

DESIGN RECOMMENDATION - 8015 15TH AVE NW #3023574

DESIGN RECOMMENDATION - 8023 15TH AVE NW #3024001

8015 15th Ave NW

APRIL 17TH @6:30



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DESIGN OBJECTIVES: By providing 18 Townhouses and 18 open parking stalls, this project will promote density within the neighborhood commercial community in NW Seattle. The project emphasizes the benefits of dense urban living while providing parking for each household. The design enhances and activates the street with contemporary architecture that connects directly to the street.

8015 15th Ave NW, Seattle, Washington 98117
8023 15th Ave NW, Seattle, Washington 98117

KEY METRICS

ADDRESSES: 8015 15th Ave (Lot B) - #3023574
8023 15th Ave (Lot A) - #3024001

PARCEL NUMBERS: 8015 15th Ave (Lot B) - 7588700055
8023 15th Ave (Lot A) - 2389100070

ZONE: NC2-40

LOT SIZE: 8015 15th Ave (Lot B) - 9,060 SF
8023 15th Ave (Lot A) - 8,500 SF

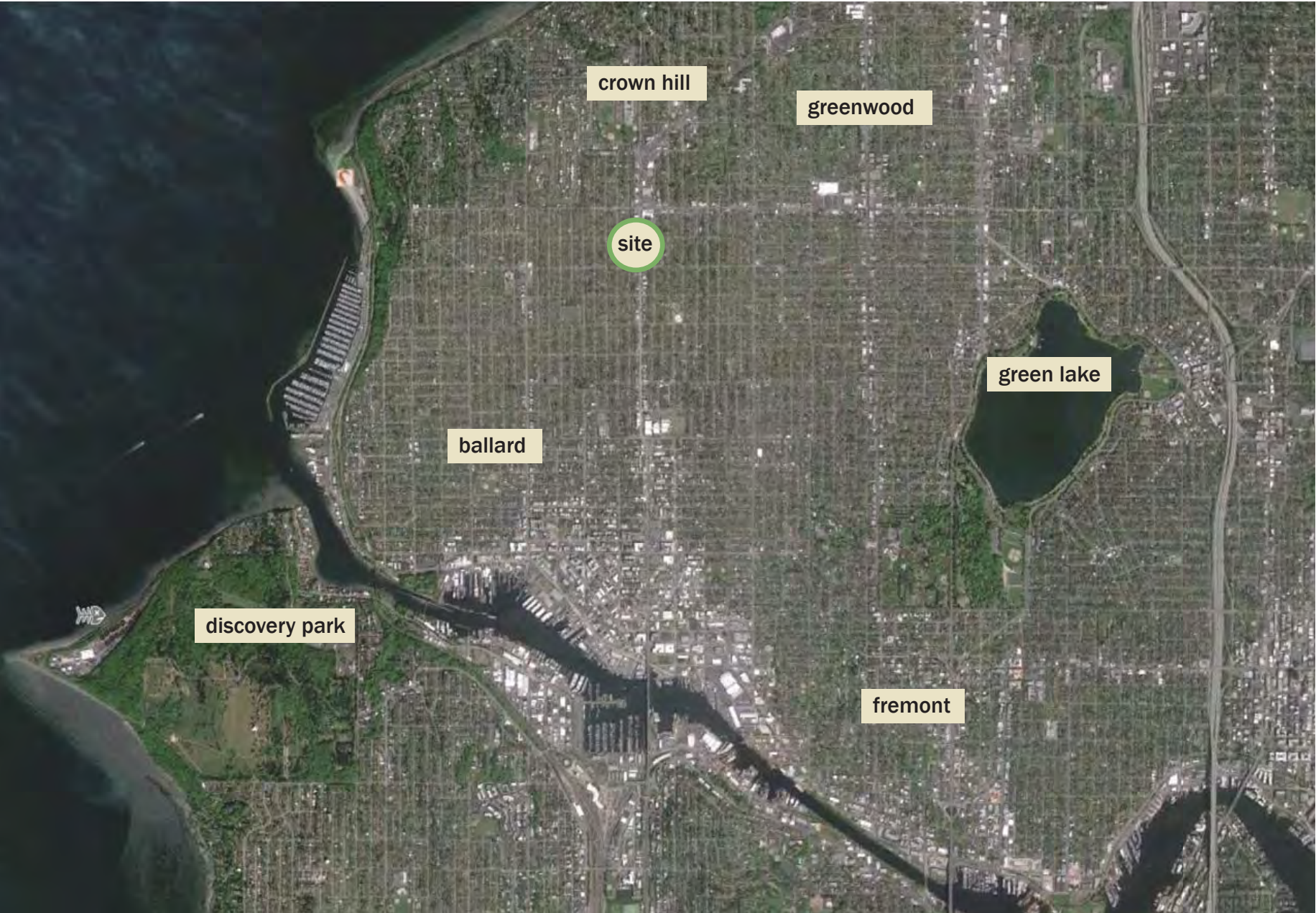
OVERLAYS: Crown Hill (Residential Urban Village)

ALLOWED FAR: 8015 (Lot B): 3.0 x 9.060 SF = 27,180 SF
8023 (Lot A): 3.0 x 8,500 SF = 25,500 SF

ALLOWED HEIGHT: 40’ in NC2-40 + 4’ street facing residential bonus; 5’ pitched roof bonus; 4’ parapet bonus; & 16’ penthouse bonus.

ANALYSIS OF SITE: Currently on the site, is a commercial building, a duplex, and a triplex. The site slopes gently to the south, however the west portion of the site slopes generously down to the west.

ANALYSIS OF CONTEXT: This project is located along 15th Ave NW in the Crown Hill Residential Urban Village just north of Ballard. The site has direct access to multiple forms of transit making it an ideal location for an urban development. The project site is zoned NC2-40. The neighboring zones are SF-5000, NC2P-40 and NC3P-40. Multiple stores and restaurants are situated along 15th Ave NW which makes it easy for residents to enjoy local amenities.



SITE ANALYSIS



MORGAN ELECTRIC & PLUMBING



NOBA APARTMENTS



ICONIC



UNITED EVANGELICAL FREE CHURCH



SINGLE FAMILY RESIDENCE



LIVE-WORK UNITS

PETCO ANIMAL SUPPLIES

GROCERY OUTLET

RADIO SHACK

BANK OF AMERICA

VALUE VILLAGE THRIFT STORE

PIZZA HUT

WALGREENS

STARBUCKS
SAFEWAY

FEDEX OFFICE PRINT & SHIP CENTER

RESTAURANTE MICHIOACAN

WELLS FARGO BANK

THE ORIGINAL PANCAKE HOUSE

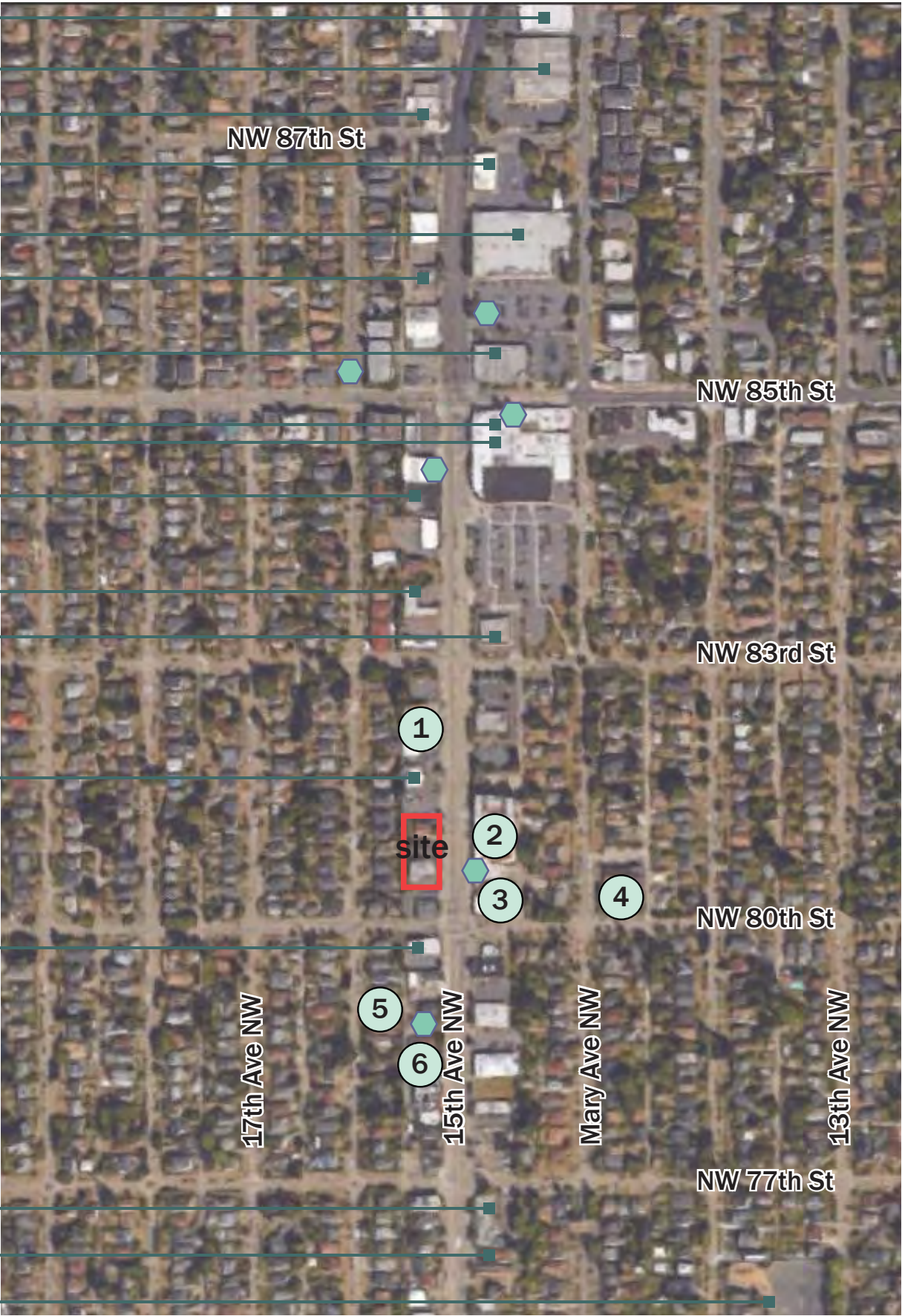
CROWN HILL HARDWARE

NELSON ORTHODONTICS

BALLARD PEDIATRIC CLINIC

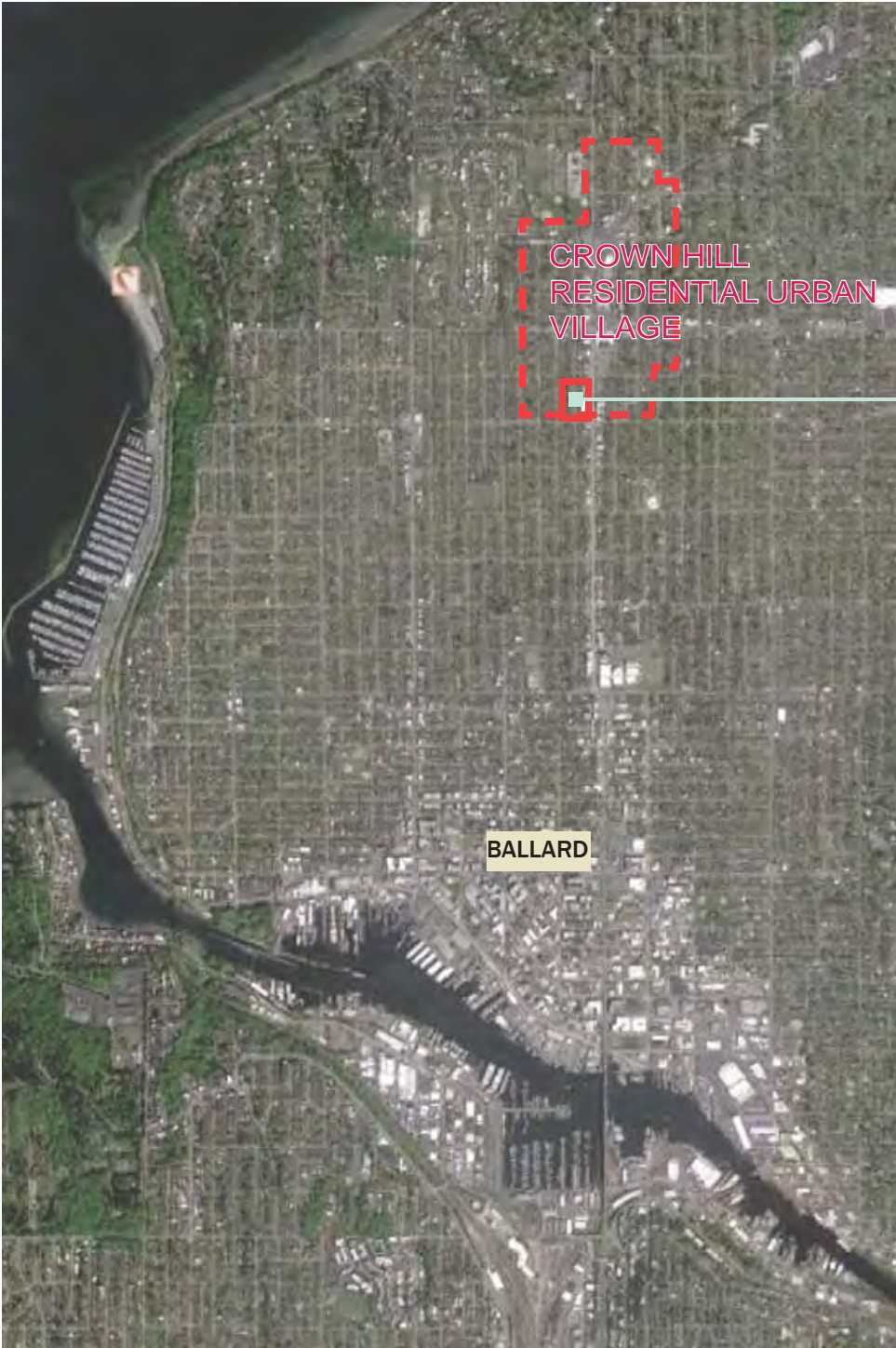
WHITTIER ELEMENTARY SCHOOL

BUS STOPS

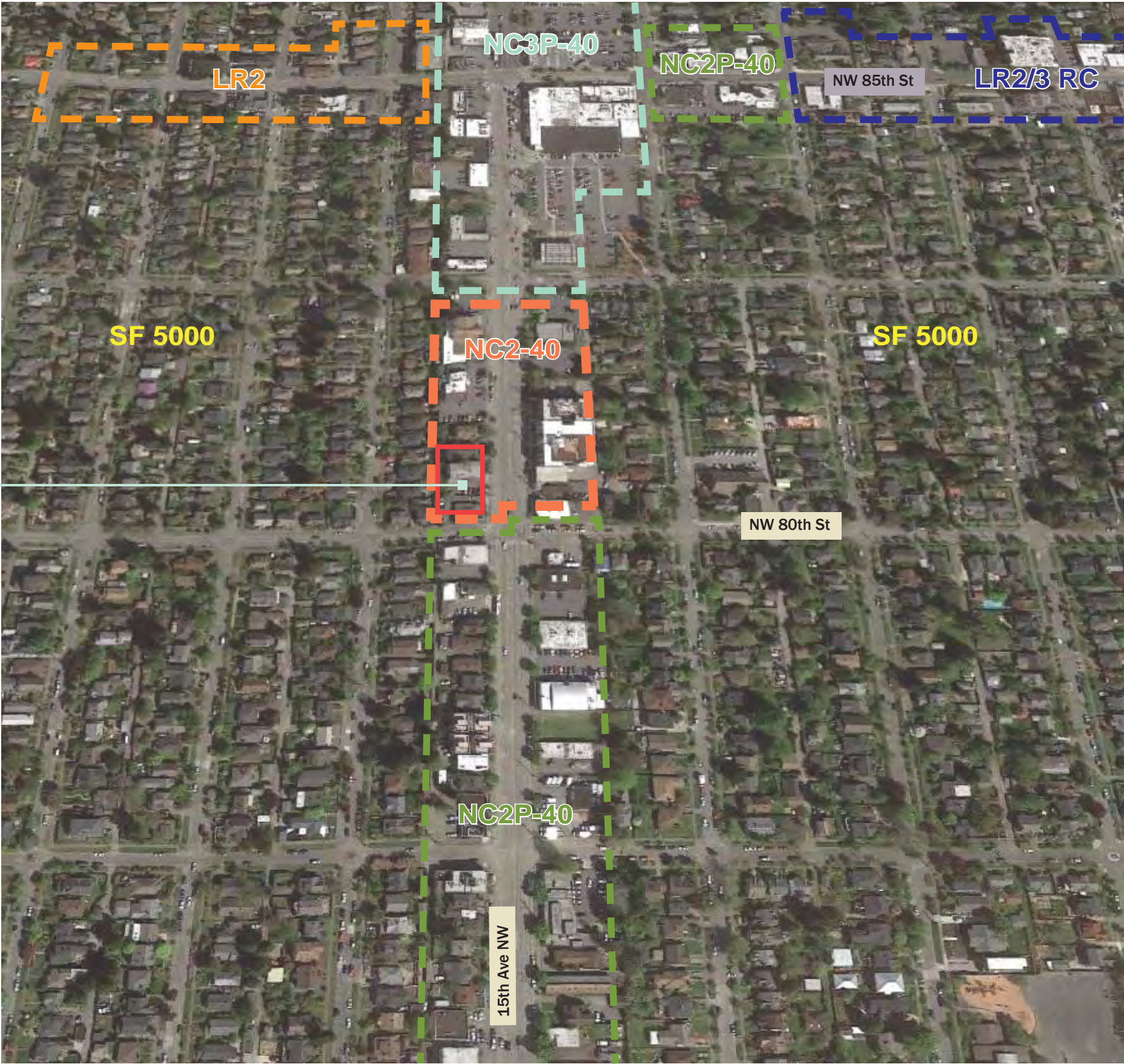


CONTEXT & AMENITIES

The site is located along a commercial corridor along 15th Ave NW. Due to the strong presence of the commercial buildings, the intent is to keep with the scale of buildings along 15th Ave NW while also fully developing the site to promote more density within the neighborhood.



SITE



ZONING & URBAN VILLAGE MAP

A

8559 MARY AVE NW

21-unit, 4-story townhouse units.

By: JW Architects

Status: Construction Permit Issued



B

8559 MARY AVE NW

3-story, 4-unit townhouse.

By: Alloy Design Group, LLC

Status: Construction Permit Issued



C

8026 15TH AVE NW

24-unit, 4-story structure with 1-live/work unit.

By: Studio Meng Strazzara

Status: Construction Permit Issued



D

7330 15TH AVE NW

4-story structure, 66-unit w/ground floor retail.

By: Johnston Architects, PLLC

Status: Project Under Review



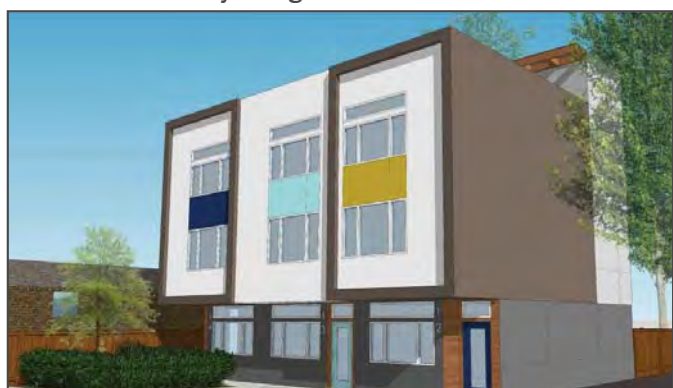
E

7534 15TH AVE NW

3-story, 3-unit townhouse.

By: Playhouse Design Group

Status: Early Design Guidance



F

7530 15TH AVE NW

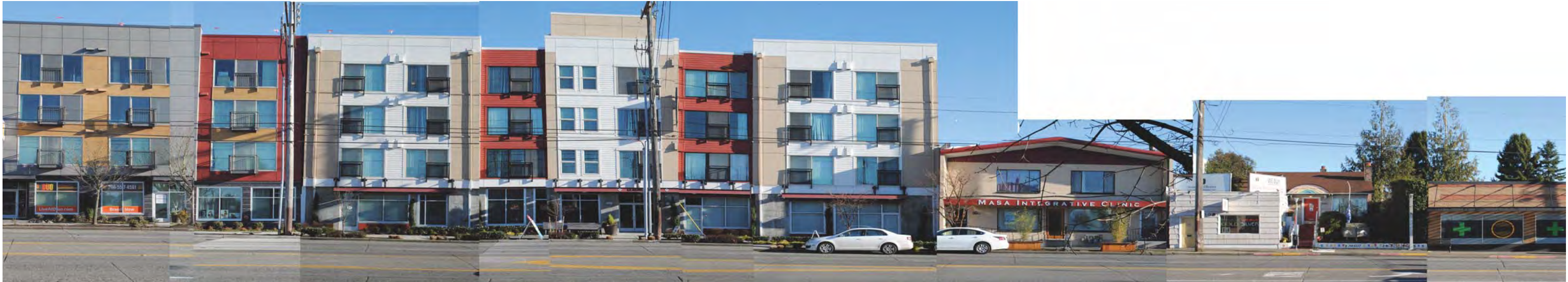
20 live-work units, 33 townhouses.

By: Nicholson Kovalchick Architects

Status: Construction Permit Issued

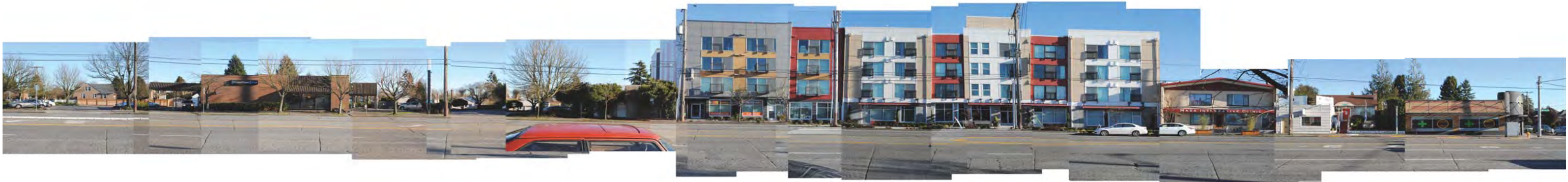


NEIGHBORHOOD DESIGN REVIEW PROJECTS



ACROSS FROM THE SITE

CLOSE UP OF ACROSS FROM THE SITE



15TH AVE NW - EAST FACING - ACROSS FROM SITE

ACROSS FROM THE SITE

15TH AVENUE NW FACADES



NC2-40

CLOSE UP VIEW OF SITE

THE SITE



THE SITE

15TH AVE NW - WEST FACING

15TH AVENUE NW FACADES

MATERIALS



LANDSCAPE



HARDSCAPE

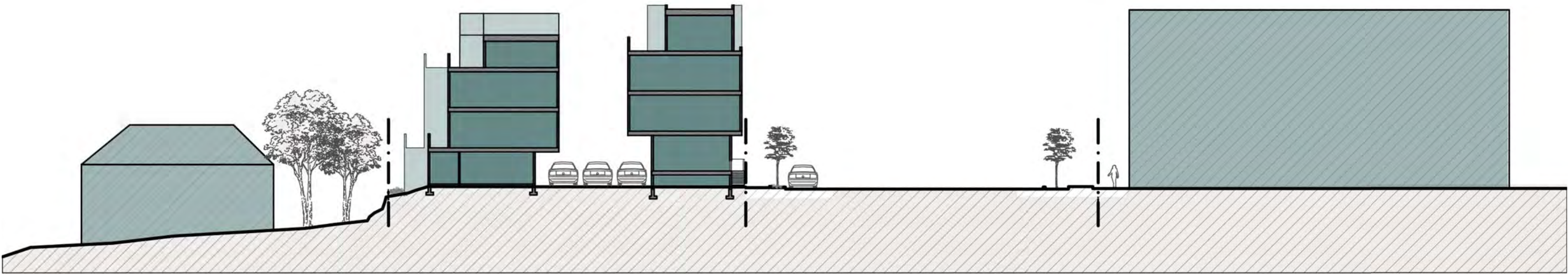


PROJECT INSPIRATION

DESIGN CONCEPT

The project site exists between the **PRIVATE** and **PUBLIC** domains of everyday life. The site begins to act as a distinct **THRESHOLD** between an active 15th Ave NW to the east and the quiet single family neighborhood to the west. Because of these contrasting site conditions, buffers in the form of building mass, landscape, and hardscape must be placed to appropriately respond to the site's distinct conditions.

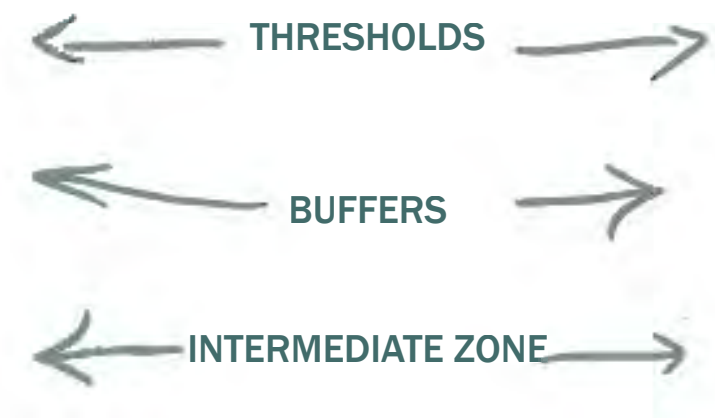
The project responds to both conditions and becomes an overall transitional element between low density single family dwellings and high density multi-family development. Two distinct site conditions book end the site. The intermediate space is open for both pedestrian and vehicular circulation.



SINGLE FAMILY HOMES
-low density
-1.5-2 stories

PRIVATE REAR YARDS
-greater setbacks
-minimal rear-yard presence

QUIET
- owner pedestrian traffic only



MULTI-FAMILY DEVELOPMENT
-high density
-3-4 stories

PUBLIC STREET FRONTAGE
-minimal setbacks
-strong street presence

ACTIVE
-pedestrian and vehicular traffic
-multi-user zone

CONCEPT

EDG SELECTED ITERATION



DISTINGUISHING FEATURES:

- 4 STORIES
- FLAT AND PITCHED ROOFS
- 18 TOWNHOUSE UNITS
- 6 GARAGES; 12 OPEN PARKING SPACES
- 10' DRIVEWAY WIDTH
- STREET-FACING TOWNHOUSES RAISED ABOVE SIDEWALK

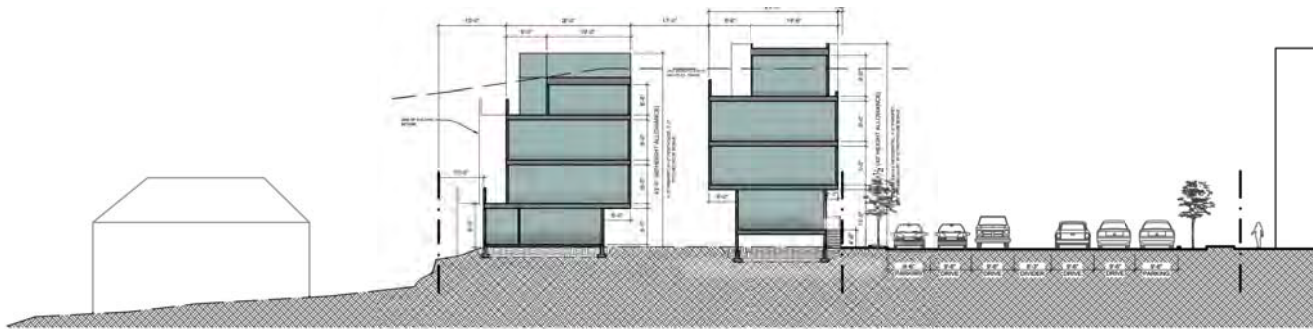
REQUESTED DEPARTURES:

- AMENITY SPACE, TRASH, SIGHT TRIANGLES

The fourth option provides a project that responds to both the public and board's concerns from our first EDG meeting. After careful consideration it was determined that unit 13 must remain attached to Building 2 to avoid driveway conflicts with a utility pole. The corners of units 13, 14, 15, and 16 have been chamfered to prevent obstructions into the sight triangles. The parking area is still open, however the common amenity space has been redesigned to become a landscape buffer. The units along the East have been pushed back from the property line on the first floor. Stoops are integrated to create a buffer from the street as well as provide privacy for the units. Pathways were added to the north and south to provide a safe area for pedestrians to enter and exit the site.



SITE PLAN



SECTION

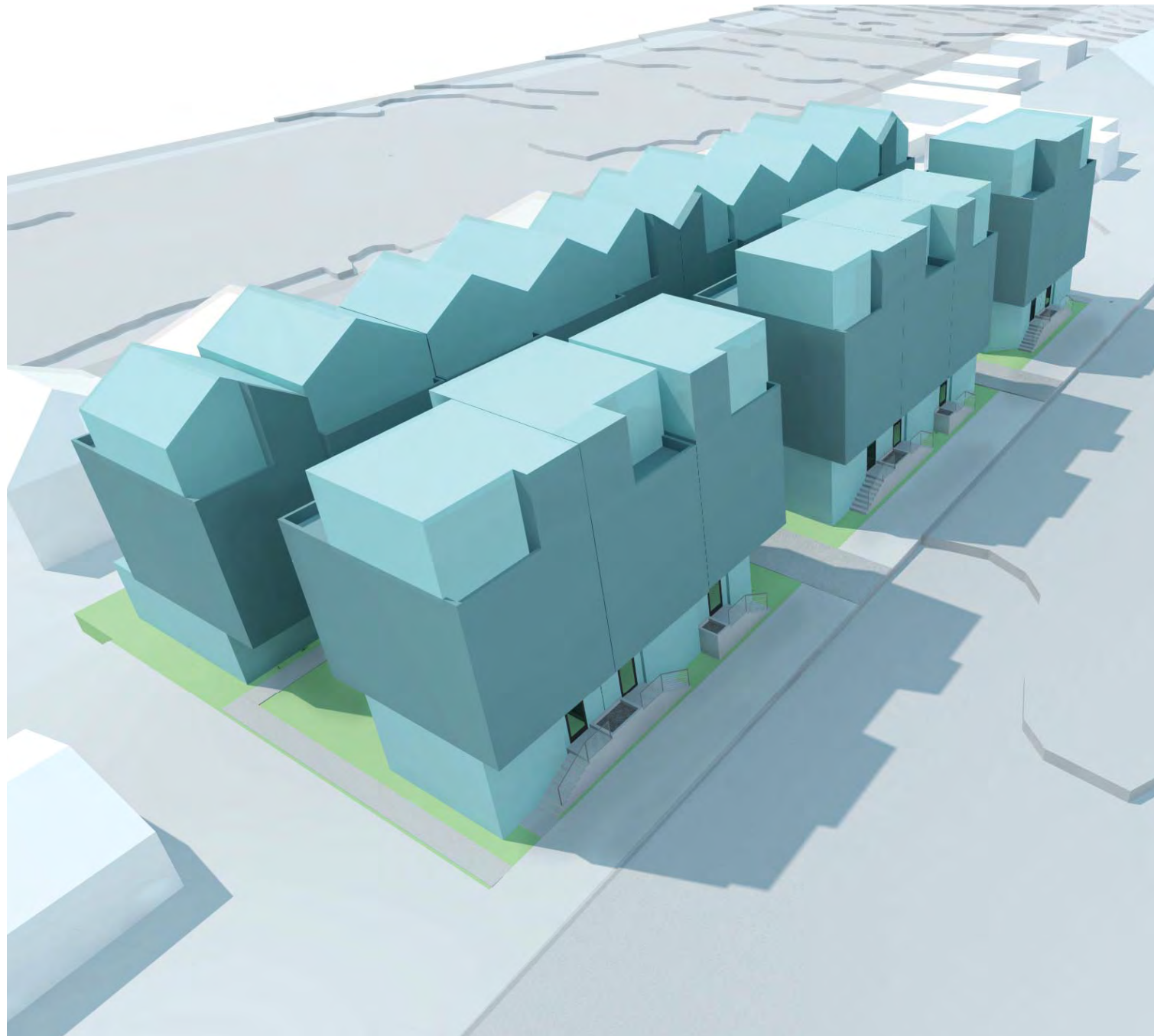
LOT A - Project #3024001

The fourth, and preferred, option for Lot A on this site includes (9) townhouses. (3) townhouses have garages and the other units have a designated open parking space within the parking court. The townhouses are 3-1/2 stories with decks on the fourth level. This helps to reduce the massing for the east buildings. More articulations are made to the facades of the building to create interest and reduce the scale of the building visually. The west building is pushed back starting at the second floor and up, to allow for the 15'-0" setback since abutting a residential zone. It is pushed further back on the fourth floor for the decks to reduce the scale even more. The corners of units 13 & 14 have been chamfered to prevent any obstructions into the sight triangle, promoting safe pedestrian and vehicle access. A path goes along the north part of the site for access to the rear units.

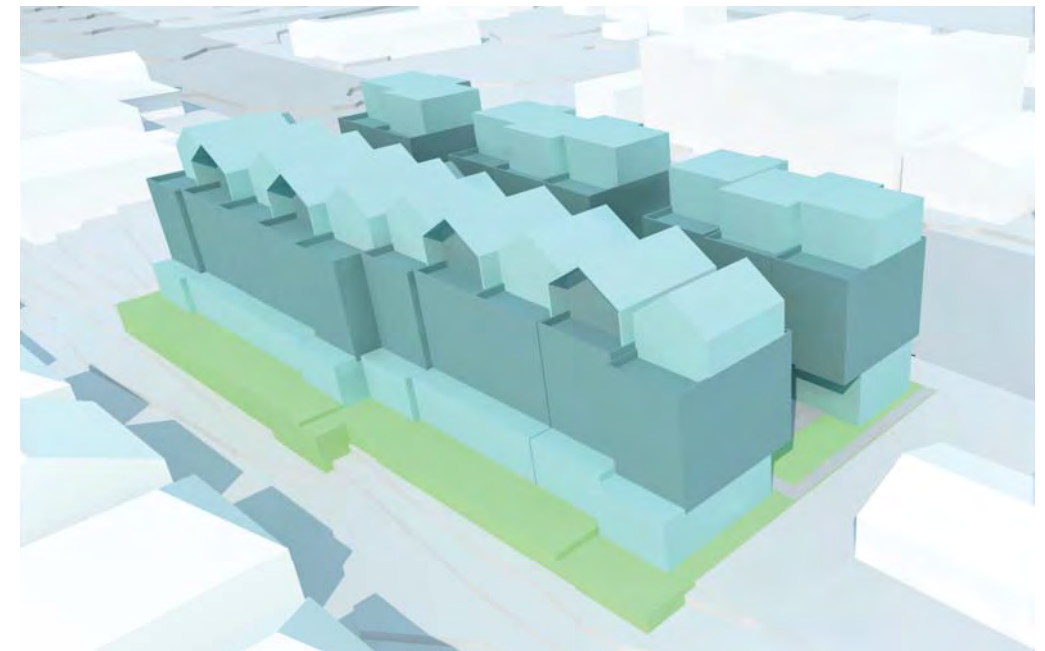
LOT B - Project #3023574

The fourth, and preferred, option for Lot B on this site includes (9) townhouses. (3) townhouses have garages and the other units have a designated open parking space within the parking court. The townhouses are 3-1/2 stories with decks on the fourth level. This helps to reduce the massing for the east buildings. More articulations are made to the facades of the building to create interest and reduce the scale of the building visually. The west building is pushed back starting at the second floor and up, to allow for the 15'-0" setback since abutting a residential zone. The corners of units 15 & 16 have been chamfered to prevent any obstructions into the sight triangle, promoting safe pedestrian and vehicle access. A path goes along the south part of the site for access to the rear units.

EDG BOARD SELECTED ITERATION



BIRDSEYE LOOKING NORTHWEST



BIRDSEYE LOOKING NORTHEAST



APPROACH FROM 15TH AVE NW

ITERATION 2

EDG BOARD COMMENTS

1. CIRCULATION/ACCESS INTERIOR AREA

1A Support for chamfered building edges for sight triangle visibility

- Please see that the chamfered building edges remain in the design to improve sight triangle visibility on buildings 13, 14, 15, 16.

[DC1-B-1, DC2-A]

1B Encourage further space between uses by recessing entries to allow for walk up space from cars to doors

- We explored pushing the entries in along the west building to allow for walk-up space from the cars to doors, however, code does not allow a cantilever larger than 6'-0". The end units were mirrored, so the front door opens out to the amenity space.

[DC1-B-1, DC2-A]

2. 15TH AVE & STREET EDGE

2A Supported stoops and landscape buffering along 15th Ave

- We have retained the stoops along 15th Ave along with the landscaping buffering.

[PL3-B-2]

2B Provide further detail for the streetscape materials, landscaping, railings, etc.

- We have included landscape plans detailing the types of plants to be used along 15th Ave. The stoop and railings will be metal and will be a cantilever design to keep the sidewalk space open.

[CS2-B-2]

2C Provide fully integrated design of windows and connections to the street and thoughtful detailing of doorways and entries.

- The windows and doors relationship can be seen on the elevations, where we've paired the sequence and wrapped it in another material. This language defines the entry space.

[PL3-A, DC2-B, DC2-C, DC2-D]

3. WEST RESIDENTIAL EDGE

3A Supported the massing and roof design which created a respectful and interesting response to the single family residential adjacency.

- We have retained the setbacks and massing modulation along the single family residential edge. The gabled roofs provide shelter and weather protection for the decks, while the massing at the fourth floor is pushed and pulled further for visual modulation.

[CS2-D]

4. SECURITY

4A Concern regarding narrow walkways and security

- We included site lighting plans and additional security measures. Wider walkways indicated on plans, see lighting plan for security coverage.

[PL2-B-2]

EDG COMMENTS

5. OTHER RESPONSES

5A Urban Pattern and Form

- Identify opportunities to connect to the street and public realm [CS2-B-2]
- Provide appropriate transitions to the adjacent zones [CS2-D-3]
- Respect adjacent properties with design and site planning. [CS2-D-5]

5B Street Level Interaction

- Maintain active and transparent facades in the design of live/work units [PL3-B-3]
- Provide more intimate type of entry for residential units [PL3-A-3]

5C Architectural Concept

- Arrange the mass of the building considering the characteristics of the site [DC2-A]

5D Open Space Concept

- Design common and private open spaces to encourage social interaction [DC3-B-4]
- Develop outdoor spaces suited to the uses envisioned for the project [DC3-C-2]



EDG RESPONSE



EDG RESPONSE

Chamfered building edges for sight triangle visibility

1A

Location of driveway is constrained by utility pole and street trees

1B

Integrated doors and windows

2C

Stoops and landscape buffering

2A

Landscape and streetscape details

2B

Walkways

4A

EDG RESPONSE, 15TH AVE NW



GROUND FLOOR PLAN



second floor plan
SCALE: N.T.S.



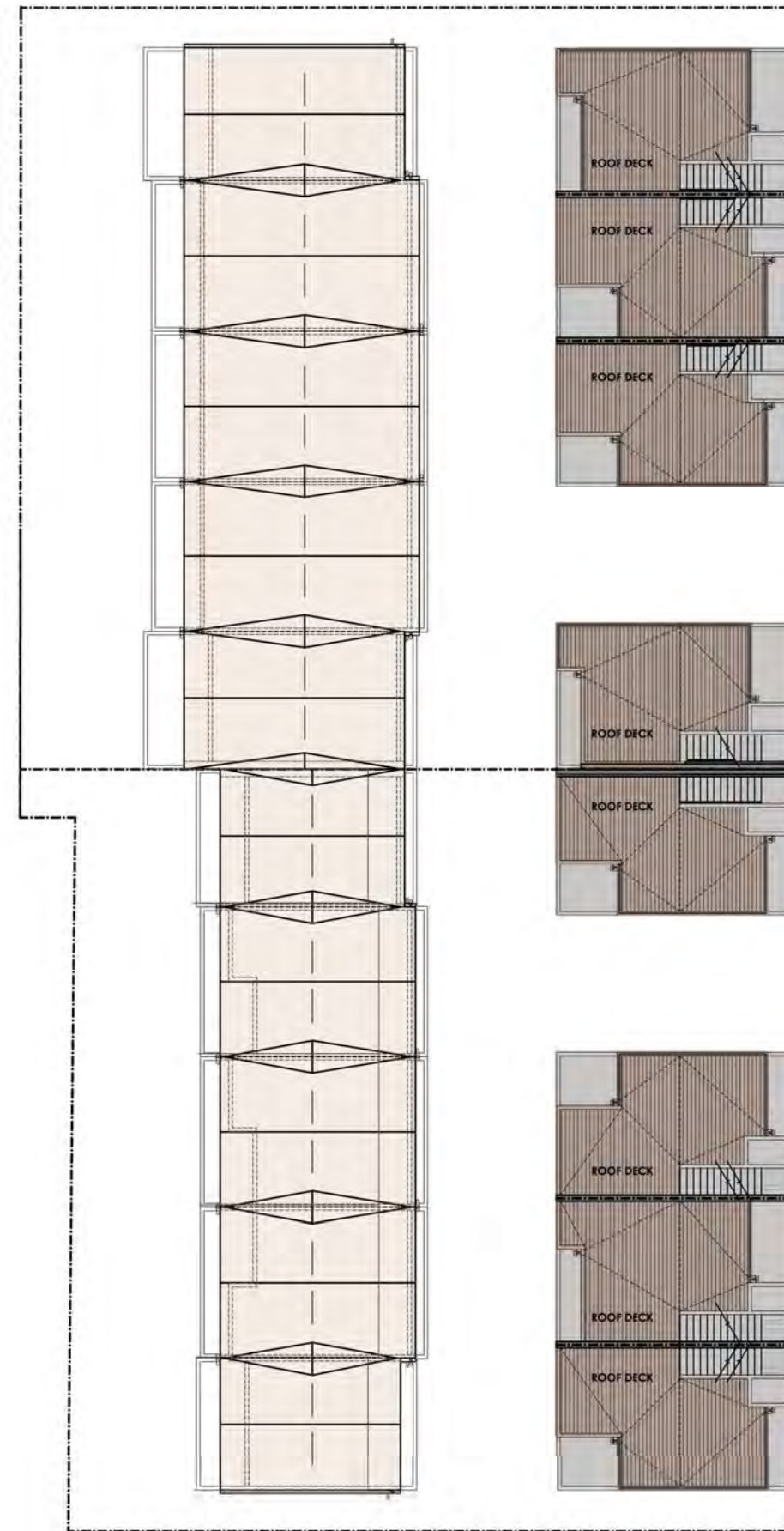
third floor plan
SCALE: N.T.S.



SECOND & THIRD FLOOR PLANS



fourth floor plan
SCALE: N.T.S.



roof plan
SCALE: N.T.S.



FOURTH FLOOR & ROOF PLANS

LANDSCAPE CONCEPT

The landscape for the project plays a significant role in activating outdoor space and delineating between public and private realms. Specific details in the form of hardscape and landscape are used throughout the project to help with both distinction and mitigation of each zone.



1. FRONT STOOPS:

Acting as a transitional buffer between an active, public 15th Ave NW and the private front door of a home, the stoops create a sense of privacy and security for the entireties along the eastern property line. Landscape is integrated to soft the materials and create a buffer between the stoop and the sidewalk.



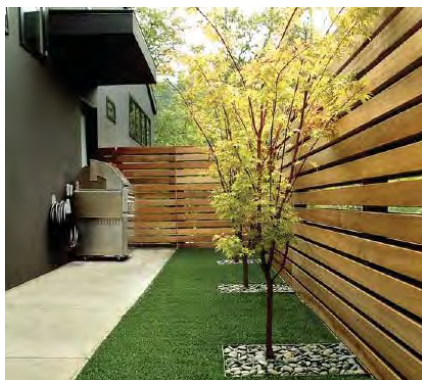
2. PARKING COURTS:

The central parking courts are designed to act as a platform for a flexible, multi-use space. Because they are interacting between vehicular and pedestrian traffic, the area is softened with grasscrete, distinguishing it from designated pedestrian pathways, which consists of various hardscapes.



LANDSCAPE BUFFERS:

The parking courts are book-ended between common green spaces. The (3) areas help bring activity outside, acting as small gathering spaces for the residents. Native plantings that are shade tolerant will bring color and



4. REAR YARDS:

All west units will have access to small rear yards. The proposed design will utilize the existing retaining wall. A fence will be integrated along the property line along with landscaping to increase privacy. Deep footings will be used to reduce additional loads on the existing wall.



PLANT SCHEDULE

TREES

BOTANICAL NAME / COMMON NAME

Acer chinensis / Vine Maple

Acer gresum / Paperbark Maple
Street Tree

Fagus sylvatica 'Dancy' / Dancy Beech

Prunus serrulata (Amanogawa) / Japanese Flowering Cherry

SHRUBS

BOTANICAL NAME / COMMON NAME

Argentea cordata Sun King / Sun King Argentea

Calluna vulgaris Wickwar Flame / Wickwar Flame Heather

Carex morranii 'Ice Dance' / Ice Dance Japanese Sedge

Carex testacea / Orange Sedge

Fatsia japonica / Japanese Fatsia

Hakonechloa macroa All Gold / Japanese Forest Grass

Hosta x Blue Angel / Plantain Lily

Hosta x Fire and Ice / Plantain Lily

Hydrangea quercifolia / Oakleaf Hydrangea

Ilex crenata Sky Pencil / Sky Pencil Japanese Holly

Leucophaea fontanensis Rainbow / Rainbow Leucophaea

Nassella tenuissima / Mexican Feather Grass

Polygonatum multiflorum / Western Snail Fern

Sarcococca nivalifolia / Fragrant Sarcococca

Taxus x media 'Hicksii' / Hicks Yew

Thuja occidentalis 'Emerald' / Emerald Green Arborvitae

VINES

BOTANICAL NAME / COMMON NAME

Parthenocissus hairyana / Silvervine Creeper

GROUND COVERS

BOTANICAL NAME / COMMON NAME

'1/8" Drain Rock

Pachysandra terminalis / Japanese Spurge

Scilla spurius 'Red Carpet' / Scilla Carpet

Vinca minor 'Illumination' TM / Illumination Dwarf Periwinkle

LANDSCAPE CONCEPT



EMERALD GREEN ARBORVITAE



FEATHER REED GRASS



HICK YEW



BLUE OAT GRASS



JAPANESE FOREST GRASS



JAPANESE FOREST GRASS



MEXICAN FEATHER GRASS



ORANGE SEDGE



PLANTAIN LILY - BLUE ANGEL



PLANTAIN LILY - FIRE AND ICE



SKY PENCIL JAPANESE HOLLY



SUN KING ARALIA



VINE MAPLE



WESTERN SWORD FERN



WICKWAR FLAME HEATHER

LANDSCAPE CONCEPT



A WALL-MOUNTED
RESIDENTIAL ENTRIES- STREET
FACING



A

B WALL-MOUNTED
RESIDENTIAL ENTRIES- NOT STREET
FACING



B



C WALL-MOUNTED
RESIDENTIAL ENTRIES



C



SIGNAGE



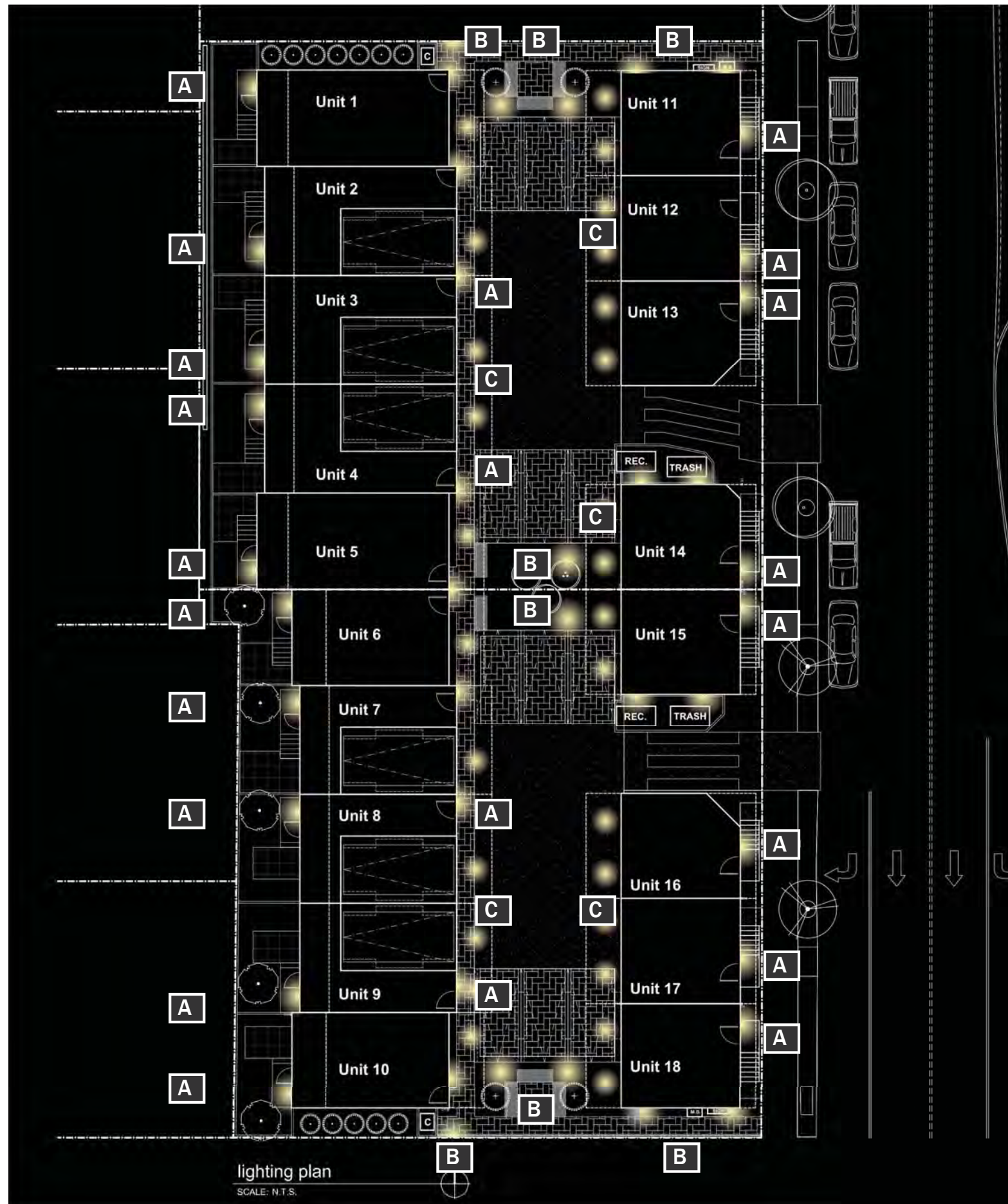
A WALL-MOUNTED DOWN LIGHT
FRONT DOORS. TRASH LOCATION,



B LANDSCAPE LIGHT
COMMON SPACE/ PATH LIGHTING

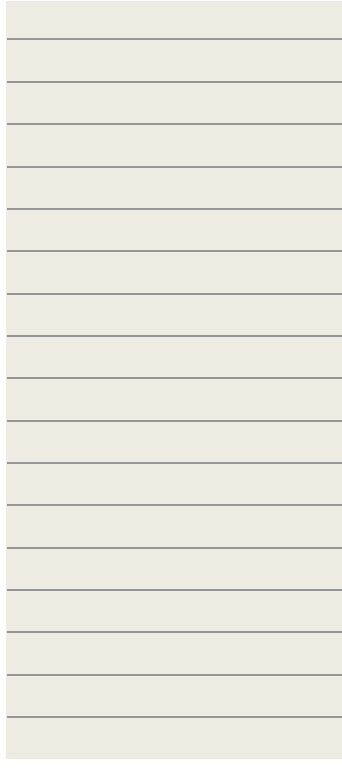
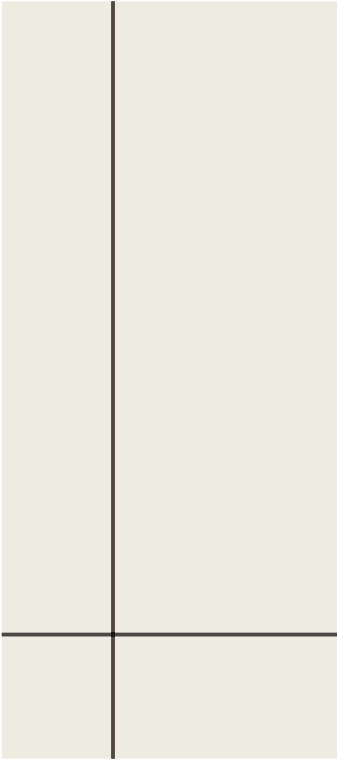


C RECESSED CEILING LIGHT
PARKING



EXTERIOR LIGHTING

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PRECEDENT

MATERIAL INSPIRATION

1

CLEAR STAINED CEDAR
SW 7083 DARKROOM

2

CEMENTITIOUS PANEL
SW 7551 - GREEK VILLA

3

CEMENTITIOUS SIDING 6"
SW 7551 - GREEK VILLA

4

CEMENTITIOUS SIDING 10"
SW 7674-PEPPERCORN

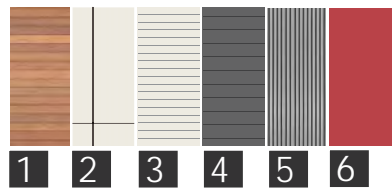
5

METAL SIDING
GALVANIZED STEEL

6

ACCENT COLOR
SW 6863- LUSTY RED

MATERIALS



EAST (15TH AVE NW) ELEVATION



5

2

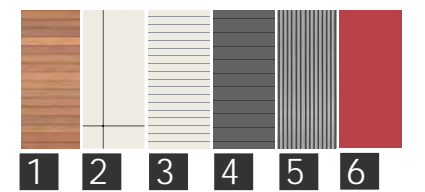
1

4

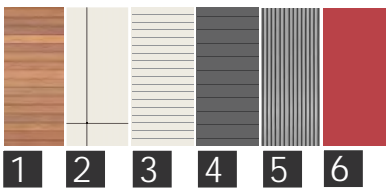


1 2 3 4 5 6

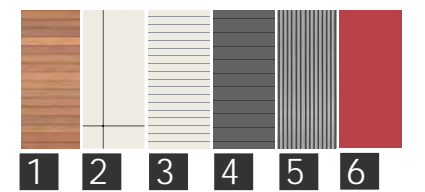
SOUTH ELEVATION



WEST ELEVATION



COURTYARD EAST ELEVATION



COURTYARD WEST ELEVATION



EDG RESPONSE

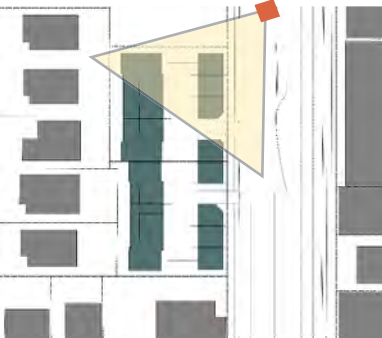
- Integrated doors and windows 2C
- Stoops and landscape buffering 2A
- Landscape and streetscape details 2B
- Location of driveway is constrained by utility pole and street trees 1B



EDG RESPONSE, STREET EDGE

EDG RESPONSE

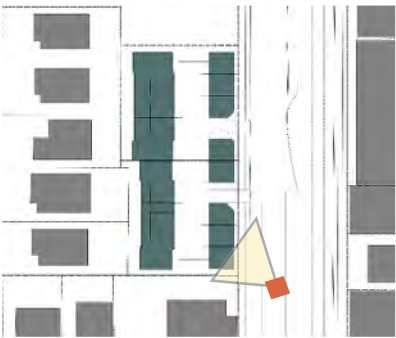
- Supported massing and roof design 3A
- Street Level Interaction 5A
- Landscape and streetscape details 2A
- Stoops and landscape buffering 2B
- Walkways 4A



EDG RESPONSE, RESIDENTIAL EDGE

EDG RESPONSE

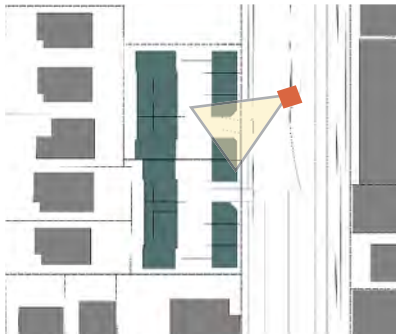
- Urban Pattern and Form 5A
- Street Level Interaction 5B
- Chamfered building edges for sight triangle visibility 1A
- Location of driveway is constrained by utility pole and street trees 1B
- Integrated doors and windows 2C
- Stoops and landscape buffering 2A
- Landscape and streetscape details 2B
- Walkways 4A



EDG RESPONSE, STREET EDGE

EDG RESPONSE

- Chamfered building edges for sight triangle visibility 1A
- Integrated doors and windows 2C
- Location of driveway is constrained by utility pole and street trees 1B
- Stoops and landscape buffering 2A
- Landscape and streetscape details 2B



EDG RESPONSE, STREET EDGE



EDG RESPONSE

Supported massing and
roof design

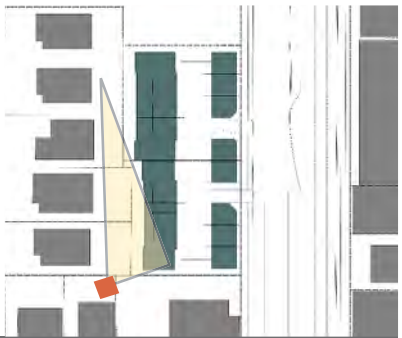
3A

Urban Pattern and Form

5A

Architectural Concept

5C



EDG RESPONSE, WEST RESIDENTIAL EDGE



EDG RESPONSE

Location of driveway is constrained by utility pole and street trees

1B

Stoops and landscape buffering

2A

Landscape and streetscape details

2B

EDG RESPONSE, WEST RESIDENTIAL EDGE



PRECEDENT



EDG RESPONSE

Integrated doors and windows 2C

Open Space Concept 5D

Landscape buffering 2A

Landscape Details 2B

Walkways 4A



COURTYARD CONCEPT

EDG RESPONSE

Supported massing and roof design 3C

Integrated doors and windows 2C

Walkways 4A

Open Space Concept 5D

Landscape Details 2B

Landscape Buffering 2A



EDG RESPONSE, CIRCULATION/ACCESS

EDG RESPONSE

Supported massing and
roof design 3C

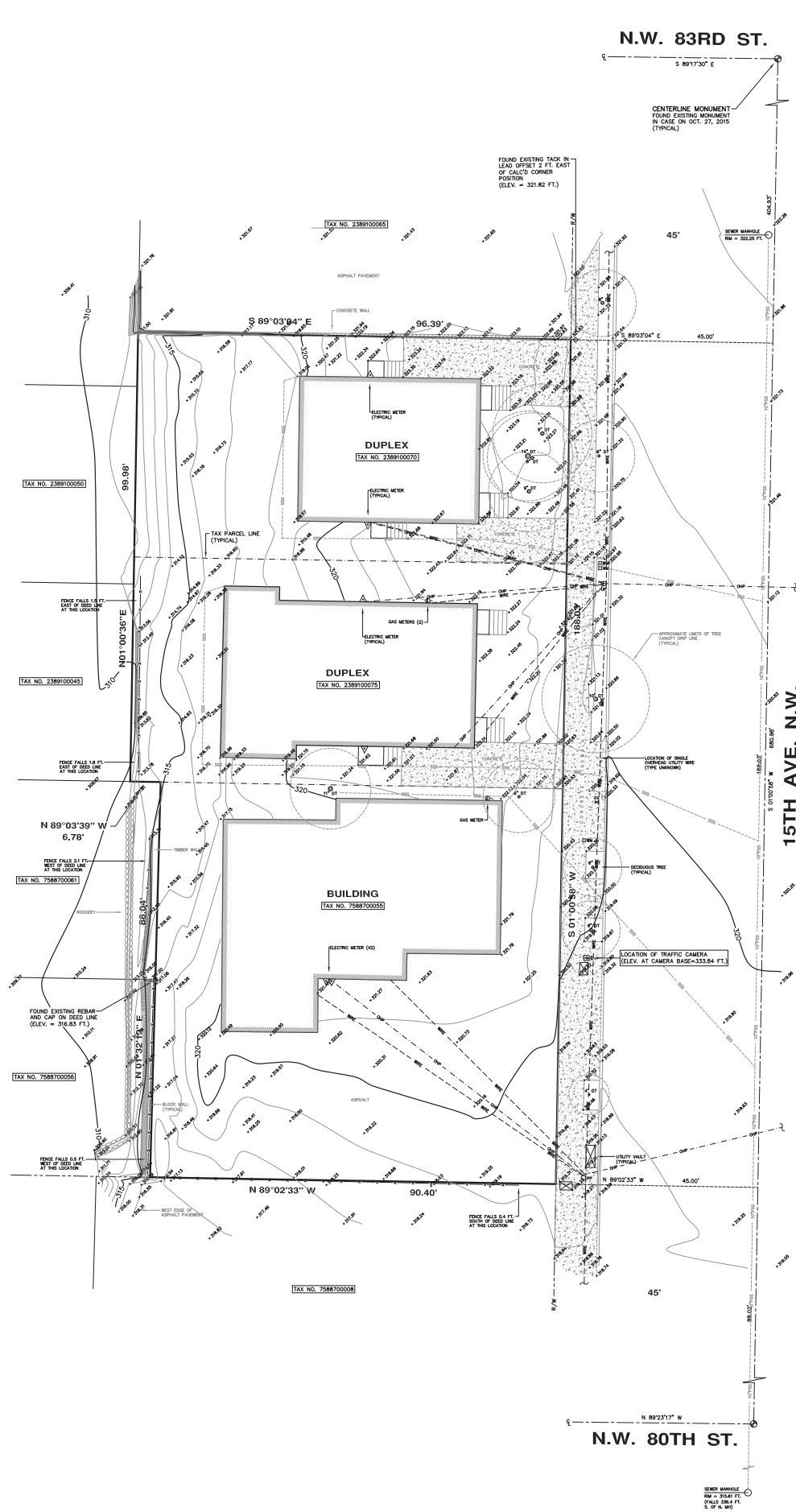


EDG RESPONSE, WEST RESIDENTIAL EDGE



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APPENDIX



NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON OCTOBER 27, 2015.
4. PARCEL AREA = 17,560 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 2899 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.

PROPERTY DESCRIPTIONS

TAX PARCEL NO. 2389100070

LOT 15; EXCEPT THE SOUTH 6 FT. THEREOF, AND THE SOUTH 12 FT. OF LOT 14, ESTELL'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30 OF PLATS, PAGE 15, RECORDS OF KING COUNTY, WA.

EXCEPT THE EAST 12 FT. THEREOF HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 206194 FOR WIDENING OF 15TH AVE. N.W., AS PROVIDED BY ORDINANCE NO. 52039 OF THE CITY OF SEATTLE

TAX PARCEL NO. 2389100075

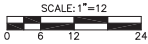
THE SOUTH 6 FT. OF LOT 15 AND ALL OF LOT 16, ESTELL'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30 OF PLATS, PAGE 15, RECORDS OF KING COUNTY, WA.

EXCEPT THE EAST 12 FT. THEREOF HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 206194 FOR WIDENING OF 15TH AVE. N.W., AS PROVIDED BY ORDINANCE NO. 52039 OF THE CITY OF SEATTLE

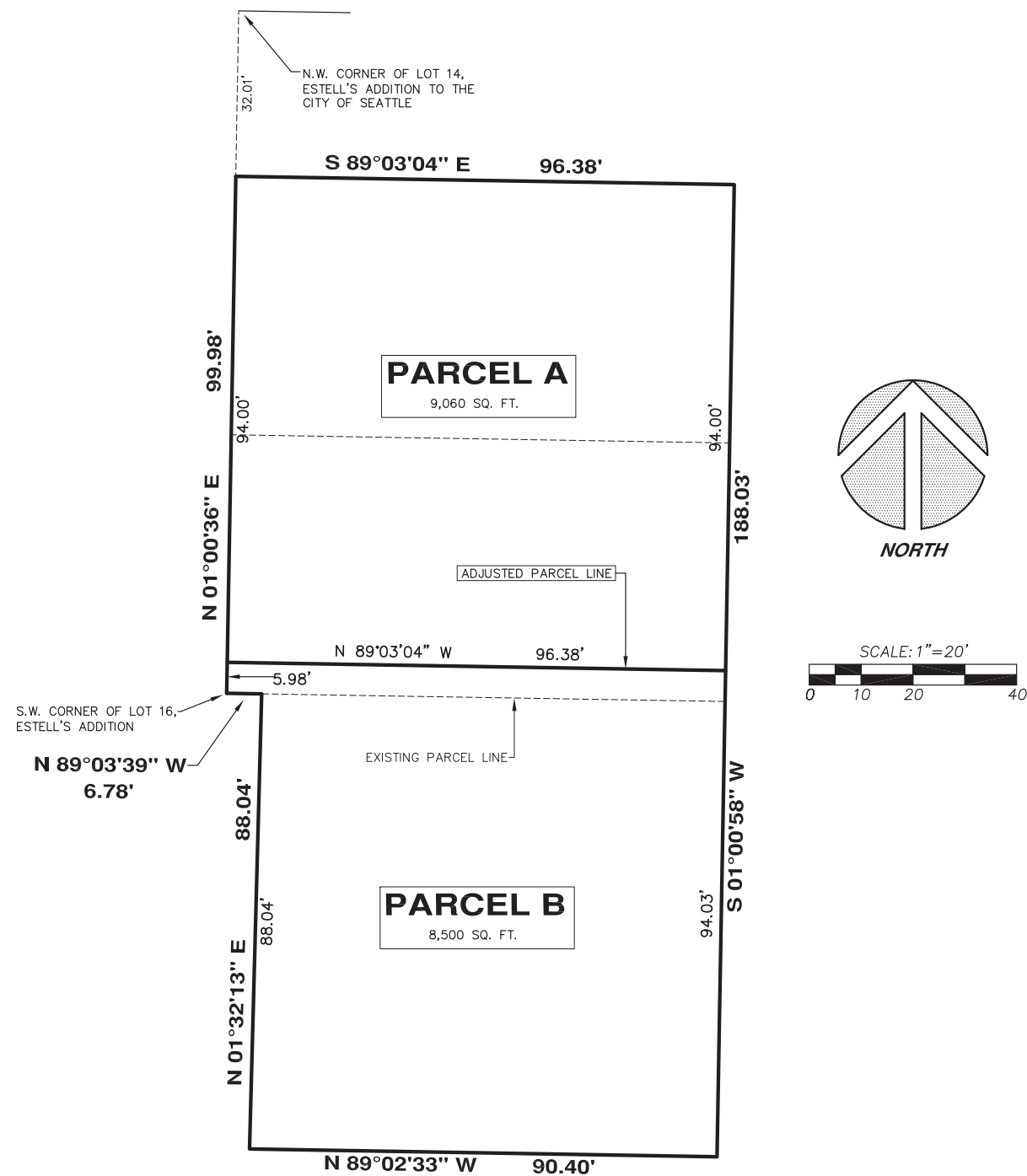
TAX PARCEL NO. 7588700055

THE EAST 102.4 FT. OF TRACT 2, SCHEJERMANN'S GARDEN ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 53, RECORDS OF KING COUNTY, WA.

EXCEPT THE EAST 12 FT. THEREOF HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 206194 FOR WIDENING OF 15TH AVE. N.W., AS PROVIDED BY ORDINANCE NO. 52039 OF THE CITY OF SEATTLE



LOT BOUNDARY ADJUSTMENT NO. 3023748



ADJUSTED PARCEL DETAIL

EXISTING LEGAL DESCRIPTIONS

TAX PARCEL NO. 2389100070

LOT 15; EXCEPT THE SOUTH 6 FT. THEREOF, AND THE SOUTH 12 FT. OF LOT 14, ESTELL'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30 OF PLATS, PAGE 15, RECORDS OF KING COUNTY, WA.

EXCEPT THE EAST 12 FT. THEREOF HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 206194 FOR WIDENING OF 15TH AVE. N.W., AS PROVIDED BY ORDINANCE NO. 52039 OF THE CITY OF SEATTLE

TAX PARCEL NO. 2389100075

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ADJUSTED PARCEL DESCRIPTIONS:

PARCEL A (9,060 SQ. FT.)

THAT PORTION OF LOTS 14, 15 AND 16, ESTELL'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30 OF PLATS, PAGE 15, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID LOT 14; THENCE S 01°00'36" W, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 32.01 FT. TO THE **POINT OF BEGINNING**; THENCE S 89°03'04" E, 96.38 FT.; THENCE S 01°00'58" W, 94.00 FT.; THENCE N 89°03'04" W, 96.38 FT.; THENCE N 01°00'36" E, 94.00 FT. TO THE **POINT OF BEGINNING**.

PARCEL B (8,500 SQ. FT.)

THAT PORTION OF LOT 16, ESTELL'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30 OF PLATS, PAGE 15, AND TRACT 2, SCHEUERMANN'S GARDEN ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 53, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID LOT 16; THENCE N 01°00'36" E, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 5.98 FT.; THENCE S 89°03'04" E, 96.38 FT.; THENCE S 01°00'58" W, 94.03 FT.; THENCE N 89°02'33" W, 90.40 FT.; THENCE N 01°32'13" E, 88.04 FT.; THENCE N 89°03'39" W, 6.78 FT.; TO THE **POINT OF BEGINNING**.

LOT A - TOWNHOUSES
ADDRESS: 8023 15th Ave NW
LOT SIZE: 9,060 sf
ZONE: NC2-40
ADDRESS: 8015 15th Ave NW
EDG PROJECT: #3024001
PROPOSED USE: 9 TOWNHOUSES

LOT B - TOWNHOUSES
ADDRESS: 8015 15th Ave NW
LOT SIZE: 8,500 sf
ZONE: NC2-40
ADDRESS: 8009 15th Ave NW
EDG PROJECT: #3023574
PROPOSED USE: 9 TOWNHOUSES



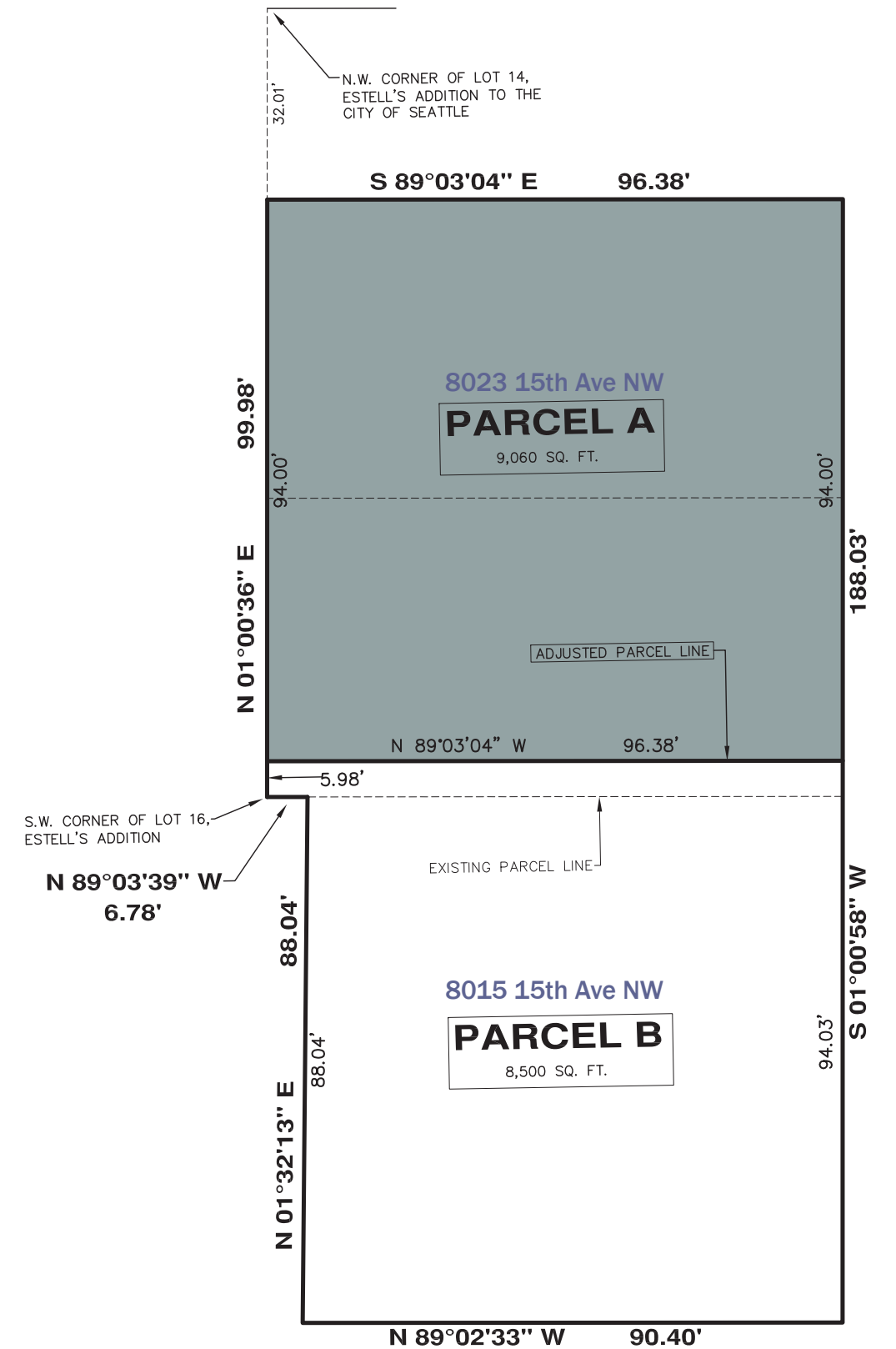
LOT SIZE AND FAR

LOT A #3024001
LOT SIZE: 9,060 sf
ZONE: NC2-40
ALLOWED FAR: 9,060 sf x 3.0 = 27,180 sf
 (THs + garages + green building)
SETBACKS: 0' setbacks
 15' setback above 13' where abuts SF5000 zone to the West

ALLOWED HEIGHT: 40' + 4' Residential Street-facing Bonus; 4' Parapet Bonus; 5' Pitched Roof Bonus; & 16' Penthouse

LEGAL DESCRIPTION: THAT PORTION OF LOTS 14, 15, and 16, ESTELL'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30 OF PLATS, PAGE 15, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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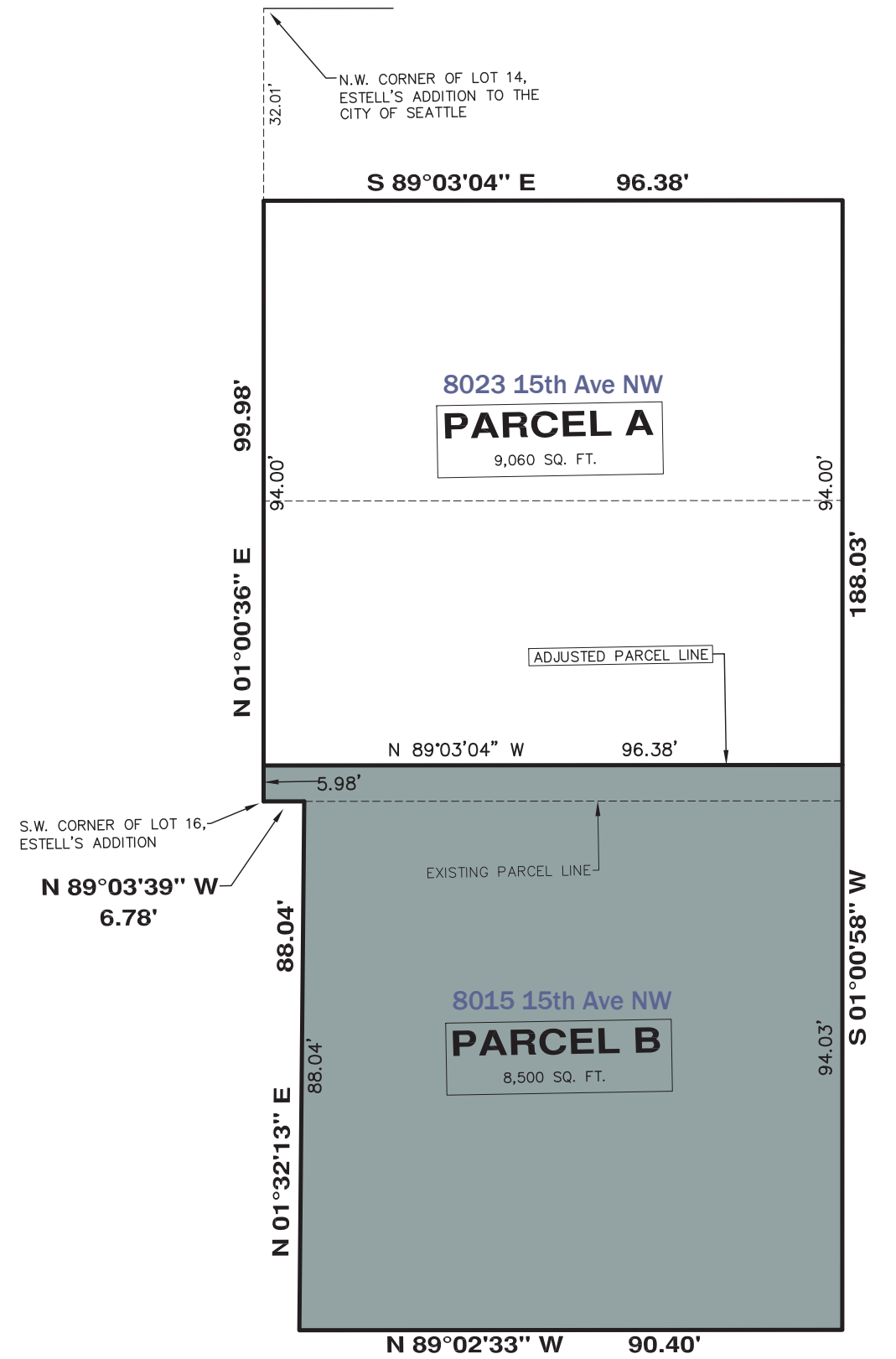
LOT A SIZE AND FAR

LOT B #3023574
LOT SIZE: 8,500 sf
ZONE: NC2-40
ALLOWED FAR: 8,500 sf x 3.0 = 25,500 sf
(THs + garages + green building)
SETBACKS: 0' setbacks
15' setback above 13' where abuts SF5000 zone to the West

ALLOWED HEIGHT: 40' + 4' Residential Street-facing Bonus; 4' Parapet Bonus; 5' Pitched Roof Bonus; & 16' Penthouse

LEGAL DESCRIPTION: THAT PORTION OF LOT 16, ESTELL'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30 OF PLATS, PAGE 15, AND TRACT 2, SCHEUERMANN'S GARDEN ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 53, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LOT B SIZE AND FAR

SEATTLE DESIGN GUIDELINES

CS2. Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

- B2

Adjacent Sites, Streets, and Open Spaces
Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.
- C2

Relationship to the Block
Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.
- D4

Height, Bulk, and Scale
Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing.

DESIGN RESPONSE

The preferred design is intended to be a feature along 15th Ave NW. The busy street does not lend itself to much activity along the sidewalks. Our intent it to create an attractive edge that people will activate and the building will stand out to passersby. The building is setback 1’ from the street which creates a strong street edge.

The buildings along 15th Ave NW are broken up with the parking court entries splicing the massing - the buildings still create a strong street-presence. The neighboring lot to the south is a medical office with their driveway separating our site from the office building. The neighboring lot to the north is a parking lot for the restaurant. Both of the edges on the north and south are designed with fenestrations and material choices to provide visual interest.

The west side of the lot is abuts SF5000 zoning. The design is sensitive to this transition by having multiple setbacks as the building increases in height to help reduce the massing and allow the building to have outdoor spaces to take advantage of the views. At the first level, the building is set back 10’; at the second level, the building steps back to 15’ from the property line; and at the fourth level, the building is set back 24’ from the property line.

CS3. Architectural Context and Character

Contribute to the architectural character of the neighborhood.

- A4

Emphasizing Positive Neighborhood Attributes
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.

Our intent for the project is to make a statement along 15th Ave NW. The design creates an attractive edge that will be activated by people - both residents and passersby. Since the area is mostly underdeveloped, the project stands at the forefront of development in the area. It sets a tone for a strong-street presence and holds the urban edge along 15th Ave NW.

PL1. Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

- B1

Walkways and Connections
Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.

The entries for the units all face towards the East. Each entry contains an awning or is pushed back so a building cantilever covers the vestibule. Pathways through the site are shared for access to the units on the West. The hollywood drive acts as both car access and pedestrian access. Internal pedestrian paths also allow the residences to access the multiple amenity areas on the site.

PL3.Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

- B2

Residential Edges
Ground-level Residential: Privacy and security issues are particularly important in build-ings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk.

The proposed design asks for a departure to reduce the floor at the street-facing units to 2 feet above the sidewalk in lieu of 4 feet. We believe this will help in providing a safe environment and to have more ‘eyes on the street’. The only entry into the house is from the street, which will create activity as residents enter and exit their units.

DC1.Project Uses and Activities

Optimize the arrangement of uses and activities on site.

- C2

Parking and Service Uses
Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.

The parking for the townhouses is located in between the two buildings. It is broken up into two parking courts. Six of the townhouses have garages, and the other 12 units have open parking stalls. The courts are broken up to reduce the amount of impervious surfaces as well as to create a common green space in-between the courts. There are common spaces at the North and South ends of the site as well. The vehicles are hidden from the street and the residents have a safe place to park their cars and access their units.

DC2.Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

- B1

Architectural and Facade Composition
Facade Composition: Design all building facades -- including alleys and visible roofs -- considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements...
- C1

Secondary Architectural Features
Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life...
- D1

Scale and Texture
Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

The preferred design scheme has a couple levels of articulation on the facades to help break down the massing create a more human scale design along 15th Ave NW. The materials are intended to create a band at the middle of the building - this reduces the visual massing. The windows are larger on the first floor of the street-level street-facing units to respond to the commercial aesthetic of the neighborhood. The lighter material on the third floor of the street-facing units allows the building to feel lighter. The units along the West are gabled with the material wrapping up over the roof - this enhances the gable form highlighting the response to the residential neighborhood to the west. The street-facing facade has a pop-in at the entries to create a vestibule for the resident before they enter their unit. The third floors are setback at all of the units to break the massing and create visual interest.

To incorporate details that are of human scale, the design includes awnings at each street-facing entry; various plants will be planted along the sidewalk against the building; a departure requests to lower the buildings to have the first floor of the street-facing units be 2’ rather than 4’ above sidewalk grade; and placing light materials along the first floor of the building.

DC4.Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

- A1

Building Materials
Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, patter, or lend themselves to a high quality of detailing are encouraged.

The materials to be used in the preferred scheme are cementitious wood siding and cedar siding. The cedar siding is meant to recall the days of logging at the turn of the century. The other siding lets the cedar stand out as a material. They texture of the cedar and the cementitious siding is appealing at the pedestrian level.

DESIGN GUIDELINES AND RESPONSE



RECENT JWA PROJECTS