



# STREAMLINED DESIGN REVIEW APPLICATION

DPD # 3021129

8340 & 8342 Mary Ave NW  
Seattle, WA 98117

Applicant:  
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SDR

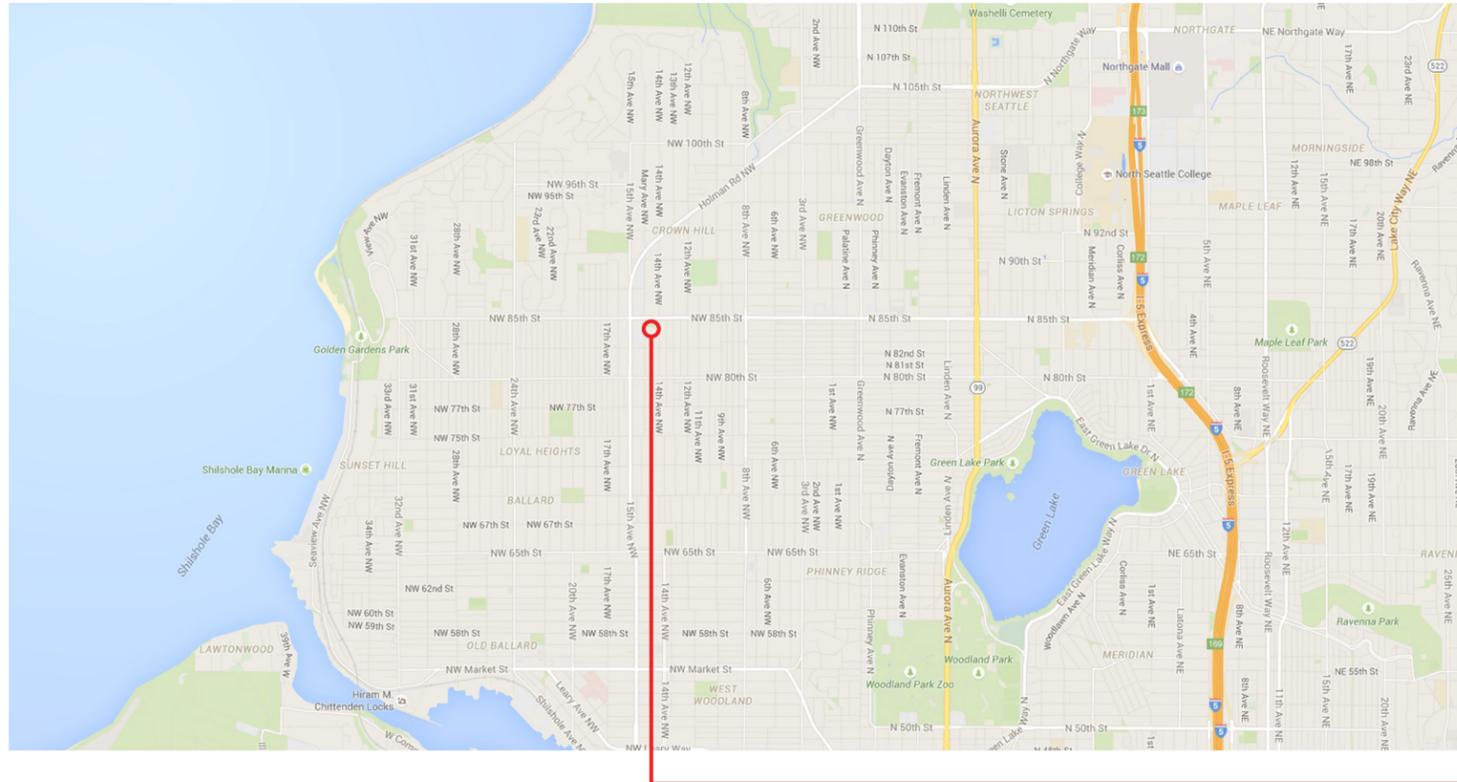
PROJECT NAME:  
ISO MARY AVE 7-UNIT

**alloy**  
DESIGN GROUP LLC



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**SITE LOCATION**

8340 & 8342 Mary Ave NW  
Seattle, WA. 98117

**PROJECT PROGRAM**

Number of Residential Units: 7 units  
Number of Parking Stalls: 6 parking stalls

VICINITY MAP

**DEVELOPMENT OBJECTIVES**

The project proposes the construction of seven (7) total units in two (2) 3-story buildings; one quad-plex townhouse building on the east lot, and one tri-plex rowhouse building on the west lot. The existing structures will be demolished and six of the seven new units will have corresponding parking spaces in the central parking court. Between the buildings is communal space created for circulation, access, and parking. Overall, the project endeavors to promote urban density and support the thriving pedestrian-oriented activities while fitting into the current context of the Crown Hill neighborhood.

**NEIGHBORHOOD DEVELOPMENT**

The project site is zoned LR2-RC and is located within the Crown Hill Residential Urban Village. The project is located on one parcel: 8342 Mary Ave NW, in the neighborhood of Crown Hill. Directly north of the site is Baker Park, with an extension that is currently in the planning stages on the site directly east of the subject parcel. Within roughly a mile of the site are multiple parks, including Soundview Playfield, North Beach Park, and Loyal Heights Community Center. Historic Ballard is to the south and is approximately an 8 minute drive, 35 minute walk, 10 minute bike ride, or a 17 minute bus ride. The immediate neighborhood is comprised of low-rise multi-family, single family residences, and some commercial development. Several new, modern developments (primarily townhouses, row houses, and larger multifamily) have been constructed within this neighborhood in the last several years. There are multiple grocery stores, retail stores, and restaurants within walking distance.



PROJECT NAME:  
ISO MARY AVE 7-UNIT



SITE INFORMATION:  
SITE LOCATION

## ZONING

The project is located in an LR-2 RC zone. The neighborhood is a mix of single family and multi-family dwellings. Adjacent parcels to the project site are zoned LR2-RC and SF5000. This site is also in close proximity to multiple other zones, including NC3P-40, NC2P-40, and NC2-40. This project is also located in the Crown Hill Residential Urban Village overlay.

## PROJECT BREAKDOWN

DPD Project #: 3021129  
 Related Project #'s: 6481903 (Proposed East lot) - 4 Townhouses  
 6481902 (Proposed West lot) - 3 Rowhouses  
 3020774 (Short Plat)

Project Address: 8340 & 8342 Mary Ave NW  
 Seattle, WA 98117

APN: 758920-0135

Legal Description: Scheuermans Garden Acre TRS #2 W 1/2 of S 1/2 Less St; Plat Block:, Plat Lot 7  
 Zone: LR-2 RC  
 Subject Lot Sizes: 3,424 SF (West lot), 4,487 SF (East lot)  
 Use Type: R-2 (Multi-family)

FAR Calculations: SMC 23.45.510  
 West lot: 3,424 SF x 1.3 = 4,451 allowable FAR  
 West Unit FAR Analysis: 1,414 SF x 3 units = 4,242 SF FAR  
 Total FAR: 4,242 SF < 4,451 SF allowable

East lot: 4,487 SF x 1.2 = 5,384 allowable FAR  
 East Unit FAR Analysis: 1,332.5 SF x 4 units = 5,330 SF FAR  
 Total FAR: 5,330 SF < 5,384 SF allowable

Amenity Area: SMC 23.45.522  
 West lot: 25% of lot, or 3,424 SF x .25 = 856 SF  
 East lot: 25% of lot, or 4,487 SF x .25 = 1122 SF

Setback Requirements: 23.45.518  
 Front (Parcel A) 5'-0" min  
 Side S (Parcel A) 5'-0" min  
 Side N (Parcel A) 0'-0"  
 Rear (Parcel A) 7'-0" avg, 5'-0" min

Front (Parcel B) 7'-0" avg, 5'-0" min  
 Side S (Parcel B) 5'-0" min  
 Side N (Parcel B) 5'-0" min  
 Rear (Parcel B) 7'-0" avg, 5'-0" min

Residential Parking Requirements: 23.54.015 Table B, Use M  
 Required: Zero (0) spaces (If proven frequent transit)  
 Provided: Six (6) spaces



Crown Hill Residential Urban Village

SITE INFORMATION:  
**ZONING + PROJECT BREAKDOWN**



PROJECT NAME:  
**ISO MARY AVE 7-UNIT**





STREET VIEW FROM MARY AVE NW (LOOKING EAST)



STREET VIEW FROM MARY AVE NW (LOOKING WEST)



PROJECT NAME:  
ISO MARY AVE 7-UNIT



SITE INFORMATION:  
NEIGHBORHOOD CONTEXT

## CS2 Urban Pattern and Form

### CS2-A Location in the City and Neighborhood

These 7 multi-family units will provide housing for a growing demographic that favors a smaller footprint and stronger connection to their urban environment. The blocks surrounding the project site are a vibrant mix of older single family homes, newer multi-family residences, and some commercial uses.

### CS2-B Adjacent Sites, Streets, and Open Spaces

The ground floor of the row houses will rest a few feet above the existing grade, creating an entry porch with stairs. A common characteristic of existing structures in the neighborhood. The project will connect to the street through the use of landscaping, lighting, pedestrian paths, and signage. The proposed central open space provides spatial relief from the existing park to the north and additionally offers more space for the existing trees located on park property.

### CS2-C Relationship to the Block

The proposed project is neighboring a site with an existing single family residence, and townhouse at the rear of the site. In combination with the neighboring property and the large commercial building across the street, the proposed project will serve as a visual transition between the various zoning designations and uses in the immediate vicinity.

### CS2-D Height, Bulk and Scale

The size of the proposed buildings will compliment the single-family and multi-family homes nearby, ultimately enhancing the neighborhood with visual integration and by providing transitions between the mix of building scales. Building massing is refined and reduced through material changes, façade articulation and plantings.

## PL1 Connectivity

### PL1-B Walkways and Connections and Pedestrian Infrastructure

The three rowhouse units each have a clearly marked pathway from the sidewalk to the front door. A shared, common entry to the parking area and access to the rear townhouse units will accompany a property address monument and will be located on either side of the entry to the site where it connects to the sidewalk alongside the rowhouse units.

## PL2 Walkability

### PL2-B Safety and Security

Two of the townhouse units and all of the rowhouse units will have clear views of the surface parking area providing natural surveillance of this common space. Landscape lighting will provide safe illumination levels during dark hours.

### PL2-C Weather Protection

Entrances are covered, providing protection from the weather.

## PL3 Street-Level Interaction

### PL3-A Entries

The three rowhouse unit entries are clearly visible from the street edge. Unit entrances to the two street facing townhouse units are prominent and situated at the end of the site pathway, making them clearly identifiable from the street. The two units behind enter just on the other side of the front entrances at the side of the building, easily visible as one walks down the site path on the north or south edge of the property.

### PL3-B Residential Edges

The design elements above, in addition to the side curb cut at the west lot promote a transition from the public realm (open space of central courtyard) to private realm (unit entries and parking area).

## PL4 Active Transportation

### PL4-A Entry Locations and Relationships

A 10' curb cut provides a standard width for cars, cyclists, and pedestrians entering and exiting the property. This main path of travel is complemented by a separate pedestrian access paths on the north and south edges of the site. The paths are distinguished by paved surface (tire path) and concrete pavers (pedestrian path).

## DC1 Project Uses and Activities

### DC1-A Arrangement of Interior Uses

Two of the townhouse units and all of the rowhouse units have views of the central courtyard. Each of the seven total units have an open view of the surrounding neighborhood from their individual roof decks while affording privacy between units.

## DC1-B Vehicular Access and Circulation

The central courtyard allows cars and pedestrians to safely share the space. Planters and opportunities for bicycle parking encourage people to pause and occupy the open space, while changes in the paving, in height and texture, will provide a means to slow traffic.

### DC1-C Parking and Service Uses

Six surface parking spaces occupy the central courtyard and adequate parking screening is provided.

## DC2 Architectural Concept

### DC2-B Architectural and Façade Composition

Through the use of color, materials, modulation, and window placement, all facades have been composed to provide visual interest on the exterior and help define the units as individual residences.

### DC2-D Scale and Texture

Building overhangs, an architectural shroud element, and the entry level plinth that raises the upper building volume marks primary and secondary entrances, are clearly delineated through color and material changes, and reinforce the human scale.

## DC3 Open Space Concept

### DC3-C Design

The pass-through space at the center of the townhouse building and the appearance of the upper volume of both the townhouse and rowhouse buildings as being situated on a plinth provides human scale and interaction with the building and site amenities.

## DC4 Exterior Elements and Finishes

### DC4-B Signage

Each Unit will have a prominently displayed address that is visible from the street and integrated in the design of the project.

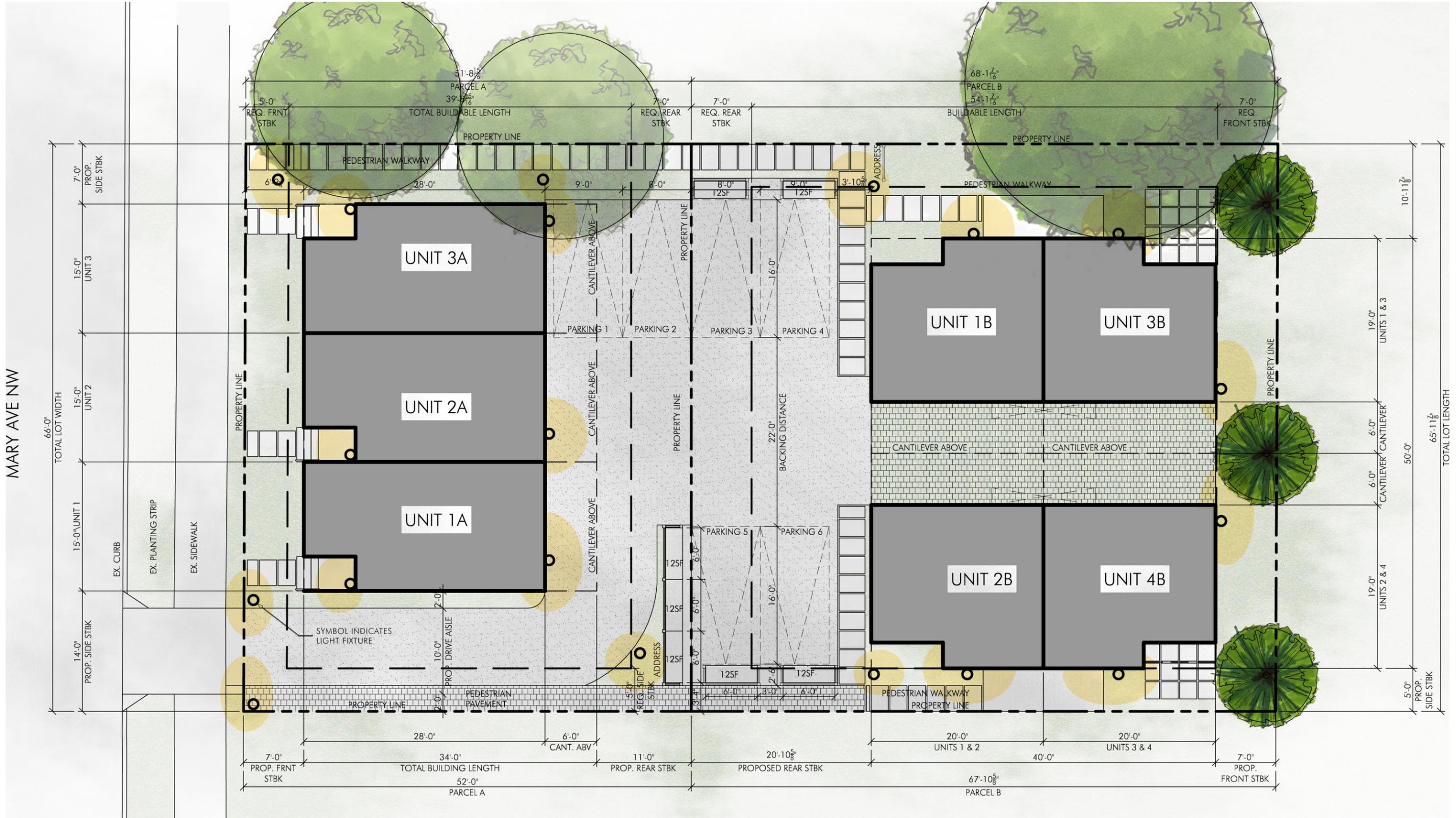
### DC4-C Lighting

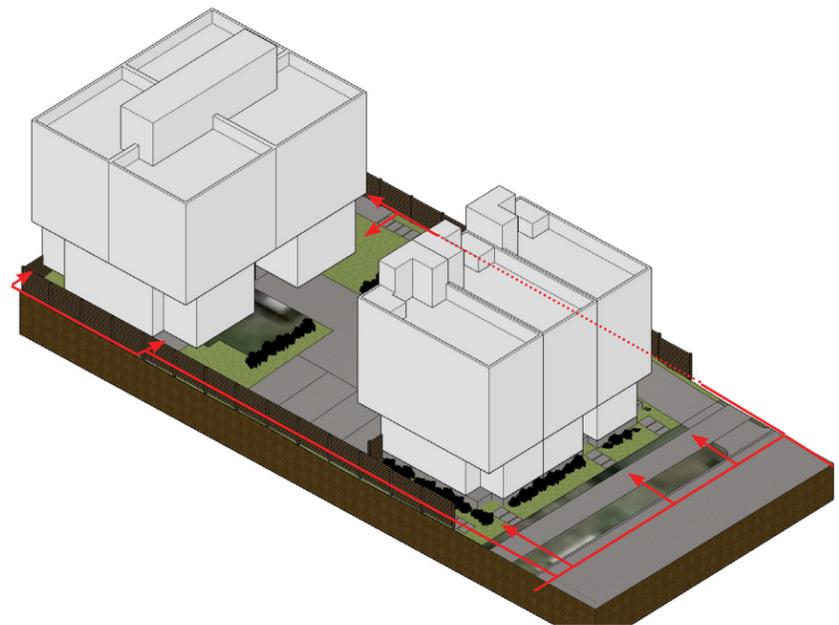
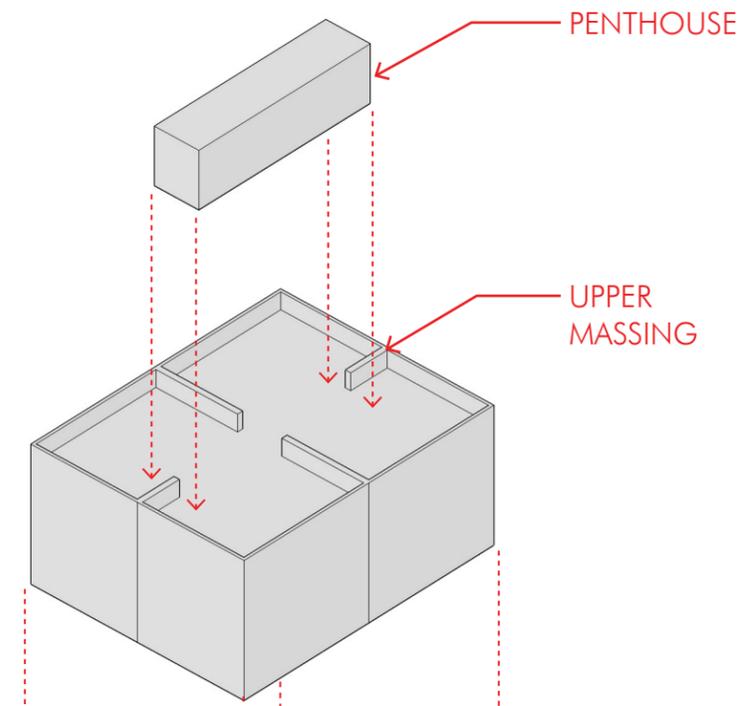
A thoughtful exterior lighting design will illuminate landscaping and shared walkways, mark unit entries, and highlight the shared spaces at the central courtyard.

### DC4-D Tree, Landscape and Hardscape Materials

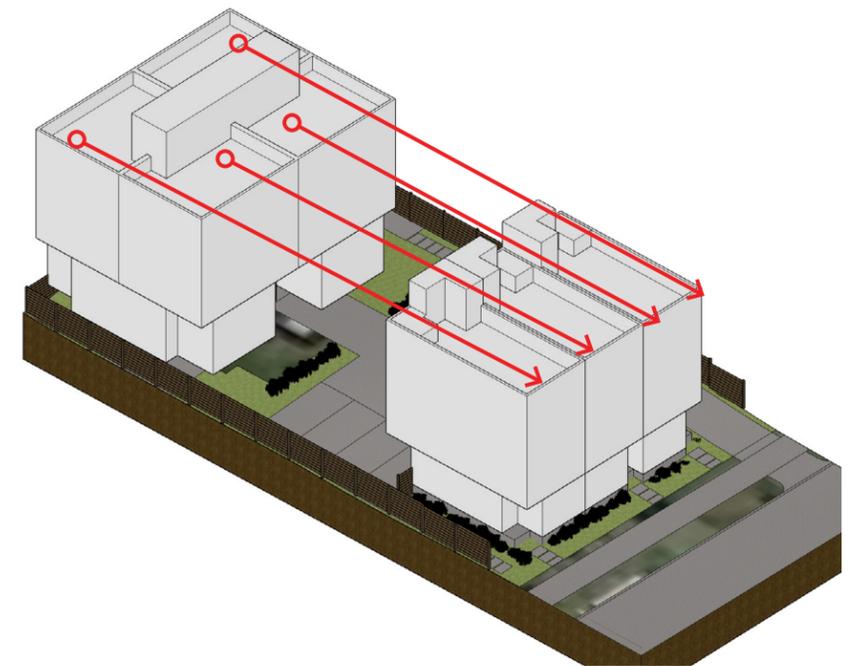
Shared open space will be reinforced through landscaping and hardscaping that provides opportunities for cars, pedestrians, bicyclists and plantings to interact safely by distinguishing between different paths of travel. Changes in material and textures will not only define these exterior spaces but also slow vehicular traffic.

MARY AVE NW

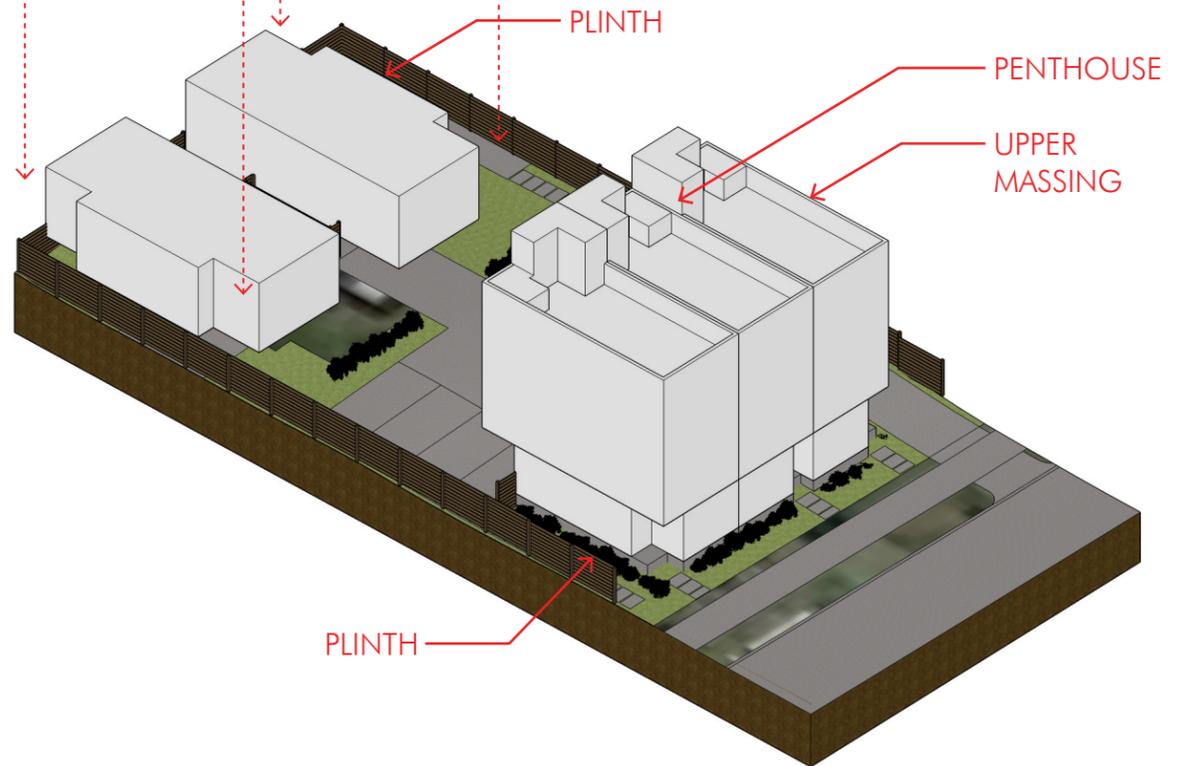




VEHICULAR & PEDESTRIAN ACCESS PATHS



MAINTAIN EQUAL VIEWS



MASSING CONCEPT



MASSING IN CONTEXT

ARCHITECTURAL CONTEXT:  
ARCHITECTURAL CONCEPT



PROJECT NAME:  
ISO MARY AVE 7-UNIT





**PUBLIC vs. PRIVATE SPHERES**

Separation of public and private with use of parking screening, and planters. Windows in two townhouse units and in all three rowhouse units face the common courtyard and city views beyond

[RELEVANT DESIGN GUIDELINES – CS2, PL1, PL2, PL3, PL4, DC1, DC2, DC3]

**TOPOGRAPHY CHANGE**

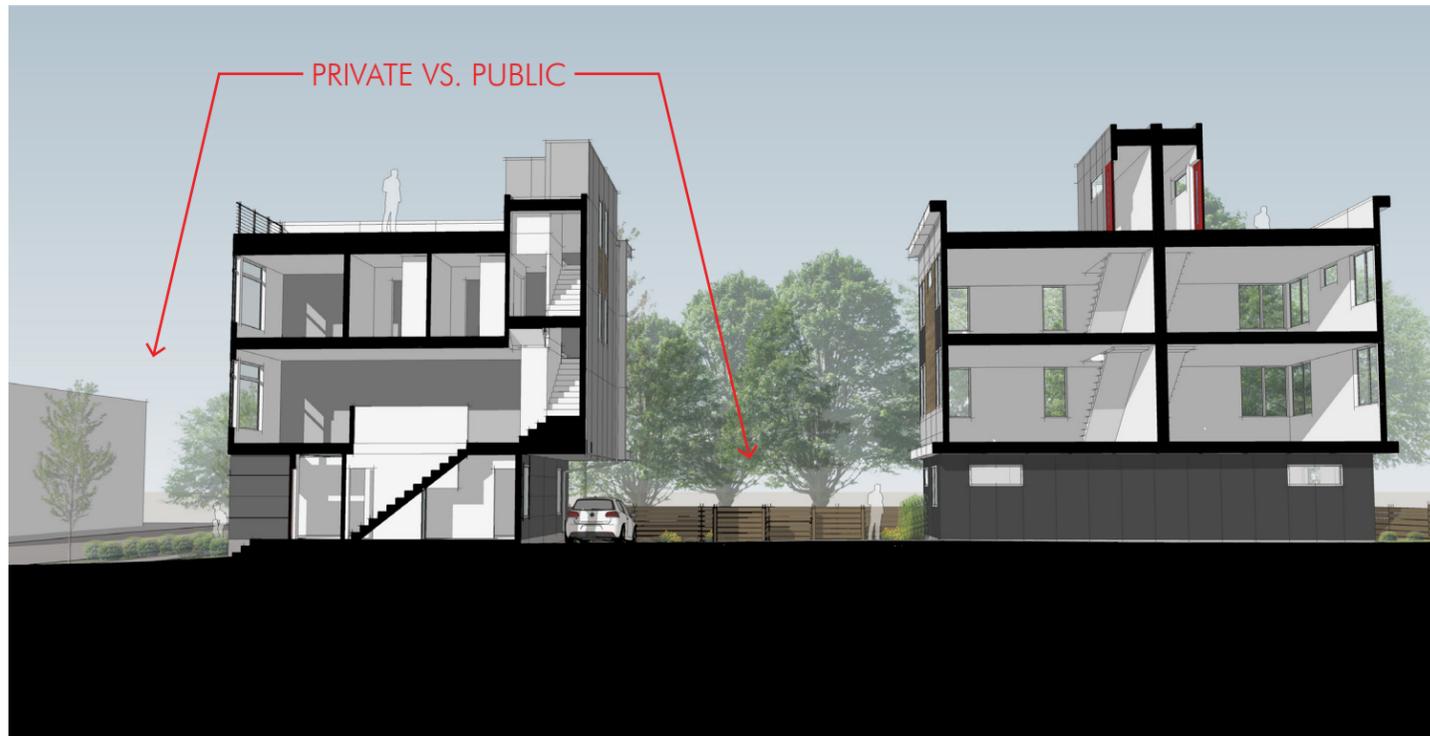
The four townhouse units and the front three rowhouse units are to be located at the same elevation, which responds the existing flat site. The rowhouses are to be raised slightly above the existing grade on the west elevation, which will respond to the existing condition and offer opportunities for an inviting landscape and raised entry porch.

[RELEVANT DESIGN GUIDELINE – CS2]

**AMENITY SPACE**

Amenity spaces are split between planting areas at ground level and roof decks above. The roof decks provide ample private amenity space while fostering community by allowing for interaction between neighbors of the same building.

[RELEVANT DESIGN GUIDELINES – PL1, PL2, PL3, DC1, DC2, DC3, DC4]





SUBJECT SITE

#### CS2-A Location in the City and Neighborhood

These 7 multi-family units will provide housing for a growing demographic that favors a smaller footprint and stronger connection to their urban environment. The blocks surrounding the project site are a vibrant mix of older single family homes, open community park space, and newer multi-family residences

#### CS2-D Height, Bulk and Scale

The size of the proposed buildings will compliment the single-family and multi-family homes nearby, ultimately enhancing the neighborhood with visual integration and by providing transitions between the mix of building scales. Building massing is refined and reduced through material changes, façade articulation and plantings.

#### RELATIONSHIP TO NEIGHBORS

The facades shown here are of those neighboring either side of the site. To the north of the site is Baker Park, to the south is a single family residence with a townhouse at the rear of the site. East of the site, bordering the rear yards of all aforementioned developments is a vacant lot that will become an addition to Baker Park. The proposed development respects the existing architecture by breaking down the monolithic volume into three main pieces: plinths, an upper story mass, and penthouses for roof deck access, thereby reducing the overall mass of the structure to make the project relatable to the human scale. Windows are utilized to provide adequate views from the development to the city and surrounding neighborhood while respecting the existing privacy of the neighbors. A new fence is proposed for the north, south, and east borders of the site, with a lower profile along the north and east property lines abutting the park.

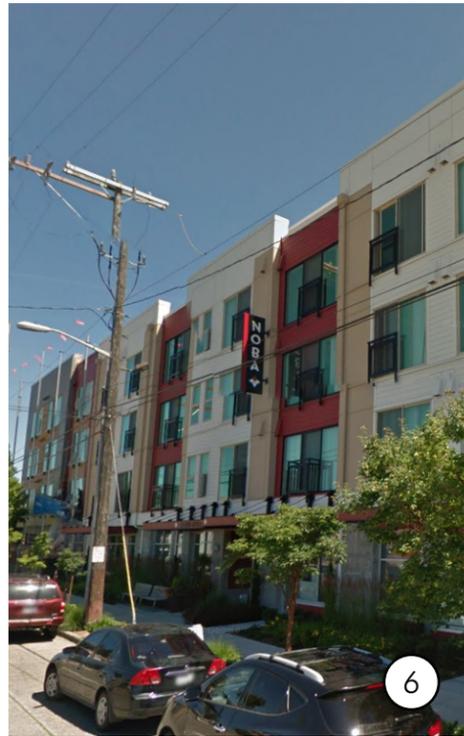
[RELEVANT DESIGN GUIDELINES – CS2, DC1]

ARCHITECTURAL CONTEXT:  
RELATIONSHIP TO SURROUNDINGS



PROJECT NAME:  
ISO MARY AVE 7-UNIT

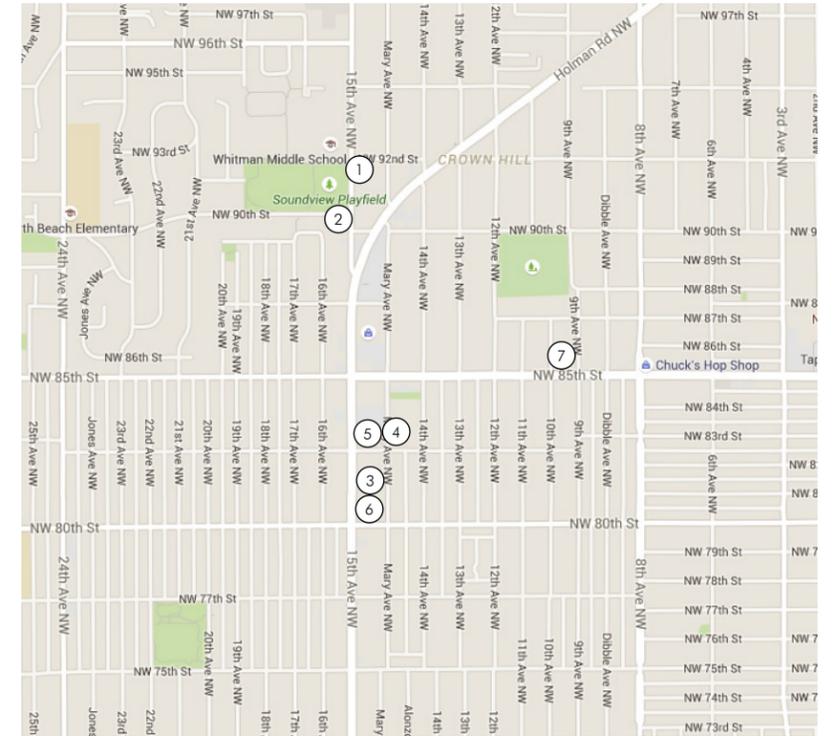




**URBAN PATTERN AND FORM**

The proposed buildings reinforce and respond to recent developments in the neighborhood that are modern and sustainable at their core, while being open towards and respectful of the existing context.

[RELEVANT DESIGN GUIDELINE – CS2, CS3]



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	<i>Ginkgo biloba</i> 'Princeton Sentry' / Princeton Sentry Ginkgo	1.5' Cal	No	No	1
	<i>Liriodendron tulipifera</i> 'Fastigiata' / Tulip Tree	1.5' Cal	No	No	5
	Street Tree / Existing	Existing			2

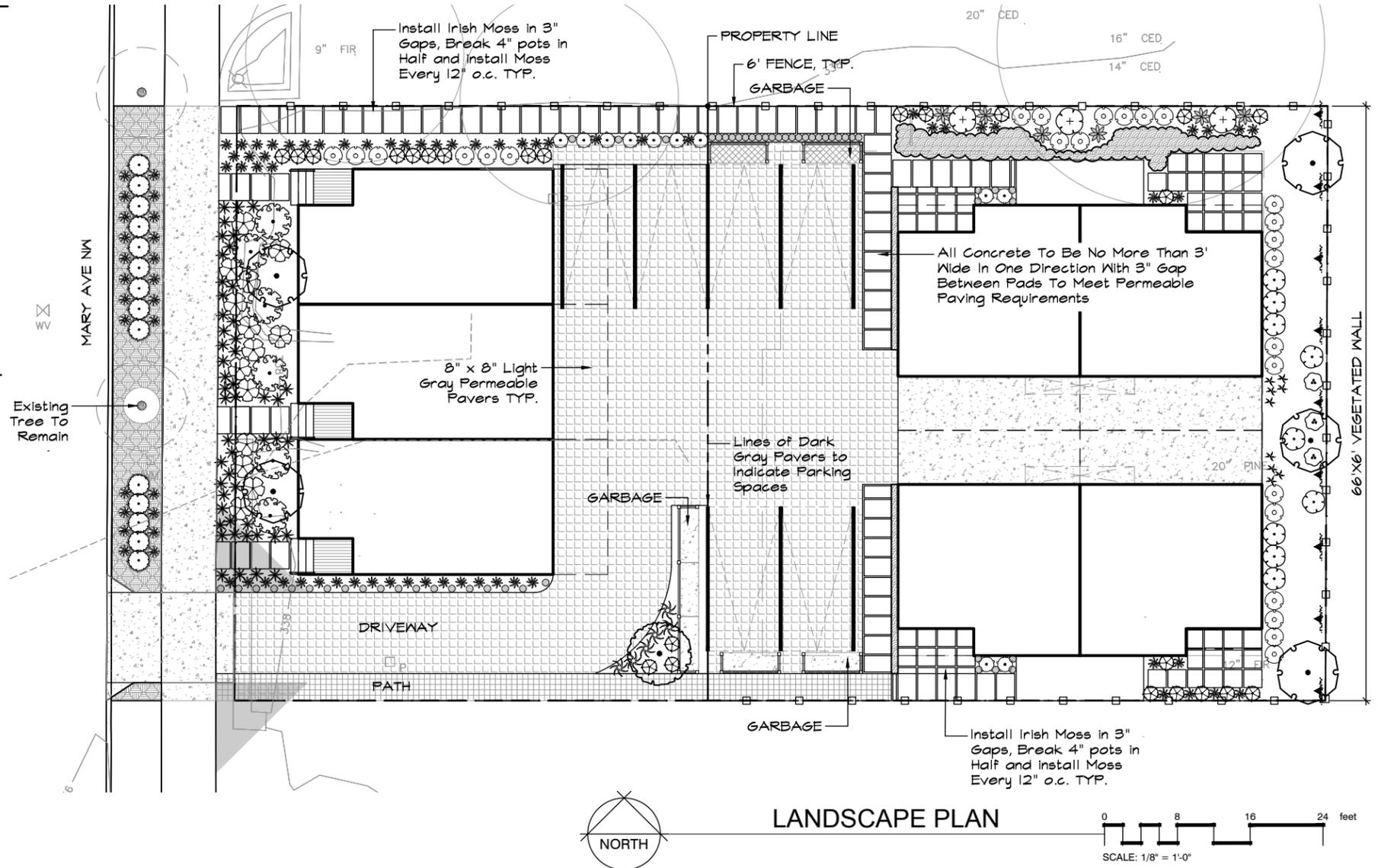
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	<i>Ajuga reptans</i> / Carpet Bugle	4' pot	Yes	No	12" o.c.	205
	<i>Pachysandra terminalis</i> / Japanese Spurge	4' pot	Yes	No	12" o.c.	131

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag	1 gal	Yes	No	50
	<i>Blechnum spicant</i> / Deer Fern	1 gal	Yes	Yes	4
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge	1 gal	Yes	No	88
	<i>Cornus alba</i> 'Elegantissima' / Variegated Red Twig Dogwood	5 gal	Yes	Yes	3
	<i>Euonymus japonicus</i> 'Greenspire' / Greenspire Upright Euonymus	1 gal	Yes	No	24
	<i>Hakonechloa macro</i> 'All Gold' / Japanese Forest Grass	1 gal	Yes	No	6
	<i>Hosta</i> x 'Fire and Ice' / Hosta	1 gal	Yes	No	6
	<i>Hydrangea macrophylla</i> / Largeleaf Hydrangea	3 gal	Yes	No	3
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal	Yes	No	11
	<i>Leucothoe fontanesiana</i> 'Rainbow' / Rainbow Leucothoe	2 gal	Yes	No	14
	<i>Mahonia aquifolium</i> 'Compacta' / Compact Oregon Grape	3 gal	Yes	Yes	4
	<i>Nandina domestica</i> 'Harbour Dwarf' / Dwarf Heavenly Bamboo	3 gal	Yes	No	14
	<i>Ophiopogon planiscapus</i> 'Nigrescens' / Black Mondo Grass	1 gal	Yes	No	55
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca	2 gal	Yes	No	26
	<i>Viburnum plicatum tomentosum</i> 'Mariesii' / Mariesii Double File Viburnum	5 gal	Yes	No	6

VINES	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	<i>Hydrangea anomala petiolaris</i> 'Miranda' / Variegated Climbing Hydrangea	1 gal	Yes	No	4



**LANDSCAPE PLAN**

NORTH

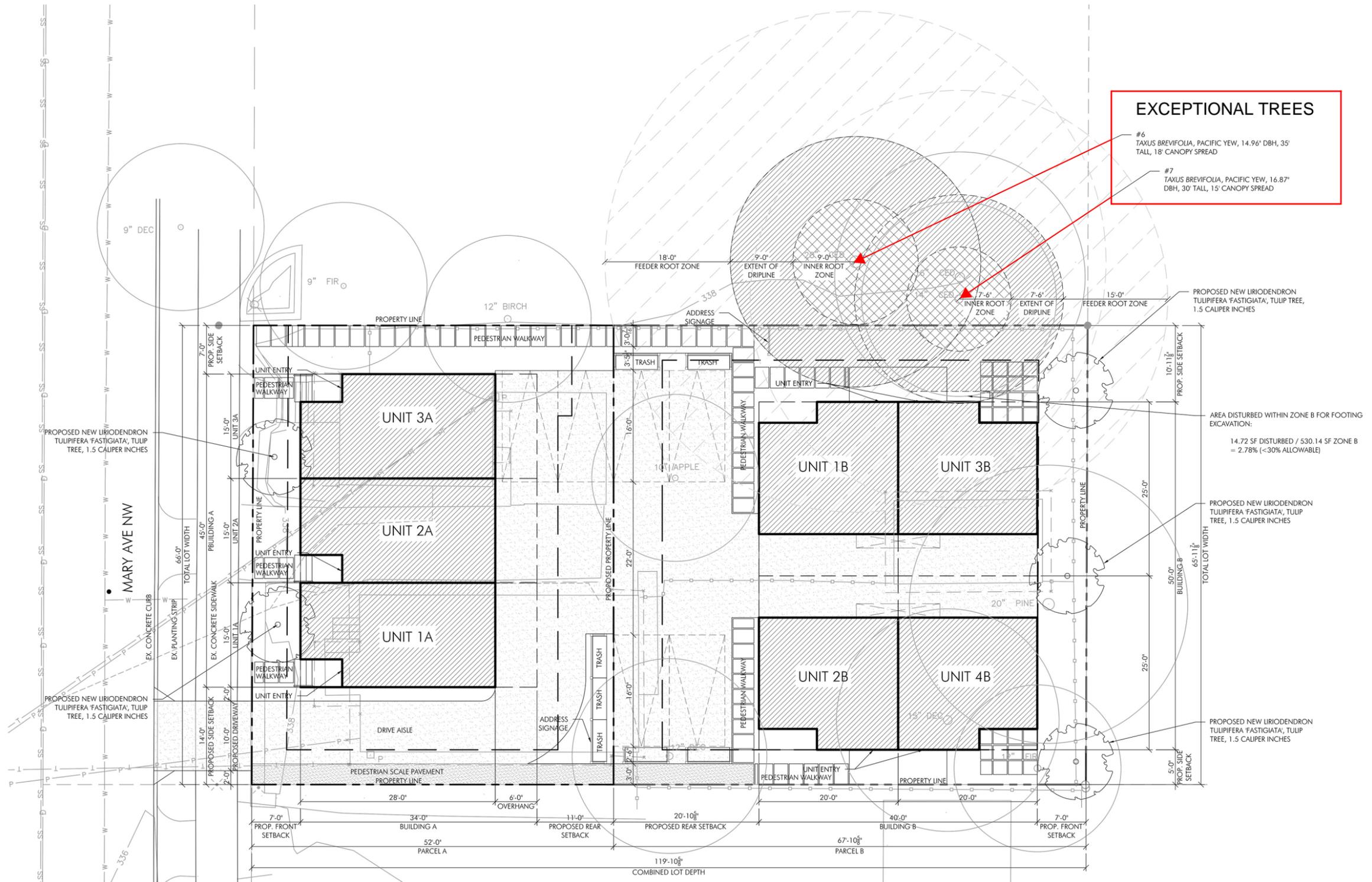
SCALE: 1/8" = 1'-0"

**DC4-D Tree, Landscape and Hardscape Materials**

Shared open space will be reinforced through landscaping and hardscaping that provides opportunities for cars, pedestrians, bicyclists and plantings to interact safely by distinguishing between different paths of travel. Changes in material and textures will not only define these exterior spaces but also slow vehicular traffic.

**PL1-B Walkways and Connections**

The three rowhouses each have a clearly marked pathway from the sidewalk to the front door with landscaping and lighting to create a pedestrian-friendly relationship at the ground level. A shared common entry to the parking area and access to the rear townhouse units will accompany a property address monument and will be located on either side of the entry to the site where it connects to the sidewalk alongside the rowhouse units.



EXCEPTIONAL TREES - ROOT ZONES & DRIP LINES



PROJECT NAME:  
ISO MARY AVE 7-UNIT





PROJECT NAME:  
ISO MARY AVE 7-UNIT



PROJECT RENDERINGS:  
OVERALL SITE AERIAL

PL4-A Entry Locations and Relationships

A 10' curb cut provides a standard width for cars, cyclists, and pedestrians entering and exiting the property. This main path of travel is complemented by a separate pedestrian access paths on the north edge of the site. The paths are distinguished by paved surface (tire path) and concrete pavers (pedestrian path).



#### PL3-A Entries

The three rowhouse unit entries are clearly visible from the street-edge. Unit entrances to the two street facing townhouse units are prominent and situated at the end of the site pathway, making them clearly identifiable from the street. The two units behind enter just on the other side of the front entrances at the side of the building, easily visible as one walks down the site path on the north or south edge of the property.

#### PL3-B Residential Edges

The design elements above, in addition to the side curb cut at the west lot promote a transition from the public realm (open space of central courtyard) to private realm (unit entries and parking area).

#### DC1-B Vehicular Access and Circulation

The central courtyard allows cars and pedestrians to safely share the space. Planters and opportunities for bicycle parking encourage people to pause and occupy the open space, while changes in the paving, in height and texture, will provide a means to slow traffic.

#### DC1-C Parking and Service Uses

Six surface parking spaces occupy the central courtyard and adequate parking screening is provided.

PROJECT RENDERINGS:  
SIDE AERIAL VIEW



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#### DC3-C Design

The pass-through space at the center of the townhouse building and the appearance of the upper volume of both the townhouse and rowhouse buildings as being situated on a plinth provides human scale and interaction with the building and site amenities.

#### DC2-B Architectural and Façade Composition

Through the use of color, materials, modulation, and window placement, all facades have been composed to provide visual interest on the exterior.

#### DC2-D Scale and Texture

Building overhangs, an architectural shroud element, and the entry level plinth that raises the upper building volume marks primary and secondary entrances, are clearly delineated through color and material changes, and reinforce the human scale.



PROJECT NAME:  
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PROJECT RENDERINGS:  
VIEW FROM PARKING AREA



DC1-A Arrangement of Interior Uses

Two of the townhouse units and all of the rowhouse units have views of the central courtyard. Each of the seven total units have an open view of the surrounding area from their individual roof decks while affording privacy between units.

PL2-B Safety and Security

Two of the townhouse units and all of the rowhouse units will have clear views of the surface parking area providing natural surveillance of this common space. Landscape lighting will provide safe illumination levels during dark hours.

PL2-C Weather Protection

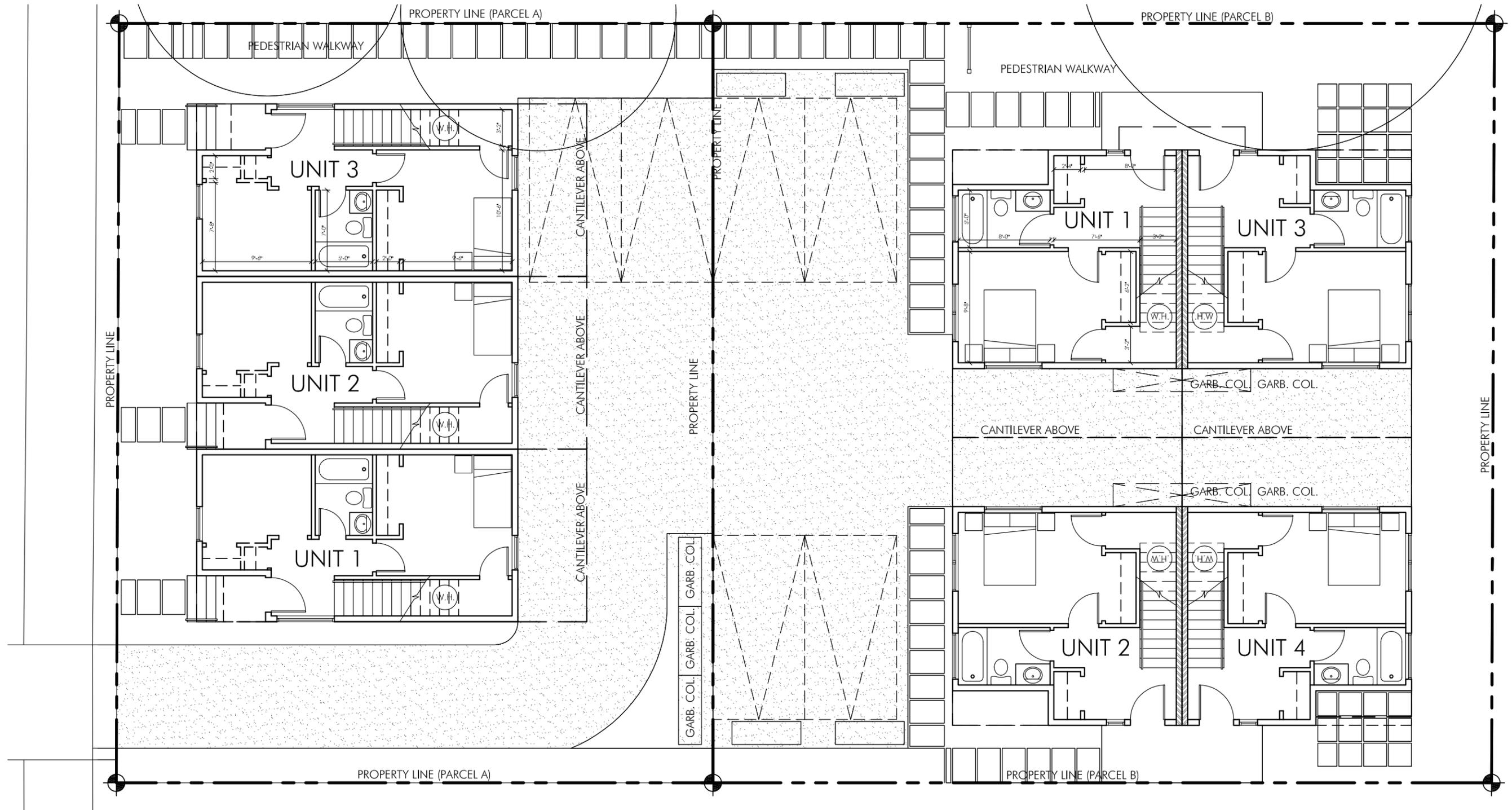
Entrances are covered, providing protection from the weather.

PROJECT RENDERINGS:  
VIEW TOWARDS SIDE ENTRY



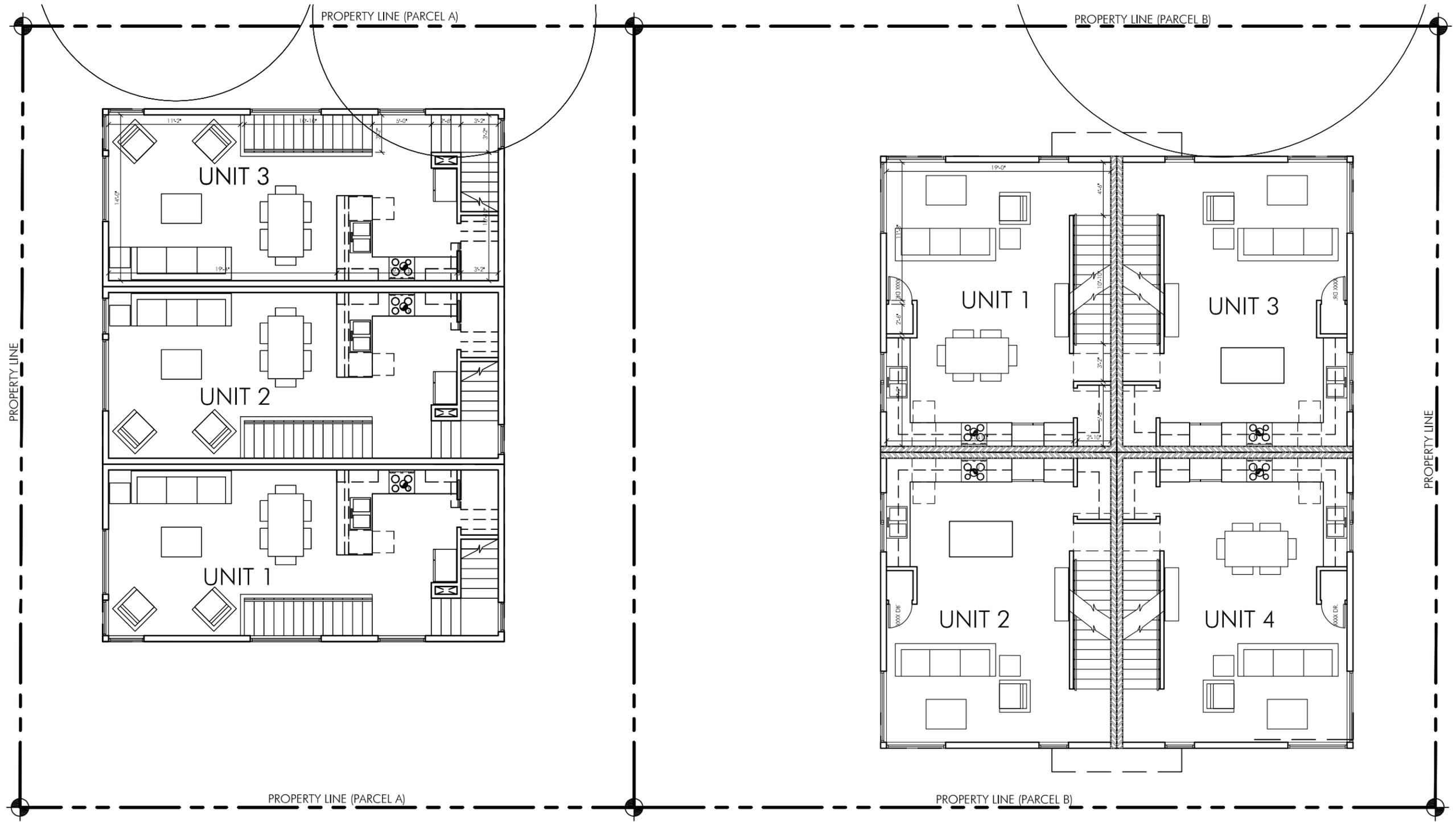
PROJECT NAME:  
ISO MARY AVE 7-UNIT





**UNIT PLANS**

Each unit is over a total of 1,400 square feet with an additional 400+ square feet of roof deck amenity space. In general, the rowhouse and townhouse units feature at least the following: The ground floor has a small entry and a bedroom with a full three-piece bathroom. The second floor is the living level, with views toward the surrounding neighborhood and park, the courtyard and parking area, or views of the private amenity space at the rear of the site. The third level is comprised of the master bedroom, a bathroom with a separate shower & water closet, and laundry facilities. Above that is a small penthouse which exits to a roof deck separated from the other units by a parapet wall. Further differences between the rowhouse and townhouse units are noted in the plans.



AREA SUMMARY - WEST LOT	
FIRST FLOOR	396 SF
SECOND FLOOR	510 SF
THIRD FLOOR	510 SF
STAIR TOWER	103 SF
TOTAL	1,519 SF
	407 SF ROOF DECK

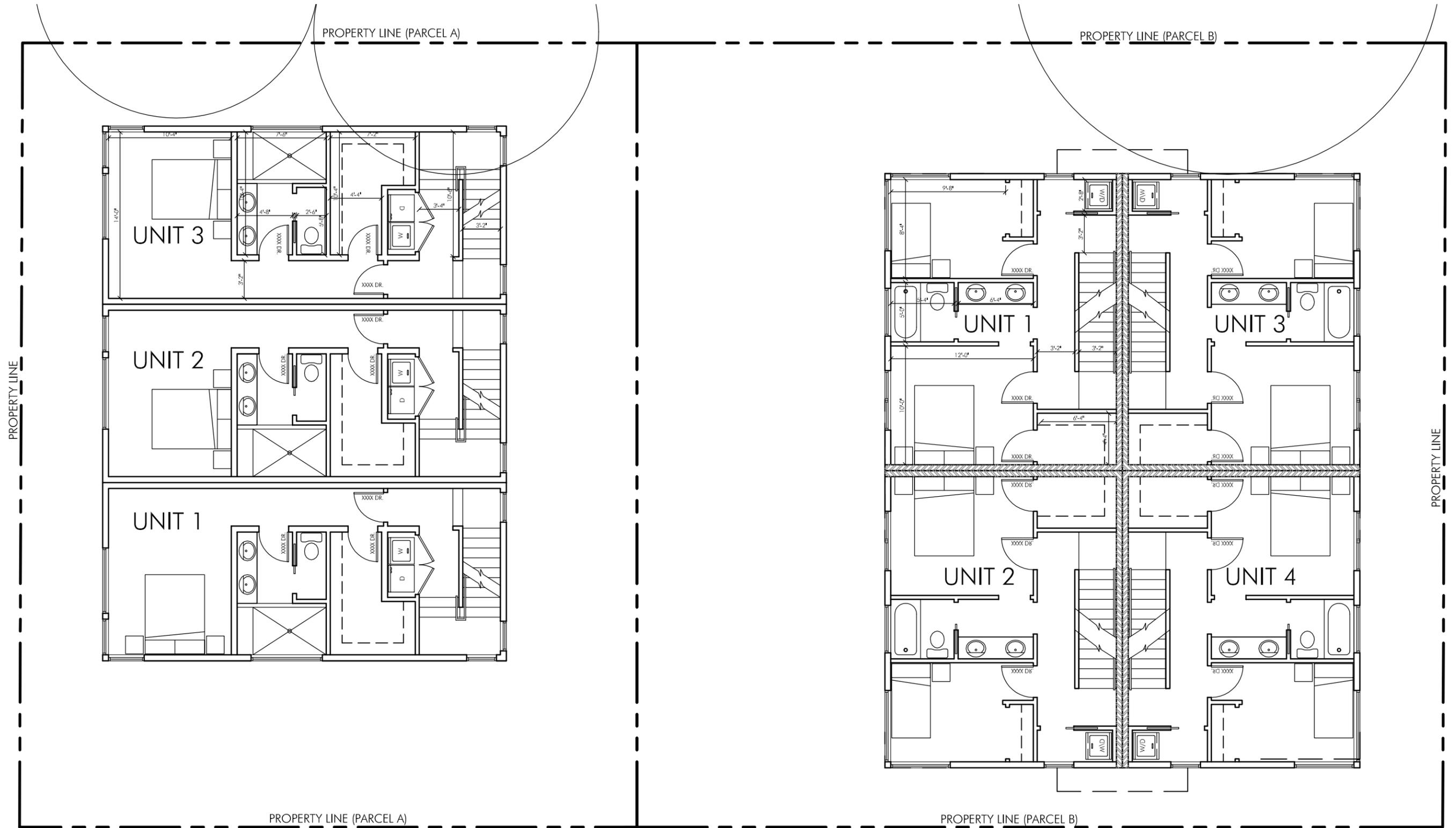
AREA SUMMARY - EAST LOT	
FIRST FLOOR	354 SF
SECOND FLOOR	500 SF
THIRD FLOOR	500 SF
STAIR TOWER	72 SF
TOTAL	1,426 SF
	428 SF ROOF DECK

DRAWINGS:  
SECOND FLOOR PLANS



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FIRST FLOOR	396 SF
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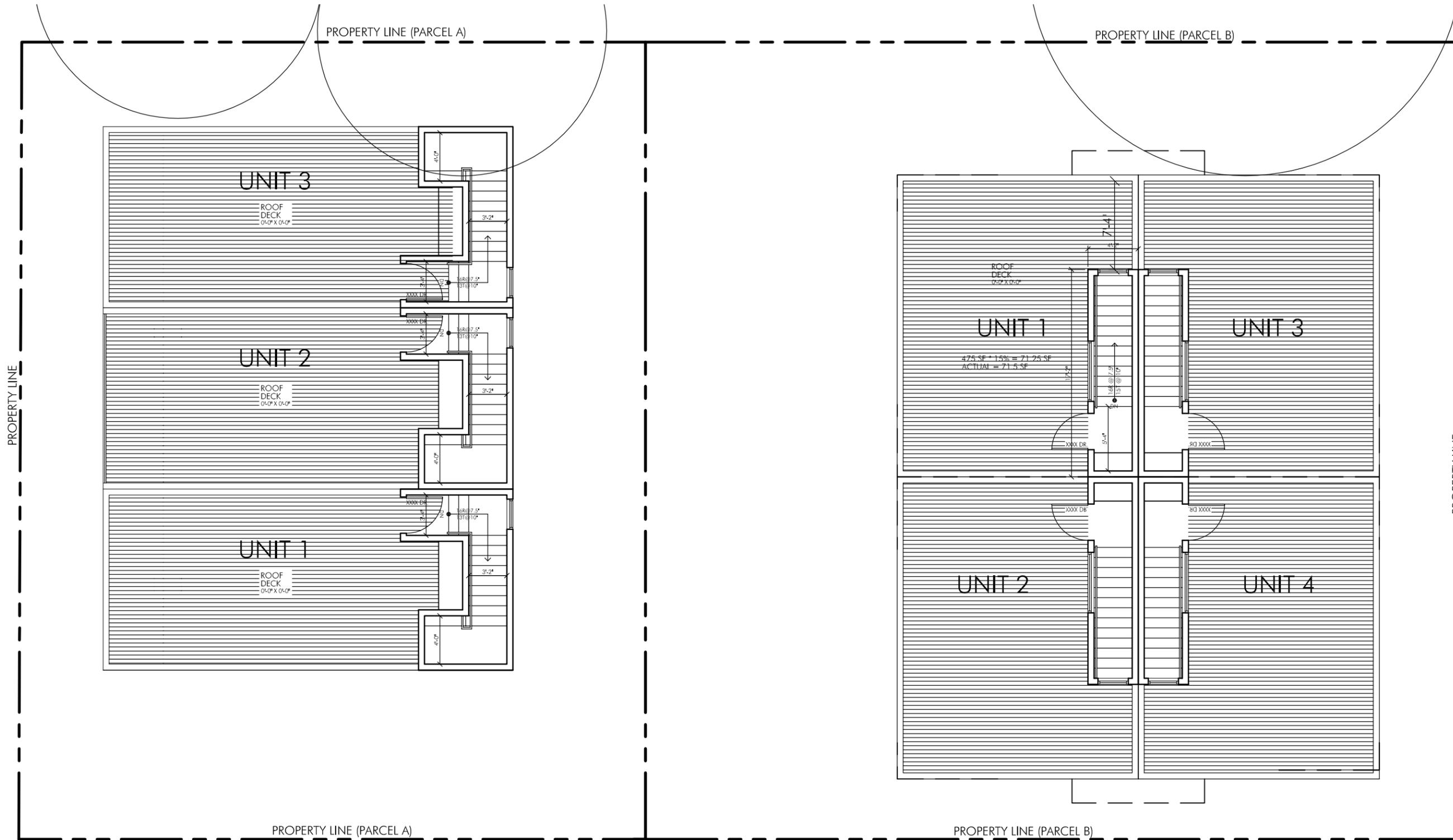
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PROJECT NAME:  
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DRAWINGS:  
THIRD FLOOR PLANS



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FIRST FLOOR	396 SF
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DRAWINGS:  
ROOF PLANS



PROJECT NAME:  
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WEST ELEVATION (BUILDING A)



EAST ELEVATION (BUILDING A)



NORTH ELEVATION



WEST ELEVATION (BUILDING B)



EAST ELEVATION (BUILDING B)



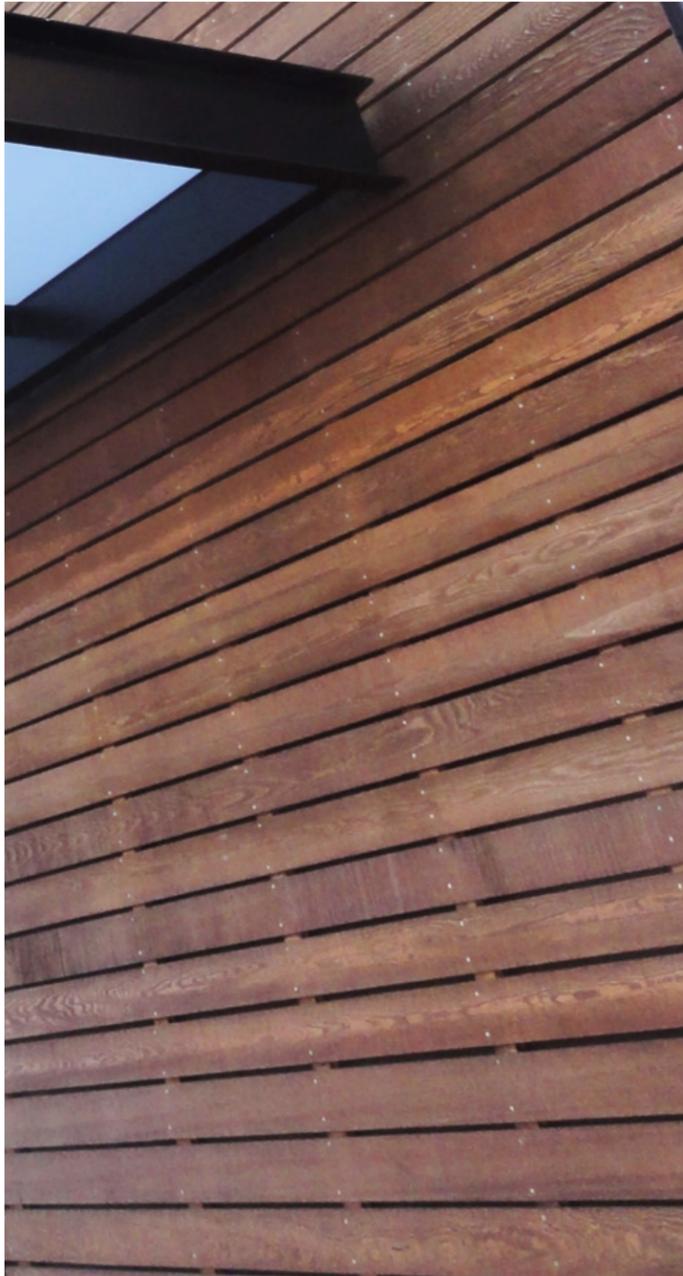
SOUTH ELEVATION

DRAWINGS:  
COLOR ELEVATIONS



PROJECT NAME:  
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**CEDAR RAINSCREEN**

Cedar is proposed as an accent to add warmth to the exterior design. At the third floor, the rainscreen also transitions to a cedar railing, allowing for a seamless transition of materials to the roof deck.



**HARDIE PANEL**

Cementitious panel is found in all of the modern development found within the neighborhood. Two toned panels will be used; a light "volume" panel and a dark "infill" panel.



**CONCRETE**

Concrete will be used at site retaining locations, as well as at other landscaping points.



**EXPOSED FASTENERS**

To add visual interest, stainless fasteners will be exposed at the corners of the dark "infill" panels.

**NEIGHBORHOOD MATERIALS**

The neighborhood has a variety of cladding materials that can be seen throughout. Several of these materials are more present than others, such as brick, cementitious panel, and wood siding. Therefore, we are proposing two of these materials as our primary exterior cladding.



BRICK



PAINTED WOOD SIDING



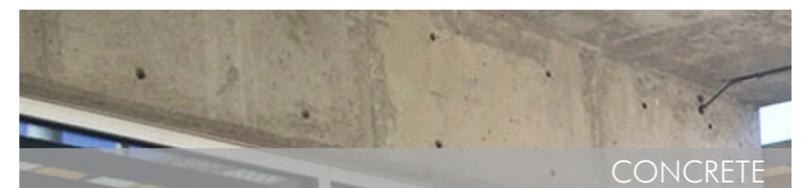
STUCCO



CEMENTITIOUS PANEL



CEDAR SIDING



CONCRETE



