

Streamlined Design Review (SDR)

10533 STONE AVE N

Project #: # 3039458-EG

Applicant Team: Smartbuild
Developer

b9 architects
Architect

Root of Design
Landscape Architect



July 18, 2022

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Aurora Ave N

Midvale Ave N

Stone Ave N

Interlake Ave N

N 107th Street

N Northgate Way



OBJECTIVES

Construct a residential townhouse structure with four stories above street level. The structure will have (6) units. No parking is required and (4) spaces are provided. Existing structure to be demolished.

Gross Floor Area	9,965 sf
Number of Units	6
Number of Parking Spaces	4
Number of Long-term Bike Parking Spaces	6
Number of Short-term Bike Parking Spaces	2

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

EARLY PUBLIC OUTREACH SUMMARY

As the applicant for a proposal at 10533 Stone Ave N, b9 architects conducted and completed the Early Community Outreach requirements. Outreach included numerous posters placed throughout the neighborhood and on utility poles, an interactive project website and facilitating an online survey.

No comments were received in response to the outreach.

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

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

OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS
① Printed Outreach posters placed in neighborhood landmarks, community and utility poles	May 4th, 2022	• none
② Digital Outreach Interactive project web-page	May 4th, 2022	• none
③ Digital Outreach Internet survey	May 4th, 2022	• none

ZONING ANALYSIS

This site is located in an LR3(M) and abuts LR2(M) at Stone Ave N



ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:

- 2.3, for zones with an MHA suffix inside urban villages

23.45.512 DENSITY LIMITS:

- No density limits

23.45.514 STRUCTURE HEIGHT:

- 50'-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

23.45.518 SETBACKS AND SEPARATIONS:

- Front- 5 feet minimum, 7 feet average
- Rear- 5 feet minimum, 7 feet average
- Side less than 40 feet- 5 feet minimum
- Side more than 40 feet- 7 feet average; 5 feet minimum
- Above 54 feet - 12 feet from front lot line
- Separations - 10 feet minimum separation between principal structures

23.45.522 AMENITY AREA:

- The required amenity area in LR3 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. For townhouse developments, ground area may be private or common.
- All units shall have access to a common or private amenity area.
- For townhouse developments, no common amenity area shall be less than 250 square feet in area and shall have a min horizontal dimension of 10 feet
- Refer to SMC 23.45.510 above

23.45.524 LANDSCAPING STANDARDS:

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

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:

- Maximum Structure Width: 150 feet for townhouse developments on LR3 lots in urban villages.
- 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

23.54.030 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

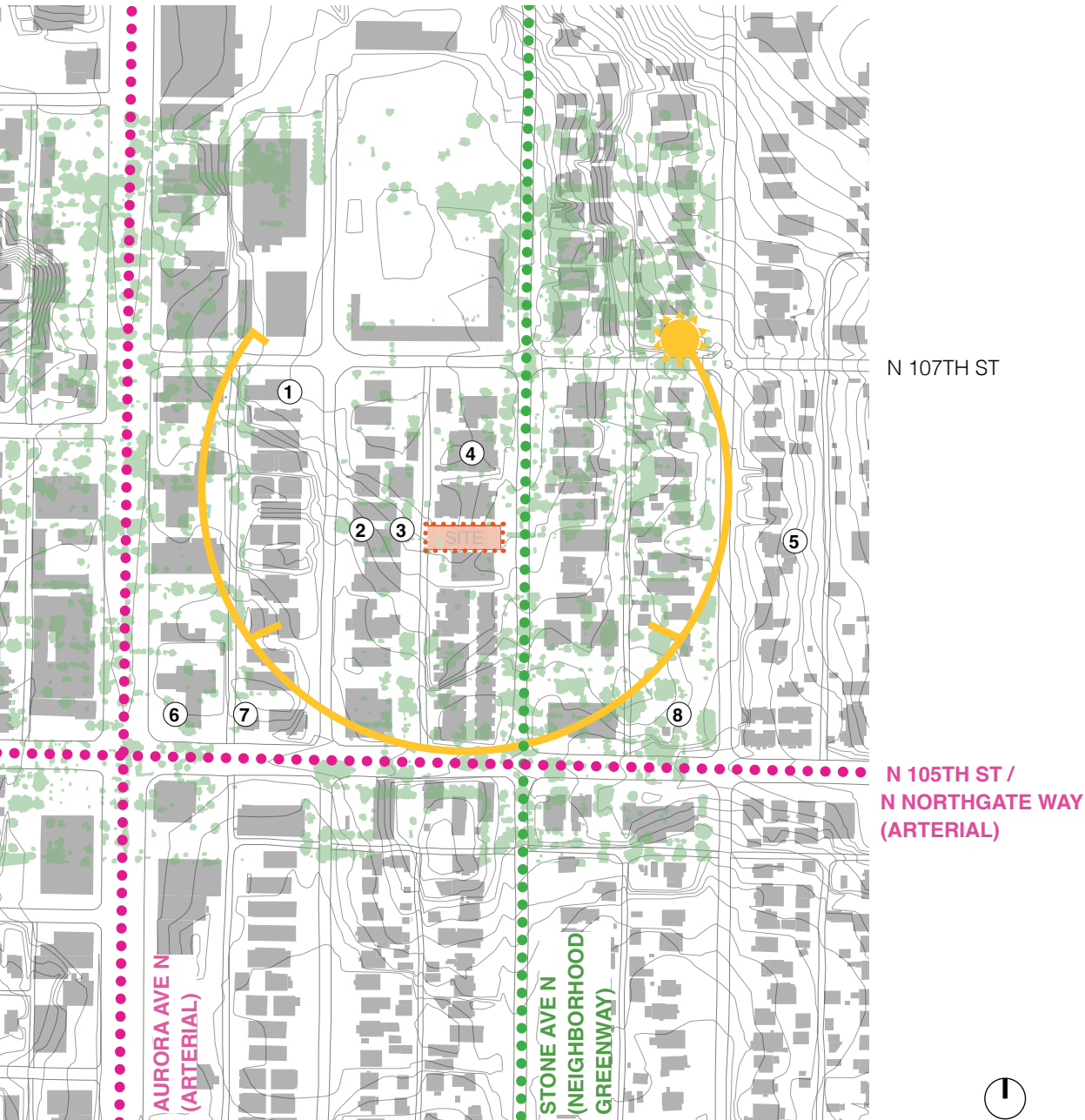
23.54.040 TRASH AND RECYCLING STORAGE:

- Residential units: 2-8 units = 84 square feet minimum of shared storage area

23.54.015.K BICYCLE PARKING:

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

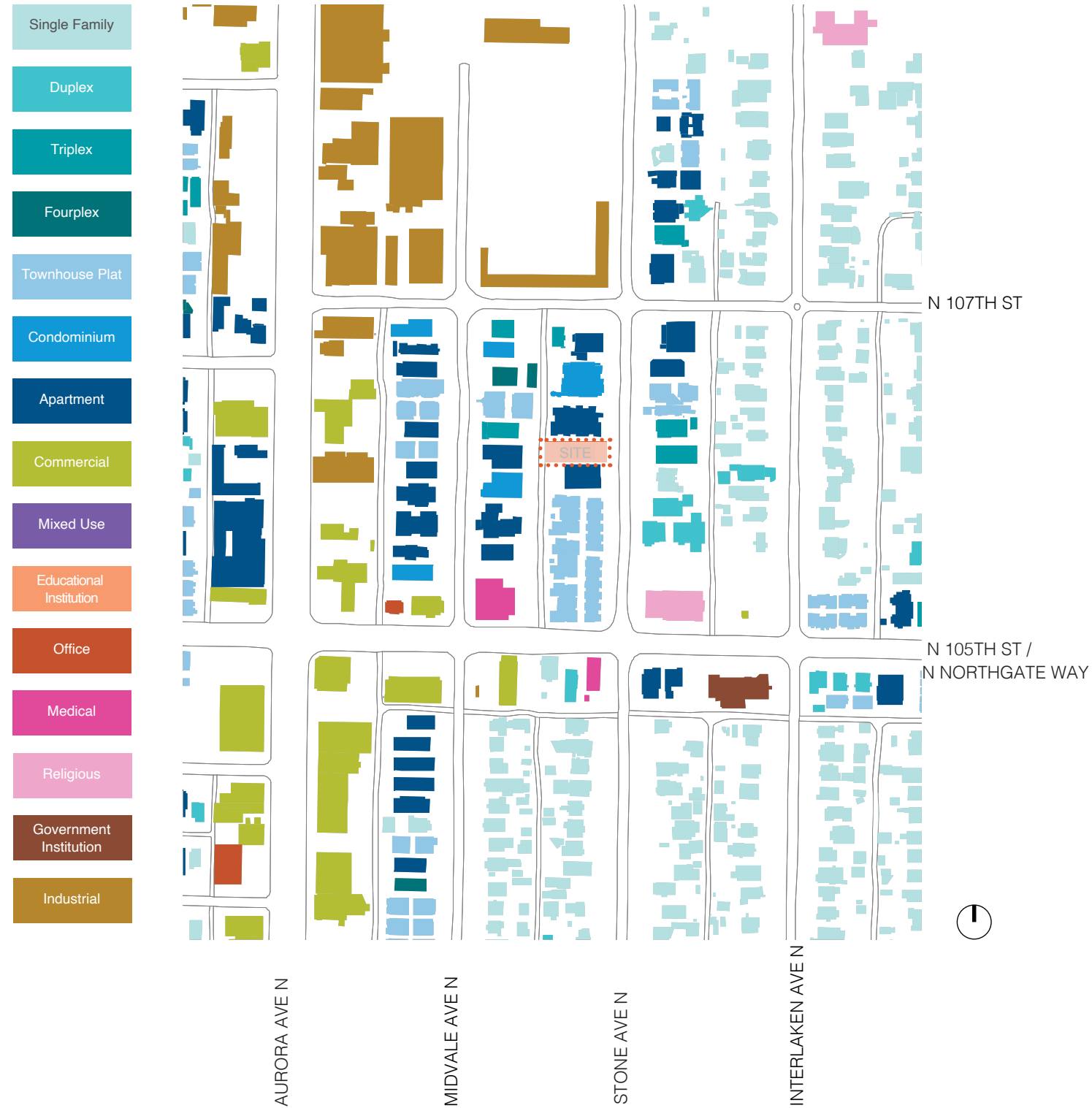
SITE OPPORTUNITIES & CONSTRAINTS



Proposed Developments in Proximity to the Site

Address	Proposal	Address	Proposal
① 1142 NW 57th Street	5 Townhouses	⑤ 929 NW 57th Street	4-Story Apartment Building
② 1133 NW 57th Street	5 Townhouses	⑥ 5550 NW 14th Avenue	Mixed-Use Apartments
③ 1125 NW 57th Street	6 Townhouses	⑦ 1145 NW 56th Street	4-Story Apartment Building
④ 1119 NW 57th Street	6 Townhouses	⑧ 943 NW 56th Street	3 Townhouses

ADJACENT USES



EXISTING CONDITIONS

- 10533 Stone Ave N is a 4,910 square foot rectangular lot with dimensions of 122.75 feet east-west and 40 feet north-south. On the lot currently exists a duplex built in 1966 with a partial basement.. The immediate surroundings contain a mix of single family and low rise multi-family homes, with many existing townhouse and apartment structures.
- The parcel is located in Northgate on Stone Ave N, which is an Urban Village Neighborhood street as well as a Neighborhood Greenway, per the Seattle Streets Illustrated map. The alley to the rear (west edge) of the site allows for vehicular access to the site. Surface street parking is currently located on the east side of the site.
- The site slopes downward with a northwesterly slope of approximately 6'-0" towards the northeast and northwest corners of the property line.



1 View facing Northwest looking at site



2 View facing West looking at site



3 View facing Southeast looking at site



4 View facing West looking at site

NEIGHBORHOOD ANALYSIS

- The parcel is located on the west side of Stone Ave N, two blocks east of the intersection of major arterials Aurora Ave N and N Northgate Way. The immediately adjacent parcels are primarily multi-family housing, ranging from apartments to duplexes. The south half of the block is a townhouse development completed in 2009. The blocks to the east and the south of the site transition from multi-family housing to primarily single family homes, while the blocks to the east are primarily industrial and commercial with businesses along Aurora Ave N. The UW Medical Center - Northwest is situated north of the site with Haller Lake beyond that. The east side of the neighborhood is bound by I-5, the new Northgate Light Rail station and North Seattle College.
- The site is served by two bus lines, Rapid Ride Line E running along Aurora Ave N and the #40, which includes a stop at the corner of N Northgate Way and Stone Ave N immediately south of the site. These lines facilitate travel to many Seattle Neighborhoods including Loyal Heights, Crown Hill, Ballard, Fremont, Queen Anne, Downtown, and Pioneer Square. Additionally, service on the E line extends as far north as Shoreline. The Northgate Light Rail station is just over a mile from the site.



N 107TH ST

N 105TH ST/
N NORTHGATE WAY



1 Townhouses at Stone Ave N and N Northgate Way



2 Church at Stone Ave N and N Northgate Way



3 Duplex on N Northgate Way between Stone Ave N and Midvale Ave N



4 Apartments on lot north of site on Stone Ave N



⑤ Industrial building on Aurora Ave N



⑥ Warehouse building on N 107th Ave



⑦ Single Family House on Interlake Ave N



⑧ Apartment on N Northgate Way between Stone Ave N and Interlake Ave N



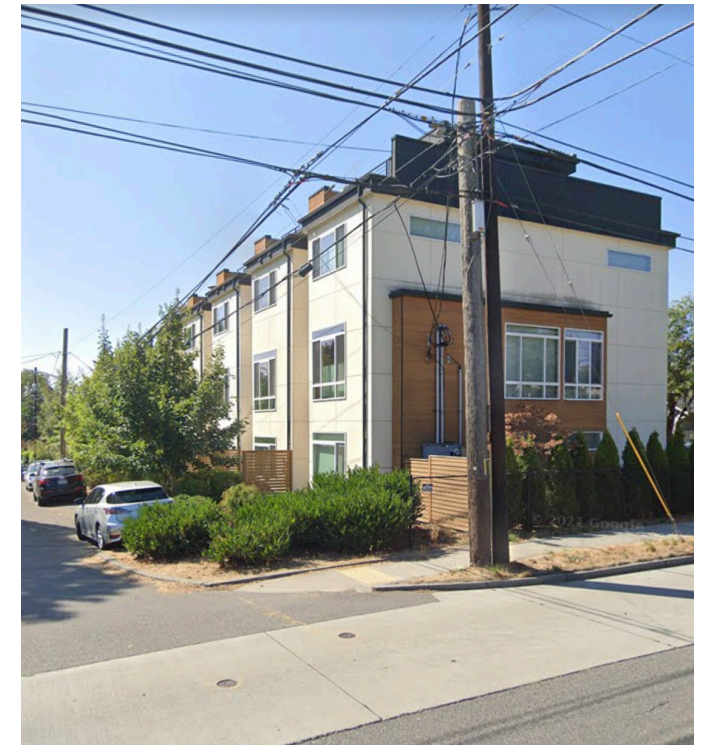
⑨ Apartments at Aurora Ave N and N 105th St



⑩ Townhouse at N 105th St and Whitman Ave N



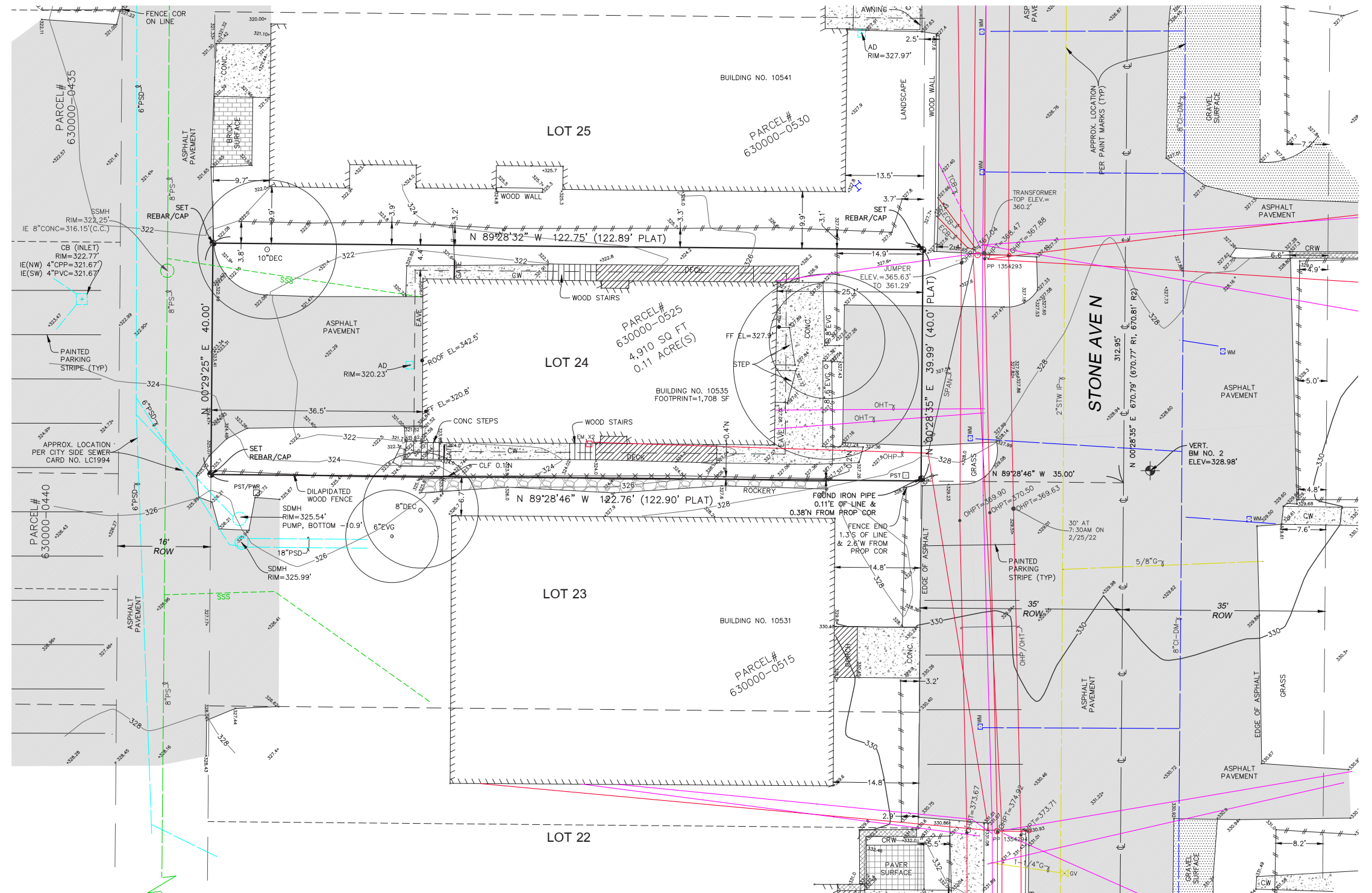
⑪ Apartments on Whitman Ave N



⑫ Townhouses at N Northgate Way and Ashworth Ave N

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SITE SURVEY



ADDRESS

10533 Stone Ave N

10533 Stone Ave N

PARCEL #
630000-0525

630000-0525

LEGAL DESCRIPTION

Lot 24, block 7, Oak Lake Villa Tracts, according to the plat thereof recorded in volume 18 of plats, page 33, records of King County, Washington.

Lot 24, block 7, Oak Lake Villa Tracts, according to the plat thereof recorded in volume 18 of plats, page 33, records of King County, Washington.

LOT SIZE
4,910 SF

4,910 SF

ZONE
LR3 (M)

LR3 (M)

URBAN VILLAGE OVERLAY
Aurora/Licton Springs Urban Village

Aurora/Licton Springs Urban Village

ARBORIST REPORT



ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
206-734-0705

5/10/2022

Arborist Inventory Report for:
10533 Stone Ave N
Seattle WA

Scope- This report includes all trees 6" Diameter at Breast Height (DBH) or larger on or overhanging this lot. According to the Directors Rule 2008, there are no exceptional trees on or overhanging this lot. There are no groves on or overhanging this lot. The trees are numbered and located according to the attached Tree Location Map and further described in the itemized section below. All tree protection measures follow current Best Management Practices and shall be in place before breaking ground on the project. All trees retained with the prescribed measures are expected to survive the project and continue growing normally.

Methods- Diameter at Breast Height, or DBH, was determined by measuring the tree's circumference at the narrowest point below 4.5' above grade, dividing by 3.14, and rounding off to the nearest inch. Multi-stemmed trees' total DBH was calculated by squaring the DBHs of the individual trunks, adding them together, taking the square root of the sum, and rounding to the nearest inch. Dripline is measured as the radius from the edge of the tree's trunk.

- 1. Arborvitae *Thuja occidentalis* 6" DBH, 20' tall, with a 3' average drip line. This tree is in fair health and condition. It is to be removed.
- 2. Arborvitae *Thuja occidentalis* 7" DBH, 20' tall, with a 3' average drip line. This tree is in fair health and condition. It is to be removed.
- 3. Arborvitae *Thuja occidentalis* 10" DBH, 20' tall, with a 4' average drip line. This tree is in fair health and condition. It is to be removed.
- 4. Rhododendron *Rhododendron* 6" DBH, 15' tall, with a 6' average drip line. This tree is in fair health and condition. It is to be removed.
- 5. White Birch *Betula pendula* 9" DBH, 10' tall, with a 10' average drip line. This tree is in fair health and condition. It is to be removed.
- 6. White Birch *Betula pendula* 8" DBH, 40' tall, with a 6' average drip line. This tree is in fair health and condition and is to be retained. It is located 6' south of the lot on the adjacent lot to the south. It will not be significantly effected by development on the subject lot.

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

Andrew Lyon

Andrew Lyon
ISA Certified Arborist PN-6446A
Tree Risk Assessment Qualified CTRA #512

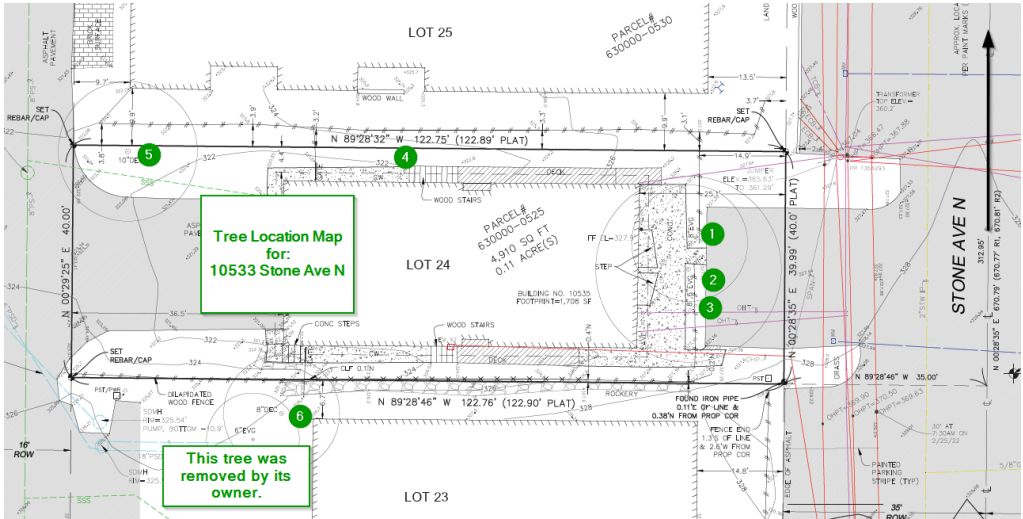


ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
206-734-0705

Tree Chart for 10533 Stone Ave N, Seattle WA

Tree #	Tree Type	DBH in inches	Height in Ft	Average Drip Line in Ft	Health and Condition	Onsite?	Exceptional?	Retain or Remove
1	Arborvitae	6	20	3	Good	Yes	No	Remove
2	Arborvitae	7	20	3	Good	Yes	No	Remove
3	Arborvitae	10	20	4	Good	Yes	No	Remove
4	Rhododendron	6	15	6	Good	Yes	No	Remove
5	White Birch	9	10	10	Fair	Yes	No	Remove
6	White Birch	8	40	6	Fair	No	No	Retain



ARBORIST REPORT



ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
206-734-0705

Tree Terms - by frequency of use.

Canopy – The leaves or needles of the tree and their supporting branches minus the trunk.

DBH- Diameter at breast height. This is the tree's diameter measured in inches at 4.5' above grade.

DSH- Same as DBH. Stands for Diameter at Standard Height.

Dripline- Measured as a radius from the edge of the tree's trunk. The average distance is that the tree's canopy extends away from the trunk.

Trunk- The thickest part of the tree that connects the canopy to the roots.

Significant Tree- In Seattle, any woody plant that is 6" DBH or larger.

Exceptional Tree – In Seattle, each tree type has a DBH at which it is considered exceptional. Seattle has enforced protection requirements for these trees. Consult with an arborist for specifics on any particular tree.

Grove - In Seattle, a grove is where 8 or more trees, 12" DBH or more, have overlapping canopies. (So a squirrel could go from tree to tree) Groves are protected like Exceptional trees. Consult an arborist for answers about any particular Grove.

Inner Root Zone- The area around a tree that is ½ the radius of the tree's drip line. Its shape is a circle.

Outer Root Zone- The area around a tree from the outer edge of the inner root zone to the outer edge of the drip line. It is the shape of a donut.

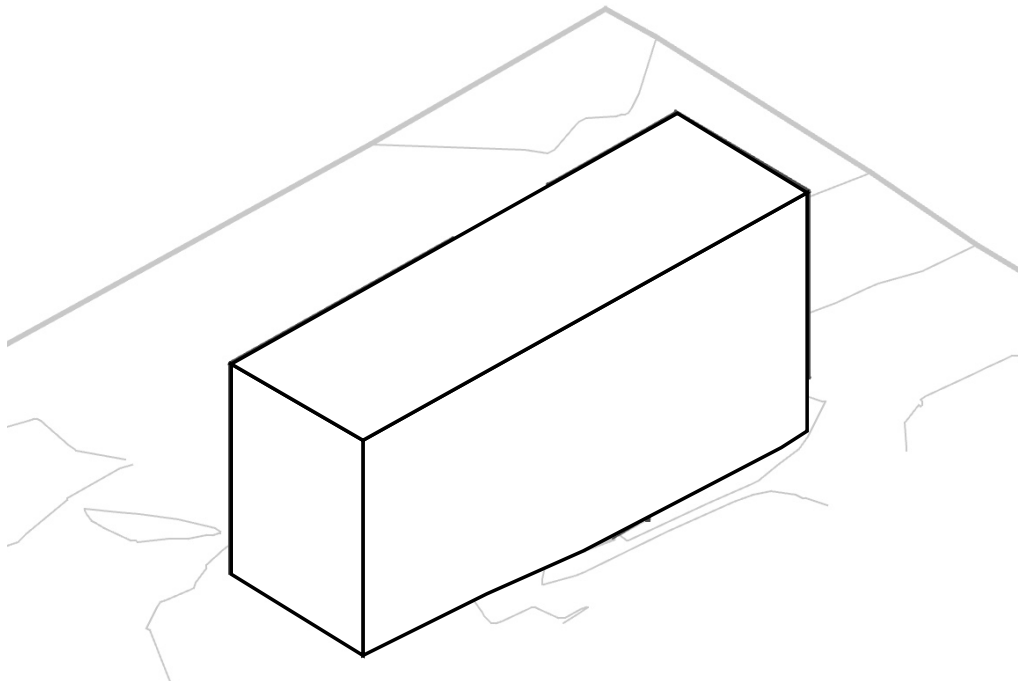
ANSI A-300- American National Standard Institute's standards for tree care.

ISA Certified Arborist- Someone who has passed the International Society of Arboriculture's requirements and exam for Arborist Certification. Must be renewed every 3 years with continuing education units.

Assumptions & Limiting Conditions

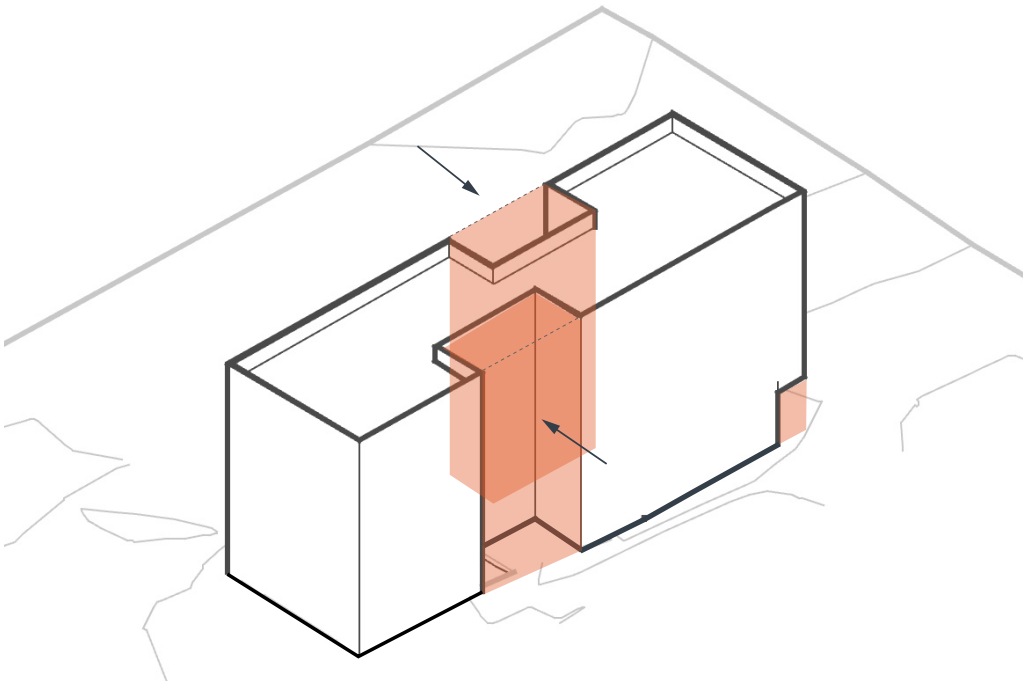
1. The consultant/arborist can neither guarantee nor be responsible for the accuracy of information provided by others.
2. The arborist is not a qualified land surveyor. However, reasonable care was used to match the trees indicated on the sheets with those growing in the field.
3. Construction activities can significantly affect the condition of retained trees. All retained trees should be inspected after construction is completed and inspected regularly as part of routine maintenance.
4. Information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection.
5. 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 apparent defects and with or without applied stress.
7. The consultant/appraiser shall not be required to give testimony or to attend court because of this report unless subsequent contractual arrangements are made.

MASSING DEVELOPMENT



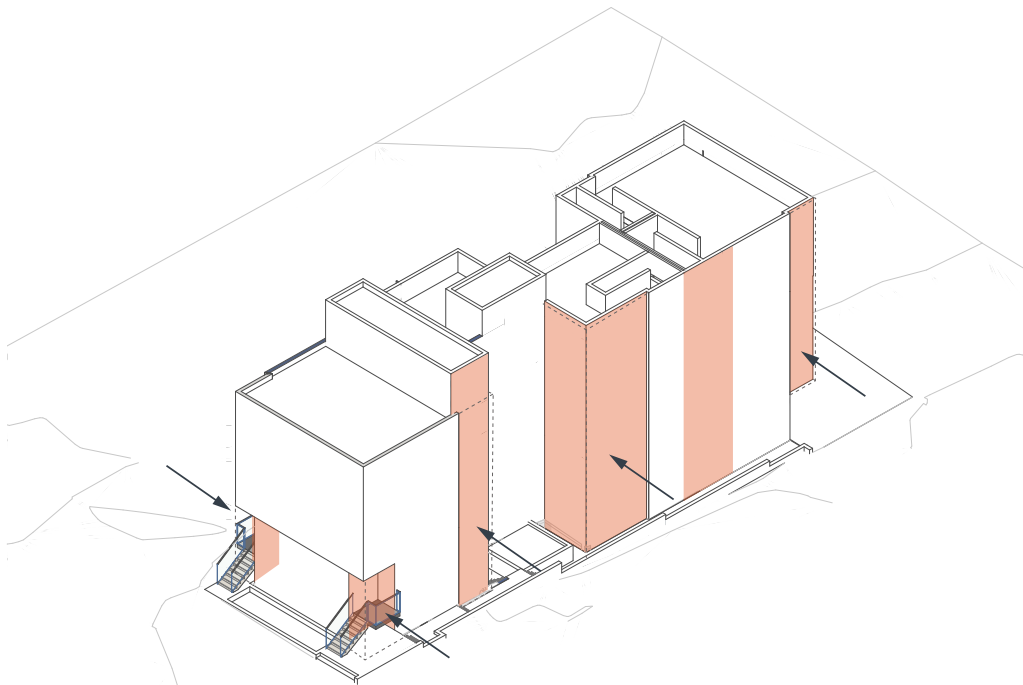
1. SOLID MASSING

Mass responds to the site setbacks and allowable height



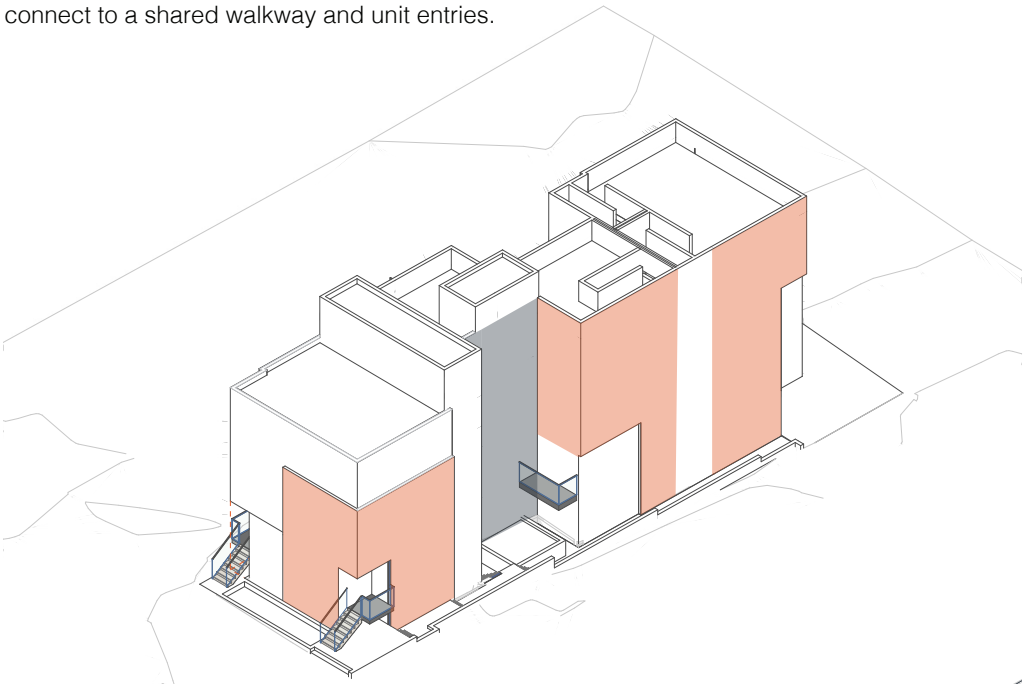
2. CORE WITH L-SHAPED VOLUMES

A central core volume provides large recessed areas along the sides of the structure. Two L-shaped volumes interlock with it, reducing the overall bulk and scale and creating pedestrian spaces internal to the site. These connect to a shared walkway and unit entries.



3. ARTICULATION AND RHYTHM

Unit entries and vertical circulation create recesses and articulation within the facade composition. This creates a rhythm within the massing and the associated material expression.

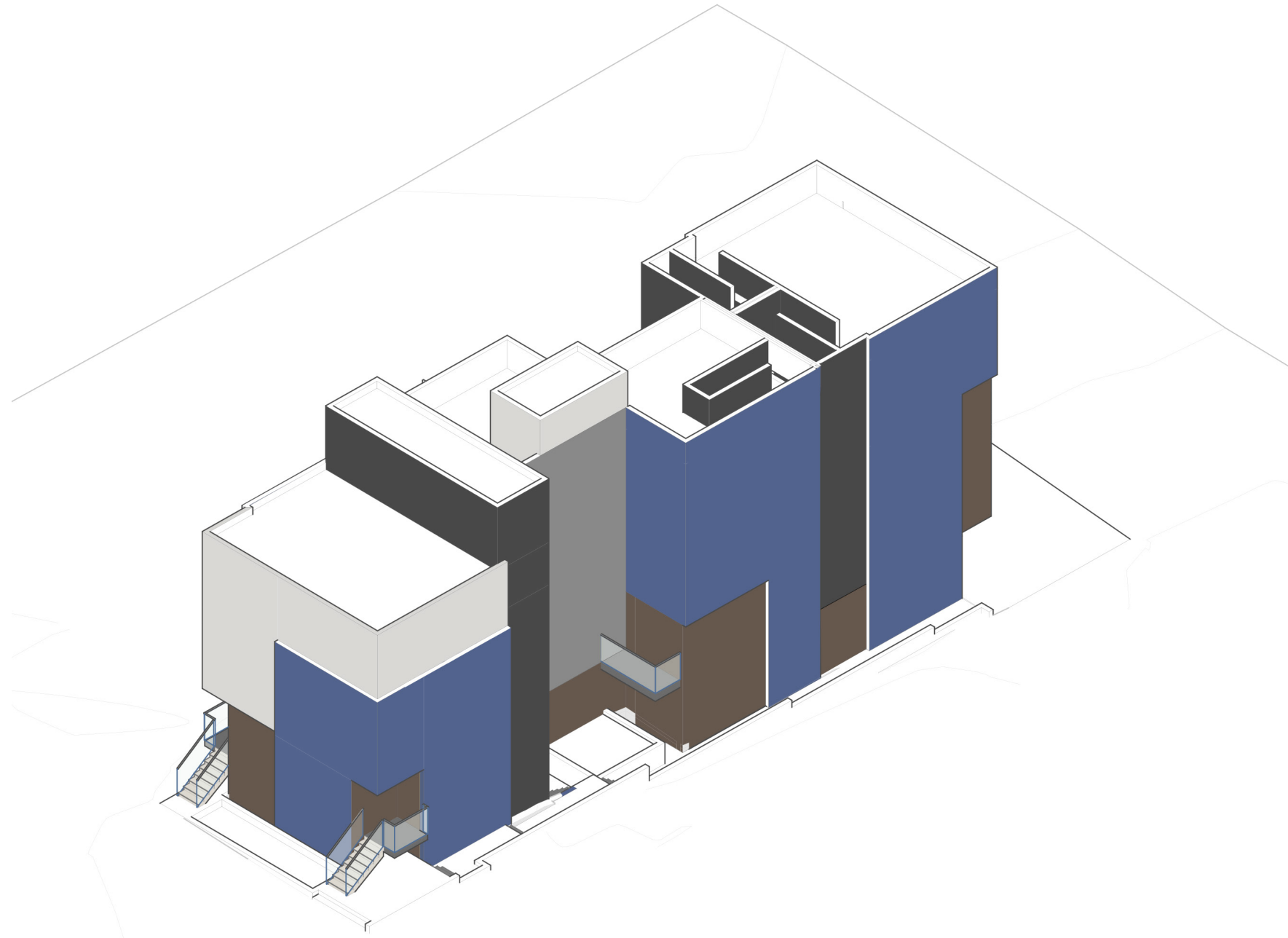


4. INTERLOCKING VOLUMES

L-shaped volumes add additional visual interest and contrasting materials at all facades. This contributes to the recesses and rhythm of the entries to create a holistic solution to the infill parcel.

DESIGN CONCEPT

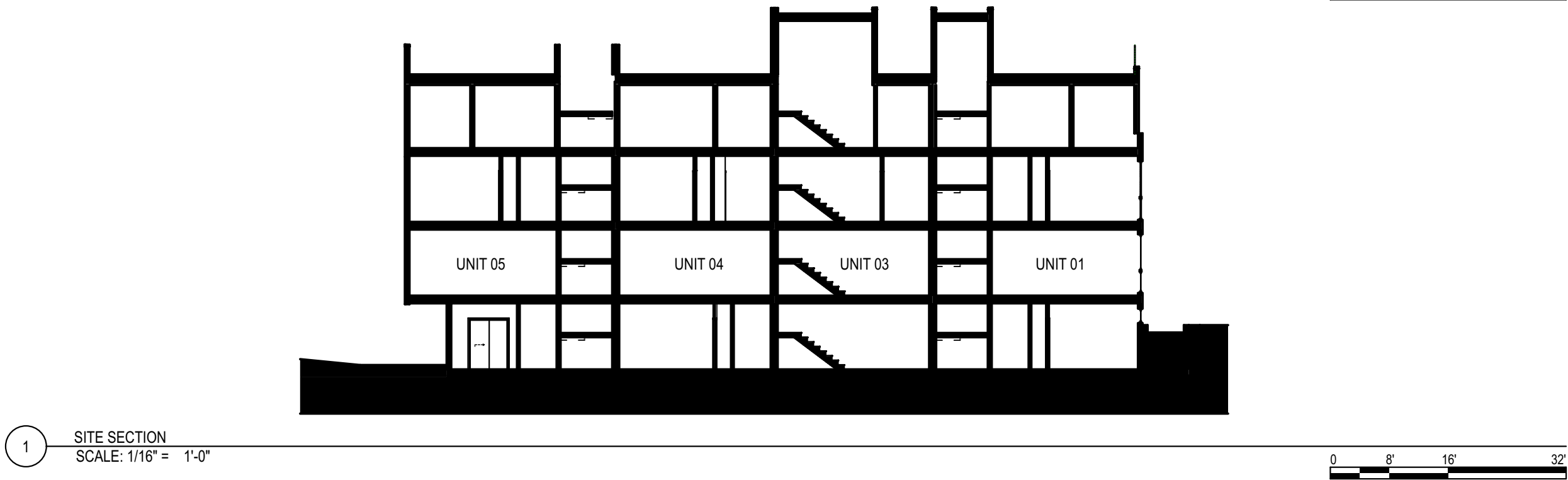
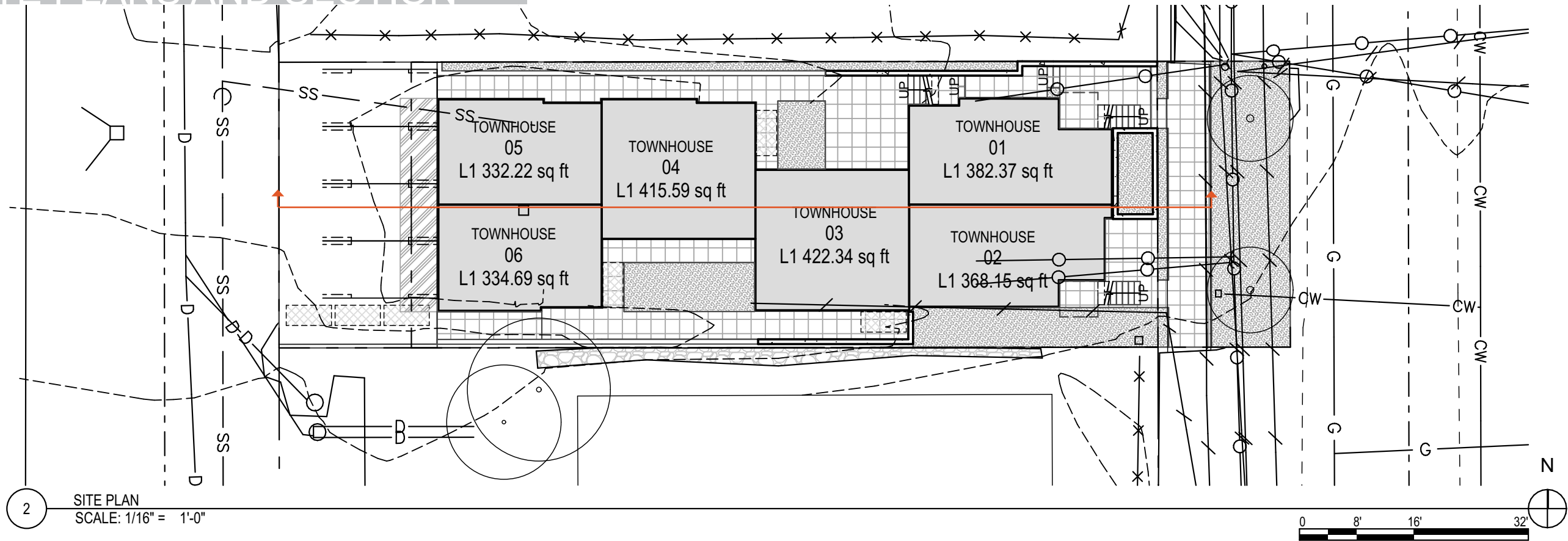
- The design proposal responds to both the existing typology of the site and anticipates future residential development. Large recesses along the north and south facades create modulation and opportunities for internal semi-private courtyards.
- Two street-facing units engage Stone Ave N while creating entry sequences along the side lot lines for the remainder of the units.
- The proposal features a series of interlocking volumes that transition at the corners, creating a rhythm of architectural volumes and surface features. This approach provides visual movement across all facades while maintaining a simplicity in material selections consistent with the existing neighborhood context.
- A shared walkway at the north edge of the lot connects the site east-west from Stone Avenue N to the alley, creating activity and neighborhood engagement between the six townhouse units on the site as well as with the adjacent block.
- Textural materials primarily include painted cement panel siding, painted cement board lap siding. This is complemented by dark-stained wood siding accents at entries that create interest and highlights.. The painted fiber cement panel siding creates a neutral “field” that recesses from the more textured lap and wood siding.
- The massing is organized to feature the texture of the materials. Massing elements are balanced and dynamic creating movement from the front to the back of the site. Parking for most of the units is separated from the pedestrian spaces at the rear of the site and is accessed from the alley.

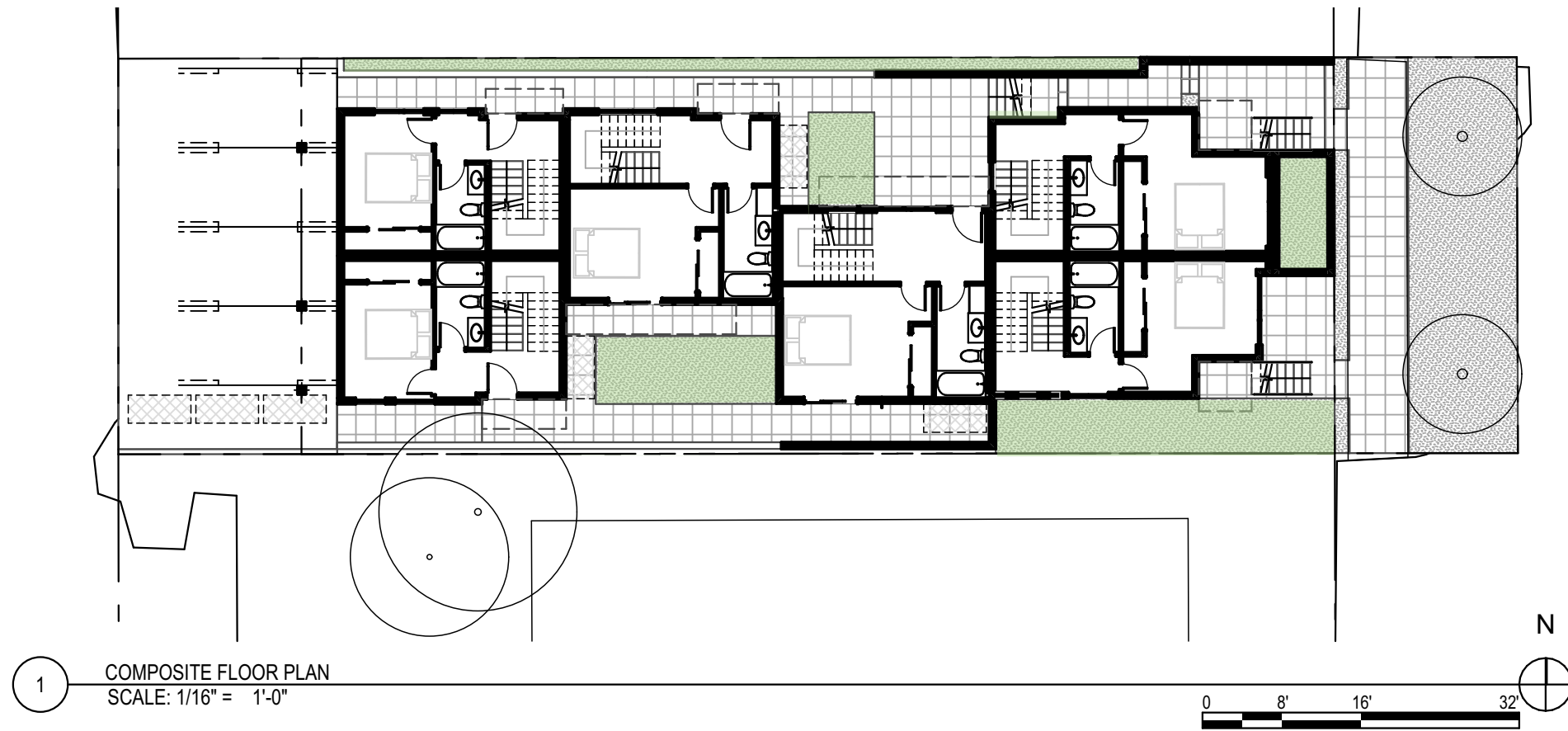


PROPOSED MASSING

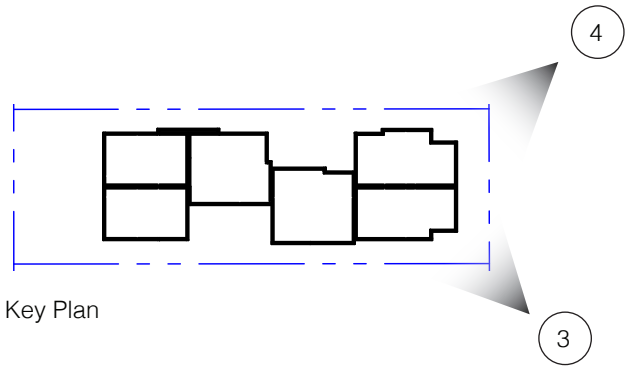
Materials and textures are applied to define the volumes and emphasize the massing through contrasting colors and textures. Stair volumes are articulated with a dark material to create breaks in the facades and add rhythm within the overall mass.

SITE PLANS AND SECTION





RENDERINGS

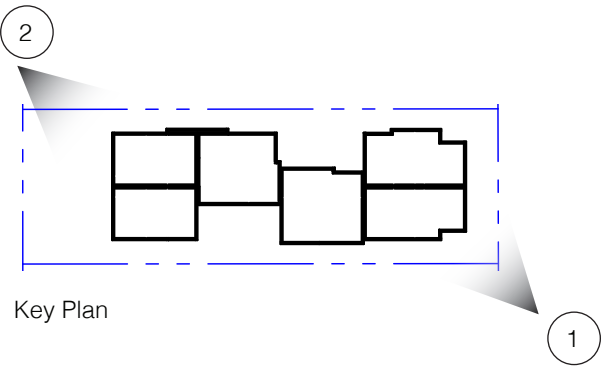


3. Perspective looking northwest



4. Perspective looking southwest

RENDERINGS



Key Plan


1. Aerial View Looking Northwest




2. Aerial View Looking Southeast

ELEVATIONS


- 1




DARK-STAINED TIGHT KNOT CEDAR
STAIN S1
- 2




16" X 8' PAINTED FIBER-CEMENT PANEL
SW #7064
PASSIVE OR SIM.
- 3



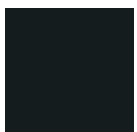
4'X8' PAINTED FIBER-CEMENT PANEL
SW #7067
CITYSCAPE OR SIM.
- 4




4'X8' PAINTED FIBER-CEMENT PANEL
SW #7069
IRON ORE OR SIM.
- 5




10 3/4" EXPOSED PAINTED FIBER-CEMENT PANEL
SW #7602
INDIGO BATIK OR SIM.
- 6



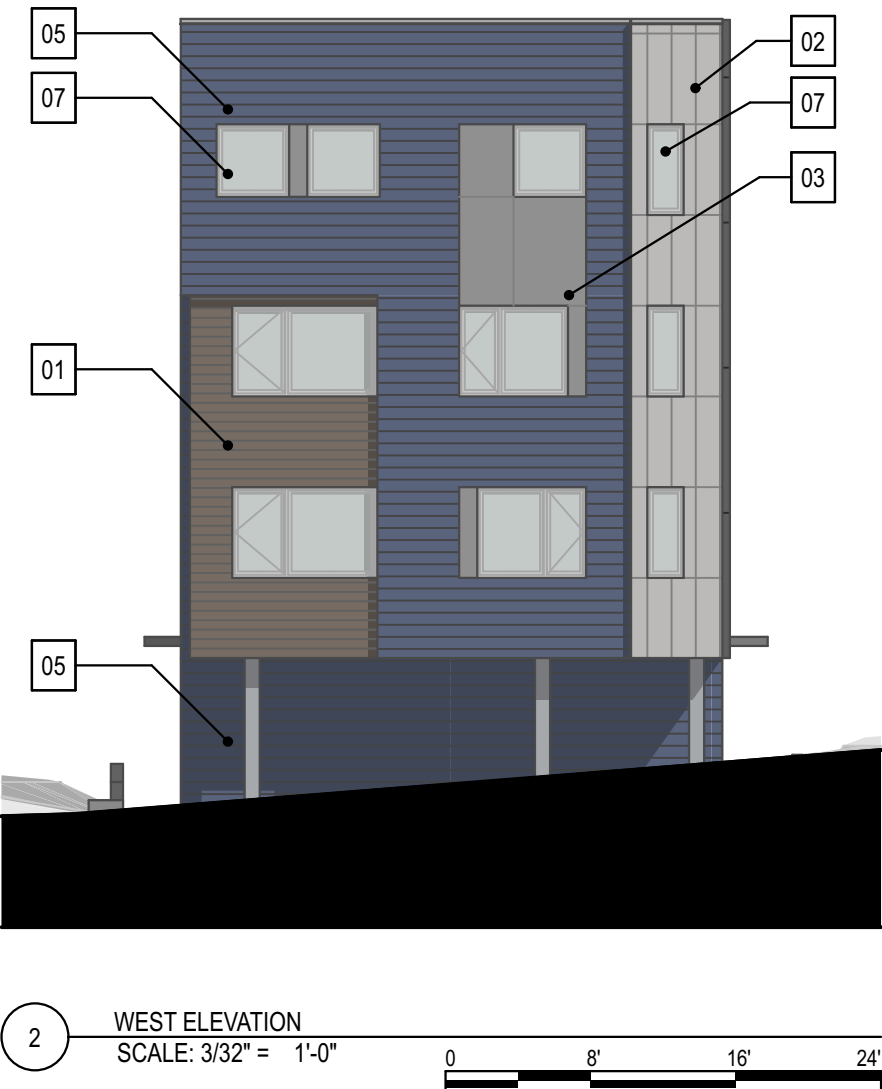
BLACK PAINTED METAL FEATURES
MATTE BLACK
- 7


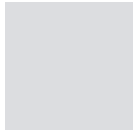




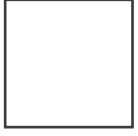



WHITE VINYL WINDOW
TYPICAL
- 8



10 3/4" EXPOSED PAINTED FIBER-CEMENT PANEL
SW #7067
CITYSCAPE OR SIM.




- 1  **DARK-STAINED TIGHT KNOT CEDAR**
STAIN S1
- 2  **16" X 8' PAINTED FIBER-CEMENT PANEL**
SW #7064
PASSIVE OR SIM.
- 3  **4" X 8' PAINTED FIBER-CEMENT PANEL**
SW #7067
CITYSCAPE OR SIM.
- 4  **4" X 8' PAINTED FIBER-CEMENT PANEL**
SW #7069
IRON ORE OR SIM.
- 5  **10 3/4" EXPOSED PAINTED FIBER-CEMENT PANEL**
SW #7602
INDIGO BATIK OR SIM.
- 6  **BLACK PAINTED METAL FEATURES**
MATTE BLACK
- 7  **WHITE VINYL WINDOW**
TYPICAL
- 8  **10 3/4" EXPOSED PAINTED FIBER-CEMENT PANEL**
SW #7067
CITYSCAPE OR SIM.




ELEVATIONS


- 1




DARK-STAINED TIGHT KNOT CEDAR
STAIN S1
- 2




16" X 8' PAINTED FIBER-CEMENT PANEL
SW #7064
PASSIVE OR SIM.
- 3



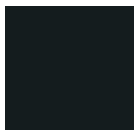
4'X8' PAINTED FIBER-CEMENT PANEL
SW #7067
CITYSCAPE OR SIM.
- 4




4'X8' PAINTED FIBER-CEMENT PANEL
SW #7069
IRON ORE OR SIM.
- 5




10 3/4" EXPOSED PAINTED FIBER-CEMENT PANEL
SW #7602
INDIGO BATIK OR SIM.
- 6



BLACK PAINTED METAL FEATURES
MATTE BLACK
- 7



WHITE VINYL WINDOW
TYPICAL
- 8



10 3/4" EXPOSED PAINTED FIBER-CEMENT PANEL
SW #7067
CITYSCAPE OR SIM.

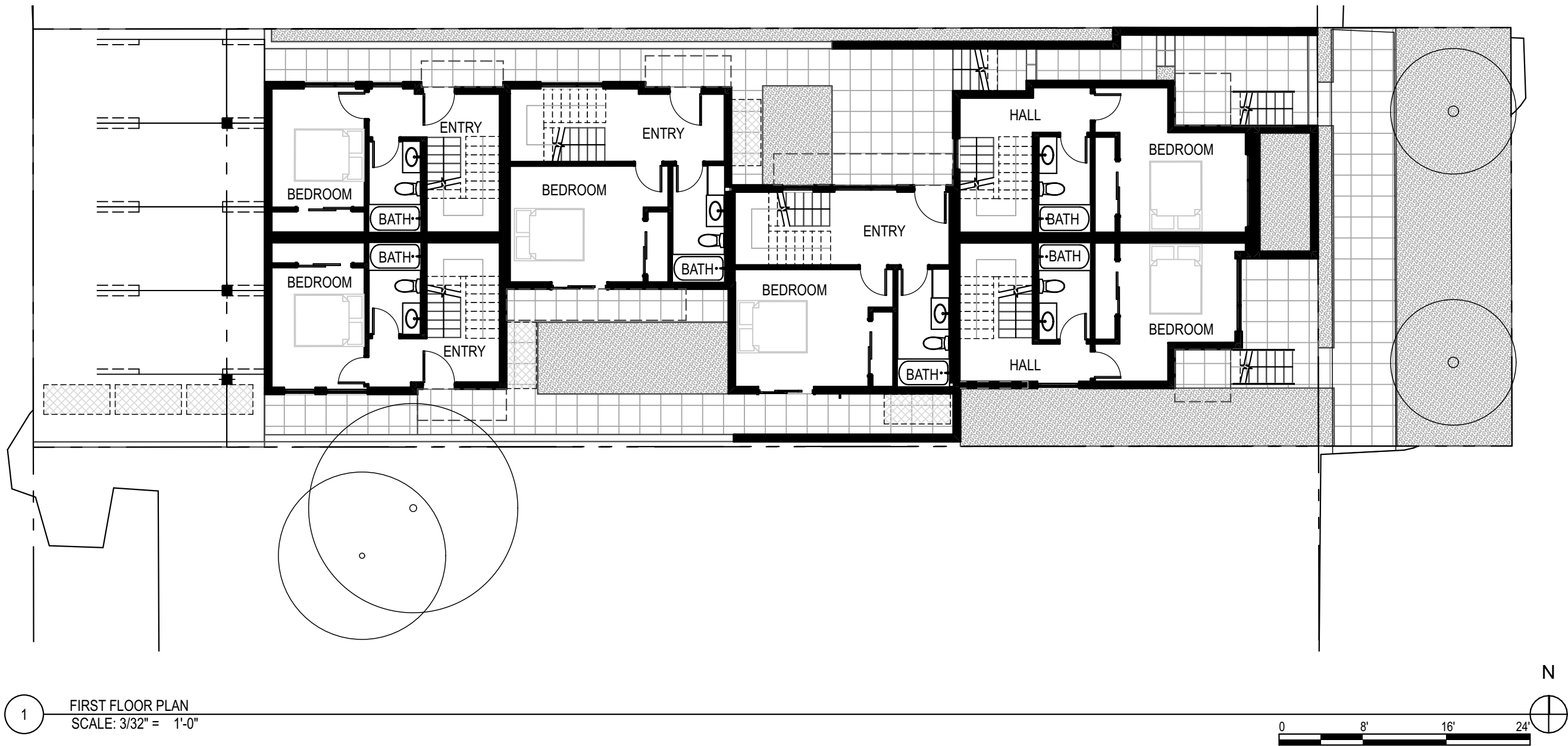


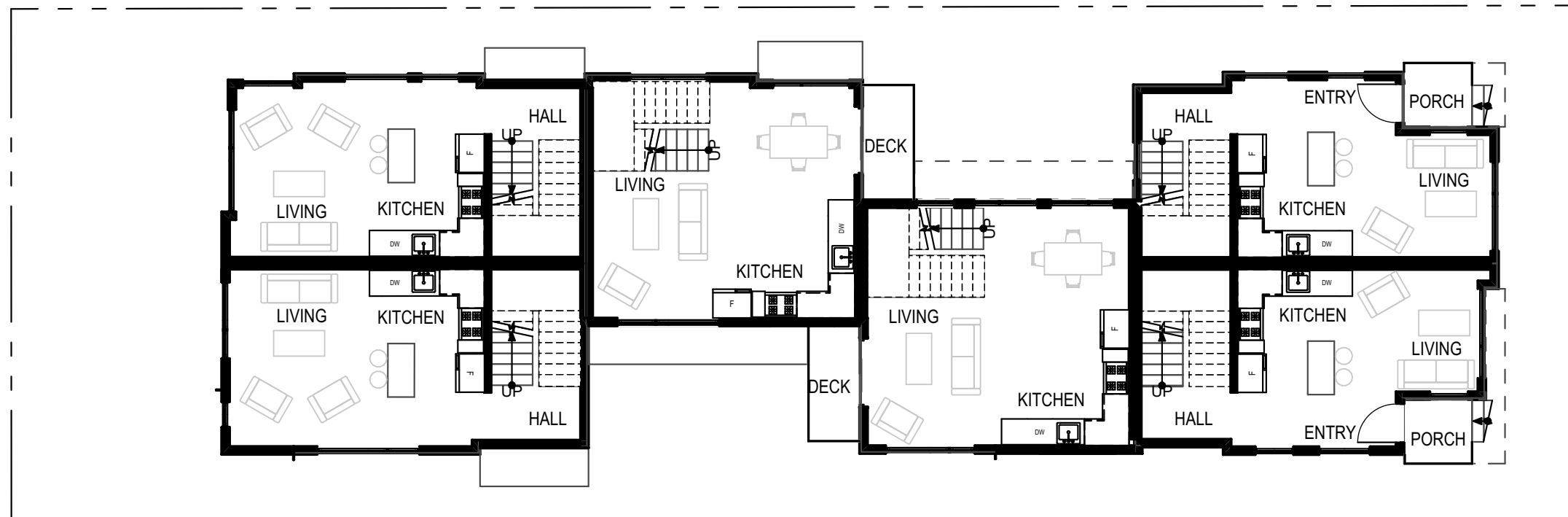
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



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FLOOR PLANS

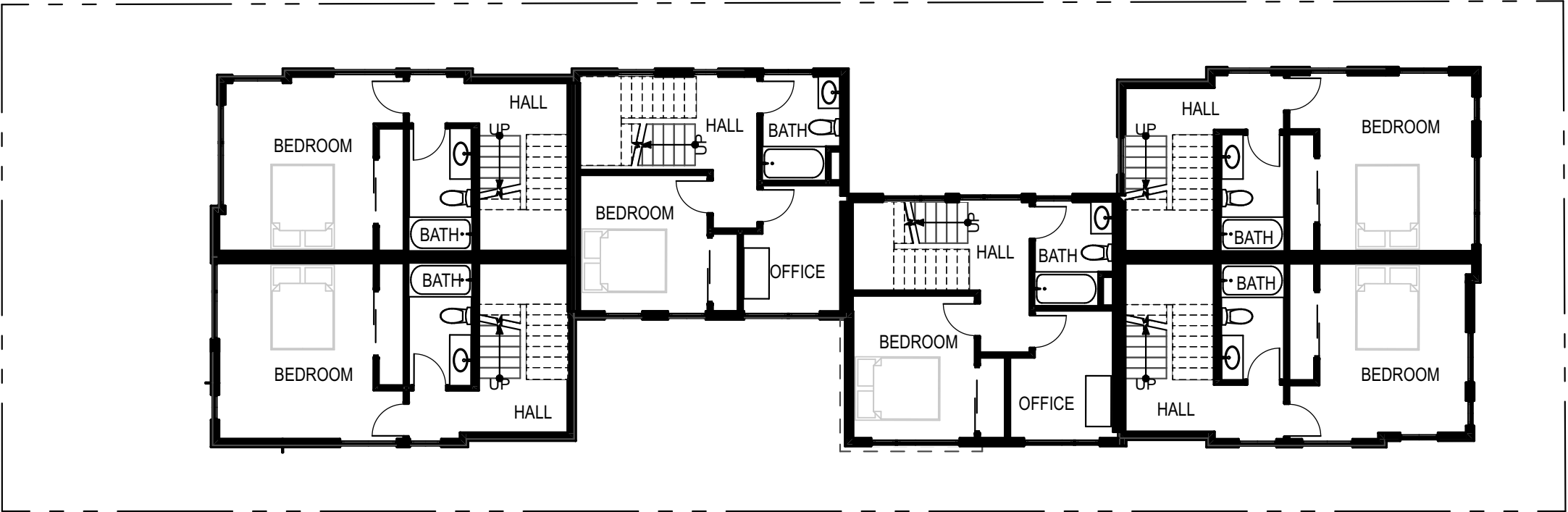




1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

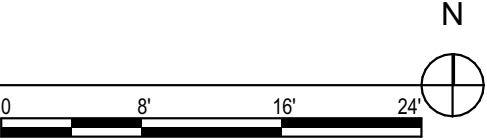


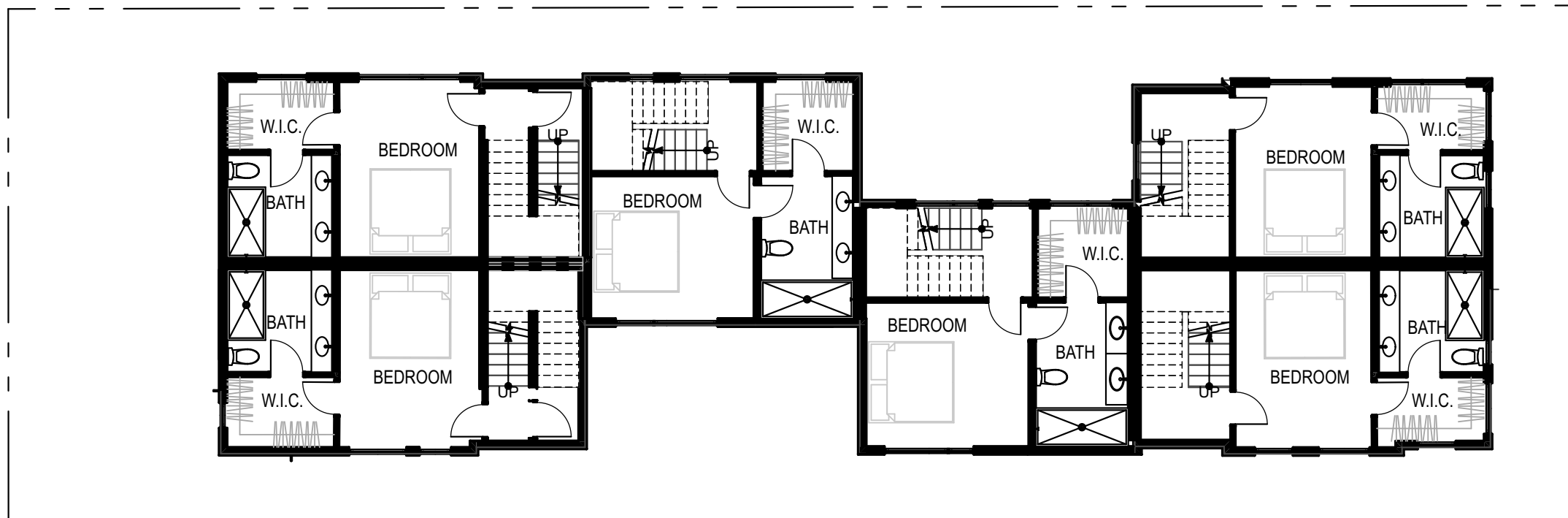
FLOOR PLANS



1

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



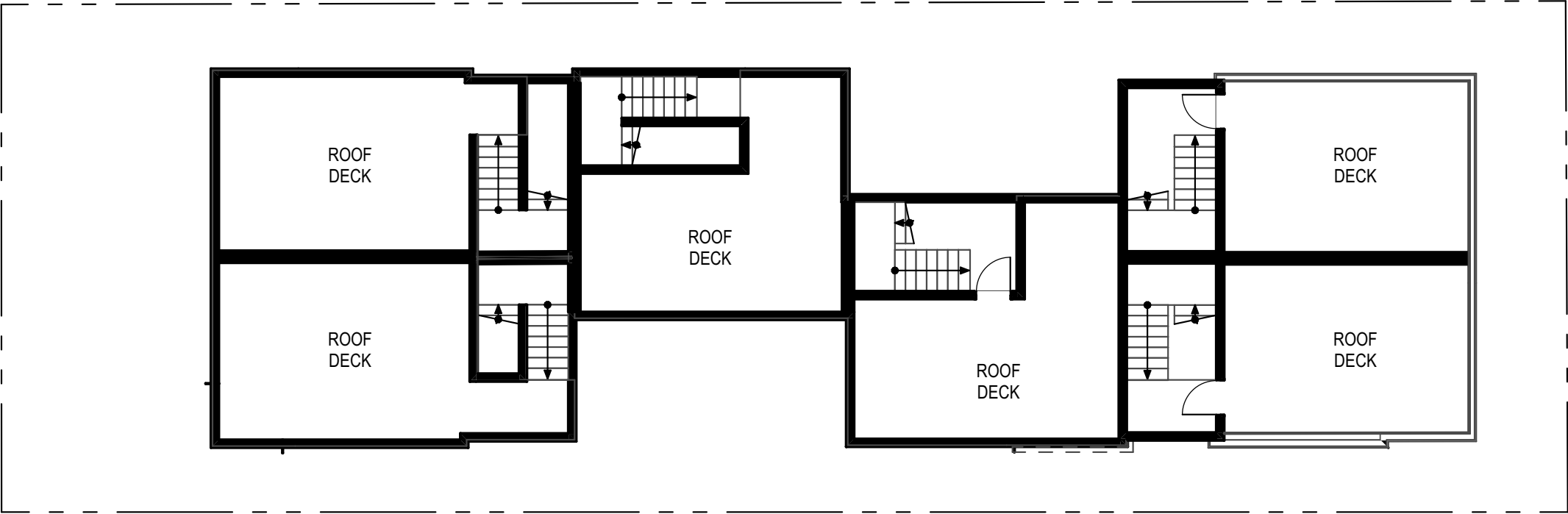


1

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



FLOOR PLANS



1

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



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ADJUSTMENT PLAN

CODE SECTION	ALLOWED	PROPOSED ADJUSTMENT	FRONT SETBACK CALCULATION	JUSTIFICATION	SUPPORTING GUIDELINES
SMC 23.45.518 Table A Setbacks and Separation	Site setbacks for front facades at townhouses: 5' minimum, 7' average required	5' minimum setback, 6.46' average setback at east facade	$(16.99' \times 6.19') + (12.90' \times 6.82') / 29.90' = (105.17 + 87.98) / 29.90' = 6.46'$ PROPOSED: 6.46' AVG SETBACK	The east facade exceeds the average minimum setback by one foot to allow for modulation of the volumes facing the street, which includes five foot deep porches at the entries to units 01 and 02.	CS2.B - Adjacent Sites, Streets and Open Spaces, PL3.A Entries, PL3.B Residential Edges, DC2.B - Architectural and Facade Composition

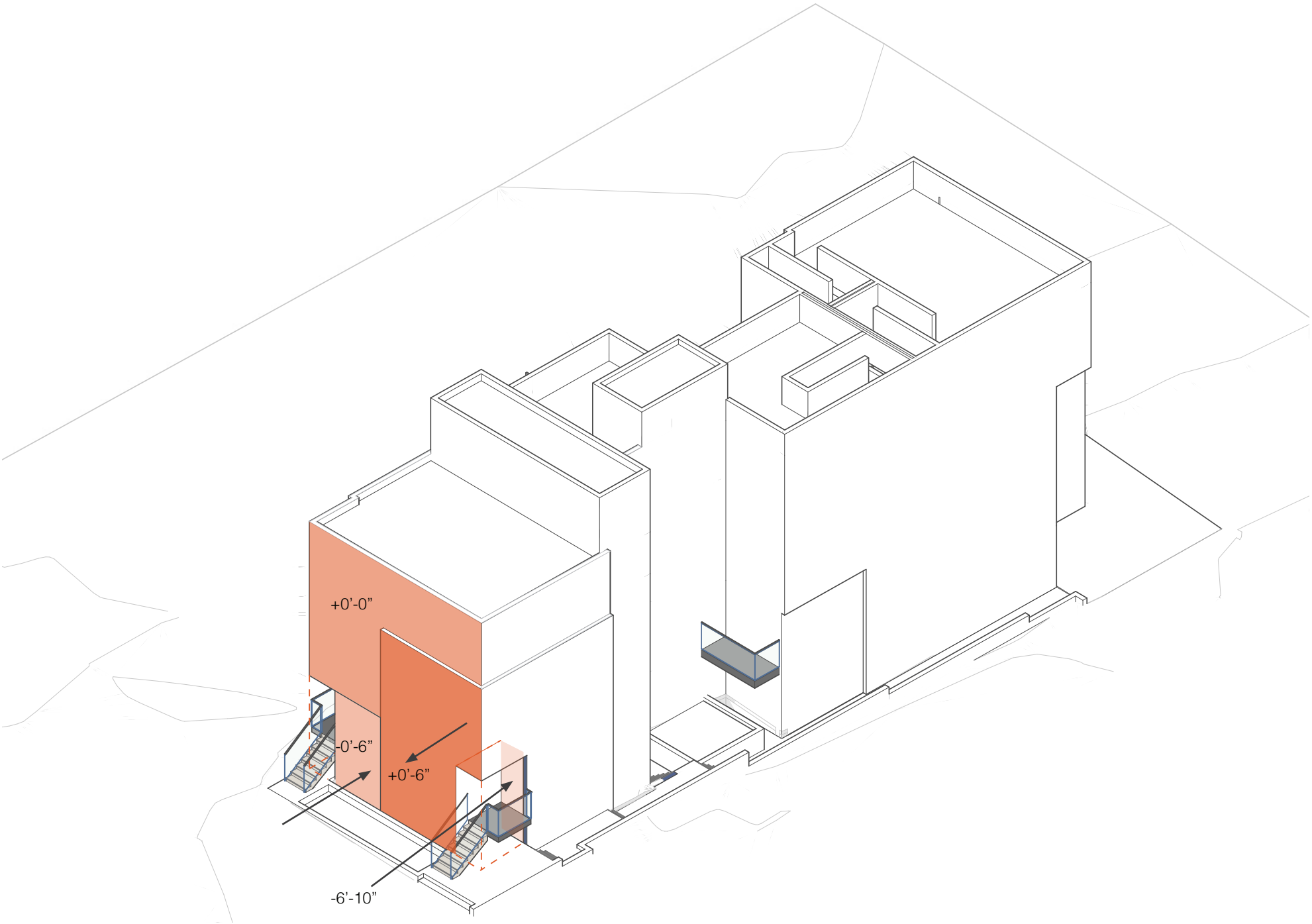


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FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



ADJUSTMENT DIAGRAM



EAST FACADE

EAST FACADE SETBACK CALCULATION

When calculated over the full height of the facade, the average setback of the east facade is in compliance with the 5' minimum / 7' average:

$$L1: (4.3' \times 13.63') + (12.56' \times 6.34') + (8.68' \times 6.82') + (4.25' \times 13.74') / 29.93' = (58.61 + 79.63 + 59.20 + 58.40) / 29.93' = 8.54'$$

$$L2: (4.3' \times 13.63') + (12.64' \times 6.27') + (8.73' \times 7.48') + (4.25' \times 13.74') / 29.93' = (58.61 + 79.25 + 65.30 + 58.40) / 29.93' = 8.74'$$

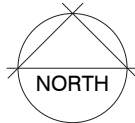
$$L3: (16.94' \times 6.27') + (12.49' \times 6.86') + (0.49' \times 13.74') / 29.93' = (106.21 + 85.68 + 6.73) / 29.93' = 6.64'$$

$$L4: (28.88' \times 6.77') + (0.49' \times 13.74') / 29.38' = (195.52 + 6.73) / 29.38' = 6.88'$$

$$(8.54' + 8.74' + 6.64' + 6.88') / 4 = 7.70'$$

PROPOSED: 7.70' AVG SETBACK

LANDSCAPE PLAN



RENDERED LANDSCAPE PLAN SCALE: NTS



Deer Fern



Brim Cup Hosta



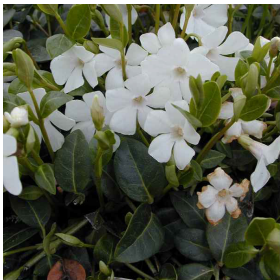
Ice Dance Japanese Sedge



Heavenly Bamboo



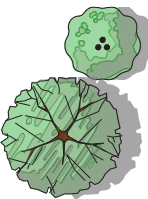
Firelight Spirea



White Dwarf Periwinkle

PLANT SCHEDULE

TREES



BOTANICAL / COMMON NAME

- Acer circinatum / Vine Maple
- Cercis canadensis / Eastern Redbud
Street Tree - Single leader

GROUND COVERS



BOTANICAL / COMMON NAME

- Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
- Vinca minor 'Alba' / White Dwarf Periwinkle

PLANT SCHEDULE

SHRUBS



BOTANICAL / COMMON NAME

- Blechnum spicant / Deer Fern
- Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
- Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
- Hosta x 'Brim Cup' / Brim Cup Hosta
- Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
- Liriope muscari 'Big Blue' / Big Blue Lilyturf
- Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
- Polystichum munitum / Western Sword Fern
- Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
- Rhododendron x 'Ramapo' / Ramapo Rhododendron
- Spiraea japonica 'Firelight' / Firelight Spirea

DESIGN GUIDELINES

CONTEXT AND SITE

CS2 URBAN PATTERN AND FORM

CS2.A - Location in the City and Neighborhood

The architectural character of the immediate context is eclectic and consists of a mix of residential and commercial low-rise structures. The proposal proposes a street presence and a clear pedestrian experience along a block frontage with limited sidewalk improvements. Front stoops engage the street directly and a new required sidewalk and planting strip, continuing a rhythm established by the townhouse development at the corner to the south and encourage greater engagement within the community.

CS2.B - Adjacent Sites, Streets and Open Spaces
(Also applies for PL1 Walkways and Connection - B Infrastructure)

The project connects to the street frontage through a series of entries, starting with the front stoops at the street facing units. Entries to units located at the middle and rear of the site are accessed by a shared pathway, connecting the semi-private pedestrian zone across the entire length of the site.

CS2.D - 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 open space for all units. The street facing facade features interlocking forms to create modulation and reduce the scale of the facades. This strategy continues on all sides of the structure, with large recesses along the north and south facades.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CS3.A - Emphasizing Positive Neighborhood Attributes

The context of the block includes many projects of a similar scale and density, but with little attention to modulation or materiality. The proposal is contextually appropriate due to its scale but will also help to evolve the neighborhood by establishing a level of articulation that currently does not exist on the block. Variations in massing provide more opportunity for future developments to build upon these patterns and context.

PUBLIC LIFE

PL1 OPEN SPACE CONNECTIVITY

PL1.B Walkways and Connections

The development will provide a new sidewalk, planting strip and curb along the Stone Avenue N frontage. A shared pedestrian walkway connects from the new sidewalk at Stone Avenue N to the alley at the rear of the site. Open spaces and unit entries connect the units to the street scape and shared walkway.

PL2.B Safety and Security

The street-facing unit entries are elevated above the proposed sidewalk and create a safe environment by providing lines of sight to the street from the unit interiors. Landscaping buffers the proposed 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

Street facing entries are elevated to create a transition from the public to the private space for the front units. Middle and rear units transition from the public realm to the semi-private shared pedestrian access along the north side of the site. Canopies over each entry provide weather protection and combined with dark-stained wood siding, create a pleasant pedestrian experience. The canopies also articulate the massing moves and indicate a transition between volumes.

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. Addresses are clearly visible and are mounted 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

DC1.C - Parking and Service Uses

Parking for the site is located at the rear of the site, separated from the pedestrian oriented spaces and unit entries and is accessed from the alley. Trash storage and staging is also located at the rear of the site with pickup at the alley.

DC2 ARCHITECTURAL CONCEPT

DC2.A Massing

The base massing of the building is composed of a central core volume around which two L-shaped interlocking volumes connect, creating a dense and modulated addition to the neighborhood. Two recesses, one on the north and one on the south of the site, provide relief in the massing and expose the central contrasting volume. This creates articulation along non-primary facades. The recesses create larger setbacks to adjacent structures, allowing more light and air to reach units on both sites. The pedestrian experience along the north and south sides becomes more open as occupants move from the street side to the alley side of the site.

DC2.B - Architectural and Facade Composition

Interlocking volumes articulate individual units within the proposed massing strategy. Depth is created within the wall with plane changes at entries and stair towers. Prefinished metal trim creates additional detail and shadow lines at in-plane material transitions. The volumes also help to create proportions more consistent with the surrounding context, ensuring a pedestrian scale to the proposed development.

DC2.C - Secondary Architectural Features

The varied building masses and voids are well-scaled and responsive to the neighboring context. Porches, balconies and fenestration patterns are integrated into the design proposal. 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.E - Form and Function

The proposal provides a well-scaled and thoughtful solution to an infill development. 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 adds visual interest as well as scale and texture at all project edges. A combination of dark-stained wood and textured painted cement board enhances the texture of the proposal. The majority of the cement board siding is either lap siding with a 10 ¾" exposed texture and a 16" x 8' vertical panel rhythm with few areas of large panels.

DC4 MATERIALS

DC4.A - Exterior Elements and Finishes

High quality dark-stained wood siding articulates the unit entries to enhance the pedestrian experience and bring warmth to the design. Painted fiber cement panels proposed for the primary masses will be detailed to convey the quality of the installation method. Prefinished metal trim pieces create clean edges at material transitions. Unit entry canopies and railing accents create a contrast in textures to draw emphasis to outdoor areas and provide additional detail to the material palette.

DC4.C - Lighting

Lighting is proposed at each unit entry and deck to enhance the pedestrian experience. The primary pedestrian path will be articulated with a series of step lights for safety and to accent the landscape design moving across the site. Additional lighting will be provided at the alley side of the building to provide a safe parking experience for residents. All lighting will be downwardly focused and avoid spillage on adjacent sites.

DC4.D - Trees, Landscape and Hardscape Materials

At the access path and amenity spaces, concrete pavers will provide a safe surface for walking and contribute texture to the pedestrian realm. Landscaping lines the walkways with two larger landscape areas within the recesses that create a sheltered and semi private outdoor amenity for residents. Plantings along Stone Avenue N adds visual interest to the street while also creating a buffer between units and the public realm.

COMPLETED WORK b9 ARCHITECTS



1911 E Pine St.



208 25th Ave E



410 12th Ave E



3806 Fremont Ave N

IN PROGRESS WORK b9 ARCHITECTS



819 NW 54th St



1711 20th Ave



8044 16th Ave NW