

Streamlined Design Guidance Application



OWNER:
MRN Homes LLC
7556 12th Ave NE
Seattle, WA 98115

PROJECT:
12th Ave NW Rowhouses
8303 12th Ave NW (3036785-EG)
Seattle, WA 98117

ARCHITECT: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
rod@noviongroup.com (206.361.6133)

TABLE OF CONTENTS

3

PROJECT ZONING & INFORMATION

Development Objectives
Project Description
Zoning Map
Neighborhood Analysis

7

VICINITY INFORMATION

Vicinity Map
Existing Uses in General Vicinity
Proposed Development in Immediate Vicinity
Existing Neighborhood Style and Context thru photos

12

SITE DETAILS

Site Survey
Site Analysis
Street Elevations
Zoning Synopsis
Adjustment Requests

22

DESIGN GUIDELINES RESPONSES

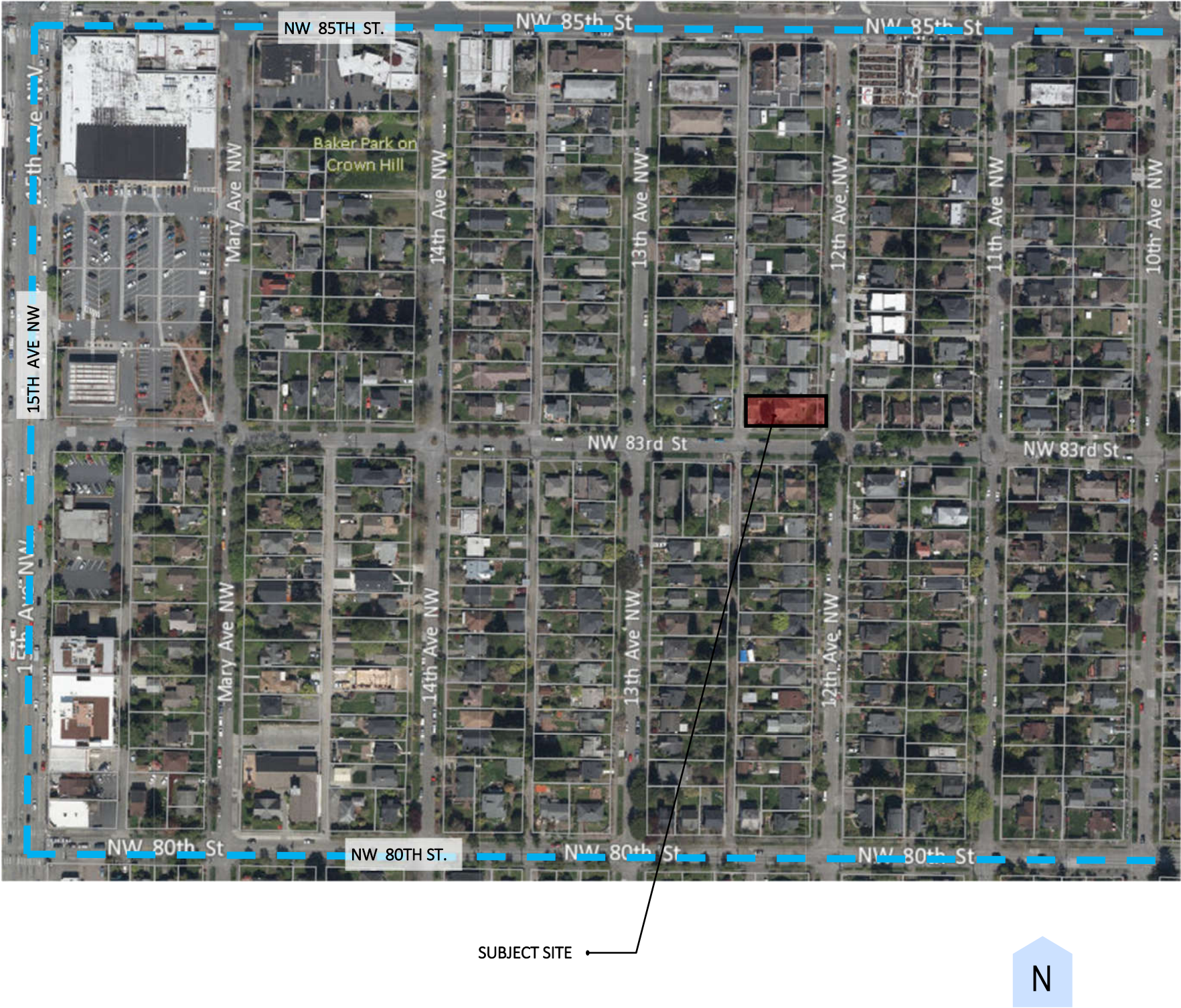
24

DESIGN & MASSING

Site Layout and Description
Amenity Area Description
Landscape Plan
Building 1—Floor Plans & Elevations
Building 1—Gross Floor Area Plans
Building 1—Exterior Materials & Finishes
Building 2—Floor Plans & Elevations
Building 2—Gross Floor Area Plans
Building 2—Exterior Materials & Finishes
Massing Views

34

COMMUNITY OUTREACH MATERIAL



DEVELOPMENT OBJECTIVES

PROJECT TEAM

Owner: MRN Homes LLC

7556 12th Ave NE
Seattle, WA 98115
Contact: Michael Nelson

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 #3036785-EG

Contact: Colin Vasquez

Existing Site:

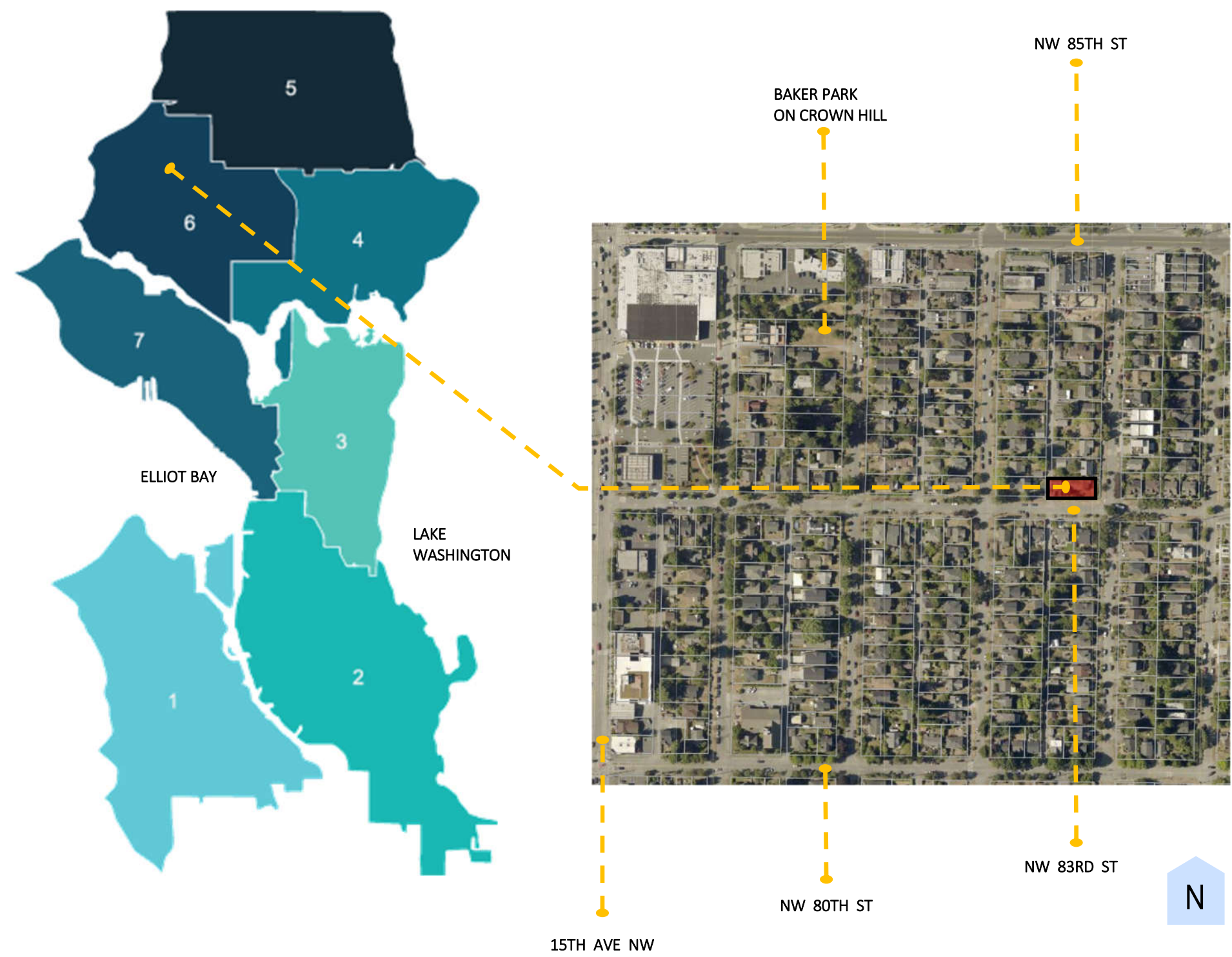
Address: 8303 12th Ave NW
Location: East of 15th Ave NW and North of NW 80th St.
Site Area: 6,204 sf
Existing Development: Residential Single Family

Project Proposal:

Number of Residential Units: 9 new rowhouse units
Number of Parking Stalls: 6 surface parking stalls
Gross Floor Area of Residential Use: 8,463.5 sf

Developmental Objective:

To provide more multifamily housing in a growing urban village that was recently up-zoned to increase density. The proposal is to provide 9 new townhouse units in a location where the residents will benefit from the easy connection to the neighborhood amenities and public transportation, as well as have access to the many public sites that encourage community interaction.



PROJECT DESCRIPTION

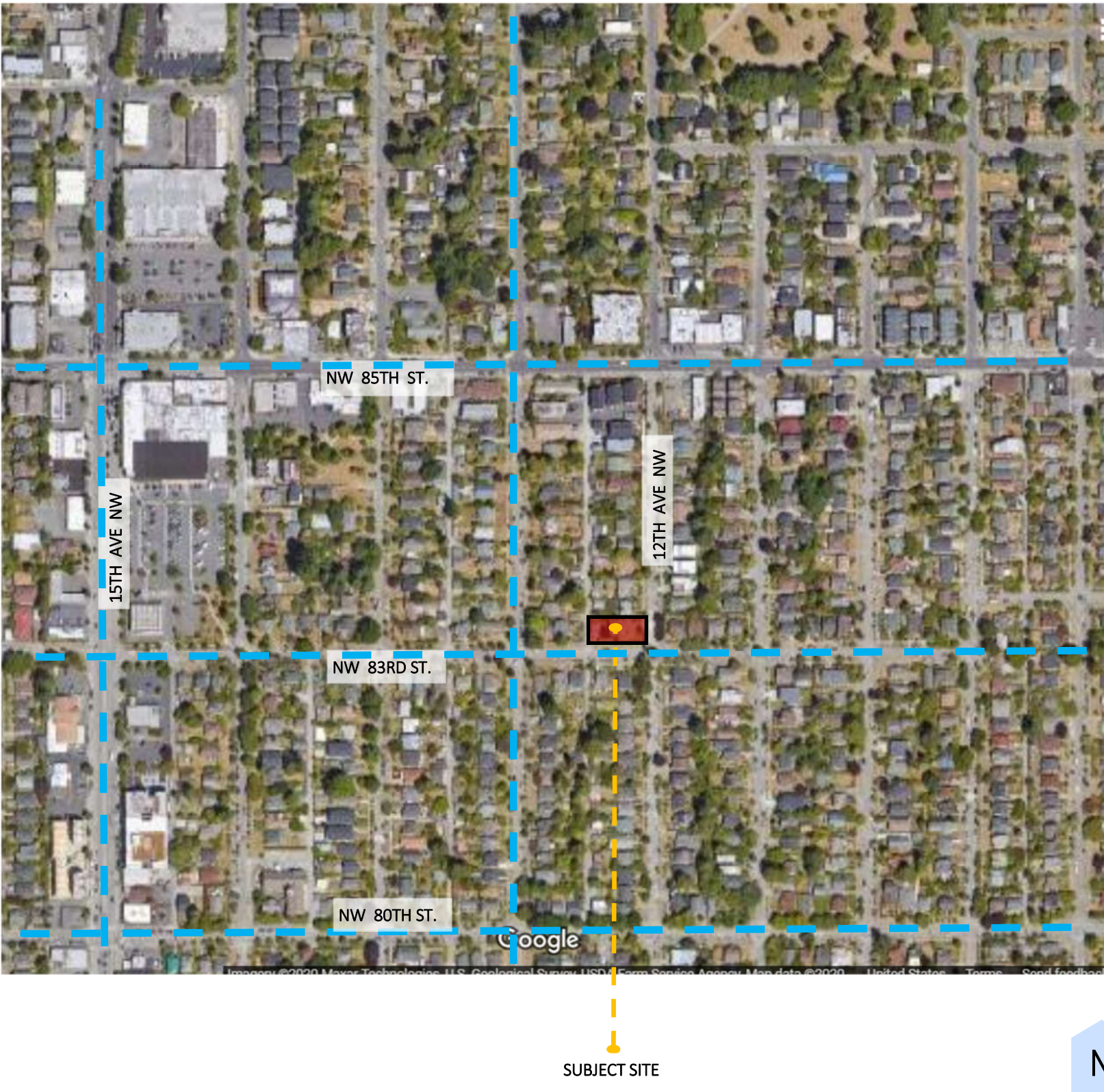
The subject site is currently a residential single family structure. It was recently up-zoned from SF 5000 to LR1 (M1). It is located near the intersection of NW 85th St and 15th Ave NW, and is part of the Crown Hill/Ballard Neighborhood Plan.

With an expansion of the Crown Hill Residential Urban Village, and an increased need for housing per desired density limits, this proposal aims to develop 9 new modern influenced townhouse units available for purchase, on a corner lot with frontage along NW 83rd St and 12th Ave NW.

Site Information:

City: City of Seattle
Existing Zoning: LR1 (M1)
Site Area: 6,204 sf
APN Number: 2921700375

Comprehensive Plan Land Use: Crown Hill/Ballard Neighborhood Plan
Neighborhood Planning Area: Crown Hill—Whittier Heights



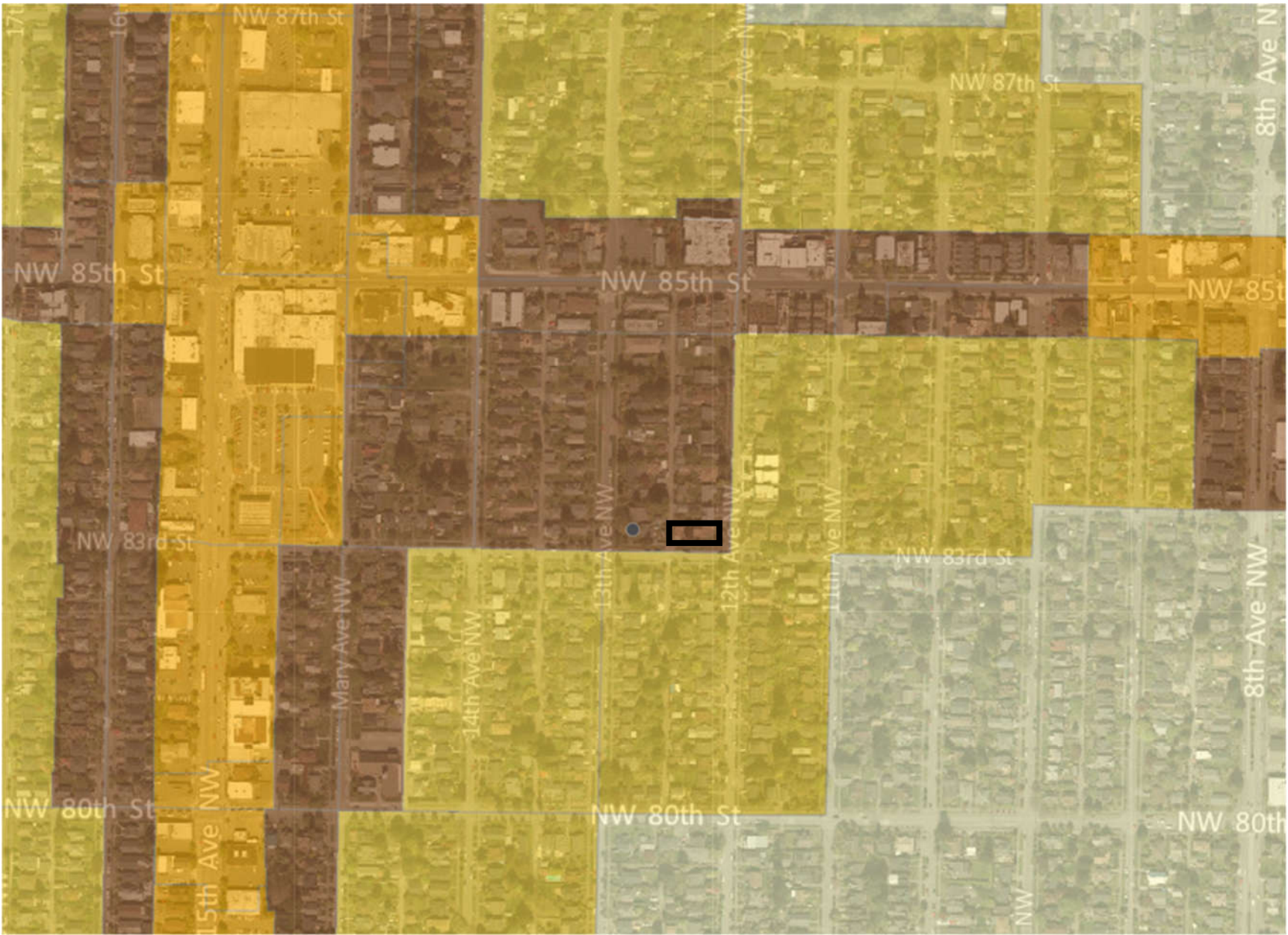
ZONING MAP

The area directly north of the subject site is zoned LR1 (M1). The zoning changes to LR2 (RC) on the south side of NW 85th St, and LR3 (RC) on the north side of NW 85th St, and then shifts to RSL (M) as you continue north. Directly south, across NW 83rd St, and east across 12th Ave NW is RSL (M). A couple blocks east and south are zoned SF 5000 where the structures are predominantly residential. To the West the zoning increases with either side of 15th Ave NW zoned Neighborhood Commercial, with a pedestrian overlay at the intersection of NW 85th St and 15th Ave NW.

There is a planned effort to continue defining the neighborhood, through growth and a cohesive mix of commercial and residential uses. The goal is to create a walkable town center with increased connectivity through safe non-vehicular routes to parks, schools, transit and engaging public spaces that foster a sense of community.

LEGEND: CURRENT ZONING

-  SUBJECT SITE
-  SF5000—SINGLE FAMILY 5000
-  RSL—RESIDENTIAL SMALL LOT
-  LR1, LR2, LR3—LOWRISE
-  NC1, NC2, NC3—NEIGHBORHOOD COMMERCIAL

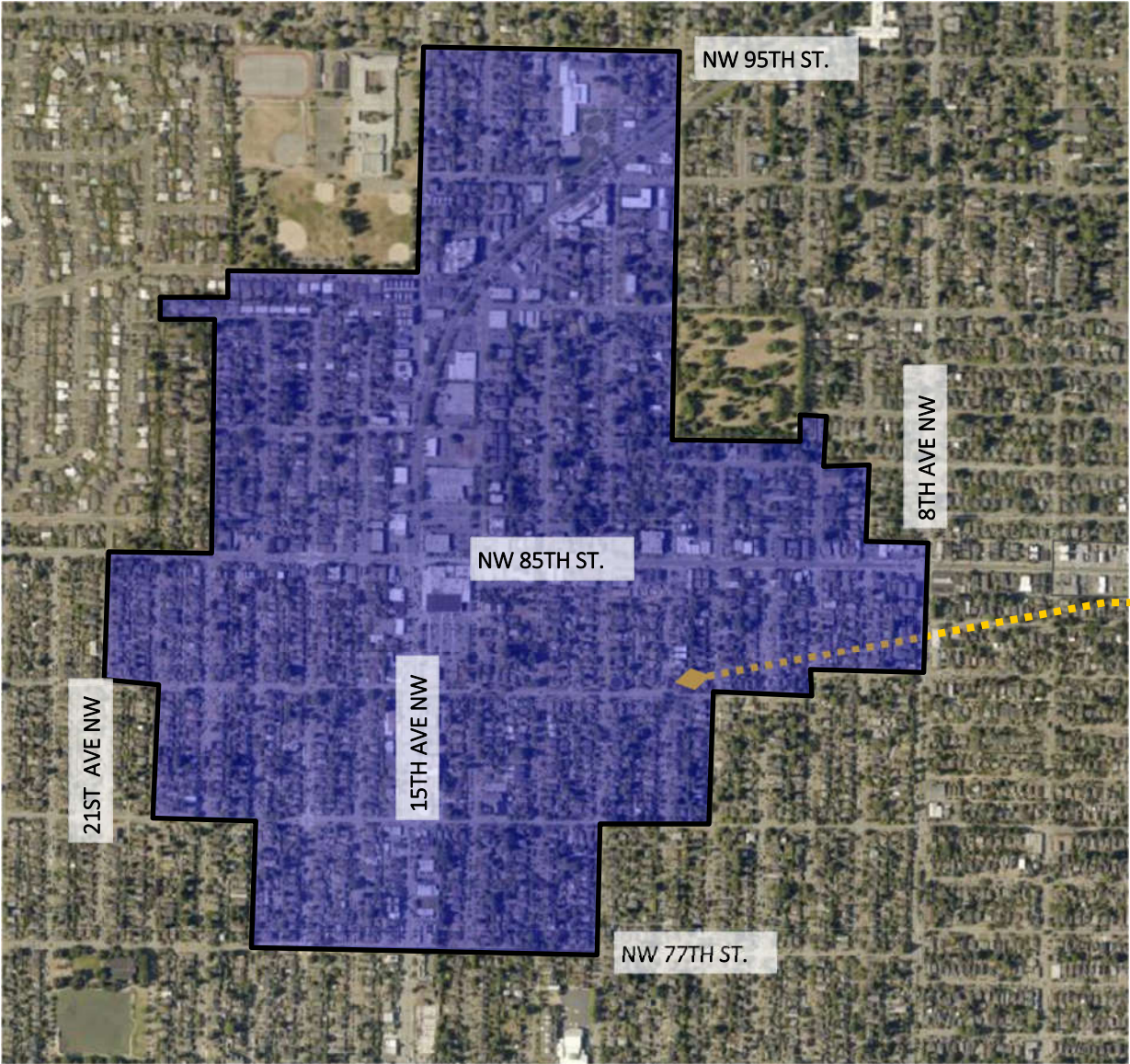


NEIGHBORHOOD ANALYSIS

CROWN HILL RESIDENTIAL URBAN VILLAGE

The Crown Hill Residential Urban Village is primarily centered around the intersection of NW 85th St and 15th Ave NW. It's current footprint extends as far North to NW 95th St, as far East to 8th Ave NW, as far South to NW 77th St, and as far West to 21st Ave NW. It encompasses the four corners of these North Seattle neighborhoods: Crown Hill, Whittier Heights, Loyal Heights and North Beach/Blue Ridge.

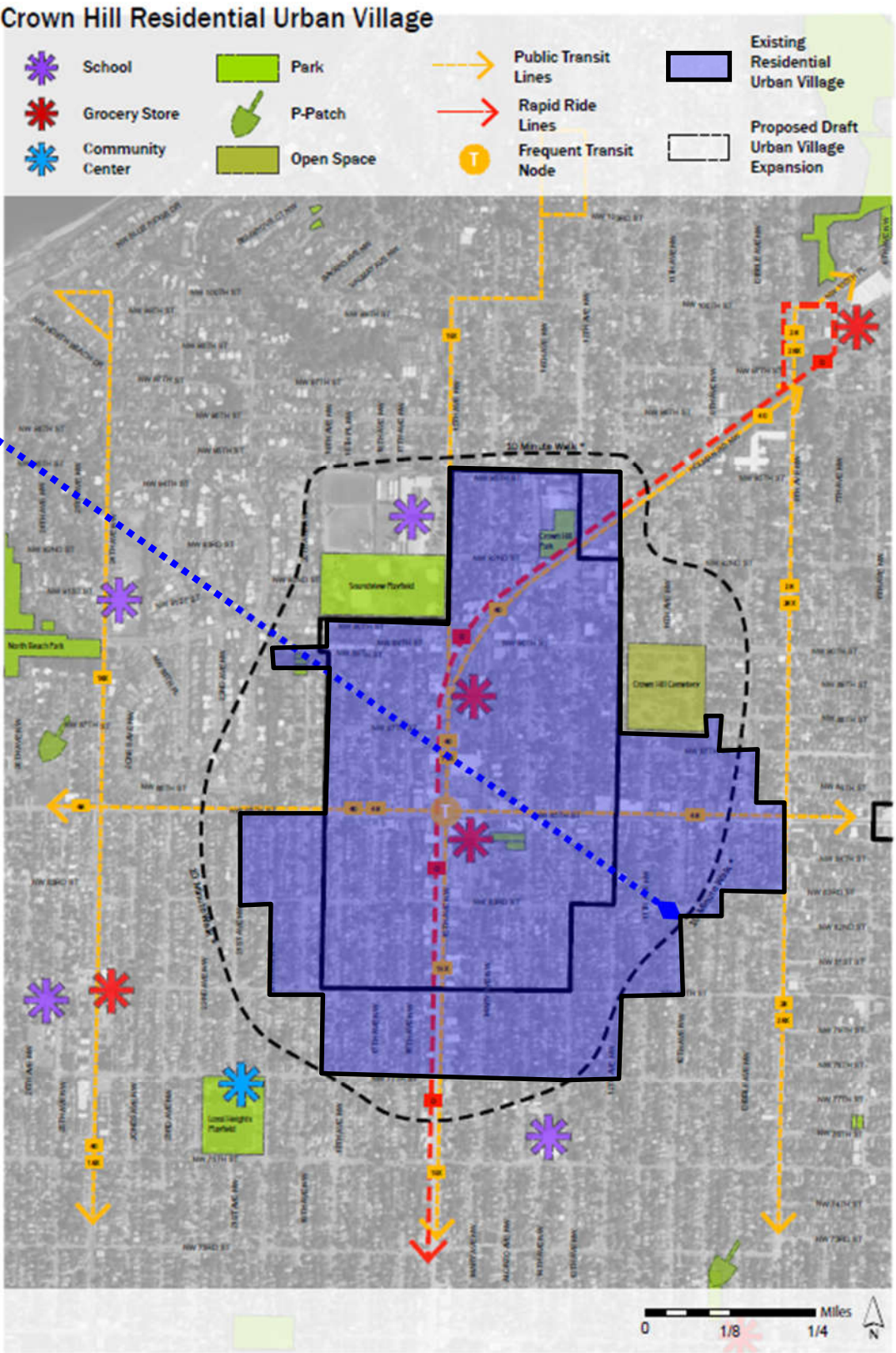
15th Ave NW is a major arterial where businesses large and small coexist, with engaging public spaces and streetscapes mixed in. Frequent transit service is accessible from both NW 85th St and 15th Ave NW. In the Crown Hill Neighborhood Plan, the community identified the areas they wanted the OPCD to focus on. These include; creating a vibrant town center, increased pedestrian friendly routes to public spaces and an improved stormwater infrastructure. These elements are laid out with the ambition to nurture a community orientated neighborhood prepared for increased growth.



SUBJECT SITE

CROWN HILL RESIDENTIAL URBAN VILLAGE

SUBJECT SITE



VICINITY MAP

TRANSIT

There are multiple Metro transit stops within blocks of the subject site. The routes that run north/south along 15th Ave NW & 8th Ave NW, connect Downtown (#15, 28 & D) to Crown Hill. And, the routes that run east/west along NW 85th St connect Northgate (#9) and the University District (#45) with Crown Hill.

CYCLING

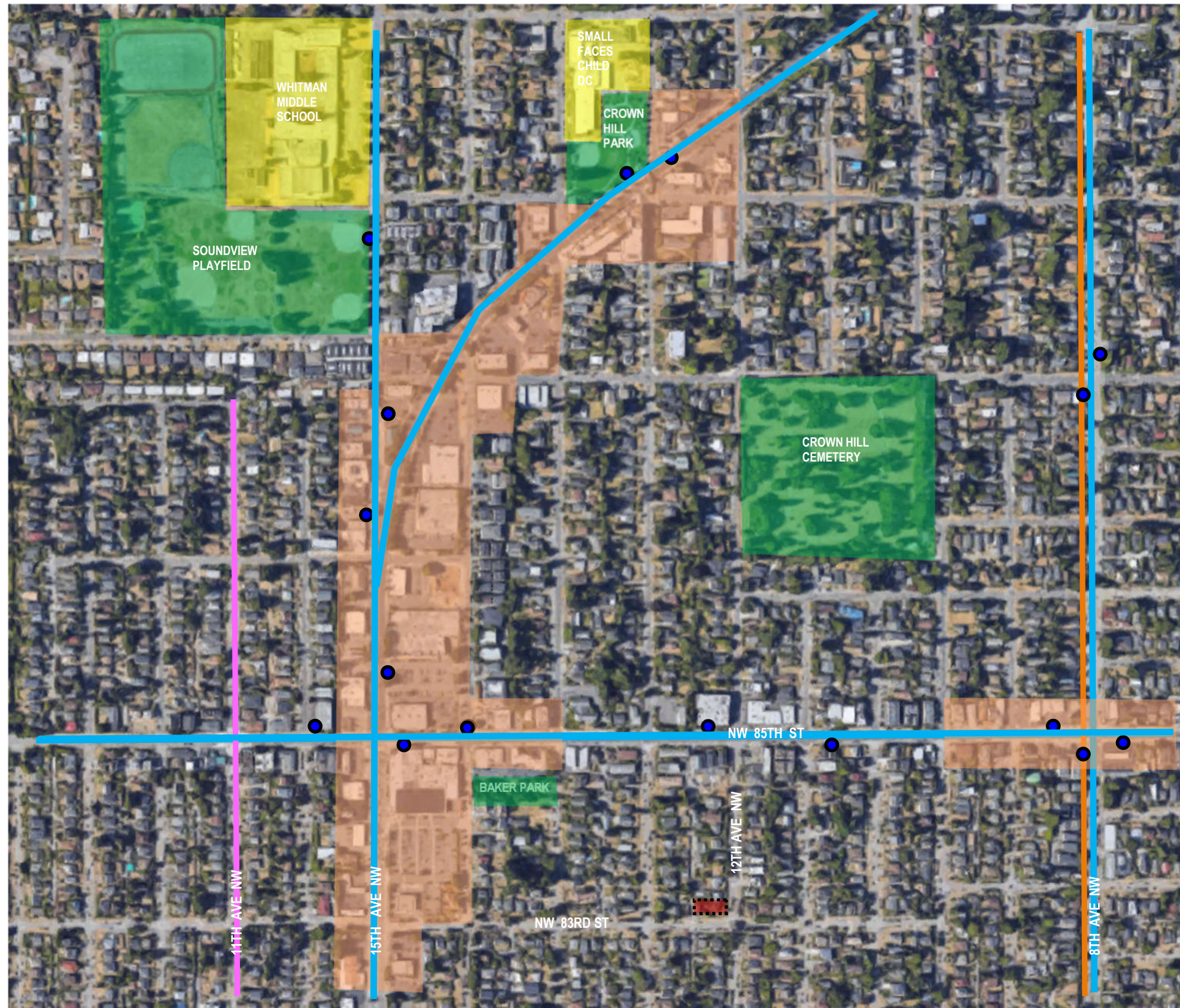
There is a bike lane/climbing lane on 8th Ave NW. At NW 85th St it changes to a protected bike lane. There is a bike friendly neighborhood greenway along 11th Ave NW, south of NW 90th St. The Master Bike program has plans under construction along NW 90th St.

RECREATION

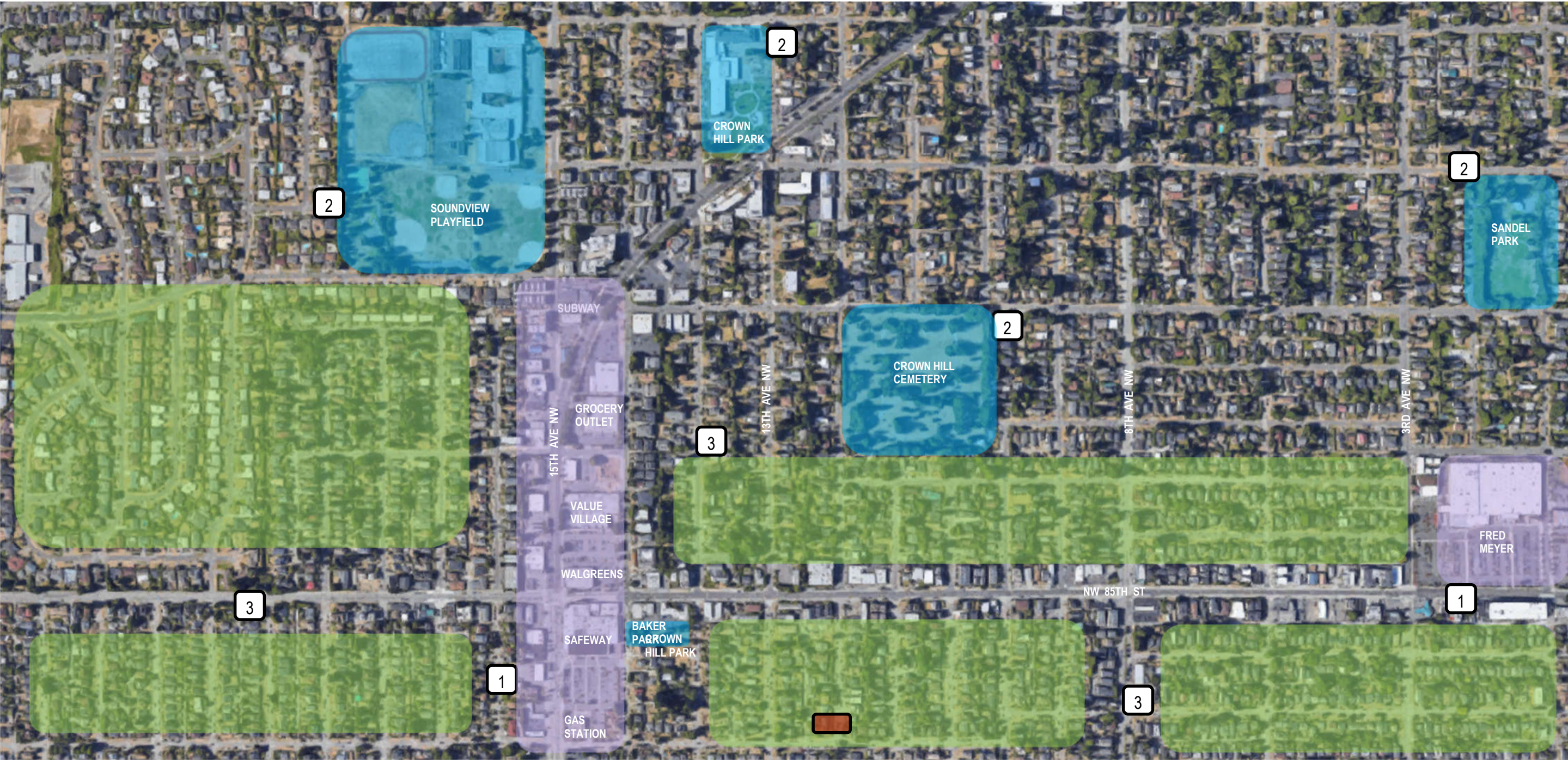
The subject site is conveniently located near, and a short travel distance to many retail stores and public recreational amenities. These include grocery stores, restaurants, banks, pharmacies, parks, playfields, and pedestrian friendly streets. The opportunity for future residents to participate and engage with the community will be easily achieved with an already established presence of nearby amenities

LEGEND

-  SITE
-  METRO TRANSIT STOPS
-  METRO TRANSIT ROUTES
-  BIKE LANE
-  NEIGHBORHOOD GREENWAY
-  PARKS & PUBLIC SPACES
-  RETAIL
-  SCHOOLS



EXISTING USES IN GENERAL VICINITY



1—COMMERCIAL

The majority of the buildings to the West of the subject site, along 15th Ave NW are commercial in nature. The zones are a mix of NC and NCP. There are numerous services located a short walk from the subject site. Ample parking at these locations provides more street parking for neighborhood residents

2—COMMUNITY BUILDINGS & SPACES

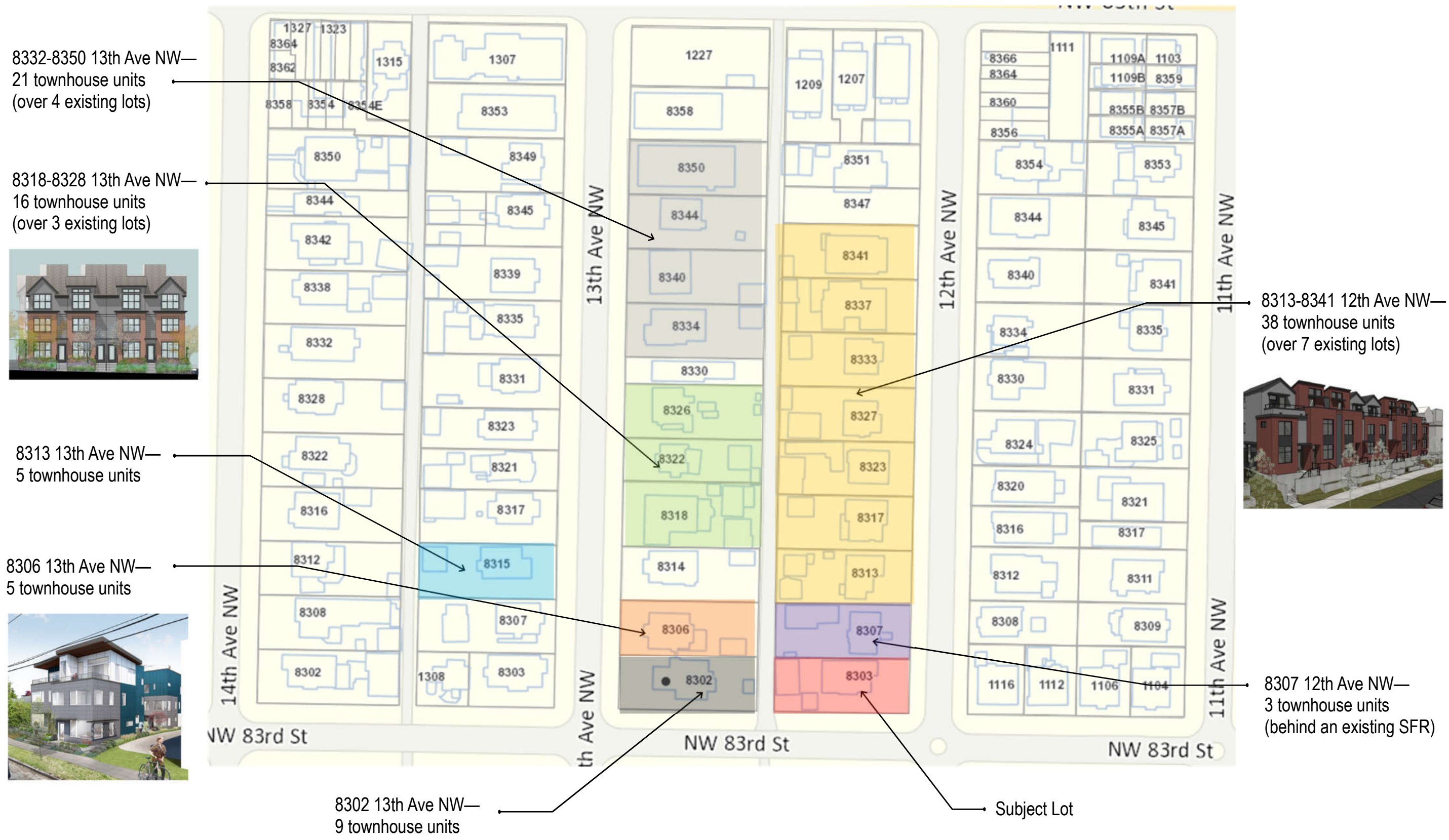
There is a great deal of public facilities within walking distance of the subject site. To the North and South there are public schools, play fields, green spaces, and pedestrian friendly greenways. A far reaching network of transit routes allows Crown Hill residents easy access to other public facilities in surrounding neighborhoods

3—RESIDENTIAL

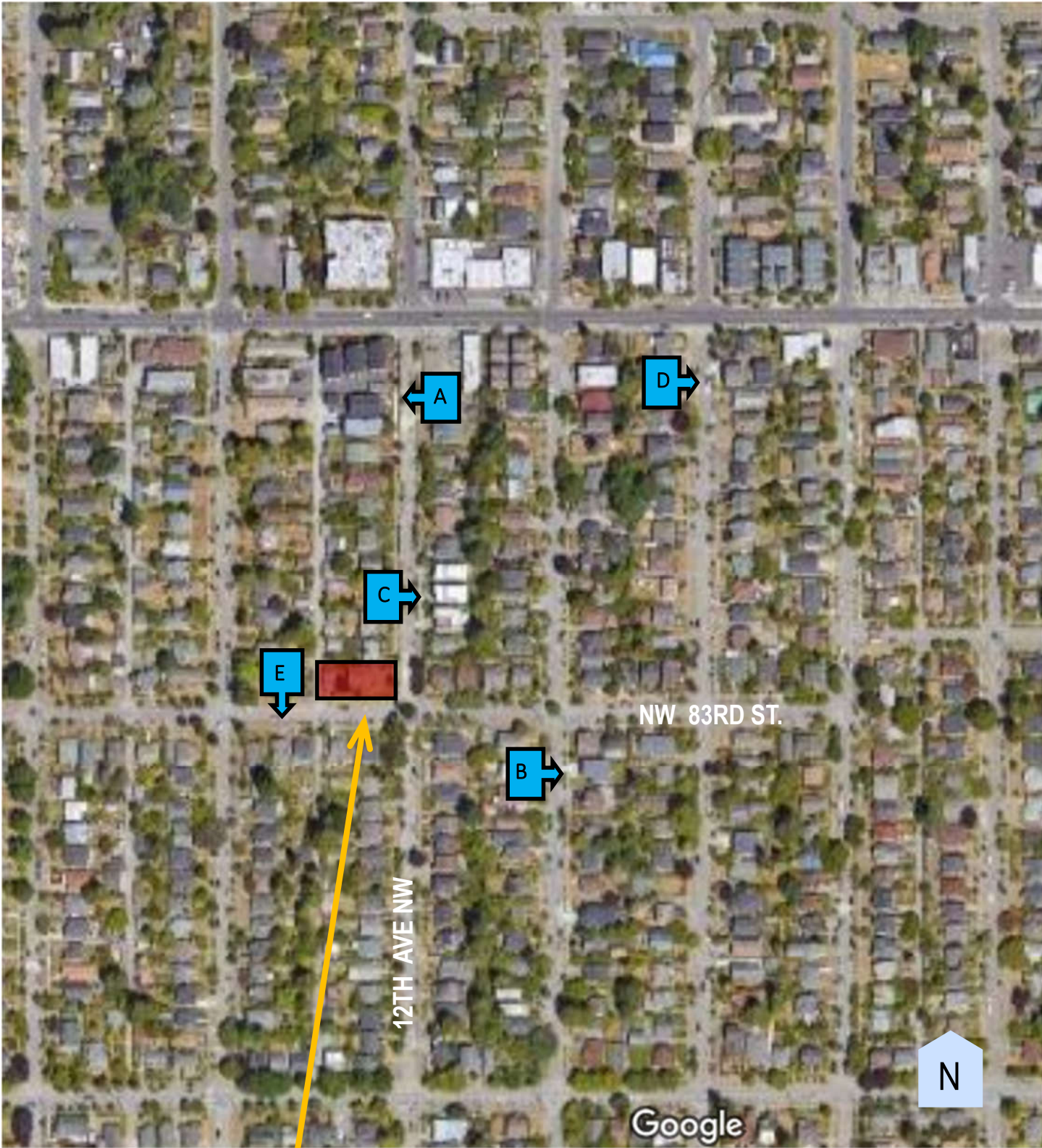
Directly adjacent the subject site to the North is LR1 (M1) zone with a mix of existing single family homes, new townhouses and older multifamily structures. South and East of the subject site is predominantly single family structures, but with the recent up-zone of the area, higher density residential structures are encouraged, and expected.



PROPOSED DEVELOPMENT IN IMMEDIATE VICINITY



EXISTING NEIGHBORHOOD STYLE AND CONTEXT



SUBJECT SITE



A—8347 12TH AVE NW



B—8050 11TH AVE NW



C—8316 12TH AVE NW



D—8354 10TH AVE NW

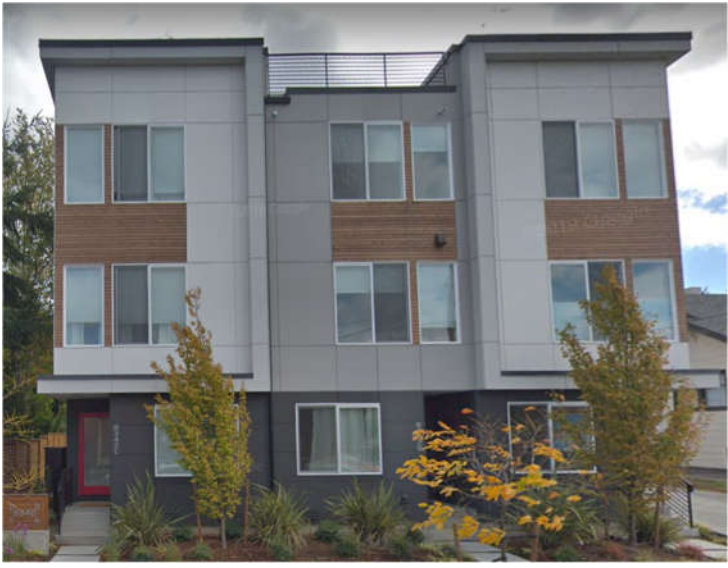


E—SOUTHSIDE OF NW 83RD ST ACROSS FORM SUBJECT SITE

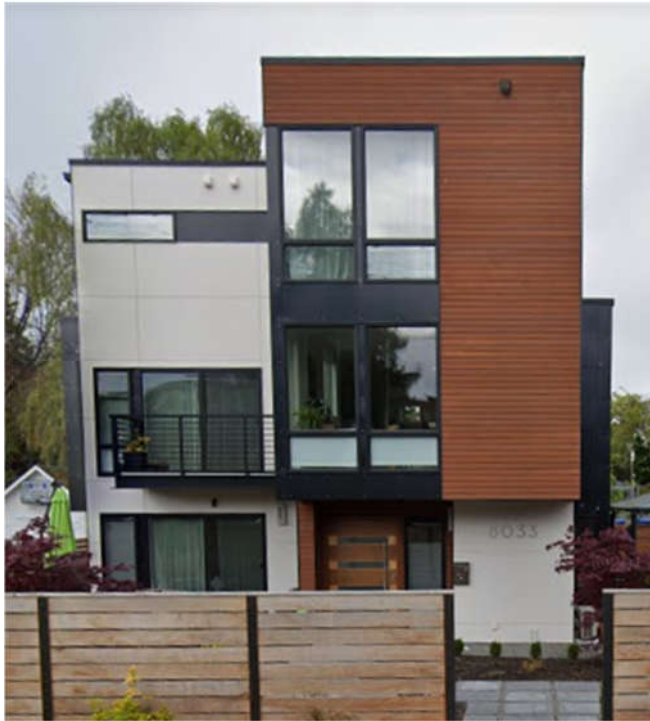
EXISTING NEIGHBORHOOD STYLE AND CONTEXT



F—8354 17TH AVE NW



G—8342 MARY AVE NW

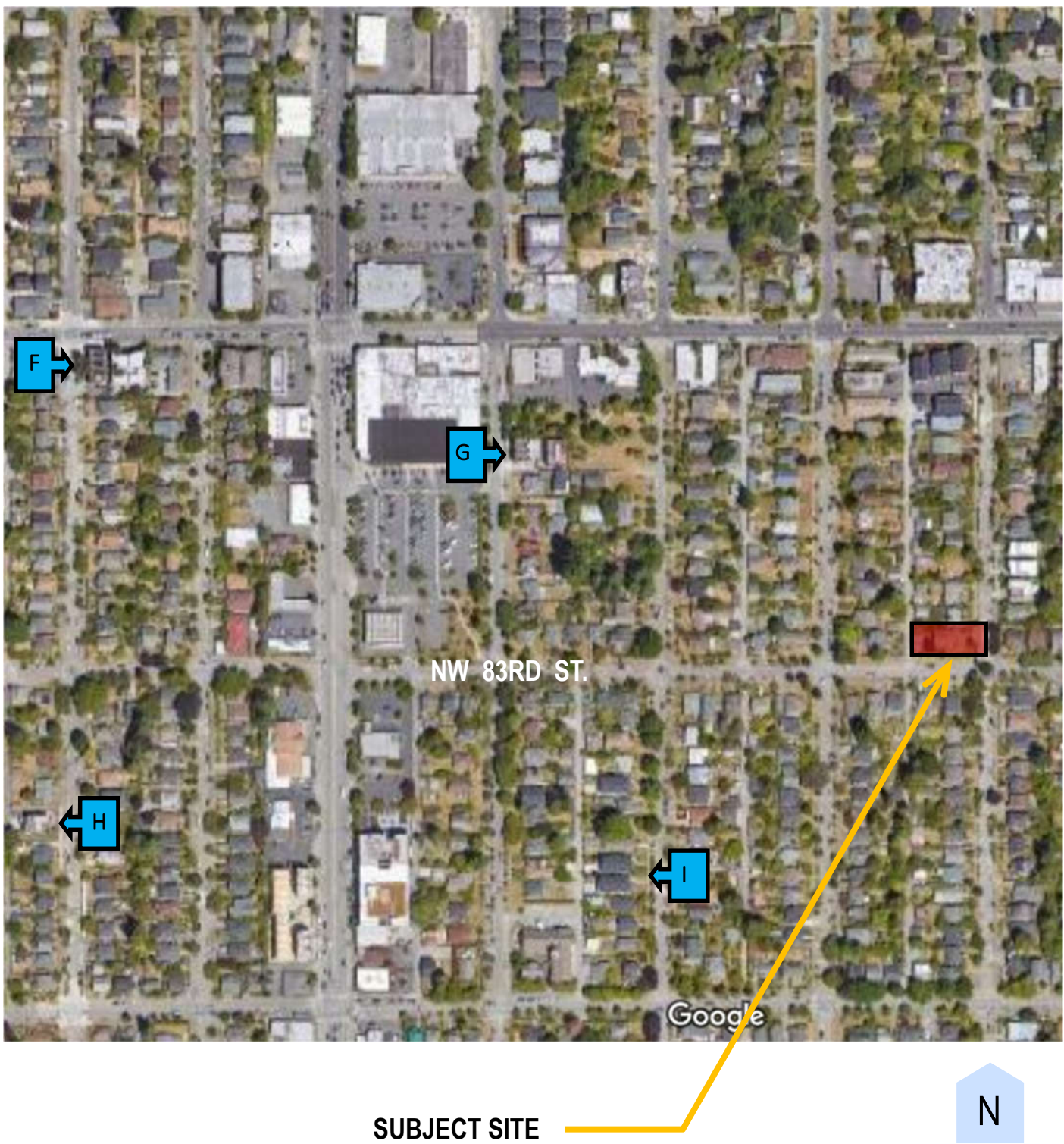


H—8033 17TH AVE NW



I—8025 14TH AVE NW

The surrounding neighborhood context is a mix of mid-century craftsman style single family structures and new modern style residential housing. The exterior façade materials range from brick, stone, wood, vinyl and cement board. A full spectrum of color is present in both old and new structures, and compliments much of the existing landscaping in the area.



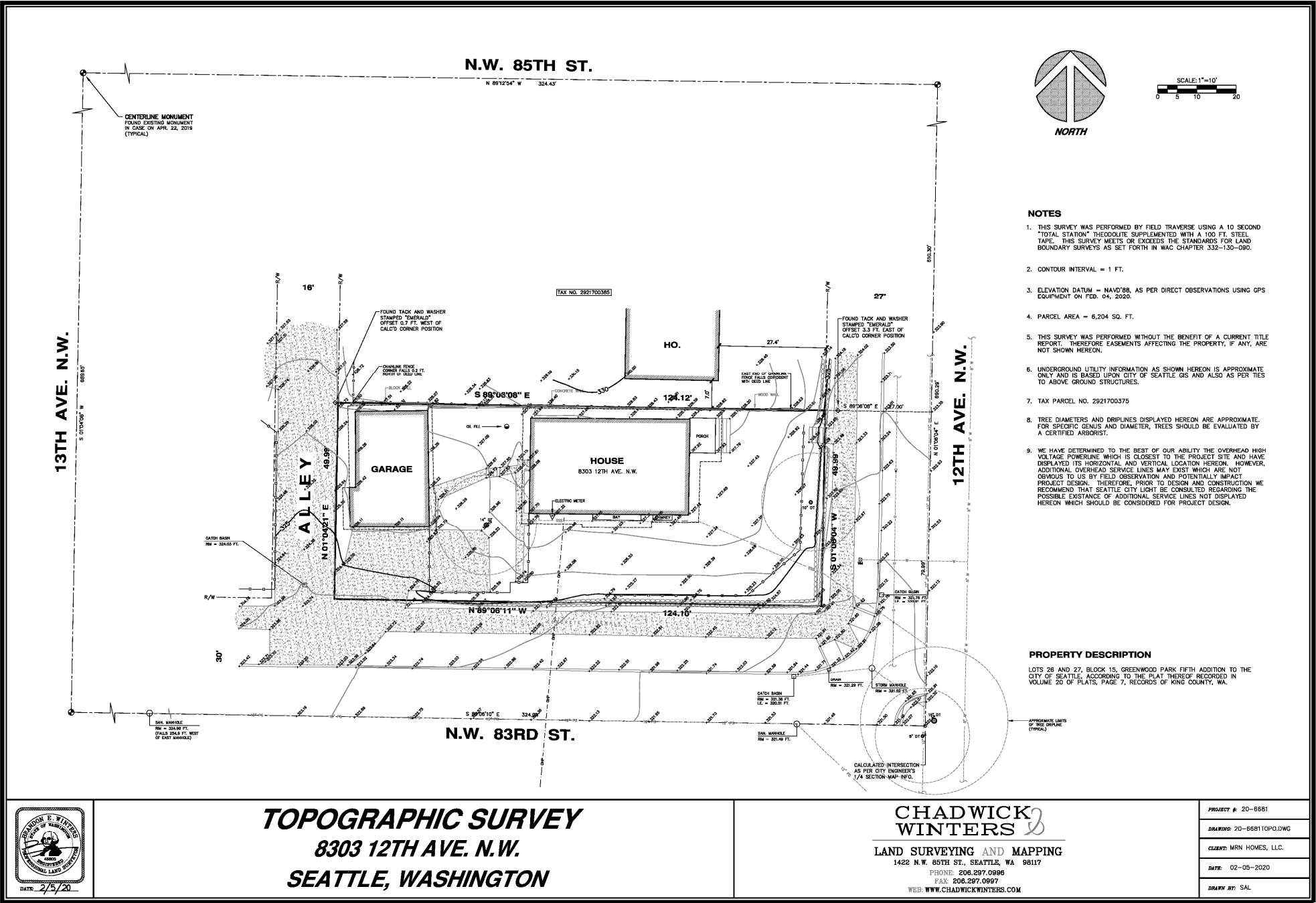
SITE SURVEY

The subject site is a mostly flat, rectangular shaped parcel with a gradual two foot elevation change from North to South. The site is a corner lot, fronting both NW 83rd St and 12th Ave NW, three blocks East of the major arterial 15th Ave NW, and one block South of the major arterial NW 85th St. It is also located within the limits of the Crown Hill Residential Urban Village

- Existing single family structure centrally located on subject lot to be removed
- Existing hardscapes to be removed and replaced
- Gradually sloping lot sitting approximately 2' above the ROW
- Existing curbs & sidewalks on both street frontages
- Existing trees onsite to be removed

Legal Description:

Lots 26 and 27, 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.



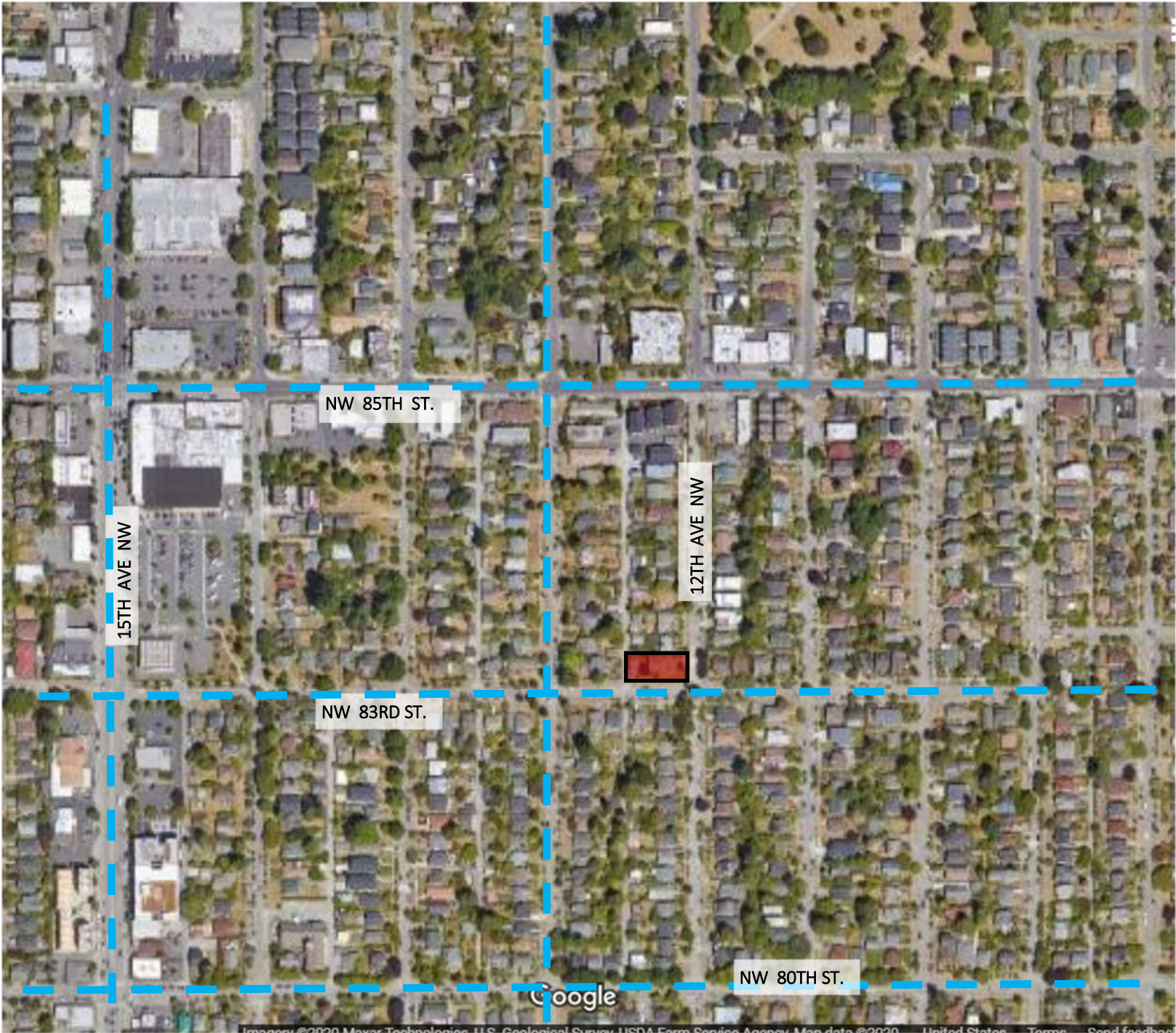
SITE ANALYSIS

The proposed project will be developed on what is presently being used as a single family structure, on the corner of NW 83rd St and 12th Ave NW, in the Crown Hill Residential Urban Village. Directly East across 12th Ave NW and South across NW 83rd St are currently single family structures. The zoning was recently up-zoned from SF5000 to LR1 (M1), increasing the allowable density for the area. It's predictable over time this area will be developed with more multifamily structures. One block north along NW 85th St is a mix of commercial, multi-family and single family uses.

The subject lot will be cleared of all existing structures and improvements. The existing foliage will be removed and replaced with new native plants and trees. Parking access is proposed off the existing alley. Curbs and sidewalks are present, and will be improved to provide ADA compliant ramps. New street trees will be proposed along both NW 83rd St and 12th Ave NW.

A notable feature of the subject site would be it's location in the Crown Hill Residential Urban Village. It is conveniently located near major arterials, with frequent transit stops a short distance away. The proposed roof decks should provide an expansive territorial view of the neighborhood.

The subject site is on NW 83rd St, three blocks East of 15th Ave NW, and one block South of NW 85th St, both major arterials. There is frequent transit service on both streets that connect Crown Hill with neighborhoods all over Seattle. They also provide connections to many amenities in closer proximity.



STREET ELEVATIONS—NW 83RD ST.—LOOKING SOUTH ACROSS FROM SUBJECT SITE

1203 & 1207 NW 83rd St

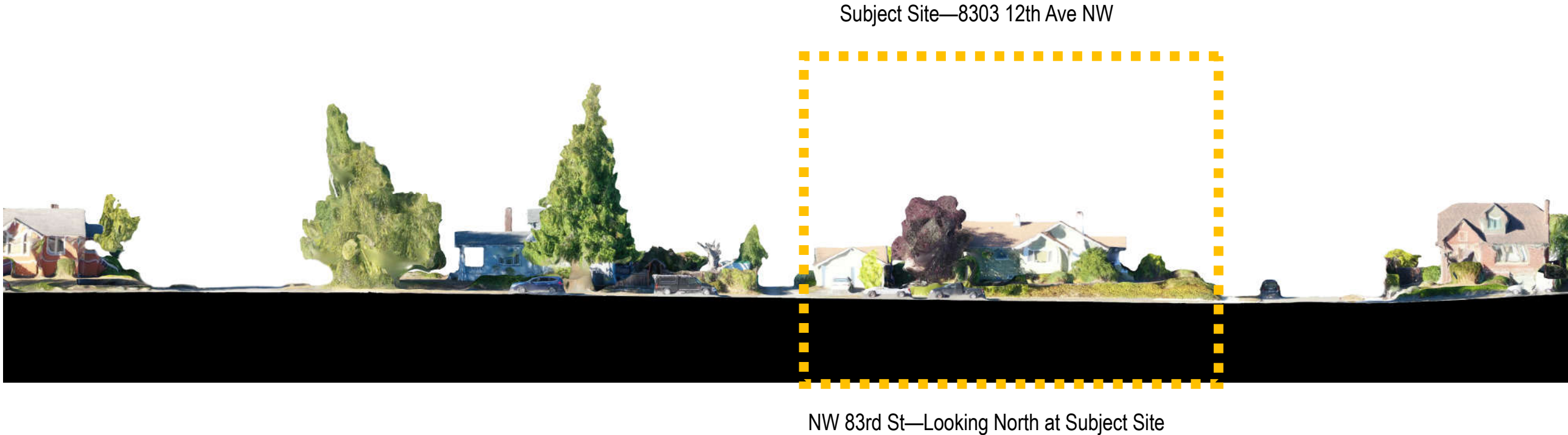


NW 83rd St—Looking South across form Subject Site



Aerial View of 1203 & 1207 NW 83rd St

STREET ELEVATIONS—NW 83RD ST—LOOKING NORTH AT SUBJECT SITE



STREET ELEVATIONS—12TH AVE NW—LOOKING WEST AT SUBJECT SITE

Subject Site—8303 12th Ave NW

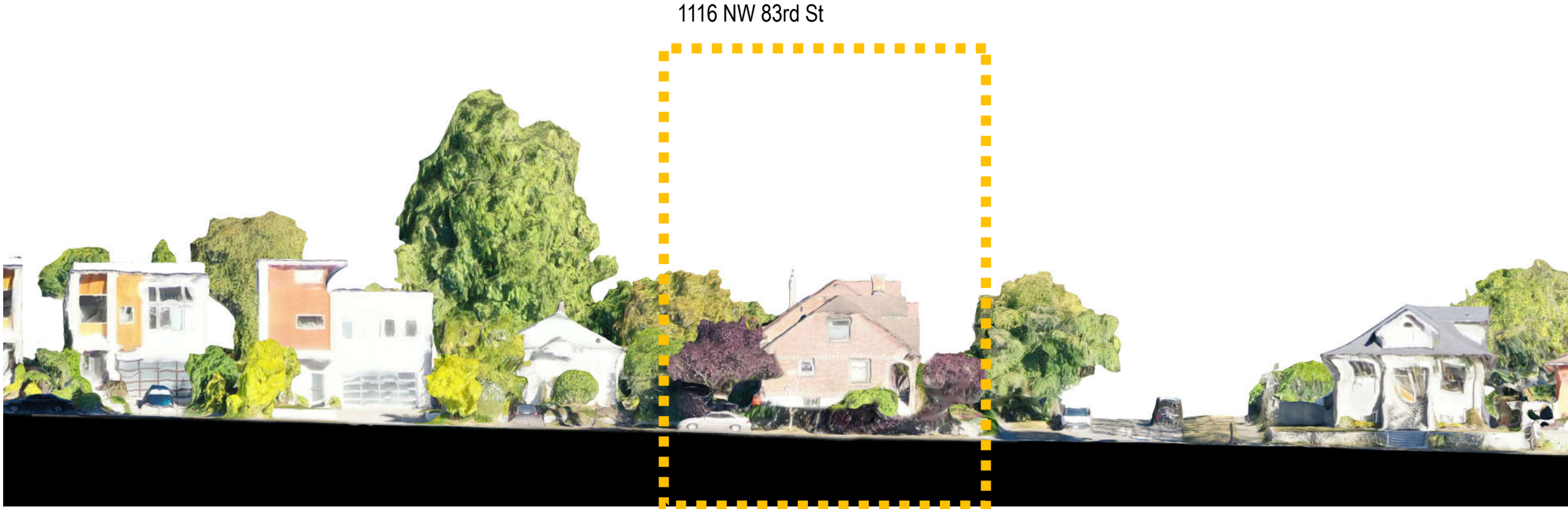


12th Ave NW—Looking West at Subject Site



Aerial View—Subject Site (8303 12th Ave NW)

STREET ELEVATIONS—12TH AVE NW—LOOKING EAST ACROSS FROM SUBJECT SITE



12th Ave NW—Looking East across form Subject Site



Aerial View of 1116 NW 83rd St

ZONING SYNOPSIS

SITE OVERVIEW	
Zoning	LR1 (M1) — The surrounding lots are a mixture of Lowrise and residential with a high emphasis of pedestrian friendliness. There are a large number of new multi-family developments, with a steady stream of new construction being proposed.
Overlay	Crown Hill Residential Urban Village
Lot Area	6,204 sf
COMPLIANCE SUMMARY	
Requirement	Permitted Uses — SMC 23.45.504 Table A
	Uses permitted include Residential, Institutions, Uses in existing or former schools, Parks and Playgrounds
Provided	Residential rowhouses with surface parking are proposed.
Requirement	FAR (Floor Area Ratio) — SMC 23.45.510 Table A
	The maximum permitted FAR for rowhouses is 1.3. (If FAR is greater than 1.1 the project must comply with 23.58D)
Provided	The proposed FAR is 1.29
Requirement	Density — SMC 23.45.512.A
	There is no density limit for rowhouses.
Provided	The proposed density is 9 new rowhouse units (in 2 buildings)
Requirement	Structure Height — SMC 23.45.514 Table A
	The maximum permitted height limit for rowhouses is 30' from Avg. grade (plus an additional 10' for stair penthouses)
Provided	The proposed height limit is 30' to the roof, 34' to parapet, from FG.

COMPLIANCE SUMMARY	
Requirement	MHA in Multifamily zones — SMC 23.45.517
	LR zones with an MHA suffix are subject to SMC 23.58C
Provided	The proposed development will comply with SMC 23.58C.040
Requirement	Setbacks — SMC 23.45.518 Table A
	The Required setbacks for rowhouses: Front— 5' Minimum Rear— 0' with alley; 7' Average, 5' Minimum without alley Side— 3.5' Min. (5' min. from SF), for facades less than 40' 3.5' Min. (7' min. from SF), for facades greater than 40'
Provided	The proposal meets or exceeds all the required setbacks
Requirement	Amenity Area — SMC 23.45.522
	The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area can be public or private (Min. area dimensions required in certain setbacks)
Provided	The proposal has both ground level amenity areas as well as private roof top decks, meeting the required areas and dimensions.
Requirement	Landscaping Standards — SMC 23.45.524
	The required amount of landscaping shall meet a Green Factor of .6
Provided	The proposal has a min. Green Factor of .6 and proposes new trees, new ground cover and shrubs, and permeable pavement surfaces
Requirement	Structure Width & Façade Length — SMC 23.45.527
	There is no maximum structure width for rowhouses. The maximum façade length for portions of structures within 15' of a side lot line, not a street lot line, is 65% of the length of the lot line.
Provided	The proposal meets width and length requirements.

ZONING SYNOPSIS

COMPLIANCE SUMMARY	
Requirement	Design Standards — SMC 23.45.529
	The required street facing façade standards include at least 20% of the street facing façade be transparent glass, and façade articulation is to be applied to certain sized facades. For rowhouses, additional standards apply including wayfinding, landscaping and architectural expression.
Provided	The proposal meets the required design standards for rowhouses.
Requirement	Required Parking — SMC 23.54.015 Table B & D
	No vehicular parking is required because the subject site is located in an Urban Village and a Frequent Transit Service area. The required amount of long-term bicycle parking is 1 stall/unit, and The required amount of short-term bicycle parking is 1 stall/20 units
Provided	The proposal has 6 surface parking stalls located behind all structures, accessed from the alley; the required bicycle parking is located between the proposed structures and will meet the security and weather protection requirements.
Requirement	Solid Waste & Recycle — SMC 23.54.040
	Storage requirements for 9 residential units is either individual 2'x6' solid waste storage areas or 150sf of shared storage area
Provided	The proposal has (9) individual solid waste carts and hybrid service for (1) yard waste cart and (5) recycle carts. SPU has reviewed and given preliminary approval to size, storage and staging locations.

ADJUSTMENT REQUEST PAGE

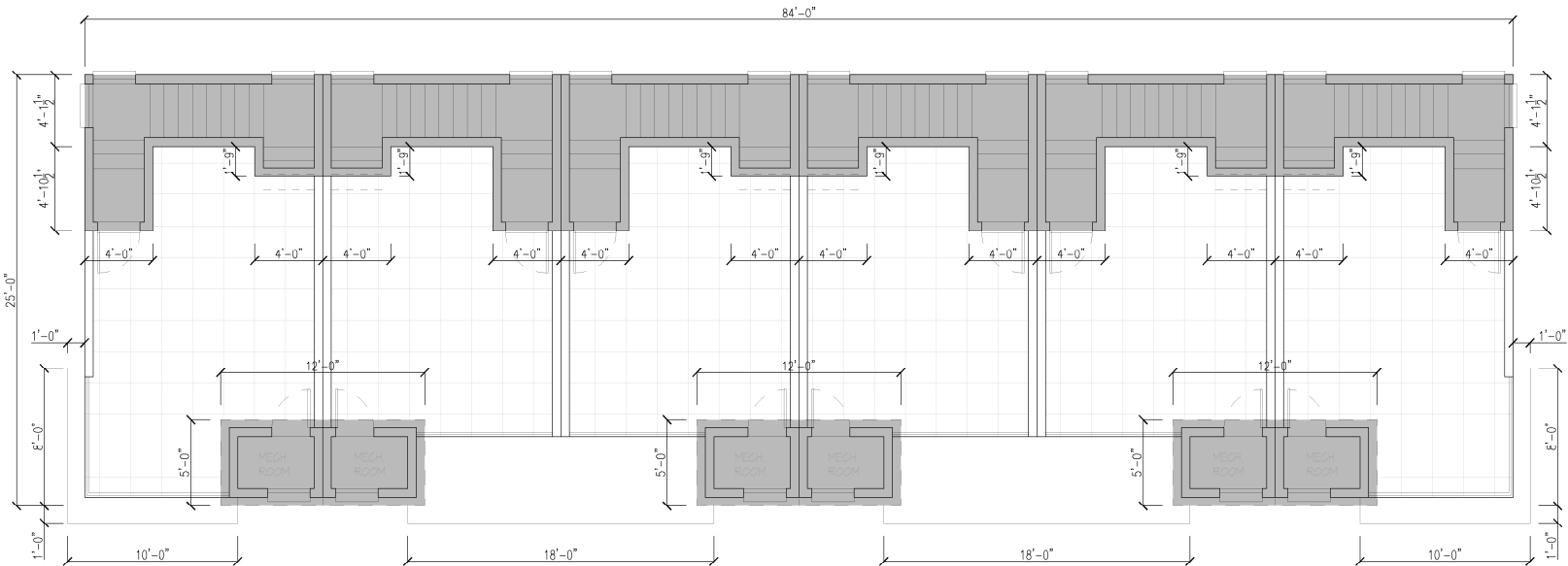
ADJUSTMENT REQUEST	
Roof Top Coverage — SMC 23.45.514.I.4	
Requirement	Roof top features limited to 15% of the roof coverage, 20% (if total includes screened mechanical equipment).
Provided	The proposal is requesting an adjustment to increase the allowable roof top coverage to 31%. Mechanical equipment storage is proposed in a roof penthouse.
Rationale	We believe this adjustment benefits the proposal, and improves livability, by providing covered, enclosed weather protection for the roof top deck access (private amenity areas). Design guidelines PL 1.B—Walkways and connections, and DC3.B—Open spaces uses and activities. This adjustment also benefits the design of the street facing facades, by providing with the mechanical rooms, steep roof pitches, nicely detailed eaves, and the use of a variety of materials that all give this corner property a stronger presence in a neighborhood of traditional houses. Design guidelines CS3.A—Emphasizing positive neighborhood attributes, DC2.C—Secondary architectural features, and DC2.D—Scale and texture.

Building 2 (West Bldg) Roof Coverage:

Roof Area:
84'x25' = 2,100.0 sf
1'x8' = 8.0 sf
10'x1' = 10.0 sf
18'x1' = 18.0 sf
18'x1' = 18.0 sf
10'x1' = 10.0 sf
1'x8' = 8.0 sf
Total = 2,172.0 sf

Stair Penthouse & Mechanical Room:
84'x4.125' = 346.5 sf
4'x4.875' = 19.5 sf
4'x1.75' = 7.0 sf
4'x1.75' = 7.0 sf
4'x4.875' = 19.5 sf
4'x4.875' = 19.5 sf
4'x1.75' = 7.0 sf
4'x1.75' = 7.0 sf
4'x4.875' = 19.5 sf
4'x4.875' = 19.5 sf
4'x1.75' = 7.0 sf
4'x1.75' = 7.0 sf
12'x5' = 60.0 sf
12'x5' = 60.0 sf
12'x5' = 60.0 sf
Total = 685.5 sf

Roof top coverage calculation:
685.5/2,172.0 = 31.6%



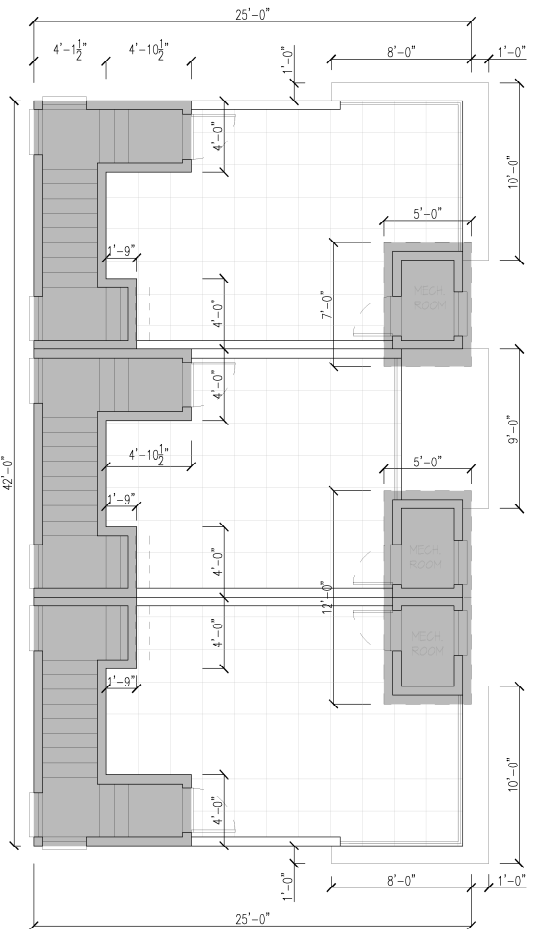
ROOF COVERAGE PLAN—BLDG 2 (WEST BLDG)

Building 1 (East Bldg) Roof Coverage:

Roof Area:
25'x42' = 1,050.0 sf
8'x1' = 8.0 sf
1'x10' = 10.0 sf
1'x10' = 10.0 sf
1'x10' = 10.0 sf
8'x1' = 8.0 sf
Total = 1,096.0 sf

Stair Penthouse & Mechanical Room:
5'x7' = 35.0 sf
5'x12' = 60.0 sf
4.875'x4' = 19.5 sf
1.75'x4' = 7.0 sf
4.875'x4' = 19.5 sf
1.75'x4' = 7.0 sf
4.875'x4' = 19.5 sf
4.125'x42' = 173.25 sf
Total = 347.75 sf

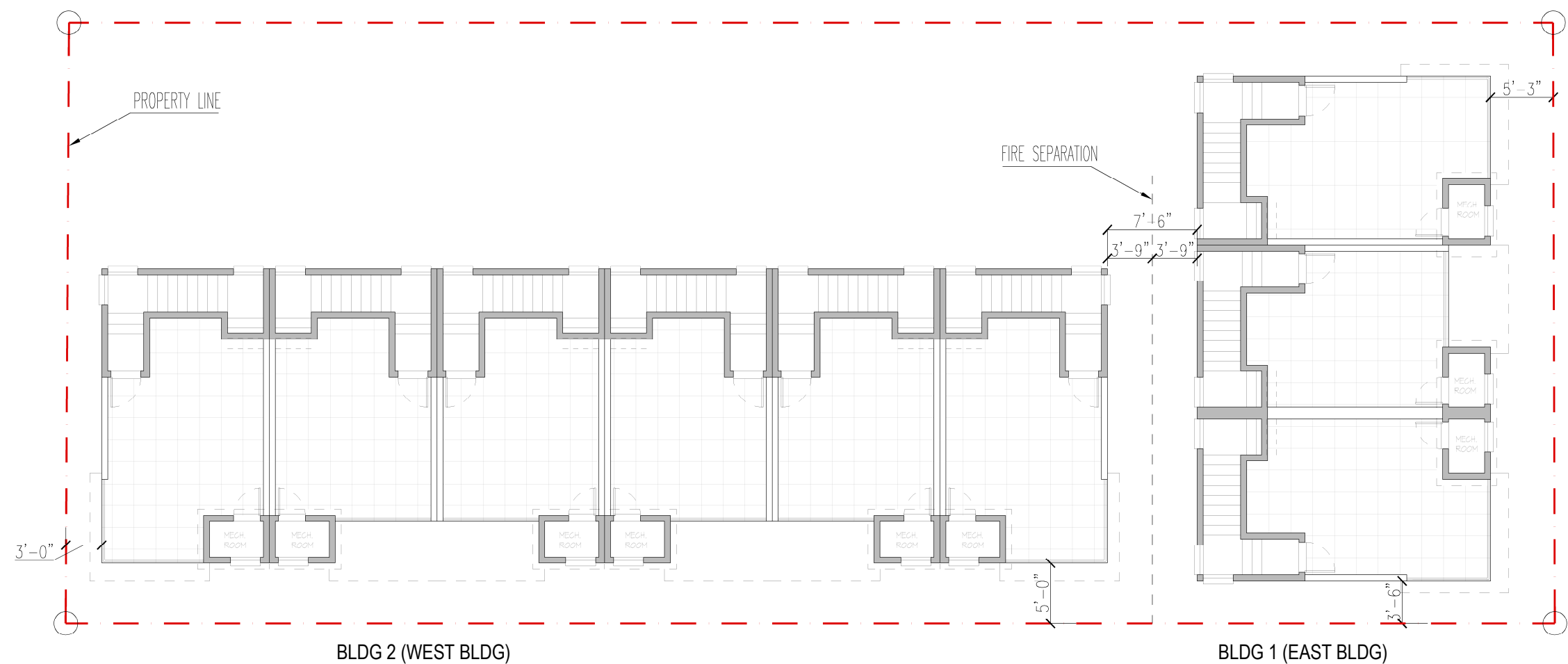
Roof top coverage calculation:
347.75/1,096 = 31.7%



ROOF COVERAGE PLAN—BLDG 1 (EAST BLDG)

ADJUSTMENT REQUEST PAGE

ADJUSTMENT REQUEST	
Setbacks & Separations — SMC 23.45.518.F.1	
Requirement	In LR zones, the minimum separation between principal structures on different interior facades is 10 feet.
Provided	The proposal is requesting a reduction to this requirement, to allow a minimum 7.5' separation between the two buildings. Structures will be designed to meet SBC standards.
Rationale	We believe this adjustment benefits the proposal by providing separation between structures, for increased natural light, secure wayfinding of parking and street access, as well as connecting different spaces and uses on the property. Design guidelines CS1.B—Sunlight and natural ventilation, PL1.A—Network of open spaces, PL1.B—Walkways and connections, PL2.B—Safety and security and PL2.D—Wayfinding. The separation also reduces the bulk and massing of the proposed building footprints. Design guidelines CS2.D—Height, bulk and scale, and DC2.A—Massing. Lot dimensions would allow for a minimum 10' separation if building 2 were moved closer to the alley lot line, but recycle and yard waste storage is proposed there (the most convenient location). Another option would be to connect the buildings, but that would increase the massing of the structure. Providing building separation, even if less than required, benefits the proposal by improving the livability of the units with more natural light, better lot circulation and the proposals interaction with the ROW.



DESIGN GUIDANCE RESPONSES

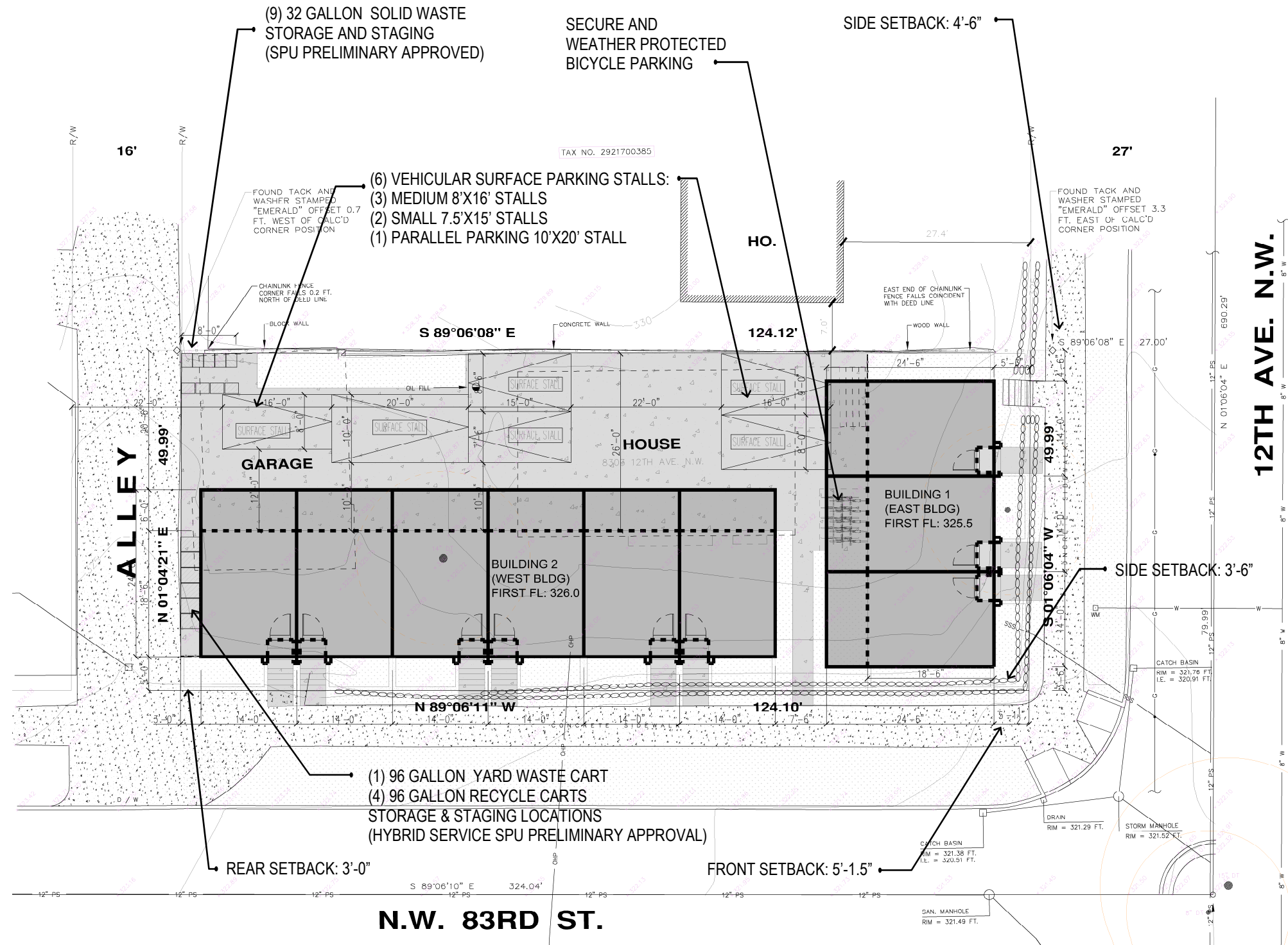
CS2 Urban Pattern & Form	
C) Relationship to the Block	The proposal is for 9 units, split between two structures. 3 units will face 12th Ave NW, and 6 units will face NW 83rd St. All entries are proposed on the street facing facades. Surface parking is prosed behind the structures, screened from street view and accessed from the existing alley. Landscaping is proposed between the ROW and the new structures, providing a natural buffer.
CS2 Urban Pattern & Form	
D) Height, Bulk, and Scale	The subject site is located on the corner of NW 83rd St and 12th Ave NW. The zoning for this lot and the surrounding lots were recently up-zoned to increase housing density for the area. Currently the majority of the surrounding lots are single family structures, underutilizing the development potential of the present zoning. To the north of the subject lot, there are building applications in a variety of phases that are propos-ing a significant number of new townhouse units. Our proposal takes into consideration the current make-up of the neighborhood and is trying to balance the maximum development opportunity with design choices that lessen the bulk of the street facing facades with alternating materi-als and accent color choices, flat roofs and gable roof features that will match the existing pattern of this patchwork neighborhood. By proposing the surface parking behind the structures we create a larger setback from the adjacent parcel to the north, and reduce the shadow cast by the new building on that
CS3 Architectural Context & Character	
A) Emphasizing Positive Neighborhood Attributes —Established Neighborhood —Compatibility - Existing Patterns	The subject site is located in the established Crown Hill neighborhood. There is a large mix of residential houses and commercial properties, especially one block north on NW 85th St and two blocks West towards 15th Ave NW. With the recent up-zones in the neighborhood, new multifamily construction is increase; evident by the number of proposals north of the subject site. The existing surrounding structures are predominantly mid-century designs; 1 to 2 story single family structures with a wide range of color palettes, materials and roof construction. A lot of existing properties utilize brick or stone in their facades. Most of the newer developments are modern in design with more muted color palettes. This proposal will draw from existing features in the exterior design of the new development with natural wood siding, paint colors to match surrounding properties and gable roof features. The modern inspired themes include flat roofs, large windows, architectural features and modern materials. The neighborhood plan encourages additional residential units, where allowed, and providing a connection for those units to the urban amenities close by.

PL3 Street Level Interaction	
Entries	The proposed entries will face both 12th Ave NW and NW 83rd St. The entries will be clearly identifiable with street address signage and illuminated pathways and entry porches. The proposal raises the entries above the ROW a couple feet, contributing to the residential edge transition from street to individual unit. There will also be landscaping proposed between the units and ROW that will promote a buffer for the residents from pedestrian traffic on the existing sidewalks. Although conformity of a rowhouse design will be utilized, the individual entries will be designed with security and wayfinding as a top consideration.
DC1 Project Uses & Activities	
Parking and Service Uses	The proposed unit entries will face and directly connect to both 12th Ave NW and NW 83rd St. Although these are being proposed as residential units, there is potential to convert the lower level into commercial/office space in the future; creating Live-work units, if the neighborhood continues it's plan towards a more urban center density layout. Vehicular access to the lot will be off the alley. The proposal allows for maneuvering and turnaround on site so vehicles won't have to back-up into the street ROW. The vehicular and bicycle parking is proposed in the courtyard area behind all structures and screened from view with cedar fences and landscaping. This location will lessen the impact of hardscape caused by the driveway and parking surfaces.
DC2 Architectural Concept	
A) Massing B) Architectural and Façade Composition C) Secondary Architectural Features D) Scale and Texture	The proposal is for a typical conforming rowhouse layout. In an attempt to reduce the perceived massing, the buildings are laid out in an “L” shape, increasing the setback from the north property line, and only shared lot line. This site configuration is proposed to reduce the affects of the new development on the neighboring property. Architectural features, a transition in exterior finishes and colors will also help reduce the bulkiness of the proposed structure, as viewed from the street. The proposed design will consider the street facing facades composition so as to reduce blank exteriors and increase a visually appealing structure from the ROW. The proposal will utilize similar exterior finishes and colors as the existing structures nearby. As the proposed design is boxy in nature, architectural features will be utilized to aid in façade articulation. The unit entries are proposed to be recessed from the upper floors to create transitions in building facades and provide weather pro-tection for residents. A range of finishes from cement board, natural and repurposed wood, and concrete, will all draw inspiration from surrounding properties.

DESIGN GUIDANCE RESPONSES

DC3 Open Space Concept	
A) Open Spaces Uses & Activities	There are existing curbs and sidewalks. New street trees will be proposed in the planting strips along 12th Ave NW and NW 83rd St. The proposal provides small individual garden spaces near the entries. It also proposes a larger green space between the buildings that can provide additional ground level amenity space for all residents. The proposed development will utilize roof decks as the main location for individual private amenity areas. There are many parks, green spaces and public amenity areas near the subject site that will provide additional recreational options for the residents.
DC4 Exterior Elements & Materials	
A) Exterior Elements and Finishes D) Trees, Landscape and Hardscape Materials	The proposed exterior finishes 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 existing color palettes and textures of surrounding structures. The proposal combines flat roofs and gable roof features, that also compliment the neighborhood makeup. 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. Additional landscaping from the new street trees will help reduce the visual appearance of the new hardscapes.
Site Reconnaissance	
ROW Improvements Existing Trees Existing Structures Parking Space & Access Standard	Landscaping is proposed between the street lot lines and the existing sidewalks. New street trees are also proposed. All efforts will enhance the look and ease of transition around the site, for any neighboring resident to benefit from. An arborist report will be provided for all existing trees that meet the measurement threshold. The existing structure originally built in the early 20th century, is currently being utilized as a single family structure. A thorough historical analysis of the existing structure will be provided if requested. The proposed parking stalls will conform to the required space dimensions and locations per SMC 23.54.030. Vehicular access to the site will be from the existing alley. An adequate maneuver and turnaround area will be provided on site, adding to the safety of accessibility.

SITE LAYOUT AND DESCRIPTION



Proposal:

One 3-unit rowhouse structure, and
One 6-unit rowhouse structure
(9 units total, approximately 1,044 sf per unit)

Advantages:

- 6 Vehicular Parking Stalls behind the buildings
- Entries orientated towards the ROW
- Increased setbacks from adjacent properties
- Good circulation and easy wayfinding

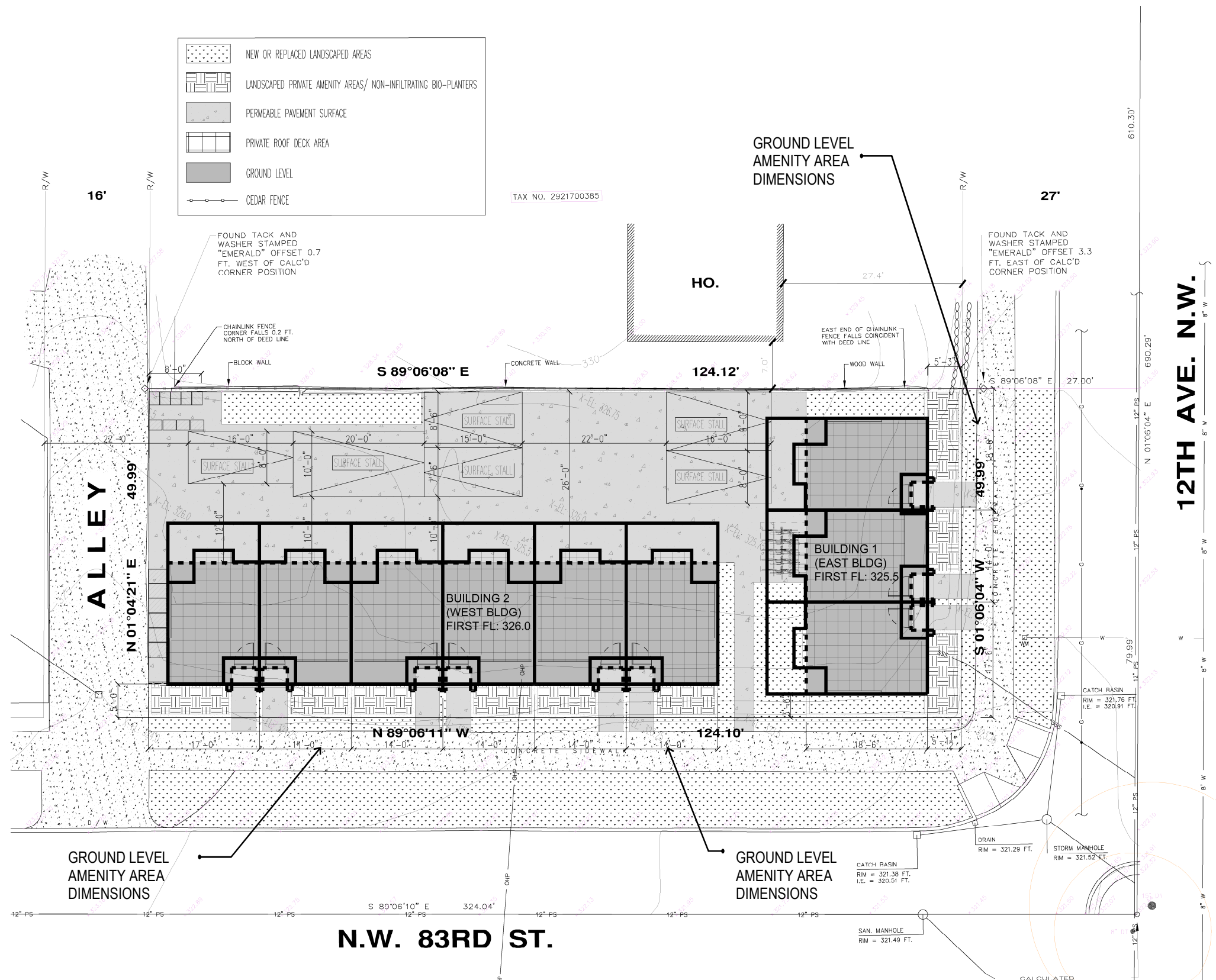
The proposal is for 9 new townhouse style units, for individual sale in the Crown Hill Neighborhood. The units are split between two buildings, all with street facing entries. 6 vehicular surface parking stalls are being provided at the back of the lot, behind all structures, and accessed from the existing alley. Although the lot is in an Urban Village and Frequent transit service area, and onsite parking is not required, the proposal for 6 parking stalls on site will reduce the need for off-site parking. Long-term and short-term bicycle parking is also provided. The parking area increases the building setback from the adjacent property to the north, increasing privacy and separation from neighboring windows.

The units will take advantage of natural light from the South and East, where the majority of the proposed windows will face. The unit entries are identifiable by the individual pedestrian pathways, for easy wayfinding. The entries will also be elevated above the ROW and buffered further with new proposed landscaping. Each unit will also benefit from a private roof deck, providing territorial views of the neighborhood.

Although the design is boxy in nature, the addition of architectural features, the use of gable roofs on the street facing facades, a transition in material and color, and the amount of fenestration proposed, will all aid in decreasing the bulkiness and massing the buildings impose. The proposal meets many of the Neighborhood plan goals; by adding residential units, providing vehicular & bicycle parking, and improving the street with new street trees and landscaping, that'll make pedestrian related activities easier and safer.

N PROPOSED SITE PLAN

AMENITY AREA DESCRIPTION



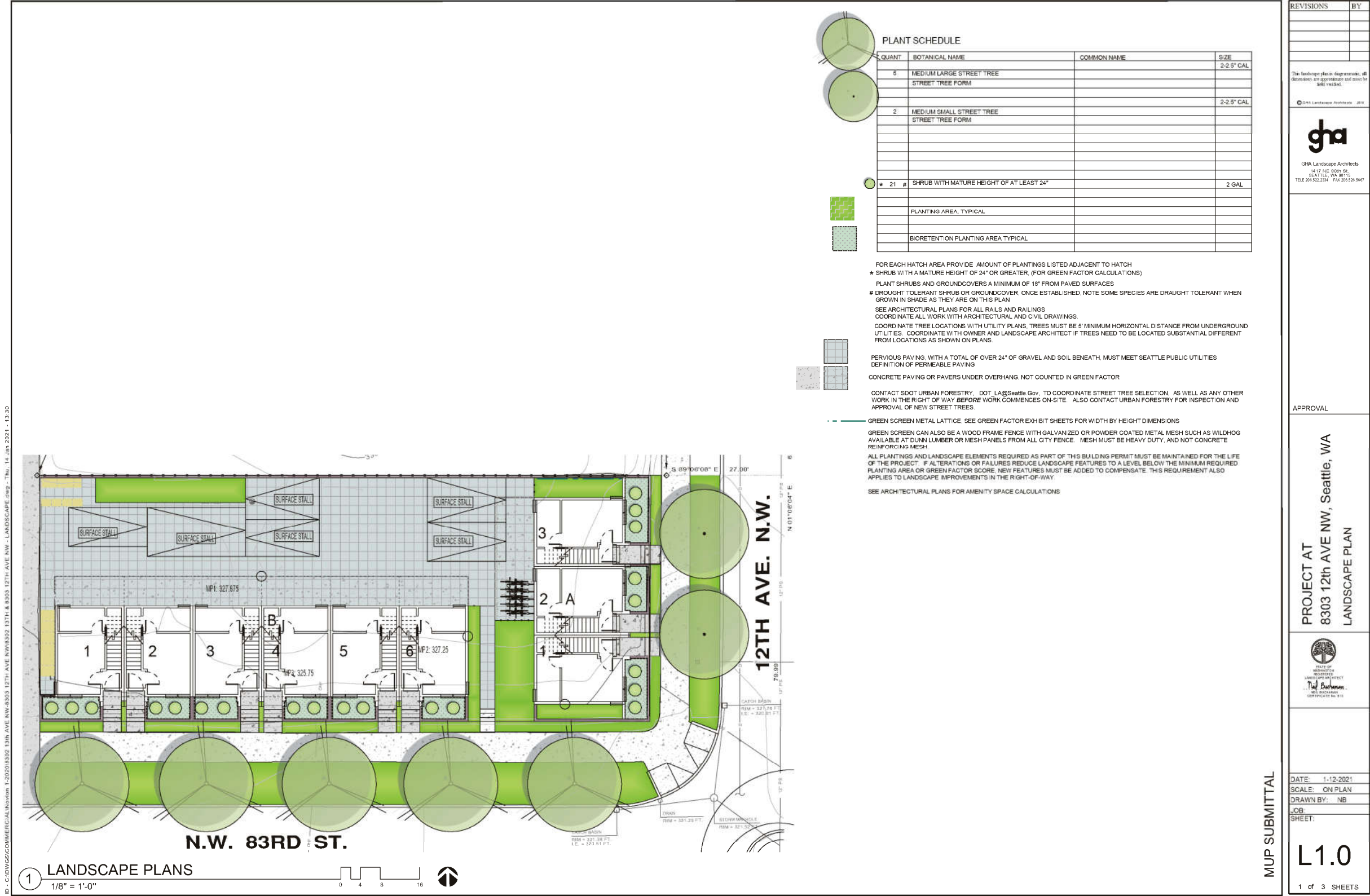
The proposal provides private amenity area at the ground level and in the form of a roof deck. Residents and neighbors alike will enjoy the proposed landscaping.

Each unit has ground level landscaped amenity area in the form of bio-planters that flank the entries. There is also additional landscaped areas between the building and at the back of the lot that provide useable space at ground level, and encourage engagement between the residents. A private roof deck is proposed for each unit, that will provide territorial views and unobstructed access to natural sunlight.

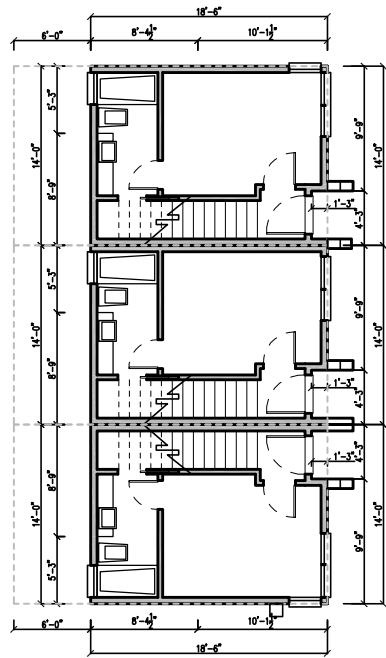
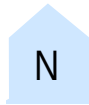
New and replaced landscaping is proposed adjacent the sidewalks. New street trees are also proposed along both street frontages.

There are several access points to the lot, and wayfinding will be aided by illuminated identifiable pathways.

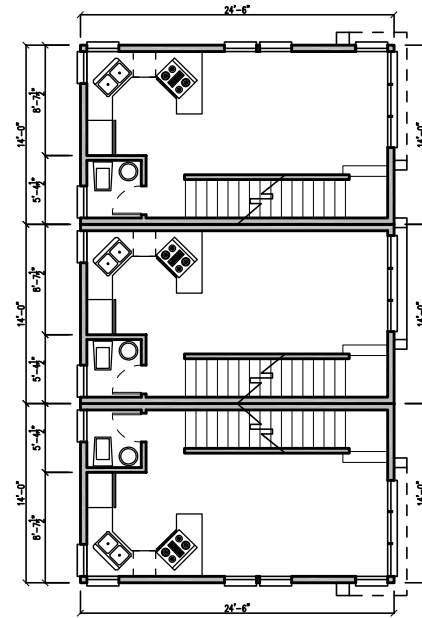
LANDSCAPE PLAN



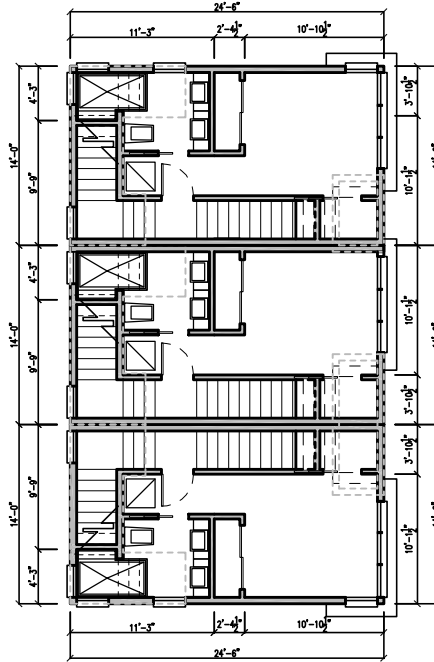
BUILDING 1 (EAST BLDG)--FLOOR PLANS AND ELEVATIONS



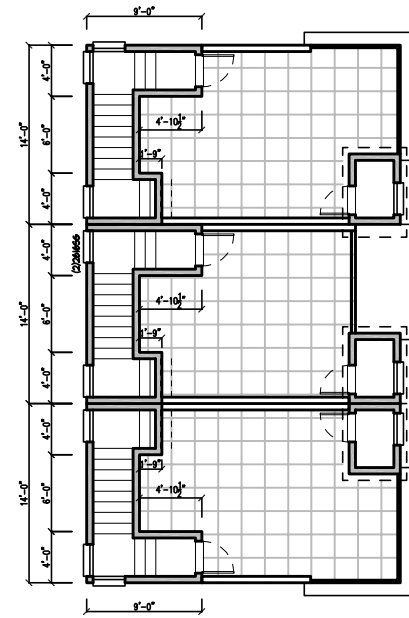
FIRST FLOOR PLAN--BUILDING 1 (EAST BLDG)



SECOND FLOOR PLAN--BUILDING 1 (EAST BLDG)



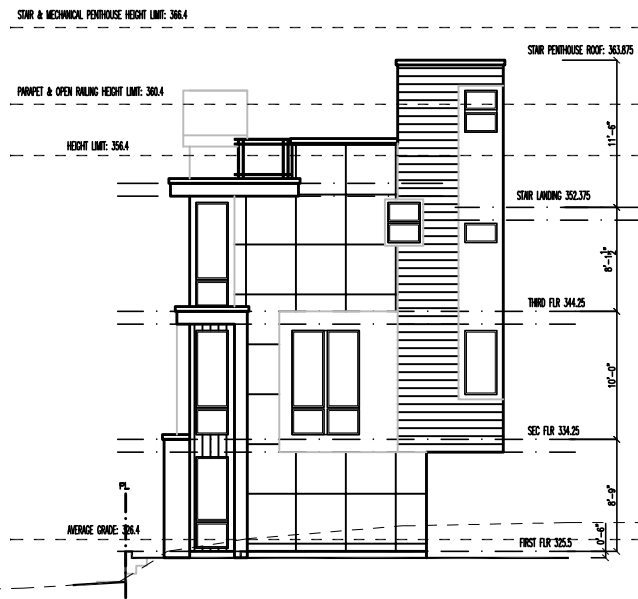
THIRD FLOOR PLAN--BUILDING 1 (EAST BLDG)



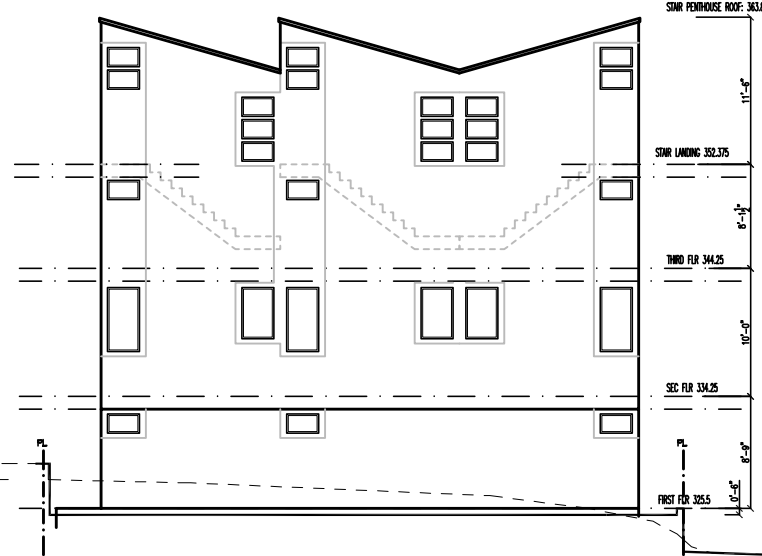
STAIR PENTHOUSE PLAN--BUILDING 1 (EAST BLDG)



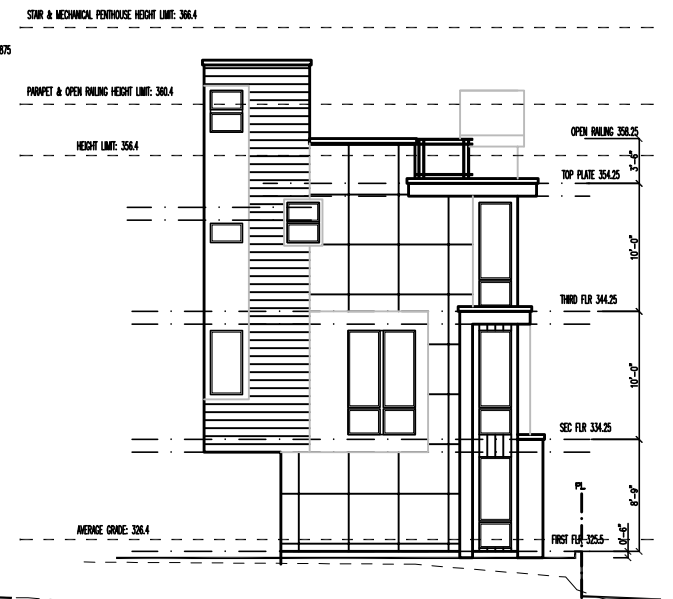
EAST ELEVATION--BUILDING 1 (WEST BLDG)



NORTH ELEVATION--BUILDING 1 (WEST BLDG)

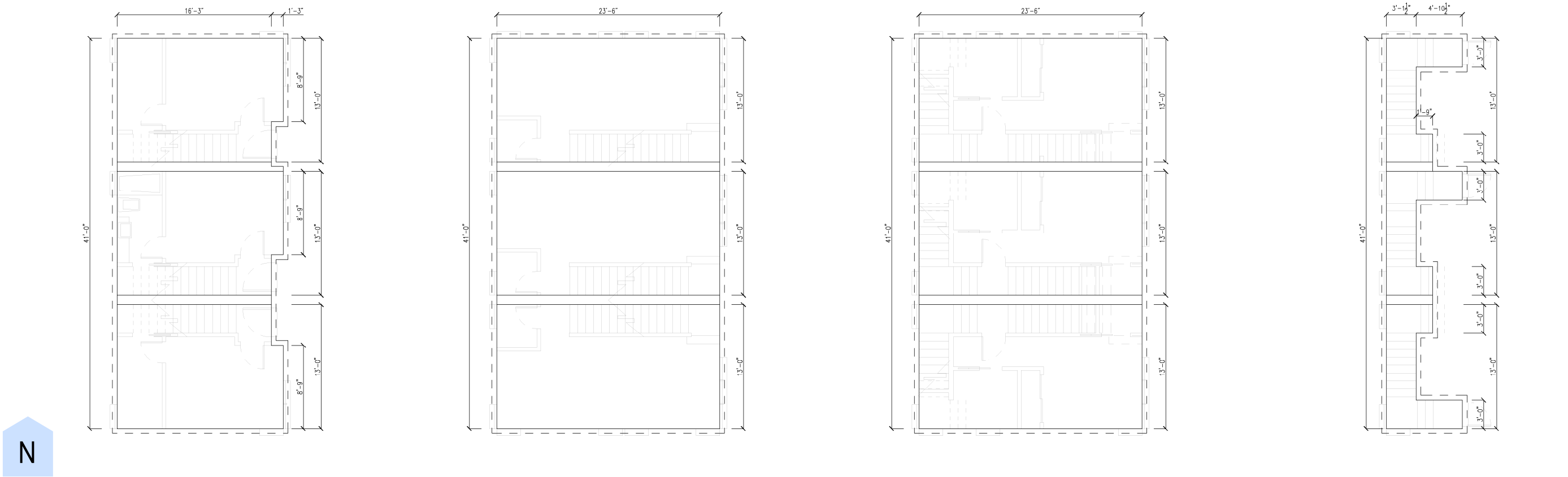


WEST ELEVATION--BUILDING 1 (WEST BLDG)



SOUTH ELEVATION--BUILDING 1 (WEST BLDG)

BUILDING 1 (EAST BLDG)—GROSS FLOOR AREA PLANS



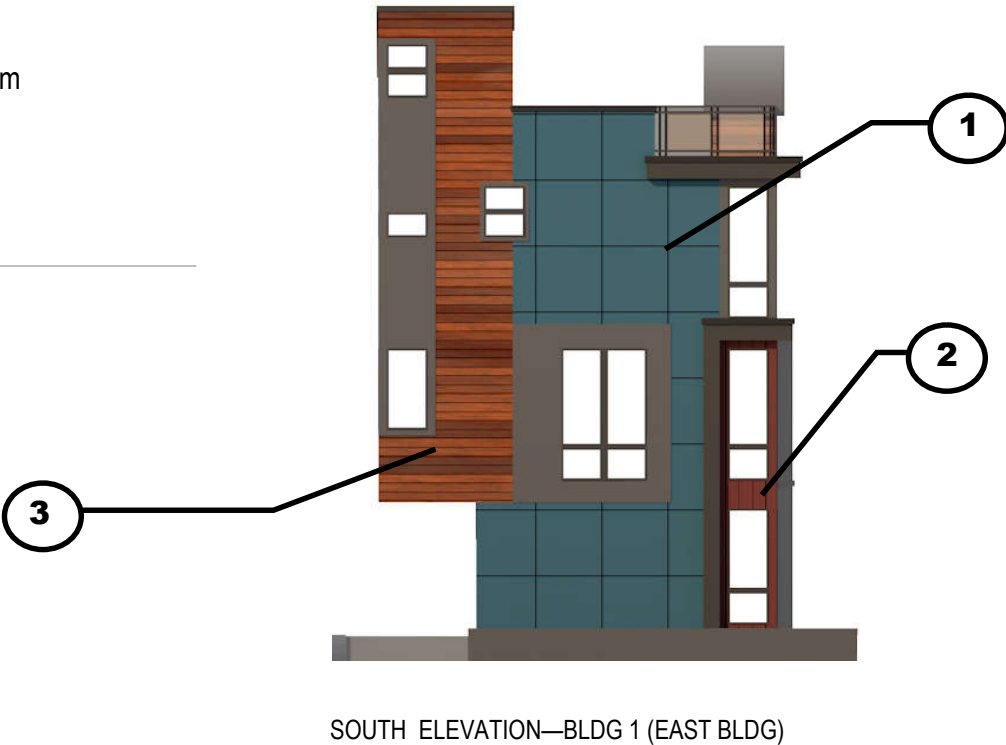
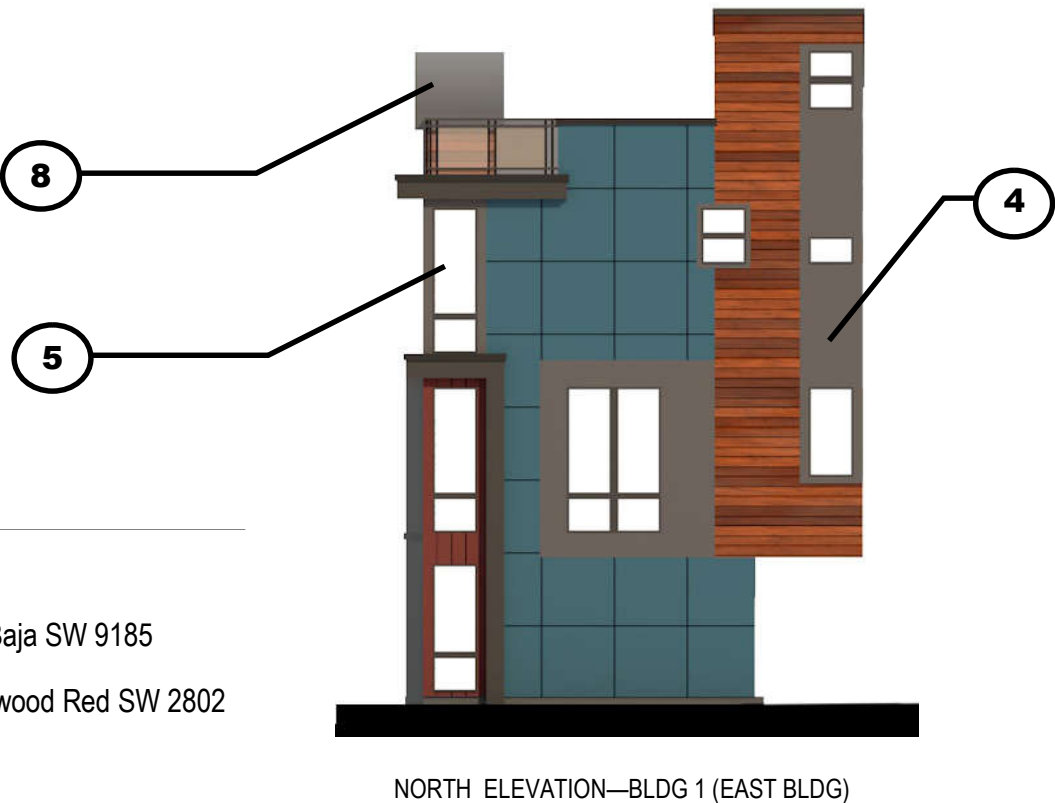
FIRST FLOOR PLAN—BLDG 1 (EAST BLDG) SECOND FLOOR PLAN—BLDG 1 (EAST BLDG) THIRD FLOOR PLAN—BLDG 1 (EAST BLDG) STAIR PENTHOUSE PLAN—BLDG 1 (EAST BLDG)

Building 1 (East Bldg) - Gross Floor Area for FAR calculation:		Entire Site— Gross Floor Area for FAR calculation:		Building 1 (East Bldg) - Gross Floor Area for Design Review calculation:		Entire Site— Gross Floor Area for Design Review calculation:	
Level	Residential	Building 1 (East Bldg):	2,681.0 sf	Level	Residential	Building 1 (East Bldg):	2,788.0 sf
First	666.5 sf	Building 2 (West Bldg):	5,328.125 sf	First	669.75 sf	Building 2 (West Bldg):	5,675.5 sf
Second	916.5 sf	Total:	8,009.125 sf	Second	963.5 sf	Total:	8,463.5 sf
Third	916.5 sf	FAR Calculation:		Third	963.5 sf		
Roof Deck	181.5 sf	8,009.125 sf / 6,240 sf (lot area) = 1.29		Roof Deck	191.25 sf		
Total	2,681.0 sf	(1.3 FAR allowed per SMC 23.45.510 Table A)		Total	2,788.0 sf		

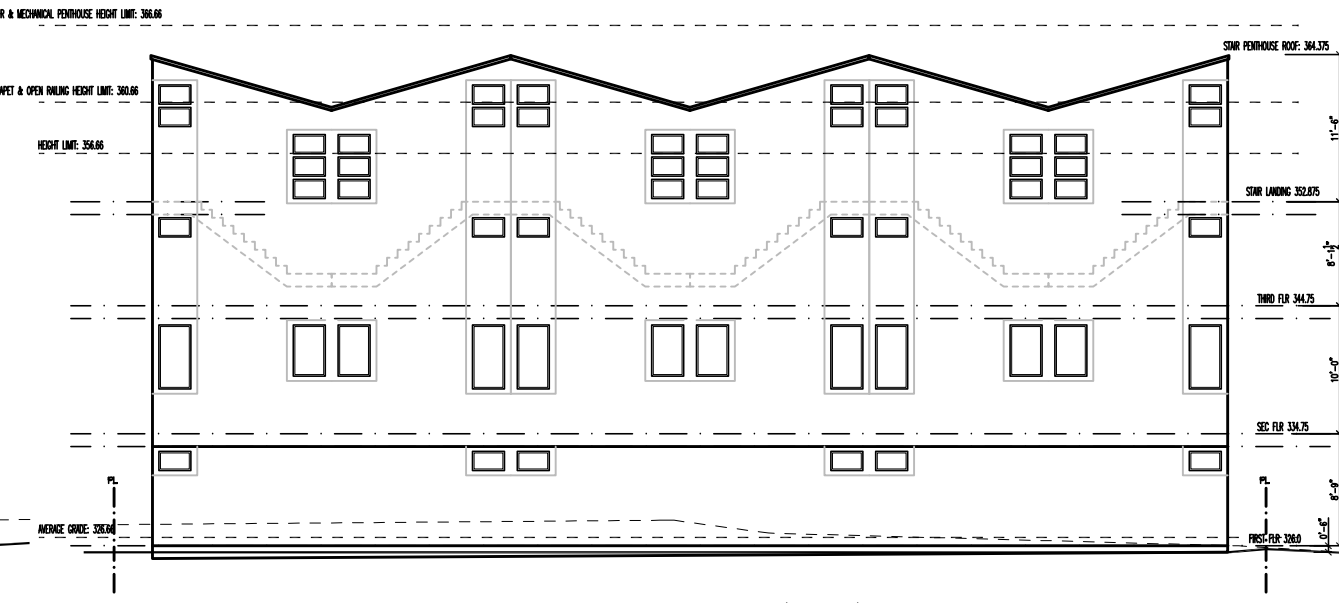
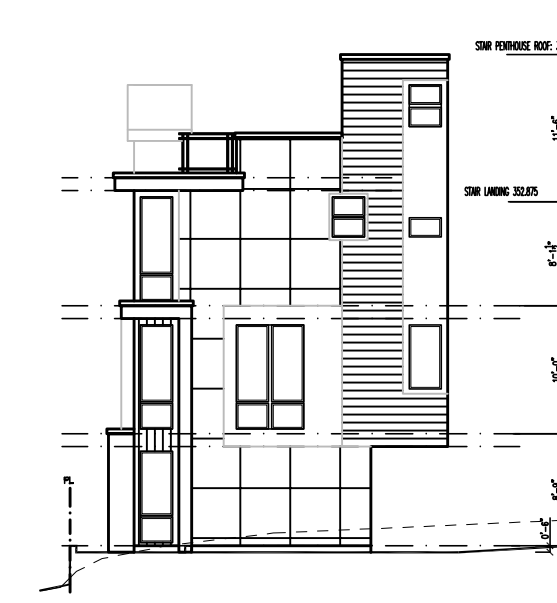
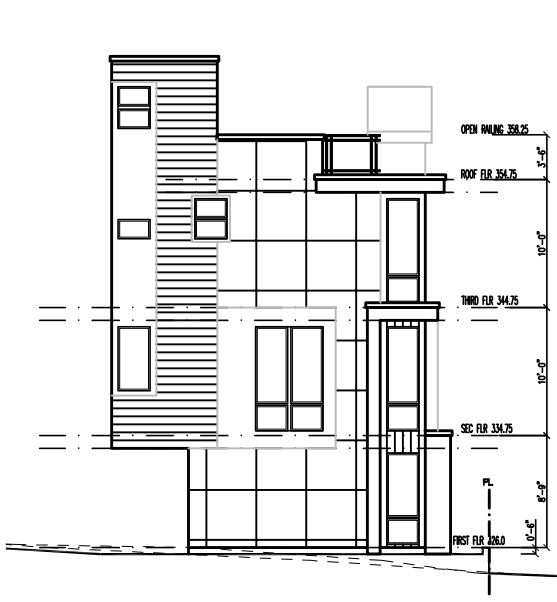
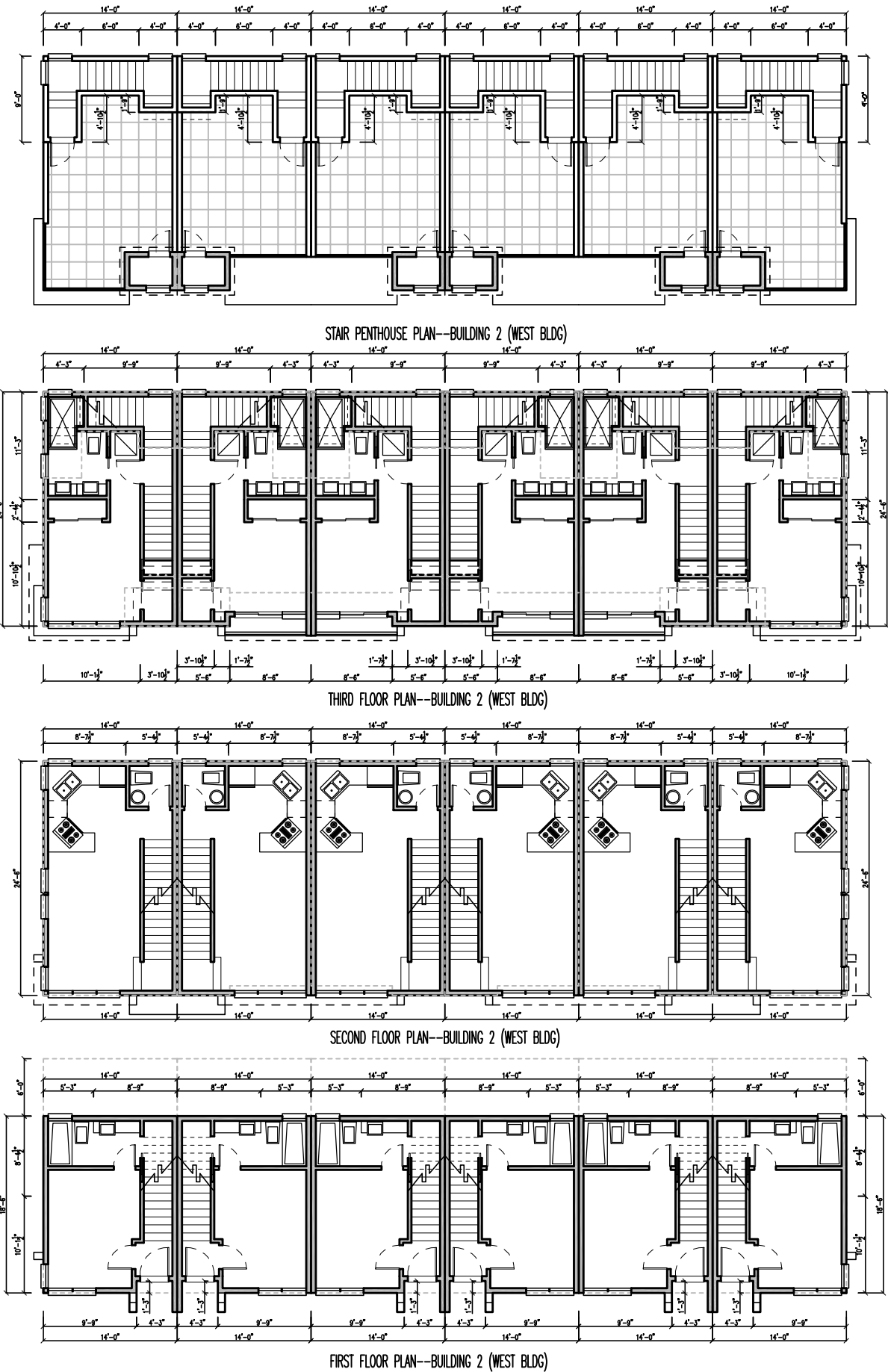
BUILDING 1 (EAST BLDG) - EXTERIOR MATERIALS AND FINISHES



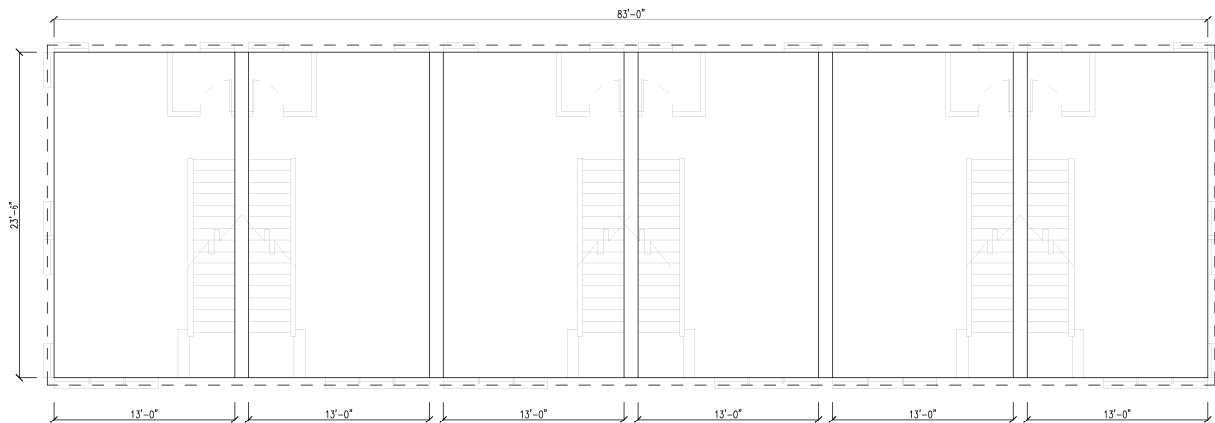
- Material Schedule:
- 1—Fiber Cement Board—4x4 panels—Marea Baja SW 9185
 - 2—Fiber Cement Bevel Channel Siding—Rookwood Red SW 2802
 - 3—Natural Wood Siding—Redwood SW 3501
 - 4—Fiber Cement Trim—Peppercorn SW 7674
 - 5—Vinyl Windows—Dark Gray
 - 6—Metal Rail System—Glass panel—Dark Gray Trim
 - 7—Wood/Glass Door—Ellie Gray SW 7650
 - 8— Standing Seam Metal Roof—Gray



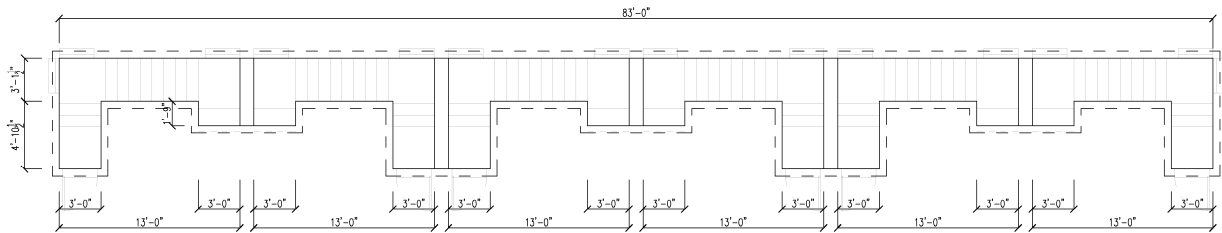
BUILDING 2 (WEST BLDG)--FLOOR PLANS AND ELEVATIONS



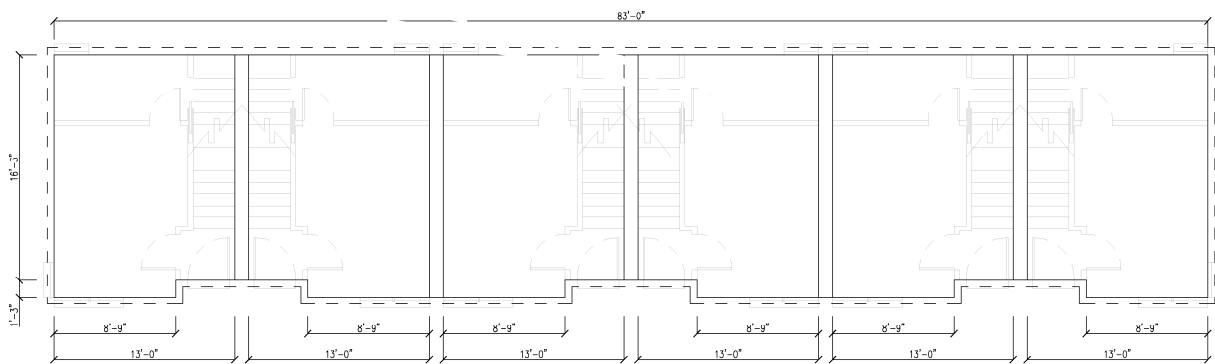
BUILDING 2 (WEST BLDG)—GROSS FLOOR AREA PLANS



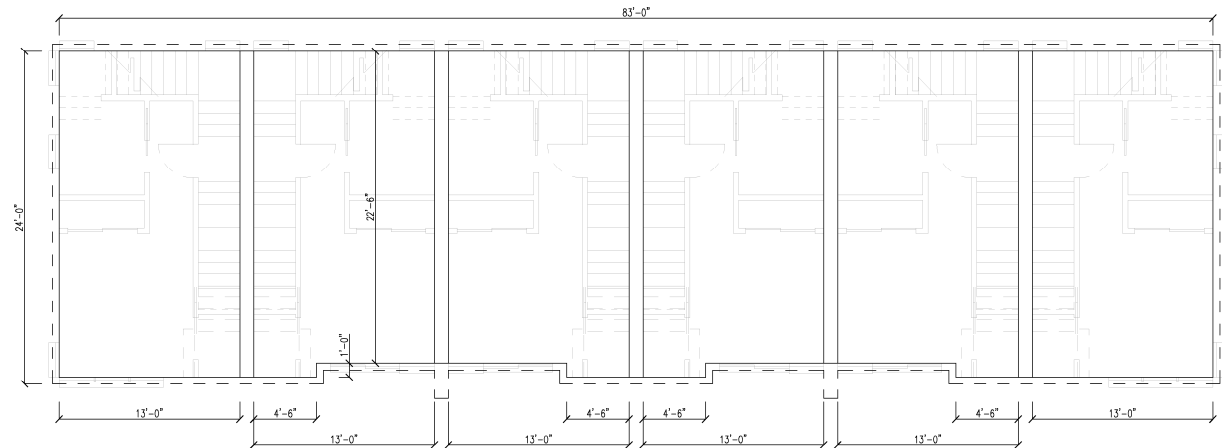
SECOND FLOOR PLAN—BLDG 2 (WEST BLDG)



STAIR PENTHOUSE PLAN—BLDG 2 (WEST BLDG)



FIRST FLOOR PLAN—BLDG 2 (WEST BLDG)



THIRD FLOOR PLAN—BLDG 2 (WEST BLDG)



Building 2 (West Bldg) - Gross Floor Area for FAR calculation:		Entire Site— Gross Floor Area for FAR calculation:		Building 2 (West Bldg) - Gross Floor Area for Design Review calculation:		Entire Site— Gross Floor Area for Design Review calculation:	
Level	Residential	Building 1 (East Bldg):	2,681.0 sf	Level	Residential	Building 1 (East Bldg):	2,788.0 sf
First	1,333.125 sf	Building 2 (West Bldg):	5,328.125 sf	First	1,416.875 sf	Building 2 (West Bldg):	5,675.5 sf
Second	1,833.0 sf	Total:	8,009.125 sf	Second	1,950.5 sf	Total:	8,463.5 sf
Third	1,799.0 sf	FAR Calculation:		Third	1,914.5 sf		
Roof Deck	363.0 sf	8,009.125 sf / 6,204 sf (lot area) = 1.29		Roof Deck	393.625 sf		
Total	5,328.125 sf	(1.3 FAR allowed per SMC 23.45.510 Table A)		Total	5,675.5sf		

BUILDING 2 (WEST BLDG) - EXTERIOR MATERIALS AND FINISHES

SOUTH ELEVATION—BLDG 2 (WEST BLDG)

EAST ELEVATION—BLDG 2 (WEST BLDG)

NORTH ELEVATION—BLDG 2 (WEST BLDG)

WEST ELEVATION—BLDG 2 (WEST BLDG)

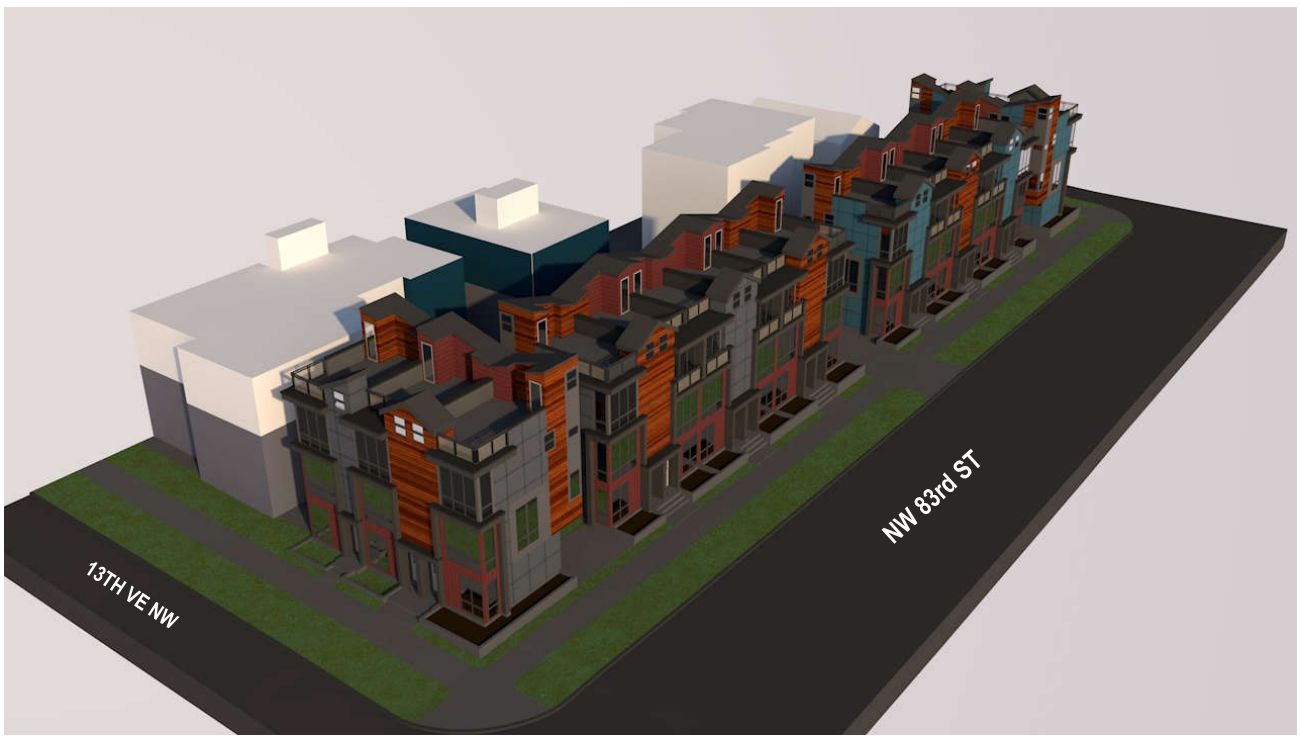
Material Schedule:

- 1—Fiber Cement Board—4x4 panels—Marea Baja SW 9185
- 2—Fiber Cement Bevel Channel Siding—Rookwood Red SW 2802
- 3—Natural Wood Siding—Redwood SW 3501
- 4—Fiber Cement Trim—Peppercorn SW 7674
- 5—Vinyl Windows—Dark Gray
- 6—Metal Rail System—Glass panel—Dark Gray Trim
- 7—Wood/Glass Door—Ellie Gray SW 7650
- 8— Standing Seam Metal Roof—Gray

MASSING VIEWS WITH NEW DEVELOPMENT TO THE NORTH



Looking Northwest



Looking Northeast



Looking Southwest



Looking Southeast

COMMUNITY OUTREACH SYNOPSIS

EARLY COMMUNITY OUTREACH REGARDING PROPOSED PROJECT GOING THROUGH DESIGN REVIEW

Brief summary of the proposal:

- Demolish existing house.
- Construct a new 9 unit row house structure with surface parking.

Project/Property Address(s): 8303 12th Ave NW, Seattle, WA 98117

SDCI Project Number(s): 000950-20PA

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

Website: www.noviongroup.com
<http://www.noviongroup.com/8303-13th-ave-nw/4594979679>

Feedback can be submitted:

- Directly to the Applicant via email. office@noviongroup.com
- Through our interactive website. www.noviongroup.com
- Through our online survey. www.noviongroup.com

Please label your emailed feedback and/or comments: “Feedback for 000950-20PA” in the subject line.

Feedback and Comments will be accepted through July 31st, 2020.

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>

Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While a collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project’s design. Comments and discussion should 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. Applicants should follow best practices for managing the data collected during public engagement, as provided by the City of Seattle. All relevant records will be retained and must be provided to City of Seattle if requested to fulfill a records request.

Community Outreach Feedback

Synopsis of the feedback generated from the mailer, and Online survey from The temporary website

A copy of the mailer that was sent to residences within 500’ is shown here. This mailer wasn’t required to be translated into any languages. This information was also included on the website link for this particular project outreach. Because of Covid-19, the usual required In-Person method for outreach was replaced with an online survey included in the temporary website.

We received 7 survey responses. Most say they live very close to the project. Half the respondents identified as under 44, and half over 55. Length of residence in the neighborhood parallels the age range, with the younger respondents saying they’ve lived in the area 3-10 years, and the older respondents saying they’ve been there more than 15 years.

Respondents expressed the attributes they’d like the project to consider are that the proposal fit the neighborhood look, that the units be affordable and family friendly, and that it be built with environmental sustainability in mind.

Respondents concerns are that the proposal will feel out of scale, that they won’t like the way it looks, that the units won’t be affordable and the construction noise/impacts.

Respondents associated the neighborhood with family friendly spaces and activities. The ease of pedestrian mobility and the existing green spaces.

We received one email response. They had concerns about style and aesthetically fitting with the current craftsman style of the neighborhood. They weren’t against new development, they just want more choice in material and color.