SDCI # 3033999-LU

ADMINISTRATIVE DESIGN REVIEW: FINAL RECOMMENDATION PACKET

PROJECT ADDRESS:

14023 GREENWOOD AVE N– SEATTLE, WA 98133

SDCI PROJECT NUMBER:

SDCI PROJECT #: 3033999-LU

SDCI LAND USE PLANNER: CARLY GUILLORY

PROJECT TEAM:

Owner:

Katheryn Plett

3202 48TH AVE SW

SEATTLE, WA 98116

Contact: Chris Gardner

Architect & Applicant:

Novion Group Inc.

8634-B 3rd Ave NW

Seattle, WA 98117

Contact: Shaun Novion

Landscape Architect:

GHA Landscape Architects

1417 NE 80th St

Seattle, WA 98115

Contact: Neil Buchanan

DATE: 06/10/2020



NOVION GROUP INC. ARCHITECTURE

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DEVELOPMENT OBJECTIVES

PROJECT TEAM

Owner: KATHERYN PLETT
3202 48TH AVE SW
SEATTLE, WA 98116
Contact: CHRIS GARDNER

Architect & Applicant: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
Contact: Shaun Novion

Landscape Architect: GHA Landscape Architects
1417 NE 80th St
Seattle, WA 98115
Contact: Neil Buchanan

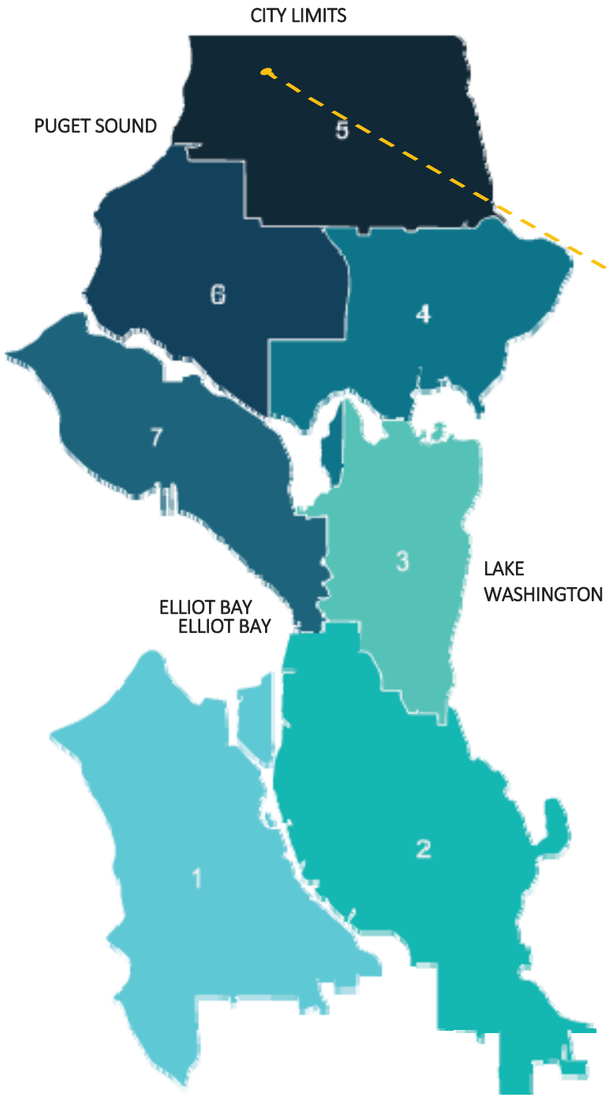
SDCI Project # 3033999-LU
Contact: ALLISON WHITWORTH

Existing Site:

Address:	14023 GREENWOOD AVE N
Location:	BITTERLAKE NEIGHBORHOOD
Site Area:	8,093 sf
Existing Development:	TRIPLEX– MULTIFAMILY

Project Proposal:
Number of Residential Units: 7 new townhouse units
Number of Parking Stalls: 6 surface parking stalls in rear
Gross Floor Area of Residential Use: 9,725.75 gsf

Developmental Objective:
To transform an underutilized Lowrise lot from a triplex structure to a multifamily townhouse development, providing 7 new townhouse units.
We hope to develope a functional site and unit layout with easy connections to the neighborhood amenities and public transportation.





EXISTING NEIGHBORHOOD STYLE AND CONTEXT



H - SALTORO AND GREENWOOD PLACE APARTMENTS





I - 145TH & GREENWOOD AVE N



F - 209 N 140TH ST



G - THE NELSON



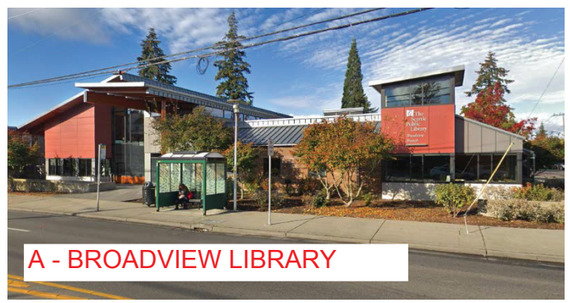
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E - 13810 GREENWOOD AVE N



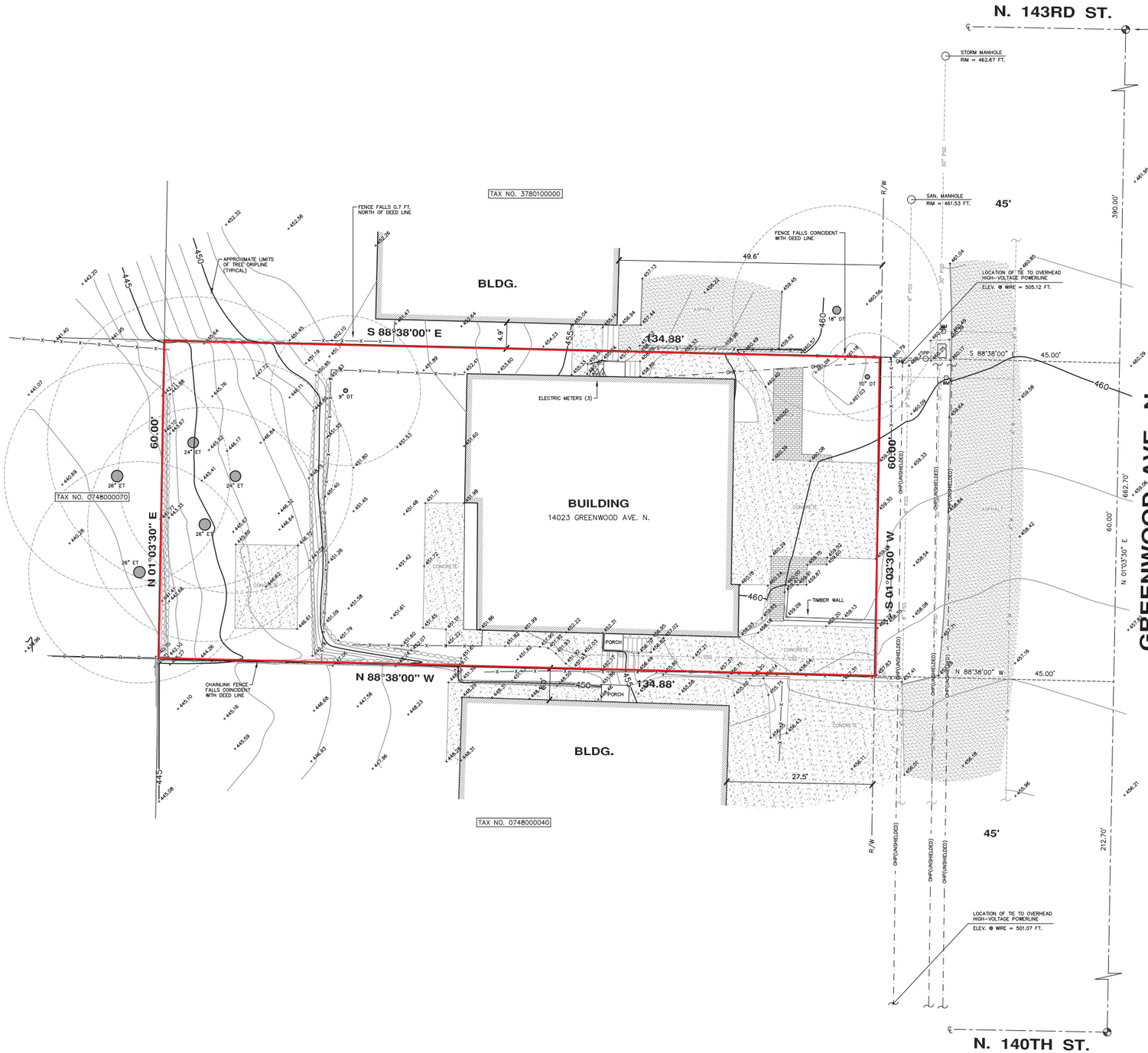
C - LUTHERAN CHURCH



A - BROADVIEW LIBRARY



B - BROADVIEW THOMPSON ELEMENTARY



NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON AUGUST 24, 2018.
4. PARCEL AREA = 8,093 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 0748000035
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE 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 EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

PROPERTY DESCRIPTION

THAT PORTION OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE N.E. 1/4 OF SEC. 24, T. 26 N., R. 3 E., W.M., IN KING COUNTY, WA., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION WITH A LINE 390 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITHTHE NORTH LINE THEREOF; THENCE N 89°55'33" W PARALLEL WITH SAID NORTH LINE 45 FEET TO THE WEST LINE OF GREENWOOD AVE. AND THE TRUE POINT OF BEGINNING; THENCE N 89°55'33" W, 135 FEET; THENCE S 00°14'10" E PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 60 FEET; THENCE S 89°55'33" E 135 FEET TO THE WEST LINE OF GREENWOOD AVE.; THENCE N 00°14'10" W, 60 FEET TO THE TRUE POINT OF BEGINNING.
(BEING KNOWN AS LOT 7, BLOCK 1, BENTONIA HIGHLANDS, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

BRANDON E. WINTERS
STATE OF WASHINGTON
45803
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE: 10/9/18

TOPOGRAPHIC SURVEY
14023 GREENWOOD AVE. N.
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 #:	18-6238
DRAWING:	18-6238TOPO.DWG
CLIENT:	CHRIS GARDNER
DATE:	10-09-18
DRAWN BY:	SAL

SDCI GIS 2015 HYBRID Map



4/17/2019, 11:56:16 AM

Parcels

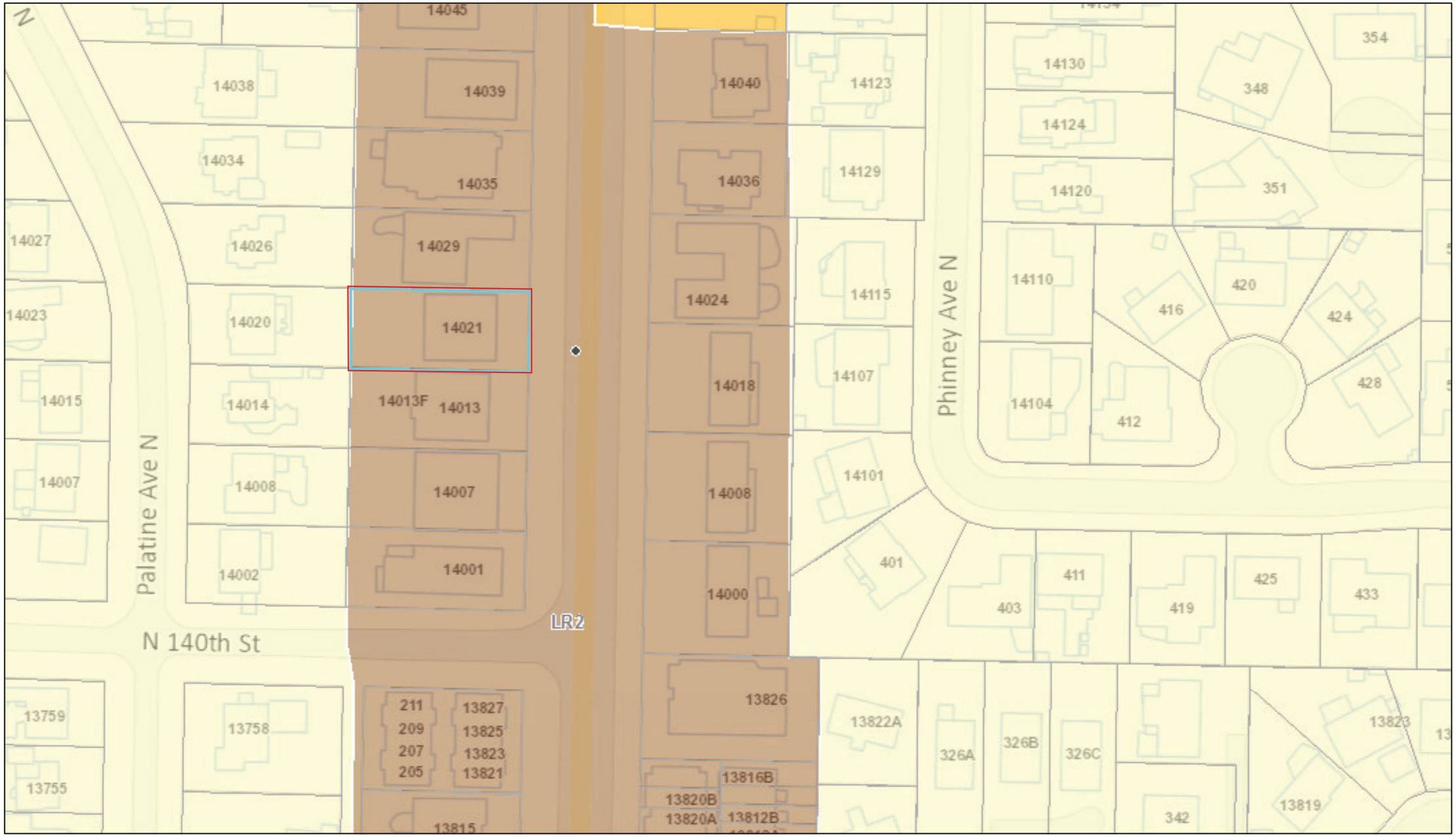
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0 0.01 0.02 0.04 mi

0 0.015 0.03 0.06 km

SDCI & Seattle IT GIS
No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.

SDCI GIS ZONING AND URBAN VILLAGE Map



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Parcels

Zoning

Multi-Family

Neighborhood/Commercial

Single Family

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0 0.01 0.02 0.04 mi

0 0.015 0.03 0.06 km

SDCI & Seattle IT GIS
No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.

SDCI GIS BASE AND CONTOUR Map



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Contour Lines

- 10ft. contour
- 10ft. contour
- 2ft. contour
- 2ft. contour
- Parcels

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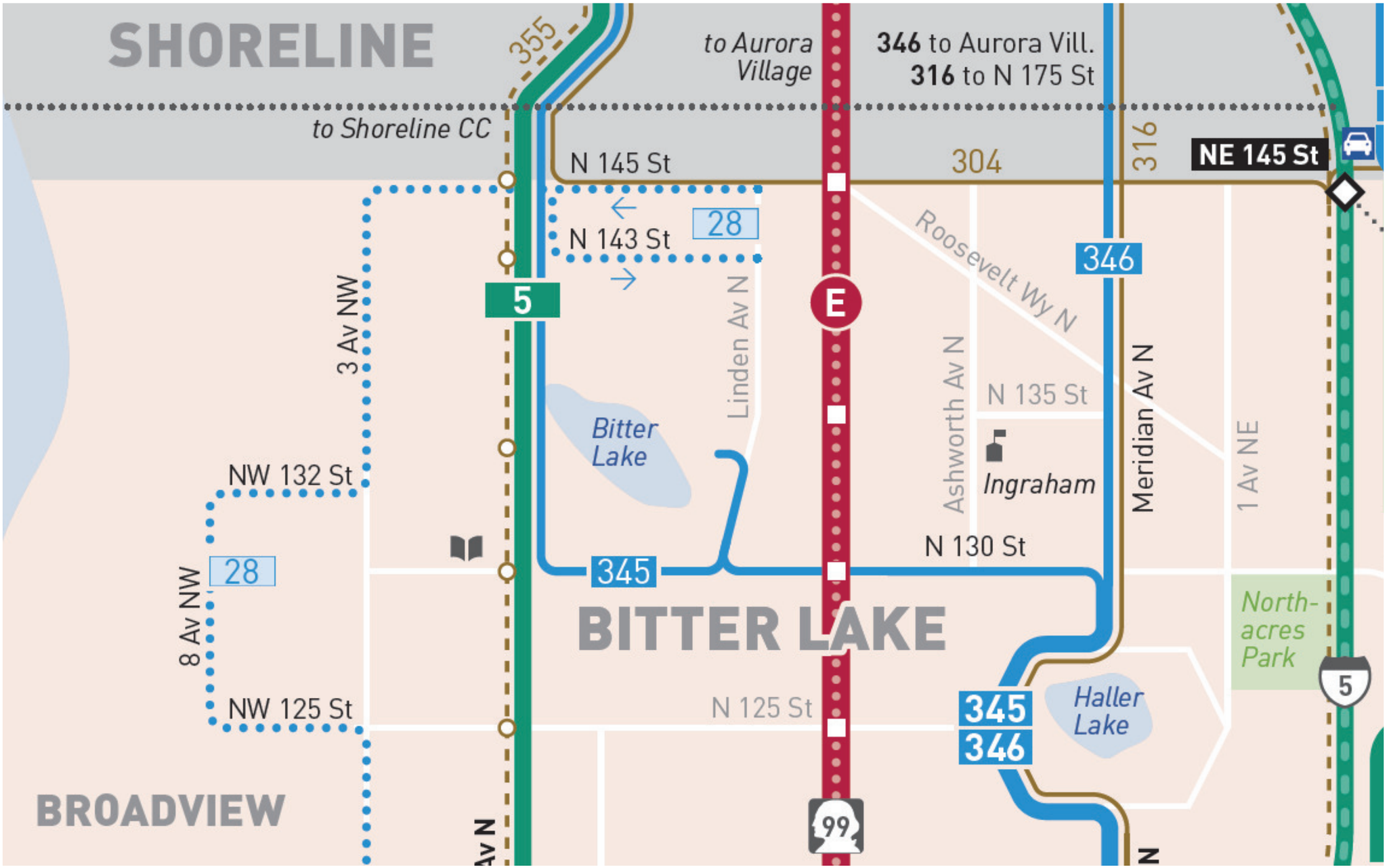
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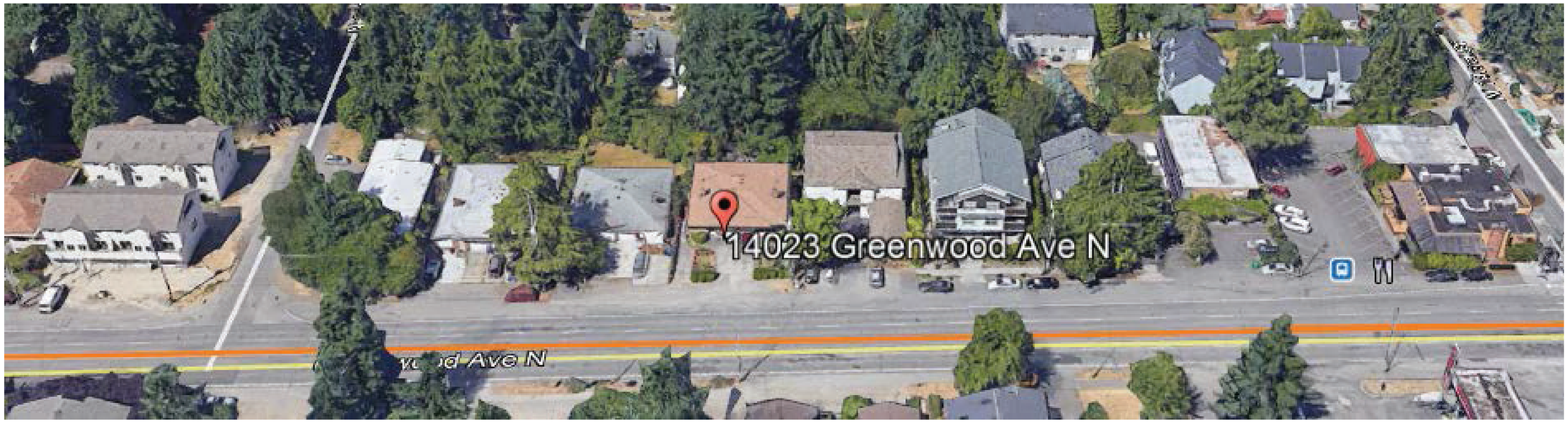
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SDCI & Seattle IT GIS

No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.

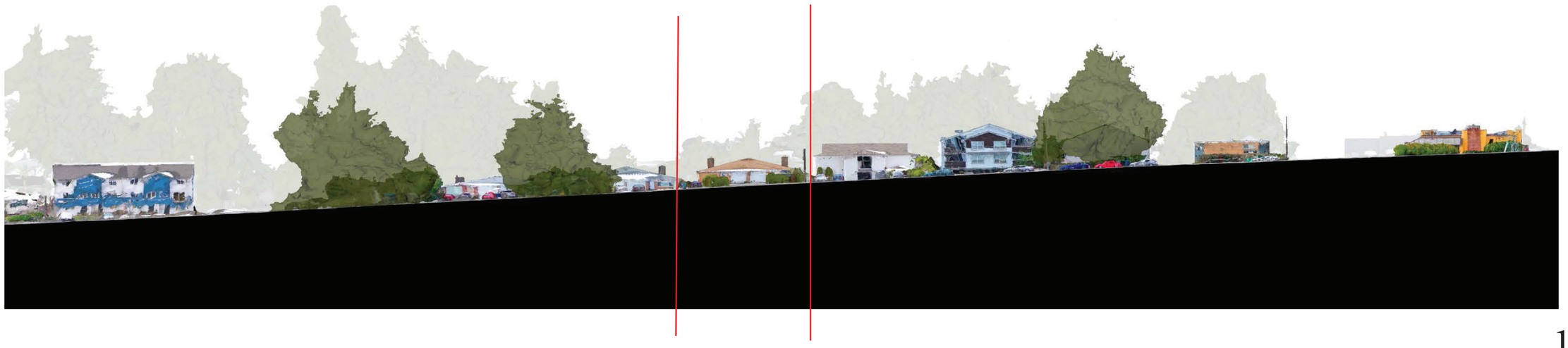
SEATTLE'S TRANSIT NETWORK AREA MAP

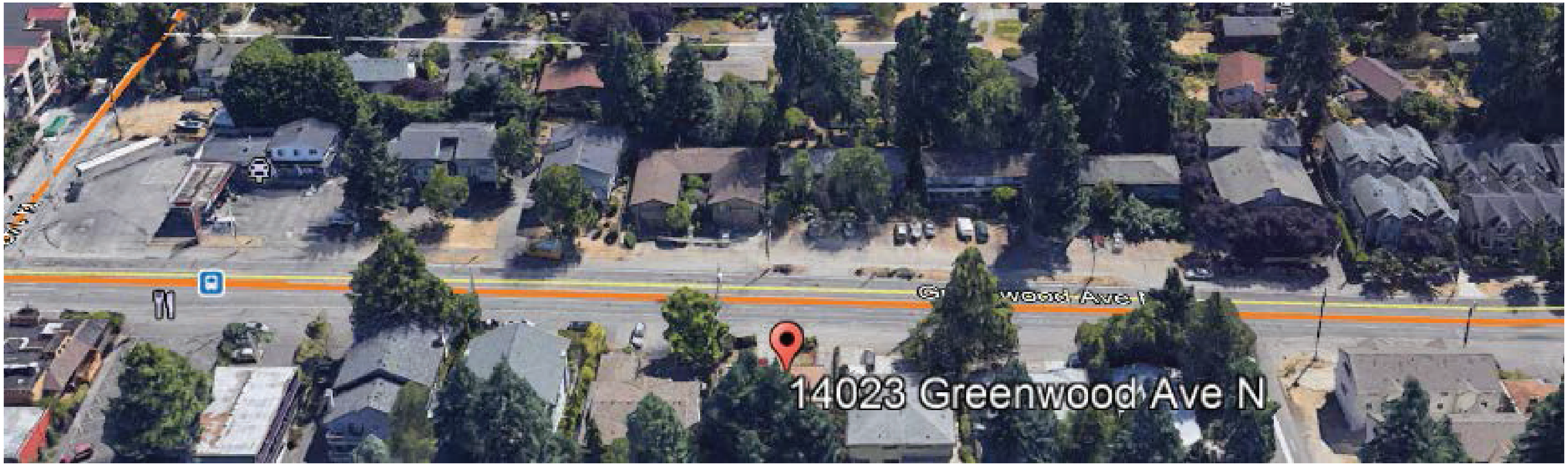




WEST FACADE OF GREENWOOD AVE NORTH

SUBJECT PROPERTY





EAST FACADE OF GREENWOOD AVE NORTH



SECTION 6.0 – ZONING DATA:

SUBJECT PROPERTY ADDRESS:	14023 GREENWOOD AVE N, SEATTLE, WA 98133	ASSESSORS PARCEK NUMBER:	074800-0035
ZONING:	LR2	LOT AREA:	8,093 SF
PROPOSED PROJECT DESCRIPTION:	DEMOLISH EXISTING TRIPLEX RESIDENCE AND CONSTRUCT 7 NEW TOWNHOUSE UNITS.		

BRIEF SUMMARY:

APPLICABLE DEVELOPMENT STANDARDS	HOW PROPOSED DEVELOPMENT WILL MEET THESE STANDARDS
PERMITTED USES PER SMC 23.45.504 TABLE A	RESIDENTIAL USE PERMITTED. RESIDENCIAL USE PROPOSED.
FAR (FLOOR AREA RATIO) PER SMC 23.45.510 TABLE A	MAX FAR PERMITTED FOR TOWNHOUSES IS 1.0 OR 1.2 PROJECT MUST COMPLY WITH SMC 23.45.510.C FOR HIGHER FAR. PROPOSED PROJECT WILL USE MAX FAR OF 1.2 = 9,711.6 SF MAX FAR
DENSITY PER SMC 23.45.512 TABLE A	MAX DENSITY FOR TOWNHOUSES IS 1 UNIT/1600 SF OR NO LIMIT PROJECT MUST COMPLY WITH SMC 23.45.510.C FOR NO LIMIT. PROPOSED PROJECT WILL USE NO LIMIT AND PROPOSE 7 NEW UNITS.
STRUCTURE HEIGHT PER 23.45.514 TABLE A	MAX HEIGHT PERMITTED FOR TOWNHOUSES IS 30’ FROM AVERAGE GRADE. ADDITIONAL 4’ ALLOWED ABOVE MAX HEIGHT FOR OPEN RAILING AND PARAPETS AND ADDITIONAL 10’ ALLOWED ABOVE MAX HEIGHT FOR STAIR PENTHOUSE ROOFTOP FEATURES. PROPOSED PROJECT WILL COMPLY WITH MAX HEIGHT RESTRICTIONS.
SETBACKS PER SMC 23.45.518 TABLE A	REQUIRED SETBACKS FOR TOWNHOUSES IN ALL LR ZONES; FRONT SETBACK: 7’ AVERAGE; 5’ MINIMUM REAR SETBACK: 7’ AVERAGE; 5’ MINIMUM SIDE SETBACK: FOR FACADES 40’ OR LESS IN LENGTH: 5’ MINIMUM FOR FACADES GREATER THAN 40’ IN LENGTH: 7’ AVERAGE; 5’ MINIMUM INTERIOR FAÇADE: 10’ MIN SEPERATION PROPOSED PROJECT TO COMPLY WITH OR EXCEED ALL MINIMUN SETBACK REQUIREMENTS.
AMENITY AREA PER SMC 23.45.522	MIN. REQUIRED AMENITY AREA IS 25% OF THE LOT: 2,023.25 SF MIN REQUIRED. MIN. OF 50% OF REQUIRED AMENITY AREA AT GROUND LEVEL: 1,011.625 SF MIN @ GROUND PROPOSED PROJECT TO MEET OR EXCEED AMENITY AREA MINIMUM REQUIREMENTS.
LANDSCAPING STANDARDS PER SMC 23.45.524	REQUIRED LANDSCAPING SHALL MEET A MINIMUM GREEN FACTOR OF 0.6 PROPOSED PROJECT WILL MEET OR EXCEED MIN REQUIRED GREEN FACTOR.
STRUCTURE WIDTH & FAÇADE LENGTH PER SMC 23.45.527 OF THAT LOT LINE.	90’ MAX STRUCTURE WIDTH. FACADE LENGTH - THE MAX COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65% OF THE LENGTH *** PROPOSED PROJECT WILL REQUEST A DEPARTURE FROM FACADE LENGTH.
DESIGN STANDARDS PER SMC 23.45.529.	THE REQUIRED STREET FACING FAÇADE STANDARDS INCLUDE AT LEAST 20% OF THE STREET FACING FAÇADE TO BE TRANSPARENT GLASS, AND FAÇADE ARTICULATION IS TO BE APPLIED TO CERTAIN SIZED FACADES. FOR TOWNHOUSES, ADDITIONAL STANDARDS APPLY INCLUDING WAYFINDING AND AMENITY AREA REQUIREMENTS. ALL OPTIONS WILL MEET THE REQUIRED DESIGN STANDARDS FOR TOWNHOUSES.
REQUIRED PARKING PER SMC 23.54.015 TABLE B & D	7 UNITS IN FREQUENT TRANSIT SERVICE AREA REQUIRES 4 VEHICLE PARKING STALLS. MIN. REQUIRED LONG-TERM BIKE PARKING STALLS IS 1 STALL PER UNIT (MIN. 7 REQ.) MIN. REQUIRED SHORT-TERM PARKING STALLS IS 2. PROPOSED PROJECT WILL MEET OR EXCEED THE MIN. PARKING REQUIREMENTS.
SOLID WASTE AND RECYCLE PER SMC 23.54.040	MIN. INDIVIDUAL STORAGE AREAS REQUIRED ARE 2’X6’ PER UNIT. PROPOSED PROJECT WILL COMPLY WITH REQUIREMENTS.

PROJECT NOTES

OWNER:	CHRIS GARDNER + KATHRYN PLETT 3202 48TH AVE SW SEATTLE, WA. 98116
PHONE:	206-409-9105
PROJECT NAME:	GREENWOOD TOWNHOUSES
PROJECT ADDRESS:	14023 GREENWOOD AVE N
PARCEL #:	0748000-0035
ZONING:	LR2
	URBAN VILLAGE: NO PARKING FLEXIBILITY: YES
OCCUPANCY:	R3 RESIDENTIAL
PARKING:	SURFACE PARKING
CONSTRUCTION:	V-B
LOT AREA:	8,093 SF
HOUSING TYPE:	TOWNHOUSE
MAX. FAR:	1.2*X8,093 = 9,711.6 SF GROSS FLOOR AREA 10,682 SF/ 7= 1,526 SF TOTAL BLDG AREA PER UNIT
PROPOSED FLOOR AREA:	
EXISTING:	0 SF
PROPOSED NEW:	9,126.75 SF (SEE SHEET A-1.2)
TOTAL:	9,126.75 SF
PROPOSED GROSS FLOOR AREA:	
EXISTING:	0 SF
PROPOSED NEW:	9,725.75 SF (SEE SHEET A-1.3)
TOTAL:	9,725.75 SF
MAX. DENSITY:	NO LIMIT*
PROPOSED UNITS:	7 NEW UNITS
MAX. FACADE LENGTH:	134.88'X65%=87.67'
EXISTING:	0'
PROPOSED NEW:	93'
TOTAL:	93' (REQUIRES DEPARTURE/ADJUSTMENT) (SEE SHEET A-1.6)
REQUIRED PARKING:	1 STALL/UNIT- FLEX: PROPOSED PARKING: 6 STALLS
REQUIRED AMENITY:	8,093 SFX25%=2023.25 SF 1011.625 SF AT GRND.
PROPOSED AMENITY:	(SEE SHEET A-1.1) TOTAL: 2,116.5 1,270.0 SF AT GRND.

* COMPLY WITH SMC 23.45.510

BUILDING AREA: UNIT(S) 1 (SF PER UNIT)			
LEVEL	GARAGE	LIVING	DECK
FIRST	----	407.0	----
SECOND	----	528.5	----
THIRD	----	447.5	----
ROOF	----	24.0	435.75
TOTAL	----	1,407.0	435.75

BUILDING AREA: UNIT(S) 2, 3, 4, 5 (SF PER UNIT)			
LEVEL	GARAGE	LIVING	DECK
FIRST	----	407.0	----
SECOND	----	550.0	----
THIRD	----	550.0	----
ROOF	----	----	----
TOTAL	----	1,507.0	----

BUILDING AREA: UNIT(S) 6 (SF PER UNIT)			
LEVEL	GARAGE	LIVING	DECK
FIRST	----	394.0	----
SECOND	----	537.0	----
THIRD	----	537.0	----
ROOF	----	----	----
TOTAL	----	1,468.0	----

BUILDING AREA: UNIT(S) 7 (SF PER UNIT)			
LEVEL	GARAGE	LIVING	DECK
FIRST	----	360.25	----
SECOND	----	485.0	----
THIRD	----	422.5	----
ROOF	----	24.0	410.75
TOTAL	----	1,291.75	410.75

PER SMC 23.45.518.H.1 - PROJECTIONS PERMITTED IN REQUIRED SETBACKS AND SEPERATIONS:
CORNICES, EAVES, GUTTERS, ROOFS AND OTHER FORMS OF WEATHER PROTECTION MAY PROJECT INTO REQUIRED SETBACKS AND SEPARATIONS A MAXIMUM OF 4 FEET IF THEY ARE NO CLOSER THAN 3 FEET TO ANY LOT LINE.

SIDE YARD TABLE A - 23.45.518
REQUIRED 7' AVG., 5' MIN.
PROVIDED 7'-0" MIN.

FRONT YARD TABLE A - 23.45.518
REQUIRED 7' AVERAGE, 5' MIN. TYP.
PROVIDED 5'-0" MIN., 15.6|458' AVG.

PER SMC 23.54.035.G SIGHT TRIANGLE AREA TO BE KEPT CLEAR OF OBSTRUCTIONS IN THE VERTICAL SPACES BETWEEN THIRTY TWO INCHES AND EIGHTY TWO INCHES.

NEW 10' CURB CUT NOT TO EXCEED 10' IN ROW

DRIVEWAY NOT TO EXCEED 15% SLOPE INCLUDING CREST&SAG

CLOSE EXISTING CURB CUT PER SDOT STANDARDS.

2'X6' SOLID WASTE/RECYCLABLE STAGING AREAS FOR PICKUP

8 LONG TERM AND 2 SHORT TERM BIKE PARKING STALLS.

FULL WEATHER PROTECTION PROVIDED. SEE SHEET A-1.1

2'X6' SOLID WASTE/RECYCLABLE STORAGE AREAS

REAR YARD TABLE A - 23.45.518
REQUIRED 7' AVG - 5' MIN.
PROVIDED 36'-7.5" MIN.

BIO-PLANTERS SUBJECT TO CHANGE DEPENDING ON CIVIL ENGINEERED DRAINAGE PLANS.

SIDE YARD TABLE A - 23.45.518
REQUIRED 7' AVG., 5' MIN.
PROVIDED 9.3' AVG., 5'-0" MIN.

SEE SHEET A-1.4 FOR AVERAGE GRADE CALCULATION INFORMATION.

6' CEDAR FENCE

* REQUIRES GREEN BUILDING - BUILT GREEN NOTES:
THE PROPOSAL IS SEEKING TO GAIN HIGHER FAR THROUGH THE USE OF THE PROVISION UNDER SMC 23.45.510 THE OWNER/CONTRACTOR SHALL MAKE A COMMITMENT THAT THE STRUCTURE WILL MEET GREEN BUILDING PERFORMANCE STANDARDS BY EARNING BUILT GREEN 4-STAR RATING OF THE MASTER BUILDERS ASSOCIATION OF KING COUNTY AND SNOHOMISH COUNTY. THE APPLICANT SHALL DEMONSTRATE TO THE DIRECTOR THE EXTENT TO WHICH THE APPLICANT HAS COMPLIED WITH THE COMMITMENT TO MEET THE GREEN BUILDING PERFORMANCE STANDARDS NO LATER THAN 90 DAYS AFTER ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THE NEW STRUCTURE, OR SUCH LATER DATE AS MAY BE ALLOWED BY THE DIRECTOR FOR GOOD CAUSE. PERFORMANCE IS DEMONSTRATED THROUGH AN INDEPENDENT REPORT FROM A THIRD PARTY.

PROPERTY DESCRIPTION

THAT PORTION OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE N.E. 1/4 OF SEC. 24, T. 26 N., R. 3 E., W.M., IN KING COUNTY, WA., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION WITH A LINE 390 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITHTHE NORTH LINE THEREOF; THENCE N 89°55'33" W PARALLEL WITH SAID NORTH LINE 45 FEET TO THE WEST LINE OF GREENWOOD AVE. AND THE TRUE POINT OF BEGINNING; THENCE N 89°55'33" W, 135 FEET; THENCE S 00°14'10" E PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 60 FEET; THENCE S 89°55'33" E 135 FEET TO THE WEST LINE OF GREENWOOD AVE.; THENCE N 00°14'10" W, 60 FEET TO THE TRUE POINT OF BEGINNING.
(BEING KNOWN AS LOT 7, BLOCK 1, BENTONIA HIGHLANDS, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

SITE PLAN

REVISION	DATE
MUP CORR 1	02/07/20
MUP CORR 2	06/2020

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

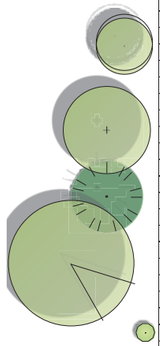
OWNER/CLIENT
CHRIS GARDNER + KATHRYN PLETT
3202 48TH AVE SW
SEATTLE, WA. 98116
PHONE: 206-409-9105

APPROVAL STAMP

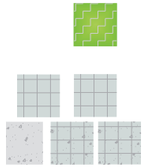
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Date	10/28/2019
Scale	1/8"=1' 0"
Drawn	Rn An
Job #	3033999-LU 6716582-CN
Sheet	A-1.0

PLANT SCHEDULE



QUANT	BOTANICAL NAME	COMMON NAME	SIZE
2	CARPINUS CAROLINIANA 'JFS-KW6'	NATIVE FLAME AMERICAN HORNBEAM	2.0" CAL
	STREET TREE FORM		
6	MEDIUM SMALL TREE		1.5 CAL
2	SMALL CONIFER TREE		6-7'
1	MEDIUM LARGE TREE		1.5 CAL
* 262 #	SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
	PLANTING AREA, TYPICAL		



PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

GREEN SCREEN CAN ALSO BE A WOOD FRAME FENCE WITH GALVANIZED OR POWDER COATED METAL MESH SUCH AS WILDHOG AVAILABLE AT DUNN LUMBER OR MESH PANELS FROM ALL CITY FENCE. MESH MUST BE HEAVY DUTY, AND NOT CONCRETE REINFORCING MESH.

CONTACT SDOT URBAN FORESTRY (206-684-5693) TO COORDINATE STREET TREE SELECTION, AS WELL AS ANY OTHER WORK IN THE RIGHT OF WAY ***BEFORE*** WORK COMMENCES ON-SITE. ALSO CONTACT URBAN FORESTRY FOR INSPECTION AND APPROVAL OF NEW STREET TREES. SEE SDOT GREENWOOD AVE N STREET IMPROVEMENT PLANS FOR STREET TREE VARIETY

TREES 24" AND OVER CALIPER (1) TO BE REMOVED, TWO 24" CALIPER CONIFER, AND ONE 26" CALIPER CONIFER TO BE REMOVED. TOTAL CANOPY AREA IS 2,844 SQUARE FEET. REPLACEMENT TREES TO BE PROVIDED PER SMC 25.11.090. TREES TO BE PROVIDED ON SITE AS REPLACEMENT CANOPY EQUAL TEN AT 177 SQ FT EACH AND ON AT 538 SQ FT, FOR A TOTAL OF ON SITE REPLACEMENT OF 2,308 SF MATURE CANOPY. TO BE PROVIDED OFF SITE AS ALLOWED PER CODE EQUALS ONE TREE AT 538 SF FOR A TOTAL OFF SITE MATURE CANOPY OF 538. TOTAL MATURE CANOPY REPLACEMENT OF 2,846 SF.

ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.

SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS



1 LANDSCAPE PLANS
1/8" = 1'-0"
0 4 8 16

MUP SUBMITTAL

REVISIONS	BY

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

© GHA Landscape Architects 2019

GHA Landscape Architects
1417 NE 80th St.
SEATTLE, WA 98115
TELE 206.522.2334 FAX 206.526.5667

APPROVAL

PROJECT AT
14023 Greenwood Ave N, Seattle, WA
LANDSCAPE PLAN

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
NEIL BUCHANAN
CERTIFICATE No. 513

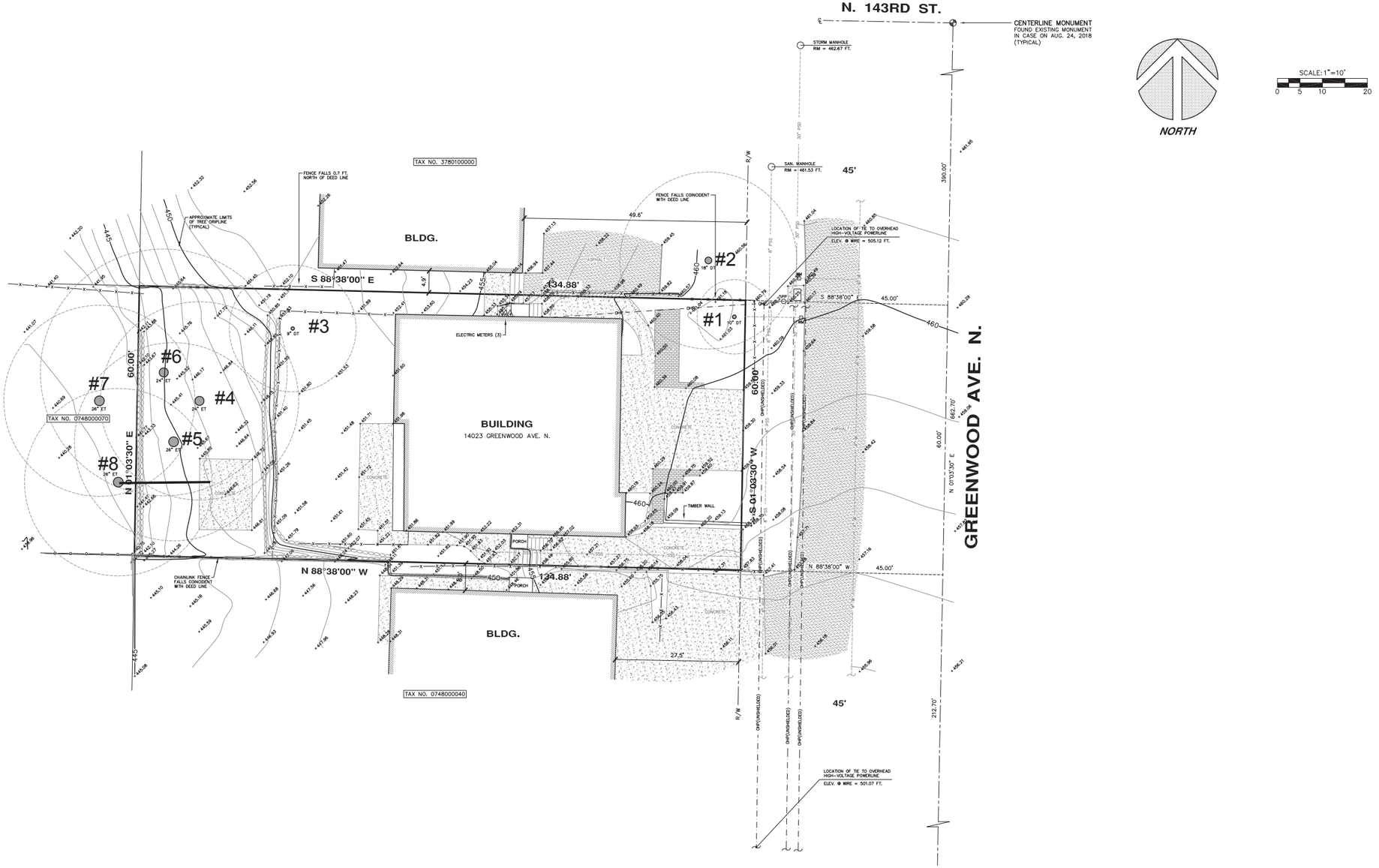
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DATE: 10-7-2019
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1 of 1 SHEETS

ID - C:\DWGS\COMMERCIAL\Revion 1-2019\14023 Greenwood Ave N\14023 GREENWOOD AVE N L1.dwg - Mon, 7 Oct 2019 - 15:31



TREE INVENTORY MAP
14023 GREENWOOD AVE. N
SEATTLE, WA

SHOFFNER CONSULTING

6741 NE 182ND ST. UNIT C414 KENMORE, WA 98028 MOBILE:(206)755-9407 EMAIL: TONY@TONYSHOFFNER.COM

June 14th, 2019

Andrew Novion
Novion Group, Inc.
8634 - B 3rd Ave. NW
Seattle, WA
98117

RE: Tree Inventory Report - 14023 Greenwood Ave. N. Seattle, WA.

Andrew:

This report is provided to address the recent inventory I conducted of the trees on the property and those just off site of the property at the address of 14023 Greenwood Ave. N., Seattle, WA. See the accompanying Tree Inventory Map for the tree numbers for reference to this report.

1.0 Property Conditions

The property is developed with a single family residence. The landscape includes turfgrass, shrubs and trees and impervious surfaces.

2.0 Tree Inventory

The City of Seattle's regulations of trees on private property and exceptional classification criteria are found in Director's Rule 16-2008 and SMC 25.11.

I conducted level 2 basic visual assessment of the trees shown on the inventory map. Following is the information on the trees. The column Dbh is trunk diameter at 54" and CSD is crown spread diameter in feet. I confirmed the trunk diameters and crown spreads shown on the topographical survey.

#	Species	Dbh	CSD	Condition and Status
1	Italian prune (*Prunus domestica*)	10"	16'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
2	Southern catalpa (*Catalpa bignonoides*)	18"	40'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Located off-site of northeast corner. Drip line extends 8 feet on the property.
3	Saucer magnolia (*Magnolia x. soulangeanax*)	9"	30'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
4	Douglas fir (*Pseudotsuga menziesii*)	24"	44'	Good condition and health. Does not meet the threshold diameter to be classifed as exceptional.
5	Douglas fir	26"	44'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
6	Douglas fir	24"	52'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
7	Douglas fir	26'	44'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Located off site to the west. Drip line extends 12 feet onto the property.
8	Douglas fir	26'	40'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Located off site to the west. Drip line extends 18 feet onto the property.

None of the trees on the property meet the threshold diameter to be classified as exceptional. There are no groves on the property nor that extend onto the property.

3.0 Tree Retention and Protecton Required

The City of Seattle's exceptional tree designation specifications and protection measures are provided in the Director's Rule 16-2008 and SMC 25.11.

No trees on the property are required to be retained or protected. Even though the off-site trees are not exceptional, the City's good neighbor policy requires a moderate degree of protection for trees with drip lines that extend onto developing properties meaning a degree of root and crown protection.

4.0 Use of This Report and Limitations

This report is provided to Novion Group, Inc to address the City of Seattle's requirements for tree a inventory on developing lots. Natural decline and failure of trees following development is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.

Cordially,

Tony Shoffner
ISA Certified Arborist #PN-0909A
TRAQ

SHOFFNER CONSULTING

6741 NE 182ND ST. UNIT C414 KENMORE, WA 98028 MOBILE:(206)755-9407 EMAIL: TONY@TONYSHOFFNER.COM

March 6, 2020

Andrew Novion
Novion Group, Inc.
8634 - B 3rd Ave. NW
Seattle, WA
98117

RE: Tree Impact Assessment Report - 14023 Greenwood Ave. N. Seattle, WA.

Andrew:

This report is provided to address the recent correction notice issued by the City of Seattle regarding the potential impacts of the proposed development to two trees located off-site to the west. Following is the correction comment:

1. Public comment received for this project mentions the concern about impacts to off-site fir trees to the west of the project, trees #7 and #8 in the arborist report. Please demonstrate how the proposed parking area will not disturb the tree protection area of these two trees. It would appear that there is an existing retaining wall at the property line and a drop in grade, is the retaining wall being kept? have the project arborist review the plans in relation to impacts to off site trees number 7 and 8 and demonstrate how the tree will be retained. If these trees are proposed to be impacted greatly then communication with the property owner of these trees may be necessary.

1.0 Property Conditions

The property is developed with a single family residence. The landscape includes turfgrass, shrubs and trees and impervious surfaces. In the vicinity of these trees there is a rockery retaining wall. The elevation of the project site at this boundary is approximately three feet above that at the base of the rockery on the adjacent property.

2.0 Tree Inventory

The City of Seattle's regulations of trees on private property and exceptional classification criteria are found in Director's Rule 16-2008 and SMC 25.11. Following is information on the two trees of concern.

7	Douglas fir	26'	44'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Located off site to the west. Drip line extends 12 feet onto the property.
8	Douglas fir	26'	40'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Located off site to the west. Drip line extends 18 feet onto the property.

3.0 Tree Retention and Protecton Required and Impact Assessment

The City of Seattle's exceptional tree designation specifications and protection measures are provided in the Director's Rule 16-2008 and SMC 25.11.

The proposed development of the property includes removal of the rockery and installing a retaining wall in its place. In communication with the project engineer, I was informed that no additional excavation beyond a depth of 6 inches will be done for the installation of this wall. The trees range in distance between 4 and 8 feet from the property line. Excavation to a depth of 6 inches at the property will not impact any roots therefore no root damage or loss will occur.

The existing grade of the project site is at least three feet above the property to the west. This depth of soil above the surface affects the ability of the trees to gather resources due to the distance between the roots and the soil surface, and the trees have clearly adapted to this. Placing impervious over this soil surface, therefore, will not constitute a significant impact beyond the existing conditions. If it is an issue with the City, impervious material could be utilized to lessen the imperviousness, however, I don't see this as necessary.

4.0 Use of This Report and Limitations

This report is provided to Novion Group, Inc to address the City of Seattle's recent comments in a correction notice regarding impacts to these trees. Natural decline and failure of trees following development is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.

Cordially,

Tony Shoffner
ISA Certified Arborist #PN-0909A
TRAQ

Seattle Department of Construction & Inspections

DESIGN REVIEW

ADMINISTRATIVE EARLY DESIGN GUIDANCE
NORTHWEST

Record Number:	3034084-EG
Address:	14023 Greenwood Avenue North
Applicant:	Shaun Novion
Report Date:	Monday, August 05, 2019
SDCI Staff:	Carly Guillory, Senior Land Use Planner

SITE & VICINITY

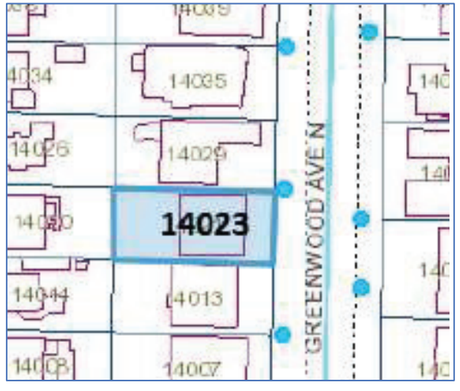
Site Zone: Lowrise 2 (LR2(M))

Nearby Zones: (North) LR2 (M)
(South) LR2(M)
(East) LR2 (M)
(West) Single Family 7200 (SF7200)

Lot Area: 8,093-square feet

Current Development:
The site currently contains one, one-story duplex residential structure with parking.

Surrounding Development and Neighborhood Character:
Surrounding development consists primarily of single and multi-family structures between two and three stories in height.



Access:
Vehicular and pedestrian access is proposed from Greenwood Ave N and onsite driveway running the length of the north property line.

Environmentally Critical Areas:
No mapped ECAs.

PROJECT DESCRIPTION
Administrative Design Review for a 3-story, 7-unit townhouse building. Parking for 7 vehicles proposed. Existing building to be demolished.

The design packet includes materials that are available online by entering the record number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

ADMINISTRATIVE EARLY DESIGN GUIDANCE July 2, 2019

PUBLIC COMMENT

The following public comments were received:

- Concerned about potential impacts to the privacy of abutting single-family development to the west.
- Concerned about potential impacts to the availability of light and air.
- Recommended a design that does not include a sheer, tall wall near the property line, blocking views to the sky from the west.
- Concerned about potential impacts to the existing trees abutting the site to the west, and recommended construction techniques to preserve these trees.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number-EG: http://web6.seattle.gov/dpd/edms/

PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provides the following siting and design guidance.

ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. **Massing and Architectural Concept:**
    a. SDCI Staff supports the staggered massing of the preferred option (Option 1) and asks the applicant to proceed with development based on this option. Staff identifies the following positive aspects as the basis of support of Option 1:
        i. The use of well-composed, significant massing changes to mitigate the scale of the project in the context of the single-family development to the west. (CS2-B *Adjacent Sites, Streets, and Open Spaces*, CS2-D *Height, Bulk, and Scale*)
        ii. A massing modulation that supports a townhouse typology. DC2-E
        iii. The generous setback at the rear offers an appropriate response to the single-family zoning to the west, increasing privacy and reducing shadow impacts. (CS2-D *Height, Bulk, and Scale*)
    b. The site is located adjacent single-family development to the west and responds with a ground level setback and screening for surface parking. Respect adjacent properties through design to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings. (CS2-D.5 *Respect for Adjacent Sites*)
    c. Design each unit entry to be obvious and identifiable, designed with coordinated elements such as overhead weather protection, landscaping, lighting, and other features. Include in the Recommendation packet details describing this ensemble of elements. (PL3-A *Entries*)
    d. The success of the architectural concept hinges on the use of high-quality materials and the clean detailing of same. To that end, please include the following in the permit application: clear identification and specification of all exterior materials; and seminal details for siding, windows, railings, and transitions. (DC4-A *Exterior Elements and Finishes*)
2. **Site Planning and Public Realm**.
    a. The setback between the building and sidewalk provides opportunity for a lush landscaping to provide for unit privacy and visual interest at the public realm. Develop the residential entry sequence, considering the transition from public to private space. (PL3-A *Entries*)
    b. Personal safety and security are priorities. Provide lighting along the pedestrian walkway, on buildings, in open spaces, and/or in the parking area. Avoid glare and shadows. (PL2-B *Safety and Security*)
    c. Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Hardscaped areas are an opportunity to add texture and pattern. Include in the Recommendation packet details describing the pedestrian walkway and parking surfaces. (DC4-D *Exterior Elements and Finishes*)

DEVELOPMENT STANDARD DEPARTURES
SDCI's preliminary recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of the EARLY DESIGN GUIDANCE review, no departures were requested.

DESIGN REVIEW GUIDELINES
The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the Design Review website.

CONTEXT & SITE

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces
CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-D Height, Bulk, and Scale
CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.
CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.
CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.
CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.
CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes
CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-B Walkways and Connections
PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-C Parking and Service Uses

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

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.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-C Secondary Architectural Features

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-C Design

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

RECOMMENDATIONS

At the conclusion of the Administrative EARLY DESIGN GUIDANCE phase, Staff recommended moving forward to MUP application.

DESIGN GUIDANCE RESPONSE:

The subject property is located at a transitional edge of an LR2 zoned strip, with an existing single family zoned area to the West. Existing and future development of the LR2 strip will continue to increase density and height of neighboring structures. There is very little as far as positive attributes to draw from to inform our design. It is our hopes that this project, along with a similar project being constructed to the South, and the Cities Right of Way and Drainage improvements can establish a precedent of excellence to guide future development in the area.

The individual residential entries are recessed and weather protected. The entries will be well lit with their individual house numbers prominently displayed. To increase security and privacy, the proposed buildings are set back from the improved ROW and buffered by the landscaped area at the public/private threshold with all the unit entries orientated to the North, away from Greenwood Ave Norths' heavily used frequent transit corridor. Landscape screening along the right of way, building modulation, concentrated pedestrian and vehicle access designed with high quality, attractive and durable materials, create high levels of visual interest and connection at the public realm.

The proposed exteriors are finished in a mix of Fiber Cement design and color. The chosen siding will be installed to maintain durability throughout Seattle's weather cycles. The colors and materials are chosen to be modern in nature, but attempt to match the muted and matte like color pallet of the surrounding structures. The project delivers articulation on all facades, with scale and texture being provided through secondary architectural features and materials. One goal is to reduce the massing and amount of blank walls by focusing on visually appealing facade compositions and the addition of modulation, eaves, secondary architectural features, window placement and contrasting exterior materials and colors. The first floors are easily identifiable by pedestrian pathways leading to the unit entries.

Alternate colored and textured pavers will be used for vehicular and pedestrian access distinction and drainage purposes. Adequate signage for wayfinding will be visually prominent. Illumination for pathways, entries, landscaping and security will be installed to aid residents as well as reduce glare on adjacent parcels. New landscaping is proposed on all areas not considered hardscape. Trees, green screens, bio-planters, shrubs and ground cover are proposed and designed to provide annual vegetation.

Parking and driveway areas are designed to serve multiple uses. The courtyard entry area will be separated from the vehicular access lane and enhanced with landscaping to break up the new hardscape. In addition to private amenity areas proposed for each unit, either at the ground level or on roof top decks, the rear of the development is separated from the busy street and will be covered with green permeable pavement to act both as a parking area as well as recreation, common landscaping and bike parking amenity areas.

Design features are proposed as means of wayfinding. These features include the use of alternate paving materials, colors and locations to differentiate pedestrian pathways from vehicular driveways. Clear directional signage can be provided in addition where needed. The unit configuration proposes the main living area of the units to be located on the first floors and encourages window placement that will create privacy for and from adjacent parcels, with a consideration towards future allowed development in the general vicinity.

The proposed development aims to lessen the abrupt transition from the SF zone to the West by taking advantage of the topography of the site that slopes down and away from Greenwood Ave North towards the SF zone, and also consider pedestrian and vehicle access as well as common open spaces to buffer the SF zone from the higher density noise and traffic of the LR2 corridor.

Public comments were submitted during the Early Design Guidance phase of the project expressing concern about development impacts to the single family property to the West. The neighbor hoped that the new construction would not propose a sheer, vertical wall rising straight up at the property

line. This would create an unappealing view and block the existing small amount of sky visible through the existing tree line separating the two properties.

Design efforts include setbacks and window locations that increase privacy between the proposed new development and neighboring properties.

We propose using the existing site topography to inform the project design, stepping the building massing down with the natural topography from Greenwood Ave North to mitigate the massing changes to the Single Family development to the West.

To improve the transition we are proposing a generous rear setback of about 37’ to the property line where a 6’ cedar fence will be installed to provide additional privacy and block light and glare. The minimum required rear setback is only 7’ average, 5’ minimum.

The existing Single Family Residence is setback approximately 56’ from the rear property line, creating a final separation of about 93’ between the structures. The parapet on the roof deck of the end unit, at the West, is proposed to be solid instead of an open railing system. Although this may seem to increase perceived height, bulk and scale we believe it adds to mitigate privacy concerns and that the other factors described above do more than enough to compensate.

The neighbor also expressed concern as to development impacts to the two existing Douglas Fir trees located on their property. The two trees located on the neighbor’s property will serve to further alleviate privacy concerns, creating a natural green barrier between the two properties.

Designs of development at the property line have been developed with consultation and recommendations from an ISA Certified Arborist. Relevant comments from the Arborist Tree Impact Assessment Report, dated 03/06/2020 are as follows;

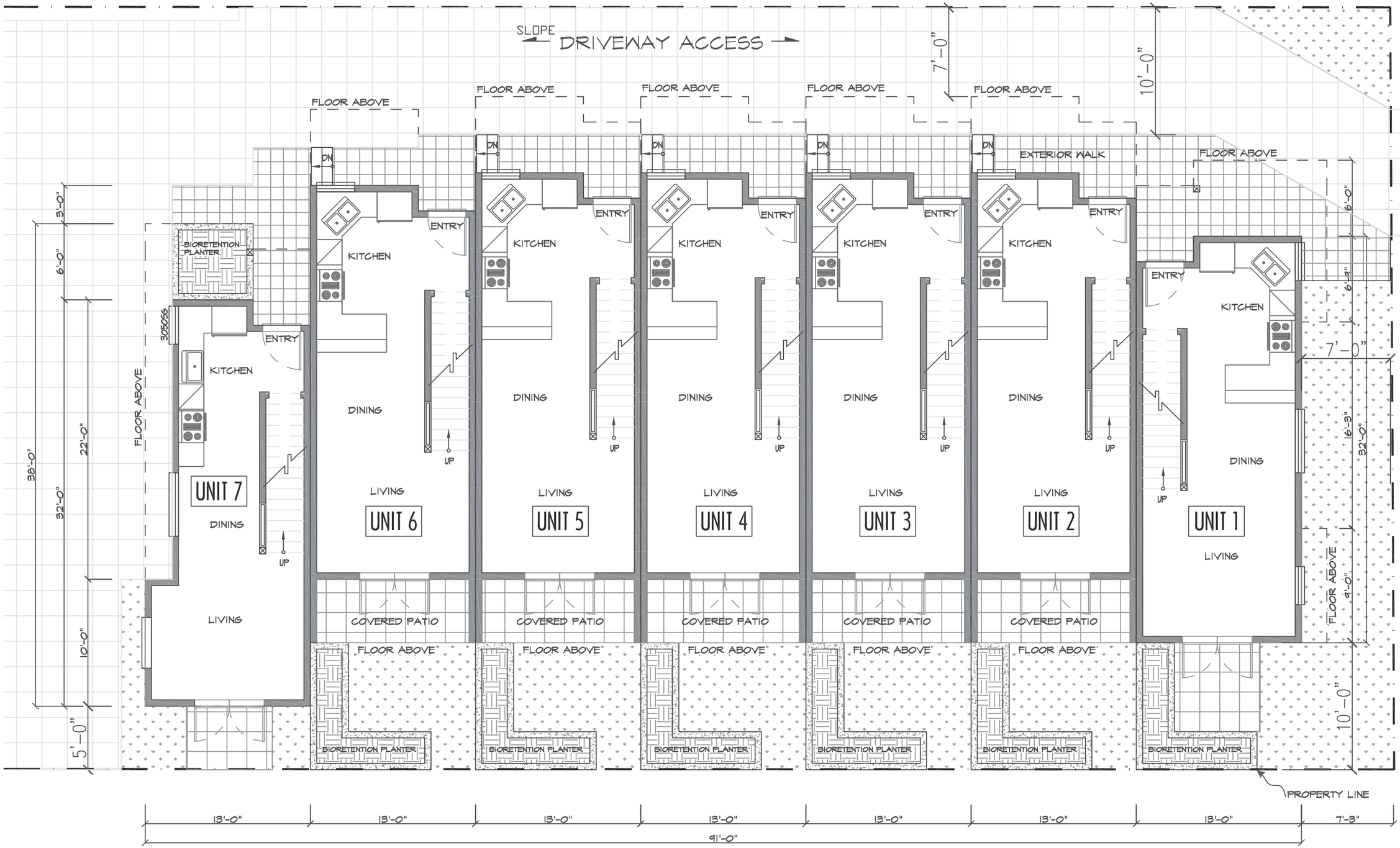
“*The property is currently developed with a single family residence. The landscape includes turf grass, shrubs and trees and impervious surfaces. In the vicinity of these trees there is a rockery retaining wall. The elevation of the project site at this boundary is approximately three feet above that at the base of the rockery on the adjacent property.*

The proposed development of the property includes removal of the rockery and installing a retaining wall in its place. In communication with the project engineer, I was informed that no additional excavation beyond a depth of 6 inches will be done for the installation of this wall. The trees range in distance between 4 and 8 feet from the property line. Excavation to a depth of 6 inches at the property will not impact any roots therefore no root damage or loss will occur.

The existing grade of the project site is at least three feet above the property to the west. This depth of soil above the surface affects the ability of the trees to gather resources due to the distance between the roots and the soil surface, and the trees have clearly adapted to this. Placing impervious over this soil surface, therefore, will not constitute a significant impact beyond the existing conditions. If it is an issue with the City, impervious material could be utilized to lessen the imperviousness, however, I don’t see this as necessary.”

In addition, the proposed removal of existing trees on the subject property will increase the availability of light and air to the neighboring property.

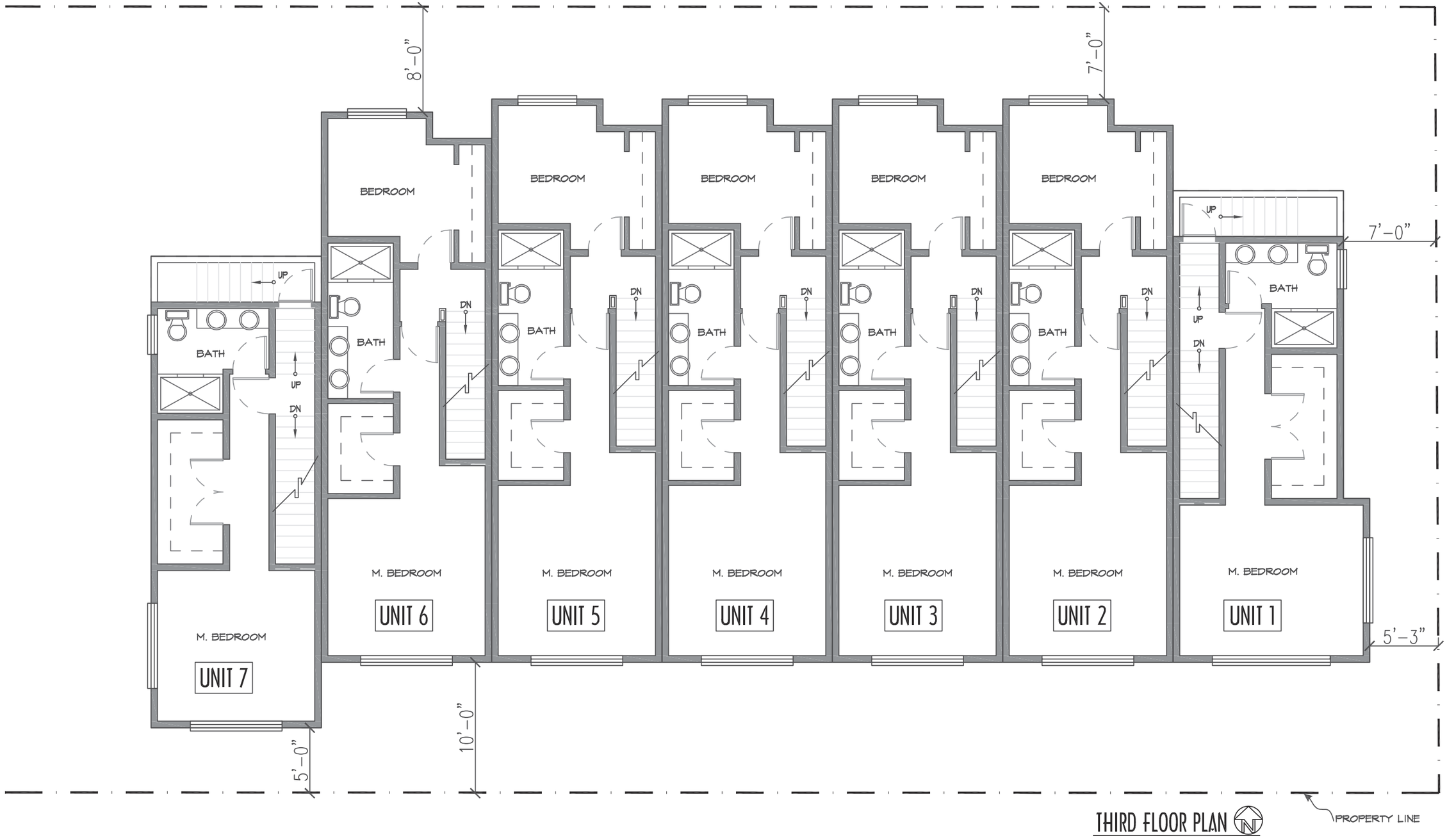
The proposed development requires only a minimal departure/adjustment to allowed façade length. The requested departure is to allow 3.95% additional to the façade length along the Southern side of the building in order to maintain coordinated separation of the proposals components and provide a very attractive and functional living environment for all new units. A departure could allow up to 10% additional façade length. The departure summary table and design guideline justifications are included with a façade length diagram.



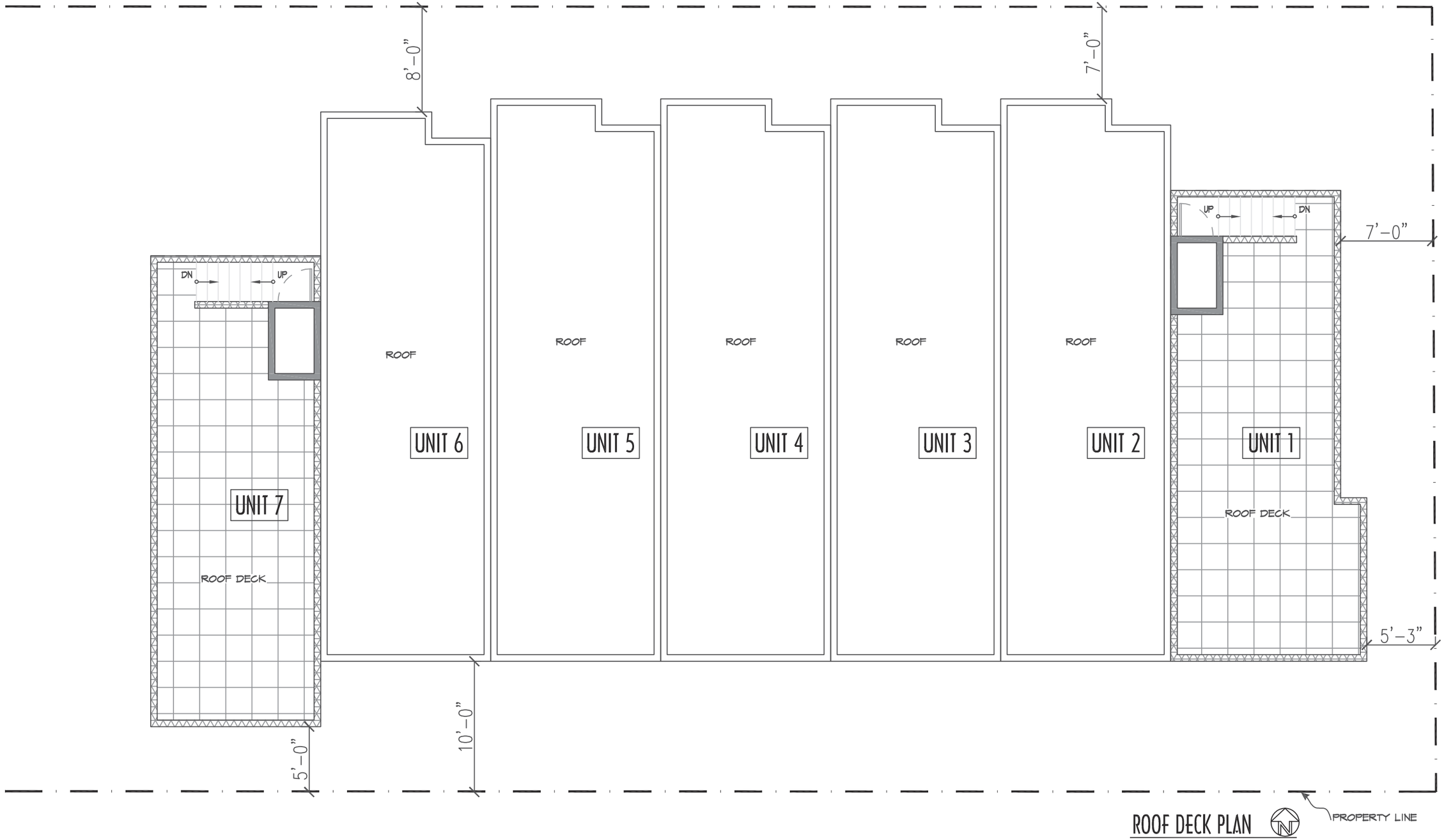
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF DECK PLAN



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

REVISION	DATE
MUP CORR 2	06/2020

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

NOVION GROUP INC. | ARCHITECTURE

8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

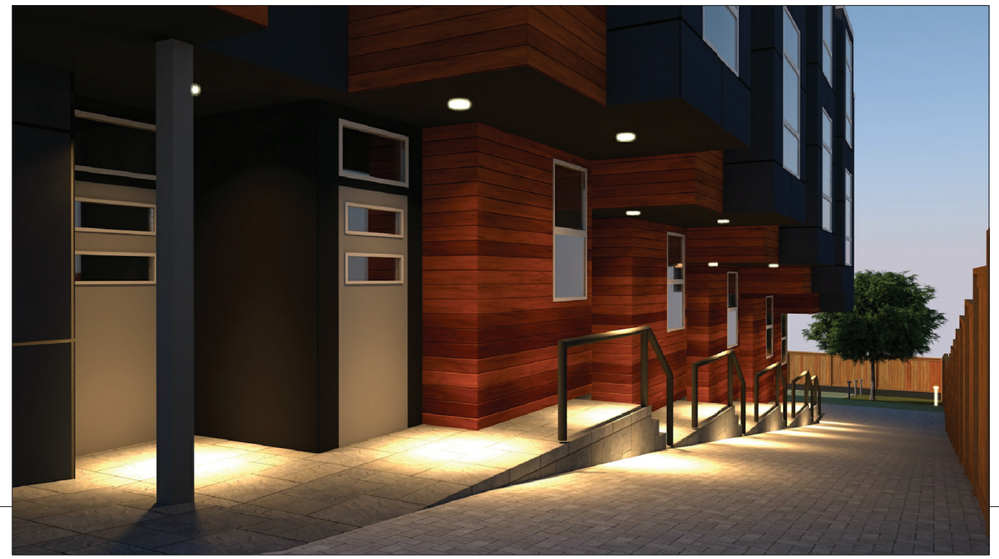
OWNER/CLIENT

CHRIS GARDNER + KATHRYN PLETT
3202 48TH AVE SW
SEATTLE, WA. 98116
PHONE: 206-409-9105

APPROVAL STAMP

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NORTH ELEVATION

REVISION	DATE
MUP CORR 2	06/2020

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON

NOVION GROUP INC. | ARCHITECTURE

8634B 3RD AVE NW
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PHONE: 206-409-9105

APPROVAL STAMP

28

Date	09/2019
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EAST ELEVATION

HardiePanel® - Fiber Cement Panel Siding Typical

4 ft x 4 ft panels

5/16 in thickness

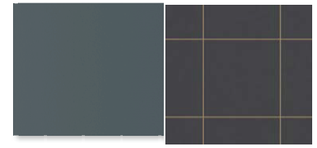
Smooth

Color; Iron Grey

Installed with durable aluminum reveal between each panel.

(See JamesHardie™ - Siding/Trim – Pacific Northwest – Product Catalog – Page 14)

SMOOTH



HardiePlank® - Fiber Cement Lap Siding Typical

5/16 in thickness

Select Cedarmill®

Color; Cherry Redwood Stain

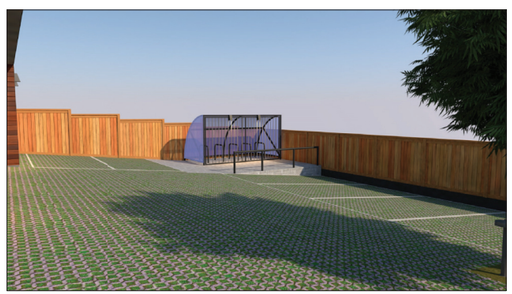
(See JamesHardie® - Siding/Trim – Pacific Northwest – Product Catalog – Page 12)

SELECT CEDARMILL®











WEST ELEVATION

REVISION	DATE
MUP CORR 2	06/2020

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

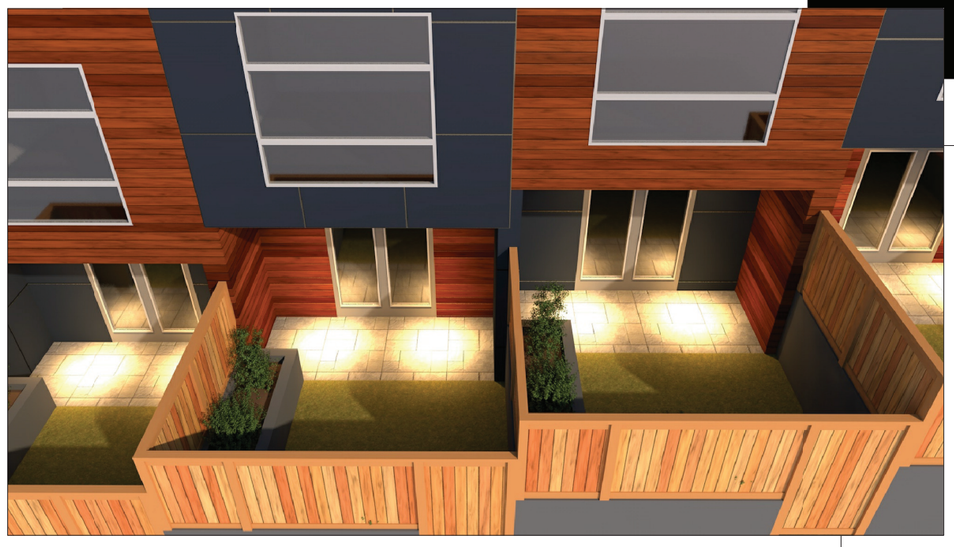
OWNER/CLIENT

CHRIS GARDNER + KATHRYN PLETT
3202 48TH AVE SW
SEATTLE, WA. 98116
PHONE: 206-409-9105

APPROVAL STAMP

29

Date	09/2019
Scale	
Drawn	Rn An
Job #	3033999-LU
Sheet	A-4.5





SOUTH ELEVATION



SOUTH ELEVATION

REVISION	DATE
MUP CORR 2	06/2020

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APPROVAL STAMP

30

Date	09/2019
Scale	
Drawn	Rn An
Job #	3033999-LU
Sheet	A-4.6



STREET VIEW

REVISION	DATE
MUP CORR 2	06/2020

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STATE OF WASHINGTON

NOVION GROUP INC. | ARCHITECTURE

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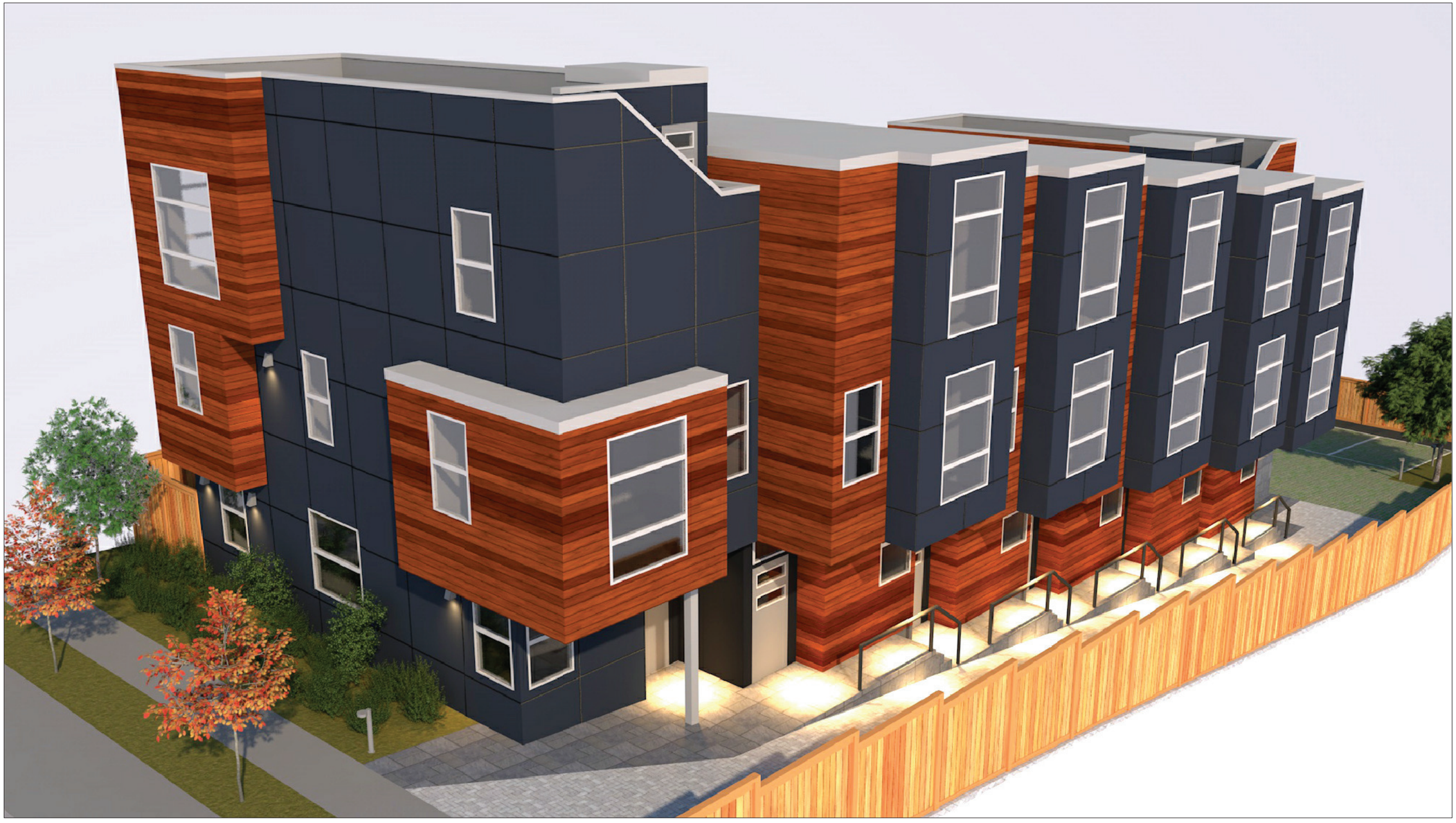
OWNER/CLIENT

CHRIS GARDNER + KATHRYN PLETT
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SEATTLE, WA. 98116
PHONE: 206-409-9105

APPROVAL STAMP

31

Date	09/2019
Scale	
Drawn	Rn An
Job #	3033999-LU
Sheet	A-4.7



REVISION	DATE
MUP CORR 2	06/2020

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON

NOVION GROUP INC. | ARCHITECTURE

8634B 3RD AVE NW
SEATTLE WASH 98117
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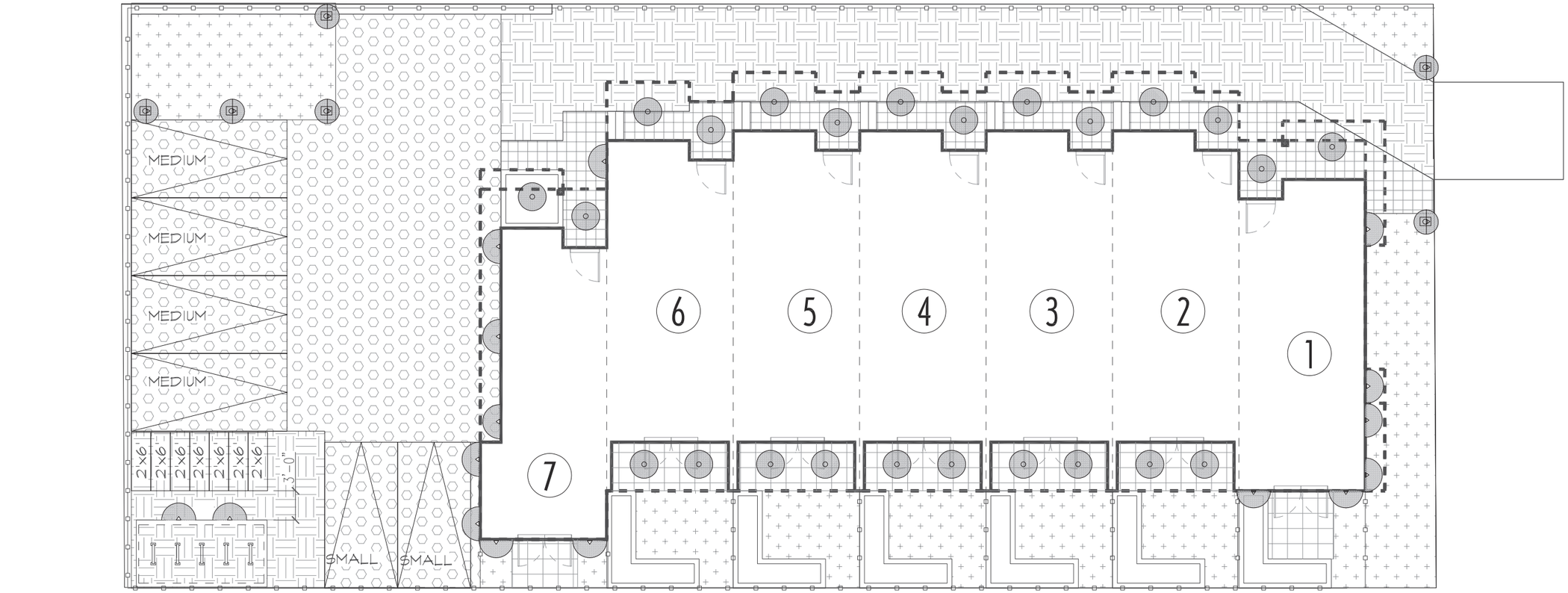
OWNER/CLIENT

CHRIS GARDNER + KATHRYN PLETT
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SEATTLE, WA. 98116
PHONE: 206-409-9105

APPROVAL STAMP

32

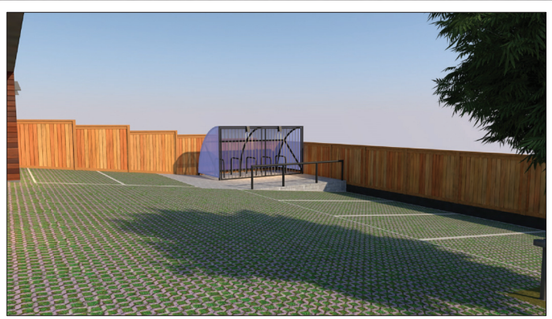
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Drawn	Rn An
Job #	3033999-LU
Sheet	A-4.8











Concrete Gray Basketweave York-Stone Pavers

Nantucket Pavers - Patio-on-a-Pallet - 12 in. x 24 in. and 24 in. x 24 in.



4 in. x 8 in. Waterwheel Composite – Permeable Paver Grid System



Grasscrete or Grasshlock – Grass reinforcement pavement – Drivable Grass – Permeable Grass Pavers



CONCRETE GRAY BASKETWEAVE YORK-STONE PAVERS

WATERWHEEL COMPOSITE PERMEABLE PAVER

PERMEABLE GRASS PAVERS

GENERAL LANDSCAPING - (SEE LANDSCAPING PLAN)

6' CEDAR FENCE

CONCEPTUAL HARDSCAPE PLAN

REVISION	DATE
MUP CORR 2	06/2020

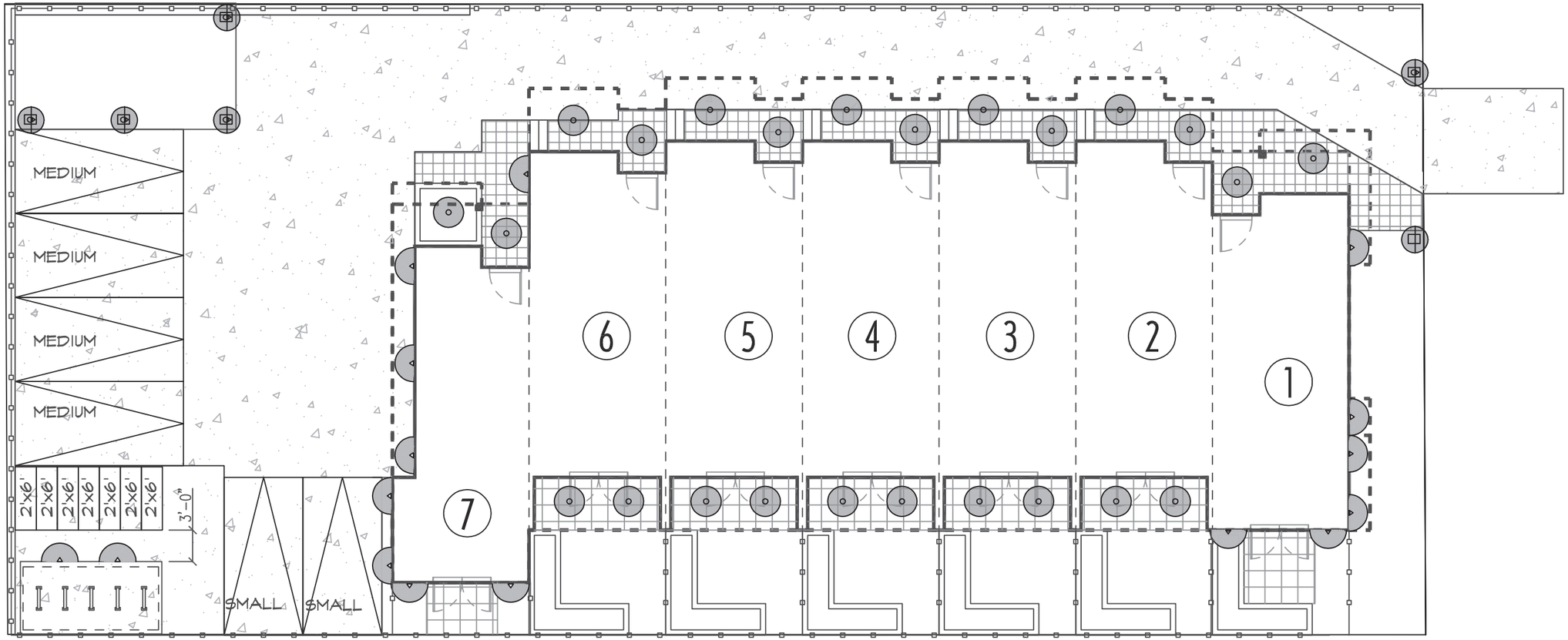
4997 REGISTERED ARCHITECT
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STATE OF WASHINGTON
NOVION GROUP INC. | ARCHITECTURE
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APPROVAL STAMP

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Date	09/2019
Scale	
Drawn	Rn An
Job #	3033999-LU
Sheet	A-4.9









SYMBOL	DESCRIPTION	MANUF/ MODEL	NOTES	NUMBER
	RECESSED CAN SOFFIT LIGHT	TBD		24
	WALL LUMINAIRES	BEGA	DIRECTED LIGHT	14
	PATHWAY LUMINAIRES	BEGA	DIRECTED LIGHT	6

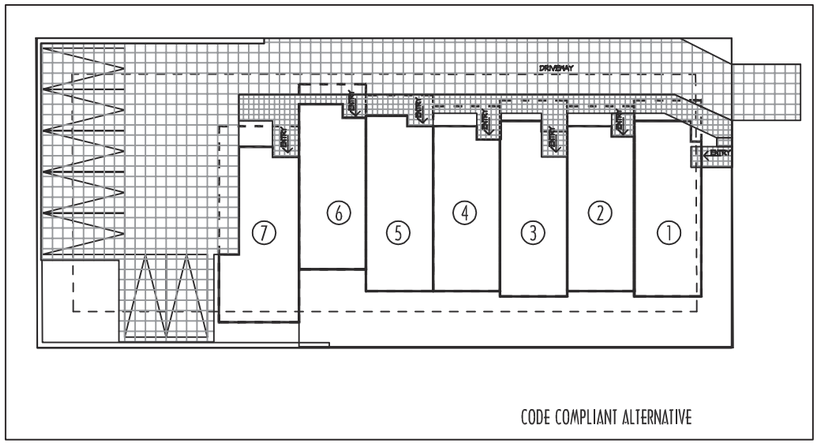
EXTERIOR LIGHTING TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT RESIDENTIAL USES PER SMC 23.45.534

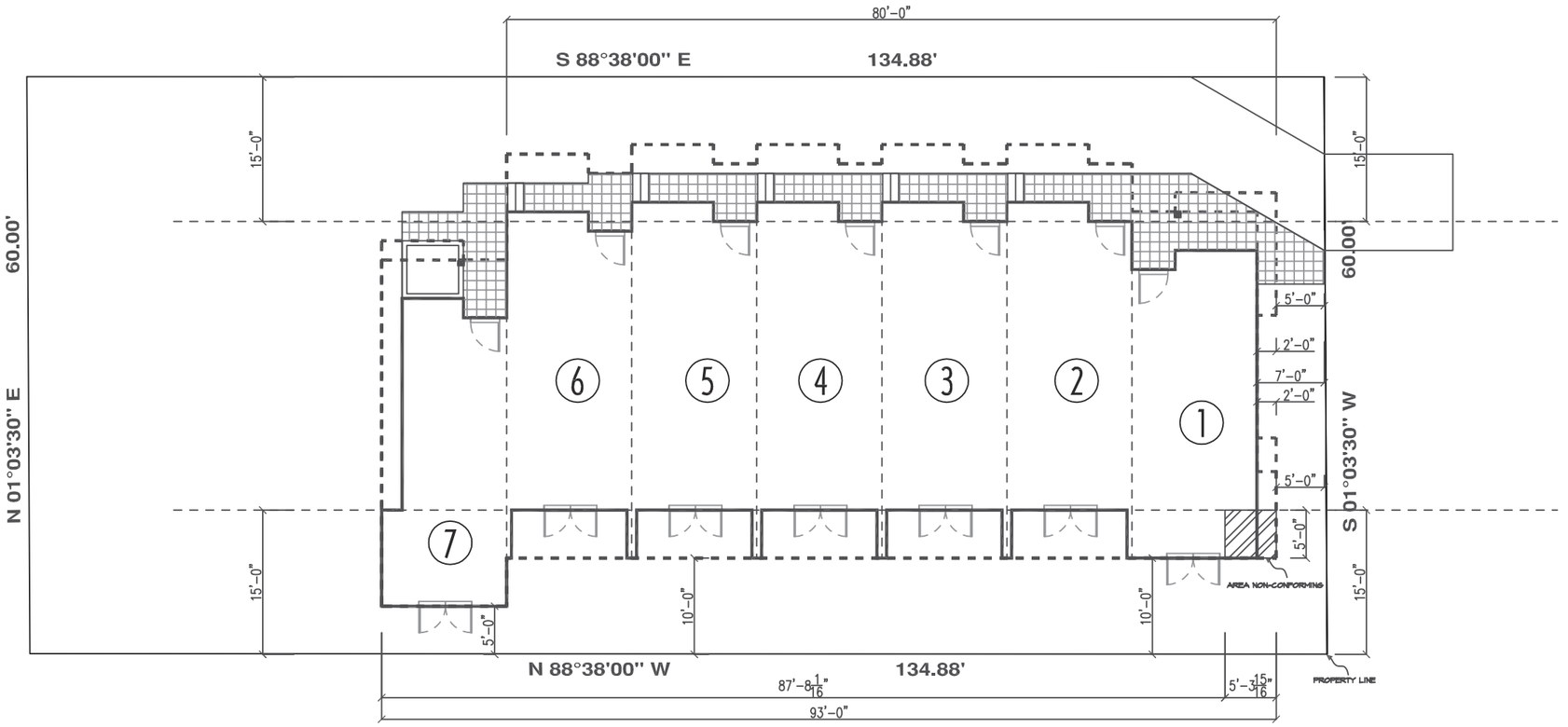
6' CEDAR FENCE



CONCEPTUAL LIGHTING PLAN







FACADE LENGTH DIAGRAM

DEPARTURE SUMMARY TABLE

SMC 23.45.527 - STRUCTURE WIDTH AND FACADE LIMITS IN LR ZONES
THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65% OF THE LENGTH.

134.88' x 65% = 87.672' MAX FACADE LENGTH

PROPOSED SOUTH FACADE LENGTH: 93 FEET - 5.328' IN EXCESS OF MAX

DEPARTURE:

DEPARTURE ALLOWS +10% TO FACADE LENGTH

93.0' PROPOSED (SOUTH)
93.0'/134.88'= 68.95%
(+ 3.95% DEPARTURE/ADJUSTEMENT)

DESIGN GUIDELINES & JUSTIFICATION:

THIS DEPARTURE WOULD ALLOW THE CONCENTRATION AND SEPARATION OF ENTRY DRIVEWAY AND WALKWAYS ON THE NORTH SIDE OF THE STRUCTURE AND PRIVATE USABLE AMENITY AREA ON THE SOUTH. IN ADDITION IT WOULD PROVIDE A SLIGHTLY LARGER SETBACK ON THE NORTH SIDE.

CS1-B.1: SUN AND WIND
THE SOUTHERN BACK YARDS PROVIDE A HIGHLY FUNCTIONAL PRIVATE AMENITY SPACE TAKING ADVANTAGE OF SOLAR EXPOSURE.

CS2-B.2: CONNECTION TO THE STREET, PL1-B.1: PEDESTRIAN INFRASTRUCTURE
CREATES A LARGER SETBACK ON THE NORTH SIDE.
BY LOCATING THE WALKWAY AND DRIVEWAYS ON THE NORTH SIDE OF THE PROJECT CONCENTRATES THE PHYSICAL FEATURES OF SIDEWALK, PARKING, LANDSCAPE STRIP, TRAVEL LANES AND OTHER AMENITIES AND CREATES A BETTER WALKWAY AND CONNECTION TO THE STREET.

CS2-D.5 - RESPECT FOR ADJACENT SITES.
HELPS PROVIDE MORE REAR SETBACK CREATING A LARGER BUFFER BETWEEN THE SF ZONE AND NEW STRUCTURE.
REDUCED POTENTIAL SHADOW IMPACT TO PROPERTY TO THE NORTH.

PL2-B: SAFETY AND SECURITY
IMPROVES SAFETY AND SECURITY BY SEPARATING PROPERTY ACCESS AND PRIVATE AMENITY SPACE ON SEPARATE SIDES.

PL3-A: ENTRIES
PROVIDE A BETTER SENSE OF ENTRIES AND CONNECTION TO THE ROW BY LOCATING THE WALKWAY AND DRIVEWAYS ON THE NORTH SIDE OF THE PROJECT. ALLOWING OBVIOUS, IDENTIFIABLE, COORDINATED ENTRIES WITH OVERHEAD WEATHER PROTECTION AND LIGHTING.

DEPARTURE REQUEST



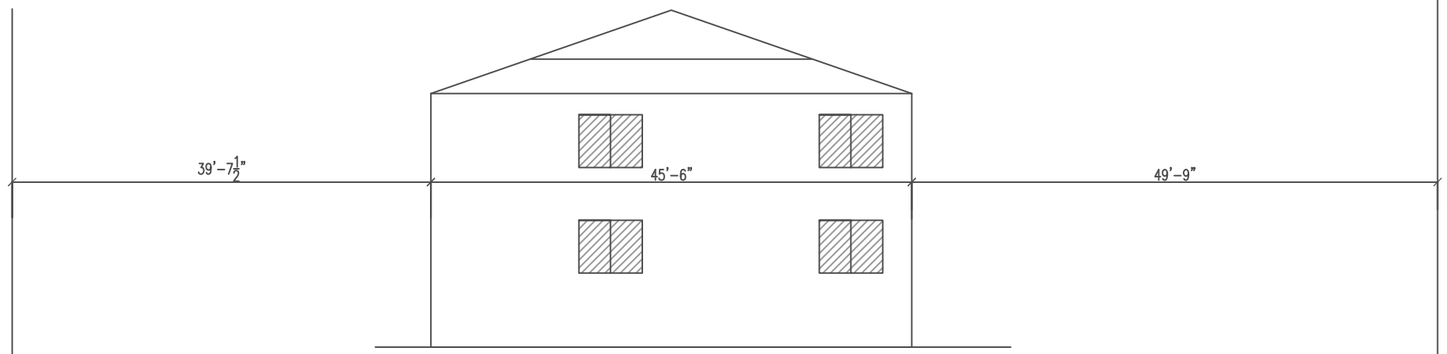
EXCERPT FROM: Tree Impact Assessment Report - 14023 Greenwood Ave. N. Seattle, WA. -
WRITTEN BY: Shoffner Consulting
DATED: March 6, 2020

"3.0 Tree Retention and Protecton Required and Impact Assessment
The City of Seattle's exceptional tree designation specifications and protection measures are provided in the Director's Rule 16-2008 and SMC 25.11.

The proposed development of the property includes removal of the rockery and installing a retaining wall in its place. In communication with the project engineer, I was informed that no additional excavation beyond a depth of 6 inches will be done for the installation of this wall. The trees range in distance between 4 and 8 feet from the property line. Excavation to a depth of 6 inches at the property will not impact any roots therefore no root damage or loss will occur.

The existing grade of the project site is at least three feet above the property to the west. This depth of soil above the surface affects the ability of the trees to gather resources due to the distance between the roots and the soil surface, and the trees have clearly adapted to this. Placing impervious over this soil surface, therefore, will not constitute a significant impact beyond the existing conditions. If it is an issue with the City, impervious material could be utilized to lessen the imperviousness, however, I don't see this as necessary.

PRIVACY CONCERNES



SOUTH ELEVATION OF CONDOMINIUM PROPERTY TO
THE NORTH OF SUBJECT PROPERTY - 14029 GREENWOOD AVE N



WINDOW STUDY LOOKING NORTH

PRIVACY CONCERNES



NORTH ELEVATION OF PERMITTED NEW STRUCTURE TO THE SOUTH -
14013 GREENWOOD AVE NORTH - 3029630-LU



WINDOW STUDY LOOKING SOUTH

PRIVACY CONCERNES

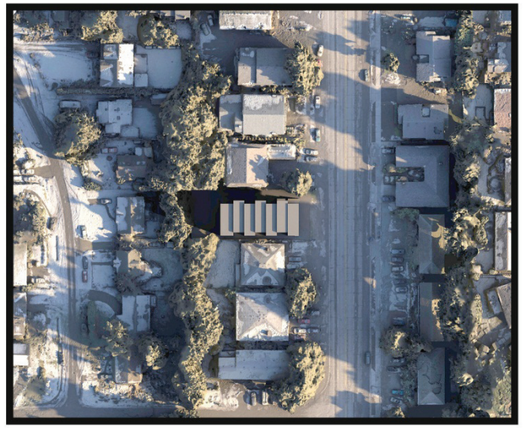
Summer Solstice

Spring/Fall Equinox

Winter Solstice

9 am







12 pm







3 pm





