

Streamlined Design Review (SDR)

## 5201 SAND POINT PLACE NE

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**Project #:** #3040208-EG

**Applicant Team:** Blackwood Acquisitions, LLC.  
*Developer*

b9 architects  
*Architect*

Roof of Design  
*Landscape Architect*



January 06, 2023

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# TABLE OF CONTENTS

<b>OBJECTIVES</b>	<b>04</b>
EARLY PUBLIC OUTREACH SUMMARY	05
<b>CONTEXT ANALYSIS</b>	<b>06</b>
ZONING SUMMARY	06
SITE OPPORTUNITIES & CONSTRAINTS	08
ADJACENT USES	08
EXISTING CONDITIONS	09
NEIGHBORHOOD ANALYSIS	10
SITE SURVEY	12
ARBORIST REPORT	13
<b>CONCEPT DEVELOPMENT</b>	<b>14</b>
<b>ARCHITECTURAL CONCEPT</b>	<b>19</b>
SITE PLANS AND SECTION	19
FLOOR PLANS	21
RENDERINGS	24
ELEVATIONS	29
LANDSCAPE PLAN	35
<b>DESIGN GUIDELINES</b>	<b>37</b>
<b>COMPLETED WORK</b>	<b>40</b>

SITE MAP



Sand Point Way NE

Sand Point Pl NE

44th Ave NE

45th Ave Ne

OBJECTIVES

Construct three 3-story single-family dwellings and a three story duplex townhouse structure, surface parking to be provided with a combination of surface parking and parking in private garages.

Gross Floor Area	10,739 sf
Number of Townhouses	2
Number of Single Family Homes	3
Number of Parking Spaces	5
Number of Long-term Bike Parking Spaces	5
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 5201 Sand Point Place NE, b9 architects conducted and completed the Early Community Outreach requirements. Outreach included posters displayed on Sand Point area utility poles posted on November 29, 2022. It also included an interactive project website, and a digital survey available online. We received no comment from the public.

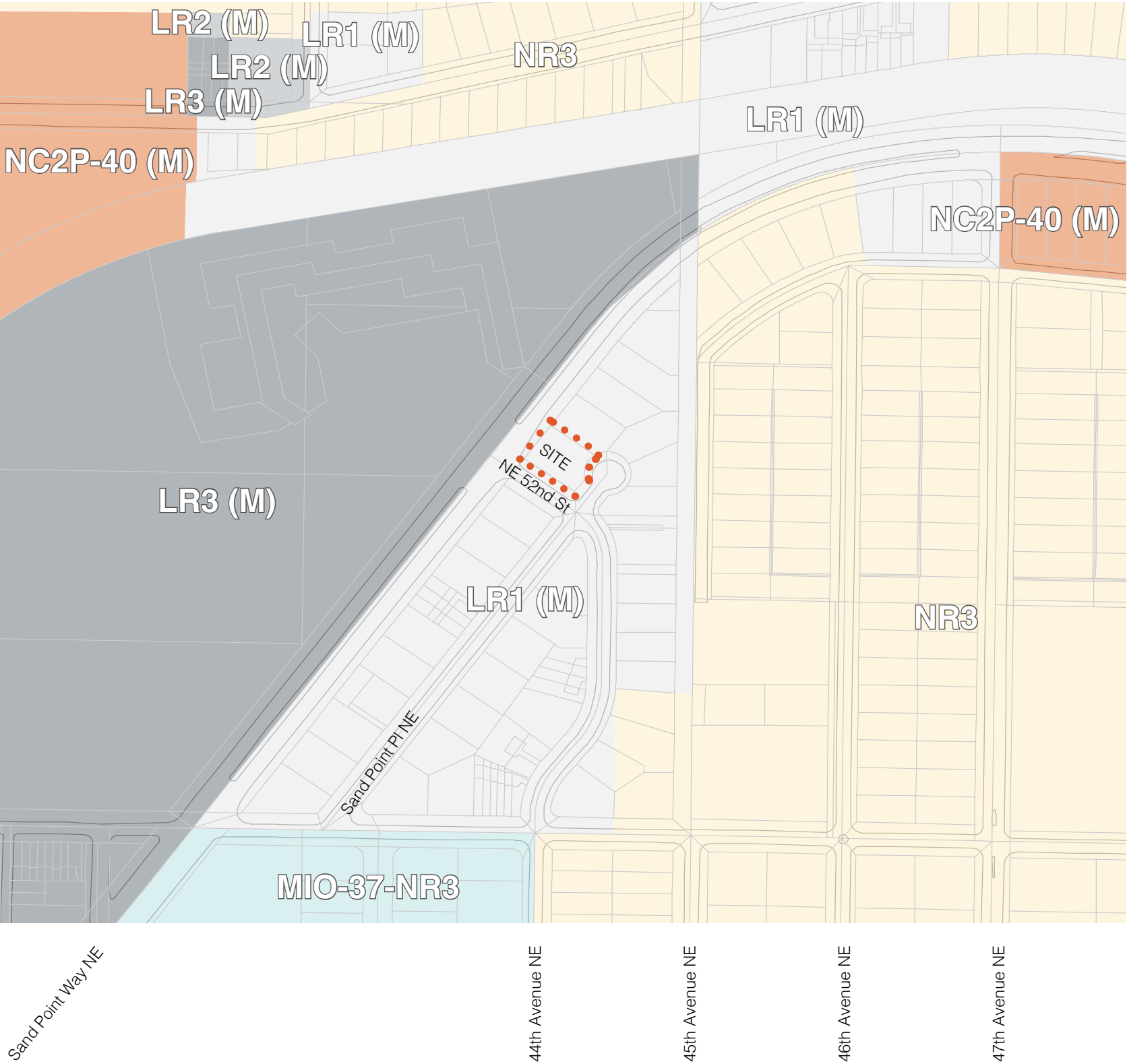
Per the SDCI Director's Rule 4-2018/DON Director's Rule 1-2018 VI.E.- Documentation: Early Design Guidance

Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final SDR packet. While a 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 10 posters placed in neighborhood landmarks, community and utility poles	November 29, 2022	<ul style="list-style-type: none"><li>• None received</li></ul>
②	Digital Outreach Interactive project webpage	November 10, 2022	<ul style="list-style-type: none"><li>• None received</li></ul>
③	Digital Outreach Internet survey	November 10, 2022	<ul style="list-style-type: none"><li>• None received</li></ul>
④	Additional documentation of submissions Blog Post	October 11, 2022	<ul style="list-style-type: none"><li>• None received</li></ul>

ZONING ANALYSIS

This site is located in an LR1 and does not directly abut any other zones.



ADDRESS

5201 Sand Point Place NE

PARCEL #

039450-0115

LEGAL DESCRIPTION

LOT 1, BLOCK 3, OF ALBERT BALCH'S BALCHWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 60 OF PLATS, PAGES 70 AND 71, IN KING COUNTY, WASHINGTON.

LOT SIZE

7,338 SQ FT (0.17 acre(s))

ZONE

LR1 (M)

URBAN VILLAGE OVERLAY

NA



# ZONING SUMMARY

**23.45.504 PERMITTED USES:**

- Residential use permitted outright

**23.45.510 FLOOR AREA RATIO:**

- 1.3 for LR1 zones
- The total amount of outdoor amenity area is equal to at least 25% of the lot area;
- The outdoor amenity area is located at ground level or within 4'-0" of finished grade

**23.45.512 DENSITY LIMITS:**

- Shall not exceed 1 dweling unit / 1,300 SF of lot area
- Per lot area (7,831 SF) 6 units allowed

**23.45.514 STRUCTURE HEIGHT:**

- 30' for rowhouse and townhouse developments in LR1 zones
- In LR zones, the high side(s) of a shed or butterfly roof may extend 3 feet above the height limits set in Table A for.23.45.514, provided that the low side(s) of the shed or butterfly roof are no higher than the height limit (see Exhibit A for 23.45.514) If the height limit exception in subsection 23 45,514.F is not used.
- Roofs enclosed by a parapet. Roof surfaces that are completely surrounded by a parapet may exceed the applicable height limit to allow for a slope, provided that the height of the highest elevation of the roof surface does not exceed 75 percent of the parapet height, and provided that the lowest elevation of the roof surface is no higher than the applicable height limit. See Exhibit B for 23 45.514
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roots of principal structures may extend 4 feet above the maximum height limit set in subsections 23.45.514.A, 23.45.514.B, and 23.45.514.F.
- In LR zones, the following rooftop features may extend 10 feet above the height limit set in subsections 23.45 514.A and 23.45.514.F, it the combined total coverage of all features in subsections 23.45.514.J.4.a through 23.45.514 J.4./ does not exceed 15 percent of the roof area (or 20 percent of the roof area if the total includes screened mechanical equipment): a.Stair penthouses, except as provided in subsection 23.45.514.1.6;

**23.45.518 SETBACKS AND SEPARATIONS:**

- Front- 5 feet minimum, 7 feet average
- Rear- 7 feet minimum average, 5 feet minimum
- Side less than 40 feet- 5 feet minimum
- Side more than 40 feet- 7 feet average; 5 feet minimum
- Separations - 10 feet minimum separation between principal structures

**23.45.522 AMENITY AREA:**

- The required amenity area in LR1 zones is equal to 25 percent of the lot area.
- A minimum of 50% of the required amenity area shall be provided at ground level.
- All units shall have access to a common or private amenity area.
- 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: 60 feet for townhouse developments in LR1 lots.
- 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

**23.54.034 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 uses proposed to be located on separate platted lots, for which each dwelling unit will be billed separately for utilities, shall provide one storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet.

**23.54.015.K BICYCLE PARKING:**

- Long Term Parking Requirement : 1 Per Dwelling Unit
- Short Term Parking Requirement : 1 Per 20 Dwelling Units.
- 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.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking. The Director, as a Type I decision, may allow long-term bicycle parking for rowhouse and townhouse development to be accessed by stairs with more than five steps, if the slope of the lot makes access with five or fewer steps infeasible.
- Provide full weather protection for all required long-term bicycle parking

ADJACENT USES



Proposed Developments in Proximity to the Site

Address	Proposal	Address	Proposal
① 4402 NE 50th Street	6 Rowhouses	⑤ 5042 Sand Point Pl NE	2 3-Story Singe Family houses
② 5122 45th Ave NE	Single Family ADU	⑥ 5021 Sand Point Pl NE	5 Rowhouses
③ 4270 NE 50th Street	6 Rowhouses	⑦ 5022 Sand Point Pl NE	Triplex
④ 4608 NE 54th Street	6 Rowhouses	⑧ 5047 44th Ave NE	Two 2-Unit Townhouse Structures & One Single Family Structure

SITE OPPORTUNITIES & CONSTRAINTS





# EXISTING CONDITIONS

- 5201 Sand Point Place NE is located at the corner of Sand Point Place NE, NE 52nd Street and Sand Point Way NE. Sand Point Place NE terminates just north of the site in a cul de sac. The immediate surroundings are a mix of single-family homes, small apartment structures from the 1960s and recent townhouses.
- As noted by the arborist report there are no exceptional trees on site. The existing site trees will be removed and replaced with a robust landscape design.
- Nearby sites have undergone development recently, with some of them being completed in the last year. This portion of the neighborhood is continuing to evolve.



1 View facing East looking at site



2 View facing South looking at site



1



3 View facing North looking at site



4 View facing West looking at site



# NEIGHBORHOOD ANALYSIS

- The Sandpoint neighborhood of Seattle, prior to modern development, was home to two Duwamish tribe longhouses. As Seattle began growing, Sandpoint was largely left untouched with the exception of a small airfield which later transitioned into an army and naval base. The base closed in 1970 and converted to Sand Point Park, rena med a few years later as Magnuson Park.
- Prior to and after the upzone through the city of Seattle's Mandatory Housing Affordability legislation, the site's zone was LR1. After the upzone, it received the additional MHA designation of "M". Along 44th Avenue NE and Sand Point Place NE are a mix of small lowrise apartment structures, single family houses, and more recently, a number of the lots have been developed as townhouses and rowhouses. Just southwest of the site are various recent townhouse developments, built in the late 2010's and 2020's.
- This site is well served by bus lines, including along the nearby the site Sand Point Way NE, a principal arterial, with bus stops for the #75 offering connections to Northgate, Lake City, Sand Point and University District. The site is a block from the Burke-Gilman Playground Park and also less than two blocks to the 27-mile Burke-Gilman trail, which connects from Shilshole Bay to the city of Bothell.
- The intersection of 44th Avenue NE and Sand Point Way NE is located one block northwest of the site. Sand Point Way NE is a principal arterial that connects south to University District and Laurelhurst and north to other parts of Sand Point, Wedgewood and Lake City. The site is close to Seattle Children's Hospital.



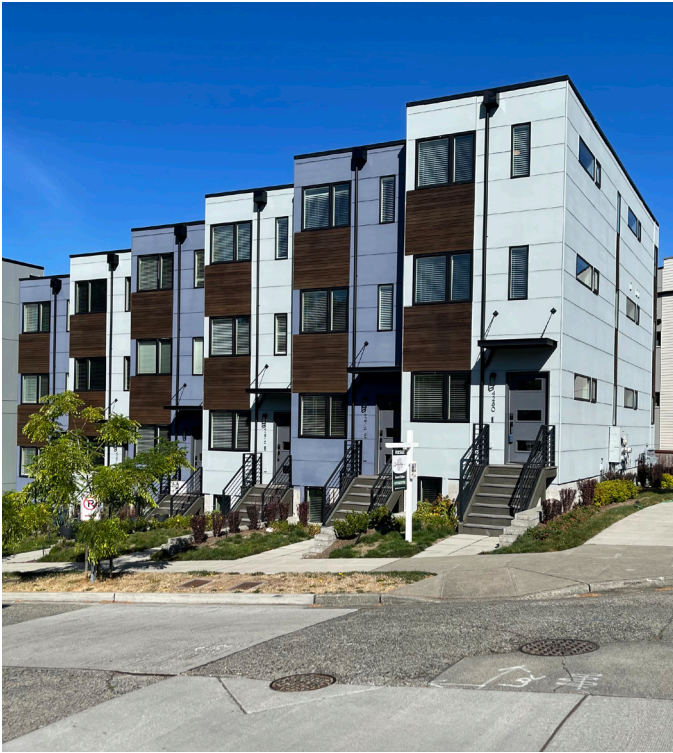
1 Townhouses at Sand Point Pl NE



2 Apartments on Sand Point Pl NE and



3 Townhouses on 44th Ave NE



4 Rowhouses at 44th Avenue NW and NE 50th St





5 Burke Gilman Park on Sand Point Way NE



6 Single Family house on 46th Ave NE



7 Single Family house on 46th Ave NE



8 Single Family house on 46th Ave NE



9 The Children's Center At Burke Gilman Gardens



10 Rowhouses on Sand Point PI NE



11 Townhouses on Sand Point PI NE



12 Rowhouses on NE 50th St



SITE SURVEY

ADDRESS

5201 SAND POINT PLACE NE

PARCEL #

0394500115

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED  
RECORDING # 20050715002832)  
LOT 1, BLOCK 3, OF ALBERT BALCH'S  
BALCHWOOD, ACCORDING TO THE PLAT  
THEREOF, RECORDED IN VOLUME 60 OF  
PLATS, PAGES 70 AND 71, IN KING COUNTY,  
WASHINGTON.

LOT SIZE

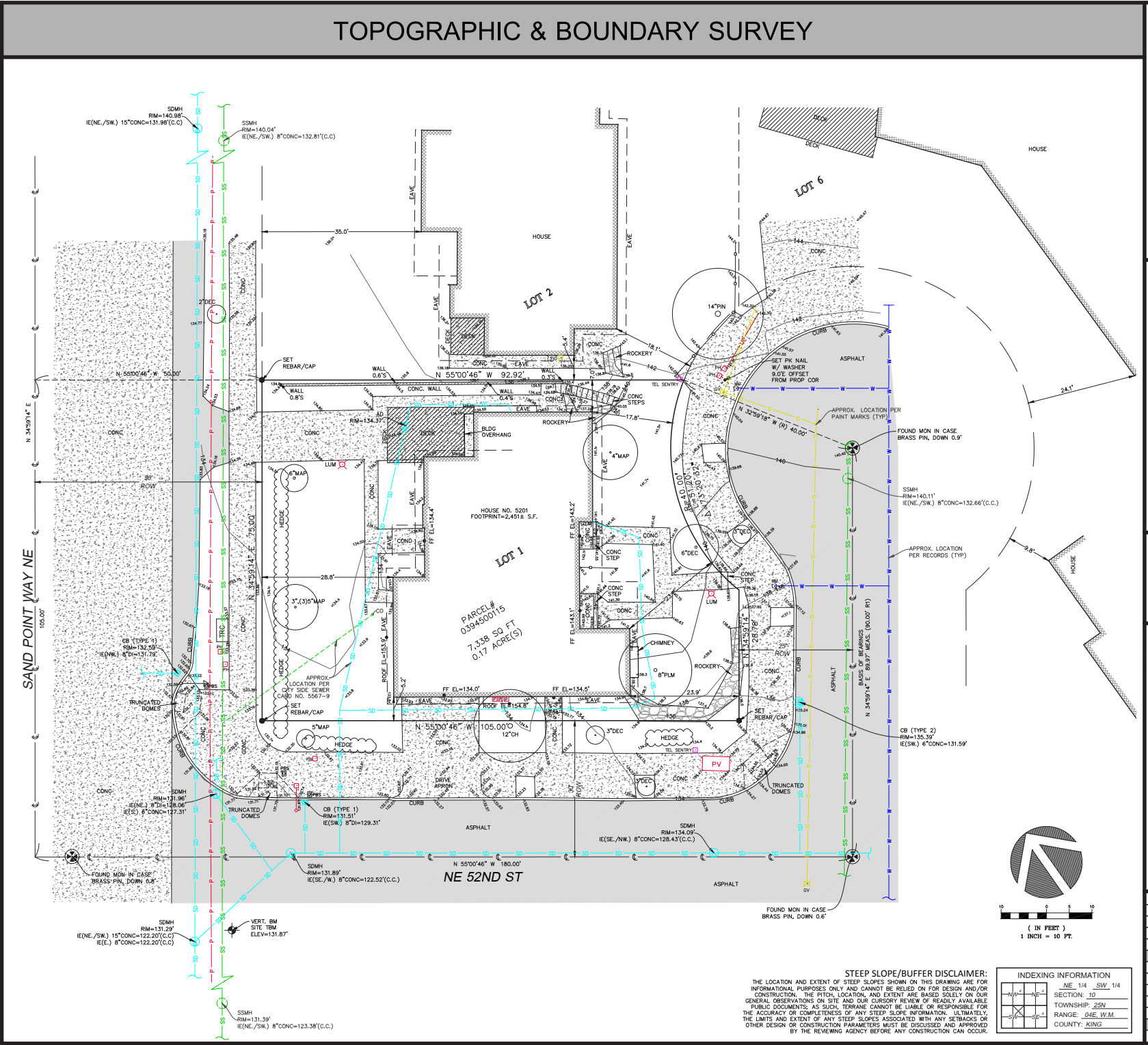
7,338 SF


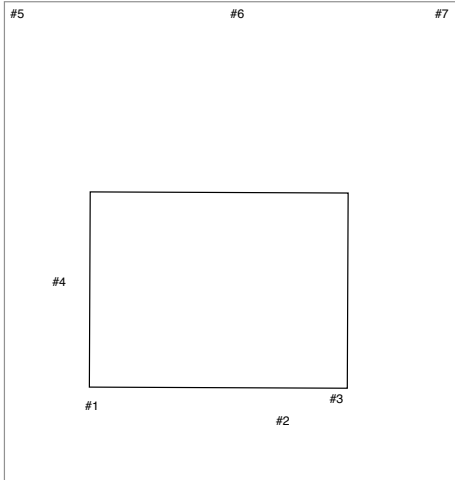
ZONE

LR1 (M1)

URBAN VILLAGE OVERLAY

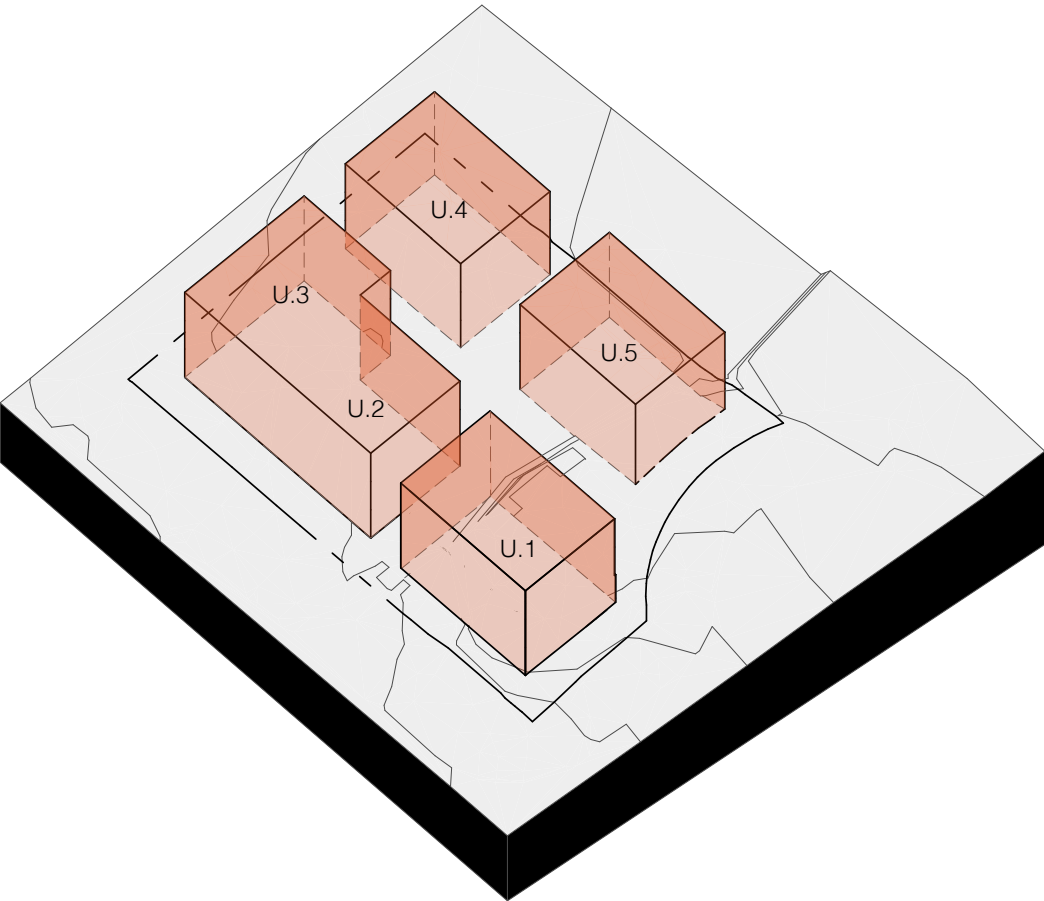
N/A



<div><div><div>SHOFFNER CONSULTING</div><div>1015 Tenth St. Mukilteo, WA 98275 Mobile:(206)755-9407 tony@tonyshoffner.com</div></div><div>June 16, 2022</div><div>Lana Ward Blackwood Builders Group 15620 Hwy 99 Suite 11 Lynnwood, WA 98067</div><div>RE: Tree Inventory - 5201 Sand Point Pl. NE Seattle, WA.</div><div>Lana:</div><div>This report is provided to address the recent inventory I conducted of the trees on the properties and just off-site with drip lines that spread onto the property at the address of 5201 Sand Point Pl. NE in the City of Seattle, WA. Please see the accompanying Tree Inventory Map for the approximate locations of the inventoried trees.</div><div>The City of Seattle's regulations of trees on private property are provided in DPD Director's Rule 16-2008 and SMC 25.11 and were referenced for preparation of this report.</div><div><div>1.0 Professional Experience and Credentials</div><div>Following is a summarization of my experience and credentials as a consulting arborist:</div><div><div><div>• Master of Science in Urban Horticulture from Center for Urban Horticulture, University of Washington, 1996. Focus of study and thesis was nursery production of Pacific madrone (<i>Arbutus menziesii</i>) and establishment into a natural/urban ecosystem.</div><div>• ISA Certified Arborist since 1996.</div><div>• Tree Risk Assessment Qualified since 2012.</div><div>• Consulting arborist, 1996-present.</div><div>• Wetland Biologist, 1996-1998</div><div>• Other related experience: City of Everett Urban Forestry, summers 1989-1992; Natural Resource Management staff and Bellevue Botanical Garden staff, City of Bellevue, 1996-1997.</div></div></div><div><div>2.0 Site Conditions and Proposed Development</div><div>The property is located in the Laurelhurst neighborhood and is developed with a multi-family residence. Proposed development of the property is to remove the existing building and redevelop the lot with new residences.</div></div><div><div>3.0 Tree Inventory - Methods and Results</div><div>I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods</div></div></div></div>	<div>specified in the ISA Tree Risk Assessment Manual and on nearly 22 years experience conducting such evaluations.</div> <div>The investigations involved the gathering of the following information:</div> <div><div><div>• Tree species</div><div>• Trunk diameter</div><div>• Crown spread diameter</div><div>• Location factors</div><div>• Health and condition notes (general level of vigor, defects, disease or pest problems)</div></div></div> <div>The City of Seattle tree regulations for trees on private properties are specified in Director's Rule 16-2008 and SMC 25.11 and are used to determine which trees meet the minimum criteria to be classified as exceptional and how exceptional trees are required to be protected through development.</div> <div>There are seven trees on the property, none just off-site nor within the right-of-way. The column CSD is crown spread diameter. The exact location of the trees is not known without a survey. Following is the information on the trees.</div> <div><table><tr><th>#</th><th>Species</th><th>Dbh</th><th>CSD</th><th>Condition and Status</th></tr><tr><td>1</td><td>Thundercloud plum (<i>Prunus cerasifera</i> 'Thundercloud')</td><td>10"</td><td>18'</td><td>Good condition and health. Multi-trunked. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.</td></tr><tr><td>2</td><td>Flowering dogwood (<i>Cornus kousa</i>)</td><td>6"</td><td>14'</td><td>Good condition and health. Multi-trunked. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.</td></tr><tr><td>3</td><td>Japanese maple (<i>Acer japonica</i>)</td><td>5"</td><td>14'</td><td>Good condition and health. Multi-trunked. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.</td></tr><tr><td>4</td><td>Flowering cherry (<i>Prunus serrulata</i>)</td><td>12"</td><td>28'</td><td>Good condition and health. Multi-trunked. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.</td></tr><tr><td>5</td><td>Vine maple (<i>Acer circinatum</i>)</td><td>5.5"</td><td>6'</td><td>Fair condition, good health. Sheared to be a shrub. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.</td></tr><tr><td>6</td><td>Vine maple (<i>Acer circinatum</i>)</td><td>7.5"</td><td>6'</td><td>Fair condition, good health. Sheared to be a shrub. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.</td></tr><tr><td>7</td><td>Vine maple (<i>Acer circinatum</i>)</td><td>5.5"</td><td>6'</td><td>Fair condition, good health. Sheared to be a shrub. 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Not required to be retained or protected.	5	Vine maple ( <i>Acer circinatum</i> )	5.5"	6'	Fair condition, good health. Sheared to be a shrub. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.	6	Vine maple ( <i>Acer circinatum</i> )	7.5"	6'	Fair condition, good health. Sheared to be a shrub. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.	7	Vine maple ( <i>Acer circinatum</i> )	5.5"	6'	Fair condition, good health. Sheared to be a shrub. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.	<div><div>3.0 Tree Retention and Protection Required</div><div>The City of Seattle's exceptional tree designation specifications and protection measures are provided in the Director's Rule 16-2008 and SMC 25.11. No trees on the property meet the threshold diameter to be classified as exceptional, therefore, no tree retention or protection is required.</div></div> <div><div>4.0 Use of This Report and Limitations</div><div>This report is provided to Blackwood Builders Group to address the City of Seattle's requirements for tree inventories for developing lots for the property at the address of 5201 Sand Point Pl. NE in the City of Seattle, WA. This report addresses only trees on this property and just off-site. There is no guarantee that retained trees will survive through construction, and as trees are dynamic and their conditions can change rapidly due to environmental changes, Shoffner Consulting cannot be held liable for the failure of any retained trees.</div></div> <div>Cordially,</div> <div></div> <div>Tony Shoffner ISA Certified Arborist #PN-0909A, TRAQ</div>	<div><div>TREE INVENTORY MAP</div><div>5201 Sand Point Pl. NE Seattle</div><div>Blackwood Builder's Group</div></div> <div><div>N</div><div>NTS</div><div>Locations are approximate</div></div> <div></div> <div>Sand Point Pl. NE</div>
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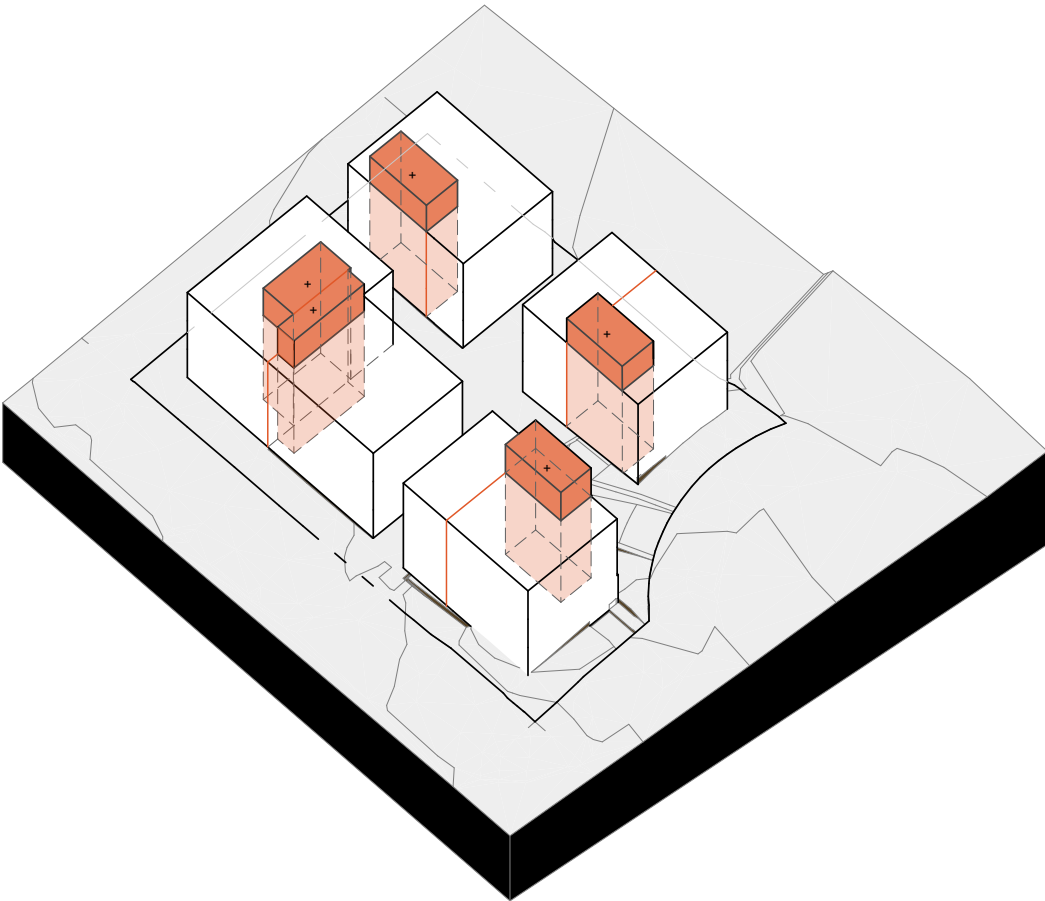


CONCEPT DEVELOPMENT



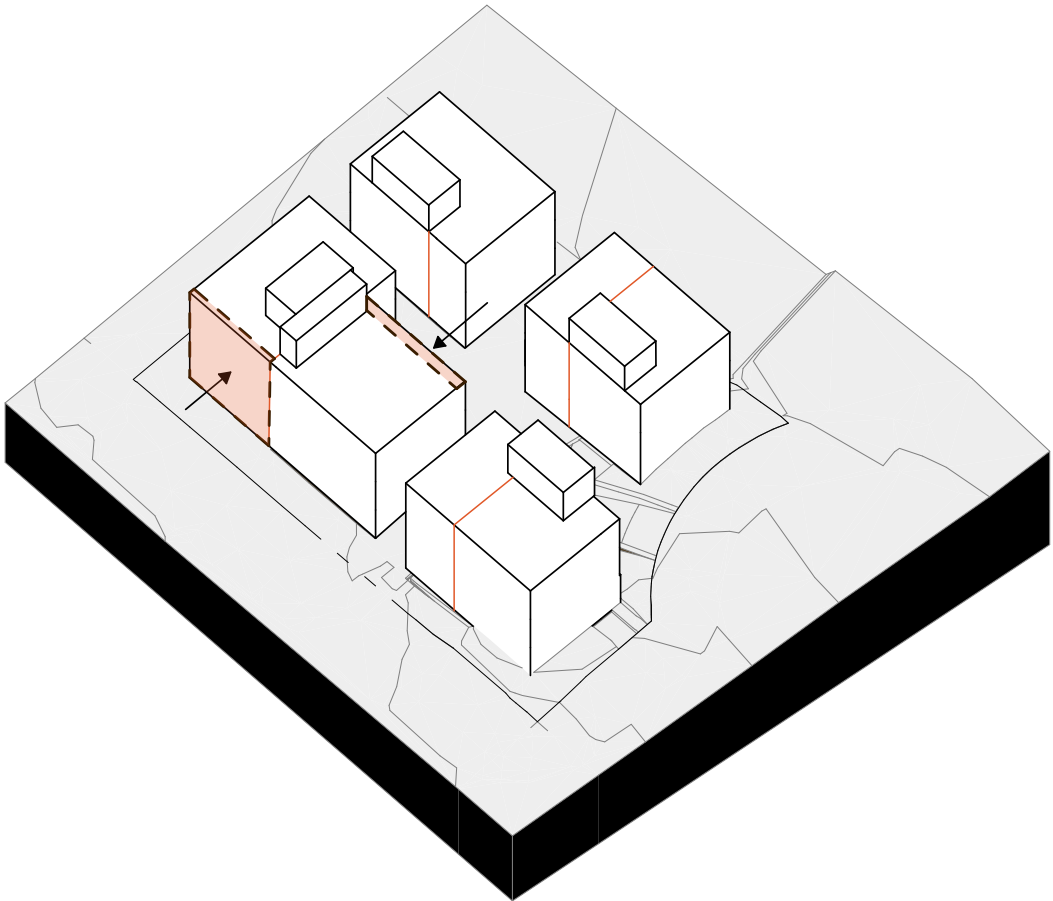
1. GENERAL MASSING - LOOKING NORTH

Massing provides three story dwellings consistent with the surroundings. The structures are organized to allow for natural light to reach unit interiors and adjacent sites.



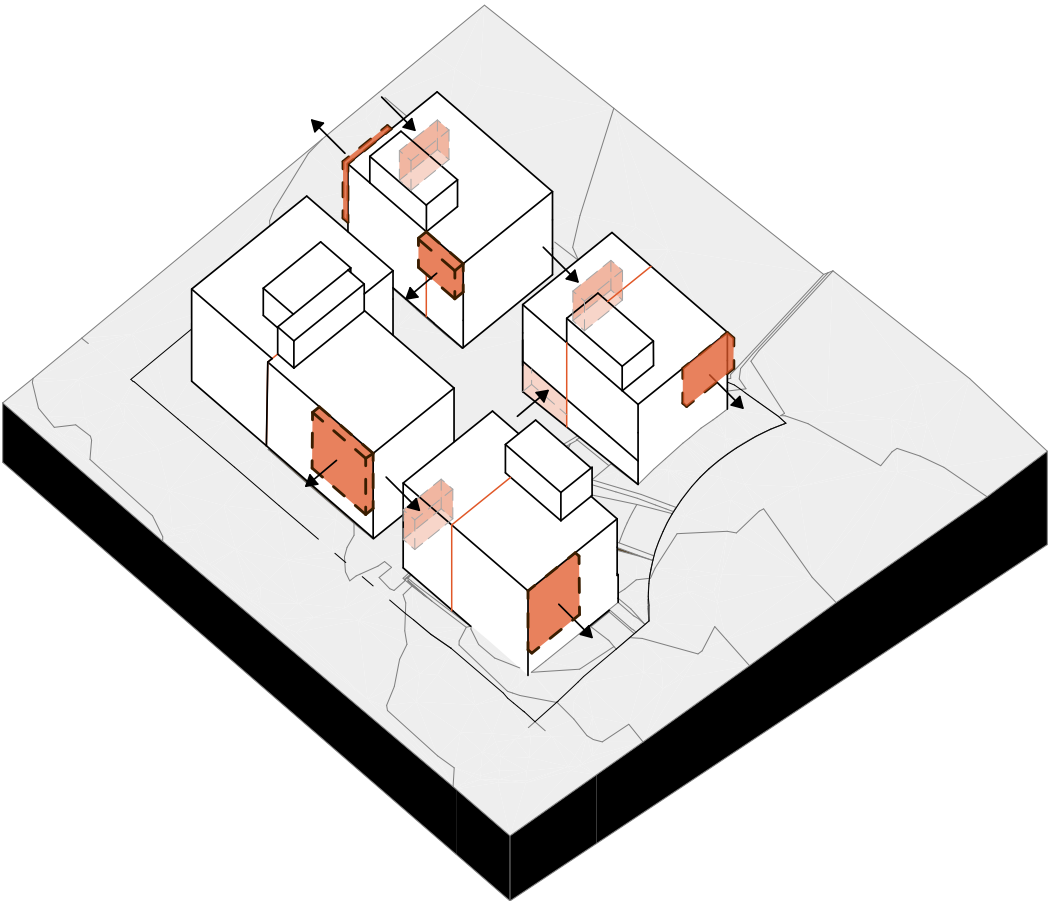
2. ROOFTOP ACTIVATION - LOOKING NORTH

Massing extends to provide private stair penthouses to connect to the private roof deck amenity space, providing additional usable exterior space. All stair penthouses are located at the center of the site to minimize impact on adjacent sites and structures.



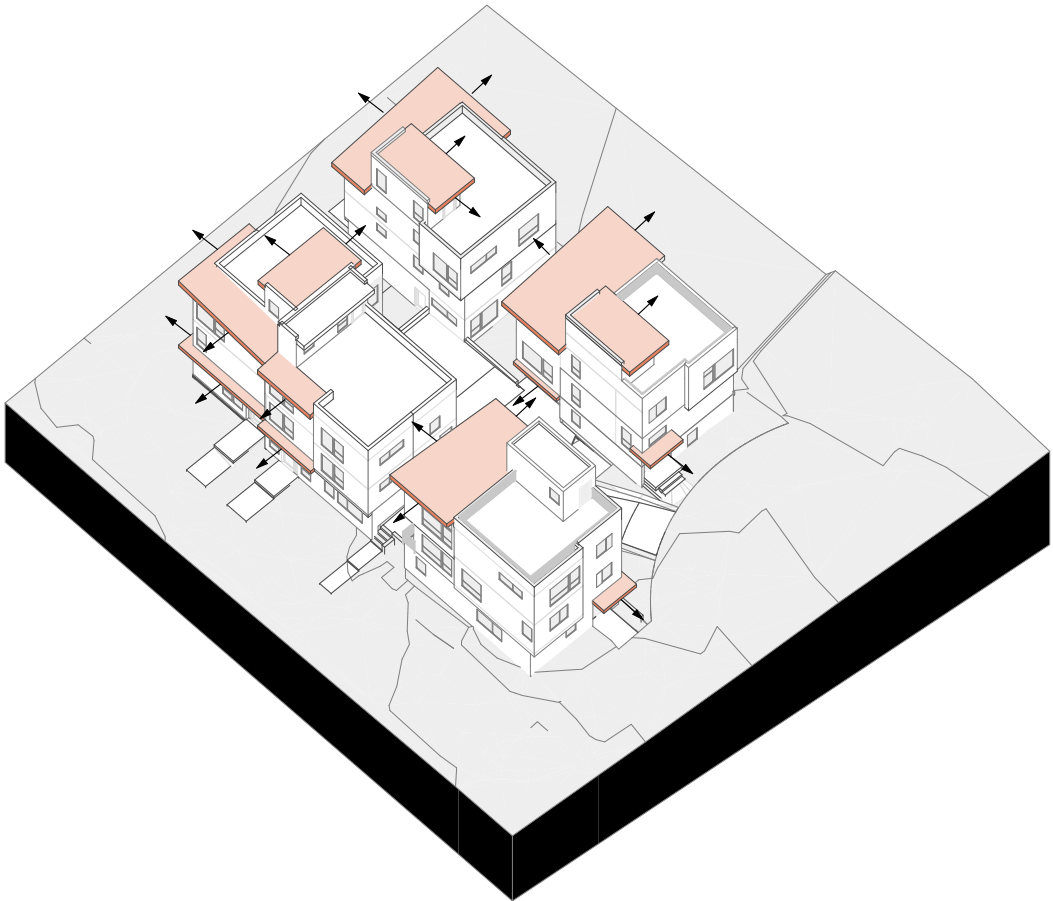
3. RELIEF OF MASSING - LOOKING NORTH

The corner structure contains two attached dwellings, shifted along their shared wall. This creates relief at the street facade and internal to the site while articulating the individual dwellings more clearly.



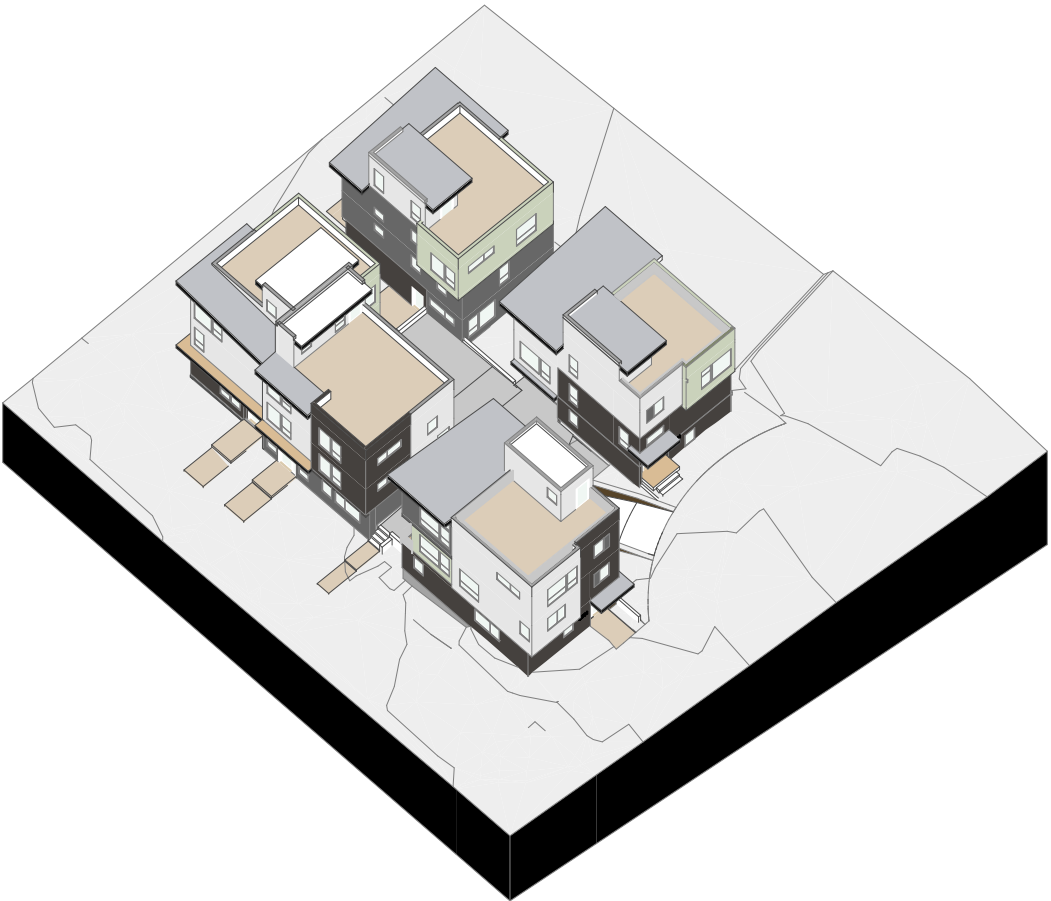
4. MODULATION OF VOLUMES - LOOKING NORTH

Volumes are recessed and projected to enhance interior living spaces and provide texture and depth along all project facades.



5. SHED ROOFS AND WEATHER PROTECTION - LOOKING NORTH

Planar elements articulate residential roof shapes, entries and add character and depth to the three story volumes providing visual relief, weather protection, and enhanced wayfinding.



6. FINAL CONCEPT - LOOKING NORTH

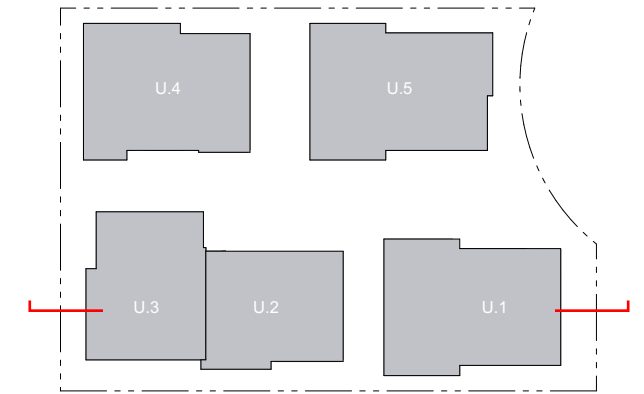
Volumes convey different material languages to enhance visual variation and volume hierarchy.



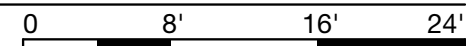


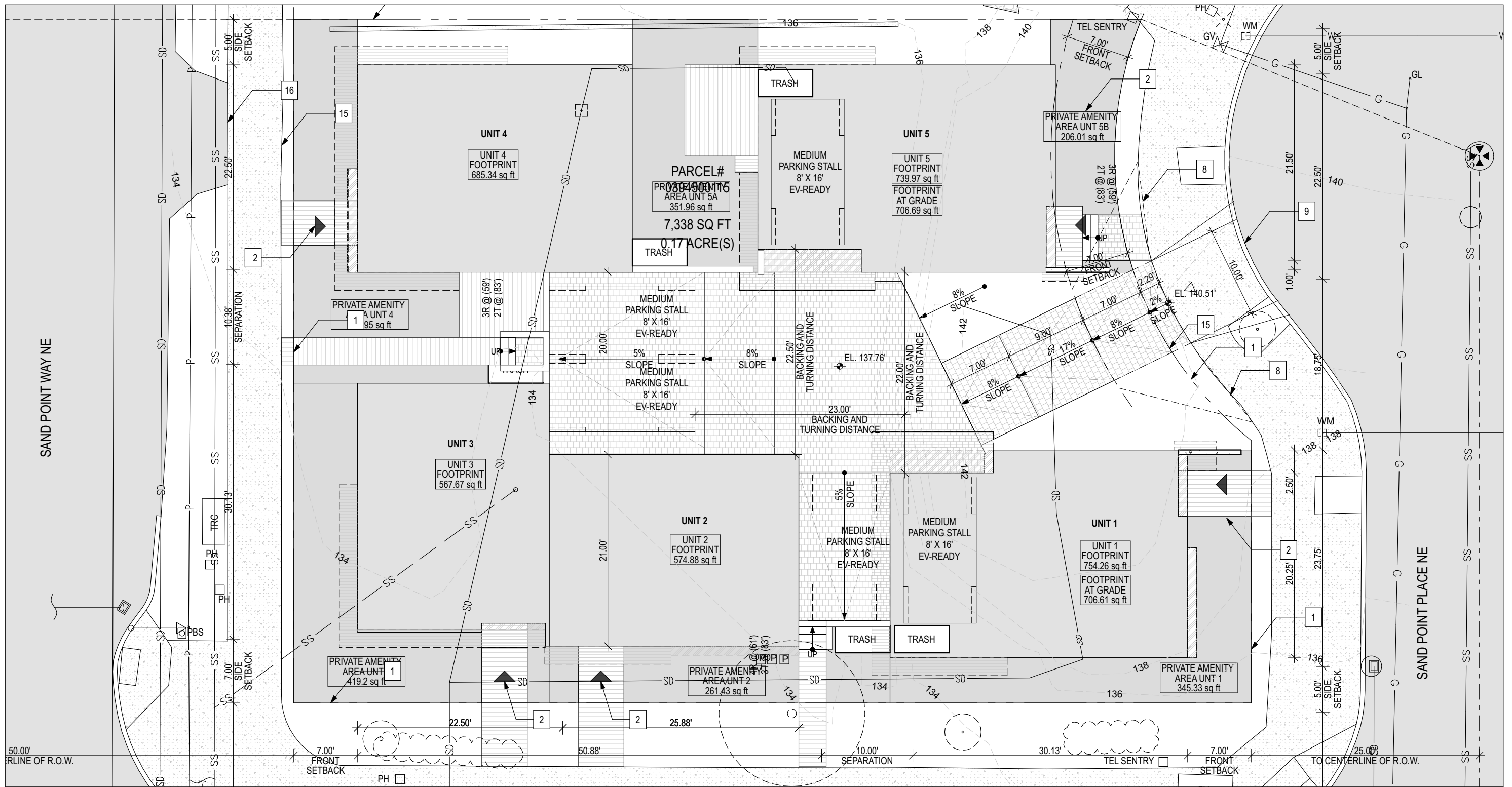
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## SITE PLANS AND SECTION

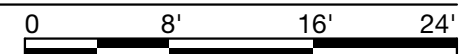


1 LONGITUDINAL SECTION THROUGH UNITS 1-3  
SCALE: 3/32" = 1'-0"



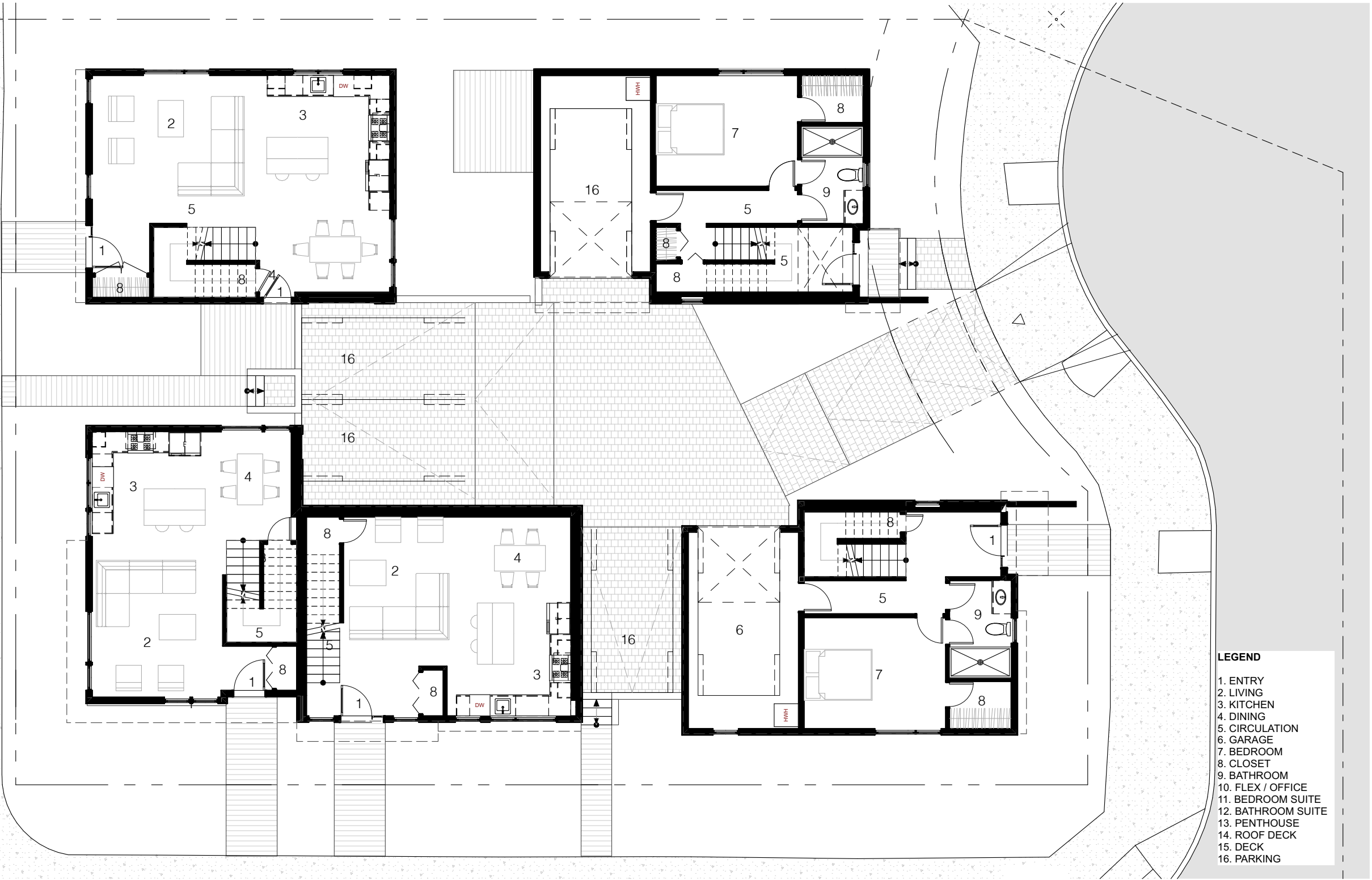


1 PLOT PLAN  
SCALE: 3/32" = 1'-0"



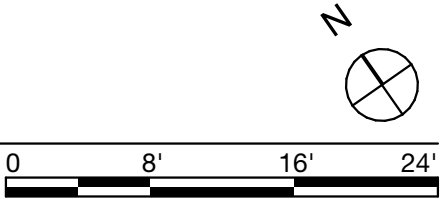


FLOOR PLANS



- LEGEND**
- 1. ENTRY
  - 2. LIVING
  - 3. KITCHEN
  - 4. DINING
  - 5. CIRCULATION
  - 6. GARAGE
  - 7. BEDROOM
  - 8. CLOSET
  - 9. BATHROOM
  - 10. FLEX / OFFICE
  - 11. BEDROOM SUITE
  - 12. BATHROOM SUITE
  - 13. PENTHOUSE
  - 14. ROOF DECK
  - 15. DECK
  - 16. PARKING

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





- LEGEND**
- 1. ENTRY
  - 2. LIVING
  - 3. KITCHEN
  - 4. DINING
  - 5. CIRCULATION
  - 6. GARAGE
  - 7. BEDROOM
  - 8. CLOSET
  - 9. BATHROOM
  - 10. FLEX / OFFICE
  - 11. BEDROOM SUITE
  - 12. BATHROOM SUITE
  - 13. PENTHOUSE
  - 14. ROOF DECK
  - 15. DECK
  - 16. PARKING



# 1 SECOND FLOOR PLAN

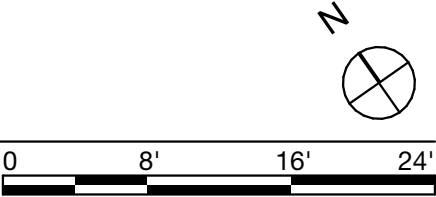
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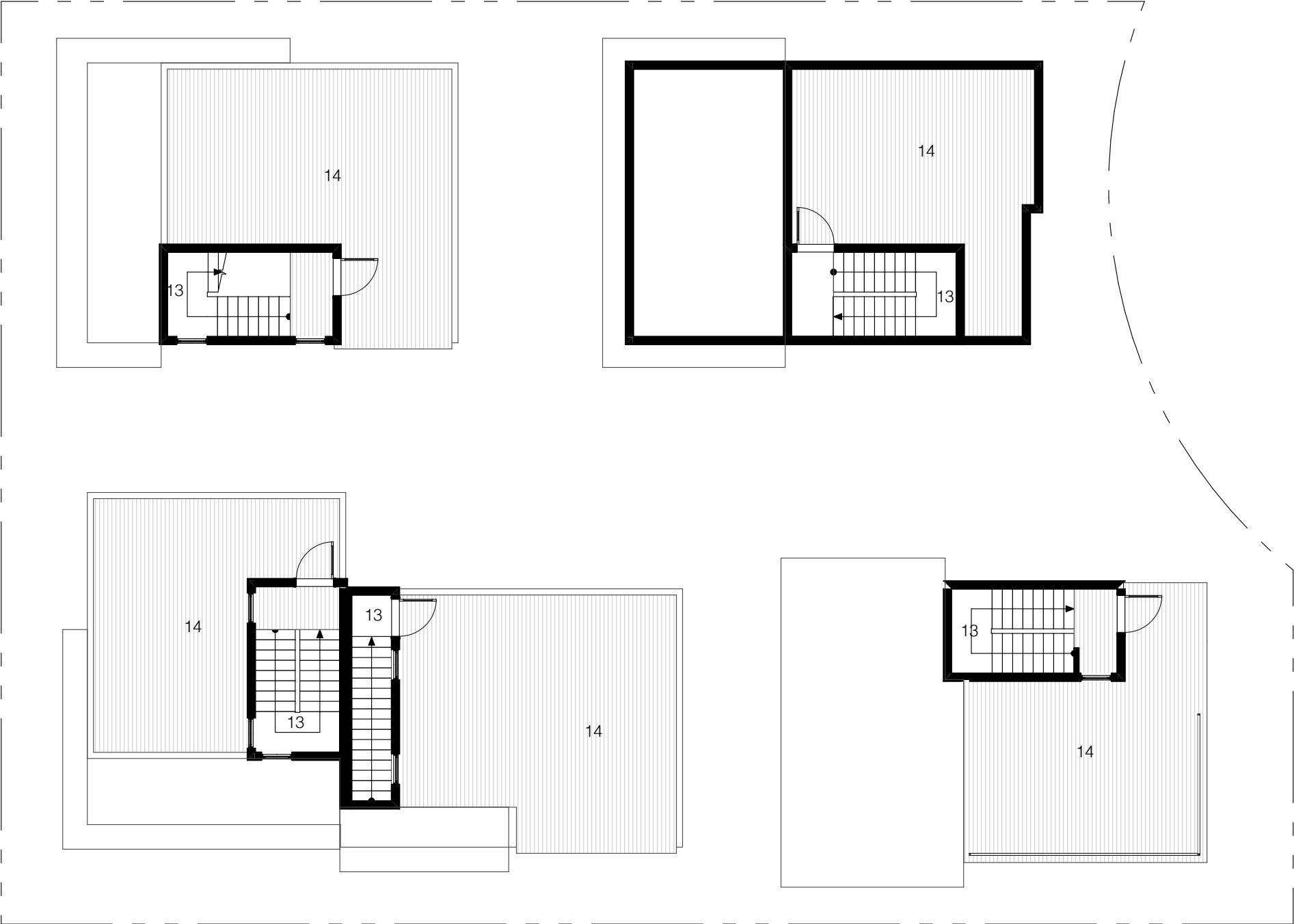




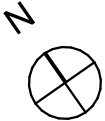
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- 1. ENTRY
  - 2. LIVING
  - 3. KITCHEN
  - 4. DINING
  - 5. CIRCULATION
  - 6. GARAGE
  - 7. BEDROOM
  - 8. CLOSET
  - 9. BATHROOM
  - 10. FLEX / OFFICE
  - 11. BEDROOM SUITE
  - 12. BATHROOM SUITE
  - 13. PENTHOUSE
  - 14. ROOF DECK
  - 15. DECK
  - 16. PARKING

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





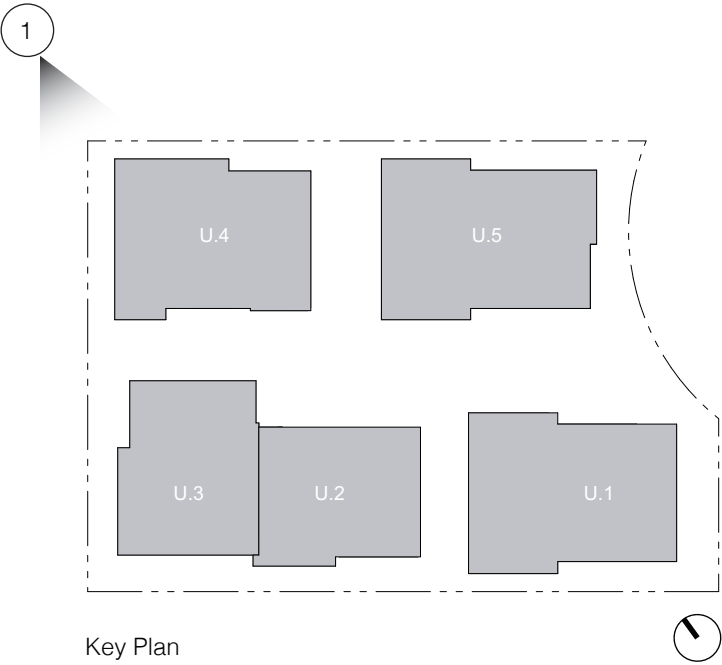
- LEGEND**
- 1. ENTRY
  - 2. LIVING
  - 3. KITCHEN
  - 4. DINING
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  - 14. ROOF DECK
  - 15. DECK
  - 16. PARKING



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

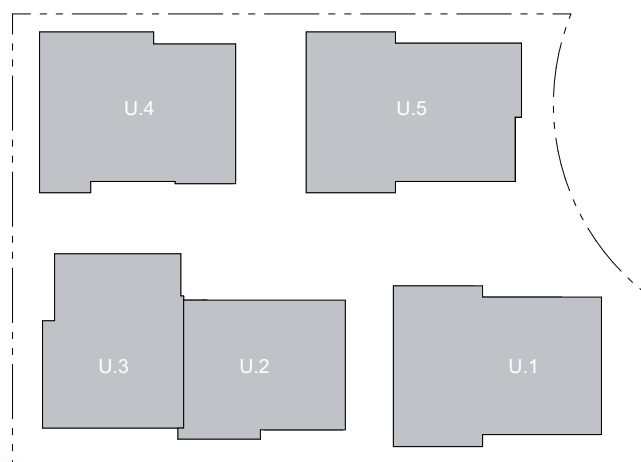


RENDERINGS



1. View from Sand Point Way NE Looking South



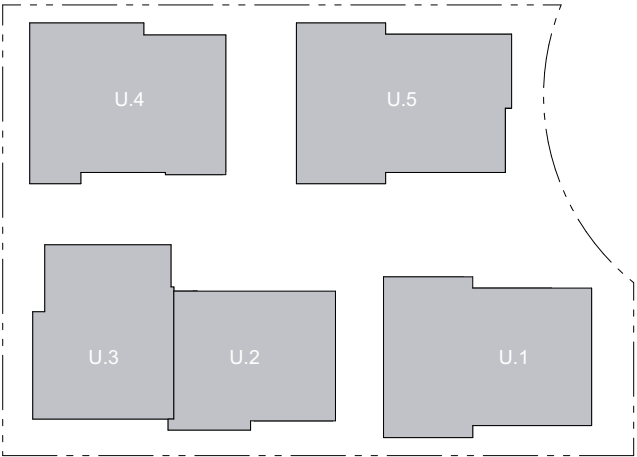


Key Plan





RENDERINGS



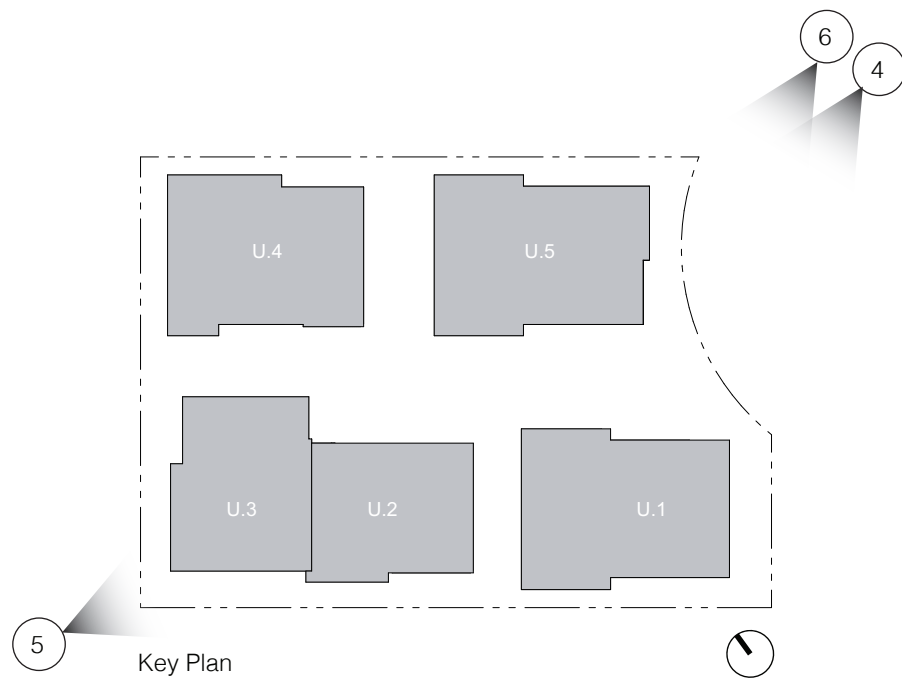
Key Plan



3. View from Sand Point Place NE Looking North



# RENDERINGS



4. View from Sand Point Place NE Looking West



AERIAL VIEWS



5. Aerial View from Sand Point Place NE looking to the East



6. Aerial View from Sand Point Place NE looking to the West



ELEVATIONS


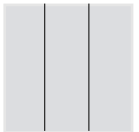
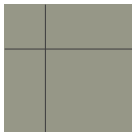


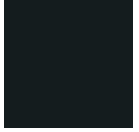


1 UNITS 1-3 - NORTH RENDERED ELEVATION  
SCALE: 1/8" = 1'-0"

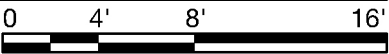




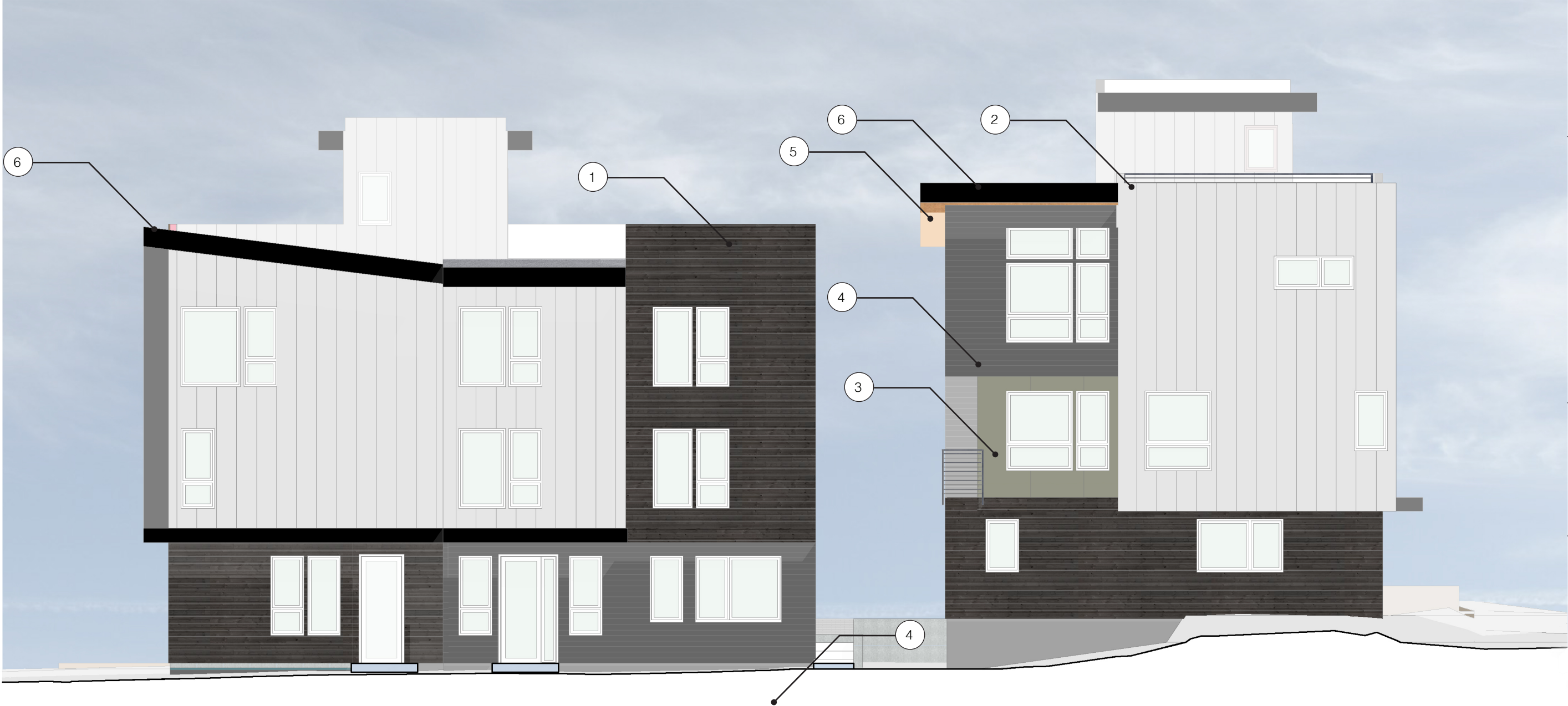


- 1  **DARK-STAINED CEDAR**  
STAIN S1
- 2  **2'X8' FIBER-CEMENT PANEL**  
SW #7064  
PASSIVE OR SIM.
- 3  **4'X8' FIBER-CEMENT PANEL**  
SW # 9130  
EVERGREEN FOG
- 4  **5" LAP SIDING**  
SW #7069  
IRON ORE OR SIM.
- 5  **4'X8' FIBER-CEMENT PANEL**  
SW #6697  
NUGGET GOLDEN OR SIM.
- 6  **BLACK METAL FEATURES**  
MATTE BLACK

1 **UNITS 1 & 5 - EAST RENDERED ELEVATION**  
SCALE: 1/8" = 1'-0"



ELEVATIONS


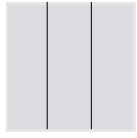
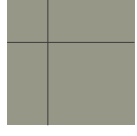


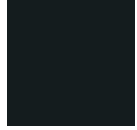


1 UNITS 1-3 - SOUTH RENDERED ELEVATION  
SCALE: 1/8" = 1'-0"

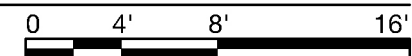




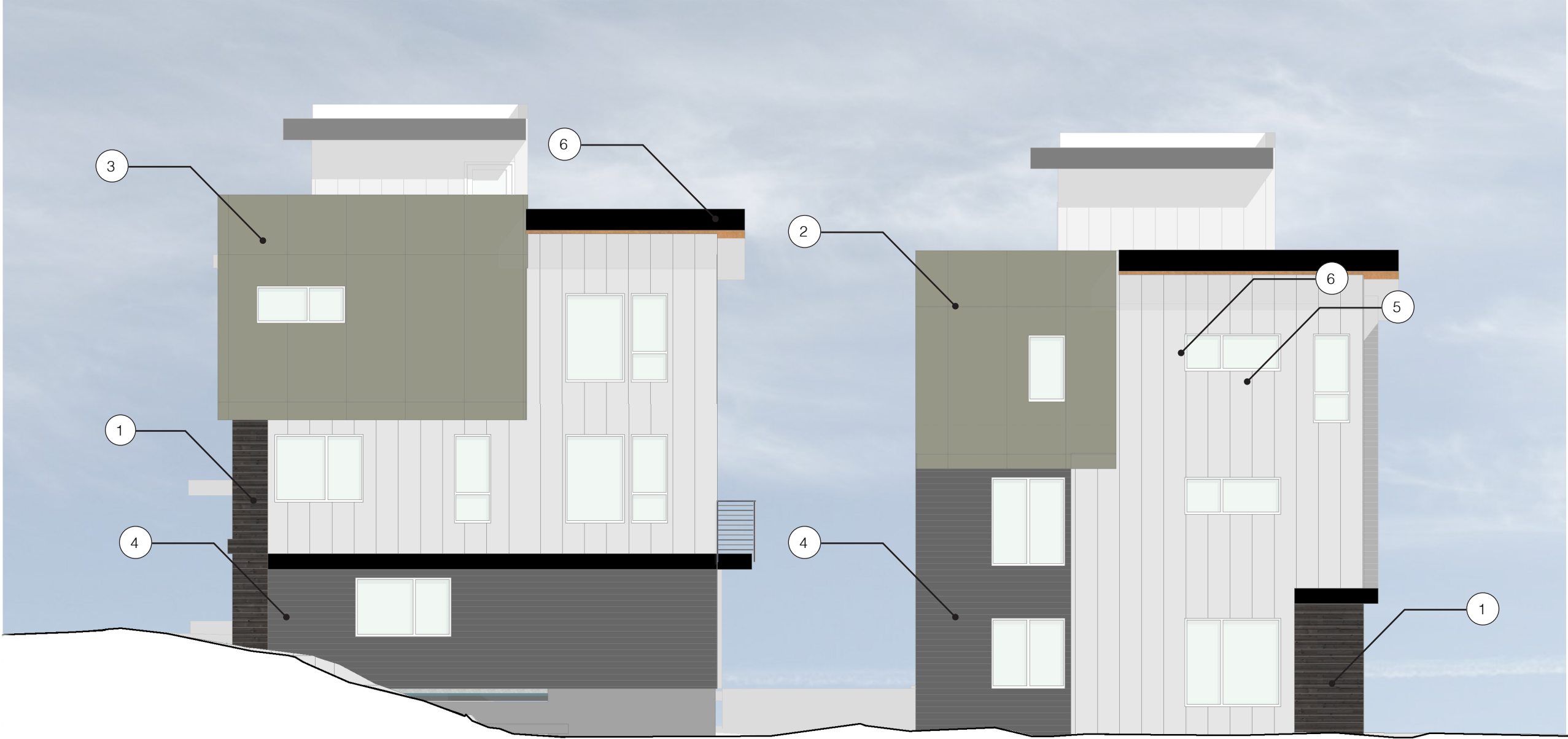


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SW #6697  
NUGGET GOLDEN OR SIM.
- 6  **BLACK METAL FEATURES**  
MATTE BLACK

1 **UNITS 2-4 - WEST RENDERED ELEVATION**  
SCALE: 1/8" = 1'-0"



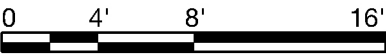
ELEVATIONS



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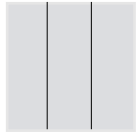
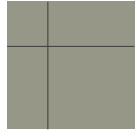
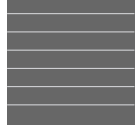

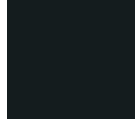
UNITS 4-5 - NORTH RENDERED ELEVATION

SCALE: 1/8" = 1'-0"

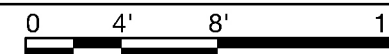






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SW #6697  
NUGGET GOLDEN OR SIM.
- 6  **BLACK METAL FEATURES**  
MATTE BLACK

1 **UNITS 2-4 - EAST RENDERED ELEVATION**  
SCALE: 1/8" = 1'-0"



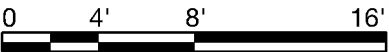
# ELEVATIONS



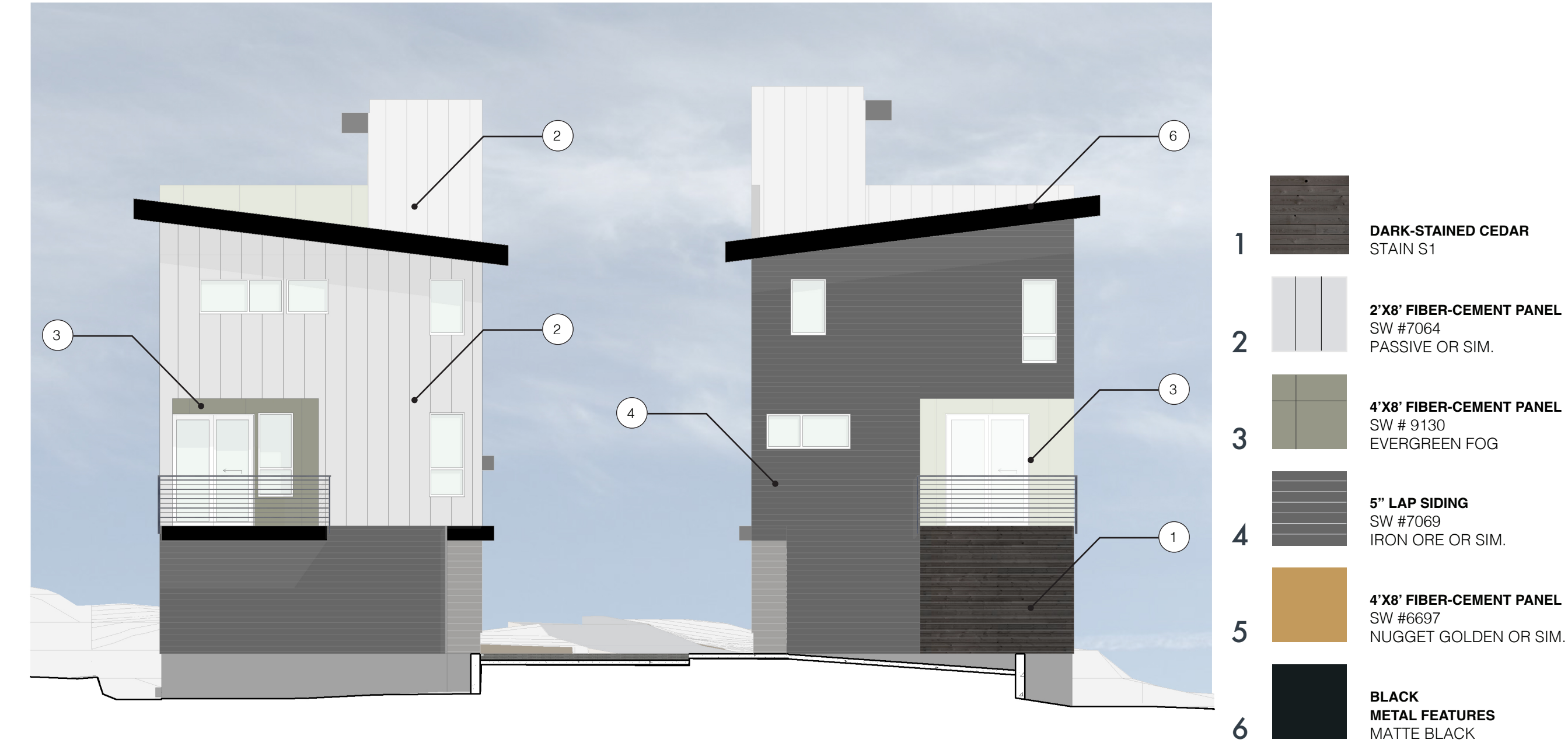
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## UNITS 4-5 - SOUTH RENDERED ELEVATION

SCALE: 1/8" = 1'-0"







1 UNITS 1 & 5 - WEST RENDERED ELEVATION  
SCALE: 1/8" = 1'-0"

# LANDSCAPE PLAN


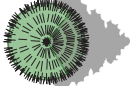

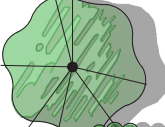

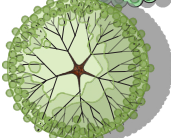





























RENDERED LANDSCAPE PLAN  
SCALE: NTS



LANDSCAPE PLAN

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	<i>Acer palmatum</i> 'Bloodgood' / Bloodgood Japanese Maple
	<i>Chamaecyparis obtusa</i> 'Gracilis' / Slender Hinoki Cypress
	<i>Fagus sylvatica</i> 'Danyck Purple' / Danyck Purple Beech
	<i>Magnolia kobus</i> 'Nada's Memory' / Nada's Memory Magnolia Street Tree - Single leader
	<i>Parrotia persica</i> 'Ruby Vase' / Ruby Vase Persian Parrotia Street Tree - Single leader
	<i>Stewartia pseudocamellia</i> / Japanese Stewartia Street Tree - Single leader
SHRUBS	BOTANICAL / COMMON NAME
	<i>Beesia deltophylla</i> / Beesia
	<i>Berberis thunbergii</i> 'Crimson Pygmy' / Crimson Pygmy Barberry
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster' / Feather Reed Grass
	<i>Calluna vulgaris</i> 'Firefly' / Heather
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge
	<i>Carex testacea</i> / Orange Sedge
	<i>Cotinus coggygria</i> 'Royal Purple' / Royal Purple Smoke Tree

	<i>Fatsia japonica</i> / Japanese Fatsia
	<i>Hydrangea paniculata</i> 'Limelight' / Limelight Hydrangea
	<i>Hydrangea quercifolia</i> / Oakleaf Hydrangea
	<i>Juniperus conferta</i> 'Blue Pacific' / Blue Pacific Shore Juniper
	<i>Lavandula angustifolia</i> 'Hidcote Blue' / Hidcote Blue Lavender
	<i>Leucothoe fontanesiana</i> 'Rainbow' / Rainbow Leucothoe
	<i>Lonicera pileata</i> 'Moss Green' / Moss Green Honeysuckle
	<i>Mahonia eurybracteata</i> 'Soft Caress' / Mahonia Soft Caress
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo
	<i>Pennisetum alopecuroides</i> 'Hameln' / Hameln Dwarf Fountain Grass
	<i>Phormium tenax</i> / New Zealand Flax
	<i>Polystichum munitum</i> / Western Sword Fern
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel
	<i>Sarcococca hookeriana humilis</i> / Dwarf Sweet Box
	<i>Spiraea</i> x <i>bumalda</i> 'Limemound' TM / Limeound Spirea
	<i>Taxus</i> x <i>media</i> 'H.M. Eddie' / H.M Eddie Yew
	<i>Viburnum davidii</i> / David Viburnum
GROUND COVERS	BOTANICAL / COMMON NAME
	<i>Rubus calycinoides</i> 'Emerald Carpet' / Creeping Raspberry
	<i>Sagina subulata</i> / Irish Moss
	<i>Thymus praecox</i> 'Purple Carpet' / Mother of Thyme



Berberis t. 'Crimson Pygmy'



Calluna v. 'Firefly'



Mahonia e. 'Soft Caress'



Nandina d. 'Gulf Stream'



Phormium tenax



Polystichum munitum

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

CS1.A - Sunlight and Ventilation

The design proposal includes one duplex structure and four detached single family structures. This strategy provides access to natural sunlight and ventilation on all floors in each of the units, with each home maintaining a minimum of three exterior walls.

CS2 URBAN PATTERN & FORM

CS2.A - Location in the City & Neighborhood

Located on a corner through lot, the project engages the streets on all three frontages. Each new home directly engages with the streetscape through front stoops and entry canopies. The facade articulation and overall massing features rhythm and pattern that complement the existing character and establish a connection to potential future growth of the neighborhood.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CS3.A- Emphasizing Positive Neighborhood Attributes

The proposal emphasizes positive neighborhood attributes both through contemporary design and by responding to the character of its neighborhood. This portion of the Sand Point neighborhood has experienced significant recent development, ranging from single-family homes to townhouse and multi-family. This presents an opportunity for the design proposal to contribute to a positive and thoughtful approach to residential design through the use of material and form in an evolving neighborhood.

PUBLIC LIFE

PL2 WALKABILITY

PL2.B - Safety and Security

The street-facing unit entries are elevated above the sidewalk where possible and create a safe environment by providing lines of sight from the interiors of the new homes. Landscaping buffers the sidewalk from the unit entries and personalizes the exterior yard space. Rooftop decks provide opportunities for additional connection to the street. Transparency focused along the street facades increases the potential for interaction between the public realm and the private dwellings, offering a greater sense of security and an enhanced sense of safety.

PL3 STREET LEVEL INTERACTION

PL3.A - Entries

The project directly engages the sidewalk through individual covered and and in some cases, raised entry stoops, for all homes. The entries combine with planting areas to provide an attractive and engaging streetscape along all three street frontages, contributing to a level of security and privacy for the residents and neighbors. Addresses are clearly visible as they 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 Services Uses

The parking for the individual homes is accessed from the least public street off the dead end cul de sac, off Sand Point Place NE, connecting to surface parking and private garages at the center of the site. The garage door is recessed from the rear facade and set below sidewalk level in order to be less prominent from the street. In addition, trash and bicycle parking is located within the garages for the townhouse units, away from pedestrian areas. This helps prioritize pedestrian areas with the landscape designed to enhance these areas.

DC2 ARCHITECTURAL CONCEPT

DC2.A - Massing

The proposal features well-scaled and varied building masses that are responsive to the neighboring context. Porches, entry canopies and fenestration patterns are integrated into the design proposal. The design further reduces the perceived mass of the structures by shifting building volumes away from the street and adjacent sites where possible. 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 proposed design is legible and flexible. Entries, pathways and primary functions are clear, connective and visually appealing through articulation of its massing, use of materials and landscaping. Different spaces functionality is expressed through changes in formatting as well as through material expression on the facades.

DC3 ARCHITECTURAL CONCEPT

DC3.A - Building-Open Space Relationship

Each unit has access to generous front yards and patios along with private rooftop decks providing residents the opportunity to be outside both at the ground level and at the roof decks. Most units decks and yards face west and south to take advantage of the afternoon sunlight. The project proposes landscape elements to define soft boundaries between the individual patios and the common areas, adding a natural character to the site overall.

DC4 MATERIALS

DC4.A - Exterior Elements and Finishes

The high quality, durable and maintainable materials proposed for this project include, , black-stained wood siding, painted fiber cement panel and plank siding. The material variation generally expresses modulation in massing with the higher quality black-stained wood siding articulating the entries and active spaces in the buildings. The canopies and eave projections further highlight the unit entries and add a finer detail to the project at street level and at the roof line. The planting areas are designed to further identify the entries, walkways, individual patios and open space. The landscape design creates a holistic approach to the site and softens the streetscape as well as the interior of the project. Planting will include both native and drought-tolerant plant species.



COMPLETED WORK b9 ARCHITECTS



Views on S. Queen Anne by b9 architects



Fremont Townhomes by b9 architects



Wallingford Townhomes by b9 architects



COMPLETED WORK b9 ARCHITECTS



Solhaus in Capitol Hill by b9 architects



Solhaus in Capitol Hill by b9 architects



Solhaus in Capitol Hill by b9 architects