

Project Team

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Drawing List

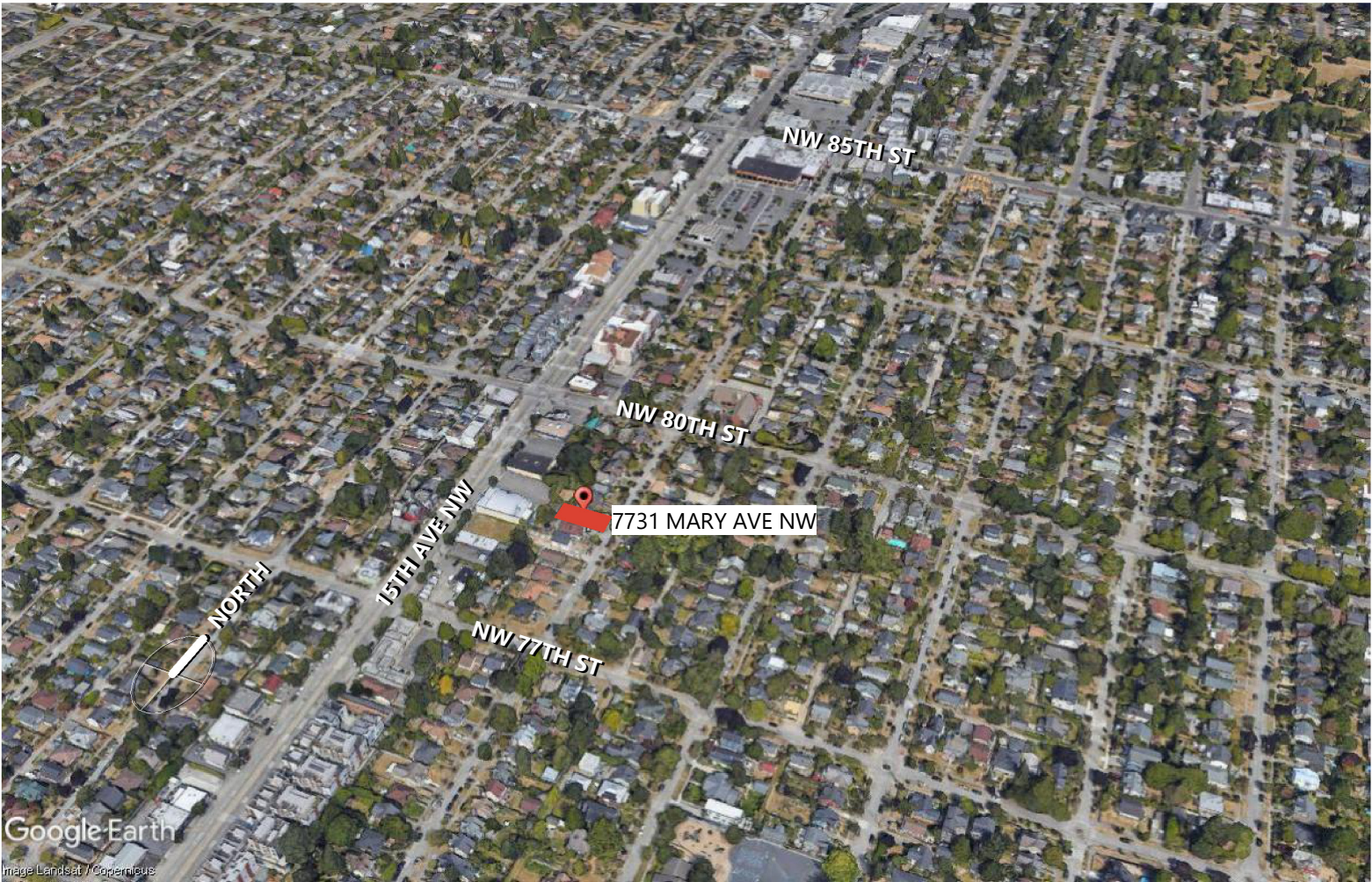
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- RESIDENTIAL UNITS: 4
- COMMERCIAL SPACE: none
- PARKING: 4 surface parking spaces
- GROSS FLOOR AREA: 6473 S.F.

DEVELOPMENT OBJECTIVES: The project is to construct 4 new townhome dwelling units. All units will have exterior surface parking. Units will average approximately 1600 s.f. with 3 bedrooms.



Early Community Outreach Plan

Early Community Outreach on 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 from Wednesday January 26th through Wednesday February 16th; 22 days total.**

PRINTED OUTREACH – HI IMPACT

- Project flyers to be sent to all addresses within 500 ft via US mail.
 - **Flyers were mailed out on Monday, January 24th.**

Summary of Comments

There were no email comments. Fifteen people responded to the survey. Parking impacts seem to be the biggest concern. There was also concern about the attractiveness of the building and about the size/scale of the building in the neighborhood. Construction noise and impacts also rated high among concerns, as did neighborhood crime.

Quotes from the Neighbors:

"How will these properties fit into the quality of living for this street?"

"Designing to be harmonious with current neighbourhood"

"Needs parking. Keep the walkability of our street"

"lternative designs that do a better job of preserving neighbourhood."

"Construction is very disruptive to neighbors. Please be respectful by not blocking our driveways."

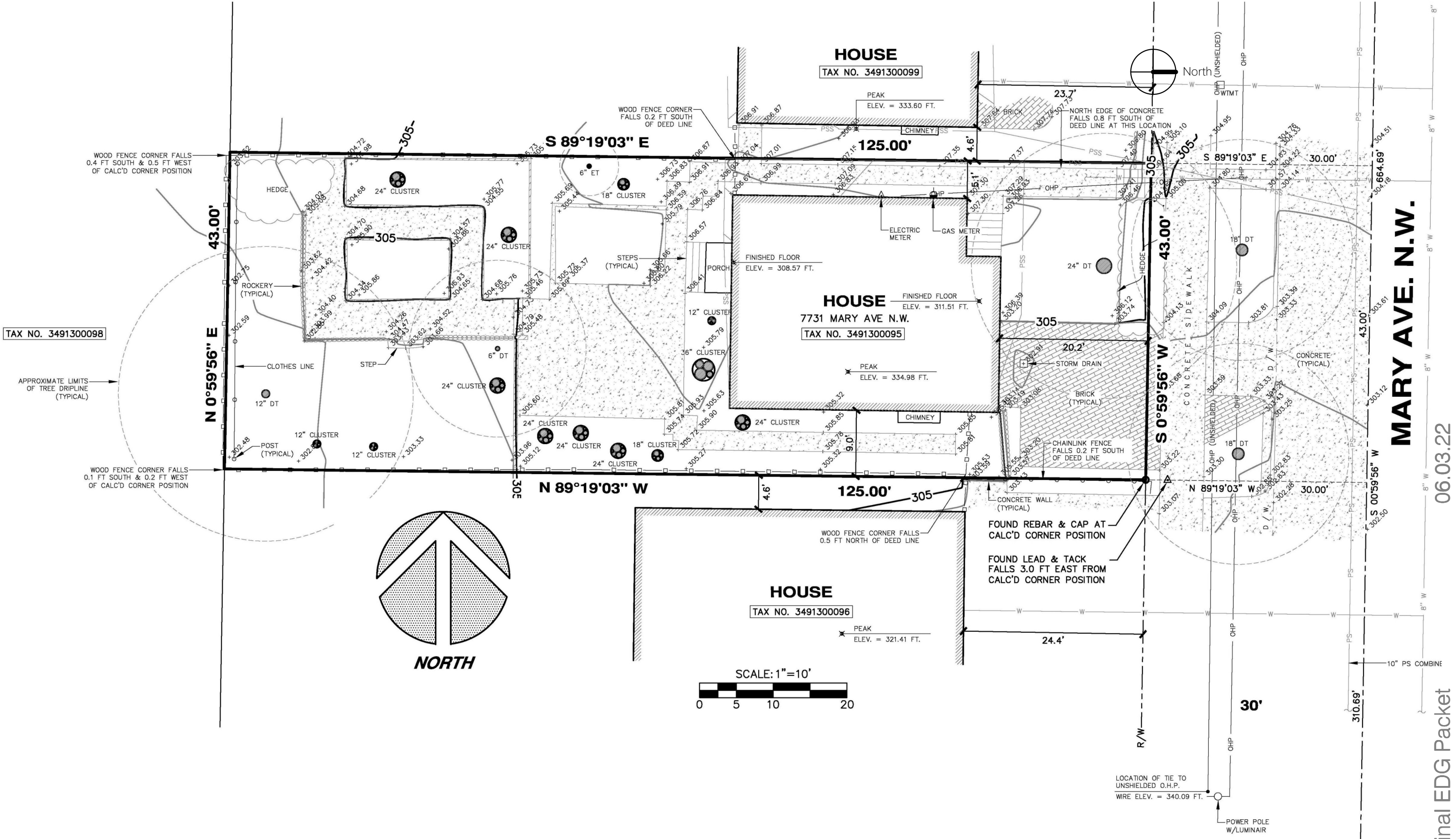
"The current brick exterior and detail of this home is very nice and it will be a shame to lose history of this Tudor style home. But my biggest concern is adding cars that has potential to risk safety of the many kids living on the street including my own."

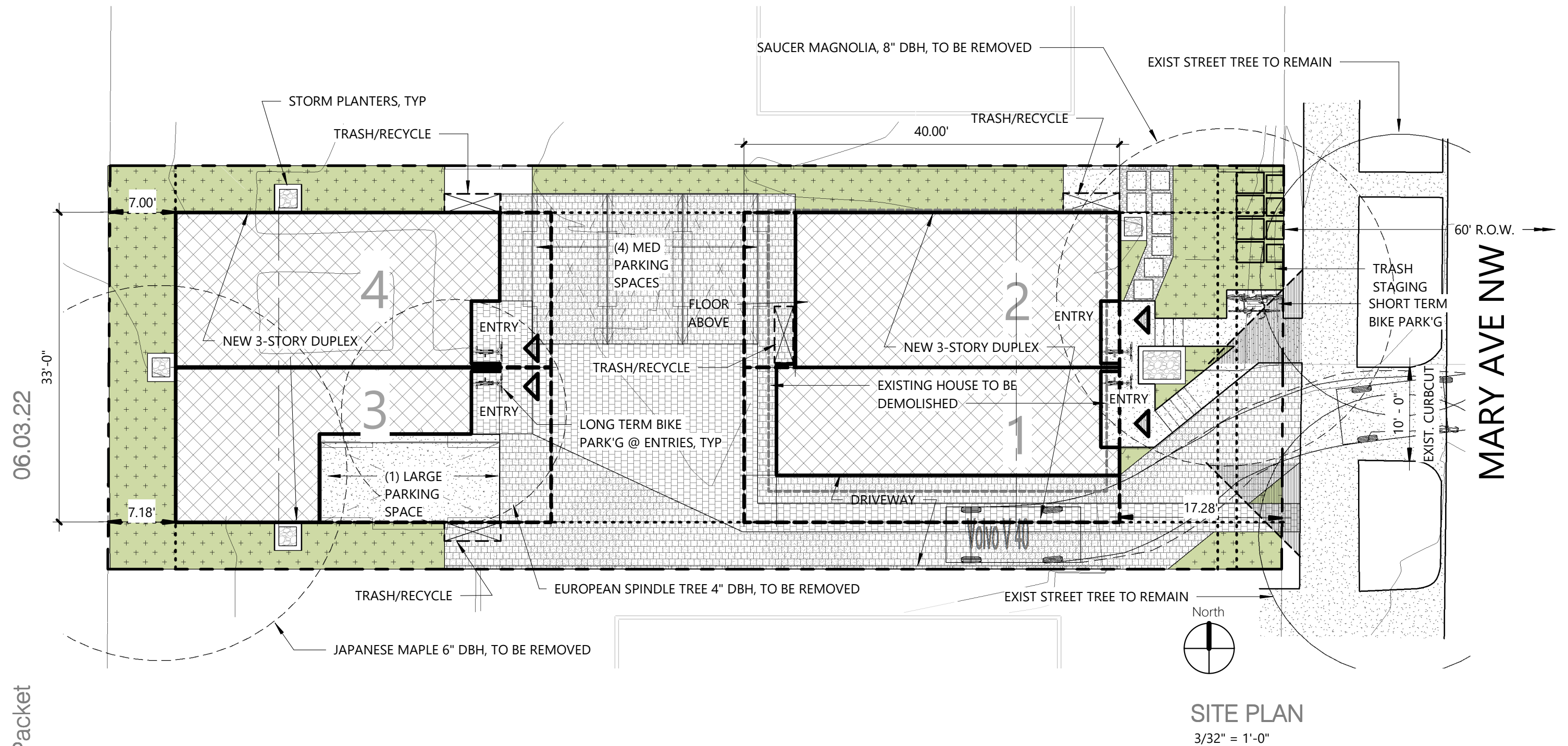
"How will these properties fit into the quality of living for this street?"

"Parking is bad. People speed on our street as they cut through. Pretty sure the city sewer line is breaking down. But we love our street. Lots of kids and nice people."

"Not to tall close up to the street. Should not impact light on the street. Not 3 stories neighbouring the street."

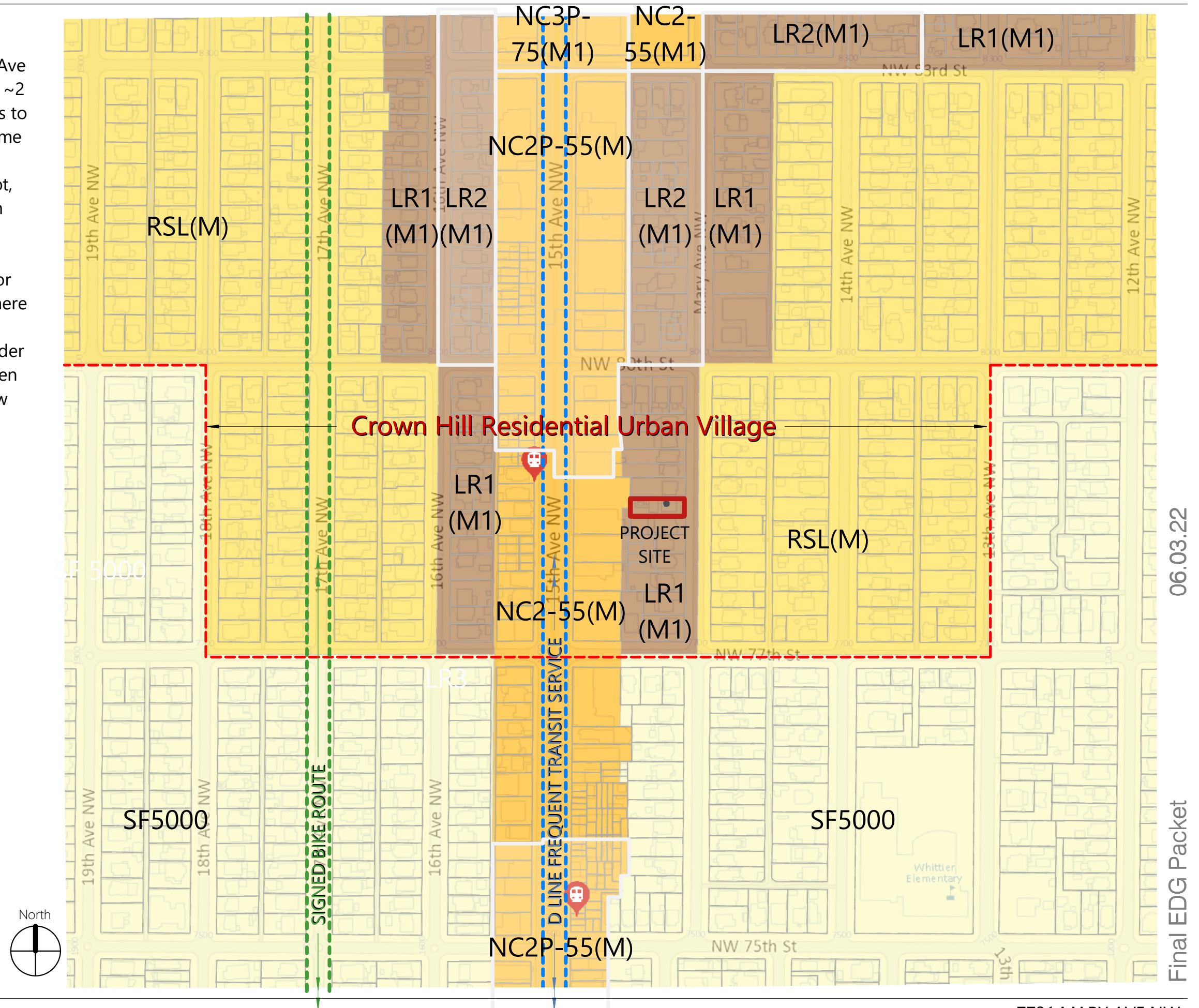
"Ample parking. Our street is tough to park already."





Zoning and Uses

The neighborhood is dominated by 15th Ave NW which is transitioning from assorted 1~2 story commercial and residential buildings to larger scale 3~4 story apartments with some townhomes, livework and mixed use. Much of this area, including the subject lot, was changed in the recent re-zoning from SF5000 to lowrise and RSL zoning, so the larger neighborhood is also transitioning from single family homes to townhomes or single family with accessory dwellings. There are some commercial uses in the neighborhood, mostly persisting in the older buildings along 15th that have not yet been redeveloped. The vast majority of the new development is residential.





PROJECT SITE

MARY AVENUE LOOKING WEST

PROJECT SITE
OPPOSITE

MARY AVENUE LOOKING EAST

06.03.22

The streetscape near the project site currently consists almost entirely of single family homes. Most of these homes are 1 or 2 stories. Style and era varies. There is no single architectural language, although gable and hipped roof predominate because of the age of the homes.



PROJECT SITE FROM 15TH



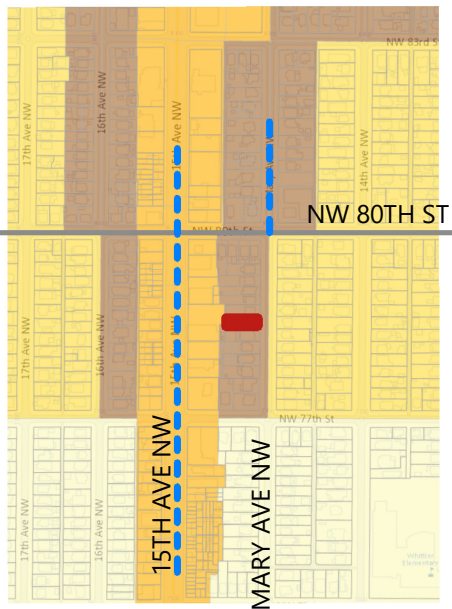
PROJECT SITE



PROJECT SITE



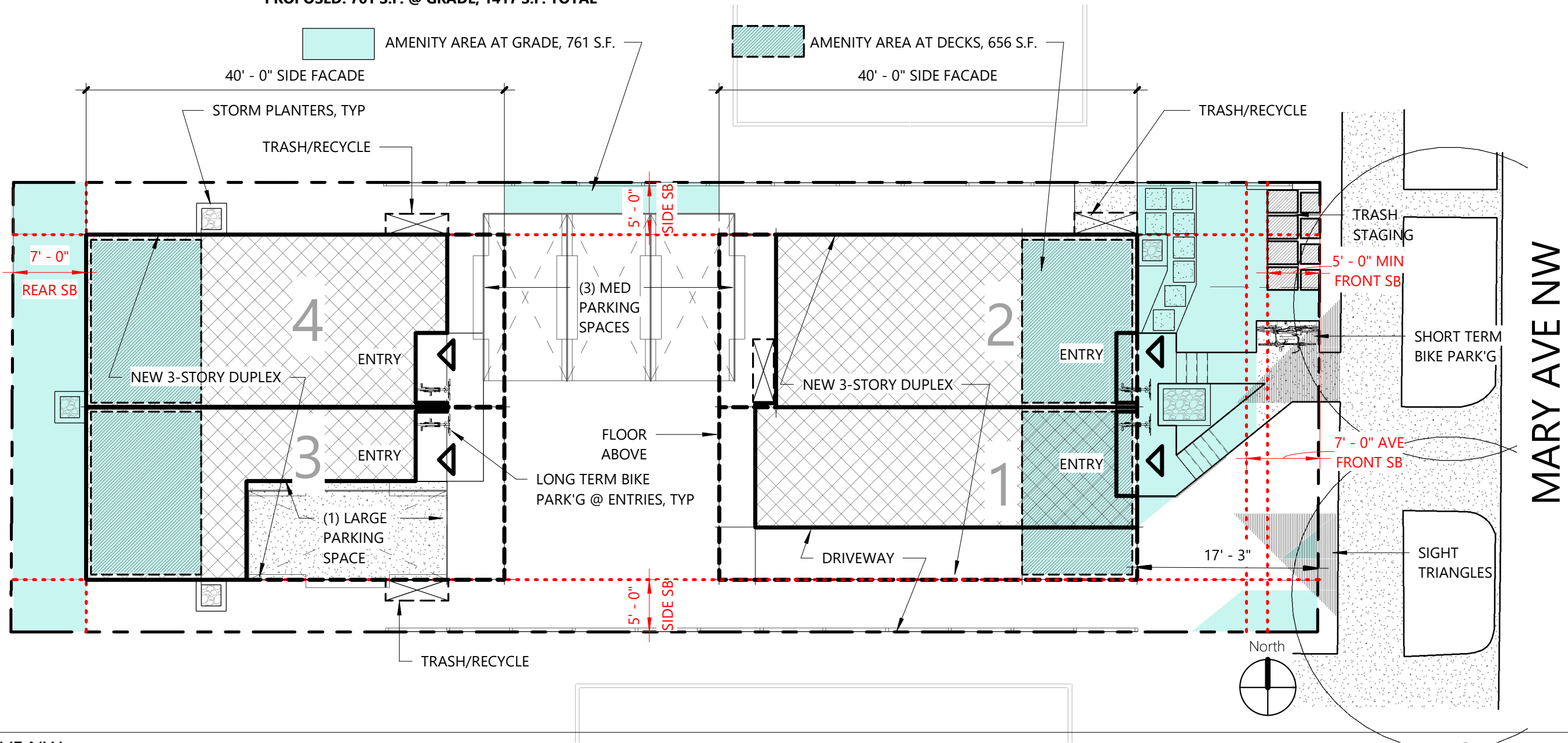
Mary Avenue in the block north of NW 80th has significant development underway on both sides of the street, all townhome projects. The rezoning in this area has encouraged the replacement of many of the older single family homes with townhomes.



ZONING	LR1 M1		23.45.527 FACADE WIDTH	TOWNHOUSE - 90'
23.45.510 FAR	1.3		SIDE FACADE LENGTH	65% OF SIDE LOT LINE
	ALLOWED FAR: 1.3 X 5375 S.F. 6987 S.F. MAX			ALLOWED = 125 X .65 = 81.25'
	PROPOSED 6473 S.F.			PROPOSED 80'
23.45.512 DENSITY	NO LIMIT		23.45.529 DESIGN STANDARDS	20% OF STREET FACING FACADE MUST BE WINDOWS
23.45.514 HEIGHT	30' BASE HEIGHT LIMIT PLUS EXCEPTIONS			FACADE ARTICULATION REQUIRED FOR FACADE AREAS OVER 750 S.F.
23.45.518 SETBACKS	TOWNHOUSE		23.45.536 PARKING LOC.	STREET ACCESS REQUIRED
	FRONT	7' AVE/5' MIN	23.54.015 REQ'D PARKING	NONE REQUIRED FOR LR ZONE IN URBAN VILLAGE WITH FREQUENT TRANSIT
	REAR	7' AVE		
	SIDE	5' MIN	BICYCLE PARKING	ONE BICYCLE LONG TERM SPACE PER UNIT PLUS SHORT TERM GUEST SPACES
23.45.522 AMENITY AREA	25% OF LOT AREA, 50% OF THAT AT GRADE REQUIRED: 5375 X .25 = 1344 S.F. TOTAL REQUIRED 1344 X .5 = 672 S.F. @ GRADE REQUIRED PROPOSED: 761 S.F. @ GRADE, 1417 S.F. TOTAL			

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*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

These are duplex buildings with access to daylight on 3 sides for all units. Generous windows are provided in all habitable rooms.

E. Water

Drainage planter for the front unit is used to define the entry steps.

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

The site is in a re-zoned neighborhood that is quickly turning over from single family to townhomes. The process is only beginning on this block, but is well underway on the block to the north. The trend is for 3 story units, most with sloped roofs, although there are some flat roof decked structures as well. The decision was made on this site to go with sloped roofs and a deck at the 3rd floor rather than a flat roof and roof decks. This reduces the bulk of the 3 story and creates a building massing more consistent with the new development up the street and with the existing single family homes which are mostly 1 story with sloped roofs.

Also, the site sits on a 1/2 block of LR zoning with RSL zoning to the east and NC-55 to the west across the alley. The project provides several feet of additional setback on the east side facing the lower density RSL zone.

CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

This is an evolving neighborhood which will become significantly more dense in the future. Although the buildings will be bigger than the current single family structures, the sloped roof massing is a continuation both of the existing tradition in the neighborhood and some of the recent projects to the north.

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 several risers above the sidewalk elevation to create a vertical transition.

DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

C. Parking and Service Uses

The parking area is located between the structures out of public view from the street and from the lots to the west.

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, the gable roof form at each unit, and with architectural features. The top floor decks are deeply recessed from the facade. The front facade will include attached canopies and balcony railings, and the facades are modulated vertically with both color and material changes.

DC4 Exterior Elements and Finishes

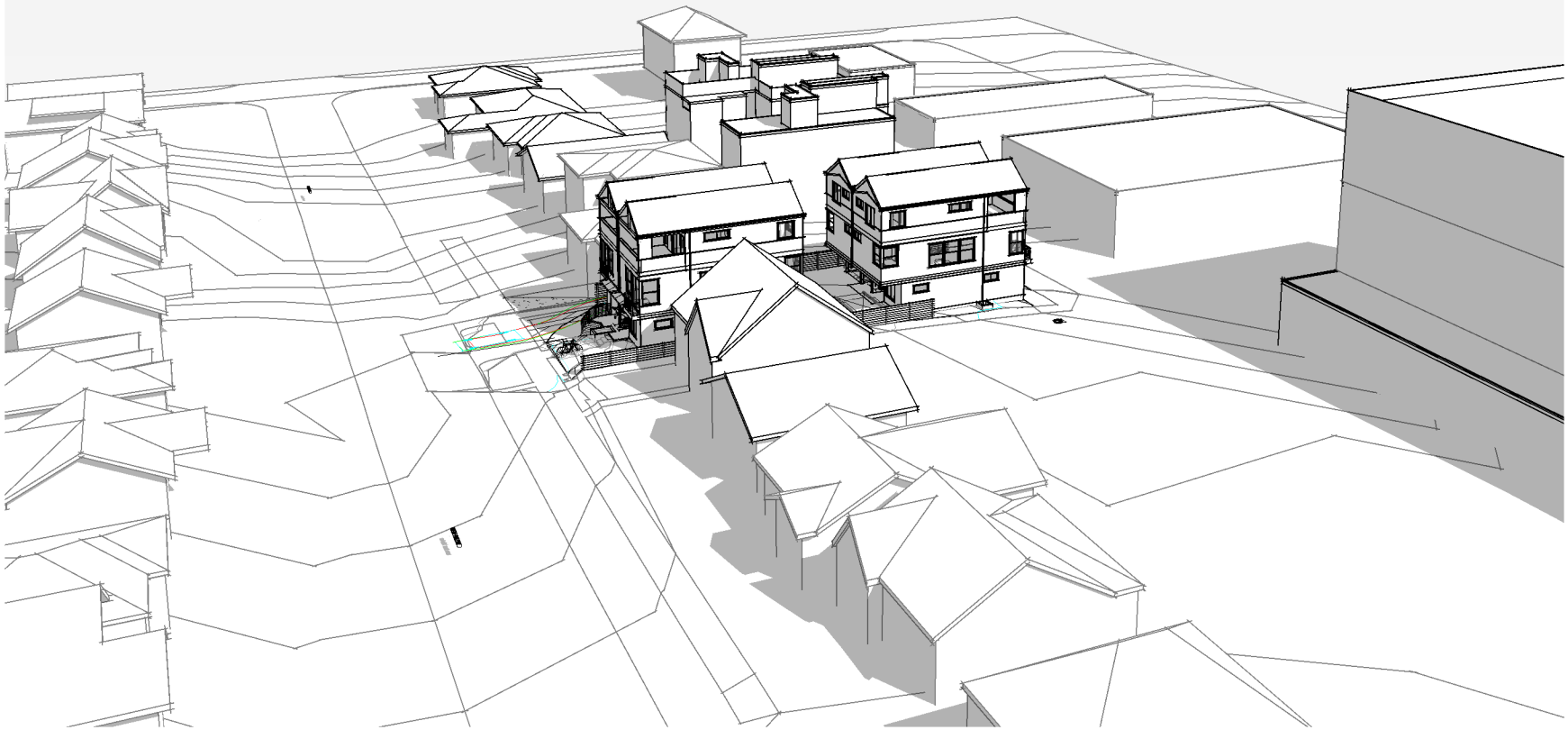
Use appropriate and high quality elements and finishes for the building and its open spaces.

C. Lighting

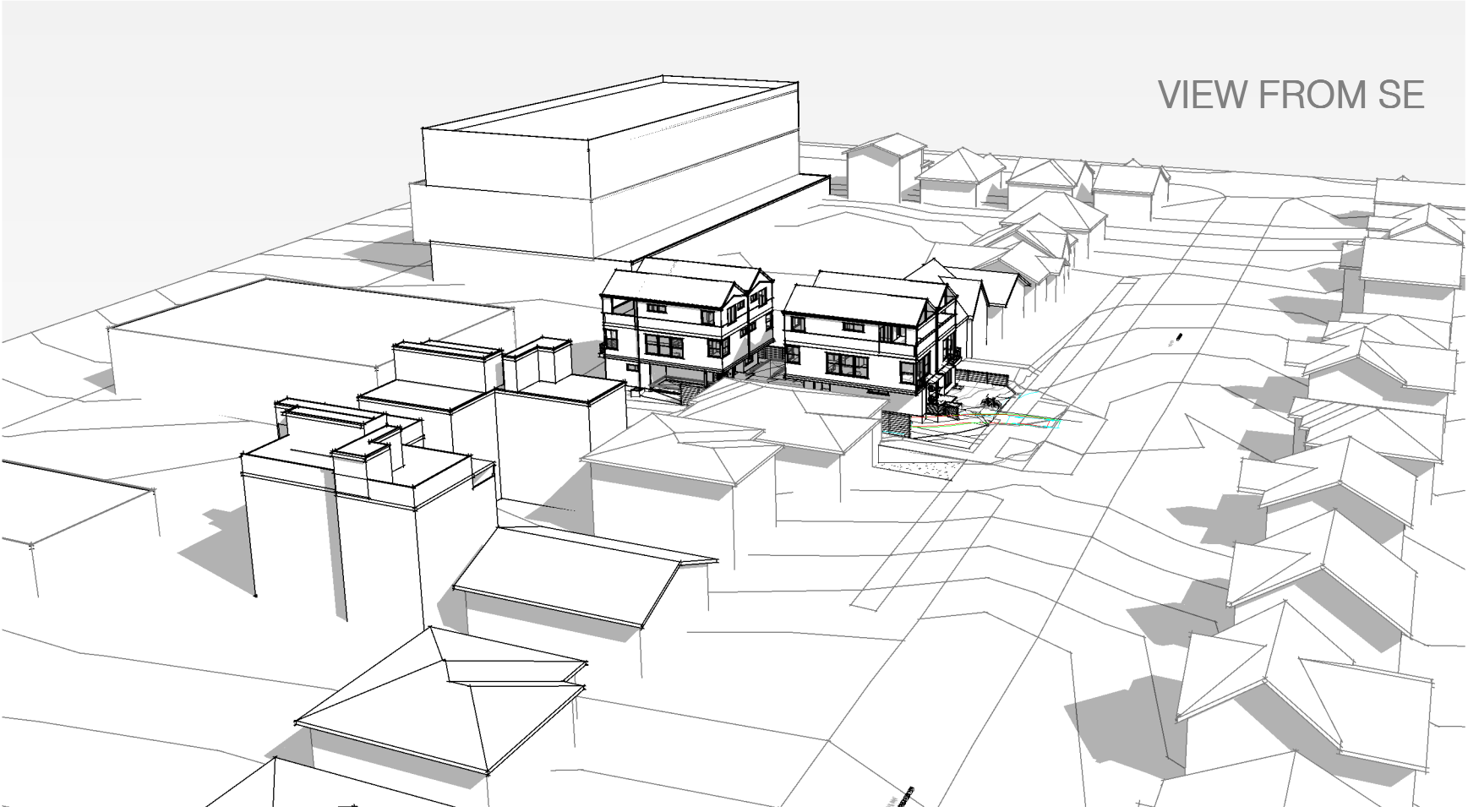
Decorative downlights will be used over the unit entries. Metal standoff house numbers will be located over the doors and decorative pavers will be used at landing in front of the doors.

D. Trees, Landscape and Hardscape Materials

Hardscape at the drive aisle will also include pavers with a separate type to highlight the pedestrian access to the rear units.



VIEW FROM NE



VIEW FROM SE



FROM THE STREET



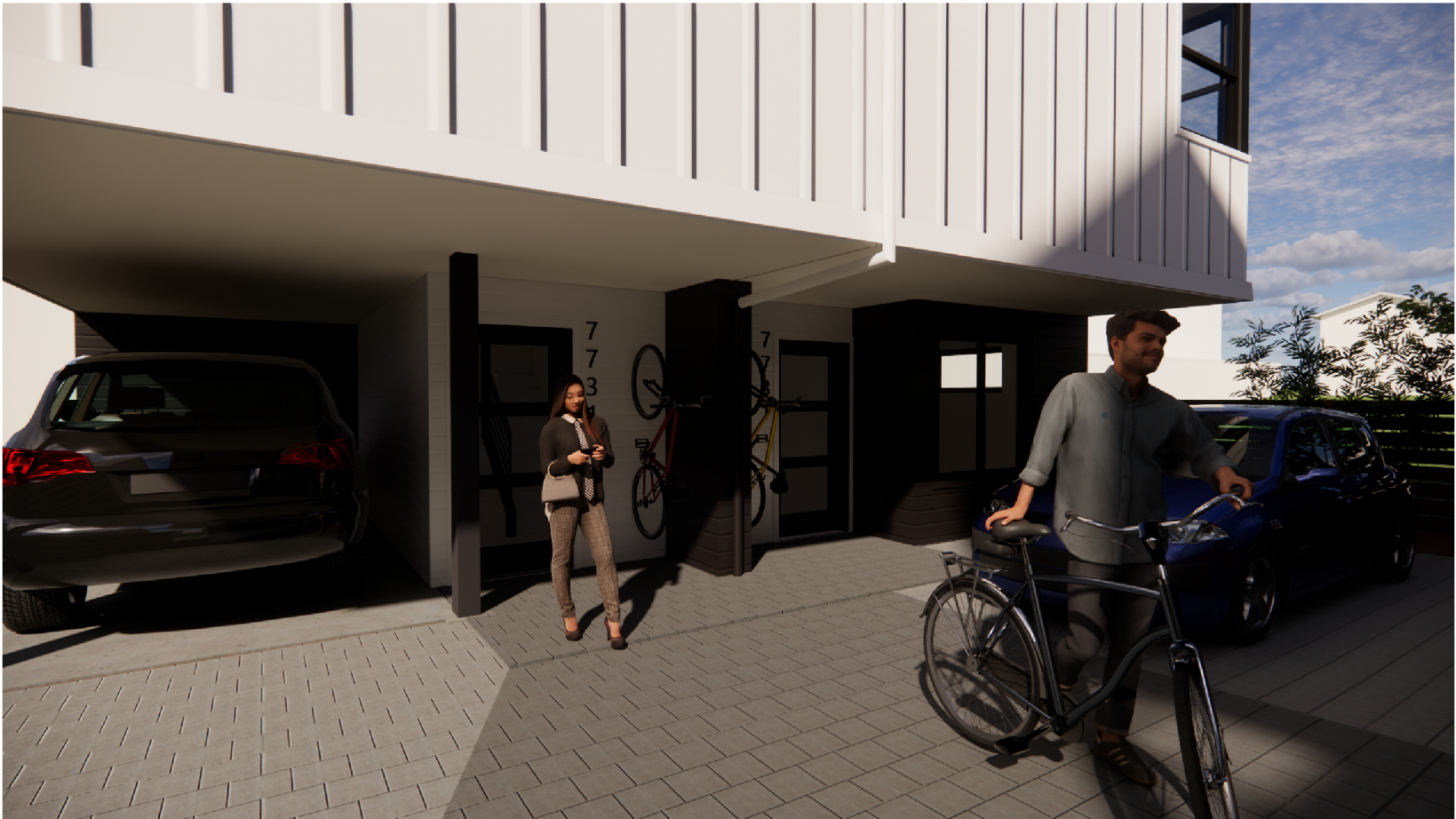
DRIVEWAY



FRONT ENTRIES

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BACK UNIT ENTRIES



MOTOR COURT LOOKING WEST



MOTOR COURT LOOKING EAST

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ENTRY CANOPIES



RECESSED COVERED DECKS



GABLE ROOF FORMS



VERTICAL & LAP SIDING

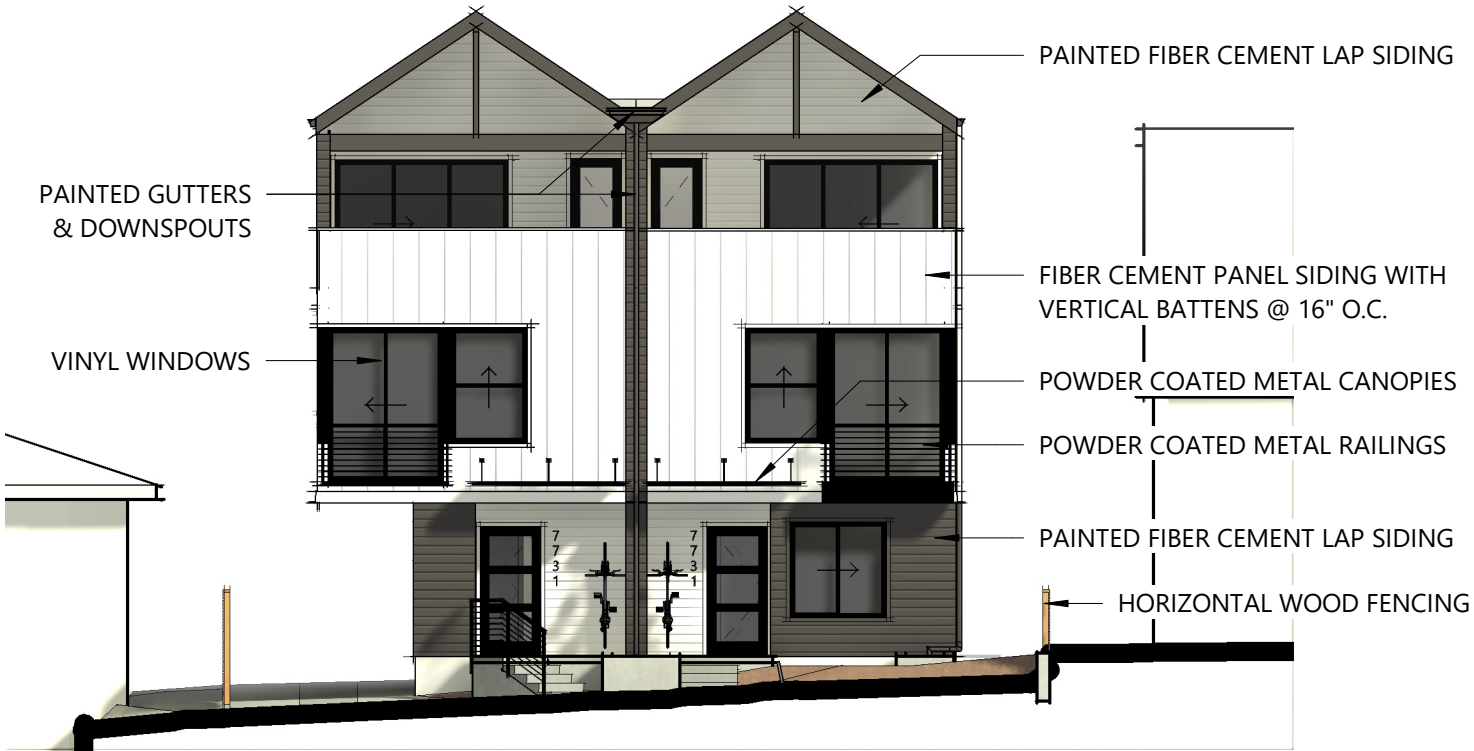


CONCRETE PAVERS





NORTH ELEVATION



EAST BUILDING - EAST ELEVATION



EAST BUILDING - WEST ELEVATION



SOUTH ELEVATION

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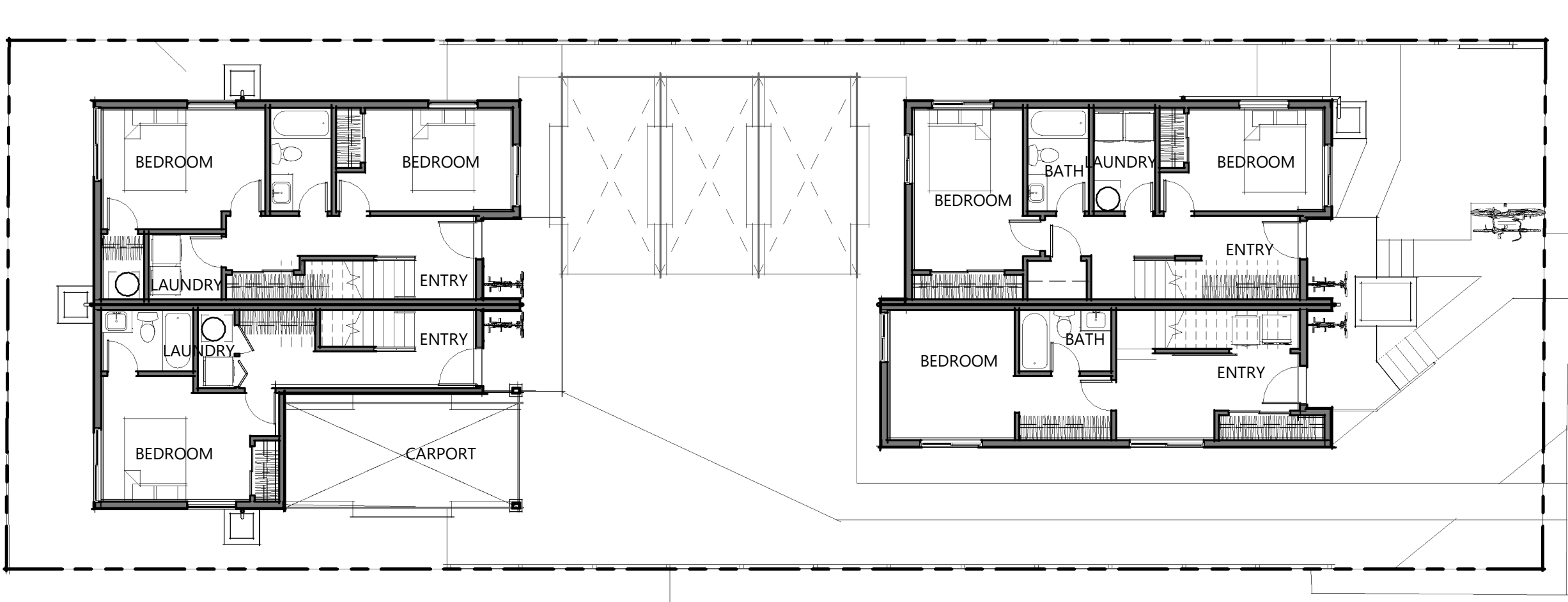
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WEST BUILDING - EAST ELEVATION



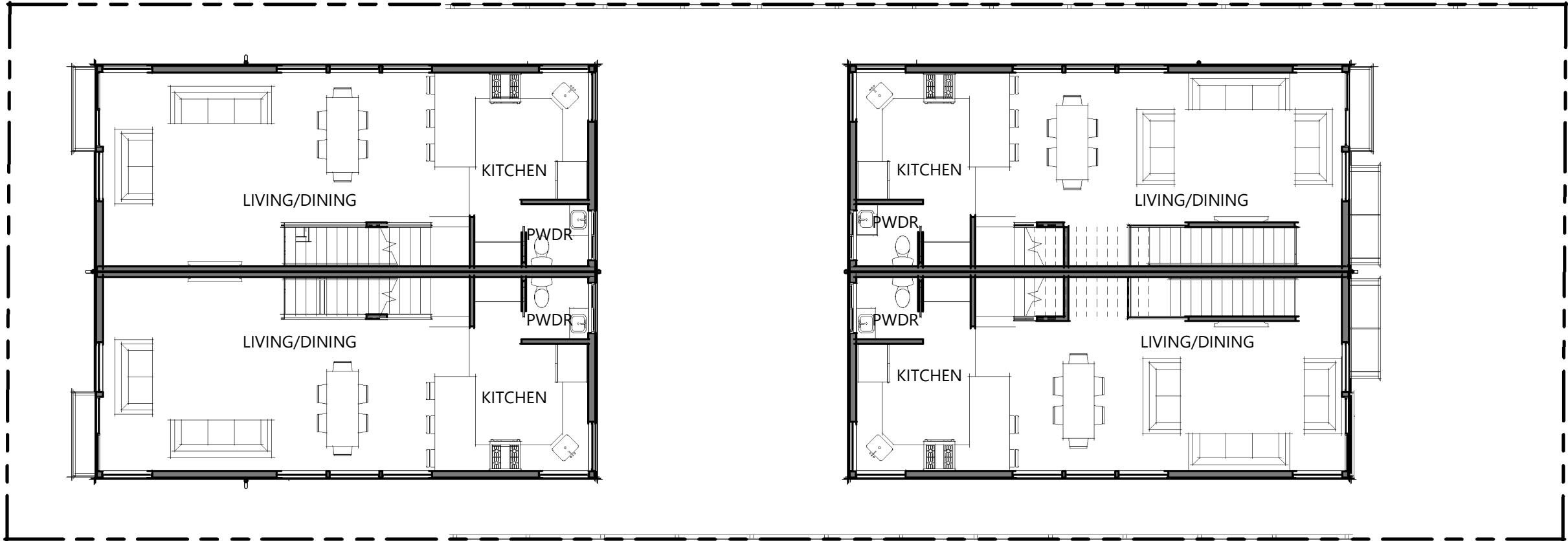
WEST BUILDING - WEST ELEVATION



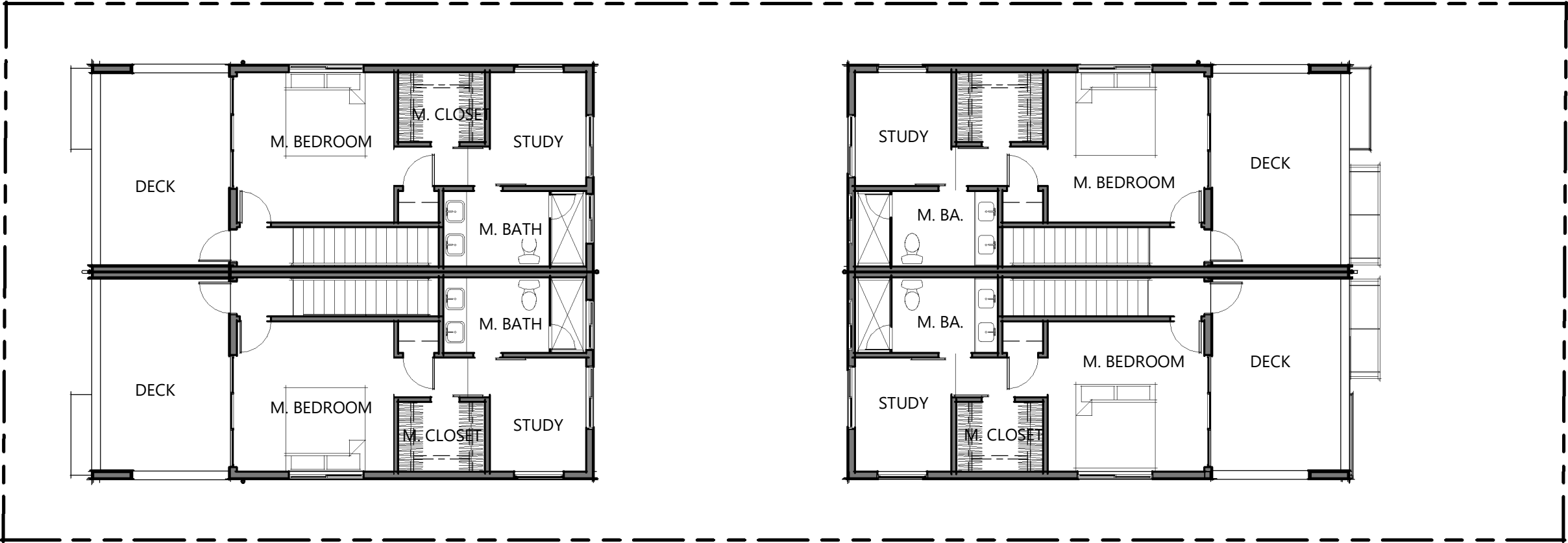
LEVEL 1
1" = 10'-0"

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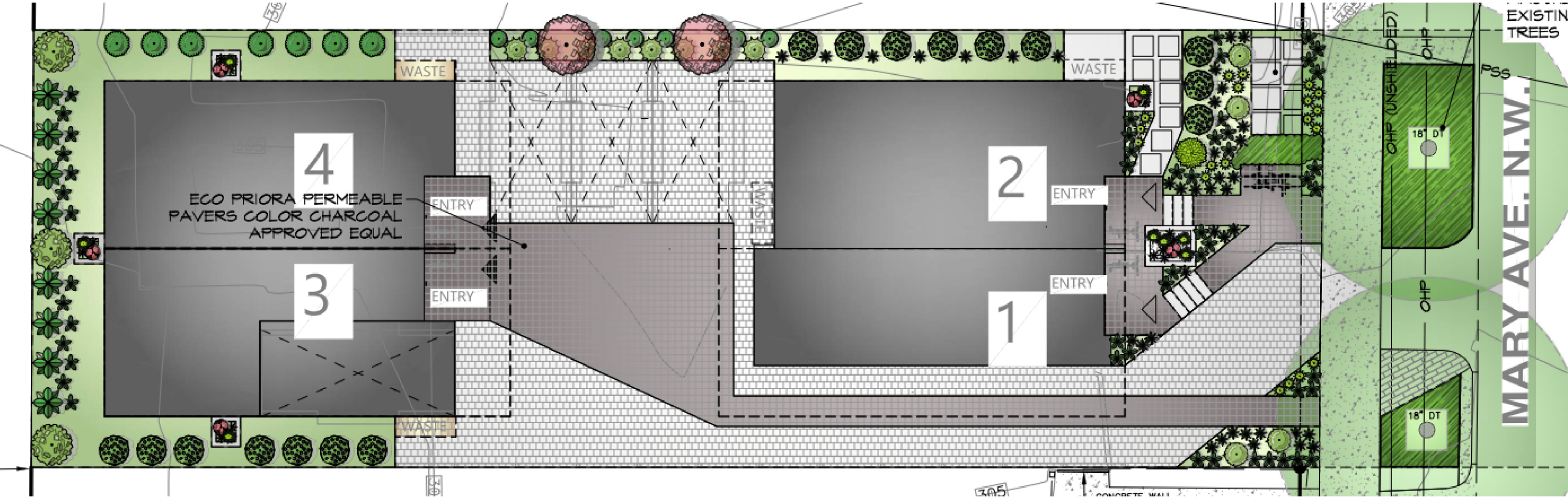
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LEVEL 2
1" = 10'-0"



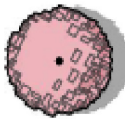
LEVEL 3
1" = 10'-0"



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TREES



BOTANICAL / COMMON NAME	SIZE	QTY
<i>Fagus sylvatica</i> 'Danyck Purple' / Danyck Purple Beech	1.5" Cal	2

SHRUBS



BOTANICAL / COMMON NAME	SIZE	QTY
<i>Aucuba japonica</i> 'Gold Dust' / Gold Dust Aucuba	5 gal	3



<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge	1 gal	19
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<i>Hydrangea paniculata</i> 'Limelight' / Limelight Hydrangea	5 gal	1
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<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min	7
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<i>Leucothoe fontanesiana</i> 'Rainbow' / Rainbow Leucothoe	2 gal	4
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<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf	1 gal	39
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<i>Mahonia x media</i> 'Charity' / Mahonia	5 gal	8
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<i>Nandina domestica</i> 'Sienna Sunrise' / Heavenly Bamboo	5 gal	8
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<i>Polystichum munitum</i> / Western Sword Fern	1 gal	51
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<i>Rhododendron</i> x 'Ramapo' / Ramapo Rhododendron	3 gal	16
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<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca	2 gal	7
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BIORETENTION	BOTANICAL / COMMON NAME	SIZE	QTY
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<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag	1 gal	8
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<i>Cornus sericea</i> 'Kelsey' / Kelsey Dogwood	3 gal	5
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<i>Juncus patens</i> 'Elk Blue' / Spreading Rush	1 gal	12
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GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
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<i>Vinca minor</i> 'Bowles Blue' / Dwarf Periwinkle	4" pot	24" o.c.	54
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