

STREAMLINED DESIGN
REVIEW APPLICATION

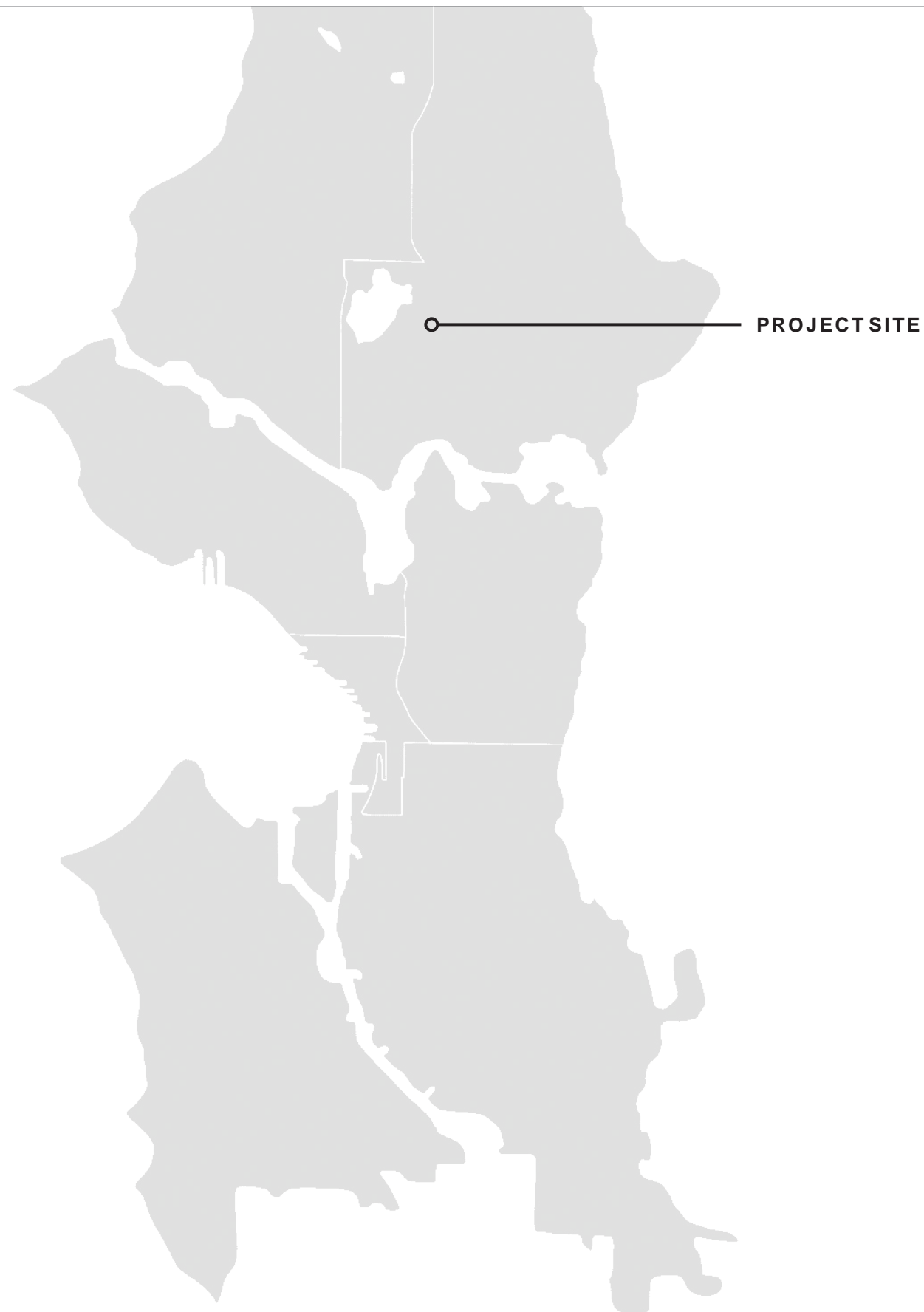
DCI # 3028166
6317 9th Ave NE
Seattle, WA 98115

Applicant:
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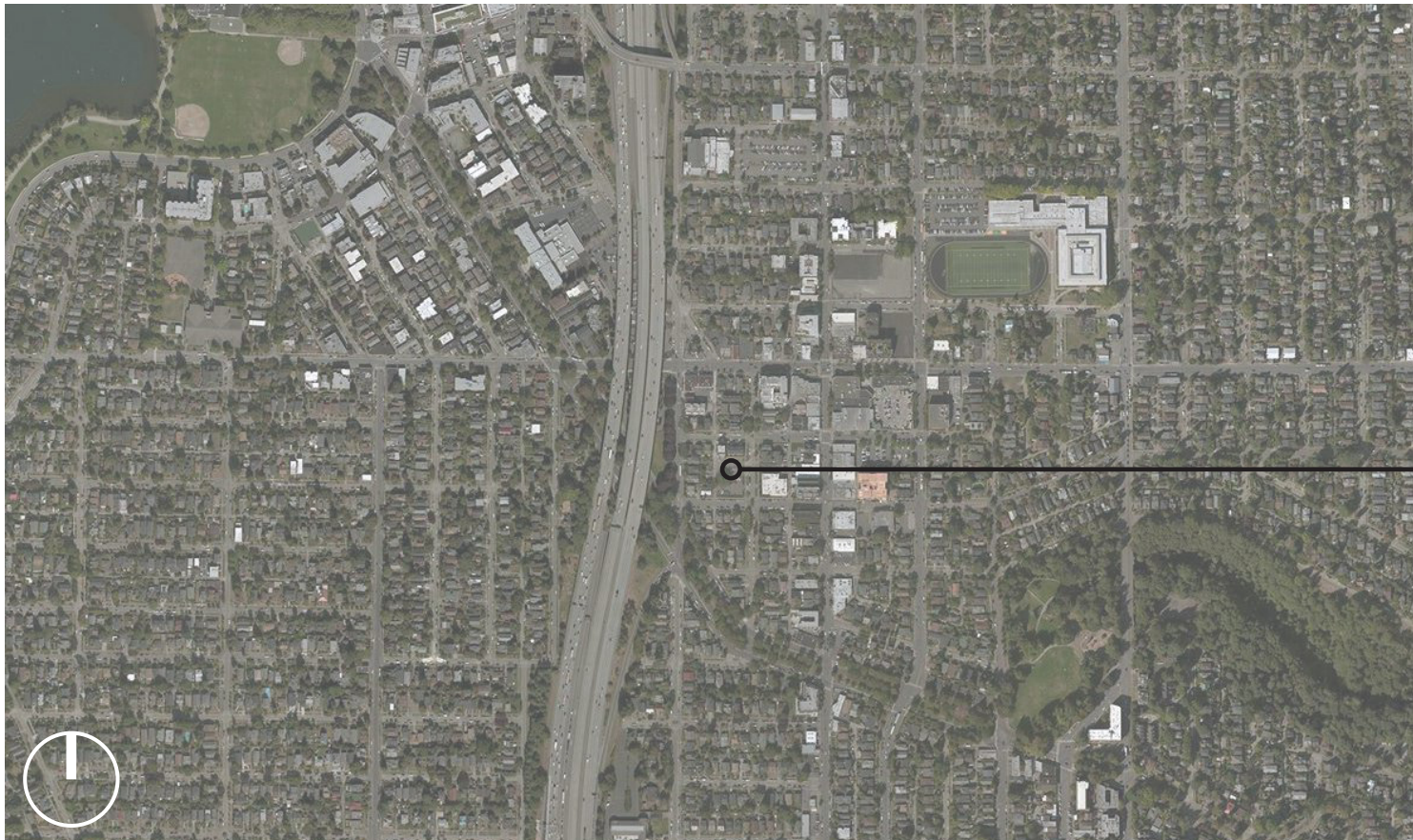
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VICINITY MAP

DEVELOPMENT OBJECTIVES

The project proposes the construction of (1) new multi-family residential building containing (6) total townhouse units. No structures will be demolished as a result of this proposal. This project site, due to its location in a desirable neighborhood and proximity to an arterial street with commercial zoning, is prime for denser development.

Due to this site's urban village and frequent transit designations, no parking is required to be provided. As parking remains a valuable commodity, (3) parking stalls are proposed with access from the alley to the west.

NEIGHBORHOOD CUES

This project sits in the southwest corner of the Roosevelt neighborhood, just a few blocks from the commercial center at NE 65th St and Roosevelt Way NE. This neighborhood has a strong residential history with unique and local businesses lining Roosevelt Way NE. Great amenities exist in the area, such as Ravenna Park (7 min walk) and Green Lake (12 min walk). The major bus lines in the area are the 76 Express (Wedgwood to Downtown) and the 45 (Magnuson Park through Fremont and Queen Anne).

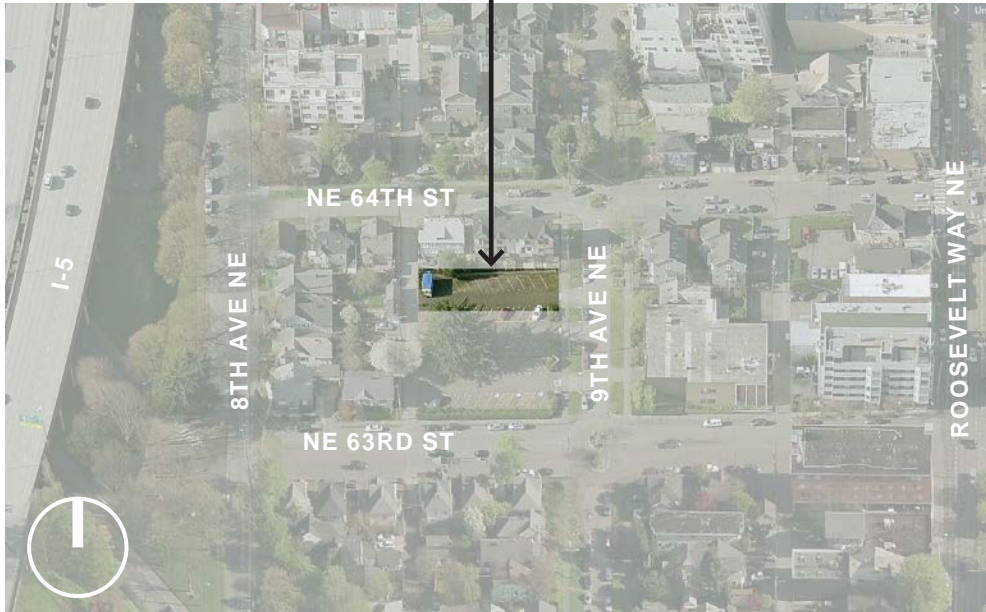
The Roosevelt neighborhood prides itself on simultaneously respecting tradition while looking forward. The forthcoming lightrail station and new development surrounding the neighborhood core are a perfect example of these principles. This project seeks to capture a Northwest contemporary residential aesthetic, utilizing horizontal roof forms, lap siding, trim details and wood, to embrace tradition while looking toward the future of this neighborhood.

EXISTING SITE

The project site (APN: 9221400260) is located on 9th Ave NE between NE 64th St to the north and NE 63rd St to the south. The site's current use is a portion of a parking lot, and is part of a lot boundary adjustment (DCI #3027714). To the north and east opposite the site on 9th Ave NE are multifamily homes. To the west across the alley are single family homes. To the south is the remainder of the existing parking lot. The site slopes from northeast to southwest, with an overall grade change in this direction of approximately 7 feet.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 and is located in the Roosevelt Residential Urban Village and Frequent Transit Overlay. It also lies within the station area overlay district for the forthcoming Roosevelt lightrail station. Low-rise zoning continues south for 2 blocks to NE Ravenna Blvd. The zoning to the north and east is Neighborhood Commercial, surrounding the commercial core at Roosevelt Way NE and NE 65th St. Single family zoning begins across the alley from this site and runs for one block to I-5, and continues westward towards Greenlake.



SITE LOCATION

6317 9th Ave NE
Seattle, WA 98115

ZONING SUMMARY

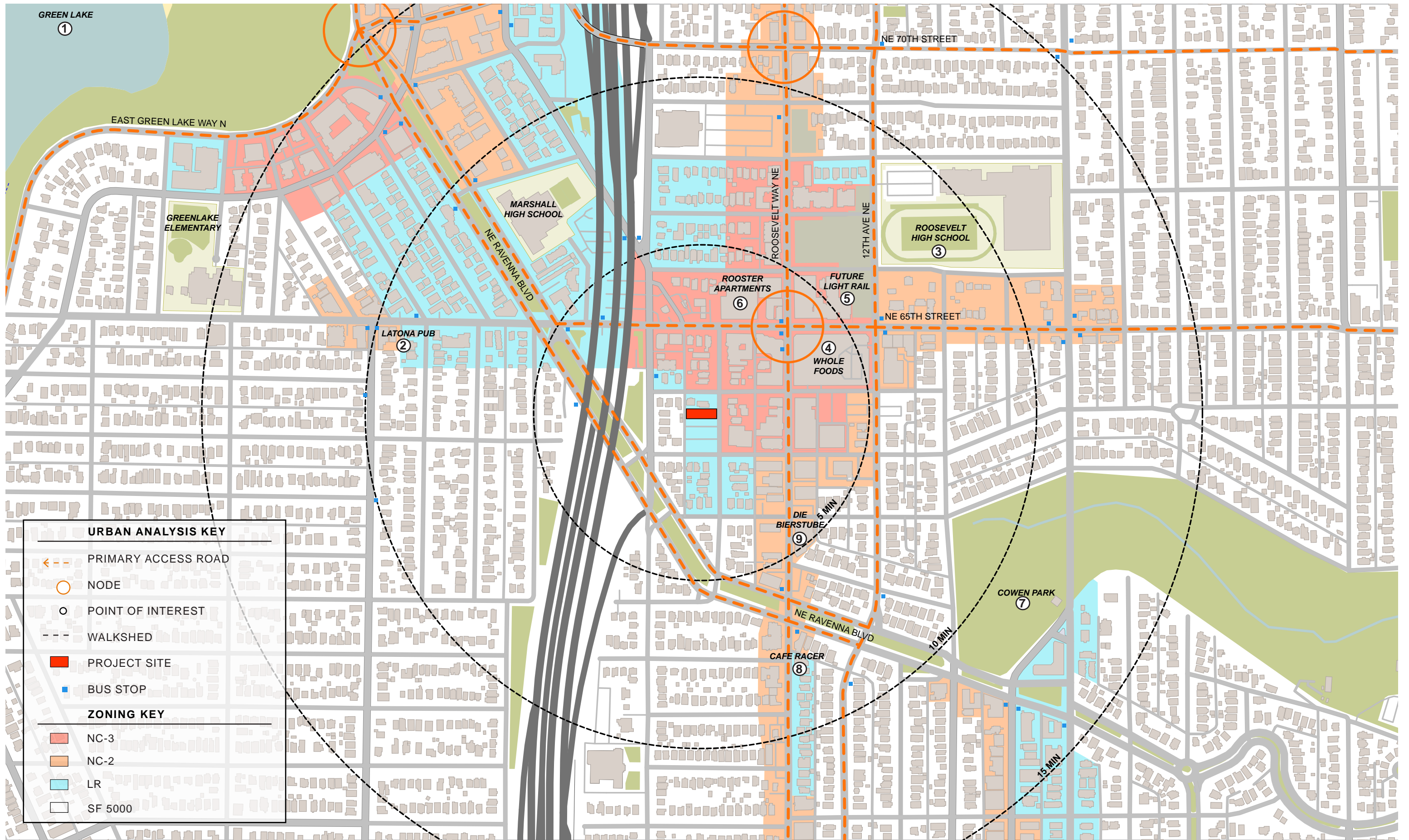
Zone: LR2
Overlay: Roosevelt Residential Urban Village
Station Area Overlay District
Frequent Transit
ECA: None

PROJECT PROGRAM

Site Area: 4,574 SF
Number of Residential Units: 6
Number of Parking Stalls: 3
Approx. FAR (Overall) = 5,400 SF
Approx. FAR Per Unit = 900 SF

ADJUSTMENTS REQUESTED

None



URBAN ANALYSIS KEY

- PRIMARY ACCESS ROAD
- NODE
- POINT OF INTEREST
- WALKSHED
- PROJECT SITE
- BUS STOP

ZONING KEY

- NC-3
- NC-2
- LR
- SF 5000



1 GREENLAKE



2 LATONA PUB



3 ROOSEVELT HIGH SCHOOL



4 WHOLE FOODS MARKET



5 ROOSEVELT LIGHT RAIL STATION 2021



6 ROOSTER APARTMENTS



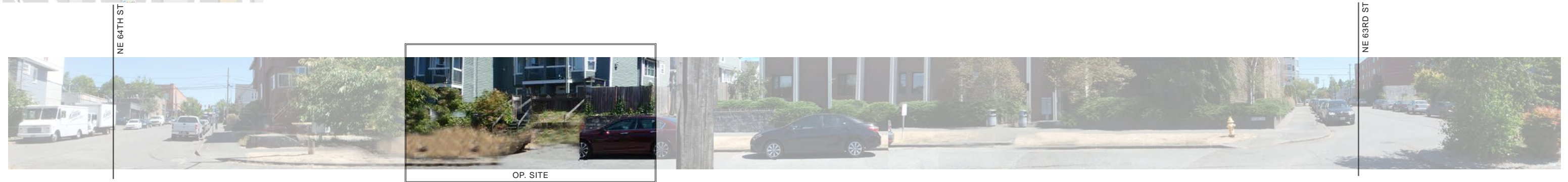
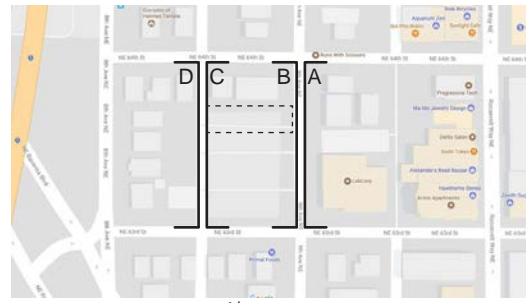
7 COWEN PARK



8 CAFE RACER



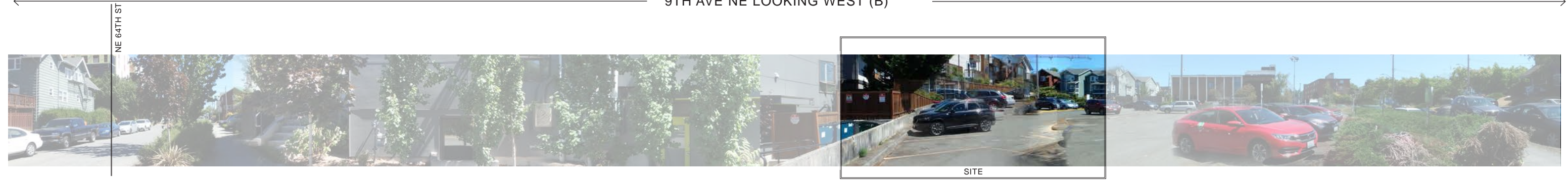
9 DIE BIERSTUBE



9TH AVE NE LOOKING EAST (A)



9TH AVE NE LOOKING WEST (B)



ALLEY BETWEEN 8TH AVE AND 9TH AVE LOOKING EAST (C)



ALLEY BETWEEN 8TH AVE AND 9TH AVE LOOKING WEST (D)

EXISTING SITE CONDITIONS

The project site is located on 9th Ave NE between NE 64th St to the north and NE 63rd St to the south. The current use of the site is a parking lot and there are no existing structures. The subject parcel is part of a lot boundary adjustment and will be 4,574 SF after adjustment. The lot measures roughly 36'-0" wide by 127'-0" deep. To the north and east opposite the site on 9th Ave NE are multifamily homes. To the west across the alley are single family homes. To the south is the remainder of the existing parking lot. The project site is zoned LR2.

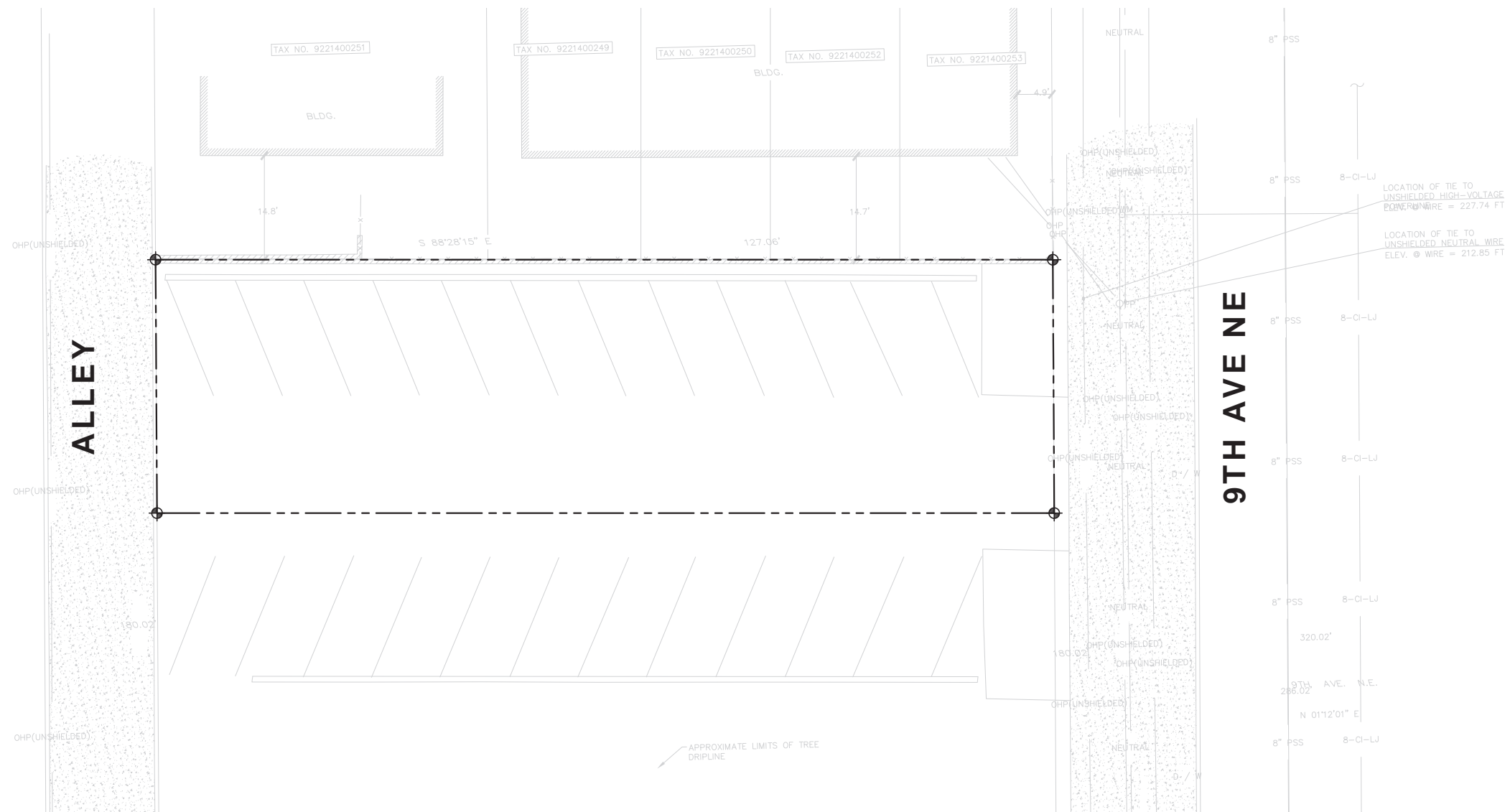
The site slopes from northeast to southwest, with an overall grade change in this direction of approximately 7 feet. The project proposes to step with the existing topography. The units will have territorial views from upper levels.

There are no existing trees on this parcel and no existing street trees in the right-of-way. Landscaping in the right-of-way will be included as part of the proposed project.

LEGAL DESCRIPTION

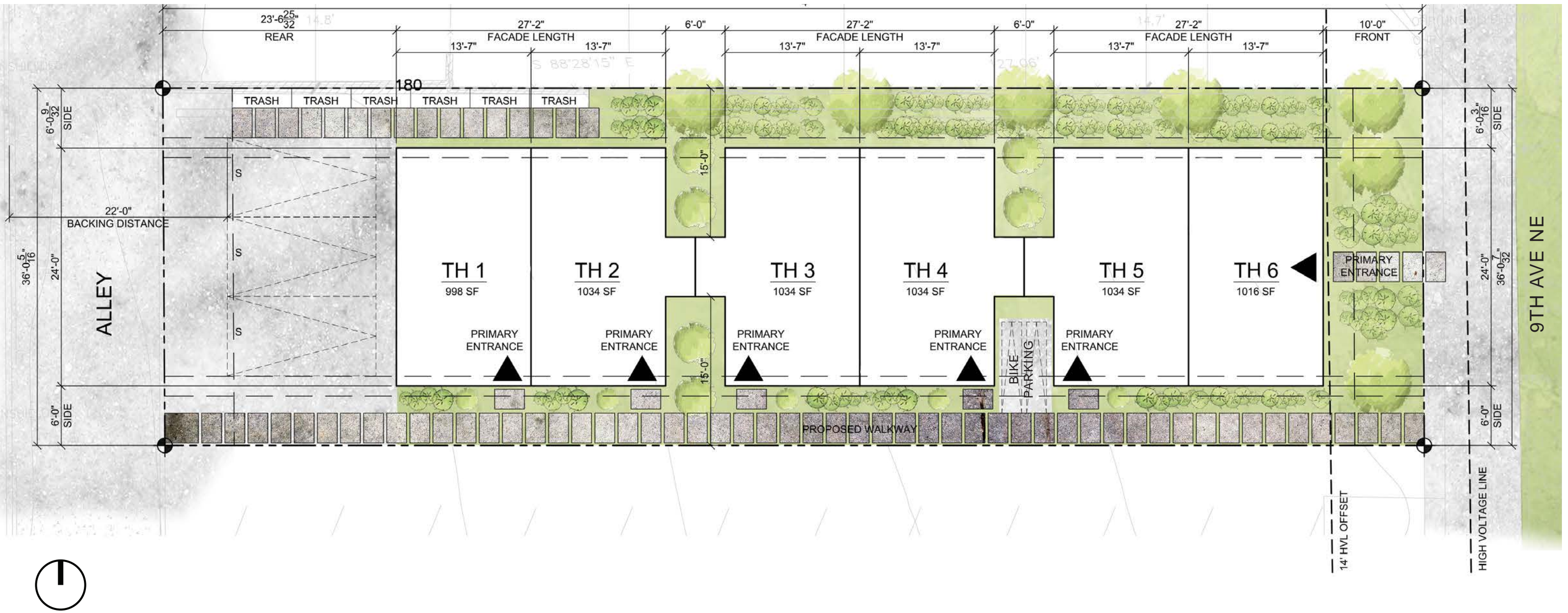
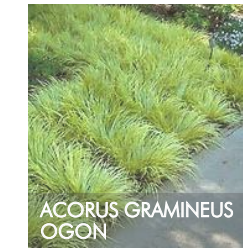
PARCEL A OF LBA #3027714

THAT PORTION OF LOTS 3 AND 4, BLOCK 3, WEEDIN'S DIVISION OF GREENLAKE ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE N.E. CORNER OF SAID LOT 3; THENCE S 01°12'01" W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 36.02 FT.; THENCE N 88°28'28" W, 127.06 FT.; THENCE N 01°11'46" E, 36.02 FT.; THENCE S 88°28'15" E, 1127.06 FT. TO THE POINT OF BEGINNING.



SITE PLANNING + LANDSCAPE APPROACH

The six proposed units will be arranged in clusters of two running in the east-west direction. Between each pair of units, a small segment of building connects the two, leaving a 6'-0" wide gap at the north and south facades of the structure. Townhouse 6 has an entry facing the street, while the remaining five units enter off of a shared walkway to the south connecting the alley to 9th Ave NE. Three (3) surface parking stalls are proposed off of the alley to the west. Trash enclosures are proposed along the north property line with a path to the alley for pick-up. A large front yard is proposed to accommodate the clearances for the high voltage line along 9th Ave NE. Low landscaping is proposed in the front yard, along the common walkway, and adjacent to entries. Denser landscaping is proposed in the north yard as a buffer between this project and the existing multifamily homes to the north.



PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians and vehicles, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at the entrance to the site, all unit entries, and along common walkways. Soffited lighting will be provided in the awnings at each unit entry.



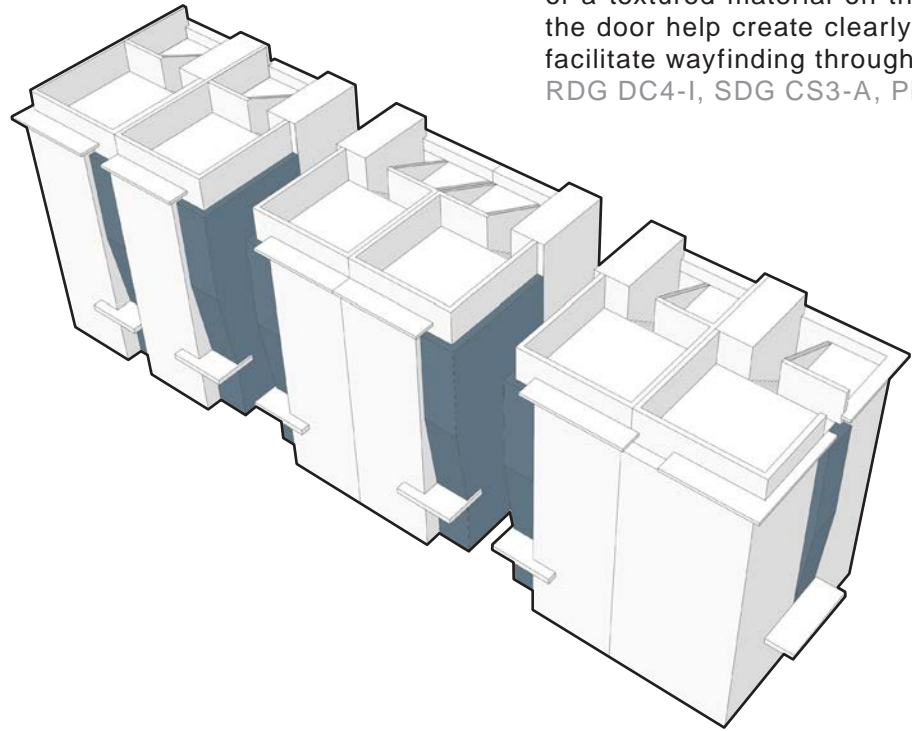
① RECESSED CAN LIGHTS (SOFFIT)

② EXTERIOR SCNCES



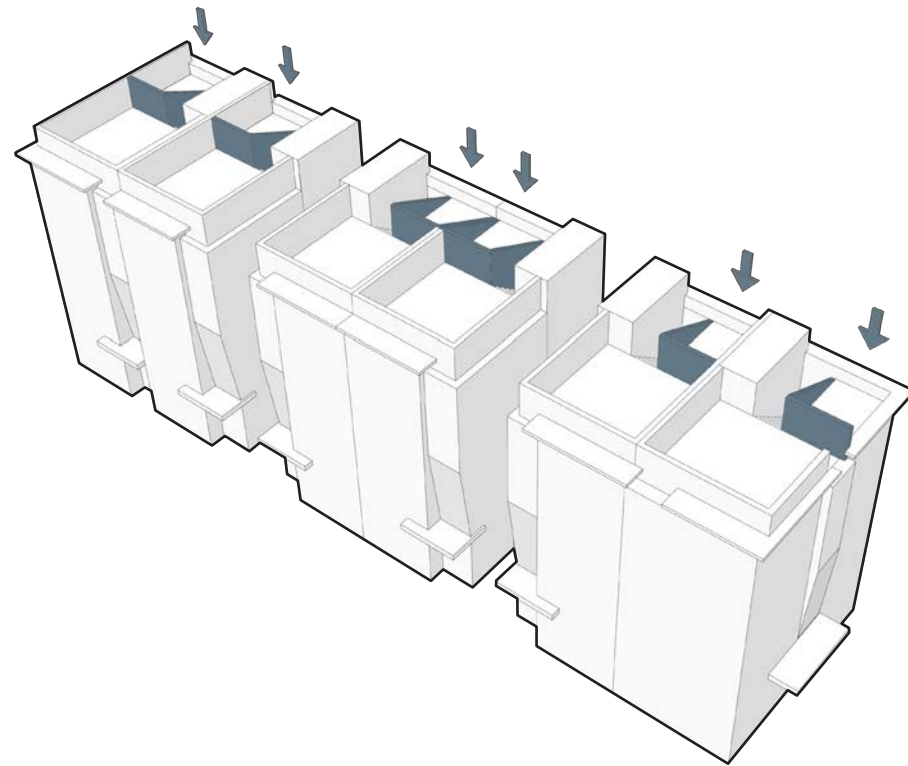
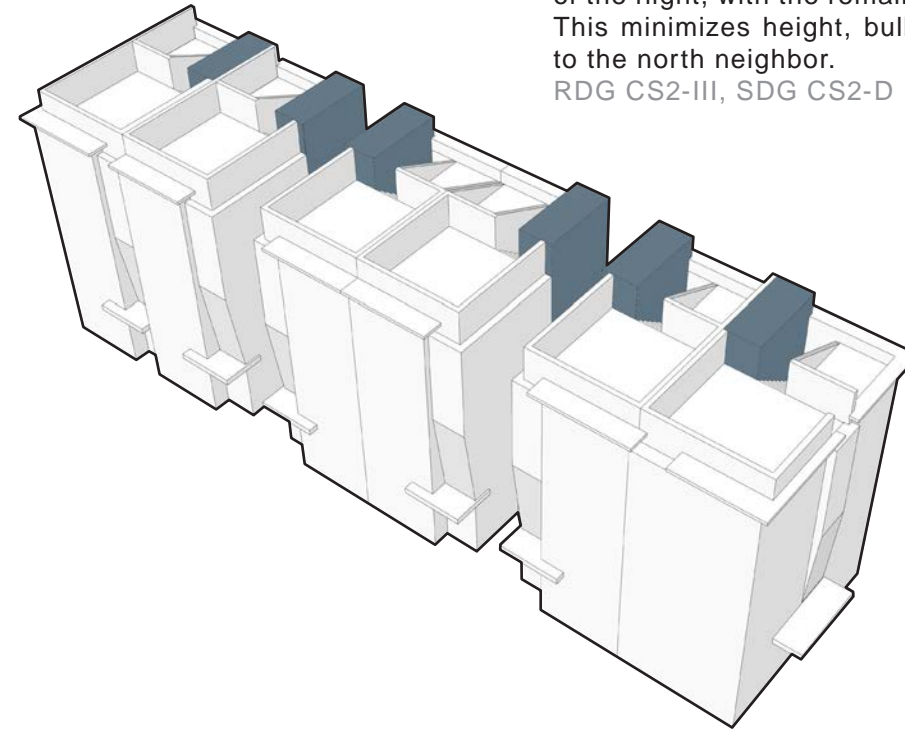
ENTRIES

Unit entries are indicated by a wood volume that angles up and outward from the entry to the third floor. The angle, use of a textured material on this volume, and awning above the door help create clearly defined unit entries and help facilitate wayfinding through the form of the architecture.
RDG DC4-I, SDG CS3-A, PL3-A



STAIR TOWERS

Access to each unit's roof deck occurs via a partial interior stair tower (same height as parapet wall) for the first half of the flight, with the remainder of the flight being exterior. This minimizes height, bulk, scale, and shadow adjacent to the north neighbor.
RDG CS2-III, SDG CS2-D

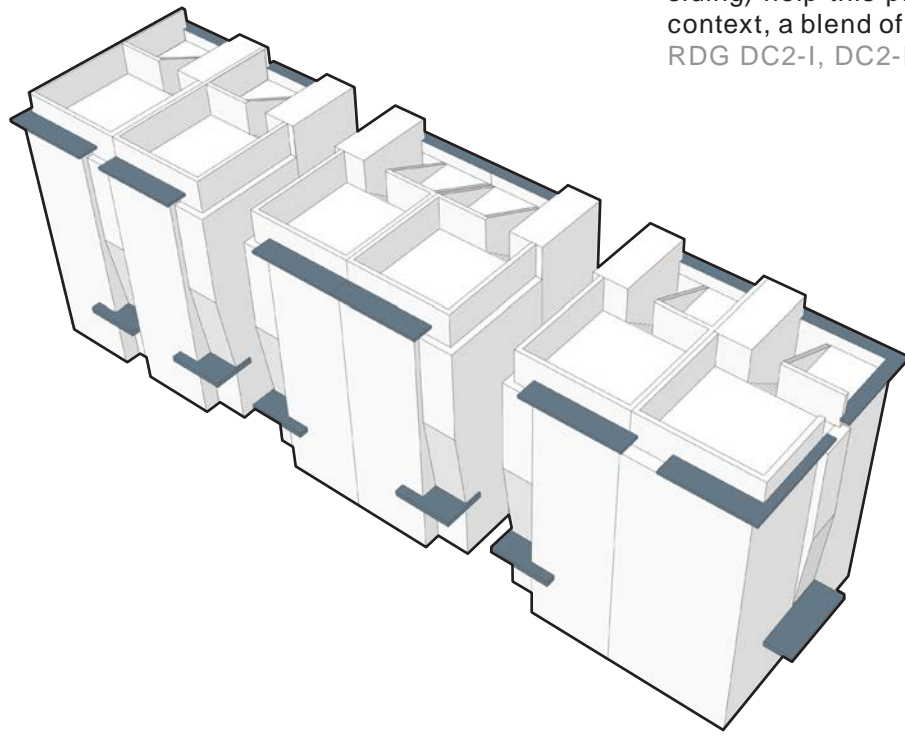


REDUCED MASSING TO NORTH

In addition to the reduced stair tower footprint, parapet walls enclosing the roof decks are angled downward to the north, keeping all massing above the roof level to a minimum.
RDG CS2-III, SDG CS2-D

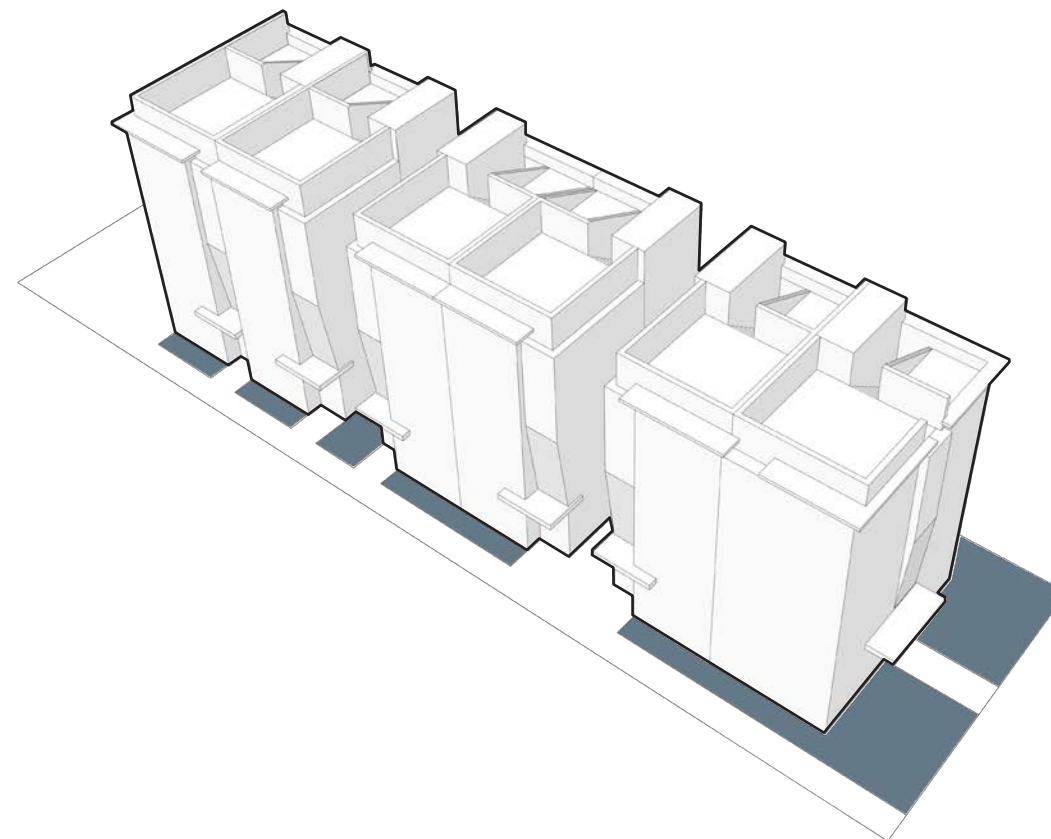
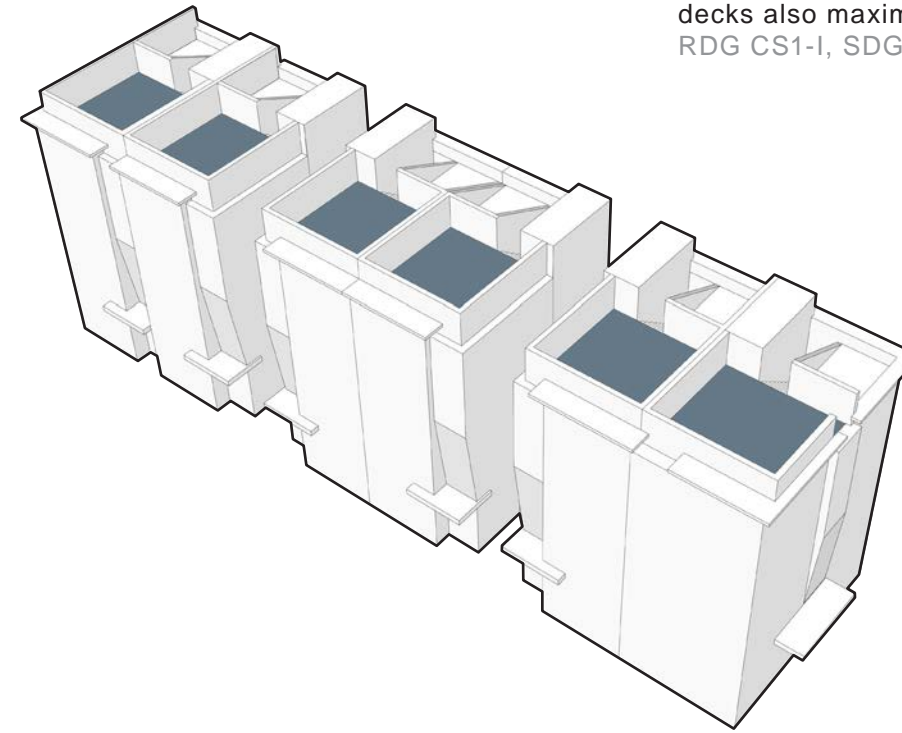
ARCHITECTURAL FEATURES

Use of horizontal roof forms at the first floor and roof level (along with other details such as belly banding and wood siding) help this project fit with the existing neighborhood context, a blend of traditional and northwest contemporary. RDG DC2-I, DC2-II, SDG CS3-A



ROOF DECKS

Each unit has a private roof deck on the south side of the unit, utilizing the stair as a privacy buffer between this property and the neighbors to the north. South-facing decks also maximize solar exposure in winter months. RDG CS1-I, SDG CS1-B



PLANTINGS

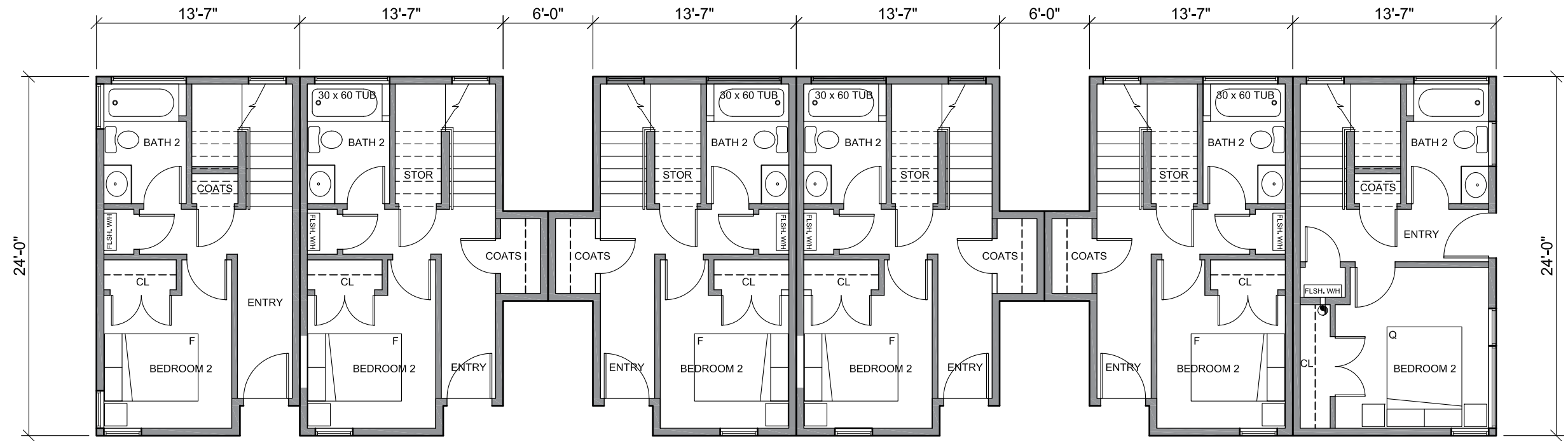
A large front yard is provided (10'), thus allowing more transitional landscaping from the street to the entry of the street-facing unit. The common walkway to the south is pushed to the south property line, allowing areas for landscaping to occur at each unit entry. RDG CS2-II, PL3-II, SDG DC3-B

CITYWIDE

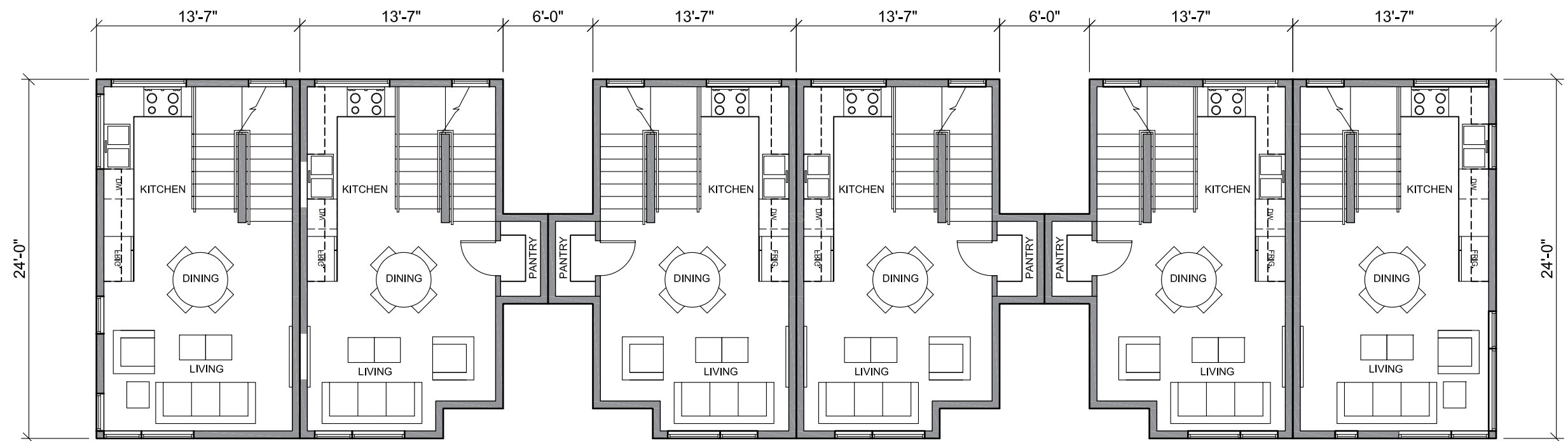
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	D. Plants and Habitat	CS1.D.1 On-Site Features	A large front yard is provided adjacent to 9th Ave NE, which allows for more transitional landscaping between the sidewalk and the street-facing entry. A dense landscape buffer is proposed adjacent to the existing development to the north. The common pathway is pushed to the south property line, providing areas of landscaping between the path and each unit entry.
PL1. Open Space Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	B. Walkways and Connections	PL1.B.1. Pedestrian Infrastructure PL1.B.2. Pedestrian Volumes PL1.B.3. Pedestrian Amenities	The common pathway along the south property line serves the entries of townhouses 1-5, and connects 9th Ave NE to the east with the alley to the west. Each entry off of this pathway will include an awning, address numerals, lighting, hardscaping, and landscaping.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries B. Residential Edges	PL3.A.1 Design Objectives PL3.A.2 Ensemble of Elements PL3.B.1 Security and Privacy PL3.B.2 Ground-level Residential	The entries of each unit are identified by a wood volume that angles up and outward from the entry to the third floor. The angle, use of a textured material on this volume, and awning above the door help create clearly defined unit entries and help facilitate wayfinding through the form of the architecture.
PL4. Active Transit	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	A. Entry Locations and Relationships B. Planning ahead for Bicyclists C. Planning ahead for Transit	PL4.A.1 Serving all modes of travel PL4.B.2 Bike Facilities PL4.C. Influence on Project Design	The common pathway running along the south will connect 9th Ave NE to the east with the alley to the west. Both access points will be easily identifiable for both residents and visitors to the site. Three (3) vehicular parking stalls are proposed off the alley, with direct access to the common pathway. Two (2) bike parking stalls are proposed off of this common pathway.
DC1. Project Uses and Activities	Optimized the arrangement of uses and activities on site.	A. Arrangement of Interior Spaces B. Vehicular Access and Circulation C. Parking and Service Uses	DC1.A.1 Visibility DC1.B.1 Access Location and Design DC1.C. Multiple Uses	Solid waste pickup will occur from the alley, therefore all six (6) solid waste enclosures are located off a pathway on the north side of the site with direct access to the alley. This location will be convenient for pickup and stays clear of vehicular/pedestrian access points.
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 B. Architectural and Facade composition C. Secondary Architectural Features D. Scale and Texture E. Form and Function	DC2.A.2 Reducing Perceived Mass DC2.B.1 Facade Composition DC2.C.3. Fit With Neighboring Buildings DC2.D.2 Texture DC2.E.1. Legibility	Consideration has been given to reducing the bulk of this project as much as possible in several ways. Access to exterior roof decks occurs through a partial stair tower (same height as parapet wall) and continues as an exterior stair. In addition to the minimal stair tower footprint, all parapet walls are angled down to the north, to reduce height / bulk / scale adjacent to the north neighbors. North glazing strategy is high/wide windows, to provide light while maintaining privacy. Unit entries to the south are recessed and highlighted by an angled wood wall, creating a clear visual cue for the entry and facilitating wayfinding. Glazing has been maximized on the street, south, and alley facades. Use of horizontal roof forms at the first floor and roof level (along with other details such as belly banding and wood siding) help this project fit with the existing neighborhood context, a blend of traditional and northwest contemporary.

CITY WIDE
ROOSEVELT

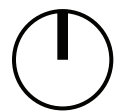
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	A. Building-Open Space Relationship B. Open Spaces Uses and Activities C. Design	DC3.A.1 Interior/Exterior Fit DC3.B.3 Connections to Other Open Space DC3.C.2 Amenities and Features	At the ground level, a large front yard is provided and will be fully landscaped. The common pathway is pushed to the south property line in order to provide landscaped area adjacent to each unit entry. Each unit also has a private, south-facing roof deck.
DC4. Exterior Elements and Materials	Use appropriate and high quality elements and finishes for the building and its open spaces	C. Lighting D. Trees, Landscape and Hardscape Materials	DC4.C.1. Functions DC4.D.1 Choice of Plant Materials	Lighting will be provided at each unit entry, along the common pathway to the south, along the pathway to the north serving the trash enclosures, and adjacent to the parking. Plantings will be dense along the north property boundary to provide privacy between this project and the north neighbor, with lower plantings provided along the pathway and at unit entries. A variety of scales of landscaping will be provided between the building and the street, transitioning from public to private space.
CS2. Urban Pattern and Form	Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.	II. Height, Bulk, & Scale	CS2.II.iii. Multi-family/Residential Zone Edges	While this project is zoned LR2, it sits across 9th Ave NE from a NC zone edge, and across the alley from a SF zone edge. The neighbors to the west also use the alley for parking access, therefore this proposal fits the established use at this edge. Although there is no zone edge to the north and the zone edge to the east is taller, care has been taken to reduce bulk in both directions (partial stair tower, angled parapet walls) in order to reduce height / bulk / scale / shadow.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features	I. Pedestrian Experience	PL2.I.i. Small open spaces PL2.I.ii Pedestrian scaled lighting PL2.I.iii Pedestrian amenities (plantings, surface treatments)	The pedestrian pathway along the south property line connects 9th Ave NE to the alley and will be easily identifiable from both directions. Hardscaping, landscaping, and other elements such as awnings, lights, and signage will be designed and detailed to enhance the pedestrian experience.
DC4. Exterior Elements and Materials	Use appropriate and high quality elements and finishes for the building and its open spaces.	I. Exterior Finish Materials	DC4.I.iii Colors consistent with existing cues DC4.I.iv. Use of natural elements	The material selection for this project is drawn from the neighborhood context with some modern additions. Lap siding, composite wood siding, and cementitious panel comprise the bulk of the materials, with accents of galvanized steel at unit entry awnings. The color palette seeks to reflect the neutral and earth tones seen throughout the neighborhood, using sand and stone tones with brown wood accents.

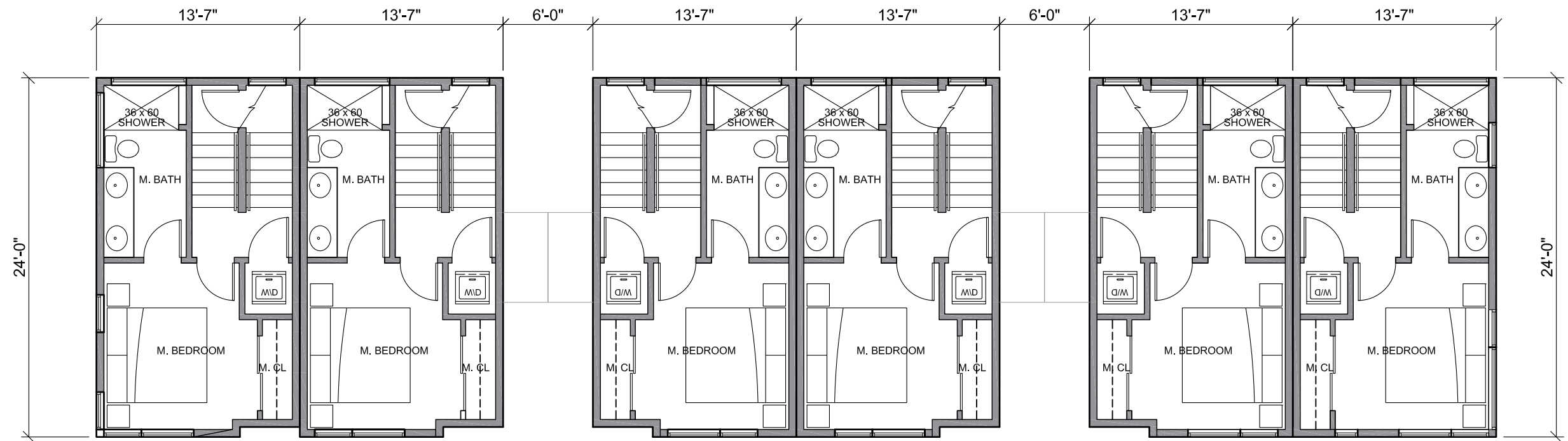


FIRST FLOOR PLANS

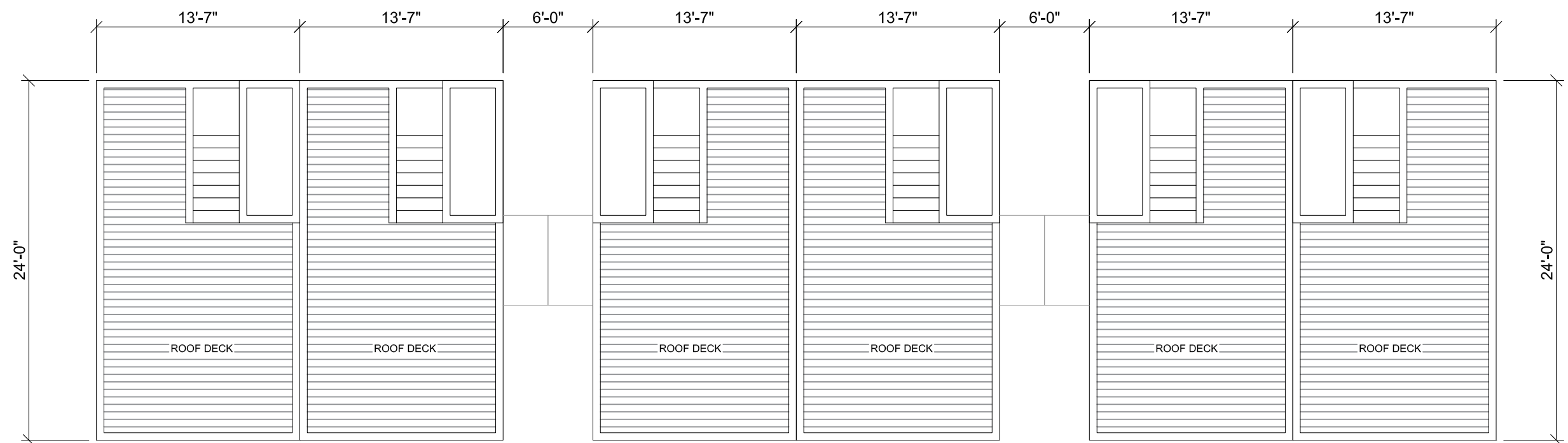


SECOND FLOOR PLANS

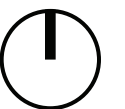




THIRD FLOOR PLANS



ROOF PLANS

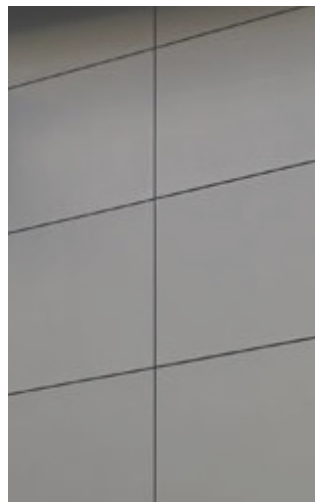




ALLEY (WEST) ELEVATION

SOUTH ELEVATION

MATERIAL PALETTE



- ① LAP SIDING
- ② CEMENTITIOUS PANEL
- ③ COMPOSITE WOOD
- ④ OPEN METAL RAILING

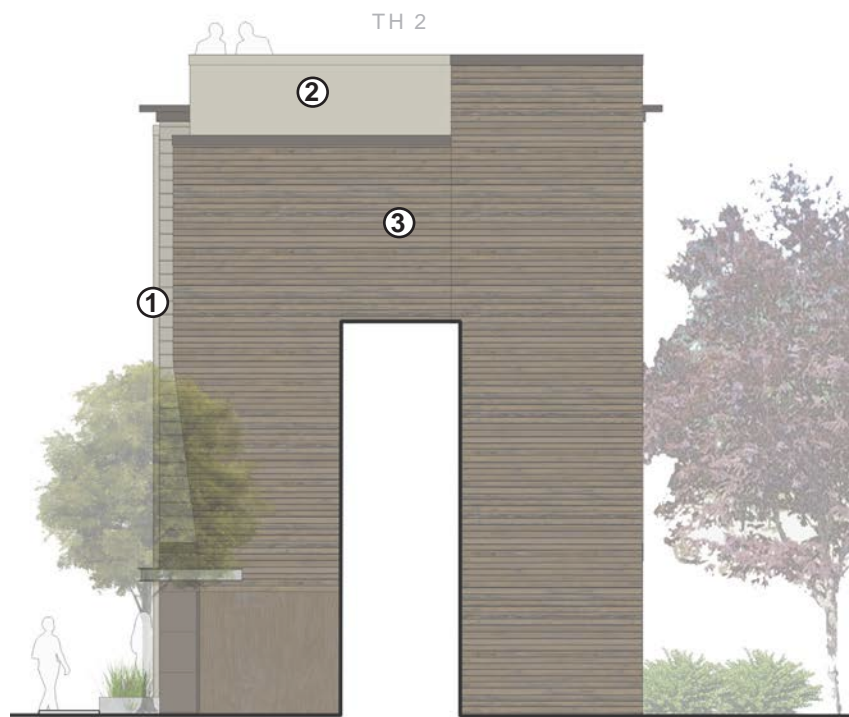
PROPOSED MATERIALS

The material palette for this project reflects a desire to integrate with the established and developing aesthetic in the Roosevelt neighborhood- a mixture of traditional craftsman and northwest contemporary. Lap siding in a sand tone and cementitious panel in a stone tone comprise the bulk of the unit. Composite wood clads an angled vertical volume that indicates unit entries. The horizontal roof elements, belly banding, and windows are a dark bronze color. Awnings at unit entries are wood-framed with a galvanized steel fascia. Small segments of open rail help create transparency at the roof level and enforce a traditional three-story rowhouse aesthetic.



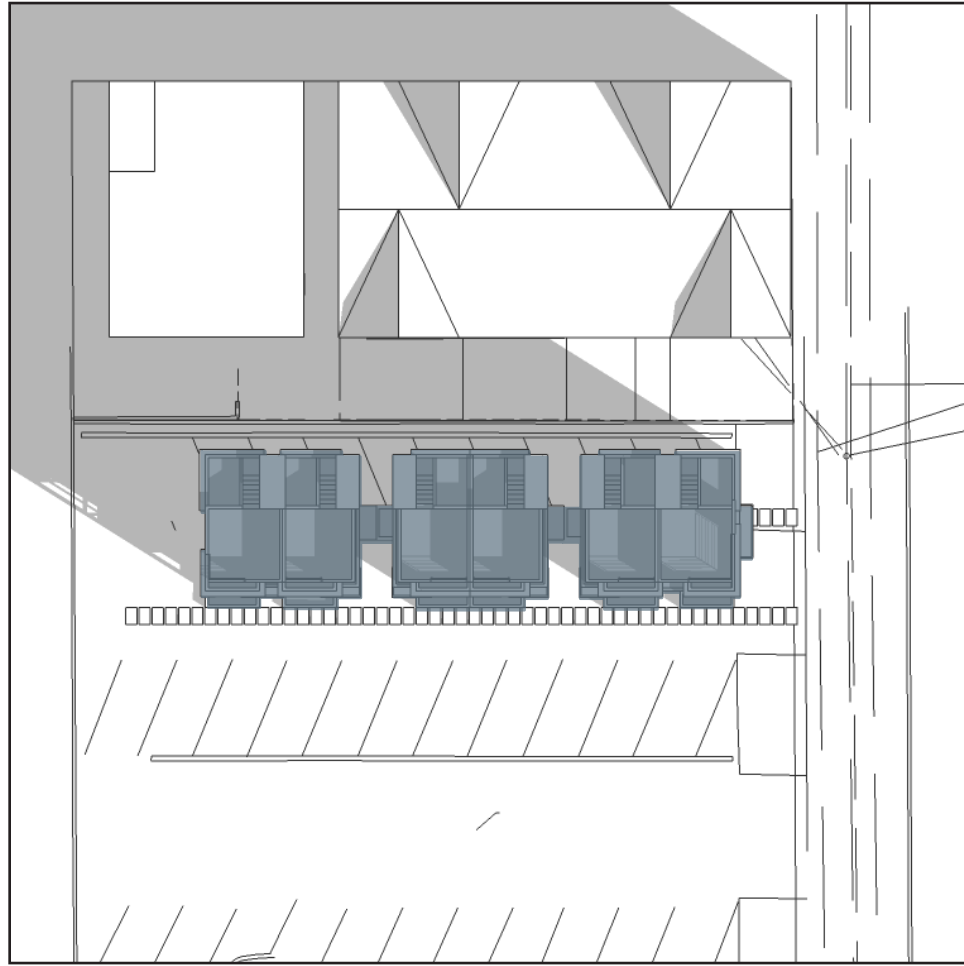
9TH AVE NE (EAST) ELEVATION

NORTH ELEVATION

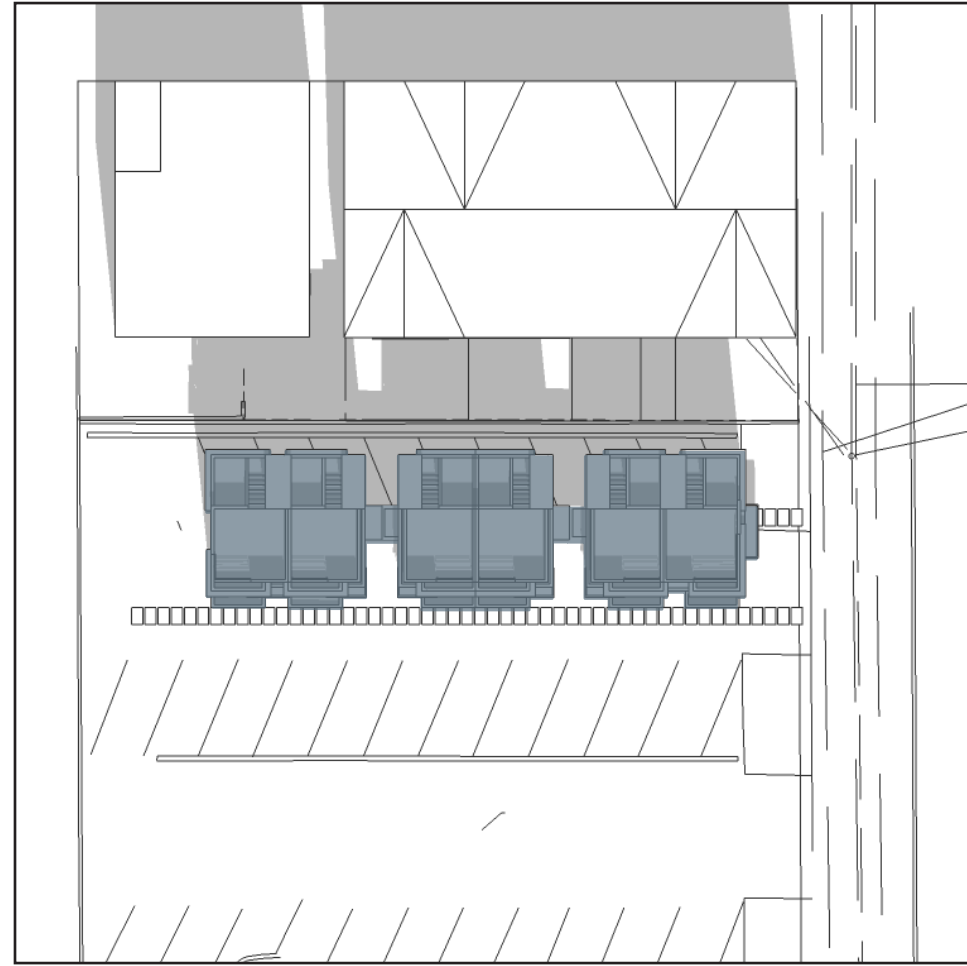


TYP. INTERIOR ELEVATION

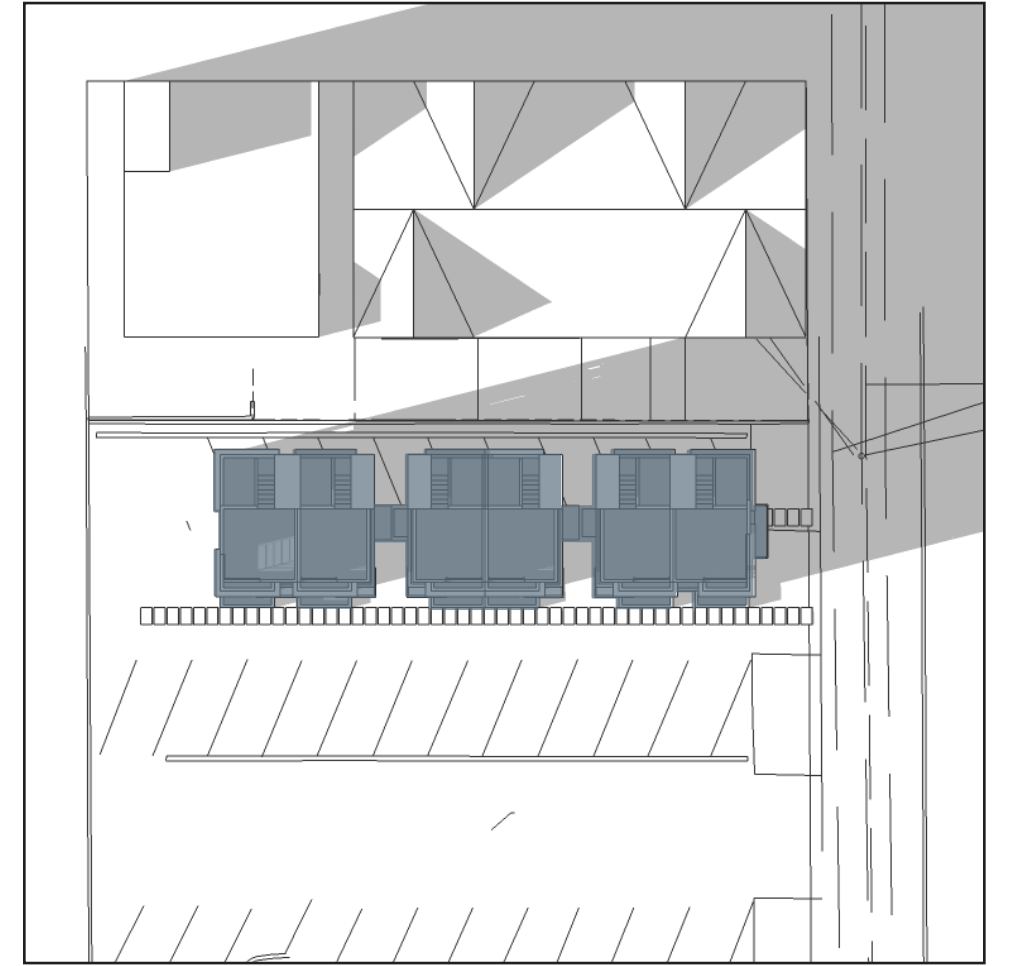
NORTH PRIVACY STUDY



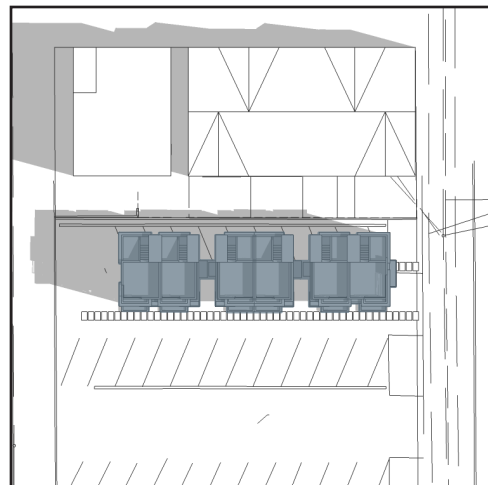
MARCH / SEPTEMBER 21, 9 AM



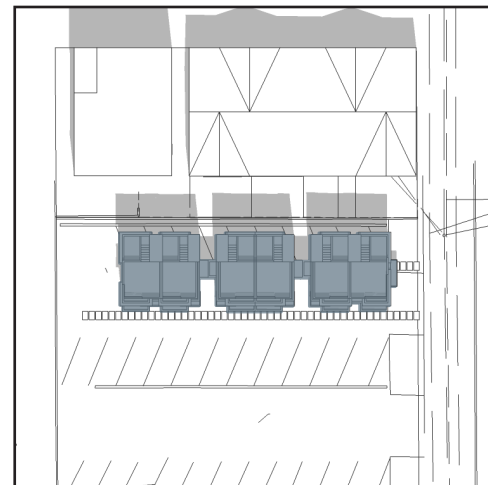
MARCH / SEPTEMBER 21, 12 PM



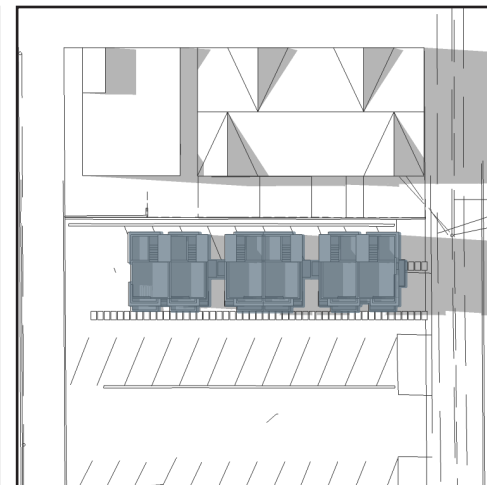
MARCH / SEPTEMBER 21, 5 PM



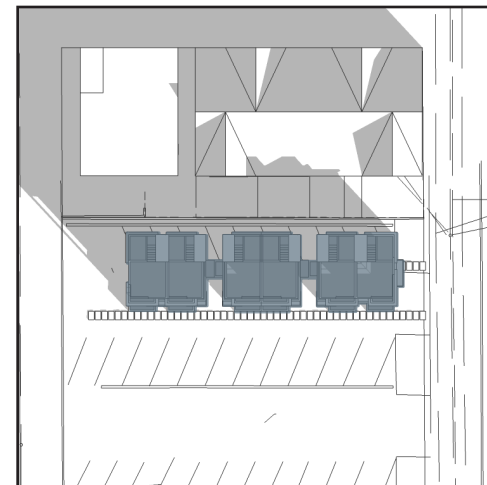
JUNE 21, 9 AM



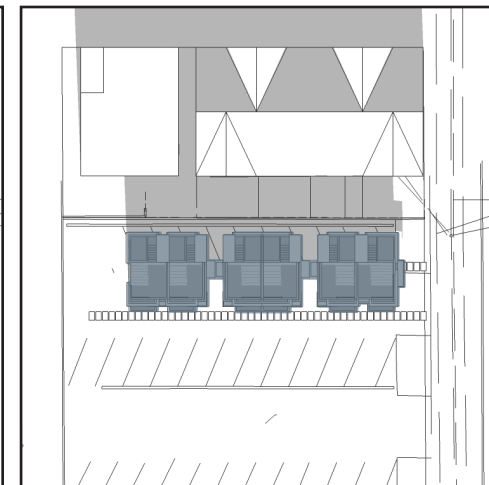
JUNE 21, 12 PM



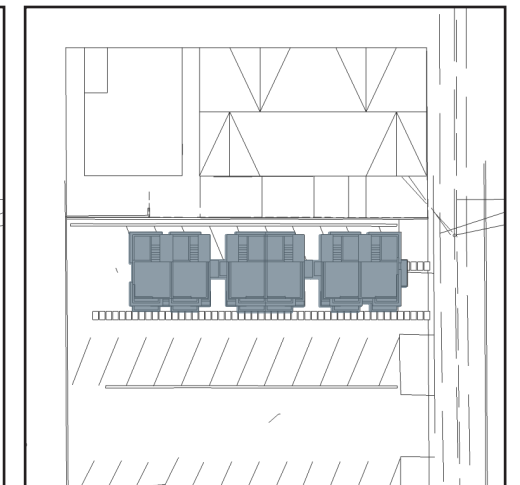
JUNE 21, 5 PM



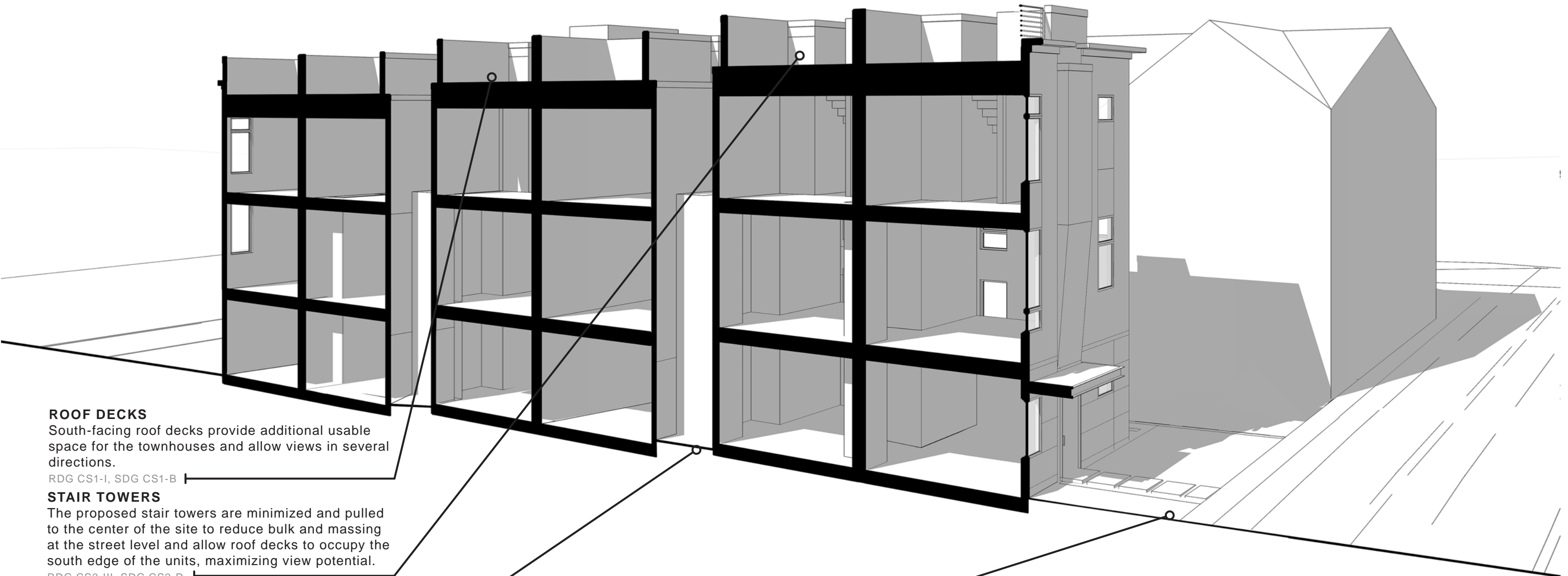
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



ROOF DECKS
 South-facing roof decks provide additional usable space for the townhouses and allow views in several directions.
 RDG CS1-I, SDG CS1-B

STAIR TOWERS
 The proposed stair towers are minimized and pulled to the center of the site to reduce bulk and massing at the street level and allow roof decks to occupy the south edge of the units, maximizing view potential.
 RDG CS2-III, SDG CS2-D

TOPOGRAPHY
 The project steps up with existing topography, making use of the natural landscape to step up the hill and minimize site disturbance.
 SDG CS1.C

SETBACK
 A generous setback allows for significant habitat and plantings on the development. Additionally, the plantings will provide a buffer for homeowners, and a pleasant experience for pedestrians.
 RDG CS2-II, PL3-II, SDG DC3-B

WEST-EAST SECTION THROUGH SITE

DETAILING | Traditional details such as horizontal roof forms, belly banding, and lap siding speak to the material palette seen throughout the neighborhood.

ENTRIES | Unit entries are indicated by a wood volume that angles from the entry up and outward from the first floor to the third floor.

GLAZING STRATEGY | Light and views are maximized in the primary living spaces on the south facade of each unit. A clear pattern is established that further indicates unit separation.

LANDSCAPING | Space is provided between the common walkway and the building for landscaping adjacent to unit entries.



VIEW FROM SOUTH-EAST CORNER OF SITE



SOUTH ELEVATION



VIEW FROM SOUTH-WEST CORNER OF SITE



HEIGHT, BULK, & SCALE
 Roof decks are located on the south, stair towers are minimized, and parapet walls are angled down to the north to reduce bulk adjacent to the north neighbor. From the ground, the roof element is the highest element on the bulk of the facade.

FACADE COMPOSITION
 Windows on the alley elevation are plentiful, and wood is introduced to break up the facade. Variation of heights at the roof level bring further visual interest to the facade.

PRIVACY
 Windows on the north facade are kept to a simple and clean pattern. All windows are high and wide, allowing light to come into the units while maintaining privacy between residents and north neighbors.

LANDSCAPING
 Dense landscaping is proposed adjacent to the north neighbor to provide privacy for the neighbors' outdoor spaces at the property boundary.

VIEW FROM NORTH-WEST CORNER OF SITE



NORTH ELEVATION

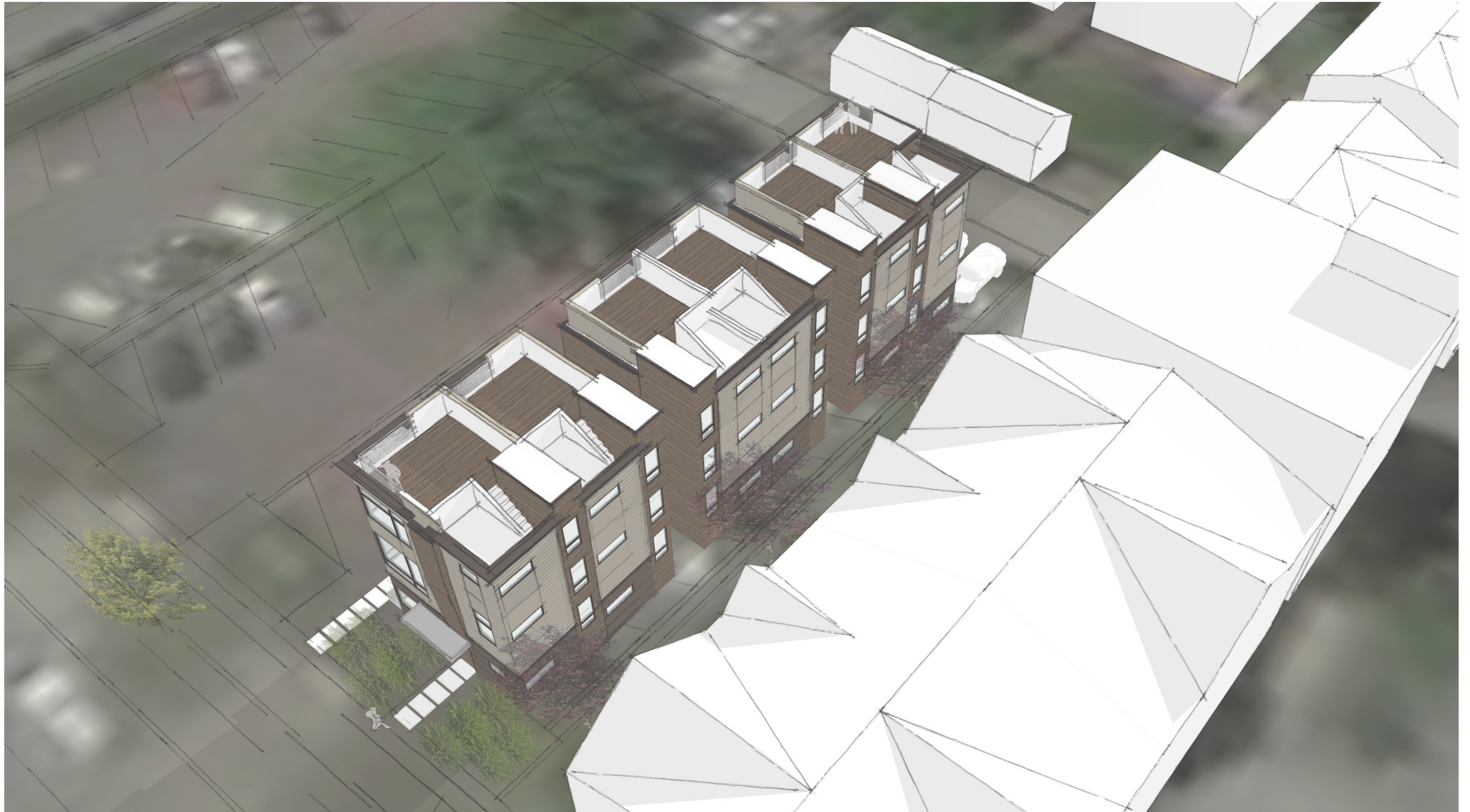


ENTRY
 The entry volume at the street-facing facade occurs in the center of the unit rather than the side (as the others do). Since this one is unique, it's pushed out of the facade (overframed) rather than pulled in.

GLAZING STRATEGY
 Large windows are proposed facing 9th Ave NE, activating the street-facing facade and providing "eyes on the street".

ENTRY AWNINGS
 Awnings at unit entries are proposed to be wrapped in galvanized steel c-channels to introduce a new texture to the "collection of elements" at each entry.

VIEW FROM NORTH-EAST CORNER OF SITE



AERIAL PERSPECTIVE FROM NORTH