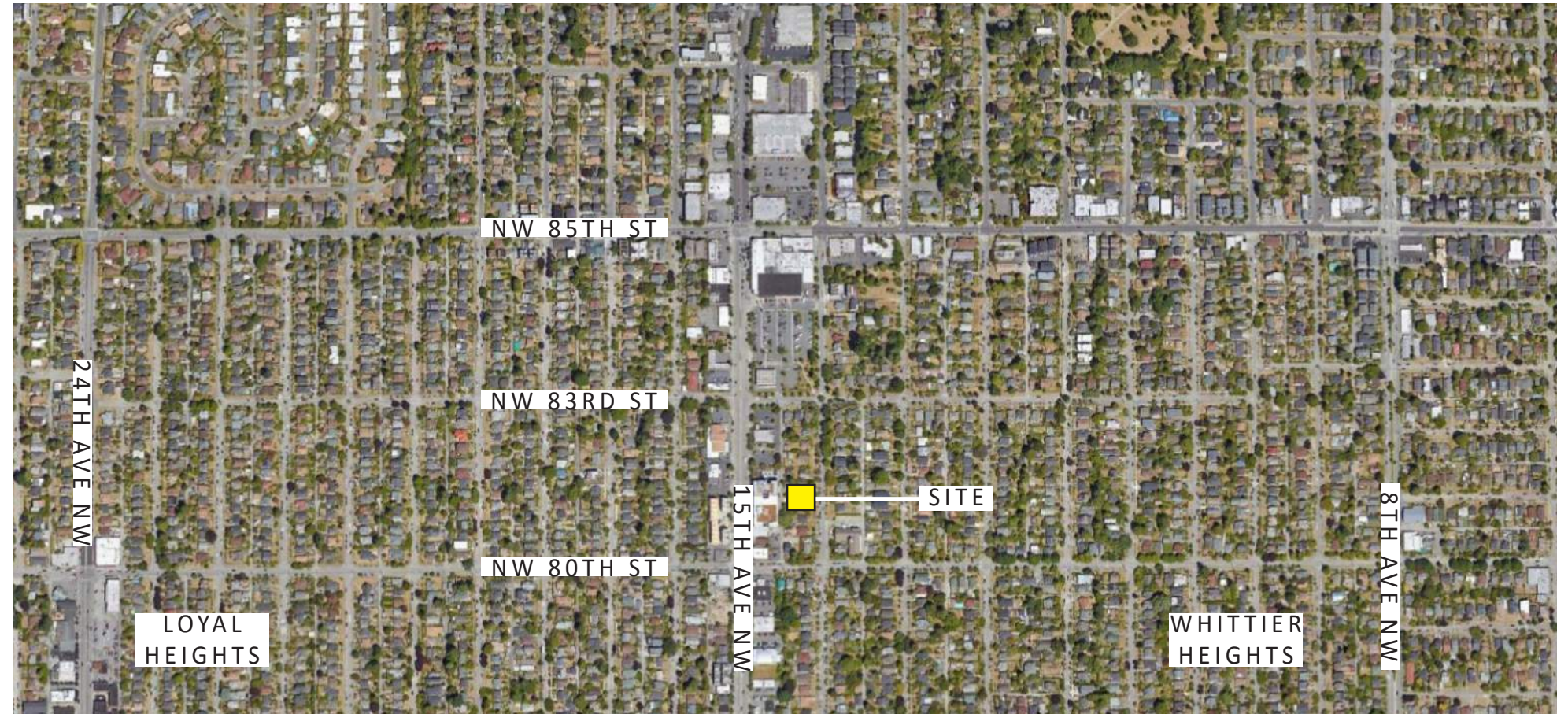




**PROJECT TEAM**

OWNER: Modern Homes LLC  
ARCHITECT: Cleave Architecture and Design  
LANDSCAPE: Root of Design

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**PROJECT INFORMATION**

ADDRESS: 8015 Mary Ave NW  
 SDCI #: 3035451-EG  
 OWNER: Modern Homes LLC  
 APPLICANT: Cleave Architecture and Design  
 CONTACT: Justin Kliewer

**PROJECT PROGRAM**

LOT SIZE: 7566.87 sf  
 BUILDING TYPE: Townhouse  
 APPROX FAR: +/-10591 sf (10593.6 sf allowable)  
 UNIT COUNT: 8  
 UNIT SIZES: 1420 - 1482 sf gross each unit  
 ABOVE-GROUND STORIES: 3  
 PARKING STALLS: 2 surface spaces(0 required)

**PROJECT DESCRIPTION**

The proposed project will demolish the existing structure and construct two 4-unit townhouses. The project will provide 2 surface parking spaces accessed from the existing alley.

**PROJECT DESIGN CONCEPT**

The design concept is to maximize site potential to provide market rate homes for fee-simple ownership. The site design provides a street facing entry for the east units. The building is arranged in a foursquare pattern to maximize natural daylight and ventilation to living spaces. The stair core has been located at the center of each building to reduce the perceived height by pulling the roof stair enclosure away from the building perimeter. The neighborhood has been rezoned from single family to Low-Rise and will transition from smaller scale housing to larger contemporary townhouses over the next several years.

**HIGHEST PRIORITY DESIGN GUIDELINES**

**CS1 A: Energy Use**

The project will be Built Green Certified  
**B: Sunlight and Natural Ventilation**

The foursquare building design maximizes glazing at living spaces to provide natural daylight and ventilation.

**CS2 A: Location in the City and Neighborhood**

**D: Height, Bulk and Scale**

**CS3 A: Emphasize Positive Neighborhood Attributes**

The project has been redesigned to include pitched roofs at the street front and side lot lines, along with modulation of the building footprint to respond to the existing residential character. Additional detailing in the form of corbel roof supports also reference traditional building styles.

**PL2 SAFETY**

The the primary living spaces have been located at the street level street facade with large amounts of glazing to provide “eyes on the street” and pedestrian engagement along Mary Ave NW.

**PL3 A: ENTRIES**

The easternmost unit entries are oriented towards Mary Ave NW, while the central entries are oriented towards a landscaped courtyard between the buildings. The western unit entries have been located on the north and south to avoid facing directly onto the alley. This also activates all sides of the site for additional visibility, as site security was a concern for the existing neighbors.

**PL3 B: RESIDENTIAL EDGES**

The stair penthouses have been located at the center of each building to reduce the perceived mass at the building perimeter. The east building has been shifted away from the existing exceptional trees at the northeast corner of the site.

**PL4 B: PLANNING AHEAD FOR BICYCLISTS**

A space has been provided at the west adjacent to the vehicle parking with covered storage for 8 bicycles. Two short term spaces are provided in the planting strip rather than on-site so they are available for public use.

**DC2 A: Massing**

**B: Architectural and Facade Composition**

**C: Secondary Architectural Features**

**D: Scale and Texture**

The building height has been limited to 29’-6” at top of roof, 33’-0” at top of deck parapet and 39’-0” at top of roof stair. The allowable heights are 40’, 44’, and 50’ respectively. As noted the roof stairs have located away from the building perimeter. The building has been designed with symmetrical facades with a projection to differentiate street facing units and a projecting canopy to create a pedestrian scaled entry porch. wood cladding at the porch introduces a soft pedestrian scaled finish.

**DC3 Open Space**

A common ground level landscaped area will be provided at the rear of the site to take advantage of the existing exceptional tree. Additional occupiable outdoor space will be provided by private roof decks. The space between buildings will be landscaped to create a pleasant circulation space.

**DC4 A: EXTERIOR ELEMENTS AND FINISHES**

Treatment of the proposed facades consists of 3 colors and wood cladding. The contrasting scale of the wood boards and the plank and panel siding provides visual interest while allowing visual distinction at building massing. The primary element is lap siding, to reflect the historic character of the neighborhood. The street facing entries are visually distinguished by a projecting canopy and wood siding while additional visual interest is provided by projecting volumes with pitched roofs at the street facing units.



**ZONING**

The site is located in a Low-Rise 2 multi-family zone within the Crown Hill Urban Village overlay.

**CODE REFERENCE**

SMC 23.45.510 - FAR

7567 sf x 1.4 = 10,593.6 sf allowed, +/-10,591 sf proposed

SMC 23.45.512 - Density limits

No Density Limit is LR2 Zones

SMC 23.45.514 - Structure Height

40' maximum roof, 44' parapet, 50' stair penthouse

See building elevations for max height

SMC 23.45.518 - Setbacks and Separations

7'-0" avg/5'-0" min front req. : 7'-0" min proposed

5'-0" side req. : 5'-0" min proposed

7'-0" avg/5'-0" min rear req. : 31'-1.5" proposed

SMC 23.45.522 - Amenity Space

7567 sf x .25 = 1891.75 sf (945.875 at ground level) required

950 sf min ground level + 950 min roof deck = 1900 sf proposed

SMC 23.45.527 - Facade Length

Facade length - up to 65% within 15' of lot line

126' x .65 = 81.11' allowed

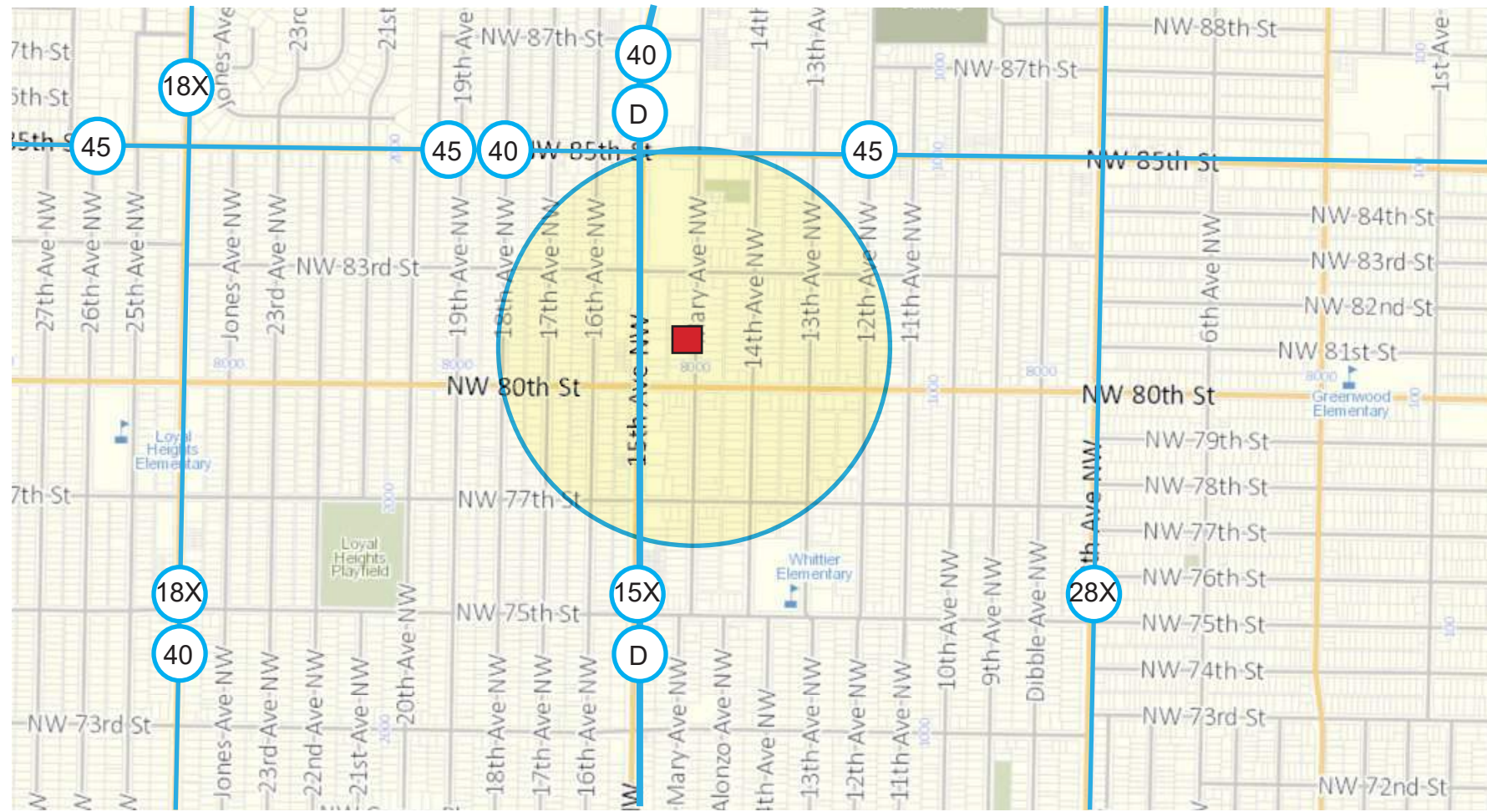
80'-11.5" proposed


SMC 23.54.015 - Parking (Table B)

0 parking spaces required- Crown Hill Residential Urban Village

7 parking spaces proposed





 1/4 MILE RADIUS

**PUBLIC TRANSPORTATION**

The project is located in an area with access to several public transit routes within a 1/4 mile radius. The 40, 45 and Rapid Ride D Line are both within 1320 feet of the project site, and both provide transit schedules meeting the Frequent Transit requirements. The site is also within easy walking distance to the shops and restaurants in the 15th Ave Neighborhood Commercial Corridor.

**NEIGHBORHOOD DESCRIPTION**

The site is located in the Whittier Heights neighborhood, and is primarily comprised of one story traditional style single family residences. The parcels on both sides of the street on this block were recently rezoned to LR2 as a transition between the NC2 zone to the west and the new RSL zone to the east and south. The major arterial streets are 15th Ave NW and NW 80th Street. There are several restaurants and shops in easy walking distance, along with multiple transit options including the Rapid Ride D line. Recent development in the area includes several large modern apartment buildings across the alley on 15th Ave NW, while multiple new townhouse projects within the block on Mary Ave NW are in the early permit phase.

EXISTING  
SITE ELEVATION



TOWNHOUSE IN REVIEW  
MARY AVE NW FACING WEST



PROPOSED



TOWNHOUSE IN REVIEW



TOWNHOUSE IN REVIEW



TOWNHOUSE IN REVIEW



MARY AVE NW FACING EAST



TOWNHOUSE IN ADR



TOWNHOUSE IN REVIEW



**LEGAL DESCRIPTION**  
LOT 18, BLOCK 1, BALLARD HEIGHTS, AN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 12, IN KING COUNTY, WASHINGTON.

**BASIS OF BEARINGS**  
NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS

**REFERENCES**  
R1. RECORD OF SURVEY, VOL. 298, PG. 203, RECORDS OF KING COUNTY, WASHINGTON.

**VERTICAL DATUM**  
NAVD 88 PER GPS OBSERVATIONS

**SURVEYOR'S NOTES**

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
- SUBJECT PROPERTY TAX PARCEL NO. 045800-0130
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 7,567 S.F. (0.17 ACRES)
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

**LEGEND**

ACU	AIR CONDITION UNIT	SD	STORM DRAIN LINE
AS	AREA DRAIN	W	WATER LINE
ASPH	ASPHALT SURFACE	WM	WATER METER
BR	BRICK SURFACE	BLDG	BUILDING
BLDG	BUILDING	C.C.	CENTER CHANNEL
CONC	CONCRETE SURFACE	CALCD	CALCULATED
RET	RETAINING WALL	CB	CATCH BASIN
DECK	DECK	COS	CITY OF SEATTLE
FL	FENCE LINE (CHAIN LINK)	CONC	CONCRETE
FW	FENCE LINE (WOOD)	COR	CORNER
FR	FIRE HYDRANT	DEC	DECIDUOUS
GL	GAS LINE	ELEV	ELEVATION
GM	GAS METER	EVG	EVERGREEN
GV	GAS VALVE	FF	FINISH FLOOR
IN	INLET (TYPE 1)	G	GAS
INL	INLET (AS NOTED)	LS#	LAND SURVEYOR NUMBER
MB	MAILBOX (RESIDENTIAL)	MEAS	MEASURED
MON	MONUMENT IN CASE (FOUND)	MON	MONUMENT
PM	POWER METER	OHP	OVERHEAD POWER
PO	POWER (OVERHEAD)	OHT	OVERHEAD TELEPHONE
PP	POWER POLE W/ LIGHT	PROP	PROPERTY
RA	REBAR AS NOTED (FOUND)	(R)	RECORD OF SURVEY
RC	REBAR & CAP (SET)	ROS	RECORD OF SURVEY
ROCK	ROCKERY	SD	SERVICE DRAIN
SL	SEWER LINE	SSMH	SANITARY SEWER MANHOLE
SM	SEWER MANHOLE SIGN (AS NOTED)	SSS	SANITARY SIDE SEWER
SMH	SEWER MANHOLE	SS	SQUARE FEET
SMH	SEWER MANHOLE		
SMH	SEWER MANHOLE		
SMH	SEWER MANHOLE		

**VICINITY MAP**  
N.T.S.

# TOPOGRAPHIC & BOUNDARY SURVEY

**15TH AVE NW**  
N 01°00'37" E 673.67' (673.68' R1)

**NW 83RD ST**  
N 89°06'59" W 330.04' (330.02' R1)

**NW 80TH ST**  
N 89°18'18" W 330.01' (330.03' R1)

**MARY AVE NW**

**HOUSE NO. 8015**  
FOOTPRINT=1,064 SF

**PARCEL # 045800-0130**  
7,567 SQ FT  
0.17 ACRE(S)

**TREE INVENTORY**  
PER ARBOR REPORT BY: SHOFFNER CONSULTING DATED: 6/18/19

NUMBER	DIAMETER	TYPE/NAME
T-1	32" DBH	WESTERN WHITE PINE (PINUS MONTICOLA) **
T-2	33" DBH	WESTERN WHITE PINE (PINUS MONTICOLA) **
T-3	4.5" DBH	JAPANESE MAPLE (ACER JAPONICUM)
T-4	12" DBH	FLOWERING CHERRY (ACER SERRULATA)
T-5	(REMOVED)	
T-6	7" DBH	FLOWERING CHERRY (ACER SERRULATA)
T-7	11.5" DBH	ENGLISH LAUREL (PRUNUS LAUROCARPUS)
T-8	9.5" DBH	MOUNTAIN ASH (SORBUS AUCLIPARIA)

\*\*DENOTES EXCEPTIONAL TREE PER REPORT

**STEEP SLOPE/BUFFER DISCLAIMER:**  
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PLOT, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS. AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

**LEGEND**

ACU	AIR CONDITION UNIT	SD	STORM DRAIN LINE
AS	AREA DRAIN	W	WATER LINE
ASPH	ASPHALT SURFACE	WM	WATER METER
BR	BRICK SURFACE	BLDG	BUILDING
BLDG	BUILDING	C.C.	CENTER CHANNEL
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GL	GAS LINE	ELEV	ELEVATION
GM	GAS METER	EVG	EVERGREEN
GV	GAS VALVE	FF	FINISH FLOOR
IN	INLET (TYPE 1)	G	GAS
INL	INLET (AS NOTED)	LS#	LAND SURVEYOR NUMBER
MB	MAILBOX (RESIDENTIAL)	MEAS	MEASURED
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PM	POWER METER	OHP	OVERHEAD POWER
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PP	POWER POLE W/ LIGHT	PROP	PROPERTY
RA	REBAR AS NOTED (FOUND)	(R)	RECORD OF SURVEY
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ROCK	ROCKERY	SD	SERVICE DRAIN
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SMH	SEWER MANHOLE	SS	SQUARE FEET
SMH	SEWER MANHOLE		
SMH	SEWER MANHOLE		
SMH	SEWER MANHOLE		

**VICINITY MAP**  
N.T.S.

**measure success**

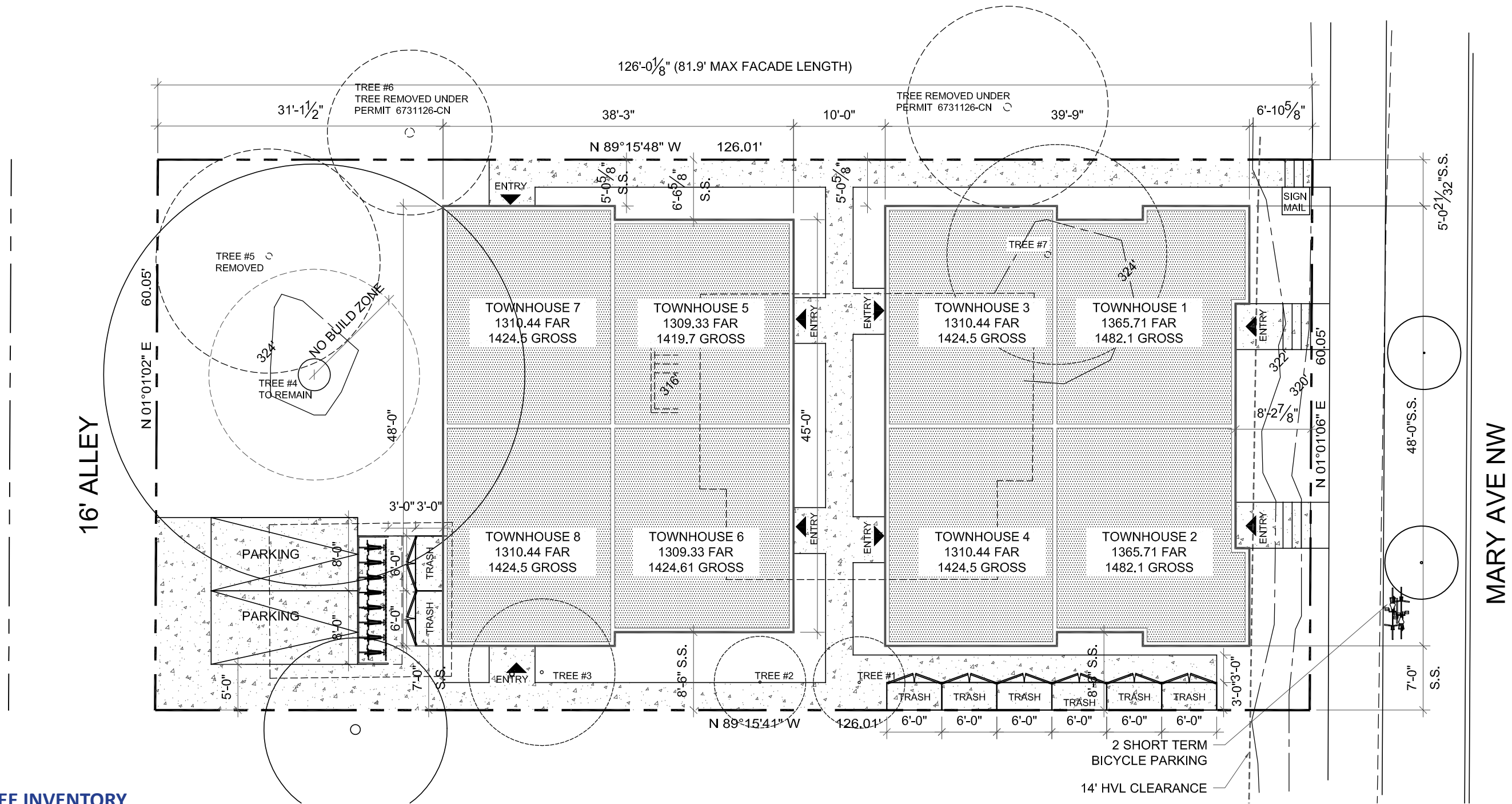
**TOPOGRAPHIC & BOUNDARY SURVEY**  
NW 1/4 OF NW 1/4 SEC 01, TWP. 29N., RGE 08E., W.4M.  
PARCEL NO. 045800-0130

Mary Ave NW  
8015 Mary Ave NW  
SEATTLE, WA 98117

**Terrane**  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
www.terrane.net

JOB NUMBER: 190983  
DATE: 10/18/19  
DRAFTED BY: JJK  
CHECKED BY: SRM  
SCALE: 1" = 10'  
REVISION HISTORY  
SHEET NUMBER  
1 OF 1

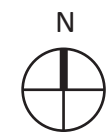
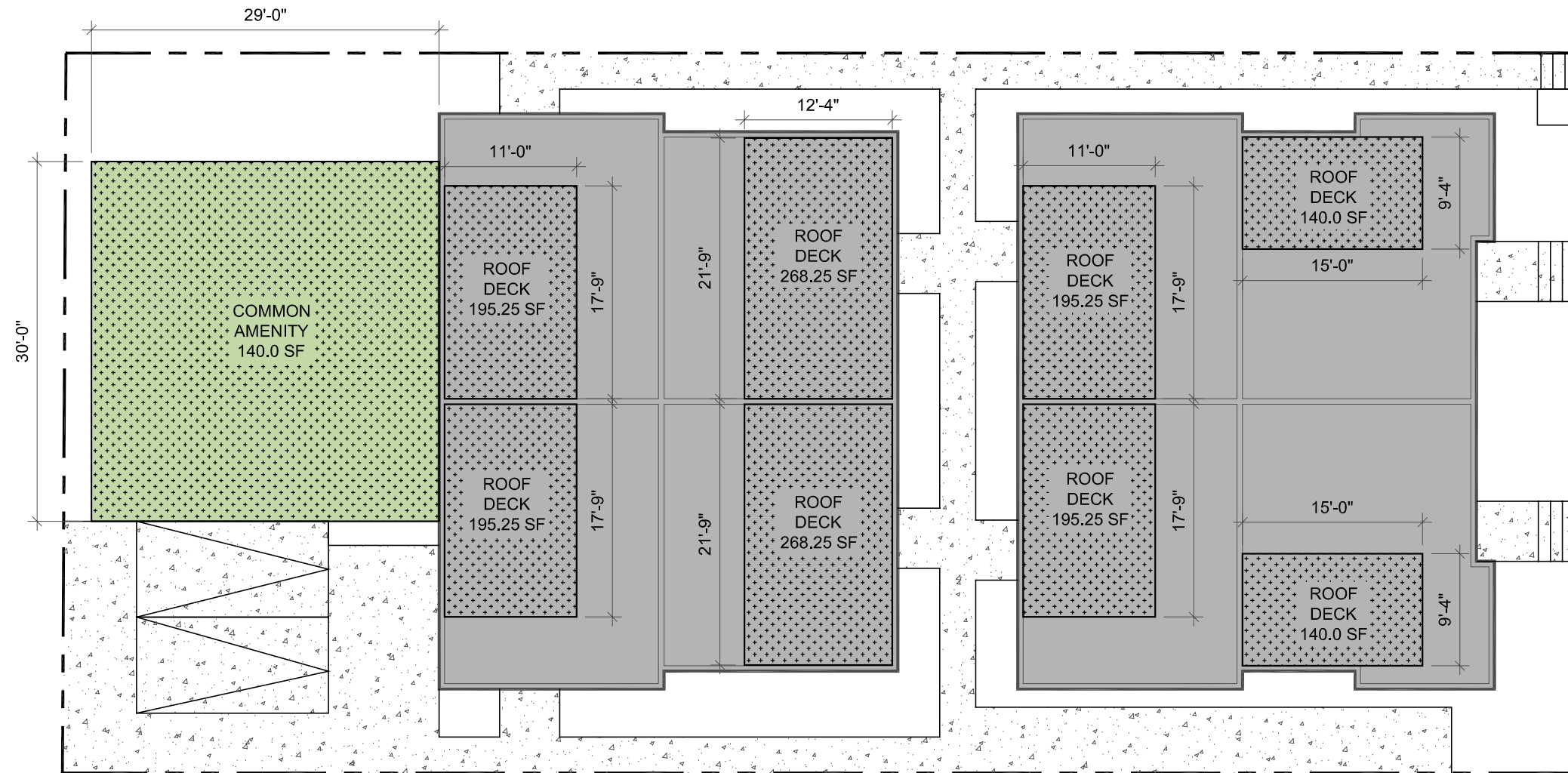




**TREE INVENTORY**

- Tree #1: Japanese Maple 3" DBH / 6' CSD
- Tree #2: Japanese Maple 2" DBH / 5' CSD
- Tree #3: Unidentified Deciduous 3" DBH / 5' CSD
- Tree #4: Deodar Cedar 42" DBH / 46' CSD EXCEPTIONAL TREE
- Tree #5: Portugal Laurel 14" DBH / 32' CSD
- Tree #6: Flowering Cherry 10" DBH / 14' CSD
- Tree #7: Flowering Cherry 8" DBH / 14' CSD

DBH= Diameter at Brest Height  
 CSD= Crown Spread Diameter



AMENITY DIAGRAM





RENDERED LANDSCAPE PLAN  
NTS



*Mahonia e. 'Soft Caress'*



*Rhododendron x 'Ramapo'*



*Hydrangea p. 'Limelight'*



*Pieris japonica 'Cavatine'*



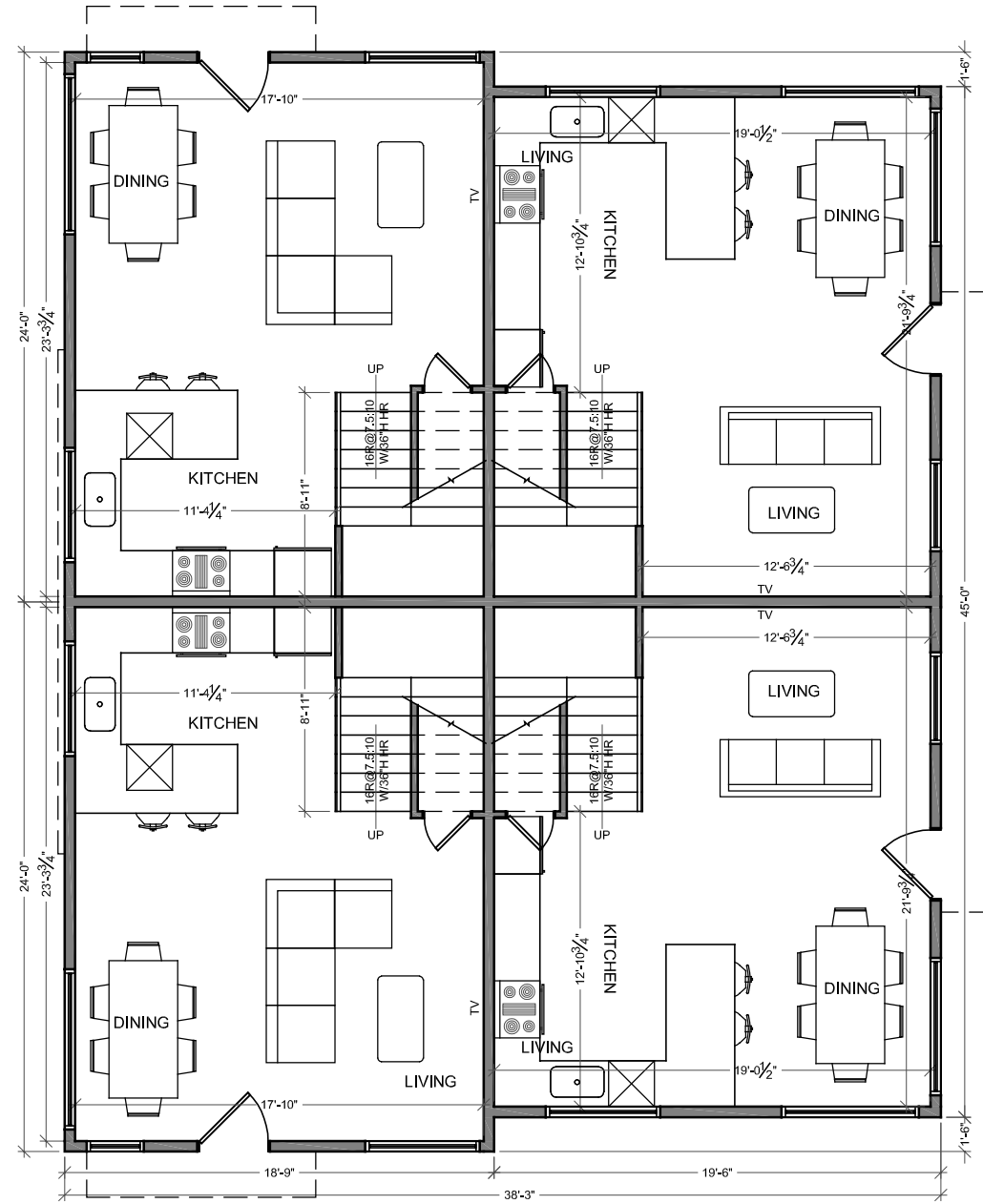
*Liriope muscari 'Big Blue'*



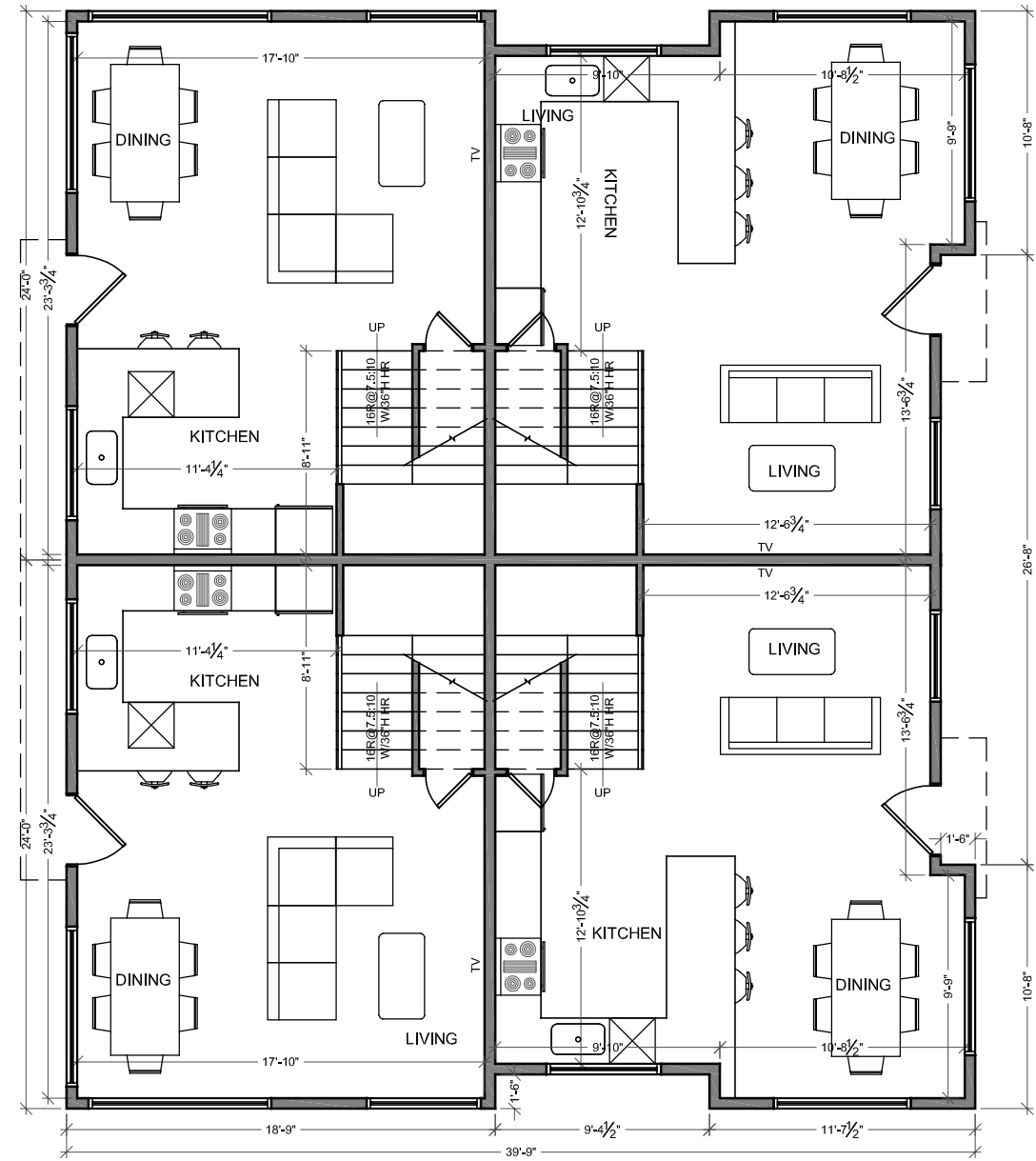
*Polystichum munitum*



*Carex oshimensis 'Everillo'*

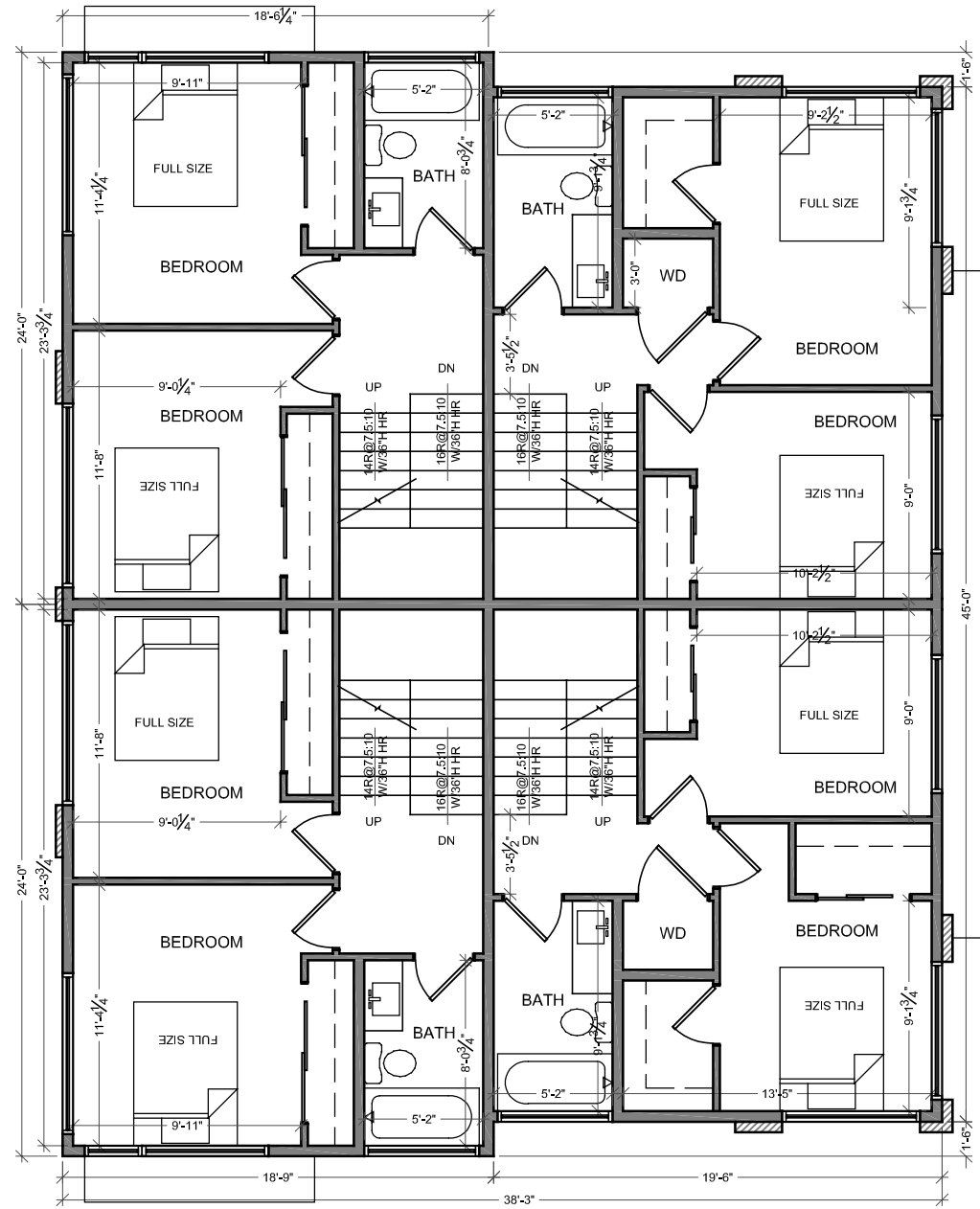


FIRST FLOOR - WEST BUILDING

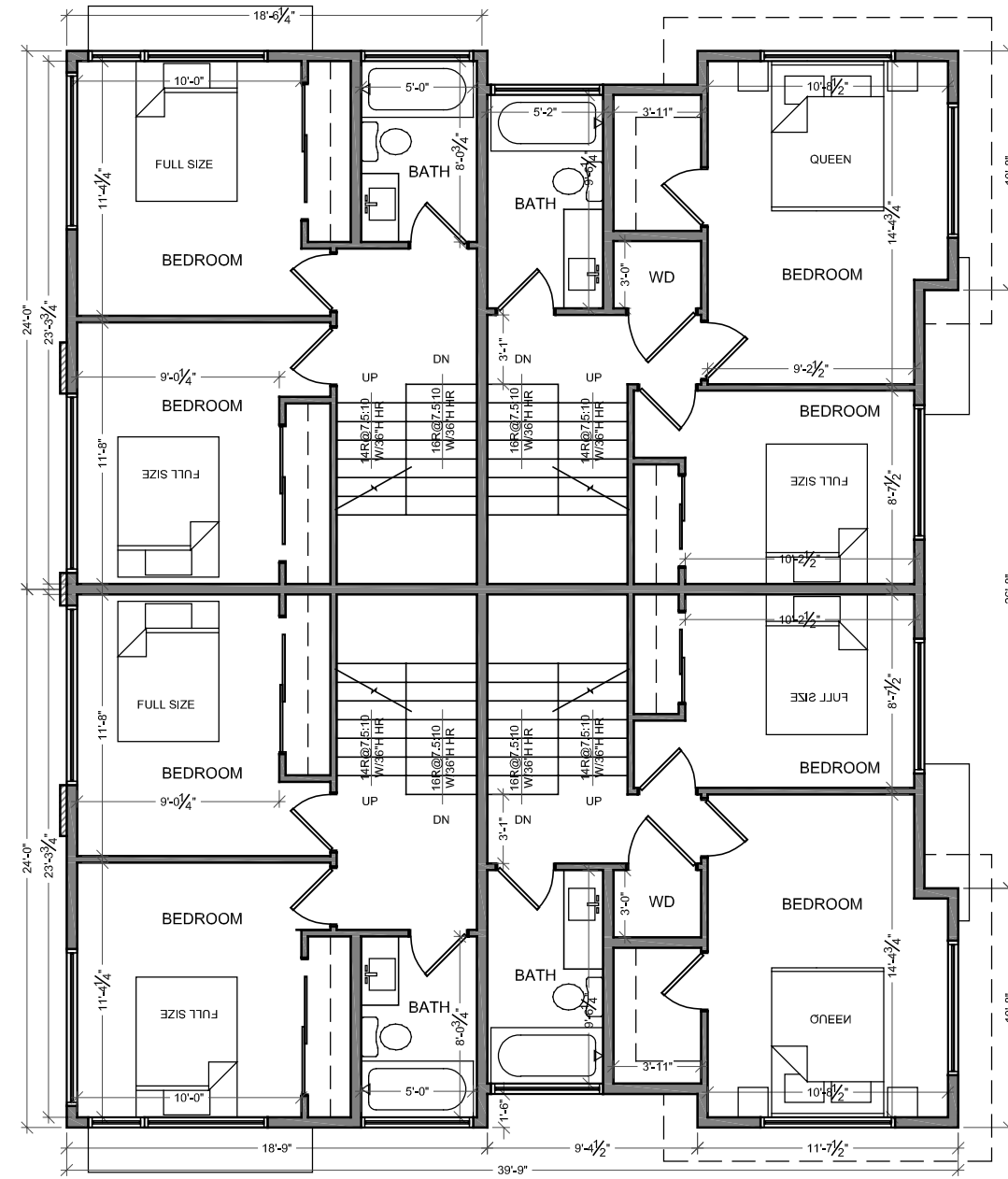


FIRST FLOOR - EAST BUILDING



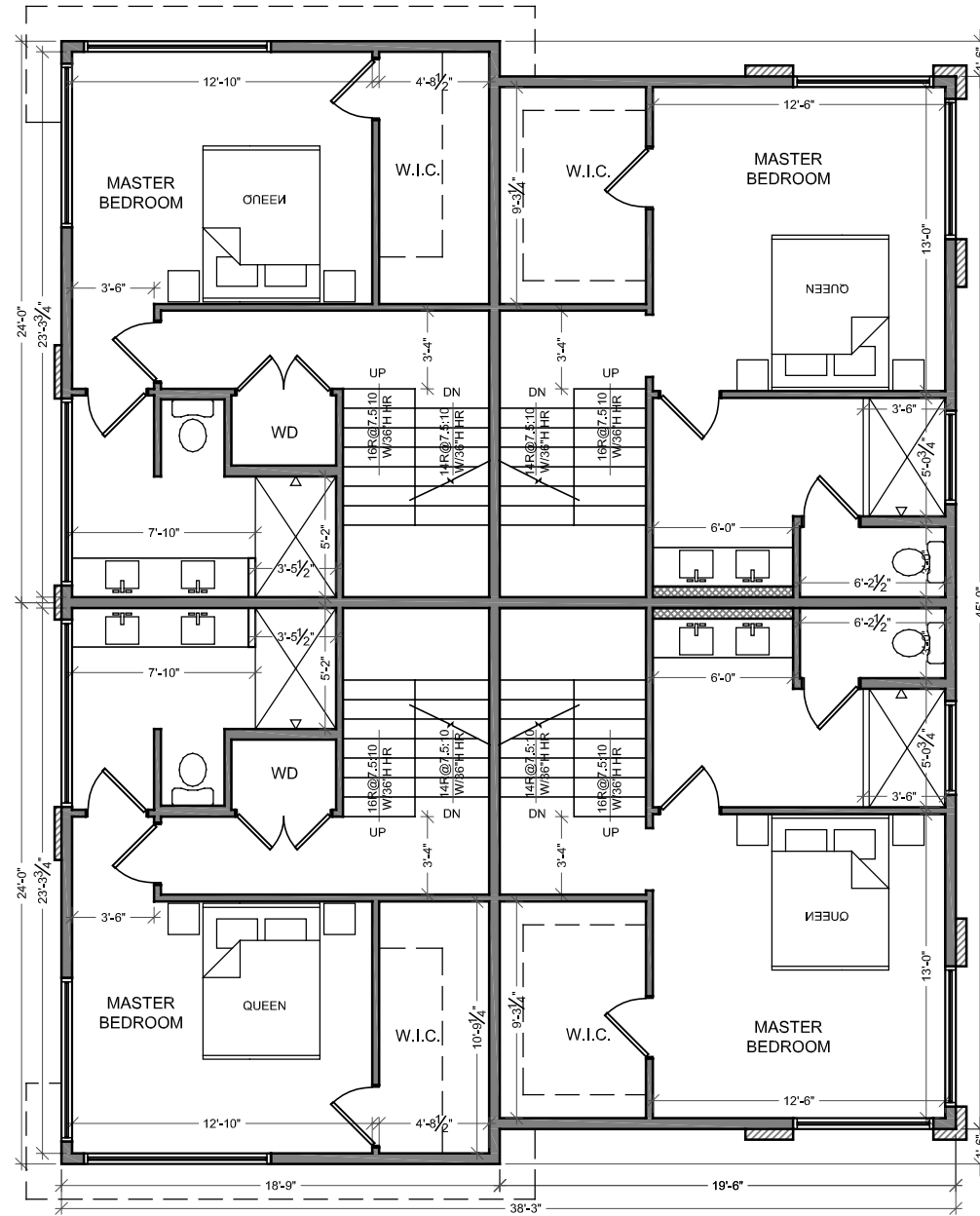


SECOND FLOOR - WEST BUILDING

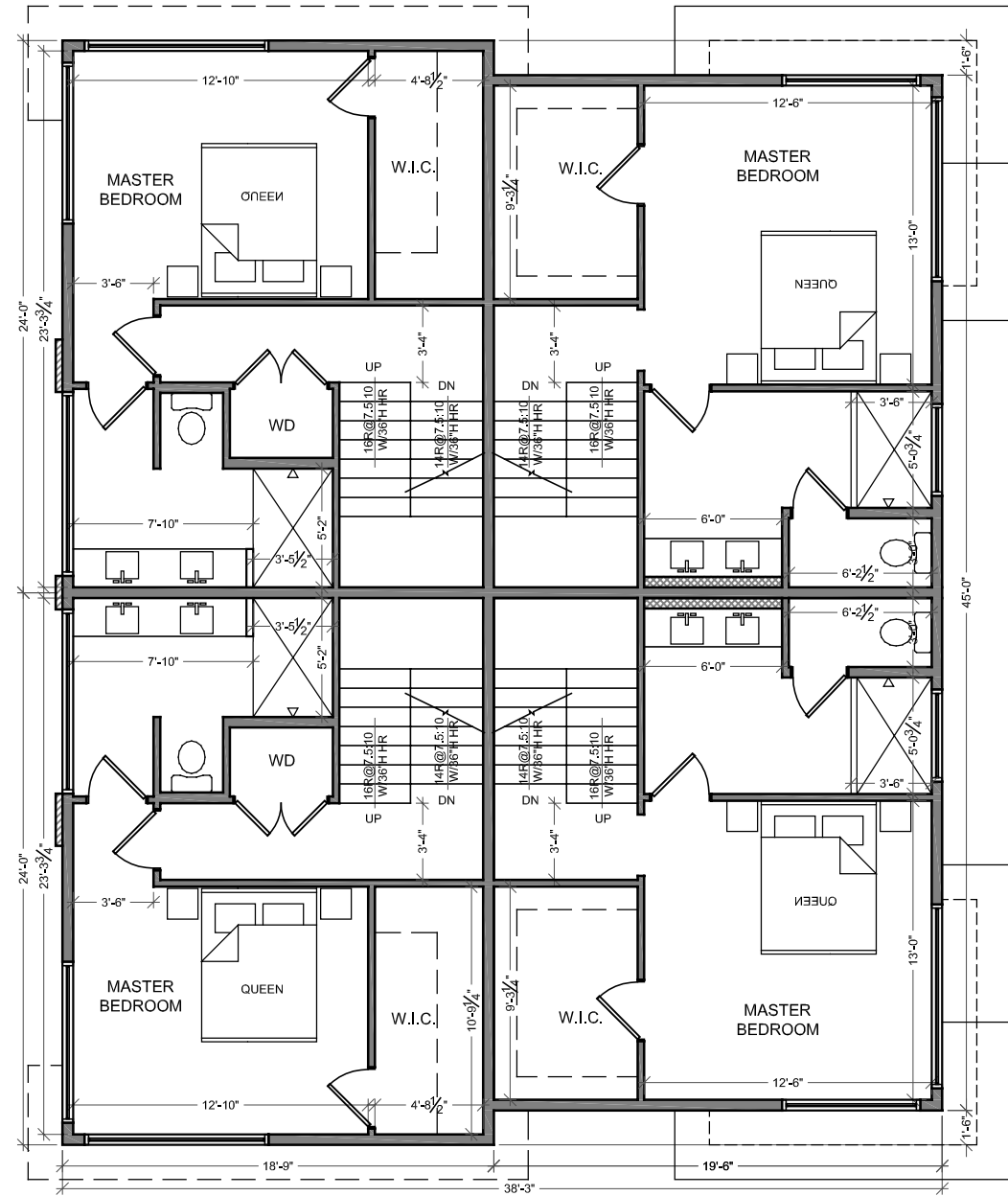


SECOND FLOOR - EAST BUILDING



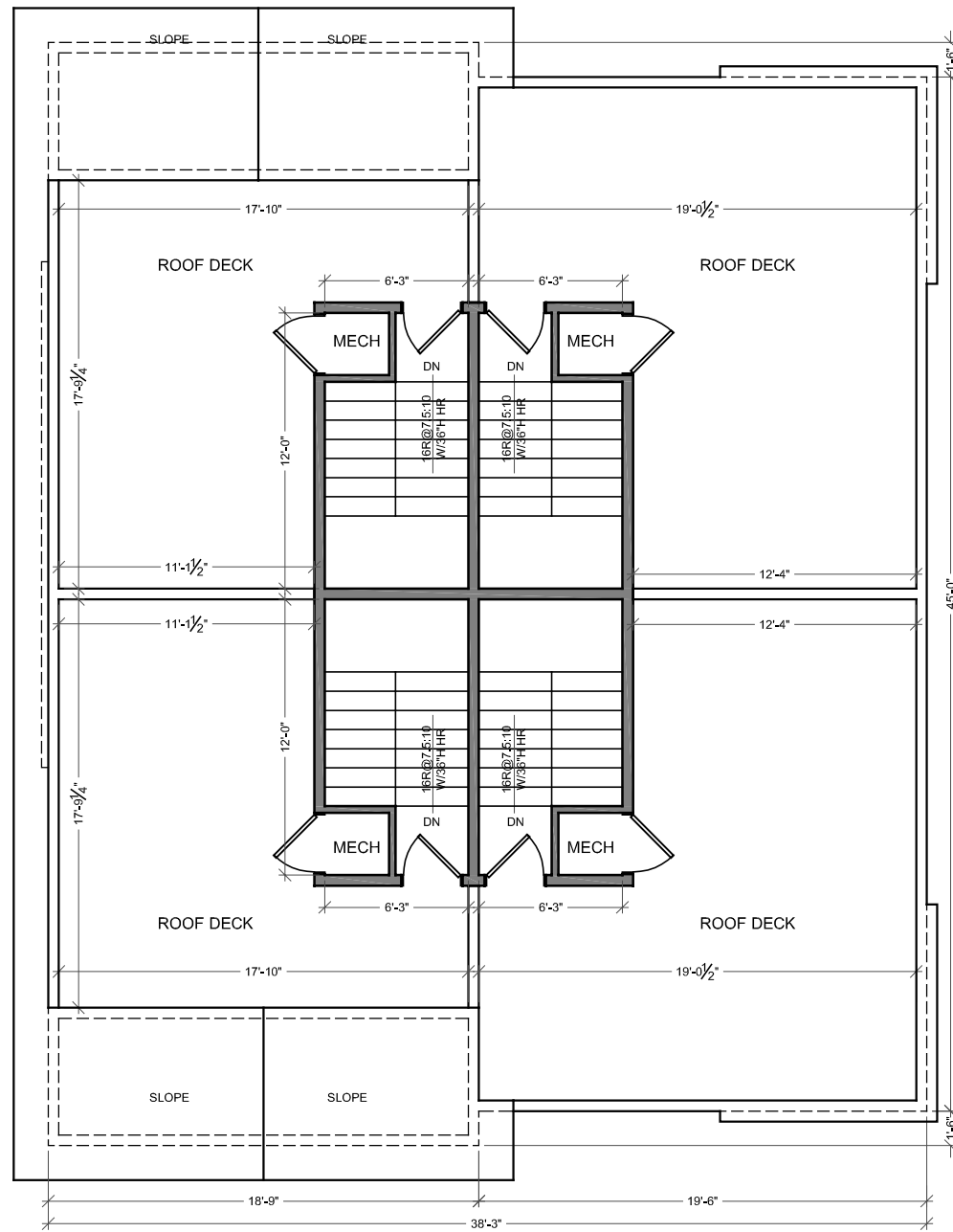


THIRD FLOOR - WEST BUILDING

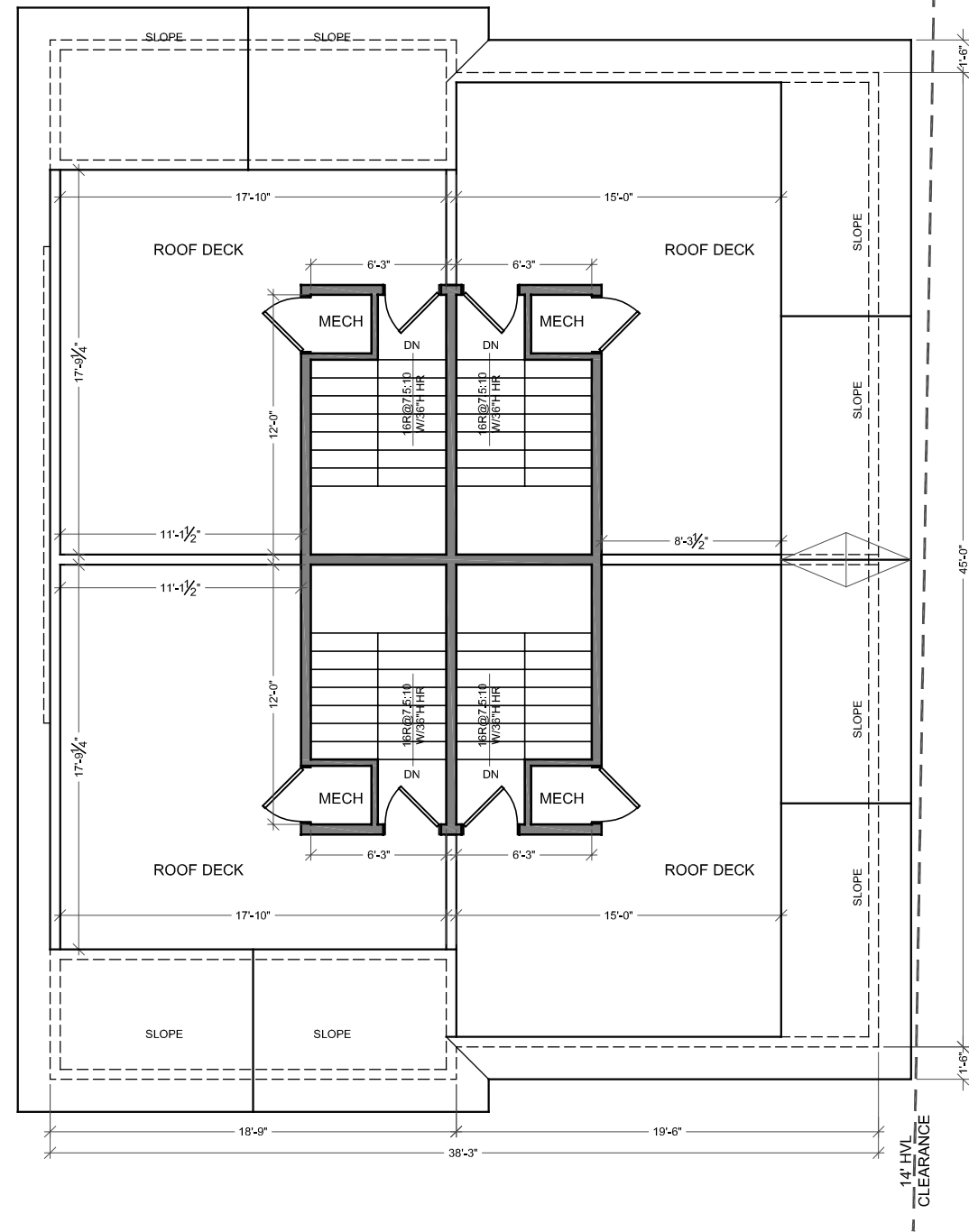


THIRD FLOOR - EAST BUILDING





ROOF DECK - WEST BUILDING

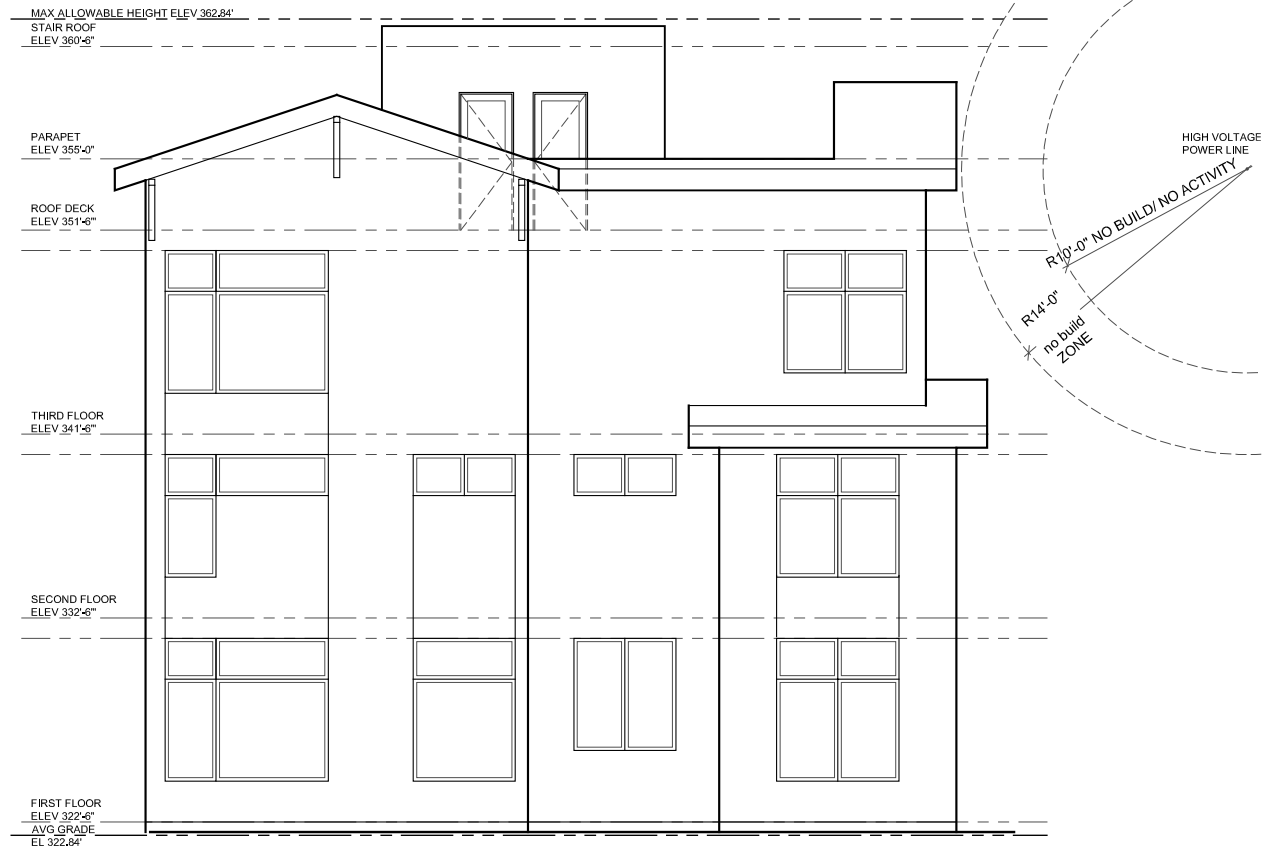


ROOF DECK - EAST BUILDING





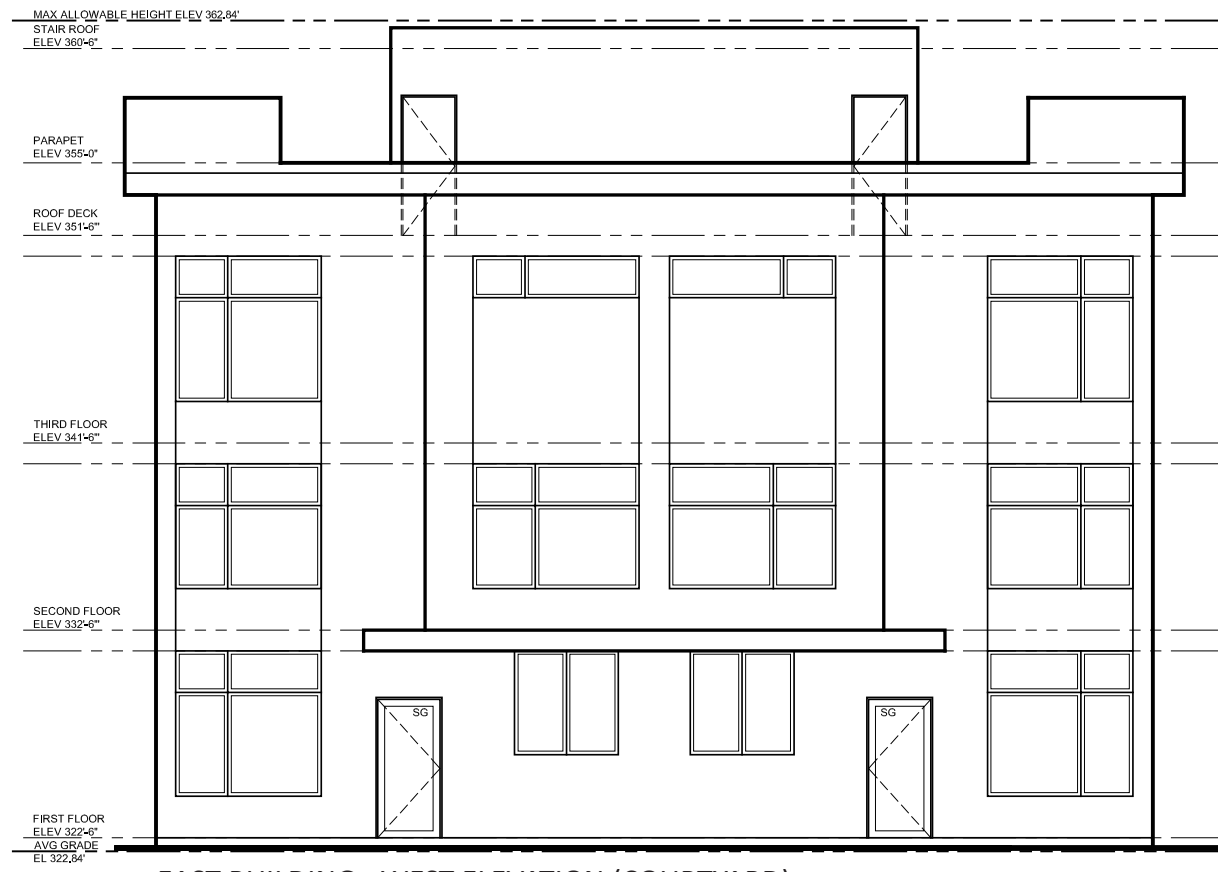
EAST BUILDING - EAST ELEVATION (MARY AVE NW)



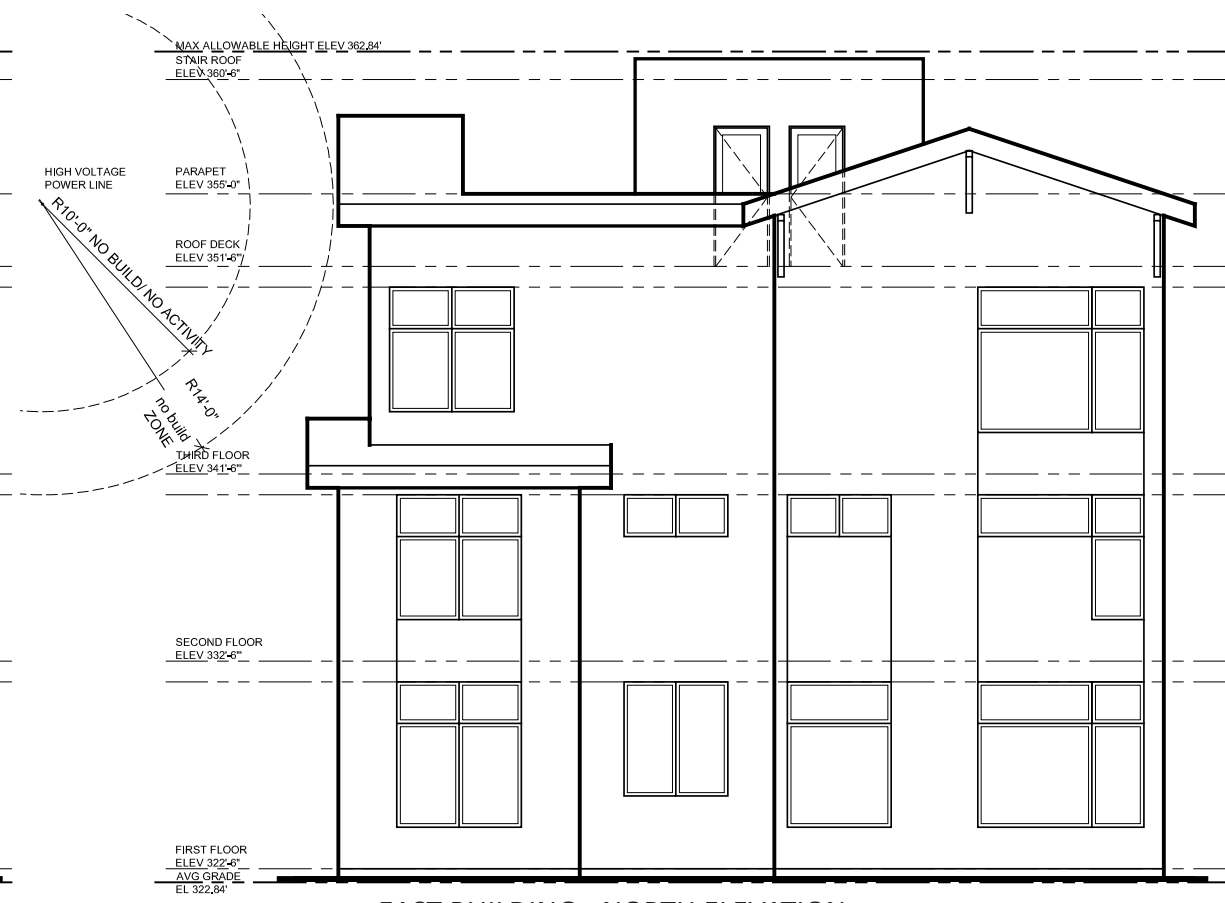
EAST BUILDING - SOUTH ELEVATION



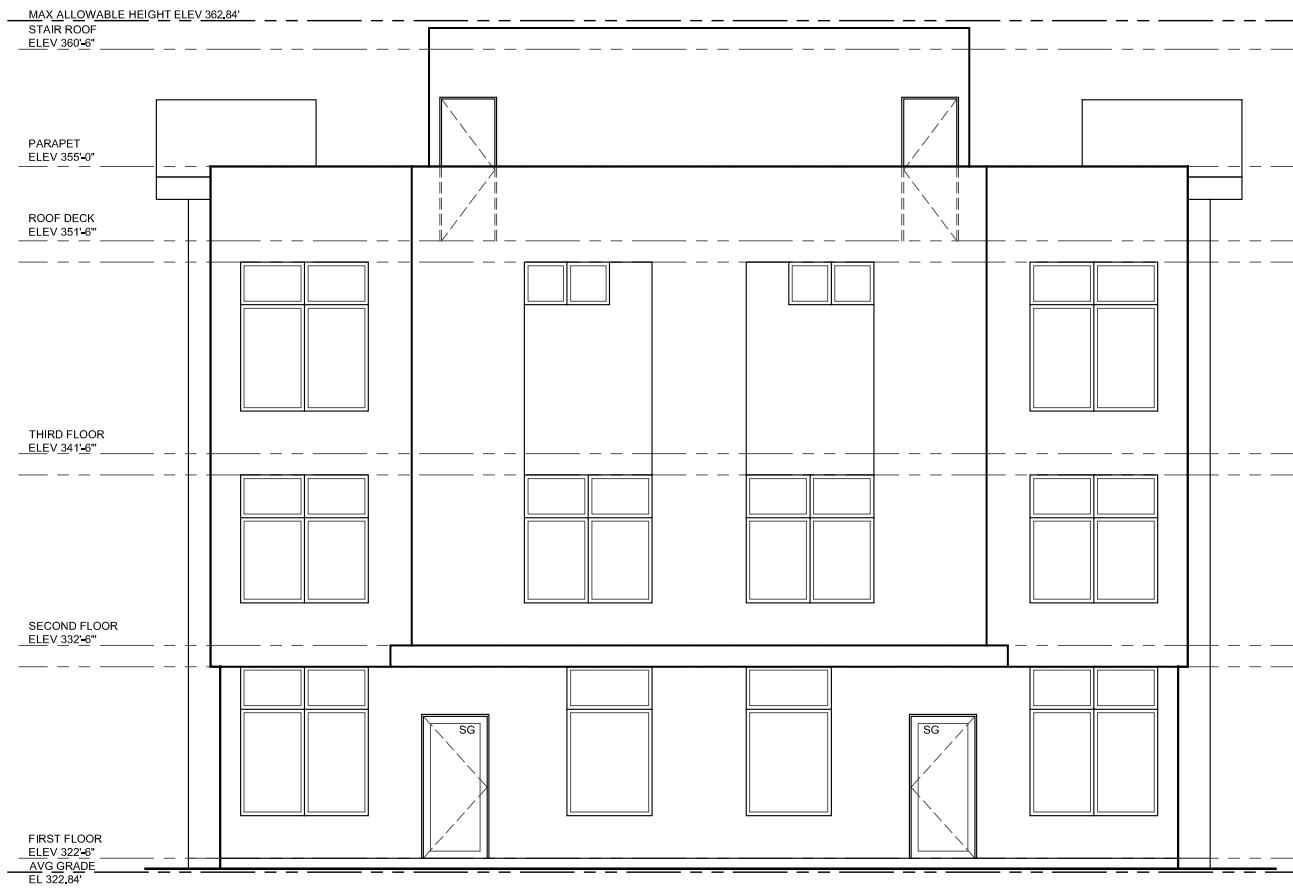




EAST BUILDING - WEST ELEVATION (COURTYARD)



EAST BUILDING - NORTH ELEVATION

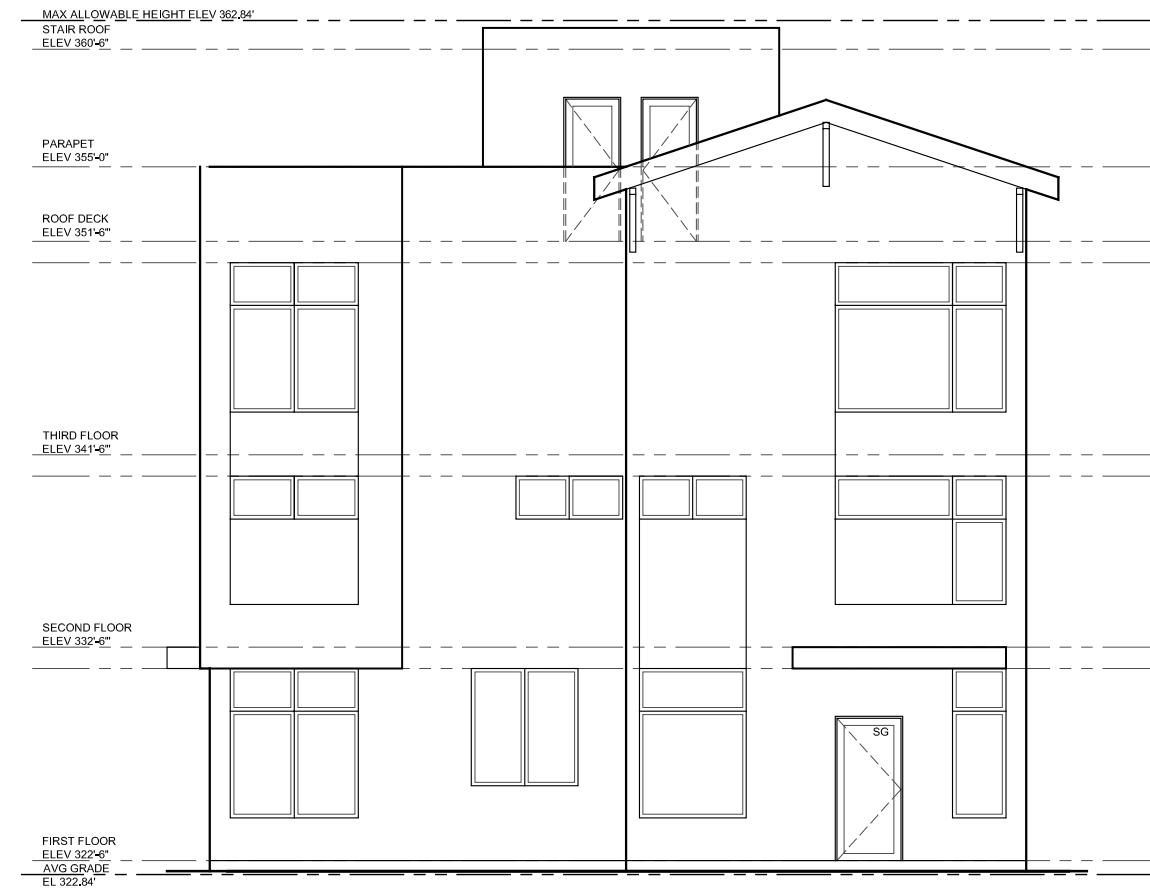
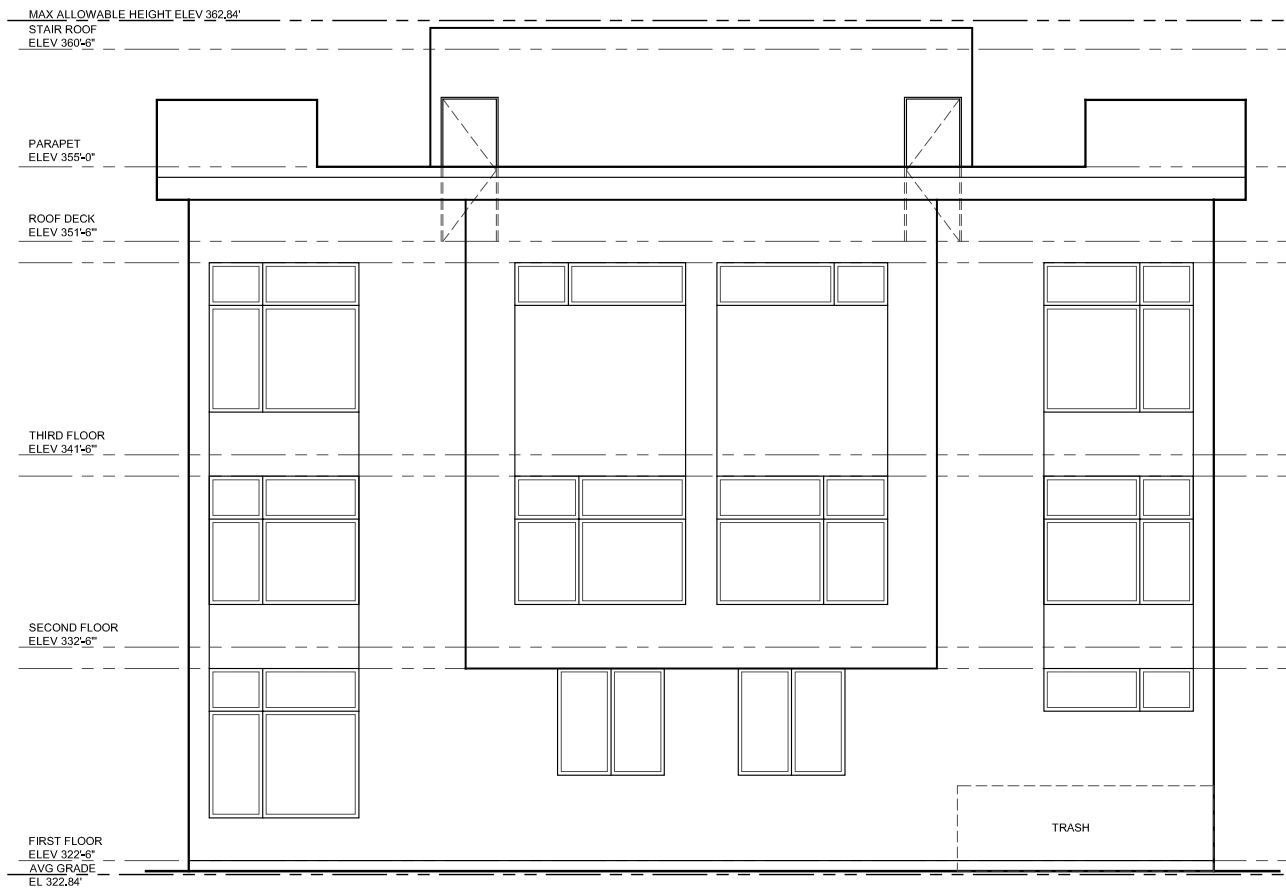


WEST BUILDING - EAST ELEVATION (COURTYARD)



WEST BUILDING - SOUTH ELEVATION





WEST BUILDING - WEST ELEVATION (ALLEY)

WEST BUILDING - NORTH ELEVATION





NORTH ELEVATION



SOUTH ELEVATION

**SHOFFNER CONSULTING**

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

October 31, 2019

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

RE: Tree Inventory - 8015 Mary 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 8015 Mary Ave. NW 54th St. 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. As of the preparation of this report, the trees have not been picked for a survey. The locations of these are approximated.

**1.0 Site Conditions**

The property is developed with a single family residence and is located in a single family residence neighborhood. 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 all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. 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.

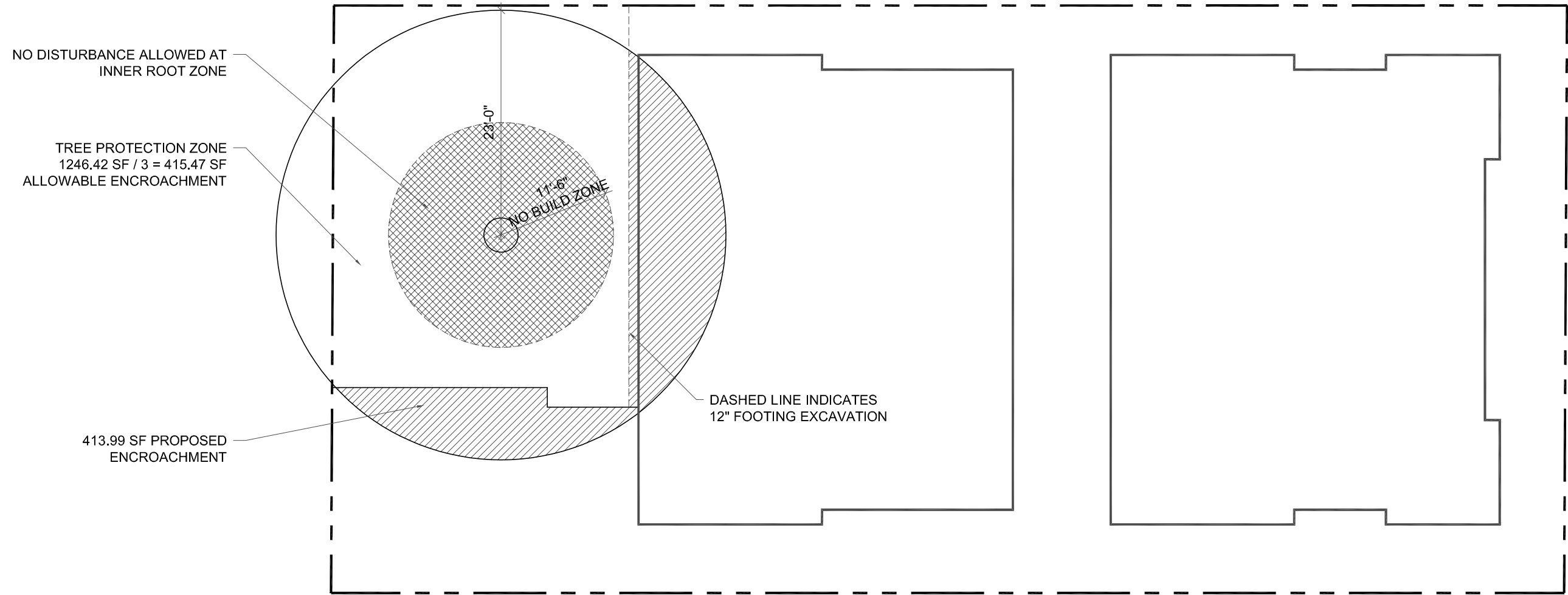
The inventory included 7 trees, six on site and one just off-site with drip line that extend onto the property. The column CSD is the crown spread diameter. Following is information on the trees:

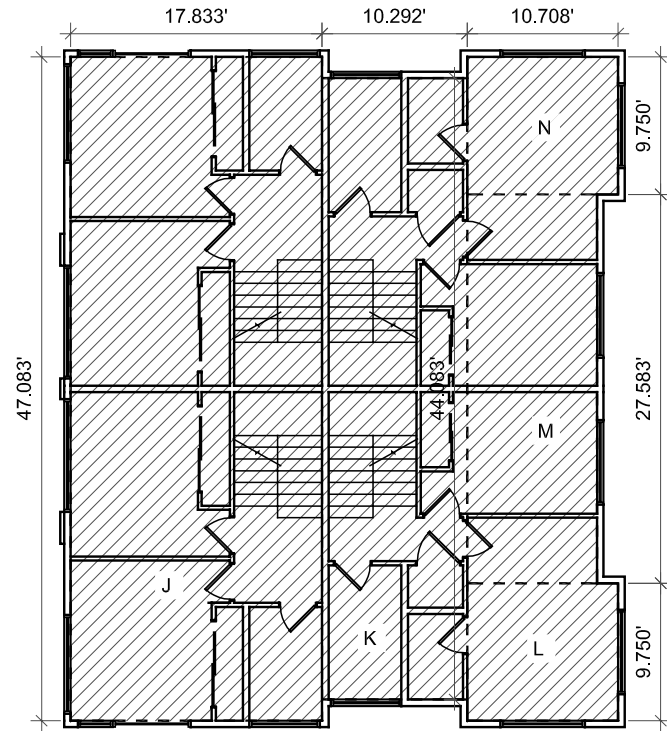
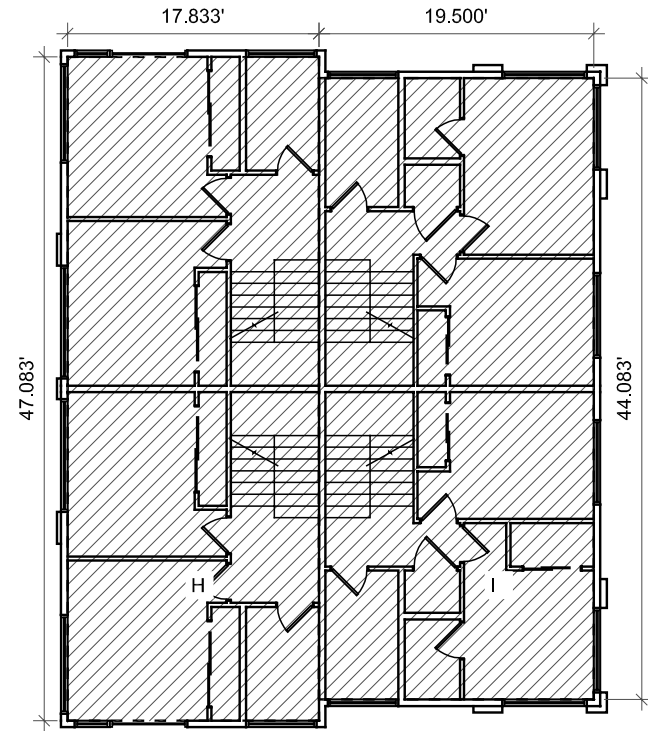
#	Species	Dbh	CSD	Condition and Status
1	Japanese maple ( <i>Acer japonicum</i> )	3"	6'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
2	Japanese maple	2"	5'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
3	Unidentified deciduous	3"	5'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
4	Deodar cedar ( <i>Cedrus deodara</i> )	42"	46'	Good condition and health. Classified as exceptional. Required to be retained and protected.
5	Portugal laurel ( <i>Prunus lusitanica</i> )	14"	32'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
6	Flowering cherry ( <i>Prunus serrulata</i> )	10"	14'	Located off-site to the north. Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
7	Flowering cherry	8"	14'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.

There is one tree on the property that meets the threshold diameter to be classified as exceptional. There are no trees just off-site to the north that meet the threshold diameter to be classified as exceptional.

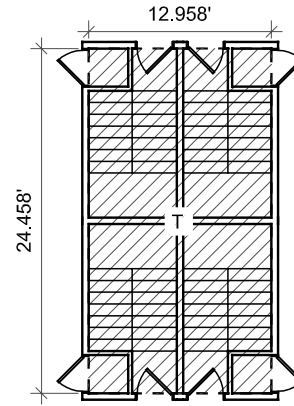
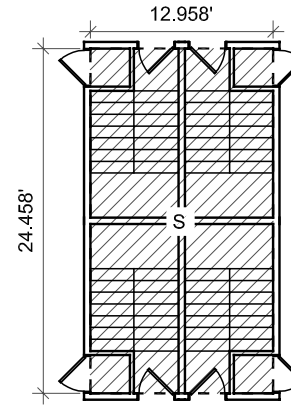
**3.0 Required Retention and Protection Measures**

Exceptional trees are required to be retained protected through construction. There are two protection zones for exceptional trees in Seattle. The inner root zone (IRZ) is the inner half of the dripline radius and no impacts are allowed within this zone. For tree #4 the IRZ is the inner 11.5 feet of the drip line radius. The outer root zone (ORZ) is the outer half of the dripline radius, outer 11.5 feet, and no more than 1/3 of the total area of the ORZ is allowed to be impacted. Any impacts proposed within the ORZ will need to be assessed prior to beginning work in order to determine the affect of the proposed impacts upon the tree(s). Protection fencing will be required with City of Seattle signage stating the protection measures and no encroachment specifications.

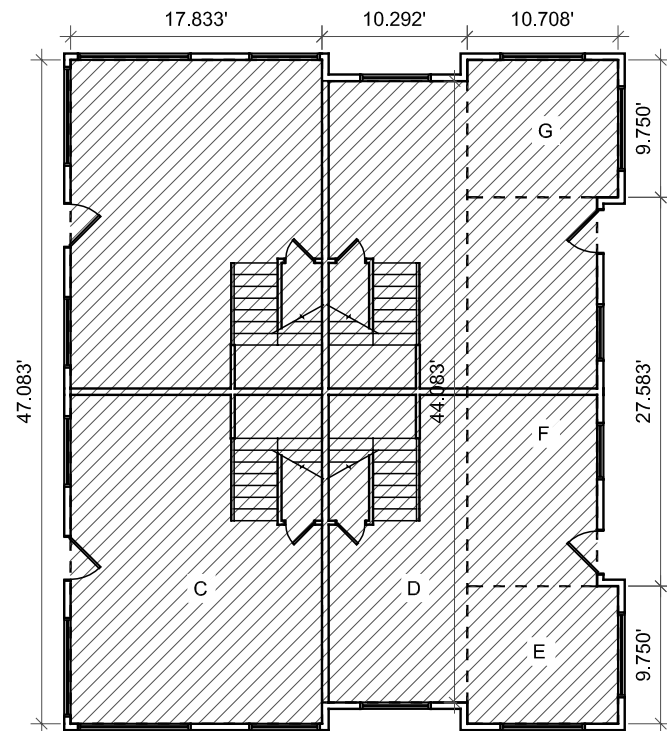
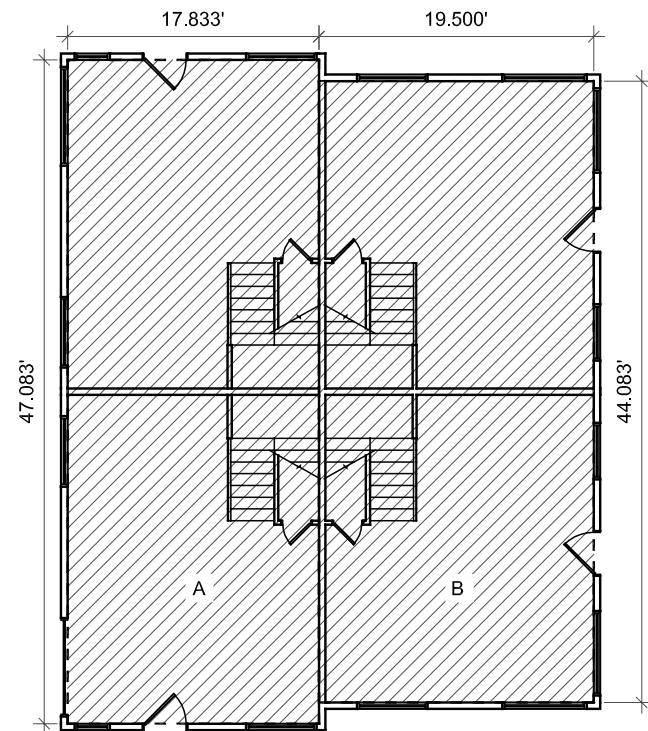




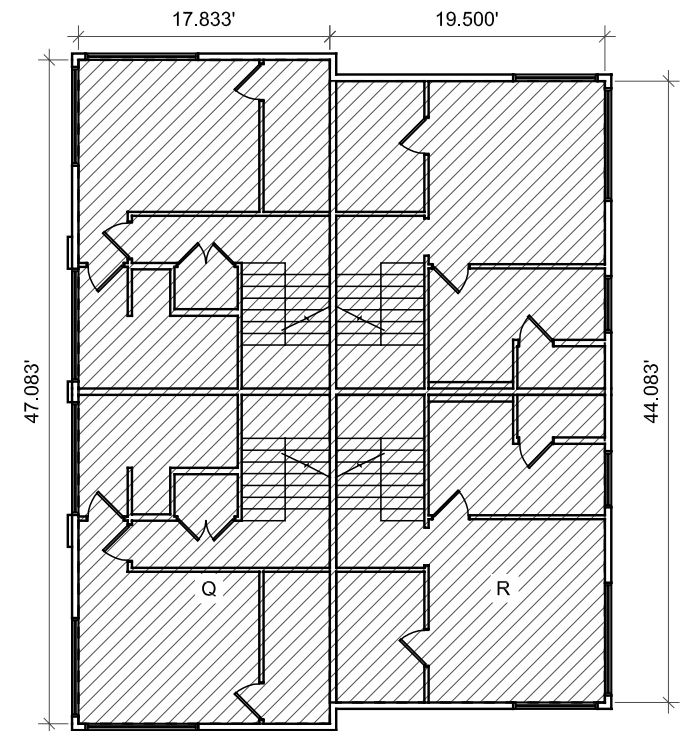
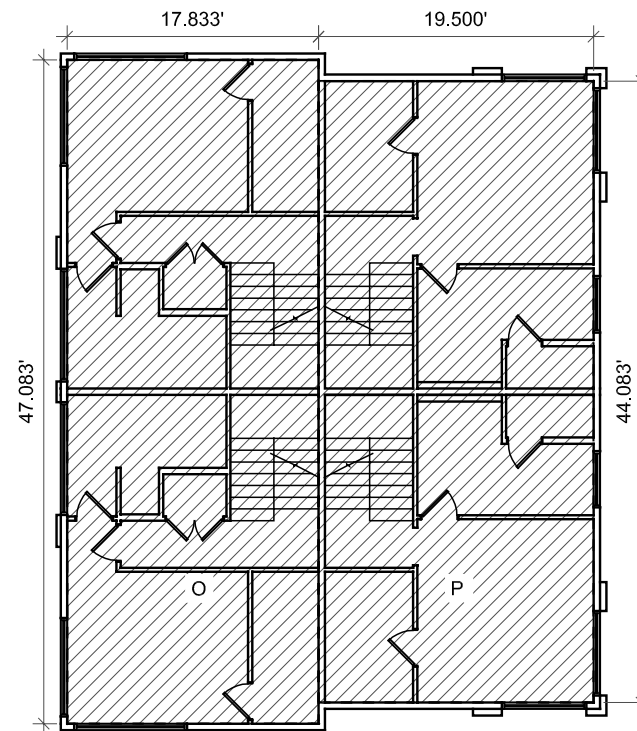
SECOND FLOOR



ROOF STAIR



FIRST FLOOR



THIRD FLOOR





**MHA-R PAYMENT OPTION SUMMARY TABLE**

<b>1</b>	ZONE	LR2 (M1)
<b>2</b>	MHA DESIGNATION PER MAP A OUTSIDE OF DOWNTOWN, SM-SLU, AND SM-U 85 ZONES	MEDIUM
<b>3</b>	ASSOCIATED PUDA WITH MHA-R REQUIREMENTS?	NO
<b>4</b>	TOTAL NUMBER OF RESIDENTIAL AND LIVE-WORK UNITS IN THE STRUCTURE/DEVELOPMENT	2 TOWNHOUSES
<b>5</b>	GROSS FLOOR AREA - RESIDENTIAL UNITS	10943.294
<b>6</b>	GROSS FLOOR AREA - LIVE WORK UNITS	0
<b>7</b>	GROSS FLOOR AREA IN RESIDENTIAL OR LIVE WORK USE EXCLUDED FROM MHA-R PAYMENT	0
<b>8</b>	FLOOR ARE FOR MHA-R CALCULATION	10943.294
<b>9</b>	PAYMENT CALCULATION AMOUNT PER CODE (ADJUSTED FOR CHANGE IN CPI) OR PUDA	\$21.83
<b>10</b>	MHA-R PAYMENT PROVIDED	\$238,892.11

MHA AREA TOTALS:

A	839.653
B	859.625
C	839.653
D	453.691
E	104.406
F	253.996
G	104.406
H	839.653
I	859.625
J	839.653
K	453.691
L	104.406
M	253.996
N	104.406
O	839.653
P	859.625
Q	839.653
R	859.625
S	316.939
T	316.939

TOTAL 10943.294

## 8015 & 8027 Mary Ave NW Projects

### Required Early Outreach Documentation

#### Combined Early Outreach for:

- SDCI# 3035451-EG: 8015 Mary Ave NW, Seattle, WA 98117
- SDCI# 3035463-EG: 8027 Mary Ave NW, Seattle, WA 98117

#### OUTREACH PLAN REQUIRED DOCUMENTATION:

The outreach plan for this project included posters, a project hotline and a community meeting:

- 1 – Printed outreach: Posters posted in local vicinity (high impact method)
  - Date posted: 10/23/19 (minimum 14 days prior to community meeting)
  - Posted in businesses where possible, but otherwise posted on telephone poles
  - See Addendum A for documentation materials
- 2 – Electronic / Digital outreach: Project hotline phone number (high impact method) – 360-670-0486
  - Date set up: 10/23/19 (minimum 21 days, will be closed down on 11/14/19)
  - Advertised on poster and ECODR Calendar
  - See Addendum B for documentation materials
- 3 – In-Person Outreach: Community Meeting (high impact method)
  - Date of meeting: 11/7/19, 6:45-7:45pm, at the Ballard Public Library
  - Advertised on poster and ECODR Calendar
  - See Addendum C for documentation materials

#### SUMMARY OF COMMUNITY FEEDBACK:

*"A brief summary of what was heard from the community when conducting outreach"*

There was only a little bit of feedback; no feedback through the project hotline or email, and most of the conversation at the community meeting was more Q&A than feedback (community meeting notes are scanned at the end of this document). The couple of minor feedback comments were:

- They liked the pitched roof façade better than flat roof façade
- Encouraged the general facades of these two projects along with the third project that is between these two projects (which the same architect and builder are developing) to have consistency, although not be exactly the same – something that feels consistent with each other and the rest of the "character" of the neighborhood
- Talked a bit about construction traffic and how the alley is pretty busy

ASKING ABOUT PROP IN BETWEEN - STILL JUSTIN'S PROJECT  
- HOW IS 8021 DIFFERENT

- EX. TREES

- ASKED ABOUT PERMEABLE GROUND / AREA, STORM WATER QUESTIONS

- STREET FACING APPEARANCE - SET BACKS

WILL FACADE BE CONSISTENT? NOT SURE ABOUT SOME OTHER PROJECTS  
BUT JUSTIN'S 3 PROJECTS WILL BE COMPLIMENTARY, BUT NOT SAME

- HEIGHT - ASKED ABOUT HEIGHT - CONCERN IS SUNLIGHT

- NOT MAXING 40' (ONLY 30') & STAIRS MAY BE IN MIDDLE

- MENTIONED 30 UNIT SEDU ON 87th & 15th

- CONST. VEHICLES PARKING THERE, WALKABILITY, ETC.  
DURING CONSTRUCTION

- ALLEY MAY BE USED FOR CONST. DELIVERIES, ETC.

- NEED STREET USE PERMIT IF GOING ACROSS FRONT STREET

~~ASKED~~

- ASKED HOW THE PARKING IS GIVEN OUT

- ASKED ABOUT PRICING, SIZE, BR

- LIKES PITCHED ROOF BETTER, FEELS "FRIENDLIER"

- ALLEY IS BUSY DURING RUSH HOUR

- THEY GET A LOT OF VENDOR DELIVERY TRUCKS (SAFEWAY, ETC.)

- ASKED ABOUT UTILITY CAPACITY / INFRASTRUCTURE WITH HIGHER DENSITY

- STORM DRAINS KEEP FROM GOING INTO SEWER

- CITY GETS ALL INFO, & DECIDES WHAT UTILITY EXPANSIONS NEED TO BE DONE  
↳ WHEN THEY SUBMIT PRELIMINARY PLANS

- HAVEN'T HAD ANY REQUIREMENTS, SO CAPACITY MUST BE SUFFICIENT

- ELECTRIC WIRING HOOKUP REQUIREMENTS