

STREAMLINED
DESIGN
REVIEW

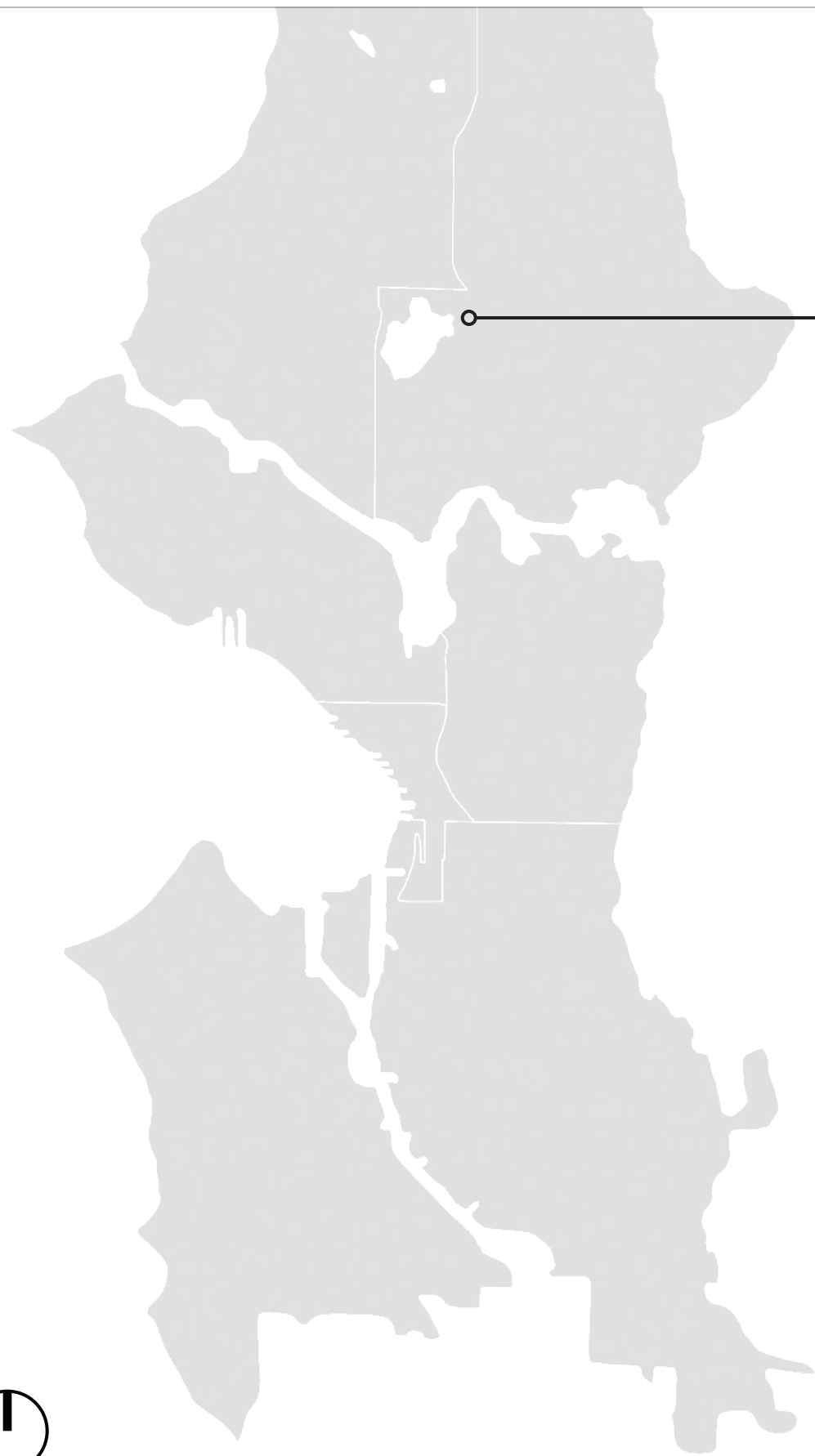
DCI # 3028734
7215 5th Ave NE
Seattle, WA 98115

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PROJECT SITE

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VICINITY MAP

DEVELOPMENT OBJECTIVES

The project proposes the construction of 5 new townhouse units with 4 small parking stalls provided in garages at the south edge of the site, adjacent to the alley. The west two townhouses are within the LR3 zone and are three story units of 1200 and 1300 square feet. The three east units are within the NC2-40 zone and will contain four stories ranging from 1300 sf to 1800 sf. The proposed townhouses promote thoughtful density in Seattle while responding to the existing contemporary character and scale of the Green Lake neighborhood.

NEIGHBORHOOD CUES

Located two blocks east of Green Lake Park and within walking distance of the commercial businesses along E Green Lake Way N and Woodlawn Ave NE, this project will provide density in an area targeted for growth by the City of Seattle, and more importantly, provide housing options in a very desirable area to live. Numerous new and established small businesses, retail shops and restaurants are located within a five minute walk. The Green Lake Public Library along with a variety of both public and private schools are located in the area. Green Lake Park, a five minute walk to the entrance, provides a plethora of recreational opportunities as well as a community center and theater within the park’s boundaries. The site also has quick access to the amenities of the Roosevelt neighborhood by both foot (~15 minutes) and bike (<10 minutes) and will make the Link Light Rail accessible to residents of Green Lake when it opens in 2021. In the meantime the site is within 1,300 feet of bus stops at NE Ravenna Blvd and Woodlawn Ave NE that provide frequent transit services on buses 45, 62 and 316 to Golden Gardens, the University of Washington (and the stadium light rail station), Sand Point, Meridian Park and downtown Seattle.

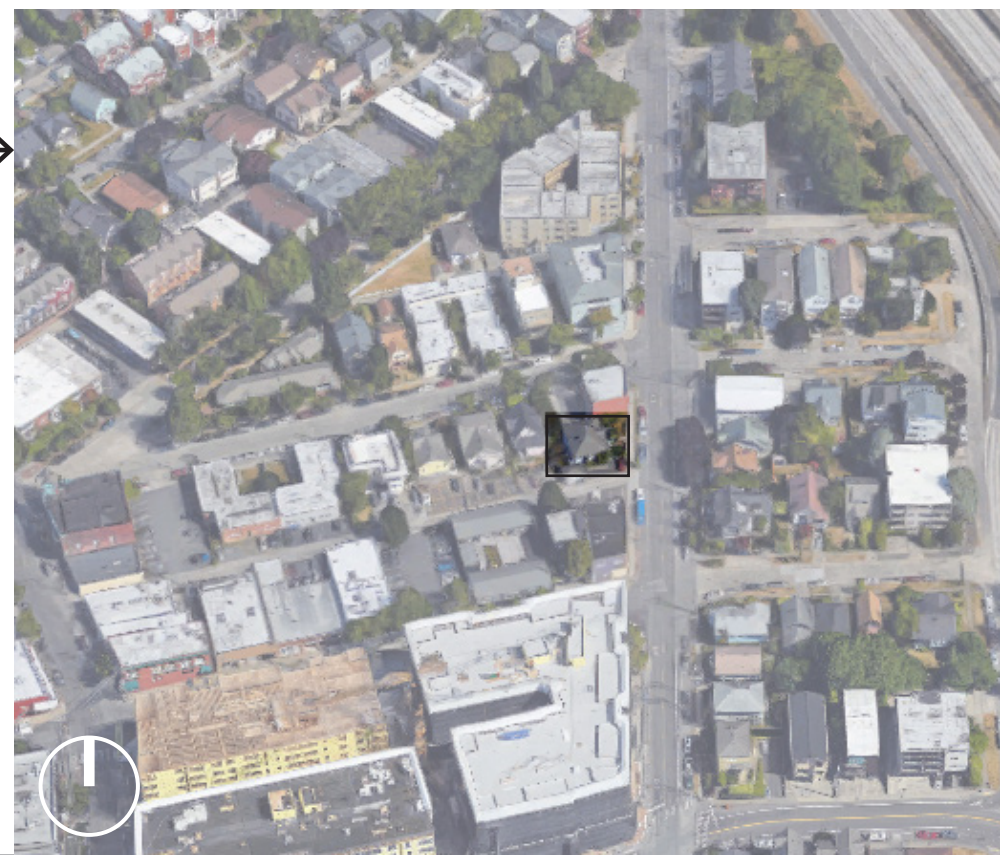
The existing buildings surrounding the site are a mix of smaller scale commercial buildings, single family homes dating from the early 1900’s, apartment buildings from the 1940’s and 50’s and new townhouse developments constructed within the last few years. The older homes are predominantly clad in shingle and lap siding while the mid-century apartment buildings are mainly constructed of brick. Newer developments have utilized a mix of brick and cementitious panel in commercial and apartment applications, while smaller scale residential projects have commonly used a mix of cementitious panel, lap and wood siding.

EXISTING SITE

The existing site (APN 952810-1560) is located at 7215 5th Ave NE in the Green Lake neighborhood. The property is approximately 3,743 SF and has an approximate grade change of 5 feet from the northeast corner to the southwest. The lot is trapezoidal in size, approximately 70.5’ along the north, 60’ along the west and 54’ along the south. It is located on the west side of 5th Ave NE with a paved alley immediately to the south and is situated between NE 73rd to the north and NE 72nd to the south. Currently there is a single family residence on the site that will be demolished. The site has two adjacent neighbors; a single family residence to the west and a two story commercial building to the north. (The parcel to the north will be developed with five rowhouses under SDCI #6581270.) Immediately opposite the site, across 5th Ave, is a single family residence and to the south of the site, across the alley, is a two story commercial building. Two existing fan palm trees (*washingtonia filifera*) are located on the site and will be removed.

ZONING AND OVERLAY DESIGNATION

The project site is split zoned; LR3 for the western 30’ and NC2-40 for the eastern 40.5’. LR3 zoning continues to the west for six parcels before stepping up to NC2P-65 and also begins again along the east side of 5th Ave NE. NC2-40 zoning continues to the north for two parcels before stepping down to LR3. Immediately to the south (across the alley) the zoning is NC2P-40, stepping up to NC2P-65 on the south side of NE 72nd Street. The site is located in the Green Lake Residential Urban Village and is located in an area providing frequent transit service. Therefore, no parking is required.

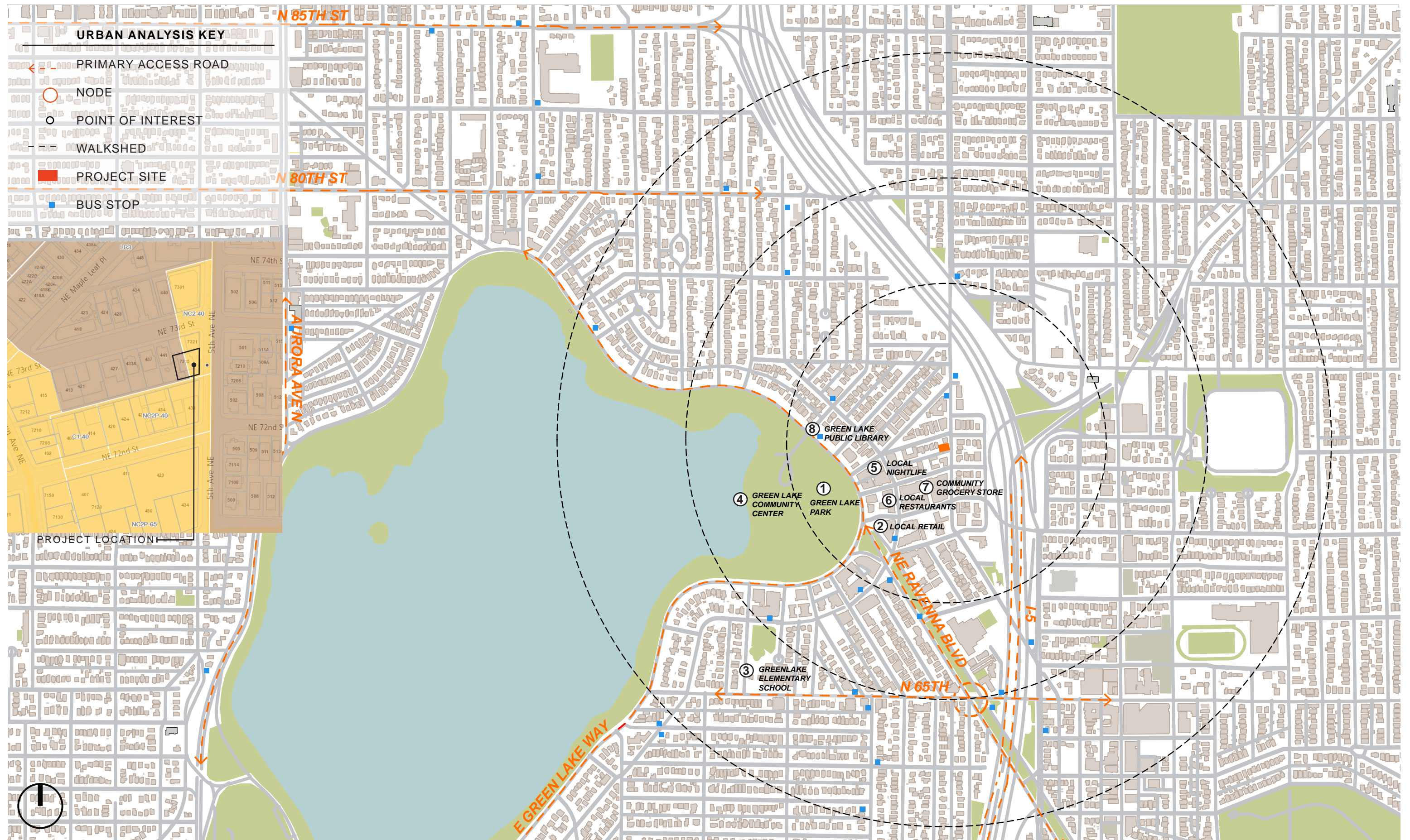


SITE LOCATION
7215 5TH AVE NE
SEATTLE, WA 98115

ZONING SUMMARY
Zone: LR3, NC2-40
Overlay: Green Lake Residential Urban Village
ECA: None

PROJECT PROGRAM
Site Area: 3,743 SF
Number of Residential Units: 5
Number of Parking Stalls: 4
Approx. FAR (Overall) = 6,200 SF

ADJUSTMENTS REQUESTED
Facade Length
SMC 23.45.527.B.1





1 GREEN LAKE PARK



4 GREEN LAKE COMMUNITY CENTER



5 LOCAL NIGHTLIFE



6 LOCAL RESTAURANTS



2 LOCAL RETAIL



3 GREEN LAKE ELEMENTARY SCHOOL



7 COMMUNITY GROCERY STORE



8 GREEN LAKE LIBRARY BRANCH

SITE



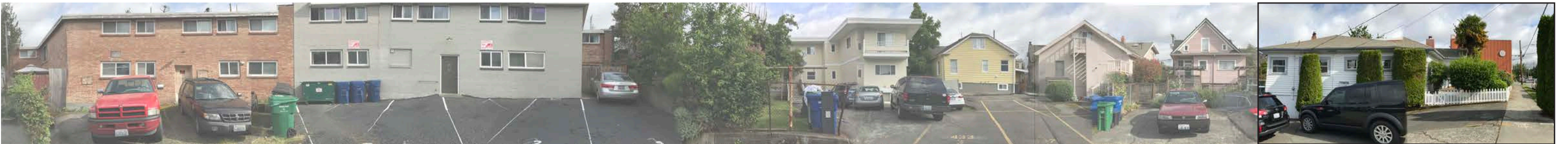
STREET LOOKING WEST (A)

ACROSS FROM SITE



STREET LOOKING EAST (B)

SITE



ALLEY LOOKING NORTH (C)

ACROSS FROM SITE



ALLEY LOOKING SOUTH (D)

EXISTING SITE CONDITIONS

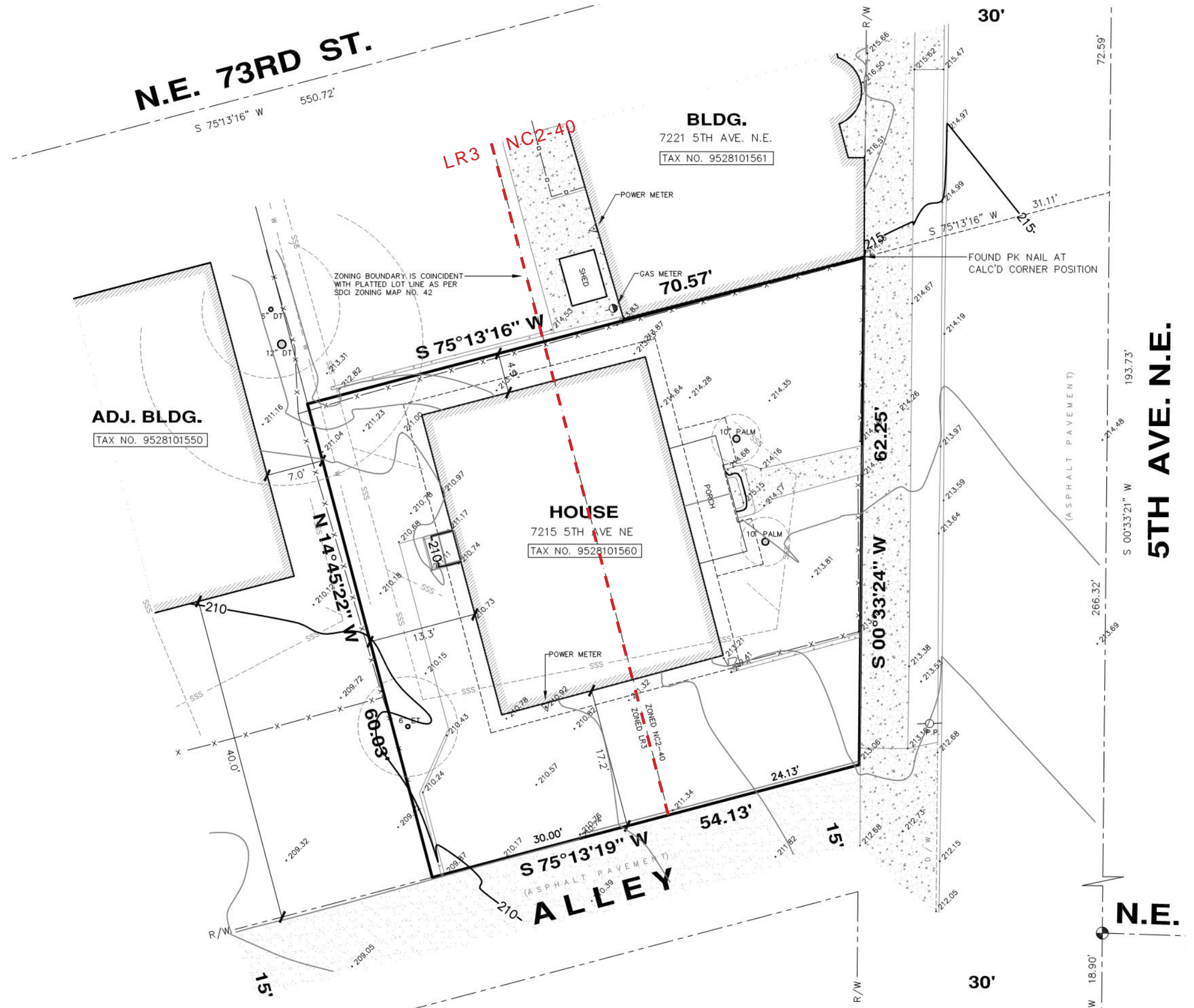
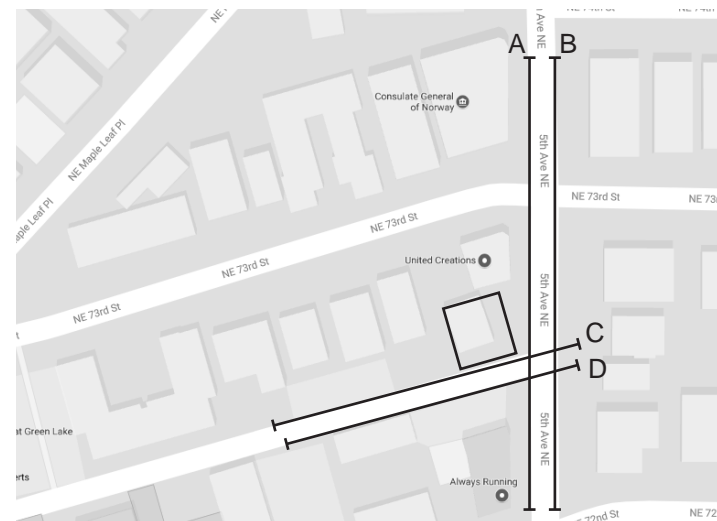
The project is located at 7215 5th Ave NE in the Green Lake neighborhood. The property is 3,743 SF in area and has an approximate grade change of 5 feet from the northeast corner to the southwest. The lot is trapezoidal in shape, measuring approximately 70.5' along the north, 60' along the west and 54' along the south. It is located on the west side of 5th Ave NE with a paved alley immediate to the south. The alley is 15' wide and requires a 6" alley dedication on the project parcel. The project site is split zoned; LR3 for the western 30' and NC2-40 for the eastern 40.5'.

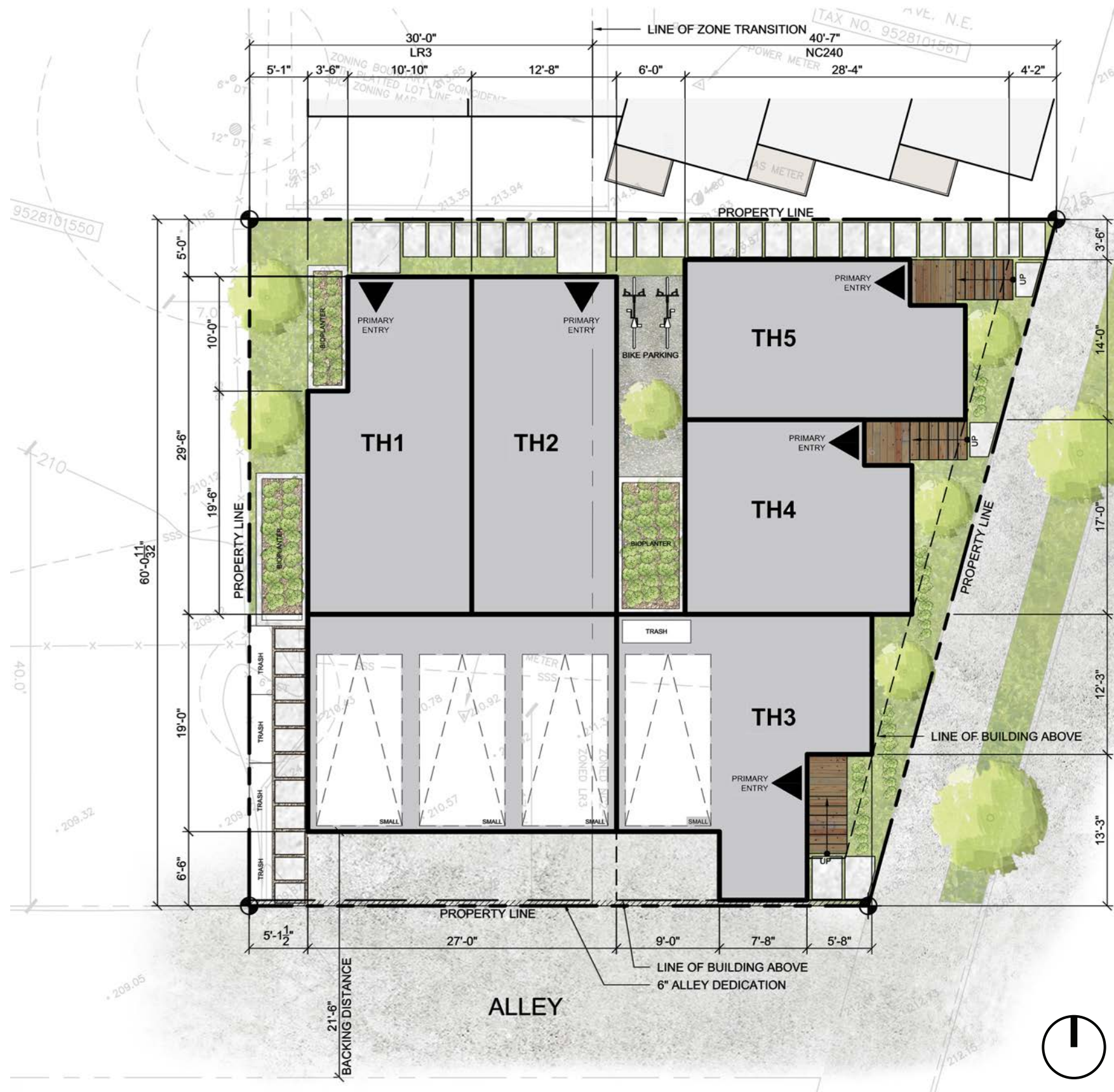
Currently there is a single family residence on the site that will be demolished. Two existing fan palm trees (Washingtonia filifera) have been identified as non-exceptional by the project arborist and will be removed.

LEGAL DESCRIPTION

LOT 5 AND 6, EXCEPT THE NORTH 40 FT. THEREOF, AS MEASURED ALONG THE WEST LINE OF LOT 6, BLOCK 34, WOODLAWN ADDITION TO GREEN LAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WA.

Tax Parcel No. 952810-1560





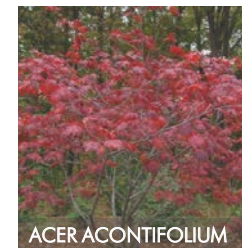
PROPOSED LANDSCAPE PLAN



KARL FORESTER GRASS



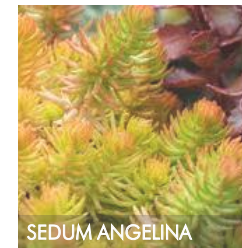
ACORUS GRAMINEUS OGN



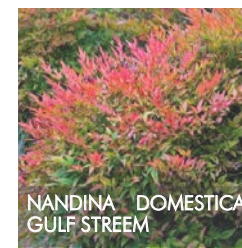
ACER ACONTIFOLIUM



CAREX EVERCOLOR EVERIL



SEDUM ANGELINA



NANDINA DOMESTICA GULF STREAM

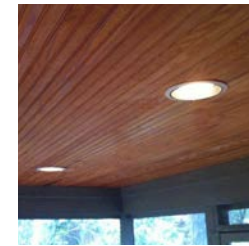
SITE PLANNING + LANDSCAPE APPROACH

The five proposed townhouses are arranged in two groups - three street facing with two behind. A single story garage is located to the south, adjacent the alley. The three street facing units have individual entries, raised approximately four feet above grade. Adjacent these entry stoops are shallow front yards landscaped with small trees, shrubs and ground cover to provide a transition between the public sidewalk and private entries and to enhance the pedestrian experience. A pathway is located along the north property line providing access to the rear townhouse entries. Ground cover and landscaping (where possible) will complement pervious paving along the pathway.

Non-infiltrating bioretention planters will be used to mitigate the on-site storm water and are located along the west edge of the site and in the building separation and will be planted accordingly. Additionally, the building separation will hold two bicycle parking spaces along with a small tree and shade tolerant landscaping. Solid waste storage is located along the west property line adjacent the alley. Both this and the parking area will contain pervious paving materials.

PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians and vehicles, facilitate easy way-finding 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 and solid waste storage area. Sconce lighting will be provided at each unit entry, at each garage door and along pathways. Recessed can lighting will be provided within the building cantilevers at the street facing units. Lighting will be shielded and directed away from adjacent properties.



① RECESSED CAN LIGHTS (SOFFIT)



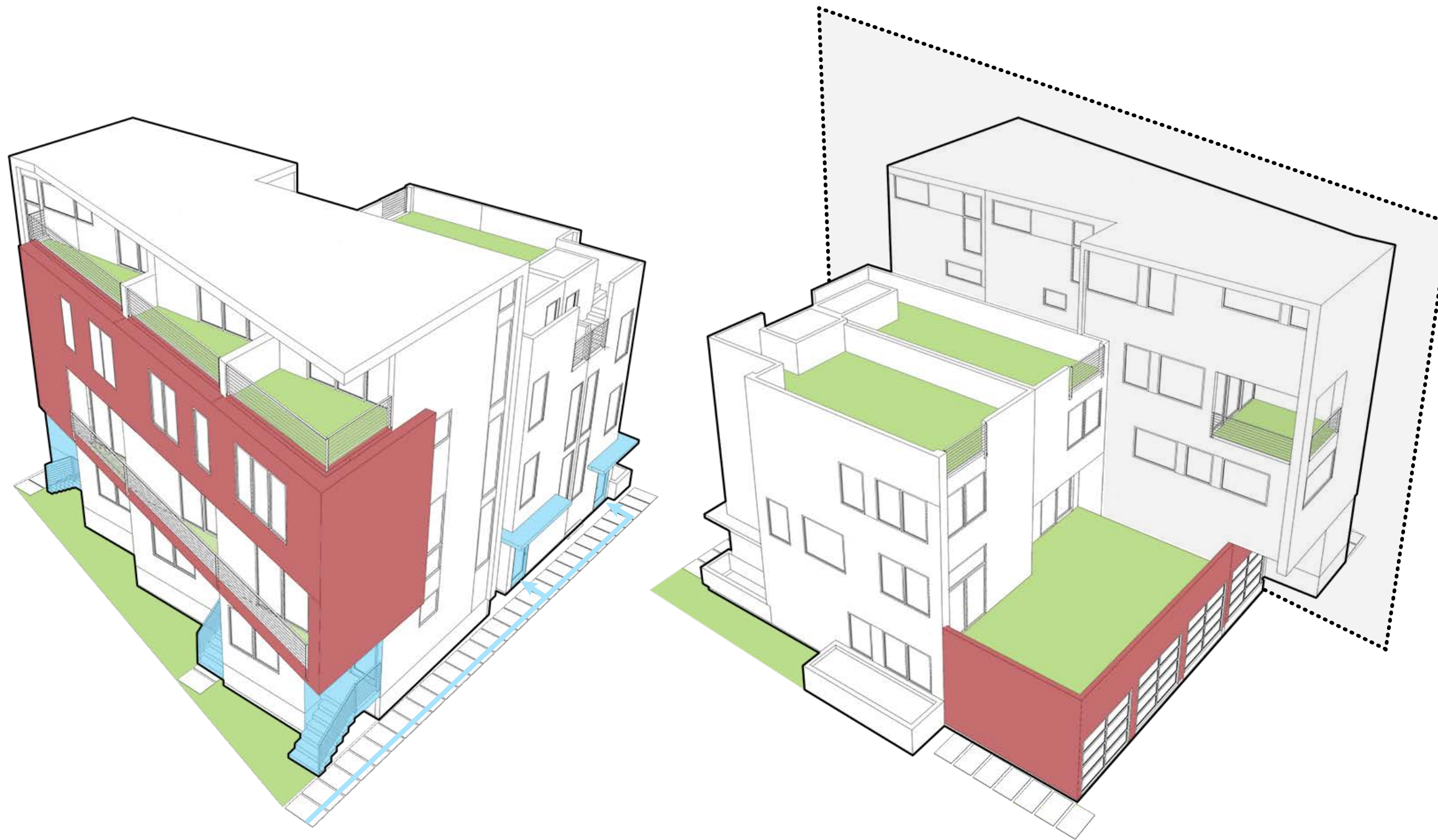
② EXTERIOR SCONCES



PROPOSED LIGHTING PLAN

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	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	1. Site Characteristics 2. Connection to the Street	The street facing units embrace the unusual trapezoidal shaped parcel by setting back at the ground floor to accommodate raised entries and landscaping while cantilevering the upper levels at an angle to follow the line created by 5th Ave NE. The cantilevered upper volume strengthens the street edge by aligning with the development to the north, while allowing for well defined private entries to the units.
		III. Streetscape Compatibility	ii. Multifamily Residential Areas	
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	1d. Design Objectives - Individual Entries to Ground-Related Housing	Individual unit entries along the street are raised for residents' privacy. Shallow front setbacks are landscaped to contribute to privacy and enhance the transition from the public sidewalk to private entry. Street facing entries are identifiable by unit modulation, stoops, and adjacent lighting. Rear unit entries are identifiable by hardscaping, signage and enlarged canopies visible from the street.
		II. Transition Between Residence and Street	i. Residential Buildings	
DC1. Project Uses and Activities	Optimized the arrangement of uses and activities on site.	B. Vehicular Access and Circulation	1. Access Location and Design	Parking has been located adjacent to the alley to minimize conflicts between vehicles and pedestrians. All parking is enclosed and the garage is setback from the building edge to minimize visual impacts. Solid waste storage is also located adjacent to the alley for ease of pick up and will be screened to minimize visual impacts from the street.
		C. Parking and Service Uses	2. Visual Impacts 4. Service Uses	
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	1. Site Characteristics and Uses 2. Reducing Perceived Mass	A two story-wood clad volume above a single story compositionally relates to the development to the north, creating a strong, uniform streetscape. The two story volume contains punched recesses for balconies, providing depth, with open metal railing breaking down the mass. Additionally, the fourth floor is setback from the building edge, providing depth, and open metal railing again serves to reduce the mass of the building. The wood siding and metal railing provide human scaled texture.
		B. Architectural and Facade Composition	1. Facade Composition	
		C. Secondary Architectural Features	1. Visual Depth and Interest	
		D. Scale and Texture	1. Human Scale 2. Texture	
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	1. Interior/Exterior Fit	A variety of outdoor spaces are provided throughout the project to enhance and extend the usability of interior program. Small street facing balconies at the second floor and deck above the garages extend the living areas for the units and provide a connection to the outdoors at this upper level. Roof decks at the rear units and decks at the fourth floor of the street-facing units provide additional outdoor living space with lake and territorial views to the west and east respectively.
DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials	1. Exterior Finish Materials	The project is composed of high quality, durable, climate appropriate materials - horizontal wood siding, 4" horizontal lap siding, painted cementitious panel, and open metal railing. Landscaping and hardscaping will be chosen to complement the architectural form, materials and location and use of the space.
		D. Trees, Landscape and Hardscape Materials	1. Choice of Plant Materials 2. Hardscape Materials	
		II. Exterior Finish Materials	ii. Special Material Requirements and Recommendations	

KEY: Citywide Design Guidelines **Green Lake Neighborhood Design Guidelines**



ZONE TRANSITION

The project parcel is split zoned with LR3 to the west and NC2-40 to the east. The project is organized such that three street facing units fall within the NC zone and rise to a height of 40'. The remaining two units are within the LR zone and maintain a 30' height limit which transitions to the parcel to the west, also zoned LR3..

CS2.B, CS2.II, DC2.A

ENTRY LOCATIONS

The street facing entries are raised 4' above grade to provide privacy from the street. Stoops and recesses provide entry individualization and wayfinding. The two rear units are located along a pathway and are signified by two large entry canopies that are visible from the street.

CS2.B, CS2.III, PL3.A, PL3.II

MASSING AND COMPOSITION

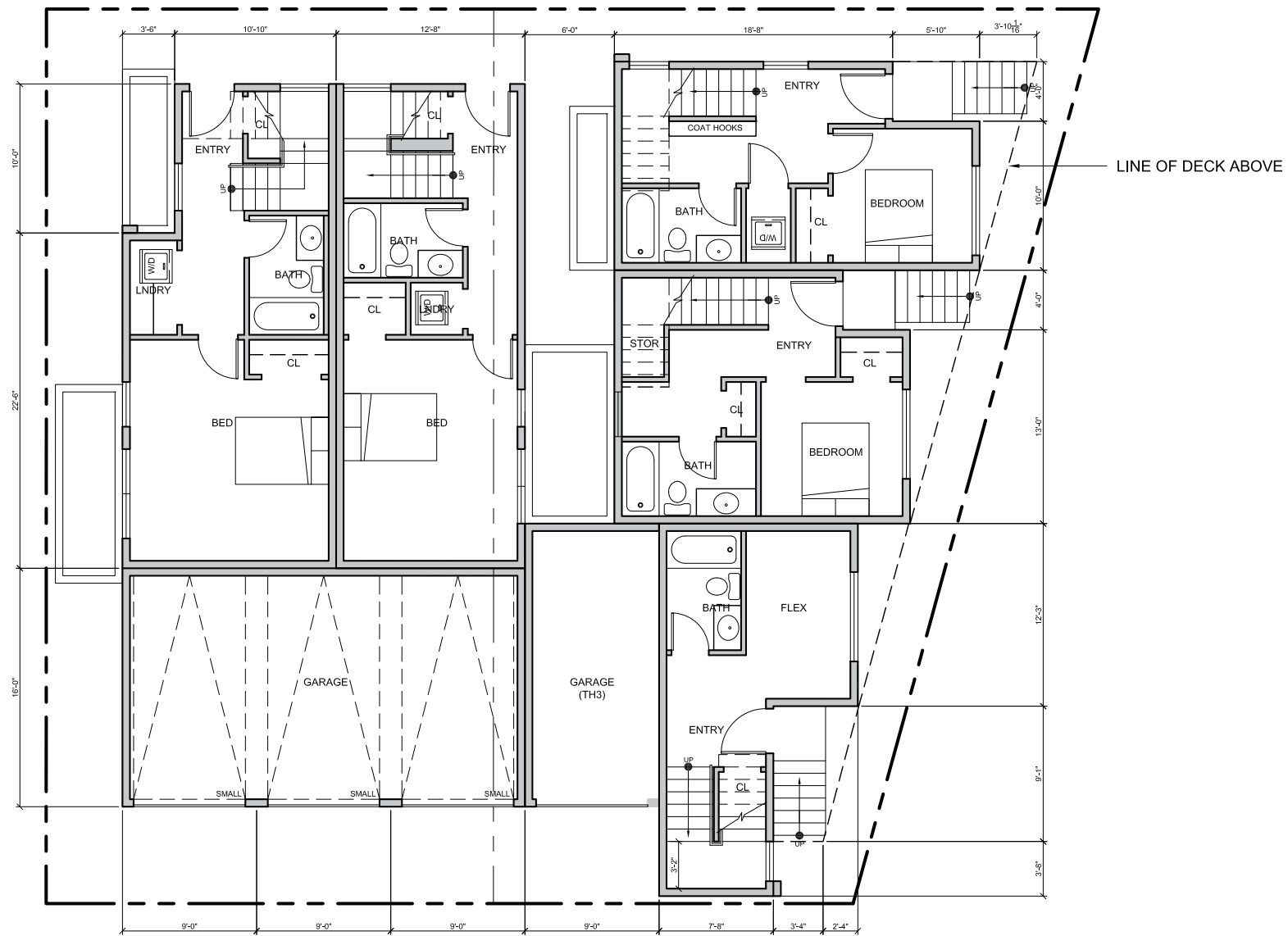
A two-story volume cantilevered above the ground floor compositionally ties the street-facing units together as it follows the line of 5th Ave NE and relates to the development to the north. A single story garage volume reduces the mass along the alley

DC2.A, DC2.B, DC2.C

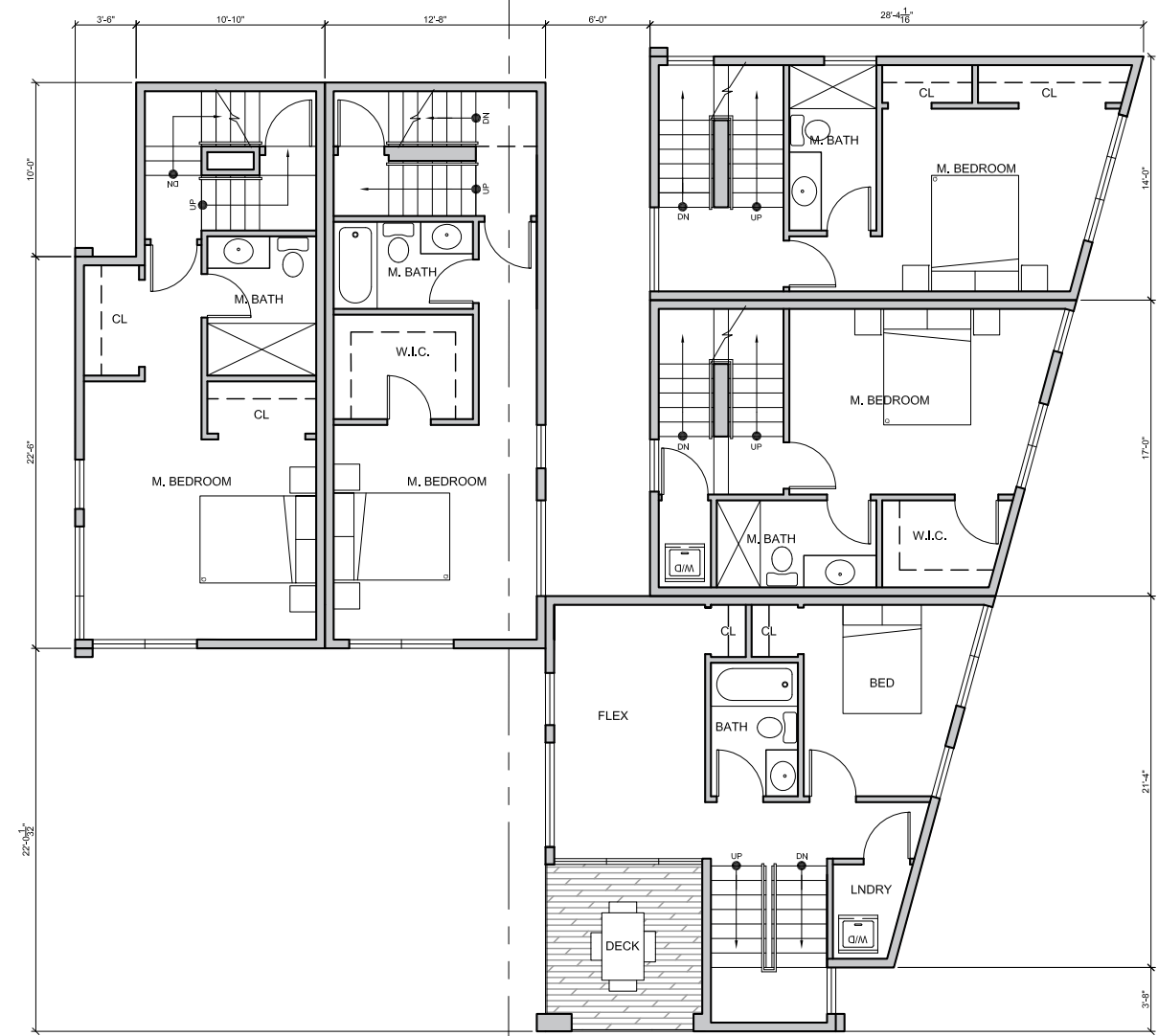
OUTDOOR SPACE

The project provides numerous outdoor spaces that complement and/or enhance the interior program. Ground level landscaping provides privacy, second and third story decks and balconies expand the living area and roof decks provide additional outdoor amenity space with Green Lake views to the west and territorial views to the east.

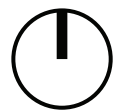
DC3.A



FIRST FLOOR PLANS

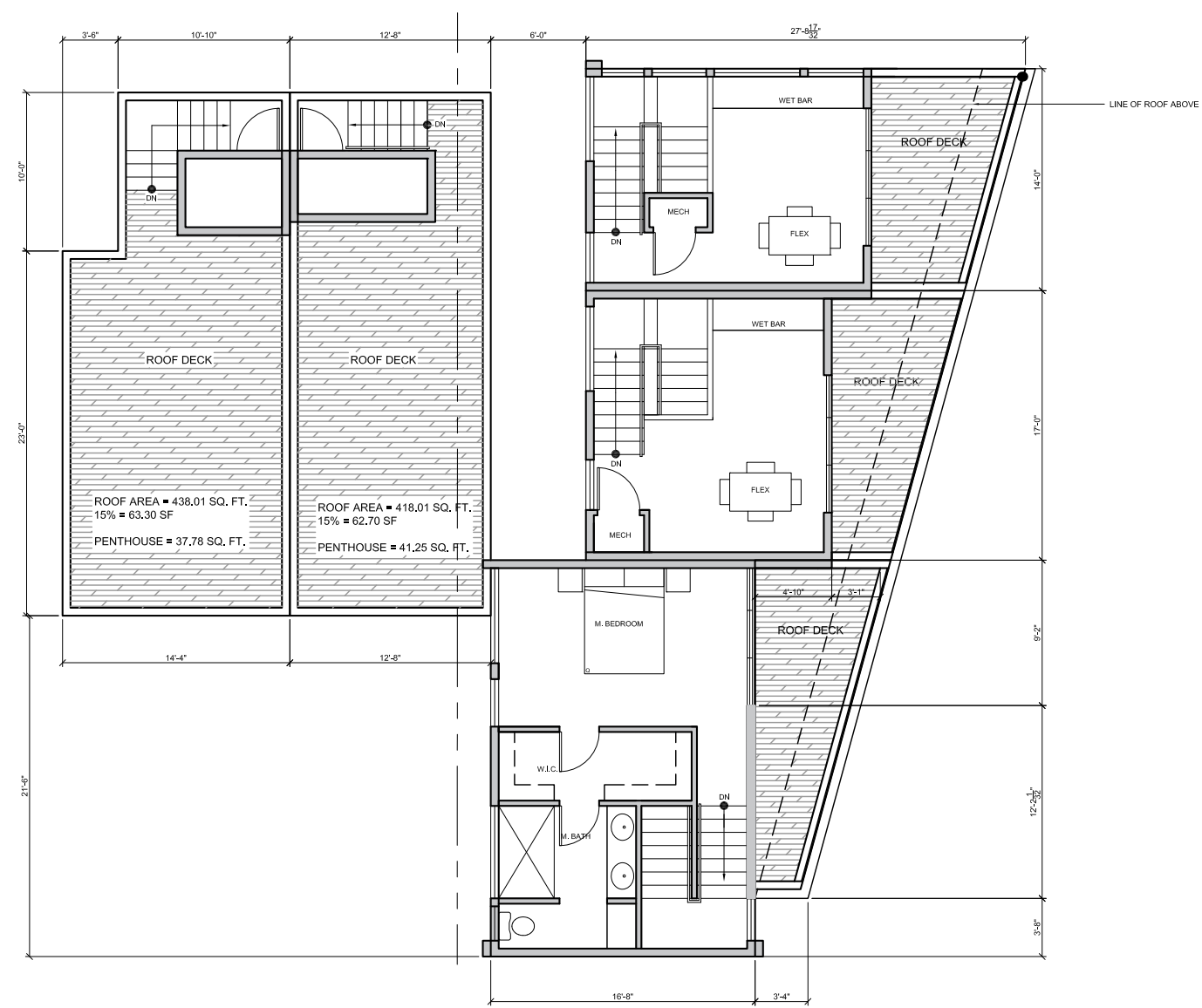


SECOND FLOOR PLANS

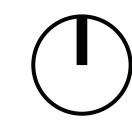




THIRD FLOOR PLANS



FOURTH FLOOR/ROOF PLANS





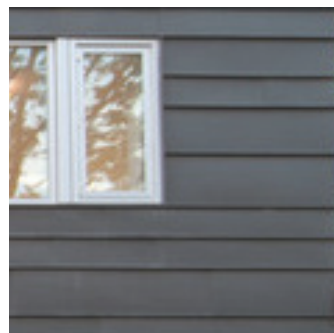
EAST ELEVATION



SOUTH ELEVATION

PROPOSED MATERIALS

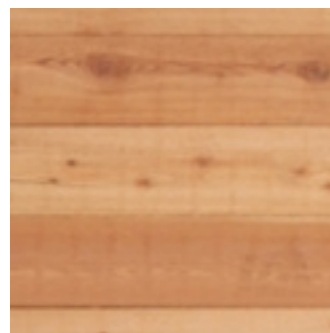
This project incorporates durable, high quality, textural materials throughout all units. White cementitious panel is used for a simple, clean, modern aesthetic at the building base (street-facing) and as an accent material between windows and at the facades visible from the alley. Horizontal cedar provides a warm, textural material and enforces massing and facade composition at the two-story upper volume facing the street and the single-story garage volume. Gray lap siding is used to reinforce the roof forms of the street facing elevations and as a clean, textural material at the rear units. Open metal railing is used strategically at upper level decks to break down the bulk and mass of the building and provide a textural human-scaled element.



① LAP SIDING



② CEMENTITIOUS PANEL



③ CEDAR SIDING



④ OPEN METAL RAIL



⑤ CONCRETE



WEST ELEVATION



NORTH ELEVATION



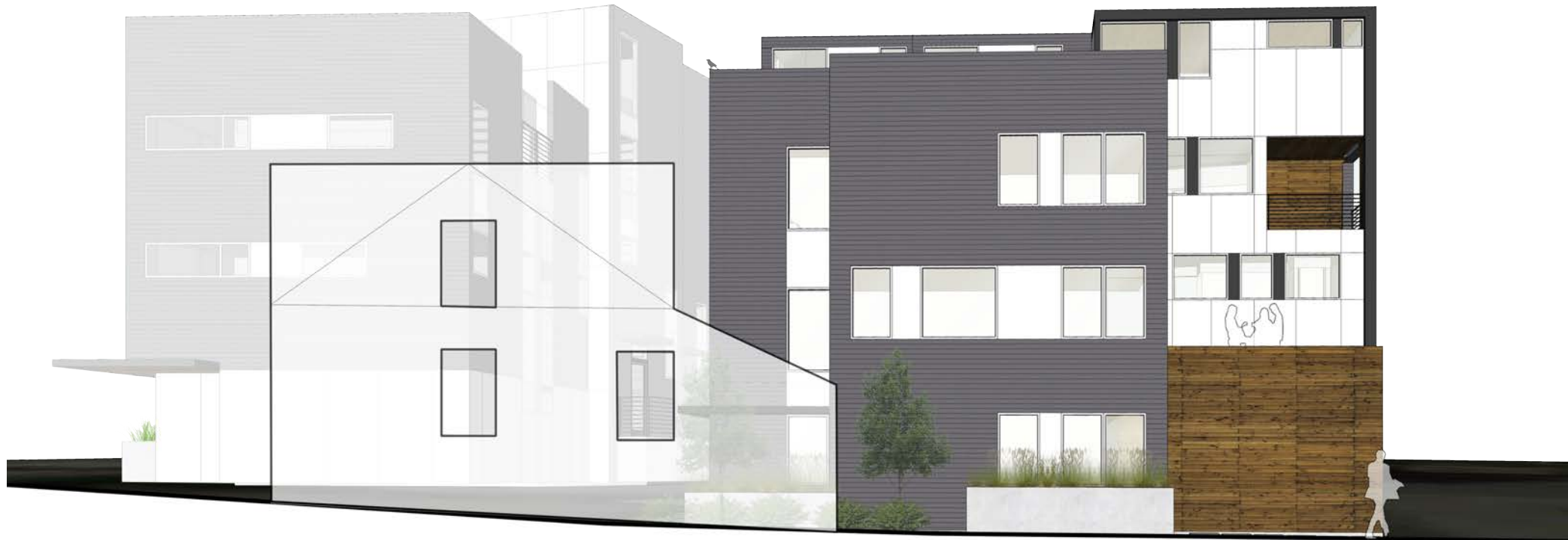
INSET WEST ELEVATION



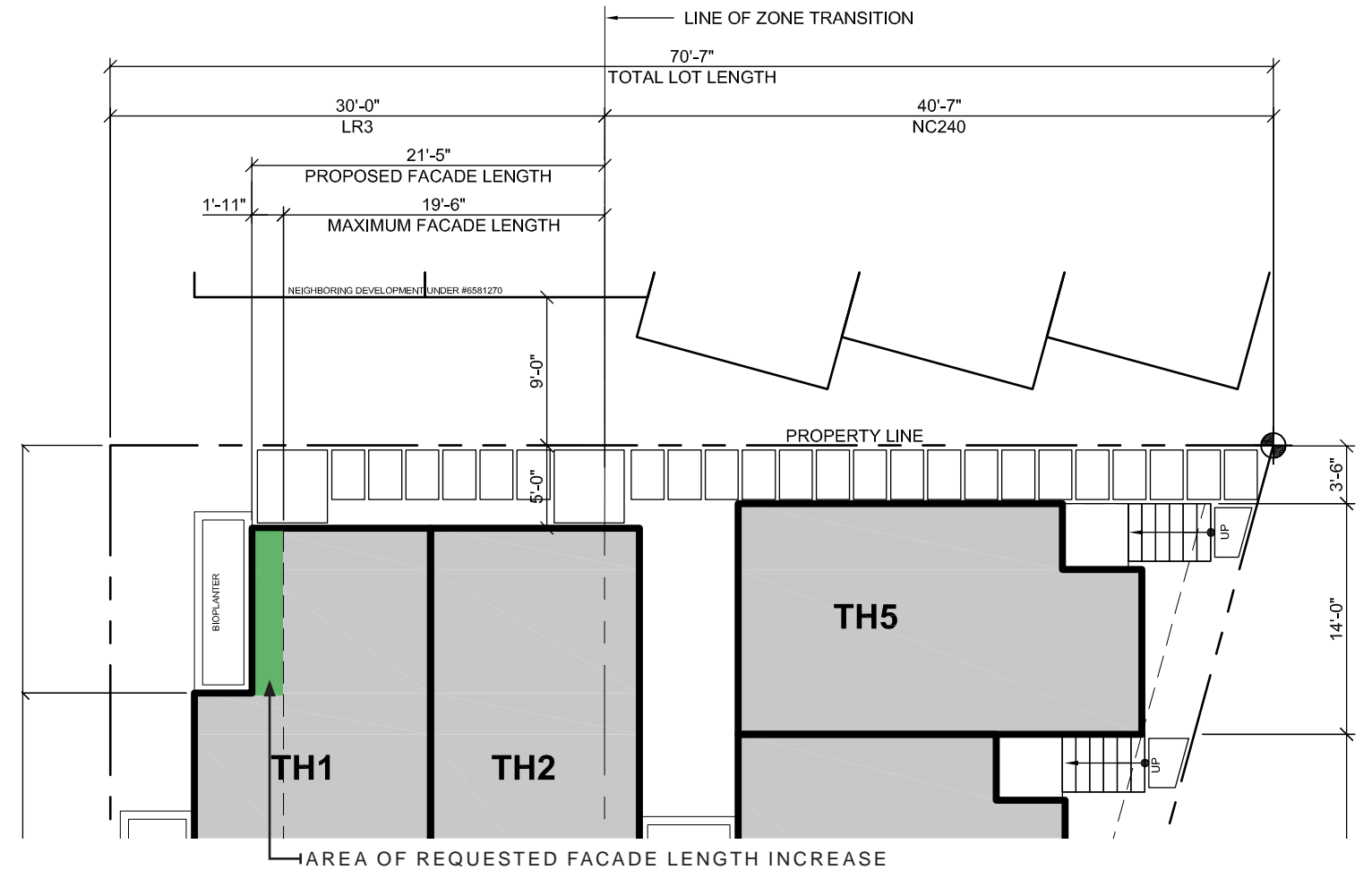
INSET EAST ELEVATION



PRIVACY STUDY - NORTH ELEVATION



PRIVACY STUDY - EAST ELEVATION

**DESIGN STANDARD:**

SMC 23.45.537.B: Maximum facade length in Lowrise zones

The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley shall not exceed 65 percent of the length of that lot line.

ADJUSTMENT REQUEST:

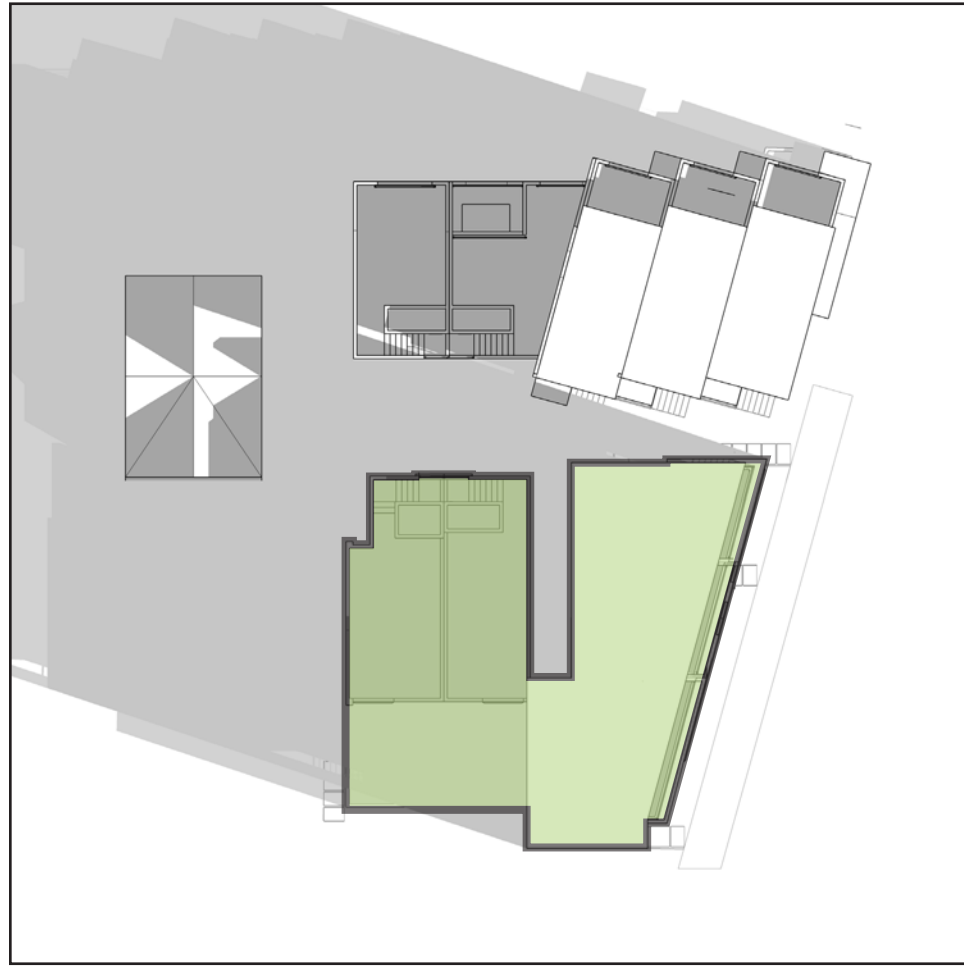
To increase the facade length by 9.8% (1.91') from 19'-6" to 21'-5."

RATIONALE:

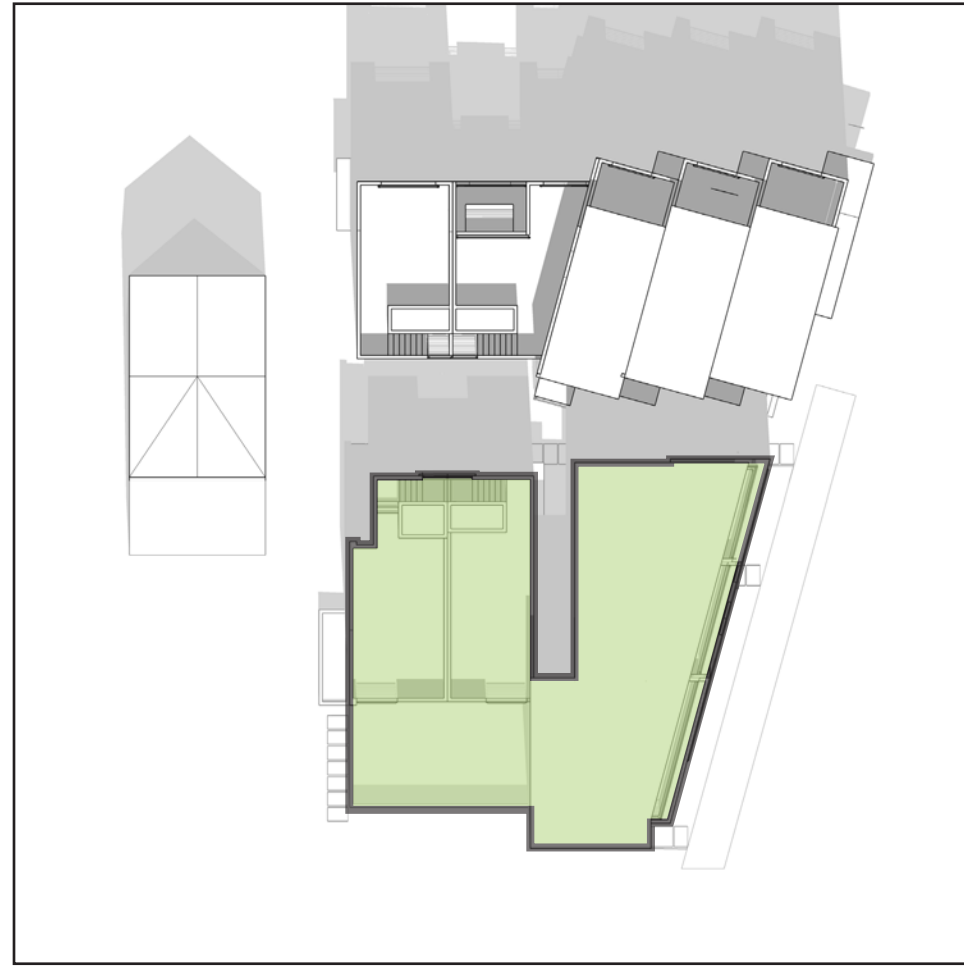
The project parcel is split zoned between LR3 and NC2-40. The code requirements of SMC 23.45 relating to Lowrise zones is only applicable to the portion of the lot within the zone, therefore facade length is not measured against the entire north (side) property line (70'-7") but against the 30' within the LR3 zone. A portion of this facade has been jogged 15' from the lot line to minimize facade length, but due to entry and programmatic requirements the north facade cannot be minimized further. Additionally, the parcel to north under development (#6581270) has a 9' setback along this property line so that the nearest building is 14' from TH1 and TH2. This parcel is under common ownership and has been designed to promote privacy at the entries of TH1 and TH2.

RELEVANT DESIGN GUIDELINES:

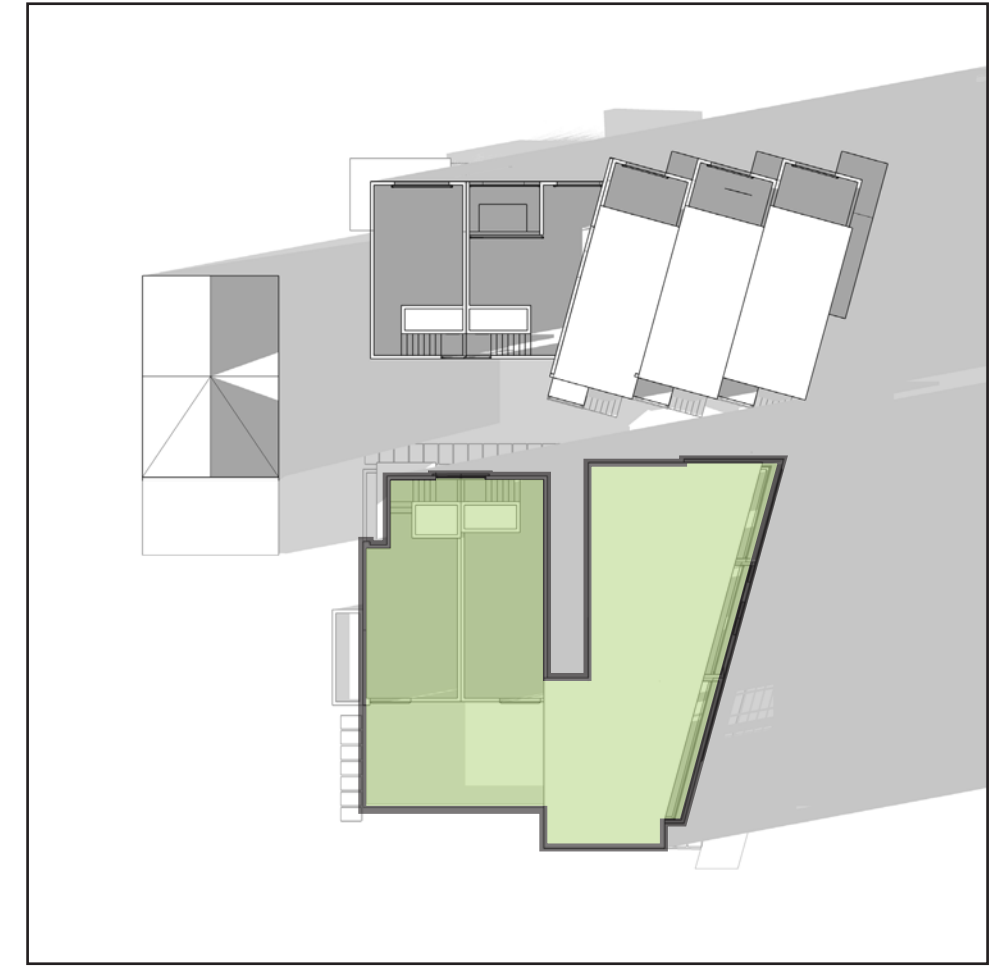
CS2.B, PL1.B, PL3.A



MARCH / SEPTEMBER 21, 9 AM



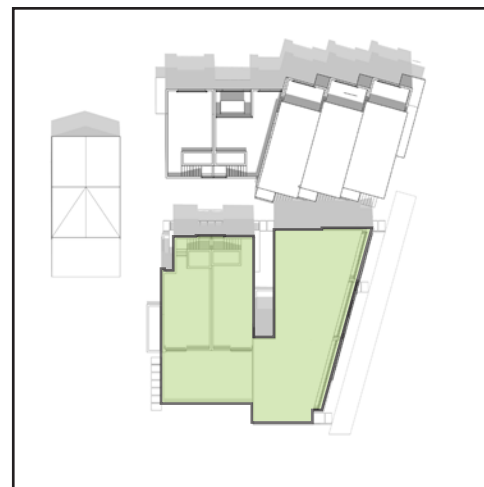
MARCH / SEPTEMBER 21, 12 PM



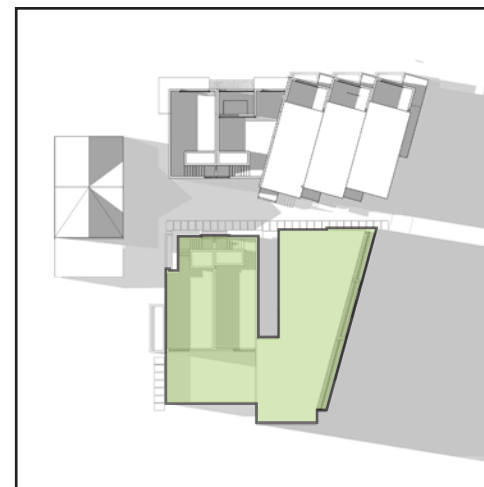
MARCH / SEPTEMBER 21, 5 PM



JUNE 21, 9 AM



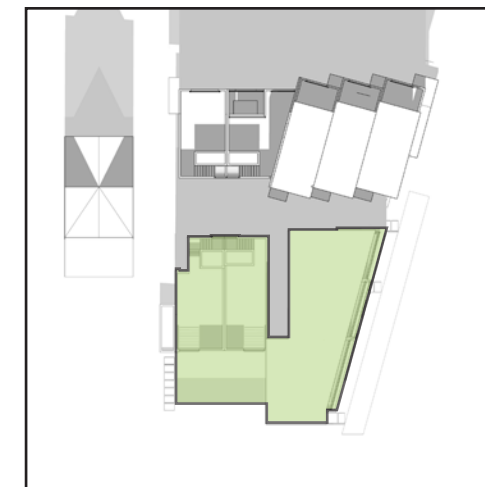
JUNE 21, 12 PM



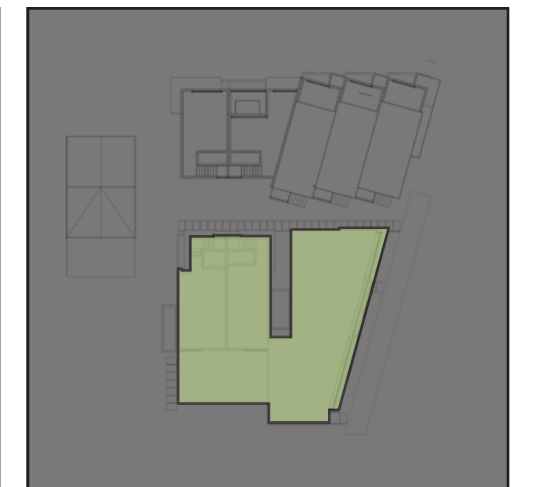
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM





- Upper floor setback from building edge reduces height and bulk of the building at the street.
DC2.A, DC2.B, DC2.C
- Open metal railing reduces the bulk of the building massing and provides a human scaled element at upper level decks and the unit entries.
DC2.C, DC2.D, DC4.A
- Openings within two-story volume break down the scale of the building
DC2.A, DC2.B, DC2.C
- Cedar siding at the two-story upper volume reinforces the architectural composition and provides a human scaled, textural material to the street face.
DC2, B, DC4.A.1, DC4.II.i
- Massing, proportion, composition and materiality relate to the development to the north providing a strong street edge and streetscape continuity.
CS2.D.1
- Ground level modulation provides for recessed entries and landscaping to enhance the streetscape.
PL3.II, DC4.D.1
- Street-facing entries are raised for privacy from 5th Ave NE and provide stoops for neighborhood interaction.
PL3.A, PL3.II, CS2.B.2
- Rear unit entries are accessible via pathway along north edge and provide wayfinding through oversized awnings visible from the street.
PL3.A





The lot is split zoned with differing height limits. The transition occurs at the building separation.
CS2.II, DC2.A

Upper two-story, street-facing volume and roof above are angled parallel to 5th Ave NE, taking advantage of the irregularly shaped parcel to create a dynamic street presence.
CS2.B.1

Decks and windows are positioned to take advantage of solar exposure and potential views to Green Lake from the upper stories and decks.
CS1.I, CS2.A

A variety of outdoor spaces are provided throughout the project to enhance and extend the usability of interior program.
DC3.A.1

Single story garage volume reduces the height, bulk and scale of the building along the alley.
DC2.A

Solid waste storage is located adjacent the alley for ease of pick up and is screened to avoid unsightly views.
DC1.C.2

Parking for four vehicles is provided in enclosed garages adjacent to the alley to avoid conflicts with pedestrians.
DC1.B.1

High quality materials and material accents are continued around corners and to the "rear" face of the building as a holistic volumetric treatment.
DC2.B.1, DC4.A.1

