

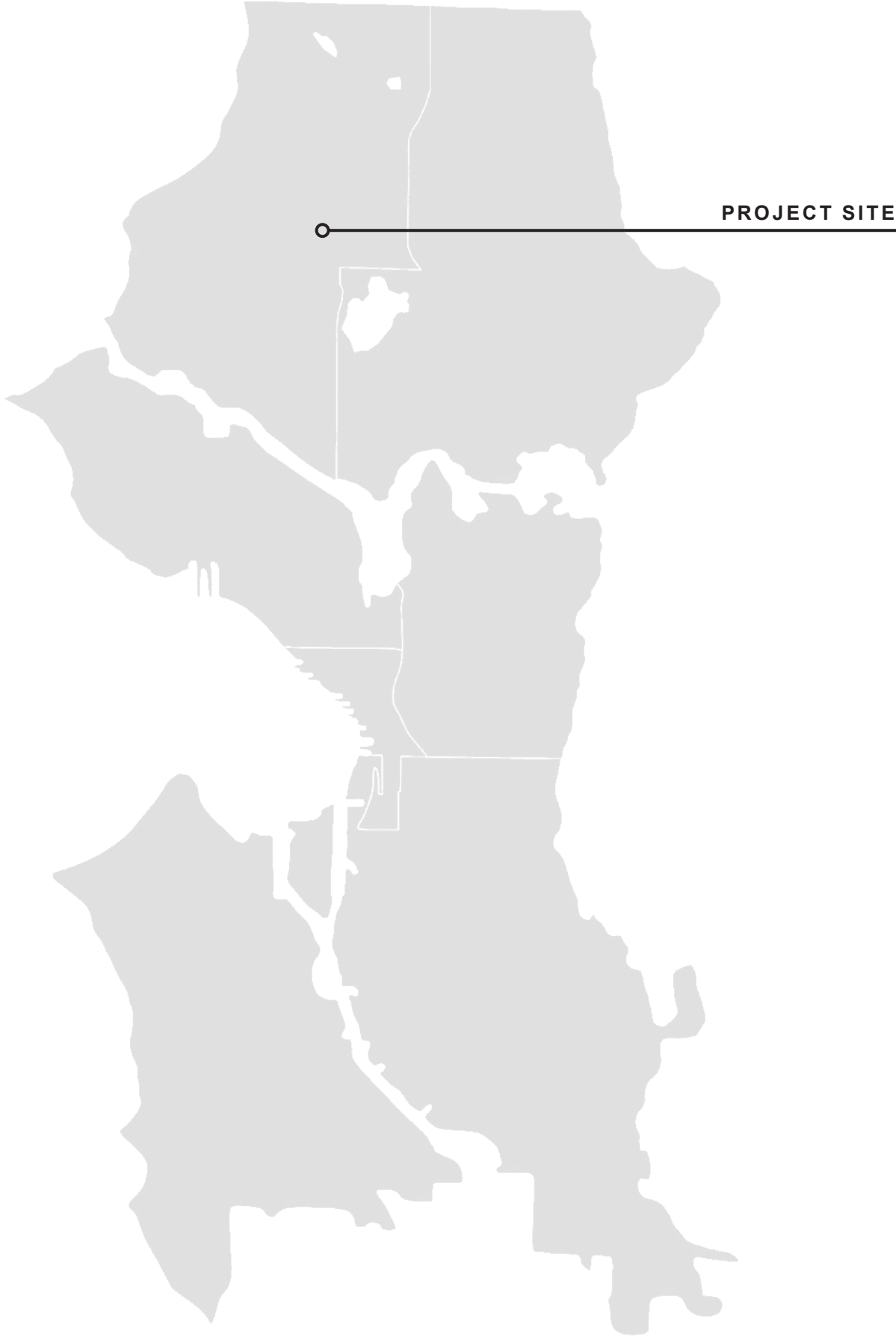
STREAMLINED
DESIGN
REVIEW

DCI # 3038408-EG
8520 16TH AVE NW
Seattle, WA 98117

Applicant:
Cone Architecture, LLC
1319 N 49th St,
Seattle, WA 98103
Contact: Summer McEneny

Owner:
Blackwood Acquisitions, LLC
15620 HWY 99 Suite 11
Suite 11
Lynwood, WA 98087
Contact: Cameron Willet
Phone: (206) - 889 - 9308

DCI Contact:
Ellen Aebischer
ellen.aebischer@seattle.gov



PROJECT INTRODUCTION	Site Location	3
SITE INFORMATION	Development Standards	4
	Urban Analysis	5
	Community Outreach	7
	Neighboring Uses	9
	Street views	10
	Site Photos	11
	Surrounding Context	12
DESIGN PROPOSAL	Priority Design Guidelines	15
	Generative Diagrams	22
	Survey + Arborist Report	23
	Site Planning + Landscape Approach	24
	Lighting Plan	25
	Adjustment Requirements	26
	Elevations + Materials	28
	Privacy Studies	31
	FAR and GFA Diagrams	32
	Floor Plans	33
	Character Renderings	38

16TH AVE NW TOWNHOMES



VICINITY MAP



EXISTING SITE

The project site (3300700900) is a mid-block parcel located off of 16th Ave NW between NW 85th St and NW 87th St. Alley access exits on the east site boundary. The site area is 3,999.45 SF and measures 40' wide by 99.98' deep. The site slopes from east to west with an overall grade change of approximately 4 feet. The existing building on site (a 4-plex) spans two parcels- the north parcel is the project site for this design proposal, and was recently upzoned to LR2 (M1) from SF 5000. The south parcel is zoned NC3P-55 (M), previously LR3. The south parcel will be submitted to SDCI under a separate permit number and is not required to go through design review. Surrounding the proposed project are a mix of older single family homes (primarily to the north) and newer multifamily developments and apartment buildings. Immediately to the north is an existing duplex, followed by several single family homes. Immediately to the south are two apartment buildings. Immediately west across 16th Ave NW are single family homes, with two new townhome projects at the SW corner of 16th and 85th. To the east across the alley is a new 7-story mixed use project.

ZONING AND OVERLAY DESIGNATION

The project parcel is in a LR2 (M1) and is located within a parking flexibility area overlay. Zoning transitions gradually on either side of 15th Ave NW. Beginning with SF zoning to the west, it transitions to LR zoning surrounding 16th Ave NW, and NC zoning surrounding 15th Ave NW. East of 15th, it transitions back to LR for several blocks and then back to single family zoning, further east.

DEVELOPMENT OBJECTIVES

The project proposes the construction of a total of four new townhouse units. The existing structure will be demolished under this proposal. Two new surface parking stalls are proposed to be accessed from the alley.

This proposal aims to provide new housing options to the neighborhood made available through the zoning change, while taking aesthetic cues from and fitting within both the older single family context as well as the newer townhome projects.

NEIGHBORHOOD CUES

This project is located within the Crown Hill Residential Urban Village, an area experiencing rapid growth. The immediate blocks are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. There is a variety of commercial buildings less than one block east along 15th Ave NW, which includes several restaurants, professional services, various small businesses, larger commercial development, and churches within walking distance. Major bus routes are located one block to the east along 15th Ave NW. Baker Park on Crown Hill, the nearest park, is located three blocks east of the parcel.

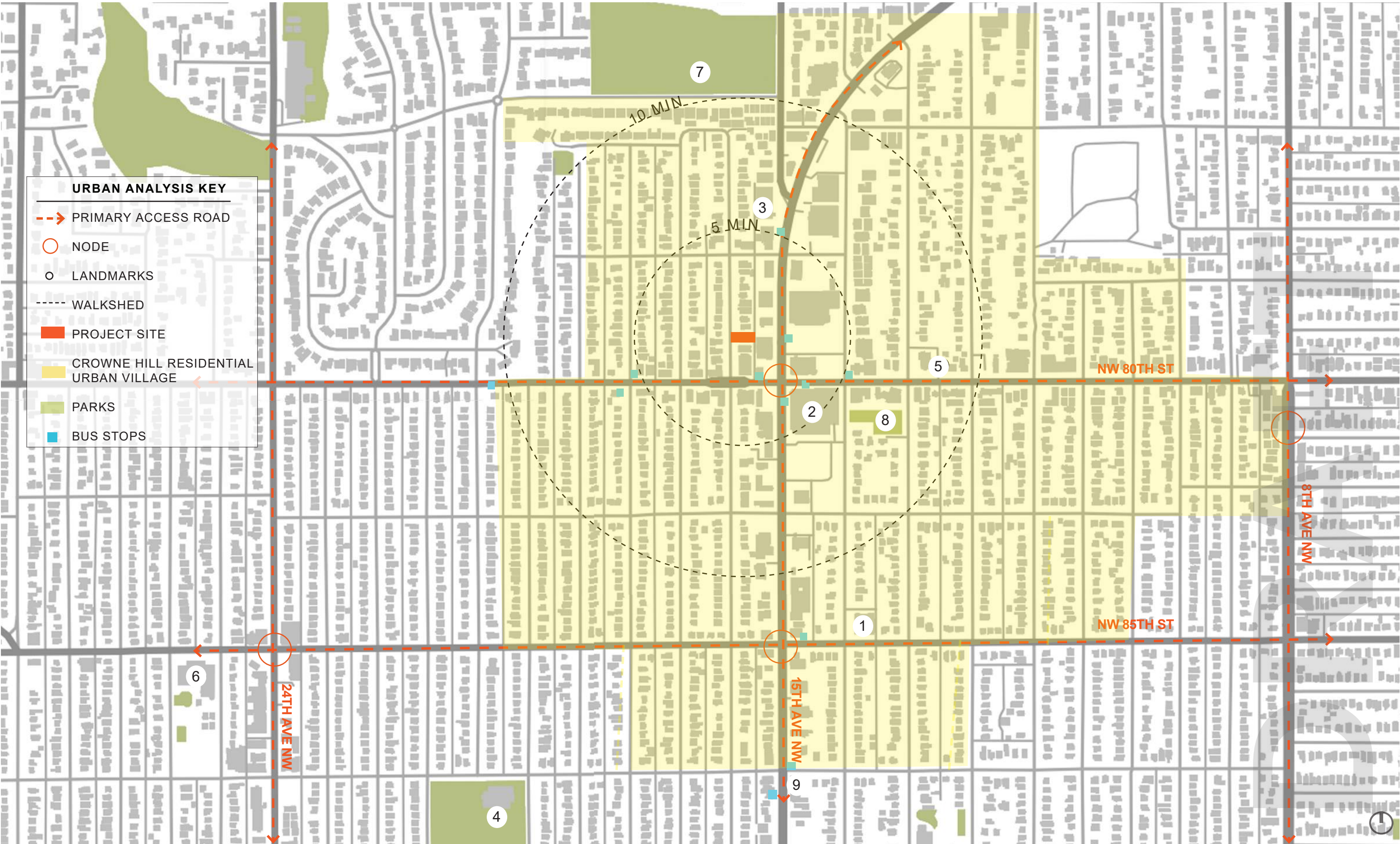
This site is subject to the Citywide Design Guidelines.



ZONING SUMMARY
Zone: LR-2(M1)
Overlay: Crown Hill Residential Urban Village

PROJECT PROGRAM
Site Area: 3,999.45 SF
Number of Residential Units: 4
Number of Parking Stalls: 2
Approx. FAR = 5,599 SF
Approx. FAR Per Unit = 1,395 SF

ADJUSTMENTS REQUESTED
Two adjustments requested - see page 26-27 for diagrams and rationale.





UNITED EVANGELICAL FREE CHURCH ①



LOCAL GROCERY ②



FIRE DEPARTMENT ③



LOYAL HEIGHTS PLAYFIELD ④



LOCAL COFFEE SHOP ⑤



LOYAL HEIGHTS ELEMENTARY ⑥



SOUNDVIEW PLAYFIELD ⑦



BAKER PARK ⑧



BALLARD PEDIATRIC CLINIC ⑨

COMMUNITY OUTREACH SUMMARY

1. Printed Outreach

Cone Architecture administered direct mailings to residents within an approximate 500 ft radius of the proposed site, 8520 16th Ave NW, Seattle, WA 98117. The flyer that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with survey link, a project website link, where additional information about the project can be found, and a site location map. Two links were provided to the survey and the website in English.

Date: Flyers were mailed 09/07/2021

2. Electronic/Digital Outreach 1

Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

Link: <https://www.surveymonkey.com/r/W6TJWK>

Date: Survey Launched 09/06/2021

Survey Closed 10/05/2021

3. Electronic/Digital Outreach 2 (COVID replacement for In-Person)

Cone Architecture designed a project-specific website which presented the project via a site-location map, schematic site plan, and summary of the project. The website also provided project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the Survey Monkey project site with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback.

Date: Site Became Available 09/06/2021

Link: <https://www.cone-outreach.com/16thavetownhomes>

Dear Resident, this flyer is to include you in a **PROJECT UNDER DESIGN REVIEW** in your area.

Project Name
16th Ave Townhomes

Project address
8520 16th Ave NW, Seattle, WA 98117

SDCI record number
3038344-LU

Project Contact
Summer McEneny, Cone Architecture
16thAveNWTH@cone-arch.com, 206-693-3133

About the project
Cone Architecture and Blackwood Homes are partnering on a new townhouse project at 8520 16th Ave NW. The new project will include 4 townhomes and 2 surface parking stalls accessed from the alley to the east. The exceptional tree in the north-east corner of the site will be preserved. Planning has just begun, and construction is anticipated to start in late Summer 2022.

Share your thoughts
We want to hear from the community about this project. Please share your concerns and priorities for this new building and for the neighborhood overall at the interactive website or by taking the online survey. Information you share in this survey could be made public. Please do not share any personal/sensitive information.

ONLINE SURVEY
www.surveymonkey.com/r/W6TJWKF
Go to link or scan code.
Available from Sept 6 - Oct 4, 2021

PROJECT WEBSITE
www.cone-outreach.com/16thavetownhomes

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

Additional Information
To find out more about this project and track our progress through the design review and permitting process, search the project address or project number in the Design Review Calendar and the Seattle Services Portal:
<https://web6.seattle.gov/dpd/edms/>

16th Ave Townhomes

About the Project:
 Cone Architecture and Builders will be constructing a new townhome project at 5525 16th Ave NW. The new project will include 8 townhomes and 2 surface parking stalls accessed from the alley to the east. The exceptional site in the north-east corner of the city will be preserved. Planting and just begun, and construction is anticipated to start in late Summer 2021.

Share your Thoughts:
 We want to hear from the community. Please share your concerns and priorities for this new development, and for the neighborhood overall, on the project website or by taking this online survey.

Information you share in this survey could be made public. Please do not share anyone's personal information.

Additional Information:
 You can track our progress throughout the permitting process. Check the project address (project number) in the Design/Review Calendar and/or the Seattle Building Portal.

Contact Us:
 Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback:
www.cone-architect.com/16thAveTownhomes

This is the Survey:
 Use this online survey to provide feedback. This survey will be available from 05/15/2021 - 10/01/2021.

16th Ave Townhomes Site

What is your connection to this project? (Select all that apply)

☐ I live nearby or work in the area	☐ I visit the area often for social or leisure
☐ I have lived here previously	☐ I don't have a direct connection, but I care about growth and development in Seattle
☐ I know someone who lives there	
☐ Other (please specify)	

What is most important to you about a new building on this property? (Select all that apply)

☐ That it is aesthetically pleasing	☐ That it is designed to be family-friendly
☐ That it looks unique and interesting	☐ That it is designed with environmental sustainability in mind
☐ That it is affordable for residents and/or businesses	
☐ Other (please specify)	

What concerns do you have about this project? (Select all that apply)

☐ Good urban uses/programs	☐ That it may lead to loss of nearby historic buildings
☐ That it will look like the surrounding area	☐ That it will impede walking and cycling in the neighborhood
☐ That it will be too tall	☐ I don't have any specific concerns
☐ Other (please specify)	

Is there anything specific about this property or neighborhood that would be important for us to know?

If you have any additional project-related thoughts or ideas to share,
 Contact Customer Services with LISA Anderson at 1-800-457-7826 or email
 or call 206-465-1444

Submit

City of Seattle
 Department of Planning & Development Services

map.survey.mcafee.com

SUMMARY OF COMMUNITY RESPONSES:

Electronic/Digital Outreach 1: Cone Architecture received three (3) responses to the survey that was created through Survey Monkey. All of the responses were in English, no other language responses were recieved. A summary of the responses received is as follows:

- Q1 : What is your connection to this project? (Select all that apply)
- | | |
|--|--|
| (2) I live very close to the project. | (0) I don't have a direct connection, but I care about growth and development in Seattle |
| (1) I live in the general area | (0) Other |
| (0) I own a business nearby | |
| (0) I visit the area often for work or leisure | |
- Q2 : What is most important to you about a new building on this property? (Select all that apply)
- | | |
|---|---|
| (0) That it is nice looking | (2) That it is designed to be family-friendly |
| (0) That it looks unique and interesting | (1) That it is designed with environmental sustainability in mind |
| (1) That it is affordable for residents and/or businesses | (2) Other |
- Q3: What concerns do you have about this project? (Select all that apply)
- | | |
|---|--|
| (1) Construction noise/ impact | (2) That it will make driving and parking in the neighborhood more difficult |
| (1) That I will not like the way it looks | (0) I dont have any specific concerns |
| (1) That it will not be affordable | (3) Other |
| (1) That it may feel out of scale with other buildings nearby | |
- Q4 : Is there anything specific about this property or neighborhood that would be important for us to know?
- | | |
|-------------------------|-------------------------------------|
| (0) No Response | (1) Community Oriented Design |
| (2) Community Resources | (1) Cohesive Neighborhood Aesthetic |



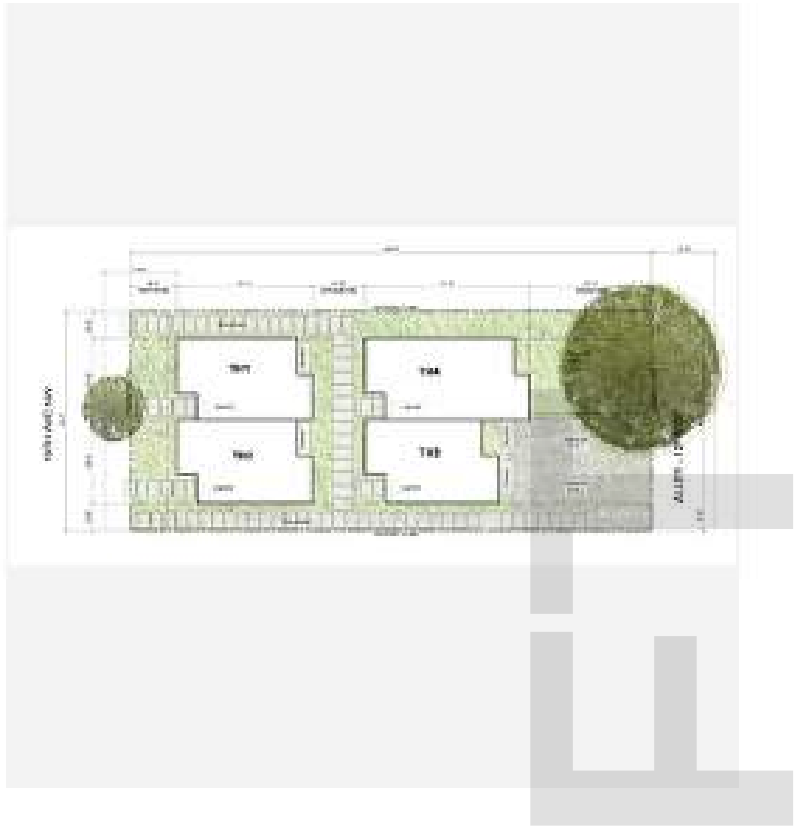
16th Ave Townhomes

8520 16th Ave NW, Seattle, WA 98117
Early Outreach for Design Review

About the project

Cone Architecture and Blackwood Homes are partnering on a new townhouse project at 8520 16th Ave NW. The project will include 4 townhomes and 2 surface parking stalls accessed from the alley to the east. The exceptional tree in the north-east corner of the site will be preserved. Planning has just begun, and construction is anticipated to start in late Summer 2022.

ADDRESS: 8520 16th Ave NW, Seattle, WA 98117
SDCI RECORD NUMBER: 3038344-LU
APPLICANT: CONE ARCHITECTURE
CONTACT: Summer McEneny, 16thAveNWTH@cone-arch.com
206-693-3133



Take our survey

Use this online survey to provide feedback. Information you share in this survey could be made public. Please do not share any personal/sensitive information. This survey link will be available through 10/04/21.

Take Survey

Additional information

You can track our progress through the permitting process. Search the project address or project number in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

To find out more about early outreach for design review, visit the [City of Seattle's Department of Neighborhood's](#) web page.

Share your thoughts

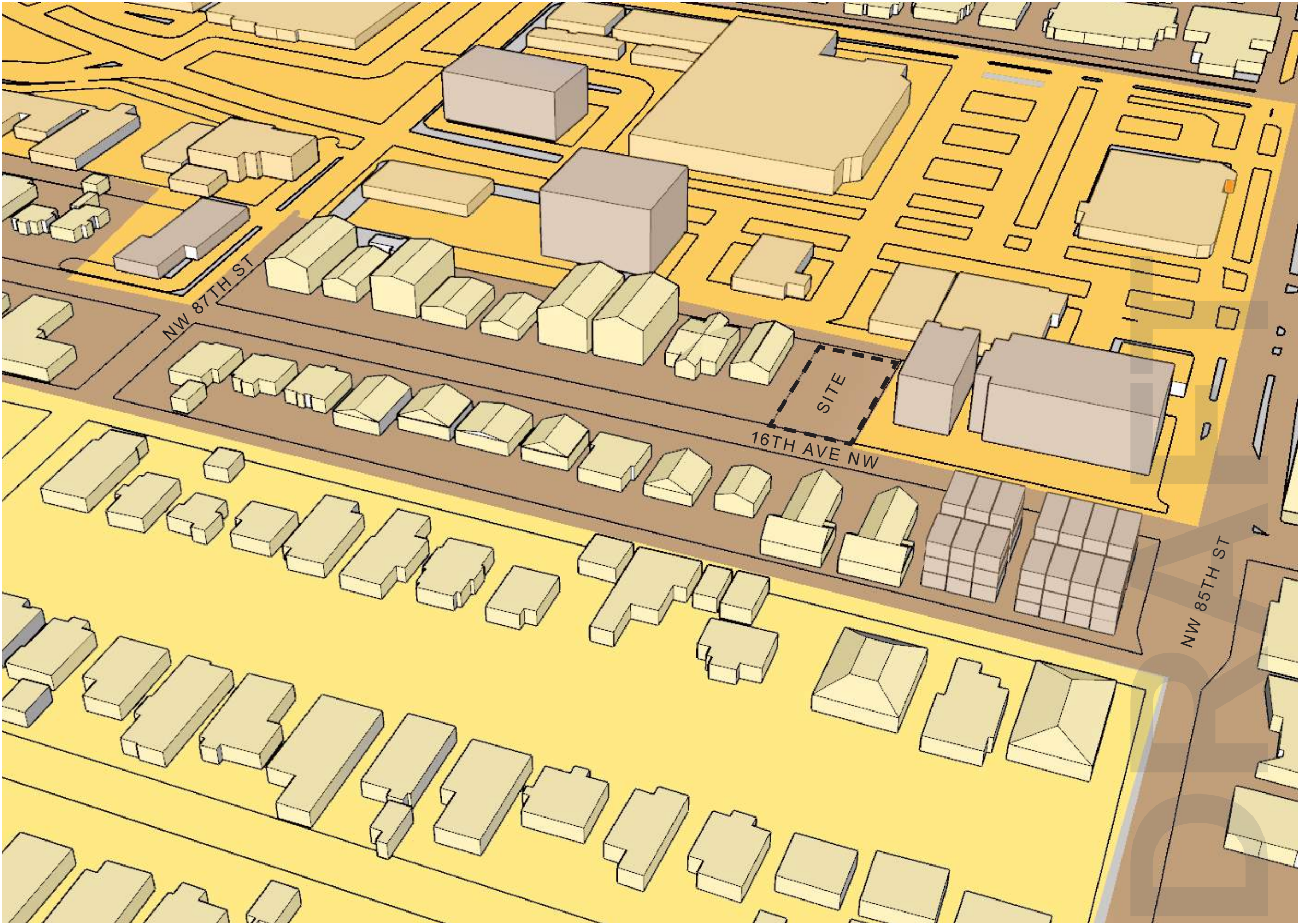
Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website. Information you share in this survey could be made public. Please do not share any personal/sensitive information.

Name

Email or phone

Tell us more

Submit



ZONING KEY

- NEIGHBORHOOD COMMERCIAL
- LOW RISE MULTI-FAMILY
- SINGLE FAMILY

NEIGHBORING USES

- SITE
- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL



SURROUNDING BLOCK ANALYSIS

The surrounding residential context of the Crown Hill neighborhood consists of one to three story single family residences as well as three and four story apartment complexes. The site marks the zoning transition on 16th Ave NW between Low Rise Multifamily to the West and Neighborhood Commercial to the east.

Incorporating residential forms from the surrounding context was a priority to the design strategy. As seen in the context images, most of the surrounding single family housing include varying sizes of a gable roof. This roof strategy is implemented into the design of all four townhomes, creating a familiar residential feel. In addition to the gable roofs, the design fits within the existing scale of the street with four proposed stories including a roof deck for viewing.





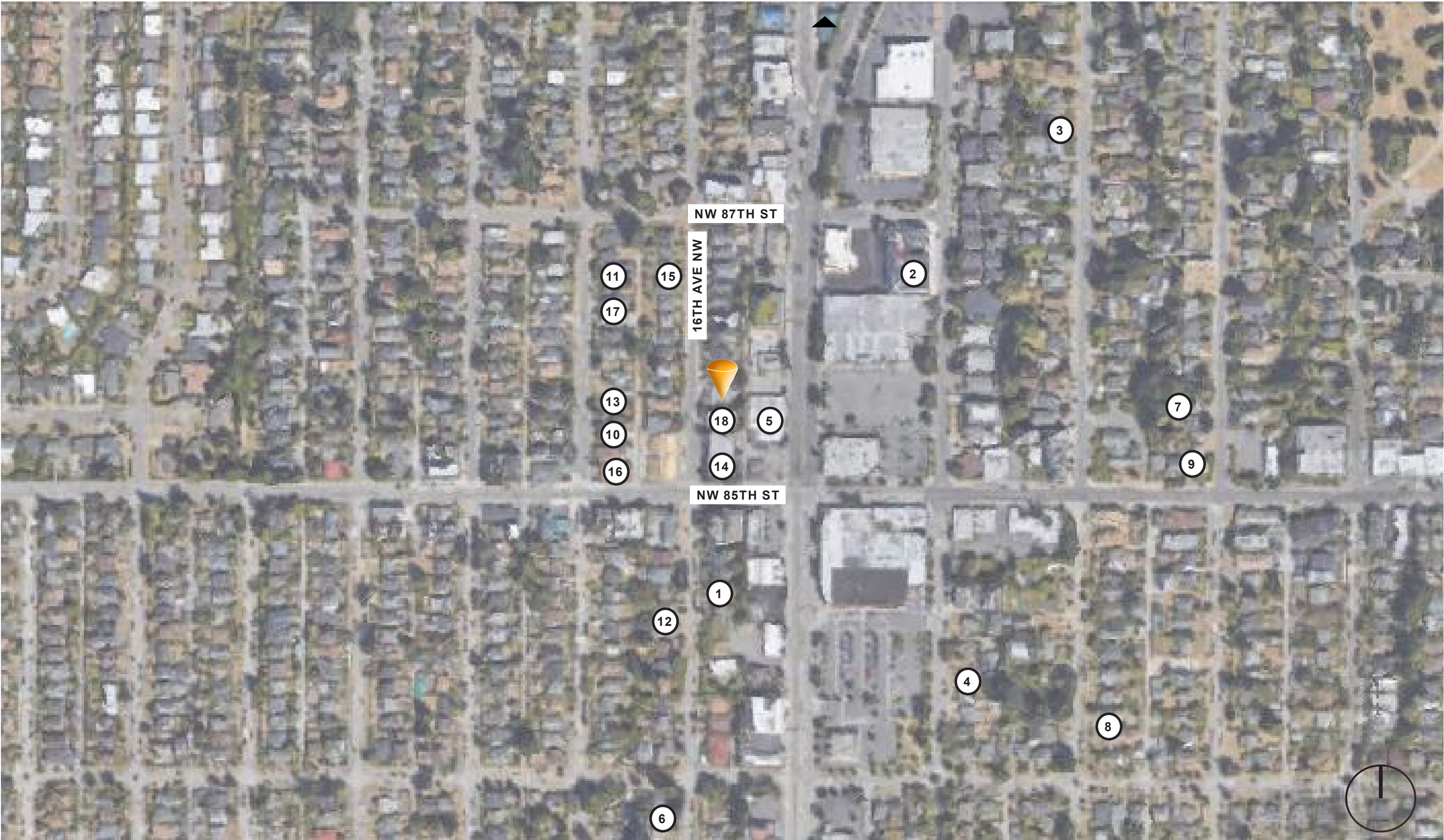
8520 16TH AVE NW LOOKING NORTH



8520 16TH AVE NW



8520 16TH AVE NW LOOKING SOUTH



Context around site - single family with some multifamily + mix of traditional and contemporary architecture

FUTURE DEVELOPMENT

The Crown Hill neighborhood is one of many Seattle neighborhoods experiencing development at many scales. These images represent a few of the future projects in mid and high rise development coming in the next few years. Mid rise apartment and townhouse complexes have become popular throughout Crown Hill for the residential scale these projects bring. Along 15th Ave NW large mixed-use building is proposed, and will sit adjacent the alley to the site. The included projects implement community conscious elements such as warm, residential material palettes, entries oriented towards the street with pedestrian scaled elements implemented, and gable roof forms complimenting the existing context of Crown Hill.



EXISTING SURROUNDING CONTEXT

The Crown Hill neighborhood is deemed one of Seattle's urban villages and currently includes varying scales of single family residences and apartment complexes ranging from one to four stories in size. Within the existing single family and apartment context there are particular features that create character for the neighborhood and are important to implement in the design of the proposed townhomes. Attention to landscaping is thoughtfully considered on houses 12, 13, and 15, where planters have been placed at the street to create a lush environment for the neighborhood. Materials compliment the landscaping through warm tones such as greens and browns, and are accented by pops of purples and blues seen on 16th Ave NW. The gable roof is a residentially scaled form and is seen on almost all single family houses in Crown Hill. Lastly, the entries to the communities houses is thoughtfully placed with access off the street, with many being recessed into the building or covered through some sort of awning or small gable roof, as seen in images 13 and 15. All of these elements combine give a pedestrian friendly experience to the Crown Hill neighborhood that is important to include in the design of the proposed townhomes.



PRIORITY DESIGN GUIDELINES

INITIAL RESPONSE

CS1. NATURAL SYSTEMS AND SITE FEATURES

PLANNER NOTES: Built Green certification is encouraged for a project of this nature.

A. ENERGY USE

1. At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

The four proposed townhomes will be designed to be Built Green certified by integrating energy efficient systems, along with preliminary site consideration in regards to massing and orientation.

CS2. URBAN PATTERN AND FORM

PLANNER NOTES: Enhance existing architectural character in the neighborhood and respect adjacent properties keeping privacy and outdoor activities in mind.

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials

B. ADJACENT SITES, STREETS, AND OPEN SPACES

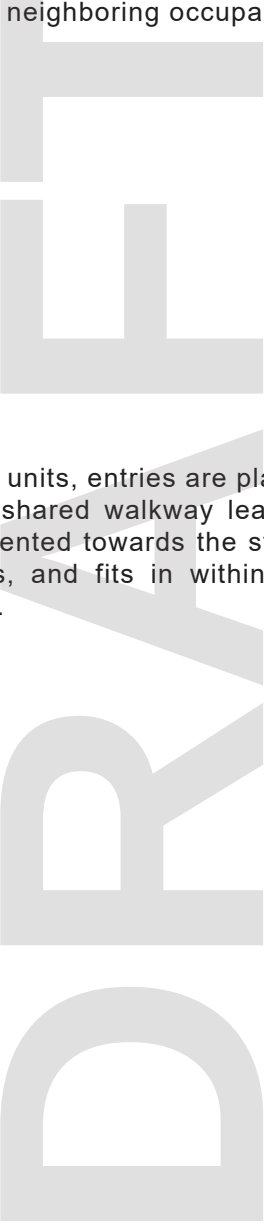
1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape - its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street) - in siting and designing the building.

3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces through project siting an design (e.g. using mature trees to frame views of architecture or other prominent features).

The proposed townhomes draw from existing relationships and elements within the surrounding context and implements them strategically into the design. Materials, form, and massing are designed to fit within the surrounding neighborhood, allowing the townhomes to fit in seamlessly with its neighbors. Interior program is also carefully placed to allow for privacy within occupants of the home and for the neighboring occupants.

Creating a strong relationship to the street for all units, entries are placed on the ground level and have an individual or shared walkway leading to 16th Ave NW. Townhome one and two are oriented towards the street allowing for direct street access for occupants, and fits in within the neighborhood context of the single family homes.



PRIORITY DESIGN GUIDELINES		INITIAL RESPONSE
D. HEIGHT, BULK, AND SCALE 1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies. 3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider: a. Distance to the edge of a less (or more) intensive zone; b. Differences in development standards between abutting zones; c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change); d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and e. Shading to or from neighboring properties. 5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.		The site marks the transition in zoning from Low-rise Multifamily to the north and Neighborhood Commercial to the south. To stay within the context of 16th Ave NW, the proposal is four stories tall, with the fourth floor being comprised of a flex space and rooftop deck. This program placement allowed for a reduced perception in mass from the front facade. Modulation and material change breaks down the proposed mass even further, creating a pedestrian scaled experience for all visitors and occupants that fits within the surrounding street context.
	CS3. ARCHITECTURAL CONTEXT AND CHARACTER PLANNER NOTES: Create compatibility between this project and the existing architectural context. Consider how this proposal will relate to the proposed large residential building front 15th Ave NW (across the alley).	A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES 4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.
PL2. WALKABILITY PLANNER NOTES: Maintain and enhance pedestrian activity, scale, and comfort. Create opportunities for lively, pedestrian oriented open spaces.	A. ACCESSIBILITY 1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomes through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations. 2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges. Examples include exterior stairs and landings, escalators, elevators, textured ground surfaces, seating at key resting points, through-block connections, and ramps for wheeled devices (wheelchairs, strollers, bicycles). B. SAFETY AND SECURITY 1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses. 2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.	All units can be accessed through an individual or shared walkway. The site has no significant slope, so flat walking paths with minimal stairs are integrated around the site to all units, parking, and amenity areas. All circulation spaces have lights placed for viewing and safety, and townhouse 3 and 4 are oriented south to allow for viewing of the pathway. The massing is placed on the middle of the site allowing for circulation all the way around the building while also allowing for full lines of sight from 16th Ave NW to the eastern alley.

PRIORITY DESIGN GUIDELINES		INITIAL RESPONSE
PL3. STREET-LEVEL INTERACTION PLANNER NOTES: Create a strong street presence with pedestrian scaled entry elements, opportunities for community interaction, and lush landscaping.	A. ENTRIES 1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each. d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants. C. RESIDENTIAL EDGES 1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another. 2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include: a. Vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries; b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and c. a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.	Entries are placed on the ground level for easy access to all units and creates a direct relationship to the street and walkways. In addition to accessibility, all unit entries are recessed into the massing, creating modulation for the front facades to breakdown the overall mass. A change in material marks the entry to all units, and awnings are placed above each door for weather protection. Inlcuded in the townhome proposal is the addition of a sidewalk along 16th Ave NW, which is accompanied by lush landscaping along all edges of the building. Included in the amenity area for townhomes 3 and 4 are bioplanters, inspired by the planters found on multiple single family lots around the Crown Hill neighborhood and specifically on 16th Ave. NW.
	PL4. ACTIVE TRANSPORTATION B. PLANNING AHEAD FOR BICYCLISTS 1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along the other modes of travel. 2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety. 3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible. Also consider signage, kiosks, building lobbies, and bicycle parking areas, where provided, as opportunities to share bicycling information.	All proposed townhomes include individual bike storage stations for unit occupants. The proposed sidewalk along 16th ave allows for better bike ciruclation along the street, and the unit walkways link to the sidewalk for access to the bike storage spaces. Bike lanes have been integrated into the neighborhood over the past few years and future development is in the works to make the neighborhood more bike accessible.

PRIORITY DESIGN GUIDELINES

INITIAL RESPONSE

DC2. ARCHITECTURAL CONCEPT

PLANNER NOTES: Consider the composition as a whole and ensure all facades are attractive and well proportioned. Avoid large areas of blank facade and large amounts of fiber cement.

A. MASSING

1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.
2. Reduced Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

B. ARCHITECTURAL AND FACADE COMPOSITION

1. Facade Composition: Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.
2. Blank Walls: Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:

a. newsstands, ticket booths and flower shops (even if small or narrow);
b. green walls, landscaped areas or raised planters;
c. wall setbacks or other indentations;
d. display windows; trellises or other secondary elements;
e. art as appropriate to area zoning and uses; and/or
f. terraces and landscaping where retaining walls above eye level are unavoidable

C. SECONDARY ARCHITECTURAL FEATURES

1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awning, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.
3. Fit with Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as: a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials, b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions - or similar ones - might be a good fit for the project and its context.

In the development of the building mass, careful consideration was taken to the placement in relation to surrounding buildings. To create a pedestrian friendly experience along 16th Ave NW, the building is pulled forward for a direct entry connection to townhome 1 and 2. A change in material and awnings mark the entries to all townhomes. The massing being pulled towards 16th Ave NW allows for space and light between townhome 3 and 4 and the proposed large apartment complex on 15th Ave, adjacent the alley. To allow for privacy from all neighbors, but specifically the single family residence to the north and proposed apartment complex to the east, the interior program has been arranged to allow for more private program to be on these sides. This results in smaller glazing pieces so views from the interior and exterior are more limited, allowing for privacy for the occupants and neighbors. The roof decks of all townhomes are designed out so the flex space creates more privacy from the 15th Ave proposed apartment.

Modulation plays a role on all facades to create a more pedestrian friendly scale for the four story townhomes. The roof decks of townhomes 1 and 2 are placed on the front to break up the overall height, creating an appearance of a three story mass from 16th Ave NW. Front entries to all units are recessed into the building, fitting into the surrounding neighborhood context as well as creating a visual cue as to where the entry is. Material compliments the massing through interior program beginning to show through on the exterior, resulting in no large, empty facades on any side of the proposed building.

Parking is found on the west side of the site, accessed by the alley, as suggested by development standards to allow for walkable streets and pedestrian friendly access to all townhomes.



PRIORITY DESIGN GUIDELINES

INITIAL RESPONSE

A. SCALE AND TEXTURE

1. Human Scale: Incorporate architectural features, elements, and details that are human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.
2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture”, particularly at the street level and other areas where pedestrians predominate.

E. FORM AND FUNCTION

1. Legibility ad Flexibility: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

The material palette and massing has been carefully selected to provide human scale and texture at entries and pedestrian pathways, and to fit within surrounding context. Along 16th Ave NW, the entry volume has been broken up with modulation at the 3rd floor to provide a 2-story volume at the entry (see associated requested adjustment on p. 27). To further break down this 2-story entry volume, an awning is provided over each door. Similarly, along the south pedestrian pathway, the material change occurs at level 2 to provide a more pedestrian-scaled experience. Wood textured material is provided as a primary material for the first 2-3 stories of both unit types on the entry facades, bringing a highly textured and warm material that is seen in both newer and older developments in our surroundings. Wood soffits in the street-facing roof form also creates additional warmth associated with this residential roof form. Board and batten, another residentially-scaled material, comprises another primary

DC4. EXTERIOR ELEMENTS AND MATERIALS

PLANNER NOTES: Use high quality materials, that are in keeping with the neighborhood context, offer residential character, and texture at the pedestrian scale.

A. BUILDING FINISHES

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

C. LIGHTING

1. Functions: Use lighting both increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.
2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site glare and light pollution.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas thought the use of distinctive and durable paving materials. Use permeable materials wherever possible.
4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

Lighting is strategically placed along all circulation spaces creating a safe, viewable procession around the entire building. Lighting is placed along central walkways for security and helps to create a safe environment for all occupants. The development of a community amenity space on the east side of the lot creates a space of gathering for all residents, designed with high quality hardscape materials to make the space distinctive.



CS2. A LOCATION IN THE CITY AND NEIGHBORHOOD

All townhomes units draw from the surrounding context of 16th Ave NW and the Crown Hill neighborhood. Gable roof forms are found one most of the surrounding single family houses, and are implemented on the design of all proposed units.

PL3. A ENTRIES

Individual entries are provided for each unit on the ground level, offering privacy and a direct relationship to all pathways around the site. Material change, awnings



CS3A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

The proposal seeks to integrate seamlessly into the existing fabric of 16th Ave NW, while still marking the zoning transition from neighborhood commercial to low-rise multifamily. Each townhouse incorporates local materials and design forms found in the Crown Hill neighborhood, including roof forms and covered entrances.

CSA. B ADJACENT SITES, STREETS, AND OPEN SPACES

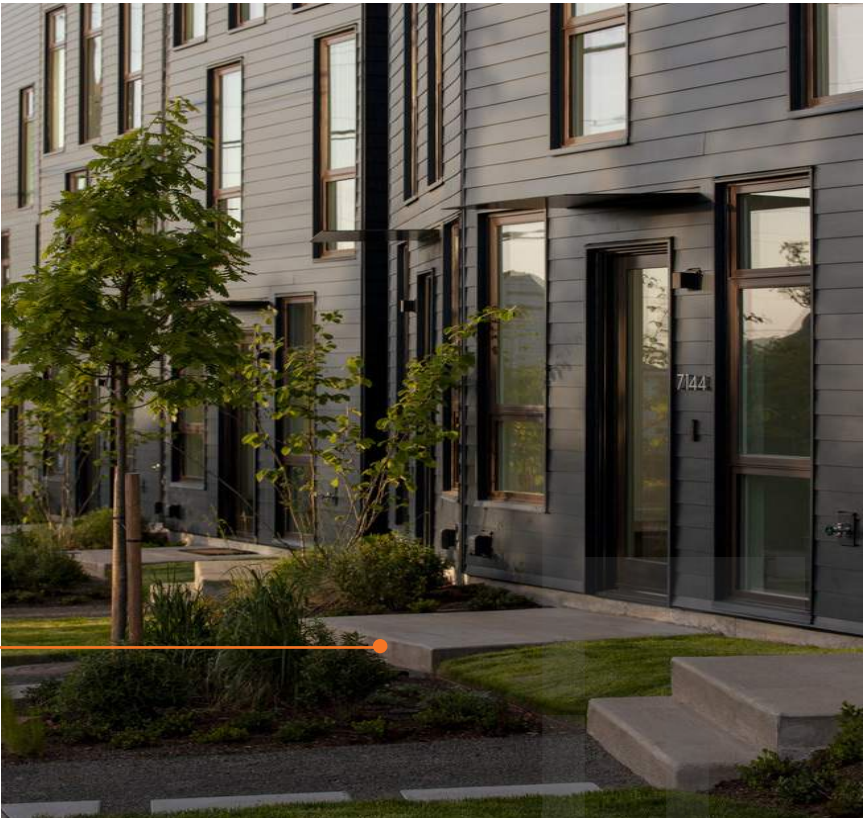
Walkways are strategically placed for circulation that creates a sense of safety. Entrances are oriented toward these pathways and towards the street for views to be created around and through the site, while creating a sense of community through the shared spaces.





B. ARCHITECTURAL AND FACADE COMPOSITION

Exterior composition is determined by interior program and pedestrian experience. Overall massing is scaled to fit within the neighborhood context and be approachable for both residents and neighborhood visitors.



D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

Individual entries are provided for each townhouse and are created through a series of hardscape and landscaped elements including foliage and individual entry paths. All entries are pulled back from the street or walkway creating a covered, identifiable space marked by a material change.



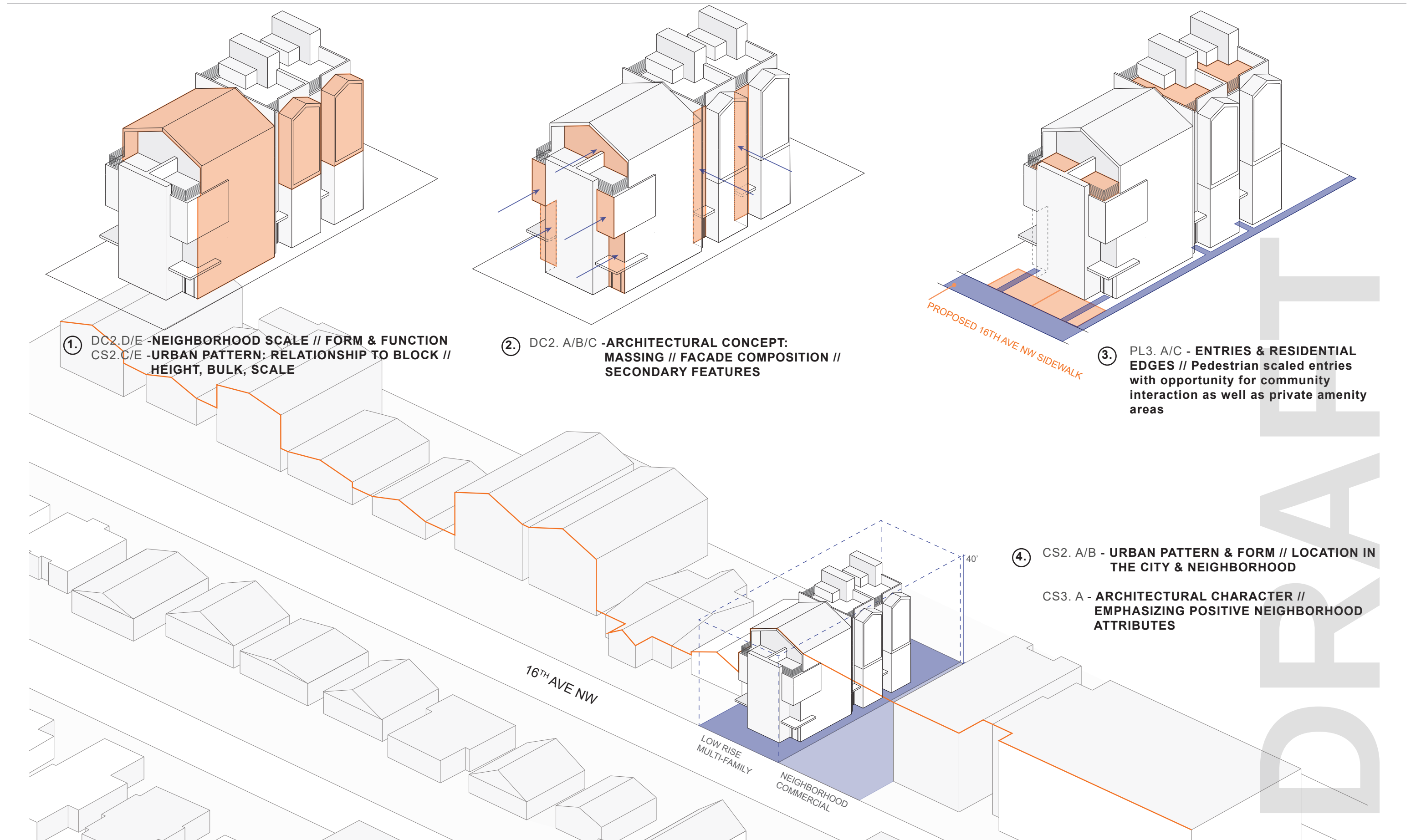
A. SCALE AND TEXTURE

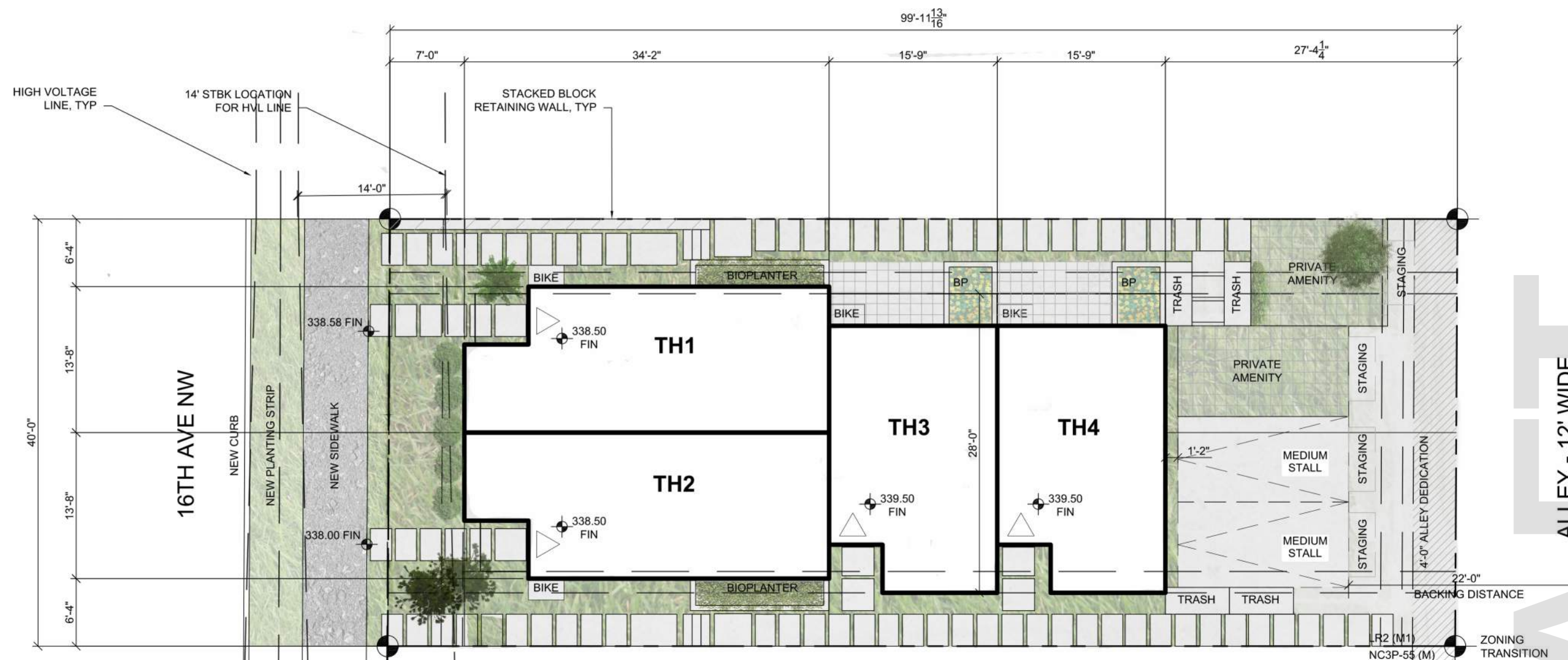
Each townhouse integrates various materials to create a human scaled approach to the design. The massing of each townhome is divided into sections through various material choices and pedestrian scaled elements such as lush landscaping and hardscape details.



D. HEIGHT, BULK, AND SCALE

The proposed townhome design has been scaled appropriately to fit within the surrounding context of the Crown Hill neighborhood, and more importantly 16th Ave NW. The front facade of the building, when being viewed from 16th Ave NW, presents itself as a three story structure with a recessed upper deck and flex space allowing views to the west.





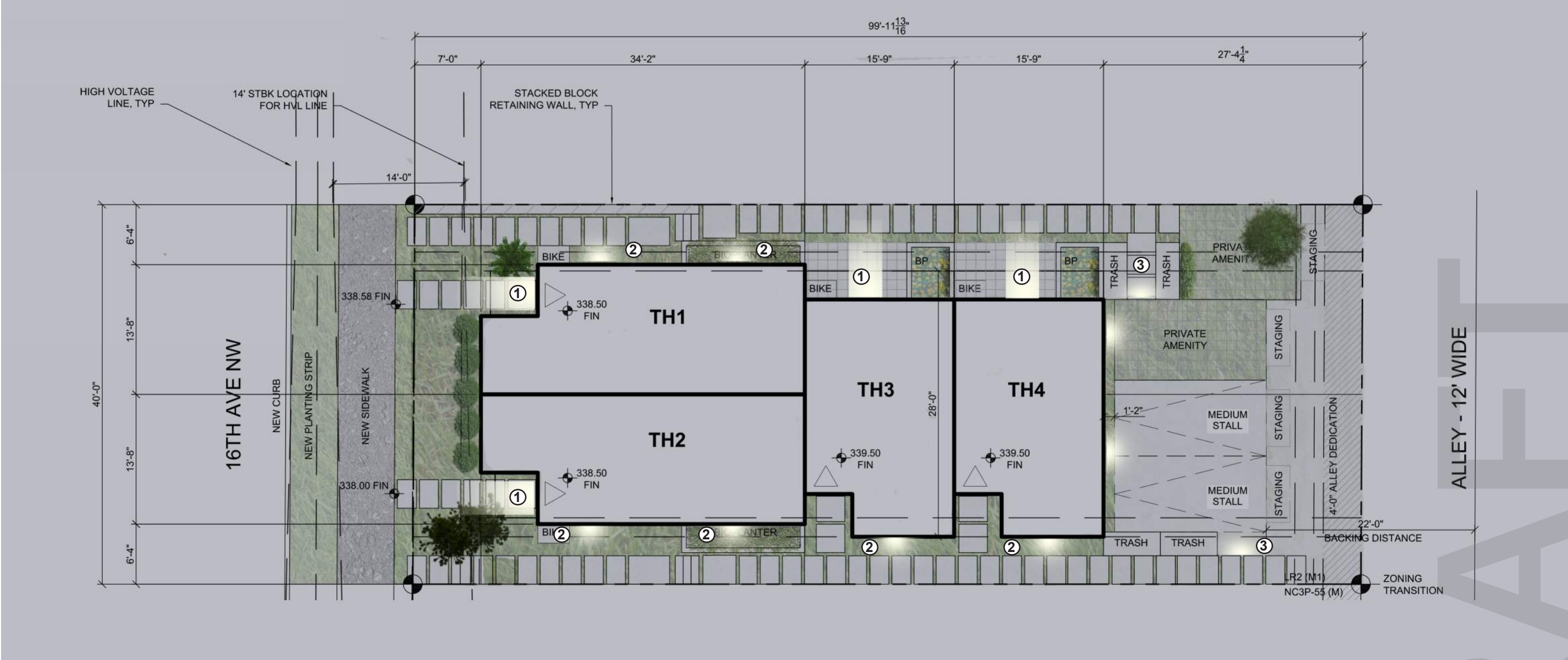
PROPOSED SITE PLAN

SITE PLANNING + LANDSCAPE APPROACH

The project proposal consists of one building containing 4 townhome units. Two units face 16th Ave NW, with their entries accessed from individual pedestrian pathways at grade along 16th. The two eastern units enter from a common pedestrian pathway on the south side of the site. Townhouse 1 and 2 have landscaped street-facing front yards, while private patios are provided at the rear of Townhouse 3 and 4, ensuring everyone has access to a ground level outdoor area adjacent to their unit.

Service uses are anchored next to the alley, with two proposed parking stalls and all four solid waste storage areas located here. In order to maintain a buffer to the north, two private amenity patios with landscaping are provided in the NE corner of the site for Townhouse 3 and 4. Each unit will stage their solid waste for collection at the alley behind either their designated parking stall or their private amenity area, respectively.

Bike parking will be provided for each unit. Townhouses 1 and 2 have bike parking located next to the unit entry, protected from above with an awning. Townhouse 3 and 4 have bike parking underneath the cantilever above within their rear private patios. A northern pedestrian pathway allows access to the bike parking without having to go through the unit, as well as the ability for Townhome 3 and 4 to take their trash out the back door, which is closest to the kitchen. Landscaping will be provided at front / rear yards, amenity areas, along pedestrian pathways, and as a buffer in the NE corner of the site.



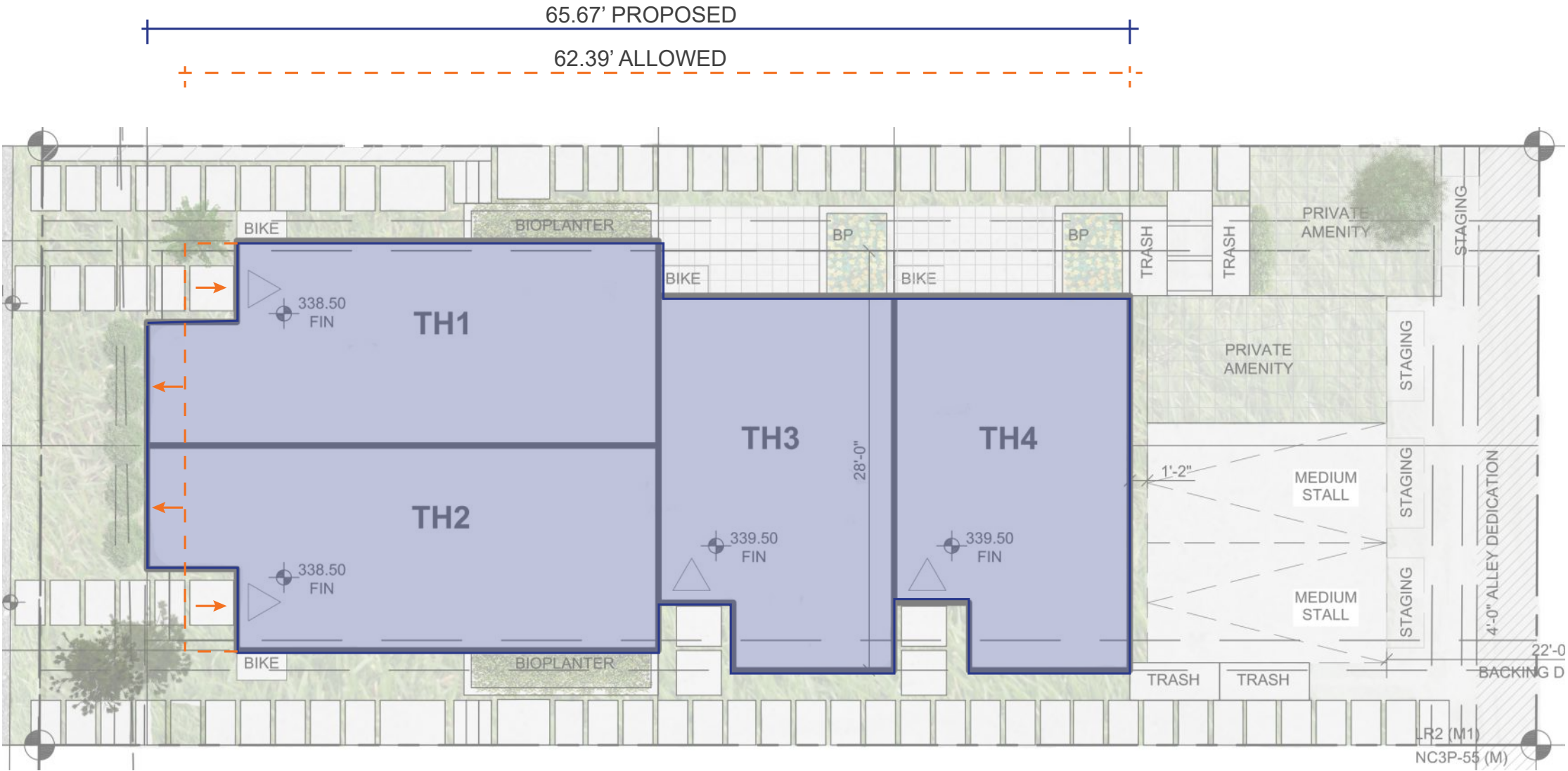
PROPOSED LIGHTING PLAN ①



① SOFFIT LIGHT ② WALL LIGHT ③ MOTION SENSOR LIGHT

PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy way-finding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common areas, and under cantilevers. Fixtures will be path, entry, and parking related and shielded from interfering with neighboring buildings.



FACADE LENGTH ADJUSTMENT

SMC 23.45.527.B
The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.

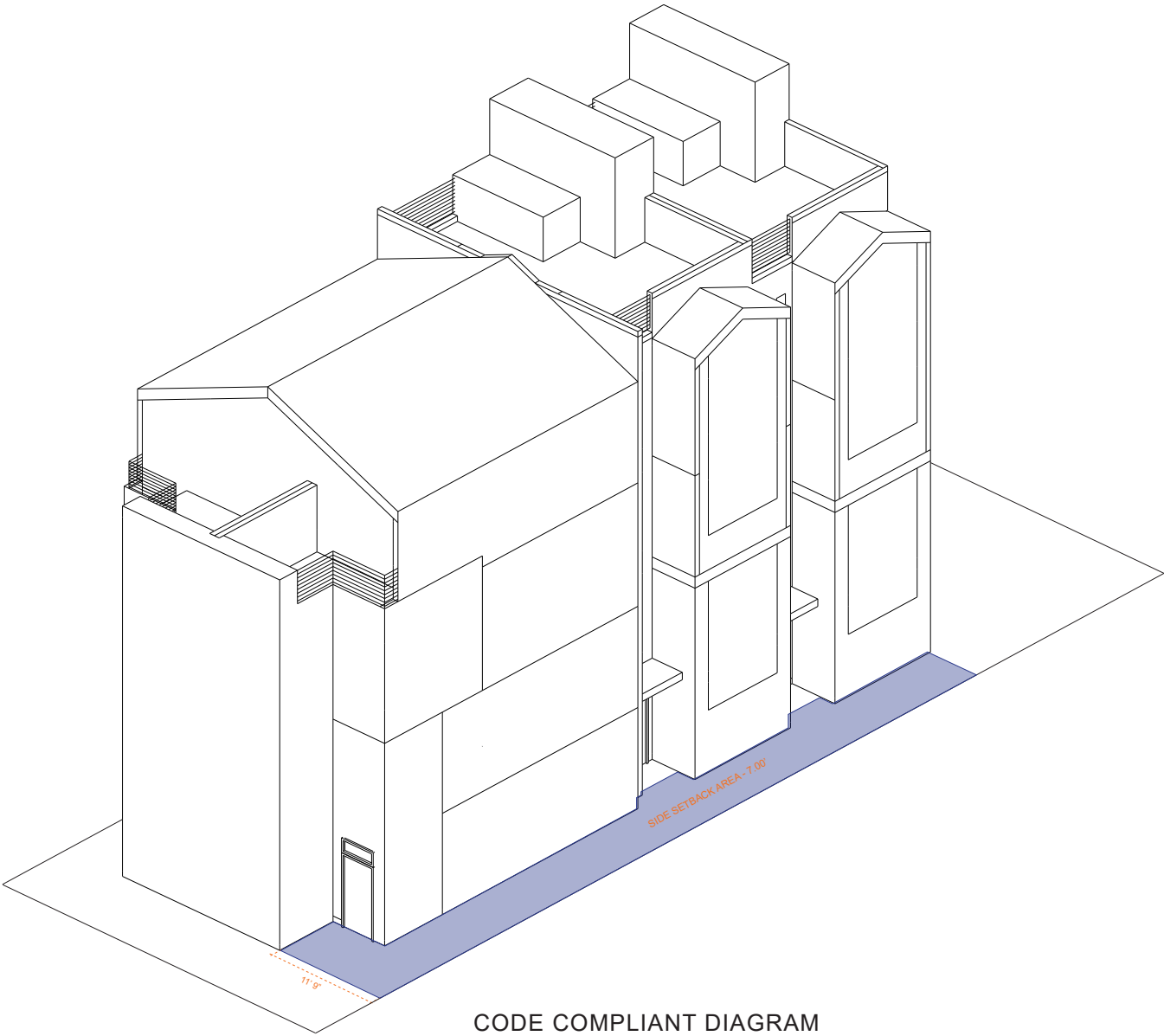
99.98' (lot length) -4.00' Alley Dedication = 95.98'
95.98' x 65% = 62.39'
62.39' Allowed
65.67' Proposed

Request to increase allowed facade length by 3.42% (+3.28')

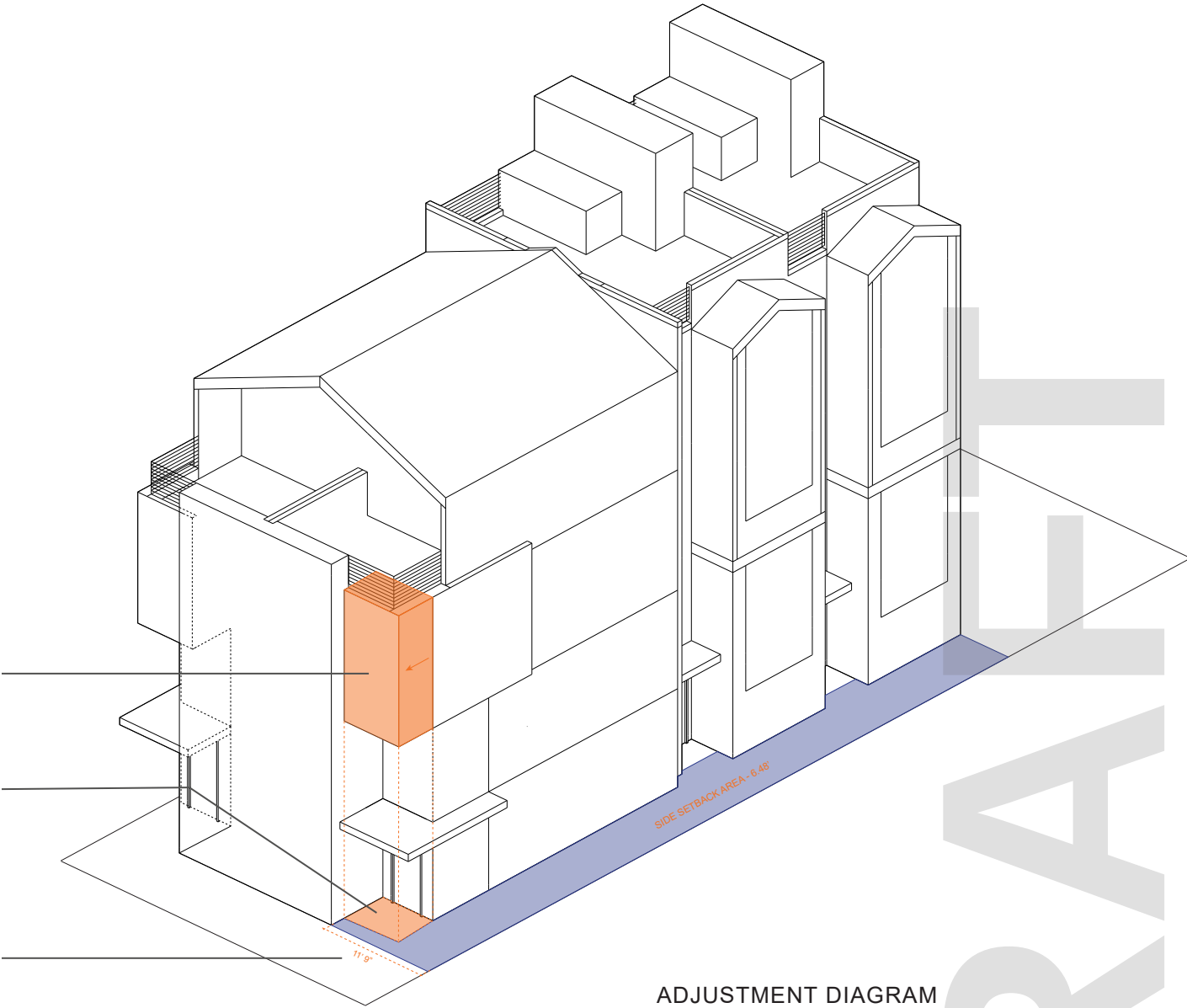
RATIONALE

The design as shown could meet facade length standards with a completely flat west facade, prior to the alley dedication. Increasing the allowed facade length in the center of TH 1/2 allows us to modulate at the corners and create more visual interest, change in plane, and change in material at the street facing facade. These moves also contribute to more clearly defined and detailed entries.

DC2-A-2 Reducing Perceived Mass “Consider creating recesses or indentations in the building envelope; adding balconies... ad/or highlighting building entries.”
DC2-C-1 Visual Depth and Interest “Add detailing at the street level in order to create interest for the pedestrian and encourage active street life...”



CODE COMPLIANT DIAGRAM



ADJUSTMENT DIAGRAM

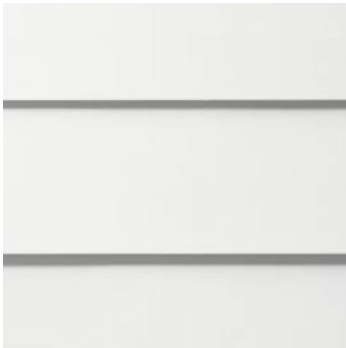
- 7.00' SIDE SETBACK AVERAGE (before upper level modulation)
- 6.48' SIDE SETBACK AVERAGE (excluding upper level modulation)
- 7.5% PROPOSED ADJUSTMENT Reduction for the required side setback

RATIONALE

Granting an adjustment to the side setback for the upper level volumes will maintain the required side setback average at ground level and create a stronger street presence with more pedestrian scaled entry elements (PL3-A). It is also an effective way to create a more refined architectural concept that considers the large composition (DC2-A/B), by utilizing upper level secondary architectural features to produce a better proportioned building with a more attractive and sheltered street-level entry (DC2-C/D/E).



① WOODTONE VERTICAL SIDING



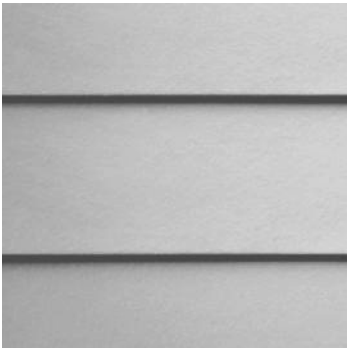
② CEMENTITIOUS PANEL SW WHITE PAINT



③ BOARD & BATTEN SW BLACK MAGIC



④ CEMENTITIOUS INFILL PANEL SW BLACK MAGIC



⑤ CEMENTITIOUS PANEL SW ESSENTIAL GRAY



⑥ BLACK RAILINGS



⑦ WHITE VINYL WINDOW



⑧ BLACK VINYL WINDOW



EAST ELEVATION



WEST ELEVATION

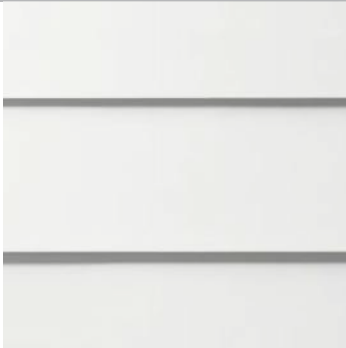
PROPOSED MATERIALS

Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. Wood textured material comprises the bulk of the entry facades for both unit types. This provides a high-quality texture and warmth adjacent to all unit entries. A dark gray board and batten introduces another residentially-scaled material that will transition from the roof down the side facades of the building, and encapsulates the gable roof on each unit type. The remaining elements in the palette are a cementitious panel, broken down intentionally to align with the glazing design. This provides a larger-scale material that doesn't compete with the wood and board and batten textures, allowing them to shine.

⑦ Secondary elements include wood-framed awnings, open metal railing at the building corners, and belly bands at some material transitions. Furred rainscreens are provided in specific areas on the north and south facades to provide additional relief / shadowline at specific locations.



① WOODTONE VERTICAL SIDING



② CEMENTITIOUS PANEL SW WHITE PAINT



③ BOARD & BATTEN SW BLACK MAGIC



④ CEMENTITIOUS INFILL PANEL SW BLACK MAGIC



⑤ CEMENTITIOUS PANEL SW ESSENTIAL GRAY



⑥ BLACK RAILINGS



⑦ WHITE VINYL WINDOW

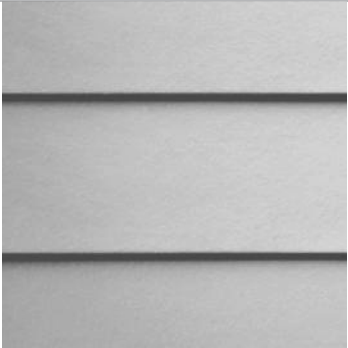
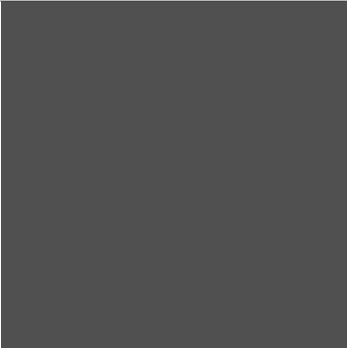
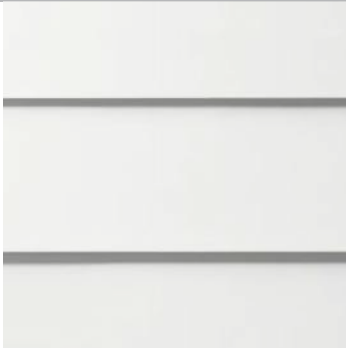


⑧ BLACK VINYL WINDOW



NORTH ELEVATION

DRAFT



① WOODTONE VERTICAL SIDING

② CEMENTITIOUS PANEL SW WHITE PAINT

③ BOARD & BATTEN SW BLACK MAGIC

④ CEMENTITIOUS INFILL PANEL SW BLACK MAGIC

⑤ CEMENTITIOUS PANEL SW ESSENTIAL GRAY

⑥ BLACK RAILINGS

⑦ WHITE VINYL WINDOW

⑧ BLACK VINYL WINDOW



SOUTH ELEVATION

16TH AVE NW TOWNHOMES



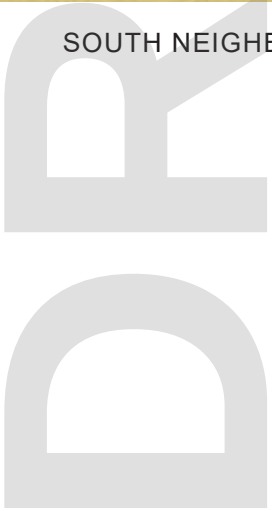
NORTH NEIGHBOR

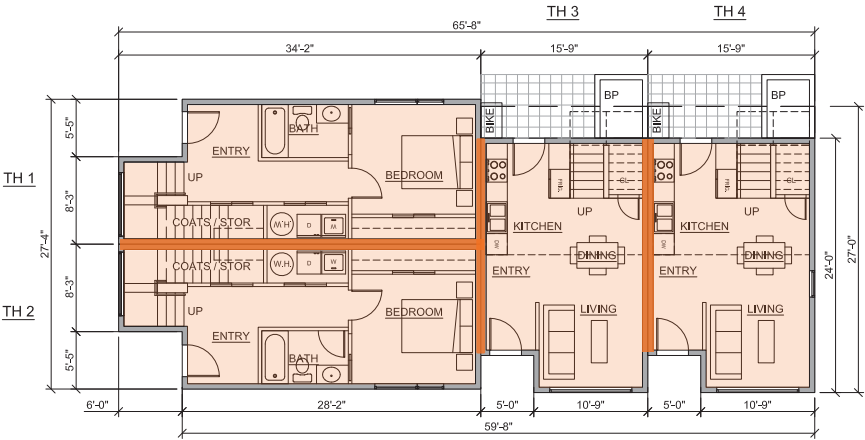


WEST NEIGHBOR

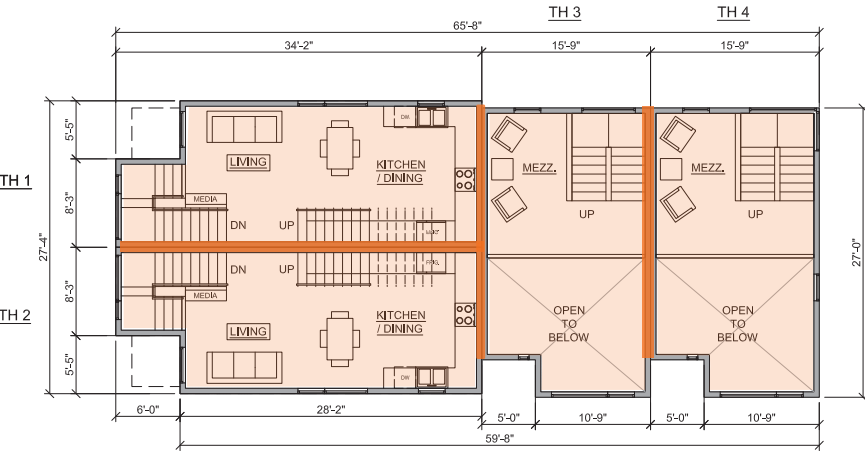


SOUTH NEIGHBOR

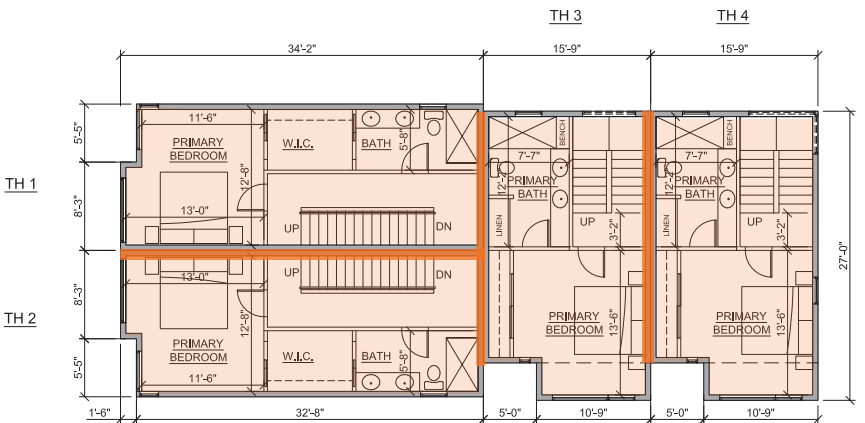




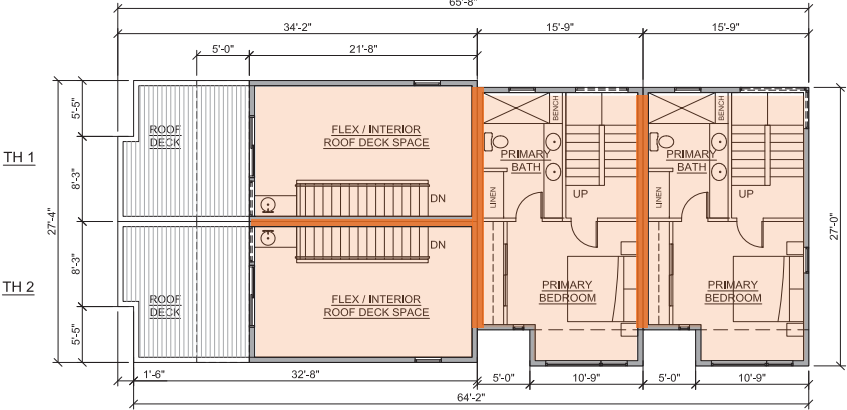
FIRST FLOOR PLAN



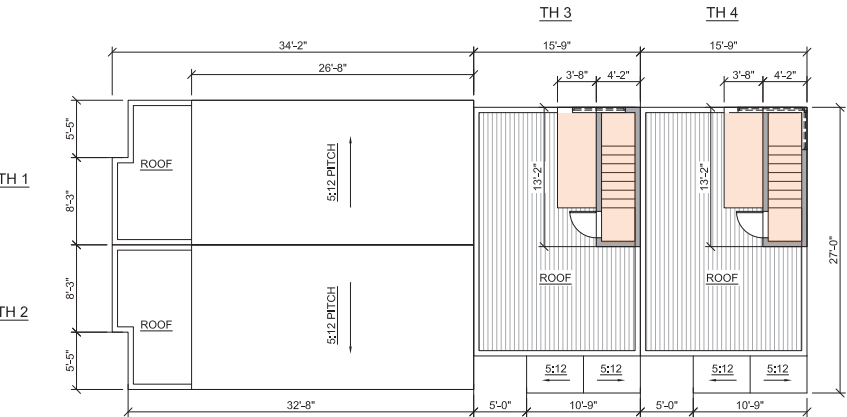
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



ROOF FLOOR PLAN

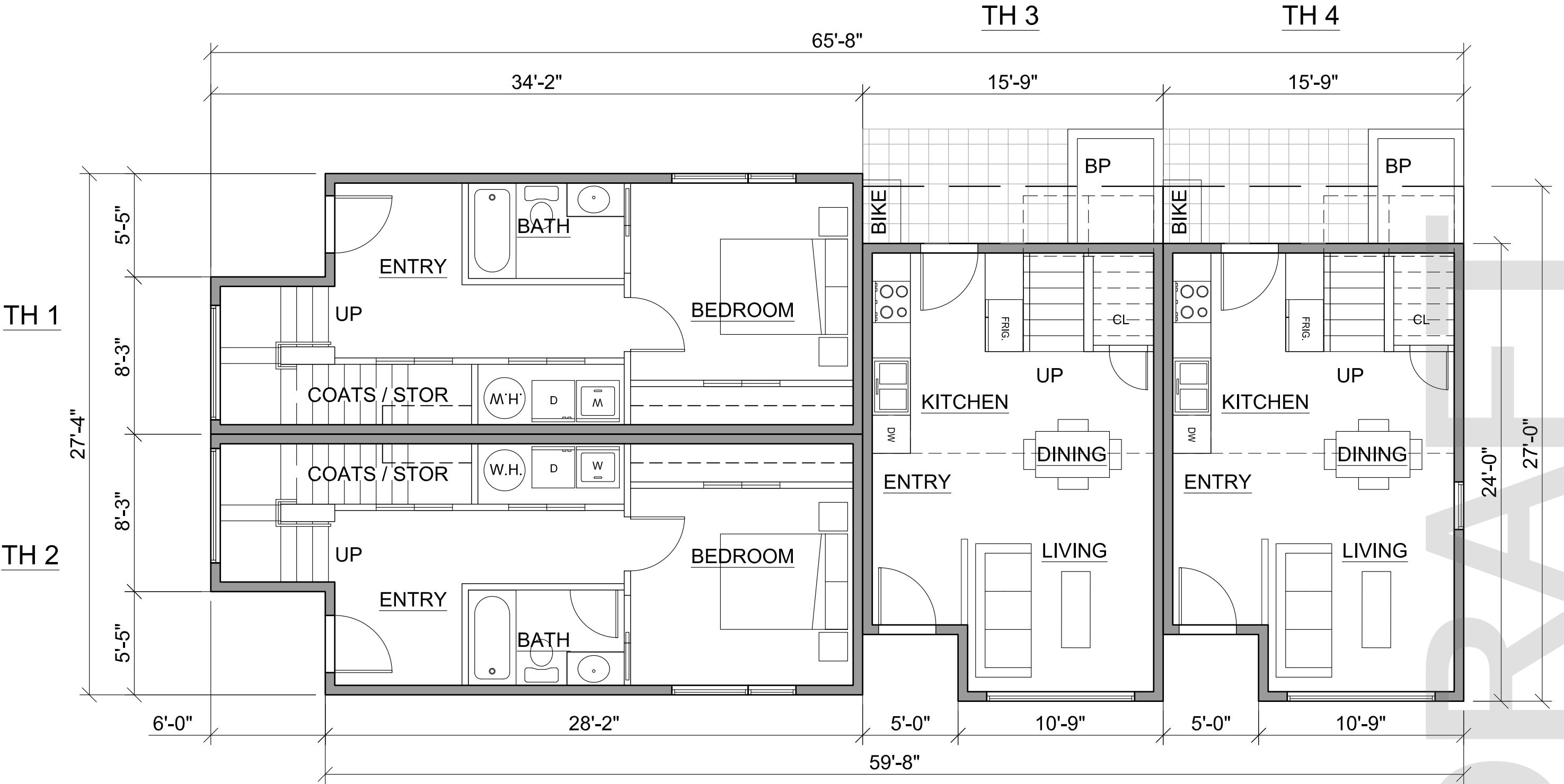
FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR. 4-2019

- FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES
- FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES

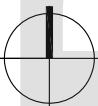
FAR & GFA CALCULATIONS

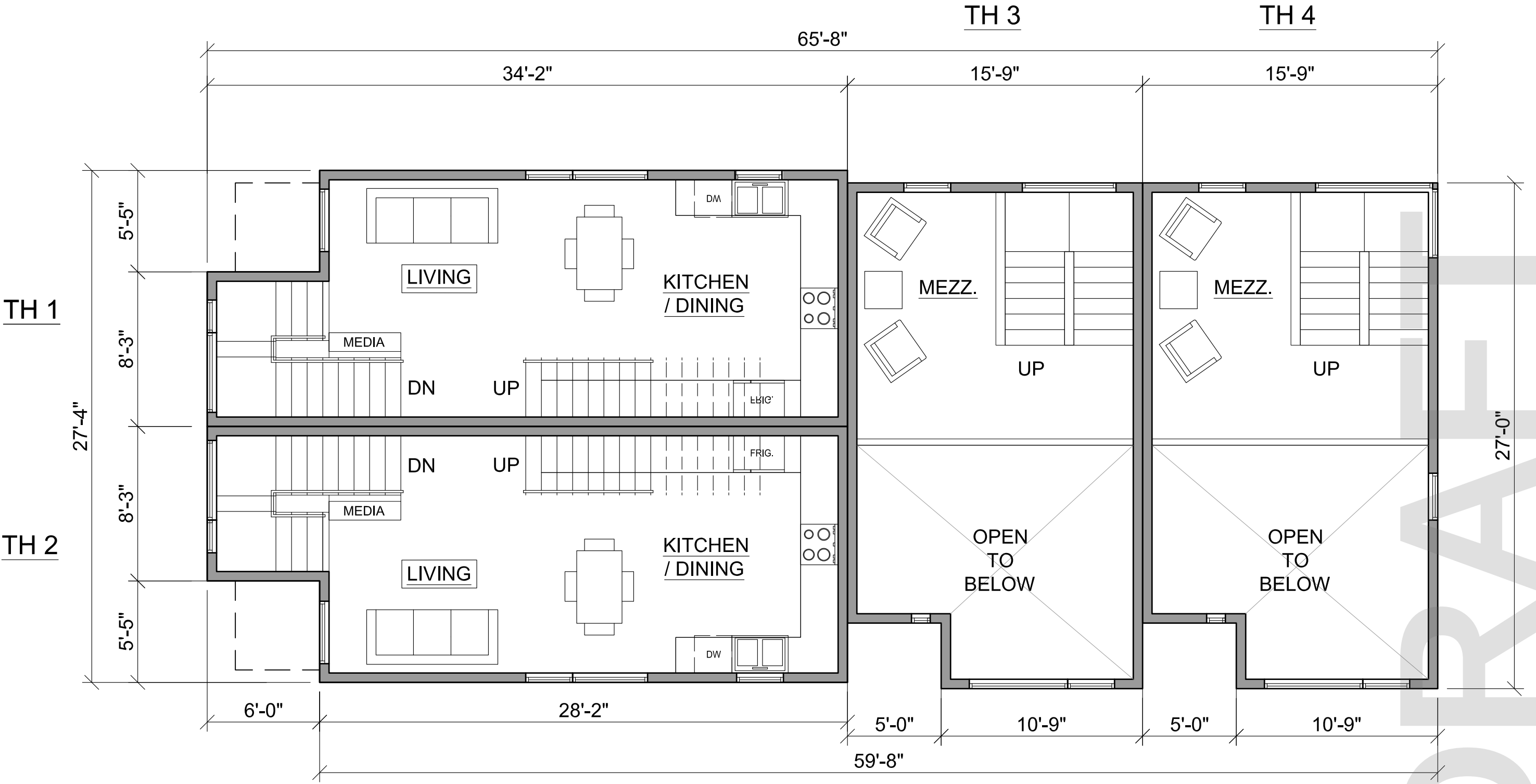
UNITS 1, 2:	
FIRST FLOOR	387.61 SQ. FT.
SECOND FLOOR	333.50 SQ. FT.
THIRD FLOOR	411.99 SQ. FT.
FOURTH FLOOR/ROOF	331.44 SQ. FT.
FAR TOTAL	1,464.54 SQ. FT x 2 2,929.08 SQ. FT.
GFA TOTAL	1562.18 SQ. FT. x 2 3,124.36
UNITS 3,4:	
FIRST FLOOR	321.75 SQ. FT.
MEZZANINE	199.12 SQ. FT.
SECOND FLOOR	366.00 SQ. FT.
THIRD FLOOR	366.00 SQ. FT.
PENTHOUSE	69.70 SQ. FT.
TOTAL	1,322.57 SQ. FT. x 2 2,645.14 SQ. FT.
GFA TOTAL	1,486.20 SQ. FT x 2 2,972.4 SQ. FT
TOTAL FAR =	5,574.22 SQ. FT.
ALLOWED FAR =	5,599.23 SQ. FT. (25,01 SF UNDER)
TOTAL GFA =	6,096.76 SQ. FT.



FIRST FLOOR

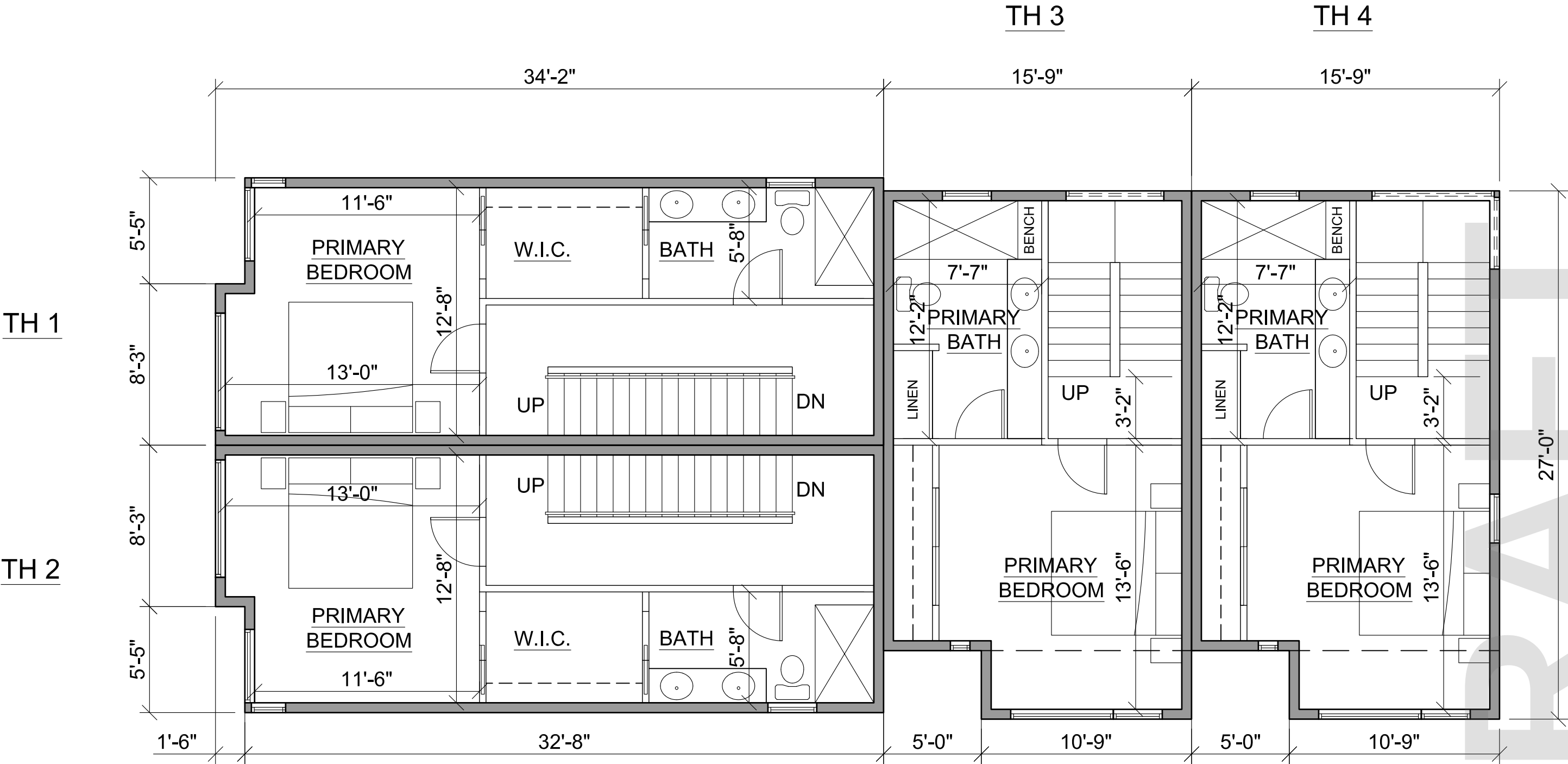
SCALE: 3/16" = 1'





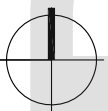
SECOND FLOOR

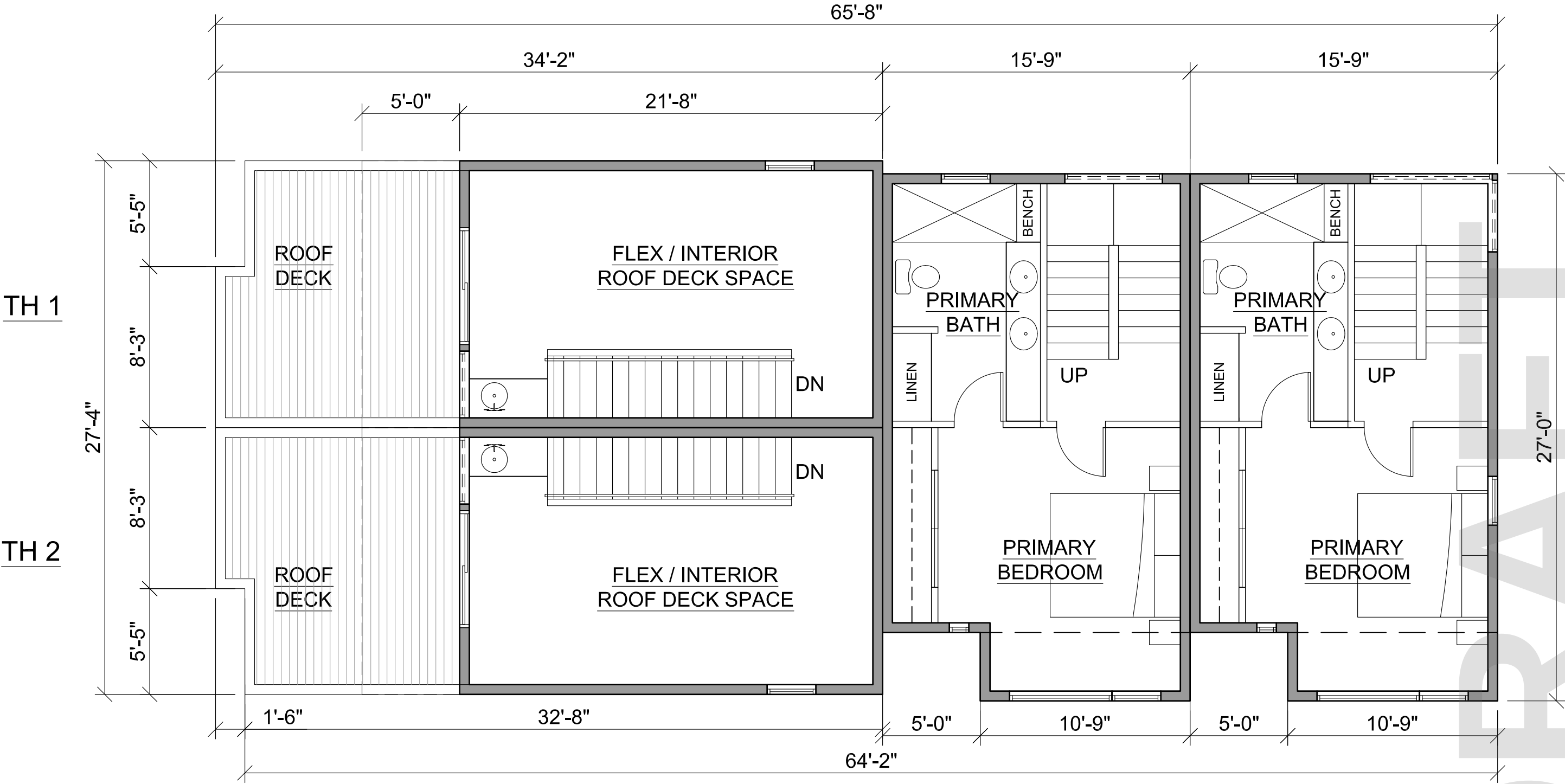
SCALE: 3/16" = 1'



THIRD FLOOR

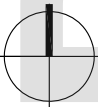
SCALE: 3/16" = 1'

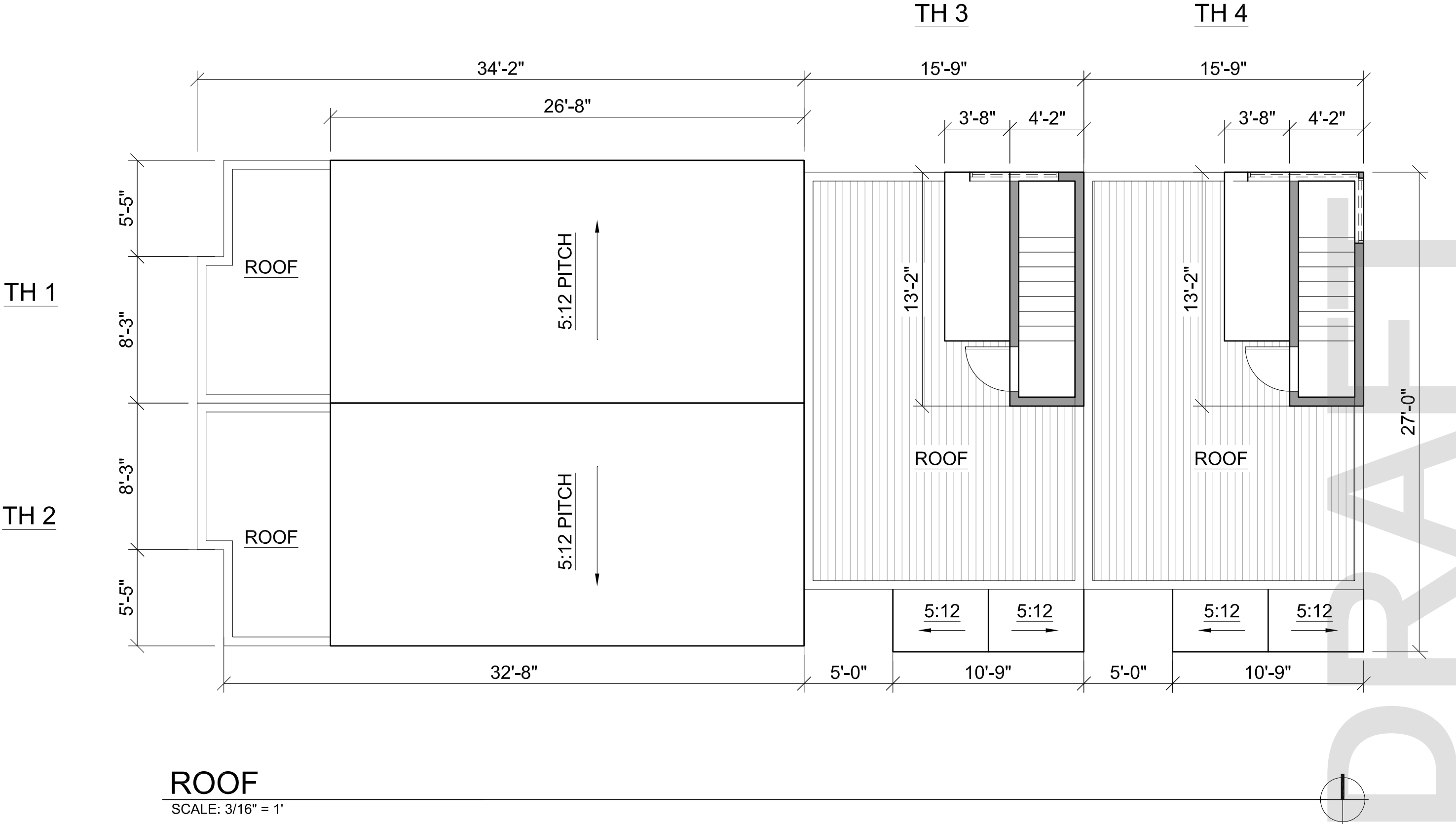




FOURTH FLOOR

SCALE: 3/16" = 1'







VIEW FROM 16TH AVE NW



AERIAL VIEW FROM SW CORNER



VIEW FROM SE CORNER



VIEW FROM NE CORNER



VIEW FROM 16TH AVE NW