ADR/EDG Design Review Proposal

12.08.22

Project Team

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GREENCITY

daniel UMBACH *Architect*

BLANK PAGE

1911 N 120TH ST (English)

Chinese Version - 中文版

Spanish Version - Versión en español

Tagalog Version - Bersiyon ng Tagalog

Vietnamese Version - Phiên bản tiếng Việt

WEB PAGE



Project Address: 1911 N 120th St, Seattle

Proposed Project

The project is to construct 7~8 new 3-story townhouse units. Parking will be provided for some number of the units in a combination of surface and private garage spaces.

Project Data
Contact Person: Dan Umbach
Contact email: info@umbacharchitect.com
Owner: Greencity Development
Zoning: LR2 (M)
Urban Village: Northgate Urban Center
Frequent Transit: No
ECA: None
Lot Area: 7,250 s.f.
Type of building: Townhouse
Neighborhood: Northgate
In Equity area: Yes
SDCI Project #: 6912729-CN

Survey:

Please take some time to fill out this survey regarding design priorities for this project.

Comments:

If you have any questions/concerns/comments related to this project, please feel free to submit them here.

your name (required)

your e-mail (required)

your message

SEND

Design Review
This project is subject to Administrative Design Review through the Seattle Department of Construction and Inspections (SDCI). For more information on the SDCI Design Review Process visit:
SDCI Design Review.
Early Community Outreach for Design Review is conducted through the Seattle Department of Neighborhoods. You can visit their web page at:
Department of Neighborhoods Early Community Outreach
You can continue to stay informed and follow the progress of this project by entering project number 6864311-CN in the window on the following SDCI web page:
Seattle Services Portal

Early Community Outreach Plan

The project is in an equity area, so all outreach materials were provided in multiple languages (English, Spanish, Chinese Vietnamese and Tagalog)

DIGITAL OUTREACH – HI IMPACT

- Interactive project website with comment function.
- On-line survey.
  - **The website and survey were on-line and available from Thursday, September 15th through Wednesday, October 19th; 35 days total.**

PRINTED OUTREACH – HI IMPACT

- Project flyers were sent to all addresses within 500 ft via US mail.
  - **Flyers were mailed out on Thursday, September 15th.**

Summary of Comments

Although there were responses to the survey and one email response, interest in the project was limited to neighbors immediately around the project site.

OUTREACH SURVEY RESPONSES

RELATIONSHIP TO THE PROJECT

- **The respondents to the survey all live very close to the project site.**

WHAT IS MOST IMPORTANT ABOUT THE NEW BUILDING?

- **That it provide parking was the top answer, with some concern that it be attractive.**
- **Additional concerns were about impacts to privacy and daylight on the adjacent houses and about the general size of the development.**

RESPONDENTS WERE ASKED TO RATE CONCERNS ABOUT THE PROJECT INCLUDING CONSTRUCTION NOISE, ATTRACTIVENESS, AFFORDABILITY, SIZE/SCALE, AND PARKING.

- **The top concerns by far were size/scale and parking, with some concern about attractiveness and construction noise.**

RESPONDENTS WERE ASKED TO RATE STREET LEVEL DESIGN CONCERNS INCLUDING PRIVACY BETWEEN ENTRY AND SIDEWALK, PLANTING ALONG SIDEWALKS, PARKING SCREENING, QUALITY BUILDING MATERIALS AND EXTERIOR LIGHTING.

- **Responses were pretty evenly distributed among all concerns.**

RESPONDENTS WERE ASKED TO RATE NEIGHBORHOOD CONCERNS INCLUDING CRIME, TRAFFIC, SALABILITY, AESTHETICS AND HOUSING AFFORDABILITY.

- **Traffic and crime were the top rated responses.**

RESPONDENTS WERE ASKED TO PROVIDE ADDITIONAL RECOMMENDATIONS FOR THE PROJECT.

- **There were several comments requesting sidewalks, but mostly the additional comments were concerns about the size of the development in an otherwise single family neighborhood.**

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:	10,150S.F. (FAR max)
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 design options are based on 3 stories which feels more appropriate for this parcel. It is also the intention to provide on-site parking for all 7 units.

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

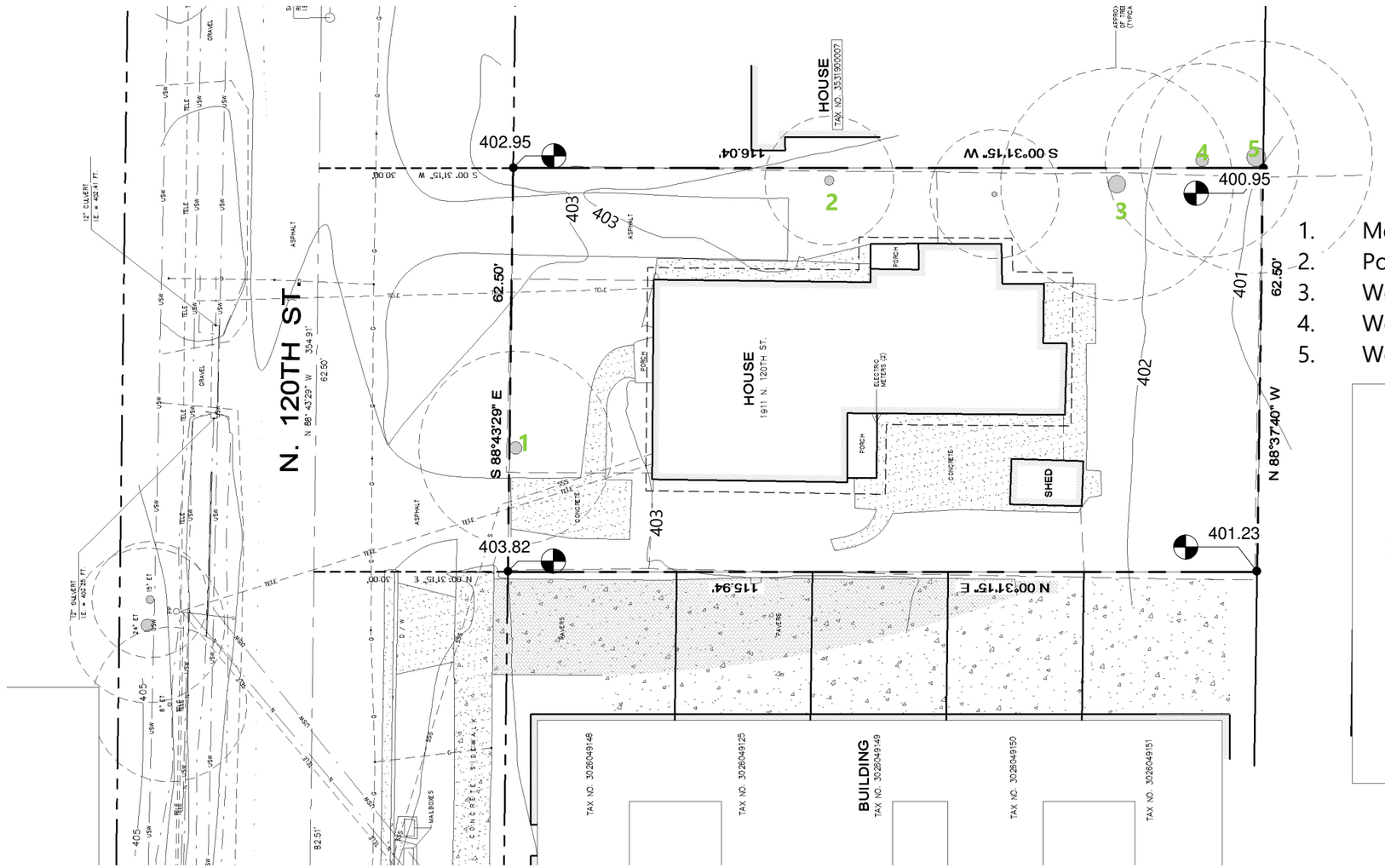
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EXISTING TREES

1. Mountain Ash (Sorbus aucuparia)
2. Portugal laurel (Prunus lusitanica)
3. Western red cedar (Thuja plicata)
4. Western red cedar (Thuja plicata)
5. Western red cedar (Thuja plicata)

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Zoning and Uses

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.



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Public transportation is limited from this site. There are metro stops for the local 345 and 346 routes along Meridian. The nearest frequent transit line is the E line on Aurora Avenue to the south and west, a walk of approximately .8 miles. The nearest light rail station is at Northgate, a walk of about 1.2 miles.

The only real sidewalks in the neighborhood are around the recent townhome project to the west. There is an asphalt sidewalk on the east side of Meridian, but otherwise pedestrians must share the road with vehicles.

There is a signed bike route on Meridian, but no separate bike lane. And there is a bike Sharrow that wraps Haller Lake.

The nearest commercial area is about a .5 miles south on Northgate Way, and then the Northgate Mall which would be about a mile walk.

So the neighborhood is not really geared toward pedestrians. It seems likely that most of the nearby residents would travel by car for nearly all purposes.



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N 120TH ST LOOKING NORTH (east half)





N 120TH ST LOOKING NORTH (west half)



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N 120TH ST LOOKING SOUTH (west half)





N 120TH ST LOOKING SOUTH (east half)



The streetscape near the project site currently consists mostly of post war 1-story single family homes. Style and era varies. The block to the east is dominated by UW Medical Center.

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The west adjacent site is the only recent multi family construction in the area.

ADJACENT LR2 LOTS

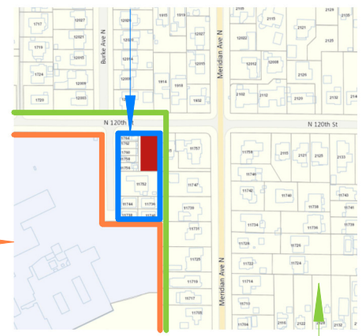
There are 3-story multifamily buildings on the LR2 lots to the south.





UW MEDICAL CENTER

UW Medical Center dominates the block to the west and is currently undergoing an expansion.





Otherwise, the neighborhood consists of an assortment of post war single family homes, mostly 1-story with some newer 2-story homes













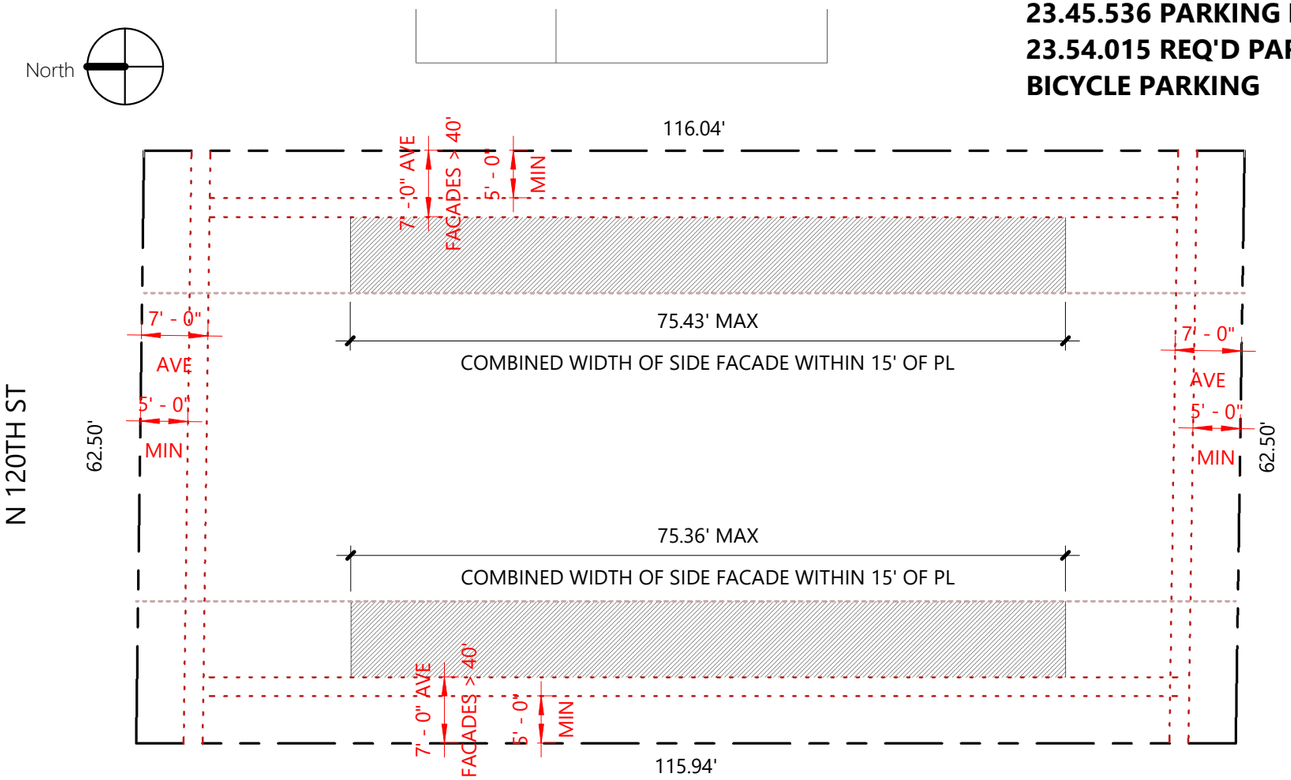


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ZONING	LR2 M
23.45.510 FAR	1.4 X 7250 = 10150
23.45.512 DENSITY	NO LIMIT
23.45.514 HEIGHT	40' BASE HEIGHT LIMIT PLUS EXCEPTIONS
23.45.518 SETBACKS	TOWNHOUSE
	FRONT 7' AVE/5' MIN
	REAR 7' AVE/5' MIN
	SIDE FACADE <40' = 5'
	FACADE >40' = 7' AVE/5' MIN
23.45.522 AMENITY AREA	25% OF LOT AREA, 50% OF THAT AT GRADE
	7250 X .25 = 1813 TOTAL, 907 S.F. @ GRADE
23.45.527 FACADE WIDTH	90' MAX
SIDE FACADE LENGTH	65% OF SIDE LOT LINE
	116 X .65 = 75.4' MAX WITHIN 15' OF SIDE LOT LINE
23.45.536 PARKING LOC.	STREET ACCESS REQUIRED
23.54.015 REQ'D PARKING	NONE REQUIRED IN URBAN CENTER
BICYCLE PARKING	ONE BICYCLE LONG TERM SPACE PER UNIT PLUS SHORT TERM GUEST SPACES



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City Wide Design Standards

CS2 Urban Pattern and Form
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spac-es in the surrounding area.

A. Location and Neighborhood

This site is somewhat unique as it sits in a very small pocket of LR2 zoning on the corner of the UW Medical Center. The larger neighborhood is entirely single family, so there are just a few multifamily projects nearby. Although the project will have 7 units, it will be important to show some respect to the lower density single family neighborhood.

CS2 Urban Pattern and Form
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

D. Height, Bulk and Scale

The site has a fairly typical 3-story rowhouse to the west and 3 story townhomes to the south. East of the site the zoning is single family. It will be necessary to build out the site with larger multi unit buildings similar to the other LR2 properties, but the transition to the single family zone needs to be addressed and could include massing and trim details and sloped roofs to reduce the scale of the new buildings.

PL3 Street Level Interaction
Complement and contribute to the network of open spaces around the site and the connections among them.

B. Residential Edges

Entry design will include appropriate scaling, modulation, canopies, landscaping, etc. Address signage and lighting will also be used to add texture and emphasize the entries. The entries will be up several risers above the sidewalk elevation to create a vertical transition.

DC1 Project Uses and Activities
Optimize the arrangement of uses and activities on site.

C. Parking and Service Uses

The preferred option locates the common open space on the street and adjacent to the single family lot while the parking area is located between the structures out of public view.

DC2 Architectural Concept
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. Massing

Appropriate scaling will be achieved with modulation, varied roof forms, and with architectural features. The facade may include balcony railings, and the facades will be modulated and include color and material changes.

DC4 Exterior Elements and Finishes
Use appropriate and high quality elements and finishes for the building and its open spaces.

C. Lighting

Decorative downlights will be used over the unit entries. Metal standoff house numbers will be located over the doors and decorative pavers will be used at the landing in front of the doors.

D. Trees, Landscape and Hardscape Materials

Hardscape at the drive aisle will also include pavers with a separate type to highlight the pedestrian walkways.

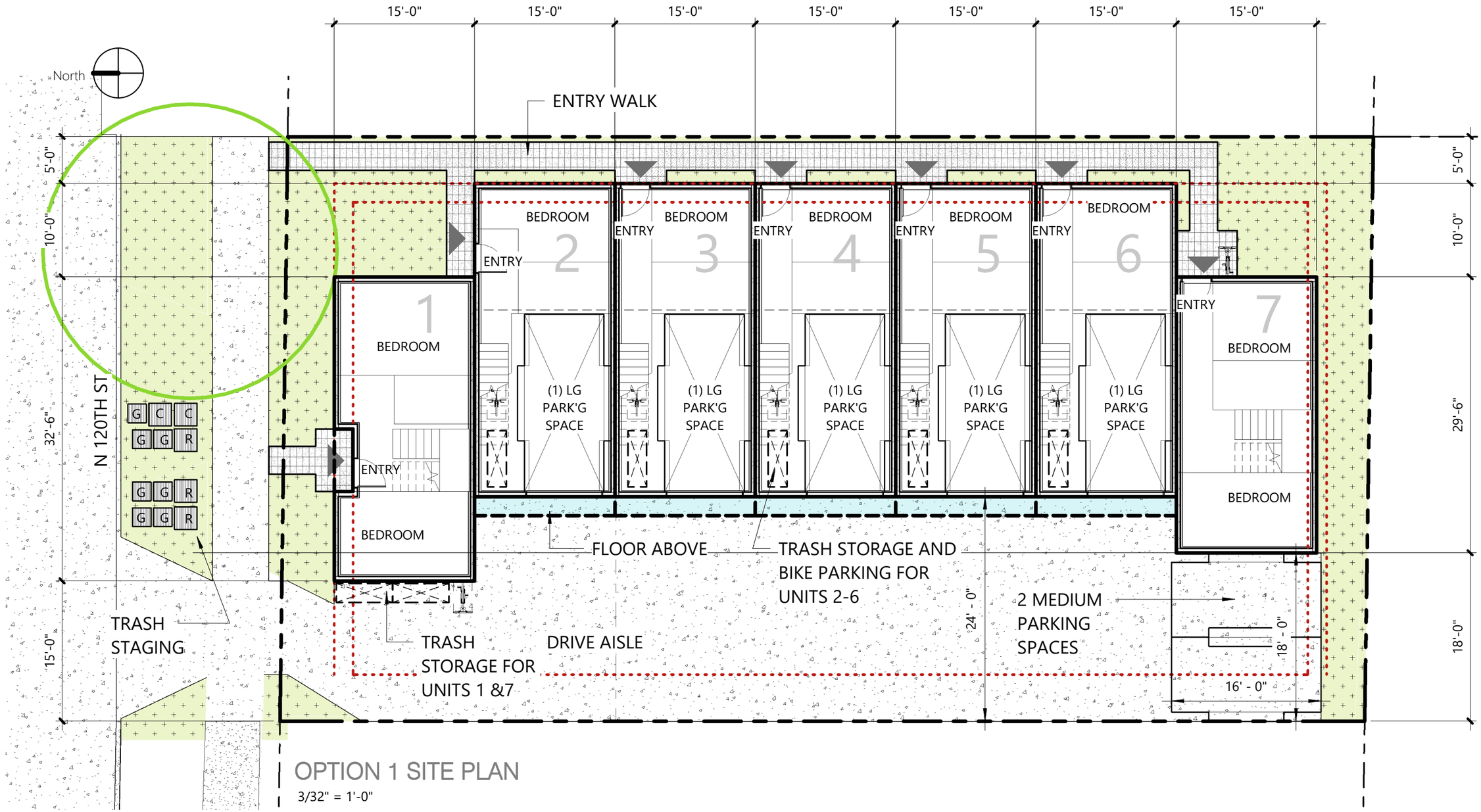
Northgate Neighborhood Design Guidelines

This is a relatively small lot in a very remote location relative to the Northgate Core Area and far from any of the designated landscape arterials and pedestrians streets. The Northgate Supplement addresses primarily specific concerns related to these urban features and to the larger super blocks around the shopping center. Consequently, the design guidelines identified are chosen from the city wide Seattle Design Guidelines which are more appropriate to this lot.

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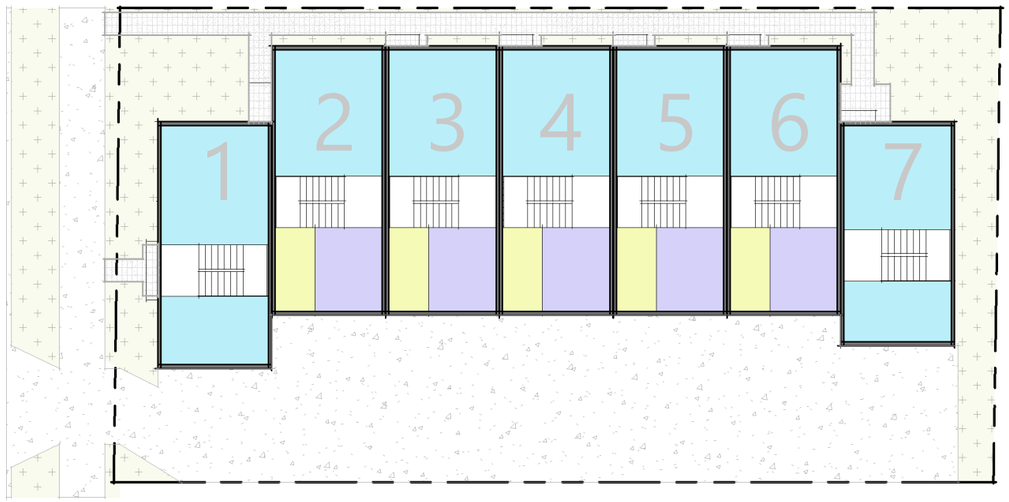
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OPTION 1 SITE PLAN

3/32" = 1'-0"

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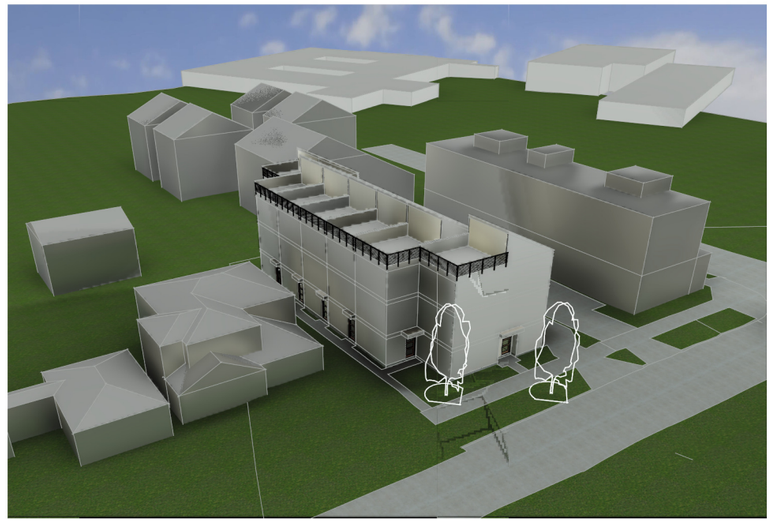


OPTION 1 LEVEL 3

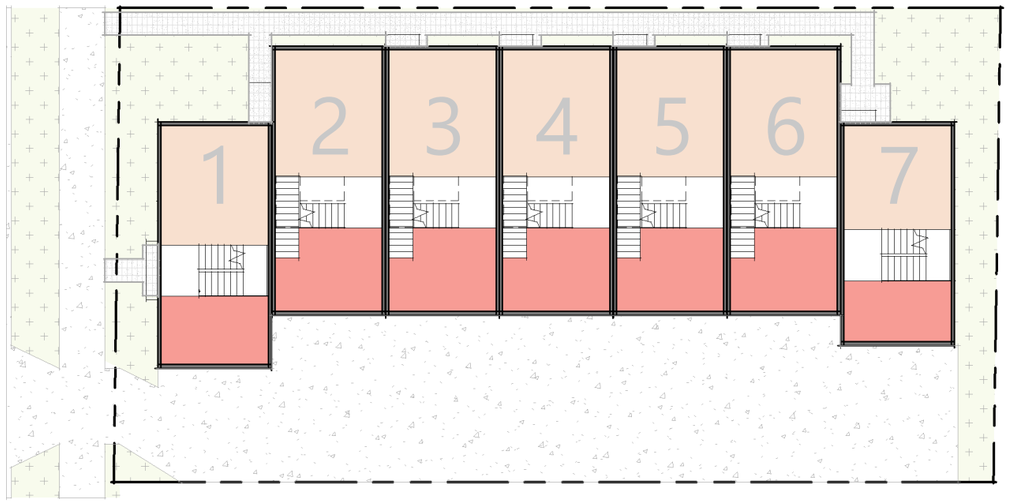
1" = 20'-0"

ROOMS

- BATH
- BEDROOM
- ENTRY
- GARAGE
- KITCHEN
- LIVING/DINING
- PRIMARY SUITE

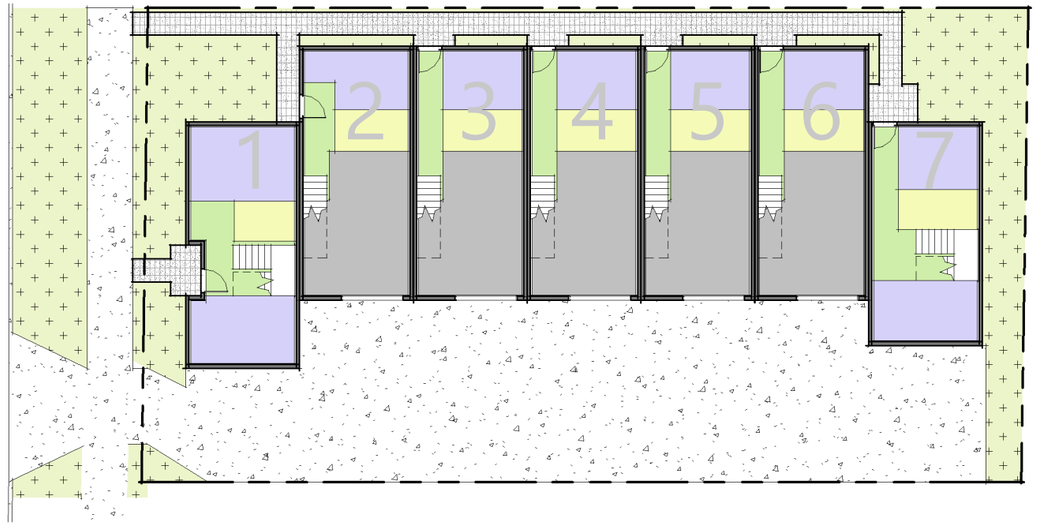


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OPTION 1 LEVEL 2

1" = 20'-0"



OPTION 1 LEVEL 1

1" = 20'-0"

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9AM

12 NOON

3PM

North

SUMMER SOLSTICE

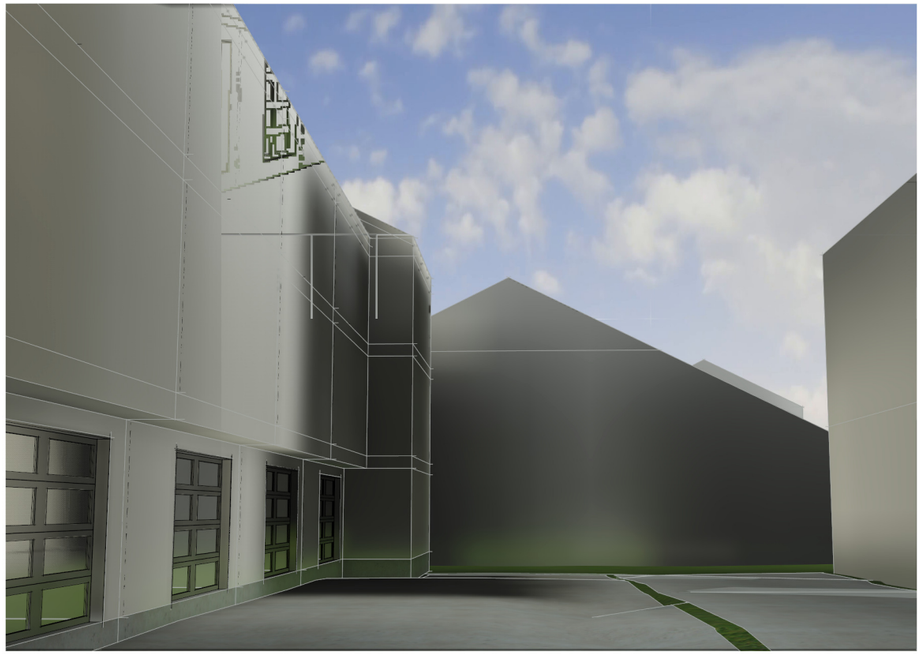
EQUINOX

WINTER SOLSTICE

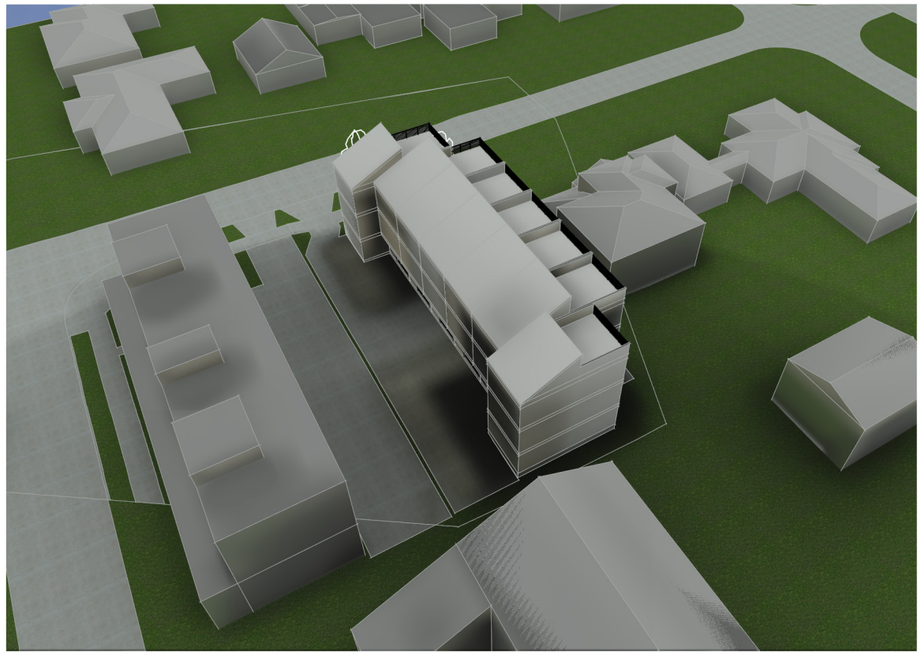
N 120TH ST



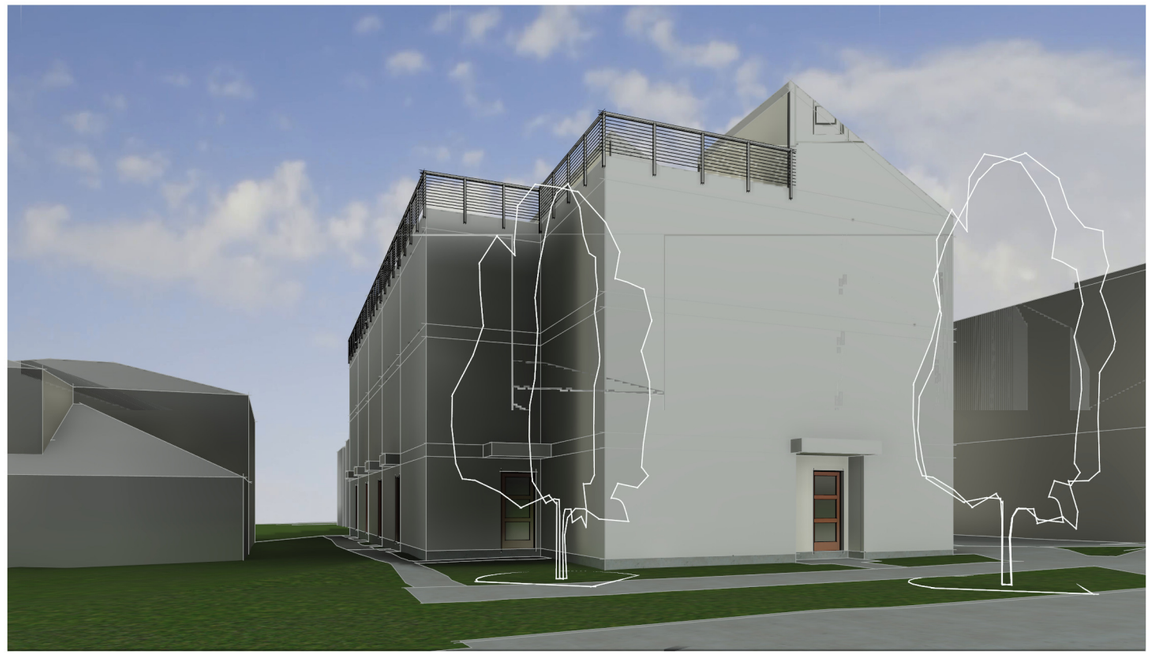
FROM NW



DRIVE AISLE



AERIAL

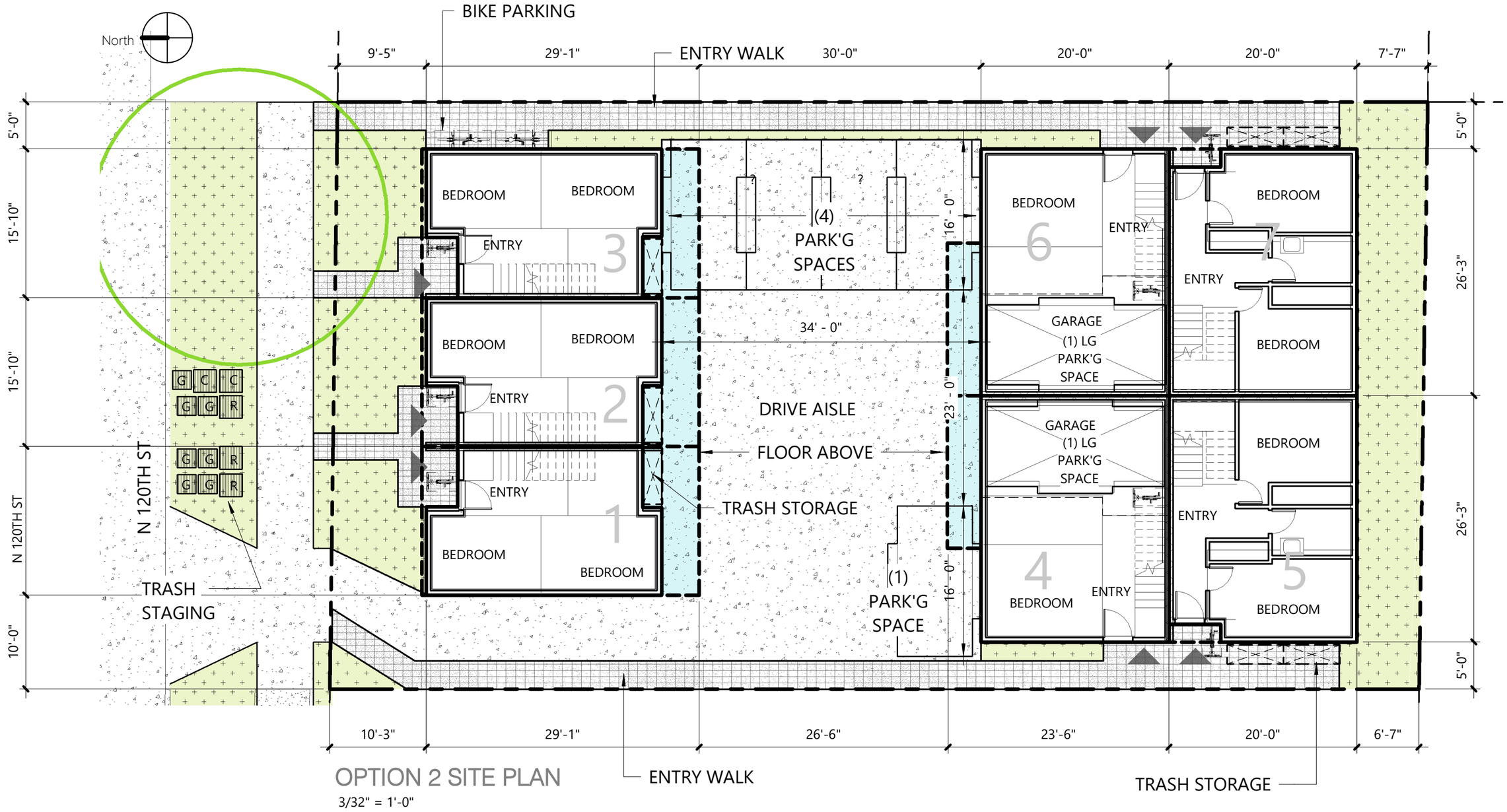


FROM STREET

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OPTION 2 SITE PLAN

3/32" = 1'-0"

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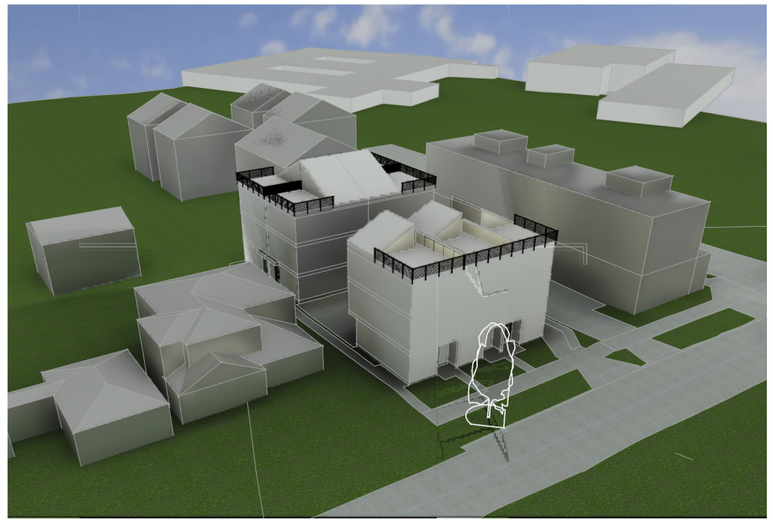


OPTION 2 LEVEL 3

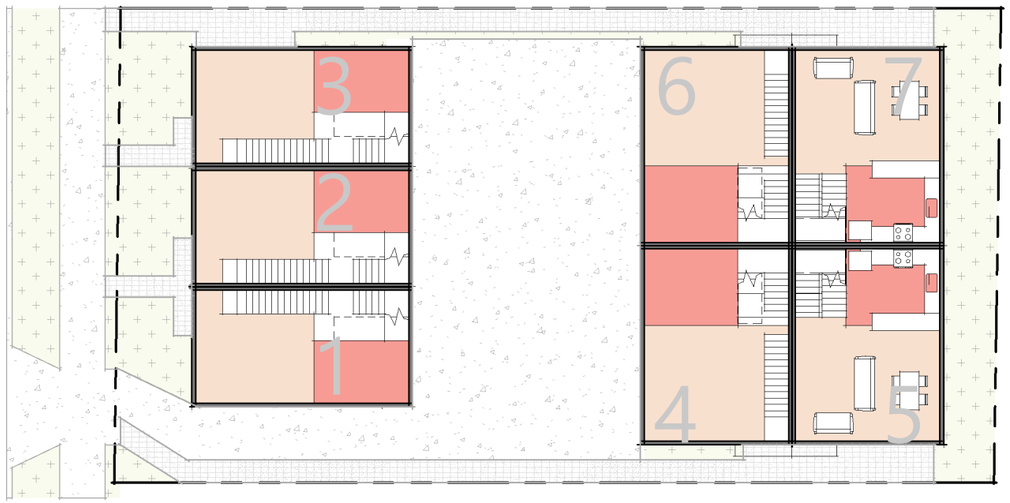
1" = 20'-0"

ROOMS

- BATH
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- ENTRY
- GARAGE
- KITCHEN
- LIVING/DINING
- PRIMARY SUITE

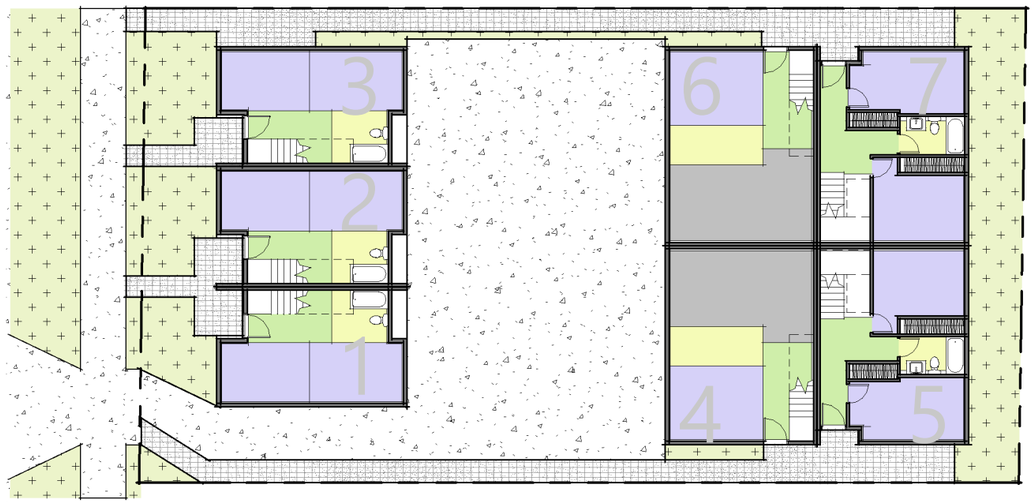


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OPTION 2 LEVEL 2

1" = 20'-0"



OPTION 2 LEVEL 1

1" = 20'-0"

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WINTER SOLSTICE

EQUINOX

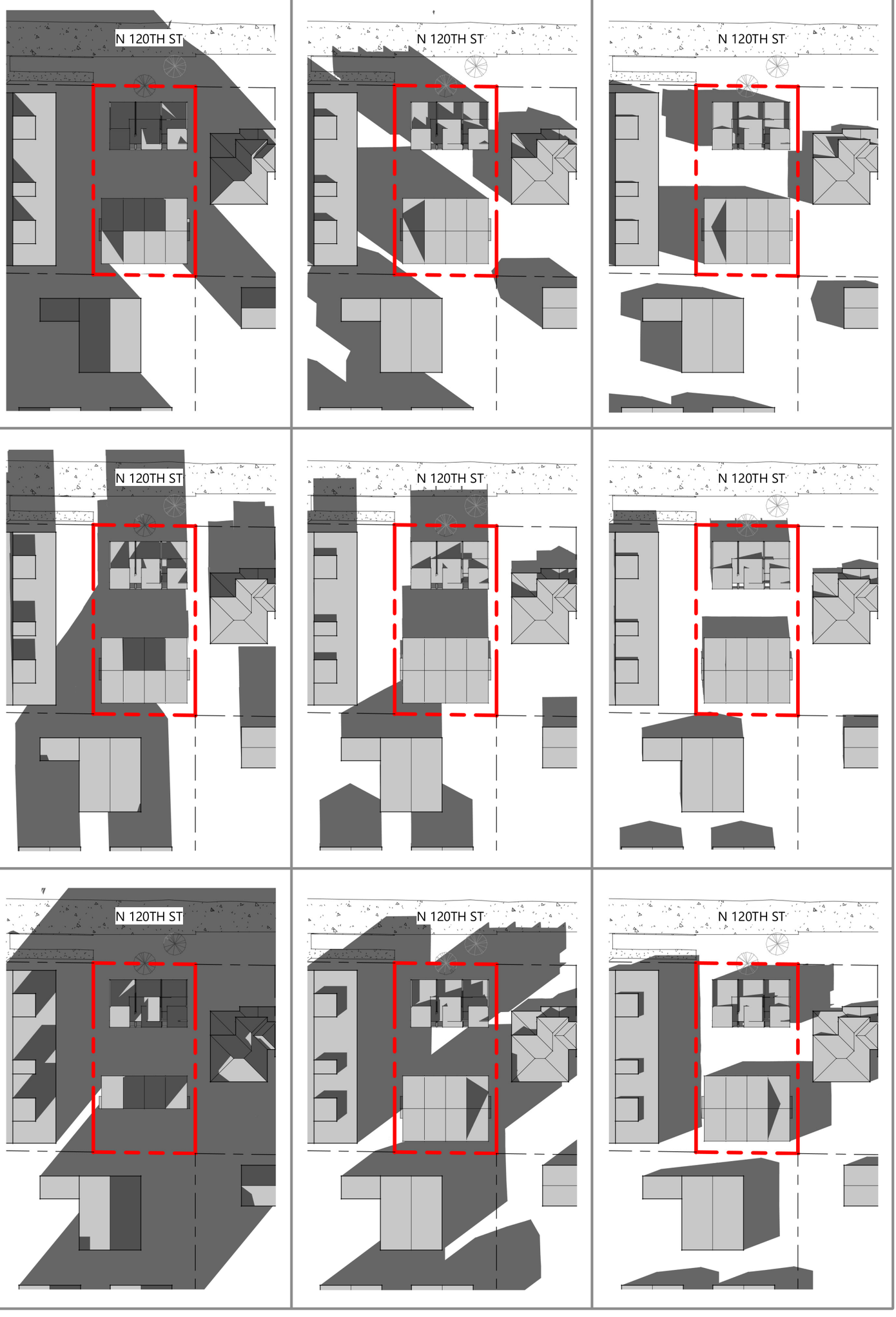
SUMMER SOLSTICE

North

9AM

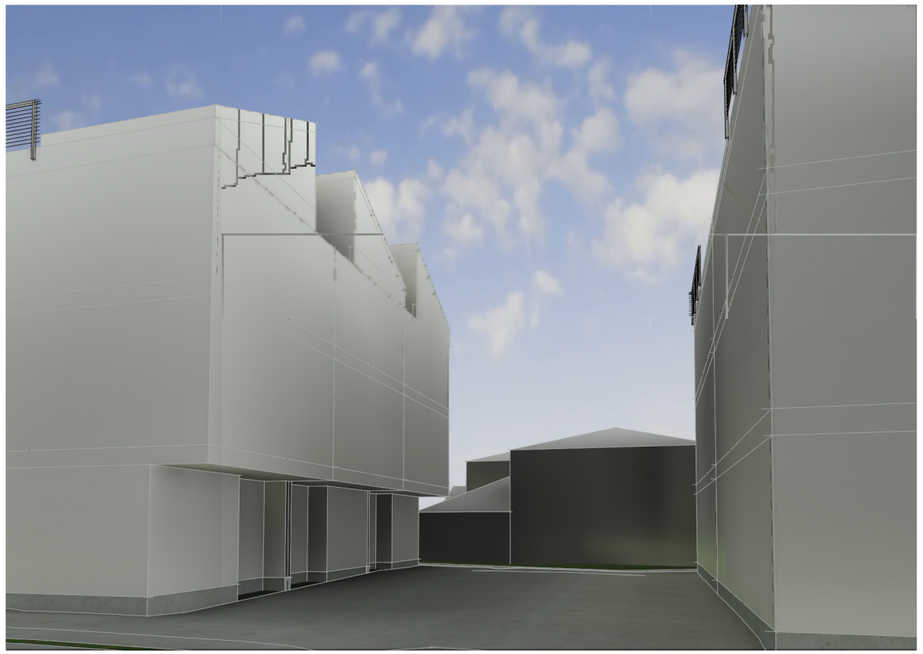
12 NOON

3PM

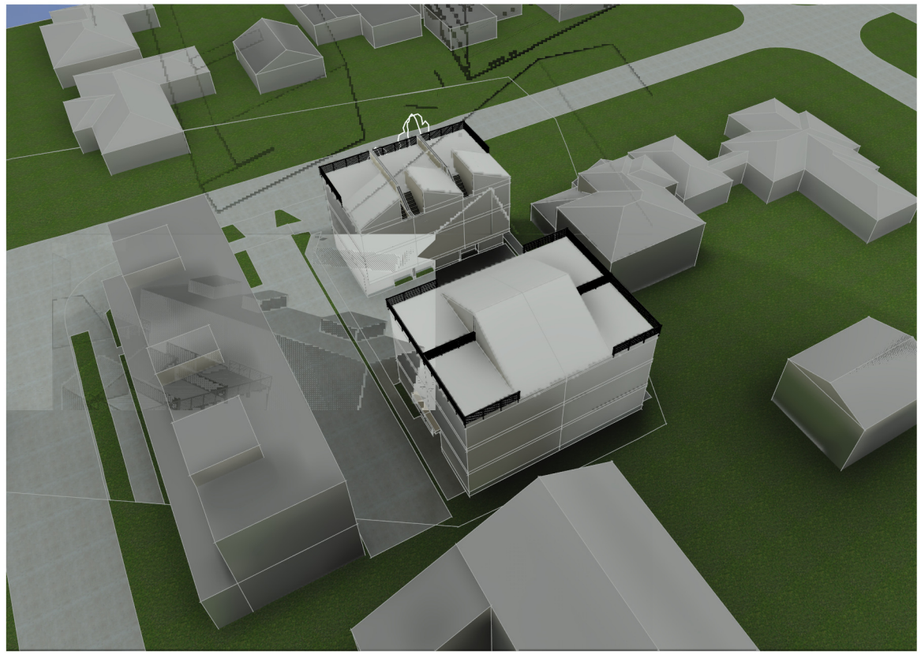




FROM NW 2



DRIVE AISLE 2



AERIAL 2

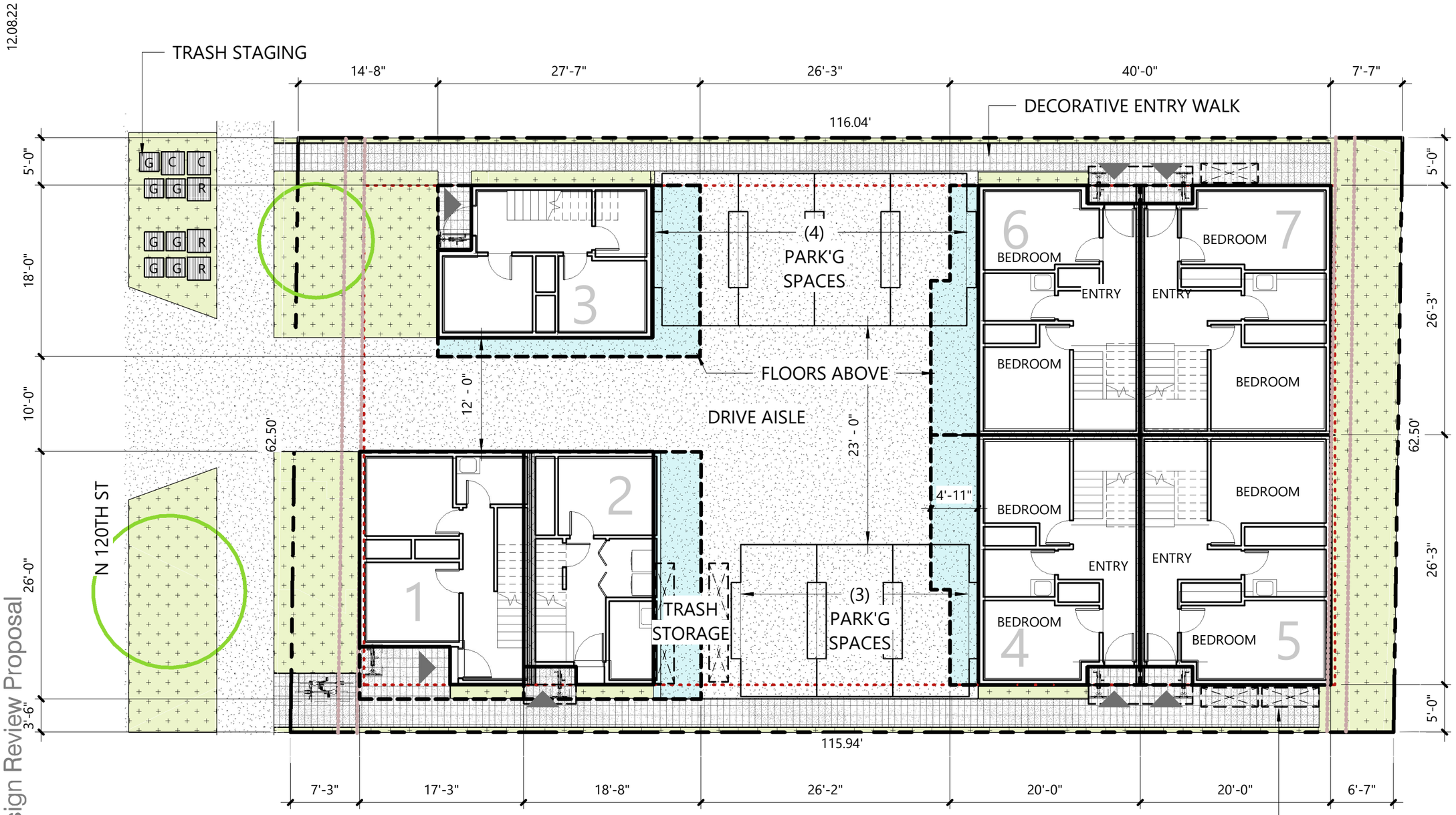


FROM STREET 2

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OPTION 3 SITE PLAN

3/32" = 1'-0"

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OPTION 3 LEVEL 3

North

ROOMS

- BATH
- BEDROOM
- ENTRY
- GARAGE
- KITCHEN
- LIVING/DINING
- PRIMARY SUITE



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OPTION 3 LEVEL 2



OPTION 3 LEVEL 1

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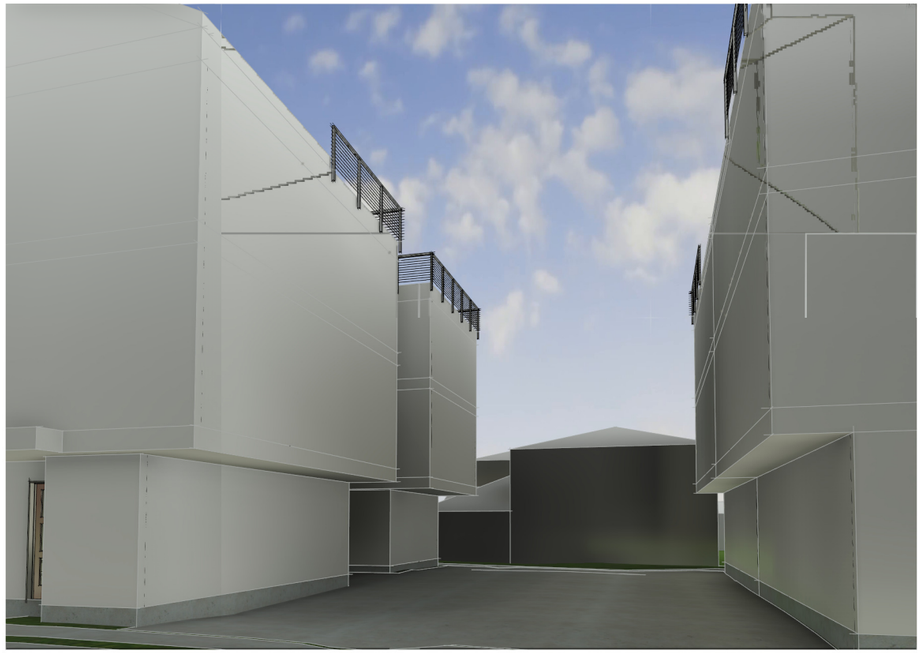
North

	9AM	12 NOON	3PM
SUMMER SOLSTICE			
EQUINOX			
WINTER SOLSTICE			

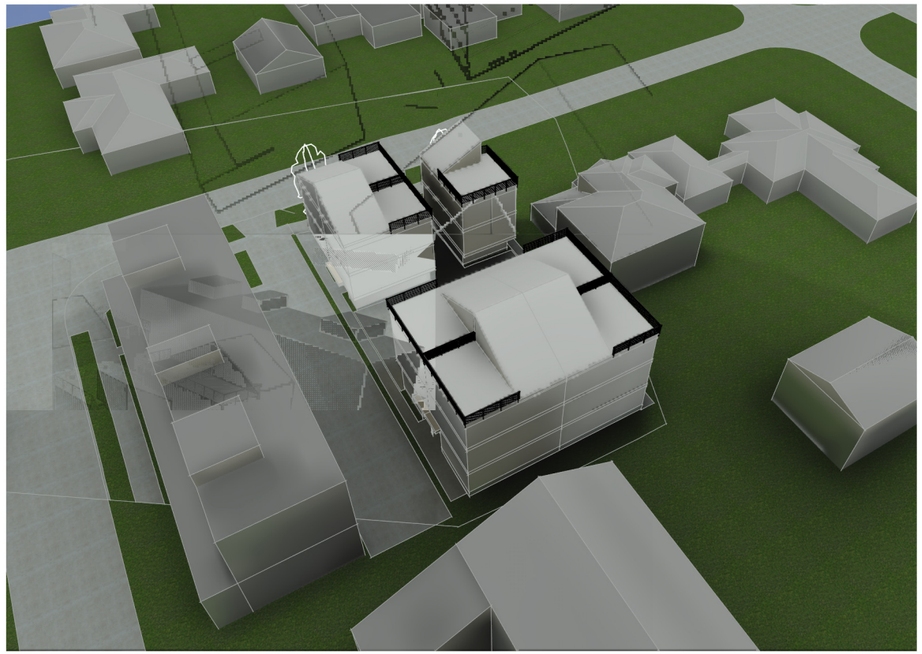
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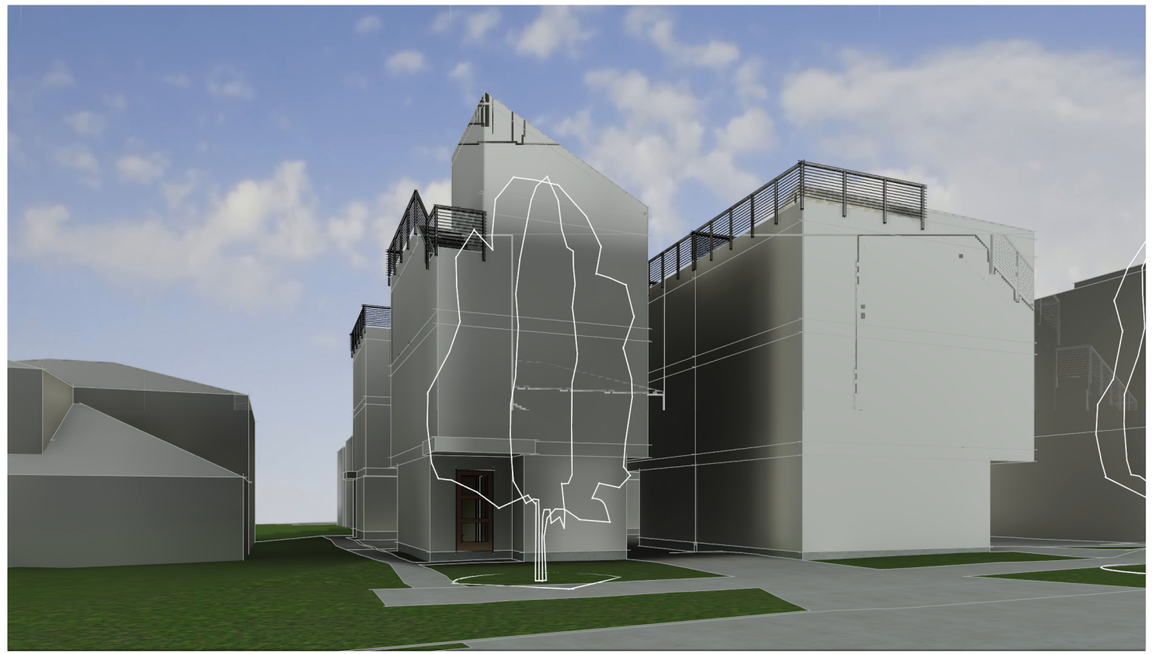
FROM NW 3



DRIVE AISLE 3



AERIAL 3

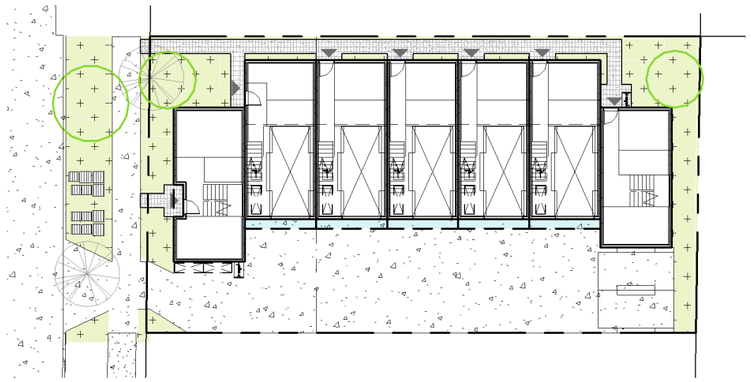


FROM STREET 3

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OPTION 1 SITE PLAN

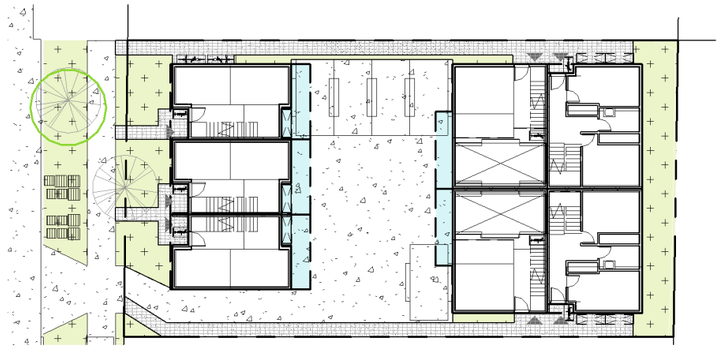
1/32" = 1'-0"

Pros

- Efficient use of the site
- Most parking and trash storage is enclosed

Cons

- Long narrow units
- Less exterior wall, less glazing
- Larger scale and more imposing on the neighbors
- Only one unit facing the street
- Very large paved area between this and the adjacent lot
- Enclosed parking reduces heated floor area



OPTION 2 SITE PLAN

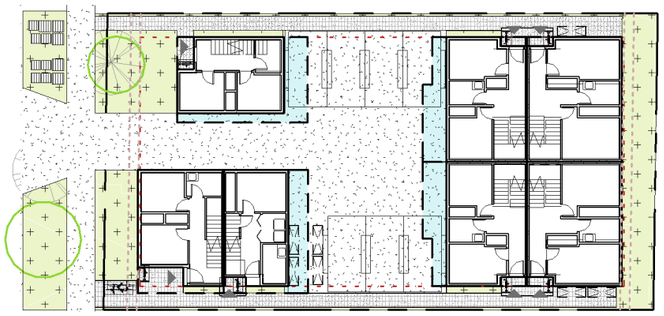
1/32" = 1'-0"

Pros

- Three units facing the street
- Less massive from the east
- Better unit plans and more glazing

Cons

- Still a relatively large presence on the street



OPTION 3 (PREFERRED) SITE PLAN

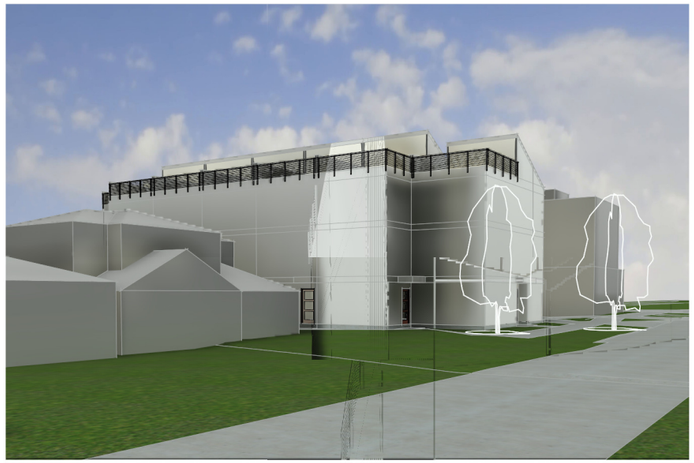
1/32" = 1'-0"

Pros

- Smaller buildings with some separation
- Less impact on adjacent neighbors
- Exterior parking allows for more heated floor area
- Driveway is mid-lot away from neighbors
- No interior units

Cons

- Two rather than three units on the street
- All parking is exterior







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