

# Administrative Design Review Recommendation Packet



**OWNER:**  
MRN Homes LLC  
7556 12th Ave NE  
Seattle, WA 98115

**PROJECT:**  
NW 85th St Rowhouses  
8511 13th Ave NW  
Seattle, WA 98117

**ARCHITECT:** Novion Group Inc.  
8634B 3rd Ave NW  
Seattle, WA 98117  
rod@noviongroup.com (206.361.6133)



TABLE OF CONTENTS

3

PROJECT ZONING & INFORMATION

Development Objectives  
Project Description  
Zoning Map  
Neighborhood Analysis

7

VICINITY INFORMATION

Vicinity Map  
Existing Buildings in Immediate Vicinity of Subject Site  
Existing Neighborhood Style and Context thru photos

11

SITE DETAILS

Site Survey  
Site Analysis  
Street Elevations  
Zoning Synopsis

17

DESIGN GUIDANCE RESPONSES

18

PREFERRED DESIGN & MASSING

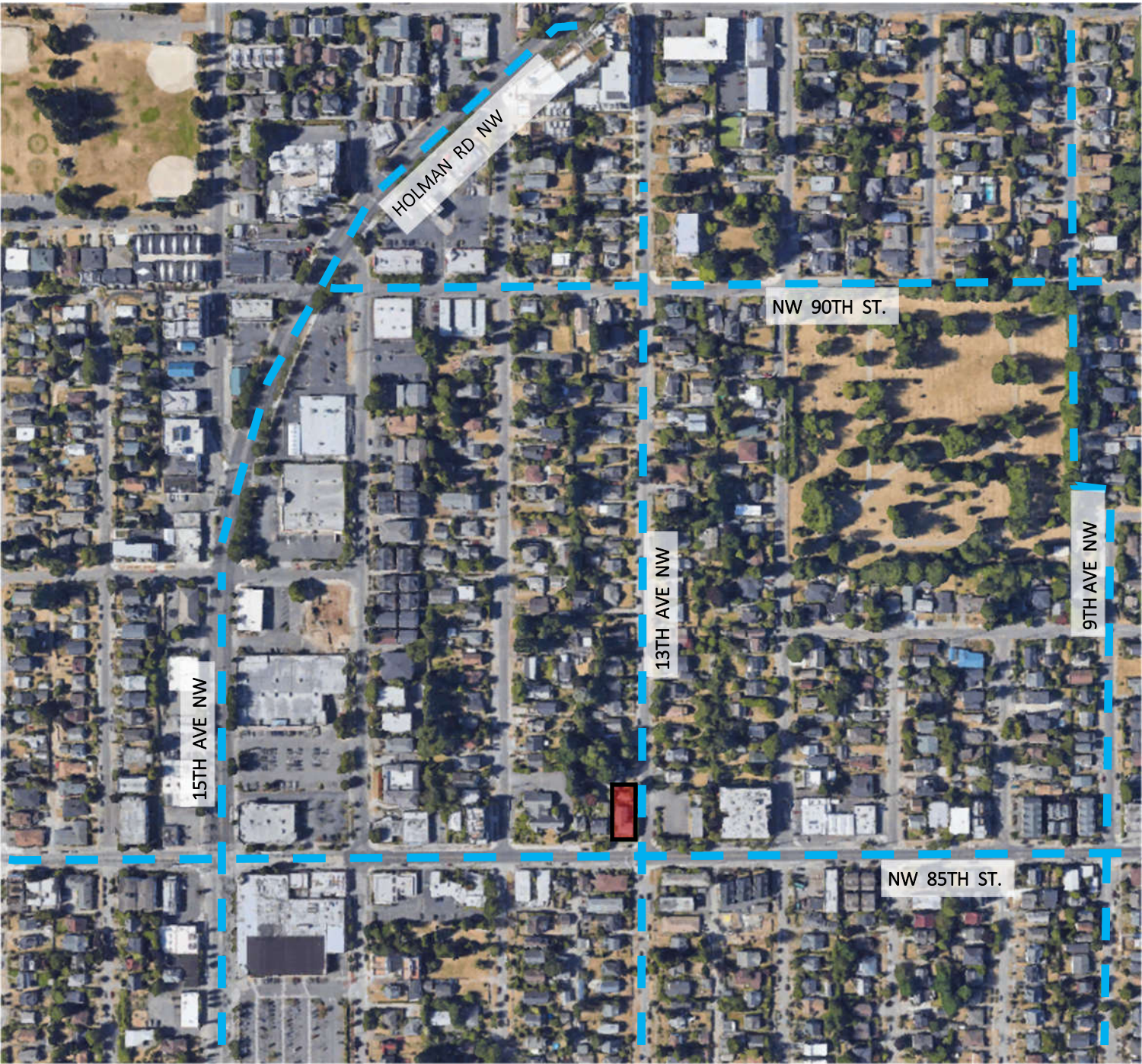
Preferred Design—Site Layout and Description  
Preferred Design—Color Elevations  
Preferred Design—Massing Views  
Preferred Design—Landscape Plan  
Preferred Design—Shadow Study

24

COMMUNITY OUTREACH MATERIAL

25

OTHER MODERN DESIGNS BY ARCHITECT





# DEVELOPMENT OBJECTIVES

## PROJECT TEAM

**Owner: MRN Homes LLC**

7556 12th Ave NE  
Seattle, WA 98115  
Contact: Michael Nelson

**Architect & Applicant: Novion Group Inc.**

8634B 3rd Ave NW  
Seattle, WA 98117  
Contact: Shaun Novion

**Landscape Architect: GHA Landscape Architects**

1417 NE 80th St  
Seattle, WA 98115  
Contact: Neil Buchanan

**SDCI Project #3033782-EG**

Contact: Colin Vasquez

**Existing Site:**

Address: 8511 13th Ave NW—(previously 1302 NW 85th St)  
Location: East of 15th Ave NW and West of 8th Ave NW.  
Site Area: 5,760 sf  
Existing Development: Residential Triplex

**Project Proposal:**

Number of Residential Units: 8 new rowhouse units  
Number of Parking Stalls: 6 garage stalls  
Gross Floor Area of Residential Use: 9,946 sf

**Developmental Objective:**

To provide more multifamily housing in a neighborhood with a plan to increase the density of underutilized Lowrise lots. The proposal is to provide 8 new townhouse units in a location where the residents will benefit from the easy connection to the neighborhood amenities and public transportation, as well as have access to the many public sites that encourage community interaction.





# PROJECT DESCRIPTION

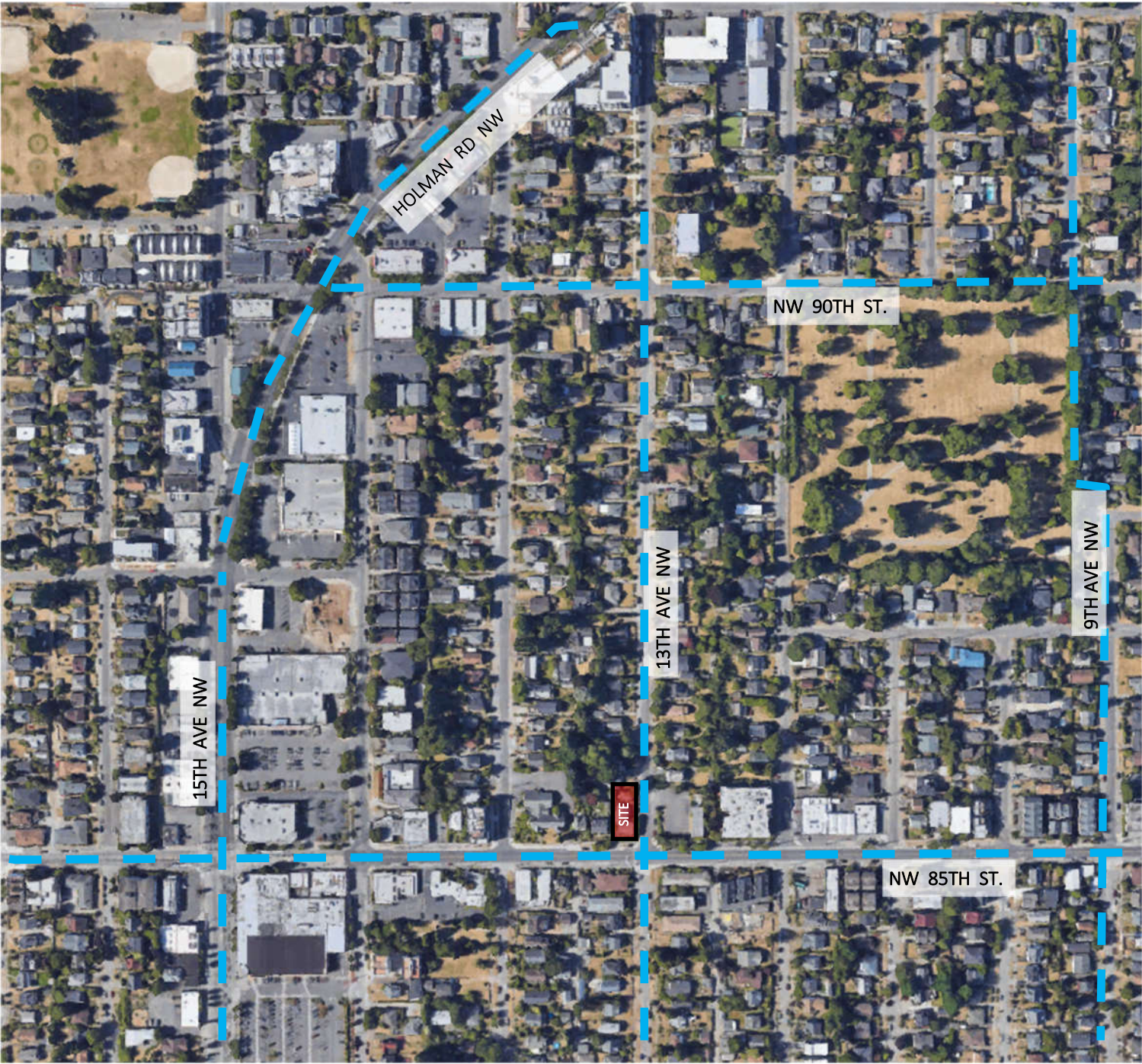
The subject site is currently a residential triplex structure on an LR3 RC zoned lot. It is located near the intersection of NW 85th St and 15th Ave NW. The site is part of the Crown Hill/Ballard Neighborhood Plan.

With a proposed expansion of the Crown Hill Residential Urban Village and an increased need for housing per desired density limits, this proposal aims to develop 8 new modern influenced townhouse units available for purchase, on a corner lot with frontage along NW 85th St and 13th Ave NW.

**Site Information:**

**City:** City of Seattle  
**Existing Zoning:** LR3 RC  
**Site Area:** 5,760 sf  
**APN Number:** 2776600015

Comprehensive Plan Land Use: Crown Hill/Ballard Neighborhood Plan  
Neighborhood Planning Area: Crown Hill—Whittier Heights  
Urban Village: Crown Hill Residential Urban Village



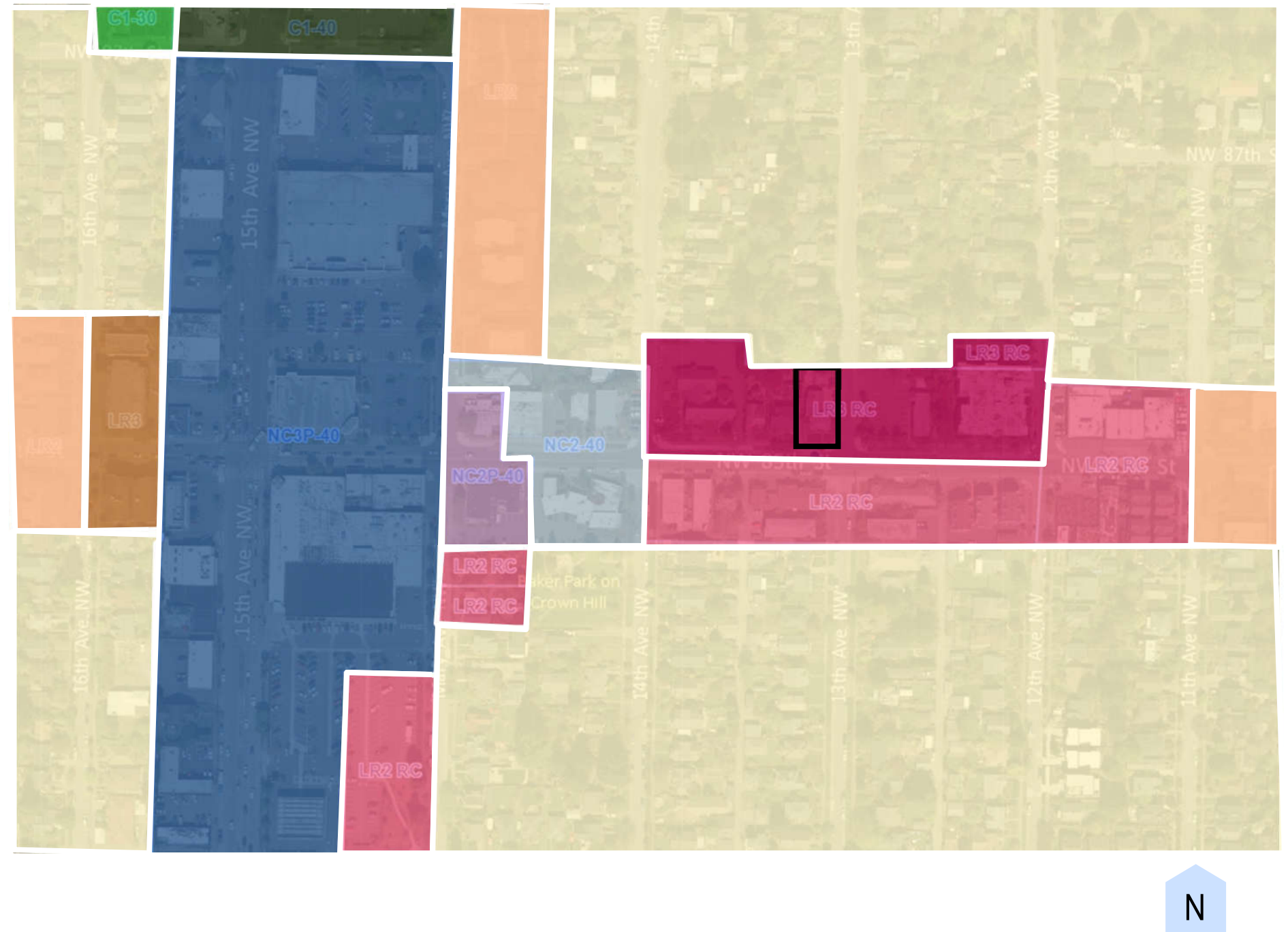
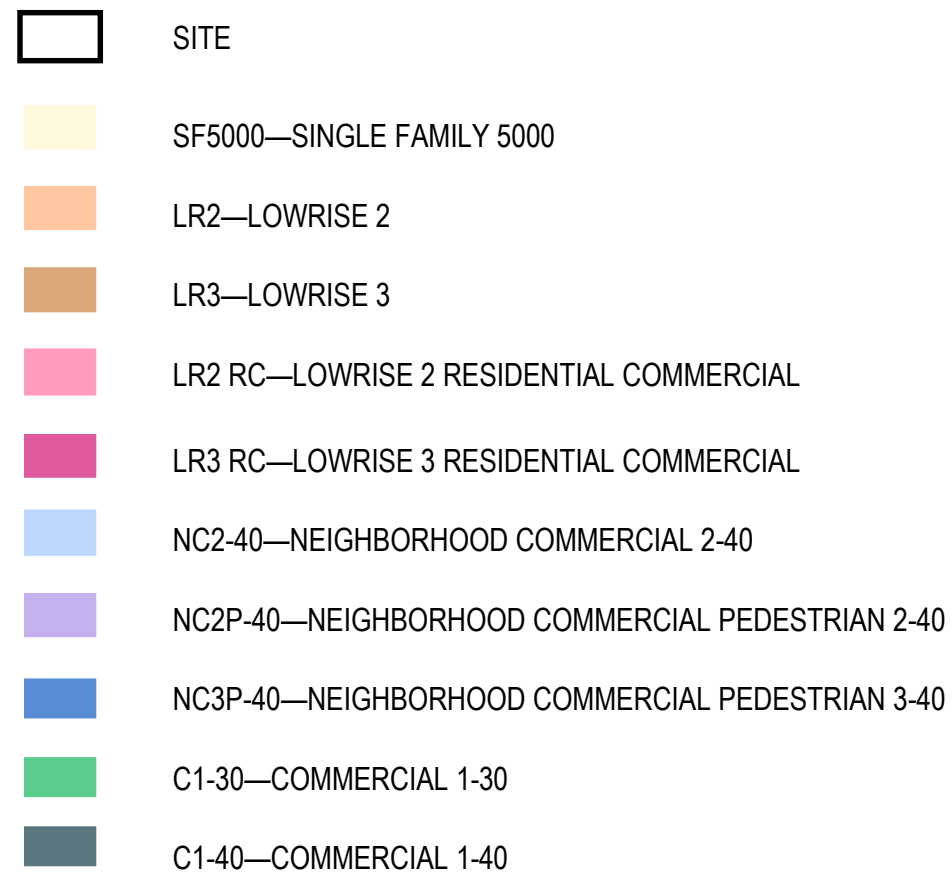


# ZONING MAP

The area directly north of the subject site is zoned SF5000. Directly south, across NW 85th St, is LR2 RC; one block further south is more single family residential. To the west is predominantly commercial in nature with a pedestrian overlay at the intersection of NW 85th St and 15th Ave NW. To the east, along NW 85th St is a medley of Lowrise Residential Commercial, flanked by single family to the north and south of that arterial.

There is a planned effort to continue defining the neighborhood, through growth and a cohesive mix of commercial and residential uses. The goal is to create a walkable town center with increased connectivity through safe non-vehicular routes to parks, schools, transit and engaging public spaces that foster a sense of community.

LEGEND: CURRENT ZONING

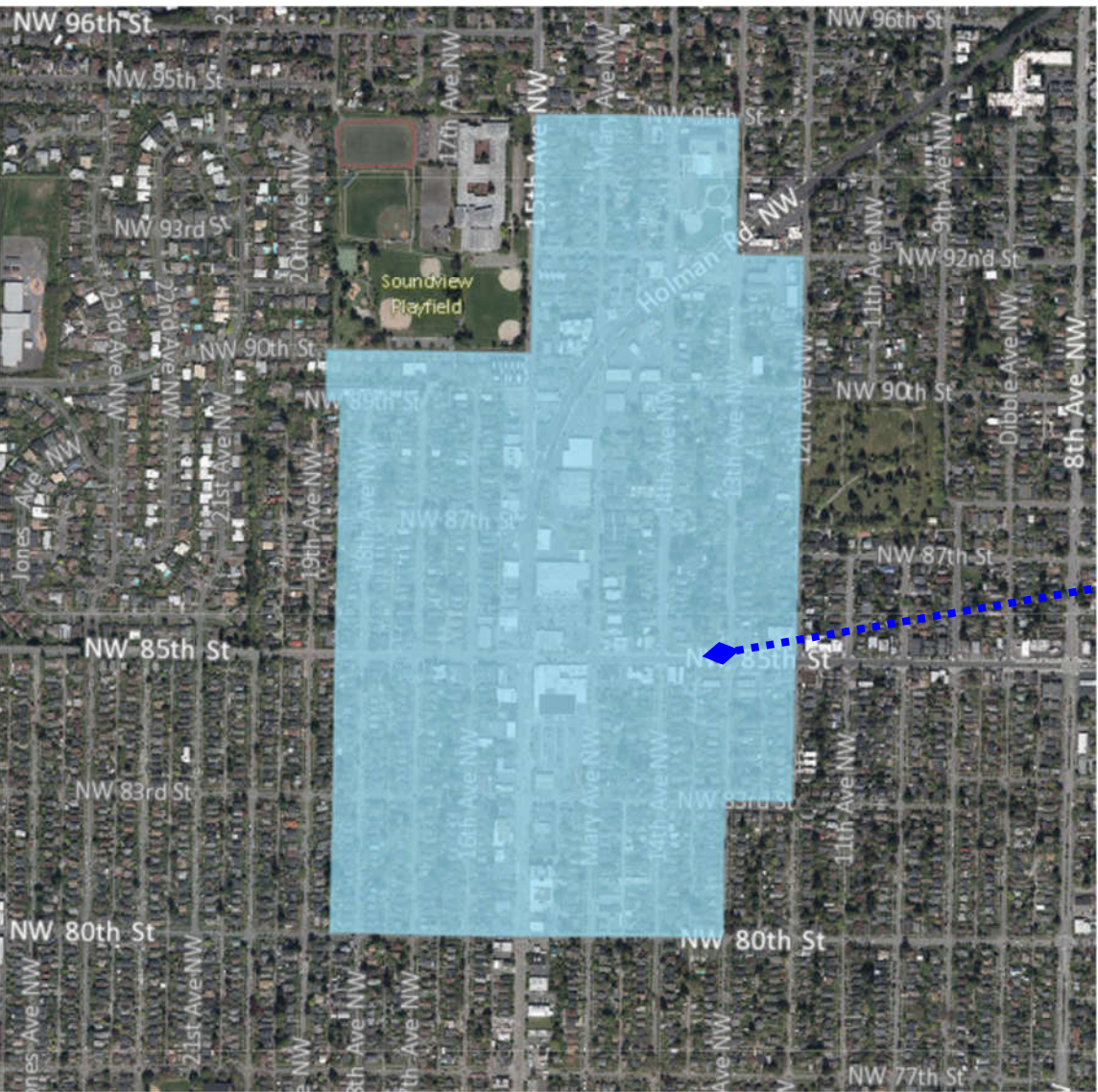




# NEIGHBORHOOD ANALYSIS

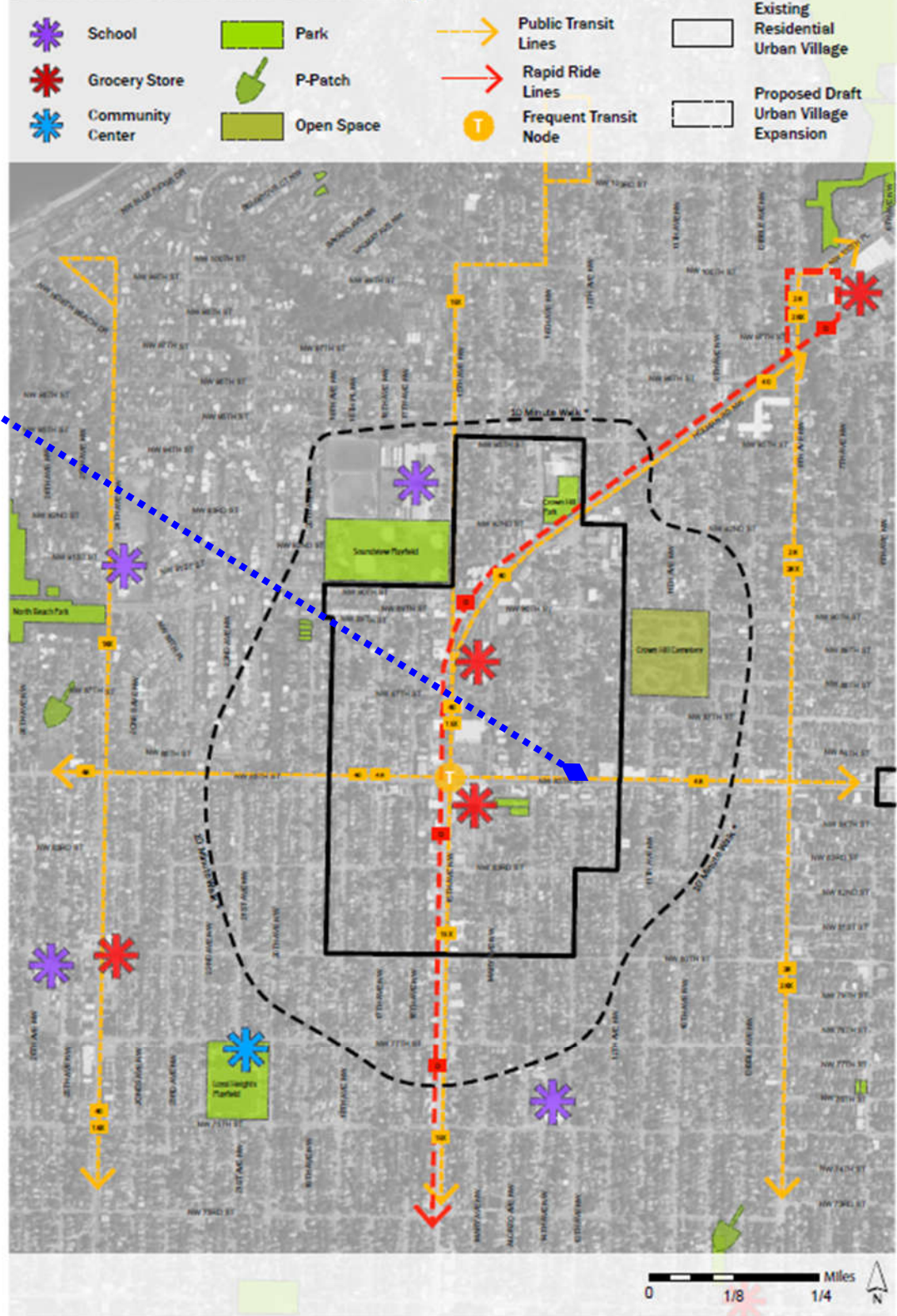
## CROWN HILL RESIDENTIAL URBAN VILLAGE

The Crown Hill Residential Urban Village is primarily centered around the intersection of NW 85th St and 15th Ave NW. It's current footprint extends North to NW 95th St, East to 11th Ave NW, South to NW 80th St, and West to 18th Ave NW. There are proposals to increase the Urban Village footprint, to incorporate parts of adjacent neighborhoods like the North portions of Loyal Heights & Whittier Heights, and the South portions of North Beach & Blueridge. 15th Ave NW is a major arterial where businesses large and small coexist, with engaging public spaces and streetscapes mixed in. In the Crown Hill Neighborhood Plan, most recently updated in 2013, the community identified the areas they wanted the OPCD to focus on. These include, creating a vibrant town center, increased pedestrian friendly routes to public spaces and an improved stormwater infrastructure. These elements with the plan to enlarge the Urban Village footprint, are laid out with the ambition to nurture a community orientated neighborhood.



## CURRENT BORDERS & FUTURE PLANS FOR THE:

### Crown Hill Residential Urban Village





# VICINITY MAP

## TRANSIT

There are multiple Metro transit stops within blocks of the subject site. The routes that run north/south along 15th Ave NW & 8th Ave NW, connect Downtown (#15, 28 & D) to Crown Hill. And, the routes that run east/west along NW 85th St connect Northgate (#9) and the University District (#45) with Crown Hill.









## CYCLING

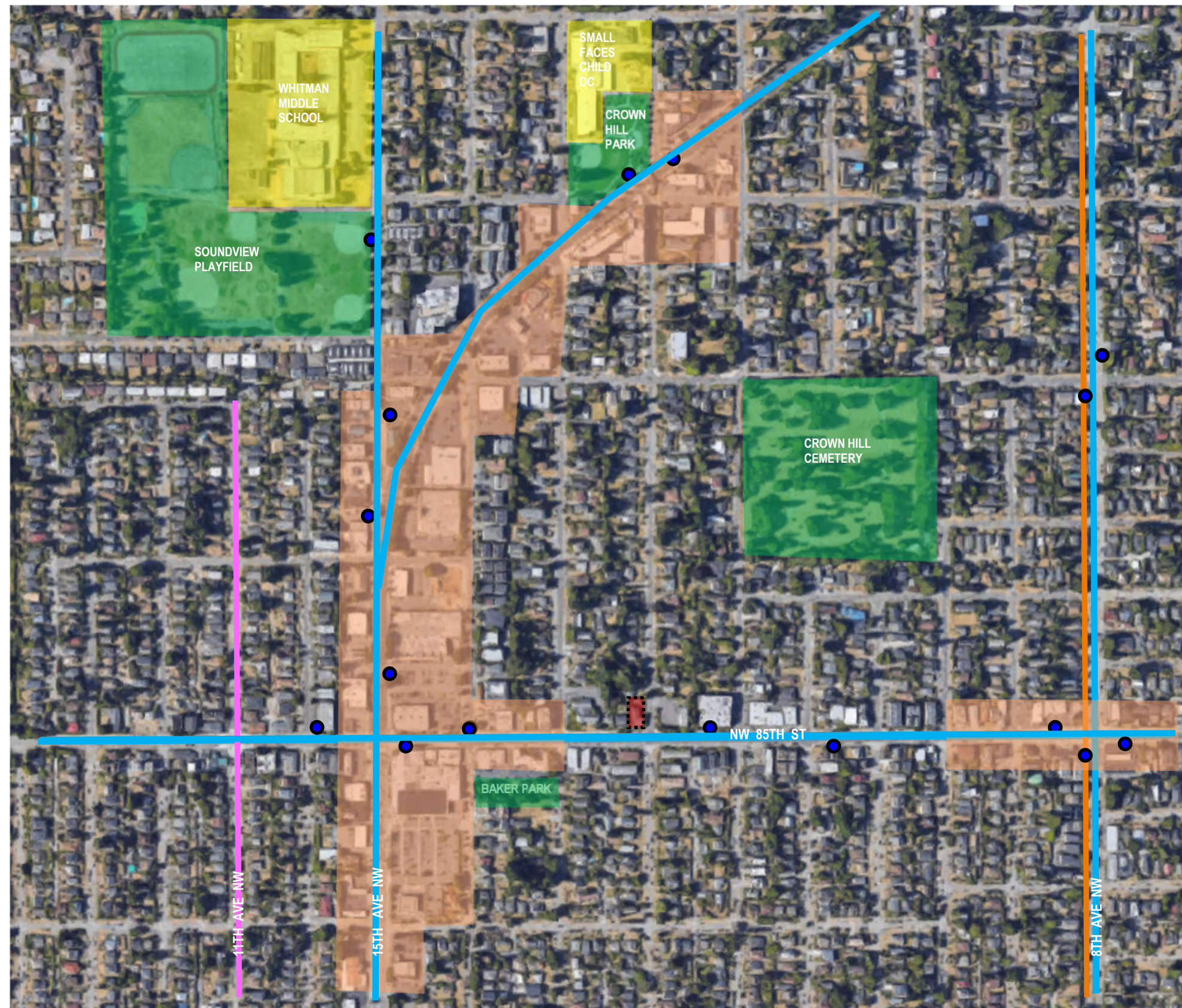
There is a bike lane/climbing lane on 8th Ave NW. At NW 85th St it changes to a protected bike lane. There is a bike friendly neighborhood greenway along 11th Ave NW, south of NW 90th St. The Master Bike program has plans under construction on along NW 90th St.

## RECREATION

The subject site is conveniently located near, and a short travel distance to many retail stores and public recreational amenities. These include grocery stores, restaurants, banks, pharmacies, parks, playfields, and pedestrian friendly streets. The opportunity for future residents to participate and engage with the community will be easily achieved with an already established presence of nearby amenities

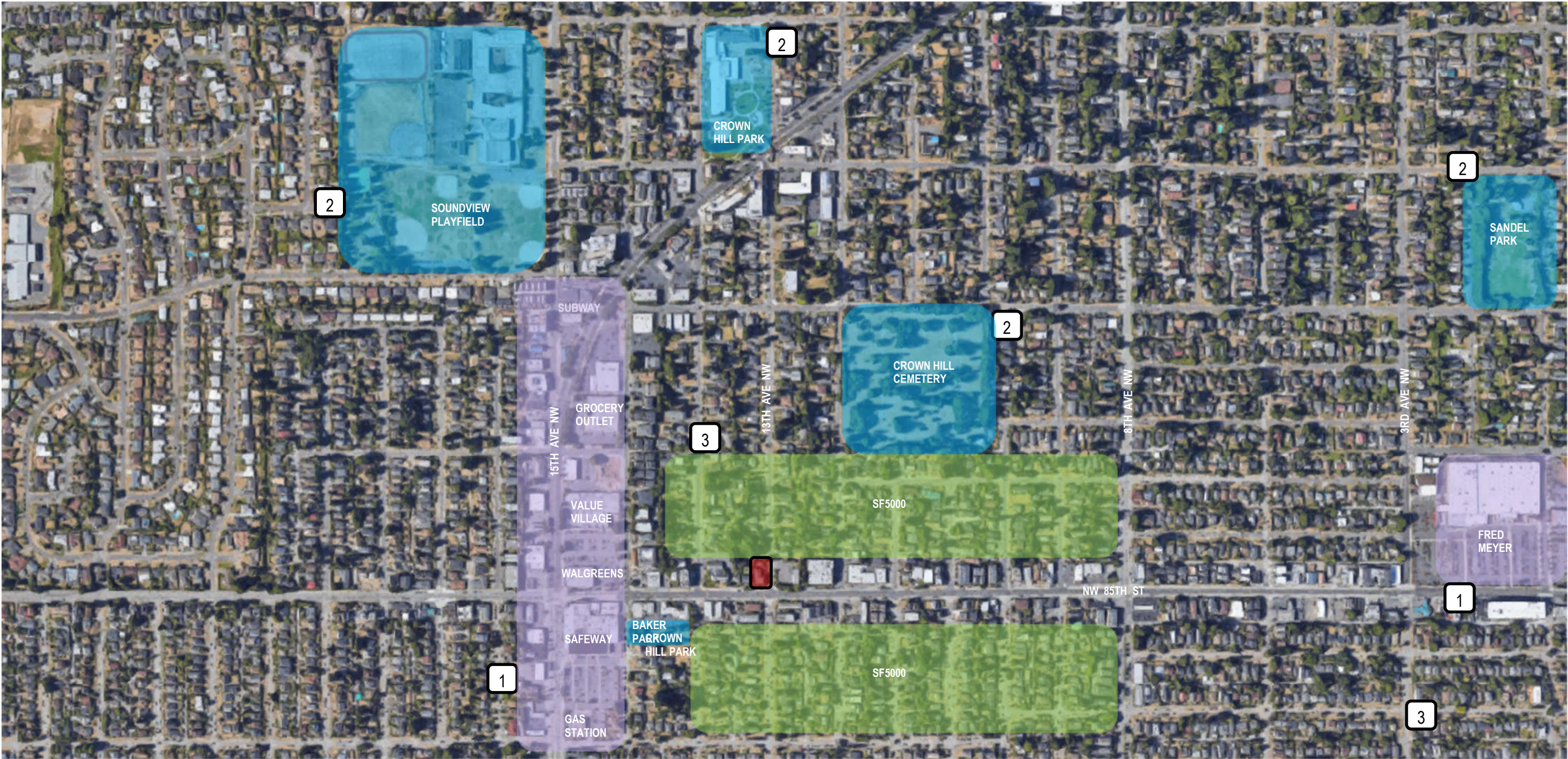
## LEGEND

-  SITE
-  METRO TRANSIT STOPS
-  METRO TRANSIT ROUTES
-  BIKE LANE
-  NEIGHBORHOOD GREENWAY
-  PARKS & PUBLIC SPACES
-  RETAIL
-  SCHOOLS





# EXISTING BUILDINGS IN IMMEDIATE CONTEXT



**1—COMMERCIAL**

The majority of the buildings to the West of the subject site, along 15th Ave NW are commercial in nature. The zones are a mix of NC and NCP. There are numerous services located a short walk from the subject site. Ample parking at these locations provides more street parking for neighborhood residents

**2—COMMUNITY BUILDINGS & SPACES**

There is a great deal of public facilities within walking distance of the subject site. To the North and South there are public schools, play fields, green spaces, and pedestrian friendly greenways. A far reaching network of transit routes allows Crown Hill residents easy access to other public facilities in surrounding neighborhoods

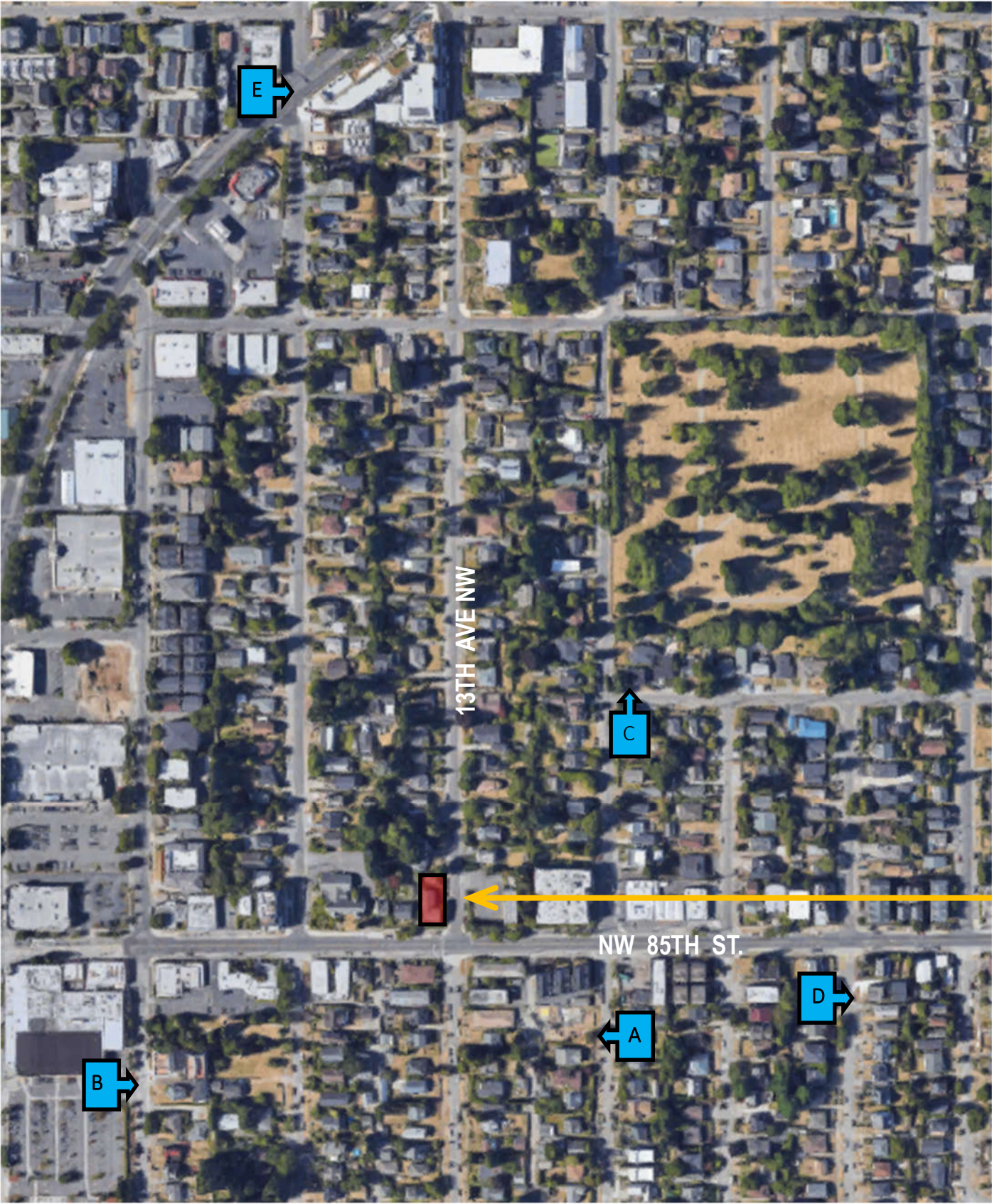
**3—RESIDENTIAL**

Directly adjacent the subject site to the North is SF5000 zone and predominantly single family homes. South of NW 85th St is more SF5000 zoning. Along NW 85th St, East of 15th Ave NW is a mix of Lowrise Residential Commercial with a healthy share of multifamily structures.





EXISTING NEIGHBORHOOD STYLE AND CONTEXT



A—8347 12TH AVE NW



B—8342 MARY AVE NW



C—8700 12TH AVE NW



D—8354 10TH AVE NW



E—9176 HOLMAN RD NW

SUBJECT SITE

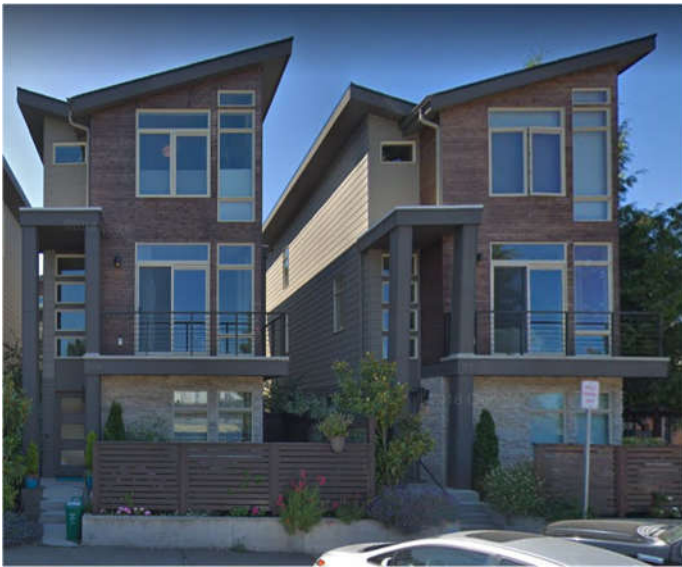
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EXISTING NEIGHBORHOOD STYLE AND CONTEXT



F—8354 17TH AVE NW



G—1590 NW 90TH ST (NOVION GROUP)



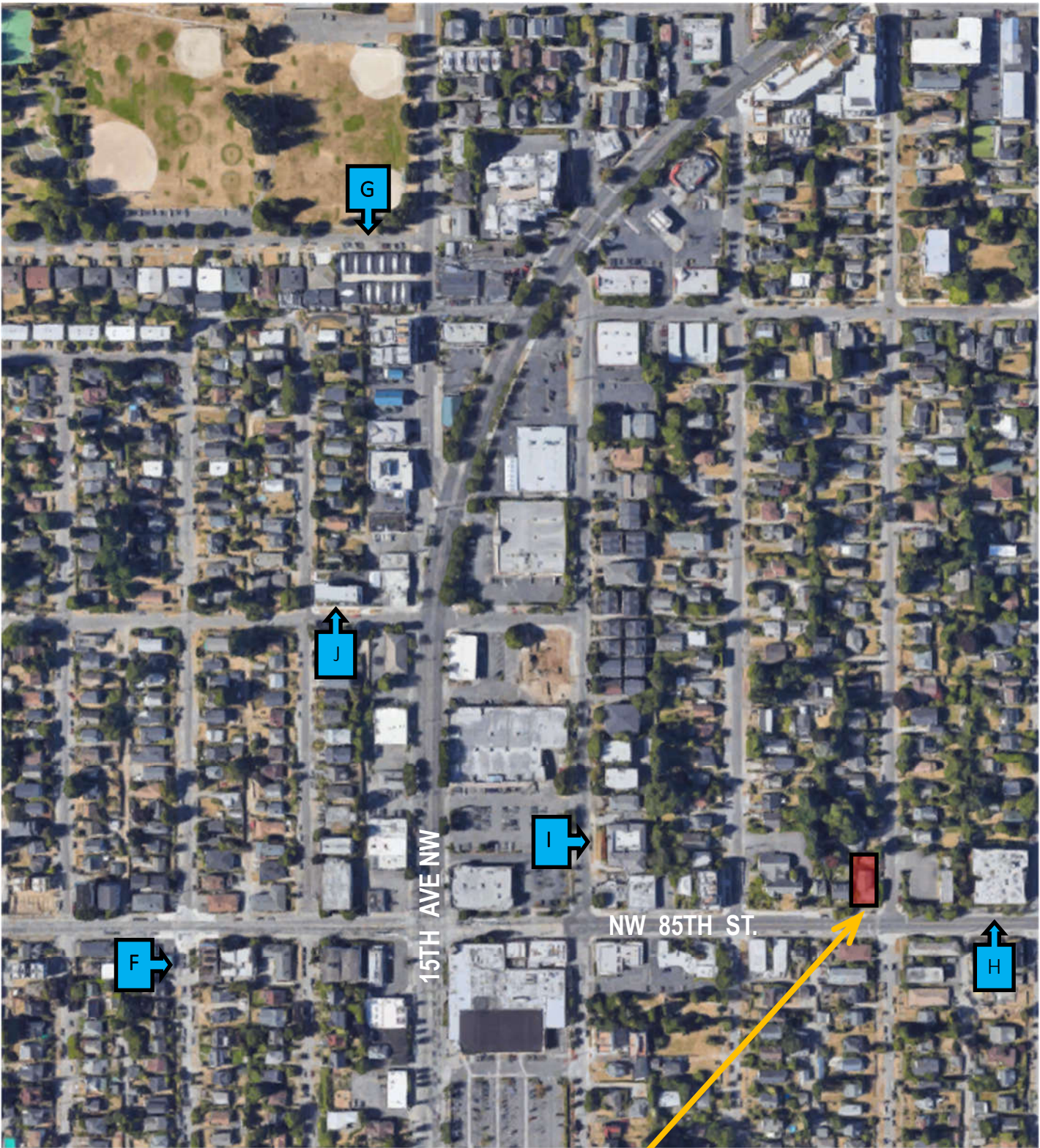
H—1209 NW 85TH ST



I—8514 MARY AVE NW



J—1598 NW 87TH ST



SUBJECT SITE



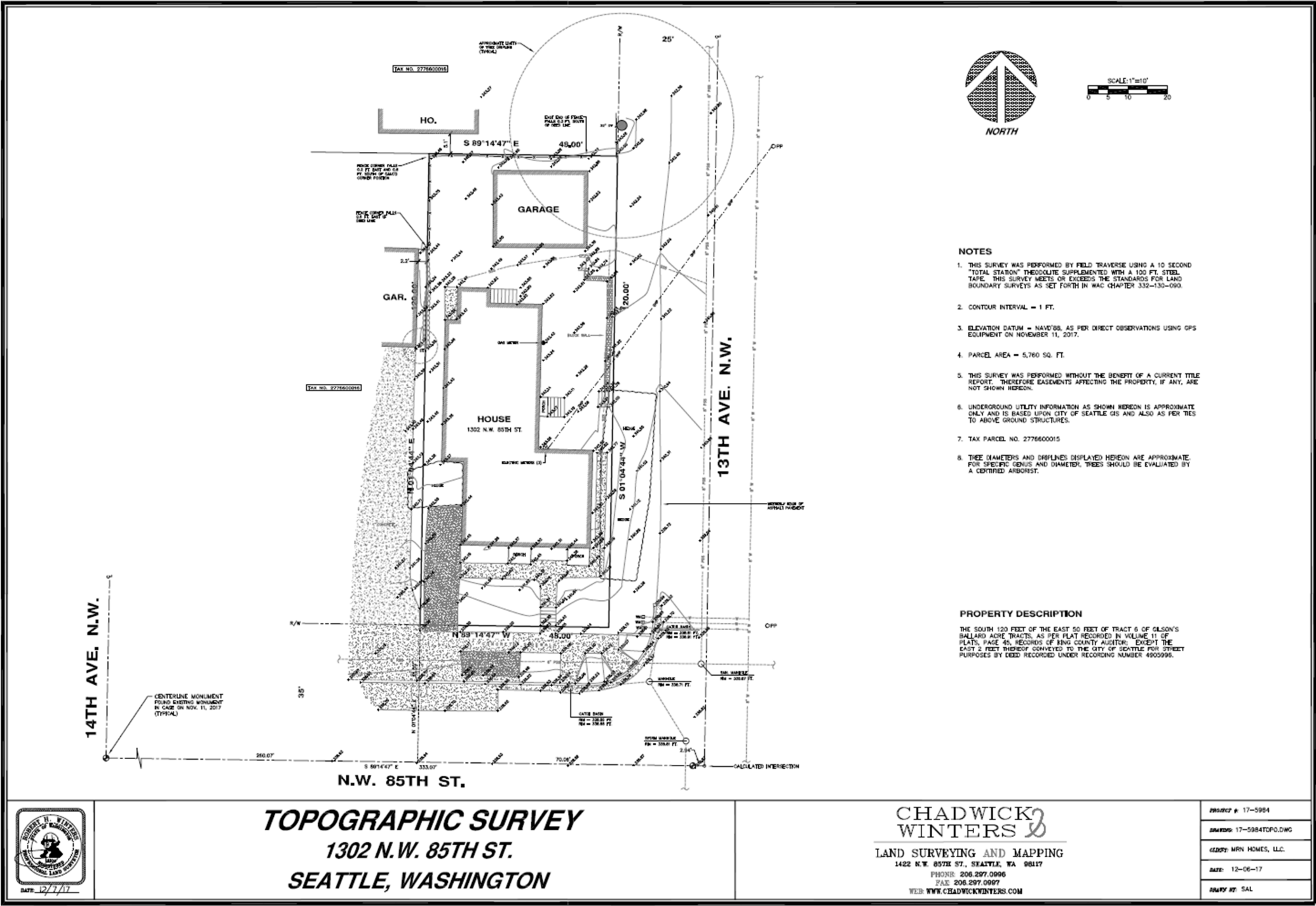
SITE SURVEY

The subject site is a mostly flat, rectangular shaped parcel with approximately 10% slope on the southern quarter of the lot, climbing up from the ROW. The site is a corner lot, fronting both NW 85th St and 13th Ave NW, three blocks East of the major arterial 15th Ave NW, and located within the limits of the Crown Hill Residential Urban Village

- Existing triplex structure centrally located on subject lot to be removed
- Existing hardscapes to be removed and replaced
- Gradually sloping lot on southern quarter, towards the ROW
- Existing curbs & sidewalks on NW 85th St
- SIP for new curb, sidewalk and planting strip along 13th Ave NW in process

Legal Description:

The South 120 feet of the East 50 feet of Tract 6 of Gilson's Ballard Acre Tracts as per plat recorded in Volume 11 of Plats, Page 45, Records of King County Auditor; Except the East 2 feet thereof conveyed to the City of Seattle for street purposes by deed recorded under recording number 4905996.



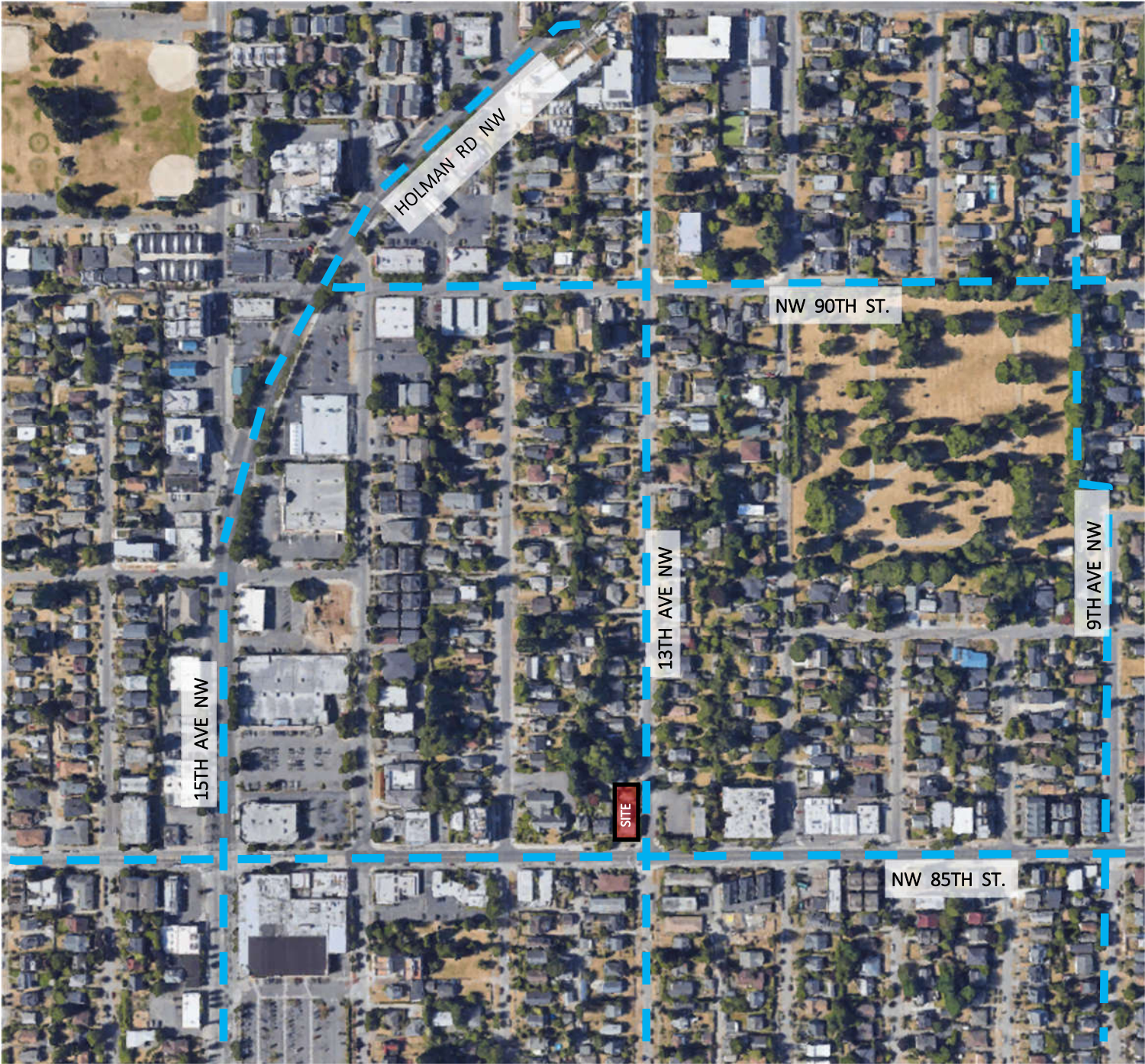


# SITE ANALYSIS

The proposed project will be developed on what is presently being used as a triplex, on the corner of NW 85th St and 13th Ave NW, in the Crown Hill Residential Urban Village. Directly East across 13th Ave NW is the Finnish Lutheran Church. South, across NW 85th St is a mid-century triplex. To the West, the lot is presently being used as a single family residence, although the zoning would allow for more residential units. To the North is SF5000 zone, and comprised of a mix of early and mid-century structures. Along NW 85th St is a mix of commercial, multi-family and single family uses.

The subject lot does not presently consist of any notable site features to be retained. The existing foliage will be removed and replaced with new native plants and trees. A new curb, sidewalk and planting strip are being proposed on 13th Ave NW, fronting the subject site. The most notable feature of the subject site would be it's location in the Crown Hill Residential Urban Village. It is conveniently located on a major arterial, with frequent transit stops a short distance away. The site sits about 4' higher than the ROW on NW 85th St. The proposed roof decks should provide an expansive territorial view of the neighborhood.

The subject site is on NW 85th St, three blocks East of 15th Ave NW, both major arterials. There is frequent transit service on both streets that connect Crown Hill with neighborhoods all over Seattle. They also provide connections to many amenities in closer proximity.





13TH AVE NW ELEVATIONS—LOOKING WEST



Project Site (Looking West)





13TH AVE NW ELEVATIONS—LOOKING EAST

Across 13th Ave NW from proposed project site



Looking East from proposed project site





ZONING SYNOPSIS

SITE OVERVIEW	
Zoning	LR3 RC — The surrounding lots are a mixture of residential and commercial, with a high emphasis of pedestrian friendliness. There are a large number of new multi-family developments, with a steady stream of new construction being proposed.
Overlay	Crown Hill Residential Urban Village
Lot Area	5,760 sf
COMPLIANCE SUMMARY	
Requirement	Permitted Uses — SMC 23.45.504 Table A  Uses permitted include Residential, Live-Work, limited Commercial, Institutions, Uses in existing or former schools, Parks and Playgrounds
Provided	Residential rowhouses with attached garages are proposed.
Requirement	FAR (Floor Area Ratio) — SMC 23.45.510 Table A  The maximum permitted FAR for rowhouses is 1.2 or 1.4 (Project must comply w/ SMC 23.45.510.C for higher FAR)
Provided	The proposed FAR for the preferred design is 1.36
Requirement	Density — SMC 23.45.512 Table A  There is no density limit for rowhouses.
Provided	The proposed density for the preferred option is 8 new rowhouse units
Requirement	Structure Height — SMC 23.45.514 Table A  The maximum permitted height limit for rowhouses is 30’ from Avg. grade (plus an additional 10’ for stair penthouses)
Provided	The proposed height limit is 30’ to the roof, 34’ to parapet, from FG.

COMPLIANCE SUMMARY	
Requirement	Setbacks — SMC 23.45.518 Table A  The Required setbacks for rowhouses: Front— 5’ Minimum Rear— 7’ Average, 5’ Minimum Side— 3.5’ Min. (5’ min. from SF), for facades less than 40’ 3.5’ Min. (7’ min. from SF), for facades greater than 40’
Provided	West, North and East setbacks meet or exceed requirements.
Requirement	Amenity Area — SMC 23.45.522  The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area can be public or private (Min. area dimensions required in certain setbacks)
Provided	Preferred Design proposes ground level amenity area as well as private roof top decks
Requirement	Landscaping Standards — SMC 23.45.524  The required amount of landscaping shall meet a Green Factor of .6
Provided	Preferred Design proposes a Green Factor of .606 and uses new trees, new ground cover and shrubs, and permeable pavement surfaces
Requirement	Structure Width & Façade Length — SMC 23.45.527  There are is no maximum structure width for rowhouses The maximum façade length for portions of structures within 15’ of a side lot line is 65% of the length of the lot line
Provided	Preferred Design meets the width and length requirements.
Requirement	Design Standards — SMC 23.45.529  The required street facing façade standards include at least 20% of the street facing façade be transparent glass, and façade articulation is to be applied to certain sized facades. For rowhouses, additional standards apply including wayfinding, landscaping and architectural expression.
Provided	Preferred Design meets required design standards for rowhouses.



# ZONING SYNOPSIS

COMPLIANCE SUMMARY	
Requirement	<b>Required Parking — SMC 23.54.015 Table B &amp; D</b>
	No vehicular parking is required because the subject site is located in an Urban Village and a Frequent Transit Service area. The required amount of long-term bicycle parking is 1 stall/unit, and The required amount of short-term bicycle parking is 1 stall/20 units
Provided	Preferred Design proposes 6 basement garage stalls, accessed from a new curb cut along 13th Ave NW. The required bicycle parking is proposed within the proposed garages and storage areas.
Requirement	<b>Solid Waste &amp; Recycle — SMC 23.54.040</b>
	Storage requirements for 8 residential units is either individual 2'x6' solid waste storage areas or 84sf of shared storage area
Provided	Preferred Design is proposing individual 2'x6' solid waste storage areas, located in the proposed garages and storage areas, where they will be screened from street view.



DESIGN GUIDANCE RESPONSES

RESPONSE TO SDCI DESIGN GUIDANCE

AS OUTLINED IN THE DESIGN GUIDANCE REPORT ISSUED ON 9/5/19 BY COLIN VASQUEZ (SENIOR LAND USE PLANNER)

PROJECT ADDRESSES: 8511 13<sup>TH</sup> AVE NW (PREVIOUSLY ADDRESSED 1302 NW 85<sup>TH</sup> ST)  
RECORD NUMBERS: 3033782-EG

1. ARCHITECTURAL CONCEPT AND RESPONSE TO CONTEXT:  
CS1-C, CS2-D, CS3-A-4 & DC2-A-1 –

THE EXISTING TOPOGRAPHY OF THE LOT IS ROLLING, WITH MINIMAL SLOPE FROM EAST TO WEST. THE PROPOSED BUILDING IS OBSERVING THE ALLOWABLE HEIGHT LIMIT, AND PROPOSES THE PARKING BURIED IN A BASEMENT AWAY FROM STREET VIEW.

THE SURROUNDING PROPERTIES OF THE SUBJECT SITE ARE NOT MAXIMISING THE ALLOWABLE DENSITY AND HEIGHT. OUR PROPOSAL WILL ATTAIN THE HIGHEST ALLOWABLE HEIGHT LIMIT FOR THE ZONE. OUR PROPOSED BUILDING IS SETBACK FROM THE NORTH AND WEST NEIGHBORING PROPERTIES IN AN EFFOR TO REDUCE THE MASSING IMPACT ON THOSE LOTS. WE ARE MEETING THE SETBACK REQUIREMENT FOR 13<sup>TH</sup> AVE NW (OUR FRONT SETBACK), AND HAVE REQUESTED A DEPARTURE ON THE SOUTH SIDE, ALONG NW 85<sup>TH</sup> ST, FOR A REDUCTION TO THE REQUIRED SETBACK DISTANCE. THE DEPARTURE REQUEST IS OUTLINED IN THE MATRIX, ON PAGE 3 OF THIS RESPONSE NARRATIVE. IMPROVEMENTS ARE PROPOSED ALONG NW 85<sup>TH</sup> ST AND 13<sup>TH</sup> AVE NW THAT WILL INCLUDE NEW LANDSCAPING. LANDSCAPING ON THE LOT WILL ALSO HELP TO BUFFER THE PROPOSED BUILDING FACADES FROM PASSERSBY IN THE ROW. A MIXTURE OF DIFFERENT COLORED SIDING AND MATERIALS, ARCHITECTURAL FEATURES AND MODULATION OF FACADES ARE ALSO PROPOSED TO BREAK UP THE BULK OF EACH BUILDING FAÇADE.

WE'RE PROPOSING A SECTION OF THE LOT (SW CORNER) BE PROPOSED AS COMMON AMENITY AREA. WE'RE PROPOSING PERMEABLE PAVERS WITH BENCHES, FLANKED BY LANDSCAPING. WE'RE ALSO REQUESTING A DEPARTURE FROM THE MINIMUM AMENITY AREA, OUTLINED IN THE MATRIX ON PAGE 3.

THE PROPOSED STRUCTURE TAKES INTO CONSIDERATION A CHANGING NEIGHBORHOOD; INCREASING IN DENSITY AND COMMUNITY INTERACTION. THE PROPOSAL ATTEMPTS TO SHOWCASE A MODERN DESIGN WITH TRADITIONAL ASPECTS. IN REGARD TO THE COMMENT ABOUT THE BUILDING 1 BLOCK WEST OF THE PROPOSAL, WE UNDERSTAND YOUR REQUEST FOR SIMILAR BUILDING MATERIALS, BUT FEEL THAT BUILDING LACKED COLOR AND TRANSITION IN MATERIAL. THE REPURPOSED WOOD ALSO DOESN'T LOOK LIKE IT'S HELD UP WELL AGAINST THE ELEMENTS. OUR PROPOSED MATERIALS ARE OF A DURABLE QUALITY AND CAN BE CONSTRUCTED TO HAVE A MORE MATTE AND TEXTURED SURFACE, LIKE THE STAINED CEDAR SIDING ON THE SOUTH BAY. OUR COLOR PALLETTE IS PREDOMINANTLY MUTED, WITH A FEW ACCENT COLOR PANELS. WE'RE PROPOSING MOST ARTICULATION OF FACADES BE ACCOMPLISHED WITH ARCHITECTURAL FEATURES, AND A CHANGE IN MATERIAL AND COLOR. SETBACK AND FLOOR AREA RATIO CONSTRAINTS LIMIT THE AMOUNT OF MODULATION WE CAN ACHIEVE TO CREATE TRUE ARTICULATION. THE INTERIOR DESGN OF THE UNITS COULD TRANSFORM TO LIVE-WORK UNITS, IN THE FUTURE, IF THE MORE COMMERCIAL AND URBAN AREAS OF THE NEIGHBORHOOD MOVE TO ENCOMPASS THESE LOTS.

2. FAÇADE TREATMENT AND SECONDARY ARCHITECTURAL FEATURES  
CS2-D, DC2A-2, DC2-B-1, DC2-C, DC2-D-2, DC4-A –

THE PROPOSED FAÇADE COMPOSITION PROVIDES MANY ELEMENTS TO ENSURE THE FACADES ARE ATTRACTIVE AND WELL PROPORTIONED BY A CHANGE IN MATERIAL AND COLOR. WE ARE PROPOSING "OVERFRAMING" (ARCHITECTURAL FEATURES) FOR OUR FAÇADE ARTICULATION, ALONG 13<sup>TH</sup> AVE NW, DUE TO SITE CONSTRAINTS THAT DON'T READILY ACCOMMODATE MODULATED UNITS.

THE CEMENT BOARD SIDING WE'RE PROPOSING ARE 4'X4' PANELS IN MULTIPLE COLORS, WITH METAL CHANNELS TO DIFFERENTIATE THE INDIVIDUAL PANELS. THIS SIDING IS A DURABLE MATERIAL THAT WILL HOLD UP AGAINST SEATTLE'S CLIMATE. WE'RE ALSO PROPOSING ALTERNATE, AND CONTRASTING CEMENT BOARD LAP SIDING AND CEARD SIDING, IN A NATURAL TONE. WE'VE CHOSEN A FEW DIFFERENT MATERIAL TYPES AND COLORS SO AS TO NOT OVERWHELM THE FACADES BUT CREATE COMPLEMENTING TRANSITIONS. A FEW BURSTS OF COLOR ARE INCLUDED TO FURTHER BREAK UP THE LARGE FAÇADE AREAS. WE'RE PROPOSING MANY ARCHITECTURAL FEATURES THAT ALSO ADD DEPTH AND MODULATION TO REDUCE THE PERCEIVED MASS.

THE SOUTH FAÇADE HAS BEEN REWORKED TO TRY AND NOT LOOK SPECIFICALLY LIKE A SIDE FAÇADE. A MODULATED BAY, ARCHITECTURAL FEATURES AND A CHANGE IN SIDING AND COLOR ALL HELP TO DISPLAY THIS FAÇADE IN A MORE COMPLEMENTARY WAY WITH THE ROW.

3. STREETScape AND CONNECTION TO THE STREET  
CS2-B-2, DC2-B-2, DC1-C-2, DC1-C-4, DC2-D, DC4-A, DC4-B, PL1-B-3, & PL3 –

THE CONCRETE PLANTERS AT GROUND LEVEL PROVIDE TEXTURE IN AREAS BUFFERING THE ENTRIES FROM THE ROW. THE STREET FAÇADE COLORS ARE MUTED IN TONE AND WILL CONTRAST THE PROPOSED LANDSCAPING AT GROUND LEVEL.

THE PROPOSAL INCLUDES RECESSED ENTRIES, AWNINGS, PEDESTRIAN PATHWAYS AND LANDSCAPING ADJACENT THE ROW. COMMUNAL AMENITY AREA IS PROVIDED IN THE SW CORNER AND ADDRESS SIGNAGE WILL BE CLEARLY VISIBLE.

THE PROPOSAL IS TO UTILIZE LANDSCAPING AS A FENCE ALONG NW 85<sup>TH</sup> ST AND 13<sup>TH</sup> AVE NW. ANY FENCING PROVIDED ON TOP OF THE PROPOSED SHORING WILL BE LIMITED TO 4' IN HEIGHT. INDIVIDUAL SOLID WASTE/RECYCLABLE STORAGE UNITS ARE PROPOSED. WORKING WITH SPU TO CREATE A MINIMALLY IMPACTFUL PICK-UP LOCATION.

4. OPEN SPACE CONCEPT AND LANDSCAPING  
CS1-B-2, DC2-D, DC3-B-1, DC3-B-4, DC3-C-2, DC4-D

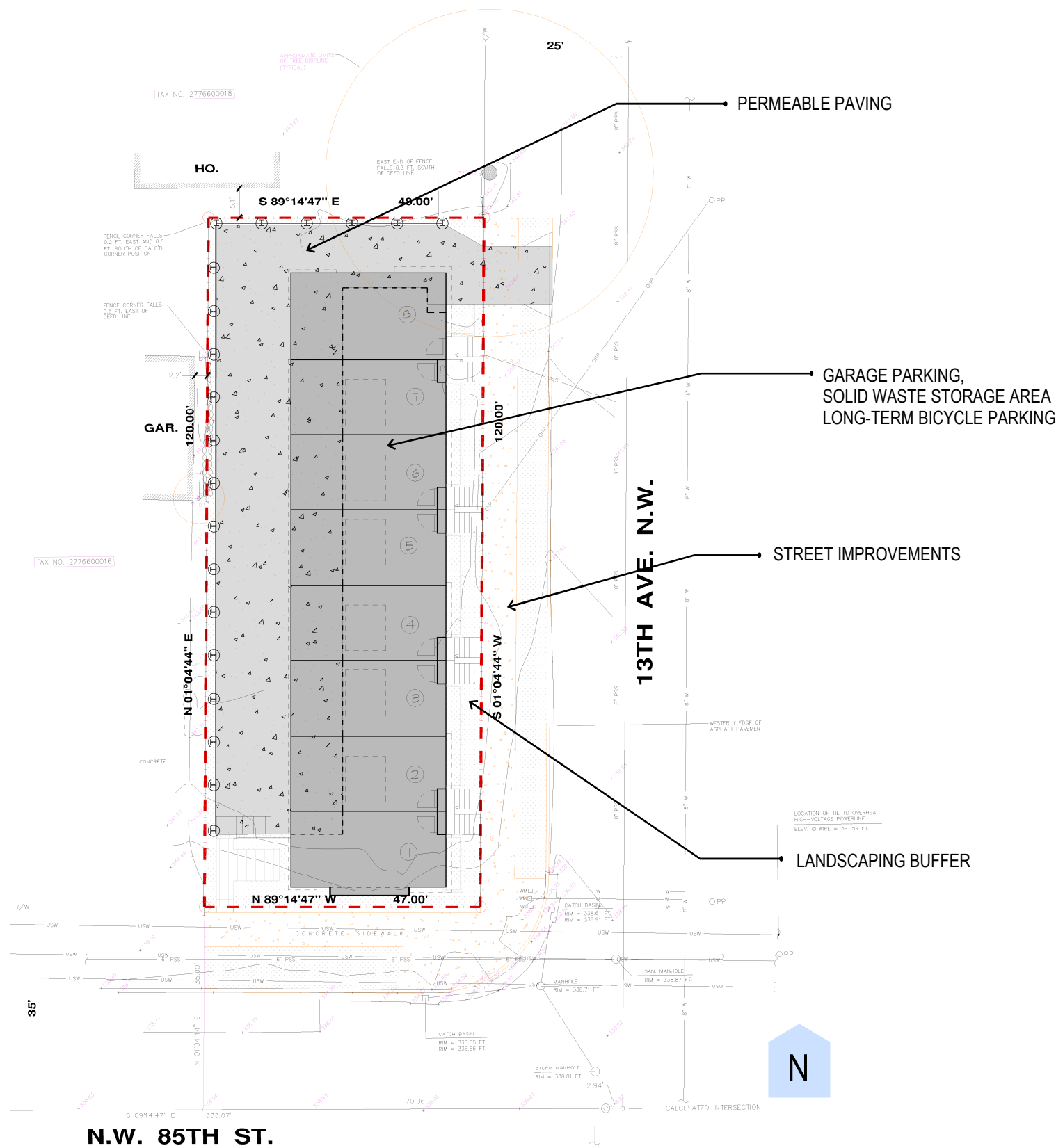
A LANDSCAPE PLAN HAS BEEN INCLUDED IN THE PLAN SET. GROUND COVER, SHRUBS AND TREES HAVE BEEN CHOSEN SPECIFICALLY FOR THE PLANTING SPACE AND LOCATION. TAKING INTO CONSIDERATION THE SUN'S PATH AND PROJECTED LARGELY SHADED AREAS.

EACH UNIT HAS A ROOF TOP DECK FOR PRIVATE AMENITY AREA USE. IN THE SW CORNER WE'VE DESIGNATED A COMMON AMENITY AREA WITH BENCHES AND LANDSCAPING. THIS ALSO PROVIDES A TRANSITION FROM THE PARKING AND ACCESS TO ROW. THIS AREA CAN BE UTILIZED BY THE BUILDING OCCUPANTS TO CONGREGATE, GARDEN OR SIMPLY TAKE IN THE SURROUNDINGS. IT PROVIDES A SMALL PARK LIKE ASPECT, AND HELPS REDUCE THE BULKINESS OF THE BUILDINGS PRESENCE ON THE LOT.

REQUESTED DEPARTURES:		
#	CODE SECTION	DEPARTURE REQUEST
1	SMC 23.45.S22.D.5	COMMON AMENITY AREA IS REQUIRED TO BE A MIN. 250 SF, AND 50% OF GROUND LEVEL AREA TO BE LANDSCAPED.  REQUESTING A 5% DECREASE IN THE REQUIRED MINIMUM AREA, TO 238 SF, AND A 5% DECREASE IN THE REQUIRED AMOUNT OF GROUND LEVEL COVERAGE BE LANDSCAPED WITH GRASS, GROUND COVER, BUSHES, BIORETENTION FACILITIES, AND/OR TREES, TO 45%. THE PROPOSED COMMON AMENITY AREA IS MEETING THE MINIMUM HORIZONTAL DIMENSIONS AND HAS PROPOSED OUTDOOR SEATING WITH ADDITIONAL PATIO AREA FOR OTHER ELEMENTS THAT MAY ENHANCE THE LIVABILITY OF THE SPACE (I.E. ARTWORK, LIGHTING, OUTDOOR GRILLING, ETC.). THE DEPARTURE REQUEST IS A MINIMAL REDUCTION AND DOES NOT CIRCUMVENT THE INTENTION OF THE CODE SECTION. THE AMENITY AREA WILL ENHANCE THE LIVABILITY OF OCCUPANTS AND WILL PROVIDE A PARK LIKE SETTING STEPS FROM THEIR UNITS.
2	SMC 23.45.S14.1.A	ROOF TOP COVERAGE IS LIMITED TO 15% OF THE ROOF AREA  REQUESTING A 3.6% INCREASE IN THE ALLOWABLE ROOF TOP COVERAGE. THE PROPOSED ROOF TOP COVERAGE IS 18.6%, LESS THAN THE MAXIMUM ALLOWED 20%, IF WE INCLUDED MECHANICAL EQUIPMENT. WE'VE PROPOSED A SLOPING ROOF FOR THE STAIR PENTHOUSE TO REDUCE THE PROJECTED MASSING AND HEIGHT OF THE PENTHOUSE. WE BELIEVE THIS DEPARTURE ENHANCES THE LIVABILITY OF THE UNIT OCCUPANTS BY PROVIDING COVERED ACCESS TO THE PRIVATE ROOF TOP DECKS.
3	SMC 23.45.S18 TABLE A	SIDE SETBACKS FOR ROWHOUSES ARE A MINIMUM 3'-6"  REQUESTING A 1.5' REDUCTION TO THE SOUTH SIDE SETBACK. THE REDUCTION WILL ALLOW FOR MODULATION ON THE SOUTH STREET FACING FAÇADE, WITHOUT LOSING DIMENSIONAL WIDTH IN THE OTHER UNITS AND ALSO LEAVES ADEQUATE SETBACK FOR THE DRIVEWAY ON THE NORTH SIDE OF THE LOT. THE MODULATION AND CHANGE IN EXTERIOR MATERIAL WILL LESSEN THE BULK AND SCALE OF THE STREET FACING FAÇADE. LANDSCAPING ON THE LOT AND IN THE ROW WILL BUFFER THE BUILDING FAÇADE FROM THE ROW.
4	SMC 23.54.030.D.1.#	MINIMUM DRIVEWAY TURNING PATH RADIUS  REQUESTING AN ALLOWANCE FROM THE MINIMUM TURNING PATH RADIUS REQUIRED FOR DRIVEWAYS WITH A TURNING RADIUS MORE THAN 35 DEGREES. THE PROPOSAL SHOWS THAT AN 8'X16' FOOTPRINT CAN MANEUVER AROUND THE BUILDING, WITHIN THE 12' PATHWAY LIMITS. THE 8'X16' FOOTPRINT IS REPRESENTATIVE OF THE REQUIRED PARKING STALL DIMENSIONS. THIS DEPARTURE WILL ALLOW FOR BASEMENT GARAGE PARKING, SCREENED FROM VIEW AND LIMITING AN INCREASE TO OFFSITE PARKING. THE DEPARTURE ALLOWS US TO MAXIMIZE THE DEVELOPMENT POTENTIAL OF THE ZONING. WITHOUT DEPARTURE APPROVAL WE WILL LOSE A UNIT.



# PREFERRED DESIGN—SITE LAYOUT AND DESCRIPTION



## Preferred Design

**Proposal:**  
One 8-unit rowhouse structure  
(8 units total, approximately 1,120 sf per unit on average)

**Advantages:**  
6 Vehicular Parking Stalls  
Basement garages and storage area for solid waste & bicycle parking  
Entries orientated along a non-arterial  
Increased setbacks from adjacent properties

**Disadvantages:**  
Less Community congregation areas  
Amount of excavation for basement garages and storage

**Preferred Design —**  
An advantage to this site layout is the proposal for 6 basement garage parking stalls. Although the lot is in an Urban Village and Frequent transit service area, the proposal for 6 parking stalls on site, will reduce the need for off-site parking. The proposed garages will also provide solid waste and recyclable storage area, which will reduce the noise and odor impacts on adjacent parcels. The garages will also provide long-term bicycle parking for the residents. This preferred layout orientates all the entries facing 13th Ave NW, which can be seen as an advantage that none of the entries face the major arterial NW 85th St. This layout has a strong rowhouse appeal, and mimics the building orientation of many new developments on similar sized lots along NW 85th St. The units will take advantage of natural light from the East and West, where the majority of the proposed windows will face. Providing parking also has the advantage of the required access and maneuver distances, which help contribute to a larger setback from the adjacent residential parcels. The increased setback will reduce the shadow cast by the new structure and add to the sense of privacy with more separation between neighboring windows. The unit entries are identifiable by the individual pedestrian pathways for easy wayfinding. The units will also benefit from a landscaping buffer between the entries and ROW. The disadvantage of this layout is less public amenity area and congregational space that encourages community interaction. Although the design is boxy in nature, the addition of architectural features, a transition in material and color, and the amount of fenestration proposed, will all aid in decreasing the bulkiness and massing the building imposes. The preferred design meets many of the Neighborhood plan goals; by adding residential units, providing vehicular & bicycle parking, and improving the street on 13th Ave NW with new curbs, sidewalks and planting areas, that'll make pedestrian related actives easier and safer.



# PREFERRED DESIGN—COLOR ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION

## MATERIALS LEGEND:

- 1. METAL ROOF—STANDING SEAM—LIGHT GRAY
- 2. METAL RAIL—POWDER COAT GRAY
- 3. VINYL WINDOW—DARK GRAY
- 4. FASCIA—IRON ORE (SW)
- 5. CEMENT BOARD—4'X4' PANEL—AFRICAN GRAY (SW)
- 6. CEMENT BOARD—4'X4' PANEL—EXTRA WHITE (SW)
- 7. CEMENT BOARD—LAP SIDING—EXTRA WHITE (SW)
- 8. CEMENT BOARD—8'X4' PANEL—BUTTERNUT (SW)
- 9. HORIZONTAL CEDAR—BUTTERNUT STAIN (SW)
- 10. WOOD SOFFITS—BUTTERNUT STAIN (SW)
- 11. CONCRETE STEPS AND PLANTERS



# PREFERRED DESIGN—COLOR ELEVATIONS



NORTH ELEVATION



WEST ELEVATION

## MATERIALS LEGEND:

- 1. METAL ROOF—STANDING SEAM—LIGHT GRAY
- 2. METAL RAIL—POWDER COAT GRAY
- 3. VINYL WINDOW—DARK GRAY
- 4. FASCIA—IRON ORE (SW)
- 5. CEMENT BOARD—4'X4' PANEL—AFRICAN GRAY (SW)
- 6. CEMENT BOARD—4'X4' PANEL—EXTRA WHITE (SW)
- 7. CEMENT BOARD—LAP SIDING—EXTRA WHITE (SW)
- 8. CEMENT BOARD—8'X4' PANEL—BUTTERNUT (SW)
- 9. HORIZONTAL CEDAR—BUTTERNUT STAIN (SW)
- 10. WOOD SOFFITS—BUTTERNUT STAIN (SW)
- 11. CONCRETE STEPS AND PLANTERS



PREFERRED DESIGN—MASSING STUDY VIEWS



Preferred Option C Massing Study—Looking Northwest



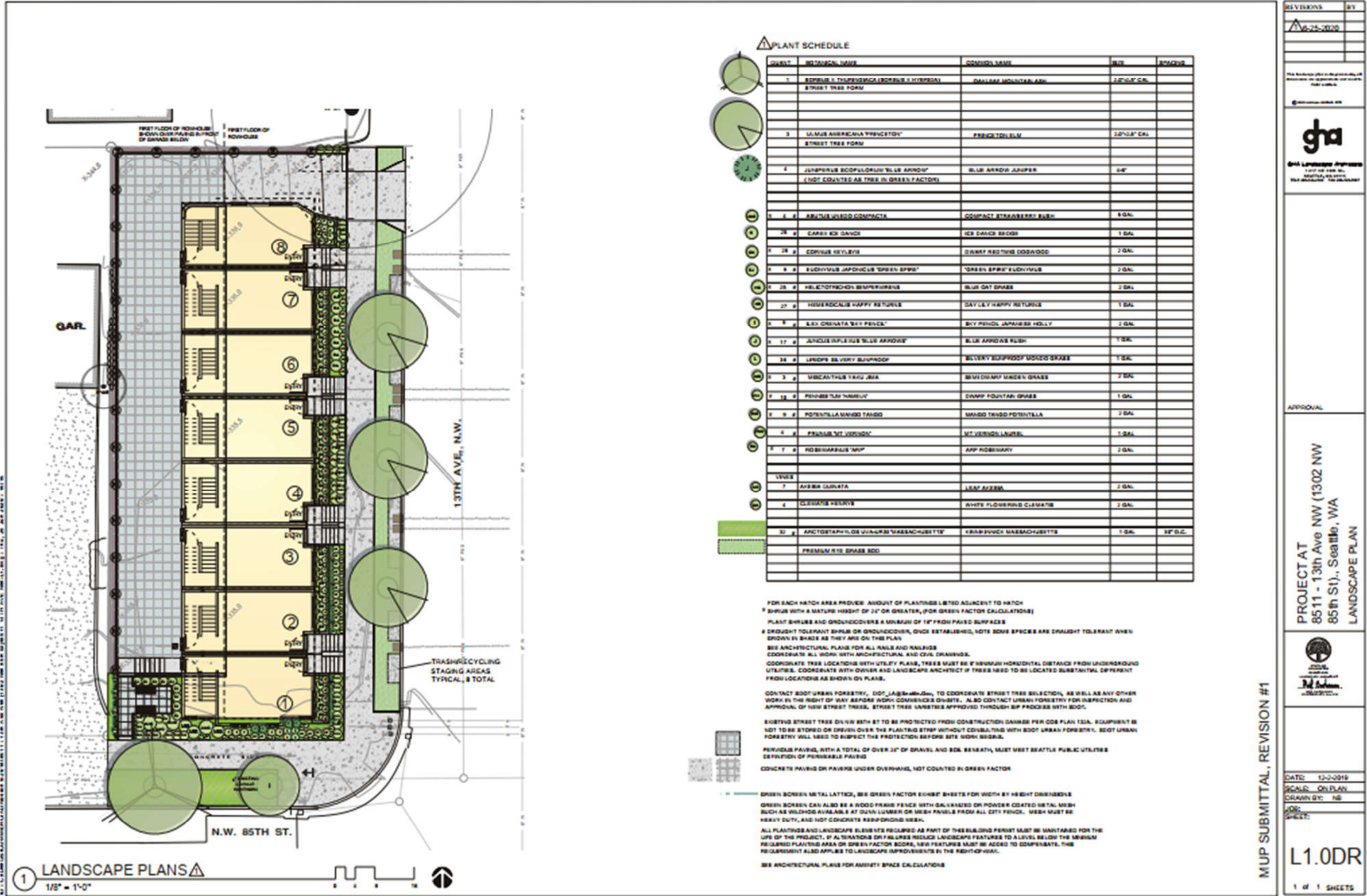
Preferred Option C Massing Study—Looking Northeast



Preferred Option C Massing Study—Looking Southeast

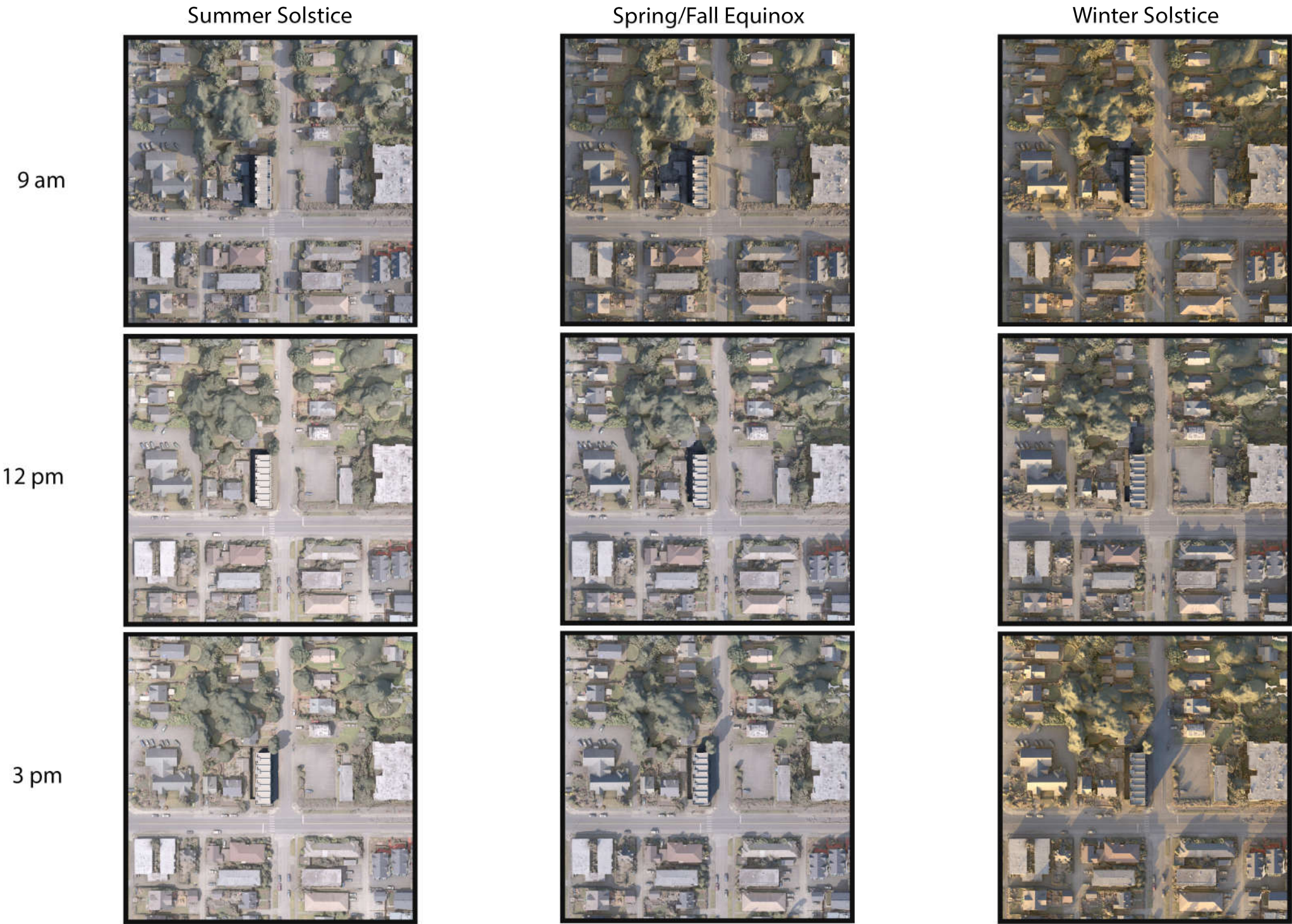


PREFERRED DESIGN—LANDSCAPE PLAN





PREFERRED DESIGN—SHADOW STUDIES





# COMMUNITY OUTREACH MATERIALS

## EARLY COMMUNITY OUTREACH REGARDING PROPOSED PROJECT GOING THROUGH DESIGN REVIEW

### Brief summary of the proposal;

Demolish Existing Structure with Detached Garage and Construct one new, eight unit row house structure for a total of 8 units

**Project/Property Address(s):** 1302 NW 85th Street, Seattle, WA  
**SDCI Project Number(s):** 3033782-EG  
**Applicant/Contact Person:** Andrew Novion – NOVION GROUP INC.  
**Website:** <http://www.noviongroup.com>

### Feedback can be submitted:

Directly to the Applicant via **email.** [office@noviongroup.com](mailto:office@noviongroup.com)  
Through our **interactive website.** <http://www.noviongroup.com/design-review/4594542438>  
Please label your emailed feedback and/or comments as “Feedback for 3033782-EG” in the subject line.  
Feedback and Comments will be **accepted through April 10th, 2019.**

### Additional information about the project can be found:

SDCI - Seattle Services Portal <https://cosaccela.seattle.gov/portal/welcome.aspx>  
Seattle Department of Neighborhood <https://www.seattle.gov/neighborhoods>

A **Community meeting** open to the general public will be held at the **Greenwood Library Branch**, of the Seattle Public Library, Meeting room on **Tuesday, April 9th, 2019 from 4:00PM-5:00PM**. Space is limited, **RSVP** is appreciated.

Comments and discussion presented at the Community meeting will focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.

**Retention of Public Records.** All outreach materials and information sent or gathered as part of this Community Outreach effort are public records subject to the Washington Public Records Act, and may be subject to disclosure to a third-party requestor through the City of Seattle.

Para obtener información sobre el proyecto en español, visite nuestro sitio web.

If you would like to request an interpreter at the Community Meeting, please reach out to us via email no later than Tuesday, April 2nd, 2019. Note that emails are returned within 1-2 business days.

Si desea solicitar un intérprete en la Reunión comunitaria, comuníquese con nosotros por correo electrónico a más tardar el martes 2 de abril de 2019. Tenga en cuenta que los correos electrónicos se devuelven dentro de 1-2 días hábiles.

### Community Outreach Feedback

#### Synopsis of the feedback generated from the mailer, website and neighborhood meeting held at the Greenwood Library

A copy of the mailer that was sent to residences within 500’ is shown here. This mailer was translated into Spanish as required by DON. This information was also included on the website link for this particular project outreach. Nobody attended the community meeting held at the Greenwood Library

The only feedback we received was through a survey provided on the website. It was provided by someone identifying themselves as someone who lives very close to the project site. Their concerns are that the final design fit in with the neighborhood “look”. They’re also concerned with the impact of construction related activities (noise & debris). They are also concerned that the proposed structure will feel out of scale with the buildings nearby; that they won’t like the look of the exterior. They want to make sure the proposal will adequately provide off-street parking. They mention they like the neighborhood feel and dislike the amount of cars parked on the street, lack of curbs, gutters and sidewalks. They identify themselves as middle aged, and a neighborhood resident of 15 years.



OTHER MODERN DESIGNS BY ARCHITECTURAL FIRM

