

Project Team

OWNER

Greencity Development

14231 Lake Rd, suite 300
Lynnwood, WA 98087

Andrey Gidenko
p: 425.737.6312
e: andrey@greencitydev.us

ARCHITECT

Daniel Umbach Architect LLC

7711 16th Ave NW
Seattle, WA 98117

Dan Umbach
p: 206.427.3871
e: dan@umbacharchitect.com

LANDSCAPE ARCHITECT

Root of Design LLC

Devin Peterson
p: 206.491.9545
e: devin@rootofdesign.com

Drawing List

- 00

COVER
- 3

DEVELOPMENT OBJECTIVES
- 4

EARLY COMMUNITY OUTREACH
- 5

EXISTING SITE
- 6

SITE PLAN
- 7

URBAN CONTEXT & ZONING
- 8

STREETSCAPE
- 9

STREETSCAPE
- 10

NEIGHBORHOOD
- 11

ZONING DATA
- 12

DESIGN STANDARDS
- 13

DESIGN STANDARDS
- 14

3D VIEWS
- 15

NEIGHBORHOOD MASSING
- 16

ELEVATIONS
- 17

ELEVATIONS
- 18

ELEVATIONS
- 19

ELEVATIONS
- 20

FLOOR PLANS
- 21

FLOOR PLANS
- 22

FLOOR PLANS
- 23

LANDSCAPE PLAN
- 24

LANDSCAPE PLANT LIST



BLANK PAGE

RESIDENTIAL UNITS:	7
COMMERCIAL SPACE:	none
PARKING:	7 surface parking spaces 7839 S.F.
DEVELOPMENT OBJECTIVES:	The project is to construct 7 new rowhouse dwelling units. All units will have exterior surface parking. All units will be approximately 1100 s.f. with 2 bedrooms and roof decks.



Early Community Outreach Plan

Early Community Outreach for this project included the following:

DIGITAL OUTREACH – HI IMPACT

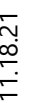
- *Interactive project website with comment function.*
- *On-line survey.*
 - **The website and survey were on-line and available beginning October 11th and remained available until November 9th, 29 days total.**

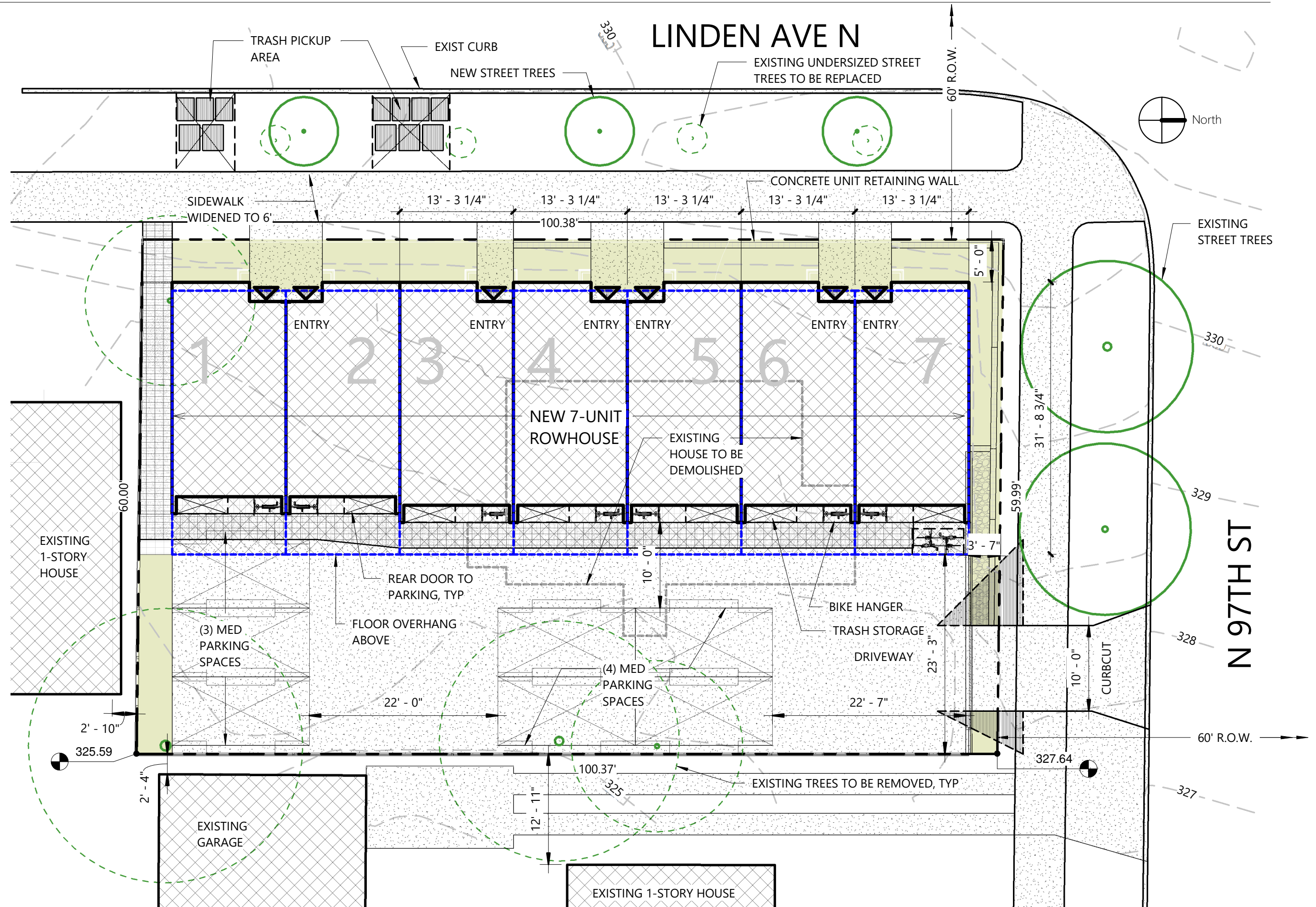
PRINTED OUTREACH – HI IMPACT

- *Project flyers sent to all addresses within 500 ft via US mail.*
 - **Flyers were mailed out on October 12th and 13th.**
- *Pdf copies of the flyer sent to the list of ethnic media outlets provided by DoN and to the ALUV community groups. /*
 - **Copies of the project flyers were sent to all of the organizations noted on October 12th.**

Summary of Comments

The website, survey and flyers were all available in English, Chinese, Korean and Spanish. There were two email comments left on the website and five responses to the survey. This is a relatively small sample, but to the extent that conclusions can be drawn, the most prevalent concern was about parking and a desire for the building to provide parking. Aesthetics were also a big concern, reflected in answers to the direct question and in responses that prioritized street level landscaping, lighting, and quality building materials. Traffic also ranked as the top concern about the neighborhood, followed by walkability and aesthetics.





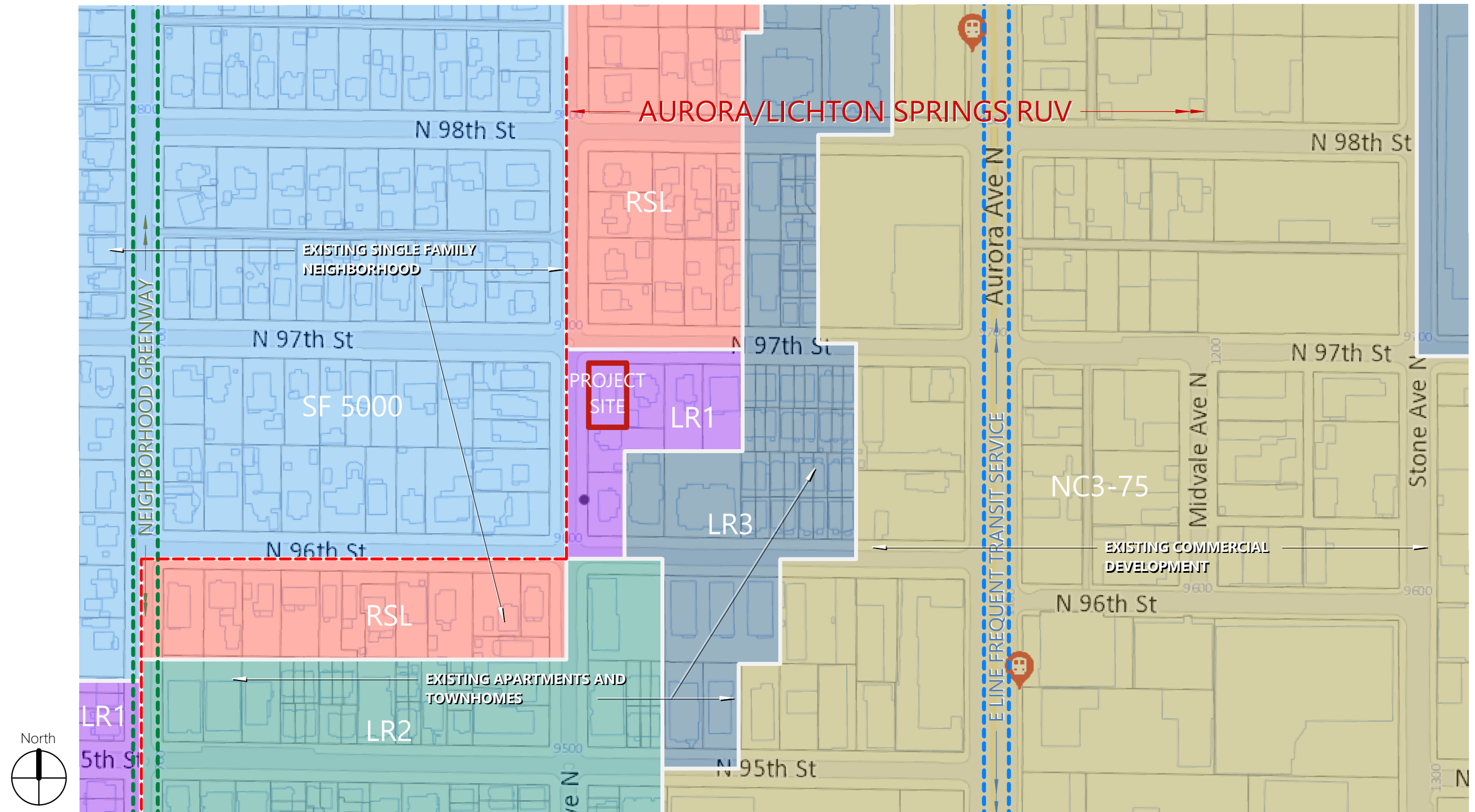
11.18.21

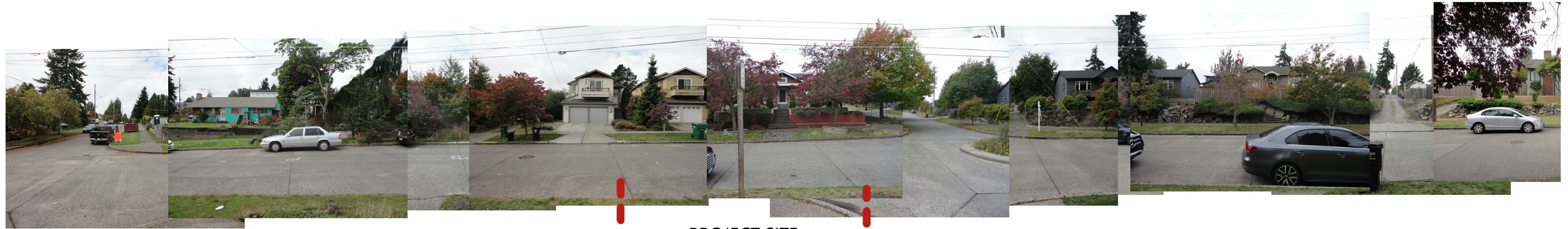
DRAFT EDG PACKET

Zoning and Uses

The neighborhood is dominated by Aurora Ave N which is developed with the random mix of building types and commercial uses that is typical along this stretch of Aurora. West of Aurora the neighborhood transitions to an LR3 zone with a mix of townhomes and apartments. The project site is zoned LR1 and sits between the LR3 zone and the large single family neighborhood to the west. This area of LR1 zoning, and the RSL zones to the north and southwest, are area that were rezoned

in 2019 from SF5000. Consequently, these areas are still dominated by single family homes, although it's reasonable to expect that higher density housing will be constructed on these lots in the future. The area includes frequent transit service along Aurora, and Fremont Ave N a block west of the site, which is designated as a "Neighborhood Greenway".



PROJECT SITE
OPPOSITE

LINDEN AVENUE LOOKING WEST



PROJECT SITE

LINDEN AVENUE LOOKING EAST

The streetscape near the project site on both Linden and 97th consists of single family homes. Most of these homes are 1 or 2 stories. Style and era varies. There is no predominant architectural language. The older homes are modest gable roofed structures with lap siding. The newest homes have flat/shed roofs and panel siding.



PROJECT SITE



PROJECT SITE



N 97TH ST. LOOKING NORTH



N 97TH ST. LOOKING SOUTH

The portion of Aurora Avenue North near the project site includes the random collection of commercial buildings and signage that is typical of this street in this part of town.



AURORA AVENUE NORTH NEAR THE PROJECT SITE

11.18.21

DRAFT EDG PACKET



11.18.21

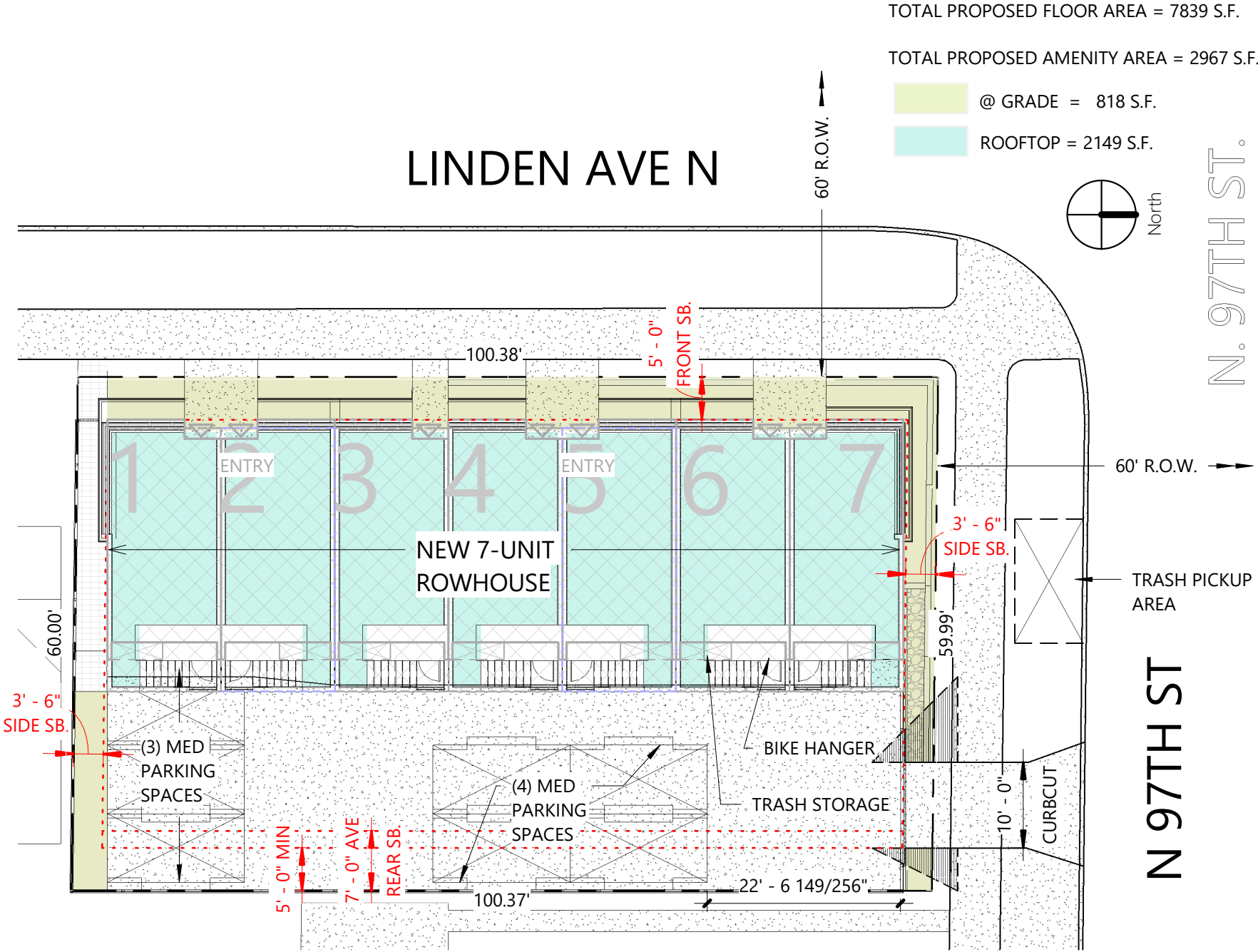
DRAFT EDG PACKET

The neighborhood in the blocks immediately around the site includes single family homes and apartment/ townhome structures. Most date from the early 2000s or before with only a few more recent developments.

ZONING	LR1 M1
23.45.510 FAR	ALLOWED FAR: 1.3 X 6030 S.F. = 7839 S.F. MAX
23.45.512 DENSITY	NO LIMIT FOR ROWHOUSE DEVELOPMENT
23.45.514 HEIGHT	30' BASE HEIGHT LIMIT PLUS EXCEPTIONS ROOF PENTHOUSE MAY EXTEND ABOVE, LIMIT TO 15% OF ROOF AREA.
23.45.518 SETBACKS	ROWHOUSE FRONT 5' MIN REAR 7' AVE/5' MIN SIDE 3.5'
23.45.522 AMENITY AREA	25% OF LOT AREA, 50% OF THAT AT GRADE REQUIRED: 6030 X .25 = 1508 S.F. TOTAL 1508 X .5 = 754 S.F. @ GRADE
23.45.527 FACADE WIDTH SIDE FACADE LENGTH	ROWHOUSE - NA 65% OF SIDE LOT LINE ALLOWED = 60 X .65 = 39'
23.45.529 DESIGN STANDARDS	20% OF STREET FACING FACADE MUST BE WINDOWS FACADE ARTICULATION REQUIRED FOR FACADE AREAS OVER 750 S.F.
23.45.536 PARKING LOC.	STREET ACCESS REQUIRED
23.54.015 REQ'D PARKING	NONE REQUIRED FOR LR ZONE IN URBAN VILLAGE WITH FREQUENT TRANSIT
BICYCLE PARKING	ONE BICYCLE LONG TERM SPACE PER UNIT PLUS SHORT TERM GUEST SPACES

GENERAL ZONING COMPLIANCE AND DEPARTURES

AT THE TIME OF SUBMITTAL, IT IS INTENDED THAT THE PROJECT WILL BE COMPLIANT WITH ALL APPLICABLE STANDARDS. NO DEPARTURES WILL BE SOUGHT.



City Wide Design Standards

CS1 Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for design

B. Sunlight & Natural Ventilation

The units are designed to maximize daylighting with tall windows on the living space an open stairway design that allows daylight from the east facade to penetrate the living spaces through the stair.



CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

D. Height, Bulk and Scale

This site sits between an LR3 area with denser 3 story development to the east and a single family neighborhood of 1 and 2 story houses the west. As this patch of LR1 was recently upzoned, it will eventually develop to have a more urban multifamily character than it does now. That change is appropriate given the zoning, but it also makes sense to respond to the lower density and smaller scale of the neighborhood to the west. The facade facing Linden is designed as layered with the top floor set back from a two story facade element at street level.



CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

The intent is for these units to be modern, but scaled and detailed on the west facade to sit comfortably with the smaller older homes in the neighborhood, as well as the new modern projects. Entry canopies and overhangs will be used to animate the entry frontage.

11.18.21

DRAFT EDG PACKET

City Wide Design Standards

PL3 Street Level Interaction

Complement and contribute to the network of open spaces around the site and the connections among them.

B. Residential Edges

Entry design will include appropriate scaling, modulation, canopies, landscaping, etc. All entries are recessed with canopy above. Address signage and lighting will also be used to add texture and emphasize the entries. Vertical modulation and material changes are used to establish a smaller scale at the street facade, and the entries are down several risers below the sidewalk elevation to create a vertical transition.



DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

B. Vehicular Access and Circulation

The driveway access is located on 97th at the back of the lot and on the street with the higher zoning density. Decorative pavers will be used throughout the drive area.

C. Parking and Service Uses

Parking area will be screened from the street with landscaping and fencing. Trash storage and long term bike parking are also located at the drive area on the back of the site.



DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. Massing

Appropriate scaling will be achieved with vertical modulation and by the grouping of facade designs to create a rhythm on the street facing facade and to break the mass down into units consistent with the neighborhood.

DC4 Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

C. Lighting

Decorative downlights will be used over the unit entries. Metal standoff house numbers will be located over the doors and decorative pavers will be used at landing in front of the doors.

D. Trees, Landscape and Hardscape Materials

Hardscape at the drive aisle will also include pavers with a separate type to highlight the walkway along the rear of the building which leads to the south walkway.



WEST FACADE



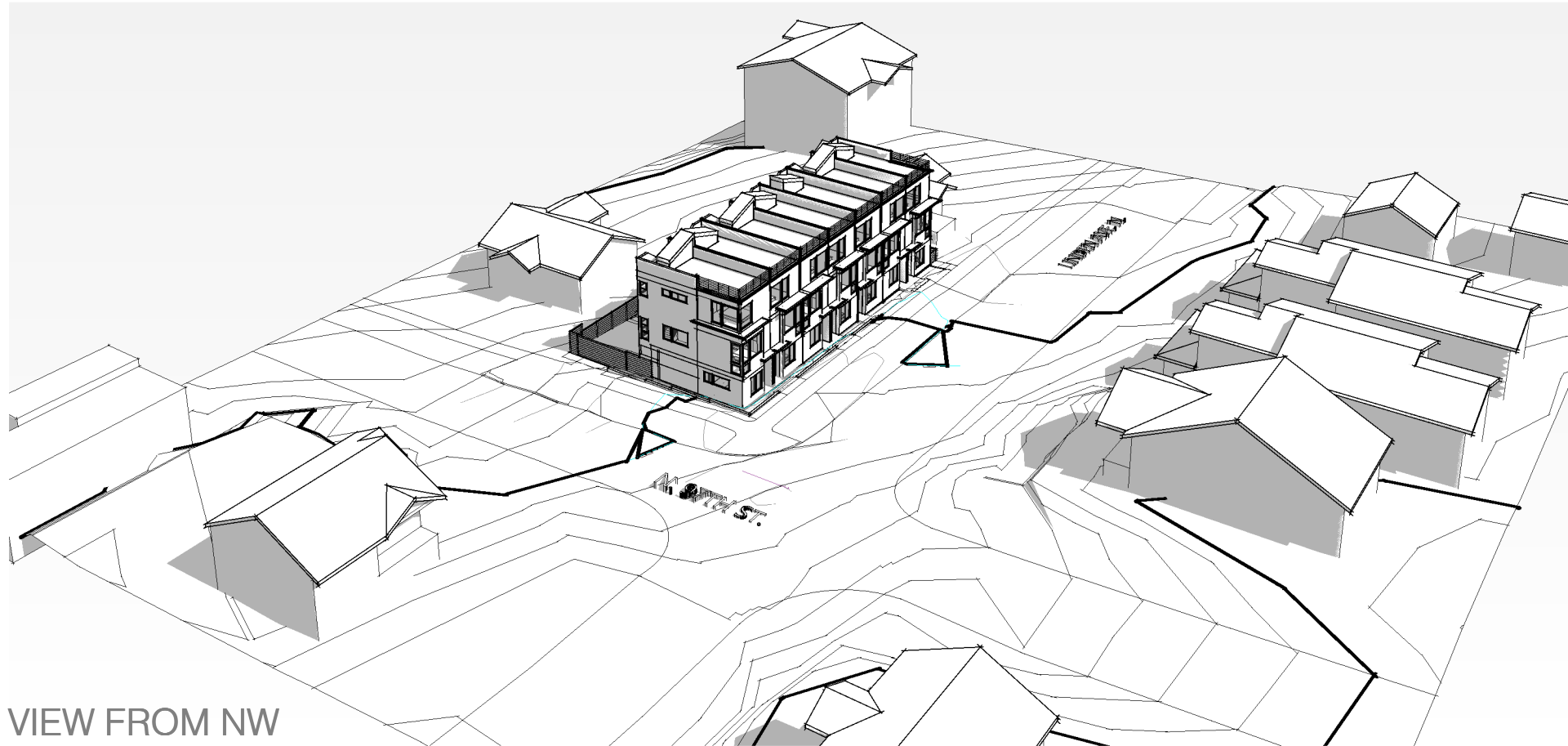
EAST FACADE



CORNER

11.18.21

DRAFT EDG PACKET



VIEW FROM NW



VIEW FROM SE

11.18.21

DRAFT EDG PACKET

11.18.21

DRAFT EDG PACKET



West
1/8" = 1'-0"



11.18.21

DRAFT EDG PACKET



DRAFT EDG PACKET

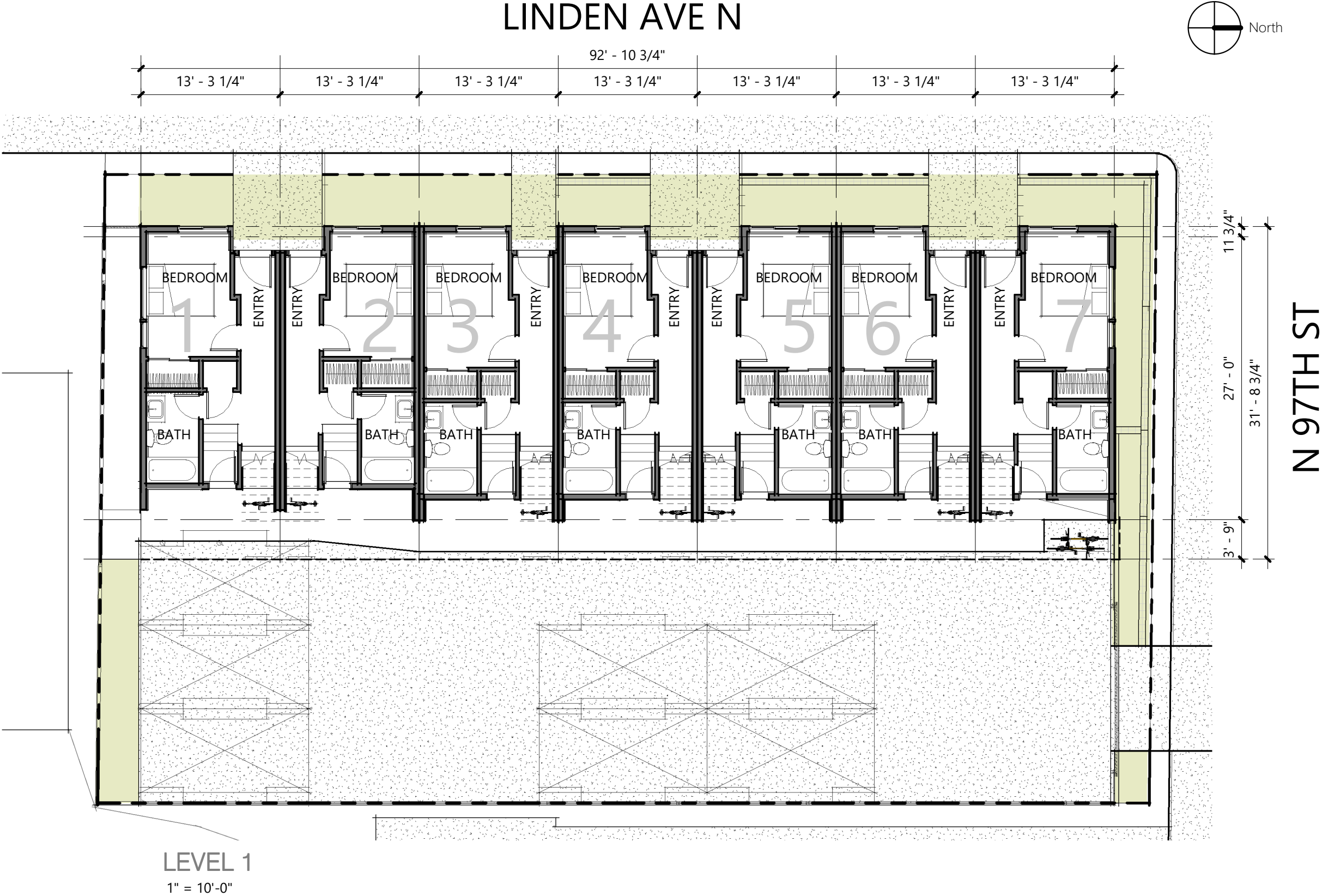


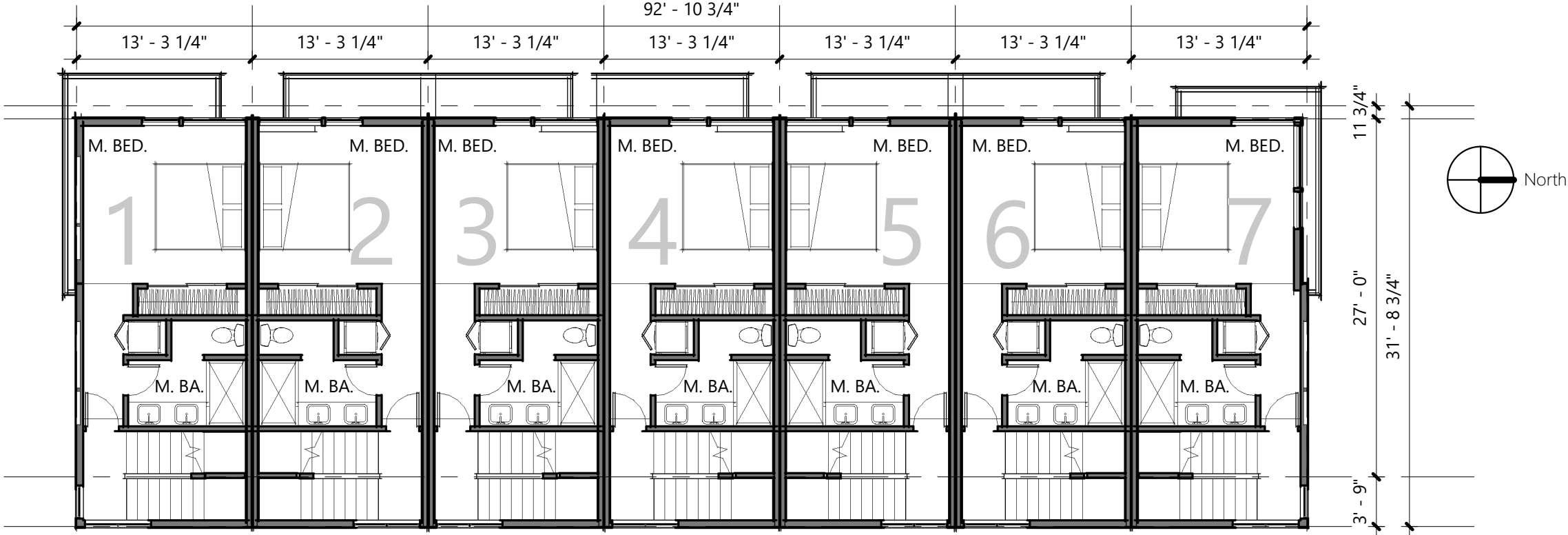
11.18.21

DRAFT EDG PACKET

11.18.21

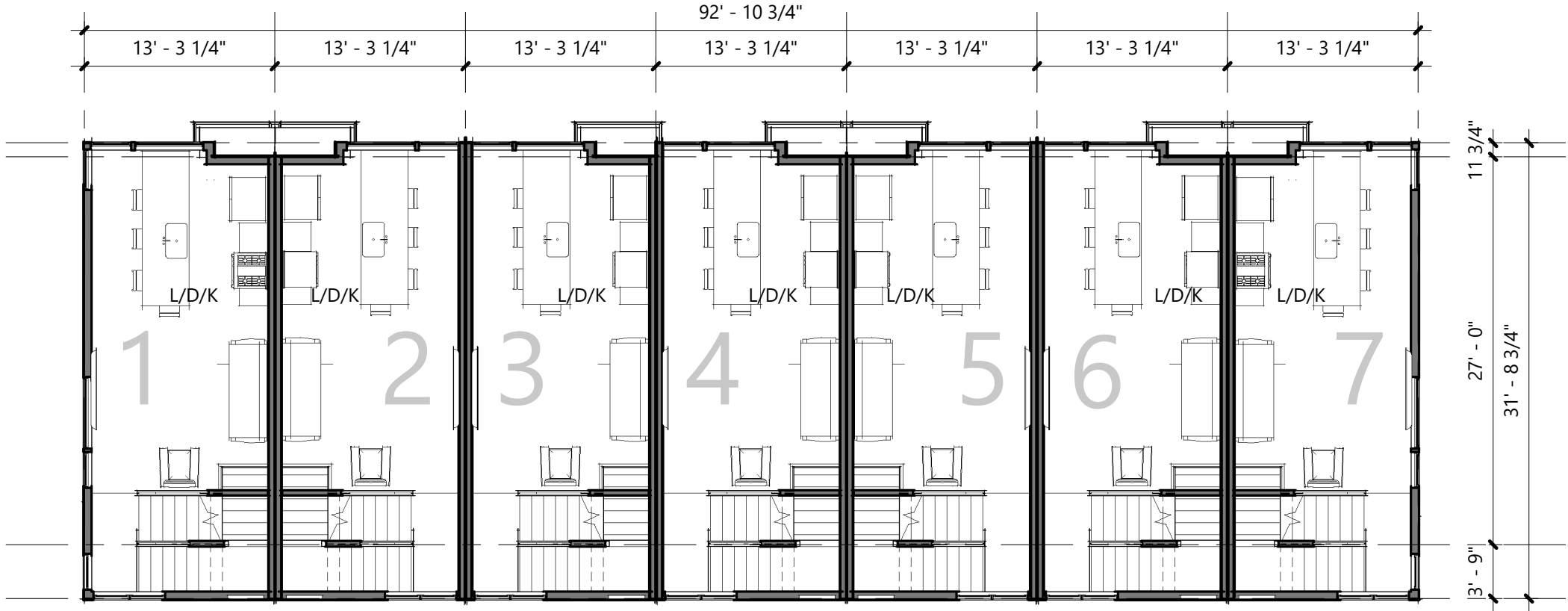
DRAFT EDG PACKET





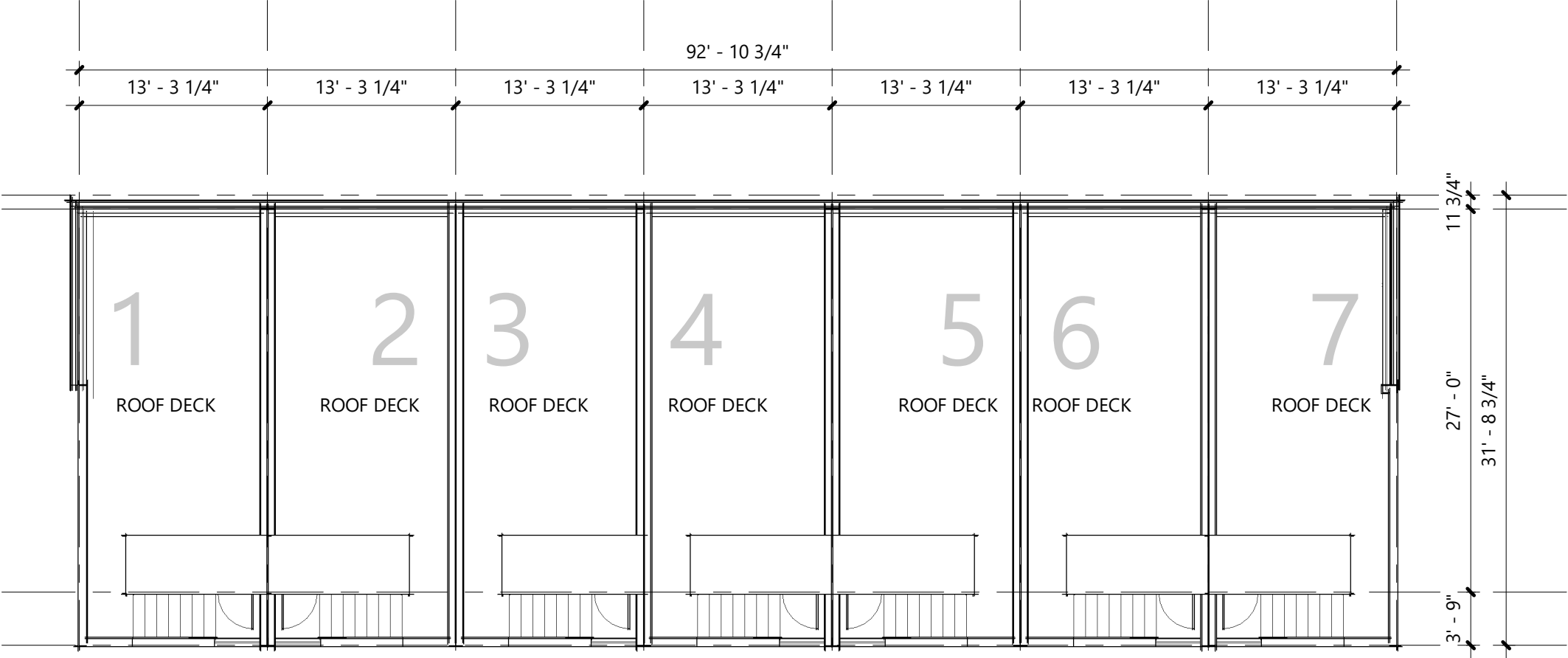
LEVEL 3

1" = 10'-0"



LEVEL 2

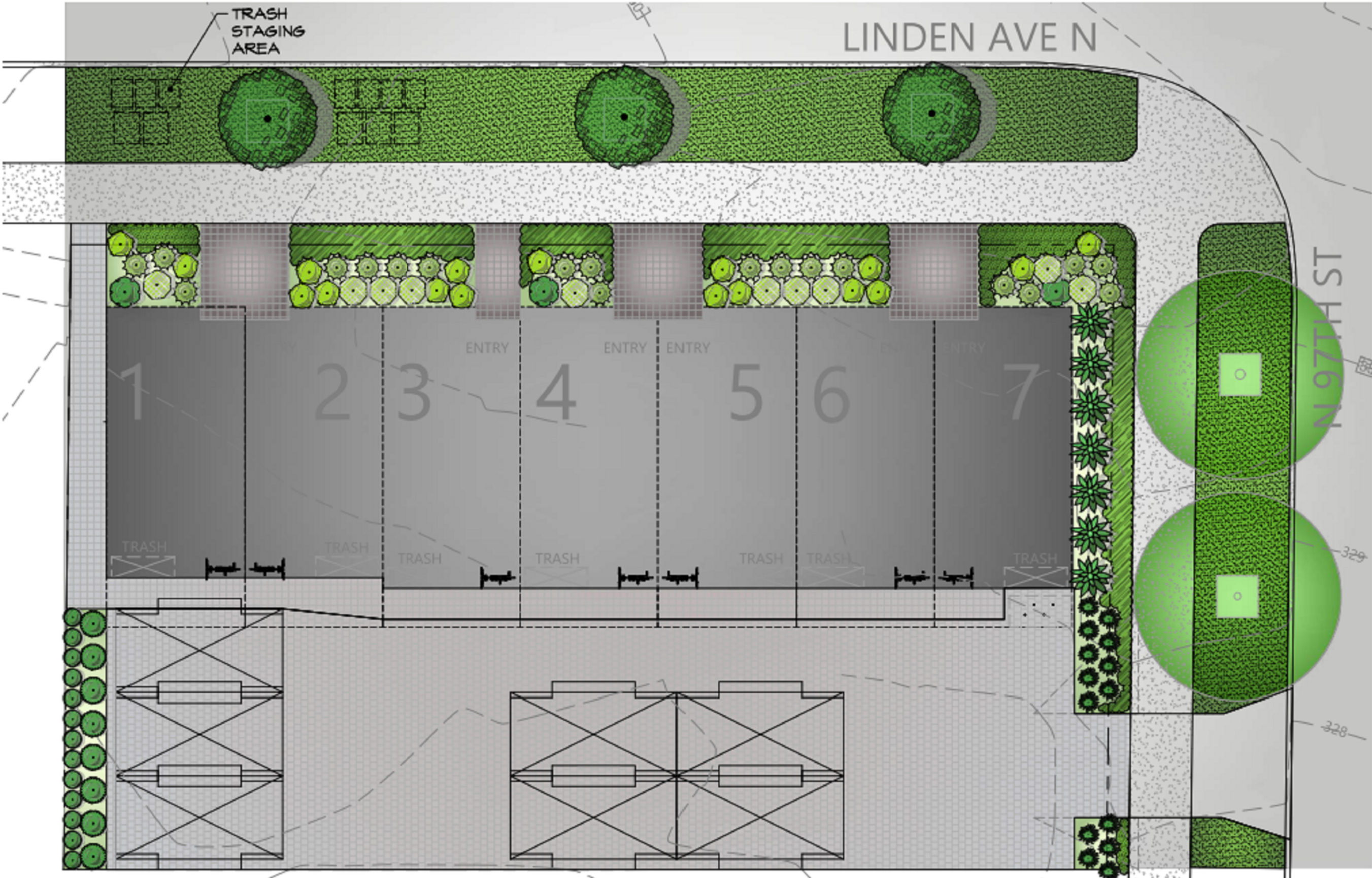
1" = 10'-0"



LEVEL 4
1" = 10'-0"

11.18.21

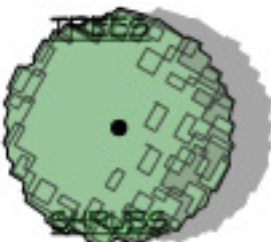
DRAFT EDG PACKET



11.18.21

DRAFT EDG PACKET

PLANT SCHEDULE



GROUND COVERS



BOTANICAL / COMMON NAME

Fagus sylvatica 'Asplenifolia' / Fernleaf Beech
Street Tree

BOTANICAL / COMMON NAME

Chamaecyparis obtusa 'Gracilis Compacta' / Slender Hinoki False Cypress

Evonymus fortunei 'Emerald 'n' Gold' TM / Golden Wintercreeper

Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly

Miscanthus sinensis 'Strictus' / Porcupine Grass

Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo

Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass

Pieris japonica 'Brouwer's Beauty' / Lily of the Valley Bush

Sarcococca ruscifolia / Fragrant Sarcococca

BOTANICAL / COMMON NAME

Existing Lawn

Pachysandra terminalis / Japanese Spurge

Vinca minor 'Bowles Blue' / Dwarf Periwinkle

SIZE

2"- 2.5" Cal

SIZE

5 gal

1 gal

20" Ht min

1 gal

5 gal

1 gal

3 gal

2 gal

SIZE

Existing

4"pot

4"pot

11.18.21

DRAFT EDG PACKET