

STREAMLINED DESIGN  
REVIEW APPLICATION

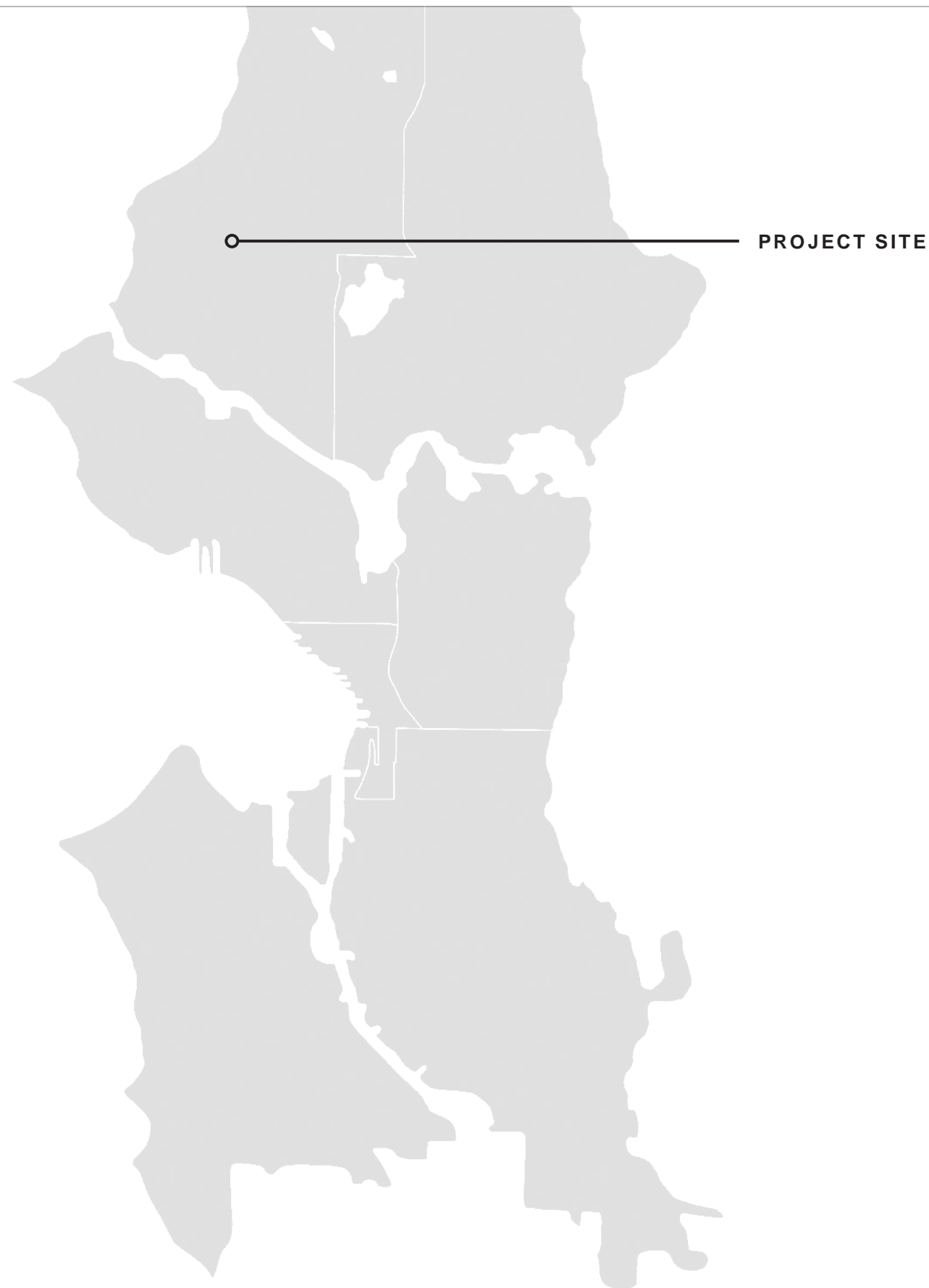
DCI # 3028689  
1602 NW 85th St  
Seattle, WA 98117

Applicant:  
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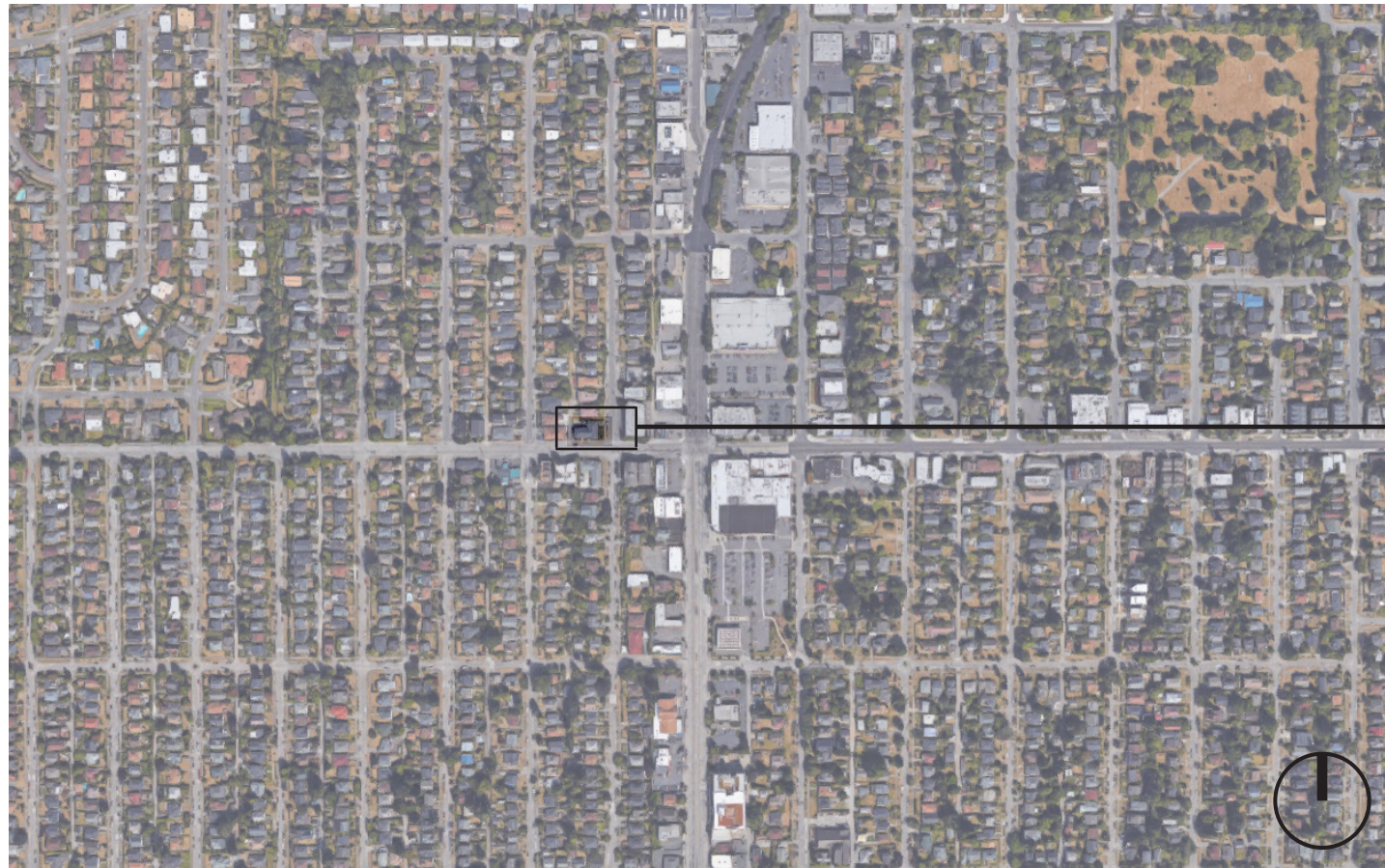
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VICINITY MAP

**EXISTING SITE**

The project site (APN: 3300701090) is located at the corner of NW 85th St and 16th Ave NW. The site's current use is a 5-unit apartment building. To the north is an existing duplex. To the south across NW 85th St is a 7-unit apartment building. To the east across 16th Ave NW is an 18-unit apartment building. To the west across the alley is a 4-plex. The site slopes from east to west with an approximate grade change of 11.5 feet in this direction.

**ZONING AND OVERLAY DESIGNATION**

The project parcel is zoned LR2 and is located in the Crown Hill Residential Urban Village and Frequent Transit Overlay. Low-rise zoning continues west for 2.5 blocks and east for 0.5 block on either side of NW 85th St, and transitions to Neighborhood Commercial zoning running N-S along 15th Ave NW. The remaining zoning in the surrounding area west of 15th is Single Family.

**DEVELOPMENT OBJECTIVES**

The project proposes the construction of (2) new multi-family residential buildings containing (8) total townhouse units. The existing 5-unit apartment building 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, (7) parking stalls are proposed with access from the alley to the west.

**NEIGHBORHOOD CUES**

This project sits at the south boundary of Crown Hill, just a few blocks from the commercial corridor along 15th Ave NW. This neighborhood has a strong residential history with denser development beginning to occur along NW 85th St. Great amenities exist in the area, such as Carkeek Park and Golden Gardens Park (both approx 1.5 mi away). The major bus lines in the area are the D Rapid Ride Line, 40, 45, and 15.



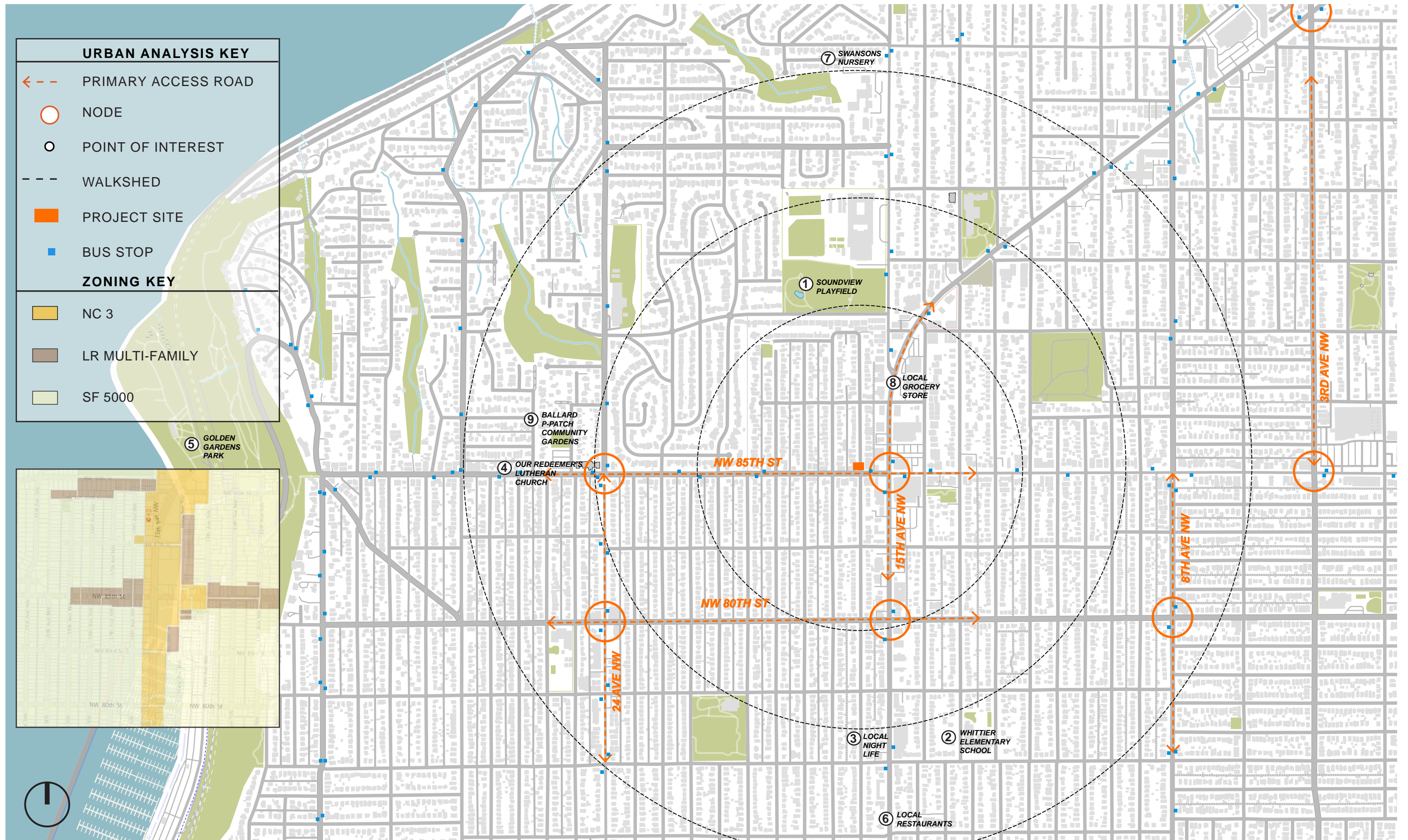
**SITE LOCATION**  
1602 NW 85th St  
Seattle, WA 98117

**ZONING SUMMARY**  
Zone: LR-2  
Overlay: Crown Hill Residential Urban Village  
Frequent Transit  
ECA: None

**PROJECT PROGRAM**  
Site Area: 6,426 SF  
Number of Residential Units: 8  
Number of Parking Stalls: 7  
Approx. FAR (Overall) = 7,705 SF  
Approx. FAR Per Unit = 963 SF

**ADJUSTMENTS REQUESTED**  
SMC 23.45.518.A  
LR - Townhouses  
Req. Side Setback, Facades <40' = 5'-0"  
Proposed South Side Setback = 3'-6" (30% Reduction)

See Adjustment Diagram, p. 11





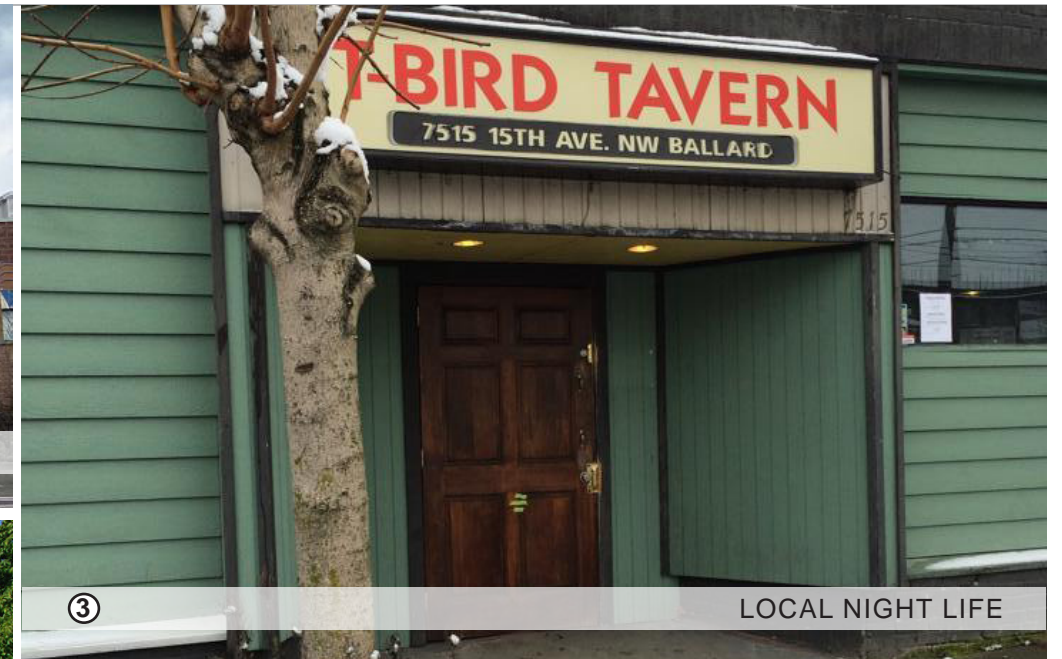
①

SOUNDVIEW PLAYFIELD



②

WHITTIER ELEMENTARY SCHOOL



③

LOCAL NIGHT LIFE



④

OUR REDEEMER'S LUTHERAN CHURCH



⑤

GOLDEN GARDENS PARK



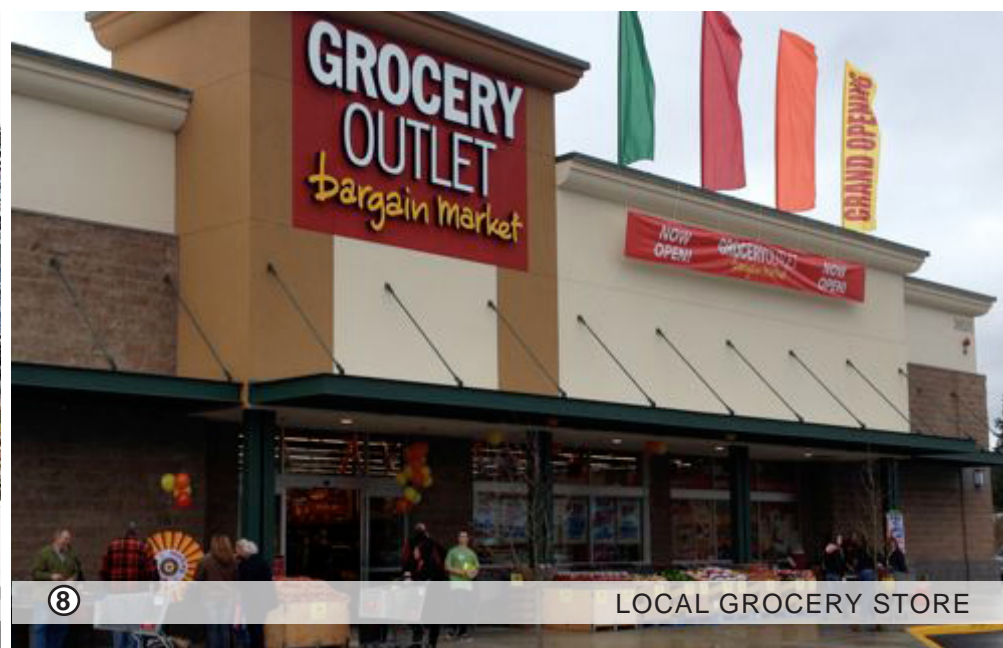
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LOCAL RESTAURANT



⑦

SWANSONS NURSERY



⑧

LOCAL GROCERY STORE



⑨

BALLARD P-PATCH COMMUNITY GARDEN



SITE



NW 85TH ST FACING NORTH (A)

ACROSS FROM SITE



NW 85TH ST FACING SOUTH (B)



NW 85TH ST



SITE

16TH AVE NW FACING WEST (C)



ACROSS FROM SITE

NW 85TH ST



16TH AVE NW FACING EAST (D)



SITE

ALLEY FACING EAST (E)



ACROSS FROM SITE

ALLEY FACING WEST (F)

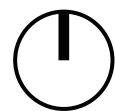
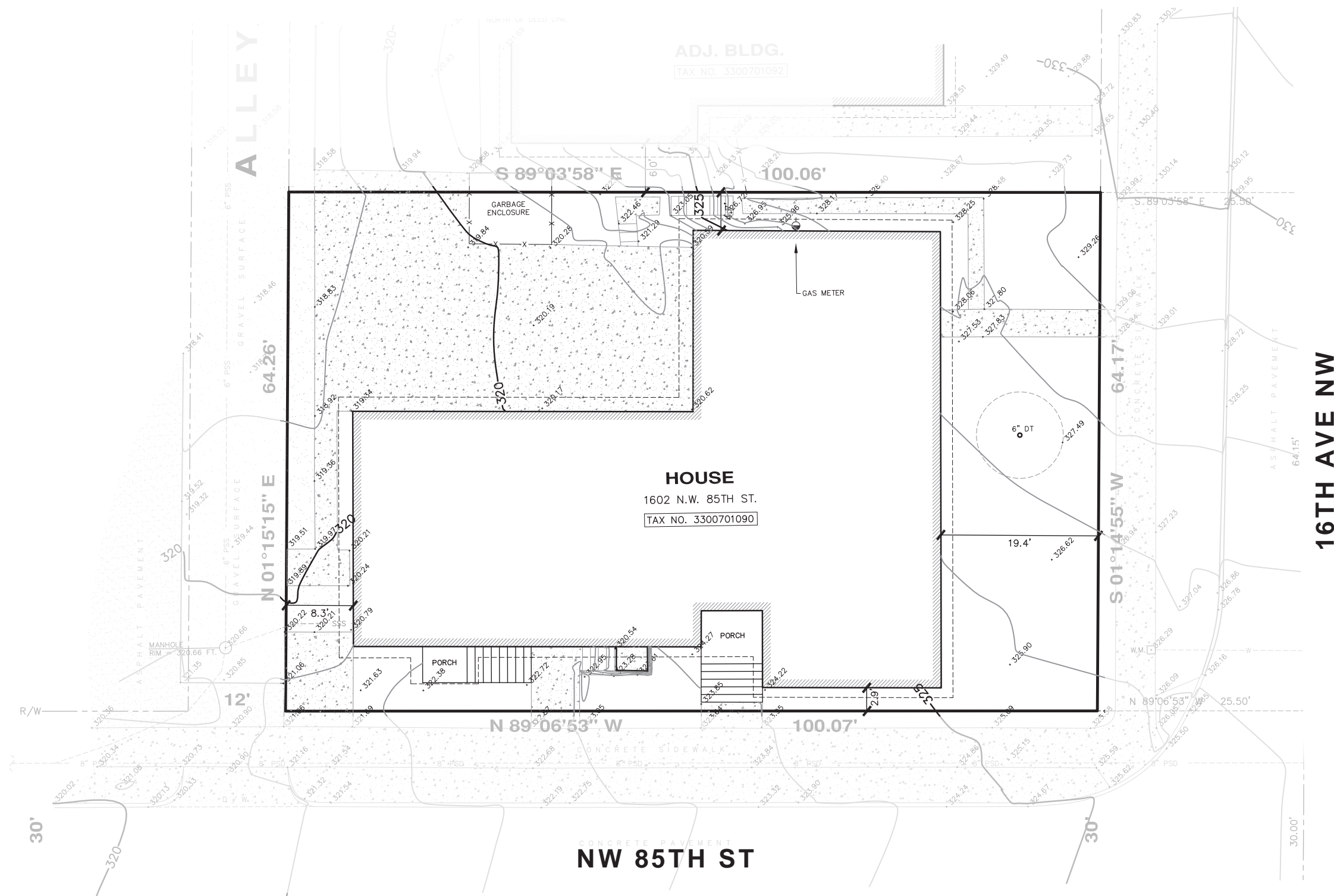
**EXISTING SITE CONDITIONS**

The project site is located at the corner of NW 85th St and 16th Ave NW, with an alley to the west. The site's current use is a 5-unit apartment building. The lot measures roughly 100'-0" wide by 64'-2" deep, and slopes from east to west with an approximate grade change of 11.5 feet in this direction. To the north is an existing duplex. The project site is zoned LR-2.

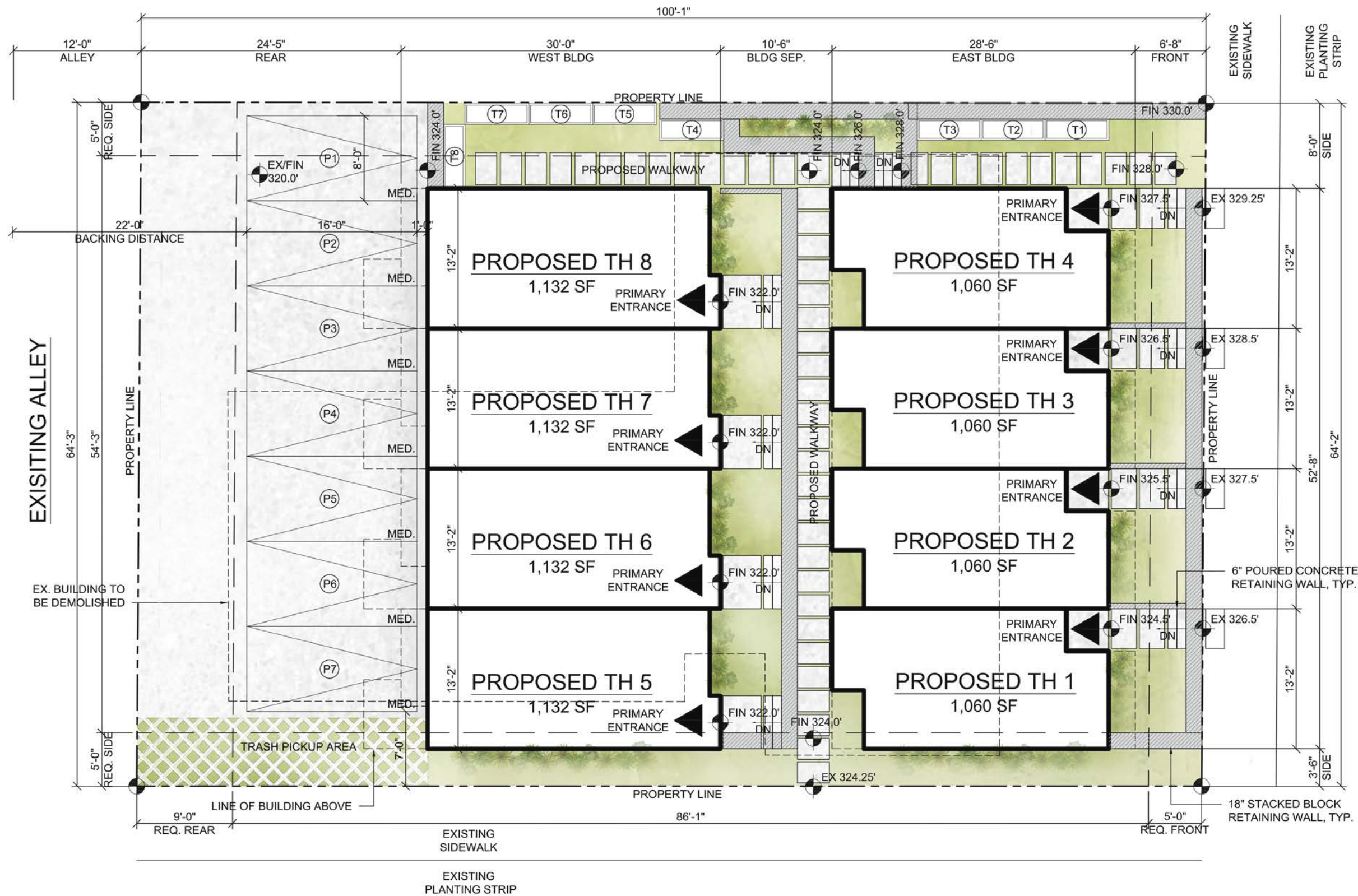
There is one small deciduous tree on site currently that is not considered exceptional. No street trees currently exist along 16th Ave NW or NW 85th St - trees will be proposed in the R.O.W. as part of this project.

**LEGAL DESCRIPTION**

LOT 6 AND THE SOUTH HALF OF LOT 17, BLOCK 7, HIGHLAND VIEW ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WA.





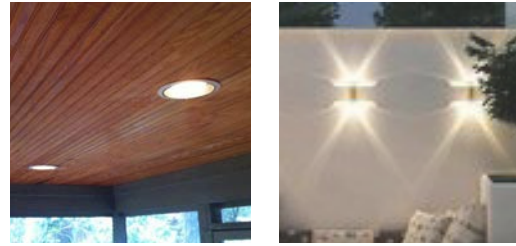


16TH AVE NW

**SITE PLANNING + LANDSCAPE APPROACH**

The eight proposed units will be arranged in clusters of four running in the north-south direction. Unit entries face east—units 1-4 have entries directly off of 16th Ave NW, the quieter of the two streets, while units 5-8 enter from a common walkway off of NW 85th St. All units have front yards that sit a couple risers below the walkway in front of the unit, providing a transitional space between public and private. Units are proposed to step with the existing topography on site, with stacked block walls in areas to help navigate the grade change. Seven (7) parking stalls are proposed with access off of the alley to the west. Trash enclosures are proposed off of a common walkway in the north side yard.

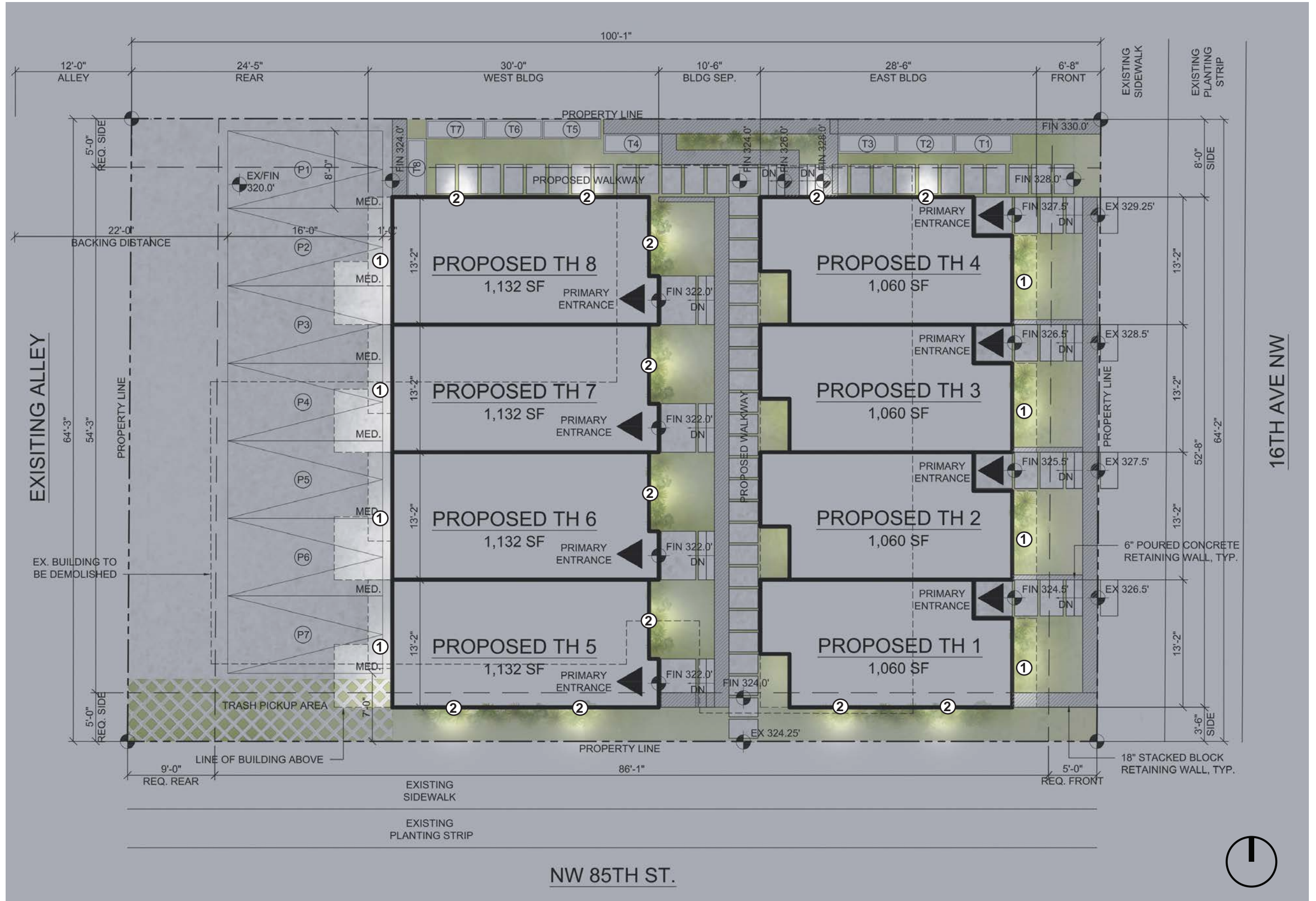
Landscaping is proposed in front yards, side yards, and between retaining walls in the north side yard. Grasscrete or a similar paver type that allows greenery through helps soften the proposed trash pickup area at the south-west property boundary.



- ① RECESSED CAN LIGHTS (SOFFIT)
- ② EXTERIOR SCONCES

**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, along common walkways, and in the parking area. Soffited lighting will be provided in the awnings or building overhangs at each unit entry.



**REQUESTED ADJUSTMENT**

SMC 23.45.518.A  
 LR - TOWNHOUSES  
 REQ. SIDE SETBACK FACADES <40' = 5'-0"

PROPOSED SOUTH SIDE SETBACK = 3'-6"  
 (30% REDUCTION)

PROPOSED NORTH SIDE SETBACK = 8'-0"  
 (60% INCREASE)

This project seeks a 30% reduction to the south side setback along NW 85th Street. This street is a busy E-W arterial with lots of vehicular traffic. For this reason, locating the structures closer to the street edge and providing a larger side yard adjacent to the neighboring home to the north helps this project better address Seattle Design Guidelines in the following ways:

**CS2-D-5 RESPECT FOR ADJACENT SITES**

*Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings... increasing side setbacks can increase privacy.*  
**Increased north side setback increases privacy between this development and neighbors to the north.**

**PL3-A-1-D INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING**

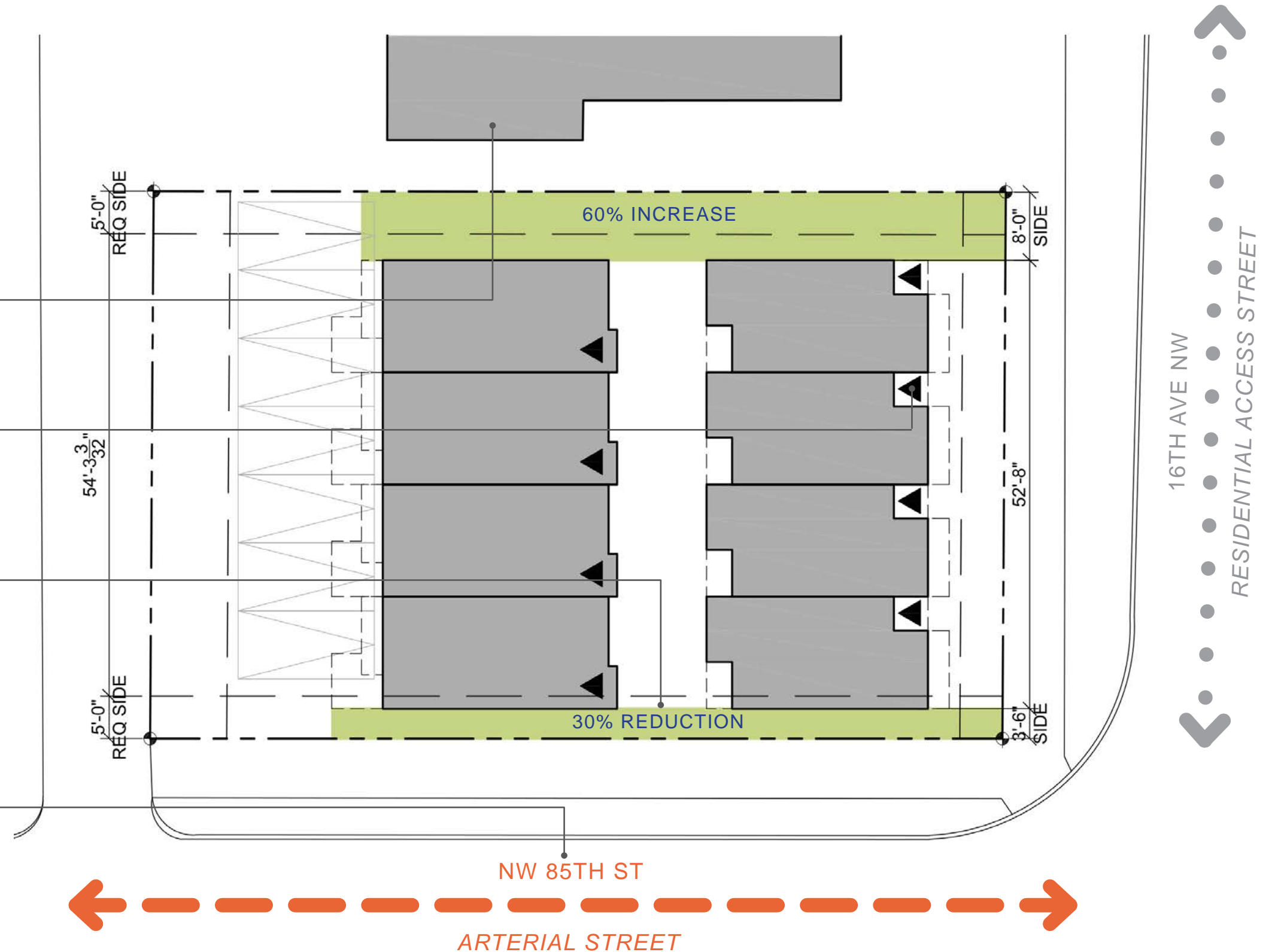
*The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.*  
**Entries off of 16th Ave NW provide a more private and safe entry experience for residents and visitors to the site.**

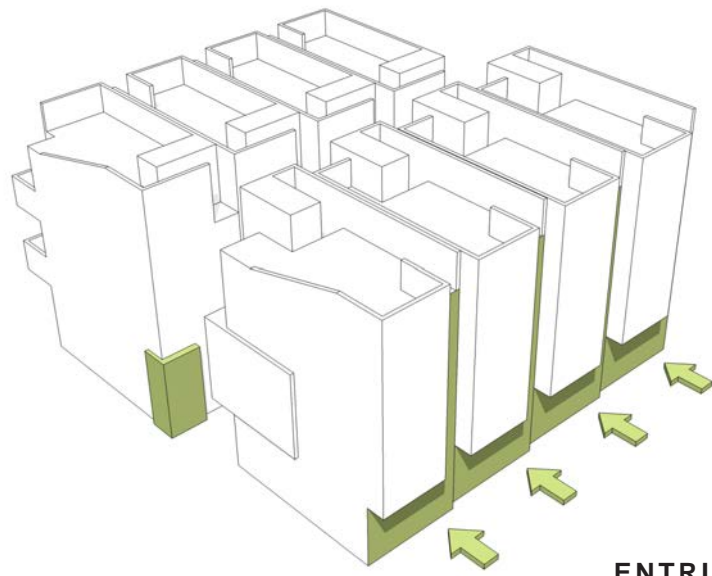
**CS2-C-1 CORNER SITES**

*Corner sites... require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.*  
**Building closer to the street edge along 85th, an arterial street heavy with vehicular traffic, both protects the safety and privacy of the pedestrian entrances and addresses the fact that this project will be frequently and viewed from long distances.**

**CS2-B-2 CONNECTION TO THE STREET**

*Consider the qualities and character of the streetscape - its physical features... and its function (major retail street or quieter residential street) - in siting and designing the building.*  
**The characters of both streets - 85th being a primary E-W arterial and 16th being a quiet residential access street, are primary driving features for the site design of this project.**

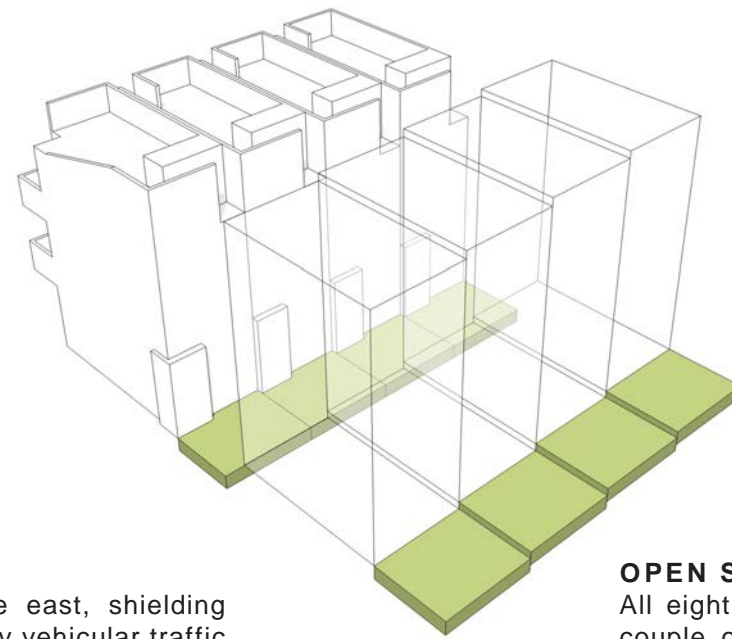




**ENTRIES**

Entries to all units face east, shielding pedestrians from the busy vehicular traffic along NW 85th St and providing a more quiet and private entry experience.

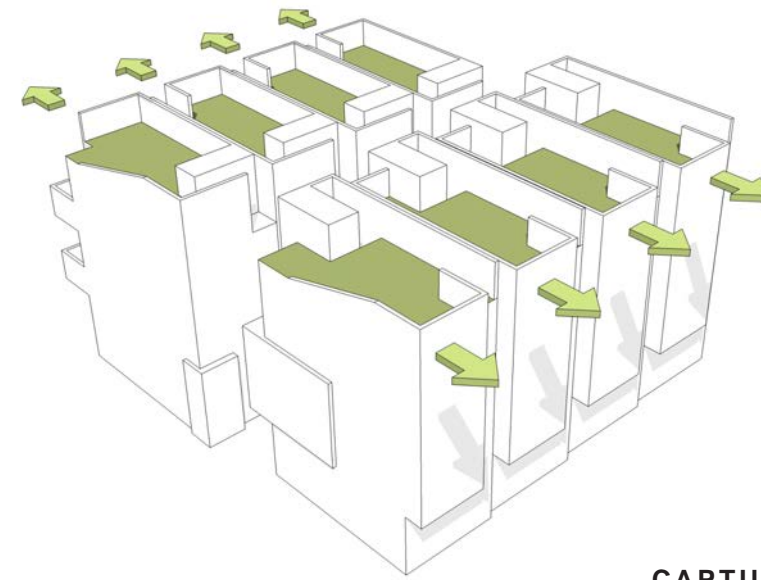
CS2-B, PL3-A-1-D



**OPEN SPACE**

All eight units have front yards that sit a couple of risers down from the common walkway, providing valuable ground-level amenity area and creating transitional spaces between the public and private realm.

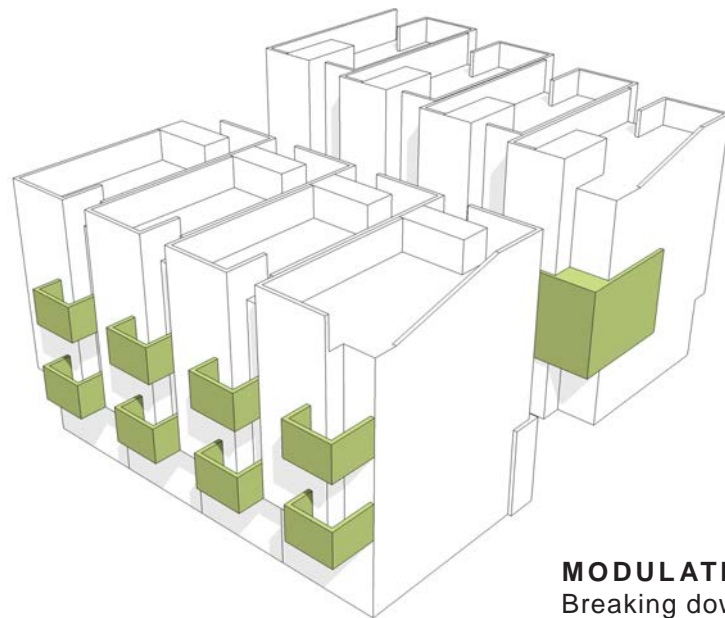
PL1-C, DC3-B



**CAPTURING VIEWS**

Roof decks with unobstructed views are provided for all units, due to the stairs being pulled to the center of the site and access to the roof decks being provided via partially exterior stairs.

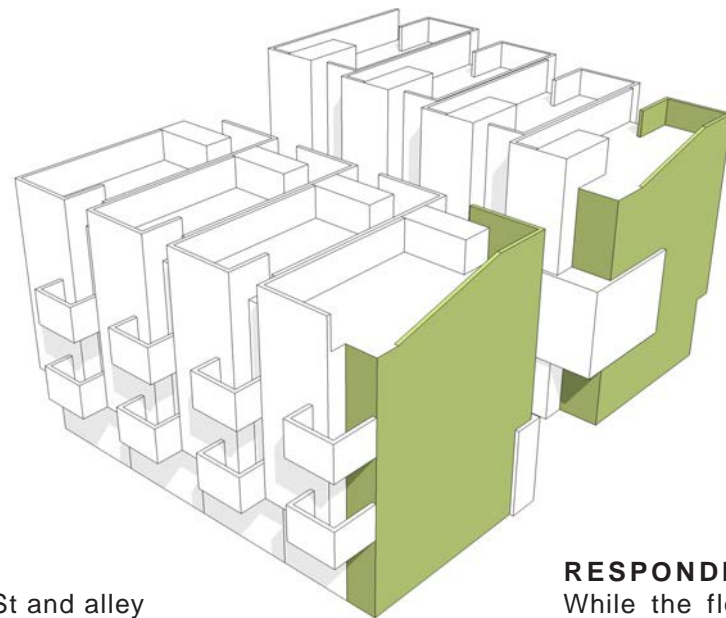
DC2-A, PL1-C



**MODULATION**

Breaking down the NW 85th St and alley facades with modulation and material choices is a high priority for this project. Part of that modulation is provided by private decks on the west units and a kitchen volume on the east units, all clad in wood.

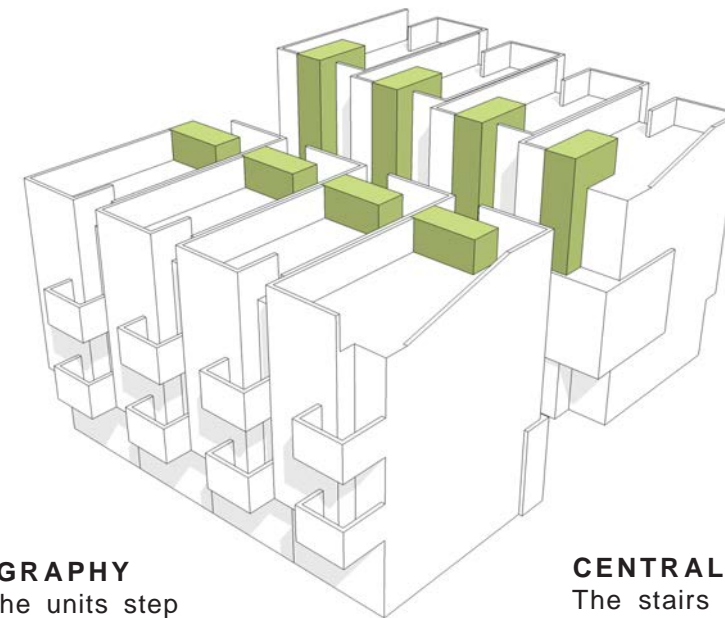
DC2-A, B, C



**RESPONDING TO TOPOGRAPHY**

While the floor heights of the units step down with the existing topography, the form of the building also angles down at the roof level, reducing mass and reinforcing the project's response to existing site conditions.

CS1-C, CS2-D

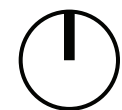
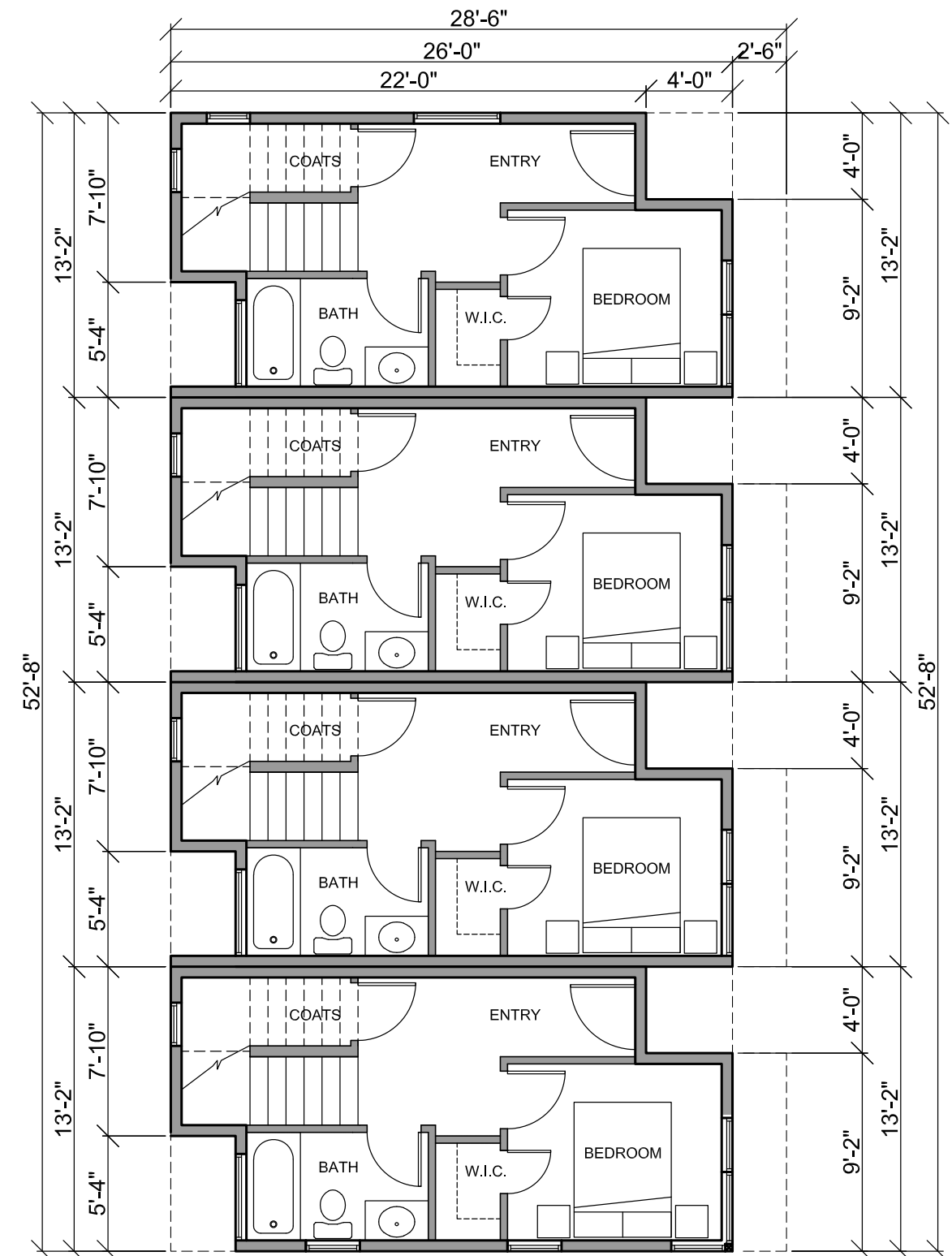
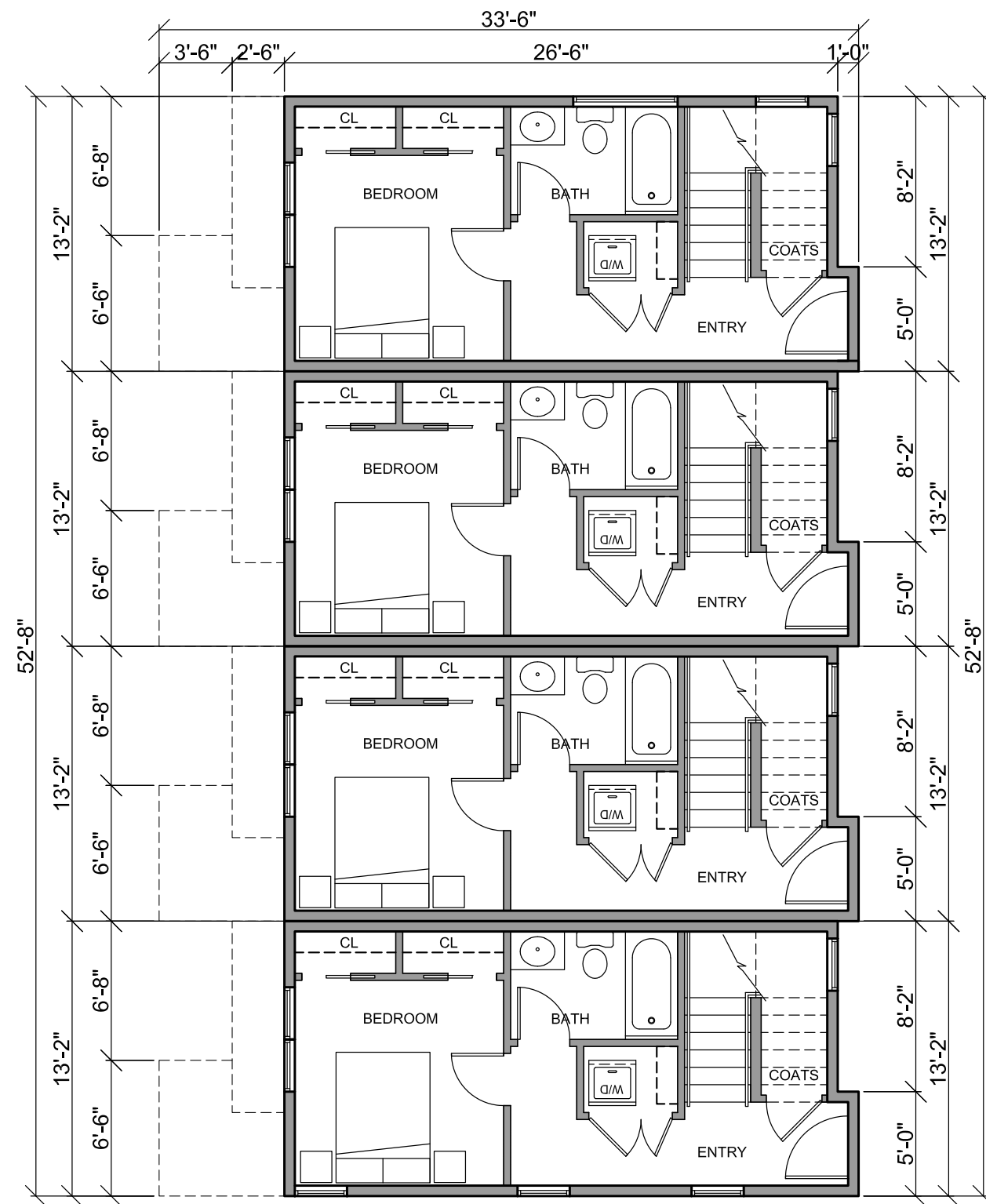


**CENTRAL STAIRS**

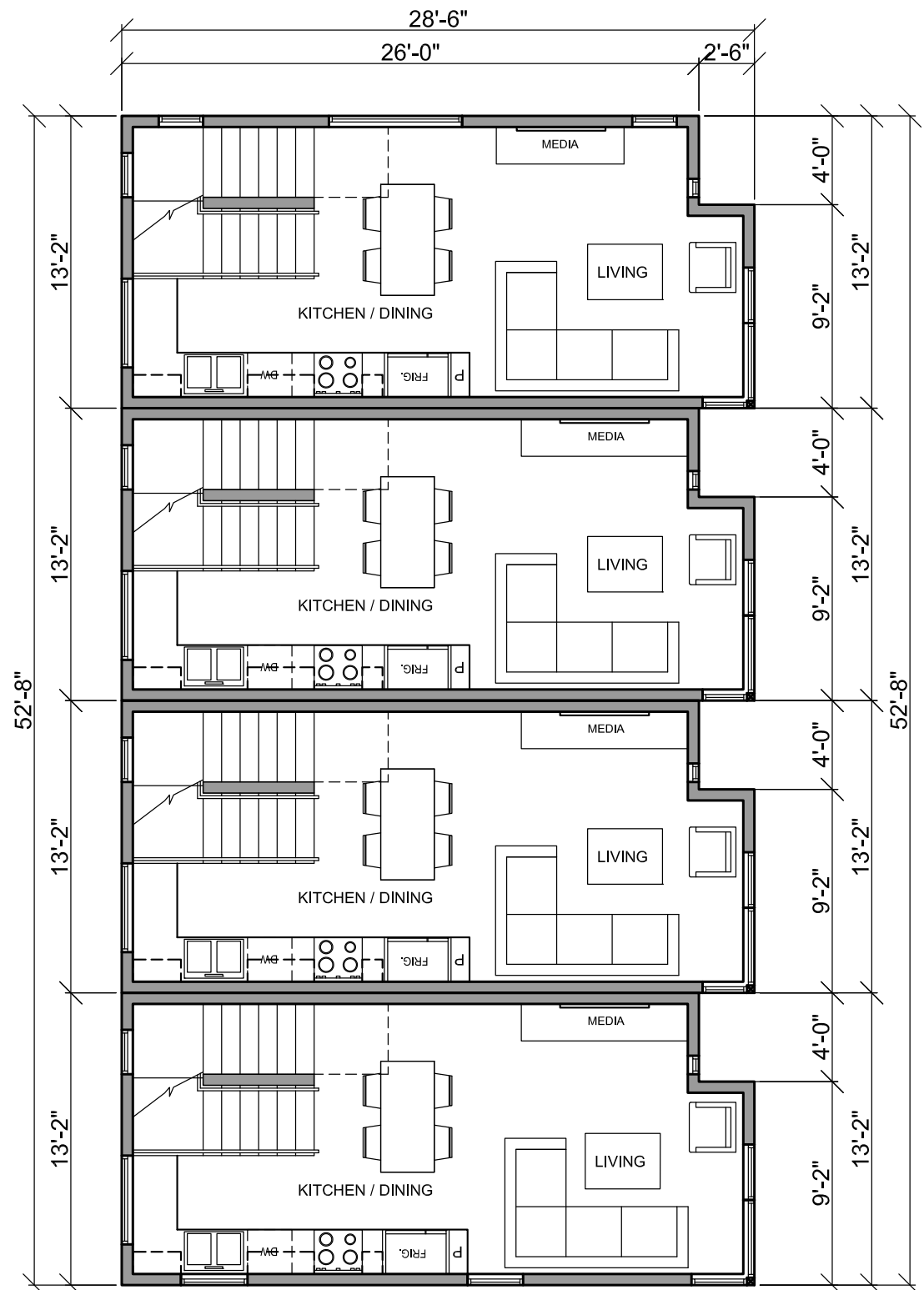
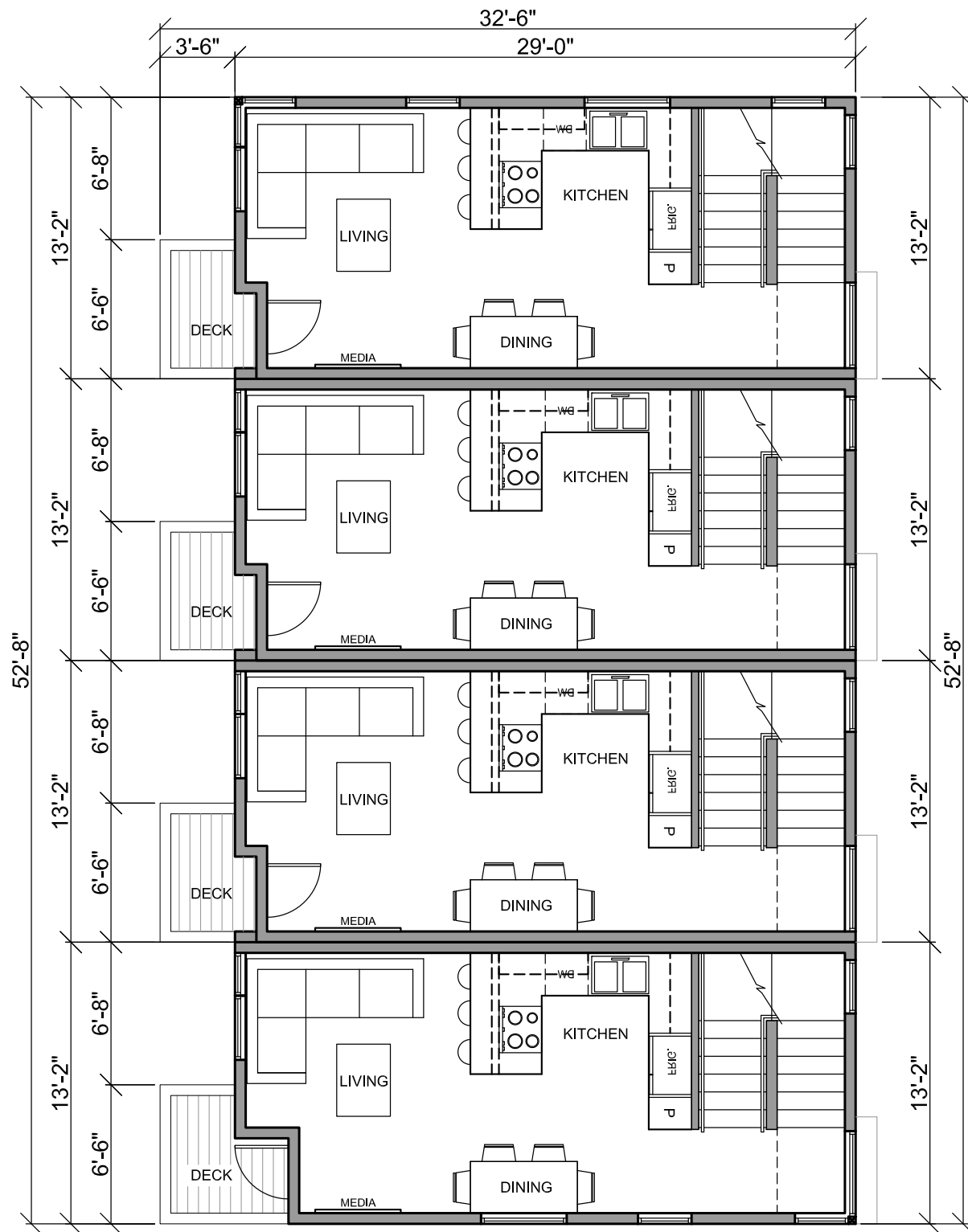
The stairs of all units are pulled to the center of the site, reducing bulk and massing at all site edges. Access to roof decks is provided via partial exterior stair, so no portion of the stair extends above parapet height.

CS1-B, DC2-A

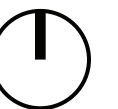
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	D. Plants and Habitat	Incorporate on-site natural habitats and landscape elements such as native plant species and vegetation.	Plantings will be provided in side yards, front yards, at unit entries, and along common walkways. Plants will be a combination of native and drought tolerant species.
CS2. Urban Pattern and Form	Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.	D. Height, Bulk, and Scale	Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.	The units are proposed to step with the existing ~11.5 ft of grade change across the site. At the roof level, exterior stairs provide access to the roof deck and parapet walls are angled down to reduce massing.
PL1. Open Space Connectivity	Complement and contribute to the network of open space in the surrounding area.	B. Walkways and Connections	Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	All units have front yards oriented to the east. These yards will contain a combination of hardscaping and landscaping to enliven the facades and add texture to the ground level pedestrian experience.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate for pedestrians.	A. Accessibility B. Safety and Security D. Wayfinding	Add features to connect pedestrians throughout the sloped site, such as exterior stairs and various landing or ground surfaces.	As the project is proposed to step with topography, a series of walkways and stacked block retaining walls are proposed to navigate the grade change and provide opportunities for yards, landscaping, and informal seating elements.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level.	A. Entries C. Residential Edges	Individual entries should be scaled and detailed appropriately to provide for a more intimate and personal type of entry.	Orienting the entries towards 16th Ave NW shields pedestrians from the busy vehicular traffic along NW 85th St and creates an opportunity for a quieter, more private entry experience.
PL4. Active Transit	Incorporate design features that facilitate active forms of transportation such as walking, biking, and transit.	A. Entry Locations and Relationships B. Planning Ahead for Bicyclists C. Planning Ahead for Transit	Provide safe and convenient access points for all modes of travel.	Pedestrian access occurs from 16th Ave NW and a common walkway from NW 85th St. Units are oriented to the east to shield them from the busy traffic along 85th. Vehicular access occurs at the rear of the site from the alley.
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site.	A. Arrangement of Interior Uses B. Vehicular Access and Circulation C. Parking and Service Uses	Choose locations for vehicular access, service uses, and delivery areas that minimize conflict; using existing alleys for access.	Vehicular access occurs at the rear of the site, from the alley. Trash enclosures are proposed in the north side yard, minimizing visibility from both street edges. Trash pickup will occur at the alley.
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 Facade Composition C. Secondary Arcitectural Features D. Scale and Texture E. Form and Function	Design all building facades considering the composition and architectural expression of the building as a whole. Add depth to facades where appropriate by incorporating balconies, canopies, awnings, and decks.	The primary goals of this project are to step with existing topography and reduce massing; and to use modulation and secondary architectural elements to break down all facades, particularly those facing NW 85th St and the alley.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	A. Building-Open Space Relationships B. Open Spaces Uses and Activities C. Design	Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.	All units have front yards that are a couple of risers down from the common walkway, providing a transitional space between public and private, while still maintaining a visual connection to the common walkway with chances for interaction.
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 B. Signage C. Lighting D. Trees, Landscape, and Hardscape Materials	Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	Highly textured and weather appropriate materials are proposed for this project, including lap siding, wood, and Viroc, a type of cement fiber board. Highly textured materials help this project read well from both a pedestrian level and from long distances.

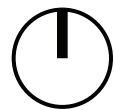
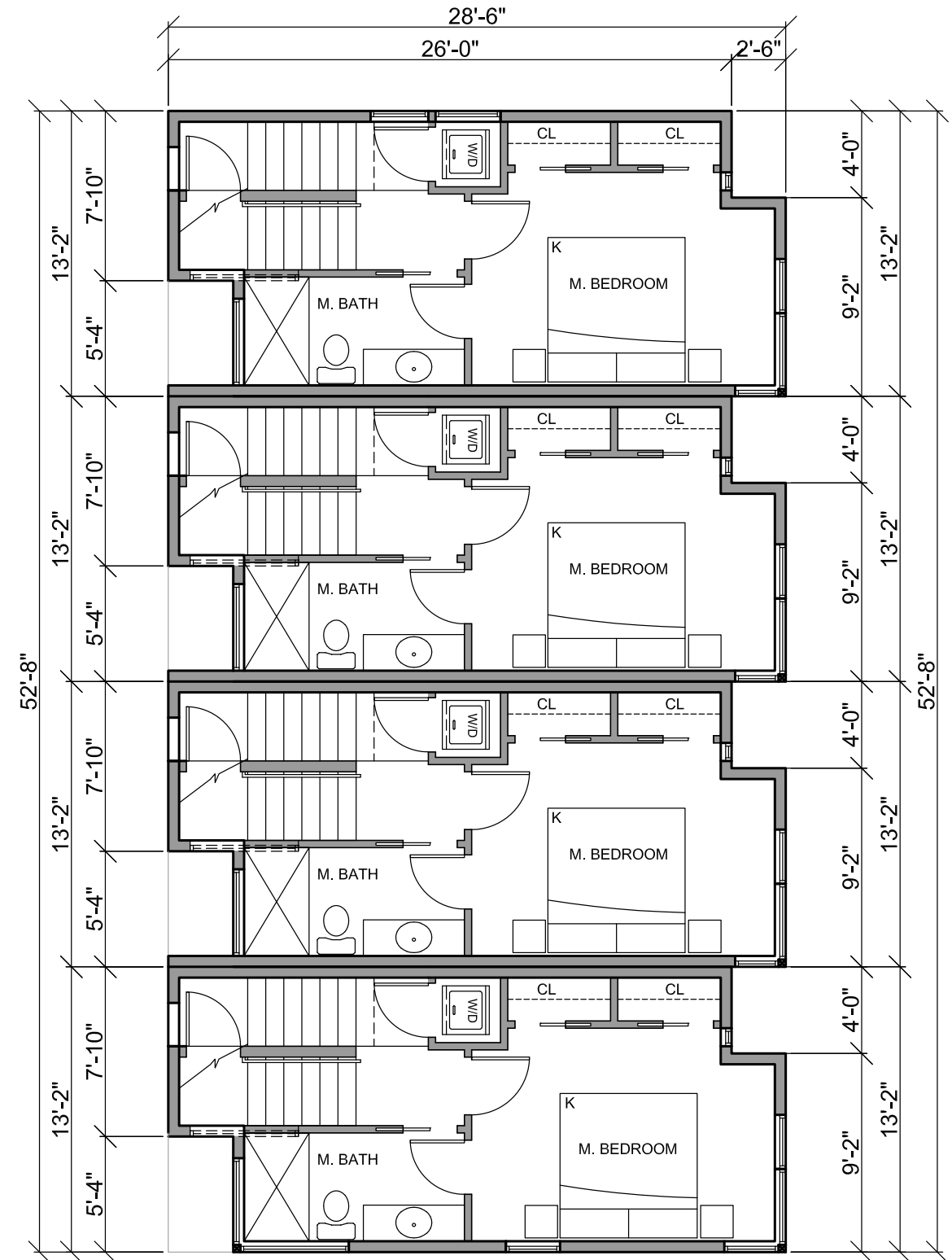
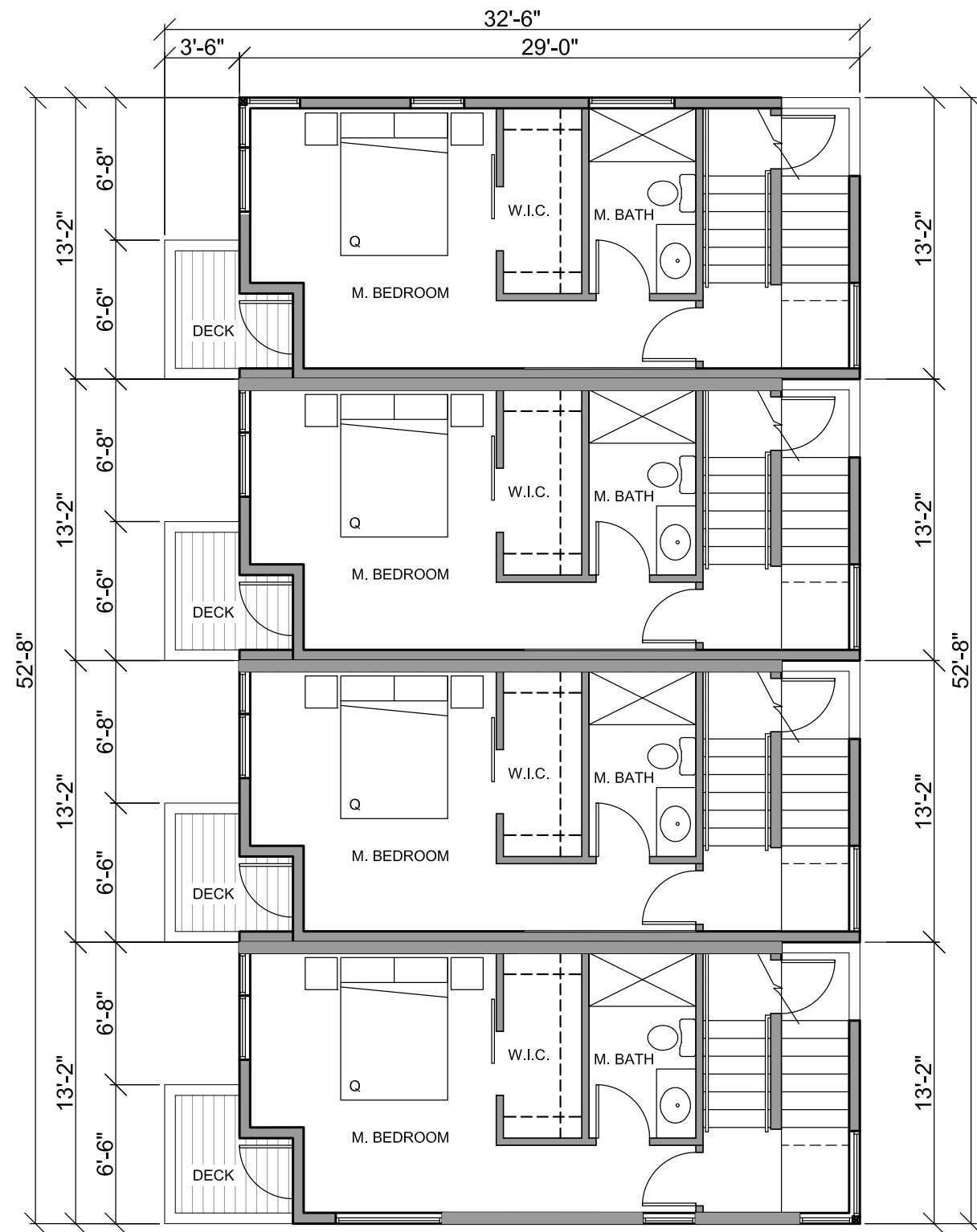


FIRST FLOOR PLANS



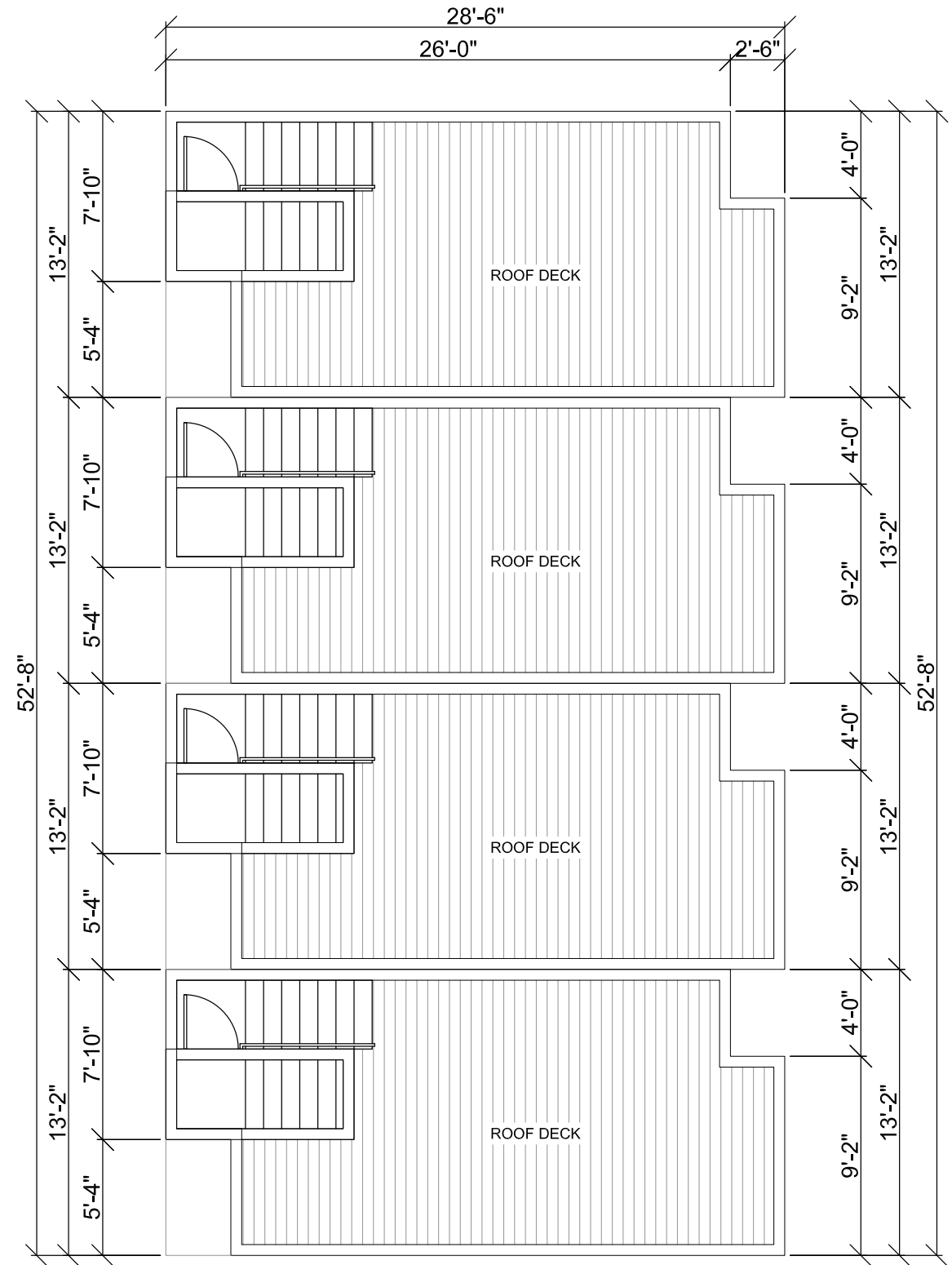
SECOND FLOOR PLANS



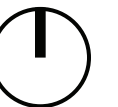


THIRD FLOOR PLANS





ROOF PLANS



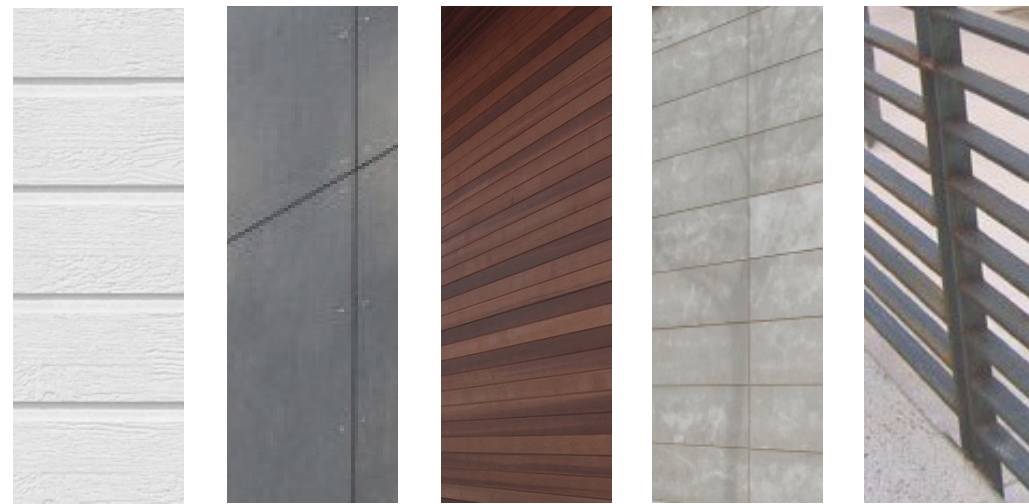


EAST ELEVATION - 16TH AVE NW



SOUTH ELEVATION - NW 85TH ST

**MATERIAL PALETTE**



- ① LAP SIDING
- ② HARDIE PANEL
- ③ CEDAR
- ④ VIROC
- ⑤ OPEN METAL RAILING

**PROPOSED MATERIALS**

The material palette for this project seeks to capture a neutral, highly textured, modern aesthetic. Primary cladding materials are lap siding, hardie panel, and Viroc, a cement fiber board panel with the look of concrete. The textured nature of Viroc allows the buildings to read well from both a pedestrian perspective and long distances. Accent materials are open metal railing and a wine-stained shade of wood for warmth and texture.



EAST ELEVATION - COURTYARD

TH 8 TH 7 TH 6 TH 5



WEST ELEVATION - ALLEY

TH 4



NORTH ELEVATION

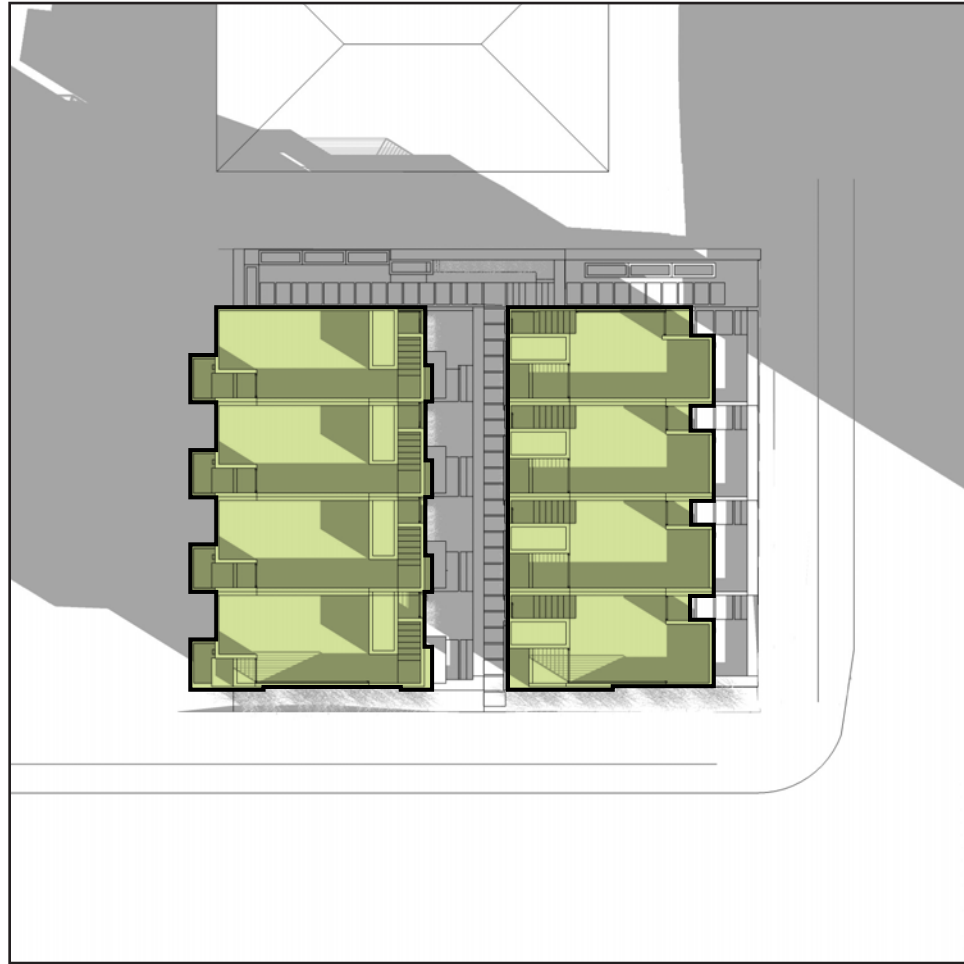
TH 4 TH 3 TH 2 TH 1



WEST ELEVATION - COURTYARD



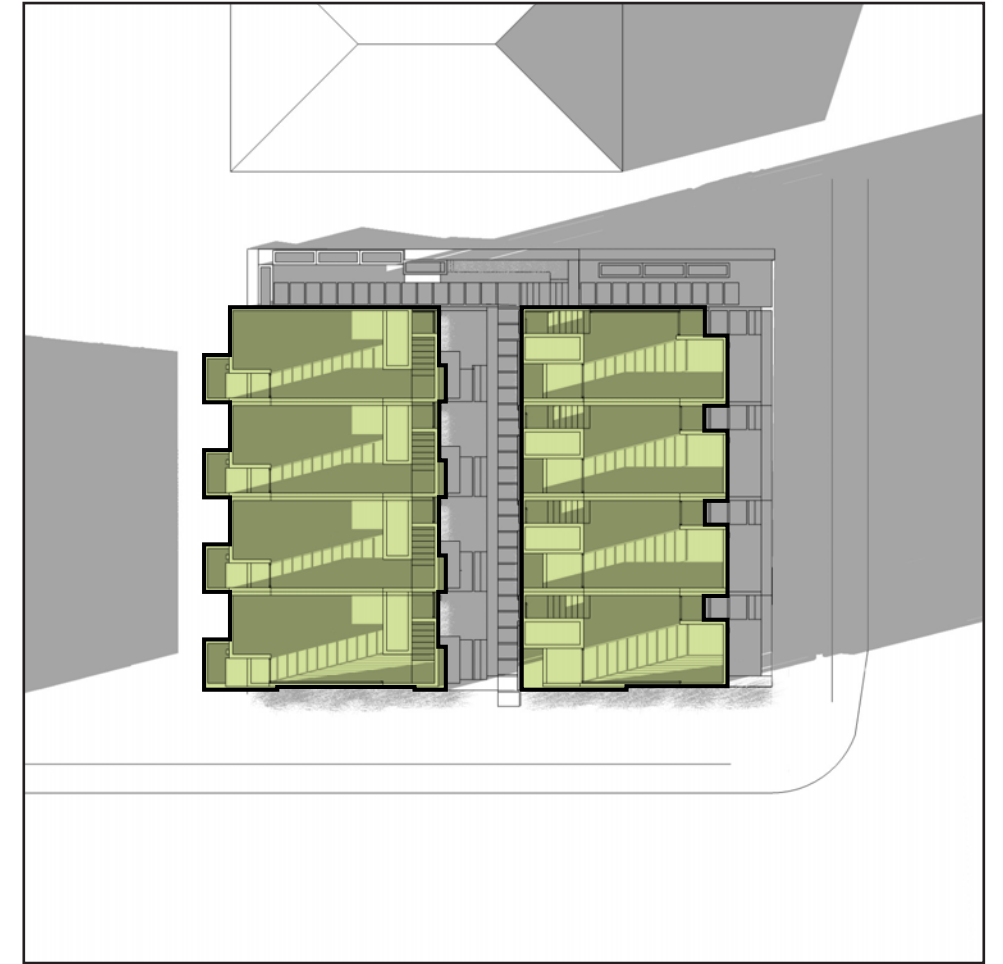
NORTH PRIVACY STUDY



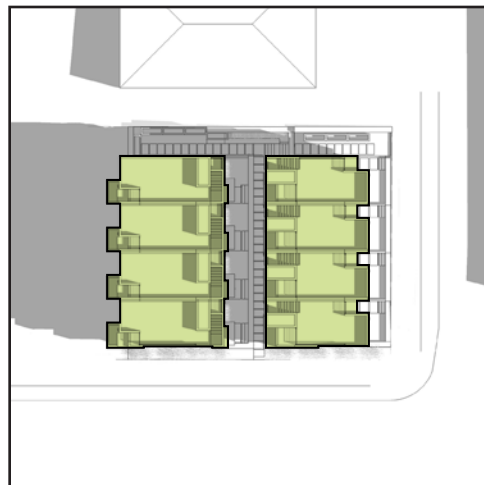
MARCH / SEPTEMBER 21, 9 AM



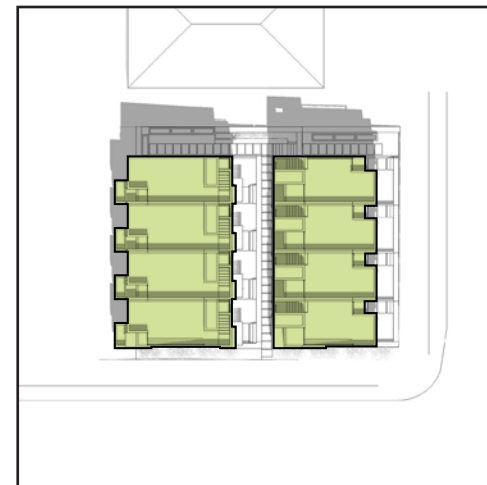
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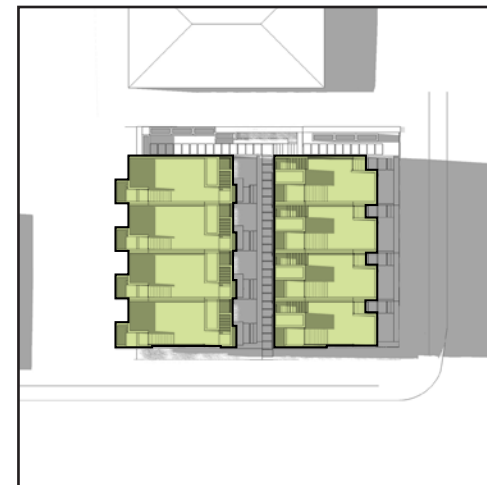
MARCH / SEPTEMBER 21, 5 PM



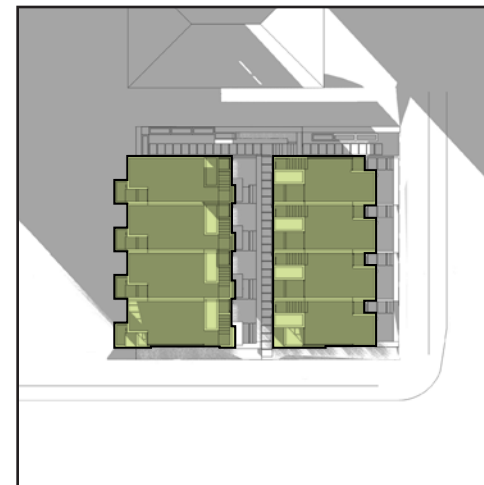
JUNE 21, 9 AM



JUNE 21, 12 PM



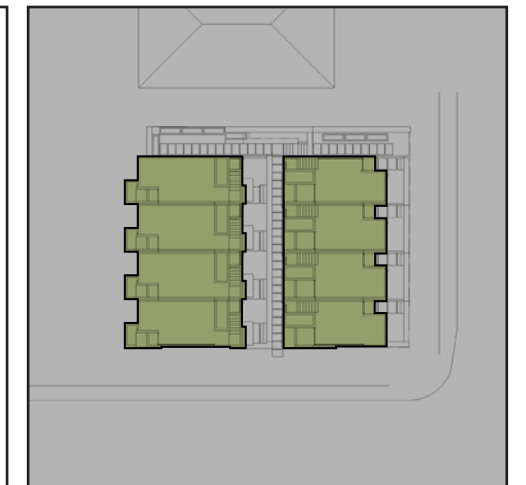
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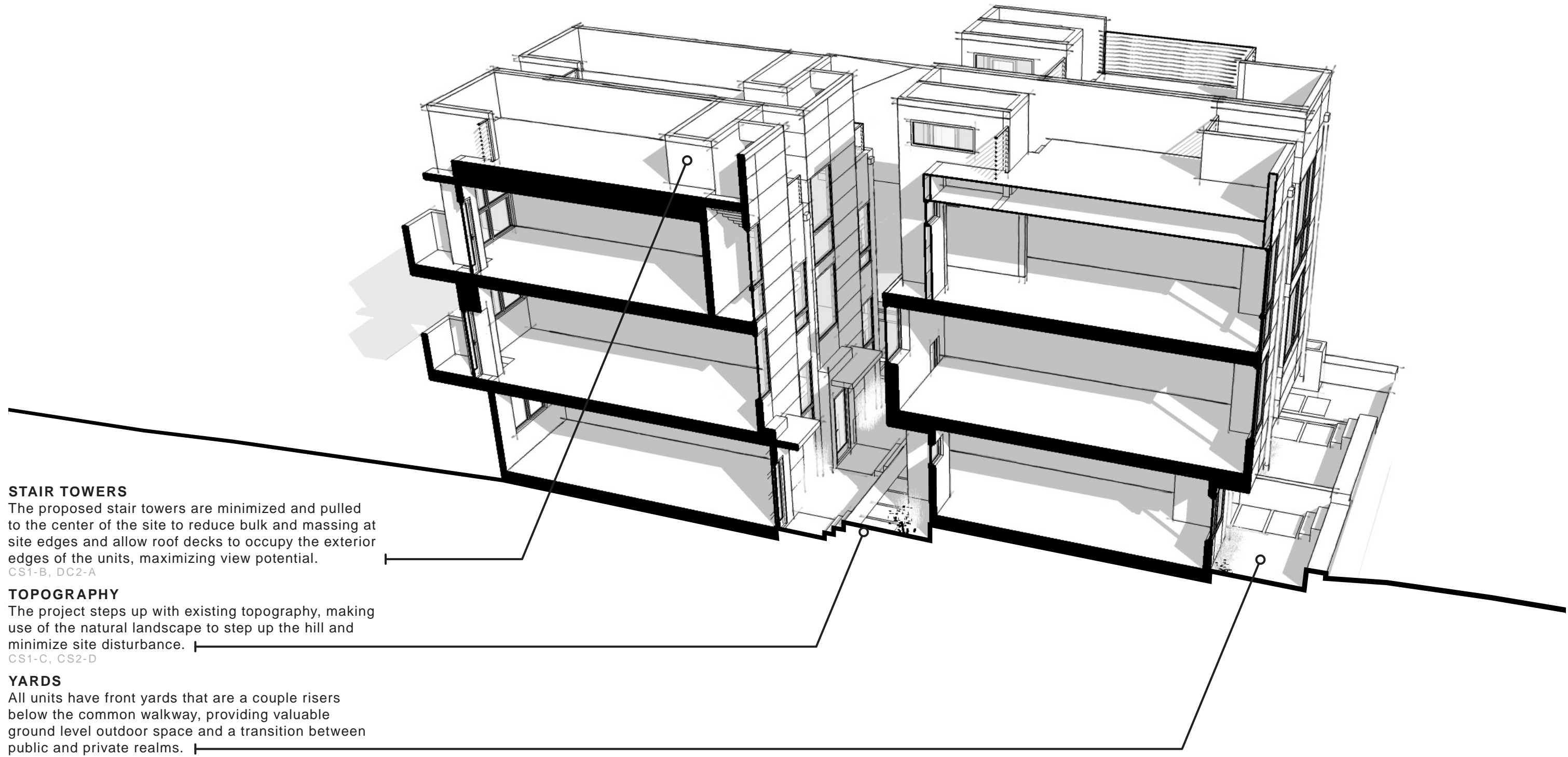
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



**STAIR TOWERS**

The proposed stair towers are minimized and pulled to the center of the site to reduce bulk and massing at site edges and allow roof decks to occupy the exterior edges of the units, maximizing view potential.

CS1-B, DC2-A

**TOPOGRAPHY**

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

CS1-C, CS2-D

**YARDS**

All units have front yards that are a couple risers below the common walkway, providing valuable ground level outdoor space and a transition between public and private realms.

PL1-C, DC3-B

EAST-WEST SECTION THROUGH SITE

**HEIGHT, BULK, & SCALE**

Stair towers are pulled to the center of the site so they aren't visible from the street edges. Units step with topography to respond to existing site conditions and create an enjoyable pedestrian experience.

**MATERIALS**

Materials are neutral but highly textured to enhance the experience both from street level and from long distances.

**WINDOW STRATEGY**

Large window groupings facing the street provide light and views to the interior of the units and "eyes on the street".

**ENTRIES**

Units face 16th Ave NW, the quieter of the two streets, in order to provide a safer and more private entry experience.



VIEW FROM NORTHEAST CORNER OF SITE ON 16TH AVE NW



VIEW FROM SOUTHEAST CORNER OF SITE ON NW 85TH ST



VIEW FROM NW 85TH ST INTO CENTRAL COURTYARD





VIEW FROM SOUTHWEST CORNER OF SITE ON NW 85TH ST



AERIAL VIEW