

# Draft Design Proposal Packet

10.12.22

## Project Team

### OWNER

**Greencity Development**  
14231 Lake Rd, suite 300  
Lynnwood, WA 98087

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### ARCHITECT

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### LANDSCAPE ARCHITECT

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## Drawing List

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SITE DATA

PARCEL # \_\_\_\_\_ 1862400436  
PROJECT ADDRESS 9025 13TH AVE NW  
PROJECT # \_\_\_\_\_ 3040118-EG  
OWNER \_\_\_\_\_ GREEN CITY DEVELOPMENT

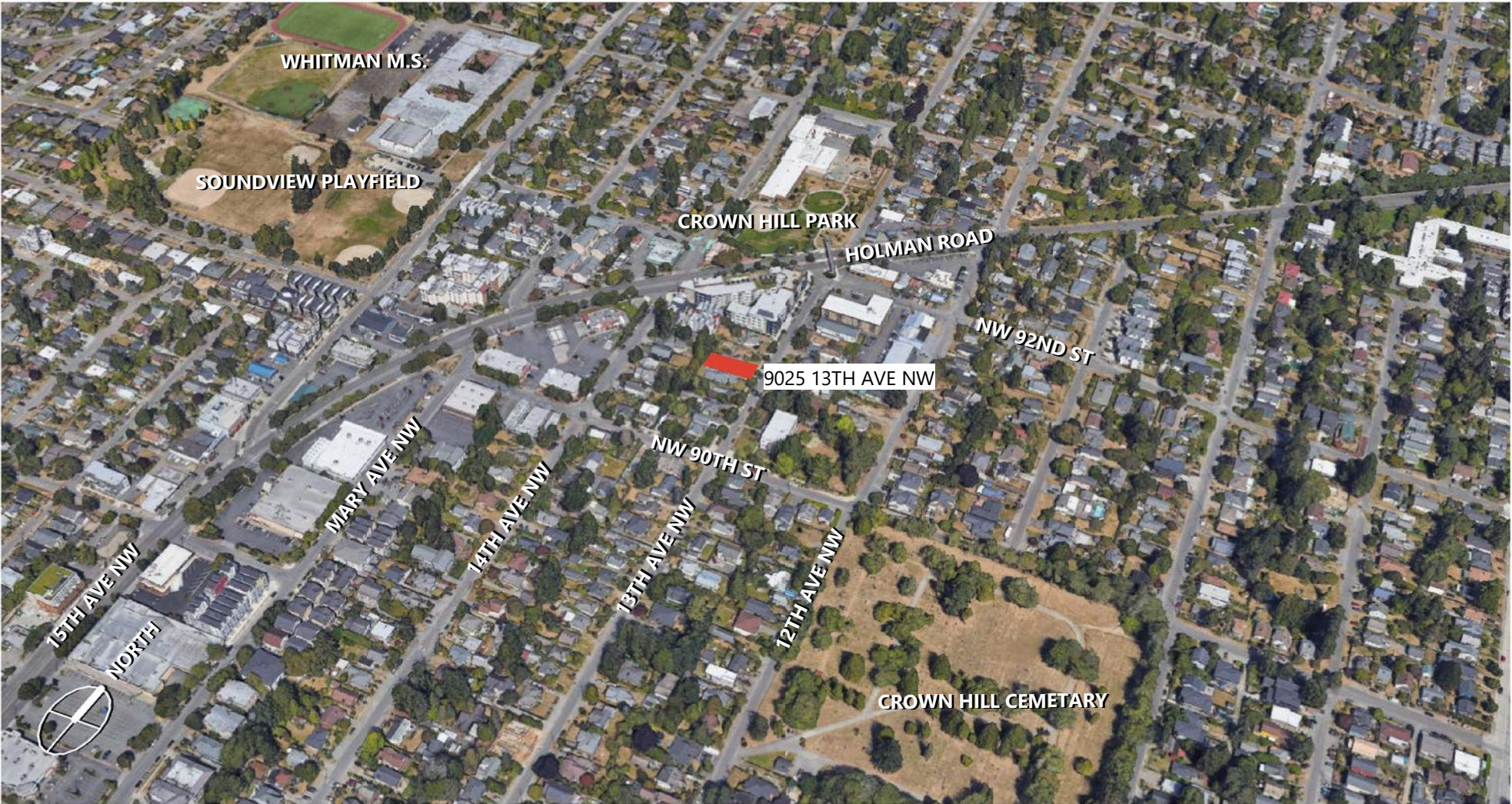
ZONING \_\_\_\_\_ LR2 (M1)  
OVERLAY \_\_\_\_\_ Crown Hill RUV  
FREQUENT TRANSIT YES  
ECA \_\_\_\_\_ NONE  
PARCEL AREA \_\_\_\_\_ 5440  
PROPOSED USE \_\_\_\_\_ TOWNHOUSE  
LEGAL DESRIP. \_\_\_\_\_ BLOCK 9, LOT 6, CROWN HILL  
ADD E 1/2 LESS N 20 FT

RESIDENTIAL UNITS: 5 townhome style units in 2 buildings  
COMMERCIAL SPACE: none  
PARKING: 3 surface parking spaces, 2 garage spaces  
GROSS FLOOR AREA: 7616 S.F. (FAR max)

DEVELOPMENT OBJECTIVES: The project will consist of the following:

- 5 new townhome dwelling units of approximately 1500 s.f., 3 bedrooms.
- All units will have parking. 3 spaces will be exterior surface parking, the other two will be garage/carport spaces.
- The site includes an exceptional tree at the NW corner of the lot which will be preserved.
- Vehicle access will be via an existing curbcut.
- Pedestrian access will begin at a common open space and will continue along the south side yard and through the motorcourt to the rear units.

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## Early Community Outreach Plan

Early Community Outreach on this project included the following:

### DIGITAL OUTREACH – HI IMPACT

- Interactive project website with comment function.  
<http://umbacharchitect.com/outreach/mary/>
- On-line survey.  
<http://umbacharchitect.com/outreach/marysurvey/>
  - The website and survey were on-line and available from Tuesday, August 30th through Monday, October 10<sup>th</sup>; 41 days total.

### PRINTED OUTREACH – HI IMPACT

- Project flyers were sent to all addresses within 500 ft via US mail.
  - Flyers were mailed out on Tuesday, August 30th.

## Summary of Comments

There was only one email response and no responses to the online survey.

The email comment asked for:

"..... \*at least\* 1 mid-size parking space for each house unit, as public parking space on 13th Ave NW & neighborhood is very limited. "

The proposal is to provide one parking space for each unit.

## Project Flyer

9025 13TH AVE NW

### DESIGN REVIEW

This project is subject to Streamlined Design Review through the Seattle Department of Construction and Inspections (SDCI). Links to the SDCI web page for design review, and for the Department of Neighborhoods Early Community Outreach web page can be found on the project webpage.

### PROPOSED PROJECT

The project is to construct 5 new 3-story townhouse units. The new units will be in two buildings with one in front and one behind a common parking area. 3 of the 5 units will each be provided with one surface parking space.

### PROJECT SITE



### PROJECT WEB PAGE

Please provide opinions/comments regarding design priorities for this site at :  
<http://umbacharchitect.com/outreach/13th-nw/>

### OUTREACH SURVEY

Please complete a survey regarding design priorities for this project at:  
<http://umbacharchitect.com/outreach/13thsurvey/>

#### \* Privacy Statement

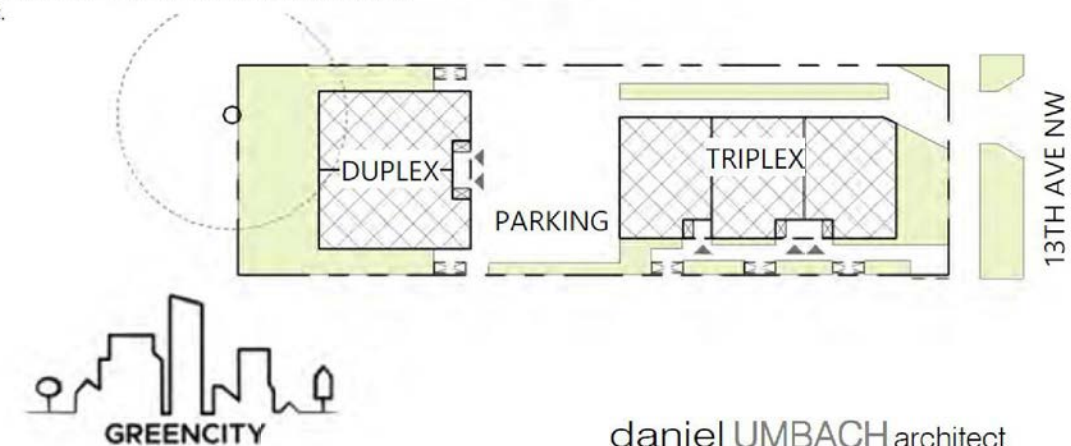
Please note that comments/information provided through the web page or the survey may be made public.



### PROJECT DATA

Owner: Greencity Development  
Zoning: LR2 (M1)  
Urban Village: Crown Hill Residential Urban Village  
Frequent Transit: Yes  
ECA: None  
Lot Area: 5,440 s.f.  
Type of building: Townhouse  
Neighborhood: Crown Hill  
In Equity area: No  
SDCI Project #: 6915433-CN

Contact Person: Dan Umbach  
Contact email: [info@umbacharchitect.com](mailto:info@umbacharchitect.com)





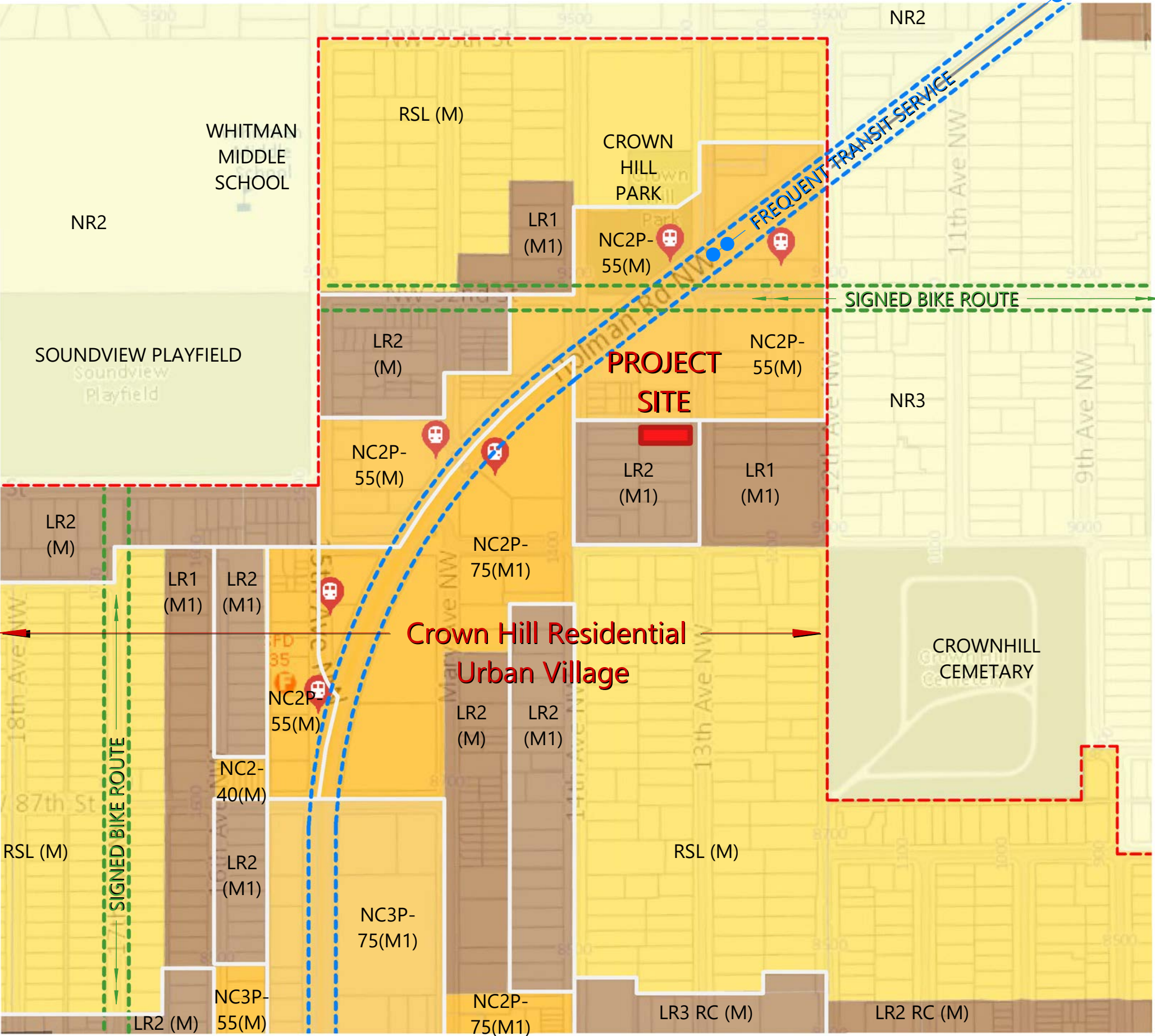
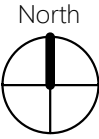
Zoning and Uses

This parcel sits near the edge of a multifamily/commercial area dominated to the north and west by 15th Ave NW and it's continuation as Holman Road NW. This major arterial separates the neighborhoods on either side, although there is a pedestrian overpass at the north end of 13th. Crown Hill Park and Soundview Playfield lie within walking distance north and west of the arterial.

The neighborhood includes nearby frequent transit and bike routes. 15th Ave/Holman includes a mix of small commercial businesses. The commercial areas are not especially pedestrian friendly, but they are walkable.

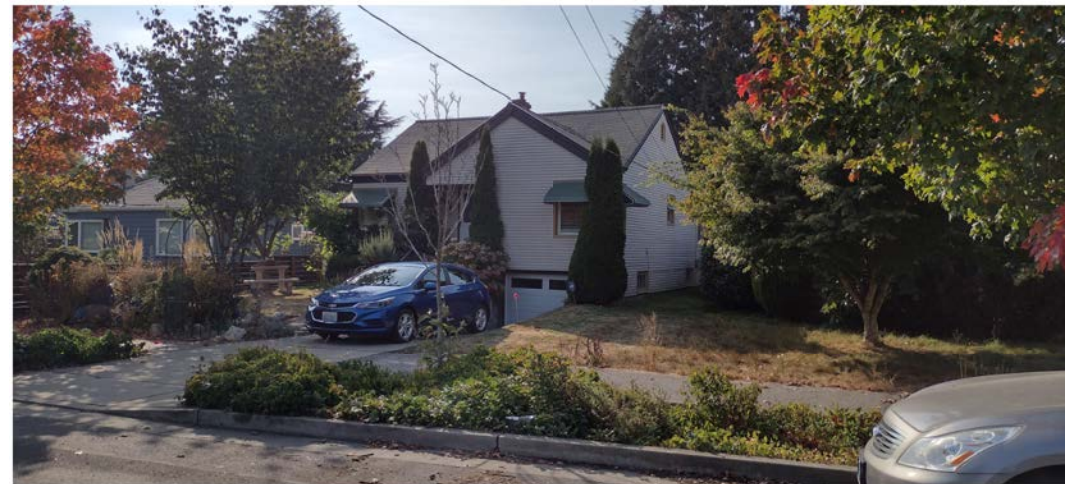
This parcel was rezoned from single family to Lowrise and the block to south was rezoned to RSL. The area to the east remains single family (NR3). This area has seen some development since the rezone, but somewhat less than the blocks further south and west. The areas south and east of the property are still dominated by small, mostly 1 story single family homes.

At the north end of 13th in the commercial zone is a 4 story mixed use building. This building is at the northern most end of the pattern of mixed use redevelopment which is underway from this neighborhood south down 15th to Market St in Ballard.





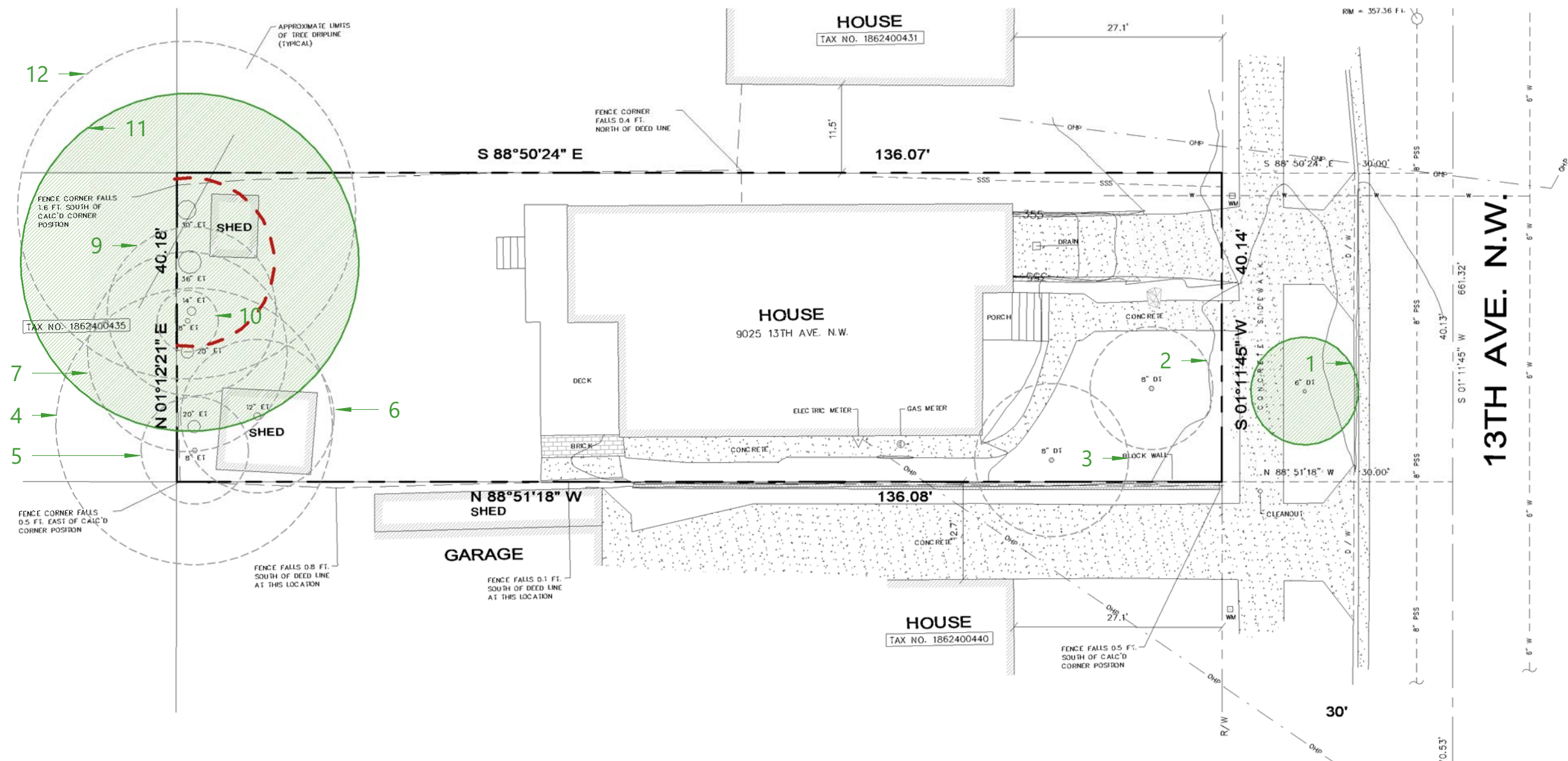
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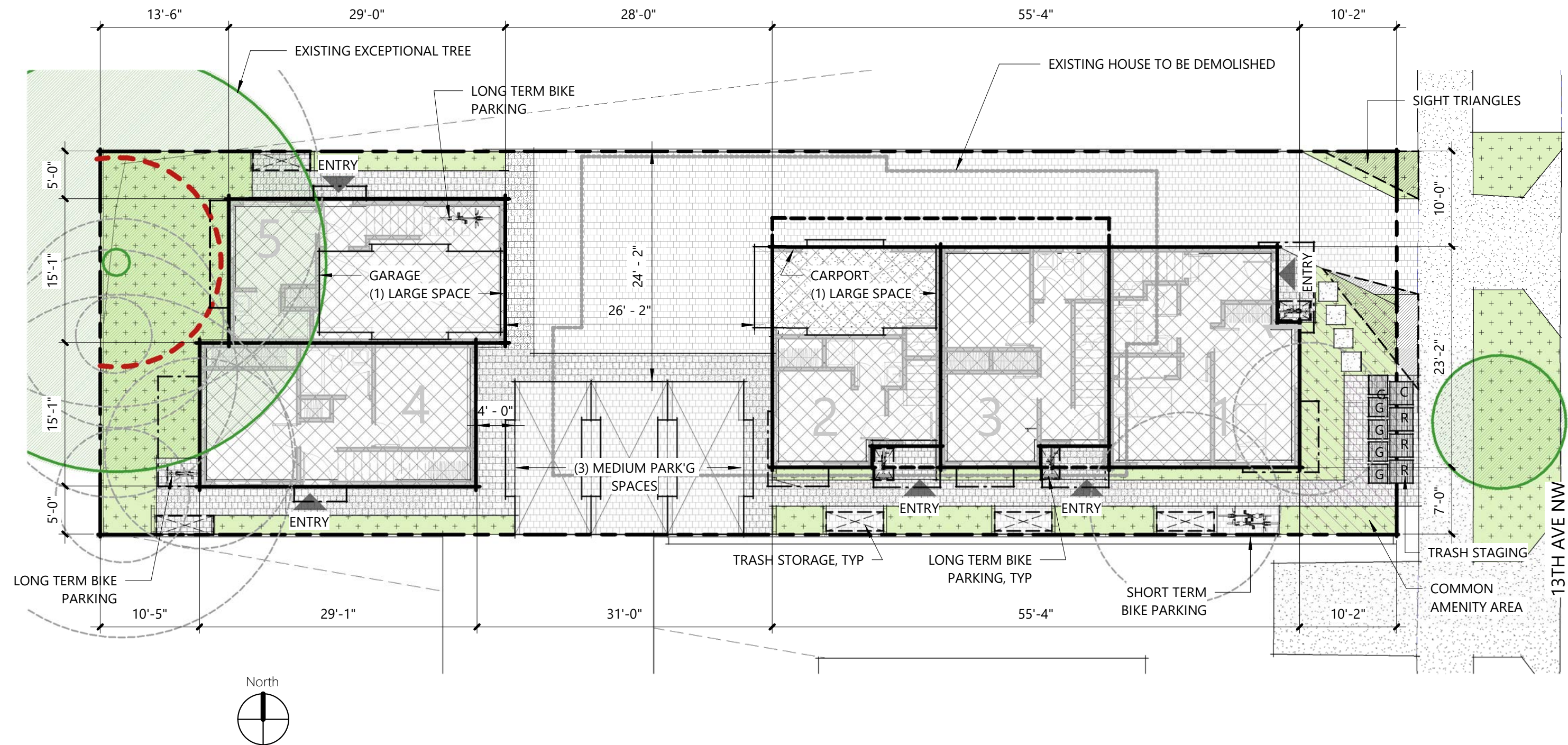
PROJECT SITE

## EXISTING TREES

1. Norway maple (*Acer platanoides*)
2. Dogwood (*Cornus kousa*)
3. Flowering cherry (*Prunus serrulata*)
4. Lawson's cypress (*Chamaecyparis lawsoniana*)
5. Lawson's cypress (*Chamaecyparis lawsoniana*)
6. Western hemlock (*Tsuga heterophylla*)
7. Western red cedar (*Thuja plicata*)
8. Western red cedar (*Thuja plicata*)
9. Western red cedar (*Thuja plicata*)
10. Western red cedar (*Thuja plicata*)
11. Western red cedar (*Thuja plicata*)
12. Western red cedar (*Thuja plicata*)













NORTH

RENDERED LANDSCAPE PLAN

SCALE: NTS



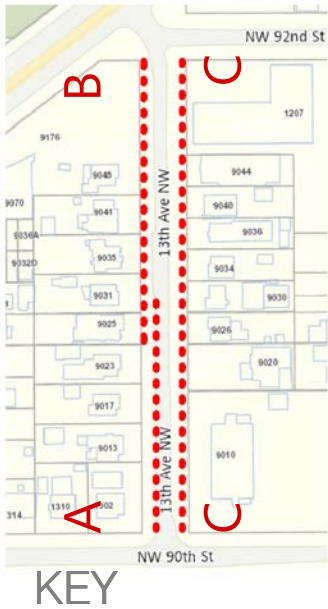
PLANT SCHEDULE	
GROUND COVERS	BOTANICAL / COMMON NAME
	Epimedium grandiflorum 'Lilafée' / Longspur Barrenwort
	Thymus pseudolanuginosus / Woolly Thyme
SITE	
	Arborist Chips 3" Depth
	Pennisetum orientale / Oriental Fountain Grass
	Polystichum munitum / Western Sword Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Rhododendron x 'Ramapo' / Ramapo Rhododendron

PLANT SCHEDULE	
SHRUBS	BOTANICAL / COMMON NAME
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
	Hosta x 'Brim Cup' / Brim Cup Hosta
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo

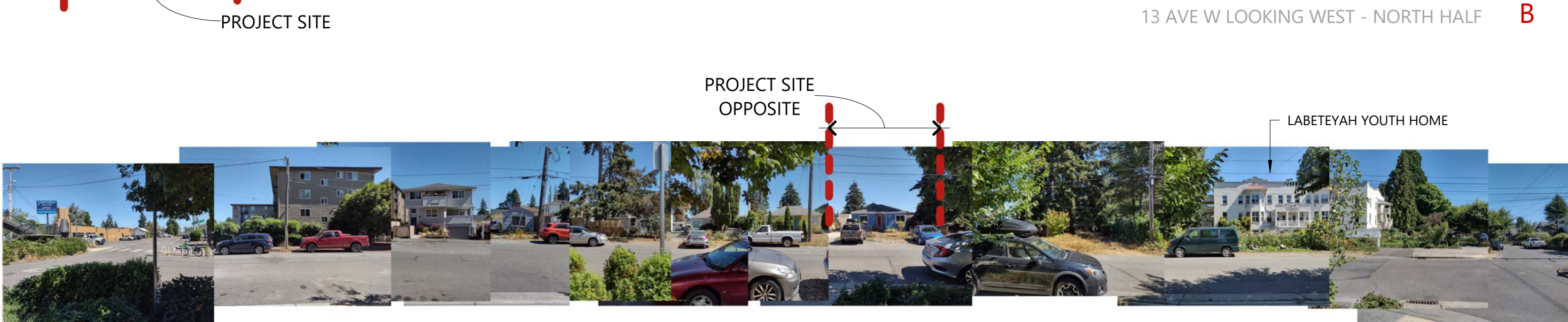


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The streetscape near the project site currently consists mostly of 1-story single family homes. Style and era varies. There is no single architectural language. The block is dominated at the north end by the 4-story Parla apartment/mixed use building. The Labateyah Youth Home is a significant neighborhood landmark at the south end of the block.

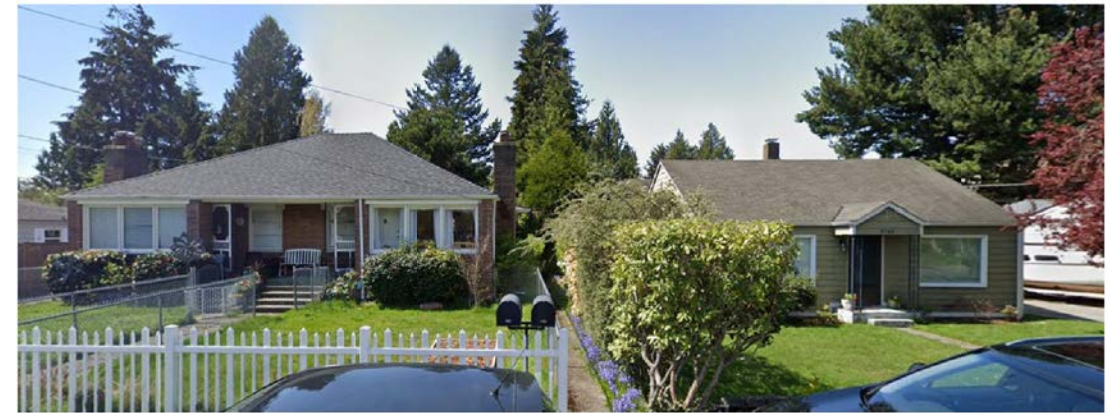




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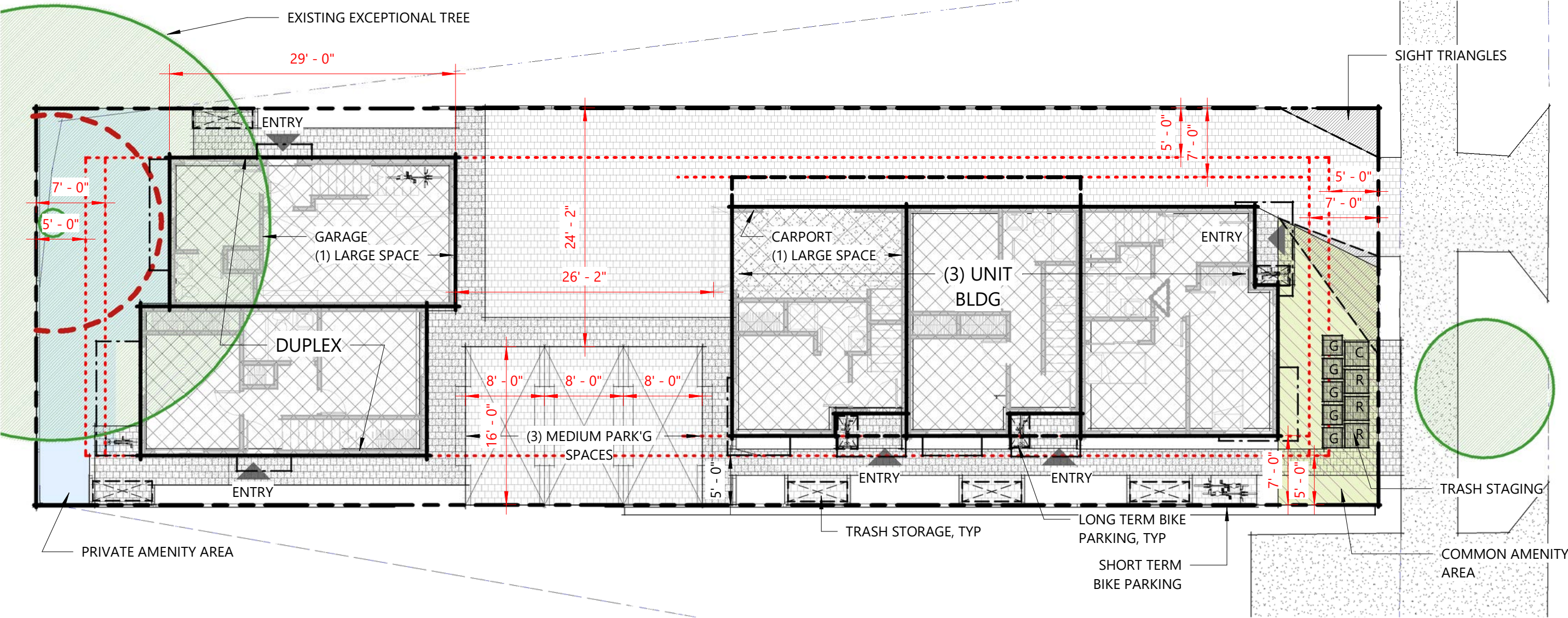
Existing single family homes in the neighborhood consist mostly of 1-story post-war houses with a few older craftsman homes and some more recent homes. There is no consistent architectural character.



Recent multifamily projects are mostly modern flat roof units with some exceptions, and again, no particular unifying theme.







<b>ZONING</b>	LR2 (M1)
<b>23.45.510 FAR</b>	1.4 = 5440X1.4 = 7616S.F 7497 S.F. PROPOSED.
<b>23.45.512 DENSITY</b>	NO LIMIT
<b>23.45.514 HEIGHT</b>	40' BASE HEIGHT LIMIT PLUS EXCEPTIONS
<b>23.45.518 SETBACKS</b>	TOWNHOUSE FRONT 7' AVE/5' MIN REAR 7' AVE/5' MIN SIDE FACADE <40' = 5' FACADE >40' = 7' AVE/5' MIN
<b>23.45.522 AMENITY AREA</b>	25% OF LOT AREA, 50% OF THAT AT GRADE 5440X.25 = 1360 TOTAL, 680 @ GRADE
<b>23.45.527 FACADE WIDTH</b>	90' MAX
<b>SIDE FACADE LENGTH</b>	65% OF SIDE LOT LINE 136X.65 = 88.4' WITHIN 15' OF SIDE LOT LINE
<b>23.45.529 DESIGN STANDARDS</b>	20% OF STREET FACING FACADE MUST BE WINDOWS FACADE ARTICULATION REQUIRED FOR FACADE AREAS OVER 750 S.F.
<b>23.45.536 PARKING LOC.</b>	STREET ACCESS REQUIRED
<b>23.54.015 REQ'D PARKING</b>	NON REQ'D FOR URBAN VILLAGE WITH FREQUENT TRANSIT
<b>BICYCLE PARKING</b>	ONE BICYCLE LONG TERM SPACE PER UNIT PLUS SHORT TERM GUEST SPACES



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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*

**D. Plants and Habitats**

The project will preserve a large existing exceptional tree on the NW corner of the property.

**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.*

**B. Adjacent Sites, Streets and Open Spaces**

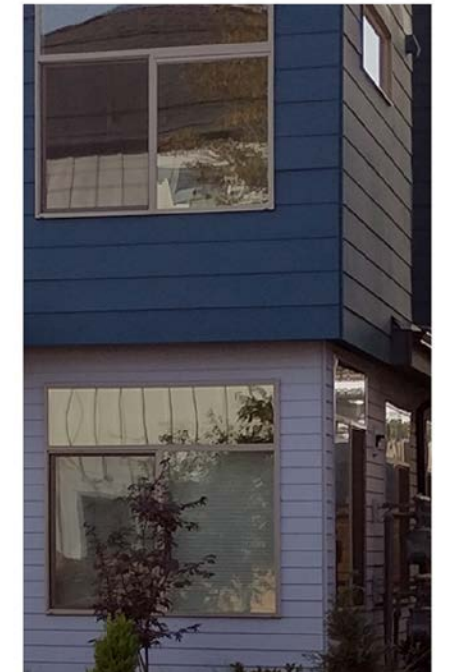
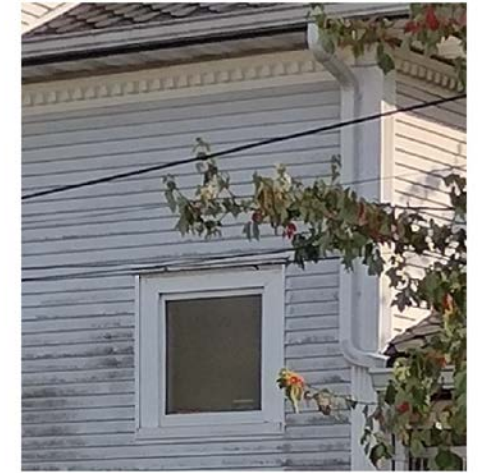
The project will have common amenity area located on the street frontage which will provide access to all of the units. The access is along the south side of the front building which will be set back 7' from the south adjacent property line and will provide a landscaped path to the rear of the site, separate from the driveway.



COMMON OPEN SPACE



SIDING VARIATION



NEIGHBORHOOD IMAGES

**CS3 Architectural Context and Character**

*Contribute to the architectural character of the neighborhood.*

**A. Emphasizing Positive Neighborhood Attributes**

The project will use mostly a combination of 5" and 11" lap siding. Many of the older homes in the neighborhood use a wide exposure raked siding, in addition to more common 4~5" exposure lap siding. This pattern has been used by other new projects in the area. Panel siding will be limited to accent and trim areas between windows





ACTIVE ROOF LINE

**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**

The layering of the facades on the front building separates the lower stories and demphasizes the 4th floor to reduce the scale of the building and help it fit into the neighborhood of smaller homes. The effect is aided by a pronounced trim line above the 3rd floor and by the active roof line that includes some shed roof portions and sloped parapets at stairs. The neighborhood overall includes a variety of shed, gable and hipped roofs, as well as flat roofs and parapets on the newer buildings.

**CS2 Urban Pattern and Form**

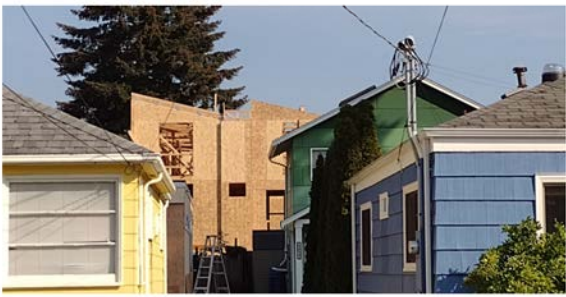
**D. Height, Bulk and Scale**

The site is in a re-zoned neighborhood that will eventually turn over from single family homes to townhomes. In the interim it will be important to reduce the scale of the building along the street frontage to be more respectful to the smaller homes on the street.

The building at the street frontage will be layered for a distinct base middle and top with a strong horizontal line above the 3rd floor to de-emphasize the top level. Open railings will be used at the roof deck along the street frontage instead of parapets to help reduce the apparent height.



VERTICALLY LAYERED FACADE



NEIGHBORHOOD IMAGES



**DC4 Exterior Elements and Finishes**

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

**C. Lighting**

Decorative ceiling lights will be used at the unit entry canopies. Metal standoff house numbers will be located adjacent to the doors and decorative pavers will be used at the landing in front of the doors.

**D. Trees, Landscape and Hardscape Materials**

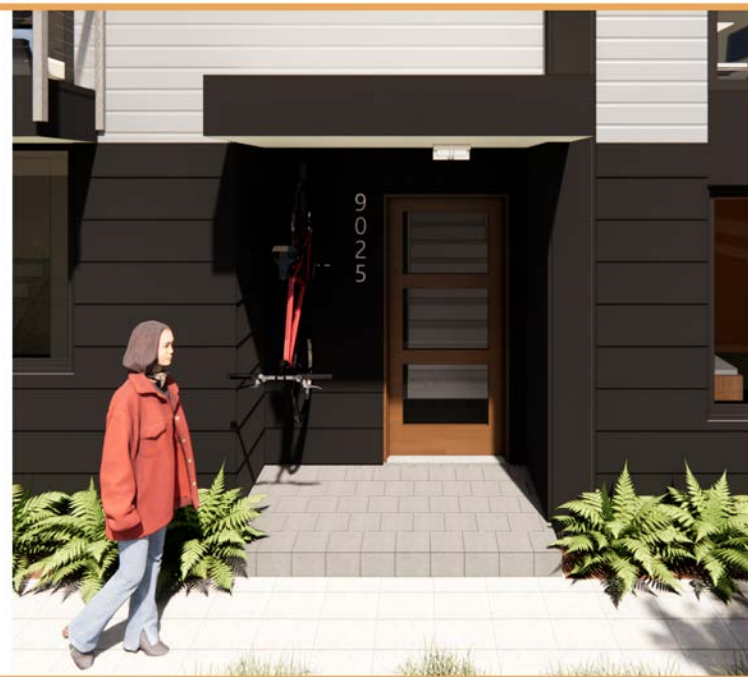
Hardscape at the drive aisle will also include pavers with a separate type to highlight the pedestrian access to the rear units.



NEIGHBORHOOD IMAGES



UNIT 4



UNIT 2



UNIT 1

**PL3 Street Level Interaction**

*Encourage human interaction and activity at the street-level with clear connections to the building entries and edges.*

**A. Entries**

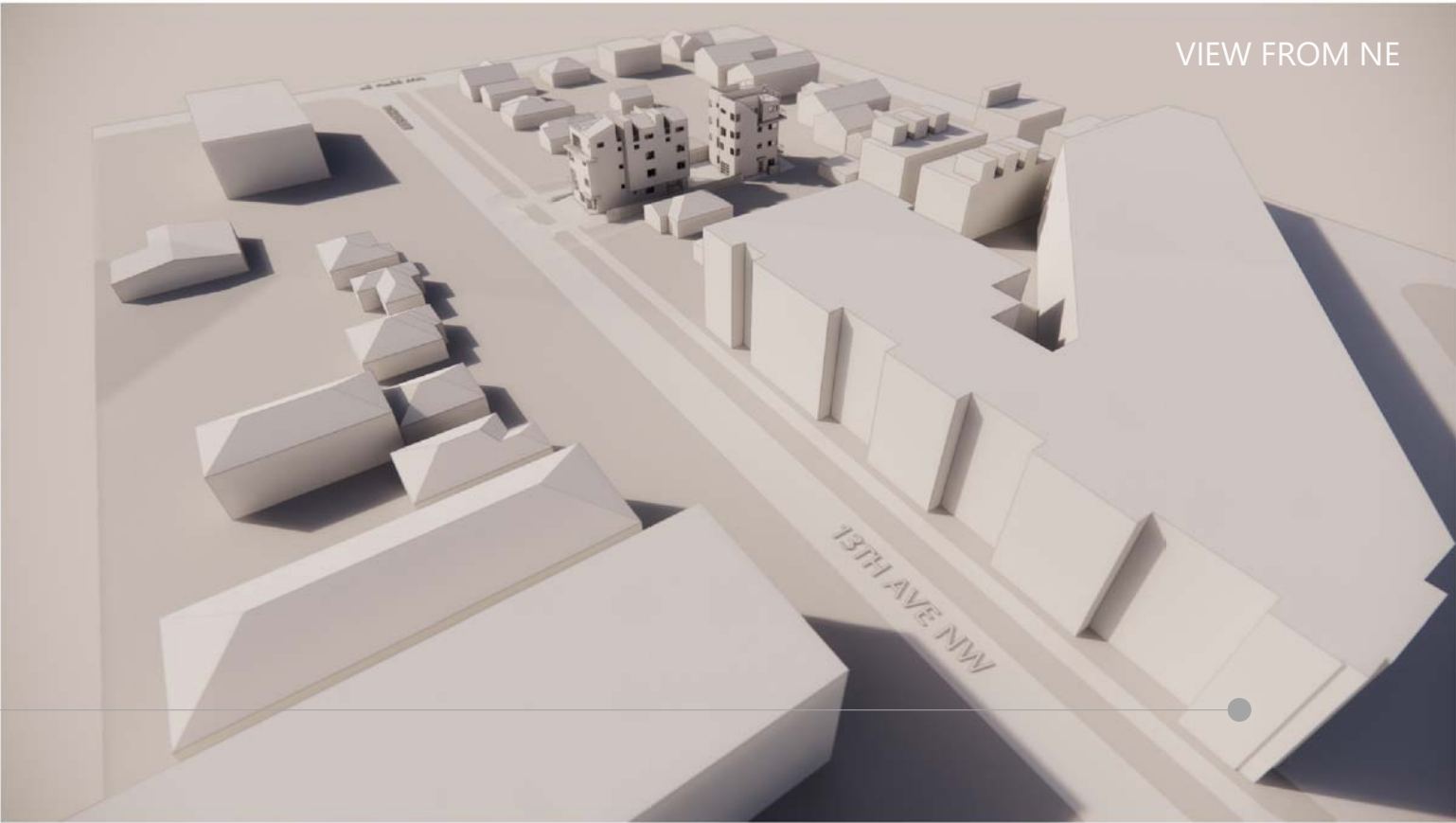
Entries for most units are recessed and will include details to accent and scale the entries, including roof canopies, address numbers, lighting, landscaping, etc. The main access to most of the unit entries is via the path from the common amenity area along the south side. At most units the long term bike parking is at the front door which will further activate these spaces. A bench will be provided at the paved portion of the common amenity area.



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PARLA APARTMENTS



VIEW FROM NE



VIEW FROM SE

PEDESTRIAN  
BRIDGE



LABATEYAH  
YOUTH HOME





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APPROACHING FROM THE SOUTH



FRONT



FRONT



APPROACHING FROM THE NORTH





SOUTH ENTRY WALK



ABOVE



MOTOR COURT LOOKING WEST



MOTOR COURT LOOKING EAST



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NORTH





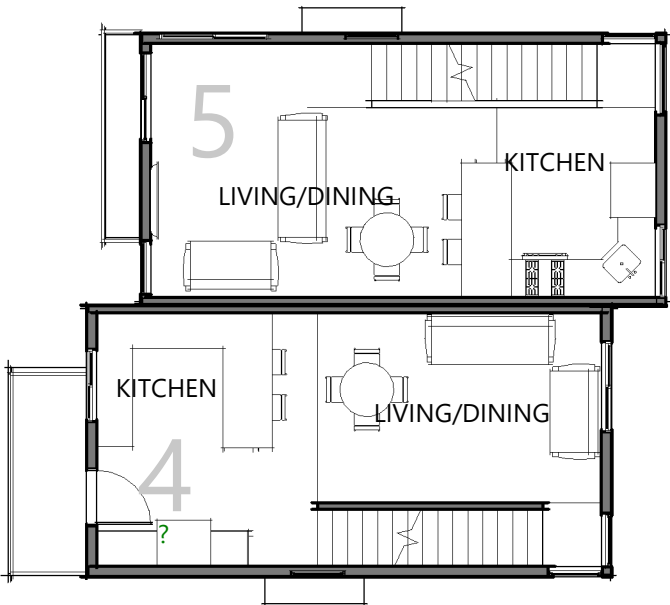
DUPLEX - WEST



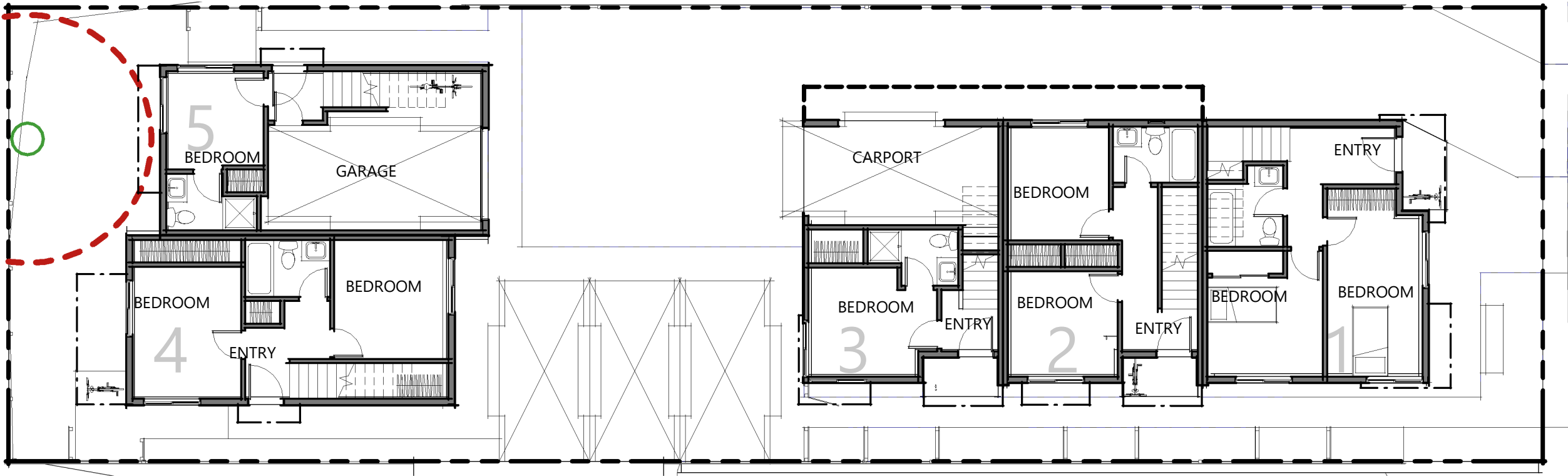
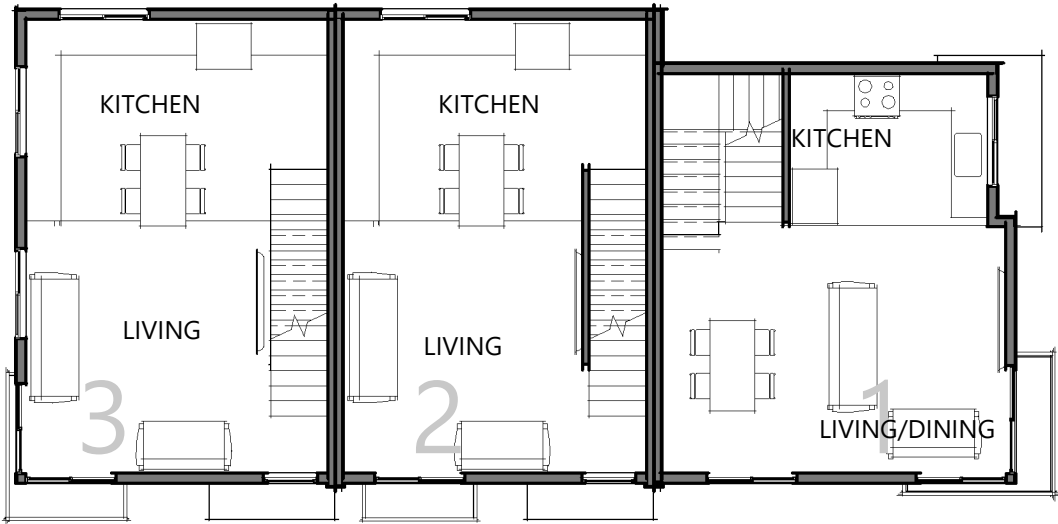
DUPLEX - EAST



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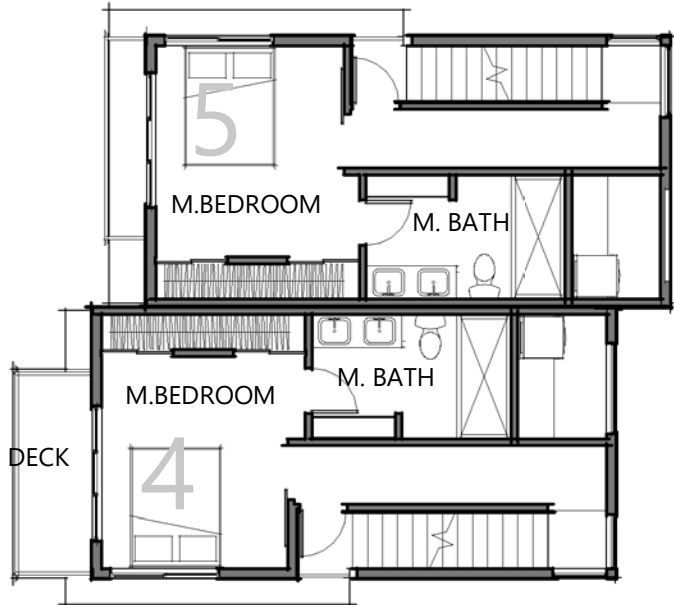
LEVEL 2  
3/32" = 1'-0"



LEVEL 1  
3/32" = 1'-0"

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LEVEL 4  
3/32" = 1'-0"



LEVEL 3  
3/32" = 1'-0"

