

7018 8th Ave NE

SDCI Project: #3042280-EG

11/13/2024



Architect: JULIAN WEBER ARCHITECTS, LTD.
1257 S King St.
Seattle, WA 98144

Owner/Applicant: IS PROPERTY INVESTMENTS LLC
411 1st Ave SE, Suite 650
Seattle, WA 98144

Landscape Architect: ROOT OF DESIGN LLC
7104 265th St NW, Suite 218
Stanwood, WA 98292



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Project Data

Address: 7018 8th Ave NE
Seattle, WA 98115

Tax ID Number: 9137101981

SDCI Project Number: 004346-24PA

Lot Size: 6,071.2 SF

Proposal: multifamily housing. (6) townhouses.

Vehicle Parking: 6 stalls

Bike Parking: 6 bike racks

FAR: 6,971.2 sf x 1.3 = 9,100 sf allowed.
9,074 sf proposed, complies.

GFA: 9,545 sf

FAR (PROPOSED)

RH 1

BLDG B - Level 1	451 SF
BLDG B - Level 2	514 SF
BLDG B - Level 3	460 SF
BLDG B - Penthouse	67 SF
	1,492 SF

RH2

BLDG B - Level 1	433 SF
BLDG B - Level 2	513 SF
BLDG B - Level 3	460 SF
BLDG B - Penthouse	67 SF
	1,473 SF

RH3

BLDG A - Level 1	544 SF
BLDG A - Level 2	501 SF
BLDG A - Level 3	481 SF
BLDG A - Penthouse	69 SF
	1,595 SF

RH4

BLDG A - Level 1	479 SF
BLDG A - Level 2	515 SF
BLDG A - Level 3	460 SF
BLDG A - Penthouse	69 SF
	1,523 SF

RH5

BLDG A - Level 1	452 SF
BLDG A - Level 2	515 SF
BLDG A - Level 3	460 SF
BLDG A - Penthouse	69 SF
	1,496 SF

RH6

BLDG A - Level 1	451 SF
BLDG A - Level 2	514 SF
BLDG A - Level 3	460 SF
BLDG A - Penthouse	70 SF
	1,494 SF

TOTAL

9,074 SF

GFA SUMMARY

RH1

LEVEL 1	466 SF
LEVEL 2	532 SF
LEVEL 3	476 SF
PENTHOUSE	78 SF
1,552 SF	

RH2

LEVEL 1	448 SF
LEVEL 2	532 SF
LEVEL 3	476 SF
PENTHOUSE	78 SF
1,534 SF	

RH3

LEVEL 1	561 SF
LEVEL 2	518 SF
LEVEL 3	498 SF
PENTHOUSE	80 SF
1,657 SF	

RH4

LEVEL 1	512 SF
LEVEL 2	550 SF
LEVEL 3	494 SF
PENTHOUSE	80 SF
1,636 SF	

RH5

LEVEL 1	483 SF
LEVEL 2	551 SF
LEVEL 3	494 SF
PENTHOUSE	80 SF
1,609 SF	

RH6

LEVEL 1	466 SF
LEVEL 2	534 SF
LEVEL 3	477 SF
PENTHOUSE	80 SF
1,557 SF	

1,557 SF

Project Info & Area Summaries

		<u>Required/Allowed per SMC 23.45</u>	<u>Proposed</u>
Key Metrics	Current		
	Zone: LR1 (M1)		
	MHA: Yes, Medium area		
	Urban Village: Yes		
	Parking Flexibility: Yes		
	Vehicle Parking:	(5) Spaces	(6) Spaces
	Bike Parking:	(6) Long-term Spaces Required	(6) Long-term Spaces Provided
	Amenity Area:	25% of Lot Area = 1,742.8 SF	2,335 SF
	Structure Height:	30' + 4' parapet allowance & 10' penthouse ALLOWED	29'-6" to deck + 9'-3 1/2" to penthouse proposed
	Front Setback (West):	5' Min	5' Min
	Rear Setback (East):	5' Min, 7' AVG	5' Min, 13.09' AVG
	Side Setback (North):	3.5' Min	3.71' Min
	Side Setback (South):	3.5' Min	3.66' Min
	Separation:	13' Min	22'-8"
	Facade Length:	65% lot line South 69.98'x0.65= 45.49' allowed	South 35'-1" proposed



802 NE 71st Street



7006 8th Avenue NE



811 NE 72nd Street

Stoops, Green Space Buffer

Most of the single-family homes in the surrounding neighborhood feature a stoop stepping off of the sidewalk, with a buffer of green space before the structure begins. This new development mirrors this feature, with paired entries a few steps above the sidewalk, the intermediate space filled with greenery and landscaping to reduce the scale of the building against the pedestrian zone.



6921 Roosevelt Way NE



7051 9th Avenue NE



7001 Roosevelt Way NE

Massing - Merging Low-Rise and High-Rise

The project is in a newly developing area, and therefore reflects its surroundings, which are mainly comprised of low-rise bungalow homes in its immediate vicinity, with some new high-rise structures on the main thoroughfares nearby. 7018 8th Ave reflects the scale of newer development in the area, while it's repeated use of gable roof shapes, balconies, and setbacks respond to the smaller neighboring homes. Tones of green and brown blend into the tall greenery that infills the neighborhood.

Development Objectives

HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.

SEEKING COMMUNITY INPUT

EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

We'd like to hear from you!



SCAN ME TO LEARN MORE ABOUT THE PROJECT AT OUR WEBSITE* OR TAKE AN ONLINE SURVEY**



QR Code to easily access the online survey and dedicated website

7018 8th Avenue NE

SDCI #004346-24PA

IS Property Investments LLC and JW Architects are collaborating to design the redevelopment of 7012 and 7018 8th Ave NE. This project will be located at the intersection of 8th Ave NE and NE 71st St. This proposal is for the demolition of two structures and the construction of 6 townhouses with 6 open parking spaces.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
 - Building forms and materials, sidewalk experience

For additional information on the project please visit the Seattle Service Portal (SDCI), record number 004346-24PA or project address.

Project Contact:
Julian Weber, Founding Principal, JW Architects
outreach@jwaseattle.com

ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE



www.jwaseattle.com

* jwaseattleoutreach.wixsite.com/7018 ** ONLINE SURVEY from Sep 20 - Oct 11 2024 jwaseattleoutreach.wixsite.com/7018-survey

English Flyer

Early Community Outreach was realized during September and October and Approved by the Department of Neighborhoods on 10/22/2024.



OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided a QR code to easily access to the on-line survey and to the website with a commenting function. The website along with the survey was created on September 20th and ran until October 11th. The website for the project will permanently stay on-line to document our outreach work with the commenting option while the survey was kept on-line for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as affordability and quality materials at street-level, as well as some of their concerns regarding parking availability and the scale and look of the new building. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

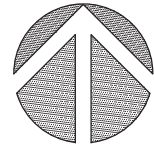
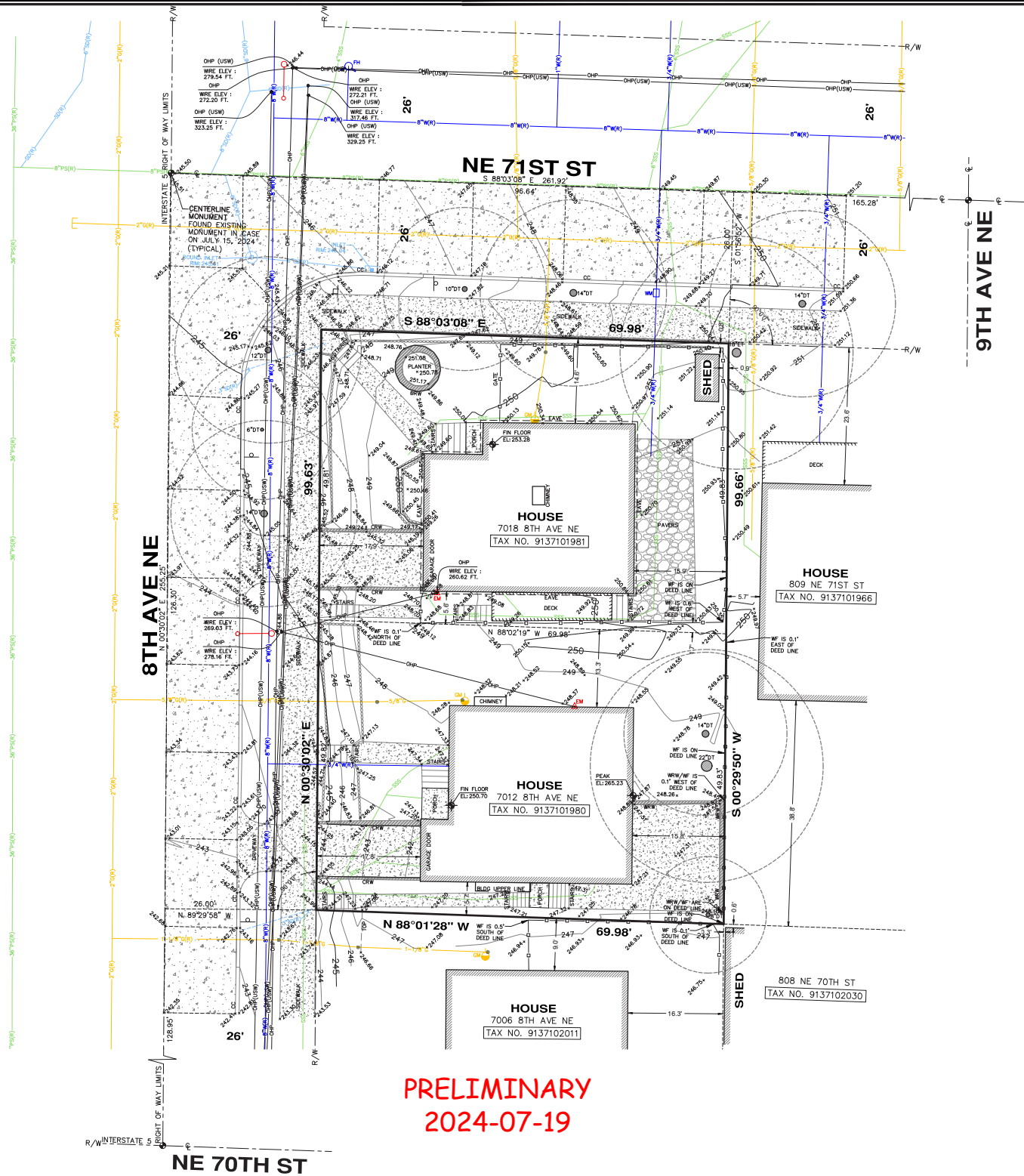
Public Outreach Summary

OVERHEAD POWER LINE NOTE:

WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWER LINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTENCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

UNDERGROUND UTILITY NOTE:

UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON OBSERVED GROUND EVIDENCE, CITY OF SEATTLE SEWER CARD NO. 6293-4, 2060 & 2066, CITY OF SEATTLE PUBLIC DSO GIS DATABASE & RESTRICTED ONLINE ENGINEERING LIBRARY, SEATTLE CITY LIGHT GIS RECORDS, PSE GAS RECORDS, AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES. CHADWICK AND WINTERS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS & LOCATIONS OR ACCEPTS RESPONSIBILITY FOR UNDERGROUND UTILITIES NOT DISCLOSED IN SAID RECORDS. THE FINAL LOCATION OF EXISTING UNDERGROUND UTILITIES IN AREAS CRITICAL TO DESIGN SHOULD BE ESTABLISHED BY CONTACTING THE UTILITY OWNER OR AGENCY. 1-800-424-5555 SHOULD ALWAYS BE CALLED PRIOR TO CONSTRUCTION.



SCALE: 1" = 10'
0 5 10 20

LEGEND:

ASPHALT SURFACE	BRW
BLOCK RETAINING WALL	CC
CENTER LINE	CC
CONCRETE CURB	CC
CONCRETE SURFACE	CC
CONCRETE RETAINING WALL	CRW
DECIDUOUS TREE	X'DT
EVERGREEN TREE	X'ET
ELECTRIC METER (EM)	EM
FIRE HYDRANT	FH
GAS LINE	G
GAS METER (GM)	GM
LIGHT POLE (WOOD)	LP
OVERHEAD POWER	OHP
POWER POLE	PP
PAINTED UTILITY LINE LOCATION	PP
SERVICE DRAIN LINE (STORM)	SD
COMBINED STORM/SEWER	PS
RIGHT OF WAY	RW
RECORD INFORMATION	(R)
ROCKERY	ROCK
SANITARY SIDE SEWER (RECORD)	SSS
SIGN (AS NOTED)	SIGN
SIGN (STREET SIGN)	SIGN
TOP OF SLOPE	TOP
UN-SHIELDED WIRE (OHP)	USW
WOOD FENCE (WF)	WF
WATER LINE	W
WATER METER	WM
WOOD RETAINING WALL	WRW

NOTES:

- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION". THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
- CONTOUR INTERVAL = 1 FT.
- VERTICAL DATUM = NAVD88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON JULY 15TH, 2024.
- HORIZONTAL DATUM = NAD 83/11 (EPOCH 2010).
- PARCEL AREAS = 3,486 FT² (7012)
= 3,486 FT² (7018)
= 6,971 FT² (COMBINED)
- THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN THE TITLE REPORTS PROVIDED BY: FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 4211-4181693, DATED JUN. 28, 2024 (7012 8TH AVE NE), & FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 4211-4175737, DATED JUN. 11, 2024 (7018 8TH AVE NE).
- TREES AS SHOWN HEREON HAVE BEEN MAPPED TO THE BEST OF OUR ABILITY DURING THE COURSE OF THIS SURVEY. HOWEVER, ALL ONSITE TREES THAT COULD AFFECT PROJECT DEVELOPMENT MAY NOT BE SHOWN. THEREFORE, PRIOR TO DESIGN A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY THE SPECIFIC GENUS, TRUNK DIAMETER, DRIP LINE, LOCATION AND NUMBER OF QUALIFYING TREES UPON THIS SITE.

DEED DESCRIPTIONS:

TAX PARCEL NUMBER: 9137101980 (7012)

THE SOUTH HALF OF THE WEST 10 FEET OF LOT 2 & THE SOUTH HALF OF LOTS 3 & 4, BLOCK 43, WALLINGFORD'S PARK DIVISION OF GREEN LAKE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE(S) 38, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 9137101981 (7018)

THE NORTH ONE-HALF OF LOTS 3 AND 4 AND THE WEST 10 FEET OF LOT 2, BLOCK 43, WALLINGFORD'S PARK DIVISION OF GREEN LAKE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE(S) 38, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

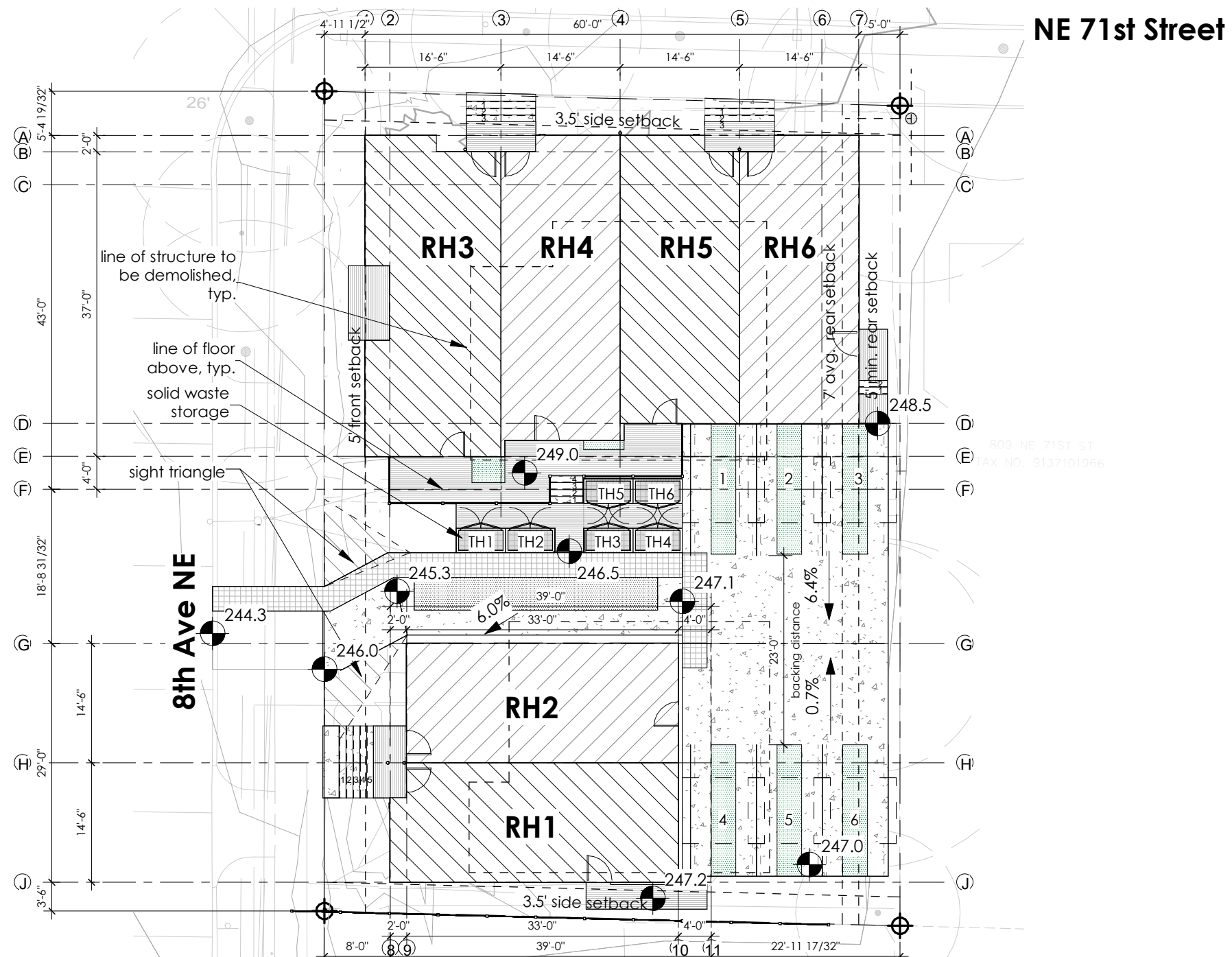


TOPOGRAPHIC SURVEY
7012 & 7018 8TH AVENUE NORTHEAST
SEATTLE, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #: 24-8246
DRAWING: 24-8246 TOPO
CLIENT: INTRACORP
DATE: 7/19/2024
DRAWN BY: TTB

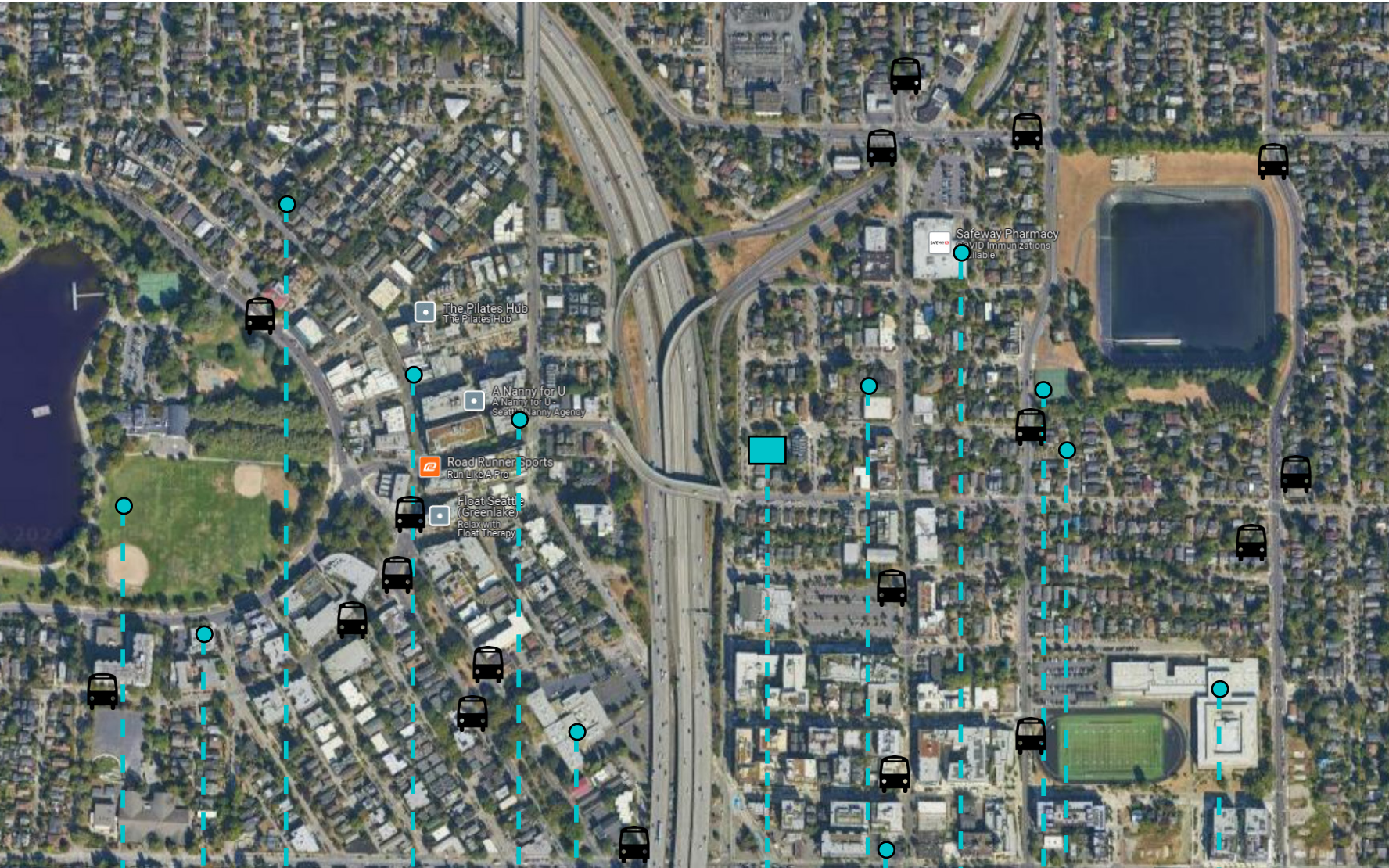
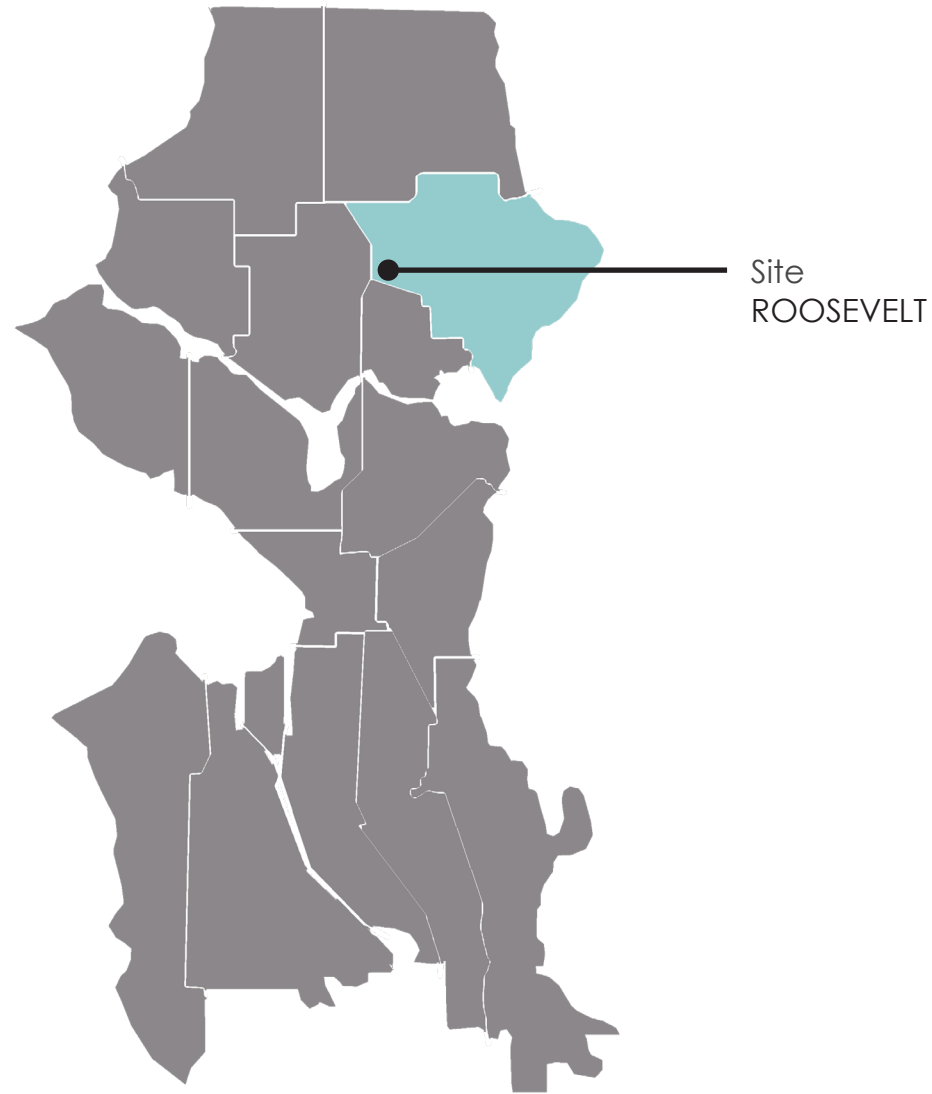
Project Site & Survey



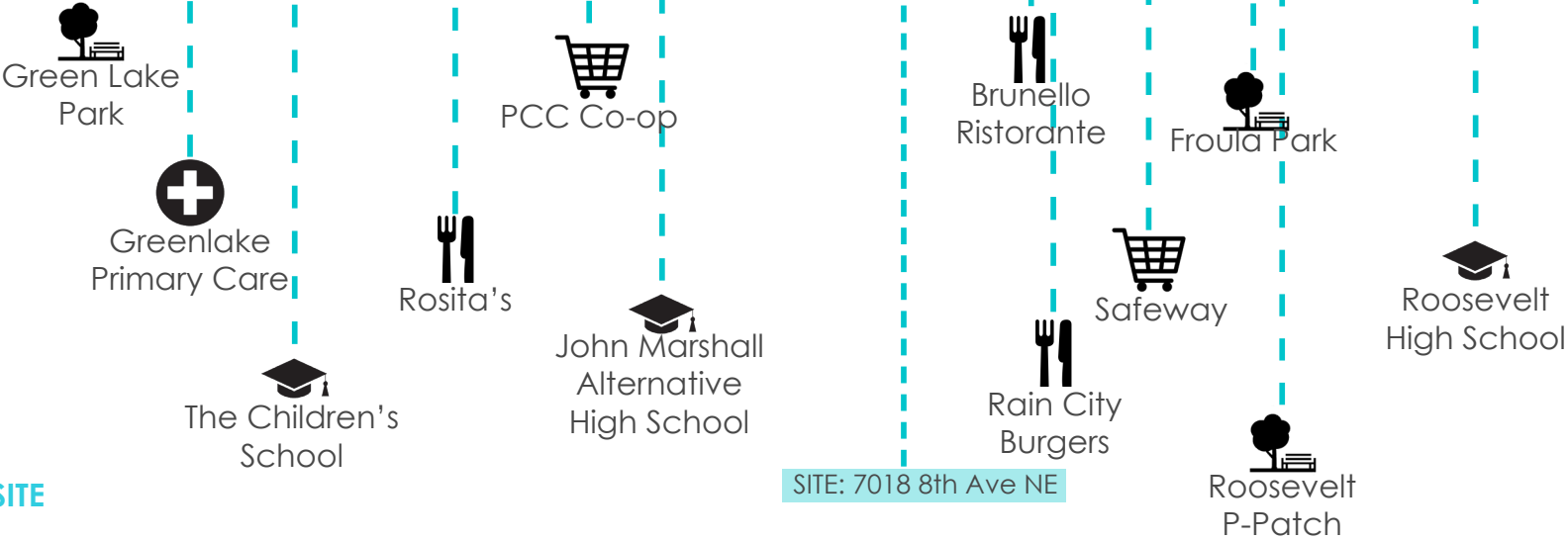
SITE PLAN
SCALE: 1/16" = 1'-0"



Site Plan

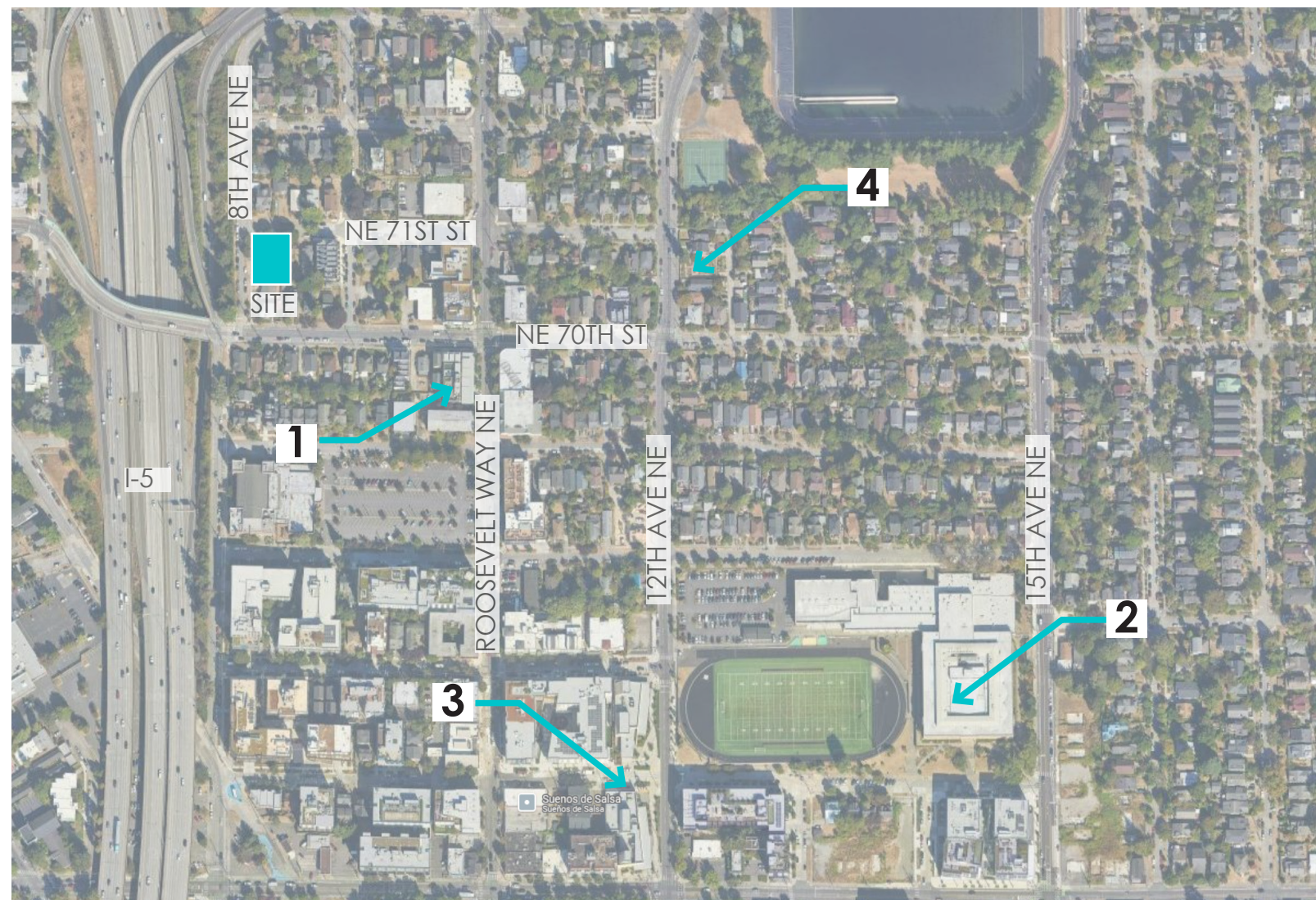


EXISTING SITE



Scale: NTS

Context



1. Luna Apartments
6921 Roosevelt Way NE



2. Roosevelt High School
1410 NE 66th St



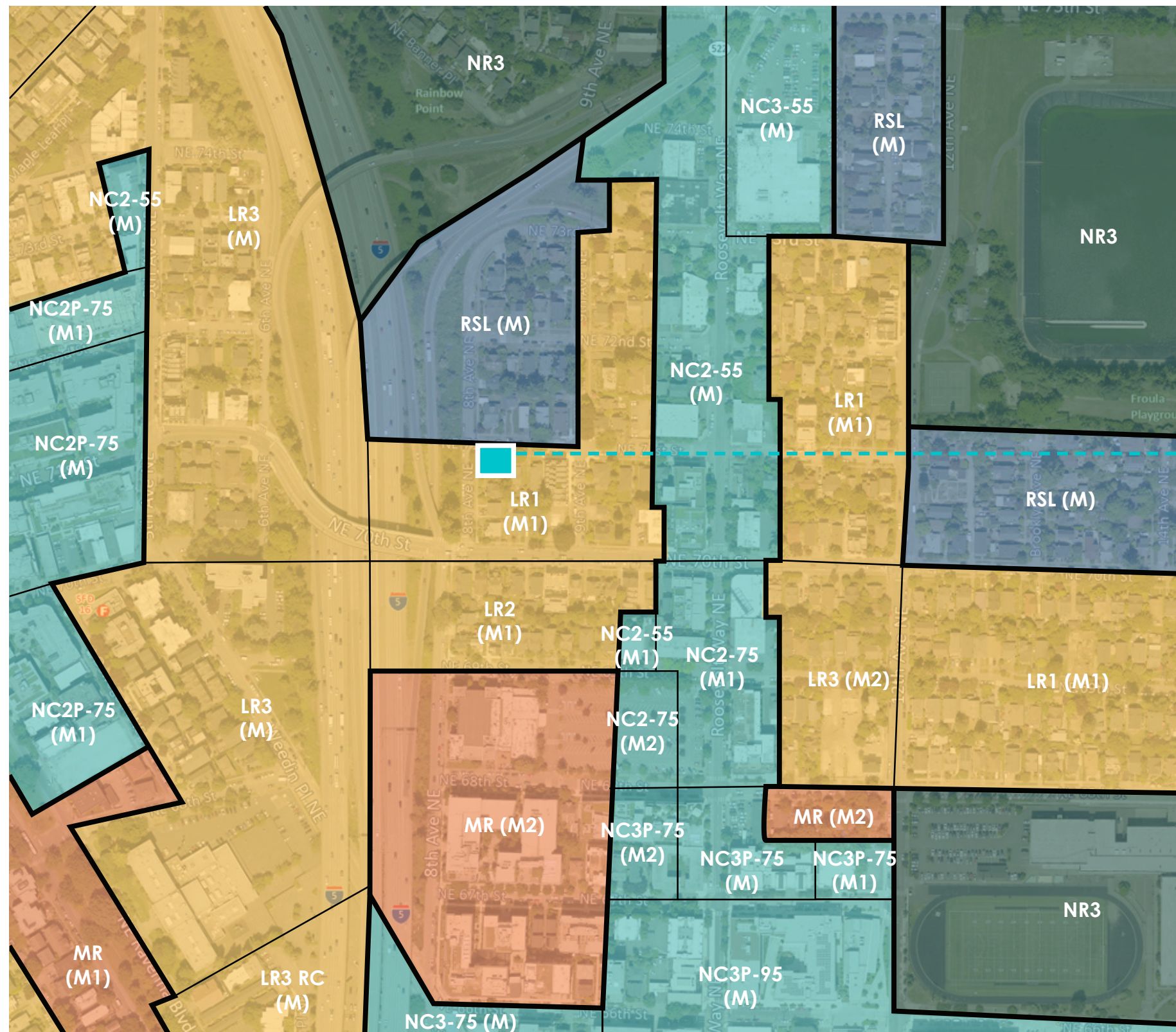
3. Roosevelt Lightrail Station
6512 12th Ave NE



4. Roosevelt P-Patch Community Garden
7012 12th Ave NE

Neighborhood

The project at 7018 8th Ave NE is located in an LR1 (M1) neighborhood. The surrounding area is in the early stages of developing, with many multifamily housing projects being constructed in the vicinity in recent years. In addition to this new development, the project is also located in close proximity to many neighborhood amenities such as parks, schools, and ample connection to public transportation.



Project Site Zoning: LR1 (M1)

**DEVELOPMENT STANDARDS FOR ZONING ON PAGE 3.*

Adjacent Zoning: RSL (M), LR2 (M1), LR3 (M), NC2-55 (M)

SITE: 7018 8TH AVE NE

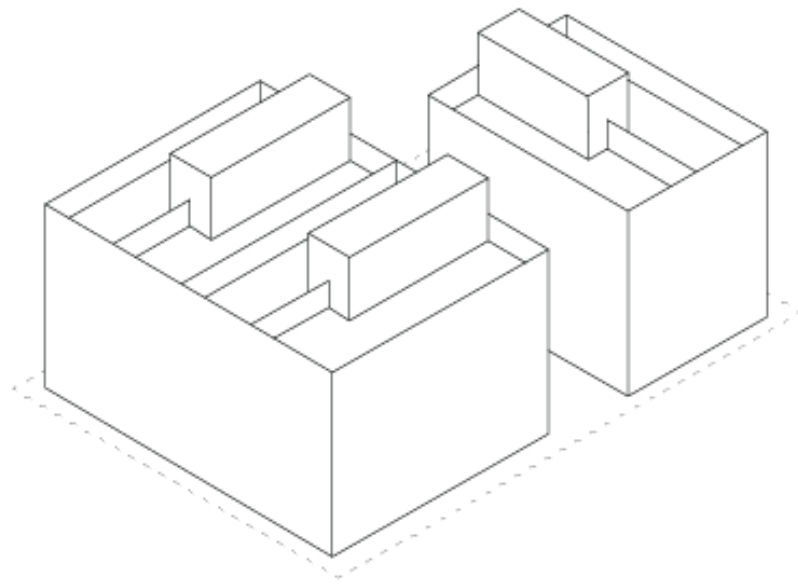
Key:

- NR
- RSL
- LR
- MR
- NC

SEATTLE DESIGN GUIDELINES

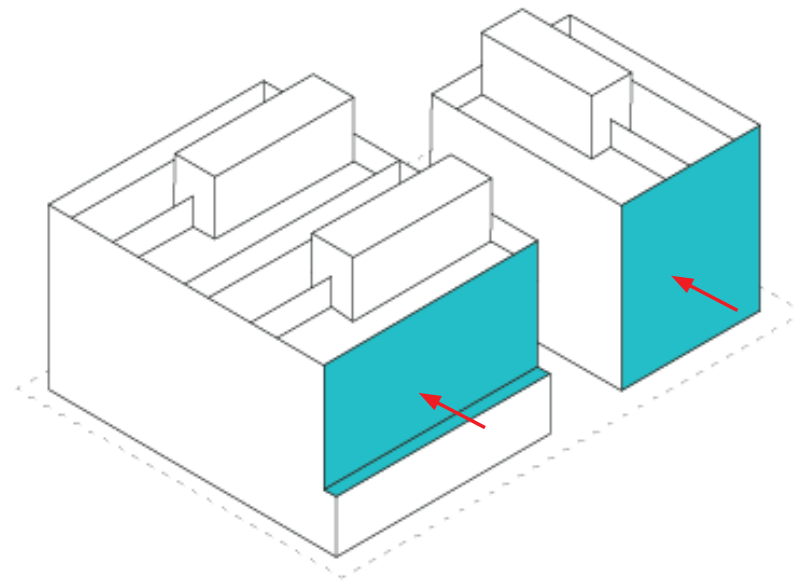
DESIGN RESPONSE

CS1 Natural Systems and Site Features	B. Sunlight and Natural Ventilation	The project is broken into two masses that open to which front both right of ways; this maximizes natural light in each unit. Windows were strategically placed to optimize daylighting according to the internal program. To promote natural ventilation, operable windows were placed in strategic locations through out the design allow for passive ventilation
CS2 Urban Pattern and Form	D. Height, Bulk and Scale	This project is zoned LR1(M1) sursounded by LR2 (M1), RSL and NC2-55. The project serves as a transition in size and mass bridging the residential and commercial zoding in th eneighborhood by proposting gabled roof forms that front the street and setting the stair penthouses behind to minimize bulk . The project uses extensive landscaping and secondary artictectural articulaion along street facades to create a strong street precence.
CS3 Architectural context and Character	A. Emphasizing Positive Neighborhood Attributes	The project is scaled at the street level with a wrapping awning that welcomes residents into shared stoop conditions. The stoop condition is an attribute that can be seen throughout the neighborhood. The entryies are recessed to provide privacy.
PL1. Open Space and Connectivity	B. Walkways and Connectivity	The buildings front the streets while the parking area is recessed in the southeast corner of the site. Building A has raised decks on th south. The stoops and covered and uncoverd decks, provide residents a variety of places to sit while surrounded by the green space throughout the site. A green space buffer along both ROWs provides an ascetically pleasing space to enjoy. Allowing for connections between occupants and the people of the neighborhood
	C. Outdoor Uses and Activities	This design places importance on outdoor spaces. Every unit has a rooftop deck, covered patios, and shared stoops. The exterior spaces were design to promote community safety by placing more eyes on the street. These spaces can be used in a variety of ways, such as, kicking a hacky sack, working on a bicycle or reading a book, community members will have access to spaces that meet their individual needs.
PL3. Street Level Interaction	A. Entries	Individual entries have been scaled and detailed to provide a unique and personal entry sequence. Lighting, addressing, and awnings are provided at each entrance. There are also stoop conditions in both masses that offer privacy and safety.The raised stoops combined with landscaping provide a buffer from the street and a safe but welcoming entry.
	C. Residential Edges	Creating a safe vibrant community is highlighted in the entry condition of the design by creating a blend of shared and public spaces. The project takes que from a traditional residential entry sequence and applies it to a rowhouse project. Using a contunous base massing that recesses at the paired entries creates a safe, personalized entry sequence that embraces both a single family and rowhouse style of living.
DC2. Architectural Concept	A. Massing	The massing was created to fit the scale of the project context, maximize outdoor space, and most importantly maximize eyes on the street. The massing is proportionaly divided into a top and base. The top massing material comes down to he first level at the corner to highlight the importance of the corner condition. By creating top mass with graphic punches to create decks and stoops and large fenestration facing the street pedestrians will understand there is always someone watching. This is intended to improve public safety which is a clear problem based on our community outreach responses. Additionally, these large punches further reduce the scale using modulation and minimizing the structures perceived mass.
	B. Architectural and Facade composition	White board and batten will be the primary building material to be complemented by green and bron board and batten (with varring batten spacing)and wood at recessed decks. These materials were found throughout the community in context research.
	C. Secondary Architectural Features	Depth is added to the street facades to by using glazing at the street level. Additionally, street numbers and lighting highlight the on-street glazing and enhance the entry sequence.
	D. Scale and Texture	Graphic punches that are highlighted with wood siding are modulated behind the street level façade to add texture and highlight graphic clarity of the structural relief. This in contract to the board and batten breaks up the modularity of the massing to minimize the perceived mass.
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes	The building exterior is constructed of durable and easy to maintain materials while also being attractive in texture and pattern. Lap siding cementitious panel and using cedar in areas protected from weather create an aesthetically interesting building represents the primary materials found thought the community.
	D. Trees, Landscape and Hard scape materials	Trees and vegetation were placed with careful consideration on the site. Located to highlight view corridors of the downtown area, hide trash enclosure, soften parking area at the rears, and separate the stoop entry condition.



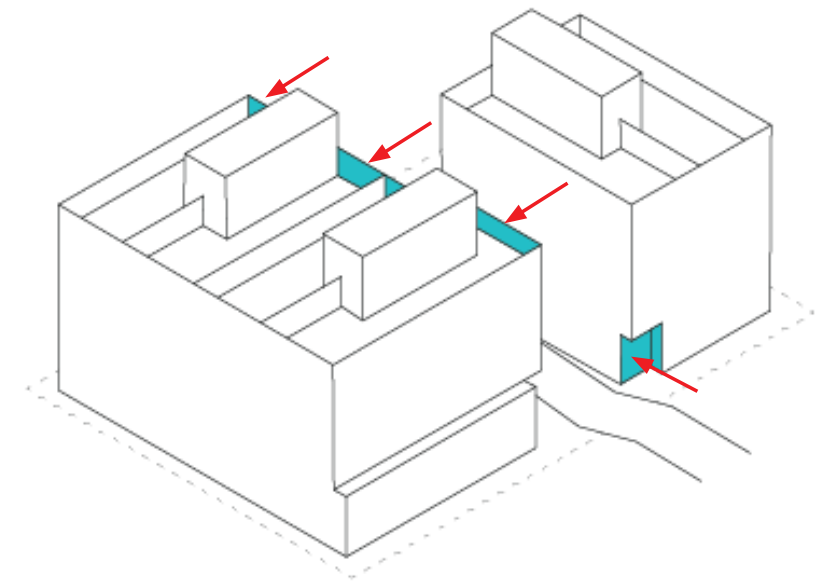
1.

Massing Allowed by code- 30'
and 10' penthouses



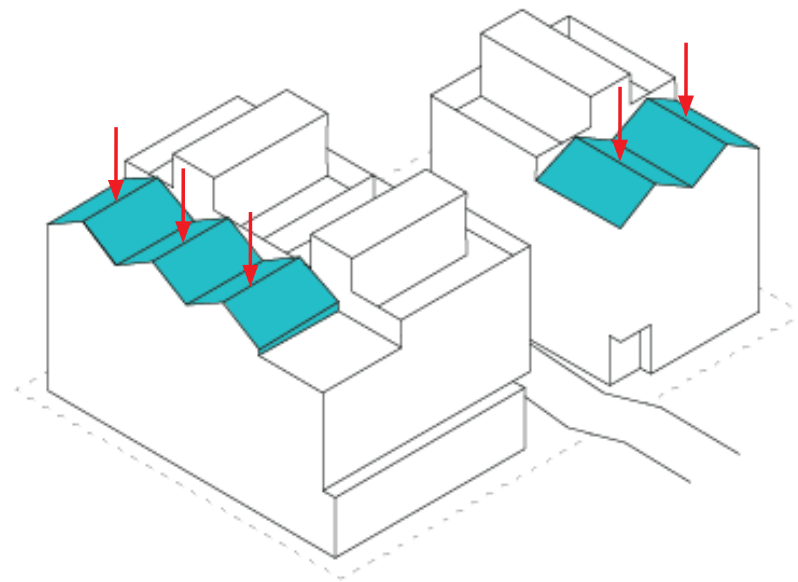
2.

Set back west facade for
powerline clearance



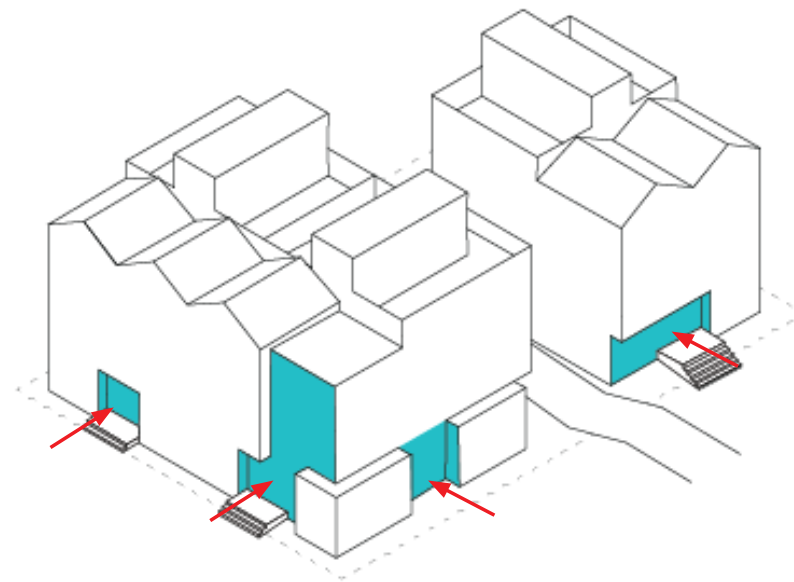
3.

Shift inner facades to
accommodate driveway and
parking



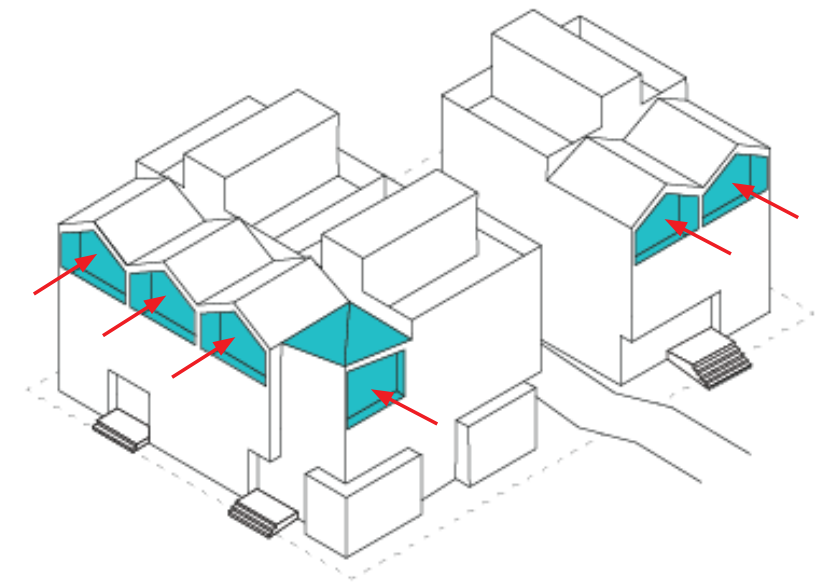
4.

Set back roof decks and pitch
roofs over primary bedrooms
to reduce mass and reflect
neighborhood



5.

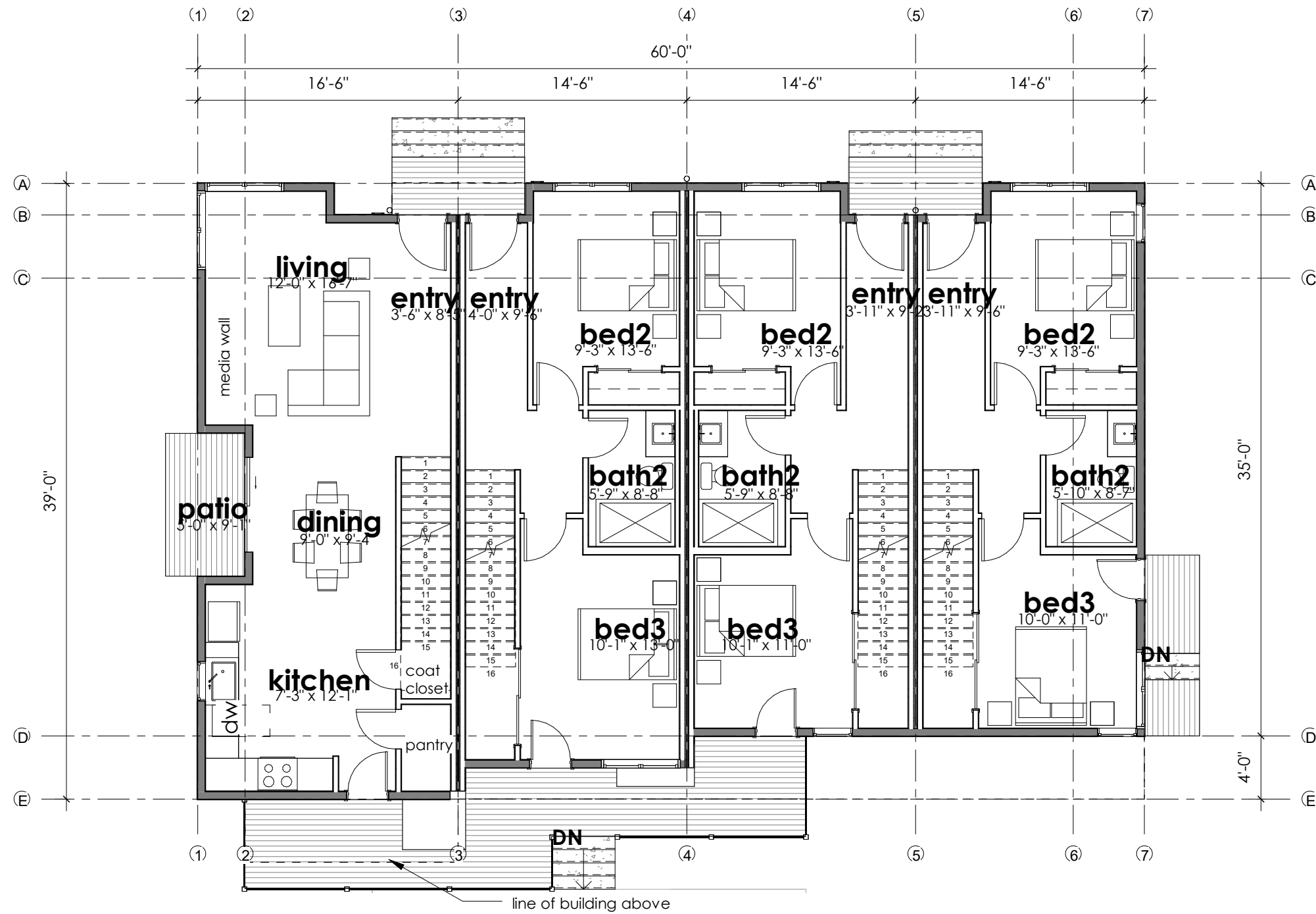
Modulate street-level facade for
entries and mass reduction



6.

Carve out balconies on third level,
pitch corner roof to accentuate
corner condition.

Design Concept

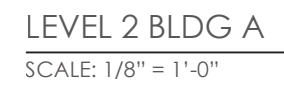


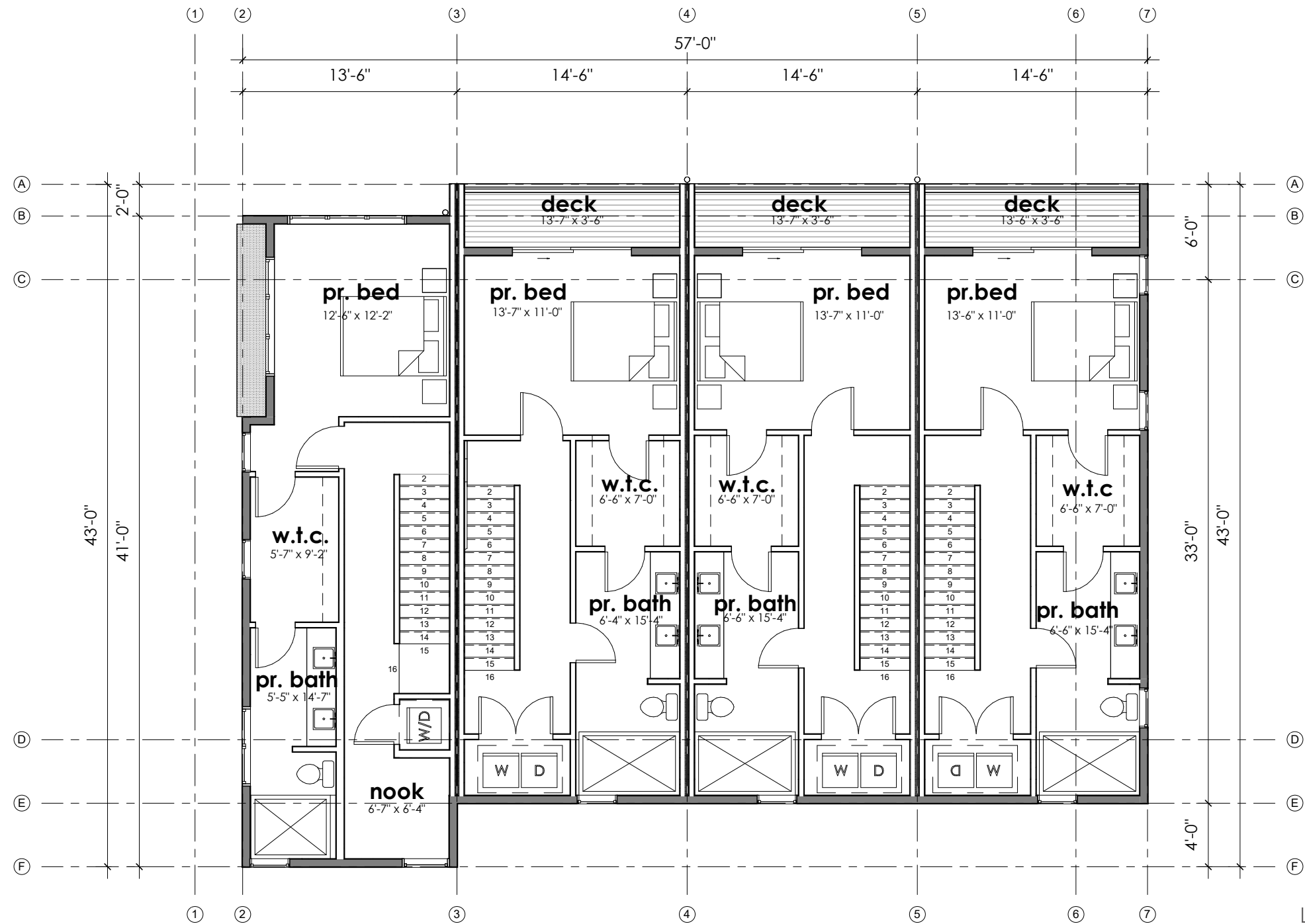
LEVEL 1 - BLDG A

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



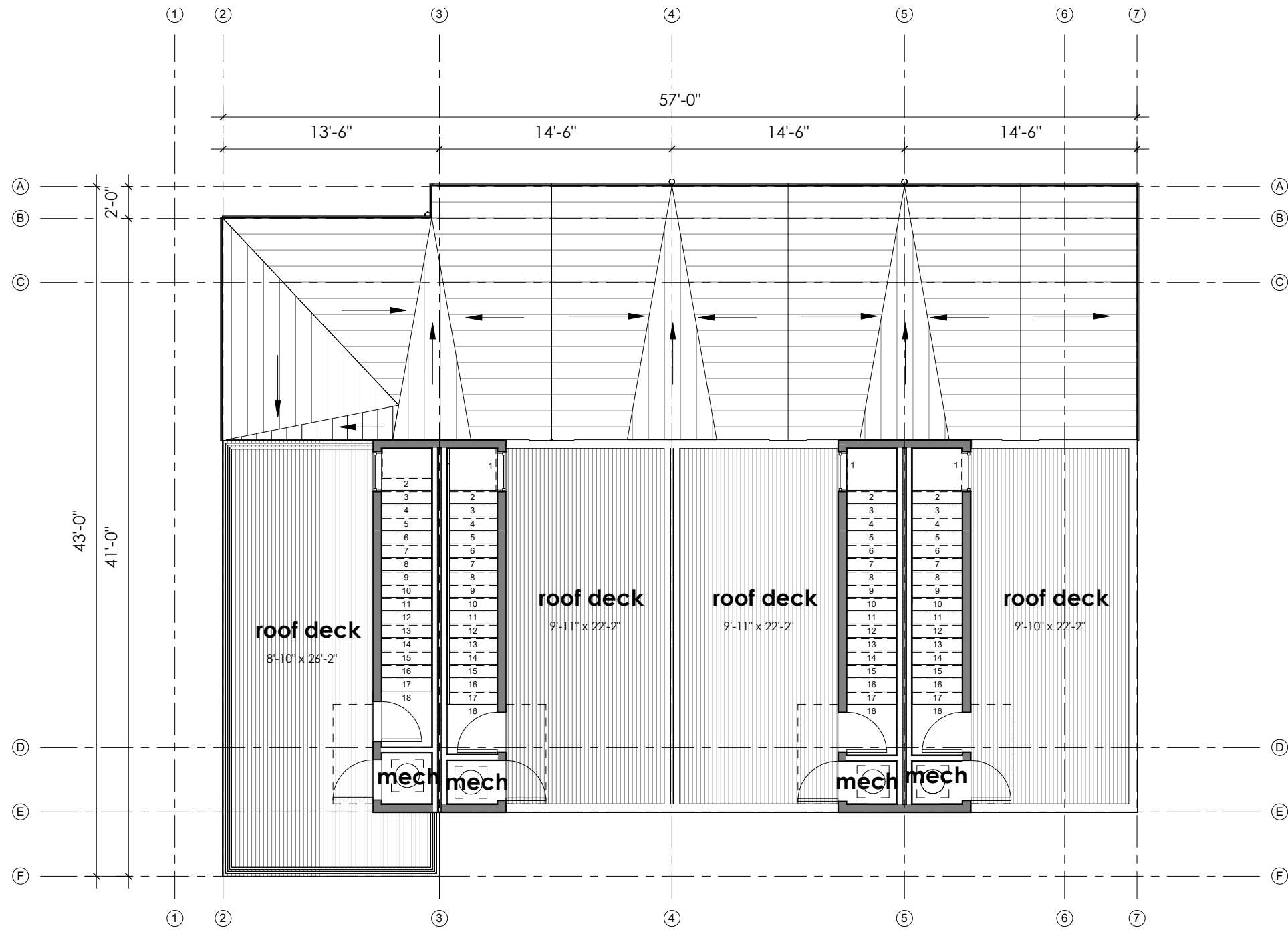
Floor Plans





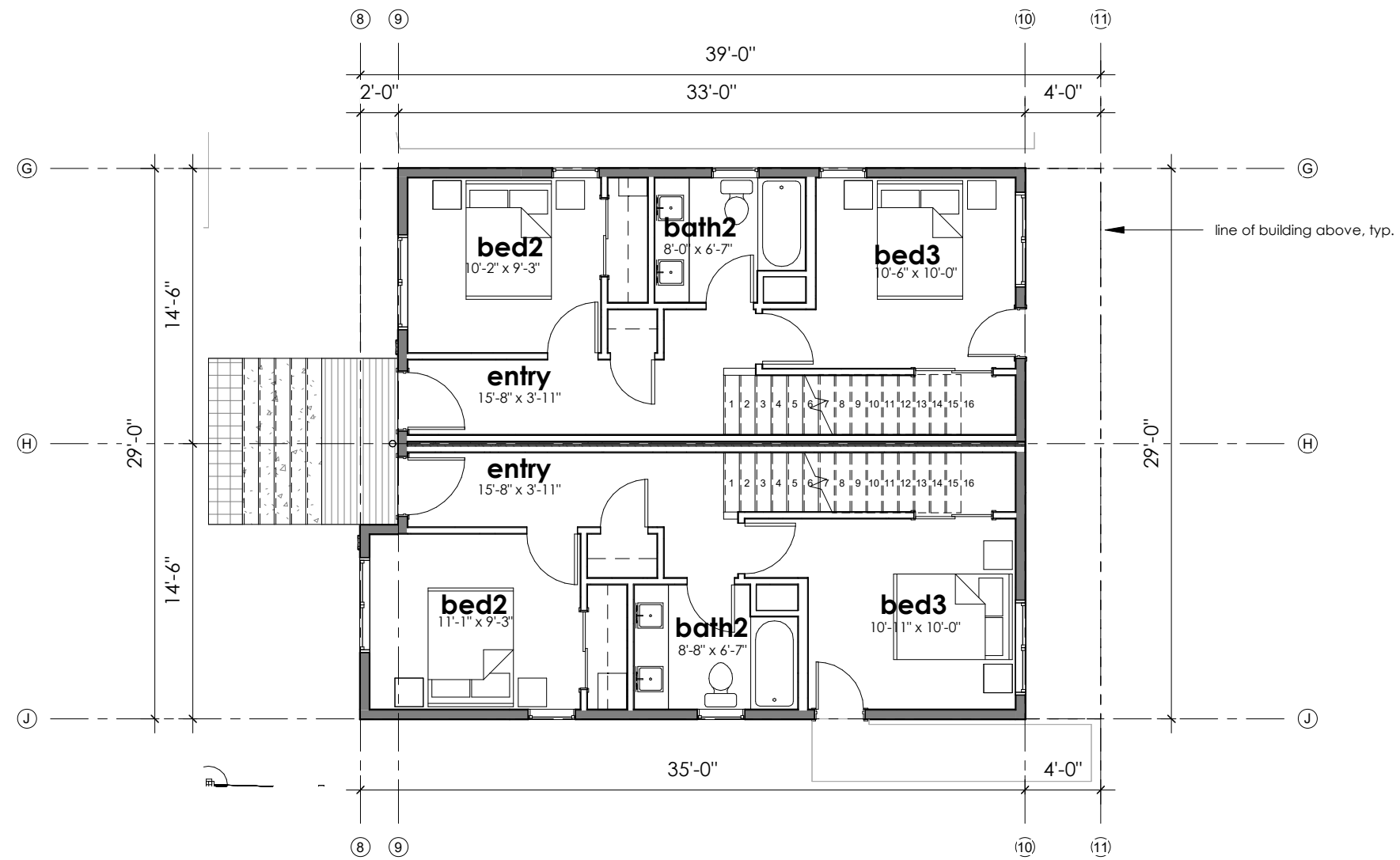
LEVEL 3 BLDG A
SCALE: 1/8" = 1'-0"





ROOF LEVEL BLDG A
SCALE: 1/8" = 1'-0"



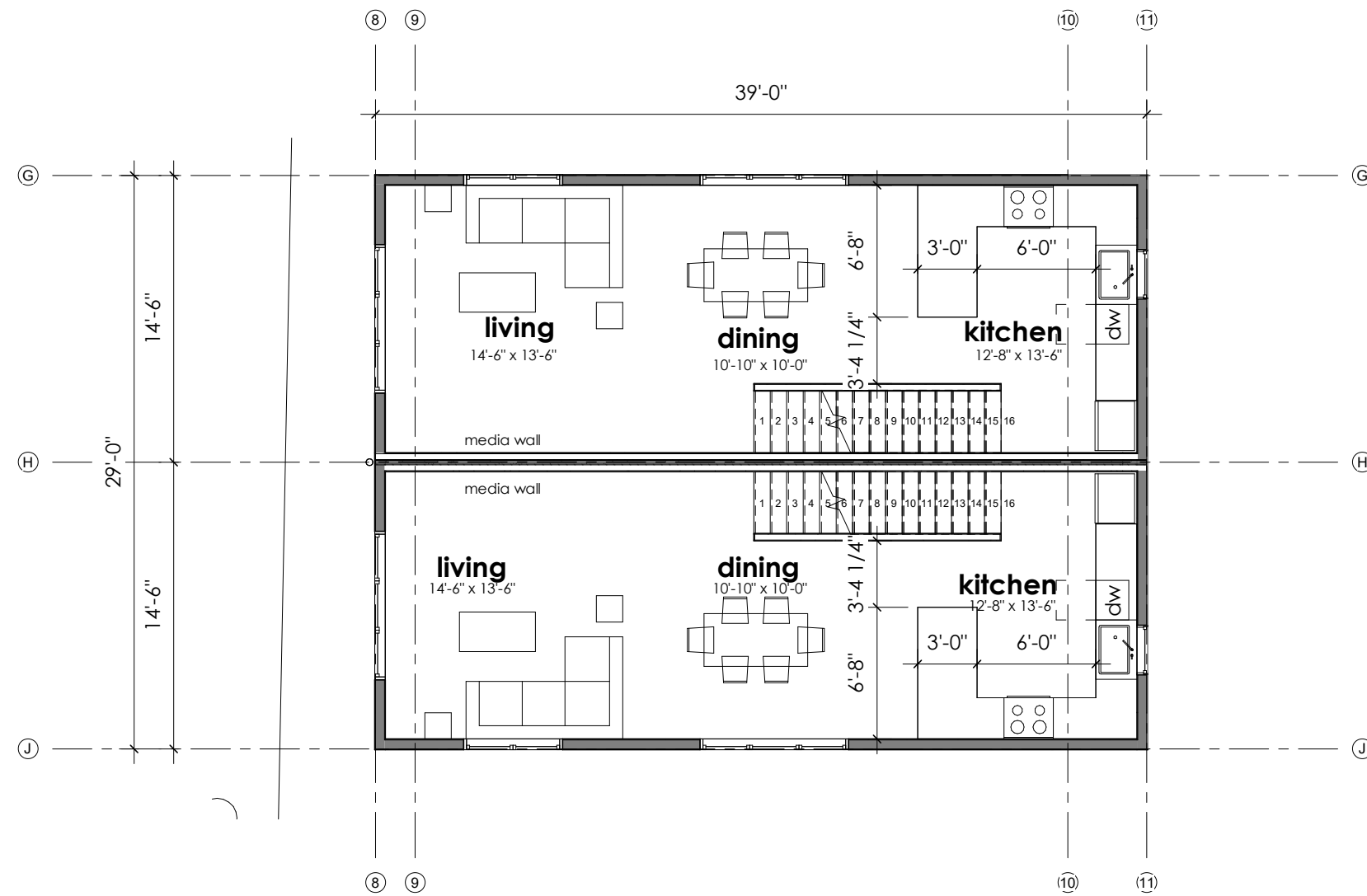


LEVEL 1 - BLDG B

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



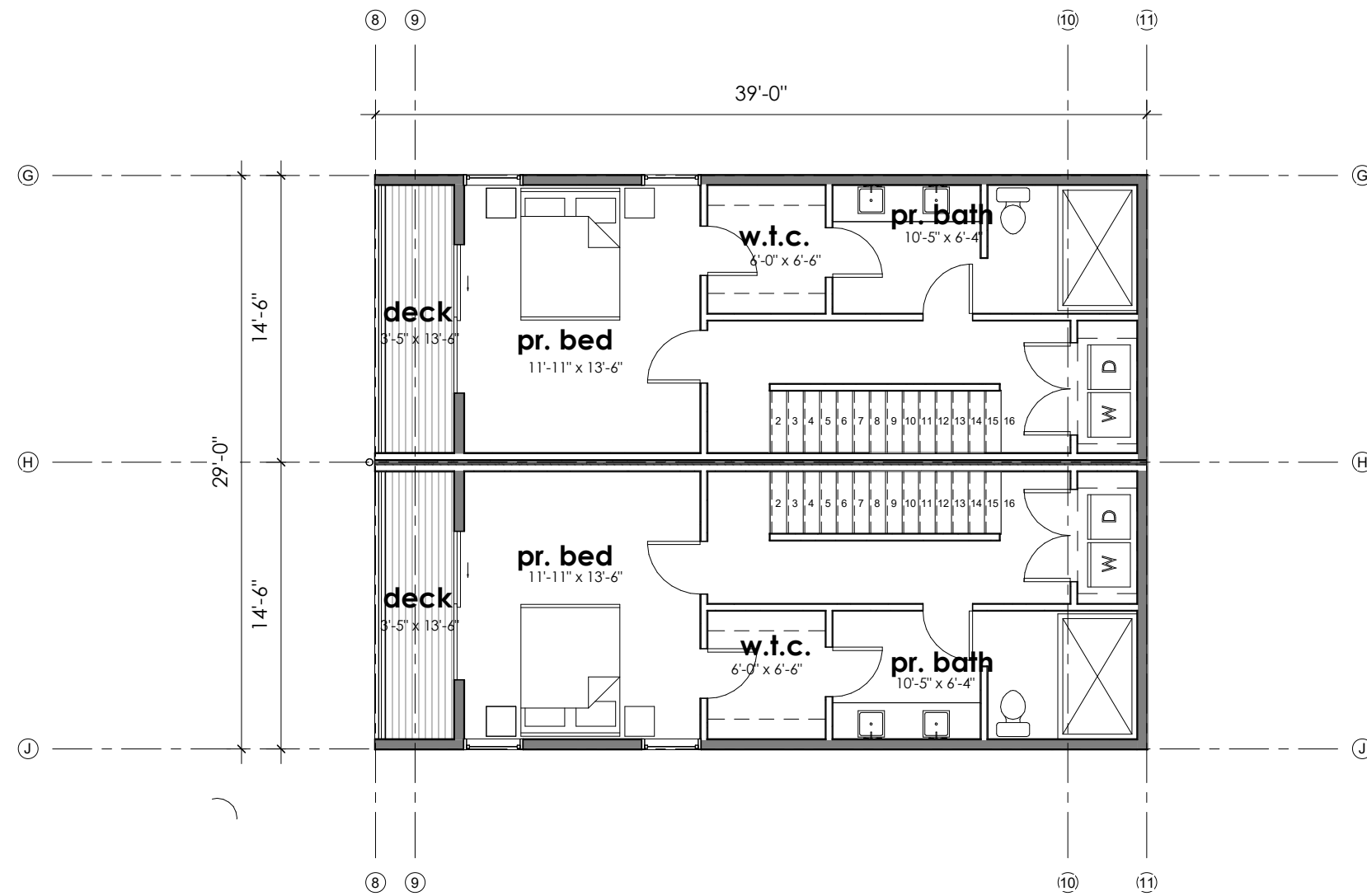
Floor Plans



LEVEL 2 BLDG B
SCALE: 1/8" = 1'-0"



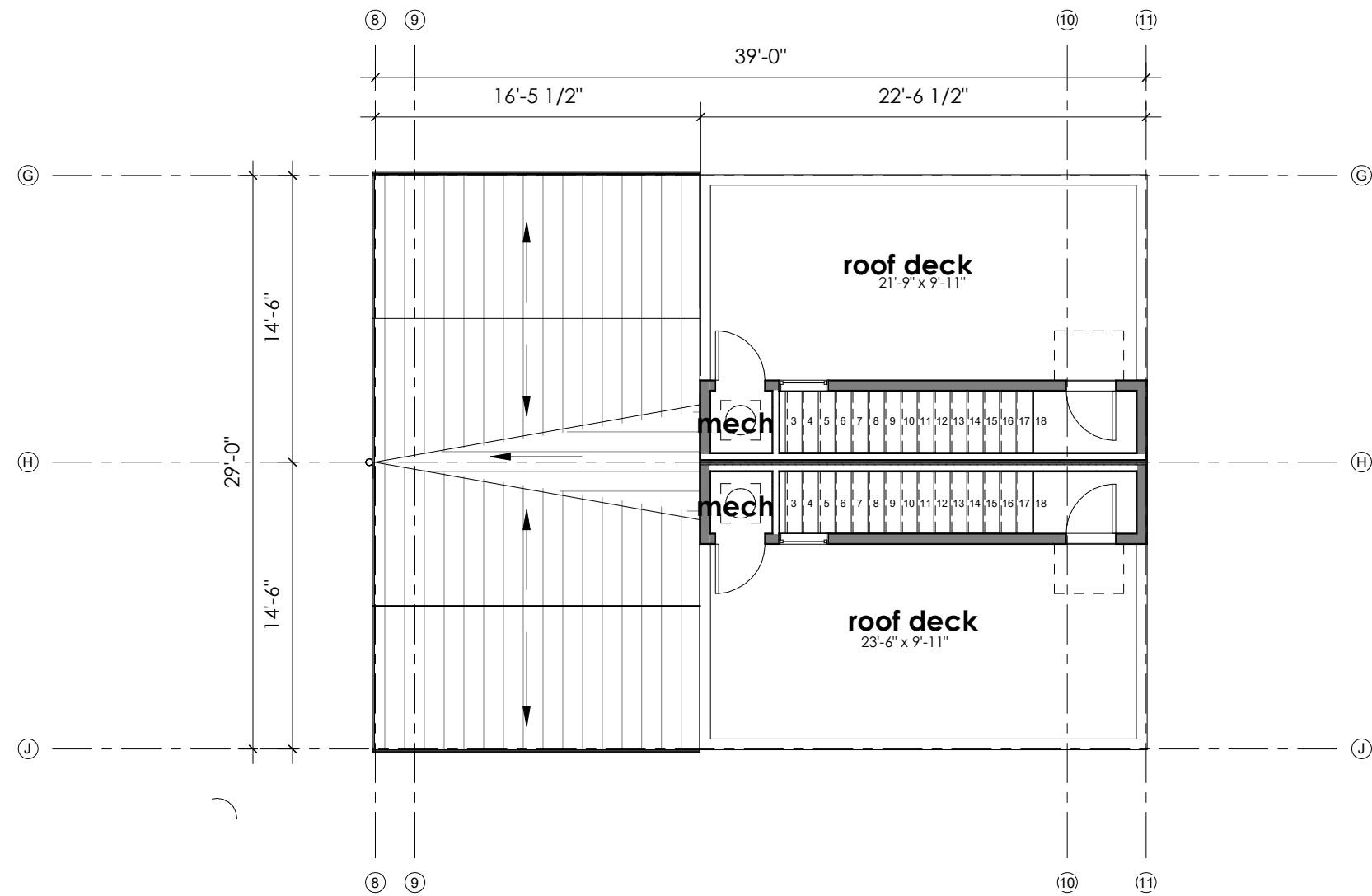
Floor Plans



LEVEL 3 BLDG B
SCALE: 1/8" = 1'-0"



Floor Plans



ROOF LEVEL BLDG B
SCALE: 1/8" = 1'-0"



Floor Plans

1. Green Panel

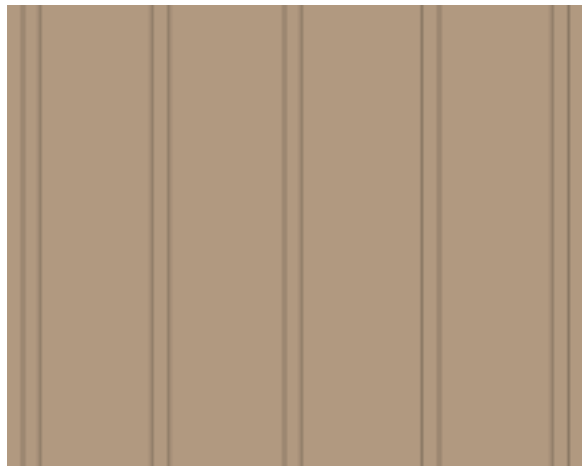


7/16" thick cementitious panel
w/ 1x2 cedar batts at 6" O.C.

Sherwin Williams #6194
Basil

Utilized on majority of street-
facing facades on upper levels.

2. Brown Panel

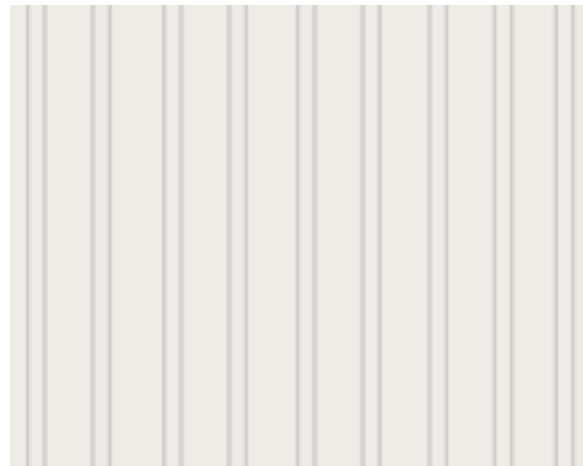


7/16" thick cementitious panel
w/ 1x2 cedar batts at 12" O.C.

Sherwin Williams #9112
Song Thrush

Utilized as base on ground floor
facades.

3. White Panel

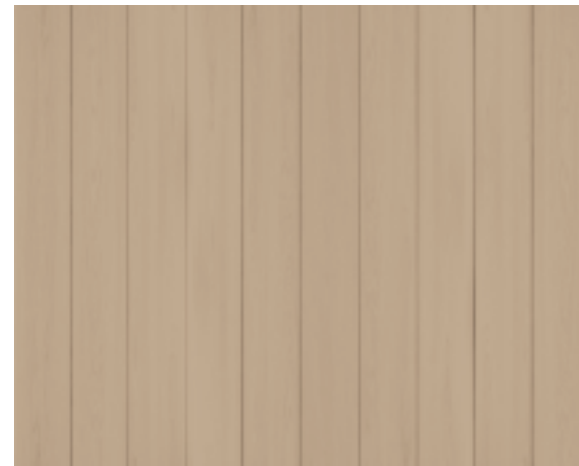


7/16" thick cementitious panel
w/ 1x2 cedar batts at 4" O.C.

Sherwin Williams #7004
Snowbound

Utilized as primary material on
non-street-facing facades and
on penthouse level.

4. Wood Siding



1"x4" T&G Cedar Siding

Treated to match Material #2.

Utilized as accent material at
upper-level balconies.

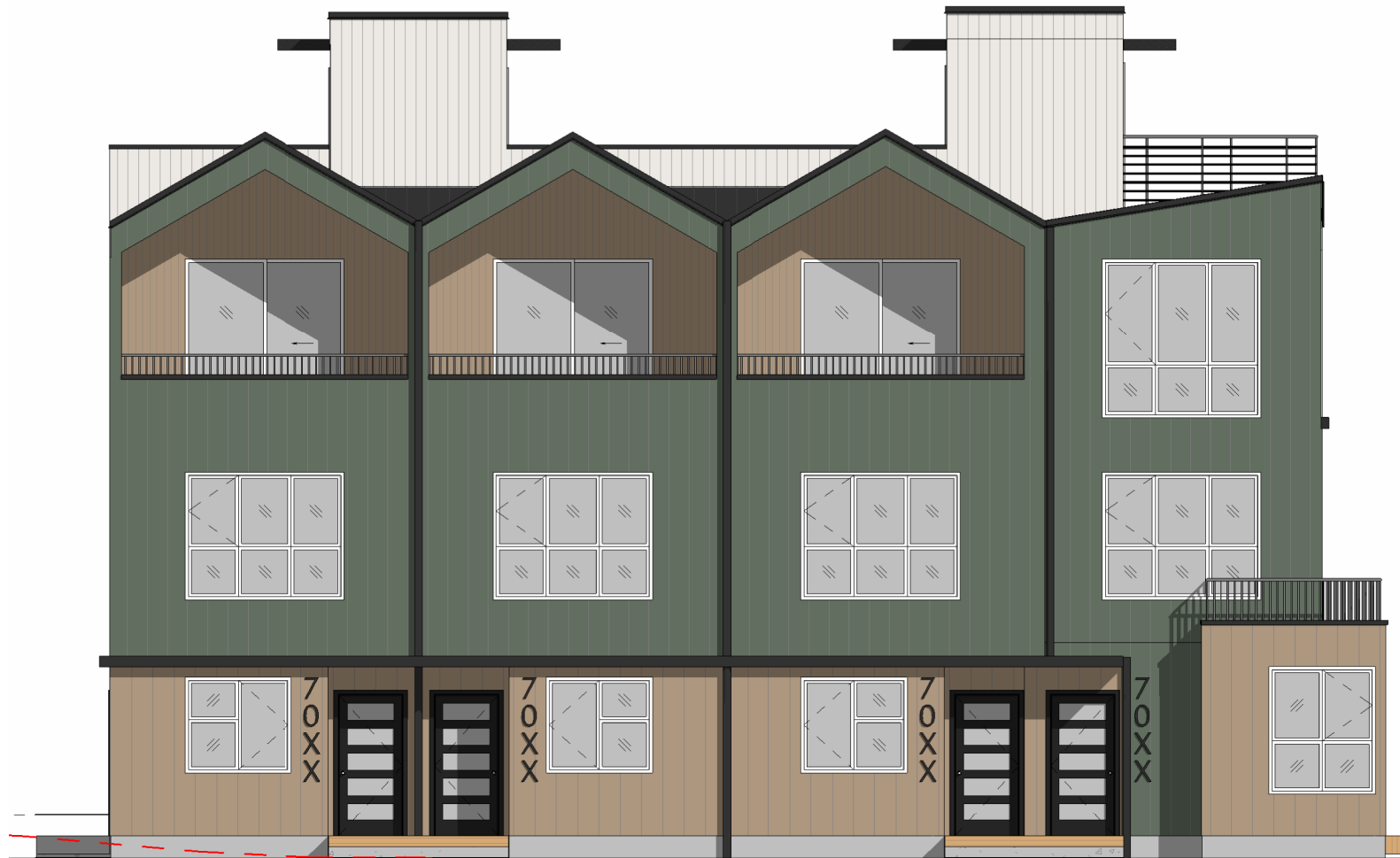
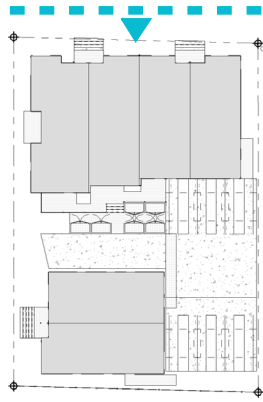
5. Black Accent



Sherwin Williams #7069
Iron Ore

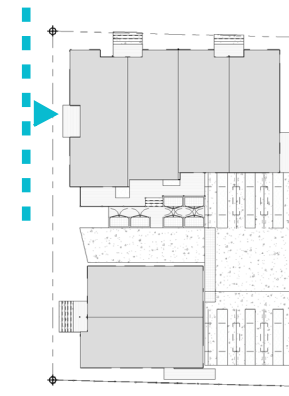
Utilized as accent material on
awnings, gutters, downspouts,
doors, etc.

Material Palette



NORTH ELEVATION BUILDING A

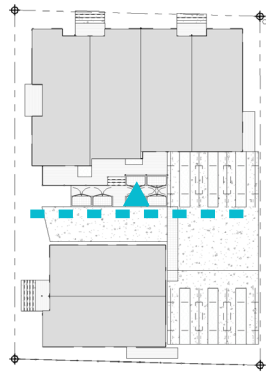
SCALE: 1/8" = 1'-0"



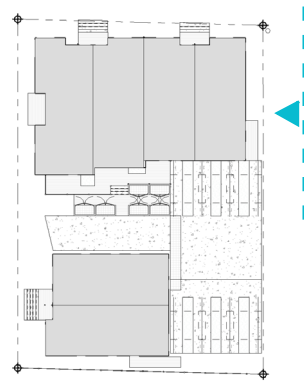
WEST ELEVATION BUILDING A

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

Building Elevations

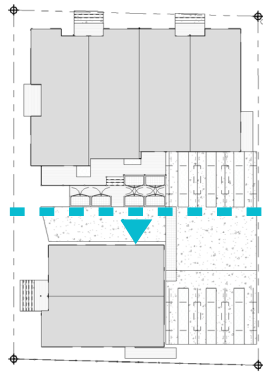


SOUTH ELEVATION BUILDING A
SCALE: 1/8" = 1'-0"



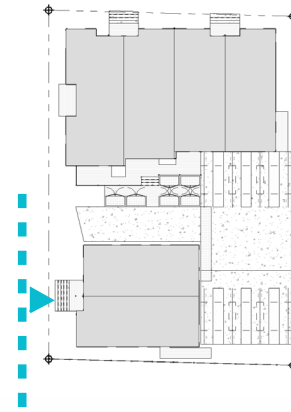
EAST ELEVATION BUILDING A
SCALE: 1/8" = 1'-0"

Building Elevations



NORTH ELEVATION BUILDING B

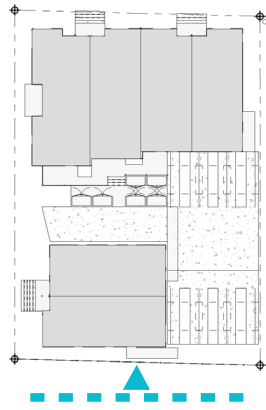
SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING B

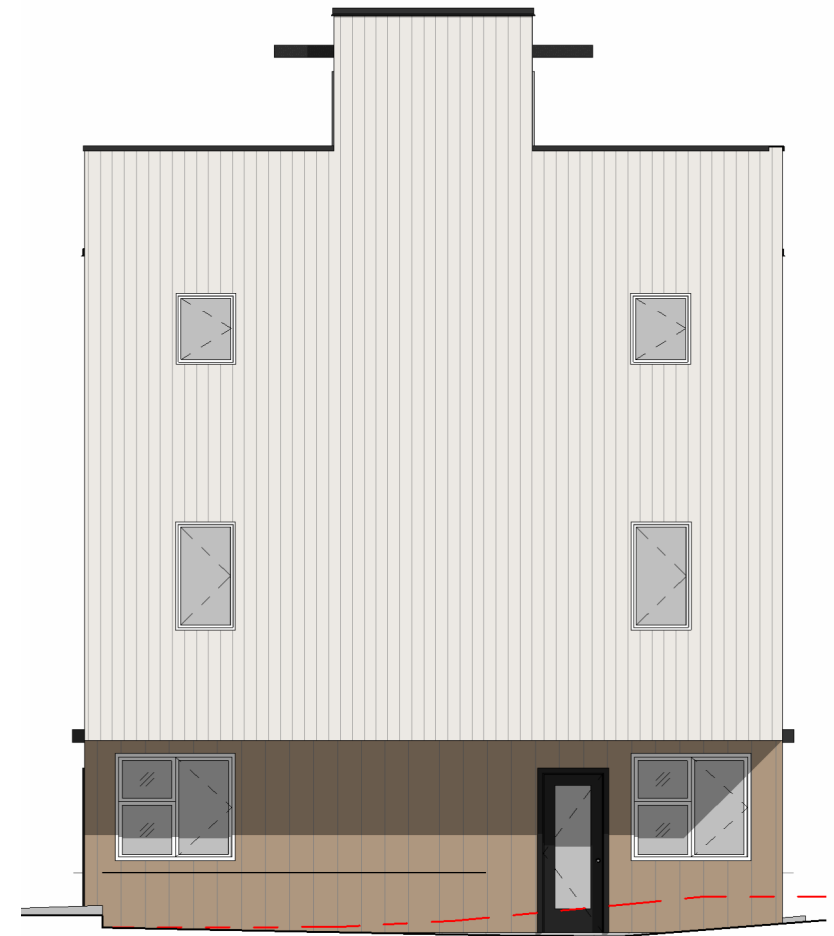
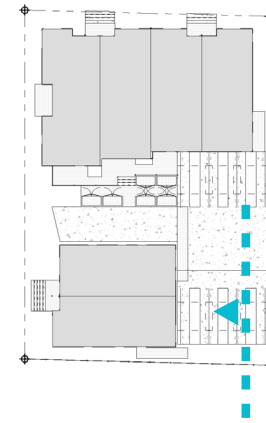
SCALE: 1/8" = 1'-0"

Building Elevations



SOUTH ELEVATION BUILDING B

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



EAST ELEVATION BUILDING B

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

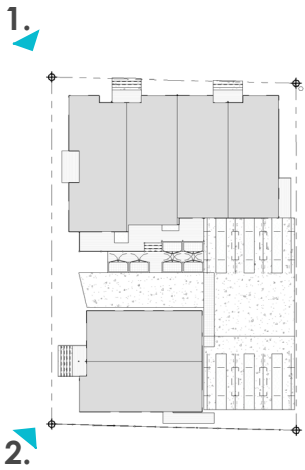
Building Elevations



1. APPROACH FROM NORTHWEST CORNER, INTERSECTION OF NE 71ST ST AND 8TH AVE NE



2. APPROACH FROM SOUTHWEST CORNER ON 8TH AVE NE



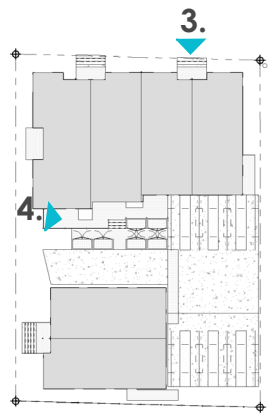
Renderings



3. SIDEWALK ENTRY VIGNETTE



4. REAR ENTRY VIGNETTE



Renderings



5. AERIAL LOOKING NORTHWEST

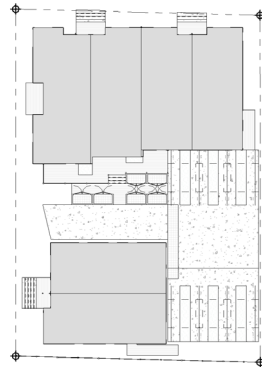


6. AERIAL LOOKING SOUTH



7. FACADE FACING NORTH ONTO NE 71ST ST

5.
7.



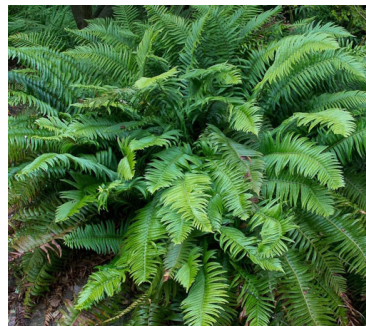
6.
Renderings



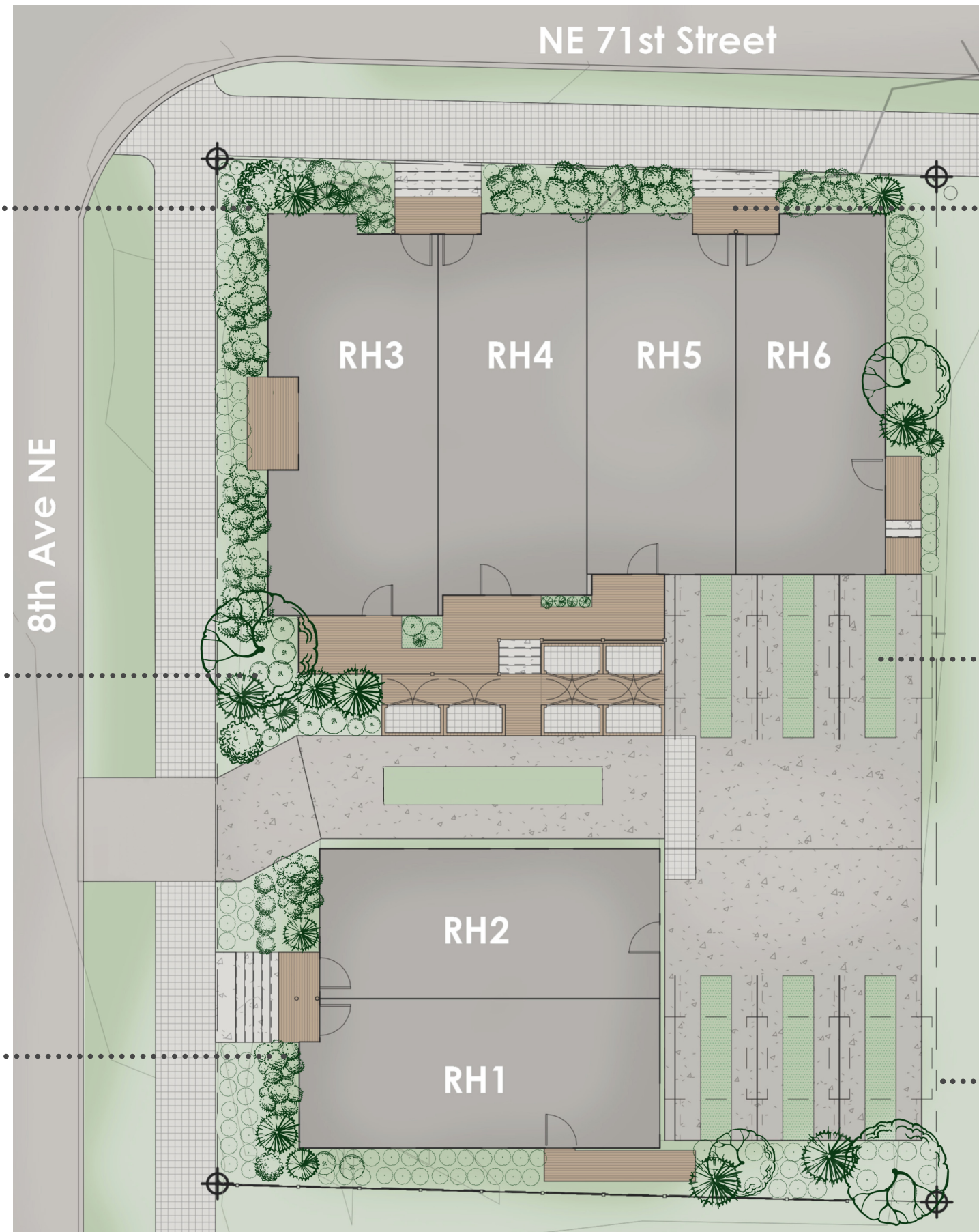
ornamental
grass



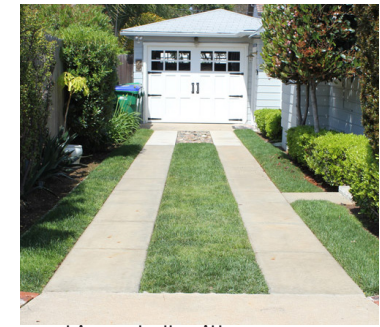
japanese
maple tree



shade planting



drip-through decking



parking stall with
planting strip



fence along property line
+ trash enclosures



CONCEPTUAL LANDSCAPE PLAN

SCALE NTS

Landscape Plan