



8316 Mary Ave NW Crown Hill

SDR DESIGN PACKET
ARRAY

May 25th, 2022 | SDCI# 3039495-EG



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PROJECT INFORMATION

ADDRESS: 8316 Mary Ave NW Seattle, WA 98117
APN: 7589200167
LEGAL: The South 44' of the North 88' of the West 150' of lot 9, scheuermans garden acre tracts #2 t othe city of Ballard

SDCI #: 3039495-EG
6883132-CN \ 6883133-DM

OWNER: Lakecity, LLC
APPLICANT: Array, LLC
CONTACT: Yueann Wu

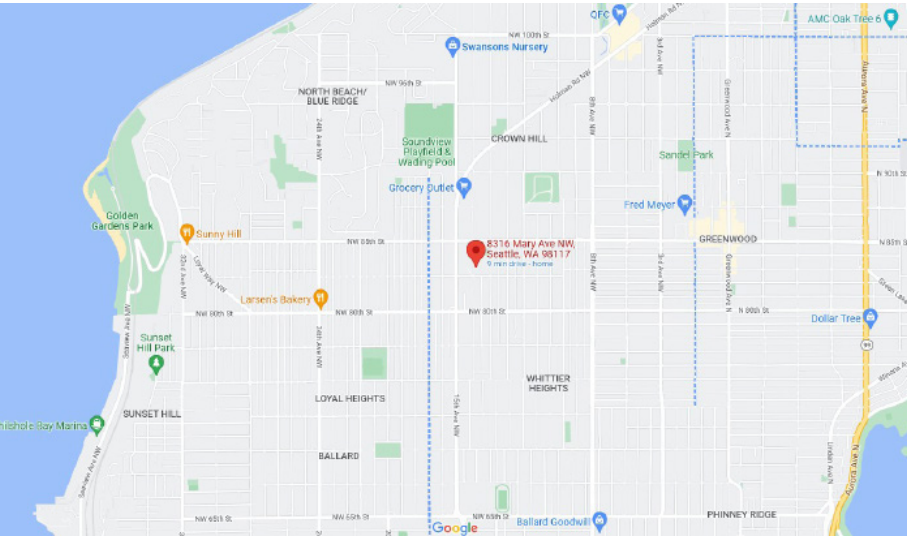
PROJECT PROGRAM

BUILDING TYPE: Townhouses (2 structures)
UNIT COUNT: 6 (3 in each structure)
UNIT SIZES: Approximately 1080 sf
ABV.-GROUND STORIES:3
PARKING STALLS: 2 (Ballard urban village + FS)
APPROX FAR: 7368.8 sf (FAR of 1.4 used)
LOT SIZE: 5,268 sf

PROJECT TEAM

OWNER: Lakecity, LLC / Igor Afichuk
3609 S 334th St
Federal Way, WA 98001
afichuki@yahoo.com

LANDSCAPER: Root of Design / Devin Peterson
7104 265th St NW #218
Standwood, WA 98292
devin@rootofdesign.com



Seattle Vicinity Map

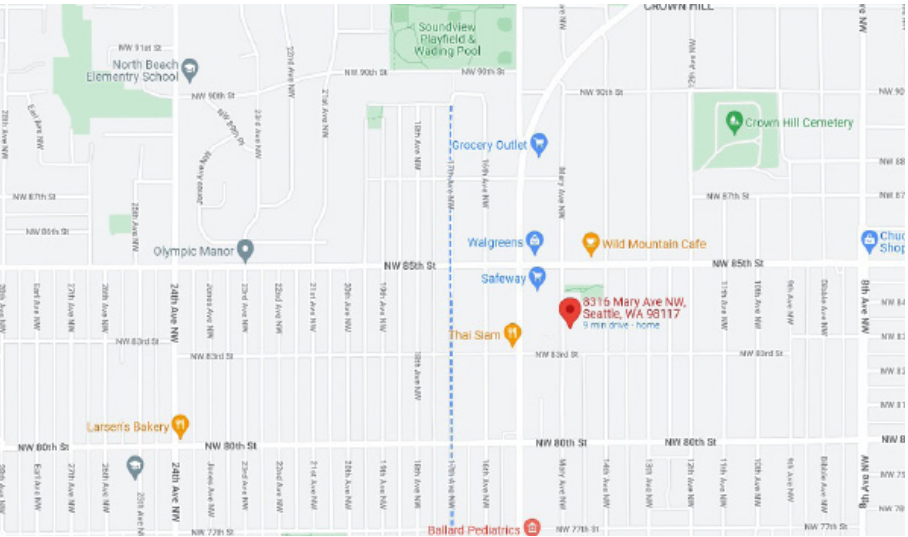
PROJECT OBJECTIVES

The proposed site’s current use is a single family residence. The lot is approximately 5,268 square feet in LR2(M) zone. The property is located at the mid-block between NW 85th Street and NW 83rd Street on Mary Ave NW. The project is proposed to demolish the existing single family structure and to construct 2 structures, each with 3 townhouses (total 6 units), in the Crown Hill Residential Urban Village. The proposed structures will be 4 stories tall w/1 open space parking access from Mary Ave NW (driveway easement w/ the neighbor to the south).

Crown Hill Residential Urban Village areas are in a higher dense living with many neighborhood shopping, dining and services within walking distance. The lot is located across from Safeway grocery story and its fuel station. We are proposing an contemporary architectural solution that thrives the new modern neighborhood context.

DESIGNER: Array LLC / Yueann Wu
3258 14th Ave W
Seattle, WA 98119
yueann@arraybuild.com

SURVEYOR: Terrane
10801 Main Street, Suite 102
Bellevue, WA 98004
425.458.4488



Neighborhood Vicinity Map



SAFEWAY GROCERY STROE

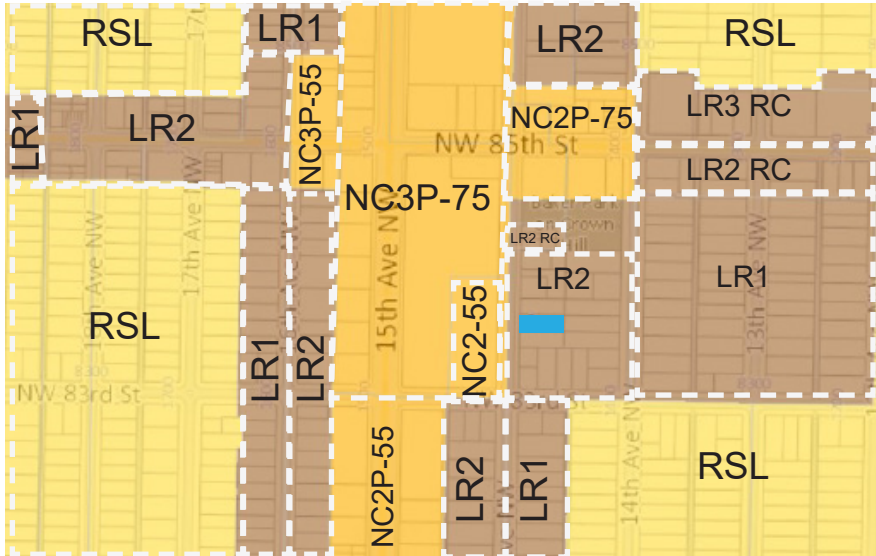


SAFEWAY FUEL STATION



WALGREENS





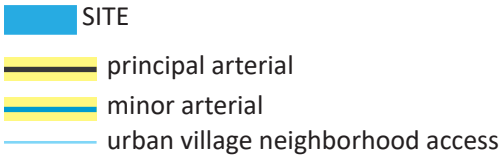
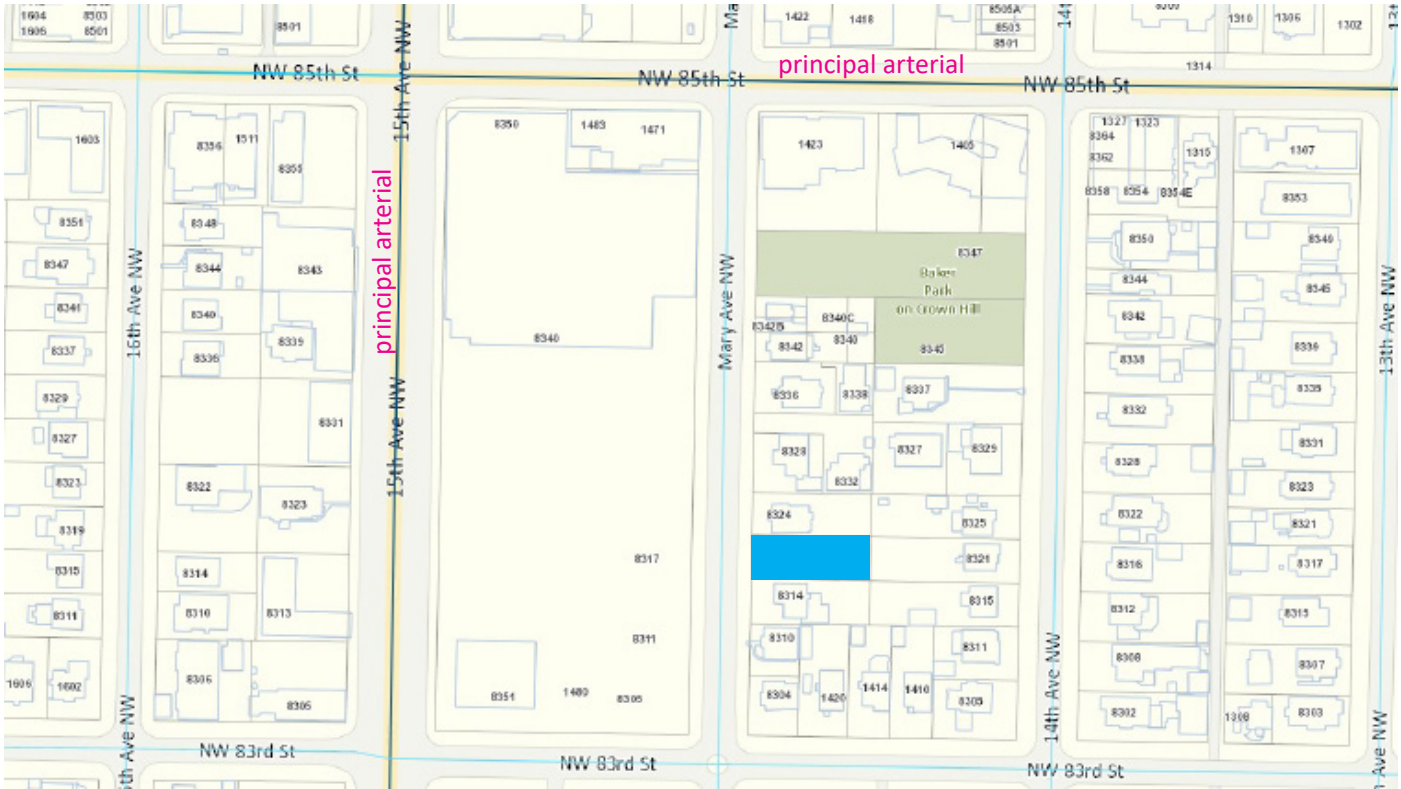
SDCI GIS MAP SHOWING DETAILED ZONING



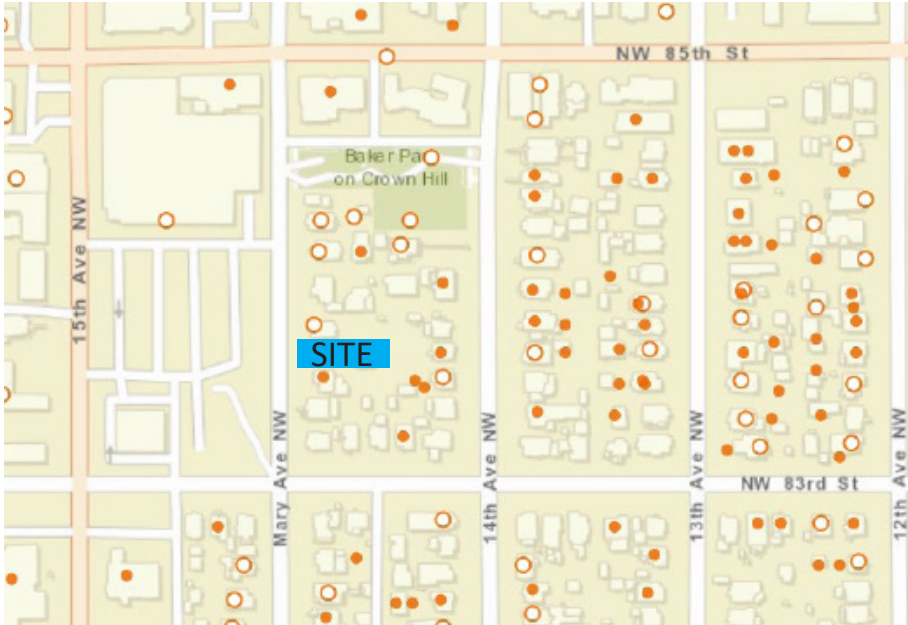
ZONING INFORMATION

The lot is located in lowrise LR2 (M1) zone, and the neighbor lots to the North, South and West all also in lowrise LR2 zone, East neighbor property across the street is in NC2-55 and NC3P-55 zone. The lot is also located in the overlay of Crown Hill Residential Urban Village.

Zone:	LR2 (M1)
Overlay:	Crown Hill Residential Urban Village
Sreet Type:	15th Ave NW & NW 85th St: principal arterial NW 85th St: minor arterial Mary Ave NW & 14th Ave NW: neighborhood access
Legal:	The South 44' of the North 88' of West 150' of lot 9, Scheuerman's Garden Acre tracts no. 2 to the City of Ballard
APN:	7589200167
Lot Size:	5,268 SF
FAR :	Floor Area Ratio (1.4) WITH MHA SUFFIX Allowable - 5268 X 1.4 = 7375.2 SF Proposed - 7368.8 SF
Density:	Allowable - NO LIMIT Proposed - 6 UNITS
Height:	Allowable - AVG GD + 40' + 10' PENT TH 1: 334.0' + 40' = 374.0' Allowable 334.0' + 39.125' = 373.125' Proposed TH 2: 334.0' + 40' = 374.0' Allowable 334.0' + 39.125' = 373.125' Proposed

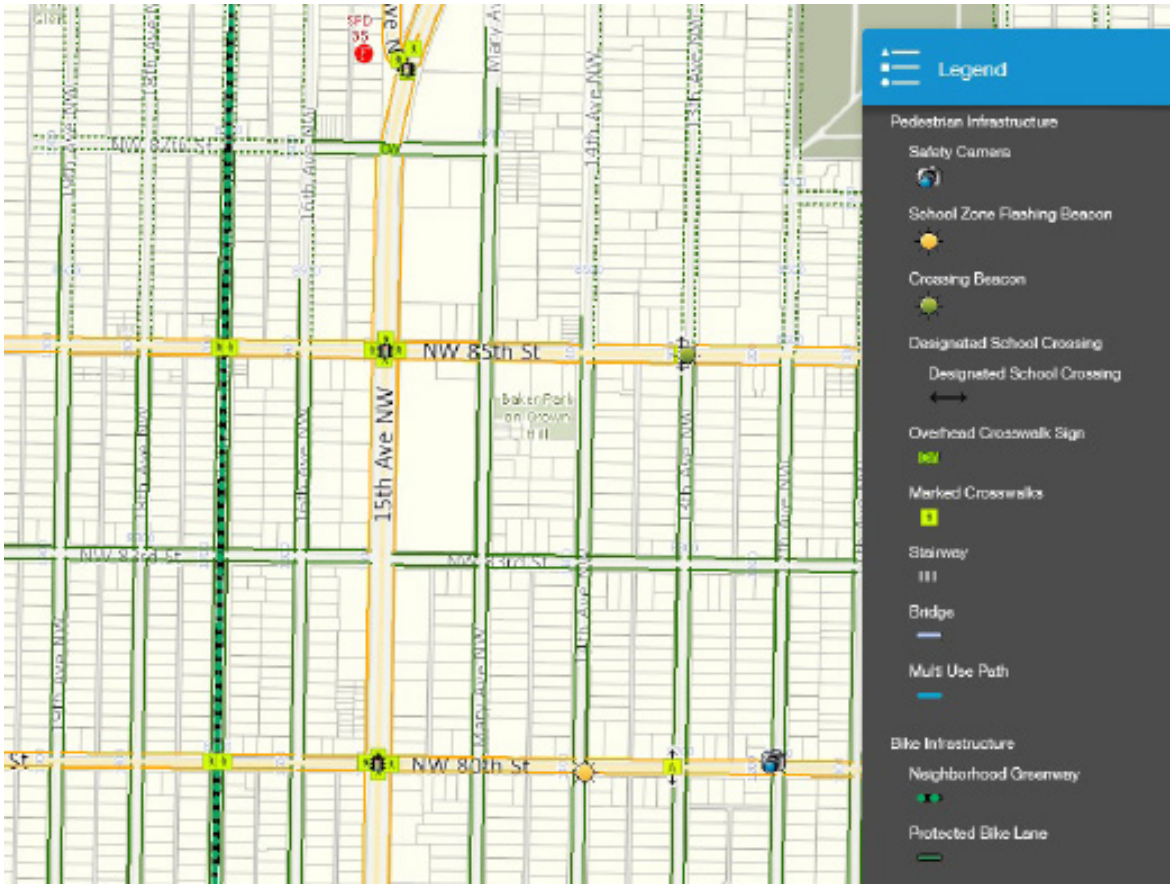


23.45.518	Setbacks		
A	Front	Req'd 7'	Proposed 7'
	Rear	7'	7'
	Side N	5'	5'
	Side S	5'	7'
F	Interior	10'	28.625'
23.45.522:	Amenity Space		
	Required - 5268 X 0.25 = 1317.0 SF		
	Proposed - 1447 SF		
23.54.527:	max. structure width in LR2 zone		
A	Allowable - 90'		
	Proposed - 31.83'		
23.45.527:	max. structure depth in LR2 zone		
B	Allowable - 119.73' X 65% = 77.825'		
	Proposed - 38.5' + 38.5' = 77.0'		
23.54.020	Parking		
A	Required: 0 (Frequent Transit + Urban Village)		
	Provided: 1 Open Space parking		





BUS ROUTES MAP



BIKE ROUTES MAP

The proposed project is located in an area with access to several public transit routes within 1/2 mile radius. Seattle is building a network of neighborhood greenways, a safer pedestrian walk or bike street, which helps the growth of local shopping and services. Ballard is also the main focus that will provide the future Seattle Greenways.



VICINITY MAP 

1 Safeway grocery store



2 Safeway fuel station

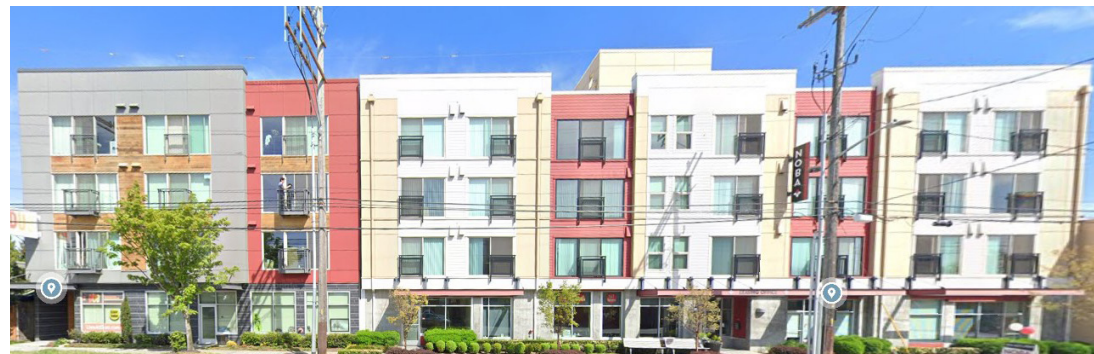


3 Walgreens

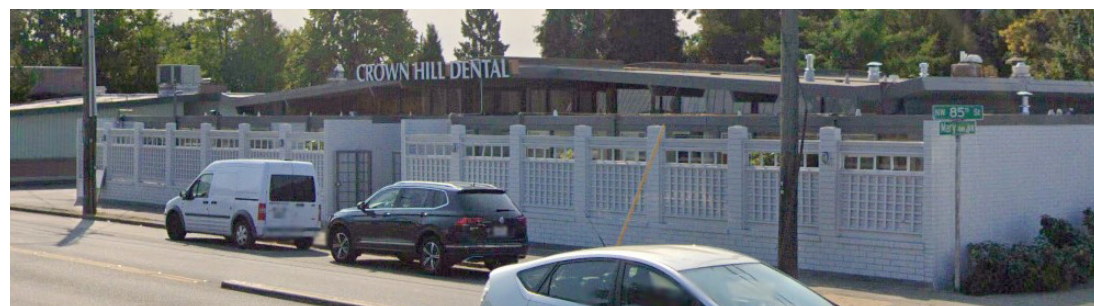


4 HomeStreet Bank





5 DUO and Noba Apartments



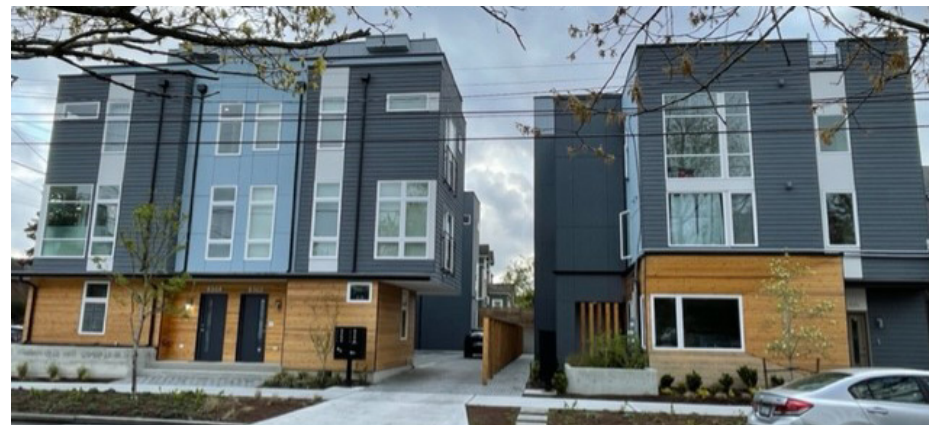
6 Commercial Plaza
(Pediatric Dentist, Pharmacy Physician's Lab.)



7 Baker Park



8 Townhouse Development



9 Townhouse Development



10 Townhouse Development





11 16 new townhouses development / 8045-8049 Mary / shelterhomeseattle.com



12 15 townhouses development / 8037-8039 Mary / shelterhomeseattle.com



13 8 new townhouses development / 8015 Mary / modern homes



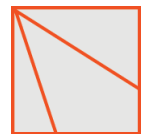
14 8 new townhouses development / 8027 Mary / modern homes



15 6 new townhouses development / 8034 Mary / modern homes



16 16 new apartment development / 8334 Mary / WRC Brothers



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8324 Mary Ave NW
(6785468-CN): 4-story 16unit apts.

8316 Mary Ave NW

8314 Mary Ave NW



8324 Mary Ave NW
(6785468-CN): 4-story 16unit apts.



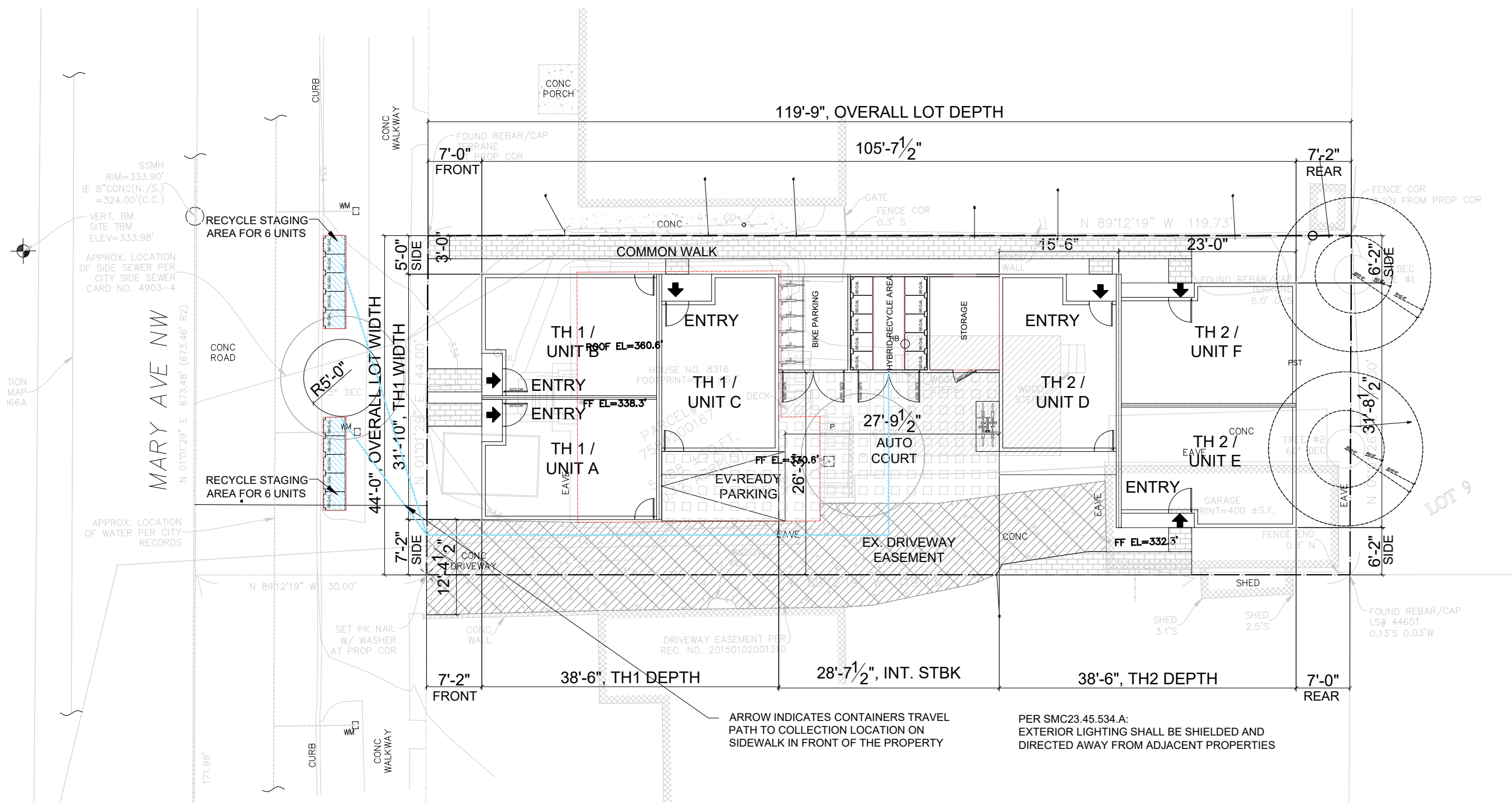
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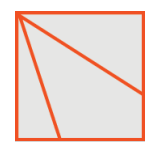
8314 Mary Ave NW

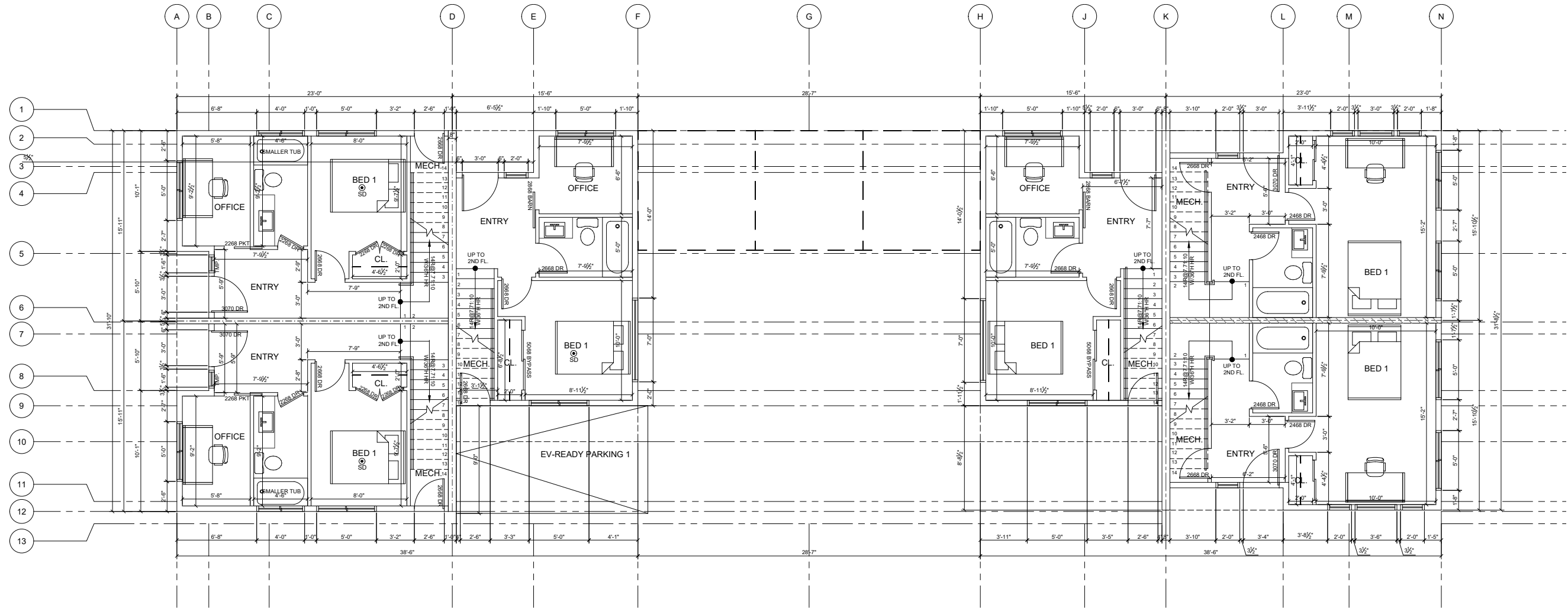


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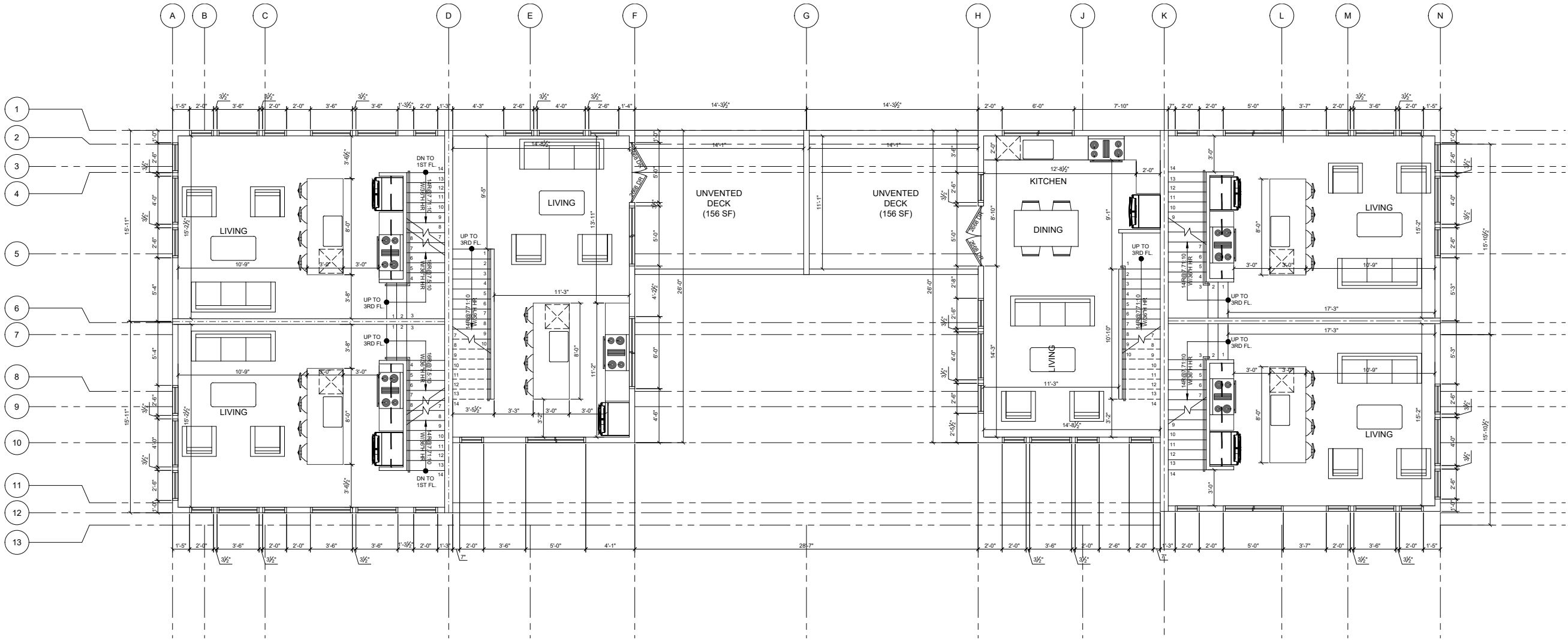
PROPOSED SITE PLAN





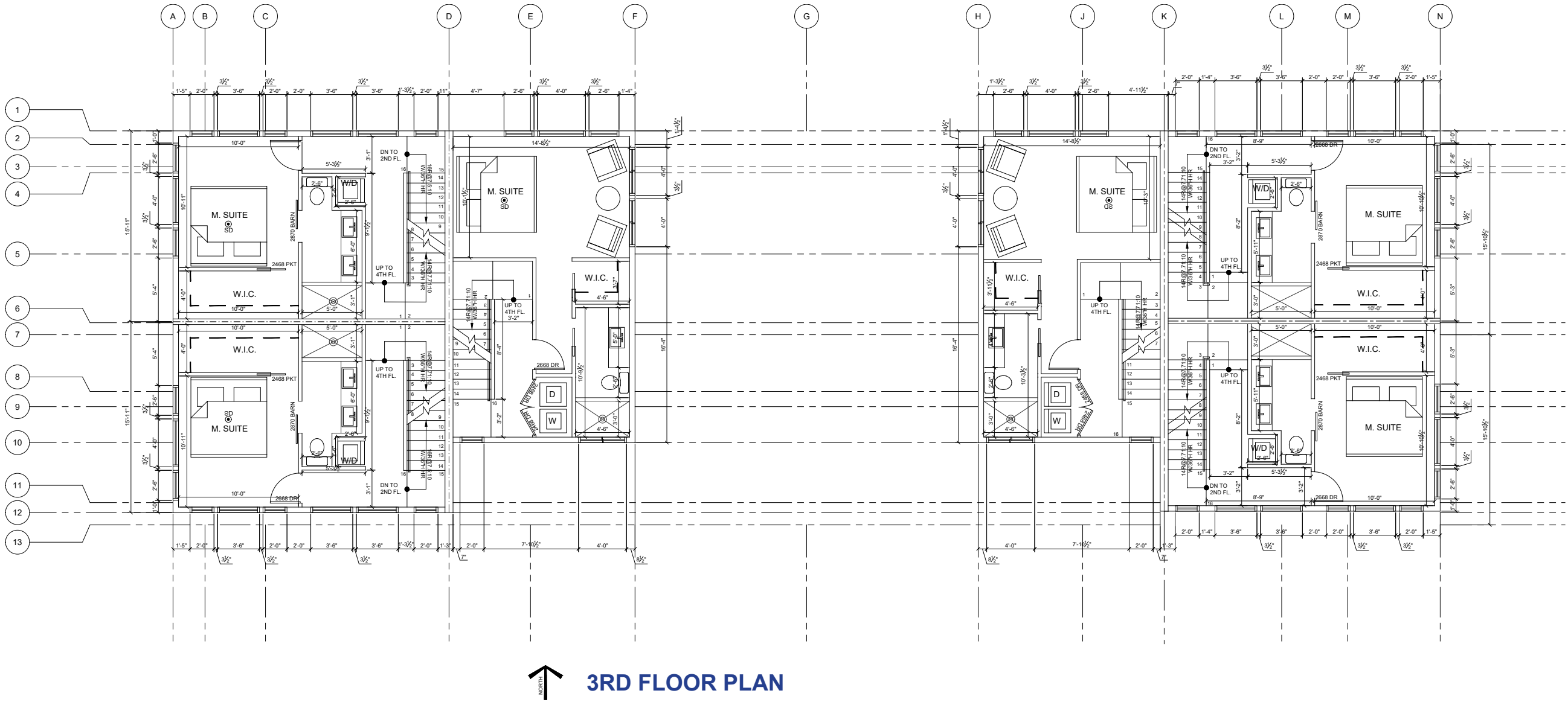
 1ST FLOOR PLAN

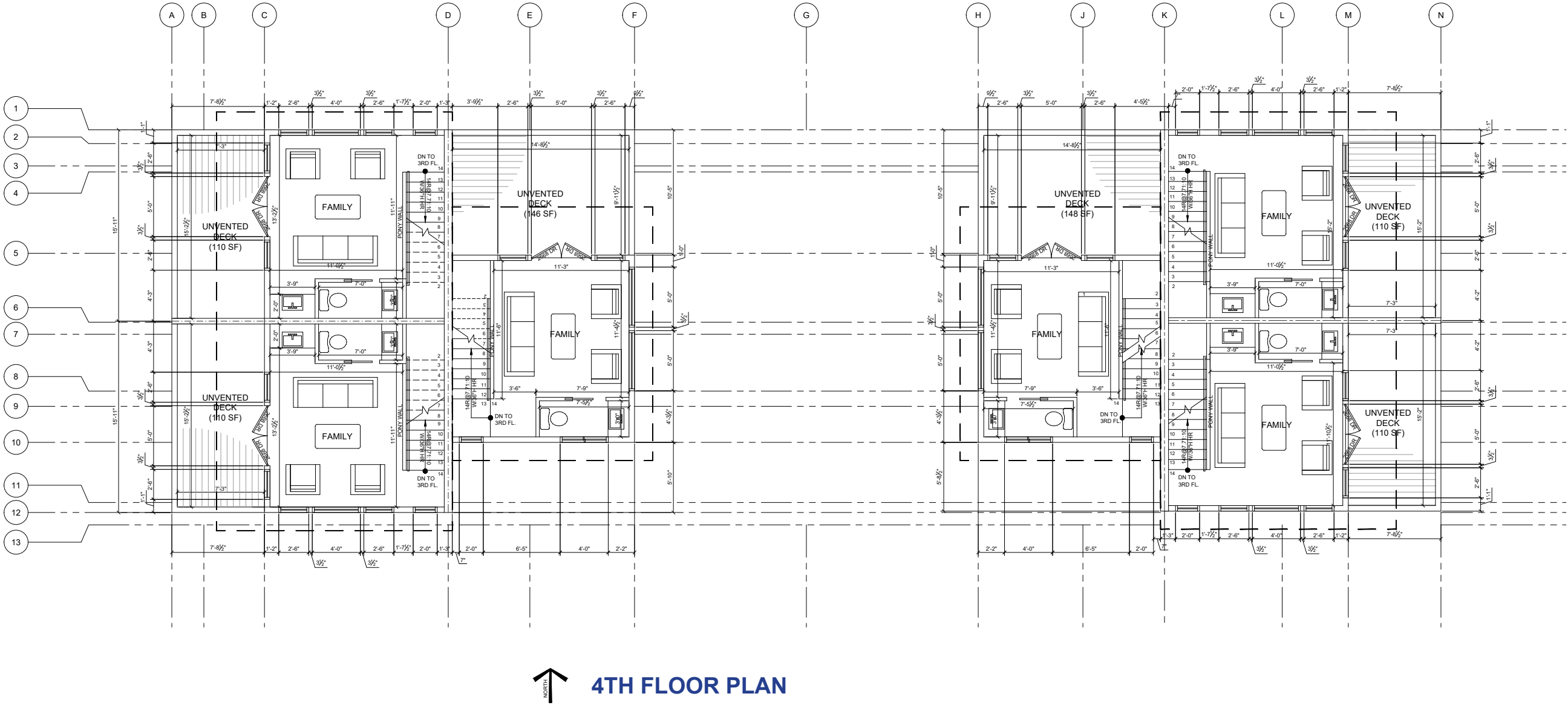


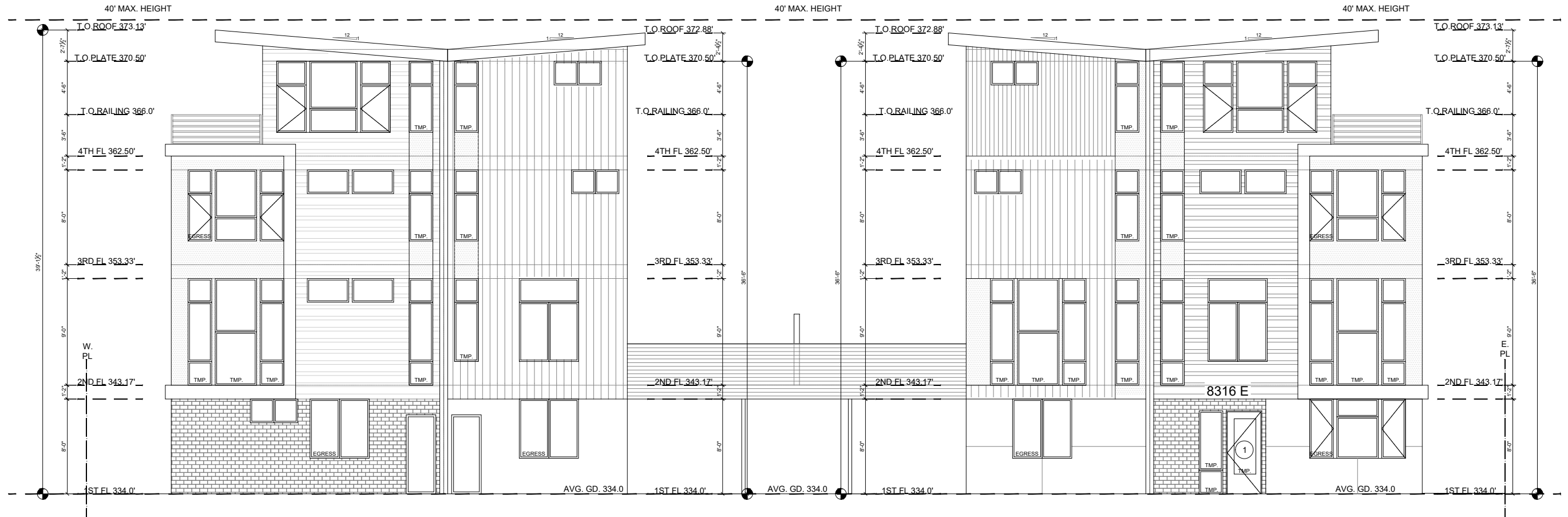


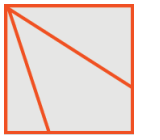
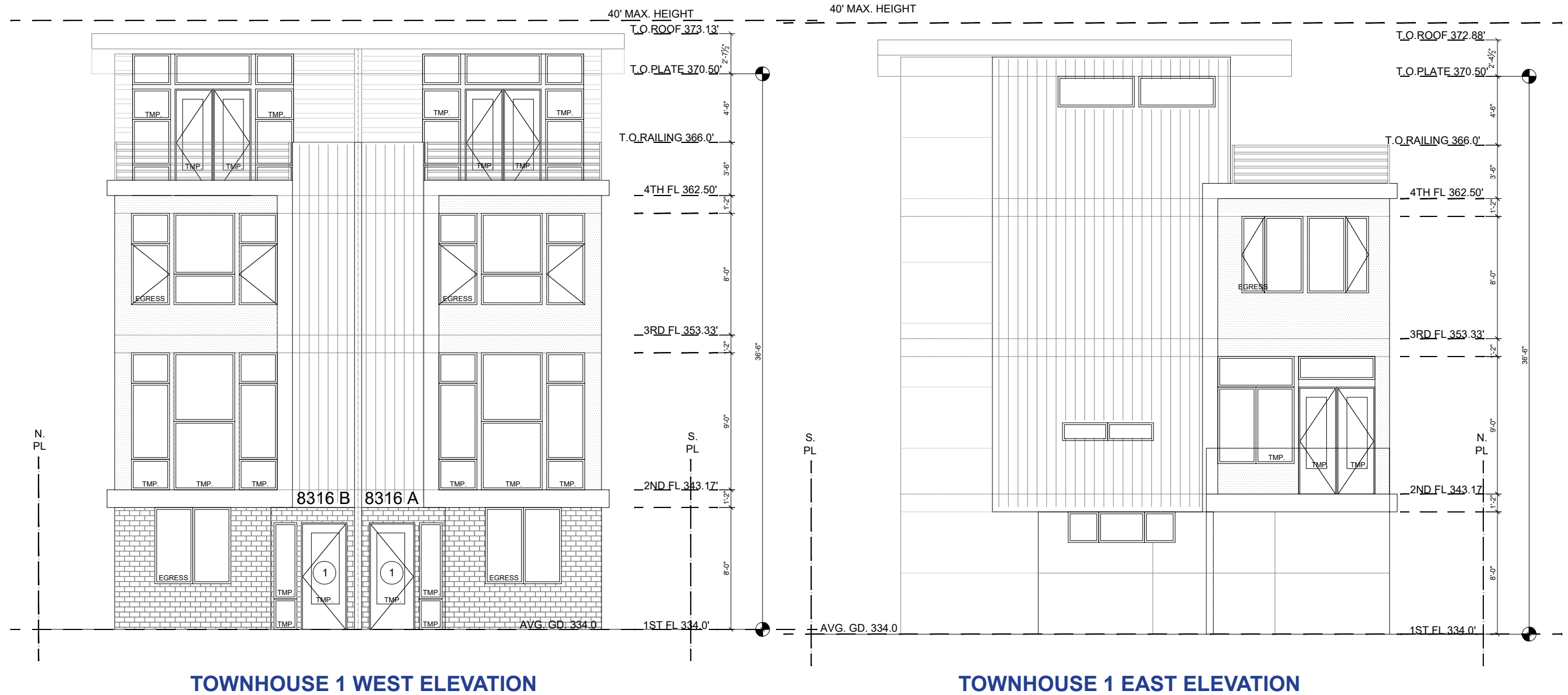
 2ND FLOOR PLAN



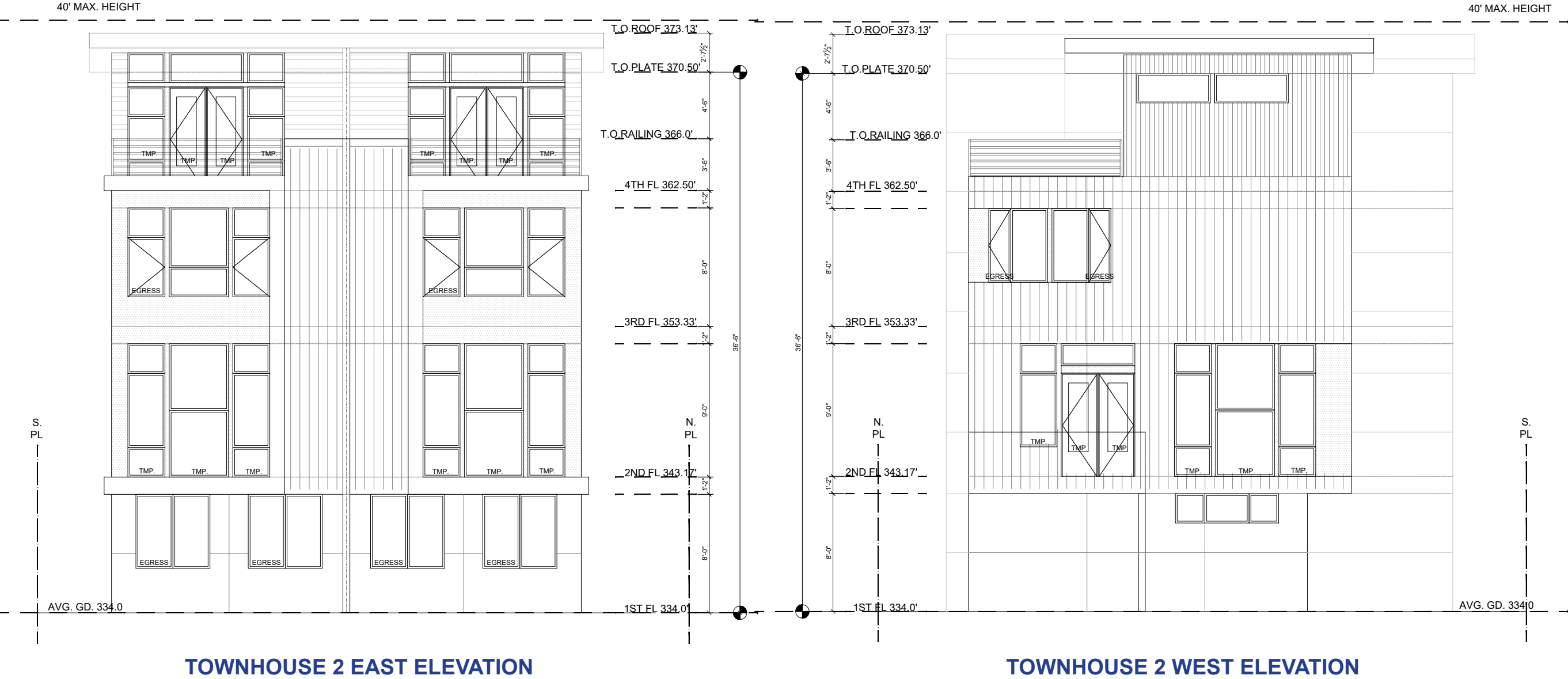










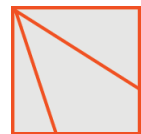




NORTH PRIVACY WINDOW STUDY / 8324 MARY AVE NW / NTS.



SOUTH PRIVACY WINDOW STUDY / 8314 MARY AVE NW / NTS.





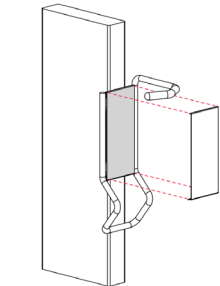
AutoCourt



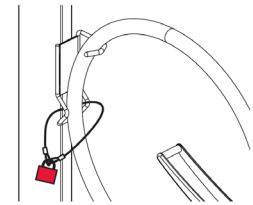
Cedar for fencing and screening/ parking, solid waste storage



waste recycle collecting area + Long-term and short-term bicycle parking

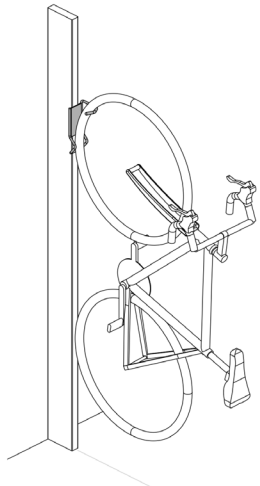


3 Snap cover into place.



4 Optional: use a lock for security.

long-term bicycle parking

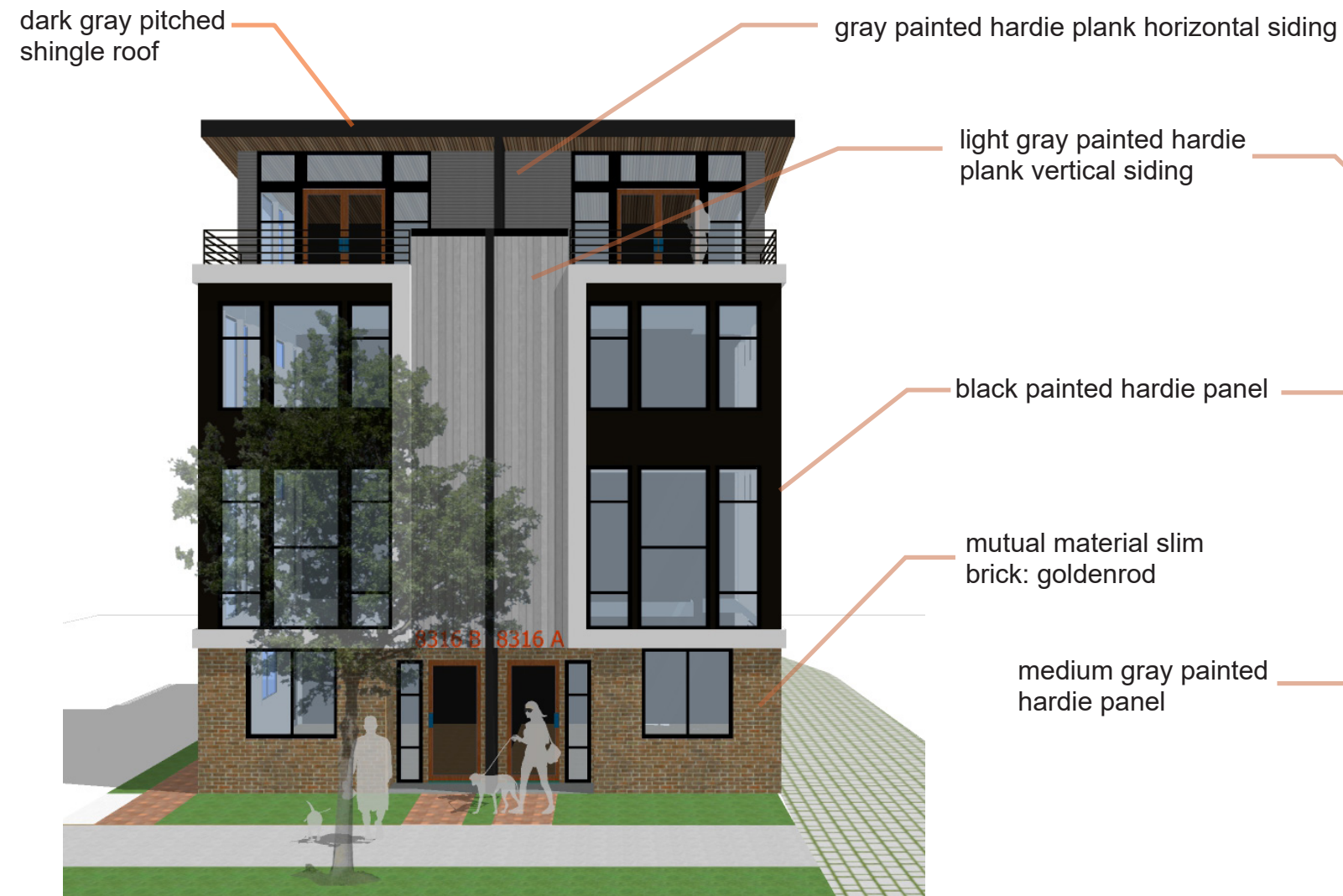


A USING THE BIKE HOOK
Hook the front bike tire behind the hook and allow the bike to hang vertically.



Short-term bicycle parking





West Elevation TH1 / street front



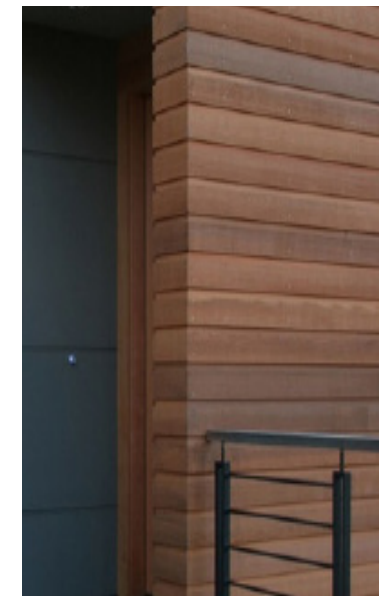
East Elevation TH1 / autocourt



Mutual material / slim brick - goldenrod



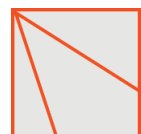
4x8 dark gray painted hardie panel

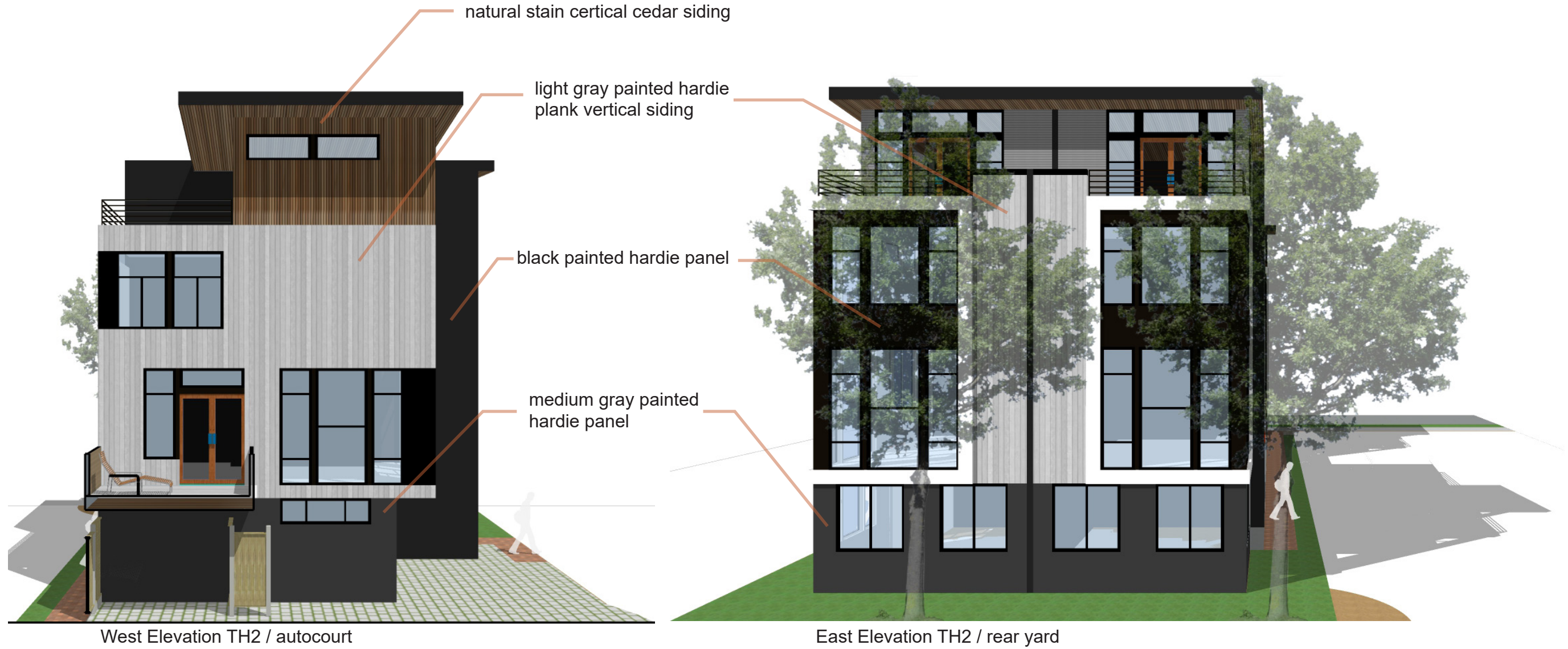


reclaimed cedar siding



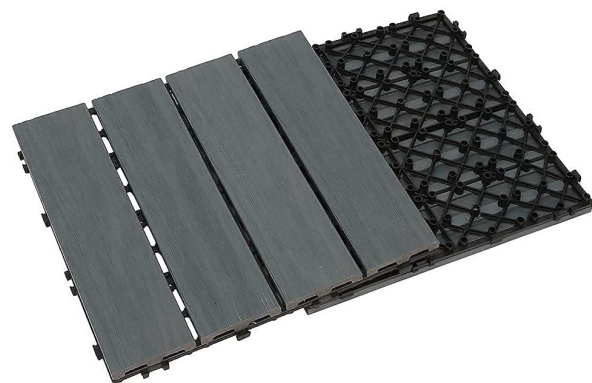
white vertical/horizontal hardie panel





West Elevation TH2 / autocourt

East Elevation TH2 / rear yard



Roof interlock decking / wood composite



Permeable grasscrete pavers



Concrete planters

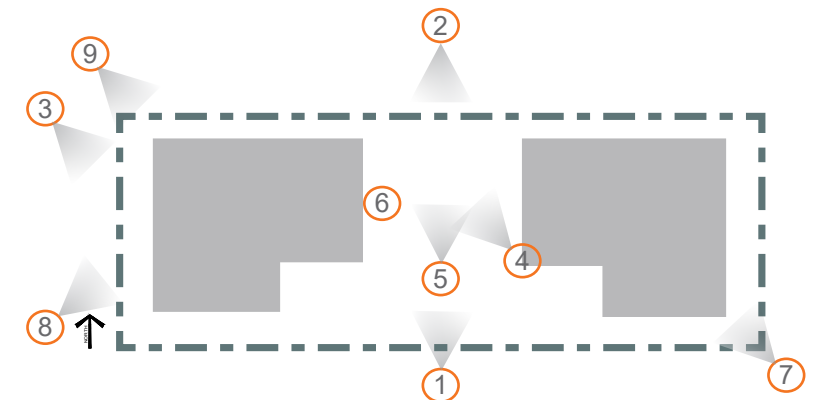




① South elevation / driveway & auto-court renderings

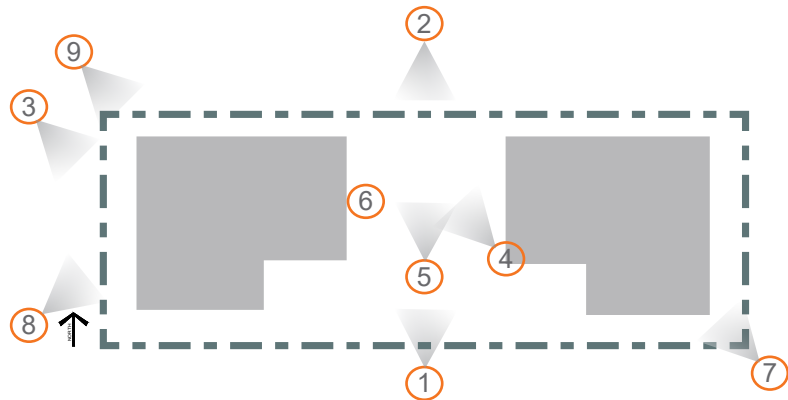


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8316 Mary Ave NW, Crown Hill, Seattle, Washington
Array
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② North Elevation / common walkway rendering

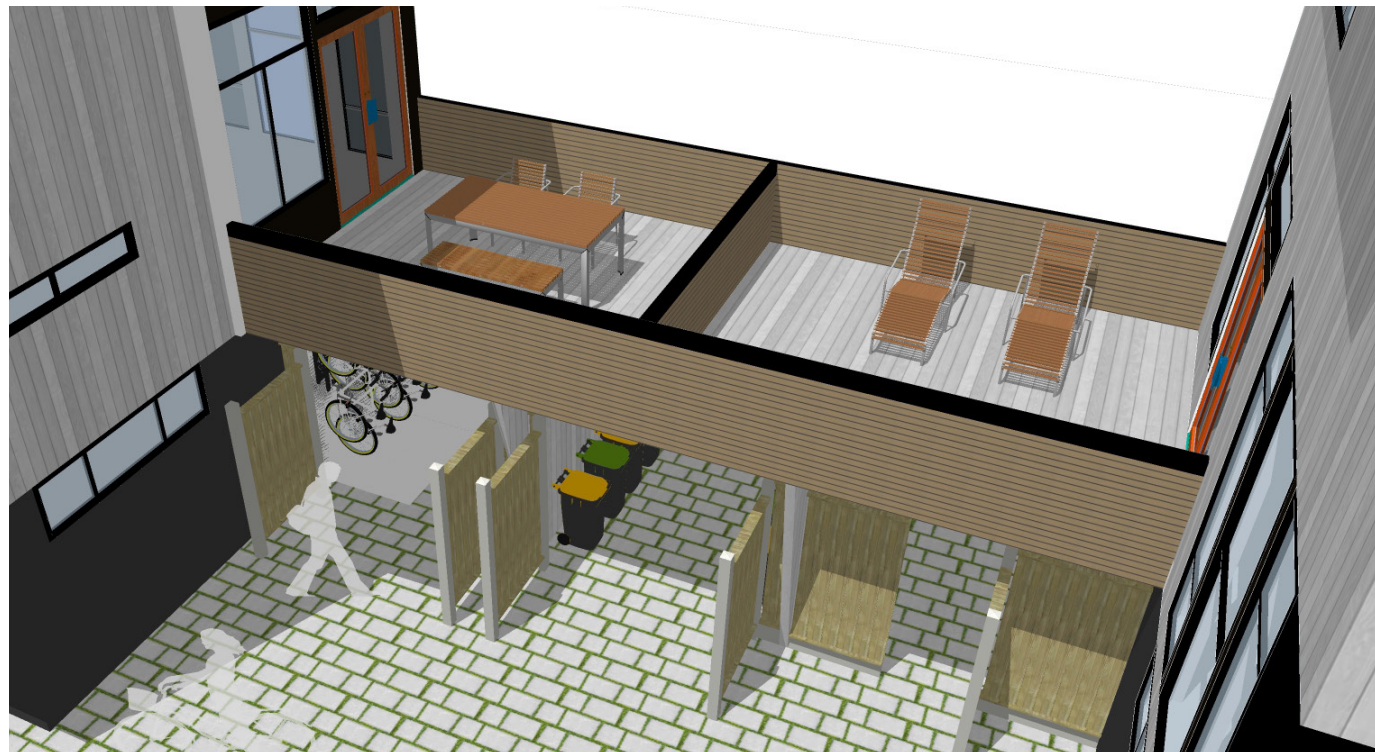




③ street perspective



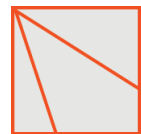
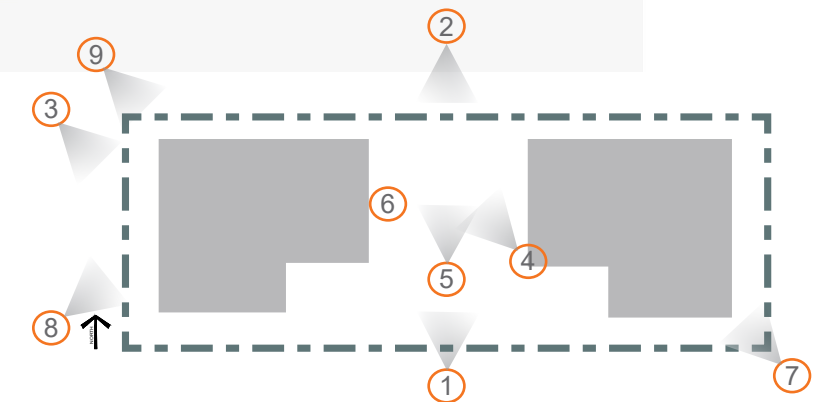
⑤ center waste recycle / bicycle storage / storage areas



④ center decks off living space



⑥ roof / aerial view





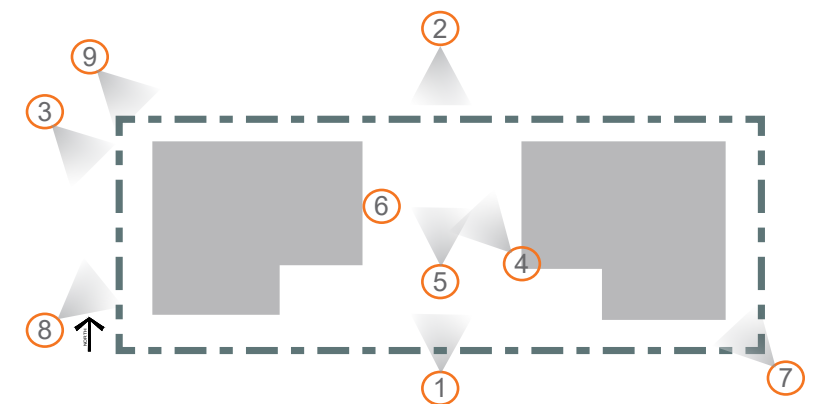
⑦ rear Th2 perspective

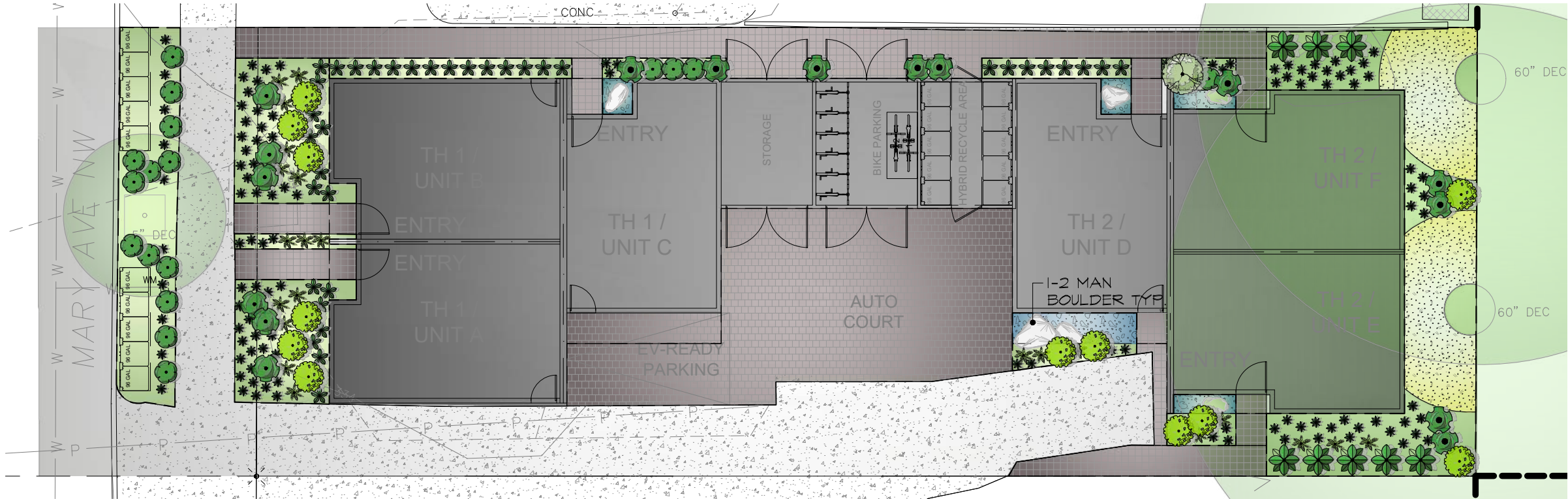


⑧ street front perspective



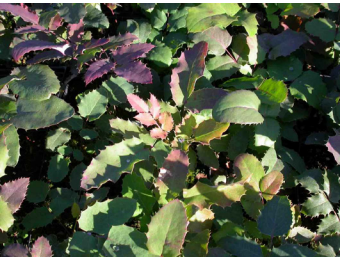
⑨ front perspective / common walkway





PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Athyrium filix-femina / Lady Fern	1 gal
	Blechnum spicant / Deer Fern	1 gal
	Cornus alba 'Baillhala' TM / Ivory Halo Dogwood	1 gal
	Gaultheria shallon / Salal	1 gal
	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	3 gal
	Mahonia repens / Creeping Oregon Grape	1 gal
	Mahonia x media 'Charity' / Mahonia	5 gal
	Polystichum munitum / Western Sword Fern	1 gal
	Ribes sanguineum / Red Flowering Currant	3 gal
SITE	BOTANICAL / COMMON NAME	SIZE
	1/8" Drain Rock	N/A
	Arborist Chips 3" Depth	N/A



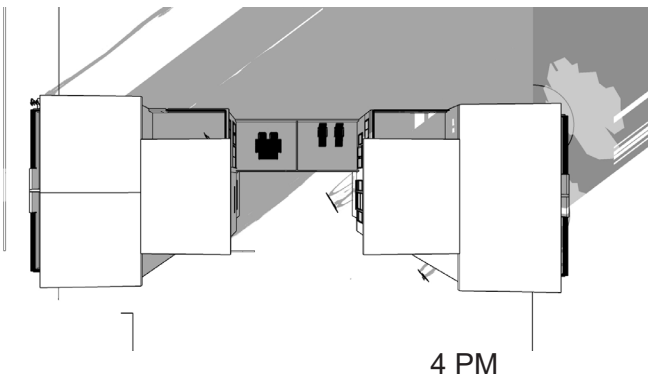
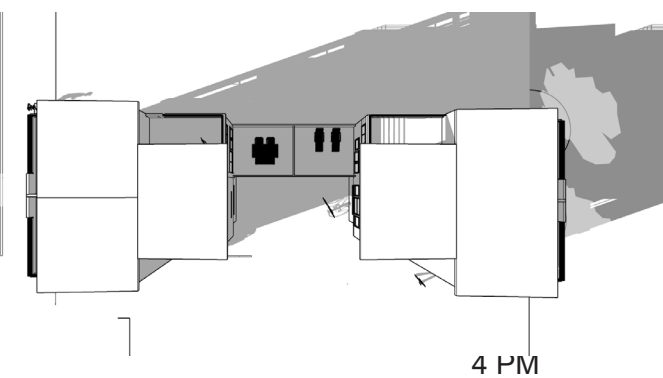
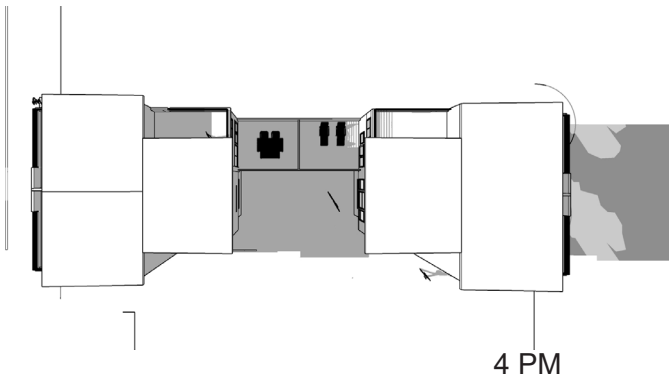
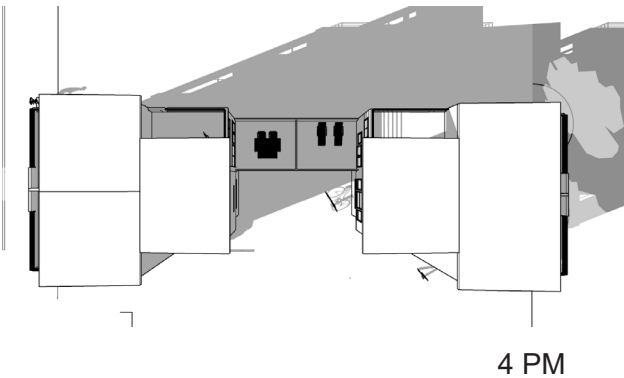
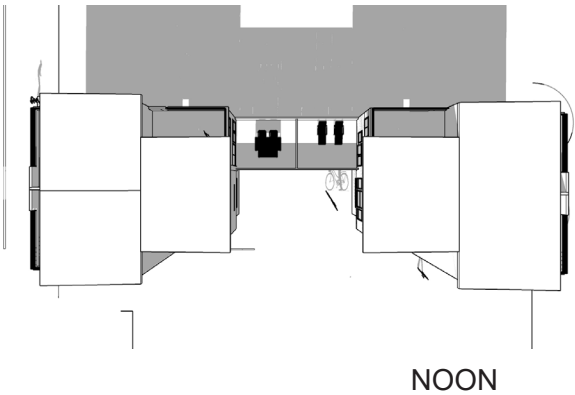
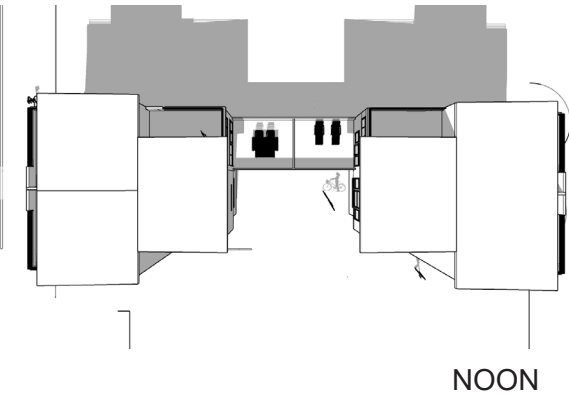
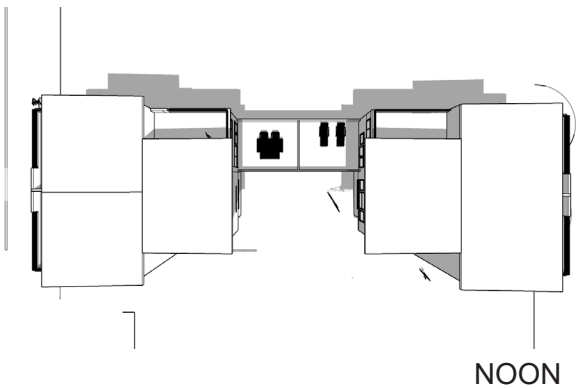
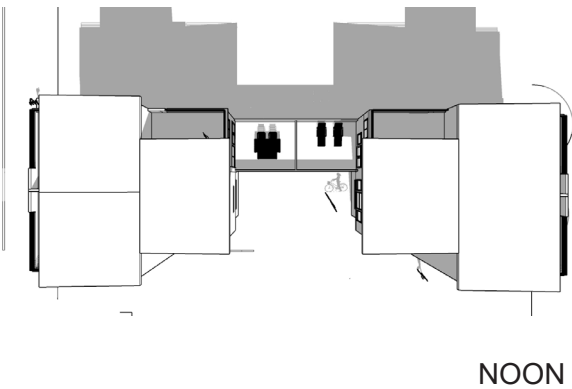
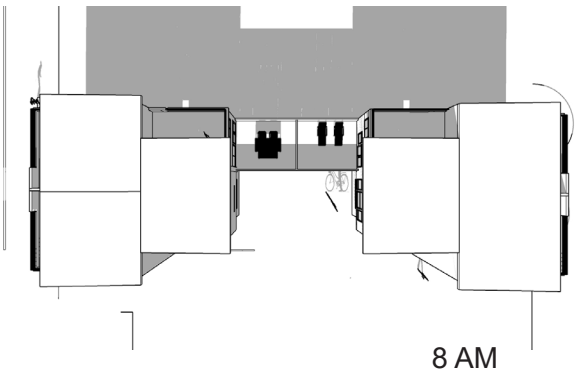
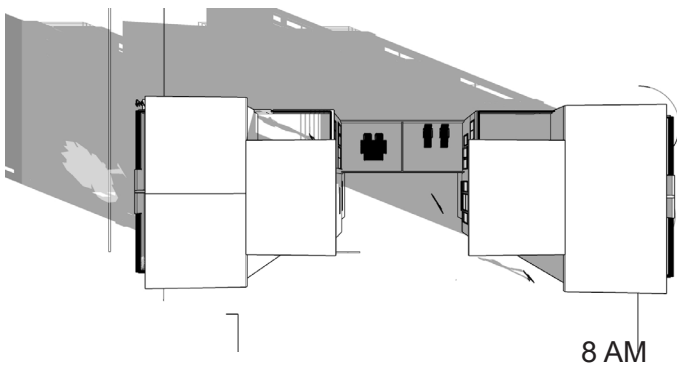
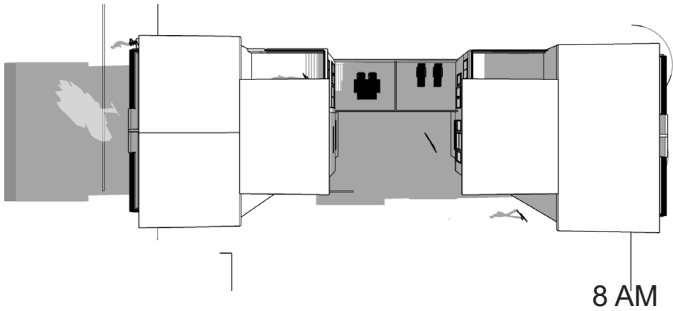
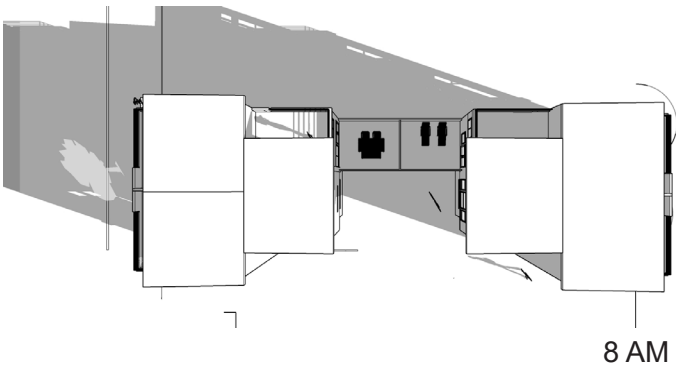
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SPRING EQUINOX: MARCH 20

SUMMER SOLSTICE: JUNE 21

FALL EQUINOX: SEPTEMBER 23

WINTER SOLSTICE: DECEMBER 21



SHOFFNER CONSULTING

1015 Tenth St. Mukilteo, WA 98275 Mobile: (206)755-9407 tony@tonyshoffner.com

August 26, 2022

Pasha Afichuk
Modern Homes
1142 NW 57th St.
Seattle, WA

RE: Tree Inventory - 8316 Mary Ave. NW Seattle, WA.

Pasha:

This report is provided to address the recent inventory I conducted of the trees on the property at the address of 8316 Mary Ave. NW in the City of Seattle, WA, as well as those just off-site with drip lines that cross onto the property. Please see the accompanying Tree Inventory Map for the approximate locations of the inventoried trees.

The City of Seattle's regulations of trees on private property are provided in DPD Director's Rule 16-2008 and were referenced for preparation of this report.

1.0 Professional Experience and Credentials

Following is a summarization of my experience and credentials as a consulting arborist:

- Master of Science in Urban Horticulture from Center for Urban Horticulture, University of Washington, 1996. Focus of study and thesis was nursery production of Pacific madrone (*Arbutus menziesii*) and establishment into a natural/urban ecosystem.
- ISA Certified Arborist since 1996.
- Tree Risk Assessment Qualified since 2012.
- Consulting arborist, 1996-present.
- Wetland Biologist, 1996-1998
- Other related experience: City of Everett Urban Forestry, summers 1989-1992; Natural Resource Management staff and Bellevue Botanical Garden staff, City of Bellevue, 1996-1997.

2.0 Site Conditions and Proposed Development

The property is located in the Crown Hill neighborhood. It is developed with a single family residence in a single family residence neighborhood. The proposed development is to remove the existing residence and redevelop the lot.

3.0 Tree Inventory - Methods and Results

I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods

specified in the ISA Tree Risk Assessment Manual and on nearly 22 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

The City of Seattle tree regulations for trees on private properties are specified in Director's Rule 16-2008 and SMC 25.11 to determine which trees meet the minimum criteria to be classified as exceptional and how exceptional trees are required to be protected through development.

There are two trees on the property and none just off-site with drip lines that extend onto the property and none within the right-of-way. The column CSD is crown spread diameter for the all trees. Following is the information on the trees.

#	Species	Dbh	CSD	Condition and Status
1	Lombardy poplar (<i>Populus nigra</i>)	42"	20'	Condition and health is unknown as this tree was dormant at the time of my site visit and this species is susceptible to rapid dieback and decline. It will need to be reassessed once it leafs out. Meets the threshold diameter to be classified as exceptional. CRZ for this tree is 42' radius.

2	Lombardy poplar (<i>Populus nigra</i>)	44"	20'	Condition and health is unknown as this tree was dormant at the time of my site visit and this species is susceptible to rapid dieback and decline. It will need to be reassessed once it leafs out. Meets the threshold diameter to be classified as exceptional. CRZ for this tree is 44' radius.
3	Lilac (<i>Syringa vulgaris</i>)	N/A	N/A	Classified as a shrub. Not a regulated tree.
4	Sugar maple (<i>Acer saccharum</i>)	5"	12'	Located within the right-of-way.

3.0 Tree Retention and Protecton Required

The City of Seattle's exceptional tree designation specifications and protection measures are provided in the Director's Rule 16-2008 and SMC 25.11. Both of the trees on the property (#1 and #2) meet the threshold diameter to be classified as exceptional and therefore are required to be retained and protected. However, if after a condition assessment following leaf emergence determines that they are in poor health and dying, they may not be required to be retained.

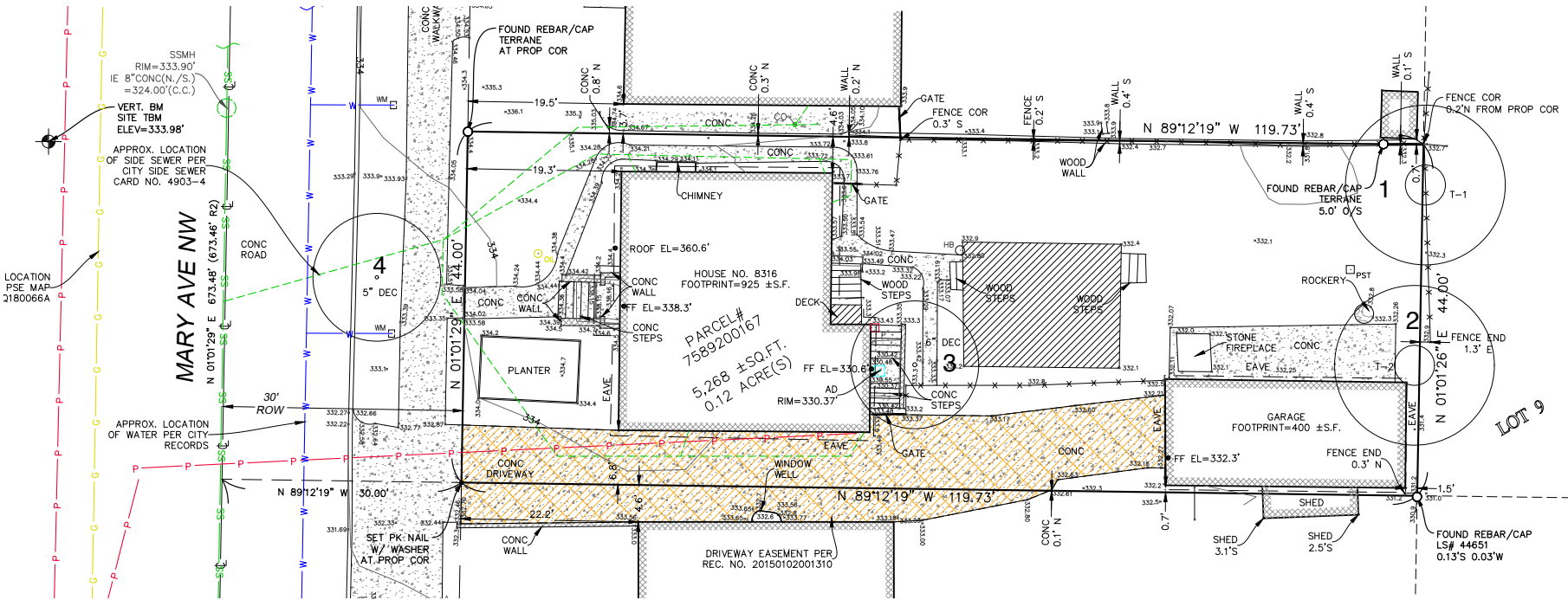
4.0 Use of This Report and Limitations

This report is provided to Modern Homes to address the City of Seattle's requirements for tree inventories for developing lots for the property at the address of 8316 Mary Ave. NW in the City of Seattle, WA. This report addresses only trees on this property and just off-site. There is no gurarantee that retained trees will survive through construction, and as trees are dynamic and their conditions can change rapidly due to environmental changes, Shoffner Consulting cannot be held liable for the failure of any retained trees.

Cordially,

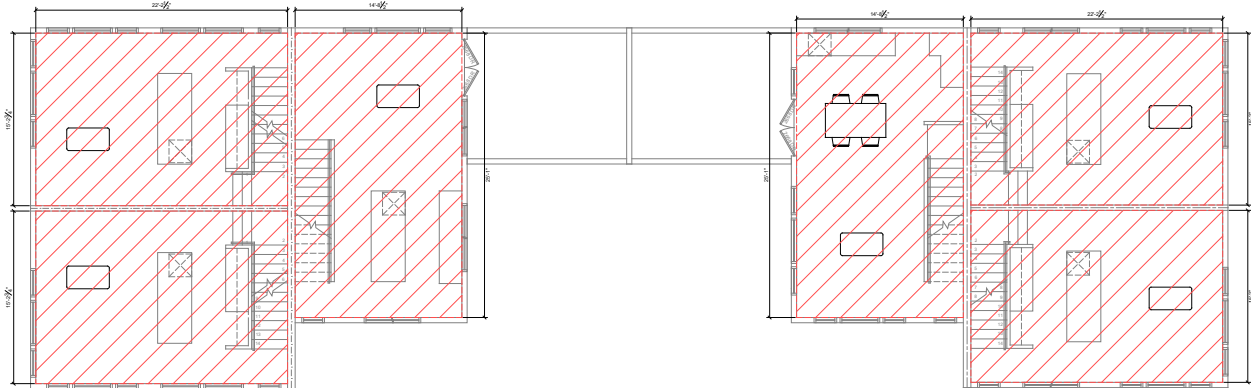
Tony Shoffner

Tony Shoffner
ISA Certified Arborist #PN-0909A
TRAQ



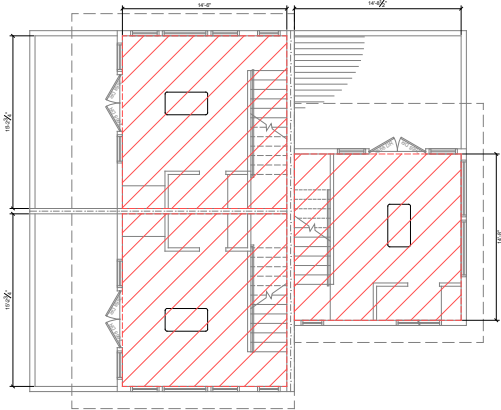
SDR DESIGN PACKAGE
8316 Mary Ave NW, Crown Hill, Seattle, Washington
Array
SDCI # 3039495-EG | May 25, 2022

TREE MAP : NTS.

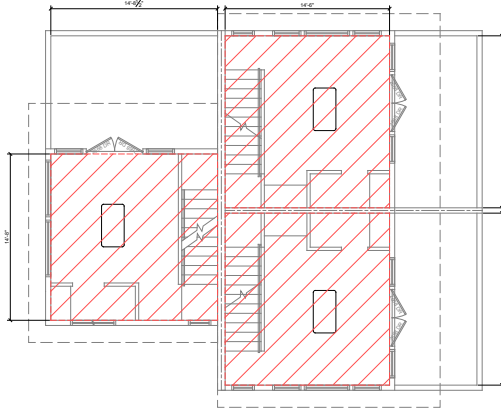


TH1 / 2F GFA: 338+338+369 = 1045.0 SF

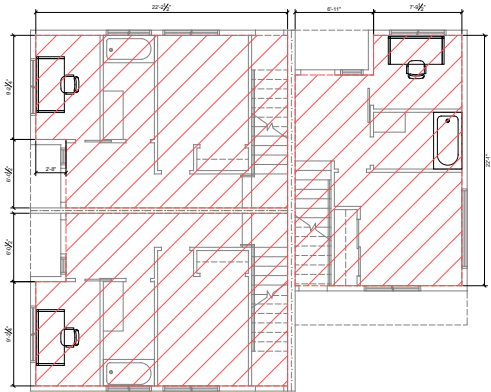
TH2 / 2F GFA: 337+337+369 = 1043.0 SF



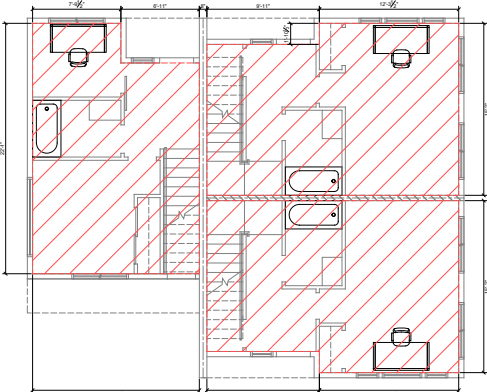
TH1 / 4F GFA: 220.7+220.7+215.7 = 657.1 SF



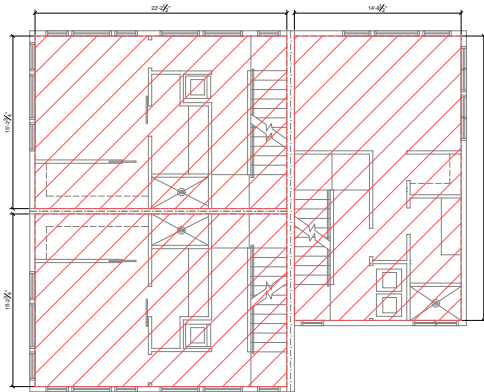
TH2 / 3F GFA: 220+220+215.7 = 655.7 SF



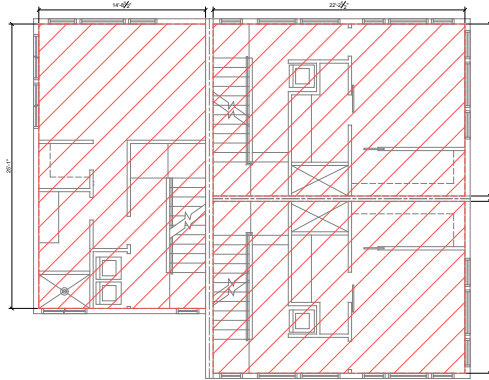
TH1 / 1F GFA: 332+332+300 = 944.0 SF



TH2 / 1F GFA: 318+318+300 = 936.0 SF



TH1 / 3F GFA: 338+338+369 = 1045.0 SF



TH2 / 3F GFA: 337+337+369 = 1043.0 SF

NOTE: THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS
SMC 23.84A.014 - "GROSS FLOOR AREA" MEANS THE NUMBER OF SQFT OF TOTAL FLOOR AREA BOUNDED BY THE INSIDE SURFACE OF HE EXTERIOR WALL OF THE STRUCTURE AS MEASURED AT THE FLOOR LINE, AND ANY ADDITIONAL AREAS IDENTIFIED AS GROSS FLOOR AREA WITHIN A ZONE.

FAR DIAGRAM CALCULATION							
Proposed	TH1 A	TH1 B	TH1 C	TH2 D	TH2 E	TH2 F	TOTAL
1F	322	322	300	300	318	318	1880
2F	338	338	369	369	337	337	2088
3F	338	338	369	369	337	337	2088
PENT	220.7	220.7	215.7	215.7	220	220	1312.8
TOTAL	1218.7	1218.7	1253.7	1253.7	1212	1212	7368.8
GROSS FLOOR AREA (GFA) = FLOOR ARE RATIO (1.4) BUILD GREEN							
ALLOWED: 5268 X 1.4 =7375.2 SF							
PROPOSED: 2 TOWNHOUSE / 6 UNITS TOTAL = 7368.2 SF < 7375.2, OK							

MHA DIAGRAM CALCULATION			
Proposed	TH 1	TH 2	TOTAL
1F	964	960	1924
2F	1072	1070	2142
3F	1072	1070	2142
PENT	673	672	1345
TOTAL	3781	3772	7553



DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

D. Plants and Habitat

response: The street facing TH1 will provide a landscaped front yard using native plants species and sidewalks to each units. A green factor goal of 0.6 will be established and being met planting native plants.

CS2 URBAN PATTERN AND FORM

B. Adjacent site, streets, and open spaces

response: Landscaping, lighting and concrete planters will mark the entry from the street and along with open space will be provided at the townhouse entry facing the street. A variety of native vegetation is proposed to bring a continuity of the front open space from the neighboring house along the streetscape and create a visual relationship with the existing context.

D. Height, bulk, and scale: 1. existing development and zoning

Response: By placing the family room situated away from the street to reduce the scale of the mass. Additionally, after revisiting the context of the neighborhood, It seems like the direction of this transitional neighborhood is moving towards more modern form with the surrounding development within a two block radius.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A. Emphasizing positive neighborhood attributes: 1. fitting old and new together

response: after revisit the site, we have decided to emphasizing on the materials by continuing using the brick and brings out a more warmth and friendly pedestrian connection with the neighborhood.

PL1 CONNECTIVITY

B. Walkways and connections: 1. pedestrian infrastructure

response: We are using different color and pattern pavers to create a more distinctive pedestrian friendly walkways to each townhouse entries.

PL2 WALKABILITY

B. Safety and security

response: Exterior lights will be placed downward directed to walkways as well as private and common open spaces. Entry door design, walkway and window placement all enhance pedestrian safety, provide for natural surveillance.

C. Weather protection: 1. locations and coverage

response: all units' entry is recessed to create a weather protection for privacy and the raining weather of seattle.

D. Wayfinding

response: We are using different color and pattern pavers to create a more distinctive pedestrian friendly walkways to each townhouse entries. directional signage will be placed at the shared pedestrian path.

PL3 STREET-LEVEL INTERACTION

B. Entry

response: The two street facing townhome units have front entries and open amenity space with walkways to be easy identify and engage from the street. A common walkway along the North and South property line provide a visual link to the center auto courtyard and the second TH2 townhome units to the back of the site.

PL 4 ACTIVE TRANSPORTATION

B. Planning ahead for bicyclists: 3. bike facilities

response: The project is providing 6 long-term double bicycle parking facility and two short-term bicycle stand under the deck space.

DC1 PROJECT USES AND ACTIVIES

C. Parking and service uses

response: due to insufficient space, we are proposing to build cedar gate for service area to differentiate the functionality of the spaces.

DC2 ARCHITECTURAL CONCEPT

A. Massing: 1. site characteristics and uses

response: we are designing a more modern looking townhouse unit to suite the changing neighborhood, which is more commercial aspects since it's across the street from a major grocery store and a fuel station.

DC4 EXTERIOR ELEMENTS AND FINISHES

A. Building materials: 1. exterior finish materials

response: The project is proposing to use durable and sustainable materials. Siding will consist of architectural grade Hardie board, Hardie plank, natural cedar siding and painted materials.

B. Signage

response: Signage is clearly visible and at a similar location at each unit entries.

C. Lighting

response: Exterior lights will be placed downward directed to walkways as well as private and common open spaces. Entry door design, walkway and window placement all enhance pedestrian safety, provide for natural surveillance.

D. Trees landscape and hardscape materials

response: The landscaping of this project will help to soften both the massing and the transition from street to entry. Landscape will be using native plants to minimize the maintenance and providing interesting design and shielding to soften between structure and streetscape.



Reviewed and approved by Jonathan Garner, 6/3/2022; Project is subject to Streamlined Design Review.

On your plans, please include a floor area diagram that shows all gross floor area on the site. Please show all levels of the building, including underground stories. The floor area diagrams are used for various floor area calculations (FAR, MHA, etc.) and also to confirm the appropriate design review process applicable to your project.

SDR Virtual Meeting Notes – 5/25/2022 – 9:30am

SDR Pre-submittal Conference Notes

- Project: 8316 Mary Ave NW, Seattle, WA 98117
- SDCI Number: 3039495-EG / 6883132-CN / 6883133-DM
- Owner: Lakecity, LLC / Igor Afichuk
- Applicant: Array, LLC / Yueann Wu
- Attendees: Garner, Jonathan / SDCI land use reviewer
- Timmer, Kelsey / SDOT - Development reviewer
- Sonja Brown / SDCI - Zoning reviewer
- Allen, Mathew / SDCI – Zoning reviewer
- Wallis, Angela / SPU reviewer
- Ramos, Ray / SCL reviewer
- Rips, Bruce / SDCI land use supervisor
- Yueann Wu / Array, LLC - Applicant

SDOT Coordination (Kelsey)

- Lot is in an urban village; standards require 6” curb and 6’ sidewalk. Street trees are also required with standard configuration of street trees in a min. 5-1/2’ planting strip between the curb and sidewalk. One street tree will be protected for this project.
- Urban Forestry is required the existing street tree to be retained & protected
- Solid waste staging location will have to stay away 5’ from the new street tree that’s planted and 5’ from the dripline of the existing street tree.

SPU Recycle / Solid Waste Coordination (Angela)

- Hybrid services, total Containers: (6) 32-gal garbage + (3) 96-gal Recycling + (1) 96-gal food waste
- Make the trash collection area gate at the center court 36”-48” wide gate
- Demonstrate all (10) carts to the street frontage and protect the street tree (perpendicular to the street)

Array, LLC / e. yueann@arraybuild.com / www.arraybuild.com

- Will send a checklist and CC&R letter to Angela for confirmation

SCL Coordination (Ray)

- High voltage sitting on W side of Mary Ave NW
- The project might have to go underground from service from E of Mary and the street across from Mary is likely to be provided for the site. No bridled service. Project is one development site; SCL’s one site-one service rule applies.
- Have the owner to apply for new service ASAP to figure out how the service will strike at the site with SCL’s engineers and work with the service Rep. to develop the location of the meters, spacing and clearances (also review Chapter 6 of SCL RESC for metering requirements).
- Link to application: <https://seattle.gov/city-light/construction-services/apply-for-new-or-upgraded-service>.
- Please also note: Expect Delays for New Service Connections
Like many companies nationwide, Seattle City Light is experiencing impacts from supply chain and staffing constraints. A shortage of raw materials is reducing the availability of common construction materials and specialized electrical equipment. These factors, along with increased construction activity, are impacting our lead times and service connection timelines. Currently we are experiencing delays in receiving transformers and underground wire (approximately 18-24 months) and residential high-rise meters (approximately six months)

SDCI Zoning Coordination (Sonja)

- Can’t modify the existing driveway easement. It can be re-paved, the material used to be subject to drainage approval.
- Rear yard exceptional trees diagram to be submitted

SDCI Land Use Coordination (Jonathan, Bruce)

- Move the recycling area to the center bay
- Entryway and porch that faces the street to fit the neighborhood context
- Material choices: recommend changing vertical siding to horizontal siding and making the ground level material bricks to fit the old neighborhood SFR houses.
- Landscape: use native planting @ street edge. Since this is a very pedestrian heavy street, so need to make sure that the landscape is interesting and engaging. Not too dense or lush so it doesn’t become pedestrian garbage area.
- Have the route to recycling collection area on the street access from the auto court, not from the North side common walkway.
- Make sure more landscape @ the center auto court area
- Move the short-term bike parking to another location so it’s not in the way of the long-term bike parking and make it more visible for the cyclist to park

Array, LLC / e. yueann@arraybuild.com / www.arraybuild.com



Array, LLC
3258 14th Ave W
Seattle, WA 98119
(206) 707-1406

Early Community Outreach for Design Review

Public Outreach Plan, Project #3039495-EG

April 25, 2022

Project Info

Project Address:	8316 Mary Ave NW, Seattle, WA 98117
Brief Description:	Demo Existing Single-Family Residence and Construction 6 unit townhouses with one on-site open space parking
Contact Person:	Yueann Wu
Contact Information:	info@arraybuild.com
Type of Building:	R-3 Townhouse
Neighborhood:	Crown Hill
In Equity Area:	No

Public Outreach Plan

Printed Outreach / High-Impact Method: (Exhibit B)

- Door to door fact sheet or flyer distributed to residences and businesses within approximately 500 ft radius of the proposed site. The mailing list and poster location is included in Exhibit A The fact sheet or flying includes: SDCI number, address, website/email address, basic project info. and map showing project location. **Mailed send to Post office date: April 25, 2022**

Electronic / Digital Outreach #1 / High-Impact Method: www.8316maryavenw.com

- Interactive project website (with public commenting function). Website will be publicly available for a minimum of 21 days (from April 25 to May 25)

Electronic / Digital Outreach #2 / High-Impact Method: [Exhibit G – survey response](#)

- Online survey: we have created an online survey embed in the website using QR code or fill out the form specific feedback to the neighborhoods concerns, which will be available from April 25 to May 25.

Public Outreach Summary:

We have two neighbors lived closed by answer our online survey. They answer they provided including: want to have nice looking materials, unique design with neighborhood character in mind and also hoping for lots of greenery. Both neighbors also concern parking problem since the neighborhood is rezone and is within Frequent transit area, Parking is not required, therefore finding a parking spot is challenging with all the townhouse development.



SDR DESIGN PACKAGE
8316 Mary Ave NW, Crown Hill, Seattle, Washington
Array
SDCI # 3039495-EG | May 25, 2022

Exhibit A – Mailing list within 500 ft of the proposed project site

Address

NW 85th Street

1. 8500 NW 85th St
2. 1422 NW 85th St
3. 1418 NW 85th St
4. 1416 NW 85th St
5. 1414 NW 85th St
6. 1408 NW 85th St
7. 1491 NW 85th St
8. 1485 NW 85th St
9. 1481 NW 85th St
10. 1477 NW 85th St
11. 1471 NW 85th St
12. 1425 NW 85th St
13. 1423 NW 85th St
14. 1421 NW 85th St
15. 1419 NW 85th St
16. 1411 NW 85th St
17. 1409 NW 85th St
18. 1407 NW 85th St
19. 1405 NW 85th St
20. 1403 NW 85th St
21. 1327 NW 85th St
22. 1325 NW 85th St
23. 1323 NW 85th St
24. 1321 NW 85th St
25. 1319 NW 85th St
26. 1315 NW 85th St

15th Ave NW

41. 8351 15th Ave NW
42. 8349 15th Ave NW
43. 8345 15th Ave NW
44. 8343 15th Ave NW
45. 8339 15th Ave NW
46. 8337 15th Ave NW
47. 8335 15th Ave NW
48. 8331 15th Ave NW
49. 8329 15th Ave NW
50. 8327 15th Ave NW
51. 8323 15th Ave NW
52. 8311 15th Ave NW
53. 8309 15th Ave NW
54. 8307 15th Ave NW
55. 8305 15th Ave NW
56. 8055 15th Ave NW
57. 8364 15th Ave NW
58. 8350 15th Ave NW
59. 8340 15th Ave NW
60. 8332 15th Ave NW
61. 8318 15th Ave NW
62. 8050 15th Ave NW
63. 8040 15th Ave NW
64. 8030 15th Ave NW

Mary Ave NW

65. 8049 Mary Ave NW
66. 8045 Mary Ave NW
67. 8039A Mary Ave NW
68. 8039B Mary Ave NW
69. 8039C Mary Ave NW
70. 8039D Mary Ave NW
71. 8039E Mary Ave NW
72. 8039F Mary Ave NW
73. 8039G Mary Ave NW
74. 8039H Mary Ave NW
75. 8035A Mary Ave NW
76. 8035B Mary Ave NW
77. 8035C Mary Ave NW
78. 8035D Mary Ave NW
79. 8035E Mary Ave NW
80. 8035F Mary Ave NW
81. 8035G Mary Ave NW
82. 8027 Mary Ave NW
83. 8342A Mary Ave NW
84. 8342B Mary Ave NW
85. 8342C Mary Ave NW
86. 8340A Mary Ave NW
87. 8340B Mary Ave NW

NW 83rd Street

27. 1420 NW 83rd St
28. 1414 NW 83rd St
29. 1410 NW 83rd St
30. 1308 NW 83rd St
31. 1306 NW 83rd St
32. 1481 NW 83rd St
33. 1477 NW 83rd St
34. 1473 NW 83rd St
35. 1417 NW 83rd St
36. 1325 NW 83rd St
37. 1319 NW 83rd St
38. 1315 NW 83rd St
39. 1309 NW 83rd St
40. 1301 NW 83rd St

88. 8340C Mary Ave NW
89. 8340D Mary Ave NW
90. 8338 Mary Ave NW
91. 8336 Mary Ave NW
92. 8332 Mary Ave NW
93. 8328 Mary Ave NW
94. 8324 Mary Ave NW
95. 8314 Mary Ave NW
96. 8310 Mary Ave NW
97. 8304 Mary Ave NW
98. 8056 Mary Ave NW
99. 8050 Mary Ave NW
100. 8044 Mary Ave NW
101. 8040 Mary Ave NW
102. 8038 Mary Ave NW
103. 8034 Mary Ave NW
104. 8028A Mary Ave NW
105. 8028B Mary Ave NW
106. 8028C Mary Ave NW
107. 8028D Mary Ave NW

14TH Ave nW

- | | |
|------|-------------------------------|
| 108. | 8503 14 th Ave NW |
| 109. | 8501 14 th Ave NW |
| 110. | 8347 14 th Ave NW |
| 111. | 8341 14 th Ave NW |
| 112. | 8337 14 th Ave NW |
| 113. | 8329 14 th Ave NW |
| 114. | 8327 14 th Ave NW |
| 115. | 8325 14 th Ave NW |
| 116. | 8321 14 th Ave NW |
| 117. | 8315 14 th Ave NW |
| 118. | 8311 14 th Ave NW |
| 119. | 8305 14 th Ave NW |
| 120. | 8057 14 th Ave NW |
| 121. | 8053 14 th Ave NW |
| 122. | 8049 14 th Ave NW |
| 123. | 8045 14 th Ave NW |
| 124. | 8039 14 th Ave NW |
| 125. | 8035 14 th Ave NW |
| 126. | 8033 14 th Ave NW |
| 127. | 8027 14 th Ave NW |
| 128. | 8364 14 th Ave NW |
| 129. | 8362 14 th Ave NW |
| 130. | 8354A 14 th Ave NW |
| 131. | 8354B 14 th Ave NW |
| 132. | 8354C 14 th Ave NW |
| 133. | 8354D 14 th Ave NW |
| 134. | 8354E 14 th Ave NW |
| 135. | 8350 14 th Ave NW |

- | | |
|------|------------------------------|
| 136. | 8344 14 th Ave NW |
| 137. | 8342 14 th Ave NW |
| 138. | 8338 14 th Ave NW |
| 139. | 8332 14 th Ave NW |
| 140. | 8328 14 th Ave NW |
| 141. | 8322 14 th Ave NW |
| 142. | 8316 14 th Ave NW |
| 143. | 8312 14 th Ave NW |
| 144. | 8308 14 th Ave NW |
| 145. | 8302 14 th Ave NW |
| 146. | 8050 14 th Ave NW |
| 147. | 8044 14 th Ave NW |
| 148. | 8042 14 th Ave NW |
| 149. | 8038 14 th Ave NW |
| 150. | 8034 14 th Ave NW |

13th Ave NW

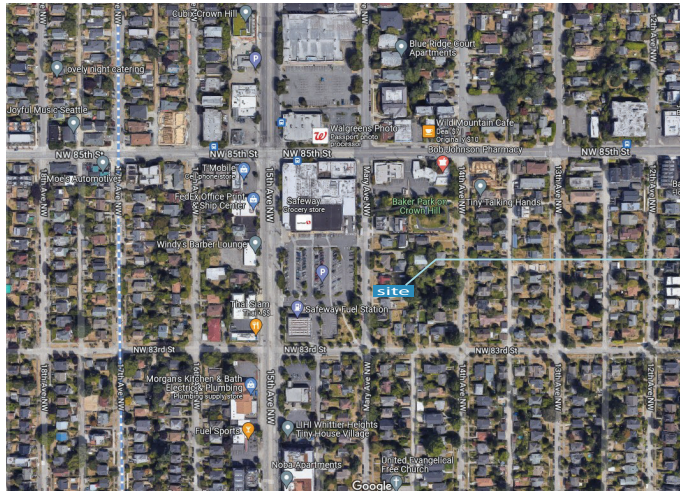
- | | |
|------|-------------------------------|
| 151. | 8353 13 TH Ave NW |
| 152. | 8349 13 TH Ave NW |
| 153. | 8345 13 TH Ave NW |
| 154. | 8343A 13 TH Ave NW |
| 155. | 8343B 13 TH Ave NW |
| 156. | 8343C 13 TH Ave NW |
| 157. | 8339 13 TH Ave NW |
| 158. | 8335 13 TH Ave NW |
| 159. | 8333A 13 TH Ave NW |
| 160. | 8333B 13 TH Ave NW |
| 161. | 8331 13 TH Ave NW |
| 162. | 8323 13 TH Ave NW |
| 163. | 8325 13 TH Ave NW |
| 164. | 8327 13 TH Ave NW |
| 165. | 8317 13 TH Ave NW |
| 166. | 8319A 13 TH Ave NW |
| 167. | 8319B 13 TH Ave NW |
| 168. | 8339 13 TH Ave NW |
| 169. | 8315A 13 TH Ave NW |
| 170. | 8315B 13 TH Ave NW |
| 171. | 8315C 13 TH Ave NW |
| 172. | 8313A 13 TH Ave NW |
| 173. | 8313B 13 TH Ave NW |
| 174. | 8307 13 TH Ave NW |
| 175. | 8303 13 TH Ave NW |
| 176. | 8051 13 TH Ave NW |
| 177. | 8047 13 TH Ave NW |

Exhibit C - mailing flyer

Exhibit C - mailing flyer

Crown Hill

Early Community Outreach for Design Review 8316 Mary Ave NW Project



8316 Mary Ave NW

We'd Like to Hear From You

The project proposes the demolition of an existing Singl-Family Residence and features two new 3-unit Townhouse with one open space parking in Crown Hill neighborhood The site is located in Crown Hill Residential Urban Village with frequent transit service.

Site Address: 8316 Mary Ave NW, Seattle, WA 98117
SDCI No.: 3039495-EG
Developer: Lakecity, LLC
Contact: Yueann Wu / info@arraybuild.com
Website: www.8316maryavenw.com

Addition project inforamtion, please search on Seattle Service Portal by project address / record number 3039495-EG

All information collected by Array, LLC during Community Outreach will be submitted to City of Seattle and avaiable to the public

Exhibit B - map within 500 ft of the proposed site

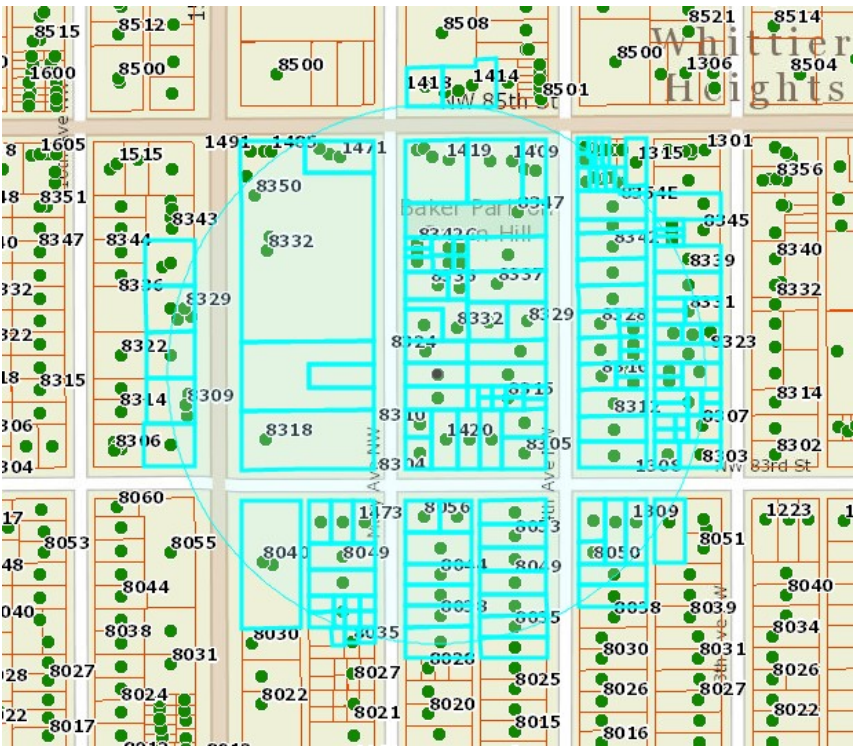


Exhibit E – website: www.8316maryavenw.com

Exhibit F – survey: <https://forms.office.com/r/vAsBbEfarY>



Survey QR code:

Exhibit D - flyer mailig pics

