

STREAMLINED DESIGN
REVIEW APPLICATION

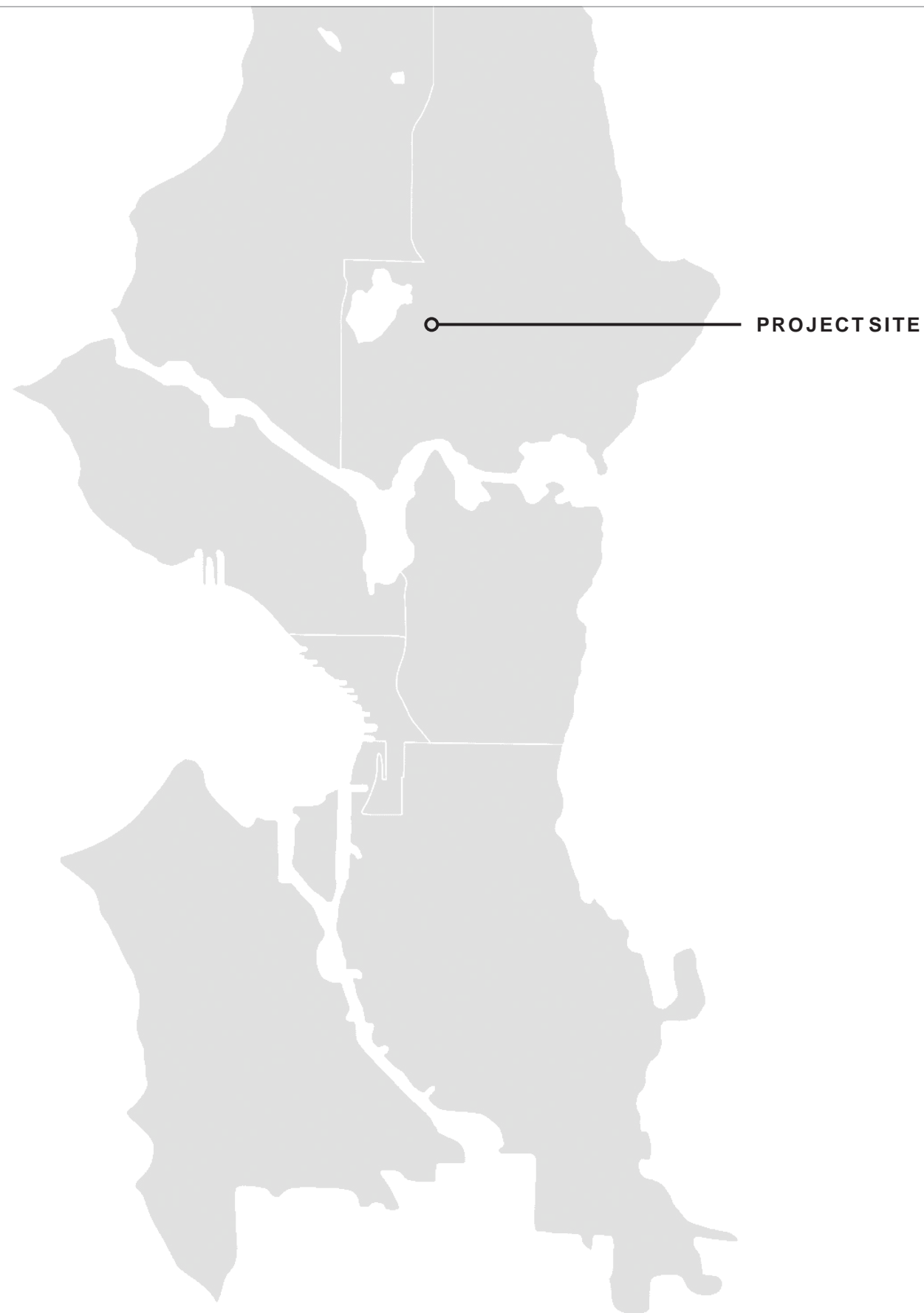
DCI # 3028494
6313 9th Ave NE
Seattle, WA 98115

Applicant:
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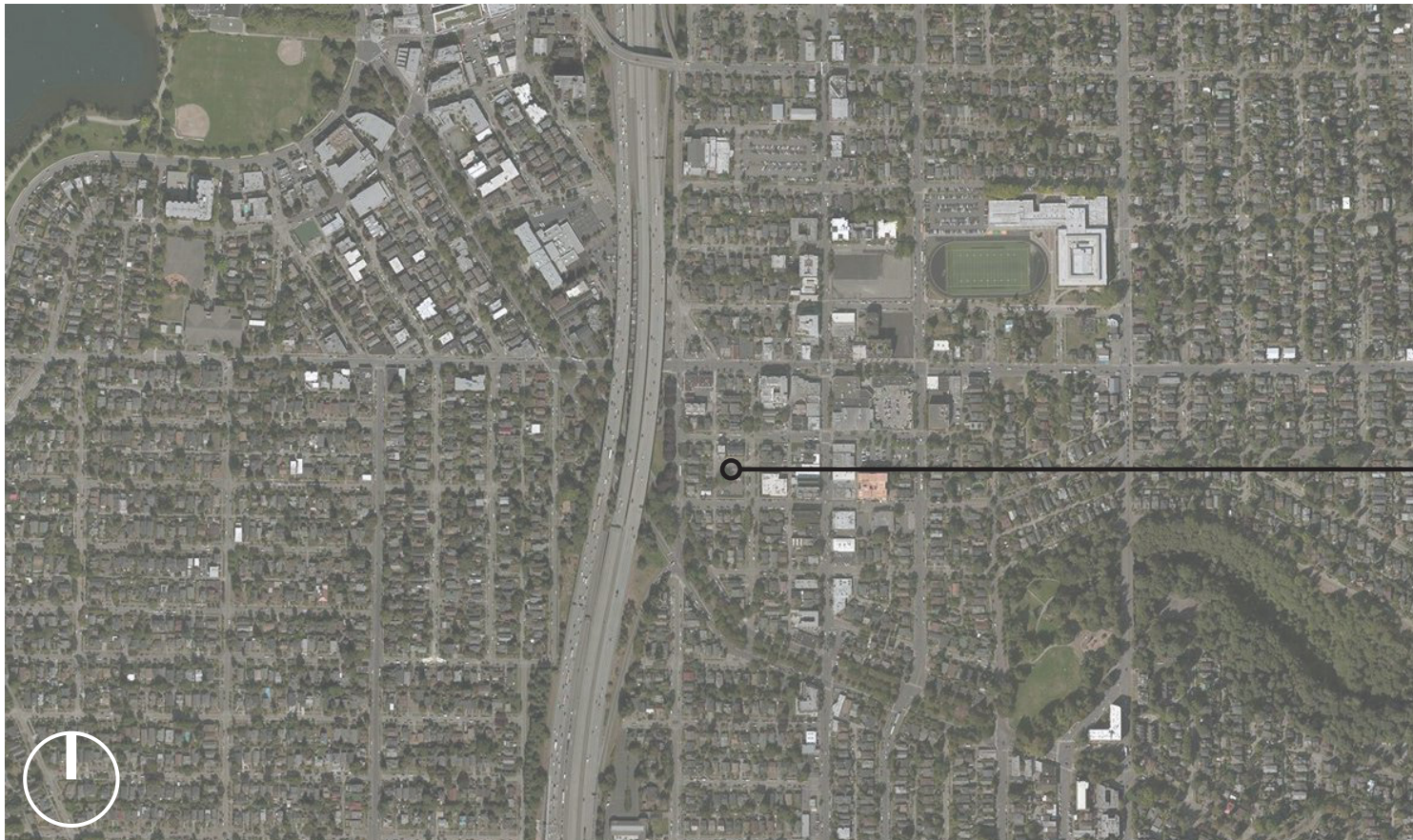
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VICINITY MAP

DEVELOPMENT OBJECTIVES

The project proposes the construction of (2) new multi-family residential buildings containing (8) 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, (10) 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 is a proposed development being reviewed under DCI project #3028166. To the south and east is the remainder of the existing parking lot. The site slopes from east to west, with an overall grade change in this direction of approximately 4.5 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.

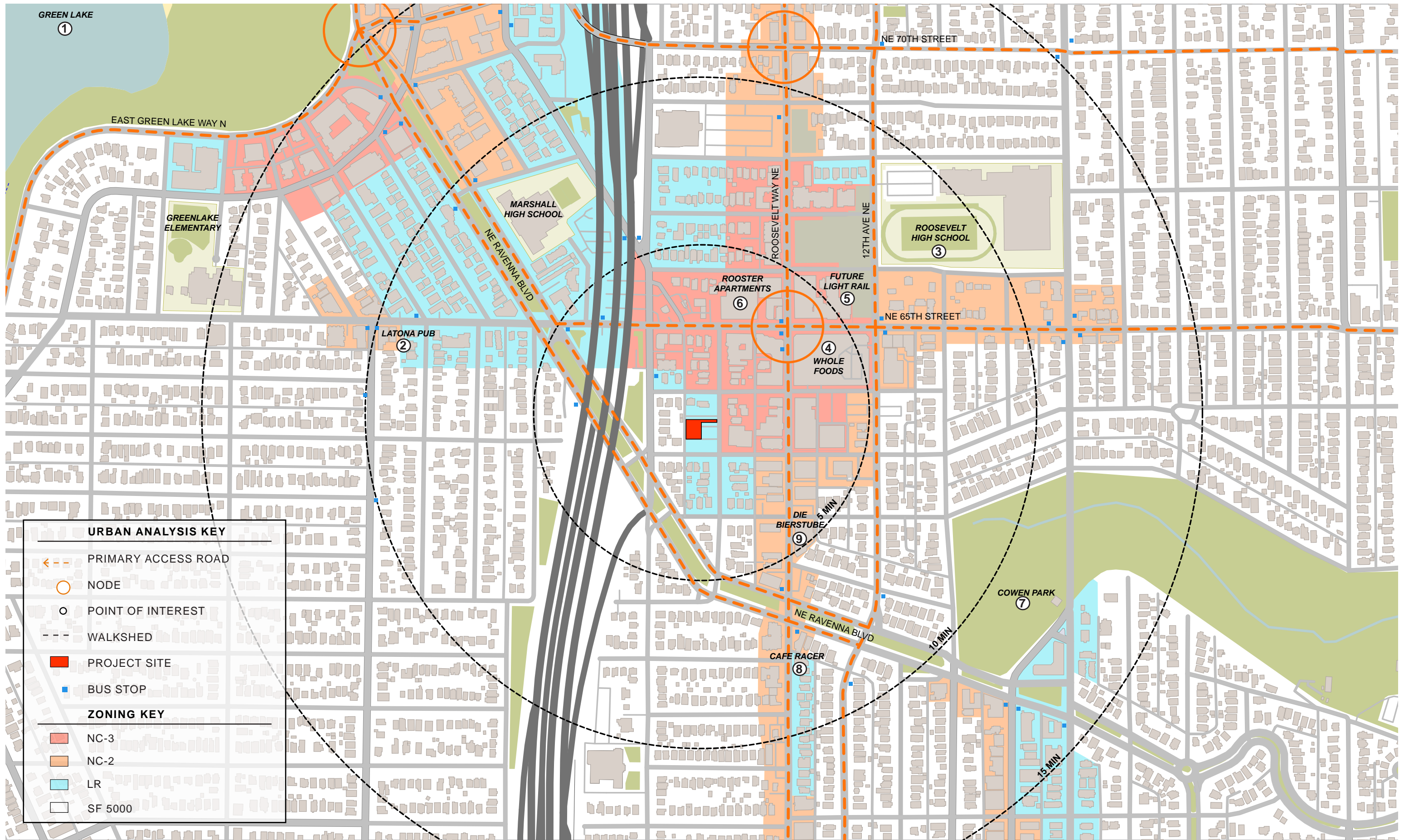


SITE LOCATION
6313 9th Ave NE
Seattle, WA 98115

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

PROJECT PROGRAM
Site Area: 6,917 SF
Number of Residential Units: 8
Number of Parking Stalls: 10
Approx. FAR (Overall) = 8282 SF
Approx. FAR Per Unit = 1027 SF

ADJUSTMENTS REQUESTED
None





1 GREENLAKE



2 LATONA PUB



3 ROOSEVELT HIGH SCHOOL



4 WHOLE FOODS MARKET



5 ROOSEVELT LIGHT RAIL STATION 2021



6 ROOSTER APARTMENTS



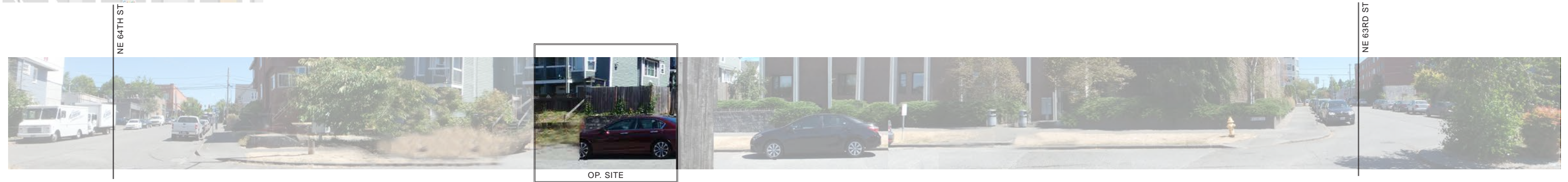
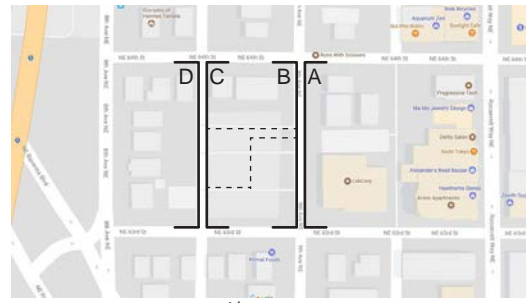
7 COWEN PARK



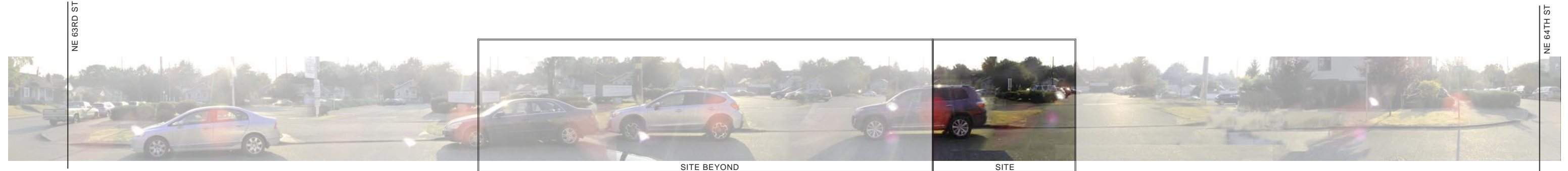
8 CAFE RACER



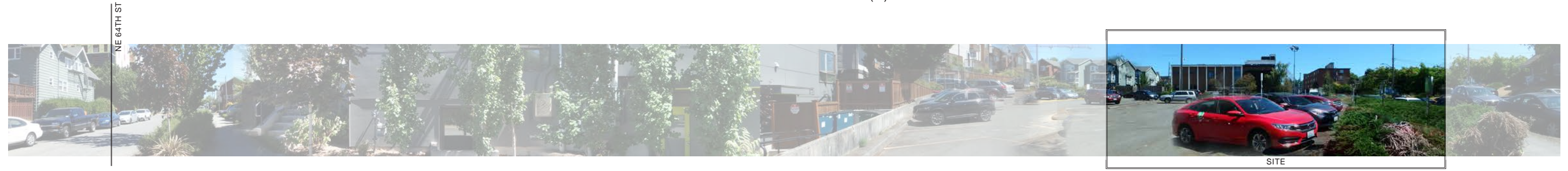
9 DIE BIERSTUBE



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 6,917 SF after adjustment. The bulk of the lot measures roughly 86'-0" wide by 74'-0" deep with a 10' wide segment that connects with 9th Ave NE. To the north is a proposed development being reviewed under DCI project #3028166. To the south and east is the remainder of the existing parking lot. The project site is zoned LR2.

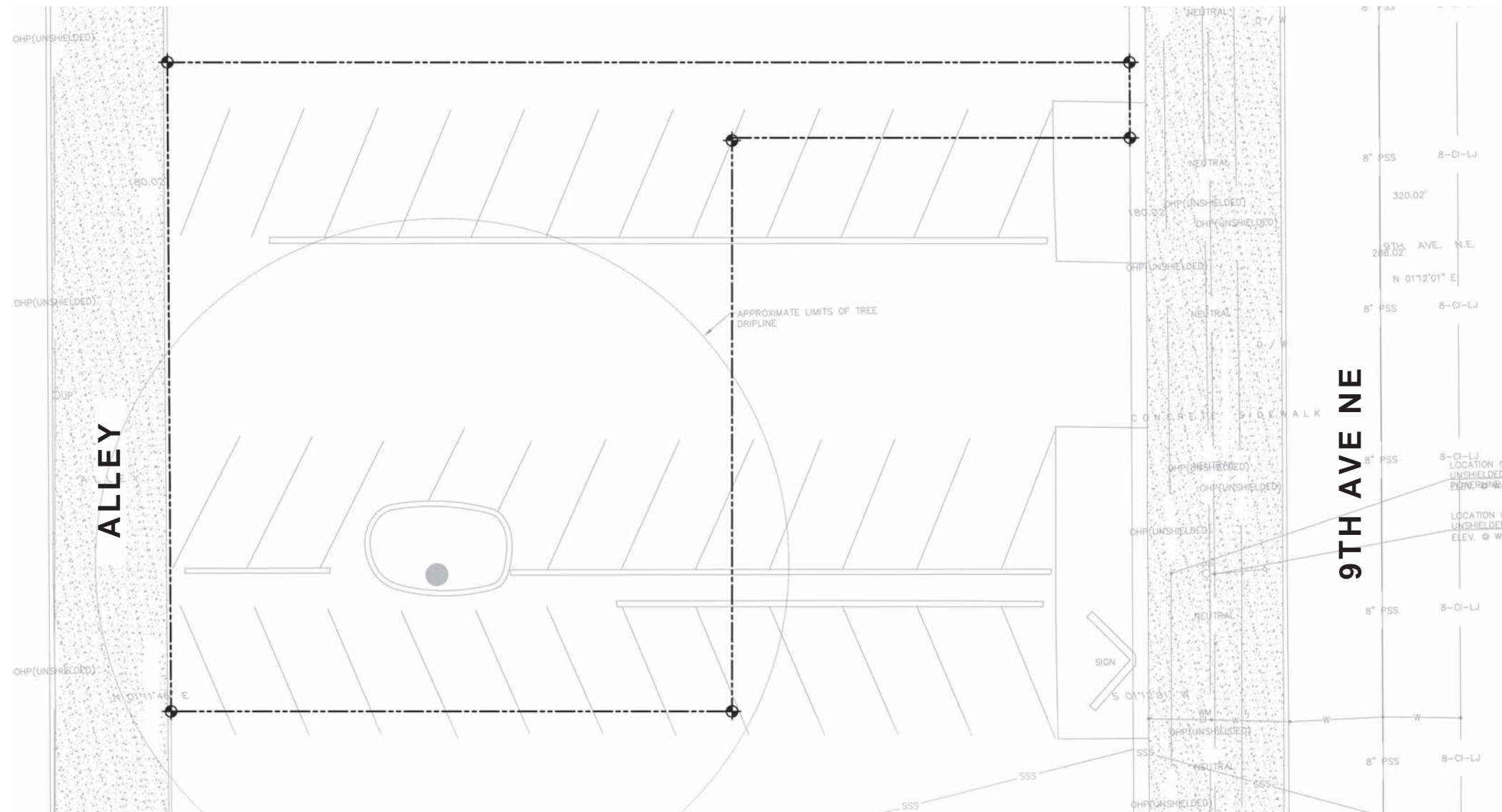
The site slopes from east to west, with an overall grade change in this direction of approximately 4.5 feet. The units will have territorial views from upper levels.

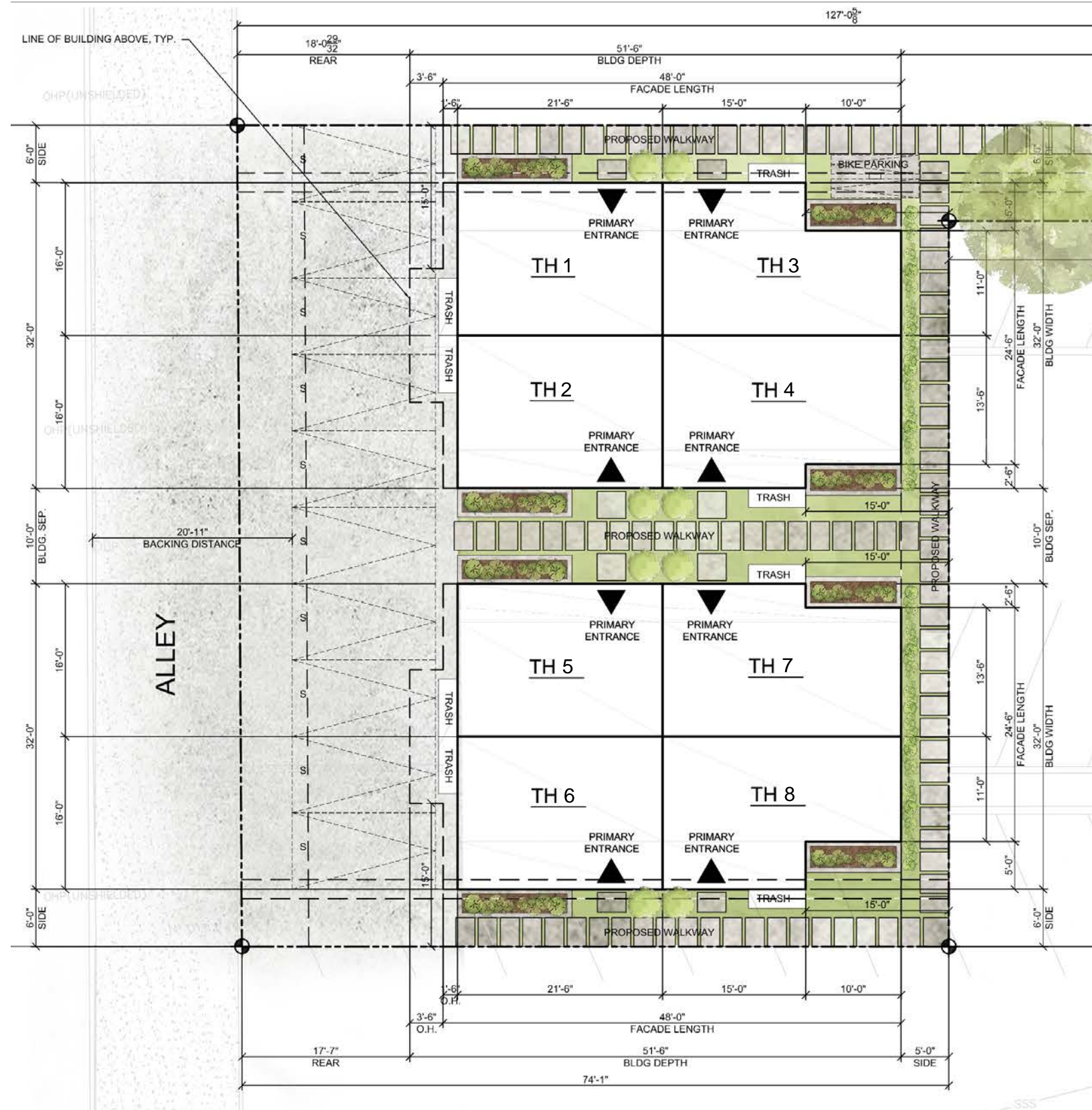
There are no existing trees on this parcel and no existing street trees in the right-of-way. Landscaping in the right-of-way will be included as part of the proposed project.

LEGAL DESCRIPTION

PARCEL B OF LBA #3027714

THAT PORTION OF LOTS 4, 5, 6, AND 7, 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:
 COMMENCING AT THE N.W. CORNER OF LOT 3, SAID BLOCK 3; THENCE S 01°11'46" W ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 36.02 FT, TO THE POINT OF BEGINNING; THENCE S 88°28'28" E, 127.06 FT.; THENCE S 01°12'01" W, 10.00 FT.; THENCE N 88°28'28" W, 52.54 FT.; THENCE S 01°31'32" W, 76.00 FT.; THENCE N 88°28'28" W, 74.08 FT.; THENCE N 01°11'46" E, 86.00 FT. TO THE POINT OF BEGINNING.





SITE PLANNING + LANDSCAPE APPROACH

The eight (8) proposed units will be arranged in clusters of four, one building situated at the north of the site and one at the south. A common walkway at the north property line connects 9th Ave NE with the alley to the west. This pathway continues south and west to provide access to the entries of all eight units on the north and south sides of the structures. Ten (10) parking stalls are proposed with access from the alley to the west. The 10'-0" segment of the lot that reaches out to 9th Ave NE is proposed to be a common amenity area for the units to share. Low landscaping is proposed along the common walkway and adjacent to entries. Taller/larger landscaping is proposed in the common amenity area.



KARL FORESTER GRASS



ACER ACONTIFOLIUM



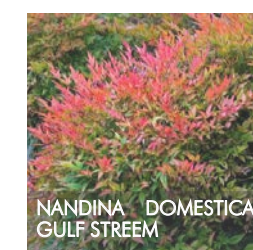
SEDUM ANGELINA



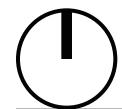
ACORUS GRAMINEUS OGOON



CAREX EVERCOLOR EVERIL

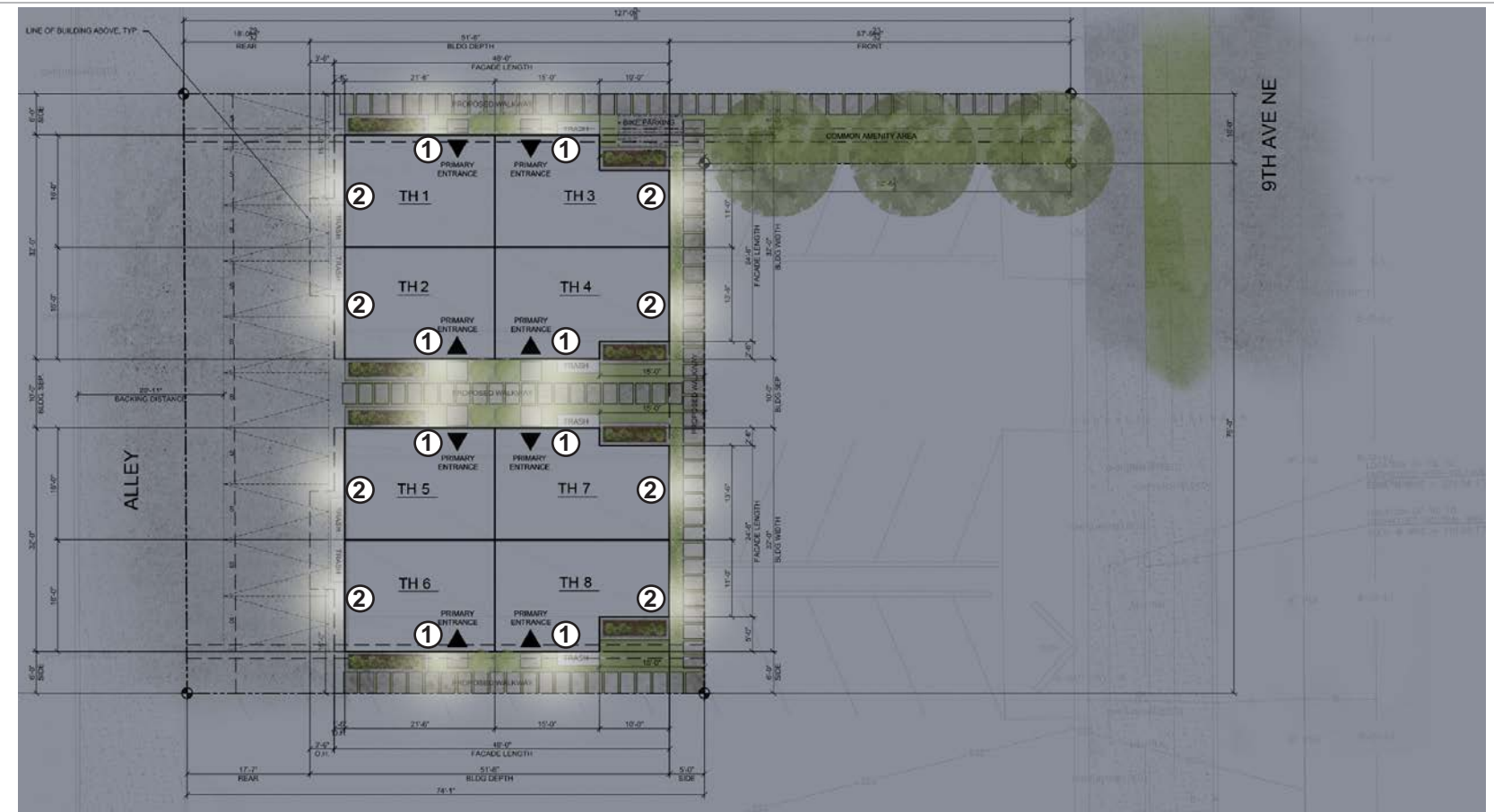
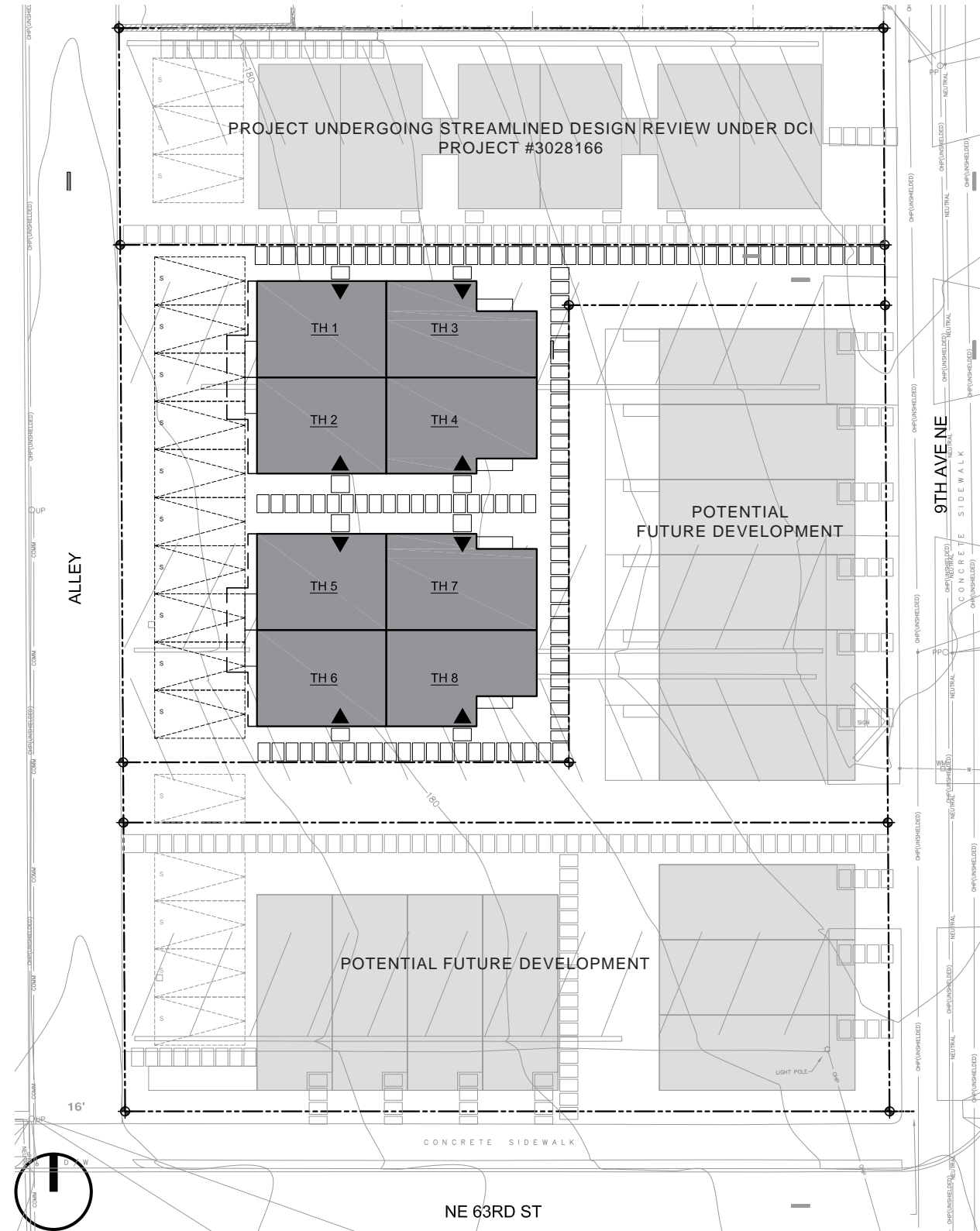


NANDINA DOMESTICA GULF STREAM



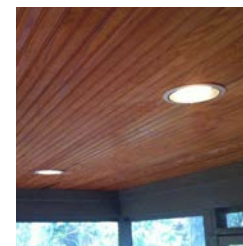
MASTER SITE PLAN

This parcel is part of a lot boundary adjustment currently under review under DCI project #3027714. Below is a diagram illustrating the relationship between this project and the other parcels in the LBA. The parcel directly to the north of this project is currently undergoing streamlined design review under DCI project #3028166. The parcels to the east and south are tentatively planned to include street-facing rowhouses.



PROPOSED LIGHTING PLAN

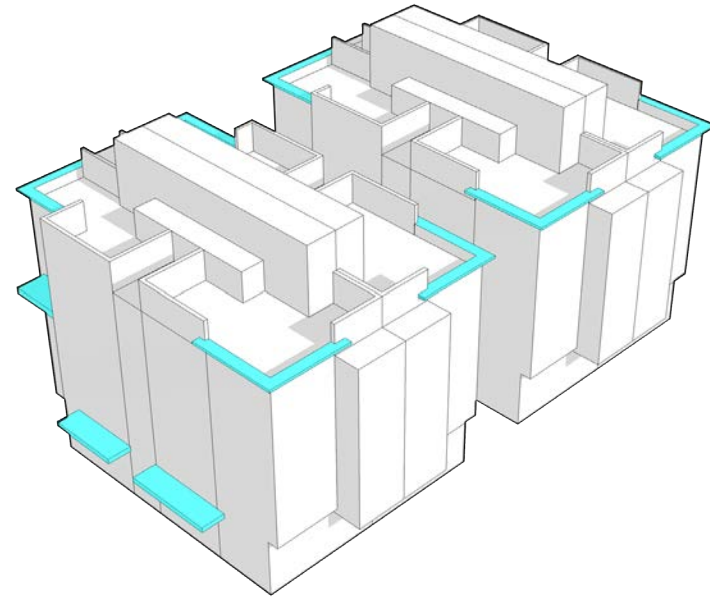
The lighting concept is intended to provide safety for pedestrians and vehicles, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common walkways, and adjacent to the parking area.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



1 RECESSED CAN LIGHTS (SOFFIT)

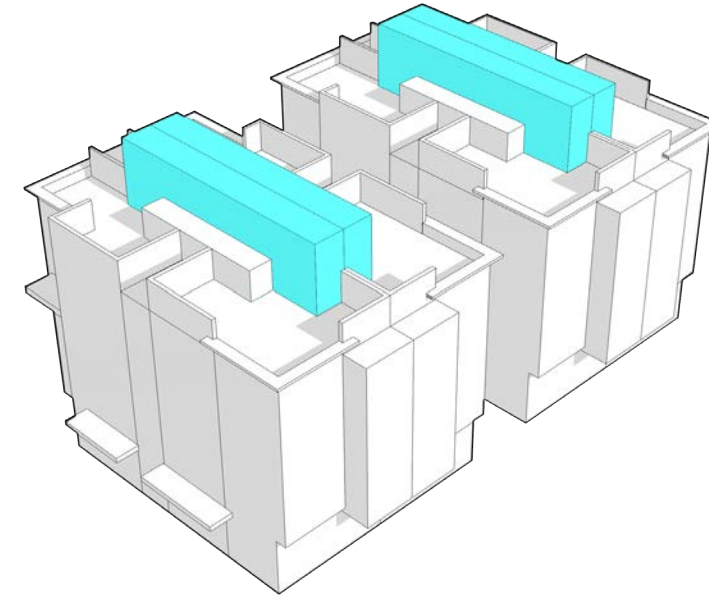


2 EXTERIOR SCONCES



ARCHITECTURAL ELEMENTS

Horizontal roof forms and awnings at unit entries both help clearly indicate individual units and seek to make the proposed development fit in with neighborhood context by drawing from traditional detailing.
RDG DC4-I, SDG CS3-A, PL3-A

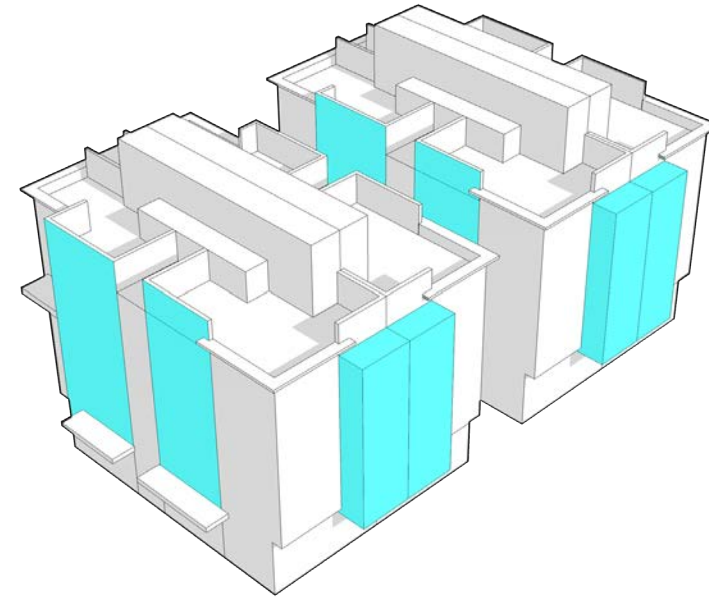


STAIR TOWERS

Stairs for all units are pulled to the center of the building, minimizing height, bulk, and scale from all facades. In addition, the stair towers to the roof take up the minimum footprint possible in order to reduce mass and maintain views.
RDG CS2-III, SDG CS2-D

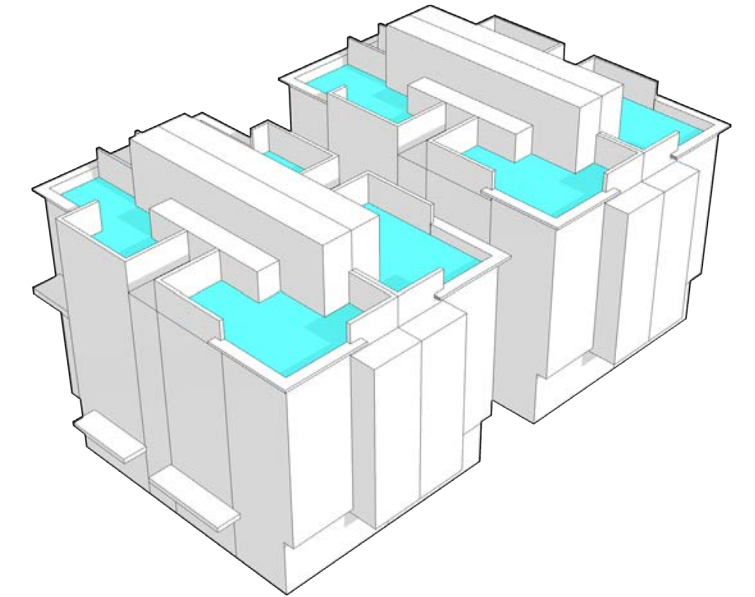
MATERIAL APPLICATION

Composite wood clads the primary volume at the floors above each unit entry in order to further emphasize individual units within each building. Wood also wraps the volume cantilevered over the parking area to add texture and character to the alley facade.
RDG DC4-I, SDG CS3-A, PL3-A



ROOF DECKS

The stair tower location (mentioned above) also helps provide privacy between residents at the roof level. In north and south center of each building, the parapet walls are pulled apart, both to create a further level of privacy between decks and to provide modulation / visual interest at the roof level.
RDG CS2-III, SDG CS2-D

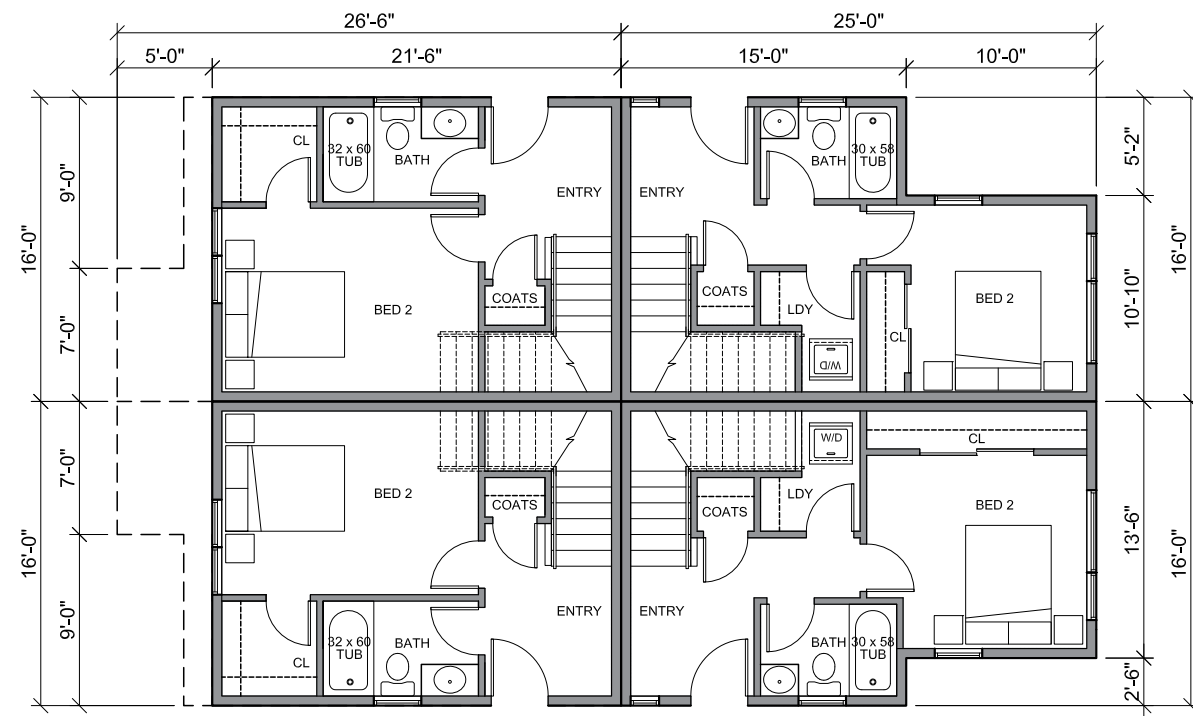


GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS2. Urban Pattern and Form	Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.	B. Adjacent Sites, Streets, and Open Spaces C. Relationship to the Block II. Height, Bulk, & Scale*	CS2.B.2 Connection to the Street CS2.C.2 Mid-Block Sites CS2.II.iii. Multi-family/Residential Zone Edges*	This proposal continues the 3-story datum created both by the existing multi-family homes at the north end of the block as well as the proposed development being reviewed under DCI #3028166. Since the most visible facades of this proposal are the alley facades, they have been treated as street-facing facades from a glazing, proportion, and material standpoint. Stair towers have been pulled to the center of each building, reducing bulk at all edges.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	CS3.A.2 Contemporary Design CS3.A.4 Evolving Neighborhoods CS3.I.ii Reinforce a Vibrant Streetscape*	The Roosevelt neighborhood both has a strong tradition of craftsman single family homes and a more modern, northwest contemporary aesthetic. This proposal uses horizontal roof forms, trim details, lap siding, and wood to better fit with existing context.

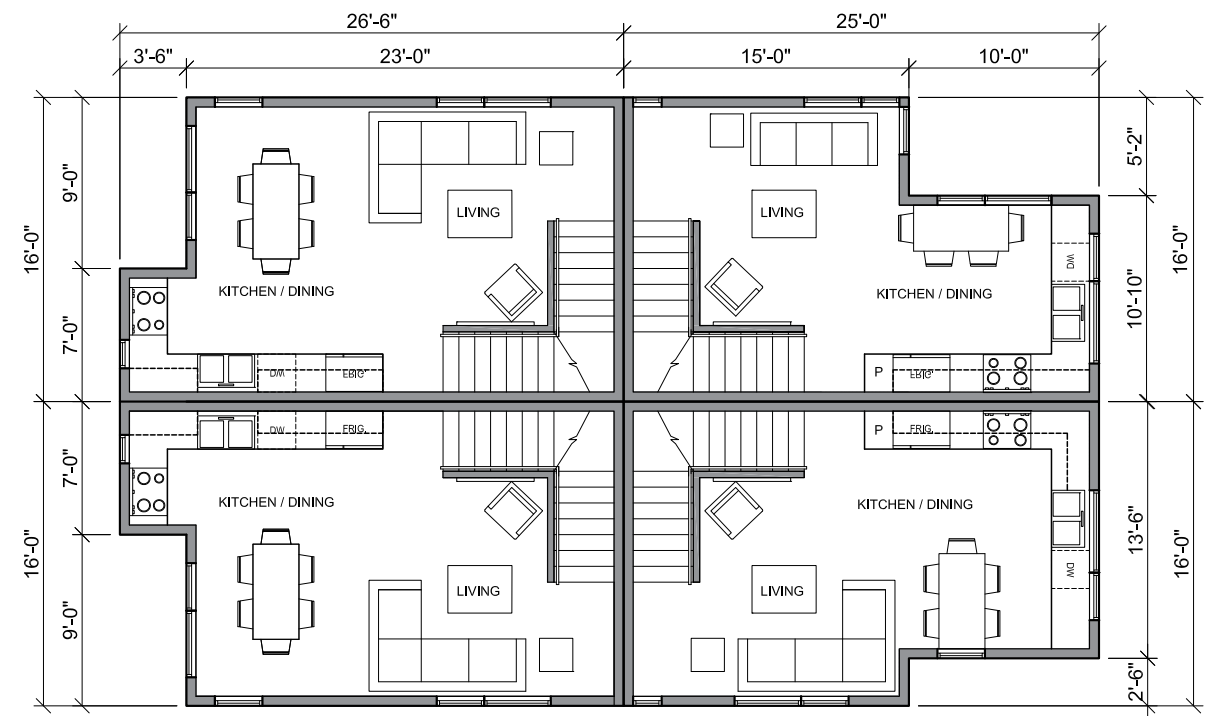
* Denotes Roosevelt Design Guideline

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
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 I. A Network of Public Spaces*	PL1.B.1. Pedestrian Infrastructure PL1.B.3. Pedestrian Amenities PL1.I.i. Public Space*	A common walkway runs along the north property line and connects 9th Ave NE with the alley to the west (creating a through-block connection). Adjacent to the street and the common walkway is a common amenity area that will contain trees, plantings, benches, and other areas for common enjoyment.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	D. Wayfinding I. Pedestrian Experience*	PL2.D.1. Design as Wayfinding PL2.I.i. Small open spaces* PL2.I.ii Pedestrian scaled lighting* PL2.I.iii Pedestrian amenities*	The use of roof forms and a special material (wood) at the upper levels above unit entries are intended to facilitate wayfinding from a distance. At the street level, an address monument will be situated at the street edge of the common walkway.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries II. Human and Commercial Activity*	PL3.A.1.d. Design Objectives - Individual entries PL3.A.2. Ensemble of Elements PL3.II.ii. Encourage incorporation of private open space*	Entries are detailed with an awning and planter at the ground level, and indicated by a change in material (wood) above. Low landscaping occurs at unit entries and along common walkways, with taller landscaping occurring in the common amenity area adjacent to 9th Ave NE. This amenity area also serves as a great transition from public to private space.
DC1. Project Uses and Activities	Optimized the arrangement of uses and activities on site.	C. Parking and Service Uses	DC1.C.1. Multiple Uses	Parking is located adjacent to the alley, at the rear of the site. Trash enclosures are also located adjacent to the alley or near unit entries and will be screened with cedar fencing. Neither trash enclosures or parking will be visible from 9th Ave NW.
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	DC2.A.1. Site Characteristics and Uses DC2.B.1. Facade Composition DC2.C.1. Visual Depth and Interest DC2.D.1. Human Scale	This project has the most visibility from the alley, and seeks to treat the alley as a street-facing facade. Use of high quality material, modulation, roof forms, variation in parapet height, trim details, and open rail introduce a variety of textures and help break up the facade. The same material palette and facade treatment are applied to the north and south (entry) facades of each building, also making use of awnings and planters to add further texture and detail at the human scale.
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 II. Street Planting and Landscape* III. Residential Open Space*	DC3.A.1 Interior/Exterior Fit DC3.B.3 Connections to Other Open Space DC3.II.i. Use Street Tree Varieties from the Neighborhood DC3.III.i Open spaces for Residents to Gather	The east portion of the site is designed as a common amenity area for all residents to share. In addition, each unit has a private roof deck, and some of the units have third floor decks off the master bedroom.
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 III. Right of Way Fixtures and Elements* IV. Landscaping Materials*	DC4.A.1. Exterior Finish Materials DC4.III.i. Features in Streetscapes* DC4.IV.ii. Use of Preferred Trees*	The material palette consists of high-quality, durable materials that are seen throughout the neighborhood, including cementitious panel, lap siding, and composite wood.

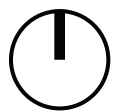
* Denotes Roosevelt Design Guideline

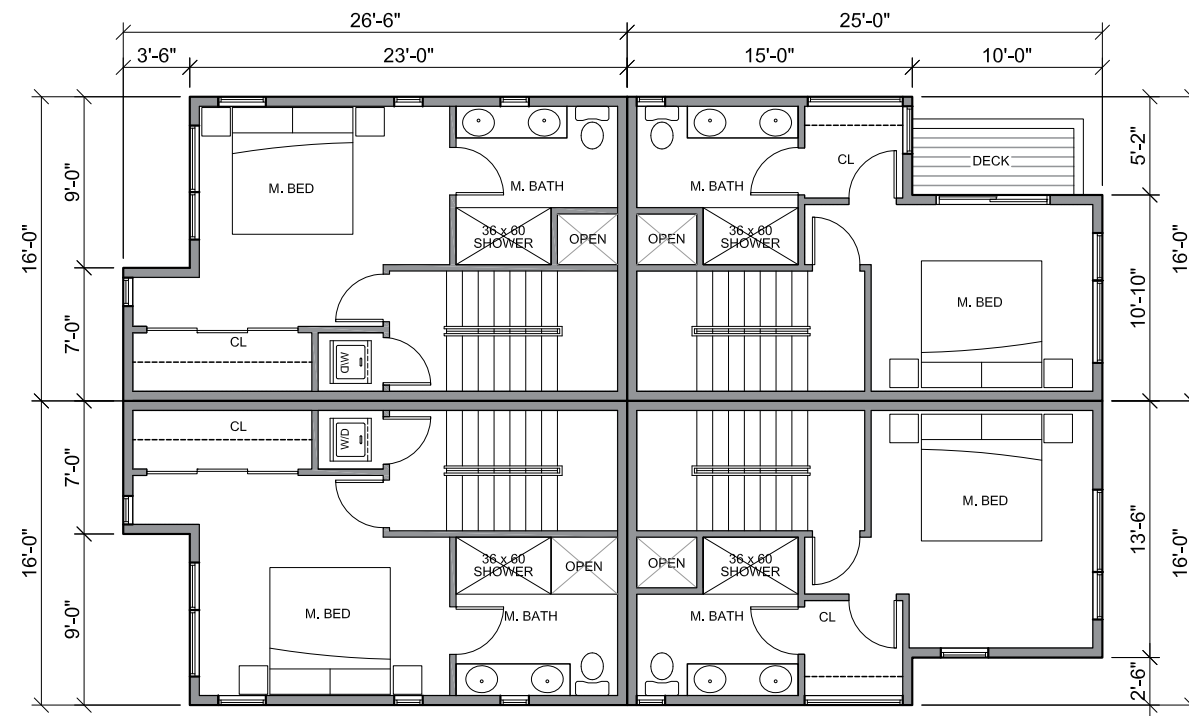


FIRST FLOOR PLANS

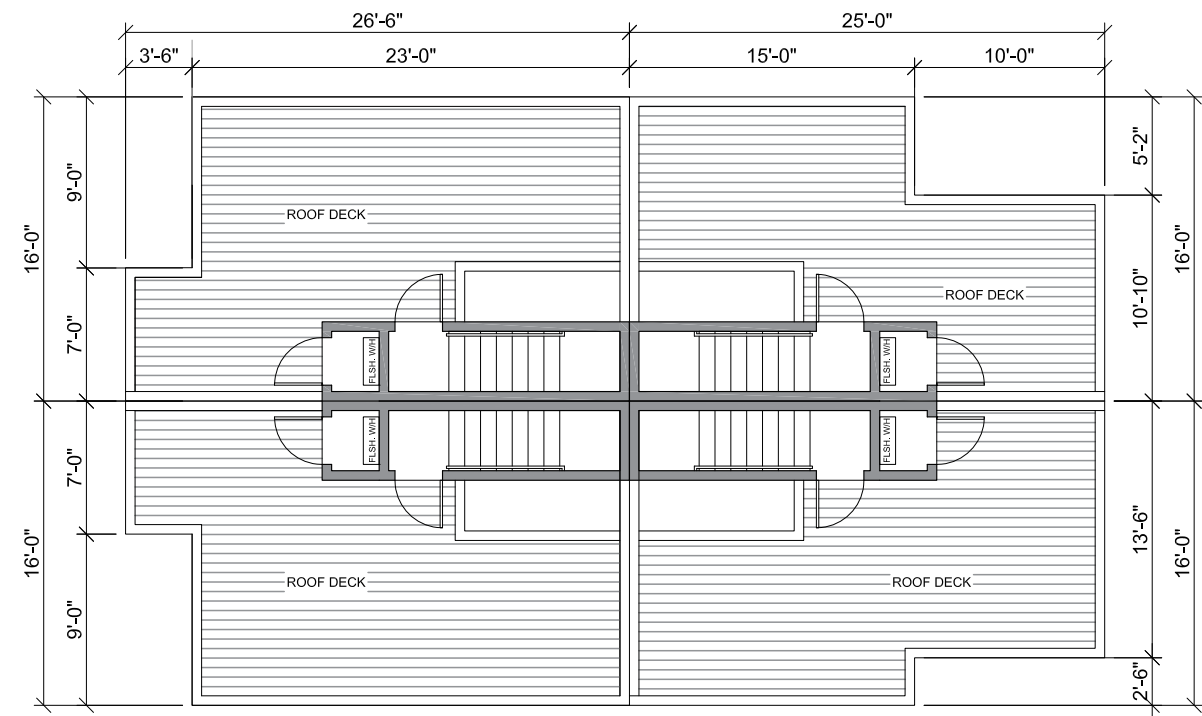


SECOND FLOOR PLANS

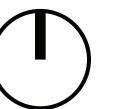


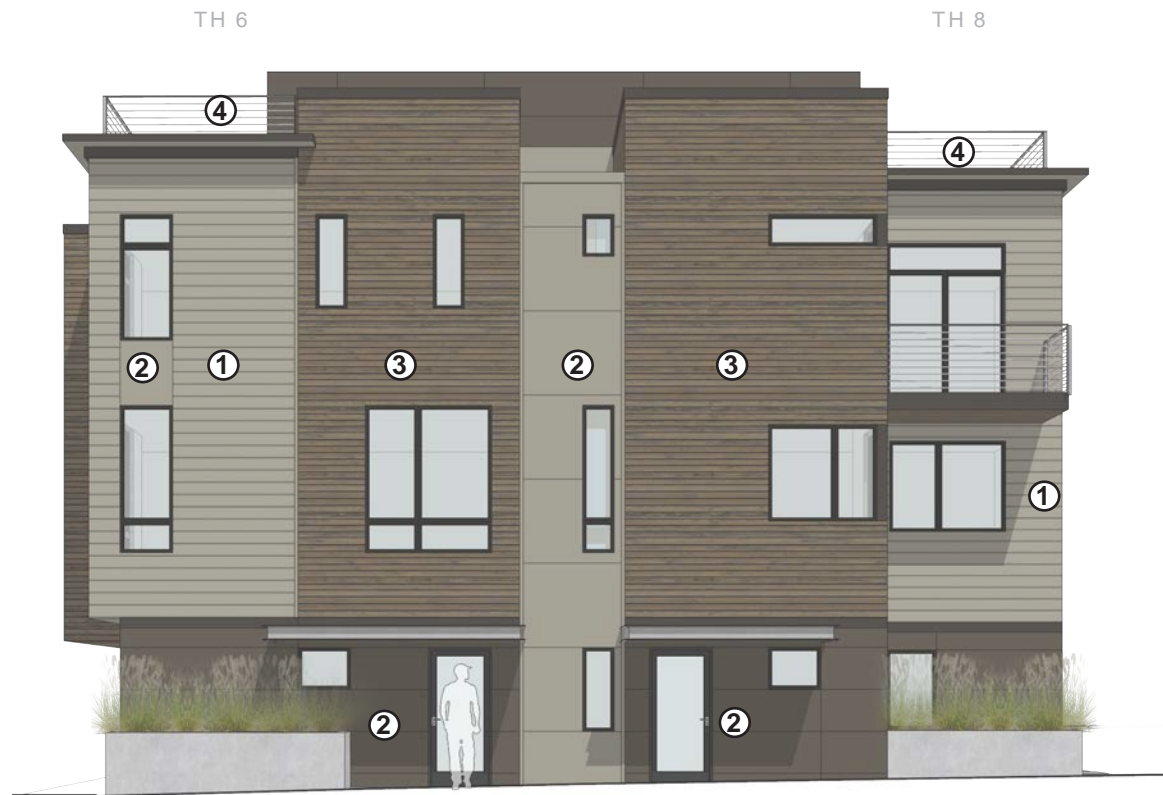


THIRD FLOOR PLANS



ROOF PLANS





BLDG 2 SOUTH ELEVATION (BLDG 1 NORTH SIMILAR)

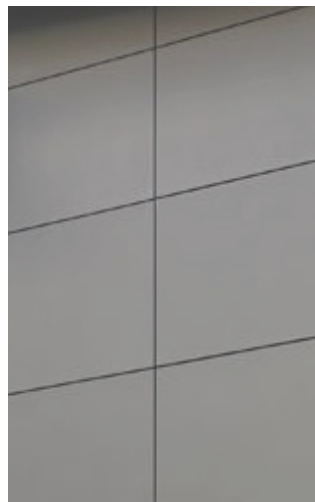


EAST ELEVATION

MATERIAL PALETTE



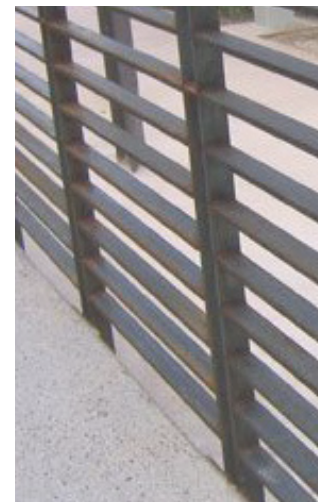
① LAP SIDING



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 the large volumes above each unit entry and the cantilevered volume over the driveway. 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.

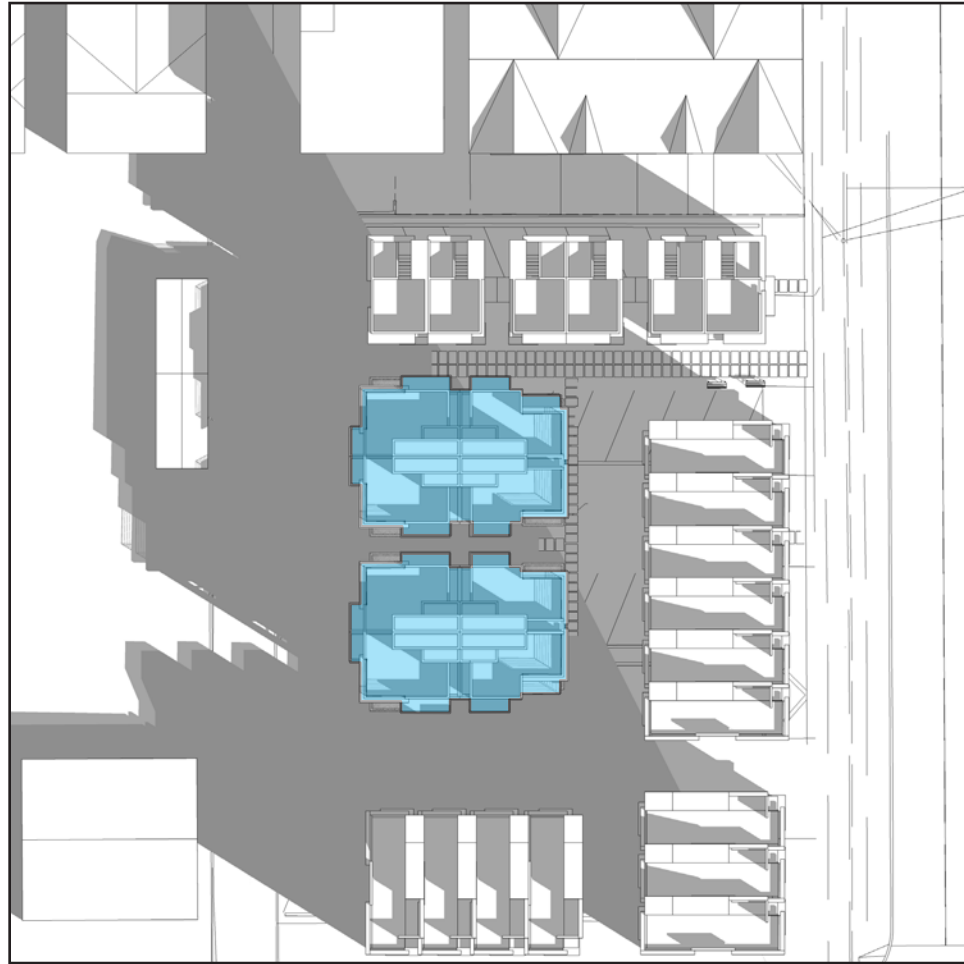


BLDG 2 NORTH ELEVATION (BLDG 1 SOUTH SIMILAR)

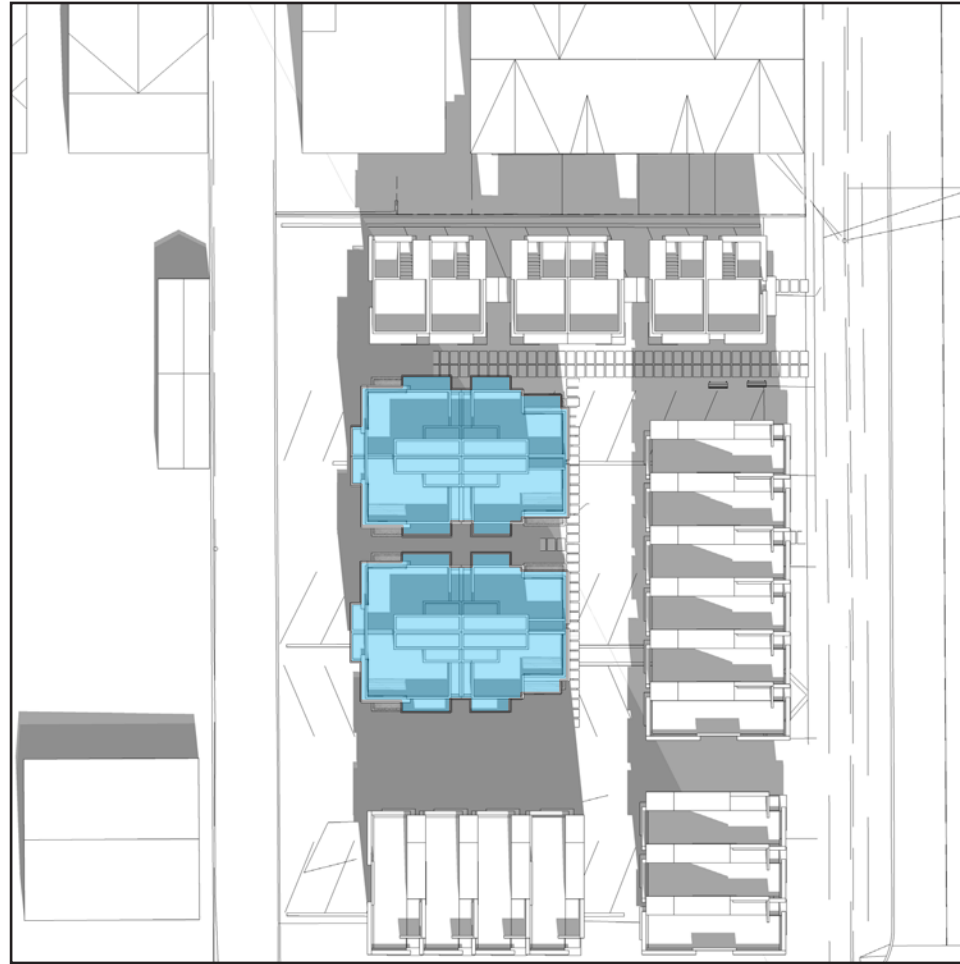
WEST ELEVATION



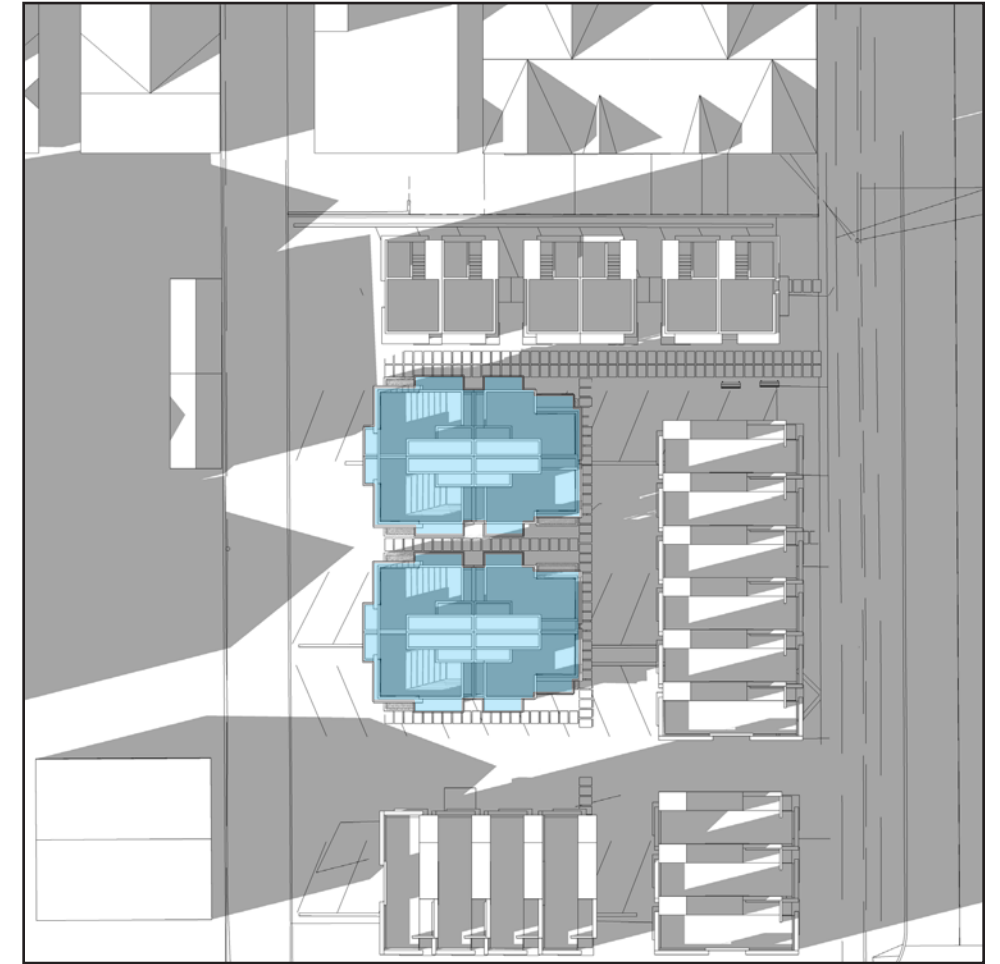
NORTH ELEVATION PRIVACY STUDY



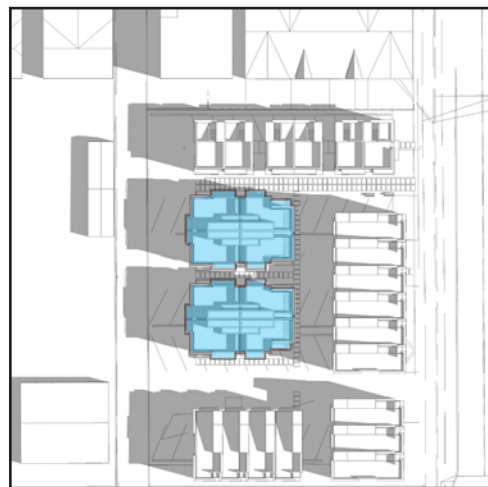
MARCH / SEPTEMBER 21, 9 AM



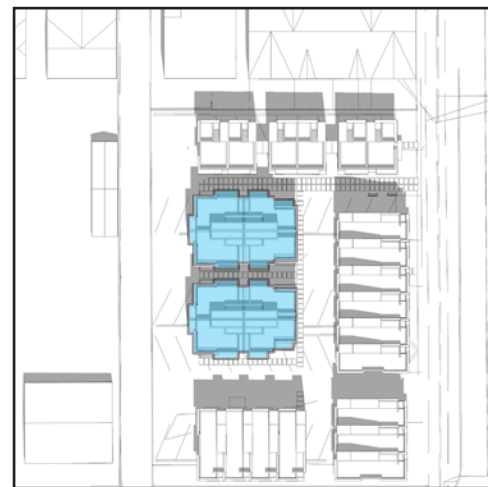
MARCH / SEPTEMBER 21, 12 PM



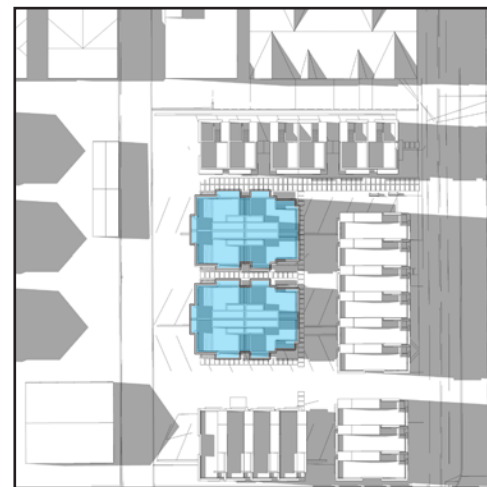
MARCH / SEPTEMBER 21, 5 PM



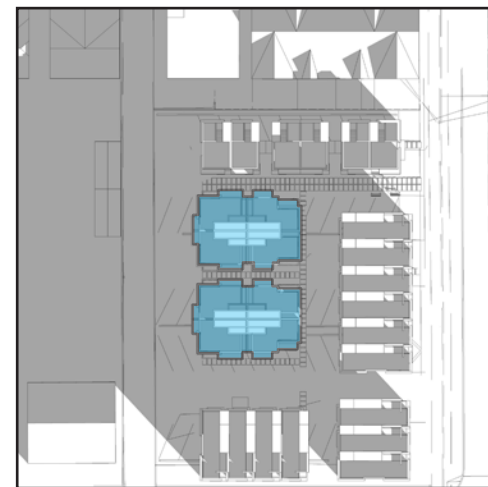
JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

STAIR TOWERS

The proposed stair towers are minimized and pulled to the center of each building to reduce bulk and massing from all sides.

MODULATION

Building modulation provides visual interest and, in some cases, opportunities for decks off of the master bedrooms.

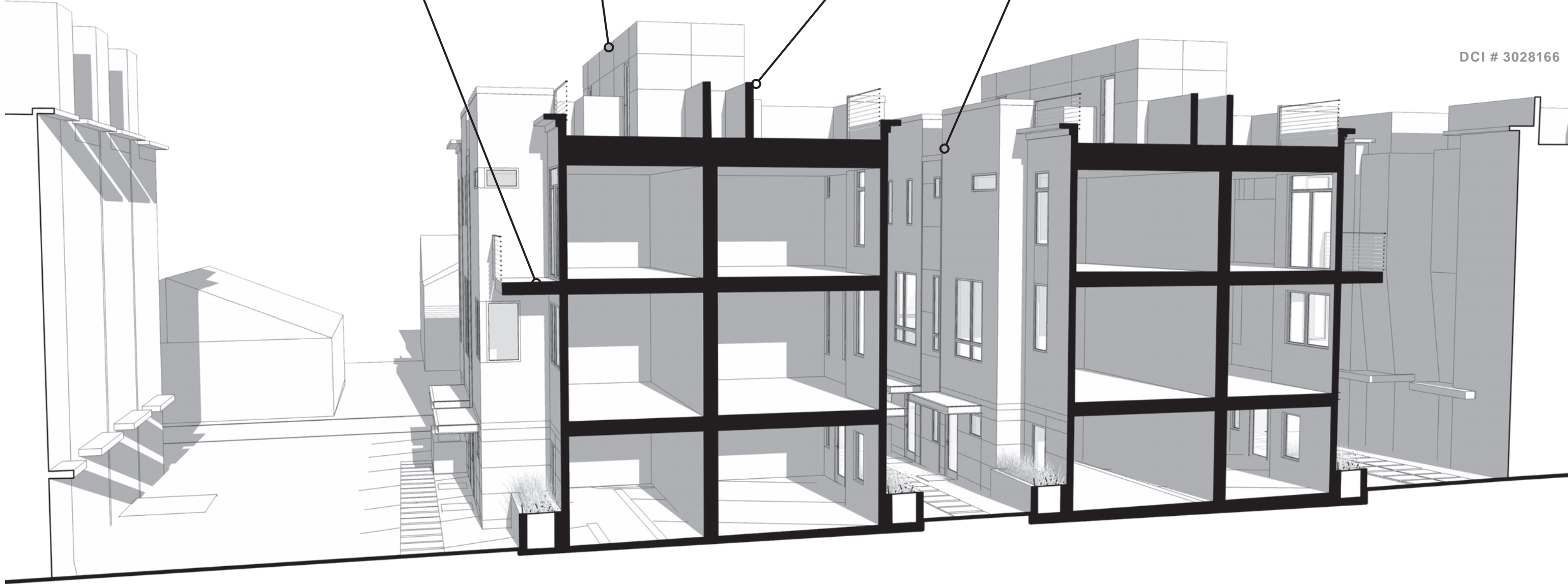
POTENTIAL FUTURE DEVELOPMENT

ROOF DECKS

Roof decks are kept both spacious and private through the separation that the stair towers provide and the space between parapet walls as seen below.

OPEN SPACE

Modulation, change in materials, and change in parapet height at the roof level provide variation and visual interest in the area between buildings. Awnings and planters help indicate unit entries and add to the collection of elements.



WEST-EAST SECTION THROUGH SITE

ADJACENCY
Massing represents project undergoing streamlined design review under DCI project #3028166. Separate walkways allow the parcels to function independently, but the adjacency of the walkways allows the open space to feel wider, safer, and more inviting.

PRIVATE DECKS
Private decks are provided off of the master bedroom in some of the units. These private decks overlooking the common amenity area provide more opportunities for eyes on the street and interaction with neighbors.

COMMON AMENITY
The segment of the site that reaches out to 9th Ave NW is proposed to be used as a common amenity area. Trees, plants, and benches will be proposed to make this area inviting and usable by residents. The massing beyond represents potential future rowhouse development.



APPROACH FROM 9TH AVE NE



VIEW FROM NORTH-EAST CORNER OF SITE (ENTRIES TO TOWNHOUSES 1 AND 3)

MASSING & MODULATION

Horizontal roof forms, variation in parapet height, and segments of open rail help define individual units and break down mass above the third floor.

MATERIAL PLACEMENT

Use of wood on the cantilevered portion of the structure adds a high quality textural element to the alley facade of each building.

GLAZING STRATEGY

The west facade of each building is designed as though it's a street-facing facade. Large windows into the dining room and master bedrooms provide plenty of light and "eyes on the street", while a raised sill maintains privacy for residents and the neighbors to the west.

LANDSCAPING

Planters along the common walkway add additional texture and soften the transition between the parking area and the unit entries.



VIEW FROM NORTH-WEST OF ALLEY



VIEW FROM WEST (ALLEY) SIDE OF SITE



TEXTURE
Composite wood wraps the primary volumes above each unit entry, making use of a high-quality, textured material for wayfinding and visual interest.

MATERIAL PLACEMENT
A section of neutral panel between the wood volumes helps emphasize individual units within each building.

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 OF SOUTH ELEVATION OF BUILDING 1 (ENTRIES TO TOWNHOUSES 2 AND 4)



VIEW FROM SOUTH-EAST CORNER OF SITE



AERIAL PERSPECTIVE FROM NORTH