. The lot contains an existing single family house built in 1901, which will be deconstructed. Directly north, south and west are duplexes. Further south is a funeral home's tree lined parking lot. The neighborhood north of the site is residential with a mix of single and multifamily. To the south is a thriving commercial center.

The site is located in close proximity to bus transit as well as city arterials, including the Burke Gilman bike trail.

The site has a grade change of approximately 7 feet, sloping down from east to west over the 100 foot length of the site.

The proposed design seeks to address the following Design Guidelines:

CS1 Natural Systems and Site Features

D. Plants and Habitat

CS2 Urban Pattern and Form

C. Relationship to Block

D. Height, Bulk and Scale

CS3 Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

PL2 Walkability

A. Accessibility

PL3 Street Level Action

A. Entries

C. Residential Edges

DC1 Project Uses and Activities

B. Vehicular Access and Circulation

C. Parking and Service Uses

DC2 Architectural Concept

A. Massing

B. Architectural and Facade Composition

C. Secondary Architectural Features

D. Scale and Texture

E. Form and Function

DC3 Open Space Concept

A. Building-Open Space Relationship

DC4 Exterior Elements and Materials

A. Exterior Elements and Finishes

B. Signage

C. Lighting

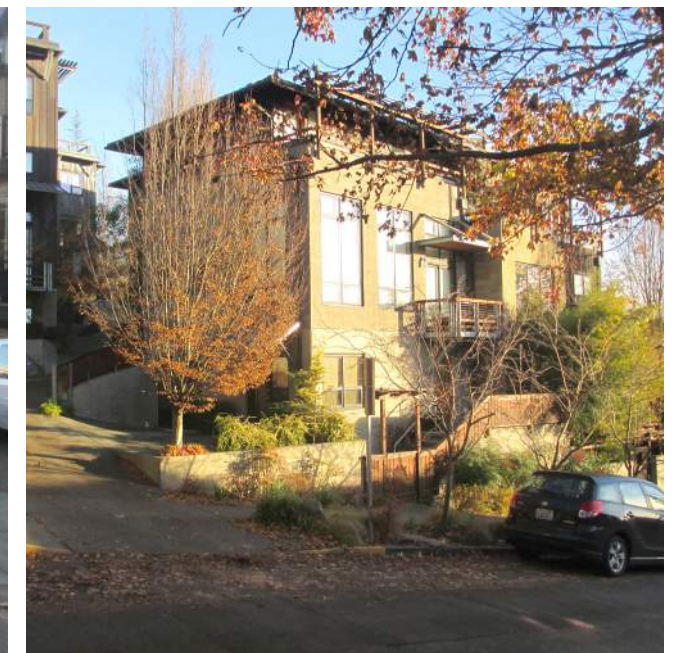
D. Trees, Landscape, Hardscape



4



5



6

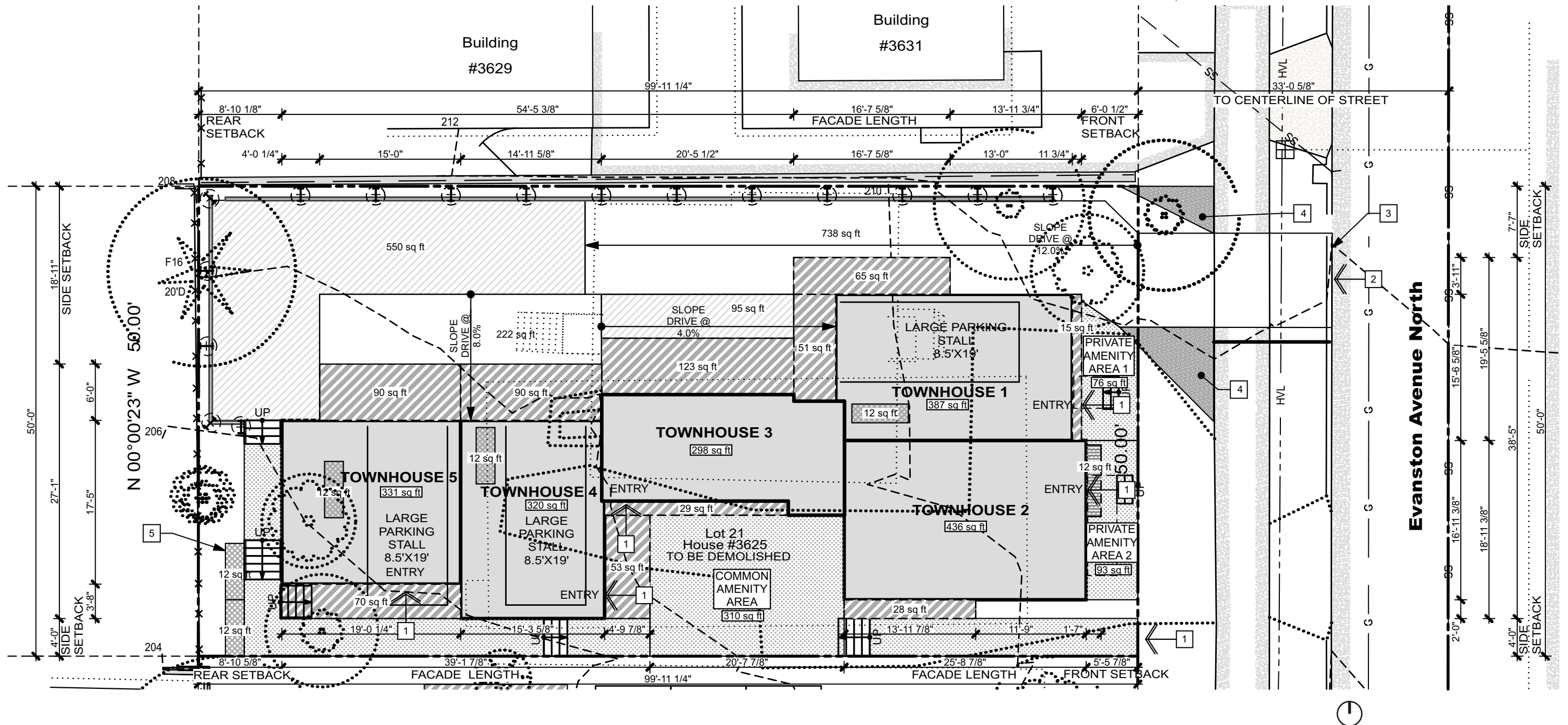
SITE PLAN

PLOT PLAN NOTES

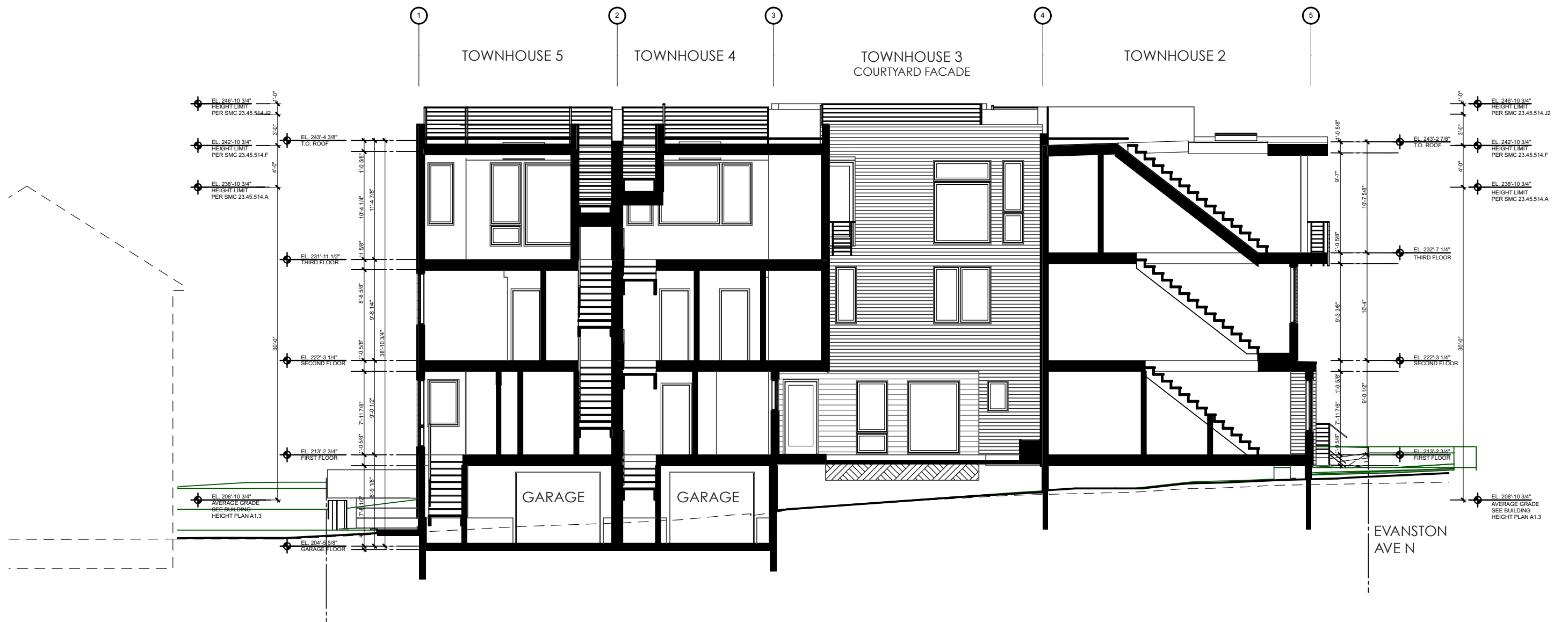
1. PEDESTRIAN ACCESS
2. VEHICULAR ACCESS
3. PROVIDE NEW 10- FOOT CURB CUT PER SDOT STANDARDS
4. PROVIDE SITE TRIANGLE PER SMC 23.54.030.G EXHIBIT F
5. PROVIDE TRASH ENCLOSURE FOR EACH DWELLING PER SMC 23.54.040.A.1, TYP.

LEGEND:

- NEW STRUCTURE FOOTPRINT AT GRADE
- OPEN SPACE AT GRADE
- CANTILEVERED FLOOR SPACE ABOVE GRADE
- PERMEABLE PAVING AT DRIVEWAY
- CANTILEVERED DECK ABOVE GRADE
- ROOF OUTLINE



SITE SECTION



CONTEXT & SITE

CS2 **URBAN PATTERN AND FORM**
C. RELATIONSHIP TO BLOCK
D. HEIGHT, BULK AND SCALE

GUIDANCE
Use massing to identify individual units. Locate windows and amenity space to minimize privacy impacts to adjacent residential structure.

CS3 **ARCHITECTURAL CONTEXT AND CHARACTER**
A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

GUIDANCE
Neighborhood has an evolving architectural context. Building massing, modulation, fenestration and materials should set a good example for future development.

RESPONSE

The proposed project seeks to establish an informed and innovative architecture. The proposal looks to the existing neighborhood as a point of reference, taking cues and integrating various elements into the design, such as scale of building volumes, patterns of fenestration, rhythms of building modulation and open space. It also synthesizes that information and creates something new, promoting a thoughtful, enhancing design that sets a positive precedent for future residential and neighborhood development.

More specifically, the composition of buildings and their constituent volumes intends to identify and differentiate the five individual units as well as minimize the overall massing. Pushing in and pulling out uniquely and carefully sized building volumes creates points of connection with other similarly sized volumes in the neighborhood. That process also creates nuanced, dynamic and interesting facades emphasized by material expression. Size and placement of windows is a result of a similar approach with additional attention paid to privacy and windows of neighboring buildings to the north and west.

PUBLIC LIFE

PL2 **WALKABILITY**
A. ACCESSIBILITY

GUIDANCE
Consider how building meets street, how pedestrian will identify units from the street and access units.

PL3 **STREET LEVEL INTERACTION**
A. ENTRIES
C. RESIDENTIAL EDGES

GUIDANCE
Provide a front setback that is consistent with adjacent properties. Utilize the front setback to provide a semi-private buffer to the street.

RESPONSE

The proposed design carefully considers how all buildings meet and relate to the street, and provides thoughtful architectural gestures related to this point. Buildings touch the ground lightly as a result of most street level walls pulling in and expressing one and two-story volumes. This results in an inviting experience upon entry, affords privacy and remove from the street and reduces mass at street level.

Additionally, the pulling in of one and two-story walls and the use of identifiable entries with overhangs and porches are both points of connection with the architecture in the neighborhood, in terms of scale as well as creating a buffer from the street with a definitive entry threshold.

**PROJECT UNDER
SEPARATE
APPLICATION,
#3019435**



DESIGN CONCEPT

- DC1PROJECT USES AND ACTIVITIES
- B. VEHICULAR ACCESS AND CIRCULATION
- C. PARKING AND SERVICE USES

GUIDANCE

Minimize presence of parking and access. Use hardscape and landscape to break up large expanses of concrete.

RESPONSE

Parking and automobile access are minimized. Access to parking is provided via a curb cut from Evanston Ave. N at the north east corner of the site. Parking is provide for 3 townhouses, located in partially below grade private garages.

- DC2ARCHITECTURAL CONCEPT
- A. MASSING
- B. ARCHITECTURAL AND FACADE COMPOSITION
- C. SECONDARY ARCHITECTURAL FEATURES
- D. SCALE AND TEXTURE
- E. FORM AND FUNCTION

RESPONSE

The proposed project looks to the established neighborhood context and constituent architectural elements to inform and enhance its design and use. Below is a list of specific responses to the five components of the Architectural Concept Design Guideline:

- Massing: The proposed design manipulates and reduces mass using several strategies. Variations in massing through shifting planes identify individual homes within the overall structure. This variation helps the proposed structure engage the scale of existing structures in the surrounding neighborhood. Sloping shed roofs distinguish the massing further creating a contemporary connection with some of the more traditional craftsman/bungalow typology in the neighborhood.
- Architectural Facade and Composition: All building facades are thoughtfully curated, with rhythm and pattern of volume modulation, windows, doors, materials, and other architectural elements intentional in their conception and placement. Privacy and minimizing impact on neighbors views; maximizing light and views from within units; identifying, dynamic and neighborhood enhancing facades, all drove decisions made in the composition of the project’s exterior surfaces.
- Secondary Architectural Features: An additional layer of texture and depth is achieved through the utilization of secondary architectural features, such as railings, roof overhangs, canopies, planters, material selections and color palette. All of these elements have been integrated into the proposed project to achieve a complementary neighborhood scale and character; an artistic and innovative presence; and, through small details, the encouragement of community.
- Scale and Texture: The project achieves a human scale through multiple strategies: modulation of smaller volumes and voids; reduction of building volume height; creation of distinct entries and porches; and the implementation of finer grain architectural details such as railings and planters.
- Form and Function: The proposed design is legible and flexible. Entries, pathways and primary functions are clear, accessible and visually appealing through use of materials and landscaping. Flexibility is most celebrated at the shared courtyard, an outdoor space enhanced by trees and plantings that can serve numerous uses over time.

- DC3OPEN SPACE CONCEPT
- A. BUILDING-OPEN SPACE RELATIONSHIP

GUIDANCE

Locate ground level open space to enhance overall site development.

RESPONSE

A primary goal and generator of the holistic project design, is the creation of a shared, central courtyard. The courtyard will enhance the project by providing a flexible outdoor space for activity, interaction and encouragement of community. Contained within the site its activity will intentionally spill only onto the adjacent site to the south, which is being designed under a separate Streamlined Design Review application. It will have a robust landscape design which will contribute color, texture and warmth while in the space as well as from interior views. Lastly, the outdoor space sets an innovative precedent in the neighborhood for development and strategies to grow community.

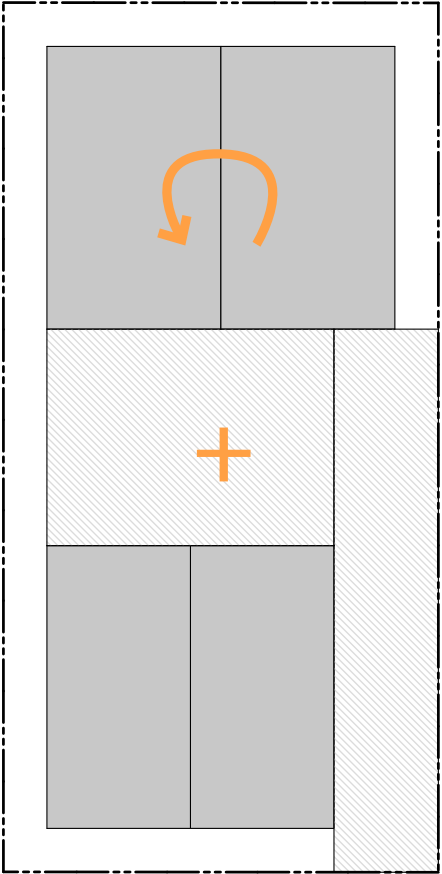
- DC4EXTERIOR ELEMENTS AND MATERIALS
- A. BUILDING MATERIALS
- B. SIGNAGE
- C. LIGHTING
- D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

RESPONSE

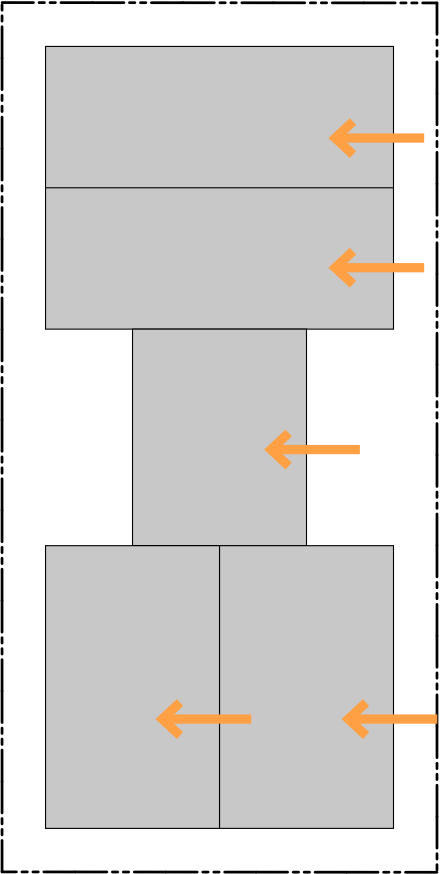
Architectural elements listed in items A through D above were carefully studied and deliberately selected and integrated in the proposed project.

- Building Materials: Various building materials were chosen that serve several purposes: tying into the existing neighborhood and its material character; conversely, using some materials and colors that are not significantly present in the neighbor and exhibiting an appropriately unique architectural character; and lastly using materials with diverse colors, textures and sizes, to create compelling facade for the streetscape. Select building materials also designate different program areas on the site.
- Signage: All building signage will serve to be legible, informative, identifiable and minimal. It will be to an appropriate scale with the surrounding residential neighborhood as well as consistent in material and color with the project as a whole.
- Lighting: Lighting will serve to promote safety on the site as well as enhance the experience of exterior spaces. The lighting design will consider neighboring buildings carefully and locate lighting to reduce residual glare.
- Trees, Landscape and Hardscape Materials: All landscape elements were designed and developed with the intent of enhancing experience for inhabitants and neighbors. Plantings and materials are diverse to create a textured rich architectural layer over that of the buildings themselves. Trees, landscape and hardscape are all used as tools to seamlessly transition from building scale to a more human scale on the exterior of the project.

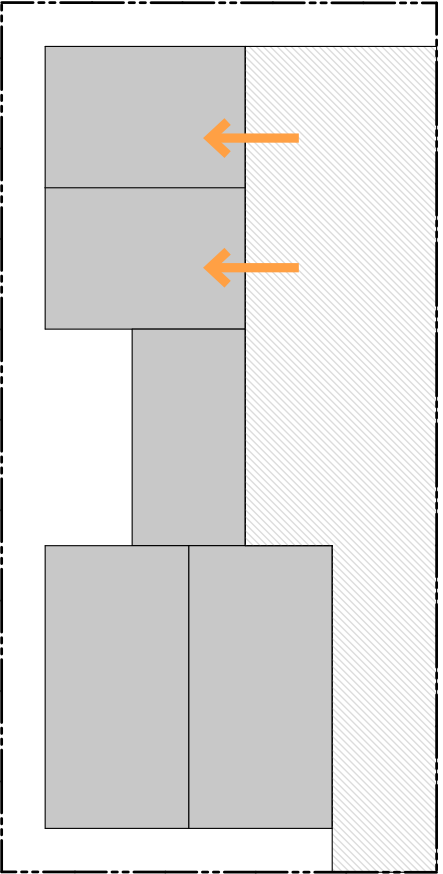
PROJECT EVOLUTION



Code Compliant Scheme with four units and four private garage parking stalls.

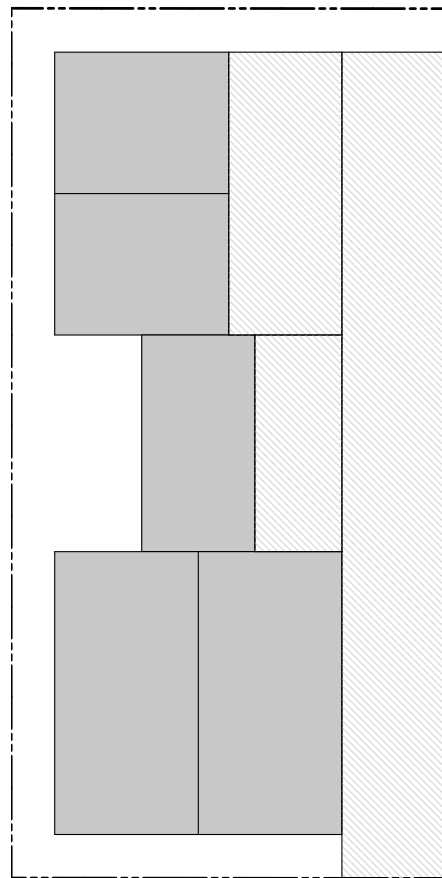


Code Compliant Scheme with 5 units and no parking stalls.



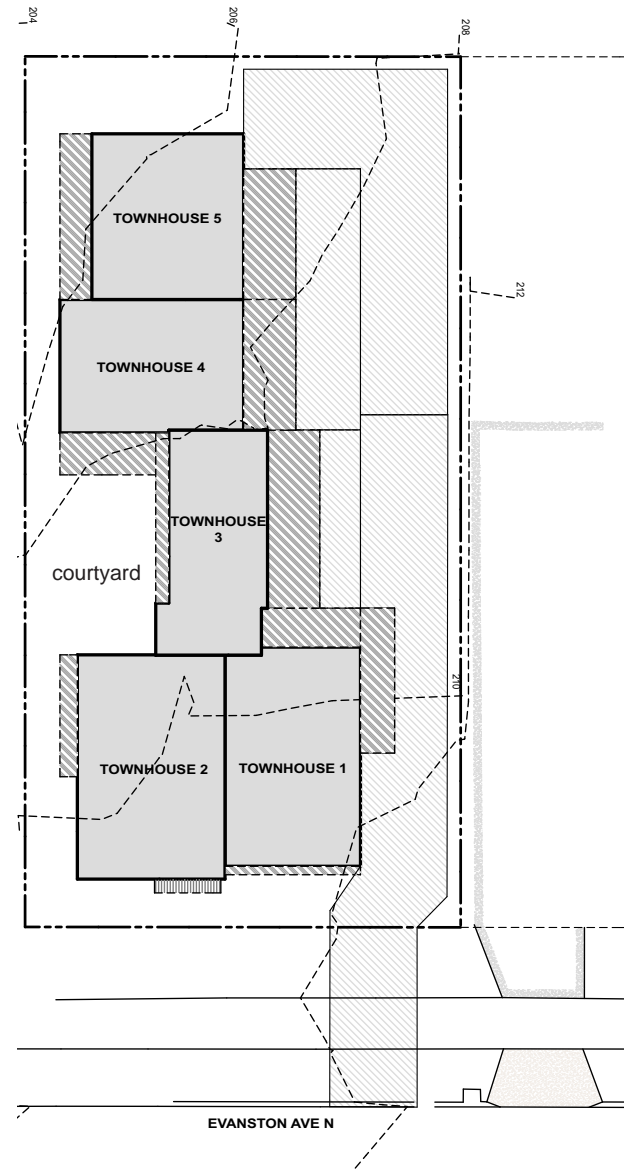
The whole project pushes in at the north side to allow for vehicular access to three partially below grade individual garages.





evanston ave n

The site topography drops towards the west and requires multiple driveway slopes, thus the two western units push in further in order to allow for an extensive driveway slope and the required turning and backing distances for vehicles.

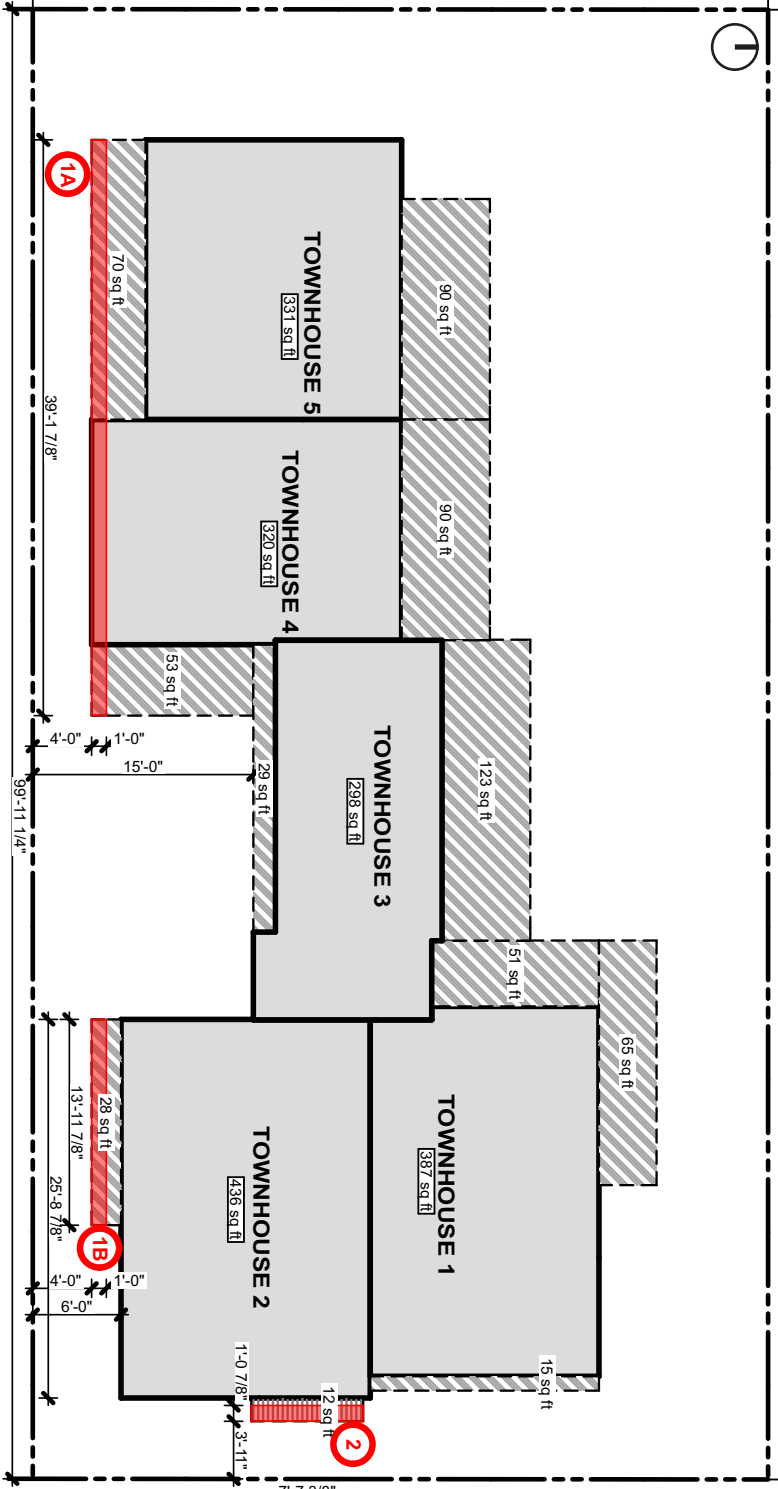


Further modulation and break down of massing result in a better scaled project for the neighborhood context.

ADJUSTMENT TABLE

The modification to the code compliant scheme requires the following adjustments, each of which are allowed under the SDR Process:

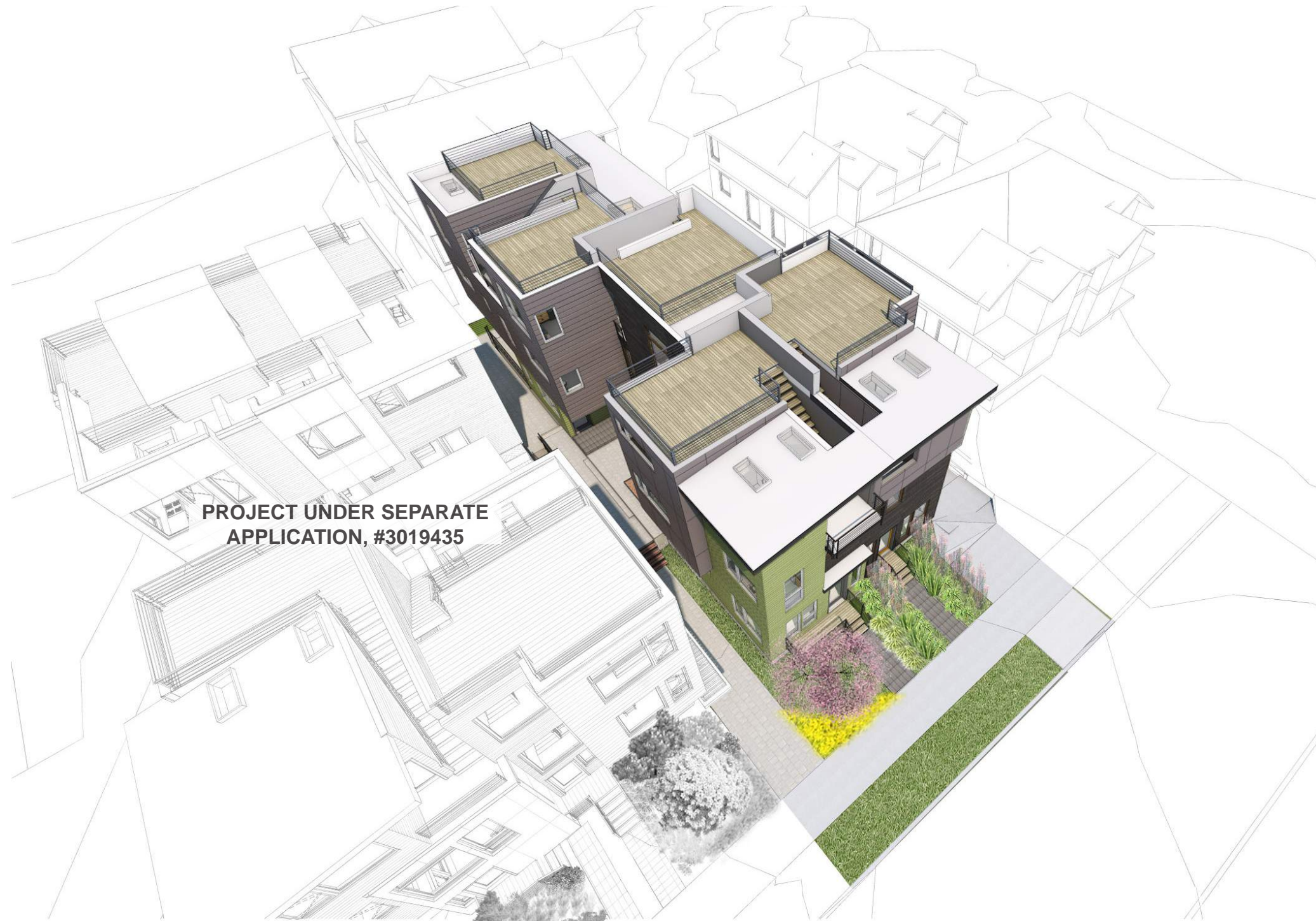
ITEM	CODE SECTION & REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION
1A	SIDE SETBACK AT SOUTH PROPERTY LINE SMC 23.45.518.A	7'-0" AVERAGE 5'-0" MINIMUM	4'-0" MINIMUM FOR A LENGTH OF 39'-1 7/8"	SETBACK: 1'-0" REDUCTION FOR MINIMUM SETBACK, ABOVE GRADE ADJUSTMENTS ARE WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.a	THE TWO WESTERN UNITS ARE SHIFTED CLOSER TO THE SOUTH PROPERTY LINE IN ORDER TO MINIMIZE IMPACT ON THE ADJACENT SITES TO THE NORTH AND WEST. THIS CREATES A LARGER SETBACK TO THE NORTH EQUAL TO 18'-11". THE PARKING STRATEGY OF PROVIDNG PARTIALLY BELOW GRADE PRIVATE GARAGES RESPONDS TO THIS SETBACK AND PROVIDES ADEQUATE SPACE FOR AUTOMOBILE TURN AROUND ON SITE WITHOUT IMPACTING ADJACENT SITES. CS1-C TOPOGRAPHY, CS2 -C2 URBAN PATTERN AND FORM, DC1 -C1 PROJECT USES & ACTIVITIES
1B	SIDE SETBACK AT SOUTH PROPERTY LINE SMC 23.45.518.A	7'-0" AVERAGE 5'-0" MINIMUM	4'-0" MINIMUM FOR A LENGTH OF 13'-11 7/8"	SETBACK: 1'-0" REDUCTION FOR MINIMUM SETBACK, ABOVE GRADE ADJUSTMENTS ARE WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.a	A REDUCTION IN THE SOUTH SETBACK AT THE TWO UPPER FLOORS FRAMES THE PEDESTRIAN ACCESS TO THE COURTYARD AT THE CENTER OF THE SITE. IT SUPPORTS THE ARCHITECTURAL DESIGN CONCEPT OF ELEMENTS SHIFTING IN AND OUT, CREATING MODULATION , SCALE AND INTEREST TO WHAT OTHERWISE WOULD BE A FLAT FACADE. PL1 CONNECTIVITY, DC2 ARCHITECTURAL CONCEPT
2	FRONT SETBACK SMC 23.45.527.B	7'-0" AVERAGE 5'-0" MINIMUM	3'-11" MINIMUM FOR A LENGTH OF 7'-7 3/8"	SETBACK: 1'-7/8" REDUCTION FOR MINIMUM SETBACK, ABOVE GRADE ADJUSTMENTS ARE WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.a	A REDUCTION IN THE ALLOWANCE FOR A DECK PROJECTION IN THE FRONT SETBACK RESULTS FROM TWO KEY SITE STRATEGIES: IT ALLOWS FOR VISUAL CONNECTION TO THE STREET, PROMOTING HUMAN INTERACTION AND EYES ON THE STREET; AND THE STRUCTURE IS LENGTHENED TO PROVIDE A LARGER SETBACK TO THE ADJACENT SITE TO THE NORTH AND TO CREATE A LARGE CENTRAL COURTYARD. CS2 -B,C & D URBAN PATTERN AND FORM, DC3 OPEN SPACE CONCEPT



ADJUSTMENT DIAGRAM

SOUTH FACADE ADJUSTMENT LOCATIONS < > EAST FACADE ADJUSTMENT LOCATIONS



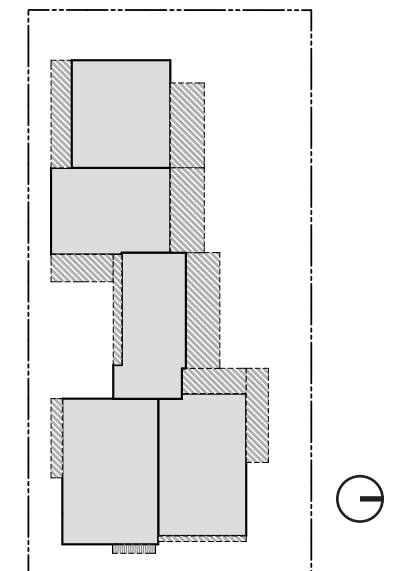


PROJECT UNDER SEPARATE
APPLICATION, #3019435

AERIAL VIEW FROM SOUTHEAST CORNER

RENDERINGS

PROJECT UNDER SEPARATE
APPLICATION, #3019435



1. STREET VIEW, EVANSTON AVE N

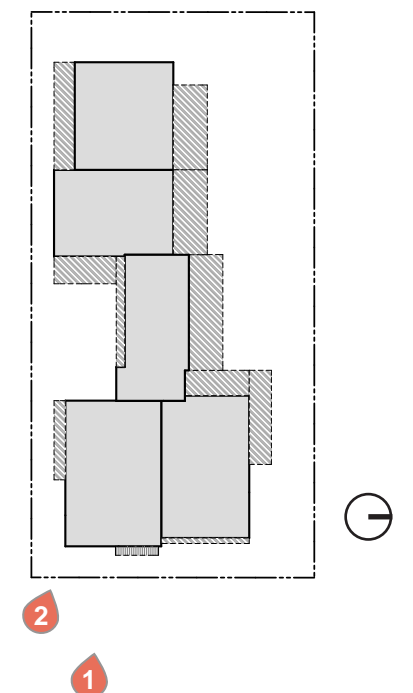


1. STREET VIEW, EVANSTON AVE N

PROJECT UNDER SEPARATE
APPLICATION, #3019435



2. ENTRY VIEW, EVANSTON AVE N





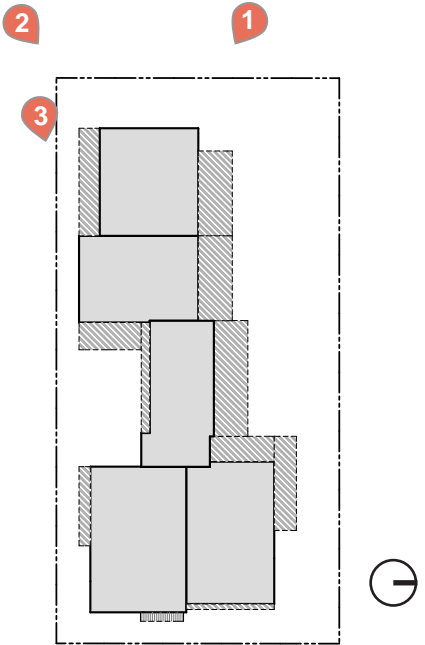
1. WEST FACADE



2. WEST FACADE

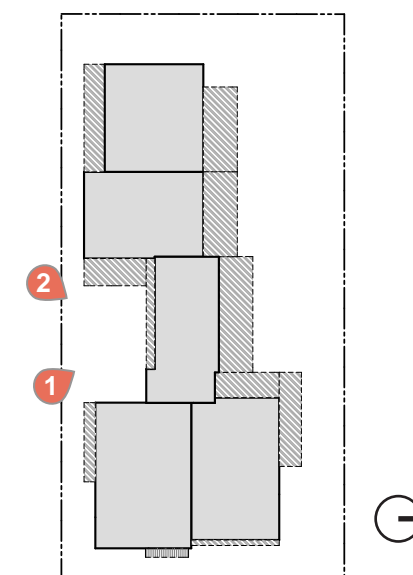


3. COURTYARD VIEW





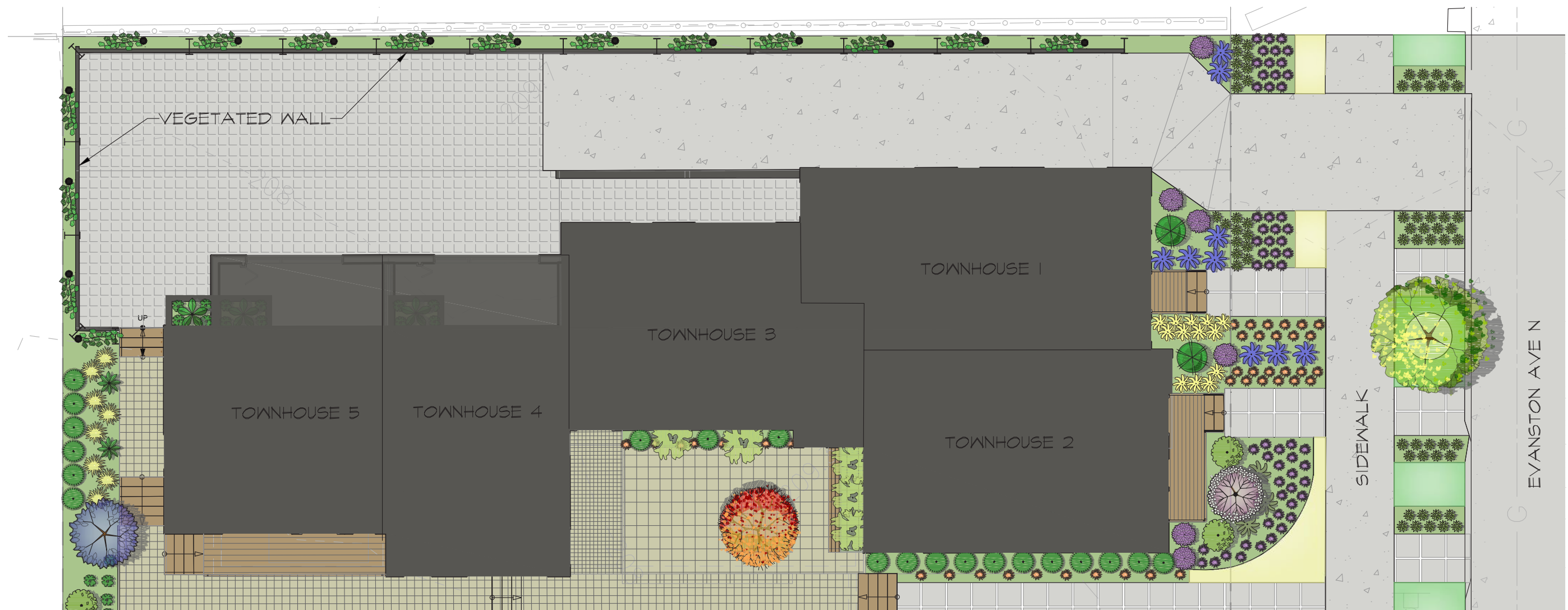
1. COURTYARD VIEW



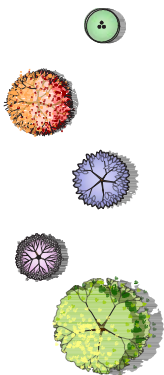
2. COURTYARD VIEW

LANDSCAPE PLAN

PROJECT UNDER SEPARATE
APPLICATION, #3019436



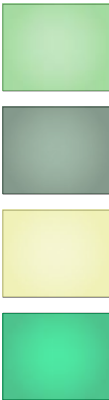
TREES



BOTANICAL NAME / COMMON NAME

- Acer circinatum / Vine Maple
- Acer palmatum 'Butterfly' / Butterfly Japanese Maple
- Fagus sylvatica 'Danyck' / Danyck Beech
- Prunus serrulata 'Amanogawa' / Japanese Flowering Cherry
- Street Tree / TBD

GROUND COVERS



BOTANICAL NAME / COMMON NAME

- Evonymus fortunei 'Kewensis' / Dwarf Wintercreeper
- Leptinella squalida 'Platt's Black' / New Zealand Brass Buttons
- Lysimachia nummularia 'Aurea' / Golden Creeping Jenny
- Pachysandra terminalis / Japanese Spurge

SHRUBS



BOTANICAL NAME / COMMON NAME

- Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
- Berberis thunbergii 'Helmond Pillar' / Columnar Barberry
- Blechnum spicant / Deer Fern
- Carex testacea / Carex
- Chamaecyparis obtusa 'Filicoides' / Hinoki Fernspreay False Cypress
- Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood
- Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
- Fargesia nitida 'Jiuzhaigou' / Red Clumping Bamboo
- Hakonechloa macra 'All Gold' / Japanese Forest Grass
- Helleborus x 'Cinnamon Snow' TM / Hybrid Hellebore
- Hydrangea quercifolia 'Munchkin' / Oakleaf Hydrangea
- Mahonia x media 'Charity' / Mahonia
- Nassella tenuissima / Mexican Feather Grass
- Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass
- Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass
- Phormium tenax / New Zealand Flax

VINES



BOTANICAL NAME / COMMON NAME

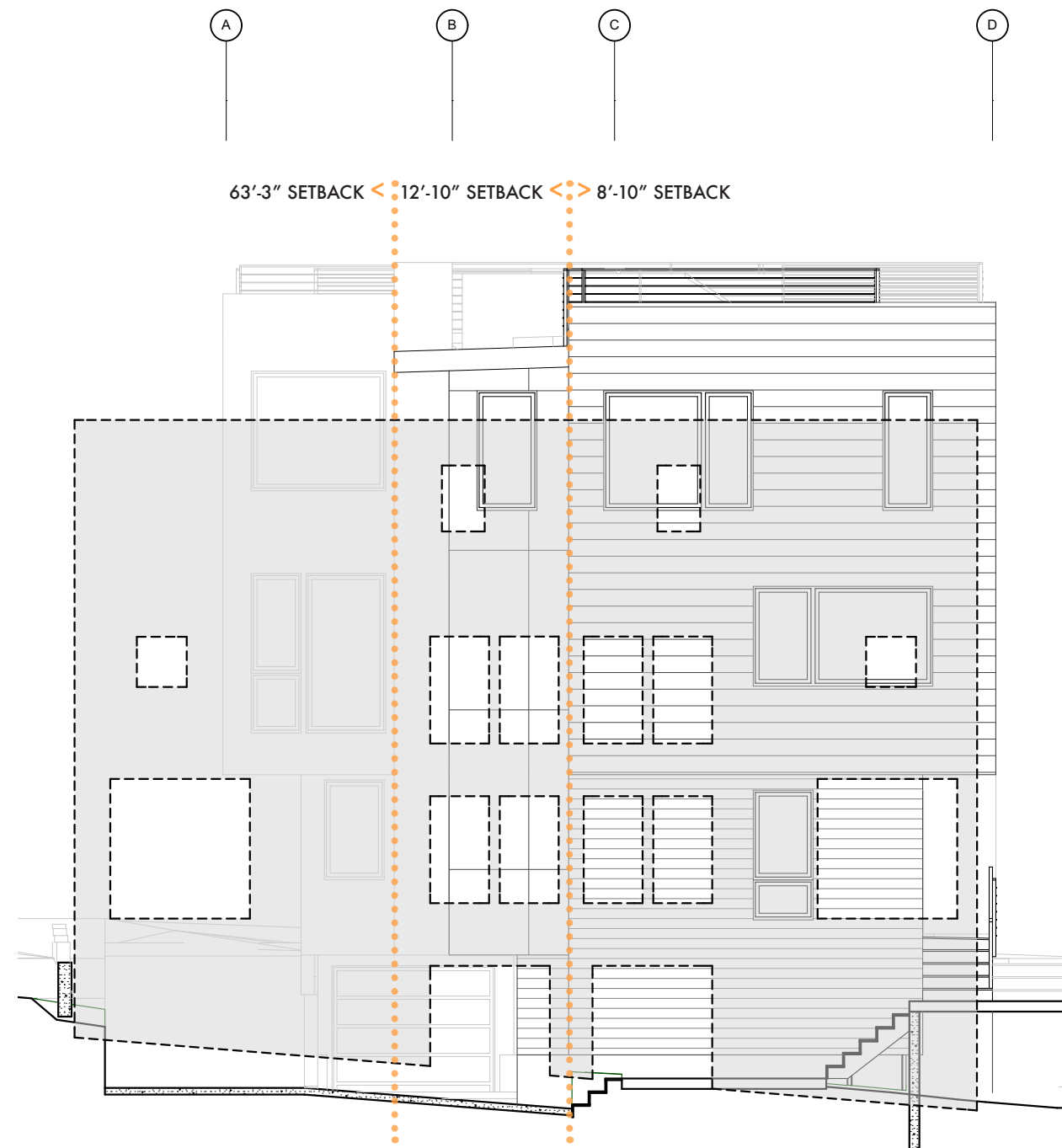
- Parthenocissus tricuspidata / Boston Ivy

PRIVACY ELEVATIONS



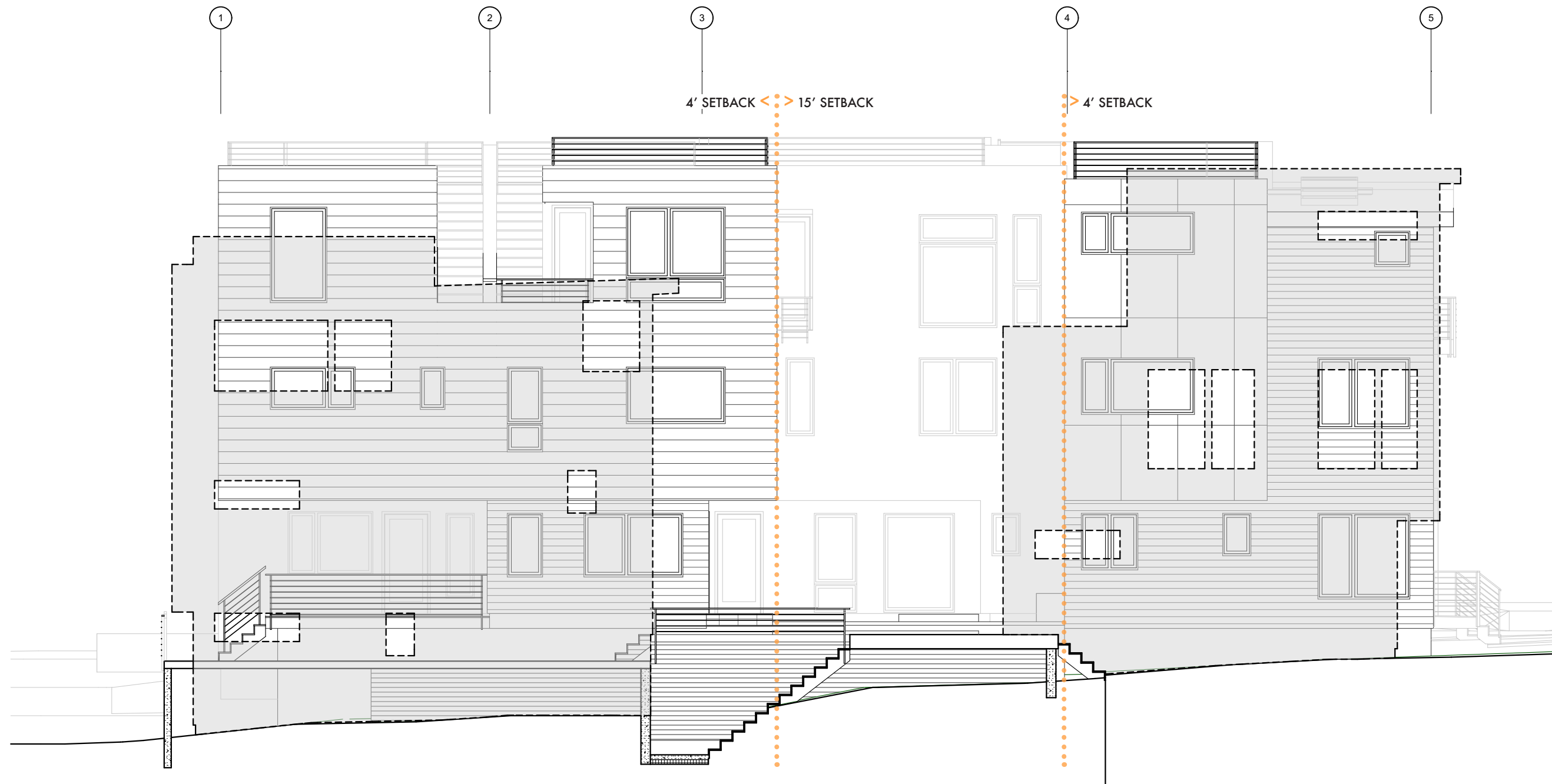
NORTH PRIVACY ELEVATION :
THE PROFILE OF THE ADJACENT STRUCTURE WITH EXISTING OPENINGS IS HIGHLIGHTED

PRIVACY ELEVATIONS



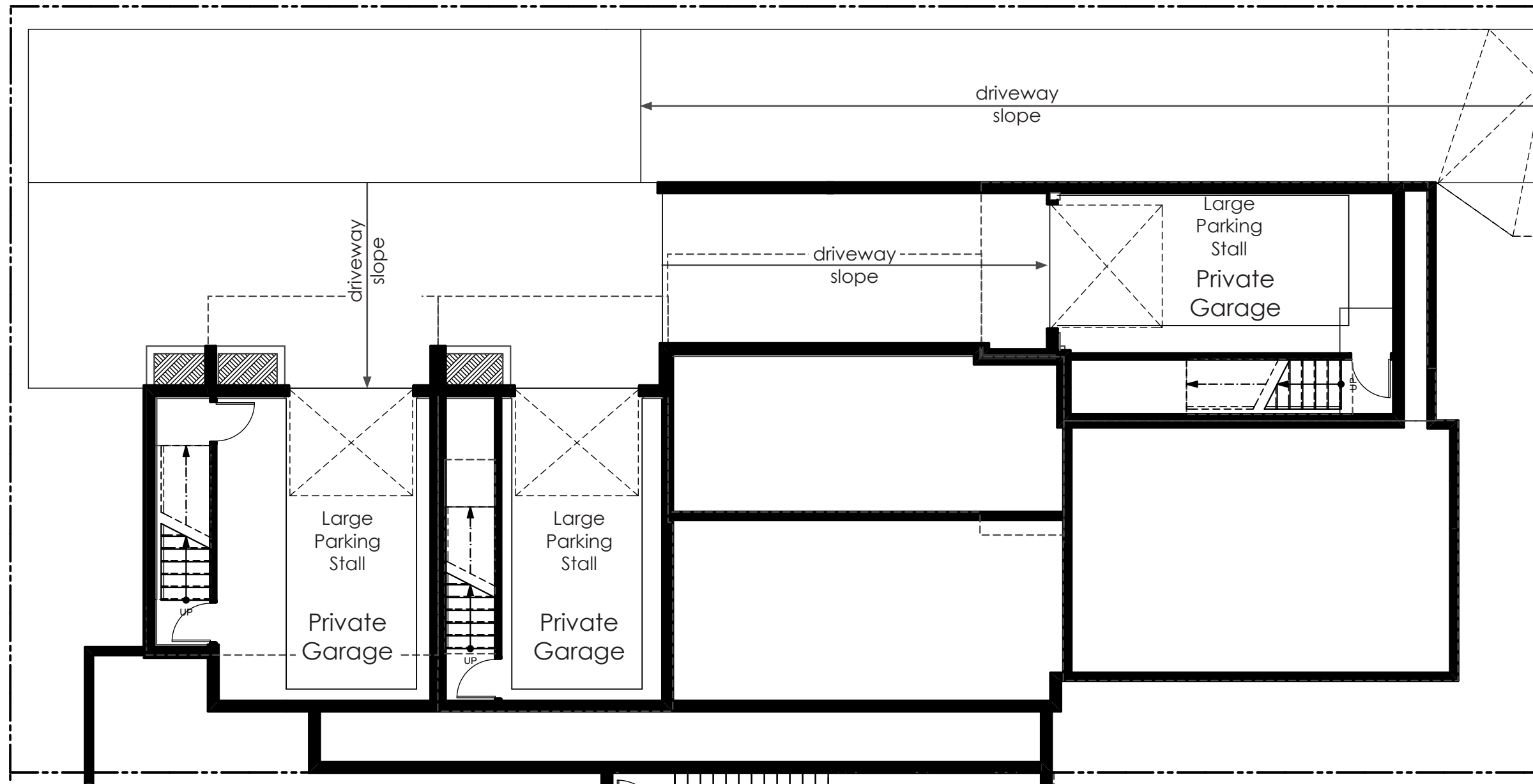
WEST PRIVACY ELEVATION :
THE PROFILE OF THE ADJACENT STRUCTURE WITH EXISTING OPENINGS IS HIGHLIGHTED

PRIVACY ELEVATIONS



SOUTH PRIVACY ELEVATION :
BUILDING TO THE SOUTH IS PROPOSED UNDER A SEPARATE BUILDING PERMIT, PERMIT #3019435

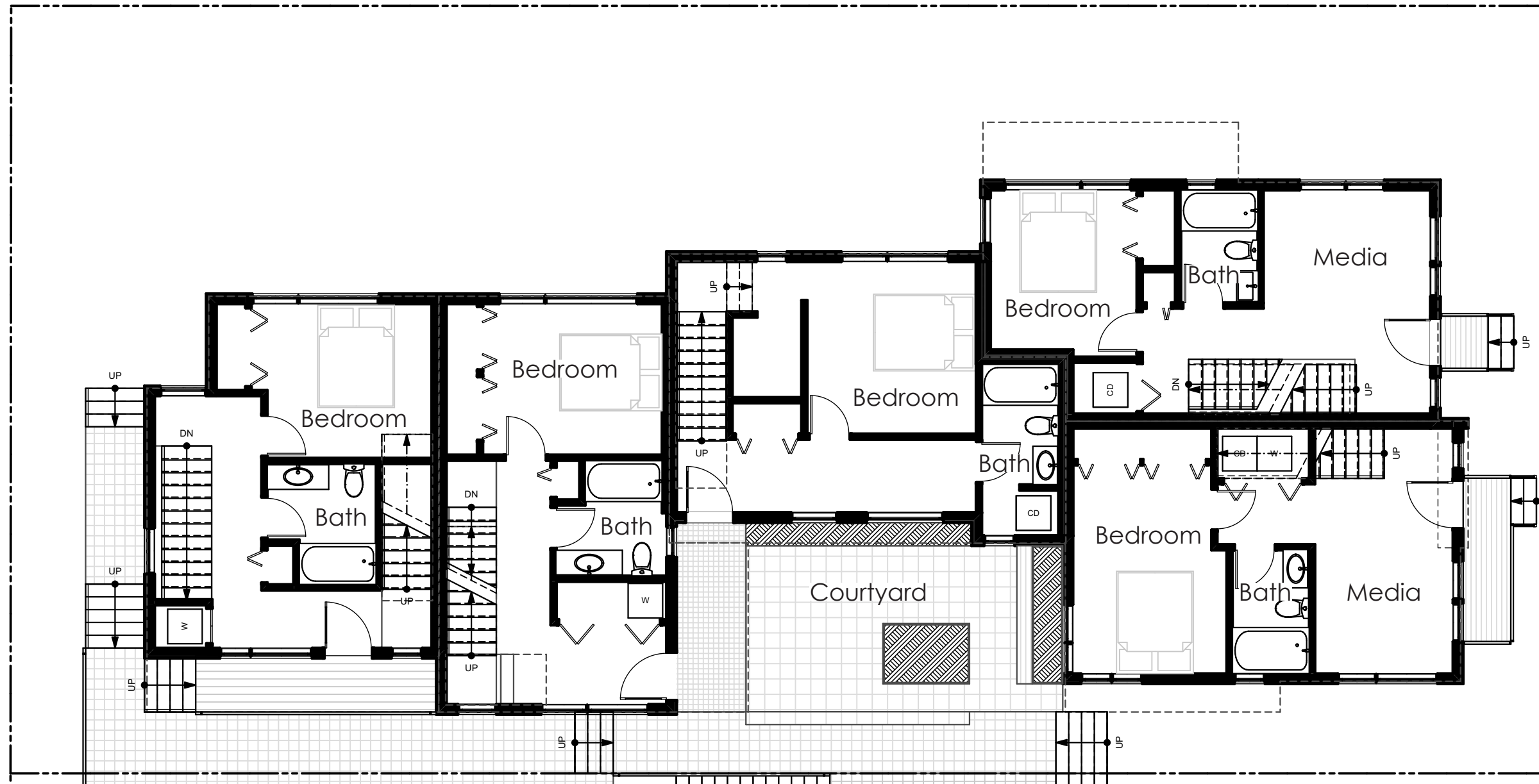
FLOOR PLANS



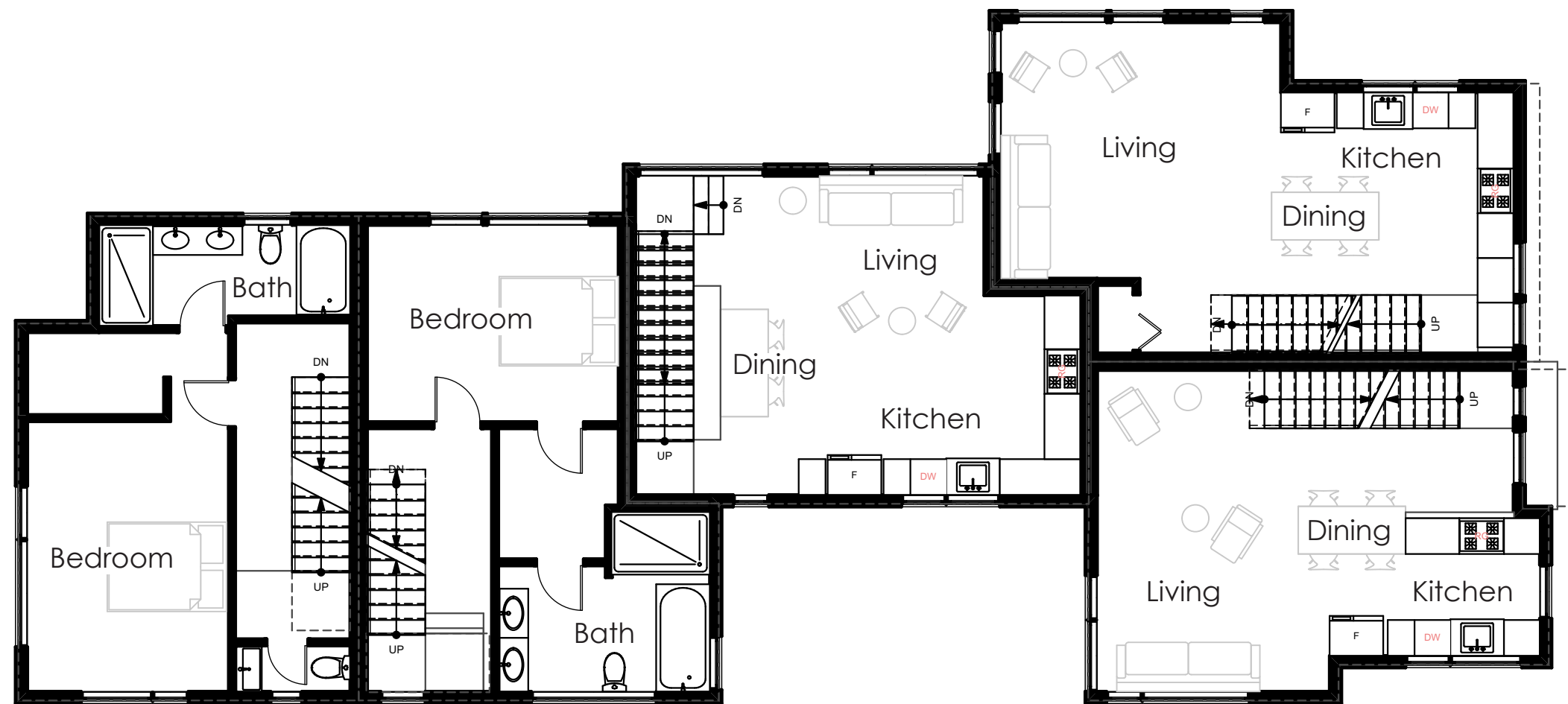
Garage Plan



FLOOR PLANS



First Floor Plan

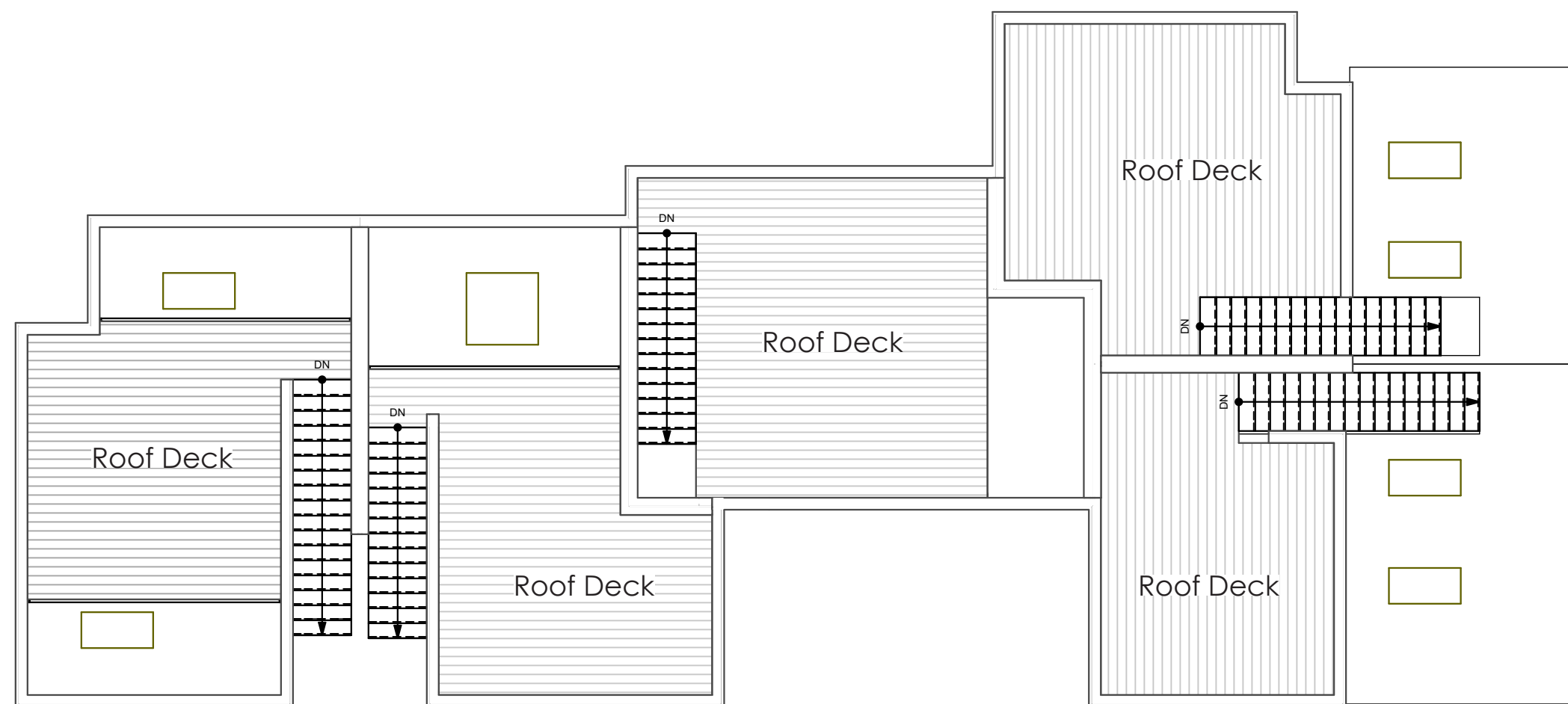


Second Floor Plan



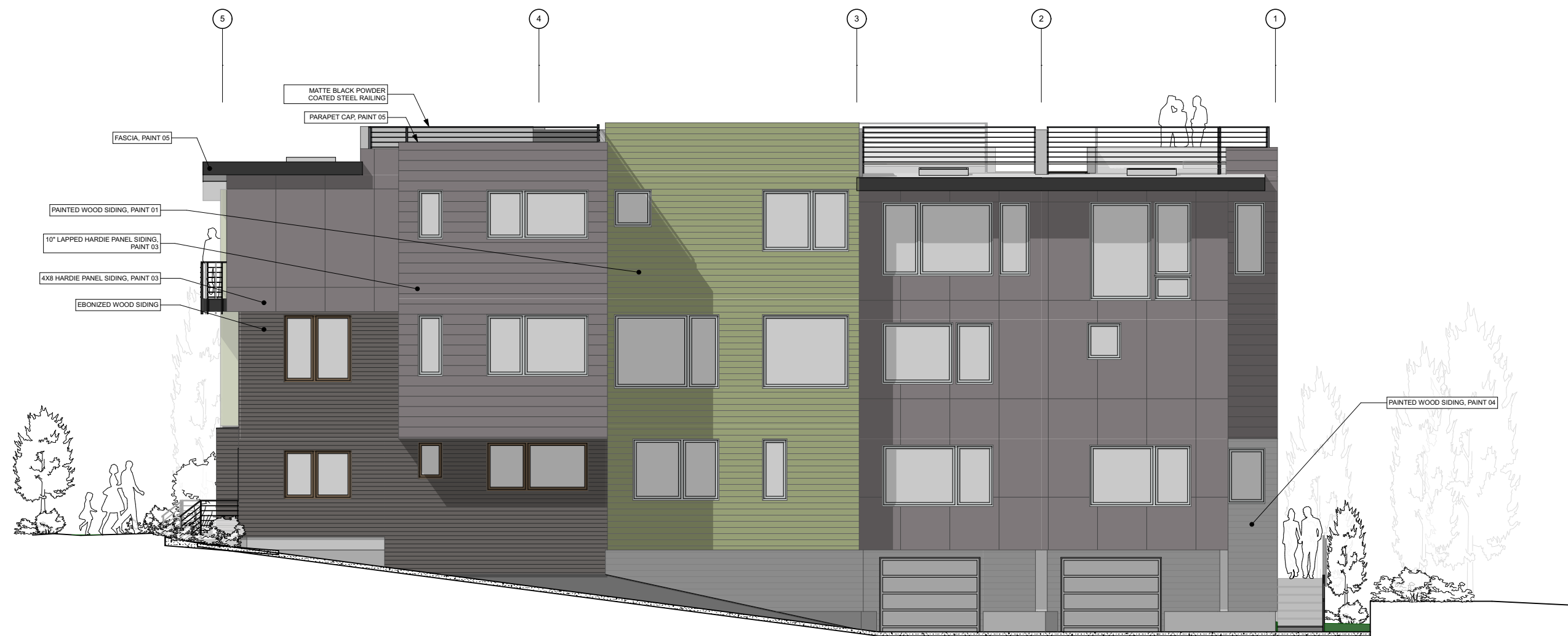


Thirid Floor Plan 

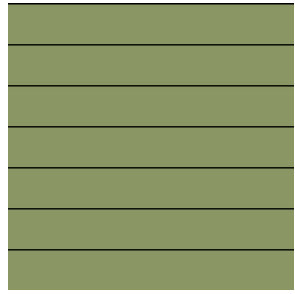


Roof Plan 1

RENDERED ELEVATIONS



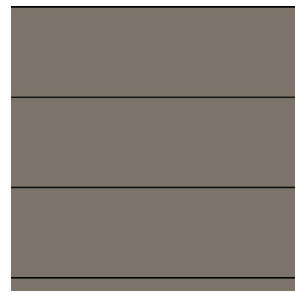
North Elevation



PAINT 01: SW 6431
LEAPFROG OR SIM.
6" PAINTED LAPPED SIDING



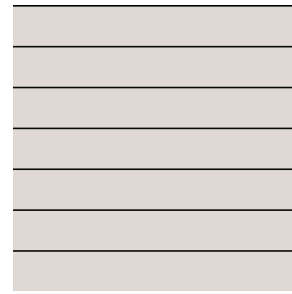
PAINT 02: SW 6670
GOLD CREST OR SIM.
DOOR PANEL AND ARBOR



PAINT 03: SW 7019
GAUNTLET GRAY OR SIM.
10" PAINTED LAPPED SIDING



PAINT 03: SW 7019
GAUNTLET GRAY OR SIM.
4X8' PANEL



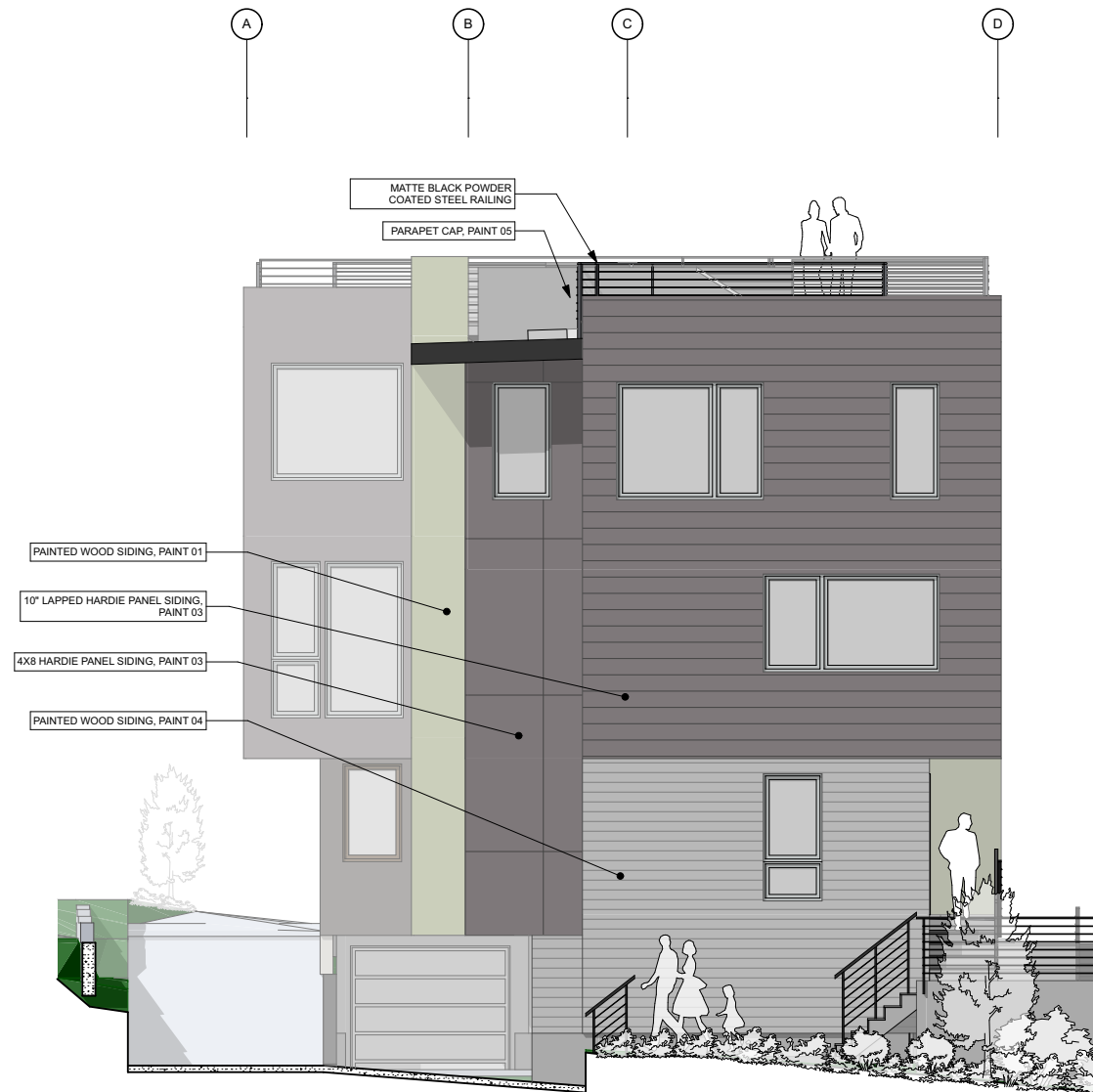
PAINT 04: SW 7015
REPOSE GRAY OR SIM.
6" PAINTED LAPPED SIDING



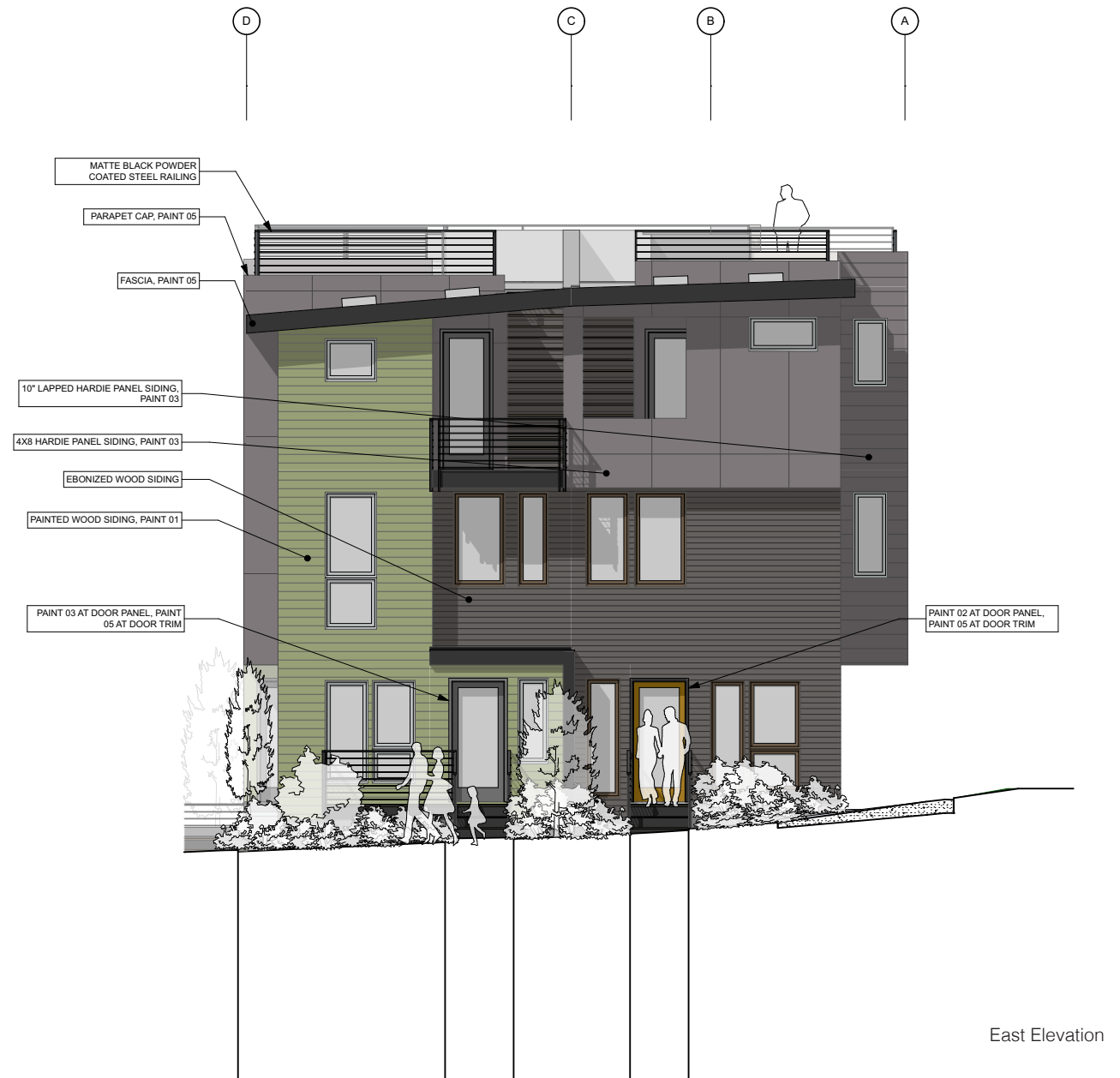
PAINT 05: SW 7020 BLACK
FOX OR SIM. TRIM DETAILS



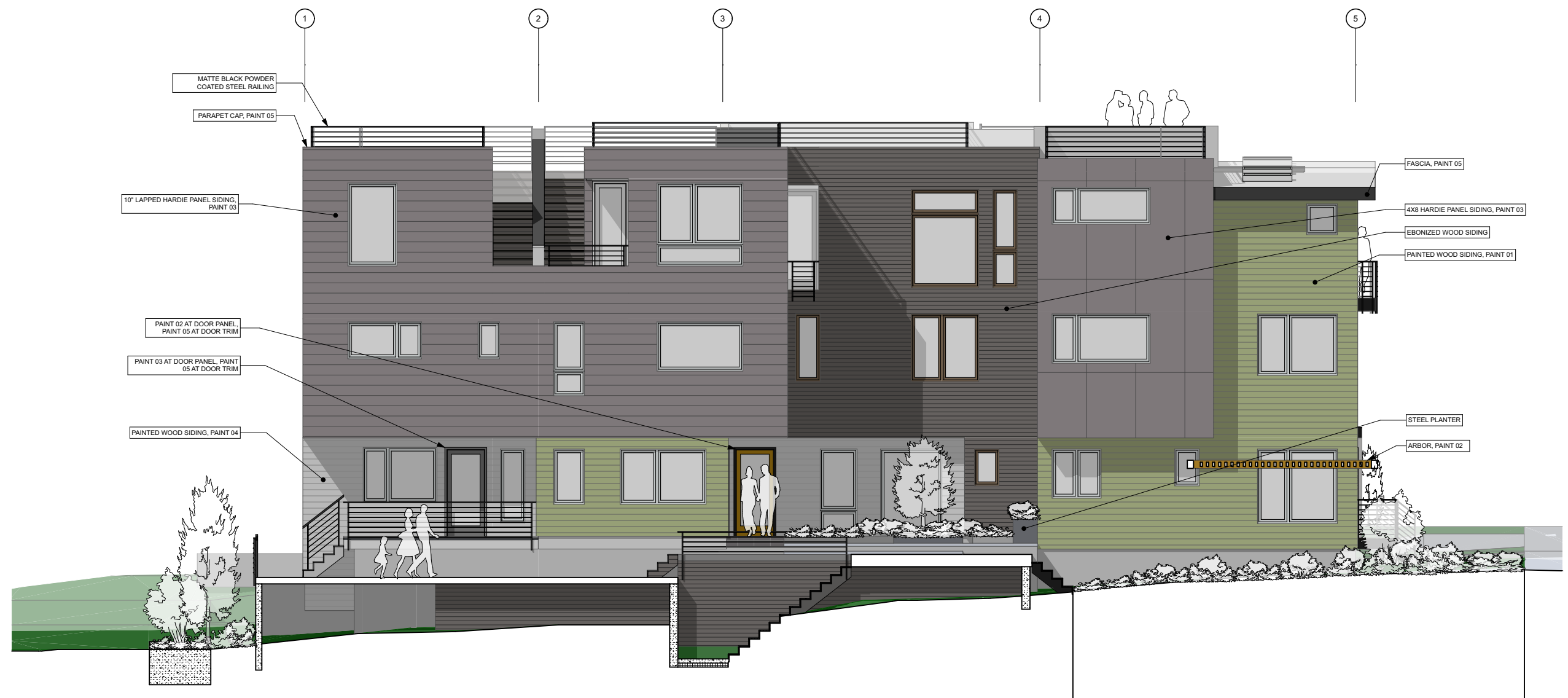
EBONIZED WOOD SIDING



West Elevation



East Elevation



South Elevation

COMPLETED WORKS



① 1530 15th Ave. E (View from sidewalk)



② 3515-19 Wallingford Ave. N



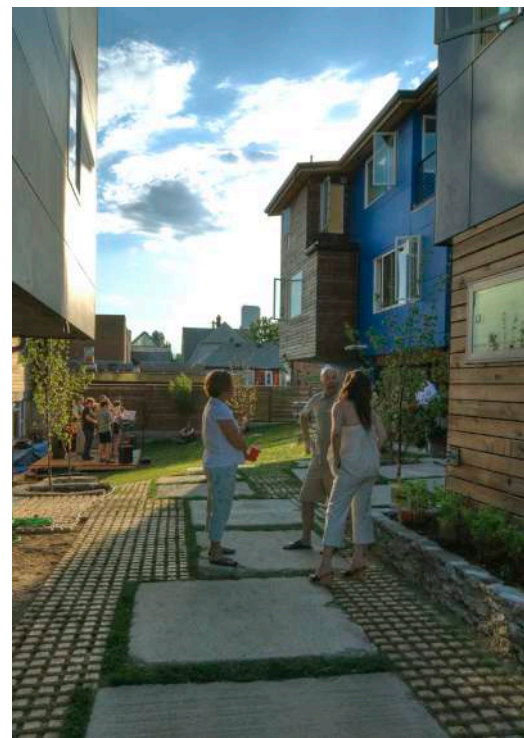
③ 90 E Newton St.



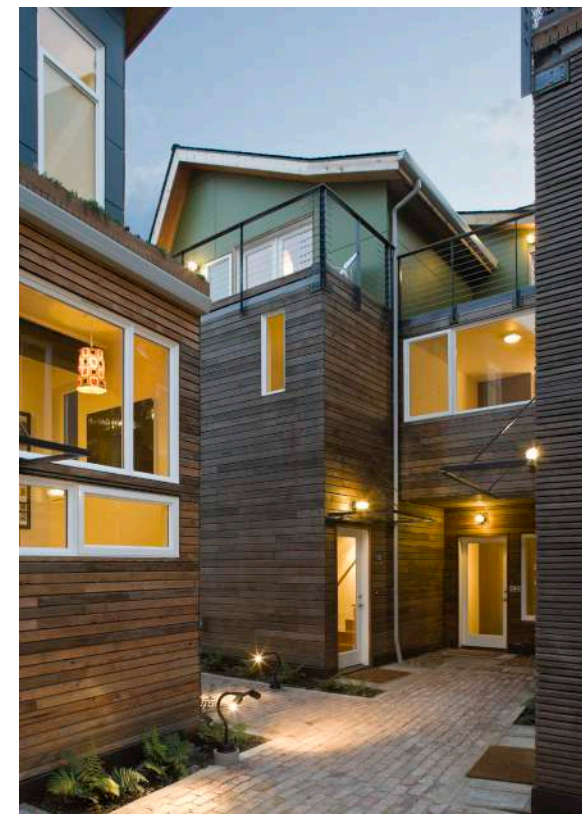
④ 1530 15th Ave. E. (View from street)



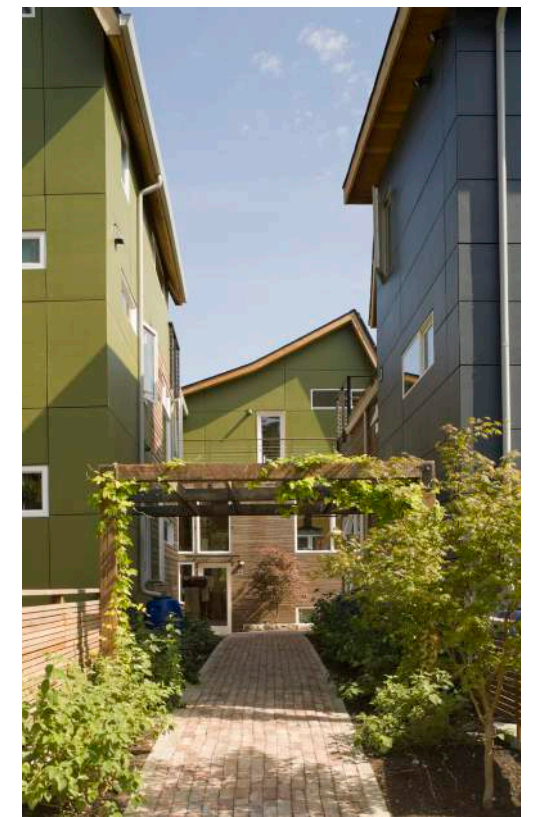
⑤ 1411 E. Fir St. (View from street)



⑥ 1411 E. Fir St. (View of interior boardwalk)



⑦ 1911 E Pine St. (View of interior of canyon)



⑧ 1911 E. Pine St. (View from street)