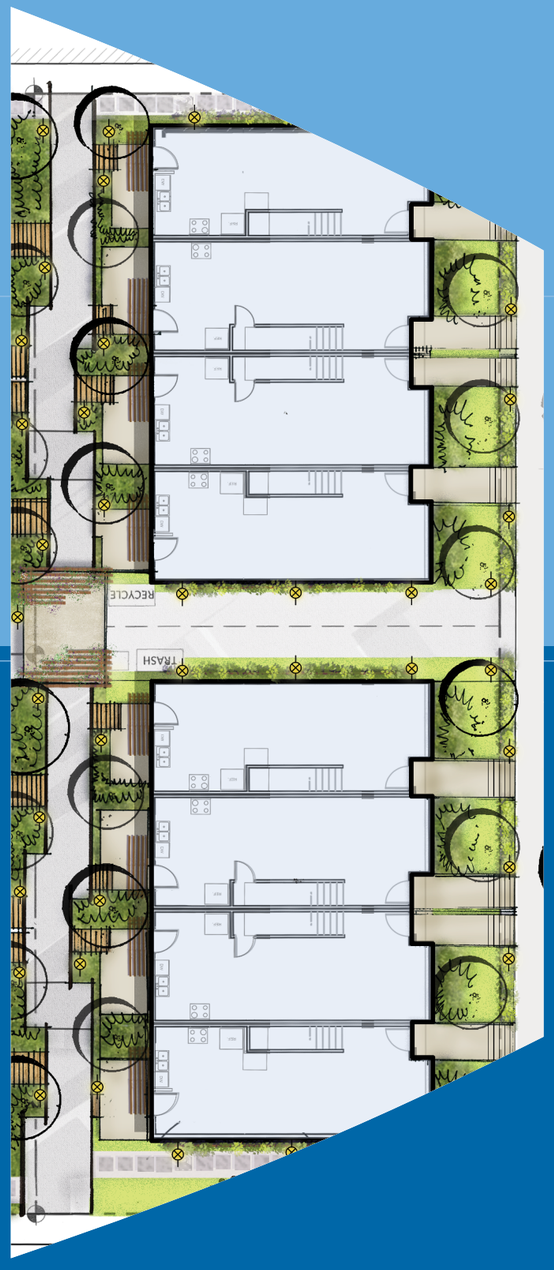


SEPTEMBER 12, 2019

WHITTIER ROWHOUSES

8322 13TH AVENUE NW
SEATTLE, WA 98117

Streamlined Design Review

bcradesign.com

bcra

gamut 360 HOLDINGS

Project # 3034669-EG
3034670-LU

Owner:

8332 13th Ave NW, LLC
3726 Broadway #301
Everett, WA 98201
425.212.2210

Architect:

BCRA // Ming-Sing Ting
414 Stewart Street, Suite 200
Seattle, WA 98101
(206) 625.3300
MTing@bcradesign.com

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Project Overview

OVERVIEW

Project Vision Create attainable, quality housing choices for young families, with an emphasis on interior and exterior spaces, landscaping, and forms.
425.212.2210

Developer 8332 13th Ave NW, LLC
425.212.2210

Project Facilitator Seattle Land Use Co, LLC
Moira Haughian
Moira@seattlelanduseco.com

Project Address 8322 13th Avenue NW , Seattle, WA

Site Area 9,036 sq. ft.

Overlay District Crown Hill Residential Urban Village

Project Description Project proposes eight 3-story rowhouse units in the Crown Hill Residential Urban Village. Each rowhouse is 481 SF at 1st floor, 488 SF at 2nd floor, 495 SF at 3rd floor, and 1,464 SF total per unit. The total building area is 11,712 SF. No vehicular parking required or provided. Each unit has 3 bedrooms.

Site Description Existing Condition:
Existing site is comprised of 3 lots. Existing lot conditions are as follows:

8318 13th Ave NW - This lot has one single family home, one garage, a shed, and a deck. This lot also has concrete stairs at the back entry and concrete stairs at the south side of the house. This lot also has a concrete pathway from the public sidewalk connected to the entry and concrete pavement to the north side of the garage.

8322 13th Ave NW - This lot has one single family home and a garage. This lot also has concrete stairs at the front entry and a concrete pathway from the public sidewalk connected to front stairways. This lot also has a concrete pathway that connects a concrete pavement at the back to the garage.

8326 13th Ave NW - This lot has one single family home and two sheds. This lot also has concrete stairs at both the front entry and two concrete stairs at the north side of the house connecting to a deck. This lot also has one concrete pathway connected to the public sidewalk and concrete pavement at the north side and back side.

Adjusted Site Condition:
The combined 3 lots is in process of a lot boundary adjustment (No. 3034434-LU). The LBA will create 3 parcels, with 2 parcels on the East. This parcel is the sole parcel on the West.

Legal Description PARCEL A OF CITY OF SEATTLE BOUNDARY LINE ADJUSTMENT 3034434-LU ALSO KNOWN AS THAT PORTION OF LOTS 14, 15, 16, 17, 18, AND 19, BLOCK 15, GREENWOOD PARK FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 7, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF SAID LOT 14; THENCE S 89’05’57” E ALONG THE NORTH LINE OF SAID LOT FOR DISTANCE OF 60.25 FT.; THENCE S 01’04’08” E, 149.97 FT.; THENCE S 89’06’04” W, 60.25 FT.; THENCE N 01’04’08” W, 149.97 FT. TO THE **POINT OF BEGINNING**.

TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS “PEDESTRIAN EASEMENT A” ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

SUBJECT TO AN EASEMENT FOR PEDESTRIAN ACCESS AND UTILITIES AS SHOWN AND DESCRIBED AS “PEDESTRIAN EASEMENT B” ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

SUBJECT TO AN EASEMENT FOR UNDERGROUND UTILITIES, EXCLUSIVE TO SEATTLE CITY LIGHT AS SHOWN AND DESCRIBED AS “CITY LIGHT EASEMENT A” ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

SUBJECT TO AN EASEMENT FOR UNDERGROUND UTILITIES, EXCLUSIVE TO SEATTLE CITY LIGHT AS SHOWN AND DESCRIBED AS “CITY LIGHT EASEMENT B” ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

Design Team BCRA
Ming-Sing Ting, Project Manager
Andy Epstein, Civil Engineer
Jon McNamara, Landscape Architect

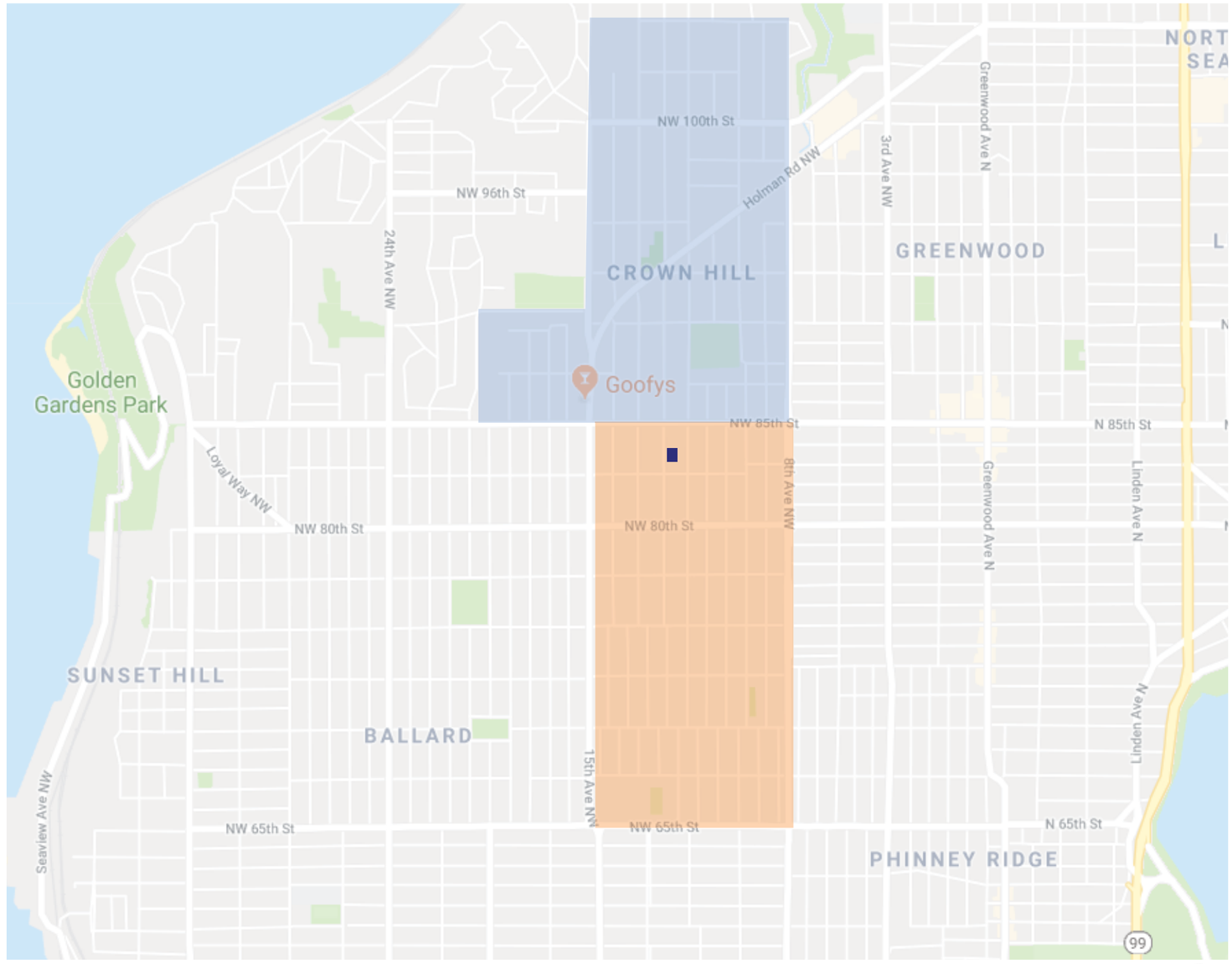
Consultant Malsam Tsang
Marc Malsam, Structural Engineer

Project Overview

OVERVIEW

Site Location	8322 13th Avenue NW, Seattle, WA 98117
Site Zoning	LR1(M1)
Overlay	Crown Hill Residential Urban Village
ECA	NONE
Permitted Use	Multifamily
SEPA Review	REQUIRED
Site Area	9,036 SF
Floor Area Ratio	1.3
Number of Residential Units	8
Height	Base Height: 30’
Setbacks	For Rowhouse Front: 5’ Minimum Rear: 7’ average, 5’ minimum North sides: 3.5’ South sides: 3.5’
Parking Required	Site is within Crown Hill Residential Urban Village and lies within frequent transit center, therefore no vehicular parking is required and no vehicular parking is provided.

NEIGHBORHOOD MAP



NEIGHBORHOOD MAP LEGEND

- Project Site
- Crown Hill
- Whittier Heights

Zoning Standards

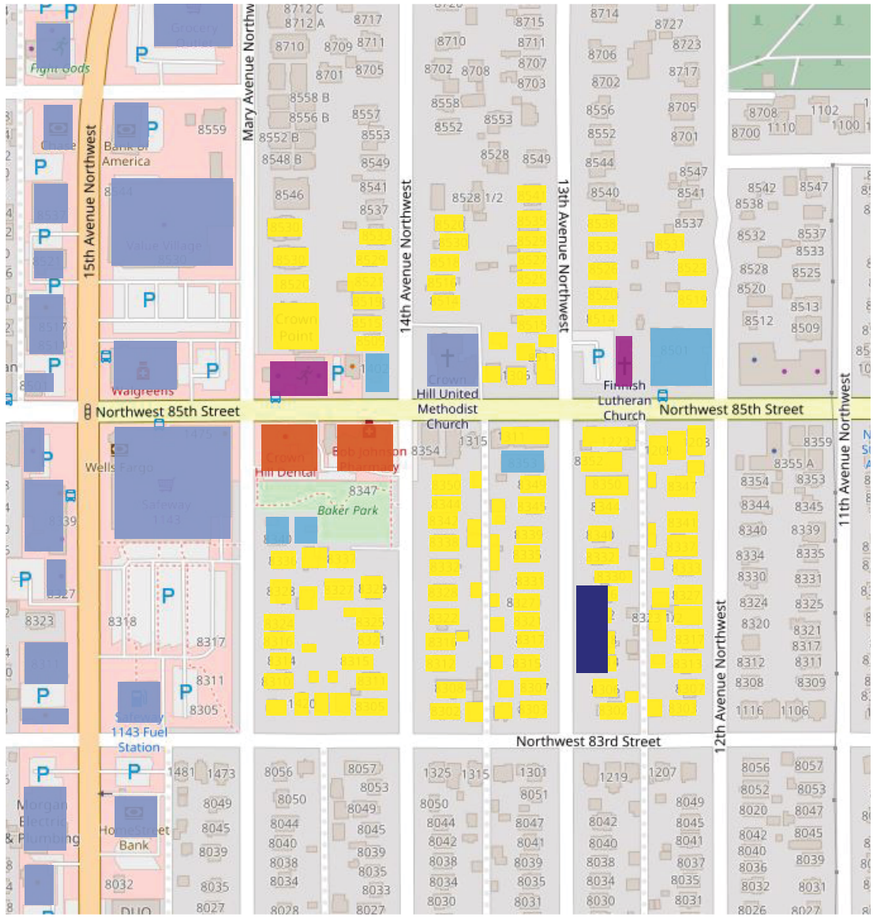
INVENTORY

Zoning:	**LR1**	
SMC:	**REQUIREMENT**	**PROPOSED**
23.45.504	Permitted and Prohibited Uses	Residential use permitted outright
23.45.510	Floor Area Ration (FAR) Limites Per Table A 23.45.510, FAR for LR1 zone with MHA suffix is 1.3 Exemptions: 10. Common walls separating individual rowhouse dwelling units.	Lot Area: 9,036 SF Max Floor Area allowed: 9,036 x 1.3 = 11,747 SF Proposed Floor Area: 11,701 SF
23.45.512	Density Limits and family size unit requirements No density limit for rowhouses on lots over 3,000 SF of Lowrises zones that have mandatory housing affordability suffix.	Exempted: Lot Area is 9,036 SF
23.45.514	Structure Height Maximum 30’ height limit, with exceptions for pitched roofs, shed roof, parapets and penthouses	Compliant: 29’-6” basic height + 5’ gable roof
23.45.518	Setbacks and Separations Front: 5’ minimum Rear: 7’ average; 5’ minimum Side: 3.5’	Front: 10’ Rear: 14’-9” Sides: 9’-4” (North Property Line), 5’ (South Property Line)
23.45.522	Amenity Area 25% of lot area required (2,259 SF) 50% of required amenity area shall be provided (1,130 SF) at ground level. Amenity area required at ground level may be provided as either private or common space.	Proposed: 2,203 SF on the ground 820 SF at the rooftop Total: 3,023 SF of total amenity area (33.5%)
23.45.524	Landscaping Minimum 0.6 Green Factor required, street trees required.	Compliant: Green factor greater than 0.6 propsed, including the existing street tree.
23.45.527	Structure Width and Facade Length Limits Maximum structural width: No Limit Maximum structural facade length: 65% of lot line.	Total structural width: 122’-8” Structural facade length: 36’-6” (56% of lot line: 60’-3”)
23.45.015	Required Parking Per Table B 23.54.015, no minimum parking required since the site is located within Crown Hill Residential Urban Village and frequent transit service area.	No parking provided
23.54.040	Solid Waste Storage and Access Per Table A 23.54.040, residential development with 2-8 dwelling units, minimum 84 SF of shared storage space.	Shared storage space for solid waste is provided at the center of the East property line of the parcel.

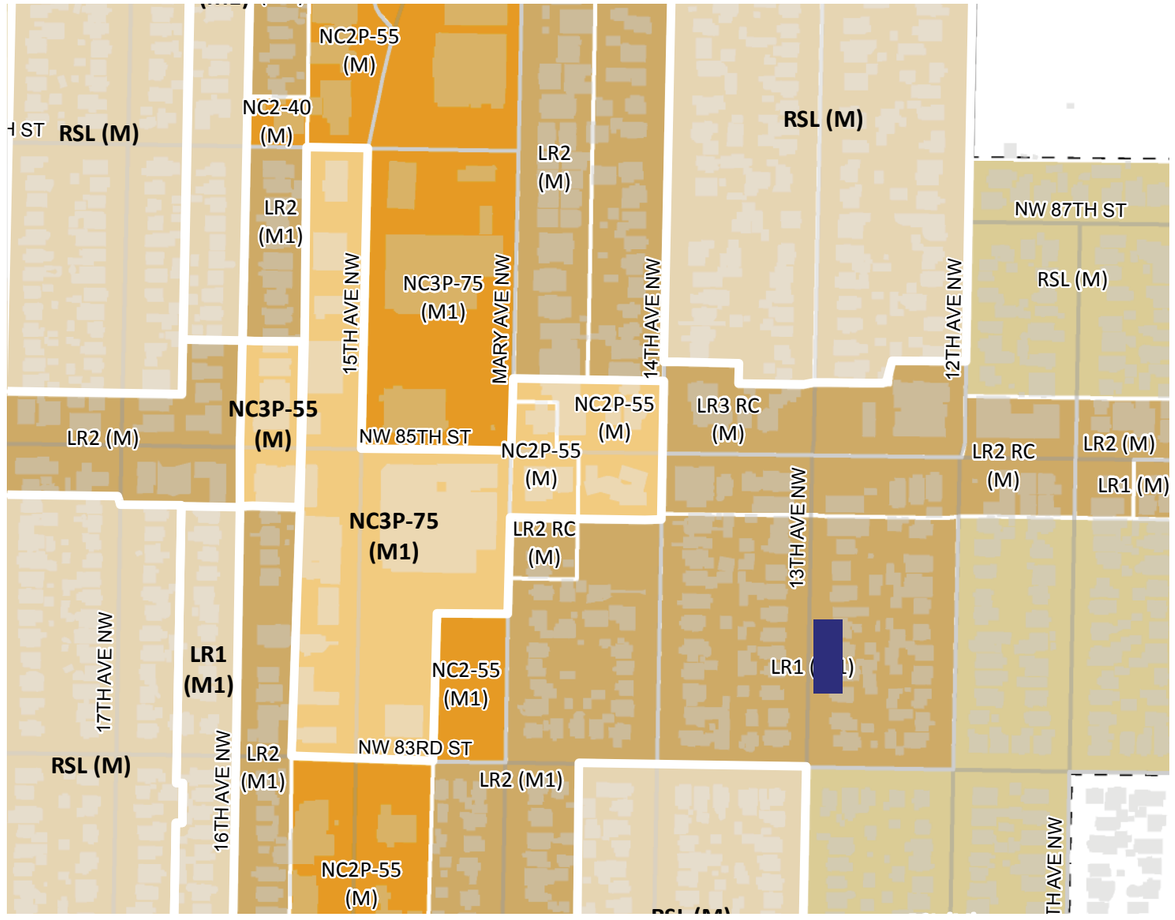
Zoning Information

INVENTORY

CONTEXT USE MAP



ZONING MAP



CONTEXT USE MAP LEGEND

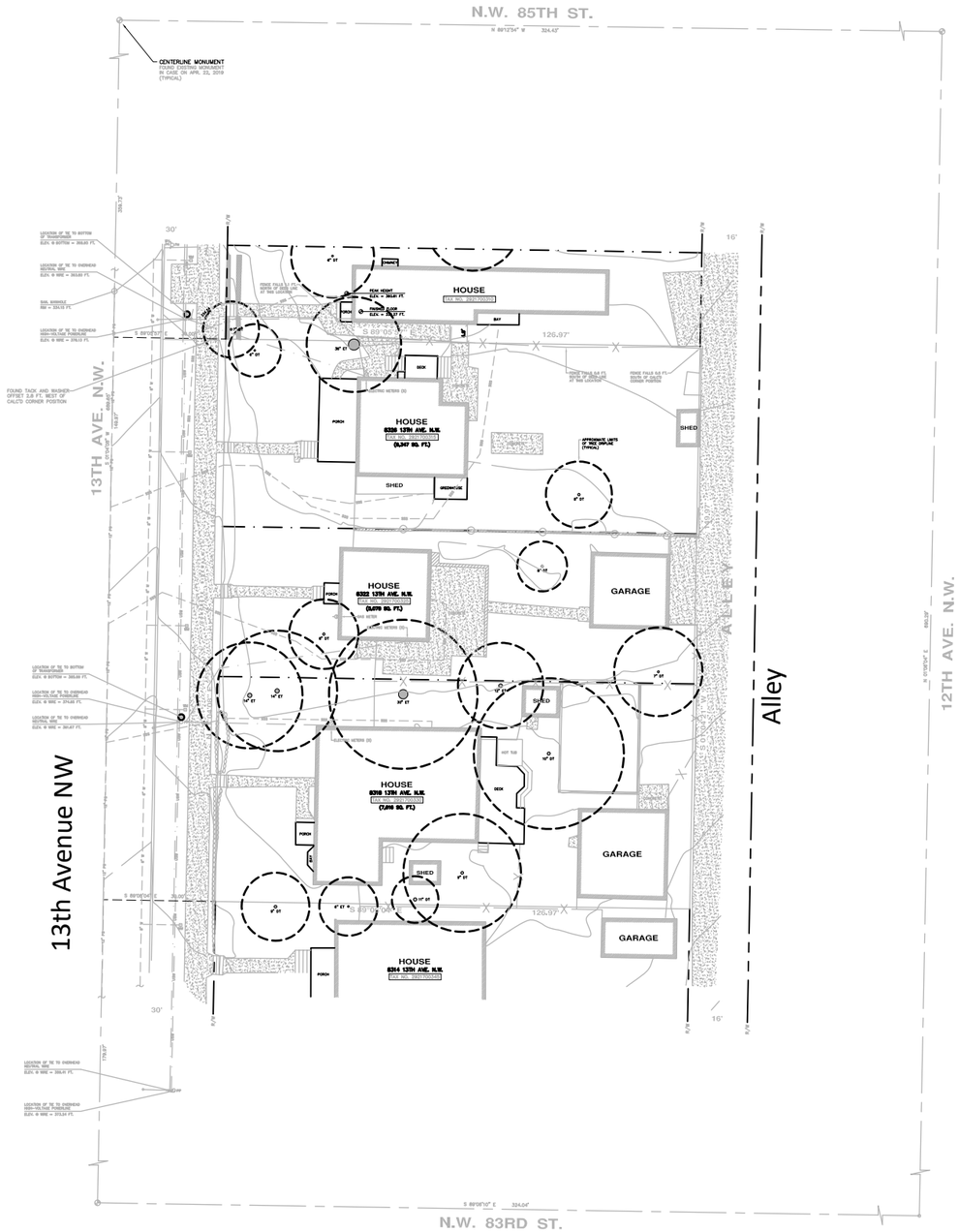
- Project Site
- Multi-Family
- Single Family
- Commercial
- Medical
- Religious

ZONING MAP LEGEND

- Project Site
- NC2
- NC3
- LR2
- LR1

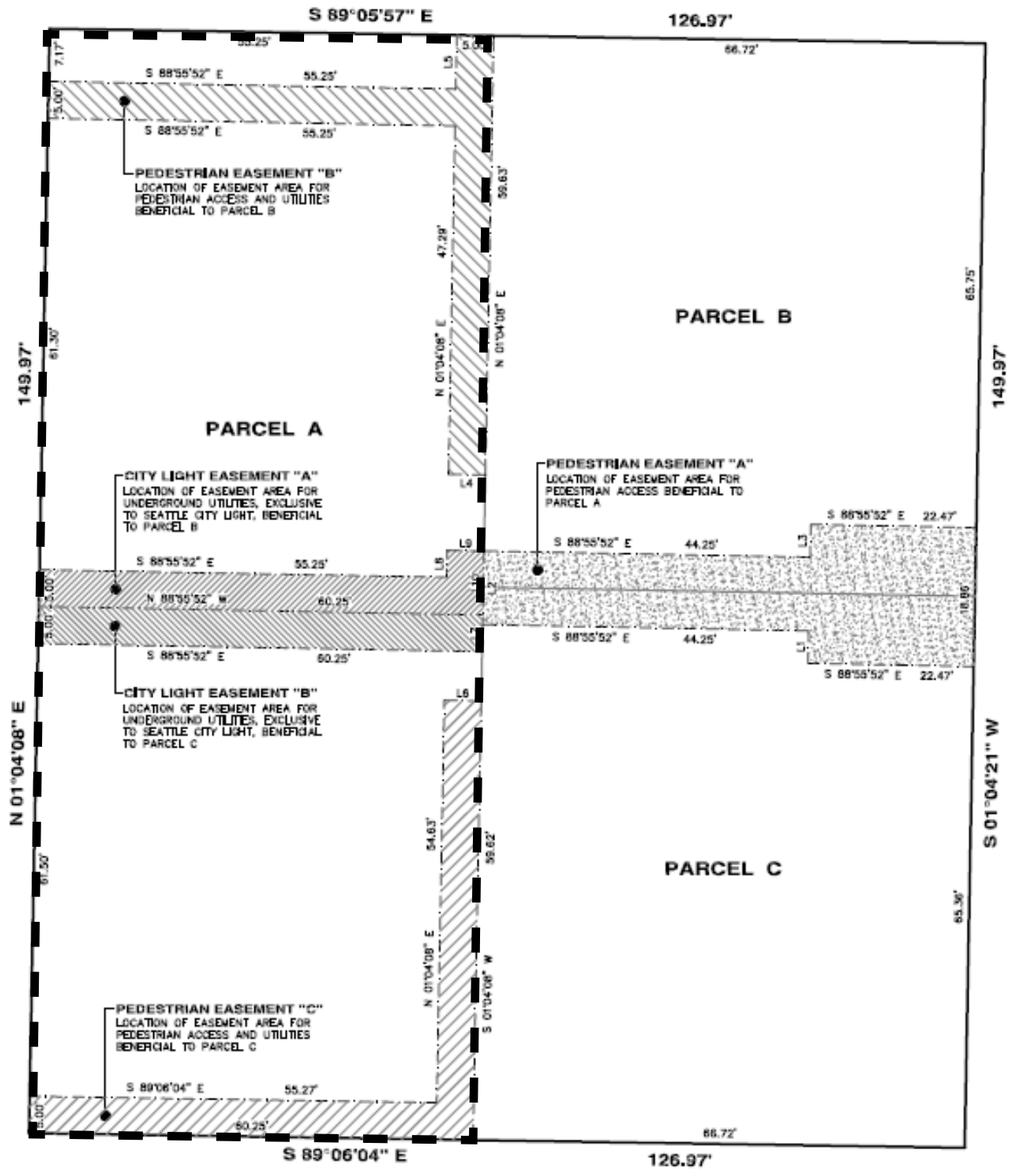
Existing Survey

INVENTORY



01 EXISTING SURVEY
NOT TO SCALE

North



LEGEND

Site Boundary

North

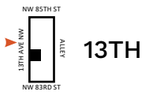
02 LOT BOUNDARY ADJUSTMENT NO. 3034434-LU
NOT TO SCALE

Existing Streetscape Photographs

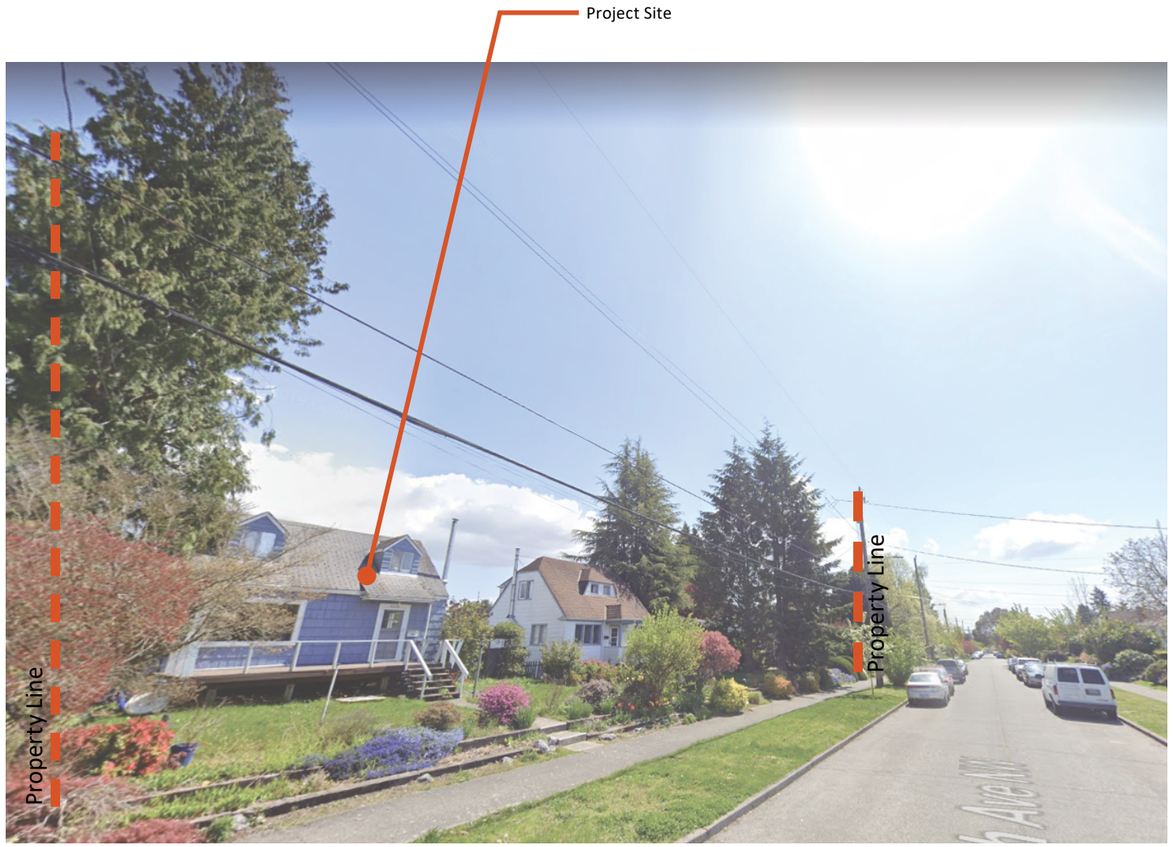
INVENTORY

NEIGHBORING PROPERTIES | PROJECT SITE | NEIGHBORING PROPERTIES

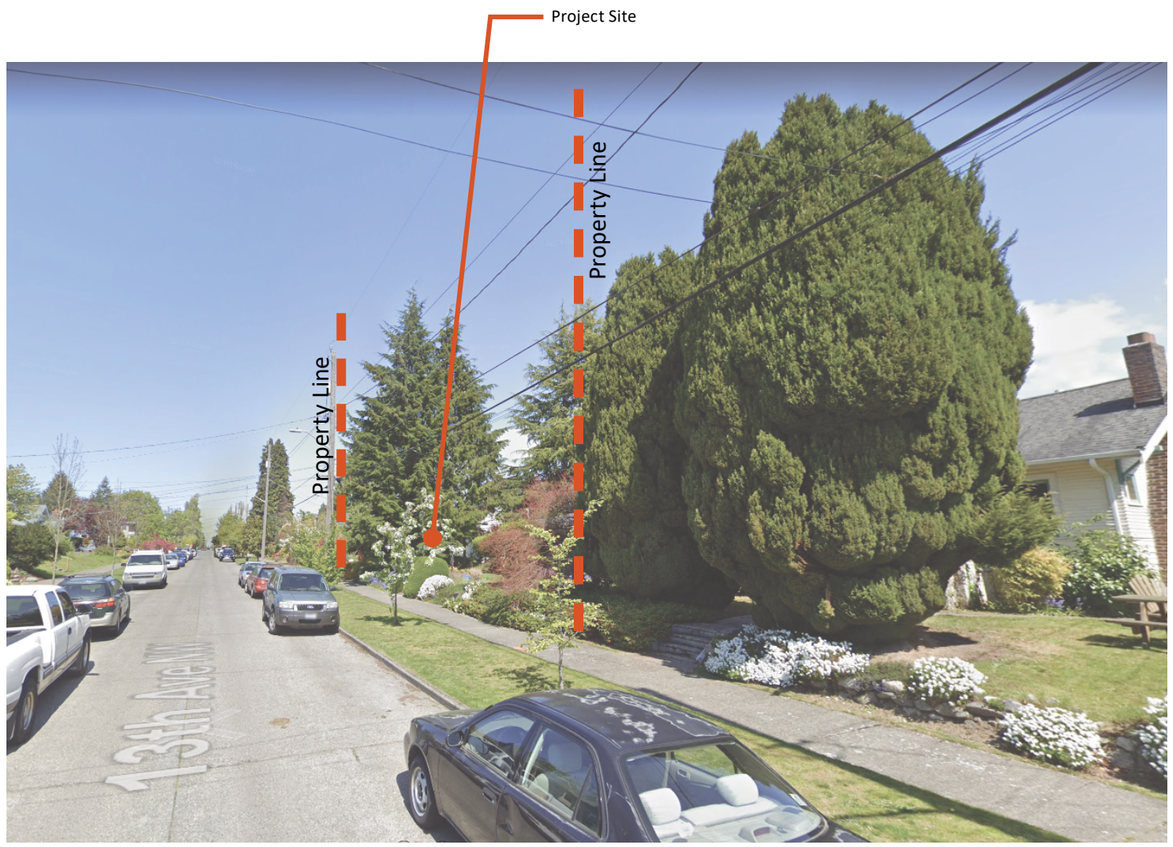




13TH AVE FACING EAST



STREET VIEW - 13TH AVE NW LOOKING SOUTH



STREET VIEW - 13TH AVE NW LOOKING NORTH

Site Aerial Photos

INVENTORY



01 AERIAL VIEW LOOKING NORTH



02 AERIAL VIEW LOOKING SOUTHWEST



03 AERIAL VIEW LOOKING WEST

SITE AERIAL LEGEND

PROJECT SITE

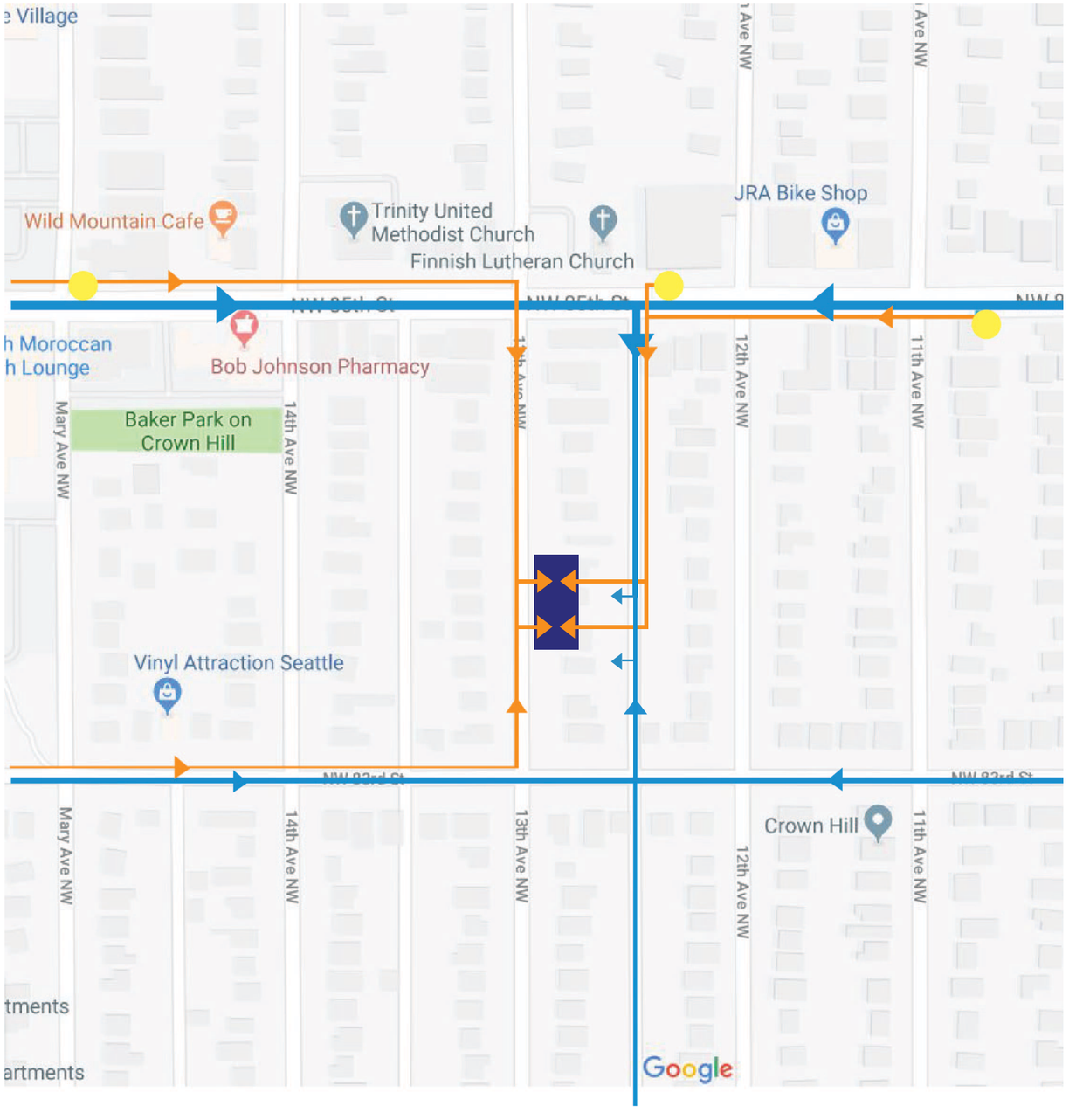
12TH AVE NW

NW 85TH AVE

13TH AVE NW

Site Access & Circulation

ANALYSIS



SITE ACCESS AND CIRCULATION MAP LEGEND

- Bus Stop
- Vehicle Route
- Pedestrian Route
- Project Site

North

Surrounding Amenities & Bus Routes

ANALYSIS

WALKSCORE

Very Walkable
Most errands can be accomplished on foot.

Good Transit
Many nearby public transportation options.

Very Bikeable
.

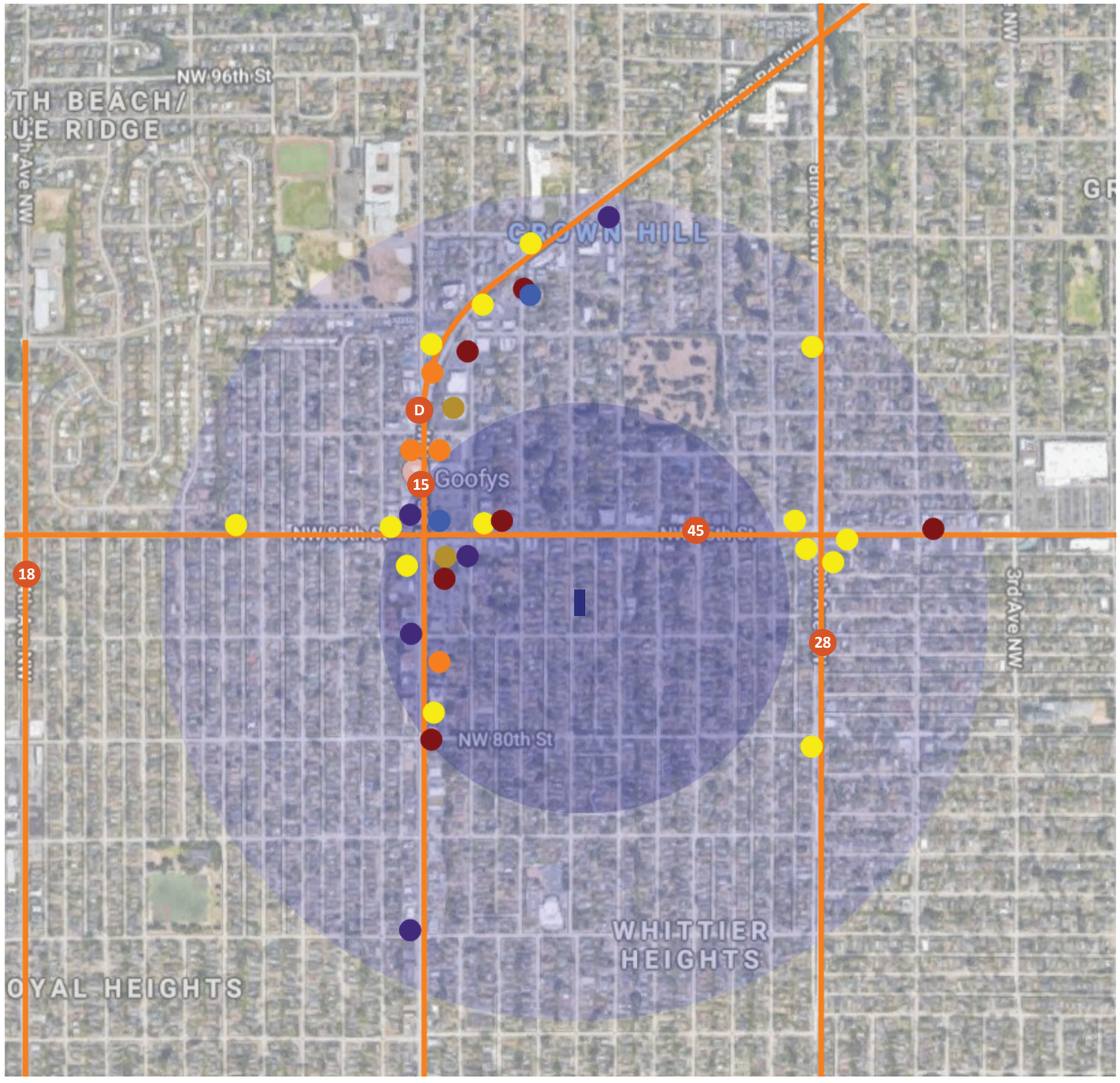
For more information visit:
http://www.walkscore.com/

NEIGHBORHOOD AMENITIES LEGEND

- Convenience Store
- Grocery Store
- Coffee
- Dry Cleaner
- Restaurant
- Bank
- Project Site
- 1/4 Mile Radius
- 1/2 Mile Radius

BUS ROUTES LEGEND

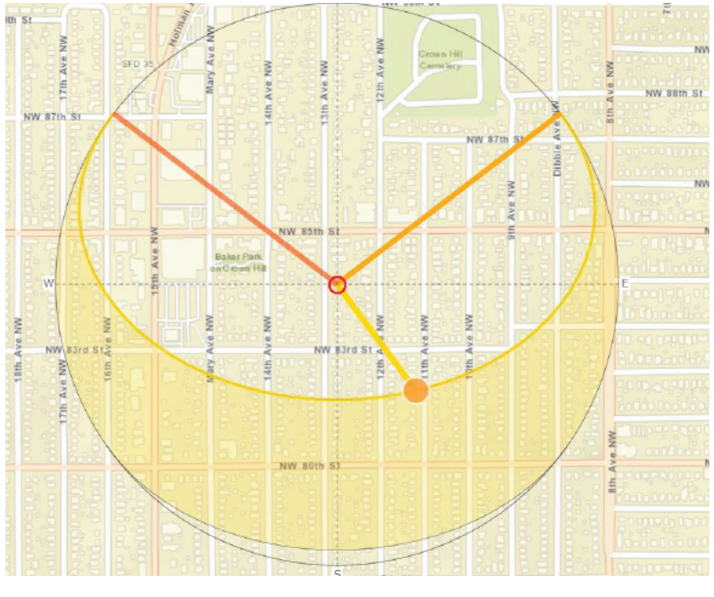
- Bus Route
- Bus Stop
- Bus Route



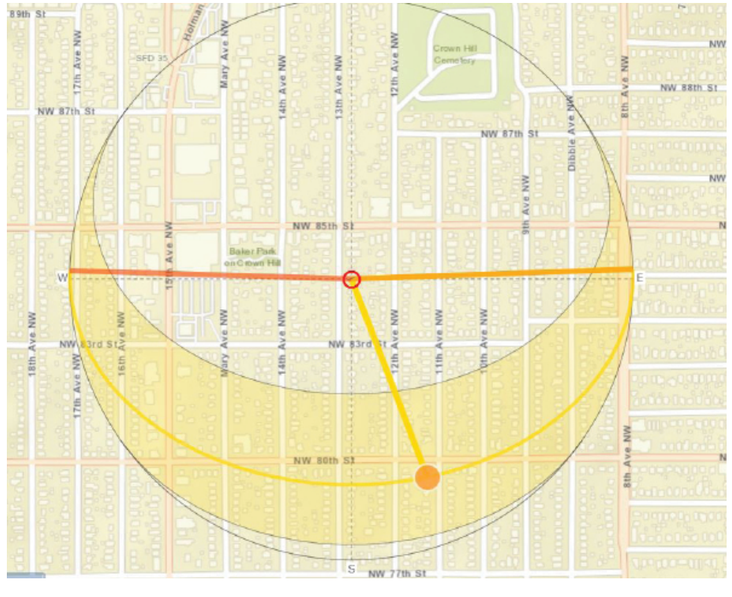
Site Solar Studies

ANALYSIS

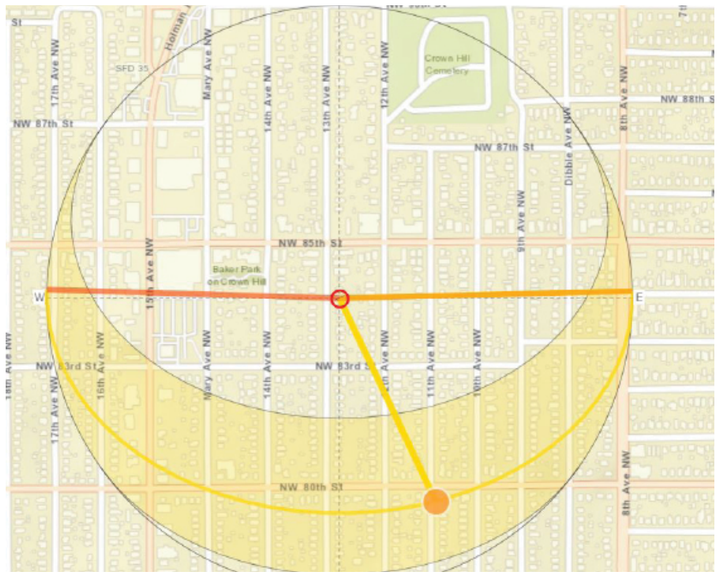
SOLAR ORIENTATION: SUMMER SOLSTICE



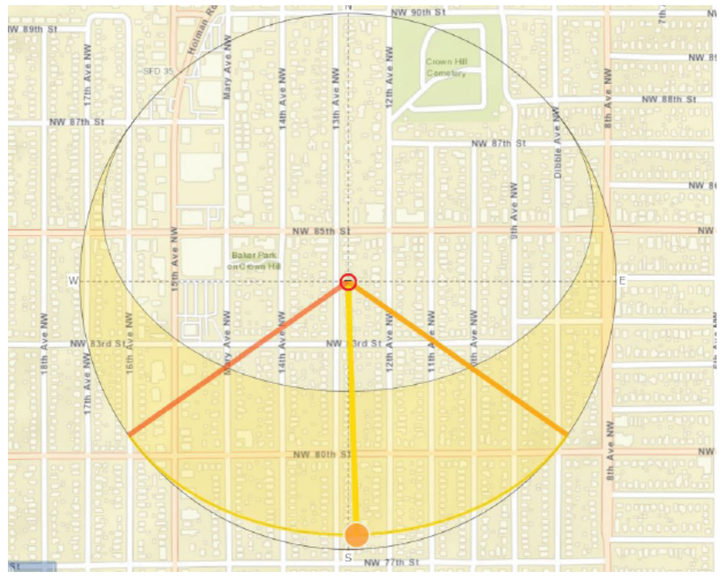
SOLAR ORIENTATION: FALL EQUINOX



SOLAR ORIENTATION: SPRING EQUINOX



SOLAR ORIENTATION: WINTER SOLSTICE



Design Guidelines

DESIGN

SECTION 1: CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND NATURAL VENTILATION

2. Minimal glazing on South facing facade to minimize heat gain.

C. TOPOGRAPHY

2. Utilizing the existing slope of site.

D. PLANTS AND HABIT

1. On-site Features:

The site design provides rich, adaptable and drought tolerant landscape, and the integration of a listed, exceptional Western Red Cedar to support and supplement the existing bio-diversity of the local eco-system. By providing a plant palette supportive of the local eco-system, we help connect individuals with increased natural habitats. In addition, the site design provides a variety of pedestrian corridors that connect to the natural landscape and neighboring natural environments.

E. WATER

2. Adding Interest with Project Drainage:

The project has developed a rain garden design that highlights the use of natural systems to manage on-site stormwater drainage. As a focal point and significant component of the site design, the rain gardens become a heightened sensory experience for the local community, while providing a positive impact on the environment.

CS2 URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place:

A sense of place is created at the rowhouse stoops by exaggerating the depth, recessing the entry, and utilizing a trellis with greenery. These features create identity and arrival for each rowhouse. Back patios utilize landscaping to soften and offer privacy from neighboring units and buildings.

2. Architectural Presence:

Since this building is located in a residential community, the exterior design references neighboring single-family housing to simplify the aesthetics of the community.

The design reflects the history of the surrounding architecture, while bringing in modern details to guide the community into the future.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

2. Connection to the Street:

Using similar scale and style of neighboring stoops, the design connects to the existing structures and surrounding community.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

1. Fitting Old and New Together:

Our design objective is to reflect the history of the surrounding architecture while bringing in modern details to guide the community into the future. Materials and colors of the surrounding structures have been used to better integrate this new building into the existing neighborhood. The gable roofline has been used to replicate the rooflines on the street. Traditionally sized windows and cornice details have also been used to relate to the existing architectural context.

.



Design Guidelines

DESIGN

SECTION 2: PUBLIC LIFE

PL1 CONNECTIVITY

A. NETWORK OF OPEN SPACES

2. Adding to Public Life:

Opportunities to foster human interaction have been designed at the recessed entries and trellis covered stoops at each rowhouse, through block connection to the existing alley, widened pathway at the back of the site to connect to private patios, a public trellis feature that acts as a node for site connection, and place making landscape elements throughout the site.

PL3 STREET LEVEL INTERACTION

A. ENTRIES

1. Design Obectives:

Individual rowhouse entries are scaled appropriately to provide intimate private space for the resident. The entries are recessed and covered by a trellis to add privacy from the neighboring unit and a sense of security from the street.



Surrounding Architectural Context

ANALYSIS

MODULATION



01 2-story Extrusions



05 Modern Vertical Modulation



09 Vertical Modulation



13 Relationship to Street - Stoop

MATERIALS



02 Brick



06 Lap Siding - Varying Size



10 Wood



14 Color Scheme: White, Black & Gray

FORM



03 Traditional form with Gable Roofline



07 Modern Form with Gable Roofline



11 Dormer



15 Dormer & Gable Rooflines

WINDOWS



04 Casement



82 Awnings & Mullions



12 Awnings & Mullions



16 Awnings & Mullions

Architectural Concept

DESIGN

ARCHITECTURAL DESIGN OBJECTIVE

Elevate the standard and be a leader in the neighborhood that establishes individuality for both the resident and the townhome community.

ARCHITECTURAL DESIGN STRATEGY

Connect to traditional style of the surrounding neighborhood by bringing detailed craftsmanship to a modern style and creating a new design language that elevates this community into a new era.



01 Utilize windows at end units and outdoor space



02 Modern cornice detail



03 Combine gable and dormer rooflines



04 Gable with recess and screening for guardrail



05 Traditional style cornice details



06 Outdoor living space



07 Varying siding size, traditional bump out + Recessed entry

Exterior Materials

DESIGN



01 **MATERIAL LOCATIONS - WEST ELEVATION**



02 **MATERIAL LOCATIONS - EAST ELEVATION**

COLOR AND MATERIAL PALETTE



Brick
Mutual Materials
1



Lap Siding
Gray
2

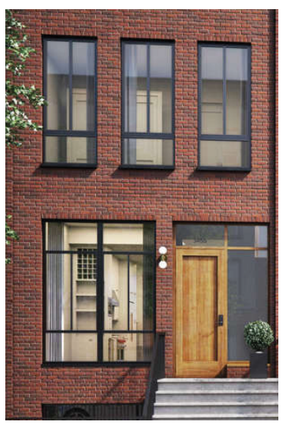


Lap Siding
Charcoal
3



Painted Black Vinyl Windows & Sconces
Black Aluminum
4





03 Material + Color Inspiration

Exterior Elevations

DESIGN



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST



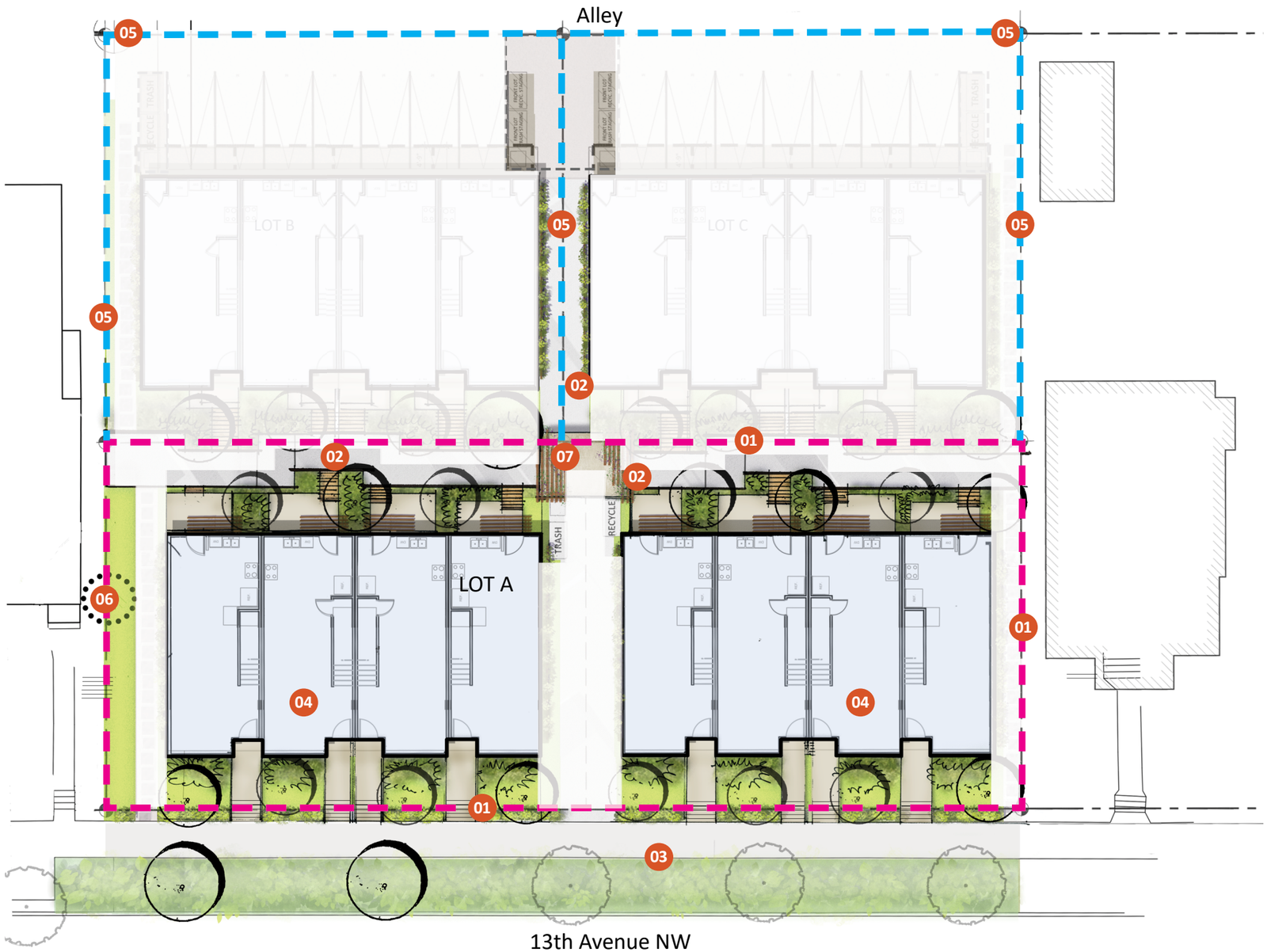
EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST

Proposed South Site Plan - Lot A

DESIGN



South Site - Lot A Legend

01 Lot A Property Line

02 Pedestrian Access

03 Right of Way at 13th Ave NW

04 Rowhouse Units at Lot D

05 Adjacent Property Lines

06 Exceptional Tree Location, Preserve and Protect

07 Open Space

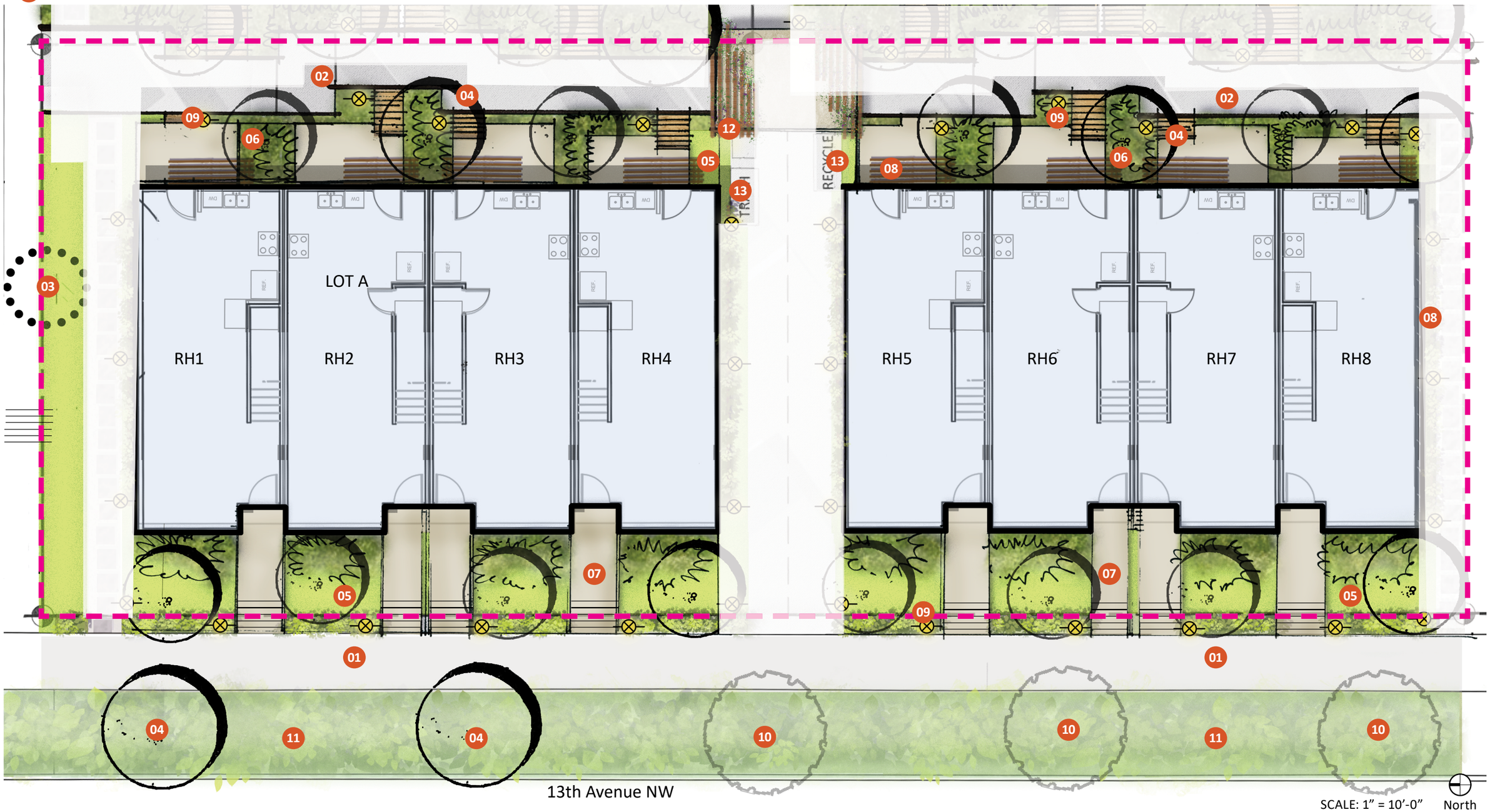
SCALE: 1” = 20’-0” North

Proposed Site Plan - Lot A Enlargement

DESIGN

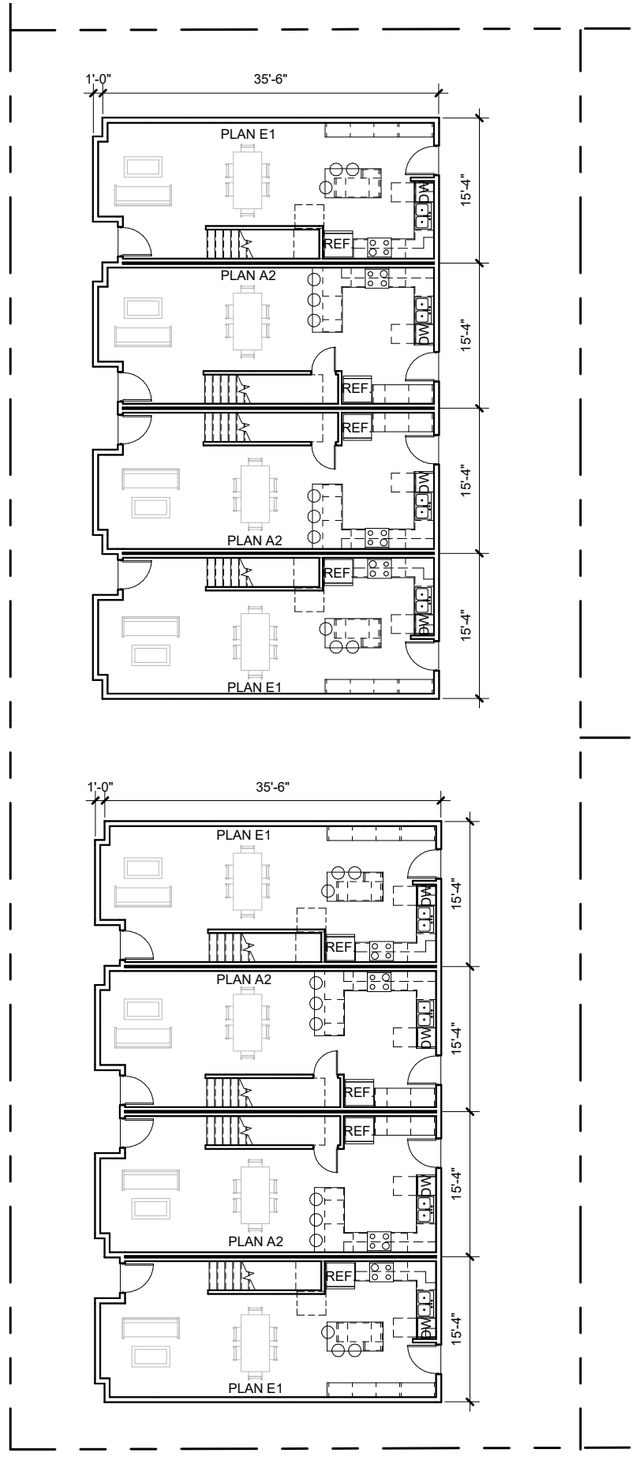
SOUTH SITE - LOT A LEGEND

01 Existing Sidewalk to Remain
02 3’-0” Pedestrian PathProtect
03 Exceptional Tree Location, Preserve and Protect
04 Green Factor Trees, Adaptive and Drought Tolerant Supplement Where Applicable per SDOT approval
05 Adaptive Drought Tolerant Landscape
06 Bioretention Facility
07 Front Stoop
08 Vegetated Trellis
09 Path Lighting
10 Existing Trees to Remain, Preserve and Protect
11 New Landscape Strip Planting at 13th Ave NW Right of Way
12 Open Space - 120 SF Minimum
13 Lot A Trash Enclosure Locations

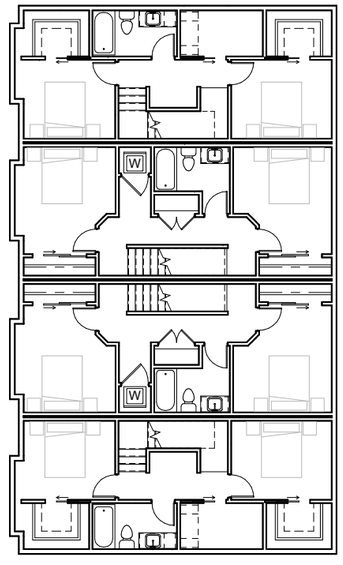


Floor Plans

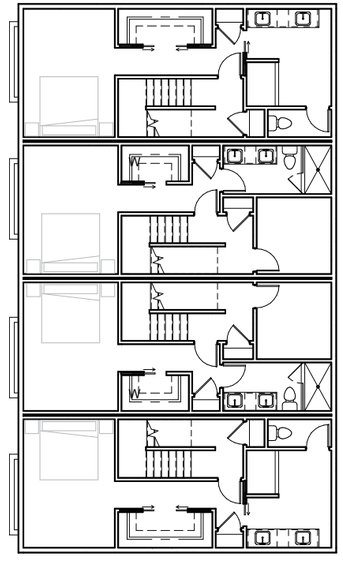
DESIGN



FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVEL 2



FLOOR PLAN - LEVEL 3

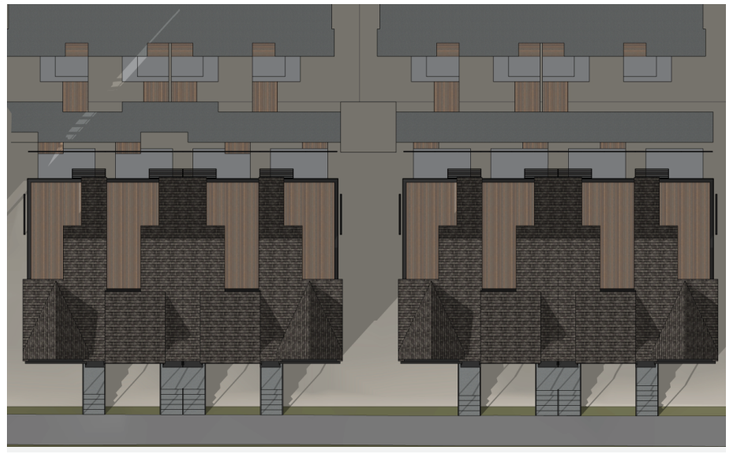
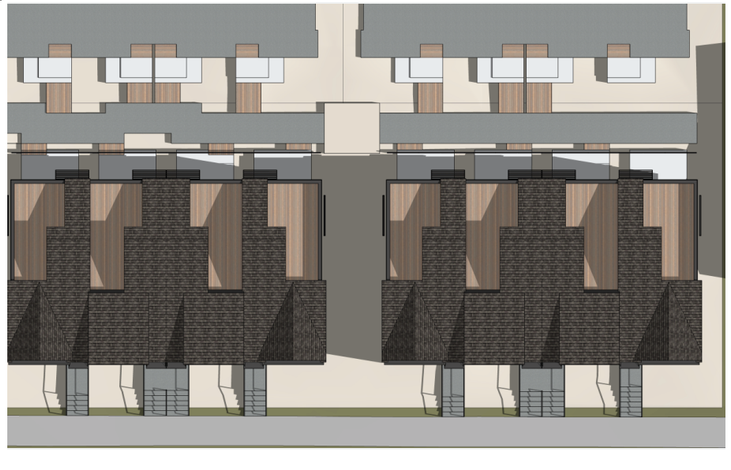
0' 16'

Scale: 1/16" = 1'-0'

North

Shadow Study

DESIGN

	9:00 am	12:00 noon	3:00 pm
Winter Solstice			
Equinox			
Summer Solstice			

Exterior Renderings

DESIGN



PERSPECTIVE- FRONT FACADE

Exterior Renderings

DESIGN



PERSPECTIVE - FRONT STOOPS



PERSPECTIVE - COURTYARD