

Streamlined Design Review (SDR)

8314 13TH AVENUE NW

Project #: #3038166-EG

Applicant Team: Shelter Homes LLC
Developer

b9 architects
Architect

Root of Design
Landscape Architect



DRAFT

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14th Ave NW

Alley

13th Ave NW

Alley

12th Ave NW

11th Ave NW

NW 83rd Street



OBJECTIVES

Construct (5) new three-story townhouse units. Surface parking for vehicles will be provided at grade behind the structures. Access to parking shall be provided from the alley. Existing structures to be removed.

Gross Floor Area	8,864 sf
Site Area	6,347 sf
Number of Parking Spaces	5
Number of Bike Parking Spaces	7

Sustainability
Design and construct new structure to achieve a 4-Star Built Green certification.

EARLY PUBLIC OUTREACH SUMMARY

b9 architects has completed Early Community Outreach required for 8314 13th Avenue NW Street per Director’s Rule 4-2018/1-2018, and Ordinance CB 119769 temporarily modifying and suspending procedures in Seattle Municipal Code due to Governor Jay Inslee’s “Stay Home, Stay Healthy” Initiative. As the applicant for a proposal at 8314 13th Avenue NW, b9 architects conducted and completed Early Community Outreach requirements. Outreach included posters displayed on Crown Hill area utility poles posted on 06/11/2021. It also included an interactive project website, and a digital survey available online. The applicant received no comment from Early Community Outreach channels.

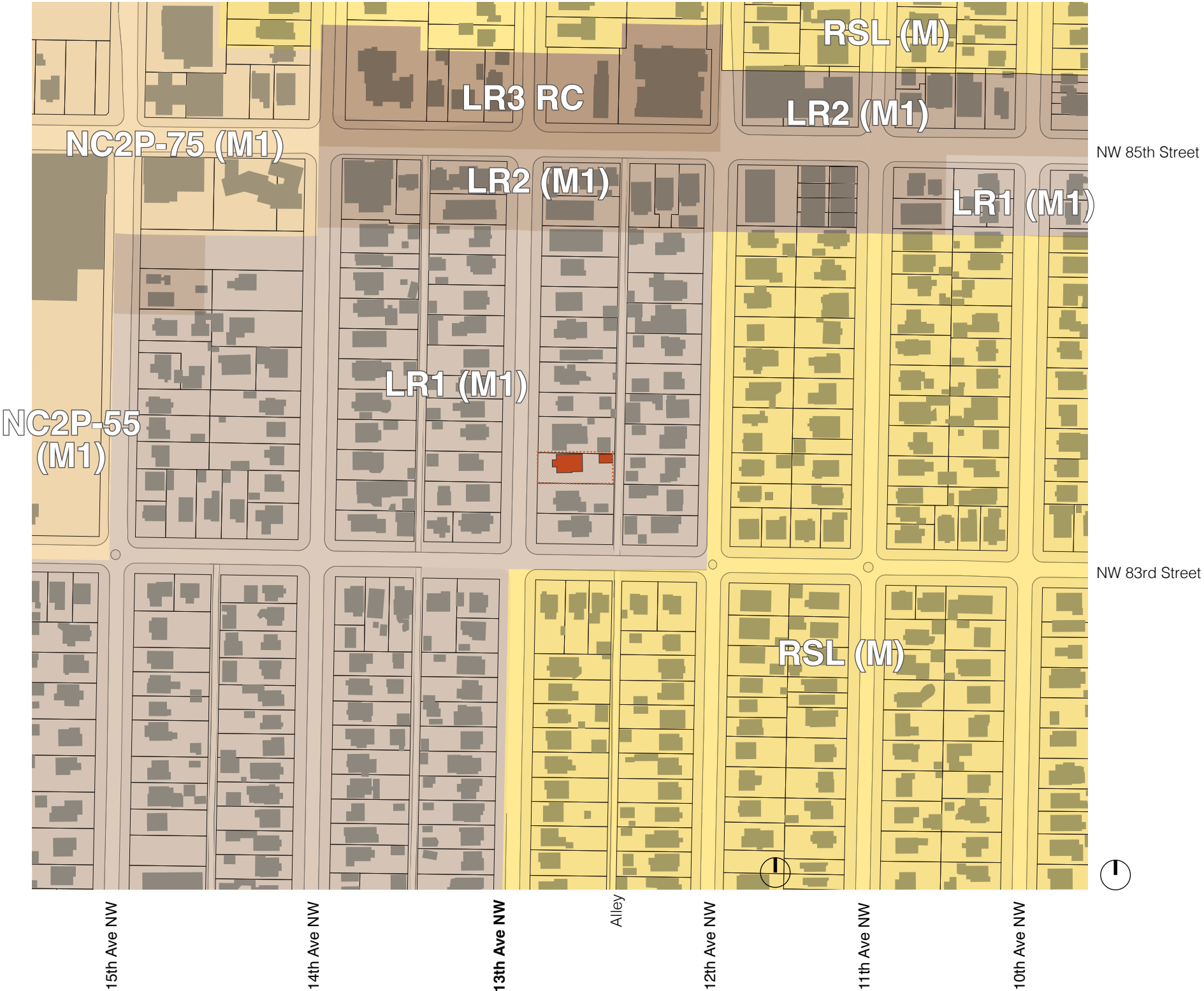
Per the SDCI Director’s Rule 4-2018/DON Director’s Rule 1-2018 VI.E.- Documentation: Early Design Guidance

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	# OF COMMENTS RECEIVED	DESIGN-RELATED COMMENTS
1	Printed Outreach Posters hung in minimum of 10 local businesses, community centers, or other publicly-accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk	June 11th, 2021	None received	
2	Digital Outreach Interactive project webpage	June 7th, 2021	None received	
3	Digital Outreach Internet Survey	June 7th, 2021	None received	

ZONING ANALYSIS

This site is located in an LR1 and does not directly abut any other zones.



ADDRESS

8314 13th Avenue NW

PARCEL #

292170-0345

LEGAL DESCRIPTION

LOT 20 AND 21, BLOCK 15, GREENWOOD PARKS 5TH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT PAGE 7, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT SIZE

6,347 sf

ZONE

LR1 (M1)

URBAN VILLAGE OVERLAY

Crown Hill (Residential Urban Village)

ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:

- 1.3, for zones with an MHA suffix

23.45.512 DENSITY LIMITS:

- 1 dwelling unit per 1,300 square feet of lot area
- When density calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit.

23.45.514 STRUCTURE HEIGHT:

- 30'-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.
- Pitched roofs in LR zones that are not shed or butterfly roofs may extend up to 5 feet above the height limits set in Table A for 23.45.514, provided that all parts of the roofs above the height limit have a minimum slope of 3:12 and the height exception in subsection 23.45.514.F is not used.

23.45.518 SETBACKS AND SEPARATIONS:

- Front- 7 feet average; 5 feet minimum
- Rear- 7 feet average; 5 feet minimum
- Side less than 40 feet- 5 feet minimum
- Side more than 40 feet- 7 feet average; 5 feet minimum
- Separations - 10 feet minimum separation between principal structures.

23.45.522 AMENITY AREA:

- The required amenity area in LR1 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.

23.47A.016 LANDSCAPING AND SCREENING 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: 60 feet for townhouse developments in LR1 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

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:

- Residential units: 16-25 units = 225 square feet minimum of shared storage area

23.54.030 REQUIRED PARKING:

- No minimum requirement per "M"; All residential uses in commercial, RSL and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within a frequent transit service area

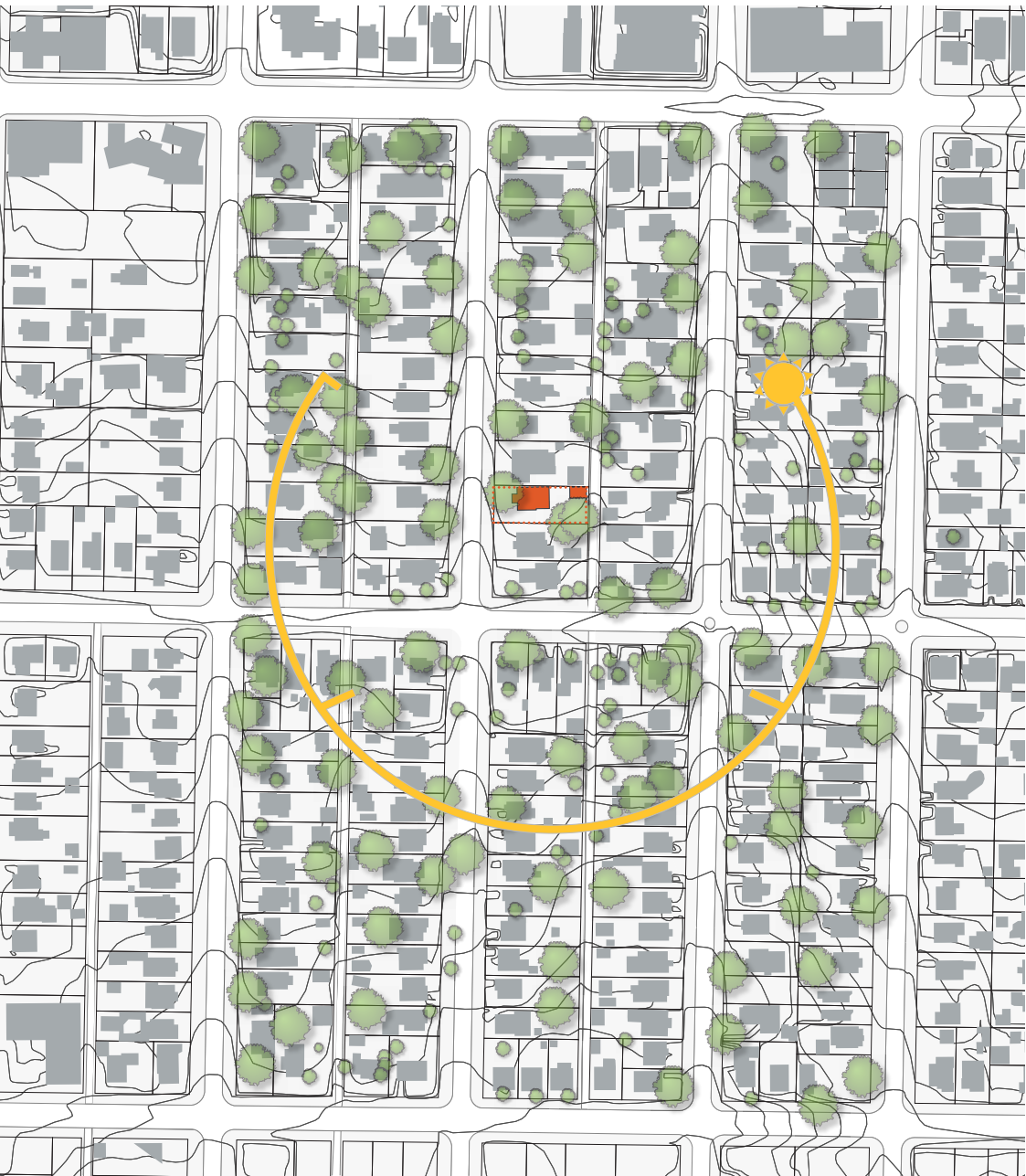
23.54.040 TRASH AND RECYCLING STORAGE:

- 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 2 feet by 6 feet.

23.54.015.K BICYCLE PARKING:

- Long Term Parking Requirement : 1 Per Dwelling Unit
- Short Term Parking Requirement : 1 Per 20 Dwelling Units.
- 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.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking. The Director, as a Type I decision, may allow long-term bicycle parking for rowhouse and townhouse development to be accessed by stairs with more than five steps, if the slope of the lot makes access with five or fewer steps infeasible.
- Provide full weather protection for all required long-term bicycle parking.

SITE OPPORTUNITIES & CONSTRAINTS



ADJACENT USES



Proposed Developments in Proximity to the Site

Address	Proposal	Address	Proposal	Address	Proposal
① 8511 13th Ave NW	8 Rowhouses	⑧ 8328 13th Ave NW	8 Rowhouses	⑮ 8341 12th Ave NW	4 Townhouses
② 8354 14th Ave NW	5 Townhouses	⑨ 8344 13th Ave NW	5 Townhouses	⑯ 8333 12th Ave NW	8 Townhouses
③ 8345 13th Ave NW	1 Fourplex	⑩ 8340 13th Ave NW	5 Townhouses	⑰ 8302 13th Ave NW	9 Rowhouses
④ 8327 13th Ave NW	1 Triplex	⑪ 8326 13th Ave NW	4 Townhouses	⑱ 8307 12th Ave NW	3 Townhouses
⑤ 8315 13th Ave NW	5 Townhouses	⑫ 8322 12th Ave NW	4 Townhouses	⑲ 8364 12th Ave NW	7 Rowhouses
⑥ 8348 13th Ave NW	5 Rowhouses	⑬ 8337 12th Ave NW	8 Townhouses	⑳ 1103 NW 85th St	8 Townhouses
⑦ 8332 13th Ave NW	6 Rowhouses	⑭ 8313 12th Ave NW	18 Townhouses	㉑ 8306 13th Ave NW	5 Townhouses

EXISTING CONDITIONS

- 8314 13th Avenue NW is a 6,347 square foot rectangular lot with dimensions of 127 feet east-west and 50 feet north-south. On the lot currently exists a single family home built in 1922 with an accessory garage structure. The immediate surroundings contain a mix of single family homes, with many proposed townhouse/rowhouse structures.
- The parcel is located in Crown Hill on 13th Avenue NW, which is an Urban Village

Residential street, per the Seattle Streets Illustrated map. The alley to the rear (east edge) of the site allows for vehicular access to the existing garage on site .

- The site is predominantly flat with a southerly and southeasterly slope of approximately 2'-0" towards the southeast and southwest corners of the property line.



13th Ave NW



1 View facing Northwest looking at site



2 View facing Southeast looking at site



3 View facing Northeast looking at site



4 View facing Southwest looking at site

NEIGHBORHOOD ANALYSIS

- The parcel is located on the east side of 13th Avenue NW, approximately 120 feet away from the intersection of 13th Avenue NW and NW 83rd Street. The immediately adjacent parcels contain a variety of single-family structures, with the majority of them under redevelopment currently. Specifically, the parcel to the south is in the process of being redeveloped into 5 new townhouse units, while the lots to the north will be developed into 8 rowhouse units and 4 townhouse units. Across the alley to the east are additional single family homes, with 3 proposed townhouses directly southeast from the site. To the north and west on the same block are 6 proposed townhouse/ rowhouse developments, the largest containing 26 townhouses. Baker Park is located nearby on 14th Avenue NW, approximately 500 feet northwest from the site.
- The site is well served by bus lines, including Rapid Ride Line D, #40, #45, #15X, #994, and 28X, facilitating travel to many Seattle Neighborhoods including Chinatown, Pioneer Square, Downtown, Northgate, University District, and Lake City.
- The neighborhood was originally settled as agricultural land and later developed into single family housing, with small pockets of commercial buildings. Following the 2019 Mandatory Housing Affordability legislation, blocks have been upzone in this area. In response to this, the neighborhood has experienced many proposed changes, with new proposed townhouse/ rowhouse developments on the majority of the parcels on the east side of the 13th Avenue NW block. The character of the neighborhood is evolving as a result, with a mixture of contemporary townhouse and rowhouse structures and 1900's single family homes.



1 Single family at 83rd St and 13th Ave NE



2 Single family on 13th Ave NE



3 Church at NW 85th Street and 14th Ave NW



4 Townhouses at NW 85th Street and 14th Ave NW



⑤ Church at NW 85th Street and 13th Ave NW



⑥ Pharmacy at NW 85th Street and 15th Avenue NW



⑦ Retail NW 85th Street and 11th Avenue NW



⑧ Townhouses on NW 85th Street and 12th Avenue NW



⑨ Apartment at NW 85th Street and 12th Ave NW



⑩ Single Family at NW 83th Street and 12th Ave NW



⑪ Single Family on 12th Ave NW



⑫ Single Family on 12th Ave NW

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SITE SURVEY

ADDRESS

8314 13th Avenue NW

PARCEL

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LOT SIZE

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ZONE

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URBAN VILLAGE OVERLAY

Crown Hill (Residential Urban Village)

ARBORIST REPORT

<div><div>Greenforest Incorporated</div><div>Consulting Arborist</div></div> <div><div>TO: Michael Pollard Shelter Homes</div><div>REFERENCE: Regulated Tree Inventory</div><div>SITE ADDRESS/TPN: 8314 13th Ave NW Seattle WA</div><div>DATE: February 24, 2021</div><div>PREPARED BY: Favero Greenforest, ISA Certified Arborist # PN -0143A ISA Tree Risk Assessment Qualified ASCA Registered Consulting Arborist® #379</div></div> <div><p>You contacted me and contracted my services as a consulting arborist. My assignment is to identify, inventory and assess the regulated trees at the above referenced site. The purpose of this report is to establish the condition of the regulated trees on the subject parcel.</p><p>I visited the site today and visually inspected and measured the trees. This report includes attributes for 8 regulated trees growing on the subject parcel, and 3 trees on the abutting parcel to the north.</p><div><div>Summary:</div><table><tr><th></th><th>Onsite</th><th>Offsite</th></tr><tr><td>Significant</td><td>7</td><td>2</td></tr><tr><td>Exceptional</td><td>0</td><td>0</td></tr><tr><td>Grove</td><td>0</td><td>0</td></tr><tr><td>Street Trees</td><td>1</td><td>1</td></tr><tr><td></td><td>12</td><td>2</td></tr></table></div><div>Attributes for the subject trees are summarized in attachment 3.</div><div><div>greenforestinc@mindspring.com</div><div>Tel. 206-723-0656</div></div></div>		Onsite	Offsite	Significant	7	2	Exceptional	0	0	Grove	0	0	Street Trees	1	1		12	2	<div>Michael Pollard, Shelter Homes RE: Regulated Tree Inventory, 8314 13th Ave NW Seattle WA February 24, 2021 Page 2 of 9</div> <div>LIMITATIONS AND USE OF THIS REPORT This tree report establishes, via the most practical means available, the existing conditions of the tree on the subject property. This report is based solely on what is readily visible and observable, without any invasive means.</div> <div>There are several conditions that can affect a tree’s condition that may be pre-existing and unable to be ascertained with a visual-only analysis. No attempt was made to determine the presence of hidden or concealed conditions which may contribute to the risk or failure potential of trees on the site. These conditions include root and stem (trunk) rot, internal cracks, structural defects or construction damage to roots, which may be hidden beneath the soil. Additionally, construction and post-construction circumstances can cause a relatively rapid deterioration of a tree’s condition.</div> <div>TREE INSPECTION METHOD – TREE HEALTH, CONDITION AND VIABILITY I visually inspected this tree from the ground. I performed a Level 1 risk assessment.¹ This is the standard assessment for populations of trees near specified targets, conducted in order to identify obvious defects or specified conditions such as a pre-development inventory. This is a limited visual assessment focuses on identifying trees with imminent and/or probable likelihood of failure, and/or other visible conditions that will affect tree retention.</div> <div>High-risk trees can appear healthy in that they can have a dense, green canopy. This may occur when there is sufficient sapwood or adventitious roots present to maintain tree health, but inadequate strength for structural support.</div> <div>Conversely, trees in poor health may or may not be structurally stable. For example, tree decline due to root disease is likely to cause the tree to be structurally unstable, while decline due to drought or insect attack may not.</div> <div>One way that tree health and structure are linked is that healthy trees are more capable of compensating for structural defects. A healthy tree can develop adaptive growth that adds strength to parts weakened by decay, cracks, and wounds. This report identifies unhealthy trees based on existing health conditions and tree structure, and specifies which trees are most suitable for preservation.²</div> <div><div>¹ Companion publication to the ANSI A300 Part 9: Tree Shrub and Other woody Plant Management – Standard Practices, Tree Risk Assessment. 2011. ISA.</div><div>² Companion publication to the ANSI A300 Part 5: Tree Shrub and Other woody Plant Maintenance – Standard Practices, Managing Trees During Construction. 2008. ISA.</div></div> <div><div>Greenforest</div><div></div><div>Registered Consulting Arborist</div></div>	<div>Michael Pollard, Shelter Homes RE: Regulated Tree Inventory, 8314 13th Ave NW Seattle WA February 24, 2021 Page 3 of 9</div> <div>No invasive procedures were performed on any trees. The results of this inspection are based on what was visible at the time of the inspection. The attached inventory summarizes my inspection results and provides the following information for each tree:</div> <div><div>Significant, Exceptional (based on size), Exceptional (based on grove) or Hazardous – as defined by municipal code.³</div><div>Tree number as shown on tag in the field, and on attached exhibit.</div><div>DBH stem diameter in inches measured 4.5 feet from the ground.</div><div>QMD – quadratic mean diameter for multi-stemmed trees.⁴</div><div>Tree Species common name and Latin binomial.</div><div>Threshold trunk DBH for exceptional category.</div><div>Dripline average branch extension from the trunk as radius in feet.</div><div>Health and Structure ratings ‘1’ indicates good to excellent condition; no visible health-related problems or structural defects, ‘2’ indicates fair condition; minor visible problems or defects that may require attention if the tree is retained, and ‘3’ indicates poor condition; significant visible problems or defects, the tree is not viable for retention and removal is recommended.</div><div>Comments on Condition obvious structural defects or diseases visible at time of inspection.</div><div>Viable Tree? viability is determined by the arborist, regardless of municipal code or requirements. The condition and viability ratings in this report are not a substitute for municipal-required assessments and reporting, which are outside the scope of this report. This report alone does not guarantee SDCI authorizing removal of any tree. SDCI requires a higher level of assessment and scrutiny for the removal of exceptional trees based on their risk.</div></div> <div><div>³ Director’s Rule 16-2008. Seattle DCI.</div><div>⁴ Ibid.</div></div> <div><div>Greenforest</div><div></div><div>Registered Consulting Arborist</div></div>
	Onsite	Offsite																		
Significant	7	2																		
Exceptional	0	0																		
Grove	0	0																		
Street Trees	1	1																		
	12	2																		

ARBORIST REPORT

Michael Pollard, Shelter Homes
RE: Regulated Tree Inventory, 8314 13th Ave NW Seattle WA
February 24, 2021
Page 4 of 9

This *viability* rating is provided only as a guide for selecting trees to retain and does not guarantee tree removal.

SUBJECT TREES

Four mature conifers stand at the SE parcel corner: one Ponderosa pine and 3 Lawson cypresses. All are viable for retention, though one of the cypress trees has double leaders with noticeable response wood below the attachment (indicating increased loading of the stems where they meet).

Two over-mature Elwood Lawson cypresses flank the sidewalk entrance off the street right-of-way. I did not measure the stems on these two trees: there are many and the foliage is too dense and will require severe pruning to physically access and measure the tree. I estimated DBH by peering inside the canopy, and then calculated QMD.

On the north side of the house is a single young Western red-cedar that appears to be right on the property line (or at least the fence line), and 2 offsite trees: a well-formed Japanese maple and a gangly corkscrew willow.

There are 2 street trees in the parking strip.

The trees in this report represent all regulated trees associated with the subject parcel.

ATTACHMENTS:

1. Assumptions and Limiting Conditions
2. Certification of Performance
3. Regulated Tree Inventory
4. Tree Number Exhibit

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Registered Consulting Arborist

Michael Pollard, Shelter Homes
RE: Regulated Tree Inventory, 8314 13th Ave NW Seattle WA
February 24, 2021
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Attachment No. 1 - Assumptions & Limiting Conditions

1. A field examination of the site was made 2/24/2021. My observations and conclusions are as of that date.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/arborist can neither guarantee nor be responsible for the accuracy of information provided by others.
3. I am not a qualified land surveyor. Reasonable care was used to identify on- and offsite trees in the field.
4. Construction activities can significantly affect the condition of retained trees. All retained trees should be inspected after construction is completed, and then inspected regularly as part of routine maintenance.
5. Unless stated other wise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject tree may not arise in the future.
6. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress. A complete evaluation of the potential for this (a) tree to fail requires excavation and examination of the base of the subject tree. Permission of the current property owner must be obtained before this work can be undertaken and the hazard evaluation completed.
7. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.

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Registered Consulting Arborist

Michael Pollard, Shelter Homes
RE: Regulated Tree Inventory, 8314 13th Ave NW Seattle WA
February 24, 2021
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I, Favero Greenforest, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinion, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinion, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client of any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of International Society of Arboriculture (ISA), and the ISA PNW Chapter, I am an ISA Certified Arborist (#PN-0143A) and am Tree Risk Assessment Qualified, and am a Registered Consulting Arborist® (#379) with American Society of Consulting Arborists. I have worked as an independent consulting arborist since 1989.

Signed:

GREENFOREST, Inc.

By Favero Greenforest, M. S.

Favero

Greenforest

Date: February 24, 2021

Digitally signed by Favero Greenforest
DN: cn=Favero Greenforest, o, ou,
email=greenforestinc@mindspring.com
, c=US
Date: 2021.07.07 13:02:13 -07'00'



Greenforest



Registered Consulting Arborist

ARBORIST REPORT

Significant	Exceptional Size	Grove Size	Exceptional Grove	Tree No.	DBH	QMD	Tree Common Name & Latin Binomial	Exc. Threshold	Dripline (R')	Health	Structure/Form	Comments on Condition	Viable Tree?
✓		✓	No	1	21.8		Ponderosa pine, Pinus ponderosa	30"	16	1	2	Asymmetric canopy from recent tree removal	Yes
✓		✓	No	2	12,15.2	19.3	Lawson cypress, Chamaecyparis lawsoniana	30"	9	1	2	Asymmetric canopy, double leader	Yes
✓		✓	No	3	5.5,12.5,14.8	20.1	Lawson cypress, Chamaecyparis lawsoniana	30"	15	1	2	Asymmetric canopy, multiple leader	Yes
✓		✓	No	4	14.2		Lawson cypress, Chamaecyparis lawsoniana	30"	9	1	2	Double leaders with response wood	Yes
✓				5	7.2		Western red-cedar, Thuja plicata	30"	8	1	1		Yes
✓		✓	No	6	(11) 2-8"	19.3	Elwood lawson cypress, Chamaecyparis l. 'Elwoodii'	**	8	1	2	Multiple leaders	Yes
✓		✓	No	7	(8) 3-12"	23.4	Elwood lawson cypress, Chamaecyparis l. 'Elwoodiii'	**	8	1	2	Multiple leaders	Yes
OFFSITE TREES*													
✓				10	6,6,8	11.6	Corkscrew willow, Salix matsudana 'Tortuosa'	15.9	7	2	2	Diseased, multiple leaders	
✓				11	9		Japanese maple, Acer palmatum	12"	8	1	1		

Significant	Exceptional Size	Grove Size	Exceptional Grove	Tree No.	DBH	QMD	Tree Common Name & Latin Binomial	Exc. Threshold	Dripline (R')	Health	Structure/Form	Comments on Condition	Viable Tree?
ROW TREES													
N/A				8	2.5		Donald Wyman Crabapple, Malus 'Donald Wyman'	N/A	5	1	1		
				9	3		Persian Ironwood, Parrotia persica		4	1	1		

*DBH for offsite trees is estimated by peering over existing fence. Dripline reported for offsite trees is measured from existing fences (PL) toward the center of the subject parcel, and not from center of tree.

** Neither *Trees of Seattle* nor *Champion Trees of Washing State* list trunk diameter measurements for any Ellwood cypress specimens. Typically, SDCl uses the *default* dbh of 30", but cannot guarantee that.

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ARCHITECTURAL DESIGN PRECEDENTS

1/
RHYTHMIC CLUSTER OF PURE GABLE
FORMS AND HIGH QUALITY METAL
EXTERIOR



1 Frederiksvej Kindergarten
Cobe
Copenhagen, Denmark
Kindergarden
2015

2/
DYNAMIC MASSING WITH TEXTURED
MATERIAL AND VARIABLE HEIGHTS



2 Children's Home
CEBRA
Kerteminde, Denmark
Housing
2016

3/
PURE GABLE FORMS WITH A PARAPET
ROOF DETAIL



3 Seine-et-Marne Housing
Arc/Pole
Gretz, France
Housing
2014

ARCHITECTURAL DESIGN PRECEDENTS

4/
PURE GABLE FORMS AND MATERIAL
TREATMENT



4 Sunset House
Herbert & Howes
Melbourne, Australia
Housing
2020

5/
CHANNEL LAP SIDING MATERIAL
PRECEDENT



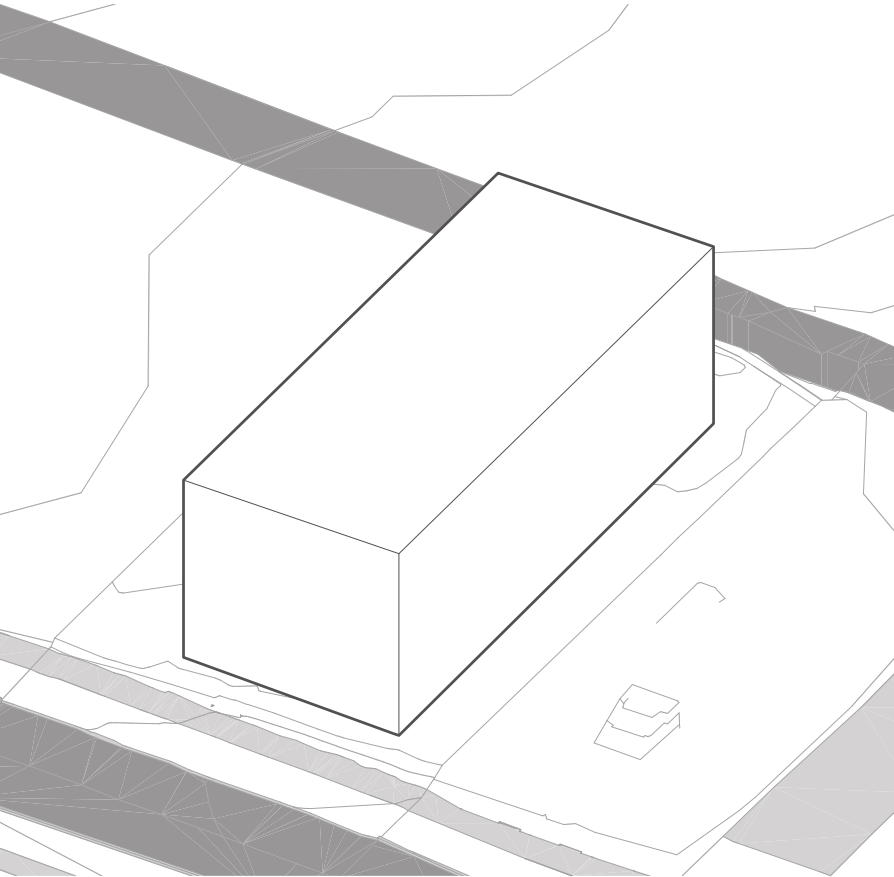
5 Commercial Restaurant Structure
Kiel, Germany

6/
HORIZONTAL COMPOSITE MATERIAL
PRECEDENT STUDY

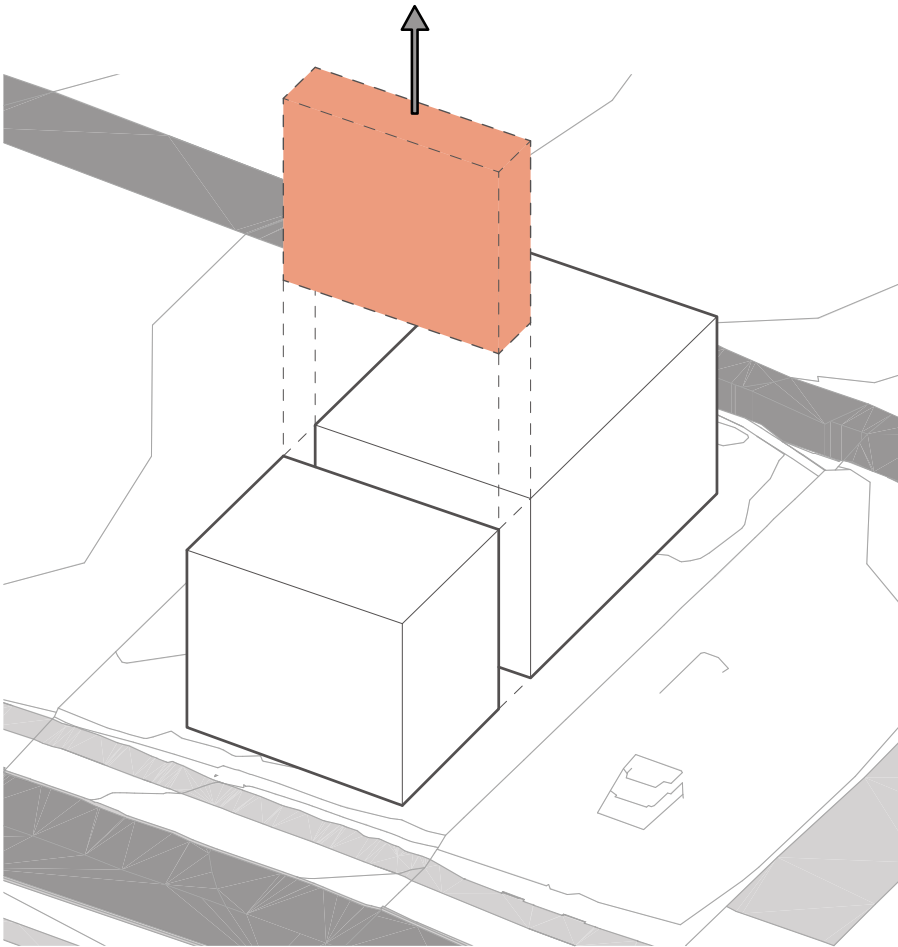


6 Wallingford Townhomes
b9 Architects
Wallingford, Seattle
Housing
2013

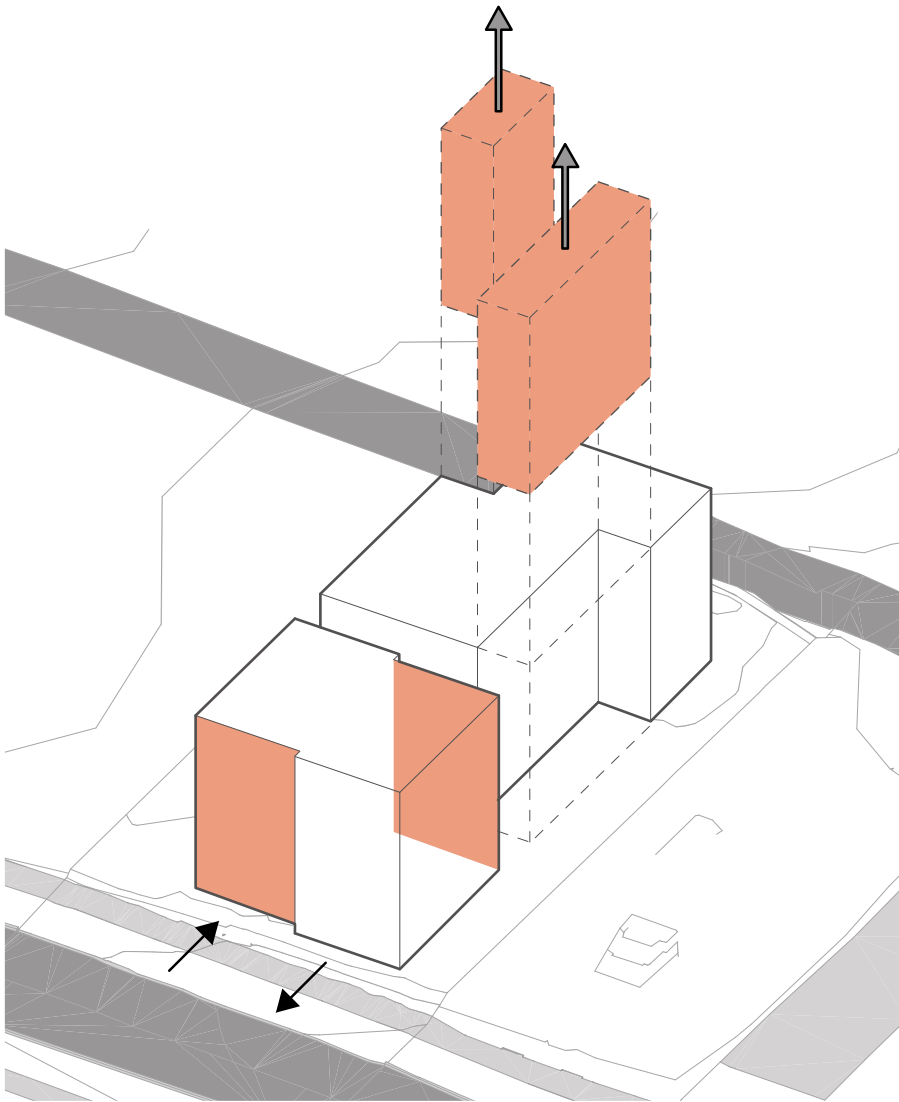
MASSING DEVELOPMENT



1. ZONING ENVELOPE

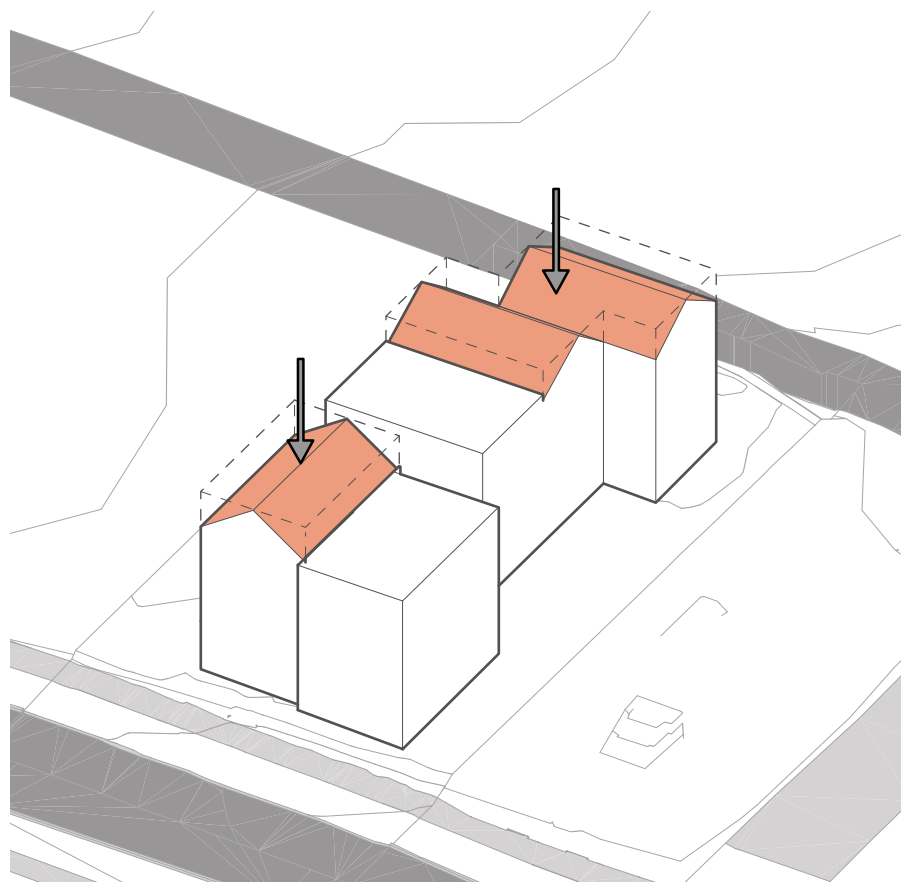


2. DIVISION OF MASS INTO TWO VOLUMES

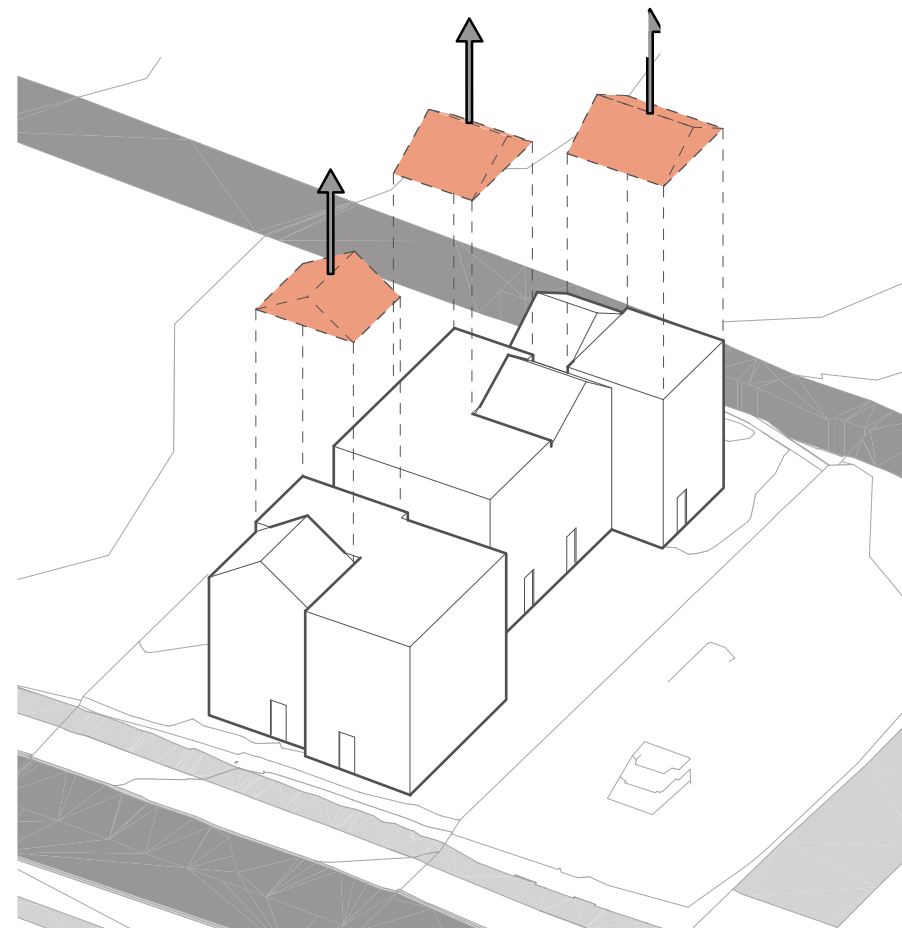


3. FURTHER REDUCTION OF MASS

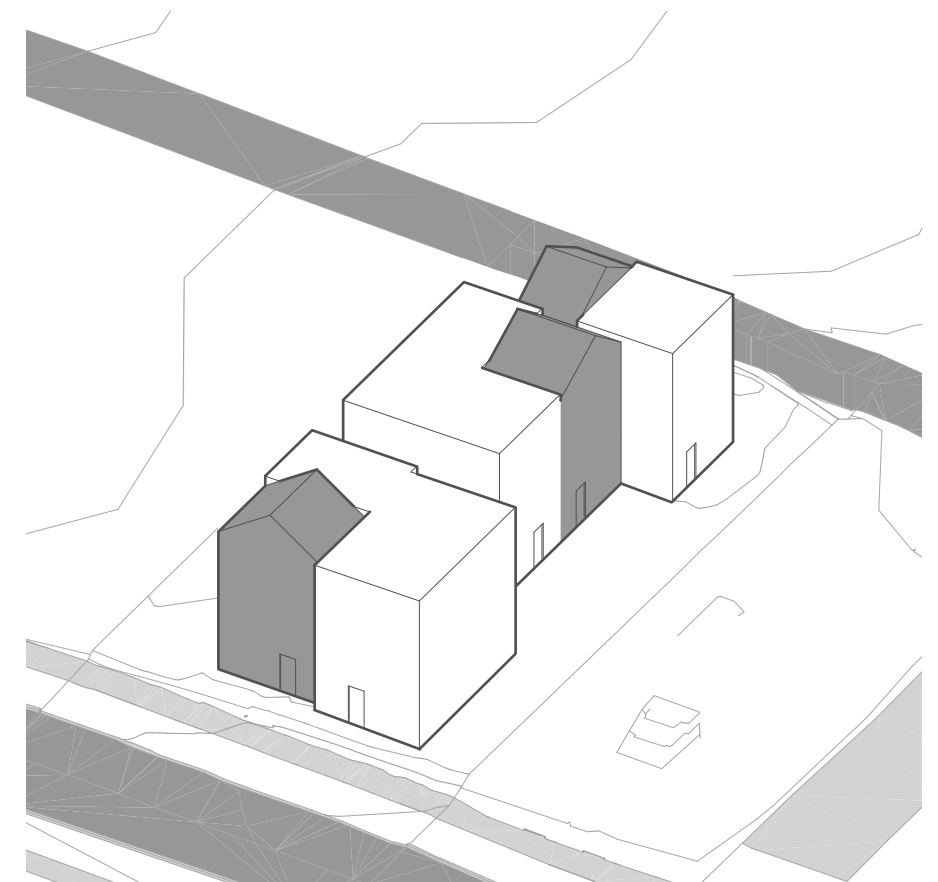
MASSING DEVELOPMENT



4. INTRODUCTION OF GABLE FORM

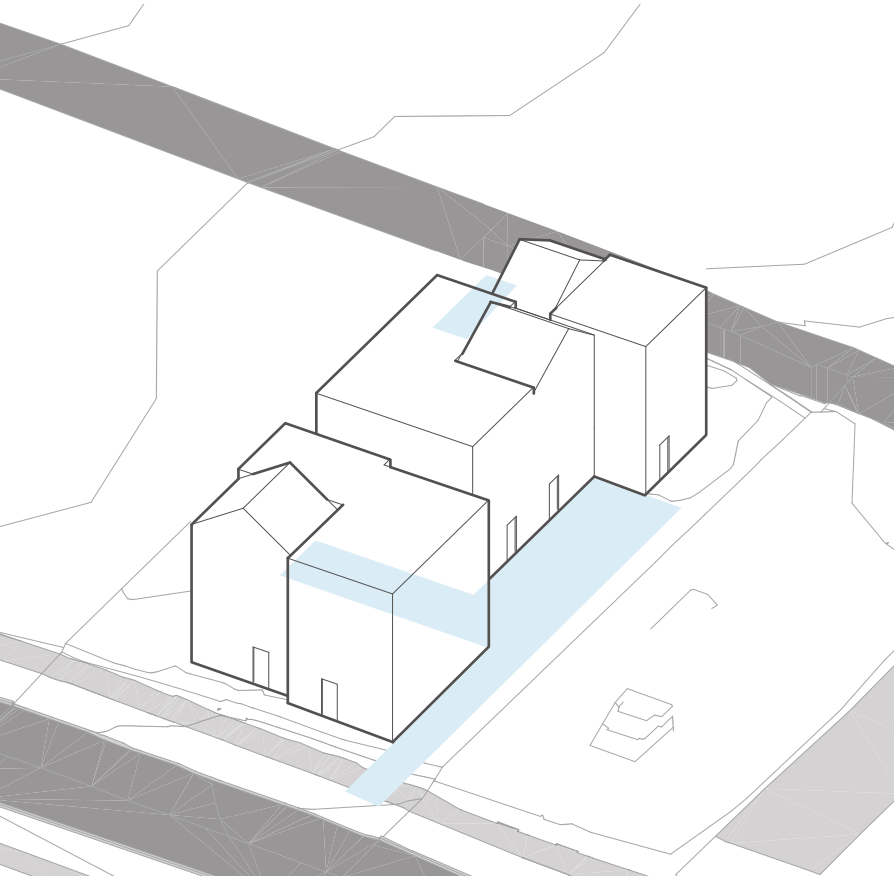


5. INTRODUCTION OF ROOF DECK

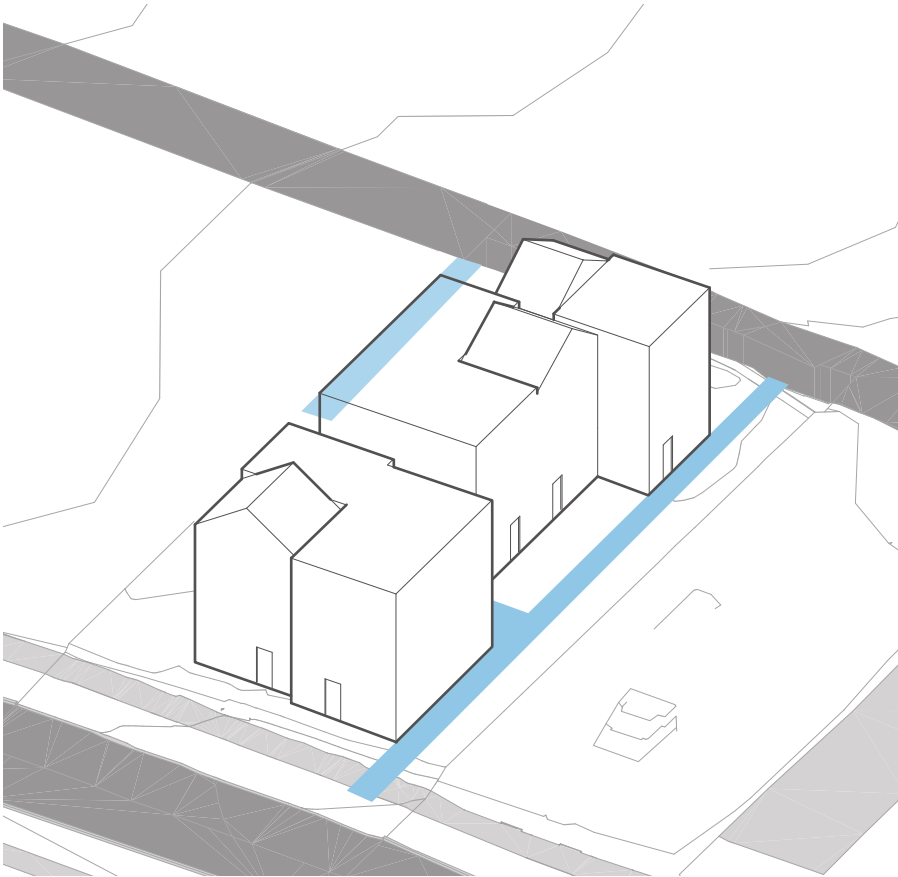


6. MATERIAL STRATEGY AND TONAL DIFFERENCE

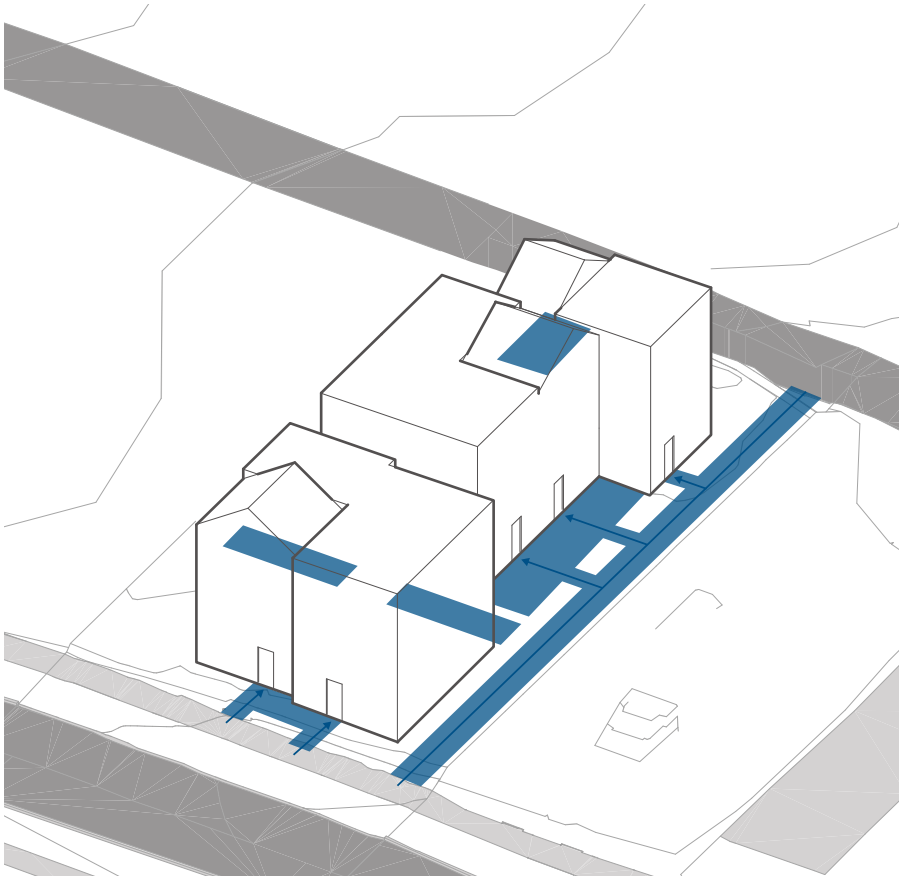
CIRCULATION DEVELOPMENT



1. CARVED AMENITY AREA



2. SITE CIRCULATION

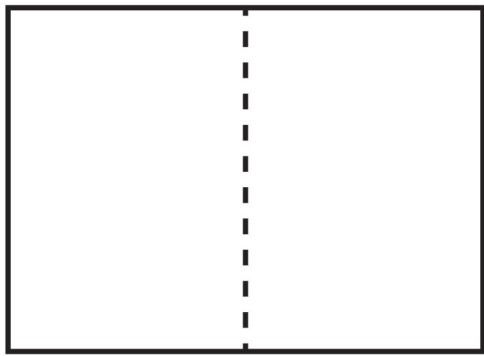


3. UNIT ENTRY POINTS AND AMENITY AREAS

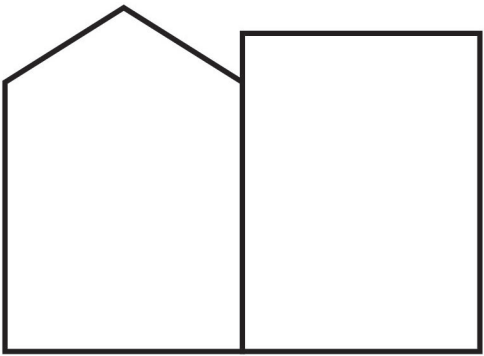
FACADE DESIGN CONCEPT

DESIGN CONCEPT

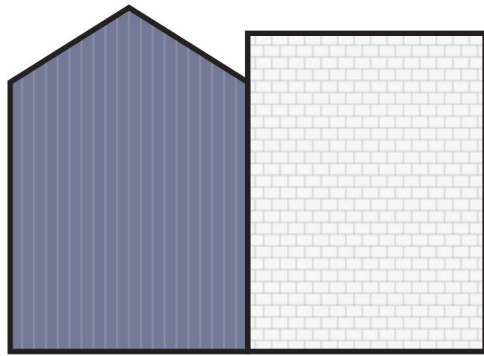
- The design proposal responds to both the existing typology of the site and anticipates future residential development. Two street-facing units engage 13th Avenue NW while locating the other three towards the center and rear of the site.
- The proposed features a combination of pitched gable roofs adjoining more contemporary forms with parapets. This approach provides a responsive transition to the architectural language of the new developments at the northern and southern properties as well as the existing neighborhood context.
- A shared walkway connects the site east-west, allowing movement from the street into the south-facing patios at the center of the site and eventually to the alley.
- High-quality materials such as a black-stained vertical wood siding with accents of medium brown-stained wood infill panels and window trim highlight the gable form massing elements, adding a contemporary treatment to a classic form. This is complemented with a more traditional light brick material applied to the rectilinear forms featuring contrasting window sills, heads, and infill panels.
- The massing is organized to feature these contrasting materials and shapes, with the rectilinear brick-clad elements projecting beyond the wood clad ones at varying degrees. These elements create a balanced and dynamic composition that complements the existing and future growth of the block.
- Parking for all units is separated from the pedestrian spaces at the rear of the site and is accessed from the alley.



MASSING



INTRODUCTION
GABLES



MATERIAL
SCHEME



WINDOW
TREATMENT

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SITE PLAN

PROJECT INFORMATION

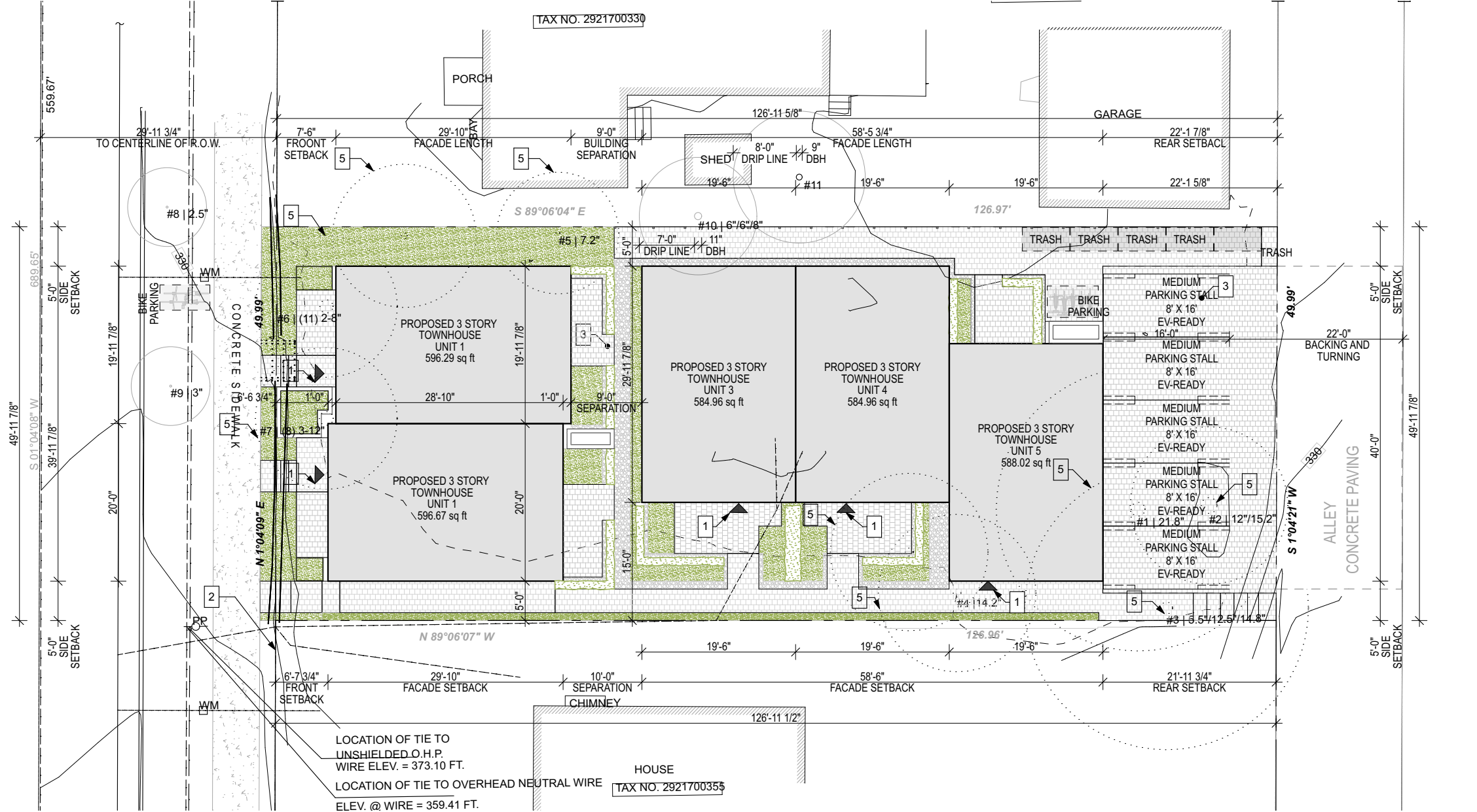
ADDRESS	8314 13TH AVENUE NW SEATTLE WA 98117
OWNER	8318 13TH, LLC 88 E HAMLIN ST, SEATTLE, WA 98112
ARCHITECT	B9 ARCHITECTS 610 2ND AVE SEATTLE WA 98102
LEGAL DESCRIPTION	LOT 20 AND 21, BLOCK 15, GREENWOOD PARK FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT, PAGE 7, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE CITY OF SEATTLE, CONTY OF KING, STATE OF WASHINGTON.
KING COUNTY APN #	292170-0345
SDCI PROJECT #	3038166-EG; 007344-20PA; 6822320-CN; 6822321-DM
LOT AREA:	6,347 SF
ACCESS	ALLEY
FREQUENT TRANSIT	YES
ECA	NO
DESCRIPTION OF WORK:	CONSTRUCT (5) NEW 3-STORY TOWNHOUSE UNITS. PARKING FOR VEHICLES WILL BE PROVIDED AT GRADE BEHIND THE STRUCTURES. ACCESS PARKING SHALL BE PROVIDED FROM THE ALLEY. EXISTING STRUCTURES TO BE REMOVED.
DESIGN REVIEW	SMC 23.41.004 TABLE A, PART C AMOUNT OF GROSS FLOOR AREA OF DEVELOPMENT IS AT LEAST 8,000 SF BUT LESS THAN 15,000 SF - STREAMLINED DESIGN REVIEW
MHA	*M1, MEDIUM AREA* 9%, \$23.18 PER TIP 257

PLOT PLAN NOTES

- 1. RESIDENTIAL ENTRY
- 2. EXISTING PROPERTY LINE
- 3. EXISTING STRUCTURE TO BE DEMOLISHED
- 4. NOT USED
- 5. PER ARBORIST REPORT, TREE TO BE REMOVED
- 6. PER ARBORIST REPORT, TREE TO BE RETAINED, PROVIDE PROTECTION AREA.

PLOT PLAN LEGEND

	STRUCTURE FOOTPRINT AT GRADE
	CANTILEVERED FLOOR SPACE ABOVE GRADE
	WEATHER PROTECTION OUTLINE
	PERMEABLE SURFACE, REFER TO CIVIL DRAWINGS
	CONCRETE WALKWAY/DRIVEWAY
	LANDSCAPING AT GRADE



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

0 8' 16' 32'

SITE SECTION

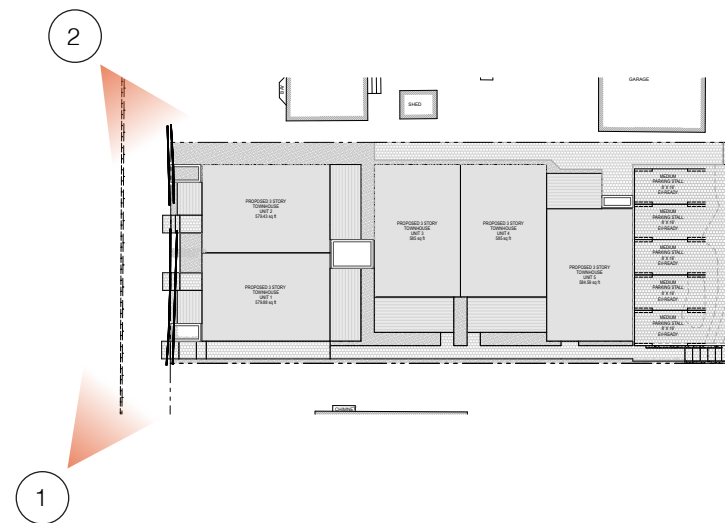


2 LONGITUDINAL SECTION
SCALE: 3/32" = 1'-0"



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RENDERINGS

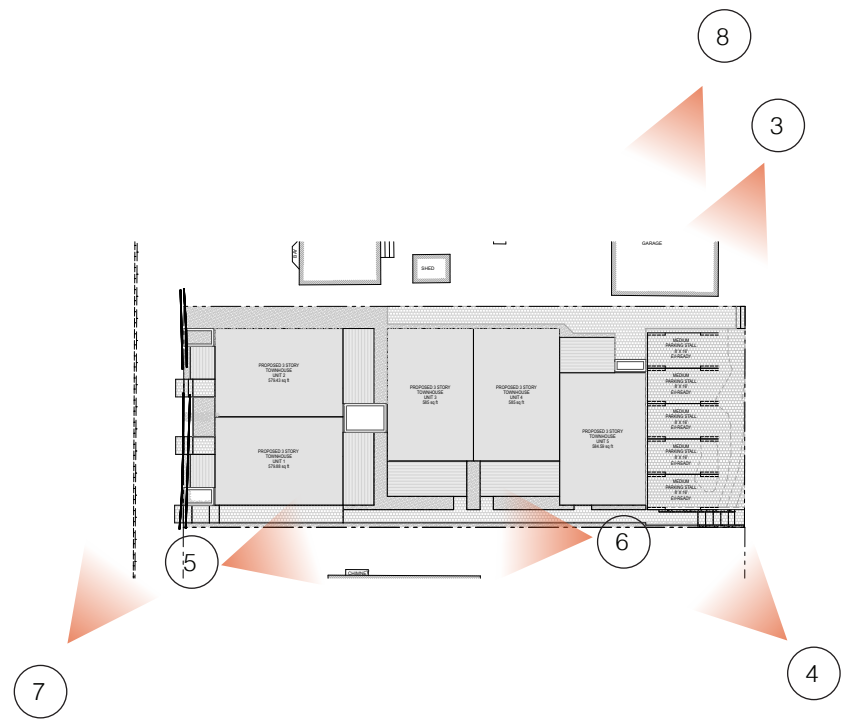


1. Street view looking Northeast



2. Street view looking Southeast

RENDERINGS



3. View from alley looking Southwest



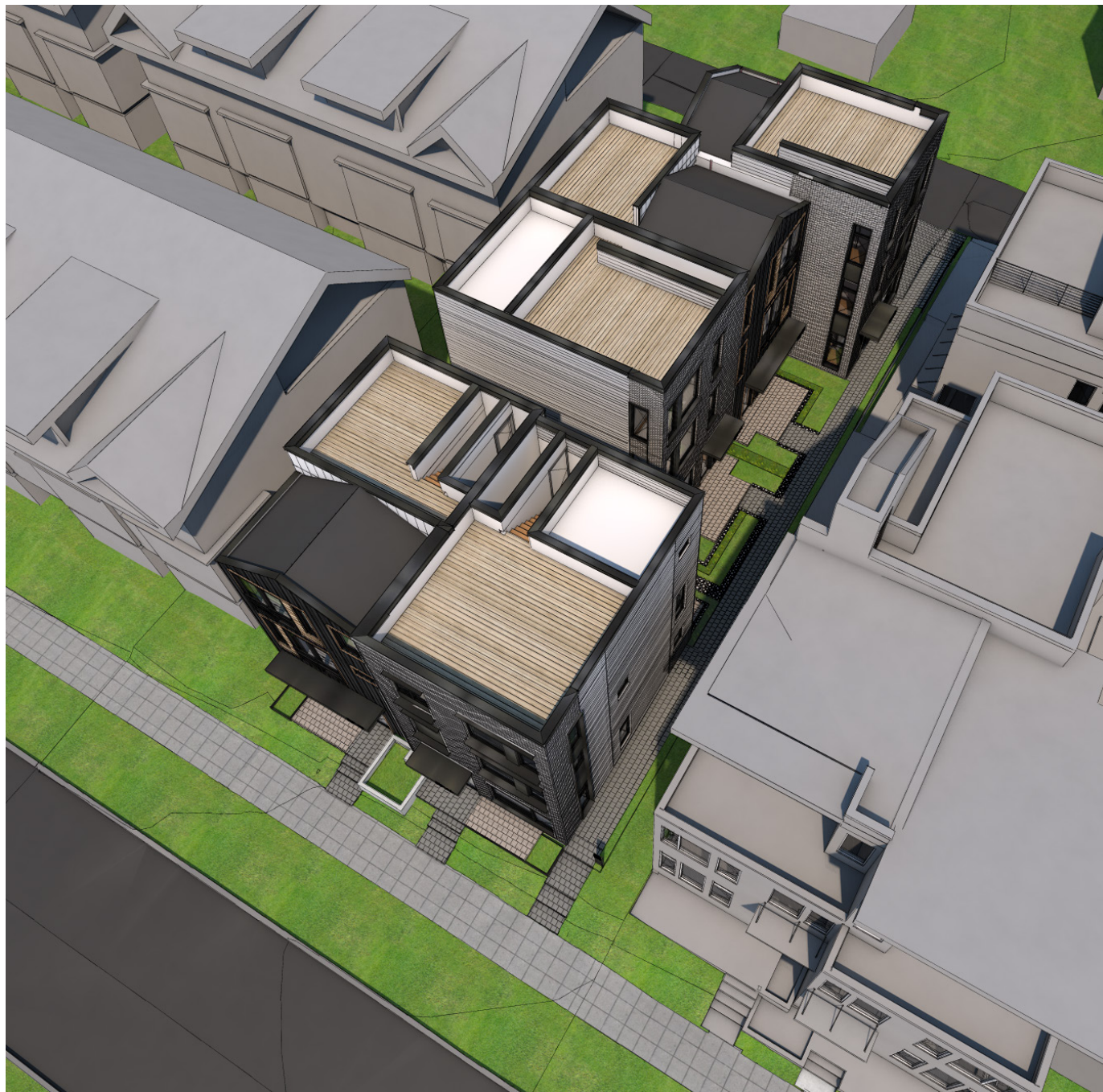
4. View from alley looking Northwest



5. Courtyard looking East



6. Courtyard looking West

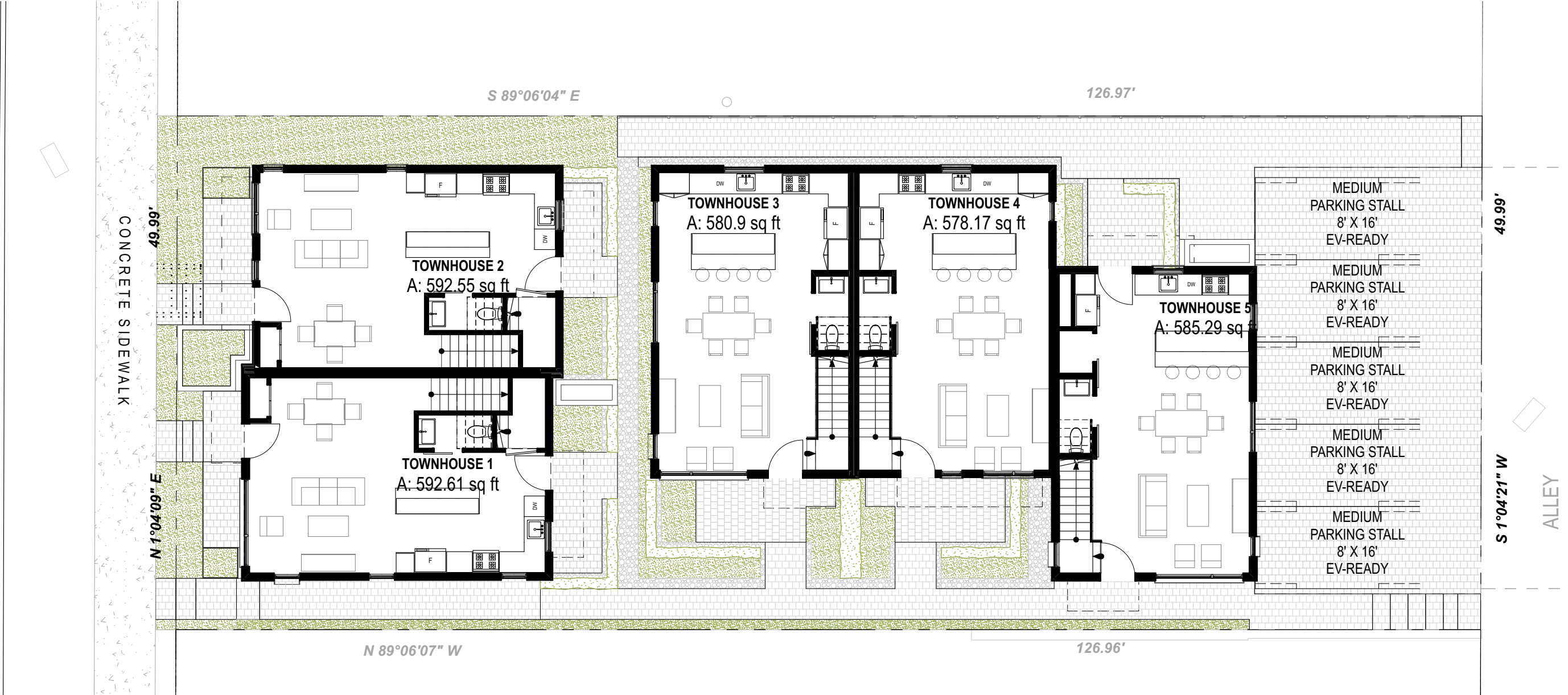


7. Aerial looking Northeast

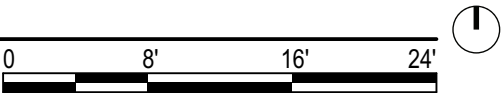


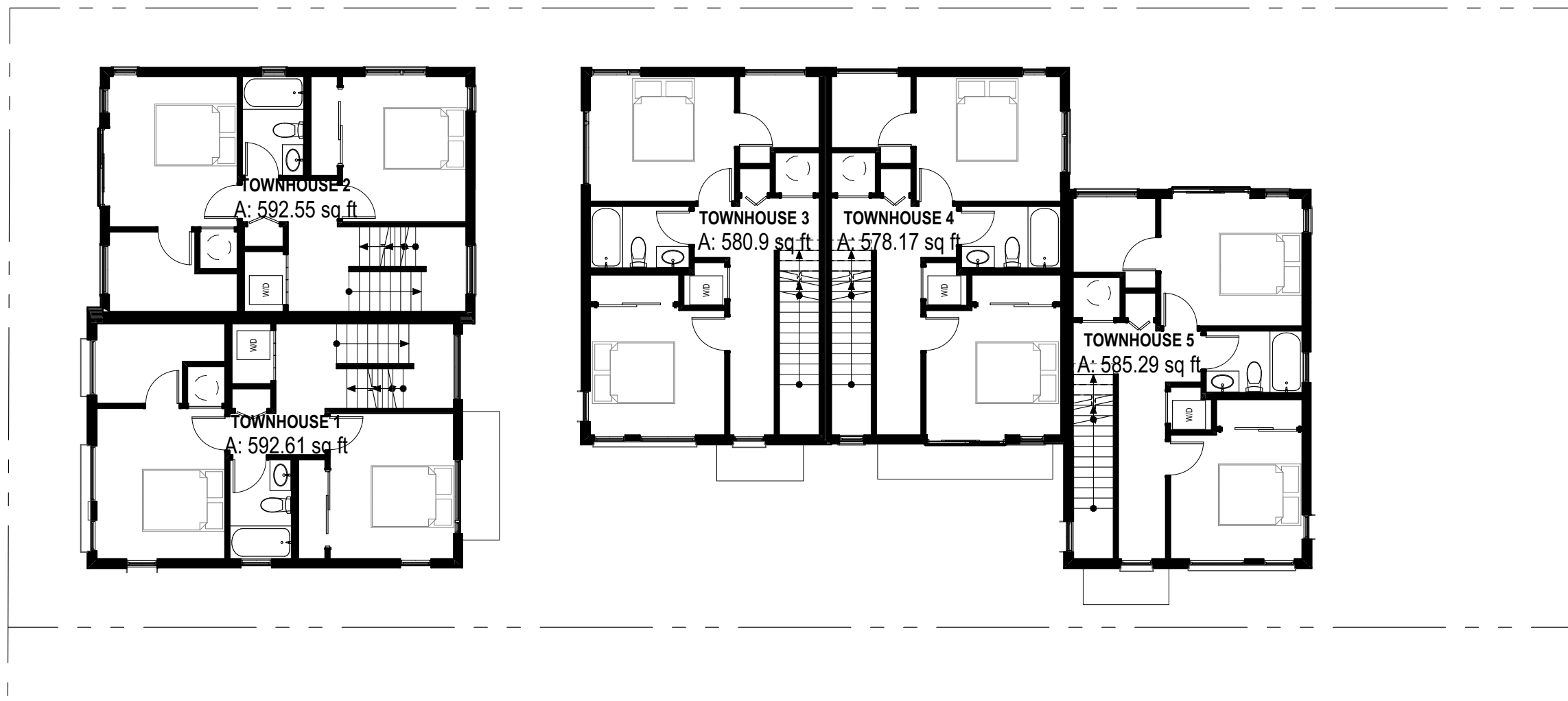
8. Aerial looking Southwest

FLOOR PLANS

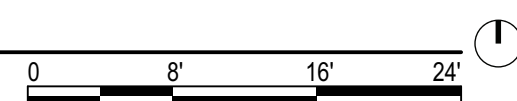


1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"





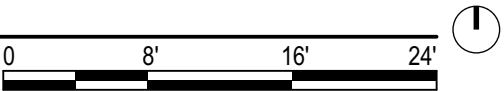
1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



FLOOR PLANS

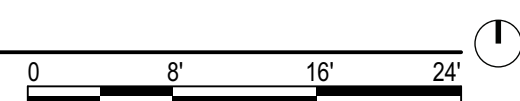


1 THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

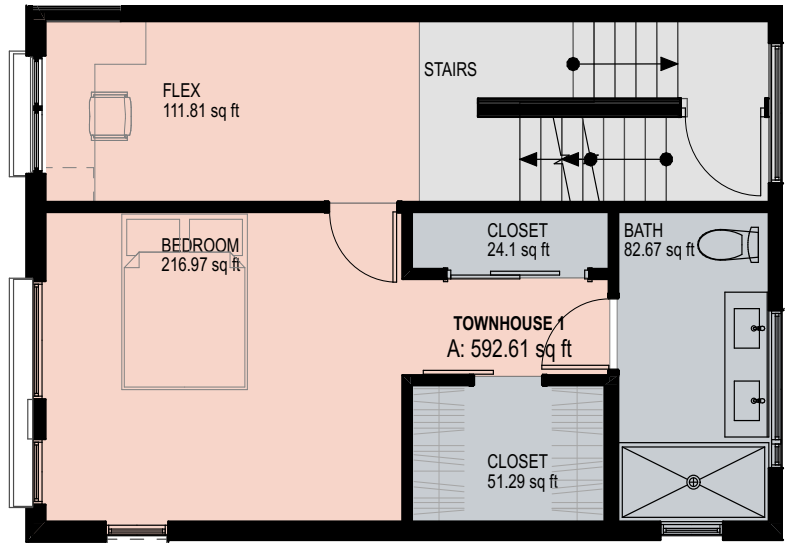
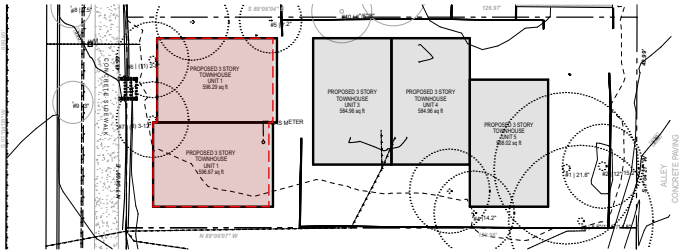




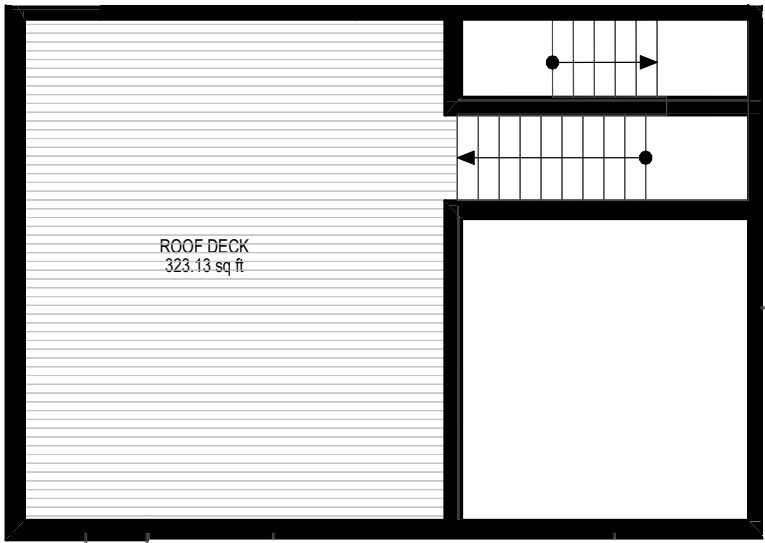
1 ROOF PLAN
SCALE: 3/32" = 1'-0"



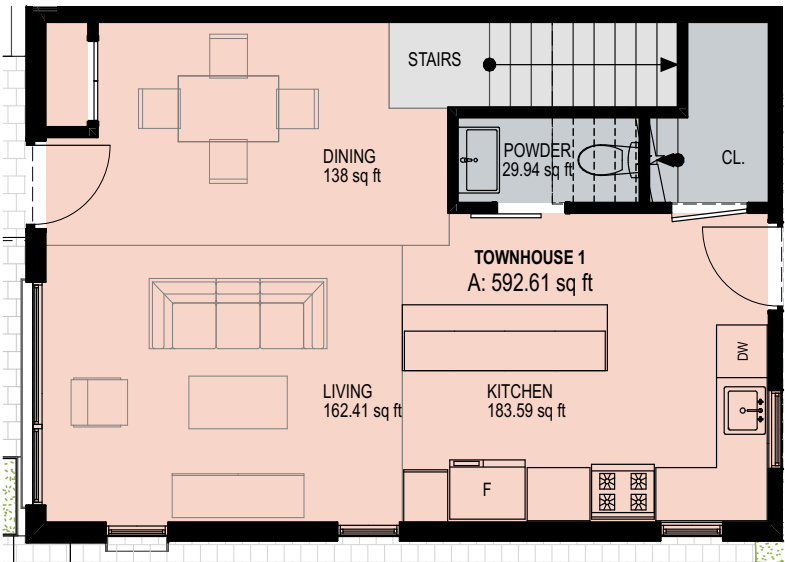
UNIT TYPE A FLOOR PLANS



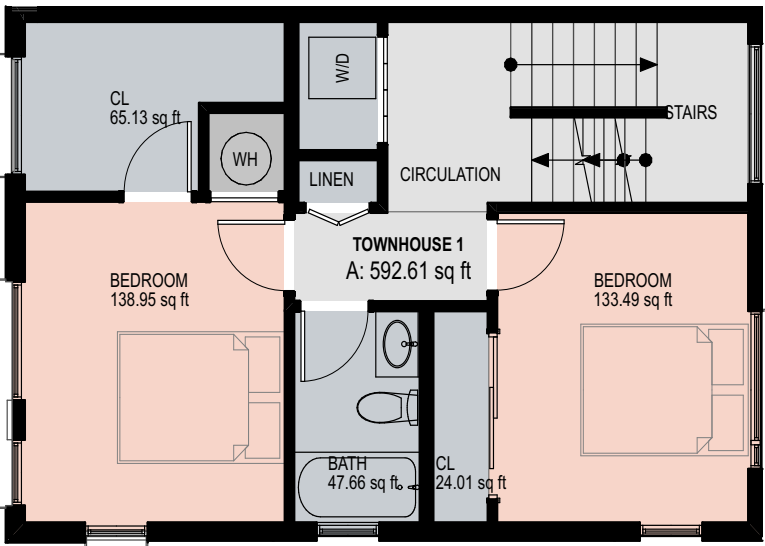
3 THIRD FLOOR PLAN | UNIT PLAN
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



4 ROOF PLAN | UNIT PLAN
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

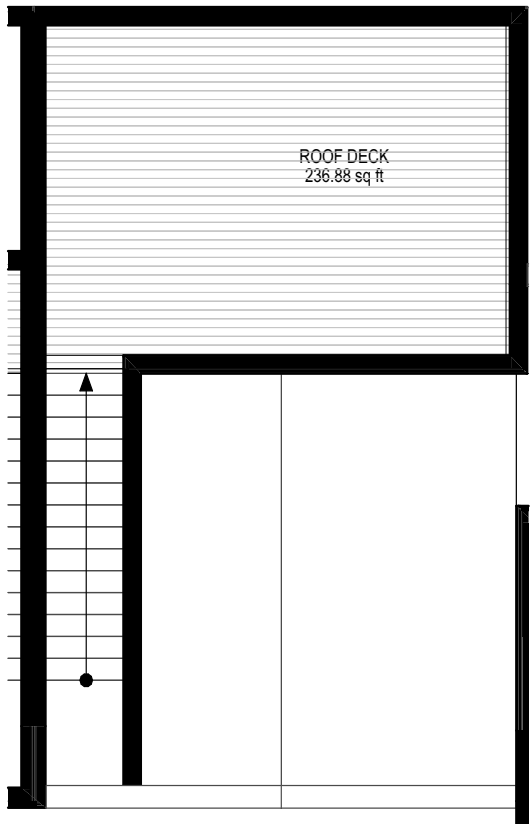
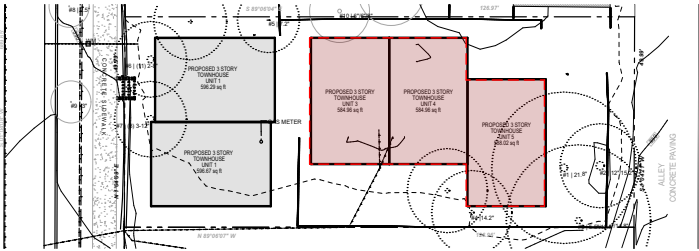


1 FIRST FLOOR PLAN | UNIT PLAN
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

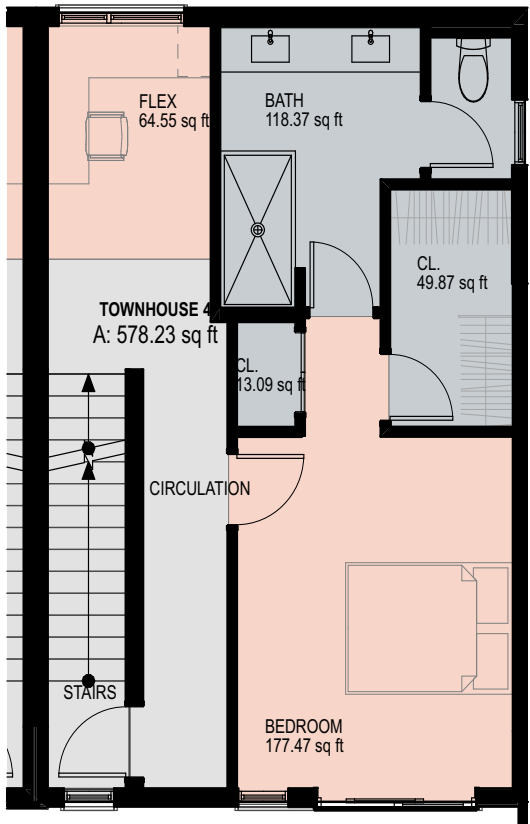


2 SECOND FLOOR PLAN | UNIT PLAN
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

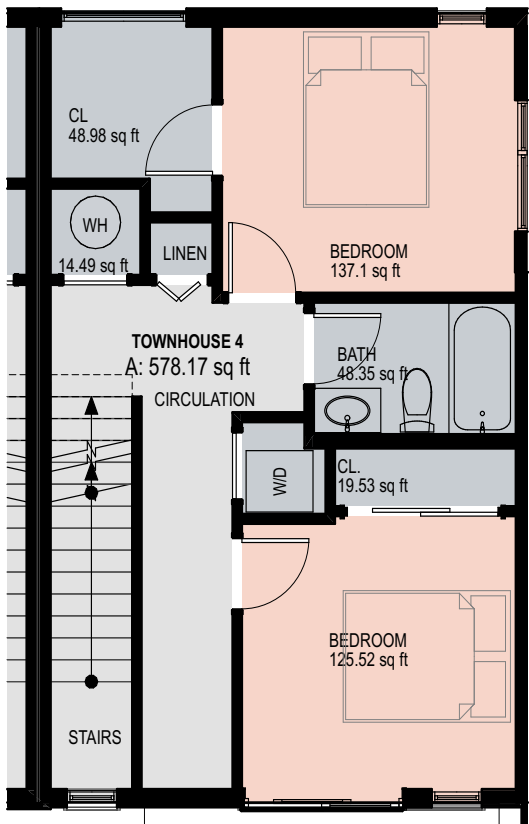
UNIT TYPE B FLOOR PLANS



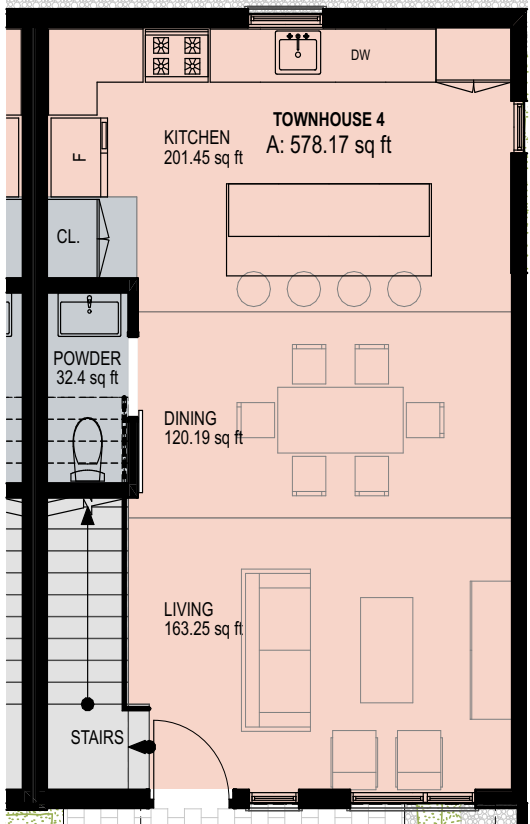
4 ROOF PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



3 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



UNIT TYPE A FLOOR PLANS

-
-
-
-
-
-
1. 10' x 1'-2"
FIBER CEMENT PANEL
COLOR: SW NEBULOUS
WHITE, OR SIM
2. 10' x 6"
FIBER CEMENT PLANK
COLOR: SW ARGOS
3. POWDER COATED METAL
COLOR: BLACK
4. THIN BRICK
(MUTUAL MATERIALS)
COLOR: HARBOR MIST
5. CHANNEL LAP SIDING
COLOR: BLACK
6. WOOD SIDING INFILL
COLOR: SW HAWTHORN
OR SIM

RENDERED ELEVATIONS KEY



1 NORTH RENDERED ELEVATION
SCALE: 3/32" = 1'-0"





2 EAST RENDERED ELEVATION
 SCALE: 3/32" = 1'-0"
 0 8' 16' 24'



3 WEST RENDERED ELEVATION
 SCALE: 3/32" = 1'-0"
 0 8' 16' 24'

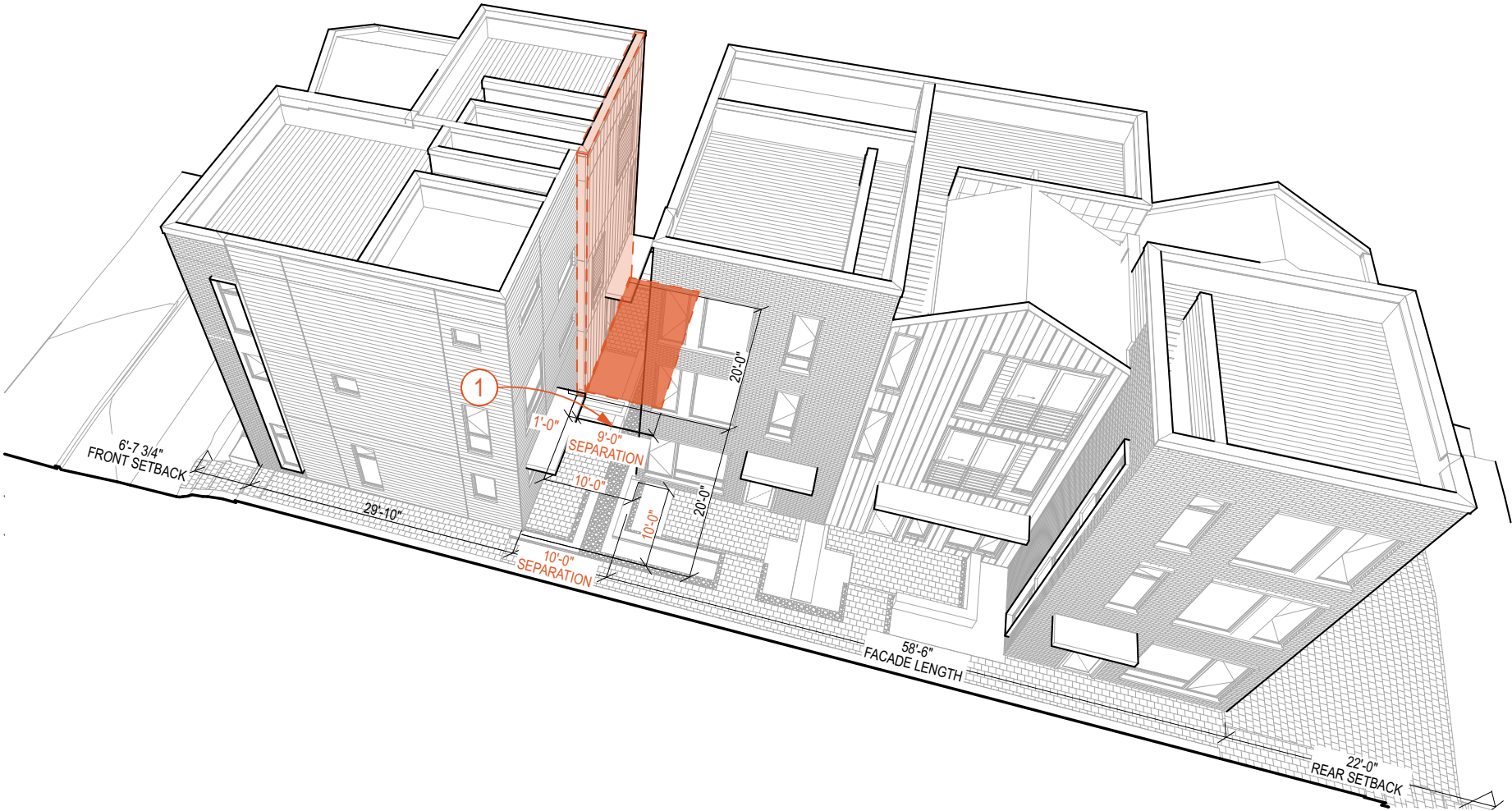


1 SOUTH RENDERED ELEVATION
SCALE: 3/32" = 1'-0"

0 8' 16' 24'

ADJUSTMENT TABLE

	CODE SECTION	CODE REQUIREMENT	PROPOSED	JUSTIFICATION	DESIGN GUIDELINES
1	SMC 23.45.518.F.1 SETBACKS AND SEPARATIONS	SEPARATION BETWEEN MULTIPLE STRUCTURES: IN LR AND MR ZONES, THE MINIMUM REQUIRED SEPARATION BETWEEN PRINCIPAL STRUCTURES AT ANY TWO POINTS ON DIFFERENT INTERIOR FACADES IS 10 FEET, EXCEPT FOR COTTAGE HOUSING DEVELOPMENTS AND STRUCTURES SEPARATED BY A DRIVEWAY OR PARKING AISLE.	9'-0" MINIMUM FOR A LENGTH OF 19'-8"; REDUCTION OF 1 FOOT OR 10%	THE ARCHITECTURAL DESIGN CONCEPT PROPOSES A COMBINATION OF PITCHED GABLE ROOFS WITH ADJOINING CONTEMPORARY RECTILINEAR FORMS WITH CONTRASTING MATERIALS CREATING A DISTINCT CHARACTER FOR EACH SHAPE. THE COMPOSITION IS FURTHER DISTINGUISHED THROUGH SHIFTING THE RECTILINEAR VOLUMES FORWARD AND SHIFTING THE GABLE FORM BACK TO PROVIDE A CLEAR HIERARCHY AND TRANSITION BETWEEN DIFFERENT MATERIALS. THIS ADDS ARTICULATION AND VISUAL INTEREST TO THE FACADES ON ALL SIDES OF THE PROJECT. THIS APPROACH RESULTS IN A 1'-0" REDUCTION OF THE SEPARATION BETWEEN THE STREET-FACING STRUCTURE AND THE REAR STRUCTURE FOR A LENGTH OF 19'-8". THIS ORGANIZATION OF DYNAMIC AND CONTRASTING SHAPES REINFORCES THE CIRCULATION FROM EAST-WEST THROUGH THE SHARED WALKWAY ALLOWING A DIRECT CONNECTION FROM THE STREET TO THE CENTRAL PATIOS AND TO THE ALLEY BEYOND.	CS2 URBAN PATTERN AND FORM A. LOCATION IN THE CITY AND NEIGHBORHOOD D. HEIGHT, BULK, AND SCALE. DC2 ARCHITECTURAL CONCEPT A. MASSING B. ARCHITECTURAL AND FAÇADE COMPOSITION C. SECONDARY ARCHITECTURAL FEATURES D. SCALE AND TEXTURE DC3 OPEN SPACE CONCEPT A. BUILDING-OPEN SPACE RELATIONSHIP DC4 MATERIALS A. EXTERIOR ELEMENTS AND FINISHES C. LIGHTING

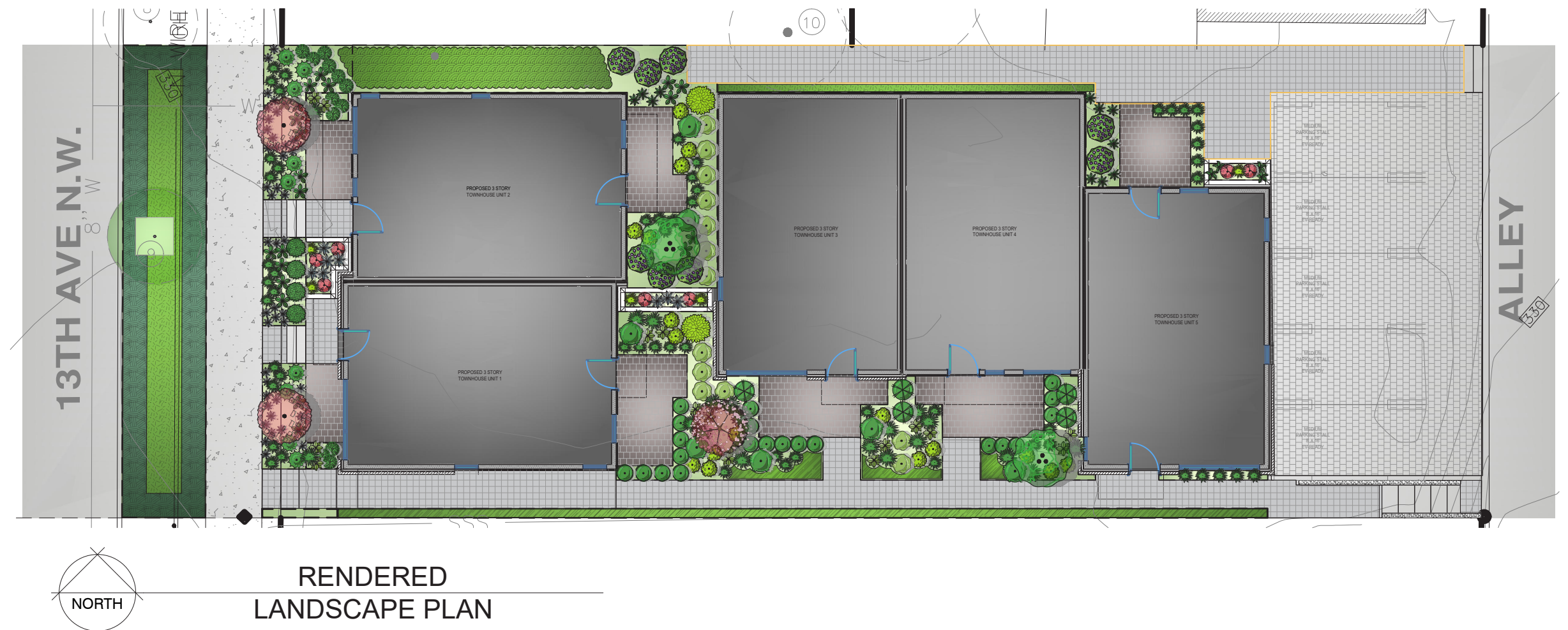


1 ADJUSTMENT DIAGRAM
SCALE: 1" = 20'










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LANDSCAPE PLAN



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer circinatum / Vine Maple
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple
	Fagus sylvatica 'Dawnyck Purple' / Dawnyck Purple Beech
GROUND COVERS	BOTANICAL / COMMON NAME
	Ajuga reptans / Bugleweed
	Herniaria glabra / Green Carpet
	Pachysandra terminalis / Japanese Spurge
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
	Erica carnea 'Golden Starlet' / Golden Heath
	Eryngium x / Sea Holly
	Evonymus fortunei 'Emerald Gaiety' TM / Wintercreeper
	Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
	Festuca glauca / Blue Fescue
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Polystichum munitum / Western Sword Fern
	Rhododendron x 'Ramapo' / Ramapo Rhododendron
	Taxus x media 'H.M. Eddie' / H.M Eddie Yew
BIORETENTION	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Cornus sericea 'Kelsey' / Kelsey Dogwood
	Panicum virgatum 'Heavy Metal' / Blue Switch Grass
	Polygonatum odoratum / Solomon's Seal



Bloodgood Maple



Columnar Japanese Holly



Circinatum Vine Maple.



HM Eddie Yew



Dawnyck Purple Beech



Limelight Hydrangea



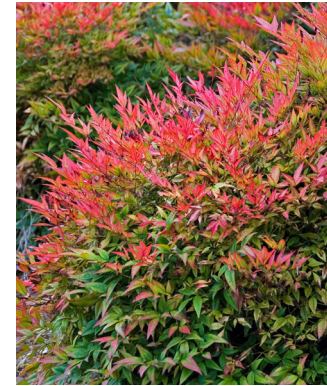
Ramapo Rhododendron



Lily Turf



Ajuga Reptans



Gulf Stream Heavenly Bamboo



Solomons Seal



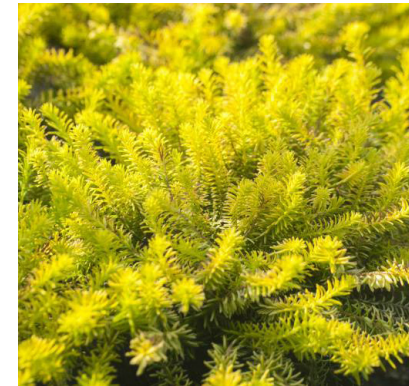
Emerald Gaiety



Lonicera Moss-Green



Lonicera Moss-Green



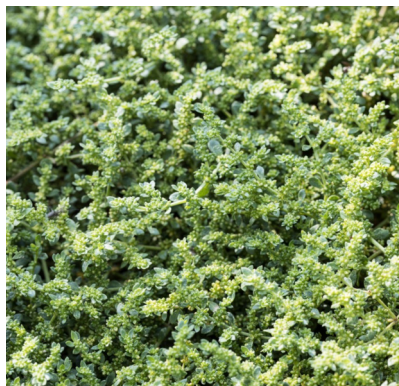
Golden Heath



Western Sword Fern



Blue Fescue



Herniaria Glabra Green Carpet



Green Sheen Japanese Spurge



Golden Variegated Sweetflag



Ice Dance Japanese Sedge



Hameln Dwarf Fountain Grass



Feather Reed Grass

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DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

CS1.B - Sunlight and Natural Ventilation

The design proposes two structures organized around individual patios that connect to a shared walkway and court along the southern boundary of the site. This allows all of the units ample access to light and air at all stories. In addition, the site strategy minimizes shading on the adjacent site to the north by splitting the proposal into two structures and providing a varied setback along the north side. The project proposes landscape elements to define soft boundaries between the individual patios and the common areas, adding a natural character to the site overall.

CS2 URBAN PATTERN & FORM

CS2.A. LOCATION IN THE CITY AND NEIGHBORHOOD
CS2.HEIGHT, BULK AND SCALE

The proposal contributes to the pattern of the neighborhood by creating a small-scale townhouse project that engages the street and provides an interior open space with individual patios for all units. The two three-story street-facing units feature high-quality materials adjacent to the street and shift off each other to create modulation and express each one individually. Small front stoops with entry canopies provide direct engagement with the street. In addition, a shared walkway connects 13th Avenue NW to the center of the site and the units and alley at the rear of the site.

PUBLIC LIFE

PL2 WALKABILITY

PL2.B Safety and Security

The street-facing unit entries are elevated above the sidewalk and create a safe environment by providing lines of sight from the unit interiors. Landscaping buffers the sidewalk from the unit entries and personalizes the space. Rooftop Decks at the front units provide opportunities for additional connection to the street. The shared walkway, courtyard and unit entries will have ample lighting for security.

PL3 STREET LEVEL INTERACTION

PL3.A ENTRIES

PL3.B RESIDENTIAL EDGES

The two street-facing homes directly engage the sidewalk with covered and raised entries. The small porches and planting areas provide a level of security and privacy for the residents. A low site wall orients the entry to the shared walkway and court for the three homes behind. Addresses are clearly visible as they are mounted on this site wall and at each home's entry. The proposal is of a similar scale to the existing and proposed structures adjacent to the site allowing it to fit into the existing fabric of the neighborhood.

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

C. PARKING AND SERVICE USES

Parking for the site is located at the rear of the site, separated from the pedestrian oriented spaces and is accessed from the alley. The parking is screened from the south and from the north by a wood fence.

DC2 ARCHITECTURAL CONCEPT

DC2.A MASSING

DC2.C SECONDARY ARCHITECTURAL FEATURES

The varied building masses and voids are well-scaled and responsive to the neighboring context. Porches, entry canopies and fenestration patterns are integrated into the design proposal. The design also reduces perceived mass by pulling back building volume from the street and neighbors where possible. Visual depth is added at all facades through modulation of building volume and window treatments. This is accentuated by use of various material textures and colors. Dual purpose elements are also integrated and include railings, planters and other landscape elements.

DC2.B ARCHITECTURAL AND FAÇADE COMPOSITION

DC2.D SCALE AND TEXTURE

The proposal provides a well-scaled thoughtful solution to an infill development with alley access. The center of the site is devoted to residents and visitors with the vehicular parking located at the rear of the site behind all structures. The project features facade modulation, entry porches, and contrasting shaped volumes at the street facade and throughout the site. All facades are carefully composed to ensure the architectural expression is articulated as a holistic approach with the use of modulation of volume and material. The material palette and facade treatment add visual interest as well as scale and texture at all project edges.

The well-scaled solution also maintains respect for the adjacent sites with two units oriented towards 13th Avenue NW, three units oriented south into the courtyard. Large blank walls are avoided completely. The pedestrian level is detailed with high quality materials, entry canopies, seating and planting areas. Trees and plantings are designed along the shared walkway, in the court, at the individual patios, and entries.

DC2 E. FORM AND FUNCTION

The proposed design is legible and flexible. Entries, pathways and primary functions are clear, connective and visually appealing through use of materials and landscaping. Flexibility is most celebrated at the central open space and individual patios, an outdoor space enhanced by landscape elements that can serve numerous uses over time.

DC3 OPEN SPACE CONCEPT

DC3.A BUILDING-OPEN SPACE RELATIONSHIP

The proposed design includes a central open space at street level that enhances the building and site. The space is accessed from the west side of the site and is the point of entry for the three townhouses at the east side of the site. The central space at grade includes individual patios, areas for gathering and landscape. All units have access to and views of the central space.

DC4 MATERIALS

DCA. EXTERIOR ELEMENTS AND FINISHES

DCC. LIGHTING

The high quality, durable and maintainable materials proposed for this project include, light tone thin brick, powder coated steel canopies, black stained vertical wood siding, painted fiber cement panel and plank siding, and natural wood infill panels and window trim. The material variation generally expresses modulation in massing with the higher quality brick and black stained wood siding highlighting the publicly visible and pedestrian areas. The steel canopies highlight the unit entries and add a finer detail to the project. The planting areas are designed to further identify the entries, shared walkway, individual patios, and open space. The landscape design creates a holistic approach to the site and softens the streetscape as well as the interior of the project. Most of the plantings will be native and drought-tolerant. The lighting design provides individual resident safety and security without over-lighting and causing light intrusion for neighboring parcels.

COMPLETED WORK b9 ARCHITECTS



1911 E Pine St.



208 25th Ave E



208 25th Ave E Courtyard



410 12th Ave E

COMPLETED WORK b9 ARCHITECTS



1224 N 5th Ave



3806 Fremont Ave N