

130th Street Townhomes

Streamlined Design Review
January 25, 2019

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425.454.7130
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Project
SDCI #3032783-EG
Address:
3009 NE 130th St
Seattle, WA 98125



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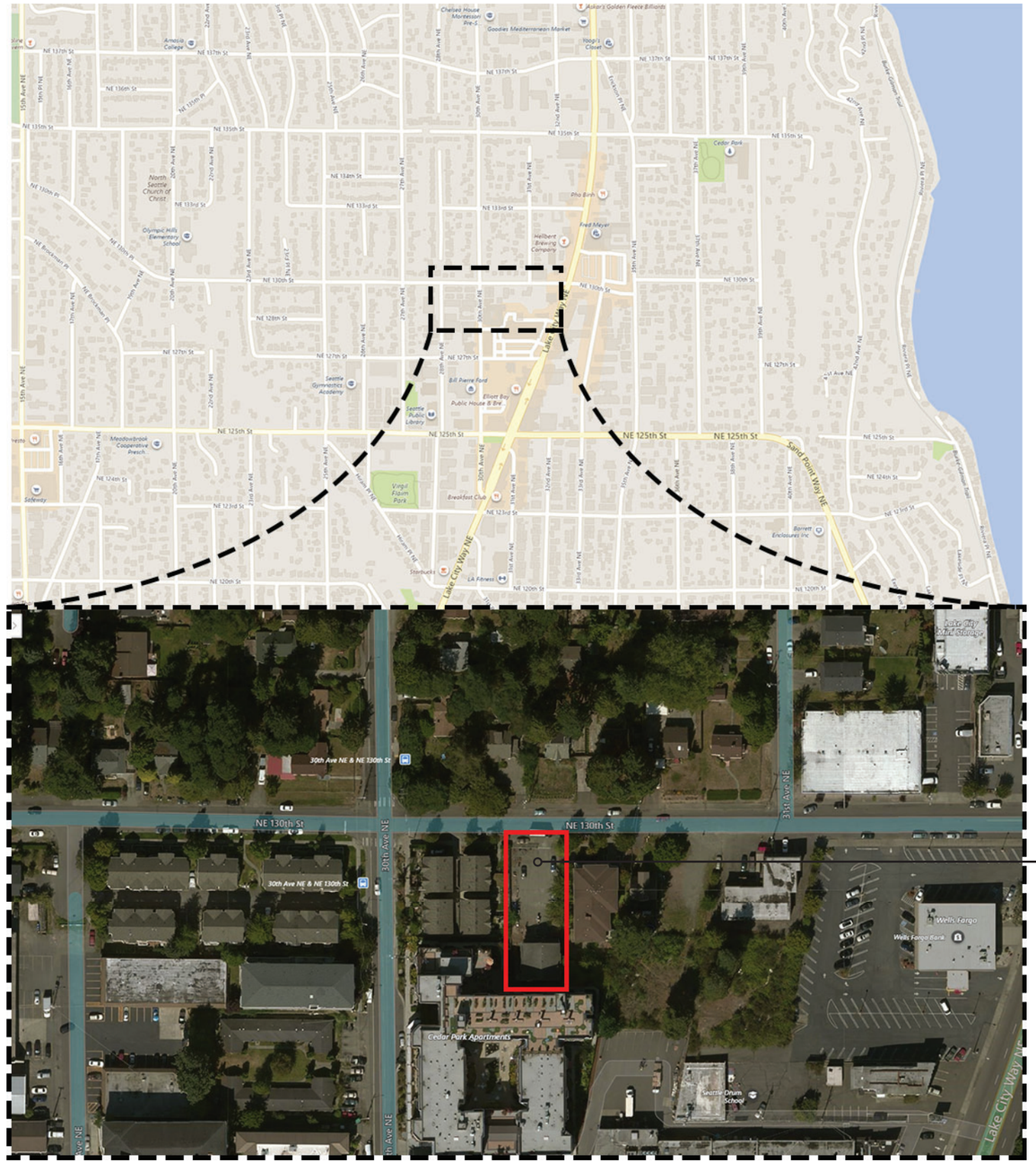
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VICINITY MAP

NEIGHBORHOOD CONTEXT

THE SITE IS LOCATED IN THE LAKE CITY NEIGHBORHOOD OF SEATTLE, TWO BLOCKS FROM THE CENTRAL COMMERCIAL CORRIDOR ALONG 'LAKE CITY WAY NE/WA-522' . THE LAKE CITY NEIGHBORHOOD IS IN THE MIDST TRANSITION AND GROWTH, WITH AN INFLUX OF HOUSING AND MIXED-USE PROJECTS SURROUNDING ITS URBAN CORE IN RECENT YEARS. THE LOCATION OFFERS THE POTENTIAL TO BE PART OF A VIBRANT AND EMERGING COMMUNITY, WITH NUMEROUS AMENITIES, SUCH AS PARKS, COMMUNITY CENTERS, STORES, AND RESTAURANTS WITHIN WALKING DISTANCE AS WELL AS EXCELLENT ACCESS TO PUBLIC TRANSIT.

PROJECT SITE

THE PROJECT SITE IS LOCATED AT 3009 NE 130TH ST (APN 1453600663) BETWEEN 30TH AVE. NE TO THE WEST AND 31ST AVE. NE TO THE EAST. THE SITE HAS FRONTAGE ALONG NE 130TH ST. TO THE NORTH. IT IS BOARDERED ON THE EAST AND WEST BY LOW-RISE RESIDENTIAL BUILDINGS AND TO THE SOUTH BY A MID-RISE APARTMENT BUILDING. THE SITE'S CURRENT USE IS A COMMERCIAL RETAIL STORE/OFFICE.

ZONING AND OVERLAY DISTRICTS

THE SITE IS SPLIT ZONED - THE NORTHERN PORTION OF THE SITE IS ZONED LR2 AND THE SOUTHERN PORTION IS ZONED NC3-65. ADDITIONALLY, THE SITE IS LOCATED WITHIN THE LAKE CITY 'HUB URBAN VILLAGE' AND FREQUENT TRANSIT DESIGNATION. THE SPLIT ZONING CONTINUES ON THE PARCELS TO THE EAST AND WEST OF THE SITE. THE PROPERTY TO THE SOUTH IS ZONED NC3-65 AND THE PROPERTIES ACROSS THE RIGHT OF WAY TO THE NORTH ARE ZONED SINGLE FAMILY 7200.

PROPOSED DEVELOPMENT

THE PROJECT PROPOSES AN 8-UNIT TOWNHOME DEVELOPMENT ON THE SITE IN (3) SEPARATE BUILDINGS. THE UNITS WILL RANGE BETWEEN 1,170-1,660 SF, 2-3 BEDROOMS, WITH A SINGLE-CAR GARAGE. PROPOSED AMENITY SPACES INCLUDE GROUND LEVEL PUBLIC AND PRIVATE AMENITY SPACE AND PRIVATE ROOF TOP DECKS FOR EACH UNIT. THE EXISTING COMMERCIAL BUILDING ON SITE WILL BE DEMOLISHED.

SITE OVERVIEW

ADDRESS
3009 NE 130TH ST
SEATTLE, WA 98125

ZONING
LR-2 AND NC3-65
LAKE CITY HUB URBAN VILLAGE OVERLAY
FREQUENT TRANSIT OVERLAY

PROPOSED PROGRAM
SITE AREA: +/-9,086 SF
TOWNHOUSE UNITS: 8
PARKING STALLS: 8
APPROX. SQUARE FEET PER UNIT:
UNIT 1331 - 1,170-2,000 SF
UNIT 1827 - 1,425 SF
UNIT 1733 - 1,640-1,660 SF

ADJUSTMENTS AND DEPARTURES
NONE REQUESTED

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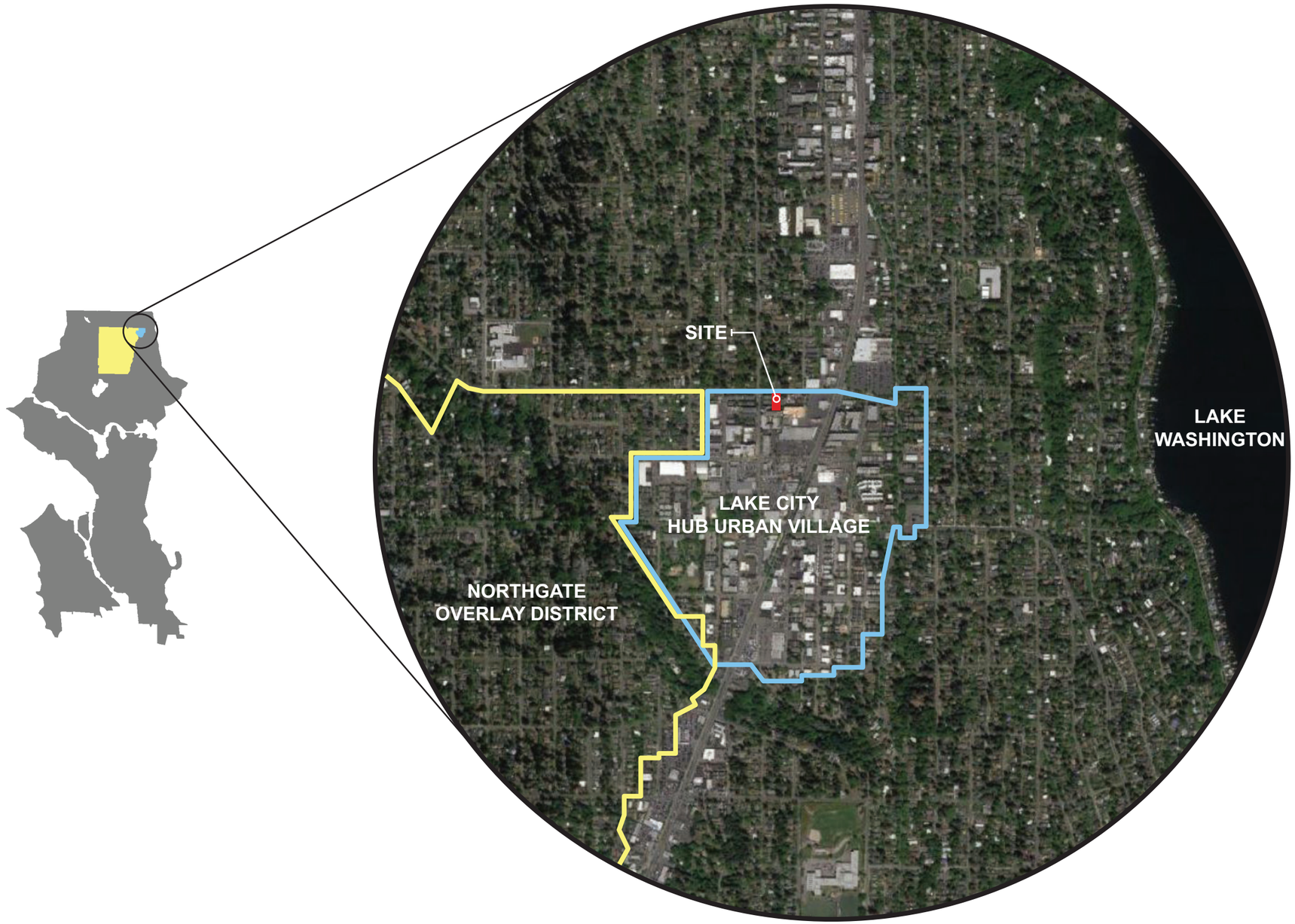
130th St. Townhomes
An 8-Unit Townhome Development
Seattle, Washington

Blue Fern Development, LLC

CONTEXTUAL ANALYSIS
Project Overview

Scale:	Drawn By:	Date:	Date Plotted:
NTS	AJC	01-04-19	12-14-18

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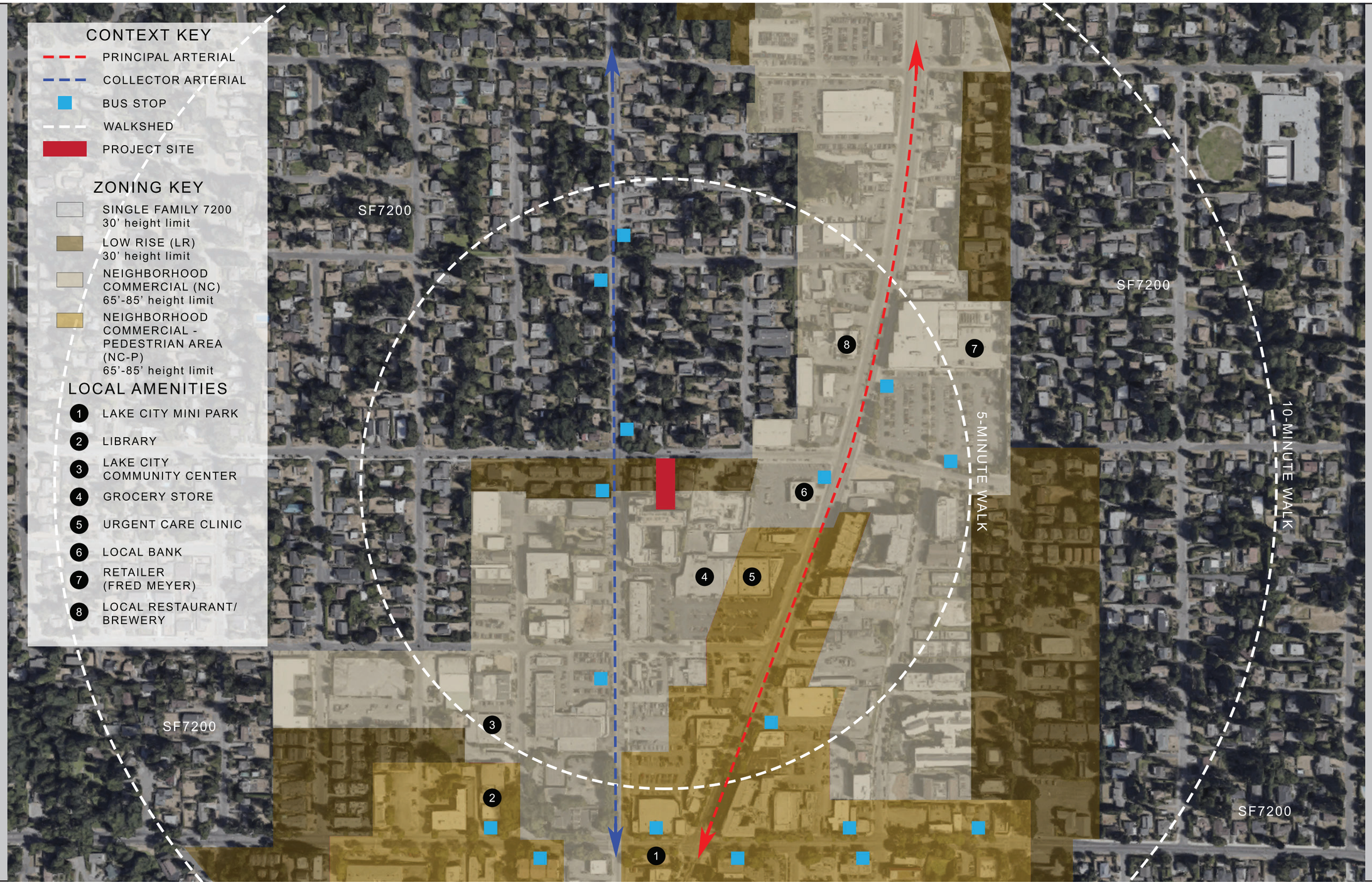
CONTEXTUAL ANALYSIS

Overlay Districts

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130th St. Townhomes

An 8-Unit Townhome Development

Seattle, Washington

Blue Fern Development, LLC

CONTEXTUAL ANALYSIS

Urban Analysis

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Seattle, Washington

Blue Fern Development, LLC

CONTEXTUAL ANALYSIS
Urban Context

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EARLY COMMUNITY OUTREACH PLAN

PRINTED OUTEACH

OUTREACH METHOD: DISTRIBUTE FLIER TO RESIDENCES AND BUSINESSES WITHIN 500' RADIUS OF PROPOSED SITE LOCATION (HIGH-IMPACT). FLIER TO CONTAIN A PROJECT SUMMARY AND CONTACT INFORMATION, AND THE DATE/TIME/LOCATION OF DROP-IN HOURS FOR IN-PERSON OUTREACH (SEE BELOW). FLIER TO BE TRANSLATED INTO ENGLISH AND SPANISH.

DOCUMENTATION: PRESENTATION OF FLIER FOR REVIEW BY THE DEPARTMENT OF NEIGHBORHOODS (EXHIBIT B). MAP OF PROPOSED CANVASSING PATH WITHIN 500' RADIUS OF SITE (EXHIBIT C). CANVASSING COMPLETED, INCLUDING FLIER DISTRIBUTION, ON NOVEMBER 28, 2018 BETWEEN THE HOURS OF 5:30-8:30PM.

ELECTRONIC/DIGITAL OUTREACH

OUTREACH METHOD: (1) EMAIL TO A DISTRIBUTION LIST INCLUDING COMMUNITY ORGANIZATIONS IDENTIFIED BY THE DON, INCLUDING A DIGITAL VERSION OF THE PRINTED FLIER AND TRANSLATION INTO BOTH ENGLISH AND SPANISH. (2) POST TO A LOCAL BLOG, INCLUDING THE DATE/TIME/LOCATION OF DROP-IN HOURS FOR IN-PERSON OUTREACH (SEE BELOW). (MULTI-PRONG)

DOCUMENTATION: LIST OF EMAILS ON DISTRIBUTION LIST AND EMAIL CONTENTS SENT. LINKS TO ACTIVE WEBPAGE POSTED ON 'LAKE CITY FUTURE FIRST' BLOG (EXHIBIT A) AS WELL AS CORRESPONDENCE WITH BLOG DIRECTOR. EMAIL TO DISTRIBUTION LIST SENT ON DECEMBER 4, 2018. PROJECT INFORMATION POSTED TO BLOG ON NOVEMBER 29, 2018.

IN-PERSON OUTREACH

OUTREACH METHOD: (1) HOST DROP-IN HOURS AT COMMUNITY LOCATION FOR THE PUBLIC TO ASK QUESTIONS OR COMMENT ON THE PROPOSAL. (2) DOOR-TO-DOOR CANVASSING TO RESIDENCES AND BUSINESSES WITHIN 500 FT. RADIUS OF PROPOSED SITE (TO BE COMBINED WITH PRINTED FLIER DISTRIBUTION ABOVE). (MULTI-PRONG)

DOCUMENTATION: SIGN-IN SHEET (EXHIBIT D), LIST OF PUBLIC COMMENTS (EXHIBIT E), MAP OF PROPOSED CANVASSING PATH WITHIN 500' RADIUS OF SITE. DROP-IN HOURS HOSTED ON DECEMBER 11, 2018 BETWEEN THE HOURS OF 6:00-7:30 PM AT THE LAKE CITY COMMUNITY CENTER. CANVCASSING COMPLETED, INCLUDING FLIER DISTRIBUTION, ON NOVEMBER 28, 2018 BETWEEN THE HOURS OF 5:30-8:30PM.

EXHIBIT A: LINKS TO COMMUNITY BLOG POSTINGS

- ENGLISH TRANSLATION: https://enjoylakecity.org/construction-proposal-on-130th-ne/
- SPANISH TRANSLATION: https://enjoylakecity.org/nuevo-desarrollo-en-130th-ne/

Townhome Development Proposal
Propuesta de construcción de Townhomes

Blue Fern Development, LLC

BlueFern

Proposal Summary: The project proposes the demolition of an existing commercial building and construction of 8 for-sale townhome units. Townhomes will be 3 stories with rooftop decks and provide 1 parking space within garages at each unit. Site design and Right of Way improvements along NE 130th St. will be included in the development.

Resumen de la Propuesta: El proyecto propone la demolición de un edificio comercial existente y la construcción de 8 unidades para la venta. Los townhomes serán de 3 pisos con azoteas y contarán con 1 espacio de estacionamiento dentro de los garajes de cada unidad. El diseño del sitio y las mejoras a lo largo de NE 130th St. se incluirán en el proyecto.

Address: 3009 NE 130th St.
Dirección: Seattle, Washington 98125
SDCI#: 3032783-EG

Developer: Blue Fern Development, LLC
Urbanizador:

Contact: Evan Mann
Contacto: operations@bluefern.com

For additional information on the project, please visit the Seattle Services Portal, record number 3032783-EG

Para mayor información sobre el proyecto, visite el Portal de Servicios de Seattle, número de récord 3032783-EG

We'd Like to Hear From You!

We will be hosting an in-person drop-in session inviting the public for questions and comments about the proposal. See the details provided below:

Time and Date: **December 11th, from 6-7:30 PM**
Location: **Lake City Community Center**
12531 28th Ave NE
Seattle, WA 98125
What to Bring: **Any comments, questions, or concerns you may have regarding the project.**

In addition, please feel free to contact us at your convenience at the contact information listed above.

¡Quedamos a la espera de sus comentarios!

Seremos anfitriones de una sesión presencial en la que se invitará al público a formular preguntas y comentarios sobre la propuesta. Vea los detalles que se detallan a continuación:

Fecha y hora: **Diciembre 11th, de 6-7:30 PM**
Lugar: **Lake City Community Center**
12531 28th Ave NE
Seattle, WA 98125
Qué traer: **Cualquier comentario, pregunta o inquietud que pueda tener respecto al proyecto.**

Además, no dude en comunicarse con nosotros cuando lo considere conveniente a través de la información de contacto mencionada anteriormente.





Any information collected by Blue Fern Development, LLC during the community outreach process may submitted to the City of Seattle and made public pursuant to the Washington Public Records Act.
Toda la información recopilada por Blue Fern Development, LLC durante el proceso de promoción comunitaria puede presentarse a la ciudad de Seattle y hacerse pública de conformidad con la Ley de Registros Públicos de Washington.

EXHIBIT B: OUTREACH FLIER DISTRIBUTED IN-PERSON AND DIGITALLY TO THE SURROUNDING COMMUNITY

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130th St. Townhomes
An 8-Unit Townhome Development
Seattle, Washington
Blue Fern Development, LLC

COMMUNITY OUTREACH
Methods & Materials

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ESM CONSULTING ENGINEERS, LLC ESMCIVIL.COM	0 35 70 140 1 inch = 70 feet	BLUE FERN DEVELOPMENT, LLC 3009 NE 130TH ST - #3032783-EG COMMUNITY OUTREACH EXHIBIT	Data Source: Parcels and Address Points providedd by King County GIS (2018). Although careful techniques are used in creating and displaying GIS data, ESM cannot guarantee accuracy of the information contained on this map. Date: 11/19/2018 User: SavannaN

EXHIBIT C: MAP OF PROPERTIES VISITED DURING PROJECT CANVASSING

BlueFern DEVELOPMENT, LLC

Neighborhood Drop-in Session

3009 NE 130th Street Townhomes

December 11, 2018

Name	Address	Email	Comment
Mark von Walter	12538 39th Ave NE Seattle WA 98125	mvonwalter@comcast.net	
Joanna & Mary Jo Jacobson	13026 30th Ave NE Seattle WA. 98125	joannamjacobson@gmail.com maryjojacobson1948@Gmail.com	NO PARKING SHOULD BE ON 130TH where there are sidewalks VERY dangerous street
Hilly Hidenrick	3022 NE 130th St. Seattle WA 98125	imnoetic@gmail.com	Day today, 5 very important

Thank You for Attending

EXHIBIT D: COPY OF SIGN-IN SHEET AT DROP-IN SESSION

EXHIBIT E: SUMMARY OF COMMENTS AT NEIGHBORHOOD DROP-IN SESSION:

- CONCERNED THAT TRAFFIC ALONG 130TH IS BUSY WITH HIGH SPEEDS. SUGGEST NO PARKING BE ALLOWED ALONG 130TH, OR POSSIBLY ONLY ALLOW PARKING ON ONE SIDE. ALSO SUGGEST THAT THIS SECTION OF 130TH MAY BENEFIT FROM A SPEED TABLE TO REGULATE SPEEDS.
- CONCERNED WITH THE INTERSECTION OF 30TH AND 130TH. WOULD LIKE SOME SORT OF FLASHING LIGHT AT INTERSECTION OF 30TH AND 130TH, POSSIBLY MORE STREET LIGHTING AT THAT INTERSECTION AS WELL.
- SUGGESTED SOME LANDSCAPING TRANSITION FROM THE PROJECT TO THE RIGHT OF WAY. POSSIBLY A STREET TREE OR TWO.
- SUGGESTED POSSIBLY ADDING SOME GREENSCAPE NEAR THE UNIT ENTRIES.
- CONCERNS ABOUT THE DAY TO DAY CONSTRUCTION NOISE, POWER DISRUPTIONS, PARKING DISRUPTIONS, ROAD BLOCKAGES. EXPLAINED THAT THERE HAVE BEEN MANY FRUSTRATING DISRUPTIONS RELATED TO THE ADJACENT LARGER APARTMENT DEVELOPMENT.
- CONCERNED WITH THE LENGTH OF THE CONSTRUCTION PHASE. WOULD PREFER THE SHORTEST CONSTRUCTION WINDOW ALLOWABLE.

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130th St. Townhomes
An 8-Unit Townhome Development
Seattle, Washington
Blue Fern Development, LLC

COMMUNITY OUTREACH
Community Response

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LARGE MASSING ELEMENTS, SLEEK LINES, AND FLAT ROOFS, TYPICAL OF LARGE RESIDENTIAL COMPLEXES

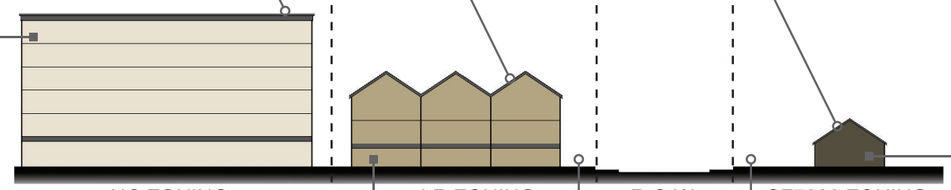




NO SETBACK FROM R.O.W.

REDUCTION IN SCALE AND MASS ACROSS ZONING TRANSITIONS

TRADITIONAL RESIDENTIAL ROOF FORMS



INTRODUCTION OF TRADITIONAL ROOF FORMS

BUILDINGS SETBACK MODESTLY FROM R.O.W.

BUILDINGS SETBACK SIGNIFICANTLY FROM R.O.W.



MODEST SETBACK FROM R.O.W. WITH LANDSCAPING

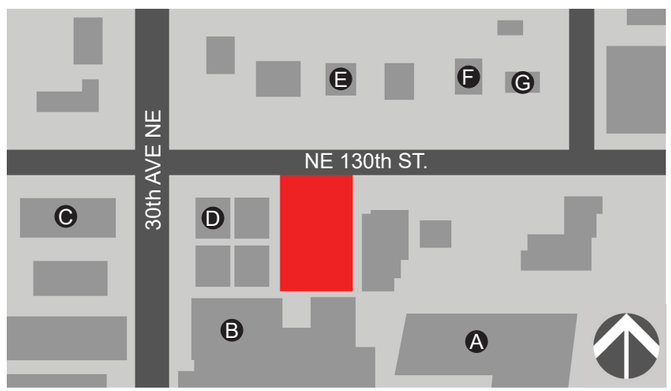






LARGE FRONT YARD SETTING BACK HOUSE FROM R.O.W, TYPICAL OF SINGLE FAMILY ZONE.

DEFINED FRONT ENTRIES FACING THE STREET



ARCHITECTURAL CHARACTER DEFINED BY TRANSITION

THE DEFINING CHARACTERISTIC OF THE SURROUNDING NEIGHBORHOOD IS TRANSITION, AND IT WILL INFORM MUCH OF THE DESIGN INTENT FOR THIS PROJECT. THE PROJECT SITE FALLS AT THE INTERSECTION BETWEEN NEW AND DENSE DEVELOPMENT, AND TRADITIONAL EXISTING SINGLE FAMILY DETACHED NEIGHBORHOOD.

DIRECTLY SOUTH OF THE PROJECT ARE 2 LARGE SCALE MULTIFAMILY HOUSING COMPLEX'S, DEFINED BY CHARACTERISTICALLY CLEAN AND MODERN LINES, MASSING FORMS, AND MATERIALS (A&B). FLANKING THE SITE ALONG NE 130TH ST. ARE SEVERAL LOWRISE TOWNHOME/APARTMENT STYLE BUILDINGS. THESE BUILDINGS STEP DOWN IN SCALE AND MASSING FROM THOSE BEHIND THEM, AND INTRODUCE CONCEPTS FROM THE TRADITIONAL RESIDENTIAL ARCHITECTURAL LANGAUGE., SUCH AS THE GABLE ROOF, FRONT PORCH/ENTRIES AND LANDSCAPED SETBACKS FACING THE RIGHT OF WAY (C&D). THIS LANGUAGE HELPS CREATE A RESIDENTIAL FEEL ALONG THE STREET IN STEP WITH THE SINGLE FAMILY RESIDENCES ACROSS NE 130TH ST. THESE SINGLE FAMILY HOUSES ARE SET BACK SIGNIFICANTLY FROM THE STREET, DISPLAY GABLE AND PITCHED ROOF FORMS, DEFINED FRONT ENTRIES AND MATERIALITY SUCH AS LAP SIDING AND BRICK, COMPLETING THE TRANSITION TO THE TO THE TRADITIONAL RESIDENTIAL STYLE (E,F&G).

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SITE ANALYSIS
Architectural Character

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STREETVIEW A - LOOKING SOUTH



STREETVIEW B - LOOKING NORTH



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SITE ANALYSIS

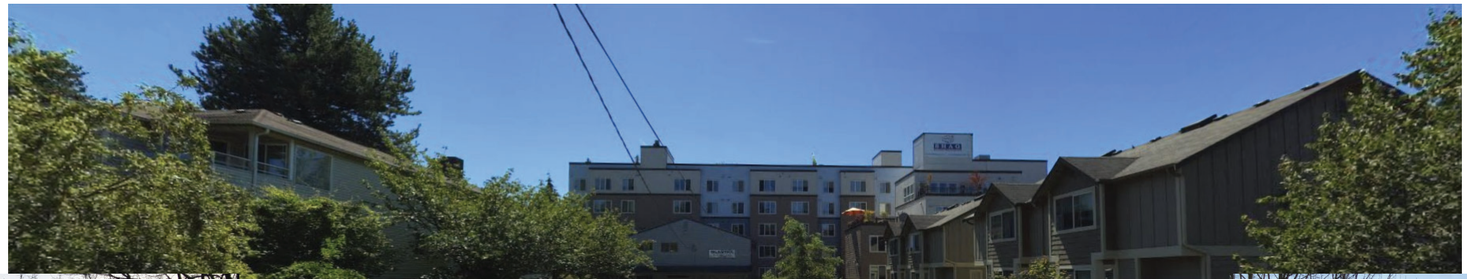
Streetscapes

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SITE PHOTOS



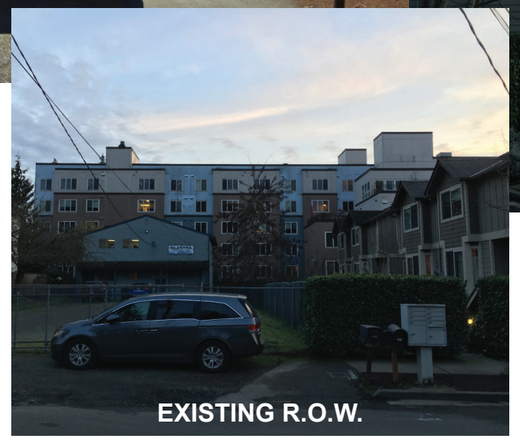
SITE PHOTO



NEIGHBORING PARCEL TO EAST



EXISTING R.O.W.



EXISTING R.O.W.

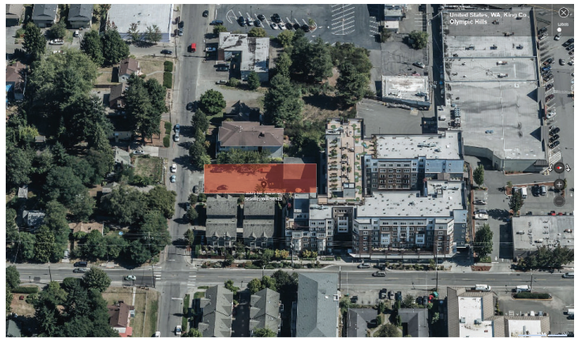


NEIGHBORING PARCEL TO WEST

AERIAL VIEWS



LOOKING NORTH



LOOKING EAST



LOOKING SOUTH



LOOKING WEST

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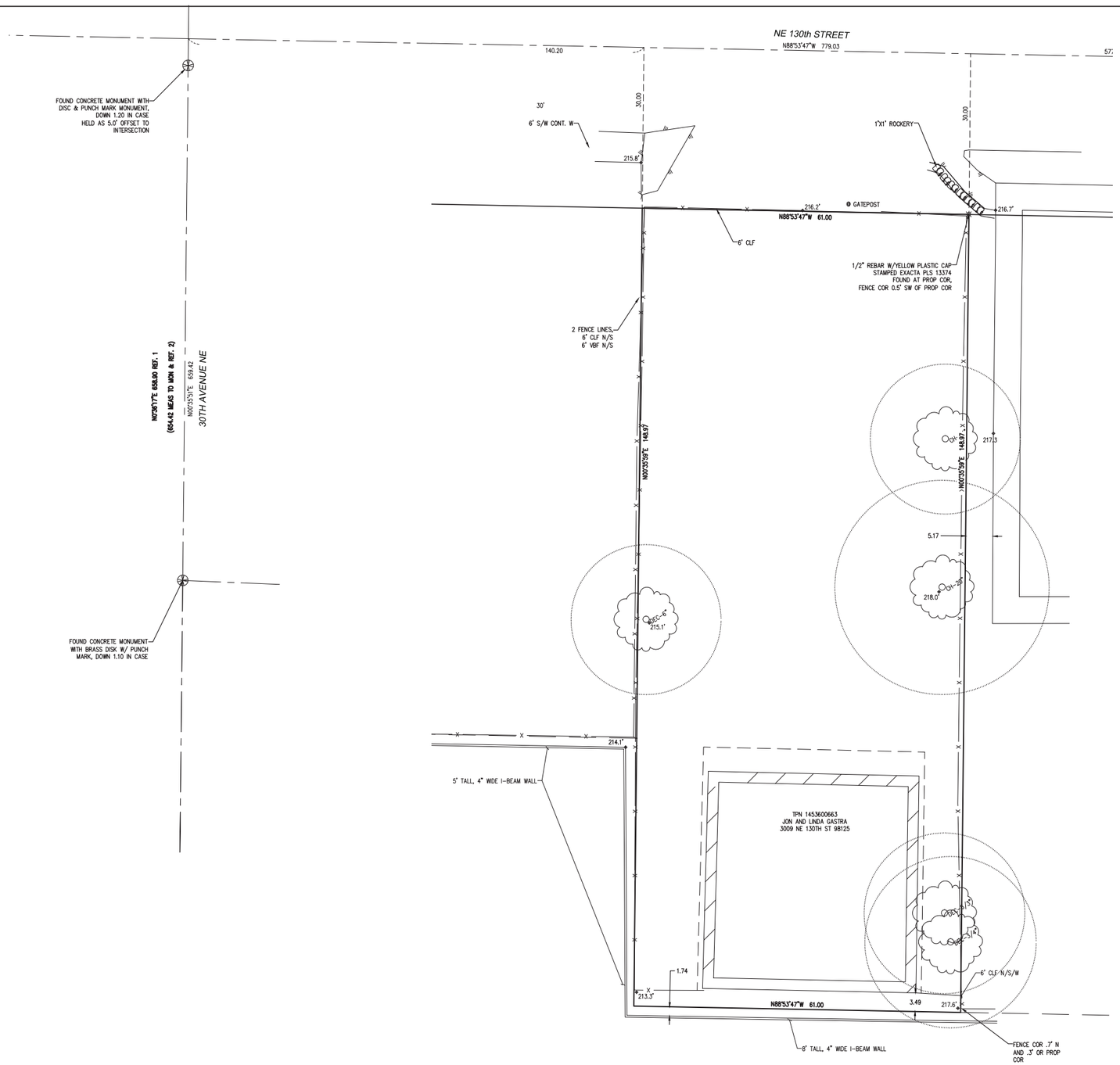
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SITE ANALYSIS
Site Photos

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EXISTING CONDITIONS

THE CURRENT USE OF THE PROJECT SITE IS A COMMERCIAL RETAIL STORE/ OFFICE, WITH ONE (2) STORY STRUCTURE AND A GRAVEL PARKING LOT. A FENCE AND GATE BORDER THE PROPERTY AT THE R.O.W. TO THE EAST OF THE SITE IS A 3-STORY RESIDENTIAL BUILDING AND TO THE WEST ARE (4) 2-STORY RESIDENTIAL BUILDINGS. TO THE SOUTH OF THE SITE IS A 6-STORY MID-RISE RESENTIAL BUILDING.

THE SITE DIMENSIONS ARE ROUGHLY 61' WIDE BY 149' DEEP AND THE SITE IS GENERALLY FLAT. THERE ARE (0) TREES IN THE R.O.W., (0) TREES ENCROACHING FROM ADJACENT PROPERTIES, AND (4) SIGNIFICANT TREES ON THE PROPERTY, NONE OF WHICH ARE EXCEPTIONAL.

THERE ARE CURRENTLY NO R.O.W. IMPROVEMENTS IN FRONT OF THE SITE. R.O.W. IMPROVEMENTS WOULD BE PROVIDED AS PART OF THE PROJECT.

COMMENTS FROM ARBORIST: OF THE 0 ROW TREES, 0 ENCROACHING ADJACENT PROPERTY SIGNIFICANT TREES, AND 4 SIGNIFICANT SUBJECT PROPERTY TREES, THERE WERE NO (0) EXCEPTIONAL TREES.

ALL TREES ON SITE WILL BE REMOVED PRIOR TO DEVELOPMENT.

LEGAL DESCRIPTION

PARCEL A, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3004574, RECORDED UNDER REC. NO. 20060726900023

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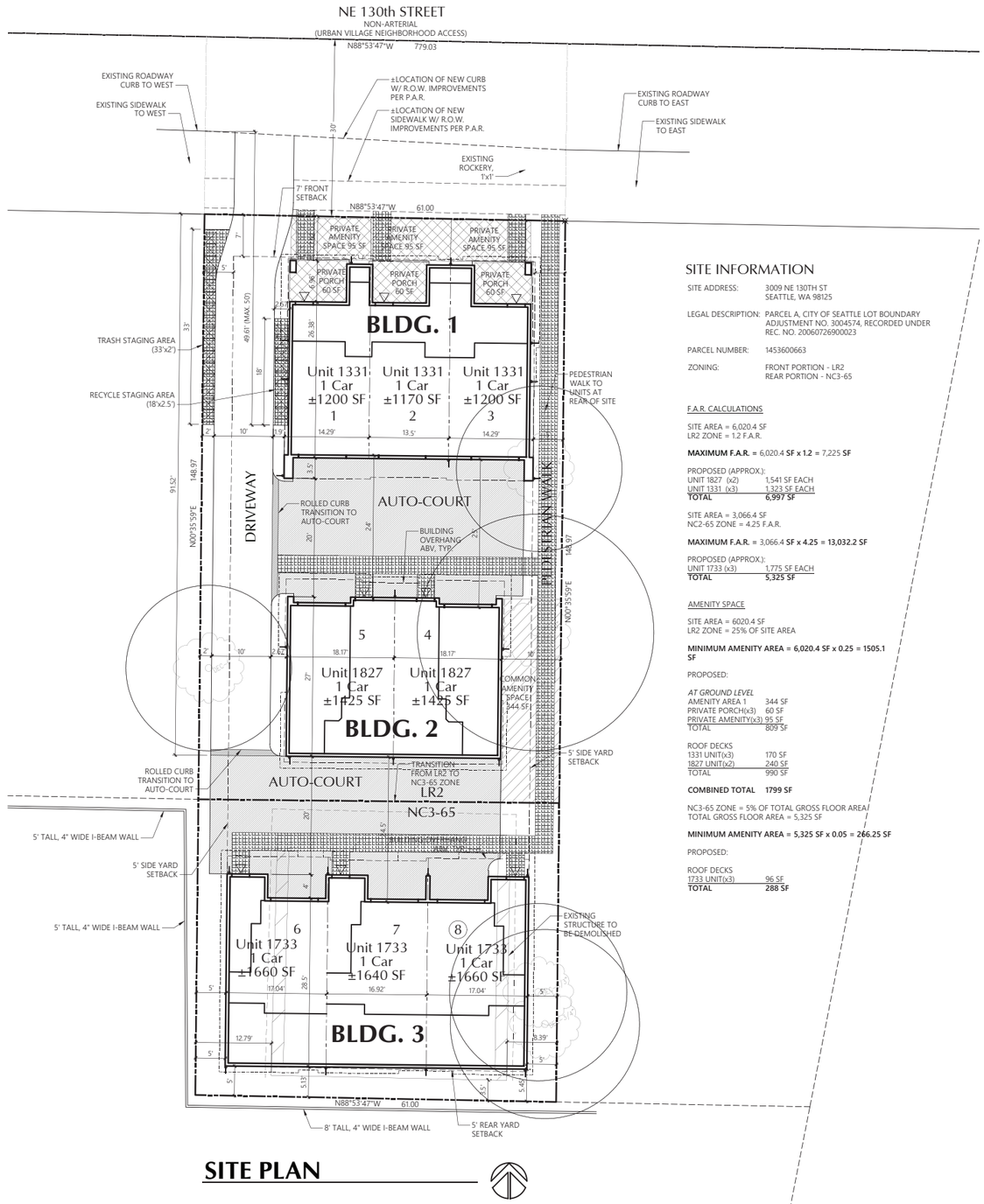
SITE ANALYSIS

Existing Site Conditions

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SITE PLAN

SITE INFORMATION

SITE ADDRESS: 3009 NE 130TH ST
SEATTLE, WA 98125

LEGAL DESCRIPTION: PARCEL A, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3004574, RECORDED UNDER REC. NO. 20060726900023

PARCEL NUMBER: 1453600663

ZONING: FRONT PORTION - LR2
REAR PORTION - NC3-65

F.A.R. CALCULATIONS

SITE AREA = 6,020.4 SF
LR2 ZONE = 1.2 F.A.R.

MAXIMUM F.A.R. = 6,020.4 **SF x 1.2** = 7,225 **SF**

PROPOSED (APPROX.):

UNIT 1827 (x2)	1,541 SF EACH
UNIT 1331 (x3)	1,323 SF EACH
TOTAL	**6,997 SF**

SITE AREA = 3,066.4 SF
NC2-65 ZONE = 4.25 F.A.R.

MAXIMUM F.A.R. = 3,066.4 **SF x 4.25 = 13,032.2 SF**

PROPOSED (APPROX.):

UNIT 1733 (x3)	1,775 SF EACH
TOTAL	**5,325 SF**

AMENITY SPACE

SITE AREA = 6020.4 SF
LR2 ZONE = 25% OF SITE AREA

MINIMUM AMENITY AREA = 6,020.4 SF x 0.25 = 1505.1 SF

PROPOSED:

AT GROUND LEVEL

AMENITY AREA 1	344 SF
PRIVATE PORCH(x3)	60 SF
PRIVATE AMENITY(x3)	95 SF
TOTAL	809 SF

ROOF DECKS

1331 UNIT(x3)	170 SF
1827 UNIT(x2)	240 SF
TOTAL	990 SF

COMBINED TOTAL 1799 SF

NC3-65 ZONE = 5% OF TOTAL GROSS FLOOR AREA
TOTAL GROSS FLOOR AREA = 5,325 SF

MINIMUM AMENITY AREA = 5,325 SF x 0.05 = 266.25 SF

PROPOSED:

ROOF DECKS

1733 UNIT(x3)	96 SF
TOTAL	**288 SF**

H:\18-35\18-0717 SITE PLAN.DWG

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130th St. Townhomes
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Blue Fern Development, LLC

SITE PROPOSAL
Conceptual Site Plan

Scale:	Drawn By:	Date:	Date Plotted:
NTS	AJC	01-04-19	12-14-18

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Job No.: **18-35**

PLANT SCHEDULE

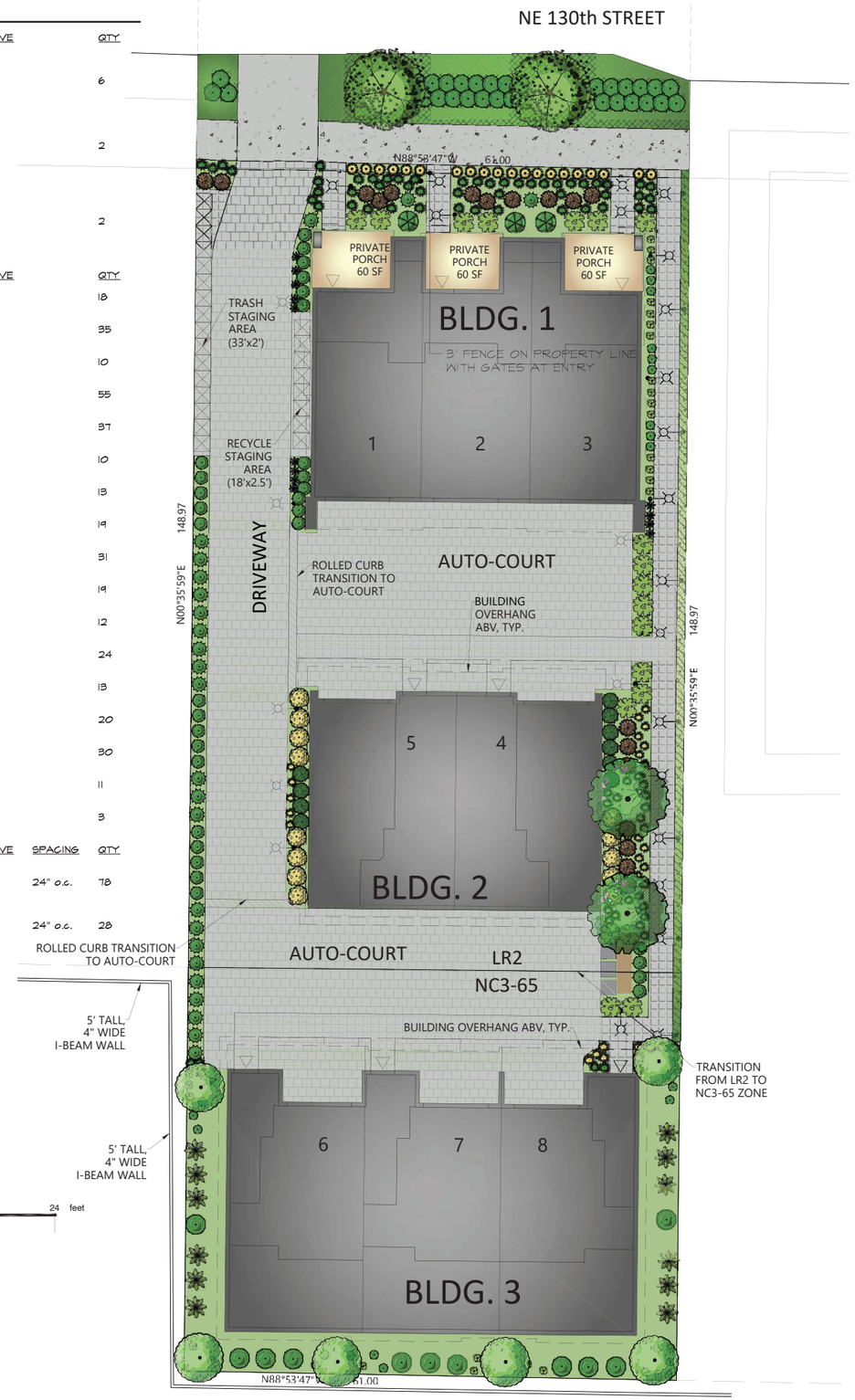
TREES	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acer circinatum / Vine Maple	3 stem min, 6' Ht	Yes	Yes	6
	Prunus serrulata 'Amanogana' / Amanogana Flonering Cherry	1.5"Cal	No	No	2
	Quercus robur 'Fastigiata' / Skyrocket Oak Street Tree	2" to 2.5"	No	No	2

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry	2 gal	Yes	No	18
	Blechnum spicant / Deer Fern	1 gal	Yes	Yes	35
	Carex comans 'Frosty Curls' / New Zealand Hair Sedge	1 gal	Yes	No	10
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal	Yes	No	55
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	Yes	No	37
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus	20" Ht min	Yes	No	10
	Helictotrichon sempervirens / Blue Oat Grass	1 gal	Yes	No	13
	Hosta 'Brim Cup' / Brim Cup Hosta	1 gal	Yes	No	19
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min	Yes	No	31
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal	Yes	No	19
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal	Yes	No	12
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal	Yes	No	24
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	5 gal	Yes	No	13
	Nassella tenuissima / Mexican Feather Grass	1 gal	Yes	No	20
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	2 gal	Yes	No	30
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	Yes	No	11
	Taxus x media 'H.M. Eddie' / H.M Eddie Yew	4' ht. min	Yes	No	3

GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick	1 gal	Yes	Yes	24" o.c.	78
	Vinca minor 'Illumination' TM / Illumination Dwarf Periwinkle	4"pot	Yes	No	24" o.c.	28

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	Lamp
	UP LIGHT	3		LED
	Path Light	27		



NORTH

RENDERED LANDSCAPE PLAN SCALE: 1/8" = 1'-0"

0 8 16 24 feet

Root of Design
20641 9545
7104 265th St NW #218
Stanwood, WA 98292

Root of Design

State of Washington registered Landscape Architect

Devin Peterson

Devin Peterson certificate no. 1222

PROJECT TITLE

RENDERED LANDSCAPE PLAN

3009 NE 130TH ST. SEATTLE, WA

DRAWN SB

DATE 01.04.19

REVISED

DATE

1/8" = 1'-0"

L0

13

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS2 - Urban Form and Pattern	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	A. Location in the City and Neighborhood B. Adjacent Sites, Streets, and Open Spaces C. Relationship to the Block D. Height, Bulk, and Scale	1. Mid-Block Site 2. Zone Transition 3. Residential Street Character	◦Northwest Contemporary design evokes traditional Northwest residential forms, strengthening the residential character of street frontage. ◦Siting of townhouses along NE 130th St orientes main entry to street, engaging the street edge. ◦Overall massing of site steps down towards Single Family zone across the R.O.W. Modulation and materials used to break up bulk and scale of facades.··
CS3 - Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	1. Contemporary Design 2. Evolving Neighborhood	◦Northwest Contemporary aesthetic provides a modern look for an evolving neighborhood and seeks to create a design that will build the context in a positive way. ◦Shed roof references traditional residential sloped roof form but in modern and updated style. ◦Articulation along building facades evokes character of individual row homes, rather than monolithic structure.
PL2 - Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	B. Safety and Security C. Weather Protection D. Wayfinding	1. Eyes on the Street 2. Lighting for Safety 3. Covered Entries Integrated in Building Design	◦Main entries and large punched openings facing onto streets and drive aisles creates creates eyes on open spaces in and adjacent to the site for increased safety and security. ◦Pathway lighting and soffit lighting at overhangs illuminate connections through site to main entries. ◦Recessed entries provide weather protection integrated with building form.
PL3 - Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries B. Residential Edges	1. Sense of Identity at Entry 2. Transition Space 3. Opportunitues for Interaction	◦Articulated used of cedar siding highlights and identifies entries to units. ◦Setbacks from sidewalk and/or recessed Entry spaces provide semi-private transition spaces as the resident moves into the private realm of their home. ◦Covered porches along NE 130th St encourage interaction with public realm and opportunities for personalization and identity.
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 B. Architectural and Façade Composition C. Secondary Architectural Features D. Scale and Texture	1. Reduction of Perceived Mass 2. Visual Interest and Texture on Facades 3. Human Scale of Residences	◦Separation of buildings with drive aisles on site breaks up the overall scale of the site, while modulation and varied roof forms further reduce the perceived mass of each building. ◦Varied material treatments and finishes create visual interest and texture on large facade elements. Secondary elements such as juliet balcony provide architectural detail while also allowing additional light into interior spaces. ◦Articulation of individual units within the context of the building facade encourages a smaller residential feel to the project.
DC4 - Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces	A. Exterior Elements and Materials B. Signage C. Lighting D. Trees, Landscape and Hardscape Materials	1. Exterior Finish Materials 2. Functions 3. Choice of Plant Materials 4. Hardscape Materials	◦High quality materials, such as 'smooth' hardie panel, lap siding, and cedar siding provide durability and maintainability in the Pacific Northwest climate while also displaying attractive texture and patterning for visual impact.

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130th St. Townhomes
An 8-Unit Townhome Development
Seattle, Washington

Blue Fern Development, LLC

DESIGN GUIDELINES
Priority Design Guidelines

Scale:	Drawn By:	Date:	Date Plotted:
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Job No.: **18-35**

SCALE AND MASSING

THE OVERALL BULK OF THE BUILDING FORM RESPONDS TO THE MASSING OF THE ADJACENT PROPERTIES, FALLING WITHIN THE GRADIENT OF TRANSITION FROM THE NEIGHBORHOOD COMMERCIAL ZONE (65' HEIGHT LIMIT) TO THE SINGLE FAMILY ZONE (30' HEIGHT LIMIT) ACROSS NW. 130TH ST.

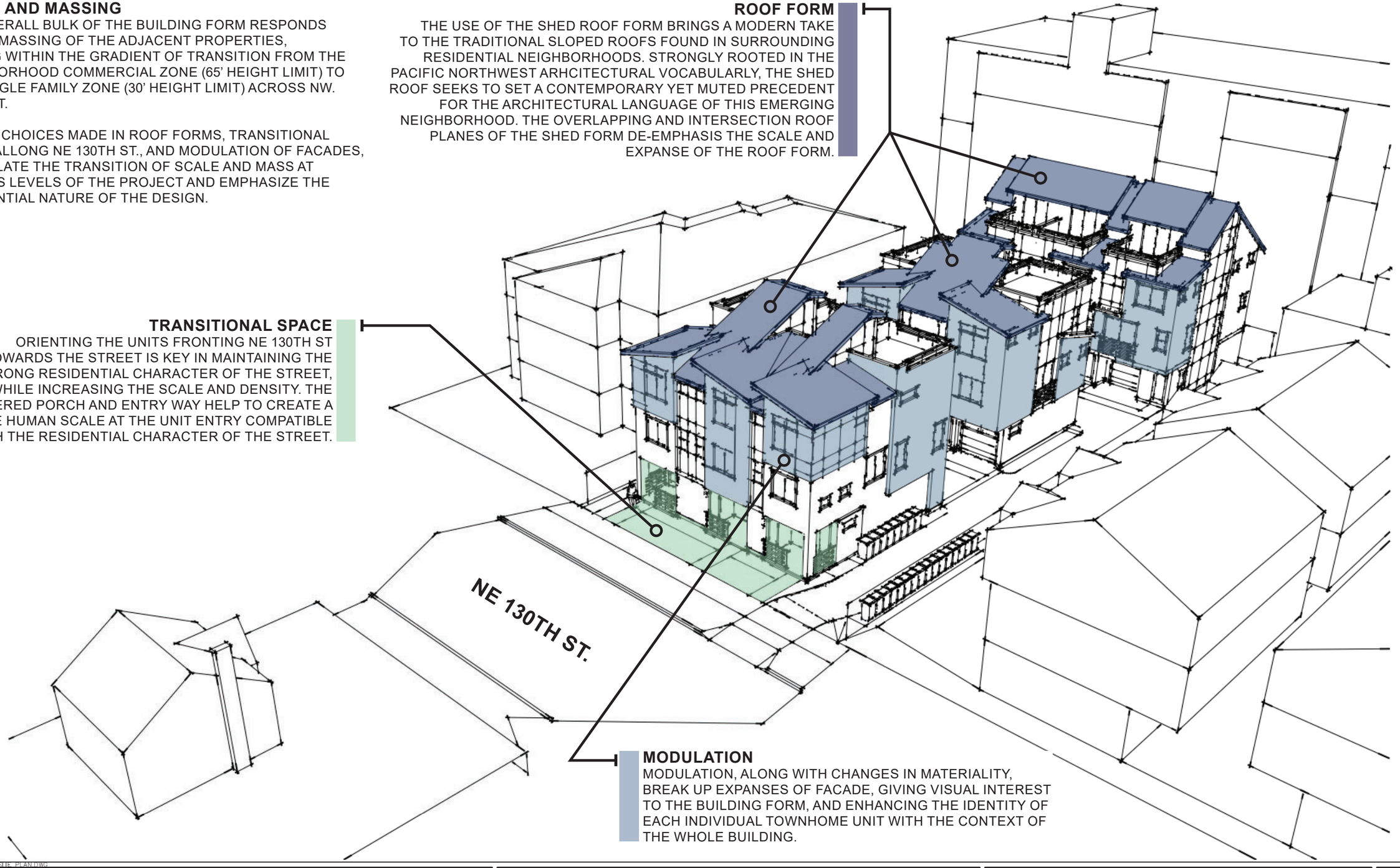
DESIGN CHOICES MADE IN ROOF FORMS, TRANSITIONAL SPACE ALLONG NE 130TH ST., AND MODULATION OF FACADES, ARTICULATE THE TRANSITION OF SCALE AND MASS AT VARIOUS LEVELS OF THE PROJECT AND EMPHASIZE THE RESIDENTIAL NATURE OF THE DESIGN.

ROOF FORM

THE USE OF THE SHED ROOF FORM BRINGS A MODERN TAKE TO THE TRADITIONAL SLOPED ROOFS FOUND IN SURROUNDING RESIDENTIAL NEIGHBORHOODS. STRONGLY ROOTED IN THE PACIFIC NORTHWEST ARHCITECTURAL VOCABULARLY, THE SHED ROOF SEEKS TO SET A CONTEMPORARY YET MUTED PRECEDENT FOR THE ARCHITECTURAL LANGUAGE OF THIS EMERGING NEIGHBORHOOD. THE OVERLAPPING AND INTERSECTION ROOF PLANES OF THE SHED FORM DE-EMPHASIS THE SCALE AND EXPANSE OF THE ROOF FORM.

TRANSITIONAL SPACE

ORIENTING THE UNITS FRONTING NE 130TH ST TOWARDS THE STREET IS KEY IN MAINTAINING THE STRONG RESIDENTIAL CHARACTER OF THE STREET, EVEN WHILE INCREASING THE SCALE AND DENSITY. THE COVERED PORCH AND ENTRY WAY HELP TO CREATE A MORE HUMAN SCALE AT THE UNIT ENTRY COMPATIBLE WITH THE RESIDENTIAL CHARACTER OF THE STREET.



MODULATION

MODULATION, ALONG WITH CHANGES IN MATERIALITY, BREAK UP EXPANSES OF FACADE, GIVING VISUAL INTEREST TO THE BUILDING FORM, AND ENHANCING THE IDENTITY OF EACH INDIVIDUAL TOWNHOME UNIT WITH THE CONTEXT OF THE WHOLE BUILDING.

H:\18-35\18-0717 SUB PLAN.DWG

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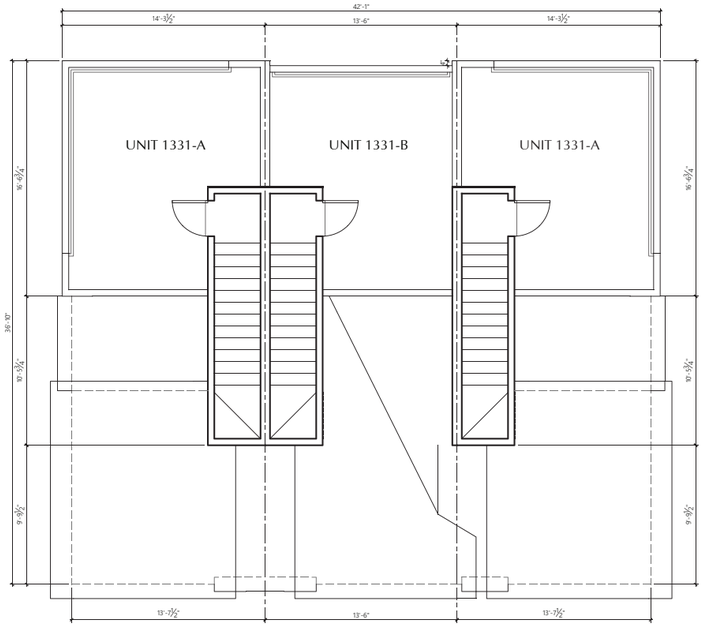
DESIGN GUIDELINES

Conceptual Design Diagrams

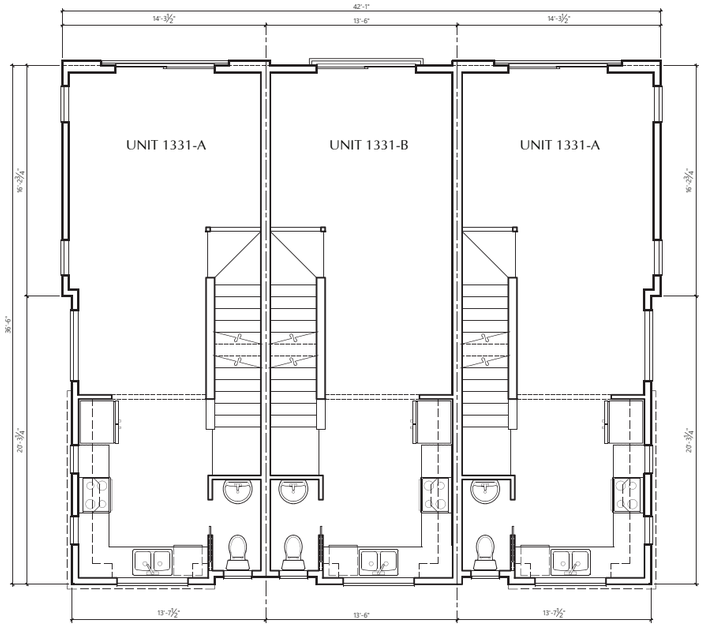
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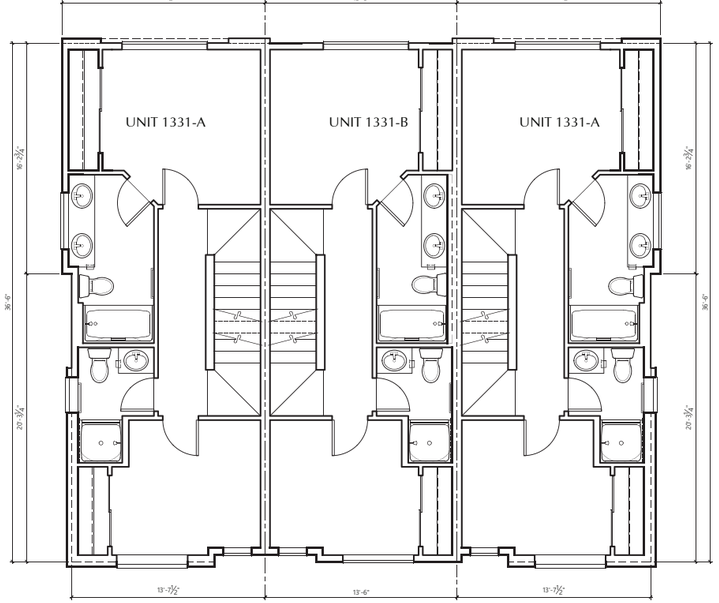
Job No.: 18-35



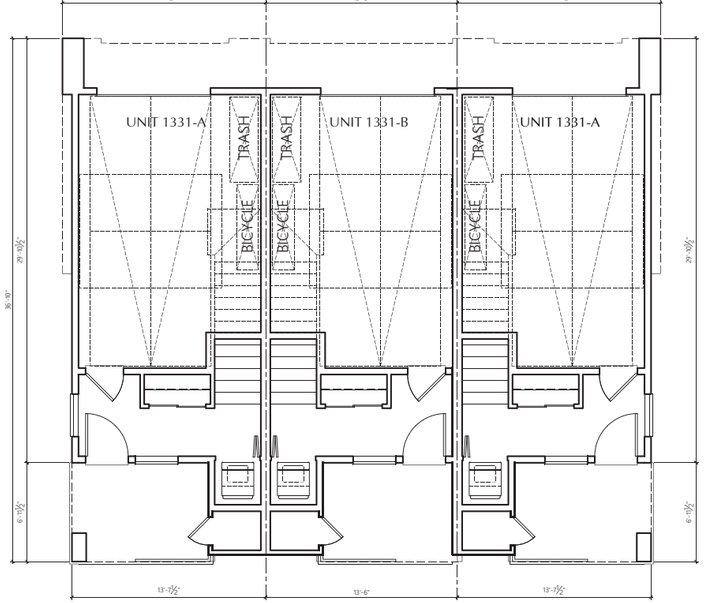
Building 1 ROOF DECK PLAN



Building 1 MAIN LEVEL PLAN



Building 1 UPPER LEVEL PLAN



Building 1 LOWER LEVEL PLAN

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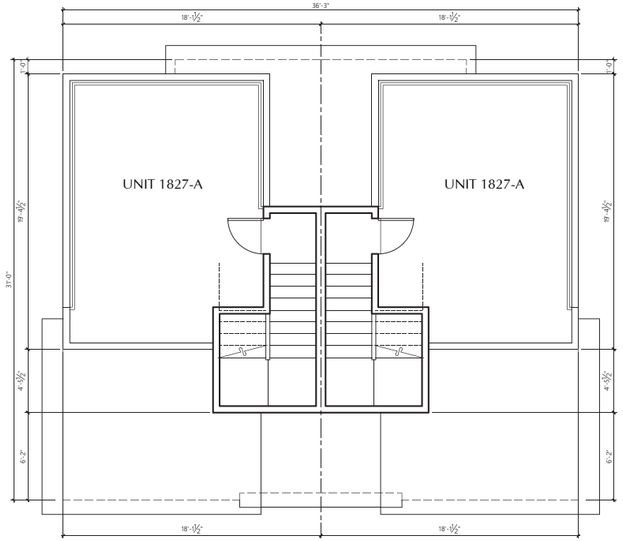
ARCHITECTURAL PROPOSAL

Building 1 Proposed Floor Plans

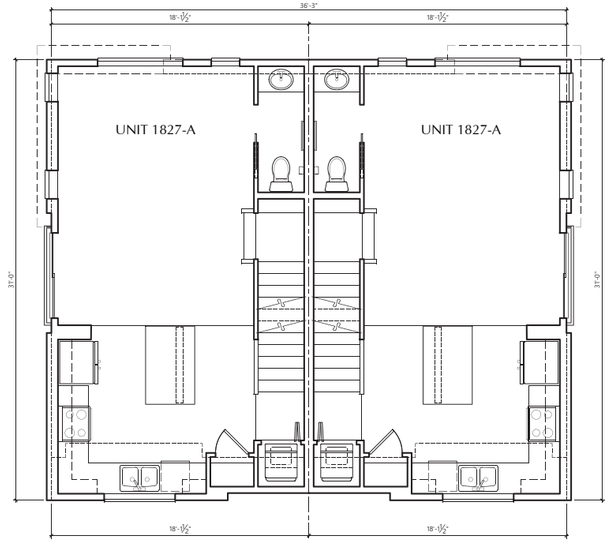
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NTS	AJC	01-04-19	12-14-18

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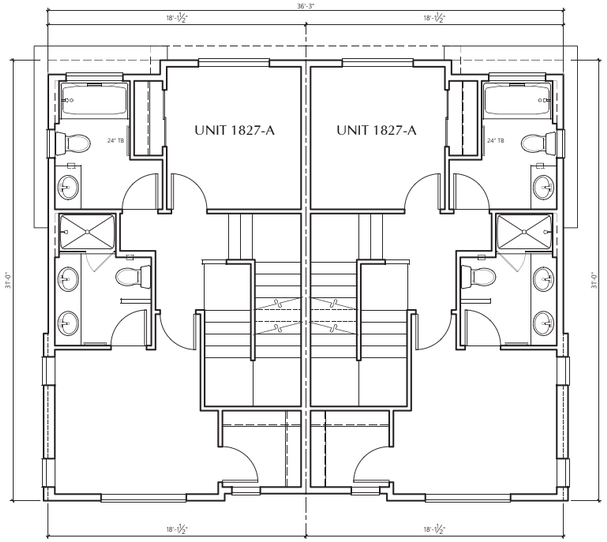
Job No.: **18-35**



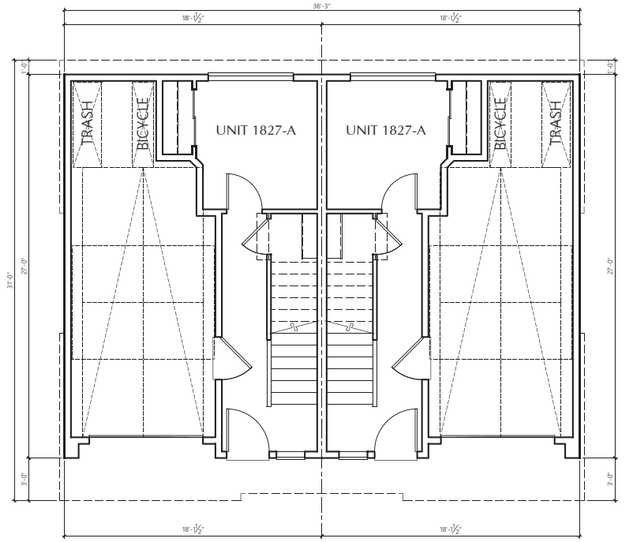
Building 2 ROOF DECK PLAN



Building 2 MAIN LEVEL PLAN



Building 2 UPPER LEVEL PLAN



Building 2 LOWER LEVEL PLAN

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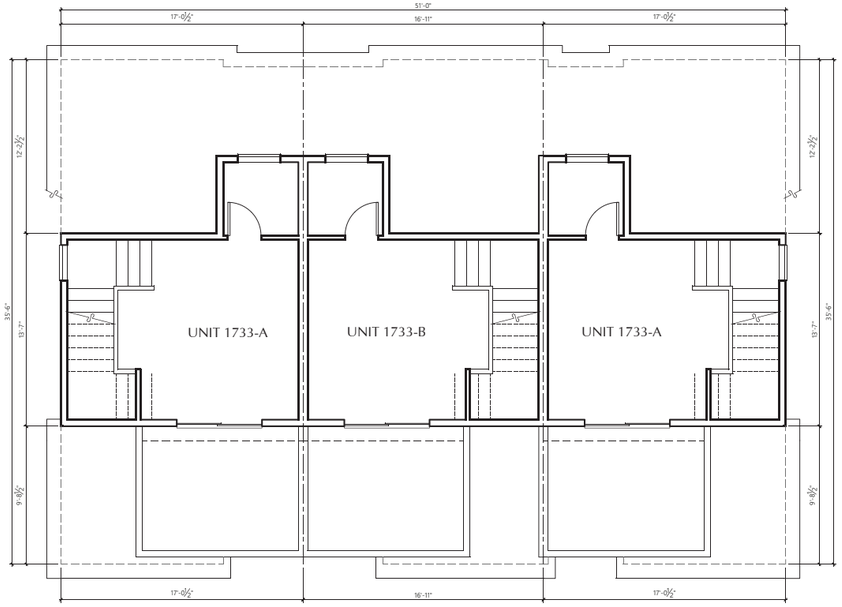
Blue Fern Development, LLC

ARCHITECTURAL PROPOSAL
Building 2 Proposed Floor Plans

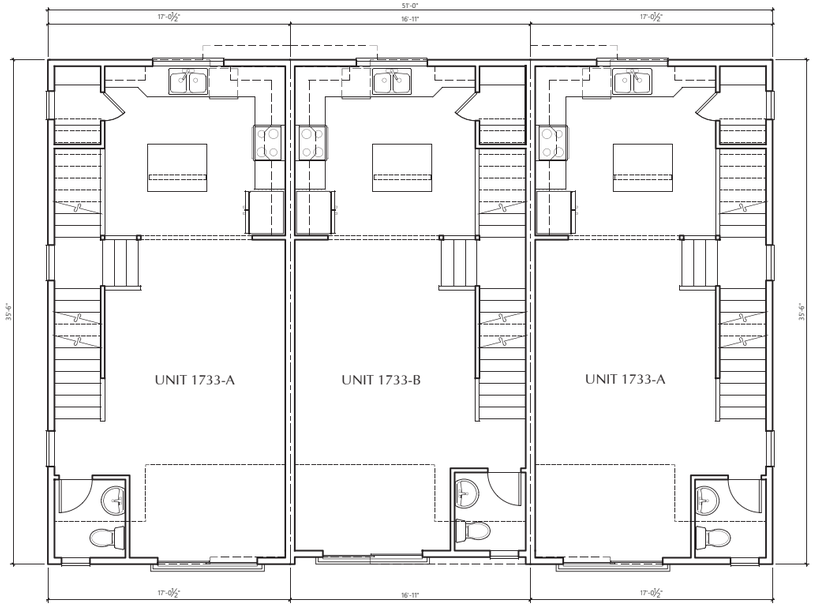
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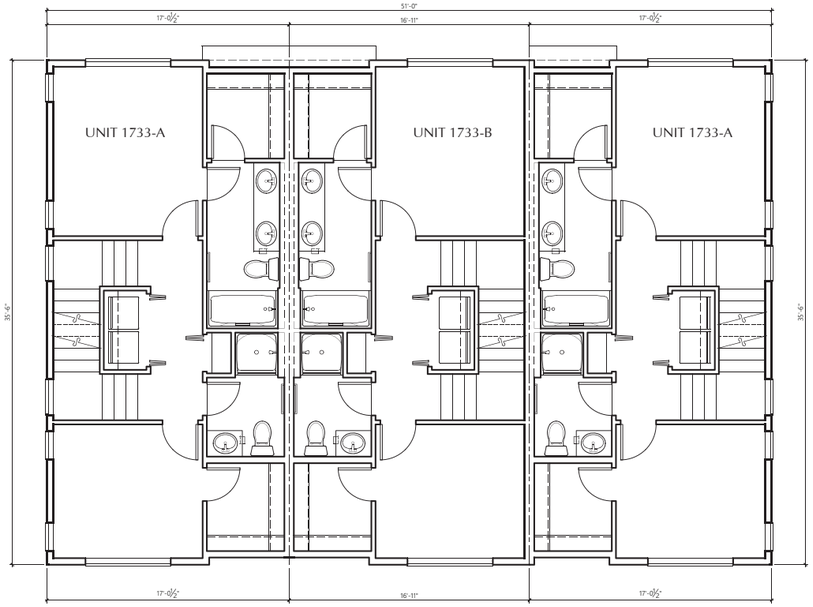
Job No.: **18-35**



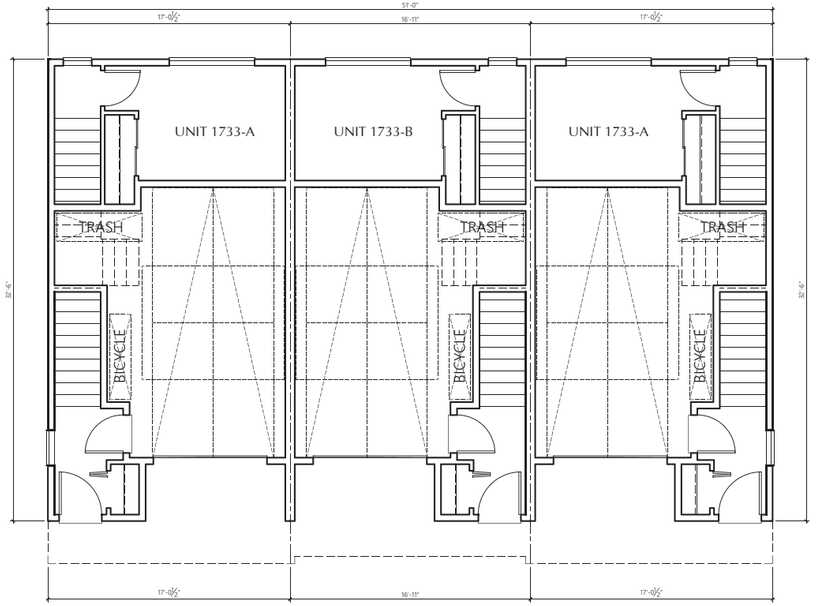
Building 3 HABITABLE ATTIC PLAN



Building 3 MAIN LEVEL PLAN



Building 3 UPPER LEVEL PLAN



Building 3 LOWER LEVEL PLAN

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ARCHITECTURAL PROPOSAL
Building 3 Proposed Floor Plans

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Building 1

FRONT ELEVATION



Building 1

SIDE ELEVATION



Building 1

REAR ELEVATION

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ARCHITECTURAL PROPOSAL

Building 1 Proposed Floor Elevations

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Building 2 FRONT ELEVATION



Building 2 SIDE ELEVATION



Building 2 REAR ELEVATION

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ARCHITECTURAL PROPOSAL
Building 2 Proposed Floor Elevations

Scale:	Drawn By:	Date:	Date Plotted:
NTS	AJC	01-04-19	12-14-18

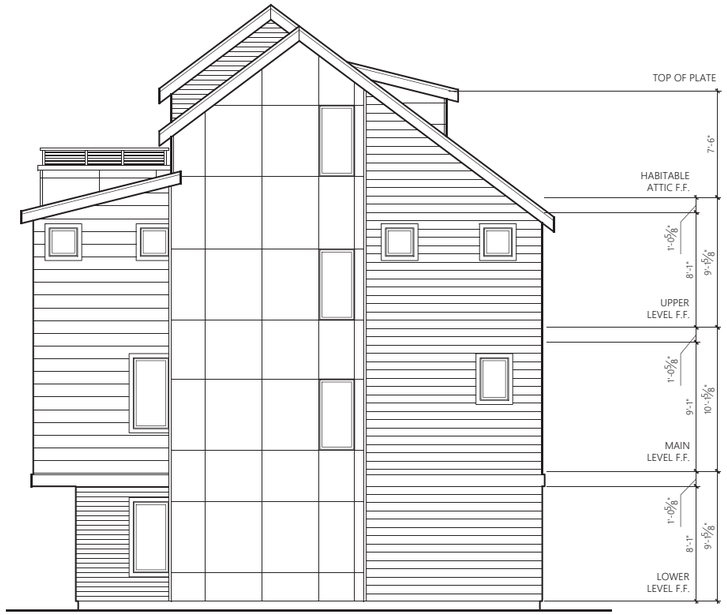
Sheet No.: 20

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Building 3

FRONT ELEVATION



Building 3

SIDE ELEVATION



Building 3

REAR ELEVATION

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ARCHITECTURAL PROPOSAL

Building 3 Proposed Floor Elevations

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NTS	AJC	01-04-19	12-14-18

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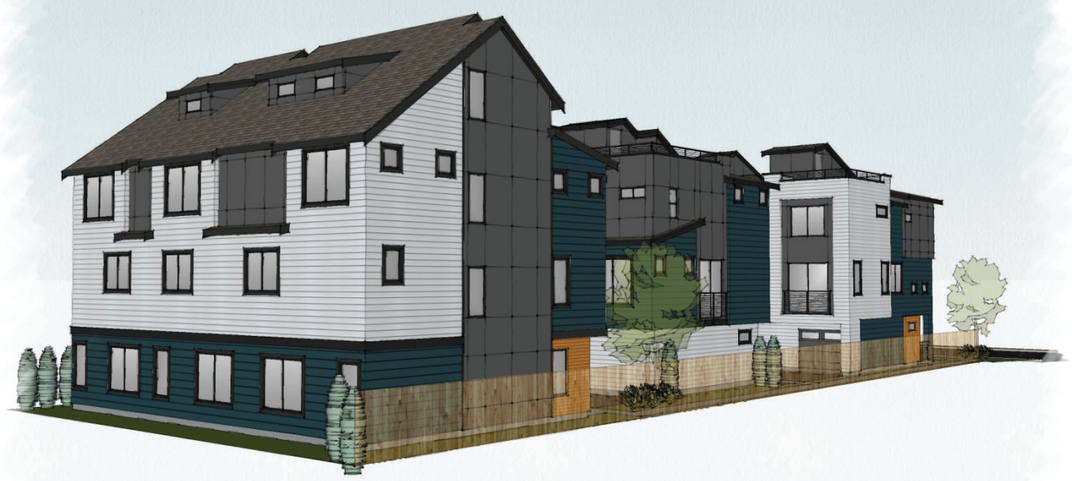
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VIEW FROM NW CORNER



VIEW FROM NE CORNER



VIEW FROM SE CORNER



VIEW FROM SW CORNER

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ARCHITECTURAL PROPOSAL

Site Perspectives

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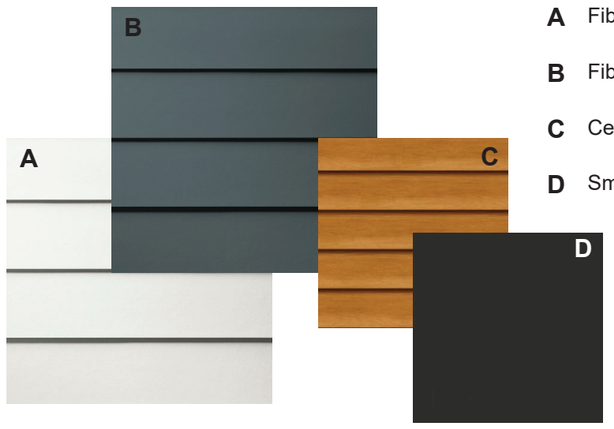
Job No.: 18-35



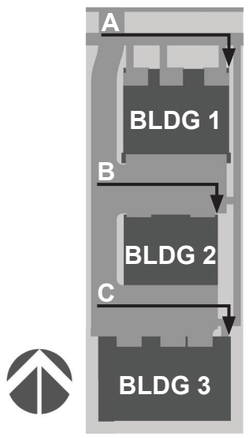
A - FRONT ELEVATION BUILDING 1 - NE 130TH ST.



B - FRONT ELEVATION BUILDING 2



- **A** Fiber-Cement Lap Siding - Light
- **B** Fiber-Cement Lap Siding - Dark
- **C** Cedar Siding Accent
- **D** Smooth Hardie Panel





C - FRONT ELEVATION BUILDING 3

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130th St. Townhomes

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Seattle, Washington

Blue Fern Development, LLC

ARCHITECTURAL PROPOSAL

Elevations & Materials

Scale:	Drawn By:	Date:	Date Plotted:
NTS	AJC	01-04-19	12-14-18

Sheet No.: 23

Job No.: 18-35

MODULATION AND MATERIALITY

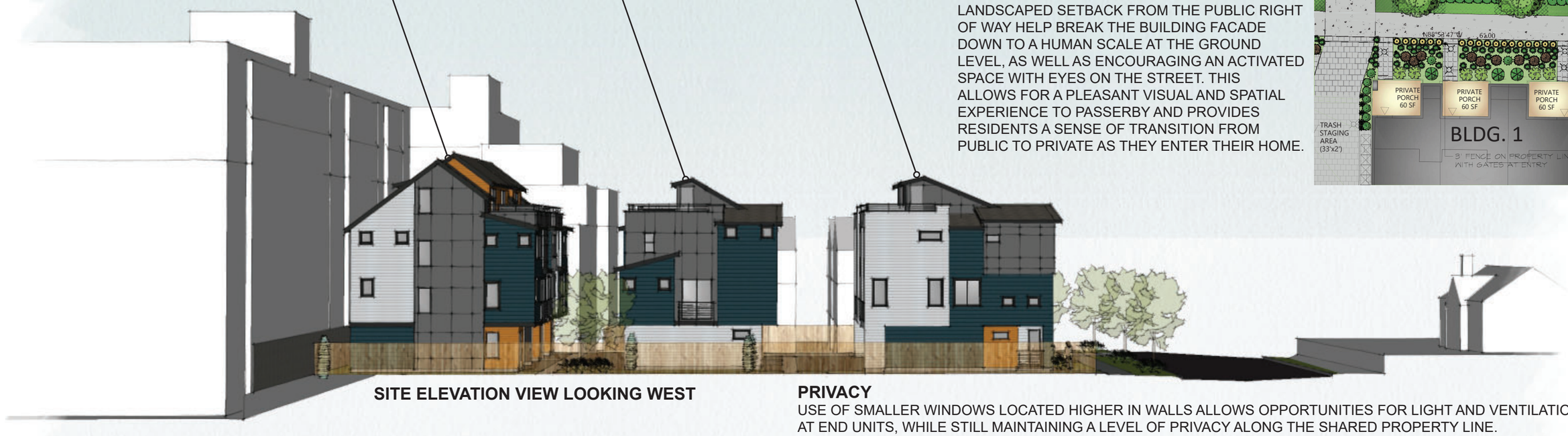
MODULATION AT THE FACADE AND ROOF FORM CREATE DISTINCTIVE FORMAL ELEMENTS, PROVIDING EACH UNIT WITH A SENSE OF IDENTITY FROM THE EXTERIOR. HIGH QUALITY MATERIALS PROVIDE ADDITIONAL VISUAL INTEREST TO THE FACADE AS WELL HIGHLIGHTING BUILDING ELEMENTS SUCH AS MAIN ENTRANCES.



ENTRY DETAIL VIEW - FACING NE 130TH ST.

HEIGHT, BULK, AND SCALE

THE PROJECT SITE SITS AT A TRANSITION BETWEEN NC, LR, AND SINGLE FAMILY ZONES. THE BUILDING FORMS ARE INTENDED TO RESPOND TO THAT TRANSITION, STEPPING DOWN IN HEIGHT AND SCALE TOWARD THE FRONT OF THE SITE FACING THE SINGLE FAMILY ZONE. ADDITIONALLY, DRIVE AISLES LOCATED BETWEEN BUILDINGS, HELP REDUCE THE BULK OF THE BUILT FORM AND PROVIDE CORRIDORS FOR EAST AND WEST LIGHT TO REACH NEIGHBORING PARCELS.



SITE ELEVATION VIEW LOOKING WEST

HUMAN SCALE

PRIVATE RECESSED PORCHES AND A LANDSCAPED SETBACK FROM THE PUBLIC RIGHT OF WAY HELP BREAK THE BUILDING FACADE DOWN TO A HUMAN SCALE AT THE GROUND LEVEL, AS WELL AS ENCOURAGING AN ACTIVATED SPACE WITH EYES ON THE STREET. THIS ALLOWS FOR A PLEASANT VISUAL AND SPATIAL EXPERIENCE TO PASSERBY AND PROVIDES RESIDENTS A SENSE OF TRANSITION FROM PUBLIC TO PRIVATE AS THEY ENTER THEIR HOME.

PRIVACY

USE OF SMALLER WINDOWS LOCATED HIGHER IN WALLS ALLOWS OPPORTUNITIES FOR LIGHT AND VENTILATION AT END UNITS, WHILE STILL MAINTAINING A LEVEL OF PRIVACY ALONG THE SHARED PROPERTY LINE.

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25 Central Way, Suite 210, Kirkland, Washington 98033 Phone: 425-454-7130 Fax: 425-658-1208 Website: http://www.milbrandtarch.com

130th St. Townhomes

An 8-Unit Townhome Development

Seattle, Washington

Blue Fern Development, LLC

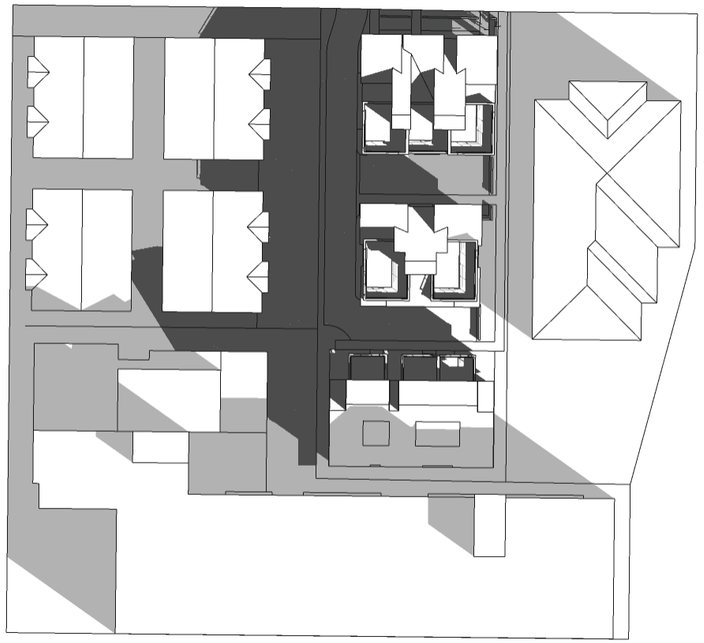
ARCHITECTURAL PROPOSAL

Design Analysis

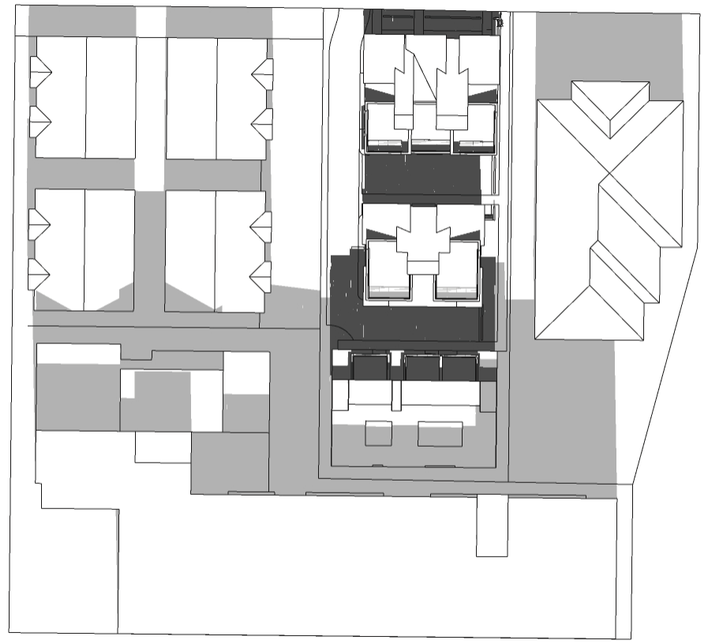
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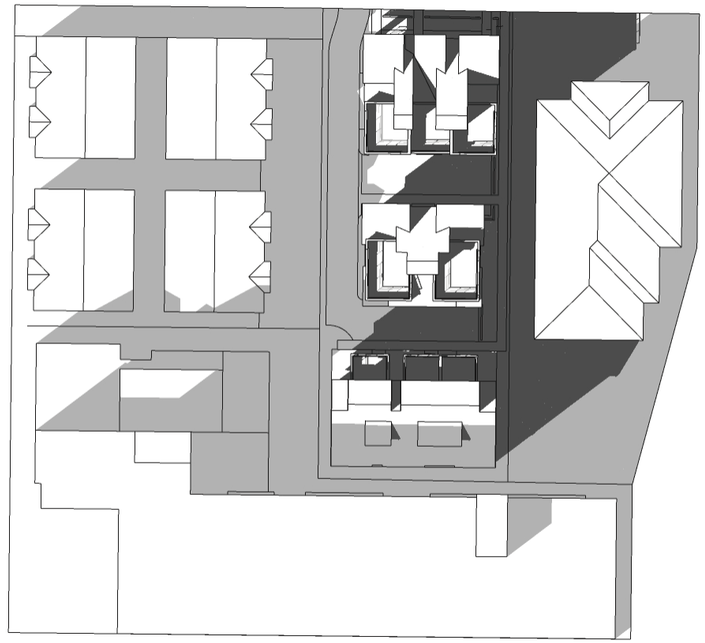
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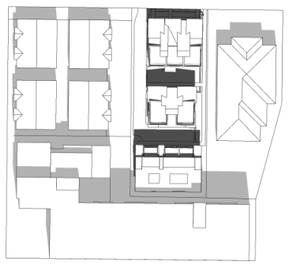
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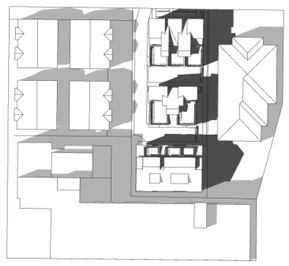
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JUNE 21, 12 PM



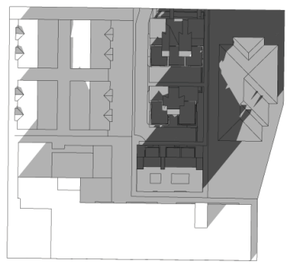
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DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM

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ARCHITECTURAL PROPOSAL

Shadow Massing Studies

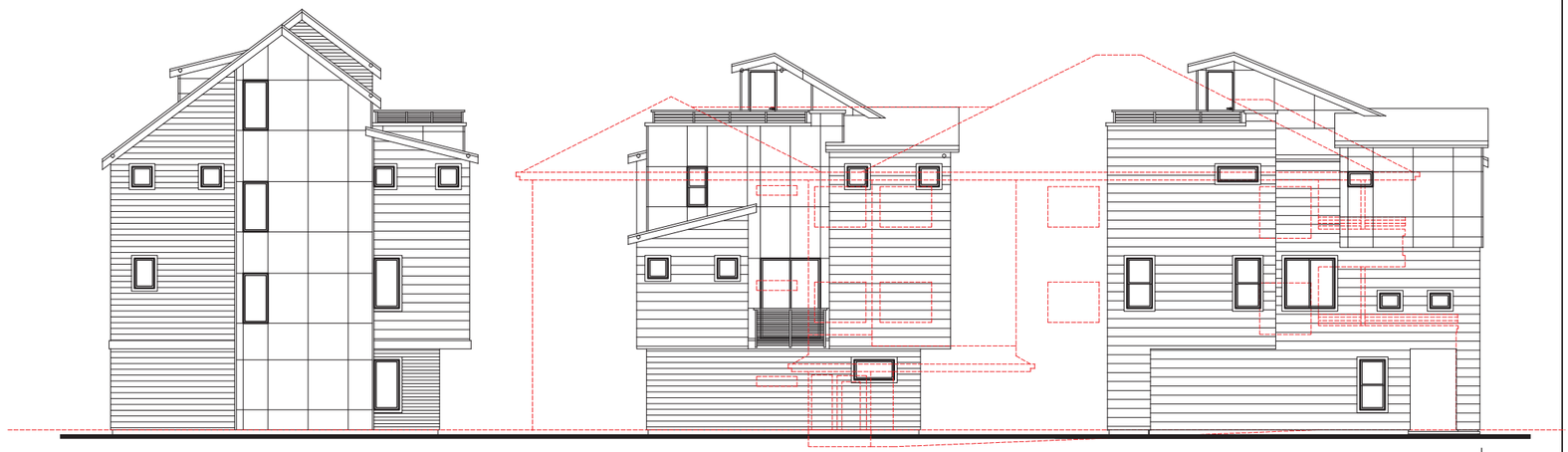
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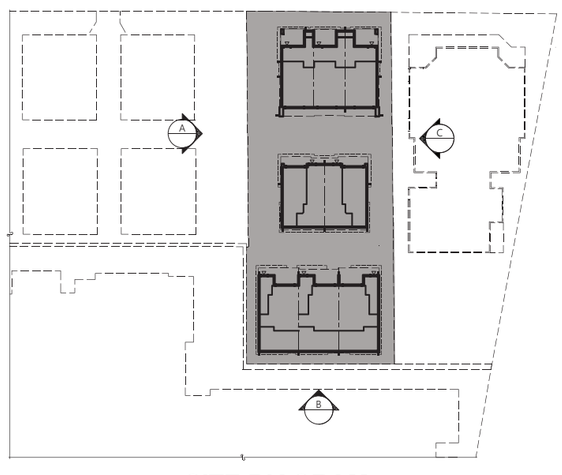
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B - SITE ELEVATION LOOKING NORTH



C - SITE ELEVATION LOOKING WEST



SITE DIAGRAM



A - SITE ELEVATION LOOKING EAST

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ARCHITECTURAL PROPOSAL

Privacy Elevational Studies

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130th Street Townhomes

