



8315 13TH AVE NW BALLARD , SEATTLE

SDR DESIGN PACKET
ARRAY

DECEMBER 12, 2019 | DCI# 3035270-EG



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PROJECT INFORMATION

ADDRESS: 8315 13th Ave NW, Seattle, WA 98117
 DPD #: 3035270-EG \ 6746354-CN
 OWNER: Modern Homes, LLC
 APPLICANT: Array, LLC
 CONTACT: Yueann Wu

PROJECT PROGRAM

BUILDING TYPE: Townhouses (2 structures)
 UNIT COUNT: 5 (2 & 3 in each structure)
 UNIT SIZES: Approximately 1750 sf
 ABV.-GROUND STORIES: 3
 PARKING STALLS: 5
 APPROX FAR: 8251.3 sf (FAR of 1.3 used)
 LOT SIZE: 6,349 sf

PROJECT OBJECTIVES

The proposed site's current use is a single family residence. It is recently rezone and approximately 6,349 square feet in LR1(M1) zone. The property is located at the mid-block between NW 85th and NW 83rd Street. The project is proposed to demolish the existing single family structure and to construct 2 structures, one with 3 townhouses and one with 2 townhouses (total 5 units). The proposed structures will be 3 stories tall with 5 open space parking access from alley.

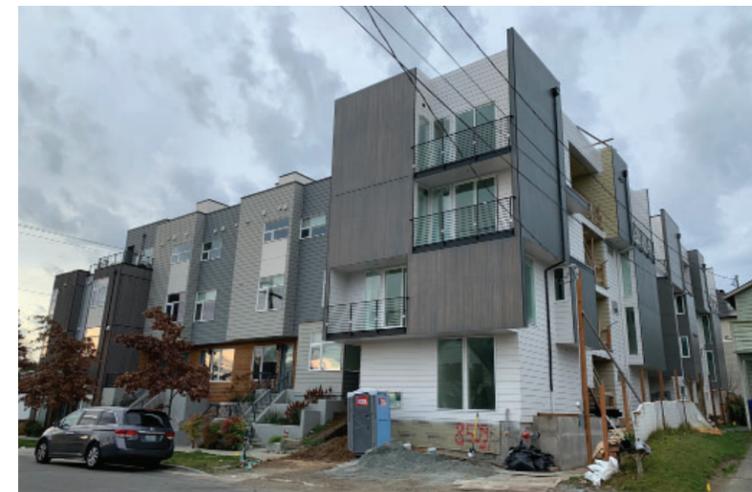
The lot is recently rezone from SFR 5000 to LR1(M1) to be designated in a higher dense living with many neighborhood shopping, dining and services within walking distance. We are proposing a pedestrian friendly design to accommodate the sense of community with an architectural solution that pays respect to the fast growing contemporary architecture typology.



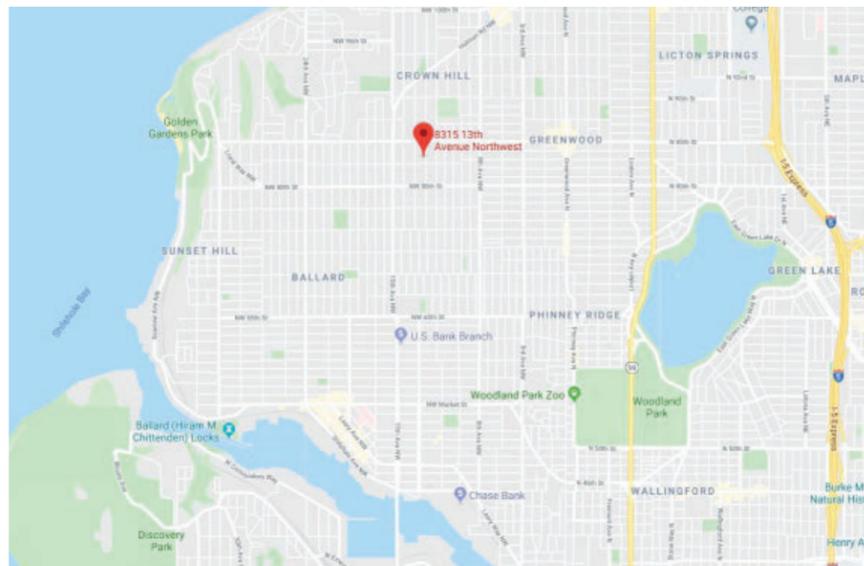
SAVEWAY ON 15TH & 85TH CORNER



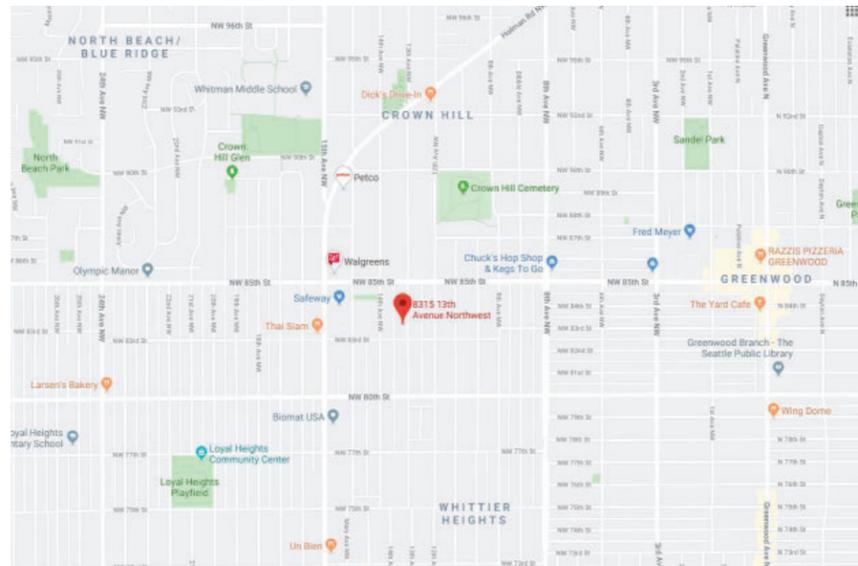
WALGREENS ON 15TH & 85TH CORNER



TOWNHOUSES & APTS ON 15TH & 84TH CORNER

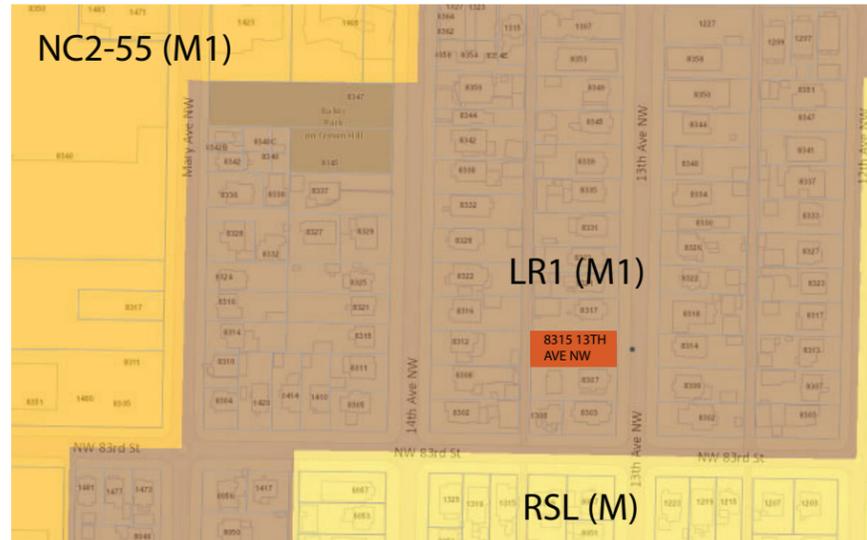


Seattle Vicinity Map



Neighborhood Vicinity Map





SDCI GIS MAP SHOWING DETAILED ZONING

ZONING INFORMATION

ZONE: LR (M1)
 STREETS: 14th Ave NW: Collector Arterial
 NW 57th St: Neighborhood Yield Street



lots 30 and 31, Block 14, Greenwood Park 5th addition. It is located in lowrise LR1 (M1) zone, and the neighbor lots to the North, South, East and West all also in lowrise LR1 (M1) zone.

LOT SIZE: 6,349 SF
 23.45.510: FLOOR AREA RATIO (1.3) WITHMHA SUFFIX
 B. TABLE A: ALLOWED - 6,349 X 1.3 = 8,253.7 SF
 PROPOSED - 8,251.3 SF

23.54.512: DENSITY
 ALLOWED - NO LIMIT
 PROPOSED - 5 UNITS

23.45.514: HELIGHT ALLOWED - AVG GD + 40' + 10' PENT
 TH 1: 332.5' + 30' = 362.5' ALLOW
 332.5' + 29' = 361.5' PROPOSED
 TH 2: 333.3' + 30' = 363.3' ALLOW
 332.5' + 29' = 361.5' PROPOSED

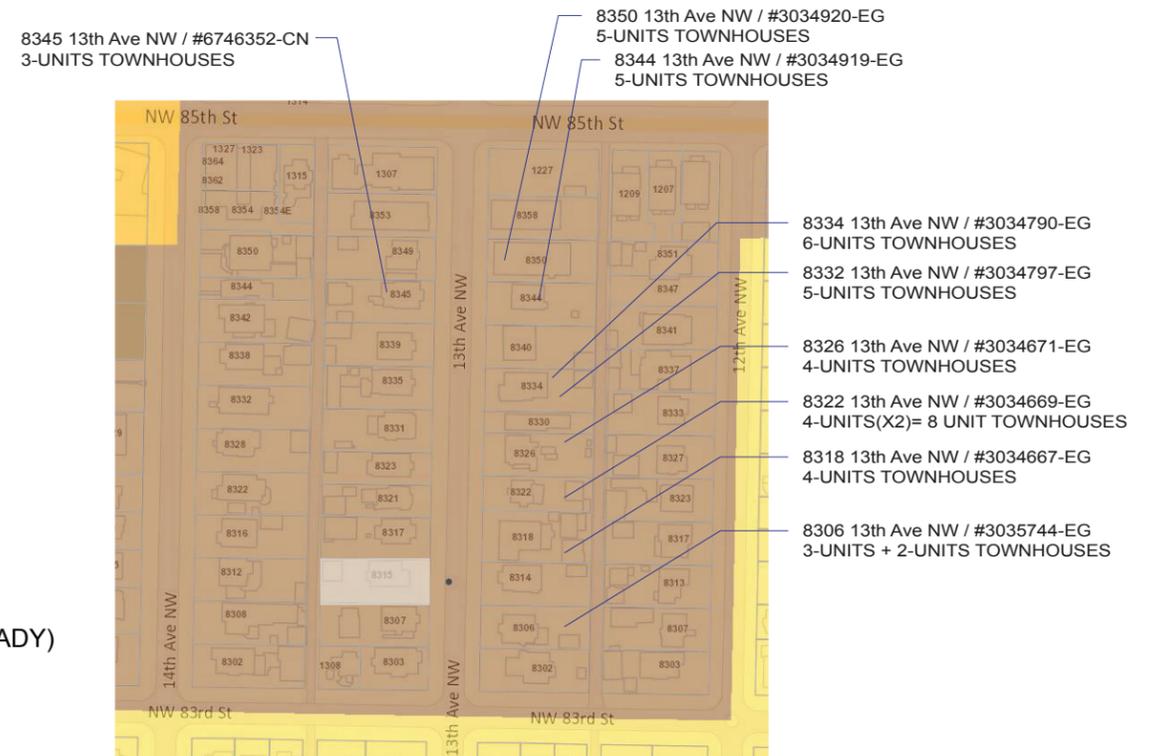
23.45.518 SETBACKS		REQ'D	PROPOSED
A	FRONT	7'	7'
	REAR	7'	7'
	SIDE N	5'	5'
	SIDE S	5'	5'
F	INTERIOR	10'	18'3.5"

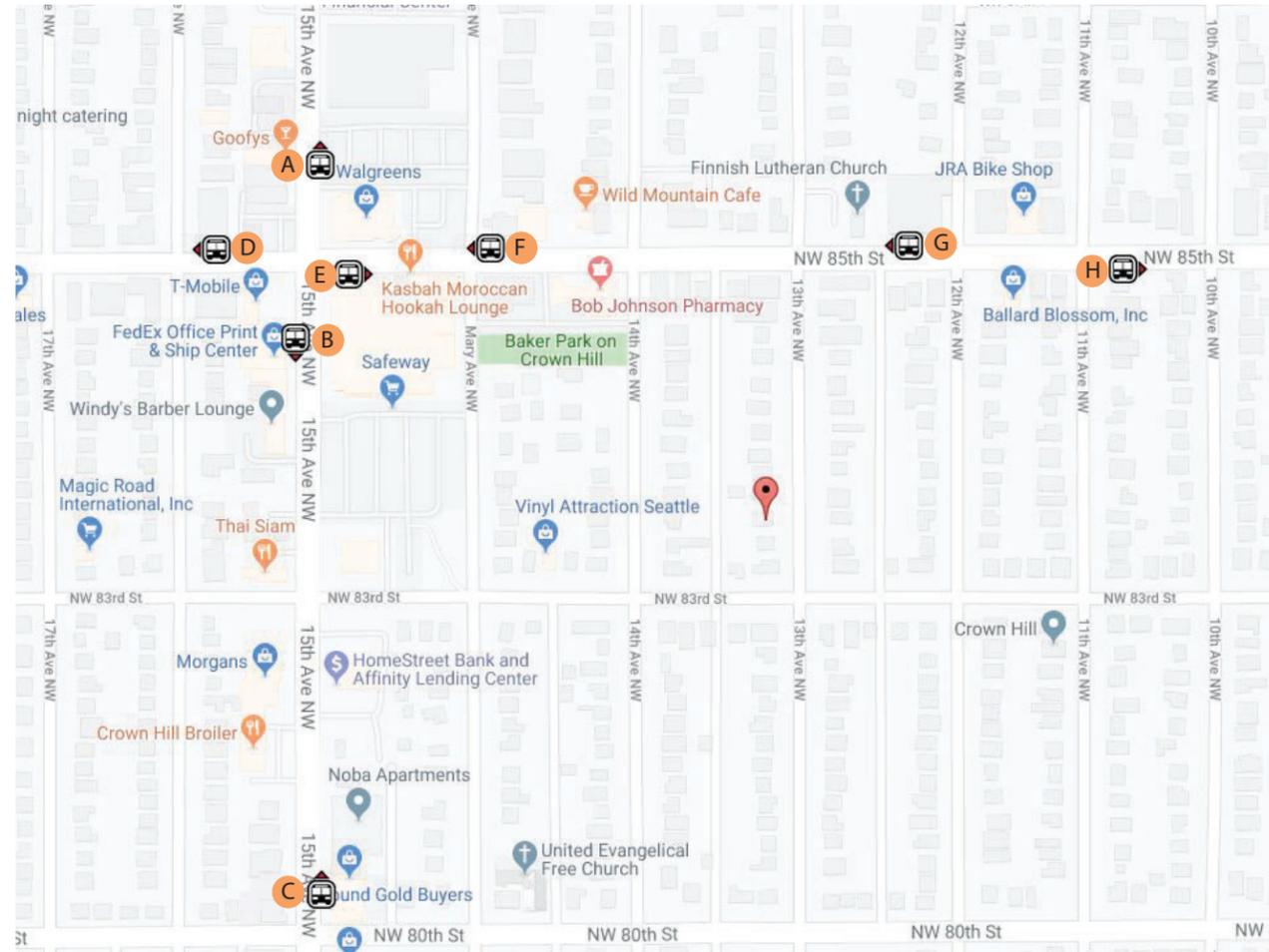
23.45.522: AMENITY SPACE
 REQUIRED - 6,349 X 0.25 = 1,587.25 SF
 PROPOSED - 1,748 SF

23.54.527: MAX. STRUCTURE WIDTH IN LR1 ZONE
 ALLOWED - 60'
 PROPOSED - 40'

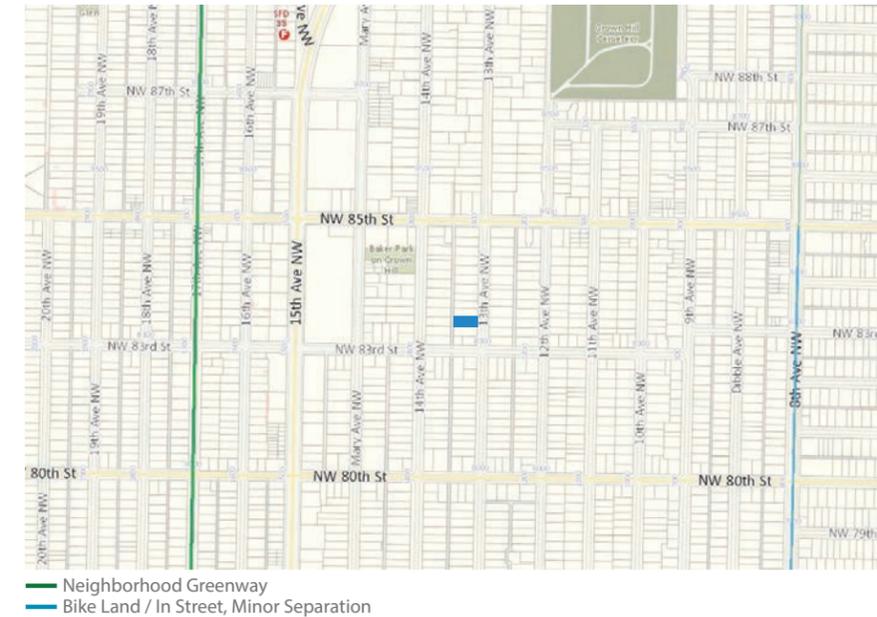
23.45.527: MAX. STRUCTURE DEPTH IN LR1 ZONE
 ALLOWED - 127' X 65% = 82.55'
 PROPOSED - 49.6' + 29.1' = 78.7'

23.54.020: PARKING
 REQUIRED: 5
 PROVIDED: 5 OPEN SPACE PARKING (EV-READY)





- BUS 15: A B C
- BUS 40: A D
- BUS D: A B C
- BUS 45: D E F G H



BIKE ROUTES MAP

The proposed project is located in an area with access to several public transit routes within 1/2 mile radius. Seattle is building a network of neighborhood greenways, a safer pedestrian walk or bike street, which helps the growth of local shopping and services. Crownhill is also the main focus that will provide the future Seattle Greenways.





VICINITY MAP



1 Safeway Plaza



2 Walgreen Plaza



3 Baker Park on Crown Hill



4 Townhouse development behind saveway



5 Rowhouse & Apt on NW 85th + 14th St



6 Dentist Office next to Baker Park

- 7
- 8
- 9
- 10





13th Ave NW

PROJECT SITE A-A



8315 13th Ave NW (project site)



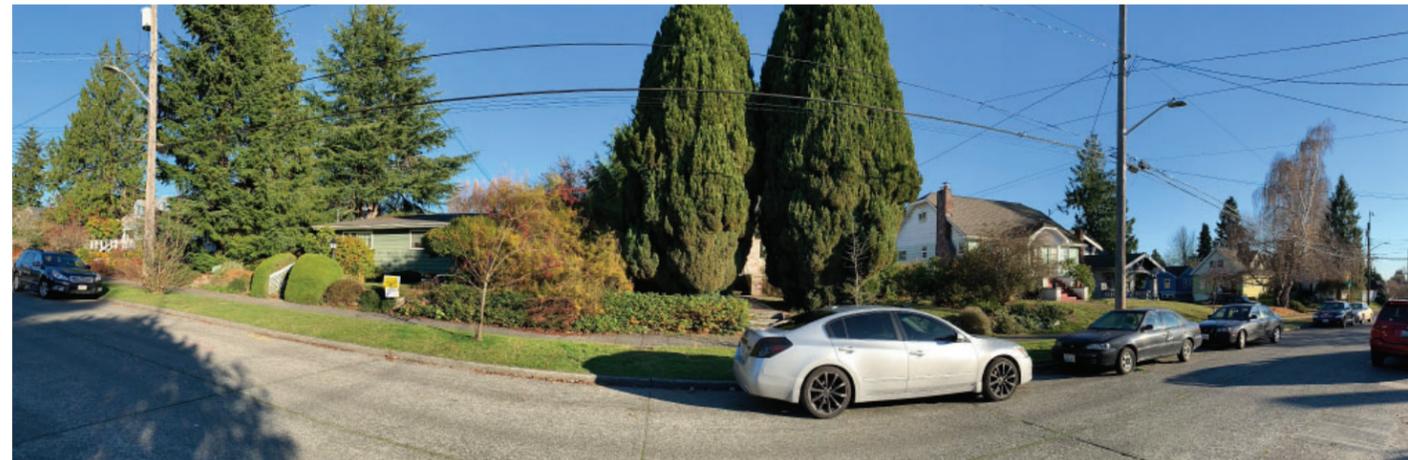
8307 13th Ave NW / lot to south



8317 13th Ave NW / lot to north



8318 13th Ave NW



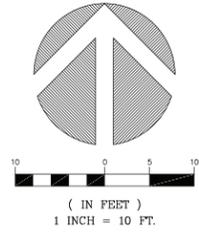
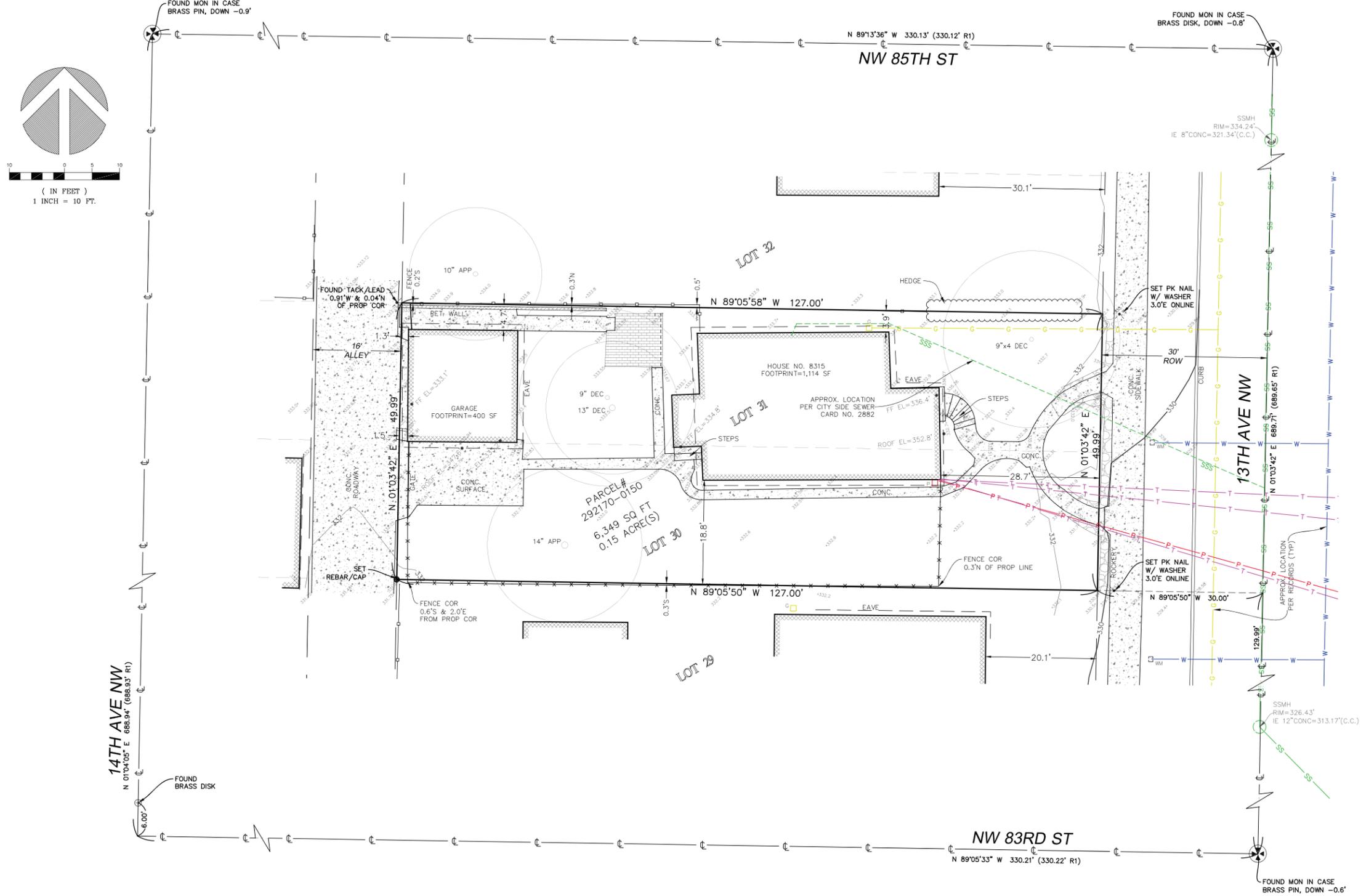
8314 13th Ave NW

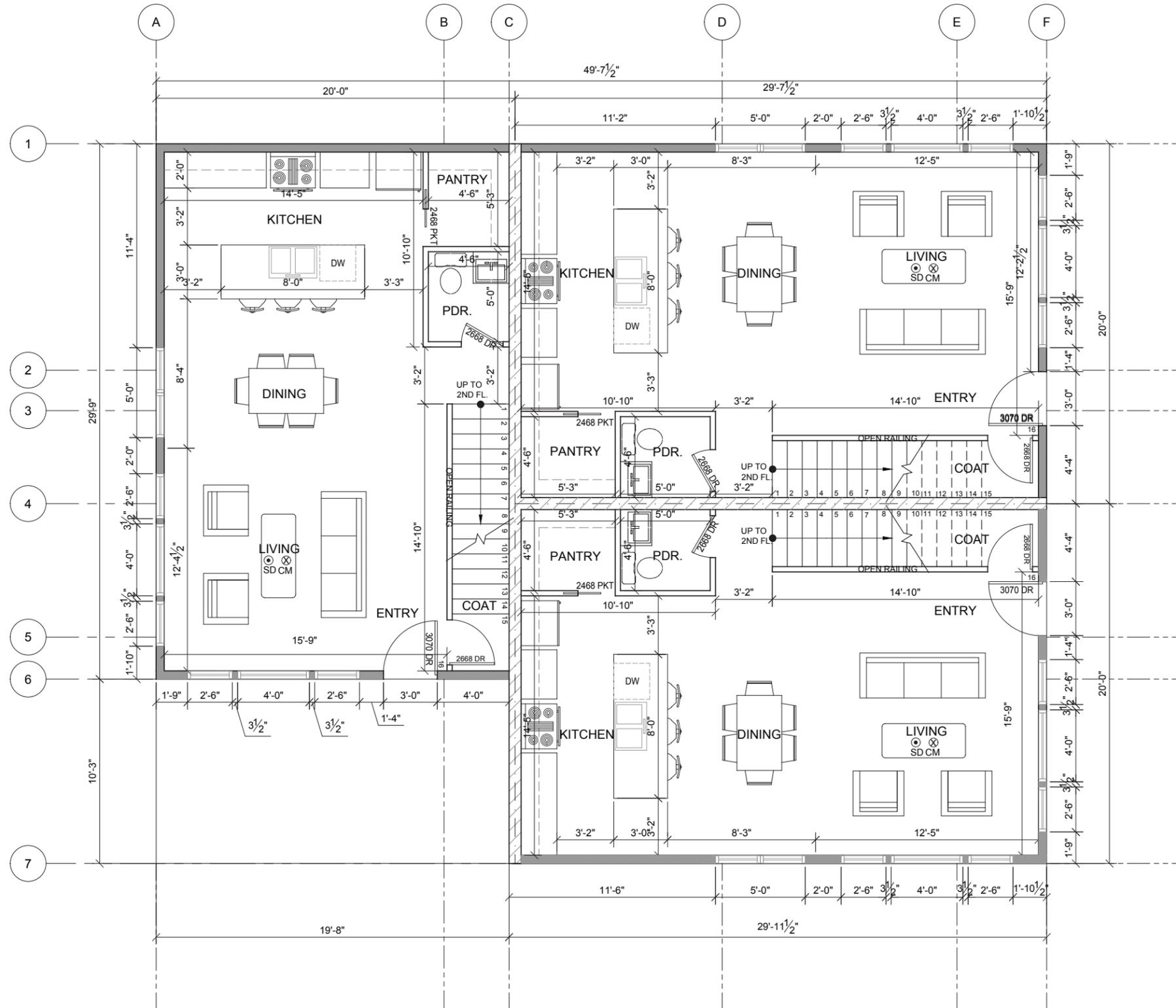
ACROSS PROJECT SITE B-B



8304 13th Ave NW



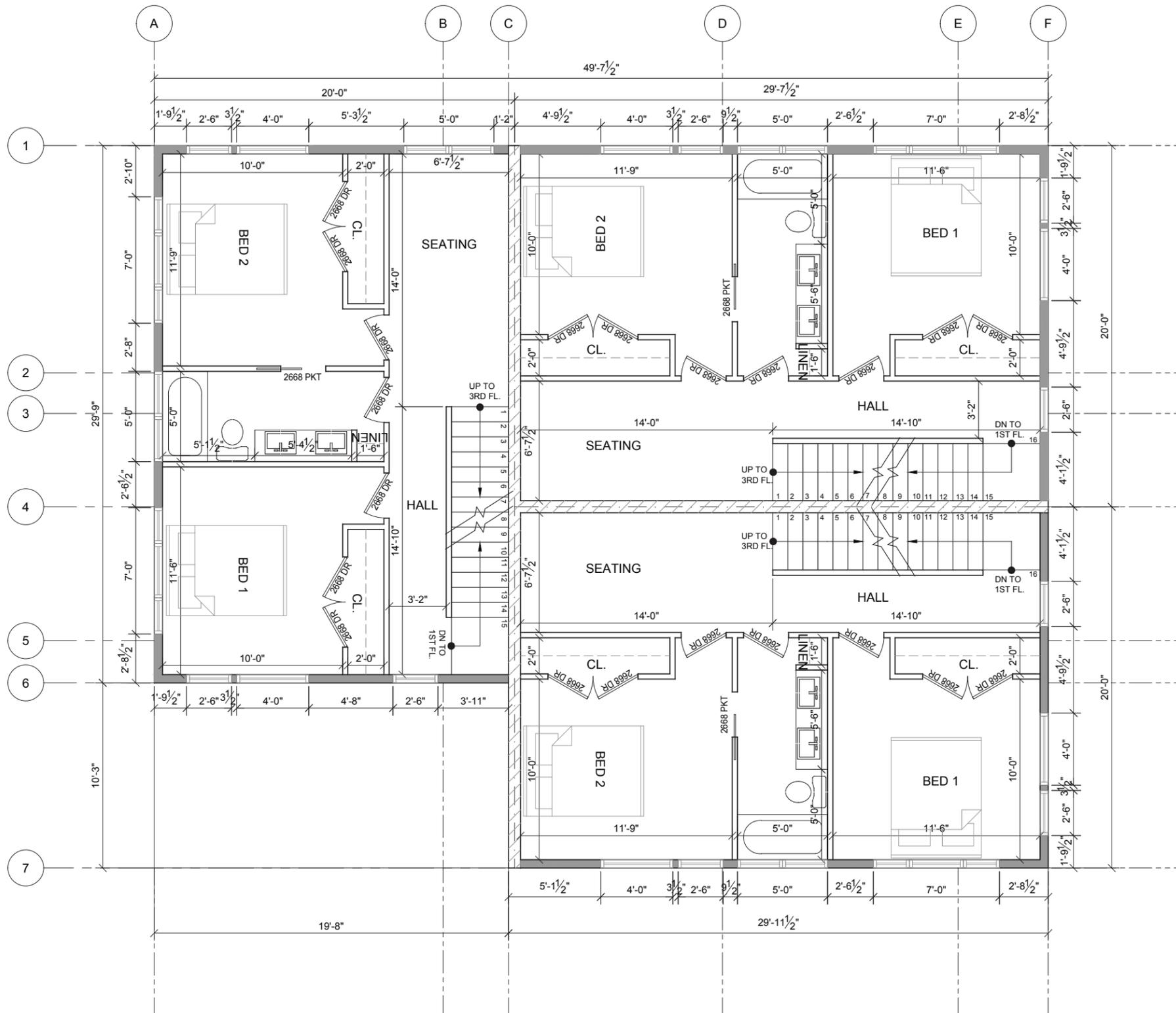




SDR DESIGN PACKAGE
 8315 13TH AVE NW, Crown Hill, Seattle, Washington
 Array
 DCI # 3035270-EG | December 12th, 2019



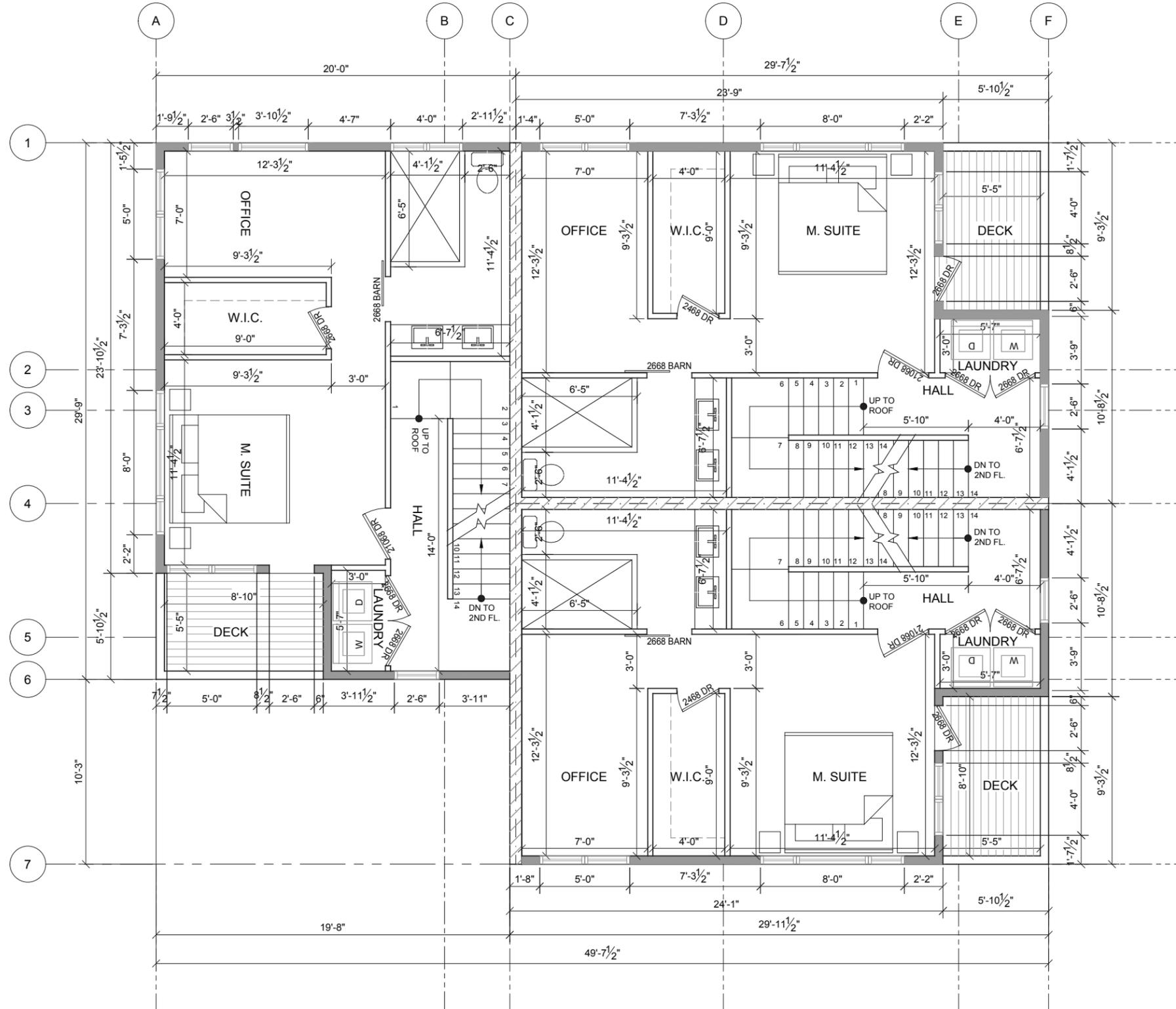
TOWNHOUSE 1 FIRST FLOOR PLAN



TOWNHOUSE 1 SECOND FLOOR PLAN

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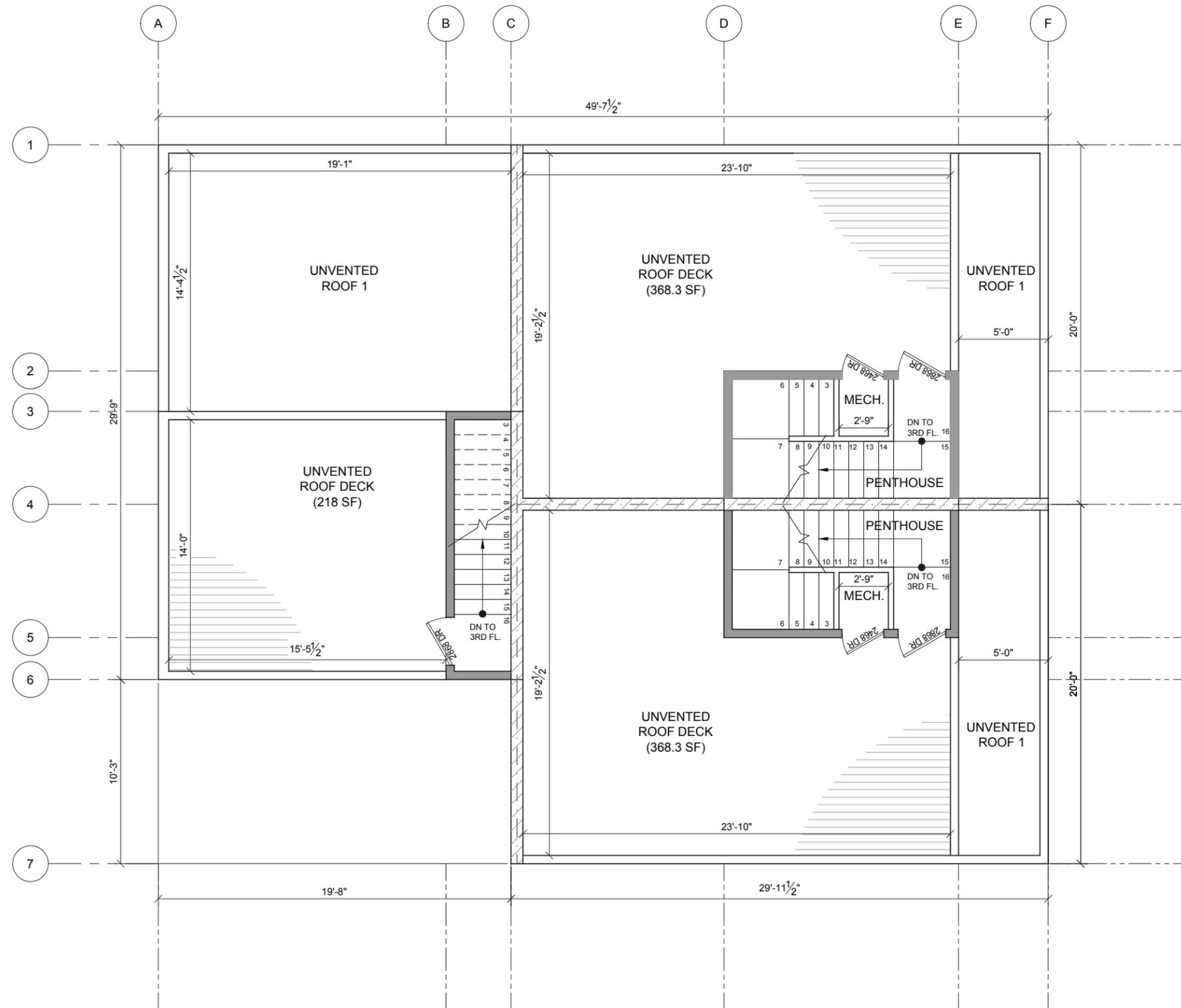




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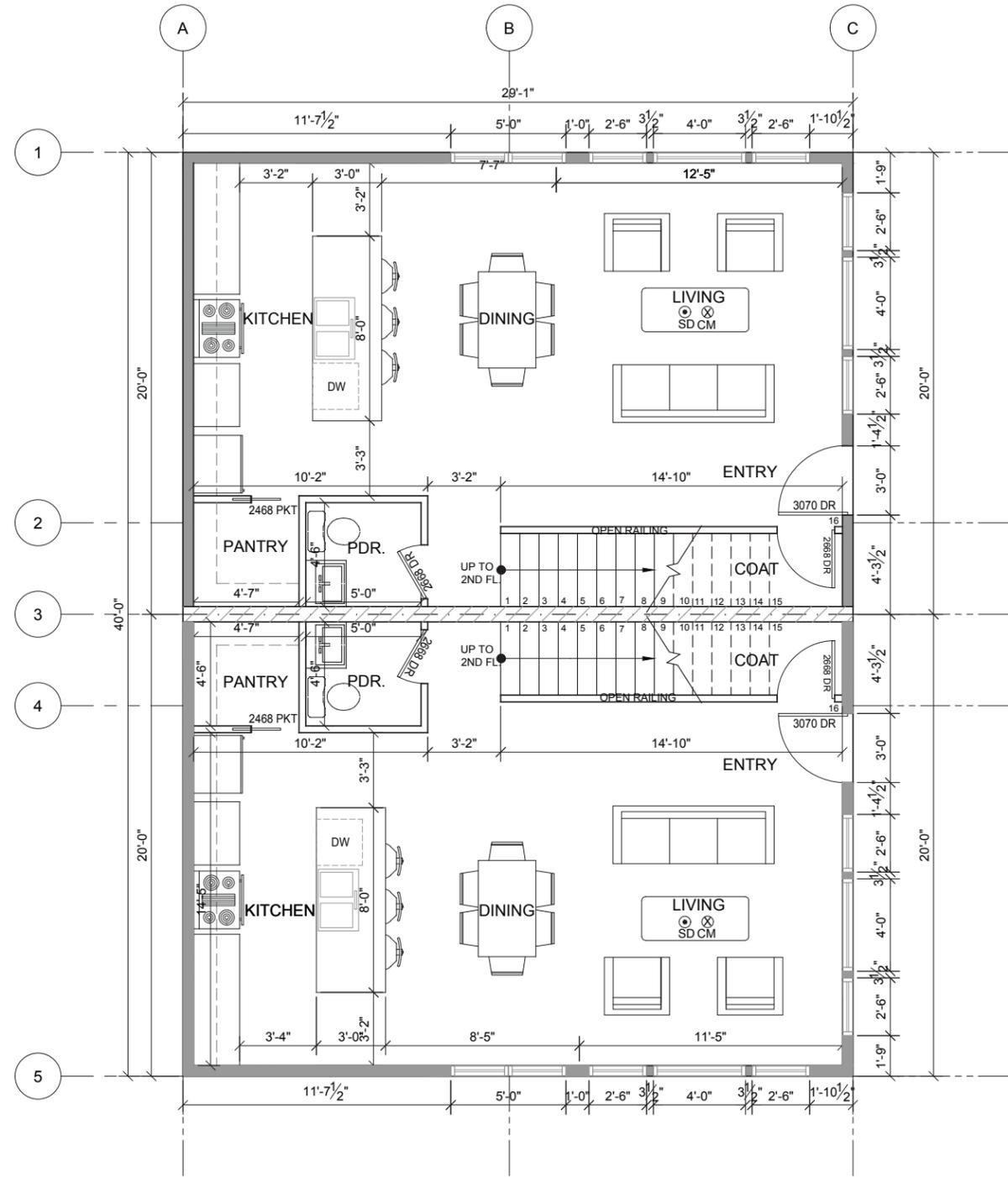
TOWNHOUSE 1 THIRD FLOOR PLAN

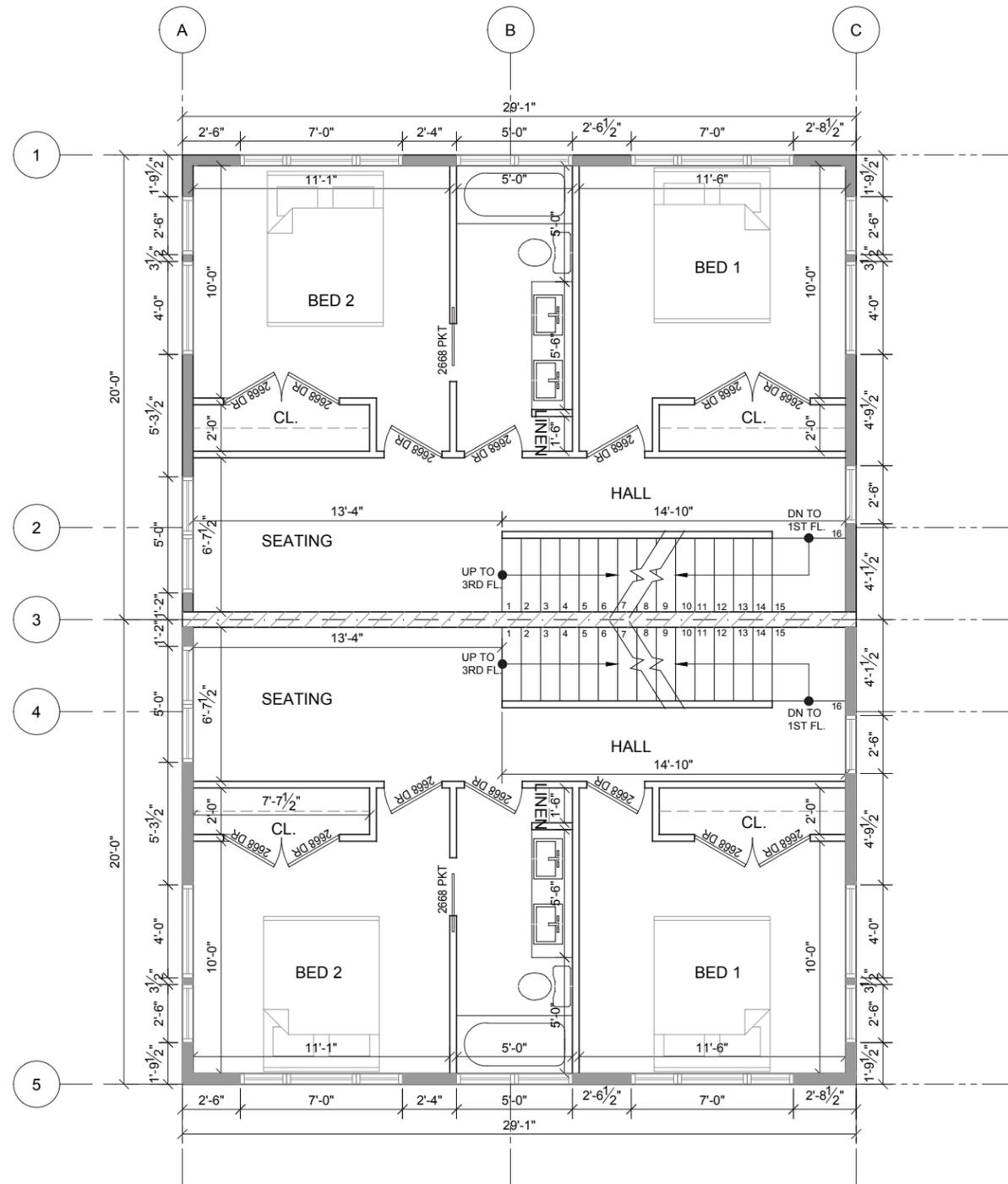


TOWNHOUSE 1 ROOF DECK PLAN

SDR DESIGN PACKAGE
 8315 13TH AVE NW, Crown Hill, Seattle, Washington
 Array
 DCI # 3035270-EG | December 12th, 2019



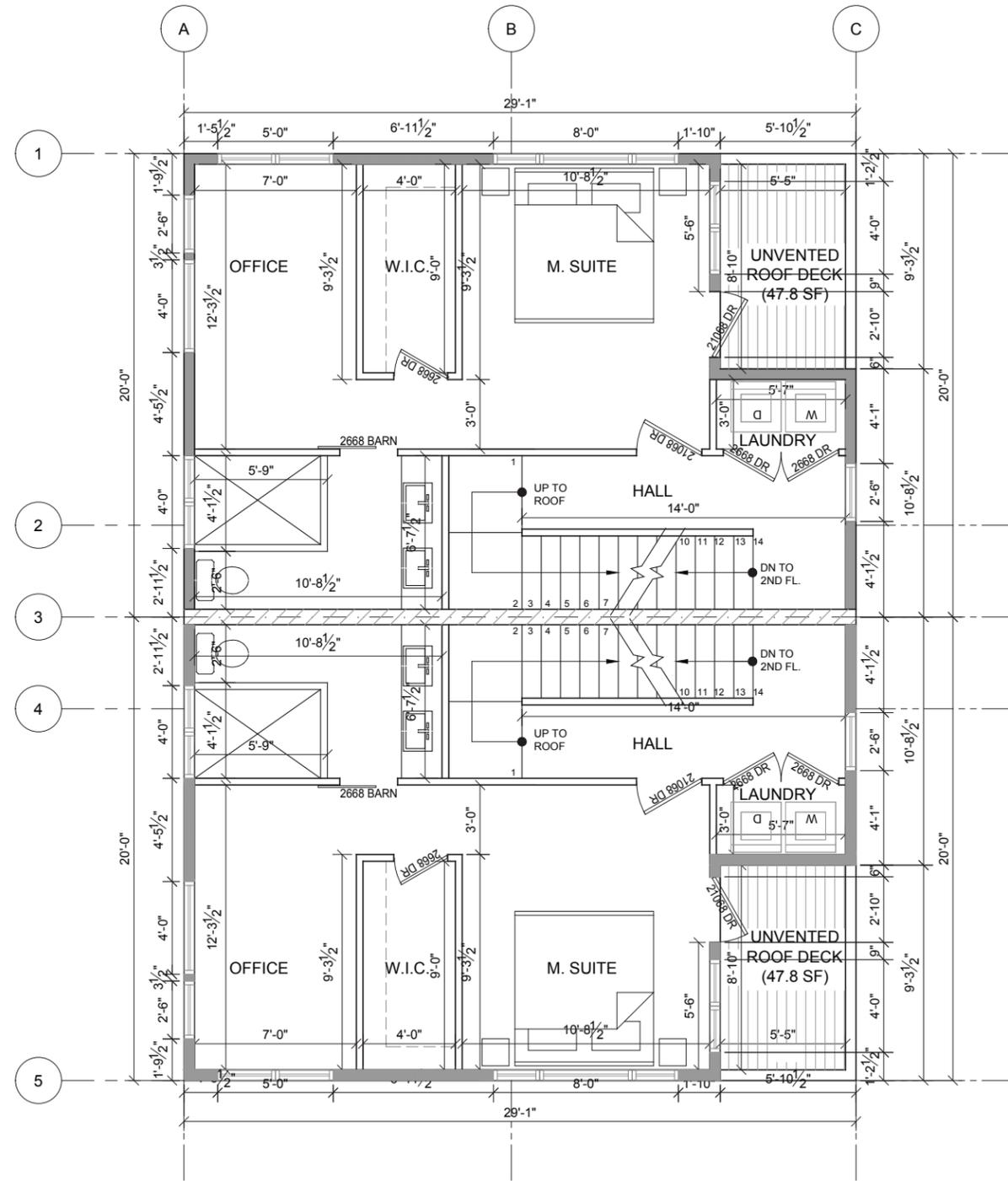




TOWNHOUSE 2 SECOND FLOOR PLAN

SDR DESIGN PACKAGE
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 DCI # 3035270-EG | December 12th, 2019

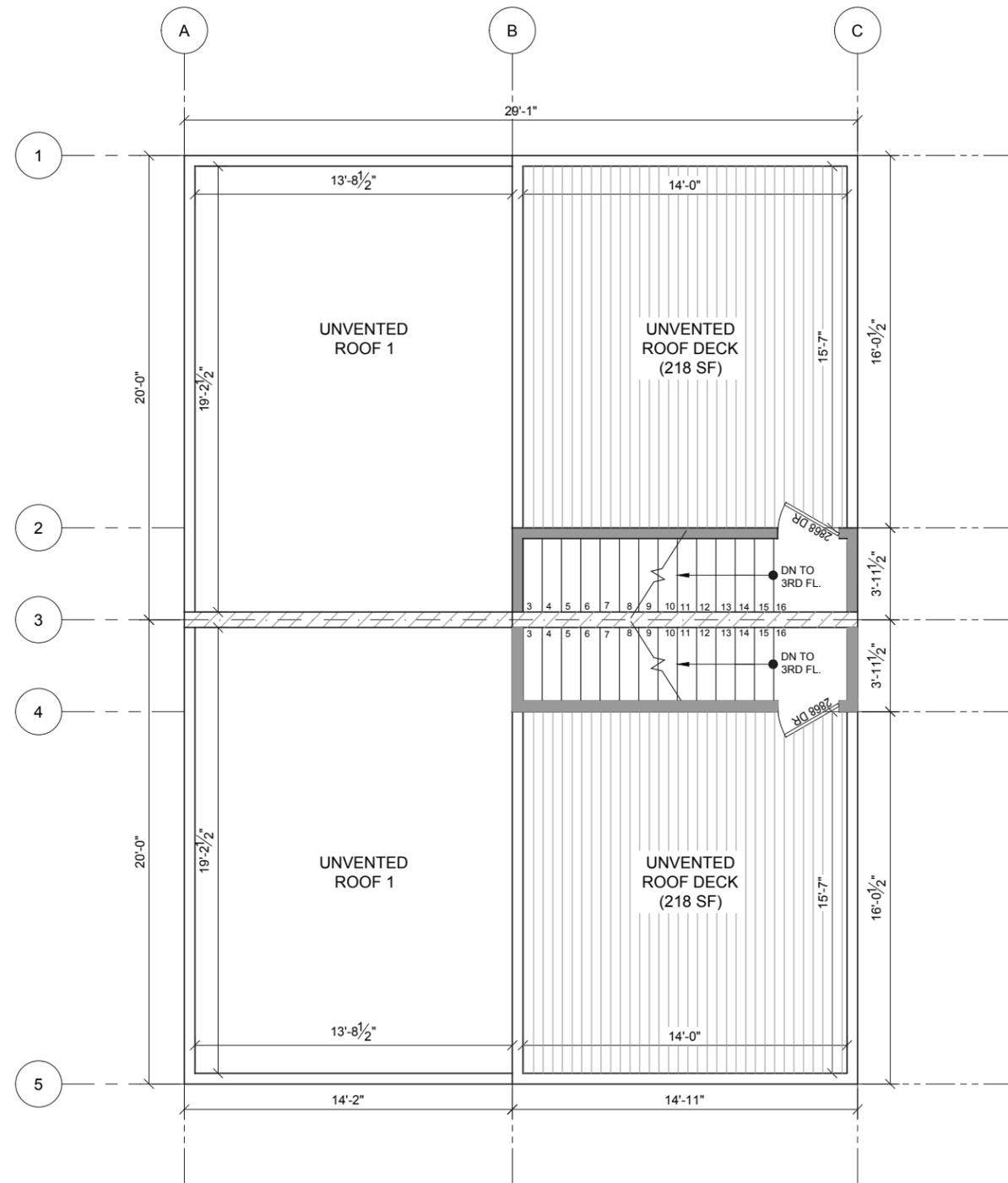




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 8315 13TH AVE NW, Crown Hill, Seattle, Washington
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TOWNHOUSE 2 THIRD FLOOR PLAN

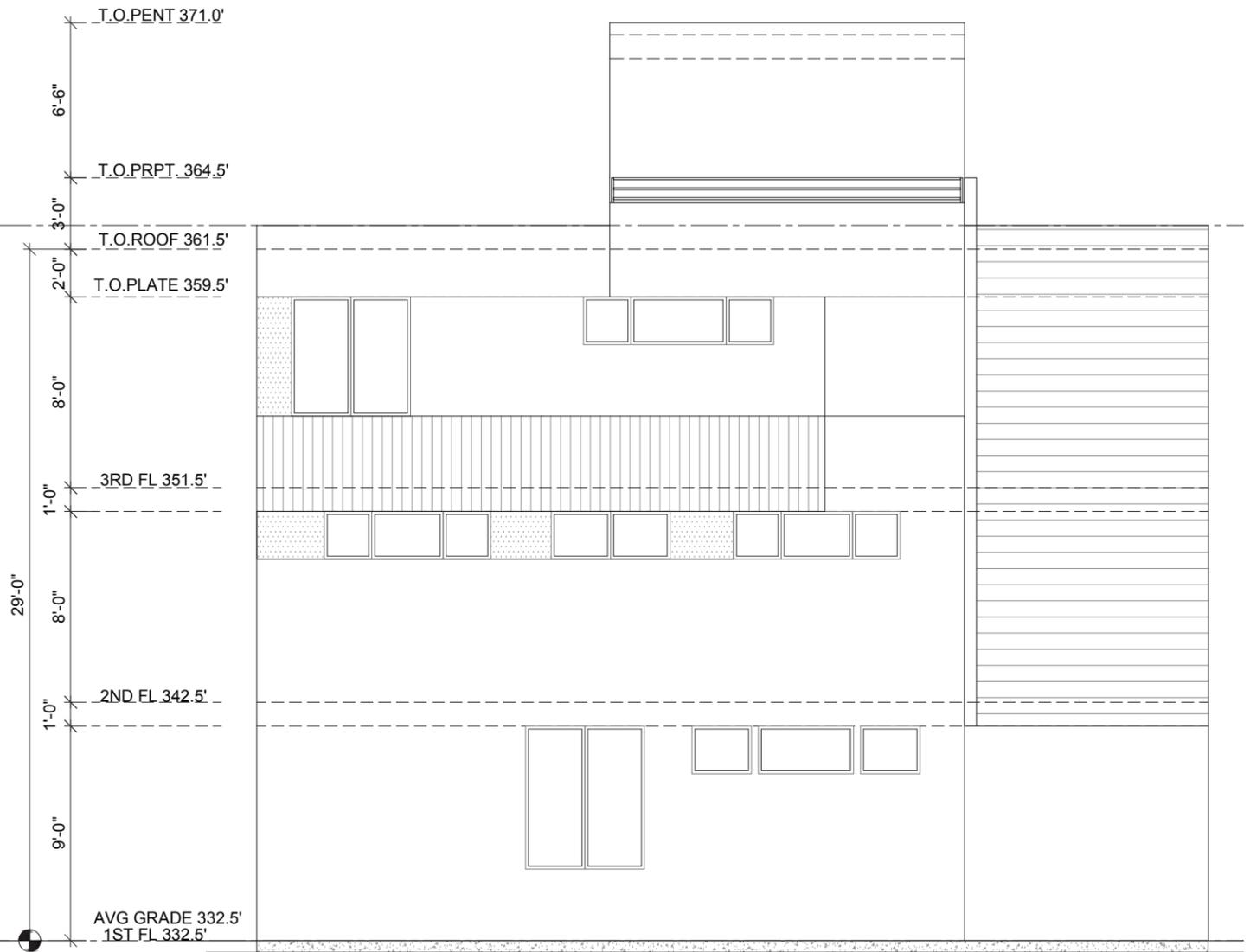


TOWNHOUSE 2 ROOF DECK PLAN





TOWNHOUSE 1 / EAST ELEVATION

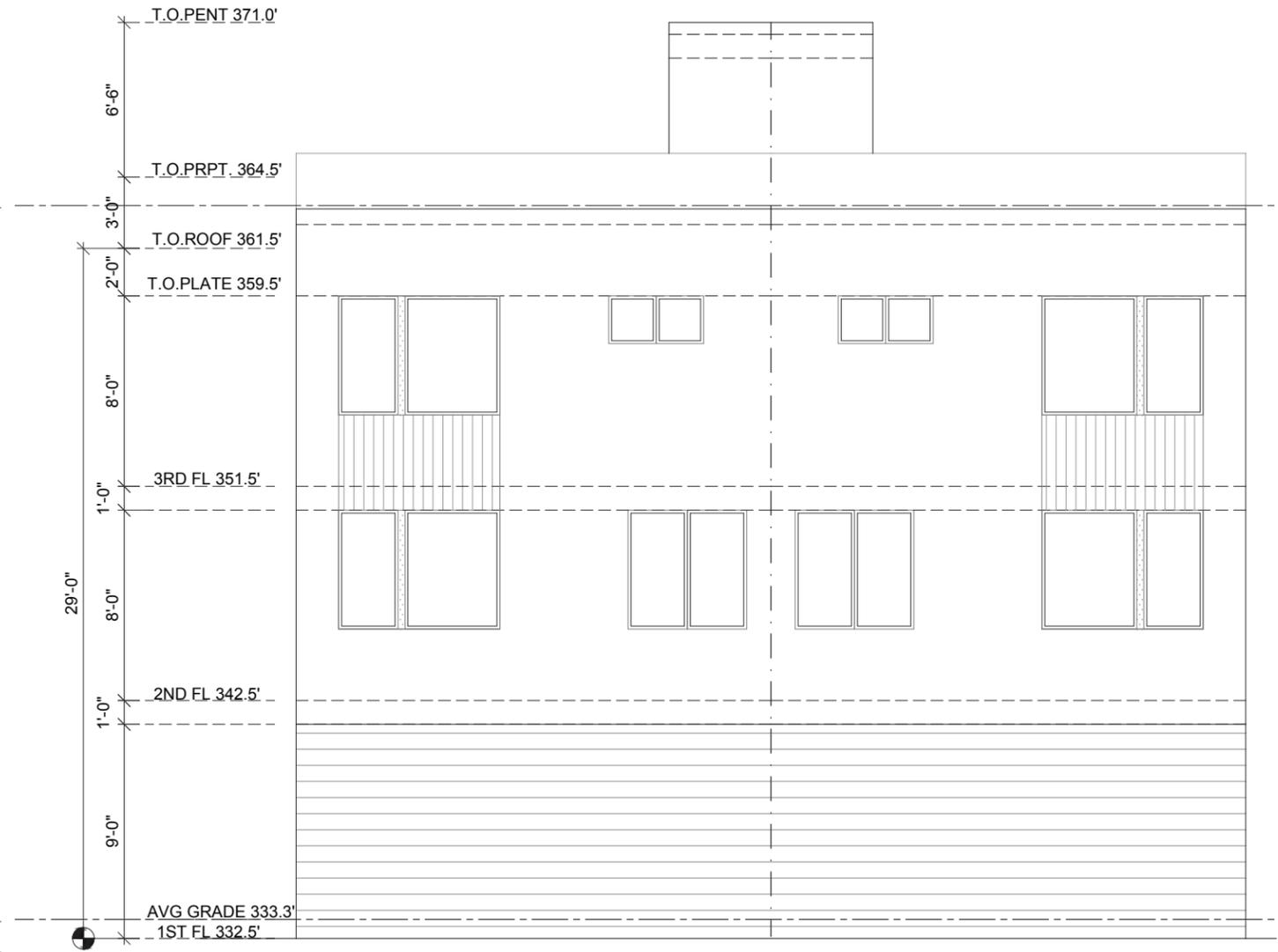


TOWNHOUSE 1 / WEST ELEVATION



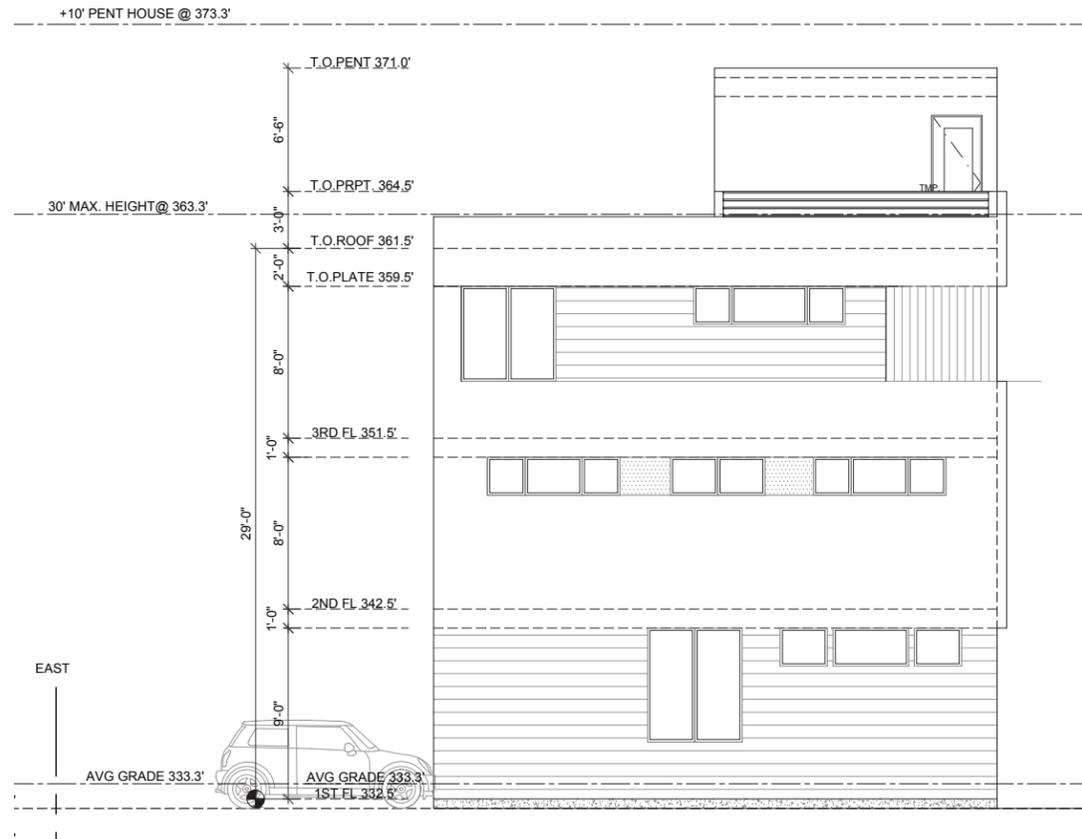


TOWNHOUSE 2 / EAST ELEVATION

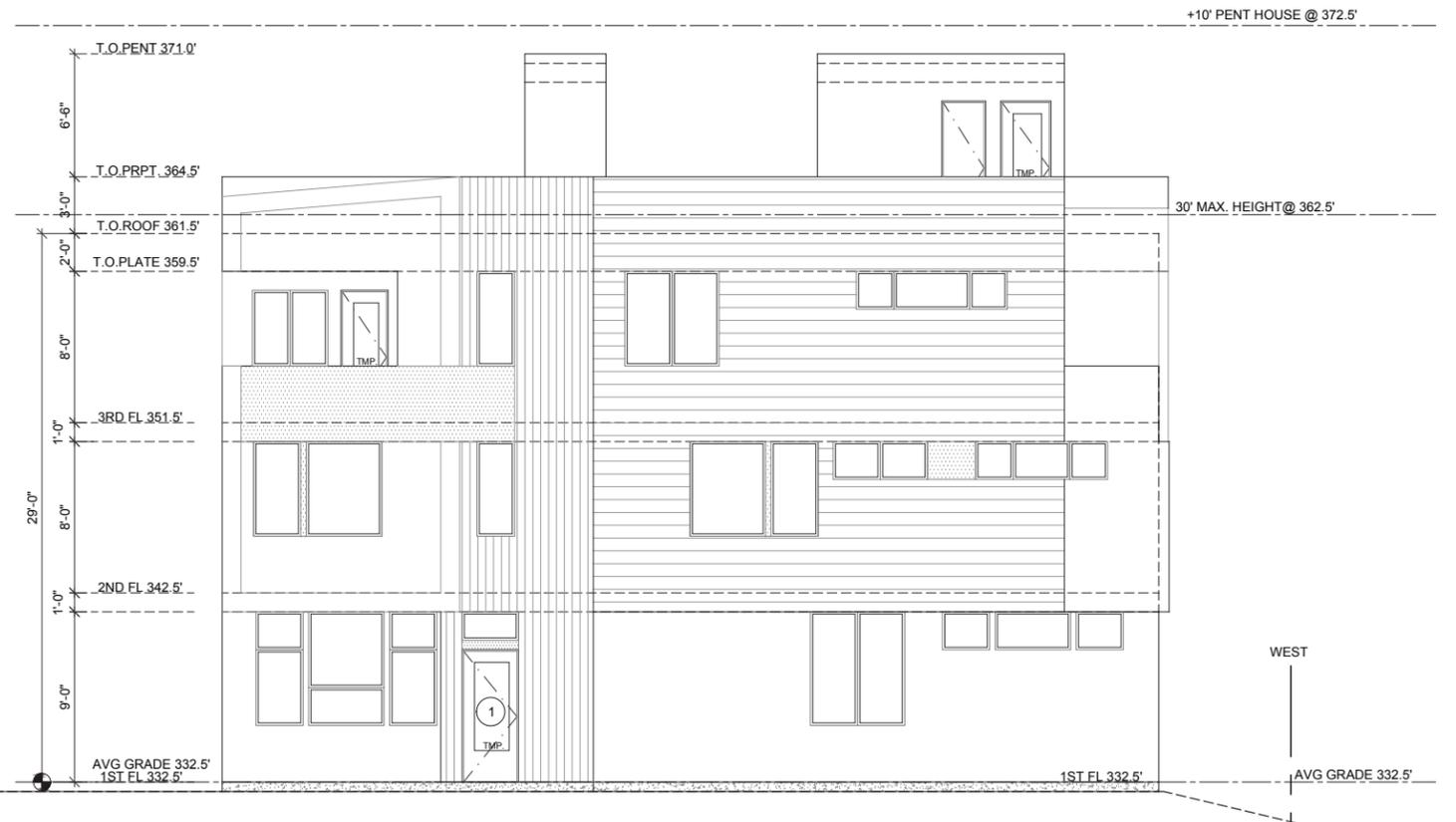


TOWNHOUSE 2 / WEST ELEVATION



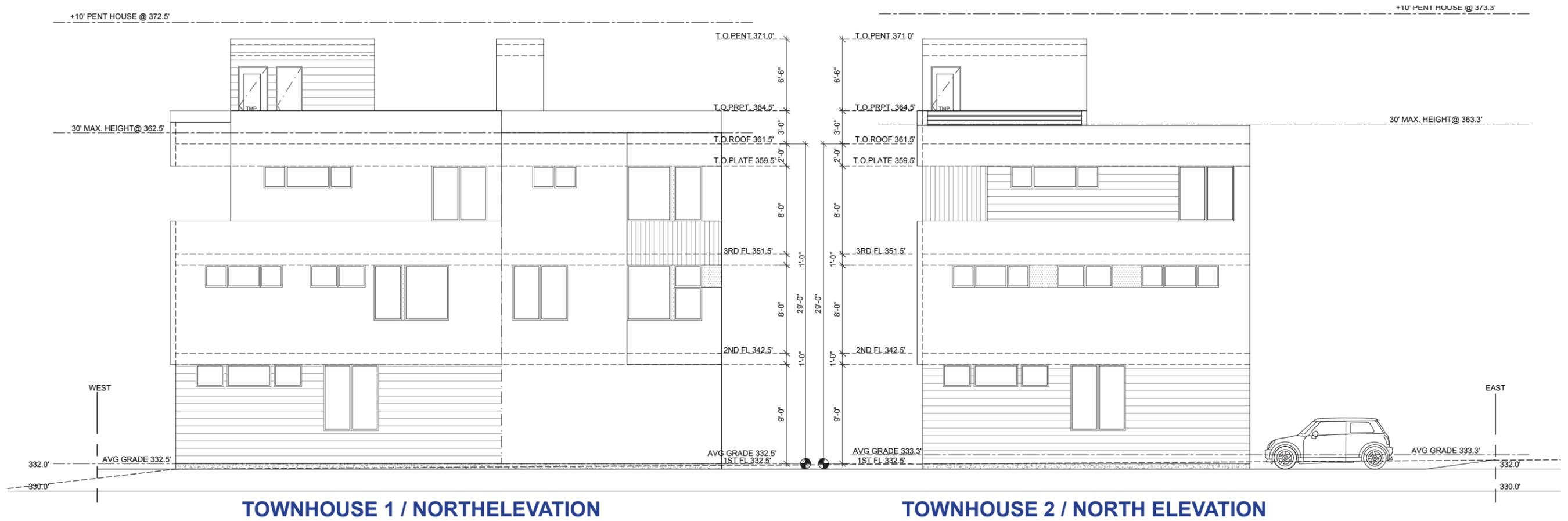


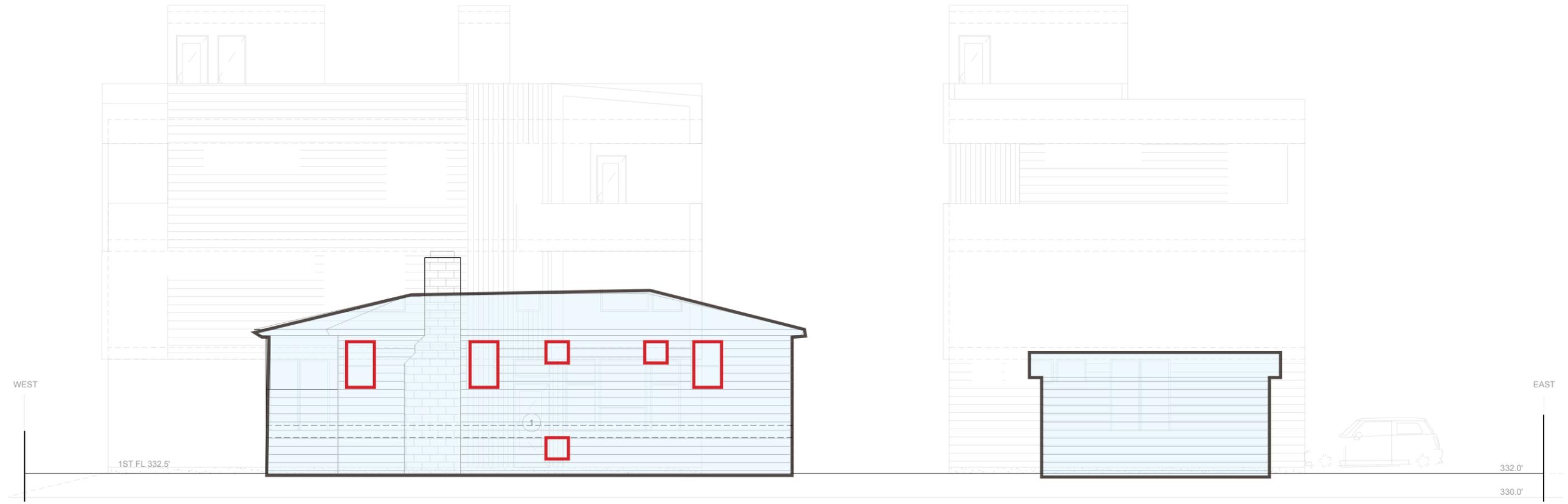
TOWNHOUSE 2 / SOUTH ELEVATION



TOWNHOUSE 1 / SOUTH ELEVATION

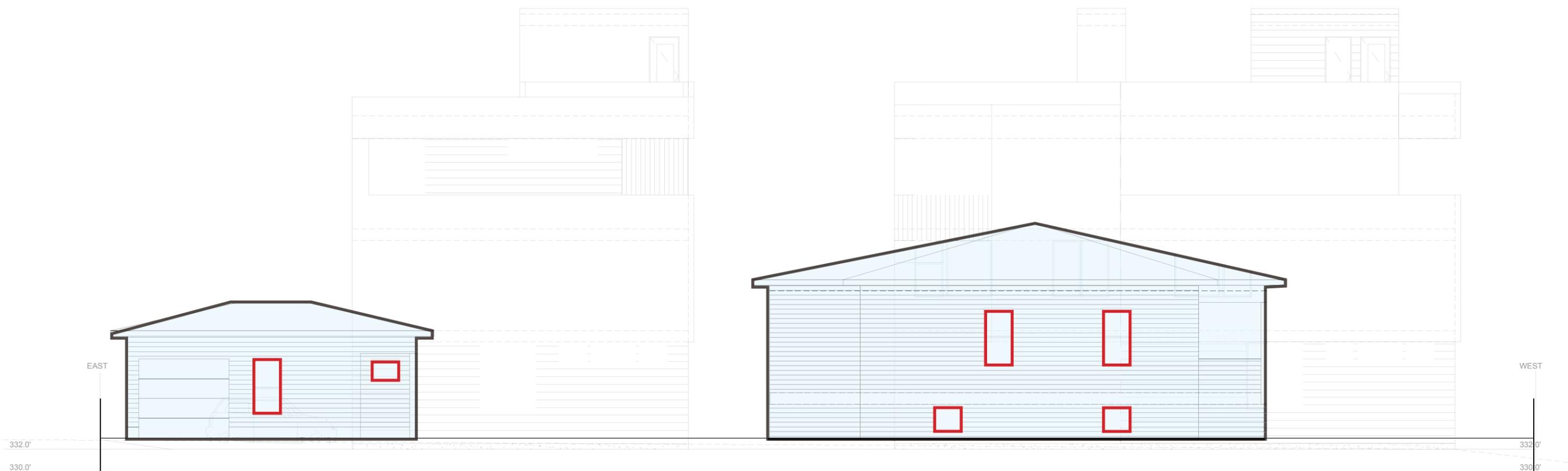






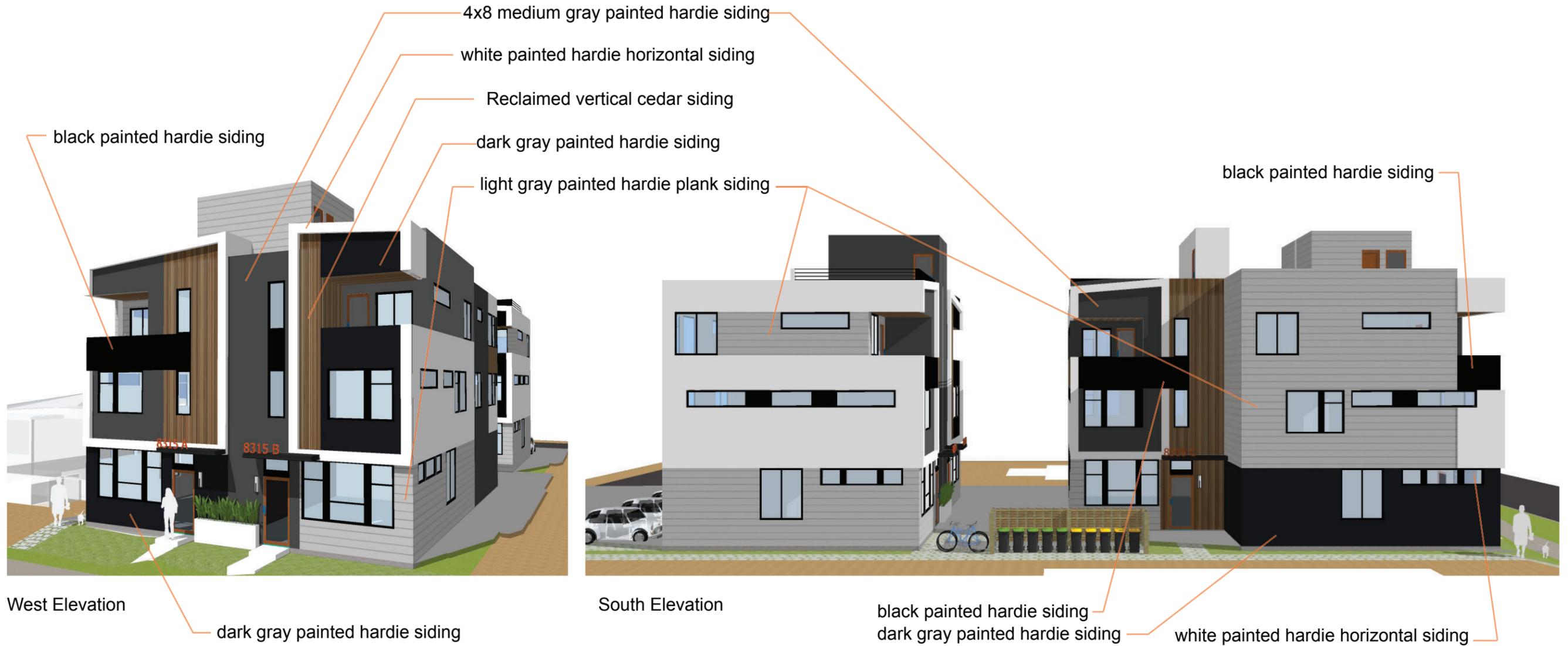
SOUTH PRIVACY WINDOW STUDY / 8307 13TH AVE NW NEIGHBOR





NORTH PRIVACY WINDOW STUDY / 8317 13TH AVE NW NEIGHBOR





West Elevation

South Elevation

black painted hardie siding
dark gray painted hardie siding

white painted hardie horizontal siding



4x8 dark gray painted hardie



reclaimed cedar siding



white vertical/horizontal hardie panel





Townhouse 2 West Elevation



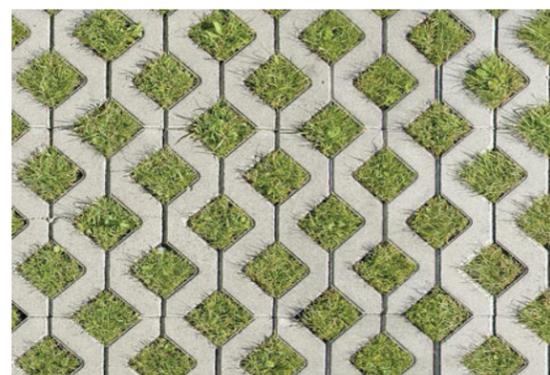
Street Perspective

- 4x8 dark gray painted hardie
- white painted hardie horizontal siding
- black painted hardie siding

- Reclaimed vertical cedar siding
- metal weater protection awning above entry

Reclaimed vertical cedar siding

Concret planters



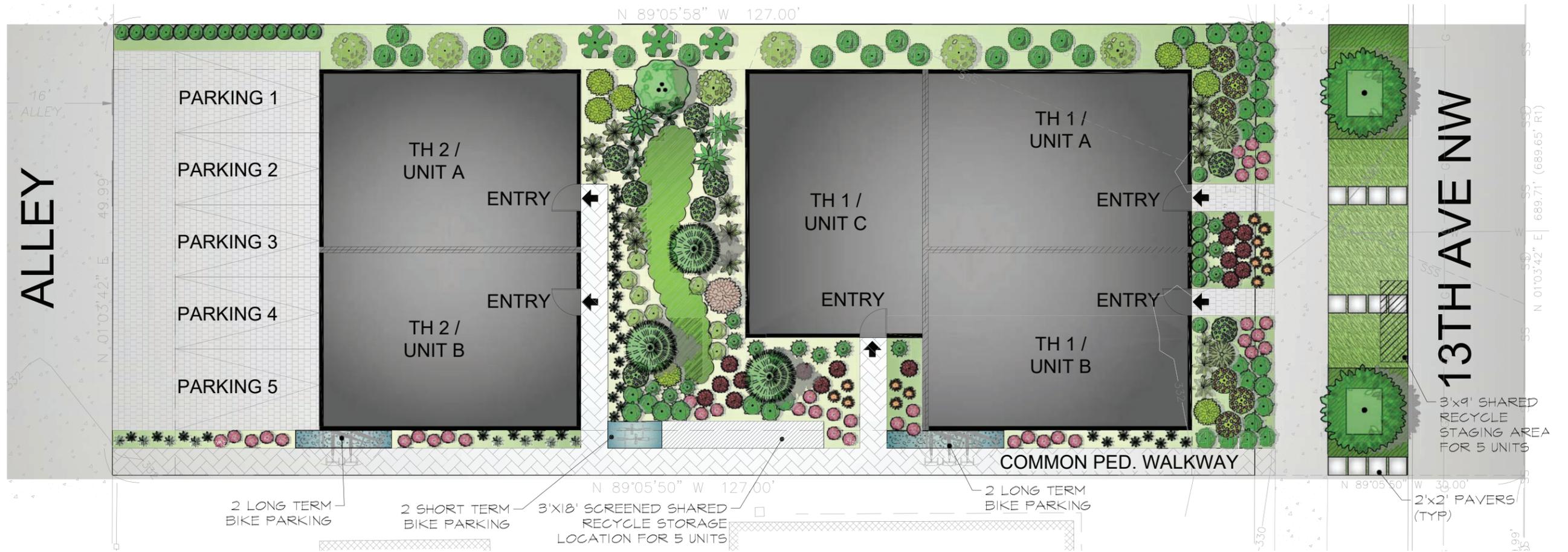
Permeable grasscrete pavers

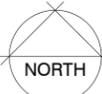


Concrete planters

Cedar decking





 RENDERED LANDSCAPE PLAN
NTS



Mahonia e. 'Soft Caress'



Liriope muscari 'Big Blue'



Hydrangea p. 'Limelight'



Spiraea j. 'Firelight'



Prunus l. 'Mount Vernon'



Rhododendron x 'Ramapo'



Aucuba j. 'Gold Dust'



SPRING EQUINOX: MARCH 20



8 AM

SUMMER SOLSTICE: JUNE 21



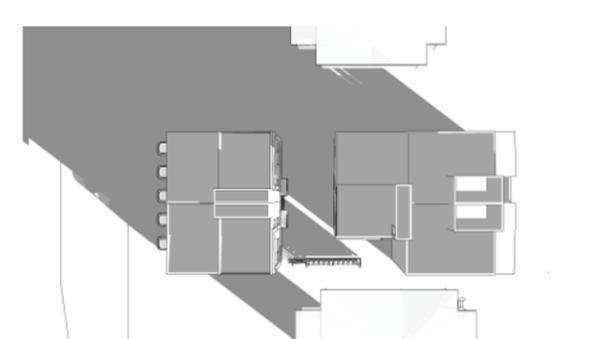
8 AM

FALL EQUINOX: SEPTEMBER 23



8 AM

WINTER SOLSTICE: DECEMBER 21



8 AM



NOON



NOON



NOON



NOON



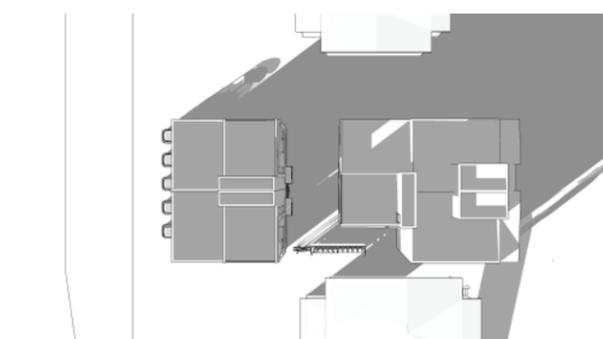
4 PM



4 PM



4 PM



4 PM



SHOFFNER CONSULTING

6741 NE 182ND ST. UNIT C414 KENMORE, WA 98028 MOBILE:(206)755-9407 EMAIL: TONY@TONYSHOFFNER.COM

October 1, 2019

Pasha Afichuk
2710 S. 335th Pl.
Federal Way, WA
98003

RE: Tree Inventory - 8315 13th Ave. NW Seattle, WA.

Pasha:

This report is provided to address the City of Seattle's requirements for a tree inventory report for developing lots. I visited the property at 8315 13th Ave. NW in Seattle to gather information on the trees on the property and for those just off-site with driplines that extend onto the property. Please see the accompanying tree inventory map for reference to this report. The locations of these are approximated.

1.0 Site Conditions

The property is developed with a single family residence and is located in a neighborhood developed with single family residences. The landscape consists of turfgrass and ornamental trees and shrubs. The topography is flat.

2.0 Tree Inventory - Methods and Results

I conducted level 2 basic visual evaluations of the one tree according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed tree up close to inspect conditions of the trunk and from afar to inspect conditions in the crown. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

The City of Seattle tree regulations are specified in Director's Rule 16-2008 and are used to determine which trees meet the minimum criteria to be classified as exceptional and how exceptional trees are required to be protected through development.

The inventory included 7 trees on the property and none just off-site with driplines that extend onto the property. Following is information on these trees:

#	Species	Dbh	CSD	Condition and Status
1	English walnut (<i>Juglans regia</i>)	m.t. 21"	34'	Good condition and health. Does not meet the threshold diameter of 75% (28.5") of the largest specimen in Seattle (38" dbh) to be classified as exceptional.
2	English holly (<i>Ilex aquifolium</i>)	11"	16'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
3	English yew (<i>Taxus baccata</i>)	m.t. 12"	12'	Good condition and health. Does not meet the threshold diameter of 75% (21") of the largest specimen in Seattle (28" dbh) to be classified as exceptional.
4	Fig (<i>Ficus carica</i>)	m.t. 10"	12'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
5	Apple (<i>Malus domestica</i>)	17"	24'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
6	Italian prune (<i>Prunus domestica</i>)	19"	26'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.

There are no trees on the property that meet the threshold diameter to be classified as exceptional and none off-site with drip lines that extend onto the property.

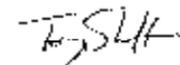
3.0 Required Retention and Protection Measures

As there are no exceptional trees on the property or just off-site with drip lines that extend onto the property, no tree retention or protection is required.

4.0 Use of This Report and Limitations

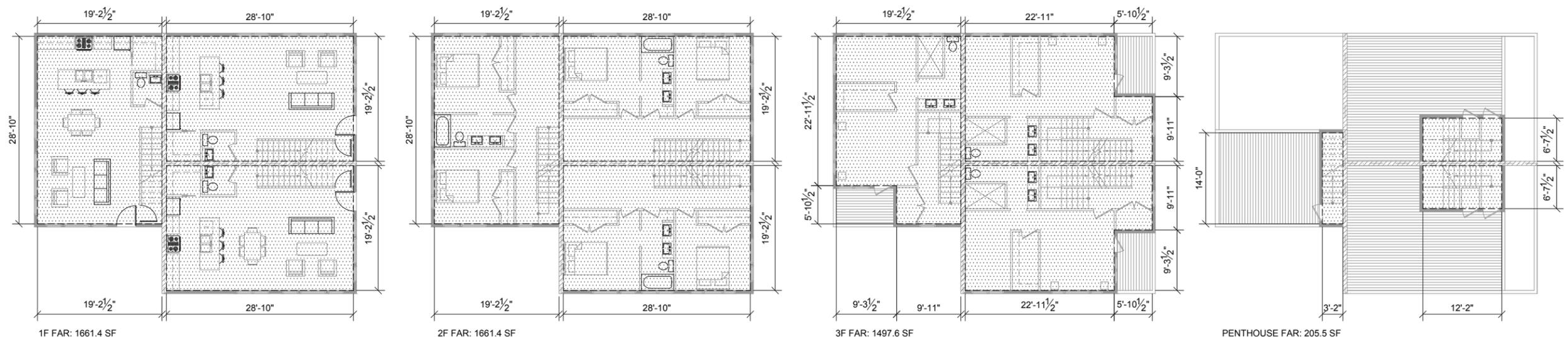
This report is provided to Pasha Afichuk to address the City of Seattle's requirements for tree inventory developing lots. Natural decline and failure of trees following development is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.

Cordially,



Tony Shoffner
ISA Certified Arborist #PN-0909A



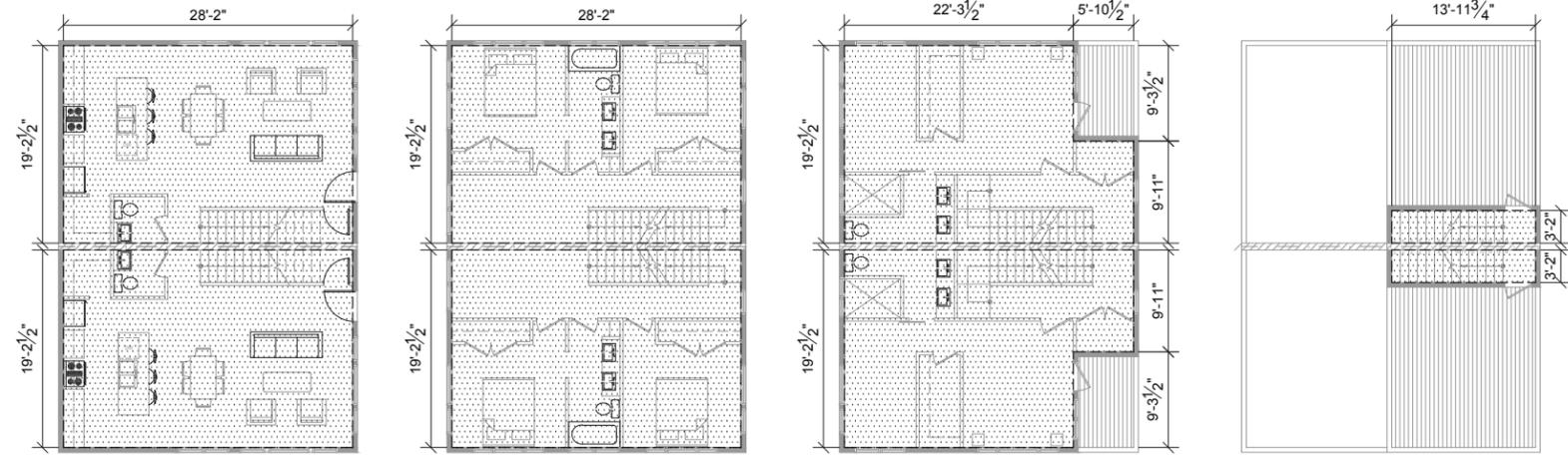


1F FAR: 1661.4 SF
 NOTE: THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS

2F FAR: 1661.4 SF

3F FAR: 1497.6 SF

PENTHOUSE FAR: 205.5 SF



1F FAR: 1082.0 SF
 NOTE: THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS

2F FAR: 1082.0 SF

3F FAR: 972.8 SF

PENTHOUSE FAR: 88.6 SF

FAR DIAGRAM CALCULATION						
	TH1 / A	TH1 / B	TH1 / C	TH2 / A	TH2 / B	TOTAL
1F	553.8 SF	553.8 SF	553.8 SF	541.0 SF	541.0 SF	2743.4 SF
2F	553.8 SF	553.8 SF	553.8 SF	541.0 SF	541.0 SF	2743.4 SF
3F	499.2 SF	499.2 SF	499.2 SF	486.4 SF	486.4 SF	2217.0 SF
PENT.	80.6 SF	80.6 SF	44.3 SF	44.3 SF	44.3 SF	2470.4 SF
SUM	1687.4 SF	1687.4 SF	1651.1 SF	1612.7 SF	1612.7 SF	8251.3 SF

GROSS FLOOR AREA(GFA) = FLOOR AREA RATIO (1.3) Build Green
 ALLOWED: 6349 x 1.3 = 8253.7 SF
 PROPOSED: 2 townhouse - 5 units total = 8251.3 SF < 8253.7 SF

MHA-R PAYMENT OPTION SUMMARY TABLE		
1	ZONE	LR1 (M1)
2	MHA AREA DESIGNATION PER MAP A FOR 23.58C.050	MEDIUM AREAS
3	ASSOCIATED PUDA WITH MHA-R REQUIREMENTS?	NO
4	TOTAL NUMBER OF RESIDENTIAL AND LIVE-WORK UNITS IN THE STRUCTURE	DWELLING UNIT: 5 LIVE-WORK: 0
5	GROSS FLOOR AREA - RESIDENTIAL USE	8251.3 SF
6	GROSS FLOOR AREA - LIVE-WORK UNITS	0
7	GROSS FLOOR AREA IN RESIDENTIAL OR LIVE-WORK USE EXCLUDED FROM MHA-R PAYMENT	0
8	FLOOR AREA FOR MHA-R CALCULATION	8251.3 SF
9	PAYMENT CALCULATION AMOUNT PER CODE OR PUDA	\$ 20.00
10	MHA-R PAYMENT PROVIDED	\$ 165,026.00

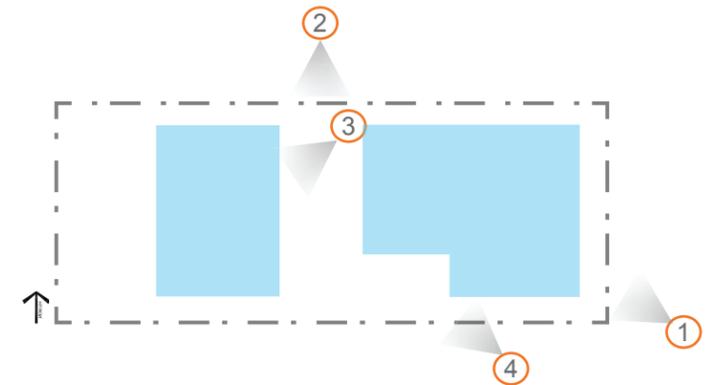




① Street level facade rendering



② North elevation rendering

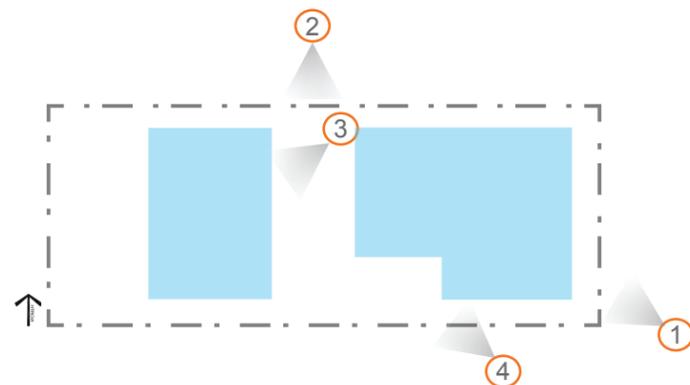




③ Rear Bldg rendering



④ Top aerial view rendering



DESIGN GUIDELINES

A-1 RESPOND TO SITE CHARACTERISTICS

The project proposed living spaces for TH1 and bedroom spaces for TH2 in response to the site's topography. A common walkway along the south elevation follows the existing grade condition and connects the site from 13th Ave NW to the center court and to the rear TH2 in the back of the property.

A-2 STREETScape COMPATIBILITY

The streetscape are now only single family residences. (per rezone: future townhomes and apartments) The proposed structures are designed to create a pedestrian friendly streetscape in the neighborhood.

A-3 ENTRANCES VISIBLE FROM THE STREET

The two street facing townhome units have front entries and open patio spaces to be easily identified and engaged from the street. A common walkway along the south elevation provides a visual link to the center courtyard and the second townhome units to the back of the site.

A-4 HUMAN ACTIVITY

Open space at the front of the structure encourages interaction between residents, neighbors, and the community.

A-5 RESPECT FOR ADJACENT SITES

The windows to the north and south elevation are designed to minimize privacy intrusion. The adjacent neighbors to the south have minimal windows along the property lines.

A-7 RESIDENTIAL OPEN SPACE

All townhome units are provided with private roof deck for additional private amenity spaces. The front townhome units have front entrances with open amenity spaces that engage the streetscape of the neighborhood and existing ROW characteristics.

A-8 PARKING & VEHICLE ACCESS

Vehicles will access from the alley. Five parking spaces are provided for residence vehicle access.

B-1 HEIGHT, BULK & SCALE COMPATIBILITY

The townhomes to the east have an allowable height limit of 30' and the townhomes to the west have an allowable height limit of 30' in LR1 (M1) zone.

C-1 ARCHITECTURAL CONTEXT

The street front facade is designed to be compatible with existing adjacent structures and the individual homes in the neighborhood. Large windows and private patios and decks provide a strong connection to the pedestrian environment.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The proposed project provides a well-defined approach entrance to create more outdoor patio and garden spaces. The massing of the project is modulated to soften adjacent buildings with most glazing for natural light.

C-4 EXTERIOR FINISH MATERIALS

The project is proposing to use durable and sustainable materials. Siding will consist of natural cement board, natural cedar siding, and painted materials.

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

All options provide landscaped amenity spaces along the street facade and a common walkway connects the center courtyard spaces.

D-6 SCREENING OF DUMPSTERS, UTILITIES, ETC

Recycling and solid waste will be screened and placed along the south elevation at the center of the site close to the street ROW/curb for pick up.

D-7 PERSONAL SAFETY AND SECURITY

Exterior lights will be placed downward directed to walkways as well as private and common open spaces. Entry door design, walkway and window placement all enhance pedestrian safety, provide for natural surveillance.

E-2 LANDSCAPING TO ENHANCE BUILDING AND/OR SITE

The front entry, and setbacks will be the focus of our landscaping design to enhance the character of the neighborhood and the proposed structures. It will create inviting usable spaces for residents and also visitors and also provide friendly streetscapes for neighbors.

E-2 LANDSCAPING TO ADDRESS SPECIAL SITE CONDITIONS

The landscaping of this project will help to soften both the massing and the transition from street to entry. The entry open patio is to separate home entries and public walkways and to soften the streetscape at the facade.



