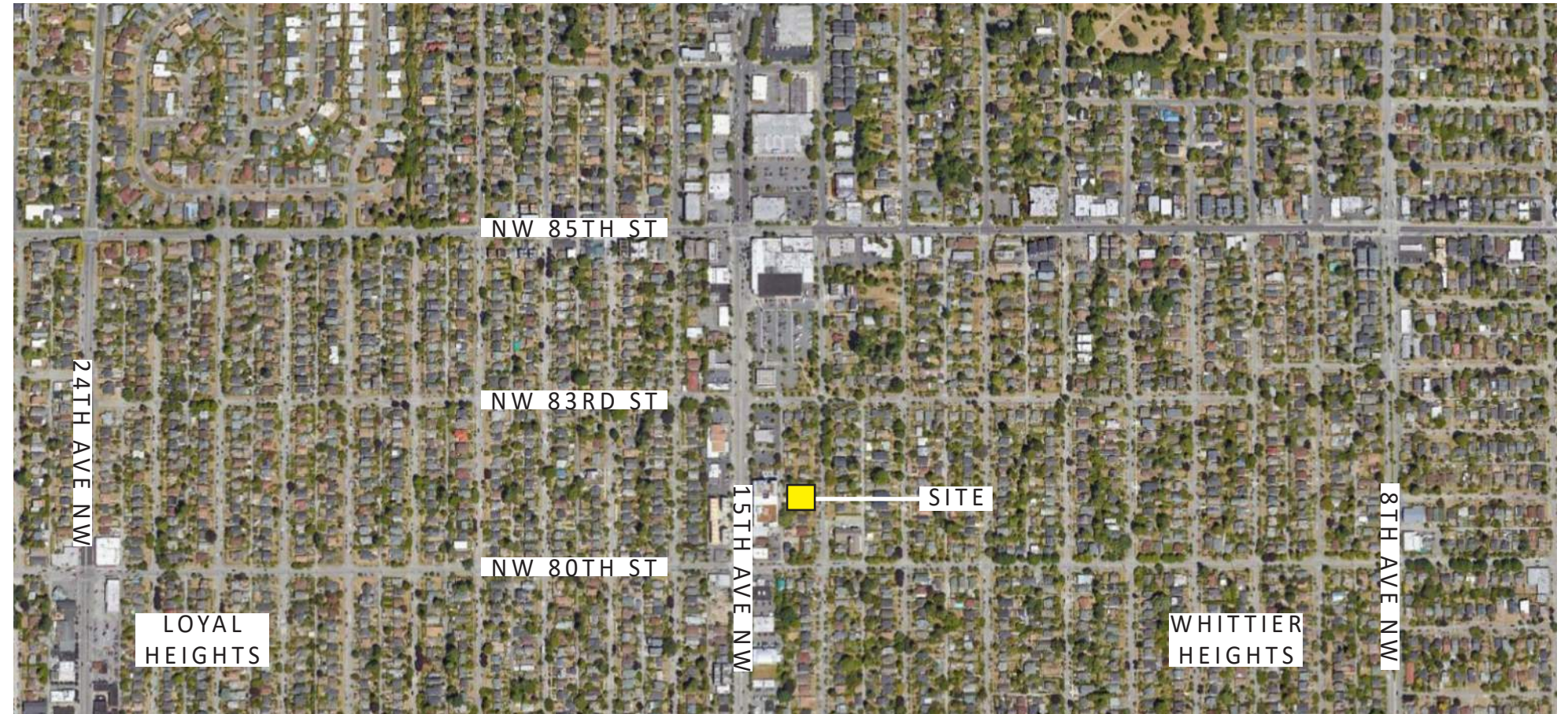




**PROJECT TEAM**

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

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- 7** NEIGHBORHOOD
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**PROJECT INFORMATION**

ADDRESS: 8027 Mary Ave NW  
 SDCI #: 3035463-EG  
 OWNER: Modern Homes LLC  
 APPLICANT: Cleave Architecture and Design  
 CONTACT: Justin Kliewer

**PROJECT PROGRAM**

LOT SIZE: 7567 sf  
 BUILDING TYPE: Townhouse  
 APPROX FAR: 10570 sf (10593.8 sf allowable)  
 UNIT COUNT: 8  
 UNIT SIZES: 1291 - 1396 sf gross each unit  
 ABOVE-GROUND STORIES: 3  
 PARKING STALLS: 7 surface spaces(0 required)

**PROJECT DESCRIPTION**

The proposed project will demolish the existing structure and construct two 4-unit townhouses. The project will provide 7 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**

**CS2 A: Location in the City and Neighborhood**  
**D: Height, Bulk and Scale**

While the allowable height limit is 40’ with an additional 5’ for pitched roofs and 50’ for roof stairs, the proposed project is limited to +/- 30’ at the roof deck and +/- 40’ at the roof stair, a reduction of 10’ from the allowable height. The building height serves as a transition from the adjacent apartment buildings on 15th Ave NW to the residential neighborhood along Mary Ave NW.

**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” at Mary Ave NW.

**PL3 A: ENTRIES**

The easternmost unit entries are oriented towards Mary Ave NW, while the central entries are oriented towards a 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 to reflect the internal design, with subtle variations between each facade.

**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 metal canopies and additional visual interest is provided by a projecting volume with a pitched roof.

**DC4 B: SIGNAGE**  
**C: LIGHTING**  
**D: TREES, LANDSCAPE, AND HARDSCAPE MATERIALS**

A prominent address sign will be located at the site entry along with the mailboxes and bicycle parking. Landscaping will create a visual separation from the street and respect the large existing trees at the northeast corner of the site.

**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

$7567 \text{ sf} \times 1.4 = 10,593.8 \text{ sf}$  allowed, 10,589.52 sf proposed

SMC 23.45.512 - Density limits

No Density Limit in 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" proposed

7'-0" avg/5'-0" min rear req. : 27'-7" proposed

SMC 23.45.522 - Amenity Space

$7567 \text{ sf} \times .25 = 1891.75 \text{ sf}$  (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

$126' \times .65 = 81.11'$  allowed

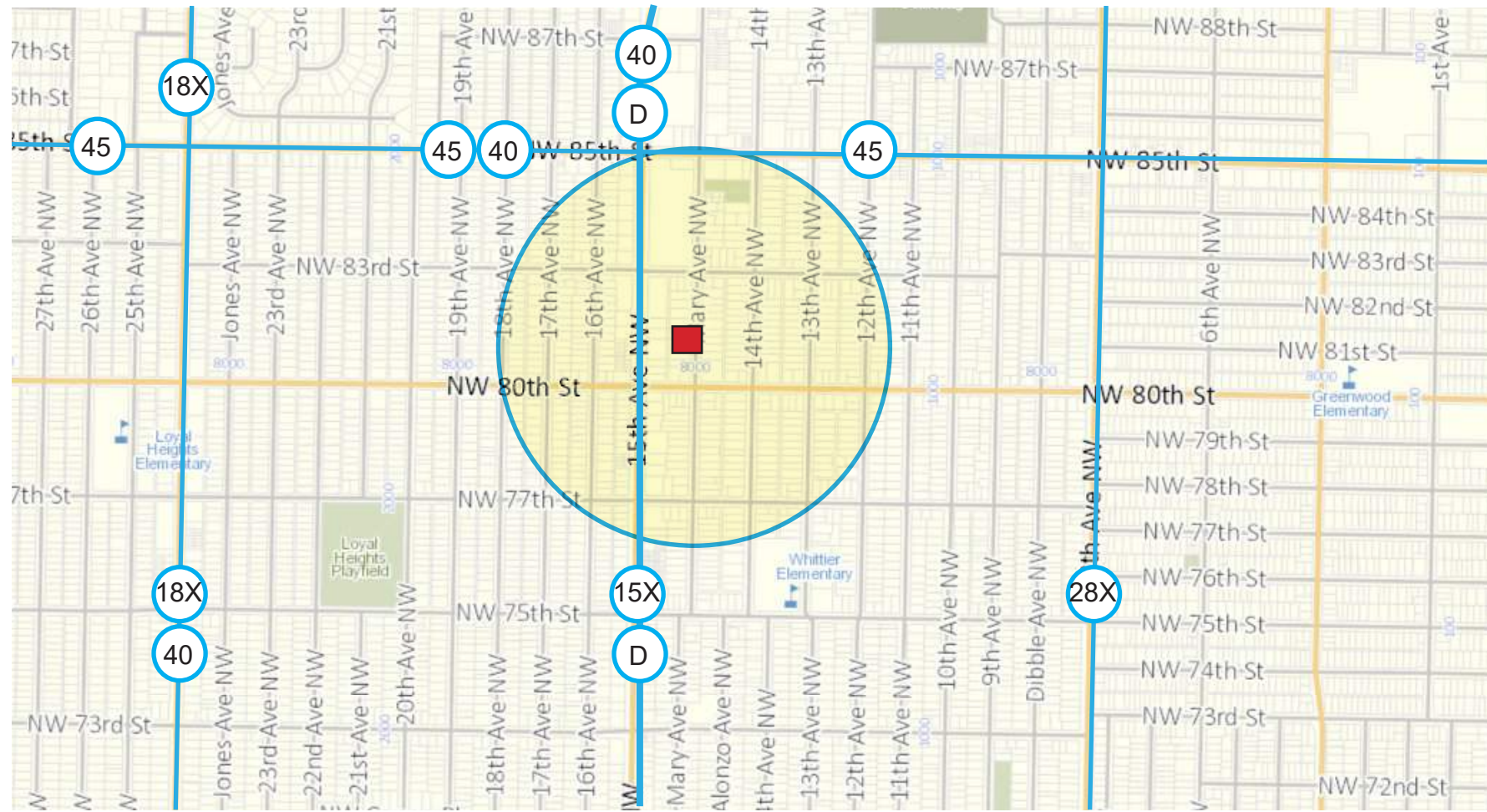
80'-11.5" proposed


SMC 23.54.015 - Parking (Table B)

0 parking spaces required- Crown Hill Residential Urban Village

6 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.

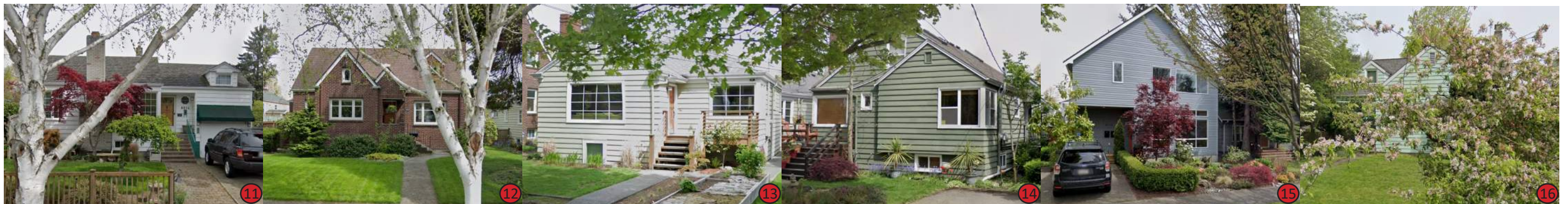
**NEIGHBORHOOD DESCRIPTION**

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.

SITE ELEVATION



MARY AVE NW FACING WEST



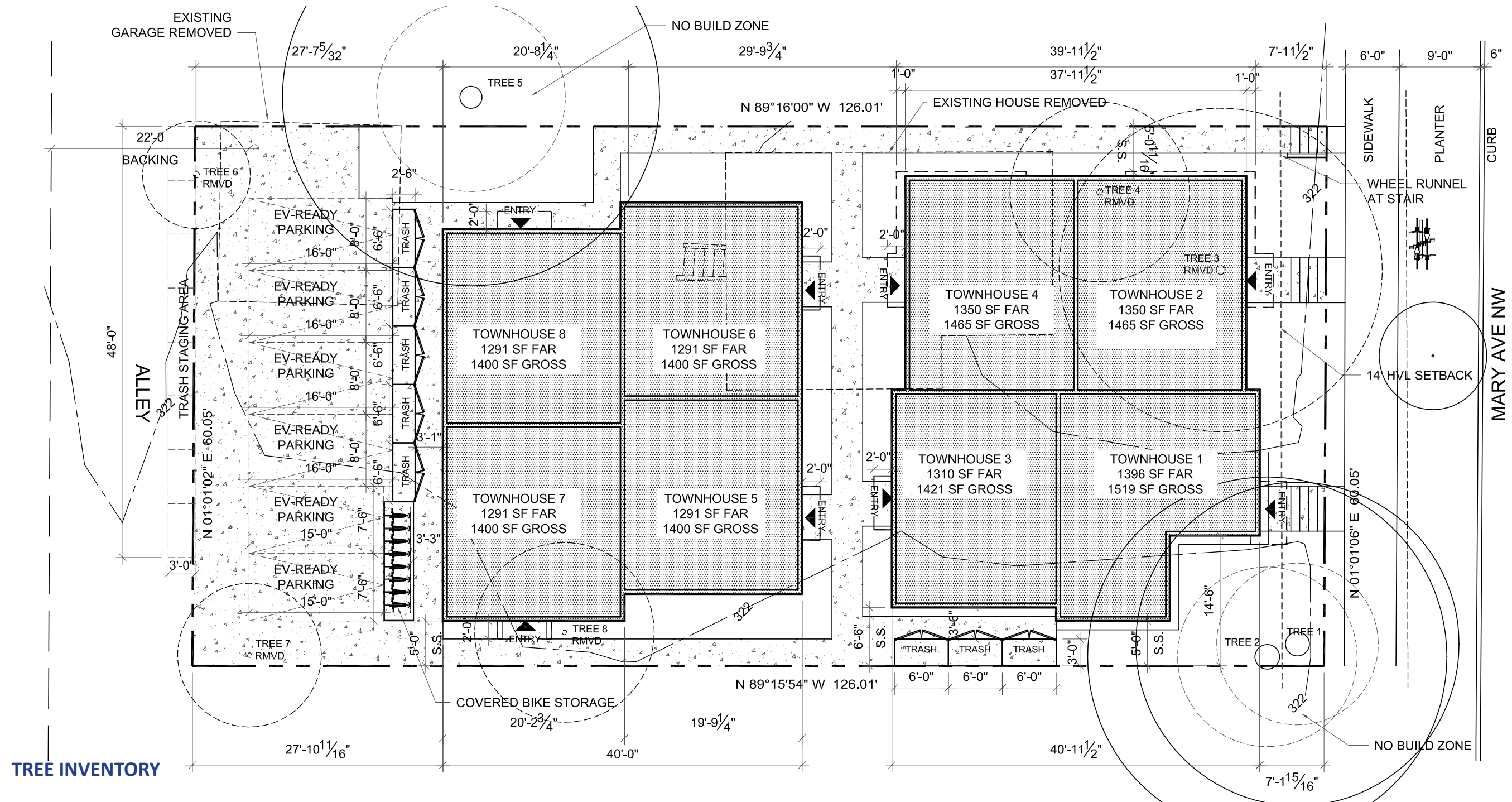
MARY AVE NW FACING EAST



56TH AVE NW PANORAMA LOOKING NORTH





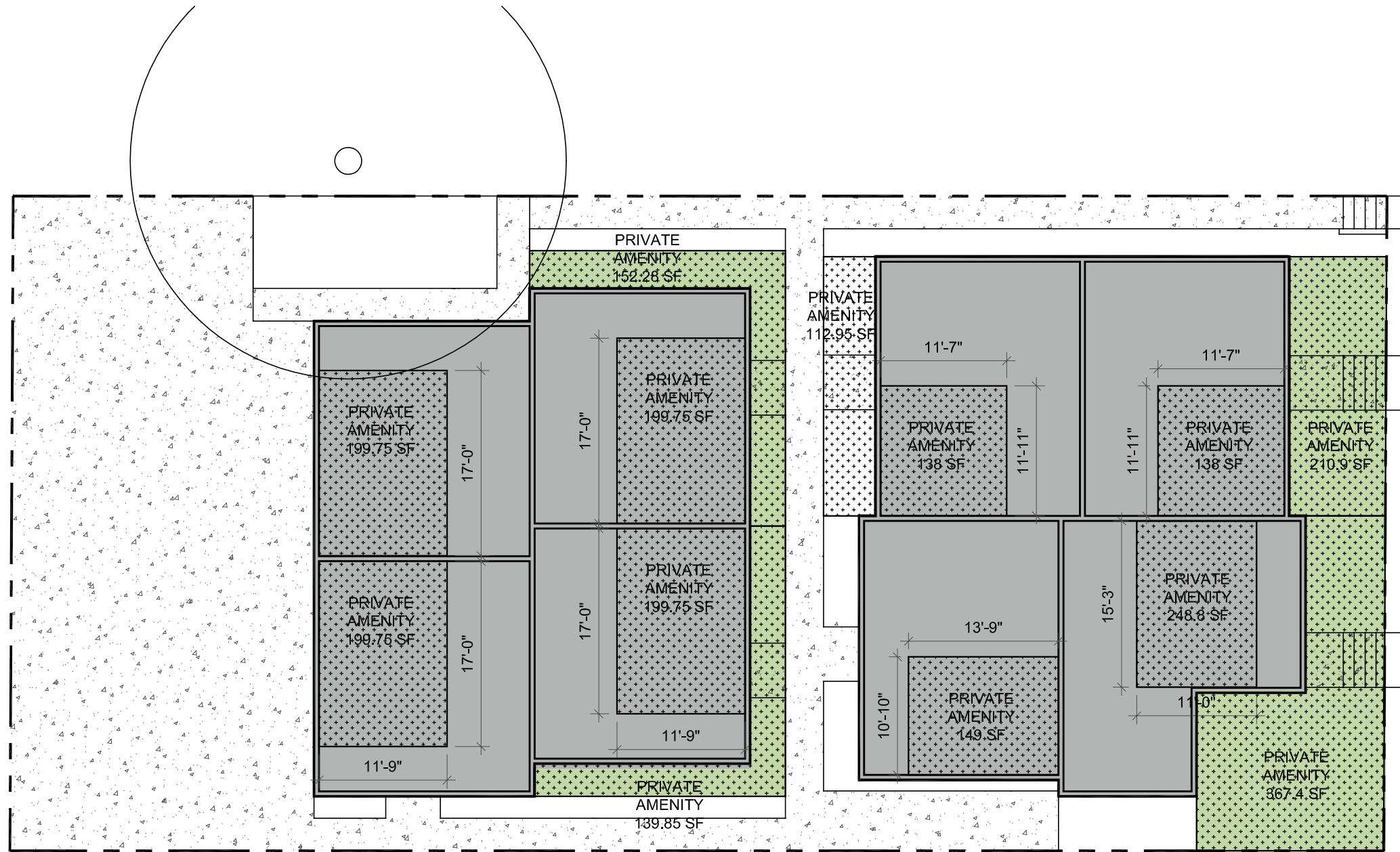


**TREE INVENTORY**

- Tree #1: Western White Pine 32" DBH / 36' CSD- EXCEPTIONAL TREE
- Tree #2: Western White Pine 33" DBH / 40' CSD- EXCEPTIONAL TREE
- Tree #3: Silver Birch 16" DBH / 36' CSD
- Tree #4: Hinoki Cypress 12" DBH / 16' CSD
- Tree #5: Western Hemlock >30" DBH / 42' CSD EXCEPTIONAL TREE
- Tree #6 Mountain Ash 7" DBH / 22' CSD
- Tree #7 English Laurel 6" DBH / 18' CSD
- Tree #8 Plum 8" DBH / 14' CSD

DBH= Diameter at Brest Height  
 CSD= Crown Spread Diameter

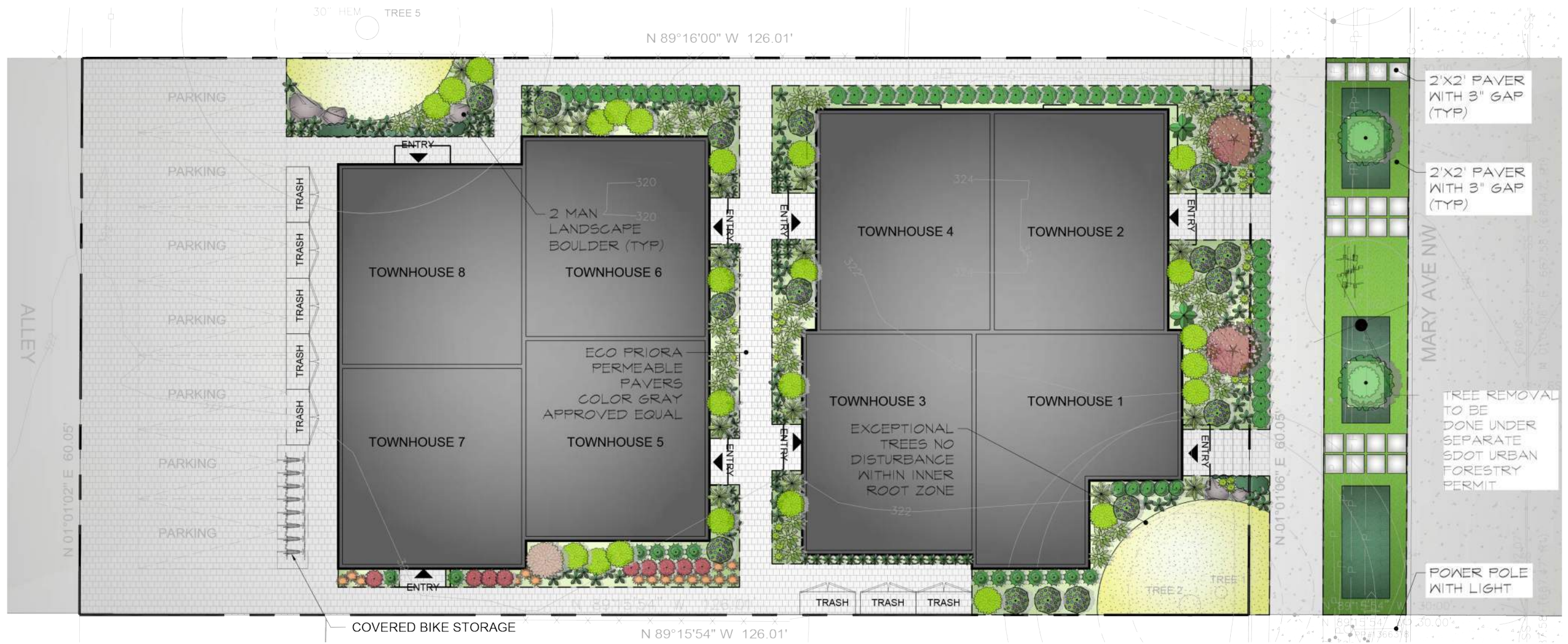




GROUND LEVEL AMENITY : 983.38 SF  
 ROOF DECK AMENITY: 1472.8 SF  
 TOTAL AMENITY: 2456.18 SF



AMENITY DIAGRAM



RENDERED LANDSCAPE PLAN  
NTS



Mahonia e. 'Soft Caress'



Rhododendron x 'Ramapo'



Hydrangea p. 'Limelight'



Pieris japonica 'Cavatine'



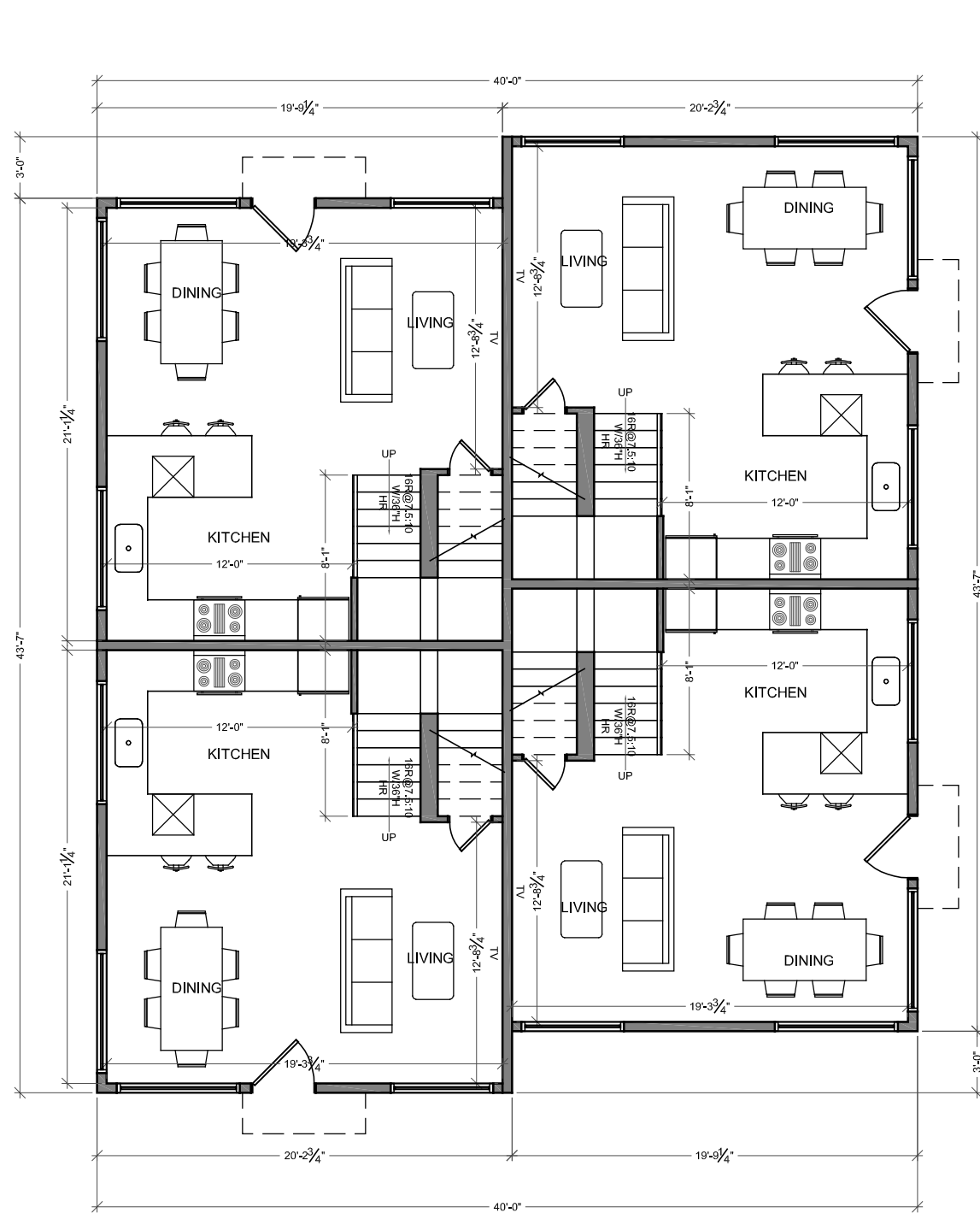
Liriope muscari 'Big Blue'



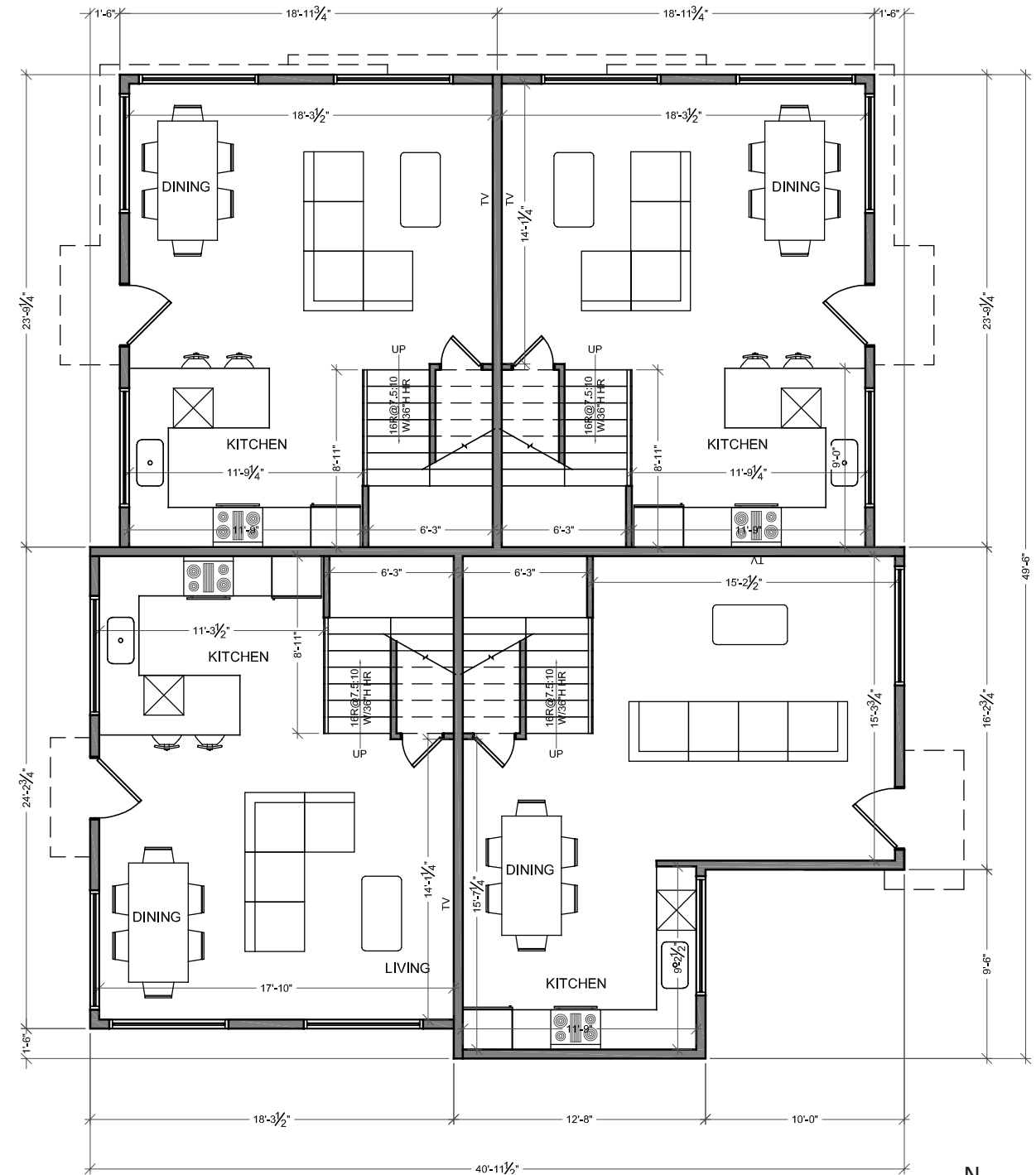
Polystichum munitum



Carex oshimensis 'Everillo'

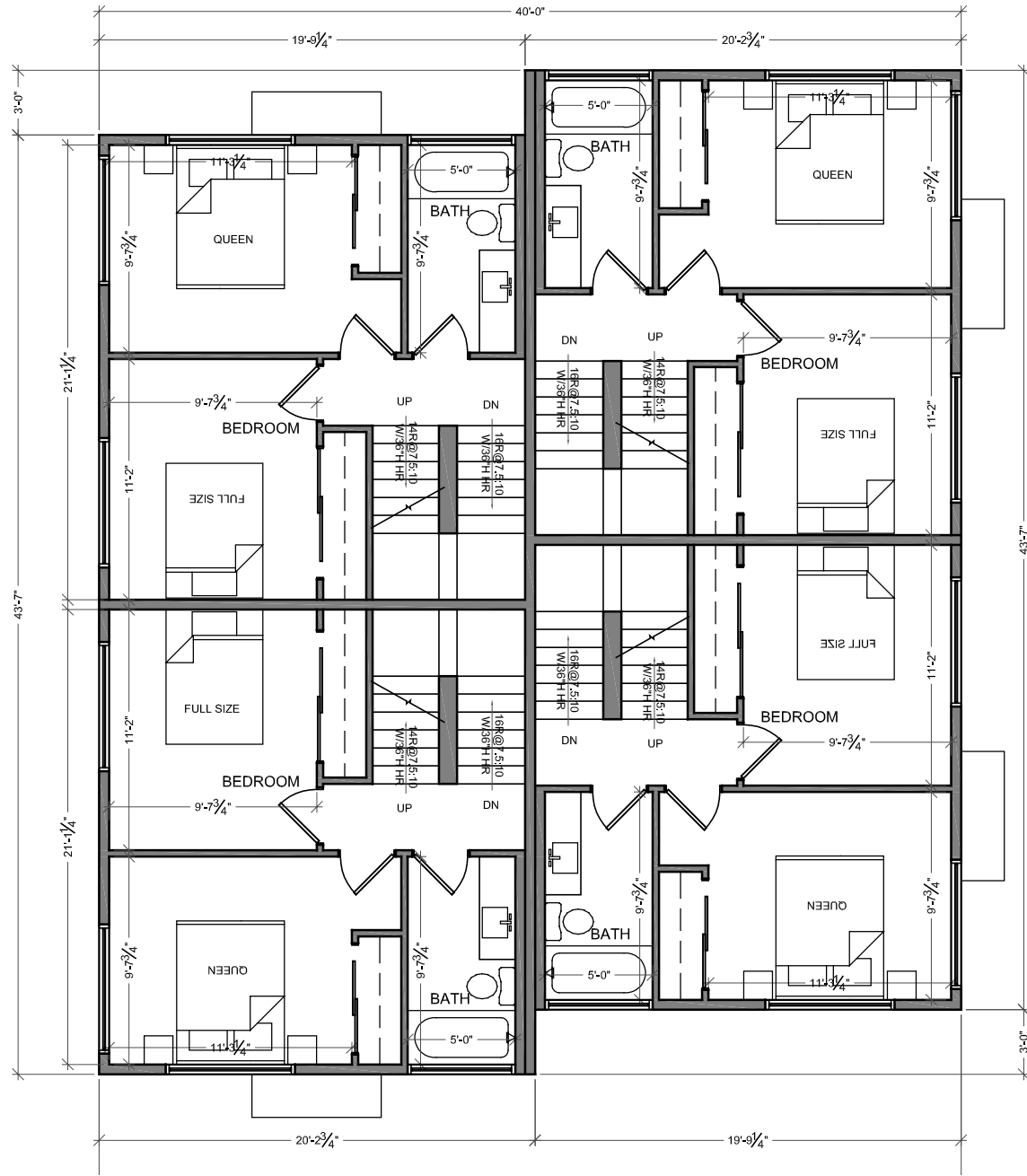


FIRST FLOOR - WEST BUILDING



FIRST FLOOR - EAST BUILDING



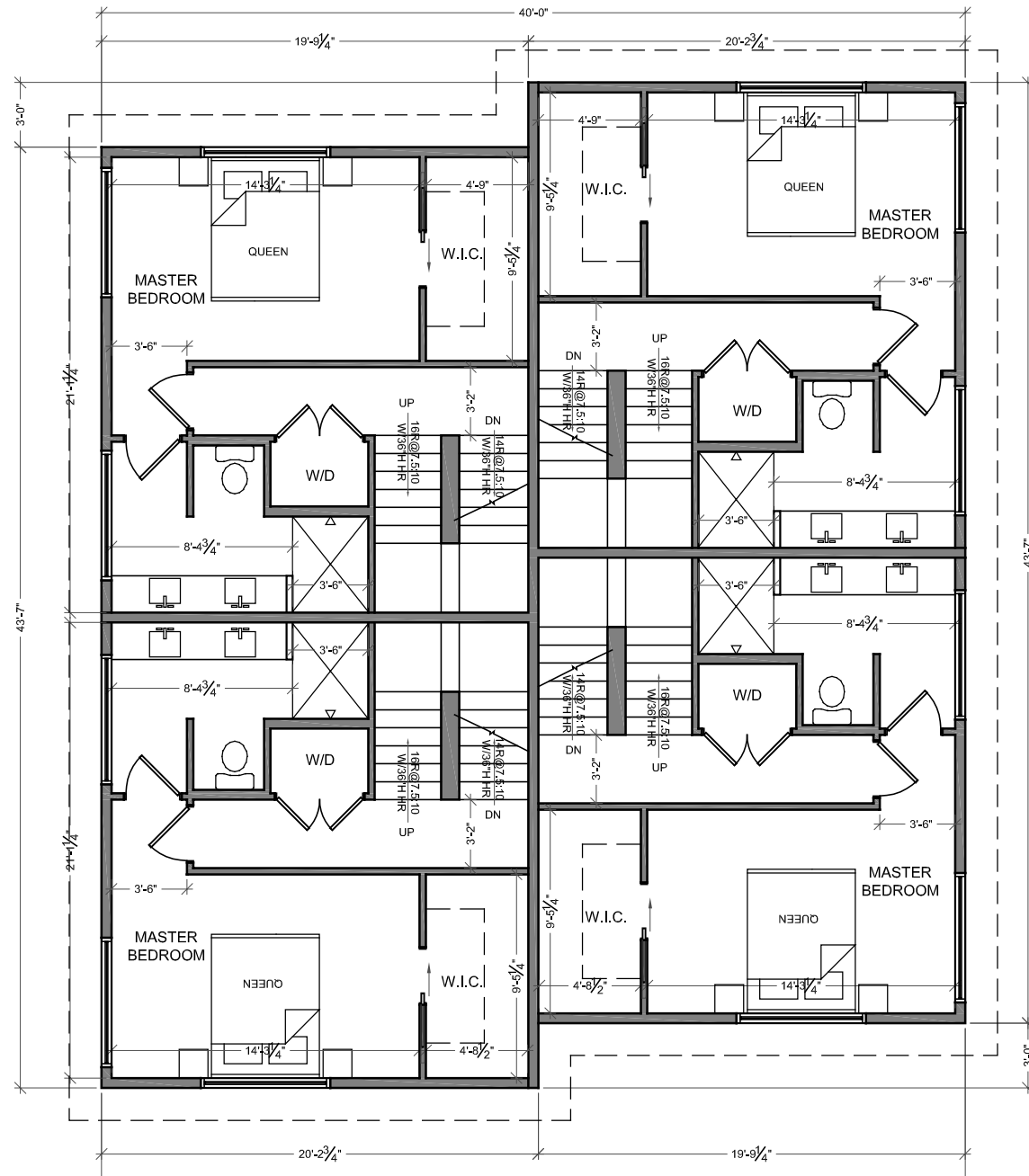


SECOND FLOOR - WEST BUILDING

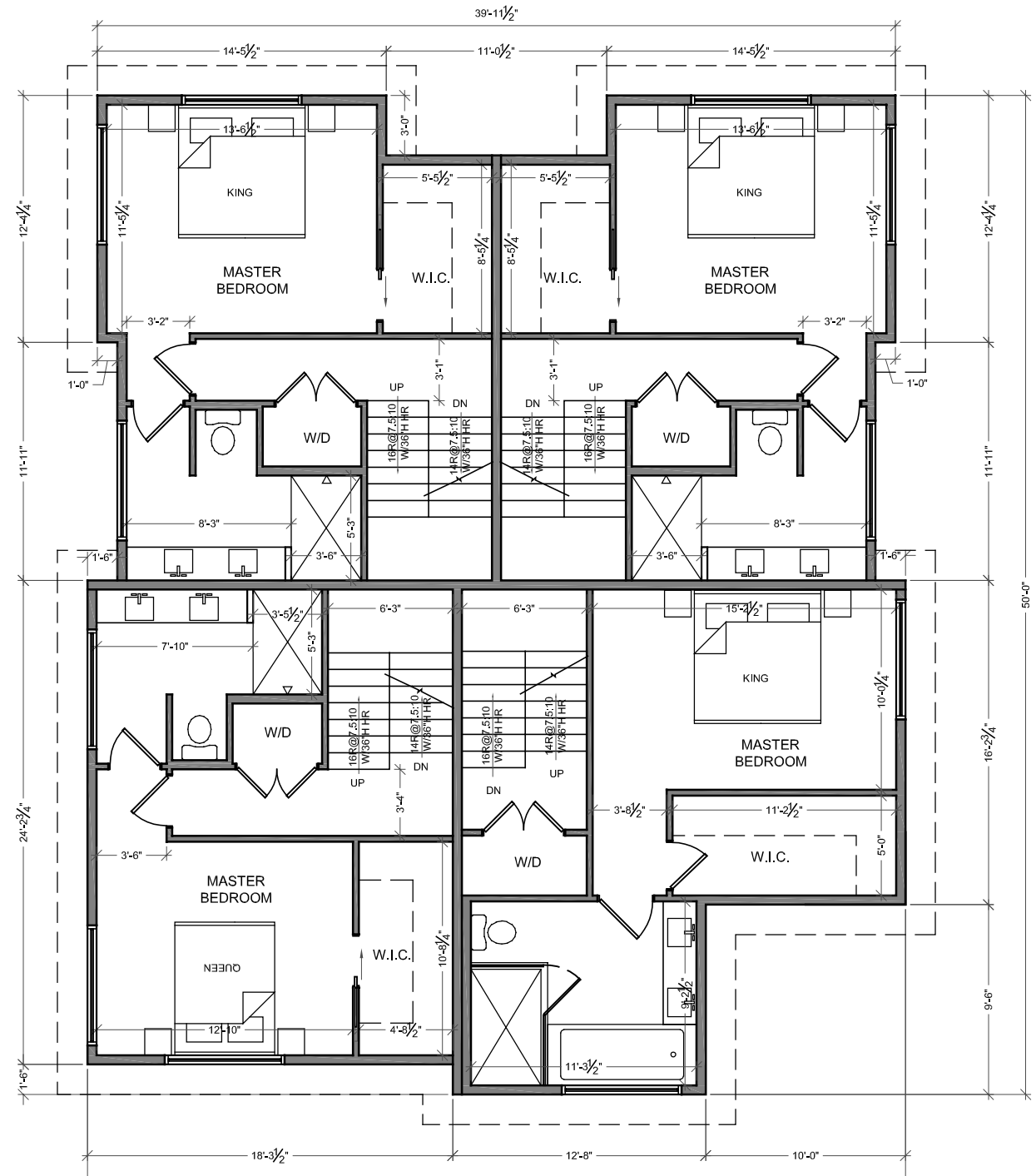


SECOND FLOOR - EAST BUILDING



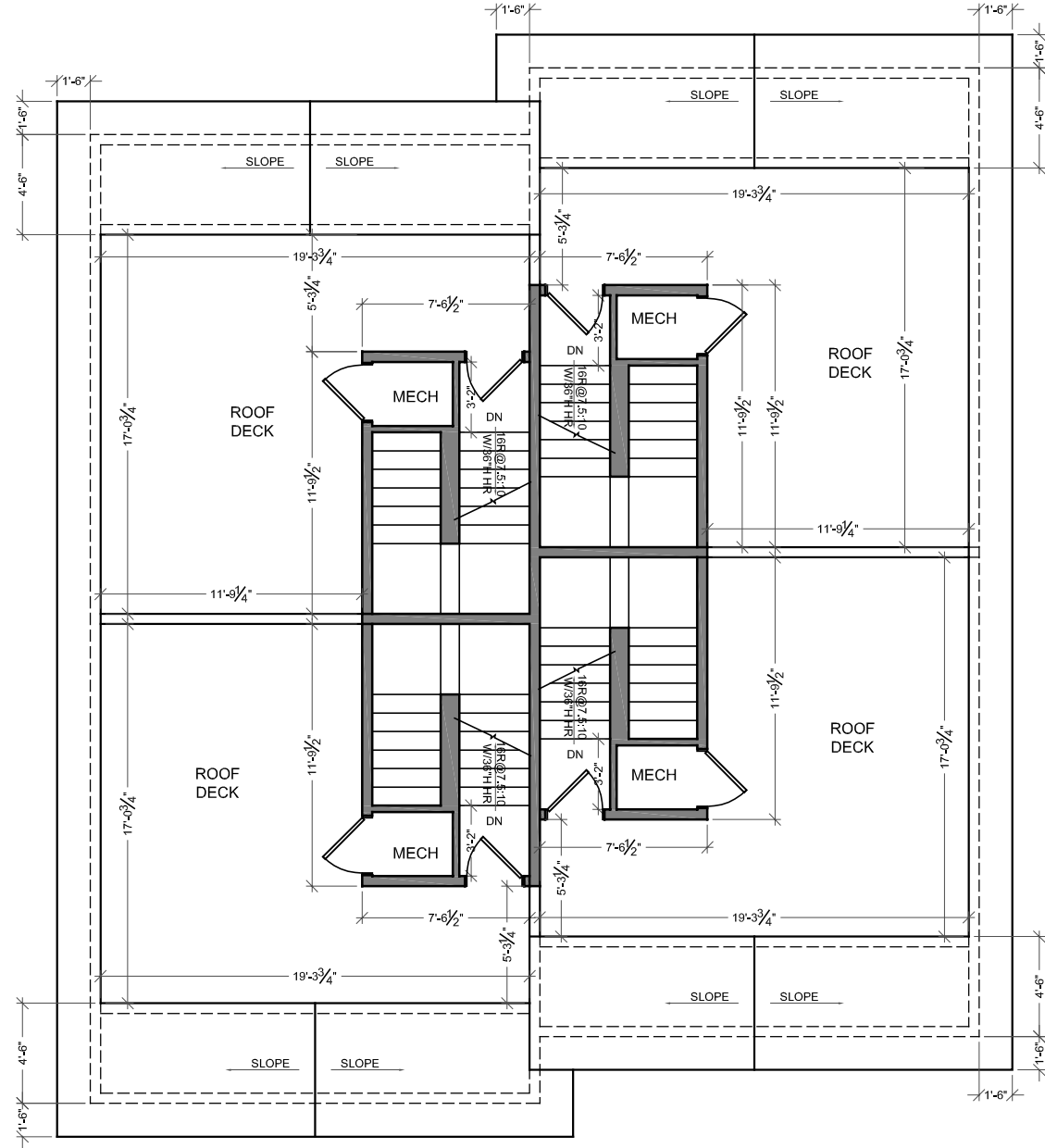


THIRD FLOOR - WEST BUILDING

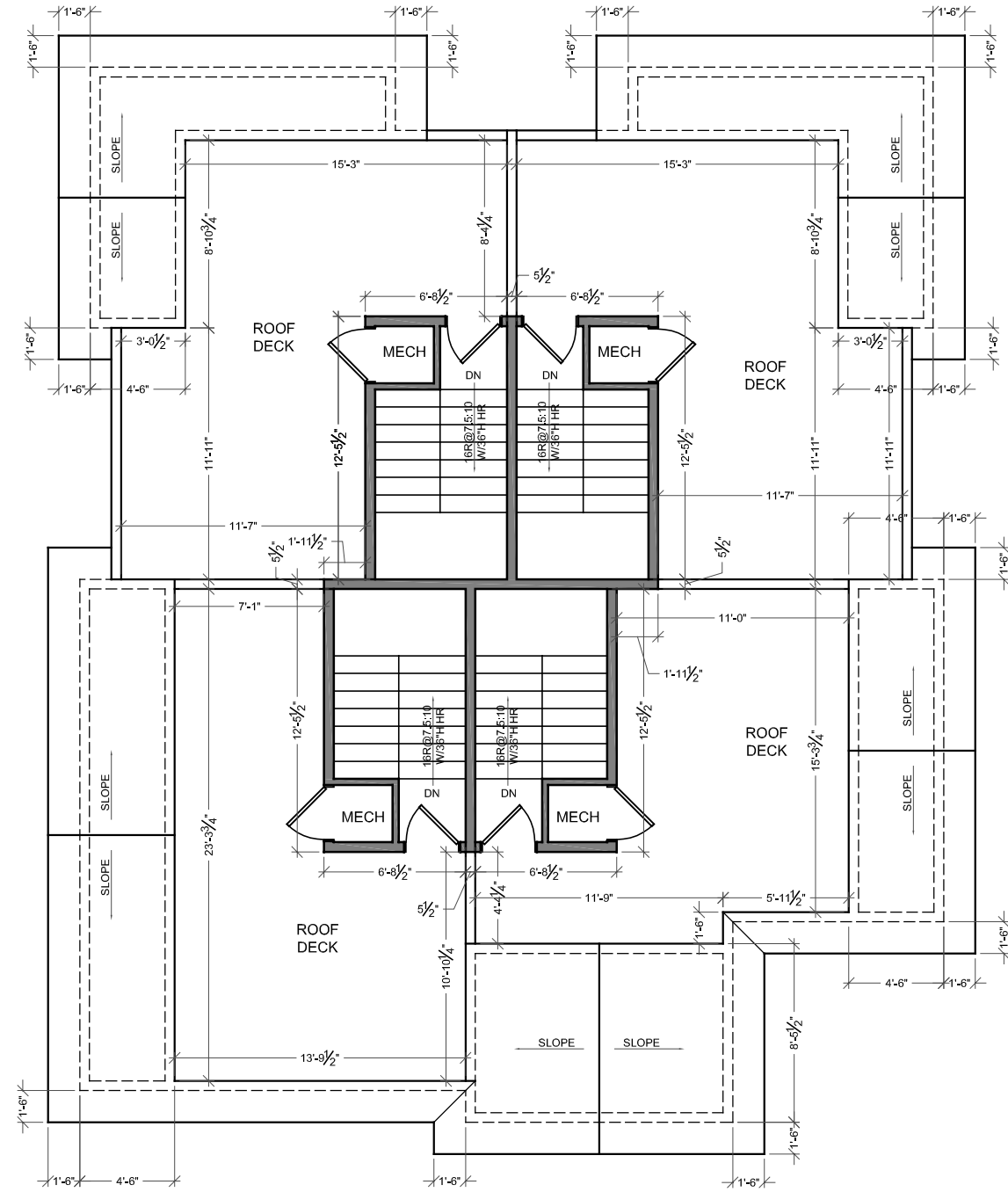


THIRD FLOOR - EAST BUILDING





ROOF DECK - WEST BUILDING

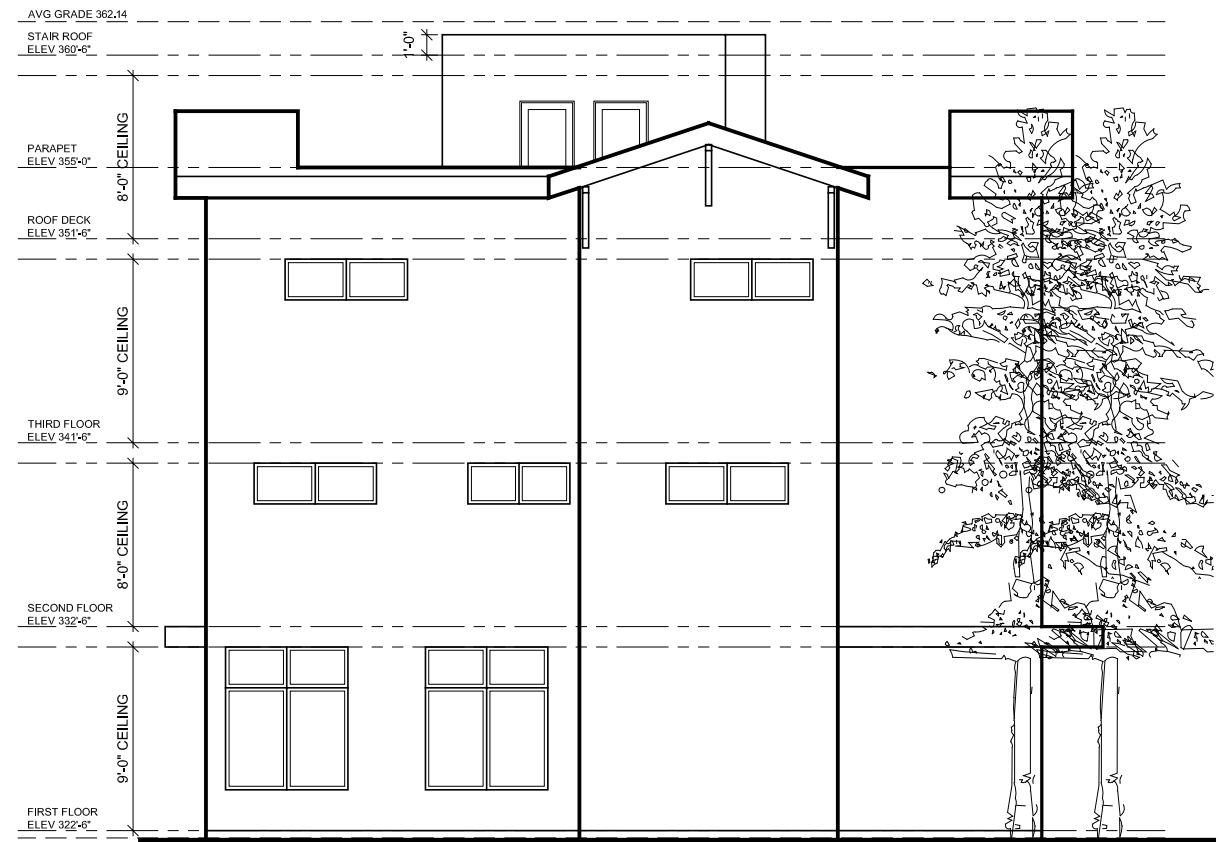


ROOF DECK - EAST BUILDING





EAST BUILDING - EAST ELEVATION (MARY AVE NW)



EAST BUILDING - SOUTH ELEVATION

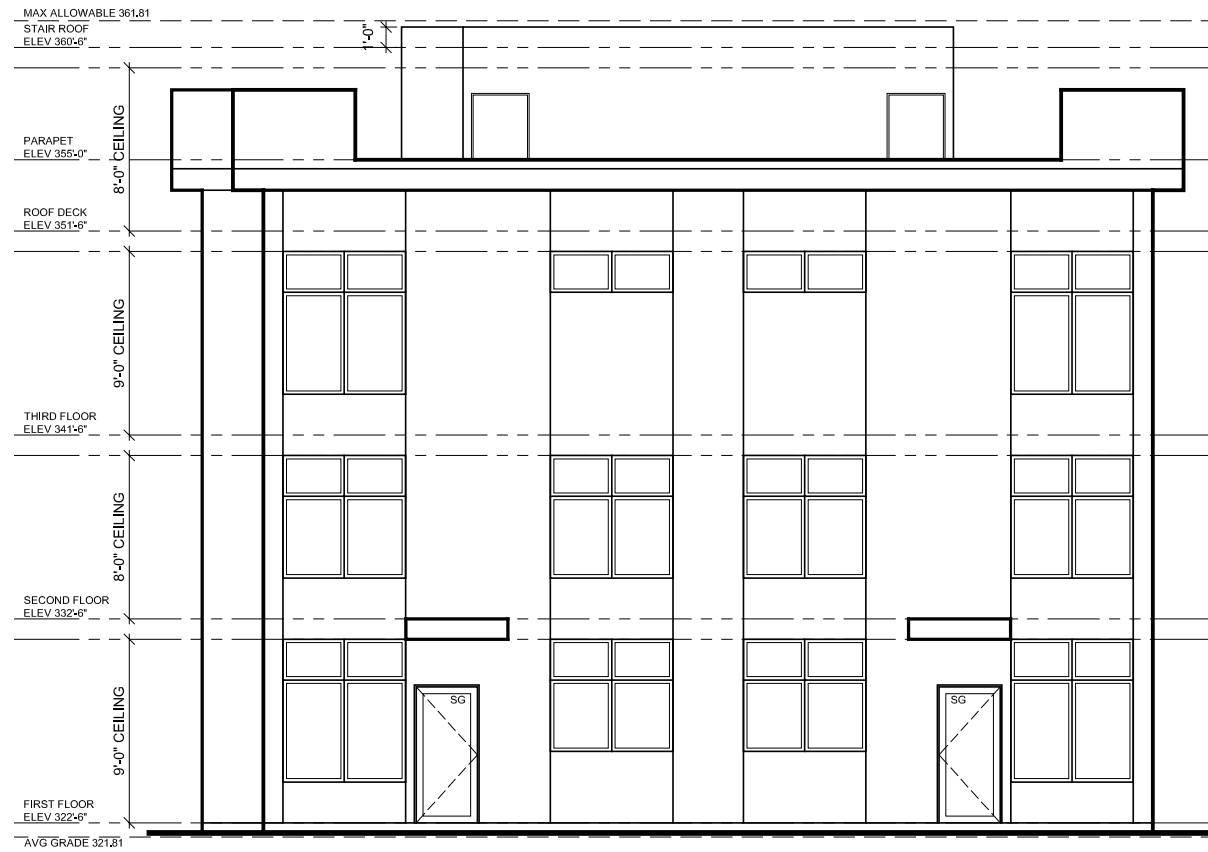




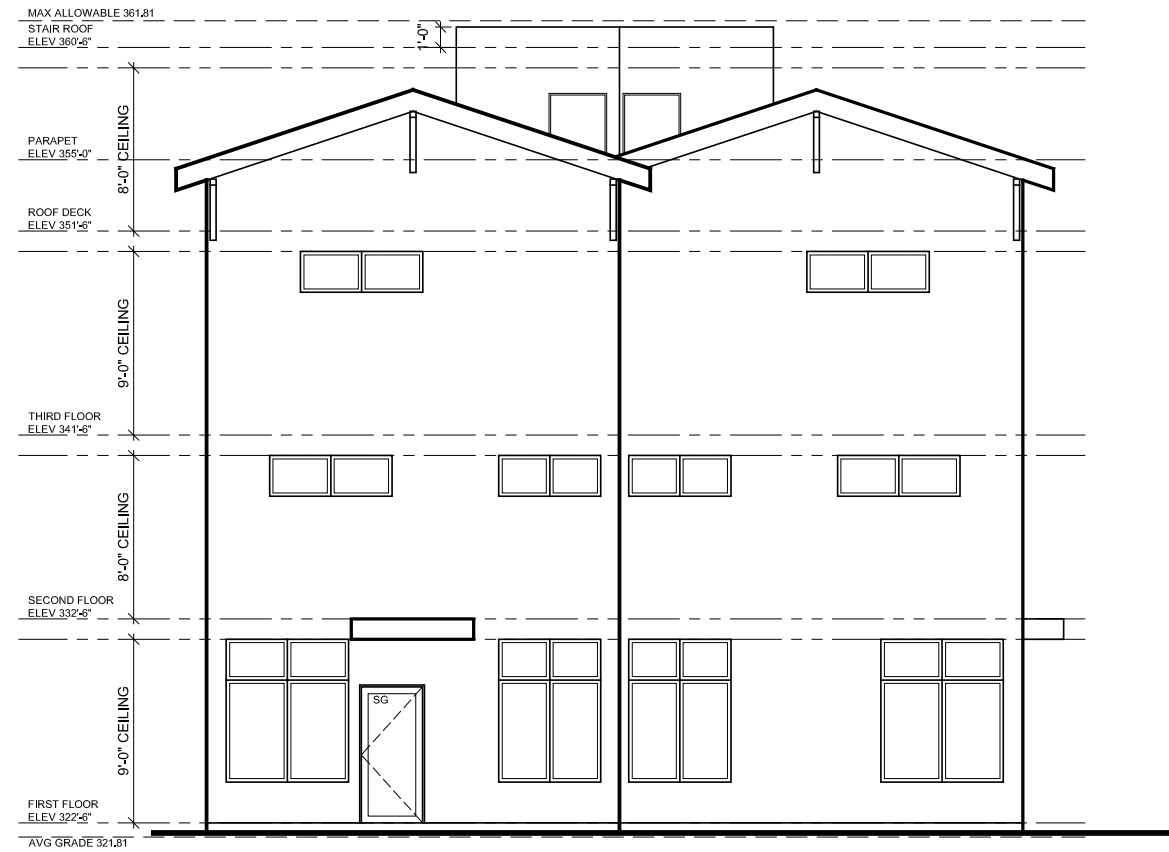


EAST BUILDING - WEST ELEVATION (COURTYARD)

EAST BUILDING - NORTH ELEVATION

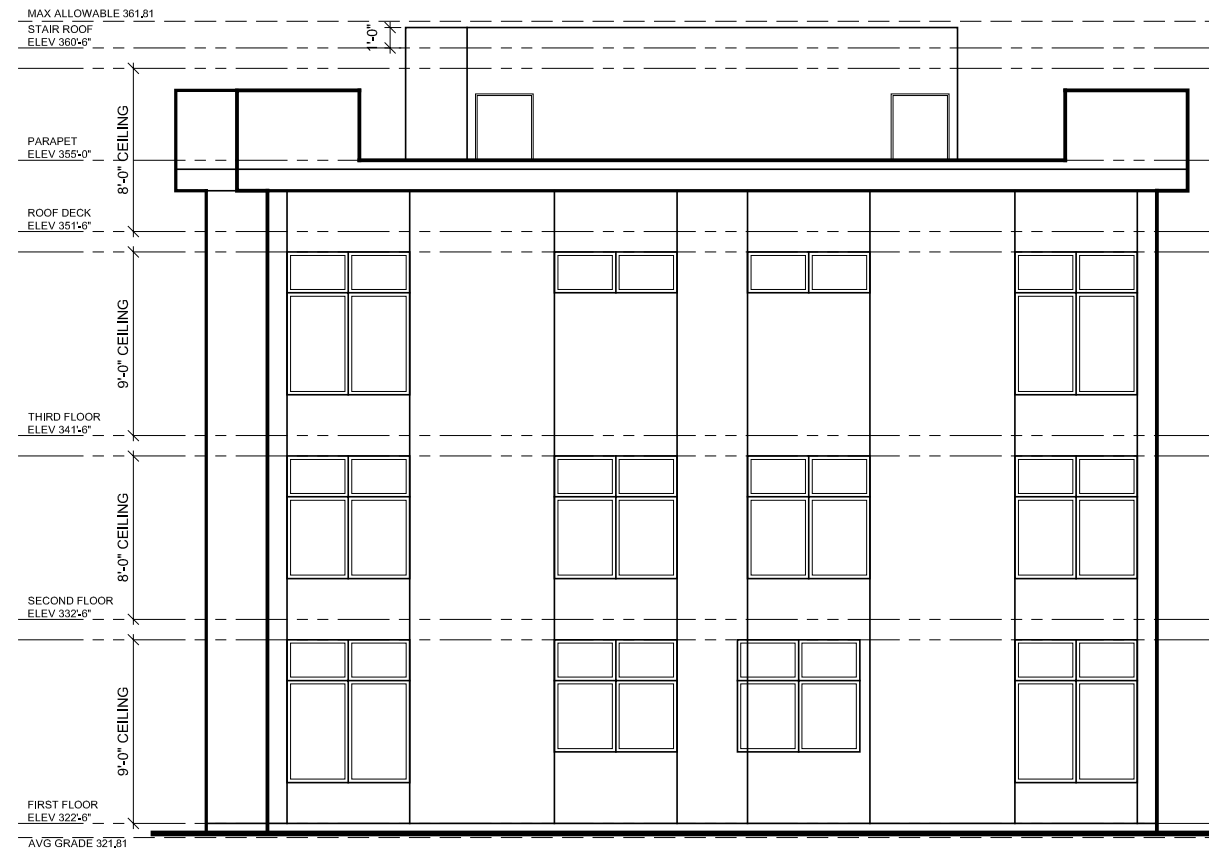


WEST BUILDING - EAST ELEVATION (COURTYARD)

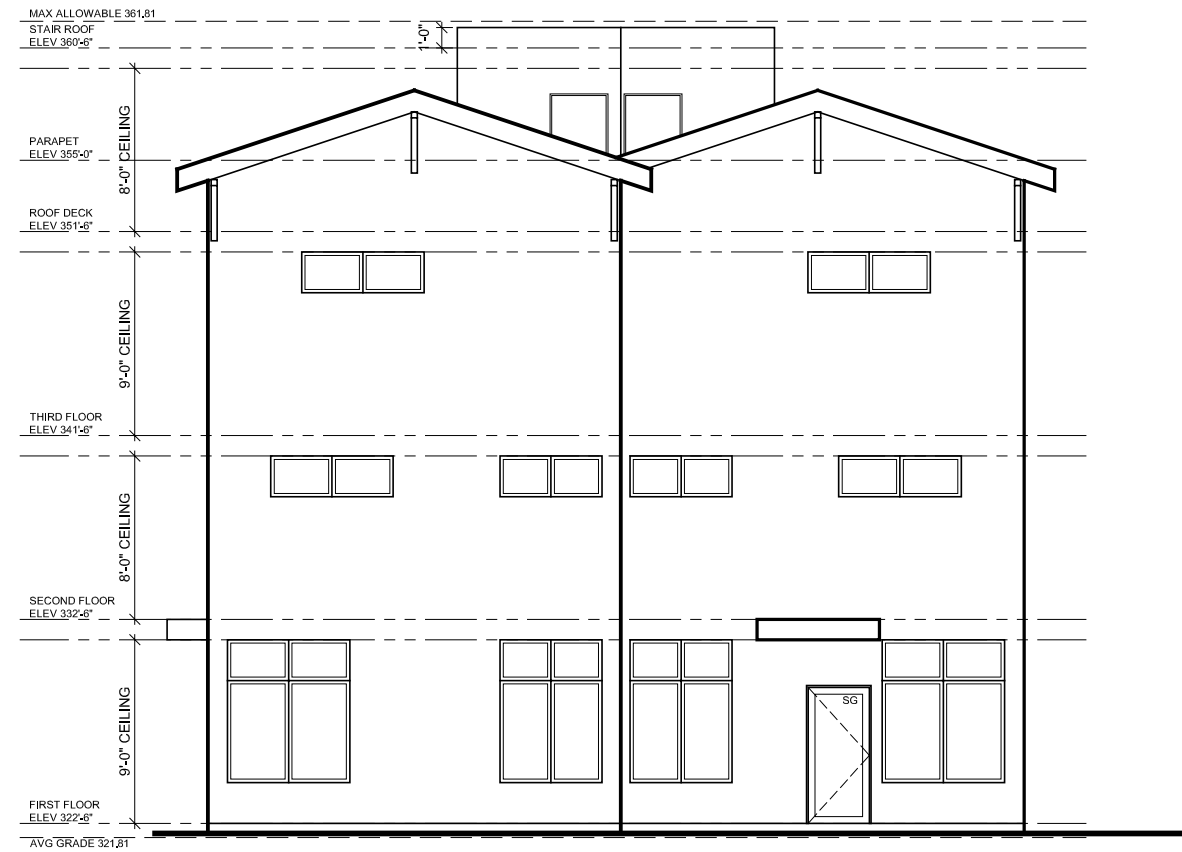


WEST BUILDING - SOUTH ELEVATION





WEST BUILDING - WEST ELEVATION (ALLEY)



WEST BUILDING - NORTH ELEVATION





NORTH ELEVATION

PRIVACY PROVIDED AT GROUND FLOOR BY 6' FENCE

WINDOW ALIGNMENT AT SOUTH FACADE UPPER STORIES LIMITED TO HIGH WINDOWS WITH SILLS AT 6' ABOVE FINISHED FLOOR TO PROVIDE LIGHT BUT BLOCK DIRECT VIEWS BETWEEN PROPOSED BUILDINGS AND ADJACENT DEVELOPMENT.



SOUTH ELEVATION

**SHOFFNER CONSULTING**

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

November 3, 2019

Pasha Afichuk  
2710 S. 335th Pl.  
Federal Way, WA  
98033

RE: Tree Inventory Report - 8027 Mary Ave. NW Seattle, WA.

Pasha:

This report is provided to address the recent inventory I conducted of the trees on the property at the address of 8027 Mary Ave. NW in Seattle, WA. I prepared an approximate tree inventory map showing the locations of the trees on the property. Two trees (#2 and #6) may not be on this property but their crowns spread onto it.

**1.0 Property Conditions**

The property is developed with a single family residence and is located in a single family residence neighborhood. The landscape includes turfgrass, trees and shrubs. The inventory map shows the trees on the property and two that may be on the property or the adjacent lots.

**2.0 Tree Inventory**

I conducted level 2 basic visual assessments of the 6 trees shown on the inventory map. Following is the information on these trees. The column Dbh is trunk diameter at 54" and CSD is crown spread diameter in feet. Some of these trees are multistemmed (ms) so the Dbh was determined through the City of Seattle's formula.

#	Species	Dbh	CSD	Condition and Status
1	Western white pine ( <i>Pinus monticola</i> )	32"	36'	Multi-trunked. Generally good condition and health. Meets the threshold diameter to be classified as exceptional. See protection requirements.
2	Western white pine ( <i>Pinus monticola</i> )	33"	40'	Multi-trunked. Generally good condition and health. Meets the threshold diameter to be classified as exceptional. See protection requirements.
3	Silver birch ( <i>Betula pendula</i> )	16"	36'	Declining, dead terminal leaders. Not exceptional.
4	Hinoki cypress	12"	16'	Sparse crown. Appears to be declining. Not exceptional.

1

5	Western hemlock	>30"	42'	Generally good condition and health. Located off-site to the north. See protection requirements.
6	Mountain ash ( <i>Sorbus aucuparia</i> )	7"	22'	Good condition and health. Not exceptional. Not required to be retained.
7	English laurel ( <i>Prunus laurocerasus</i> )	6"	18'	Good condition and health. Not exceptional. Not required to be retained.
8	Plum ( <i>prunus domestica</i> )	8"	14'	Good condition and health. Not exceptional.

**3.0 Tree Retention and Protection Required**

The City of Seattle's exceptional tree designation specifications and protection measures are provided in the Director's Rule 16-2008 and SMC 25.11.

Trees #1 and #2 meet the threshold diameter to be classified as exceptional and are required to be retained and protected with the following protection measures:

- Tree protection fencing is required to be installed at the protection zone location prior to beginning any construction activities on the lot and is to remain throughout development and construction.
- No impacts are allowed within the inner root zone (IRZ), the inner half of the drip line radius distance.
- Impacts, temporary and permanent, within the outer root zone (ORZ), the outer half of the drip line distance cannot exceed 1/3 of the total area (s.f.) of the ORZ. An assessment of the impacts will be required prior to approval.

**4.0 Use of This Report and Limitations**

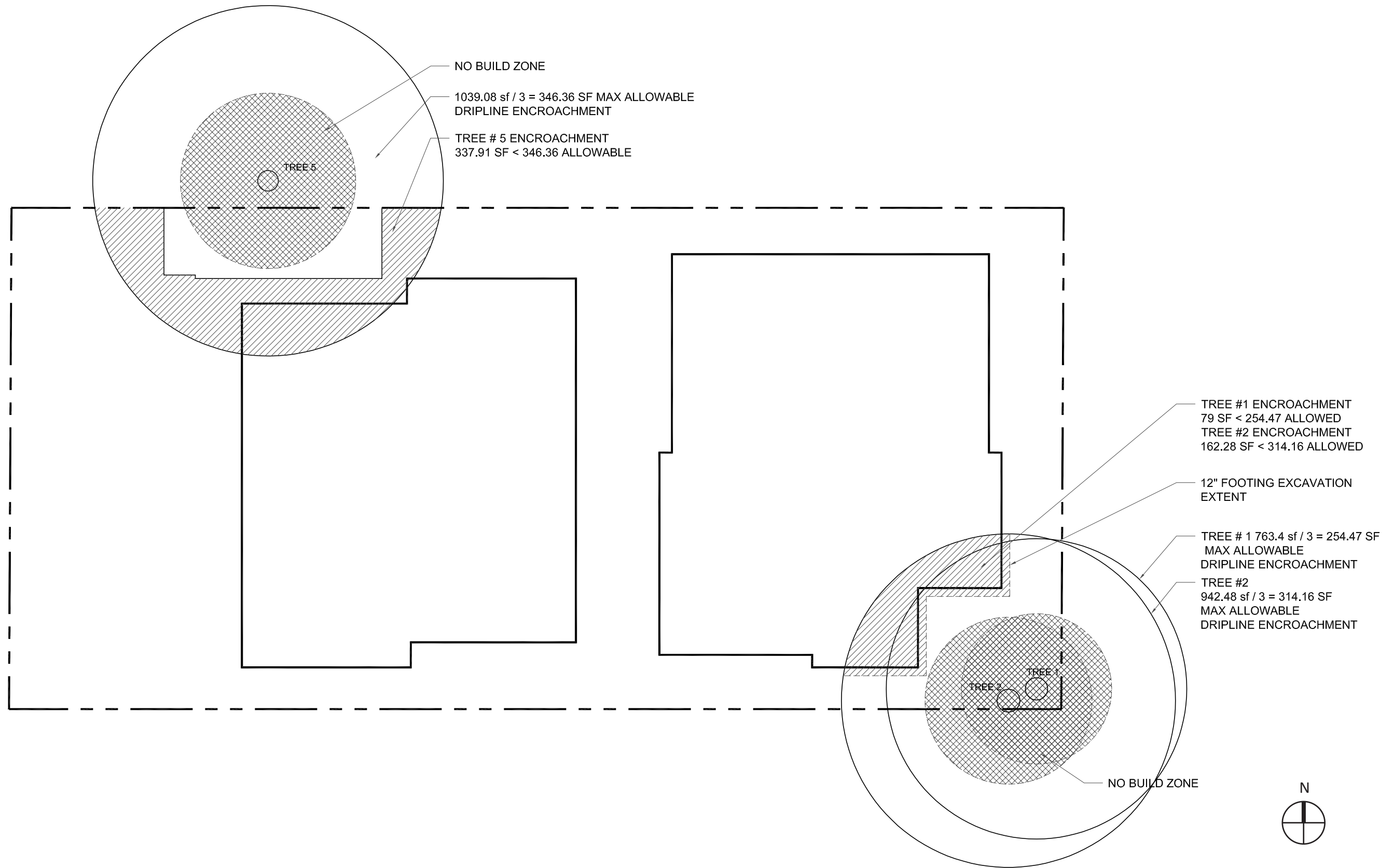
This report is provided to Pasha Afichuk and Modern Homes to address the City of Seattle's requirements for tree inventory developing lots. Natural decline and failure of trees following development is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained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

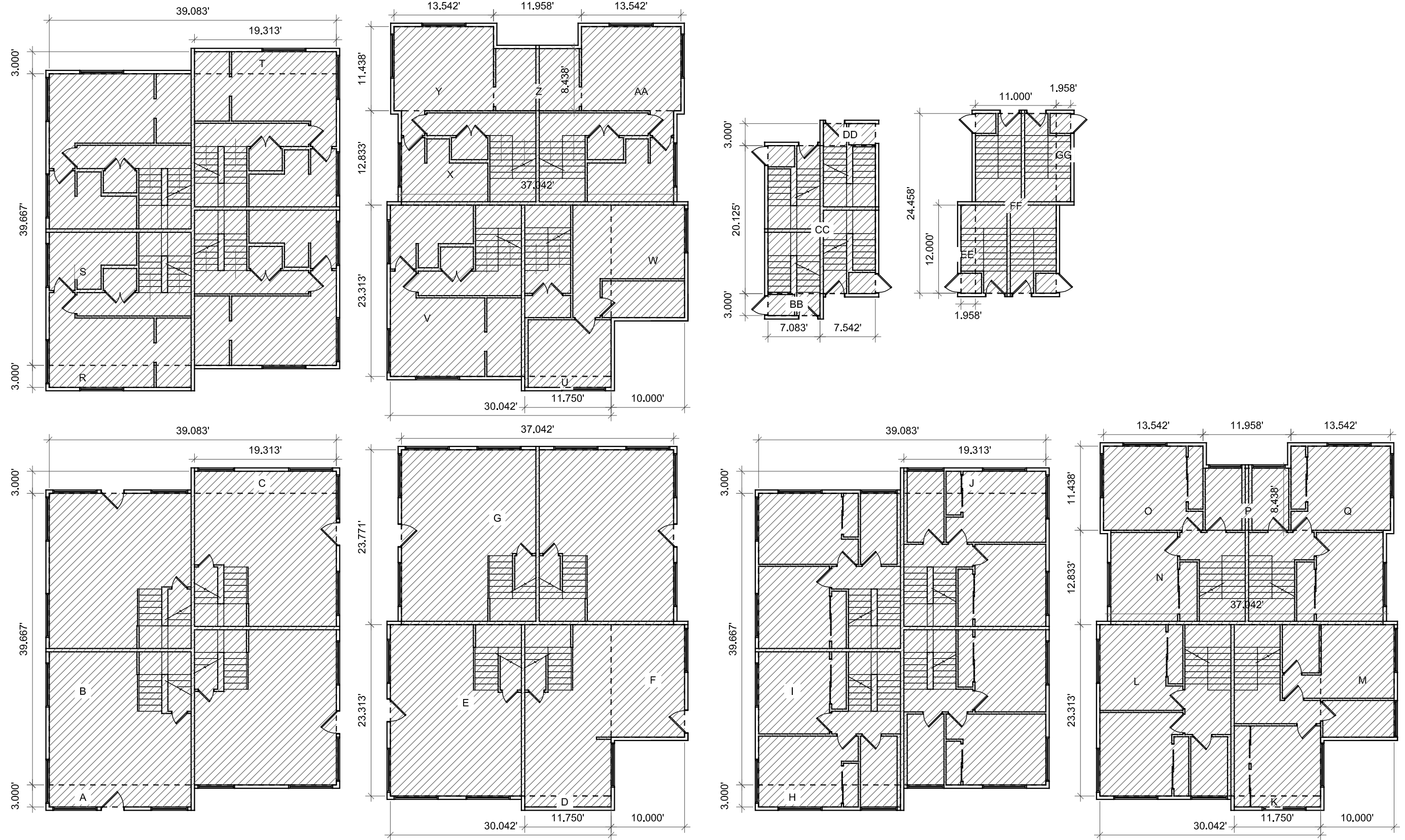
Cordially,



Tony Shoffner  
ISA Certified Arborist #PN-0909A  
TRAQ

2







MHA AREA TOTALS:

A	59.938
B	1550.306
C	59.938
D	17.625
E	481.824
F	153.125
G	880.510
H	59.938
I	1550.306
J	59.938
K	17.625
L	481.824
M	153.125
N	475.368
O	154.882
P	100.898
Q	154.882
R	59.938
S	1550.306
T	59.938
U	17.625
V	481.824
W	153.125
X	475.368
Y	154.882
Z	100.898
AA	154.882
BB	21.250
CC	294.328
DD	21.250
EE	23.500
FF	269.042
GG	23.500
<b>TOTAL</b>	<b><u>10273.708</u></b>

**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	10273.708
<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	10273.708
<b>9</b>	PAYMENT CALCULATION AMOUNT PER CODE (ADJUSTED FOR CHANGE IN CPI) OR PUDA	\$21.83
<b>10</b>	MHA-R PAYMENT PROVIDED	\$224,275.05

NOTE: MHA floor area includes common walls between townhouse units, which are exempt from FAR calculations.

## 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 COMPLEMENTARY, 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