

ASHWORTH 9221

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PROJECT SUMMARY

Address:	9221 Ashworth Ave. North Seattle WA 98102
DPD Project Number:	Land Use #3023981 Construction #6521765
Applicant:	Graham Black
Authorized Agent Contact:	Workshop AD, LLC Steve Bull, AIA

DEVELOPMENT STATISTICS SUMMARY

Zoning	Lowrise 3
Lot Size	5000 SF
FAR	2.0 (per SMC23.45.510.C.)
Allowable GFA Proposed GFA	10,000 SF 10,000 SF
Parking Stalls	0
Level 0 GFA	0 SF (exempt below grade)
Level 1 GFA	2,250 SF
Level 2 GFA	2,250 SF
Level 3 GFA	2,250 SF
Level 4 GFA	2,250 SF
Total GFA	10,000 SF

Project Description:

Ashworth 9221 is a 24 unit small efficiency dwelling unit project located at 9221 Ashworth Avenue North. The site is a fifty by one-hundred foot mid-block parcel with an alley. The property is zoned LR3 and is located in the Aurora-Licton Springs Residential Urban Village. As the zoning reflects, the project is situated in a context that is varied in development scale, use, and density. Development in the neighborhood ranges from single family residences built in the last sixty years, two and three story walkup apartment buildings, and townhouses. Licton Springs Park is just north of the site and the new Cascadia Elementary and Robert Eagle Staff Middle School buildings are less than a half block to the south. The site is situated equal distance from the commercial and transportation infrastructure of Aurora Ave North and the North Seattle Community College / Northgate I-5 corridor.

The adjacent properties to the north and south are three story townhouses over a partially below grade basement. There are four units on each development site with two fronting the street and two fronting the alley separated by a drive aisle. Across the street are two and three story apartments and three story townhouses. Across the alley are a series of four unit townhouse projects and a single family site that has yet to be redeveloped.

The design proposal responds to four primary considerations.

1. Respect existing setback and development patterns by providing a front yard landscape and entry plaza that is an extension of and strongly integrates the project to the streetscape.
2. Provide compact dwelling units with window scale and orientation that respond to the open space provided by the nearby park and school.
3. Utilize façade depth, inflection, and varied window configuration to create highly articulated street and alley facing facades.
4. Modulate the building mass along the side lot lines to extend the central open spaces of the adjacent townhouse sites and to situate side lot line windows to maintain privacy between the development and adjacent properties.

Other project features include:

Use of quality and articulated materials and detailing.
Highly developed native landscape.
Pervious paving materials.

No adjustments requested.

CITYWIDE DESIGN GUIDELINES		
	ANNOTATIONS	RESPONSE
CS1. Natural Systems and Site Features		
A. Energy Use	1. Energy choice to influence building form, siting, and orientation.	As a compact infill site oriented in the east-west direction, form, siting, and orientation alternates are limited. Building planning allows for use of roof mounted solar panels.
B. Sunlight and Natural Ventilation	1. Sun and Wind: take advantage of solar exposure and natural ventilation. 2. Daylight and Shading: maximize daylight for interior and exterior spaces, minimize shading of adj sites. 3. Managing Solar Gain: consider shading devices and existing or newly planted trees to manage direct sunlight exposure on south and west facades.	Building articulation and siting allow for two-thirds of the dwelling units to have access to light and ventilation on at least two sides. Stair penthouse volumes at the roof are minimized to a single run in width and the penthouse roof is sloped to minimize shading of the adjacent properties. Articulation of east and west facades and deciduous trees planted in the amenity area will contribute to solar control. A 15'-6" front yard is provided (even though the required minimum is 7'-0") to reduce shading of the adjacent yard and streetscape.
C. Topography	1. Land Form: use natural topography and/or other desirable land forms or features. 2. Elevation Changes: use existing site topography when locating structures.	The natural slope up between Ashworth and the alley is maintained. A sloped front yard amenity area creates an open landscape between the project and the sidewalk that allows the entry to have a strong relationship with the sidewalk and streetscape. The 15'-6" landscaped front yard will provide relief along this side of the street as retaining walls with fences are the prevailing street edge features.
D. Plants and Habitat	1. On-Site: incorporate on-site natural habitats and landscape elements. 2. Off-Site: provide opportunities through design to connect to off-site habitats...increase interconnected corridors of urban forest and habitat.	There are no notable native plant species or features on the existing site. Proposed landscape elements in the median strip, deep front yard amenity area, and the south side yard plantings will interconnect the site features.
E. Water	2. Adding Interest with Project Drainage: use drainage systems as opportunities to add interest to the site through water-related design elements.	Proposed storm water drainage bio-retention planters to be employed as integrated landscape design elements.
CS2. Urban Pattern and Form		
A. Location in the City and Neighborhood	1. Sense of Place: emphasize attributes that give the site its distinctive sense of place...including patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water of significant trees, open spaces, iconic buildings. 2. Architectural Presence: evaluate appropriate presence given the context and design. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation, and quality materials.	1. The dimension of the front yard, landscape features, seat walls, and a prominent entry at grade provide attributes that will encourage active use of the entry area and enhance a sense of place along the Ashworth frontage. 2. The project uses the dimension of the front yard and a simple, yet articulated facade to positively contribute to a diversely scaled block. the same features are provided at the alley side of the project in recognition of the changing roles of alleys in developing urban environments.
B. Adjacent Sites, Streets, and Open Spaces	1. Site Characteristics: design to be informed by street grid and/or topography. 2. Connection to the Street: carefully consider how the building will interact with the public realm. Consider qualities and character of streetscape including its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street) in siting and designing the building. 3. Character of Open Space: contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use.	1. The primary open space of the project is situated along the street edge and building entry as all residents guests will arrive at the project from Ashworth Avenue North. This open space is an extension of the developing urban environment. A secondary open space, a light-court, is provided on the south side of the project that is aligned with a continuous open space between the front and rear townhouses on all of the parcels to the south. This courtyard provides a landscaped open space, daylight, and views to the common area of every floor of the project. 2. The dimension of the front yard, landscape features, seat walls, and a prominent entry at grade provide attributes that will encourage active use of the entry area and enhance a sense of place along the Ashworth frontage. 3. The character of open space will provide an opportunity for residents to enter the project and gather at street level in contrast to the retaining walls and fences that define the street facing private spaces along much of the block.
C. Relationship to the Block	2. Mid-Block Sites: look to the uses and scales of adjacent buildings for clues. Continue a strong street edge where already present and respond to datum lines created by adjacent buildings at the first three floors.	2. As a mid-block site, the project provides a single, primary entrance and amenity area. In contrast to adjacent properities, it provides visual connections through side yards to the alley.
D. Height, Bulk, and Scale	1. Existing Development and Zoning: review height, bulk, and scale of neighboring buildings and scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. 2. Existing Site Features: use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties. 5. Respect for Adjacent Sites: minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.	1. Existing development is a mix of small single family/duplex structures, three story townhouses, and parcel based apartment projects. The site is in close proximity to a community college, Northgate, and regional transportation hubs along SR99 and Northgate. Proposed and anticipated (re)development in this neighborhood does and will continue to respond to these institutions and infrastructure. 2. Maintaining the existing topography between the street and alley buffers the project's building height. 5. Proposed project is set back from the street to respond to the depth of the front yards of adjacent projects. Windows facing side yards are narrow to maintain privacy between the proposed project and adjacent sites. The recessed light courts of the proposed project align with the center open space between front and rear townhouse units. Structure depth is in alignment with existing townhouse depths of adjacent properties.
CS3. Architectural Context and Character		
A. Emphasizing Positive Neighborhood Attributes	1. Fitting Old and New Together: create compatibility between new projects and existing architectural context. 2. Contemporary Design: explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means. 3. Established Neighborhoods: site and design new structures to complement or be compatible with the architectural style and siting patterns of neighboring buildings. 4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future	1. This is a diverse neighborhood with a mix of scales, vintages, forms, and residential types. It was observed that no single project or type dominates the neighborhood fabric. The proposed project responds to the typology of parcel based apartment buildings. 2. The primary architectural strategy is to inflect the exterior walls of the street and alley facades to develop a deep articulation at the scale of the dwelling unit. This facade framework will use differentiation in color and fenestration to create a project scale that is recognizable at both the building and unit scale and develop an expression of depth. 3. The neighborhood does not have a well-defined architectural character. 4. The proposed project seeks to activate the streetscape and develop an architectural strategy the creates depth and articulation at street and alley frontages.
B. Local History and Culture	1. Placemaking: explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance using neighborhood groups and archives as resources.	1. The project is situated just to the south of Licton Springs Park. While on a much smaller scale, the project seeks to expand the scale of street-level landscape features.

DESIGN GUIDELINES

PL1.	Open Space Connectivity	<u>Connect on-site pedestrian walkways with existing public pedestrian infrastructure. Provide ample room for pedestrian flow and circulation.</u>	
A.	Network of Open Spaces	1. Enhancing Open Space: design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. 2. Adding to Public Life: see opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities.	The dimension of the front yard, landscape features, seat walls, and a prominent entry at grade provide attributes that will encourage active use of the entry area and enhance a sense of place along the Ashworth frontage.
B.	Walkways and Connections	1. Pedestrian Infrastructure: connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project. 2. Pedestrian Volumes: provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area. 3. Pedestrian Amenities: opportunities for creating lively pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be provided. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings.	The dimension of the front yard, landscape features, seat walls, lighting, and a prominent entry at grade provide attributes that will encourage active use of the entry area and enhance a sense of place along the Ashworth frontage. A wide stair and walkway along the north side of the project provides a through site connection to the alley and access for residents that prefer to use the north stairwell as the primary means of access to the upper stories.
C.	Outdoor Uses and Activities	1. Selecting Activity Areas: concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes. 2. Informal Community Uses: in addition to places for walking and sitting, consider including space for informal community use. 3. Year-Round Activity: where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year.	The front yard amenity area and main project entry will provide places for sitting adjacent to and along the streetscape providing direct access to pedestrian routes and informal community use.
PL2.	Walkability	<u>Create a safe environment by providing lines of sight and encouraging natural surveillance through placement of doors, windows, balconies, etc. Providing lighting for safety. Integrate weather protection, gutters, and downspouts into the design of the structure.</u>	
A.	Accessibility	1. Access for All: fully integrate access into project design. 2. Access Challenges: add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.	The site is fully accessible.
B.	Safety and Security	1. Eyes on the Street: create a safe environment by provided lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street level uses. 2. Lighting for Safety: provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian, entry lighting, and/or security lights.	1. Both the Ashworth and Alley facades will include fenestration that is directed to street and alley. 2. Sufficient lighting provided at pathways and entries.
C.	Weather Protection	2. Design Integration: integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features. 3. People Friendly Spaces: create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and pattern of forms and/or textures at intervals along facade.	The front entry doors are recessed to provide coverage. This recess will be brightly lit and landscape lighting will be provided along the walkway from the sidewalk to the entry.
D.	Wayfinding	1. Design as Wayfinding: provide clear directional signage as needed.	The front entry is clearly visible.
PL3.	Street Level Interaction	<u>Design the primary entry to be visible, identifiable, and obvious.</u>	
A.	Entries	1. Design Objectives: design primary entries to be obvious, identifiable, and distinctive with clear lines of sight to street. d. Individual entries to ground-related housing should be scaled and detailed appropriately. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security. 2. Ensemble of Elements: design the entry as a collection of coordinate elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider potential of overhead shelter, transitional spaces, ground surface, and building surface / interface.	1. The primary entry is at sidewalk level and retaining walls that define the sloping topography of the front yard are inflected to provide a distinctive entry space that is obvious. Seat walls, lighting, paving, and landscape will be used to create coordinated features within the entry space.
B.	Residential Edges	1. Security and Privacy: use buffer or semi-private space between development and the street or neighboring buildings. Consider elevating main floor, providing setback from the sidewalk, and/or landscaping to indicate transitions. 4. Interaction: provide opportunities by considering location of commonly used features such as mailboxes, outdoor seating, play equipment and space for informal events in the area between buildings as a means of encouraging interaction.	1. Low, bench height retaining walls at the eastern property line will clearly define the space between the streetscape and project. At thirteen feet wide, the entry plaza creates a clear semi-private transition between the streetscape and the project and a clear break from the public sidewalk. 4. Seat walls, lighting, paving, and landscape will be used to create coordinted features within the entry space that encourage interaction.
PL4.	Active Transit		
A.	Entry Locations and Relationships	1. Serving all Modes of Travel: provide safe and convenient access points for all modes of travel. 2. Connections to All Modes: site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.	Project main entry will provide direct access.

B.	Planning Ahead for Bicylists	1. Early Planning: integrate existing and future access and connections into project with other modes of travel. 2. Bike Facilities: provide bike racks and storage to maximize convenience, security, and safety. 3. Bike Connections: access points to relate to street, consider opportunities to share bicycling information.	Bicycle storage space is adjacent to the main entry and will provide storage for at least 1.5 bicycles per unit as well a bike maintenance area.
C.	Planning Ahead for Transit	1. Influence on Project Design: identify how a transit stop (planned or built) adjacent to or near the site may influence / connect the project.	
DC1. Project Uses and Activities			
A.	Arrangement of Interior Uses	2. Gathering Places: Maximize the use of any interior or exterior gathering spaces by considering the following: a. a location at the crossroads of high levels of pedestrian traffic; b. proximity to nearby or project-related shops and services; and c. amenities that complement the building design and offer safety and security when used outside normal business hours. 4. Views and Connections: locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks.	Seat walls, lighting, paving, and landscape will be used to create coordinted features within the entry space that encourage interaction and create a comfortable, intimate space. Half of the dwelling units face the street. A lobby connects the entry plaza to the landscaped south facing courtyard adjacent to the elevator and interior access stairways that connect the exterior amenity area to the main interior communal space. The bike storage and workshop are open to the lobby creating a hub for resident activity.
B.	Vehicular Access and Circulation	1. Access Location and Design: minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions. Minimize number and width of curb cuts. Employ multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits/entrances, which may include textured pavement, warning lights and sounds, and similar safety devices.	No vehicle access required.
C.	Parking and Service Uses	1. Below Grade Parking: implement wherever possible. 2. Visual Impacts: reduce impact of parking structure, entrances, and related signs and equipment. 3. Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sport courts, woonerf, or common spaces in multifamily projects. 4. Service Uses: locate and design trash receptables away from pedestrian areas or to a less visible portion of the site to reduce possible impacts on building aesthetics and pedestrian circulation.	No parking required or provided.
DC2. Architectural Concept		<u>Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, and exterior open spaces in a manner that is consistent with the architectural concept.</u>	
A.	Massing	1. Site Characteristics and Uses: take into consideration the site characteristics, proposed uses of the building, and it's open space. Sites with varied topography may require particular attention to massing and arrangement. 2. Reducing Perceived Mass: use secondary architectural elements to reduce perceived mass, such as recessed or indentations in the building envelope, adding balconies, bay windows, porches, canopies, and highlighting building entries.	1. Sloping topography and deep front yard provides opportunity to reduce percieved building mass by reducing the amount of visible facade by providing landscape screening with both ground cover and trees set between the building and sidewalk. 2. The primary architectural strategy is to inflect the exterior walls of the street and alley facades to develop a deep articulation at the scale of the dwelling unit. This facade framework will use differentiation in color and fenestration to create a project scale that is recognizable at both the building and unit scale and develop an expression of depth.
B.	Architectural Façade Composition	1. Façade Composition: ensure all facades are attractive and well proportioned through the placement and detailing of all elements including bays, fenestration, materials, and any patterns created by their arrangement. 2. Blank Walls: avoid, where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. May include: green walls, landscaped areas or raised planters, wall setbacks or other indentations; display windows, trellises or other secondary elements, terraces or landscaping where retaining walls above eye level are unavoidable.	1. Façades use regular large inflected recesses that are well proportioned to use and exposure. Materials and detailing are consistent on all sides. Patterns of dwelling unit is apparent but not primary. 2. The landscape of the front yard slopes up to reduce the scale of exposed blank facade.
C.	Secondary Architectural Features	1. Visual Depth and Interest: add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian, which may include distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high quality surface materials and finishes. 2. Dual Purpose Elements: to add depth, texture, and scale consider shading devices at windows or canopies. Where these elements are prominent design features the quality of the materials is critical. 3. Fit With Neighboring Buildings: consider aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials. Use trees and landscaping to enhance building design and fit with context. Create a well-proportioned base, middle, and top to the building in locations where this might be appropriate considering surrounding buildings.	1. Visual depth and interest at all facades is created by the primary architectural strategy to inflect the exterior walls of the street and alley facades to develop a deep articulation at the scale of the dwelling unit. This facade framework will use differentiation in color and fenestration to create a project scale that is recognizable at both the building and unit scale and develop an expression of depth. 2. Secondary architectural features are minimized as the primary strategy is to create depth by recessing into the body of the structure, instead of adding elements to it. 3. A landscaped front yard with shrubs and trees between the sidewalk and the building will enhance the project and reinforce the residential scale of the streetscape.

DESIGN GUIDELINES

D.	Scale and Texture	1. Human Scale: incorporate architectural features, elements, and details into building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to first three floors to maximize opportunities to engage the pedestrian. 2. Texture: design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture" particularly at the street level and other areas where pedestrians predominate.	1. Low, bench height retaining walls at the eastern property line will clearly define the space between the streetscape and project. At thirteen feet wide, the entry plaza creates a clear semi-private transition between the streetscape and the project and a clear break from the public sidewalk. 2. Fine grained textured façade incorporates architectural concrete at the entry plaza and building base, panel siding with body and accent tones that reinforce building mass and facade articulation.
E.	Form and Function	1. Legibility and Flexibility: strive for balance, design such that primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.	The façade articulation breaks down the building into a series of highly articulated floors and a scale that relates to the individual dwelling unit.
DC3.	Open Space Concept	<u>Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other. Use a combination of hardscape and plantings to shape these spaces & to screen less attractive areas as needed. Use a variety of features.</u>	
A.	Building Open Space Relationship	1. Interior / Exterior Fit: develop an open space concept in conjunction with the architectural concept to ensure spaces relate and support the functions of the development.	The dimension of the front yard, landscape features, seat walls, lighting, and a prominent entry at grade provide attributes that will encourage active use of the entry area and enhance a sense of place along the Ashworth frontage. A wide stair and walkway along the north side of the project provides a through site connection to the alley and access for residents that prefer to use the north stairwell as the primary means of access to the upper stories.
B.	Open Spaces Uses and Activities	1. Meeting User Needs: plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function. 2. Matching Uses to Conditions: respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming. 4. Multifamily Open Space: design common and private open spaces to encourage physical activity and social interaction. Examples include areas for gardening, children's play (covered and uncovered), barbecues, meetings, crafts or hobbies.	The users are likely to be students at North Seattle Community College or other individuals attracted to the area for its proximity to major transportation, retail, and residential nodes of the Northgate area. The entry plaza provides a space of social interaction at street level for the building tenants and creates an open space that is durable and flexible for the occupants of the building.
C.	Design	1. Reinforce Existing Open Space: reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. If no strong patterns exist, initiate open space concept for future projects to build upon. 2. Amenities and Features: create attractive outdoor spaces well suited to the project uses. Use a combination of hardscape and plantings to shape spaces and screen less attractive areas as needed. 3. Support Natural Areas: if the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors with this and future development.	The existing character of the block is primarily retaining walls and fences at the property lines that turn the front yards inward and provide limited connection between the dwellings and the public space. This project seeks to initiate a new kind of multifamily open space concept that provides a landscaped front yard that extends the public space into an entry plaza the encourages interaction.
DC4.	Exterior Elements and Materials	<u>Use lighting to both increase site safety and to highlight architectural or landscape details and features such as entries, canopies, plantings, etc. Avoid off-site night glare and light pollution. Reinforce the overall open space concept through the selection of landscape materials. Explore opportunity to add color, texture, and/or pattern to the open space through the use of distinctive and durable paving materials. Create a landscape design that helps define the open space.</u>	
A.	Building Materials	1. Exterior Finish Materials: propose durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged. 2. Climate Appropriateness: select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features such as balconies, grilles, and railings should be especially attractive, well crafted, and easy to maintain.	Façades incorporate vertically oriented panel siding in widths that vary between one and two feet. The inflected portions of the front and rear facades will incorporate complimentary accent colored panels with cleanly and high quality detailed transitions. Paver hardspace areas integrate with landscaping. All materials and detailing are climate appropriate, well crafted, and easy to maintain.
B.	Signage	1. Scale and Character: compatible to environment. 2. Coordination With Project Design: develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to surrounding context.	Address signage will be cleanly integrated into the cast in place concrete planter seat walls.
C.	Lighting	1. Functions: use lighting to increase safety and to highlight architectural or landscape details and features such as entries, canopies, plantings, and art. 2. Avoiding Glare: design based on uses on and off site while avoiding glare and light pollution.	Recessed area and walkway lighting will be integrated into the plaza walls which provide an illuminated landscape. Ornamental trees in the front yard will be provided with an accent light to provide general ambient light at the entry plaza as well.
D.	Trees, Landscape, and Hardscape Materials	1. Choice of Plant Materials: reinforce the overall architectural and open space design concepts through the selection of landscape materials. Select landscaping that will thrive under the particular conditions and patterns of use. 2. Hardscape Materials: use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and / or pattern. Use distinctive, durable and permeable materials wherever possible. 3. Long Range Planning: select plants that upon maturity will be of appropriate size, scale, and shape. The lifecycle and growth cycle of landscaping should be considered over the life of the project. 4. Place Making: define spaces with significant elements such as trees.	1. Mainly native species selected with special attention to placement in and around higher traffic areas. 2. Distinctive, durable, and permeable paving surfaces used at patios and courtyard plaza. Unitized, permeable walkways. 3. Lifecycle and plant growth carefully considered.
E.	Project Assembly and Lifespan	1. Deconstruction: when possible design the project so that it may be deconstructed at the end of it's useful lifetime, with connections and assembly techniques that will allow reuse of materials.	Elements from typical wood framed buildings can always be deconstructed and reused.

LAND USE CODE SUMMARY		
	Site Location	9221 ASHWORTH AVE N
	DPD Project Number	
	Parcel Numbers	4310702905
	Lot Area	5000
	Zoning	LR3
	Overlays	AURORA-LICTON SPRINGS (RES URBAN VILLAGE)
	ECA	NO
	SEPA	YES
	Frequent Transit	YES

DESIGN REVIEW

23.41.004.A	Applicability - SDR		
	i. All zones - residential uses in which more than 50 percent of the dwelling units are small efficiency dwelling units. Developments containing at least 5,000 but less than 12,000 square feet of GFA are subject to SDR.	YES	SDR to be submitted.

MULTIFAMILY CODE SECTION		CONFORMS	COMMENTS
23.45.504	Permitted and prohibited uses	YES	Residential Use permitted outright
23.45.510	Floor area ratio (FAR) limits		
	Per Table A 23.45.510 FAR limits for LR3 Zone INSIDE Urban Centers if the project meets standards of subsection 23.45.510.C. Apartment 2.0 10000.0	YES	
23.45.510.C	Qualification criteria for higher FAR limit		
23.45.510.C.1	Applicants shall make a commitment that the structure will meet green building performance standards by earning a Leadership in Energy and Environmental Design (LEED) Silver rating or a Built Green 4-star rating of the Master Builders Association of King and Snohomish Counties.	YES	Applicant commits to meet Built Green 4-star rating.
23.45.510.C.2	If lot abuts and alley or alley access is used, alley improvements shall be required.	NA	No parking required or provided
23.45.510.C.3	Parking location if parking is provided. Parking shall be totally enclosed within the same structure as the residential use or at the rear of the lot.	NA	No parking required or provided
23.45.510.C.4	Access to parking if parking is provided: c. Access shall be from a street if on corner lots, the driveway abuts and runs parallel to the rear lot line or a side lot line that is not a street lot line.	NA	No parking required or provided
23.45.510.E	Floor area exempt from FAR limits: Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access	YES	ENTRY LEVEL IS EXEMPT

LAND USE SUMMARY

23.45.510.E.4	FAR EXEMPTIONS		
	Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, (see Exhibit A for 23.45.510), in the following circumstances: a. apartments in LR zones that qualify for the higher FAR limit shown in Table A for 23.45.510;	YES	
23.45.512.A	Density limits—Lowrise zones Per Table A 23.45.512 Density Limits in Lowrise Zones for Rownhouse, Townhouse, and Apartment Development in LR3 Zones is not limited.	YES	
23.45.514	Structure height Per Table A 23.45.514 Structure Height for Lowrise Zones, Apartment Development in LR3 Zones is limited to 40 feet.	YES YES	
23.45.514.E	Shed and butterfly roofs in LR zones may extend 3 feet above the height limit provided the low side(s) are no higher than the height limit. The shed or butterfly roof may extend to accommodate eaves, provided the highest point of the roof extensions is no more than 4 fett above the height limit. (See Exhibit A, 23.45.514)	NA	
23.45.514.F	For apartments in LR zones the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade, provided that:	YES	
	1. This height exception does not apply to portions of lots that are within 50 feet of a single-family zone boundary line, unless the lot in the LR zone is separated from a single-family zoned lot by a street;	YES	
	2. The number of stories above the partially below-grade story is limited to three stories for residential uses with a 30 foot height limit and to four stories for residential uses with a 40 foot height limit;	YES	
	3. On the street-facing facade(s) of the structure, the story above the partially below-grade story is at least 18 inches above the elevation of the street, except that this requirement may be waived to accommodate units accessible to the disabled or elderly, consistent with the Seattle Residential Code, Section R322, or the Seattle Building Code, Chapter 11;	YES	The story above the partially below grade story is greater than eighteen incheas above the elevation of the street
	4. The average height of the exterior facades of the portion of the story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less.	YES	
23.45.514.H	Roofs enclosed by parapets may extend up to 75% of the parapet height provided the lowest elevation	YES	Roof does not exceed 75% of parapet height
23.45.514.J	Rooftop features	YES	

23.45.518.A	<div><div>Setbacks and Separations</div><div>Per Table A 23.45.518 Setbacks in LR Zones, Rowhouses in LR2 zones are required to have the following setbacks.</div></div>		
	<div><div>APT</div><div>Front: 5 minimum</div><div>Rear: 10 minimum</div><div>Side: 5<40 // 7 ave, 5 min > 40</div></div> <div><div>Provided</div><div>13 feet provided</div><div>10 feet provided</div><div>5 feet provided (facades are less than 40 feet in length)</div></div>	<div>YES</div> <div>YES</div> <div>YES</div>	
23.45.518.F	<div><div>Separations between multiple structures.</div><div>In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet.</div></div>	NA	Single Structure
23.45.518.H. 23.45.518.H.1	<div><div>Projection permitted in all required setbacks and separations</div><div>Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.</div></div>	NA	No projections
23.45.518.H.3	<div><div>Bay windows and other features that provide floor area</div><div>may project a maximum of 2 feet into required setbacks and separations if they are: no closer than 5 feet to any lot line; no more than 10 feet in width; and combined with garden windows and other features included in subsection 23.45.518.H.2., make up no more than 30% of the area of the facade.</div></div>	NA	No projections
23.45.518.H.5	<div><div>Unenclosed porches or steps</div><div>No higher than 4 feet above existing grade within 4 feet of a street lot lilne.</div><div>No higher than 2.5 feet above existing grade to the street lot line.</div></div>	NA	
23.45.518.J.7	<div><div>Structures in required setbacks, fences</div><div>Fences no greater than 6 feet in height are permitted in any required setback or separation, except that fences in the required front setback extended to side lot lines or in street side setbacks extended to the front and rear lot lines may not exceed 4 feet in height. Fences located on top of a bulkhead or retaining wall are also limited to 4 feet. If a fence is placed on top of a new bulkhead or retaining wall used to raise grade, the maximum combined height is limited to 9.5 feet.</div></div>	YES	Fences limited to 6'-0" in height
23.45.522	<div><div>Amenity area</div><div>A.4.For apartments, amenity area required at ground level shall be common space.</div><div>D. 5. Common amenity areas for rowhouse and townhouse developments and apartments shall meet the following conditions:</div><div>a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.</div><div>b. Common amenity areas shall be improved as follows:</div><div>1) At least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees.</div><div>2) Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features, shall be provided.</div><div>c. The common amenity area required at ground level for apartments shall be accessible to all apartment units.</div></div>		

23.45.524.A.2	Required Amenity Area	1250		
	Required Ground Level Amenity Area	625	YES	Total provided at ground level
	TOTAL PROVIDED	1599	YES	All at ground level
	Landscaping standards / Green Factor requirements Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section 23.86.019, is required for any lot with development containing more than one dwelling unit in Lowrise zones.		YES	Refer to landscape plan
23.45.524.B	Landscaping standards / Street Tree requirements 1. Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 below and Section 23.53.015.		YES	Refer to landscape plan
23.45.526.A	LEED, Built Green, and Evergreen Sustainable Development Standards		YES	Applicant commits to meet a Built Green 4-star
23.45.527	Structure width and facade length limits in LR zones			
23.45.527.A	Per table A 23.45.527 Maximum Structure Width in LR zones / LR2			
	Apartment	90 feet	YES	Width is less than 90 feet
23.45.527.B	Maximum facade length in Lowrise zones The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2		YES	Façade length limit = 100' x 0.65 = 65'-0"
23.45.534.A	Light and glare standards Exterior lighting shall be shielded and directed away from adjacent properties.		YES	
23.45.534.C	Light and glare standards To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from abutting properties		NA	No Parking Provided
23.45.536.C.2	Parking location, access, and screening / location of parking / Street Access Parking access shall be from the street if the lot does not abut an alley.		NA	No Parking Provided
23.54.040	Shared Storage Space for Solid Waste Containers			
	16-25 Dwelling Units	225 SF = 18.75 * 12	YES	Required area provided
SEPA				
25.05.305	Categorical Exemptions			
	In Urban Centers	Number of exempt dwelling units		
	LR3	20	SEPA REQ'D	24 units proposed, SEPA REQUIRED

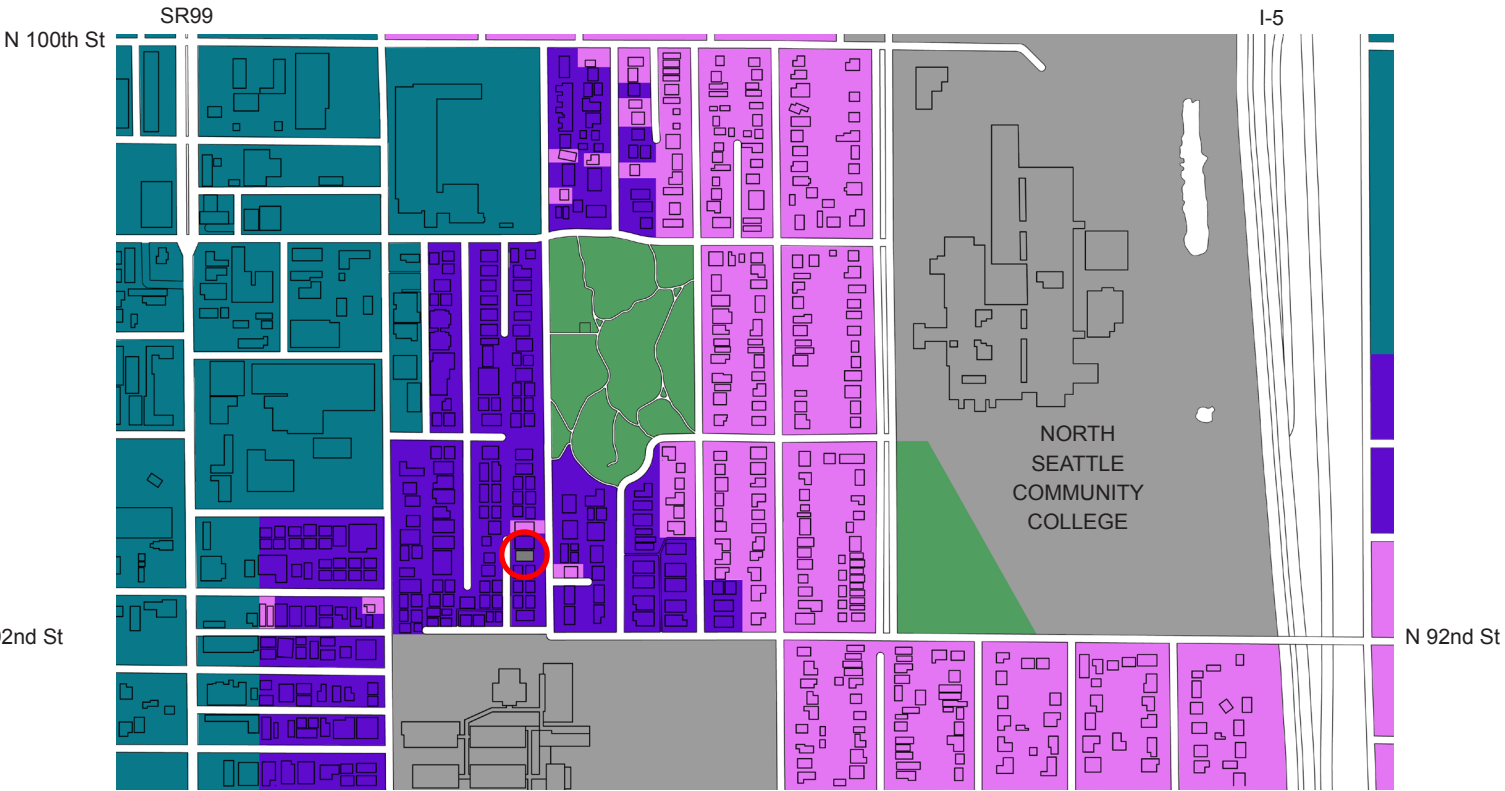
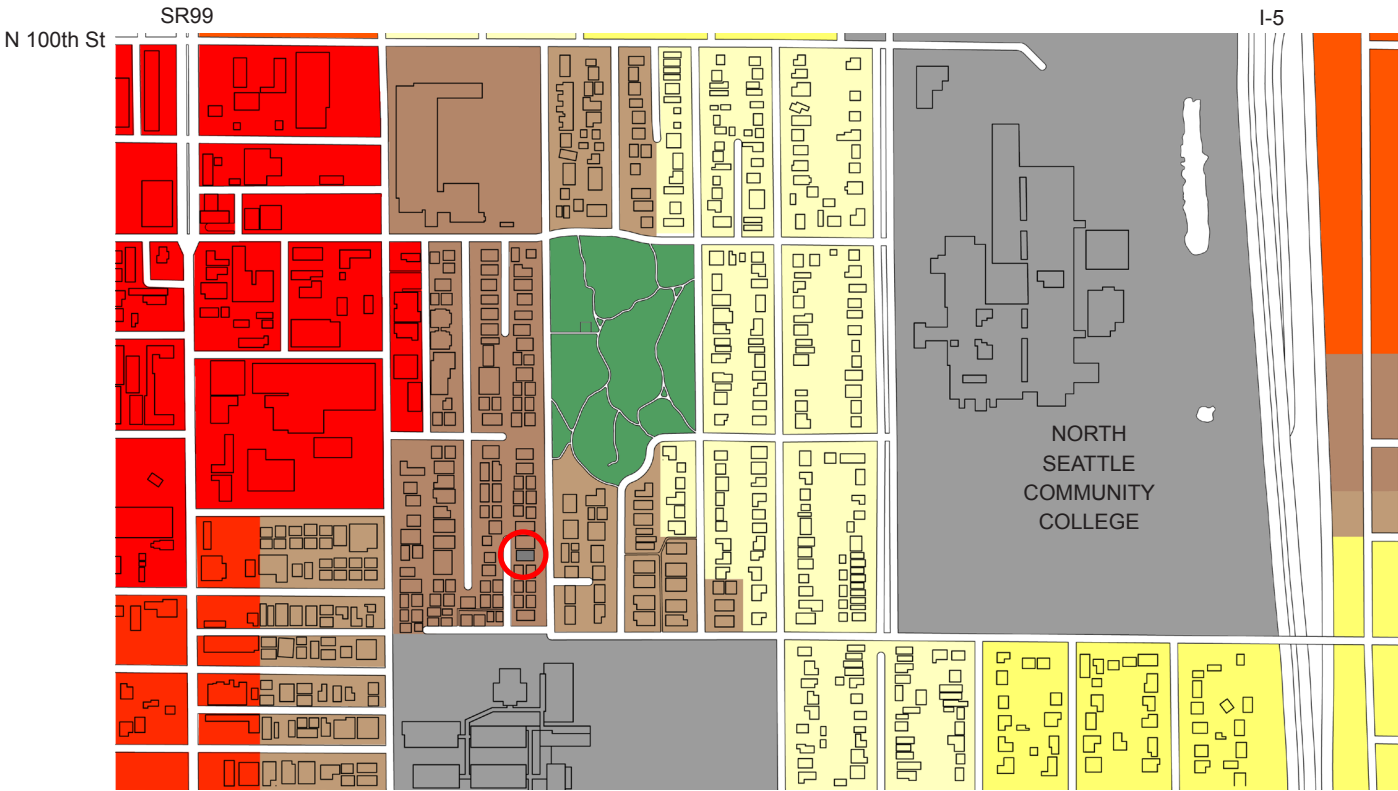
ZONING & USE

Zoning Map

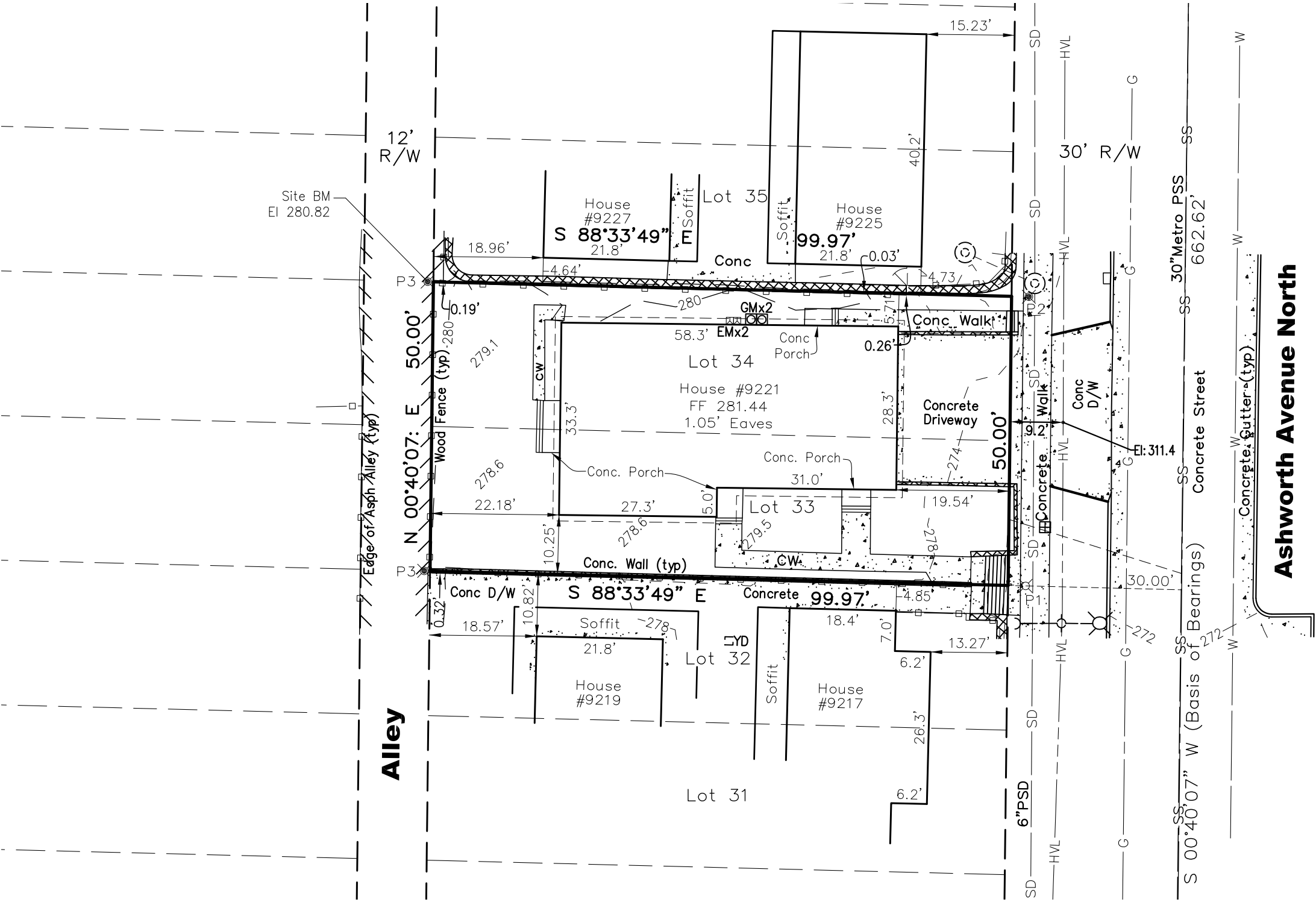
- SF-5000 SINGLE FAMILY
- SF-7200 SINGE FAMILY
- LR-2 LOWRISE
- LR-3 LOWRISE
- NC 3
- COMMERCIAL 1
- COMMERCIAL 2
- MAJOR INSTITUTION

Use Map

- SINGLE FAMILY
- MULTI-FAMILY
- INSTITUTION
- COMMERCIAL
- PARK



SURVEY



CONTEXT - Ashworth Ave N

Predominate scale of buildings on east side of Ashworth Ave N are two and three story apartment and townhouse properties. The northern two thirds of the block is a park. The sites are predominantly flat with lawn in the median and front yards with intermittent driveways.

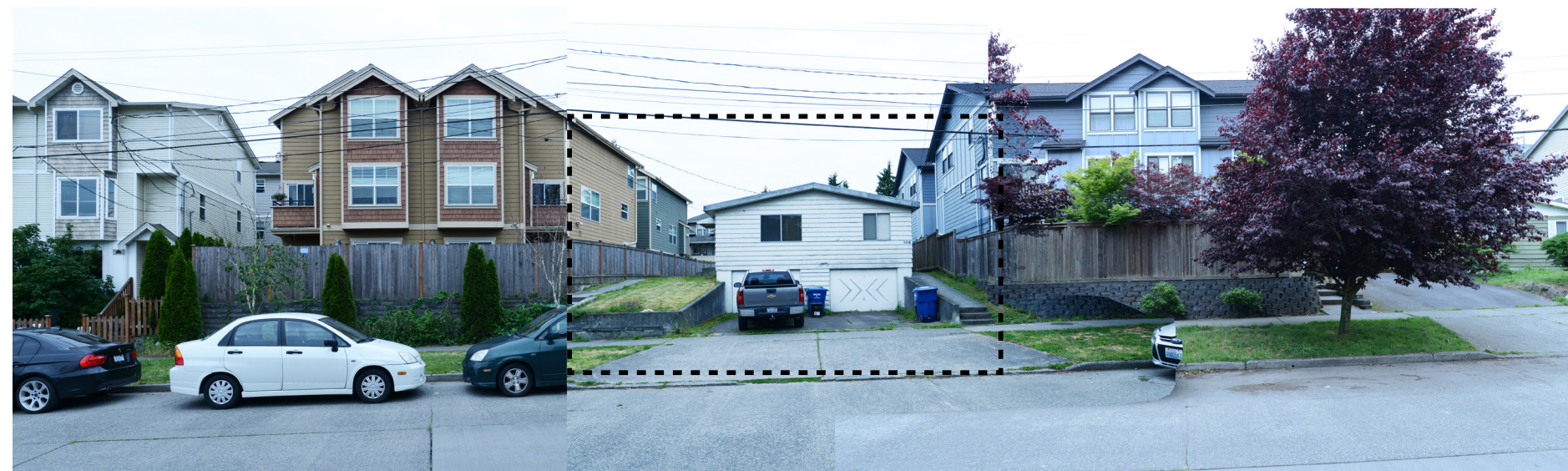
Predominate scale of buildings on west side of Ashworth Ave N are three story townhouses over a partial basement. The topography on the south end of the block is generally rising up from the street so sidewalk edges are defined by retaining walls and fences concealing private yards.



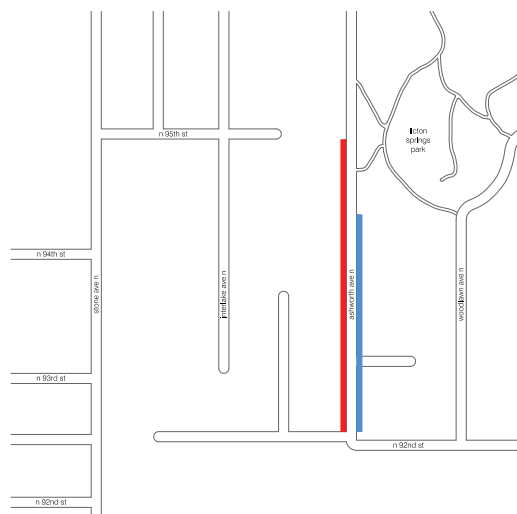
Ashworth Ave N - Looking West



Ashworth Ave N - Looking East



SITE



NEIGHBORHOOD ANALYSIS

Sidewalk Edges

Front yards in the neighborhood are typically well demarcated. This is accomplished through grade changes, retaining walls, fences, gates, and thick landscaping utilizing shrubs, hedges and trees.

Transitions

Setbacks and front yards elevated above the sidewalk provide a level of privacy and a transition between public and private space.

Alleys

Alleys and shared driveways are very common in this portion of Licton Springs and are often used as interstitial spaces between neighboring properties. These spaces are predominantly hardscaped, and create strong east/west and north/south visual axes.

Materials

Dimensional siding materials and painted or stained wood are prevalent in this area of Licton Springs, with a limited use of other materials including brick, wood shingle, and cork.



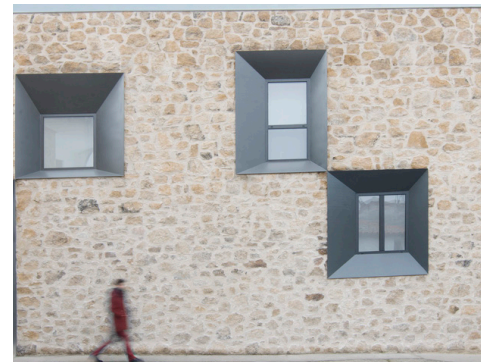
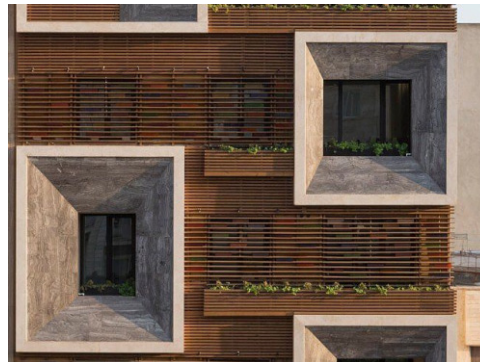
PRECEDENTS APPLIED TO PROJECT

Entry

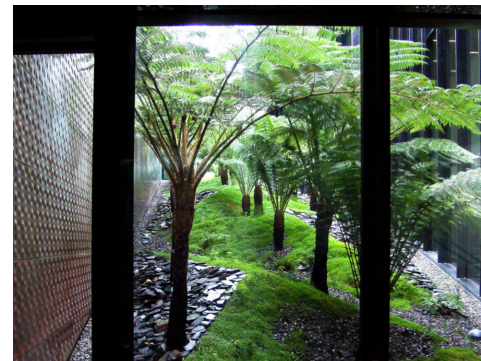
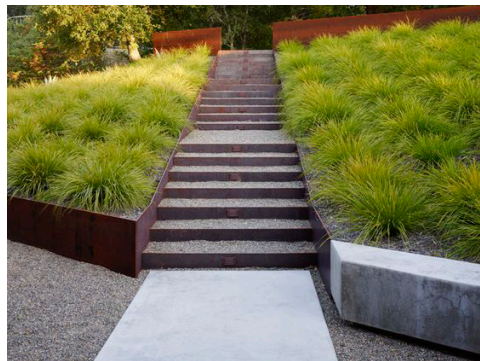
Recessed and covered entryway that is accessed through a sloping landscape. Transparent windows as side-light connecting interior and exterior spaces. High quality materials.

**Facade**

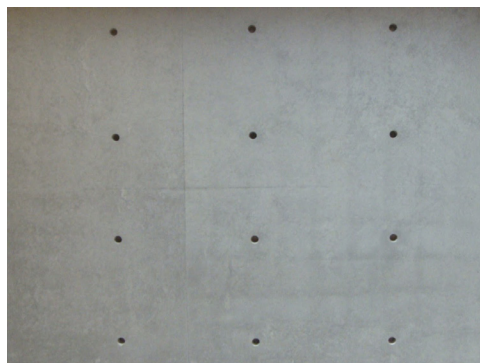
Façade depths between twelve and thirty inches, inflection, body and accent materials, and varied window configuration create highly articulated facades.

**Landscape**

Sloped topography within planter walls combined with plazas and stairways. Small scale courtyard with picture window from interior space.

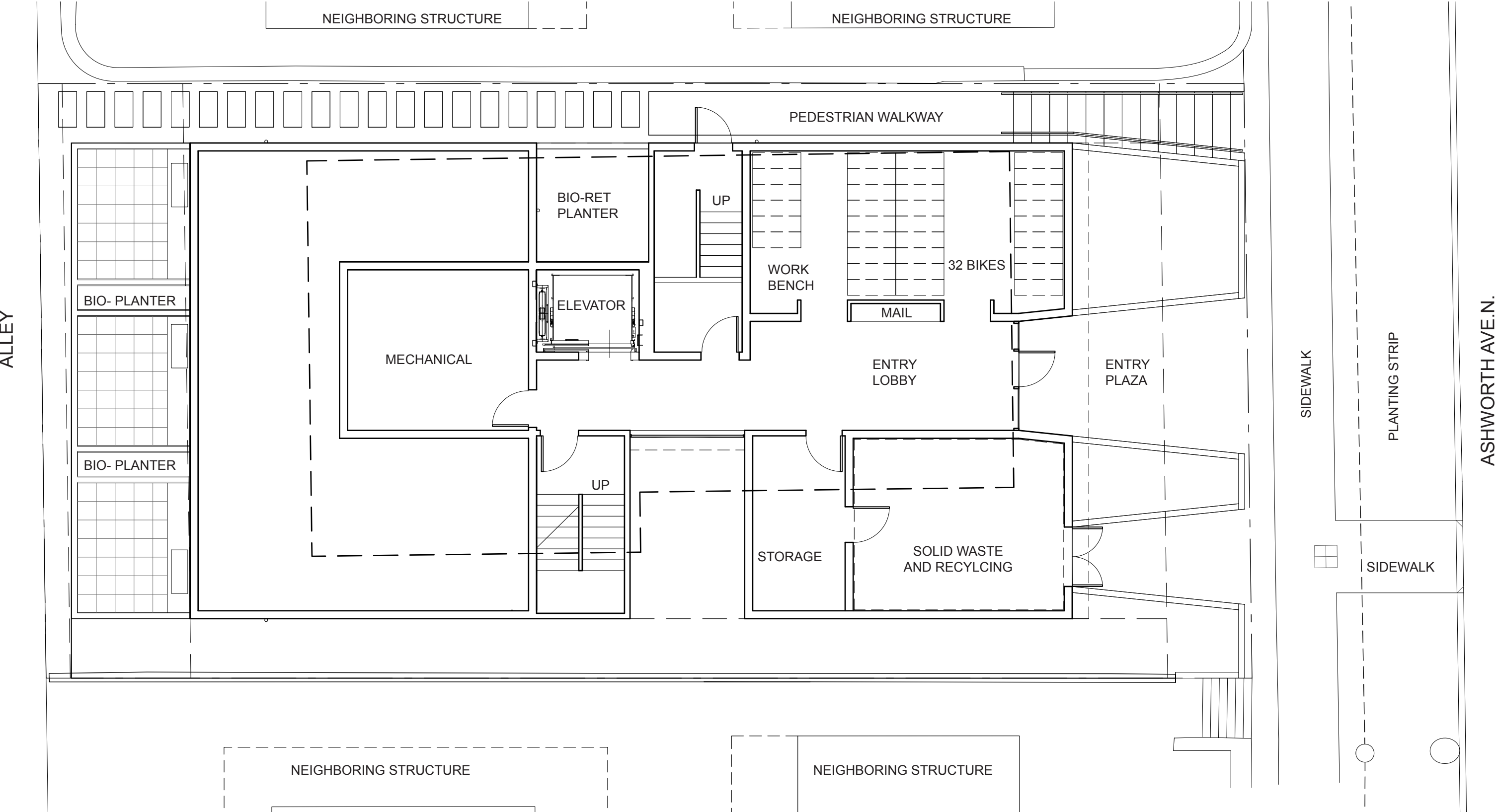
**Materials**

Cast concrete walls, fibre cement panels, small format pavers at rear patios and throughout the plaza surface, paver walkways, stained cedar fence, dark window frames, flashing and handrails.

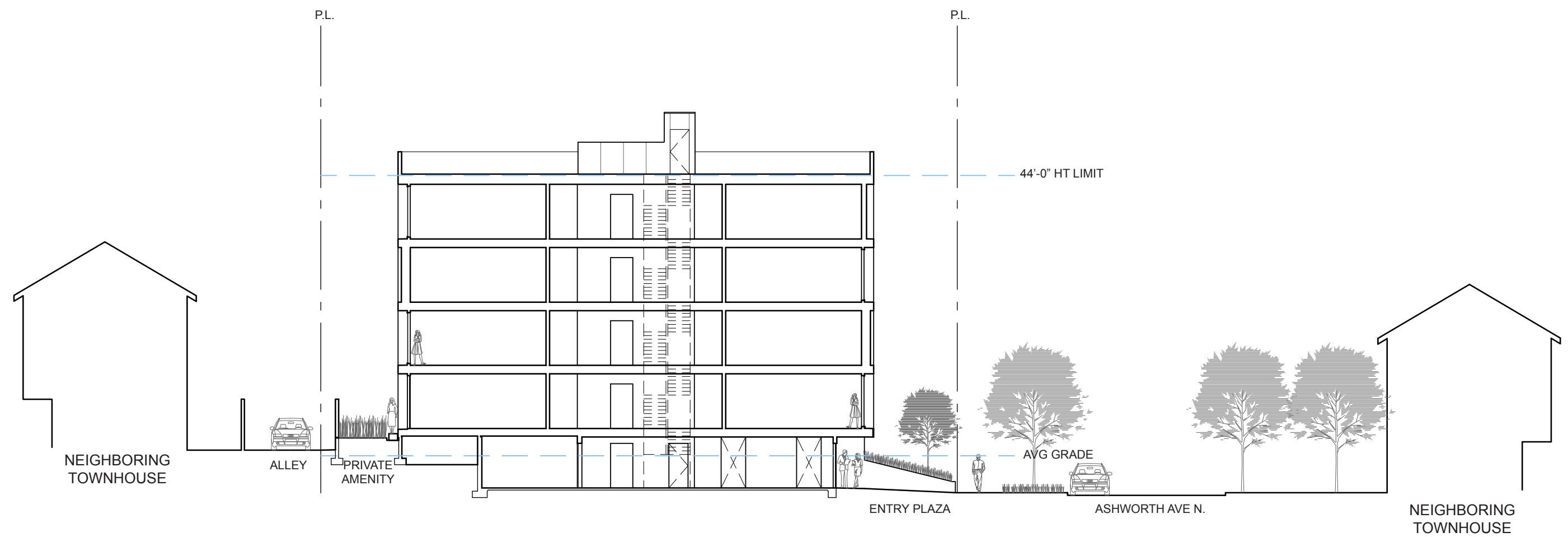


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SITE PLAN scale 1/8" = 1'-0"

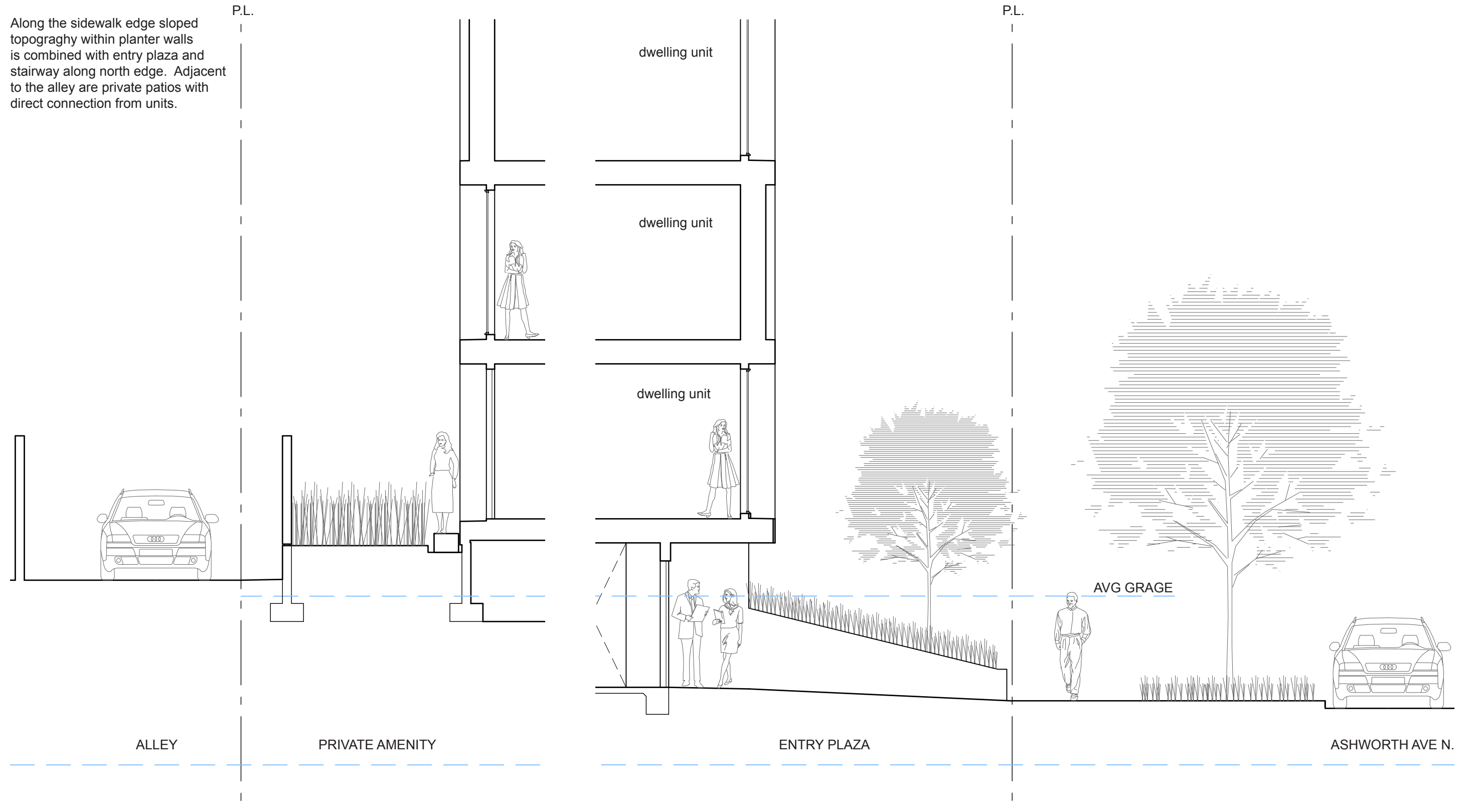


SITE SECTION scale 1/16" = 1'-0"



EAST / WEST SECTION

Along the sidewalk edge sloped topography within planter walls is combined with entry plaza and stairway along north edge. Adjacent to the alley are private patios with direct connection from units.

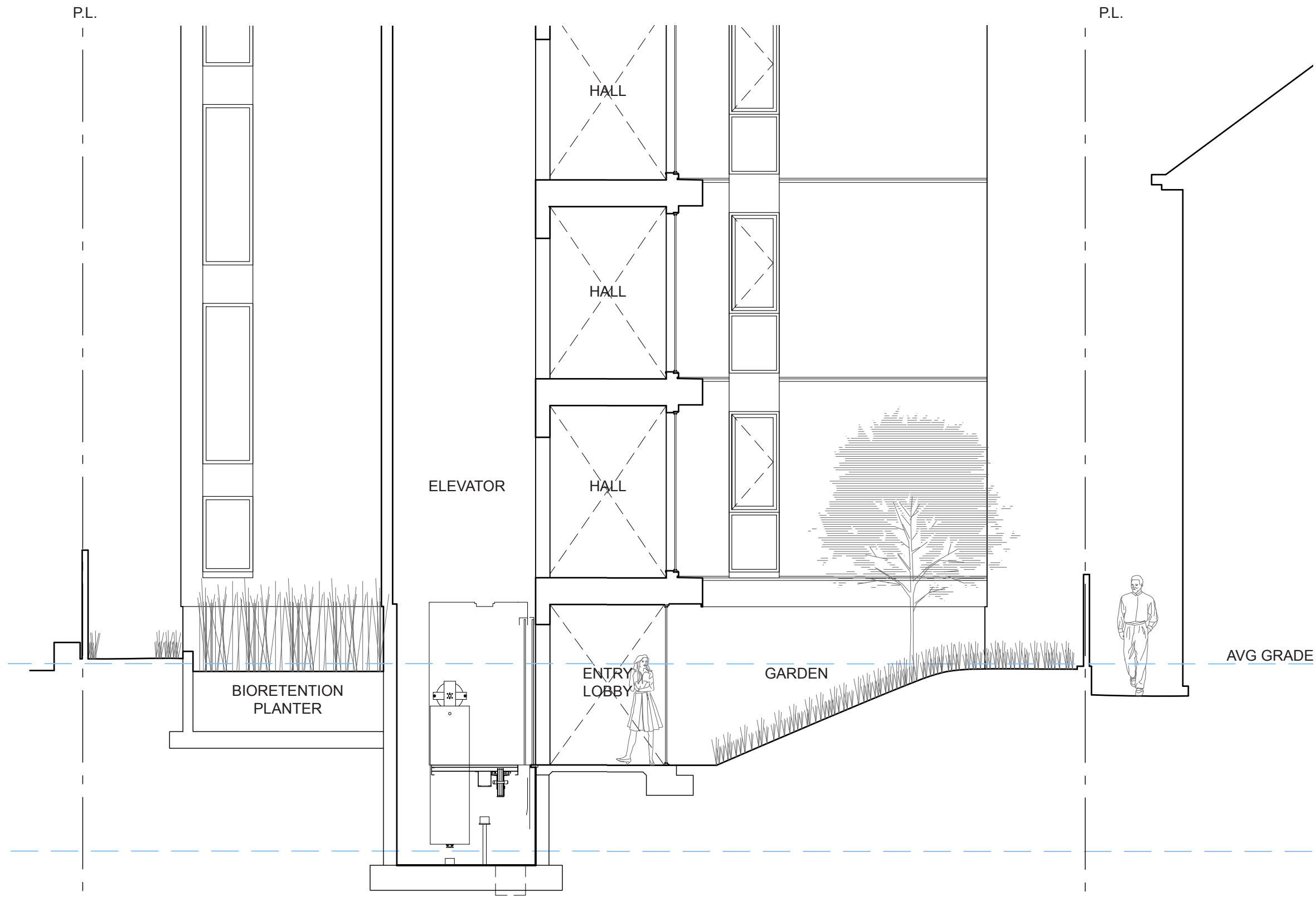


NORTH / SOUTH SECTION

Courtyard garden with picture window
from interior lobby.

At upper hallways, daylight and visual
connection through view corridor
between adjacent townhouses.

Proposed bioretention planter along
north side of elevator wall .



VIEW FROM ASHWORTH AVE N.



ENTRY PLAZA



ENTRY PLAZA



YARDS AND CORRIDORS



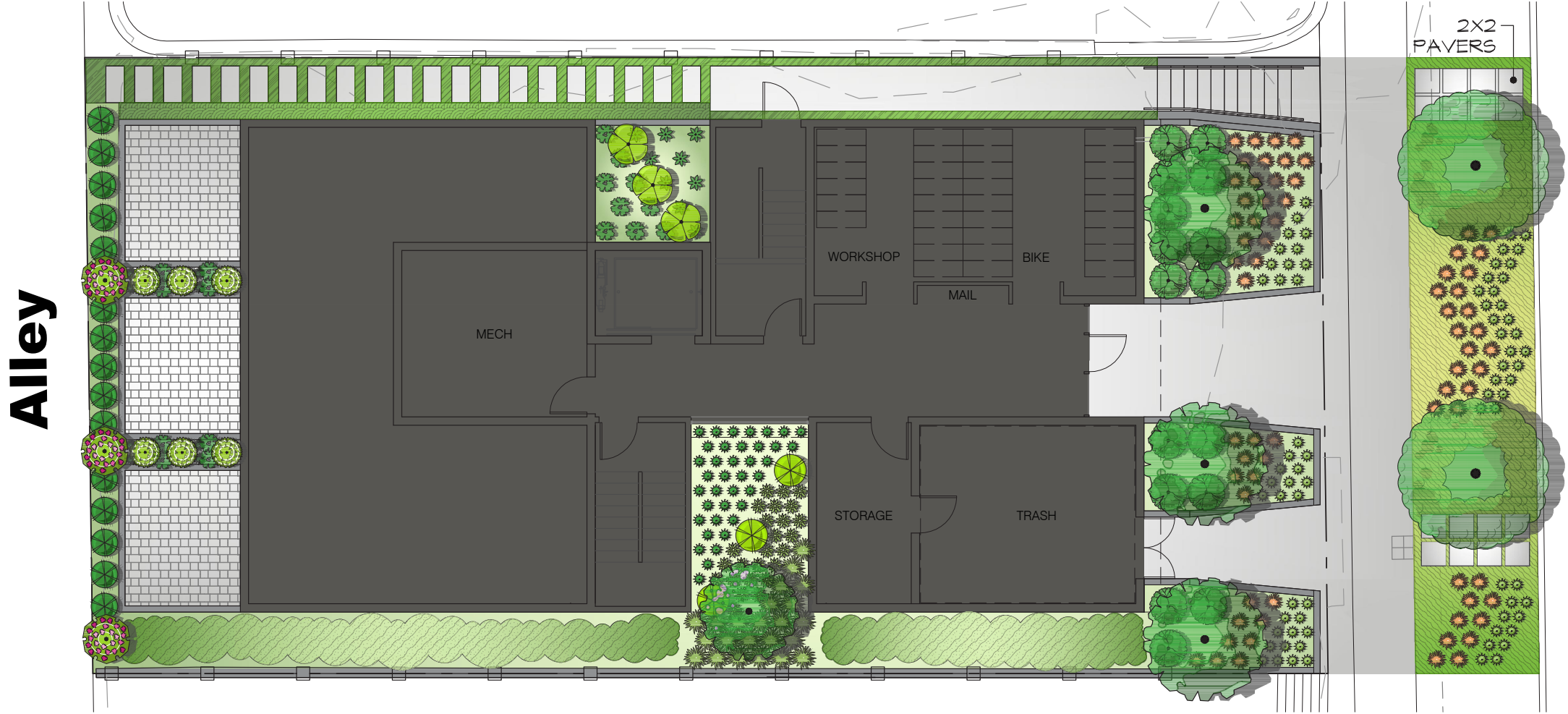
ashworth - front yard



mid parcel



alley - rear yard



ORANGE SEDGE



BLUE FESCUE



COAST LEUCOTHOE



PAPER BARK MAPLE



TALL STEWARTIA



RUPTUREWORT



CENTER GLOW NINEBARK



BLACK MONDO



CORAL BELLS



SWITCH GRASS



GOLDEN MOPS



SOURWOOD



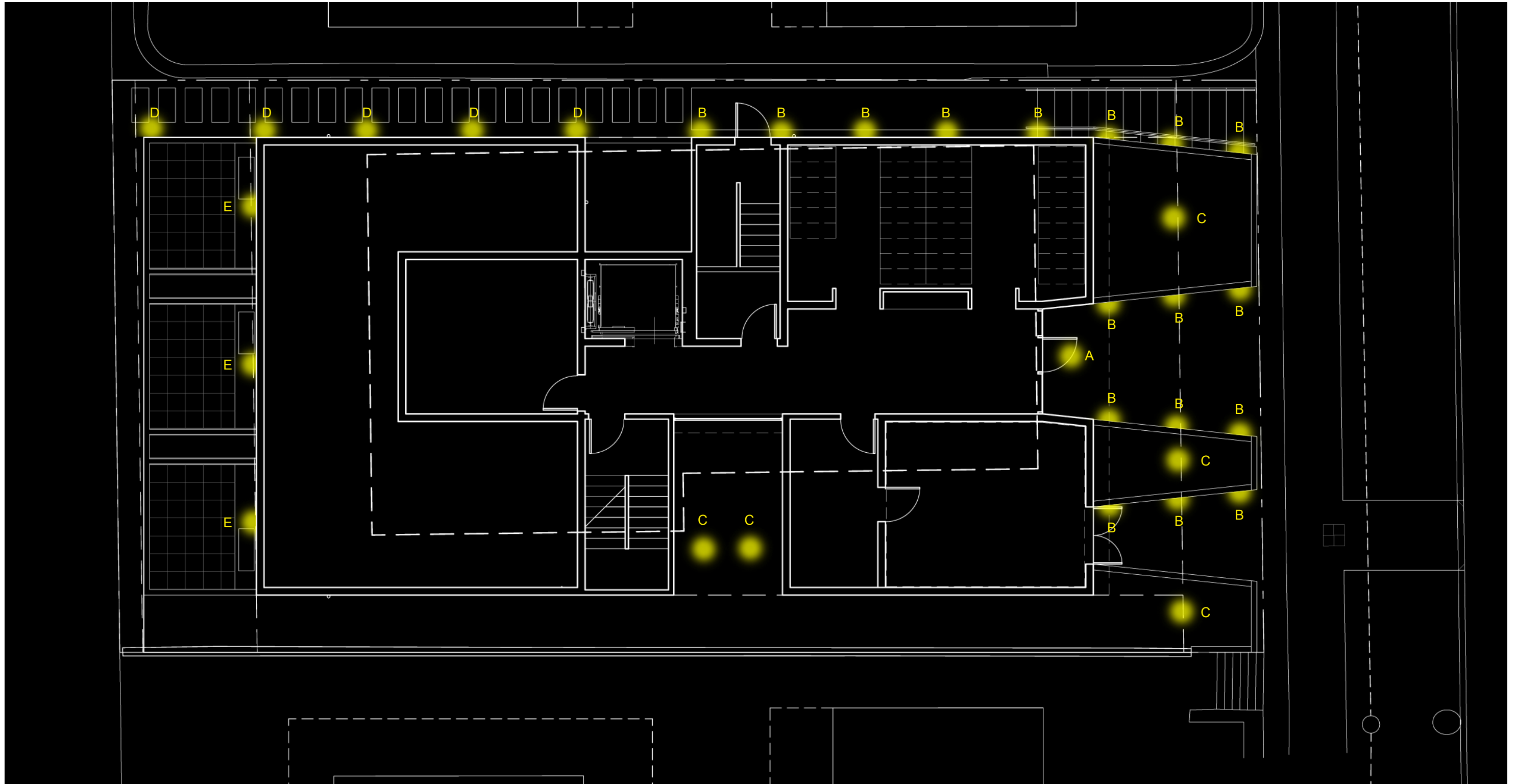
PINK DAWN VIBURNUM



HICKS YEW

① SITE LIGHTING PLAN

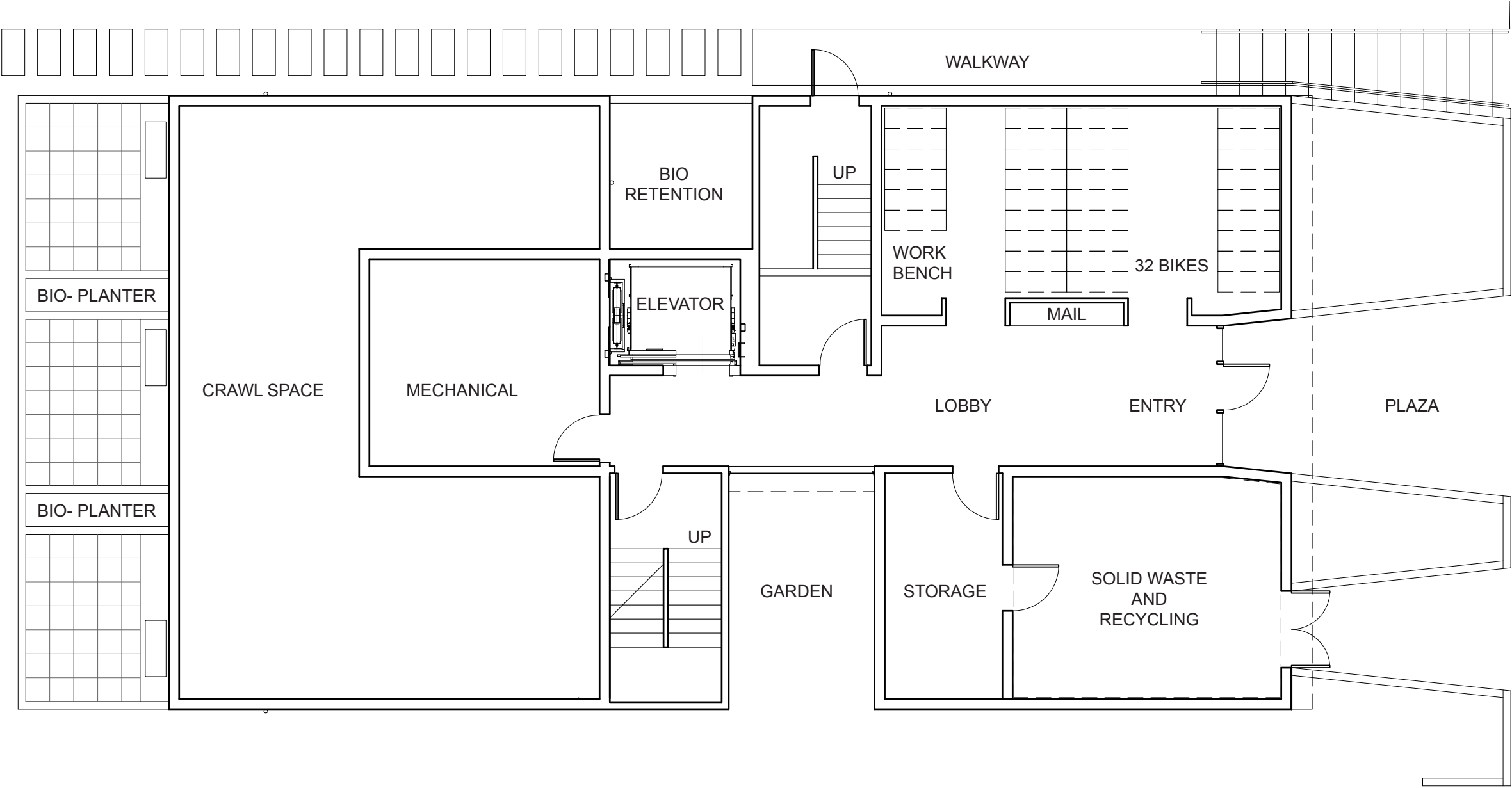
A. Recessed Down Light B. In Wall Light C. Landscape Up Light D. Landscape Down Light E. Building Mounted Down Light



LEVEL 0 PLAN scale 1/8" = 1'-0"



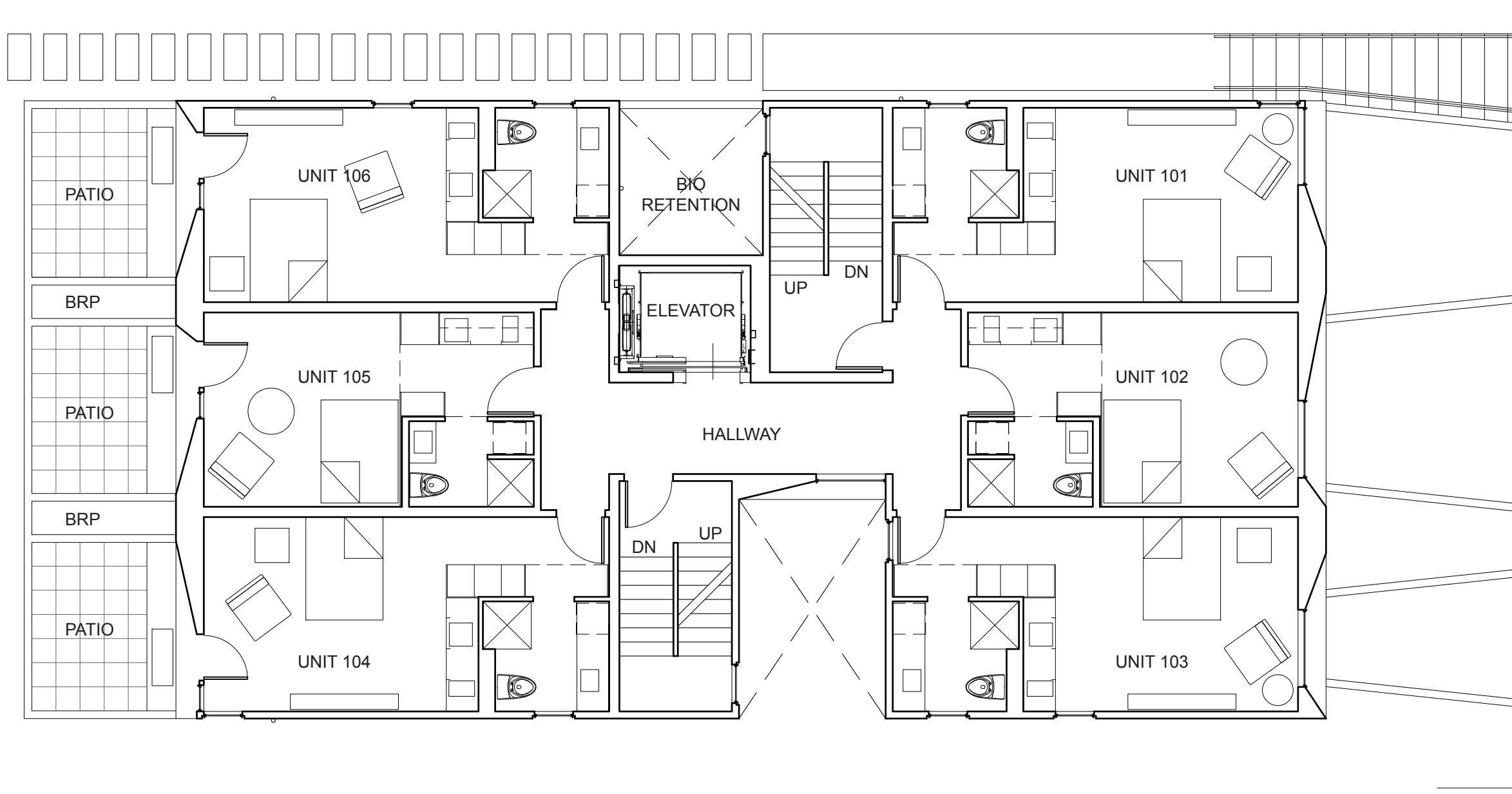
The street level entry provides bike storage and a workshop area for the building tenants, access to the elevator and vertical circulation, a courtyard garden to the south of the lobby, building mechanical space, general storage, and required solid waste and recycling storage.





LEVEL 1 PLAN scale 1/8" = 1'-0"

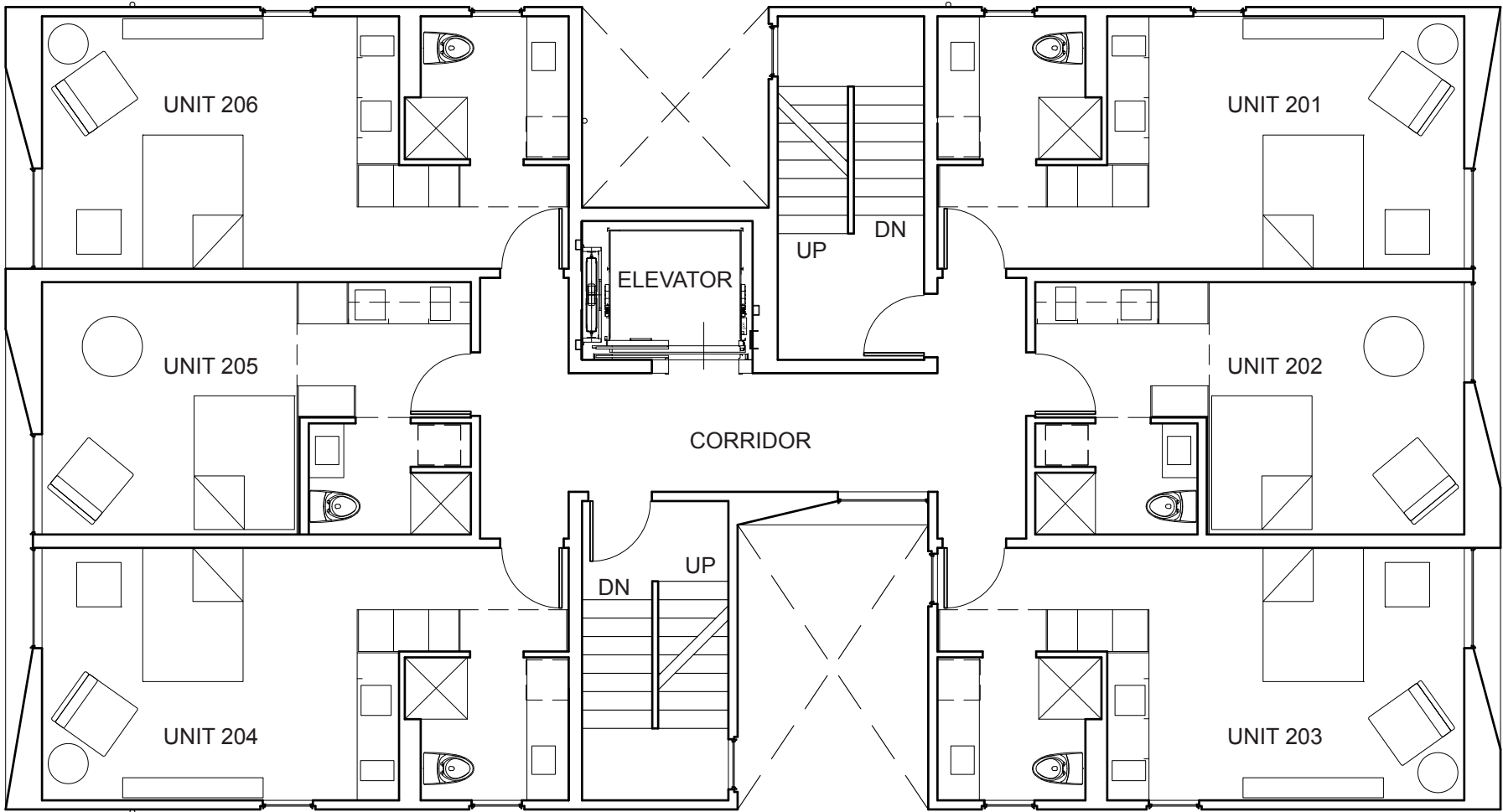
The first level above the entry level is a typical residential floor. It contains six small efficiency dwelling units. The rear, alley units at this level are garden apartments. Each has its own private outdoor patio with integrated bioretention planters. There is also a bioretention planter within the building modulation at the north wall of the elevator.



LEVEL 2 PLAN scale 1/8" = 1'-0"



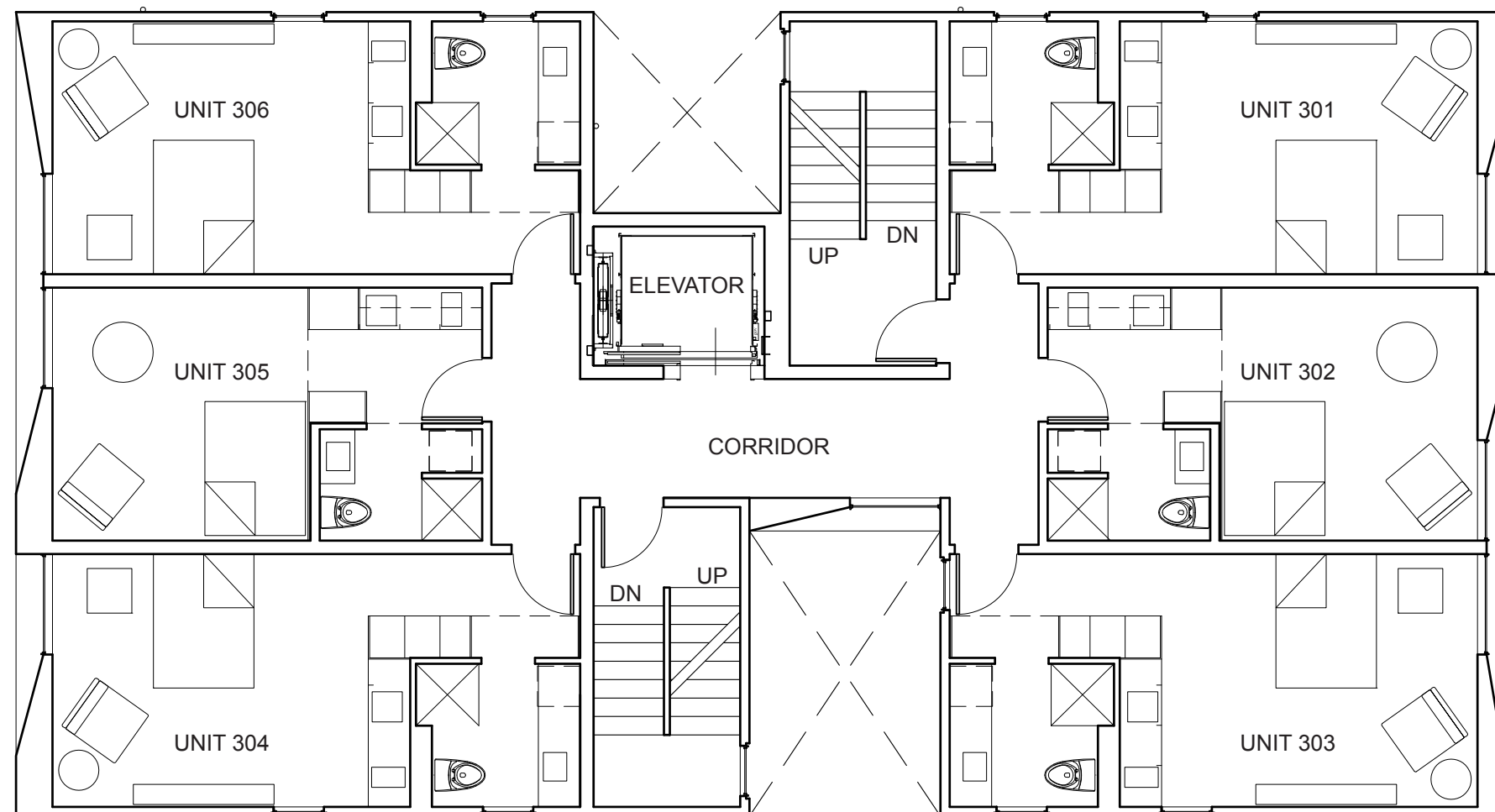
Level 2 is a typical residential level. It contains six small efficiency dwelling units. Note floor to floor variation in window location and facade inflection.





LEVEL 3 PLAN scale 1/8" = 1'-0"

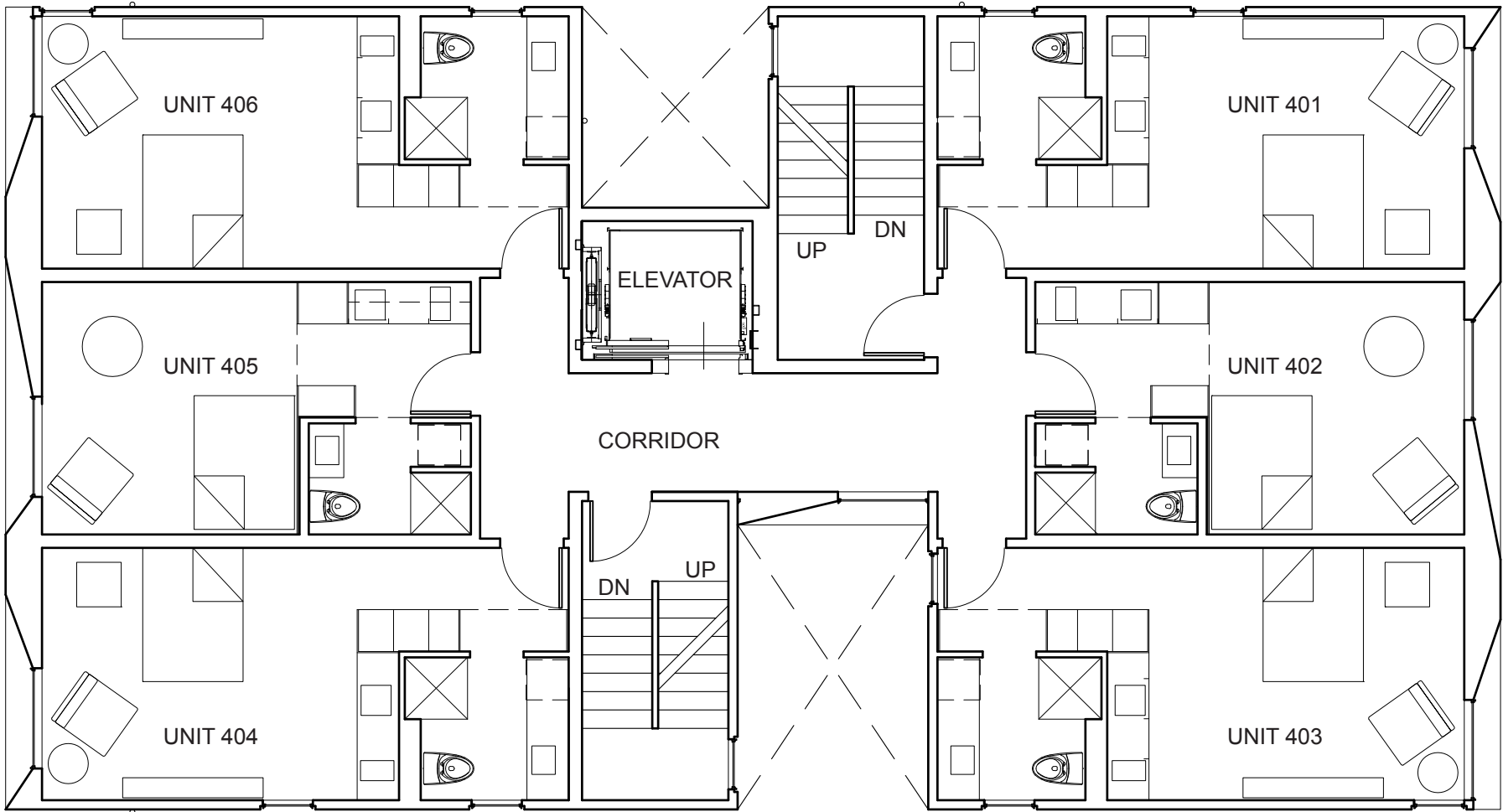
Level 3 is a typical residential level. It contains six small efficiency dwelling units. Note floor to floor variation in window location and facade inflection.



LEVEL 4 PLAN scale 1/8" = 1'-0"



Level 4 is a typical residential level. It contains six small efficiency dwelling units. Note floor to floor variation in window location and facade inflection.

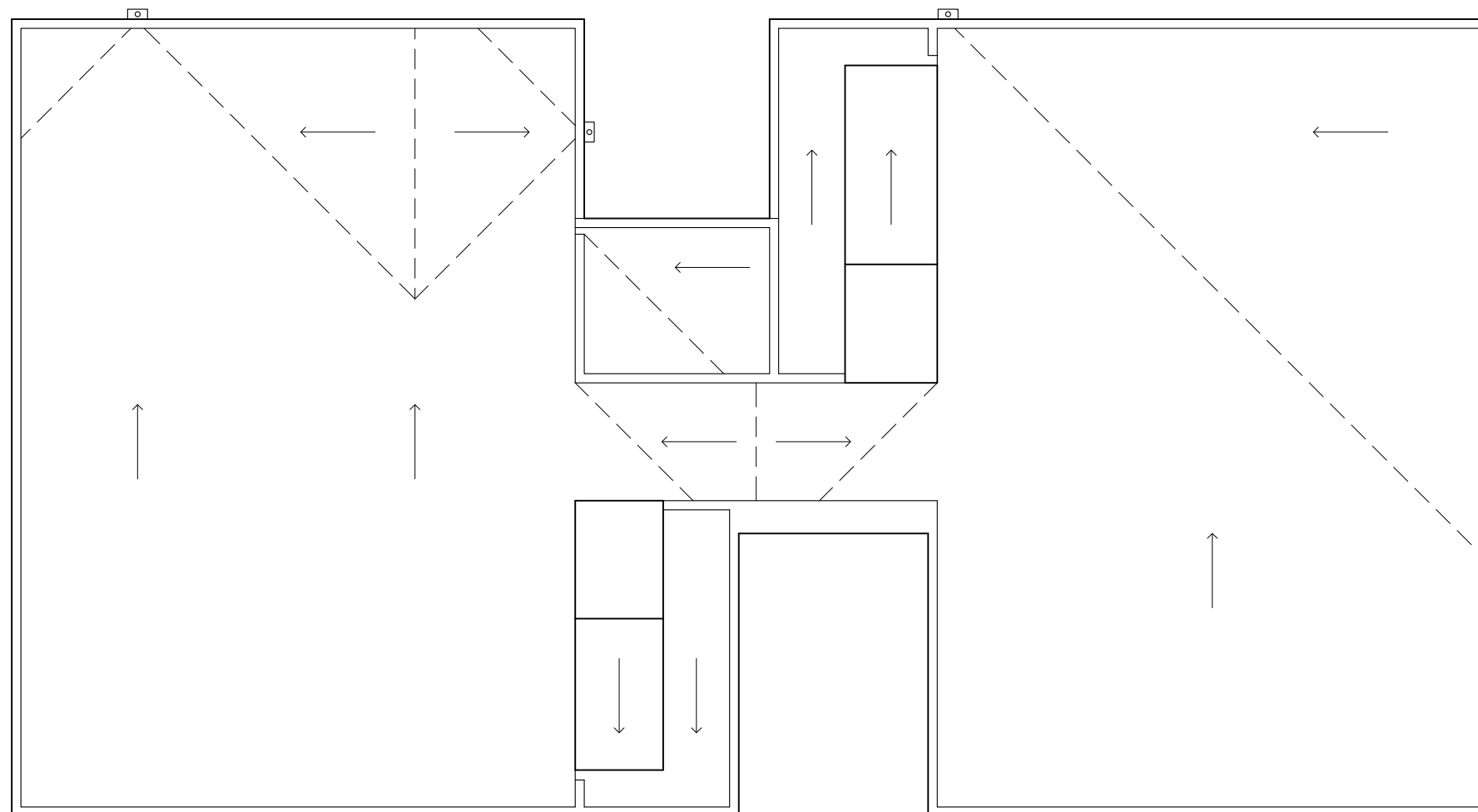




ROOF PLAN scale 1/8" = 1'-0"

Penthouse bulk is minimized by limiting the enclosre above papapet height to just the last run of the stair.

Elevator penthouse is limited to minimum required over-run clearance.



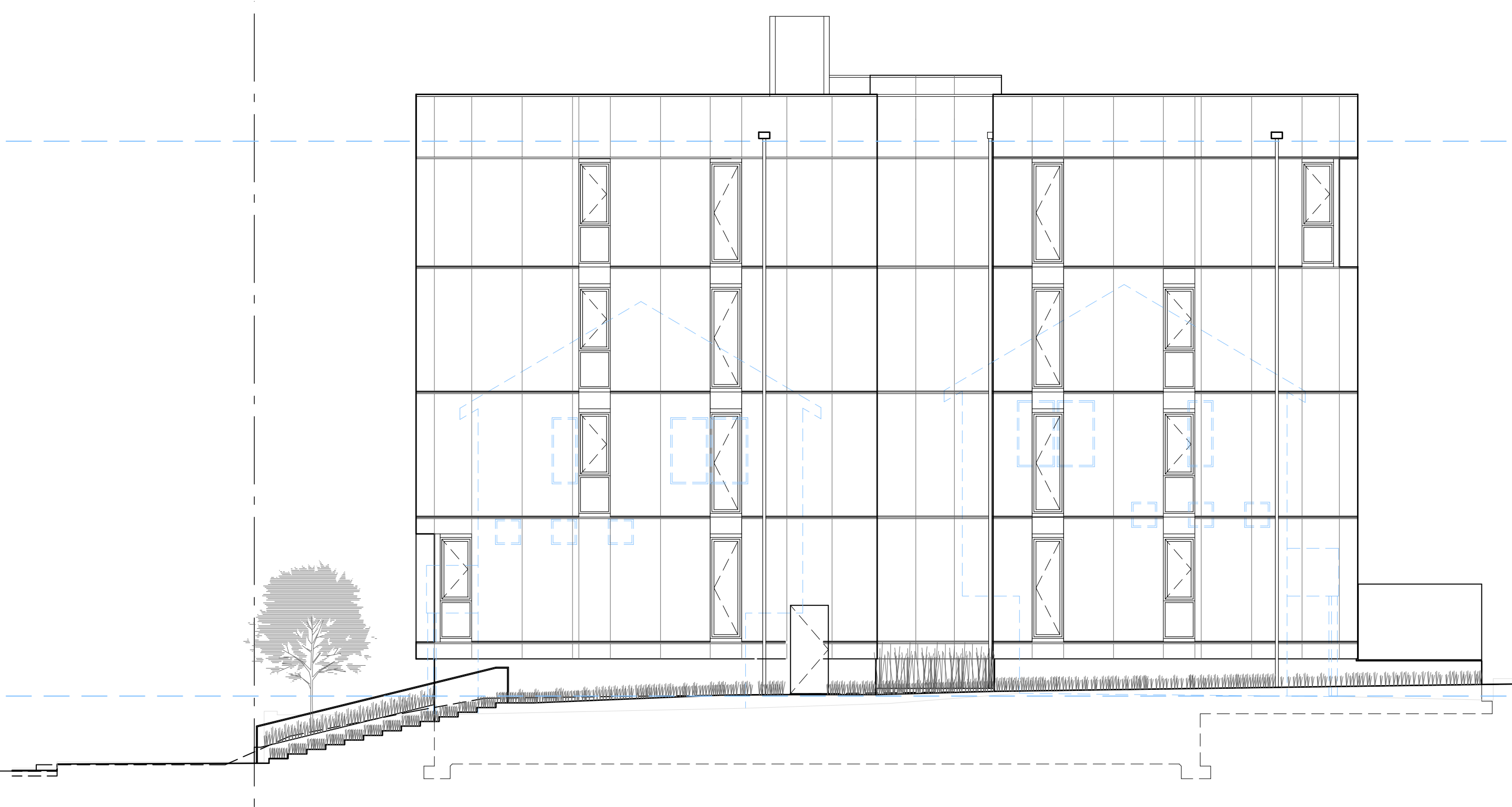
EAST ELEVATION scale 1/8" = 1'-0"



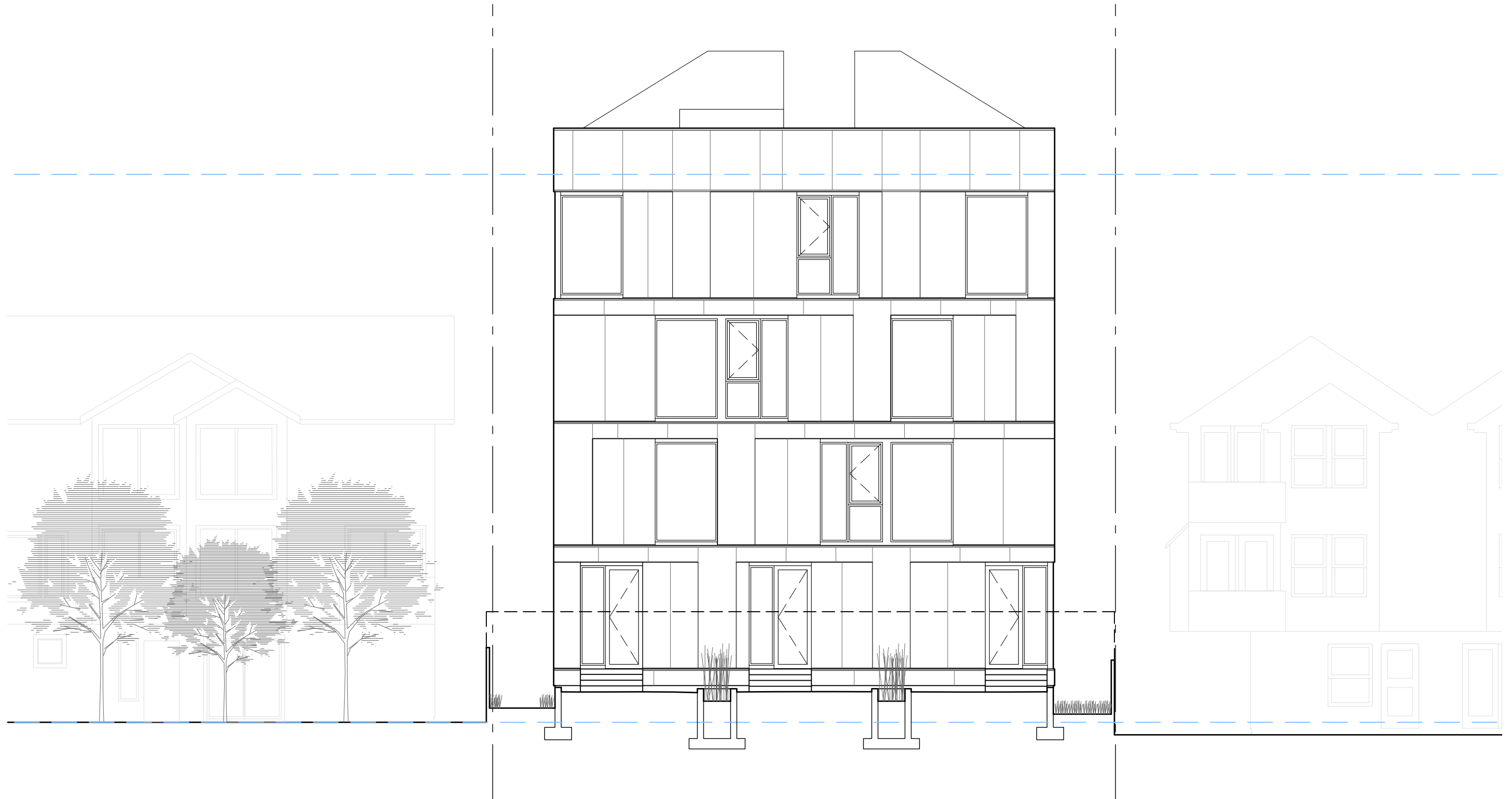
EAST ELEVATION DETAIL



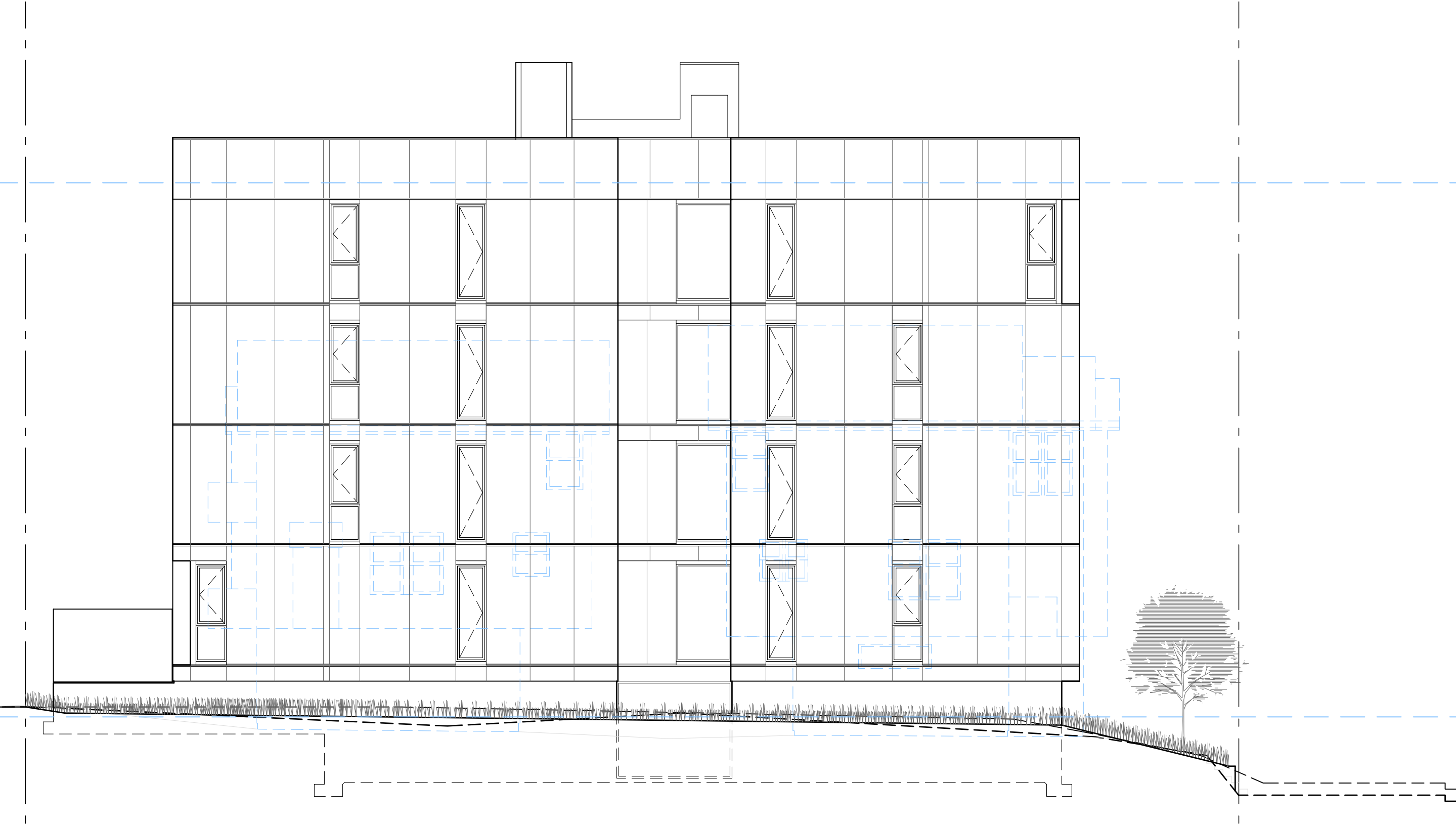
NORTH ELEVATION scale 1/8" = 1'-0"



WEST ELEVATION scale 1/8" = 1'-0"



SOUTH ELEVATION scale 1/8" = 1'-0"



BUILDING SECTION scale 1/8" = 1'-0"

