

SEPTEMBER 12, 2019

# WHITTIER TOWNHOUSES

8318 13TH AVENUE NW  
SEATTLE, WA 98117

Streamlined Design Review

[bcradesign.com](http://bcradesign.com)



Project # 3034667-EG

## Owner:

8332 13th Ave NW, LLC  
3726 Broadway #301  
Everett, WA 98201  
425.212.2210

## Architect:

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Project Overview

OVERVIEW



Project Vision	Create attainable, quality housing choices for young families, with an emphasis on interior and exterior spaces, landscaping, and forms.
Developer	8332 13th Ave NW, LLC 425.212.2210
Project Facilitator	Seattle Land Use Co, LLC Moira Haughian Moira@seattlelanduseco.com
Project Address	8318 13th Avenue NW , Seattle, WA
Site Area	5,004 sq. ft.
Overlay District	Crown Hill Residential Urban Village
Project Description	Project proposes four 3-story townhouse units in the Crown Hill Residential Urban Village. Each townhouse is 479 SF at 1st floor, 550 at 2nd floor, 560 SF at 3rd floor, and 1,589 SF total per unit. The total building area is 6,356 SF. No parking is required, but 7 spaces are provided. Each unit has 3 bedrooms.
Site Description	Existing Condition: Existing site is comprised of 3 lots. Existing lot conditions are as follows:  8318 13th Ave NW - This lot has one single family home, one garage, a shed, and a deck. This lot also has concrete stairs at the back entry and concrete stairs at the south side of the house. This lot also has a concrete pathway from the public sidewalk connected to the entry and concrete pavement to the north side of the garage.  8322 13th Ave NW - This lot has one single family home and a garage. This lot also has concrete stairs at the front entry and a concrete pathway from the public sidewalk connected to front stairways. This lot also has a concrete pathway that connects a concrete pavement at the back to the garage.  8326 13th Ave NW - This lot has one single family home and two sheds. This lot also has concrete stairs at both the front entry and two concrete stairs at the north side of the house connecting to a deck. This lot also has one concrete pathway connected to the public sidewalk and concrete pavement at the north side and back side.  Adjusted Site Condition: The combined 3 lots is in process of a lot boundary adjustment (No. 3034434-LU). The LBA will create 3 parcels, with 1 parcel on the West and 2 parcels on the East. Parcel C is the most southern parcel on the East side.

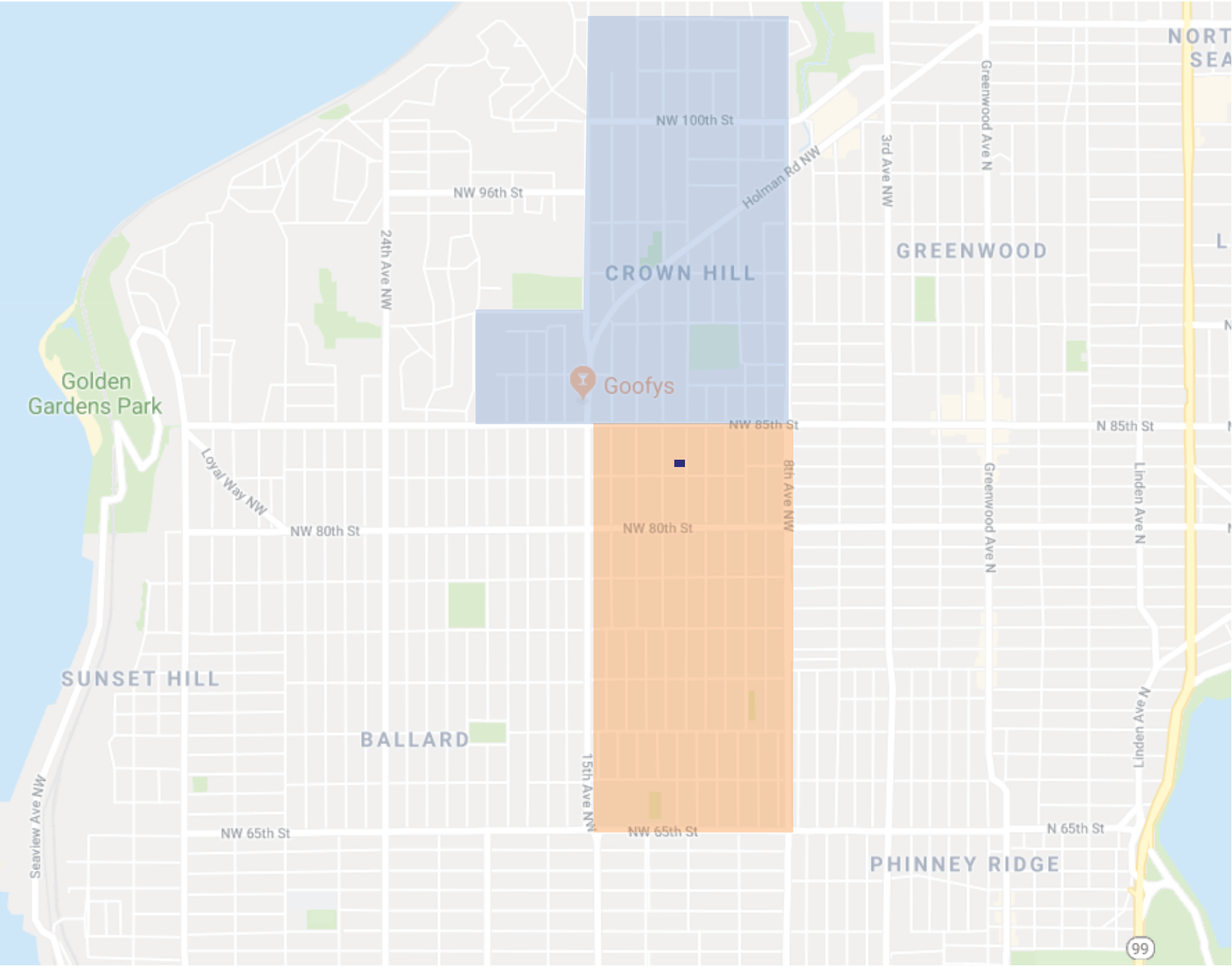
Legal Description	PARCEL C OF CITY OF SEATTLE BOUNDARY LINE ADJUSTMENT 3034434-LU ALSO KNOWN AS THAT PORTION OF LOTS 16, 17, 18, AND 19, BLOCK 15, GREENWOOD PARK FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 7, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  <b>BEGINNING</b> AT THE S.E. CORNER OF SAID LOT 19; THENCE N 89’06’04” W ALONG THE SOUTH LINE OF SAID LOT FOR DISTANCE OF 66.72 FT.; THENCE N 01’04’08” E, 75.08 FT.; THENCE S 88’55’52” E, 66.72 FT.; THENCE S 01’04’21” W, 74.89 FT. TO THE <b>POINT OF BEGINNING</b> .  SUBJECT TO AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS “PEDESTRIAN EASEMENT A” ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.  TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AND UTILITIES AS SHOWN AND DESCRIBED AS “PEDESTRIAN EASEMENT C” ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.  TOGETHER WITH AN EASEMENT FOR UNDERGROUND UTILITIES, EXCLUSIVE TO SEATTLE CITY LIGHT AS SHOWN AND DESCRIBED AS “CITY LIGHT EASEMENT B” ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.  AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.
Design Team	BCRA Ming-Sing Ting, Project Manager Andy Epstein, Civil Engineer Jon McNamara, Landscape Architect
Consultant	Malsam Tsang Marc Malsam, Structural Engineer

# Project Overview

## OVERVIEW

Site Location	8318 13th Avenue NW, Seattle, WA 98117
Site Zoning	LR1(M1)
Overlay	Crown Hill Residential Urban Village
ECA	NONE
Permitted Use	Multifamily
SEPA Review	NOT REQUIRED
Site Area	5,004 sf
Floor Area Ratio	1.3
Number of Residential Units	4
Height	Base Height: 30'
Setbacks	For Townhouse Front and Rear: 7' average, 5' Minimum North and South sides: 5' for facade less than 40' in height
Parking Required	Site is within Crown Hill Residential Urban Village and lies within frequent transit center, therefore no vehicular parking is required and no vehicular parking is provided.

## NEIGHBORHOOD MAP



## NEIGHBORHOOD MAP LEGEND

- Project Site
- Crown Hill
- Whittier Heights



North

Zoning Standards

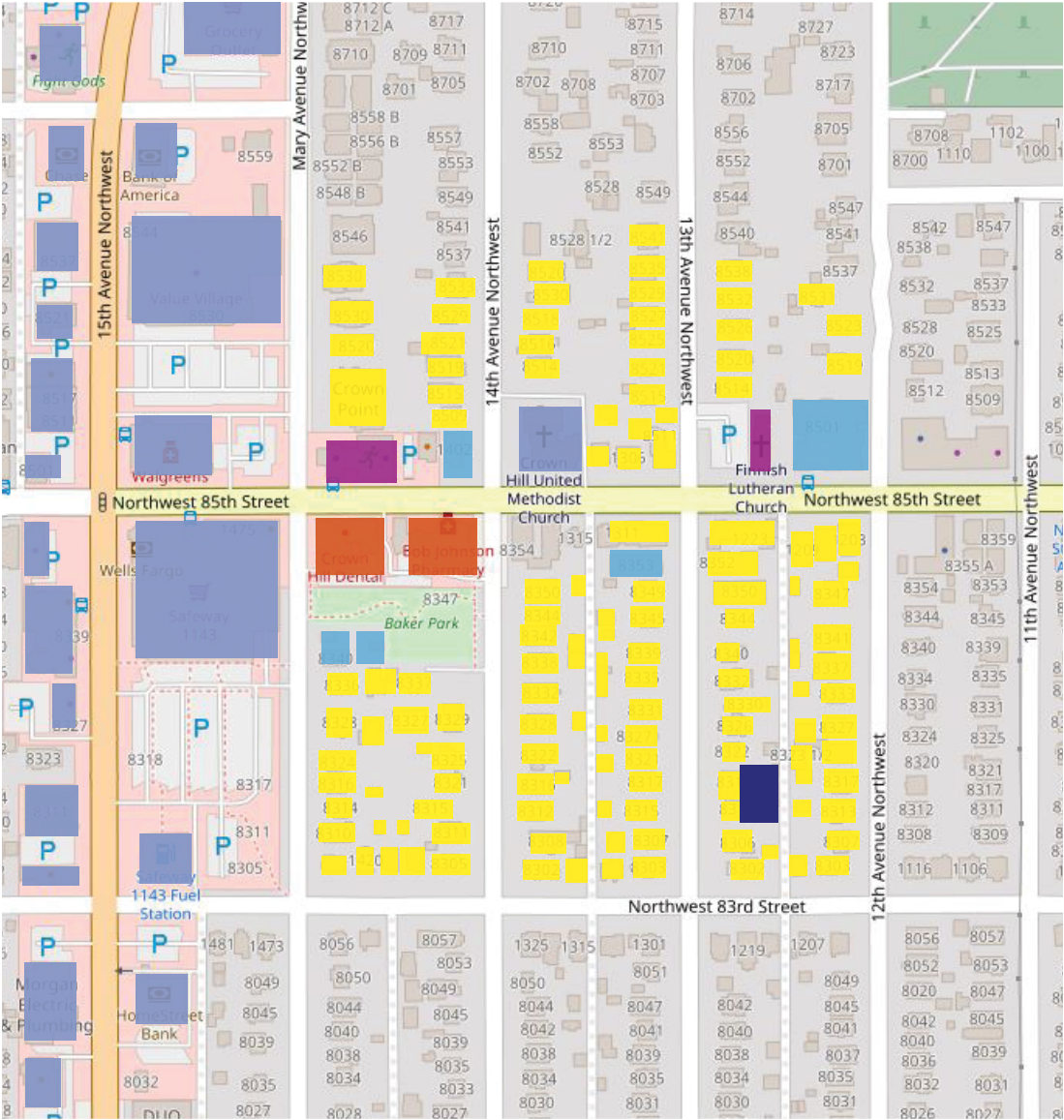
INVENTORY

Zoning: SMC:	LR1 REQUIREMENT	PROPOSED
23.45.504	Permitted and Prohibited Uses	Residential use permitted outright
23.45.510	Floor Area Ration (FAR) Limites Per Table A 23.45.510, FAR for LR1 zone with MHA suffix is 1.3 Exemptions: 10. Common walls separating individual rowhouse dwelling units.	Lot Area: 5,004 SF Max Floor Area allowed: 5,004 x 1.3 = 6,505 SF Proposed Floor Area: 6,356 SF
23.45.512	Density Limits and family size unit requirements No density limit for rowhouses on lots over 3,000 SF of Lowrises zones that have mandatory housing affordability suffix.	Exempted: Lot Area is 5,004 SF
23.45.514	Structure Height Maximum 30’ height limit, with exceptions for pitched roofs, shed roof, parapets and penthouses	Compliant: 29’-6” basic height + 5’ gable roof
23.45.518	Setbacks and Separations Front: 5’ minimum Rear: 7’ average; 5’ minimum Side: 5’	Front: 10’ Rear: 18’ 3” Sides: 5’
23.45.522	Amenity Area 25% of lot area required (1,251 SF) 50% of required amenity area shall be provided (626 SF) at ground level. Amenity area required at ground level may be provided as either private or common space.	Proposed: 745 SF on the ground 1,164 SF at the rooftop Total: 1,909 SF total amenity area (38.1%)
23.45.524	Landscaping Minimum 0.6 Green Factor required, street trees required.	Compliant: Green factor greater than 0.6 propsed, including the existing street tree.
23.45.527	Structure Width and Facade Length Limits Maximum structural width: No Limit Maximum structural facade length: 65% of lot line.	Total structural width: 65’-0” Structural facade length: 34’-9” (52% of lot line: 66’-9”)
23.45.015	Required Parking Per Table B 23.54.015, no minimum parking required since the site is located within Crown Hill Residential Urban Village and frequent transit service area.	7 spaces provided
23.54.040	Solid Waste Storage and Access Per Table A 23.54.040, residential development with 2-8 dwelling units, minimum 84 SF of shared storage space.	Shared storage space for solid waste is provided at Southeast corner of the parcel.

# Zoning Information

INVENTORY

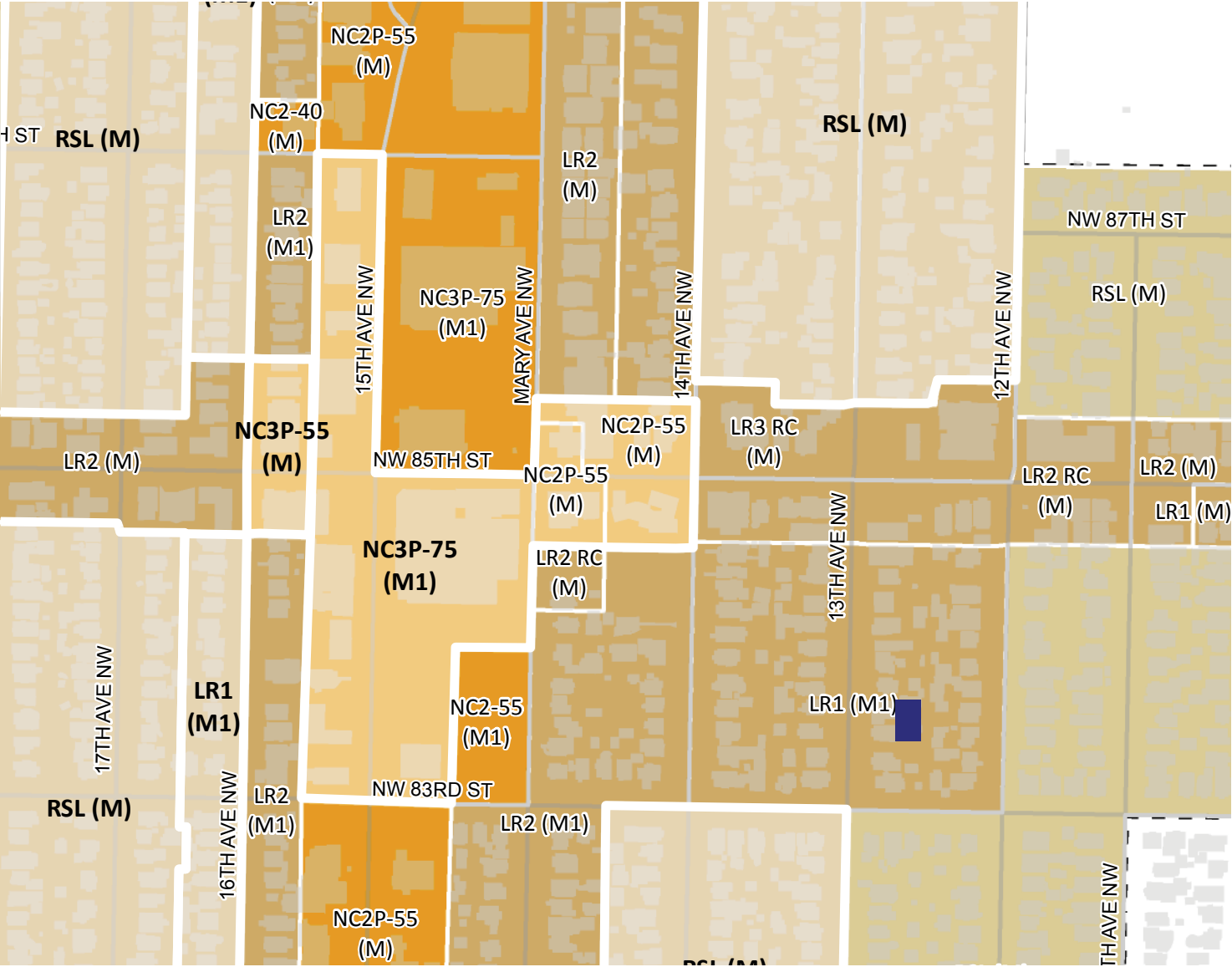
CONTEXT USE MAP



CONTEXT USE MAP LEGEND

- Project Site
- Multi-Family
- Single Family
- Commercial
- Medical
- Religious

ZONING MAP



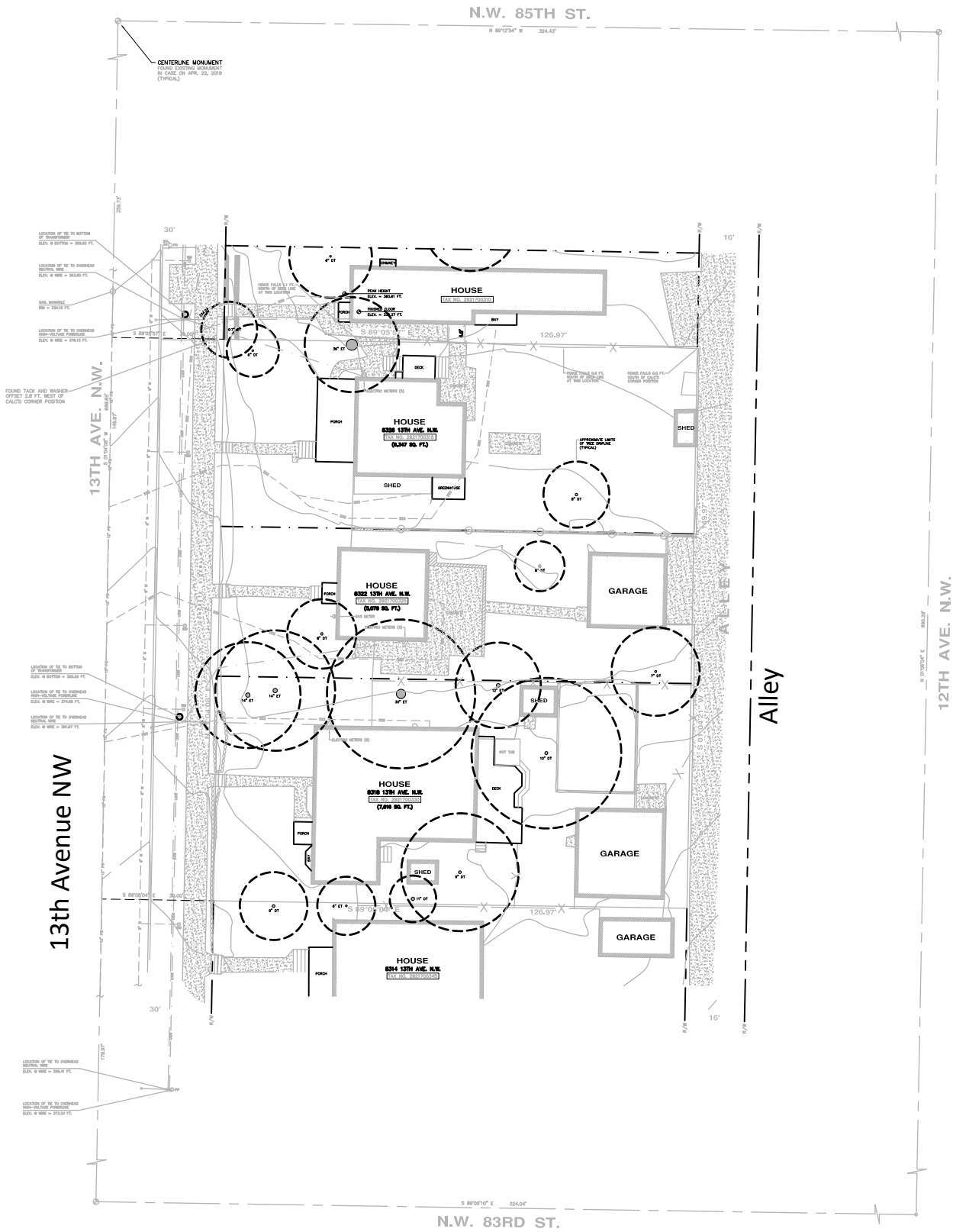
ZONING MAP LEGEND

- Project Site
- NC2
- NC3
- LR2
- LR1



Existing Survey

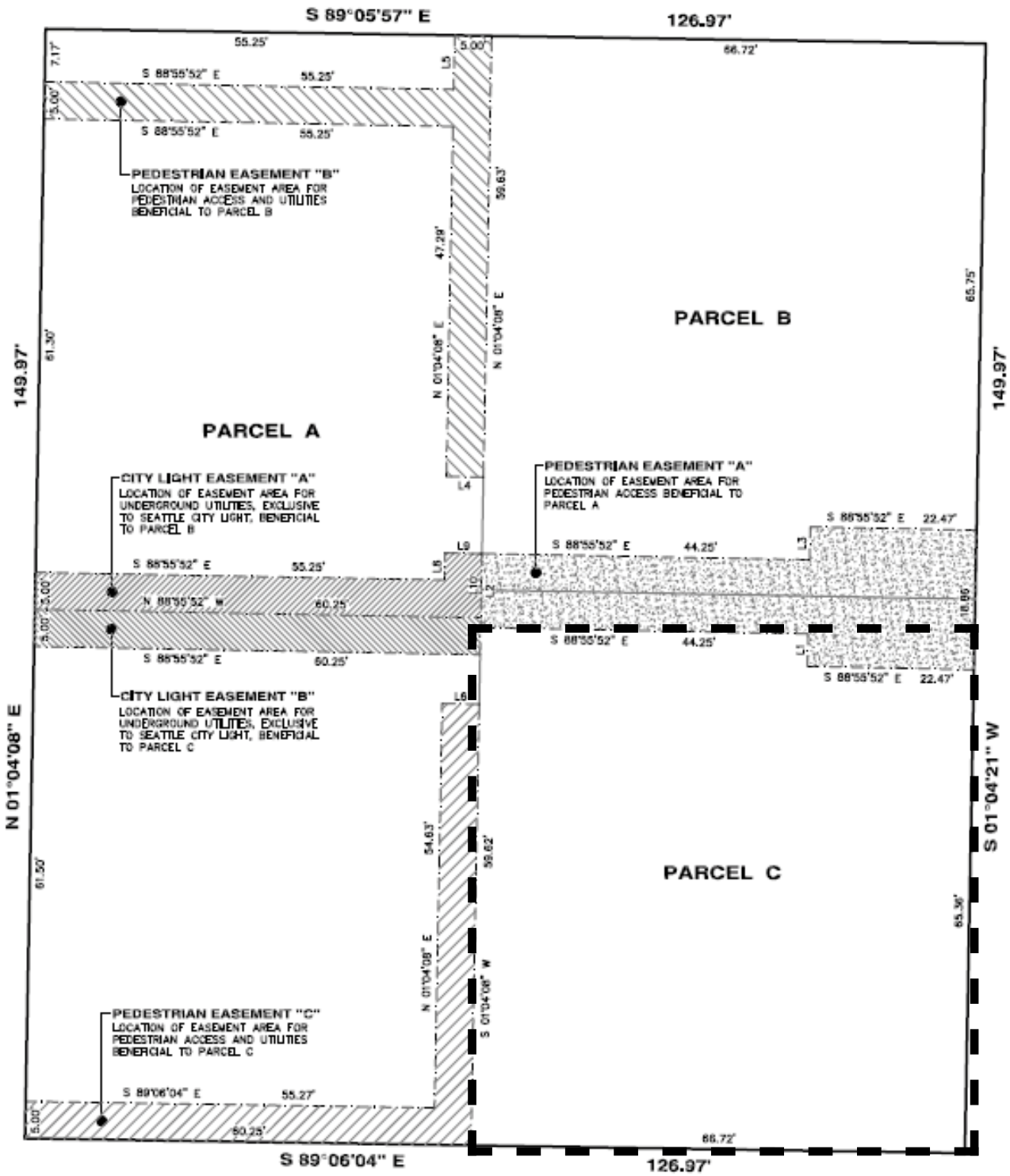
INVENTORY



01

EXISTING SURVEY

NOT TO SCALE



02

LOT BOUNDARY ADJUSTMENT NO. 3034434-LU

NOT TO SCALE



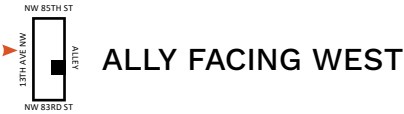
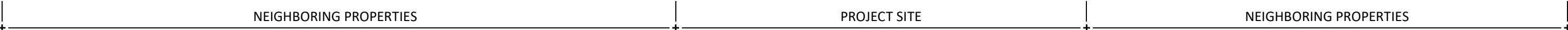
LEGEND

Site Boundary



# Existing Streetscape Photographs

INVENTORY



STREET VIEW - 13TH AVE NW LOOKING SOUTH



STREET VIEW - 13TH AVE NW LOOKING NORTH



# Site Aerial Photos

INVENTORY



01 AERIAL VIEW LOOKING NORTH



02 AERIAL VIEW LOOKING SOUTHWEST

SITE AERIAL LEGEND



PROJECT SITE



12TH AVE NW



NW 85TH AVE



13TH AVE NW







03 AERIAL VIEW LOOKING WEST

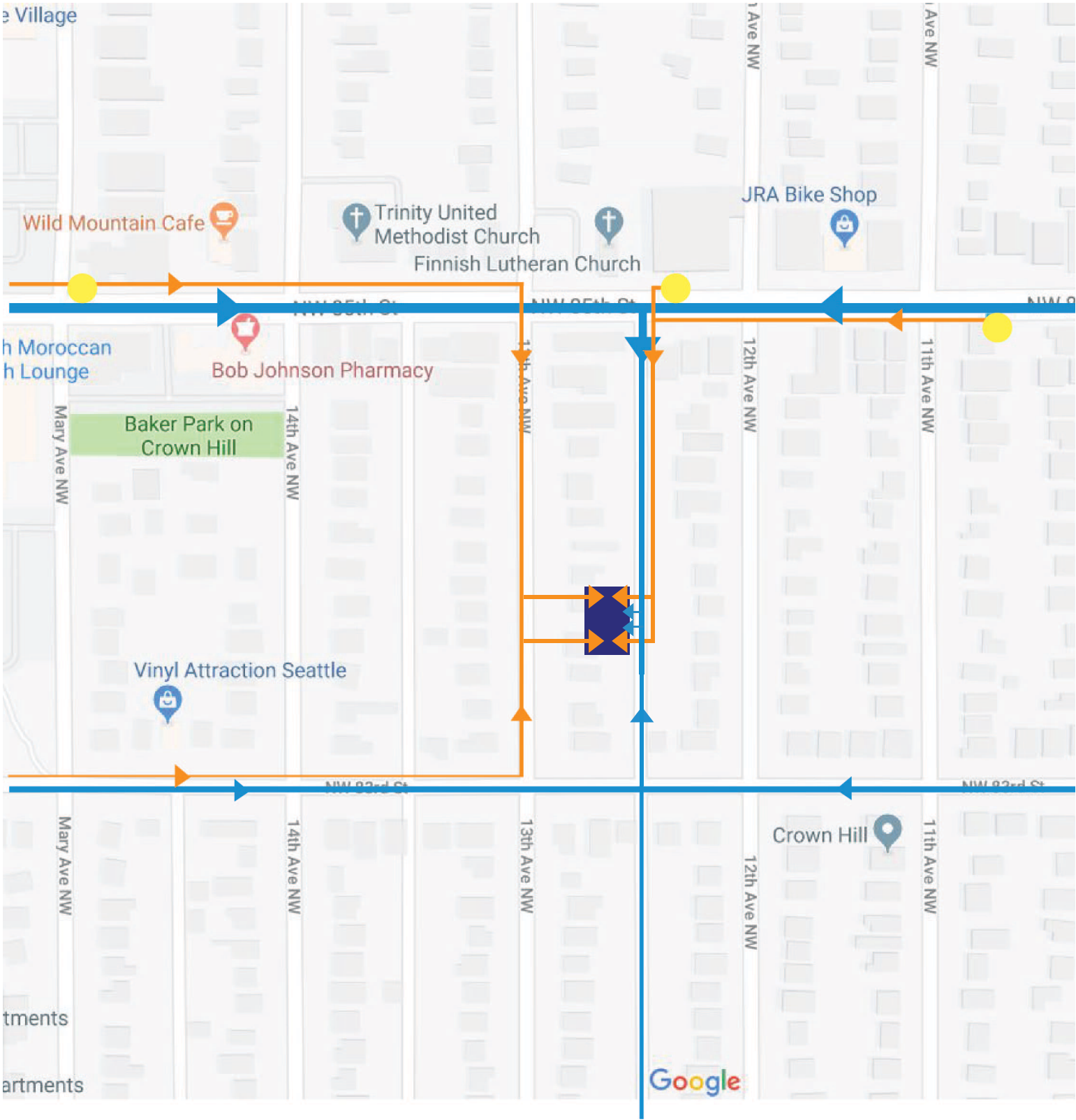


# Site Access & Circulation

ANALYSIS

SITE ACCESS AND CIRCULATION MAP LEGEND

-  Bus Stop
-  Vehicle Route
-  Pedestrian Route
-  Project Site





# Surrounding Amenities & Bus Routes

ANALYSIS

WALKSCORE

Walk Score

88

Very Walkable

Most errands can be accomplished on foot.

Transit Score

56

Good Transit

Many nearby public transportation options.

Bike Score

77

Very Bikeable

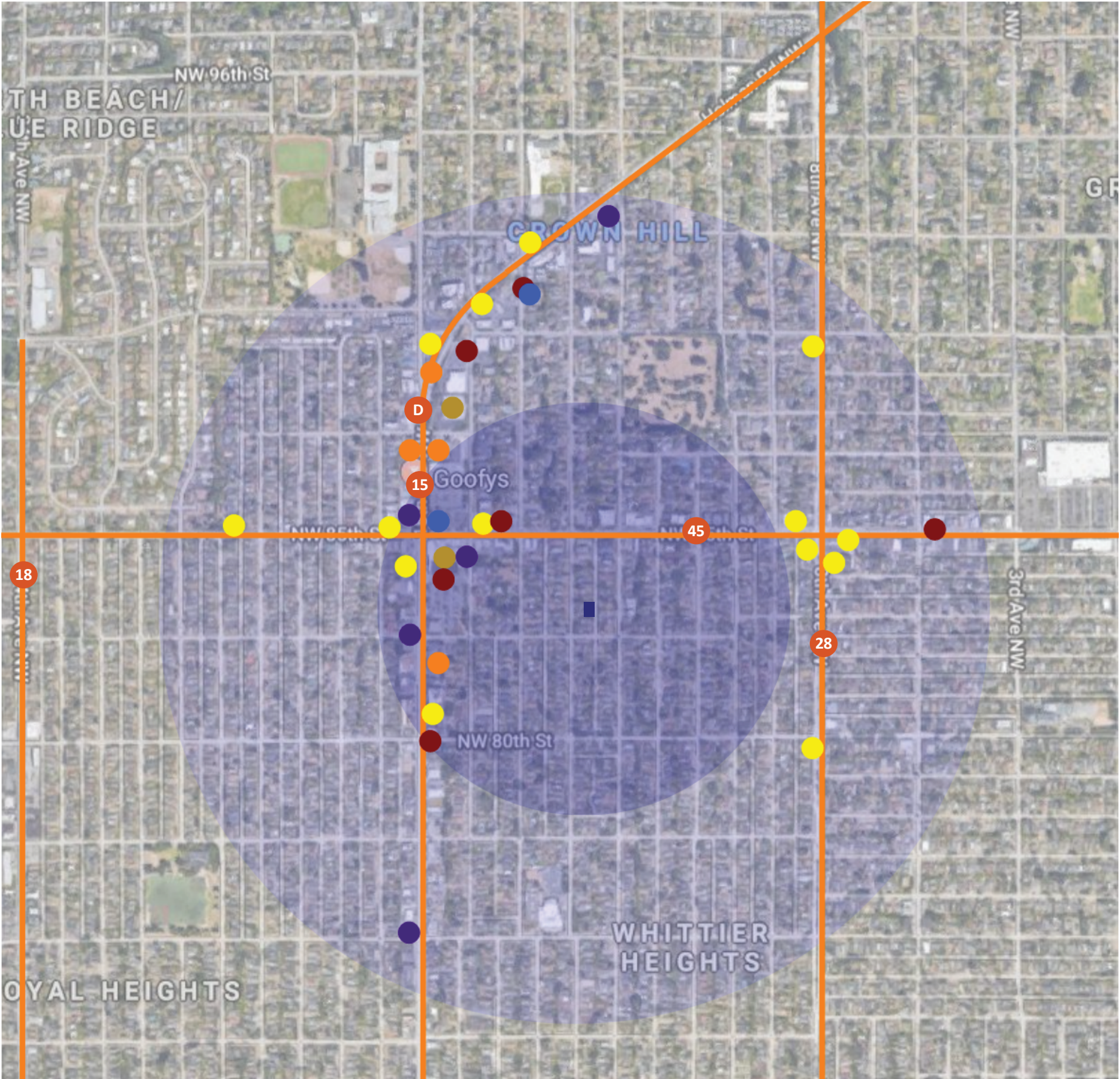
For more information visit:  
<http://www.walkscore.com/>

NEIGHBORHOOD AMENITIES LEGEND

- Convenience Store
- Grocery Store
- Coffee
- Dry Cleaner
- Restaurant
- Bank
- Project Site
- 1/4 Mile Radius
- 1/2 Mile Radius

BUS ROUTES LEGEND

- Bus Route
- Bus Stop
- Bus Route









# Design Guidelines

DESIGN

SECTION 1: CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND NATURAL VENTILATION

- 2. Minimal glazing on South facing facade to minimize heat gain.

C. TOPOGRAPHY

- 2. Utilizing the existing slope of site.

D. PLANTS AND HABIT

- 1. On-site Features:

The site design provides rich, adaptable and drought tolerant landscape, and the integration of a listed, exceptional Western Red Cedar to support and supplement the existing bio-diversity of the local eco-system. By providing a supported plant palette supportive of the local eco-system, we help connect individuals with increased natural habitats. In addition, the site design provides a variety of pedestrian corridors that connect to the natural landscape and neighboring natural environments.

E. WATER

- 2. Adding Interest with Project Drainage:

The project has developed a rain garden design that highlights the use of natural systems to manage on-site stormwater drainage. As a focal point and significant component of the site design, the rain gardens become a heightened sensory experience for the local community, while providing a positive impact on the environment.

CS2 URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

- 1. Sense of Place:

A sense of place is created at the rowhouse stoops, by exaggerating the depth, recessing the entry, and utilizing a trellis with greenery. These features combined create identity and arrival for each rowhouse. Back patios utilize landscaping to soften and offer privacy from neighboring units and buildings.

- 2. Architectural Presence:

Since this building is located in a residential community, the exterior design references neighboring single-family housing to contribute to the existing styles and simplify the aesthetics of the community. The design reflects the history of the surrounding architecture, while bringing in modern details to guide the community into the future

B. ADJACENT SITES, STREETS, AND OPEN SPACES

- 2. Connection to the Street:

Using similar scale and style of neighboring stoops, the design connects to the existing structures and surrounding community.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- 1. Fitting Old and New Together:

Our design objective is to reflect the history of the surrounding architecture, while bringing in modern details to guide the community into the future. Materials and colors of the surrounding structures have been used to better integrate this new building into the existing neighborhood. The gable roofline has been used to replicate the many gable rooflines on the street. Traditionally sized windows and cornice details have also been used to relate to the existing architectural context.



# Design Guidelines

DESIGN

SECTION 2: PUBLIC LIFE

PL1 CONNECTIVITY

A. NETWORK OF OPEN SPACES

2. Adding to Public Life:

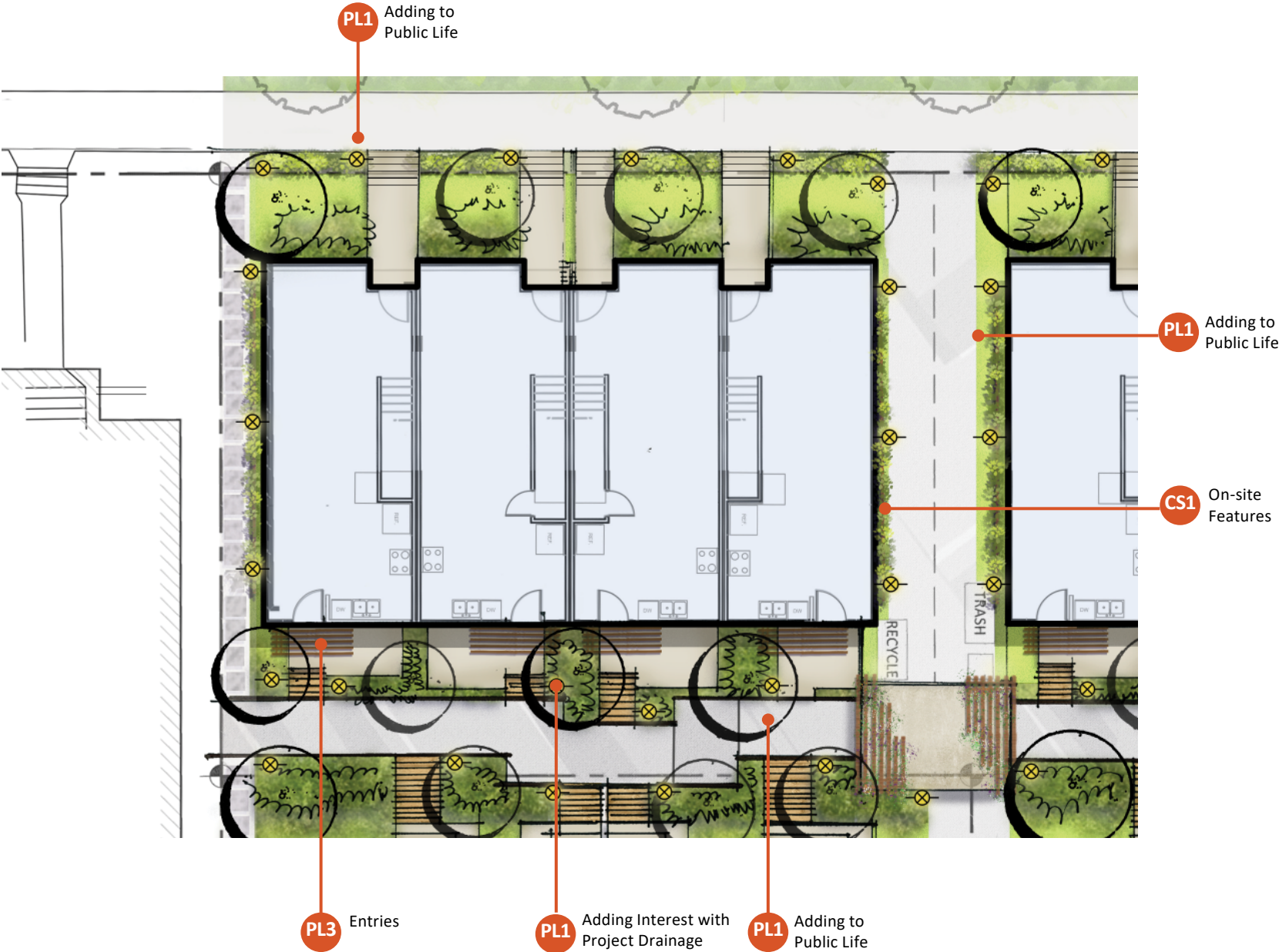
Opportunities to foster human interaction have been designed at the recessed entries and trellis covered stoops at each rowhouse, through block connection to the existing alley, widened pathway at the back of the site to connect to private patios, a public trellis feature that acts as a node for site connection, and place making landscape elements throughout the site.

PL3 STREET LEVEL INTERACTION

A. ENTRIES

1. Design Objectives:

Individual rowhouse entries are scaled appropriately to provide intimate private space for the resident. The entries are recessed and covered by a trellis to add privacy from the neighboring unit and a sense of security from the street.





# Surrounding Architectural Context

## ANALYSIS

### MODULATION



01 2-story Extrusions



05 Modern Vertical Modulation



09 Vertical Modulation



13 Relationship to Street - Stoop

### MATERIALS



02 Brick



06 Lap Siding - Varying Size



10 Wood



14 Color Scheme: White, Black & Gray

### FORM



03 Traditional form with Gable Roofline



07 Modern Form with Gable Roofline



11 Dormer



15 Dormer & Gable Rooflines

### WINDOWS



04 Casement



82 Awnings & Mullions



12 Awnings & Mullions



16 Awnings & Mullions



# Architectural Concept

DESIGN

ARCHITECTURAL DESIGN OBJECTIVE

Elevate the standard and be a leader in the neighborhood that establishes individuality for both the resident and the townhome community.

ARCHITECTURAL DESIGN STRATEGY

Connect to traditional style of the surrounding neighborhood by bringing detailed craftsmanship to a modern style and creating a new design language that elevates this community into a new era.



01 Utilize windows at end units and outdoor space



02 Modern cornice detail



03 Combine gable and dormer rooflines



04 Gable with recess and screening for guardrail



05 Traditional style cornice details



06 Outdoor living space



07 Varying siding size, traditional bump out + Recessed entry



Exterior Materials

DESIGN



01





MATERIAL LOCATIONS - WEST ELEVATION



02

MATERIAL LOCATIONS - EAST ELEVATION

COLOR AND MATERIAL PALETTE

	Brick Mutual Materials 1
	Lap Siding Gray 2
	Lap Siding Charcoal 3
	Painted Black Vinyl Windows & Scones Black Aluminum 4



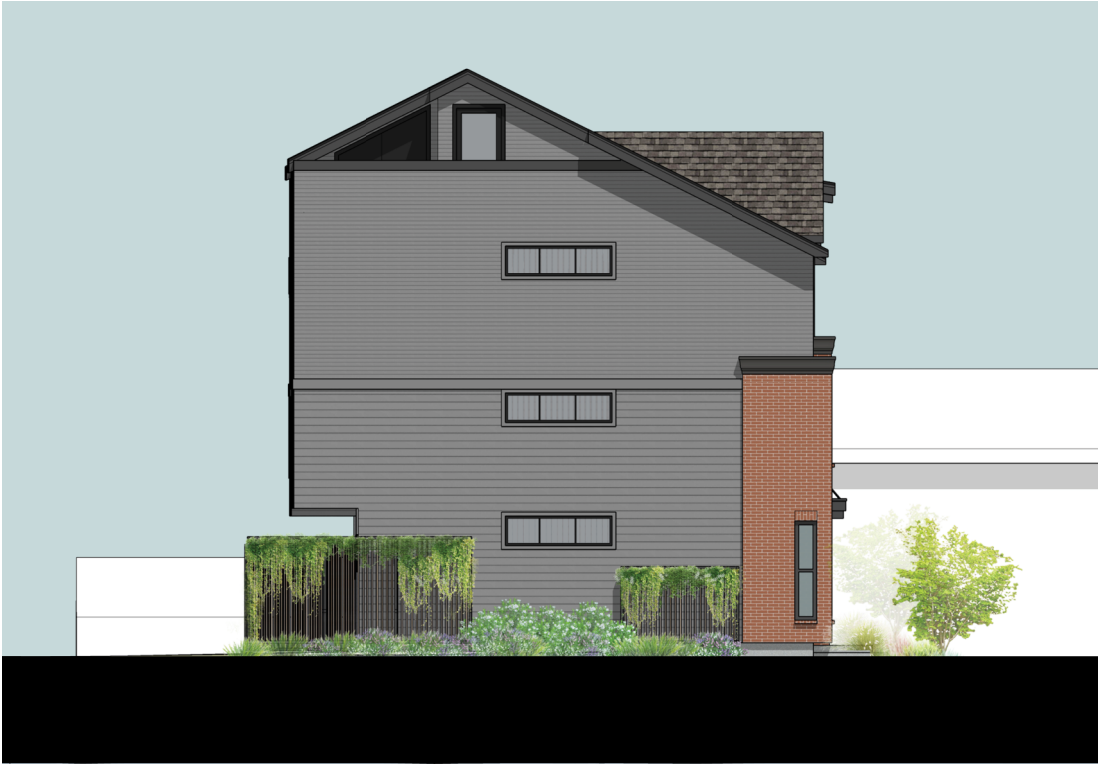
03

Material + Color Inspiration

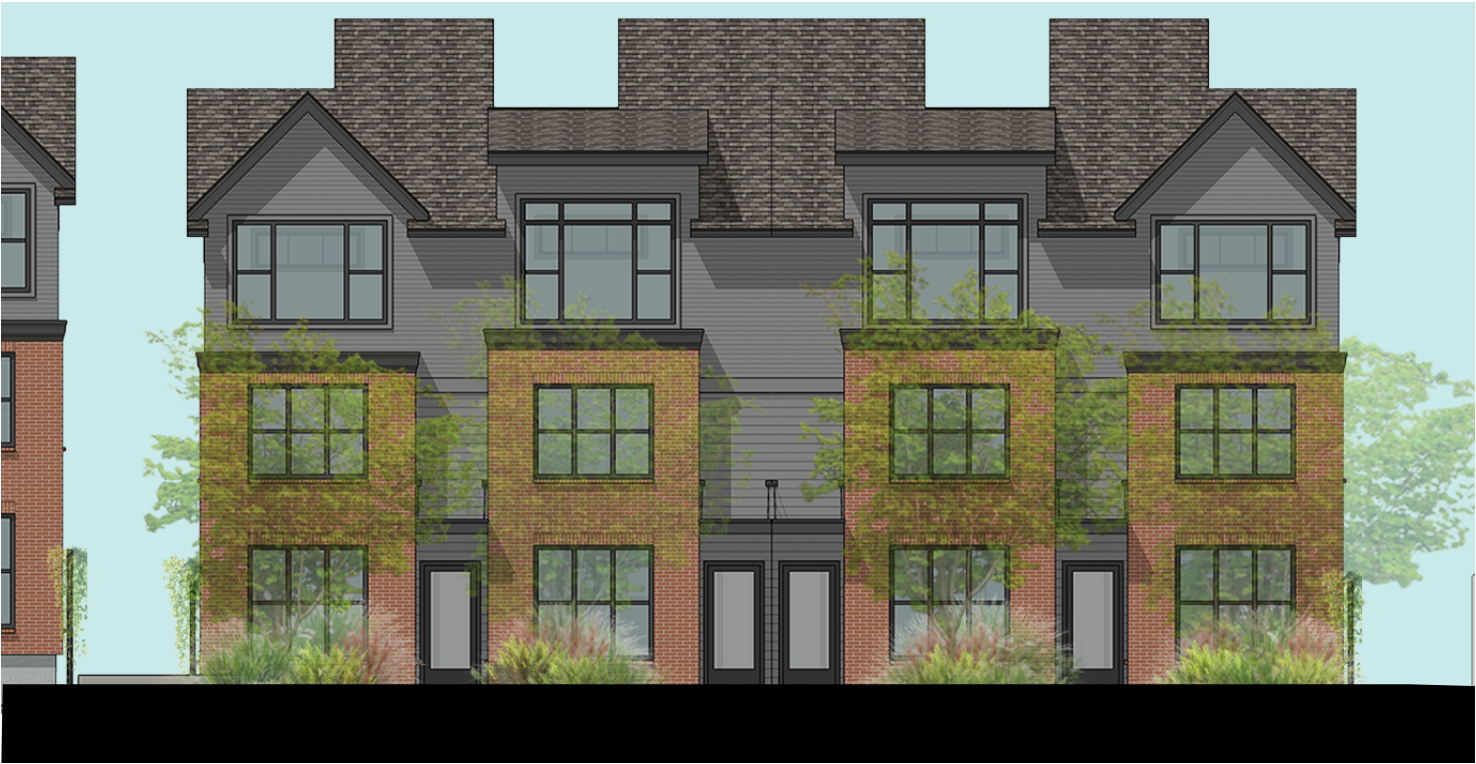


# Exterior Elevations

DESIGN



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - SOUTH

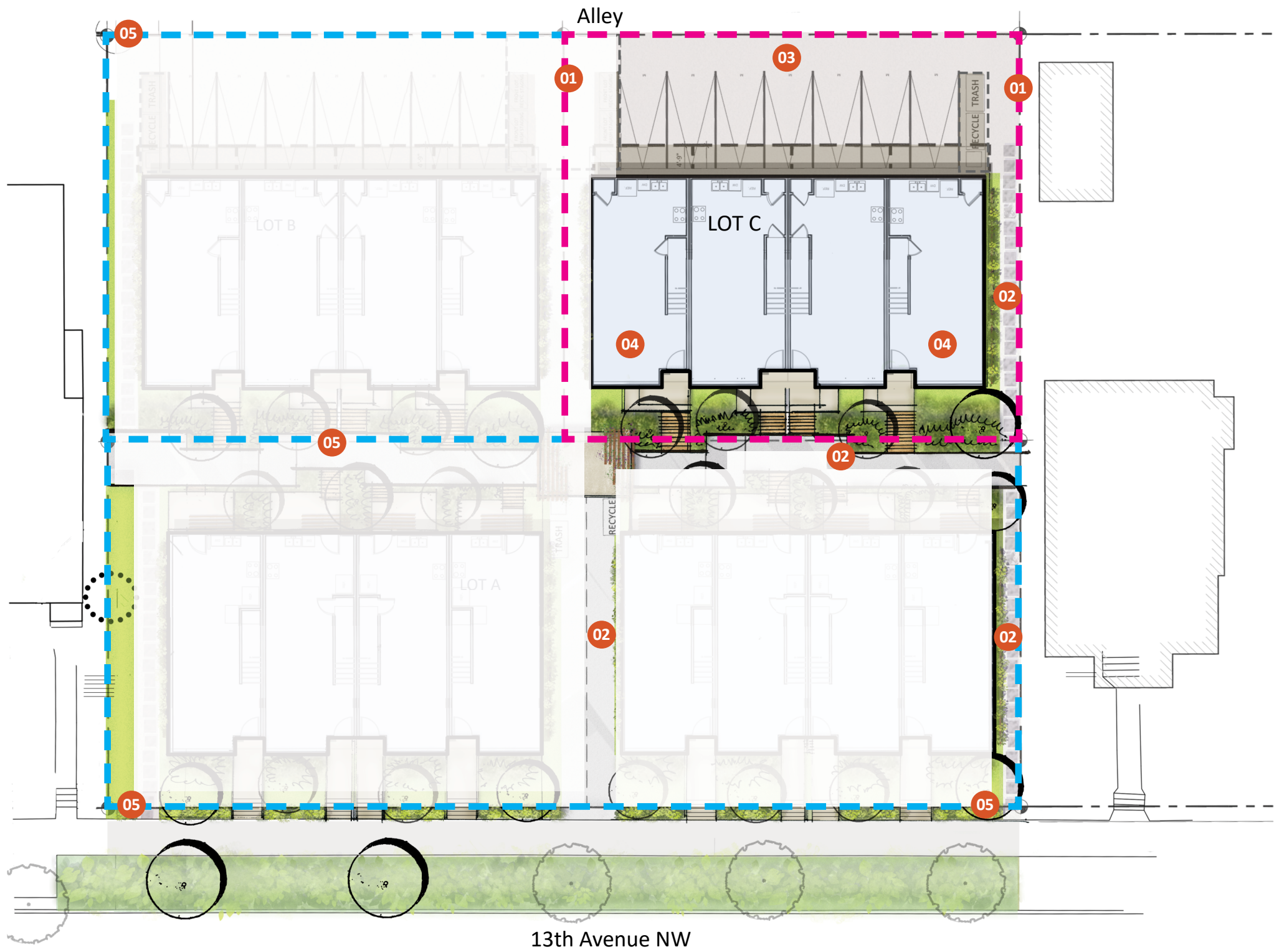


EXTERIOR ELEVATION - EAST



# Proposed South Site Plan - Lot C

DESIGN

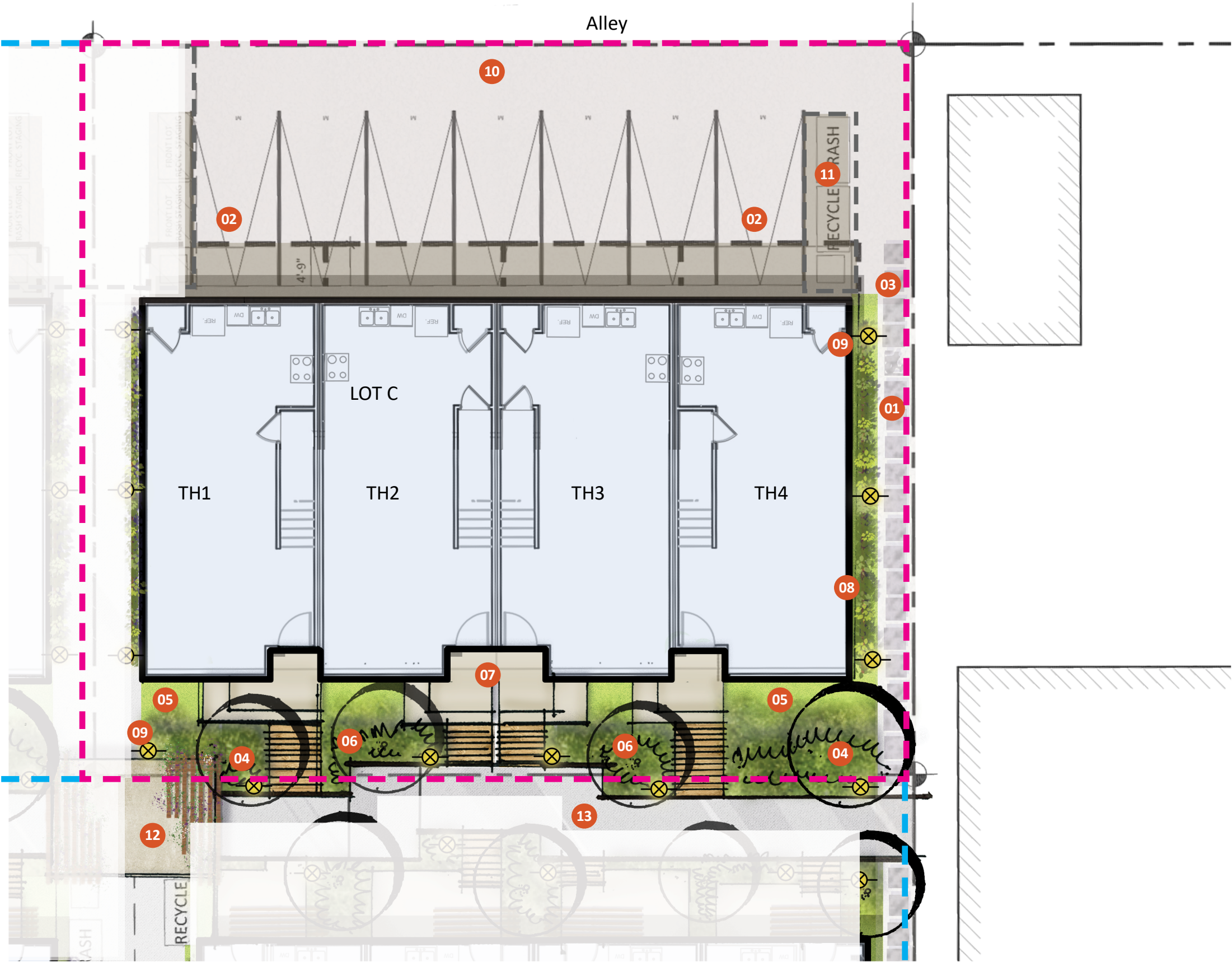


- South Site - Lot C Legend
- 01 Lot C Property Line
  - 02 Pedestrian Access
  - 03 Alley Right of Way
  - 04 Townhouse Units at Lot C
  - 05 Adjacent Property Lines

SCALE: 1" = 20'-0" North

# Proposed Site Plan - Lot C Enlargement

DESIGN



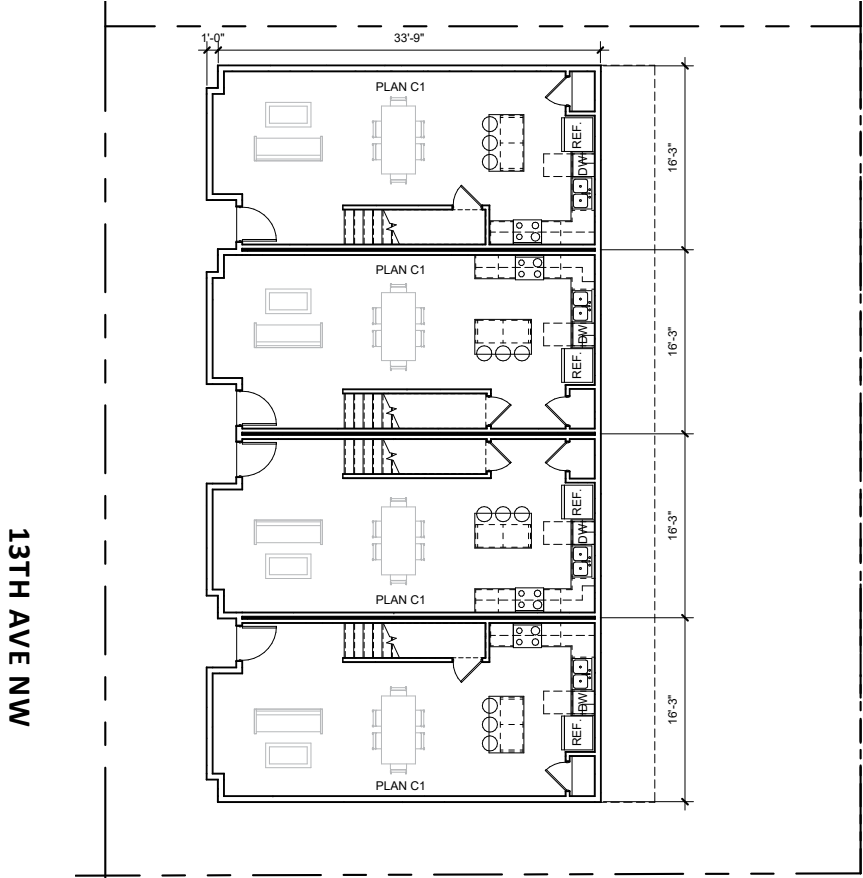
South Site - Lot C Legend

- 01 5'-0" Pedestrian Access
- 02 Parking Stalls
- 03 Pavers with Aggregate Jointing
- 04 Green Factor Trees, Adaptive and Drought Tolerant
- 05 Adaptive Drought Tolerant Landscape
- 06 Bioretention Facility
- 07 Front Stoop
- 08 Vertical Green Screen
- 09 Path Lighting
- 10 Alley Right of Way
- 11 Lot C Trash Enclosure Location
- 12 Open Space - 120 SF Minimum
- 13 3'-0" Pedestrian Path

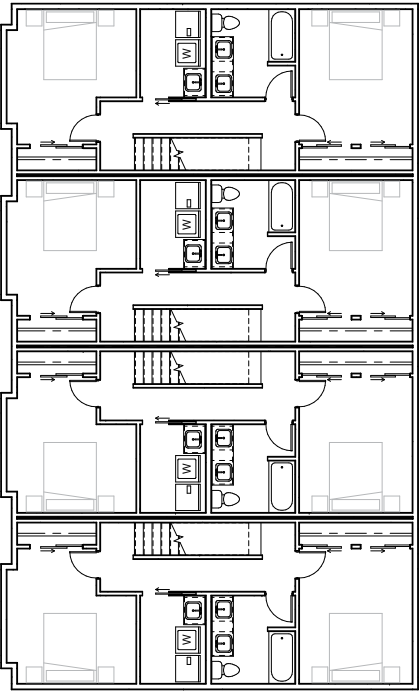


Floor Plans

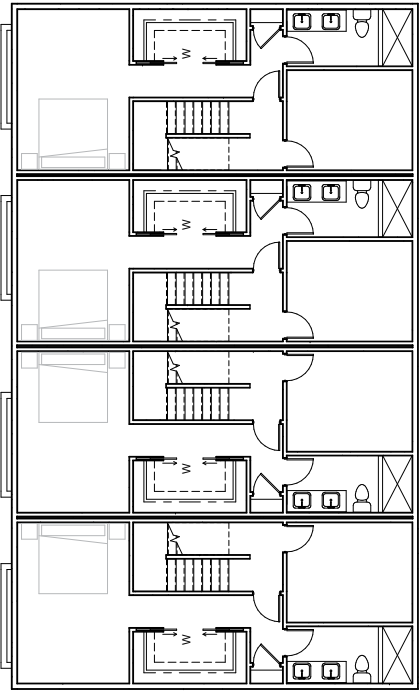
DESIGN



FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVEL 2



FLOOR PLAN - LEVEL 3

# Shadow Study

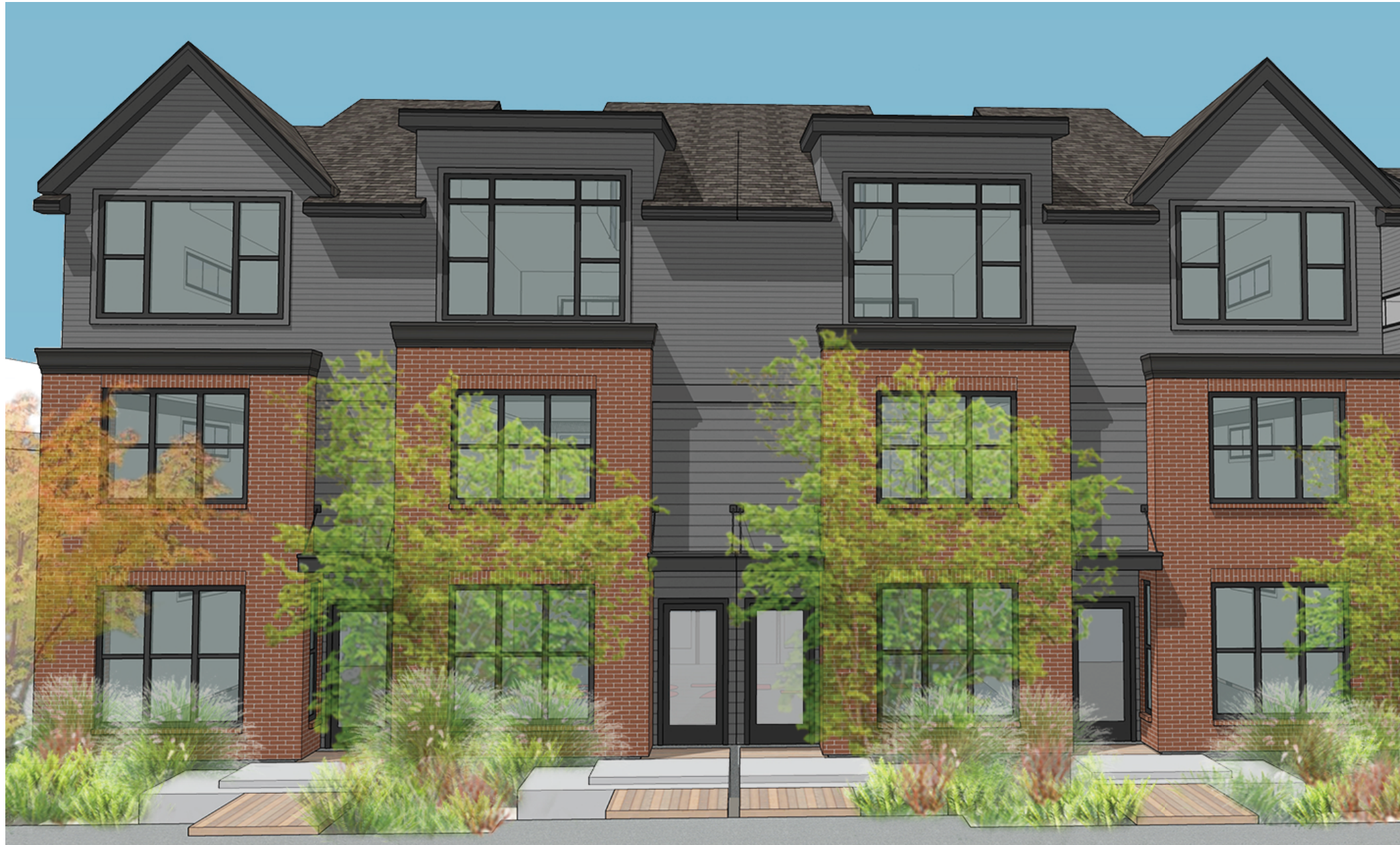
DESIGN





# Exterior Renderings

DESIGN



PERSPECTIVE- COURTYARD VIEW



# Exterior Renderings

DESIGN



PERSPECTIVE - ALLEY



PERSPECTIVE - COURTYARD