

APPLICATION FOR STREAMLINED DESIGN GUIDANCE: 9551 ASHWORTH AVE N

PROPERTY ADDRESS: 9551 Ashworth Ave N

PROJECT NUMBER: 3027107

OWNER/LESSEE NAME: Coombes Development LLC

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APPLICANTS NAME Coombes Development LLC

DESIGN PROFESSIONAL: VELOCIPEDÉ architects inc
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N 100th St

N 98th St

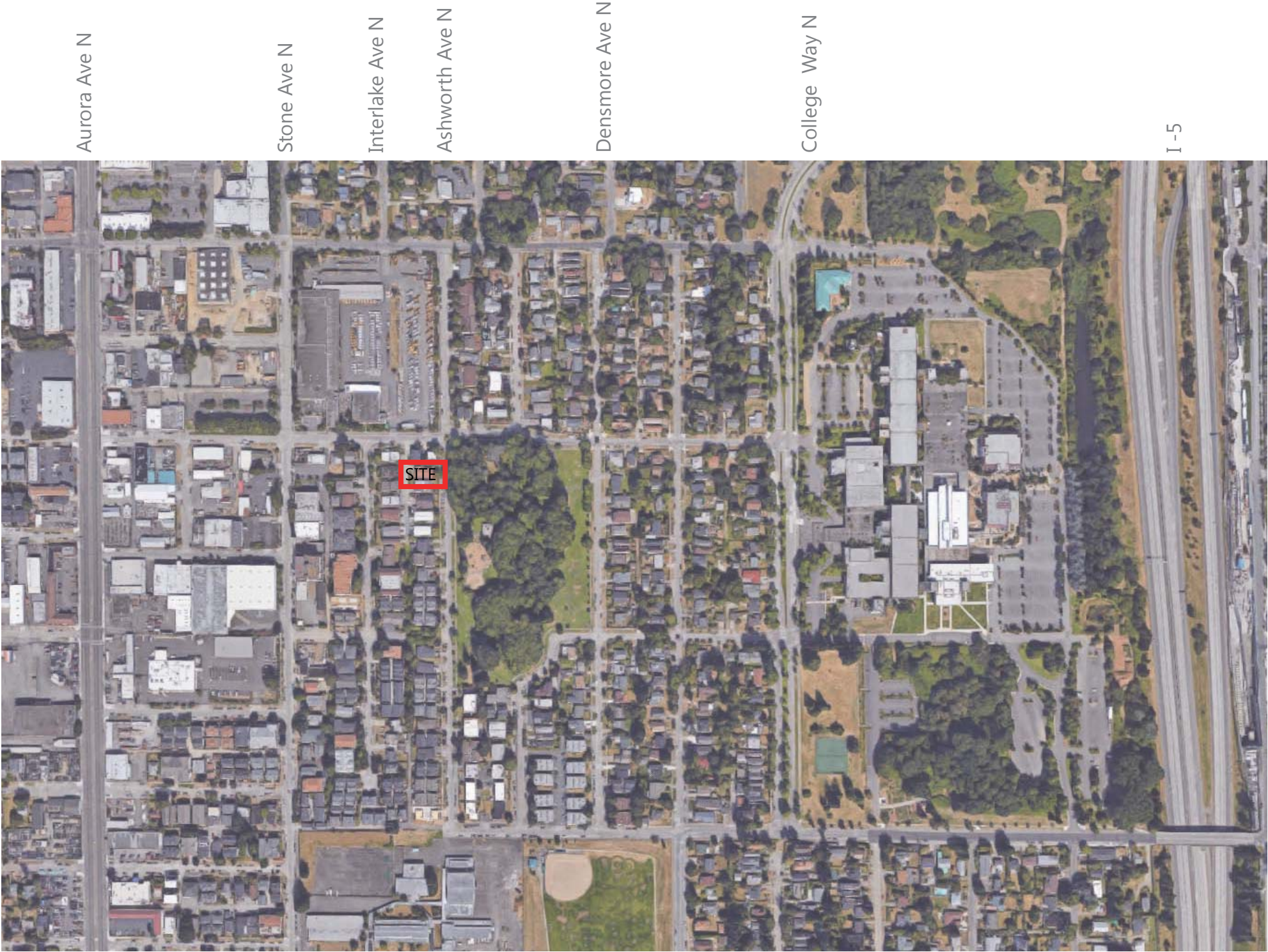
N 97th St

N 96th St

N 95th St

N 93rd St

N 92nd St



AERIAL PHOTOGRAPH

PROPOSAL

The development objectives of this project are to design and construct six new three story townhouse units. Six parking stalls will be provided on grade with access from the alley. The existing unoccupied single family house will be removed.

Number of Residential Units: 6

Structure Height: 30'

Number of parking stalls: 6

VICINITY MAP LEGEND

Multi-family residential	<div></div>	<div></div>	<div></div>
Singal-family residential	<div></div>	<div></div>	<div></div>
Commercial	<div></div>	<div></div>	<div></div>
Public Park	<div></div>	<div></div>	<div></div>
Utility	<div></div>	<div></div>	<div></div>



VICINITY MAP WITH EXISTING USES



ANALYSIS OF CONTEXT & EXISTING SITE CONDITIONS

The site is located in an area zoned LR3 in the Aurora-Licton Springs Residential Urban Village. The site is just outside the Northgate Overlay District. Adjacent zoning includes Lowrise 2, Lowrise 3, Single Family 5000 and Commercial 2 - 65. The neighborhood is undergoing a transition from single family homes to townhouses and apartments. The major site amenity is the park which is directly across the street to the east.

The site topography is nearly flat with no significant change in grade. There are no on-site trees and two existing street trees.

Address: 9551 Ashworth Ave N
Lot Size: 5000 square ft
Zoning: LR3
Overlay: Aurora-Licton Springs Residential Urban Village



DESIGN APPROACH

The approach to the design of these townhomes is characterized by the goal of providing livable infill density that responds to the site and its surroundings.

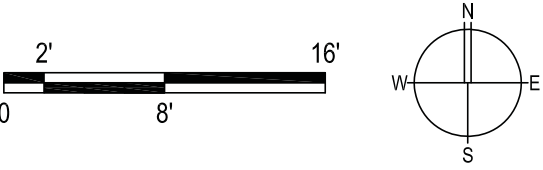
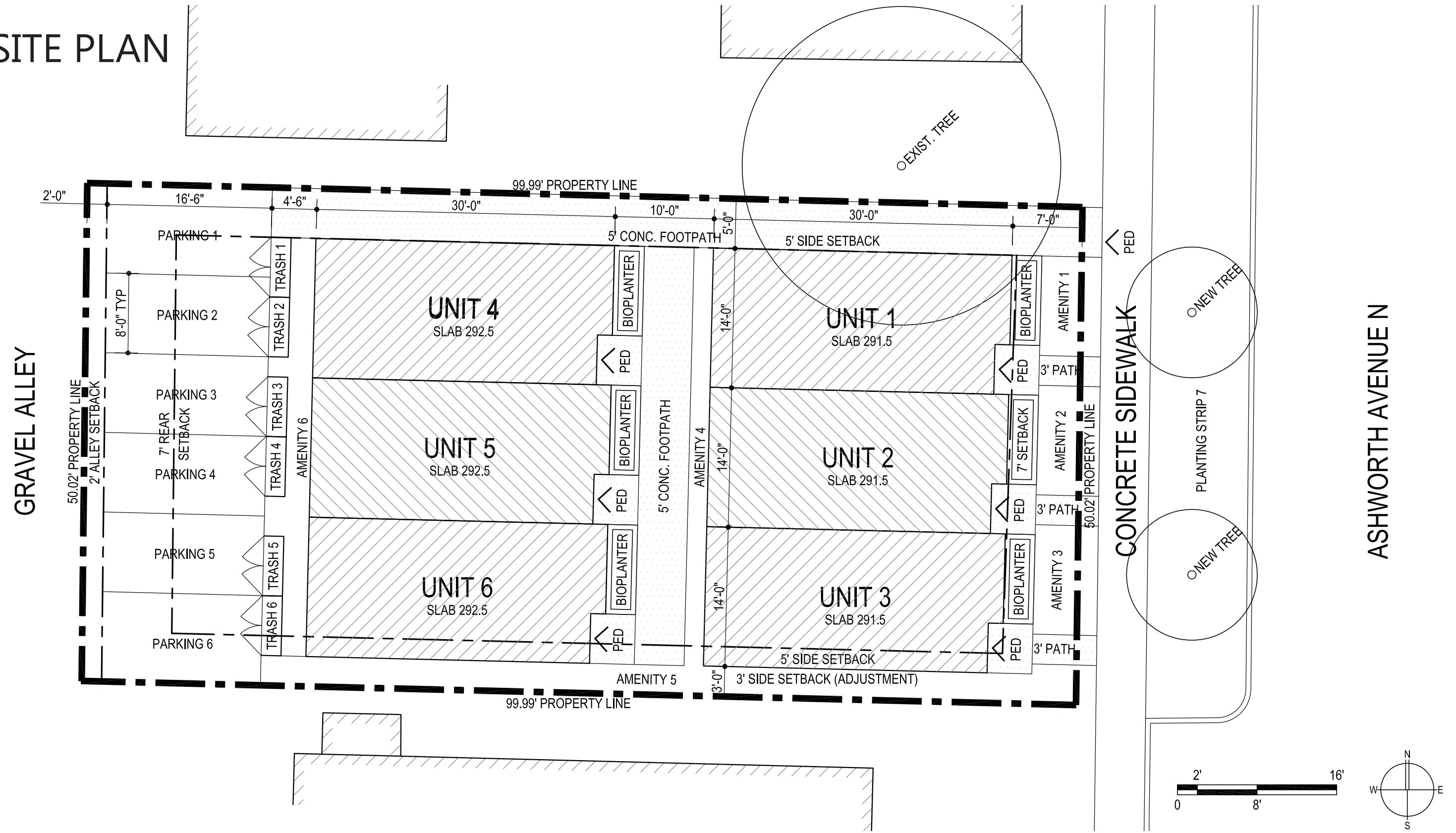
The buildings are oriented to address the street and park with large windows and entrances on Ashworth Ave N. Bioplanters provide foliage and a transition element to the entrance of the homes. Facades are articulated in volume, texture and color to provide visual interest and a layered building mass. The open space between the two structures provides a quiet semi-private entry to the west structure. Roof decks overlooking the park provide private outdoor space for the residents. Parking and refuse, the typical 'back yard' areas are provided on the alley.



ASHWORTH AVE N LOOKING WEST

SITE

SITE PLAN



VELOCIPEDE architects inc

AMENITY AREA & LANDSCAPING

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AMENITY AREA CALCULATION				
UNIT	ROOF DECK	PRIVATE YARD	COMMON YARD	SUBTOTAL
1	158	---	---	158
2	158	---	---	158
3	158	---	---	158
4	158	---	---	158
5	158	---	---	158
6	158	---	---	158
ALL	---	---	573	573
TOTALS	948	---	573	1521

MINIMUM AMENITY AREA = LOT AREA X 25% = 5000 X 0.25 = 1250 FT2 MINIMUM (1521 FT2 PROVIDED)

MINIMUM AMENITY AREA ON GROUND = LOT AREA X 25% X 50% = 5000 X 0.25 X 0.50 = 625 FT2 MINIMUM (573 FT2 PROVIDED)

See Page 17 for amenity area adjustment request

PRIORITY DESIGN GUIDELINES

CONTEXT AND SITE

- CS1. NATURAL SYSTEMS & SITE FEATURES
 - B. SUNLIGHT NATURAL VENTILATION
- CS2. URBAN PATTERN AND FORM
 - C. RELATIONSHIP TO THE BLOCK
 - D. HEIGHT BULK AND SCALE

DESIGN RESPONSE -

The buildings have been sited to allow for daylight on at least two sides, as well as cross ventilation in all units. The structure fronting the street has been designed to create a strong street-edge that addresses the park and activates the street.

The bulk and scale of the structures is consistent with existing multifamily structures on the block. Although neighboring properties are single family houses, the scale of the proposed development is in keeping with the scale of the anticipated development in this neighborhood. In particular, the adjacent lot to the south was sold on March 27th, 2017 and the new property owner is actively preparing to construct a new 24 unit apartment building.

PUBLIC LIFE

- PL1. OPEN SPACE AND CONNECTIVITY
 - A. NETWORK OF OPEN SPACES
- PL3. STREET LEVEL INTERACTION
 - A. ENTRIES

DESIGN RESPONSE -

The buildings have been sited to allow for residents of the townhomes to walk through the site connecting the alley to the street and the park. The planting strip in front of the site is currently filled with concrete and will be restored to a planted area adjacent to the site.

The entry to each unit has a door that contrasts with the siding materials and a sheltering canopy. The stormwater bioplanters shape a transition space to the entry of the home. This ensemble of elements announce a home and are part of the overall facade composition that distinguishes each individual unit in the structure. The entry sub-space offers opportunity for personalization, privacy and safety for the residents.

DESIGN CONCEPT

- DC2. ARCHITECTURAL CONCEPT
 - A. MASSING
 - B. ARCHITECTURAL & FACADE COMPOSITION
 - C. SECONDARY ARCHITECTURAL FEATURES
 - D. SCALE AND TEXTURE
- DC3. OPEN SPACE CONCEPT
 - A. BUILDING-OPEN SPACE RELATIONSHIPS
- DC4. EXTERIOR ELEMENTS & MATERIALS
 - A. EXTERIOR ELEMENTS & FINISHES
 - D. TREES, LANDSAPE & HARDSCAPE MATERIALS

DESIGN RESPONSE -

All facades have been designed with consideration for composition, proportion, material and scale. The mass of the buildings has been broken down by articulating the volumes of the street facade, as well as with siding material, texture and color. The facade articulation reflects the major/minor space planning of the interior of the units as well as the interior stair.

The living spaces on the ground floor provide layered connection to the exterior amenity spaces, site circulation and public space. The landscape design includes plantings that are appropriate to their site conditions and will complement the architectural design. Hardscape materials have been selected to be durable and provide visual interest.

ARCHITECTURAL CONCEPT

PERSPECTIVES



AERIAL PERSPECTIVE FROM ASHWORTH AVE LOOKING SOUTHWEST

ARCHITECTURAL CONCEPT

PERSPECTIVES



PERSPECTIVE FROM ASHWORTH AVE LOOKING NORTHWEST



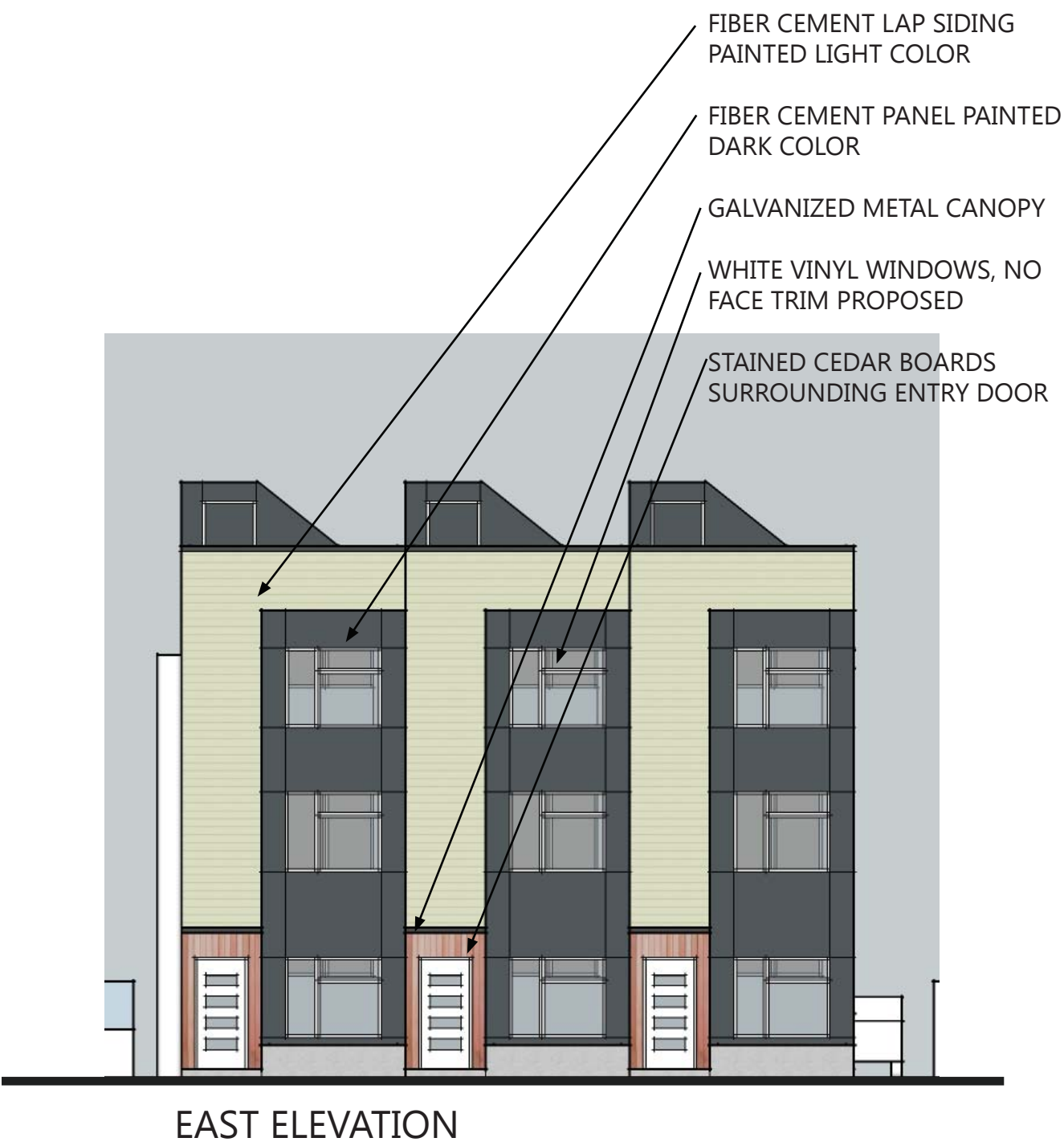
PERSPECTIVE FROM ASHWORTH AVE LOOKING SOUTHWEST



EYE LEVEL PERSPECTIVE FROM ALLEY LOOKING EAST

ARCHITECTURAL CONCEPT

ELEVATIONS





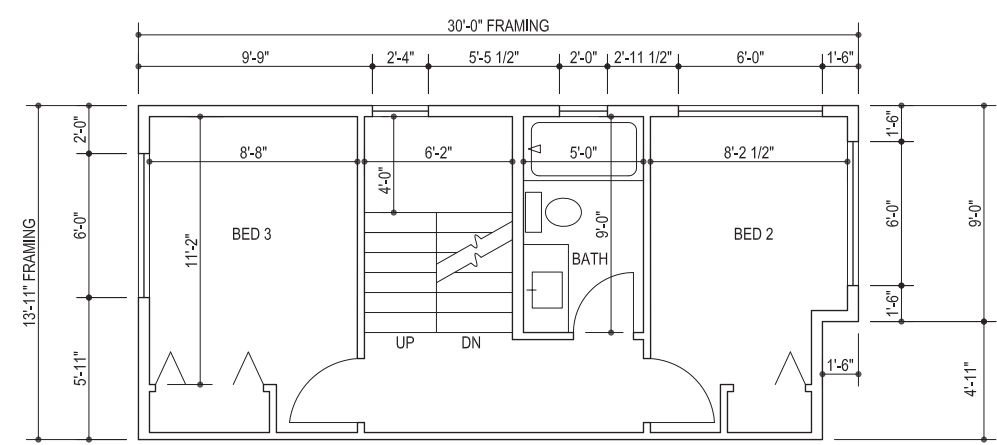
WEST ELEVATION



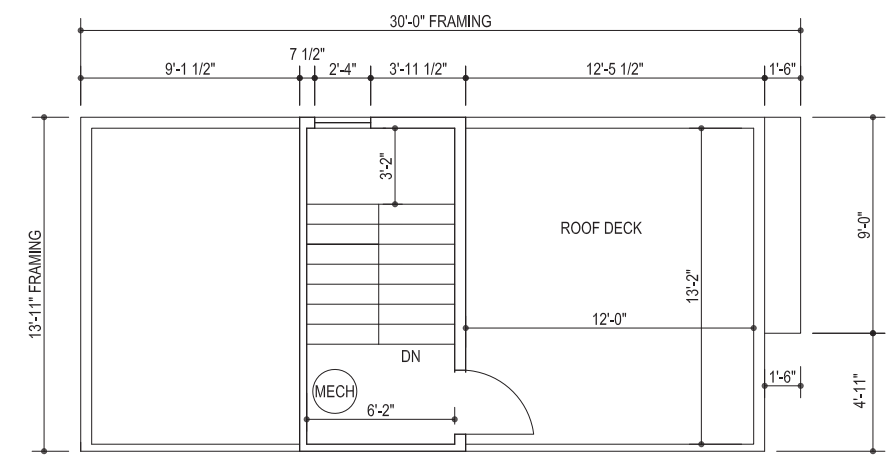
SOUTH ELEVATION

ARCHITECTURAL CONCEPT

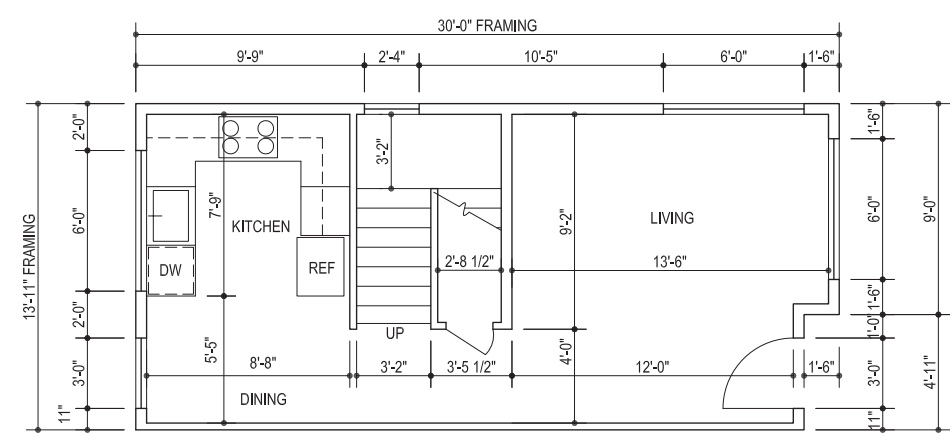
UNIT FLOOR PLANS (ALL 6 UNITS THE SAME)



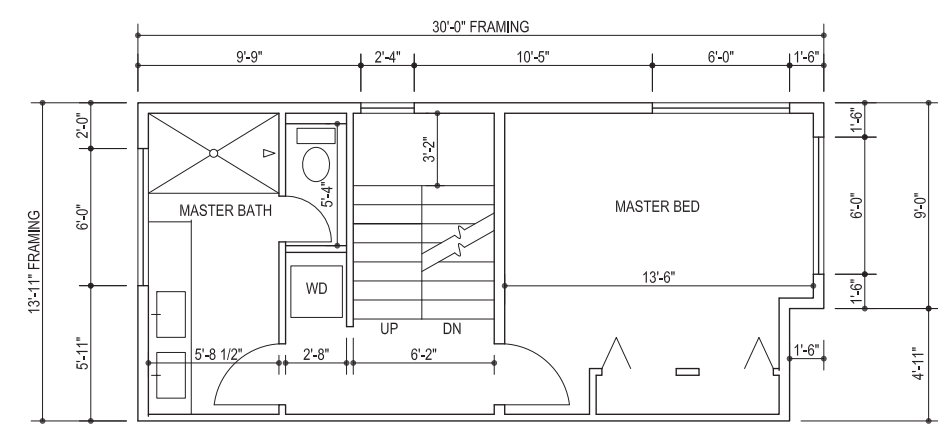
2ND FLOOR PLAN



ROOF PLAN



1ST FLOOR PLAN



3RD FLOOR PLAN



ADJUSTMENTS OF DEVELOPMENT STANDARDS

SMC 23.41.018.D.4a : Setbacks and separation requirements may be reduced by a maximum of 50%

SMC 23.41.018.D.4.b : Amenity areas may be reduced by a maximum of 10%

CODE REQUIREMENTS

Side yard setback required per SMC Table A for 23.45.518: 5' min

Amenity area required for townhouse developments per SMC 23.45.522:

25% of lot area, 50% of which is at ground level

lot area = 5000 sf
5000 x .25 = 1250sf total
1250 x .5 = 625sf at ground level

PROPOSED DESIGN

Side yard setback required proposed to be reduced by 40% to 3'

Amenity area at ground level proposed to be reduced by 8%:

1521 sf total of which 573 is at ground level

RATIONALE -

These adjustments to the development standards will allow for wider units on a tight site, giving the units a more livable feel on all levels. The reduction of the side yard and amenity area to the south is adjacent to an anticipated 24 unit apartment building. The reduction in amenity space on grade adjacent to the large apartment building will be more than compensated by extra amenity space at the roof decks which will provide greater benefit to the residents.

Both the unit floor plans and the site plan are intentionally different on their north and south sides. The south side of the site is adjacent to a side yard of the neighbor property, and will face a tall new building expected to be just 5 feet from its property line. The north side of the site is adjacent to the rear yard of the neighbor properties, with existing buildings set back farther than 5 feet. This project's site plan locates the pedestrian path on this more open north side, which will create a more pleasant passage for the residents. This project's floor plans locate the major rooms and larger windows on each floor on the north side, providing better daylight and views.