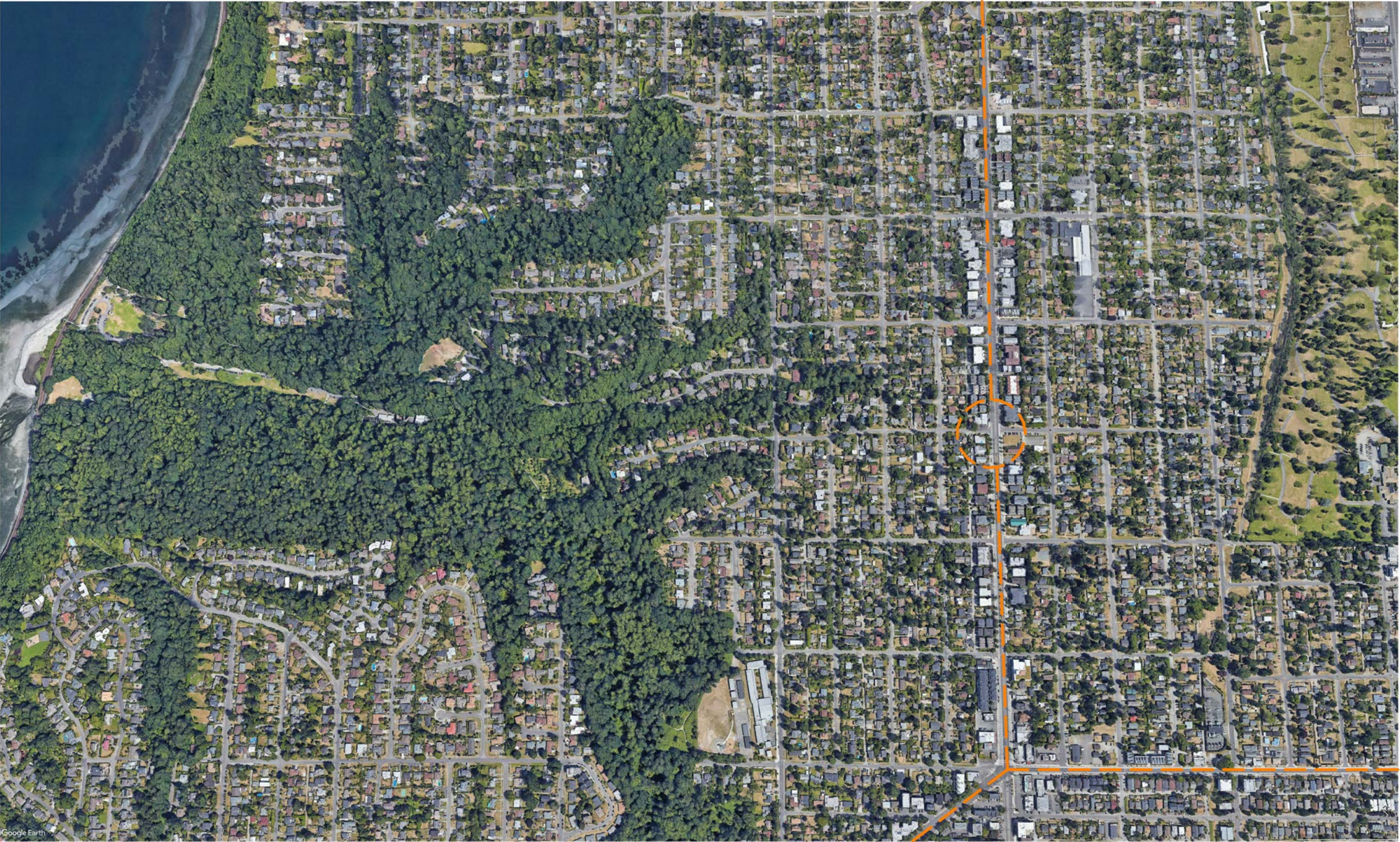


Shattuck 5-plex Rowhouse

11057 Greenwood Ave. N., Seattle, WA 98133 | Project Number 3033341-EG



3.0 Development Objectives

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Proposal

The project site is located in the Greenwood area of Northwest Seattle. The neighborhood is a combination of single family and multi-family residential with low rise commercial businesses. There is easy access to public transportation, with multiple bus stops within walking distance of the proposed development.

The neighboring properties to the north and south are a collection of single story small businesses and multi-family buildings. Across the street is a single-story church on a large open lot. The neighboring properties to the west are exclusively single family homes on both small and medium sized lots.

The proposed project is three-story five unit rowhouse. Each unit contains three bedrooms with a roof-top deck. The main floor at the street will provide a two-stall garage for each unit as well as some living space. A trash and recycling area will be located inside each Garage on the main floor with easy access to the street. The second and third level will provide the main living spaces. Small patches of lawn, balconies and roof top decks will provide a generous amenity area, which exceeds minimum requirements. The minimum required is 1,578 SF, and 2,290 SF will be provided, with more than 50% on the ground floor level.

Two on-site parking is required to be an enclosed Garage for each unit, and will have ample space for at least one permanent bicycle storage space. An extra bicycle rack will be provided in the right of way as required.

Each rowhouse unit will be 1,670 SF, and the breakdown of the total rowhouse areas is as follows:

Total First Floor (incl. Garage) = 2,696 SF
Total Second Floor = 2,772 SF
Total Third Floor = 2,854 SF
Total Gross Floor Area = 8,322 SF

The floor to area ratio used is 1.4
The FAR for this rowhouse: 6,311 (site area x 1.4) = 8,835 SF allowed; 8,322 proposed

The goal of this design proposal is to address several issues:

1. Cohesive integration into existing neighborhood
2. Creating transition building which interacts with single-family residential neighborhood, low-rise commercial and multi-family buildings.
3. Providing efficient and pleasant housing options for future residents.
4. Create interesting massing while keeping human scale and usability in mind.

Public Outreach Summary

What We Heard from the Community

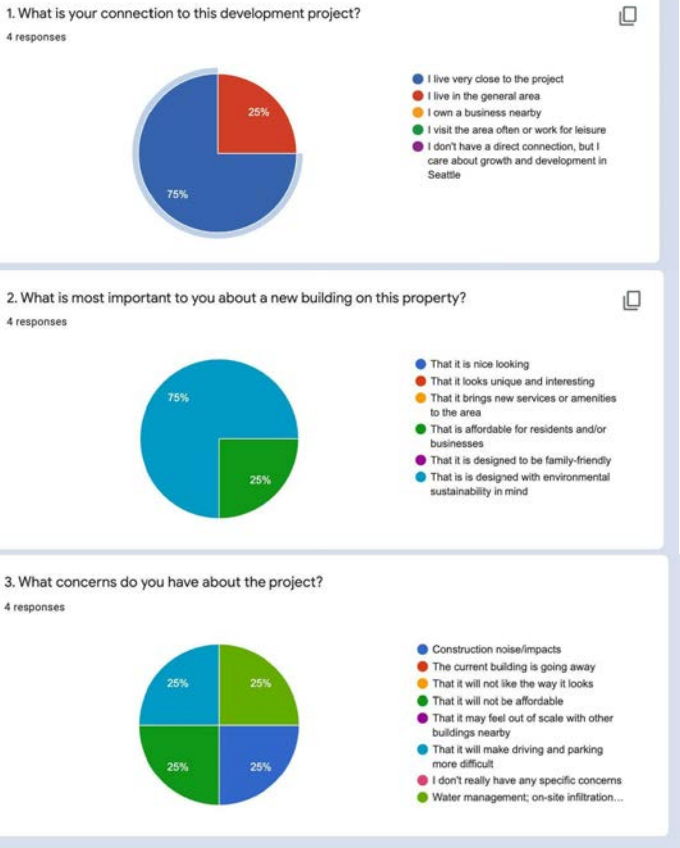
For our outreach, we created a printed, electronic, and in-person outreach. For our printed outreach, we mailed flyers to addresses within 500' of the property on December 30th, 2019 - 16 days before the community meeting.

For an electric outreach we created a survey modeled from the sample questions on the seattle.gov website. The link to the survey questions was included in the flyer. The survey had four responses that included concerns regarding parking, appearance, runoff of water, and privacy. Two community members left their email addresses to be contacted in the future.

Our community meeting was at the Broadview Library on January 14th, 2020 from 5:30-7:30pm.

Summary of Findings:

One member of the community, Cathy Jones, attended the outreach at 5:50pm. She had questions regarding the drainage and view sight lines, and also what would become of the alley on the west side of the building. Cathy stayed at the outreach for approximately 15 minutes. We told Cathy we would contact her through the email address she posted on the survey when we had more detailed responses for her concerns as well as other important updates.



3. Documentation of Printed and Electronic Outreach

Printed Outreach Documentation- The flyer was sent out on December 30th.

Townhome Development Proposal

Proposal Summary: The project proposes the demolition of an existing apartment complex and construction of a 3 story, 5 townhome unit. We're just getting started now- construction could start in summer, 2021 and the building could be open as early as summer, 2022.

Address: 11057 Greenwood Ave.
Seattle, WA 98133
SDC#: 3033341-EG

Developer: Ray Shattuck is partnering with Concept Architecture

Contact Info: Ray Shattuck, rschatt@hotmail.com

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: January 14, 5:30pm-7:30pm

Location: Broadview Library
12755 Greenwood Ave N, Seattle, WA 98133

What to bring: Any comments, questions, or concerns you may have regarding the project

In addition, we would appreciate it if you took a brief moment to complete our short survey <https://forms.gle/Z7VAjCR6A47U423>. Any information you share could be made public. Please do not share any personal or sensitive information.



For additional information on the project, please visit the Seattle Services Portal, record number 3033341-EG

4.0 Site Plan

Physical Site Description:

The site slopes from East to West with an approximately 10' topographical difference. The site is on a corner lot with Greenwood Ave. N. running along the East, and N. 112th St. sloping West along the North. There is an existing sidewalk along the Greenwood Ave. N. with minimal changes required/proposed, but new sidewalks and landscaping will be added along N. 112th St.. There is an existing duplex and landscaping currently on the site, which will be removed. No exceptional trees will be removed. All new rowhouses will have residential neighborhood views.

Parcel #:

8910500741

Legal Description:

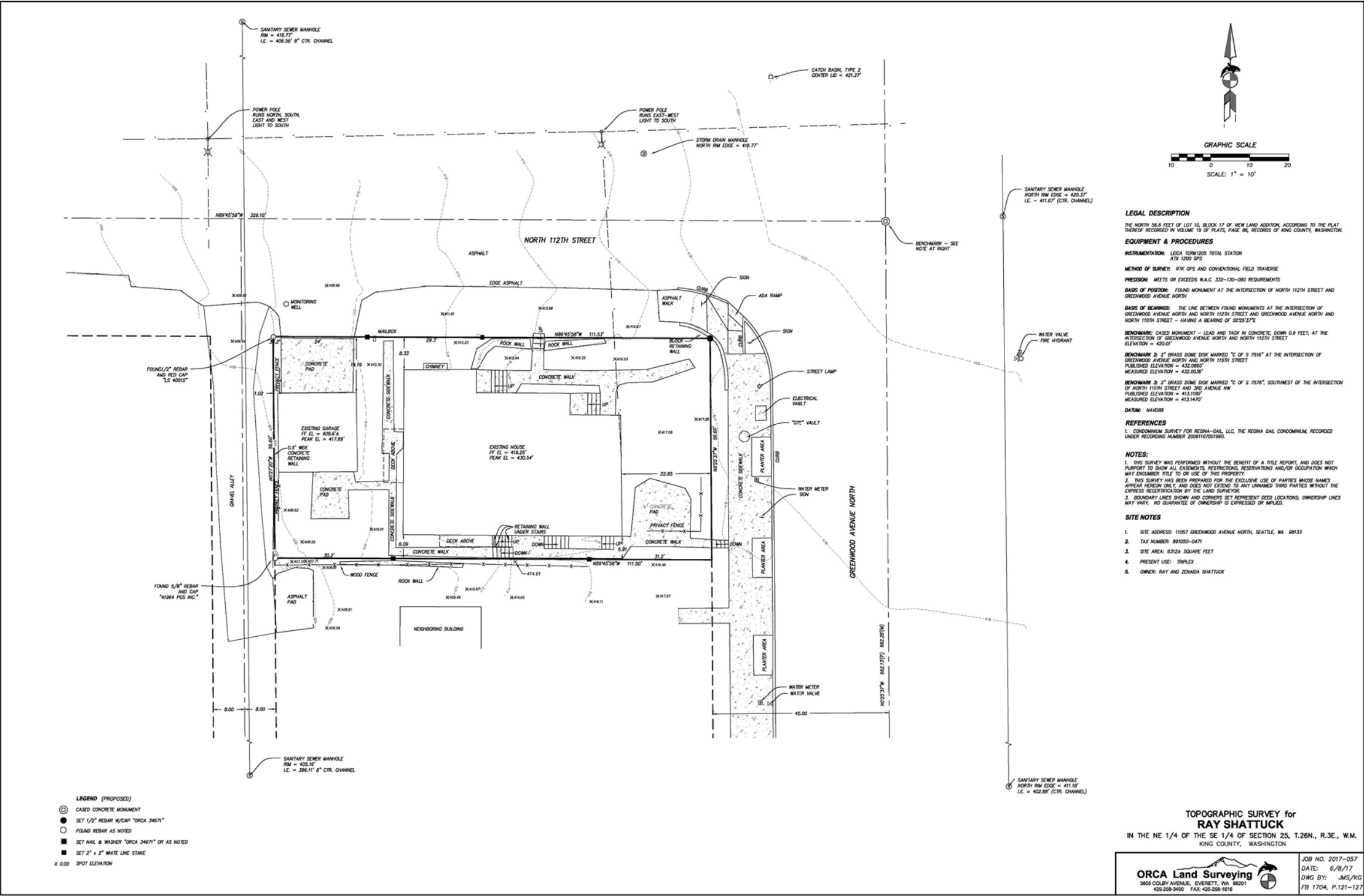
VIEW LANDS ADD N 56.6 FT
Plat block: 17
Plat lot: 10

Lot Area:

6,311 SF



Topographic Survey



5.0 Urban Design Analysis



1 Primary connection to downtown to South



2 Primary local connection to North



3 Primary local pedestrian route



4 Local retail



5 Carkeek Park nearby

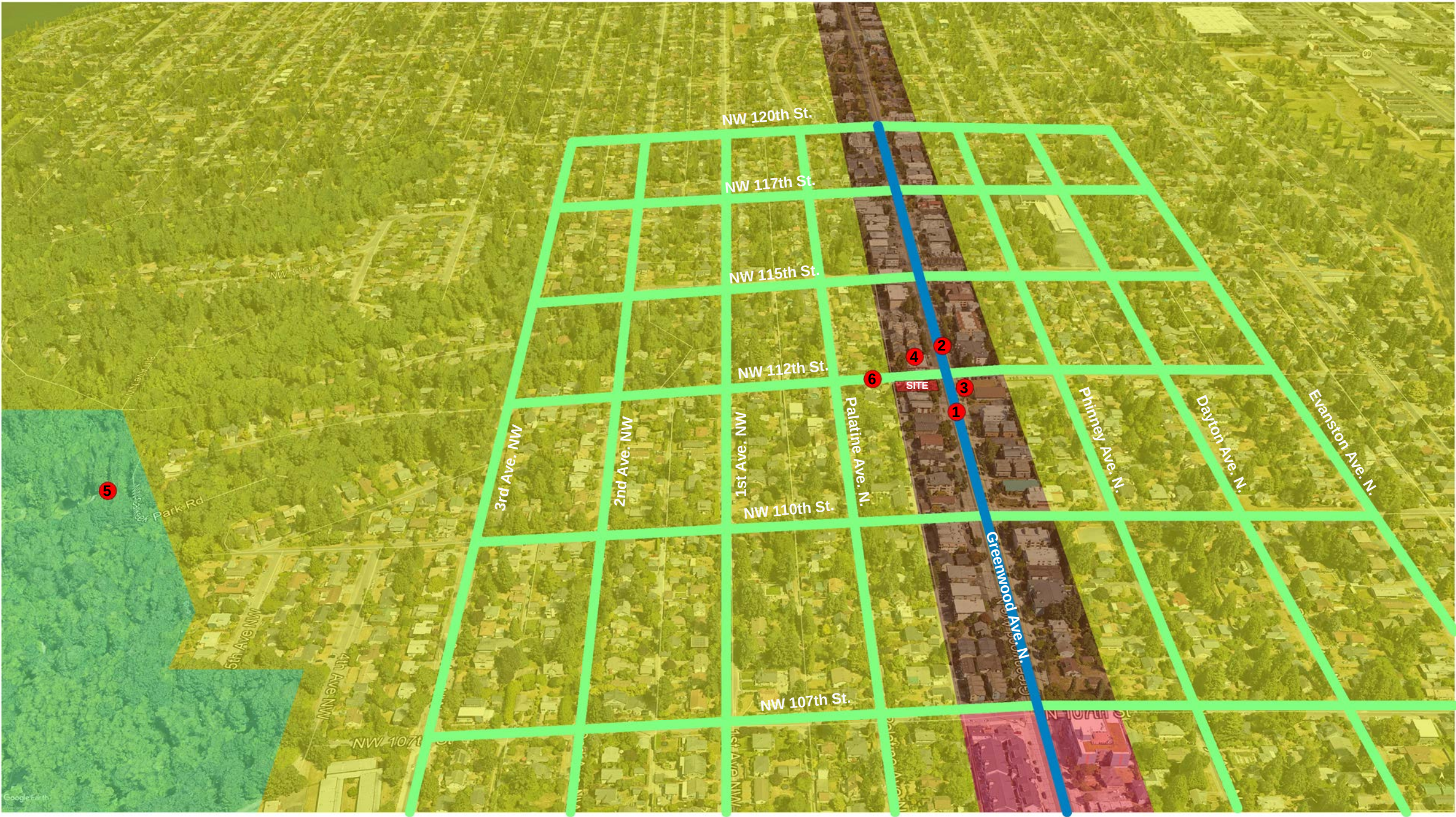


6 Typical residential street

Community Setting

Urban Design Analysis Legend

- Neighborhood Divider
- Neighborhood Connector
- Single Family Residence
- Multi-family
- Commercial
- Recreation/Open Space



Neighborhood Characteristics

Multifamily Development

There are many lowrise multi-family buildings within several blocks of the site. They comprise several eras ranging from the 1980's to a relatively new development to the North of the site. The main character of the multi-family developments are largely traditional and are modest in size, which gives them a strong human scale, which gives connection to the surrounding residential single-family homes.



1



2



3



4

Commercial Development

There are a small number of single-story commercial buildings within several blocks of the site along Greenwood Ave. N. These are mainly small businesses, which includes a hair salon and professional offices. There are two churches within one block of the site along Greenwood Ave. N..



5



6



7



8

Residential Edges

There is a strong residential presence close to the site. Some of the homes have a strongly defined street edge with fences or raised yards. Most properties do not have sidewalks along the street, and the yards have a landscaped buffer along the street edge. The typical front facade of the houses are not close to the street edge.



9



10



11



12

Greenwood Ave. N. Edge

The East side of the site on Greenwood Ave. N., which is a busy arterial with significant traffic. It is not a high-speed arterial, but large volumes of traffic are present. This doesn't appear to negatively affect street level uses, which are mainly multi-family developments within several blocks of the site. An added feature to Greenwood Ave. N. are the landscaped median sections.



13



14

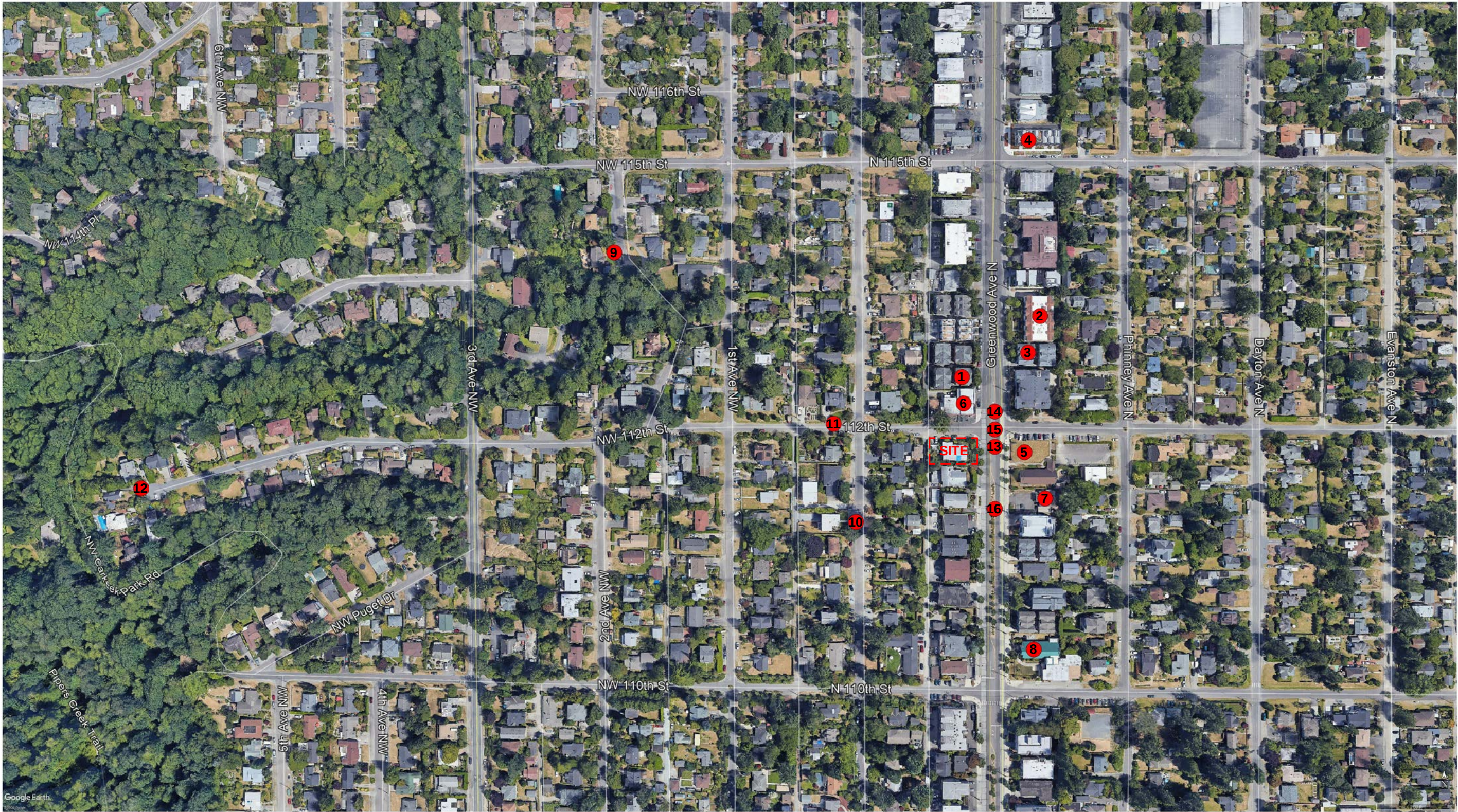


15



16

Neighborhood Characteristics Legend



Housing Types

Multifamily Buildings

Dwelling

Entry

Landscape Edge



1



2



3



4

Residential Neighborhood

Dwelling

Entry Porch

Raised Landscape Edge



5



6



7



8

Dwelling

Covered Entry

Landscape Edge



9



10

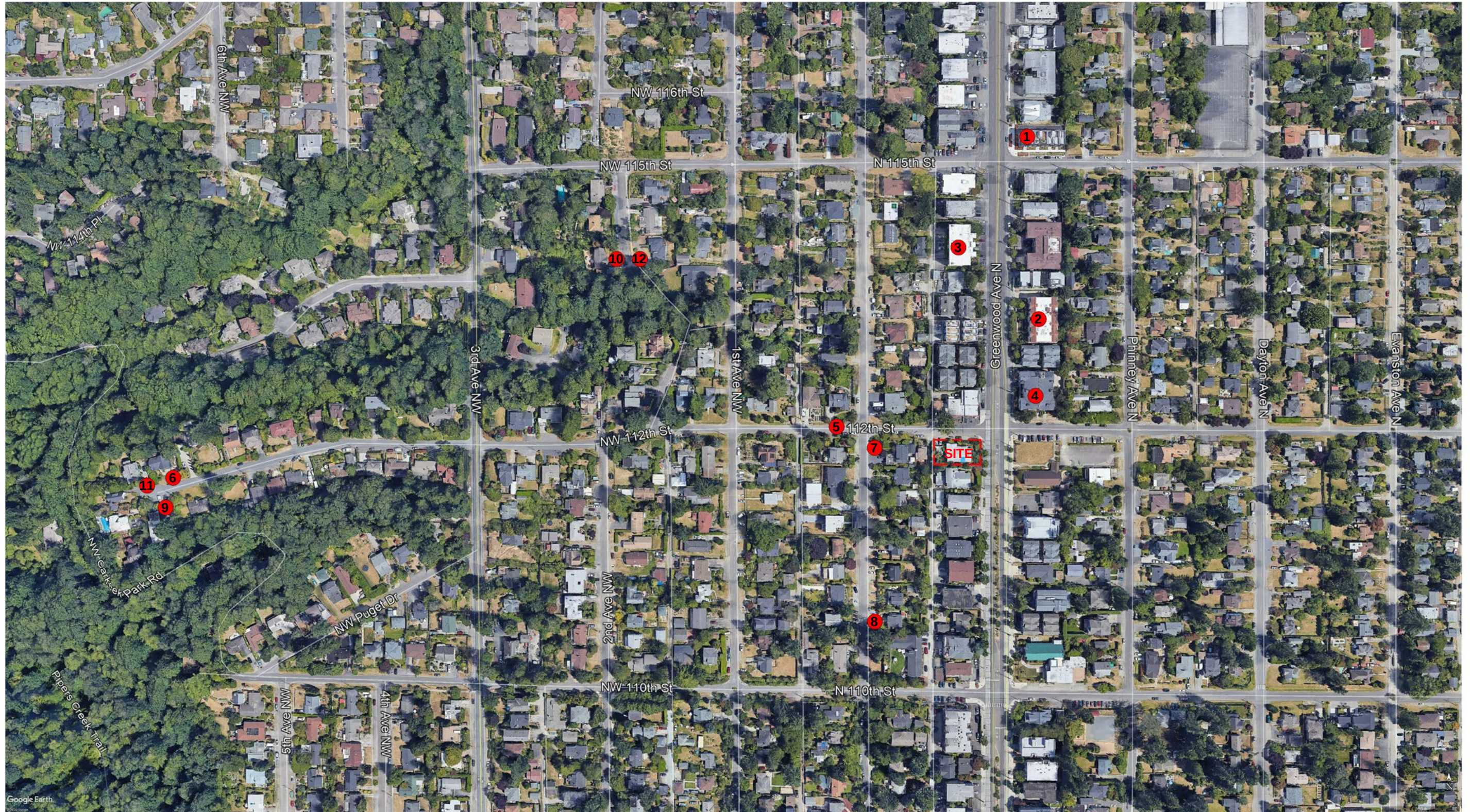


11



12

Housing Types Legend



Streetscape Photos



1 Site



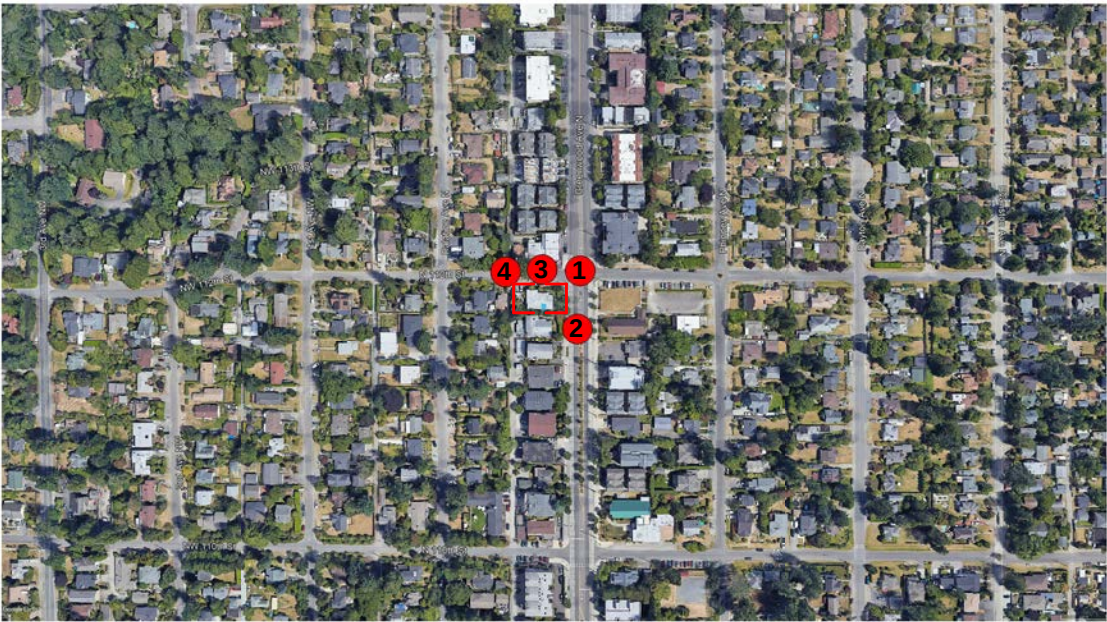
2 Across from site



3 Site



4 Across from site



Existing Site Conditions



Existing Site Photos



1



2



3



4

Neighborhood Use

Current building use within an 1/8 mile radius of the site include many single family residences, multi-family townhomes and apartment complexes, which vary in size. The commercial uses within this area are professional offices, a hair salon and two churches.

- Single Family Residence
- Multi-family
- Commercial
- Recreation/Open Space

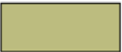


Access Opportunities



6.0 Zoning Data

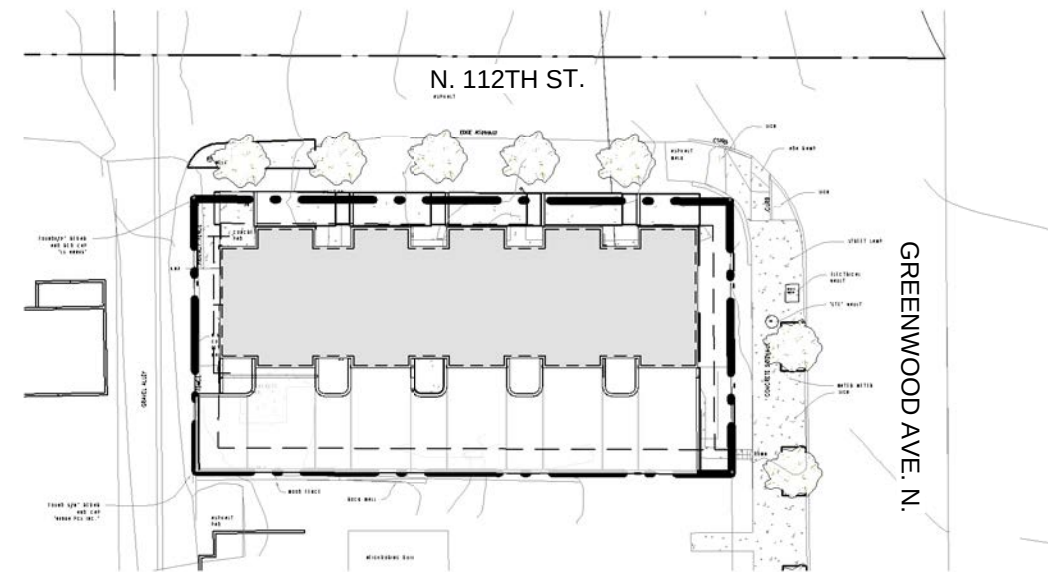
Zoning:	LR3
Lot size:	6,311 SF
FAR:	1.4 ratio (rowhouse); GFA = 8,835 SF allowed; 8,322 SF provided
Base Height Limit:	40 feet roof-top decks
Setbacks:	Front = 5', Rear = 5', Side= 5
Amenity Areas:	25% of Lot Area; 1,578 SF Req. - 2,290 SF provided w/50% + at ground level. Roof-top decks = 820 SF Balconies = 150 SF Ground-level yards = 1,320 SF
Parking:	2 per unit required, 2 per unit provided (enclosed garages)
Solid Waste Storage:	Located inside garages
Bicycle Parking:	1 long-term per unit required (in garage), 1 short-term in R.O.W.

	SF 5000
	SF 7200
	SF 9600
	LR3 (M)



7.0 Design Guidelines

Topography



DESIGN OPPORTUNITY:

The natural topography of the existing site is a moderate slope from East to West. This provides an excellent opportunity for the proposed building to be constructed in such a way that the grade can be followed without excessive excavation. The stepped construction will provide additional privacy on the rooftop decks, which is a great amenity.

- CS1 C Topography: Land Form, Elevation Changes
- CS2 D Height, Bulk and Scale: Existing Site Features
- DC3 A Building-Open Space Relationship: Interior/Exterior Fit
- DC3 B Open Spaces Uses and Activities: Multifamily Open Space
- DC3 C Design: Amenities and Features

Transition between uses

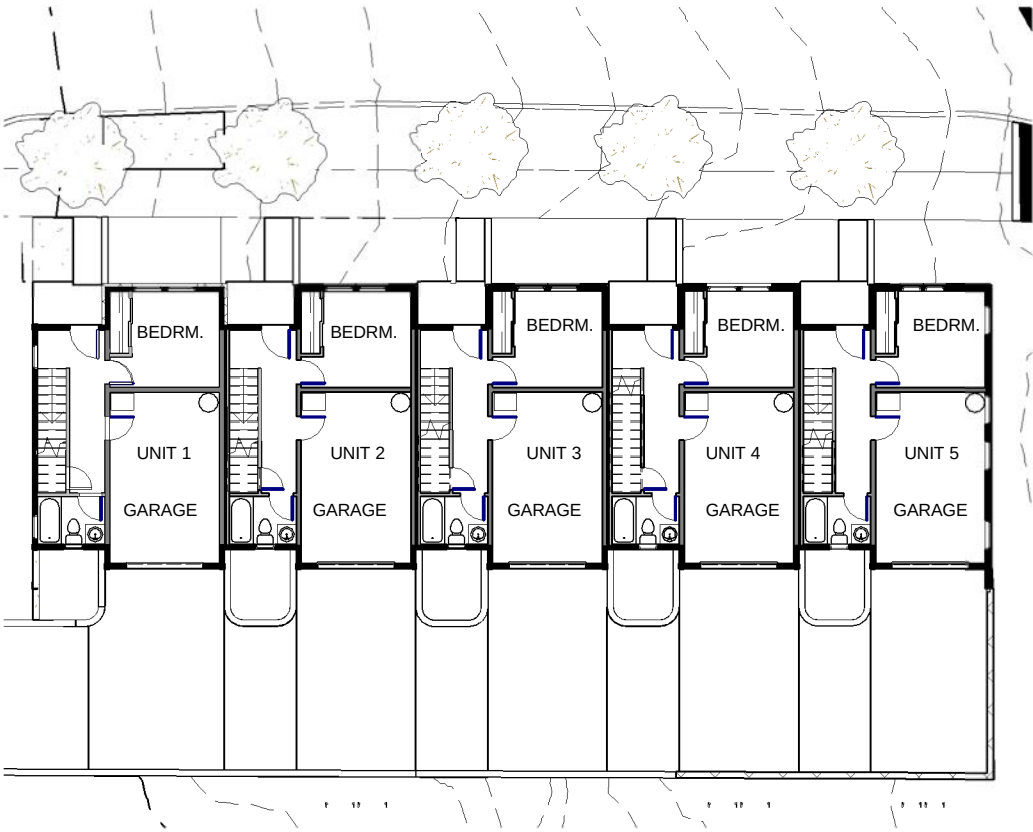


DESIGN OPPORTUNITY:

The existing site can be described as being a part of a transition zone between low-rise commercial and low-rise multi-family uses on Greenwood Ave. N., Greenwood Ave. N. is a main arterial, with a dense residential area in the immediate vicinity. The residential areas have a mix of multi-family and single family dwellings. The proposed building site is uniquely situated on a corner lot on Greenwood Ave. N. and N. 112th St. By providing a multi-family rowhouse, this creates a smooth, transitional integration into the neighborhood and blends in nicely with the existing pedestrian experience. The design of the building takes on a combination of traditional and modern approach in its style. The existing neighborhood is a mix of early 1900's, mid-century modern, and classic looking bungalows to newer contemporary homes. The proposed style of this building is meant to be complimentary to the overall look and feel of the neighborhood.

- CS2 A Location in the City and Neighborhood: Sense of Place, Architectural Presence
- CS2 B Adjacent Sites, Streets and Open Spaces: Connection to the Street
- CS2 C Relationship to the Block: Mid-Block sites
- CS2 D Height, Bulk and Scale: Existing Development and Zoning

Pedestrian Connection at Street



DESIGN OPPORTUNITY:

The proposed building's residential connection to the street aligns with the other uses and character of the neighborhood by providing new multi-family residential spaces. This new spaces can be used as a way to draw more families into the neighborhood, and increase foot traffic in general. This could potentially help businesses in the vicinity and provide a good quality of life for the new residents by being part of a beautifully established neighborhood. The new and improved sidewalk with added landscaping and trees will improve the pedestrian experience compared with the existing site that does not have a sidewalk along the new rowhouse frontage. This new connection from the residential neighborhood to the existing commercial businesses and other multi-family buildings will enhance this part of the street by creating additional refined residential spaces. The site is close to public transit and is located next to an arterial roadway, which makes it easily accessible from other locations in the city.

- CS2 B Adjacent Sites, Streets and Open Spaces: Connection to the Street
- PL1 A Network of Open Spaces: Adding to Public Life
- PL1 B Walkways and Connections: Pedestrian Infrastructure, Pedestrian volumes, Pedestrian Amenities
- PL3 A Entries: Individual entries to ground-related housing.
- PL4 A Entry Locations and Relationships: Serving all Modes of Travel

Domestic Scale



Concept 1 - Gable Roof - Preferred

DESIGN OPPORTUNITY:

It is important to address the domestic scale of the building in light of the site context, which will be a lowrise rowhouse among primarily one story adjacent neighborhood and businesses. The exterior of each dwelling unit is carefully articulated so the scale of the building isn't too massive and broken down into visually digestible pieces. Human scale is addressed in how the fenestration is arranged, floor to floor heights kept at a reasonable scale, and providing each unit with a private balcony, which keeps the resident connected with the street. Landscaping and new trees along the sidewalk brings about a livable scale with connection to nature. The sidewalk below the main living areas encourages easy access to a friendly and lively community experience.

- DC2 B Architectural Facade and Composition: Facade Composition,
- DC2 C Secondary Architectural Features: Visual Depth and Interest
- DC2 D Scale and Texture: Human Scale, Texture

Vertical Separation



DESIGN OPPORTUNITY:

The uses within the proximity of the site are mixed, so it is important to address the need for privacy in the residential units while providing the commercial business nearby ample opportunity for needed pedestrian traffic and volume. The vertical separation between the ground level and main living areas on the second floors creates a buffer between the main living areas and the street. New landscaping and trees along the street edge will provide a buffer from the activities on the street below. The private balconies and rooftop decks gives residents additional ways to interact within their private community while enjoying connection to the surrounding neighborhood.

- PL3 B Residential Edges: Security and Privacy, Interaction
- DC3 A Building-Open Space Relationship: Interior/Exterior Fit
- DC3 B Open Space Uses and Activities: Multifamily Open Space
- DC3 C Design: Amenities and Features

8.0 Architectural Concepts



Concept 1 - Gable Roof - Preferred

This concept offers a recessed and covered entry into the front of each rowhouse. The main entry allows access to the two-stall Garage, a bedroom and bathroom with stair access to the second floor. The second floor contains an open floor plan where the Kitchen, Dining, and Living Room is one large space. There is a Powder Room and access to a private balcony with stairs to the third floor. The third floor has Master Suite and a third Bedroom, Bathroom and Laundry Closet. There is access to the Roof-top deck from this level. The style of the building is more traditional in appearance with its series of gable roof structures. Attention to facade articulation gives depth and variety to the rowhouses. Materials are varied on the exterior to add interest and creates a familiar relationship to the surrounding residential neighborhood.

Benefits:
No departure required
May fit into neighborhood slightly better with more traditional style.

Disadvantages:
Not as modern as other options.



Concept 2 - Shed-Gable Roof

This concept has the same floor plan as the first option, and offers a recessed and covered entry into the front of each rowhouse. The main entry allows access to the two-stall Garage, a bedroom and bathroom with stair access to the second floor. The second floor contains an open floor plan where the Kitchen, Dining, and Living Room is one large space. There is a Powder Room and access to a private balcony with stairs to the third floor. The third floor has Master Suite and a third Bedroom, Bathroom and Laundry Closet. There is access to the Roof-top deck from this level. The style of the building is a combination of traditional and modern in appearance with its series of gable and shed style roof structures. Attention to facade articulation gives depth and variety to the rowhouses. Materials are varied on the exterior to add interest and creates a familiar relationship to the surrounding residential neighborhood.

Benefits:
No departure required
Offers a safe style, which will fit into surrounding neighborhood.

Disadvantages:
Not as traditional as the first option.



Concept 3 - Shed Roof

This concept has the same floor plan as the first two options, and offers a recessed and covered entry into the front of each rowhouse. The main entry allows access to the two-stall Garage, a bedroom and bathroom with stair access to the second floor. The second floor contains an open floor plan where the Kitchen, Dining, and Living Room is one large space. There is a Powder Room and access to a private balcony with stairs to the third floor. The third floor has Master Suite and a third Bedroom, Bathroom and Laundry Closet. There is access to the Roof-top deck from this level. The style of the building is more modern in appearance with its shed roof structures. Materials are varied on the exterior to add interest and creates a familiar relationship to the surrounding residential neighborhood.

Benefits:
No departure required
Most modern design style, which may appeal to broad audience

Disadvantages:
Not as traditional as the first option.

Concept Comparision

Concept 1 - Gable Roof - Preferred



Greenwood Ave. N.

Concept 2 - Shed-Gable Roof



Greenwood Ave. N.

Concept 3 - Shed Roof



Greenwood Ave. N.



N. 112th St.

Concept 1



N. 112th St.

Concept 2



N. 112th St.

Concept 3

Concept 1 - Gable Roof - Preferred

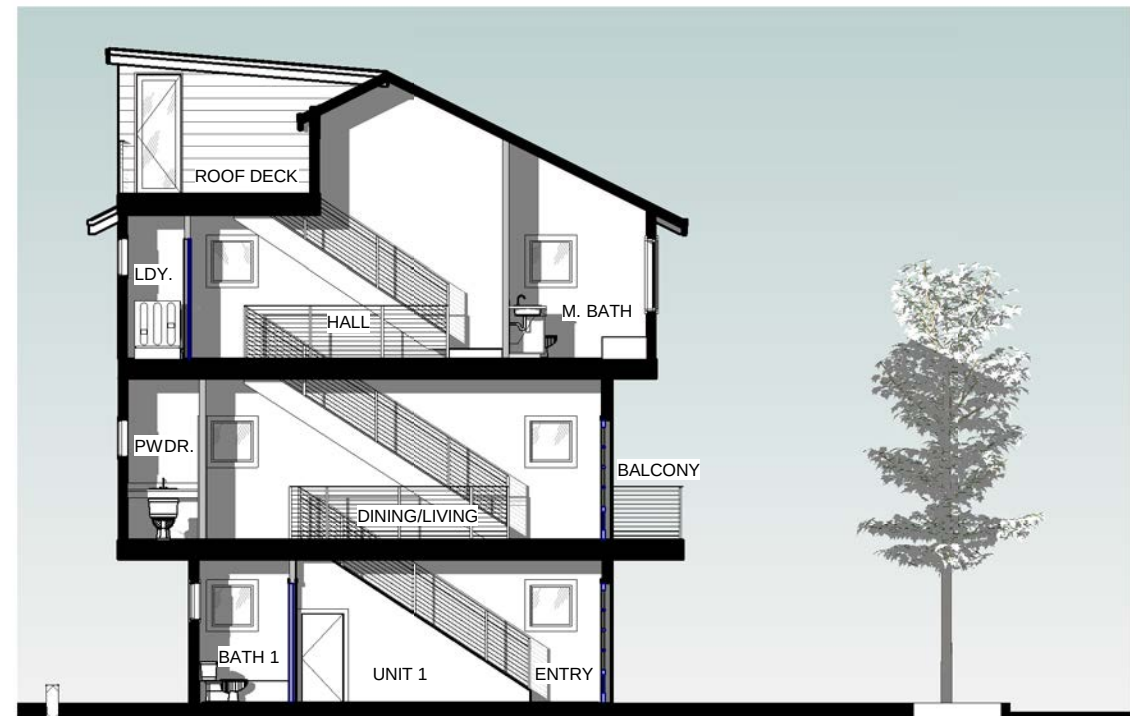


Project information:

Number of units:	5
Site Area:	6,311 SF
FAR - Rowhouse:	6,311x1.4 = 8,835 SF allowed
GFA provided:	8,322 SF
Vehicle Parking:	10 provided (enclosed Garage)
Bicycle Parking:	5 (1 per unit in Garage); 1 in ROW
Amenity Area (25% lot area):	2,290 SF provided (1,578 SF Req.)



This concept offers a recessed and covered entry into the front of each rowhouse. The main entry allows access to the two-stall Garage, a bedroom and bathroom with stair access to the second floor. The second floor contains an open floor plan where the Kitchen, Dining, and Living Room is one large space. There is a Powder Room and access to a private balcony with stairs to the third floor. The third floor has Master Suite and a third Bedroom, Bathroom and Laundry Closet. There is access to the Roof-top deck from this level. The style of the building is more traditional in appearance with its series of gable roof structures. Attention to facade articulation gives depth and variety to the rowhouses. Materials are varied on the exterior to add interest and creates a familiar relationship to the surrounding residential neighborhood.



Building Section



Perspective - Entry



- ASPHALT ROOFING, TYP.
- HARDIE TRIM, FASCIA, PAINTED, TYP.
- HARDIE LAP SIDING, PAINTED, TYP.
- HARDIE BOARD & BATTEN, PAINTED, TYP.
- BRICK VENEER, TYP.
- CEDAR SIDING, STAINED, TYP.



1 NORTH ELEVATION CONCEPT 1
1/16" = 1'-0"

3 E. ELEV. CONCEPT 1
1/16" = 1'-0"



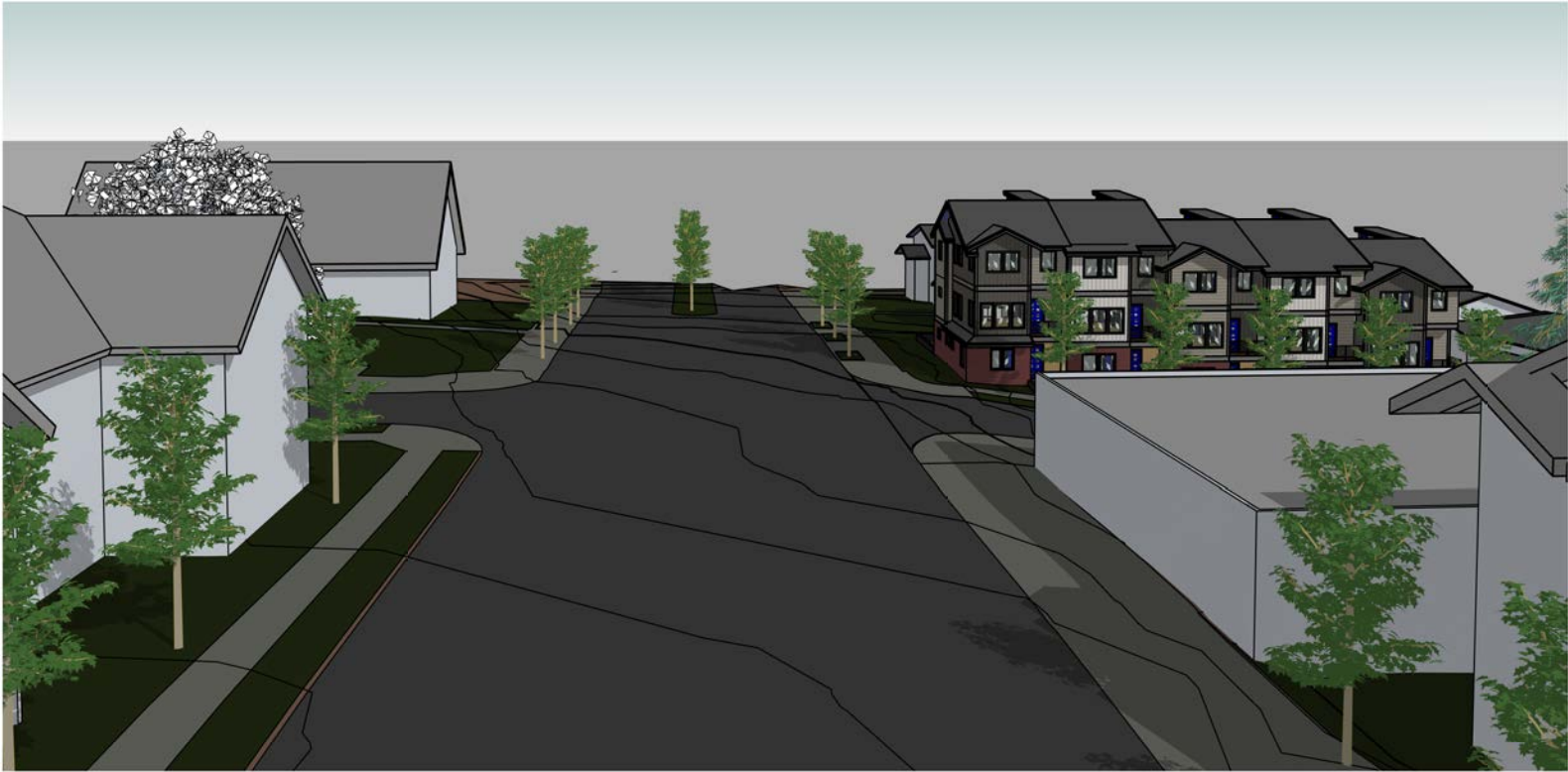
- ASPHALT ROOFING, TYP.
- HARDIE TRIM, FASCIA, PAINTED, TYP.
- HARDIE LAP SIDING, PAINTED, TYP.
- HARDIE BOARD & BATTEN, PAINTED, TYP.
- BRICK VENEER, TYP.



2 SOUTH ELEVATION CONCEPT 1
1/16" = 1'-0"

4 W. ELEV. CONCEPT 1
1/16" = 1'-0"

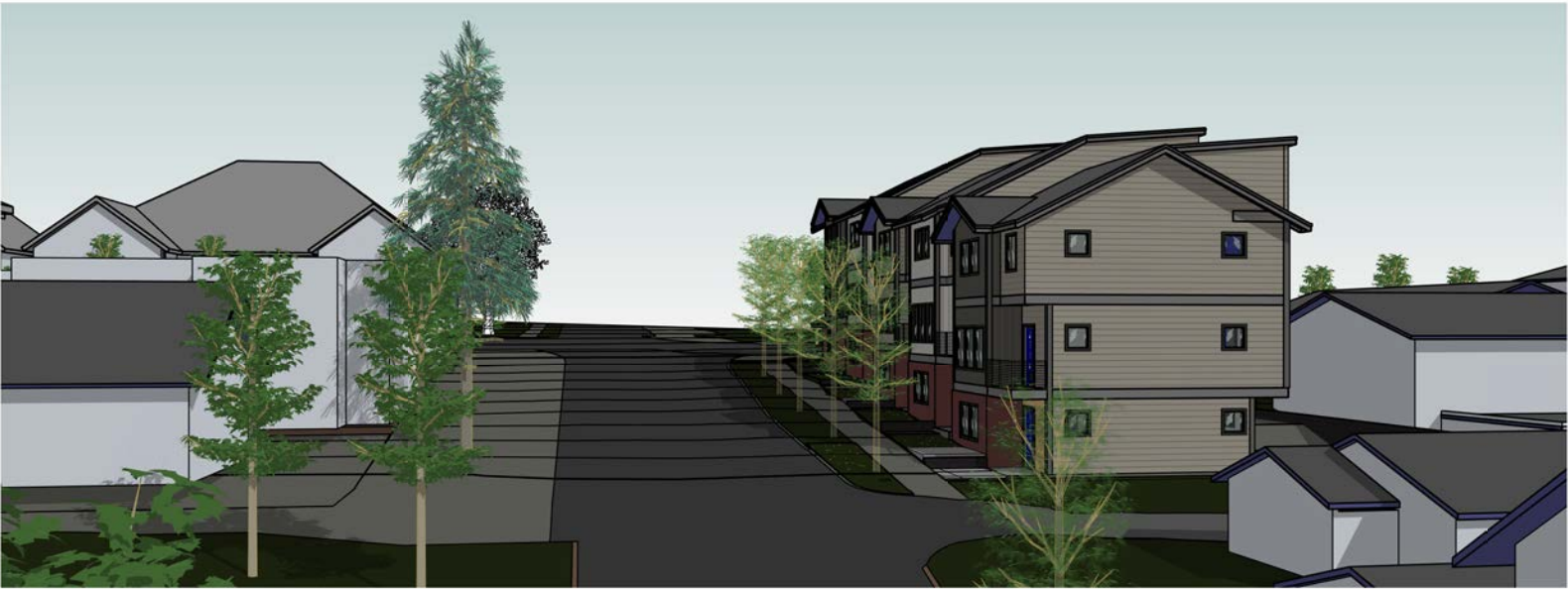
Concept 1 - Gable Roof - Preferred



Perspective - Approaching from North



Perspective - Southeast View

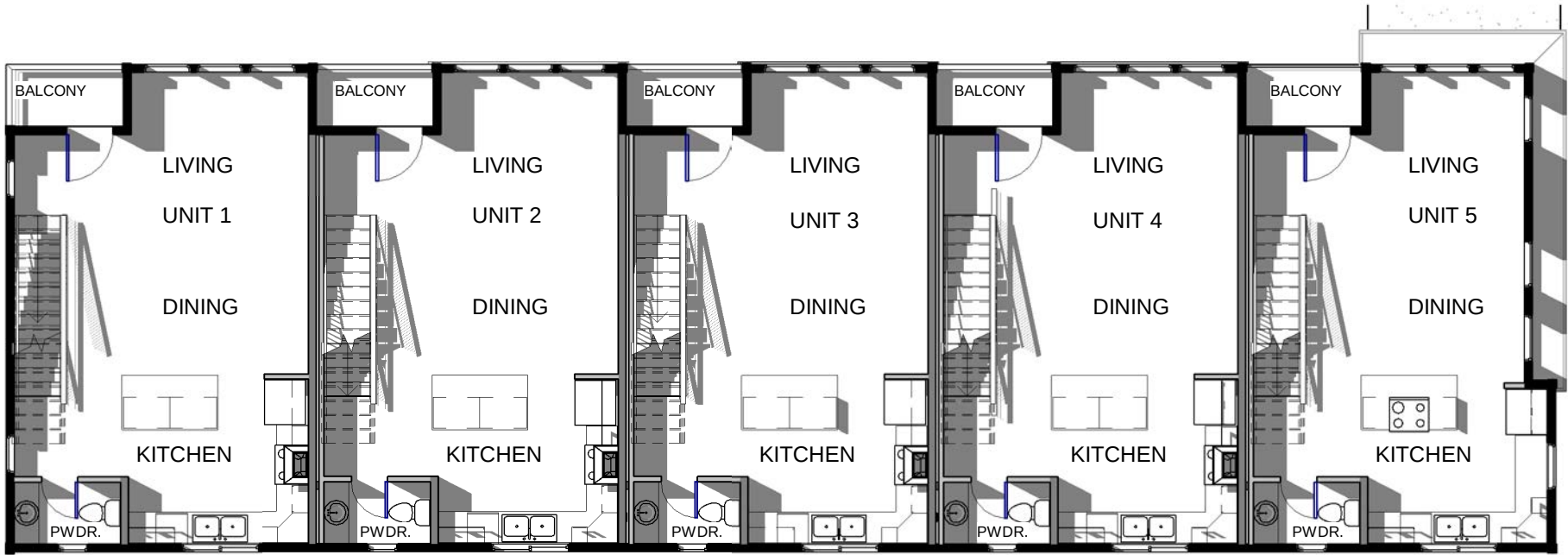


Perspective - Approaching from West

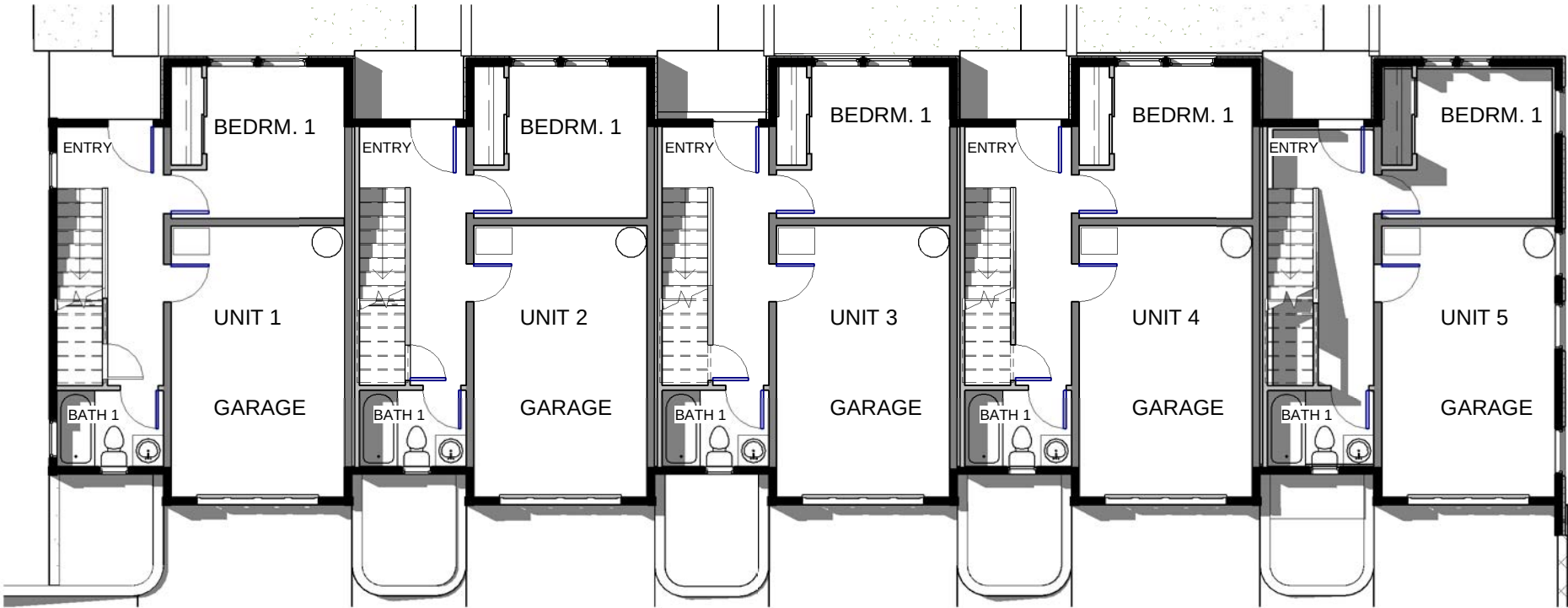


Perspective - Northeast View

Concept 1 - Gable Roof - Preferred

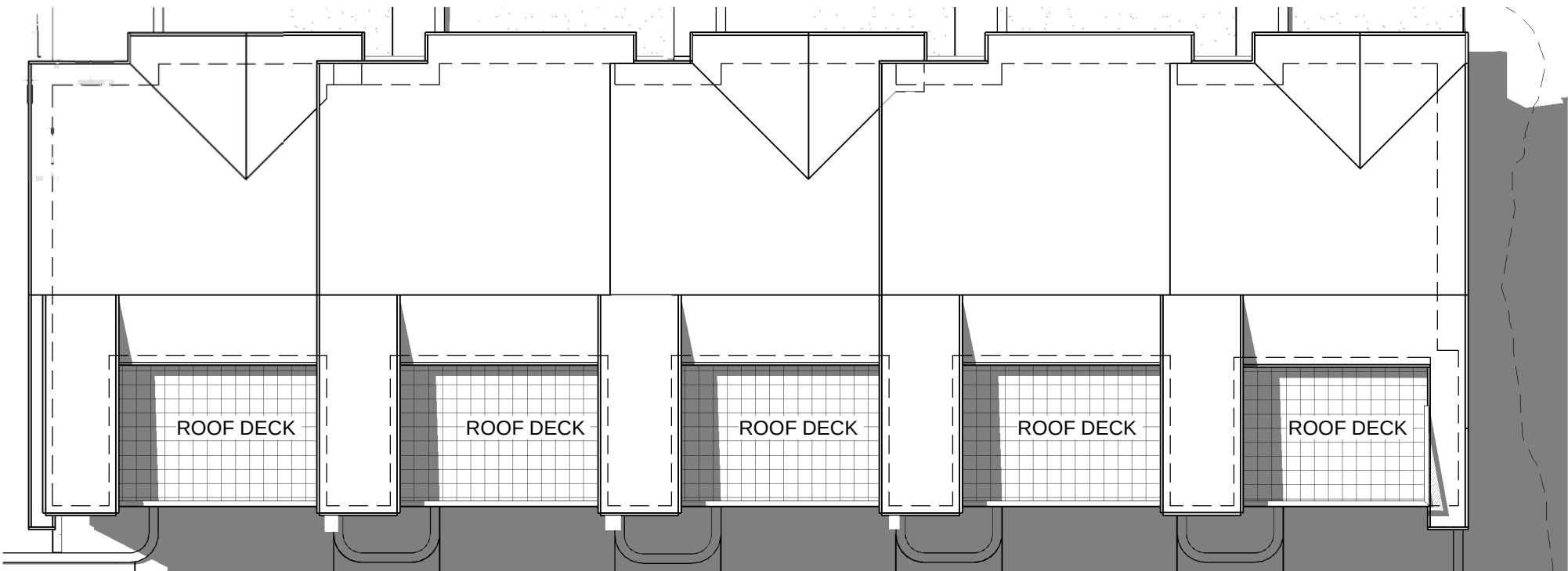


Main Level Floor Plan

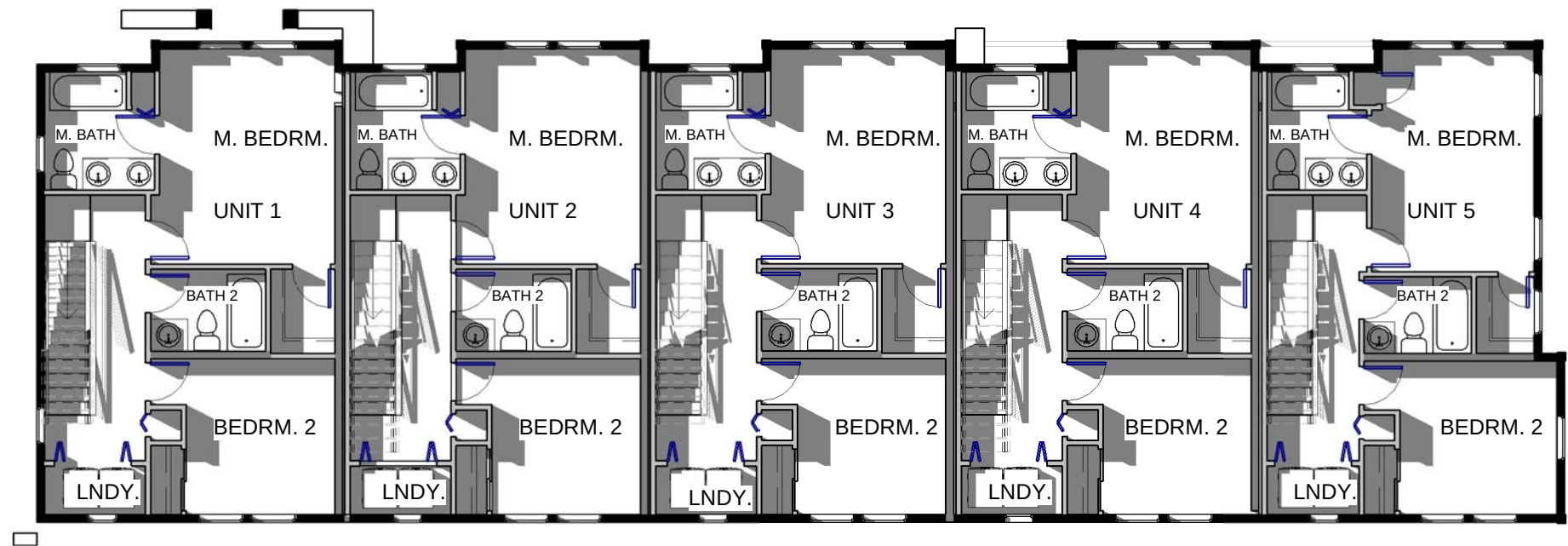


Lower Level Floor Plan

Concept 1 - Gable Roof - Preferred



Roof Deck Level Floor Plan



Third Level Floor Plan

Concept 1 - Gable Roof - Preferred



Amenity Area



Perspective - N. 112th St.

Sun-Shadow Analysis - Concept 1 - Gable Roof - Preferred



Dec. 21 - 9:00 am - Concept 1



June 21 - 9:00 am - Concept 1



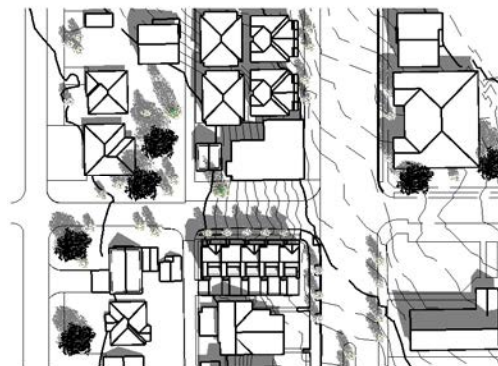
March 21/Sept. 21 - 9:00 am - Concept 1



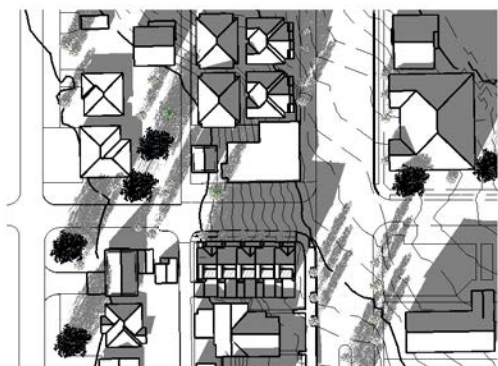
Dec. 21 - 12:00 pm - Concept 1



June 21 - 12:00 pm - Concept 1



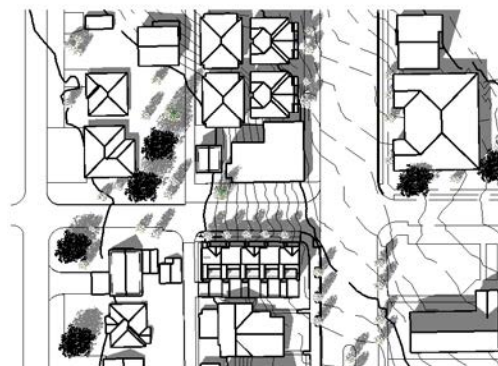
March 21/Sept. 21 - 12:00 pm - Concept 1



Dec. 21 - 3:00 pm - Concept 1



June 21 - 3:00 pm - Concept 1



March 21/Sept. 21 - 3:00 pm - Concept 1

Concept 2 - Shed-Gable Roof

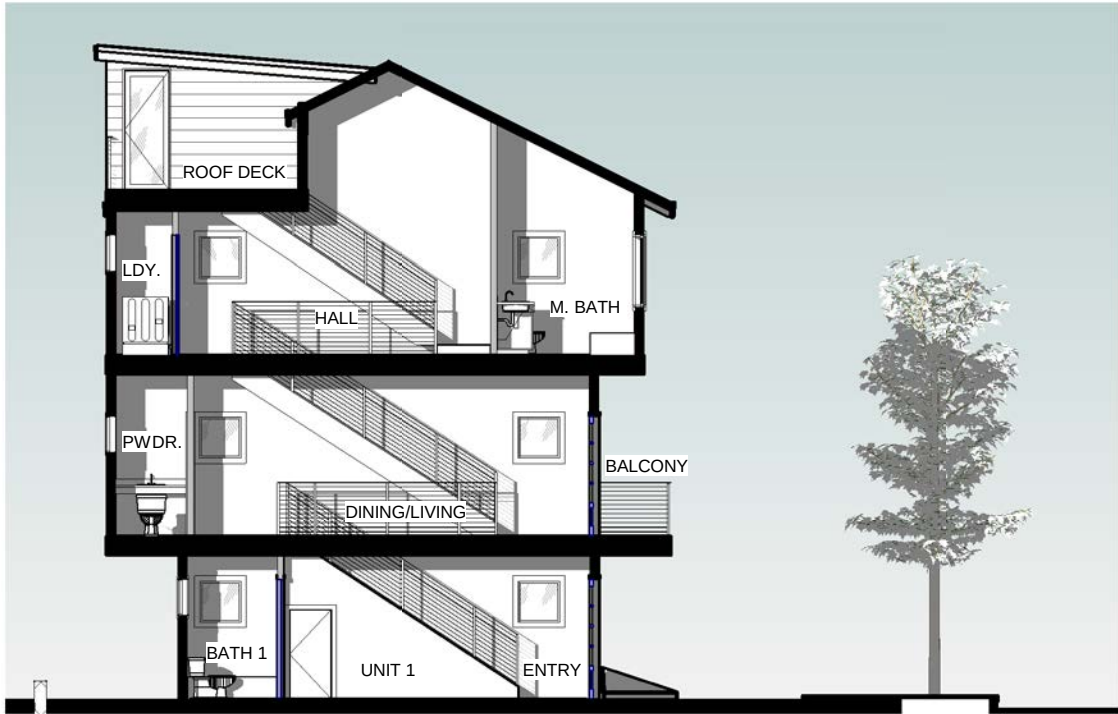


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Building Section



Perspective - Entry



- ASPHALT ROOFING, TYP.
- HARDIE TRIM, FASCIA, PAINTED, TYP.
- HARDIE LAP SIDING, PAINTED, TYP.
- HARDIE BOARD & BATTEN, PAINTED, TYP.
- BRICK VENEER, TYP.
- CEDAR SIDING, STAINED, TYP.



1

NORTH ELEVATION CONCEPT 2

1/16" = 1'-0"

3

E. ELEV. CONCEPT 2

1/16" = 1'-0"



- ASPHALT ROOFING, TYP.
- HARDIE TRIM, FASCIA, PAINTED, TYP.
- HARDIE LAP SIDING, PAINTED, TYP.
- HARDIE BOARD & BATTEN, PAINTED, TYP.
- BRICK VENEER, TYP.



2

SOUTH ELEVATION CONCEPT 2

1/16" = 1'-0"

4

W. ELEV. CONCEPT 2

1/16" = 1'-0"

Concept 2 - Shed-Gable Roof



Perspective - Approaching from North



Perspective - Southeast View

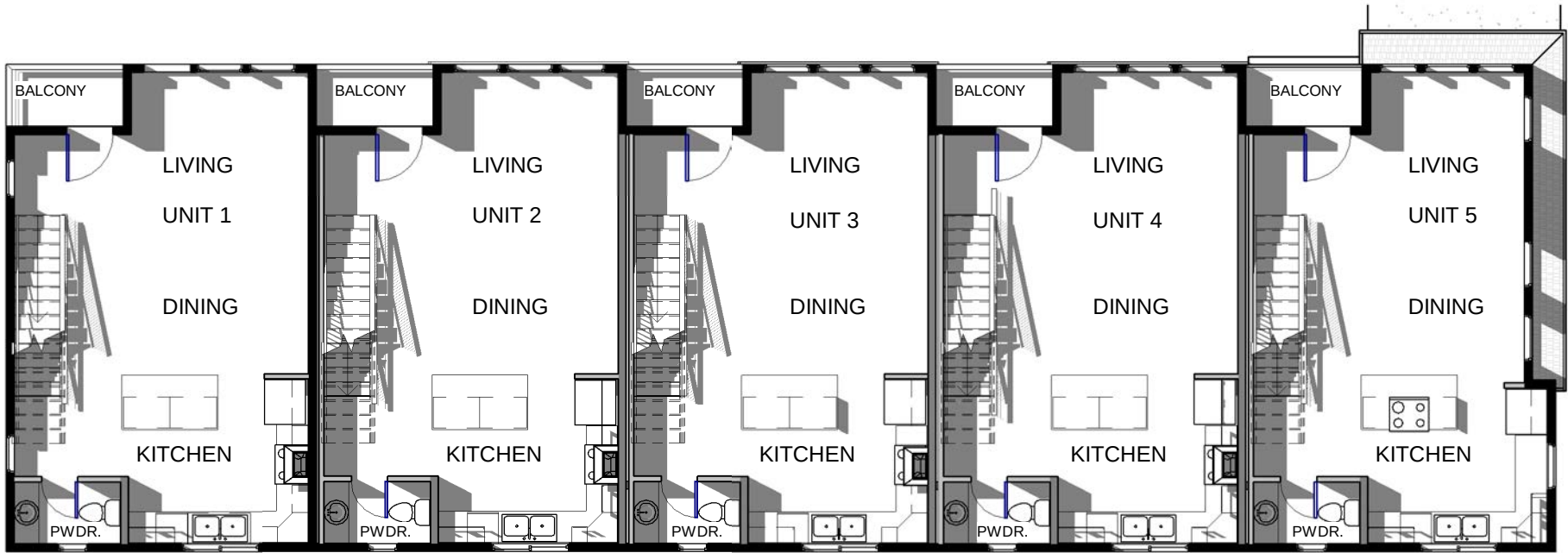


Perspective - Approaching from West

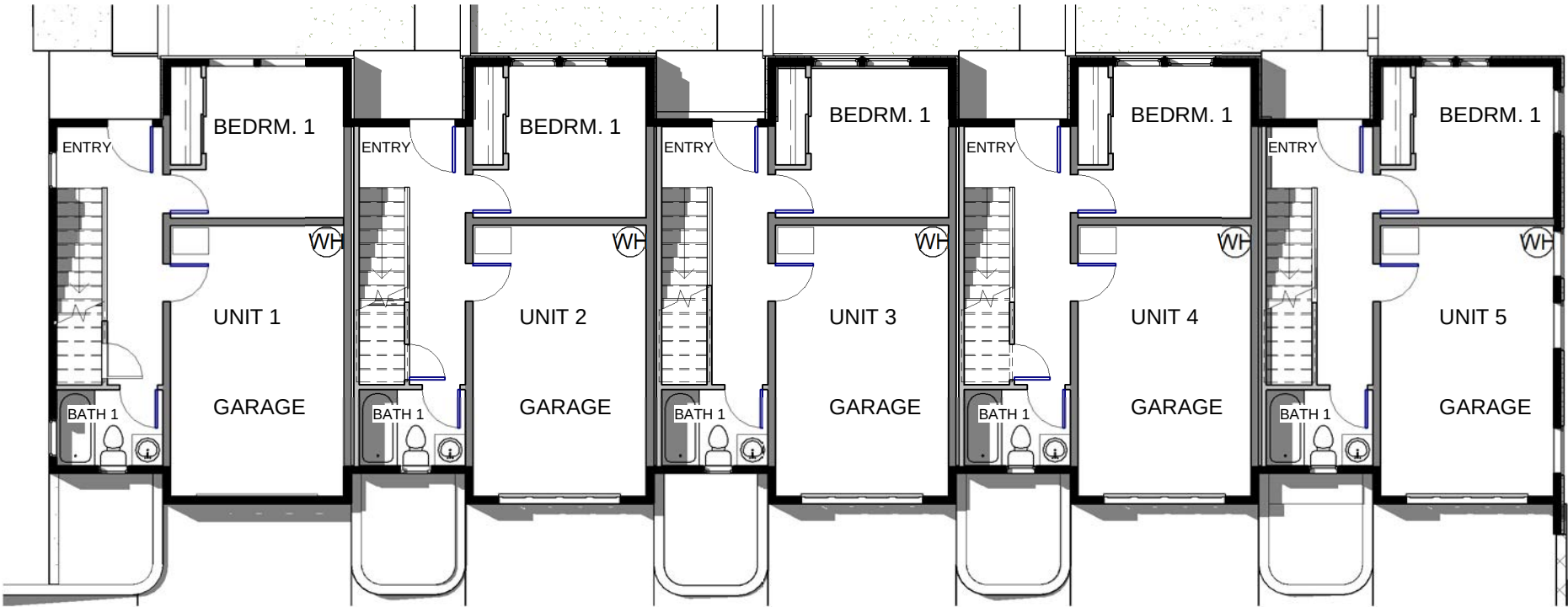


Perspective - Northeast View

Concept 2 - Shed-Gable Roof

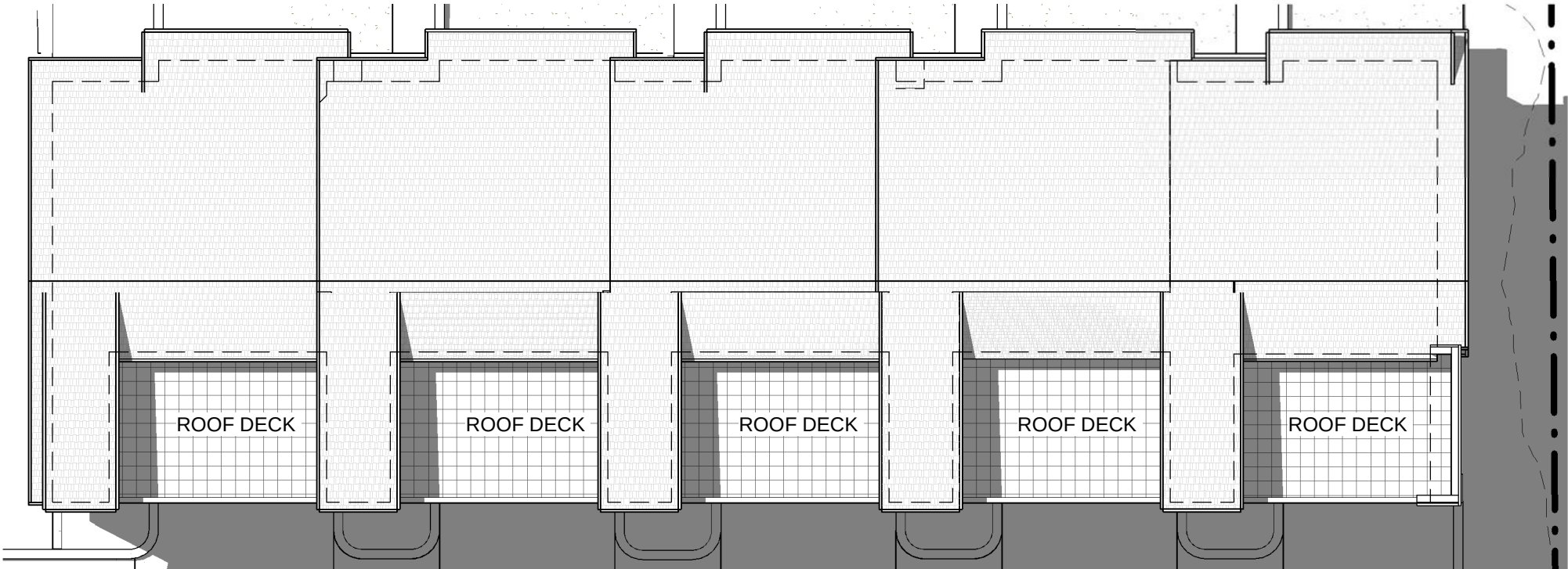


Main Level Floor Plan

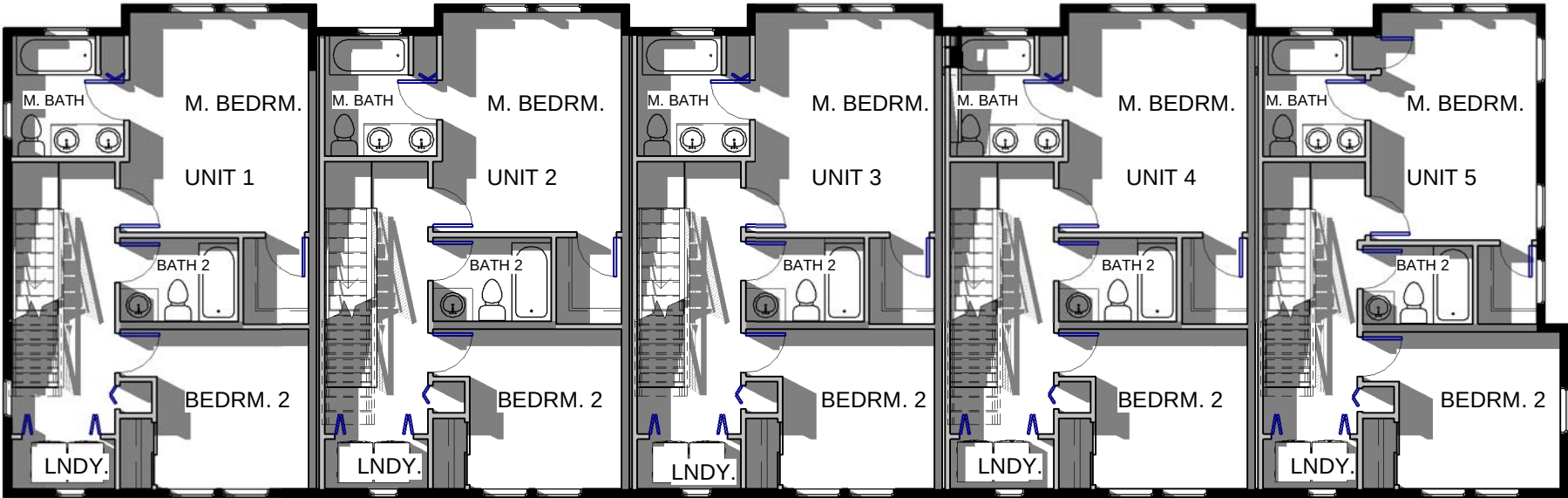


Lower Level Floor Plan

Concept 2 - Shed-Gable Roof



Roof Deck Level Floor Plan



Third Level Floor Plan

Concept 2 - Shed-Gable Roof



Amenity Area



Perspective - N. 112th St.

Sun-Shadow Analysis - Concept 2 - Shed-Gable Roof



Dec. 21 - 9:00 am - Concept 2



June 21 - 9:00 am - Concept 2



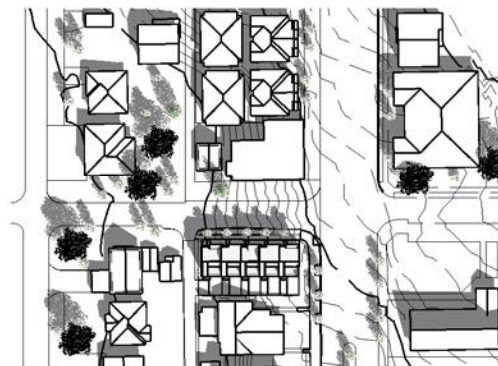
March 21/Sept. 21 - 9:00 am - Concept 2



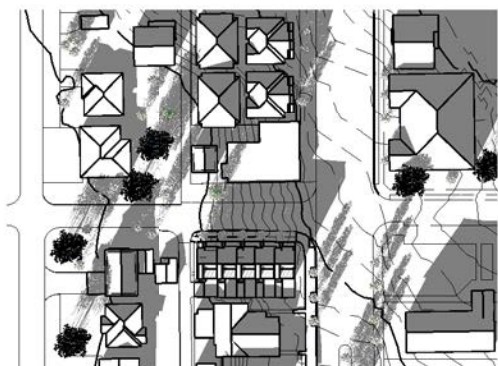
Dec. 21 - 12:00 pm - Concept 2



June 21 - 12:00 pm - Concept 2



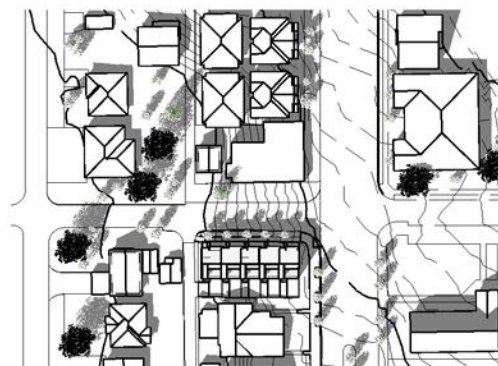
March 21/Sept. 21 - 12:00 pm - Concept 2



Dec. 21 - 3:00 pm - Concept 2



June 21 - 3:00 pm - Concept 2



March 21/Sept. 21 - 3:00 pm - Concept 2

Concept 3 - Shed Roof

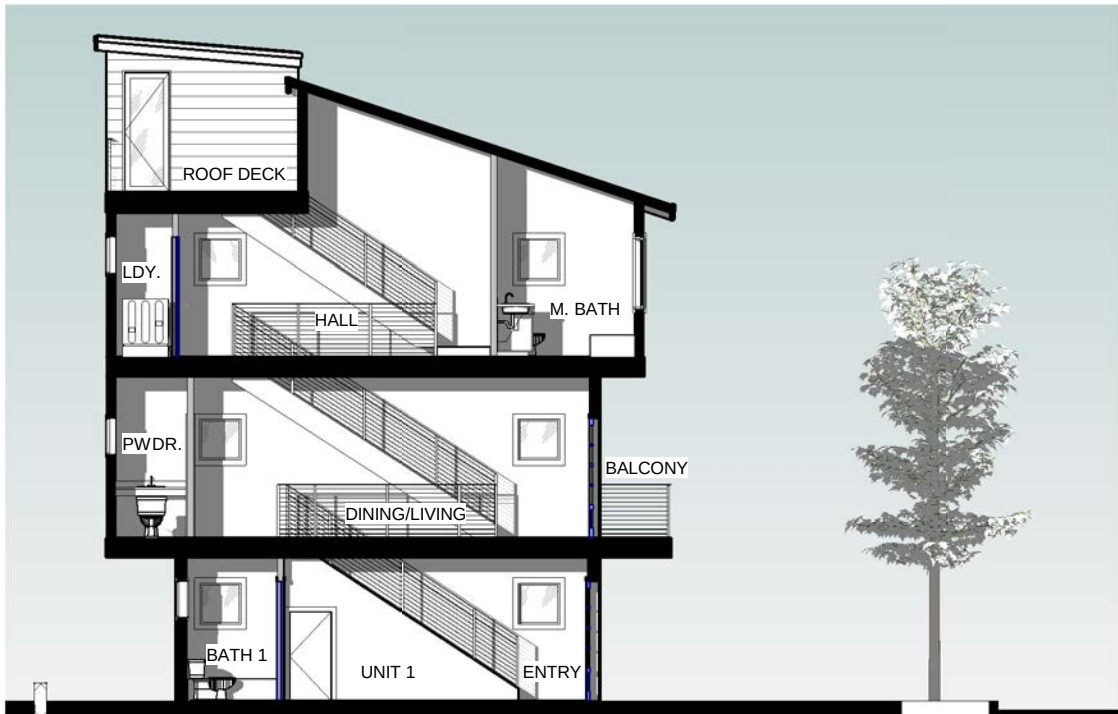


Project information:

Number of units:	5
Site Area:	6,311 SF
FAR - Rowhouse:	6,311x1.4 = 8,835 SF allowed
GFA provided:	8,322 SF
Vehicle Parking:	10 provided (enclosed Garage)
Bicycle Parking:	5 (1 per unit in Garage); 1 in ROW
Amenity Area (25% lot area):	2,290 SF provided (1,578 SF Req.)



This concept offers a recessed and covered entry into the front of each rowhouse. The main entry allows access to the two-stall Garage, a bedroom and bathroom with stair access to the second floor. The second floor contains an open floor plan where the Kitchen, Dining, and Living Room is one large space. There is a Powder Room and access to a private balcony with stairs to the third floor. The third floor has Master Suite and a third Bedroom, Bathroom and Laundry Closet. There is access to the Roof-top deck from this level. The style of the building is more modern in appearance with its shed roof structures. Materials are varied on the exterior to add interest and creates a familiar relationship to the surrounding residential neighborhood.



Perspective - Entry



- ASPHALT ROOFING, TYP.
- HARDIE TRIM, FASCIA, PAINTED, TYP.
- HARDIE LAP SIDING, PAINTED, TYP.
- HARDIE BOARD & BATTEN, PAINTED, TYP.
- CEDAR SIDING, STAINED, TYP.
- BRICK VENEER, TYP.



1

N. ELEVATION CONCEPT 3

1/16" = 1'-0"

3

E. ELEV. CONCEPT 3

1/16" = 1'-0"



BRICK VENEER, TYP.

- HARDIE TRIM, FASCIA, PAINTED, TYP.
- HARDIE LAP SIDING, PAINTED, TYP.
- HARDIE BOARD & BATTEN, PAINTED, TYP.
- BRICK VENEER, TYP.



2

S. ELEVATION CONCEPT 3

1/16" = 1'-0"

4

W. ELEV. CONCEPT 3

1/16" = 1'-0"

Concept 3 - Shed Roof



Perspective - Approaching from North



Perspective - Southeast View

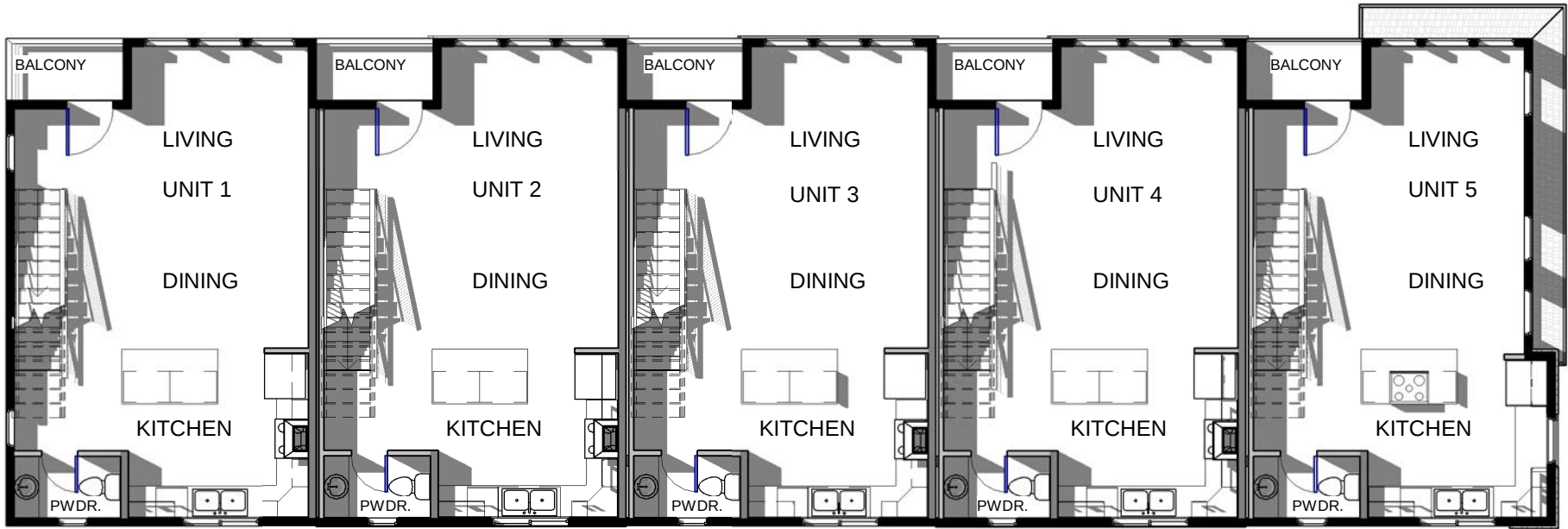


Perspective - Approaching from West

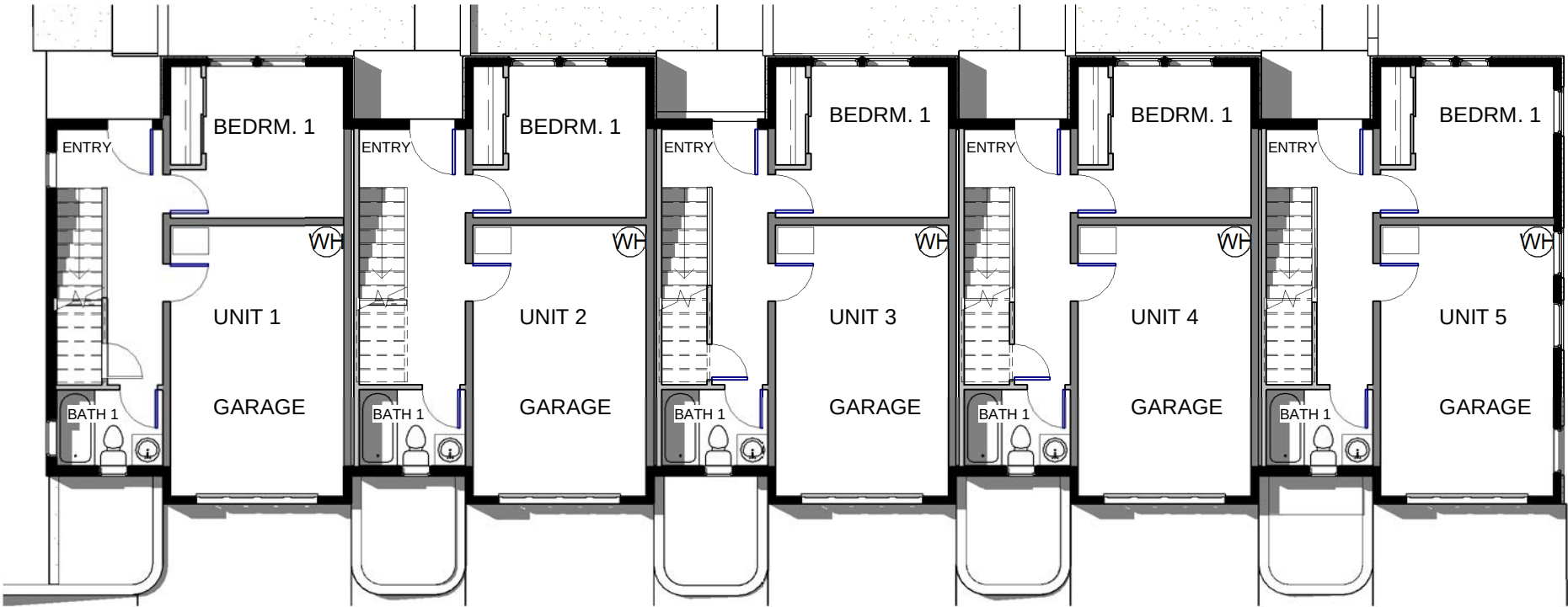


Perspective - Northeast View

Concept 3 - Shed Roof

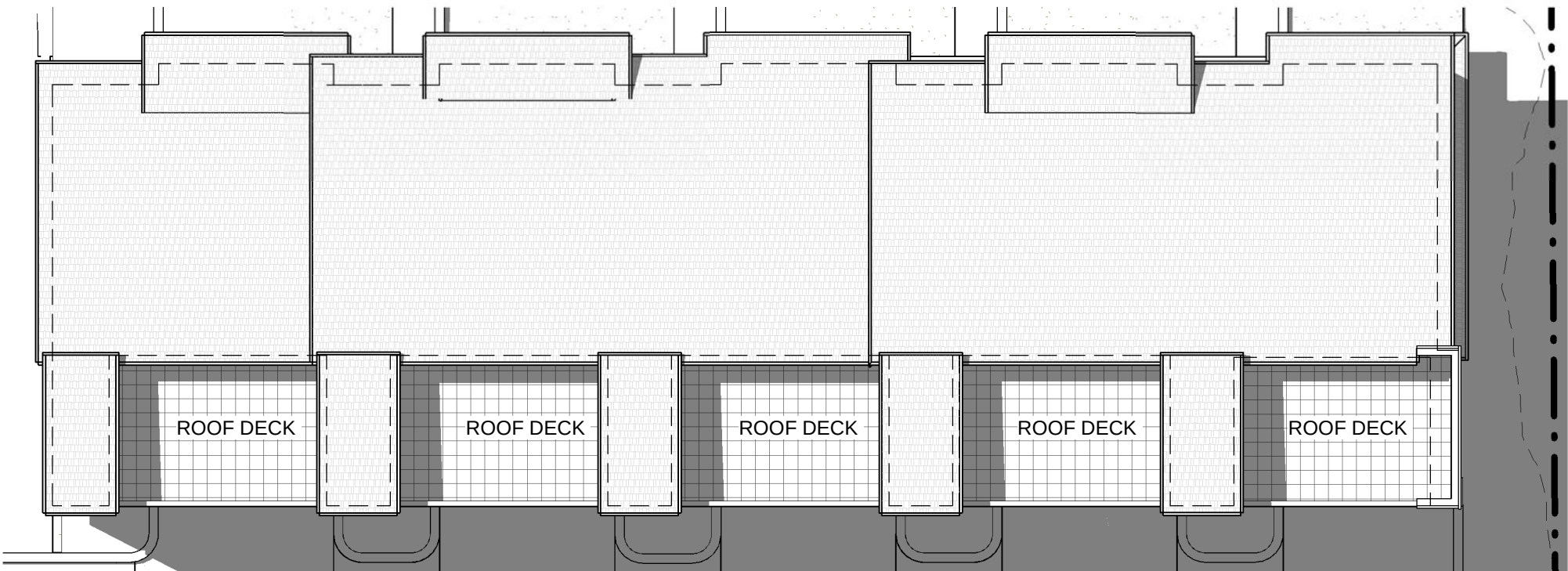


Main Level Floor Plan

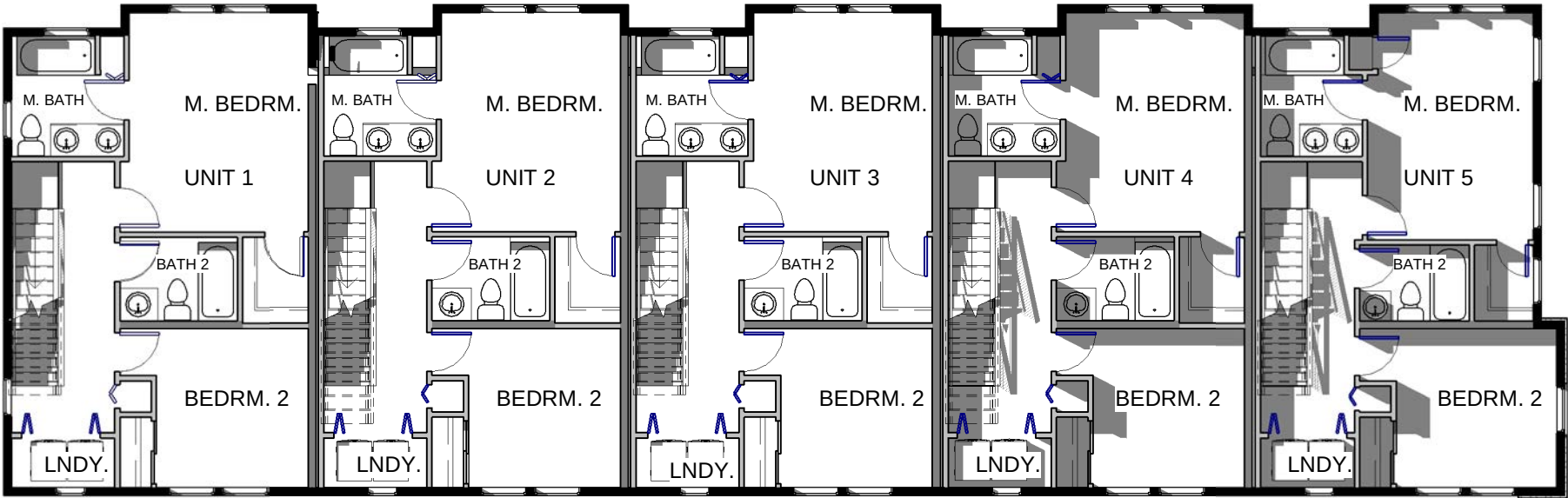


Lower Level Floor Plan

Concept 3 - Shed Roof



Roof Deck Level Floor Plan



Third Level Floor Plan

Concept 3 - Shed Roof



Amenity Area



Perspective - N. 112th St.

Sun-Shadow Analysis - Concept 3 - Shed Roof



Dec. 21 - 9:00 am - Concept 3



June 21 - 9:00 am - Concept 3



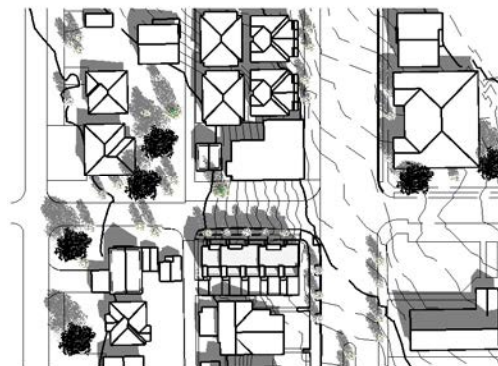
March 21/Sept. 21 - 9:00 am - Concept 3



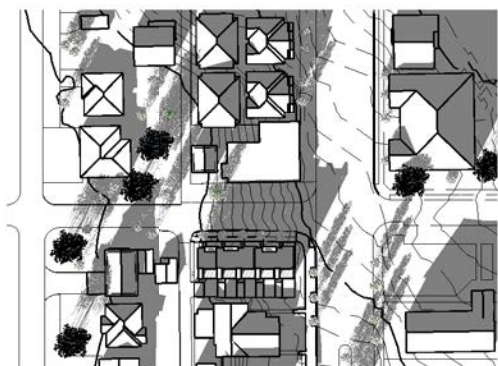
Dec. 21 - 12:00 pm - Concept 3



June 21 - 12:00 pm - Concept 3



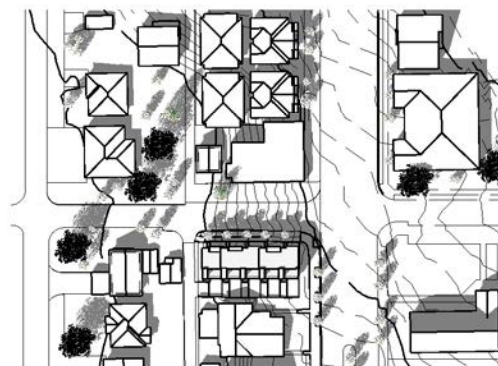
March 21/Sept. 21 - 12:00 pm - Concept 3



Dec. 21 - 3:00 pm - Concept 3



June 21 - 3:00 pm - Concept 3



March 21/Sept. 21 - 3:00 pm - Concept 3

Material Consideration



Concept 1 - Gable Roof - Preferred



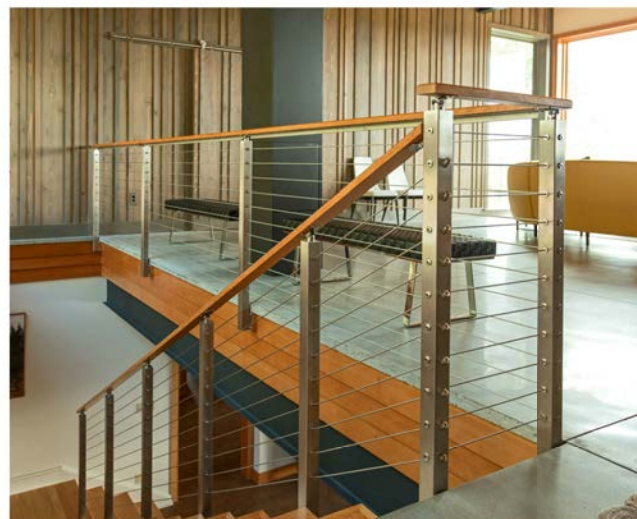
WINDOWS
Dark Factory Finish



BRICK VENEER
H.C. Muddox



ROOF TOP DECK
Deckstone Porcelain
Pavers



STAIRS AND RAILINGS
Cable System



CEDAR INSETS



SIDING
James Hardie fiber cement - siding variation

