

STREAMLINED DESIGN REVIEW

03/19/2021

PROJECT ADDRESS:

8324 Mary Ave NW
Seattle, WA 98117

SDCI: #3037023-EG

#6785468-CN

#3036680-LU

#6785469-DM

DOCUMENT: SDR**OWNER:**

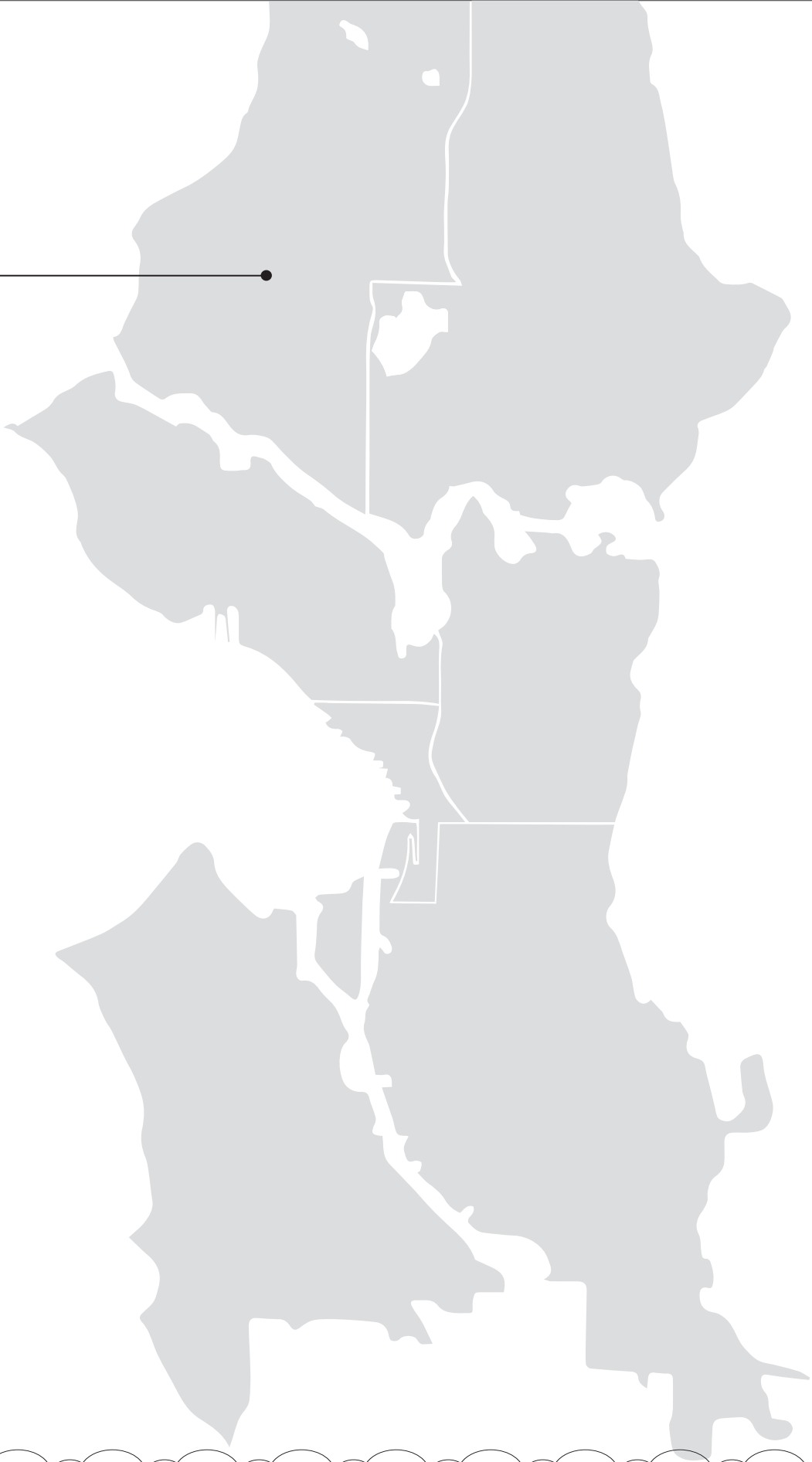
WRC Brothers LLC
Minjun Wu
minjun@xyhousing.com
4255222616

DESIGN TEAM:

GC Square
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sxuan@gc2seattle.com
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PROJECT SITE

SITE LOCATION



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VICINITY MAP

ZONING

The subject site consists of one parcel (parcel no: 758920-0170) bordered by Mary Ave NW to the west, and adjacent parcels to the east, north, and south. The subject parcel is a rectangular site that measures 5,268 SF in area with length of 120'-0" (east to west) and 44'-0" (north to south). The site is located on a flat topography.

The subject site has an existing 1-storey single-family house. The subject site was previously zoned as SF 5000 and currently rezoned to LR2 (M1). The new zone was adopted in April 2019 under citywide MHA legislation, implementing affordable housing requirements in 27 urban villages throughout Seattle.

The subject site is within urban village overlay, thus no parking is required.

DEVELOPMENT OBJECTIVES

This project proposes the construction of a multi-family apartment with 3 stories above grade. The apartment will provide total of 16 units. This development will increase the density of the neighborhood synergizing with the city's vision to improve affordable housing. The development will fulfill Mandatory Housing Affordability/MHA's and Green Building Standard. As a whole, this development will increase the density of the neighborhood synergizing with the city's vision to improve and to maintain a living and affordable city.

As this project increases the density of the neighborhood, it aims to respect the residential scale through appropriate massing, proportion and materials. The siting of apartment responses to current and future context by applying contemporary design language and materials. The community is undergoing an evolution that a number of townhouses and apartments are newly constructed and coming into use, making it a fast developing area. Within this area of transforming from single family to multifamily future, our project aims to bring modern and high quality living environment for residents and the community.

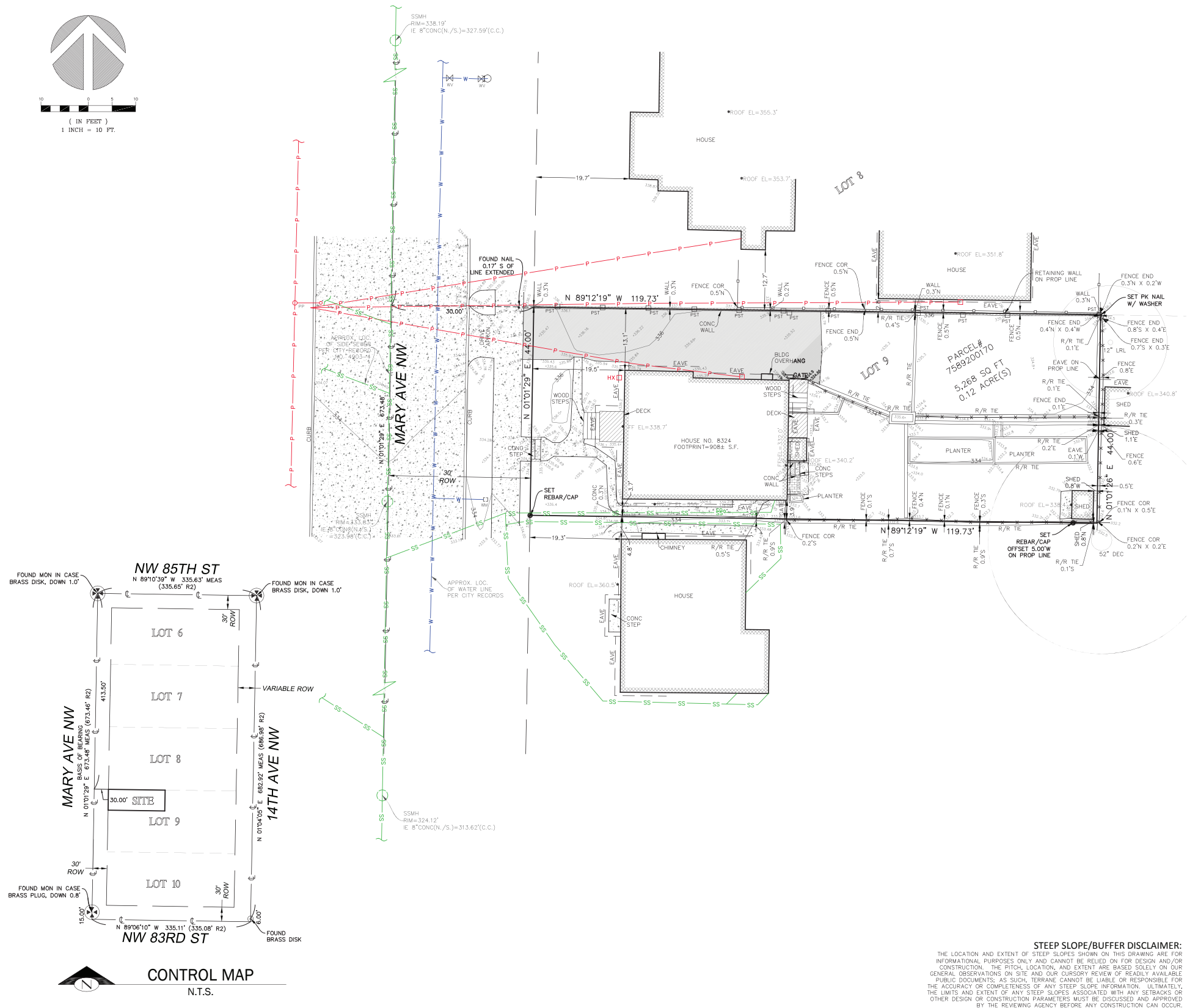
Amenity space is designed based on space characters and needs. Screening flora are planted at the front to create human scale buffer and protect privacy for ground unit facing street. Small scale of landscape introduces residents and visitors into the building. The majority of amenity space at the rear while keeping on original grade as much as possible, minimizes influence on the environment, while additional amenity space is planned on roof top to provide outdoor activities.

The placement of the entrance on the side of the apartment not only makes the development more efficient in term of creating livable area but also creates privacy for the entrance. To ensure visibility, sign elements and features are added to provide obvious indications. Entry is demarcated as part of landscape design. Pedestrian access path will be from the street and arrive at the landscape at rear yard. The intent of planning walk path on original grade with pervious pavement is to provide more contact with nature and comfort for apartment residents.

SITE LOCATION



PROJECT PROGRAM
Site Area: 5,268 SF
Number of Residential Units: 16
Number of Parking: 0



EXISTING SITE PLAN / CONDITIONS

PROPOSED PROJECT SITE

One parcel bordered by Mary Ave NW on west, adjacent parcel on south, north and east.

TOPOGRAPHY

Approx. 3% slope down from west to southeast corner.

ADJACENT BUILDINGS AND USES

Existing single-family to the north, east, south and parking lots to west of the site across Mary Ave NW.

SOLAR ACCESS & VIEWS

The site has good solar access from south. Two trees of 52'' and 12'' DBH are located at the adjacent sites at east.

TRAFFIC CIRCULATION

Mary Ave NW is two-lane street with street parking on both sides.

There is a stop sign on the intersection of Mary Ave NW and NW 85th St. One block from west is 15th Ave NW which has four lanes in total for both directions.

There are bus stops approximate 0.1 mile to the northwest of the site.

STREETScape

- Mary Ave NW: Yes
- Sidewalk: Yes
- Planting Strip: Yes
- Street Trees: No
- Parking: No

LEGAL DESCRIPTION

SCHEUERMANS GARDEN ACRE TRS # 2 N 44 FT LESS E 150 FT & LESS ST

EXISTING SITE



ZONING DATA

ADDRESS: 8324 Mary Ave NW, Seattle, 98117
PARCEL #: 758920-0170
ZONE: LR2 (M1)

SITE AREA: 5,268 SF
FAR MAXIMUM: 1.6
TOTAL ALLOWED GROSS FLOOR AREA: 8,428 SF

PERMITTED USES
Proposed: Apartment

SMC 23.44.012 STRUCTURE HEIGHT
Allowed: 40'
Proposed: 40'

23.45.510 AMENITY AREA
Required:

1. The total amount of, outdoor amenity area is equal to at least 35 percent of the lot area;

2. No part of such amenity area has a width or depth of less than 20 feet; and

3. The outdoor amenity area is located at ground level or within 4 feet of finished grade.

TOTAL :1,844 SF (35% of site area)

Proposed:

GROUND LEVEL: 894 SF

ROOF TOP: 1,149 SF

TOTAL: 2,043 SF(38.8%>35%)

BUILDING FACADE WIDTH LIMIT
Allowed: 77.82'
Proposed: 77.81'

23.45.527 MAXIMUM LENGTH
Allowed:

The maximum combined length of all portions of façades 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 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.

Proposed:

LOT LINE LENGTH = 119.73'

PROPOSED = 77.81' = 64.98 %< 65%

REQUIRED PARKING
Urban Village Overlay:
Proposed: No parking is required.
0

BUILDING SETBACKS:
Allowed:

Front = 5' min

Rear = 15' without Alley

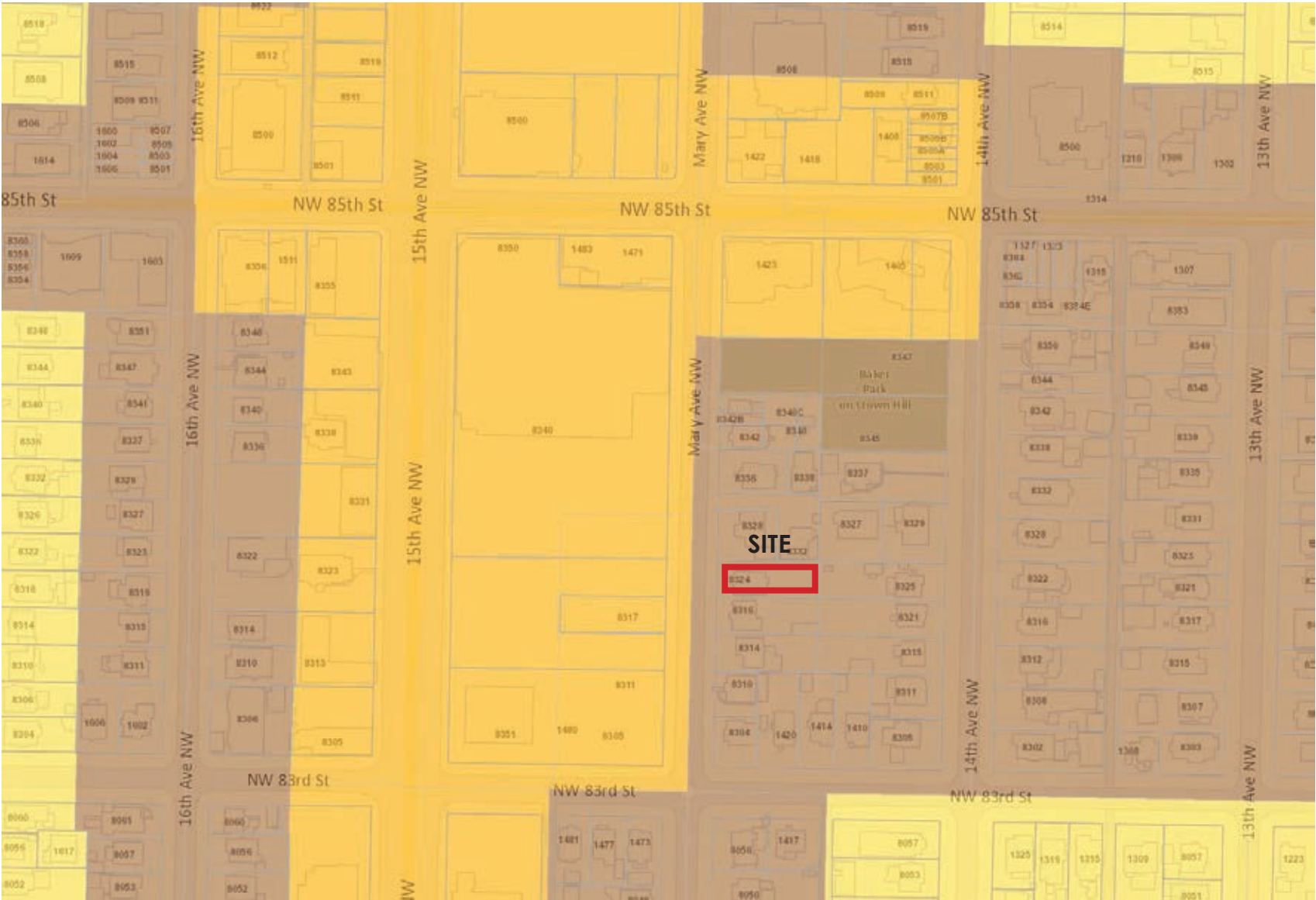
Sides = >40' Width: 7'AVG, 5' min

Proposed:

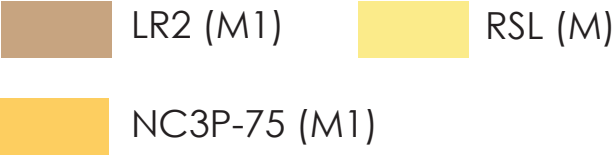
Front = 5' min

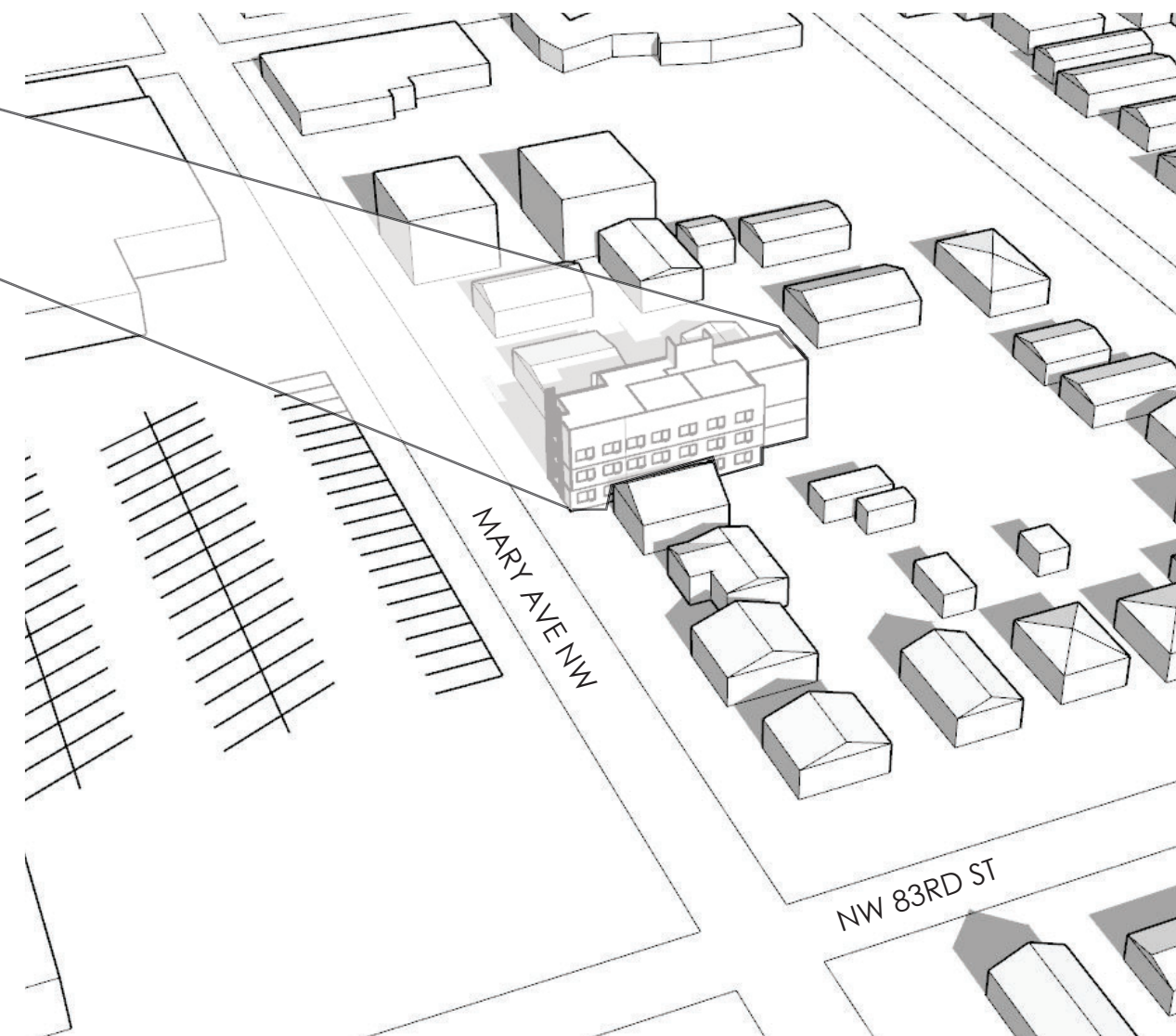
Rear = 15' without Alley

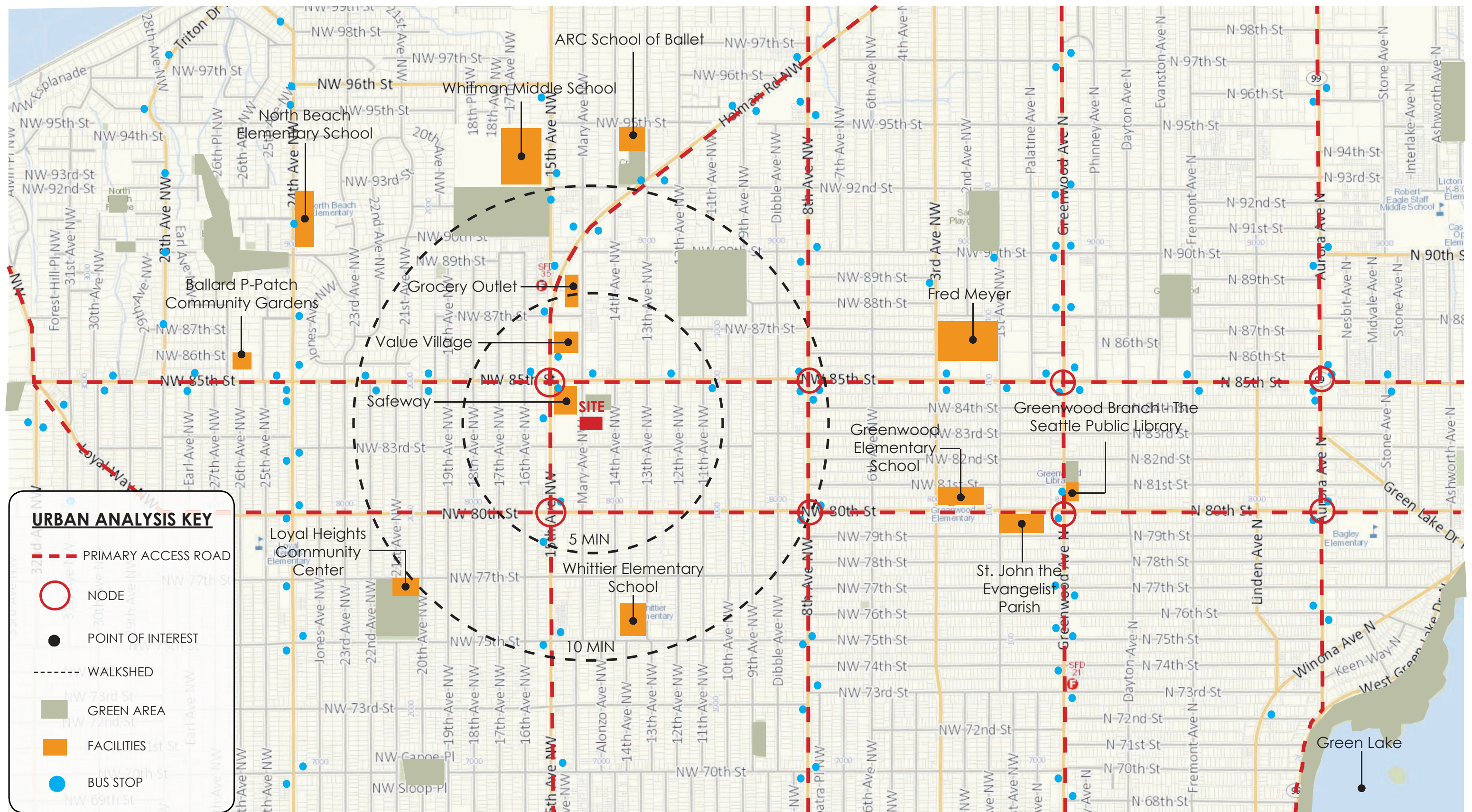
Sides = >40' Width: 7'AVG, 5' min

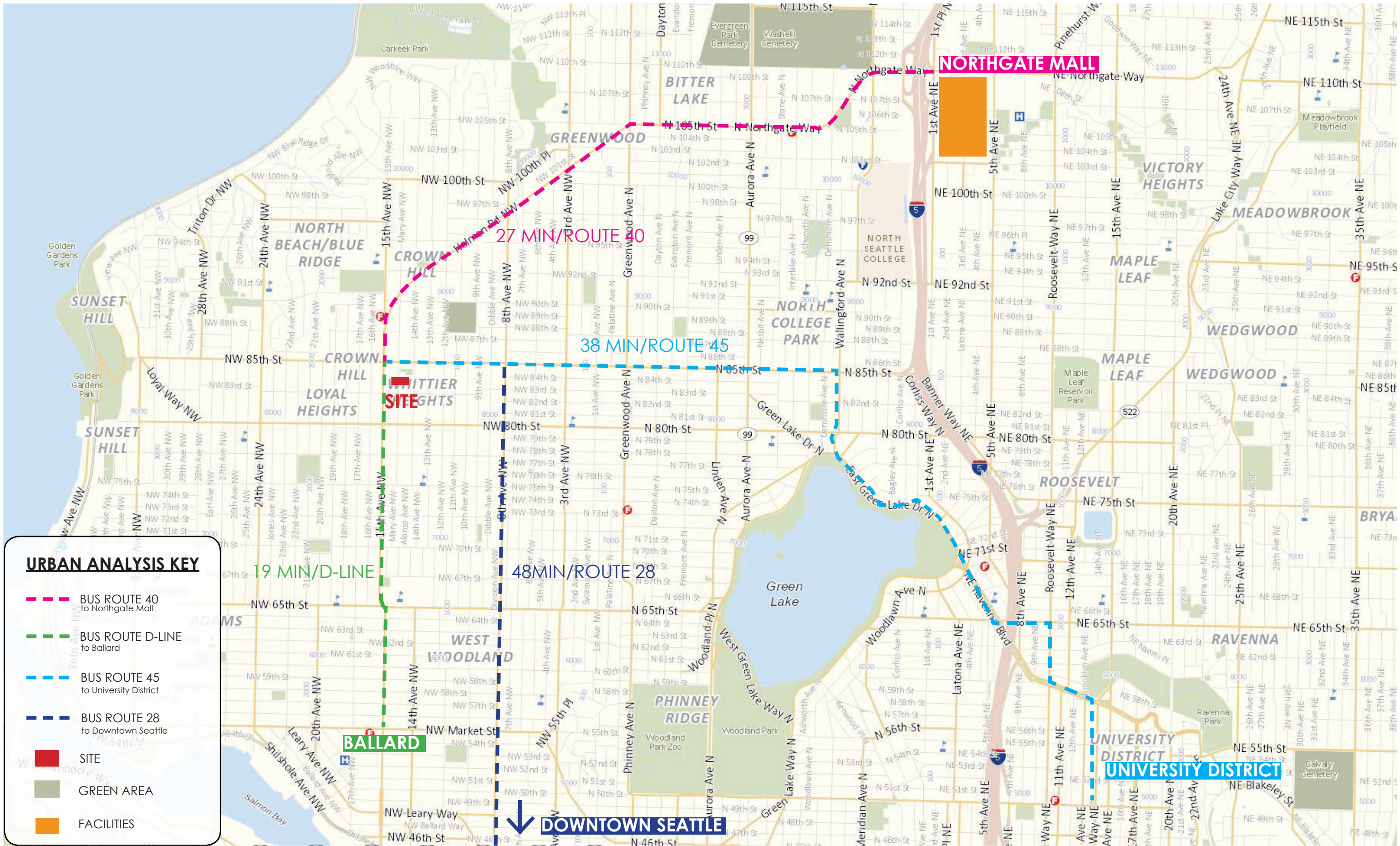


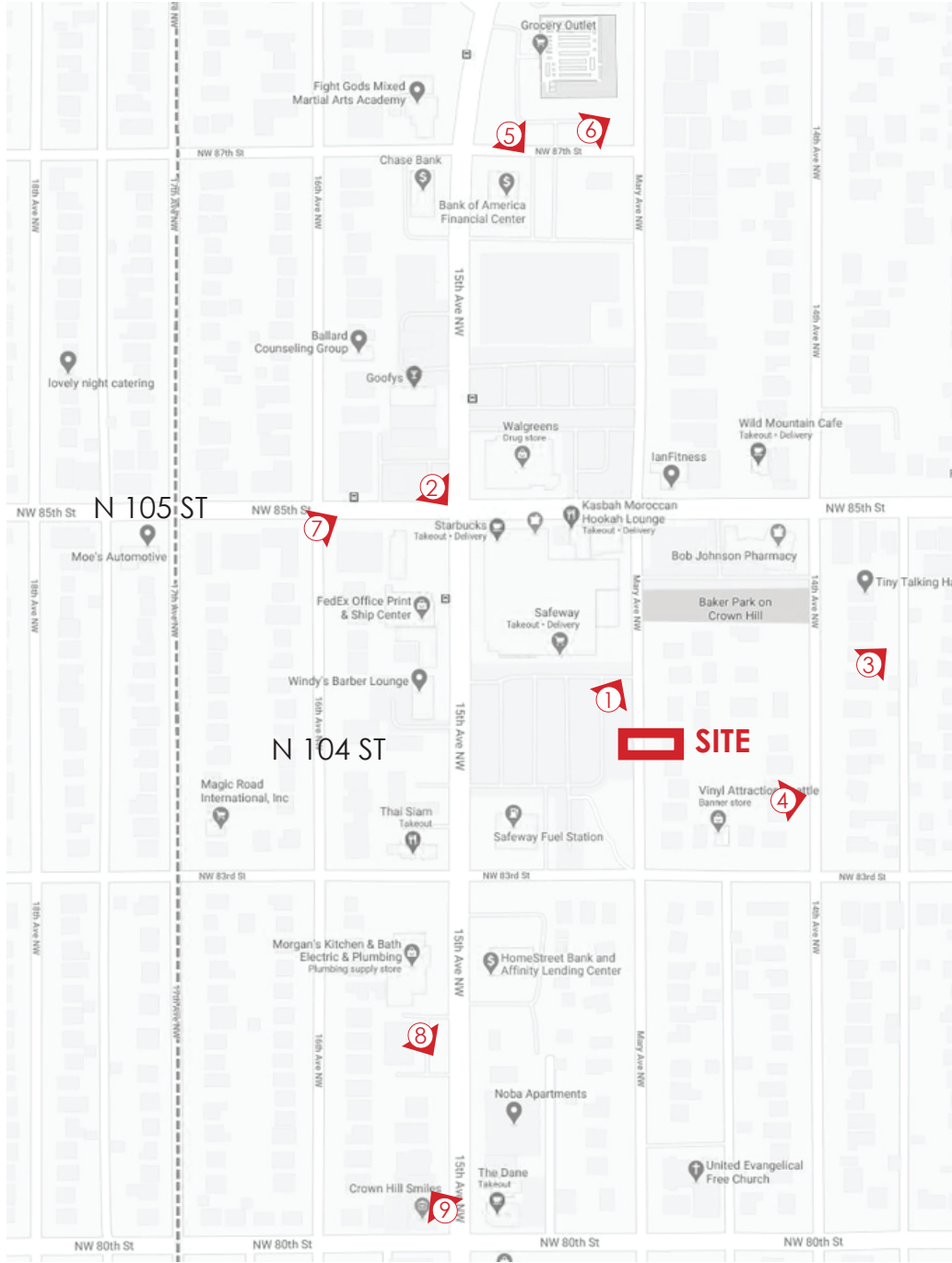
🕒 EXISTING ZONING / USES

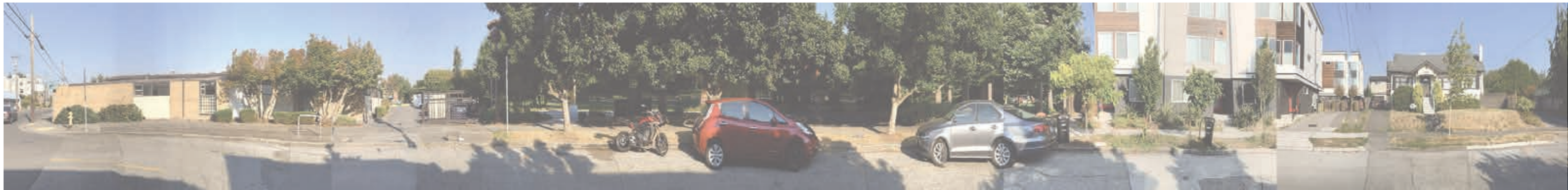












MARY AVE NW LOOKING EAST (A-A)



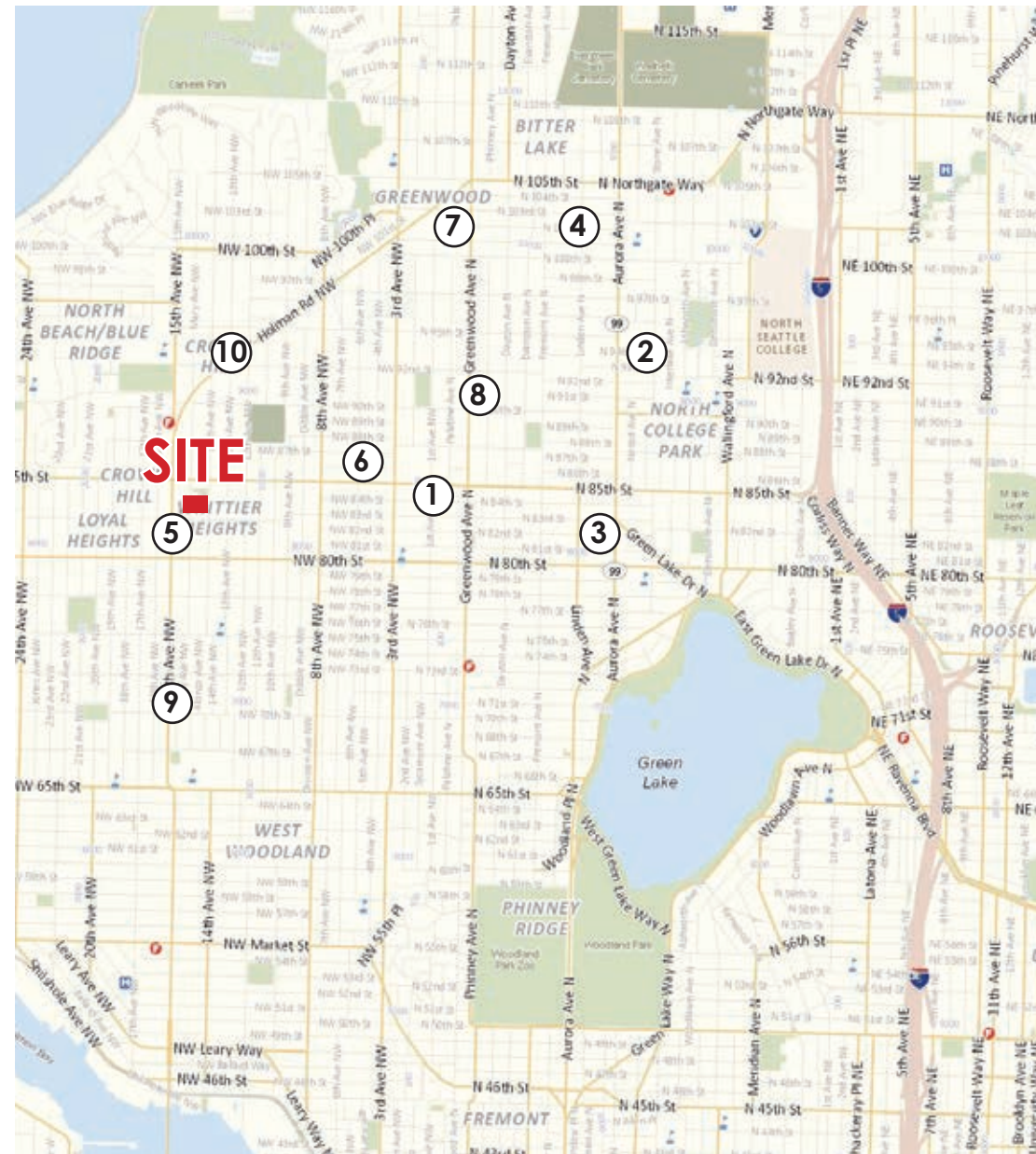
MARY AVE NW LOOKING EAST (B-B)



MARY AVE NW LOOKING EAST (A-A)



MARY AVE NW LOOKING EAST (B-B)



Year Built: 2016
Typology: Condominium



Year Built: 2018
Typology: Condominium



Year Built: 2018
Typology: Condominium



Year Built: 2013
Typology: Condominium



5
Year Built: 2013
Typology: Condominium



6
Year Built: 2004
Typology: Condominium



7
Year Built: 2013
Typology: Condominium



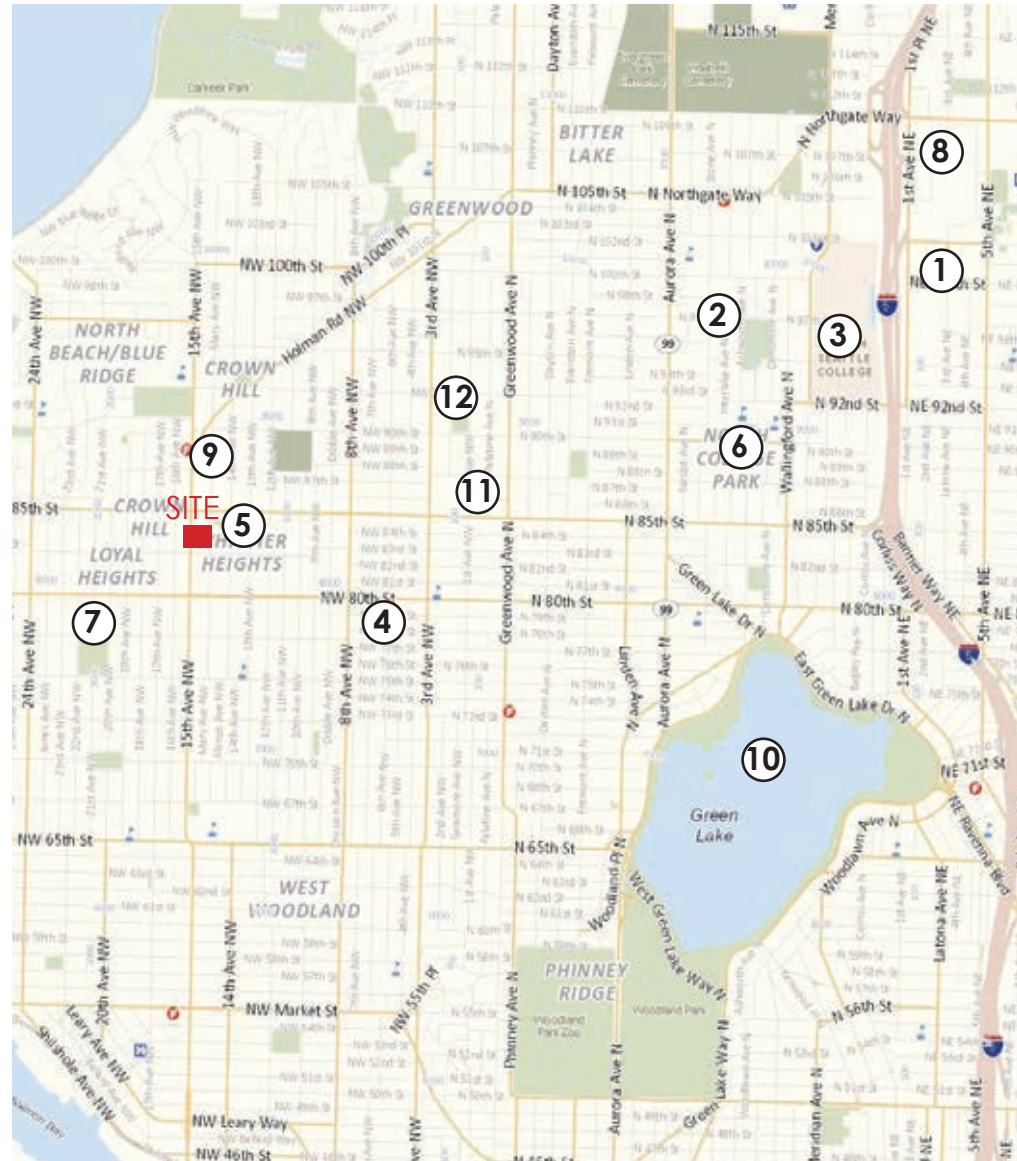
8
Year Built: 2019
Typology: Condominium



9
Year Built: 2017
Typology: Condominium



10
Year Built: 2017
Typology: Condominium



AMC OAK TREE 6



NORTH SEATTLE COLLEGE



GREENWOOD BRANCH - THE SEATTLE PUBLIC LIBRARY



BAKER PARK ON CROWN HILL



ROBERT EAGLE STAFF MIDDLE SCHOOL



GROCERY OUTLET



LOYAL HEIGHTS COMMUNITY CENTER



NORTHGATE MALL



GREEN LAKE PARK



NORTHGATE TRANSIT CENTER



FRED MEYER



SANDEL PARK



CS3 A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES**2. Contemporary Design****4. Evolving Neighborhoods**

The proposed project is in a developing neighborhood that a number of new constructions of residences are undergoing and transitioning from single family into mid-rise apartments and townhouses. Our project is proposed based on a simple but intriguing concept with modern design languages. While integrating the building, contemporary design strategies are applied such as solid and void massing, large windows, limiting color and material selections. We are aiming to ensure high quality design work as a part of the evolving process of the surrounding.

PL2 A. ACCESSIBILITY**1. Access for All**

In the site of proposed project, all public walk paths are placed on original grade since the slope is mild. From street to rear yard, the main walkway from street to rear yard is divided into two lanes to ensure accessibility to building entrance and rear yard while they are at different levels. Smooth transitions are for all residents and visitors.

PL3. B. RESIDENTIAL EDGES**1. Security and Privacy****2. Ground-level Residential**

The proposed project is fenced and secured on side property lines. At front and rear, shrubs or other screening landscape are planted to limit undesired trespassing. Ground level of building is raised to provide basement natural lighting and create distance from street. This Meanwhile provides screening by landscape. The main entrance is being recessed so that the front landscape space acts as transition from street to building.

**DC2 A. MASSING****2. Reducing Perceived Mass:****B. ARCHITECTURAL AND FAÇADE COMPOSITION****1. Façade Composition**

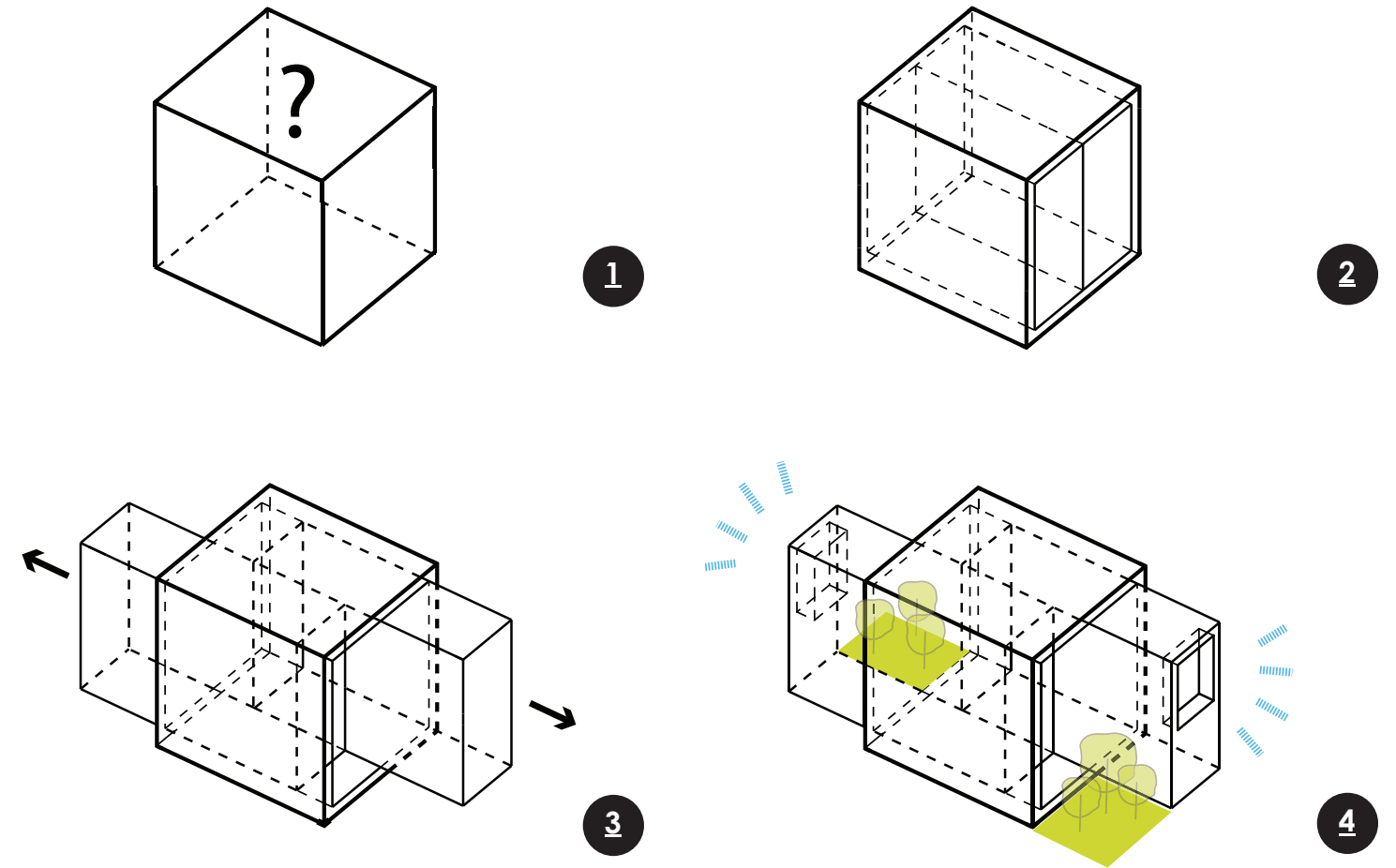
The design concept of this project derives from a concept of Sliding Box. The whole building is designed as a whole. The purpose of sliding the initial box is to find balance between solid and void, projection and recession, and well proportions for each part. Façade materials are used for pattern divisions and to enhance the architectural concept. Windows are in alignment and echo for division lines on facade intentionally. Balconies are created for high space quality especially for units with mezzanine.

DC3 C. DESIGN**2. Amenities and Features**

In the proposed project, amenity space is planned based on space characters. The relatively small scale of landscape is planned for entrance, introducing space by human scale landscape. Large open area of green amenity space is at rear yard and integrates with sunken garden, extending and connecting. Other amenity space is planned with landscape design on roof for outdoor activities. And solid waste area which is less attractive area is visually and physically separated by plantings.

ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.



What can we have by a box?

The design concept of this proposed project starts from questioning the variations of a single box. Responding to codes and the site scale, the box is split and divided into two volumes wrapped by a shell. By sliding forwards and backwards, the two solid volumes give each other space to breathe. Thus there are semi-courtyards of green landscape for units and giving opportunities to look far and enjoy everyone's own great time.

8324 MARYAVE NW DEVELOPMENT



Public Outreach

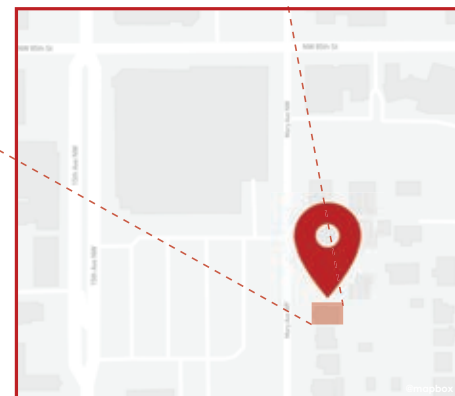
8324 Mary Ave NW, Seattle WA 98117

The proposed development is a 4 stories apartment with 16 residential units including two-bedroom units, one-bedroom units and studios.

SDCI Project Number
6785468-CN

Additional Project Information

Additional information is available on the Seattle Service Portal via the project address:
8324 Mary Ave NW
Please also visit <https://www.gc2seattle.com/>



Drop-in

In-Person meetings have been suspended due to COVID-19

Project contact

Peik Li, Pang
GC Square (USA) Inc.
11201 SE 8th St. Suite 170, Bellevue, WA 98004
ppang@gc2seattle.com
425-516-7541

PUBLIC OUTREACH PLAN

1. Printed Outreach:
High – Impact Method
 - b. Posters hung in a minimum of 10 local businesses, community centers, or other publicly accessible venues located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk.
2. Electrical/digital Outreach:
High-Impact Methods
 - a. Online survey
3. Electrical/digital Outreach: (Additional method in lieu of in-person outreach)
High-Impact Methods
 - c. Interactive project website (with public commenting function)

PINNED UP LOCATIONS

8324 Mary Ave NW - Poster Distribution

Date distributed	Location	Address	Distance from Site	Visible From Street?	Notes
11/11/2020	BAKER PARK ON CROWN HILL	8347 14th Ave NW	0.1 mile	No	Flyer placed on pole.
11/11/2020	GOOFYS	8519 15th Ave NW	0.2 mile	No	Flyer placed on entrance bulletin area.
11/11/2020	LIGHT/TELEPHONE POLE # 1	21st Ave NW & NW 77th St	0.48 mile	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 2	15th Ave NW & NW 83rd St	0.1 mile	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 3	15th Ave NW & NW 80th St	0.2 mile	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 4	14th Ave NW & NW 80th St	0.2 mile	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 5	14th Ave NW & NW 77th St	0.2 mile	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 6	Holman Rd NW	0.3 mile	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 7	NW 87th St & Mary Ave NW	0.2 mile	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 8	NW 85th St & 14th Ave NW	0.2 mile	Yes	Flyer placed on pole.

NEIGHBORHOOD COMMENT SUMMARY

Per the feedback collected from outreach and the letter received from neighbors, there are concerns from various aspects. Neighbors care about artistic design and worry that it may feel out of scale with nearby buildings. They hope to keep the historical trees and landscape in the area and have more greenery space available. Parking issue is also a main concern and the better it is provided on site because people with families need cars. Other concerns are construction noise, good for pedestrians, and design for safety.

**Join us to share your thoughts through
11/11/2020 - 12/2/2020**

Online Survey: <https://www.gc2seattle.com/8324-mary-ave-survey>
Project Website: <https://lievelyn9963.wixsite.com/8324>



*All information and feedback we collected may be made public record.
(All information is being collected by GC Square, but may be submitted to the City of Seattle.
Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.)

NO TREE ON EXISTING SITE OVER 6" DBH

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NW 1/4 OF NW 1/4 SEC 01, TWP. 25N., RGE 05E., W.M.
PARCEL NO. 758920-0170

8324 MARY AVE NW
8324 MARY AVE NW
SEATTLE, WA 98117

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER: 191102
DATE: 06/25/2019
DRAFTED BY: RSN
CHECKED BY: VVB
SCALE: 1" = 10'

REVISION HISTORY

SHEET NUMBER

1 OF 1

STEEP SLOPE/BUFFER DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS. AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER BARGAIN AND SALE DEED RECORDING #20190318000861)

THE NORTH 44 FEET OF LOT 9, SCHEUERMANN'S GARDEN ACRE TRACTS NO. 2 TO THE CITY OF BALLARD, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 91, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE EAST 150 FEET THEREOF; AND EXCEPT THE WEST 30 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 183150 FOR MARY AVENUE NORTHWEST, AS PROVIDED BY ORDINANCE NO. 47618 OF THE CITY OF SEATTLE;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS.

REFERENCES

- R1. PLAT OF SCHEUERMANN'S GARDEN ACRE TRACTS NO.2, VOL.9, PG.91, RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, REC. NO. 20130910900022.

VERTICAL DATUM

NAVD88, PER GPS OBSERVATIONS.

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 758920-0170.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 5,268 ± S.F. (0.12 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

[Symbol]	ASPHALT SURFACE	[Symbol]	MONUMENT IN CASE (FOUND)
[Symbol]	BRICK SURFACE	PST □	POST
[Symbol]	BUILDING	F —	POWER METER
[Symbol]	CENTERLINE ROW	P —	POWER (OVERHEAD)
[Symbol]	CLEANOUT	PP —	POWER POLE W/ LIGHT
[Symbol]	CONCRETE SURFACE	—●—	REBAR & CAP (SET)
[Symbol]	RETAINING WALL	SS —	SEWER LINE
[Symbol]	DECK	○	SEWER MANHOLE
[Symbol]	FENCE LINE (CHAIN LINK)	SIZE TYPE ○	TREE (AS NOTED)
[Symbol]	FENCE LINE (WOOD)	W —	WATER LINE
[Symbol]	FIRE HYDRANT	WM □	WATER METER
[Symbol]	NAIL AS NOTED	WV □	WATER VALVE
		HX □	HEAT EXCHANGER
		Ⓢ	WATER GATE VALVE

VICINITY MAP

N.T.S.

(IN FEET)
1 INCH = 10 FT.

CONTROL MAP

N.T.S.

PROJECT INFORMATION

16 Apartment Units

Site Area: 5,268 SF

Max. Gross Floor Area (GFA): 8,428 SF

Basement: 2,120 SF (NOT COUNTED TOWARDS FAR)

Level 1: 2,385 SF

Level 2: 2,406 SF

Level 3: 2,406 SF

Mezzanine: 621 SF

Proposed Gross Floor Area (GFA): 7,818 SF

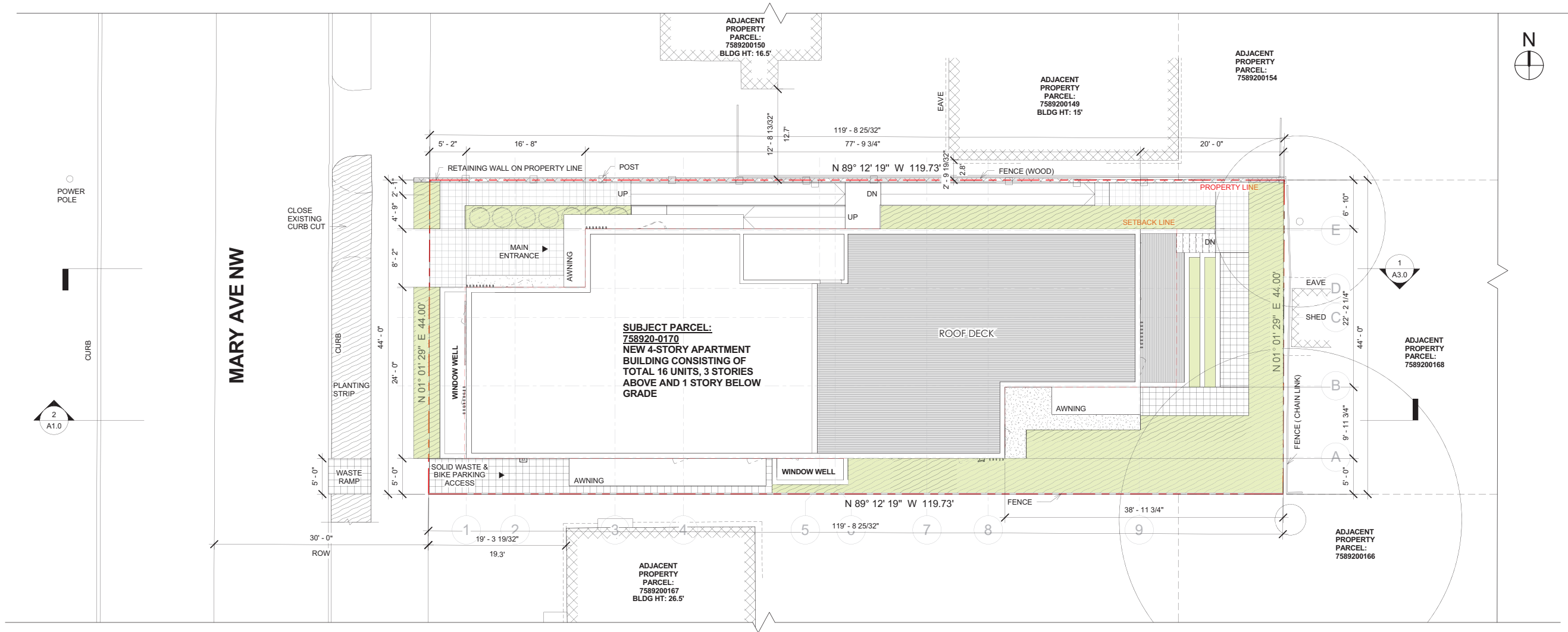
Proposed Floor Area Ratio (FAR): 1.48(with GreenBuilding)

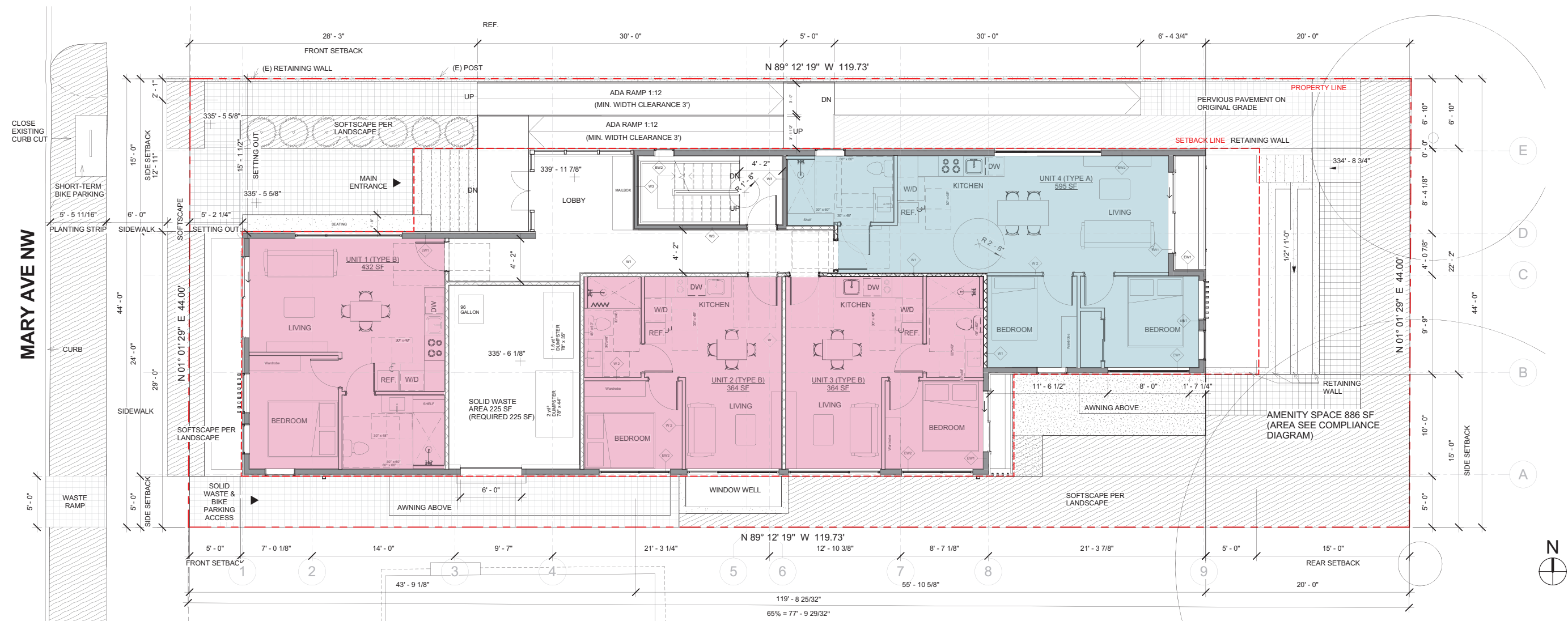
Parking: 0

Amenity Area: 894 sf (Ground Floor)

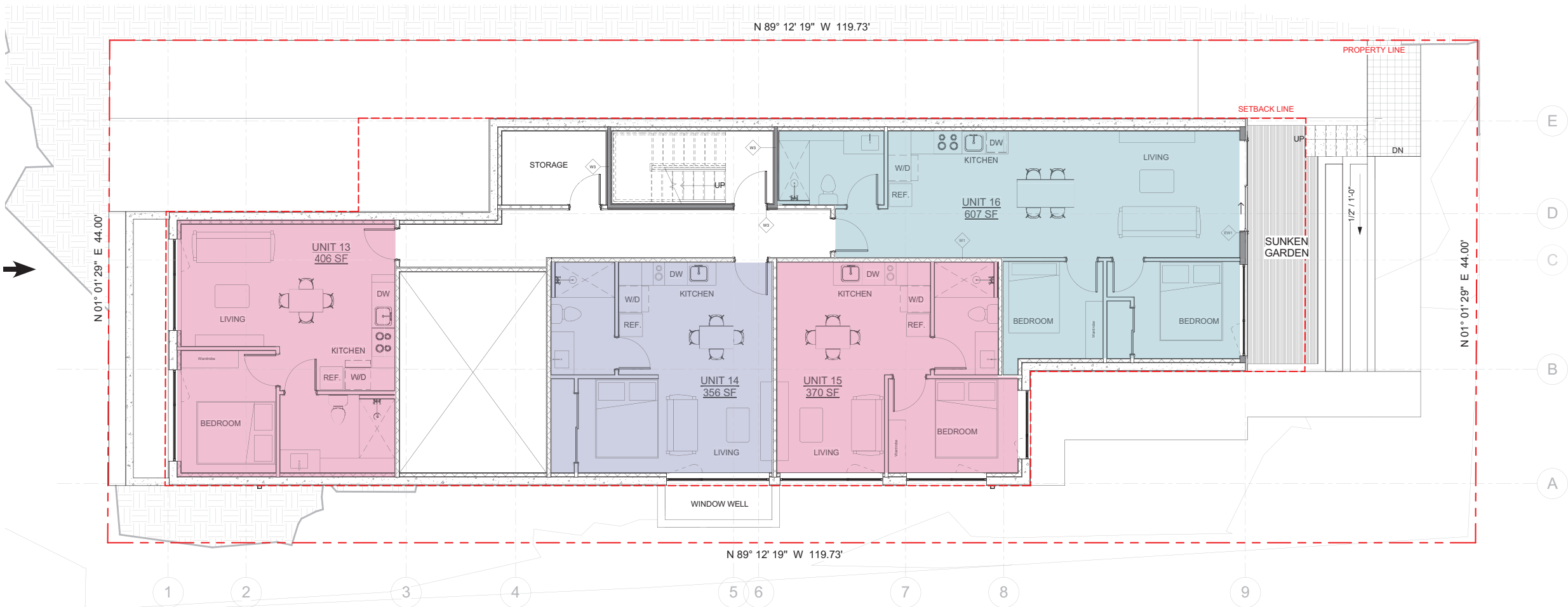
1,149 sf (Roof Deck)

Total: 2,043 sf (38.8% > 35%)

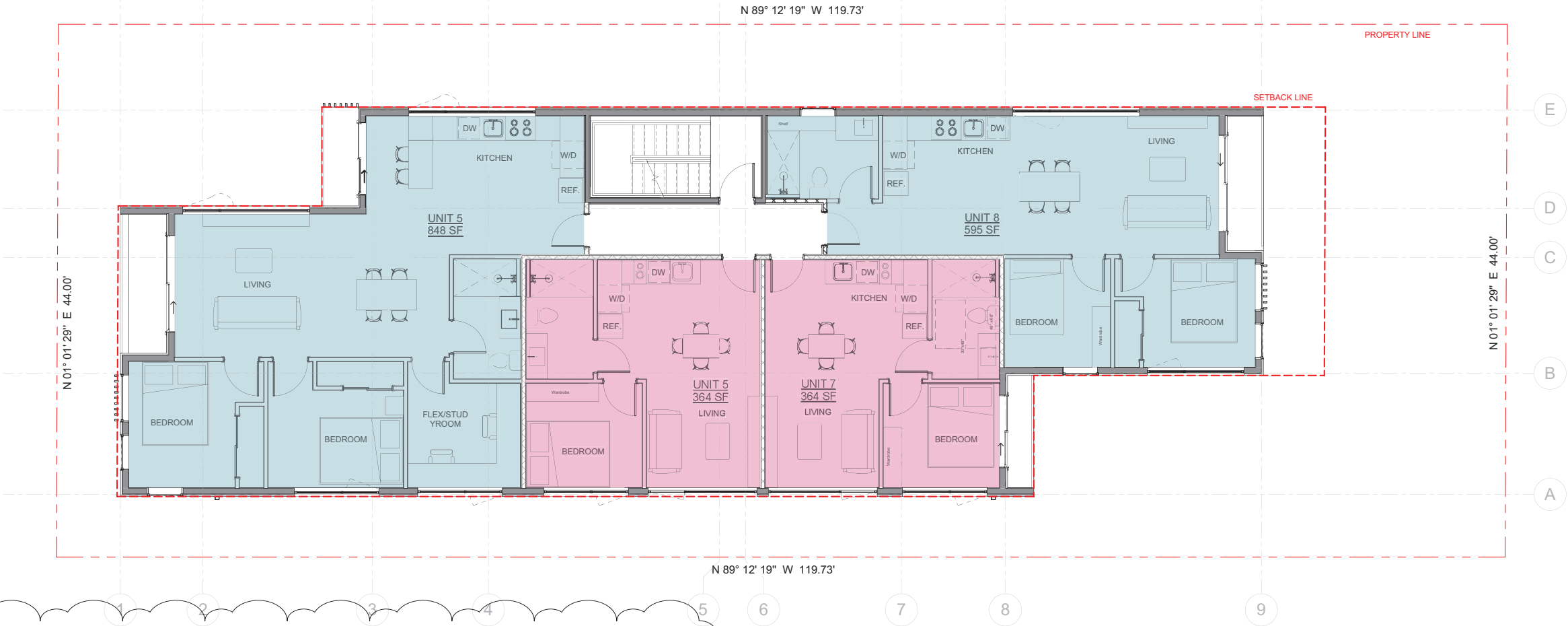




BASEMENT
PLAN

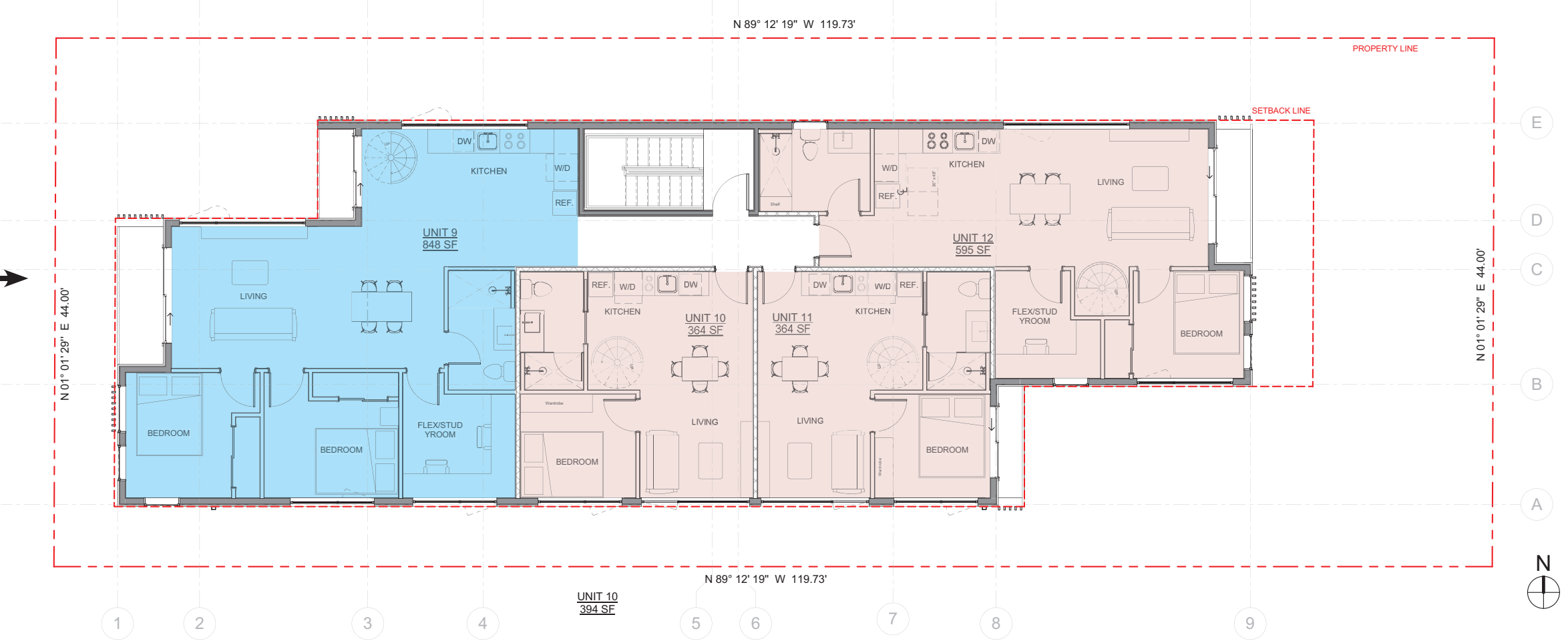


LEVEL 2 PLAN

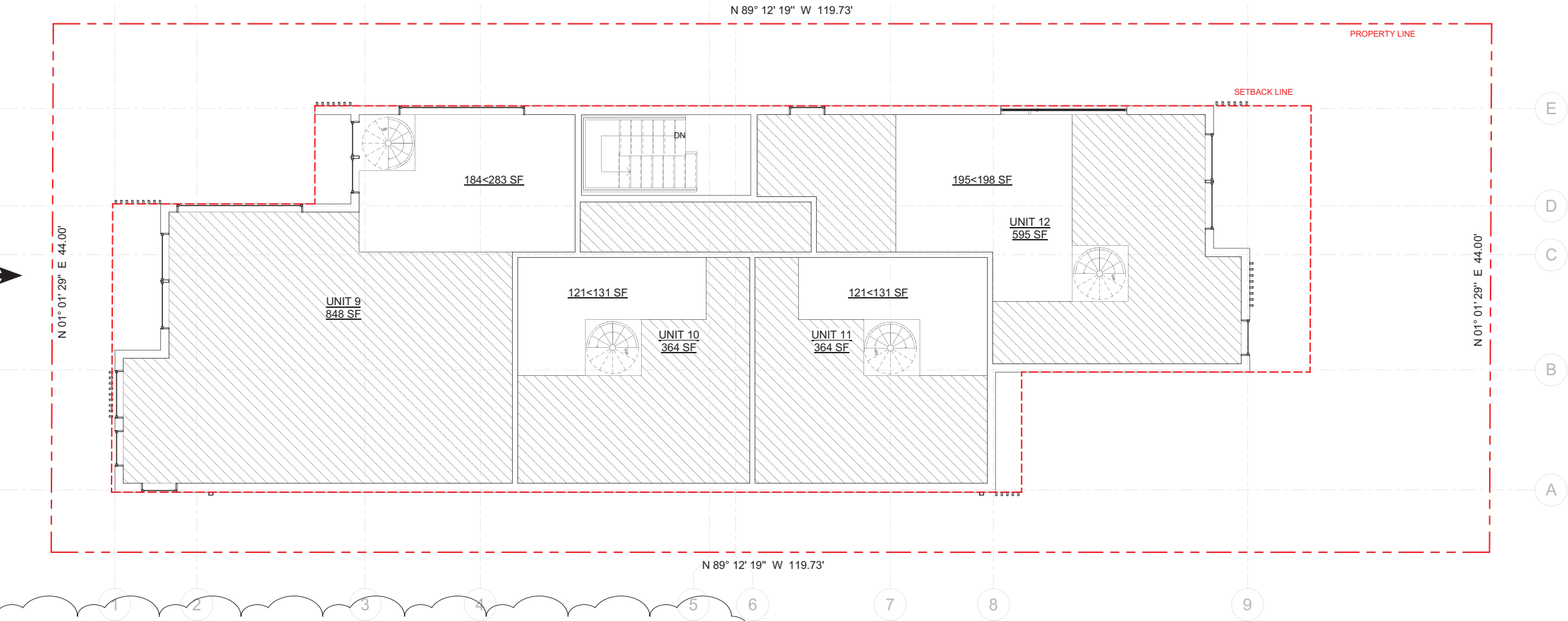


- Studio Unit: 1
- One-Bedroom Unit: 7
- One-Bedroom Unit with Mezzanine: 3
- Two-Bedroom Unit: 4
- Two-Bedroom Unit with Mezzanine: 1

LEVEL 3 PLAN →



MEZZANINE PLAN →



- Studio Unit: 3
- One-Bedroom Unit: 7
- One-Bedroom Unit with Mezzanine: 3
- Two-Bedroom Unit: 4
- Two-Bedroom Unit with Mezzanine: 1



MARCH/SEPTEMBER 21, 9 AM



MARCH/SEPTEMBER 21, 12 PM



MARCH/SEPTEMBER 21, 3 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM

SUNLIGHT ANALYSIS

9AM, 12PM, 3PM
MARCH/SEPTEMBER 21
JUNE 21
DECEMBER 21

ANALYZED BY SKETCHUP



NORTH ELEVATION

WEST ELEVATION

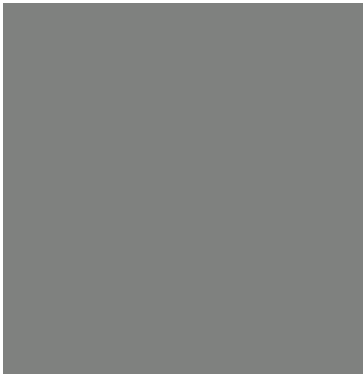


SOUTH ELEVATION



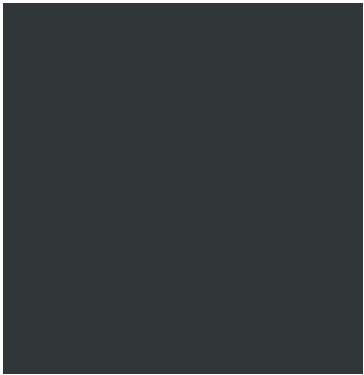
EAST ELEVATION

Fiber Cement Siding



James Hardie Panel
Sherwin Williams # 7067
Cityscape

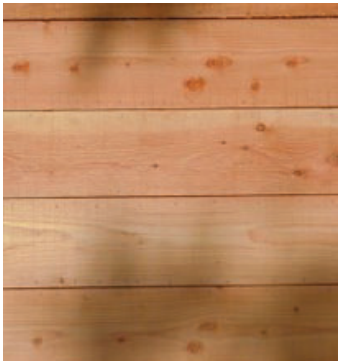
Primary siding material on building facade



James Hardie Panel
Sherwin Williams # 6993
Black of Night

Will be utilized on entrance panel

Douglas Fir Plank Siding



Douglas Fir : Panel, Tongue and groove, 1X6 Tight Knot, Stained

Primary siding material on building facade

Guardrail



Hot dip galvanized steel guardrail with vertical balusters, painted in black

Wood Vertical Slats



Kebony Millwork
2×3 Clear Beam S4S E4E (#2480)
Actual Dimensions: 1 1/2" x 2 17/25"
Lengths Per Levels

Will be utilized on balconies

LANDSCAPE

Amenity area is designed to fit within the original grade. It minimizes site disturbance and creates an organic landscape plane. Different scales of landscape are planned based on needs. Low shrubs are planted at the entrance screening off less attractive area and introducing into the site. Open and integrating landscape is planned at the rear and additional outdoor space for activities is at the roof top.

The project emphasizes green to promote high-quality and comfortable living environment.

