



9045 MARY AVE NW CROWN HILL , SEATTLE

SDR DESIGN PACKET
ARRAY

JANUARY 10, 2018 | DPD# 3029880



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PROJECT INFORMATION

ADDRESS: 9045 Mary Ave NW, Seattle, WA 98117
DPD #: 3029880 \ 6616686
OWNER: Blackwood Builder's Group, LLC
APPLICANT: Pivot Design, LLC
CONTACT: Akasha Whoolery

PROJECT PROGRAM

BUILDING TYPE: Townhouses (2 structures)
UNIT COUNT: 8 (4 in each structure)
UNIT SIZES: Approximately 1080 sf
ABV.-GROUND STORIES: 3
PARKING STALLS: 1 (Crown Hill urban village + FS)
APPROX FAR: 9179.5sf (FAR of 1.2 used),
Priority Green
LOT SIZE: 8,205sf

PROJECT OBJECTIVES

The proposed site's current use is a single family residence. It is approximately 8,205 square feet in LR2 zone. The property is located at the mid-block between NW 92nd St and Holman Rd NW on Mary Ave NW. The project is proposed to demolish the existing single family structure and to construct 2 structures, each with 4 townhouses (total 8 units), in the Crown Hill Residential Urban Village. The proposed structures will be three stories tall with 1 open space parking access from Mary Ave NW.

The proposed project is to achieve a minimum of 4-Star Build Green certification to maximize building sustainability performance.

Crown Hill Residential Urban Village areas are in a higher dense living with many neighborhood shopping, dining and services within walking distance. We are proposing a pedestrian friendly design to accommodate the sense of community with a modern architectural solution.



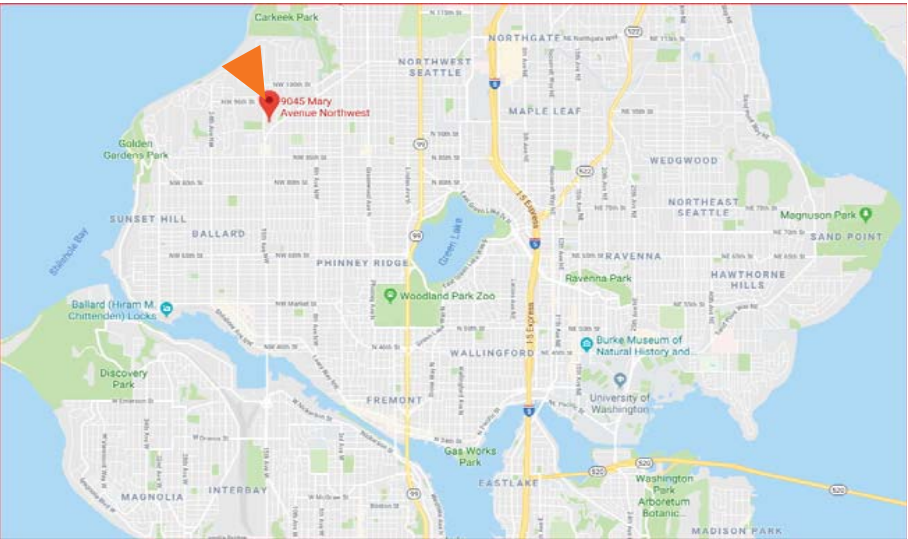
THIRSTY FISH RESTAURANT



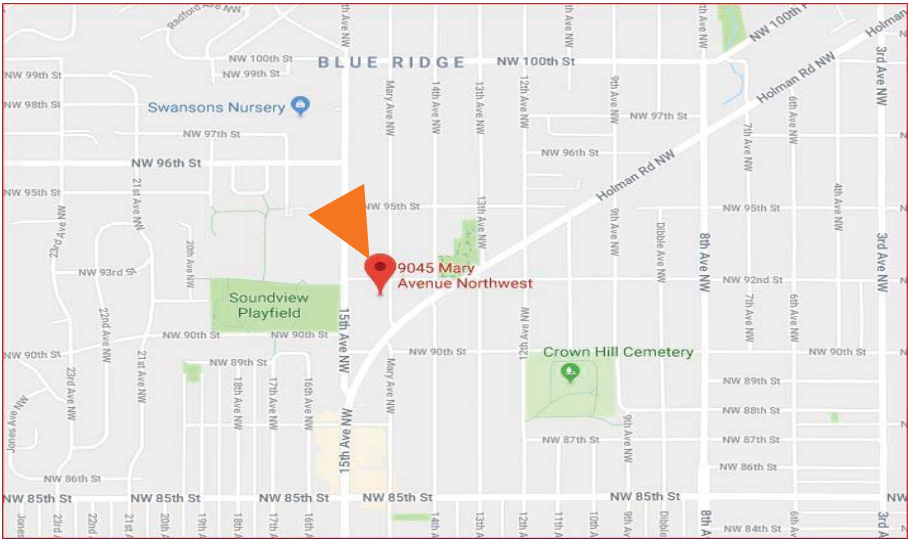
SWANSON'S NURSERY



SOUNDVIEW PLAYFIELD



Seattle Vicinity Map



Neighborhood Vicinity Map



SDCI GIS MAP SHOWING DETAILED ZONING SITE

ZONING INFORMATION

ZONE: LR2
OVERLAY: Crown Hill Residential Urban Village
STREETS: Holman Road is Arterial
Mary Ave NW is Access Street

The East half of lot 3 faces Mary Ave NW. It is located in lowrise LR2 zone, and the neighbor lots to the North, South and East all also in lowrise LR2 zone. The lot diagonal across the site is located in C1-40 zone. The lot is also located in the overlay of Madison-Miller Residential Urban Village.

LOT SIZE: 8205 SF

23.45.510: FLOOR AREA RATIO (1.2) BUILD GREEN
E.1 ALLOWED - 8205 X 1.2 = 9846 SF
PROPOSED - 9179.5 SF

23.54.512: DENSITY
ALLOWED - NO LIMIT
PROPOSED - 8 UNITS

23.45.514: HELIGHT ALLOWED - AVG GD + 30' + 10' PENT
4-PLEX 1: 359.86' + 30' = 389.86' ALLOW
360' + 30' = 389.0' PROPOSED
4-PLEX 2: 359' + 30' = 389' ALLOW

23.45.518 SETBACKS

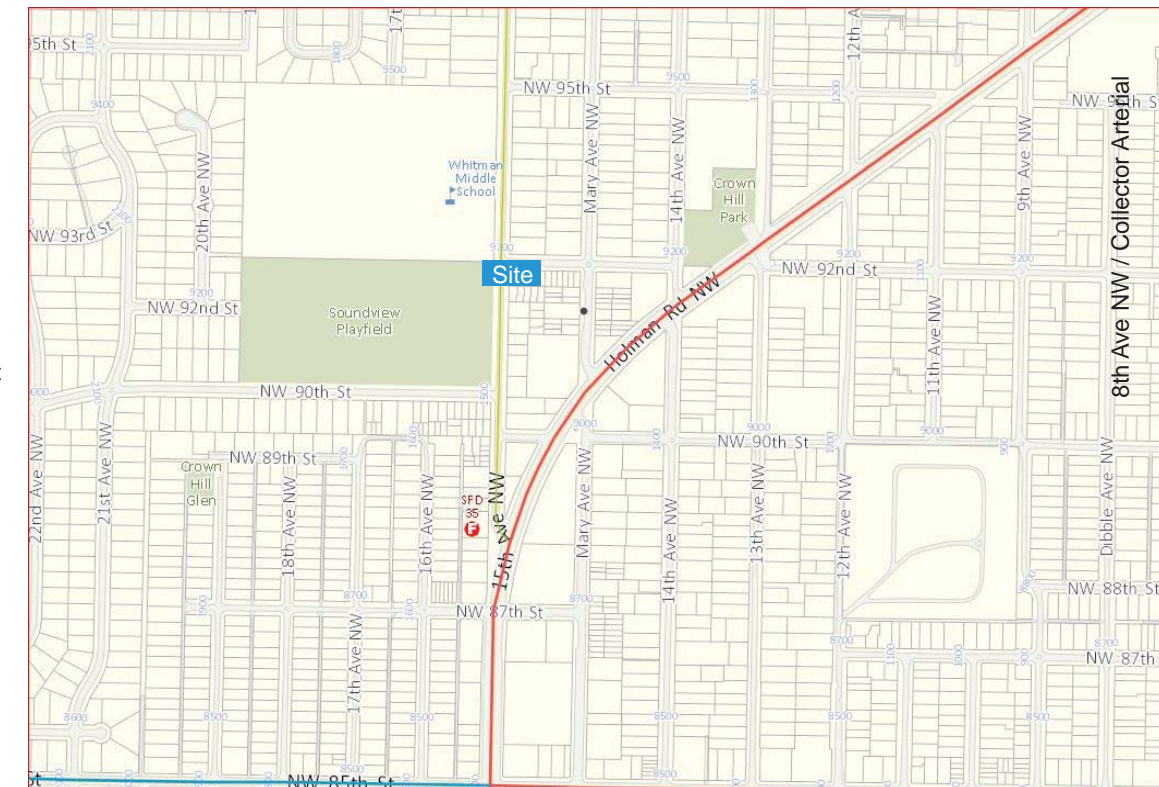
		REQ'D	PROPOSED
A	FRONT	7'	9'6"
	REAR	7'	34'5"
	SIDE N	7'	7'
	SIDE S	7'	7'
F	INTERIOR	10'	15'

23.45.522: AMENITY SPACE
REQUIRED - 8205 X 0.25 = 2051.25 SF
PROPOSED - 2299.6 SF

23.54.527:
A MAX. STRUCTURE WIDTH IN LR2 ZONE
ALLOWED - 90'
PROPOSED - 43'8"

23.45.527: MAX. STRUCTURE DEPTH IN LR2 ZONE
B ALLOWED - $135.92 \times 65\% = 88.3'$
PROPOSED - $38.5' + 38.5' = 77'$

23.54.020 PARKING
A REQUIRED: 0 (FREQUENT TRANSIT + URBAN VILLAGE)
PROVIDED: 1 OPEN SPACE PARKING

 King County Roadway Classification

8th Ave NW / Minor Arterial

NW 85th St /
Principal Arterial

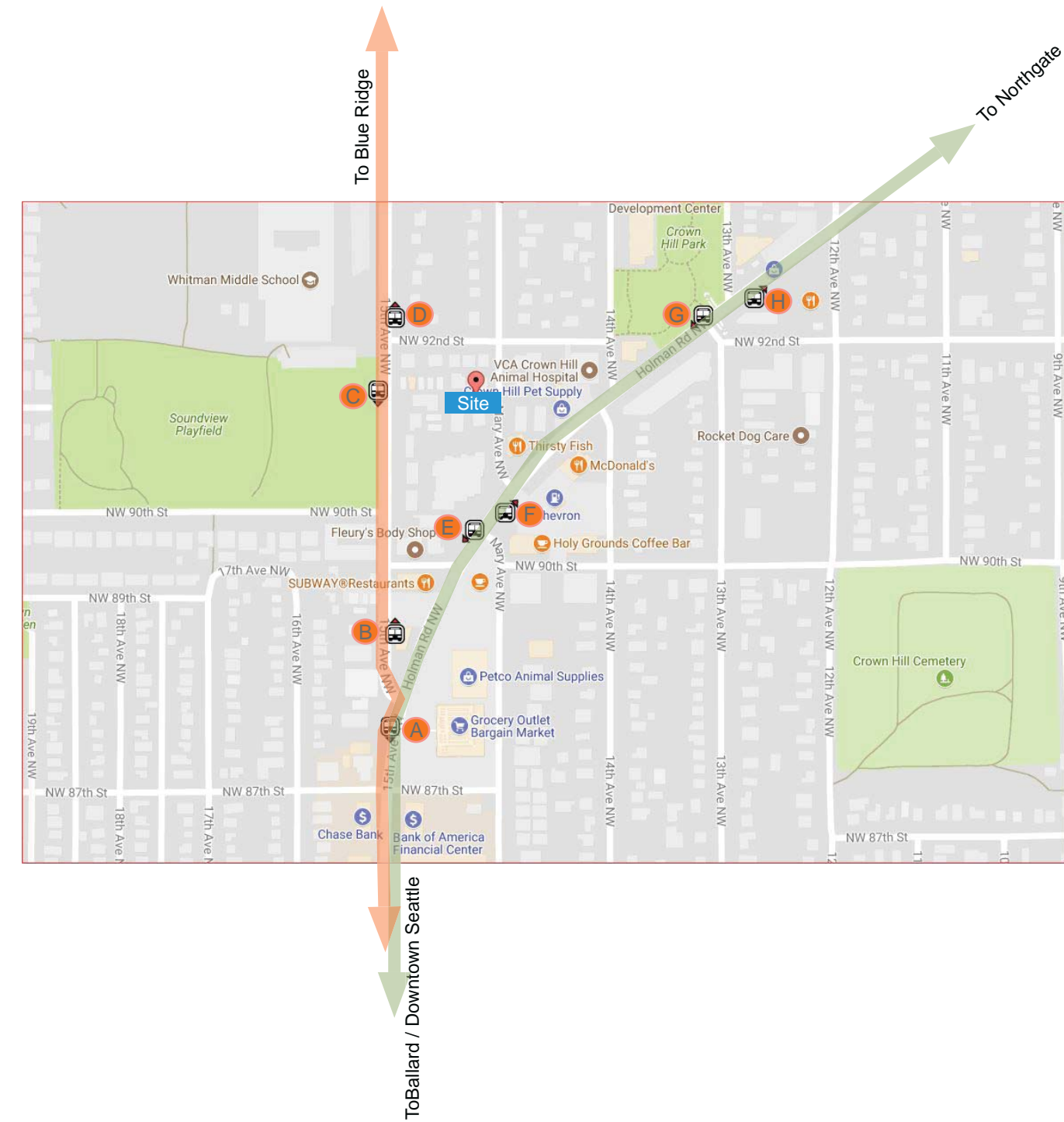


SDR DESIGN PACKAGE

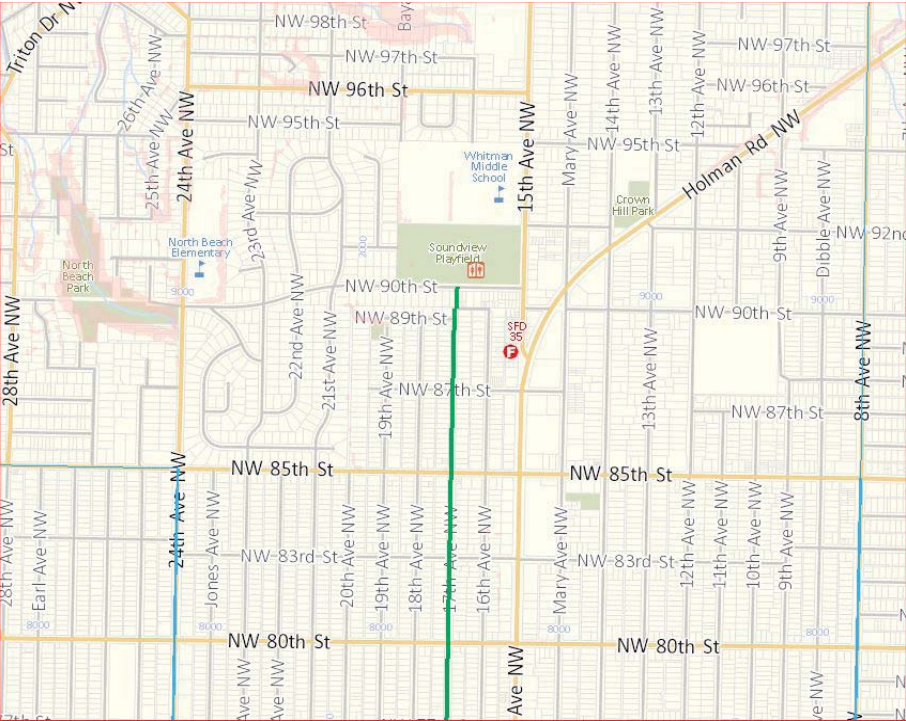
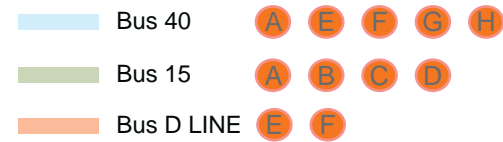
9045 Mary Ave NW, Crown Hill, Seattle, Washington

Array

DPD # 3029880 | January 10th, 2018



SEATTLE CITY BUS MAP



BIKE ROUTES MAP

The proposed project is located in an area with access to several public transit routes within 1/2 mile radius. Seattle is building a network of neighborhood greenways, a safer pedestrian walk or bike street, which helps the growth of local shopping and services. Madison Valley is also the main focus that will provide the future Seattle Greenways.





VICINITY MAP



① Sound View West Apartment Bldg



② 3 live work and 2 SFR development



③ 10 SFR & 1 Duplex development



④ 5 SFR development



⑤ AvaView Condo



⑥ 1 Duplex & 1 Triplex Development



⑦ 4 live work & 96 units Parla Apartment



⑧ 1 Duplex & 1 Triplex Development



Mary Ave NW



OUR SITE

Mary Ave NW



ACROSS OUR SITE



Fire Station 35

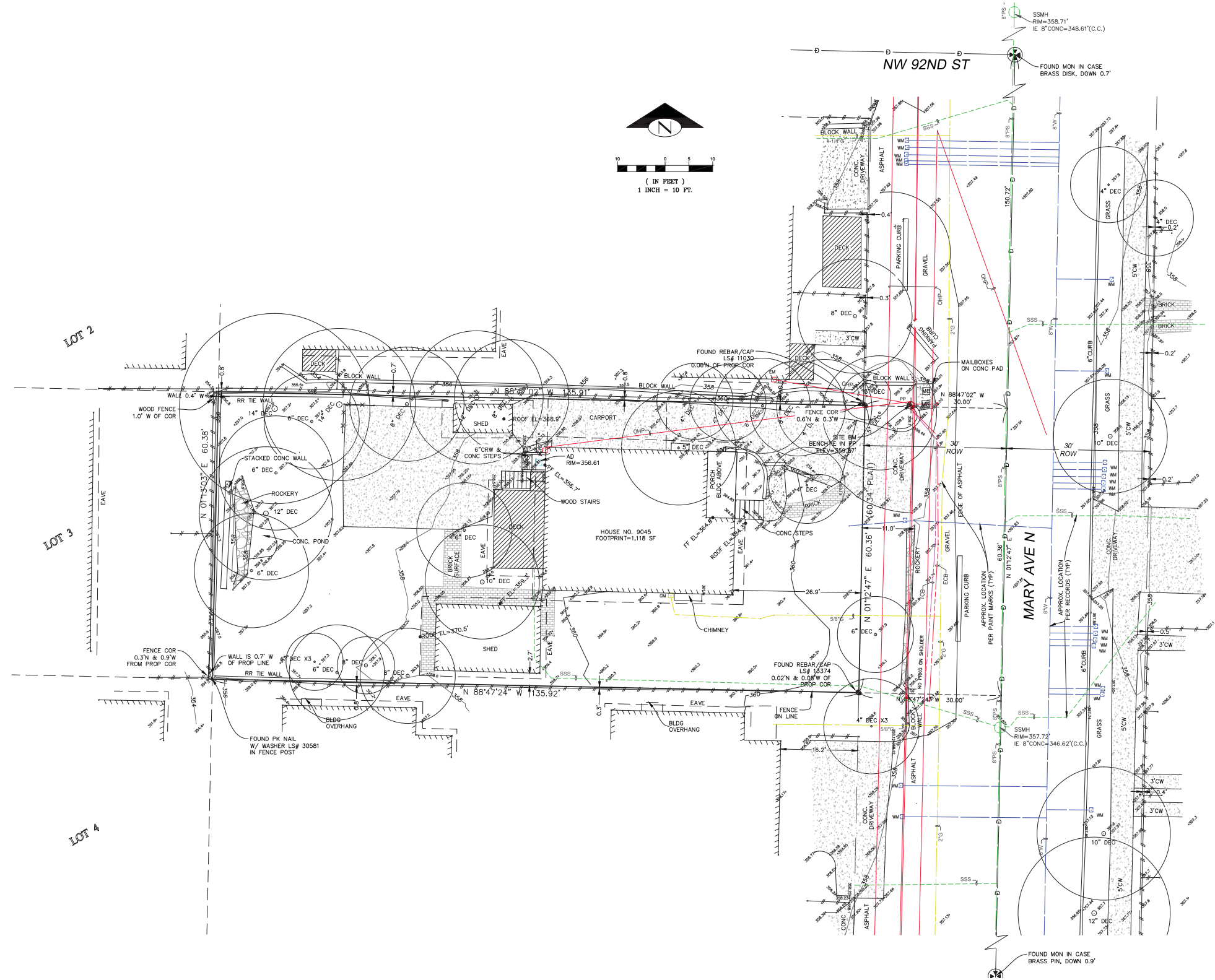


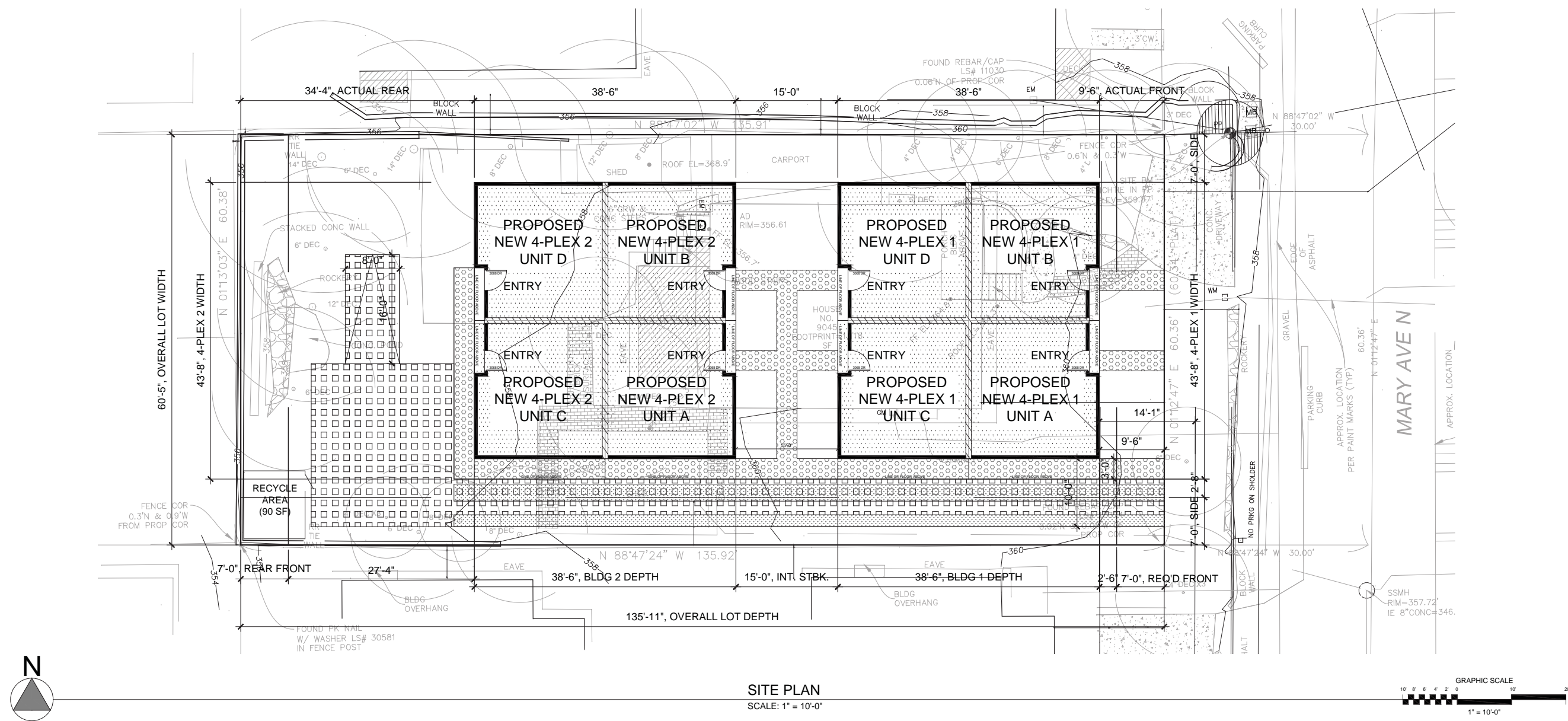
Auto Body Shop / Rapid Ride Bus Stop



Crown Hill Plaza



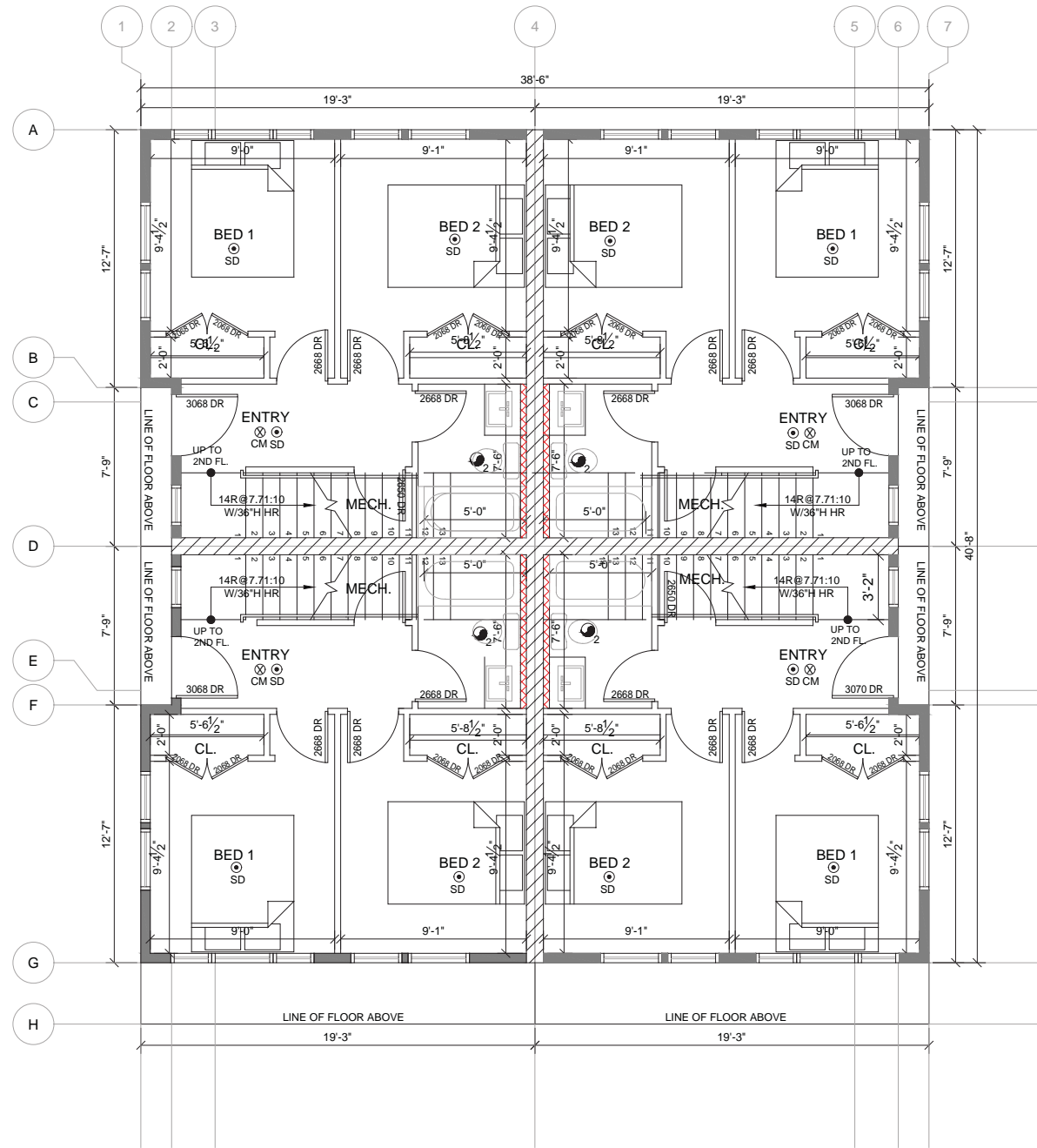




PROPOSED SITE PLAN

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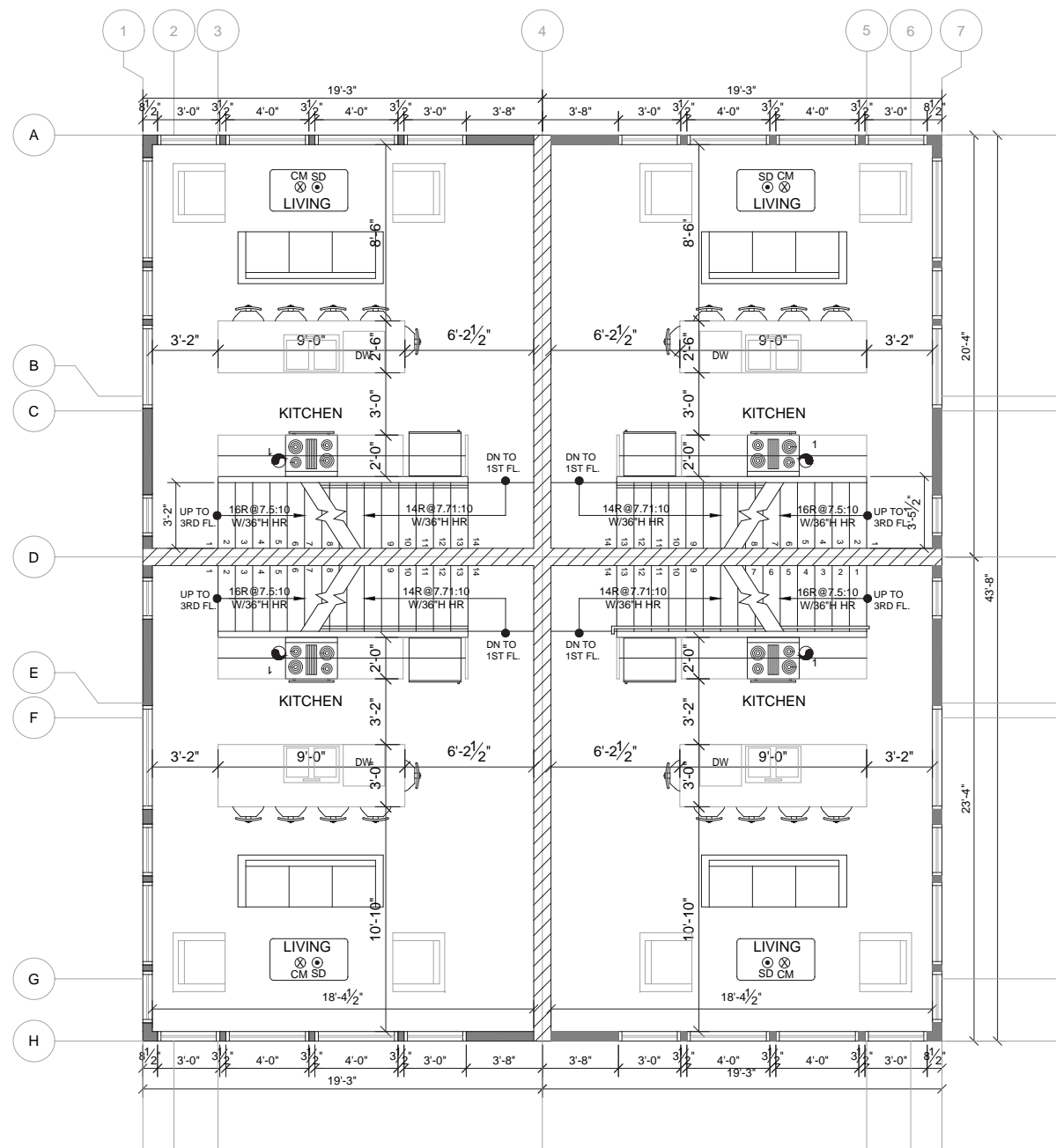




4-PLEX 1 FIRST FLOOR PLAN

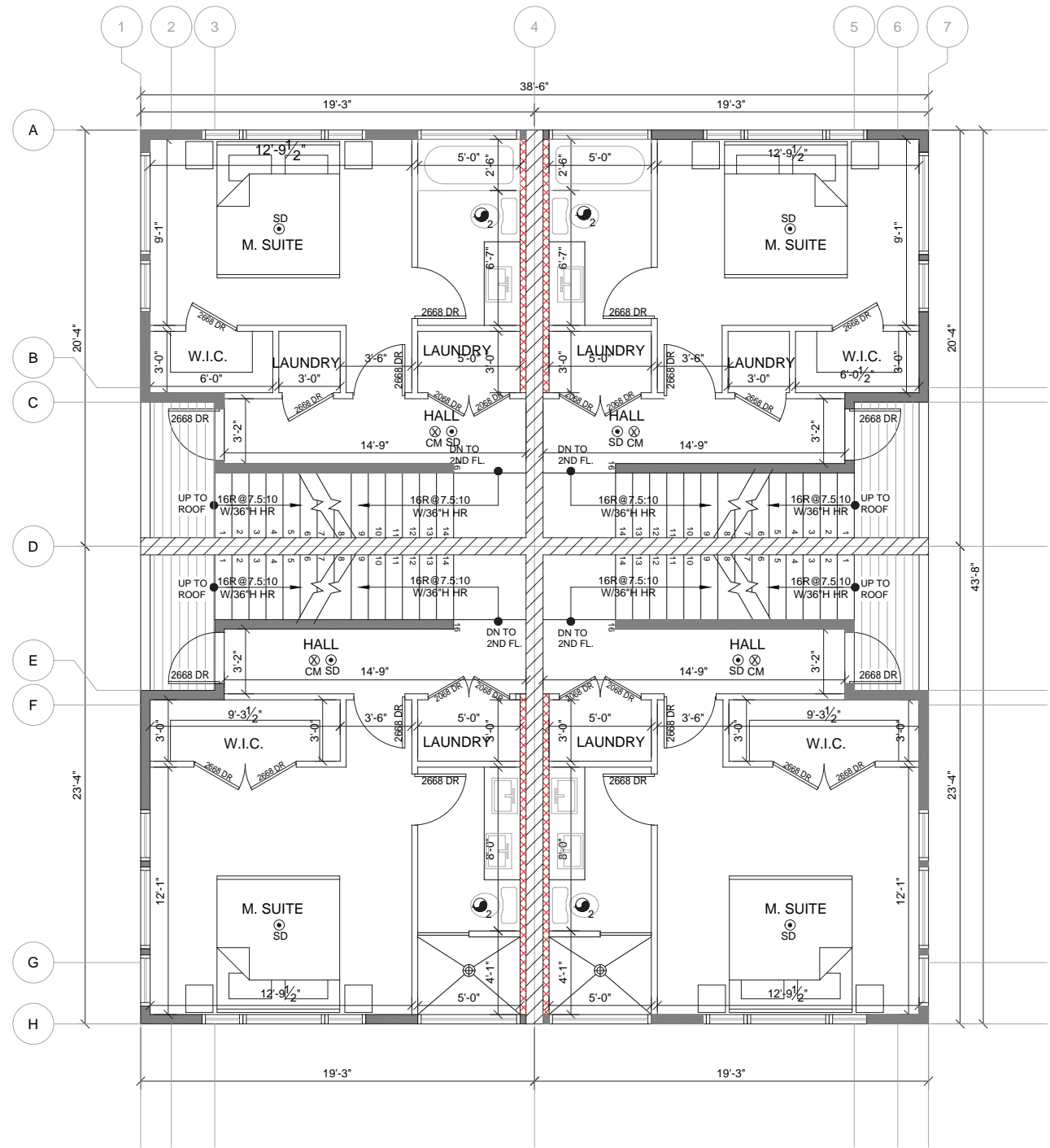


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9045 Mary Ave NW, Crown Hill, Seattle, Washington
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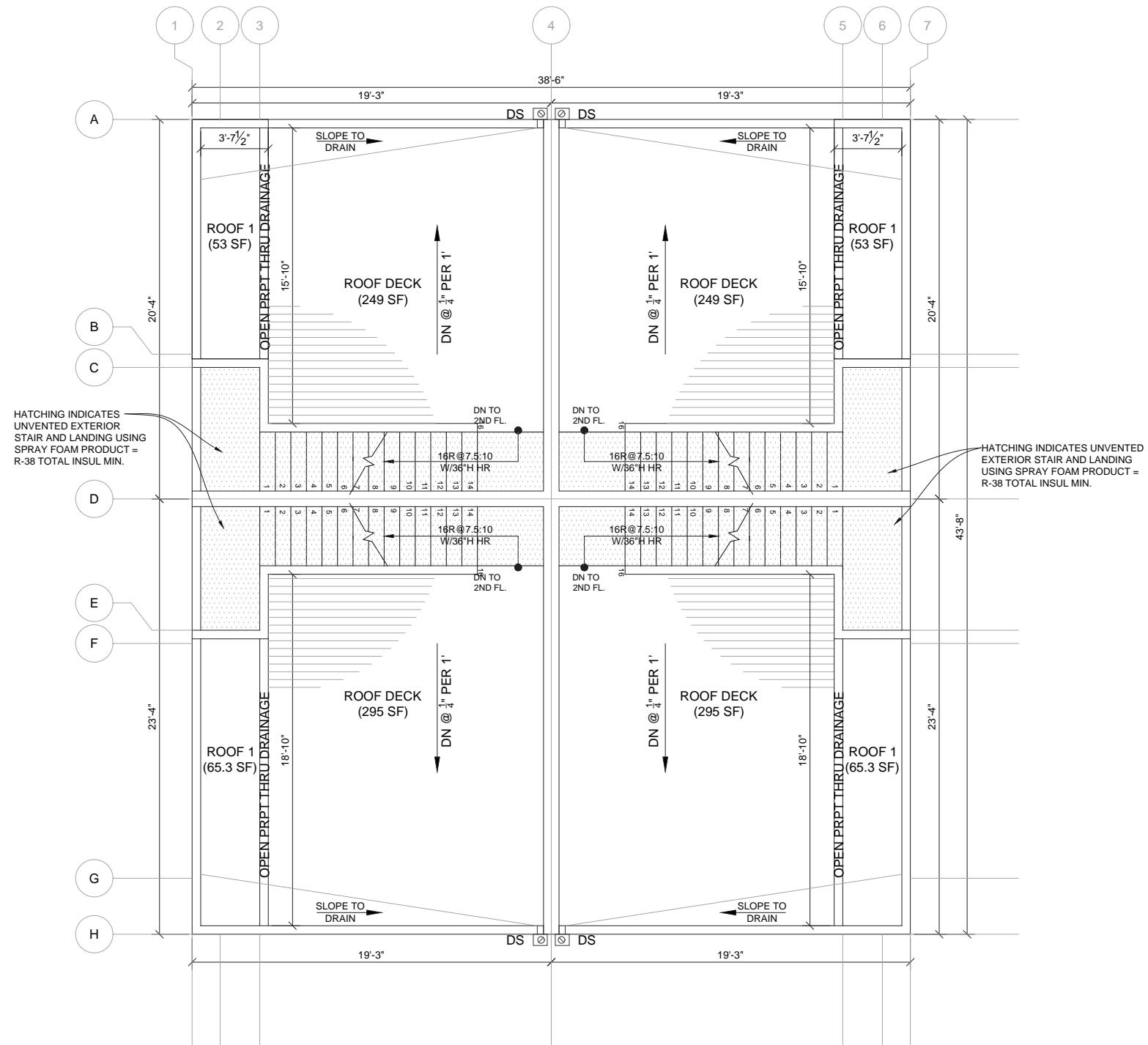
4-PLEX 1 SECOND FLOOR PLAN





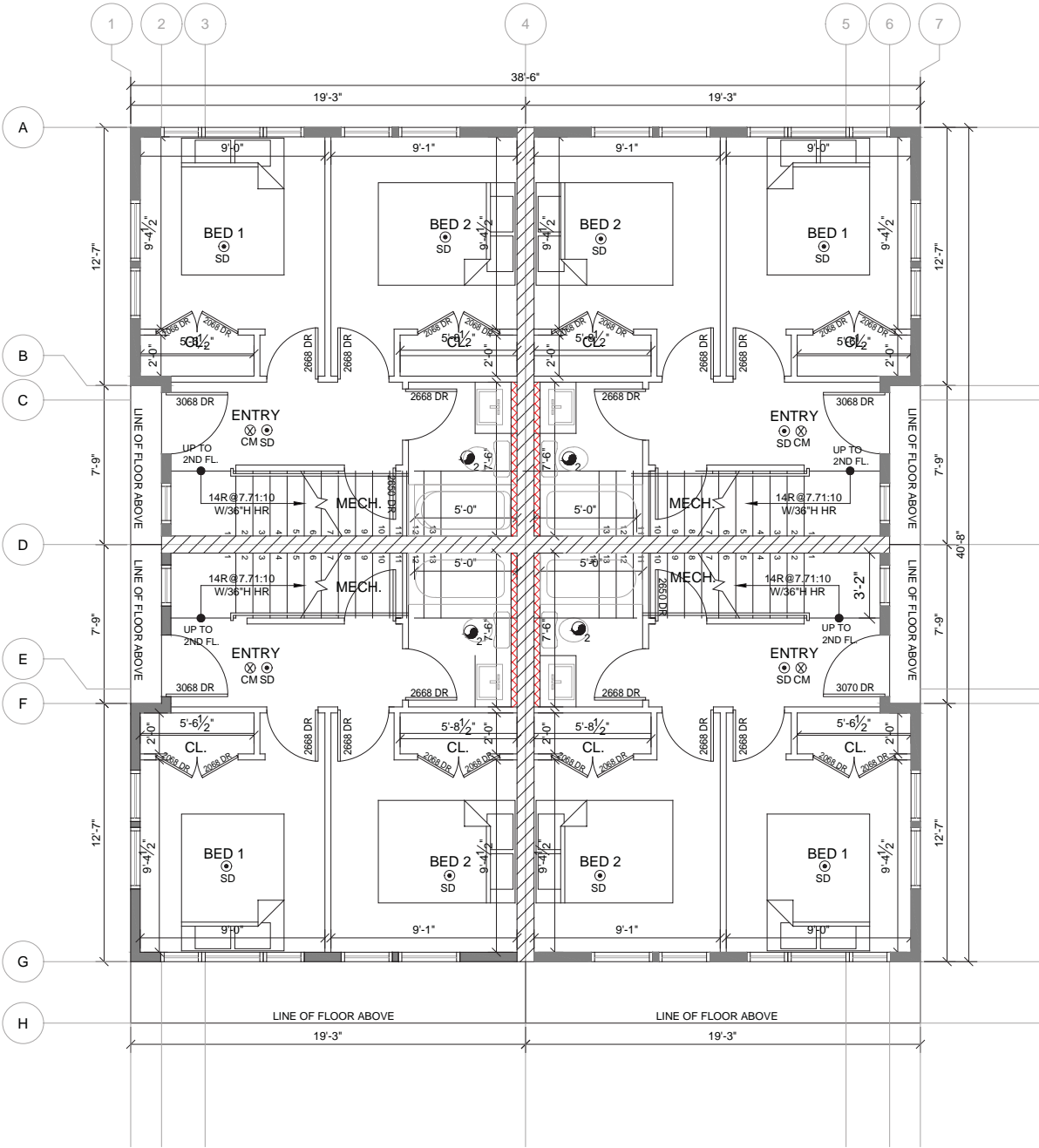
4-PLEX 1 THIRD FLOOR PLAN





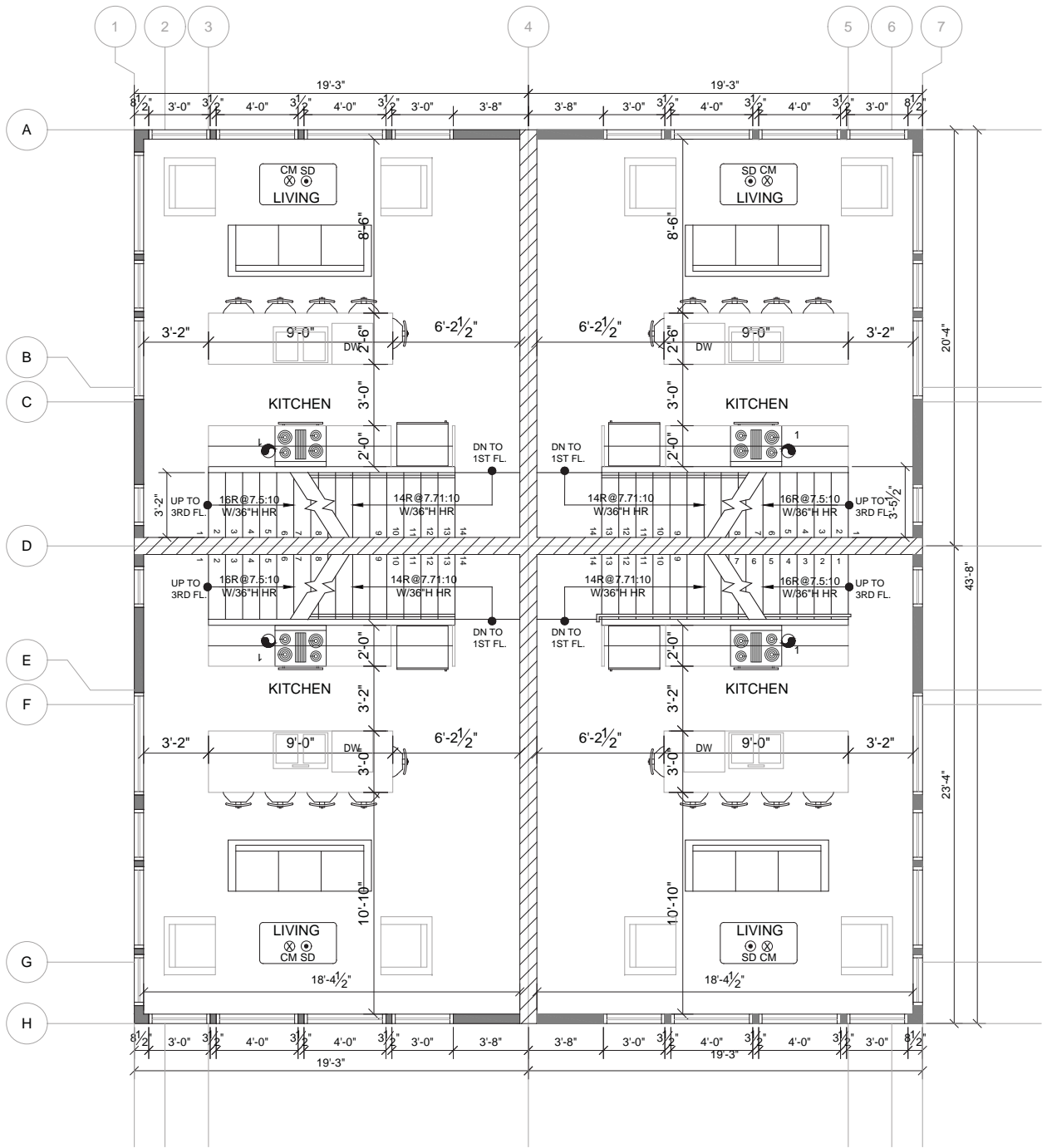
 **4-PLEX 1 ROOF PLAN**





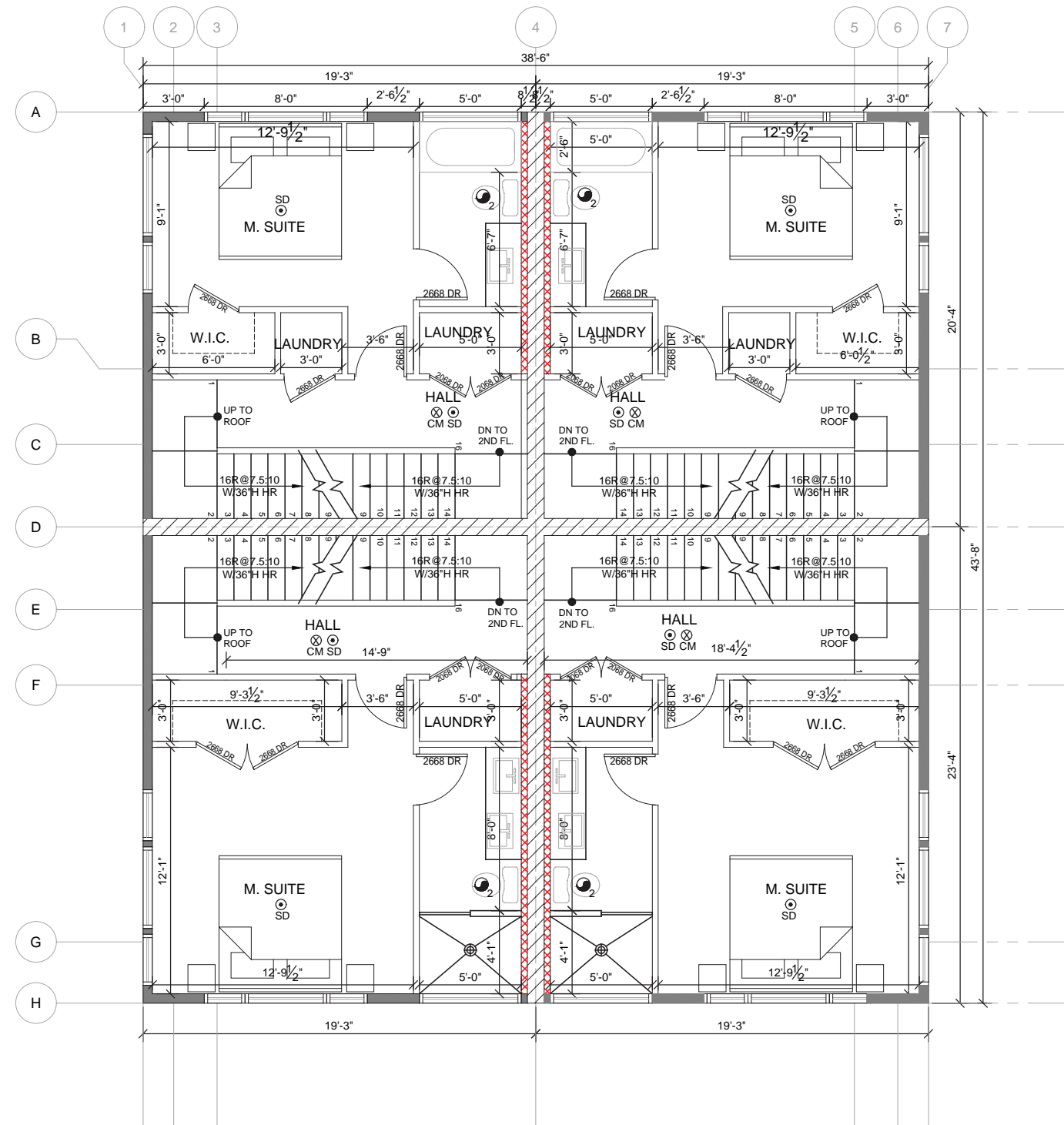
4-PLEX 2 FIRST FLOOR PLAN





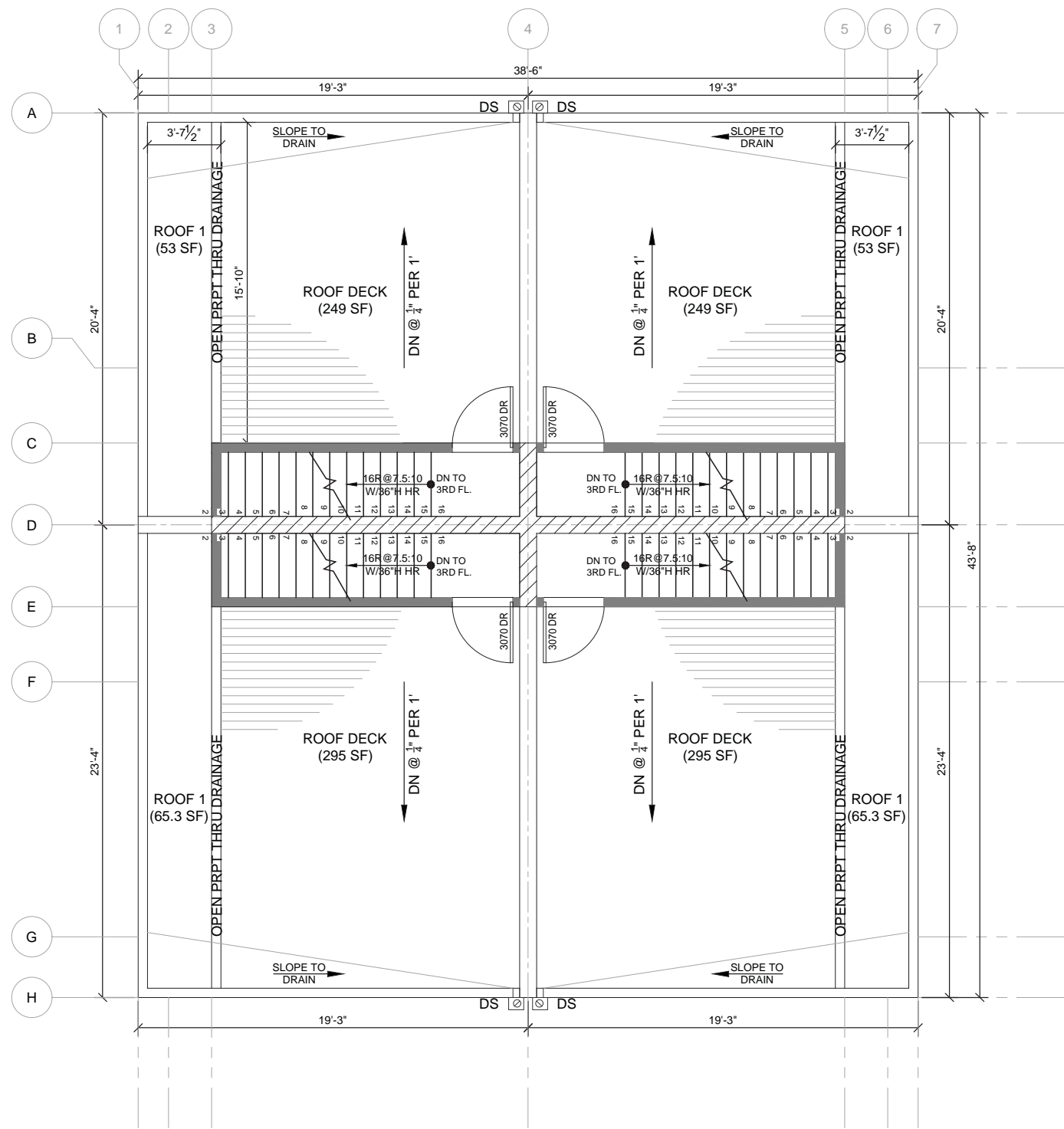
4-PLEX 2 SECOND FLOOR PLAN



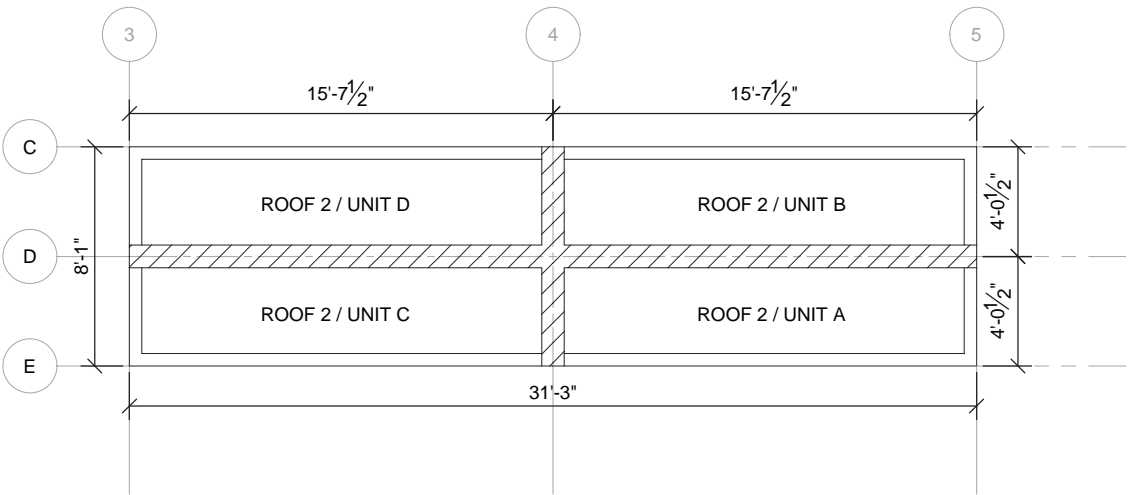


4-PLEX 2 THIRD FLOOR PLAN



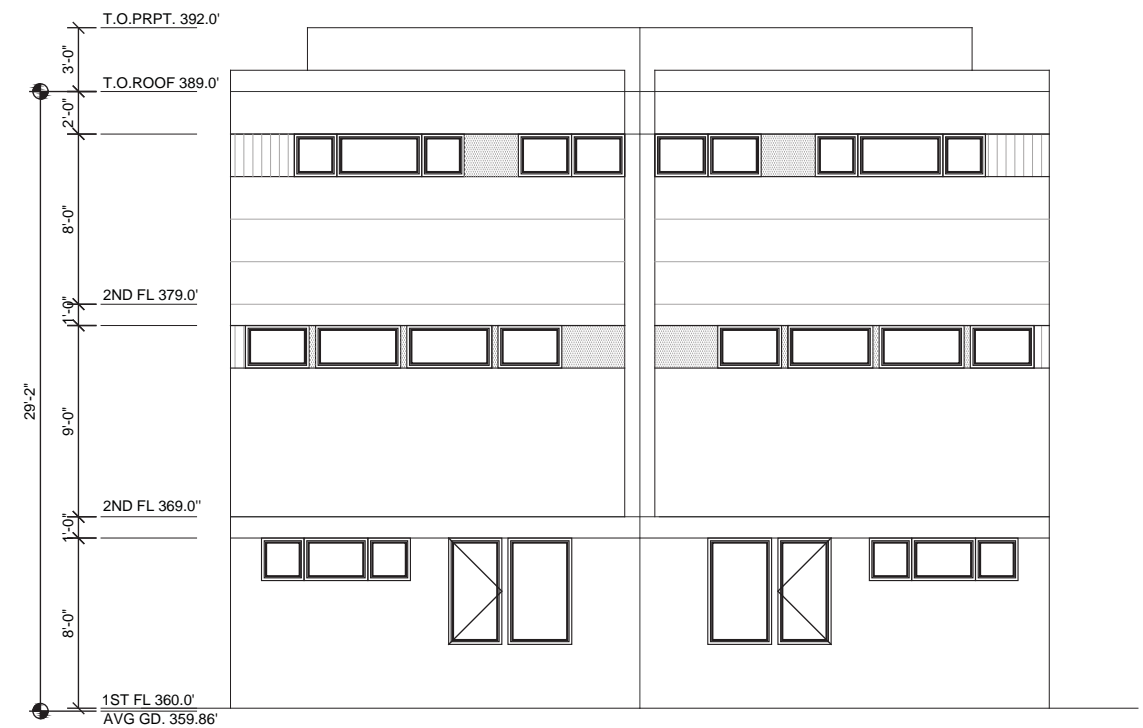


4-PLEX 2 ROOF PLAN





4-PLEX 1 EAST ELEVATION

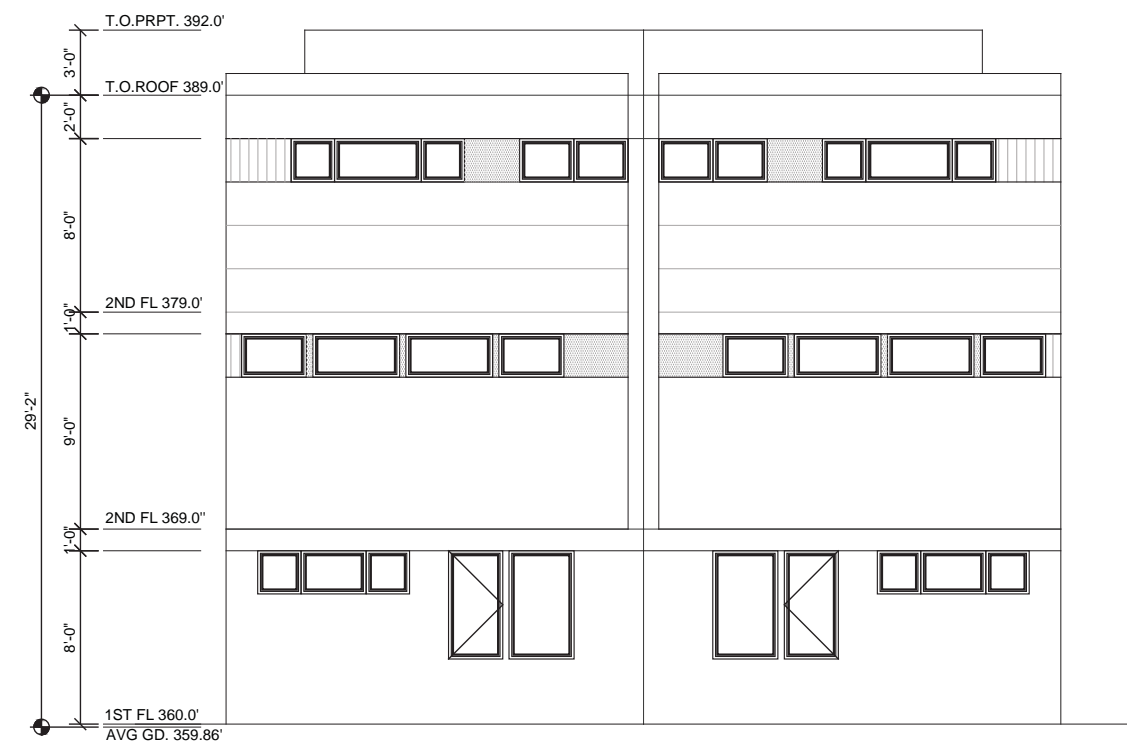


4-PLEX 1 SOUTH ELEVATION





4-PLEX 1 WEST ELEVATION

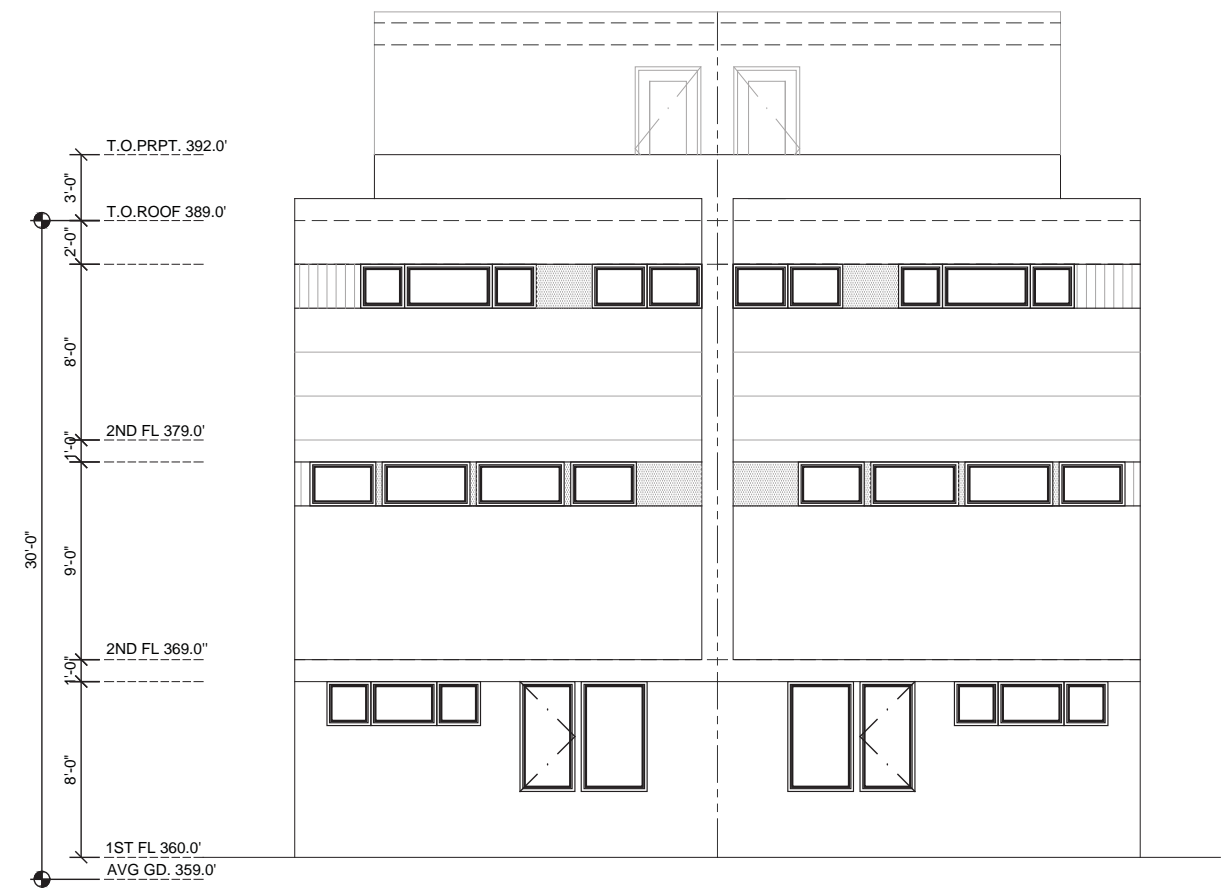


4-PLEX 1 NORTH ELEVATION





4-PLEX 2 EAST ELEVATION

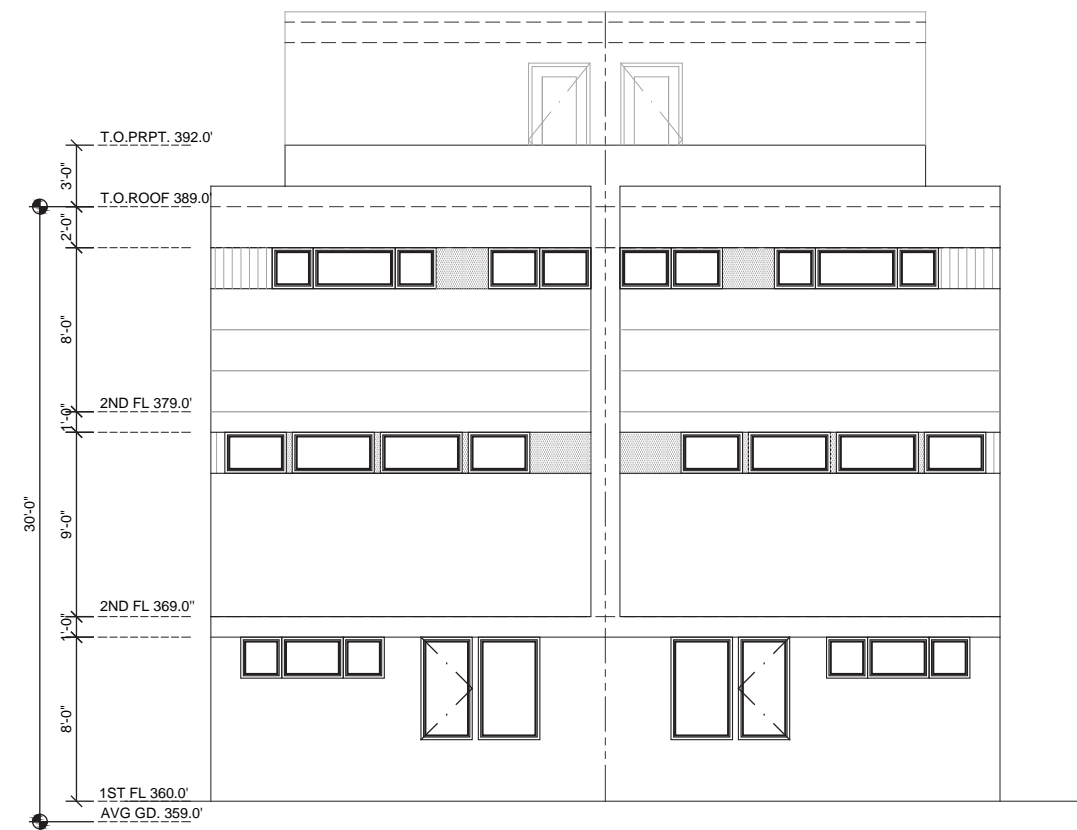


4-PLEX 2 SOUTH ELEVATION





4-PLEX 2 WEST ELEVATION



4-PLEX 2 NORTH ELEVATION





SOUTH PRIVACY WINDOW STUDY



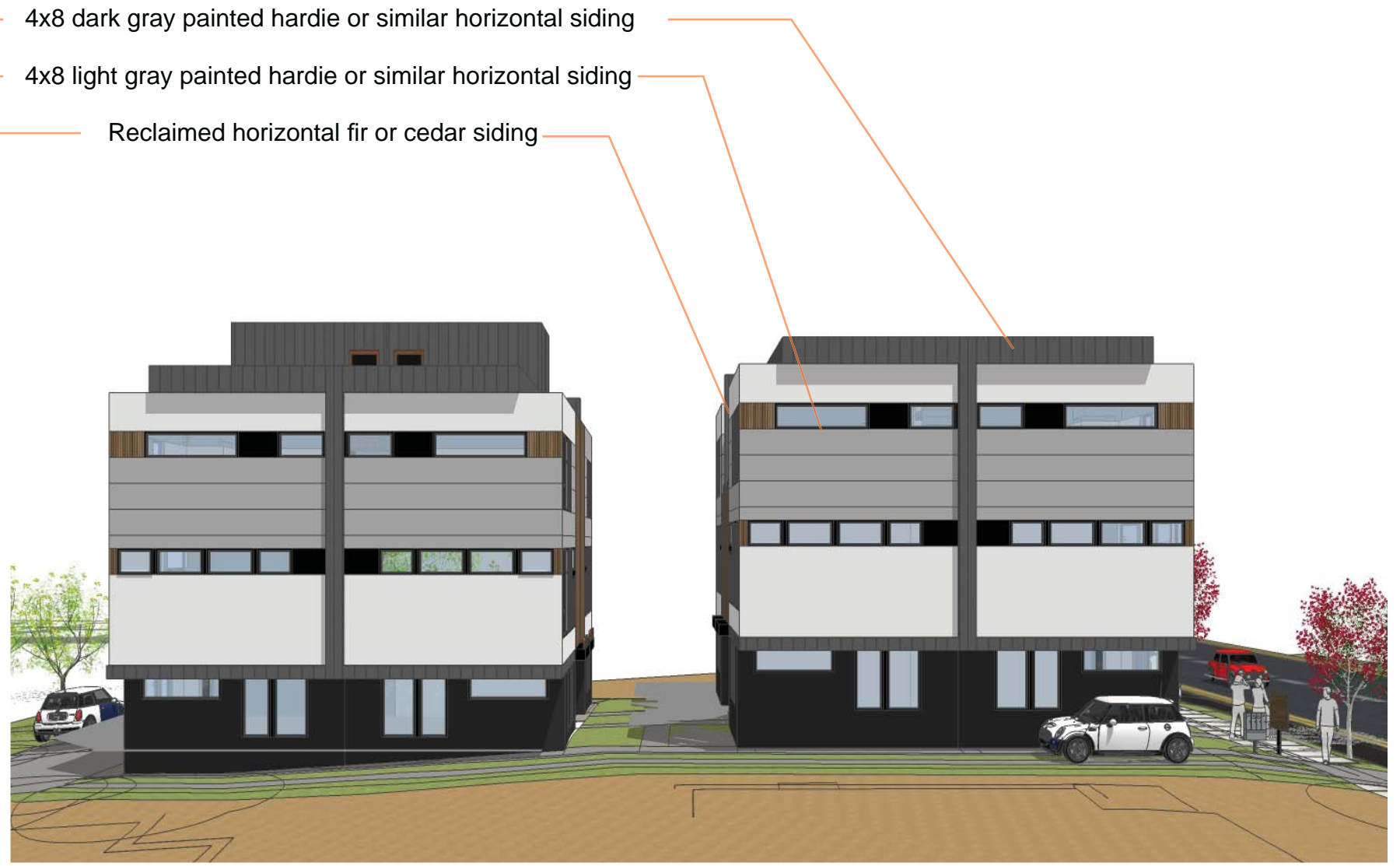


NORTH PRIVACY WINDOW STUDY





East Elevation



South Elevation



4x8 dark gray painted hardie



reclaimed fir or cedar siding



2x8 light gray painted hardie panel





West Elevation



Street Perspective



Cedar decking

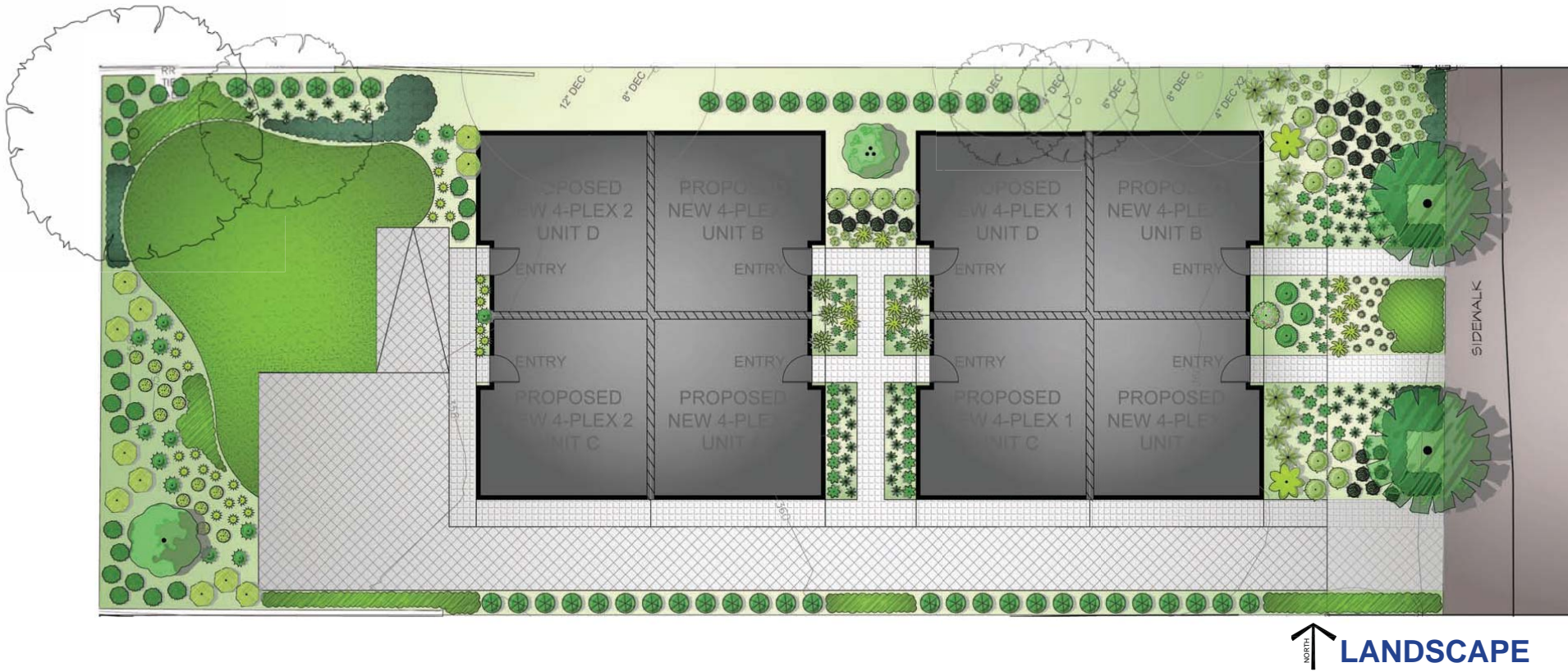


Permeable grasscrete pavers









Concrete planters





PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	Acer circinatum / Vine Maple	3 stem min, 6' Ht	1	
	Corpinus caroliniana / American Hornbeam Street Tree	2" Cal	2	
	Malus x 'Tschonoskii' / Tschonoski Crabapple	15' Cal	1	
	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	Aralia cordata 'Sun King' / Sun King Aralia	2 gal	2	
	Beesia deltophylla / Beesia	1 gal	34	
	Bergenia coralifolia 'Winterglut' / Winterglut Bergenia	1 gal	22	
	Blechnum spicant / Deer Fern	1 gal	30	
	Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather	1 gal	13	
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	25	
	Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass	1 gal	14	
	Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus	20" Ht min	22	
	Hakonechloa macro 'Aureola' / Golden Variegated Hakonechloa	1 gal	11	
	Helleborus niger 'HSC Jacob' / Christmas Rose	1 gal	27	
	Hydrangea quercifolia / Oakleaf Hydrangea	3 gal	1	
	Leucostae fontanesiana 'Rainbow' / Rainbow Leucostae	2 gal	13	
	Lilippe muscari 'Big Blue' / Big Blue Lilyturf	1 gal	61	
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal	11	
	Miscanthus sinensis 'Strictus' / Porcupine Grass	1 gal	11	
	Nandina domestica 'Sulf Stream' TM / Heavenly Bamboo	2 gal	14	
	Pieris japonica 'Cavatine' / Lily of the Valley Bush	3 gal	6	
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	3	
	Taxus x media 'H.M. Eddie' / H.M. Eddie Yew	5'-5' Ht	45	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	Ajuga reptans / Bugleweed	4" pot	24" o.c.	54
	Epimedium x rubrum / Red Barrenwort	1 gal	18" o.c.	24
	Turf Sod / Drought Tolerant Rescue Blend	sod		156 sf
	Vinca minor 'Boxles Blue' / Dwarf Periwinkle	4" pot	24" o.c.	45



Amanogawa Flowering Cherry



Maiden Hair Grass



Japanese Aralia



Boston Ivy



Fragrant Sweet Box



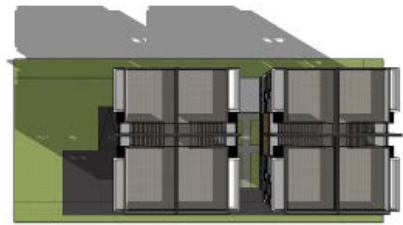
Ivy Halo Dogwood



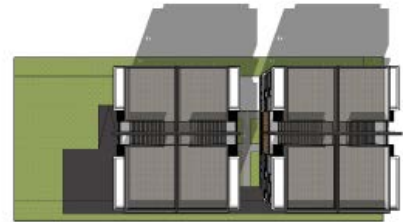
Little Lime Hydrangea



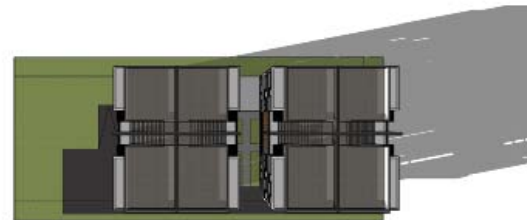
SPRING EQUINOX: MARCH 20



8 AM

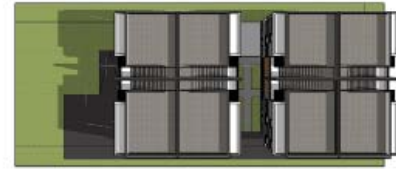


NOON

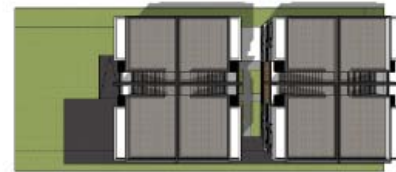


4 PM

SUMMER SOLSTICE: JUNE 21



8 AM



NOON



4 PM

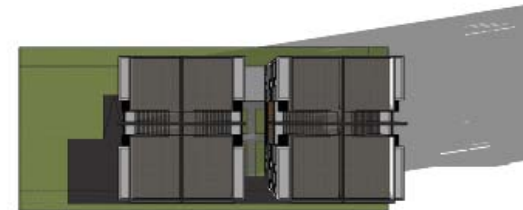
FALL EQUINOX: SEPTEMBER 23



8 AM

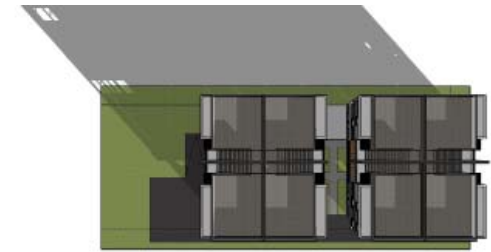


NOON



4 PM

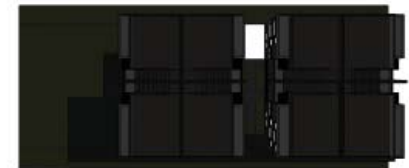
WINTER SOLSTICE: DECEMBER 21



8 AM



NOON



4 PM





Chris Selle, Certified Arborist
(206)-387-8214
Email: soundtreeconsulting@gmail.com
Certified Arborist PN#7030A
Certified Tree Risk Assessor (TRAQ)

March 5th, 2018

Alex Mason
MGT Builders
Alex@mgtbuilders.com

Hello Alex,

Here is the Arborist Identification Report that you requested for the trees located on the property located at **9045 Mary Ave NW, Seattle, 98117**. All significant trees on the property were identified, measured for diameter at breast height (DBH), assessed for general condition, and labeled as exceptional or non exceptional per directors rule 16-2008

Summary:

Twenty significant trees located on the property.

Tree condition report:

All trees listed on this report appear to be in fair condition based on a level 1(visual) assessment.

Several of the smaller, deciduous trees in the back yard have been topped multiple times.

Significant Tree Identification Report:

Tree #1: 6.2” DBH Japanese Maple tree (*Acer palmatum*), fair condition, average physical drip line radius 6’ **non-exceptional tree**

Tree#2: 8.2” DBH Flowering Cherry tree (*Prunus serrulata*), fair condition, average physical drip line radius 12’ **non-exceptional tree**

Tree#3: 7.1” DBH English Laurel tree (*Prunus laurocersus*), fair condition, average physical drip line radius 11’ **non-exceptional tree**

Tree#4: 12” DBH Leyland Cypress tree (*Cupressus leylandii*), fair condition, average physical drip line radius 12’ **non-exceptional tree**

Tree#5: 10” DBH White Birch tree (*Betula pendula*), fair condition, average physical drip line radius 13’ **non-exceptional tree**

Tree#6: 12” DBH Leyland Cypress tree (*Cupressus leylandii*), fair condition, average physical drip line radius 13’ **non-exceptional tree**

Tree#7: 12.3” DBH White Birch tree (*Betula pendula*), fair condition, average physical drip line radius 14’ **non-exceptional tree**

Tree#8: 13.7” DBH Common Cherry tree (*Prunus avium*), fair condition, average physical drip line radius 17’ **non-exceptional tree**

Tree#9: 9.8” DBH Leyland Cypress tree (*Cupressus leylandii*), fair condition, average physical drip line radius 13’ **non-exceptional tree**



Tree#10: 13.1” DBH White Birch tree (<i>Betula pendula</i>), fair condition, average physical drip line radius 14’ non-exceptional tree
Tree#11: 7.8” DBH White Birch tree (<i>Betula pendula</i>), fair condition, average physical drip line radius 9’ non-exceptional tree
Tree#12: 10.3” DBH Common Cherry tree (<i>Prunus avium</i>), fair condition, average physical drip line radius 8’ non-exceptional tree
Tree#13: 11.8” DBH Common Plum tree (<i>Prunus domestica</i>), fair condition, average physical drip line radius 7’ non-exceptional tree
Tree#14: 7.1” DBH English Laurel tree (<i>Prunus laurocersus</i>), fair condition, average physical drip line radius 11’ non-exceptional tree
Tree#15: 6.9” DBH Common Plum tree (<i>Prunus domestica</i>), fair condition, average physical drip line radius 5’ non-exceptional tree
Tree#16: 7.3” DBH English Laurel tree (<i>Prunus laurocersus</i>), fair condition, average physical drip line radius 13’ non-exceptional tree
Tree#17: 9.9” DBH Common Plum tree (<i>Prunus domestica</i>), fair condition, average physical drip line radius 14’ non-exceptional tree
Tree#18: 6.8” DBH Common Cherry tree (<i>Prunus avium</i>), fair condition, average physical drip line radius 12’ non-exceptional tree

Tree#19: 14” DBH Yew tree (upright) (<i>Taxus baccata</i>), fair condition, average physical drip line radius 8’ non-exceptional tree
Tree#20: 15” DBH Yew tree (upright) (<i>Taxus baccata</i>), fair condition, average physical drip line radius 8’ non-exceptional tree
Thank you
Chris Selle Certification # PN 7030-A Certified Tree Risk Assessor 24440 Russell Rd apt 209 Kent, WA, 98032 (206)-387-8214

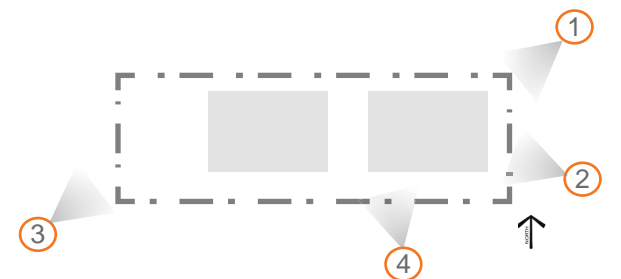




① Street level facade rendering



② Street level facade rendering

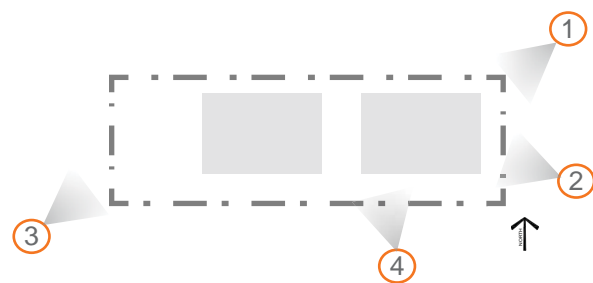




③ Rear Bldg rendering



④ Top aerial view rendering



DESIGN GUIDELINES

A-1 RESPOND TO SITE CHARACTERISTICS

The project proposed to the same levels of bedroom spaces in response the site's topography. A common walkway along S elevation follows existing grade condition connects the site from Mary Ave NW to the center courtyard and to the rear 4-plex in the back on the property.

A-2 STREETScape COMPATIBILITY

The streetscape is a variety of apartments, townhomes and various commerical spaces. The proposed structures are designed to fit within the mix of housing typologies and create a pedestrian friendly streetscape in the neighborhood.

A-3 ENTRANCES VISIBLE FROM THE STREET

The two street facing townhome units have front entries and open patio spaces to be easy identify and engage from the street. A common walkway along the south elevation provide a visual link to the center courtyard and the second 4-plex townhome units to the back of the site.

A-4 HUMAN ACTIVITY

Open space at the front of the structure encourages interaction between residents, neighbors, and the community.

A-5 RESPECT FOR ADJACENT SITES

The windows to the south and north elevation are designed to minimize privacy intrusion. The adjacent neighbors to the north have minimal windows along the property lines.

A-7 RESIDENTIAL OPEN SPACE

All townhome units are provided with private roof deck to a and center courtyard amenity spaces. The front townhome units have front entrances with open amenity spaces engage the streetscape of the neighborhood and existing ROW characteristics.

A-8 PARKING & VEHICLE ACCESS

Vehicles will access from Mary Ave NW. One parking spaces are provided for service vehicle access.

B-1 HEIGHT, BULK & SCALE COMPATIBILITY

The townhomes to the south has an allowable height limit of 30' and the townhomes to the north has an allowable height limit of 30' in LR2 zone.

C-1 ARCHITECTURAL CONTEXT

The street front facade is designed to compatible with existing adjacent structures and the individual homes in the neighborhood. Large windows and private patio and decks provide a strong connection to the pedestrian environment.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The proposed project provide a well defined approach entrance to create more outdoor patio and garden spaces. The massing of the project is modulated to soften adjacent buildings with most of the glazing located to the east and west for the natural lights.

C-4 EXTERIOR FINISH MATERIALS

The project is proposing to use durable and sustainable materials. Siding will consist of natural cement board, natural cedar siding and painted materials.

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

All options provide landscaped amenity spaces along the street facade and common walkway connects the center courtyard spaces.

D-3 RETAINING WALLS

Retaining walls follows the existing grade help stabilize the project site and minimize the retaining height helps re-grade and provide public safety next to a public side walk.

D-6 SCREENING OF DUMPSTERS, UTILITIES, ETC

Recycling and solid waste will be screened and placed at the rear of the site close to the parking space for pick up.

D-7 PERSONAL SAFETY AND SECURITY

Exterior lights will be placed downward directed to walkways as well as private and common open spaces. Entry door design, walkway and window placement all enhance pedestrian safety, provide for natural surveillance.

E-2 LANDSCAPING TO ENHANCE BUILDING AND/OR SITE

The center courtyard, front entry, and setbacks will be the focus of our landscaping design to enhance the character of the neighborhood and the proposed structures. It will create inviting usable spaces for residents and also visitors and also providing friendly streetscapes for neighbors.

E-2 LANDSCAPING TO ADDRESS SPECIAL SITE CONDITIONS

The landscaping of this project will help to soften both the massing and the transition from street to entry. The entry open patio is to separate home entries and public walkways and to soften the streetscape at the facade.



PRE-SUBMITTAL MEETING NOTES

Meeting Notes – 01/10/2018

SDCI Pre-Submittal Conference Notes

Project: 9045 Mary Ave NW
SDCI Project NO: SDR 3029880 / Bldg. 6616686
Owner: Blackwood Builder’s Group, LLC
Architect/Designer: Array, LLC / Yueann Wu

Attendees: Allison Whitworth, SDCI Land Use Planner
Malli Anderson, SDCI Zoning
Ray Ramos, SCL
Yueann Wu, Array LLC
Jeff Whitney, Array LLC
Alex Mason, Pivot Design LLC
(representing Blackwood Builder’s Group)
Trevor Johnson, Blackwood Builder’s Group
Matt Little, Blackwood Builder’s Group

Meeting Date/Time: Wednesday, January 10, 2018, 9:30 AM
Location: SMT 21st Floor

Documents Provided by Array LLC to Meeting Attendees:

- 1.) Early Design Guidance Packet, dated January 10, 2018
- 2.) Supplementary Proposed Site Plan

SCL Coordination

Ray Ramos of Seattle City Light began the meeting by advising on overhead high voltage requirements. Topics included the 14 feet clearance requirement from line voltage to structure as well as the currently served 3 phase overhead high voltage. Ray expressed if the proposed development can be served by 600 volts or less one strike point will be used, originating from existing lines adjacent to Mary Ave NW, connecting to two weather heads on the North West corner of the proposed development. Underground conduit will be ran to supply voltage to adjacent units. In addition, if the 600 volt or less requirement cannot be maintained a transformer vault may be required.

Introduction & Project Overview

Yueann Wu of Array LLC & Alex Mason of Pivot Design LLC provided an introduction and overview of the project scope and goals. It was discussed the design intent creates family or roommate space without maximizing FAR while achieving a minimum 4-Star Built Green certification to maximize building sustainability performance. Moreover, it was discussed the proposed project lies within the Crown Hill Residential Urban Village which is in a higher dense living with many neighborhood shopping, dining and services within walking distance. We are proposing a pedestrian friendly design to accommodate the sense of community with a modern architectural solution. The plan to preserve as many trees as possible at the rear of the lot was talked about with the lot not containing any exceptional trees.

It was also discussed the proposed site’s current use is a single family residence. It is approximately 8,160 square feet in LR2 zone. The property is located at the mid-block between NW 92nd St and Holman Rd NW on Mary Ave NW. The project is proposed to demolish the existing single family structure and to construct 2 structures, each with 4 townhouses (total 8 units), in the Crown Hill Residential Urban Village. The proposed structures will be three stories tall with 1 open space parking access from Mary Ave NW.

In addition, Yueann & Alex discussed the zoning and surrounding building’s context. It was portrayed the East half of lot 3 faces Mary Ave NW. It is located in lowrise LR2 zone, and the neighbor lots to the North, South and East all also in lowrise LR2 zone. The lot diagonal across the site is located in C1-40 zone. The lot is also located in the overlay of Crown Hill Residential Urban Village. Surrounding building’s context consists of a mix of multi-family residential, including apartment buildings, condominiums, duplexes & triplexes and SFR’s. These buildings range in age from the 1990’s to newly constructed. Also, the site is nearby to a playfield / playground, commercial & restaurant spaces and a fire station.

Design Guidelines Discussion

Yueann Wu also discussed project Design Guidelines. Key points discussed included the following:

Response to Site Characteristics - The project proposed to the same levels of bedroom spaces in response the site’s topography. A common walkway along S elevation follows existing grade condition connects the site from Mary Ave NW to the center courtyard and to the rear 4-plex in the back on the property.

Entrances Visible from the Street - The two street facing townhome units have front entries and open patio spaces to be easy identify and engage from the street. A common walkway along the south elevation provide a visual link to the center courtyard and the second 4-plex townhome units to the back of the site.

Human Activity - Open space at the front of the structure encourages interaction between residents, neighbors, and the community.

Respect for Adjacent Sites - The windows to the south and north elevation are designed to minimize privacy intrusion. The adjacent neighbors to the north have minimal windows along the property lines.

Residential Open Space - All townhome units are provided with private roof deck to and center courtyard amenity spaces. The front townhome units have front entrances with open amenity spaces engage the streetscape of the neighborhood and existing ROW characteristics.

Parking & Vehicle Access - Vehicles will access from Mary Ave NW. One parking spaces are provided for service vehicle access.

Height, Bulk & Scale Compatibility - The townhomes to the south has an allowable height limit of 30’ and the townhomes to the north has an allowable height limit of 30’ in LR2 zone.

Architectural Concept & Consistency - The proposed project provide a well-defined approach entrance to create more outdoor patio and garden spaces. The massing of the project is modulated to soften adjacent buildings with most of the glazing located to the east and west for the natural lights.

Exterior Finish Materials - The project is proposing to use durable and sustainable materials. Siding will consist of natural cement board, natural cedar siding and painted materials.

Pedestrian Open Spaces & Entrances - All options provide landscaped amenity spaces along the street facade and common walkway connects the center courtyard spaces.

Screening of Dumpsters, Utilities, Etc. - Recycling and solid waste will be screened and placed at the rear of the site close to the parking space for pick up.

Landscaping to Enhance Building and/or Site - The center courtyard, front entry, and setbacks will be the focus of our landscaping design to enhance the character of the neighborhood and the proposed structures. It will create inviting usable spaces for residents and also visitors and also providing friendly streetscapes for neighbors.

Landscaping to Enhance Special Site Conditions - The landscaping of this project will help to soften both the massing and the transition from street to entry. The entry open patio is to separate home entries and public walkways and to soften the streetscape at the facade.

SDCI Comments & Recommendations

Allison Whitworth of SDCI recommended the team look at the following and/or had the following comments:

- Inclusion of Arborist Report in the EDG Packet
- SDCI supports retention of trees in the rear of lot & loading zone at rear lot
- Suggests increased separation between buildings and courtyard with better utilization of courtyard space / common area
- Defined Pedestrian Pathway & Car Drive Isle
- Mentioned porch area adjacent to rear parking spot
- Incorporation of additional glazing at doors adjacent to street
- Liked the units oriented to the street
- Recommended maximizing light and air
- Stated the penthouses for roof access were acceptable for non-street facing units and recommended grouping penthouses together for rear units
- Need to see trash location shown on site plan
- Reminded MUP submittal happens after intake complete

