SDCI # 3034084-EG

ADMINISTRATIVE DESIGN REVIEW: EARLY DESIGN GUIDANCE PROPOSAL .

PROJECT ADDRESS:

14023 GREENWOOD AVE N– SEATTLE, WA 98133

SDCI PROJECT NUMBER:

SDCI PROJECT #: 3034084-EG

SDCI LAND USE PLANNER: CARLY GUILLORY

PROJECT TEAM:

Owner:	Architect & Applicant:	Landscape Architect:
Katheryn Plett	Novion Group Inc.	GHA Landscape Architects
3202 48TH AVE SW	8634-B 3rd Ave NW	1417 NE 80th St
SEATTLE, WA 98116	Seattle, WA 98117	Seattle, WA 98115
Contact: Chris Gardner	Contact: Shaun Novion	Contact: Neil Buchanan



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

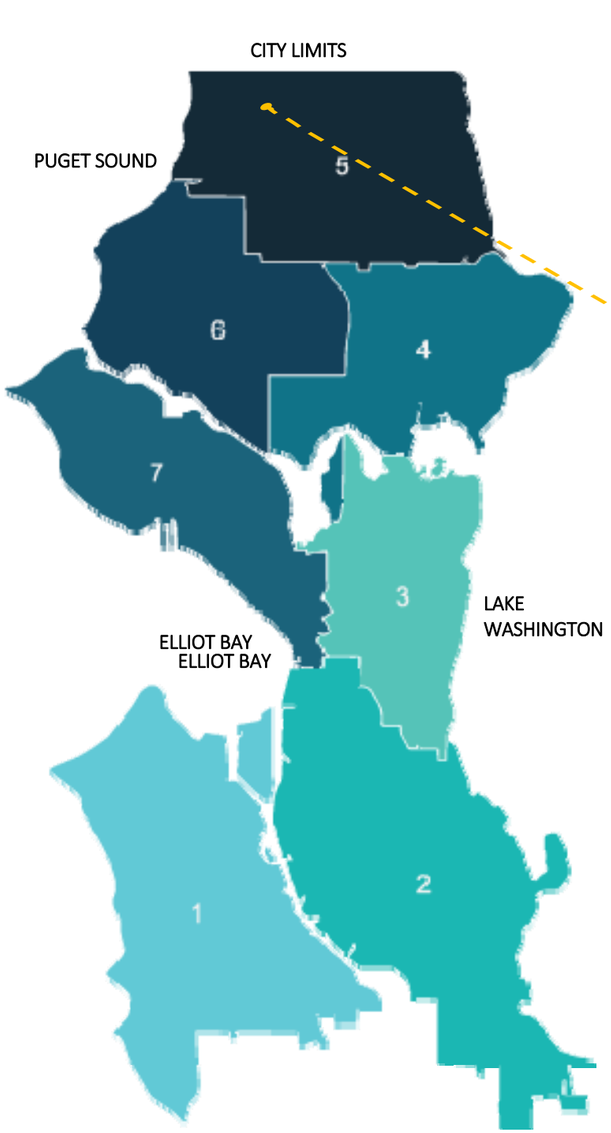
SDCI Project **# 3034084-**EG
Contact: ALLISON WHITWORTH

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 or 8 new townhouse units
Number of Parking Stalls: 5 or 6 surface parking stalls
Gross Floor Area of Residential Use: 10,800 gsf

Developmental Objective:
To transform an underutilized Lowrise lot from a triplex structure to a multifamily townhouse development, providing 7 or 8 new townhouse units that provides a functional site and unit layout with easy connections to the neighborhood amenities and public transportation.





COMMUNITY OUTREACH MATERIALS

EARLY COMMUNITY OUTREACH REGARDING PROPOSED PROJECT GOING THROUGH DESIGN REVIEW

Brief summary of the proposal;

Demolish the existing three unit apartment building and Construct a new seven unit Townhouse Structure with surface parking.

Project/Property Address(s): 14023 Greenwood Ave N, Seattle, WA

SDCI Project Number(s): 015377-18PA

Applicant/Contact Person: Andrew Novion – NOVION GROUP INC.

Website: http://www.noviongroup.com/14023-greenwood-ave-n/4594567968

Feedback can be submitted:

Directly to the Applicant via **email**. office@noviongroup.com

Through our **interactive website**. www.noviongroup.com

Please label your emailed feedback and/or comments as "Feedback for 015377-18PA" in the subject line.

Feedback and Comments will be **accepted through April 5th, 2019**.

Additional information about the project can be found:

SDCI - Seattle Services Portal https://cosaccela.seattle.gov/portal/welcome.aspx

Seattle Department of Neighborhood https://www.seattle.gov/neighborhoods

A **Community meeting** open to the general public will be held at the **Broadview Branch** of the Seattle Public Library Meeting room on **Tuesday, April 2nd, 2019 from 4:15PM-5:15PM**. Space is limited, **RSVP** is appreciated.

Comments and discussion presented at the Community meeting will focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.

Retention of Public Records. All outreach materials and information sent or gathered as part of this Community Outreach effort are public records subject to the Washington Public Records Act, and may be subject to disclosure to a third-party requestor through the City of Seattle.

Si aad u hesho macluumaad ku saabsan mashruucan ku qoran Soomaali, booqo boggayaga internetka.

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If you would like to request an interpreter at the Community Meeting, please reach out to us via email no later than Monday, March 21st, 2019. Note that emails are returned within 1-2 business days.

Haddii aad jeceshahay turjubaan kulanka kulanka bulshada, fadlan weydii ka hor Isniinta, Maarso 21, 2019. Ogsoonow in emails la soo celiyo 1-2 maalmood oo shaqo.

በማህበረሰብ ስብሰባ ላይ አስተርጓሚ ካስፈለማዎ እባክዎ ከሰኞ, ማርች 21, 2019 በፊት እባክዎን በኢ.ሜይል ይላኩልን. ኢ.ሜል ከ 1 እስከ 2 የስራ ቀኖች ተመልሷል.

COMMUNITY OUTREACH FEEDBACK

SUMMARY OF DESIGN RELATED COMMENTS HEARD DURING THE REQUIRED PUBLIC OUTREACH INCLUDING MAILERS, WEBSITE AND NEIGHBORHOOD MEETING HELD AR BROADVIEW LIBRARY.

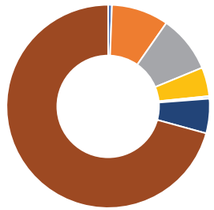
THERE WERE NO DESIGN RELATED COMMENTS SUBMITTED OR RECORDED FOR THIS PROJECT.

BITTER LAKE

UPDATED 5/2018

PEOPLE

RACE/ETHNICITY:



- American Indian + Alaska Native 0.6%
- Asian 9.1%
- Black or African American 9.1%
- Hispanic or Latino, any race 4.6%
- Native Hawaiian + Pacific Islander 0.3%
- Some other race 0.1%
- Two or more races 5.5%
- White 70.8%

LANGUAGES: For translation & interpretation

25
Total Languages Spoken

DON can help identify recommended languages

WHAT WE'RE HEARING

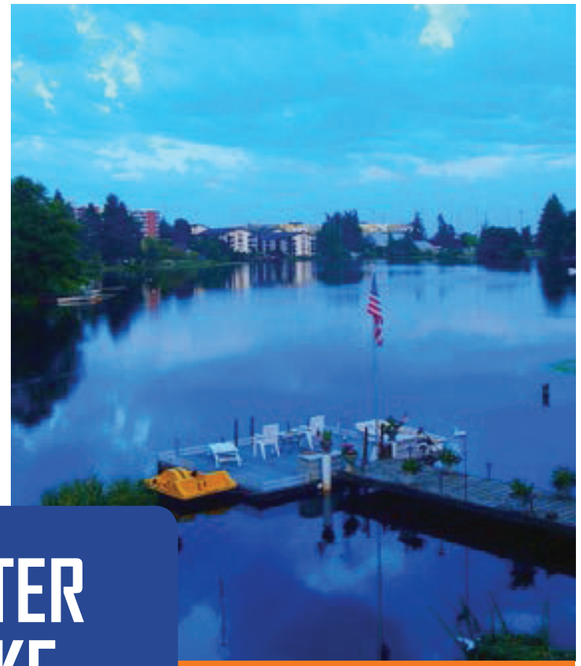
Housing/Homelessness
- Affordable housing
- RV/car camping

Transportation
- Traffic calming
- Sidewalks & neighborhood mobility
- Safe pedestrian crossing

Public Safety
- Crime, drugs & prostitution near Aurora Ave
- Future of North Precinct facility
- Car prowls, residential burglary, property crime

Parks/Open Space
- Drainage issues
- Reservoir Lid

Small Business/Economic Development
- Business organization & representation



NEIGHBORHOOD NUMBERS

		Bitter Lake	Citywide
Renter households	%	55.8	53
People under 18 years of age	%	14.6	15
People age 65 and over	%	22.2	11
Persons of color	%	29.2	33
Language other than English spoken at home	%	22	22
High school or higher	%	93.5	93
Bachelor's degree or higher	%	47.8	57
Median household income	$	68,9312	65, 277
Unemployed	%	12.3	7
Population below poverty level		17.3	14

Source: 2009-2013 American Community Survey

LEARN MORE

Local Blogs + News
- oumorthseattle.com
- broadviewseattle.org
- Ethnic Media: seattle.gov/iandraffairs/EMP

Didn't capture it?
Contact the Department of Neighborhoods at NeighborhoodSnapshot@seattle.gov or call 206.615.0856

More Resources
For a document with live web links, visit http://www.seattle.gov/neighborhoods/neighborhoods-and-districts

Seattle Neighborhoods

SPACES TO GATHER

- Bitter Lake Community Center
- Broadview Branch Library
- Broadview Thompson K-8
- Ingraham International High School

NEIGHBORHOOD/COMMUNITY GROUPS

Neighborhood / Community Based Organizations
- Aurora Commons
- Bella B Mobile Home Park
- Bitter Lake P-Patch
- Broadview-Bitter Lake Community Council
- Broadview Historical Society
- Halcyon Mobile Home Park
- Mary's Place
- Tri-Court Resident Council

Business
- D5 Chamber (work in progress)
- Aurora Ave Business Association
- North Seattle Industrial Association

Transportation / Environment
- Licton Haller Greenways

Public Safety
- North Precinct Advisory Committee
- Emergency Hubs & Block Watches

PLANS / REPORTS / RESOURCES

Neighborhood Past Plans / Reports / Resources
- Broadview/Bitter Lake/Haller Lake Planning

Citywide Past Plans / Reports / Resources
- Growth and Livability
- Legacy Business Study
- Commercial Affordability
- The Creation, Activation & Preservation of Cultural Space Report
- 2017 Parks and Open Space Plan
- Parks Community Center Strategic Plan
- Pedestrian Master Plan
- Freight Master Plan
- Bike Master Plan
- Transit Master Plan
- Housing Affordability & Livability Agenda
- Seattle's Comprehensive Plan
- Outside Citywide
- Encouraging Backyard Cottages

Current Outreach Efforts

Planning Projects Asking for Input

Housing/Homelessness/Land Use
- Housing Affordability & Livability Agenda
- Accessory Dwelling Units EIS

Projects under Construction

Transportation/Roads
- N/NE 145th, Aurora Ave to I-5 Project
- Pedestrian Safety Improvements Greenwood Ave N from N 137th St to N 145th St
- SR99 Paving & ADA Complaince Roy St to N 145th

GET IN TOUCH

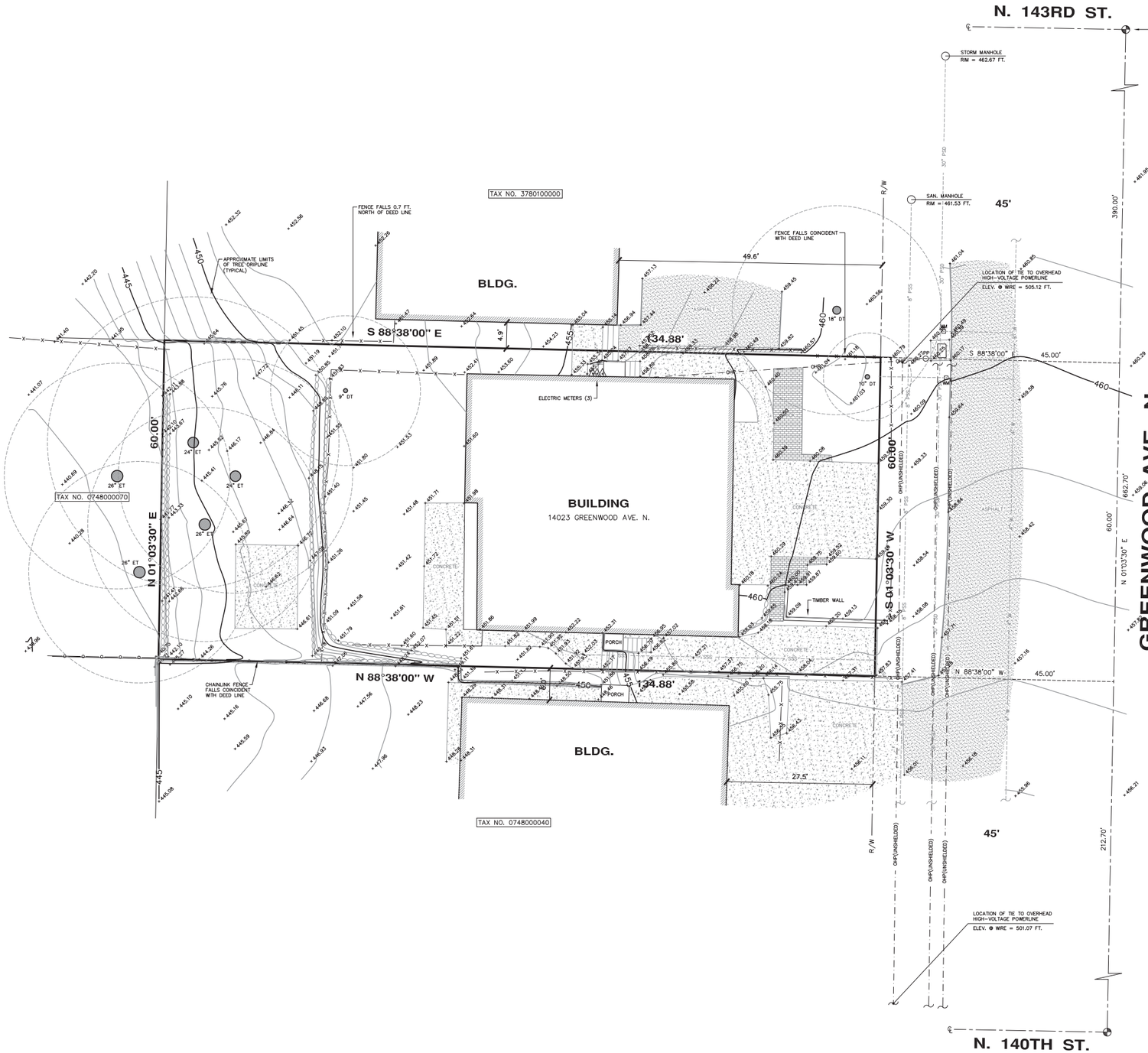
Department of Neighborhoods
Office: 206.615.0856
NeighborhoodSnapshot@seattle.gov
www.seattle.gov/neighborhoods

Mayor's Office
206.684.4000
www.seattle.gov/mayor

Customer Service Bureau
www.seattle.gov/customer-service-bureau/
206.684.CITY (2489)

Council Member Debora Juarez, District 5
debora.juarez@seattle.gov // 206.684.8805
seattle.gov/council/juarez

Seattle Neighborhoods



NORTH

SCALE: 1"=10'
0 5 10 20

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

VACINITY MAP

14023 Greenwood Ave N

Bitter Lake Reservoir

Bitter Lake

N 145th St
NW 144th St
N 144th St
Phinney Ave N
Evanston Ave N
N 140th St
Lenora Pl N
Roslyn Pl N
Interlake Ave N
N 138th St
Midvale Ave N
2nd Ave NW
3rd Ave NW
N 137th St
NW 136th St
N 136th St
Greenwood Ave N
N 135th St
N 133rd St
NW 132nd St
N 132nd St
N 131st St
Ashworth Ave N
NW 130th St
N 130th St
Interurban Trail
N 128th St

Legend
- 14023 Greenwood Ave N
- AA Trueline Construction Inc.
- Aurora Cinema I & II
- AutoNation
- Bank
- Bitter
- Bitter Lake
- Broadview Public Library
- Broadview-Thomson Elementary School
- Feature 1
- Feature 10
- Feature 11
- Feature 12
- Feature 13
- Feature 14
- Feature 15
- Feature 16
- Feature 17
- Feature 2
- Feature 3
- Feature 4
- Feature 5
- Feature 6
- Feature 7
- Feature 8
- Feature 9
- Gutter Factory Inc
- Hideaway Casino & Restaurant
- KATHY's
- Mailbox N Beyond | Highland & Greenwood Neighborhood.
- N
- NISQUALLY NATIONAL WILDLIFE REFUGE
- PetSmart
- Pharmacy
- Sam's Club
- Taco Time
- Westminster Child Care Center

7

Google Earth

EXISTING NEIGHBORHOOD STYLE AND CONTEXT



H - SALTORO AND GREENWOOD PLACE APARTMENTS





I - 145TH & GREENWOOD AVE N



F - 209 N 140TH ST



G - THE NELSON



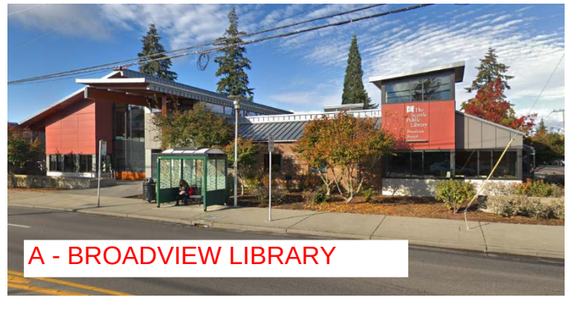
D - 13717 GREENWOOD AVE N



E - 13810 GREENWOOD AVE N



C - LUTHERAN CHURCH



A - BROADVIEW LIBRARY



B - BROADVIEW THOMPSON ELEMENTARY

SDCI GIS 2015 HYBRID Map



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

Parcels

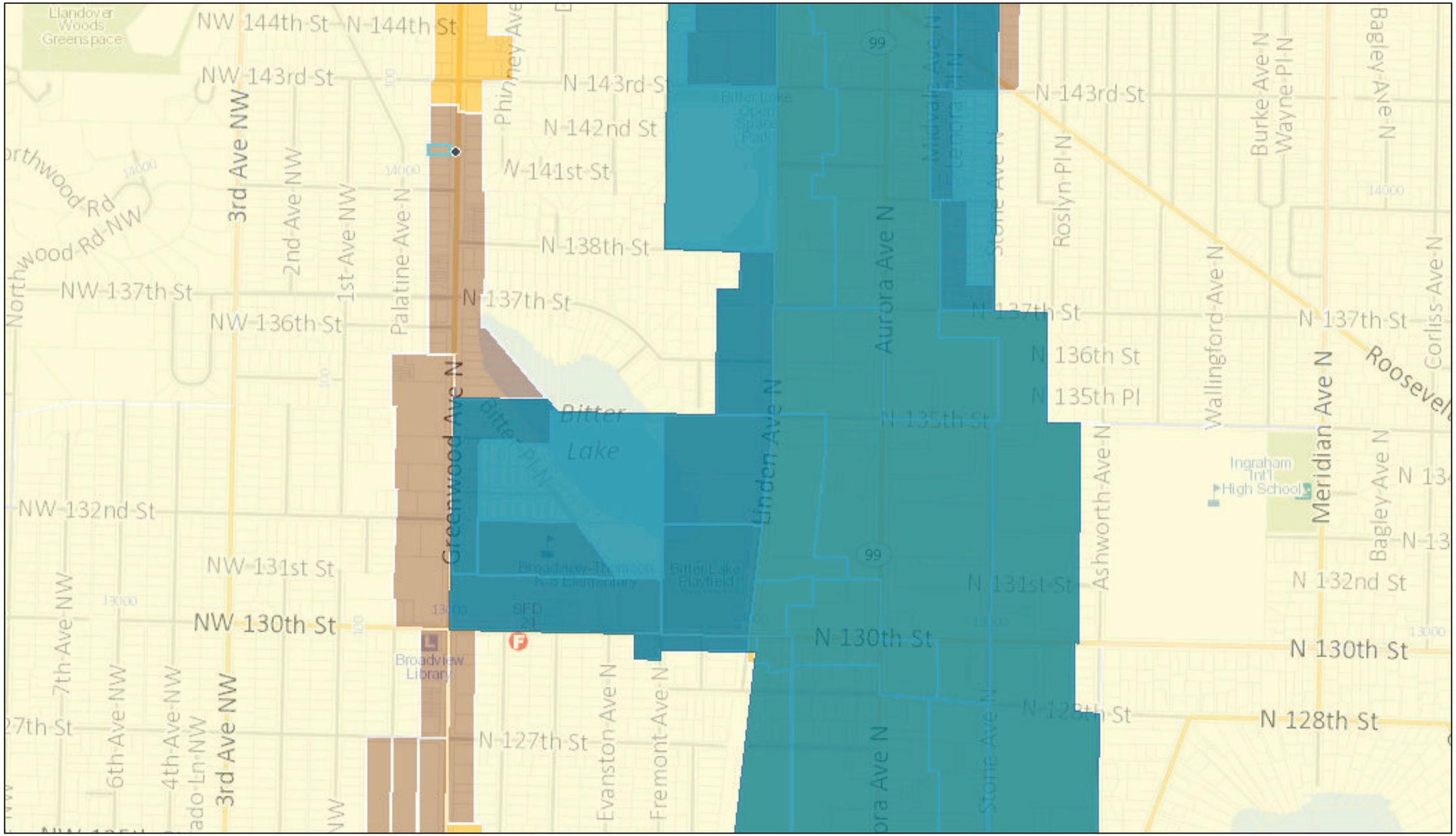
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0 0.01 0.02 0.04 mi

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



4/17/2019, 12:05:05 PM

Urban Centers / Villages Zoning

- Hub Urban Village
- Multi-Family
- Neighborhood/Commercial
- Single Family

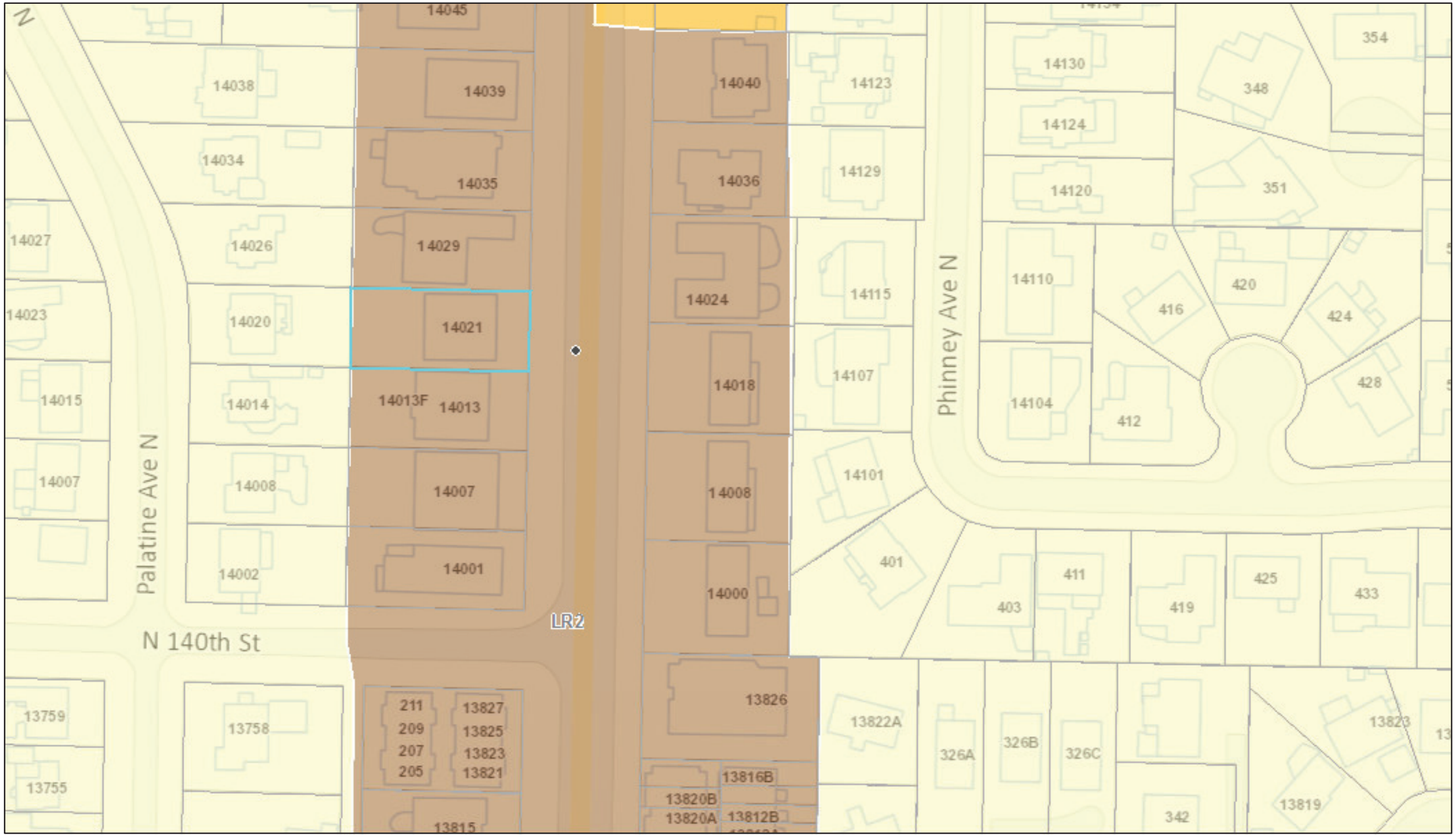
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0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 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



4/17/2019, 12:08:14 PM

Parcels

Zoning

Multi-Family

Neighborhood/Commercial

Single Family

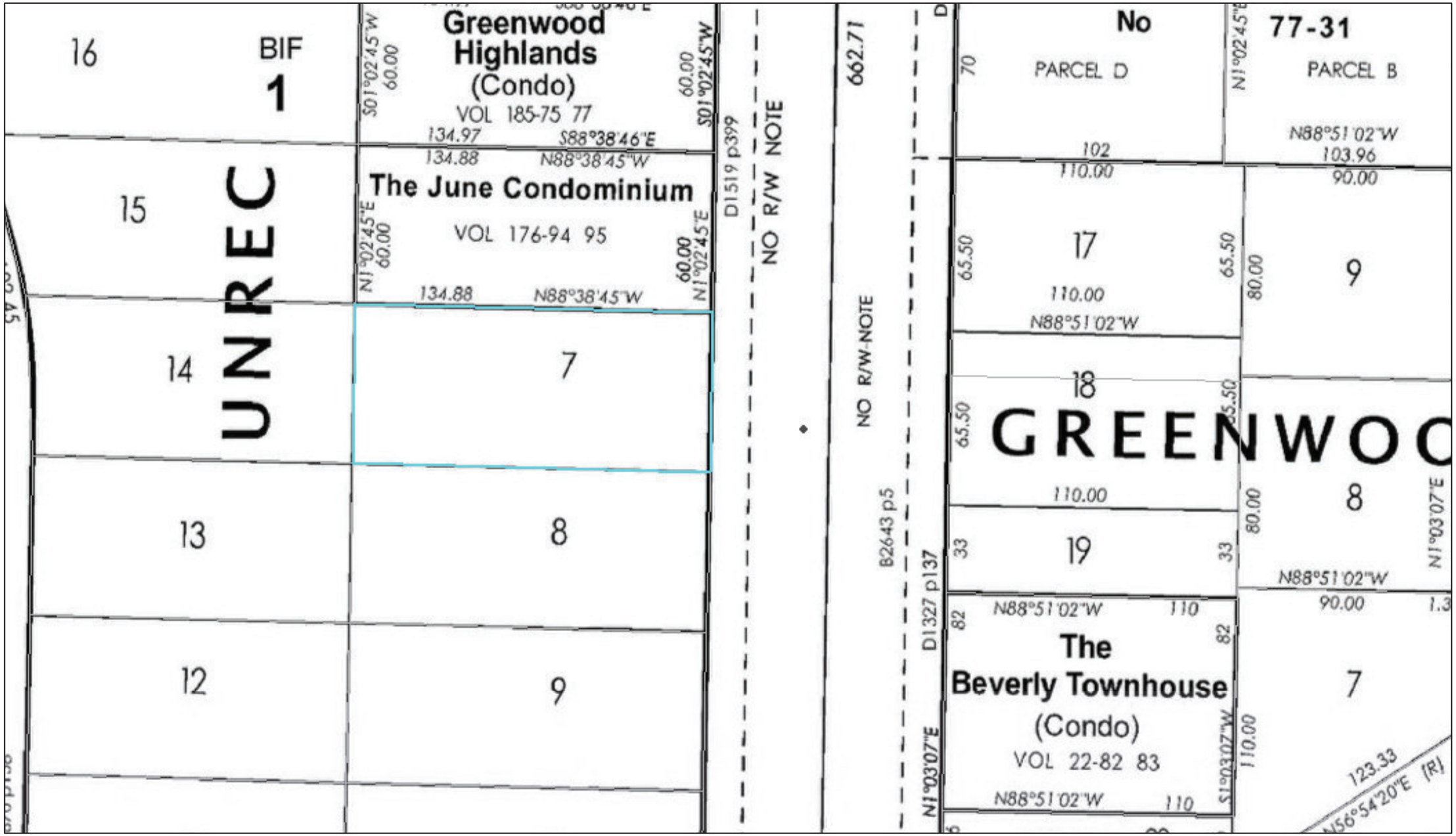
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SDCI & Seattle IT GIS
No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.

SDCI GIS QUARTER SECTION Map



4/17/2019, 12:11:12 PM

Parcels

1:600

0 0.005 0.01 0.02 mi

0 0.0075 0.015 0.03 km

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

SDCI GIS BASE AND CONTOUR Map



4/17/2019, 12:14:23 PM

Contour Lines

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

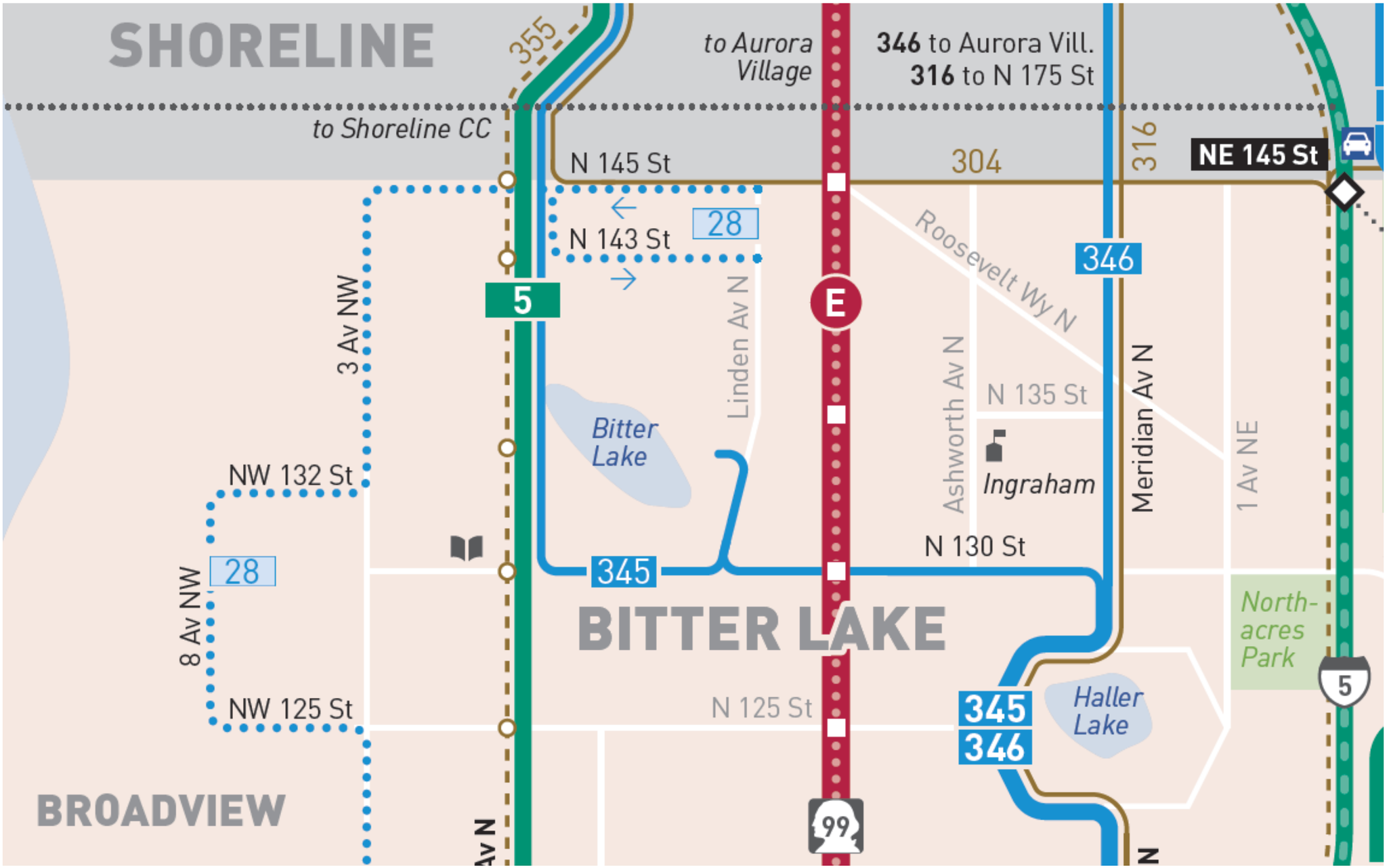
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0 0.01 0.02 0.04 mi

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.

SEATTLE'S TRANSIT NETWORK AREA MAP

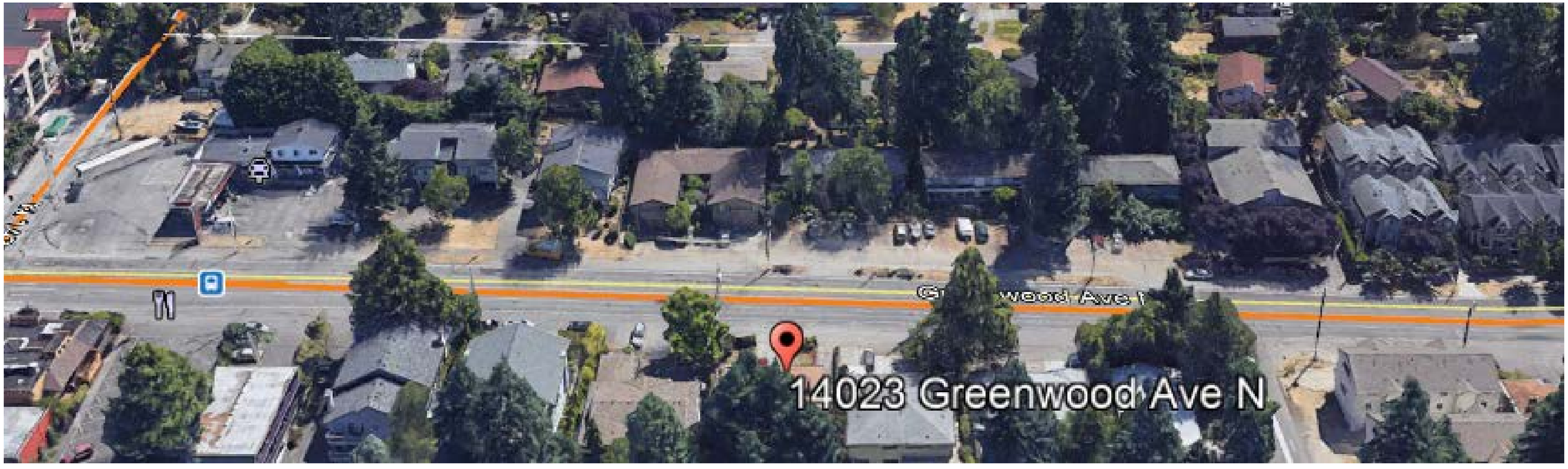




WEST FACADE OF GREENWOOD AVE NORTH

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. 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 COMPLY WITH REQUIREMENTS.
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.

SEATTLE CITYWIDE DESIGN GUIDELINES

DESIGN RESPONSE

CONTEXT AND SITE

CS1. NATURAL SYSTEMS AND SITE FEATURES

- A. ENERGY USE
- B. SUNLIGHT AND NATURAL VENTILATION
- C. TOPOGRAPHY
- **D. PLANTS AND HABITAT**
- E. WATER

There are two existing Evergreen Trees located on the neighbor's property to the West and one deciduous tree located on the neighbor's property to the North whose canopies encroach upon the subject property. Proper identification and analysis of required preservations measures, pruning and or potential removal will be considered. The proposed landscape plans not only includes several new trees on site but right-of-way street trees and planting strips in addition to full street improvements of curbs, sidewalks, and drainage being executed by SDOT.

CS2. URBAN PATTERN AND FORM

- A. LOCATION IN THE CITY AND NEIGHBORHOOD
- B. ADJACENT SITES, STREETS, AND OPEN SPACES
- C. RELATIONSHIP TO THE BLOCK
- **D. HEIGHT, BULK, AND SCALE**

The subject property is located at a transitional edge of an LR2 zoned strip, and the 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. 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.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

- A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
- B. LOCAL HISTORY AND CULTURE

PUBLIC LIFE

PL1. CONNECTIVITY

- A. NETWORK OF OPEN SPACES
- B. WALKWAYS AND CONNECTIONS
- **C. OUTDOOR USES AND ACTIVITIES**

In addition to the proposed ground level amenity areas and improvements to the drainage, and right-of way being executed by SDOT, the proposed projects incorporate rooftop deck amenity areas providing sunny exposure and views across spaces and potential views of Bitter lake to the South East.

PL2. WALKABILITY

- A. ACCESSIBILITY
- B. SAFETY AND SECURITY
- C. WEATHER PROTECTION
- **D. WAYFINDING**

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.

PL3. STREET-LEVEL INTERACTION

A. ENTRIES

B. RETAIL EDGES

C. RESIDENCIAL EDGES

PL4. ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS AND RELATIONSHIPS

B. PLANNING AHEAD FOR BICYCLISTS

C. PLANNING AHEAD FOR TRANSIT

Proposed ground related housing units will have individual residential entries that 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 a landscaped area at the public/private threshold. The unit configuration proposes the main living area of the units to be located on the second 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.

DESIGN CONCEPT

DC1. PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

B. VEHICULAR ACCESS AND CIRCULATION

C. PARKING AND SERVICE USES

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. The proposed parking in provided at the back of the lot, behind all structures, and out of public view (this is a requirement of SMC 23.45.510.C). Clearly illuminated address signage will direct delivery and emergency aid services.

DC2. ARCHITECTURAL CONCEPT

A. MASSING

B. ARCHITECTURAL AND FAÇADE COMPOSITION

C. SECONDARY ARCHITECTURAL FEATURES

D. SCALE AND TEXTURE

E. FORM AND FUNCTION

The proposed project will strive for articulation on all facades. Scale and texture will also be provided through secondary architectural features and materials. The goal will be to reduce the massing and amount of blank walls by focusing on visually appealing facade compositions with the addition of modulation, eaves, secondary architectural features, window placement and contrasting exterior materials and colors. The first floors are identifiable by pedestrian pathways leading to the unit entries.

DC3. OPEN SPACE CONCEPT

A. BUILDING-OPEN SPACE RELATIONSHIP

B. OPEN SPACES USES AND ACTIVITIES

C. DESIGN

The project aims to create attractive useable outdoor amenity areas. The ground level amenity areas also provide a buffer between the improved ROW and the street facing units. The proposed development includes new landscaping on all areas not covered by hardscape. Green screens, ground covers, shrubs and trees are part of the proposal to mitigate the new hardscape. Each unit is also designed with a private roof top deck. The views will most likely be territorial, but the decks will provide secure exterior exposure for the residents.

DC4. MATERIALS

A. EXTERIOR ELEMENTS AND FINISHES

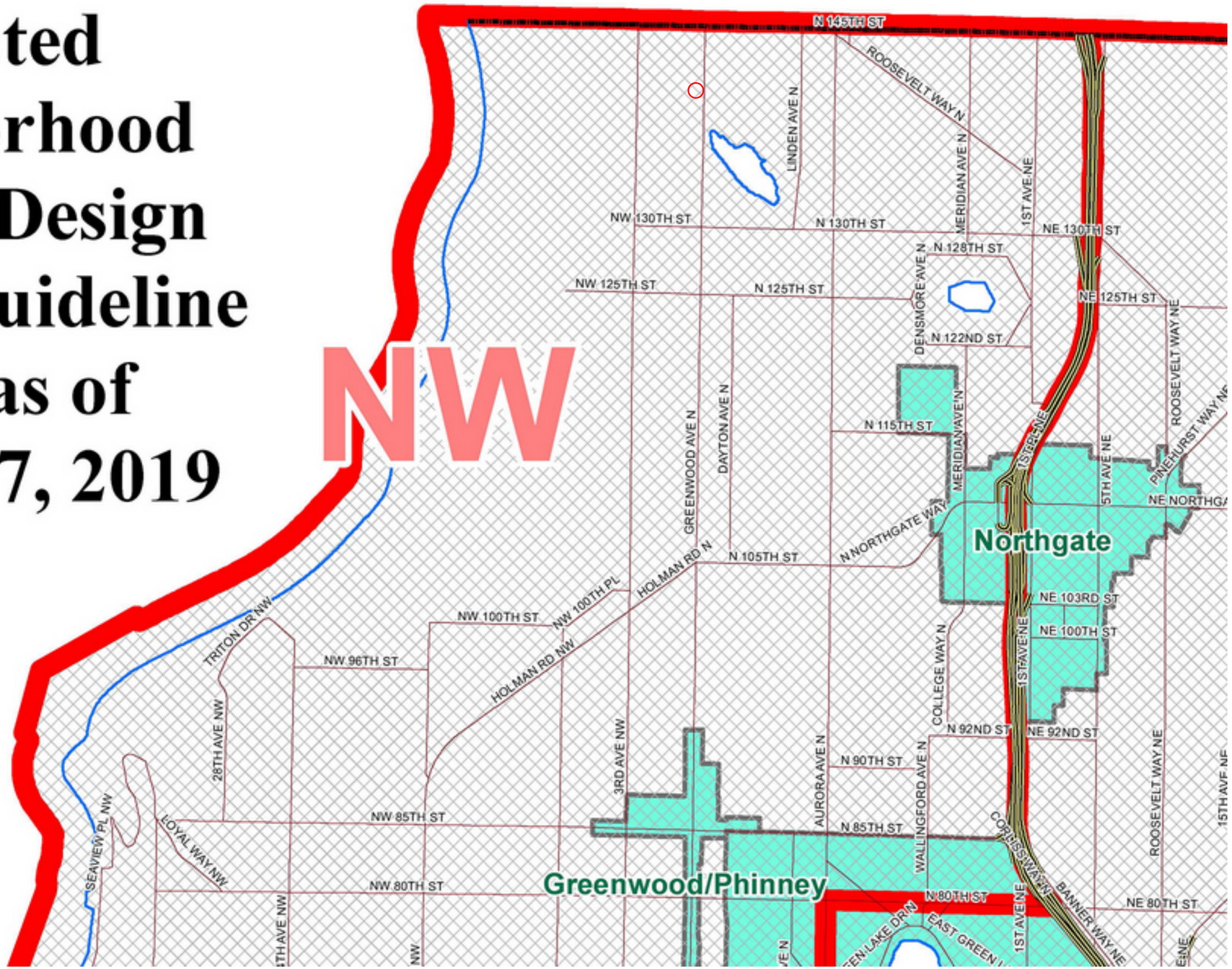
B. SIGNAGE

C. LIGHTING

D. TREES, LANDSCAPE & HARDSCAPE MATERIALS

The proposal is for exterior finishes in a mix of Hardie board design and color. The chosen siding will be installed to maintain durability throughout Seattle's weather cycles. The colors and materials chosen will be modern in nature, but attempt to match the muted and matte like color pallet of the surrounding structures. Alternate colored pavers will be used for the vehicular and pedestrian access for 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.

Adopted Neighborhood Specific Design Review Guideline Areas as of January 7, 2019



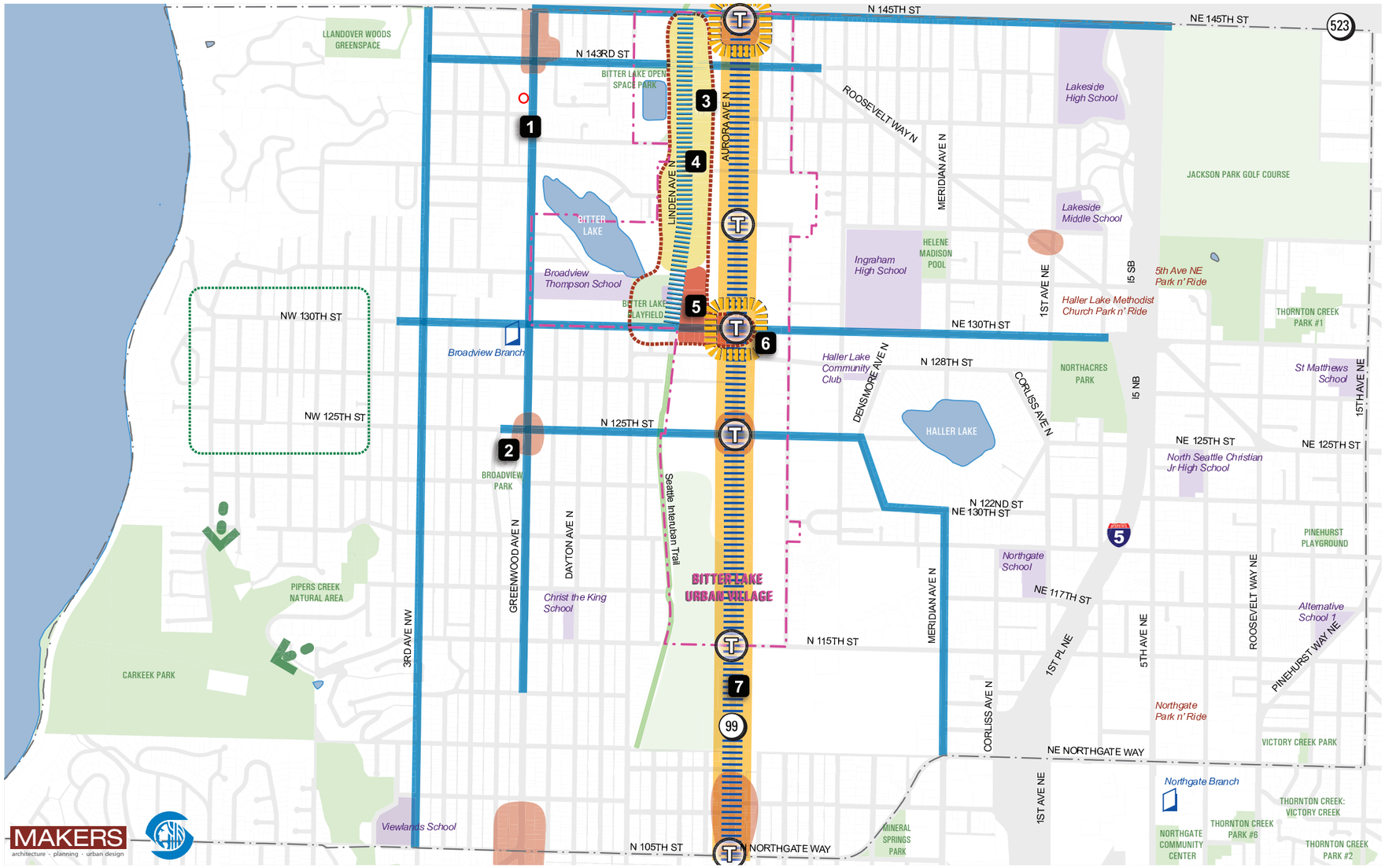


Legend

- Design Review Board Areas
- Adopted Neighborhood Specific Guideline Area
- Seattle Design Guidelines apply

Overall Urban Design

The major ideas we heard from you



1. Improve walkability on arterials to create a network of "complete streets."
2. Enhance retail "hamlets" along Greenwood Ave, with sidewalk improvements and appropriate building regulations.
3. Create a "Town Center" around an improved Linden Ave N, with a dense, vibrant mix of residences and businesses, and park resources.
4. Designate a high-quality, dense, multifamily neighborhood, building on existing (and recent) housing development.
5. Create a highly walkable neighborhood shopping district with a mix of street-level stores and housing above, a network of walkways, and gathering areas.
6. Create gateway feature, improve streetscape, and orient commercial activity to Rapid Ride station area to mark entry into Linden
7. Undertake a comprehensive corridor plan for Aurora Ave N addressing the design of the streetscape (road, sidewalk, trees, landscaping, parking, lighting, etc.), transit, and surrounding development.

Broadview/ Bitter Lake/ Haller Lake
Updated Priorities

Developed through community workshops, the Neighborhood Avisory Committee, and City of Seattle.

N
0 500 1,000 Feet

- Neighborhood Plan Boundary
- Bitter Lake Urban Village
- Seattle Public Library
- Parks
- Social & cultural institutions
- Linden Town Center
- Gateways
- Retail hamlets
- Mixed-use center
- Residential neighborhood
- Complete streets
- Linden streetscape improvements
- Comprehensive Aurora corridor plan
- Add playground, playfield, or community garden in vicinity
- Improve connections to Carkeek Park
- Rapid Ride station areas

B-4 Broadview - Bitter Lake - Haller Lake

public involvement goal

BL-G1 A community where residents, businesses, community organizations, and property owners are involved throughout the implementation of the neighborhood plan.

utilities goal

BL-G2 Environmentally sound sanitary sewer, storm water, and drinking water systems throughout the Broadview, Bitter Lake and Haller Lake neighborhoods are well-maintained and adequate to serve the current and future population.

utilities policies

BL-P1 Integrate the area's formal and informal drainage and storm water systems with the appropriate basin or citywide system.

BL-P2 Use environmentally sensitive solutions to resolve drainage and wastewater challenges, such as by encouraging groundwater infiltration where paved surfaces predominate.

BL-P3 Create system-wide drainage infrastructure that enables the construction of "complete streets" along arterials, while also linking individual green stormwater infrastructure improvements.

BL-P4 Design sustainable drainage solutions that provide for adequate sidewalks on both sides of streets and planned bicycle facilities.

BL-P5 Plan, provide and maintain adequate utility services in collaboration with the community.

transportation goals

BL-G3 A community where neighbors are able to comfortably walk and bicycle from residential areas to Aurora Avenue, other area business districts, schools, parks, churches, community facilities, and other neighborhood focal points via a connected network of sidewalks, pathways, and bicycle facilities.

BL-G4 An attractive and functional streetscape on Aurora Avenue that includes safe sidewalks and crossings, facilities encouraging reliable transit, freight mobility, safe auto access, landscaping and drainage.

BL-G5 Develop a comprehensive and safe network of "complete streets" (multi-modal) that supports access and mobility for residents and business customers and employees.

BL-G6 Efficient vehicular movement through north/south and east/west transportation corridors.

BL-G7 A neighborhood in which regional traffic does not have a serious impact on local streets.

BL-G8 Transit systems that provide convenient and fast local and regional transportation, connecting the urban village and surrounding residential areas to the rest of the city and region.

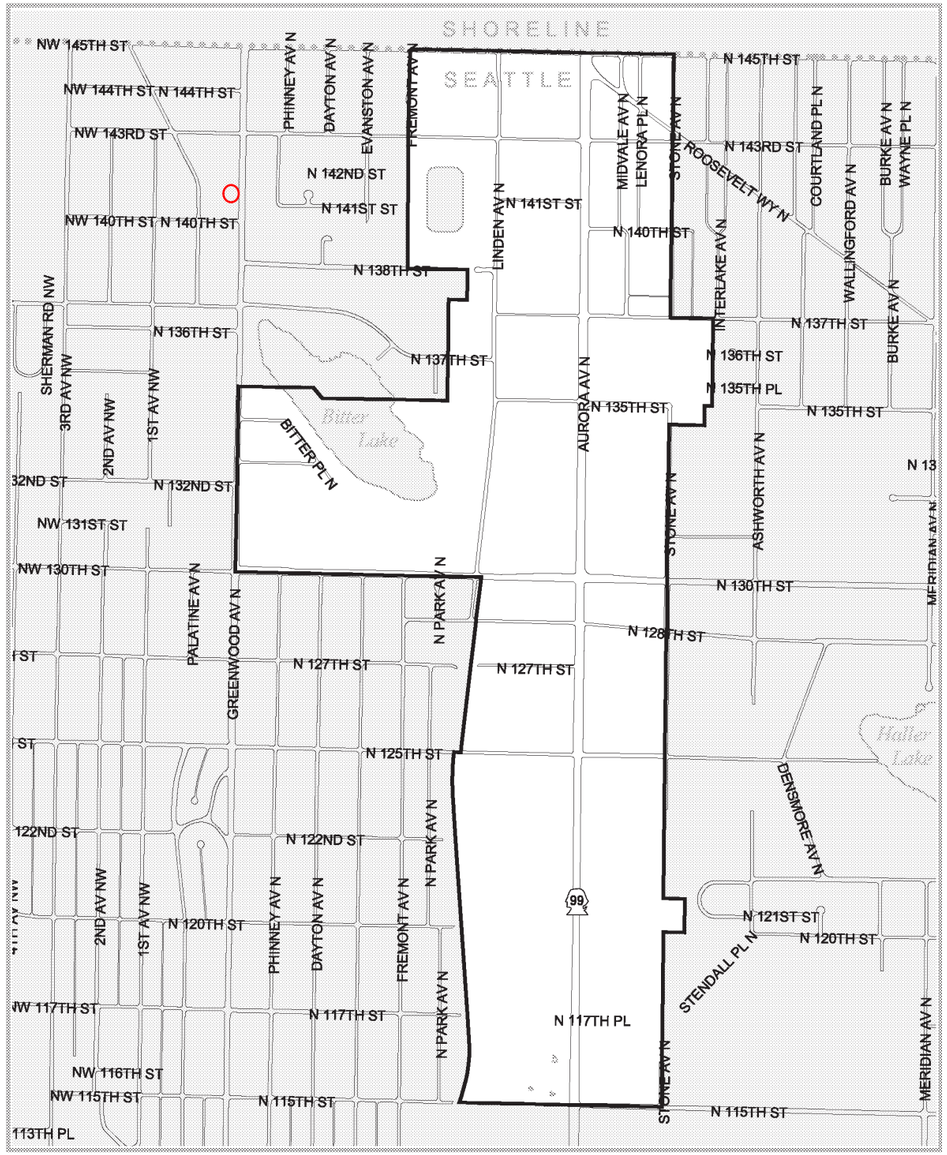
BL-G9 Aurora Avenue is designed to serve the communities and development along it as well as local and regional transportation needs.

BL-G10 Aurora Avenue will be a high capacity transit (e.g. bus rapid transit) corridor.

transportation policies

BL-P6 Involve local community organizations, schools, property and business owners, residents, and other interested parties in the design of safe and efficient auto, bus, freight, bike and pedestrian access in neighborhoods and to local businesses, schools and other public facilities.

BITTER LAKE VILLAGE
Hub Urban Village



BL-P7 Develop funding sources to design, construct, and maintain a network of "complete streets" that provide accessible pedestrian walkways, including sidewalks along arterial streets.

BL-P8 Develop funding sources to design, construct and maintain pedestrian pathways that will link residents to the "complete streets" network and other community focal points, including schools and transit stops.

BL-P9 Work with the State, King County Metro, and the community to fund the design and construction of Aurora Avenue improvements to provide sidewalks and pedestrian crossings, frequent and fast transit, and adequate drainage.

BL-P10 Develop funding sources for the design and construction of the network of bicycle facilities recommended in the Bicycle Master Plan that will connect Broadview, Bitter Lake, and Haller Lake residential neighborhoods with community destinations as well as regional trails and other nearby urban villages.

BL-P11 Use design and traffic circulation strategies that keep residential streets free from excessive traffic volumes and speed.

BL-P12 Improve the capacity of Aurora Avenue to support access by transit, pedestrians, bicycles and automobiles, while maintaining freight mobility.

BL-P13 Design future circulation improvements along other arterials in the area to balance vehicular, pedestrian and bicycle circulation.

BL-P14 Encourage future vehicular circulation improvements along other arterials in the area that balance pedestrian and bicycle circulation.

BL-P15 Work with transit providers to provide safe, accessible and convenient transit stops.

land use & housing goals

BL-G11 A community where new development is environmentally friendly, supports pedestrians, contains a wide range of housing types and income levels and accommodates businesses offering a diverse selection of products and services.

BL-G12 A hierarchy of vibrant commercial centers: regional (Aurora Avenue); urban village (Linden Avenue); and neighborhood (Greenwood Avenue nodes).

BL-G13 Create a vibrant mixed-use "town center" along Linden Avenue that supports a greater range of neighborhood-serving shops and services, and high quality dense residential housing serving a wide range of income levels.

land use & housing policies

BL-P16 Plan for Broadview-Bitter Lake-Haller Lake's growing age, household, and ethnic diversity so that a range of affordable housing types are made available to a variety of residents including individuals, couples, and families of varying ages within the urban village.

BL-P17 Plan and design commercial developments, parks and schools to be walkable places using such methods as interior sidewalks linking building entrances to each other and to adjacent sidewalks, pedestrian-scale lighting, limiting the size of buildings to create block-sized patterns of development, and orienting development toward public streets.

BL-P18 Strengthen Aurora Avenue as a regional commercial center and source of jobs, while enhancing its fit with surrounding communities.

neighborhood plans: Bitter Lake

B-4

January | 2005 (2013)

BL-P19 Use economic development strategies to organize, attract and assist neighborhood-serving businesses to Broadview-Bitter Lake-Haller Lake.

BL-P20 Support business and residential growth in the Greenwood Avenue business nodes at North 125th and between North 143rd and North 145th to enhance the vitality of these smaller neighborhood centers.

BL-P21 Take steps toward developing Stone Avenue North into a green corridor, planted with trees and landscaping, to provide a transition between commercial uses and the Haller Lake residential area.

BL-P22 Preserve existing open space and study the creation of new open space throughout the planning area. Seek additional opportunities to plant trees throughout the community.

BL-P23 Use the permitting and environmental review process to minimize or mitigate the impacts of commercial and higher density residential uses on nearby single family residential areas.

BL-P24 Encourage design and site planning of single-family and multi-family housing that fits with the surrounding neighborhoods.

BL-P25 Develop and use neighborhood design guidelines to help establish an urban design vision for Linden Avenue, to guide multi-family and commercial development that enhances the pedestrian environment, and to ensure appropriate transitions between single-family neighborhoods and denser commercial areas.

BL-P26 Develop regulations, incentives and educational materials to minimize lot clearing and ensure creative site designs that retain mature trees.

recreation goal

BL-G14 A community where a system of safe and well-maintained pocket parks, playgrounds, gardens, public plazas, and larger parks take advantage of natural amenities such as lakes, creeks, and the shores of Puget Sound.

recreation policies

BL-P27 Reinforce and expand parks and open spaces through partnerships and other strategic efforts.

BL-P28 Coordinate future capital improvements so that Linden Avenue North becomes a greener corridor with a neighborhood "village center" focal point and opportunities for recreation.

BL-P29 Enhance the "neighborhood feel" of Linden Avenue North area by creating more gathering places for community members to meet.

BL-P30 Increase public access to public water bodies.

BL-P31 Include the Seattle School District, community organizations, property owners, residents, and parents of school children in planning to provide attractive public facilities in the Broadview, Bitter Lake and Haller Lake neighborhoods.

BL-P32 Continue to offer excellent public services at neighborhood City facilities.

public safety goal

BL-G15 A community where residents feel safe and the community works with safety officers to reduce crime.

public safety policies

BL-P33 Increase the visibility of law enforcement efforts and maintain an adequate presence of officers within the city and community.

BL-P34 Include community organizations, property and business owners, residents, and other interested parties in identifying high crime areas and targeting appropriate City and community resources.

BL-P35 Provide community safety programs, such as block watch and emergency preparedness, and implement additional crime prevention measures, such as increased lighting of public spaces.

natural environment goal

BL-G16 A community where government agencies, community and environmental organizations, property and business owners, residents, and other interested parties work together to preserve, restore, and enhance our area's natural resources, including our lakes, creeks, and watersheds, and protect habitat for fish, birds, and other wildlife.

natural environment policies

BL-P36 Use the design process and environmental review to identify ways to mitigate environmental impacts resulting from activities at City facilities, as appropriate.

BL-P37 Create a greener and healthier environment by protecting existing trees, as appropriate, and planting new trees.

BL-P38 Include the community, property owners and other public agencies in identifying tools to improve air and water quality, reduce noise pollution and remediate environmental impacts of current and past activities, as appropriate.

community development goal

BL-G17 Support a resilient community rich in different ages, incomes and household types.

community development policies

BL-P39 Create a unified name and identity for the Broadview-Bitter Lake-Haller Lake area, reflecting its history, to nurture neighborhood pride and motivate various groups to come together as one community.

BL-P40 Create more opportunities for people to come together where they can meet and get to know their immediate (within a block or so) neighbors.

urban agriculture goals

BL-G18 Stores, restaurant, and schools that provide healthy food choices.

BL-G19 An abundant local food economy that draws from urban agriculture activity in the neighborhood as well as regional food sources.

urban agriculture policies

BL-P41 Expand access to locally grown food, by attracting farmers' markets and a wider range of grocery stores.

BL-P42 Create opportunities for the community to learn how to establish and maintain urban agriculture practices in the neighborhood through projects such as P-Patches and community gardens, as well as on private property.

OPTION 1 - PREFERRED

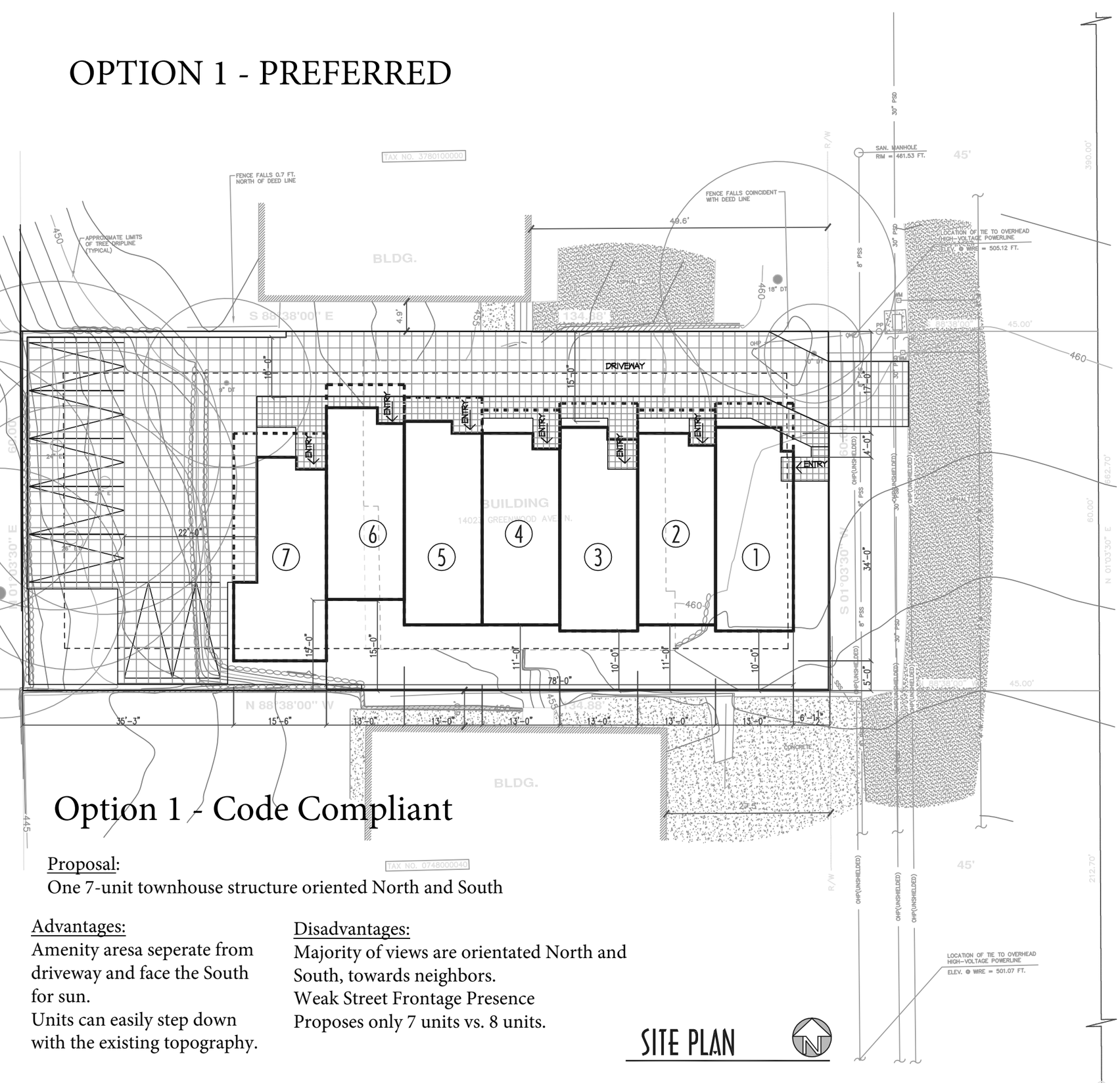
PROJECT NOTES

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 #:	0748000035
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:	9,700 SF (SEE SHEET A-1.1)
TOTAL:	9,700 SF
MAX. DENSITY:	NO LIMIT*
PROPOSED UNITS:	7 NEW UNITS
MAX. FACADE LENGTH:	134.88'X65%=87.67'
EXISTING:	0'
PROPOSED NEW:	94'
TOTAL.:	94' **
REQUIRED PARKING:	1 STALL/UNIT- PROPOSED PARKING: 8 STALLS
REQUIRED AMENITY:	8,093 SFX25%=2023.25 SF 1011.625 SF AT GRND.
PROPOSED AMENITY:	(SEE SHEET A-1.2)

* COMPLY WITH SMC 23.45.510

** REQUIRES ADJUSTMENT

* 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.



Option 1 - Code Compliant

Proposal:
One 7-unit townhouse structure oriented North and South

Advantages:
Amenity aresa seperate from driveway and face the South for sun.
Units can easily step down with the existing topography.

Disadvantages:
Majority of views are orientated North and South, towards neighbors.
Weak Street Frontage Presence
Proposes only 7 units vs. 8 units.

SITE PLAN

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.)

Option 1

PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE
2	CARPINUS CAROLINIANA 'JFS-KW6'	NATIVE FLAME AMERICAN HORNBEAM	2.0" CAL
	STREET TREE FORM		
7	SMALL TREE		2.0" CAL
* 155 #	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

GREEN SCREEN METAL LATTICE



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

0 4 8 16

EDG PLANS

REVISIONS	BY

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

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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
NEIL BUCHANAN
CERTIFICATE No. 513

DATE: 4-16-2019
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

26

1 of 1 SHEETS

ID - C:\DWGS\COMMERCIAL\Novion 1-2019\14023 Greenwood Ave N\14023 GREENWOOD AVE N- site plan- FOR LANDSCAPE.dwg - Tue, 16 Apr 2019 - 11:34



Option 1

	Summer Solstice	Spring/Fall Equinox	Winter Solstice
9 am			
12 pm			
3 pm			

OPTION 2 -

Advantages:

8 units.

Majority of views are orientated East andWest, not at neighbors. Good for both privacey and security.

Strong Street Frontage Presence

Option 2 - Code Compliant

Proposal:

Two 4-unit townhouse structures oriented East and West.

Disadvantages:

Long driveway.

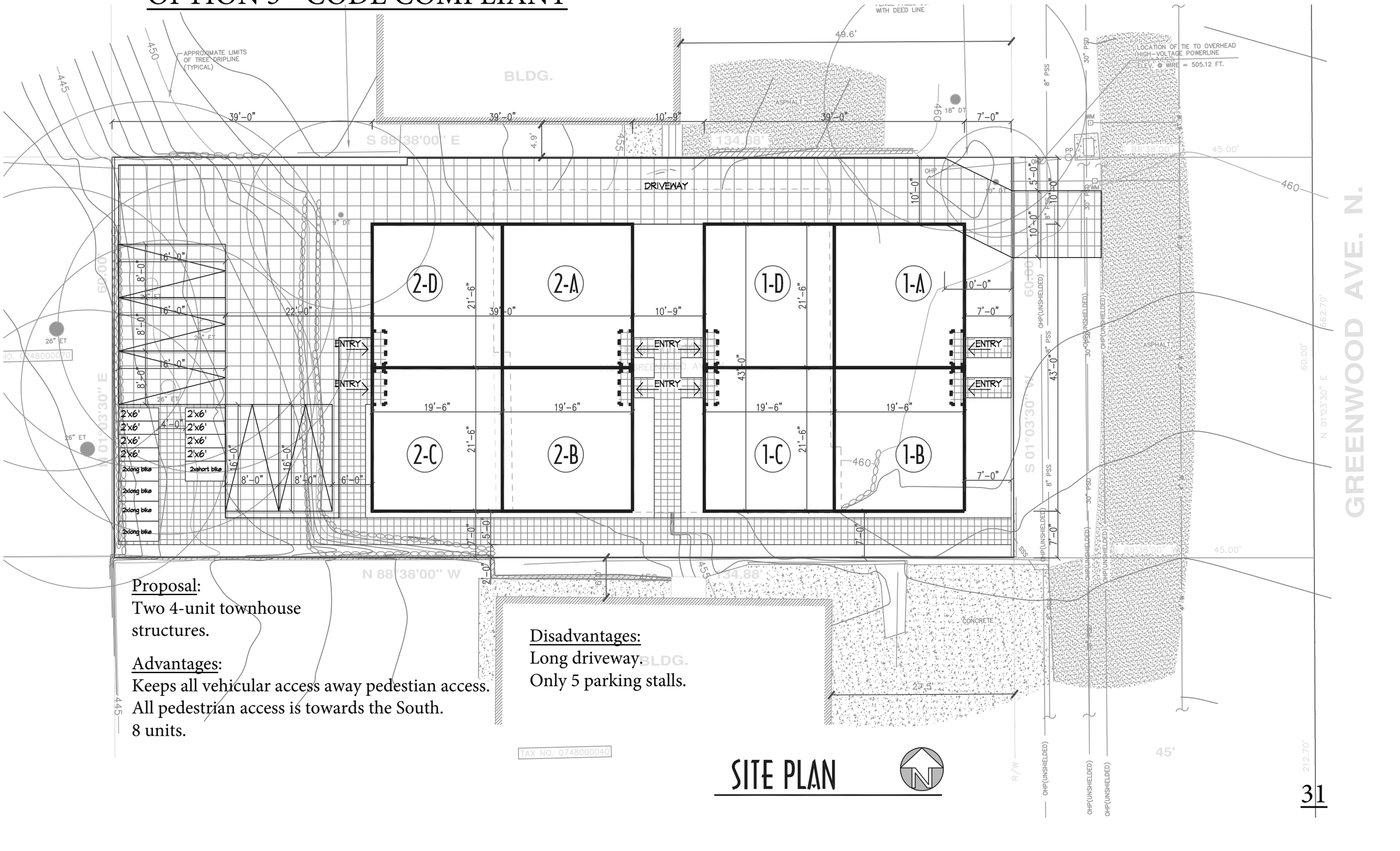
Only 5 parking stalls.

SITE PLAN

OPTION 2



OPTION 3 - CODE COMPLIANT



Proposal:
Two 4-unit townhouse structures.

Advantages:
Keeps all vehicular access away pedestian access.
All pedestrian access is towards the South.
8 units.

Disadvantages:
Long driveway.
Only 5 parking stalls.

SITE PLAN

OPTION 3

