# STREAMLINED DESIGN REVIEW
June 26, 2017

DCI # 3027485
9545 Ashworth Ave N
Seattle, WA 98103

Applicant:
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Seattle, WA 98121
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VICINITY MAP

## DEVELOPMENT OBJECTIVES

The project proposes the construction of a new small apartment building with (4) one-bedroom units and (12) small efficiency dwelling units (SEDUs). The existing residence on the parcel will be demolished. The proposed apartment building will promote thoughtful density in it's north Seattle neighborhood while responding to the existing character and scale. The proposed building, located within the Aurora-Licton Springs Residential Urban Village, will have easy access to downtown via Aurora Ave N, and is a 5-minute walk to North Seattle Community College. Finally, I-5 is easily accessed via N 85th St which increases the site's accessibility.

## NEIGHBORHOOD DEVELOPMENT

The proposal is located directly across from Licton Springs Park, a main community and recreational hub in the neighborhood. It is ideally located within walking distance of Aurora Ave- a main commercial thoroughfare with a diverse array of restaurants, bars, stores and recreational spaces. North Seattle Community College, as previously mentioned, is also nearby. The adjacent block of Ashworth Ave N is a mixture of single-family housing and newer townhouse developments. Several projects, a mixture of townhouse, apartment, and commercial buildings, are currently under development in the neighborhood.

## EXISTING SITE

The project site (APN: 431070-1660) is located on Ashworth Ave N between N 97th St to the north and N 92nd St to the south. Opposite the project site on Ashworth Ave N is Licton Springs Park. Immediately to the north of the subject parcel is a duplex built in 1962. However, six new townhouses have been proposed for this parcel and are currently moving through design review (# 3027107). Immediately south of the subject parcel is another duplex completed in 1967. To the immediate west is another duplex completed in 1969. The subject parcel is 5,000 SF and measures roughly 50'-0" wide by 100'-0" deep. The site slopes from west to east, with an overall grade change of approximately 1 foot. Currently there is (1) duplex of approximately 1,760 SF on site.

## ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3 and is located in the heart of the Licton Springs neighborhood. Low-rise zoning continues to the south to N 100th St and transitions to single family zoning. Low-rise zoning continues to the south to N 90th St. The site is located in the Aurora-Licton Springs Residential Urban Village and is approximately four blocks from Aurora Ave N. Aurora contains a variety of destination centers, including several restaurants, a gym, a movie theater, and other businesses. While the parcel itself is in LR zoning, the zoning to the west is C2-65 along the commercial area. To the east there is a small pocket of SF 5000 zoning before the university. The parcel is within a quarter mile of a bus stop near the university that meets frequent transit requirements. Therefore, no parking is required.


## SITE LOCATION

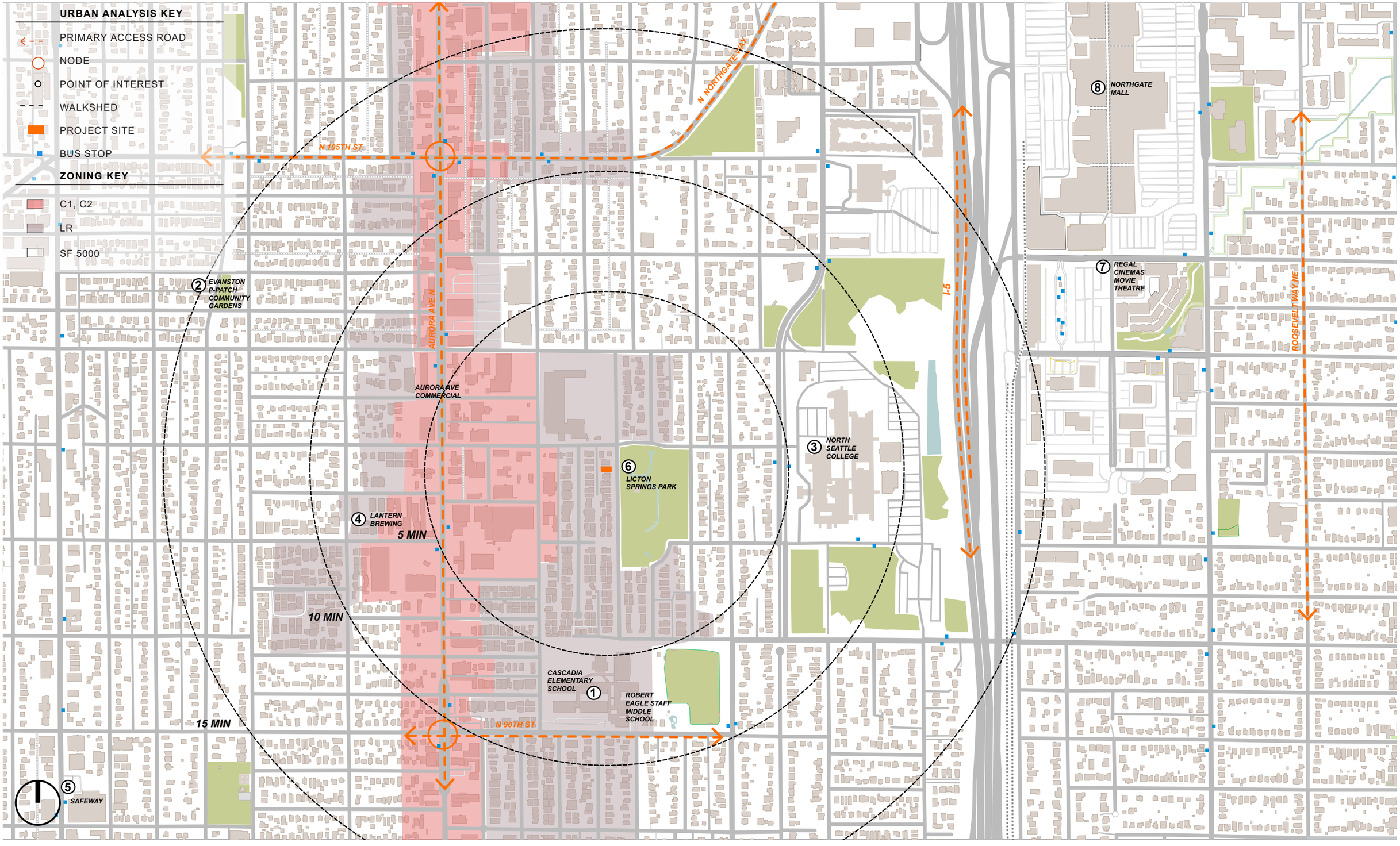
9545 Ashworth Ave N
Seattle, WA 98103

## PROJECT PROGRAM

Site Area: 5,000 SF
Number of Residential Units: 16
Number of Parking Stalls: 0
Maximum FAR = 10,000 SF
Proposed FAR = 9,992 SF

## ADJUSTMENTS REQUESTED

Facade Length
Rear Setback


URBAN ANALYSIS KEY
PRIMARY ACCESS ROAD
NODE
POINT OF INTEREST
WALKSHED
PROJECT SITE
BUS STOP
ZONING KEY
C1, C2
LR
SF 5000
N 105TH ST
N NORTHGATE WAY
AURORA AVE N
I-5
ROOSEVELT WAY NE
2 EVANSTON P-PATCH COMMUNITY GARDENS
AURORA AVE COMMERCIAL
8 NORTHGATE MALL
7 REGAL CINEMAS MOVIE THEATRE
3 NORTH SEATTLE COLLEGE
6 LICTON SPRINGS PARK
4 LANTERN BREWING
5 MIN
10 MIN
15 MIN
CASCADIA ELEMENTARY SCHOOL 1
ROBERT EAGLE STAFF MIDDLE SCHOOL
N 90TH ST
5 SAFEWAY


1 CASCADIA ELEMENTARY SCHOOL


2 EVANSTON P-PATCH COMMUNITY GARDEN


HEALTH SCIENCES & STUDENT RESOURCES
3 NORTH SEATTLE COLLEGE


ROBERT EAGLE STAFF MIDDLE SCHOOL

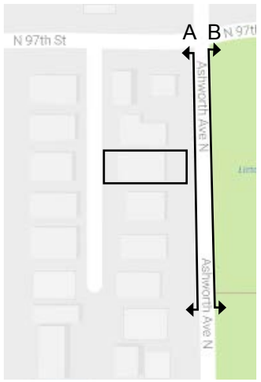

STARBUCKS COFFEE
5 SAFEWAY GROCERY STORE


6 LICTON SPRINGS PARK


4 LOCAL BUSINESSES


REGAL CINEMAS STADIUM 14
BOX OFFICE
7 LOCAL THEATRE


NORTHGATE MALL
8 PROXIMITY TO NORTHGATE MALL

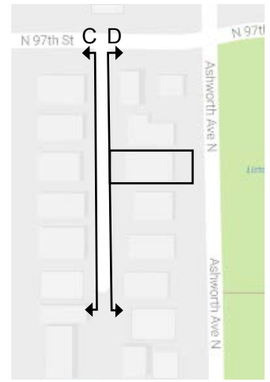



PROJECT SITE

STREET LOOKING WEST (A)

OPPOSITE PROJECT SITE

STREET LOOKING EAST (B)




OPPOSITE PROJECT SITE

ALLEY LOOKING WEST (C)

PROJECT SITE

ALLEY LOOKING EAST (D)

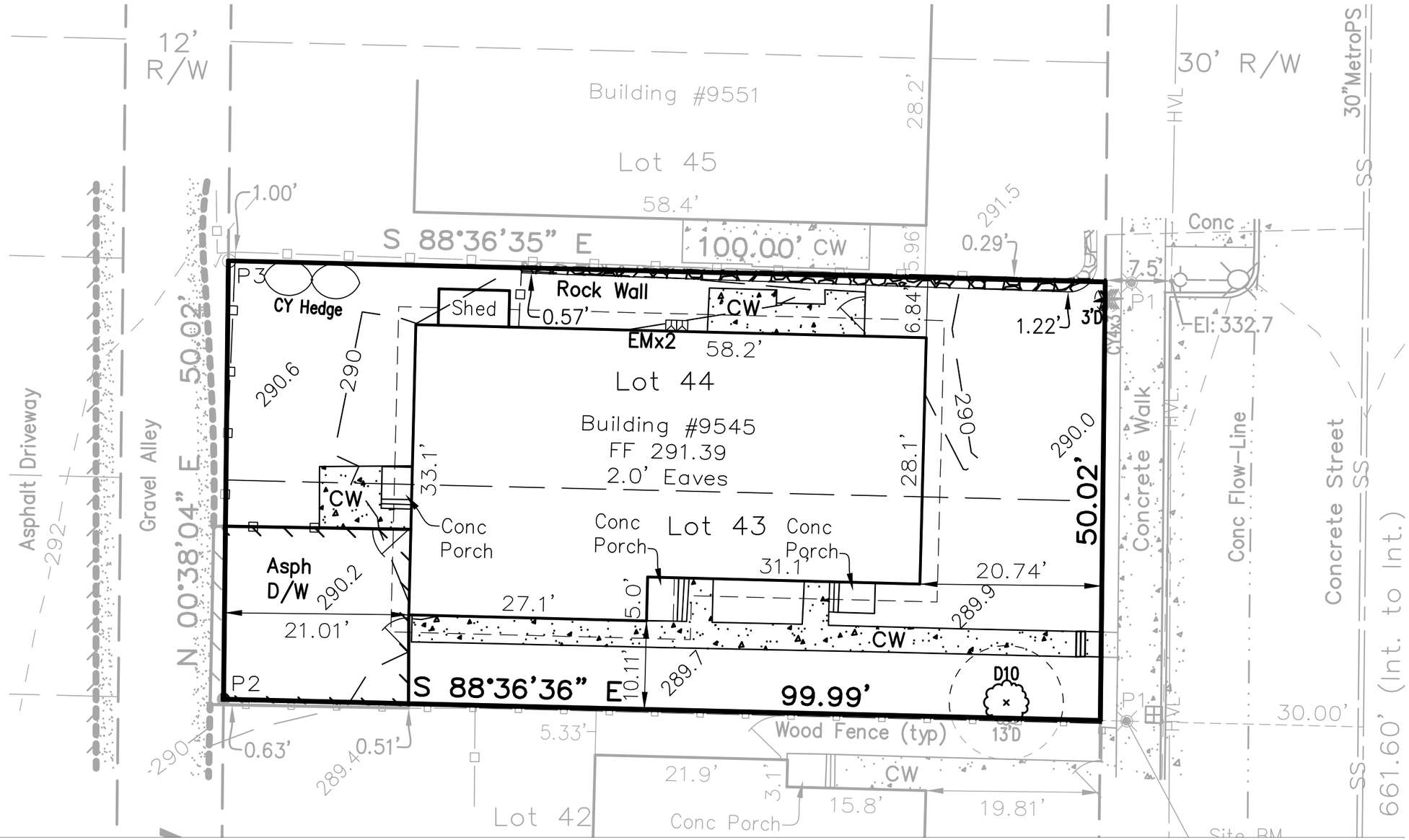
## EXISTING SITE CONDITIONS

The project site is located on Ashworth Ave N between N 97th St to the north and N 92nd St to the south. The subject parcel is 100.0’ in the east-west direction and 50.02’ in the north-south direction. The site slopes from west to east by approximately one foot. Immediately to the north of the subject parcel is a duplex completed in 1962; however, six new townhouses have been proposed and are currently moving through design review (# 3027107.) A small rockery exists along the northern property line. Immediately south of the subject parcel is another duplex completed in 1967. To the west of the property is a gravel alley that is approximately 12’-0” wide. To the east is approximately 1’-6” planting strip, a 6’-0” sidewalk, and then a curbed area that contains several parking spaces jogging in from the 30’-0” concrete street.

Currently there is a 1,760 SF duplex on site. The primary approach for this dwelling is at the south and the two entrances are facing the southern property line. There is currently no parking on site. Due to the flattened topography and the location of the parcel, views are limited; however, the proximity to the park will provide a soft visual buffer to the east.

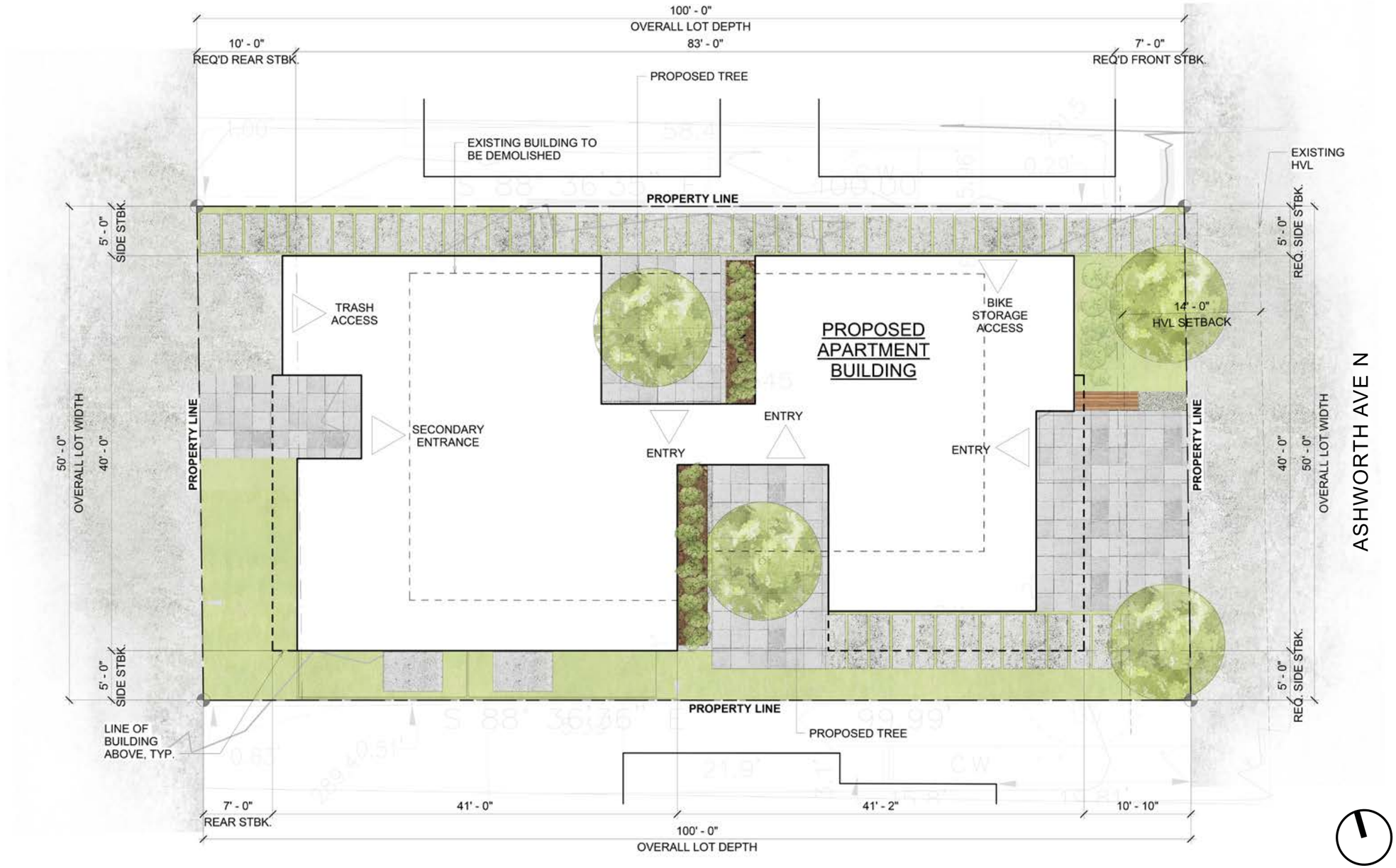
## LEGAL DESCRIPTION

LICTON SPRINGS PARK ADD
PLat Block: 8
Plat Lot: 43-44



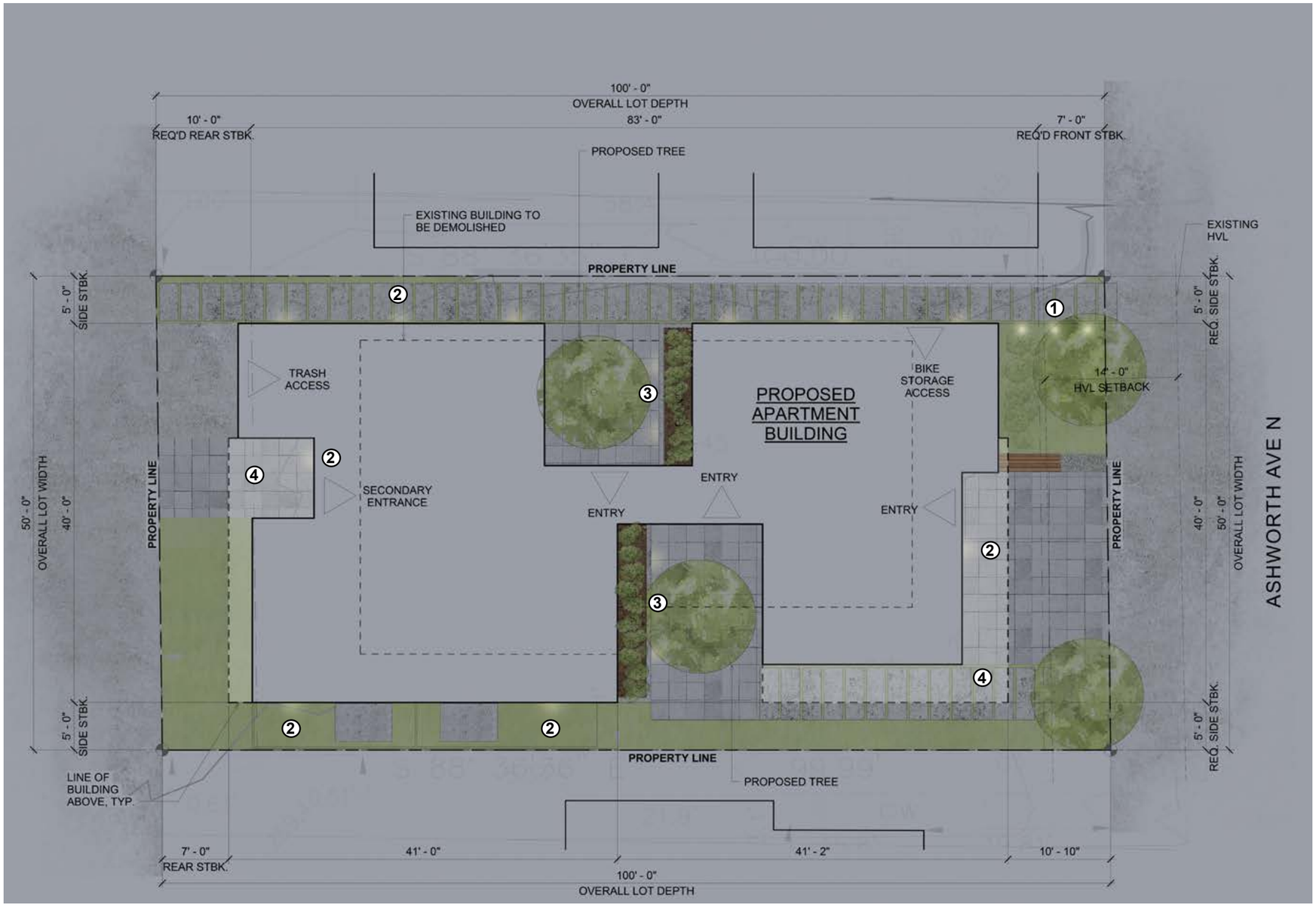
## SITE PLANNING + LANDSCAPE APPROACH

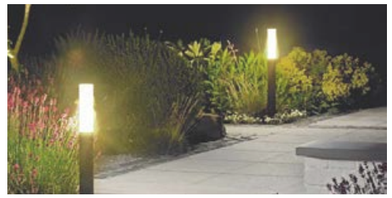
The primary access to the site will be from the sidewalk along Ashworth Ave N. The building entry will be centered on site, whereas a southern path will provide access to a shared courtyard. A path along the northern edge of the site will cut across the property and access a second courtyard, as well as provide the necessary egress to the right-of-ways. A secondary entrance and trash room will be accessed directly off the alley. The building is generally separated into two volumes. Landscaped courtyards will be located in the interim space between these two masses. These courtyards will contain trees and generous landscaping, as well as bioretention planters and built-in seating. The units in the southwest corner of the first floor will have private fenced patios that will be accessed from the units.



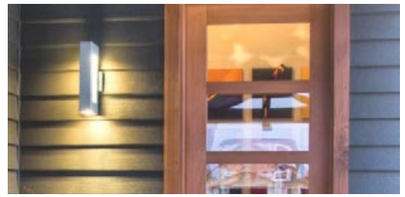
## PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at the building entries and along common walkways. Lighting on the bioretention planters facing the street will enhance the overall lighting and landscaping design. Exterior can lights will be located in all overhanging soffits at the ground level to provide consistent lighting for site access. In general, fixtures will be ground and entry related and shielded from interfering with neighboring buildings.



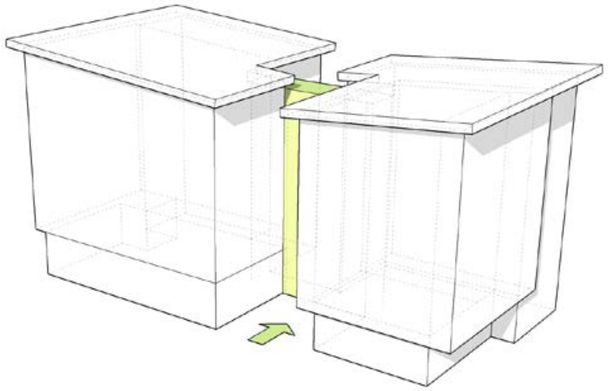
① PATHWAY LIGHTING



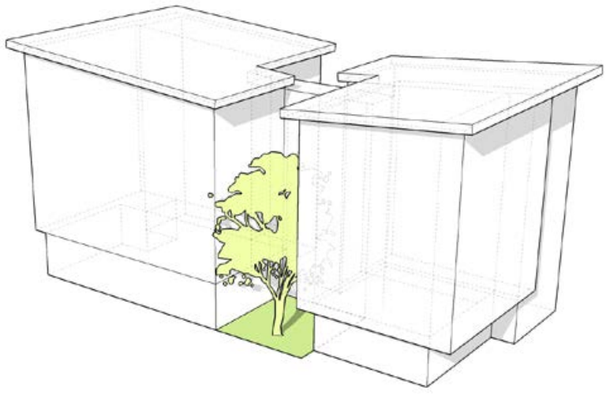
② EXTERIOR SCONCES

③ CONCRETE-SET LIGHTING

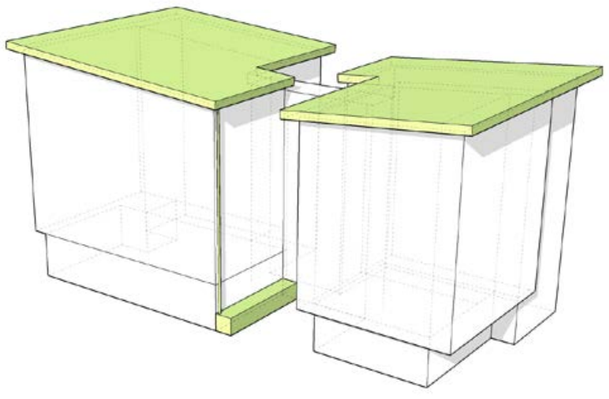
④ SOFFITED CAN LIGHTS



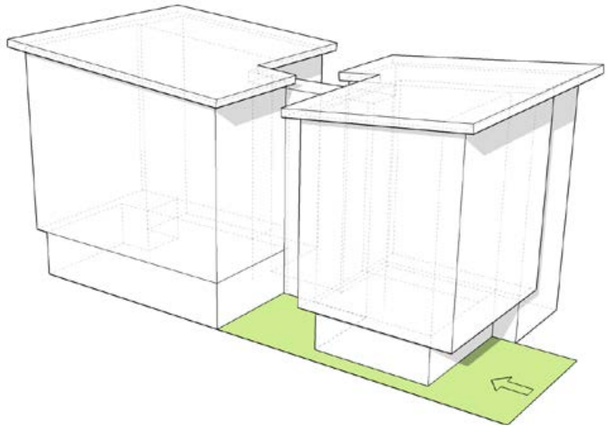
**FACADE SETBACK**
To meet the facade length requirements, the central circulation is recessed approximately 15’-0”. This creates two distinct volumes and helps reduce the overall perceived massing of the building.



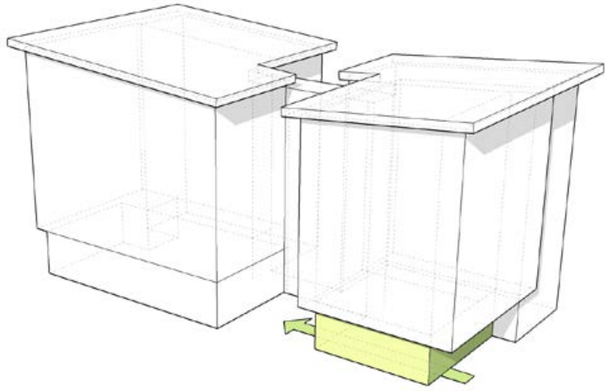
**CENTRAL COURTYARDS**
Two courtyards will be located in the space between the two building volumes. These courtyards will contain trees that can be viewed from the glazing in the hallways. Both courtyards will contain landscaping, seating, and be lit for tenant use.



**ROOF FORM**
The roof will be divided into two shed roofs, each draining towards the interior courtyards. Bioretention planters will be located in these courtyards to accept the roof drainage and mitigate the stormwater runoff from the rooftop.



**PEDESTRIAN APPROACH**
A pedestrian patio will be located at the southern edge of the site from which tenants will approach the building. These patio will also connect to the southern courtyard. The building will overhang in these locations to provide additional weather protection and react to the pedestrian scale.



**LOUNGE TRANSPARENCY**
The recessed walls at the ground level will contain the entry and the tenant lounge. The eastern and western walls will be transparent to provide views of the landscaped courtyard from the sidewalk.

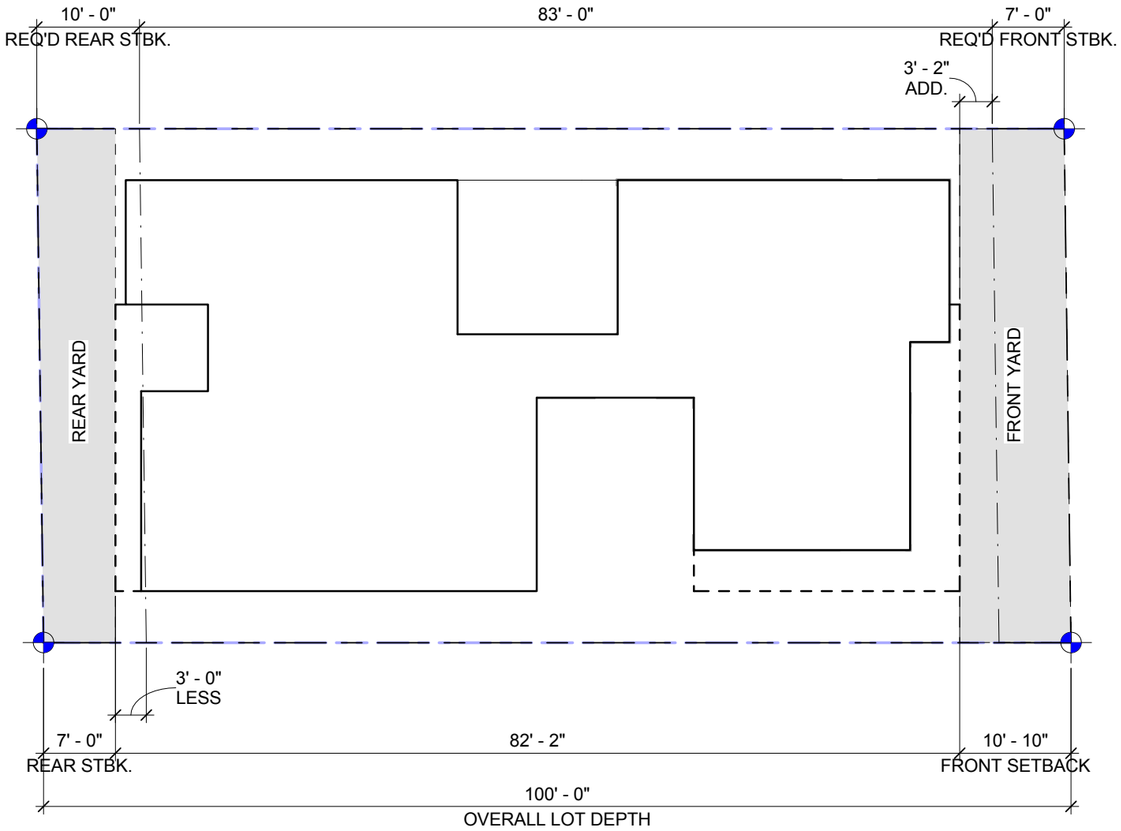
| GUIDELINE | DESCRIPTION | SUB-GUIDELINE | NOTES | EARLY RESPONSE |
|---|---|---|---|---|
| CS2. Urban Pattern and Form | Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area. | B. Adjacent Sites, Streets, and Open Spaces<br>C. Relationship to the Block<br>D. Height, Bulk, and Scale | CS2.B.2. 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.<br>CS2.C.2. Mid-Block Sites: ...Continue a strong street edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors.<br>CS2.D.1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as anticipated zoning to determine an appropriate complement and transition. | The requested adjustment (detailed on the following page) allows for a more gracious setback from the sidewalk and a larger front yard and patio. This creates a “semi-private” buffer between the public sidewalk and the private uses. This space will be heavily landscaped in order to provide a visual buffer and softened edge between the two spheres. The project is comparable in height to the townhouse projects elsewhere on the street. To respect the single-family properties on the street, however, the project will use modulation and massing separations to decrease the perceived height, bulk, and scale. |
| CS3. Architectural Context and Character | Contribute to the architectural character of the neighborhood. | A. Emphasizing Positive Neighborhood Attributes | CS3.A.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. | The project will use contemporary design; however, the materials proposed are ubiquitous throughout the neighborhood and compliment more traditional scales. |
| PL3. Street Level Interaction | Encourage human interaction and activity at the street-level with clear connections to building entries and edges. | A. Entries | PL3.A.1. Design Objectives: Design entries to be obvious and distinct with clear lines of sight and visual connections to the street. Scale and detail entries to function for anticipated use. | The proposed residential entry is recessed to provide direction, weather protection, and additional separation from the public sphere. The entries will be lit, landscaped, and clad in wood to create a warm and inviting entry sequence from the street and sidewalk. |
| 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. | A. Massing<br>B. Architectural and Facade Composition<br>C. Secondary Architectural Features<br>D. Scale and Texture | DC2.A.2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.<br>DC2.B.1. Facade Composition: Design all building facades...considering the composition and architectural expression of the building as a whole.<br>DC2.C.1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating secondary elements into the design. Add detailing at the street to create interest and encourage active street life.<br>DC2.D.2. Texture: Design the character of the building to strive for fine-grained scale ‘texture’. | Volume separation, facade modulation, material changes, and transparency are all methods that have been used in order to decrease the perceived massing of the overall project. Secondary elements, such as the proposed juliet railings, will add additional visual interest to the street-facing facades. The larger mass of the building will be clad in a textural lap siding material that breaks down the overall volume. |
| DC3. Open Space Concept | Integrate open space design with the design of the building so that each complements the other. | C. Design | DC3.C.2. Amenities and Features: Create attractive outdoor spaces with a combination of hardscape and plantings. Use a variety of features, such as planters, green roofs and decks, and street trees. | Two central courtyards will separate the building volumes and provide semi-private space for the tenants. This also allows for additional landscaping that will soften the connection between units and neighbors. |
| DC4. Exterior Elements and Materials | Use appropriate and high quality elements and finishes for the building and its open spaces. | A. Exterior Elements and Finishes<br>D. Trees, Landscape and Hardscape Materials | DC4.A.1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.<br>DC4.D.1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. | The building exterior will be clad in durable cementitious panel and lap siding, both of which are used in the surrounding neighborhood. Wood will be used at the pedestrian level to provide the warmth and texture at a human scale. Plantings and trees will be used graciously throughout the project. |

**DESIGN STANDARD**
SMC 23.45.518.A
Setbacks and Separations

Apartments in LR zones are required to have a 5’-0” minimum front ground level setback and a 10’-0” minimum rear setback if there is an alley (15’-0” without alley.)

**ADJUSTMENT REQUEST**
To allow for a 7’-0” rear setback while providing 9’-2” to 10’-10” at the front (an approximate 3’-0” reduction of required rear setback and a minimum 3’-2” increase of the front setback.)

**RATIONALE FOR ADJUSTMENT:**
This adjustment creates a greater landscape buffer and “front-yard” space along the sidewalk and across from the park. This semi-public space is more likely to be utilized by the building occupants than the space along the alley, and will contain seating, lighting, and ample landscaping.

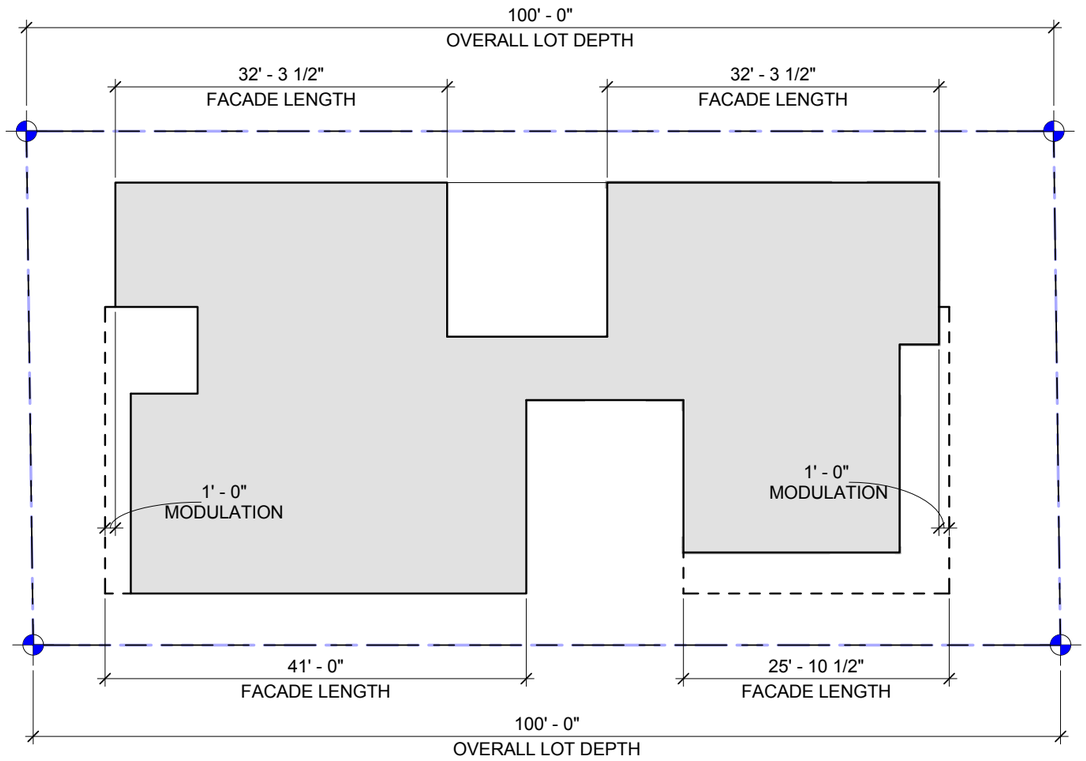


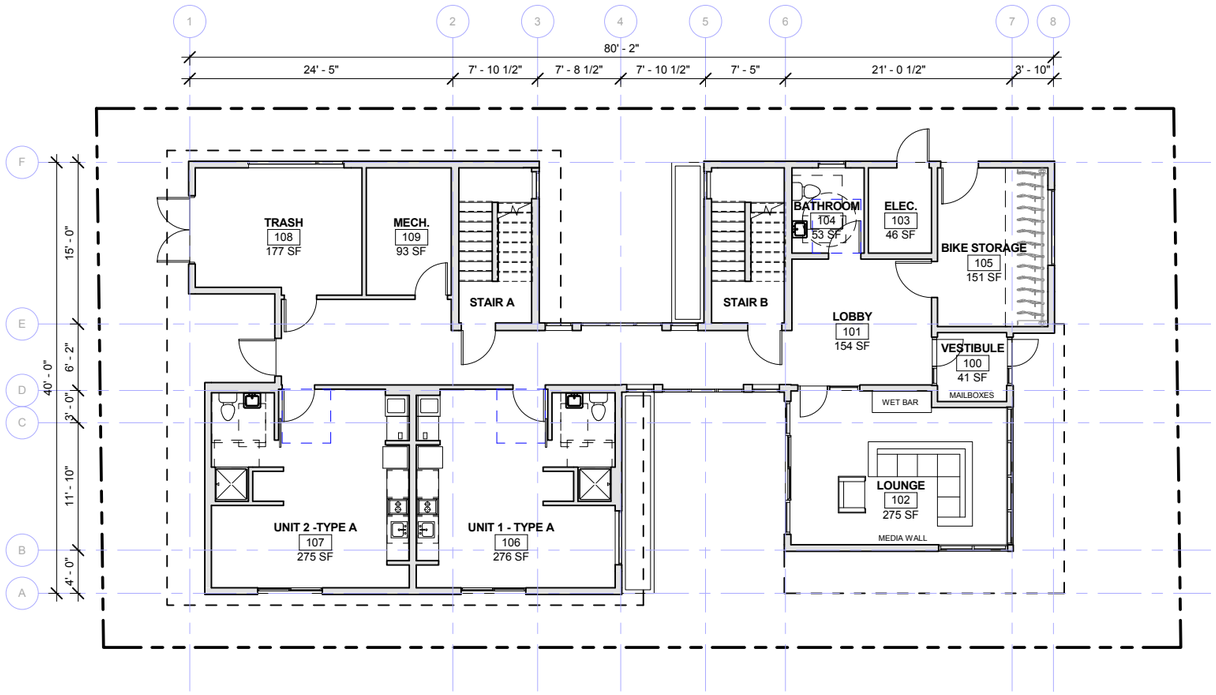

**DESIGN STANDARD**
SMC 23.45.527.B
Structure Width and Facade Length Limits in LR Zones

The maximum combined length of all portions of façades 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.

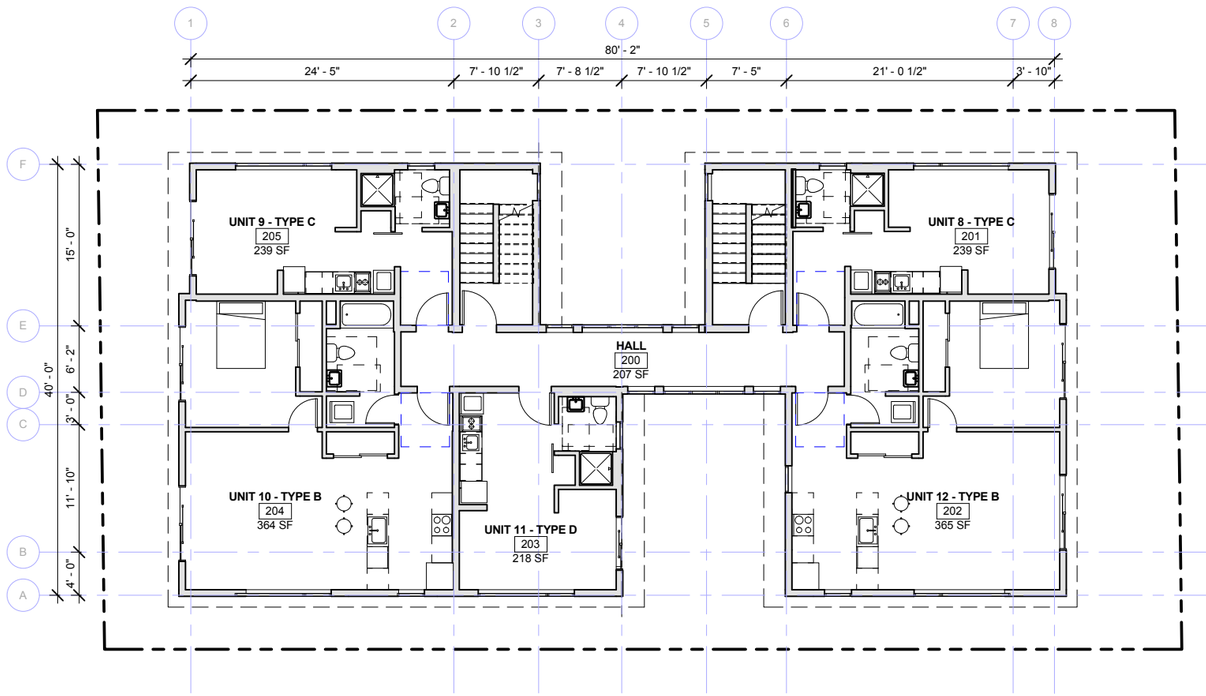
**ADJUSTMENT REQUEST**
To allow the southern facade to exceed the maximum facade length (65’-0”) by approximately 1’-11.”

**RATIONALE FOR ADJUSTMENT:**
This adjustment allows for additional modulation along the street and alley facing facades. The units at these upper locations could be flush to the units at the north, but doing so would create large, flat facades. The additional 1’-0” modulation on each side creates visual interest and decreases the perceived massing of the street-facing facades.

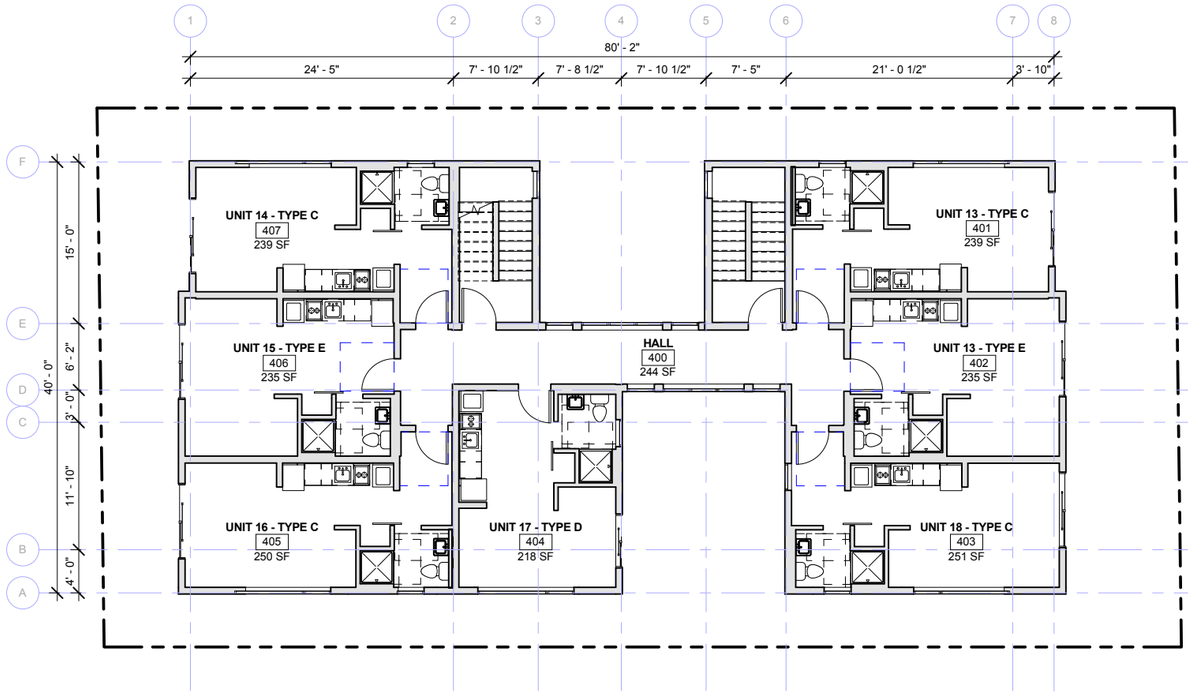




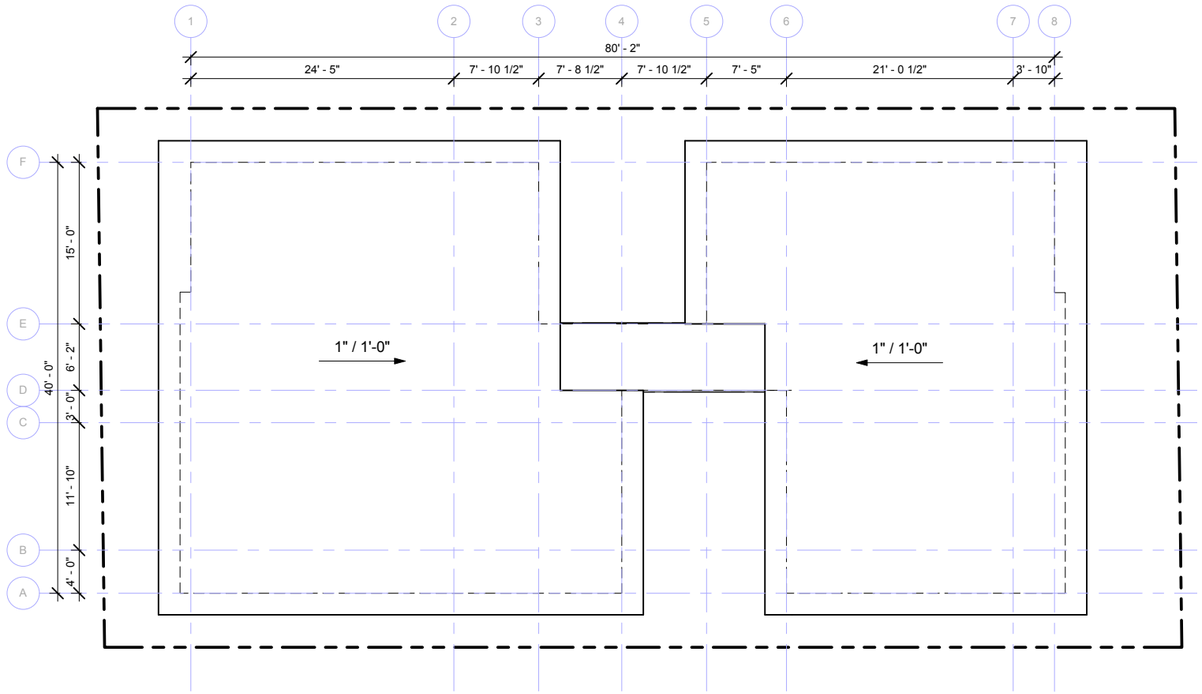

FLOOR PLAN - LEVEL 1




FLOOR PLAN - LEVELS 2-3




FLOOR PLAN - LEVEL 4




FLOOR PLAN - ROOFTOP


WEST ELEVATION


SOUTH ELEVATION

① LAP SIDING

② ③ CEMENTITIOUS PANEL

④ CEDAR SIDING

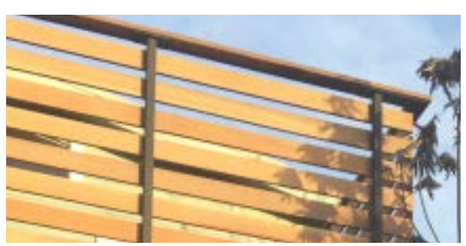
⑤ VINYL WINDOWS

⑥ ALUMINUM STOREFRONT


EAST ELEVATION

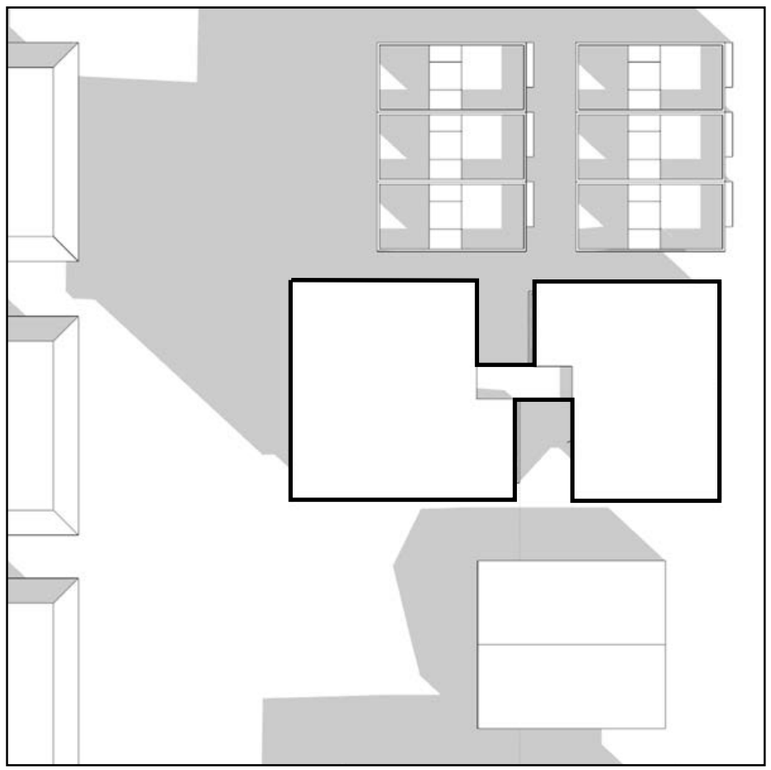

NORTH ELEVATION

⑦ CEDAR SOFFIT

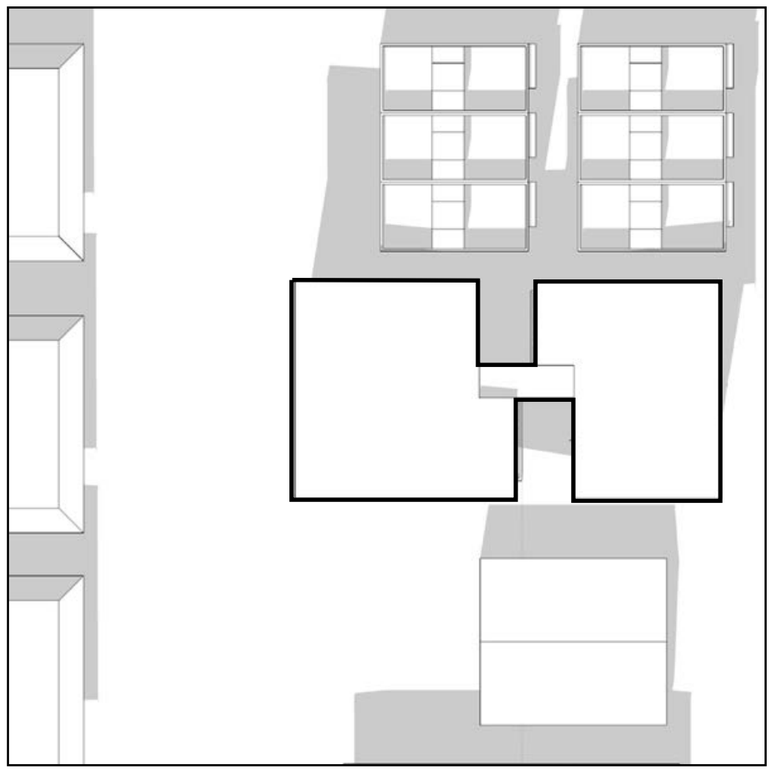


⑧ JULIET RAILINGS

**PROPOSED MATERIALS**
1. 6” Fiber Cement Lap Siding (Light Gray)
2. 2’-0” Vertical Fiber Cement Panel (Dark Gray)
3. Fiber Cement Infill Panels (White)
4. Cedar Rainscreen
5. Vinyl Windows (White, @ Units)
6. Aluminum Storefront (Black, @ Entry)
7. Cedar Soffits
8. Aluminum Juliet Railing (Black w/ Cedar Texture)



MARCH / SEPTEMBER 21, 9 AM



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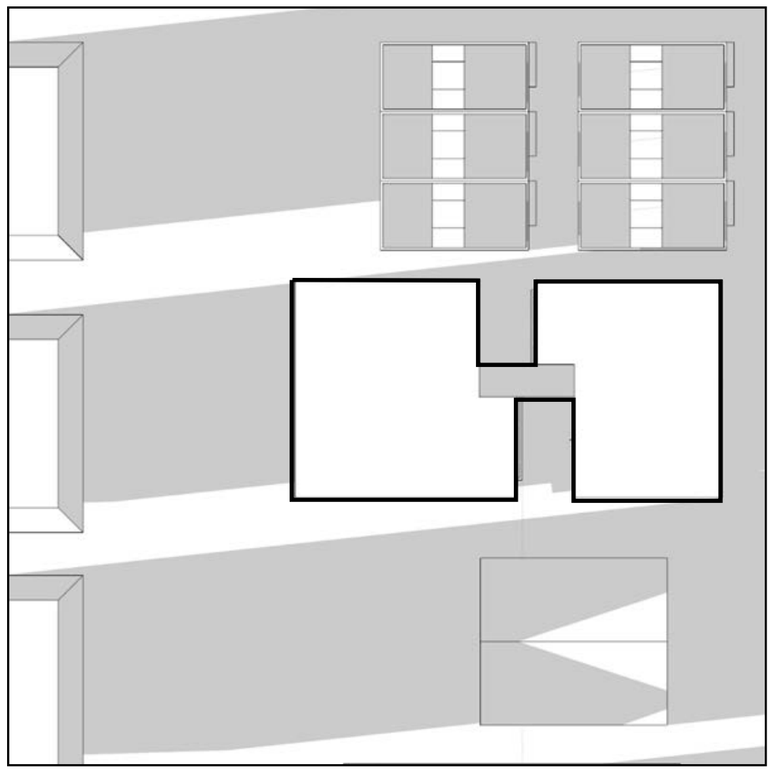

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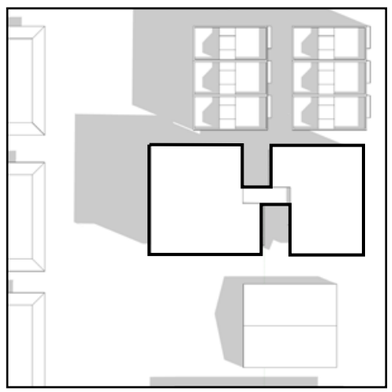

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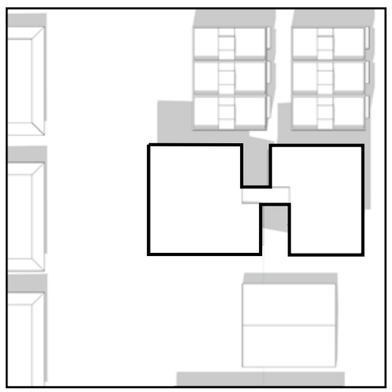

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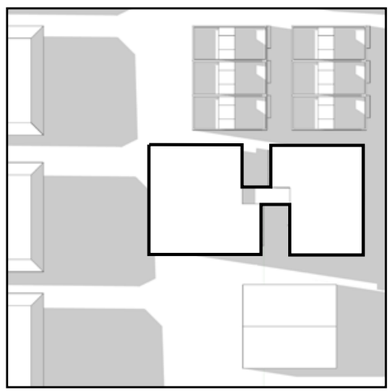

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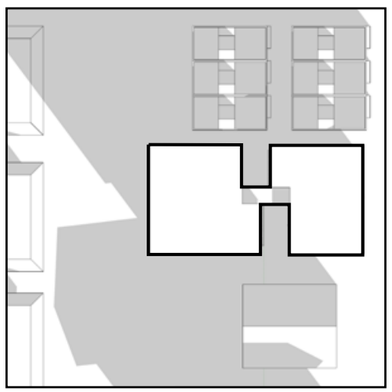

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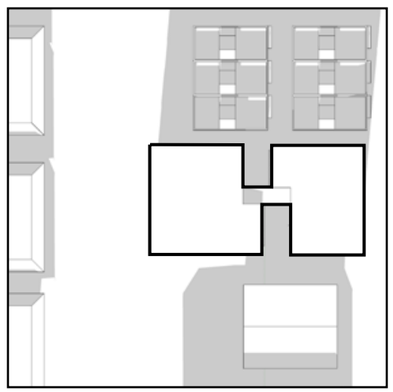

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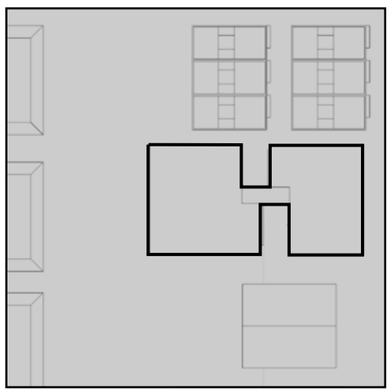


DECEMBER 21, 5 PM


**ENTRY SEQUENCE**
Landscaping, inherent weather protection, textural materials, overhead lighting, and abundant glazing will all characterize the entry sequence. A secure pathway will also access the southern courtyard from this location.
CS2-C, PL2-C, PL2-D, PL3-A, DC4

SOUTHEAST VIEW FROM STREET

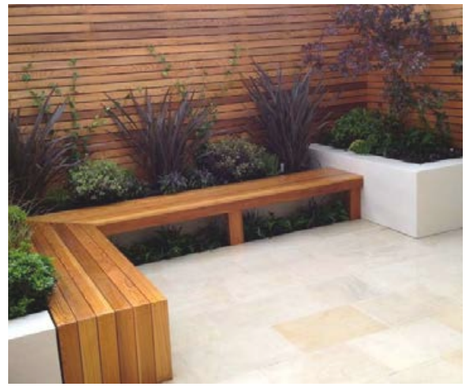

**BUILDING MODULATION**
The requested adjustments allow additional building modulation. This modulation defines separate volumes at the front and rear of the site, and decreases the flatness of the street-facing facades.
CS2-D, DC2-B, DC2-E

NORTHEAST VIEW FROM STREET

CEDAR JULIET RAILINGS

BIORETENTION PLANTERS


MINIMALIST SIGNAGE



SEATING IN PUBLIC SPACES

TREE IN CONTAINED COURTYARD

VIEW OF SOUTH COURTYARD


VIEW OF ENTRY

**MATERIAL SELECTION**
Lap siding, 2’-0” vertical cement board, and cedar rainscreen are the primary materials selected for this project. Lap siding is a ubiquitous material found in the neighborhood, and the horizontal and textural nature of the siding will decrease the perceived height of the structure. Cedar, as a warm, textural material, will be primarily utilized at the pedestrian level, as well as at building soffits.
CS2-C, DC2-B, DC2-D, DC4

VIEW FROM ALLEY

**INTERIOR COURTYARDS**
The interior courtyards will provide an enclosed, semi-private space for informal gathering that also decreases the perceived massing of the building. These courtyards will be enhanced by landscaping, stormwater mitigation, seating, and strategic lighting.
CS2-D, PL1-A, PL3-C, DC4-C, DC4-D

VIEW FROM ALLEY (NORTHWEST)