

Streamlined Design Review (SDR)

1809-1815 5TH AVENUE NORTH

Project #: #3039991-EG

“No Adjustment Requested”

Applicant Team: Pacific Crest Capital III LLC
Developer

b9 architects
Architect

Root of Design
Landscape Architect

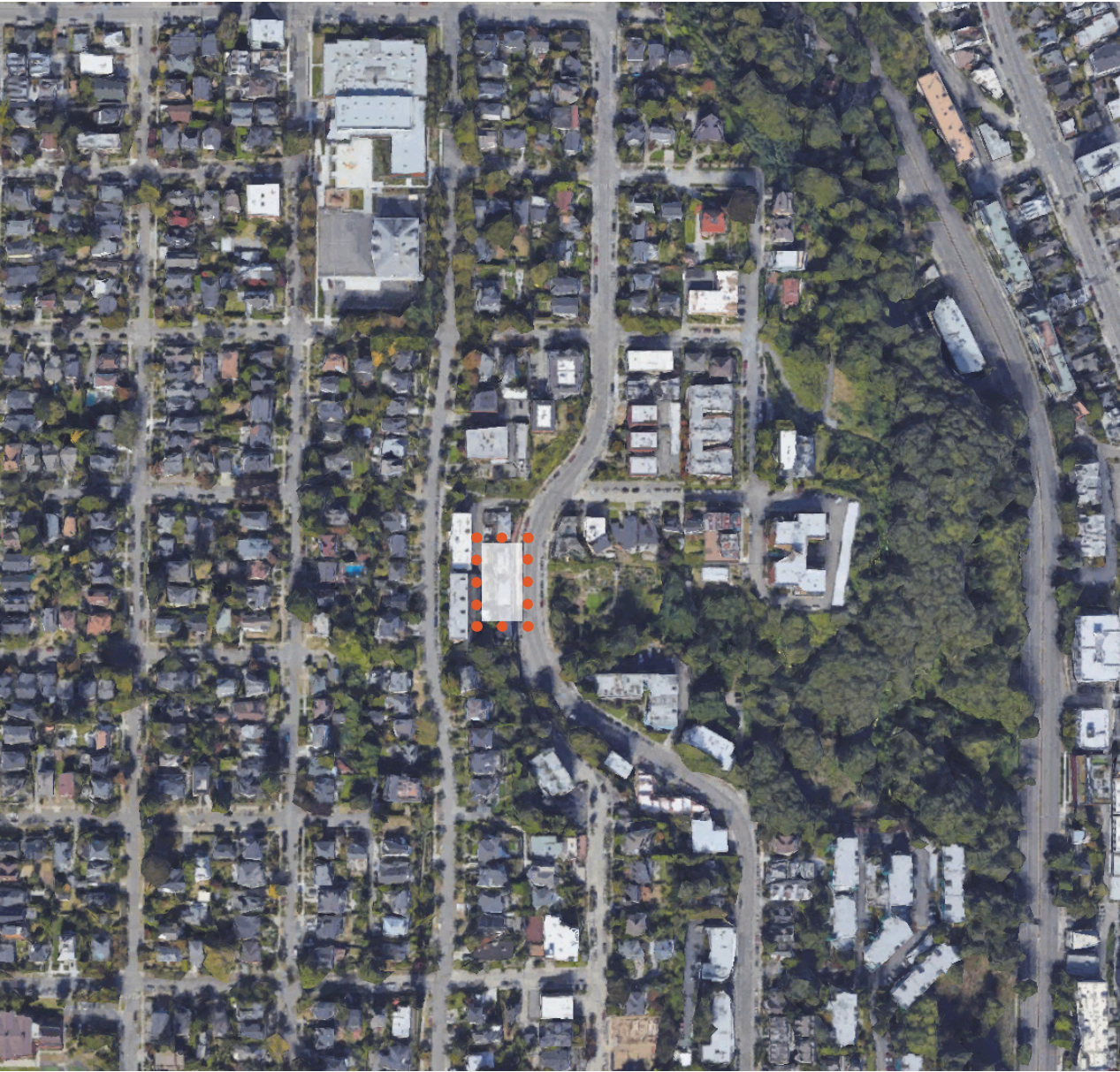


February 26, 2024

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Crockett St

Dexter Ave N

Howe St

Garfield St



Nob Hill Ave N

4th Ave N

Bigelow Ave N

5th Ave N

Taylor Ave N

Aurora Ave N

OBJECTIVES

Construct (5) five-unit, four-story rowhouse structure with parking provided below grade in each rowhouse in an individual garage. All parking will be accessed from 5th Avenue N through a single curb cut. Existing structure to be demolished.

Gross Floor Area	14,781 sf
Number of Units	5
Number of Parking Spaces	5
Number of Long-term Bike Parking Spaces	5
Number of Short-term Bike Parking Spaces	0

Sustainability
Design and construct new structure to achieve a 4-Star Built Green certification.

EARLY PUBLIC OUTREACH SUMMARY

As the applicant for a proposal at 1809 - 1815 5th Avenue N, b9 architects conducted and completed Early Community Outreach requirements, Outreach included posters displayed on Queen Anne area utility poles posted on 8/8/2022. It also included an interactive project website, and a digital survey available online. Three Public Comments were received via the English language Digital Survey.

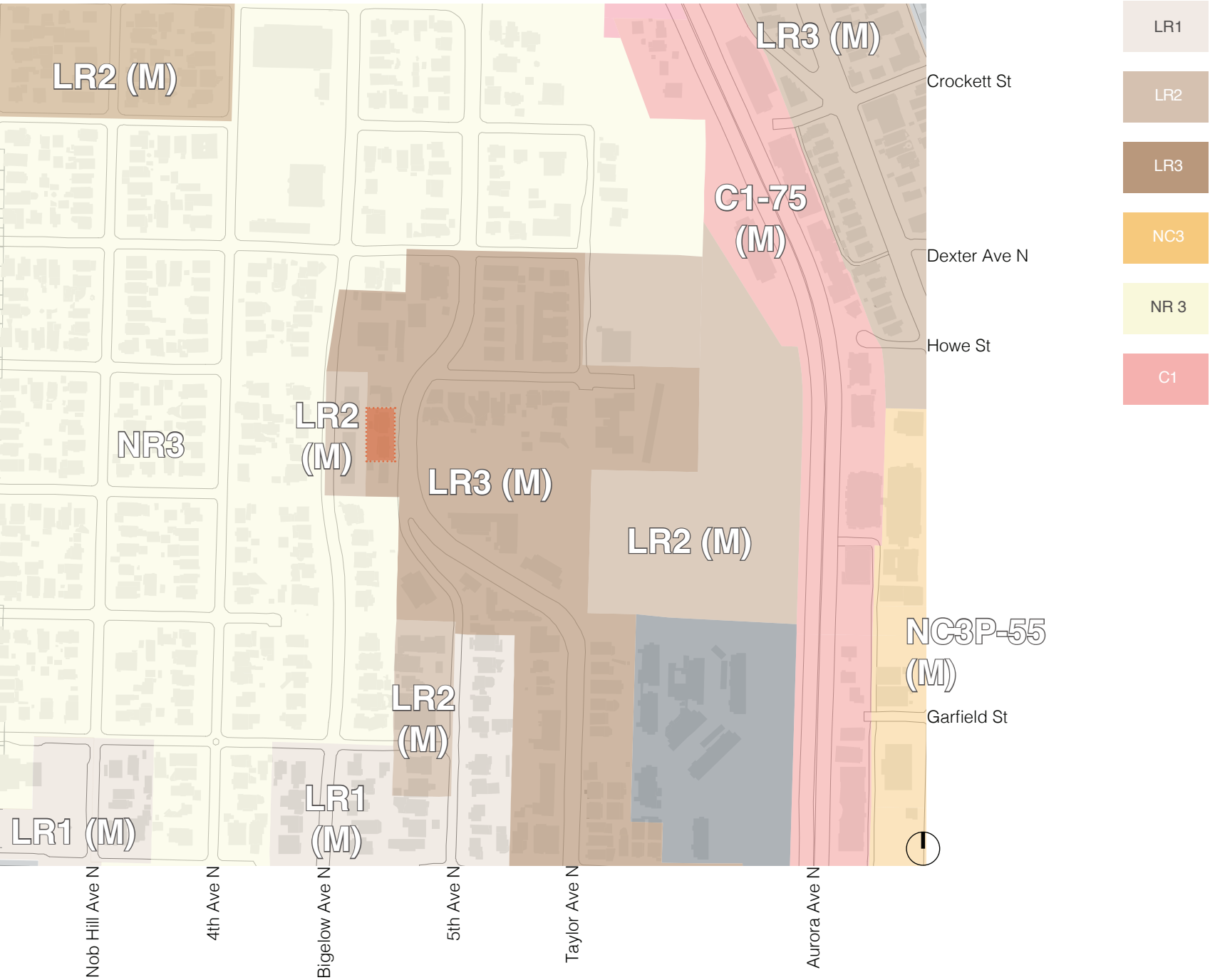
Per the SDCI Director’s Rule 4-2018/1-2018, and Ordinance CB 119769 temporarily modifying and suspending procedures in Seattle Municipal Code due to Governor Jay Inslee’s “Stay Home, Stay Healthy” Initiative.

Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While a collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project's design. Comments and discussions presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.

OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS
1 Printed Outreach 10 posters placed in neighborhood landmarks, community and utility poles	August 10, 2022	None
2 Digital Outreach Interactive project webpage	July 20, 2022	- That it is nice looking, that it looks unique and interesting, that it is affordable for residents and/or businesses, and that it is design with environmental sustainability in mind. Good for pedestrians (enough space to walk, etc), lighting, “eyes on the street”, and other designs for safety; Attractive building materials at street-level (siding, windows, doors, signs, etc) - The transition to modern townhouse architecture doesn't reflect the beauty of Queen Anne - This property is on a busy arterial that provides access to the commercial district on the top of Queen Anne. The arterial is used by commercial trucks and is also a bus route. If pedestrians are unable to walk on the sidewalk in front of the project, they will have to cross the street. Given that the project is on a bend in the road, crossing the street can be dangerous at this spot as cars and trucks drive fast and cannot see pedestrians until they are almost upon them. Please consider pedestrian access during this construction project.
3 In-Person Outreach Hosted 1-hour community on-site walk	N/A	N/A

ZONING ANALYSIS

This side is located in an LR3 (M) and directly abuts an LR2 zone.



ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:

- 1.8, for zones with an MHA suffix

23.45.512 DENSITY LIMITS:

- No density limits

23.45.514 STRUCTURE HEIGHT:

- 40'-0" base height limit for zones with an MHA suffix
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit.
- For shed and butterfly roofs in LR zones:
 1. In LR zones, the high side(s) of a shed or butterfly roof may extend 3 feet above the height limits set in Table A for 23.45.514, provided that the low side(s) of the shed or butterfly roof are no higher than the height limit (see Exhibit A for 23.45.514) if the height limit exception in subsection 23.45.514.F is not used.
 2. The roof line of a shed or butterfly roof may be extended in order to accommodate eaves, provided that the highest point of the roof extension is no more than 4 feet above the height limit.

23.45.518 SETBACKS AND SEPARATIONS:

- Front- 5 feet minimum
- Rear- 7 feet average; 5 feet minimum
- Side less than 40 feet; 3.5 feet
- Side more than 40 feet; 3.5 feet
- Separations - In LR and MR zones, if principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures is 2 feet greater than the required width of the driveway or parking aisle, provided that the separation is not required to be any greater than 24 feet. If principal structures are separated by a driveway or parking aisle, projections that enclose floor area may extend a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.

23.45.522 AMENITY AREA:

- The required amenity area in LR zones for rowhouse and townhouse development is equal to 25 percent of the lot area.
- A minimum of 50% of the required amenity area shall be provided at ground level.
- All units shall have access to a common or private amenity area.

23.45.524 LANDSCAPING STANDARDS:

- A Green Factor Score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed.

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:

- Maximum Structure Width: 120 feet for townhouse developments in LR3 lots.
- Maximum Facade Length: 65% of lot line for portions of facade within 15 feet of lot line.

23.45.534 LIGHT AND GLARE STANDARDS:

- Exterior lighting shall be shielded and directed away from adjacent properties
- To prevent vehicle lights from affecting adjacent properties, driveways, and parking areas for more than two vehicles shall be screened from abutting properties by a fence or wall between 5 feet and 6 feet in height or a solid evergreen hedge or landscaped berm at least 5 feet in height. If the elevation of the lot line is different from the finished elevation of the driveway or parking surface, the difference in elevation may be measured as a portion of the required height of the screen so long as the screen itself is a minimum of 3 feet in height. The Director may waive the requirement for the screening if it is not needed due to changes in topography, agreements to maintain an existing fence or the nature and location of adjacent uses.

23.54.030 REQUIRED PARKING:

- For multifamily residential uses, except as otherwise provided, 1 space per dwelling unit required.
- Per 23.45.536.1: If parking is required, it shall be located on the same lot as the use requiring the parking, except as otherwise provided in this subsection 23.45.536.B.
- Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except between a principal structure and a street lot line, in the required front setback or side street side setback, and within 20 feet of any street lot line.

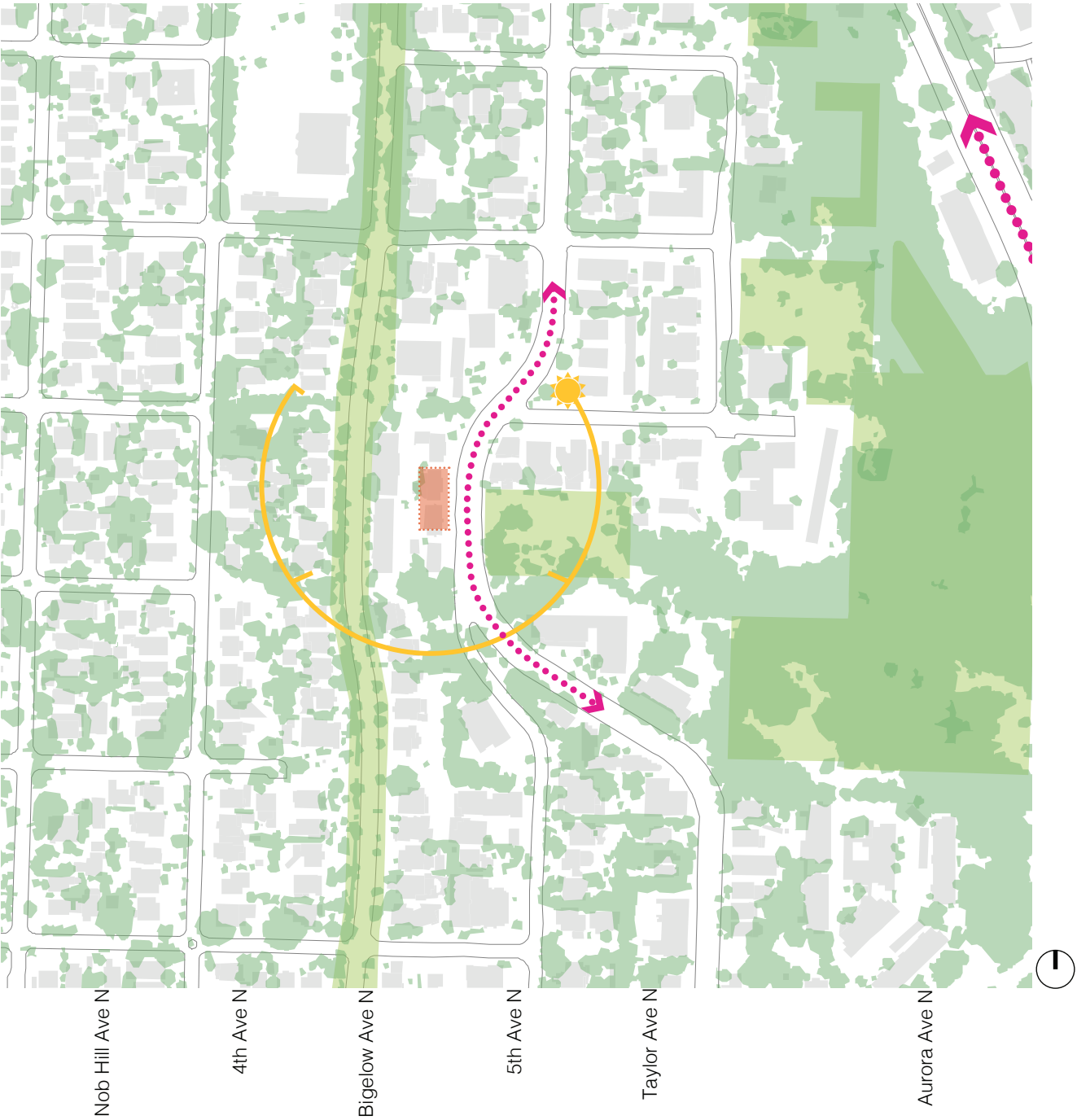
23.54.040 TRASH AND RECYCLING STORAGE:

- Residential units: 2-8 dwelling units = 84 square feet minimum of shared storage area

23.54.015.K BICYCLE PARKING:

- Long Term Parking Requirement: 1 Per Dwelling Unit.
- Short-Term Parking Requirement: 1 Per 20 Dwelling Units.
- Long-term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking.
- Provide full weather protection for all required long-term bicycle parking.
- Rounding. For long-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole number. For short-term bicycle parking, the calculation of the minimum requirement shall round up the result to the nearest whole even number.

SITE OPPORTUNITIES & CONSTRAINTS



ADJACENT USES



Proposed Developments in Proximity to the Site

Address	Proposal	Address	Proposal
① 517 Newton Street	3-Story Apartment Building	③ 1813 Taylor Ave N	Multifamily Townhouses
② 511 Howe Street	Two 4-Story Townhouse Buildings	④ 1725 Taylor Ave N	3-Story Rowhouses

EXISTING CONDITIONS

- 1809 - 1815 5th Avenue N is a 7,939 square foot mostly rectangular lot comprising two parcels with dimensions of 63.50 feet east-west and 125.04 feet north-south. The lots each currently contain one residential triplex structure, built in 1940 and 1941. The immediate surroundings include apartments, condominiums, triplex, townhouses, and Trolley Hill Park.
- The parcels are located in the northeast section of Seattle's Queen Anne neighborhood on 5th Avenue N, with a vehicular access easement located at the west side of the parcels.
- The site slopes in two directions, uphill from south to north on the east side and downhill from south to north west sides. There is a significant change in elevation in the east-west direction, which includes two existing rockeries. One rockery is located at the west side close to the driveway easement and the second on the west side abutting the sidewalk on 5th Avenue N. A small area is identified as a steep slope where the rockery exists mid-lot at the west side abutting the right of way.



1 View facing Southwest looking at site



2 View facing Northwest looking at site



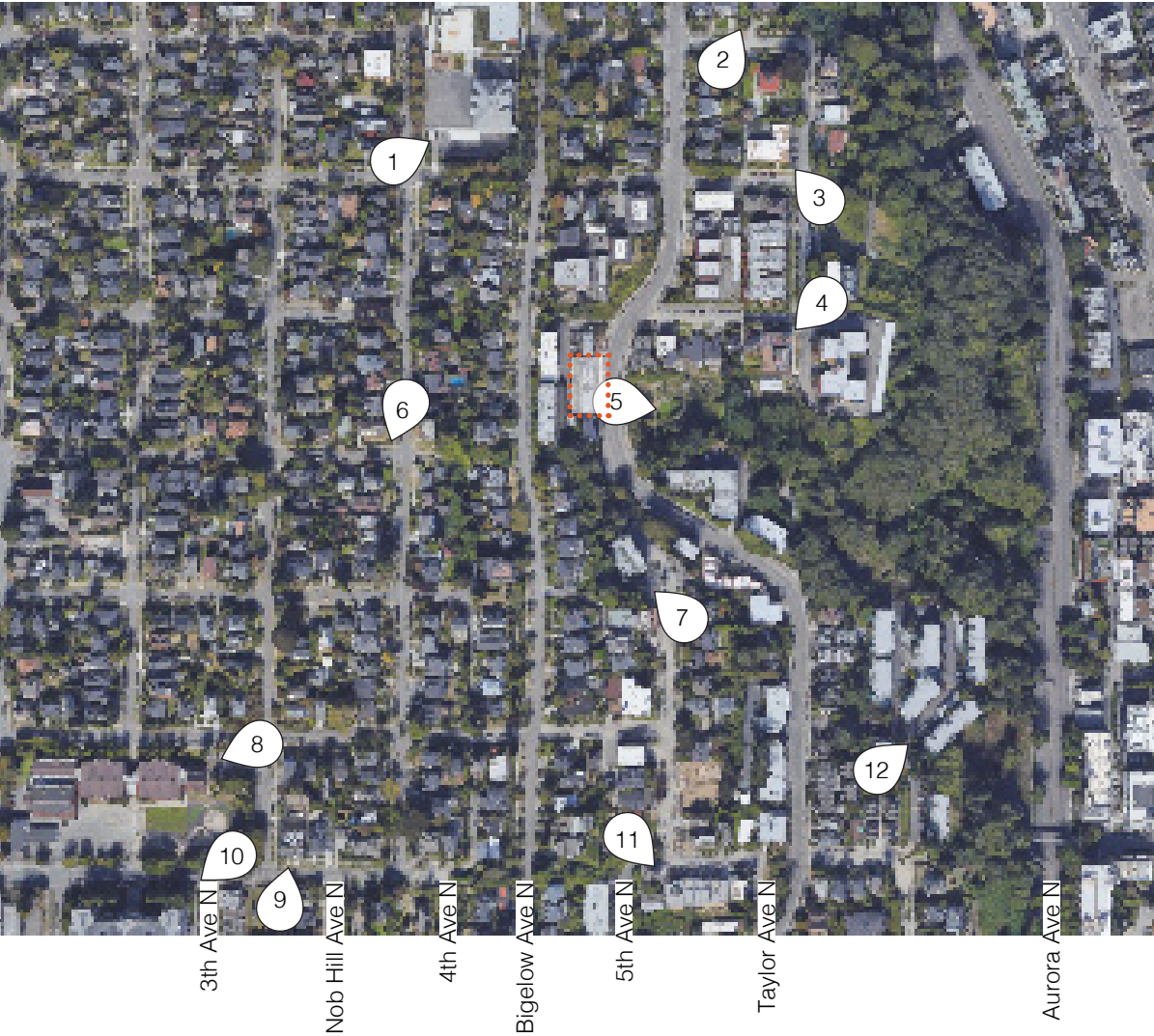
3 View facing Northeast looking at site



4 View facing Southeast looking over site

NEIGHBORHOOD ANALYSIS

- The parcel is located on the east side of 5th Avenue N, in front of Trolley Hill Park. The immediately adjacent parcels contain a variety of apartments, condominiums, triplex, townhouses, and single-family structures. The parcels to the east are in the process of being redeveloped into (2) 9 units and (4) 9 units of townhouse development.
- The 2019 upzone through the city's Mandatory Housing Affordability [MHA] legislation made a minor change to the site's zoning designation from LR3 to LR3 (M). Many townhouses and rowhouses have been developed more recently in the larger neighborhood context, and new apartment buildings are being developed as well; much of the development is near Taylor Avenue N or further south in East Queen Anne.
- This site is well served by bus lines, including the #3 and #4 at the west end of the block that serve downtown Seattle, and the buses serving Aurora Ave N - #28, #16, #5, and the E line, facilitating travel to many Seattle neighborhoods including East Queen Ann, Belltown, Pioneer Square, Downtown, First Hill, Cherry Hill, Central District, Madrona, Judkins Park, and MT. Baker. The site is near the pedestrian and bike paths circling Lake Union, accessible by a pedestrian bridge over Aurora Avenue N.
- The site is located between Howe Street and Garfield Street, significant streets and arterial ways, to the west and east of the site, respectively. The site is close to significant mixed-use developments to the east of Aurora Avenue E and further south, nearer to Queen Anne's Mercer Street area.



1 Queen Anne Elementary School on 4th Avenue N and Newton Street



2 Single Family House on Crockett Street and Taylor Avenue N



3 Lake Terrace Apartments on Newton Street and Taylor Avenue N



4 Rowhouses on Howe Street and Taylor Avenue N by b9 Architects



⑤ Queen Pea P-Patch Community Gardens on Howe Street and 5th Avenue N



⑥ Single Family House on Blaine Street and 4th Avenue N



⑦ Condominiums on 5th Avenue N and Taylor Avenue N



⑧ John Hay Elementary School on Garfield Street and Nob Hill Avenue N



⑨ Townhouses on Nob Hill Avenue N and Galer Street



⑩ Sean Champagne Resume Services on Galer Street and 3rd Avenue N



⑪ Rowhouses on 5th Avenue N and Galer Street by b9 Architects



⑫ The Eden Apartments on Galer Street

SITE SURVEY

ADDRESS

1809 - 1815 5TH AVENUE N

PARCEL #

6926700780 - 6926700755

LEGAL DESCRIPTION

PARCEL A:

THE NORTH HALF OF LOT 3 AND ALL OF LOTS 4 AND 5, BLOCK 78, PUBLIC BENEFIT SUPPLEMENTAL PLAT OF COLLIN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 49, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 35.20 FEET THEREOF; ALSO EXCEPT THE EAST 20 FEET THEREOF HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 38994 FOR EAST QUEEN ANNE DRIVE AS PROVIDED BY ORDINANCE NO. 9310, AS AMENDED BY ORDINANCE NO. 10261 OF THE CITY OF SEATTLE. TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES OVER THE EAST 6.5 FEET OF THE WEST 35.20 FEET OF LOTS 4 AND 5 AND OVER THE EAST 6.5 FEET OF THE WEST 35.20 FEET OF THE NORTH HALF OF LOT 3 IN SAID BLOCK; AND TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES OVER THE EAST 8.60 FEET OF THE WEST 35.20 FEET OF LOTS 6, 7, 8, 9 AND 11 IN SAID BLOCK.

PARCEL B:

LOTS 6 AND 7, AND THE SOUTH HALF OF LOT 8, BLOCK 78, PUBLIC BENEFIT SUPPLEMENTAL PLAT OF COLLIN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 49, IN KING COUNTY, WASHINGTON; EXCEPT THE WESTERLY 35.2 FEET THEREOF; ALSO EXCEPT THE EASTERLY 20 FEET THEREOF HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 38994 FOR EAST QUEEN ANNE DRIVE AS PROVIDED BY ORDINANCE NO. 9310, AS AMENDED BY ORDINANCE NO. 10261 OF THE CITY OF SEATTLE.

LOT SIZE

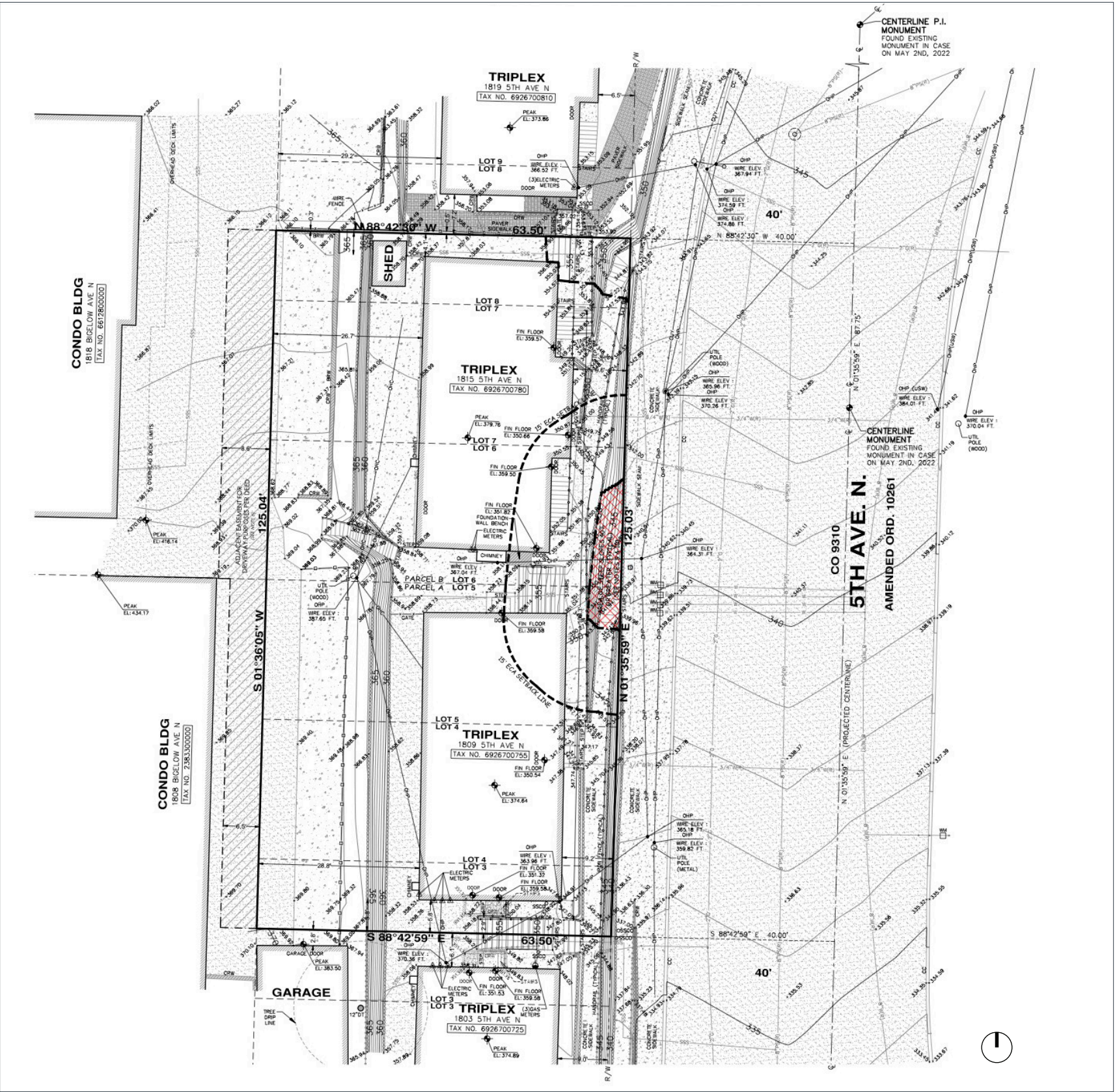
7,939 SF

ZONE

LR3 (M)

URBAN VILLAGE OVERLAY

N/A



ARBORIST REPORT



AAA Tree
206-734-0705
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
Seattle Contractor's Registration #
AAATRTA785N4 SCDI Tree Service
Registration No: LIC-TSP-18518

7/1/2022 Revised Oct 2023 for SMC updates

Arborist Inventory and Tree Protection Area Report for:
1809 and 1815 5th Ave N
Seattle WA

Scope- This report includes all trees 6" in Diameter at Standard Height (DSH) or larger on or overhanging these lots. According to the Directors Rule 7-2023, there are no Tier 2 trees on or overhanging these lots. There are no Tier 1 trees on or overhanging these lots. There are no groves on or overhanging these lots. The trees are numbered and located according to the attached Tree Location Map and further described in the itemized section below. All tree protection measures follow current Best Management Practices and shall be in place before breaking ground on the project. All trees retained with the prescribed measures are expected to survive the project and continue growing normally.

Methods- Diameter at Breast Height, or DBH, was determined by measuring the tree's circumference at the narrowest point below 4.5' above grade, dividing by 3.14, and rounding off to the nearest inch. Multi-stemmed trees' total DBH was calculated by squaring the DBHs of the individual trunks, adding them together, taking the square root of the sum, and rounding to the nearest inch. Dripline is measured as the radius from the edge of the tree's trunk. Tree protection areas were designed on a case-by-case basis based on the trees' size, species, condition and available root area.

1. Lilac *Syringa vulgaris* 6" DBH, 8' tall with a 6' drip line. This tree is in good health and fair condition and is to be removed.
2. Arborvitae *Thuja occidentalis* 6" DBH, 6' tall with a 2' drip line. This tree is in fair health and condition and is to be removed.
3. Arborvitae *Thuja occidentalis* 6" DBH, 6' tall with a 2' drip line. This tree is in fair health and condition and is to be removed.
4. Arborvitae *Thuja occidentalis* 6" DBH, 6' tall with a 2' drip line. This tree is in fair health and condition and is to be removed.
5. Arborvitae *Thuja occidentalis* 6" DBH, 6' tall with a 2' drip line. This tree is in fair health and condition and is to be removed.
6. Arborvitae *Thuja occidentalis* 6" DBH, 6' tall with a 2' drip line. This tree is in fair health and condition and is to be removed.
7. Voss Golden Chain Tree *Laburnum Watereri* 5" DBH, 6' tall with a 2' drip line. This is too small to be considered a significant tree in Seattle. However, in this location, it seems likely to be thought of as a tree, so I include it for clarity. It is in fair health and condition and to be removed.
8. Alpine Fir *Abies lasiocarpa* 8" DBH, 20' tall with a 7' drip line. This tree is in fair health and condition. It is located more than 5' off the property on the adjacent lot to the south. It will not be significantly affected by development on the subject lot.

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

Andrew Lyon

Andrew Lyon
ISA Certified Arborist PN-6446A
Tree Risk Assessment Qualified CTRA #512

Arborist Report for: 1809 and 1815 5th Ave N Seattle WA

Page 1 of 3



AAA Tree
206-734-0705
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
Seattle Contractor's Registration #
AAATRTA785N4 SCDI Tree Service
Registration No: LIC-TSP-18518

Tree Chart for 1809 & 1805 5th Ave N, Seattle
WA

Tree #	Tree Type	DBH in inches	Height in Ft	Drip Line in Ft	Health and Condition	Onsite?	Tier	Retain or Remove
1	Lilac	6	8	6	Good	No	4	Remove
2	Arborvitae	6	5	2	Fair	Yes	4	Remove
3	Arborvitae	6	5	2	Fair	Yes	4	Remove
4	Arborvitae	6	5	2	Fair	Yes	4	Remove
5	Arborvitae	6	5	2	Fair	Yes	4	Remove
6	Arborvitae	6	5	2	Fair	Yes	4	Remove
7	Golden Chain Tree	5	12	6	Fair	No	4	Remove
8	Alpine fir	8	20	7	Fair	No	4	Retain



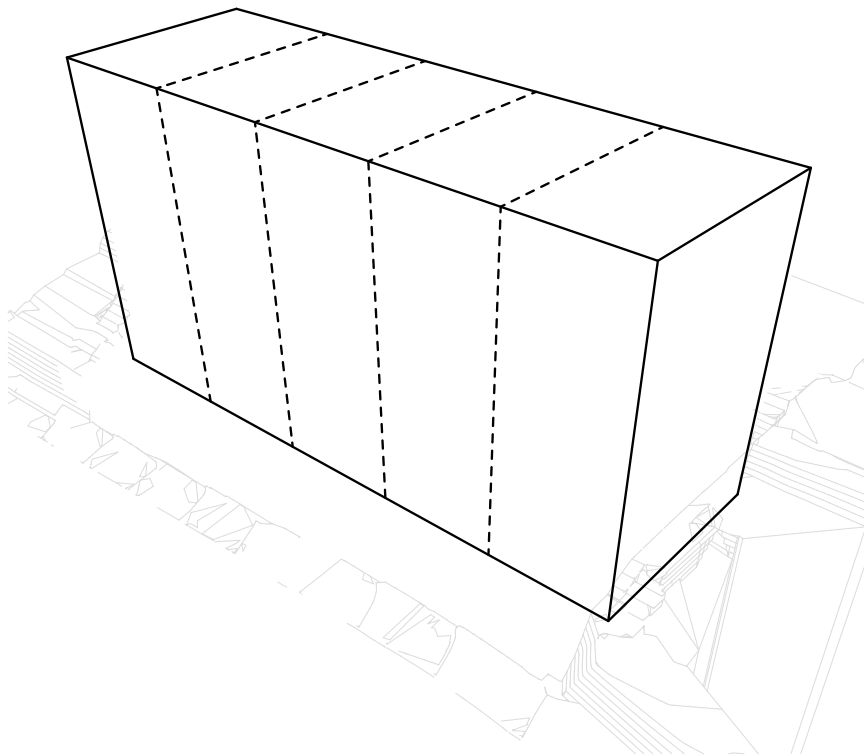
Arborist Report for: 1809 and 1815 5th Ave N Seattle WA

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MASSING DEVELOPMENT

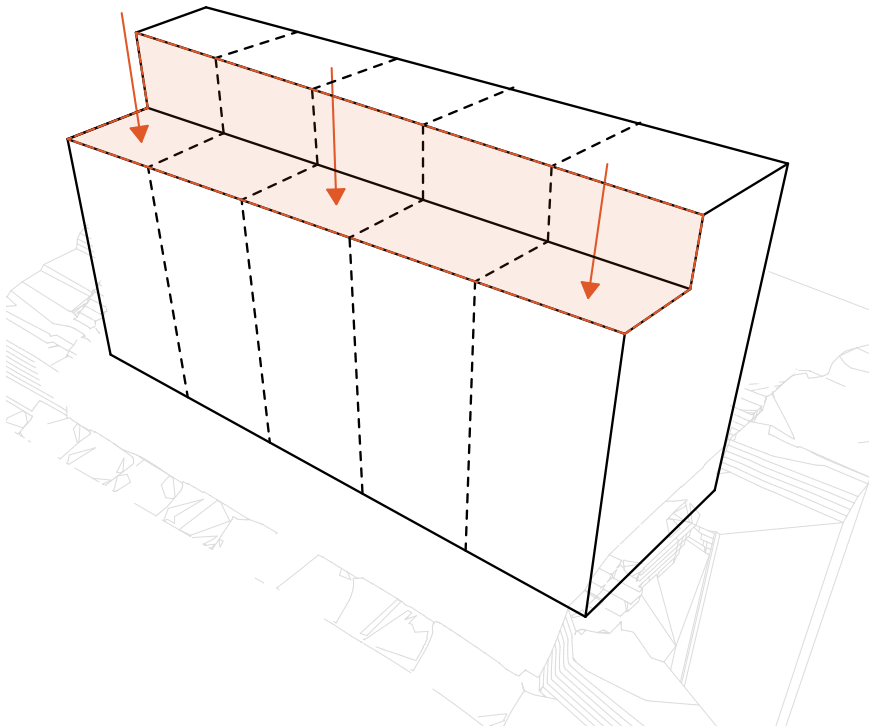
DESIGN STATEMENT

The 1809-1815 5th Avenue N Rowhouses are situated on the west side of 5th Avenue N set into the sloping topography in the northeast section of Seattle's Queen Anne neighborhood. It responds to the varied surrounding context consisting of new and existing apartments, condominiums, triplex, townhouses, and single-family structures and the complex topography. The sloping topography characteristic of this area inspires the design concept that embraces a stepped vertical articulation. The massing steps in two directions, with the most obvious in the east-west direction. The stepping in the north-south direction is more subtle with the units being stepped in pairs and one individual. Building elements identify each unit include a recessed base for the garage and unit entries, recessed decks above that add depth and visual interest to the facade and provide a connection along the main Avenue. The building form and texture features layers and depth with high-quality materials. The design is grounded in its surroundings and offers a clean, warm, modern aesthetic that is timeless and sits well within the exciting and new context.



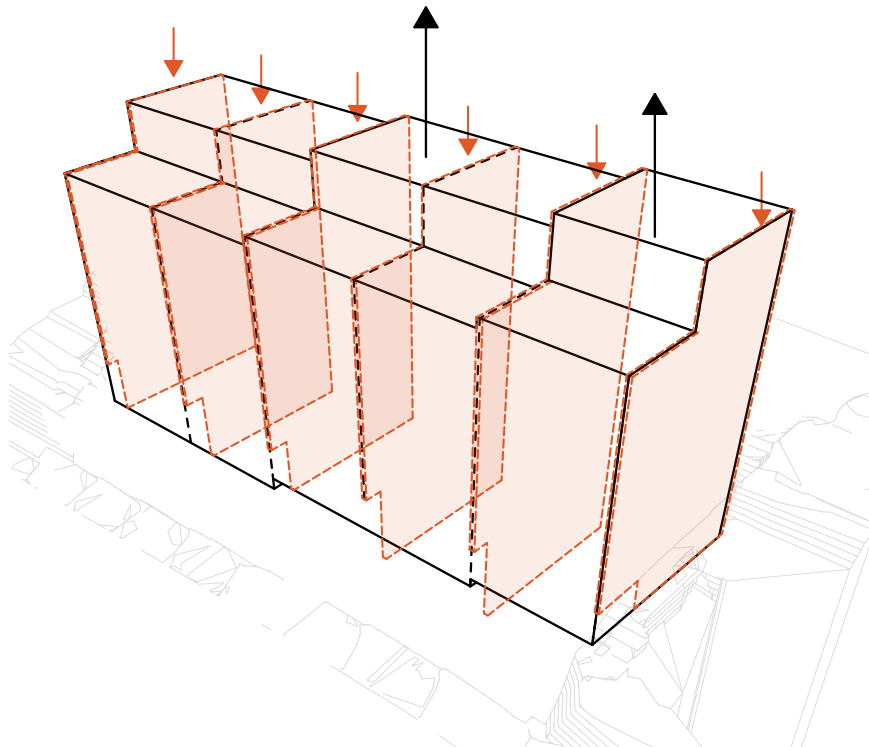
1. BASIC MASSING

Responds to the site's setbacks and allowable height limits.



2. RESPONSE TO SITE CONDITIONS

A height reduction at the street facade responds to the sloping topography from west to east and accesses potential views of the city at the East and Southeast of the site from the top floor and roof deck.



3. MASSING ARTICULATION

The individual and paired units step down from north to south, responding to the sloping topography. In addition, building elements identify each unit and enhance the verticality character along the site.

MASSING DEVELOPMENT



4. FACADE ARTICULATION

Recessed massing along the street side provides depth to the facade street facing facade, accentuate the entrances, and provide multiple recessed decks for each unit at a street level and upper level.



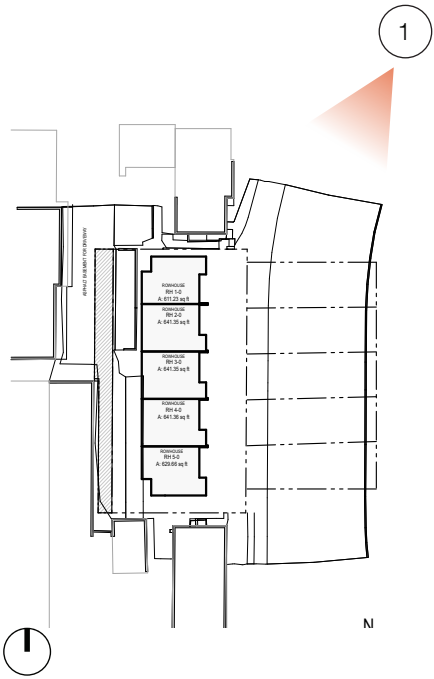
4. MATERIALITY ARTICULATION

The “fins” that define each unit are treated as monolithic elements with textures that emulate concrete and ground the massing in the site. The introduction of composite wood cladding acts as a layer of texture and engages with the verticality, intertwining the recessed decks and roof deck. In addition the texture contributes to the overall expression of the design concept and facade treatment.

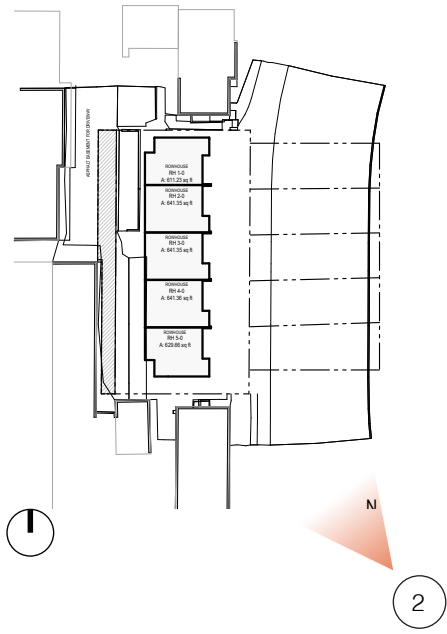
RENDERINGS



2. Street View looking Southwest



RENDERINGS

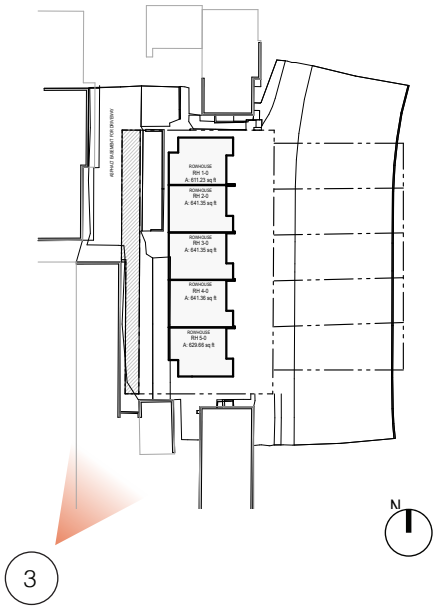


1. Street View looking Northwest

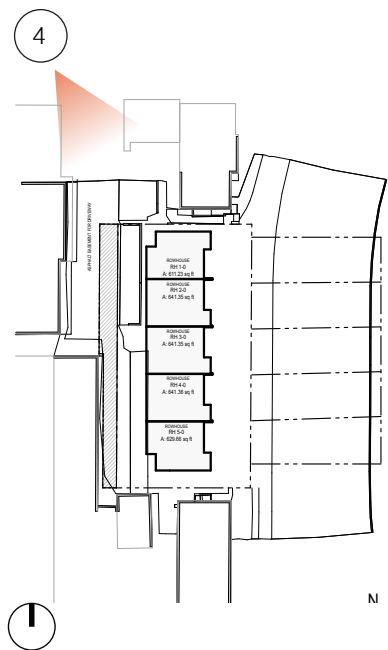
RENDERINGS



4. Rear View looking Northeast



RENDERINGS

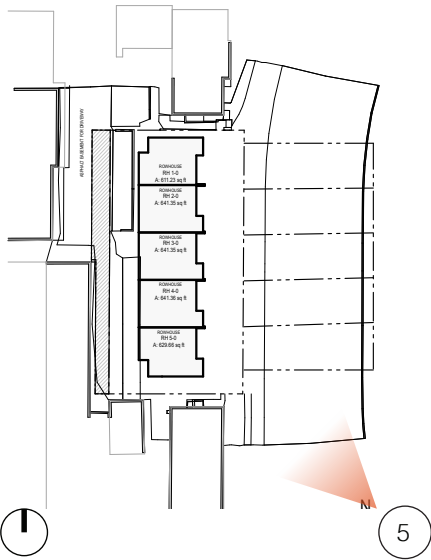


3. Rear View looking Southeast

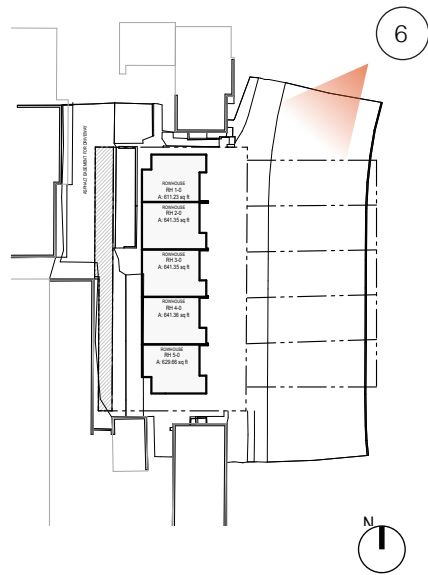
RENDERINGS



6. Aerial View looking Northwest



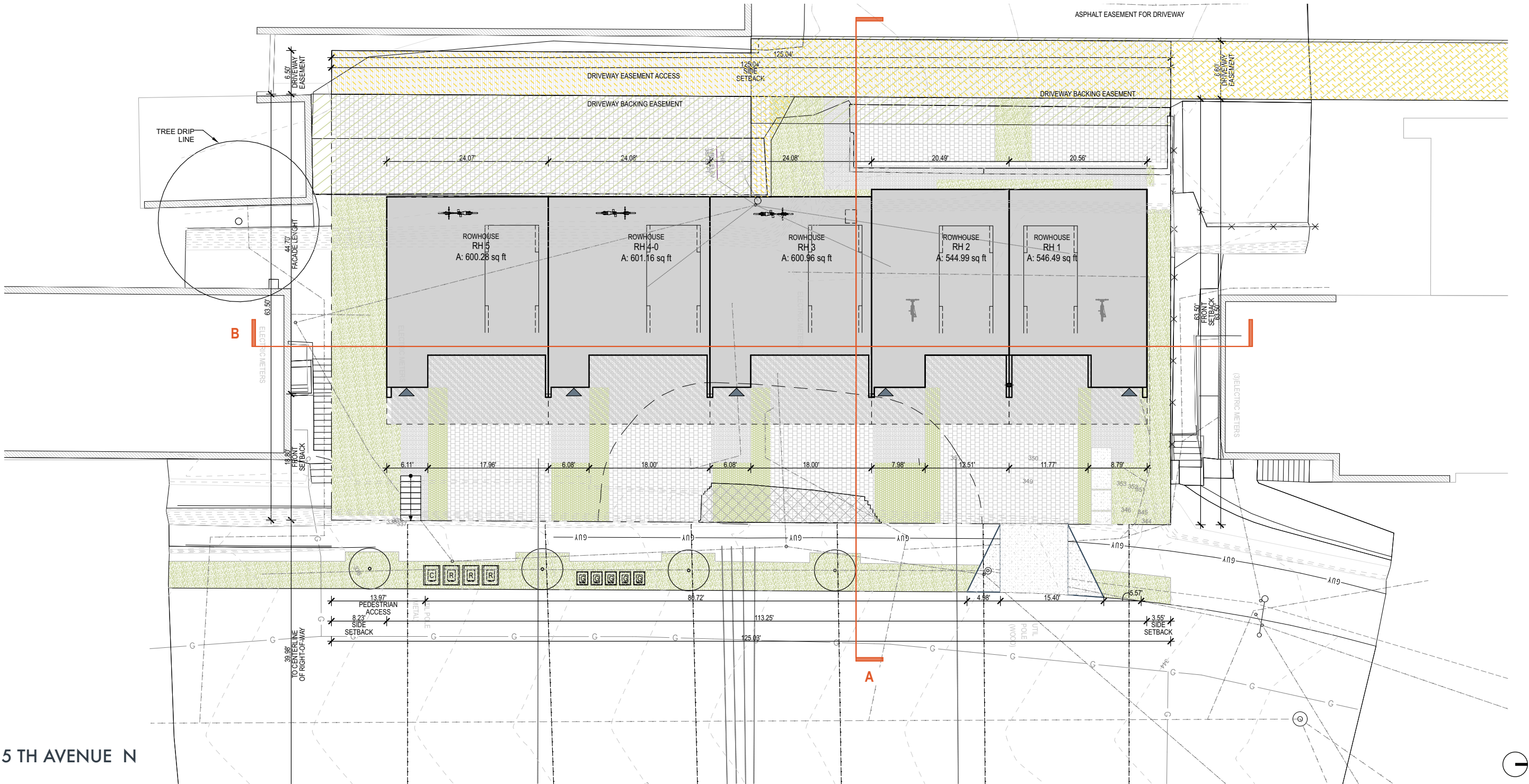
RENDERINGS



5. Aerial View looking Southwest

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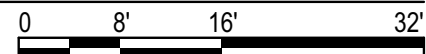
SITE PLAN



5 TH AVENUE N

1 PLOT PLAN

SCALE: 1/16" = 1'-0"



FLOOR PLANS



1

BASEMENT-GARAGE FLOOR PLAN

SCALE: 3/32" = 1'-0"



FLOOR PLANS



5 TH AVENUE N



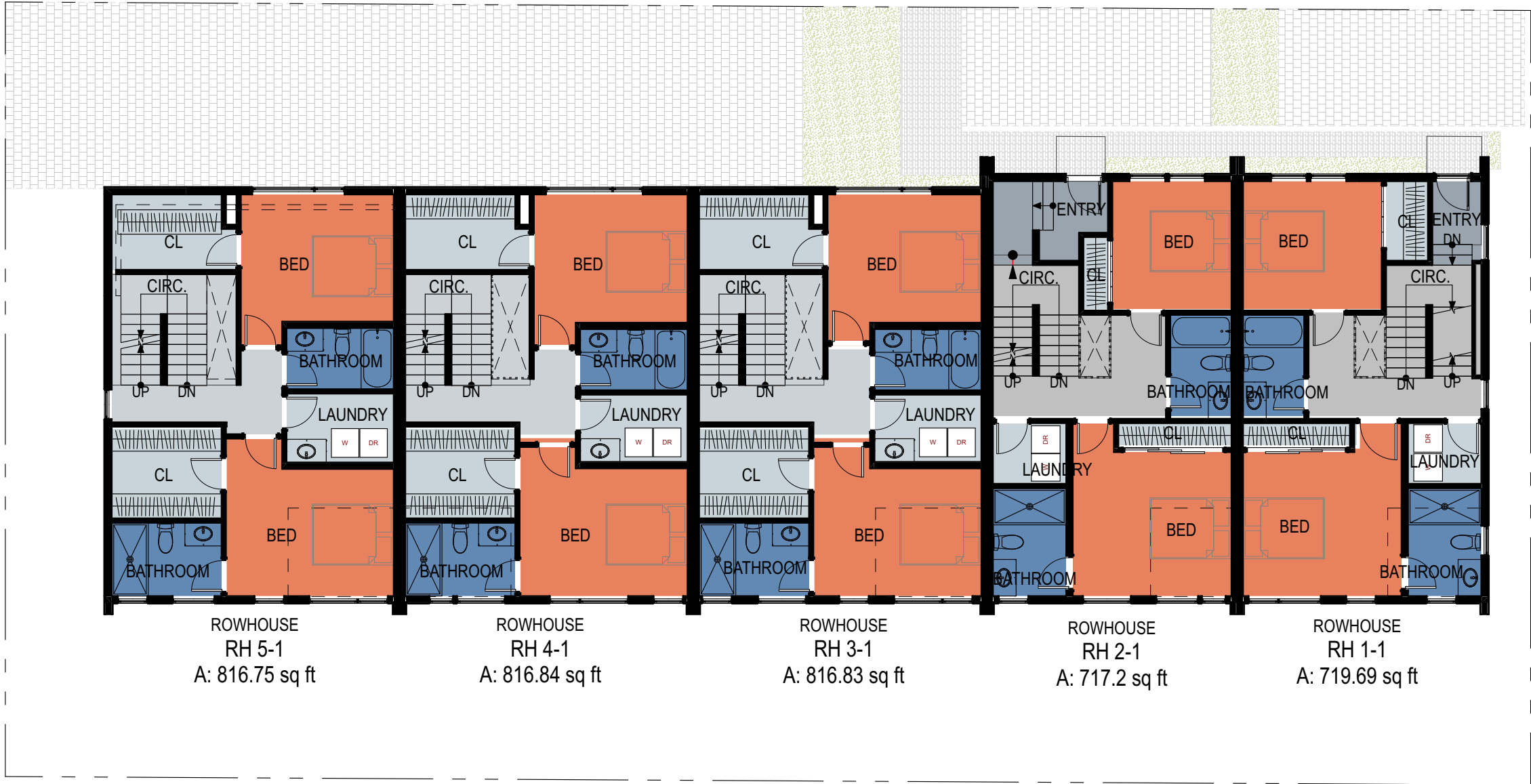
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FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



FLOOR PLANS



5 TH AVENUE N



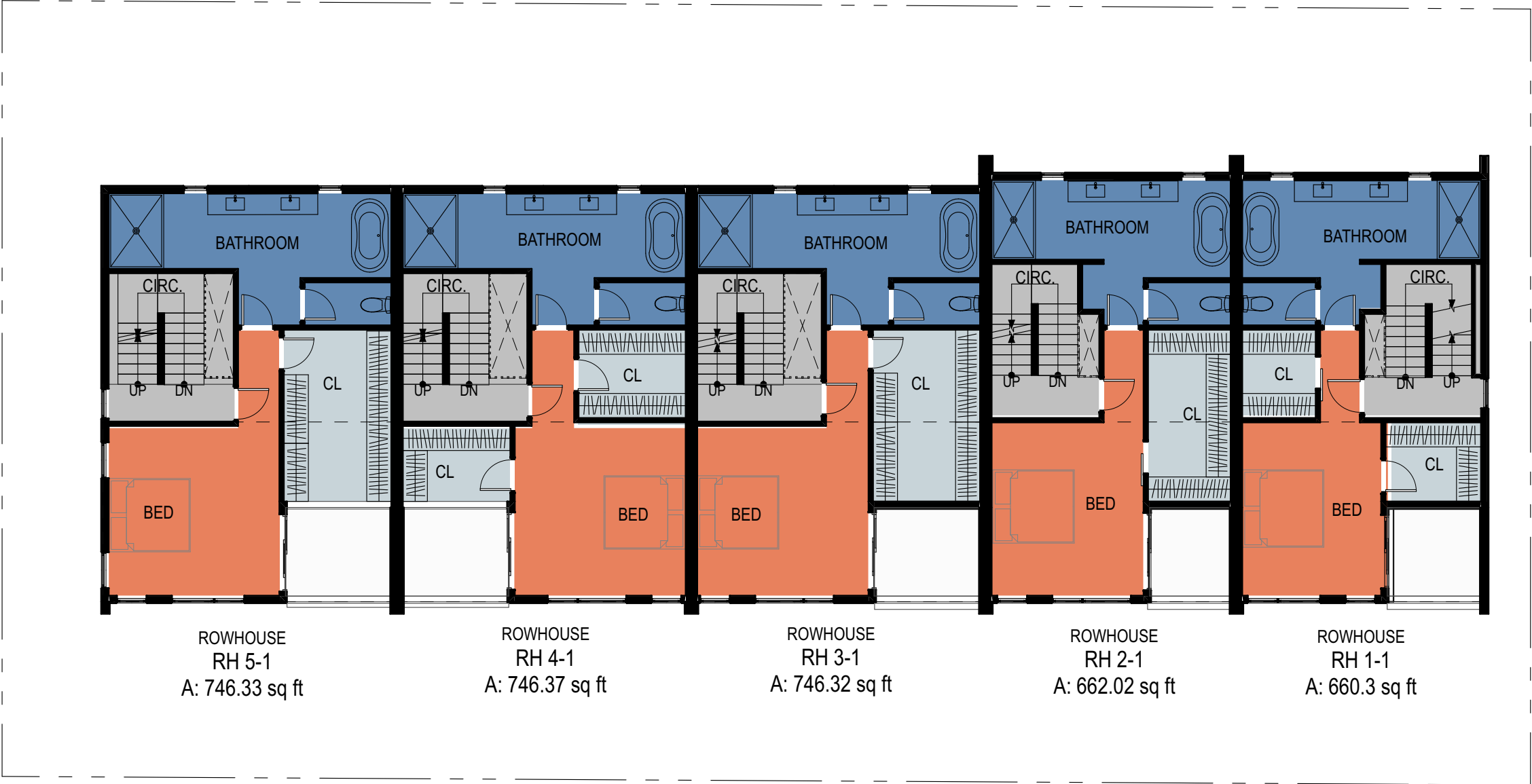
1

SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



FLOOR PLANS



5 TH AVENUE N



1

THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"



FLOOR PLANS



5 TH AVENUE N



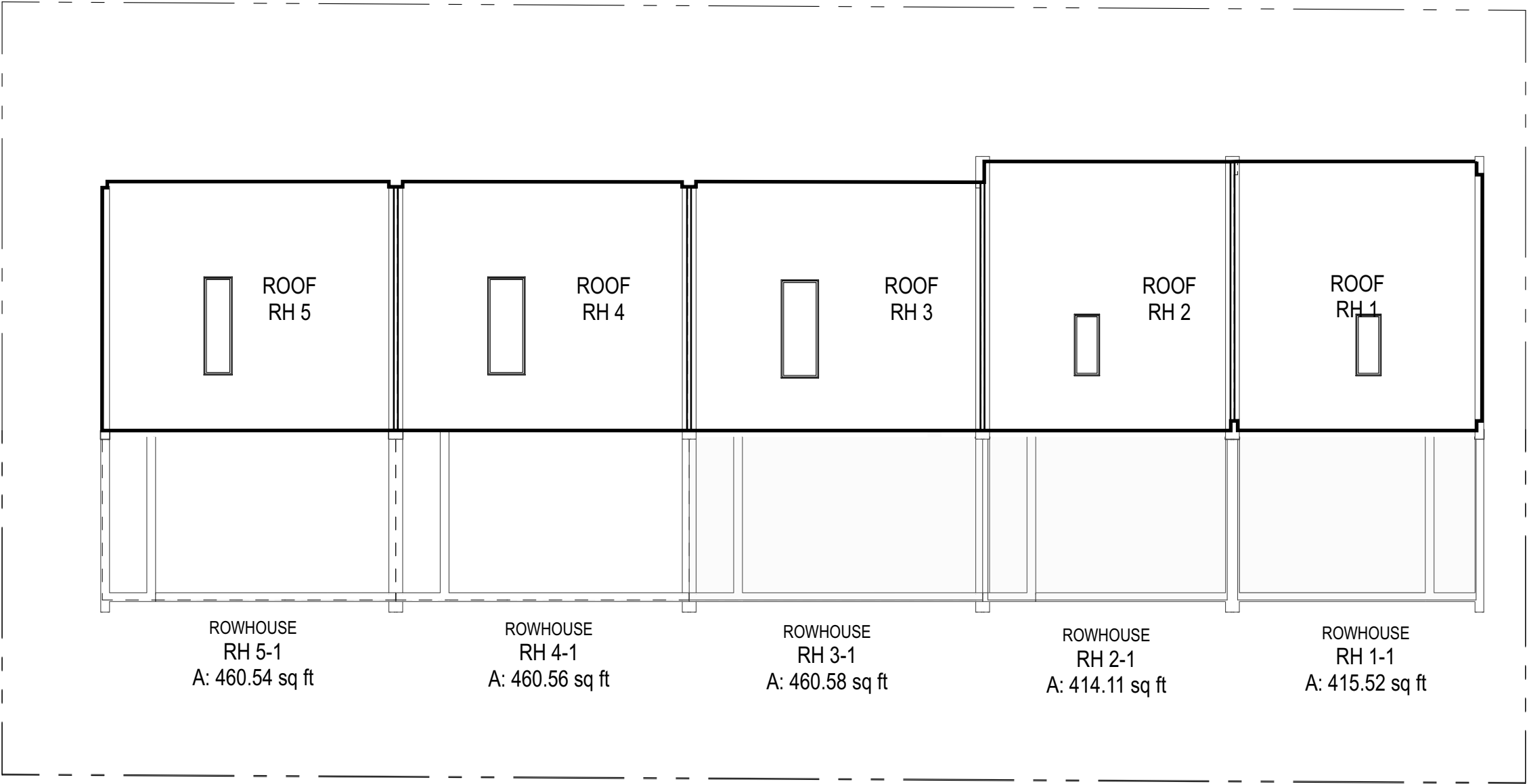
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FOURTH FLOOR PLAN

SCALE: 3/32" = 1'-0"



FLOOR PLANS



5 TH AVENUE N



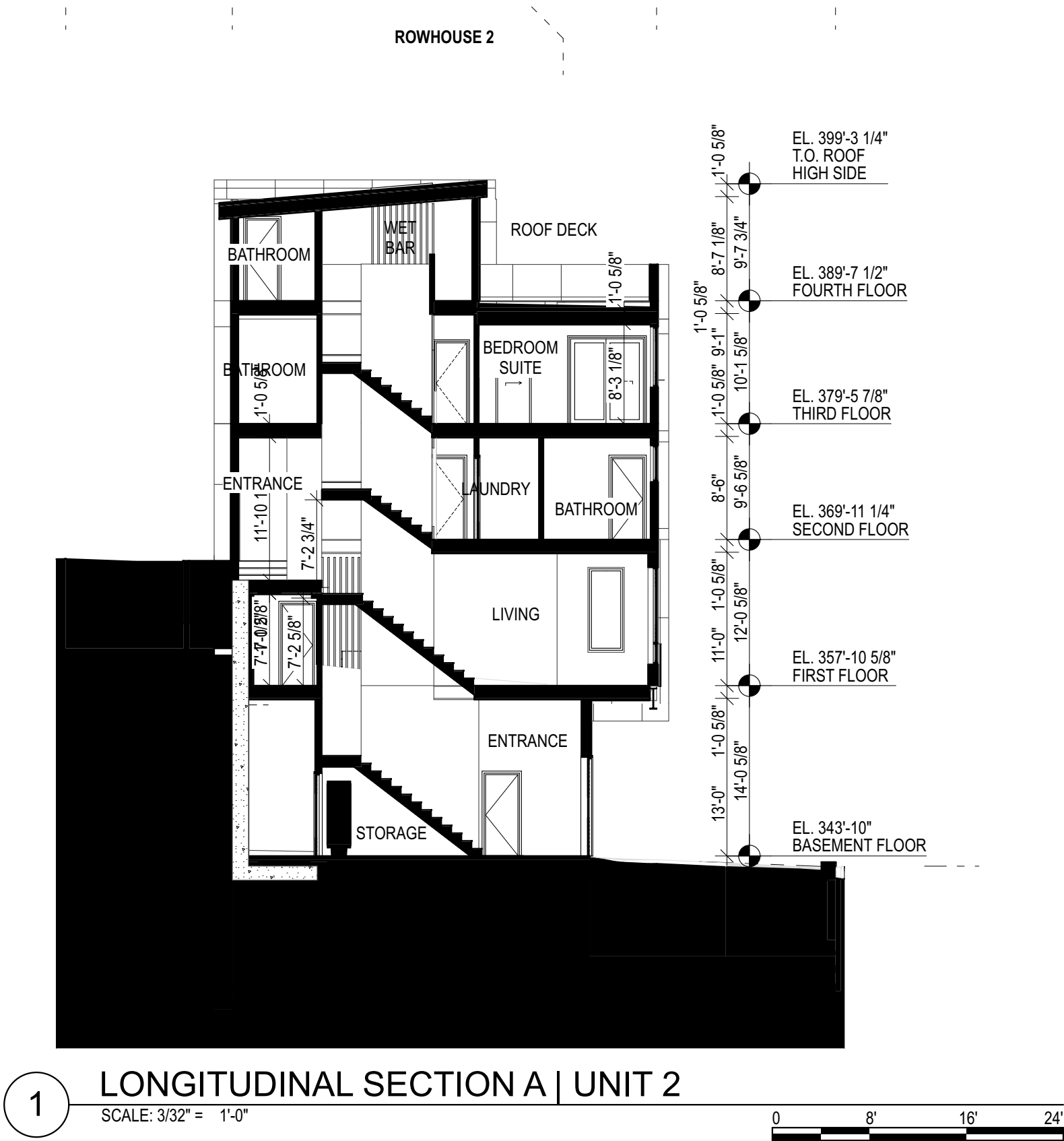
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ROOF PLAN

SCALE: 3/32" = 1'-0"



SECTION



5 TH AVENUE N

SECTION

ROWHOUSE 5

ROWHOUSE 4

ROWHOUSE 3

ROWHOUSE 2

ROWHOUSE 1



1

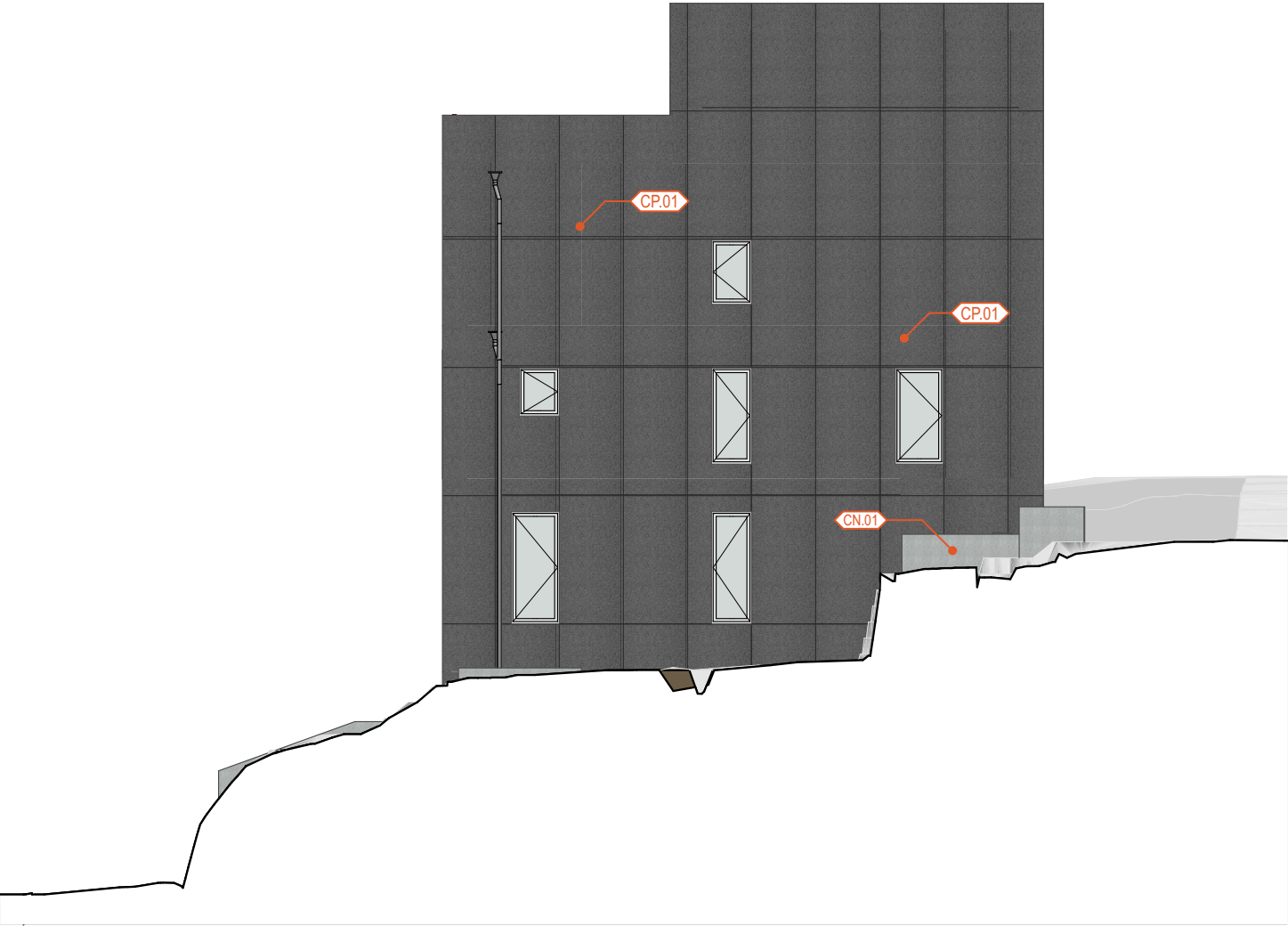
TRANSVERSE SECTION B | UNITS 1-5

SCALE: 3/32" = 1'-0"



ELEVATIONS

MATERIAL SCHEDULE					
ID	MATERIAL	TYPE	EXT/ INT	PRODUCT DIMENSIONS	COLOR/ FINISH
CEMENT PANEL & FIBER-CEMENT PANELS					
CP.01		THROUGH BODY FIBER CEMENT PANEL	EXT	48X96; VERTICAL STACK PATTERN	AVERAAV060
CP.02		PAINTED FIBER CEMENT PANEL	EXT	48X96; VERTICAL STACK PATTERN	SW 7068 GRIZZLE GRAY
CP.03		PAINTED FIBER CEMENT PANEL	EXT	48X96	SW 6990 CAVIAR/ SATIN
CONCRETE					
CN.01		CAST-IN PLACE CONCRETE	EXT	PER PLANS	CLEAR MATTE SEALER
METAL					
MT.01		BRAKE METAL, THROUGH WALL FLASHING, PARAPET CAPS AND GUARDRAIL FLAT BAR	EXT	VARIES	PRE-FINISHED POWDER- COATED MATTE BLACK OR SIM. TO MATCH EACH MATERIAL
WOOD & COMPOSITES					
WD.01		COMPOSITE WOOD SIDING AND CLADING	TBD	VARIES; PLANKS	DARK BROWN



1

NORTH RENDERED ELEVATION

SCALE: 3/32" = 1'-0"

0

8'

16'

24'

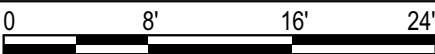
ELEVATIONS



1

EAST RENDERED ELEVATION

SCALE: 3/32" = 1'-0"



ELEVATIONS

MATERIAL SCHEDULE					
ID	MATERIAL	TYPE	EXT/ INT	PRODUCT DIMENSIONS	COLOR/ FINISH
CEMENT PANEL & FIBER-CEMENT PANELS					
CP.01		THROUGH BODY FIBER CEMENT PANEL	EXT	48X96; VERTICAL STACK PATTERN	AVERAAV060
CP.02		PAINTED FIBER CEMENT PANEL	EXT	48X96; VERTICAL STACK PATTERN	SW 7068 GRIZZLE GRAY
CP.03		PAINTED FIBER CEMENT PANEL	EXT	48X96	SW 6990 CAVIAR/ SATIN
CONCRETE					
CN.01		CAST-IN PLACE CONCRETE	EXT	PER PLANS	CLEAR MATTE SEALER
METAL					
MT.01		BRAKE METAL, THROUGH WALL FLASHING, PARAPET CAPS AND GUARDRAIL FLAT BAR	EXT	VARIES	PRE-FINISHED POWDER- COATED MATTE BLACK OR SIM. TO MATCH EACH MATERIAL
WOOD & COMPOSITES					
WD.01		COMPOSITE WOOD SIDING AND CLADING	TBD	VARIES; PLANKS	DARK BROWN



1

SOUTH RENDERED ELEVATION

SCALE: 3/32" = 1'-0"

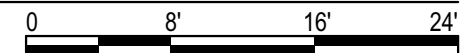




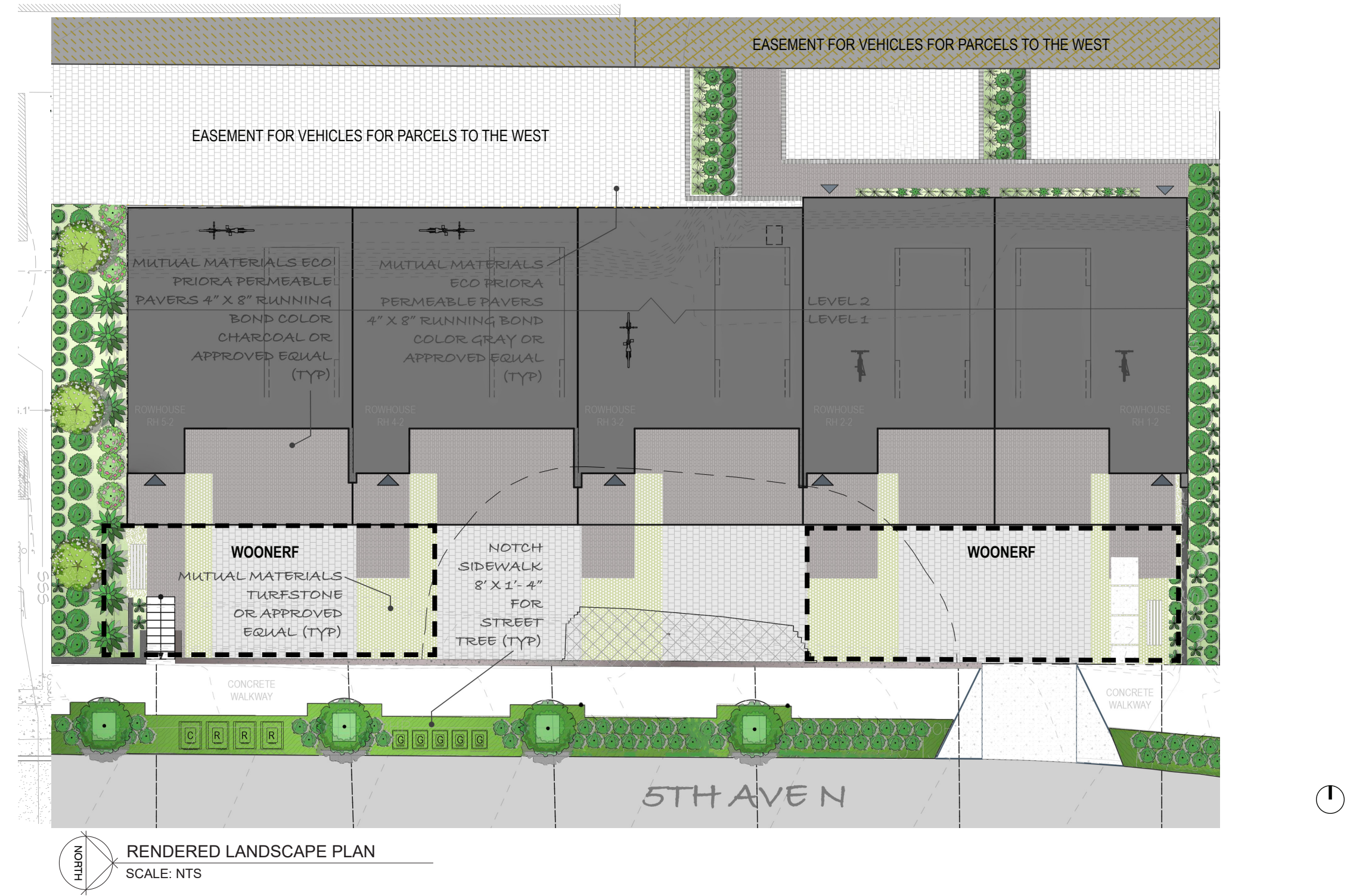
1

WEST RENDERED ELEVATION

SCALE: 3/32" = 1'-0"



LANDSCAPE PLAN





Bergenia c. 'Winterglut'



Carex o. 'CarfitOI'



Hydrangea quercifolia



Nandina d. 'Gulf Stream'



Prunus l. 'Mount Vernon'



Sarcococca ruscifolia



Gaultheria shallon



Polystichum munitum

PLANT SCHEDULE *

TREES	BOTANICAL / COMMON NAME
	Carpinus caroliniana / American Hornbeam Street Tree - Single leader
	Quercus robur 'Fastigiata' / Skyrocket Oak
SHRUBS	BOTANICAL / COMMON NAME
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia
	Carex oshimensis 'CarfitOI' / EverColor® Everest Japanese Sedge
	Hydrangea quercifolia / Oakleaf Hydrangea
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Pieris japonica 'Brouwer's Beauty' / Lily of the Valley Bush
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Sarcococca ruscifolia / Fragrant Sarcococca
NATIVE SHRUBS	BOTANICAL / COMMON NAME
	Gaultheria shallon / Salal
	Polystichum munitum / Western Sword Fern
	Vaccinium ovatum / Evergreen Huckleberry
GROUND COVERS	BOTANICAL / COMMON NAME
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

CS1.B. SUNLIGHT AND VENTILATION:

The project features large windows at the east and west facades that maximizes access to natural light and ventilation within the units. In addition, a skylight brings light deeper into the center of the units along the interior vertical circulation and enhances access to natural light.

The site’s topography is a defining characteristic and inspires the design response. The overall structure steps down from west to east, following the cross slope of the site. In addition, the units step down from north to south along the site’s frontage in response to the slope along the site’s width. In addition, the units and the “fins” accentuate a vertical rhythm that follows the site’s topography.

CS2 URBAN PATTERN AND FORM

CS2.C. RELATIONSHIP TO THE BLOCK
CS2.D. HEIGHT, BULK, AND SCALE

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CS3.A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

Located mid-block on 5th Avenue N, the five-unit rowhouse project responds to both the adjacent multifamily structures and the site’s topography. The building steps down the hill to minimize the overall height, bulk and scale at the street frontage. The design features facade articulation that provides a subtle character that fits with the scale and tectonic nature of the existing context. The proposed small-scale rowhouse project features a contemporary design that is designed to be compatible with the surrounding neighborhood context. This project incorporates contemporary architectural elements and material palette. The project is set back from the street to provide a gracious transition to the sidewalk.

CS1.C. TOPOGRAPHY
CS2.B. ADJACENT SITES, STREETS, AND OPEN SPACES
PL1.A. NETWORK OF OPEN SPACE
PL1.B. WALKWAYS AND CONNECTIONS
DC3.B OPEN SPACE USES AND ACTIVITES

Due to site constraints, the design team has located all parking in the front of the parcel, in private recessed garages at the ground (basement) floor of each rowhouse unit. The specific constraints include significant topography sloping primarily east-west but also north-south, resulting in a change in grade of over 28 feet at the south end of the site; a vehicular access easement for all parcels in the block that extends on to the development site along the west property line as much as 15 feet; and the street frontage being along the widest open side of the site. This all results in limited areas for amenity space at grade. As a result the project proposes a woonerf at the east edge, open to the street / sidewalk. The area is broken into three zones, two that are considered amenity areas at the north and south ends and a third that is more deliberately vehicular in the center. The woonerf features areas of planted pavers, textured concrete pavers, landscape and seating. A low retaining wall separates this from the sidewalk, providing a small amount of privacy and safety at the streetscape. All pedestrian activity and connections are focused in this location as well with all transparent unit entry doors and frosted glass garage doors facing onto the woonerf. Translated as “living street,” a woonerf employs strategies like traffic calming devices and low speed limits to force drivers to slow down and safely share street space with pedestrians, cyclists, and others, often without raised curbs separating cars and pedestrians. The textured surfaces all contribute to the success of this space.

The lot area is 7,939 sf and the required amenity area is 1,985 sf with 993 provided in roof decks in the stepped structure, responding to the topography. The remaining area at grade is 993 and is provided in a woonerf that faces the street and receives southeast sun exposure. The uncovered area is 1,647 sf.

PUBLIC LIFE

PL2 WALKABILITY

PL2.A. ACCESSIBILITY
PL2.B. SAFETY AND SECURITY
PL2.D. WAYFINDING

PL3 STREET LEVEL INTERACTION

PL3.A. ENTRIES

The project removes the large blank existing rockery and replaces it with street level unit entries that all face east and connect directly to 5th Avenue N. A variety of pavers and landscape areas shape and define the access path and helps identify prioritization in the front setback area between pedestrians and vehicles. The garage door is recessed and the unit entries project forward at the ground level of each unit.

DESIGN CONCEPT

DC2 ARCHITECTURAL CONCEPT

DC2.A. MASSING
DC2.B. SECONDARY ARCHITECTURAL FEATURES
DC2.C. SECONDARY ARCHITECTURAL FEATURES
DC2.D. SCALE AND TEXTURE

The design features a clear architectural concept, organized into three primary massing elements. A recessed base set into the slope, is clad in dark paneled siding and composite wood at the entries. Above the masses project forward and are perforated with a series of recessed balconies. The top story is setback from the front facade, offset to create east-facing rooms and roof decks. This creates a dynamic visual edge along the front facade of the project with access to views of South Lake Union and downtown Seattle. Together these strategies produce an articulated solution that is well-scaled to its surrounding context.

DC4 MATERIALS

DC4.A. EXTERIOR ELEMENTS AND FINISHES
DC4.D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

The exterior design features a massing scheme with materials that emphasize the geometry. A dynamic and textured east facade features large areas of glass, recessed balconies, projecting fin walls that ground the units and create a rhythm and expression of the individual units. A mix of composite wood siding and contrasting painted and integral colored cement board articulate the facade and relate the recessed balconies with the vertical cladding. Glazing is used to maximize the Unit interior conditions capturing views and natural light while creating an intentional rhythm across each facade. The landscape design features vegetation incorporated into the north and south setbacks with some areas added along the front setback and pedestrian and vehicular court. Natural vegetation is featured around the site perimeter to create privacy and interest, while also incorporating requirements from the ECA application for Revegetation.

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COMPLETED WORK AND WORKS IN PROGRESS b9 ARCHITECTS



Eastlake Rowhouses in Eastlake by b9 architects



Galer Rowhouses on Queen Anne by b9 architects

COMPLETED WORK b9 ARCHITECTS



Corson Rowhouses in Georgetown by b9 architects



Mercer-Malden Rowhouses in Capitol Hill by b9 architects