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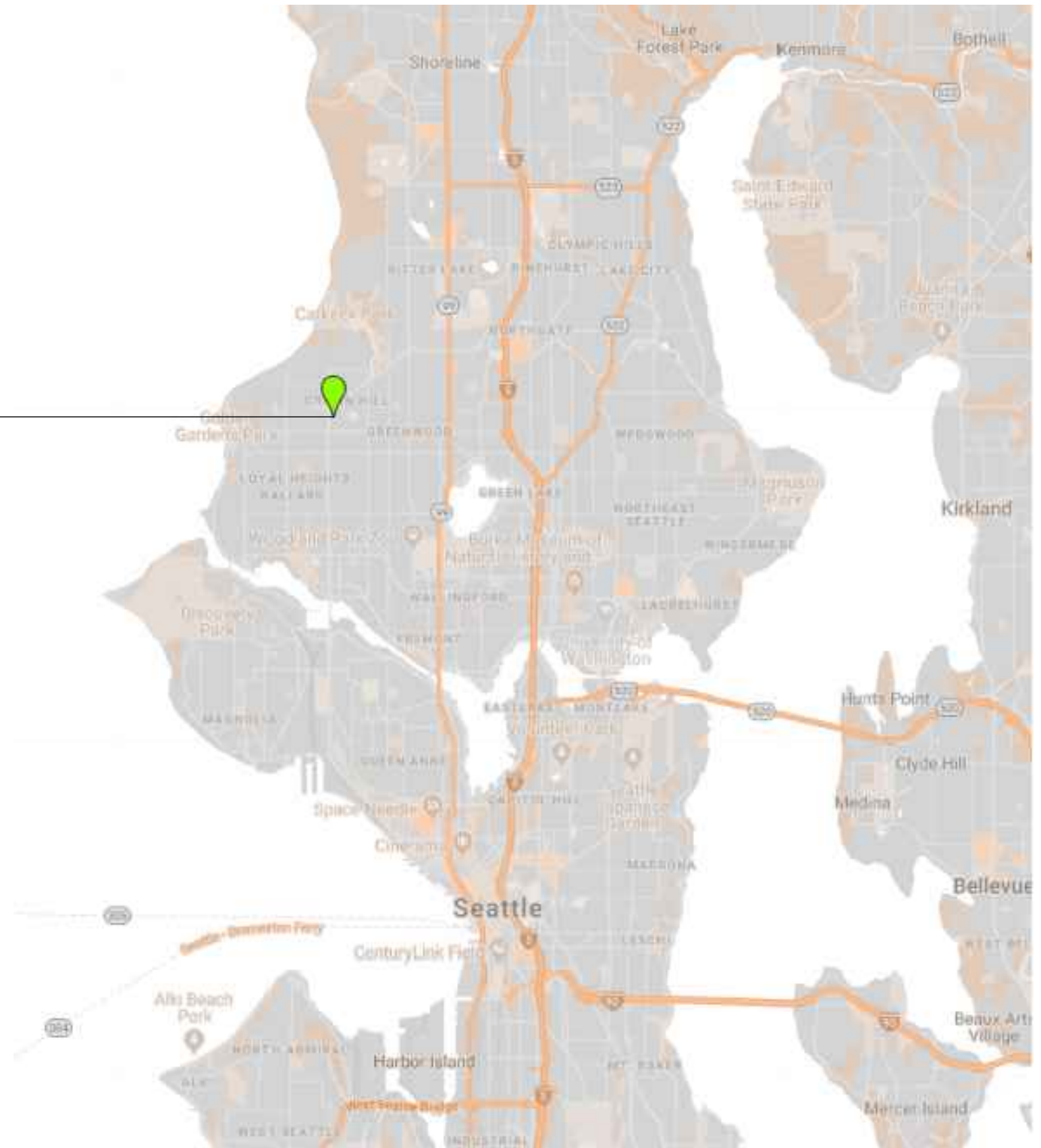
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PROJECT SITE



**PROJECT DEVELOPMENT OBJECTIVES:**

The proposed project will demolish the existing single family residence and construct 6 townhouse units with rooftop decks. The units are intended to be for sale at market-rate. Parking for each unit will be provided off of the alley.

**PROJECT INFORMATION**

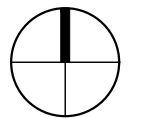
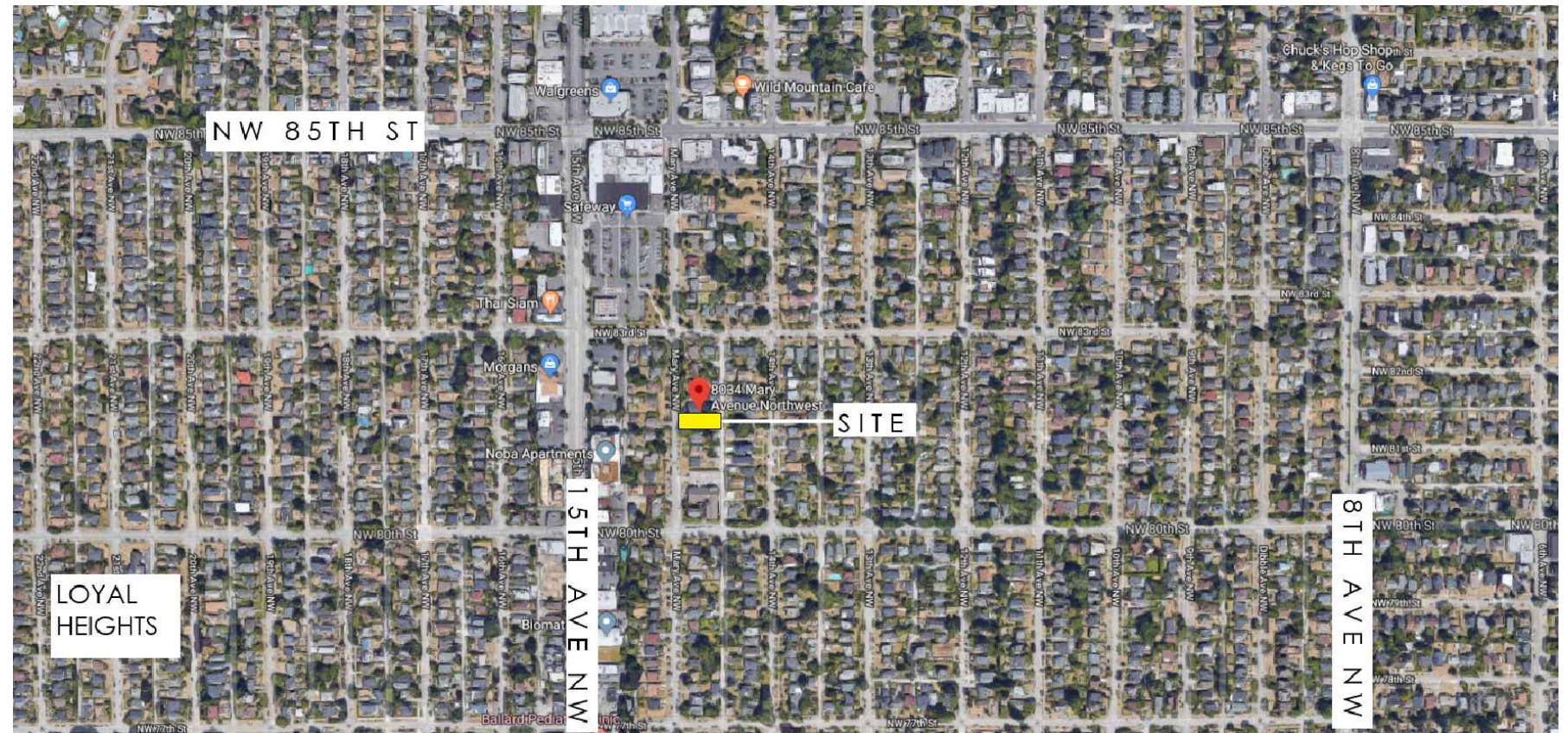
SDCI #s: 3034302-EG  
 OWNER: Modern Homes, LLC  
 DESIGNER: AMY HELMICK (AMY@CLEAVEARCH.COM)  
 Cleave Architecture and Design  
 SURVEYOR: Terrane  
 ARBORIST: Shoffner Consulting

**SITE INFORMATION**

ADDRESS: 8034 MARY AVENUE NW  
 PARCEL NUMBER: 045800-0200  
 LEGAL DESCRIPTION: LOT 6, BLOCK 2, BALLARD HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 12, IN KING COUNTY, WASHINGTON. MORE COMMONLY KNOWN AS: 8034 MARY AVE NW, SEATTLE, WA, 98117-4238.

**PROPOSED PROJECT PROGRAM**

LOT SIZE: 7,620 SF  
 BUILDING TYPE: TOWNHOUSES  
 FAR ALLOWED: 9,900 SF  
 NUMBER OF UNITS: 6  
 UNIT SIZES: +/- 1,650 SF GROSS HEATED  
 ABOVE-GROUND STORES: 3  
 PARKING SPACES: 6 parking (Accessed by alley)  
 UNIT TYPE: FOR SALE - MARKET RATE



**CONTEXT ANALYSIS:**

The area in which our project is located is in transition and will likely experience significant redevelopment in the near future. As this site sits at a transition between the more intensive NC and LR2 zone and RSL zones to the East, it is appropriate for the design of this site to serve as a link between the two zones. This can be accomplished by breaking down the massing through vertical stepping and by arranging the taller portions of the massing away from the street.

The nearby context consists of single family dwellings with individual entries and front yards as buffers between the street. Many houses have garages with driveways accessed from Mary Avenue NW. This project would propose to reflect this context, however the parking would be located off of the alley and will maximize front yard amenity space.

**NEIGHBORING RSL ZONE:**

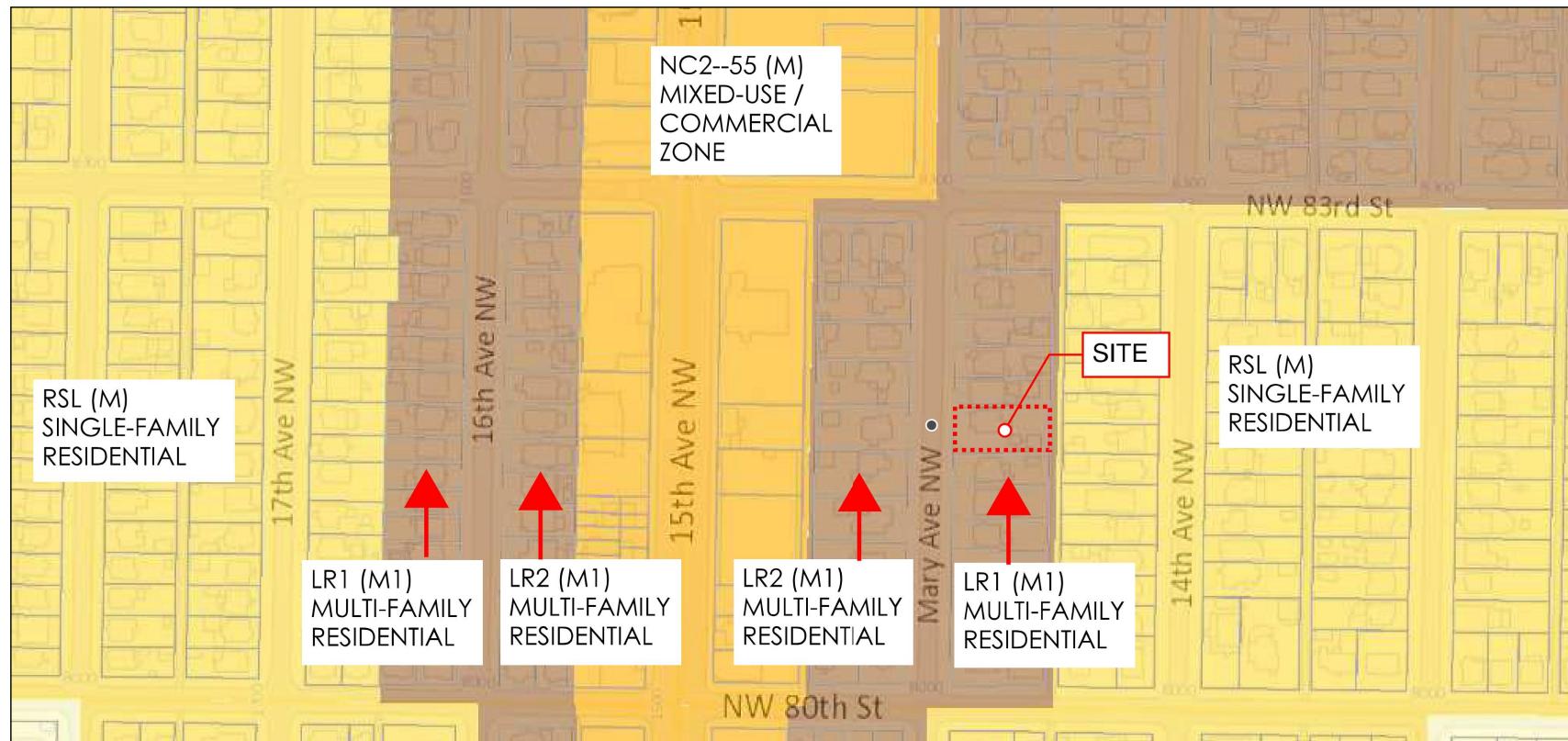
RSL zones are areas that allow for the development of one or more dwelling units in small-scale structures on lots in urban villages. RSL zones allow for a broader range of housing types through new development and conversion of existing single-family houses into multiple dwelling units. Lots can have attached or stacked principal dwelling units, which is not allowed in SF 5000, SF7200, or SF 9600 zones

Properties across the alley from the project site, are zoned RSL and currently consist of single-family residences, 1-3 stories tall. Lots immediately across the alley from the project site currently have older 1-story single family residences that are located toward the front of their lot. One has a detached garage off of the alley.

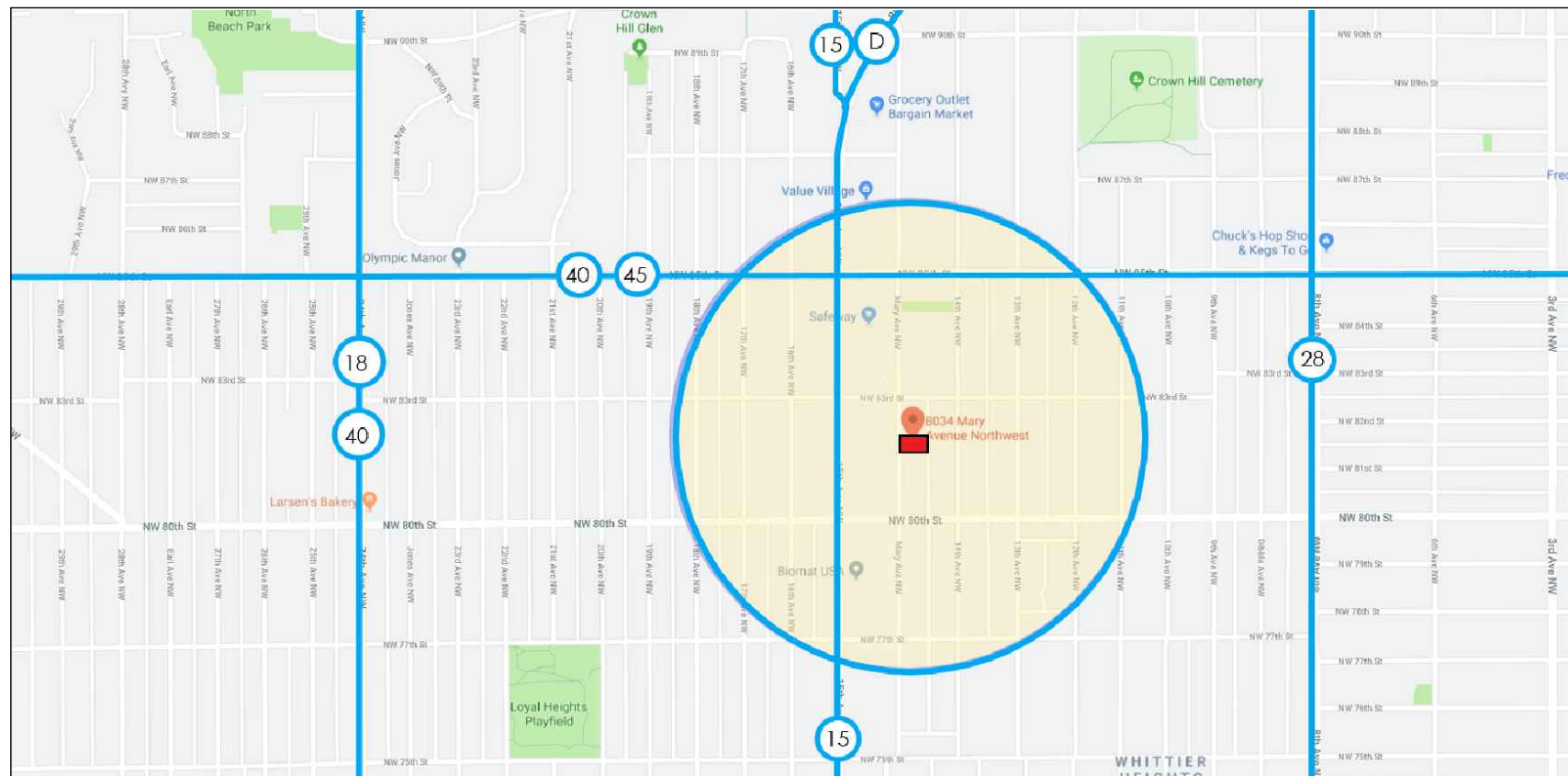
The proposed project would locate parking off of the alley. This would create a larger setback from building masses to the alley and the current neighboring structure as well as with future development across the alley. Future developments on those lots could build with a zero foot setback to the alley up to 30' high above grade.

**PUBLIC TRANSPORTATION**

The project is located in an area with access to several public transit routes within 1/4 mile radius. The site is also within easy walking distance to the retail along 15th avenue. The site is not located within the frequent transit area, Urban Center, or Urban Village.



SDCI GIS MAP - Zoning








BUS ROUTES WITHIN 1/4 MILE RADIUS OF SITE

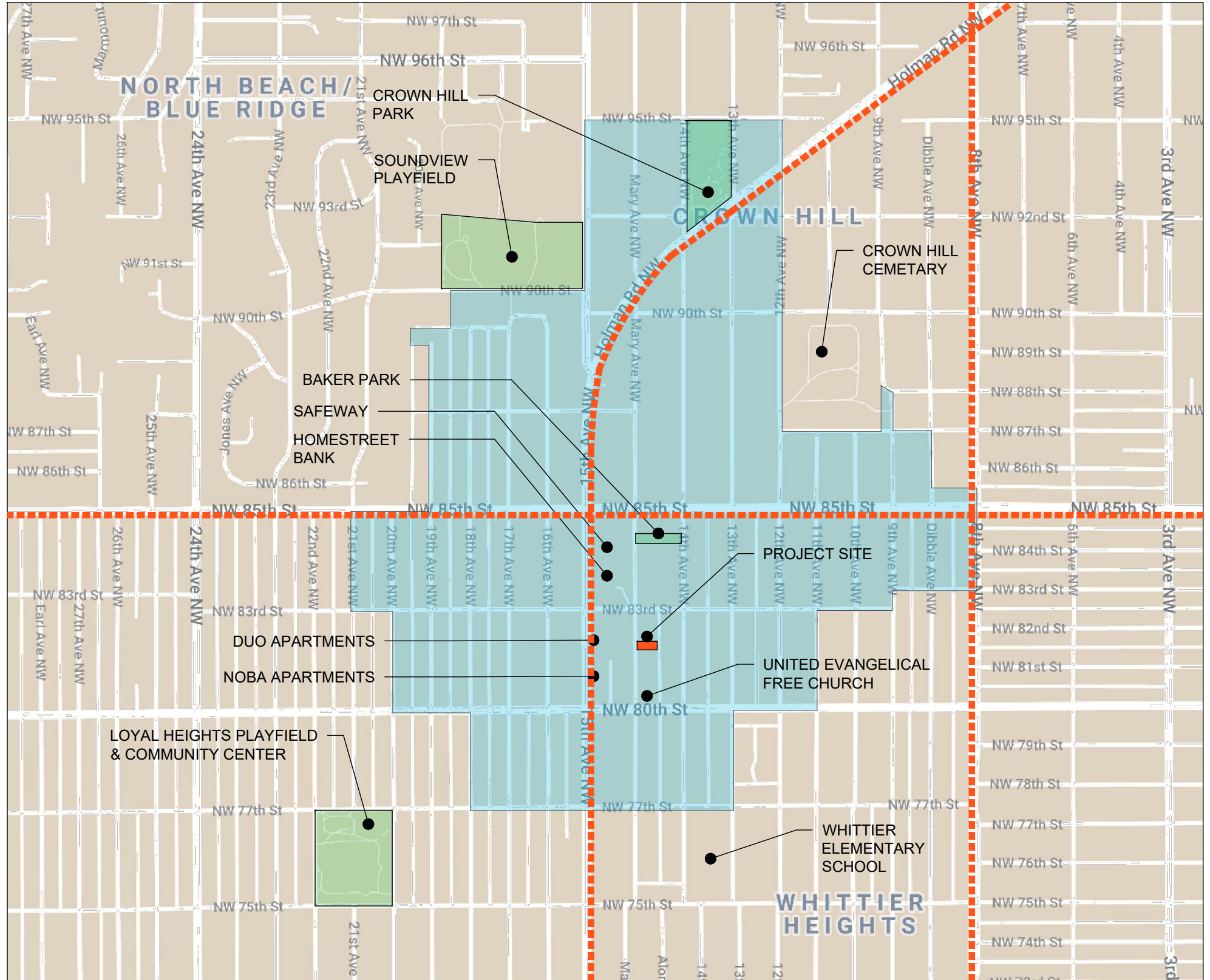
**VICINITY MAP**

The project is located in an area with access to several public transit routes within ¼ mile radius. The site is also within easy walking distance to the retail along 15th avenue. The site is located within a Residential Urban Village which is a frequent transit area.

The surrounding neighborhood consists of a mix of older single family homes, new apartment buildings, and commercial space.

**KEY:**

-  PROJECT SITE
-  PARKS
-  RESIDENTIAL URBAN VILLAGE
-  LANDMARKS
-  PRIMARY ACCESS ROADS

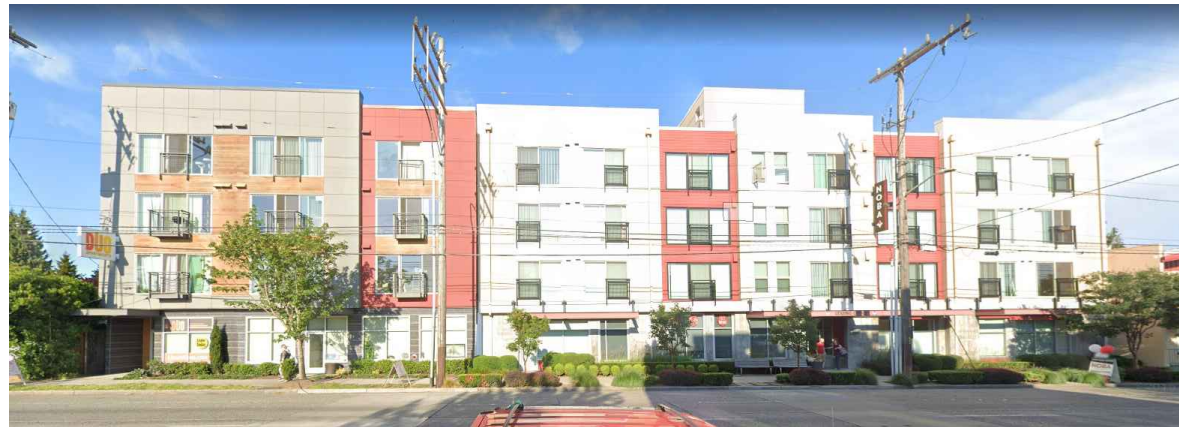




LOYAL HEIGHTS COMMUNITY CENTER AND PLAYFIELD



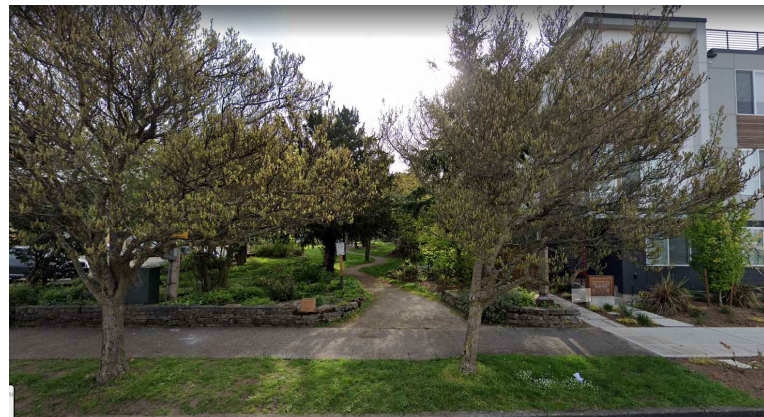
WHITTIER ELEMENTARY SCHOOL



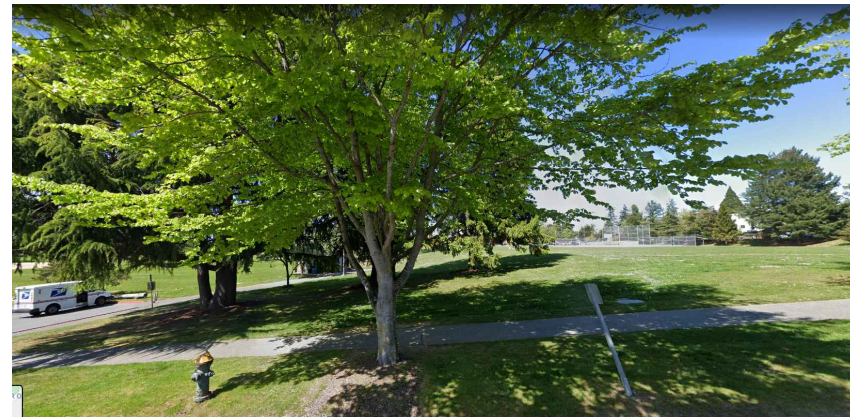
DUO APARTMENTS (LEFT) AND NOBA APARTMENTS (RIGHT)



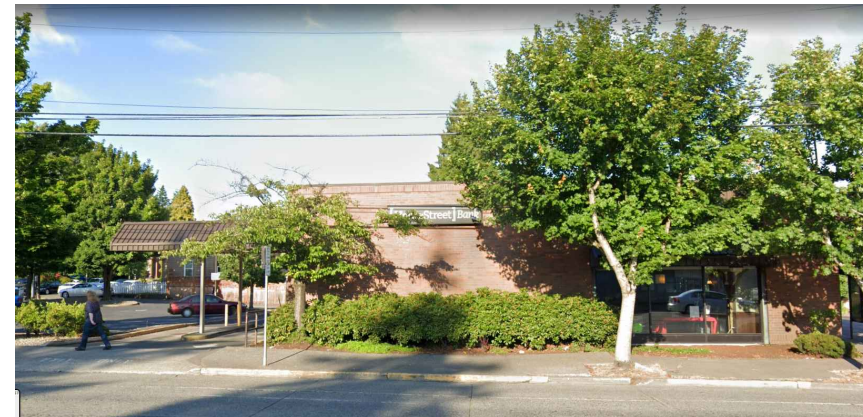
SAFEWAY



BAKER PARK



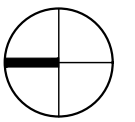
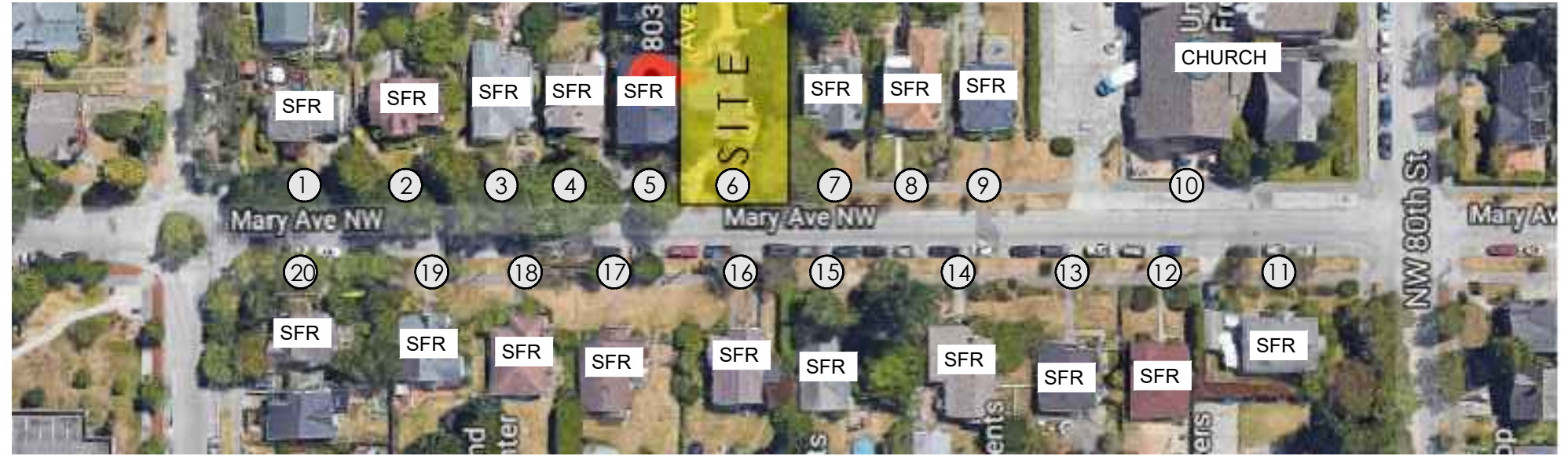
SOUNDVIEW PLAYFIELD



HOMESTREET BANK (COMMERCIAL ON 15TH AVE NW)

**NEIGHBORHOOD DESCRIPTION**

The site is located in the Ballard neighborhood and is primarily comprised of detached single-family homes and church at the end of the block. The major arterial streets in the area are 15th Avenue NW and NW 85th Street. There are several restaurants, grocery stores, and shops in easy walking distance, along with multiple transit options including the Rapid Ride D line. Recent development in the area includes several large modern apartment buildings on 15th Avenue and townhouses on the next block north on Mary Avenue. , while recent development on the street is primarily single-family residences and attached townhouses on the block to the north on Mary Avenue. The neighborhood is primarily a mix of different types of traditional styles with newer development in more contemporary styles.



MARY AVE NW  
LOOKING WEST



MARY AVE NW  
LOOKING EAST





SUBJECT SITE

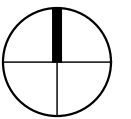


MARY AVE NW LOOKING WEST

ACROSS FROM SUBJECT SITE



MARY AVE NW LOOKING EAST



**SITE:**

**PROPOSED PROJECT SITE:**

Approximately 7,620 sf total. Current use is a single family residence.

**ADJACENT BUILDINGS AND USES:**

**TO THE NORTH:**

8038 Mary Ave NW: 2-Story single family residence with 2-story garage/DADU in the east end of lot

**TO THE EAST:**

8035 14th Ave NW: 1-Story single family residence with detached garage

8033 14th Ave NW: 1-Story single family residence with detached garage

**TO THE SOUTH:**

8028 Mary Ave NW: 1.5-Story single family residence and detached carport in rear

**TO THE WEST:**

8035 Mary Ave NW: Existing 1.5-Story single family residence. Per application #6728710-CN, the existing SFR is proposed to be demolished and replaced with 8 new 3-story townhouses)

**VIEWS:**

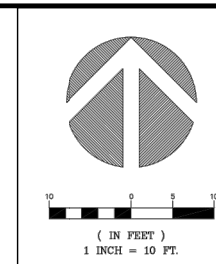
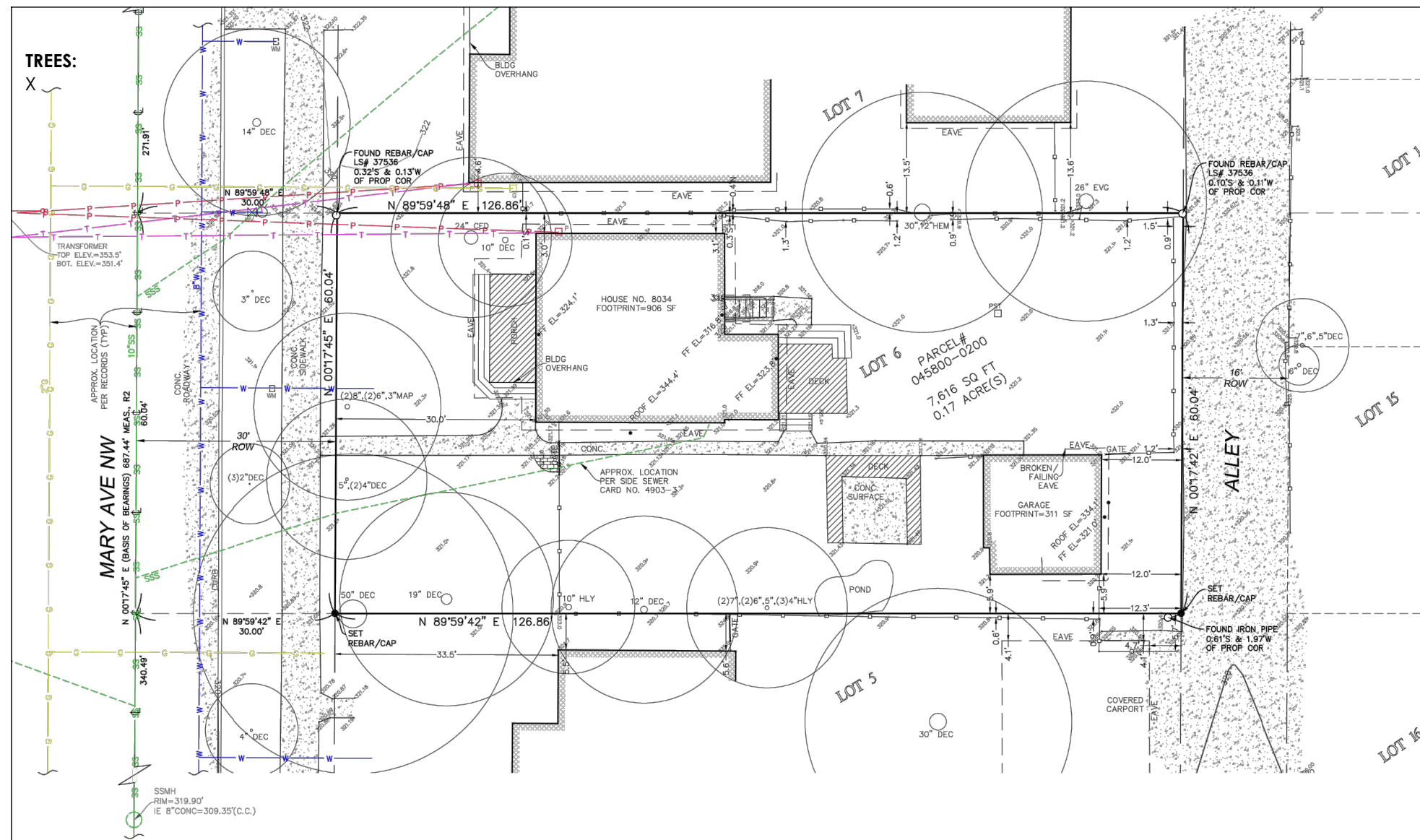
Views of mountains to the west may be possible from the upper level, however there are several larger apartment buildings to the West, on 15th Avenue that may crop the potential view pockets.

**TRAFFIC AND PARKING:**

Mary Avenue NW is a two-way sidestreet with parking on the west side only.

**STREETSCAPE:**

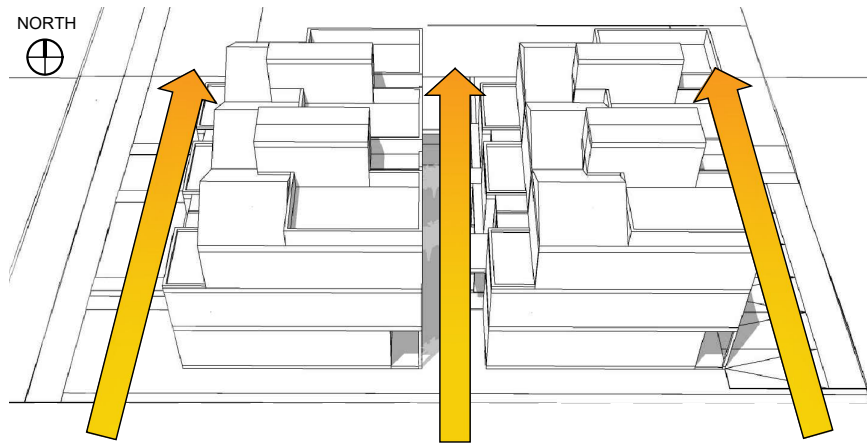
Mary Avenue NW has 6ft wide sidewalks and 9ft wide planting strips on both sides. To the South, at the Church, the planting strip is paved.



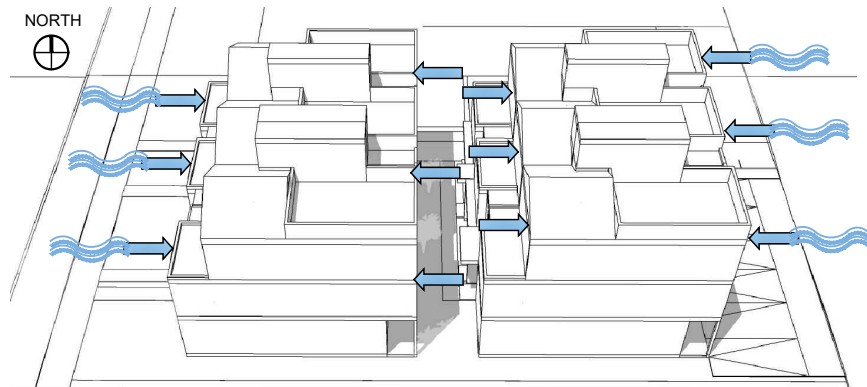
**PRIORITY DESIGN GUIDELINES**

**CS1.B NATURAL SYSTEMS AND SITE FEATURES - SUNLIGHT AND NATURAL VENTILATION**

The site is relatively flat and has large trees located at the perimeter at the west side and the northeast corner on the neighbor's property near the alley. The proposed layout separates the units into two separate buildings with a courtyard between. The buildings are oriented on the site so that they are parallel to the north/south direction. With this orientation, the center courtyard will receive maximum daylight in the morning and will be shaded by the west building in the afternoon.

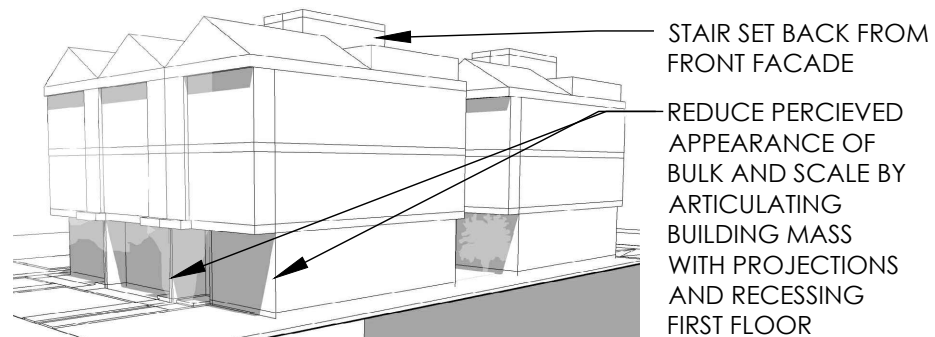
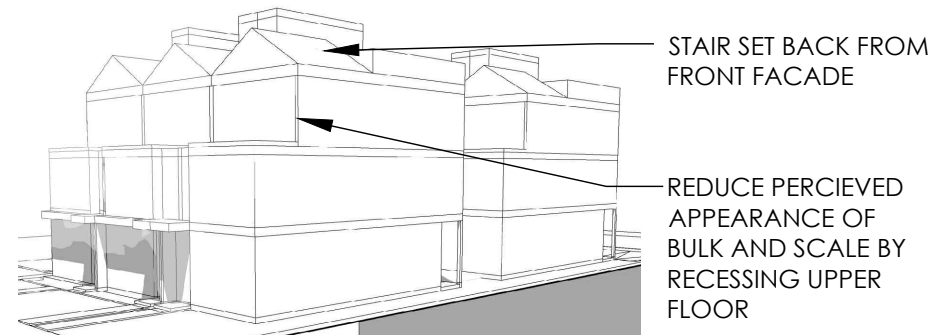
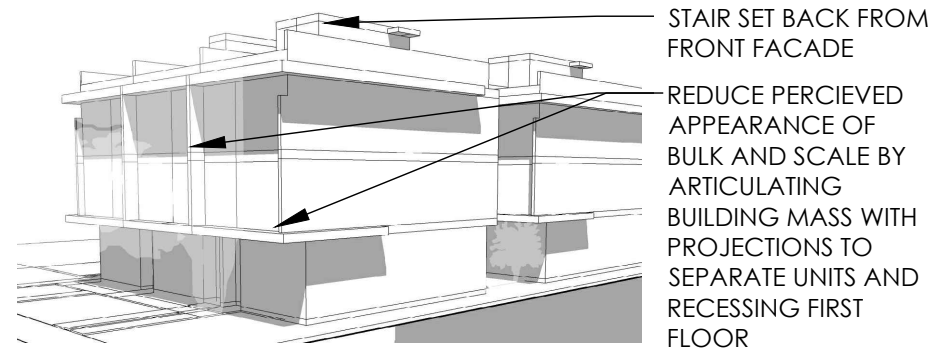


All units will have operable windows and opportunity for natural ventilation.



**CS2.D URBAN PATTERN AND FORM - HEIGHT, BULK, AND SCALE**

The existing adjacent properties are 2-story pitched roof SFR to the north and 1.5 story pitched roof SFR to the south. This neighborhood has recently been rezoned and is evolving. It has several new developments proposed along the block across the street from this site. The proposed project would be an appropriate transition as it proposes the allowed height and mass of the new zone but uses modulation and pitched rooflines to visually break down the perceived appearance of the mass, separate the units, and conceal the stair rooftowers and roof decks by locating them on the eastern part of the units away from the street frontage.



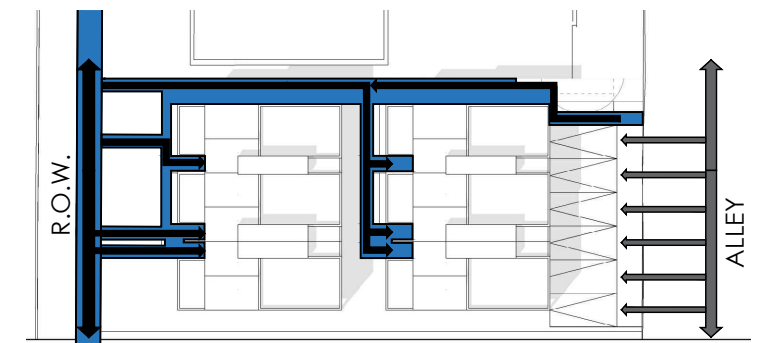
**PL1.B OPEN SPACE AND CONNECTIVITY - WALKWAYS AND CONNECTIONS**

The project proposes to be served by individual entry walkways from the sidewalk to west unit entries as well as a main access walkway along the north property line that provides access to the east units, landscaped courtyard, and parking in the alley.

Covered bicycle storage is located on the west end of the north walkway, closer to the street. 2-foot eaves will provide weather covering for the bicycles. Screened trash storage is located on the east end of the north walkway where it is easily accessible, but minimizes impact to unit entries.

East unit entry walkways are located away from the building face to create transitional buffer with planting beds. Each unit has a covered entry.

Permeable paving is proposed for the walkways and lighting shall be provided for safety and site navigation but will be located so that it shields glare from neighbor's property. Paving over areas over tree driplines is proposed to be something like flexi-pave, a durable material which is permeable and minimally invasive to install.



WALKWAYS CONNECTING R.O.W. AND PARKING AREA TO UNIT ENTRIES

**PRIORITY DESIGN GUIDELINES**

**PL3.A STREET LEVEL INTERACTION - ENTRIES**

Units on the west have covered entries and a large front setback creating a 16'-5" front yard separation from the street property line that will be landscaped with a variety of plants. The east units have covered entries and are accessed from a landscaped courtyard. The courtyard is essentially the western units front yards however it will be primarily landscaped with small plants, shrubs and small ornamental trees rather.

The main access walkway is located on the north so this area will have limited area for landscaping on the west side. On the north east, there is a landscaped area along the fence at the base of the existing tree. The walkway is proposed to minimize impacts to tree roots and jog to the south toward the paved parking area. Paving in this area is proposed to be minimally invasive to the tree roots and permeable.

The south yard is intended to be fully landscaped with small plants and shrubs. There is an existing exceptional dogwood tree at the southwest that is intended to remain.

**PL3.A STREET LEVEL INTERACTION - RESIDENTIAL EDGES**

The west street-level unit is facing high windows in the north adjacent neighbor's house. On the south, the windows on this face are offset from neighbors house and do not directly face their windows. The west unit windows face into the north and south neighbor's back yards and garage.

There are existing privacy fences along the north and south property line, however the owner may choose to provide new fences in front of existing for a cohesive look to the project.

**DC3.A OPEN SPACE CONCEPT - BUILDING-OPEN SPACE RELATIONSHIP**

The central courtyard is intended to be like a pocket garden and yard for the east units rather than open lawn space. It will be fully landscaped with small plants, shrubs, and small trees to provide color and a natural view from the large living room windows of east units, countertop kitchen windows from west units, and access walkways.

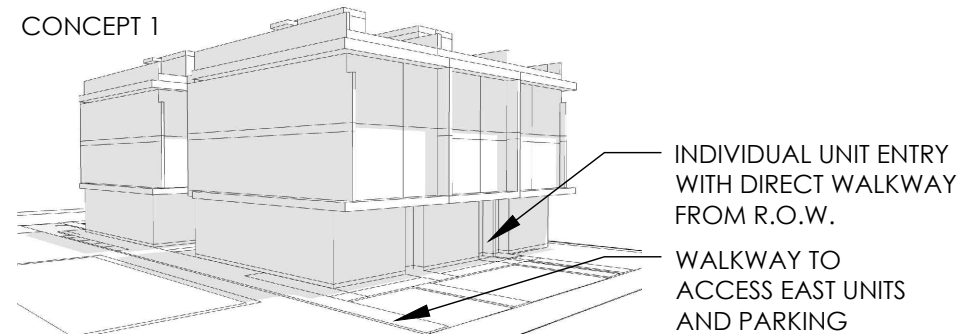
**DC4.A EXTERIOR ELEMENTS AND FINISHES - BUILDING MATERIALS**

The proposed exterior finish materials are durable and climate-appropriate. Painted lap siding at the street level provides texture and scale at the level were it is experienced up-close. Painted hardie-panel and sealed cedar siding are used on the upper floors. The hardie is shown with contrasting colors to visually break up the building masses. The cedar lap siding provides warmth of color and texture to the entry facades.

**DC4.C EXTERIOR ELEMENTS AND FINISHES - LIGHTING**

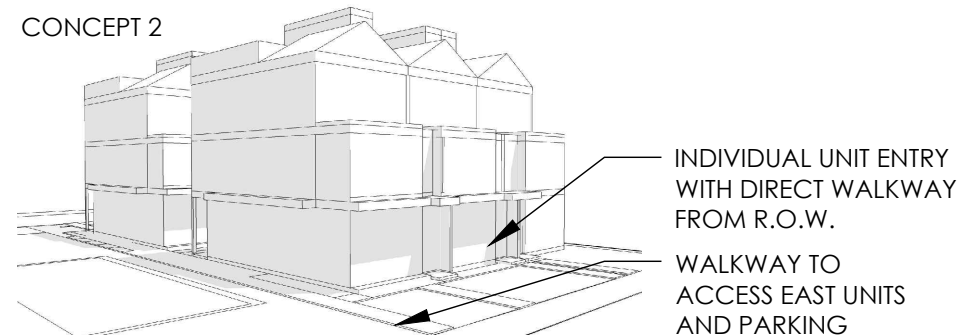
Site lighting is used along the pedestrian pathway and parking area at the alley and is intended to help navigate through the site. Each unit entry shall be illuminated for safety. The landscaped amenity areas will have lighting to highlight the landscaping and project entry sign. The lighting is proposed to be designed to avoid glare and to be screened by landscaping at the project edges.

CONCEPT 1



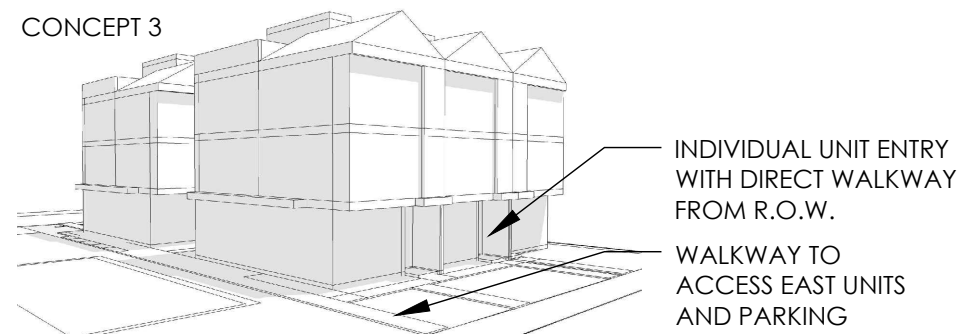
INDIVIDUAL UNIT ENTRY WITH DIRECT WALKWAY FROM R.O.W.  
WALKWAY TO ACCESS EAST UNITS AND PARKING

CONCEPT 2



INDIVIDUAL UNIT ENTRY WITH DIRECT WALKWAY FROM R.O.W.  
WALKWAY TO ACCESS EAST UNITS AND PARKING

CONCEPT 3



INDIVIDUAL UNIT ENTRY WITH DIRECT WALKWAY FROM R.O.W.  
WALKWAY TO ACCESS EAST UNITS AND PARKING



CONCEPT 1 COURTYARD- COVERED ENTRIES TO EAST UNITS AND PLANTING AREA ON EACH SIDE OF WALKWAY



CONCEPT 2 COURTYARD- COVERED ENTRIES TO EAST UNITS AND COVERED BACK PATIOS FOR WEST UNITS



CONCEPT 3 COURTYARD- COVERED ENTRIES TO EAST UNITS AND PLANTING AREA ON EACH SIDE OF WALKWAY

**SUMMARY OF OUTREACH METHODS:**

## PRINTED OUTREACH:

- Choice: Posters - high impact
- Requirement: posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.
- What we did: Posters were hung in 13 locations according to and exceeding requirements. Poster, spreadsheet with locations, and photos included in Addendum A.
- Date completed: April 25, 2019

## ELECTRONIC / DIGITAL OUTREACH:

- Choice: project hotline, high impact
- Requirement: Project hotline (information and voicemail)
- What we did: Voicemail line and script established. publicized hotline number via poster. checked voicemail daily for messages.
- Date completed: April 25, 2019

## IN-PERSON OUTREACH

- Choice: Community meeting, high impact
- Requirement: Host or co-host a community meeting (at least one hour of presentation/discussion of project).
- What we did: Held a community meeting event, open to the public, publicized through posters and don calendar.
- Date Completed: May 9, 2019

**PUBLIC EVENT**

**COMMUNITY MEETING**

**PROJECT SITE**

**JOIN US**

**THUR MAY 9**

**PROJECT HOTLINE: 206-775-8904**

**Project Address:** 8034 Mary Ave NW, Seattle WA 98117  
**Contact:** Natalie Quick  
**Applicant:** Modern Homes, LLC  
**Additional Project Information on Seattle Services Portal via the Project Address:** 8034 Mary Ave NW  
**Project Hotline & Email:** 206-775-8904, 8034MaryAveNW@gmail.com  
Note: Calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.

**What:** Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

**Time:** Event begins promptly at 6pm and will end around 7pm

**Date:** Thursday, May 9, 2019

**Where:** Greenwood Masonic Lodge  
7910 Greenwood Ave N, Seattle, WA 98103

8034 Mary Ave NW Community Meeting Poster.indd 1 4/24/19 11:08 AM

View of Printed Outreach Poster

**Project Hotline: 8034 Mary Ave NW | VOICEMAIL SCRIPT**  
**Hotline phone number: 206-775-8904**

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**Project Address:** 8034 Mary Ave NW, Seattle, WA 98117  
**Brief Description:** This project proposes six townhouses with surface parking on a 7,620 square foot lot.  
**Contact:** Natalie Quick  
**Applicant:** Modern Homes, LLC  
**Contact Information:** 8034MaryAveNW@gmail.com  
**Type of building:** Residential  
**Neighborhood:** Ballard  
**In Equity Area:** No

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Hello! Thank you for calling our 8034 Mary Avenue Northwest project design review hotline. To bypass this message, please press 1. Located at 8034 Mary Avenue Northwest, the project proposes six townhouses with surface parking on a 7,620 square foot lot.

The contact person for this project is Natalie Quick and additional information can be found at the Seattle Services Portal on the Seattle.gov website using the project address. To provide direct feedback for the project applicant, you may leave detailed comments, questions or concerns at the conclusion of this message. Please make sure you also clearly state your name, phone number and email address. This line is monitored daily and we try to return phone calls within two business days.

You may also email us at 8034MaryAveNW@gmail.com. Additionally, you are invited to join us for a community meeting about the project on Thursday, May 9<sup>th</sup> from 6pm to 7pm at the Greenwood Masonic Lodge located at 7910 Greenwood Avenue North. The development team will be on site to discuss the project vision and approach.

If you choose to leave a message, please remember that all comments are subject to public disclosure, and any information collected may be made public. Thank you and have a great day.

**WHAT WE HEARD FROM THE COMMUNITY:****DESIGN RELATED COMMENTS:**

- **MATERIALS:**  
One attendee expressed support for inspiration examples from Columbia City, 18th Ave and Linden, noting that using wood as an exterior material and blue tiles/red door is a nice accent and having a natural material with color contrast is nice.
- **COMMON AREAS:**  
One attendee inquired about sidewalk size and what will exist in the common areas between structures. Another attendee expressed support for creating private, individual courtyards with doorbells. One person supported making the walkways internal so residents do not pass the north side of the lot near the neighbor's yard on the north side. One person expressed support for the building to have homeowner's association that can maintain the property's look and feel.
- **FENCING**  
One attendee inquired what type of fencing will be used and whether it will be see-through slats future residents can look through into the neighbor's yard, and requested communication around fencing on the north side as it sits on both properties. One attendee located on the south side of the property advised that construction crews should not touch her fence as it is located on her property and is brand new.
- **LANDSCAPING**  
One attendee inquired whether an arborist has been consulted and expressed concern that removing the diseased Hemlock tree from the north side will change the wind pattern surrounding the large Doug Fir and create a hazard along the fence line. Another attendee expressed support that the Dogwood tree will not be removed as wildlife lives there. Another attendee inquired what will happen to the building's water run-off and whether it will be a low-impact development.
- **ROOFTOP DECK**  
One attendee asked how large the rooftop deck will be and how tall the building will be with the stair tower.
- **WINDOWS**  
One attendee residing on the project's north side expressed concern that future residents will see inside their home.

**NON-DESIGN-RELATED COMMENTS:**

- **CONSTRUCTION TIMING:**  
One attendee inquired when construction will start, what happens before then and what hours will be.
- **PARKING:**  
One person expressed support for not having a curb cut on Mary Street, as a lot of people walk on the sidewalk and kids ride their bike there. One attendee inquired whether the parking spaces are paved or gravel, and several people expressed concern that it will be hard to fit six cars into the spaces given the narrowness of the alleys, especially on trash days.
- **REFUSE:**  
Many attendees expressed concern about space for six sets of small garbage, recycling, and compost cans. Another attendee expressed concerns about residents using neighbor cans for overflow and cans being on the north side of the property.
- **SECURITY:**  
Several people expressed support for safety and access control, given that pedestrians will try to cut through property from the alley, that drug users often set-up in nooks/small pop-in spaces in the alley, and that packages are often stolen in the neighborhood. Several people encouraged secured gate access to maintain the safety of the alley and building occupants as well as the safety for bike parking, given that these will likely be picked/stolen in an uncontrolled location.
- **UNIT SIZE:**  
One attendee inquired what the square footage of the townhomes would be, expressed concern that the team is trying to put too many people on the lot, and expressed support that the unit size shift from six to five so there is plenty of places for garbage, bicycles, open space, common space and utilities; that the standard of living both on and off the property will be better for it.

**MISCELLANEOUS COMMENTS:**

- **COMMUNICATION:**  
One person requested a way to communicate with the project team on an ongoing, two-way, responsive basis to share additional concerns and requested that future presentations be numbered.
- **EXISTING STRUCTURE**  
Several people expressed support that the existing structure be occupied and the landscape maintained until it is demolished due to security issues in the area, and requested 24-hour hotline neighbors can call if there are problems. One person inquired whether the City will have guidelines coming out soon regarding vacant buildings.
- **FIRE HYDRANTS:**  
One person inquired whether there will be enough water pressure and firefighting capability for new project.

**RESPONSE TO COMMENTS:****DESIGN RELATED COMMENTS:**

The palette materials proposed will consist a combination of cedar siding, lapped Hardie siding, and smooth Hardie panel with contrasting colors to break up the building masses. The composition of the materials and colors will be determined as a massing concept is selected and the design is developed further.

Fencing will be discussed with neighbors directly to north and south.

The north exceptional Dogwood tree is proposed remain however the Western Hemlock tree on the north property line is proposed to be removed. The proposed east structure will be 3 stories tall and adjacent the remaining Doug Fir tree.

The street facing units will have direct access walkways to their front doors, however the rear units will be accessed from a common walkway through the proposed courtyard. The courtyard is proposed to be landscaped with low maintenance and native plants.

Depending on which massing concept is selected, the rooftop deck will be either the entire roof, as shown in the flat roof concept, or a portion of the roof, as shown in the partial pitched roof concepts. The stair towers will extend above the roofdeck per the permitted amount in the code structure height exception SMC 23.45.514.(1)(4)(a).

Window studies are provided to show that each of the proposed concepts locates high windows facing the side yards on the upper floors. The ground floor windows are screened from neighbors by fencing along the side yards.

**NON-DESIGN-RELATED COMMENTS:**

All proposed parking will be accessed from the alley and no curb cuts are proposed. The parking space size and access standards will be in compliance with current codes. The proposed backup space is proposed to be per the code required distance.

Refuse storage and staging will be in compliance with City requirements (2'x6' Per unit) and will get SPU approval prior to permit issuance.

The proposed density of the project is in compliance SMC 23.45.512. For this lot, the allowed density is 1 / 1,300 sf. The lot size is 7,616 sf = 7,616 / 1,300 = 6 Units.

The Owner shall comply with all City requirements for construction hours, security and maintenance of the vacant site.



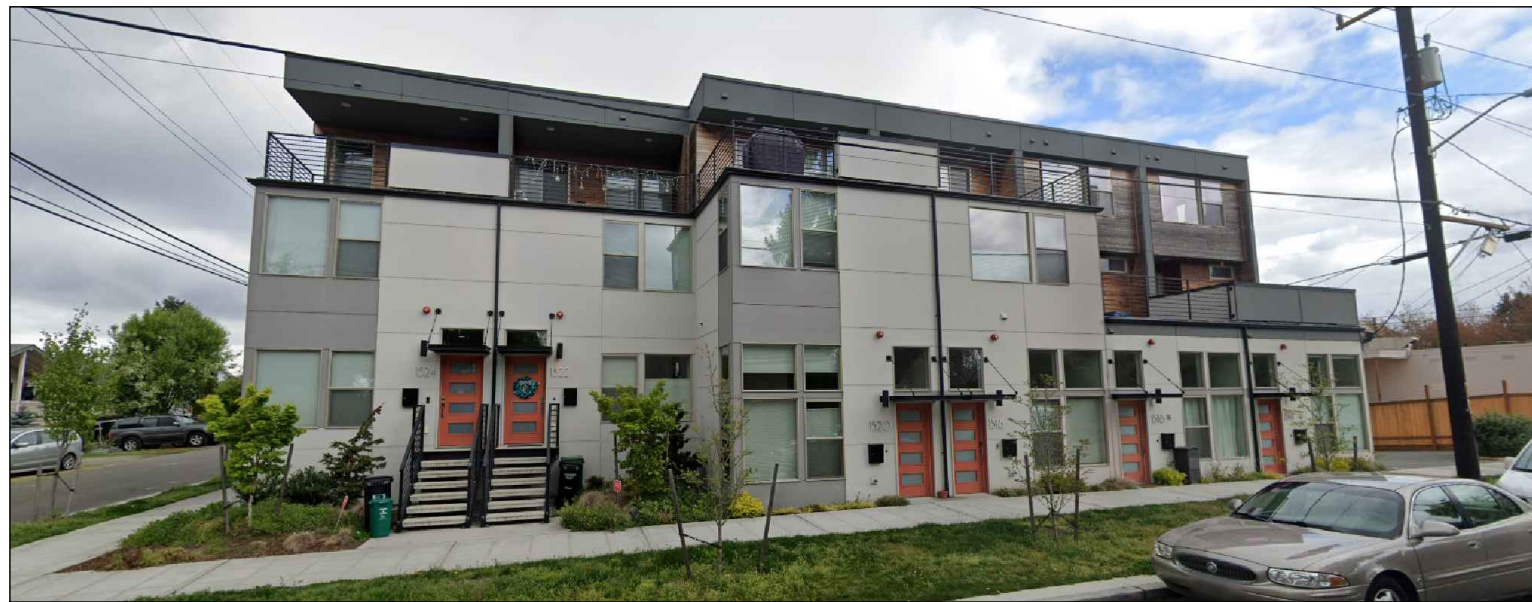
8019 & 8025 14th Ave NW - SFR

- 3-STORY MASSING
- MIX OF TRADITIONAL MATERIALS
- PITCHED ROOF WITH MULTIPLE LAYERS



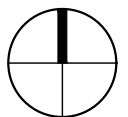
16TH AVE & 89th Ave NW - 3 UNITS

- 3-STORY MASSING
- MIX OF TRADITIONAL AND MODERN MATERIALS
- PITCHED ROOF WITH MULTIPLE LAYERS OF PROJECTIONS/BAYS/EAVES

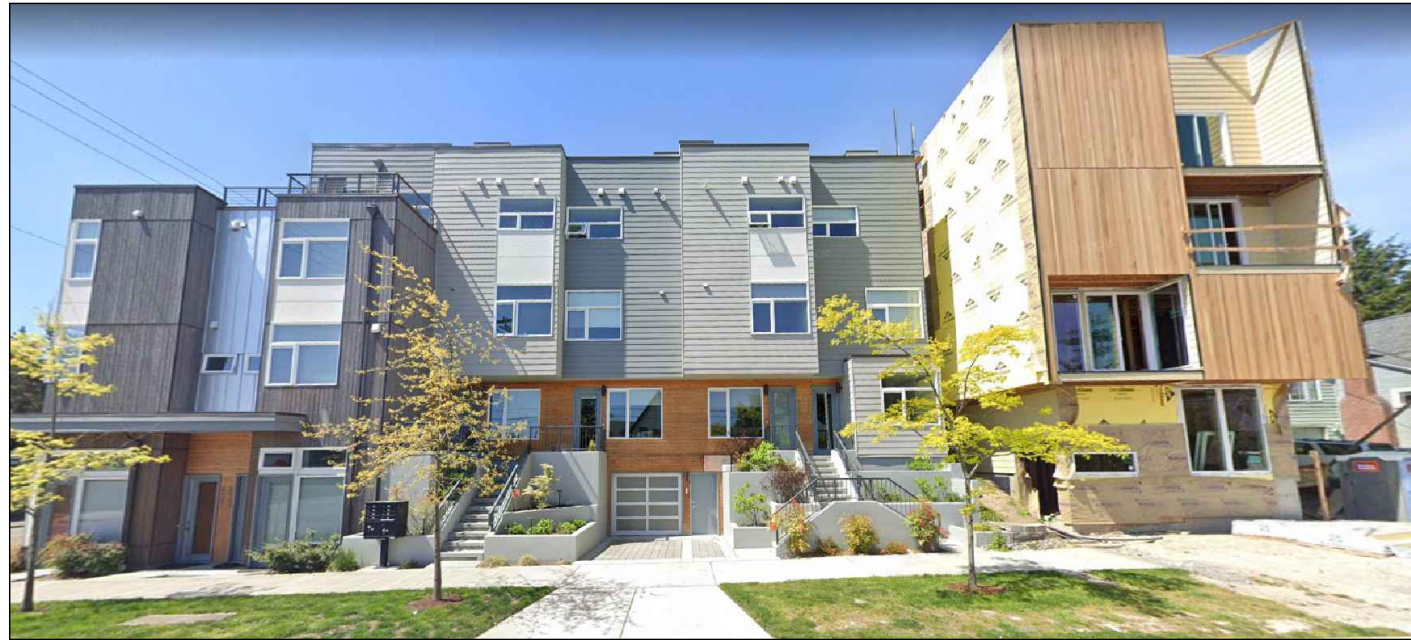


1524 NW 87th Ave - 6 Units

- BOXY DESIGN
- THIRD FLOOR STEPPING BACK FROM STREET FRONT
- USE OF COLOR AS ACCENT







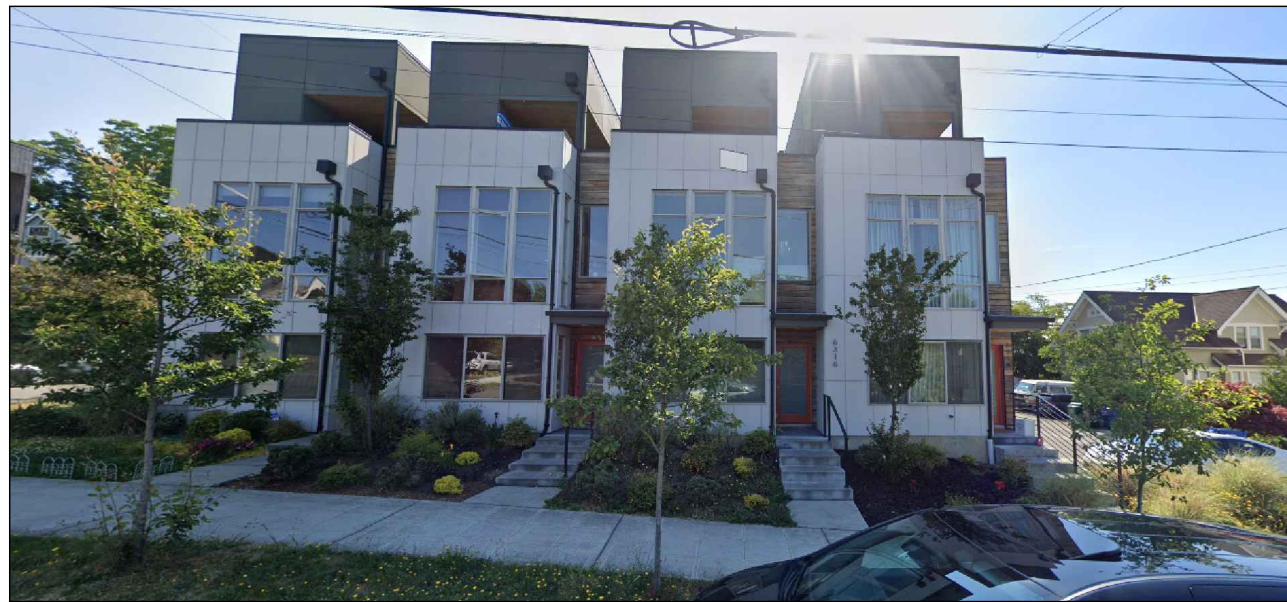
8507 14th Ave NW - 7 Units

- BOXY DESIGN
- USE OF WOOD AS ACCENT MATERIAL
- FLAT ROOF



8342 Mary Ave NW - 7 Units

- BOXY DESIGN
- USE OF WOOD AS ACCENT MATERIAL
- FLAT ROOF
- USE OF EAVES, WALL EXTENSIONS, OVERFRAMING TO CREATE FACADE ARTICULATION



6314 28th Ave NW - 8 Units

- BOXY DESIGN
- USE OF WOOD AND AS ACCENT MATERIAL
- FLAT ROOF
- USE OF COLOR AS ACCENT



2662 NW 59th Ave - 3 Units

- BOXY DESIGN
- USE OF COLOR AND WOOD AS ACCENT MATERIAL TO BREAK UP MASS OF FACADE
- FLAT ROOF

**ZONING DATA:**

**ZONE:** LR1 (M1)  
**OVERLAYS:** CROWN HILL RESIDENTIAL URBAN VILLAGE  
**FREQUENT TRANSIT SERVICE AREA:** YES  
**SITE AREA:** 7,616 SF

**23.45.510 FLOOR AREA RATIO**

TABLE A ALLOWED: 7,616 SF X 1.3 = 9,900 SF  
 PROPOSED: X SF

**23.45.512 DENSITY LIMITS - LR ZONES**

ALLOWED: 1 / 1,300 SF = 7,616 / 1,300 = 5.85 = 6 UNITS  
 PROPOSED: 6 UNITS

**23.45.514 STRUCTURE HEIGHT**

TABLE A ALLOWED: 30 FT ABOVE AVERAGE GRADE  
 D1 PITCHED ROOFS MAY EXTEND 5' ABOVE THE HEIGHT LIMIT  
 I2 PARAPETS AND OPEN RAILINGS MAY EXTEND 4' ABOVE THE HEIGHT LIMIT  
 I4A STAIR PENTHOUSES MAY EXTEND 10' ABOVE THE HEIGHT LIMIT.  
 PROPOSED: 30 FT

**23.45.518 SETBACKS**

TABLE A REQUIRED:  
 FRONT: 7'-0" AVERAGE, 5'-0" MIN.  
 REAR: 7'-0" AVERAGE, 5'-0" MIN.  
 SIDE: 3'-6"

**F SEPARATIONS BETWEEN MULTIPLE BUILDINGS**

ALLOWED: 10 FT  
 PROPOSED: 10'

**23.45.522 AMENITY SPACE**

A REQUIRED: 25% OF LOT AREA = 25% X 7,616 SF = 1,904 SF  
 PROPOSED: 1,281 SF (GROUND) + 2,913 (ROOF DECKS) = 4,194 SF

**23.45.527 STRUCTURE WIDTH IN LR1 ZONE**

A ALLOWED: 60'-0"  
 PROPOSED: 49'-0"

**23.45.527 FACADE LENGTH IN LOWRISE ZONES**

B ALLOWED: 65% OF LOT DEPTH FOR ALL PORTIONS WITHIN 15 FT OF SIDE LOT LINE  
 =65% X 126'-10 1/2" = 82.4'  
 PROPOSED: 73'-0"

**23.54.015 REQUIRED PARKING**

TABLE B- M REQUIRED: 0 - LOT IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA.  
 PROVIDED: 6 SURFACE PARKING

**BIKE PARKING**

REQUIRED: LONG TERM = 1 PER UNIT = 6 REQUIRED  
 SHORT TERM = 1 PER 20 UNITS = 2 REQUIRED  
 PROVIDED: 6 LONG TERM, 2 SHORT TERM

**23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS**

A.1 REQUIRED: RESIDENTIAL USES PROPOSED TO BE LOCATED ON SEPARATE PLATTED LOTS FOR WHICH EACH DWELLING UNIT WILL BE BILLED SEPARATELY FOR UTILITIES, SHALL PROVIDE (1) STORAGE AREA PER DWELLING UNIT THAT HAS A MINIMUM DIMENSION OF 2'-0" X 6'-0"

## MASSING CONCEPT 1



### OPPORTUNITIES:

- FACADE MODULATION BREAKS DOWN THE PERCEIVED MASS ALONG MARY AVE NW AND EAST FACADE (COURTYARD AND ALLEY FACING) AND CREATE VISUAL DIVISION OF UNITS.
- MASS OF BUILDINGS RELATES TO FUTURE DEVELOPMENT ACROSS THE STREET ON MARY AVE NW
- THE EAST-WEST ORIENTATION OF THE UNITS DIRECTS EGRESS WINDOWS AWAY FROM ADJACENT NEIGHBORS ON THE NORTH AND SOUTH
- PARKING PROVIDED FOR EACH UNIT
- 16'-1" WIDE COURTYARD AT FIRST FLOOR, 14'-1" & 12'-1" AT UPPER FLOORS
- PARKING AREA OFF ALLEY PROVIDES TRANSITION TO NEIGHBORING RSL ZONE ACROSS THE ALLEY

### CONSTRAINTS:

- BUILDING FOOTPRINT ENCROACHMENT ON ROOT ZONES OF EXISTING TREES TO REMAIN. WEST UNIT ENTRY WALKWAYS AND MAIN EAST-WEST WALKWAY POSITIONED TO MINIMIZE DISTURBANCE TO TREE ROOTS.
- WIDTH OF STREET FACING FACADE EXTENDS TO OR CLOSE TO THE REQUIRED MINIMUM SIDE YARDS.

**DEPARTURES:** NONE

## MASSING CONCEPT 2



### OPPORTUNITIES:

- MASSING STEPS DOWN ON STREET FACADE TO RELATE CLOSER TO EXISTING SINGLE FAMILY RESIDENCES ON MARY AVE NW. OPTION TO ADD A WEST FACING DECK FOR MASTER BEDROOM.
- PITCHED ROOFS ON PART OF THE ROOF TO RELATE TO EXISTING NEIGHBORING HOUSES.
- ROOF DECKS POSITIONED IN EAST END OF UNITS TO CREATE MORE PRIVACY FROM STREET.
- THE EAST-WEST ORIENTATION OF THE UNITS ALLOWS OPPORTUNITY TO DIRECT EGRESS WINDOWS AWAY FROM ADJACENT NEIGHBORS ON THE NORTH AND SOUTH
- COVERED BACK YARD PATIO AREAS
- 13'-2" DEEP COURTYARD WITH 5' DEEP COVERED BACK PATIO
- PARKING PROVIDED FOR EACH UNIT
- PARKING AREA OFF ALLEY PROVIDES TRANSITION TO NEIGHBORING RSL ZONE ACROSS THE ALLEY

### CONSTRAINTS:

- BUILDING FOOTPRINT ENCROACHMENT ON ROOT ZONES OF EXISTING TREES TO REMAIN. WEST UNIT ENTRY WALKWAYS AND MAIN EAST-WEST WALKWAY POSITIONED TO MINIMIZE DISTURBANCE TO TREE ROOTS. (AMOUNT OF ENCROACHMENT TO BE CODE COMPLIANT)
- WIDTH OF STREET FACING FACADE EXTENDS TO OR CLOSE TO THE REQUIRED MINIMUM SIDE YARDS.
- COURTYARD SPACE IS LIMITED DUE TO FRONT INCREASED FRONT YARD FOR TREE PROTECTION

**DEPARTURES:** NONE

## MASSING CONCEPT 3 (PREFERRED)



### OPPORTUNITIES:

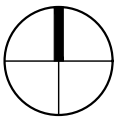
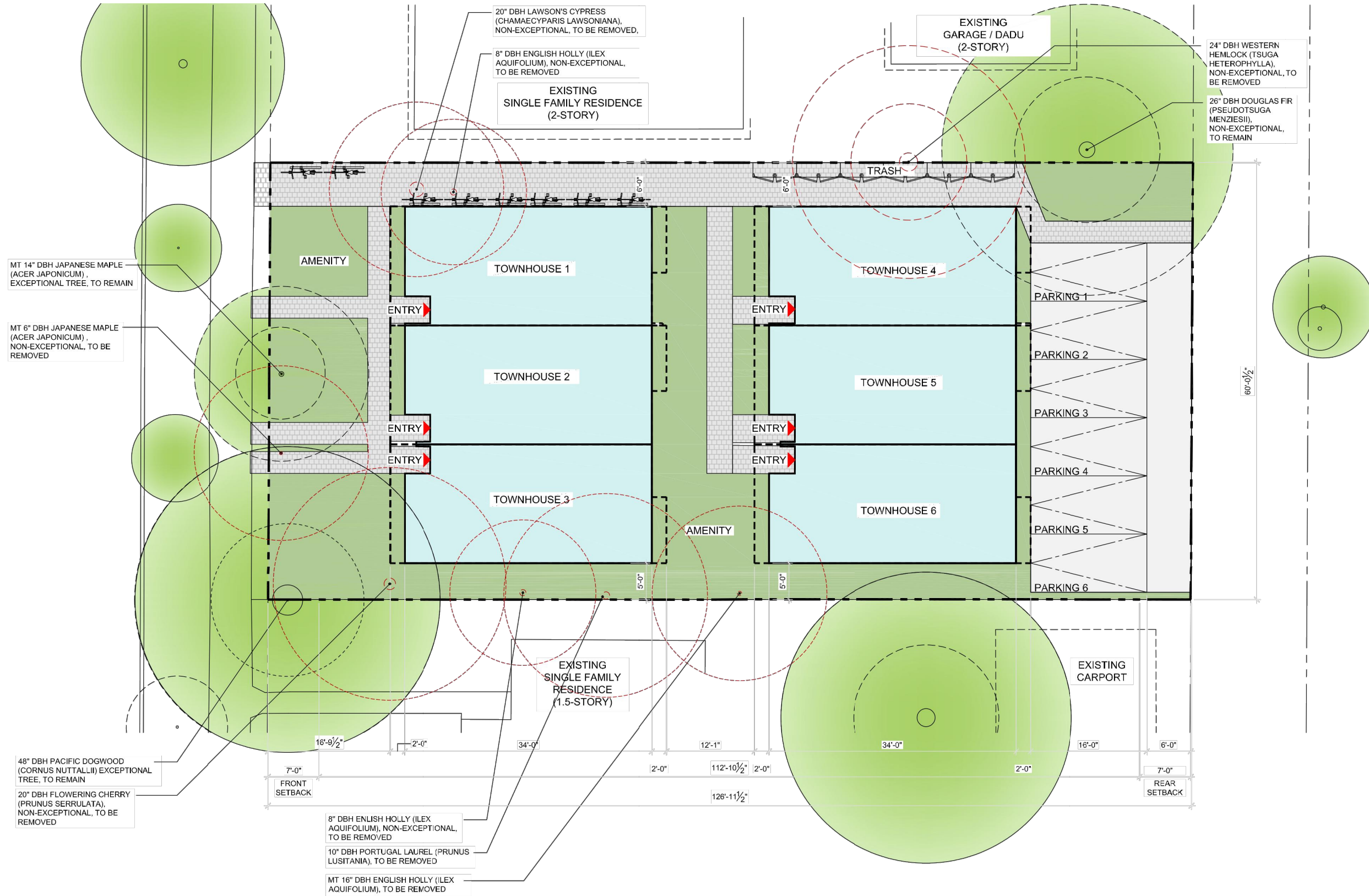
- FACADE MODULATION BREAKS DOWN THE PERCEIVED MASS ALONG MARY AVE NW AND EAST FACADE (COURTYARD AND ALLEY FACING) AND CREATE VISUAL DIVISION OF UNITS.
- PITCHED ROOFS ON PART OF THE ROOF TO RELATE TO EXISTING NEIGHBORING HOUSES.
- ROOF DECKS POSITIONED IN EAST END OF UNITS TO CREATE MORE PRIVACY FROM STREET.
- THE EAST-WEST ORIENTATION OF THE UNITS DIRECTS EGRESS WINDOWS AWAY FROM ADJACENT NEIGHBORS ON THE NORTH AND SOUTH
- 16'-6" WIDE COURTYARD GROUND LEVEL, 11'-6" AND 13'-0" AT UPPER LEVELS
- PARKING PROVIDED FOR EACH UNIT
- PARKING AREA OFF ALLEY PROVIDES TRANSITION TO NEIGHBORING RSL ZONE ACROSS THE ALLEY

### CONSTRAINTS:

- BUILDING FOOTPRINT ENCROACHMENT ON ROOT ZONES OF EXISTING TREES TO REMAIN. WEST UNIT ENTRY WALKWAYS AND MAIN EAST-WEST WALKWAY POSITIONED TO MINIMIZE DISTURBANCE TO TREE ROOTS. (AMOUNT OF ENCROACHMENT TO BE CODE COMPLIANT)
- WIDTH OF STREET FACING FACADE EXTENDS TO OR CLOSE TO THE REQUIRED MINIMUM SIDE YARDS.

**DEPARTURES:** NONE

# CONCEPT 1 SITE PLAN



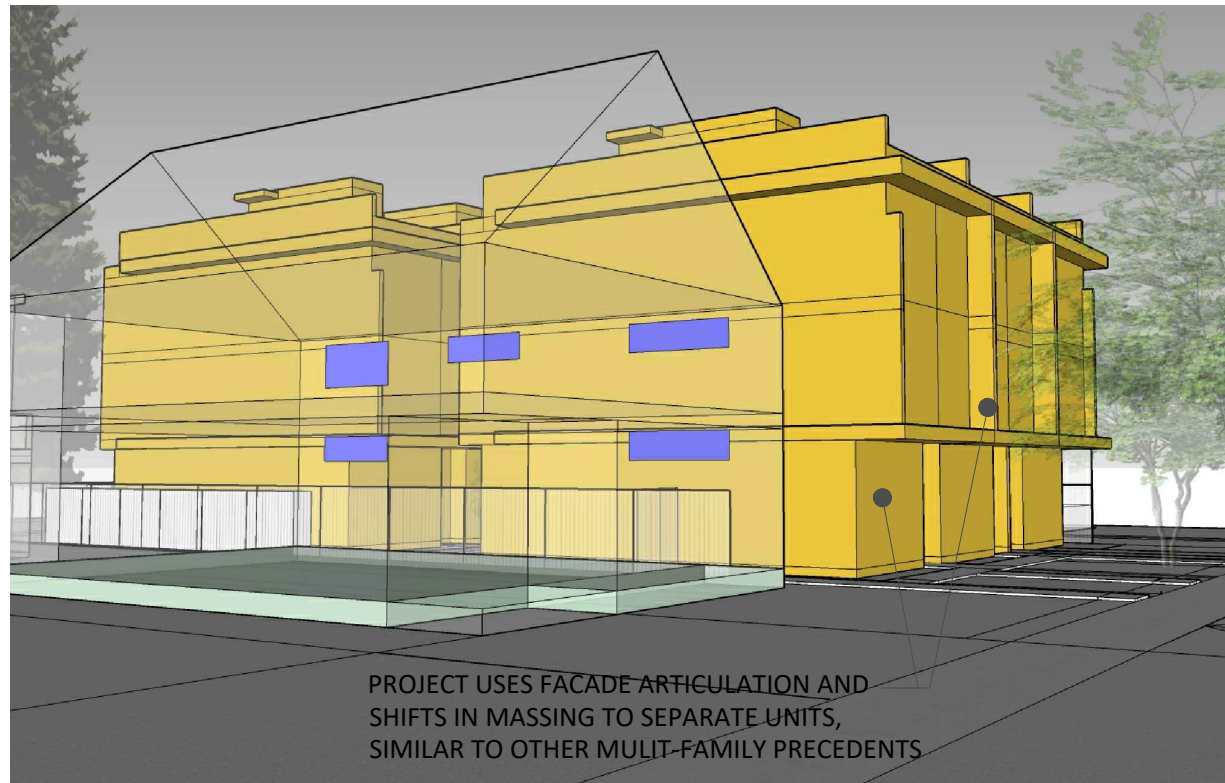
# MASSING CONCEPT 1



PERSPECTIVE VIEW FROM MARY AVE FACING NORTHEAST



PERSPECTIVE VIEW FROM CENTER COURTYARD FACING SOUTH



PROJECT USES FACADE ARTICULATION AND SHIFTS IN MASSING TO SEPARATE UNITS, SIMILAR TO OTHER MULTIFAMILY PRECEDENTS

SIDEWALK PERSPECTIVE VIEW FROM MARY AVE FACING SOUTH

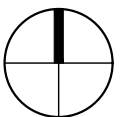
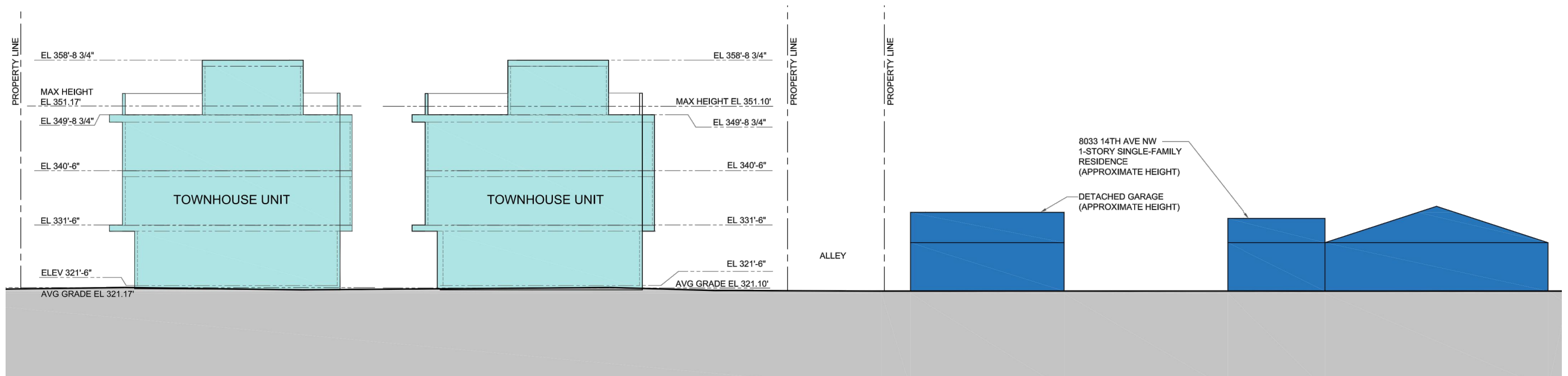


PARKING AREA CREATES BUFFER BETWEEN BUILDING MASS AND ALLEY

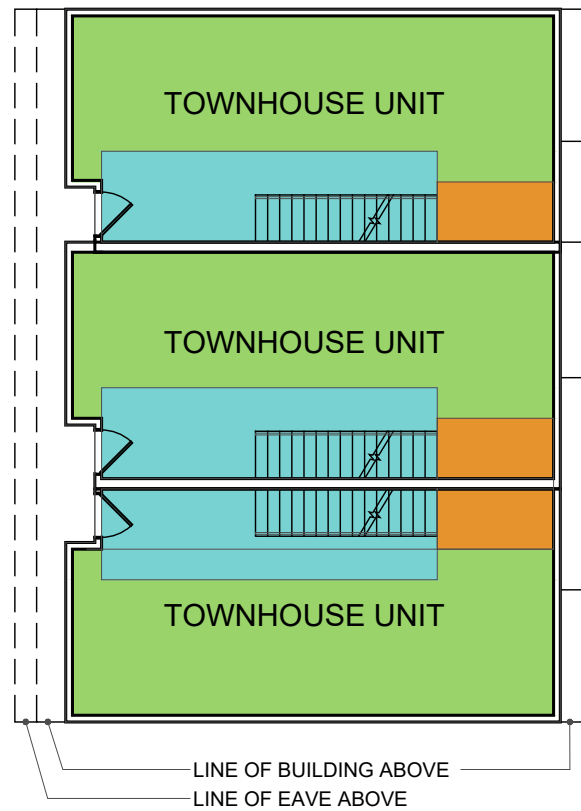
PERSPECTIVE VIEW FROM ALLEY FACING NORTHWEST

**DESIGN CONCEPT:**

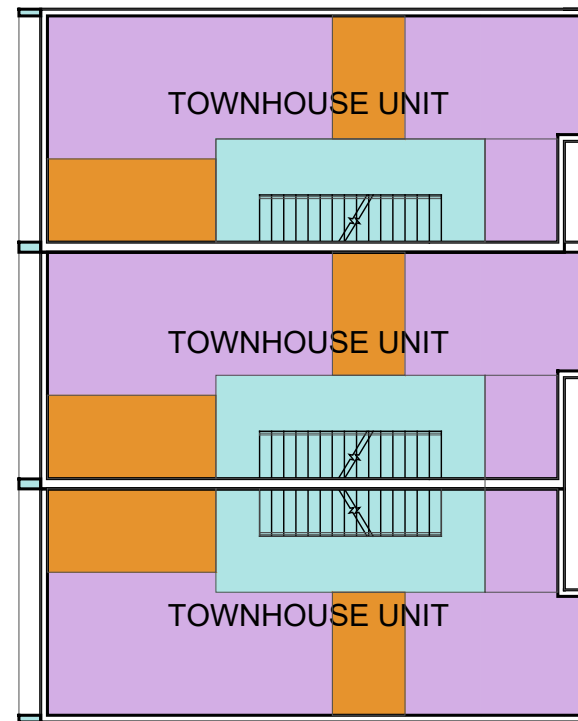
STYLE PRECEDENTS OF NEW MULTI-FAMILY PROJECTS IN THE NEIGHBORHOOD ARE IN A RANGE OF FLAT-ROOFED MODERN STYLES AND MORE TRADITIONAL GABLE-ROOFED STYLES. THIS CONCEPT HAS A FLAT ROOF AND FULL ROOF DECK. EACH UNIT IS ARTICULATED WITH PROJECTING EAVES AND ARCHITECTURAL FEATURES. THE LOWER FLOOR IS RECESSED UNDER THE FLOORS ABOVE WHICH CREATES A COVERED ENTRY AND BREAKS UP THE PERCEIVED MASS FROM THE PEDESTRIAN VIEW AT THE STREET. VISUALLY BREAKING UP OF THE FACADE WITH THESE FEATURES, AND EVEN FURTHER WITH MATERIAL AND COLOR GIVES THIS TRANSITIONAL PROJECT A MORE PEDESTRIAN-FRIENDLY SCALE .



LEVEL 1 PLAN:

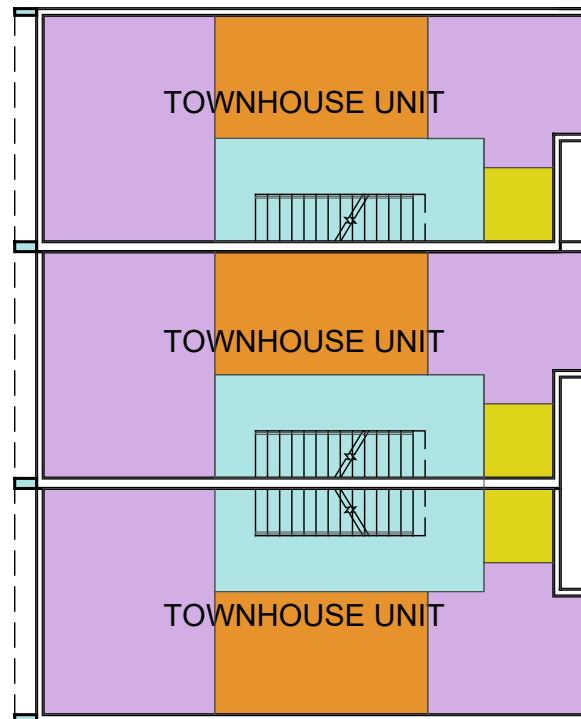


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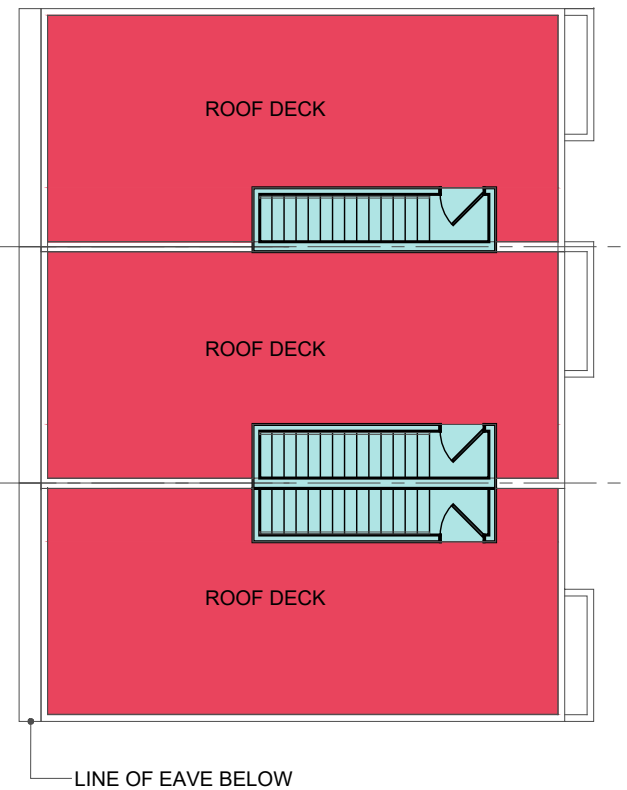


- LIVING, DINING, KITCHEN
- CIRCULATION
- BEDROOM AND CLOSET
- BATHROOM
- LAUNDRY
- DECK

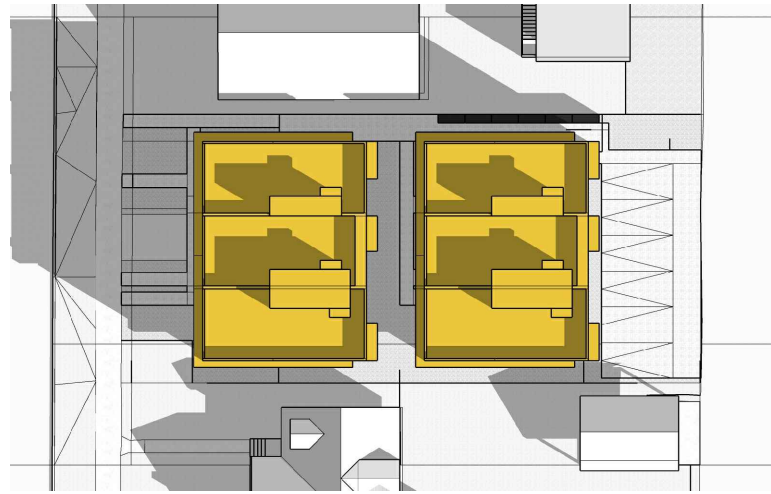
LEVEL 3 PLAN:



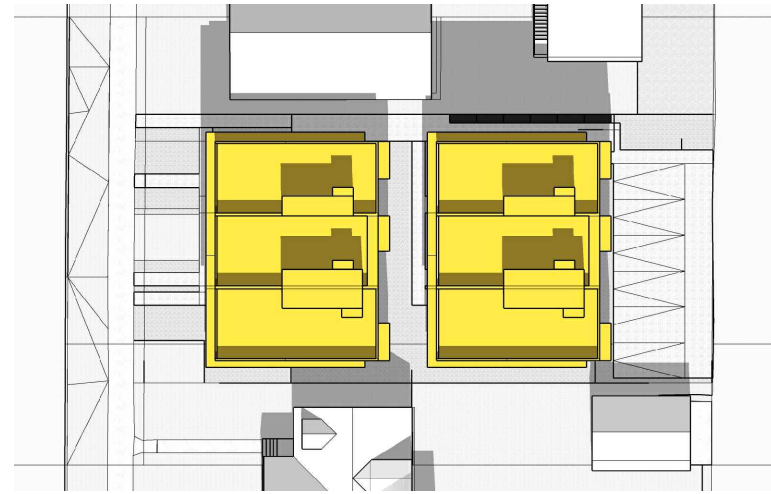
ROOF PLAN:



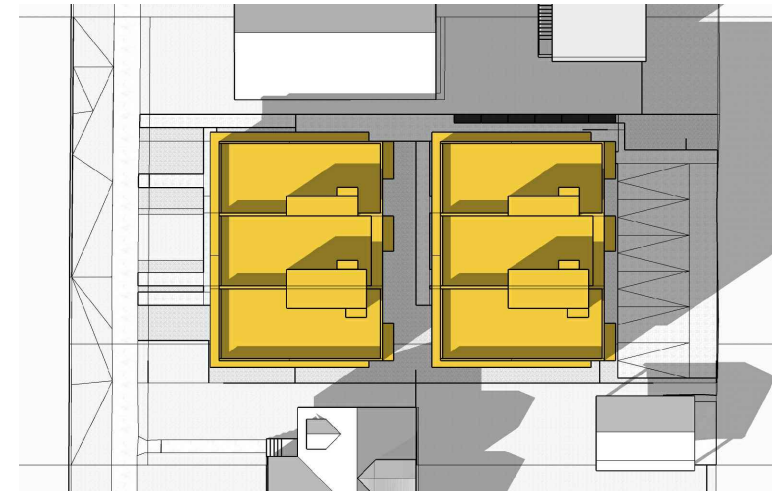
# CONCEPT 1 SHADOW STUDY



MARCH 21, 9AM



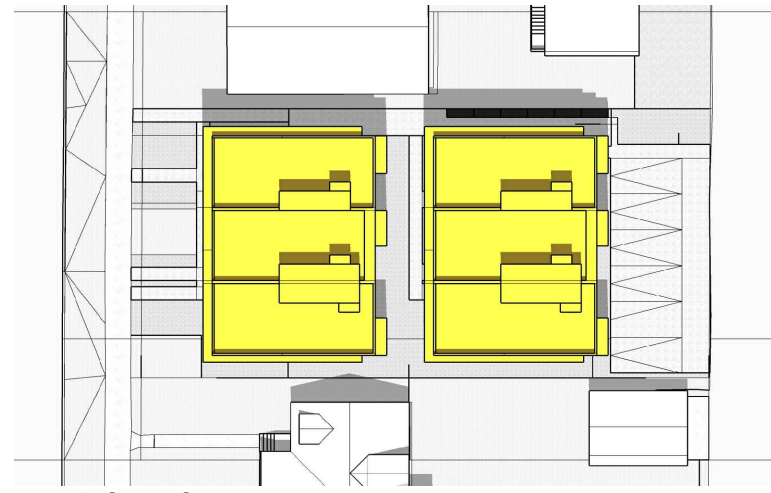
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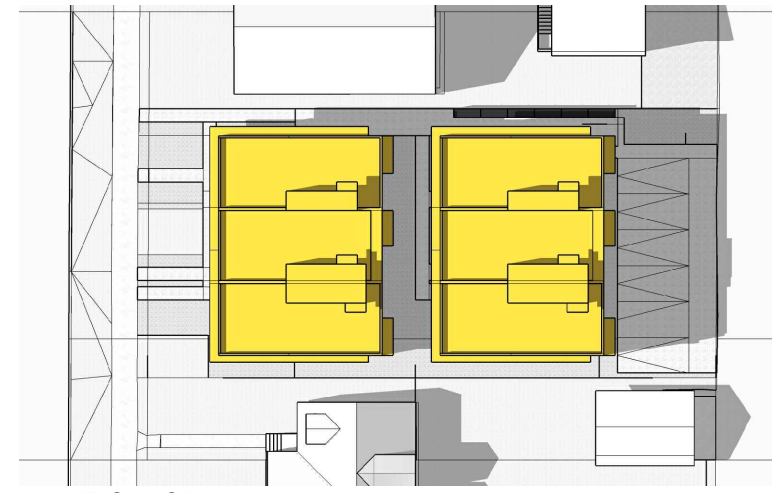
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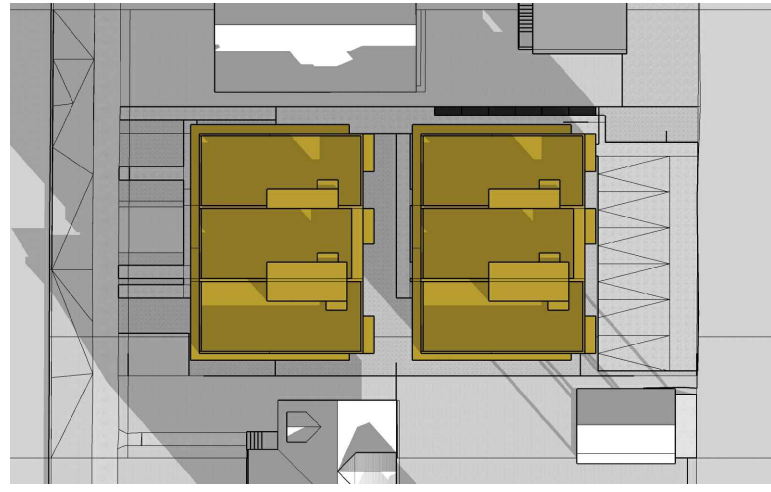
JUNE 21, 9AM



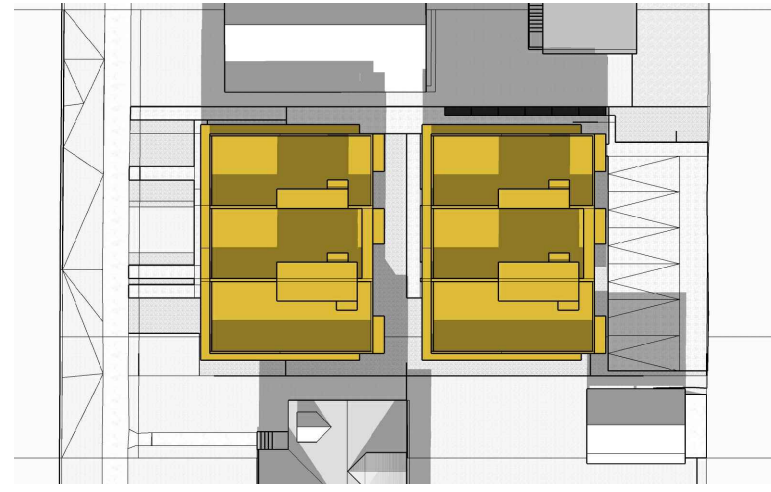
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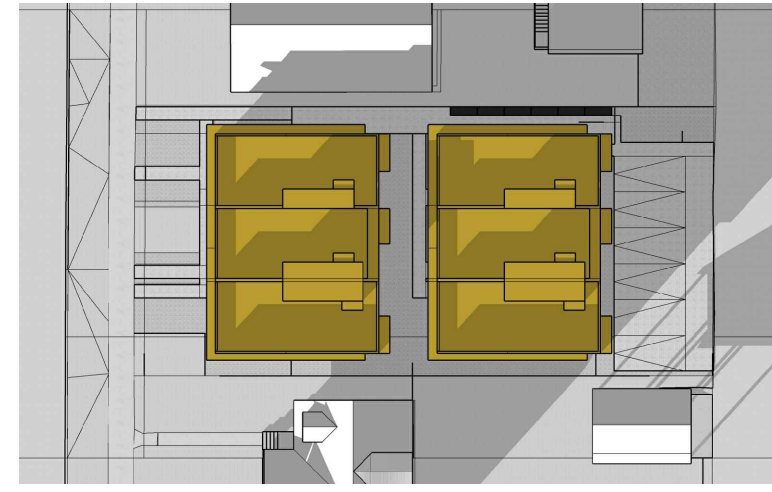
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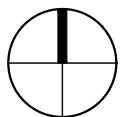
DECEMBER 21, 9AM



DECEMBER 21, 12PM



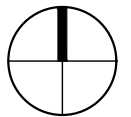
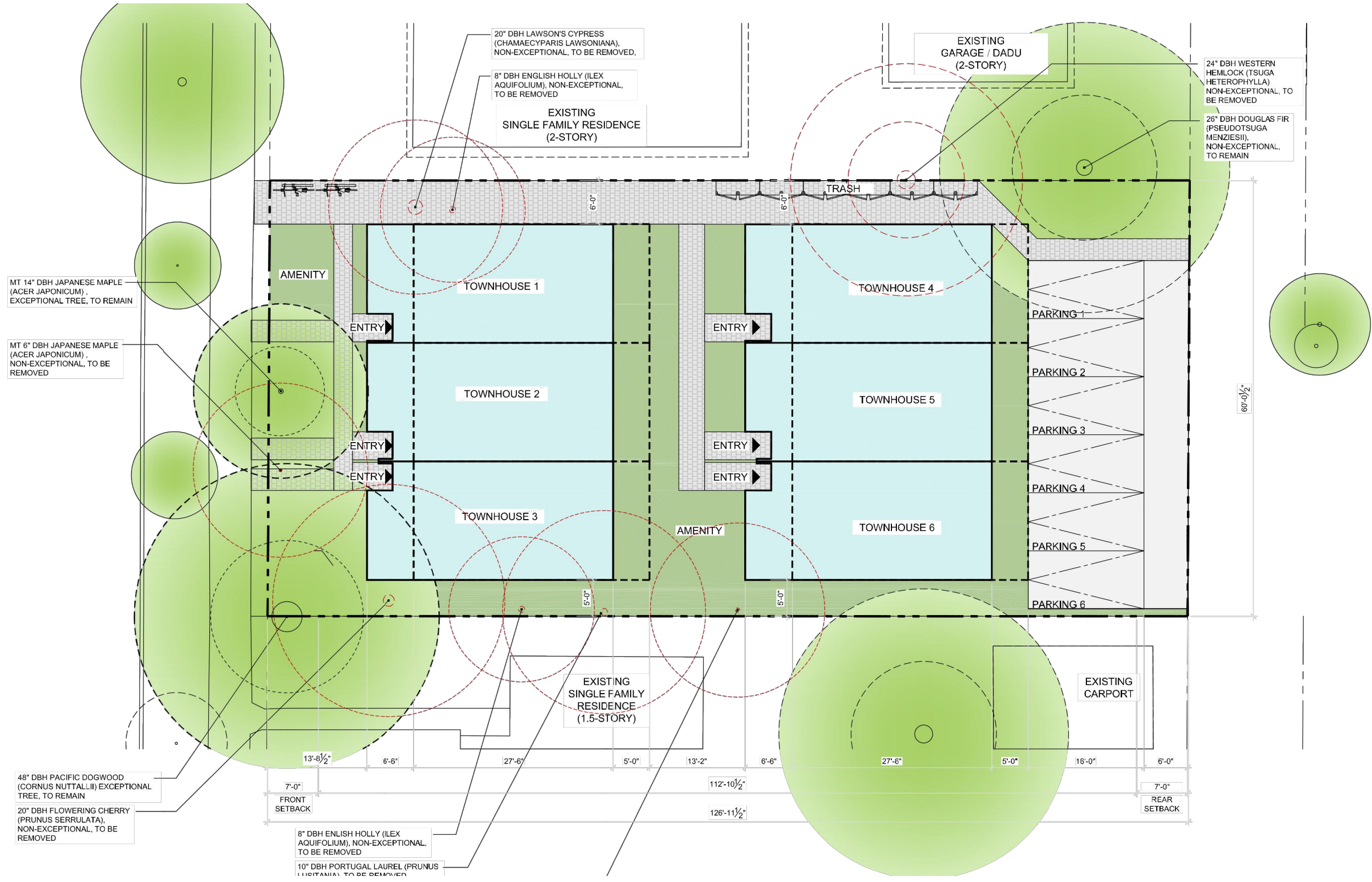
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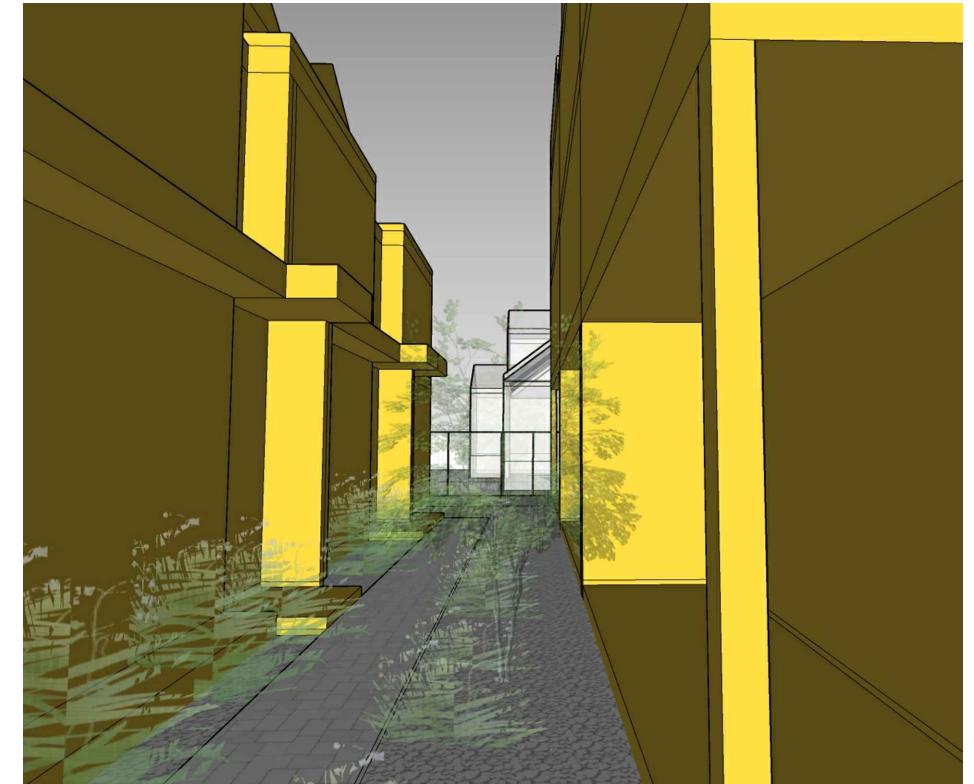


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# CONCEPT 2 SITE PLAN



# MASSING CONCEPT 2



PERSPECTIVE VIEW FROM MARY AVE FACING NORTHEAST

PERSPECTIVE VIEW FROM CENTER COURTYARD FACING SOUTH



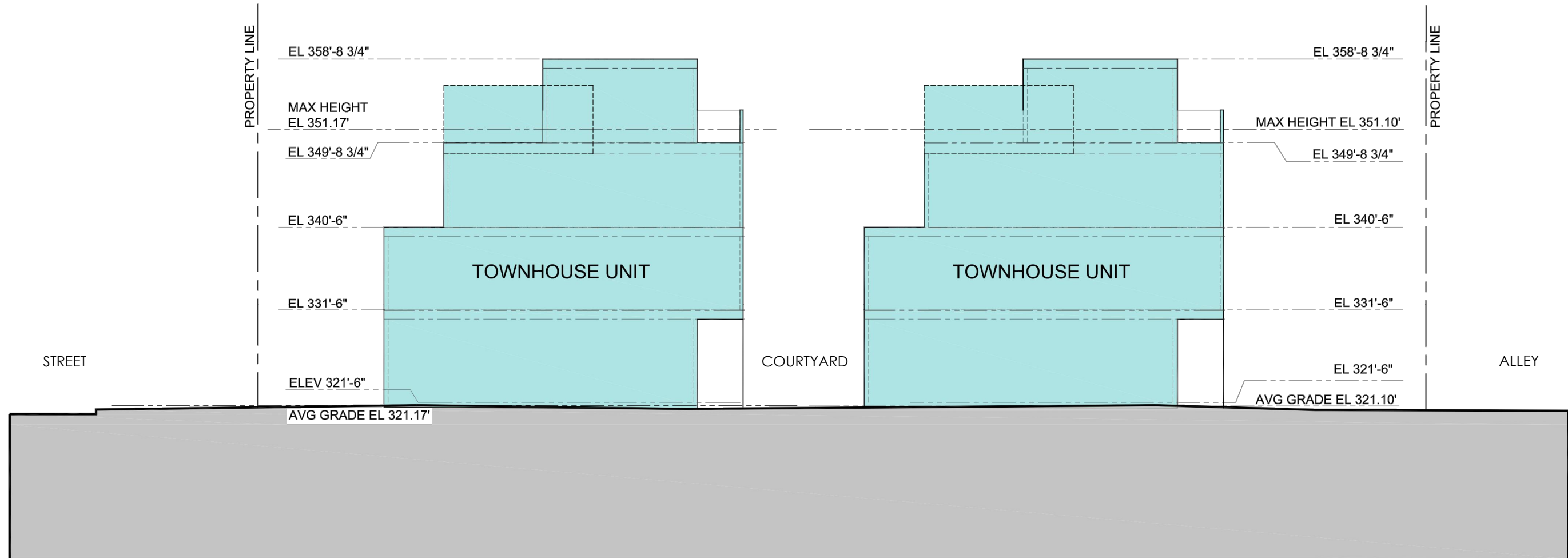
SIDEWALK PERSPECTIVE VIEW FROM MARY AVE FACING SOUTH



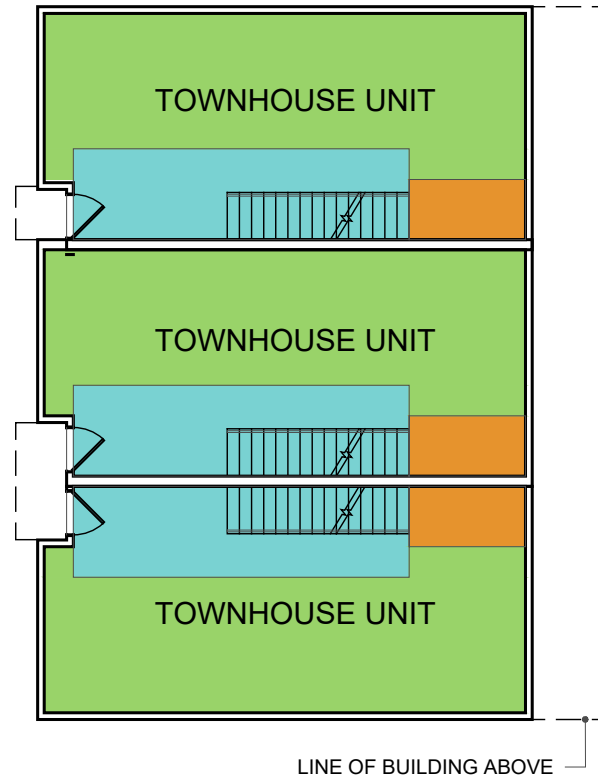
PERSPECTIVE VIEW FROM ALLEY FACING NORTHWEST

**DESIGN CONCEPT:**

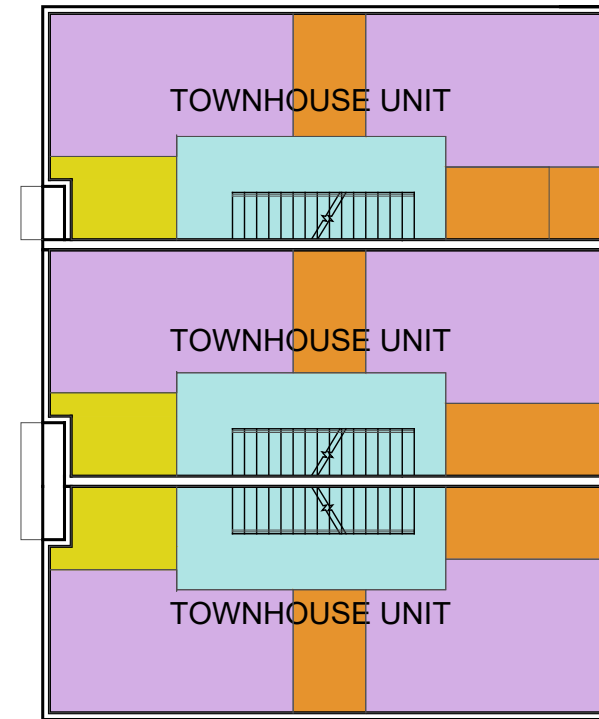
THIS CONCEPT BREAKS DOWN THE PERCEIVED MASS OF THE STREET FACADE BY SHIFTING THE UPPER FLOOR AND STAIR TOWER AWAY FROM THE STREET. THIS CONCEPT HAS A GABLE ROOF ON THE STREET FACADE AND TRANSITIONS TO A FLAT ROOF IN BACK. MANY OF THE OTHER EXISTING STRUCTURES ON THE EAST SIDE OF MARY AVE ARE ONE AND TWO STORY WITH GABLED ROOFS. THE MASSING OF THIS CONCEPT CREATES A PEDESTRIAN FRIENDLY EXPERIENCE WITH STREET FACADES THAT MORE CLOSELY TRANSITION BETWEEN THE HEIGHTS OF THE NEIGHBORING STRUCTURES AND STYLISTICALLY RELATE WITH GABLE ROOFLINES.



LEVEL 1 PLAN:

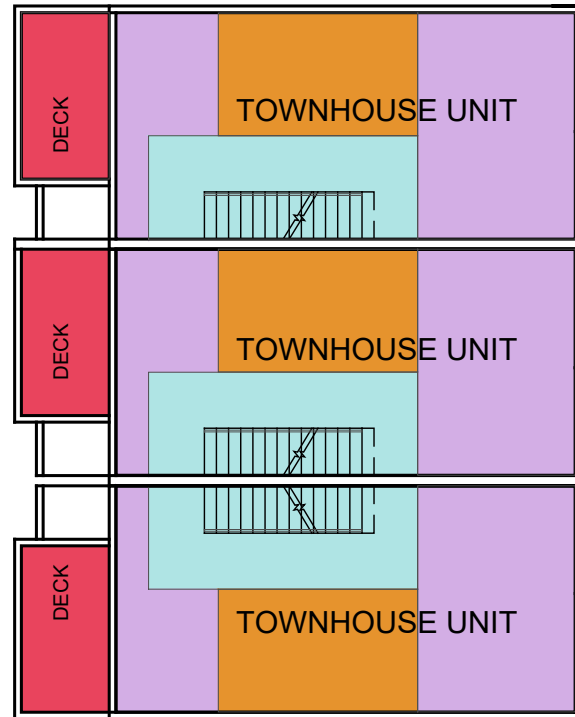


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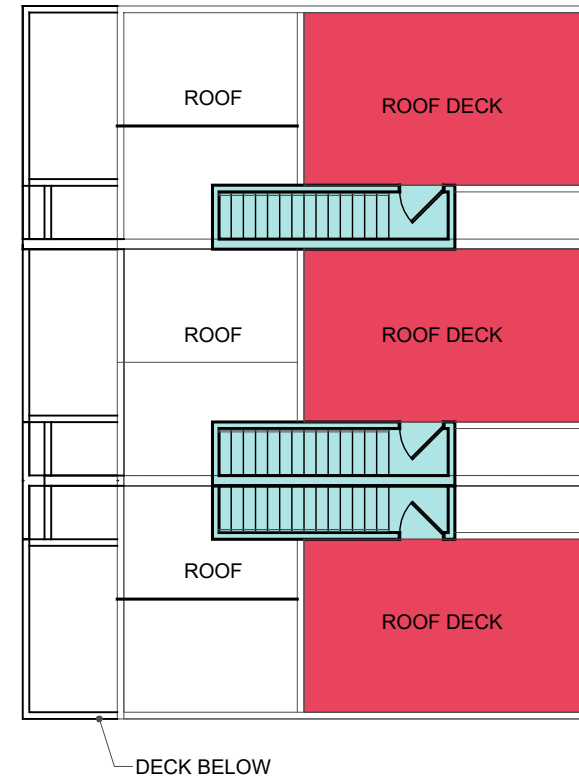


- LIVING, DINING, KITCHEN
- CIRCULATION
- BEDROOM AND CLOSET
- BATHROOM
- LAUNDRY
- DECK

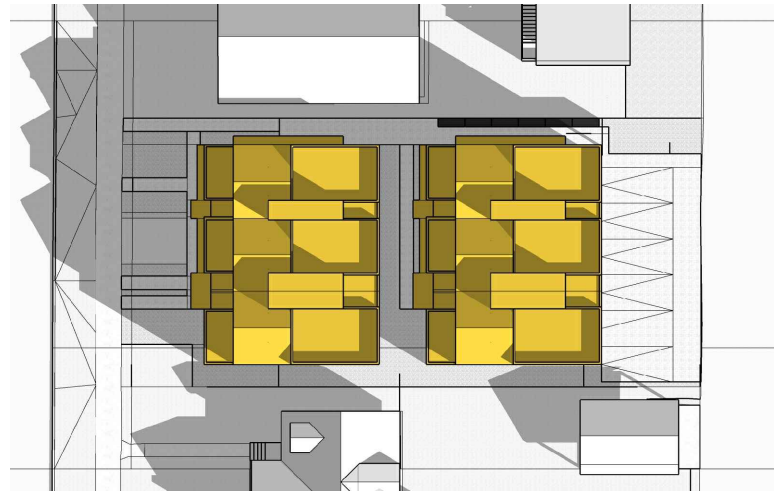
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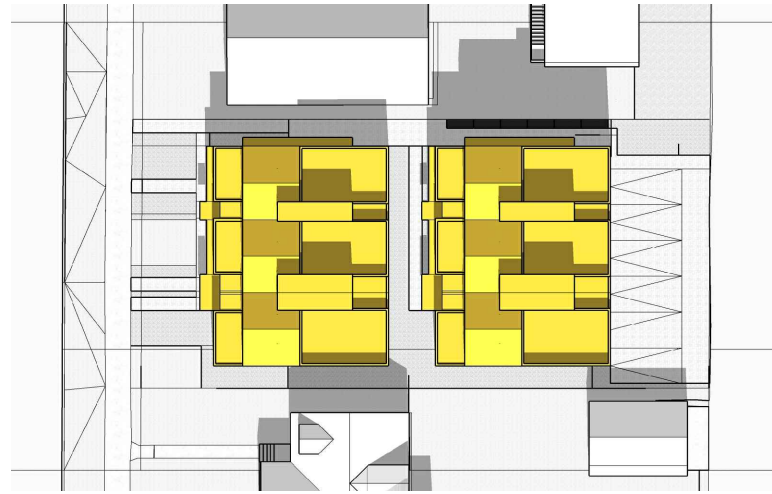
ROOF PLAN:



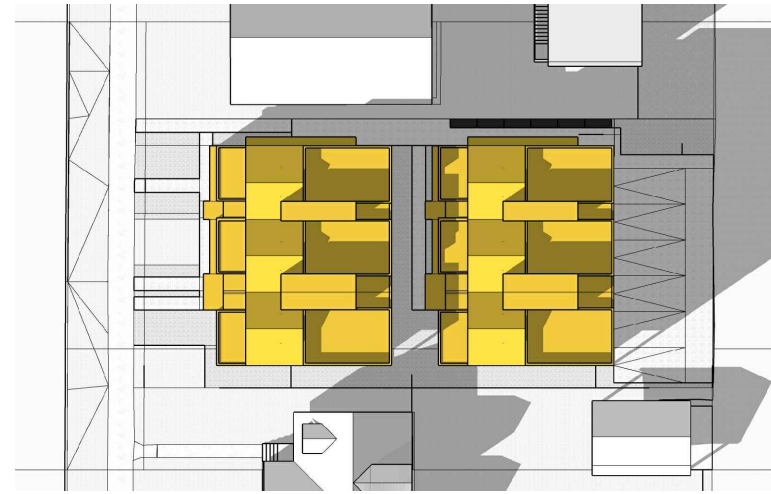
# CONCEPT 2 SHADOW STUDY



MARCH 21, 9AM



MARCH 21, 12PM



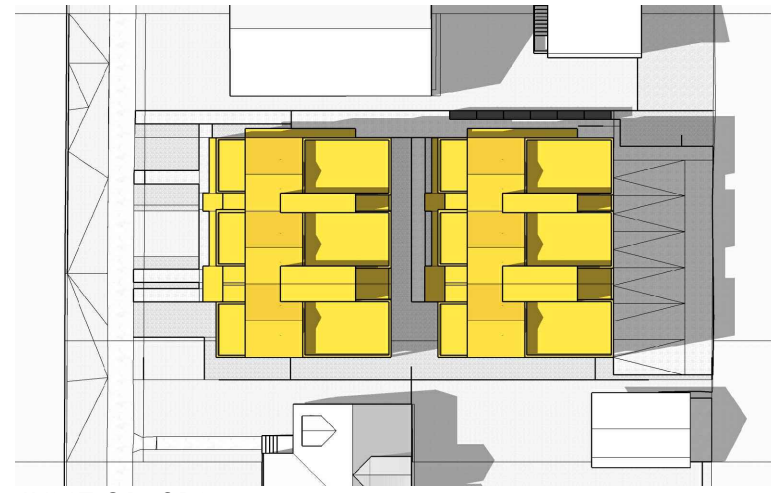
MARCH 21, 3PM



JUNE 21, 9AM



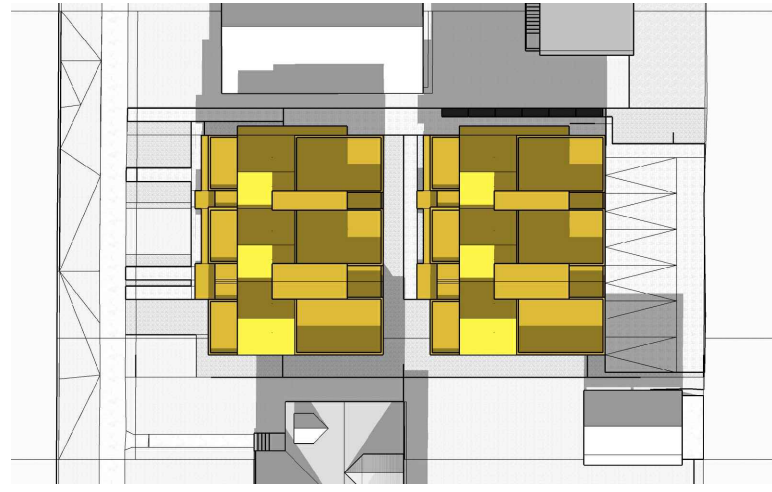
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JUNE 21, 3PM



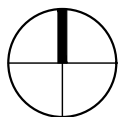
DECEMBER 21, 9AM



DECEMBER 21, 12PM

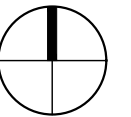
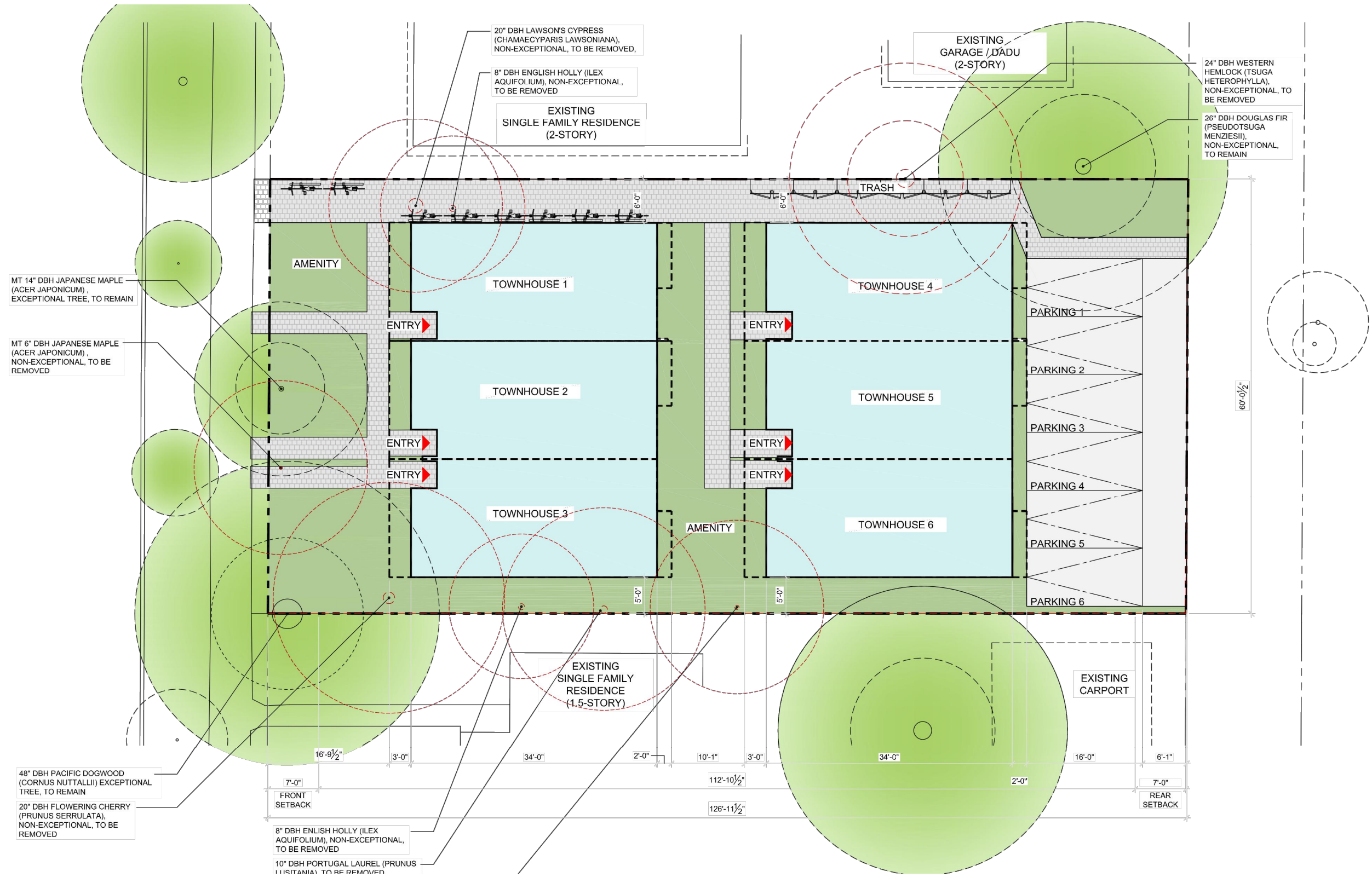


DECEMBER 21, 3PM



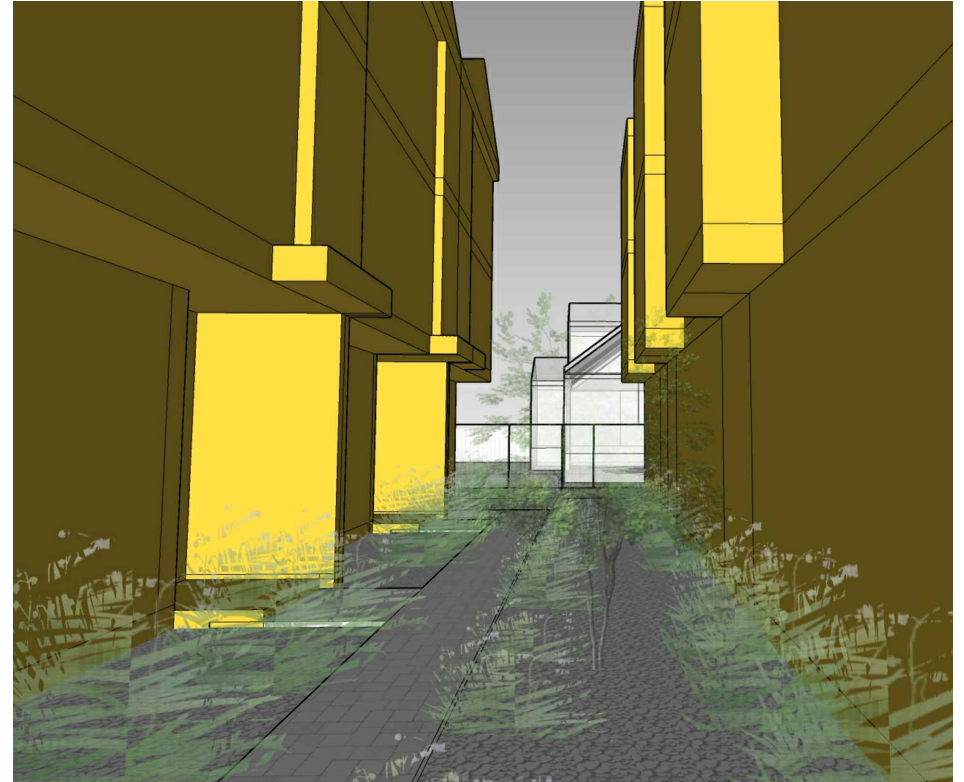
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# CONCEPT 3 SITE PLAN





# MASSING CONCEPT 3



PERSPECTIVE VIEW FROM MARY AVE FACING NORTHEAST

PERSPECTIVE VIEW FROM CENTER COURTYARD FACING SOUTH

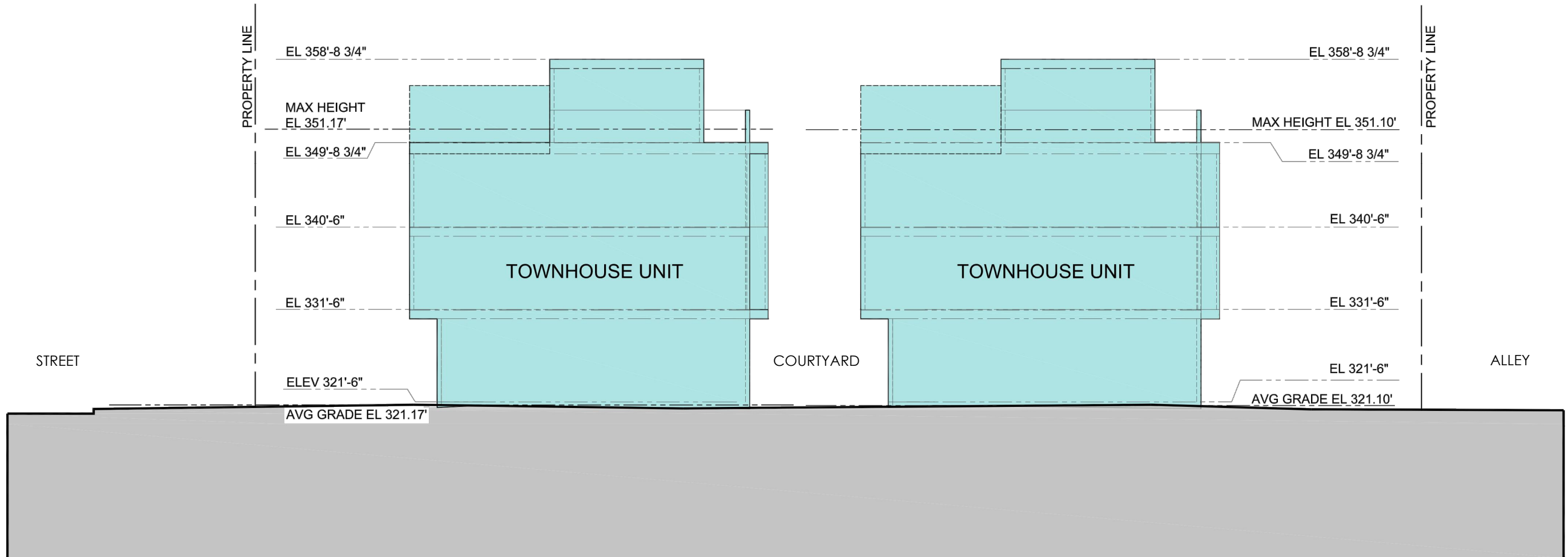


SIDEWALK PERSPECTIVE VIEW FROM MARY AVE FACING SOUTH

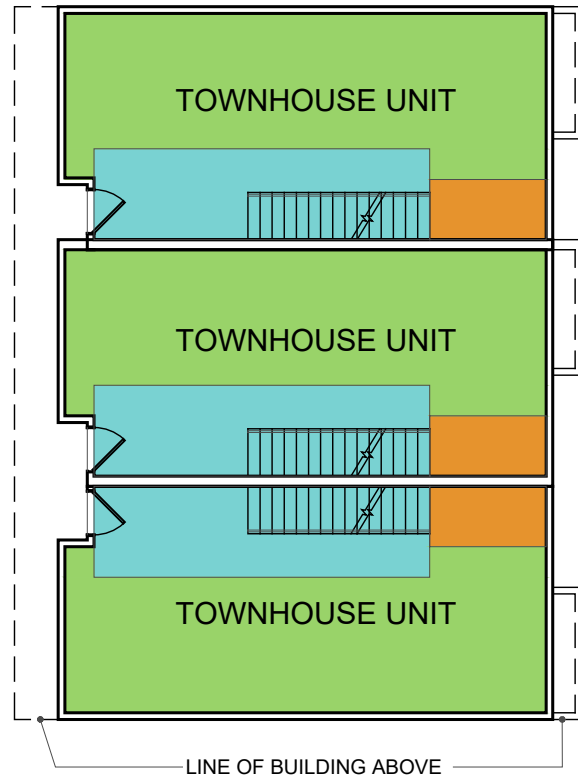
PERSPECTIVE VIEW FROM ALLEY FACING NORTHWEST

**DESIGN CONCEPT:**

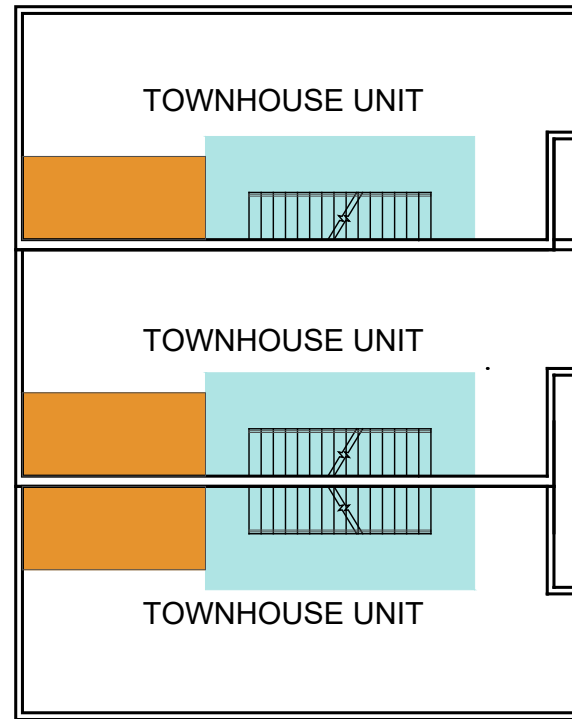
THIS CONCEPT HAS A GABLE ROOF ON THE STREET FACADE AND TRANSITIONS TO A FLAT ROOF IN BACK. SIMILAR TO CONCEPT 1, THIS CONCEPT BREAKS OF THE PERCEIVED MASS OF THE STREET FACADE BY RECESSING THE LOWER FLOOR. THE ROOFLINE AND MASSING TREATMENT RELATES TO THE NORTH ADJACENT 2-STORY GABLED ROOF SINGLE-FAMILY RESIDENCE. THE CONCEPT IS A TRANSITION FROM THE LARGER MODERN STRUCTURES ON 15TH AVE AND THE NEWER 3-STORY SINGLE FAMILY RESIDENCES WITH GABLED ROOFS ON 14TH AVENUE. THE GABLED ROOFS IN FRONT NOT ONLY ALLOW FOR A SIMILAR STREET FACE TO THE NEIGHBORHOOD, BUT ALSO ALLOW FOR MORE PRIVACY AT THE ROOF DECKS ON THE BACK OF THE STRUCTURE.



LEVEL 1 PLAN:

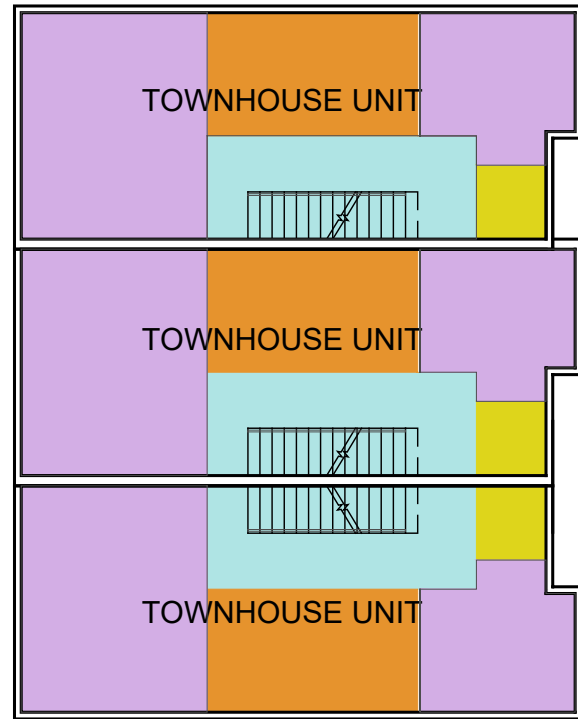


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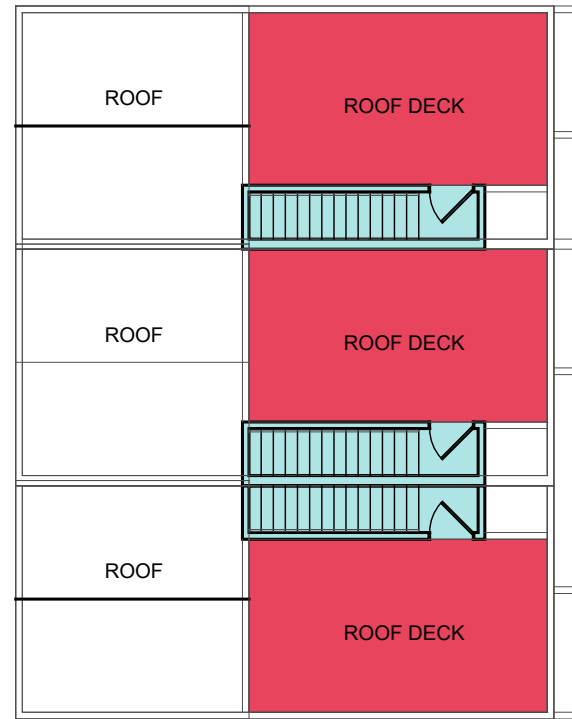


- LIVING, DINING, KITCHEN
- CIRCULATION
- BEDROOM AND CLOSET
- BATHROOM
- LAUNDRY
- DECK

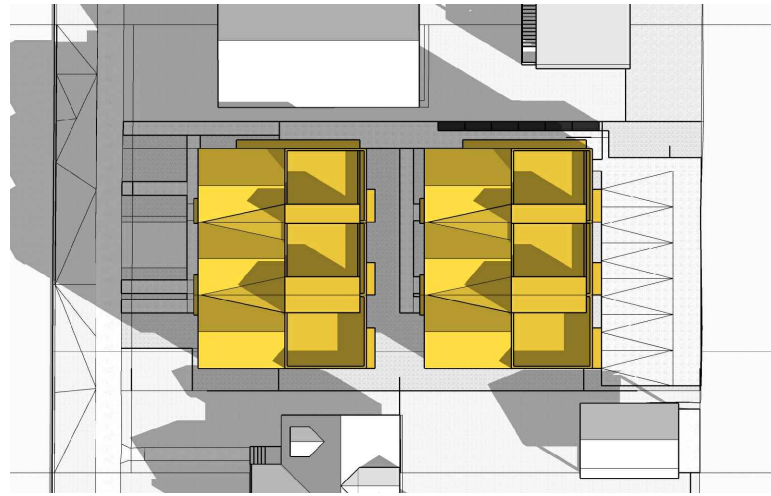
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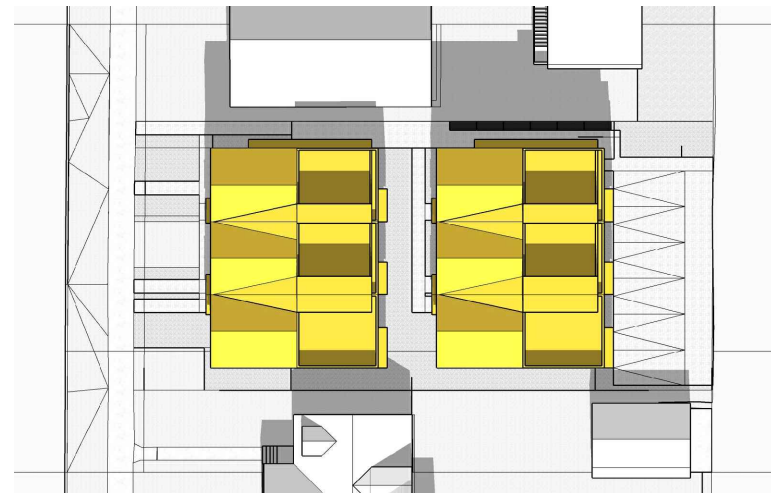
ROOF PLAN:



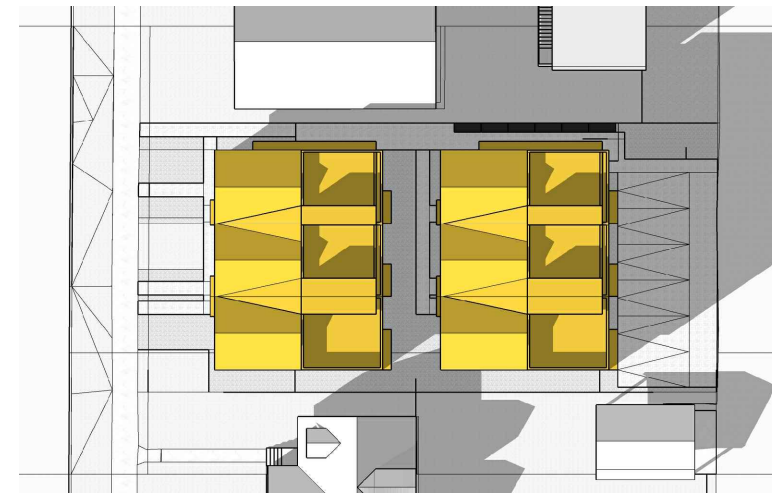
# CONCEPT 3 SHADOW STUDY



MARCH 21, 9AM



MARCH 21, 12PM



MARCH 21, 3PM



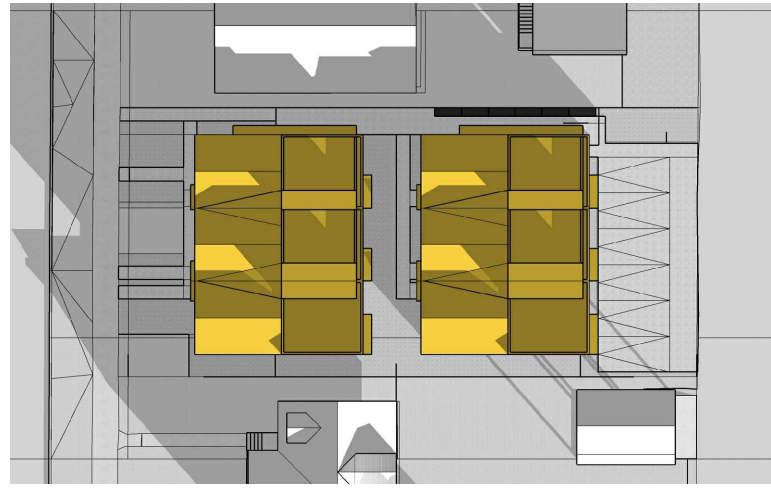
JUNE 21, 9AM



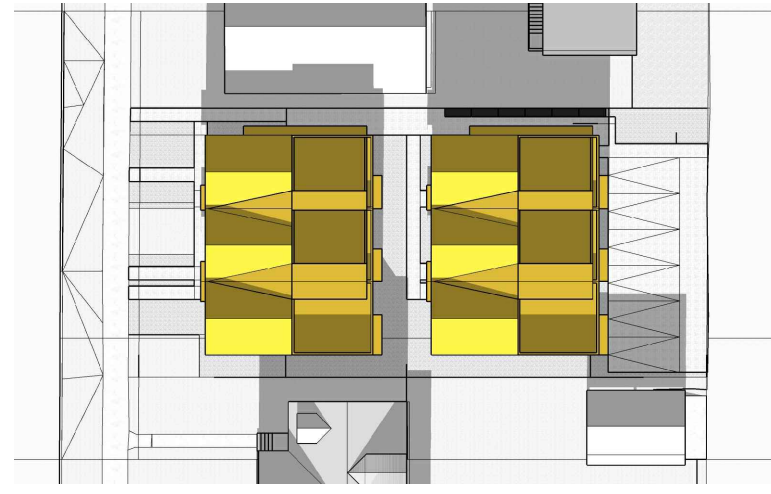
JUNE 21, 12PM



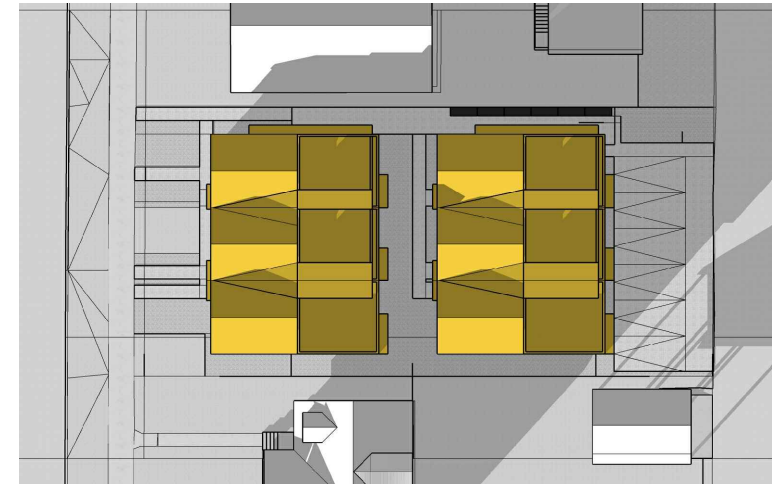
JUNE 21, 3PM



DECEMBER 21, 9AM



DECEMBER 21, 12PM



DECEMBER 21, 3PM

