

ADR RECOMMENDATION PROPOSAL

09.15.23

Project Team

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Drawing List

- ADR 3 PROJECT PROPOSAL
- ADR 4 CONTEXT ANALYSIS
- ADR 5 CONTEXT
- ADR 6 EXISTING CONDITIONS
- ADR 7 ZONING DATA
- ADR 8 SITE PLAN
- ADR 9 RESPONSE TO EDG COMMENTS
- ADR 10 RESPONSE TO EDG COMMENTS
- ADR 11 FLOOR PLAN - LEVEL 1
- ADR 12 FLOOR PLAN - LEVEL 2
- ADR 13 FLOOR PLAN - LEVEL 3
- ADR 14 FLOOR PLAN - ROOF DECK
- ADR 15 LANDSCAPE PLAN
- ADR 16 LANDSCAPE MATERIALS

- ADR 17 ELEVATIONS
- ADR 18 ELEVATIONS
- ADR 19 ELEVATIONS
- ADR 20 ELEVATIONS
- ADR 21 ELEVATIONS
- ADR 22 ELEVATIONS
- ADR 23 MATERIAL & COLOR PALETTE
- ADR 24 3D VIEWS
- ADR 25 3D VIEWS
- ADR 26 3D VIEWS
- ADR 27 SIGNAGE & LIGHTING PLAN
- ADR 28 SECTIONS
- ADR 29 SECTIONS



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Development Objectives

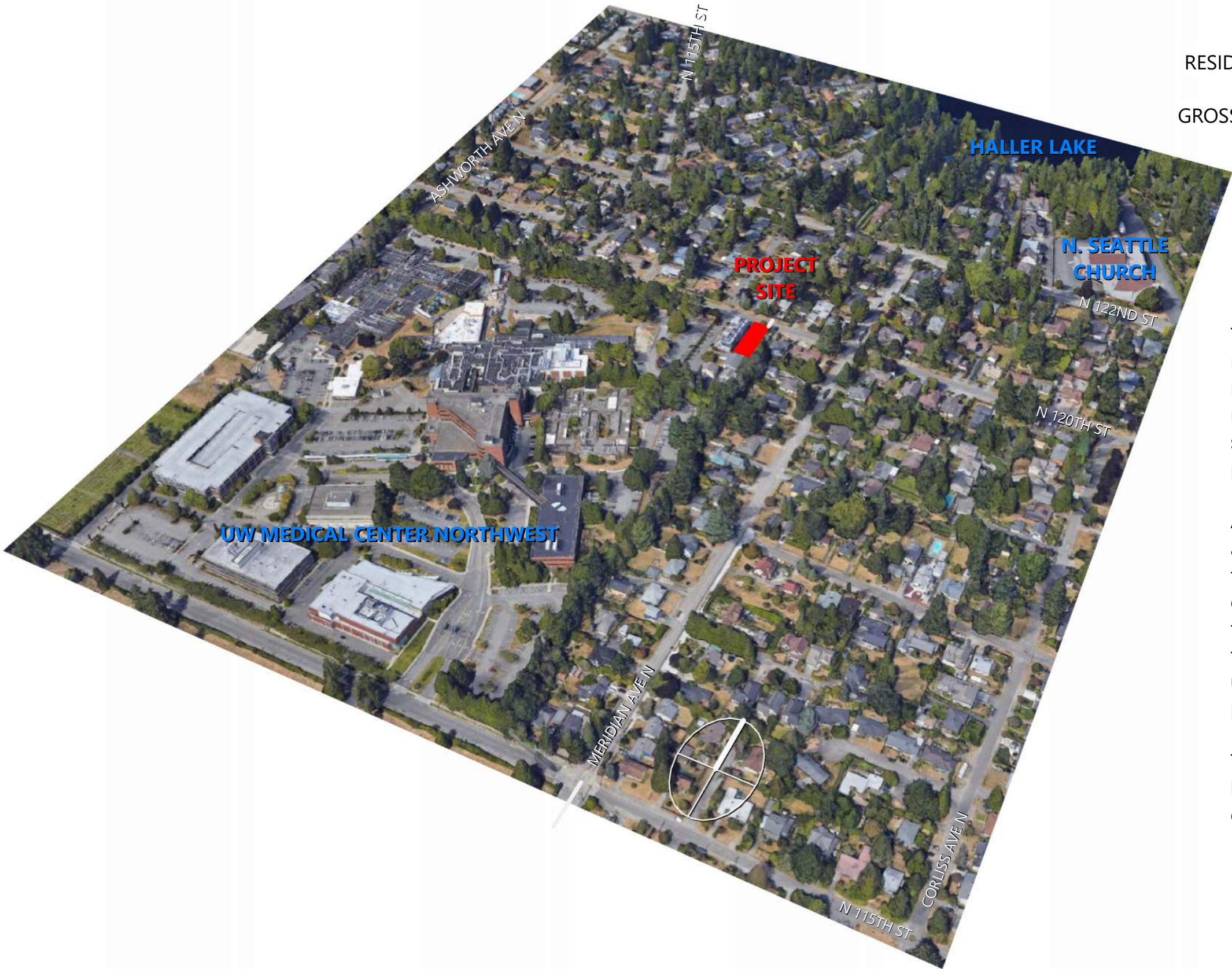
LOT AREA:	7250 s.f.
ZONING:	LR2 (M)
OVERLAY	Northgate Urban Center
RESIDENTIAL UNITS:	(7) units
PARKING:	(7) parking spaces, one per unit
GROSS FLOOR AREA:	10,144S.F.
UNIT TYPE	3-story, 3 bedroom, approximately 1400 s.f. each

Project Narrative

The proposal is to construct 7 new ground related dwelling units on this LR2 site. The neighborhood concerns from outreach center mostly on the size of the project relative to the surrounding neighborhood and on available parking.

Although zoning allows for 4 stories, this parcel and the adjacent lots to the west and south are the only multifamily lots in the area, so the decision was made to stay with 3 stories which feels more appropriate for this parcel. It is also the intention to provide on-site parking for all 7 units in a combination of surface parking and private garages.

The goal is to provide new housing in a quality building that responds to the scale of the existing neighborhood.



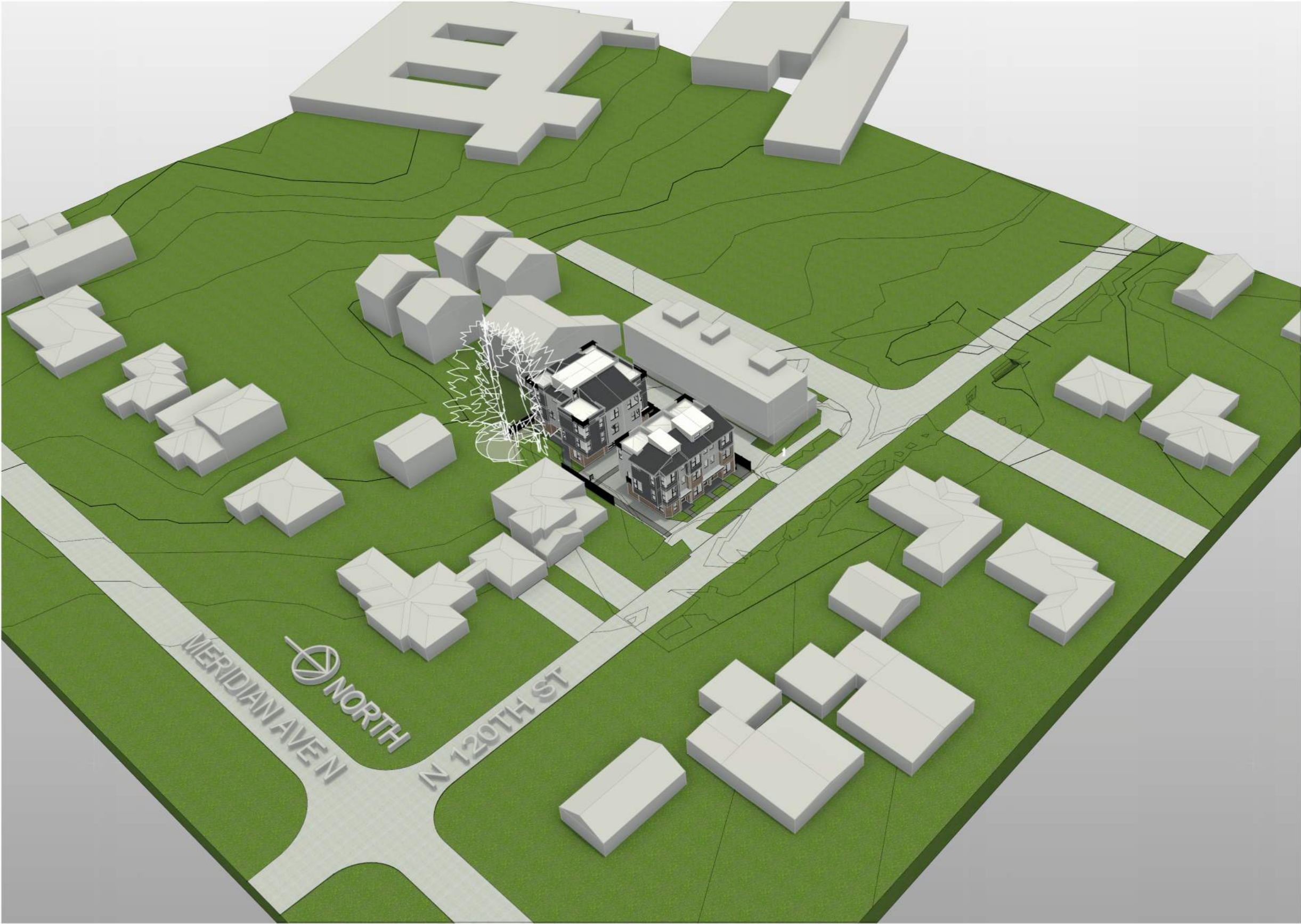
09.15.23

ADR RECOMMENDATION PROPOSAL

This parcel sits at a northern most corner of the Northgate Urban Center in a corner of a block that is mostly occupied with the UW Medical Center. Otherwise the area for several blocks in every direction is entirely single family homes. I-5 lies a little less than a half mile to the east, Aurora Avenue is a similar distance to the west and Northgate way is a half mile to the south. Haller Lake is to the north, but access to the lake is extremely limited and the shoreline is almost entirely private, so it does not have a very big impact on the character of the neighborhood.

This is an area with a lot of mature vegetation and almost no sidewalks, and it is fairly isolated from pedestrian commercial areas, so the overall effect is less urban than many areas subject to design review. The nearest connections to Aurora Ave are at 125th to the north and 115th to the south, so Aurora has little impact on the neighborhood.



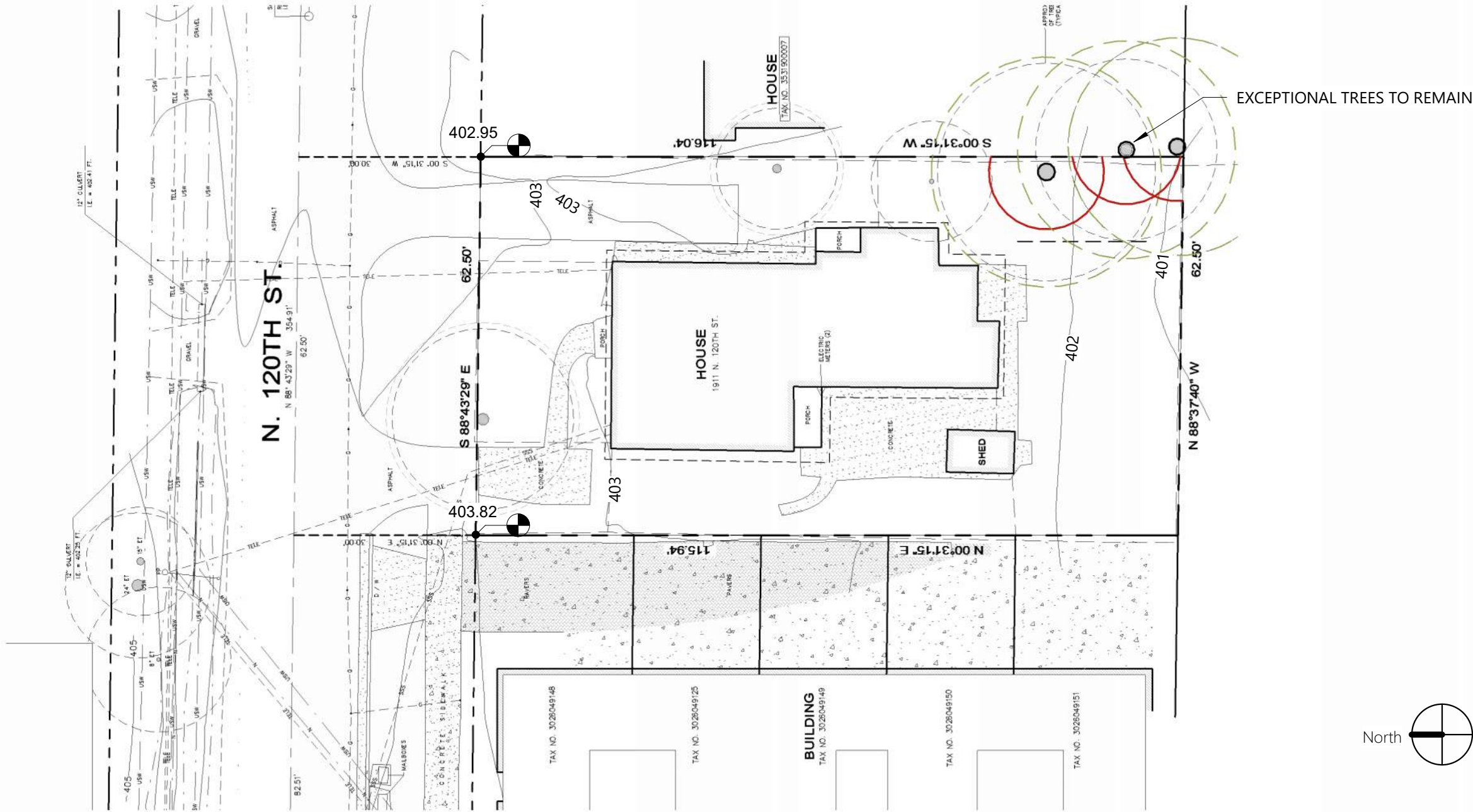


09.15.23

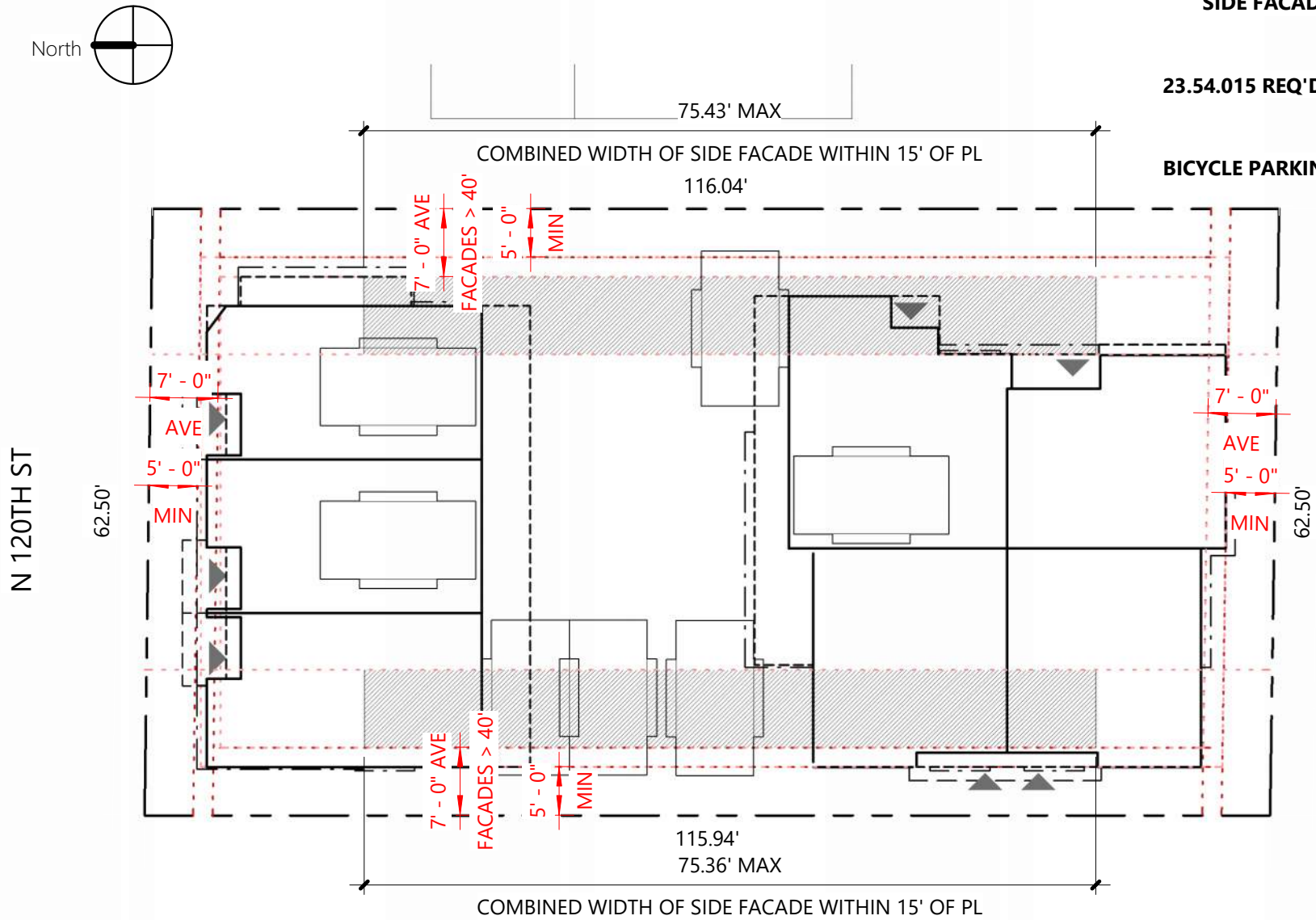
ADR RECOMMENDATION PROPOSAL

09.15.23

ADR RECOMMENDATION PROPOSAL

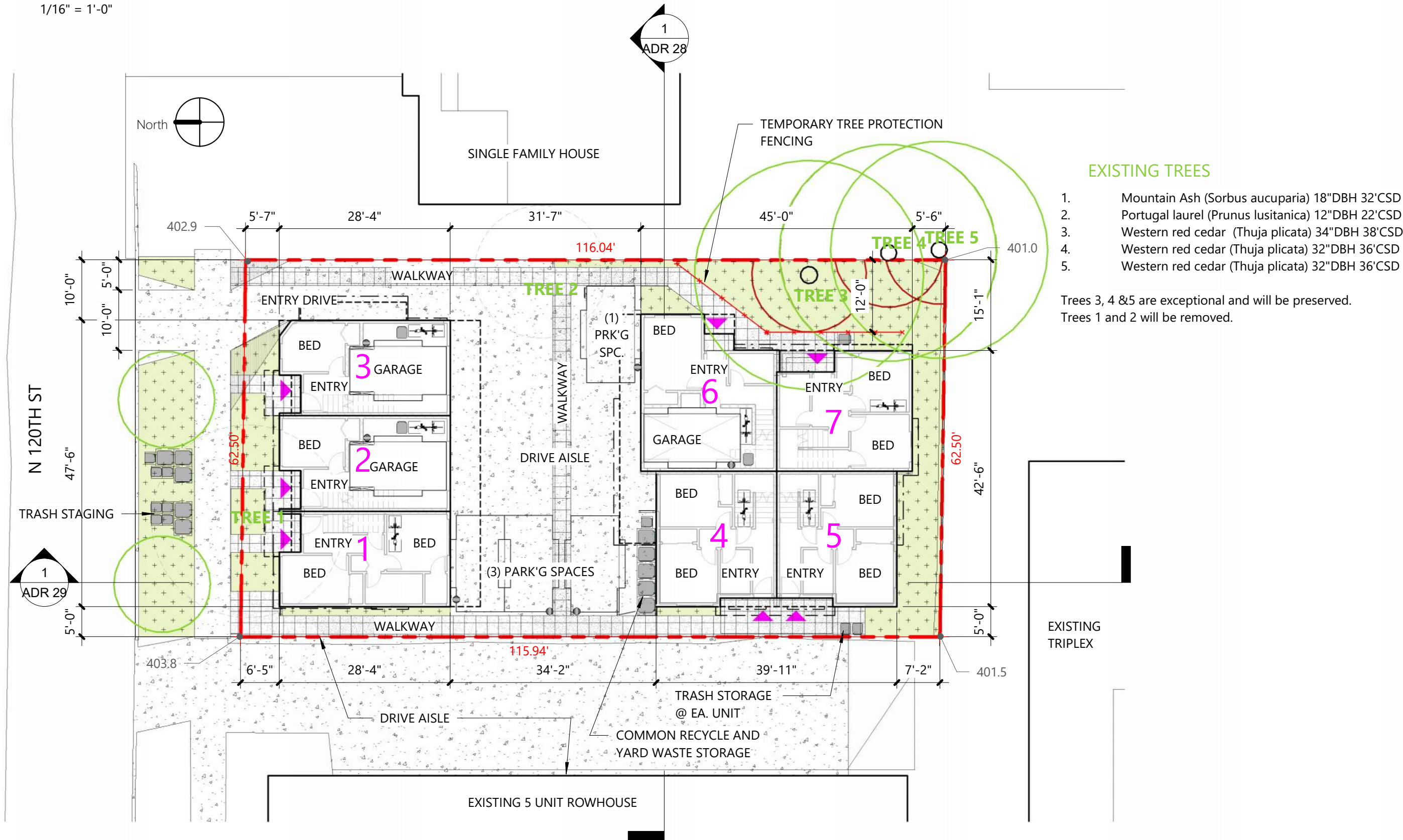


ZONING	LR2 M
23.45.510 FAR	1.4 X 7250 = 10150 S.F. PROPOSED - 10144 S.F.
23.45.512 DENSITY	NO LIMIT
23.45.514 HEIGHT	40' BASE HEIGHT LIMIT PLUS EXCEPTIONS THE ZONE ALLOWS 4 STORIES. PROPOSED BUILDING HEIGHTS WILL BE 3 STORIES ~31' TO ROOF DECK LEVELS ~39 OVERALL
23.45.518 SETBACKS	TOWNHOUSE FRONT 7' AVE/5' MIN REAR 7' AVE/5' MIN SIDE FACADE <40' = 5' FACADE >40' = 7' AVE/5' MIN SETBACKS WILL BE COMPLIANT. IN MOST CASES AVERAGE SETBACK WILL MEET OR EXCEED 7'
23.45.522 AMENITY AREA	25% OF LOT AREA, 50% OF THAT AT GRADE 7250 X .25 = 1813 TOTAL, 907 S.F. @ GRADE ALL AMENITY AREAS ARE PRIVATE AND INCLUDE ROOF DECKS. AT GRADE AND TOTAL AMENITY AREAS WILL EXCEED CODE REQUIREMENT.
23.45.527 FACADE WIDTH	90' MAX PROPOSED: 50' 6" MAX
SIDE FACADE LENGTH	65% OF SIDE LOT LINE 116 X .65 = 75.4' MAX WITHIN 15' OF SIDE LOT LINE
23.54.015 REQ'D PARKING	PROJECT WILL BE COMPLIANT NONE REQUIRED IN URBAN CENTER PROPOSED: 1 PER UNIT. SOME WILL BE IN ENCLOSED GARAGES, SOME WILL BE SURFACE PARKING. LONG TERM SPACE PER UNIT PROPOSED: 1 PER UNIT



09.15.23

ADR RECOMMENDATION PROPOSAL



ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. Architecture: Massing

- a. Staff supports massing Option 2 in the EDG package that best addresses the massing transition along the street frontage between the LR2 zone to the west and the Neighborhood Residential to the east. The three-story volumes of the front townhomes create a relatable, residential scale along the street frontage. **CS2-C-2. Mid-Block Sites, CS2-D-1. Existing Development and Zoning, CS2-III Height, Bulk and Scale Compatibility**

The owner had a strong preference for option 3 in the submittal packet based largely on the unit layouts. After email exchange with the reviewer it was decided to proceed with a compromise solution which provides a 3 unit rowhouse building similar to option 2 on the street frontage while retaining the configuration for the back building that is preferred by the owner. The applicant believes that this will provide staff with the majority of advantages that were ascribed to option 2 while respecting the owner's interest in providing the most marketable units.

- b. Staff supports the unified roof line of the three grouped units of Option 2 which simplifies the massing expression at the street edge and relates to the context of the nearby Neighborhood Residential structures. Staff also supports the similar roofline of the rear units which clearly links the two buildings when viewed in perspective. **DC2-B Architectural and Facade Composition, CS2-III Height, Bulk and Scale Compatibility**

The project uses the 3 unit rowhouse preferred by staff with the unified roof line. The roof massing of the rear building has been configured to relate to that of the front building as a combination of shed roof eaves and roof decks. While the rear building necessarily has a different massing due to the shape of the floor plate and related plans, the architectural expression is consistent.

- c. Staff supports the location of the drive access which creates space along the east property line where the zone transitions to lower density Neighborhood Residential.

The driveway location of the compromise scheme submitted is identical to that of the preferred option 2 scheme.

CS2-D-3. Zone Transitions

- d. As this new development will be adjacent to existing residential uses, privacy between sites should be addressed with the materials submitted at Master Use Permit (MUP) application. Provide a window privacy study with the properties adjacent to the east and west to illustrate potential impacts on adjacent uses. **CS2-D-5. Respect for Adjacent Sites**

At ground level the buildings to the east and west are screened by fencing. The second floor of the building to the east aligns with the motor court, so there will be no privacy issues there. The building to the west is separated by the drive aisle for that project. The facades are more than 20' apart. The distance between the buildings should be sufficient to mitigate privacy concerns.

- e. Staff notes that although the massing blocks currently show no modulation or other articulation along the street-facing frontage of Option 2, the applicant should present studies in the Recommendation package that show how relevant scale and visual interest are achieved on this visible facade. Staff recommends adding modulation at this façade by extending the expression of the recess at the front door up through the second and third level, slightly recessing the entire center unit, incorporating modulations at fenestration groupings, or similar moves. **DC2-A-2. Reducing Perceived Mass, DC2-B Architectural and Facade Composition, DC2-C-1. Visual Depth and Interest**

Modulation has been added on the street façade including recessed entries.



EDG MASSING



CURRENT PROPOSED MASSING

09.15.23

ADR RECOMMENDATION PROPOSAL

2. Architecture: Site and Layout

a. Staff supports the site plan of Option 2 where the three front units and entries are clearly identifiable from the sidewalk. Continue to develop the entry level design in a way that highlights the pedestrian scale of the neighborhood, activates the street frontage, and creates a transitional zone between the public sidewalk and residential entries. **CS2-B-2. Connection to the Street, CS3-I-i. Response to Context, PL3-A-1. Design Objectives.**

The compromise scheme submitted maintains the desired street facing entries.

b. Staff also supports the orientation the entrances of the four rear units towards one main entry walk for easy wayfinding to those units. **PL2-D Wayfinding, PL3-I-i.**

In this regard the submitted version differs from option 2. Two of the rear units have entries facing the west walkway. The other two units are accessed from a connected walkway that leads through the motor court and along the east side of the lot.

Pathways

c. Staff notes that the circulation and parking space locations in Option 2 makes it difficult for units 2 and 3 to access the solid waste storage area, and difficult for units 4 through 7 to access the surface parking area. Staff recommends including a path between the buildings, north of the solid waste storage enclosure, to improve pedestrian circulation.

The submitted plan includes a walkway that connects all units to the entry walk and provides access to a common storage area for recyclables and yard waste. Garbage storage is located at the individual units.

PL1-B-1. Pedestrian Infrastructure

d. Staff supports the configuration of the units and the layout of the vehicular parking that creates an open space around the Exceptional Trees, all of which are proposed to remain at the southeast corner of the site. Staff recommends retaining the limited impact to the critical root zone of the Exceptional Trees as shown on the Option 2 plans.

The submitted plan meets SDCI requirements for exceptional tree encroachment and is supported by the project arborist. The three exceptional trees will be retained.

CS1-D Plants and Habitat, DC3-C-3. Support Natural Areas, DC1-I-i. Natural Features

e. Staff supports the location of long term bike storage near the front entry doors. In future submittals, provide dimensions to ensure bicycles do not block access to the entries. Show bike parking racks in elevation illustrations to show how they are integrated into the entry design. **PL3-A-1. Design Objectives, DC1-V-i. Bicycle Amenities, PL4-B Planning Ahead for Bicyclists**

Recent zoning code changes now require long term bike parking to be located in a locked storage area. The units with private garages will have bike storage in the garages. In other units bike storage will be elsewhere on the ground floor per current code.

f. Staff supports locating the short term bike parking at the northwest corner of the site, convenient to visitors of both front and rear units. **DC1-V-i. Bicycle Amenities, PL4-B Planning Ahead for Bicyclists**

Short term bike parking location is maintained in the submitted plan.

g. Staff supports locating the solid waste storage between the two buildings where it is convenient for all residents but out of the main pedestrian circulation on site. **DC1-C-4.**

The submitted plan includes a common storage area for recyclables and yard waste. Garbage storage is located at the individual units

Service Uses

h. In future submittals, include all vertical site elements, like fencing, in perspective renderings or graphics so the visual impact can be assessed. **DC4-D-2. Hardscape Materials**

3d views are updated with all elements.

3. Architecture: Materials

a. Although specific material callouts are not required in the EDG package, Staff provides guidance to develop the design with contextual residential-scaled façade materials, like masonry, painted lap siding or vertical board and batten siding to emphasize the relationship to context and scale of the surrounding Neighborhood Residential zone. Staff recommends use of these high quality, textural materials on the street facing facades as well as on the ground level of the all units. Large-scale fiber cement panels, if used to create a contemporary aesthetic, should be specified as a heavy-gauge product, and detailed to avoid warping. **DC2-D Scale and Texture, DC4-A Exterior Elements and Finishes, DC2-I Foster Human Scale (Architectural Materials and Elements)**

The project finishes include a combination of painted and prefinished cement lap siding. No panel siding is proposed.

b. Garage doors will be very visually prominent at ground level in the center paved court. Ensure the design of the doors are integrated into the overall façade design to minimize the visual impact of the garage doors. **DC1-C-2. Visual Impacts, DC2-B Architectural and Facade Composition**

Garage doors are shown in the views and elevations.

1" = 10'-0"

09.15.23



09.15.23

1" = 10'-0"

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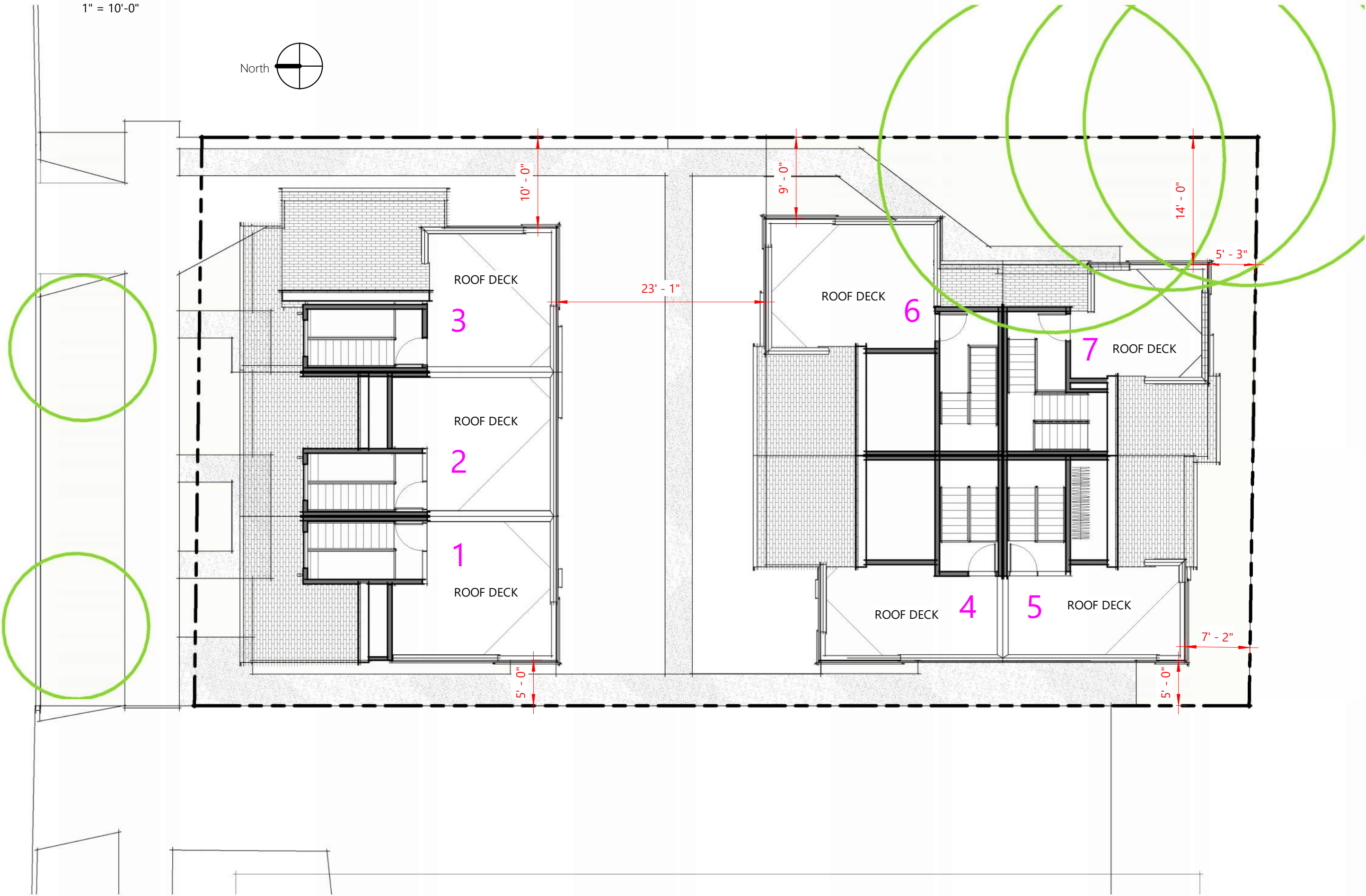


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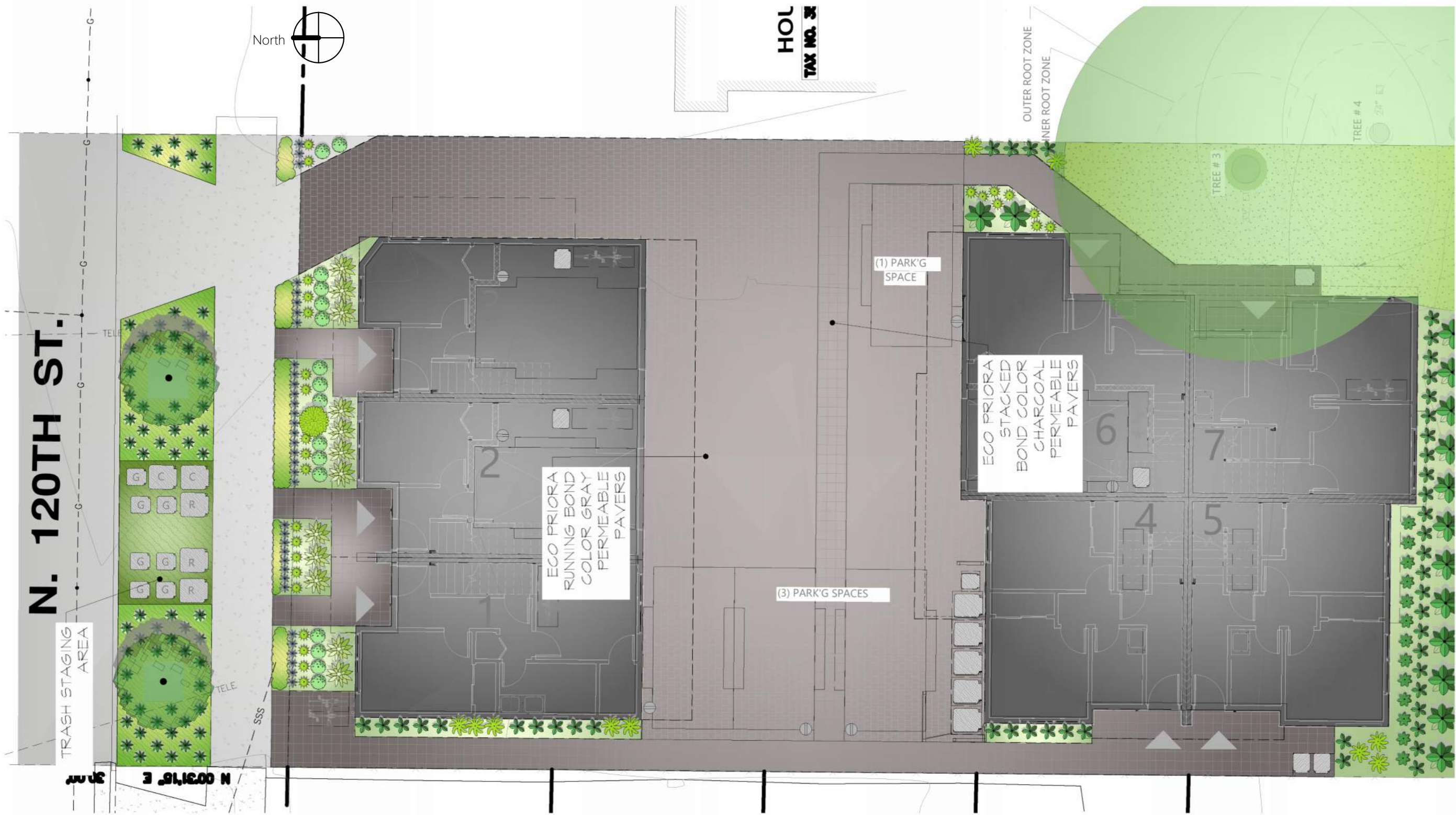
1" = 10'-0"



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1" = 10'-0"

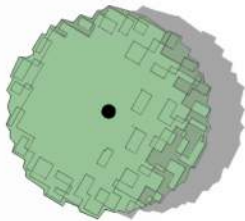


09.15.23

ADR RECOMMENDATION PROPOSAL

PLANT SCHEDULE

TREES



BOTANICAL / COMMON NAME

Fagus sylvatica / Green Beech
Street Tree - Single leader

SHRUBS



BOTANICAL / COMMON NAME

Beesia deltophylla / Beesia



Calluna vulgaris 'Firefly' / Heather



Carex oshimensis 'Everillo' / Everillo Japanese Sedge



Festuca glauca / Blue Fescue



Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa



Hydrangea paniculata 'Limelight' / Limelight Hydrangea



Liriope muscari 'Big Blue' / Big Blue Lilyturf



Mahonia x media 'Charity' / Mahonia



Osmanthus heterophyllus 'Goshiki' / Goshiki Holly



Polystichum munitum / Western Sword Fern

GROUND COVERS



BOTANICAL / COMMON NAME

Lysimachia nummularia 'Aurea' / Golden Creeping Jenny



Sedum rupestre 'Angelina' / Yellow Stonecrop



Thymus pseudolanuginosus / Woolly Thyme

SITE



BOTANICAL / COMMON NAME

Arborist Chips 3" Depth





NORTH BUILDING - STREET ELEVATION
1/8" = 1'-0"

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09.15.23

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BOTH BUILDINGS - EAST ELEVATION
1/8" = 1'-0"

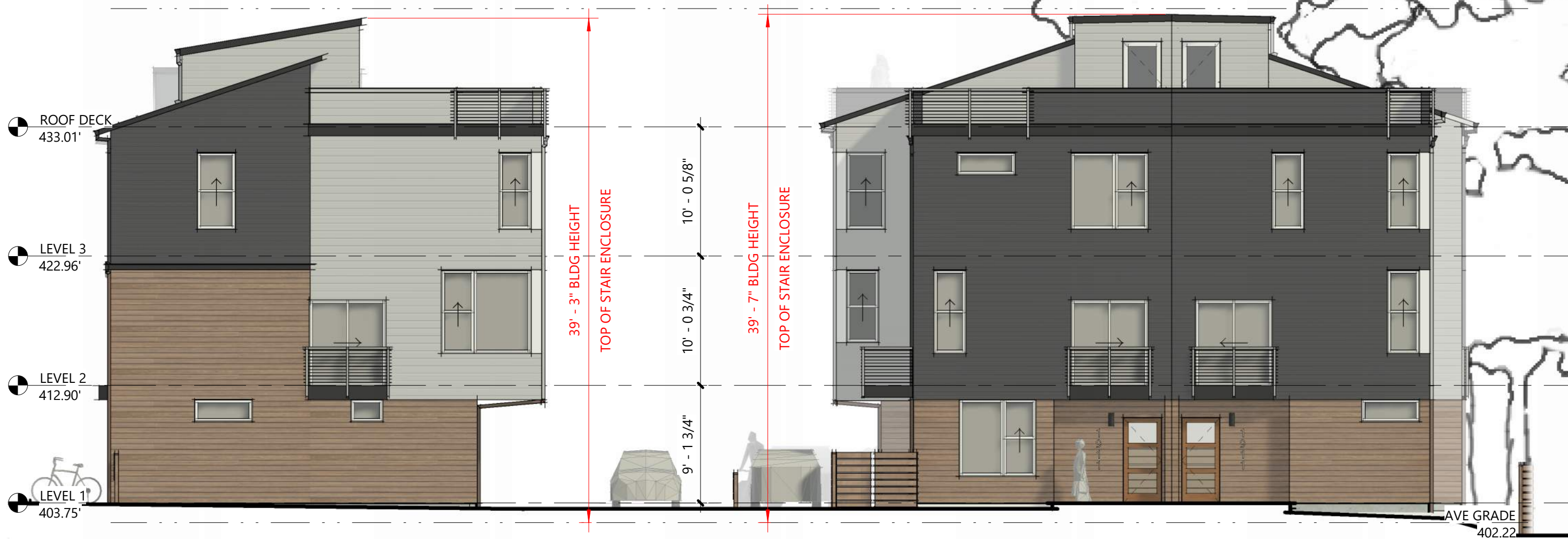


SOUTH BUILDING- SOUTH ELEVATION
1/8" = 1'-0"

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09.15.23

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BOTH BUILDINGS - WEST ELEVATION
1/8" = 1'-0"



NORTH BUILDING - DRIVE AISLE ELEVATION
1/8" = 1'-0"

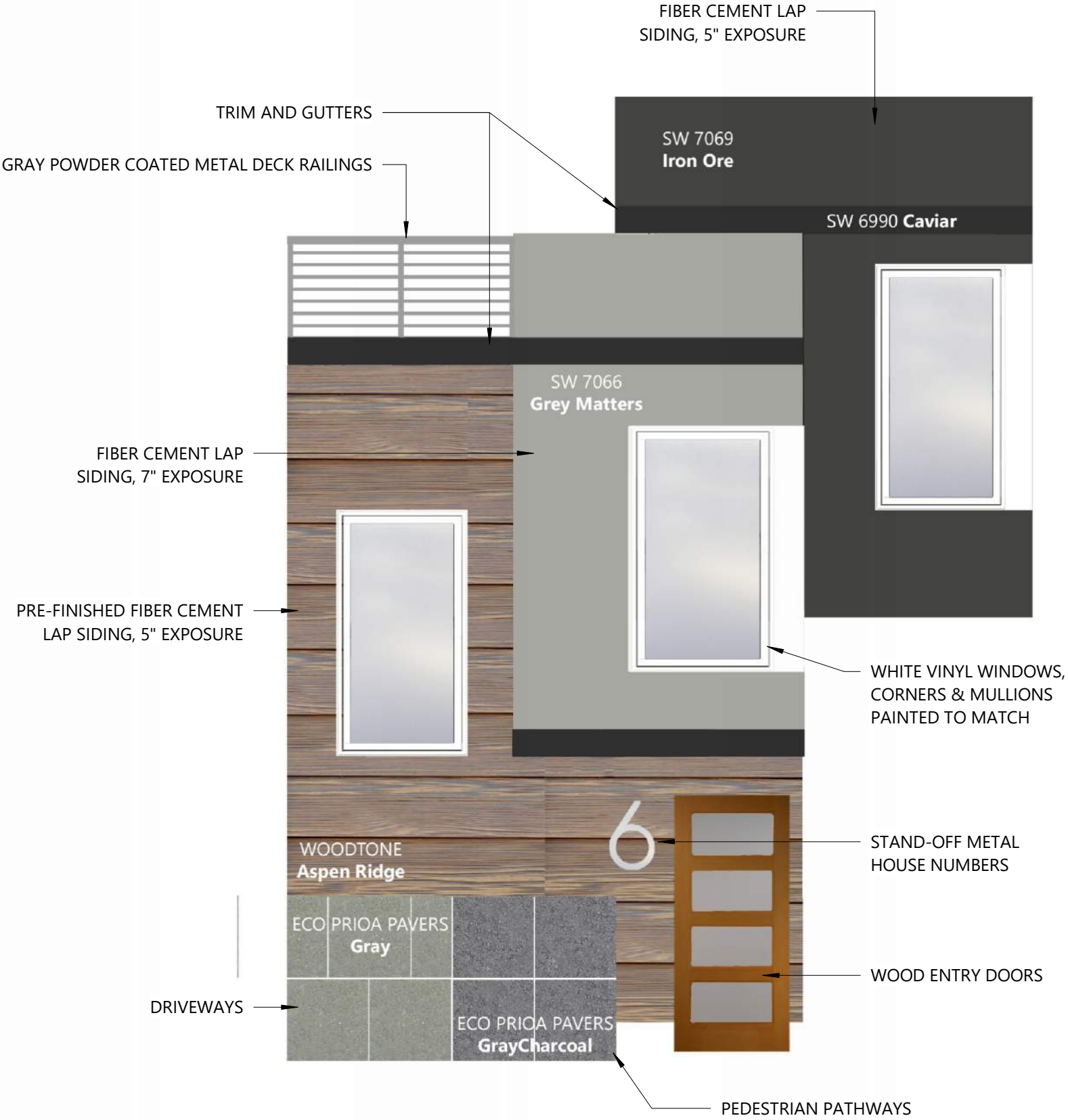
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09.15.23

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SOUTH BUILDING - DRIVE AISLE ELEVATION
1/8" = 1'-0"



09.15.23

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MOTORCOURT FROM EAST



WALK TO REAR UNITS

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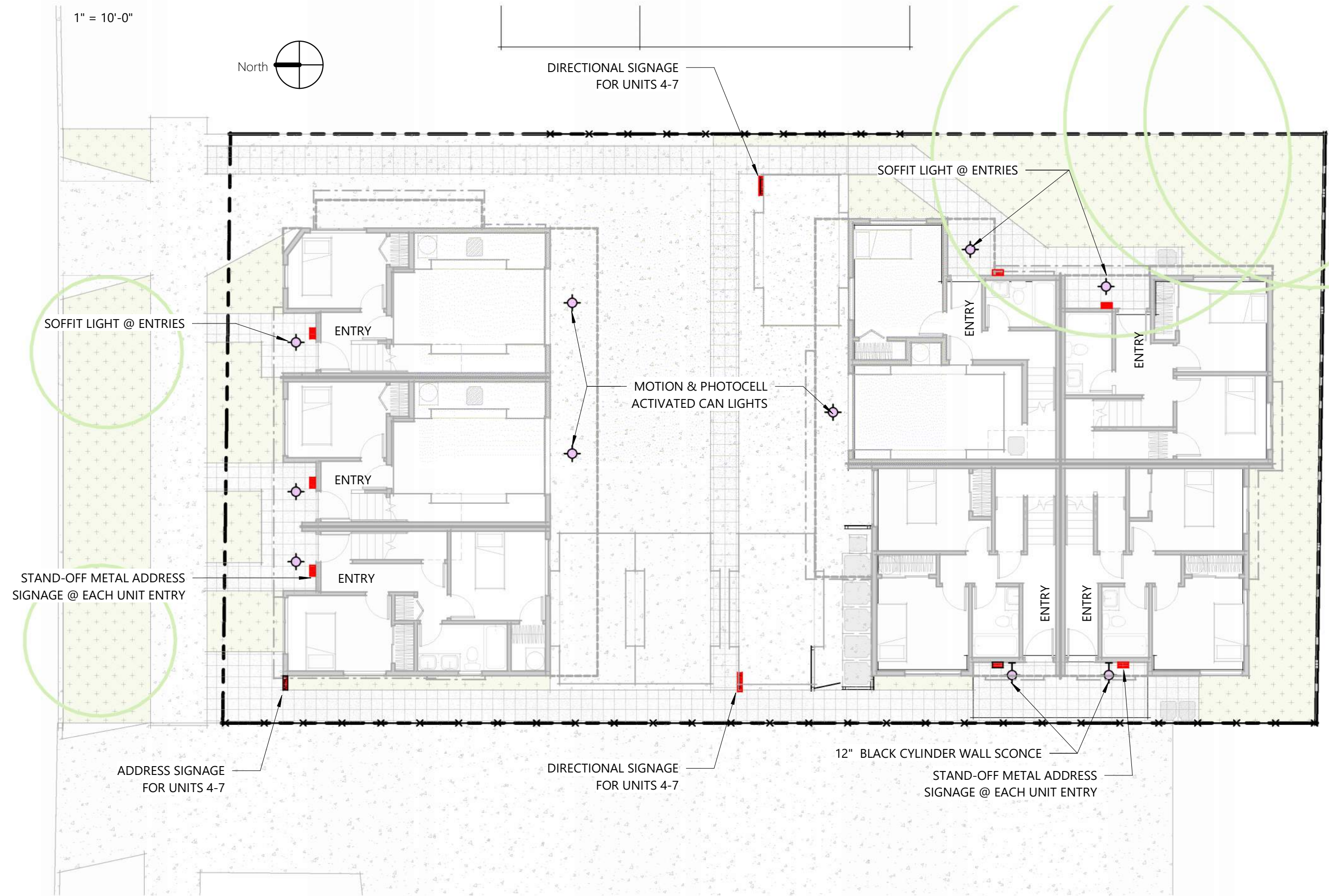
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STREET VIEW FROM EAST



STREET VIEW FROM WEST



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EAST/WEST SECTION
1" = 10'-0"



NORTH/SOUTH SECTION
1" = 10'-0"