

SDCI Project: #3036563-EG
#6779830-CN
Dropped Off: 06/30/2020



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Project Data		Key Metrics	Current	Previously
Address:	8315 14th Ave NW Seattle, WA 98117	Zone:	LR2 (M1)	LR2 (M1)
Tax ID Number:	7589200169	Urban Village:	Crown Hill (Residential)	Crown Hill (Residential)
SDCI Project Number:	#3036563-EG #6779830-CN	Frequent Transit:	Yes	
Lot Size:	6,600 SF	Overlay Zoning:	No	
Architect:	Julian Weber Architects, LTD. 1257 S. King St. Seattle, WA 98144		<u>Required/Allowed</u>	<u>Proposed</u>
Owner/Applicant:	Legacy Group Capital 400 112th Ave NE #400 Bellevue, WA 98004	Density:	TH'S - Unlimited	(9) Townhouses
Proposal:	8315 14th Avenue Northwest is currently (1) lot with (1) SFR. The applicant proposes to demo the SFR and construct (9) townhouses with (3) open parking stalls with future unit lot division.	Vehicle Parking:	(0) Spaces	(3) Open Stalls
		Bike Parking:	Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 10,000 SF	(9) Long-term (2) Short-term
		FAR:	1.4 X 6,600 SF = 9,240.0 SF	9,163.0 SF
		Amenity Area:	25% of Lot Area = 1,650 SF	3,200 SF
		Structure Height:	40'-0" + 4' Parapet + 10' Penthouse Bonus	33' + 4' Parapet + 10' Penthouse Bonus
		Front Setback (14th Ave NW):	5' Min. 7' Avg.	5' Min, 8.28' Avg.
		Rear Setback (No Alley):	5' Min. 7' Avg.	5' Min, 7.22' Avg.
		Side Setback (North):	5'	5'
		Side Setback (South):	5'	5'
		Facade Length (North):	65% (Within 15' of Property Line) 150' X .65 = 97.5'	Proposed: 97.5'
		Facade Length (South):	65% (Within 15' of Property Line) 150' X .65 = 97.5'	Proposed: 95.5'

HIGH-IMPACT METHOD:


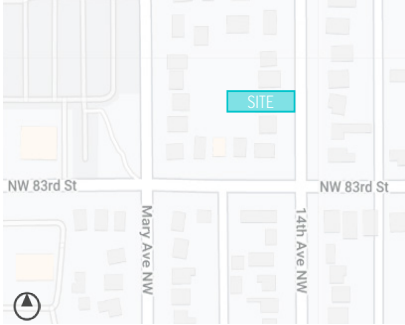
We distributed flyers in a 500 foot radius from the site. Flyers were mailed to all residences within this area. Flyers provided information about the project and location, as well as a link to the project website and online survey.

Dear Resident, this flyer is to include you in a

PROJECT UNDER DESIGN REVIEW

at 8315 14th Ave NW

Legacy Group and JW Architects are collaborating to design the redevelopment of 8315 14th Ave NW.



Project information:
This project will be located midblock on the west side of 14th Ave NW. When it's complete, the new homes will be 3 stories tall and will include 9 townhomes with 3 open parking stalls. We're just getting started planning now – construction could start in Fall 2021 and the building could be open as early as Winter 2022.


Project Contact:
Julian Weber, Founding Principal, JW Architects
outreach@jwseattle.com

We request your input through:

ONLINE SURVEY
May 25 - June 15, 2020
Link to survey:
www.jwseattle.com/532

PROJECT WEBSITE
jwseattle.wixsite.com/8315

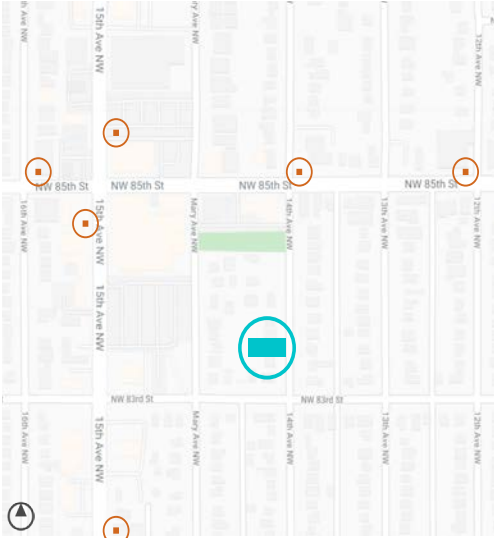
*additional info on back of flyer




Front page of Flyer.

Link to project website and survey.

Link to dedicated project website and public comments.



ONLINE SURVEY
May 25 - June 15, 2020
Link to survey:
www.jwseattle.com/532

By transit: 
Off NW 85th St - Buses 40, 45
Off 15th Ave NW - Buses 15, 40, D Line

DROP-IN HOURS
In-Person meetings have been suspended due to COVID-19.

Visit the **Project Website** (www.jwseattle.wixsite.com/8315) to see project related information concerning this project.


To **find out more** about this project and share your thoughts on the future of the project, please visit JW Architects website (www.jwseattle.com)

More information about early outreach for design review can be found on the Seattle Department of Neighborhood's web page (<http://www.seattle.gov/neighborhoods>).

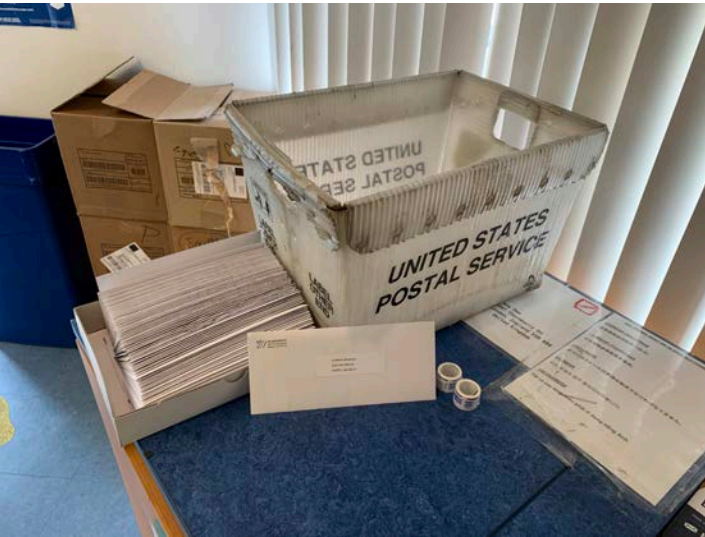
All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
- Architectural design
- Building forms and materials
- Sidewalk experience
- Screening for privacy



Front page of Flyer.



Development Objectives & Public Outreach

LEGAL DESCRIPTION

THE SOUTH 44 FEET OF THE EAST 150 FEET OF TRACT 9, SCHEUERMANN'S GARDEN ACRE TRACTS NO. 2 TO THE CITY OF BALLARD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 91, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS.

REFERENCES

R1. PLAT OF SCHEUERMANN'S GARDEN ACRE TRACTS NO.2 RECORD OF SURVEY, VOL. 9, PG. 91, RECORDS OF KING COUNTY, WASHINGTON.

R2. SHORT SUB. NO. 3015024, BOOK 301 OF SURVEYS, PAGES 194-197, REC. NO. 20130910900022, RECORDS OF KING COUNTY, WASHINGTON

R3. SHORT SUB. NO. 3020774, BOOK 332 OF SURVEYS, PAGES 53-56, REC. NO. 20151013900031, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN APRIL OF 2020. 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.

2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

3. 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).

4. SUBJECT PROPERTY TAX PARCEL NO. 7589200169

5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 6,600 S.F. (0.15 ACRES)

6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.

7. 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

BENCHMARK

ACU

AIR CONDITION UNIT

BLDG

BUILDING

C.C.

CENTER CHANNEL

CALC'D

CALCULATED

COS

CITY OF SEATTLE

CONC

CONCRETE

COR

CORNER

DEC

DECIDUOUS

ELEV

ELEVATION

EVG

EVERGREEN

FF

FINISH FLOOR

G

GAS

LS#

LAND SURVEYOR NUMBER

MEAS

MEASURED

MON

MONUMENT

OHP

OVERHEAD POWER

OHT

OVERHEAD TELEPHONE

PROP

PROPERTY

R

RECORD DATA

ROS

RECORD OF SURVEY

SD

SERVICE DRAIN

SSMH

SANITARY SEWER MANHOLE

SSS

SANITARY SIDE SEWER

SF

SQUARE FEET

AREA DRAIN

CONCRETE SURFACE

DECK

FENCE LINE (CHAIN LINK)

FENCE LINE (WOOD)

GAS LINE

GAS METER

NAIL AS NOTED

MONUMENT IN CASE (FOUND)

POST

POWER METER

POWER (OVERHEAD)

POWER POLE W/ LIGHT

REBAR AS NOTED (FOUND)

REBAR & CAP (SET)

SEWER LINE

SEWER MANHOLE

TELEPHONE (OVERHEAD)

TREE (AS NOTED)

WATER LINE

WATER METER

VICINITY MAP

N.T.S.

Starbucks

Safeway

Baker Park on Crown Hill

Thai Sam

Electric Plumbing

Nobu Apartments

The Dome

NW 85th St

NW 83rd St

NW 81st St

NW 79th St

NW 77th St

NW 75th St

NW 73rd St

NW 71st St

NW 69th St

NW 67th St

NW 65th St

NW 63rd St

NW 61st St

NW 59th St

NW 57th St

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NW 31st St

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NW 21st St

NW 19th St

NW 17th St

NW 15th St

NW 13th St

NW 11th St

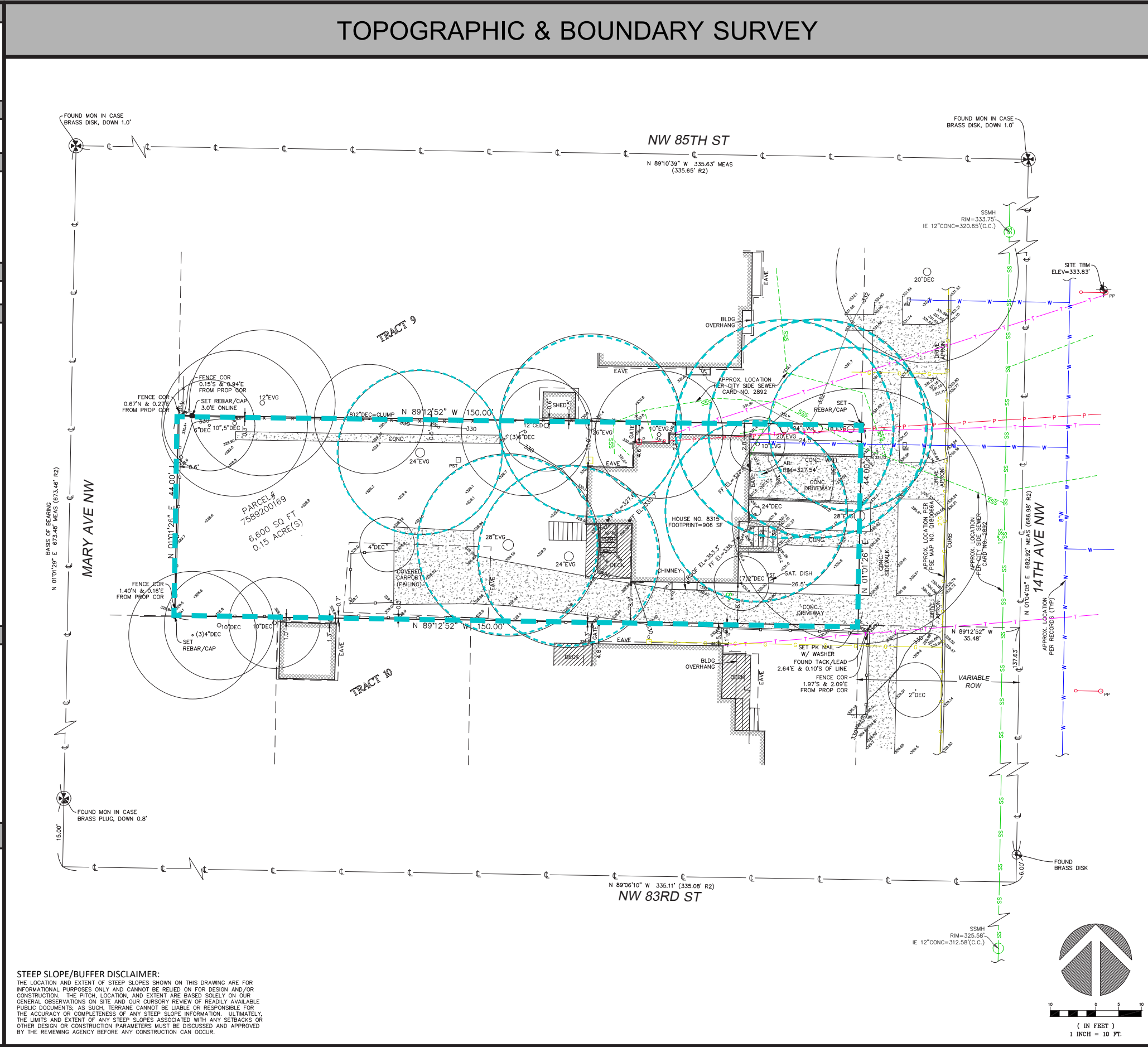
NW 9th St

NW 7th St

NW 5th St

NW 3rd St

NW 1st St



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NW 1/4 OF NW 1/4 SEC 01, T1P. 26N, R1E O&E, W1M
PARCEL NO. 7589200169

Legacy - 14th Ave NW
8315 14th 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: 200493

DATE: 04/09/20

DRAFTED BY: JJK

CHECKED BY: SRM

SCALE: 1" = 10'

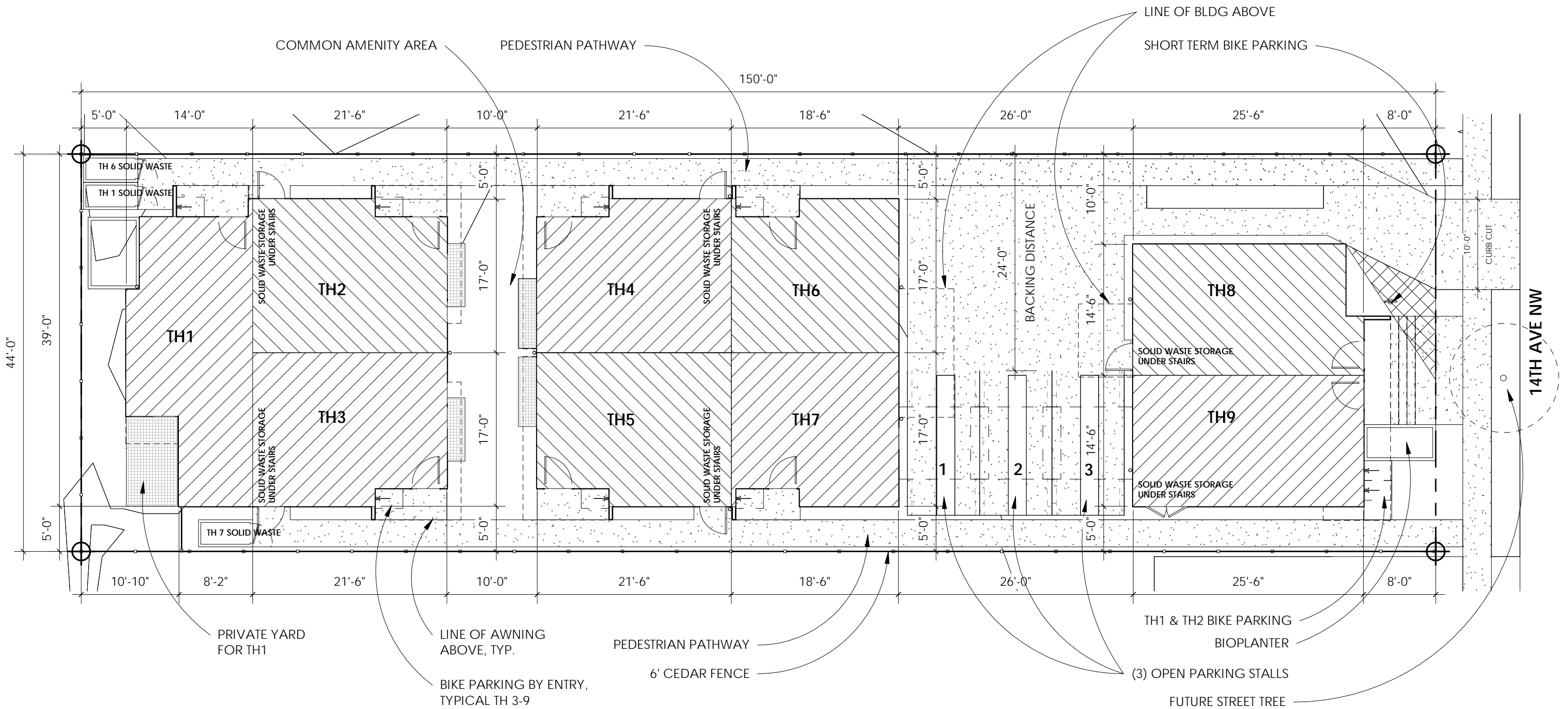
REVISION HISTORY

SHEET NUMBER

1 OF 1

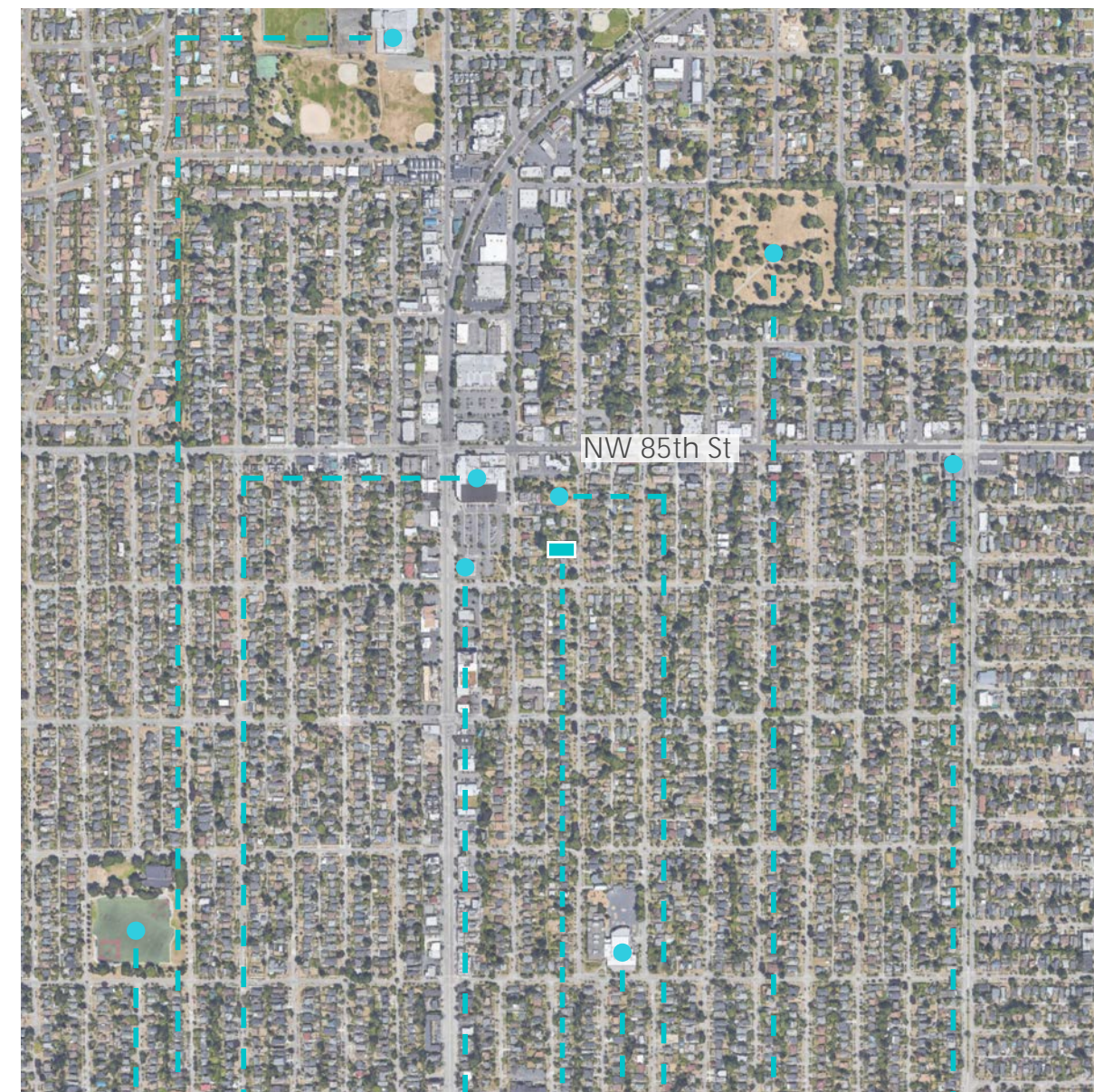
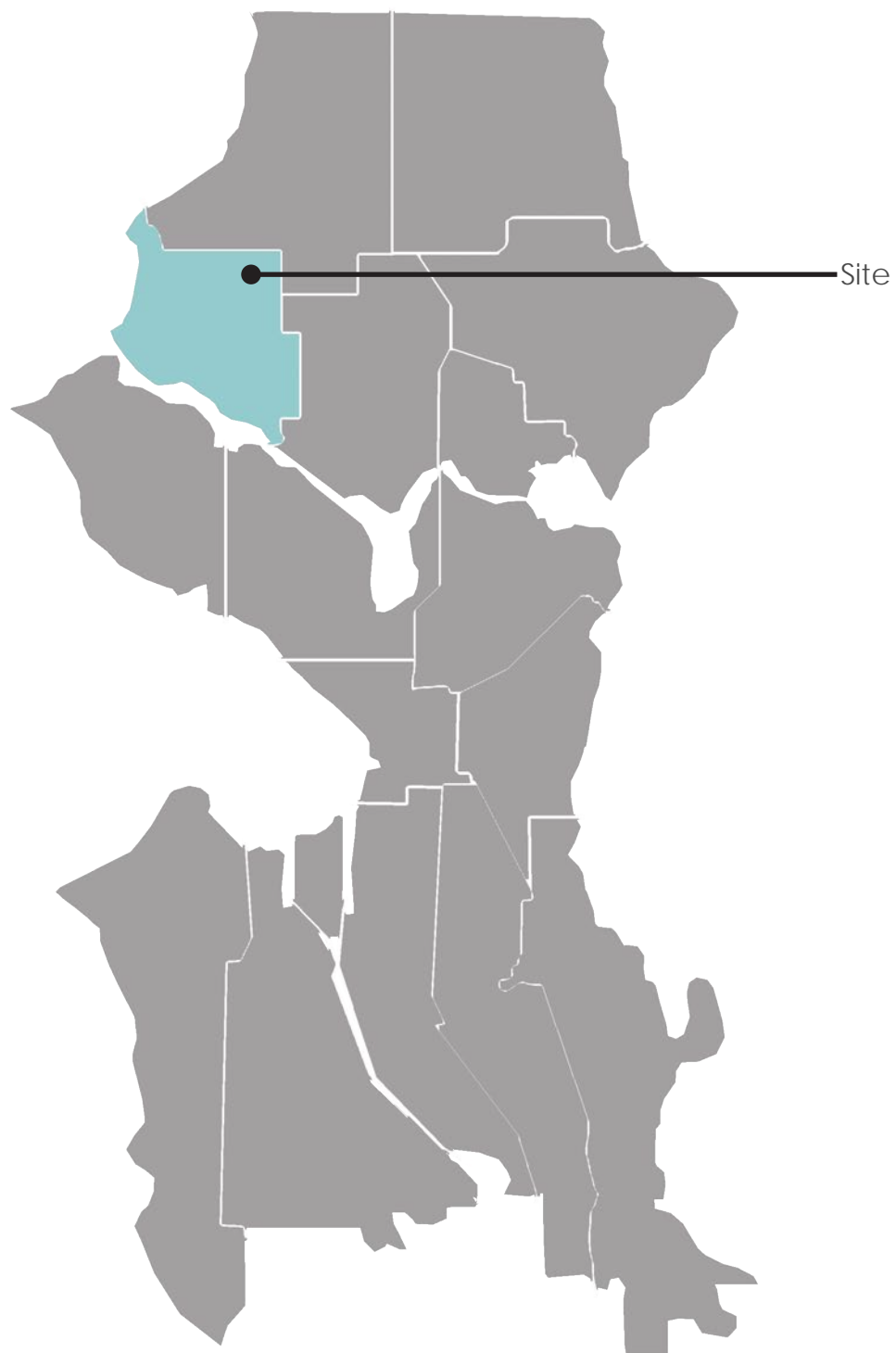
Project Site & Survey

8315 14th Ave NW | Streamlined Design Review 5



Scale: 3/32" = 1'0"

Site Plan



Loyal Heights
Playfield



Whitman Middle
School



Grocery Shopping



Starbucks



Whittier Elementary
School

Baker Park



Crown Hill
Cemetery



Restaurants

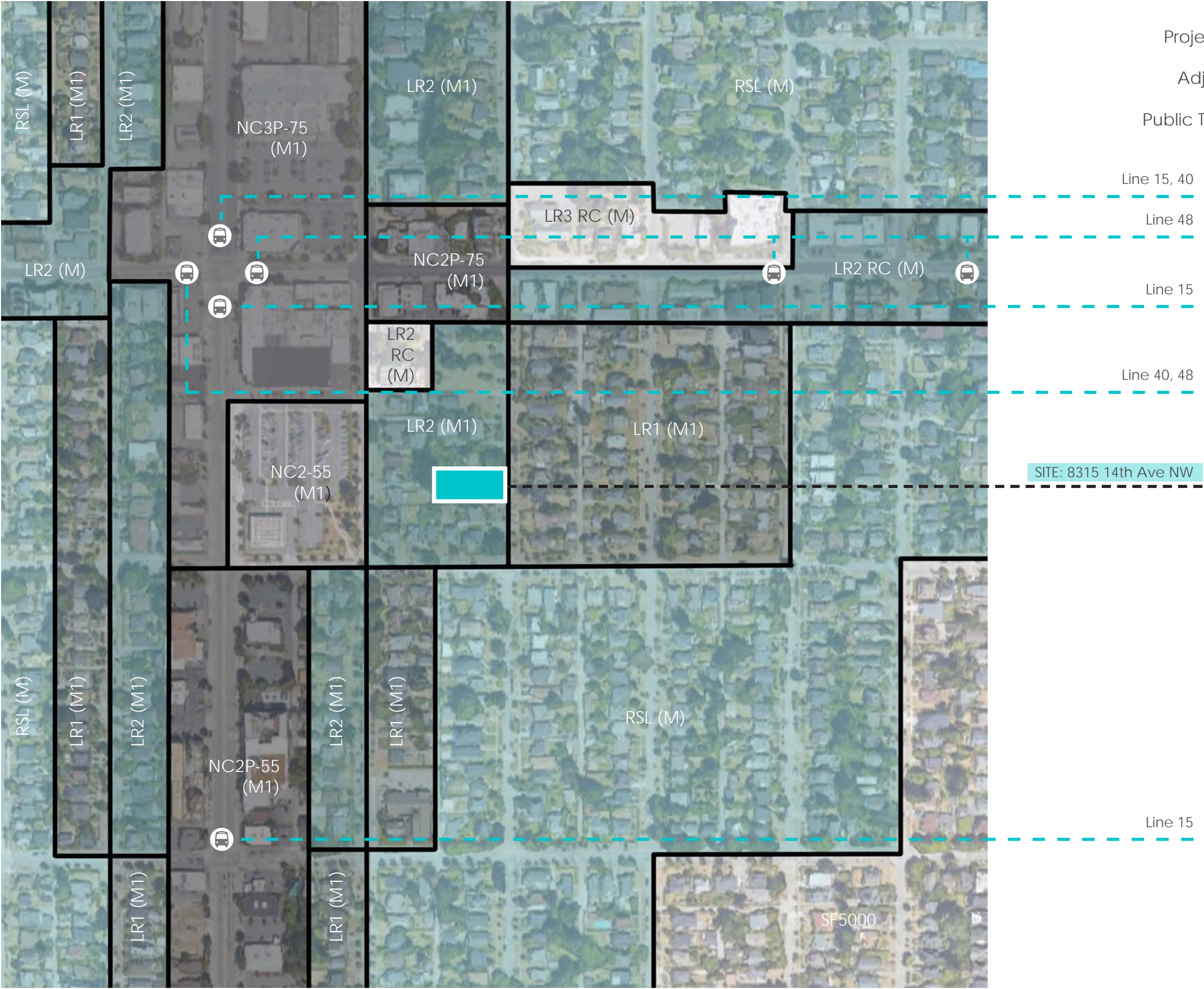


SITE: 8315 14th Ave NW



Scale: NTS

Context & Zoning Analysis



Project Site Zoning: LR2 (M1)

Adjacent Zoning: LR1 (M1), LR2 RC (M), NC2-55 (M1)

Public Transportation: **Line 15** - 15th Ave NW & NW 80th St

Line 15 - 15th Ave NW & NW 85th St

Line 40 - 15th Ave NW & NW 85th St

Line 40 - NW 85th St & 15th Ave NW

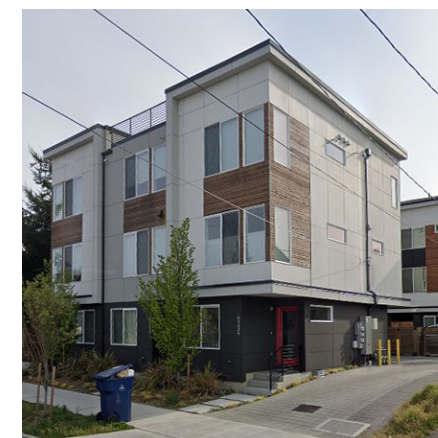
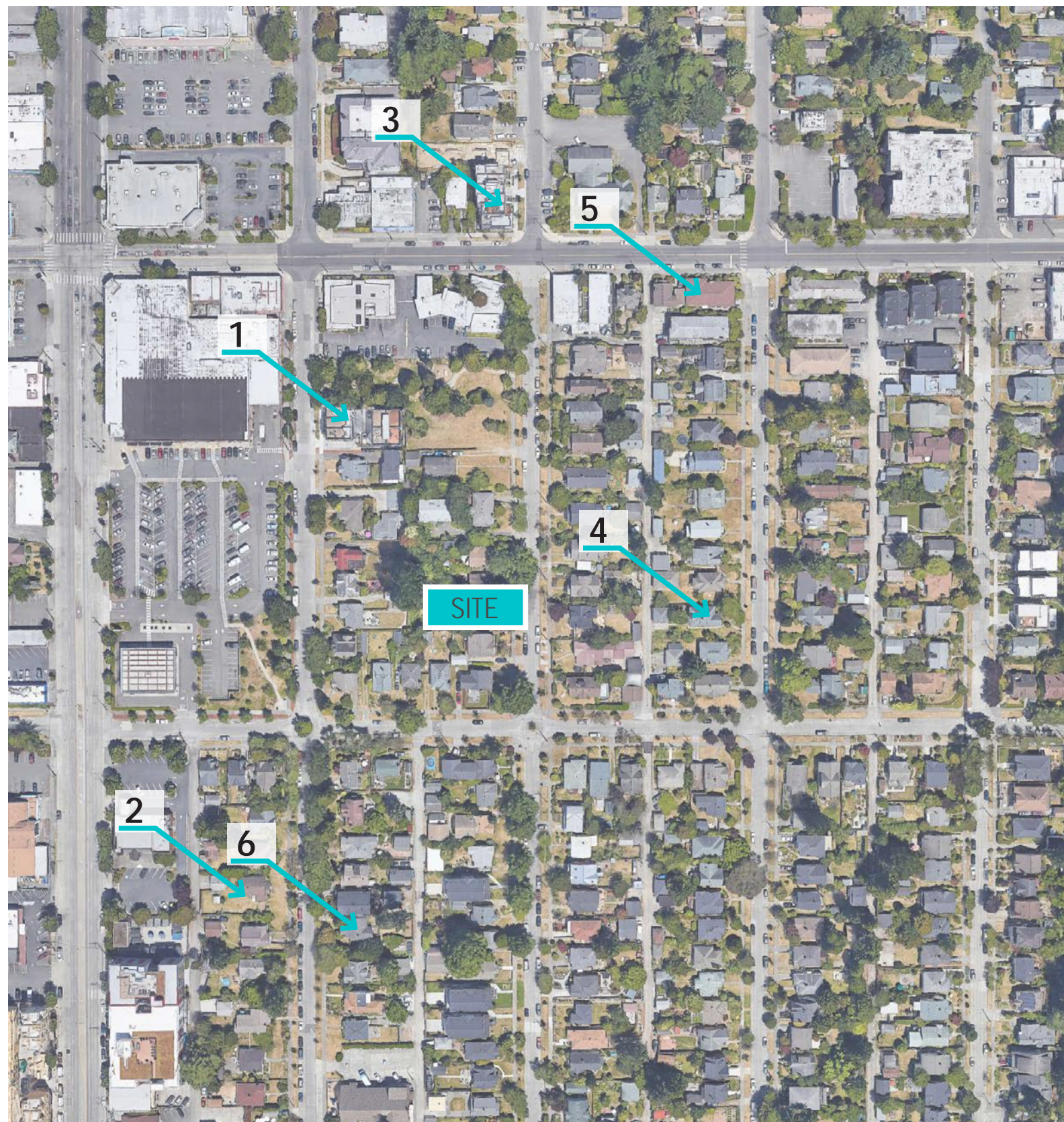
Line 48 - NW 85th St & 15th Ave NW

Line 48 - NW 85th St & 12th Ave NW

Line 48 - NW 85th St & 11th Ave NW

Key:

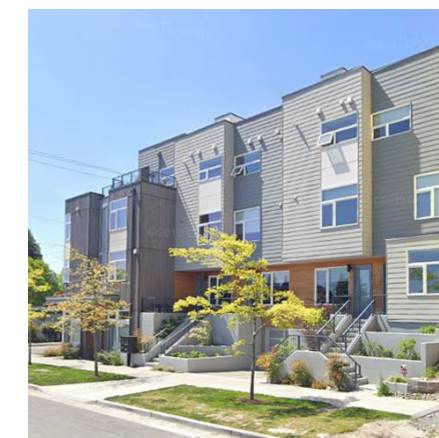
SF5000	
RSL (M)	
LR1	
LR2	
LR3	
NC2P	



1. 8342 Mary Ave NW
3 Story, 7 Units
Completed 2017



2. 8039 Mary Ave NW
3 Story, 8 Units
Under Review



3. 8503 14th Ave NW
3 Story, 6 Units
Completed 2016



4. 8315 13th Ave NW
3 Story, 5 Units
Completed 2020



5. 8345 14th Ave NW
3 Story, 12 Units
Under Construction



6. 8034 Mary Ave NW
3 Story, 6 Units
Under Review

Neighborhood in Transition

The neighborhood surrounding the project at 8325 14th Ave NW has recently seen large amounts of development. This development has been a direct response to the multifamily zoning and recent upzone from SF to LR and NC zoning. Single family residences are being transformed into high density townhouses and apartment buildings. This transition to a denser community will be supported by public transportation, the established commercial corridor of Mary Ave, and nearby access to public amenities.



Scale: NTS

Context Analysis



CS2. Urban Pattern and Form	B. Adjacent Sites, Streets, and Open Spaces	<p>The neighborhood is rapidly transitioning from single level houses into mid-rise apartment buildings and townhouses. This project aims to be a stepping stone in that transition by utilizing building massings and footprints similar to existing buildings in the neighborhood instead of a large single mass structure. Strong attention was paid to how adjacent buildings engage the street edge. By incorporating a large combined residential stoop along 14th Ave, the proposed development reflects character of the neighborhood while remaining contemporary and forward thinking.</p>
	C. Relationship to the Block	<p>The proposed project incorporates materials, colors, and glazing strategies of the neighborhood. With lap siding dominating the area, the project team is also utilizing lap siding; but with infill panel to break up the façade. Cedar T&G siding is utilized at the unit entries to bring in a special material to the neighborhood that strongly reflects the Pacific Northwest. Bright pops of colored panel are used at the unit entries to celebrate the entry condition and reflect the bold accent colors of houses in the neighborhood.</p>
PL1. Open Space Connectivity	A. Network of Open Spaces	<p>The proposed project is located down the street from Baker Park on Crown Hill. A through park connecting Mary Ave NW and 14th Ave NW. The proposed project has open, ungated, walkways along both the north and south property lines of the project, connecting the future residents to the street and allowing free movement across the site.</p>
		<p>The proposed project also takes advantage of the open space on site by creating both shared and private yards. TH1 has a rear yard with sliding doors connecting to a private patio. TH2-5 share an open courtyard between buildings one and two. This area utilizes native landscaping for privacy and multiple trees to create canopy.</p>
		<p>The proposed trees and the strategic location of the penthouses and mechanical rooms create visual and physical separation between the roof decks. This will create a sense of privacy and living within the trees.</p>
PL3. Street Level Interaction	A. Entries	<p>The proposed project pays special attention to the unit entries and how the project engages the street. Each unit has a “front porch” condition which is lifted above the pedestrian level. The front porches are celebrated with cedar siding and pops of color. Lockable bike racks are located at each entry, ushering towards the future where communities won't be flooded with the noise and pollution of vehicle traffic. Two open walkways along the north and south property lines allow for free movement across the site. Building three's porch condition along 14th Ave NW has been raised 4' above the sidewalk, reflecting the character of the neighborhood which has many examples of elevated front porch conditions from many eras of design. The contemporary low slope awnings which protect the front porches from the elements contrasts the pitched roofs of generations past.</p>

DC2. Architectural Concept	D. Scale and Texture	<p>The proposed project concept took inspiration from the existing massings and footprints of the buildings in the area. The project broke down the scale of typical town house developments which tend to be large single mass buildings into three massings which relate to the massing of the neighbors. By avoiding the large single mass concept, placing the smallest building along the street edge, and utilizing strategic landscape elements, this project should seamlessly blend into the existing context while providing a precedent for future developments seeking to drive density in Seattle’s Urban Villages.</p> <p>The proposed project responds directly to the neighborhood by utilizing lap siding as the primary material. A light gray color lap has been chosen to reflect the muted grays and yellows of the neighborhood. While cedar t&g siding was selected to bring richness and texture to the neighborhood and stand out as a contemporary building in the Pacific Northwest. The bright pop of orange/red at the entries aims to contrast the muted grays and yellow and bring visual interest towards the entries.</p>
DC3. Open Space Concept	A. Building-Open Space Relationship	<p>The proposed project has paid strong attention to how the buildings relate to each other on site. The site plan promotes free movement across the site, activating the interstitial space between the buildings as shared courtyards which will be richly landscaped with future trees. The unit entries are organized in a manner which enables interaction between future residents. The parking area, which only serves three vehicles, will allow for activity to spill out into the maneuvering area activating it as an informal courtyard for the residents.</p>



1. 8350 14th Ave NW



2. 8328 14th Ave NW



3. 8335 13th Ave NW



4. 8303 13th Ave NW



5. 8322 14th Ave NW



6. 8344 14th Ave NW



7. 8326 13th Ave NW



8. 1315 NW 85th St



9. 8503 14th Ave NW

SIDING

The lap siding at 8315 14th Ave NW respects the architectural material on adjacent buildings.

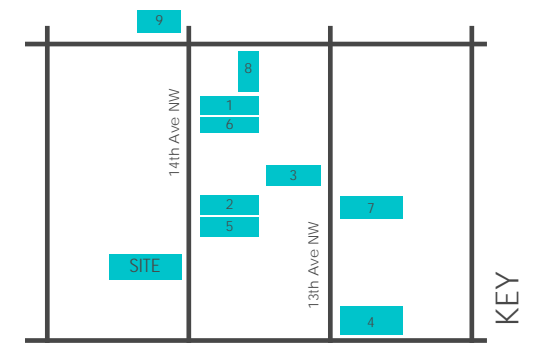
We chose a red accent to contrast the blues found throughout the neighborhood.

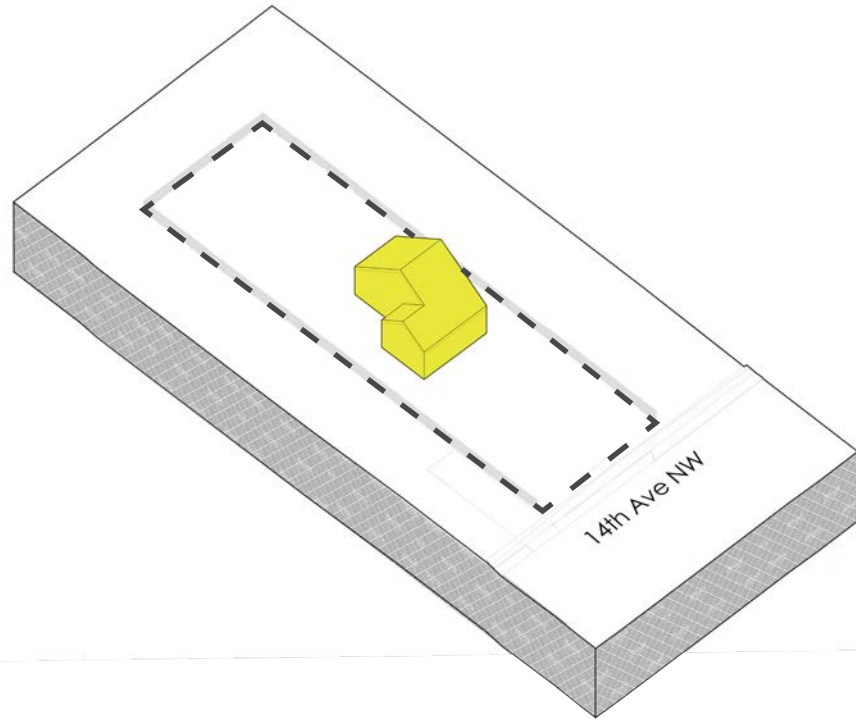
PORCH

The porch creates a friendly entrance as well as a space to greet, socialize, and interact.

GLAZING

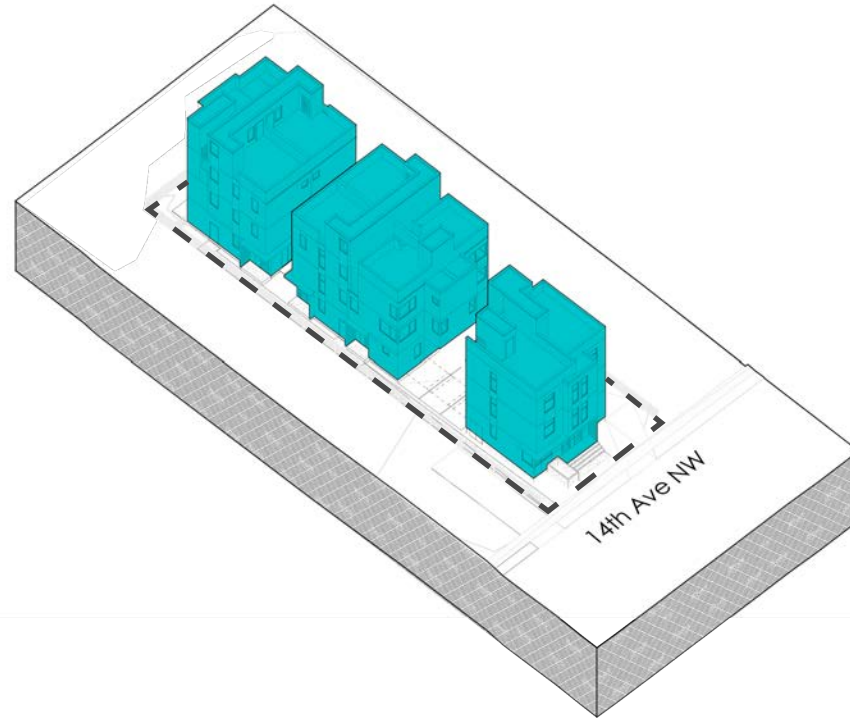
The glazing strategy of the neighborhood has been continued on our new structures.





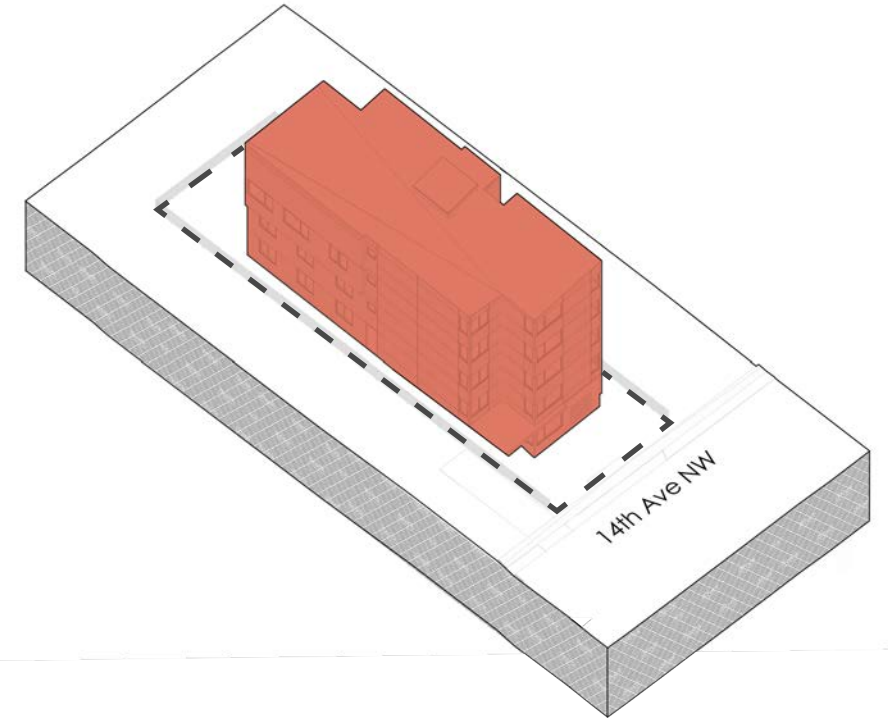
Existing Density

The existing density in the surrounding neighborhood is mostly single family residences of one or two levels.



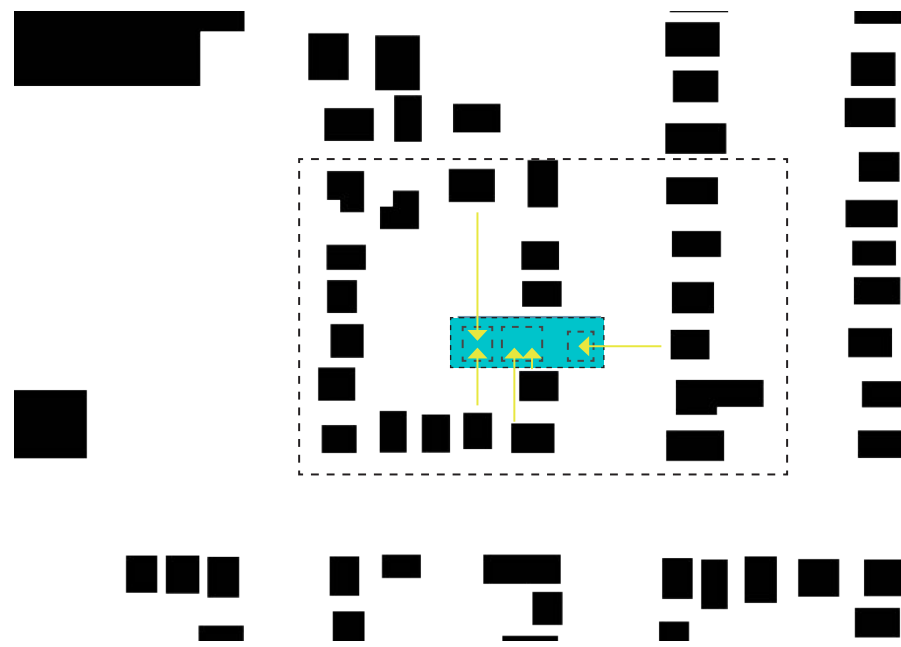
Proposed Density

The proposed density has increased from 1 to 9 units while it visually reads as (3) neighborhood scale units.

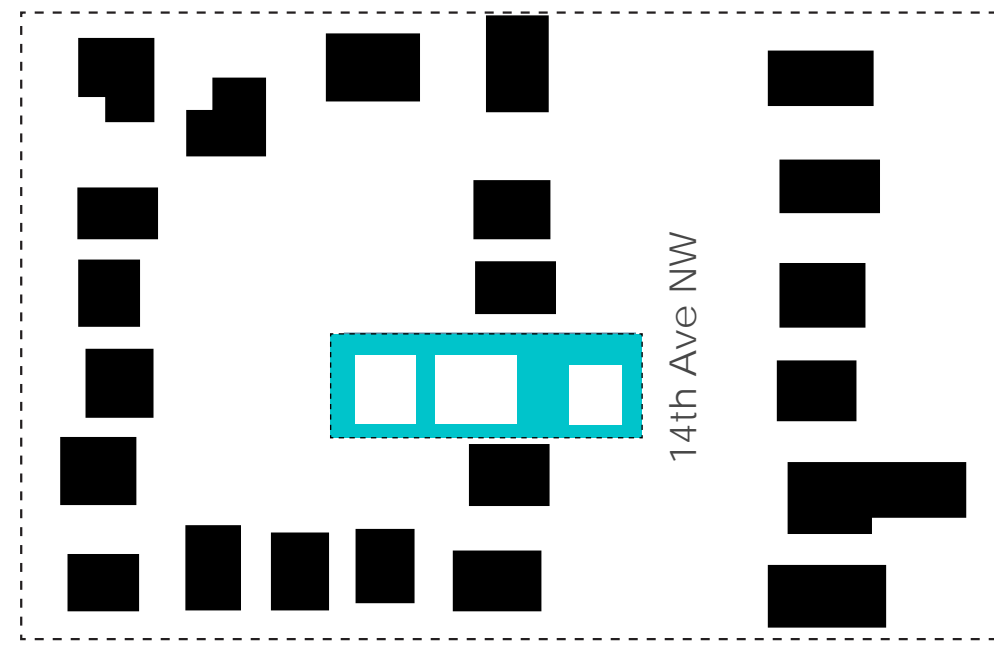


Potential Density

The demand for housing combined with zoning potential will bring denser apartment buildings to line the streets where single family homes currently exist. These buildings could bring density of 20x's that of what is currently seen.

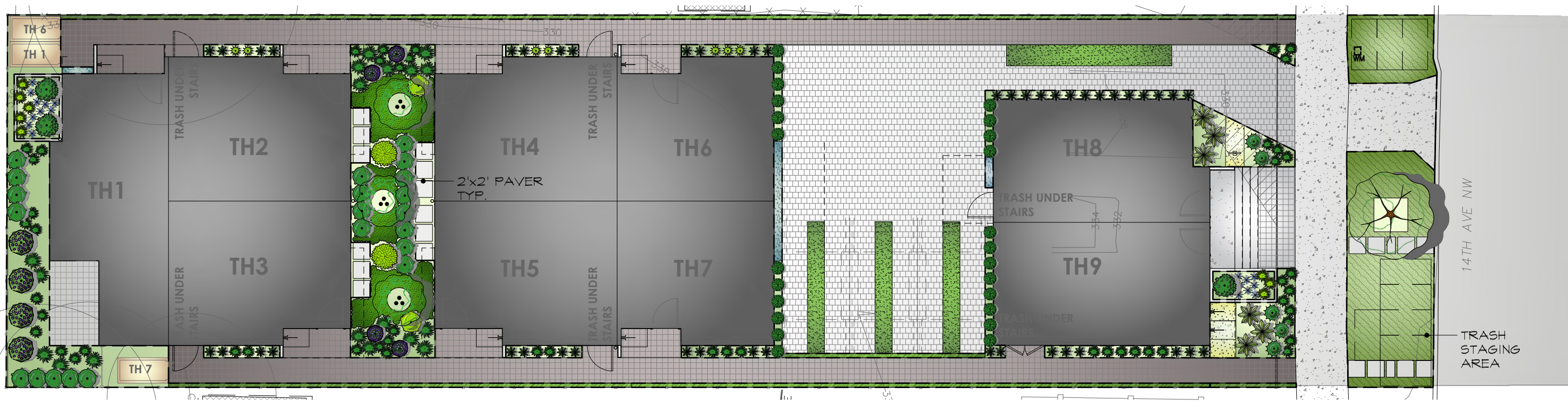


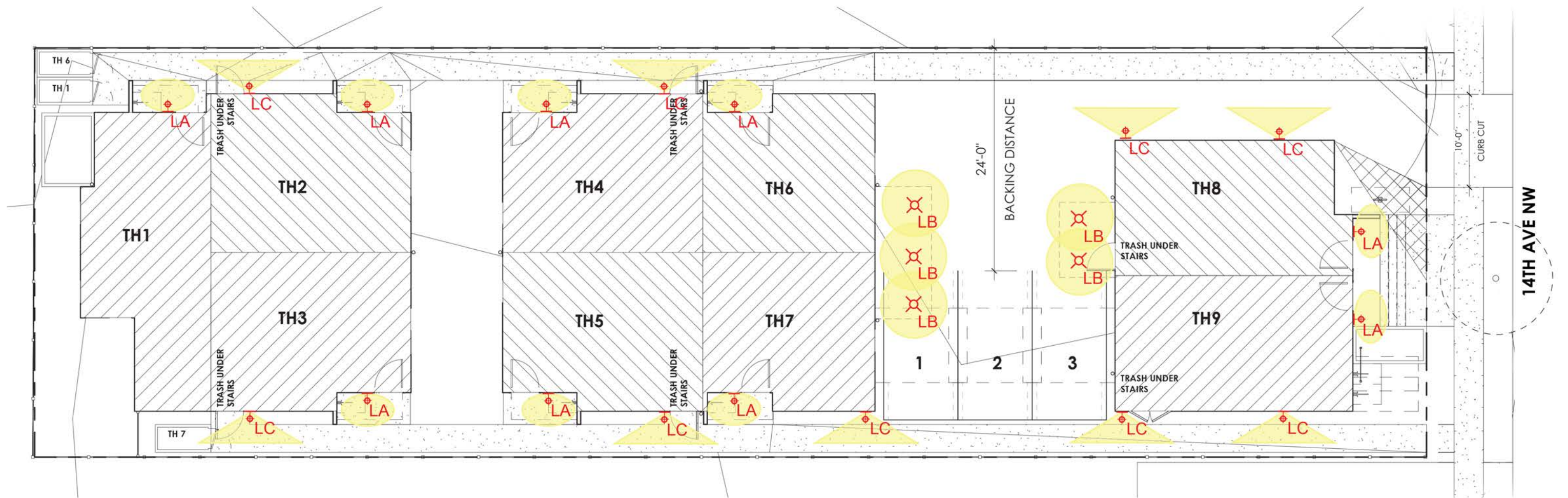
Adjacent Footprints



Site Footprint

Design Concept





LA: SURFACE WALL MOUNT DIRECT/INDIRECT LIGHT FIXTURE AT ALL ENTRIES. MOUNT TO ALIGN TOP OF FIXTURE WITH TOP OF DOOR



SPECIFICATIONS

Construction:	Die-cast Aluminum
Power:	30W, 16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-15%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box. Can be mounted on wall in all orientations

LB: SURFACE CEILING MOUNT LIGHT FIXTURE AT PARKING. MOUNT TO UNDERSIDE OF BUILDING OVERHANGS.



SPECIFICATIONS

Construction:	Injection molded UV rated plastic with translucent diffuser for outdoor application
Power:	12W
Input:	120-277 VAC, 50/60Hz
Dimming:	TRIAC: 100-5%, ELV: 100-5%
Light Source:	Integrated LED
Lens:	Translucent acrylic diffuser
Mounting:	Installs over a 3", 4" or 3/0-4/0 hybrid junction box. Can be mounted on ceiling or wall in all orientations

LC: RECESSED WALL MOUNT LIGHT FIXTURE AT PATHWAYS AND TRASH ENCLOSURES. MOUNT 15" AFF.



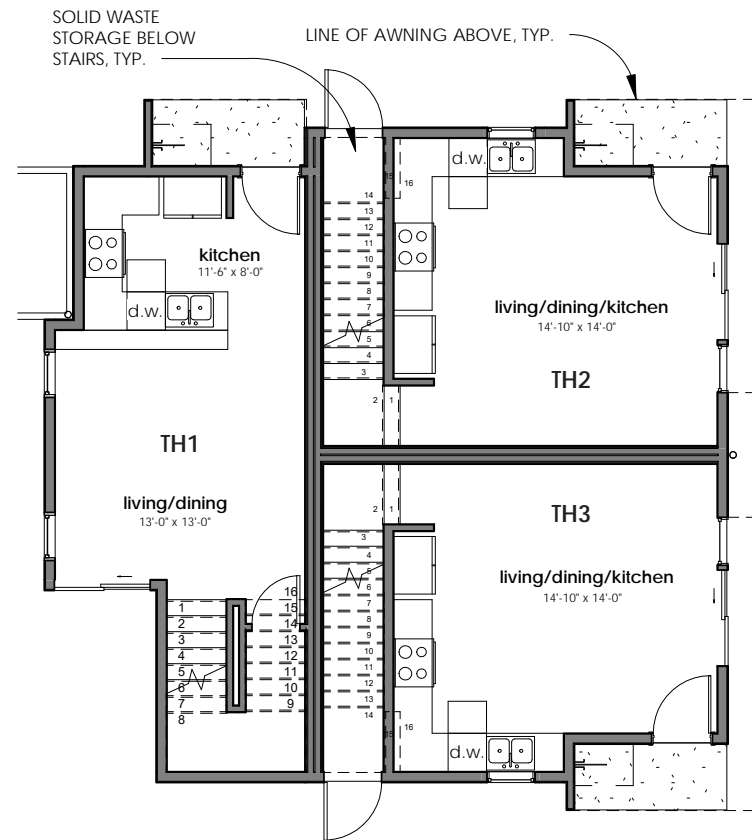
SPECIFICATIONS

Construction:	Die-cast aluminum
Input:	120V or 277VAC 50/60Hz
Power:	Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz
Lumens:	Up to 2 lm
Mounting:	Fits into a switch box or a 2" x 4" Junction Box with minimum inside dimensions of 3"L x 2"W x 2.5"D

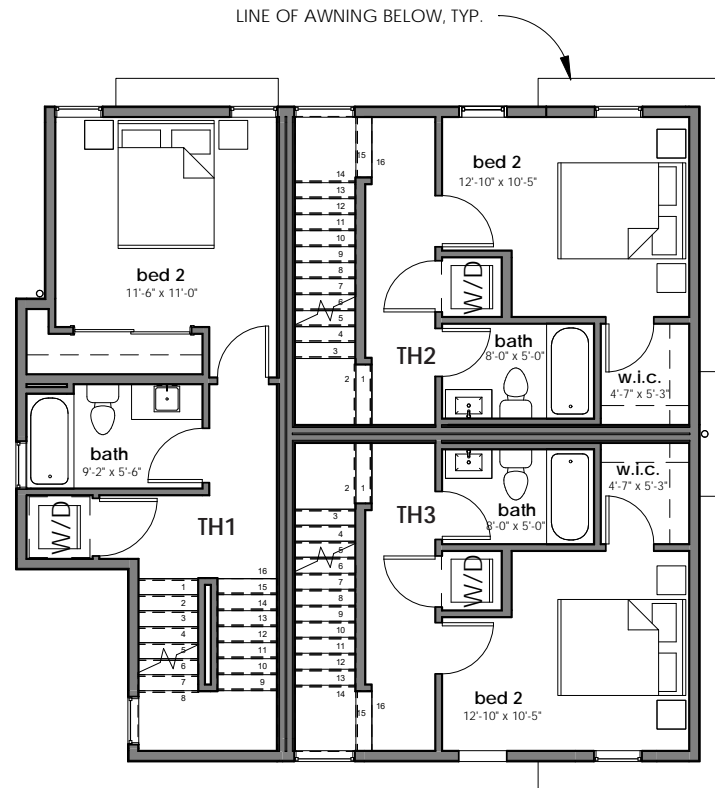


Scale: 3/32" = 1'-0"

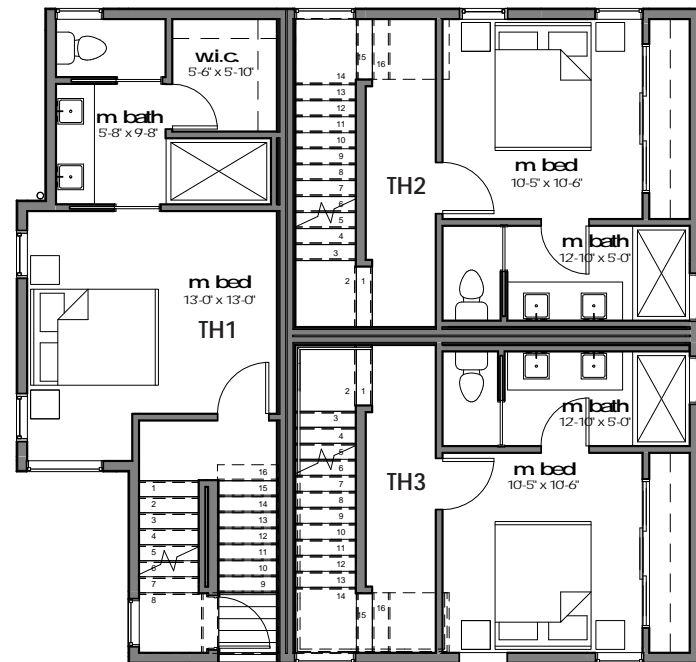
Concept Lighting Plan



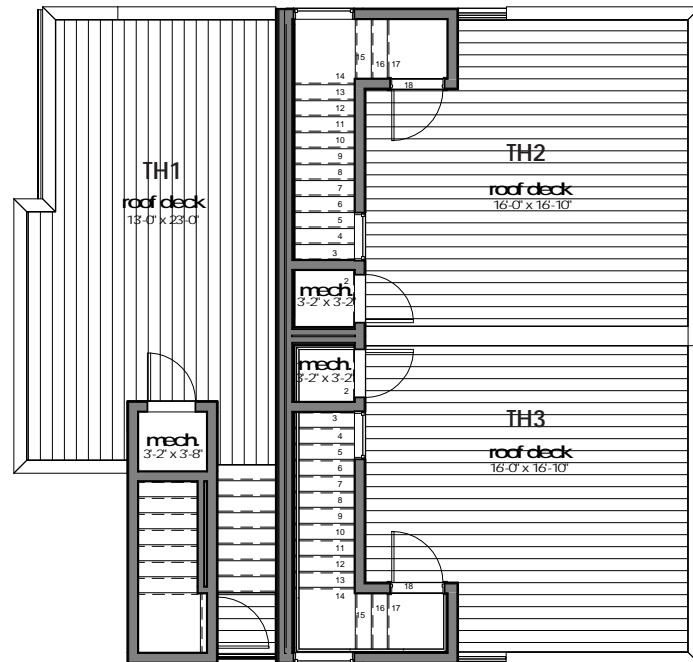
① **BLDG 1 - Level One**
SCALE: 1" = 10'-0"



② **BLDG 1 - Level Two**
SCALE: 1" = 10'-0"



③ **BLDG 1 - Level Three**
SCALE: 1" = 10'-0"



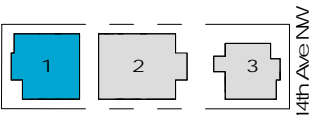
④ **BLDG 1 - Roof Deck**
SCALE: 1" = 10'-0"

FAR Proposed

TH1	
Level 1	339 SF
Level 2	356 SF
Level 3	356 SF
Penthouse	20 SF
1,072 SF	

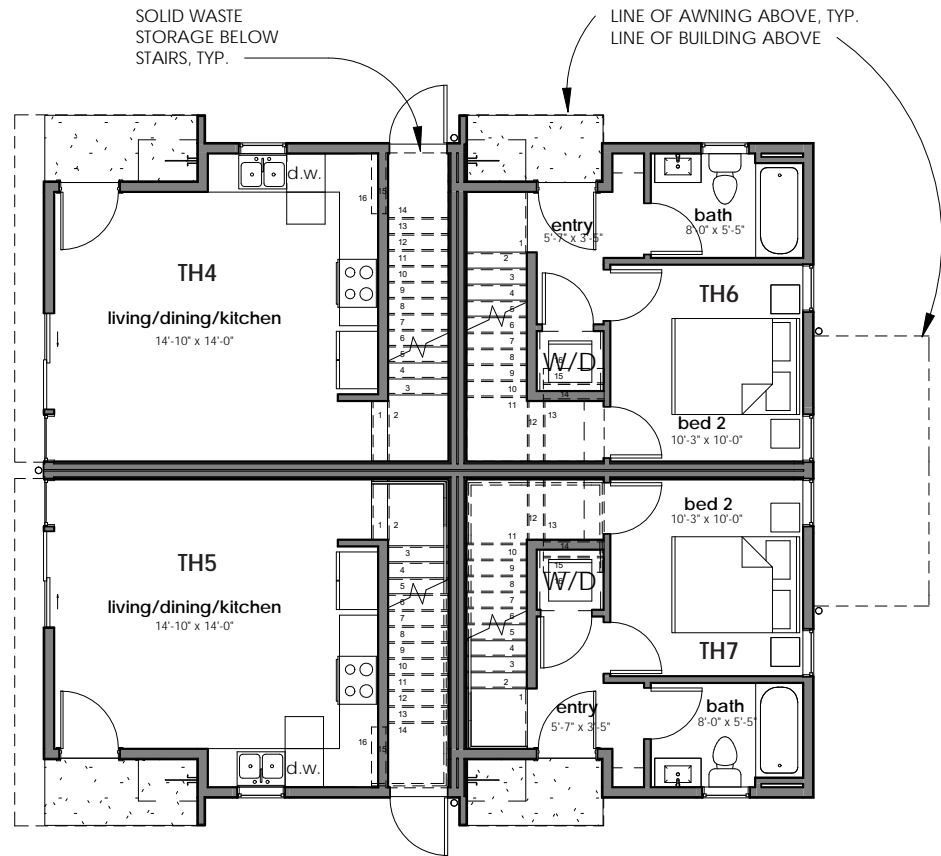
TH2	
Level 1	313 SF
Level 2	329 SF
Level 3	329 SF
Penthouse	54 SF
1,024 SF	

TH3	
Level 1	313 SF
Level 2	329 SF
Level 3	329 SF
Penthouse	54 SF
1,024 SF	

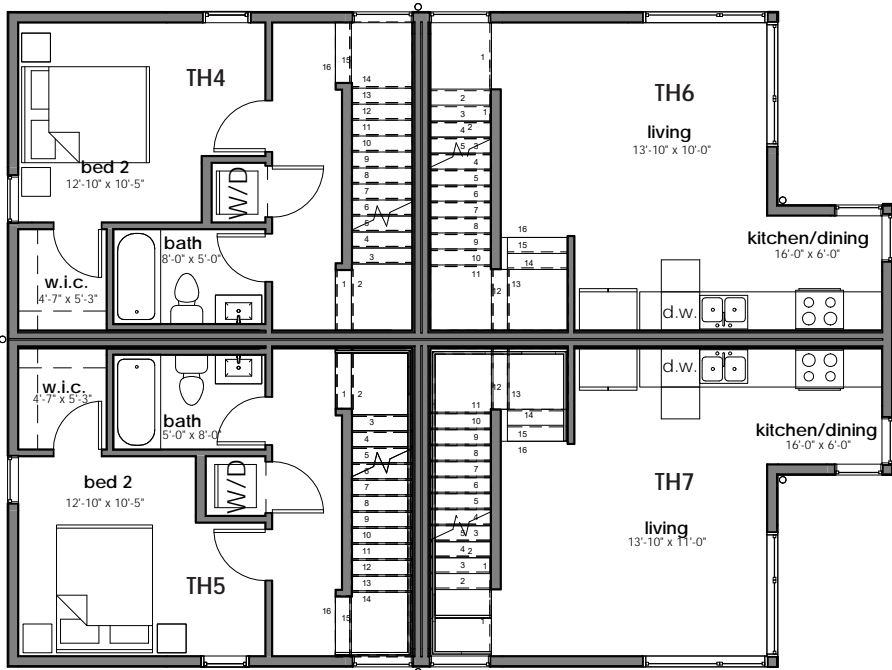


Scale: 1" = 10'

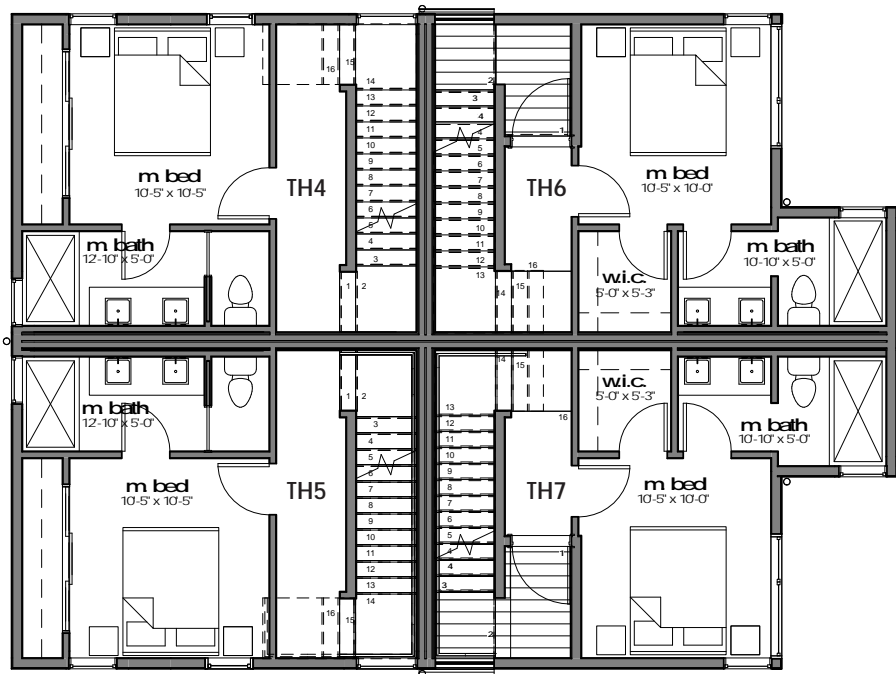
Building One



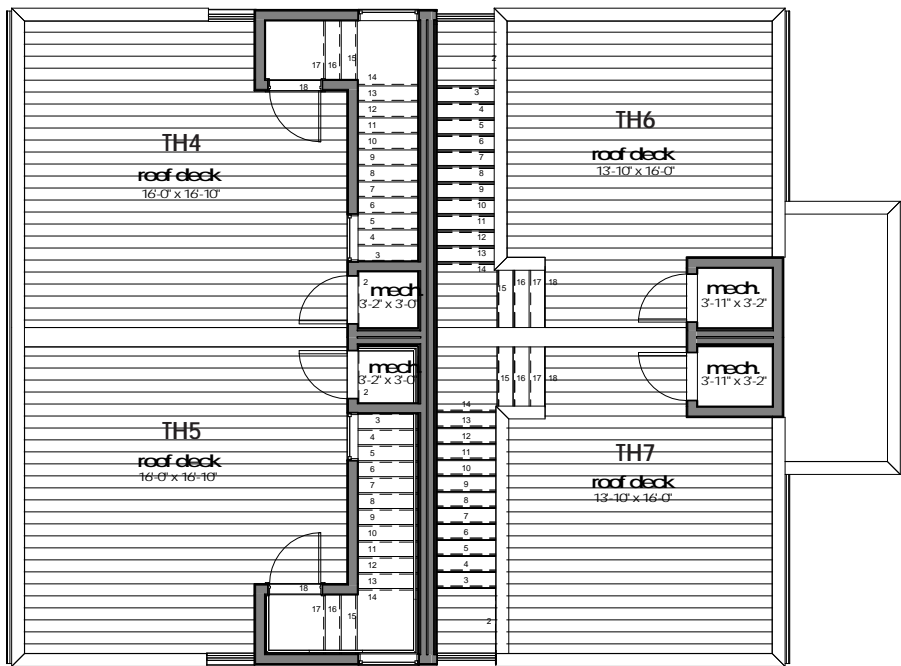
1 BLDG 2 - Level One
SCALE: 1" = 10'-0"



2 BLDG 2 - Level Two
SCALE: 1" = 10'-0"



3 BLDG 2 - Level Three
SCALE: 1" = 10'-0"



4 BLDG 2 - Roof Deck
SCALE: 1" = 10'-0"

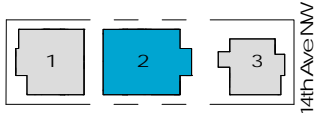
FAR Proposed

TH4	
Level 1	313 SF
Level 2	329 SF
Level 3	329 SF
Penthouse	54 SF
	1,024 SF

TH5	
Level 1	313 SF
Level 2	329 SF
Level 3	329 SF
Penthouse	54 SF
	1,024 SF

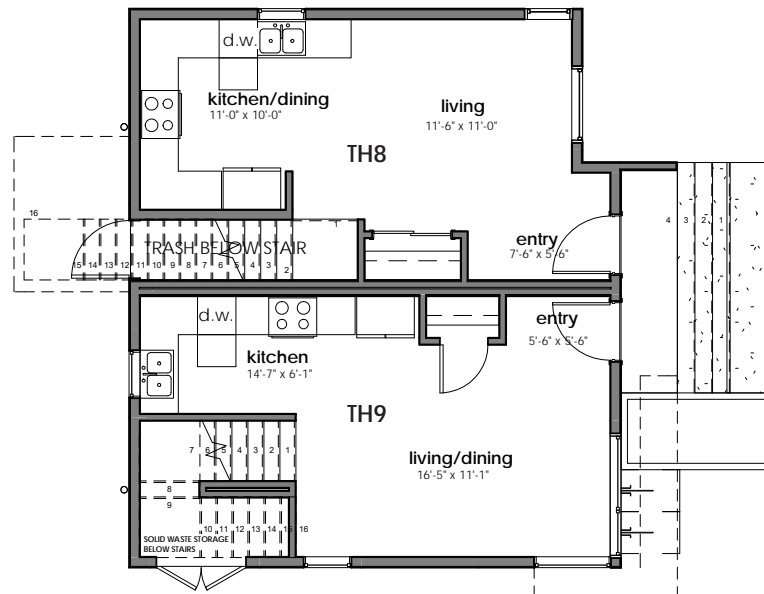
TH6	
Level 1	265 SF
Level 2	317 SF
Level 3	317 SF
	899 SF

TH7	
Level 1	265 SF
Level 2	317 SF
Level 3	317 SF
	899 SF

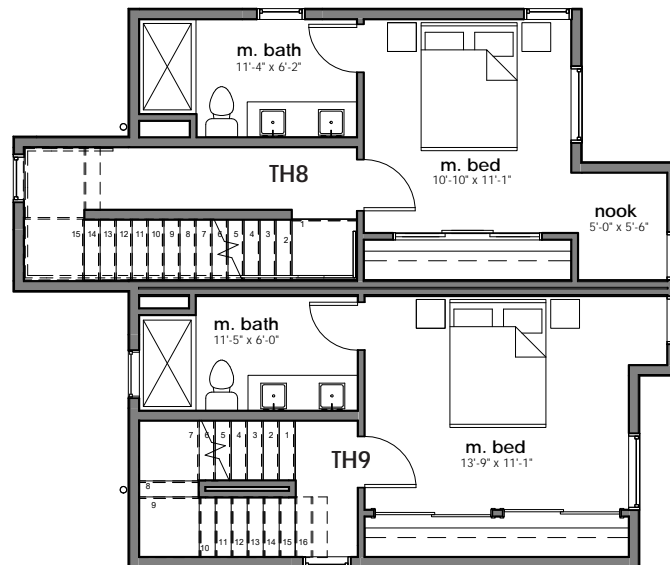


Scale: 1" = 10'

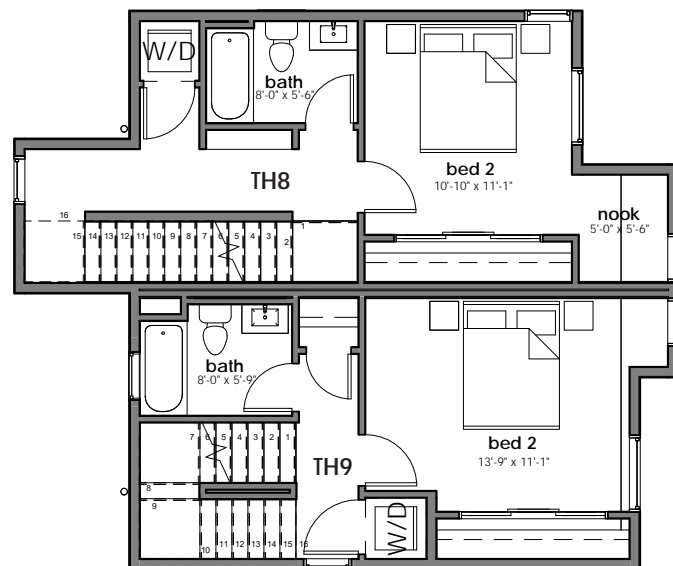
Building Two



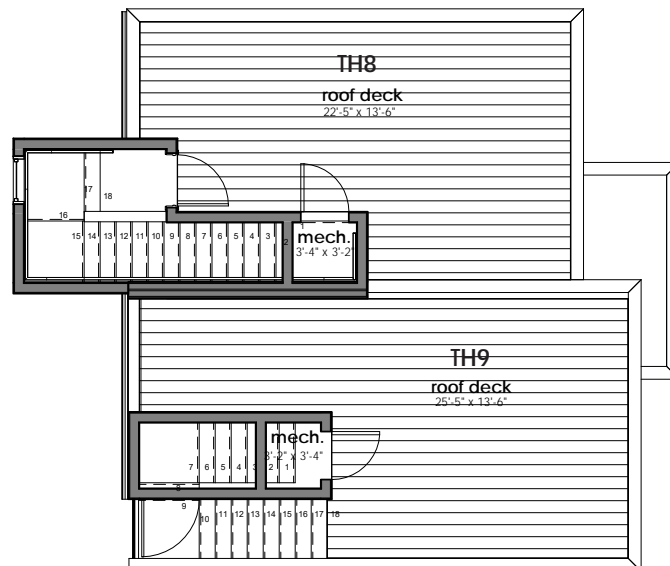
① **Level One**
SCALE: 1" = 10'-0"



③ **Level Three**
SCALE: 1" = 10'-0"



② **Level Two**
SCALE: 1" = 10'-0"



④ **Roof Deck**
SCALE: 1" = 10'-0"

FAR Proposed

TH8	
Level 1	317 SF
Level 2	375 SF
Level 3	375 SF
Penthouse	71 SF
	1,137 SF

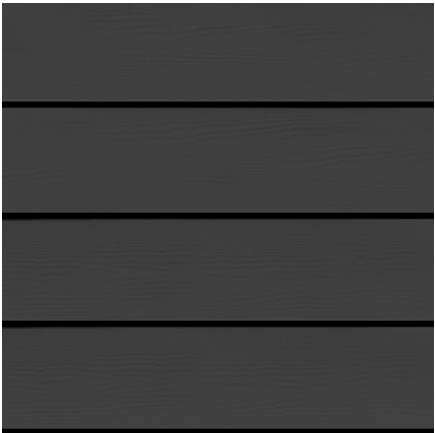
TH9	
Level 1	333 SF
Level 2	353 SF
Level 3	353 SF
Penthouse	20 SF
	1,059 SF
TOTAL	9,163 SF



Scale: 1" = 10'

Building Three

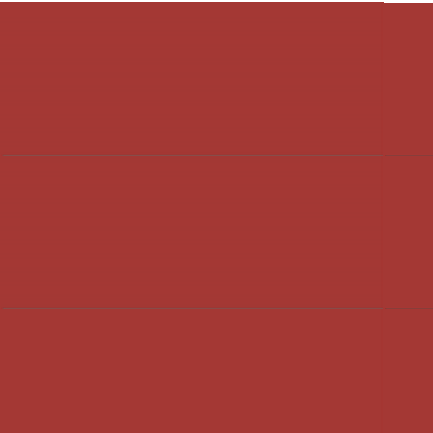
Dark Gray Lap



7.25" James Hardie Lap Siding
Sherwin Williams # 7069
Iron Ore

Primary Siding Material on All (3)
Buildings.

Red Accent Panel

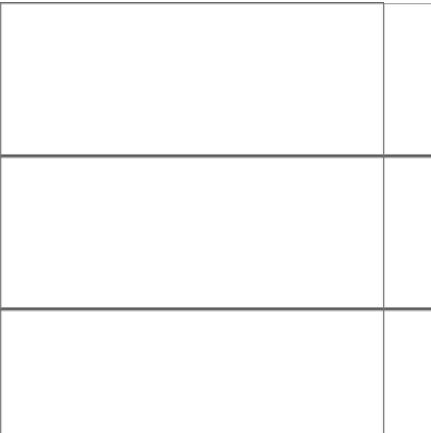


7 /16" James Hardie Panel
Sherwin Williams # 6601
Tanager

Entry Wall Accent Panel For Unit
Entries.

Front Door Pt. To Match.

White Accent Panel



7/16" James Hardie Panel
Sherwin Williams # 7100
Arcade White

Window Accent Panel.

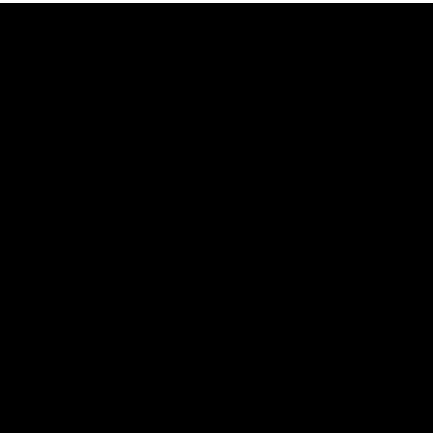
Cedar T&G



1" x 6" T+G Natural Cedar
Sherwin Williams Semi-Transparent
Stain # 3502
Mission Wall

Soffits of Entry Awnings.

Black Fascia/Gutter/DS



Fascia, Coping, Gutter & Downspouts
Black Per Manufacturer

Will be Utilized on All (3) Buildings.



BLDG 3 east (14th Ave NW)



BLDG 2 east



BLDG 1 east



Combined South

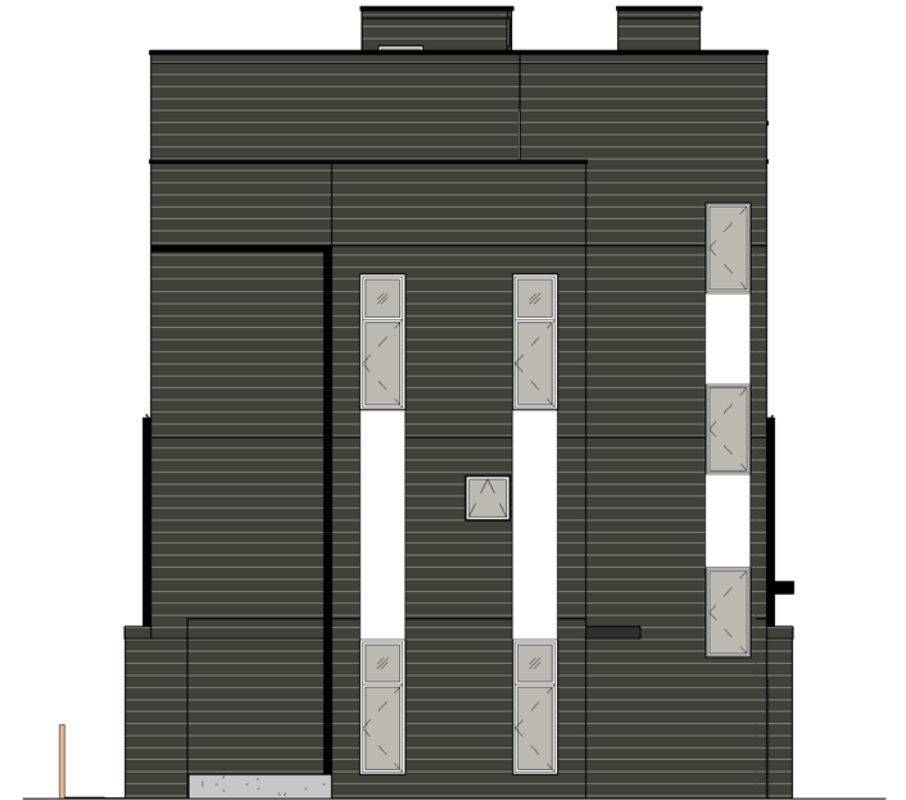
Scale: 3/32" = 1'-0"



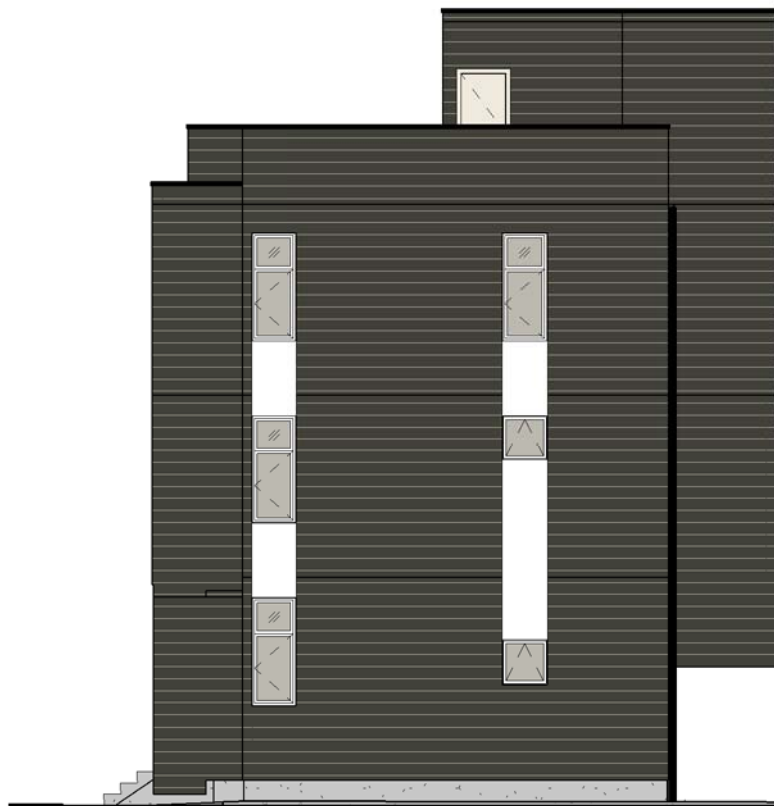
BLDG 3 West



BLDG 2 West



BLDG 1 West



Combined North

Scale: 3/32" = 1-0'

Building Elevations

8315 14th Ave NW | Streamlined Design Review



1. Approach on 14th Ave NW

Renderings For Illustration Purposes Only



2. Front Entry

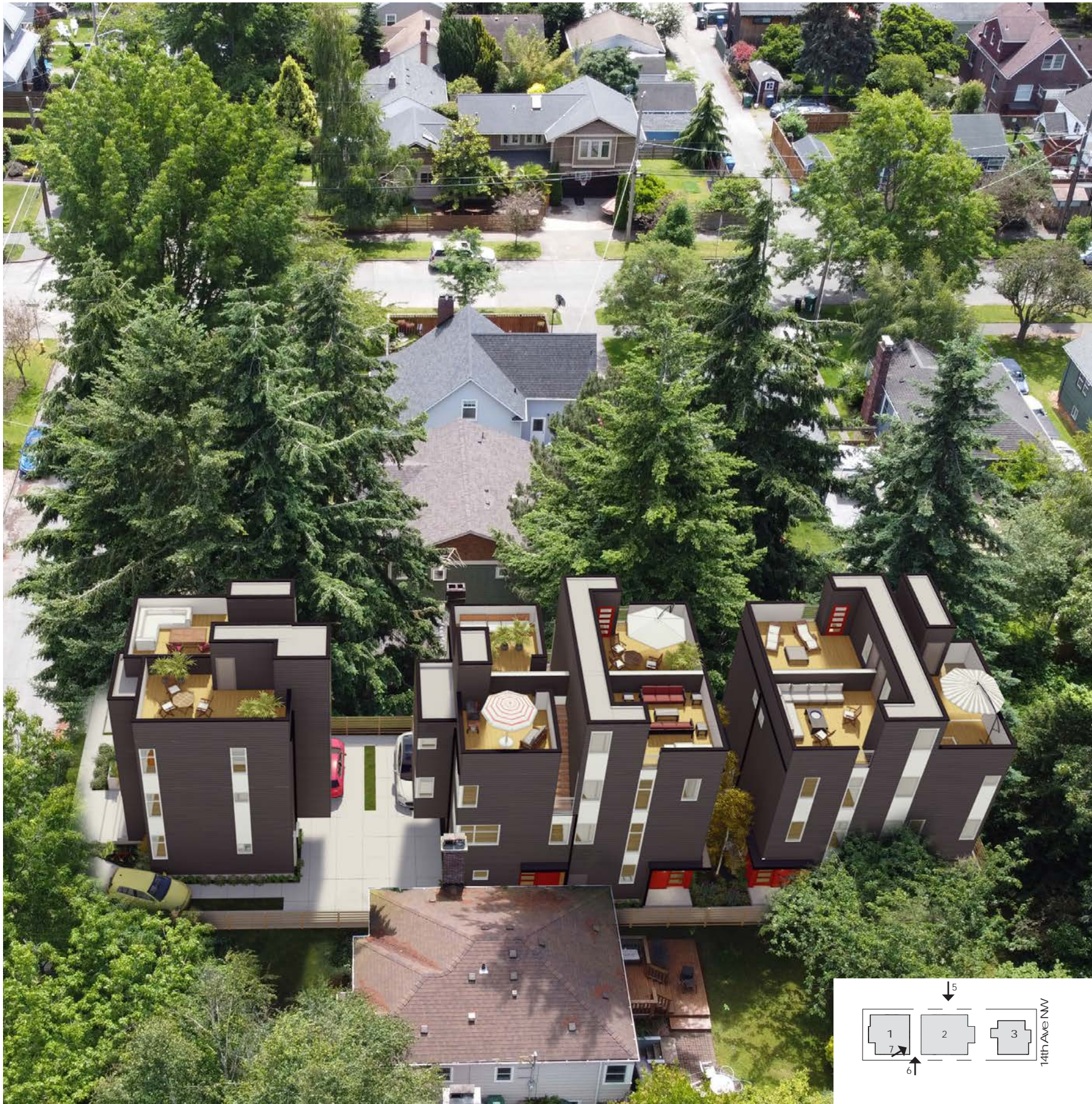


3. Entry for TH1, TH2, & TH4



4. TH1 Private Yard

Renderings



5. Aerial View from the North

Renderings For Illustration Purposes Only



7. Interior View of TH3



7. Interstitial Space Between

Renderings