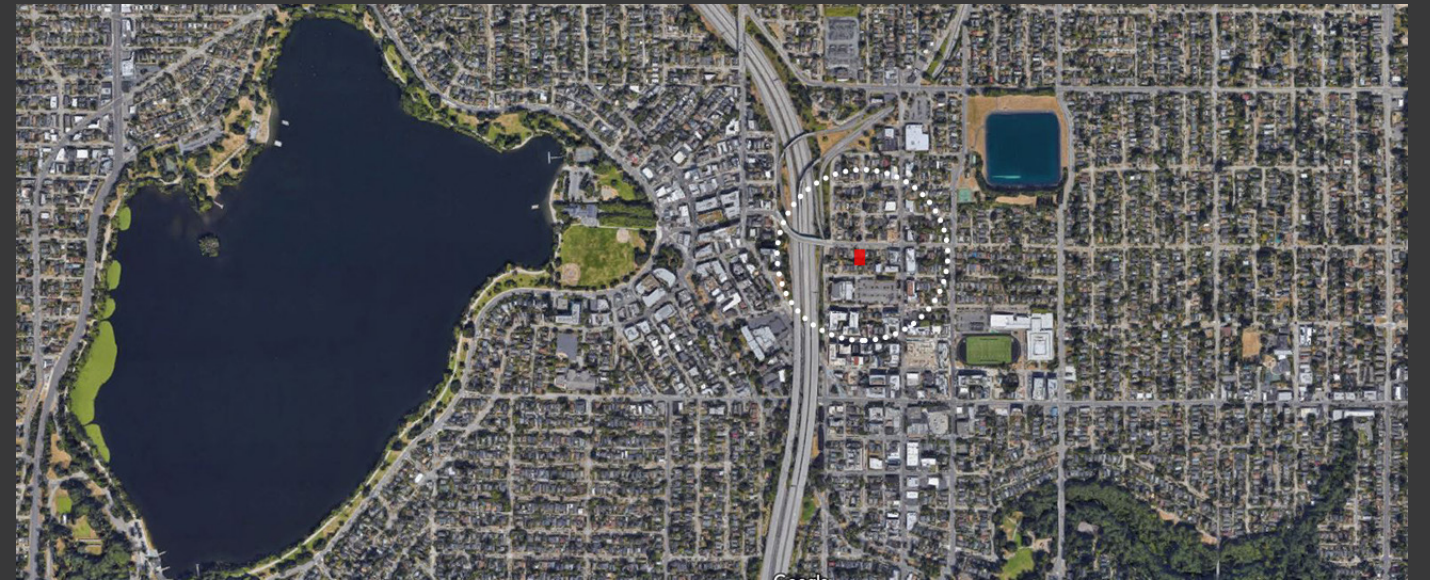


DRAFT



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# PROJECT SUMMARY

PROJECT ADDRESS  
825 N 70TH STREET,  
SEATTLE, WA 98103

SDCI PROJECT NUMBER  
3038433-EG

OWNER'S NAME  
EBM RE VIII, LLC

ARCHITECT  
H+dIT COLLABORATIVE, LLC

LANDSCAPE ARCHITECT  
ROOT OF DESIGN

ZONING INFORMATION  
LR2 (M1)  
ROOSEVELT URBAN VILLAGE  
FREQUENT TRANSIT SERVICE AREA

PARCEL NUMBER  
9528102095

LOT AREA  
6,172 SF (PER SURVEY)

LEGAL DESCRIPTION  
WOODLAWN ADD TO GREEN LAKE

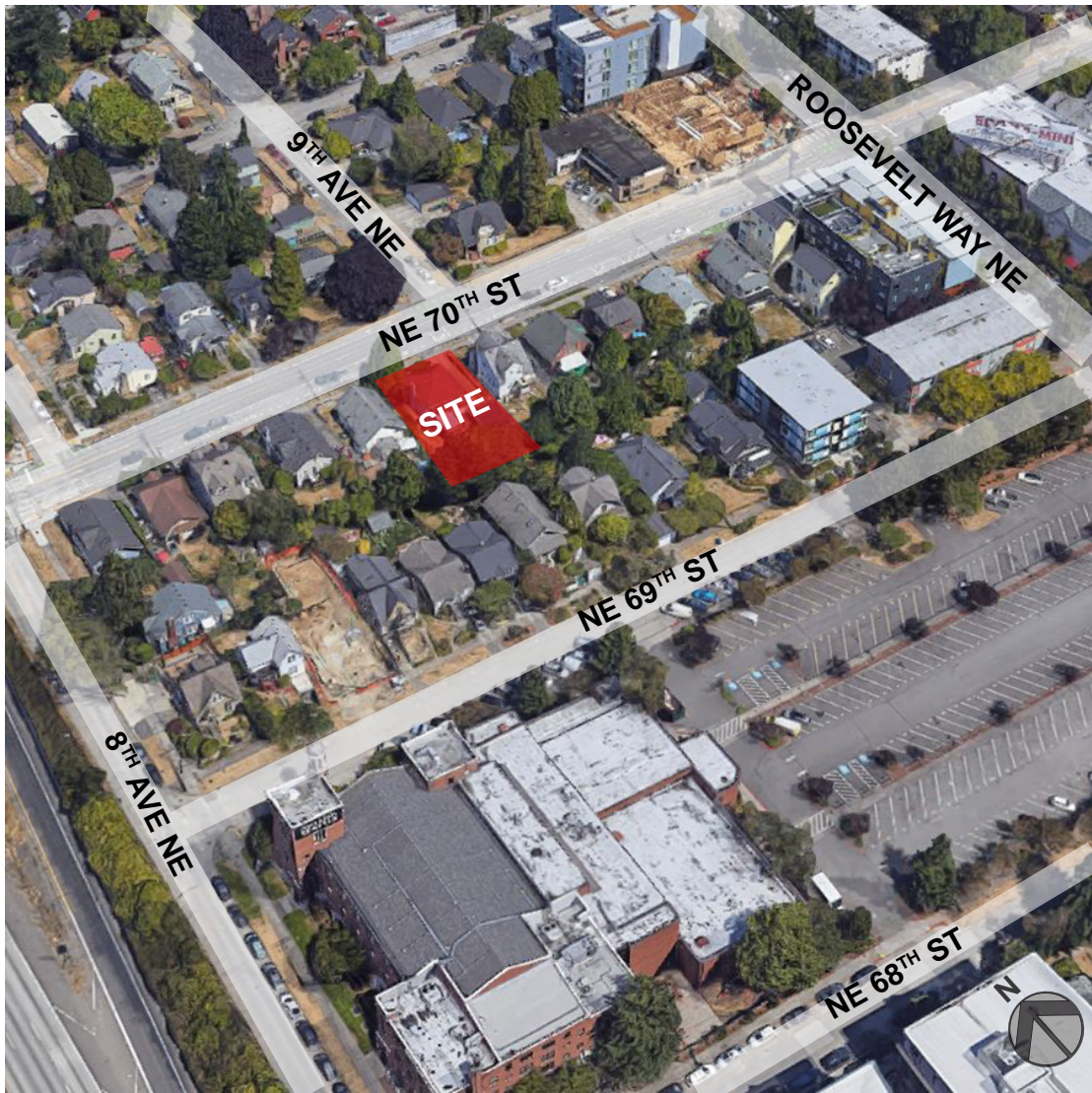
# OF UNITS  
TOWNHOUSE: 7

ALLOWED FAR SQUARE FOOTAGE  
8,640.8 FAR SF

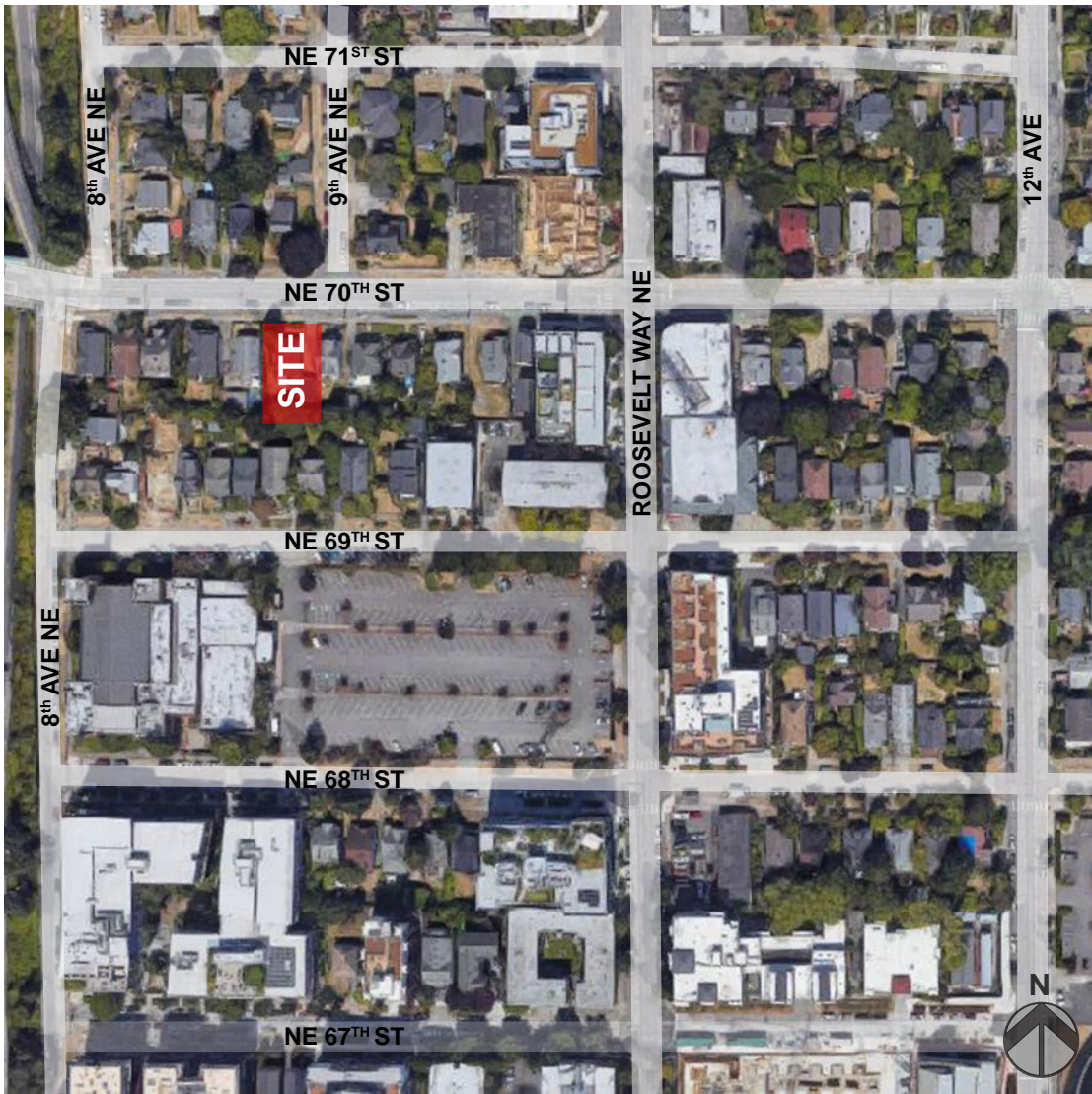
PROPOSED FAR SQUARE FOOTAGE  
8,577.0 SF

PARKING  
NO MINIMUM REQUIRED

3 SURFACE STALLS &  
1 GARAGE SPACE PROPOSED



PERSPECTIVE MAP



9-BLOCK AERIAL MAP





## **DEVELOPMENT OBJECTIVES**

THE OWNER PROPOSES THE CONSTRUCTION OF SEVEN TOWNHOUSE UNITS. THE EXISTING SINGLE FAMILY STRUCTURES ON THE PARCEL ARE TO BE DEMOLISHED. THE PARCEL'S PROXIMITY TO THE NEIGHBORHOOD COMMERCIAL CORRIDOR ALONG ROOSEVELT WAY NE, MAKES THE LOCATION IDEAL FOR A TOWNHOUSE DEVELOPMENT; WHILE THE SURROUNDING MULTI-FAMILY STRUCTURES REINFORCE THE RESIDENTIAL CONTEXT DESIRED FOR COMMUNITY LIVING.

## **EXISTING SITE**

THE PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF NE 70TH STREET, BETWEEN 8TH AVE NE AND 9TH AVE NE. THE NEIGHBORHOOD COMMERCIAL CORRIDOR ALONG ROOSEVELT WAY NE IS LOCATED TWO BLOCKS EAST OF THE SITE.

## **ZONING AND OVERLAY DESIGNATION**

THE PROJECT PARCEL IS ZONED LR2-MHA WITHIN THE ROOSEVELT RESIDENTIAL URBAN VILLAGE OVERLAY, IN THE FREQUENT TRANSIT CORRIDOR WITH NO MINIMUM PARKING REQUIRED. LOW RISE MULTI-FAMILY ZONING SURROUNDS THE PARCEL.

## **PUBLIC OUTREACH SUMMARY**

PUBLIC OUTREACH WAS COMPLETED ON 9.20.2021

OUTREACH WAS COMMUNICATED THROUGH PRINTED MAILERS, A BASIC PROJECT WEBPAGE, A SURVEY WEBPAGE, AND EMAIL TO COMMUNITY STAKEHOLDERS.

THE OUTREACH RECEIVED (1) COMMUNITY FEEDBACK THROUGH ONLINE SURVEY. THE CONCERNS / COMMENTS ARE SUMMARIZED BELOW:

- PARKING IS TERRIBLE AND GETTING WORSE - THERE IS ALSO A HOMELESS PROBLEM







**A** NE STREET LEVEL VIEW



**B** PROJECT VIEW FROM NE 70TH ST



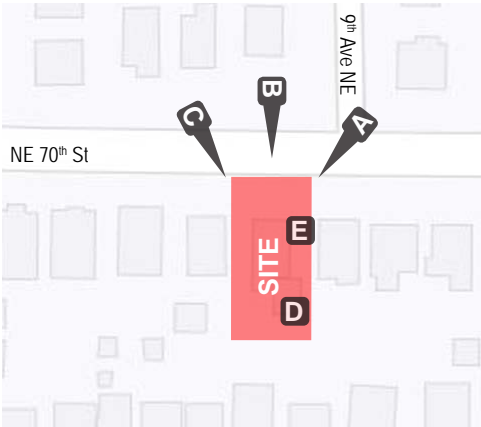
**C** NW STREET LEVEL VIEW



**D** CARPORT AT EAST PROPERTY LINE



**E** EXISTING DRIVEWAY





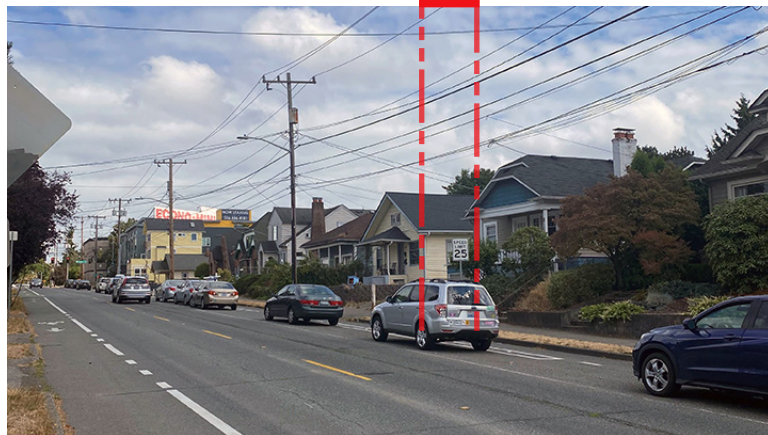
PROJECT SITE

**A** NE 70TH ST - SOUTH

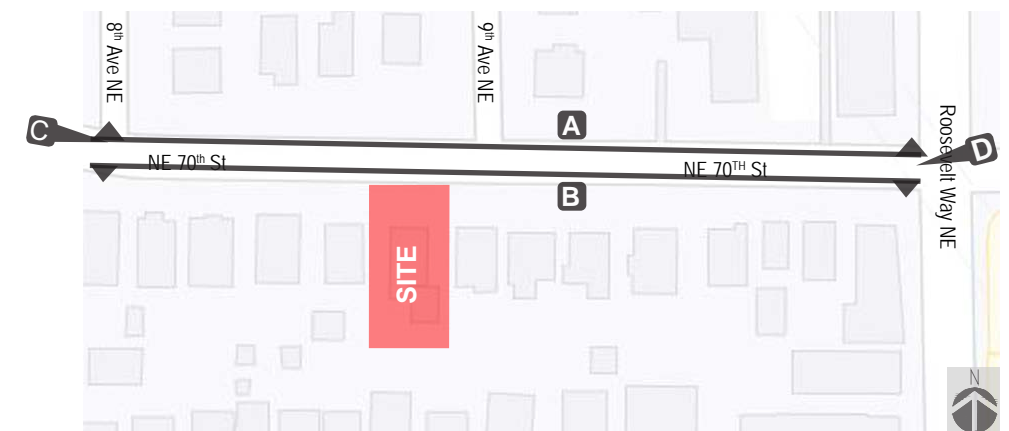
OPPOSITE PROJECT SITE

**B** NE 70TH - NORTH

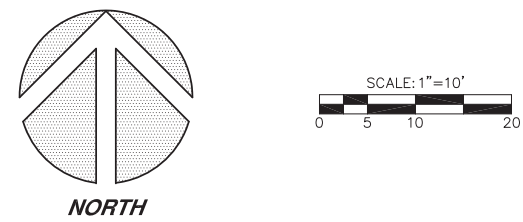
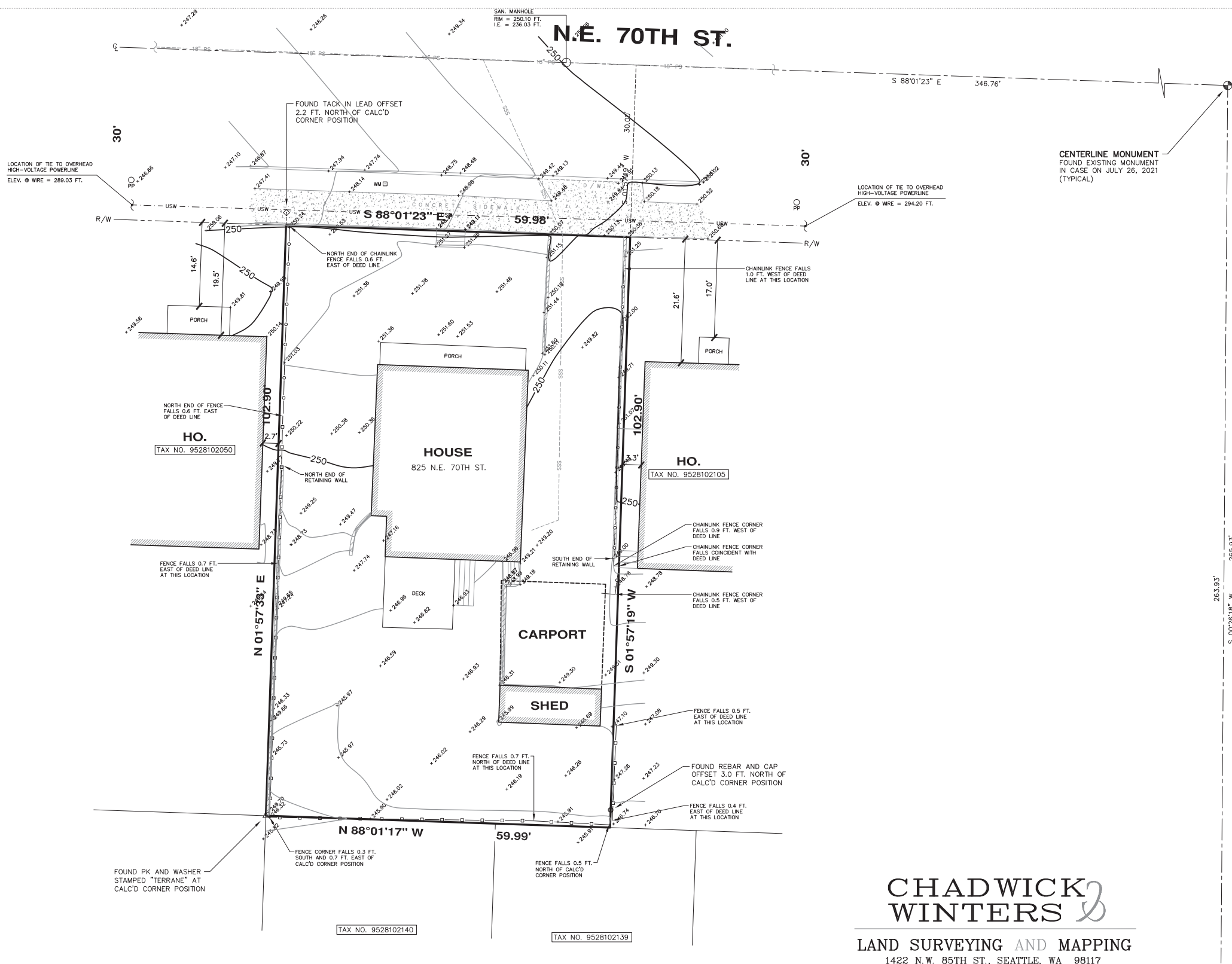
SITE BEYOND

**C** 8TH AVE NE & NE 70TH ST

SITE BEYOND

**D** ROOSEVELT WAY NE & NE 70TH ST





- NOTES**
1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
  2. CONTOUR INTERVAL = 1 FT.
  3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON JULY 26, 2021.
  4. PARCEL AREA = 6,172 SQ. FT.
  5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
  6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
  7. TAX PARCEL NO. 9528102095
  8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
  9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

**PROPERTY DESCRIPTION**

LOTS 1 AND 2, BLOCK 44, WOODLAWN ADDITION TO GREENLAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WA.

*NOTE: SURVEY HAS BEEN SCALED BY 50%.*

**CHADWICK  
WINTERS**

LAND SURVEYING AND MAPPING  
1422 N.W. 85TH ST., SEATTLE, WA 98117  
PHONE: 206.297.0996  
FAX: 206.297.0997

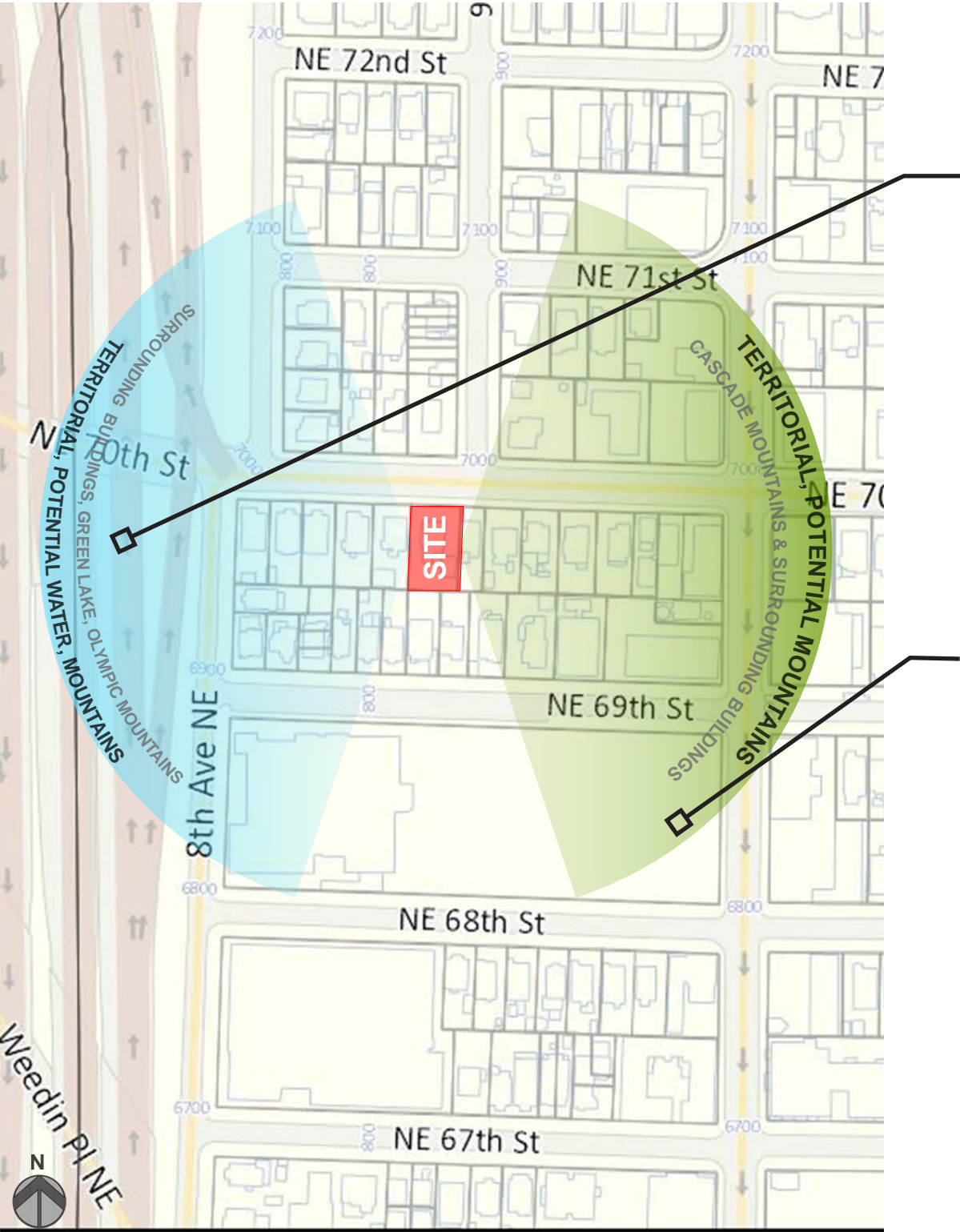


SURROUNDING USES

- RESIDENTIAL SINGLE-FAMILY
- RESIDENTIAL MULTI-FAMILY
- INSTITUTIONAL
- COMMERCIAL / RETAIL












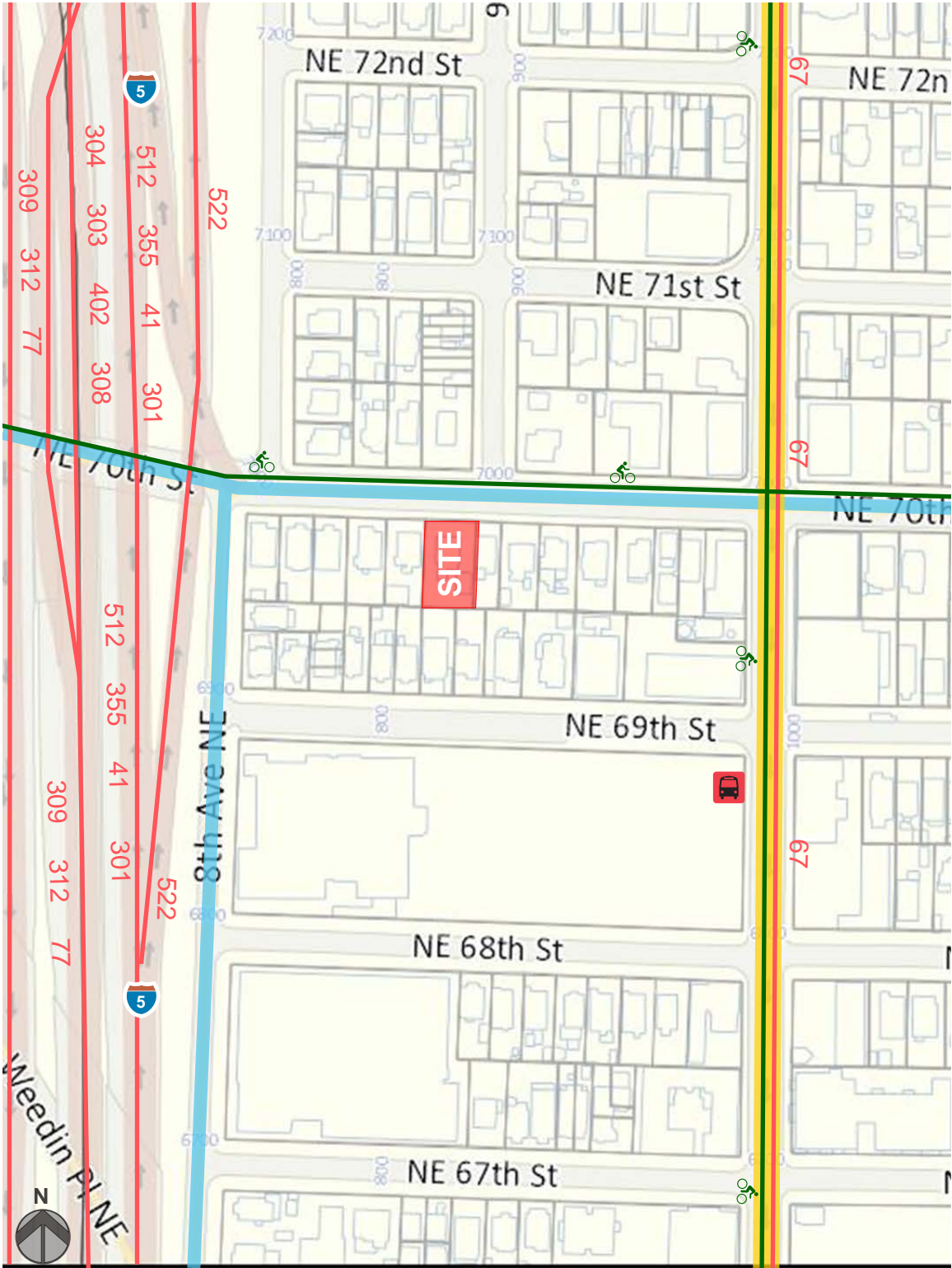
POTENTIAL WEST VIEW



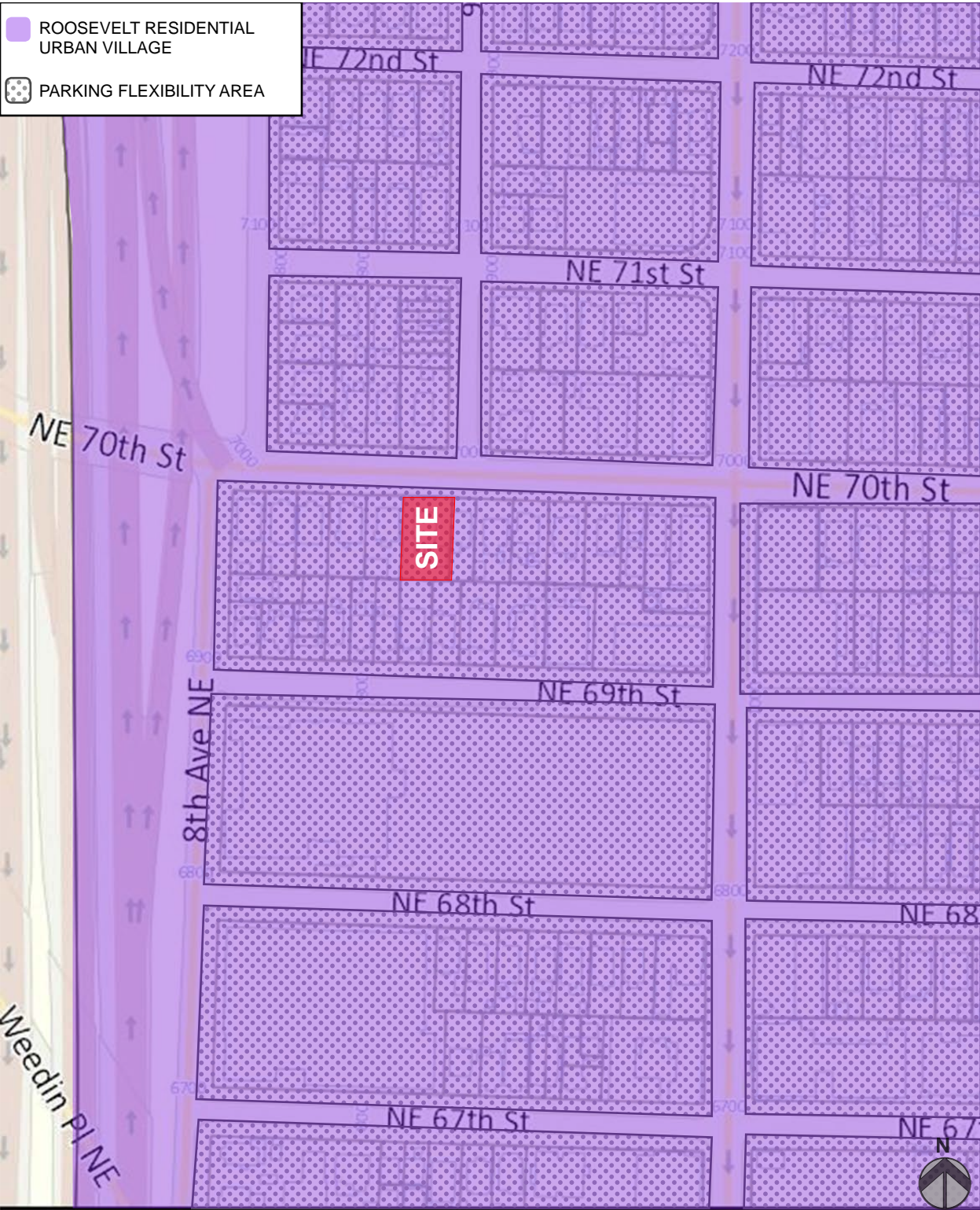
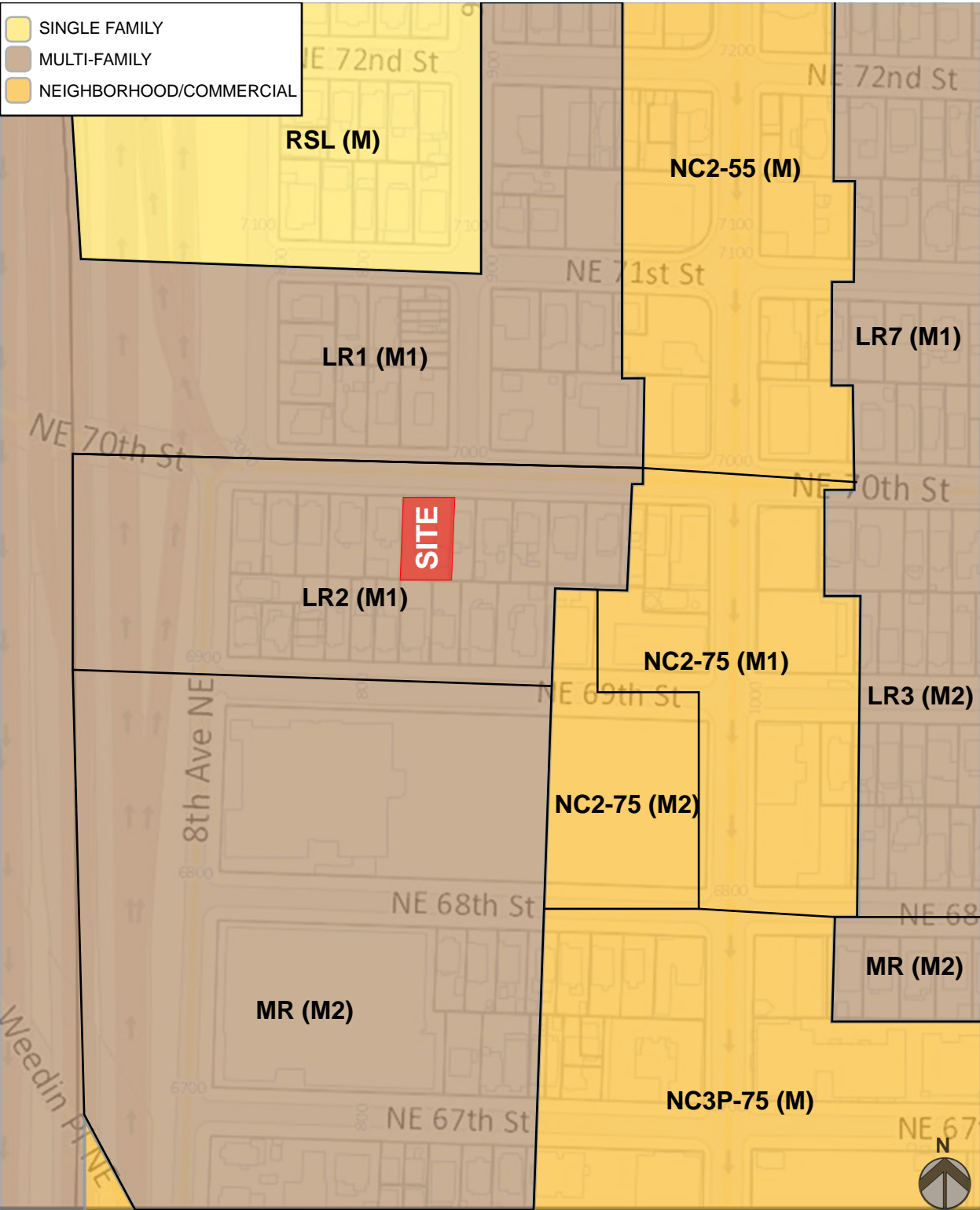
POTENTIAL SOUTHEAST VIEW

LEGEND

-  BUS LINES
-  LOCAL CYCLEWAY
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  FREEWAY









23.45.502	SCOPE OF PROVISIONS LOWRISE 2: LR2 (M1)	23.45.527	STRUCTURE WIDTH AND FACADE LENGTH LIMITS. A.TABLE A. 120 FEET MAXIMUM WIDTH FOR TOWNHOUSE DEVELOPMENT. B.1 MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THE LOT LINE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.504	PERMITTED AND PROHIBITED USES TABLE A. RESIDENTIAL USES ARE PERMITTED OUTRIGHT SUBJECT TO PROVISIONS OF THIS TITLE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.45.529	DESIGN STANDARDS C.1.a) 20 PERCENT OF THE AREA OF EACH STREET FACING FACADE SHALL CONSIST OF WINDOWS AND/OR DOORS. C.3.a) VARIATIONS IN BUILDING MATERIALS AND/OR COLOR, OR BOTH, THAT REFLECT THE STACKING OF STORIES OR REINFORCE THE ARTICULATION OF THE FACADE b) INCORPORATION OF ARCHITECTURAL FEATURES THAT ADD INTEREST AND DIMENSION TO THE FACADE. d) SPECIAL FENESTRATION TREATMENT. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.510	FLOOR AREA RATIO (FAR) LIMITS IN LR AND MR ZONES B. THE APPLICABLE FAR LIMIT APPLIES TO THE TOAL CHARGEABLE FLOOR AREA OF ALL STRUCTURES ON THE LOT. TABLE A. TOTAL FAR PERMITTED FOR TOWNHOUSE DEVELOPMENTS = 1.4. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.45.534	LIGHTING AND GLARE STANDARDS A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES. <i>THE PROPOSAL WILL COMPLY WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.514	STRUCTURE HEIGHT A. DESIGNATED ZONE ALLOWS FOR A HEIGHT OF FORTY (40) FEET. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.518	SETBACKS AND SEPERATIONS FRONT: 7'-0" AVERAGE; 5'-0" MINIMUM REAR: 7'-0" AVERAGE; 5'-0" MINIMUM SIDE (FACADES 40 FEET OR LESS IN LENGHT): 5'-0" <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.522	AMENITY AREA A. 1. 25 PERCENT OF TOTAL LOT AREA REQUIRED IN RESIDENTIAL USE. 2. A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL. 3. AMENITY AREA REQUIRED AT GROUND LEVEL MAY BE PROVIDED AS EITHER PRIVATE OR COMMON SPACE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.524	LANDSCAPING STANDARDS. A.2. A GREEN FACTOR SCORE OF 0.6 OR GREATER IS REQUIRED B.1. STREET TREES REQUIRED. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		



CS. CONTEXT AND SITE

- CS1

III

i.

NATURAL SYSTEMS AND SITE FEATURES

TOPOGRAPHY

VIEWS

THE PROPOSED DEVELOPMENT WILL UTILIZE THE EXISTING TOPOGRAPHY WITH MINIMAL ALTERATION. THE UNITS WILL FOLLOW THE APPROXIMATE 4' SLOPE DOWN FROM NORTH TO SOUTH.
- CS2

A&I

1.

URBAN PATTERN AND FORM

LOCATION IN THE CITY AND NEIGHBORHOOD

SENSE OF PLACE

THE PROJECT DIVIDES INTO TWO STRUCTURES CREATING OPEN SPACE AT THE MID SITE CONNECTING BOTH UNITS THROUGH AMENITY AND ENHANCE THE EXISTING YARDS IN THE ADJACENT SITES.
- ii

FABRIC OF CONNECTED BUILDINGS

TWO STRUCTURES ARE PROPOSED WITH CONNECTION THROUGH LANDSCAPE AND WALKWAYS
- B&II

2.

ADJACENT SITES, STREETS, AND OPEN SPACE

CONNECTION TO THE STREET

THE PROPOSED DEVELOPMENT UTILIZES THE SITE TO PROVIDE LEVEL ENTRIES FOR THE STREET FACING UNITS. THE DRIVEWAY AND WALKWAYS TO THE REAR OF THE SITE ARE MINIMALLY SLOPED TO MAINTAIN THE STREET CONNECTION.
- i

PRIVATE OPEN SPACES

THE PROJECT PROVIDES PRIVATE OPEN SPACE FOR THE STREET FACING UNITS. DELINEATED FROM THE STREET AND ADJACENT PROPERTIES THROUGH THE USE OF LANDSCAPING, BIORETENTION PLANTERS, AND WALKWAYS.
- ii

GROUND LEVEL LANDSCAPING

LANDSCAPING IS PROPOSED AROUND THE STRUCTURES AND WALKWAYS. SEE THE PROPOSED LANDSCAPING PLAN PROVIDED
- C

2.

RELATIONSHIP TO THE BLOCK

MID-BLOCK SITE

THE PROJECT UTILIZES THE SAME RHYTHM OF ENTRY TO THE SITE AS THE EXISTING SINGLE FAMILY RESIDENCES ADJACENT TO MAINTAIN A STRONG STREET EDGE
- D

1.

HEIGHT, BULK AND SCALE

EXISTING DEVELOPMENT AND ZONING

THE PROPOSED PROJECTS WILL BE 3 STORIES FITTING IN WITH THE EXISTING 2 & 3 STORY SINGLE FAMILY RESIDENCES AND THE PROPOSED MULTIFAMILY TOWN HOMES ALONG THE BLOCK.
- CS3

A

1.

ARCHITECTURAL CONTEXT AND CHARACTER

EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

FITTING OLD AND NEW TOGETHER

THE PROJECT CREATES COMPATIBILITY WITH THE EXISTING STRUCTURES BY PROVIDING CLEAR ENTRY AT THE STREET, REDUCING MASS BY STEPPING IN THE THIRD FLOOR, AND PROVIDING SIMILARLY SIZED FENESTRATIONS.

2.

CONTEMPORARY DESIGN

THE MATERIALS FOR THE PROJECT PROVIDE A CLEAN AND HIGHLY DURABLE FINISH TO THE BUILDING WHILE CREATING A CONNECTION TO EXISTING TRADITIONAL FACADES.
- .4.

EVOLVING NEIGHBORHOODS

THE PROJECT UTILIZES A MANSARD STYLE ROOF ON THE FRONT UNITS IN CONJUNCTION WITH OPEN STAIRS TO THE ROOF DECK. THIS PROVIDES A MUCH MORE DYNAMIC ROOF AND THIRD FLOOR LINE BY BREAKING UP BLANK VERTICAL PARAPET WALLS.
- I.ii

VIBRANT STREETScape

THE PROJECT FOCUSES ON CREATING A PEDESTRIAN-ORIENTED DESIGN FROM THE STREET USING LANDSCAPING AND MATERIAL CHANGES ON THE PATHWAYS TO GUIDE PEDESTRIANS. ENTRIES WILL BE COVERED TO AID IN VISUAL GUIDANCE.

PL. PUBLIC LIFE

- PL1

B

1-3.

CONNECTIVITY

WALKWAYS AND CONNECTIONS

PEDESTRIAN INFRASTRUCTURE, VOLUMES, AMENITIES

PROPOSED WALKWAYS WILL CONNECT TO EXISTING SIDEWALKS AT BOTH THE EAST AND WEST SIDES OF THE SITE. THE SIDEWALK WILL BE IMPROVED TO 6'. OPEN SPACE IS PROPOSED MID-SITE BETWEEN THE BUILDINGS TO INCREASE COMMUNITY INTERACTION
- C

1-3.

OUTDOOR USES AND ACTIVITIES

SELECTIVE ACTIVITY AREAS, INFORMAL COMMUNITY USE, YEAR-ROUND ACTIVITIES

THE PROPOSED MID-SITE AMENITY PROVIDES OPPORTUNITIES FOR BOTH ACTIVE AND INFORMAL COMMUNITY USE. THE PRIVATE AMENITY ROOF DECKS ALLOW FOR YEAR-ROUND USE.
- I

ii.

A NETWORK OF PUBLIC SPACES

MASSING

THE PROJECT IS BROKEN INTO TWO MASSES, NORTH AND SOUTH TO ALLOW FOR A LARGE OPEN SPACE MID-SITE OPEN TO STREET LEVEL.

- PL2

A

1.

WALKABILITY

ACCESSIBILITY

ACCESS FOR ALL

THE PROPOSED PROJECT UTILIZES THE FLAT SITE TO PROVIDE LEVEL ENTRIES AT THE STREET SIDE WITH MINIMAL SLOPE TO THE REAR UNIT ENTRIES
- B

1.

SAFETY AND SECURITY

EYES ON THE STREET

PROPOSED STREET FACING UNITS PROVIDE UNOBSTRUCTED VIEWS TO THE STREET
- D

1.

WAYFINDING

DESIGN AS WAYFINDING

THE PROJECT WILL USE A COMBINATION OF LANDSCAPING, SIGNAGE, AND WALKWAY MATERIAL CHANGES TO EASE WAYFINDING.

- I

v.

WAYFINDING

ADJACENT TO BIKE FACILITIES

THE PROJECT IS DESIGNED TO PROVIDE HIGH VISIBILITY BETWEEN PEDESTRIAN, CYCLISTS, AND MOTORIST TRAFFIC ONTO THE SITE. THE DRIVEWAY AND BIKE ENTRIES ARE ON SEPARATE ENDS OF THE SITE TO AVOID CONFLICT.

- PL3

A

1.

STREET LEVEL INTERACTION

ENTRIES

DESIGN OBJECTIVES

PROPOSED ENTRIES ARE EASILY IDENTIFIABLE THROUGH THE USE OF CANOPIES AND MATERIAL CHANGES
3.

INDIVIDUAL ELEMENTS

THE PROPOSED UNITS PROVIDE SMALLER SCALE MATERIALS AND DIVISIONS THROUGH LANDSCAPING AND BIOPANTERS TO PROVIDE FOR INDIVIDUALIZED AND PRIVATE ENTRIES.
4.

ENSEMBLE OF ELEMENTS

THE PROPOSED ENTRIES COORDINATE THE USE OF MATERIAL AND COLOR CHANGES, CANOPIES, AND CLEARLY DEFINED PATHS THROUGH LANDSCAPING TO COHESIVELY DEFINE ENTRY POINTS

- B

4.

RESIDENTIAL EDGES

INTERACTIONS

THE PROJECT PROPOSES OPEN STREET FRONT AMENITY WITH LOW/ TRANSPARENT LANDSCAPING TO ENCOURAGE INTERACTION. THE INTERIOR SPACE BETWEEN UNITS IS LANDSCAPED TO PROMOTE INTERACTION WHILE ON SITE.
- II

ii.

HUMAN AND COMMERCIAL ACTIVITY

PRIVATE OPEN SPACE

PRIVATE AMENITIES ARE PROVIDED BETWEEN THE SIDEWALK AND STREET FACING UNITS WITH GROUND LEVEL LANDSCAPING FOR SEPARATION. ADDITIONAL PRIVATE AMENITY IS PROVIDED FOR THE TWO REAR UNITS OF THE SITE AND ALL UNITS HAVE ROOFTOP AMENITY.

- PL4

A

1.

ACTIVE TRANSPORTATION

ENTRY LOCATIONS AND RELATIONSHIPS

SERVING ALL MODES OF TRANSIT

THE PROPOSED PROVIDES SEPARATE ACCESS POINTS BETWEEN BIKE/ PEDESTRIAN AND VEHICLES. MATERIAL CHANGES AT THE DRIVEWAY HELP TO HIGHLIGHT PEDESTRIAN TRAFFIC.
2.

CONNECTION TO ALL MODES

THE PROPOSED ENTRANCES FOR THE NORTH UNITS ARE STREET FACING TO CONNECT TO THE STREET. THE SOUTH UNIT ENTRIES ARE LOCATED AT THE EAST AND WEST SIDES OF THE SITE TO PROVIDE THE MOST DIRECT ACCESS FROM THE STREET CONNECTED PATHS.

- B&I

1-3&ii.

PLANNING AHEAD FOR BICYCLISTS

EARLY PLANNING, BIKE FACILITIES, BIKE CONNECTIONS

THE PROPOSED PROJECT PROVIDES A CENTRAL LOCATED COVERED BIKE STORAGE AREA FOR EACH OF THE UNITS. THE BIKE PARKING IS SECURED IN BETWEEN THE BUILDINGS WITH PATHWAYS AT THE EAST AND WEST TO PROVIDE FOR FAST CONNECTION TO THE EXISTING BIKE LANE ON NE 70<sup>TH</sup>. ADDITIONAL TEMPORARY PARKING IS PROVIDED OF THE MAIN WALKWAY FROM THE STREET.



DC. DESIGN CONCEPT

- DC1

PROJECT USES AND ACTIVITIES

B

VEHICULAR ACCESS AND CIRCULATION

1. ACCESS LOCATION AND DESIGN

*PROPOSED VEHICLE ACCESS IS ALONG THE WEST SIDE OF THE SITE WHERE PEDESTRIAN SITE ACCESS IS REDUCED.*

C

PARKING AND SERVICES USE

4. SERVICE USES

*PROPOSED REFUSE LOCATION IS AGAINST THE SURFACE PARKING AT THE CENTER OF THE SITE ALLOWING FOR NO VISIBILITY OF THE AREA FROM THE PEDESTRIAN PATHWAYS.*

I

ARRANGEMENT OF INTERIOR SPACES

ii. FAMILY-FRIENDLY UNITS

*THE PROPOSED PROJECTS INCLUDE AMENITY FOR ALL UNITS AT THE GROUND AND ROOF TOP LEVELS. A COMMON AMENITY AREA IS ALSO PROVIDED CENTRALLY ON THE SITE. ALL UNITS HAVE EASILY ACCESSIBLE ENTRIES, STORAGE, AND WASHER/DRYER HOOKUPS.*
- DC2

ARCHITECTURAL CONCEPT

A

MASSING

2. REDUCED PERCEIVED MASS

*THE PROPOSED IS BROKEN INTO TWO BUILDINGS TO REDUCE MASS. THE STREET FACING UNITS INCORPORATE AN EXTERIOR STAIR TO THE ROOF TOP TO REDUCE MASSING AT THE THIRD FLOOR.*

B&II

ARCHITECTURAL AND FACADE COMPOSITION

1. FACADE COMPOSITION

*THE PROPOSED FACADE IS DESIGNED TO CREATE A CLEAN AND INTIMATE BUILDING. TEXTURED WOODTONE MATERIALS ARE USED TO INDICATE ENTRY AND HIGHLIGHT VERTICAL ELEMENTS. THE WHITE CEMENT PANELS LIGHTEN THE NARROWER PATHWAYS AND BETWEEN THE UNITS WHILE PROVIDING VISUAL HORIZONTALITY ALONG THE SIDES OF THE BUILDING. THE METAL ROOFING PROVIDES FOR A CLEAN ROOF LINE AND DEFINITIVE BORDER TO THE FRONT UNITS.*

ii. GREEN STREETS, GREENWAYS, NON-ARTERIAL STREETS

*LANDSCAPING IS DESIGNED PROVIDE PRIVATE SPACE DELINEATION BUT ENCOURAGE INTERACTION ALONG THE STREET FACING UNITS. A VARIETY OF NATURAL PLANTS ARE PROPOSED TO MARK ENTRIES AND AREAS OF AMENITY.*

C

SECONDARY ARCHITECTURAL FEATURES

1. VISUAL DEPTH AND INTEREST

*THE PROPOSED NORTH UNITS WILL STEP BACK AT THE 3RD FLOOR AND CANTILEVER OUT OVER THE CENTER OF THE SITE AND THE DRIVEWAY TO ADD DEPTH. THE SOUTH UNITS PROVIDE TWO STORY BAYS THAT ARE FRAMED ABOVE AND BELOW BY EAVES TO BREAK UP LARGE FLAT WALLS.*

- DC3

OPEN SPACE CONCEPT

A

BUILDING OPEN SPACE RELATIONSHIPS

1. INTERIOR/EXTERIOR FIT

*THE SOUTH UNITS OPEN TO THEIR RESPECTIVE AMENITY AREAS THROUGH REAR ACCESS THAT FLOWS FROM INDOORS TO OUTDOORS. THE NORTH UNITS AMENITY AN ENTRY ARE LEVEL TO CREATE ACCESSIBLE MOVEMENT BETWEEN THE TWO SPACES.*

B

OPEN SPACES USES AND ACTIVITIES

1. MEETING USER NEEDS

*GROUND LEVEL PRIVATE AMENITIES AT THE NORTH ENCOURAGE NEIGHBORHOOD INTERACTION. THE ROOF TOP AMENITIES AND SOUTH GROUND LEVEL AMENITIES ARE DESIGNED TOE ENCOURAGE PRIVATE SMALL GATHERINGS.*

4. MULTIFAMILY OPEN SPACE

*THE PROPOSED COMMON AMENITY SPACE IS CENTRALLY LOCATED TO ENCOURAGE INTERACTION BETWEEN RESIDENTS.*

II

STREET PLANNING AND LANDSCAPE TO ENHANCE THE BUILDING AND/OR SITE

i-iii. NATURAL SYSTEMS, TREES AND OTHER LANDSCAPING, EXISTING TREES

*THE PROPOSED PROJECT INCORPORATES BIOPANTERS TO MITIGATE STORM WATER DRAINAGE. THE LANDSCAPE PLAN PROPOSES ADDITIONAL STREET TREES AS WELL AS SEVERAL SITE TREES THAT MATCH THE NEIGHBORHOOD.*

III

RESIDENTIAL OPEN SPACE

i. GROUND-RELATED COMMON OPEN SPACE

*A CENTRALLY LOCATED COMMON AMENITY AREA IS PROPOSED TO ENCOURAGE RESIDENTIAL INTERACTION.*

- DC4

EXTERIOR ELEMENTS AND MATERIALS

A

EXTERIOR ELEMENTS AND FINISHES

1. EXTERIOR FINISH MATERIALS

*THE PROPOSED PROJECT WILL USE BOTH CEMENT BOARD AND STANDING SEAM METAL PANELS TO PROVIDE DURABLE AND MAINTAINABLE EXTERIORS. THE CEMENT BOARD WILL BE A COMBINATION OF SMOOTH PANEL, LAP SIDING, AND WOODTONE TO PROVIDE HIGH QUALITY TEXTURE AND COLOR VARIANCE ON THE EXTERIOR.*

- PL1

CONNECTIVITY

B

WALKWAYS AND CONNECTIONS

1-3. PEDESTRIAN INFRASTRUCTURE, VOLUMES, AMENITIES

PL2

WALKABILITY

D

WAYFINDING

1. DESIGN AS WAYFINDING

PL3

STREET LEVEL INTERACTION

A

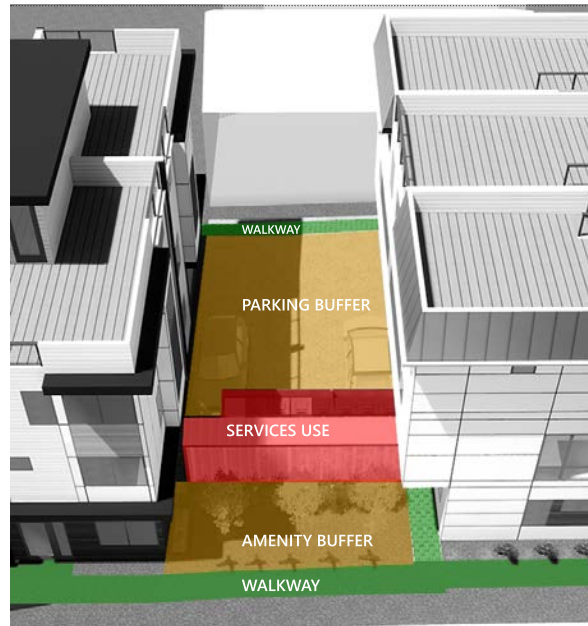
ENTRIES

1. DESIGN OBJECTIVES

*THE FRONT BUILDINGS ARE ANCHORED TO THE SITE AND NEIGHBORHOOD WITH LEVEL ENTRIES, GLAZING AND LANDSCAPING FACING THE STREET. DISTINCT PATHWAYS WITH CLEAR SIGNAGE PROVIDE EASY WAYFINDING TO UNITS IN THE PROJECT THROUGH CONNECTED PATHWAYS ON BOTH SIDES OF THE SITE. LANDSCAPING AT THE ENTRIES PROVIDES TRANSPARENCY FOR STREET LEVEL INTERACTION.*
- 
- STREAMLINED DESIGN REVIEW (DRAFT) | 825 NE 70TH STREET, SEATTLE, WA

08.20.2021 | SDCI PROJECT# 3038433-EG





- DC1 PROJECT USES AND ACTIVITIES**  
**B VEHICULAR ACCESS AND CIRCULATION**  
 1. ACCESS LOCATION AND DESIGN  
**C PARKING AND SERVICES USE**  
 4. SERVICE USES  
**DC2 ARCHITECTURAL CONCEPT**  
**A MASSING**  
 2. REDUCED PERCEIVED MASS

*THE PROJECT IS DESIGNED AS 2 SEPARATE BUILDINGS TO REDUCE MASS WITHIN THE SITE. THE OPEN SPACE BETWEEN REDUCES INTERACTION BETWEEN VEHICULAR AND PEDESTRIAN TRAFFIC WHILE PROVIDING BUFFERS BETWEEN THE PATHWAYS TO THE RESIDENCE AND THE SERVICES THROUGH PARKING AND COMMON AMENITY SPACE*



- PL1 CONNECTIVITY**  
**B WALKWAYS AND CONNECTIONS**  
 1-3. PEDESTRIAN INFRASTRUCTURE, VOLUMES, AMENITIES  
**PL2 WALKABILITY**  
**D WAYFINDING**  
 1. DESIGN AS WAYFINDING  
**PL3 STREET LEVEL INTERACTION**  
**A ENTRIES**  
 1. DESIGN OBJECTIVES

*THE FRONT BUILDINGS ARE ANCHORED TO THE SITE AND NEIGHBORHOOD WITH LEVEL ENTRIES, GLAZING AND LANDSCAPING FACING THE STREET. DISTINCT PATHWAYS WITH CLEAR SIGNAGE PROVIDE EASY WAYFINDING TO UNITS IN THE PROJECT THROUGH CONNECTED PATHWAYS ON BOTH SIDES OF THE SITE. LANDSCAPING AT THE ENTRIES PROVIDES TRANSPARENCY FOR STREET LEVEL INTERACTION.*



- CS2 URBAN PATTERN AND FORM**  
**C RELATIONSHIP TO THE BLOCK**  
 2. MID-BLOCK SITE  
**D HEIGHT, BULK AND SCALE**  
 1. EXISTING DEVELOPMENT AND ZONING  
**CS3 ARCHITECTURAL CONTEXT AND CHARACTER**  
**A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES**  
 1. FITTING OLD AND NEW TOGETHER

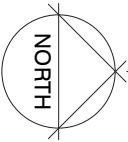
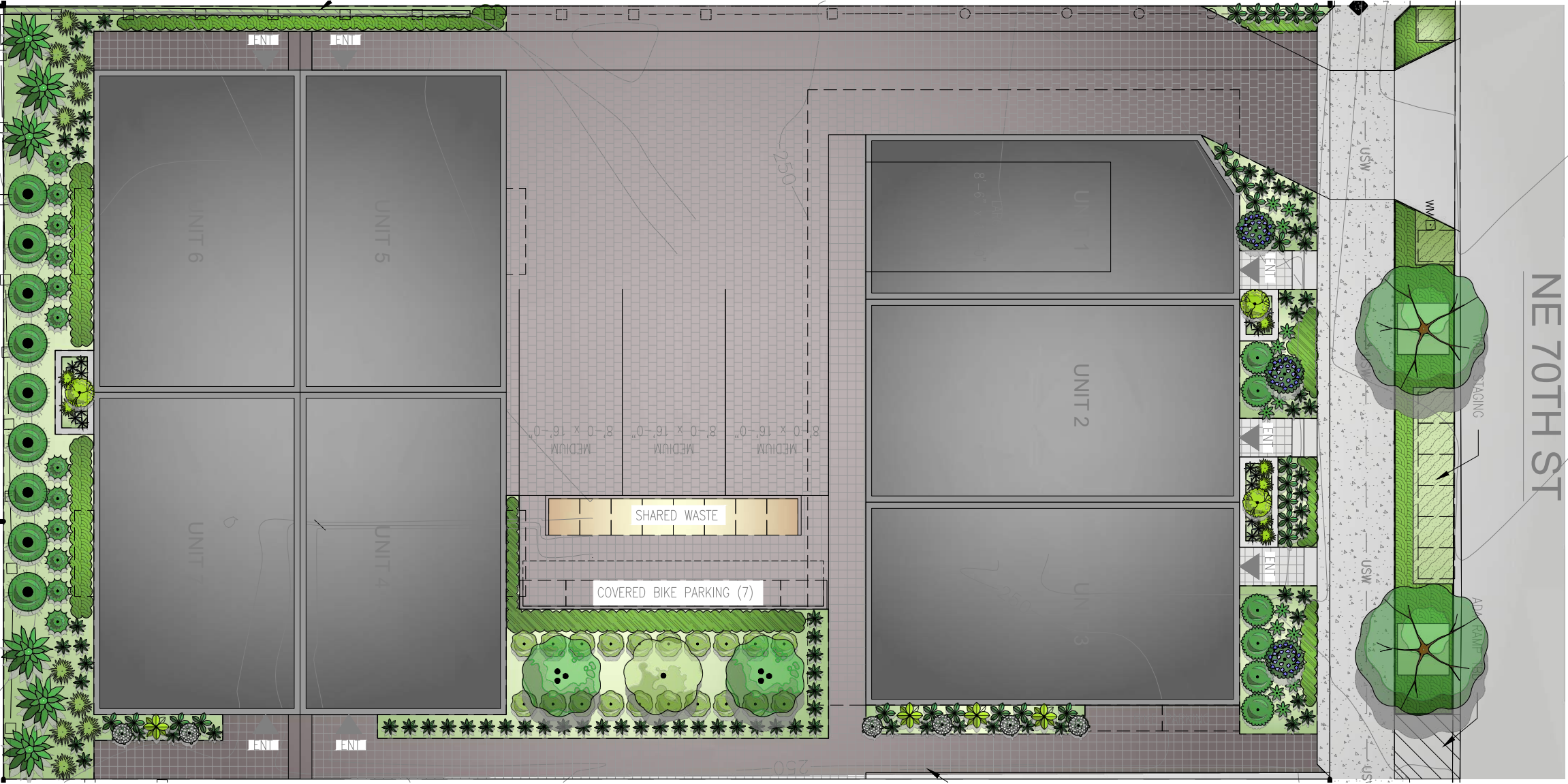
*THE PROJECTS CONSISTS OF 2 (3) STORY BUILDINGS. THE SCALE OF THE PROJECT FITS BETWEEN THE EXISTING NEIGHBORHOOD SINGLE FAMILY HOMES AND THE PROPOSED MULTIFAMILY TOWN HOMES AT 911 825 NE ST. BREAKING UP THE MASS BLENDS THE PROJECT WITH EXISTING STRUCTURES WHILE MAINTAINING A HEIGHT CONSISTENT WITH NEW DEVELOPMENTS. THE FRONT UNITS ARE SET FORWARD TO PROVIDE A CONSISTENT STREET EDGE ALONG THE MID-BLOCK SITE.*



LANDSCAPE PLAN & PLANT SCHEDULE

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer circinatum / Vine Maple
	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
SHRUBS	Cornus 'Eddie's White Wonder' / Eddie's White Wonder Dogwood Street Tree
	BOTANICAL / COMMON NAME
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia
	Helleborus niger 'HSC Jacob' / Christmas Rose
	Hosta x 'Brim Cup' / Brim Cup Hosta
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Pennisetum orientale / Oriental Fountain Grass
	Pieris japonica 'Brounner's Beauty' / Lily of the Valley Bush
	Polystichum munitum / Western Sword Fern
	Sarcococca ruscifolia / Fragrant Sarcococca
	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae
BIORETENTION	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood
	Juncus patens 'Elk Blue' / Spreading Rush
GROUND COVERS	BOTANICAL / COMMON NAME
	Pachysandra terminalis / Japanese Spurge
	Thymus pseudolanuginosus / Woolly Thyme
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle

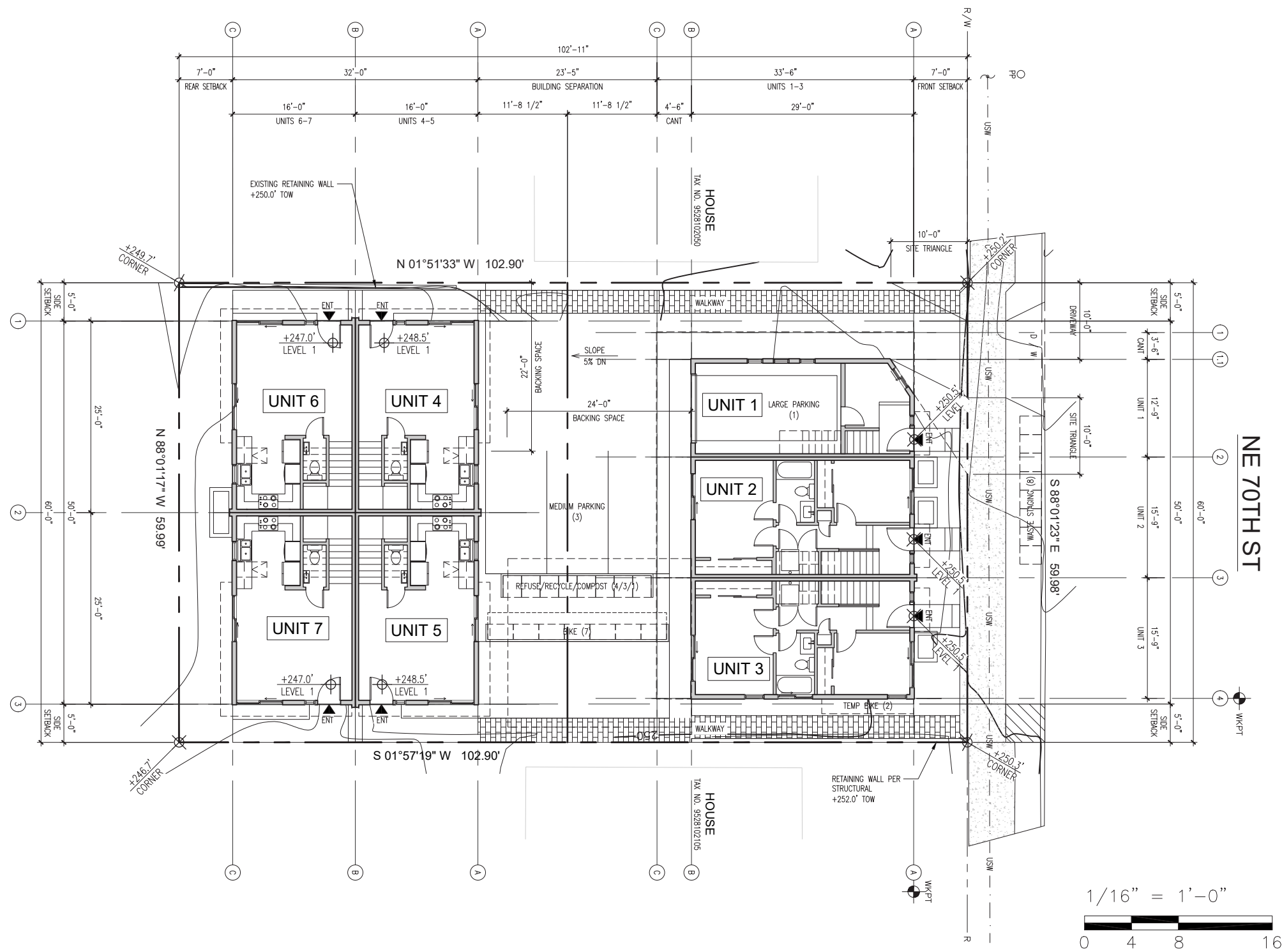


RENDERED LANDSCAPE PLAN  
SCALE: NTS

Root of Design  
206.491.9545  
7104 265th St NW #218  
Stanwood, WA 98292

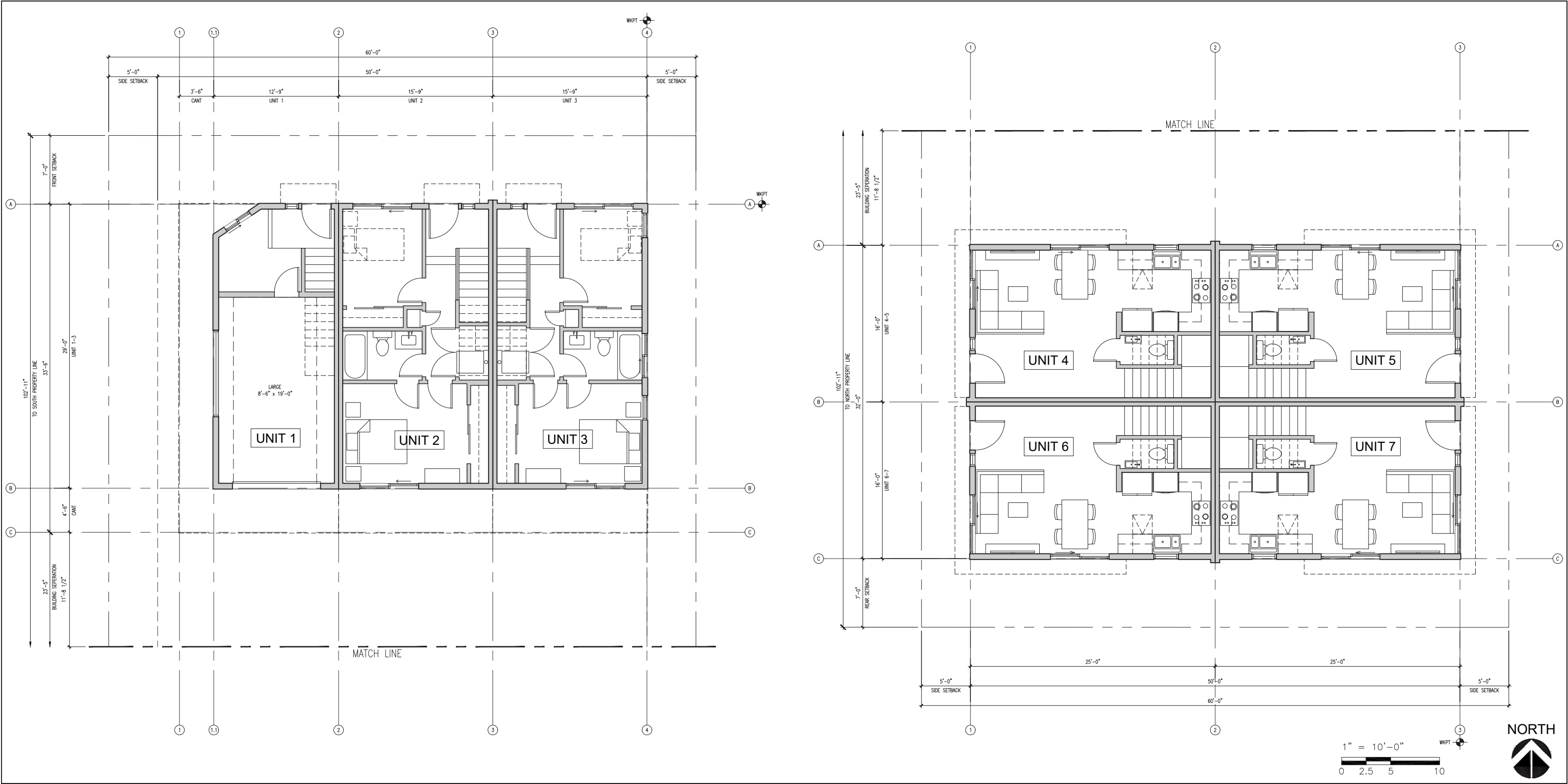




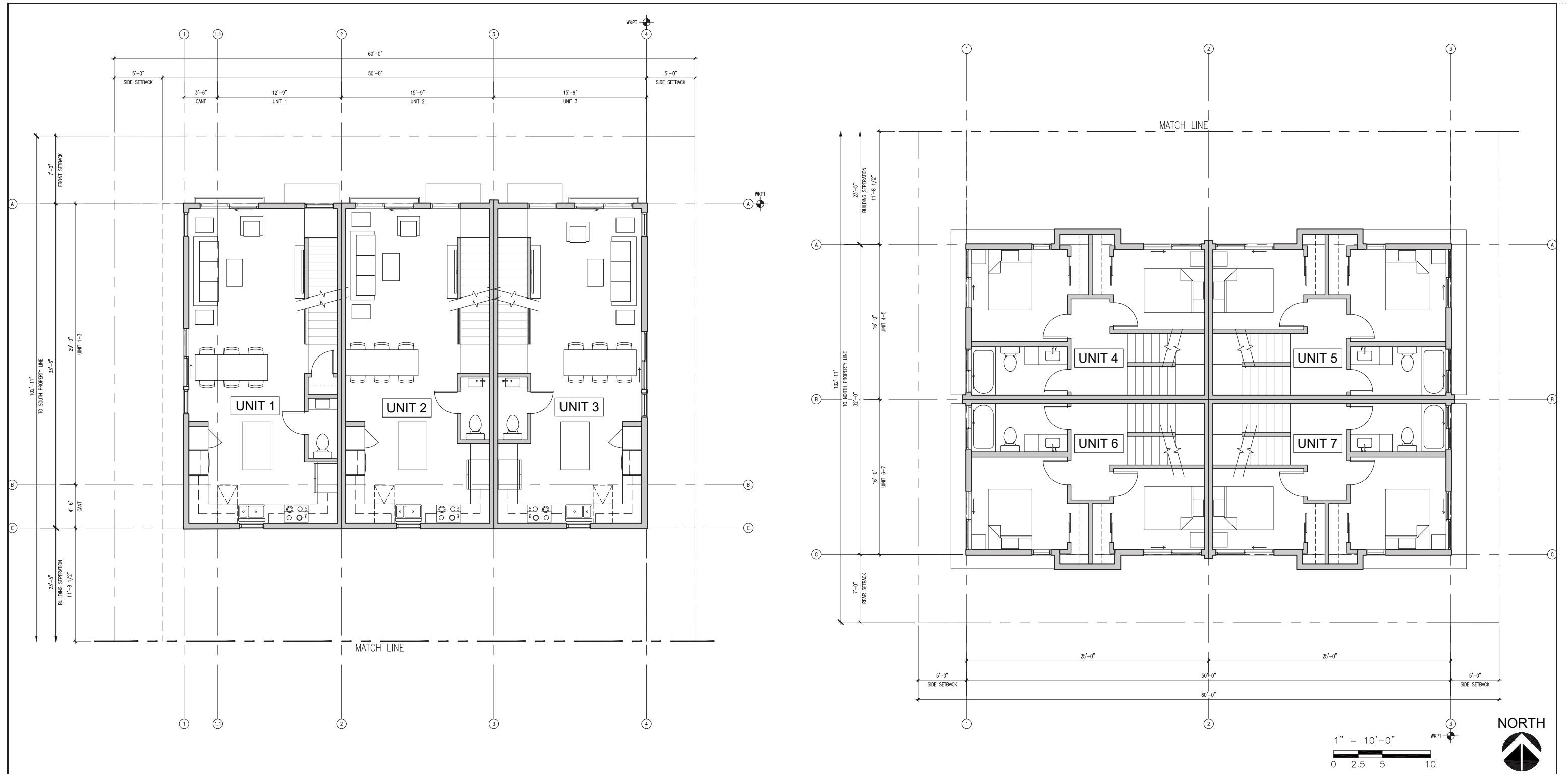




FLOOR PLAN - LEVEL 1

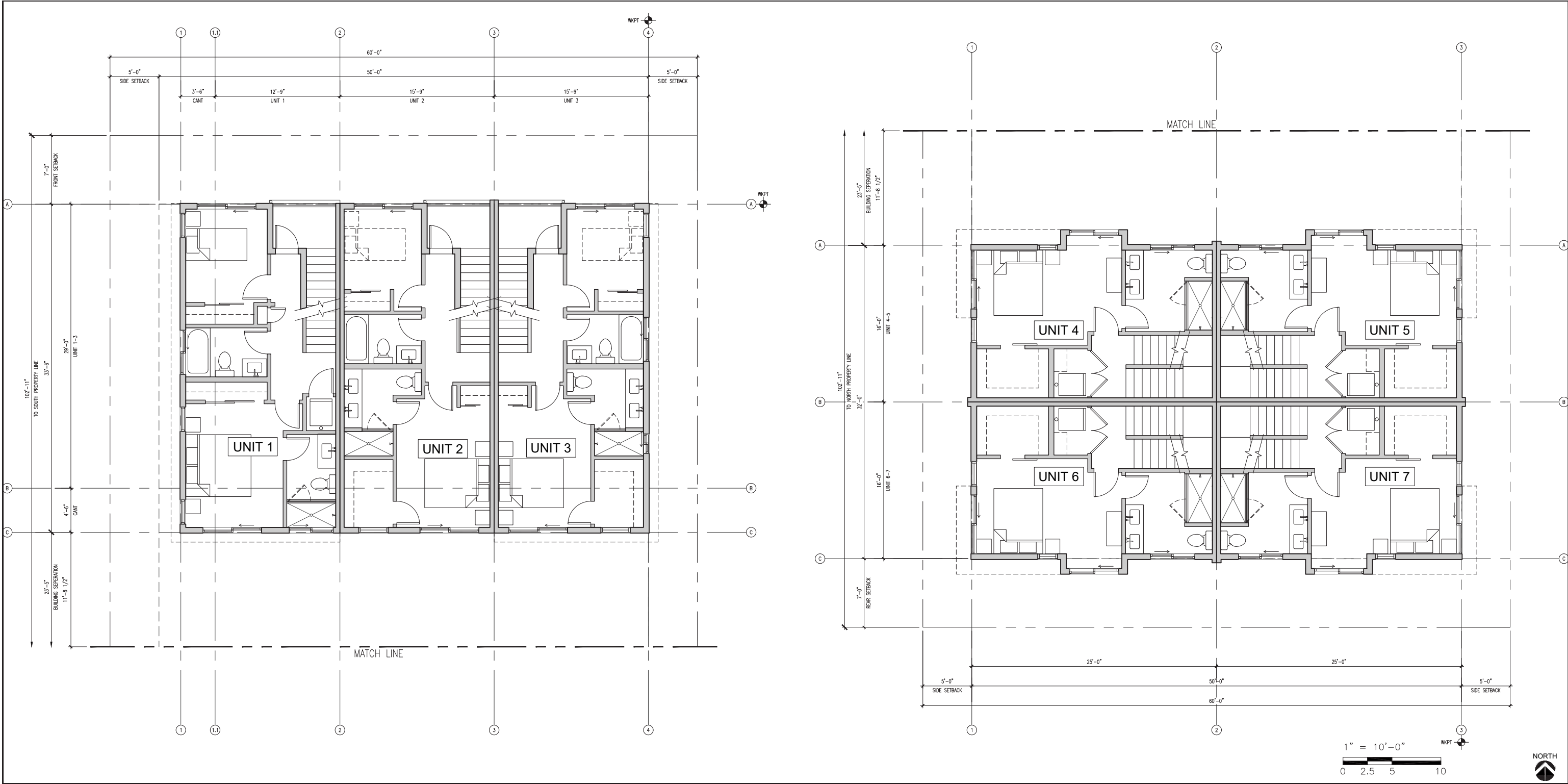




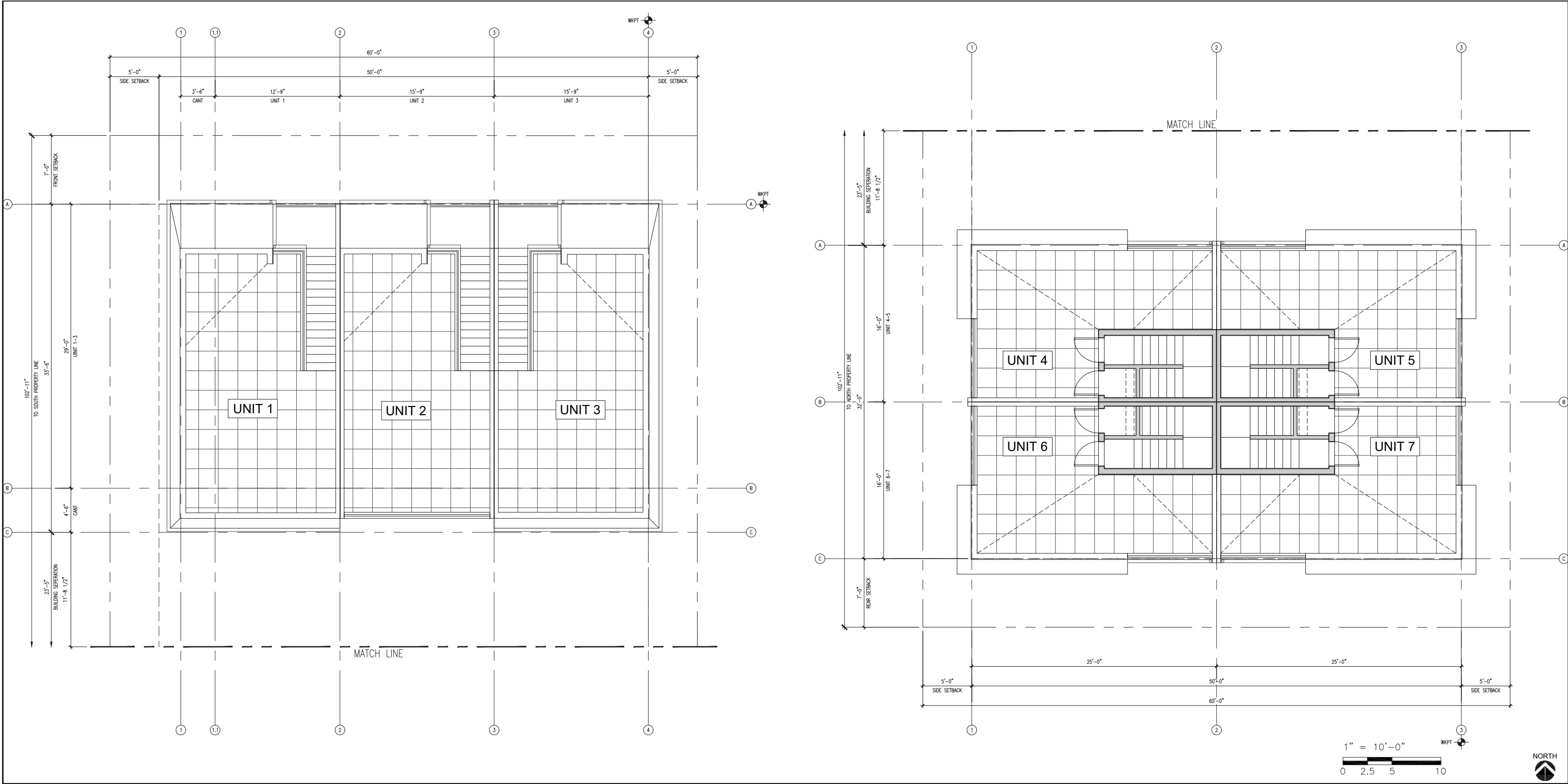




FLOOR PLAN - LEVEL 3







GROSS FLOOR AREA CALCULATIONS

GROSS FLOOR AREA CALCULATION:

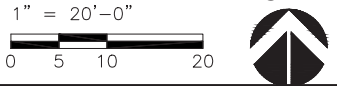
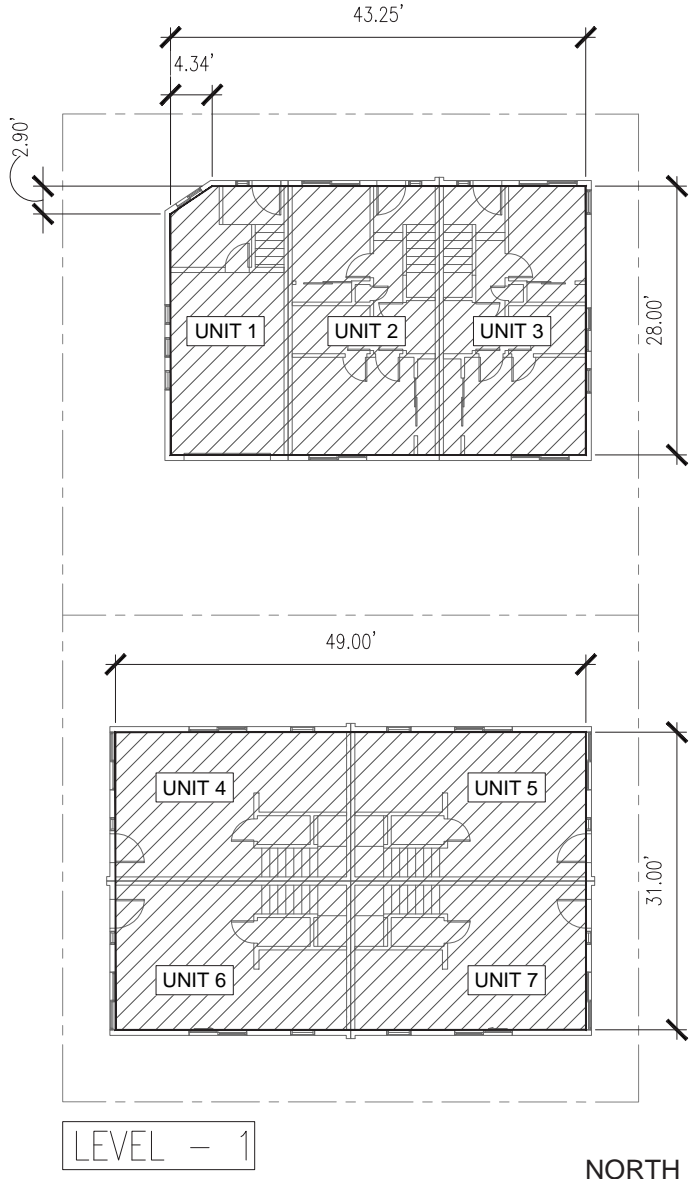
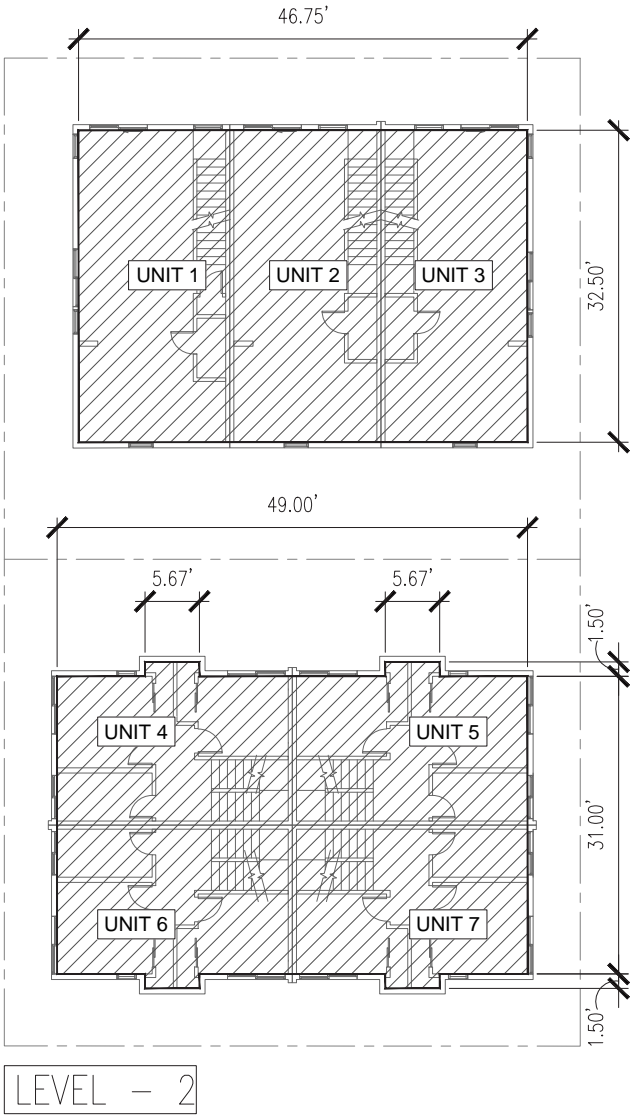
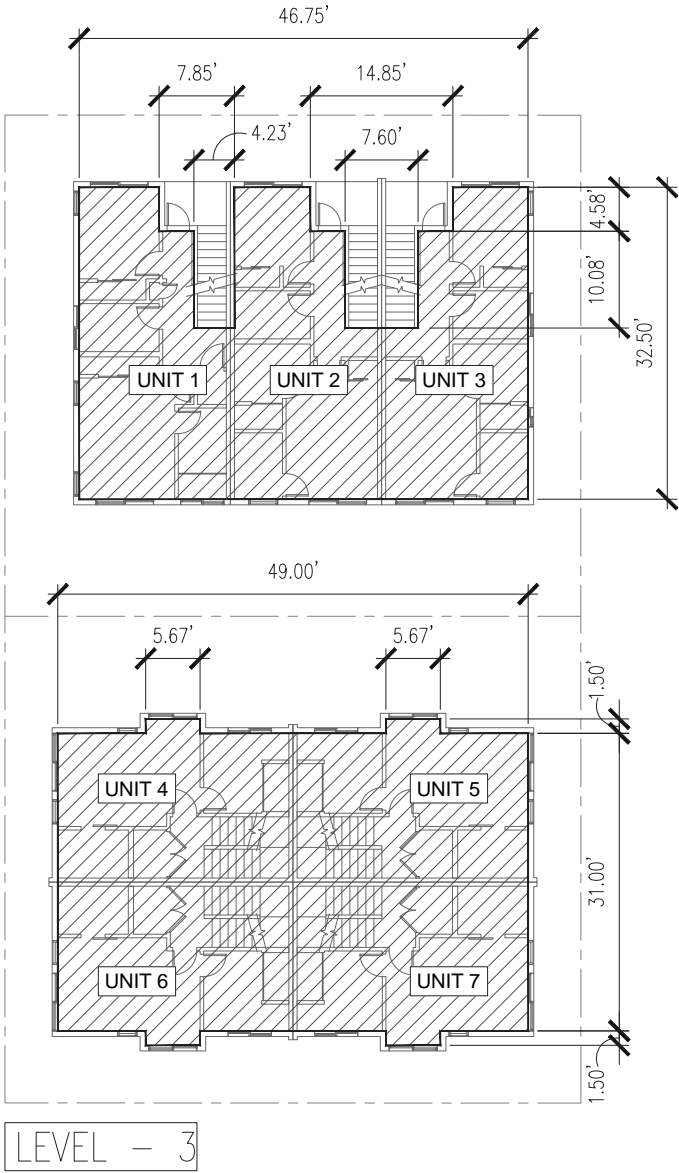
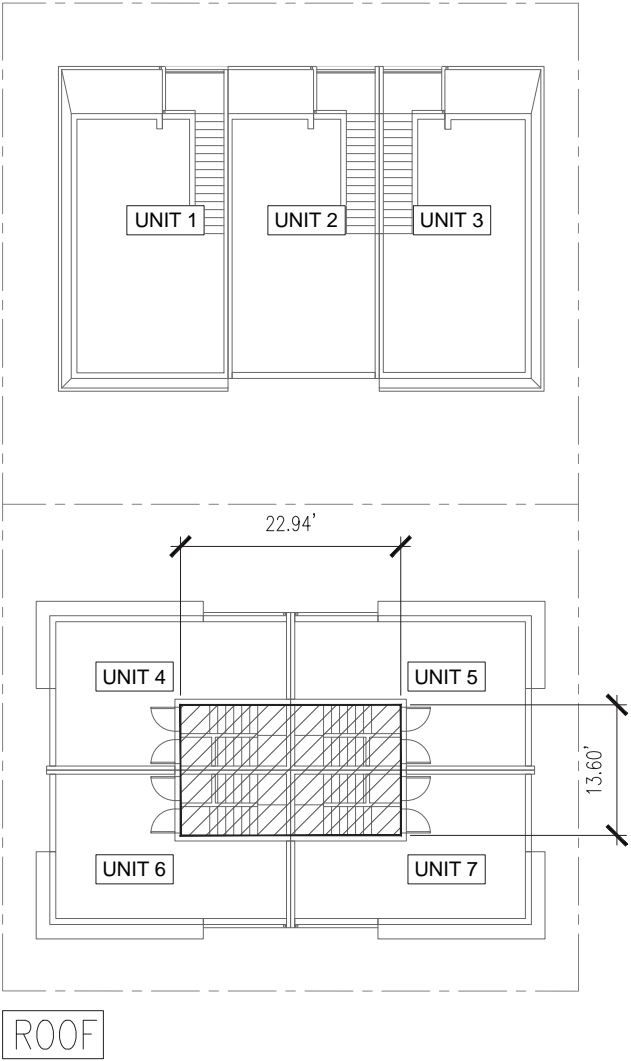
FLOOR 1	=	2,723.70	GSF
FLOOR 2	=	3,072.40	GSF
FLOOR 3	=	2,849.20	GSF
ROOF	=	312.00	GSF
TOTAL	=	8,957.30	GSF

GROSS FLOOR AREA - ROOF  
UNITS 1-3: 0 SF  
  
UNIT 4-7:  
(22.94' X 13.6') = 312.00 SF  
  
TOTAL ROOF GROSS:  
= 312.00 SF GROSS

GROSS FLOOR AREA - LEVEL 3  
UNITS 1-3:  
(46.75' X 32.50') - (14.85' X 4.58') - (7.60' X 10.08') -  
(7.85' X 4.58') - (4.23' X 10.08') = 1,296.2 SF  
  
UNIT 4-7:  
(49.00' X 31.00') + 4(5.67' X 1.50') = 1,553.00 SF  
  
TOTAL LEVEL 3 FLOOR GROSS:  
= 2,849.20 SF GROSS

GROSS FLOOR AREA - LEVEL 2  
UNITS 1-3:  
(46.75' X 32.50') = 1,519.40 SF  
  
UNIT 4-7:  
(49.00' X 31.00') + 4(5.67' X 1.50') = 1,553.00 SF  
  
TOTAL LEVEL 2 FLOOR GROSS:  
= 3,072.40 SF GROSS

GROSS FLOOR AREA - LEVEL 1  
UNITS 1-3:  
(43.25' X 28.00') - .5(4.34' X 2.90') = 1,204.70 SF  
  
UNIT 4-7:  
(49.00' X 31.00') = 1,519.00 SF  
  
TOTAL LEVEL 1 FLOOR GROSS:  
= 2,723.70 SF GROSS





**ALLOWABLE FAR CALCULATION:**

ALLOWABLE (SMC 23.45.510.B):  
LR2 W/ MHA SUFFIX ZONES ALLOW A FAR OF 1.4 FOR TOWNHOUSE DEVELOPMENTS WHEN THE PROJECT MEETS THE STANDARDS OF SUBSECTION 23.45.510 TABLE A.

TOWNHOUSE (PRIORITY GREEN)  
 $1.4 \text{ (FAR)} \times 6,172 \text{ (LOT SF)} = 8,640.80 \text{ SF ALLOWABLE}$   
PROPOSED = 8,588.90 SF < 8,640.80 SF OK

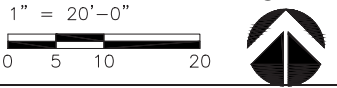
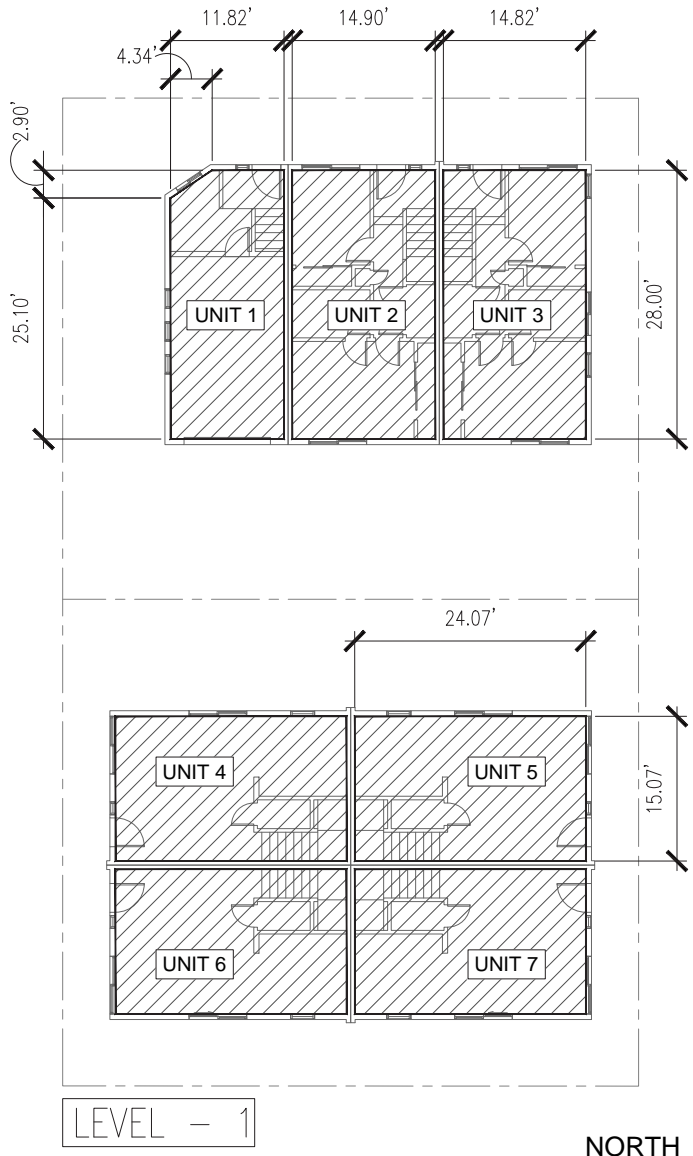
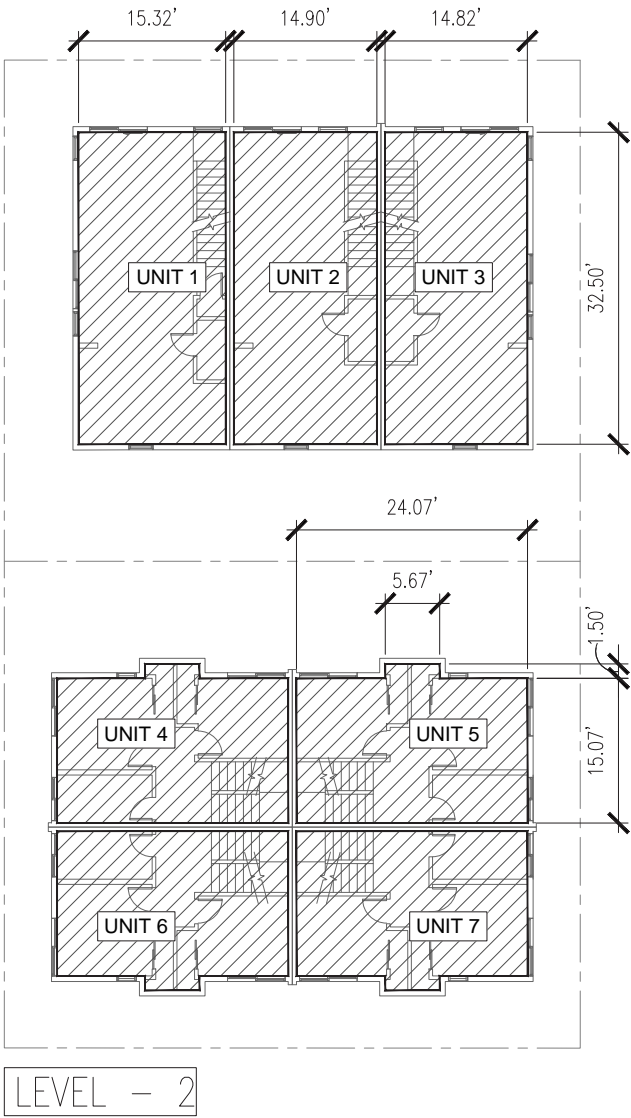
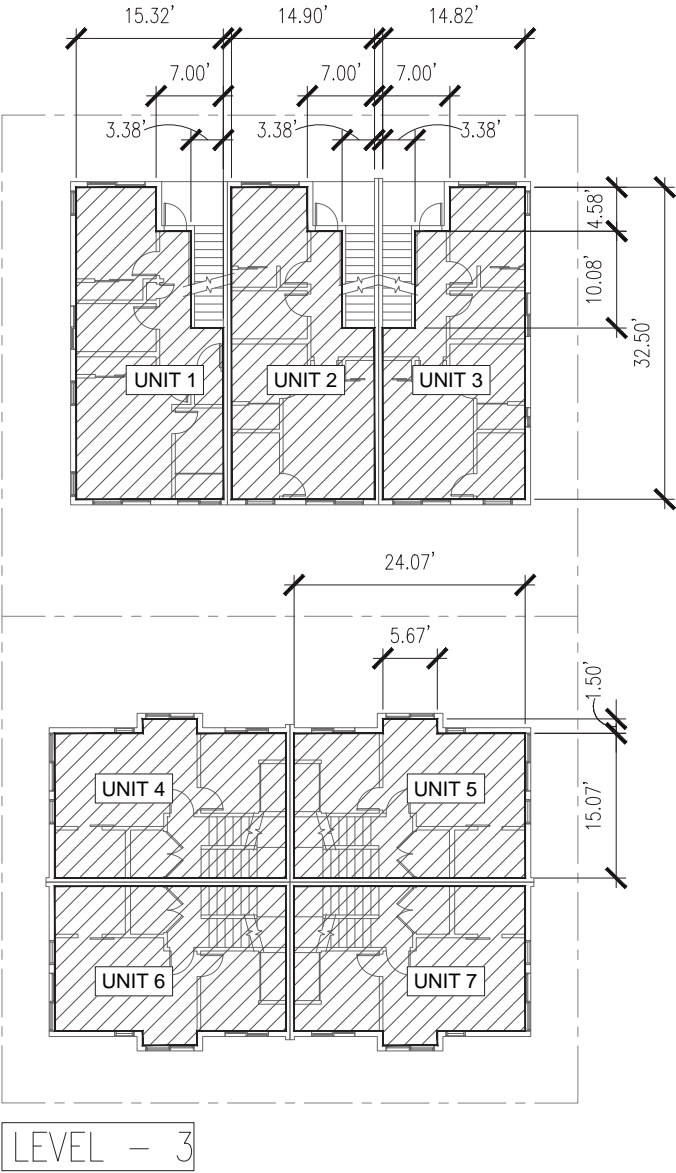
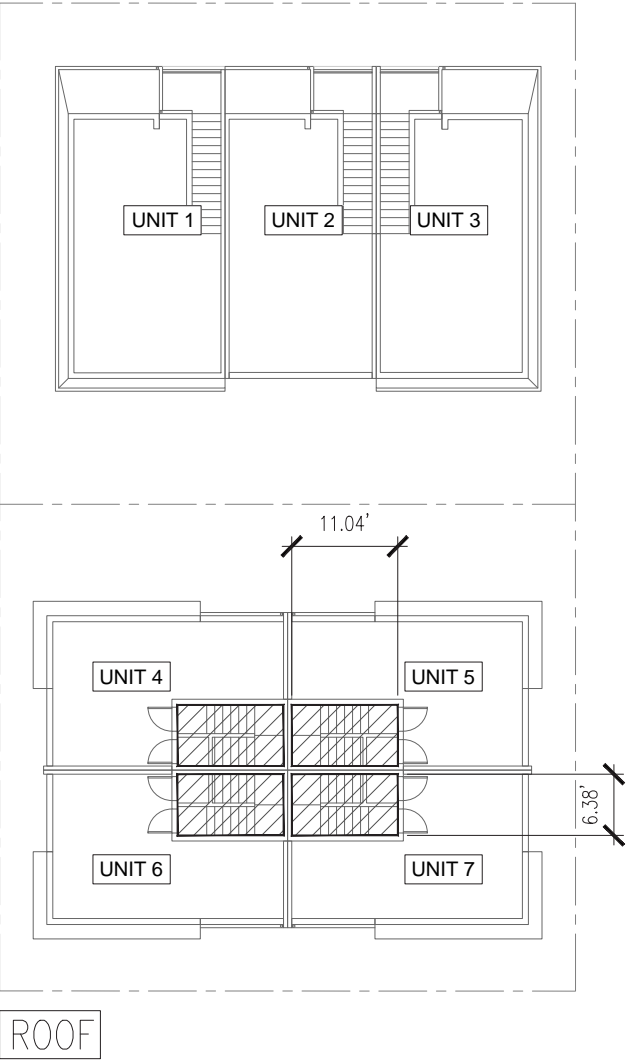
PROPOSED :  
LEVEL 1 = 2,607.90 SF  
LEVEL 2 = 2,948.90 SF  
LEVEL 3 = 2,750.40 SF  
ROOF = 281.70 SF  
TOTAL = 8,588.90 SF < 8,640.80 SF = COMPLIANT

**FLOOR AREA RATIO – ROOF**  
UNITS 1-3: 0 SF  
UNIT 4-7:  
 $4(11.04' \times 6.38') = 0.0 \text{ SF}$   
TOTAL ROOF FAR:  
= 281.70 SF

**FLOOR AREA RATIO – LEVEL 3**  
UNITS 1:  
 $(15.32' \times 32.50') - (7.00' \times 4.58') - (3.38' \times 10.08') = 431.80 \text{ SF}$   
UNITS 2:  
 $(14.90' \times 32.50') - (7.00' \times 4.58') - (3.38' \times 10.08') = 418.10 \text{ SF}$   
UNITS 3:  
 $(14.82' \times 32.50') - (7.00' \times 4.58') - (3.38' \times 10.08') = 415.50 \text{ SF}$   
UNIT 4-7:  
 $4((24.07' \times 15.07') + (5.67' \times 1.50')) = 1,485.00 \text{ SF}$   
TOTAL LEVEL 3 FAR:  
= 2,750.40 SF

**FLOOR AREA RATIO – LEVEL 2**  
UNITS 1:  
 $(15.32' \times 32.50') = 497.90 \text{ SF}$   
UNITS 2:  
 $(14.90' \times 32.50') = 484.30 \text{ SF}$   
UNITS 3:  
 $(14.82' \times 32.50') = 481.70 \text{ SF}$   
UNIT 4-7:  
 $4((24.07' \times 15.07') + (5.67' \times 1.50')) = 1,485.00 \text{ SF}$   
TOTAL LEVEL 2 FAR:  
= 2,948.90 SF

**FLOOR AREA RATIO – LEVEL 1**  
UNITS 1:  
 $(11.82' \times 28.00') - .5(4.33' \times 2.90') = 324.70 \text{ SF}$   
UNITS 2:  
 $(14.90' \times 28.00') = 417.20 \text{ SF}$   
UNITS 3:  
 $(14.82' \times 28.00') = 415.00 \text{ SF}$   
UNIT 4-7:  
 $4(24.07' \times 15.07') = 1,451.00 \text{ SF}$   
TOTAL LEVEL 1 FAR:  
= 2,607.90 SF



# ELEVATION: NORTH (NE 70TH ST)

- MATERIALS:
- ① FIBER CEMENT PANEL - COLOR: WHITE

② STANDING SEAM METAL - COLOR: DARK GRAY

③ WOODTONE SIDING - COLOR: CASCADE SLATE

④ WOODTONE SIDING - COLOR: SUMMER WHEAT

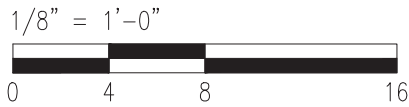
⑤ LAP SIDING - COLOR: WHITE

⑥ FASCIA / TRIM - COLOR: DARK GRAY

⑦ ARCHITECTURAL FORMED CONCRETE



NORTH ELEVATION  
NE 70<sup>TH</sup> ST





- MATERIALS:
- ① FIBER CEMENT PANEL - COLOR: WHITE

② STANDING SEAM METAL - COLOR: DARK GRAY

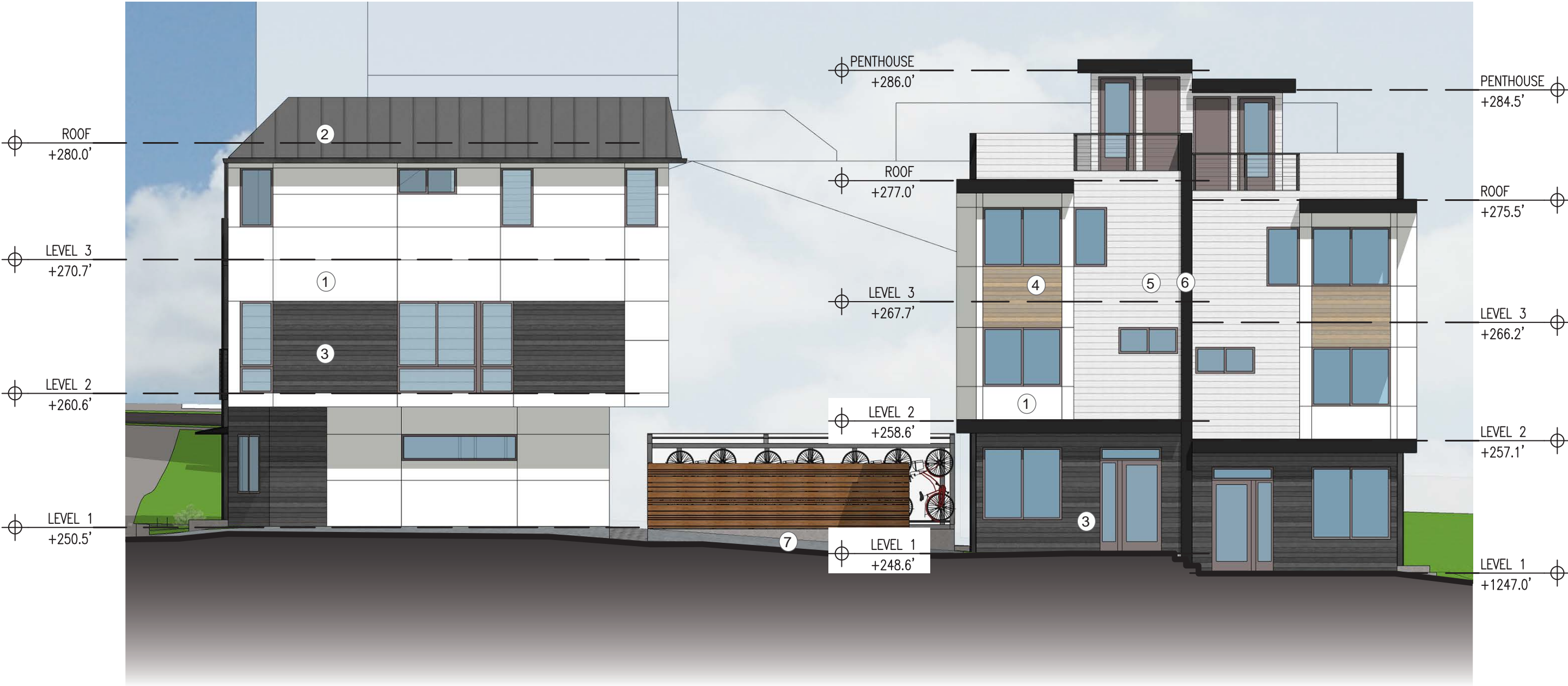
③ WOODTONE SIDING - COLOR: CASCADE SLATE

④ WOODTONE SIDING - COLOR: SUMMER WHEAT

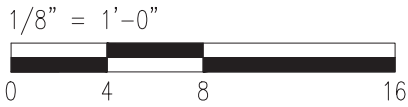
⑤ LAP SIDING - COLOR: WHITE

⑥ FASCIA / TRIM - COLOR: DARK GRAY

⑦ ARCHITECTURAL FORMED CONCRETE



WEST ELEVATION



ELEVATION: SOUTH (UNITS 1-3)

- MATERIALS:
- 1

FIBER CEMENT PANEL - COLOR: WHITE

2

STANDING SEAM METAL - COLOR: DARK GRAY

3

WOODTONE SIDING - COLOR: CASCADE SLATE

4

WOODTONE SIDING - COLOR: SUMMER WHEAT

5

LAP SIDING - COLOR: WHITE

6

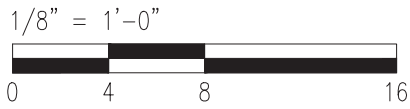
FASCIA / TRIM - COLOR: DARK GRAY

7

ARCHITECTURAL FORMED CONCRETE



SOUTH ELEVATION  
UNITS1-3





- MATERIALS:
- ① FIBER CEMENT PANEL - COLOR: WHITE

② STANDING SEAM METAL - COLOR: DARK GRAY

③ WOODTONE SIDING - COLOR: CASCADE SLATE

④ WOODTONE SIDING - COLOR: SUMMER WHEAT

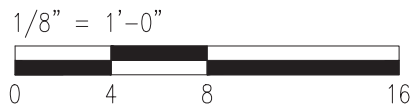
⑤ LAP SIDING - COLOR: WHITE

⑥ FASCIA / TRIM - COLOR: DARK GRAY

⑦ ARCHITECTURAL FORMED CONCRETE



NORTH ELEVATION



ELEVATION: NORTH (UNITS 4-5)

- MATERIALS:
- 1

FIBER CEMENT PANEL - COLOR: WHITE

2

STANDING SEAM METAL - COLOR: DARK GRAY

3

WOODTONE SIDING - COLOR: CASCADE SLATE

4

WOODTONE SIDING - COLOR: SUMMER WHEAT

5

LAP SIDING - COLOR: WHITE

6

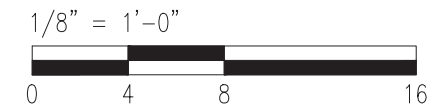
FASCIA / TRIM - COLOR: DARK GRAY

7

ARCHITECTURAL FORMED CONCRETE



NORTH ELEVATION  
UNITS 4-5





- MATERIALS:
- ① FIBER CEMENT PANEL - COLOR: WHITE

② STANDING SEAM METAL - COLOR: DARK GRAY

③ WOODTONE SIDING - COLOR: CASCADE SLATE

④ WOODTONE SIDING - COLOR: SUMMER WHEAT

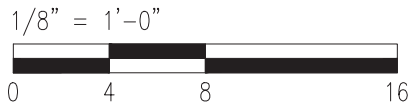
⑤ LAP SIDING - COLOR: WHITE

⑥ FASCIA / TRIM - COLOR: DARK GRAY

⑦ ARCHITECTURAL FORMED CONCRETE



SOUTH ELEVATION  
UNITS 6-7







FRONT VIEW FROM NE 70<sup>TH</sup> ST





NORTHEAST VIEW FROM NE 70<sup>TH</sup> ST





SOUTHWEST VIEW



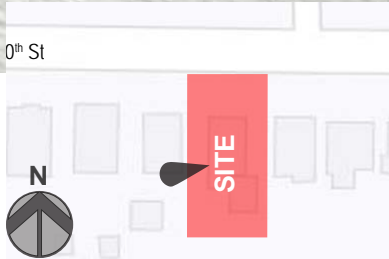


STREET VIEW ALONG NE 70<sup>TH</sup>





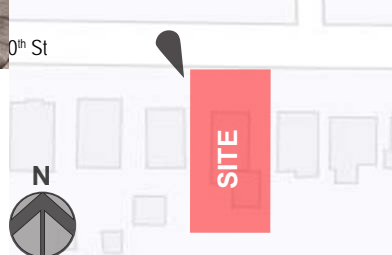
INTERIOR COURTYARD VIEW







WAYFINDING AND WEATHER PROTECTION VIEW AT ENTRANCES



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