

Gamut Mary Ave Townhouses



PARCEL INFORMATION

Project Name	Gamut Mary Ave Townhouse
Address	8035 Mary Ave NW, Seattle, WA 98117
Tax ID Number	045800-0115
Lot Size	7,537 SF

TEAM

Owner/ Developer	8035 Mary Ave NW, LLC 3726 Broadway, Suite 301 Everett, WA 98201
Architect	CB Anderson Architects PLLC Craig B Anderson / Amir Mayer 7209 Greenwood Ave N Seattle, WA 98103
Landscape Architect	Glenn Takagi ASLA 18550 Firlands Way N, #102 Shoreline, WA 98122

DEVELOPMENT OBJECTIVES

The project is located on Mary Ave NW in LR2 (M1) zone. The proposal consists of two 3-story Townhouse buildings with four units along Mary Ave and three units along the alley. Seven 3-Bedroom units are proposed with ~ 1,400 to 1,750 SF gross floor area and a total of ~10,400 SF of building gross floor area. Since the site is located in a Residential Urban Village and is mapped as frequent transit, no vehicle parking is required. Six off-street vehicular parking stalls and Nine covered bicycle parking space are proposed on-site.

The original development objectives shifted due to the discovery of an exceptional tree. The applicant studied a variety of options and determined dropping a unit to allow for proper sized units and create a development to celebrate the tree would greatly improve the project.

The homes are conveniently located near public transportation and walking distance to many wonderful neighborhood shops. Ideal for promoting local living. The proposed project has two units facing Mary Ave NW, four units facing a landscaped amenity area, and one alley-oriented unit. All units not facing Mary Ave are entered via landscaped side yards. One main pathway is proposed to connect Mary Ave to the units, which connects to the common area, parking and alley. The three of the interior units have ground-level living spaces and share a ~ 10' wide landscaped amenity area. The two units facing Mary Ave have landscaped private amenity areas and also have ground-level living space. The living spaces for the two of the back building units are on the second floor to allow for privacy and views. The back building units feature roof top decks.

There were no design related comments heard during the Public Outreach. General Comments on Impacts of Development during Community Outreach meeting:

- Community would benefit from a meeting to discuss what the upzone really means to the neighborhood and impact on the community
- West side of 15th Avenue NW - how many blocks does development extend to
- Restriction on how many development projects are on one block - utilities and infrastructure
- Development makes sense near transportation center - light rail (2034)
- Boundary adjustment with neighborhood, community feel, and need for 100% parking for developments

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SDCI PROJECT # 3034488-EG

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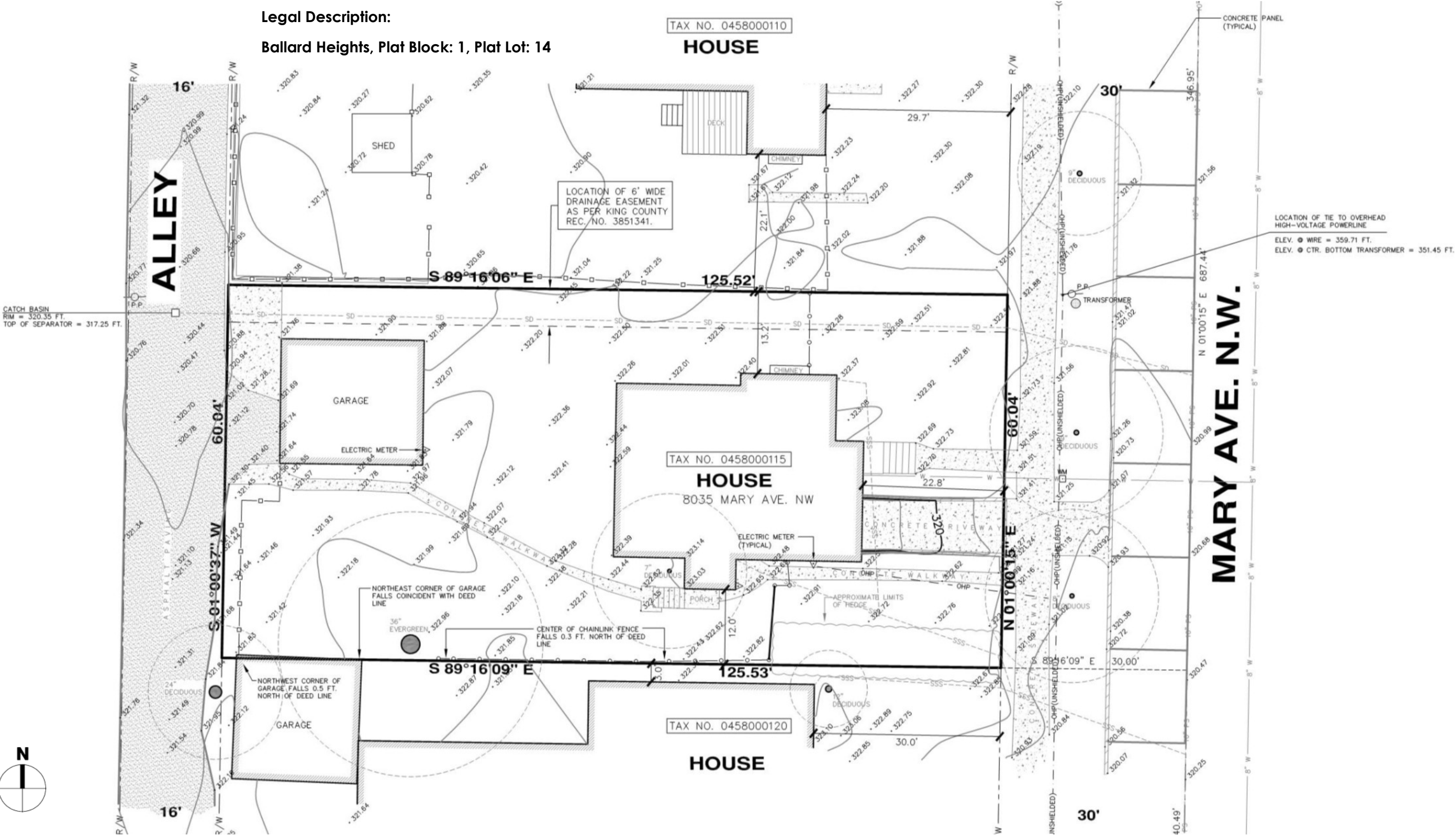
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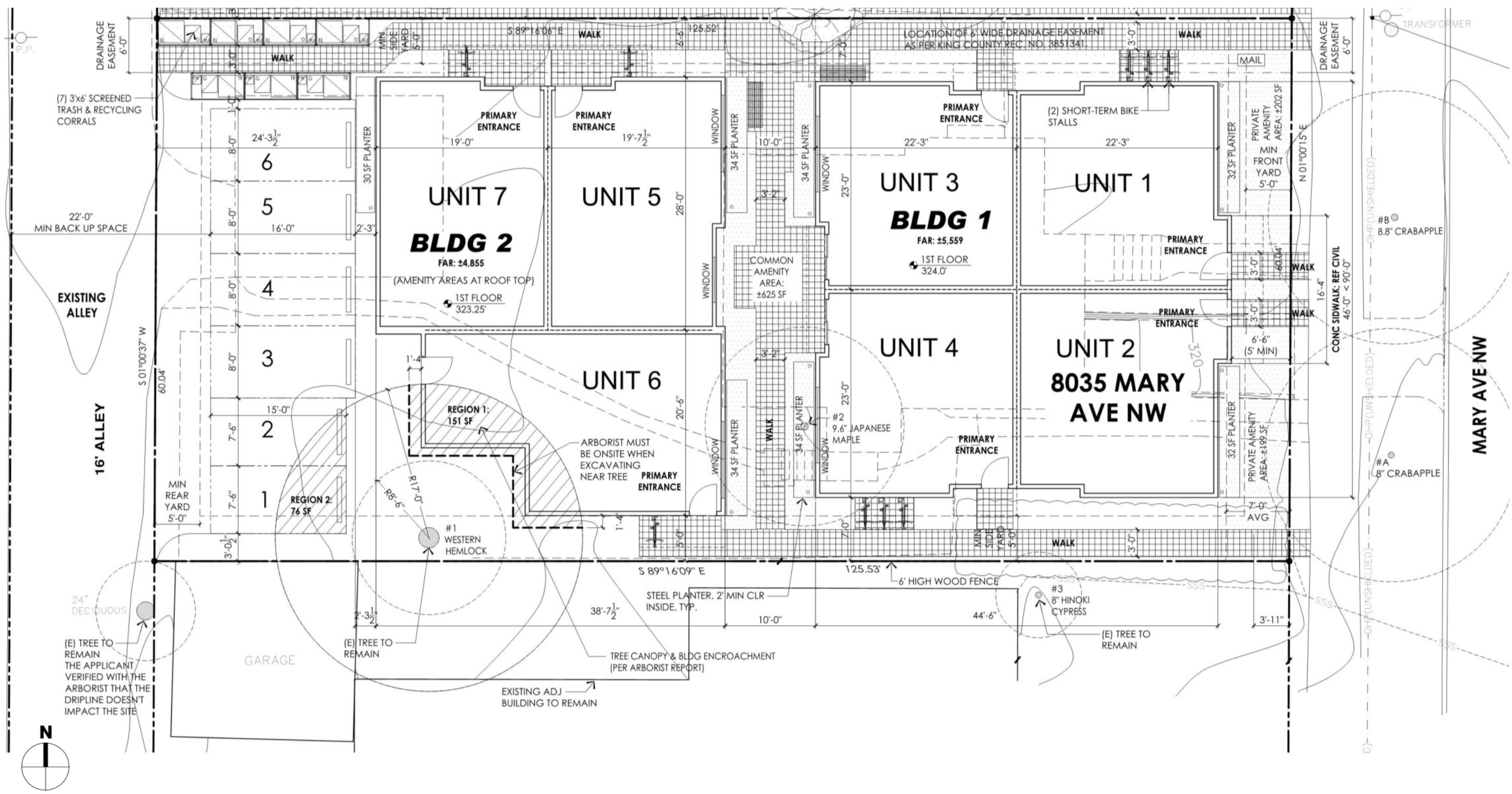
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SURVEY

Legal Description:
Ballard Heights, Plat Block: 1, Plat Lot: 14

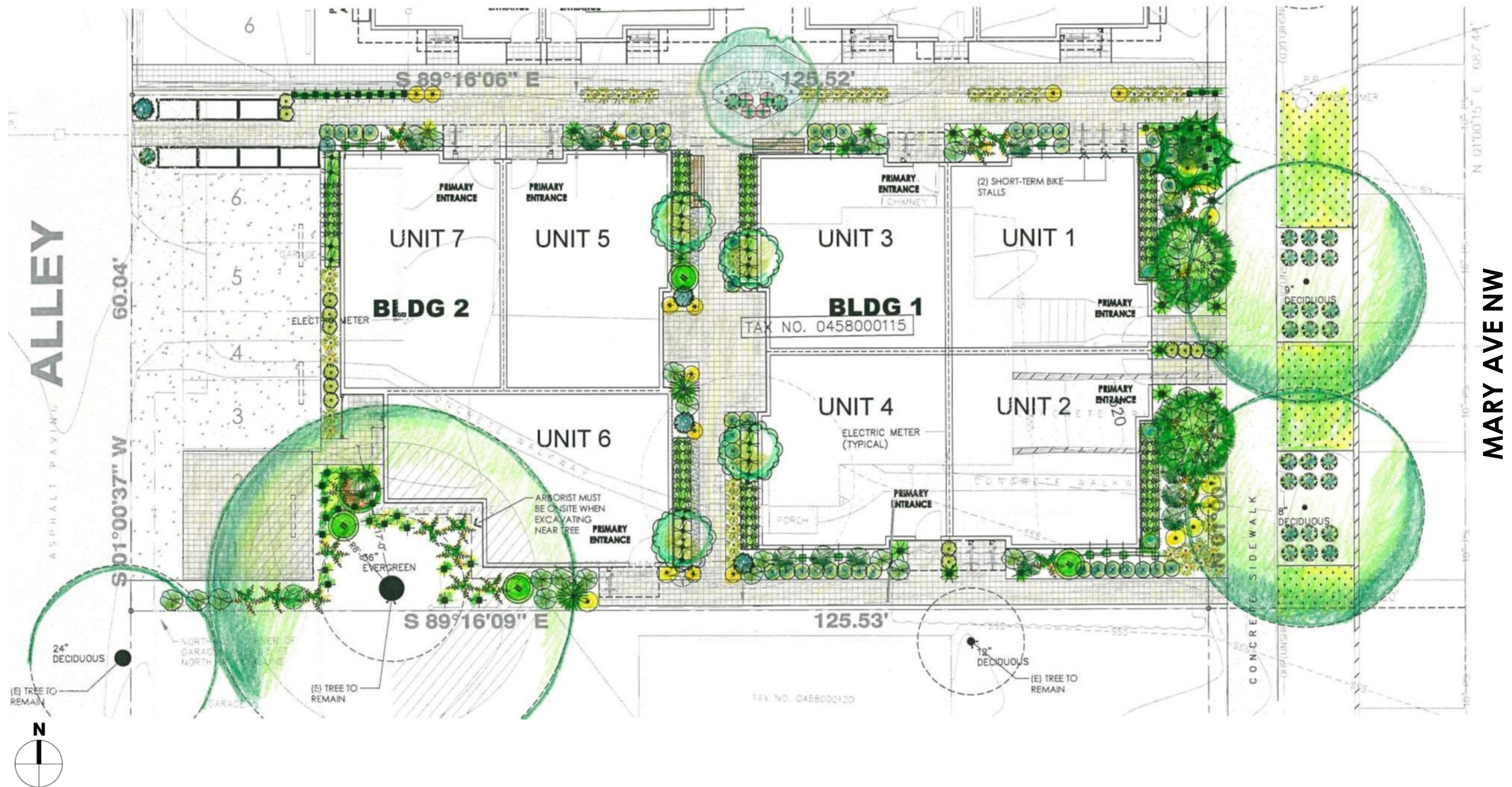


SCHEMATIC SITE PLAN



SITE PLAN

SCHEMATIC LANDSCAPE PLAN



PLANT SELECTION EXAMPLES



GINKGO IVORY TOWER



PACIFIC FIRE VINE MAPLE

TREES



WESTERN SWORDFERN



MAIDENGRASS



FLOWERING CURRANT



OAKLEAF HYDRANGEA

SHRUBS



PACIFIC WAX LEAF MYRTLE



DWARF FOUNTAIN GRASS



DWARF BOXWOOD



AUTUMN JOY SEDUM



SKY ROCKET JUNIPER



SUNROSE



CREeping MAHONIA



MT. VERNON LAUREL



BISHOPS CAP



SARCOCACCA



JAPANESE FOREST GRASS

GROUNDCOVERS



GOLDEN SEDGE



HORSETAIL



SWEETSPIRE

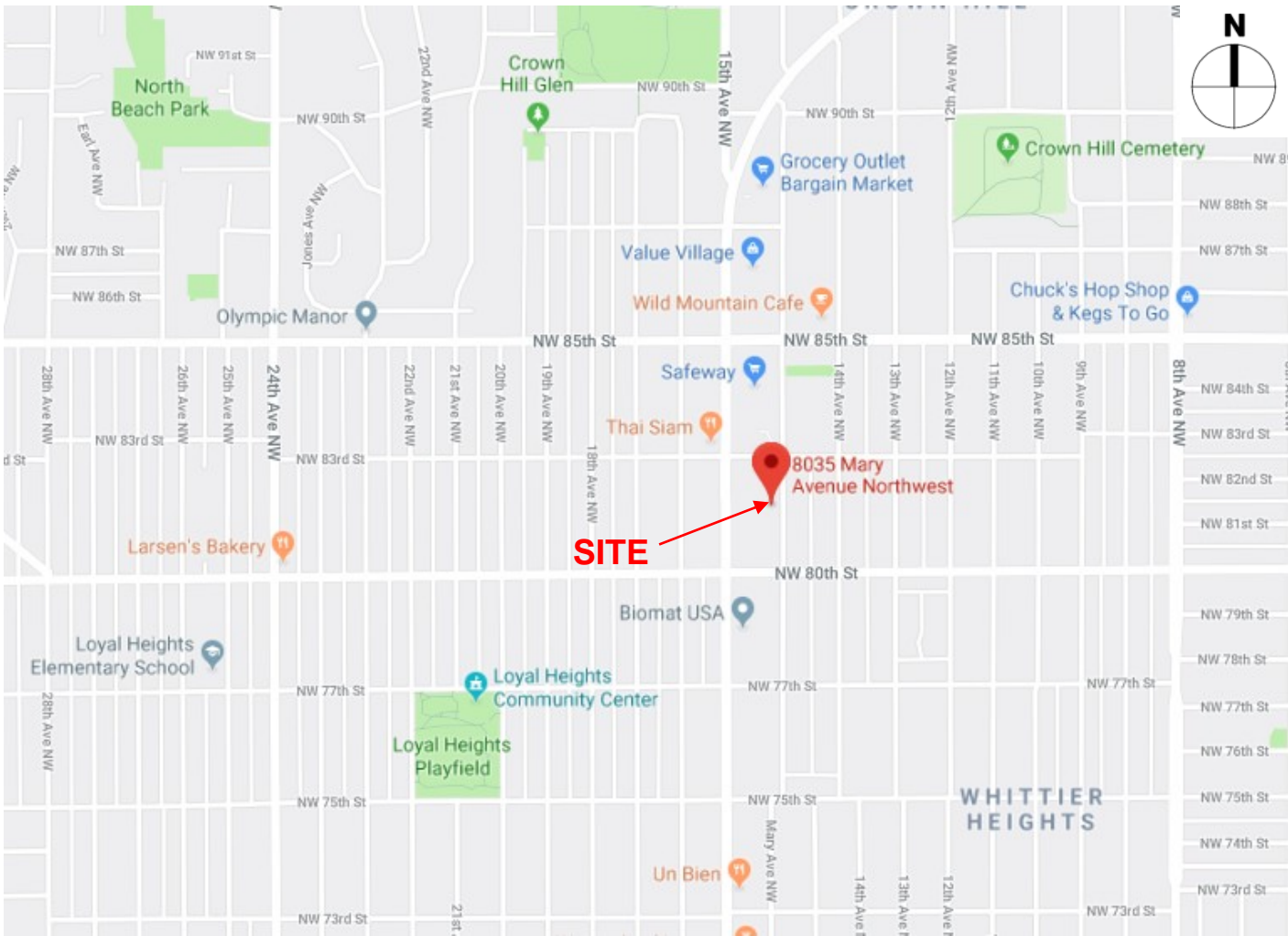
BIO-RETENTION



DEER FERN

AERIAL 3D VIEW

LOCATION MAP



SITE PHOTOS

NW 80th Street



Mary Ave NW– Looking West



SITE

Mary Ave NW– Looking West



NW 83rd Street

Mary Ave NW– Looking West

SITE PHOTOS

NW 83rd Street



Mary Ave NW– Looking East



Mary Ave NW– Looking East

NW 80th Street



Alley View



Alley View– Looking South



Alley View– Looking North

SITE PHOTOS



Existing House– East View



Existing House– West View



Existing House– Northwest View



View From Backyard to Existing Garage



Alley View to Existing Garage



Alley View to Existing Garage



North Neighbor on Mary Ave



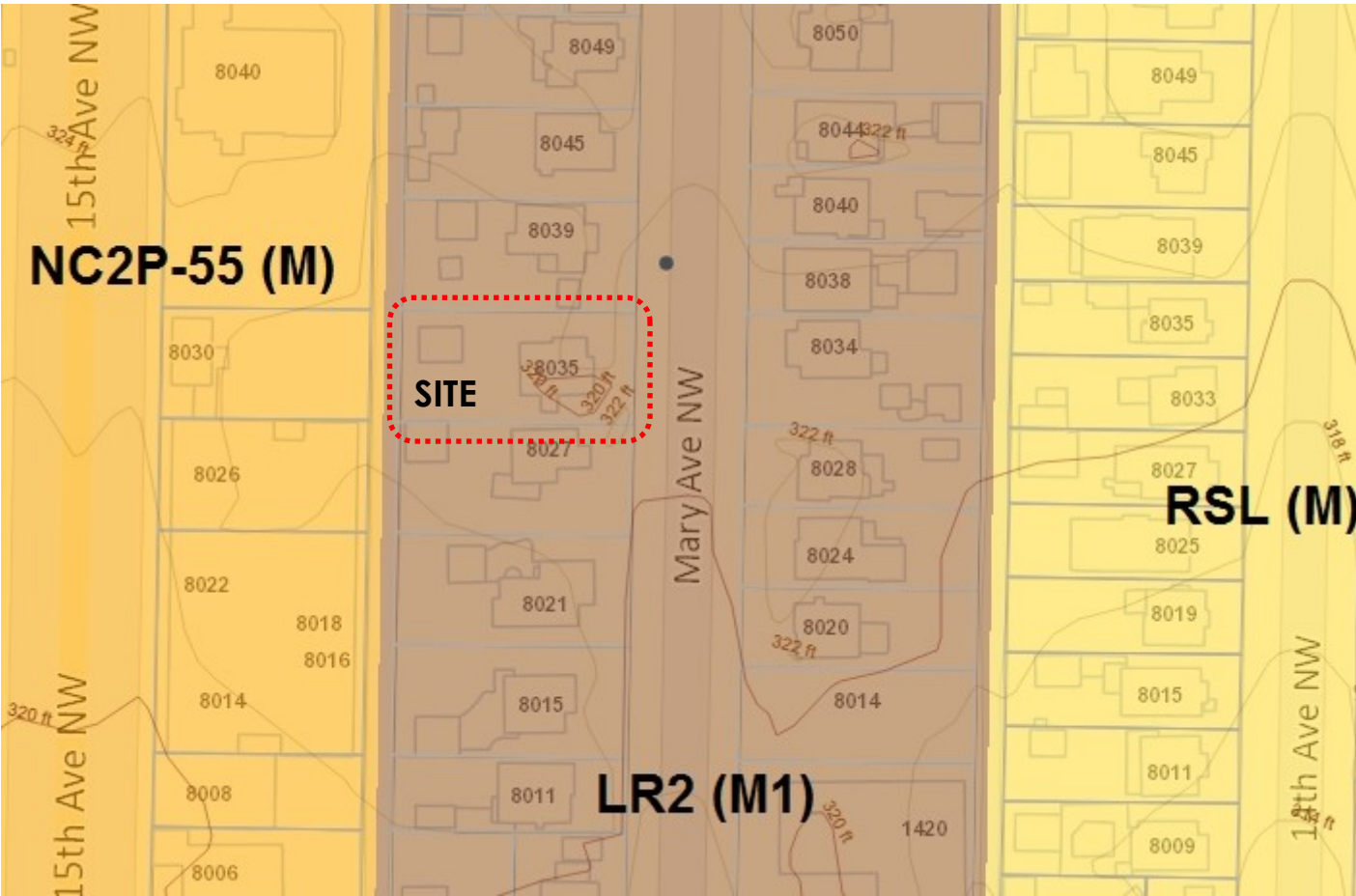
South Neighbor on Mary Ave



Southeast view from Mary Ave

VICINTY MAP WITH BUILDING USES

ZONING MAP



Legend

- Single Family
- Multi Family
- Commercial
- Institutional



ZONING TABLE - LR2 (M1)

Seattle Land Use Section	Code	Proposed
23.45.510 Floor Area Ratio	Maximum FAR allowed in LR2 zones with an MHA suffix for townhouses is 1.4	Lot area: 7,537 SF Maximum FAR allowed: 7,537 SF x 1.4 = 10,552 GFA FAR proposed: ~ 10,414 SF GFA
24.45.512 Density Limits	No Density requirements for LR2 (M1) zone	Proposed: 7 units
23.45.514 Structure Height	<ul style="list-style-type: none"> - Maximum base height for townhouses for principle structures is 40' in LR2(M1) zone, plus 5' for pitched roofs with a minimum slope of 3:12. - Open railings and parapet walls may extend 4' above the base height - Stair penthouses are allowed to extend 10' above the maximum allowed base height 	Proposed: building heights shall comply with code
23.45.518 Setbacks	Townhouse setbacks Front setback: 7' average, 5' minimum Rear setback: 7' average, 5' minimum Side setback for facades 40' or less in length: 5' Side setback for facades greater than 40' in length: 7' average, 5' minimum	Proposed Front setback: 6'-6" Minimum & 7' Average Proposed Rear setback: 24'-3 1/2" Proposed façade length at side setbacks: 44'-6" front, 38'-7 1/2" rear Proposed Side setbacks: Front North: 7'-0" Rear North: 6'-6" Front South: 7'-0" Rear South: 5'-0"
23.45.522 Amenity Area	Minimum amenity area for Townhouses: 25% of lot area A minimum of 50% of the amenity area is required on ground level	Minimum required Amenity area: 7,537 SF x 25 % = 1,884 SF Proposed Amenity: Ground Level: +/- 1,026 SF - Roof: +/- 1,150 SF Proposed amenity area Total: +/- 2,176 SF
23.45.524 Landscaping Standards	Green Factor Requirement: Green Factor score or 0.6 or greater	Proposed: landscaping will meet Green Factor score of 0.6
23.45.527 Structure Width & Façade Length	Townhouse requirements: Maximum allowed structure width: 90' Maximum façade length within 15' of a side lot line: 65% of lot depth	Proposed structure width: 46'-0" < 90'-0" allowable Maximum allowed façade length: 125.5' x 65% = 81.5' Proposed North façade length: 83.13' (requested for adjustments)
23.54.015 Table B Parking for Residential Uses	Required Parking : Frequent transit– No parking required	Proposed: 6 surface parking stalls accessed from alley

DESIGN GUIDELINES

GUIDELINE	DESCRIPTION	DESIGN RESPONSE
Context and Site		
CS3. Architectural Context and Character	A. Emphasizing Positive Neighborhood Attributes	The project is located in a recently up-zoned neighborhood. The site zoning was changed from SF5000 to LR2 and across the alley from a NC2P-55 zone. The intention of the re-zone is to increase density within Urban Villages, and it is appropriate for the building to depart from the existing single family character and embrace a larger scale that creates a transition from the adjacent apartment buildings to the LR1 zone on the other side of Mary Ave NW. The open (non-fenced) front yard design in this project relates to the context of adjacent single family dwellings.
Public Life		
PL3. Street Level Interaction	C. Residential Edges	The existing cheery Street Trees in the right-of-way will remain, and proposed landscaping & trees in the Front Yard will complement the Street Trees. Two separate walkways lead to the two front units, with doorways that project out from the primary façade and are highlighted with protective canopies. A traditionally detailed 6' high wood fence will be installed on the Property Line adjacent to the neighboring house. Walkways at each Side Yard will be created to define paths to Townhouse units that do not face the street, and they will be complimented with northwest drought tolerant landscaping that visually soften the perimeter of this project. Window placement and adjacent plantings are located to enhance privacy from within the units.
Design Concept		
DC1. Project Uses and Activities	C. Parking and Service Uses	Parking stalls are proposed off of the Alley, and are accessed by a common path along the Side Yard. All trash and recycling enclosures are located along the alley Property Line. Plantings are used to screen all waste collection areas. All enclosures have easy access back to the Alley for setting out containers on pick-up days.
DC3. Open Space Concept	A. Building Open Space Relationship	The proposed open spaces have been optimized to offer residents the best quality of space and light practical for this site. The front five of seven units have their Living Spaces on the First Floor. Units 1 & 2 enjoy the Open Space in the Front Yards and Units 3 & 4 have access to the common amenity area in the Courtyard between the two buildings. Bio-Planters and respective plantings are placed in Open Spaces in a manner that creates privacy between units. Units 5, 6 & 7 all have the benefit of Roof Decks as additional private Open Space. Bio-Planters and other plantings are used adjacent to the First Floor Bedrooms in units 5 & 7 to increase privacy. The Walkway along the Side Yard and courtyard provide openness and visual safety for residents and guests.
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes	The project uses traditional and varied low-maintenance siding materials with several different styles, textures and colors consistent with existing homes in the area. Horizontal lap siding is proposed for the primary façade while windows and adjacent side windows on upper floors feature panel material creating a framed appearance. Vertical standing seam metal siding using a durable material adds detail and interest to front facade. Building side bays use board and batten siding that will be painted to compliment the front façade metal siding appearance. Gable roofs proposed in this project are used to harmonize with nearby single family residences on this street. Canopies over Front Doors and bike racks are detailed in a simple and clean manner to present a modern compliment to the traditional siding and roof shape.
	D. Trees, Landscape and Hardscape Materials	The proposed trees specified are selected in consideration of their location so they do not get too large at maturity. Trees, shrubs and ground cover specified have varied color, leaf pattern and texture to provide interest. Additionally, the native and drought tolerant plantings will have different bloom and seasonal foliage characteristics to enhance visual variety during a year. Proposed hardscape material of 8" size pavers provides a residential texture to the project. The 2 Street Trees are identified by project's arborist.

FRONT BUILDING ELEVATIONS



EAST ELEVATION



SOUTH ELEVATION

FRONT BUILDING ELEVATIONS



WEST ELEVATION



NORTH ELEVATION

BACK BUILDING ELEVATIONS



EAST ELEVATION



SOUTH ELEVATION

BACK BUILDING ELEVATIONS

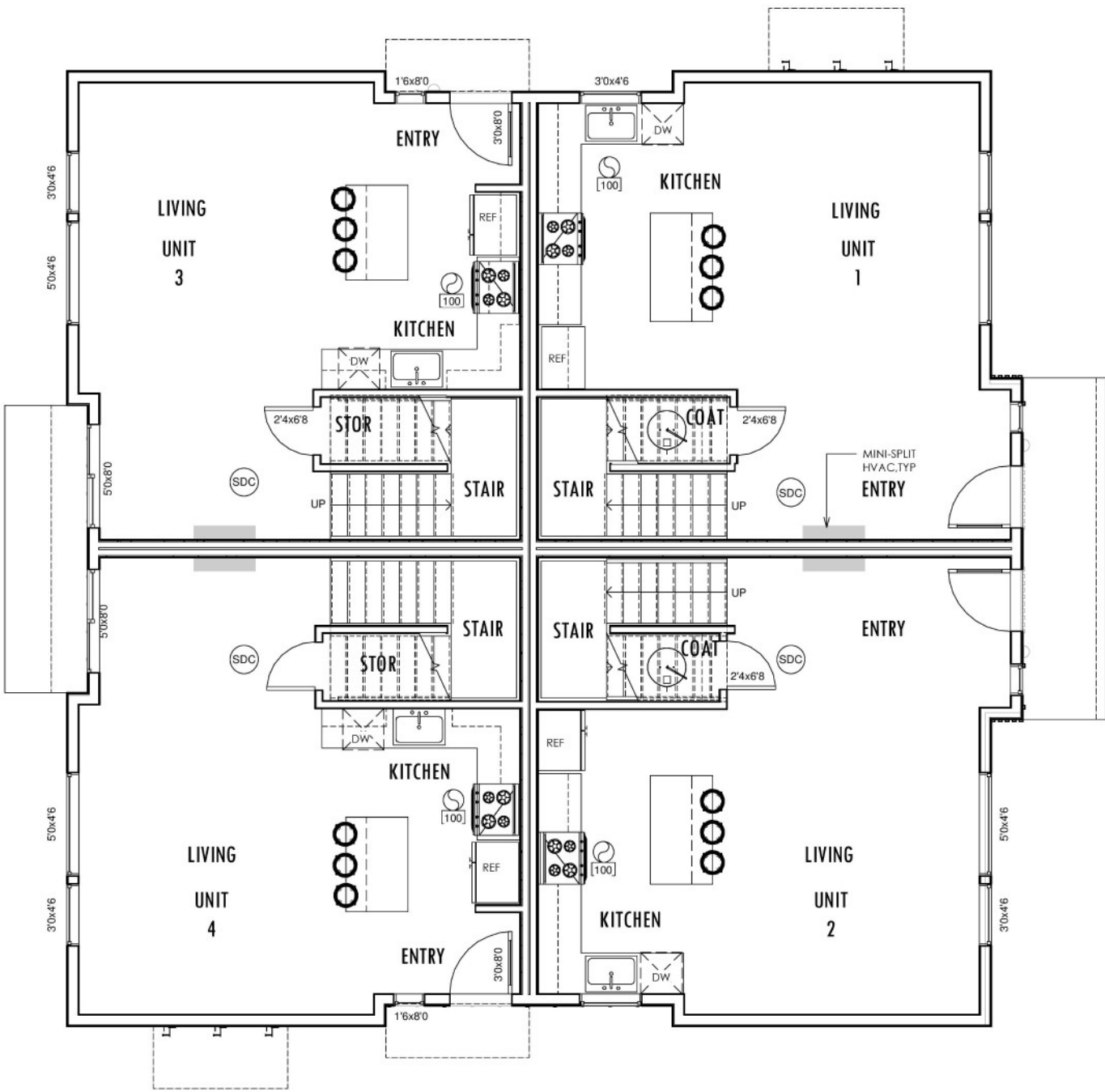


WEST ELEVATION

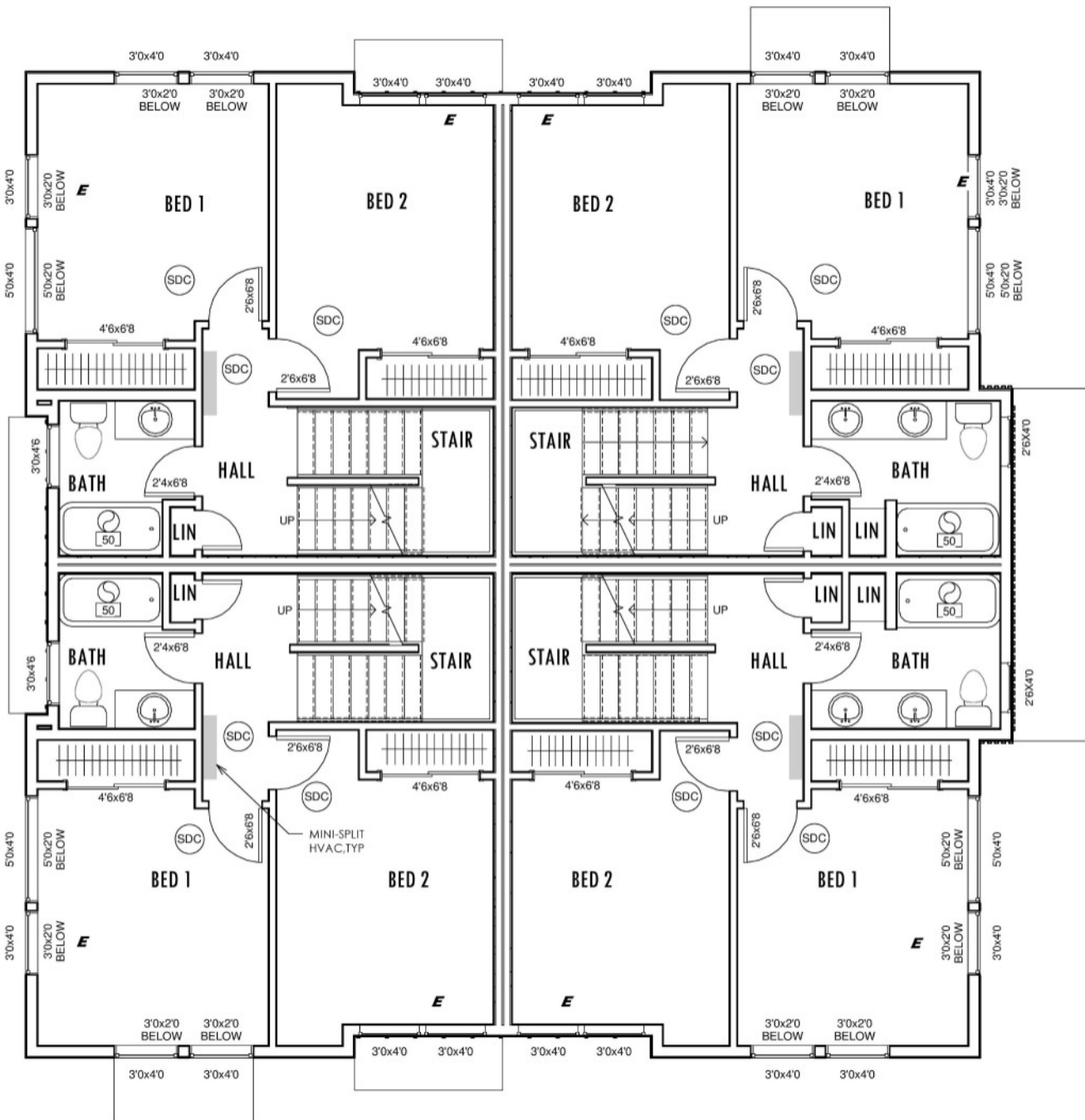


NORTH ELEVATION

FLOOR PLANS : FRONT BUILDING



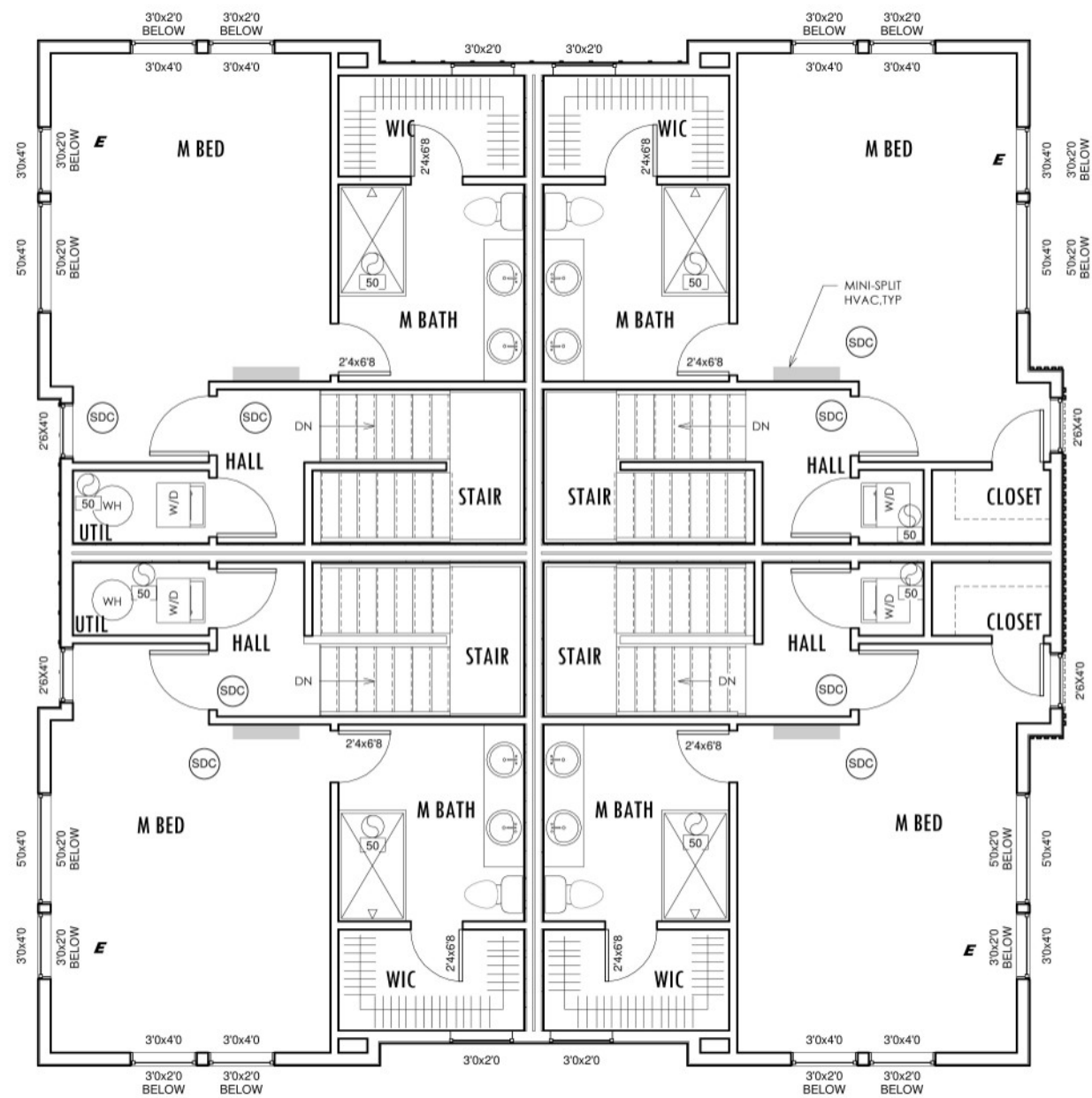
FIRST FLOOR



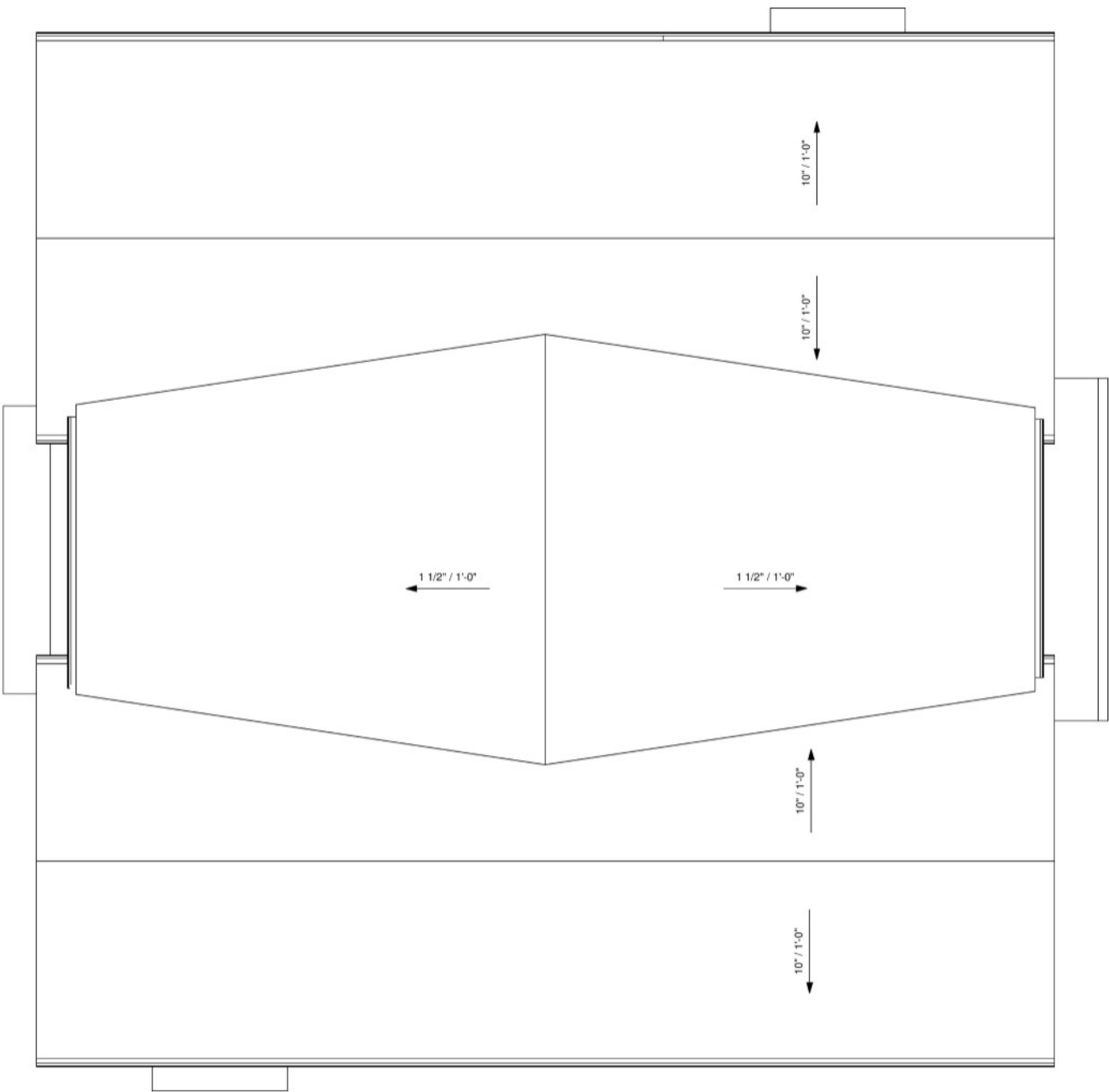
SECOND FLOOR



FLOOR PLANS : FRONT BUILDING



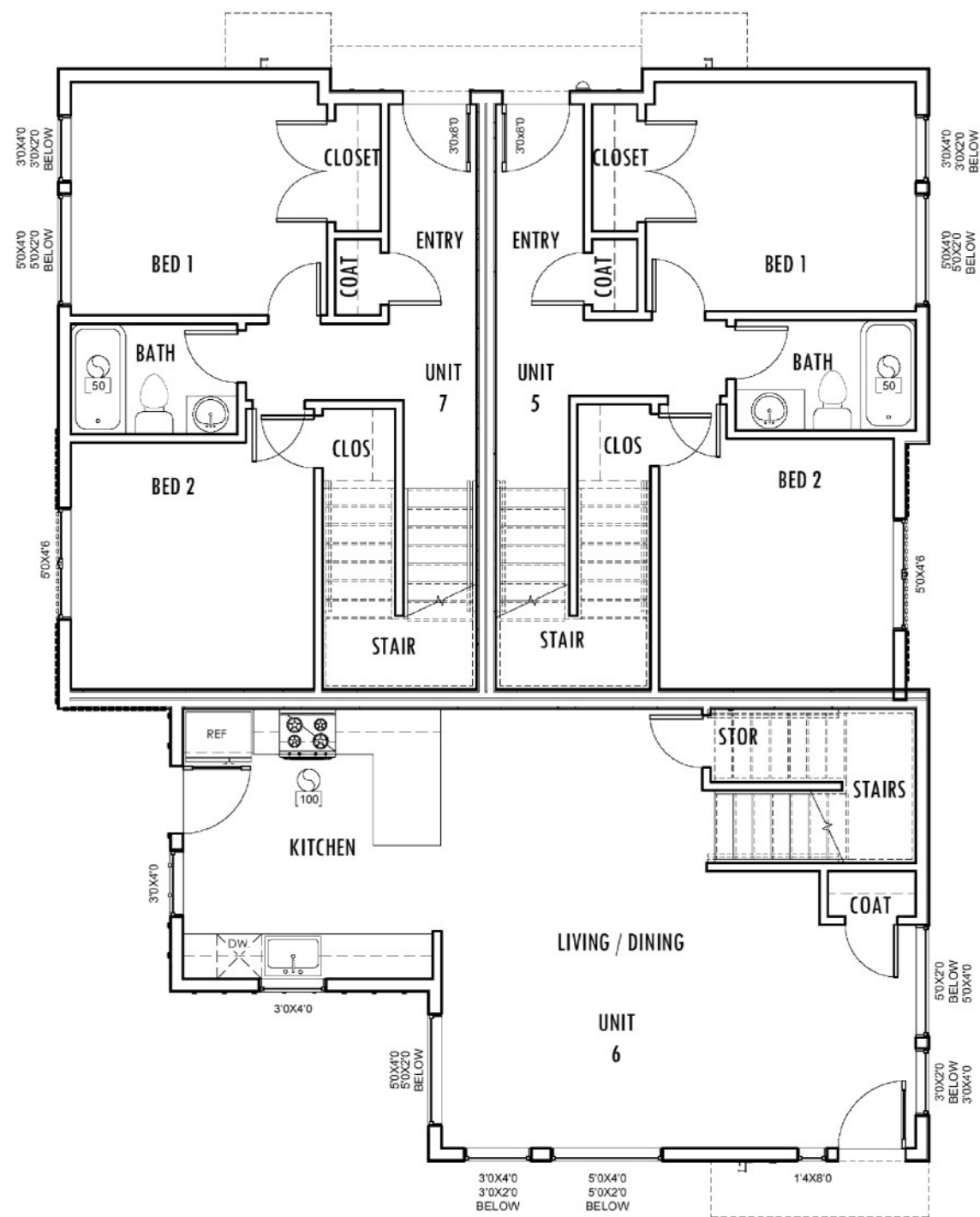
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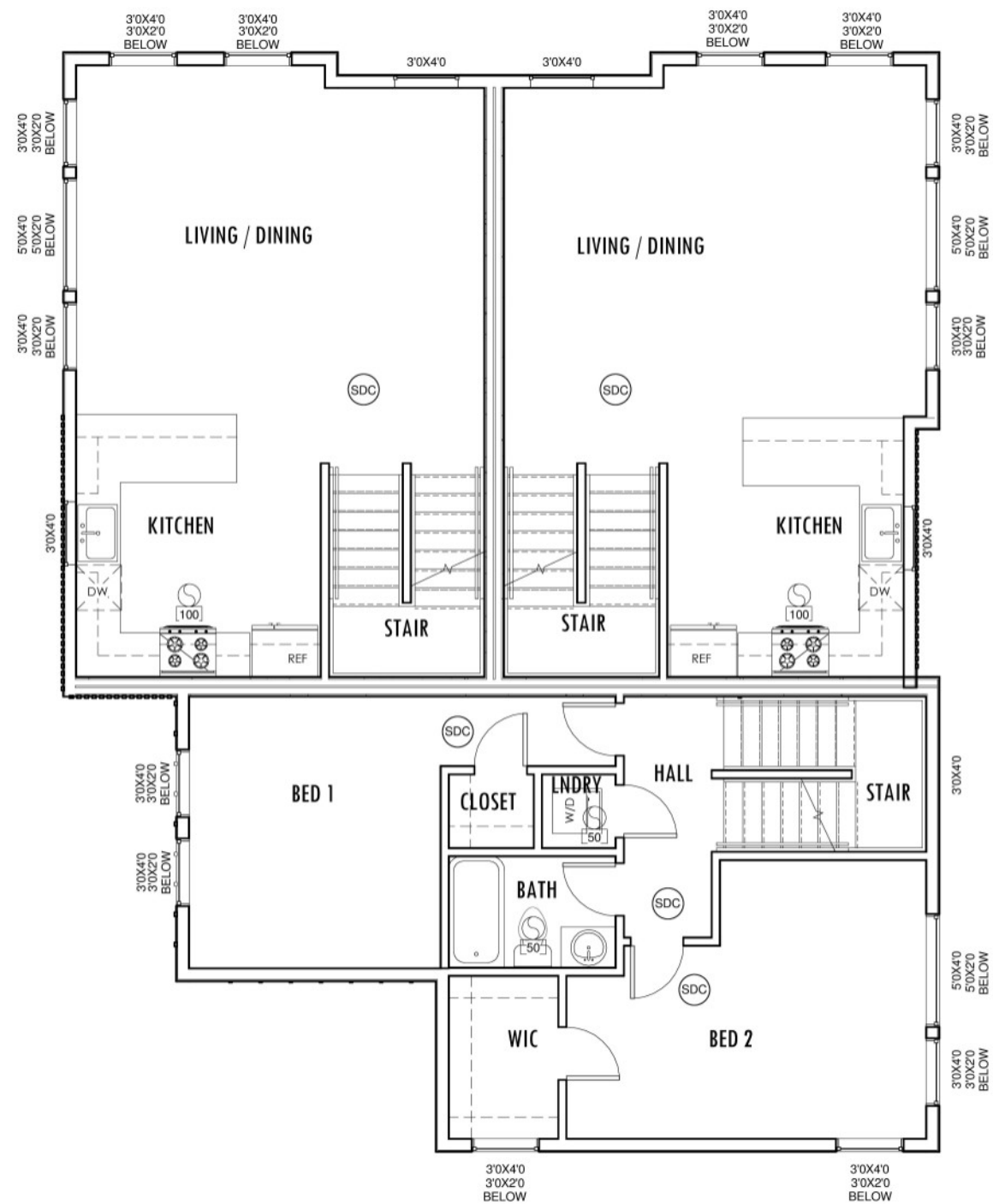
ROOF PLAN



FLOOR PLANS : REAR BUILDING



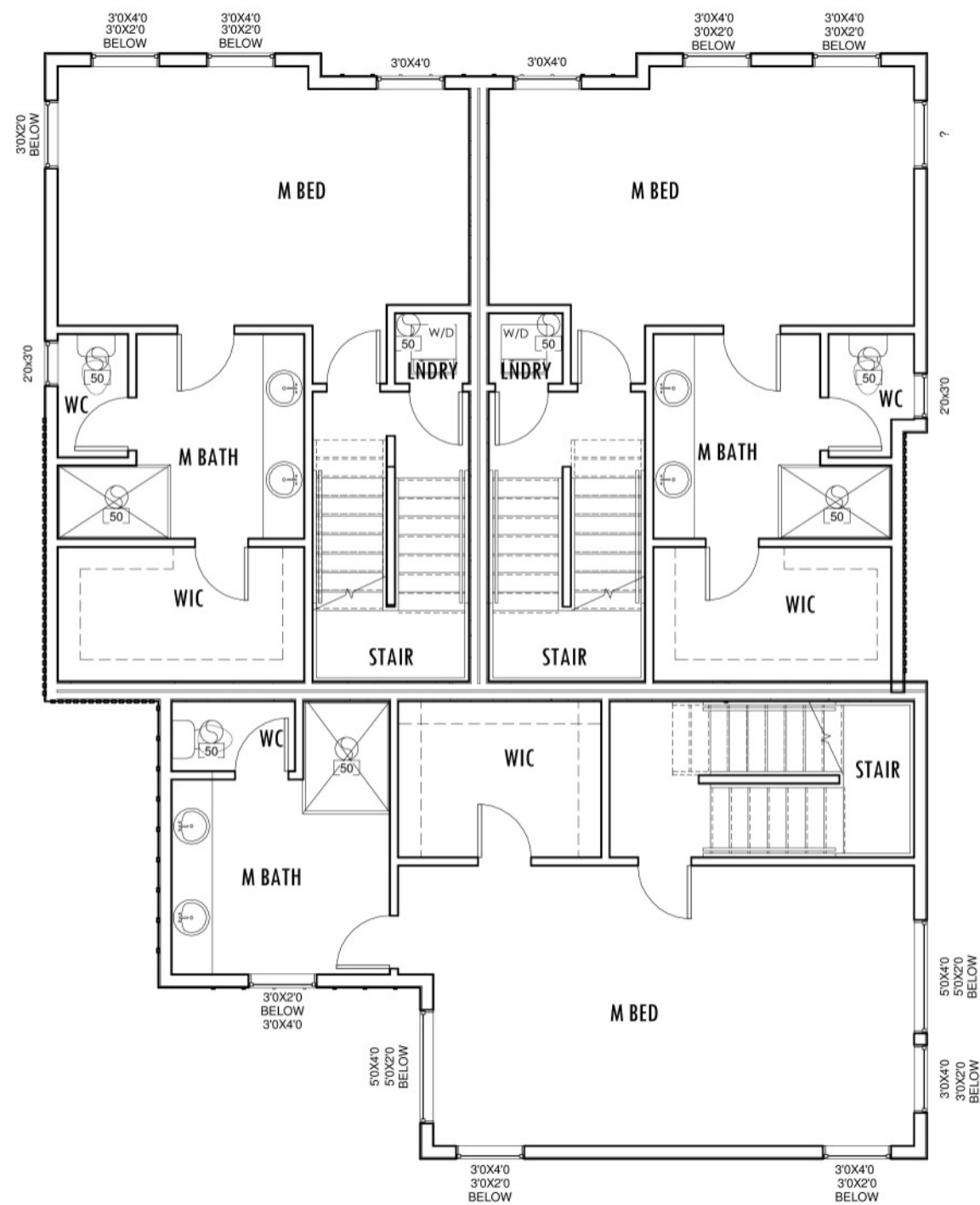
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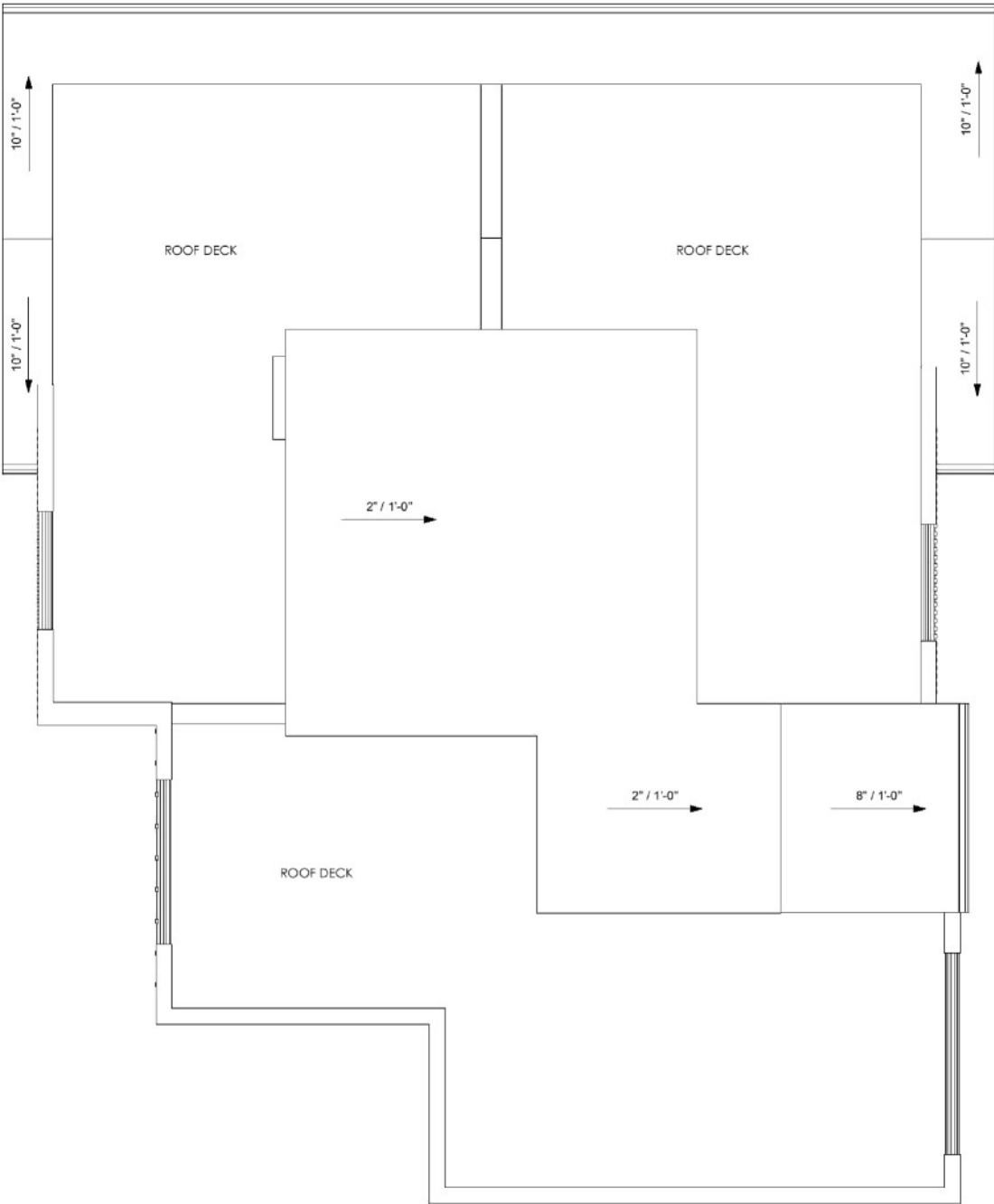
SECOND FLOOR



FLOOR PLANS : REAR BUILDING



THIRD FLOOR



ROOF PLAN



3D VIEWS



VIEW FROM SOUTHEAST

Exterior Finishes:

- 6" exposure cement board horizontal lap siding in light gray
- Painted smooth cement board panels in charcoal color
- Painted board & batten fiber cement siding in vintage color
- Vintage color vertical standing seam metal siding
- Windows in a dark gray color
- Entry and roof deck doors in light gray

Fencing Note

The proposed fencing for this project is 6' high wood fencing for privacy with 1x6 horizontal cedar boards with 1/2" spacing.



VIEW FROM SOUTHEAST

3D VIEWS



VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST

ADJUSTMENTS

ADJUSTMENTS

This request is being made due to the retaining an exceptional tree at SW corner of lot. The applicant looked at many site plan options , and we were able to retain the tree and provide 7 family size units with a small increase of 1.63' in facade length. The facade length along the south is 3.5' less than what is allowed. There is a new 8 unit development plan proposed at 8039 Mary Ave NW so the increase in facade length will not negatively impact an existing home.

Calculation: $125.5' \times 65\% = 81.5'$ allowable. — $83.13'$ proposed.

