

Streamline Design Guidance Application



OWNER:
MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115

PROJECT:
6544 LATONA TOWNHOMES
6544 LATONA AVE NE
SEATTLE, WA 98115

ARCHITECT: Novion Group Inc.
8634(B) 3rd Ave NW
Seattle, WA 98117
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PROJECT INFORMATION

ADDRESS: 6544 LATONA VE NE
ZONE: LR3 (M2) (HALA)
DPD #: 3035743-EG
APN: 9524100115
OWNER: MRN HOMES LLC
CONTACT: SHAUN NOVION (NOVION GROUP INC)

PROJECT PROGRAM

LOT SIZE: 5,956 SF
HOUSING TYPE: TOWNHOUSE
APPROX FAR: 9,672 SF (13,698.8 SF ALLOWED)
(FAR 2.3)
PARKING: 6 STALLS
(NOT REQUIRED BASED ON SITE’S LOCATION IN THE GREENLAKE/ROOSEVELT URBAN VIL-
LAGE & FREQUENT TRANSIT)
BUILDING TYPE: TOWNOUSE
UNIT COUNT: 8 (2 STRUCTURES WITH 4 UNITS EACH)
FLOOR AREA: 9,672 SF GROSS DWELLING UNIT AREA (1ST-6TH FLOOR DWELLING UNITS)
OF STORIES: 4

PROJECT OBJECTIVES

THE PROPOSED SITE’S CURRENT USE IS A ONE-STORY + BASEMENT SINGLE FAMILY RESIDENCE. THE LOT IS 5,956 SF, IN A LR3 ZONE, LOCATED 3 BLOCKS SOUTH OF GREEN LAKE PARK.THE SITE IS WITHIN A FREQUENT TRANSIT CORRIDOR AND THE GREENLAKE/ROOSEVELT RESIDENTIAL URBAN VILLAGE OVERLAY ZONE. THE PROPOSAL IS TO DEMOLISH THE EXISTING STRUCTURE AND TO CONSTRUCT 2, 4 UNIT BUILDINGS (8 UNITS TO-TAL).

THE PROJECT IS LOCATED IN THE GREEN LAKE/ROOSEVELT NEIGHBORHOOD WHICH HAS A DIVERSE SELEC-TION OF ZONINGS AND USES. WE ARE PROPOSING A MODERN DESIGN INSPIRED FACADE WITH COLOR PAL-ETTES TO FLOW WITH THE EXISTING SURROUNDING STRUCTURES. THE PROPOSAL WILL INCREASE DENSITY WHILE RETAINING THE COAST REDWOOD-SEQUOIA FOR THE SITE AND PROVIDE PEDESTRIAN FRIENDLY EFFICIENT HOUSING FOR A GROWING AREA.



Seattle Vicinity Map

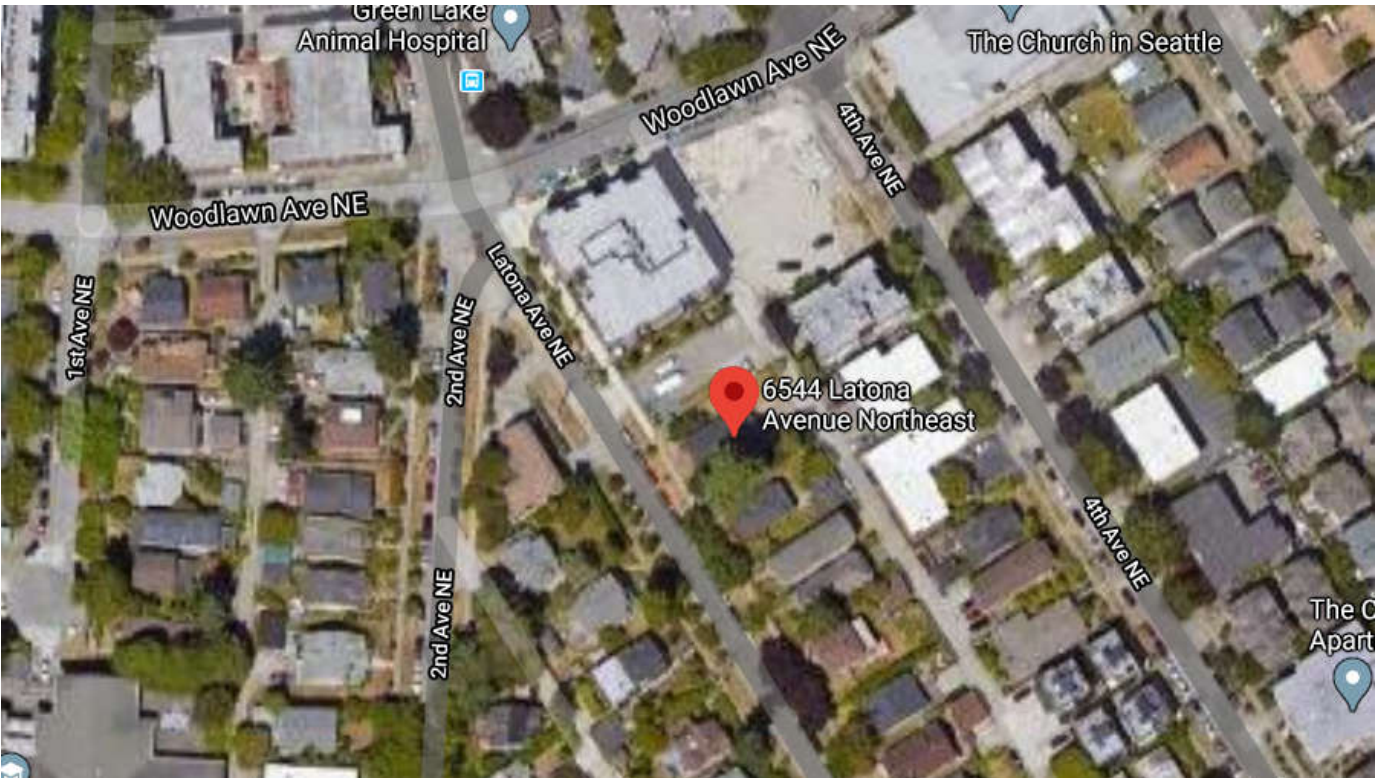


Neighborhood Vicinity Map

PROJECT CONTEXT

TO THE NORTH OF THE SUBJECT PROPERTY, AT THE CORNER OF WOODLAWN AVE NE & LATONA AVE NE IS VILLAGE COVE SENIOR HOUSING. ACCROSS THE ALLEY ALONG 4TH AVE NE, THERE ARE SOME MODERN TOWN HOMES WITH WOOD SIDING. ACORSS THE STREET TO THE NORTH, THERE IS A MULTI-FALMIY STRUCTURE.ALONG LATONA AVE NE, THERE ARE MULTIPLE SINGLE-FAMILY RESIDENCES. AT THE INTERSECTION OF LATONA AVE NE & 65TH ST THERE IS A APARTMENT BUILDING, IN ADDITION TO LATONA PUB ACROSS SAID STREET.

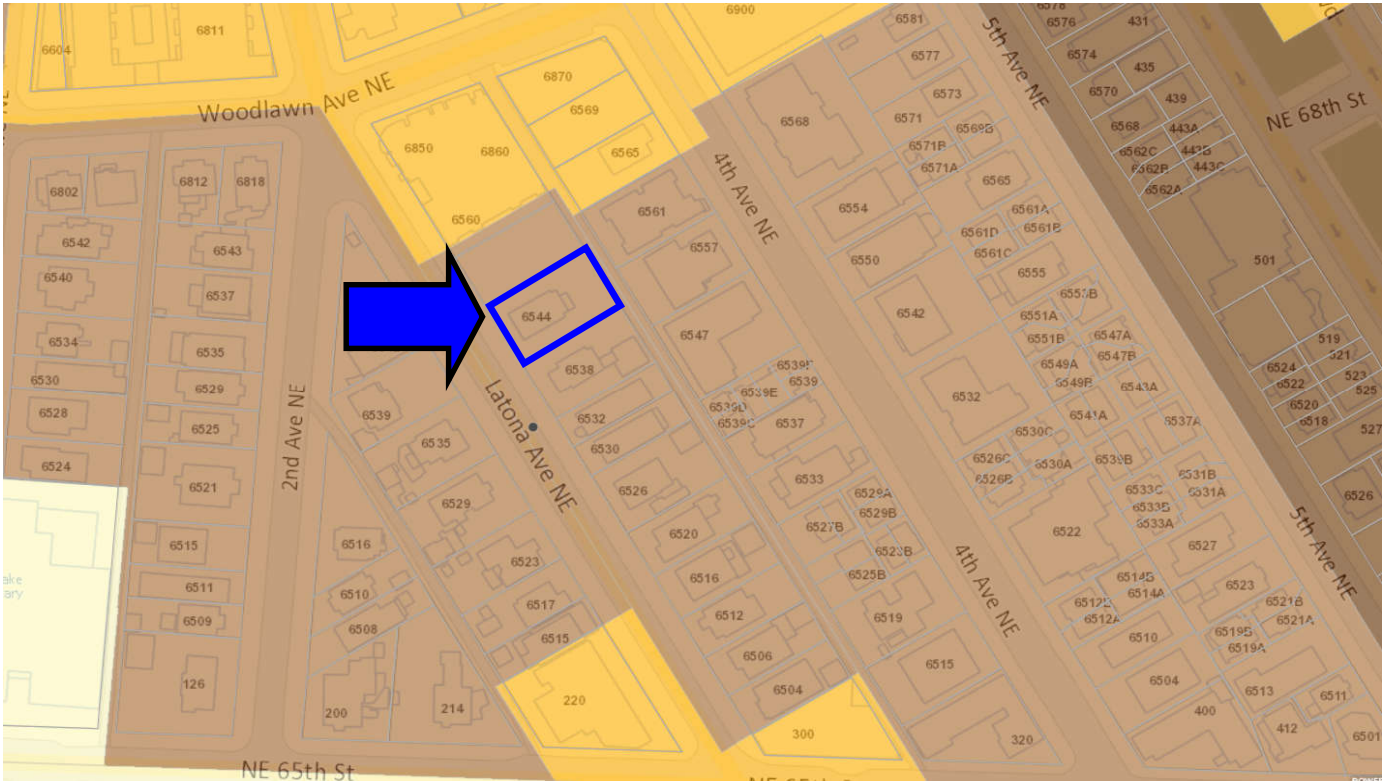
BUSINESSES AND AMENITIES ARE CONCENTRATED ALONG THE ARTERIAL OF NE 65TH & EAST GREENLAKE WAY NE. THE NEIGHBORHOOD IS SERVED BY FREQUENT TRANSIT, WHICH CONNECTS THE SUBJECT PROPERTY TO GREATER METROPOLITAN AREAS, VIA I-5 TO THE EAST. YOU HAVE A NUMBER OF SCHOOLS, PARKS, AND OTHER OUTDOOR AC-TIVITIES WITHIN WALKING DISTANCE. FOR EXAMPLE, GREENLAKE PARK IS A 3 MINUTE WALK AWAY TO MULTIPLE OUT DOOR AMENITIES. THE SUBJECT SITE HAS 2.5' GRADE CHANGE FROM THE WEST PROPERTY LINE SLOPING TO THE ALLEY.



Aerial Vicinity Map

ZONING INFORMATION

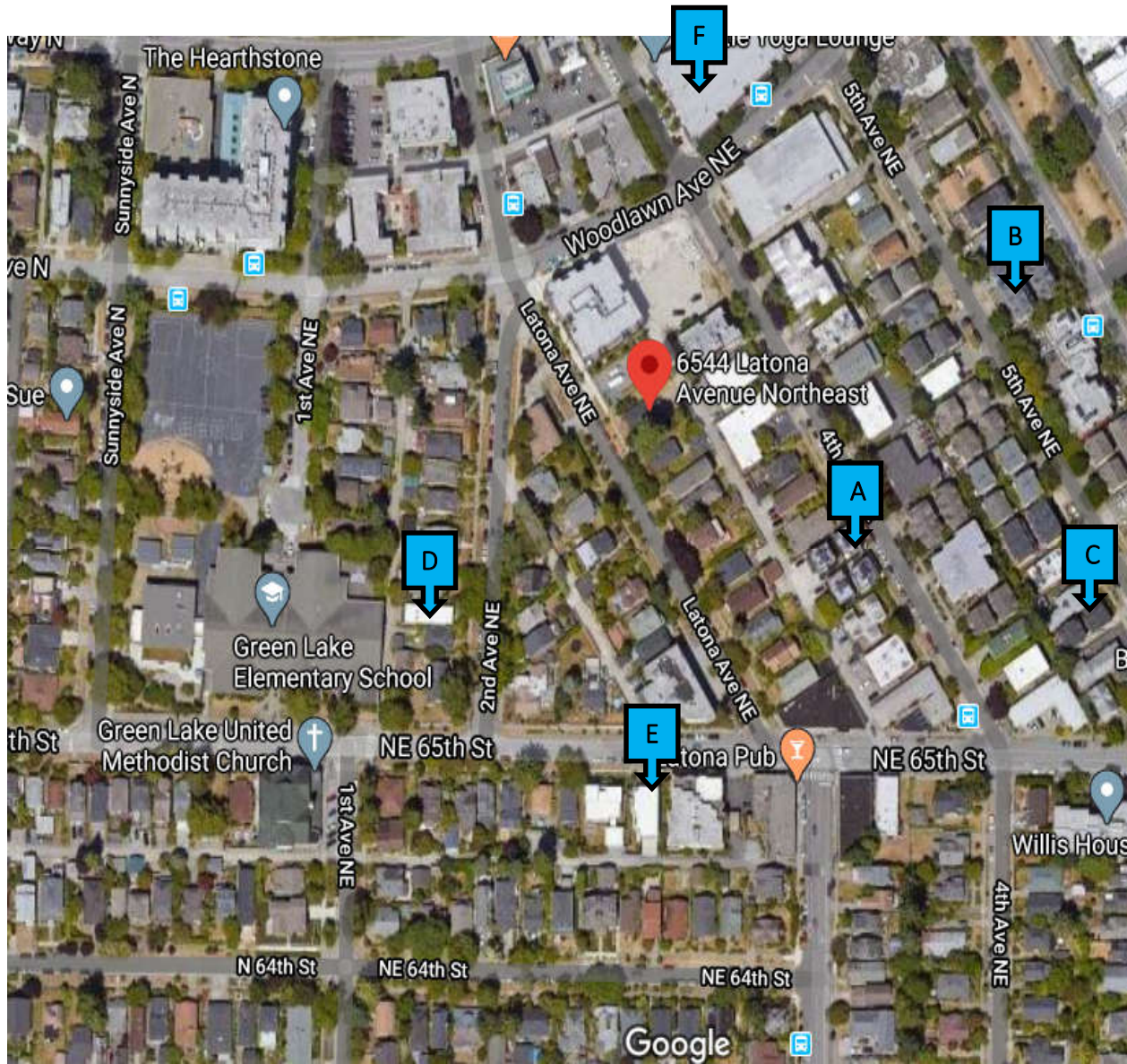
ZONE: LR3
OVERLAY: GREENLAKE/ROOSEVELT URBAN VILLAGE
STREETS: LATONA AVE NE
SITE: LOCATED ON LATONA LOCATED ON LATONA AVE NE BETWEEN WOOD-LAWN AVE NE & NE 65TH ST IN A LR3 ZONE. LOTS TO THE EAST ARE ZONED LR3. LOTS TO THE WEST ARE ZONED LR3 AND LOTS ON NORTH END & SOUTH END OF THE STREET ARE ZONED NC1-40.



Seattle Zoning Map

NEIGHBORHOOD CONTEXT AND INSPIRATION:

This neighborhood is comprised of a mix of multi-family structures, single family residences and a variety of businesses and amenities. Schools, parks, grocery, religious institutions, and many other small businesses are available within walking distance. The architectural styles present in the neighborhood range from traditional, craftsman, contemporary and modern; comprising a very diverse combination. Our proposed modern design aims to connect with newer construction in the neighborhood, but not alienate older structures, by proposing a more muted color palette for the exterior facades.



A—6523 4TH AVE NE— CONTEMPORARY TOWNHOMES BUILT 2019



B—6562 5TH AVE NE — TOWNHOMES BUILT 2015



C—6219 5TH AVE NE- TOWNHOMES BUILT 2010



D—6511 2ND AVE NE—CONTEMPORARY SFR BLT 2010



E—219 NE 65TH ST—CONTEMPORARY SFR 2014



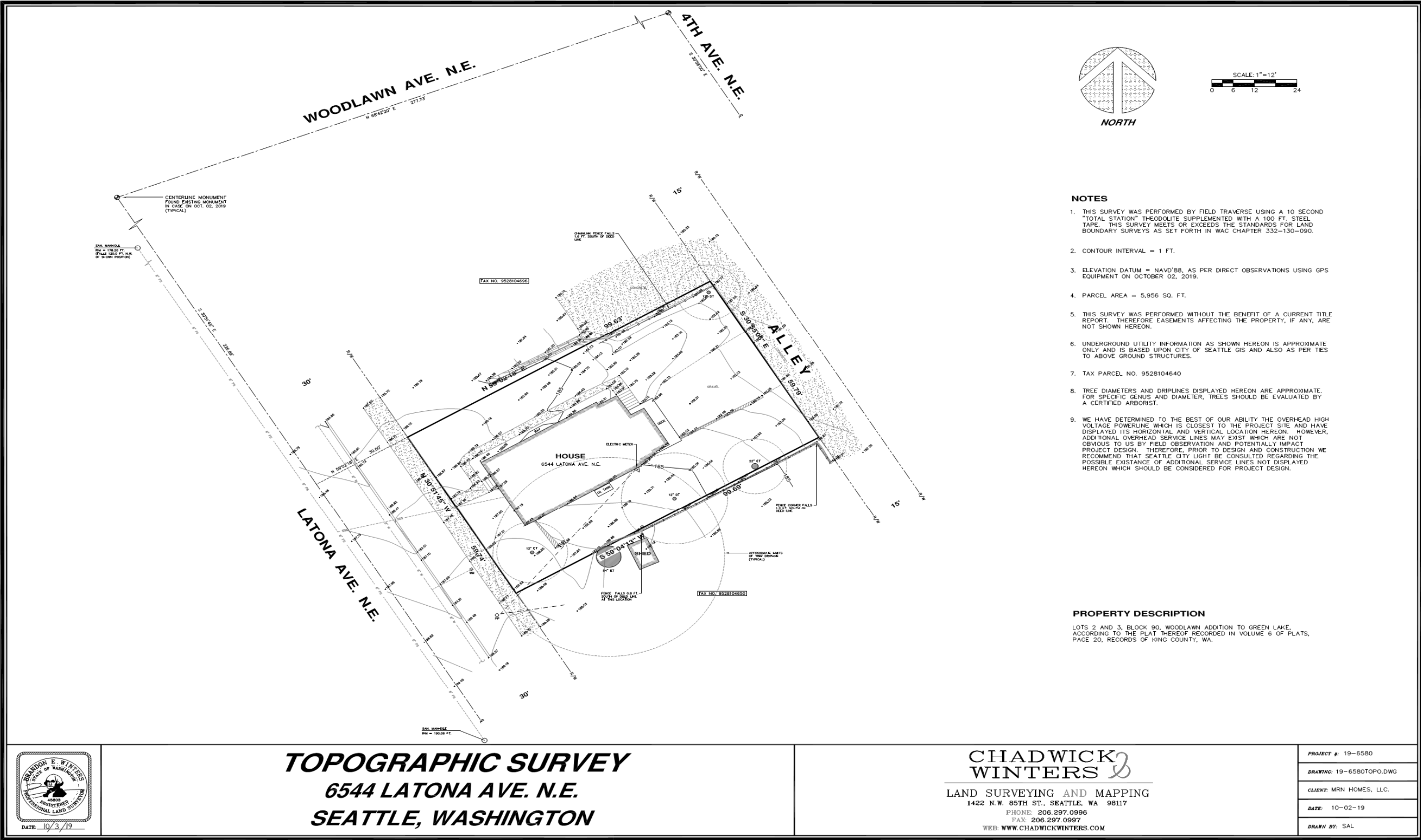
F—6900 EAST GREENLAKE WAY N—APARTMENT BLT 2014






SUBJECT PROPERTY LOOKING NORTH EAST



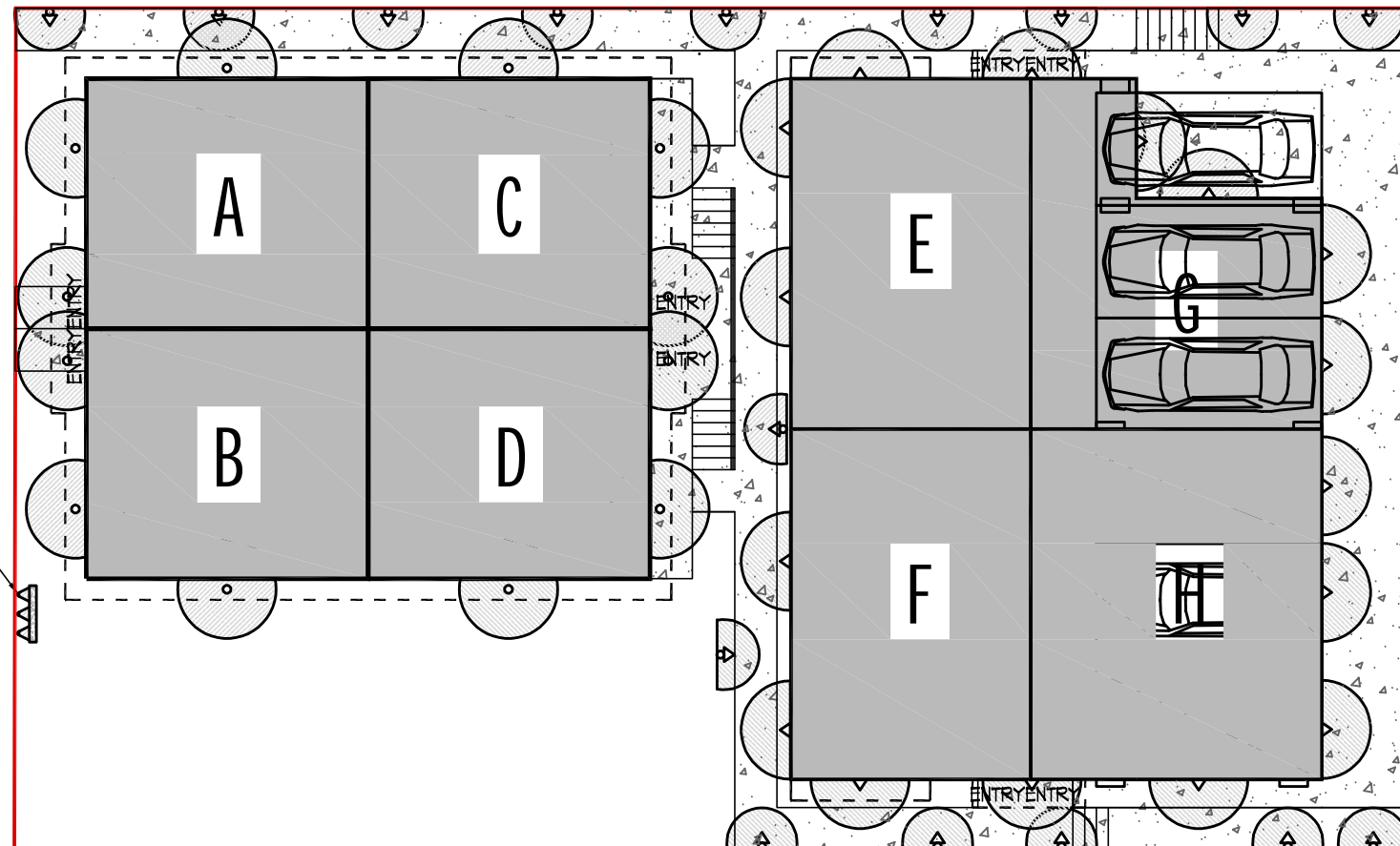
SUBJECT PROPERTY LOOKING SOUTH WEST



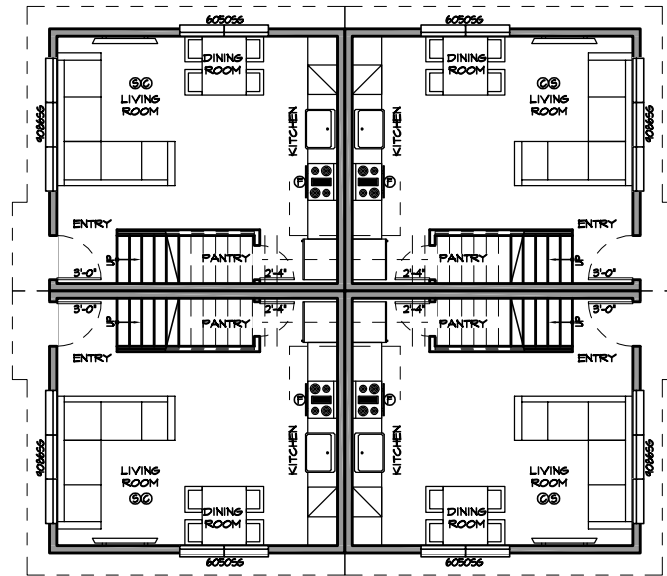


SYMBOL	DESCRIPTION	HANUFY MODEL	NOTES	NUMBER
	RECESSED CAN SOFFIT LIGHT	TBD		12
	WALL LUMINAIRES	BESA	DIRECTED LIGHT	17
	PATHWAY LUMINAIRES	BESA	DIRECTED LIGHT	16

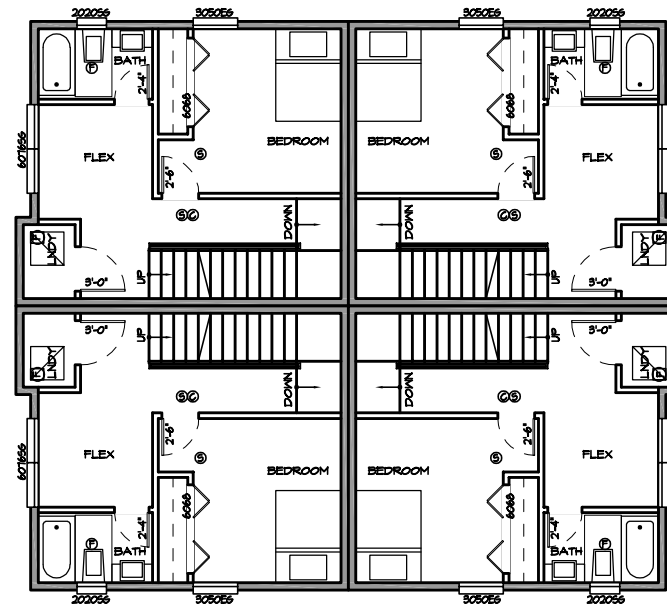
ILLUMINATED CONCRETE SIGNAGE



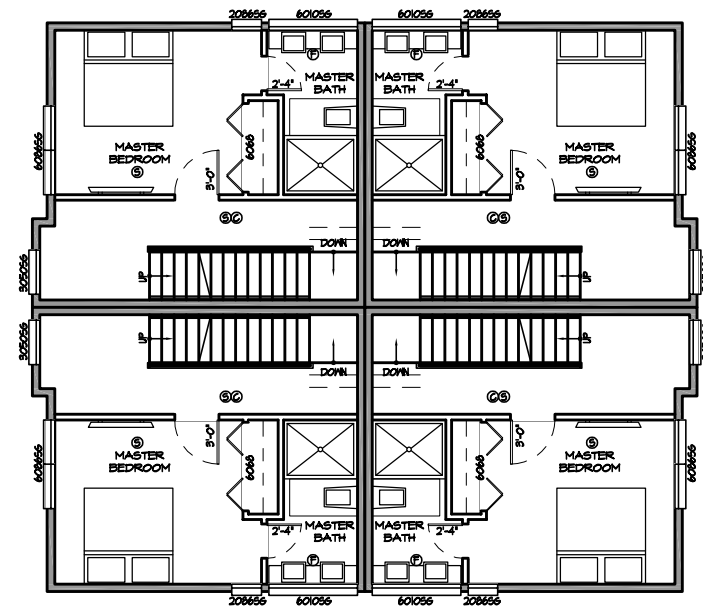
LIGHTING PLAN



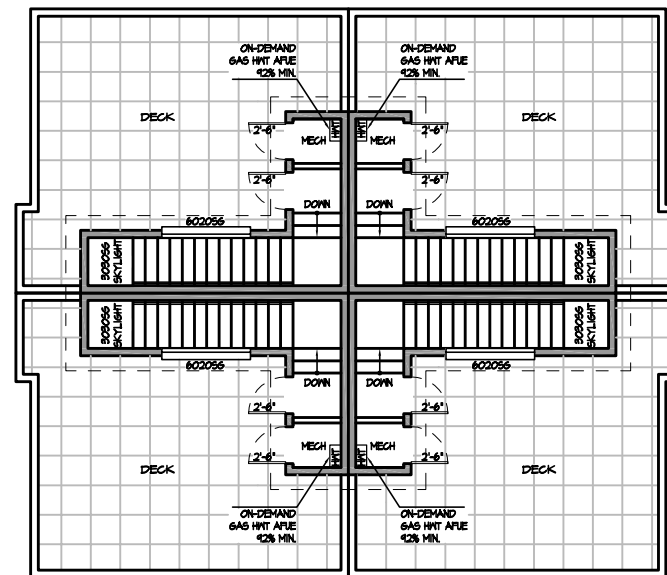
FIRST FLOOR PLAN
BUILDING 1 - UNITS A-D
1/4"=1'-0"



SECOND FLOOR PLAN
BUILDING 1 - UNITS A-D
1/4"=1'-0"

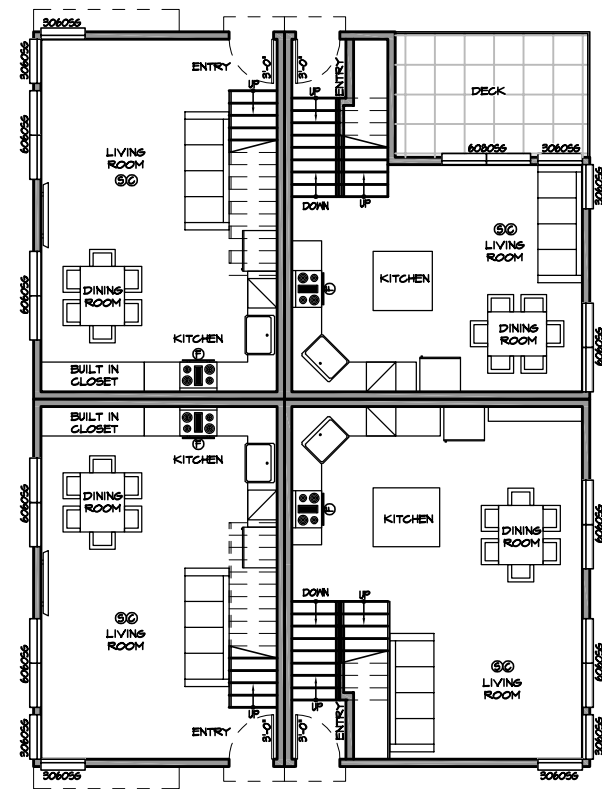


THIRD FLOOR PLAN
BUILDING 1 - UNITS A-D
1/4"=1'-0"

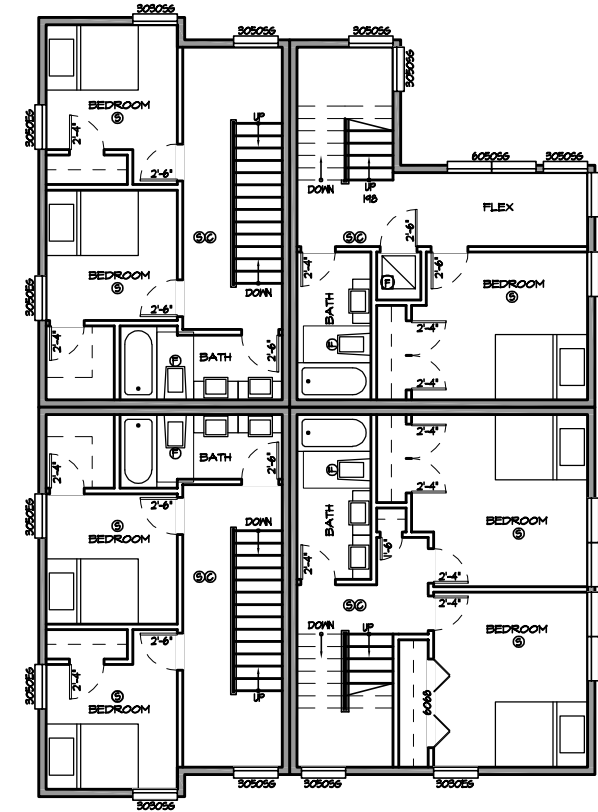


ROOF DECK PLAN
BUILDING 1 - UNITS A-D
1/4"=1'-0"

TYP UNIT			
LEVEL	GARAGE	LIVING	DECK
FIRST	X	355	X
SECOND	X	420	X
THIRD	X	420	X
FOURTH	X	112	282
TOTAL	X	1307	282



FIRST FLOOR PLAN
BUILDING 2 - UNITS E-H
1/4"=1'-0"

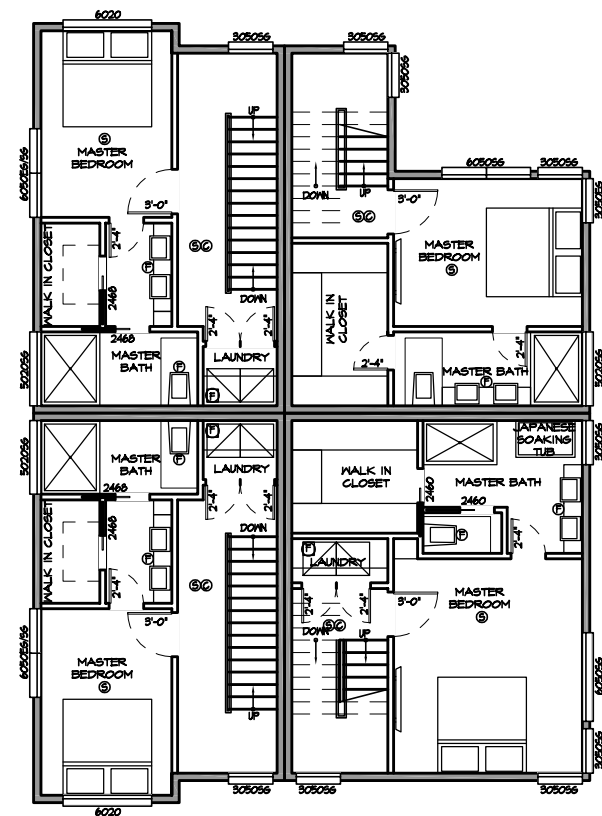


SECOND FLOOR PLAN
BUILDING 2 - UNITS E-H
1/4"=1'-0"

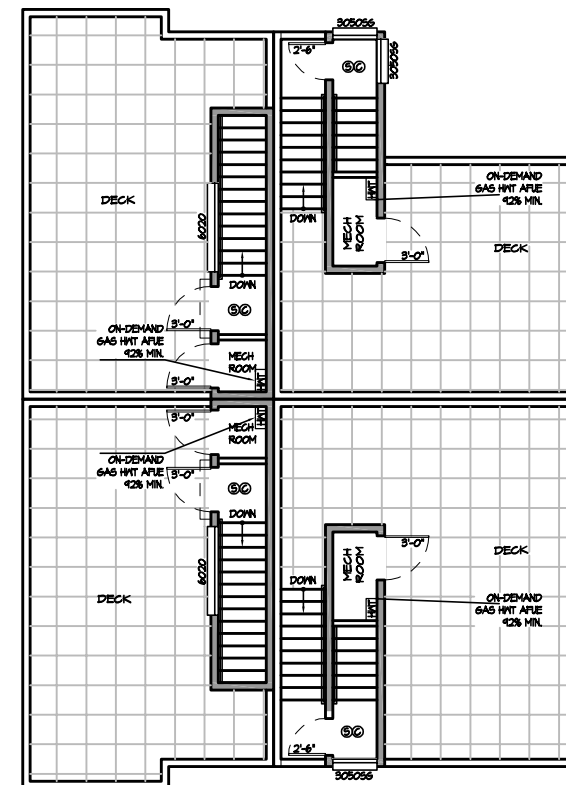
TYP UNIT E/F			
LEVEL	GARAGE	LIVING	DECK
FIRST	X	423	X
SECOND	X	438	X
THIRD	X	438	X
PENT	X	84	354
TOTAL	X	1383	354

UNIT G			
LEVEL	GARAGE	LIVING	DECK
FIRST	X	514	X
SECOND	X	514	X
THIRD	X	514	X
PENT	X	84	354
TOTAL	X	1626	354

UNIT H			
LEVEL	GARAGE	LIVING	DECK
FIRST	X	402	112
SECOND	X	402	X
THIRD	X	402	X
PENT	X	123	279
TOTAL	X	1329	391



THIRD FLOOR PLAN
BUILDING 2 - UNITS E-H
1/4"=1'-0"



ROOF DECK PLAN
BUILDING 2 - UNITS E-H
1/4"=1'-0"



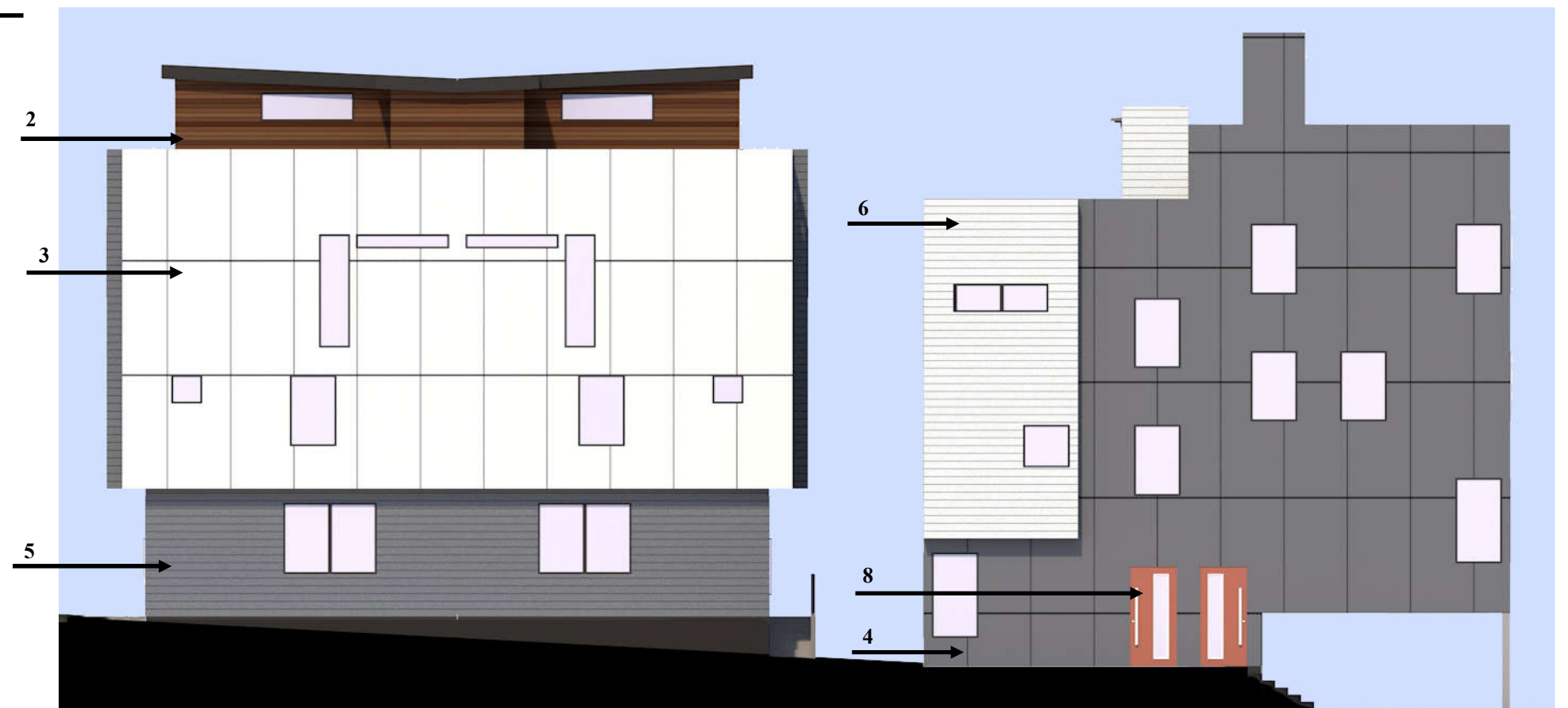
WEST ELEVATION—BLDG 1



EAST ELEVATION—BETWEEN—BLDG 1

MATERIALS LEGEND:

- 1 FASCIA—WROUGHT IRON 2142-10
- 2 CEDAR—DARK OAK #009
- 3 4X8 HARDIE—FROSTLINE AF-5
- 4 4X8 HARDIE—TROUT GRAY 2124-20
- 5 LAP(SMOOTH)—TROUT GRAY 2124-20
- 6 LAP(SMOOTH)—FROSTLINE AF-5
- 7 VINYL WINDOWS
- 8 ROYCROFT ADOBE SW0040
- 9 CONCRETE



SOUTH ELEVATION



EAST ELEVATION—BLDG 2

MATERIALS LEGEND:

- 1 FASCIA—WROUGHT IRON 2142-10
- 2 CEDAR—DARK OAK #009
- 3 4X8 HARDIE—FROSTLINE AF-5
- 4 4X8 HARDIE—TROUT GRAY 2124-20
- 5 LAP(SMOOTH)—TROUT GRAY 2124-20
- 6 LAP(SMOOTH)—FROSTLINE AF-5
- 7 VINYL WINDOWS
- 8 ROYCROFT ADOBE SW0040
- 9 CONCRETE



BLDG 2

NORTH ELEVATION

BLDG 1

Design Guidelines—Preliminary Guidance Responses

Context and Site

CS2: A Emphasizing Positive Neighborhood Attributes.

- Build on classical architectural style established in early 1900s; provide façade articulation that is compatible with surrounding context. Use, reflect, or respond to pitched roof forms, front porches, vertical windows, pronounced trim, and other components found in existing single-family homes.

Proposed development is providing pitched roof form on the fourth floor reflective of neighboring single family homes. Vertical windows are being used throughout the front façade to add some contrast. In addition, the front units on the street, have a lovely patio that integrates with surrounding single-family homes.

Public Life

PL1: A Network of Open Spaces

- Set back upper levels to provide solar access; establish strong open space concept around existing exceptional tree. Provide visual and habitat connection to Green lake.

The proposed building has the fourth floor stepped back to provide full spectrum of solar access to the roof top deck. In addition, roof decks will provide a visual connection to Green Lake and the surrounding neighborhood territorial views. Strong open space concept has been achieved by creating a separation between each building, walkways surrounding the site, and minimizing disturbance of the Sequoia.

PL3: A

Entries

- Response to existing topography; and also provide raised entries and shallow front yard setbacks for residential privacy.

To maintain existing topography, we have used the drop in topography toward the east to provide covered parking. In addition, we have provided raised entries, on the west side property line, that makes for a shallow front yard. The raised entry will provide residential privacy and congregating space.

DC3

Open Spaces Uses and Activities

- Build an open space concept around existing tree that includes asymmetric hardscaping and plantings; with deliberate and strong connection to Green Lake Park. Provide a path along street edge/sidewalk, exceptional tree, rear entries and adjacent proposed development that provides a sequential experience.

Open space concept was achieved by providing green space for Sequoia, surrounding walking ways around the property, and appropriate landscape plan to integrate everything together.

DC4

Exterior Elements and Materials

- Brick and stucco are appropriate material choices for this residential village. Other appropriate materials include wood siding at upper levels. All materials should be high-quality and weather resistant.

We have chosen to go with a mixture of Hardie board + lap siding to offer a mixture of textures throughout the building + their weather resistant qualities. In addition, we have gone with wood siding on the upper levels, where appropriate, to add some natural characteristics to the building.

