

# RONALD MCDONALD HOUSE EXPANSION

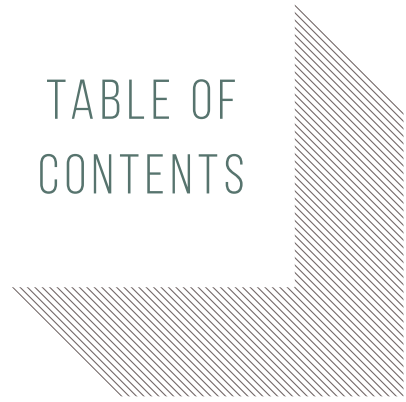
5130 40TH AVE NE  
SEATTLE, WA 98105

ADR EARLY DESIGN GUIDANCE  
09/07/2018  
SDCI #3032125-EG



RMHC Ankrom Moisan

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## PROJECT INFORMATION

**ADDRESS:** 5130 40TH AVE NE SEATTLE, WA 98105

**SDCI PROJECT #:** 3032125-EG

**ARCHITECT:**

ANKROM MOISAN ARCHITECTS  
1505 5TH AVE, SUITE 300  
SEATTLE, WA 98105  
206.876.3037  
CONTACT: FRANCES NELSON

**LANDSCAPE ARCHITECT:**

FAZIO ASSOCIATES  
102 NW CANAL STREET  
SEATTLE, WA 98107  
206.774.9490  
CONTACT: ROB FAZIO

**CLIENT:**

RONALD MCDONALD HOUSE  
CHARITIES OF WESTERN  
WASHINGTON & ALASKA  
5130 40TH AVENUE NE  
SEATTLE, WA 98105  
206-838-0623  
CONTACT: DIANNA FINNERTY

## DEVELOPMENT OBJECTIVES

The proposed project is a less than 20,000 SF addition to the Ronald McDonald House Facility. This facility provides temporary housing for families with children who require long term care at Seattle Children’s Hospital. The facility is classified as a congregate housing facility and this expansion would provide approximately 24-29 new bedrooms to meet the needs of this community. Development would be limited to less than 20,000 SF and will be no more than 3 stories.

- 24-29 bedrooms

## PROJECT GOALS

**GOAL 1**

- Expand our facilities to serve more families

**GOAL 2**

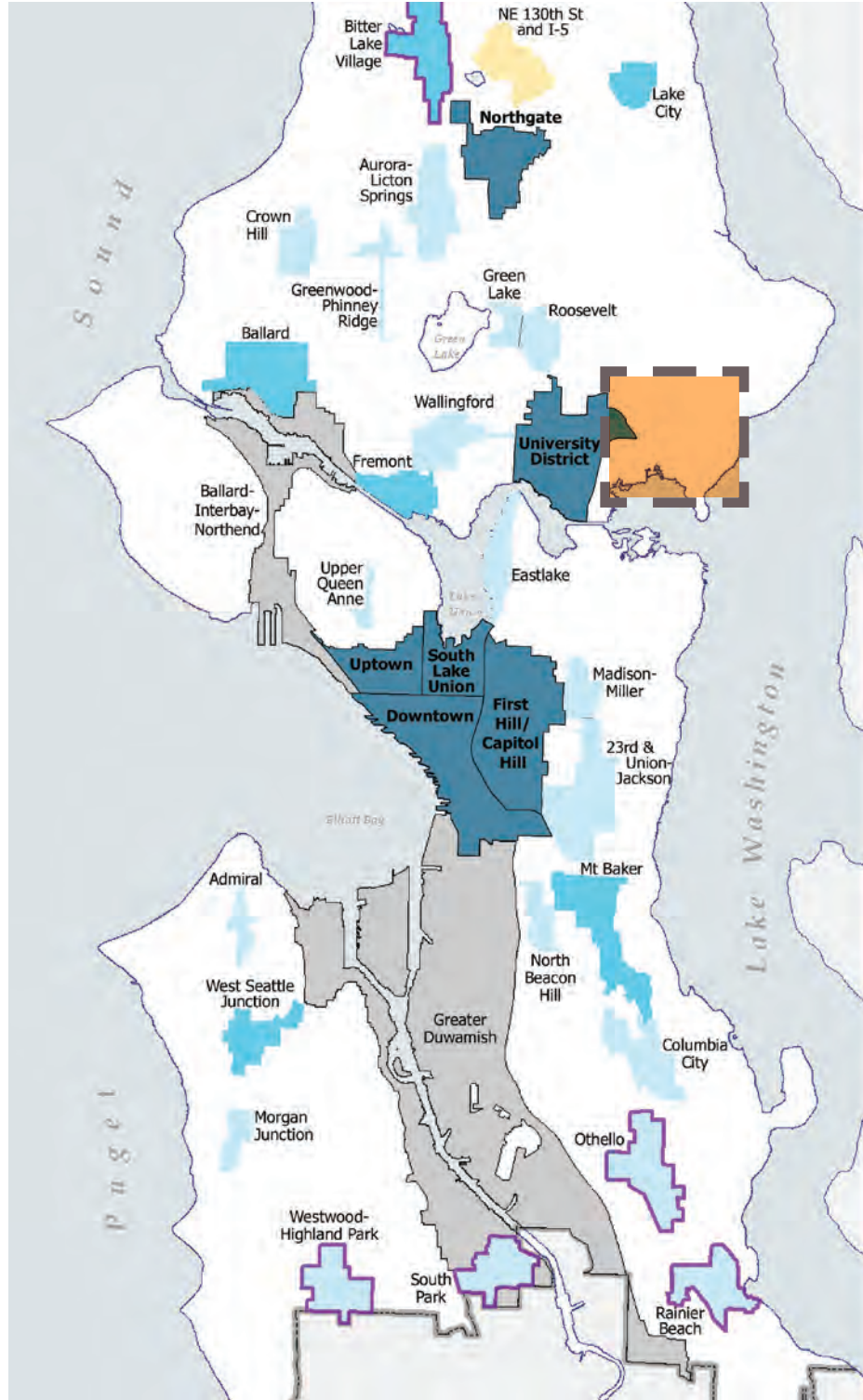
- Provide 24-29 new bedroom units for patients and their families

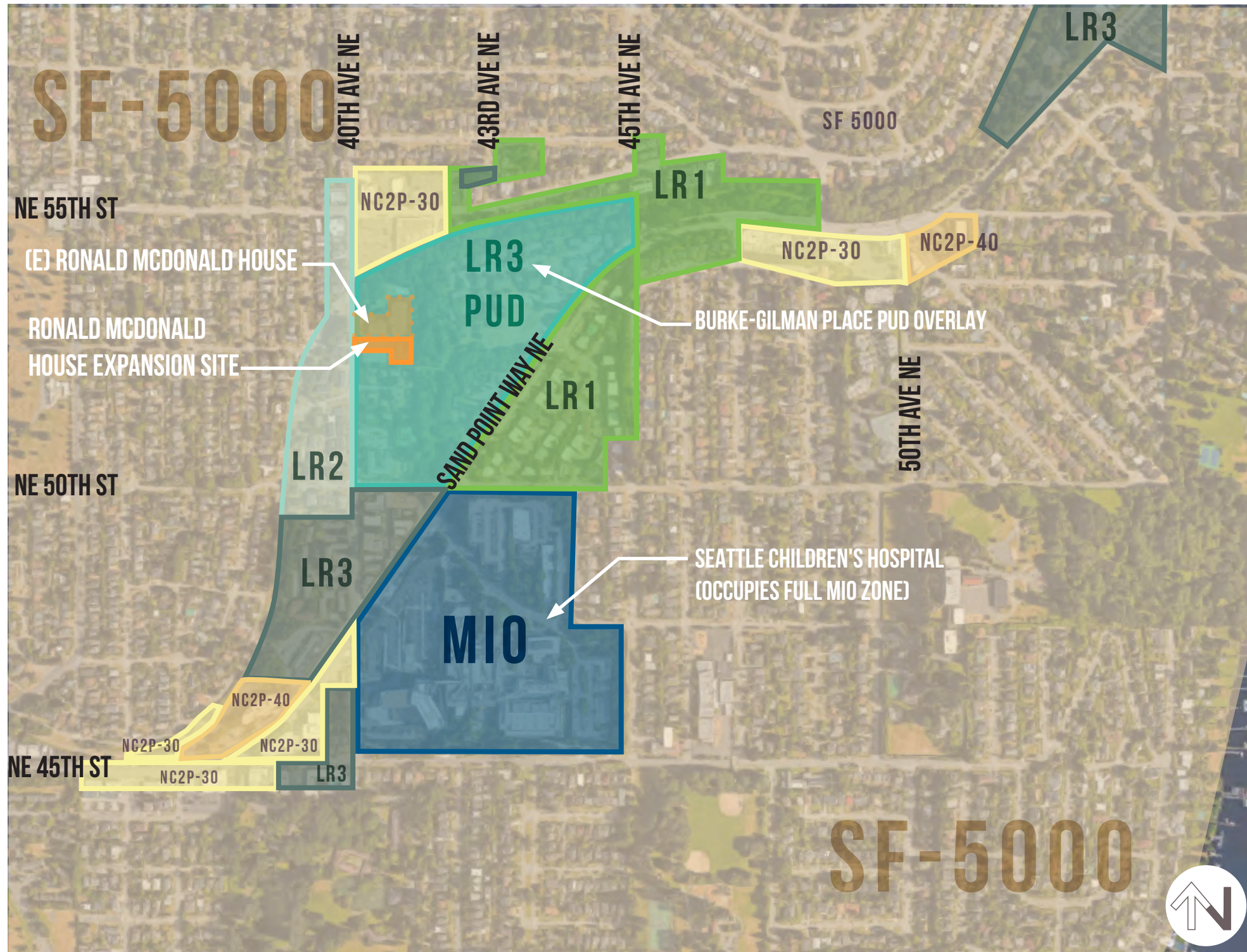
**GOAL 3**

- Operate as one cohesive facility utilizing shared kitchen, laundry and amenity space provided in the existing building



# 4.0 SITE PLAN





**ZONING SUMMARY**

**KING COUNTY PARCEL NUMBERS**

7974700258 & 7974700257

**ADDRESS**

5110-5120 40th Ave NE Seattle WA

**CODE:** Seattle Municipal Code, Title 23 Land Use Code

**DESIGN GUIDELINES**

City of Seattle Design Guidelines

**ZONING CLASSIFICATION**

ZONE LR3 Planned Unit Development (PUD)

**OVERLAY:** Burke-Gilman Place (BGP)-Public Development Authority (PDA)

**SITE AREA**

Total Lot Area =23,250 SF

**STREET CLASSIFICATION:** arterial, transit

40TH AVE NE: Street Classification

**PERMITTED USES (23.45.504)**

Congregate residences that are owned by a not-for-profit entity or charity are permitted outright.

**FAR (23.45.510)**

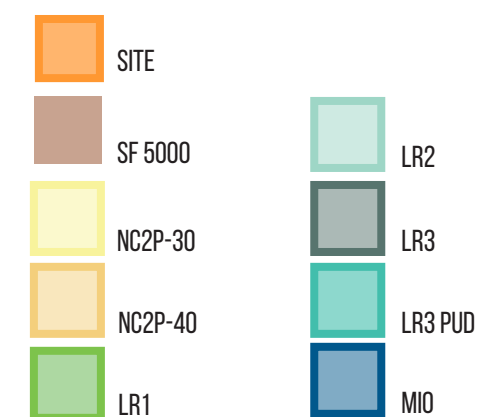
1.3 for LR3 Zone outside of Urban villages/centers and Station Area Overlay District, Apartments use

**MAXIMUM ALLOWABLE AREA**

(Site Area x FAR) 23,250 SF x 1.3 = 30,225 SF

**PARKING (TABLE B 23.54.015)**

Congregate residences: 1 space for each 4 sleeping rooms



# 4.0 SITE PLAN





### ABOUT RONALD MCDONALD HOUSE

- Long-term medical housing for families who need to seek care from Seattle Children's Hospital
- Serves mostly cancer or organ transplant patients
- 50% of the kids seeking services are five years old or younger
- Over half of families need to stay for several months
- Proximity to Children's Hospital is critical due to the fragile nature of the kids
- 30-50 families are on the waitlist every night
- Current space houses 70 family bedrooms and 10 bone marrow transplant apartments
- 280,000 nights of supported housing are provided to about 500 families per year
- Supported mostly by charitable donations

### BURKE-GILMAN PLACE PLANNED UNIT DEVELOPMENT (PUD)

- The Burke-Gilman Place PDA has instituted a PUD overlay for this area.
- Limits use of this site to "housing for low- and middle-income families and the elderly, health-related housing, childcare, and specified amenities"
- Restricts development and use of common spaces between shared properties

# 4.0 SITE PLAN

## EXISTING SITE PLAN

### LEGAL DESCRIPTION:

THE NORTH 75 FEET OF THE WEST 300 FEET OF TRACT 55 AND THE SOUTH 45 FEET OF THE WEST 300 FEET OF TRACT 52 OF THE STATE OF WASHINGTON COMMISSIONER OF PUBLIC LANDS SUBDIVISION OF NE 1/4, EAST 1/2 OF NW 1/4 AND NE 1/4 OF SE 1/4 SECTION 10, TOWNSHIP 25 NORTH, RANGE 4 EAST W.M., AS PER PLAT RECORDED IN VOLUME 19 OF PLATS, PGE 42, RECORDS OF KING COUNTY; EXCEPT THE WEST 170 FEET OF TRACT 55. SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

### DESCRIPTION:

The project site is a 23,250 SF parcel zoned LR3 PUD. The site is located on 40th Ave. NE, with additional parcels to the north and south and a protected wetland to the east. The adjacent parcels to west are zoned LR2, while the others are zoned LR3 PUD.

### ADJACENT BUILDINGS:

- South: Burke-Gilman Place apartments at 5100 40th Ave. NE. Zoned LR3 PUD, built 1984.
- North: Ronald McDonald House, 2-story congregate living facility built in 2003.
- West (on the east side of 40th Ave NE): Ronald McDonald Bone Marrow Transplant House, 2-story congregate living facility built in 2003.
- West (on west side of 40th Ave NE): two 3-story townhouses at 5115 and 5119 40th Ave NE built in 2004.
- East: protected wetland.

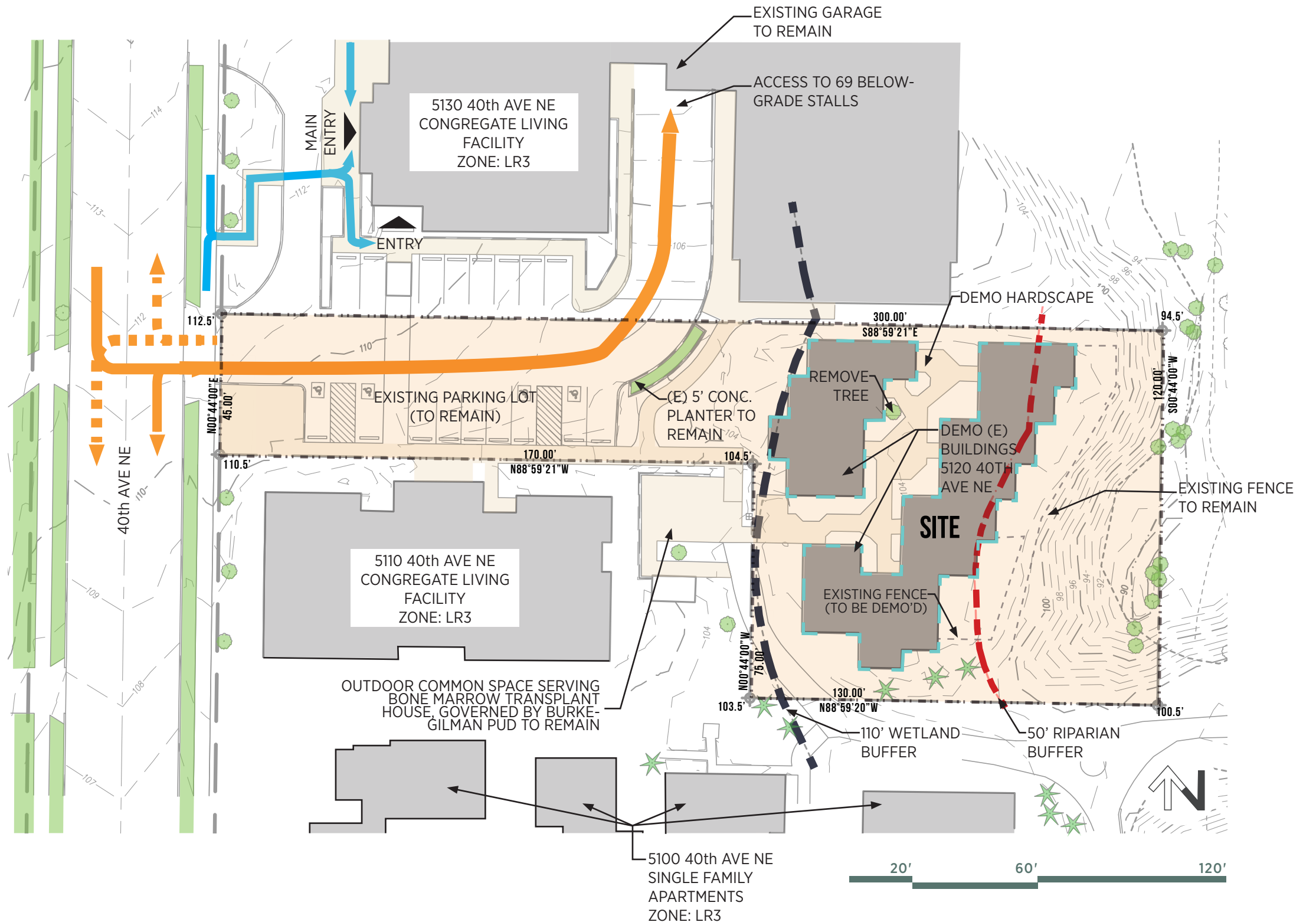
### TOPOGRAPHY:

- Relatively flat up to the wetland buffer zone
- Site descends from 112' at the NW corner to 103' at the buffer, for a slope of approximately 3.5%.
- After buffer, site becomes steeper, descending from 103' to 89' for a slope of approximately 28%.

### DEMO:

- 2 group homes on site built in 1984
- Existing concrete pathway

- Parking Entry/Exit —
- Pedestrian Entry/Exit —





PRELIMINARY SITE PLAN

The proposed project includes the demolition of the existing group homes and the associated site improvements (walkways, patios, etc.) to be replaced by an expansion connected to the existing Ronald McDonald House to the north. The expansion will include 24-29 units with shared laundry and amenity spaces. The proposed project will share the existing parking facilities currently available to the site.

TRAFFIC AND CIRCULATION:

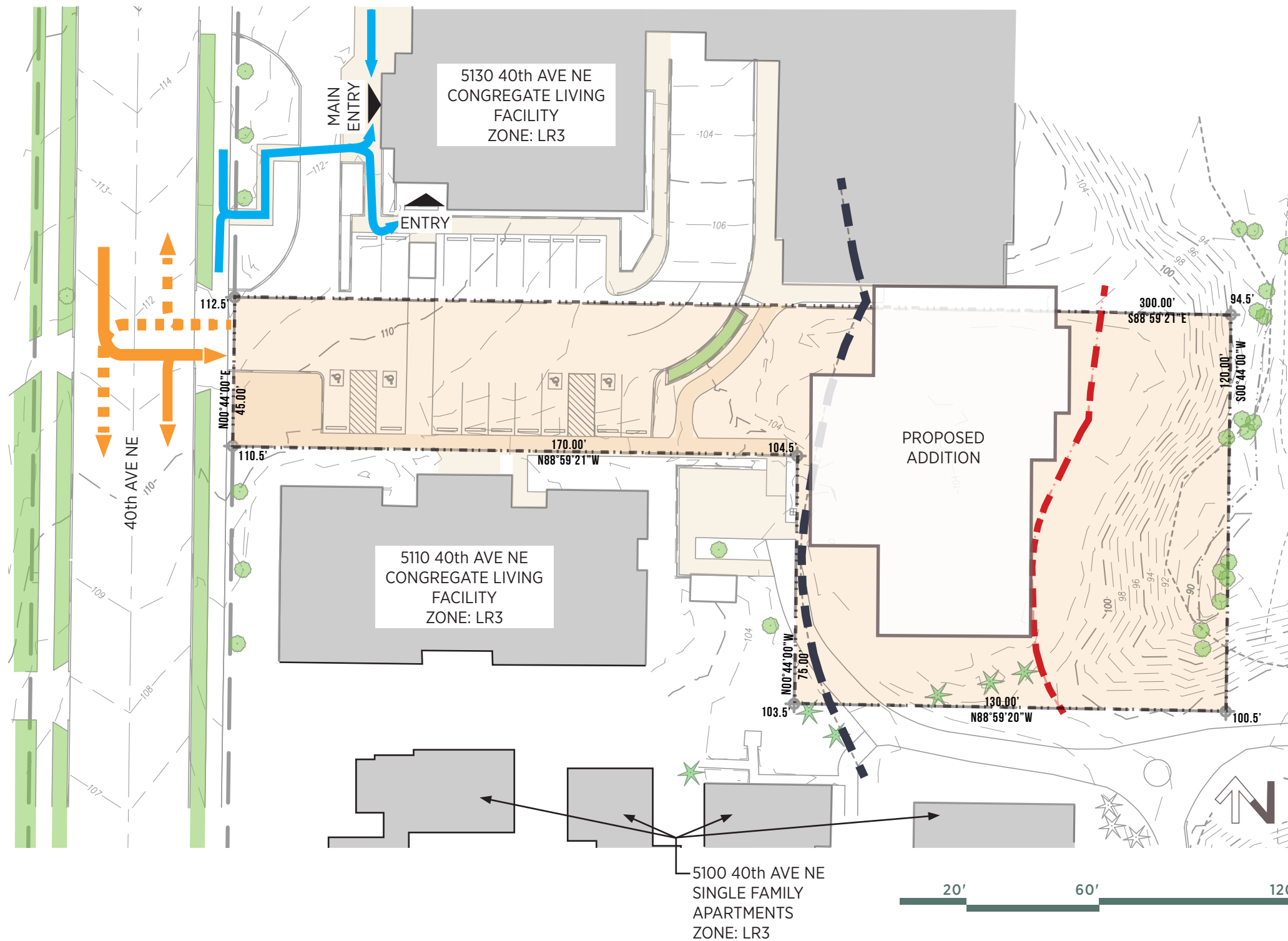
- 40th Ave. NE is a residential street with parking on both sides.

STREETSCAPES:

- 40th Ave. NE has a residential character, with several townhouses, low-rise apartments, and individual houses lining the street.
- Street parking is available along 40th Ave. NE, near the site.

NEIGHBORHOOD INFLUENCES:

- Buildings along 40th Ave. NE are typically less than 20 years old.
- Residential areas adjacent to 40th Ave. NE contain houses from the 1940s and 1950s.
- Retail pocket to the north.



# 4.0 SITE PLAN

## SITE CONSTRAINTS: EASEMENTS/ COVENANTS

- Per SMC 25.09.160.B.1: The wetland buffer is measured horizontally and perpendicular to the edges of the wetland. Per Table A for 25.09.160: Wetland buffer size is 110' for Category III wetlands
- Per SMC 25.09.200.A.3.b.3: D, limited riparian development area is the area more than 50 feet from the top of the bank.
- Per SMC 25.09.300 ECA Exception, the definition of public projects in SMC 25.09.300.A.2 includes projects sponsored by a public agency.
- Utilities easements per survey for storm drain & sanitary sewers
- Vehicle access protected by Burke-Gilman PDA parking covenant

110' Wetland Buffer



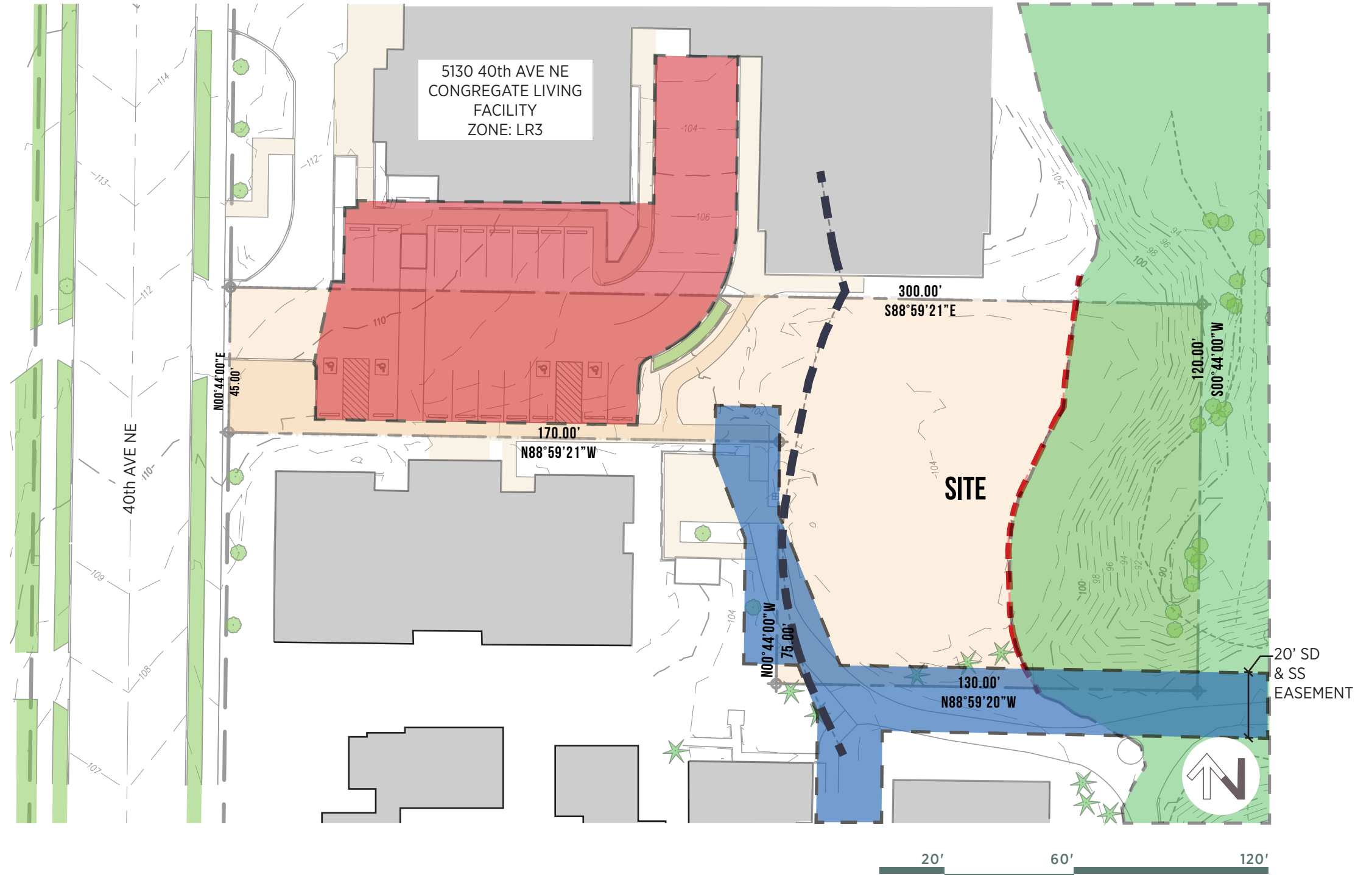
50' Riparian Buffer



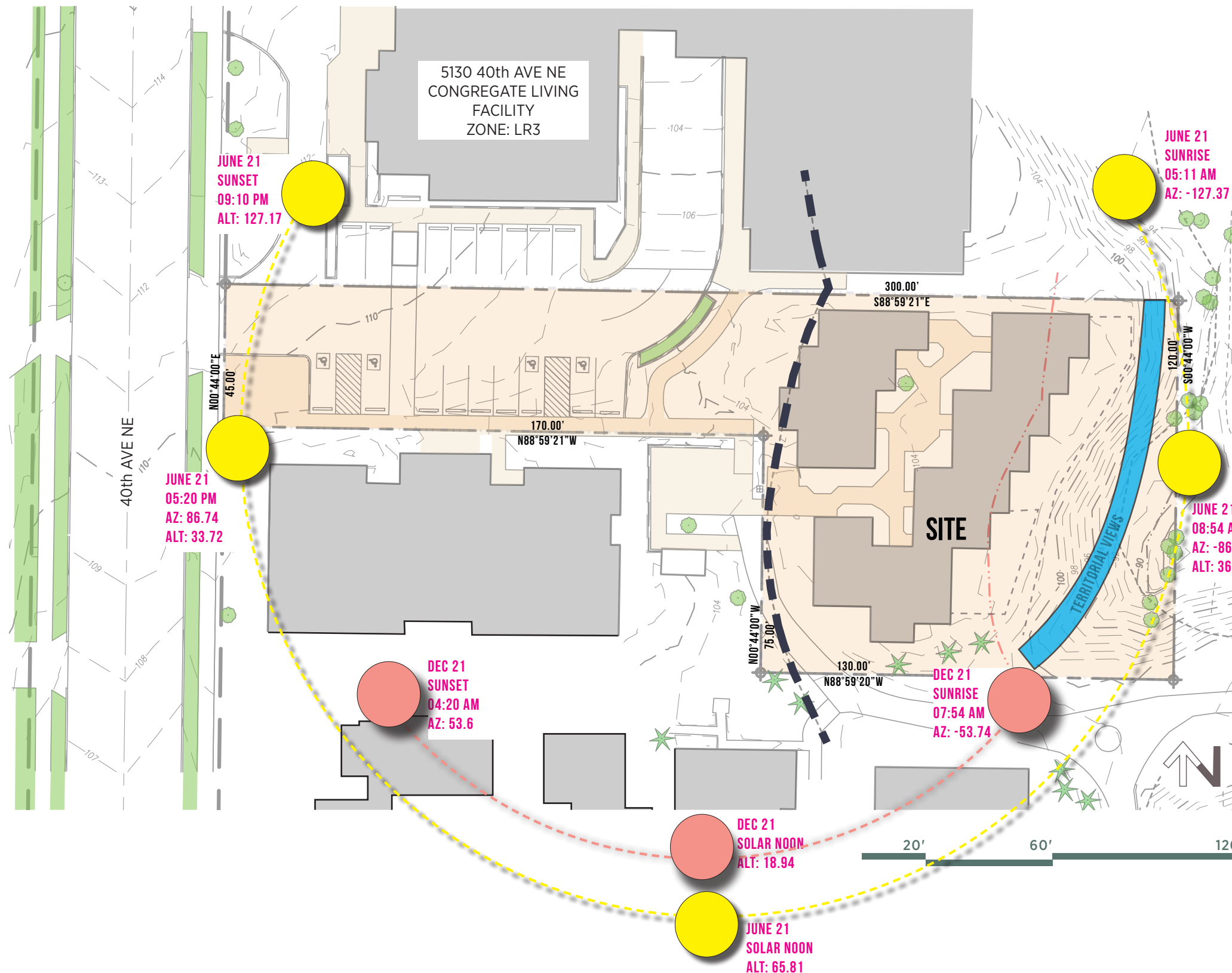
Burke-Gilman PDA Parking Covenant



Storm Drain and Sanitary Sewer Easement



**TOPOGRAPHY, PHYSICAL FEATURES & LANDSCAPE ELEMENTS**



**TOPOGRAPHY:**

- Gentle slope from 40th Ave. NE to the wetland buffer.
- Significant slope along east property line

**SOLAR ACCESS:**

- Decent solar access to the west and north due to parking lot and relatively low building height.
- Poor solar access to the south and east due to extensive tree growth.

**VIEWS:**

- Current views are territorial, looking into the wetlands.



**TREE SURVEY**

Tree Solutions visited the site on August 3, 2018. They inventoried and assessed 10 trees on the lot. Per SMC 25.11, trees measuring six inches or greater in diameter at standard height (DSH) are required to be assessed for development projects. Each tree was tagged with an aluminum tree tag. Tree identifier corresponds to the number on each tag.

Of the trees assessed, none meet the exceptional tree criteria outlined in the Seattle Director's Rule 16-2008.

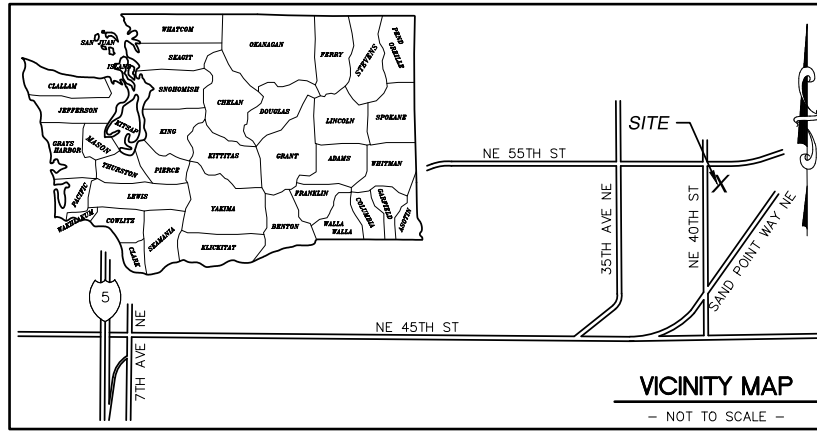
Tree Solutions found no exceptional tree groves on site.

There were 13 adjacent trees that required documentation for this property. Trees on neighboring properties were documented if they appeared to be greater than 6 inches diameter and their driplines extended over the property line. All trees on adjacent properties were estimated from the subject site or public property such as the adjacent right of way. Tree Solutions used an alphabetical tree identifier for trees offsite.

See corresponding Table of Trees and Site Map at right.

*DSH (Diameter at Standard Height) is measured 4.5 feet above grade.  
Multi-stem trees are noted, and a single stem equivalent is calculated using the method defined in the Director's Rule 16-2008.  
Letters are used to identify trees on neighboring property with overhanging canopies  
Dripline is measured from the center of the tree to the outermost extent of the canopy.*

Tree ID	Scientific Name	Common Name	DSH (inches)	Multi-stem	Health Condition	Structural Condition	Drip line Radius (feet)				Exceptional Threshold	Exceptional by Size	Exceptional Grove	Notes
							N	E	S	W				
401	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.2		Good	Good	16	9	13	18	30.0			Some broken branches, natural break, surface roots
402	<i>Pseudotsuga menziesii</i>	Douglas-fir	20.1		Good	Good	16	16	17	15	30.0			Some broken branches, natural break, surface roots
403	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.9		Good	Good	13	14	12	12	30.0			Limbed up, surface roots
404	<i>Alnus rubra</i>	Red alder	18.7		Good	Good	7	10	24	20	Not Exceptional unless in grove			Codominant at ten feet, slight phototropic lean
405	<i>Alnus rubra</i>	Red alder	14.1		Good	Good	10	4	14	25	Not Exceptional unless in grove			Phototropic lean, culvert and retaining wall to the east
406	<i>Alnus rubra</i>	Red alder	17.3	16.8, 4.2	Fair	Good	12	9	10	28	Not Exceptional unless in grove			Codominant at base, phototropic lean, approximately ten percent dieback in crown
407	<i>Alnus rubra</i>	Red alder	15.1	11.9,3	Fair	Fair	9	14	12	20	Not Exceptional unless in grove			Codominant at base, included bark between trunks, tip dieback
408	<i>Alnus rubra</i>	Red alder	11.9		Fair	Good	12	8	13	27	Not Exceptional unless in grove			Phototropic lean, phytophthora canker at base of trunk
409	<i>Alnus rubra</i>	Red alder	10.6		Fair	Good	15	14	11	25	Not Exceptional unless in grove			Broken codominant and early decay at 2 feet, tip dieback
410	<i>Alnus rubra</i>	Red alder	26		Poor	Poor	6	20	26	24	Not Exceptional unless in grove			Hollow, substantial decay, broken top, overmature
411	<i>Prunus serrulata</i>	Flowering cherry	9.2		Good	Good	7	9	10	5	23.0			Close to house, swollen graft, surface roots, limited rooting area
<b>Offsite Trees with Overhanging Canopies</b>														
A	<i>Acer x Freemanii</i>	Freeman maple	8.3		Good	Good		12			20.8			Overhangs approximately 2 feet
B	<i>Pseudotsuga menziesii</i>	Douglas-fir	19		Good	Good	12.5	8.5			30.0			Overhangs approximately 3 feet
C	<i>Pseudotsuga menziesii</i>	Douglas-fir	18		Good	Good	13	18			30.0			Overhangs approximately 5 feet, chain at base
D	<i>Alnus rubra</i>	Red alder	16.9		Good	Good				15	Not Exceptional unless in grove			Shared base with tree E, overhangs approximately ten feet
E	<i>Alnus rubra</i>	Red alder	13.6		Fair	Good				14	Not Exceptional unless in grove			Shared base with tree D, dieback in crown, overhangs approximately 10 feet
F	<i>Alnus rubra</i>	Red alder	11		Fair	Fair				21	Not Exceptional unless in grove			Lots of dieback, bindweed, overhangs approximately 10 feet
G	<i>Populus trichocarpa</i>	Black cottonwood	54	39, 37.3	Good	Good				33	Not Exceptional except in grove			Codominant at base, wound near base of west side with good response growth, overhangs approximately 15 feet
H	<i>Acer macrophyllum</i>	Bigleaf maple	9.4		Good	Good				18	30.0			Suppressed, overhangs approximately 10 feet



**NOTES**

- 1) TITLE REPORT ISSUED BY TRANSNATION TITLE INSURANCE COMPANY, REF. NO. 868426, DATED MARCH 31, 1999. THE TITLE REPORT INCLUDES OTHER PARCELS AND SCHEDULE 'B' EXCEPTIONS; ONLY THE SCHEDULE 'B' ITEMS LISTED THEREIN THAT REFERENCE PARCEL D ARE LISTED HEREON; THE SUPPORTING DOCUMENTS NOT PROVIDED, THE EASEMENTS SHOWN HEREON ARE BASED ON SURVEY PERFORMED BY TRI-COUNTY LAND SURVEYING COMPANY, DATED APRIL, 2006, JOB. NO. 06-025.
- 2) FIELD WORK CONDUCTED IN NOVEMBER/DECEMBER, 2017.
- 3) BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).
- 4) UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.

**Tree Solutions Inc.**  
**Arborists: Joshua Petter & Tyler Bunton**  
**206-528-4670**

**Tree Inventory**  
**August 3, 2018**

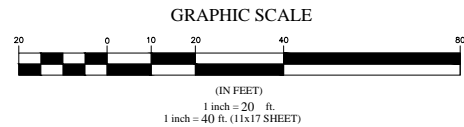
Tree Inventory took place on August 3, 2018 and included all trees 6-inches diameter or greater on the site. We also assessed trees with overhanging canopies. Tree icons used on the survey do not denote canopy driplines. Dripline measurements and other tree specifics are listed in the tree table produced by Tree Solutions Inc. and should be added to this drawing prior to any design relating to tree protection.

**LEGAL DESCRIPTION**

PARCEL D:  
THE NORTH 75 FEET OF THE WEST 300 FEET OF TRACT 55 AND THE SOUTH 45 FEET OF THE WEST 300 FEET OF TRACT 52 OF THE STATE OF WASHINGTON, COMMISSIONER OF PUBLIC LANDS SUBDIVISION OF NE 1/4, EAST 1/2 OF NW 1/4 AND NE 1/4 OF SE 1/4 SECTION 10, TOWNSHIP 25 NORTH, RANGE 4 EAST W.M., AS PER PLAT RECORDED IN VOLUME 19 OF PLATS, PAGE 42, RECORDS OF KING COUNTY;  
EXCEPT THE WEST 170 FEET OF TRACT 55;  
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

**EASEMENTS**

- THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.
- 5 STORM DRAIN AND SANITARY SEWER EASEMENT PER RECORDING NO. 8406050822, RECORDS OF KING COUNTY - SHOWN.
  - 6 UTILITY EASEMENT PER RECORDING NO. 8804280400, RECORDS OF KING COUNTY - SHOWN.
  - 7 UTILITY EASEMENT PER RECORDING NO. 8405290516, RECORDS OF KING COUNTY - DOCUMENT NOT PROVIDED, NOT SHOWN.
  - 9 RESTRICTIONS PER RECORDING NO. 8303310690 AND 8211230995, RECORDS OF KING COUNTY - DOCUMENT NOT PROVIDED, NOT SHOWN.
  - 11 RESTRICTIONS PER RECORDING NO. 8310280430, RECORDS OF KING COUNTY - DOCUMENT NOT PROVIDED, NOT SHOWN.
  - 12 RESTRICTIONS PER RECORDING NO. 8312200584 AND 8310280431, RECORDS OF KING COUNTY - DOCUMENT NOT PROVIDED, NOT SHOWN.
  - 16 COVENANTS, CONDITIONS AND RESTRICTIONS PER RECORDING NO. 9602201492, RECORDS OF KING COUNTY - DOCUMENT NOT PROVIDED, NOT SHOWN.



**LEGEND**

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- SECTIONAL BREAKDOWN LINE
- UP BURIED POWER LINE
- G GAS LINE
- UT BURIED TELEPHONE LINE
- W WATER LINE
- SS SANITARY SEWER
- SD STORM DRAIN
- DITCH LINE/FLOW LINE
- ROCK RETAINING WALL
- VEGETATION LINE
- CHAIN LINK FENCE
- WOOD FENCE
- X BARBED WIRE/WIRE FENCE
- UTILITY POLE W/ LIGHT
- LIGHT STANDARD
- UTILITY POLE
- POLE GUY WIRE
- UTILITY BOX
- LUMINAIRIUM
- UP-LIGHT
- TELEPHONE VAULT
- TELEPHONE RISER
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- SPOT ELEVATION
- CONCRETE HATCHING
- ASPHALT HATCHING
- LANDSCAPING
- GAS VALVE
- GAS METER
- CATCH BASIN, TYPE II
- CATCH BASIN, TYPE I
- YARD DRAIN
- STORM CLEAN-OUT
- SIGN
- BOLLARD
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- FIRE STAND PIPE
- REBAR & CAP

NOTE:  
ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.

**TREE LEGEND**

- DECIDUOUS TREE
- AL12 TRUNK DIAMETER (IN)
  - TYPE
- EVERGREEN TREE
- DF18 HEIGHT AGL IF MEASURED
- AL=ALDER  
MP=MAPLE  
DS=DECIDUOUS  
MA=MADRONA  
OK=OAK  
CH=CHERRY  
CE=CEDAR  
DF=DOUGLAS FIR  
HE=HEMLOCK  
PI=PINE  
EVG=EVERGREEN

NOTE:  
TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

**SITE INFORMATION**

TAX LOT NUMBER 7974700258 & 7974700257  
SITE ADDRESS 5110-5120 40TH AVE NE SEATTLE, WA 98105  
SITE CONTACT AARON LEE  
PHONE NUMBER 425-442-0456  
ZONING LR3 PUD (CITY OF SEATTLE)  
TOTAL LOT AREA 23,250± S.F.(0.534 AC.)

CITY OF SEATTLE MONUMENTS:  
SNV-0247 @ BACK OF WALK, SE QUAD. OF INTX. SAND POINT WAY NE W/NE 50TH ST. ELEV = 97.84'  
SNV-0248 @ BACK OF WALK, NW QUAD. OF INTX. SAND POINT WAY NE W/NE 45TH ST. ELEV = 75.04'

**SURVEY REFERENCE**

SURVEY PERFORMED BY TRI-COUNTY LAND SURVEYING COMPANY, DATED APRIL, 2006, JOB. NO. 06-025.

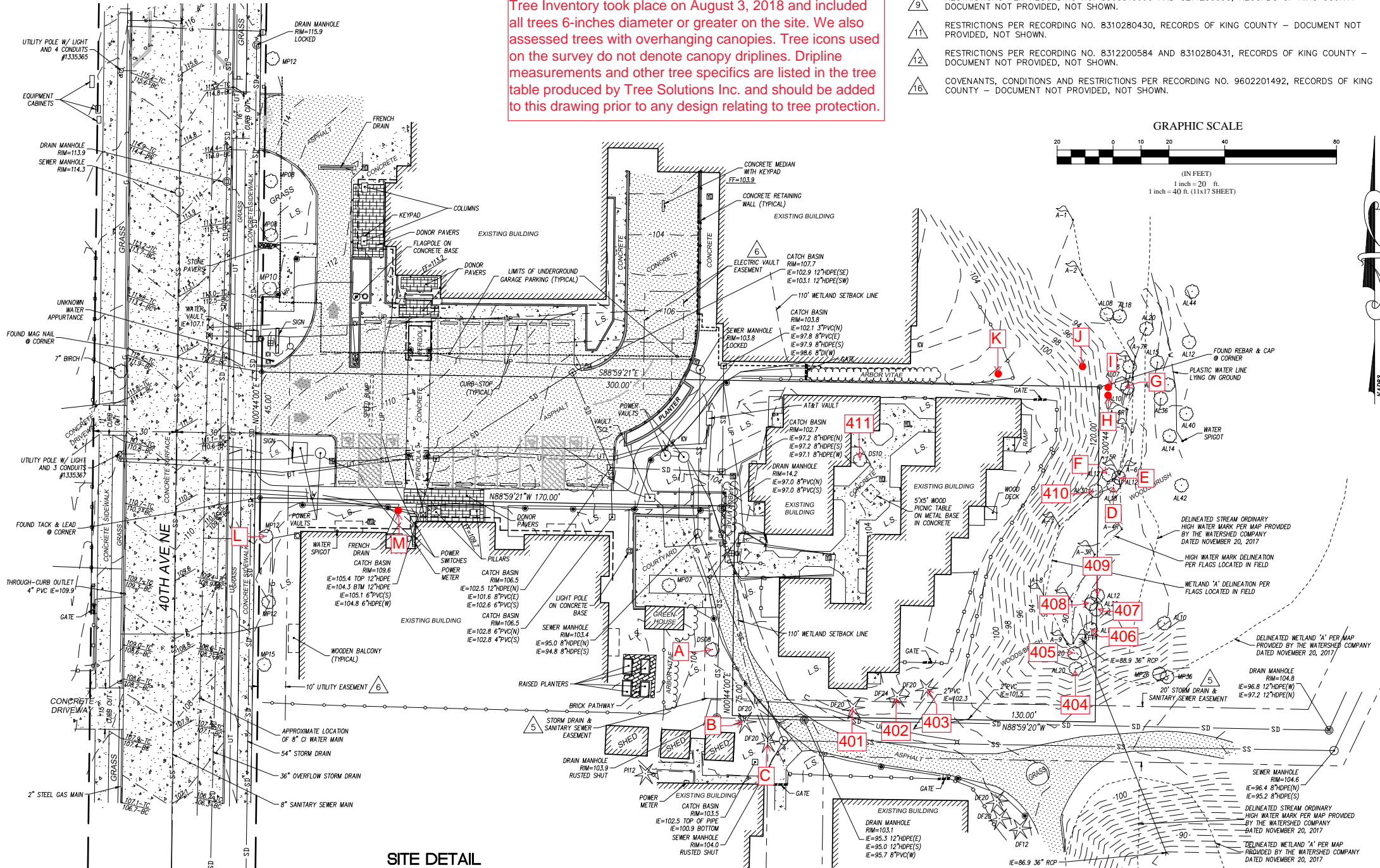
**BOUNDARY DISCLAIMER**

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

**CAUTION!**

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

1-800-424-5555



**SITE DETAIL**

# 5.0 URBAN DESIGN ANALYSIS

## TRANSPORTATION, SITE VIEWS & FEATURES

### BUS ROUTES (WITHIN 5-MINUTE WALK):

- King County Metro Bus routes 65, 74, and 75 run along 40th Ave NE, NE 55th St, and Sand Point Way NE, respectively.
- Route 65 to Wedgwood, Meadowbrook, Lake City, and Jackson park to the north, and University Village/University District to the west.
- Route 74 to Sand Point and Magnuson Park to the east, and Ravenna, University District, and Downtown Seattle to the west.
- Route 75 to Northgate, Lake City, and Sand Point to the north, and University District and the University of Washington to the west.

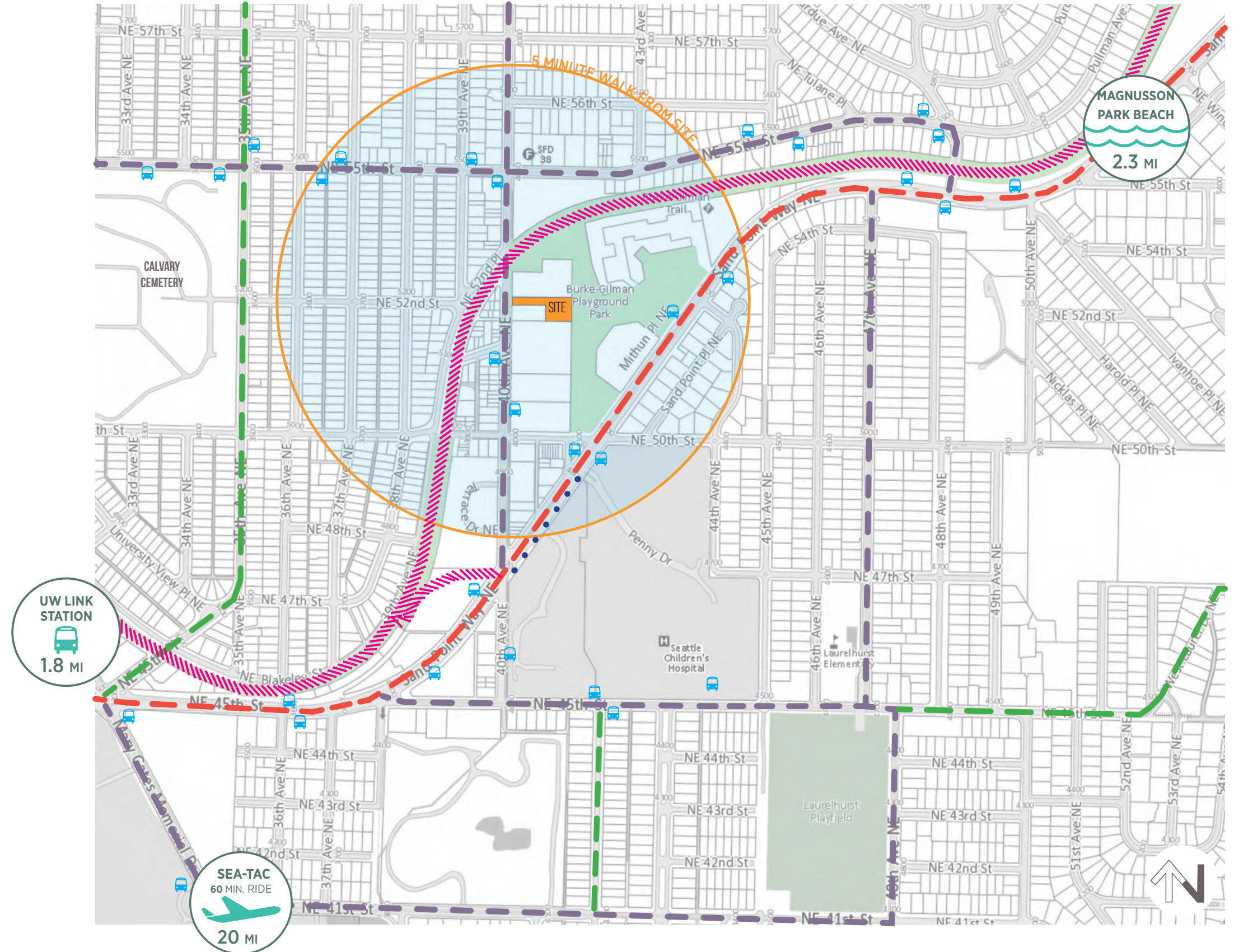
### LIGHT RAIL:

- The UW Link Station is a 1.8-mile walk from the site and provides connections to Downtown Seattle and Sea-Tac airport.

### BICYCLES:

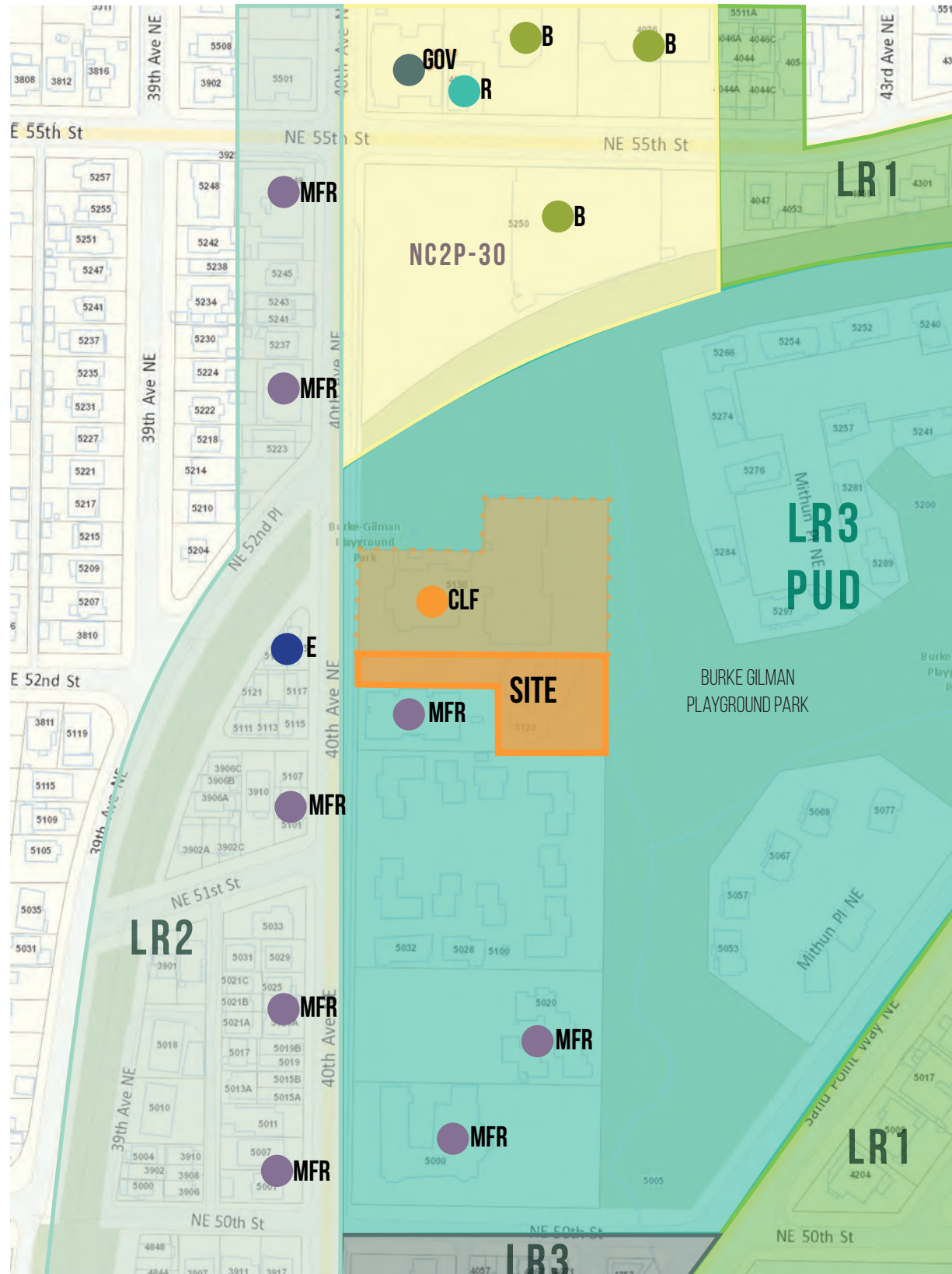
- Multi-use Burke-Gilman trail
- Bike lane along Sand Point Way NE from 40th Ave NE to Penny Drive
- Neighborhood Greenway north from intersection at 19th Ave NE and NE 52nd Pl.

- PRINCIPAL ARTERIALS\*
  - MINOR ARTERIALS\*
  - COLLECTOR ARTERIALS\*
  - MULTI-USE TRAIL\*\*
  - BIKE LANE\*\*
  - SITE
  - MAJOR BUS STOPS
- \*Per Seattle Arterial Classifications Planning Map  
 \*\*Per SDOT Seattle Bike Map



**SURROUNDING USES & STRUCTURES**

The neighborhood west of the site is zoned LR2, with several multi-family residential buildings lining the site, in addition to single-family houses. The block north of the site along NE 55th St is zoned NC2P-30, and includes a Metropolitan Market, a restaurant and business center, and a fire station. To the south and east, the neighboring buildings are zoned LR3 and fall under the Burke-Gilman PDA Overlay. These parcels include multi-family and single-family buildings.



- RESTAURANTS/CAFE
- CONGREGATE LIVING FACILITY
- OFFICE
- MULTI-FAMILY RESIDENTIAL
- BUSINESS
- GOVERNMENT / MUNICIPAL
- EDUCATION

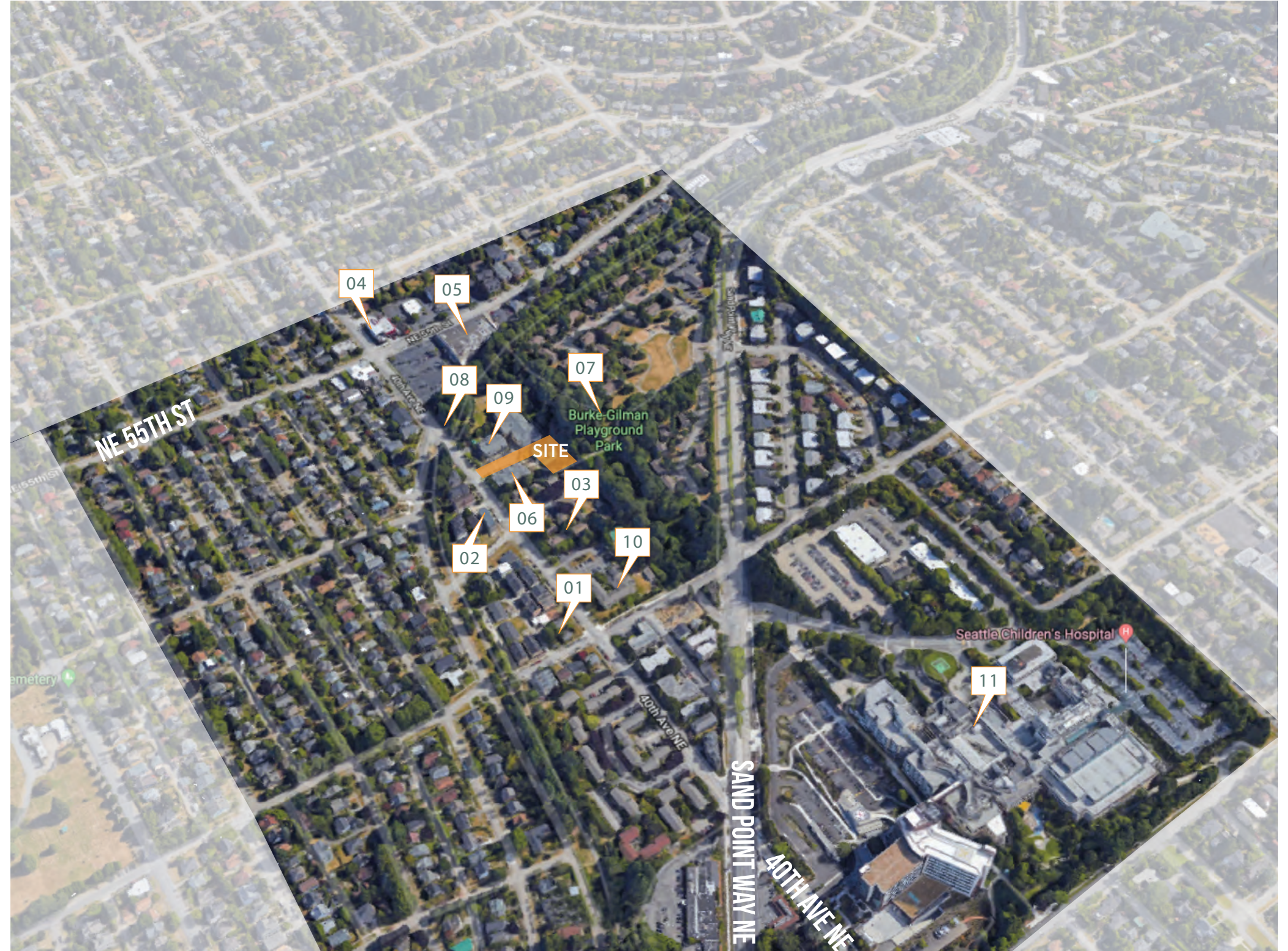
## 5.0 URBAN DESIGN ANALYSIS

### SURROUNDING USES & STRUCTURES

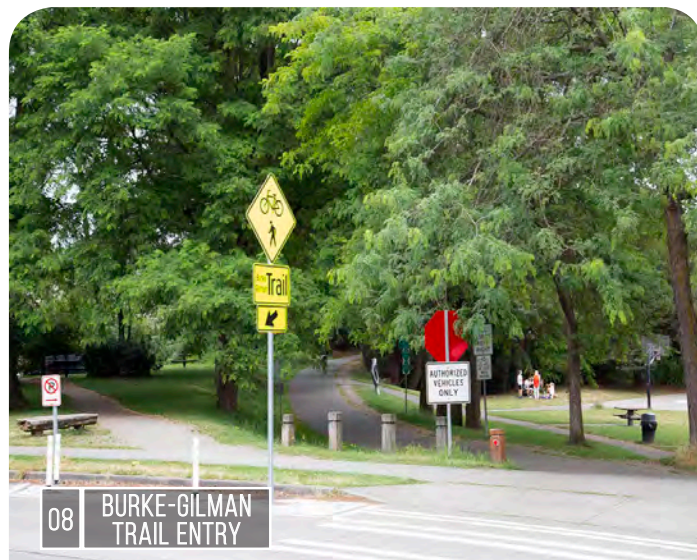
#### NEIGHBORHOOD INFLUENCES

- Buildings along 40th Ave. NE are typically less than 20 years old
- Residential areas adjacent to 40th Ave. NE contain houses from the 1940s and 1950s
- Retail pocket to the north

1. 5005-5009 40TH AVE NE
2. 5103-5107 40TH AVE NE
3. BURKE-GILMAN APARTMENTS
4. FIRE STATION 38
5. METROPOLITAN MARKET
6. RONALD MCDONALD BONE MARROW TRANSPLANT APARTMENTS
7. BURKE-GILMAN PLAYGROUND PARK
8. BURKE-GILMAN TRAIL ENTRY
9. RONALD MCDONALD HOUSE
10. RONALD MCDONALD HOUSE C
11. SEATTLE CHILDREN'S HOSPITAL







STREET ELEVATIONS



01 40TH AVE NE - FACING WEST  
A-A

FACING PROJECT SITE



02 40TH AVE NE - FACING EAST  
B-B

NE 55TH ST.



NE 55TH ST.

BURKE-GILMAN TRAIL  
NE 52ND PL.

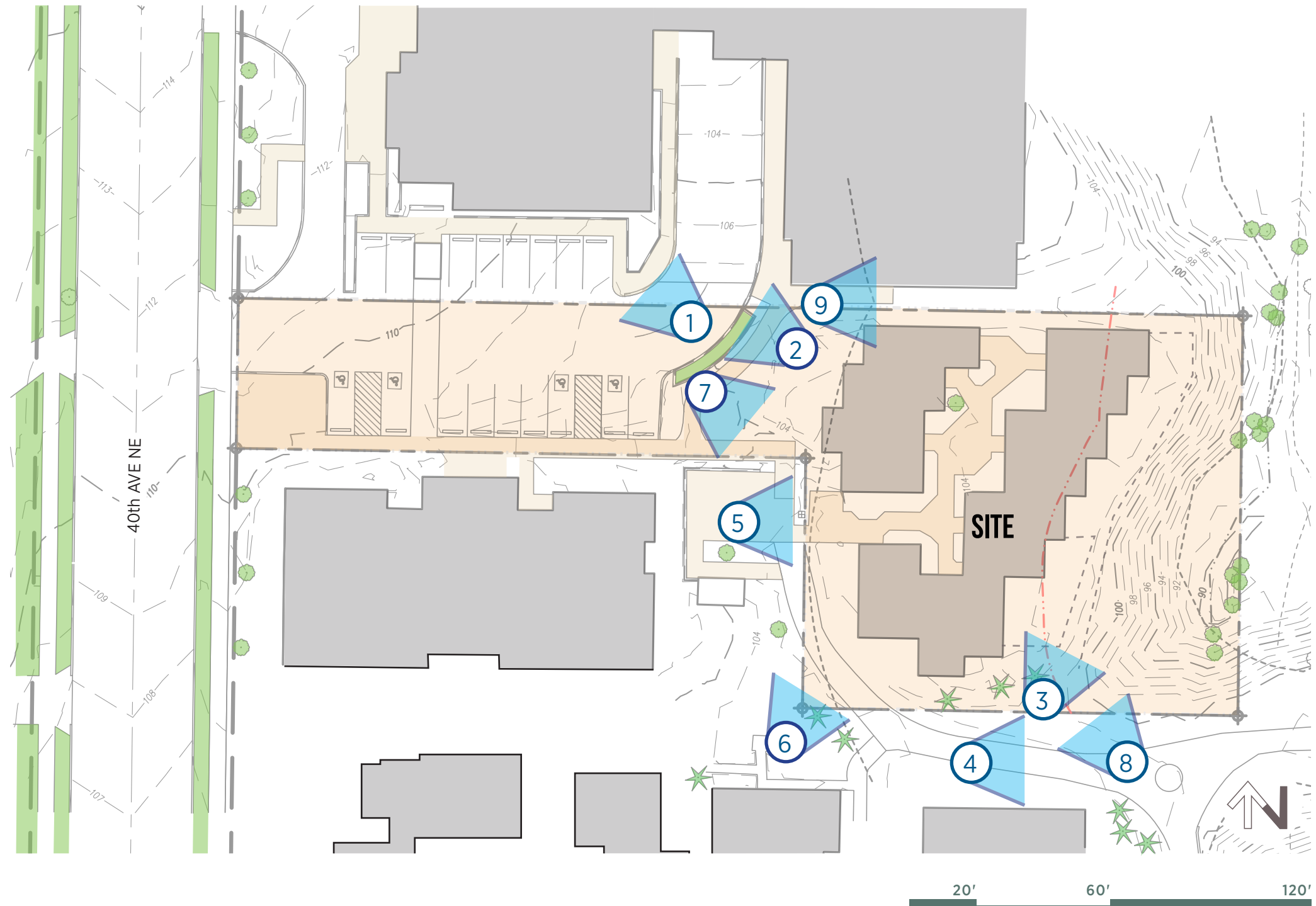
01 | 40TH AVE NE - FACING WEST  
A-A

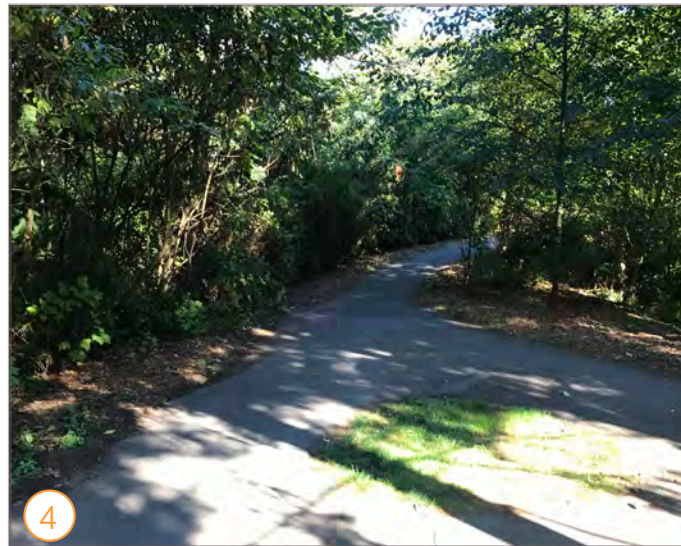


PROJECT SITE

02 | 40TH AVE NE - FACING EAST  
B-B

SITE PERSPECTIVES





## 5.0 URBAN DESIGN ANALYSIS

### DESIGN INFLUENCES

#### BURKE GILMAN PDA

- Buildings must be wood-frame construction with concrete foundations
- Exterior walls must use “warm” and “natural” colored materials, ie: brick, cedar siding, cedar shingles, etc.
- Roof: hip or gable style. Some shed roofs allowed
- Proportion south overhangs for sun control

#### EXISTING BUILDING: ROOFS

- The Ronald McDonald House has both gable and hip roofs, as does the Bone Marrow Transplant House.
- Material at roof is asphalt shingles
- Corbel detailing

#### EXISTING BUILDING: SIDING

- Composed mainly of fiber cement horizontal lap and shingle siding types
- Some areas also use fiber cement panel siding with 1 x 2 battens
- Warm and natural color palette is used throughout

#### EXISTING BUILDING: WINDOWS

- Windows have visible mullion pattern
- Sliders are used
- Some storefront is used at entries



STOREFRONT





LANDSCAPE ELEMENTS (PERGOLA)  
INCORPORATED ON SITE



ASPHALT SHINGLE  
ROOFING

NORTHWEST TRADITIONAL  
POST-&-BEAM CONSTRUCTION

## ZONING ANALYSIS

**CODE**

Seattle Municipal Code, Title 23 Land Use Code

**DESIGN GUIDELINES**

City of Seattle Design Guidelines

**ADDRESS**

5120 40th Ave NE Seattle WA

**ZONING: LR3**

**ZONING CLASSIFICATION**

ZONE LR3 PUD

**OVERLAY: BGP-PDA**

**SITE AREA: 3,250 SF**

LAND USE CODE SECTION	DEFINITION
23.42.049 CONGREGATE RESIDENCES	The following is required: A. Common food preparation area: At least one common food prep area is required within the residence, and all residents shall access to a common complete food prep area. <b>DEPARTURE REQUESTED.</b> B. Food preparation area in sleeping rooms. Not more than 25% of sleeping rooms shall have a complete food prep area. Director has discretion to increase percentage up to 100% of sleeping rooms if the congregate residence is owned by a not for profit entity or charity. C. Communal area. At least 15% of the total floor area of all sleeping rooms shall be provided as communal area. Communal areas are required in addition to any residential amenity area that is required.
23.45.504 PERMITTED USES	Table A23.45.504. Congregate residences that are owned by a not-for-profit entity or charity are permitted outright.
23.45.510 FLOOR-AREA RATIO	1.3 for LR3 Zone outside of Urban villages, Urban centers and Station Area Overlay District, Apartments use
23.45.512 DENSITY LIMITS	1/800 for L3 23,250/800 = 29 units allowed
23.45.514 STRUCTURE HEIGHT	Table A 23.45.514. 30 feet. Exception for pitched roofs: In LR3 zones, the ridge of pitched roofs on principal structures may either: a. extend up to 10 feet above the height limit, if the height exception provided in subsection 23.45.514.F is not used, and the number of full stories above grade is limited to three.
23.45.518 SETBACKS AND SEPARATIONS	Front: 5' min Rear: 10' min with alley, 15' min no alley Side <40' facades: 5' Side >40' facades: 7' average, 5' min
23.45.522 AMENITY AREA	25% of lot area 50% min of required amenity area shall be at ground level For apartments, amenity area required at ground level shall be a common space All units shall have access to common or private amenity area In LR zone, amenity area shall not be enclosed within a structure Common amenity area for apartments shall be 250 sf min, shall have a 10' min horizontal dimension At least 50% of common amenity area at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities and/or trees. It should have seating, outdoor lighting, weather protection, art, or other similar features. It should be accessible to all apartment units.
23.45.524 LANDSCAPING STANDARDS	Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section 23.86.019, is required for any lot within an LR zone if construction of a congregate residence is proposed on the site.



LAND USE CODE SECTION	DEFINITION
<p><b>23.45.529</b> DESIGN STANDARDS</p>	<p>Façade openings: 20% of street facing façade shall consist of windows and/or doors</p> <p>Façade articulation: If street facing façade &gt;750 sf area, façade needs to be divided into separate planes. These planes have to be a min. 150 sf and max. 500 sf, and project or recess by 18" min.</p> <p>.75" deep and 3.5" wide trim required to mark roof lines, porches, windows, doors on all street facing facades.</p> <p>Director's exceptions allowed to façade openings and articulation requirements through treatments:</p> <p>Variations in building materials and color, or both that reflect the stacking of stories and reinforce the articulation of the façade</p> <p>Incorporate architectural features that add dimensions and interest: porches, bay windows, etc.</p> <p>Special landscaping elements to meet Green Factor requirements: trellises, vegetated walls, covering 25% min of façade walls</p> <p>Special fenestration treatment: increase percentage of windows/doors to at least 25% of street facing façade</p> <p>Building entry orientation standards for apartments:</p> <ul style="list-style-type: none"> <li>•For each apartment structure, a principal shared pedestrian entrance is required that faces a street or a common amenity area (courtyard) and has direct access to the street.</li> <li>•If more than one apartment structure is located on a lot, each apartment structure separated from the street by another principal structure shall have a principal entrance that is accessible from a common amenity area with access to the street</li> <li>•The shared entrance of each apartment structure shall have a pedestrian entry that is designed to be visually prominent, through the use of covered stoops, overhead weather protection, a recessed entry, or other architectural entry feature</li> </ul>
<p><b>23.54.015</b> PARKING FOR RESIDENTIAL USES</p>	<p>Table B 23.54.015: Congregate residences: 1 space for each 4 sleeping rooms</p>
<p><b>25.09.300</b> ENVIRONMENTAL CRITICAL AREA EXCEPTION</p>	<p>The definition of public projects in SMC 25.09.300.A.2 includes projects sponsored by a public agency.</p>

## 7.0 DESIGN GUIDELINES



### CS1 NATURAL SYSTEMS & SITE FEATURES

*Use natural systems and features of the site and its surroundings as a starting point for project design.*

*Considerations:*

- Energy Use
- Sunlight and Natural Ventilation
- Topography
- Plants and Habitat
- Water

### PROJECT DESIGN RESPONSES

- Efficient energy systems
- Sufficient solar shading
- Sensitivity to wetland buffer



### CS2 URBAN PATTERN & FORM

*Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.*

*Considerations:*

- Location in the City and Neighborhood
- Adjacent Sites, Streets and Open Spaces
- Relationship to the Block
- Height, Bulk and Scale

### PROJECT DESIGN RESPONSES

- Match scale of existing building
- Relate to existing massing



### CS3 ARCHITECTURAL CONTEXT & CHARACTER

*Contribute to the architectural character of the neighborhood.*

*Considerations:*

- Emphasizing Positive Neighborhood Attributes
- Fitting Old and New Together

### PROJECT DESIGN RESPONSES

- Compliance with Burke-Gilman PDA
- Pacific Northwest/Craftsman Traditional design language shared among existing and new addition in materiality and form



**DC1 PROJECT USES & ACTIVITES**

Optimize the arrangement of uses/activities on site.

*Considerations:*

- Arrangement of Interior Uses
- Vehicular Access and Circulation
- Parking and Service Uses

**PROJECT DESIGN RESPONSES**

- Courtyard ties the existing building and new addition together
- Massing takes advantage of views and solar access
- Group interior functions together



**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.*

*Considerations:*

- Massing
- Architectural and Facade Composition
- Secondary Architectural Features
- Scale and Texture
- Form and Function

**PROJECT DESIGN RESPONSES**

- Integrate with existing building style
- Match scale and massing of existing building



**DC4 EXTERIOR ELEMENTS & FINISHES**

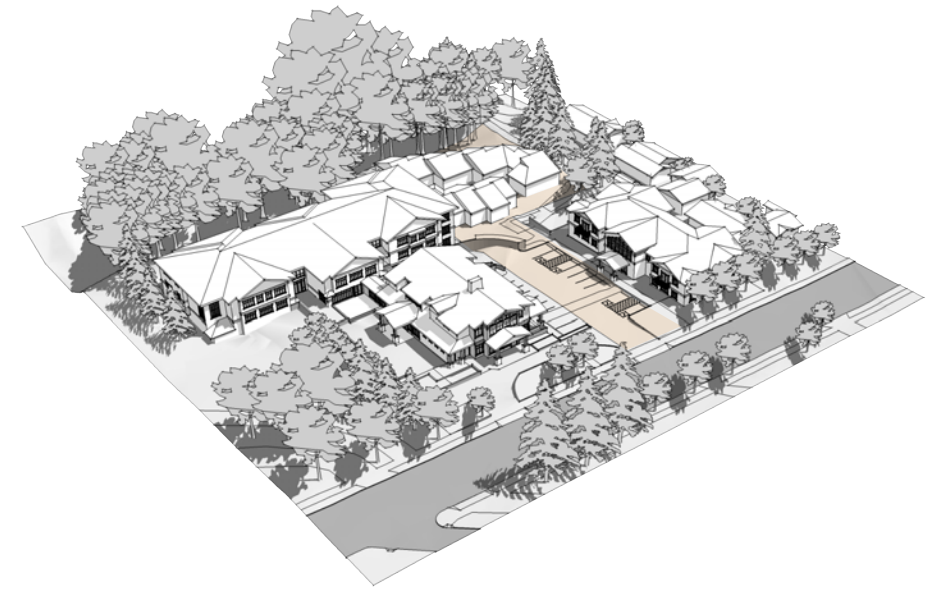
*Use appropriate and high quality elements and finishes for the building and its open spaces.*

*Considerations:*

- Building Materials
- Signage
- Lighting
- Trees, Landscape and Hardscape Materials
- Project Assembly and Lifespan

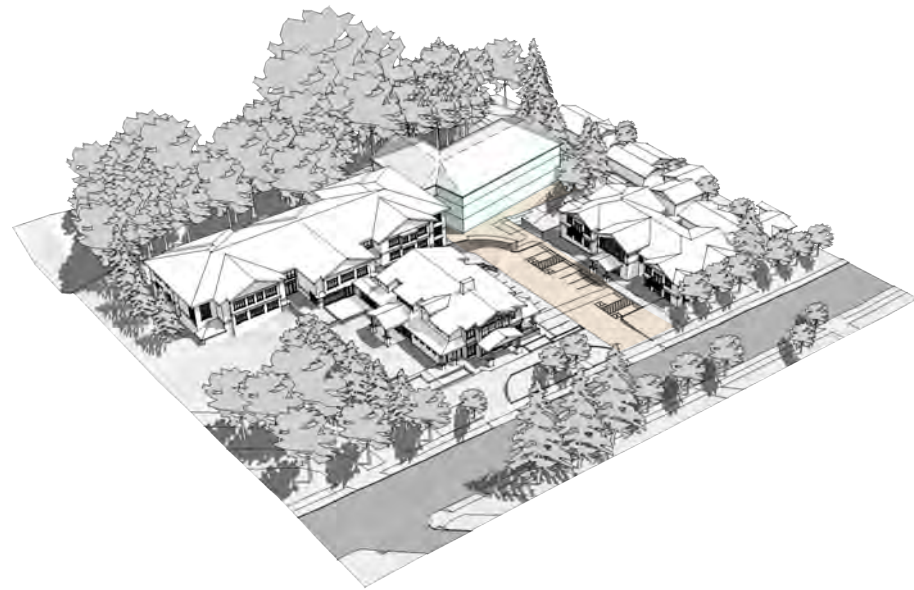
**PROJECT DESIGN RESPONSES**

- Use similar cladding materials and detailing as existing building to maintain continuity between old and new
- Follow landscape pattern established by existing building



**Existing Site Conditions**

(with existing buildings)



### Concept 1 (Code Compliant)

19,560 SF Addition

27 Units

#### OPPORTUNITIES

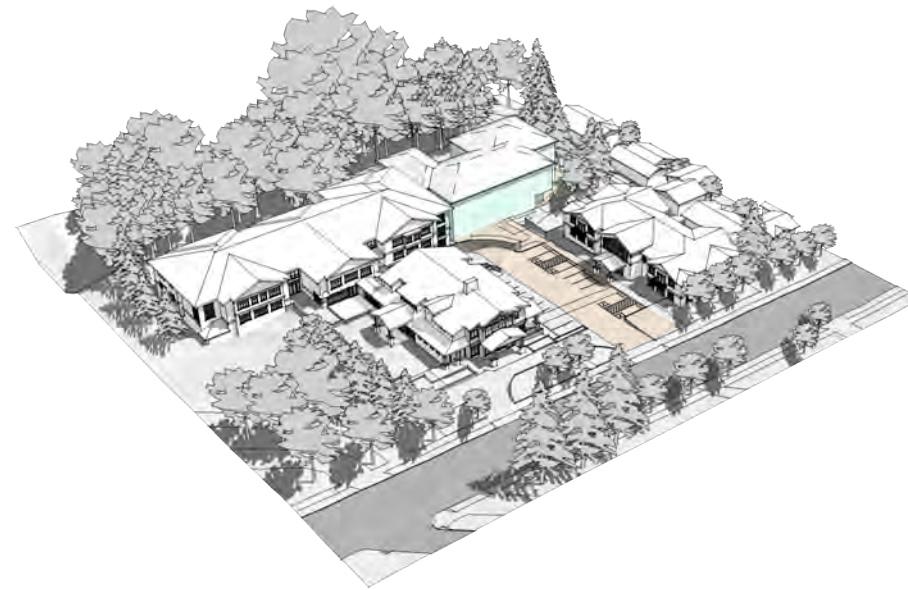
- Amenity spaces at SE corner
- Courtyard space between new and existing buildings

#### CONSTRAINTS

- Massing differs from existing buildings
- Fewer daylighting opportunities
- Communal kitchen is far removed from existing kitchen facilities, creating a lack of equity and community within the home.

#### DEPARTURES

- None



### Concept 2

19,830 SF Addition

29 Units

#### OPPORTUNITIES

- Courtyard space facing wetlands
- Large amenity space to the southeast
- Views to south
- Kitchen facilities are all grouped together, creating more community and camaraderie among residents

#### CONSTRAINTS

- Potential privacy issues with NW unit
- Solid massing along west elevation

#### DEPARTURES

- Congregate Residence: Common Food Prep Area
- Congregate Residence: Communal Residential Amenity
- Side Setback



### Concept 3 (Preferred)

19,980 SF Addition

28 Units

#### Opportunities

- Amenity spaces to the NW, SW, and E
- Ample daylighting opportunities
- Views to east wetland
- Courtyard space between new and existing buildings
- Kitchen facilities are all grouped together, creating more community and camaraderie among residents
- Massing responds to existing building

#### Constraints

- Potential privacy issues with NW unit

#### DEPARTURES

- Congregate Residence: Common Food Prep Area

## 8.0 ARCHITECTURAL CONCEPTS

### ARCHITECTURAL CONCEPT 1 - CODE COMPLIANT

#### OPPORTUNITIES

- Amenity spaces at SE corner
- Courtyard space between new and existing buildings

#### CONSTRAINTS

- Massing differs from existing buildings
- Fewer daylighting opportunities
- Communal kitchen is far removed from existing kitchen facilities, creating a lack of equity and community within the home.

#### Development Summary

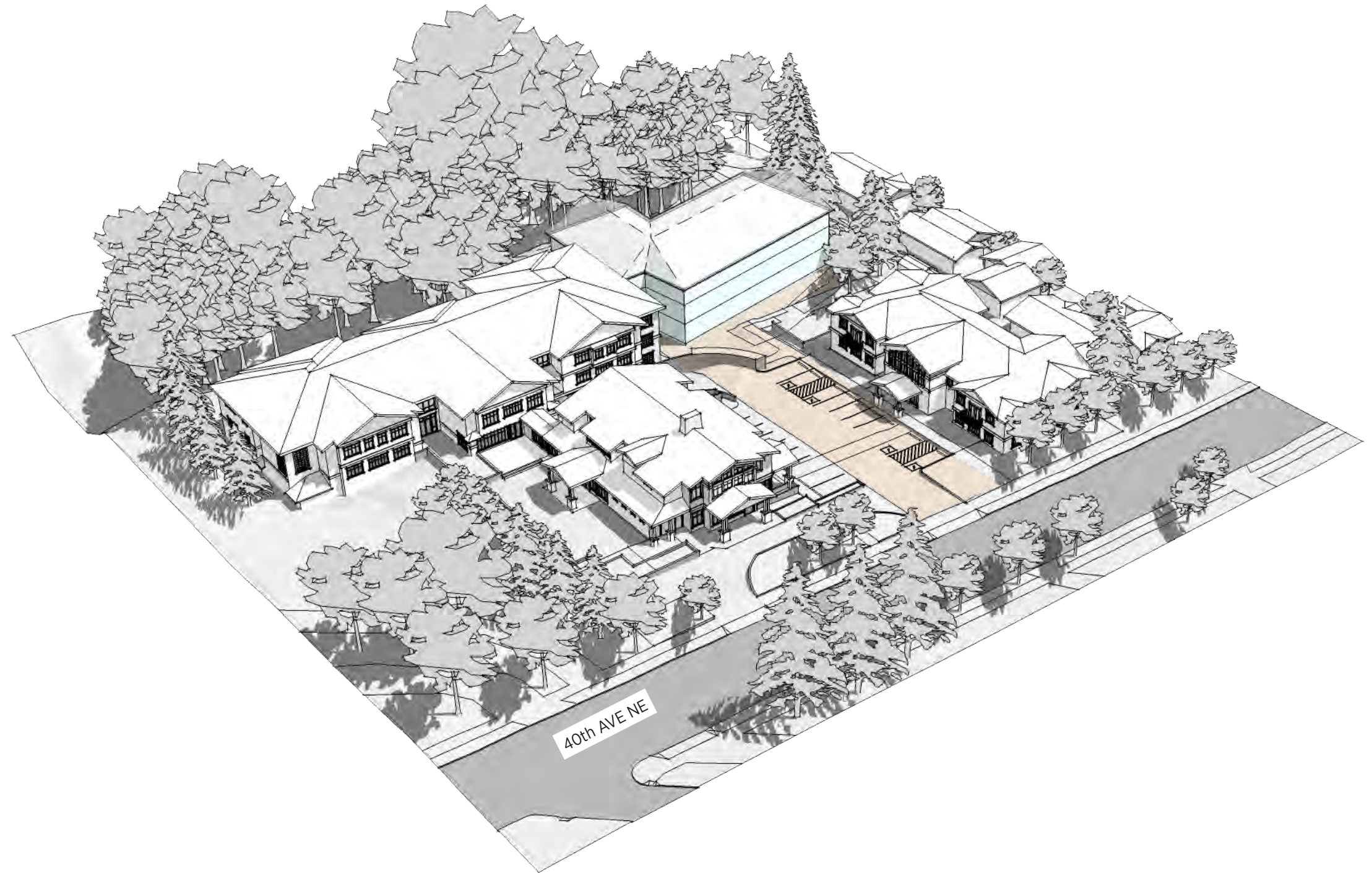
Unit Count: 27

Floor Plate Size: 6,520 SF

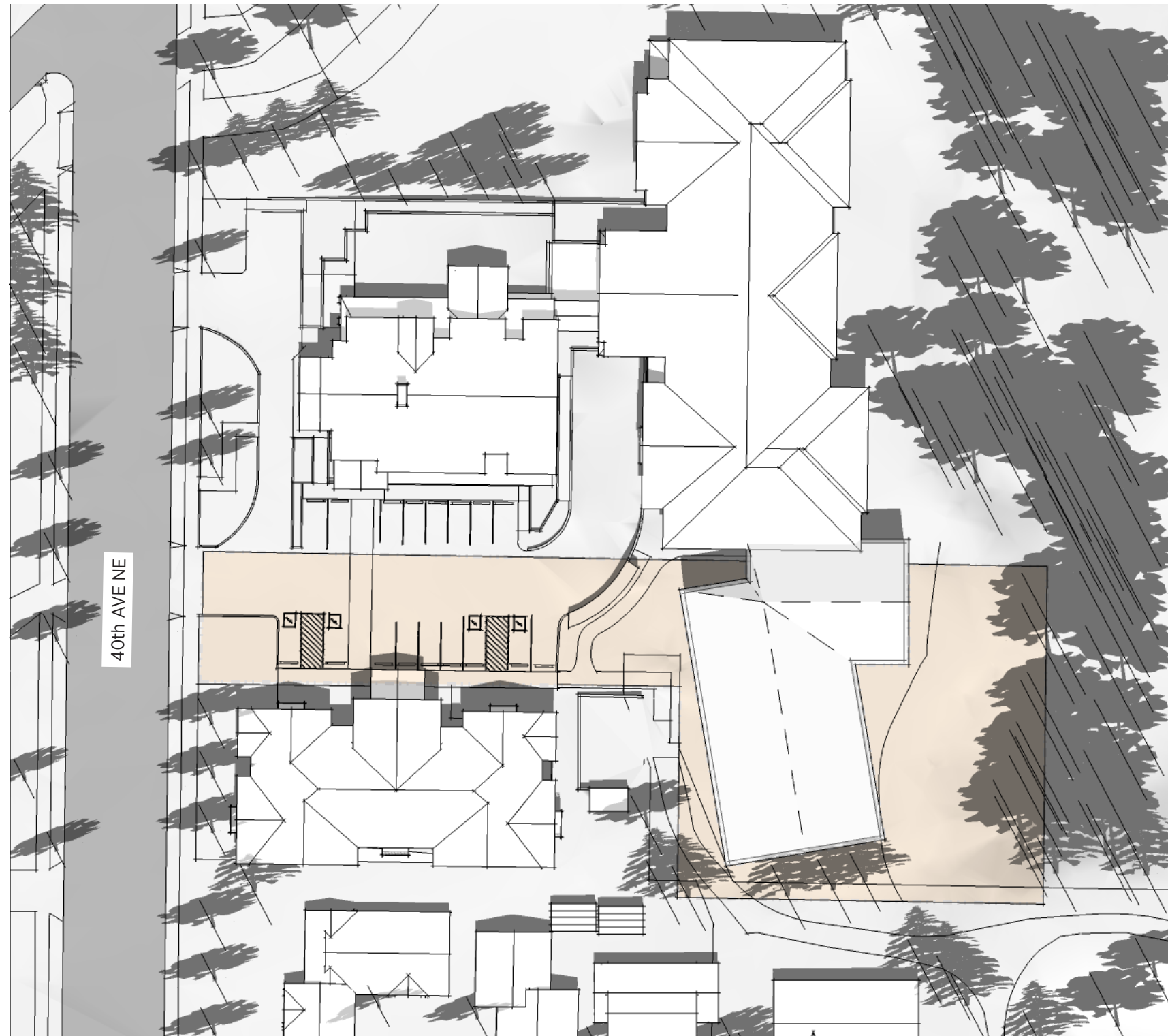
Total Addition: 19,560 SF

#### Departures

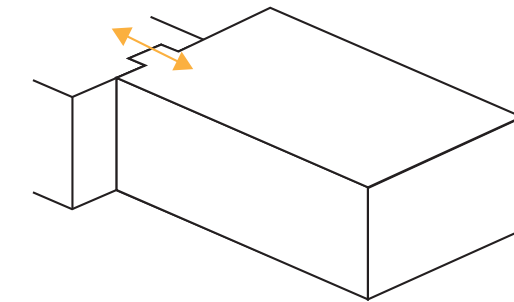
- None



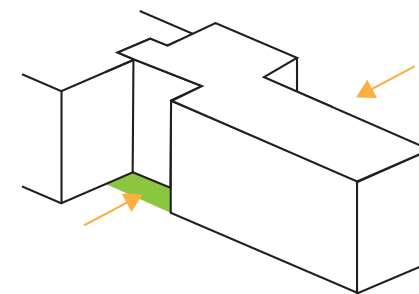
BIRD'S EYE VIEW LOOKING SOUTHEAST



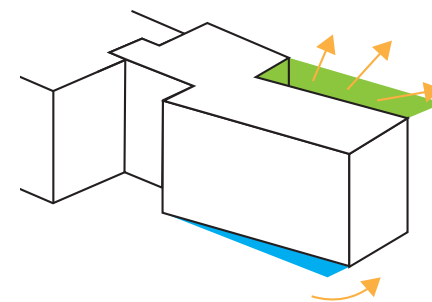
ROOF PLAN



Align to Existing Circulation



Carve mass to Create West-facing Courtyard and Allow for Riparian-buffer Setback



Rotate Mass to Maximize West-facing Exposure and Enhance Views to Wetland



# 8.0 ARCHITECTURAL CONCEPTS



- UNITS
- INDOOR AMENITY
- CIRCULATION
- BUILDING SERVICES
- ▶ PEDESTRIAN ENTRY

**GROUND LEVEL PLAN** ↑  
1/16" = 1'-0"

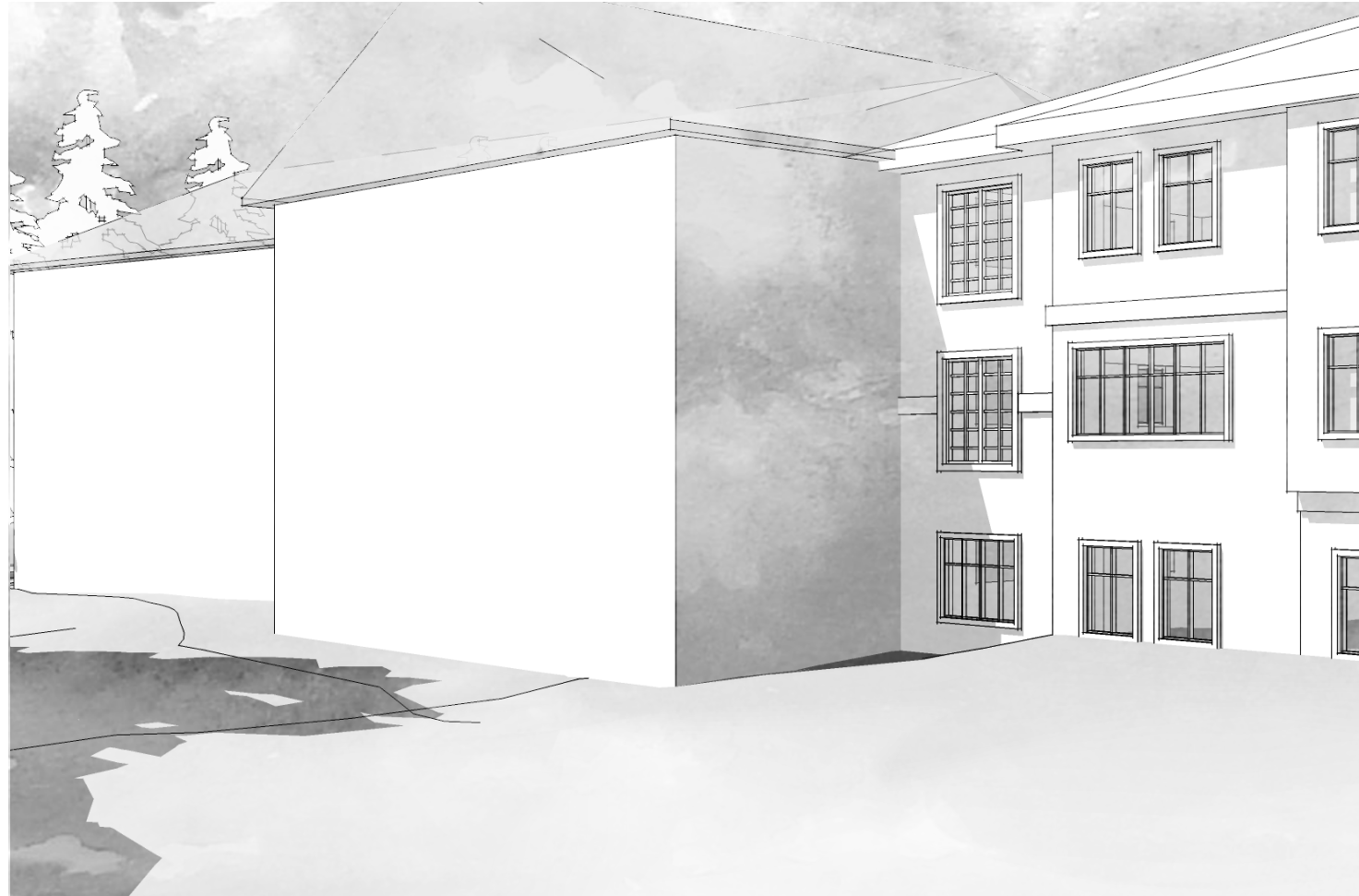




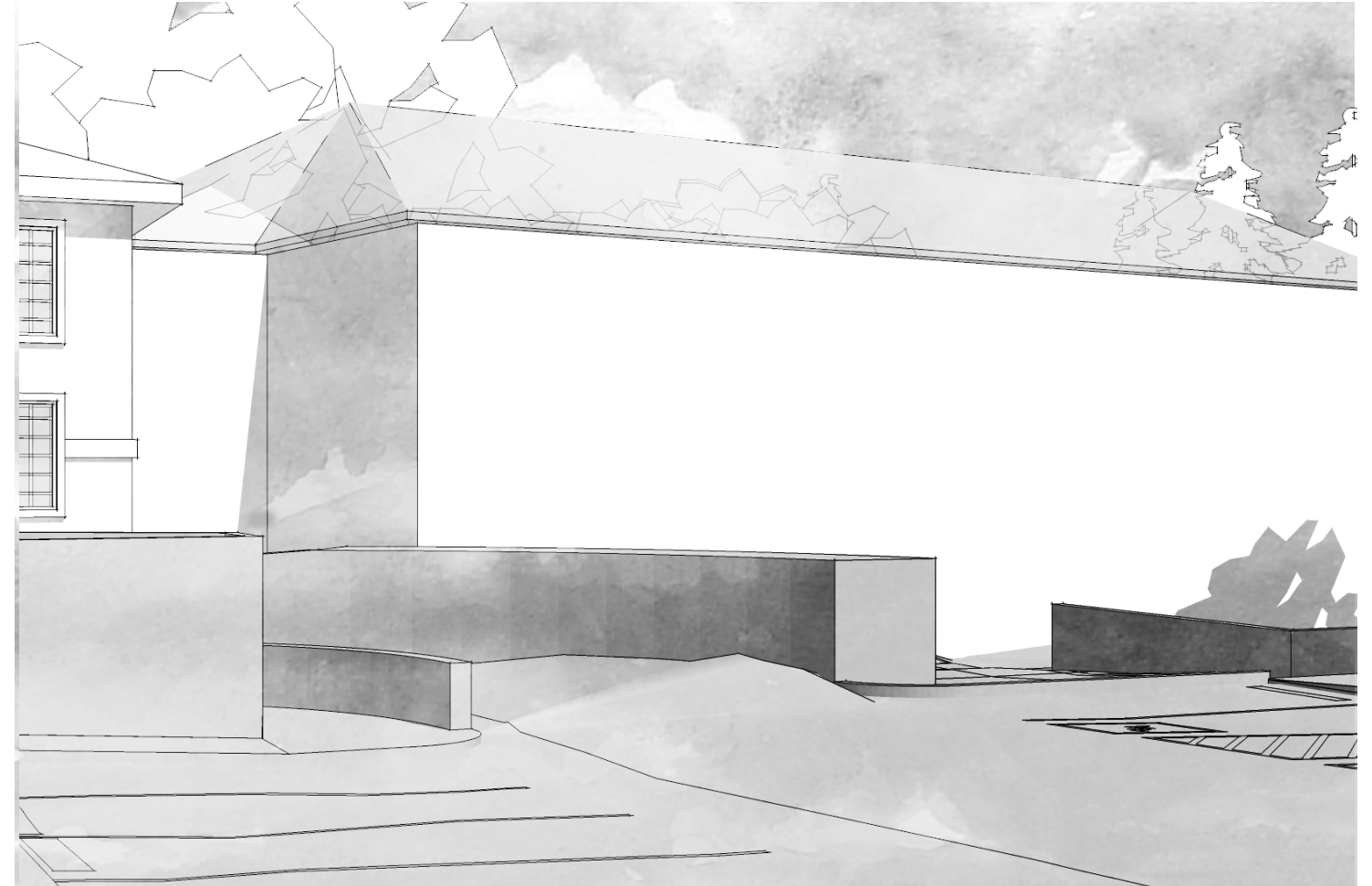
**LEVEL 2 & 3 PLAN**  
1/16" = 1'-0" 

-  UNITS
-  INDOOR AMENITY
-  CIRCULATION
-  BUILDING SERVICES

## 8.0 ARCHITECTURAL CONCEPTS



1 - NE CORNER

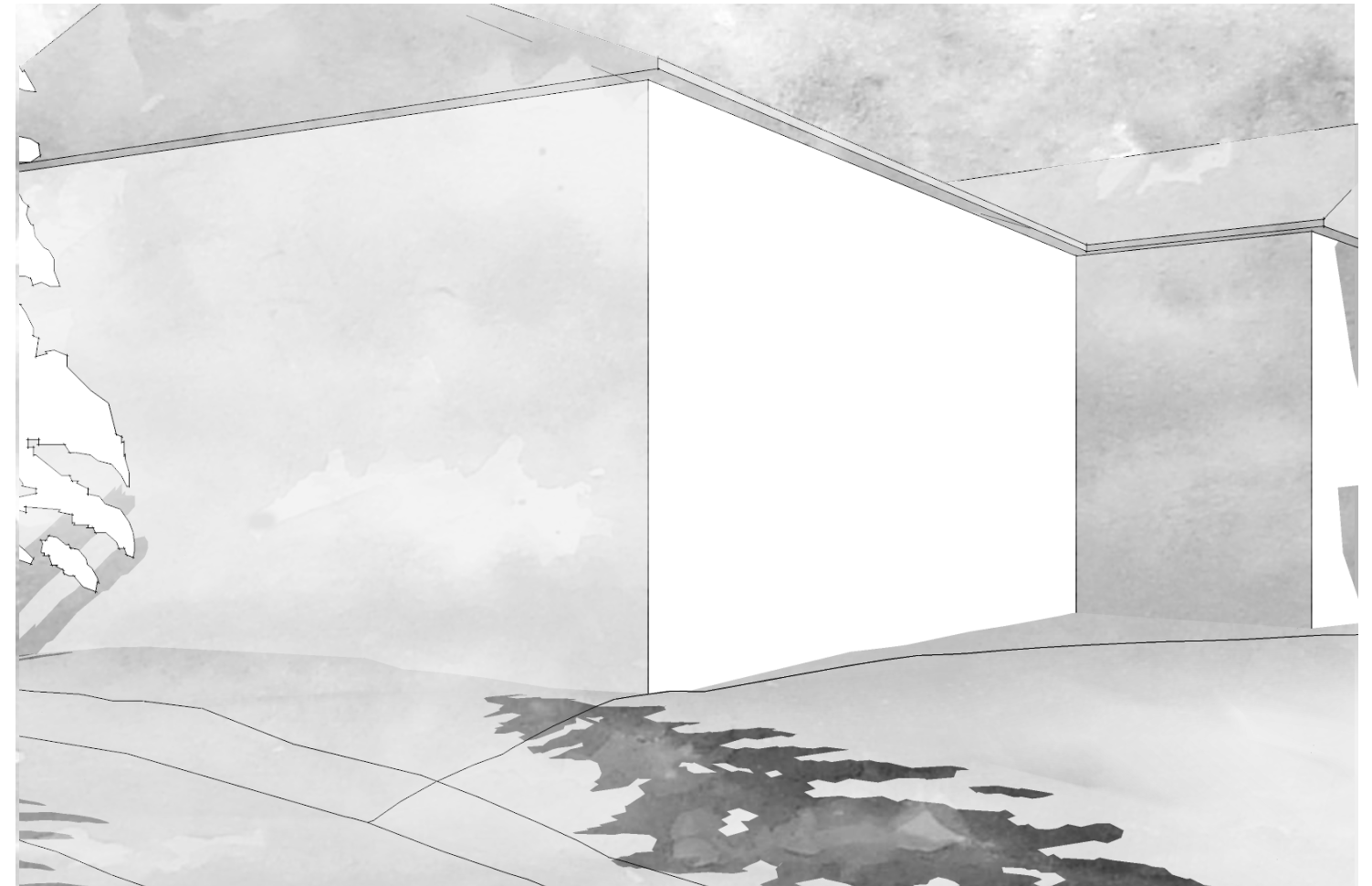


2 - NW CORNER





3 - SW CORNER



4 - SE CORNER

## 8.0 ARCHITECTURAL CONCEPTS

### ARCHITECTURAL CONCEPT 2

#### OPPORTUNITIES

- Courtyard space facing wetlands
- Large amenity space to the southeast
- Views to south
- Kitchen facilities are all grouped together, creating more community and camaraderie among residents

#### CONSTRAINTS

- Potential privacy issues with NW unit
- Solid massing along west elevation

#### Development Summary

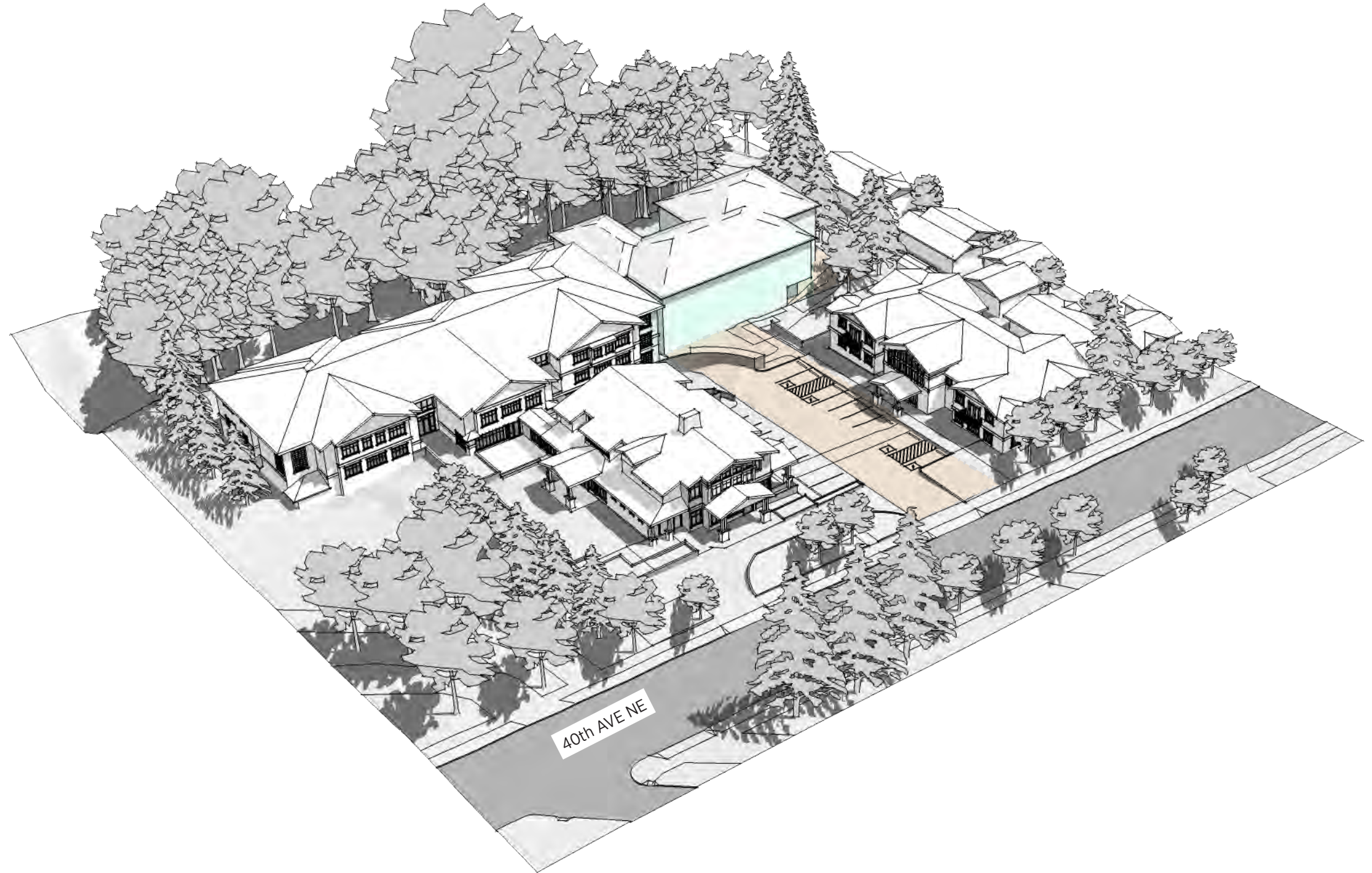
Unit Count: 29

Floor Plate Size: 6,610 SF

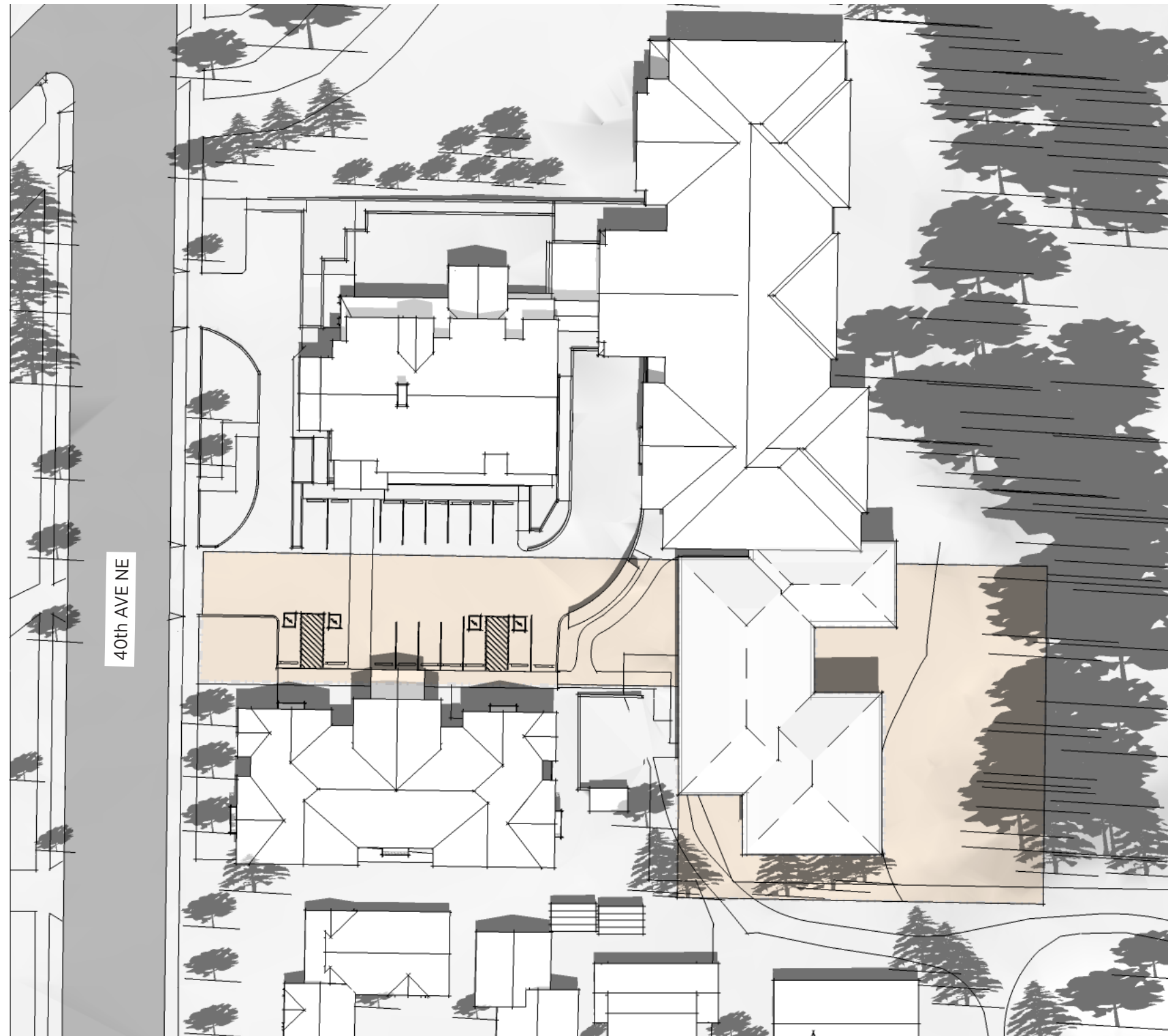
Total Addition: 19,830 SF

#### DEPARTURES

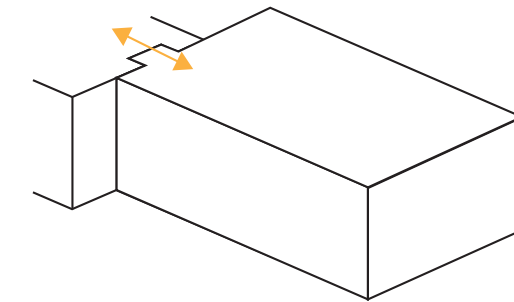
- Congregate Residence: Common Food Prep Area
- Congregate Residence: Communal Residential Amenity
- Side Setback



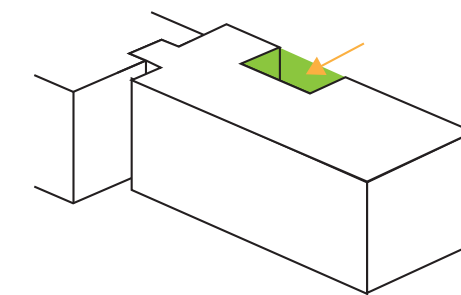
BIRD'S EYE VIEW LOOKING SOUTHEAST



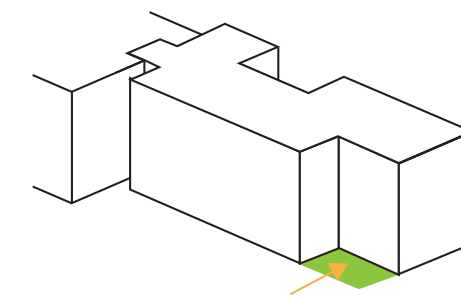
ROOF PLAN



Align to Existing Circulation



Carve mass to Create East-facing Courtyard, Towards Wetland



Carve Mass at Southwest, creating a Light-filled Courtyard



# 8.0 ARCHITECTURAL CONCEPTS



- UNITS
- INDOOR AMENITY
- CIRCULATION
- BUILDING SERVICES
- ▶ PEDESTRIAN ENTRY

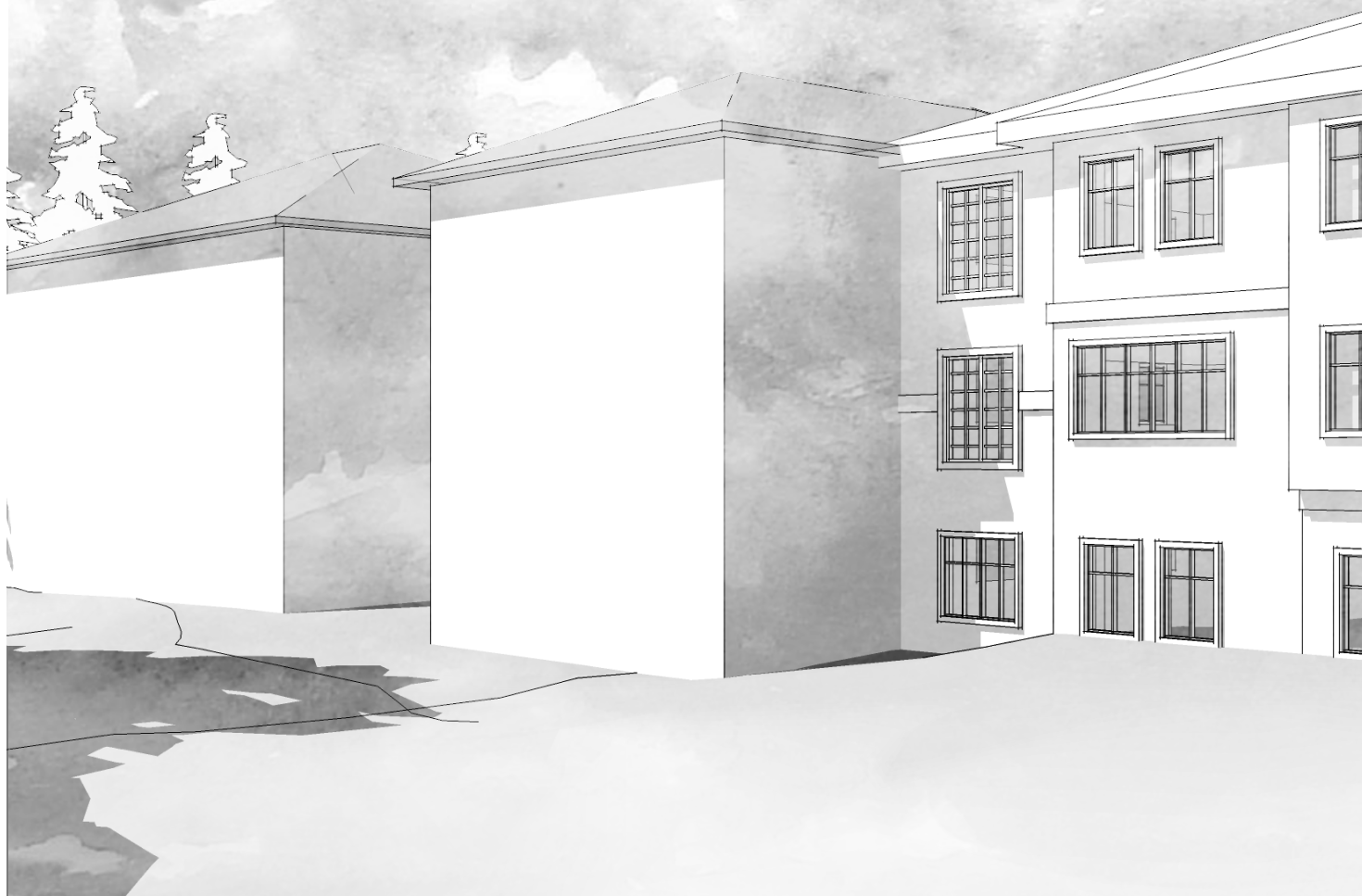
**GROUND LEVEL PLAN** ↑  
 1/16" = 1'-0"



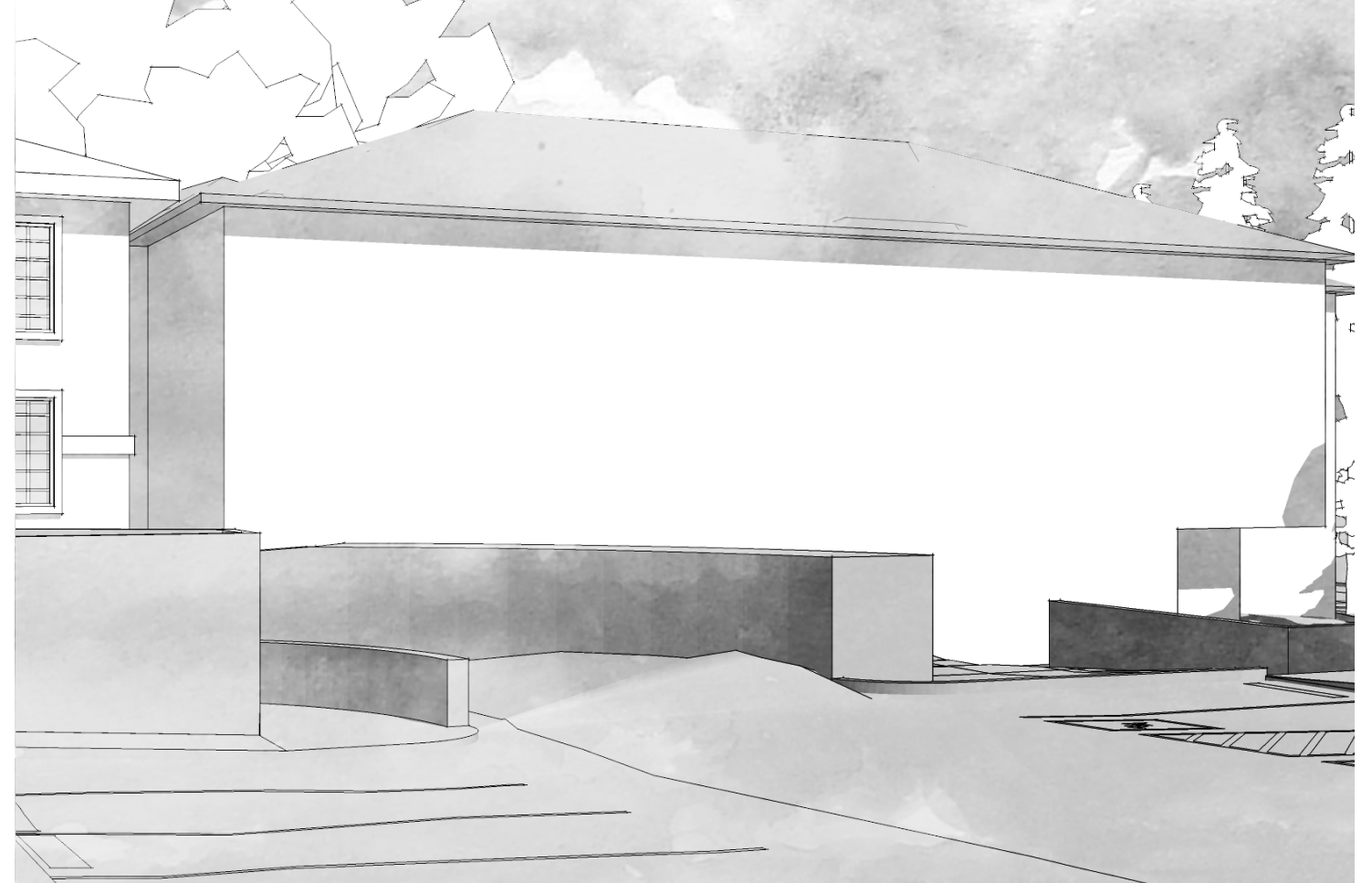
**LEVEL 2 & 3 PLAN**  
1/16" = 1'-0" 

-  UNITS
-  INDOOR AMENITY
-  CIRCULATION
-  BUILDING SERVICES

## 8.0 ARCHITECTURAL CONCEPTS



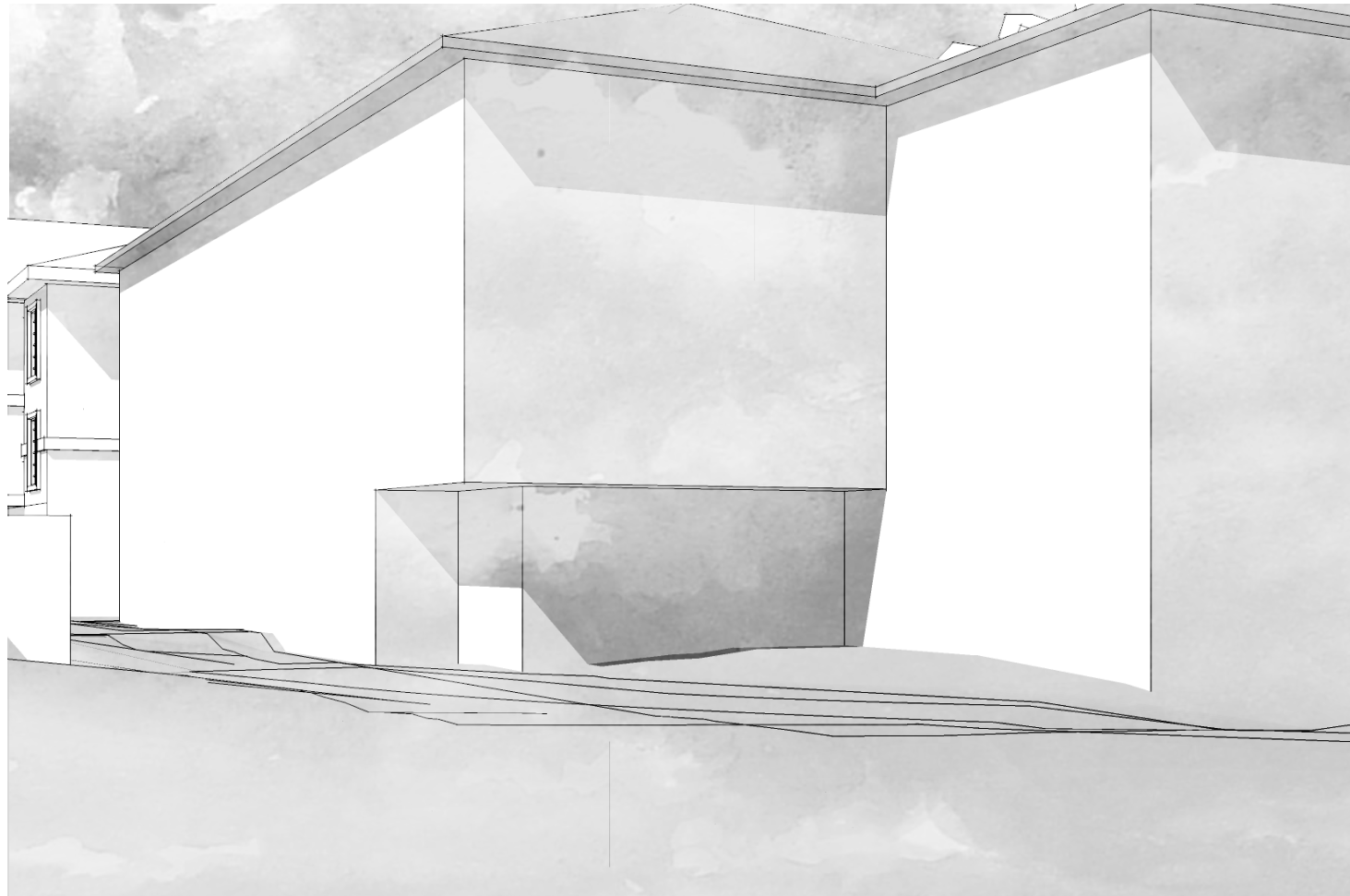
1 - NE CORNER



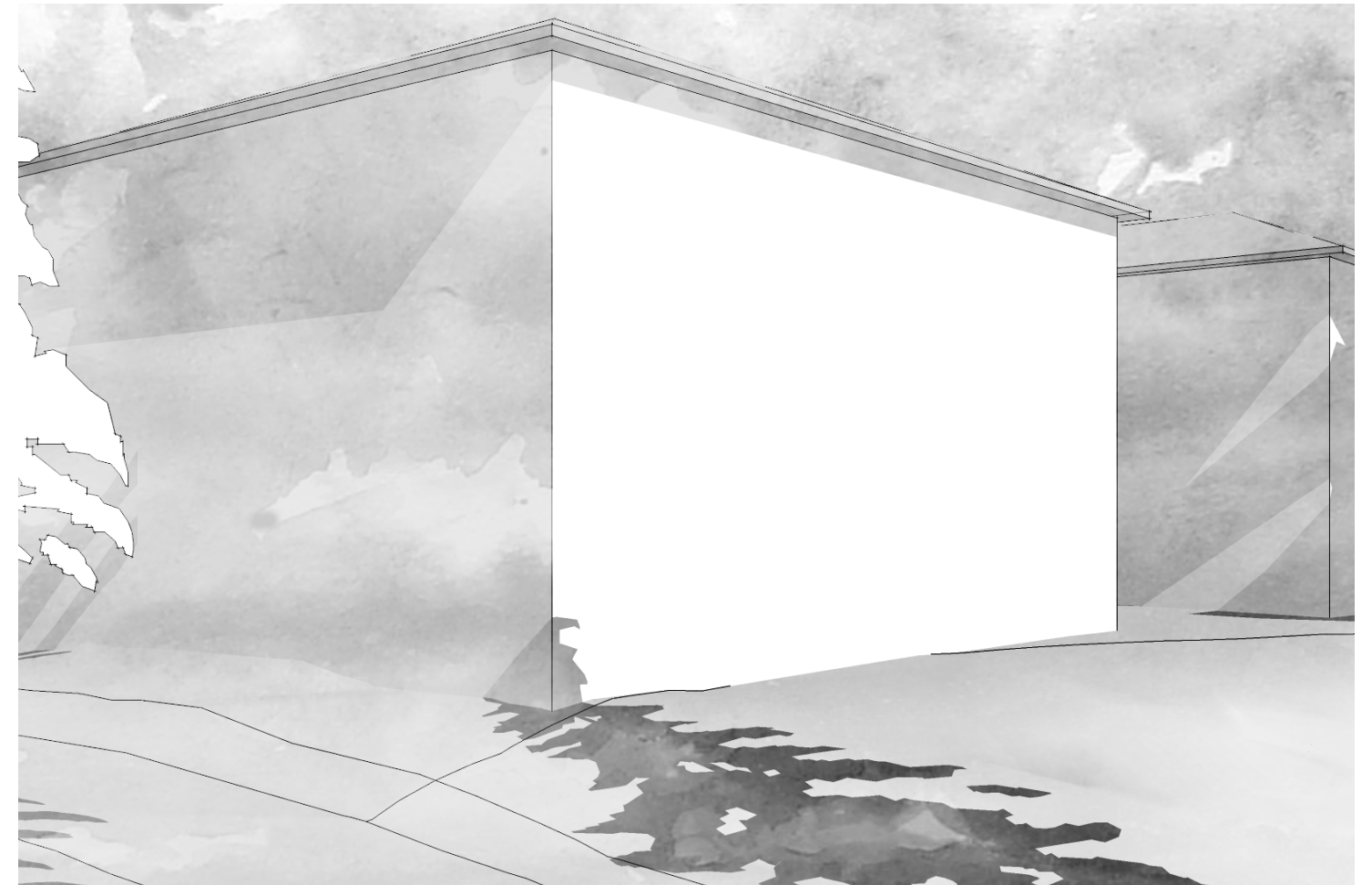
2 - NW CORNER







3 - SW CORNER



4 - SE CORNER

## 8.0 ARCHITECTURAL CONCEPTS

### ARCHITECTURAL CONCEPT 3 - PREFERRED

#### Opportunities

- Amenity spaces to the NW, SW, and E
- Ample daylighting opportunities
- Views to east wetland
- Courtyard space between new and existing buildings
- Kitchen facilities are all grouped together, creating more community and camaraderie among residents
- Massing responds to existing building

#### Constraints

- Potential privacy issues with NW unit

#### Development Summary

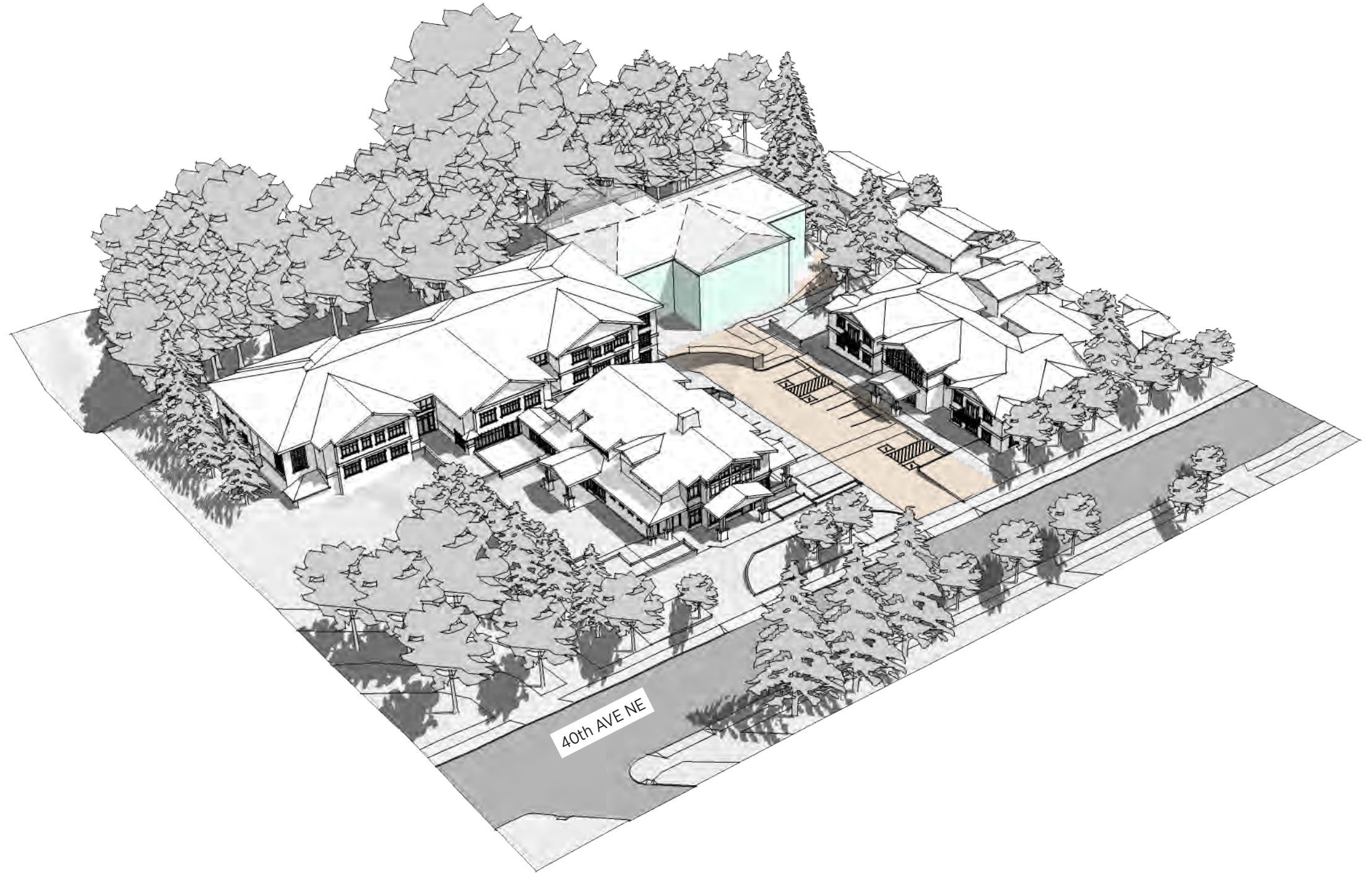
Unit Count: 28

Floor Plate Size: 6,660 SF

Total Addition: 19,980 SF

#### DEPARTURES

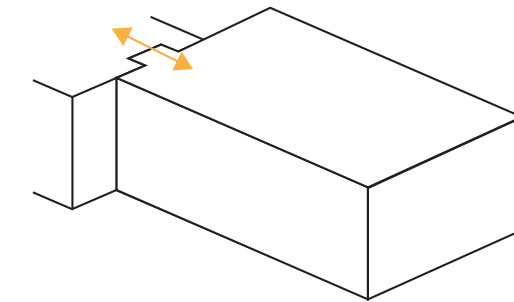
- Congregate Residence: Common Food Prep Area



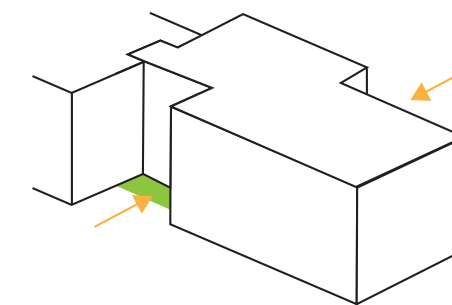
BIRD'S EYE VIEW LOOKING SOUTHEAST



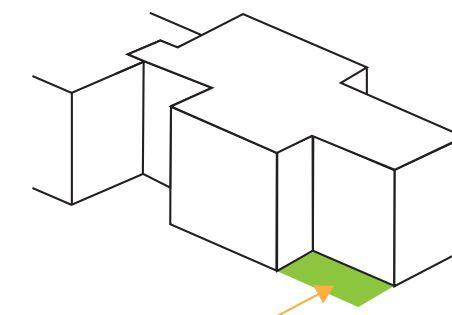
ROOF PLAN



Align to Existing Circulation



Carve mass to Create West-facing Courtyard and Allow for Riparian-buffer Setback



Carve Mass to Further Breakdown West-facing Facade, creating a Light-filled Southwest-facing Courtyard

# 8.0 ARCHITECTURAL CONCEPTS



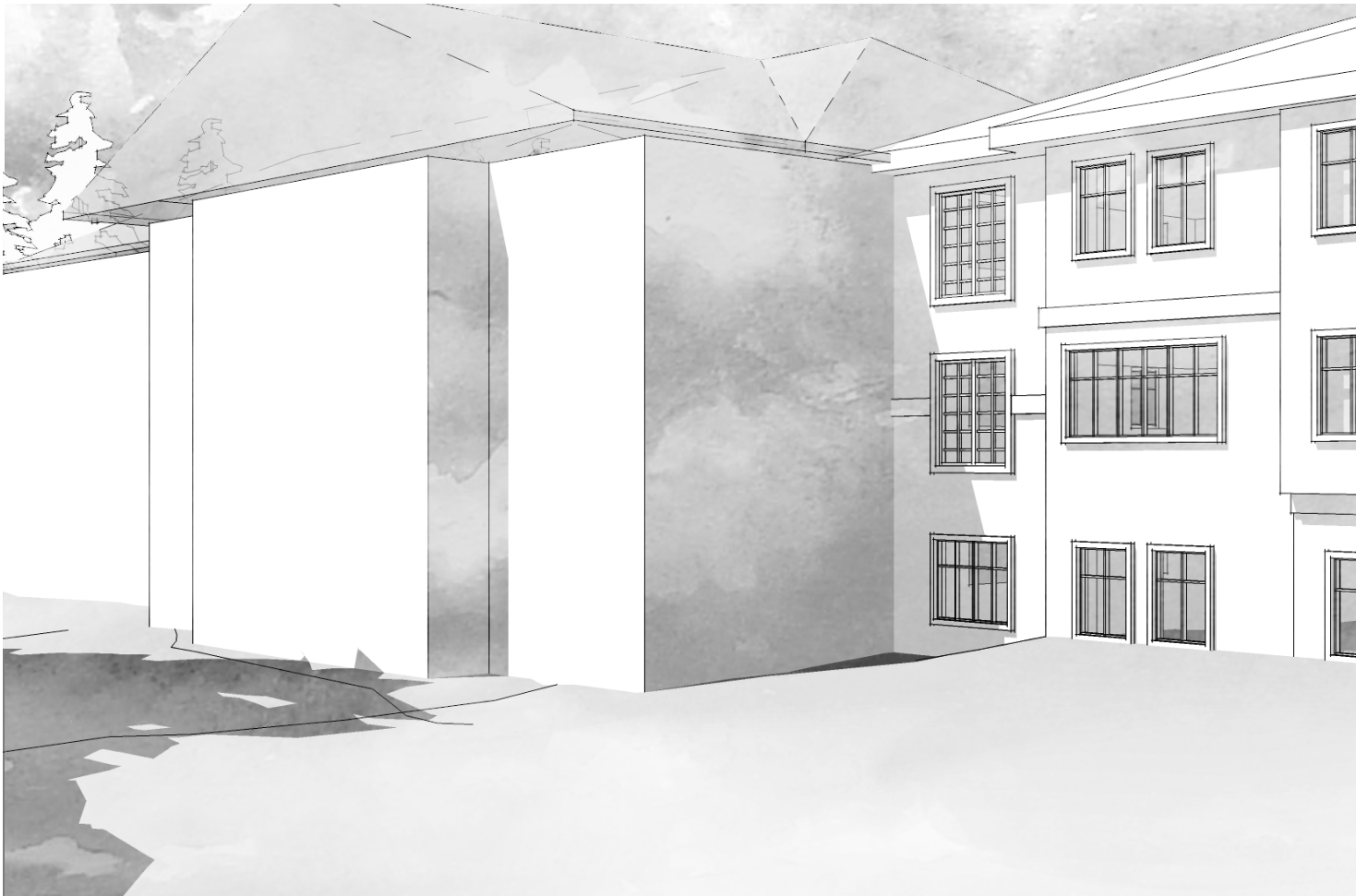
- UNITS
- INDOOR AMENITY
- CIRCULATION
- BUILDING SERVICES
- ▶ PEDESTRIAN ENTRY

**GROUND LEVEL PLAN**   
 1/16" = 1'-0"

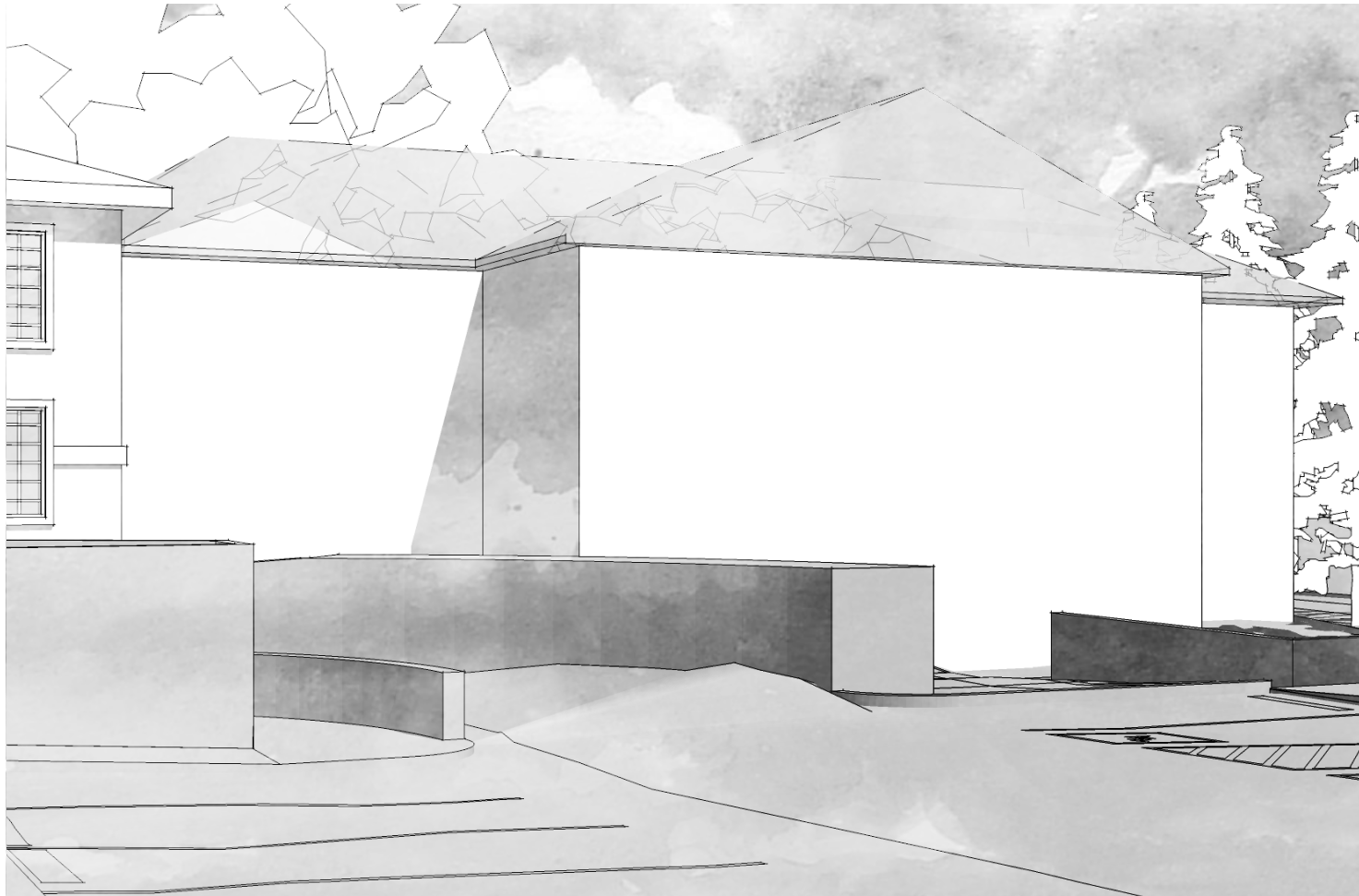


**LEVEL 2 & 3 PLAN**  
1/16" = 1'-0"

8.0 ARCHITECTURAL CONCEPTS

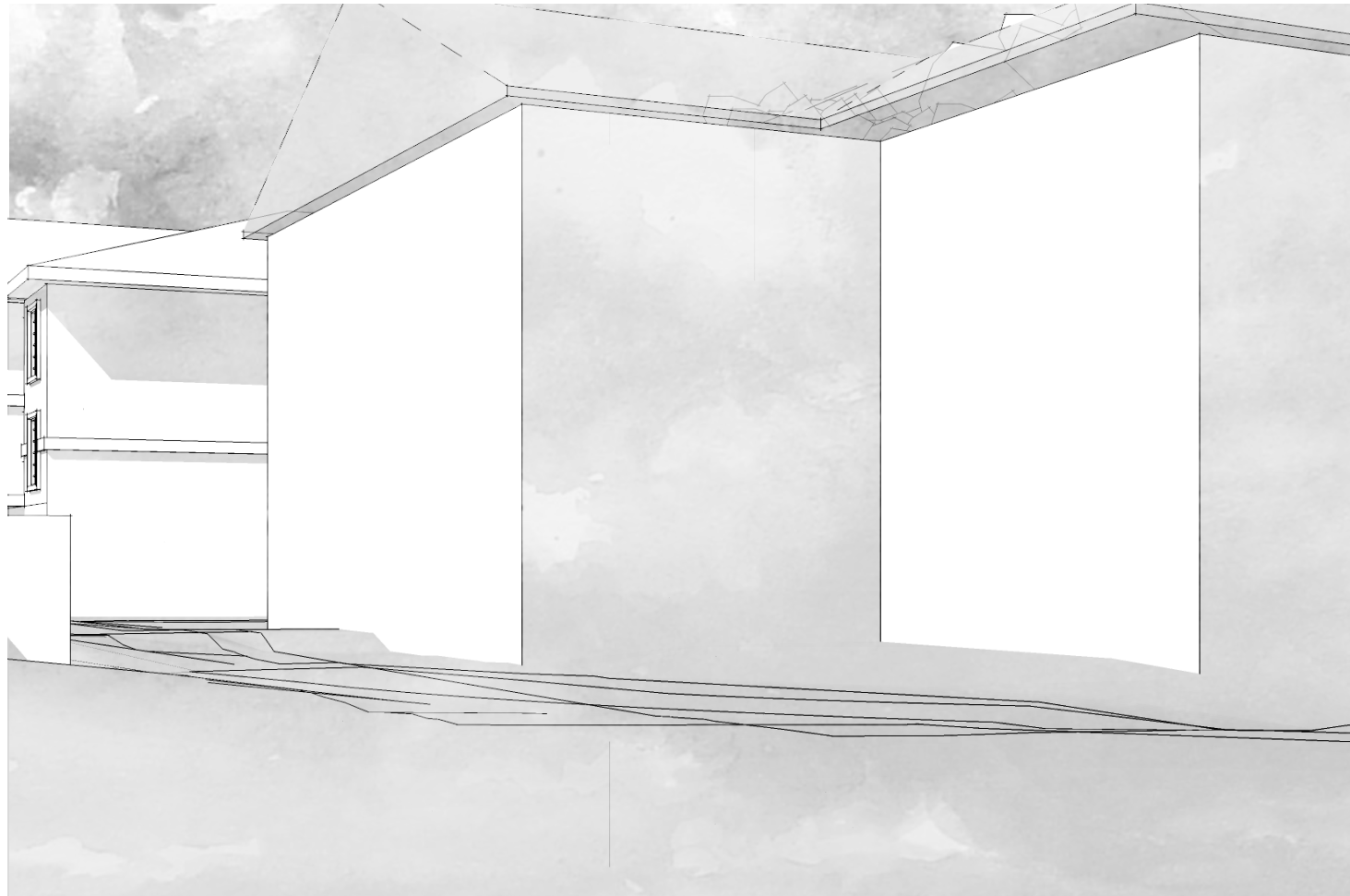


1 - NE CORNER

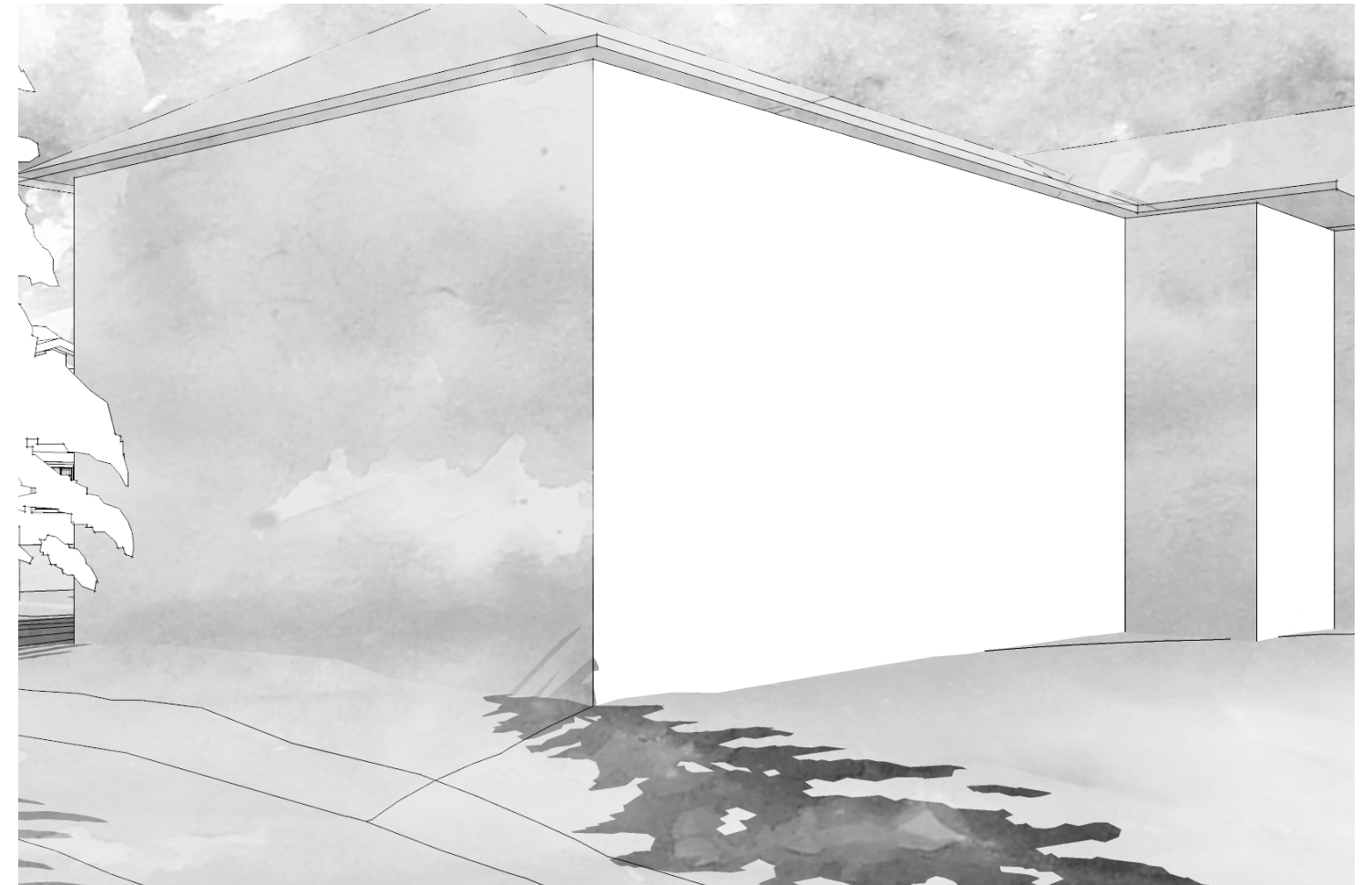


2 - NW CORNER

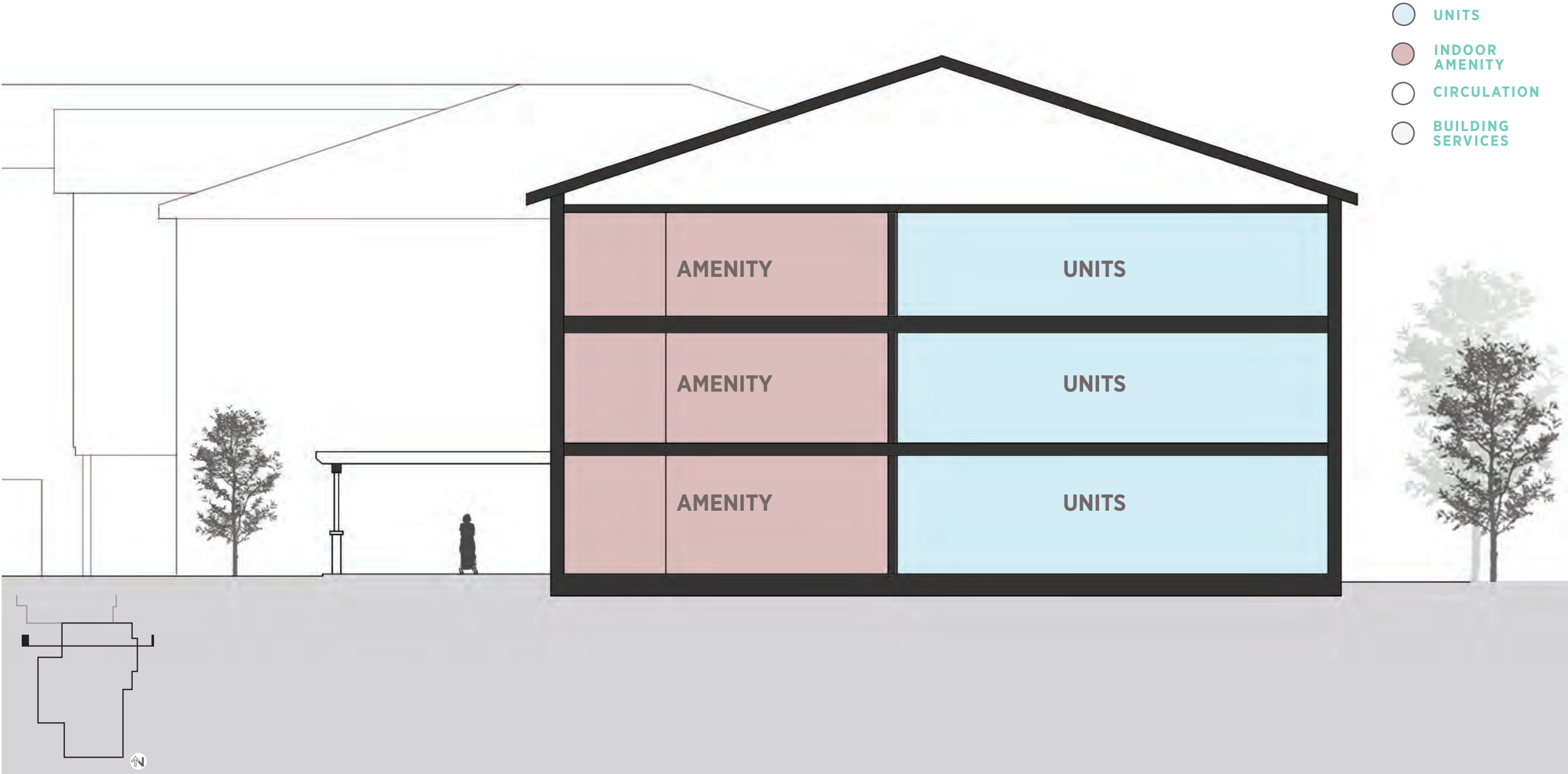




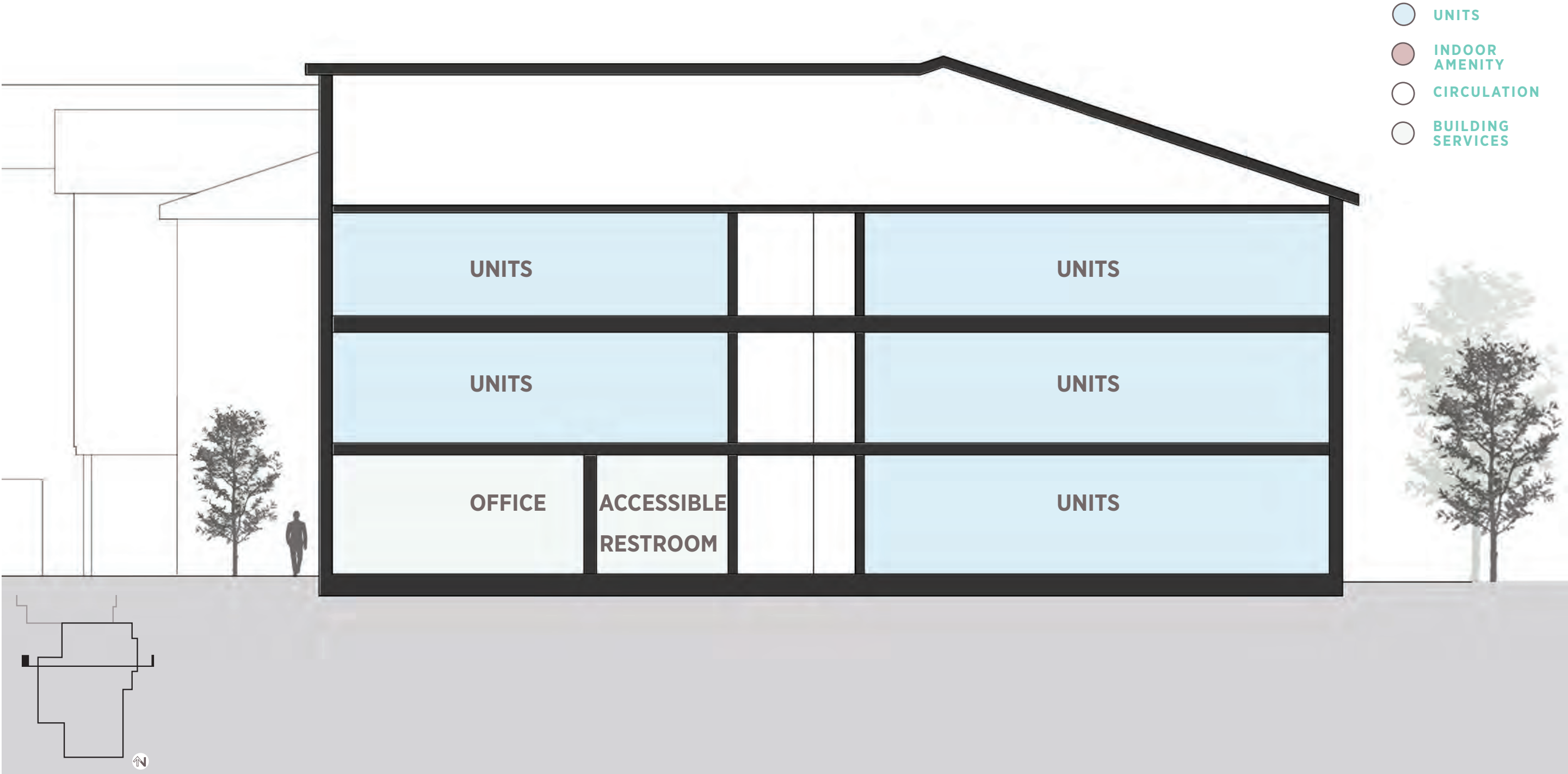
3 - SW CORNER



4 - SE CORNER







## 8.0 ARCHITECTURAL CONCEPTS

### ARCHITECTURAL CHARACTER CONCEPT 3 - PREFERRED

#### Massing

- Courtyard space at gasket between existing and proposed buildings
- Outdoor amenity at SW corner
- Articulation of bays as extension of massing of existing building

#### Design Style

- Craftsman Traditional - Gable and hip roof types, pergola, porch elements.
- Maintain massing and material continuity with existing building

#### Materials

- Fiber cement board & batten, shingles and lap siding
- Windows with visible mullions



BIRD'S EYE VIEW LOOKING NE



1 - APPROACH



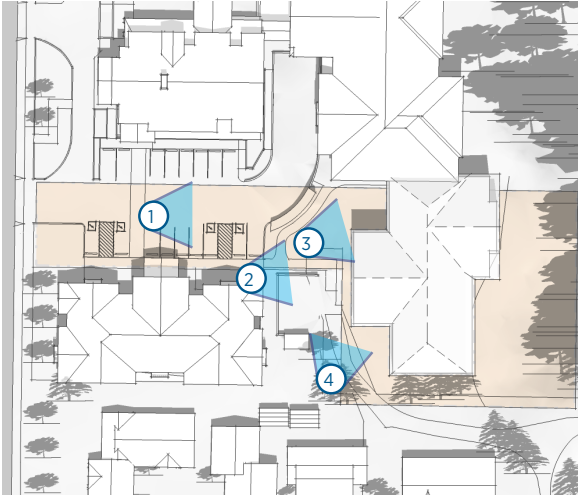
2 - WEST FACADE



3 - ENTRY

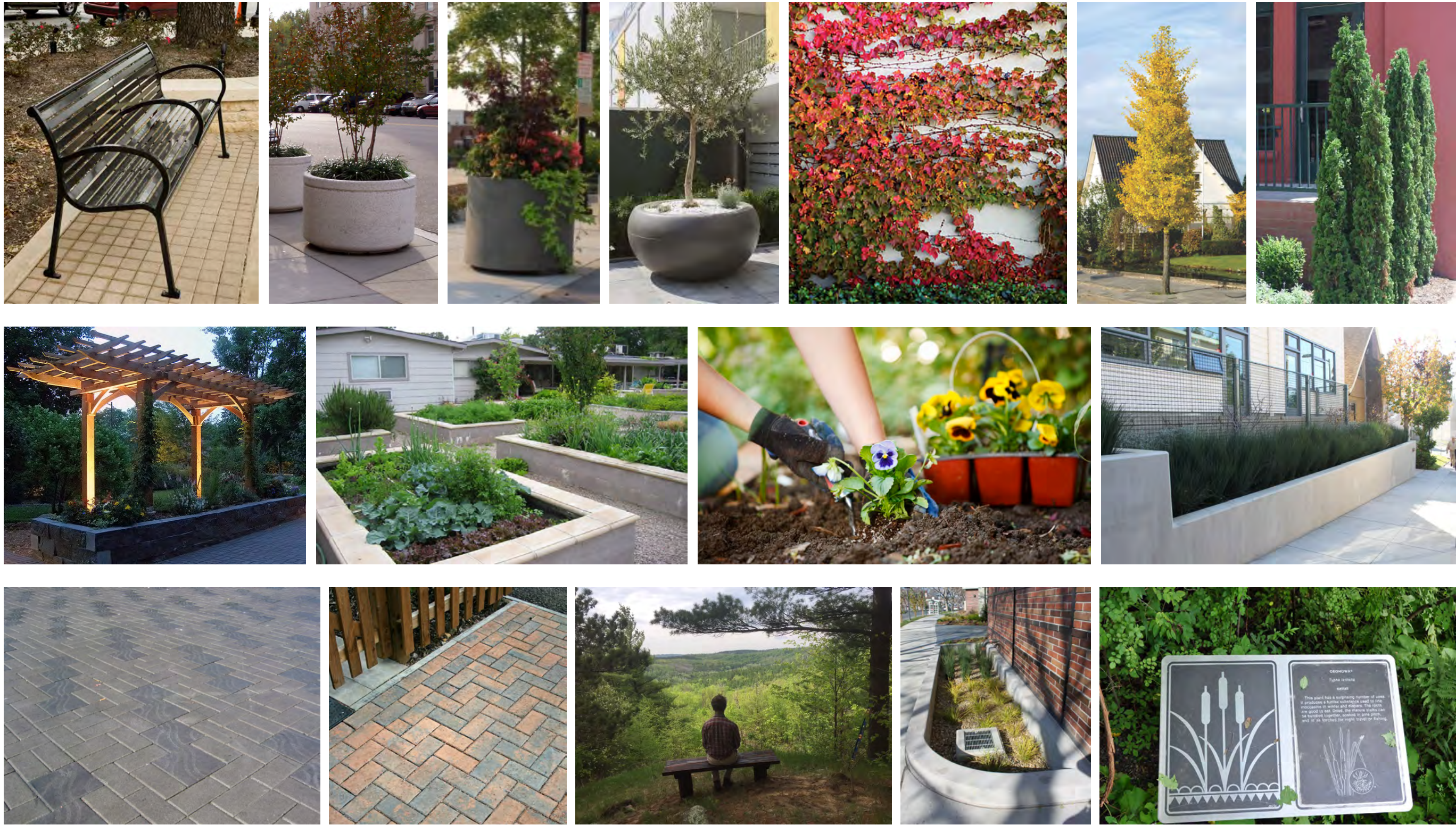


4 - SW CORNER



PROPOSED LANDSCAPE DESIGN





SUN/SHADOW ANALYSIS

EQUINOX

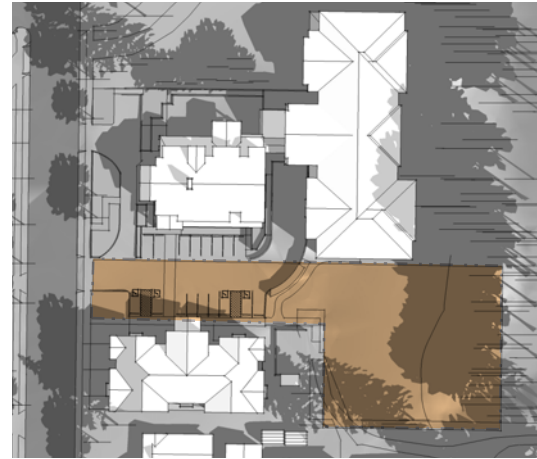
Existing Conditions

Concept 1

Concept 2

Concept 3

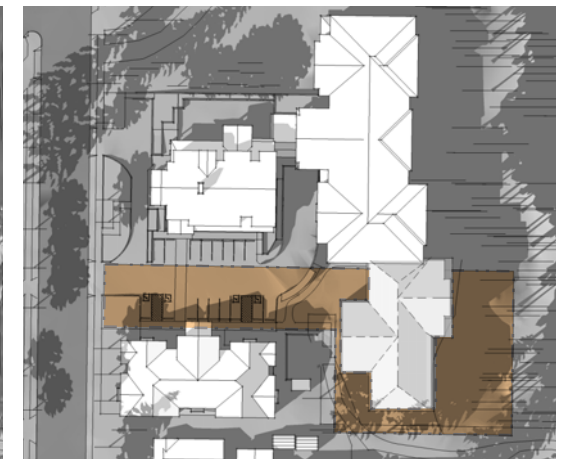
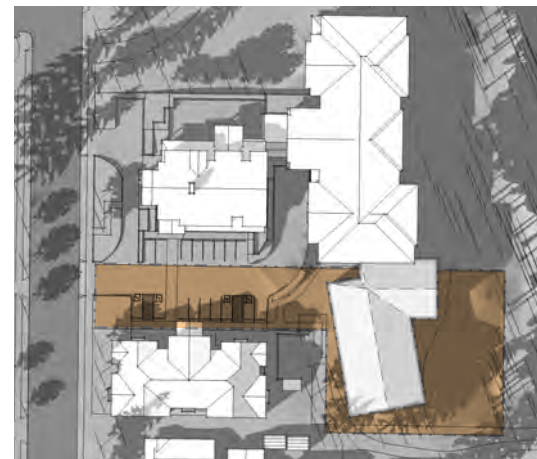
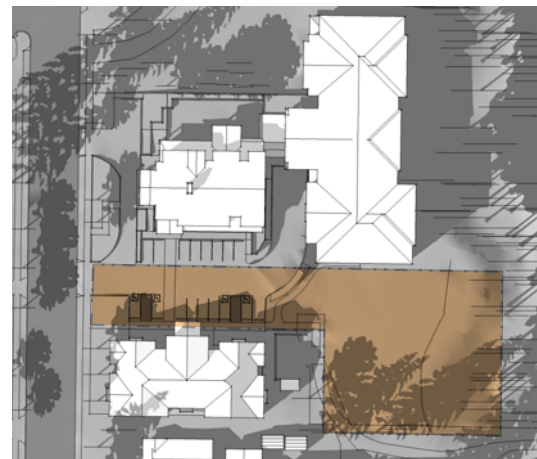
9 AM



12 PM



3 PM



SUMMER SOLSTICE

Existing Conditions

Concept 1

Concept 2

Concept 3

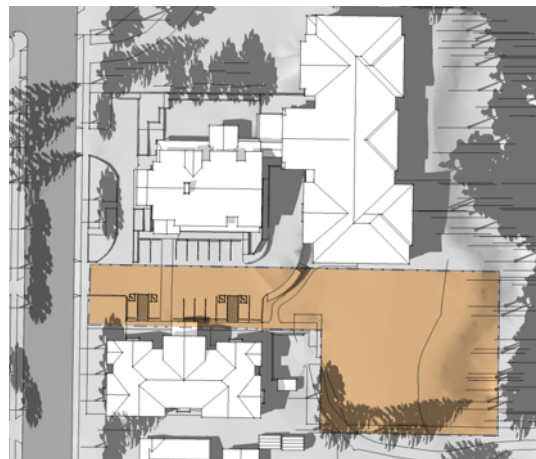
9 AM



12 PM



3 PM



### WINTER SOLSTICE

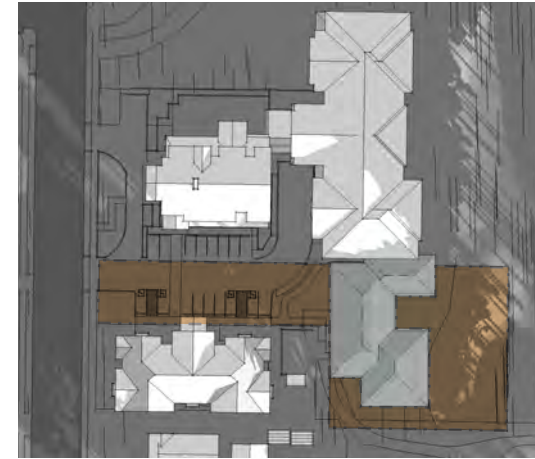
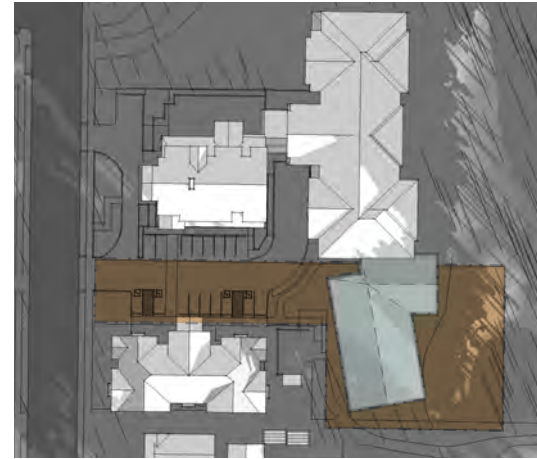
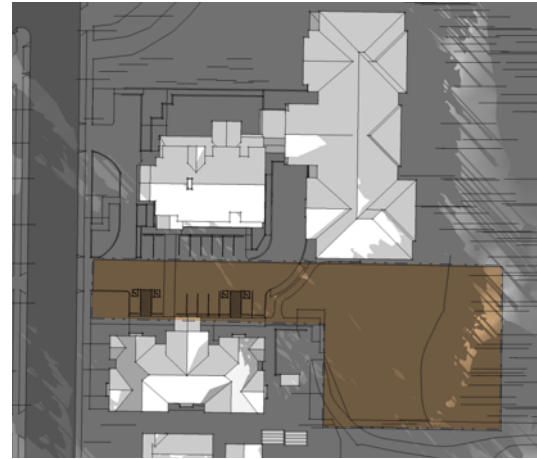
Existing Conditions

Concept 1

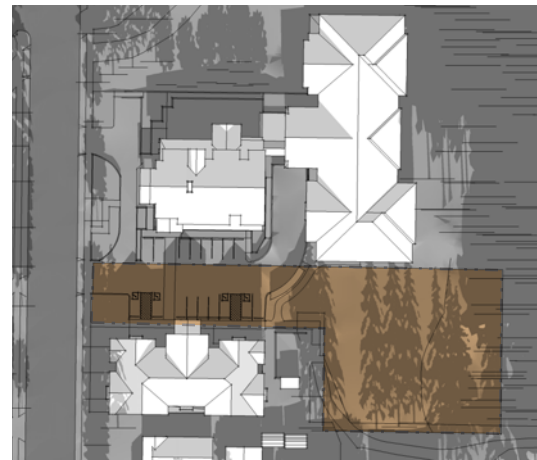
Concept 2

Concept 3

9 AM



12 PM



3 PM





**DEPARTURE REQUEST : ARCHITECTURAL CONCEPT 3 (PREFERRED)**

**23.42.049A COMMON FOOD PREPARATION AREA IN CONGREGATE RESIDENCES**

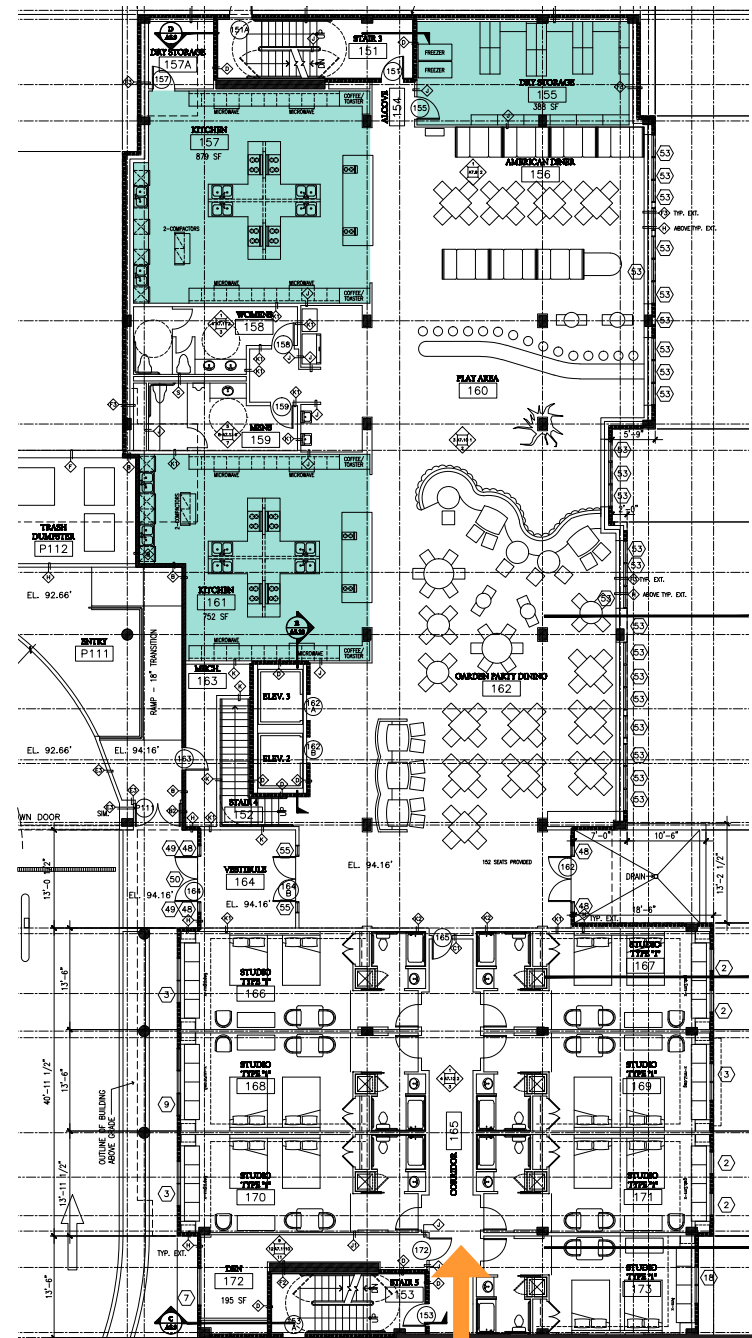
**REQUIRED:** Common food preparation area. At least one complete common food preparation area is required within the congregate residence, and all residents shall have access to either a common complete food preparation area or a food preparation area within a sleeping room.

**PROPOSED:** Add the common food preparation area to the existing building, adjacent to the existing food preparation areas.

**JUSTIFICATION/GUIDELINES**

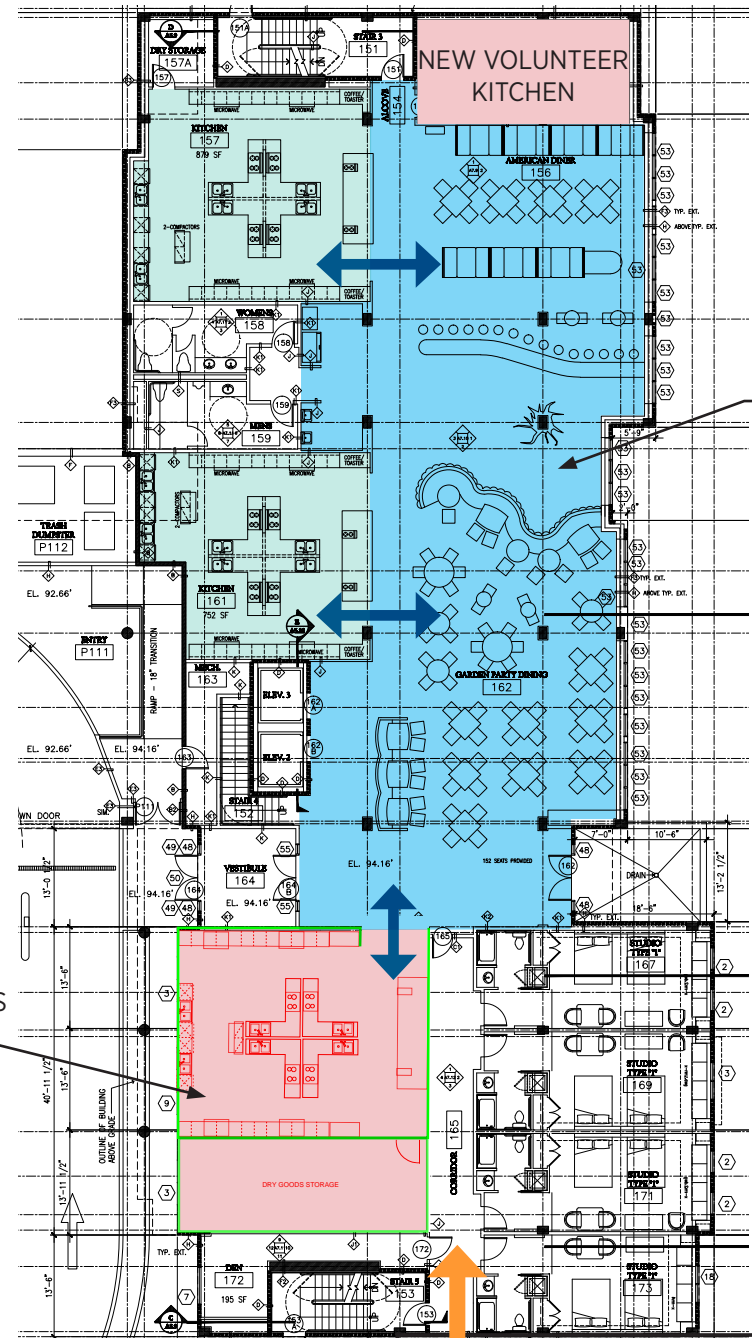
Departure allows for:

- Kitchen facilities to be grouped together, creating more community and comraderie among residents per DC1A2, *Gathering Places*: interior or exterior gathering spaces are maximized by considering a. the location of high levels of pedestrian traffic; b. proximity to services; c. amenities that complement the building design and offer safety and security when used outside normal business hours.
- Kitchen proximity to the new addition encourages social connections between the existing and proposed buildings, making both feel like one, unified space per CS3A1, *Fitting Old and New Together* through creating compatibility between new projects, and existing architectural context.



ADDITION

EXISTING L1 PLAN  
NTS



ADDITION

PROPOSED L1 PLAN  
NTS

- DINING AREA
- EXISTING FAMILY KITCHEN
- PROPOSED FAMILY KITCHEN

