Streamlined Design Review (SDR)

8044 16TH AVE NW

Project #: 3037553-EG

Applicant Team: Blackwood Builders Group
Developer

b9 architects
Architect

Root of Design
Landscape Architect

May 19, 2021

b9 architects

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OBJECTIVES

Construct one three-story residential duplex structure and one four-story residential triplex structure for a total of five units. Parking is provided for four out of the five units, including one unit that will incorporate a garage. The existing structure will be demolished.

Gross Floor Area	6,211 sf
Number of Units	5
Number of Parking Spaces	4
Number of Long-term Bike Parking Spaces	5
Number of Short-term Bike Parking Spaces	2

Sustainability

Design and construct two new townhouse structures to achieve a 4-Star Built Green certification.

Context

This five-townhouse project proposes a thoughtful transition from an adjacent commercial arterial to an adjacent single family zone. The proposed massing acknowledges its position in between two distinct zones, locating a four-story townhouse triplex at the east edge of the site (adjacent to the commercial arterial); and a three-story townhouse duplex to the west (adjacent to the single family zone). The two volumes are separated at the center of the site by a shared space for pedestrian and vehicular access. A series of frames intersect with the massing volumes as a strategy for: indicating site circulation; reducing the perceived scale of the buildings so it fits into its context; incorporating architectural elements that are common on the adjacent single-family projects, such as sloped roofs, canopies, and ledges that add texture and depth to all facades.

EARLY PUBLIC OUTREACH SUMMARY

As the applicant for a proposal at 8044 16th Avenue NW, b9 architects conducted and completed the Early Community Outreach requirements. Outreach includes numerous posters placed throughout the neighborhood and on utility poles, creating an interactive project website and facilitating an interactive online survey.

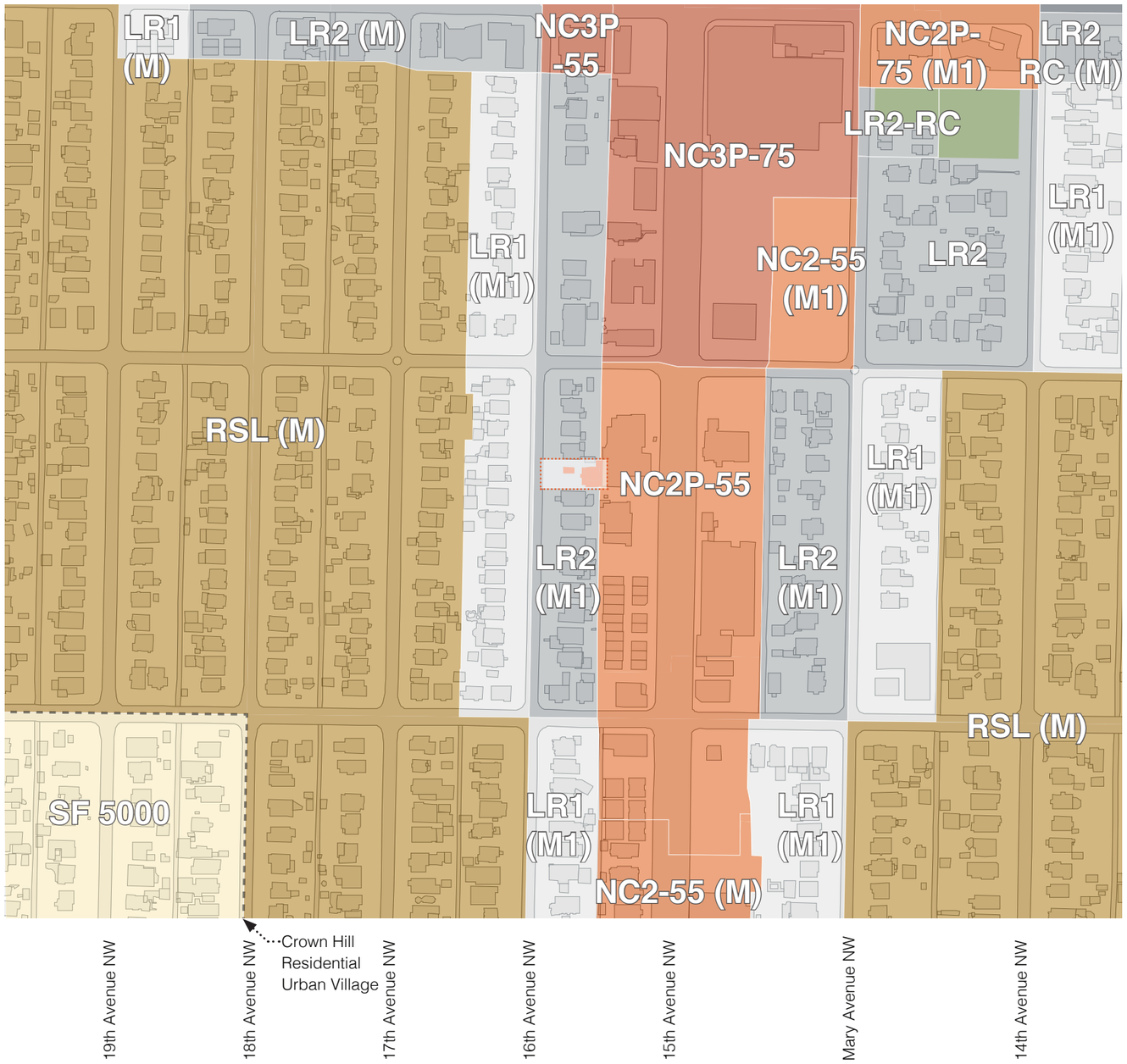
Per the SDCI Director's Rule 4-2018/DON Director's Rule 1-2018
VI.E.- Documentation: Early Design Guidance

> *Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project's design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.*

	OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS
1	Printed Outreach 10 posters placed in neighborhood landmarks, businesses, and utility poles	3/2/2021	• None
2	Digital Outreach Interactive project webpage with public commenting function	2/27/2021	• None
3	Digital Outreach Internet Survey	2/27/2021	• None

ZONING ANALYSIS

This site is located in an LR2 and directly abuts an NC2 zone and an LR1 zone..



ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:

- 1.4, for zones with an MHA suffix

23.45.512 DENSITY LIMITS:

- No density limits

23.45.514 STRUCTURE HEIGHT:

- 40'-0" base height limit for zones with an MHA suffix
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit
- For shed and butterfly roofs in LR zones:
- 1. In LR zones, the high side(s) of a shed or butterfly roof may extend 3 feet above the height limits set in Table A for 23.45.514, provided that the low side(s) of the shed or butterfly roof are no higher than the height limit (see Exhibit A for 23.45.514) if the height limit exception in subsection 23.45.514.F is not used.
- 2. The roof line of a shed or butterfly roof may be extended in order to accommodate eaves, provided that the highest point of the roof extension is no more than 4 feet above the height limit.
- In LR zones, stair penthouses may extend 10 feet above the height limit if the combined total coverage of all features does not exceed 15 percent of the roof area.

23.45.518 SETBACKS AND SEPARATIONS:

- Front- 5 feet minimum, 7 foot average
- Rear- 5 feet minimum, 7 foot average
- Side less than 40 feet- 5 feet minimum
- Side more than 40 feet- 7 feet average; 5 feet minimum
- Separations - In LR and MR zones, if principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures is 2 feet greater than the required width of the driveway or parking aisle, provided that the separation is not required to be any greater than 24 feet. If principal structures are separated by a driveway or parking aisle, projections that enclose the floor area may extend a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.
- Bay windows and other features that provide floor area may project a maximum of 2 feet into required setbacks and separations if they: a.Are no closer than 5 feet to any lot line; b.Are no more than 10 feet in width; and c.Combined with garden windows and other features included in subsection 23.45.518.H.2, make up no more than 30 percent of the area of the facade.

23.45.522 AMENITY AREA:

- The required amenity area in LR2 zones for townhouse developments is equal to 25 percent of the lot area.
- A minimum of 50% of the required amenity area shall be provided at ground level.
- All units shall have access to a common or private amenity area.

23.45.524 LANDSCAPING STANDARDS:

- A Green Factor Score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed.

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:

- Maximum Structure Width: 90 feet for townhouse developments in LR2 lots.
- Maximum Facade Length: 65% of lot line for portions of facade within 15 feet of lot line.

23.45.534 LIGHT AND GLARE STANDARDS:

- Exterior lighting shall be shielded and directed away from adjacent properties.
- To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from abutting properties by a fence or wall between 5 feet and 6 feet in height, or a solid evergreen hedge or landscaped berm at least 5 feet in height. If the elevation of the lot line is different from the finished elevation of the driveway or parking surface, the difference in elevation may be measured as a portion of the required height of the screen so long as the screen itself is a minimum of 3 feet in height. The Director may waive the requirement for the screening if it is not needed due to changes in topography, agreements to maintain an existing fence, or the nature and location of adjacent uses.

23.54.040 TRASH AND RECYCLING STORAGE

- Residential uses proposed to be located on separate platted lots, for which each dwelling unit will be billed separately for utilities, shall provide one storage area per dwelling unit that has minimum dimensions of 3 feet by 6 feet.

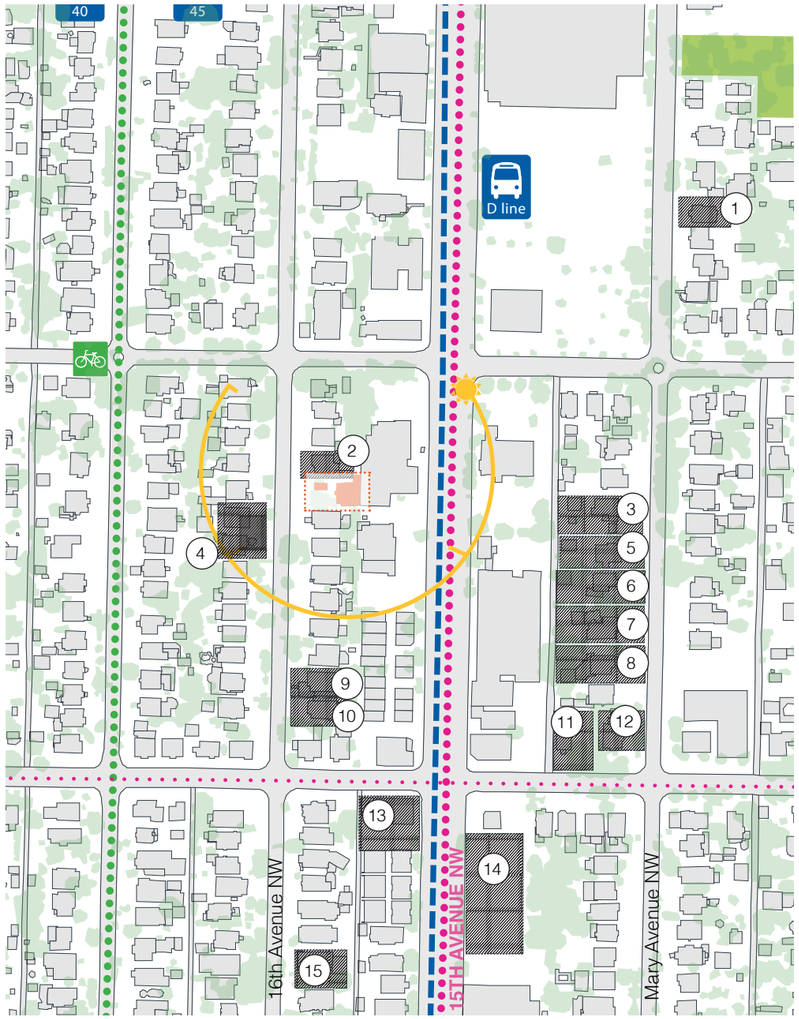
23.54.015 PARKING:

- Per 23.45.536.1: If parking is provided, it shall be located on the same lot as the use providing the parking, except as otherwise provided in this subsection 23.45.536.B.
- Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except: between a principal structure and a street lot line, in the required front setback or side street side setback, and within 20 feet of any street lot line.

23.54.015.K BICYCLE PARKING:

- Long Term Parking Requirement : 1 Per Dwelling Unit
- Short Term Parking Requirement : 1 Per 20 Dwelling Units
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking.
- Provide full weather protection for all required long-term bicycle parking.
- Rounding. For long-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole number. For short-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole even number.

SITE OPPORTUNITIES & CONSTRAINTS



Proposed Developments in Proximity to the Site

	Address	Proposal		Address	Proposal		Address	Proposal
1	8324 Mary Ave NW	4-Story Apartment Building	6	8027 Mary Ave NW	8 Townhouses	11	1480 NW 80th St	4-Story Apartment Building
2	8048 16th Ave NW	4 Townhouses	7	8021 Mary Ave NW	8 Townhouses	12	1472 NW 80th St	5 Townhouses
3	8039 Mary Ave NW	8 Townhouses	8	8015 Mary Ave NW	8 Townhouses	13	7755 15th Ave NW	4-Story Apartment Building
4	8035 16th Ave NW	9 Townhouses	9	8012 16th Ave NW	5 Townhouses	14	7730 15th Ave NW	4-Story Apartment Building
5	8035 Mary Ave NW	7 Townhouses	10	8008 16th Ave NW	5 Townhouses	15	7730 16th Ave NW	2 Townhouses

ADJACENT USES

EXISTING CONDITIONS

- 8044 16th Avenue NW is a 4,437 square foot rectangular lot with approximate dimensions of 44 feet north-south and 100 feet east-west. The lot currently contains an existing home built in 1923. The immediate surroundings are a mix of single-family homes and townhouses, and the site is one parcel away from a commercial arterial to the east.
- The site slopes significantly down to the west with a roughly 13'-6" grade change, with the majority of the slope located on the east side of the site. There is an existing retaining wall at the rear of the site, dividing the property from the lots to the east. There is an existing concrete driveway on the north of the site.
- There are four existing trees on the site, all in good condition and health, none of them were identified as exceptional by the arborist.
- The adjacent lot to the north is currently under development, proposing 4 townhouse units. The parcel across the street and two doors down will be developed with 9 new townhouse units. Other development is proposed on the block and in the nearby vicinity.

1 View facing Northeast looking at site

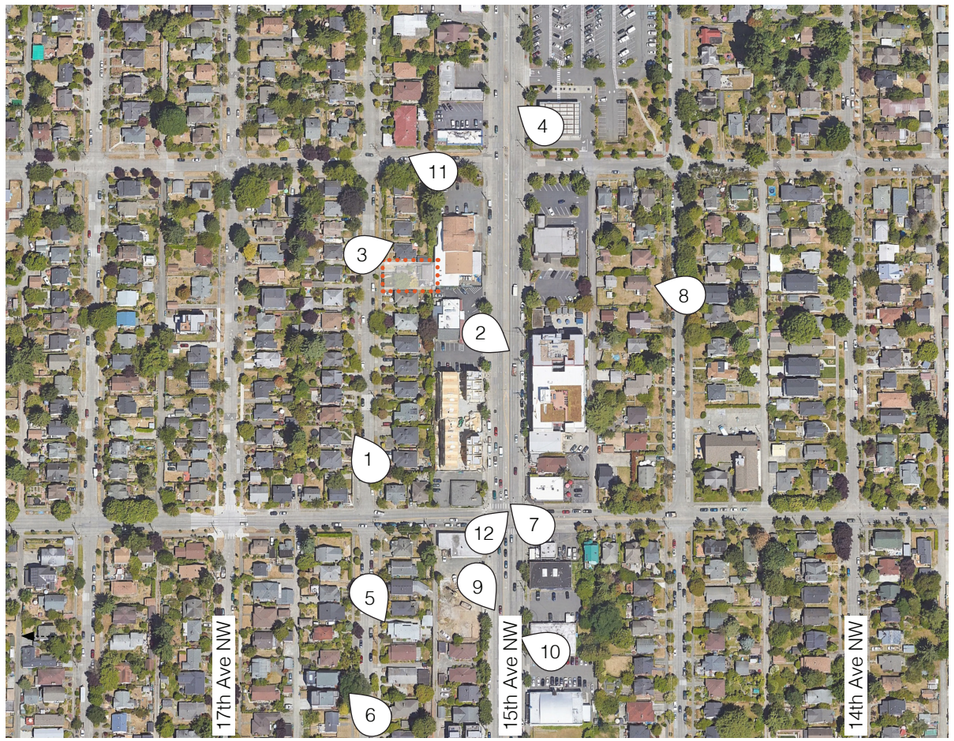
2 View facing Northeast looking at site

3 View facing South-southeast looking at site

4 View facing Southwest looking at site

NEIGHBORHOOD ANALYSIS

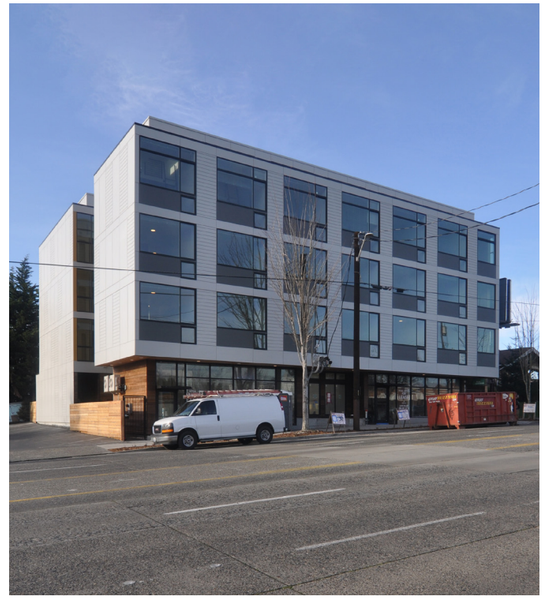
- The parcel is located mid-block on the east side of 16th Avenue NW between NW 80th Street and NW 83rd Street.
- Prior to the recent upzone through the city's Mandatory Housing Affordability legislation, the site's zone was SF5000. Along the west and east sides of 16th Avenue NW are predominantly single family houses; however, a number of the lots are currently under development, including the lot directly north and a lot kitty-corner from the site. Southeast of the site are various townhouse developments, built in the 2000s.
- This site is well served by bus lines, including the #40, #45, and the D line, facilitating travel to many Seattle neighborhoods including; Downtown, Queen Anne, Fremont, Ballard, Northgate, Interbay, Greenwood, Green Lake, Roosevelt, and the University District.
- The intersection of NW 85th Street and 15th Avenue NW is located 1.5 blocks northeast of the site. 15th Avenue NW is a major arterial that connects south to Ballard and Downtown and north to Crown Hill.. This intersection is the center of the Crown Hill Residential Urban Village which has significant mixed-use development.



1 Single Family Houses on 16th Avenue NW between NW 80th Street and NW 83rd Street

2 Noba Apartments on 15th Avenue NW between NW 80th Street and NW 83rd Street

3 Single Family Houses on 16th Avenue NW between NW 80th Street and NW 83rd Street



4 Freya Apartments on 15th Avenue NW between NW 83rd Street and NW 85th Street

5 Single Family Houses on 16th Avenue NW between NW 77th Street and NW 80th Street

6 Single Family Houses on 16th Avenue NW between NW 77th Street and NW 80th Street

7 Townhouses on 15th Avenue NW between NW 80th Street and NW 83rd Street

8 Townhouse proposal on Mary Avenue between NW 80th Street and NW 83rd Street.

9 Apartment Building on 15th Avenue NW between NW 77th Street and NW 80th Street

10 Townhouses on 15th Avenue NW between NW 77th Street and NW 80th Street

11 Apartments on the corner of 16th Avenue NW and NW 83rd Street

12 Cafe at 15th Avenue NW and NW 80th Street.

SITE SURVEY

ADDRESS

8044 16th Ave NW

PARCEL #

7588700100

LEGAL DESCRIPTION

Scheuermans Garden Acre Trs S 1/2 of por betw 15th & 16th Ave NW Less E 92 ft

LOT SIZE

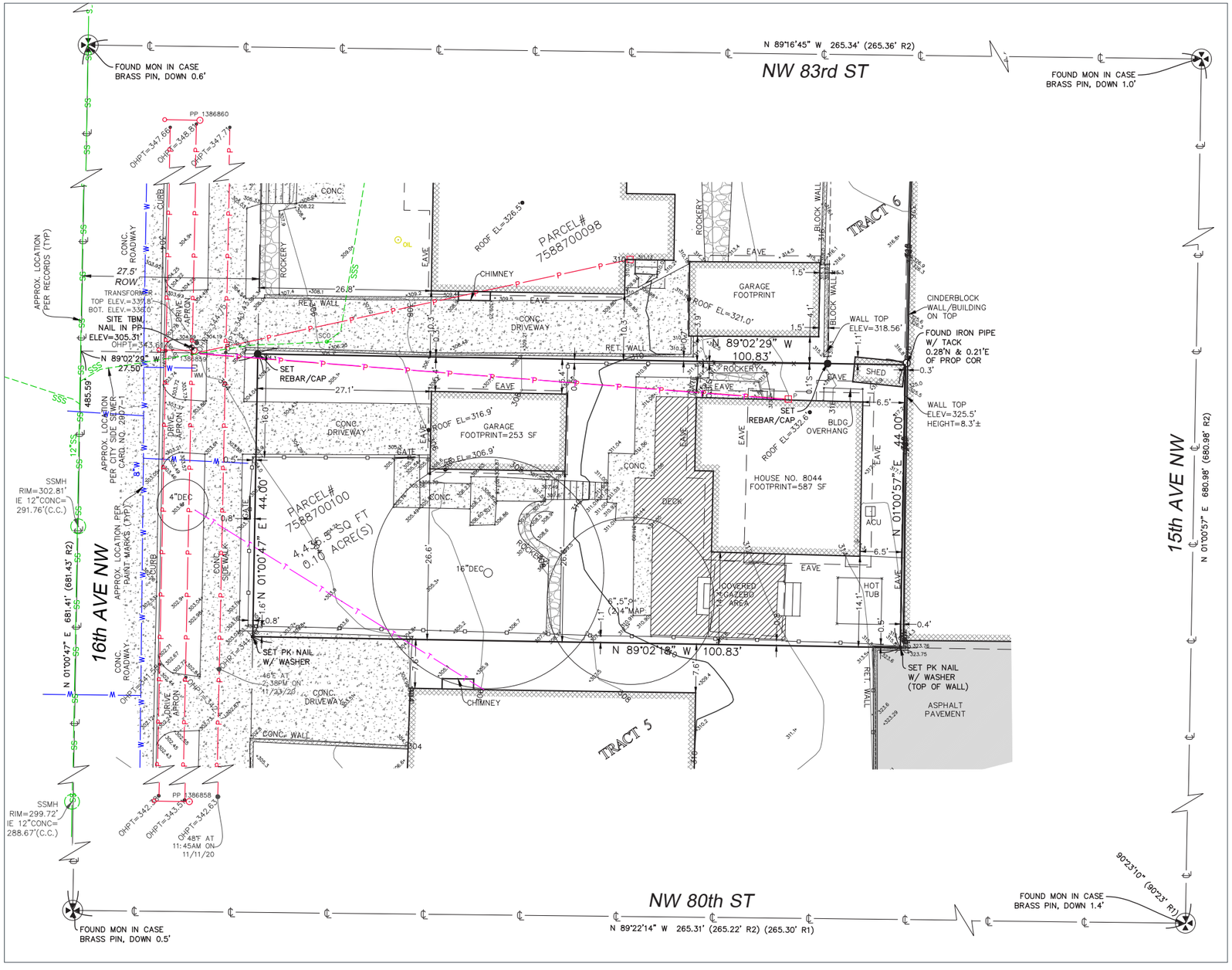
4,436 SF

ZONE

LR2 (M1)

URBAN VILLAGE OVERLAY

Crown Hill Residential Urban Village



SHOFFNER CONSULTING
14515 North Creek Drive A209 Mill Creek, WA 98012 Mobile:(206)755-9407

November 6, 2020

Cameron Willett
Blackwood Builders Group
15620 Hwy 99 Suite 11
Lynnwood, WA
98087

RE: Tree Inventory Report - 8044 16th Ave. NW Seattle.

Cameron:

This report is provided to report on the inventory I conducted on the property at the address of 8044 16th Ave. NW Seattle. Please see the accompanying Tree Inventory Map for the approximate locations of the trees on the lot.

The City of Seattle's regulations of trees on private property are provided in DPD Director's Rule 16-2008 and were referenced for preparation of this report.

1.0 Professional Experience and Credentials
Following is a summarization of my experience and credentials as a consulting arborist:

- Master of Science in Urban Horticulture from Center for Urban Horticulture, University of Washington, 1996. Focus of study and thesis was nursery production of Pacific madrone (*Arbutus menziesii*) and establishment into a natrual/urban ecosystem.
- ISA Certified Arborist since 1996.
- Tree Risk Assessment Qualified since 2012.
- Consulting arborist, 1996-present.
- Wetland Biologist, 1996-1998
- Other related experience: City of Everett Urban Forestry, summers 1989-1992; Natural Resource Management staff and Bellevue Botanical Garden staff, City of Bellevue, 1996-1997.

2.0 Site Conditions and Proposed Development
The property is located in the Crown Hill neighborhood of Seattle in a single family residence neighborhood. There are 4 trees on the property and none just off-site with drip lines that extend onto the property and none within the right-of-way frontage.

3.0 Tree Inventory - Methods and Results
I conducted 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 oberserved 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 4 trees on the property and none just off-site with drip lines that cross onto the property. The column CSD is crown spread diameter for the on-site trees. Following is the information on these trees.

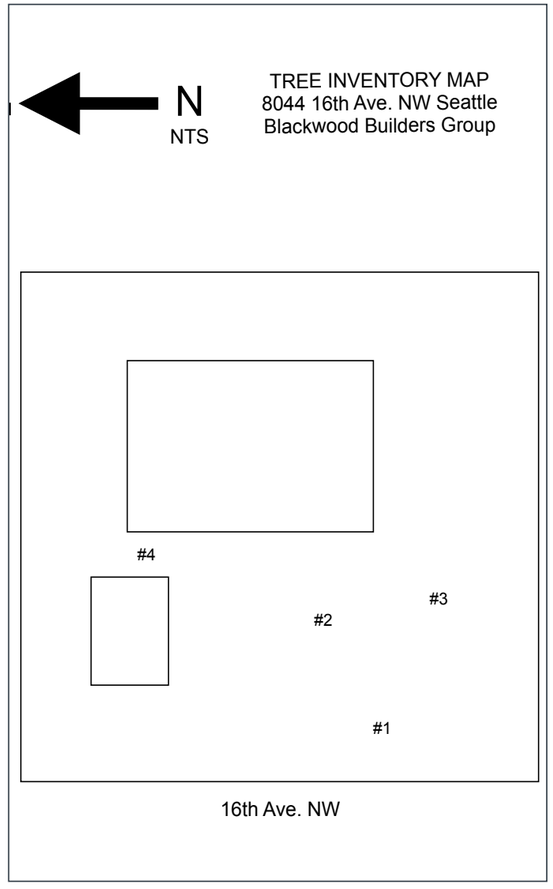
#	Species	Dbh	CSD	Condition and Status
1	Flowering cherry (Prunus serrulata)	17"	34'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
2	Staghorn sumac (Rhus typhina)	4"	5'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
3	Japanese maple (Acer japonicum)	6"	14'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
4	Weeping flowering cherry (Prunus serrulata 'pendula')	6"	8'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.

3.0 Tree Retention and Protection
There are no trees on the property that are classified as exceptional, therefore, no tree retention or protection is required.

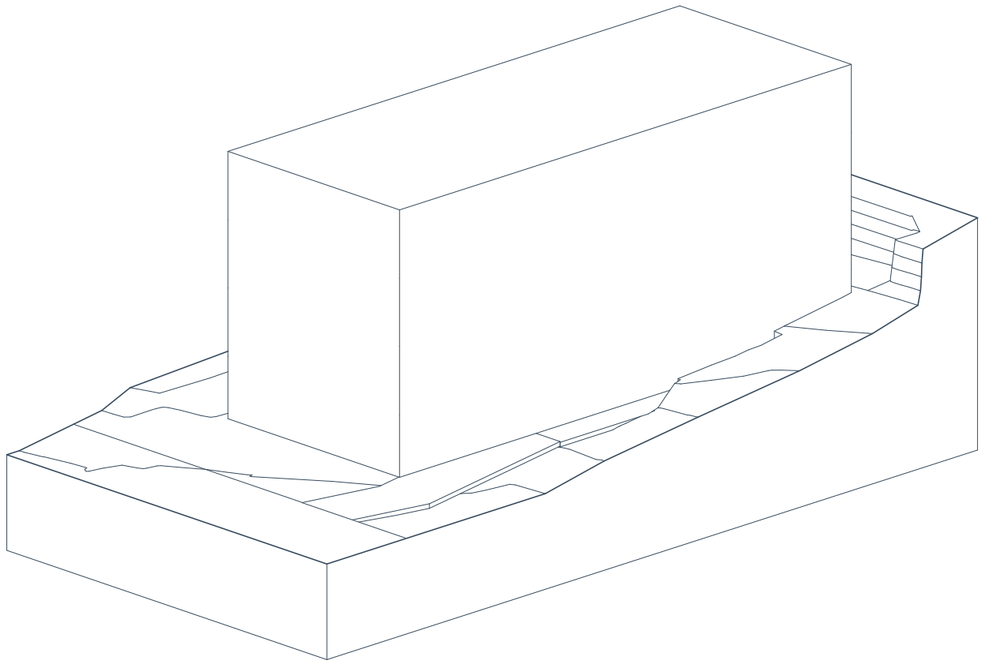
4.0 Use of This Report
This report is provided as a means of addressing the property at the address of 8044 16th Ave. NW in the City of Seattle. This report addresses only trees on this property and those on adjacent properties with drip lines that extend onto it. There is no gurarantee that retained trees will survive through construction, and as trees are dynamic and their conditions can change rapidly due to environmental changes, Shoffner Consulting cannot be held liable for the failure of any retained trees.

Cordially,

Tony Shoffner
ISA Certified Arborist #PN-0909A
TRAQ

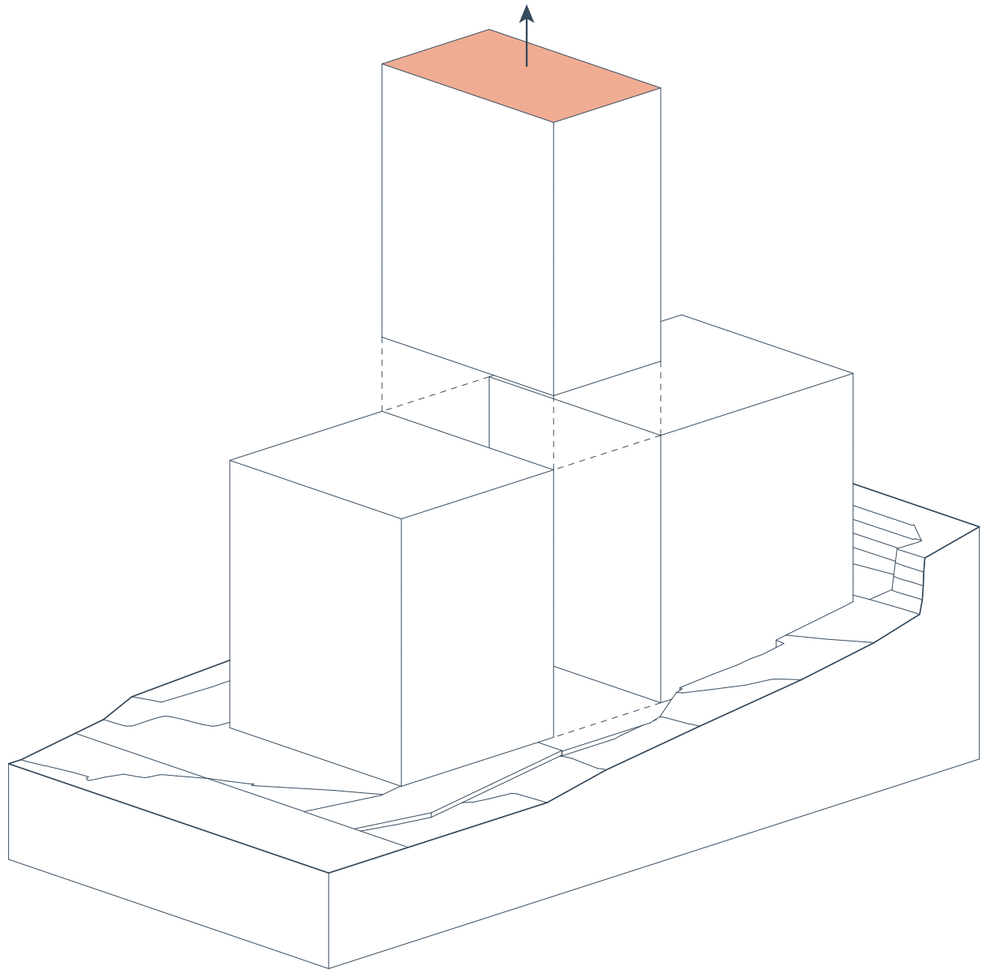


MASSING DEVELOPMENT



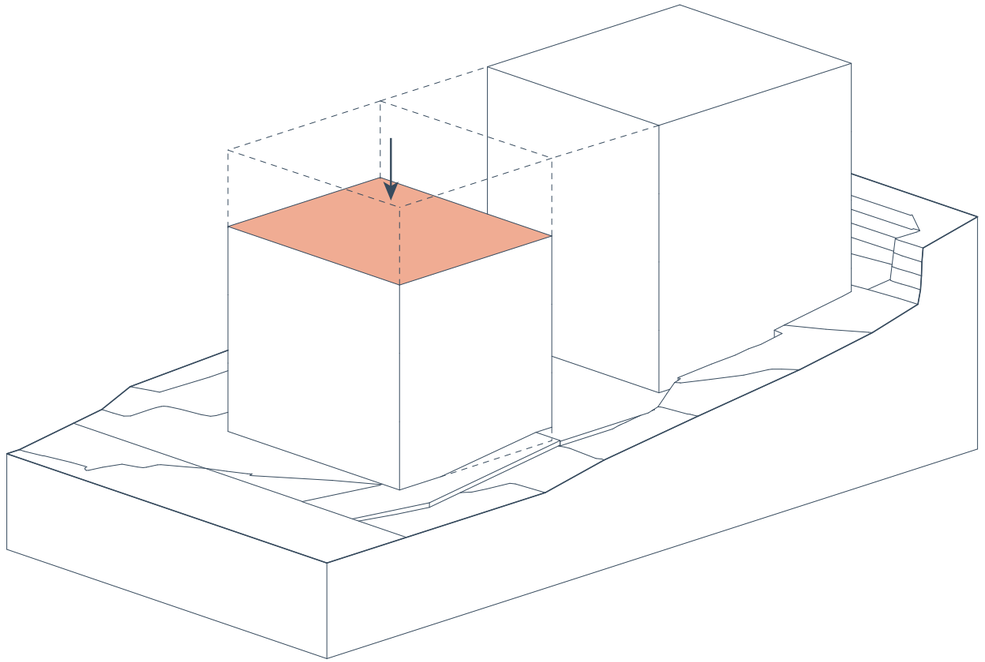
1. ZONING ENVELOPE

Based on allowable height and setbacks.



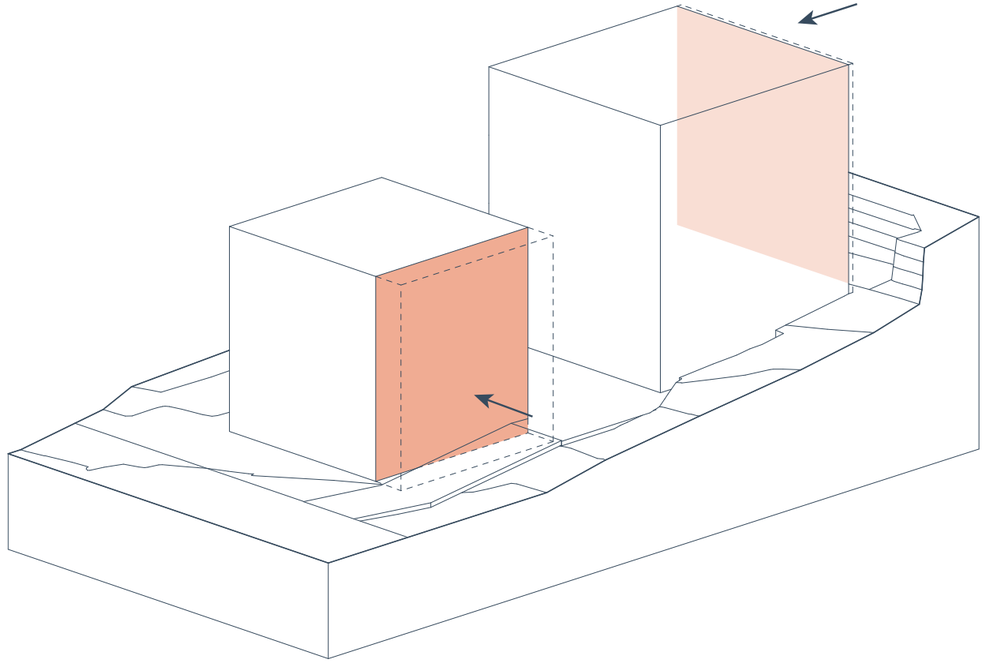
2. DIVIDE MASSES

Incorporate facade length requirements and separate massing into two smaller structures.



3. REDUCE SCALE AT STREET

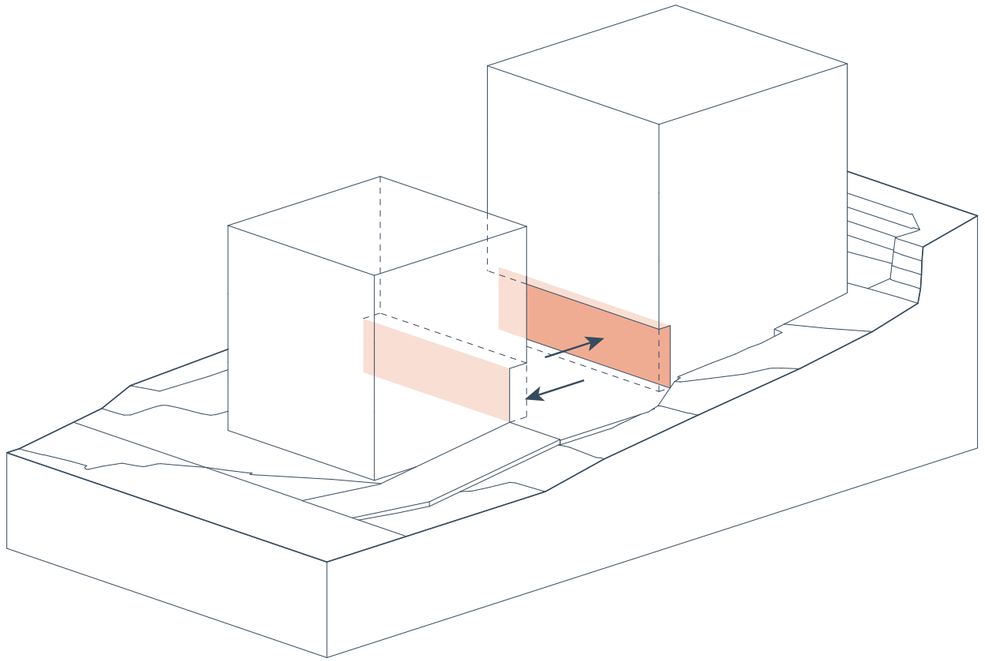
Responding to the existing context, the height of the front structure is reduced by 10 feet to be three stories.



4. ENTRY TO CENTER OF SITE

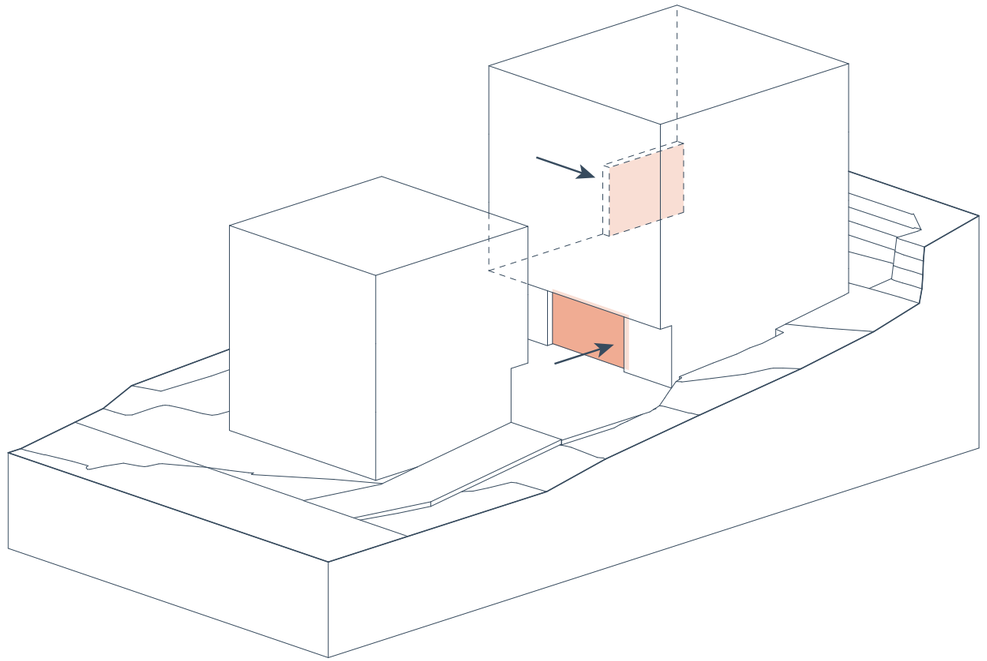
Massing is further articulated to provide entry to the central court.

CONCEPT DEVELOPMENT



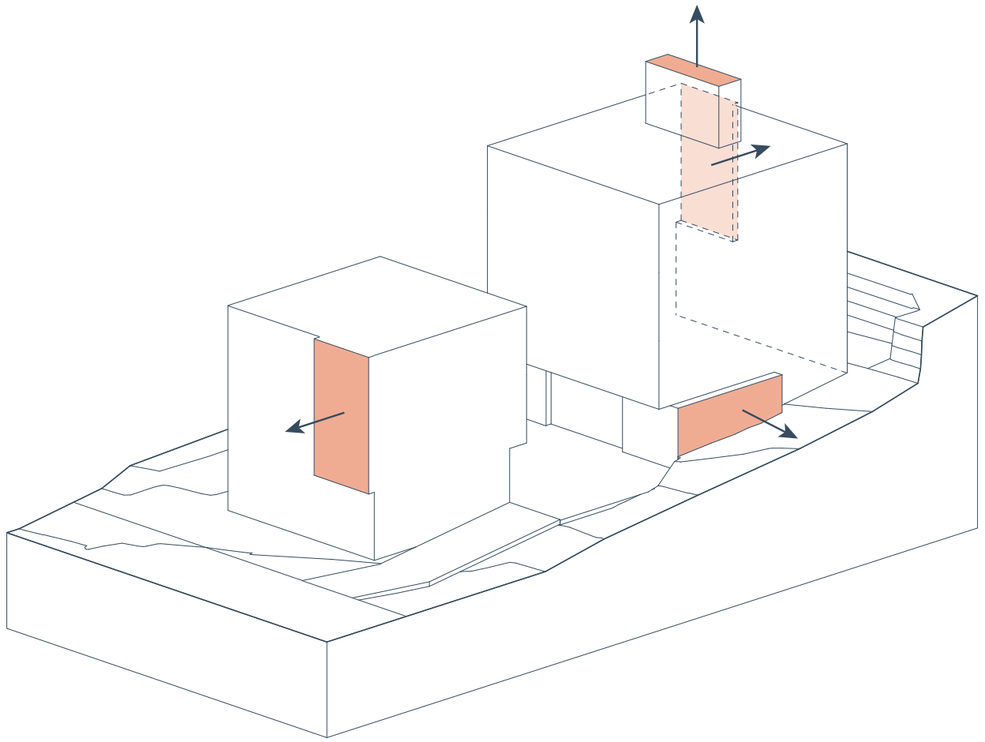
5. EMPHASIZE ENTRY AND COURTYARD WITH MASS INTAKE

Carving at the base of the volumes to highlight pedestrian circulation.



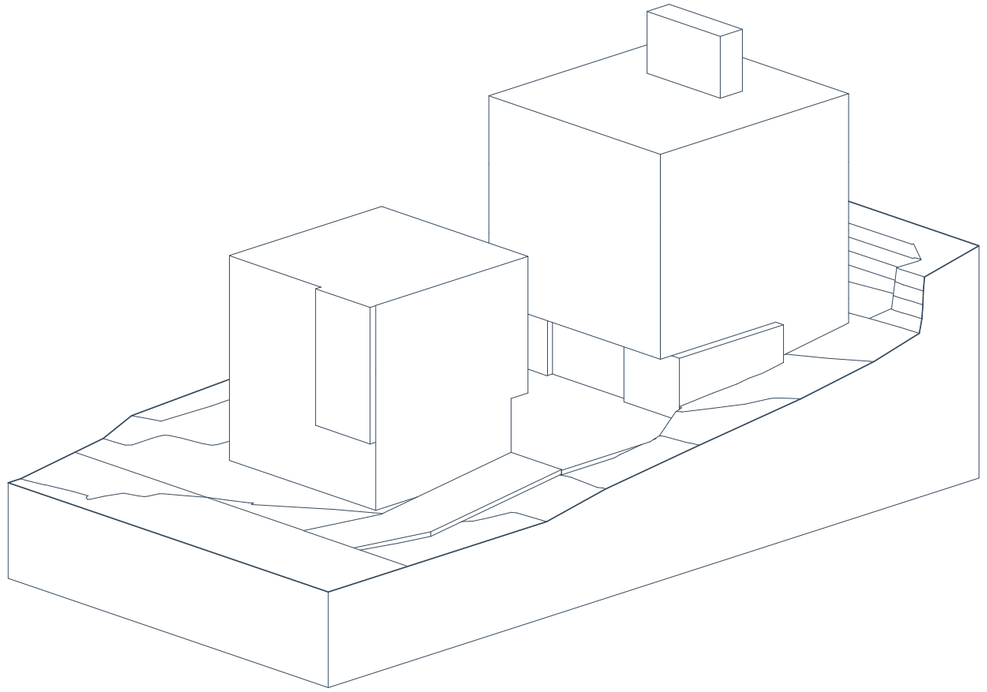
6. EMPHASIZE ENTRIES WITH SUBTRACTION

Carving at unit entries to further highlight pedestrian circulation and to provide weather protection at entrances.



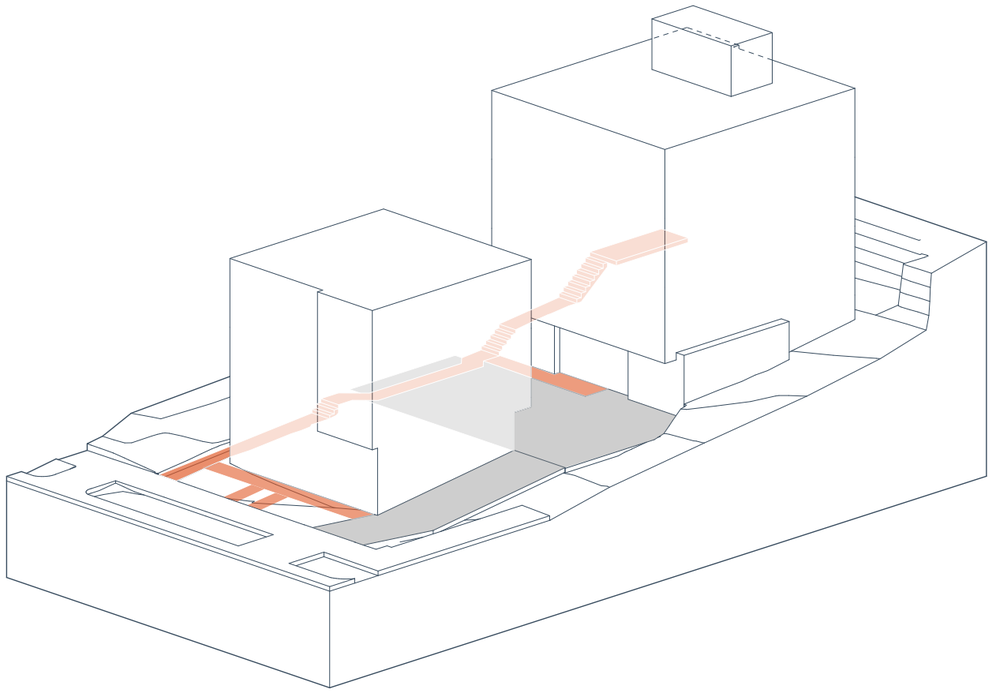
7. PROJECTION TO CREATE MODULATION

Extrusions create visual interest along the street facade and along the longer north and south elevations..



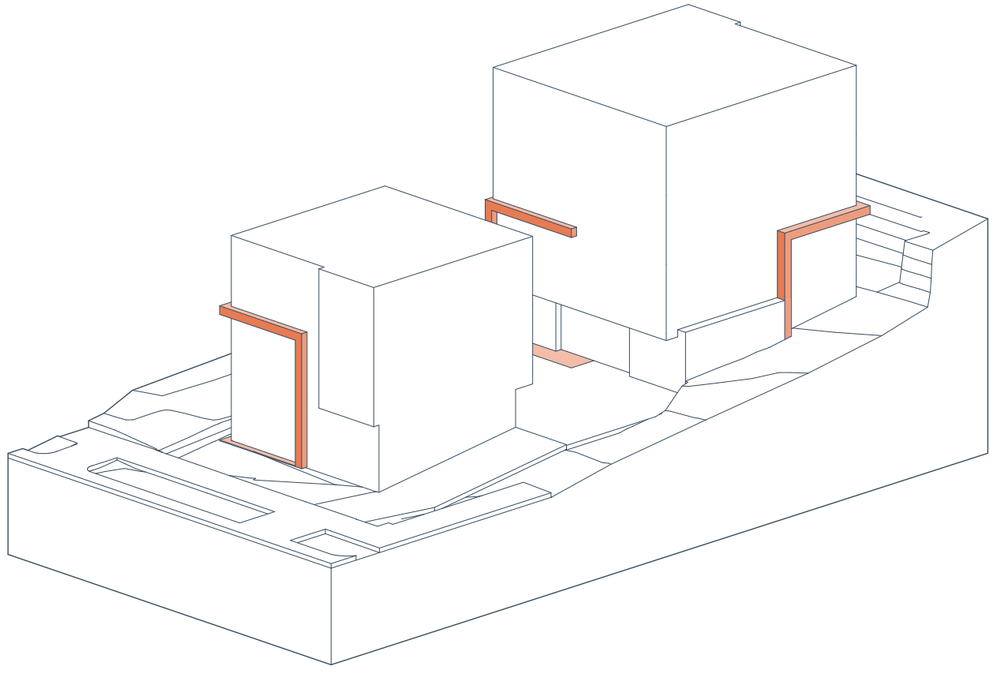
8. FINAL SCHEMATIC MASSING

MATERIALS DEVELOPMENT



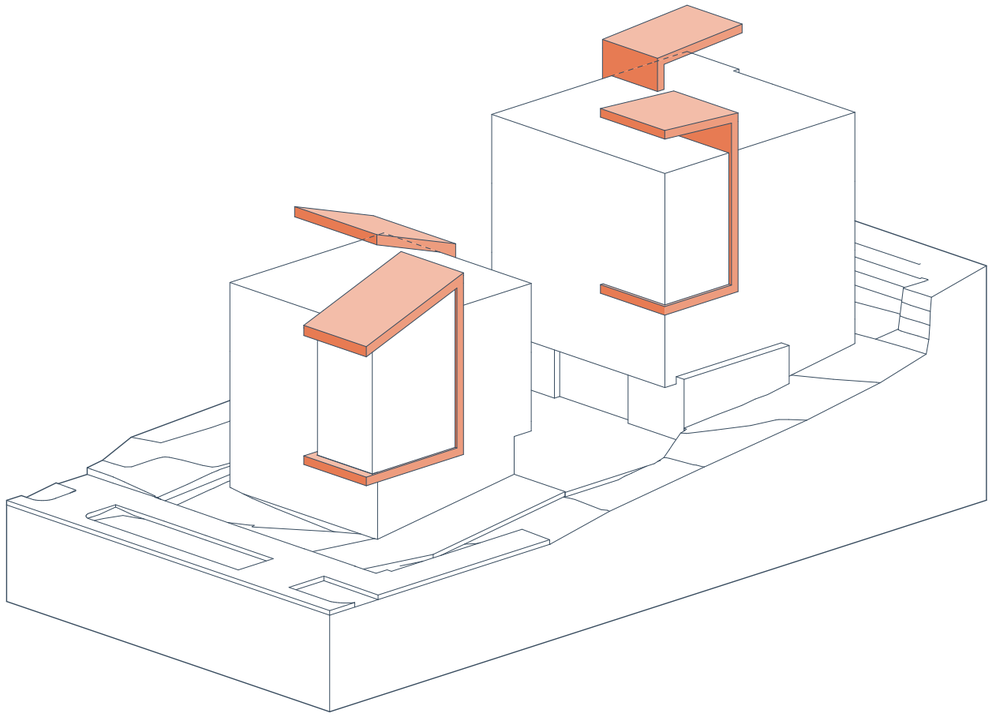
1. PEDESTRIAN AND VEHICLE CIRCULATION

Vehicular and pedestrian circulation are separated from one another, with all units accessible by foot either directly from the street or from a pedestrian path at the north of the site. The vehicular access is at the south side of the site, away from the shared pedestrian path.



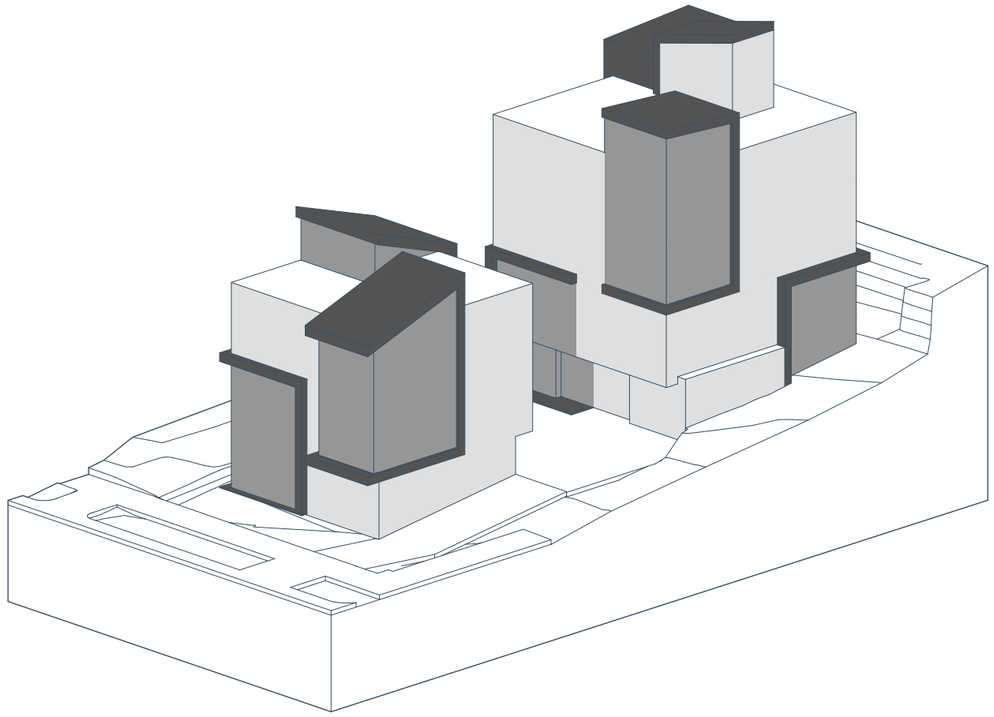
2. FRAMES TO INDICATE ENTRANCES AND HIGHLIGHT CIRCULATION

The architectural framing elements highlight this pedestrian circulation by articulating unit entries and providing canopies and wayfinding devices along the shared path.



3. FRAMES FOR SHED ROOFS AND TO DESIGNATE MASSING MOVES

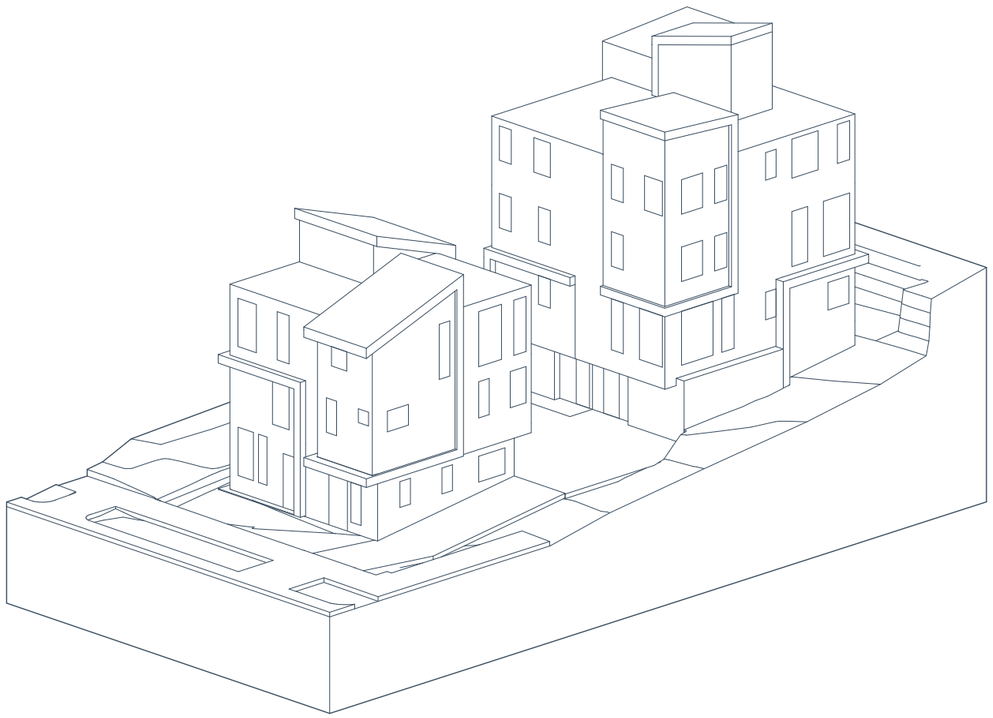
The frames also incorporate architectural elements such as sloped roofs, canopies, and ledges that add texture and depth to all facades. In the west massing, these frames provide pedestrian-level details such as a shed roof and a clear differentiation between the two units' entries, details that acknowledge the project's single-family context.



4. MATERIAL STRATEGY

They also emphasize the modulation along the front facade and signify material changes on all facades. In the east massing, these frames are a strategy for transitioning materials and adding secondary architectural details that greatly reduce the perceived scale of the building. These frames encompass high-quality horizontal wood cladding, a textural contrast to the material of the rest of the building.

MATERIALS DEVELOPMENT



5. WINDOW STRATEGY

The windows respond to specific site conditions, with the alignment of larger, more vertical openings oriented towards views and areas with more privacy. These windows emphasize the verticality of certain sections of the elevation. The other window strategy consists of window punches arranged in a more playful and random order. These two window strategies create an even field-like condition that allow the frames and two-story wood clad elements to read more distinctly from the overall building masses.

6. FINAL

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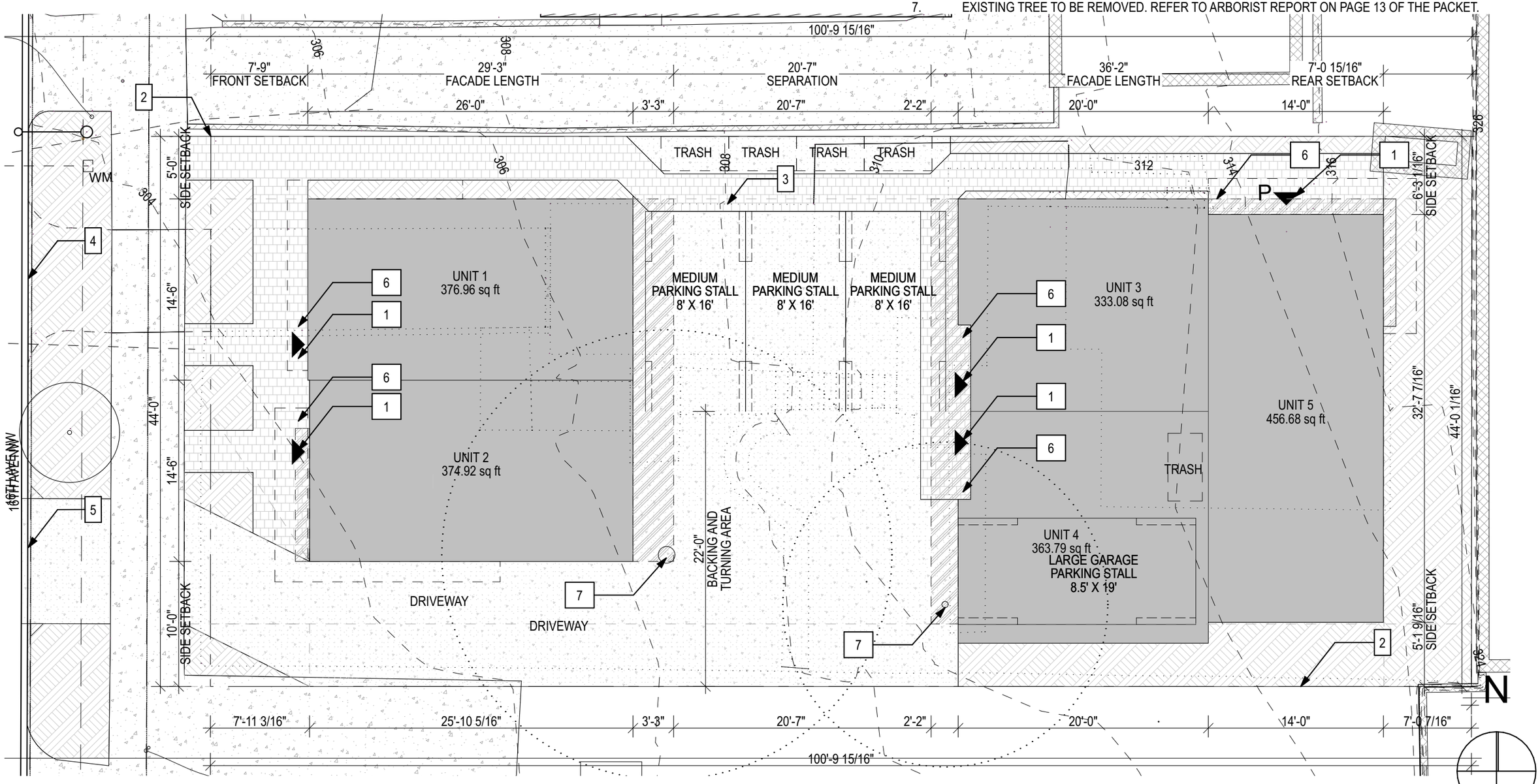
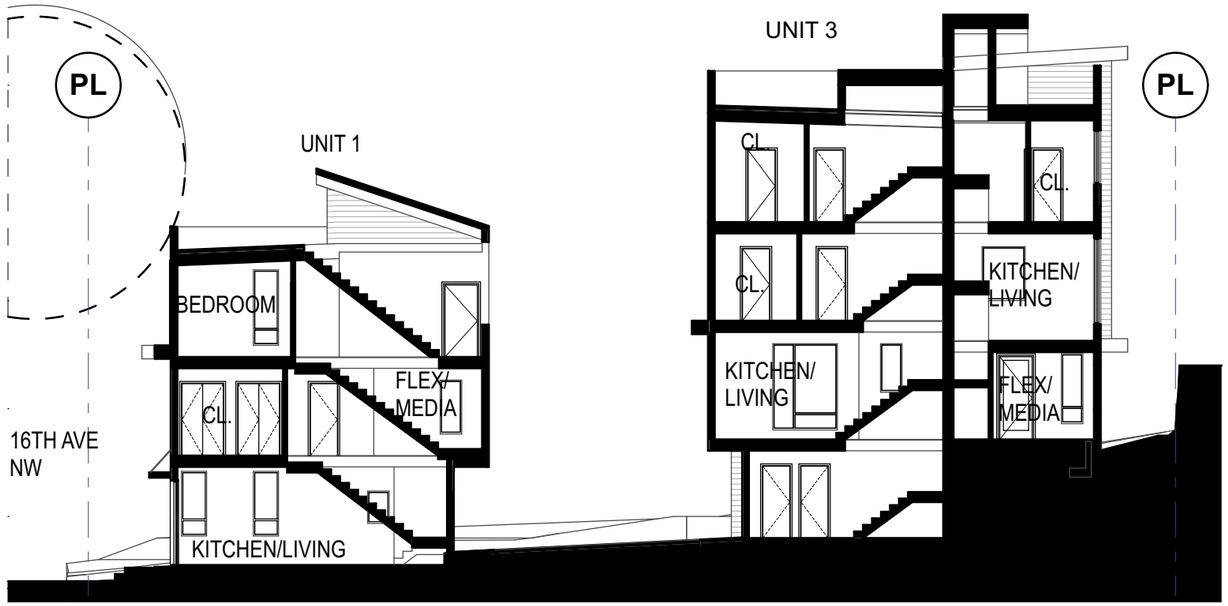
SITE PLANS AND SECTION

1. PRIMARY RESIDENTIAL ENTRY
2. EXISTING PROPERTY LINE
3. EXISTING STRUCTURE TO BE DEMOLISHED
4. REMOVE (EX) CURB CUT AND REPLACE CURB PER SDOT STANDARDS
5. PROVIDE NEW CURB CUT PER SDOT STANDARDS
6. PERMANENT BIKE PARKING
7. EXISTING TREE TO BE REMOVED. REFER TO ARBORIST REPORT ON PAGE 13 OF THE PACKET.

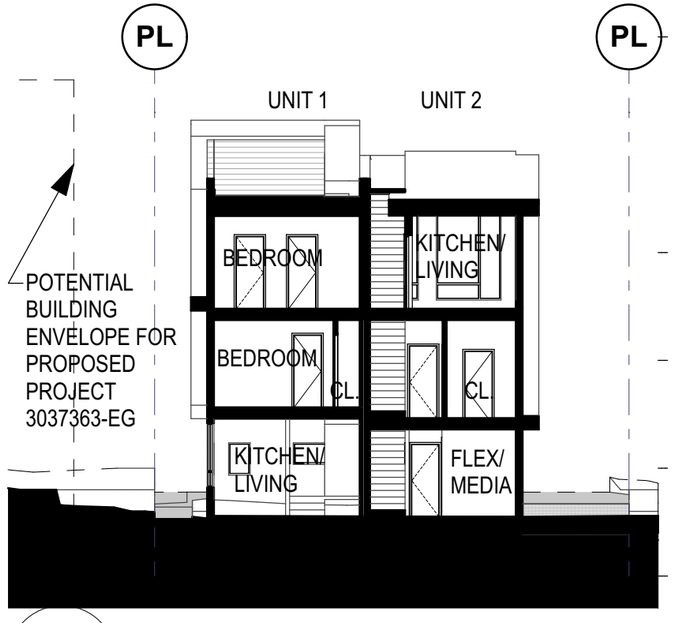


1 PLOT PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



2 SECTION 1

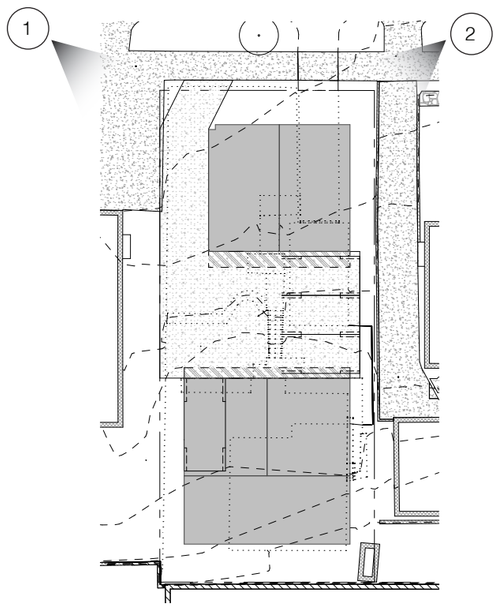


1 SECTION 2

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

RENDERINGS

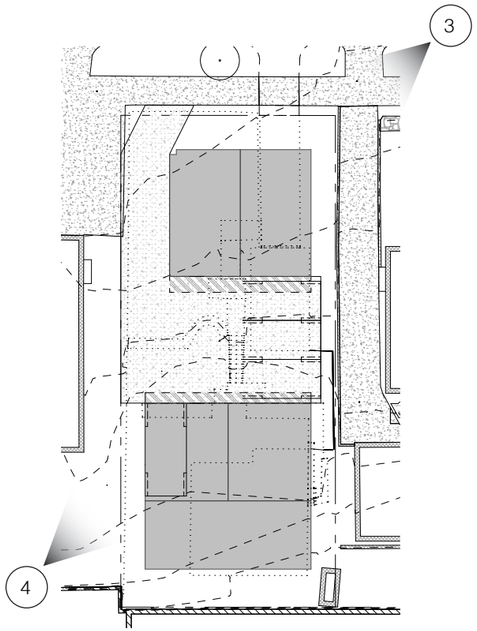


Key Plan

1. Street View looking Northeast

2. Axon View looking Southeast

RENDERINGS

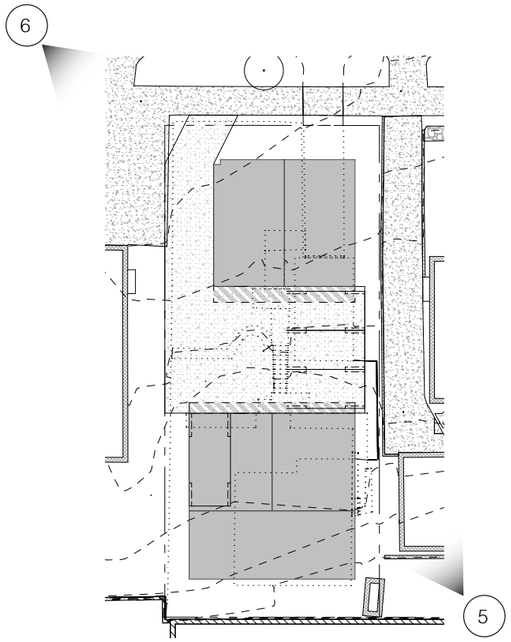


Key Plan

3. Street View looking Southeast

4. Axon View looking Northwest

RENDERINGS

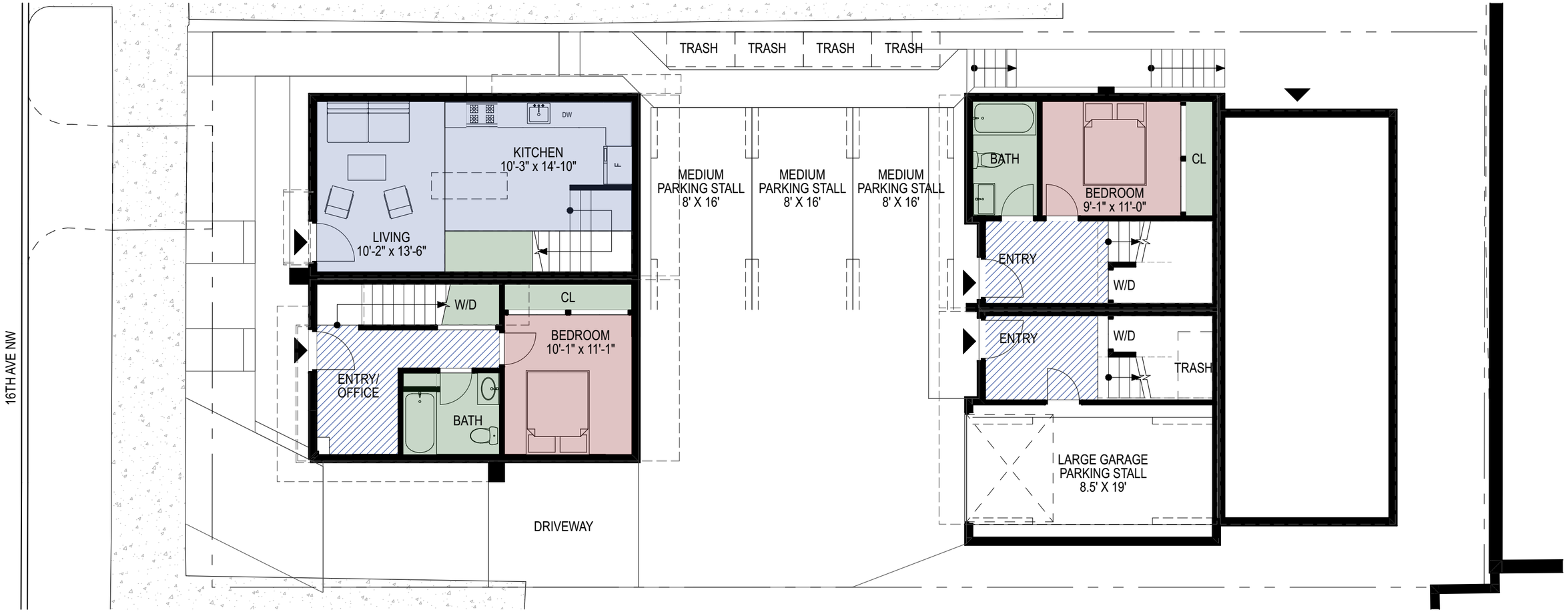


Key Plan

5. Pedestrian View looking Southwest

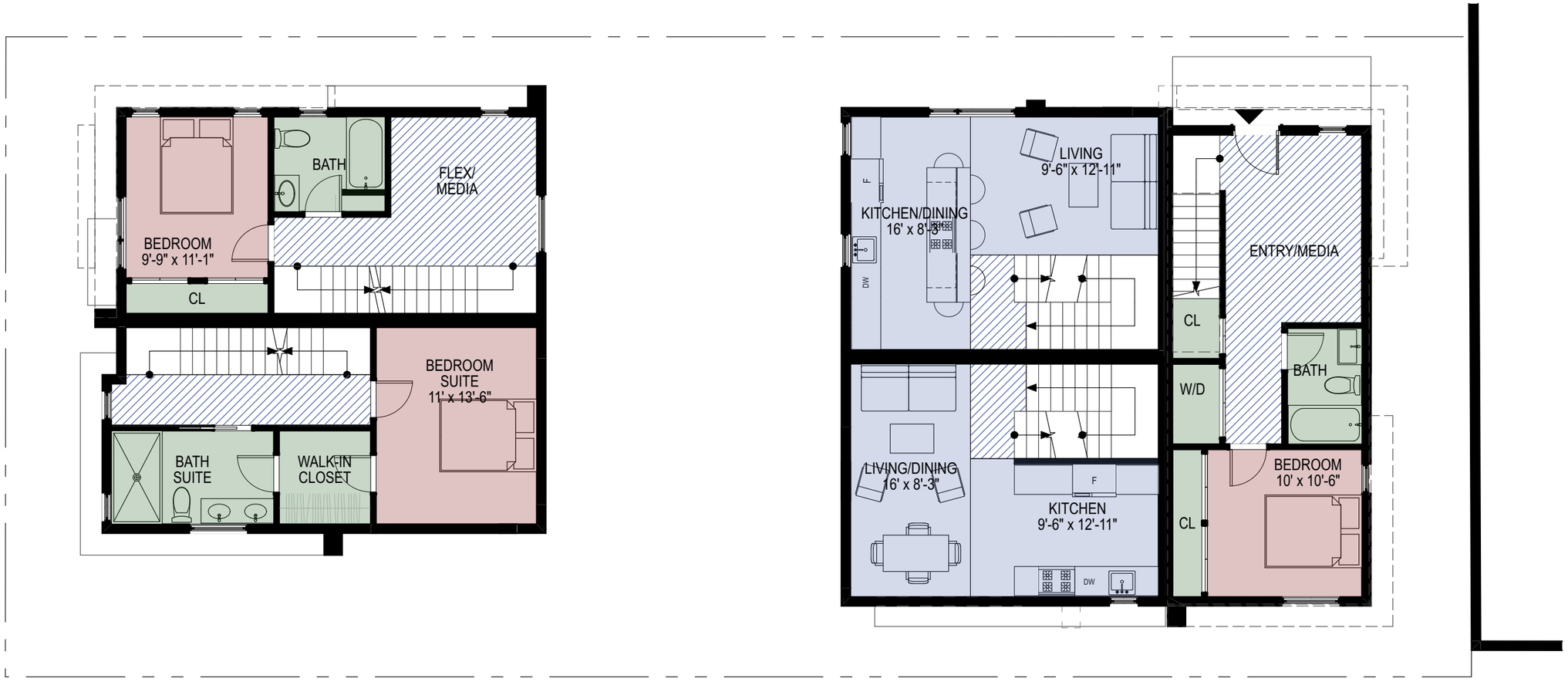
6. Aerial View looking Northeast

FLOOR PLANS



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

FLOOR PLANS

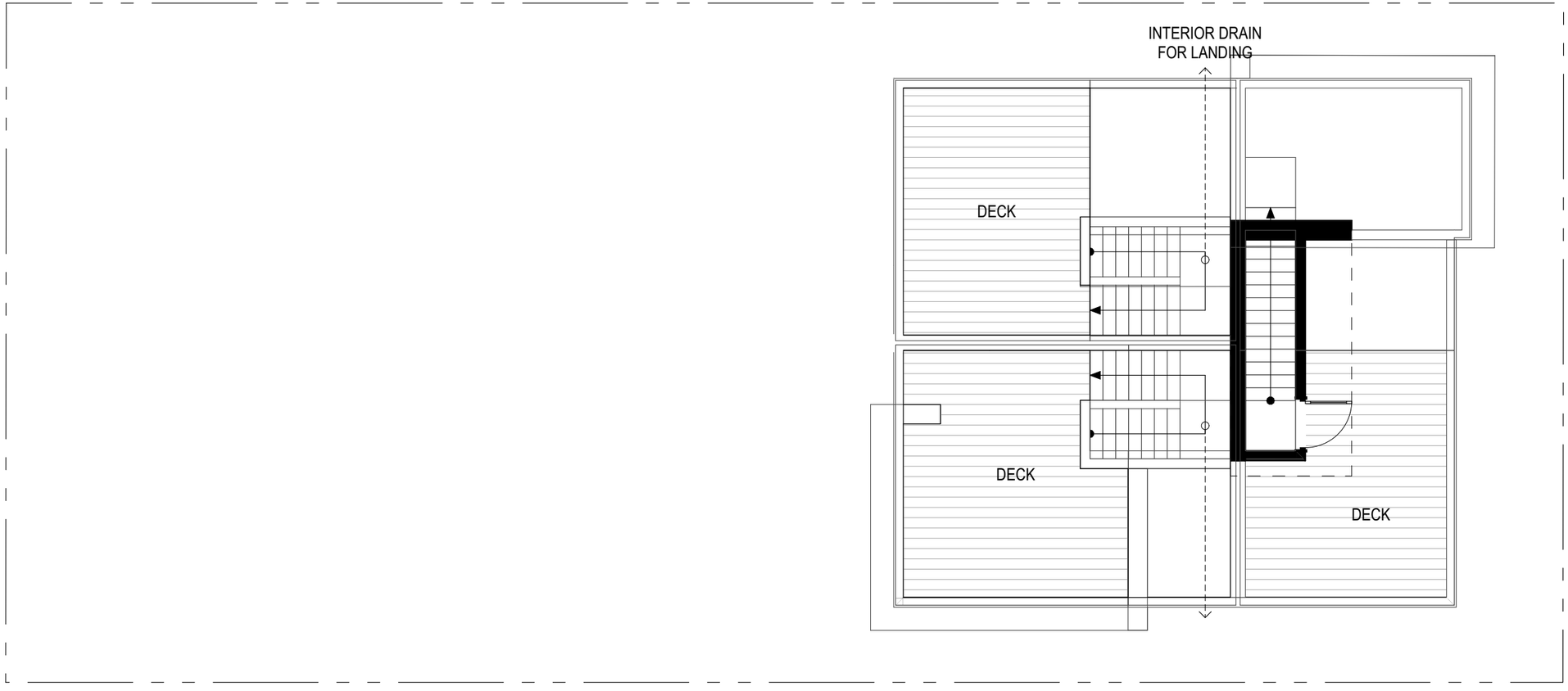
1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

1 ROOF PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

FLOOR PLANS



1 UPPER ROOF PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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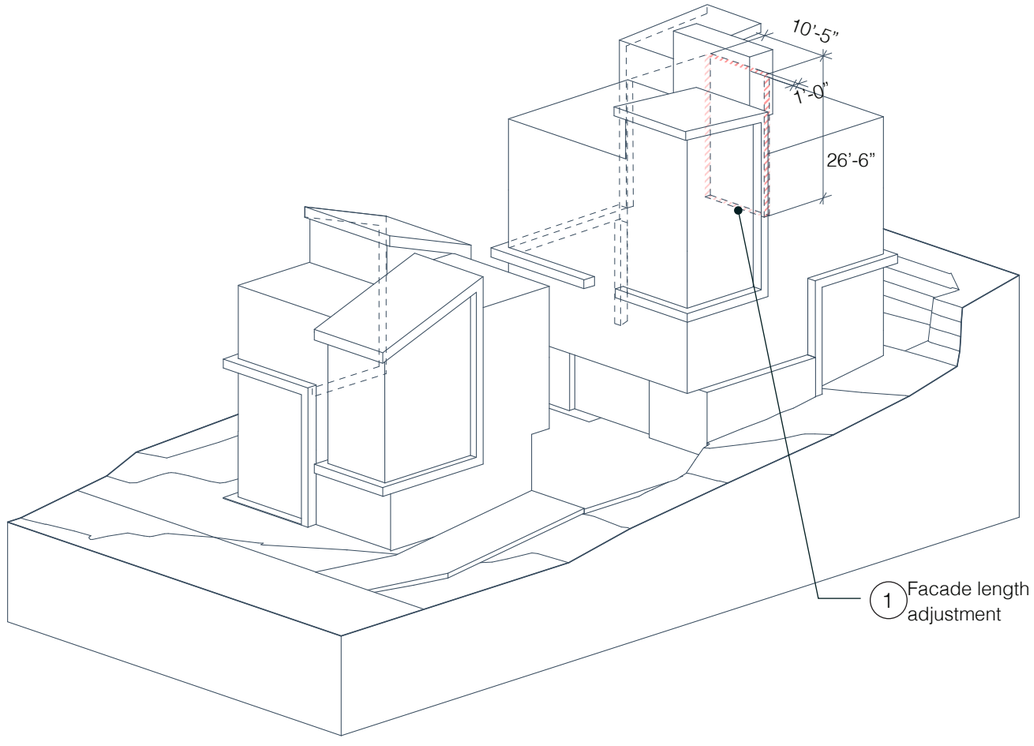
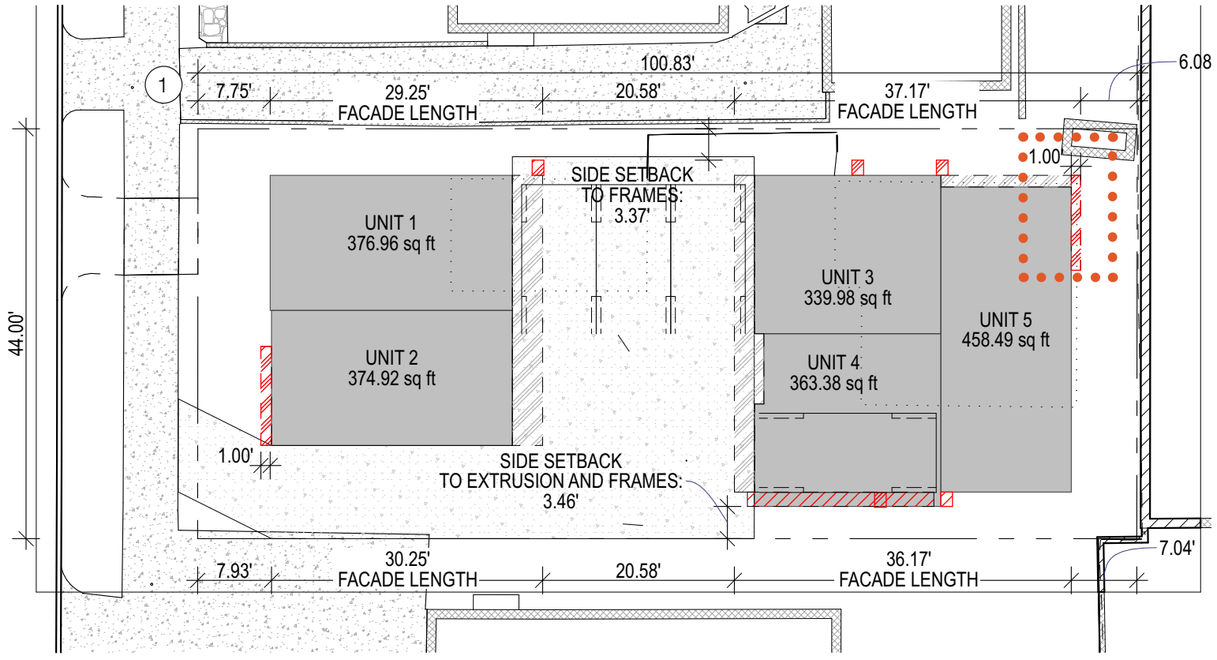
ADJUSTMENT PLAN AND MATRIX

1. North Facade Length



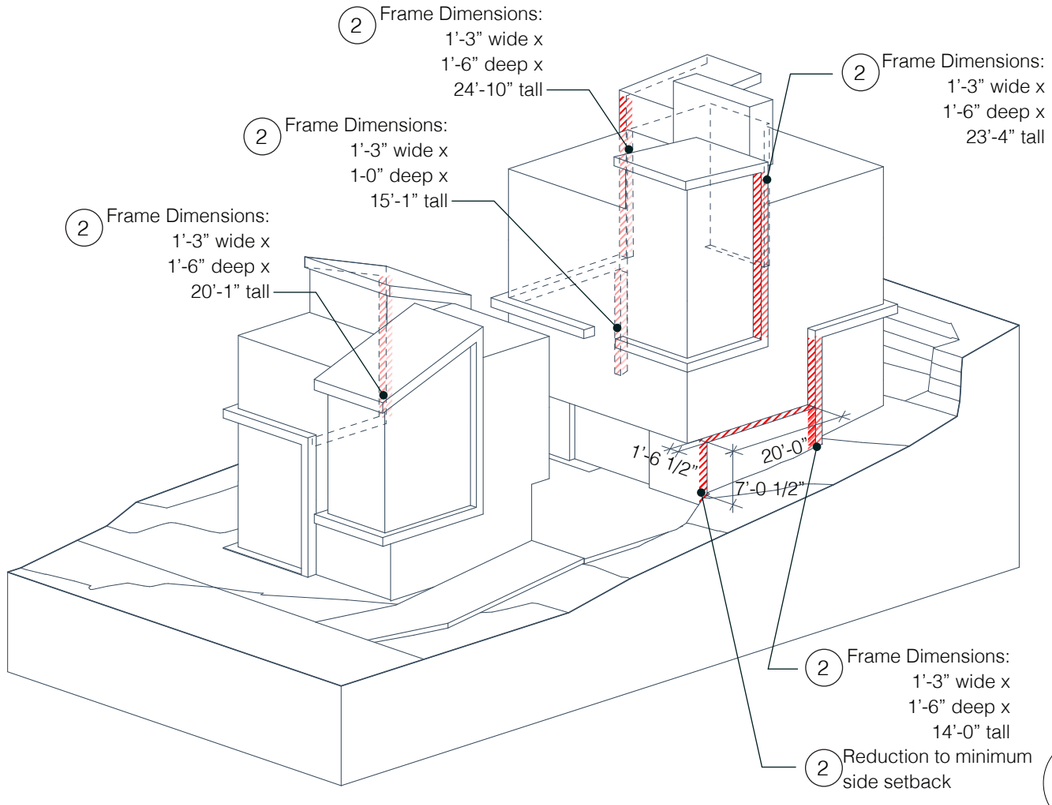


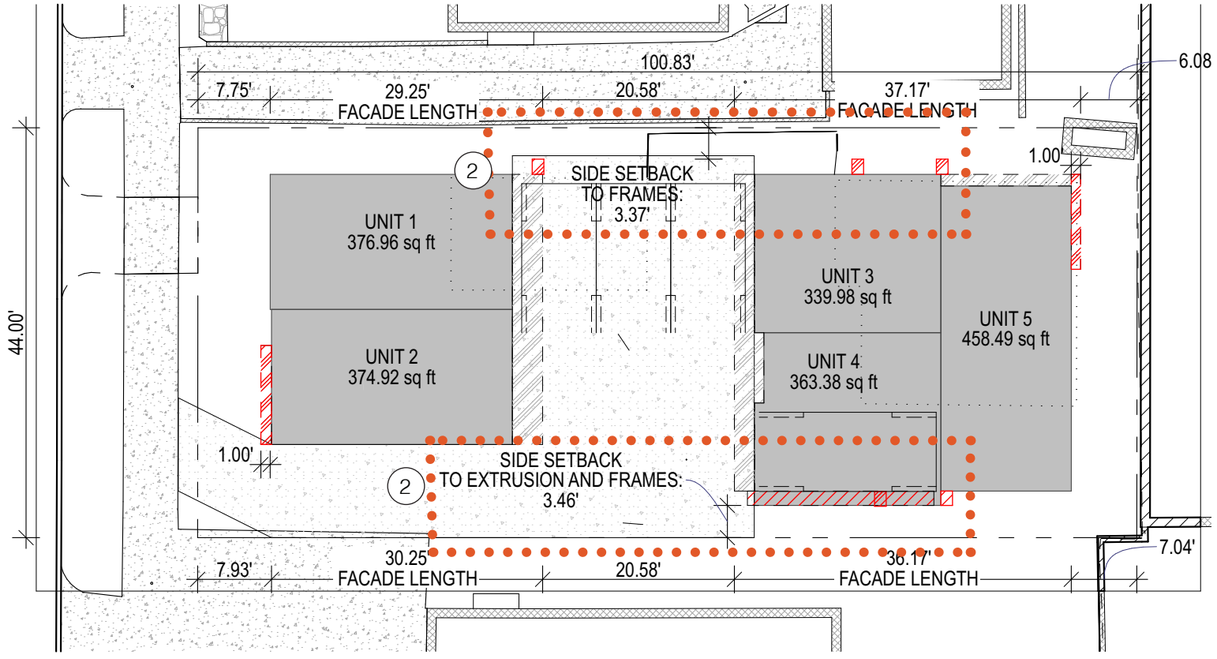
1 ADJUSTMENT PLAN
SCALE: 1/16" = 1'-0"

	CODE SECTION	CODE REQUIREMENT	PROPOSED	JUSTIFICATION	DESIGN GUIDELINES
1	**SMC 23.45.527** NORTH FACADE LENGTH LIMITS	MAXIMUM COMBINED LENGTH SHALL NOT EXCEED 65% OF THE LENGTH OF THE LOT LINE (65'-6 1/2" MAXIMUM ALONG NORTH LOT LINE)	FACADE LENGTH ALONG THE NORTH LOT LINE IS EQUAL TO 65.87% (EXCEEDS MAXIMUM BY 10 1/2")	THIS PROJECT INCORPORATES MULTI-STORY PROJECTIONS IN ORDER TO ADD DEPTH AND MODULATION TO ALL FACADES OF THE PROJECT. IN CONJUNCTION WITH THE "FRAME" DESIGN ELEMENTS, THESE MODULATIONS CREATE PROMINENT FEATURES OF HIGH-QUALITY MATERIALS, WHICH ADD TO THE VISUAL INTEREST AND TEXTURE OF THE PROPOSAL AND BREAK DOWN THE SCALE OF THE OVERALL MASSING. ADDITIONALLY, THIS MODULATION FURTHER ARTICULATES THE UNIT ENTRY AND PROVIDES VISUAL INTEREST TO THE LONG NORTH ELEVATION.	**PL3.B.2.** RESIDENTIAL EDGES. GROUND-LEVEL RESIDENTIAL **DC2.C.1.** SECONDARY ARCHITECTURAL FEATURES. VISUAL DEPTH AND INTEREST.

ADJUSTMENT PLAN AND MATRIX

2. Side Setback Minimum



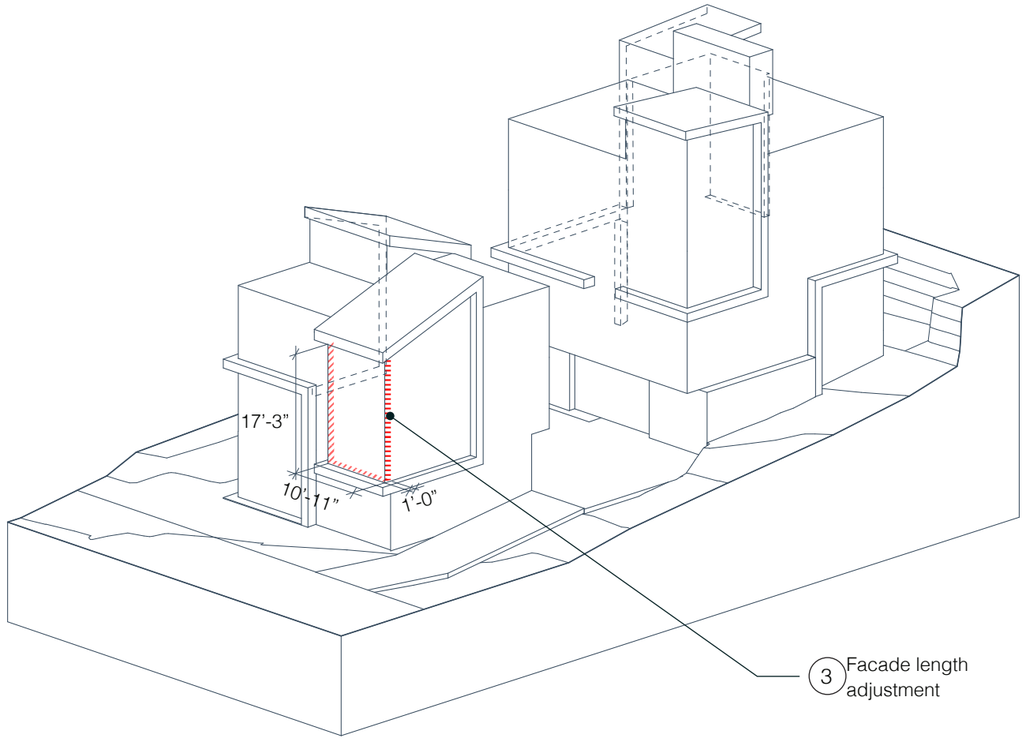


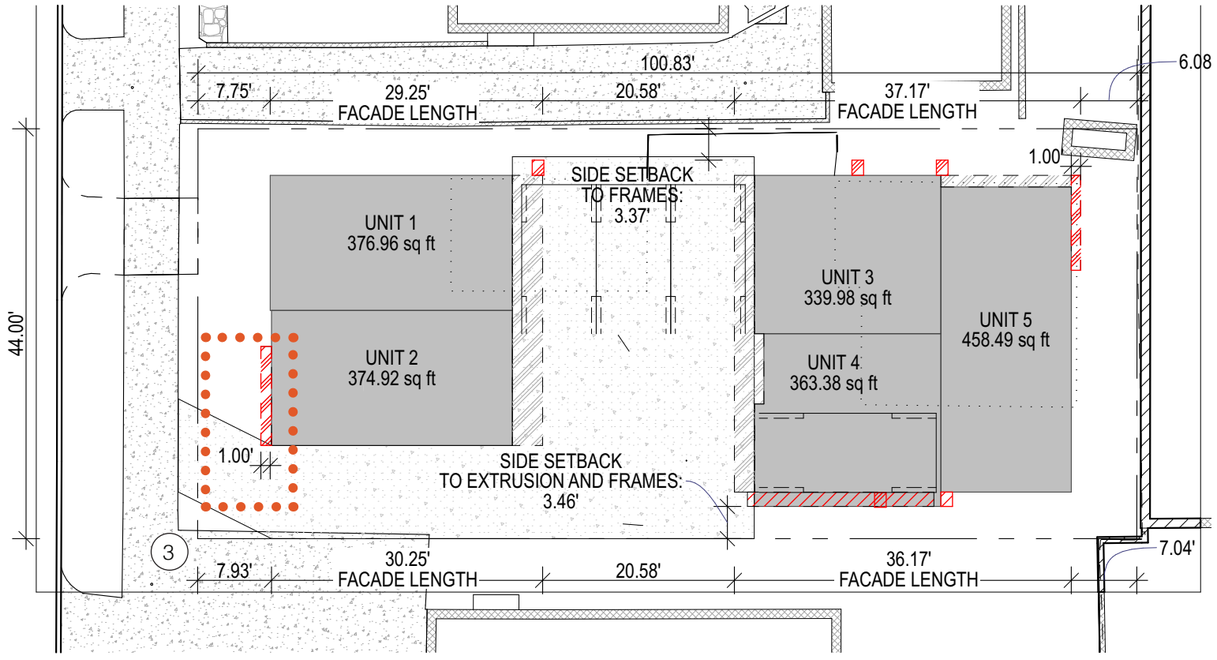
1 ADJUSTMENT PLAN
SCALE: 1/16" = 1'-0"

	CODE SECTION	CODE REQUIREMENT	PROPOSED	JUSTIFICATION	DESIGN GUIDELINES
2	**SMC 23.45.518** SETBACKS AND SEPARATIONS	SIDE SETBACK 5 FEET MINIMUM	3'-5 1/2" MINIMUM	THE ARCHITECTURAL DESIGN CONCEPT PROPOSES MODULATION AND VISUAL INTEREST AT ALL SIDES OF THE PROJECT. THIS CONSISTENT DESIGN APPROACH RESULTS IN SIDE SETBACK REDUCTIONS AT THE NORTH AND SOUTH FACADES. AT THE REAR STRUCTURE, A SMALL, 1'-6 ½" SIDE SETBACK PROJECTION, PARTIALLY BUNKERED INTO GRADE, ON THE SOUTH ELEVATION ALLOWS FOR A GARAGE PARKING SPACE. THIS ALLOWS THE PROJECT TO PROVIDE ON-SITE PARKING FOR THE MAJORITY OF THE 5 UNITS. ADDITIONAL, SMALL ADJUSTMENTS TO THE SIDE SETBACKS ARE REQUESTED IN ORDER TO INCORPORATE THE VERTICAL PORTION OF THE "FRAME" ELEMENT. THE HORIZONTAL PORTIONS OF THE FRAMES ARE EAVES AND WEATHER PROTECTION AND ARE PERMITTED BY CODE. THE VERTICAL COMPONENT IS CRITICAL TO THE DESIGN CONCEPT AND PROVIDES DEPTH IN THE FACADE, LOCATED AT ALL MATERIAL CHANGES. THESE FRAMES SERVE MANY PURPOSES, BUT ARE HIGHLY EFFECTIVE AT REDUCING THE PERCEIVED SCALE OF THE TWO MASSINGS. THIS ALLOWS THE MASSINGS TO CONFORM BETTER WITH THE EXISTING SINGLE-FAMILY BUILDINGS ALONG THE BLOCK. THE SQUARE FOOTAGE OF THE FRAMES THAT ENCROACH INTO THE SIDE SETBACKS IS MINIMAL (APPROXIMATELY 120 SF IN ELEVATION), BUT THEY CREATE STRONG SOLUTIONS FOR ADDING VISUAL INTEREST. THESE INCLUDE: PROVIDING SECONDARY ARCHITECTURAL FEATURES SUCH AS WEATHER PROTECTION, OVERHANGS, EAVES, AND BALCONIES; CONTRIBUTING TO WAYFINDING; AND MAKING STRONG DISTINCTIONS BETWEEN UNITS AND THEIR SEPARATE ENTRIES. THEY ALSO PROVIDE FOR EFFECTIVE TRANSITIONS BETWEEN MATERIALS.	**CS2.A.2.** ARCHITECTURAL PRESENCE **DC2.B.1.** FACADE COMPOSITION

ADJUSTMENT PLAN AND MATRIX

3. South Facade Length

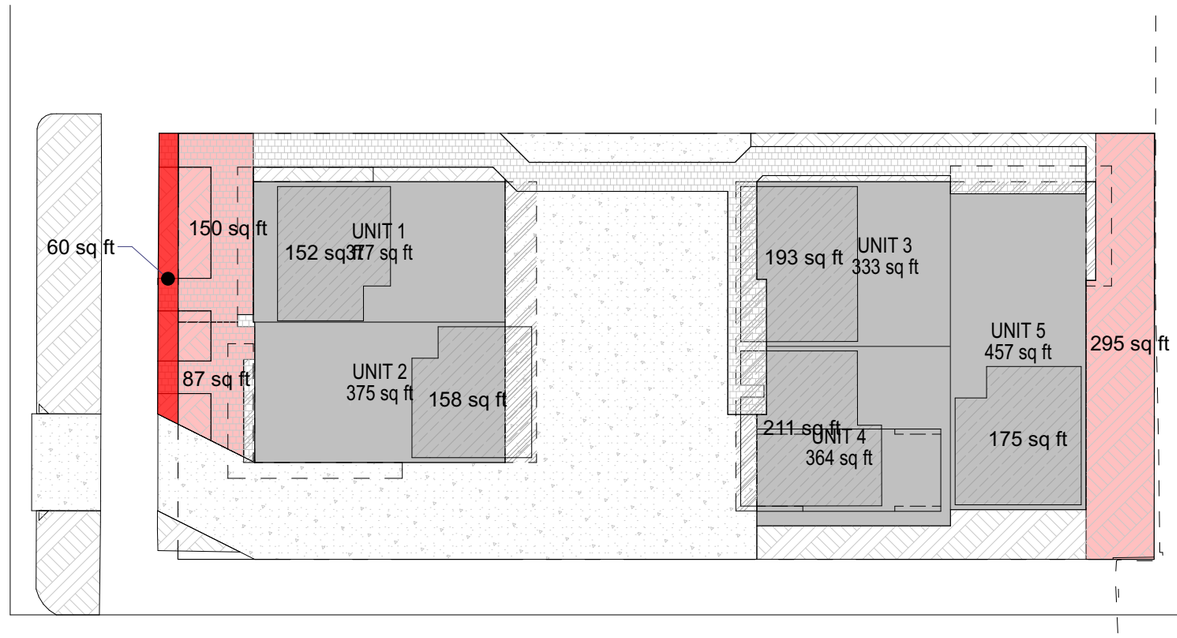




1 ADJUSTMENT PLAN
SCALE: 1/16" = 1'-0"

	CODE SECTION	CODE REQUIREMENT	PROPOSED	JUSTIFICATION	DESIGN GUIDELINES
3	**SMC 23.45.527** SOUTH FACADE LENGTH LIMITS	MAXIMUM COMBINED LENGTH SHALL NOT EXCEED 65% OF THE LENGTH OF THE LOT LINE (65'-6 1/2" MAXIMUM ALONG NORTH LOT LINE)	FACADE LENGTH ALONG THE SOUTH LOT LINE IS EQUAL TO 65.87% (EXCEEDS MAXIMUM BY 10 1/2")	THIS PROJECT INCORPORATES MULTI-STORY PROJECTIONS IN ORDER TO ADD DEPTH AND MODULATION TO ALL FACADES OF THE PROJECT. IN CONJUNCTION WITH THE "FRAME" DESIGN ELEMENTS, THESE MODULATIONS CREATE PROMINENT FEATURES OF HIGH-QUALITY MATERIALS, WHICH ADD TO THE VISUAL INTEREST AND TEXTURE OF THE PROPOSAL AND BREAK DOWN THE SCALE OF THE OVERALL MASSING. ADDITIONALLY, THIS MODULATION FURTHER ARTICULATES THE UNIT ENTRIES, BY BOTH CREATING A RECESSED ENTRY AND BY MAKING THE ADJACENT ENTRY DOORS MORE EASILY DISTINGUISHABLE FROM EACH OTHER. IT ALSO CREATES VISUAL INTEREST FOR THE CORNER OF THE BUILDING THAT IS THE PROJECT'S MOST PROMINENT.	**PL3.B.2.** RESIDENTIAL EDGES. GROUND-LEVEL RESIDENTIAL **DC2.C.1.** SECONDARY ARCHITECTURAL FEATURES. VISUAL DEPTH AND INTEREST.

4. Amenity Area



1 AMENITY PLAN
SCALE: 1/16" = 1'-0"

	CODE SECTION	CODE REQUIREMENT	PROPOSED	JUSTIFICATION	DESIGN GUIDELINES
4	**SMC 23.45.522** AMENITY AREA	A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL. (554.5 SF REQUIRED AT GROUND LEVEL)	48 PERCENT OF THE REQUIRED AMENITY AREA IS PROVIDED AT GROUND LEVEL. (532 SF PROVIDED AT GROUND LEVEL)	THE PROPOSED MULTI-STORY PROJECTIONS THAT ADD DEPTH AND MODULATION TO THE WEST AND EAST FACADES, ALSO PROJECT OVER THE PROPOSED AMENITY AREAS. THE AMOUNT OF ADJUSTMENT REQUESTED IS EQUAL TO THE AREA BELOW THE MULTI-STORY PROJECTIONS WHICH CANNOT BE COUNTED TOWARDS THE AMENITY AREA TOTAL. THE SMALL ADJUSTMENT TO THE AMOUNT OF AMENITY AREA PROVIDED AT GROUND LEVEL PERMITS THE VISUAL INTEREST AND ARTICULATION PROVIDED BY THE DESIGN CONCEPT. THE PROJECT ALSO PROVIDES A TOTAL AMENITY AREA THAT IS FAR GREATER THAN THE MINIMUM TOTAL FOR THE ENTIRE SITE (1,421 SF OF AMENITY AREA IS PROVIDED, WHEREAS 1109 SF OF AMENITY AREA IS REQUIRED). THE PROJECT ALSO BENEFITS FROM ADDITIONAL SPACE IN THE RIGHT OF WAY THAT IS LOCATED BETWEEN THE SIDEWALK AND PROPERTY LINE AND CONTRIBUTES ROUGHLY 60 SF TO THE AMENITY AREA AT THE FRONT OF THE PROJECT. THIS ADDITIONAL SPACE IN THE RIGHT OF WAY IS MUCH GREATER THAN THE AMOUNT OF GRADE-LEVEL AMENITY AREA NEEDED IN ORDER TO MEET THE AT-GRADE AMENITY AREA REQUIREMENT.	**PL3.B.2.** RESIDENTIAL EDGES. GROUND-LEVEL RESIDENTIAL **DC2.C.1.** SECONDARY ARCHITECTURAL FEATURES. VISUAL DEPTH AND INTEREST.

ELEVATIONS

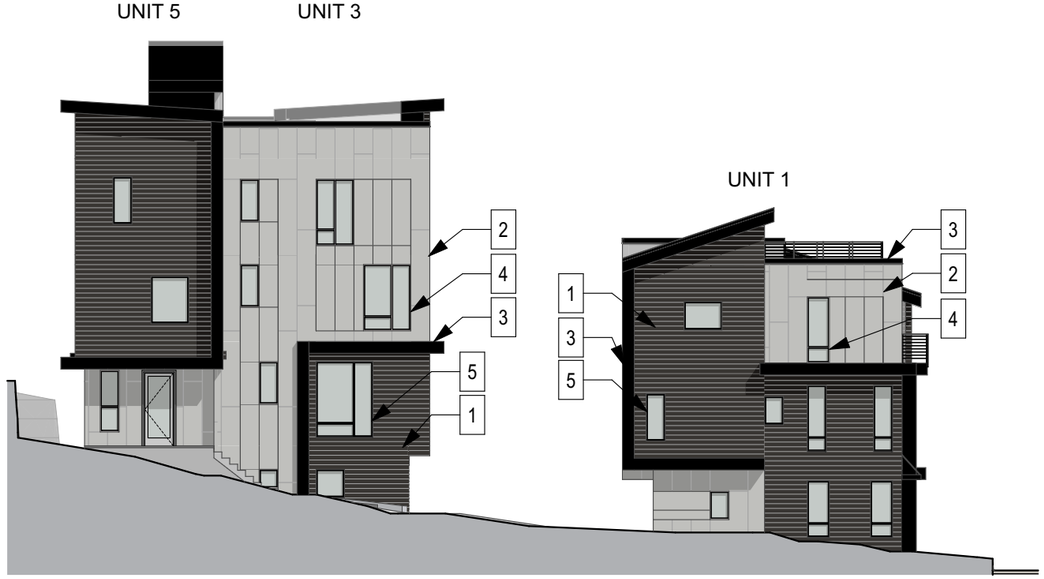
1. **DARK-STAINED WOOD**

2. **2'X8' FIBER-CEMENT PANEL**
WHITE

3. **COLOR METAL FEATURES**
MATTE BLACK

4. **WHITE WINDOWS**

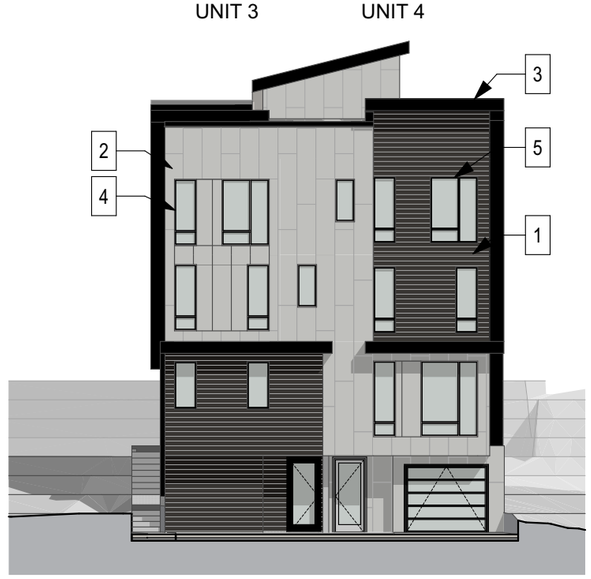
5. **BLACK WINDOWS**



1 NORTH RENDERED ELEVATION
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

2 EAST RENDERED ELEVATION
SCALE: 1/16" = 1'-0"



7 WEST COURTYARD RENDERED ELEVATION
SCALE: 1/16" = 1'-0"

1. **DARK-STAINED WOOD**

2. **2'X8' FIBER-CEMENT PANEL**
WHITE

3. **COLOR METAL FEATURES**
MATTE BLACK

4. **WHITE WINDOWS**

5. **BLACK WINDOWS**

UNIT 2 UNIT 4 UNIT 5

3 SOUTH RENDERED ELEVATION
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

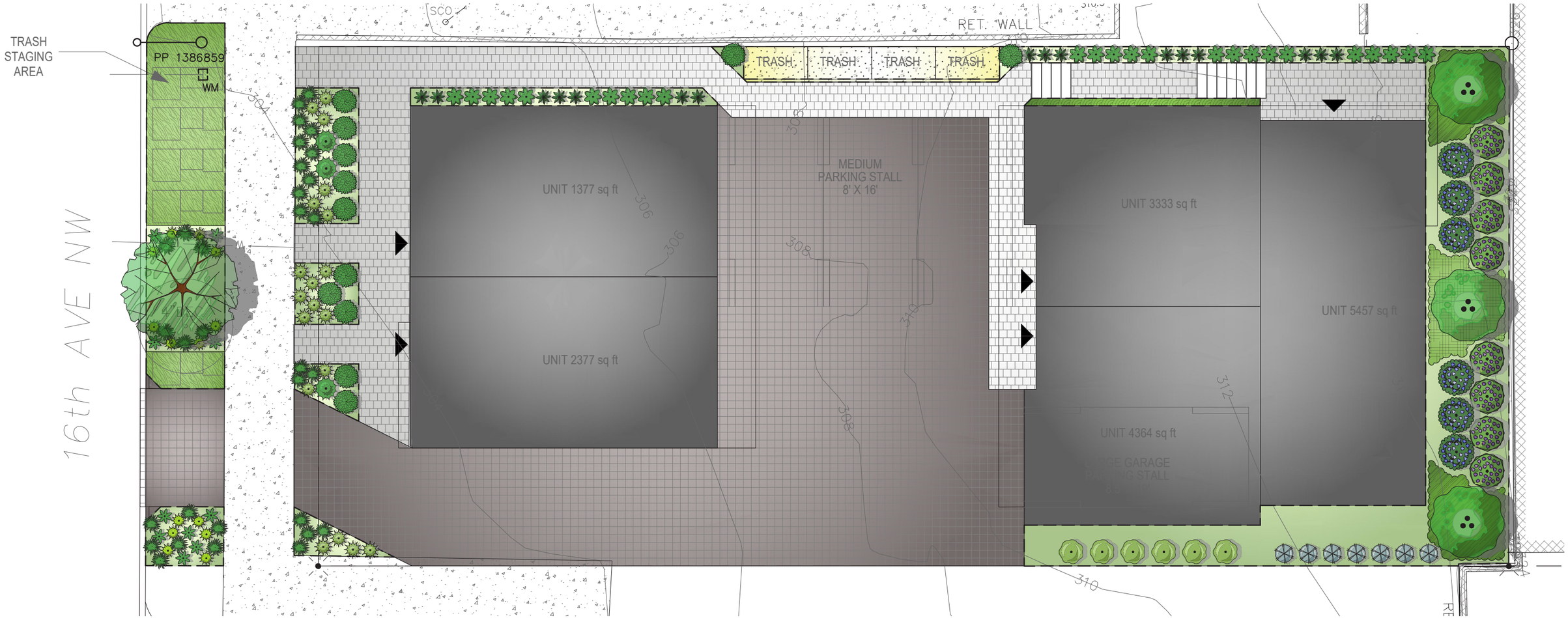
UNIT 1 UNIT 2

4 WEST RENDERED ELEVATION
SCALE: 1/16" = 1'-0"

UNIT 2 UNIT 1

6 EAST COURTYARD RENDERED
SCALE: 1/16" = 1'-0"

LANDSCAPE PLAN



NORTH

RENDERED LANDSCAPE PLAN

NTS

Big Blue Lilyturf

Heavenly Bamboo

Ice Dance Japanese Sedge

Everillo Japanese Sedge

Greenspire Upright Euonymus

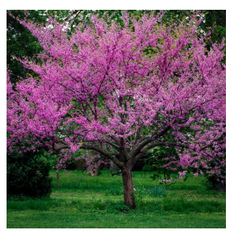
Nikko Bluke Hydrangea

Beesia

Blue Arrow Juniper

Winterglow Bergenia

Japanese Spurge



Eastern Redbud

Vine Maple

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	Acer circinatum / Vine Maple	3 stem min, 6' Ht
	Cercis canadensis / Eastern Redbud Street Tree	2"- 2.5" Cal

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Beesia deltophylla / Beesia	1 gal
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia	1 gal
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus	20" Ht min
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	5 gal
	Juniperus virginiana 'Blue Arrow' / Blue Arrow Juniper	5'-6' Ht
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2 gal
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal
	Nassella tenuissima / Mexican Feather Grass	1 gal
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING
	Pachysandra terminalis / Japanese Spurge	4"pot	18" o.c.
	Thymus praecox 'Purple Carpet' / Mother of Thyme	4"pot	18" o.c.
	Vancouveria hexandra / White Insideout Flower	1 gal	18" o.c.
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle	4"pot	24" o.c.

SITE	BOTANICAL / COMMON NAME	SIZE	SPACING
	Arborist Chips 3" Depth	N/A	

DESIGN GUIDELINES

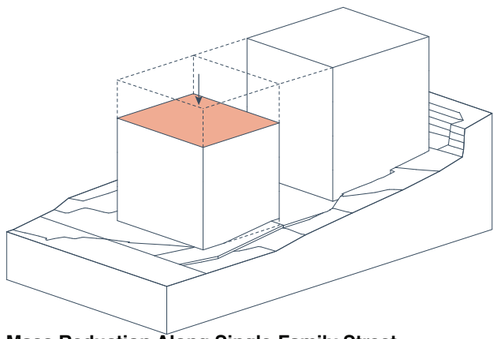
CONTEXT AND SITE

CS2 URBAN PATTERN & FORM

CS2.A: Location in the City and Neighborhood
CS2.C: Relationship to the Block
CS2.D: Height, Bulk, and Scale

Located mid-block on 16th Avenue NW, the project responds to the context of both the existing, single-family structures and the new, similarly scaled three to four-story developments. The site is located inside a narrow section of transitional LR2 zoning to the west of 15th Avenue NW, inside the Crown Hill Urban Village. Following the MHA upzone in 2019, parcels in this zone and along this block are under redevelopment. Directly east of the site are lots that front onto 15th Avenue NW, a major arterial characterized by three- and four-story townhouse developments, apartment buildings, and mixed-use buildings, many of which are recent and contemporary in design. Directly west of the site is an LR1 zone and beyond it is an RSL zone.

The project, split into two masses, responds to two distinct zoning conditions at the west and east edges of its site. The western mass is three stories and has two townhouse units, creating a smaller presence along the residential street. It incorporates eaves and pitched roofs, contextual features that are prominent on the houses along the block. The other mass is four stories on its west side and three stories to the east, as it responds to a significant change in grade. This volume has three units, and is adjacent to the NC zoned parcels along 15th Avenue NW.



Mass Reduction Along Single-Family Street

PUBLIC LIFE

PL2 WALKABILITY

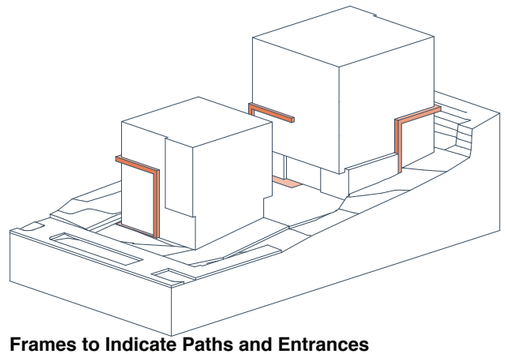
PL2.C: Weather Protection
PL2.C: Wayfinding

The architectural design concept proposes a series of frame elements that provide opportunities for both wayfinding and weather protection. At the ground level, the frames differentiate the units by providing a transition in material, making it easier to identify that two adjacent doors lead to different units. The frames also provide weather protection at the primary pedestrian site circulation.

PL3 STREET LEVEL INTERACTION

PL3.A: Entries

The duplex unit to the west locates both unit entries along the street frontage. The triplex building to the east has two entries off of the central court and one entry at the northeast corner of the site. All entries are accessible from the shared pedestrian path described above under PL2.C and are beneath some version of an overhang to provide weather protection for the resident. Where there are two entry doors side-by-side, the architectural concept features a distinct material and color separation between the two units.



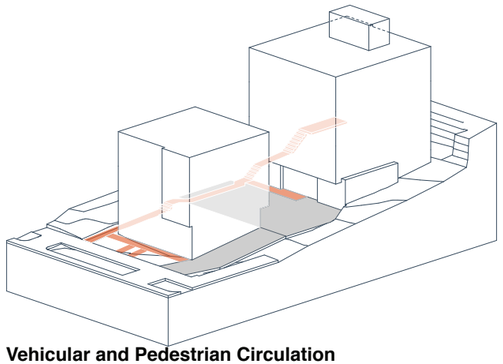
Frames to Indicate Paths and Entrances

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

DC1.B: Vehicular Access and Circulation
DC1.C: Parking and Service Uses

Vehicular access is provided through a driveway on the south side of the site that connects to a central court between the two buildings. The vehicular access is separated from the primary pedestrian access along the north property line. Four of the five trash storage corrals are located to the north end of this central paved court. (The fifth trash storage area is located inside the garage of a unit.) The trash storage corrals are accessible from the pedestrian circulation route at the north end of the site. All units have direct access to the trash storage corrals along this pedestrian path, which also connects to the trash staging area along the street.

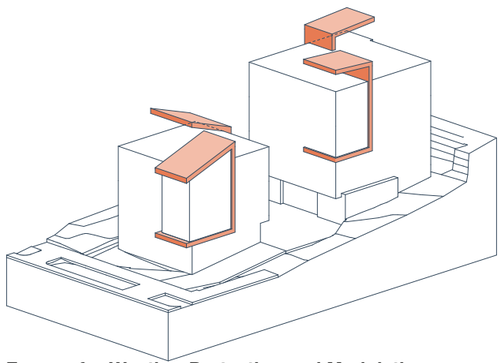


Vehicular and Pedestrian Circulation

DC2 ARCHITECTURAL CONCEPT

DC2.A: Massing
DC2.B: Architectural and Facade Composition
DC2.C: Secondary Architectural Features
DC2.D: Scale and Texture

The massing consists of two volumes separated by a central paved court used for vehicular and pedestrian circulation. The two volumes provide a contextual response, with the smaller volume located adjacent to the more residential-scaled street frontage. The larger volume is located at the rear of the site where it steps up to the taller zoning allowance along the 15th Avenue NW arterial. The architectural design concept breaks up the rectangular massing through a series of frame elements at all edges of the project. The frames project beyond the facade on all sides of the project, as the design treats all sides of the project similarly. The frame elements serve many purposes: they break up the scale of the masses by providing material transitions; they incorporate sloped roofs, a reference to the residential character of the street; and they are used to incorporate other secondary architectural features such as overhangs, horizontal projections, and balconies, further reducing the perceived scale of the massing and adding texture and visual interest to the design.



Frames for Weather Protection and Modulation

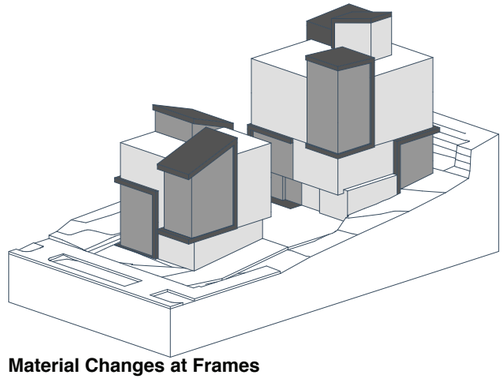
DESIGN CONCEPT

DC4 EXTERIOR ELEMENTS AND MATERIALS

DC4.A: Exterior Elements and Finishes
DC4.D: Trees, Landscape and Hardscape Materials

This project has a simple massing that is intersected by a series of framing elements. The material strategy is organized around the frames and their placement in the volumes. High-quality, dark-toned wood cladding is located within the frames, which are themselves bound by a dark metal panel. In the areas of the massing that are not enclosed by the frames, the material is a painted fiber cement board panel, cut to be two feet in width, which creates a field-like condition that recedes in comparison to the materials inside the frames.

The conceptual landscape plan provides vegetation primarily along the pedestrian circulation. This vegetation highlights the path to the north end of the site, and the two unit entry paths to the west of the site, along the residential 16th Ave NW. The plant selection takes into consideration the nature of an urban site and locates plants that will succeed in their particular site conditions. The east side of the site, which will be shady at most times of the day, incorporates rhododendron and hydrangea, both of which thrive in an open shade environment. Hardscape pavers are provided for the vehicular circulation areas of the site.



Material Changes at Frames

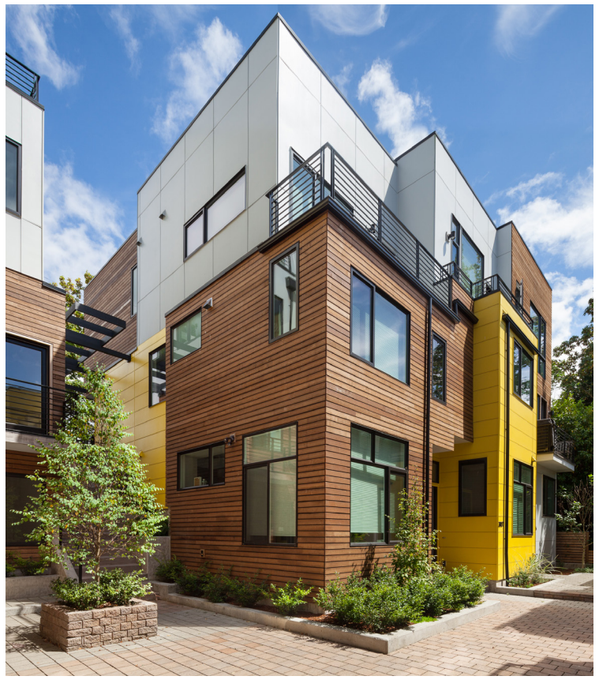
COMPLETED WORK b9 ARCHITECTS

Viewhaus 5 (208 25th Avenue East) in Madison Valley by b9 architects

WORK IN PROGRESS b9 ARCHITECTS

Townhouses in West Seattle by b9 Architects

Townhouses in Capitol Hill by b9 Architects



Townhouses in Fremont by b9 Architects