



# EARLY DESIGN GUIDANCE

ADMINISTRATIVE DESIGN REVIEW

SDCI #3035048-EG  
9202 Mary Ave NW / 9203 14th Ave NW  
Seattle, WA 98117

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SITE





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TO UPDATE





VICINITY MAP

DEVELOPMENT OBJECTIVES

This project proposes a new residential rowhouse community with 20 dwelling units, and 20 on site surface parking stalls. Though this development will increase the density of the neighborhood it will also serve as an appropriate transition from the busy commercial zone to the east to the single family homes and townhouses to the west and north of the site. The project will contain many family-sized units to connect with the many public green spaces, grocery stores, and educational building found within a 15 minute walk from the site. It also aims to respect the existing neighborhood through appropriate massing, proportion, and material.

NEIGHBORHOOD DEVELOPMENT

The Crown Hill Urban Village is culturally, economically, and architecturally diverse. It is bisected by Holman Road, providing fast access to the many commercial buildings, public amenities, and new multifamily buildings. Recent construction and projects in planning within the Crown Hill Urban Village have begun to introduce a modern aesthetic with multi-story mixed use and residential buildings such as 9176 HOLMAN RD NW (# 3007947) and 9045 MARY AVE NW (# 3029880). The neighborhood also consists of numerous parks such as Crown Hill Park, North Beach Park and Crown Hill Glen Park.

EXISTING SITE

The project site consists of two parcels (APN 1862400096 / 1862400100) at the end of a residential block, facing three streets: NW 92ND ST, MARY AVE NW and 14TH AVE NW. The site is currently occupied by two (2) single family homes and two (2) detached garages, it has little grade change with no exceptional trees located on site. Immediately adjacent to the site is Crown Hill Park to the east, and a commercially heavy road: Holman RD NW that continues to the south of the site. North of the site the predominance is residential single family homes, and one block to the west is the Soundview playfield and Whitman Middle school.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR1 (M1), indicating that structures may go up to 30'-0" plus applicable height bonuses. The LR1 zoning continues one parcel north and south of the site. Directly abutting the east side of the site is a NC zone, and abutting directly to the west of the site there is a residential small lot zones (RSL). The subject parcel is located within the Crown Hill Urban Village Overlay. Due to its location in a frequent transit service area, no parking is required. However we understand that it is a priority for the neighborhood to provide more parking, so one stall will be provided for each unit.



SITE LOCATION

9202 Mary Ave NW /  
9203 14th Ave NW  
Seattle, WA 98117

ZONING SUMMARY

Zone: LR1 (M1)  
Overlay: Crown Hill Urban Village

PROJECT PROGRAM

Site Area: 17,726 SF  
Number of Residential Units: 20  
Number of Parking Stalls: 20  
Allowable FAR= 1.3, 23,043.80 SF  
Approx. FAR= 22,941.97 SF  
Approx. SF Per Unit= 1,175 SF -  
1,547 SF

DEPARTURES REQUESTED

None









1 CROWN HILL PARK



2 WHITMAN MIDDLE SCHOOL



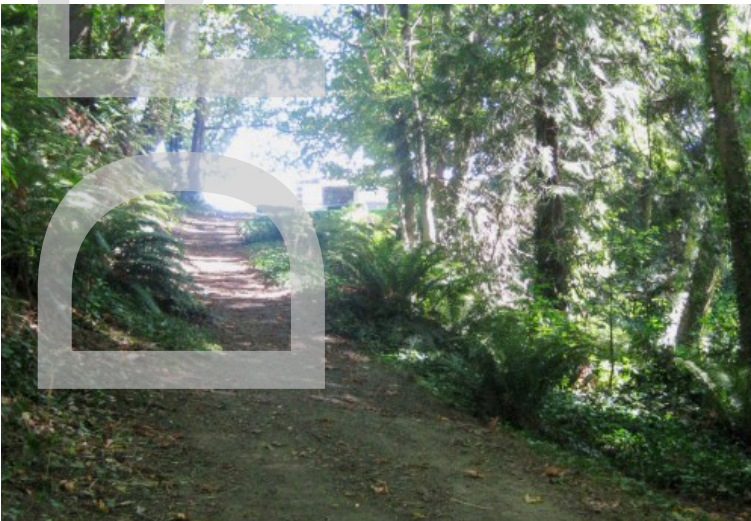
3 NORTH BEACH ELEMENTARY SCHOOL



4 SOUND VIEW PLAYFIELD



5 VCA CROWN HILL ANIMAL HOSPITAL



7 NORTH BEACH PARK



8 BALLARD P-PATCH COMMUNITY GARDENS



9 CROWN HILL GLEN PARK



**ADDRESS:** 9202 Mary Ave NW / 9203 14th Ave NW Seattle, WA  
**PARCEL #:** 1862400096 / 1862400100  
**ZONING:** LR1 (M1)  
**OVERLAYS:** Crown Hill Urban Village  
**SITE AREA:** 17,726 SF

**23.45.504 PERMITTED USES**

Permitted outright: Residential

**23.45.514 STRUCTURE HEIGHT**

Allowed Maximum Base Height: 30'-0"  
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.) 34'-0"

**23.86.006 STRUCTURE HEIGHT MEASUREMENT**

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

**23.45.510 FLOOR AREA RATIO**

Maximum FAR: 1.3 (23,043.8 SF)

**23.45.518 SETBACKS REQUIREMENTS**

Front Setback: 5'-0" minimum  
Rear Setback: 7'-0" average/5'-0" minimum  
Side Setback for Facades <40' in length: 3'-6" / (5'-0" abutting SFR zones)  
Side Setback for Facades ≥ 40' in length: 3'-6" / (7'-0" average / 5'-0" abutting SFR zones)

**23.45.524 LANDSCAPING AND SCREENING STANDARDS**

- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

**23.45.522 AMENITY AREA**

Required: 25% of lot area (50% provided on ground level)  
25% x 17,726 SF = 4,431.5 SF (2,215.75 SF at ground level)

**23.54.015 REQUIRED PARKING**

The project is located within an urban village and frequent transit service area, therefore no parking is required.

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

Residential, 16-25 dwelling units: 225 SF  
The minimum horizontal dimension of required storage space is 12 feet.



**ZONING KEY**

PROJECT SITE



SINGLE FAMILY RESIDENTIAL  
(SF5000, SF7200)



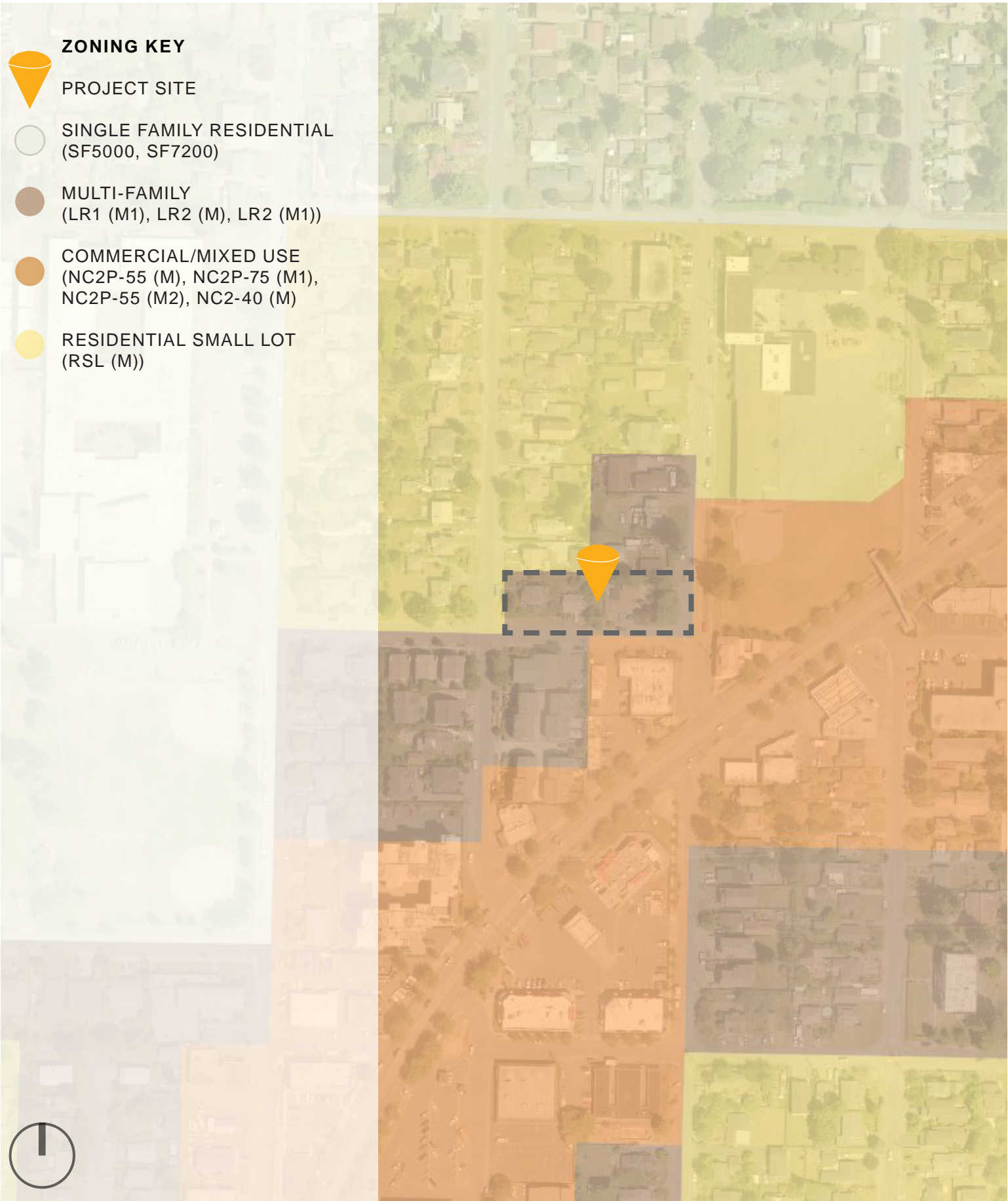
MULTI-FAMILY  
(LR1 (M1), LR2 (M), LR2 (M1))



COMMERCIAL/MIXED USE  
(NC2P-55 (M), NC2P-75 (M1),  
NC2P-55 (M2), NC2-40 (M))



RESIDENTIAL SMALL LOT  
(RSL (M))





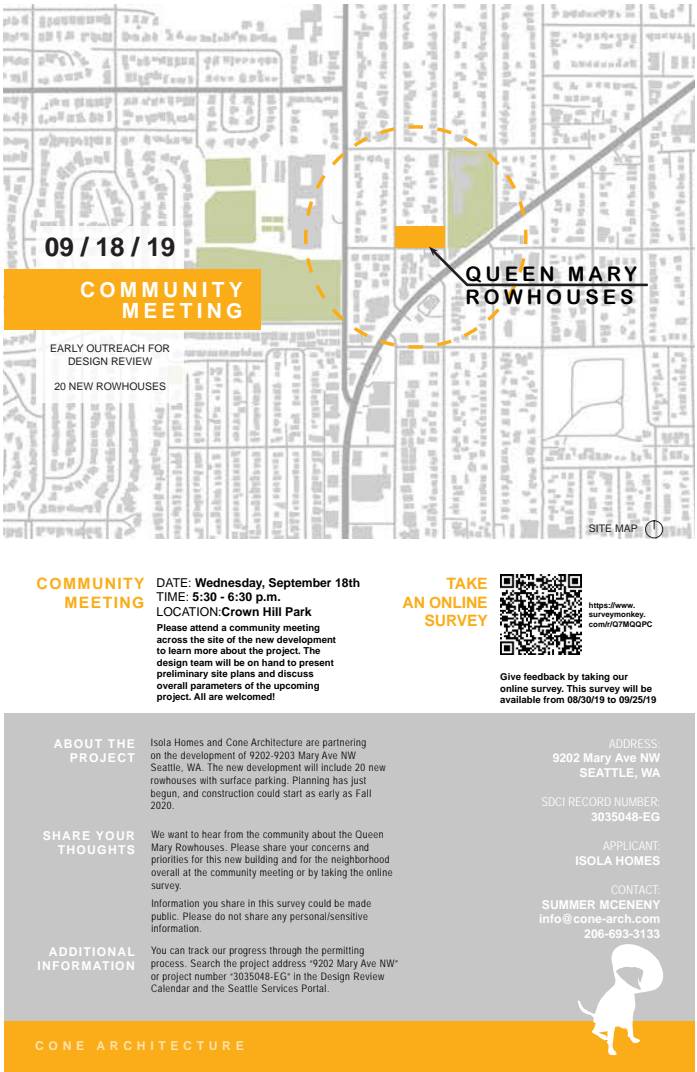
COMMUNITY OUTREACH SUMMARY

1. Electronic/Digital Outreach: Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, information about the date/time/location of community meeting, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

Survey link: <https://www.surveymonkey.com/r/Q7MQQPC>  
Public informed by: Printed Outreach Poster  
Date: Survey launched 09/04/2019 Survey closed 09/26/2019  
Materials Attached: Screenshot of Survey Monkey survey

2. In-Person Outreach: Cone Architecture hosted a community meeting at the Crown Hill Park, across from the site on 14th Ave NW, where the public and representatives of community organizations were invited to attend to express their thoughts. The meeting was held from 5:30-6:30pm. Cone Architecture presented the project to members of the community. A site plan and 3d images were presented to help visualize the proposed project. The discussion aimed to answer the concerns and questions brought up by the community as well as present the information described on the attached agenda to inform the community of the projects initial steps and how to further engage in the processes in the future.

Date: Wednesday, September 18th, 2019 at 5:30-6:30pm  
Location: 9202-9203 Mary Ave NW  
Materials attached: Sign in sheet, Meeting Agenda



SUMMARY OF COMMUNITY RESPONSES

1. Electronic/Digital Outreach: Cone Architecture received one response to the survey that was created through Survey Monkey. The response received is as follows:

Queen Mary Rowhouses SurveyMonkey

#1

COMPLETE

Collector: Web Link 1 (Web Link)  
Started: Sunday, September 15, 2019 7:33:44 PM  
Last Modified: Sunday, September 15, 2019 7:43:24 PM  
Time Spent: 00:09:39  
IP Address: 97.113.243.91

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Page 1: Project Address: 9202 Mary Ave NW SDCI Record Number: 3035048-EG

Q1 What is your connection to this project (Select all that apply) I live very close to the project

Q2 What is most important to you about a new building on this property? (Select all that apply) That it is nice looking, That it looks unique and interesting, That it is designed to be family-friendly, That it is designed with environmental sustainability in mind

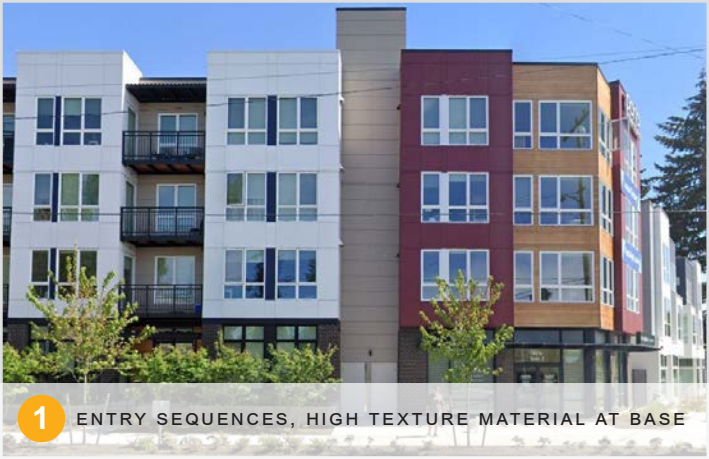
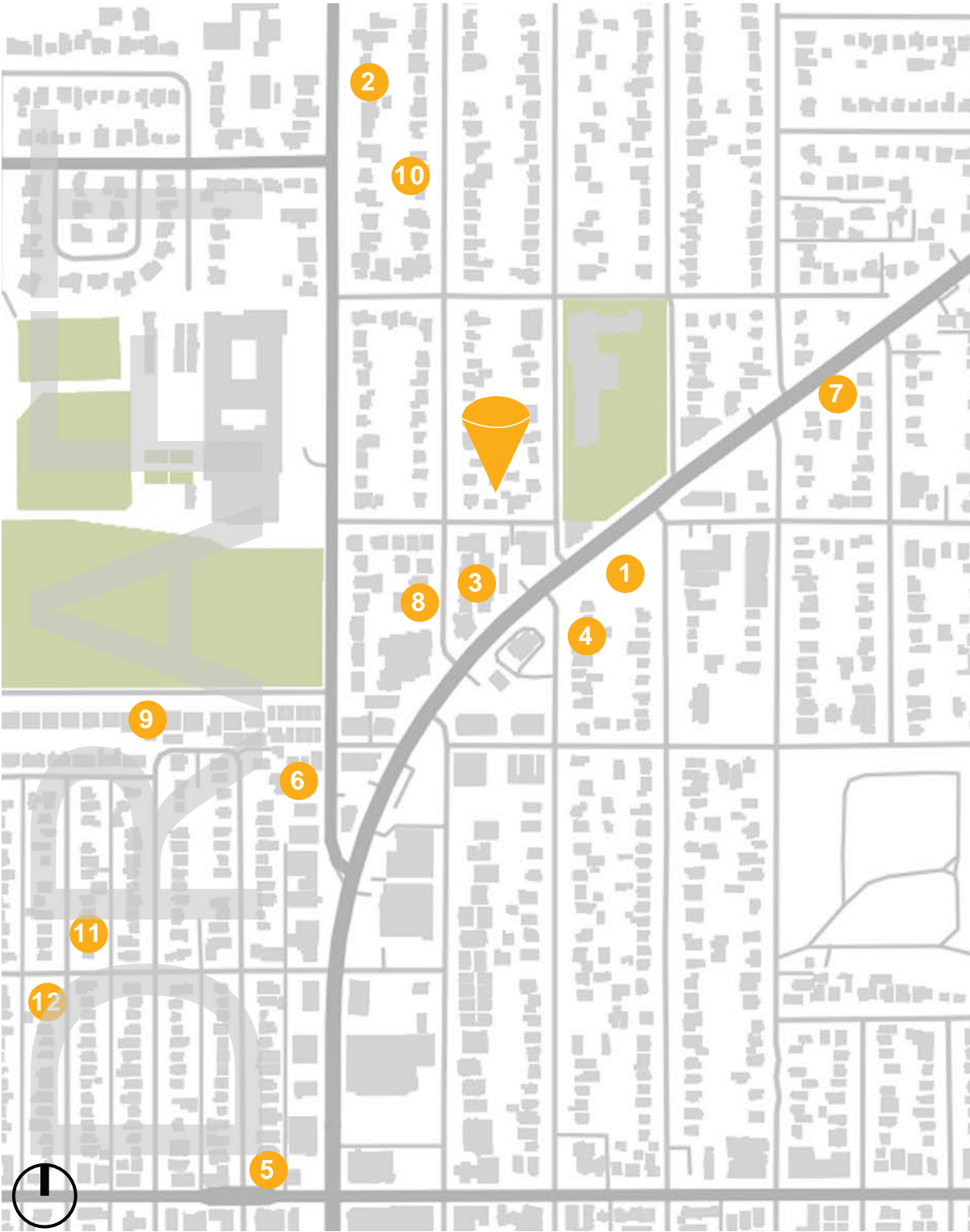
Q3 What concerns do you have about this project? (Select all that apply) Construction noise/impacts, That I will not like the way it looks, That it may feel out of scale with other buildings nearby, That it will make driving and parking in the neighborhood more difficult

Q4 Is there anything specific about this property or neighborhood that would be important for us to know? I live across the street from the current house at 9202 Mary Ave. Neighbors and I have noticed squatters hanging out on the property. It's worrisome since there are several families with kids that live on Mary Ave and 92nd. A simple solution would be to remove the hedge to allow for more visibility onto the property.

Q5 Would you like to be contacted about this project in the future? If so, please provide your email address. larsonp@aol.com

2. In-Person Outreach: The in-person outreach received one passer by response. Project Type Comments: • Would like to see the existing landscape replaced in new project, no strong feelings on the overall project, did not sign the sign in sheet\*.





1 ENTRY SEQUENCES, HIGH TEXTURE MATERIAL AT BASE



2 COLORFUL FRONT YARD, LUSH LANDSCAPE



3 STREET FACING GLAZING, SIMPLE COLOR



4 SIMPLE COLOR PALLETE, STREET GLAZING STRATEGY



5 ENTRY SEQUENCES, PEDESTRIAN REALM TREATMENTS



6 ENTRY SIGNAGE, WEATHER PROTECTION AT ENTRY





## NEIGHBORHOOD IN TRANSITION

Due the recent upzoning in the neighborhood, we have seen a transition to higher density apartments, mixed-use buildings, and townhouse developments, with less of a priority on vehicles and a higher priority on public transportation and pedestrian amenities.

This parcel is located between the single family homes to the north/west, the commercial zoning to the south/east. This parcel has the opportunity to serve as a transition zone between these two different uses.

## DESIGN ELEMENTS

Older homes in the neighborhood are predominantly capped by gable roofs. Newer townhomes were built with a mix of gable and shed roofs while new apartment and mixed-use buildings are being proposed with flat roofs to accommodate roof decks. Landscaped front yards are predominantly found in this neighborhood among the single family homes, influenced by the Swansons Nursery to the north of the site.

This project aims to strike a balance between old and new with a combination of pedestrian focused entries on all of the rowhouses and the use of flat roofs accommodating roof decks on all the units. Activating and providing surveillance on the three streets that face the site. Replacing the existing landscape, and providing colorful species that reflect the vast landscapes found along 15th AVE NW.

## PALETTE OF MATERIALS

The single family homes in the area are predominantly clad in lap siding in a variety of colors. More recent townhomes adjacent to the site use a combination of lap siding, board and batten, shingles, and smooth fiber cement panels while the new, larger apartments are predominantly smooth fiber cement panels, and metal siding.

As a transitional rowhouse development, the project will lean toward the use of more contemporary materials, a combination of textured panels and smooth panels. High quality, textural materials like natural wood or concrete will be used to activate and bring texture to the pedestrian realm.





SITE



(A) NW 92ND ST LOOKING NORTH

ACROSS FROM SITE



(B) NW 92ND ST LOOKING SOUTH

ACROSS FROM SITE



(C) MARY AVE NW LOOKING WEST

SITE



(D) MARY AVE NW LOOKING EAST





SITE



(E) 14TH AVE NW LOOKING WEST

ACROSS FROM SITE



(F) 14TH AVE NW LOOKING EAST



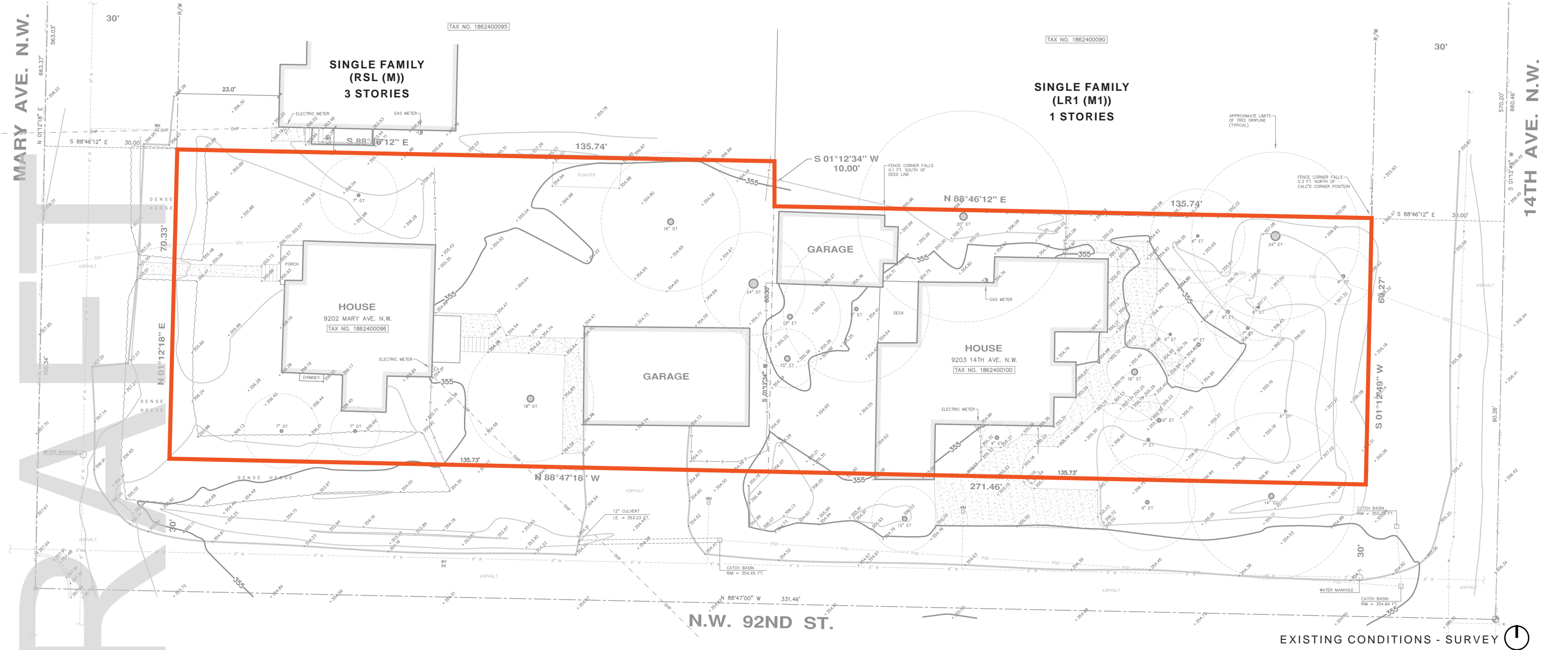


SOUTH WEST CORNER OF SITE - LOOKING AT TRAFFIC CIRCLE



SOUTH EAST CORNER OF SITE - ACROSS FROM CROWN HILL PARK, LOOKING AT PEDESTRIAN CROSSWALKS





**PROPOSED PROJECT SITE**

- The project site consists of two parcels
- Total Site Area = 17,726 SF and measures roughly 271' wide by 60'-70' deep
- Site currently contains (2) single family homes and (2) detached garages

**TOPOGRAPHY**

- 1' to 2' of grade change through out whole site at the east / west direction
- Sidewalks or curb do not currently exist

**ADJACENT BUILDINGS AND USES**

- Existing 3-story single family home immediately north (west side) of the site (RSL M)

- Existing 1-story single family homes immediately north of the site (east side) (LR1 M1)

**TRAFFIC PATTERNS**

- 14th AVE NW provides access to main road (Holman RD NW) and commercial zone
- Mary Ave NW is predominantly residential with minor traffic flow
- Traffic circle currently located on the intersection of NW 92ND ST and Mary AVE NW

**STREET-SCAPE**

- Currently there is no sidewalk on all the streets abutting the project site.
- Street Improvement Plan will be provided for NW 92ND ST, Mary AVE NW, and 14th AVE NW

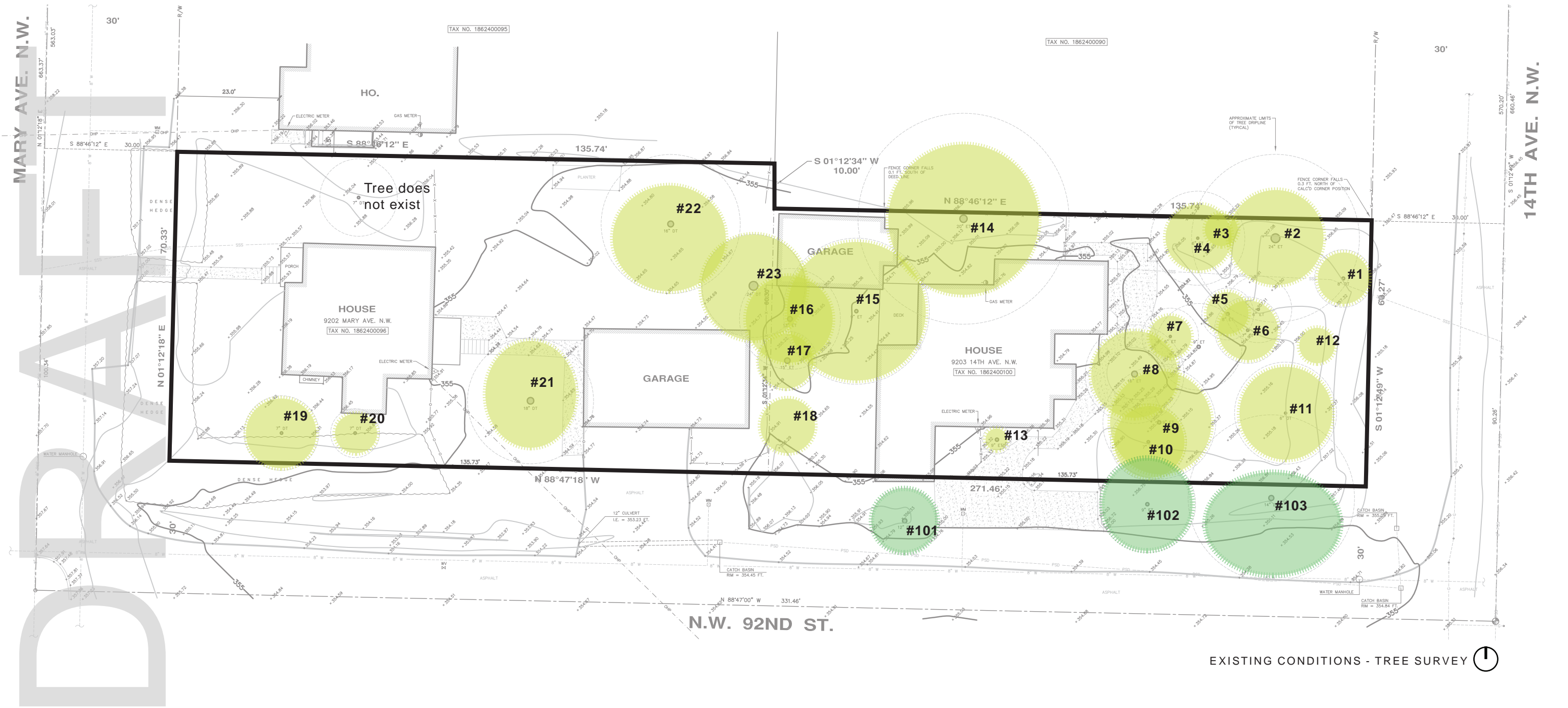
**TREES**

- No exceptional trees located on site per arborist report (see p. 14-15)

**LEGAL DESCRIPTION**

CROWN HILL ADD S 10 FT OF W 1/2 OF 9 & W 1/2 OF 10







EXCERPT FROM LAYTON TREE CONSULTING, LLC  
ARBORIST REPORT DATED 05/13/19

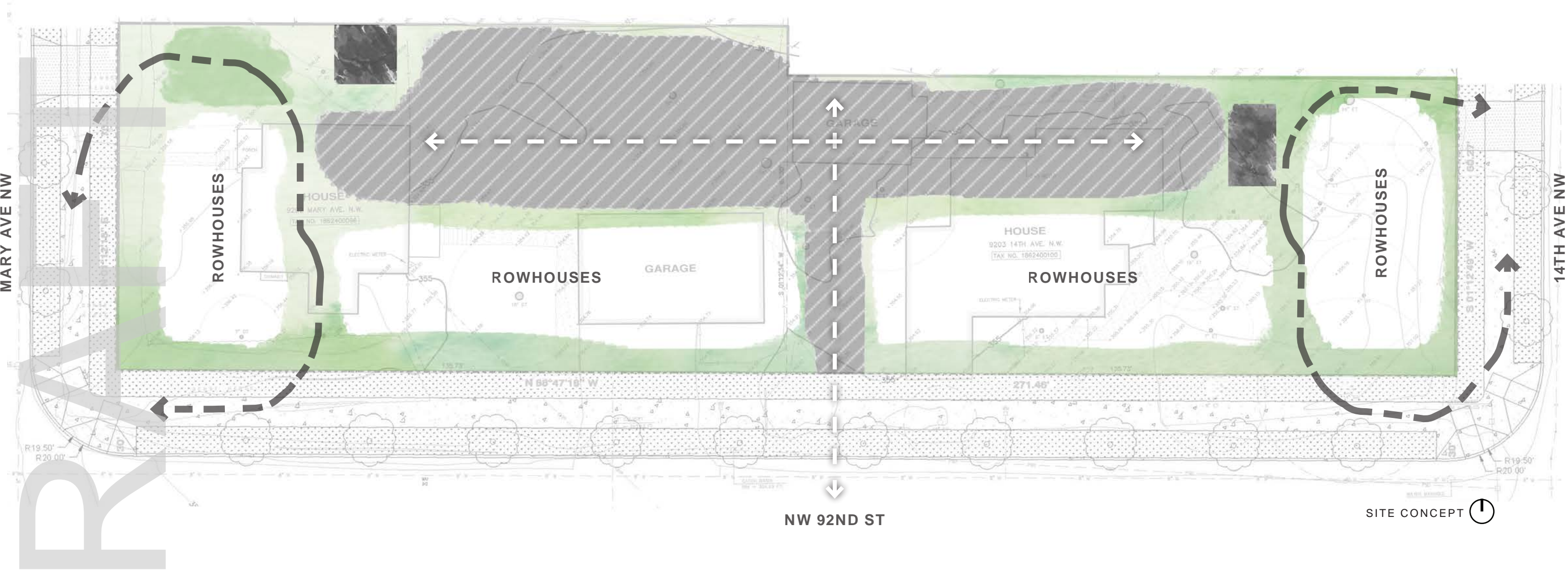
ARBORIST REPORT DESCRIPTION:

- 23 trees greater than 6-inches in diameter (measured at 4 ½' above ground) were identified on the subject property. The majority of trees are found on the 9203 14th Ave NW property. This property has a large, well-maintained landscape with an abundant variety of small trees and shrubs. Only one tree greater than 24-inches exists on the property.
- An additional three trees within the right-of-way of NW 92nd Street are also included in this report. These are actually part of the maintained landscape at 9203. There are no neighboring tree issues on the north property line.

Tree/ Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Drip-Line (feet)				Condition	Exceptional Yes/No	Comments
					N	S	E	W			
1	thornless honey locust	<i>Gleditsia triacanthos x inermis</i>	8	27	9	10	9	8	Good	No	Sunburst' cultivar, young, good form
2	Douglas fir	<i>Pseudotsuga menziesii</i>	23	93	11	12	12	11	Fair	No	heavy cone crop, no root flare, drought stressed
3	thornless honey locust	<i>Gleditsia triacanthos x inermis</i>	6	24	7	8	7	7	Fair	No	Sunburst' cultivar, cavity, old wound at 10 feet
4	Colorado spruce	<i>Picea pungens</i>	7	21	6	7	6	6	Good	No	excellent vigor
5	Balsam fir	<i>Abies balsamea</i>	6	16	6	5	4	5	Good	No	young, bent top
6	Cedar of Lebanon	<i>Cedrus libani 'Pendula'</i>	6	14	4	6	4	3	Good	No	young, typical
7	Japanese maple	<i>Acer palmatum</i>	4,3,3,3 (7)	14	7	8	9	9	Good	No	no concerns, reddish leaves
8	noble fir	<i>Abies procera</i>	16	43	9	9	9	8	Good	No	young to semi, good vigor
9	blue Atlas cedar	<i>Cedrus atlantica 'Glaucua'</i>	10	33	8	10	11	12	Good	No	young, good form
10	Japanese maple	<i>Acer palmatum x dissectum</i>	6	12	4	11	7	10	Good	No	no concerns
11	Japanese maple	<i>Acer palmatum</i>	5,3,4 (7)	19	8	6	8	9	Good	No	green leaves
12	noble fir	<i>Abies procera</i>	6	14	4	4	4	4	Good	No	good vigor
13	weeping Atlas cedar	<i>Cedrus atlantica 'Glaucua pendula'</i>	9	7	2	4	6	8	Fair	No	trained along fence top
14	Douglas fir	<i>Pseudotsuga menziesii</i>	23	83	14	12	12	17	Good	No	good vigor
15	thornless honey locust	<i>Gleditsia triacanthos x inermis</i>	10	33	7	11	10	12	Good	No	Majestic' cultivar, moderate deadwood
16	grand fir	<i>Abies grandis</i>	13	41	6	5	7	5	Good	No	good vigor
17	noble fir	<i>Abies procera</i>	9,8,4 (13)	36	5	6	7	5	Fair	No	forks at one foot into 3 stems/trunks
18	Japanese cedar	<i>Cryptomeria japonica</i>	8	20	7	7	8	6	Good	No	good vigor
19	pear, fruit tree	<i>Pyrus spp.</i>	7	16	8	5	7	9	Fair	No	typical
20	fruiting cherry	<i>Prunus spp.</i>	3,4 (5)	15	4	7	6	6	Fair	No	poor form
21	apple	<i>Malus spp.</i>	19	18	14	10	10	10	Fair	No	mature, good vigor
22	apple	<i>Malus spp.</i>	9,10,7 (15)	15	7	14	12	10	Fair	No	large basal cavity, good vigor
23	white fir	<i>Abies concolor</i>	26	22	11	8	8	9	Fair	No	topped, good vigor
ROW Trees											
101	Threadleaf cypress	<i>Chamaecyparis pisifera</i>	3,3,7 (8)	10	4	3	4	5	Good	No	well maintained
102	Lawson false cypress	<i>Chamaecyparis lawsoniana</i>	9,6 (11)	18	5	11	6	9	Good	No	cultivar of Lawson cypress, good vigor
103	Deodar cedar	<i>Cedrus deodara</i>	16	30	6	17	16	13	Fair	No	poor form

Drip-Line measurements from face of trunk  
Calculated DBH: the DBH in parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3 stems: dbh = square root [(stem1)2 +(stem2)2 +(stem3)2 ]).





SITE CONCEPT

- Activate all street facing facades with residential entries
- Break up massing along street facades
- Create thru pedestrian access and visual transparency from ROW's
- Use pedestrian access to connect to the sidewalks and Crown Hill Park to the east
- Centralize and minimize vehicular access
- Split the location of the combined waste enclosures for ease of use
- Provide a number of family-sized units (3 bedroom)

SITE CONCEPT KEY:

- PARKING
- COMBINED WASTE
- AMENITY SPACE
- COMMON AMENITY
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS



SEATTLE DESIGN GUIDELINES:

RESPONSE

CS2  
URBAN PATTERN AND FORM

STRENGTHEN THE MOST DESIRABLE FORMS,CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

2. CONNECTION TO THE STREET: IDENTIFY OPPORTUNITIES FOR THE PROJECT TO MAKE A STRONG CONNECTION TO THE STREET AND CAREFULLY CONSIDER HOW THE BUILDING WILL INTERACT WITH THE PUBLIC REALM. CONSIDER THE QUALITIES AND CHARACTER OF THE STREETScape— ITS PHYSICAL FEATURES (SIDEWALK, PARKING, LANDSCAPE STRIP, STREET TREES, TRAVEL LANES, AND OTHER AMENITIES) AND ITS FUNCTION (MAJOR RETAIL STREET OR QUIETER RESIDENTIAL STREET)—IN SITING AND DESIGNING THE BUILDING.

ROWHOUSE ENTRIES WILL CONNECT DIRECTLY TO THE STREETS THEY FACE. THE PREFERRED OPTION PRIORITIZES PROVIDING UNIT ENTRIES ON ALL THREE STREETS, ACTIVATING AND STRENGTHENING THE RESIDENTIAL CHARACTER IN THE NEIGHBORHOOD.

STREETSCAPE IMPROVEMENTS WILL OCCUR ON ALL THREE STREETS ABUTTING THE SITE, INCLUDING (6) NEW PLANTING STRIPS, NEW SIDEWALKS, AND STREET TREES ALONG EACH STREET.

C. RELATIONSHIP TO THE BLOCK

1. CORNER SITES: CORNER SITES CAN SERVE AS GATEWAYS OR FOCAL POINTS; BOTH REQUIRE CAREFUL DETAILING AT THE FIRST THREE FLOORS DUE TO THEIR HIGH VISIBILITY FROM TWO OR MORE STREETS AND LONG DISTANCES. CONSIDER USING A CORNER TO PROVIDE EXTRA SPACE FOR PEDESTRIANS AND A GENEROUS ENTRY, OR BUILD OUT TO THE CORNER TO PROVIDE A STRONG URBAN EDGE TO THE BLOCK.

BOTH CORNERS OF BUILDING (EAST-WEST) WILL SERVE AS FOCAL POINTS FOR THE LOCATION OF SPECIAL MATERIAL APPLICATIONS, USE OF LUSH LANDSCAPE AT GROUND LEVEL, AND LARGE GLAZING STRATEGIES.

3. FULL BLOCK SITES: BREAK UP LONG FACADES OF FULL-BLOCK BUILDINGS TO AVOID A MONOLITHIC PRESENCE. PROVIDE DETAIL AND HUMAN SCALE AT STREET-LEVEL, AND INCLUDE REPEATING ELEMENTS TO ADD VARIETY AND RHYTHM TO THE FAÇADE AND OVERALL BUILDING DESIGN. CONSIDER PROVIDING THROUGH-BLOCK ACCESS AND/OR DESIGNING THE PROJECT AS AN ASSEMBLAGE OF BUILDINGS AND SPACES WITHIN THE BLOCK.

BOTH BUILDINGS HAVE THROUGH-BLOCK ACCESS, ALLOWING FOR ENTRY FROM ALL 3 STREETS AND CONNECTIONS TO ALL COMBINED AMENITY AND SERVICE AREAS. BREAKING UP THE LONGEST BLOCK FACE (92ND ST) IS A PRIORITY OF THIS PROJECT, PROVIDING BREAKS WITH PEDESTRIAN PASS-THROUGHS AND BREAKING THE SITE IN THE CENTER WITH DRIVEWAY ACCESS.

D. HEIGHT, BULK, AND SCALE

3. ZONE TRANSITIONS: FOR PROJECTS LOCATED AT THE EDGE OF DIFFERENT ZONES, PROVIDE AN APPROPRIATE TRANSITION OR COMPLEMENT TO THE ADJACENT ZONE(S)... CONSIDER DISTANCE TO THE EDGE OF A LESS (OR MORE) INTENSIVE ZONE, THE TYPE OF SEPARATION FROM ADJACENT PROPERTIES...

THE BULK OF THE PROPOSED DEVELOPMENT IS LOCATED AT THE SOUTH, WEST, AND EAST SIDES OF THE SITE, ADJACENT TO THE RIGHT-OF-WAYS, PROVIDING A LARGE SETBACK ADJACENT TO THE SINGLE FAMILY HOMES TO THE NORTH.

PL1  
CONNECTIVITY

COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM.

B. WALKWAYS AND CONNECTIONS

1. ENHANCING OPEN SPACE: DESIGN THE BUILDING AND OPEN SPACES TO POSITIVELY CONTRIBUTE TO A BROADER NETWORK OF OPEN SPACES THROUGHOUT THE NEIGHBORHOOD. CONSIDER WAYS THAT DESIGN CAN ENHANCE THE FEATURES AND ACTIVITIES OF EXISTING OFF-SITE OPEN SPACES.

MAINTAINING TRANSPARENCY AND PEDESTRIAN ACCESS THROUGH THE SITE IS A PRIORITY FOR THIS PROJECT. PEDESTRIAN CONNECTIONS BETWEEN 92ND-MARY AND 92ND-14TH WILL BE PROVIDED, FOR EASE OF ACCESS TO THE SITE AND FOR ACCESS TO THE PUBLIC PARK TO THE EAST.



SEATTLE DESIGN GUIDELINES:

RESPONSE

PL2  
WALKABILITY

CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.

B. SAFETY AND SECURITY

1. EYES ON THE STREET: CREATE A SAFE ENVIRONMENT BY PROVIDING LINES OF SIGHT AND ENCOURAGING NATURAL SURVEILLANCE THROUGH STRATEGIC PLACEMENT OF DOORS, WINDOWS, BALCONIES AND STREET-LEVEL USES.

THE UNIT CIRCULATION, PULLING THE STAIR TOWERS TO THE REAR OF THE UNITS (AWAY FROM THE STREET), ALLOWS FOR PRIMARY SPACES (AND LARGE GLAZING) FACING THE STREETS, FULL LITE ENTRY DOORS WILL FURTHER PROVIDE SAFETY AT THE STREET LEVEL. IN ADDITION, ALL UNITS WILL BE PROVIDED WITH ROOF DECKS FACING THE STREET.

PL3  
STREET-LEVEL INTERACTION

CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.

A. ENTRIES

D. INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING SHOULD BE SCALED AND DETAILED APPROPRIATELY TO PROVIDE FOR A MORE INTIMATE TYPE OF ENTRY. THE DESIGN SHOULD CONTRIBUTE TO A SENSE OF IDENTITY, OPPORTUNITY FOR PERSONALIZATION, OFFER PRIVACY, AND EMPHASIZE PERSONAL SAFETY AND SECURITY FOR BUILDING OCCUPANTS.

THE ENTRIES WILL BE A IMPORTANT FOCAL POINT FOR THIS ROWHOUSE PROJECT, AS IT OCCUPIES THE WHOLE SOUTH SIDE OF THE BLOCK. ELEMENTS SUCH AS STOOPS, AWNINGS, ADDRESS NUMBERS, LAYERED LANDSCAPE, LIGHTING AND BIO PLANTERS WILL BE PROVIDED TO CREATE A SENSE OF IDENTITY AND LEAVE OPPORTUNITY FOR FUTURE PERSONALIZATIONS AT EACH ENTRY.

DC1  
PROJECT USES AND ACTIVITIES

OPTIMIZE THE ARRANGEMENT OF USES AND ACTIVITIES ON SITE.

B. VEHICULAR ACCESS AND CIRCULATION

B. WHERE DRIVEWAYS AND CURB CUTS ARE UNAVOIDABLE, MINIMIZE THE NUMBER AND WIDTH AS MUCH AS POSSIBLE; AND/OR

THE WIDTH OF THE DRIVEWAY HAS BEEN MINIMIZED AS MUCH AS POSSIBLE, WITH AN ADDITIONAL 2 FEET OF BUILDING SEPARATION ON EACH SIDE OF THE DRIVEWAY FOR SMALL PLANTING STRIPS.

DC2  
ARCHITECTURAL CONCEPT

DEVELOP AN ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. FAÇADE COMPOSITION: DESIGN ALL BUILDING FACADES—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. ENSURE THAT ALL FACADES ARE ATTRACTIVE AND WELLPROPORTIONED THROUGH THE PLACEMENT AND DETAILING OF ALL ELEMENTS, INCLUDING BAYS, FENESTRATION, AND MATERIALS, AND ANY PATTERNS CREATED BY THEIR ARRANGEMENT. ON SITES THAT ABUT AN ALLEY, DESIGN THE ALLEY FAÇADE AND ITS CONNECTION TO THE STREET CAREFULLY. AT A MINIMUM, CONSIDER WRAPPING THE TREATMENT OF THE STREET-FACING FAÇADE AROUND THE ALLEY CORNER OF THE BUILDING.

ESTABLISHING A STRONG FACADE RHYTHM IS IMPORTANT IN THIS PROJECT DUE TO THE LONG STREET FACADE, AND THE SURROUNDING MIXTURE OF CONTEXT TO PULL FROM.

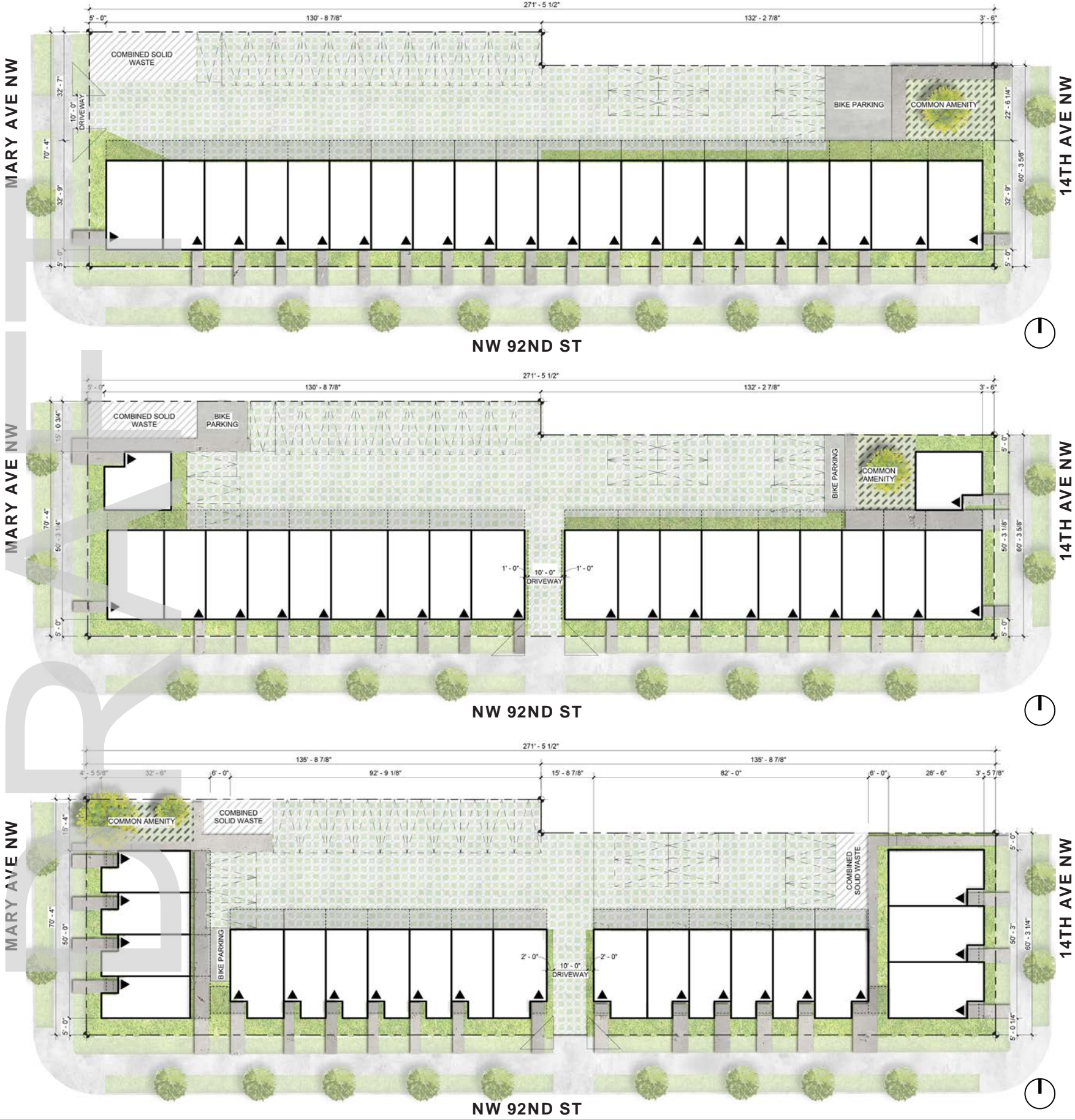
LANDSCAPING AND HARDSCAPING WILL COMPLEMENT THE ARCHITECTURAL CONCEPT AND BE STRATEGICALLY LOCATED TO CREATE A SENSE OF PLACE AND COMMUNITY BY CONNECTING COMMON SPACES WITH THE STREET REALM. SPECIALLY THE UNITS FACING 14TH AVE NW ACROSS FROM THE CROWN HILL PARK.

C. SECONDARY ARCHITECTURAL FEATURES

C. CREATING A WELL-PROPORTIONED BASE, MIDDLE AND TOP TO THE BUILDING IN LOCATIONS WHERE THIS MIGHT BE APPROPRIATE. CONSIDER HOW SURROUNDING BUILDINGS HAVE ADDRESSED BASE, MIDDLE, AND TOP, AND WHETHER THOSE SOLUTIONS—OR SIMILAR ONES—MIGHT BE A GOOD FIT FOR THE PROJECT AND ITS CONTEXT

KEEPING THE BUILDING UNDER HEIGHT LIMITS IS KEY TO RESPONDING TO SURROUNDING CONTEXT, AS MOST OF THE CONTEXT IS MADE UP OF 2-3 STORIES. KEEPING THE FOCUS ON THE GROUND LEVEL ENTRIES, AND PROVIDING FEATURES THAT RESPOND TO THE RESIDENTIAL COMMUNITY.





**OPTION ONE**

Option One contains 20 units in one building oriented east-west. The unit entries are oriented south facing NW 92nd St, with the exception of the end units (1 on each side) that were rotated to face 14th Ave and Mary Ave NW. There are 2 unit types, with a total of (3) units containing 3 bedrooms and (17) units containing 2 bedrooms.

Driveway access occurs from the west side of the site (Mary Ave NW). 20 surface parking stalls are located along the north property line, 8 small and 12 medium sized stalls. One combined solid waste enclosure is provided adjacent to the curb cut. A common amenity area and bike parking are located off of 14th Ave NW.

Since the units take up the code-allowed width along NW 92nd St, no through-block connections are provided, resulting in an unbroken street wall. This option splits the functions to separate sides of the site, making them challenging to access for units on the opposite side (given the 270' site width). This option also minimally connects to its side streets (14th and Mary) and dedicates a lot of the site to paving.

**OPTION TWO**

Option Two contains 20 units in two buildings oriented east-west that turn to face each of the side streets. The unit entries are primarily oriented south, with the exception of the end units (2 on each side) that were rotated to face the 14th Ave and Mary Ave NW. There are 5 unit types in this option, with a total of (6) units containing 3 bedrooms and (14) units containing 2 bedrooms.

Driveway access is centralized off of NW 92nd St, allowing for a split of the building with an additional 2 feet of building separation. 20 surface parking stalls are located along the north property line, 8 small and 12 medium sized stalls. One combined solid waste enclosure is located off of Mary Ave NW. Bike parking is split into two locations, one on each side of the site. A small common amenity area is provided behind the unit facing 14th Ave NW.

While this option allows for pedestrian pathways from 14th and Mary, no pedestrian connection is provided from 92nd. This option begins to break up the massing along NW 92nd St and connects more units to its side streets (14th and Mary). Some of the functions are split to both sides, making them more accessible by everyone.

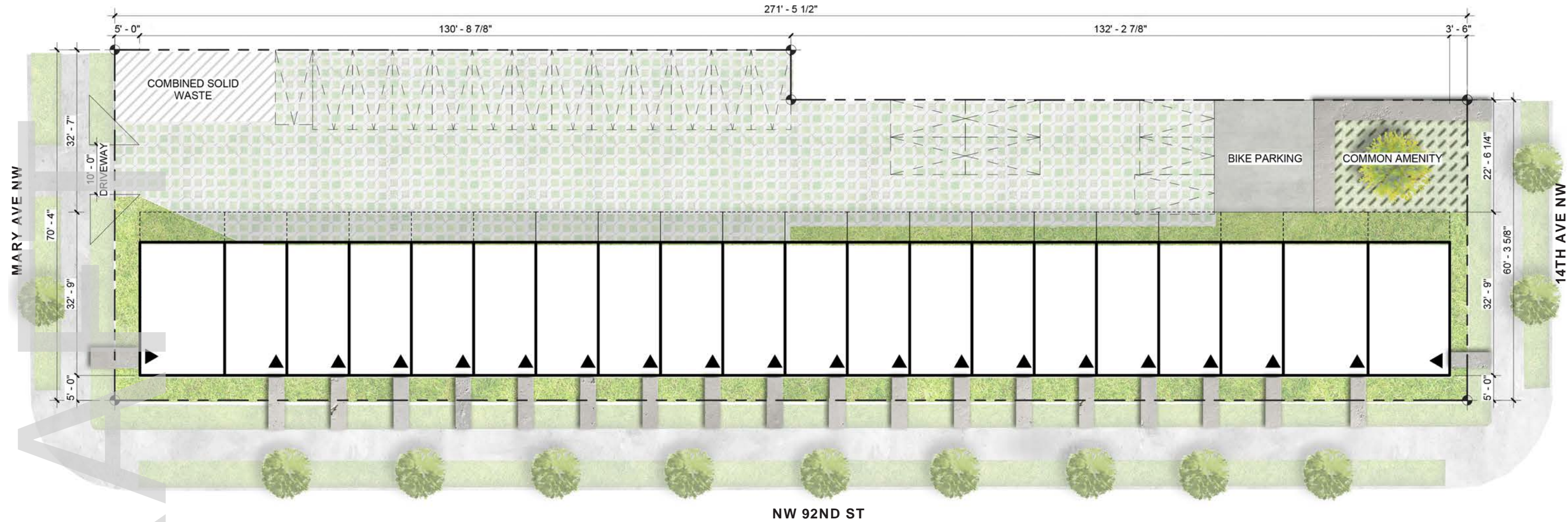
**OPTION THREE (PREFERRED)**

Option Three contains 20 units in two buildings oriented east-west. This option seeks to maximize the residential connections to 14th Ave NW and Mary Ave NW, with 4 units facing Mary and 3 units facing 14th. There are 4 unit types in this option, with a total of (7) units containing 3 bedrooms and (13) units containing 2 bedrooms. The three units facing 14th / Crown Hill Park are 3-bedroom (family sized) units.

Driveway access is centralized off of NW 92nd St, allowing for a split of the building with an additional 4 feet of building separation (2' on each side for a planting strip). 20 surface parking stalls are located along the north property line, 8 small and 12 medium sized stalls. Solid waste is split into two locations on each side of the site. Bike parking is provided through a combination of individual stalls and one common bike parking area. A common amenity area is provided off of Mary Ave NW.

The orientation of the units in this option allows for 2 pedestrian pathways from NW 92nd St, that will connect back to 14th and Mary. This increases access and transparency from the pedestrian level from all 3 sides, and breaks up the massing along 92nd in several locations. Having units along 14th and Mary further minimizes the visual impacts of the parking area. Splitting solid waste into two locations aligns with SPU preferences and provides easy access for all residents.





1 SITE PLAN - OPTION 1

OPTION ONE

DISTINGUISHING FEATURES

- 20 Rowhouses + 20 surface parking stalls
- 3-story units in 1 building
- 20 roof decks
- 23,013.12 SF FAR
- 2 unit types:
- (3) units include 3 bedrooms
- (17) units include 2 bedrooms
- Code compliant

OPPORTUNITIES

- No privacy conflicts between units within the site with linear building arrangement
- Combined trash location near curb cut
- Connection of bike parking to common ground amenity

CONSTRAINTS

- No through site pathways connecting east-west for more convenient access
- No breaking of street wall along NW 92nd St
- Curb cut along Mary dedicates a large portion of site to paving
- One location for the combined trash and one location for all the bike parking makes use for opposite ends of the site challenging
- Less "family" sized units
- Less unit or program variation
- Less entries facing west and east streets

DEPARTURES REQUESTED:

- No departures requested



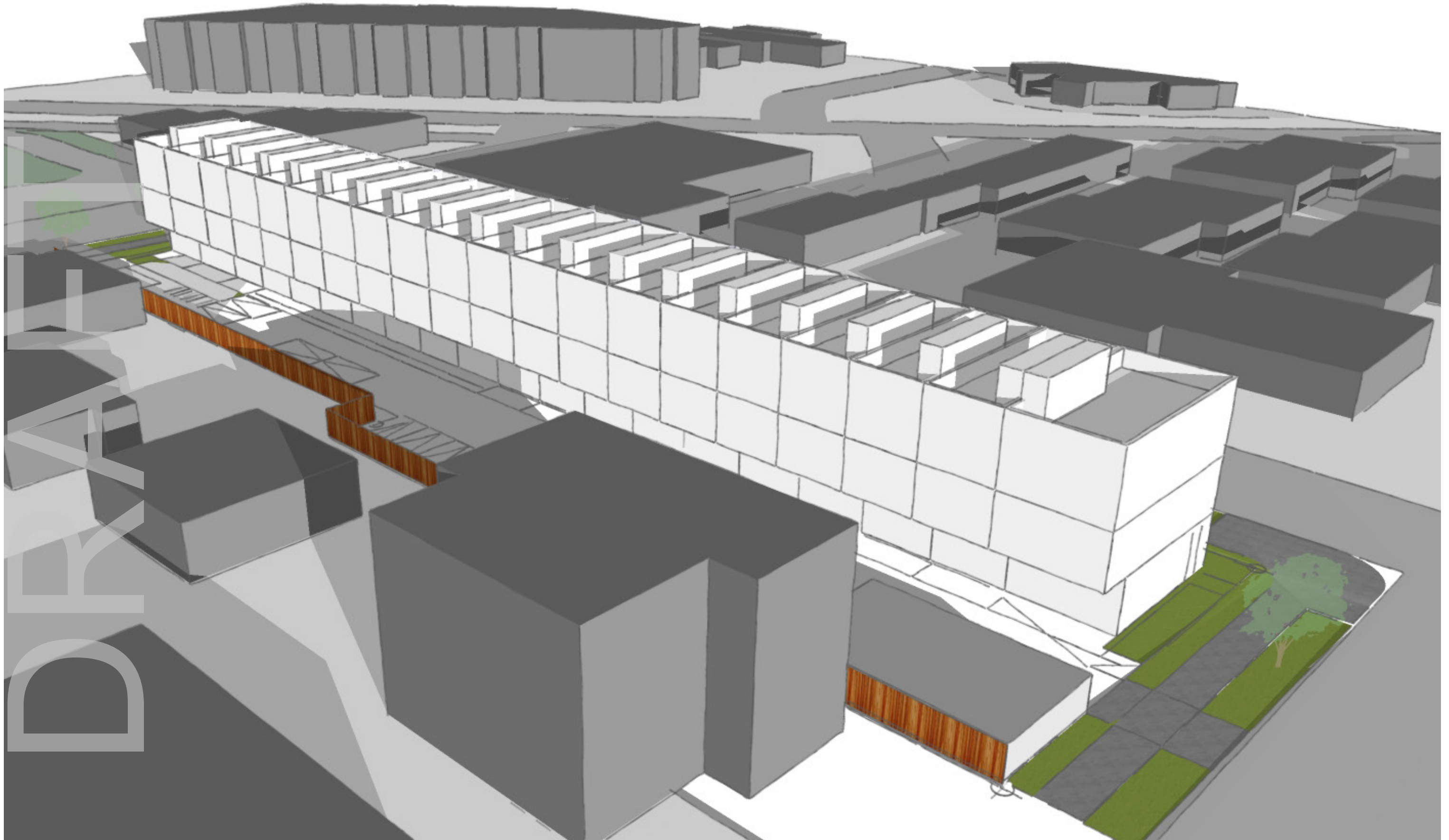


VIEW OF SOUTH FACADE-FRONT OF SITE



VIEW OF SOUTHWEST CORNER OF SITE





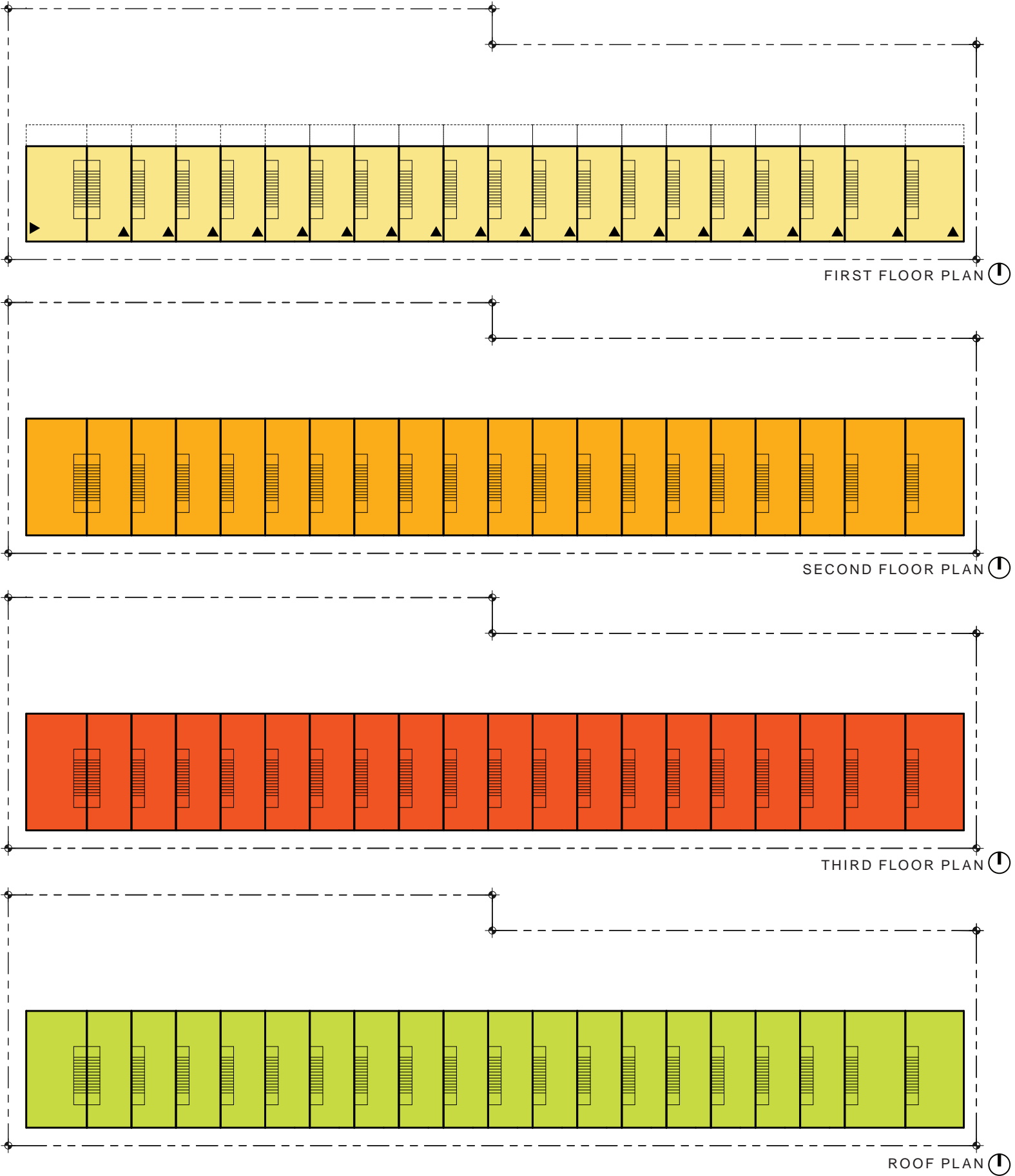
VIEW OF NORTHWEST CORNER OF SITE



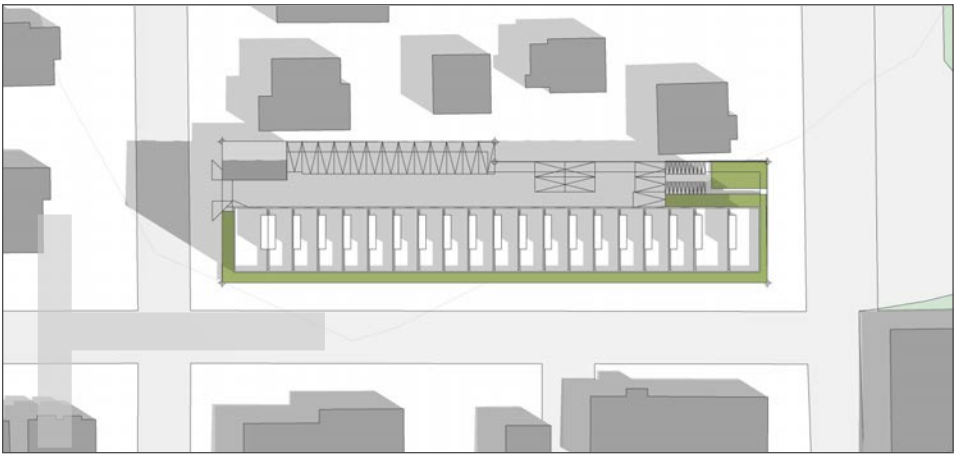
PROGRAM KEY

- ENTRY+BEDROOM+BATH
- LIVING+KITCHEN+DINING
- MASTER SUITE +BATH
- ROOF DECK

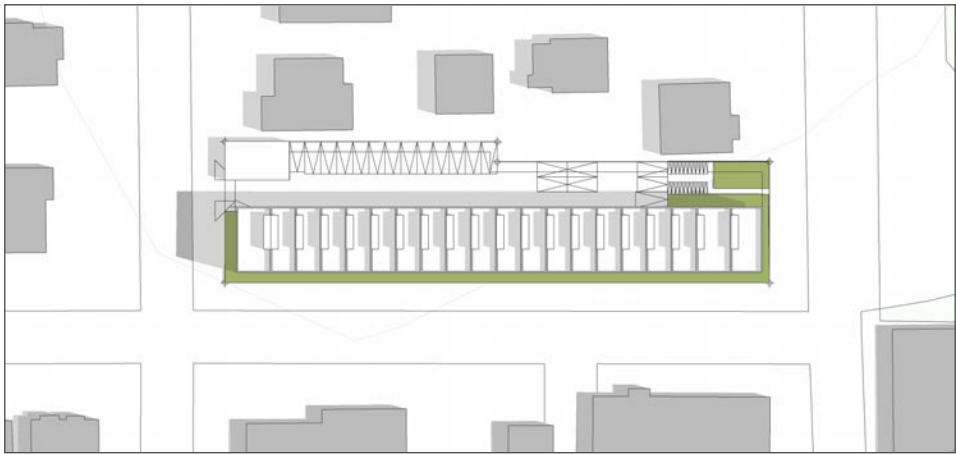
DRAFT



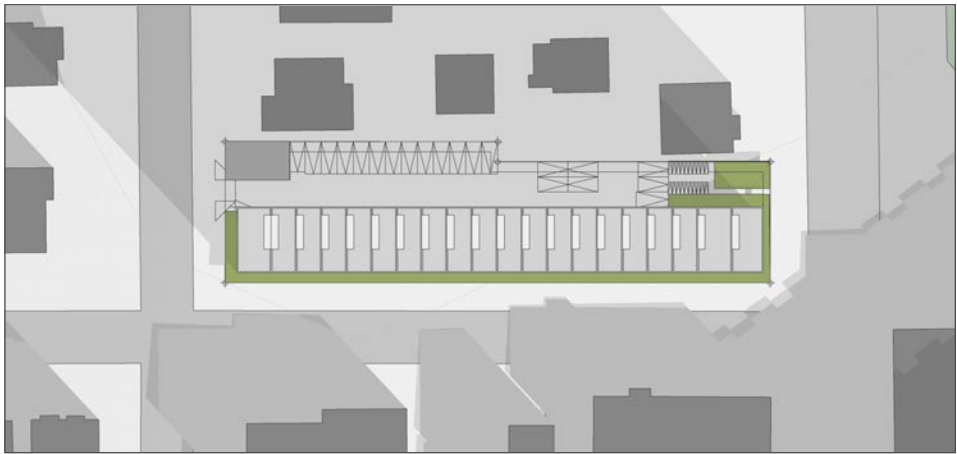




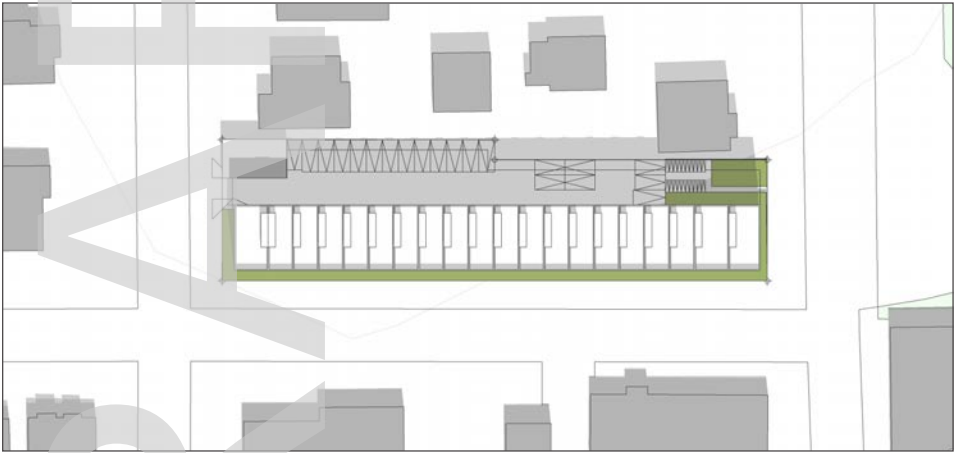
MARCH / SEPTEMBER 21, 9 AM



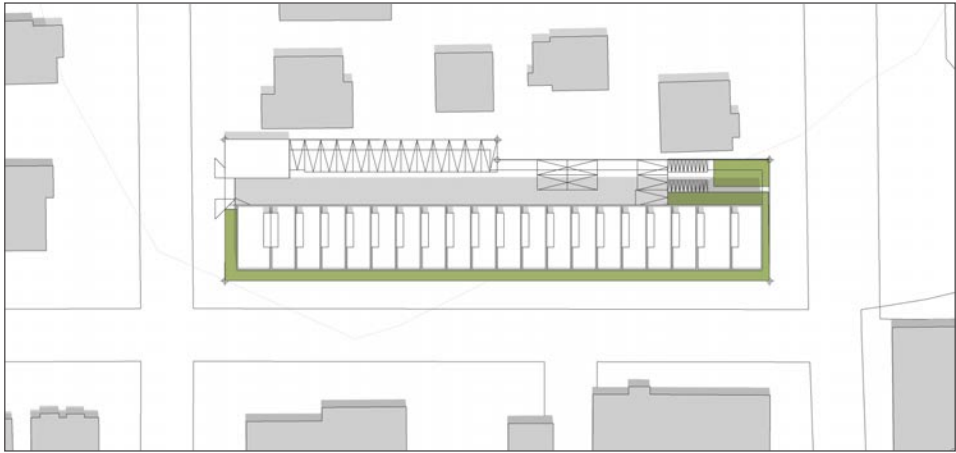
JUNE 21, 9 AM



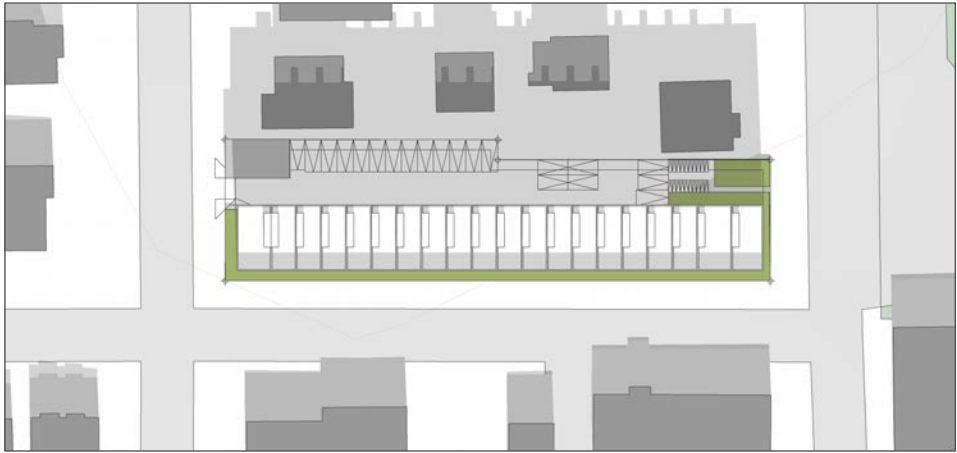
DECEMBER 21, 9 AM



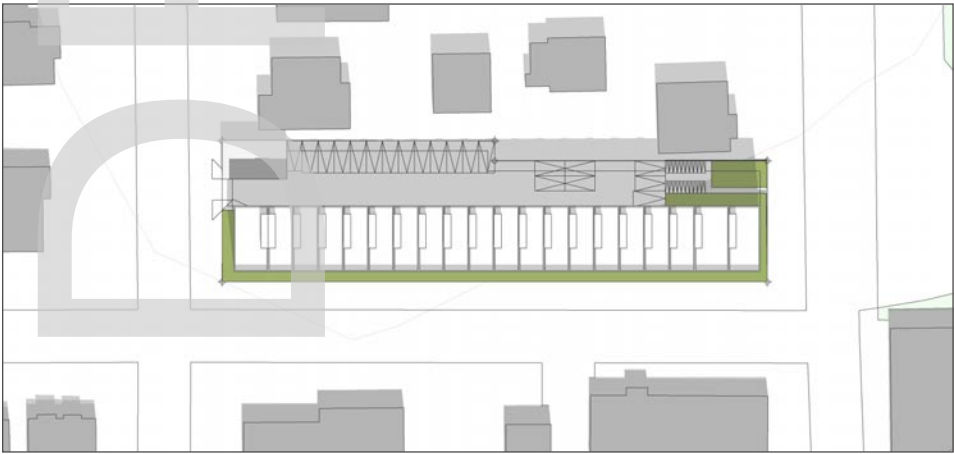
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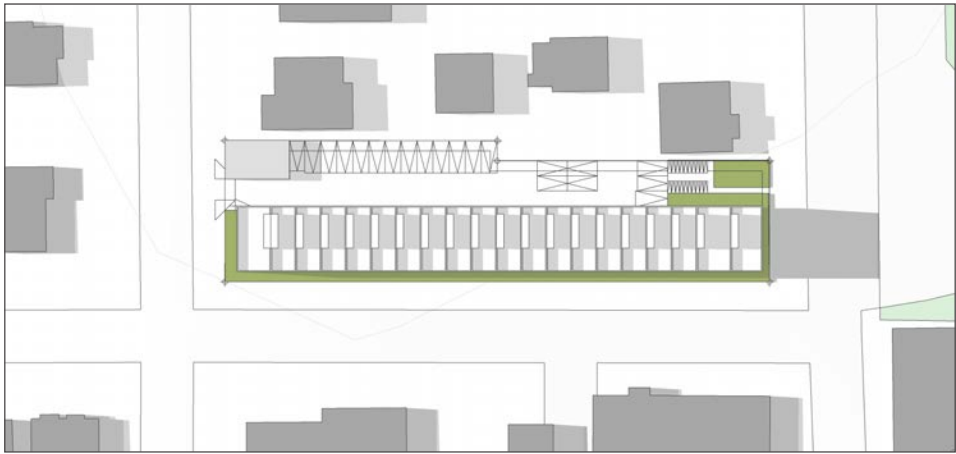
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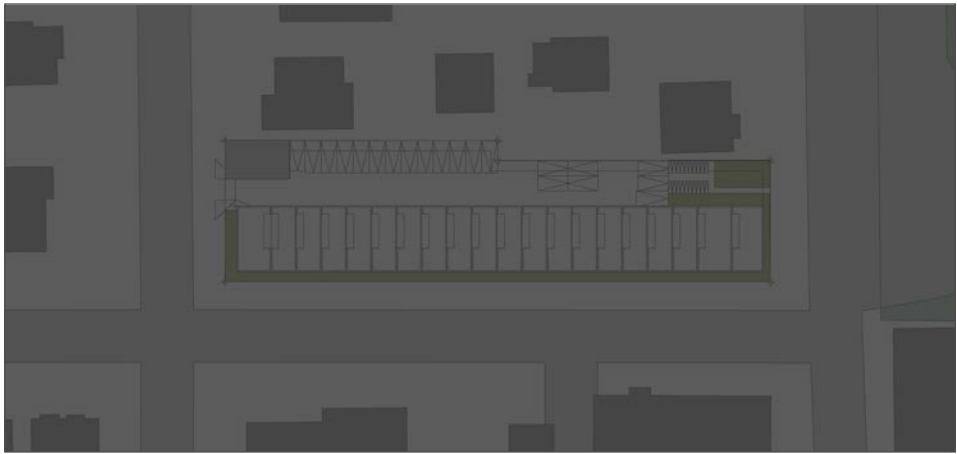
DECEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



JUNE 21, 5 PM



DECEMBER 21, 5 PM





1 SITE PLAN - OPTION 2

OPTION TWO

DISTINGUISHING FEATURES

- 20 Rowhouse + 20 surface parking stalls
- 3-story units in 2 buildings
- 20 roof decks
- 23,010.18 SF FAR
- 5 unit types
- (6) units include 3 bedrooms
- (14) units include 2 bedrooms
- Code compliant

OPPORTUNITIES

- (2) street facing units on west and east streets
- Comon pedestrian pathway from west and east streets into site
- Minimal curb cut for driveway access
- Split bike parking locations
- Connection of bike parking to common ground amenity
- More unit variation, and massing opportunities

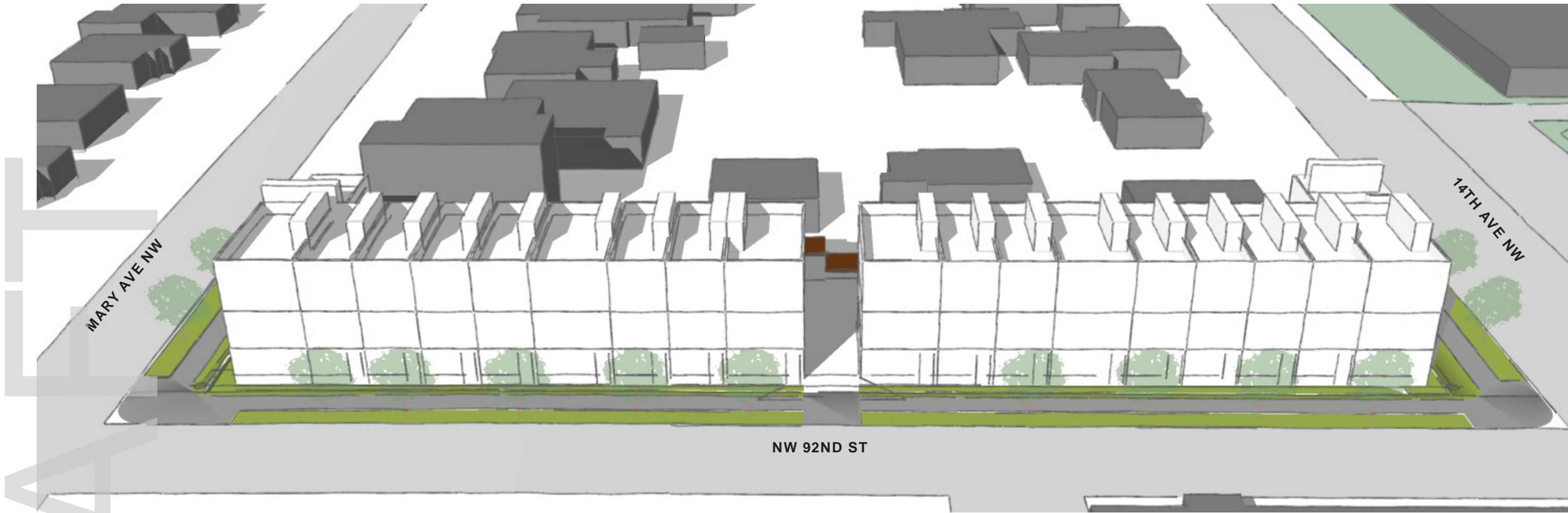
CONSTRAINTS

- No through site pathways connecting from NW 92nd St
- One location for the combined trash and one location for all the bike parking makes use for opposite ends of the site challenging
- Less entries facing west and east streets

DEPARTURE REQUESTED:

- No departures requested



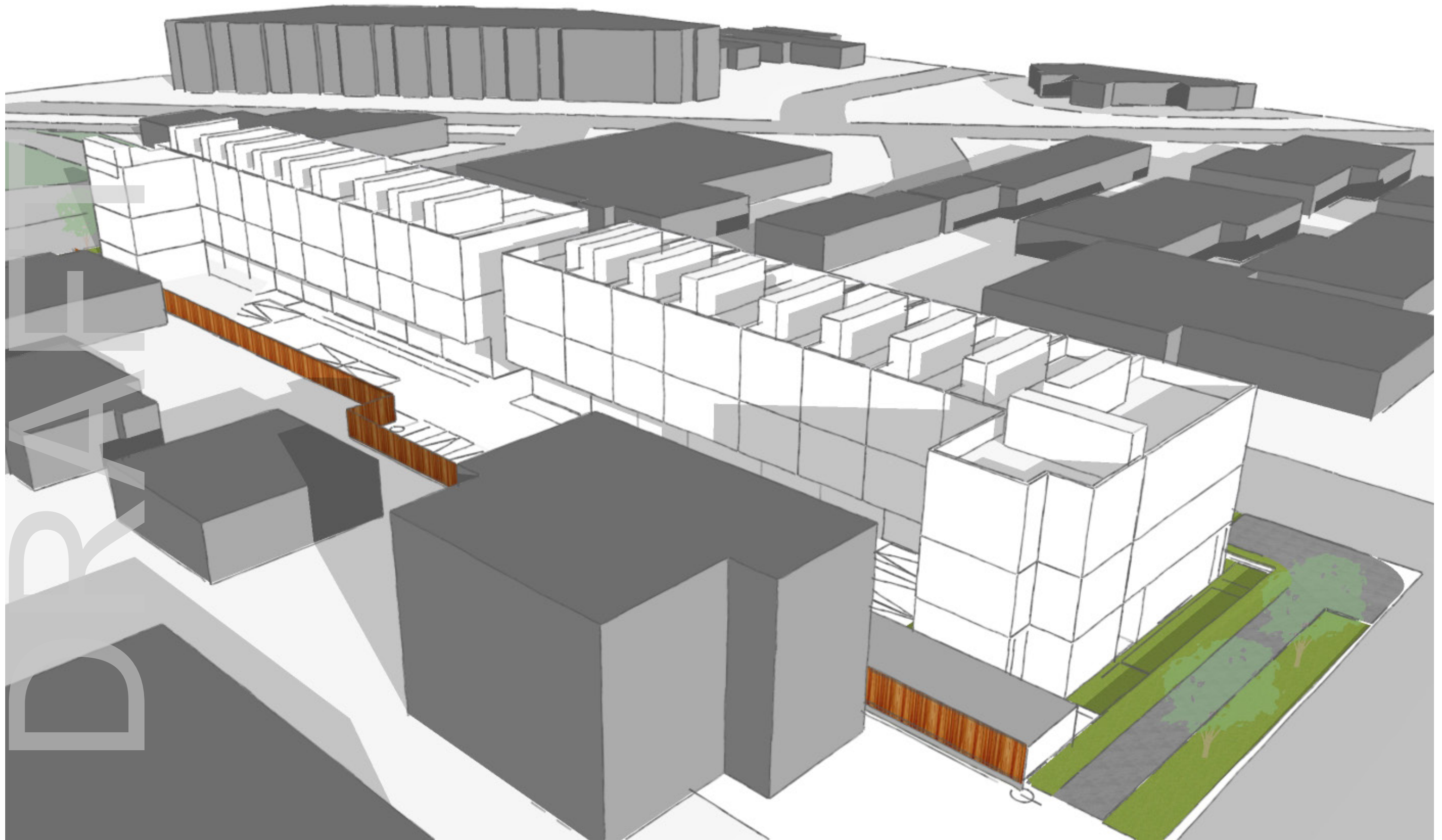


VIEW OF SOUTH FACADE-FRONT OF SITE



VIEW OF SOUTHWEST CORNER OF SITE



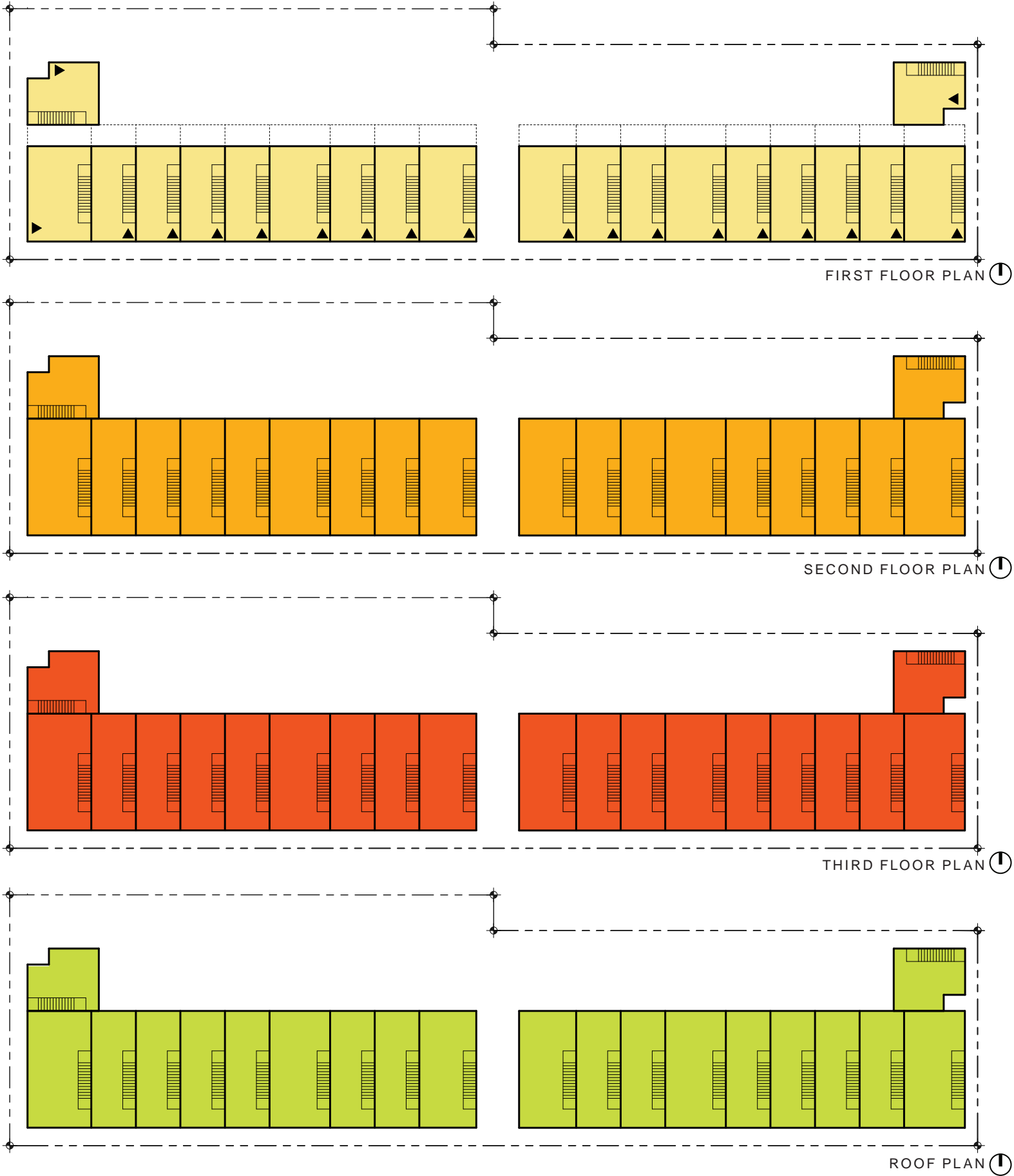


VIEW OF NORTHWEST CORNER OF SITE

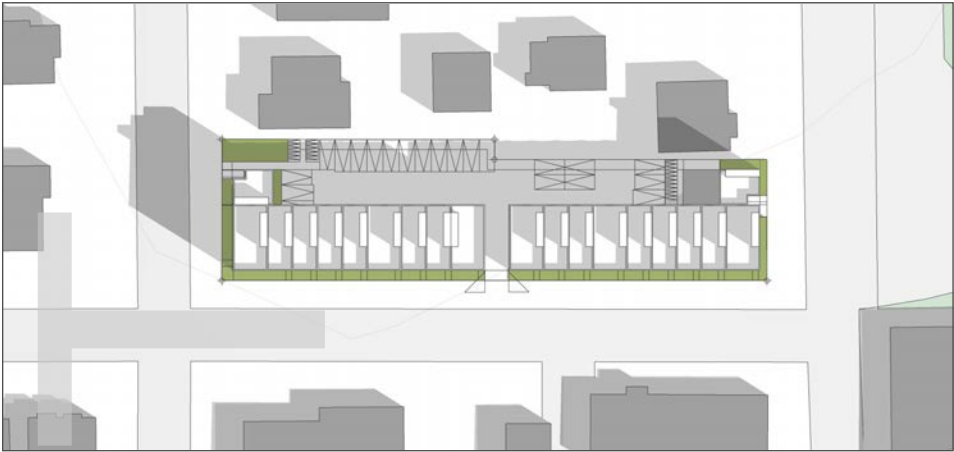


- PROGRAM KEY**
- ENTRY+BEDROOM+BATH
  - LIVING+KITCHEN+DINING
  - MASTER SUITE +BATH
  - ROOF DECK

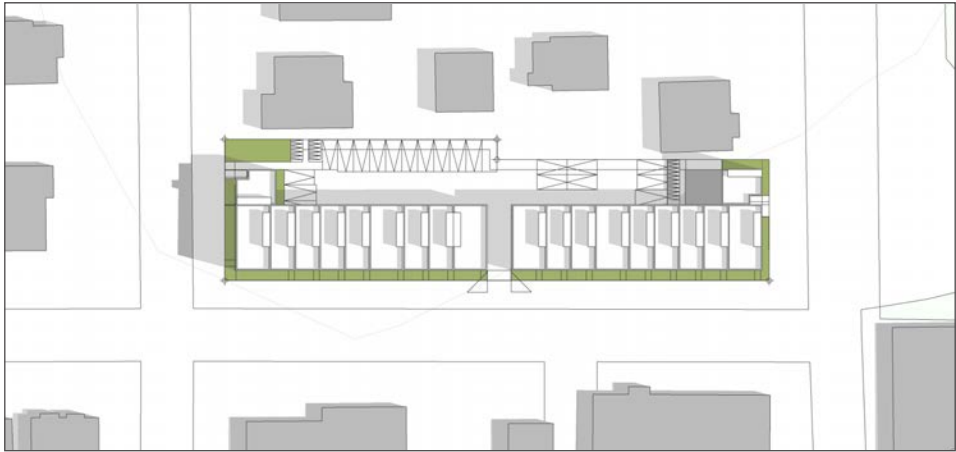
PRELIMINARY







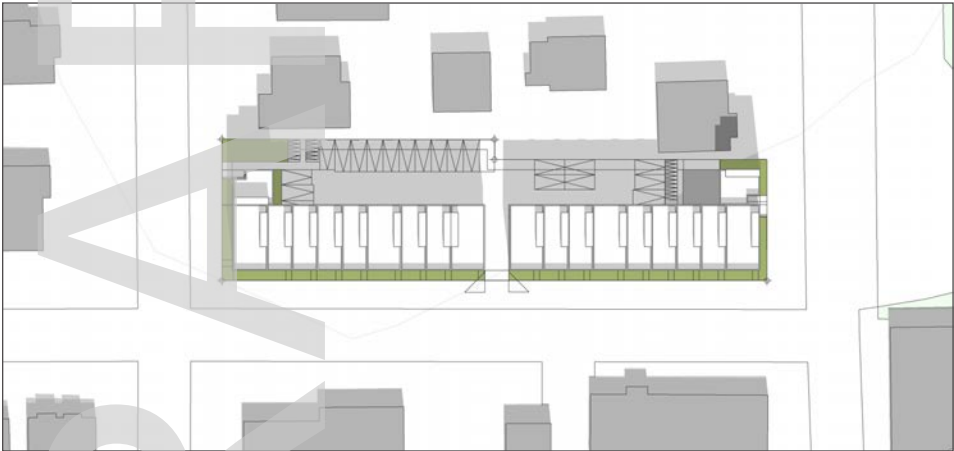
MARCH / SEPTEMBER 21, 9 AM



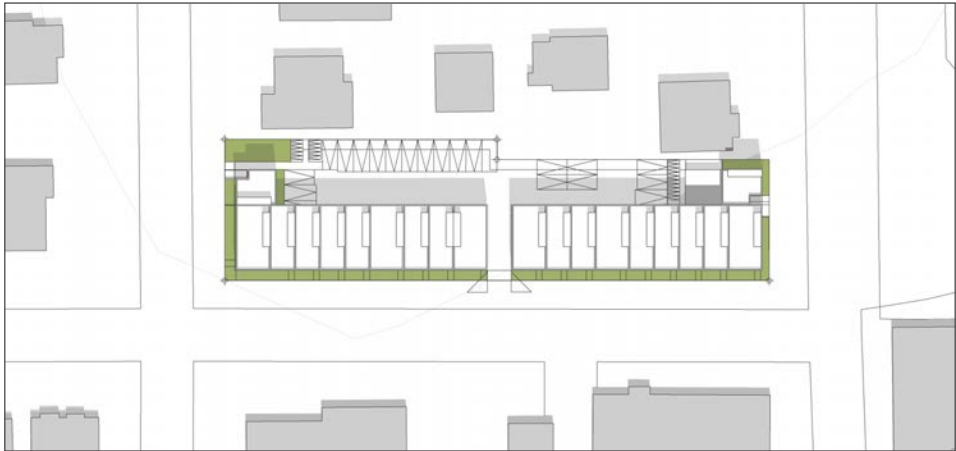
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MARCH / SEPTEMBER 21, 12 PM



JUNE 21, 12 PM



DECEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM

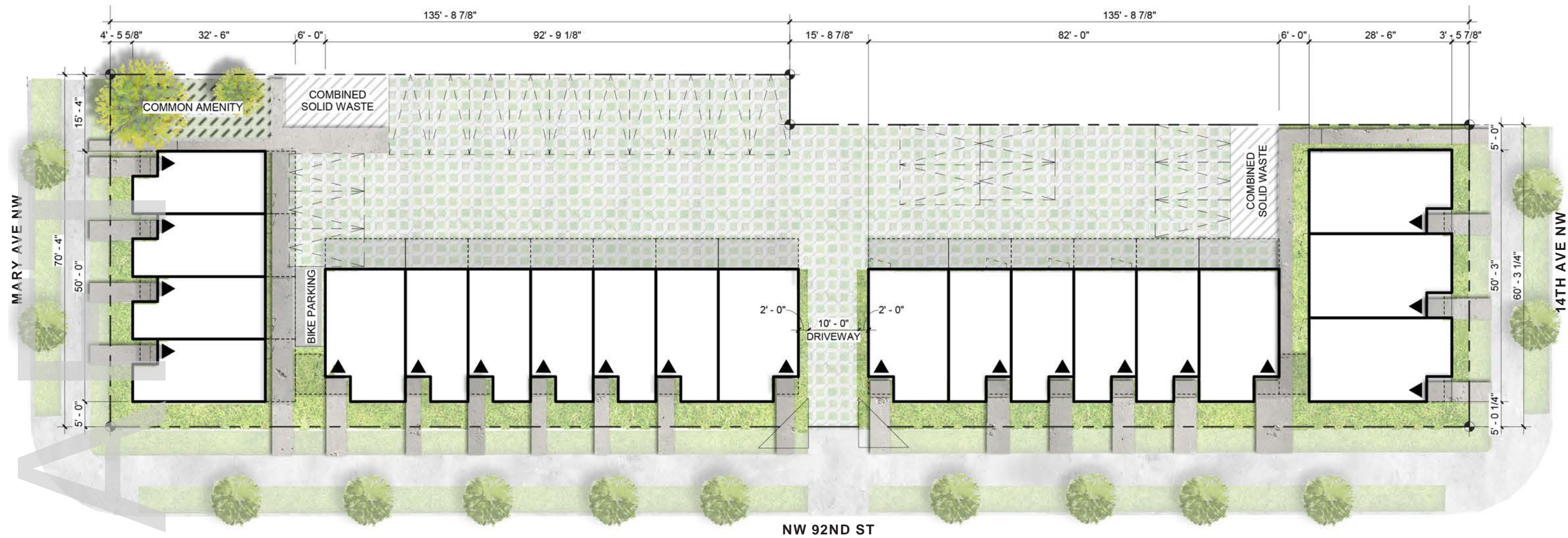


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① SITE PLAN - OPTION 3 (PREFERRED)

OPTION THREE (PREFERRED)

DISTINGUISHING FEATURES

- 20 Rowhouse + 20 surface parking stalls
- 3-story units in 2 buildings
- 20 roof decks
- 22,992.96 SF FAR
- 4 unit types
- (7) units include 3 bedrooms
- (13) units include 2 bedrooms
- Code compliant

OPPORTUNITIES

- More street facing units on west and east streets
- Through site common pedestrian pathways connecting amenities and shared spaces to larger sidewalk network
- Massing along NW 92nd St broken at several locations for transparency and access
- Larger common amenity area
- Two solid waste areas provide easy access for all
- Bike parking provided both individually and through one common parking area
- More "family" sized units

CONSTRAINTS

- Privacy conflicts within site on the inside corners of buildings

DEPARTURE REQUESTED:

- No departures requested





VIEW OF SOUTH FACADE-FRONT OF SITE



VIEW OF SOUTHWEST CORNER OF SITE





VIEW OF NORTHWEST CORNER OF SITE



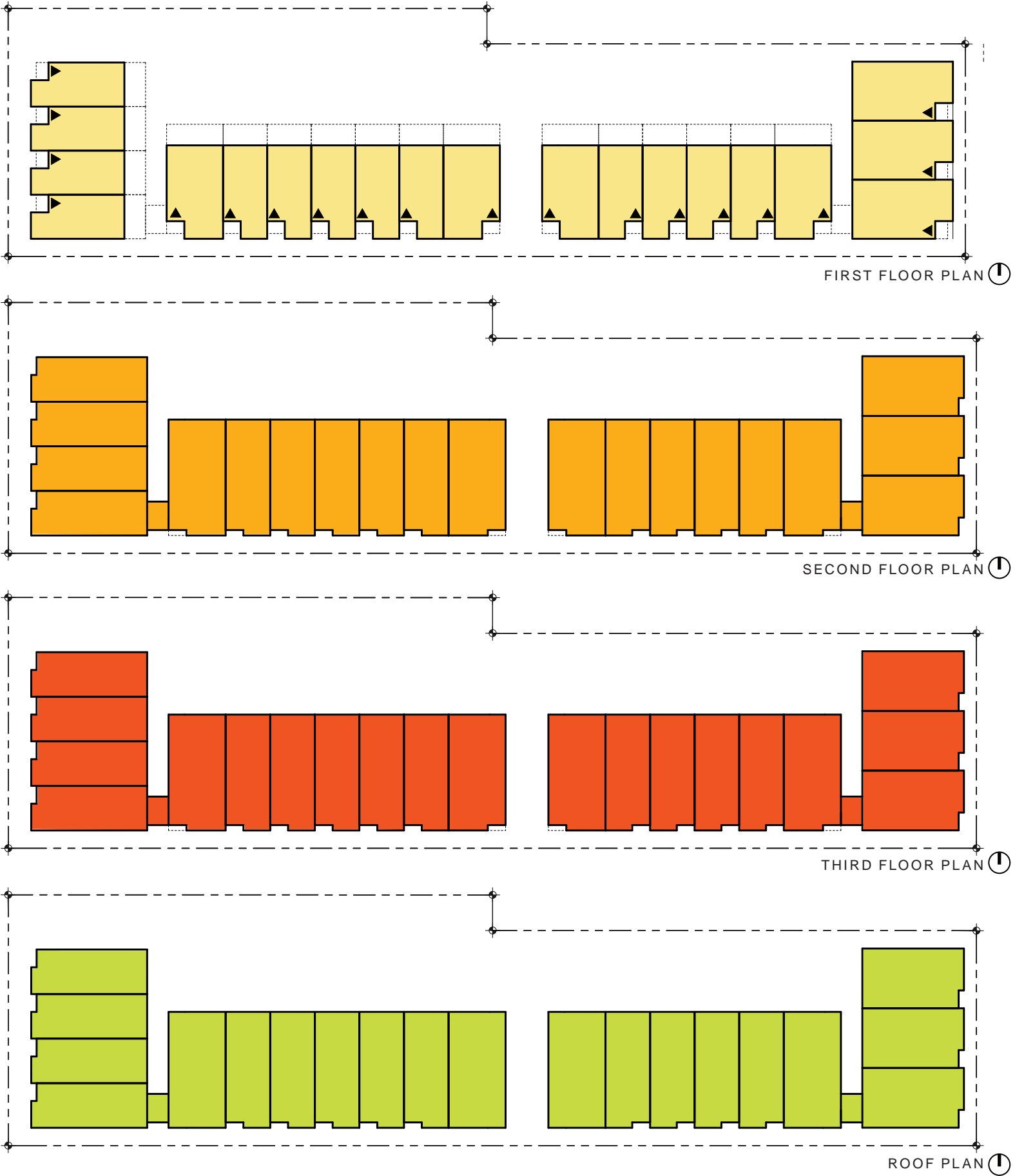
- PROGRAM KEY
- ENTRY+BEDROOM+BATH

LIVING+KITCHEN+DINING

MASTER SUITE +BATH

ROOF DECK

DRAFT







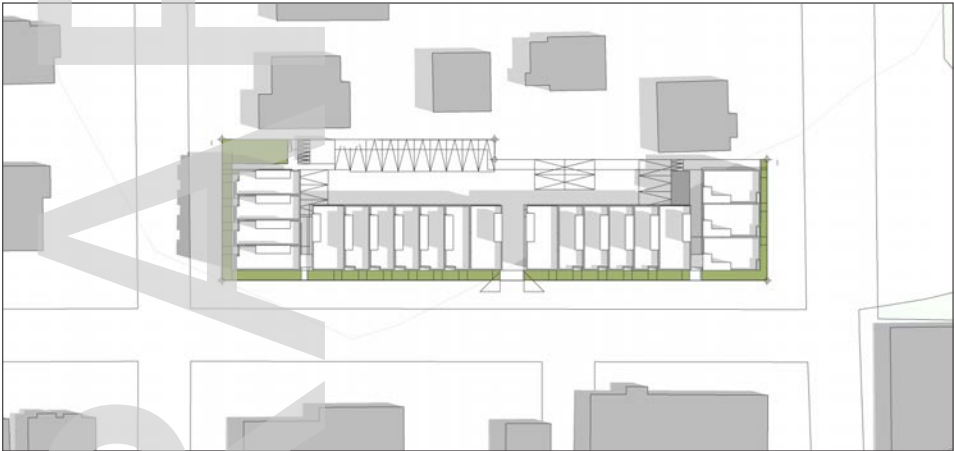
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JUNE 21, 12 PM



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MARCH / SEPTEMBER 21, 5 PM

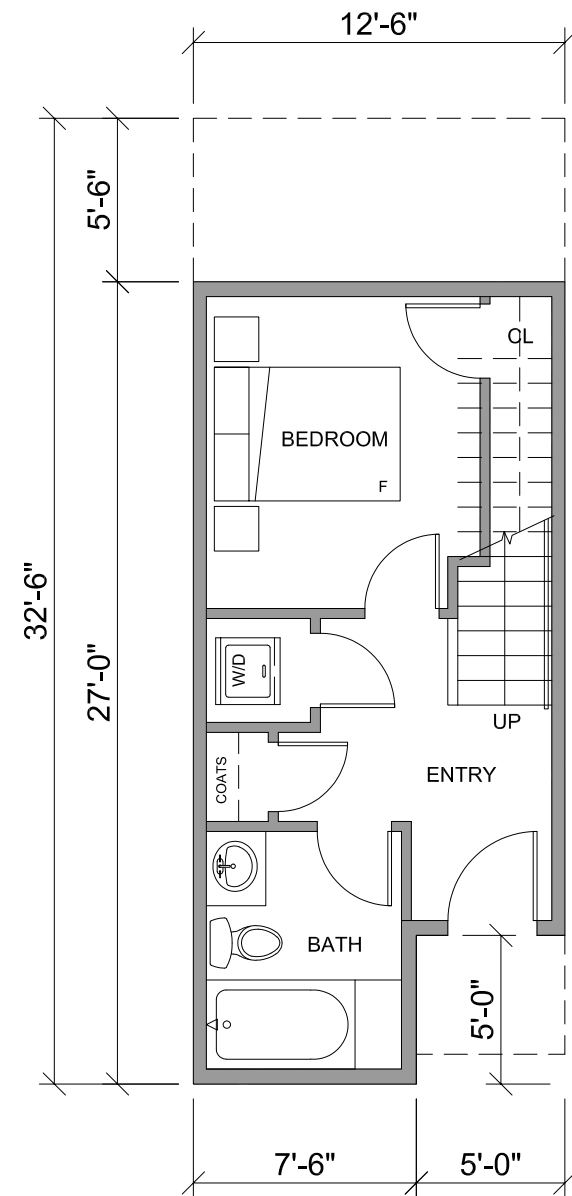


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DECEMBER 21, 5 PM





Floor plan of the second floor. The overall dimensions are 12'-6" wide by 11'-6" deep. The layout includes:

- KITCHEN / DINING:** Located at the top, featuring a double window (DW), a refrigerator (FRIG.), and a pantry (P). Below these is a kitchen island with a sink and four burners.
- KITCHEN / DINING:** A dining table with four chairs is positioned in the center.
- LIVING:** A large open area at the bottom containing a sofa, a coffee table, and a media console.
- STAIRS:** A staircase labeled "UP" is located on the right side.
- Dimensions:** The bottom edge is divided into two sections: 7'-6" on the left and 5'-0" on the right.

12'-6"

32'-6"

M. BATH

W.I.C.

UP

M. BED

Q

7'-6"

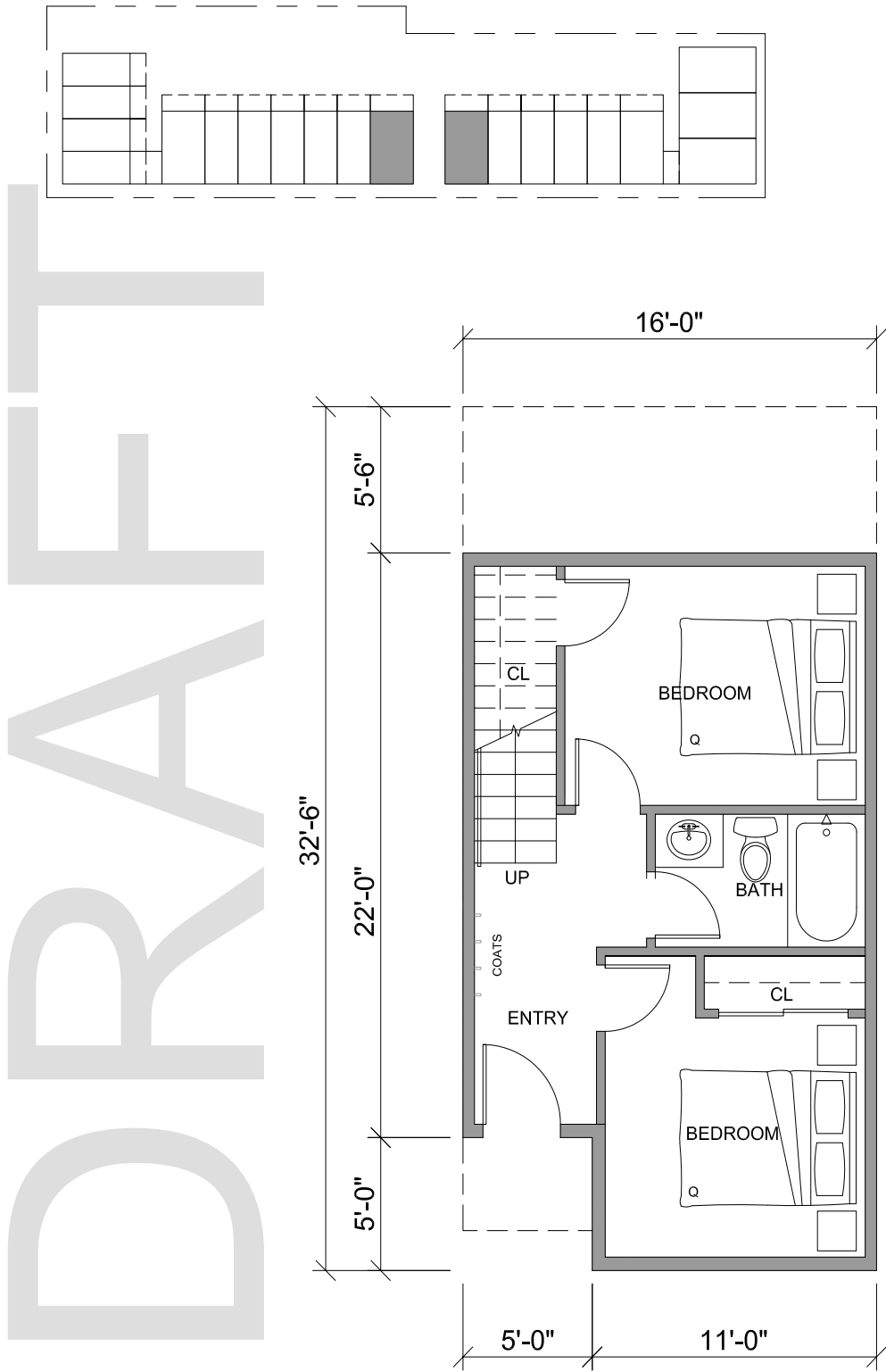
5'-0"

1'-6"

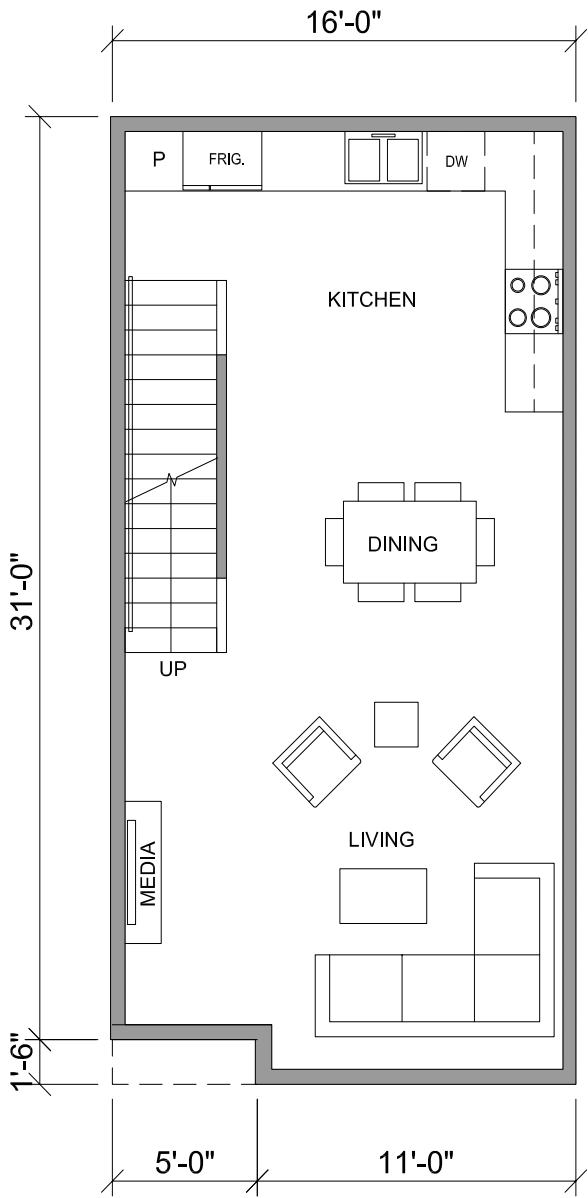
Architectural drawing of a roof deck. The overall dimensions are 12'-6" wide and 32'-6" deep. The roof deck is shown with horizontal lines. A staircase is located on the right side, with a door labeled "DN" (Down) leading to it. The staircase has a curved landing area. The text "ROOF DECK" is written at the bottom center.

QUEEN MARY ROWHOUSES #3035048-EG

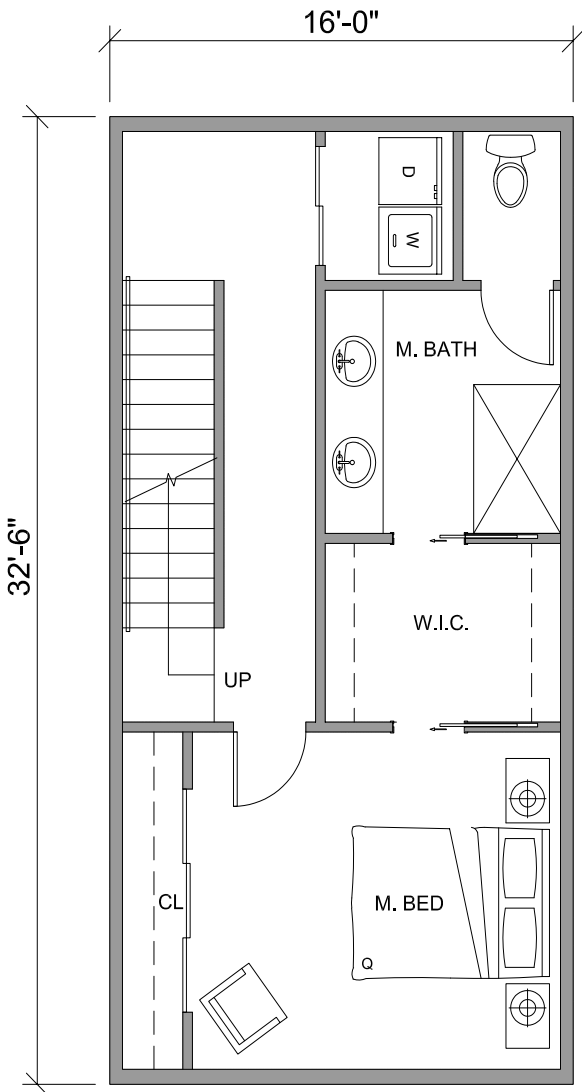




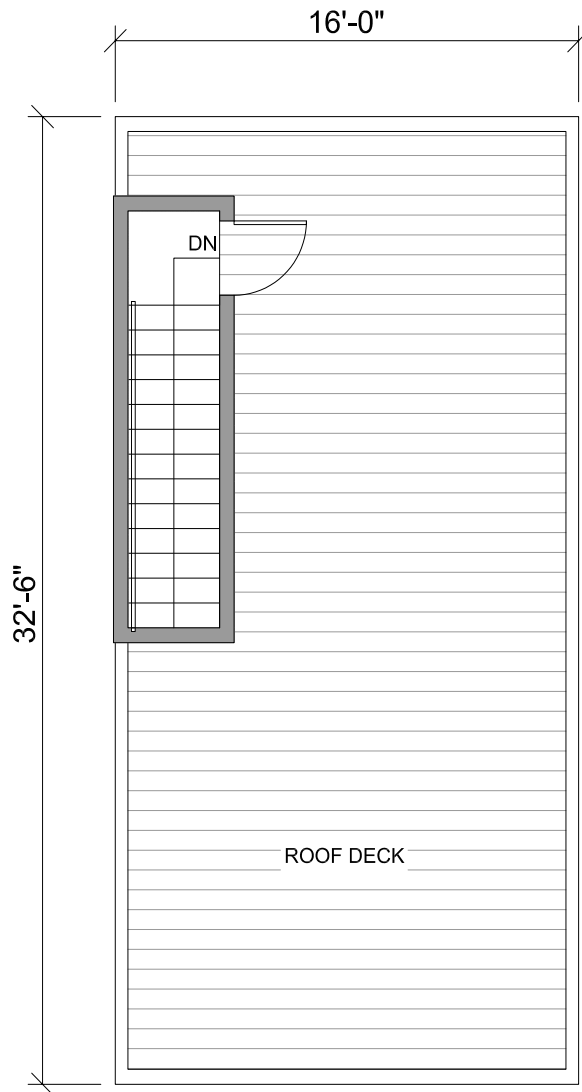
FIRST FLOOR



SECOND FLOOR

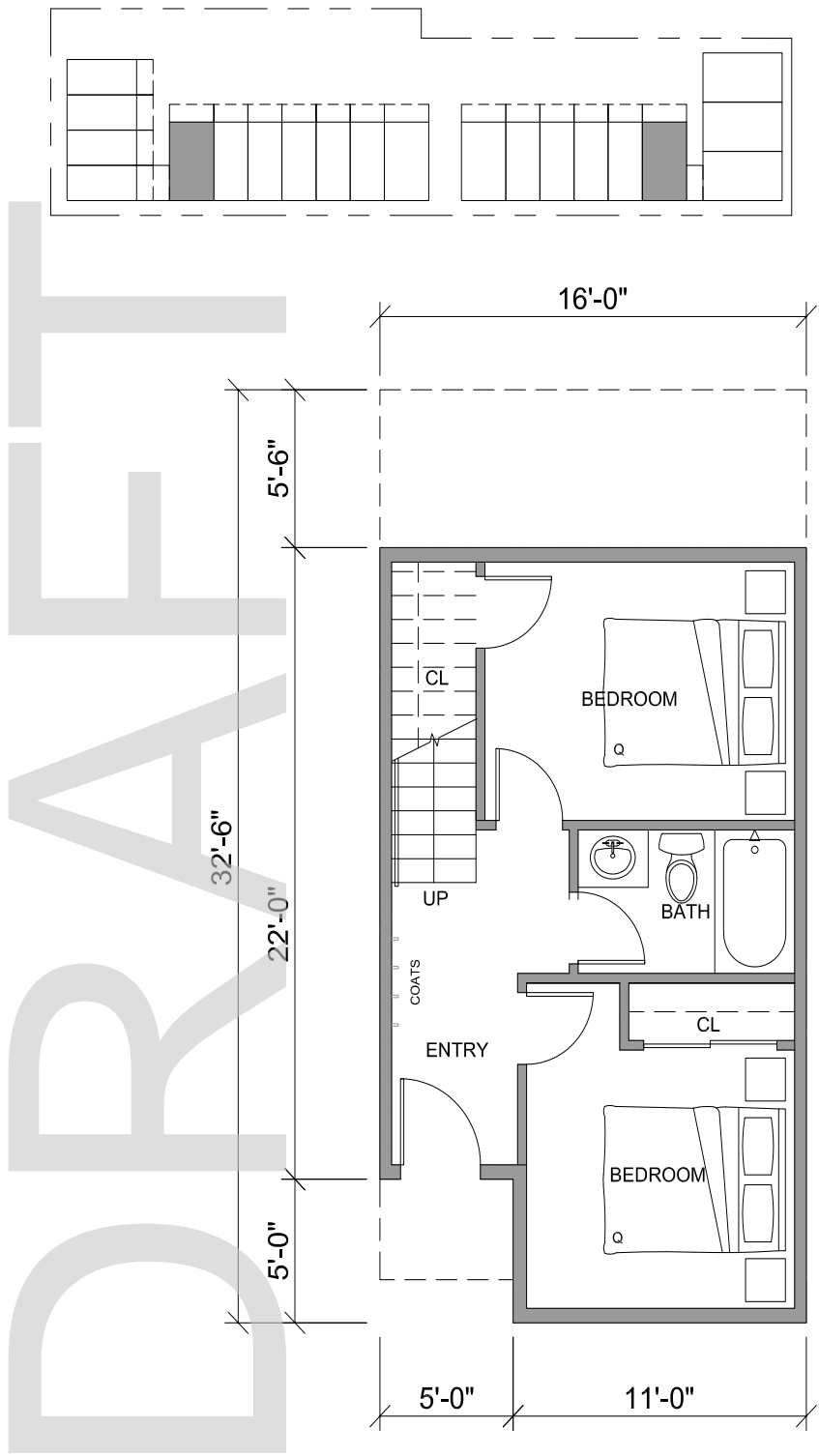


THIRD FLOOR

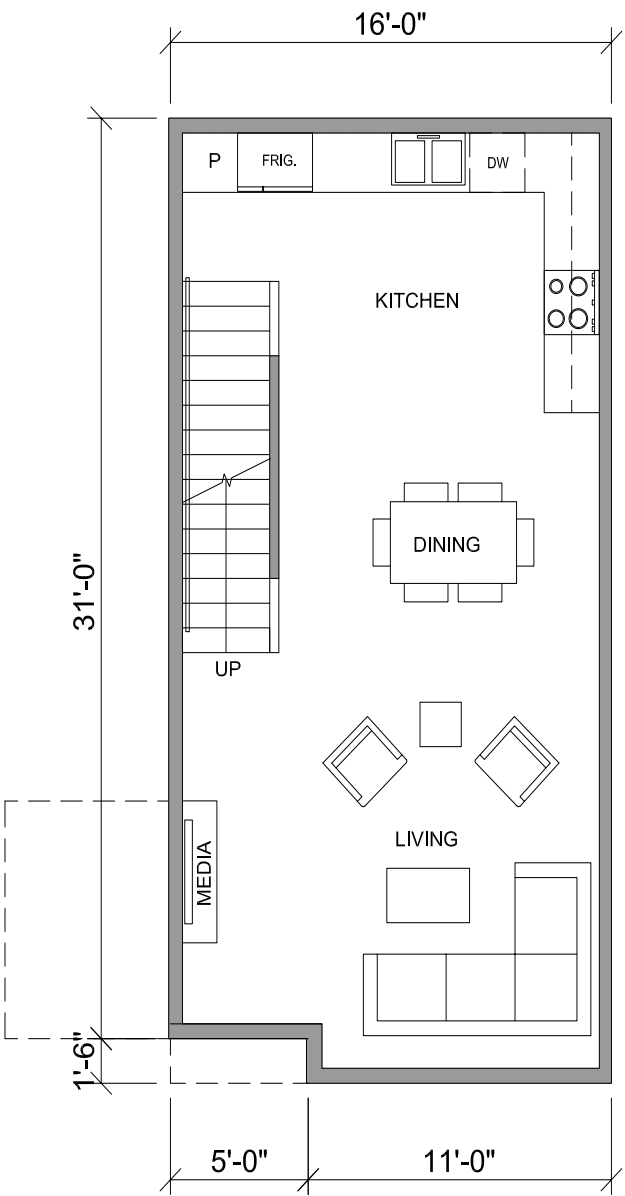


ROOF PLAN

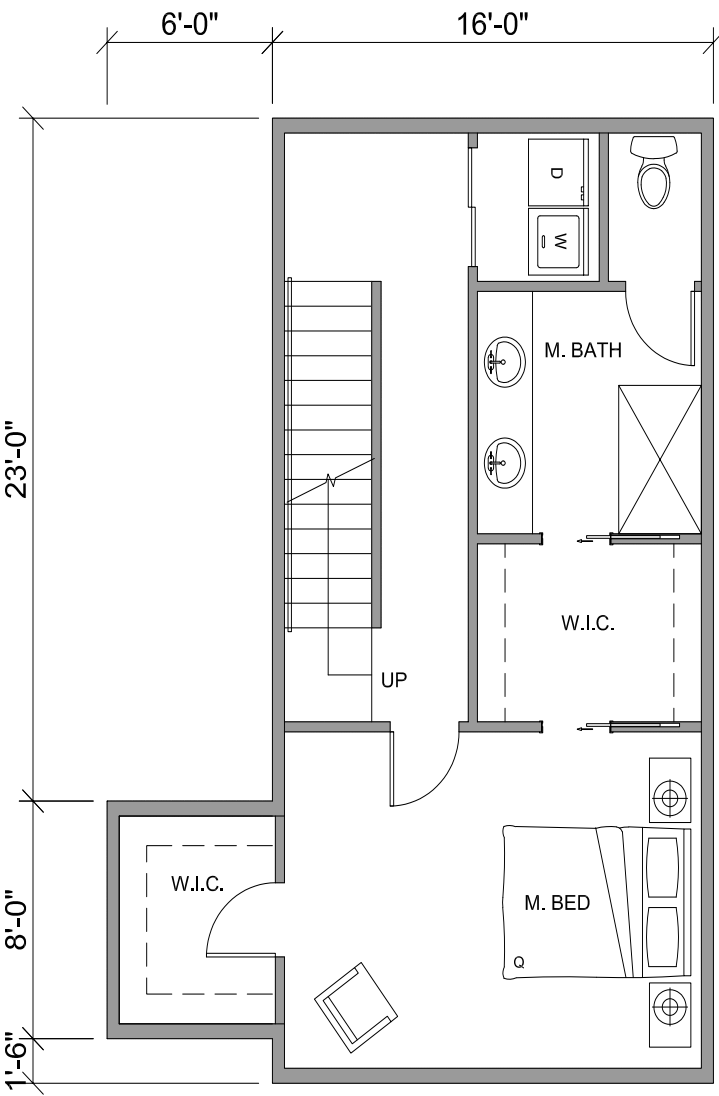




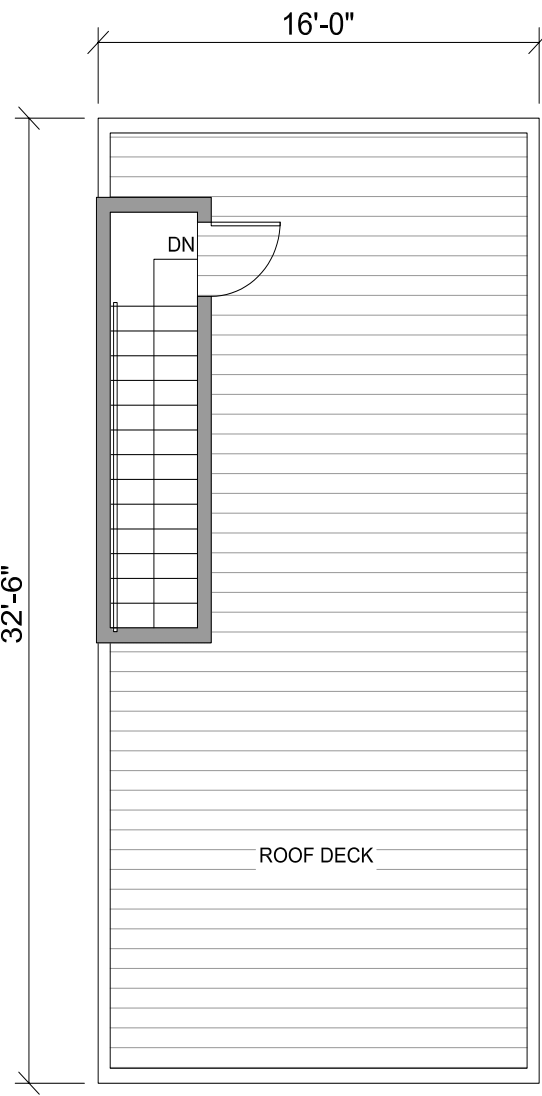
FIRST FLOOR



SECOND FLOOR

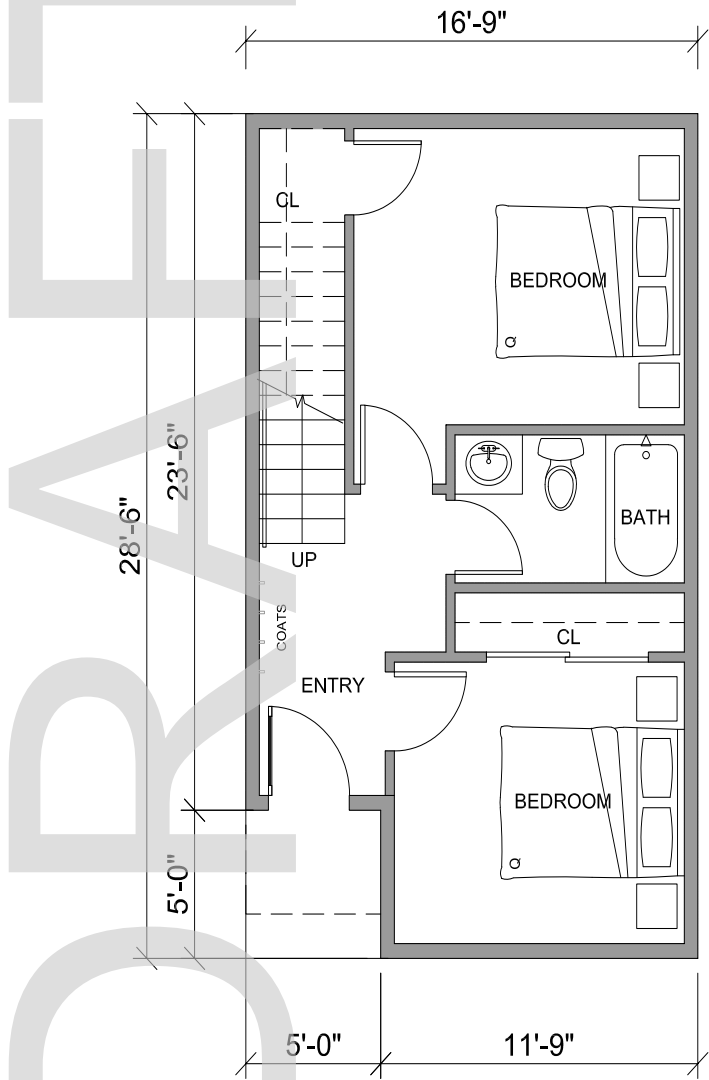
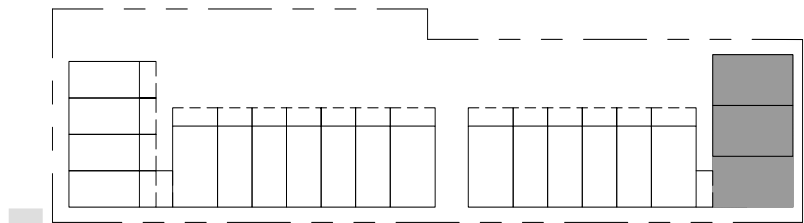


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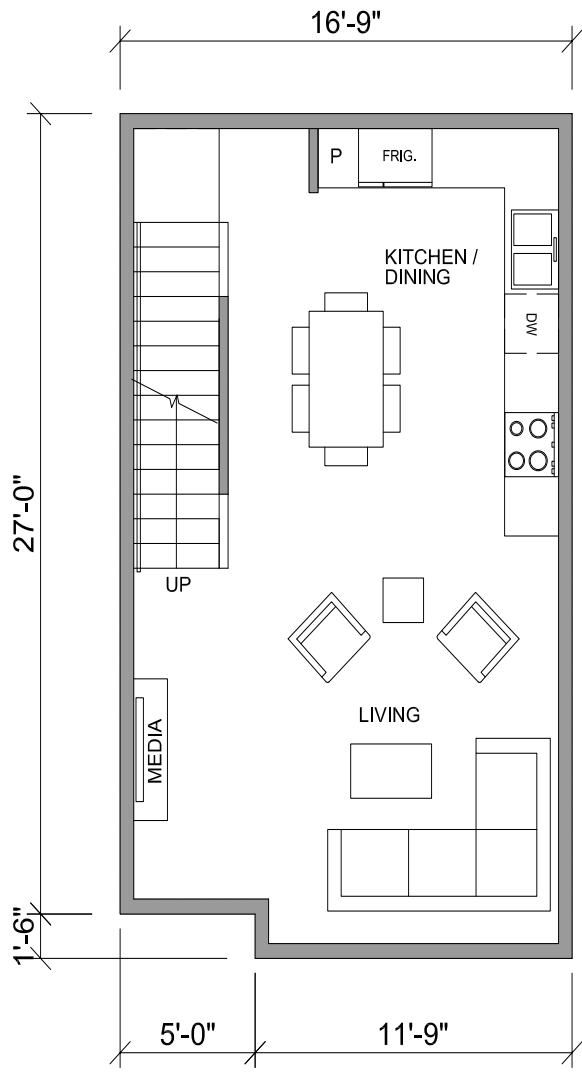


ROOF PLAN

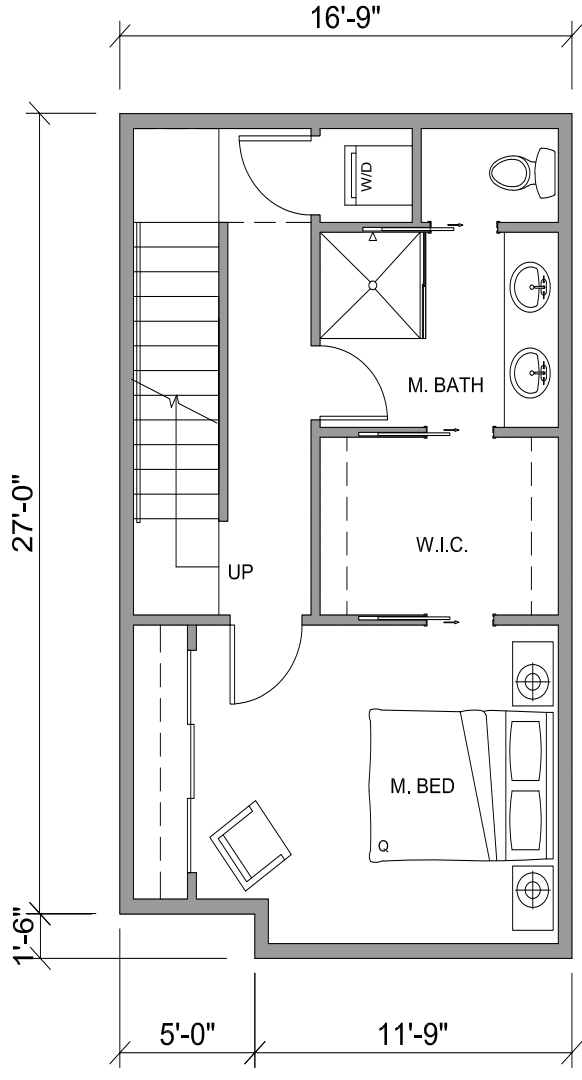




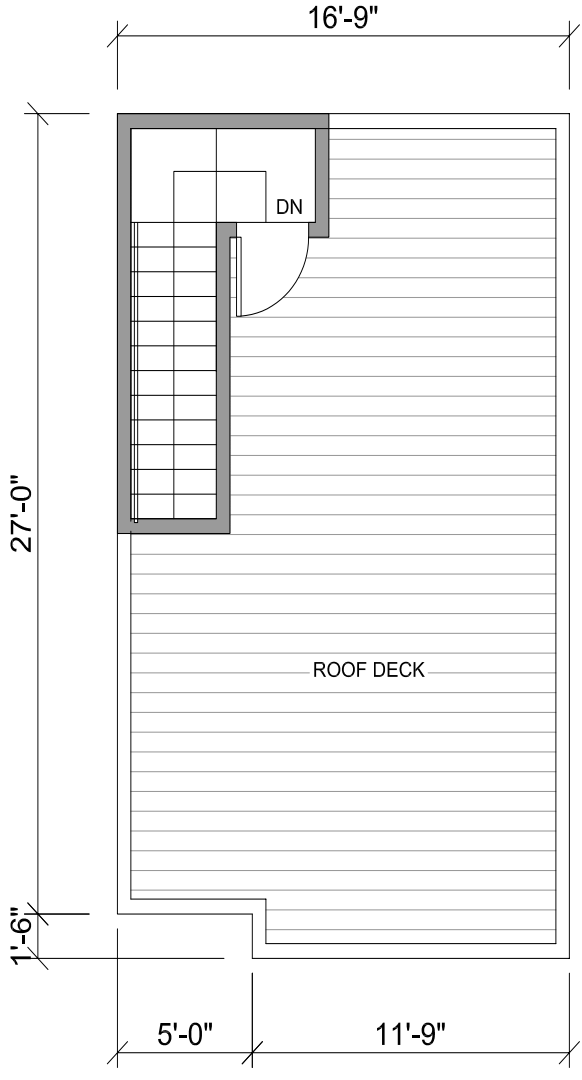
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF PLAN



DESIGN CONCEPT

- To establish a strong connection to the street and public realm
- Tie architectural concepts to improvement of public realm through Street Improvement Plan (sidewalk, parking, landscape strip, street trees)
- Provide through-block access and transparency: breaking up of full block building
- Street facing windows: lines of sight and natural surveillance through strategic placement
- Individual entries: sense of identity, opportunity for personalization, offer privacy, and emphasize safety
- Façade composition: wrapping material and landscape around both corners of building
- Centralizing and minimizing vehicular access



**CS2**  
**URBAN PATTERN AND FORM**  
BREAK UP LONG FACADES OF FULL-BLOCK BUILDINGS TO AVOID A MONOLITHIC PRESENCE.



**PL3**  
**STREET-LEVEL INTERACTION**  
INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING SHOULD BE SCALED AND DETAILED APPROPRIATELY TO PROVIDE FOR A MORE INTIMATE TYPE OF ENTRY.





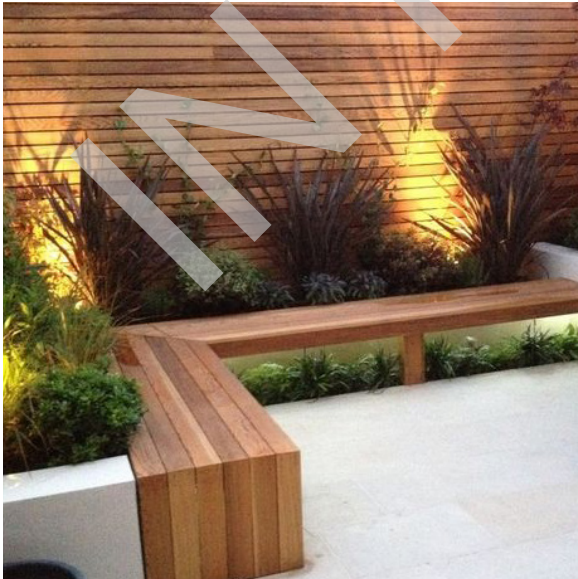
**DC2**  
**ARCHITECTURAL CONCEPT**  
CONSIDER WRAPPING THE TREATMENT OF THE STREET-FACING  
FAÇADE AROUND THE CORNER OF THE BUILDING.

**PL2**  
**WALKABILITY**  
CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT  
THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO  
EXISTING PEDESTRIAN WALKWAYS AND FEATURES.

PRECEDENTS:



① SIDEWALK EXPERIENCE



② COMMON AMENITY + FENCING



③ BIO PLANTERS + LIGHTING



④ PERVIOUS PAVING



⑤ INDIVIDUAL SIGNAGE