



CLARK  
BARNES

OCTOBER 18, 2021

# EARLY DESIGN GUIDANCE

9740 8th Ave NW, Seattle, WA 98117

**SDCI #3037602-EG**



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**APPLICANT TEAM**

OWNER: FR McAbee  
9737 Holman Rd NW,  
Seattle, WA 98117

ARCHITECT: CLARK | BARNES  
1401 West Garfield St.  
Seattle, WA 98119

**PROJECT DESCRIPTION**

This project proposes construction of a four-story low-rise building with approximately 65 residential units and approximately 33 structured parking stalls. The primary residential entry will be located off 8th Ave NW and the parking garage access will be located off 7th Ave NW. There are off-site critical areas located to the south of the site that will be mitigated through an abundant landscape buffer.

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DEVELOPMENT OBJECTIVES

- Establish appropriate zone transition from single family residence to LR2 zone.
- Respect scale of surrounding single family residences and embrace neighborhood context through use of repeated modulation and articulated roof lines.
- Provide a development that is sensitive to the surroundings by providing private outdoor areas at the ground floor residential units, layering the intensity of uses away from the critical areas buffer, and enhancing the buffer.

SUMMARY OF PROJECT  
OUTREACH

DESIGN RELATED

Design - Most important elements

- Parking
- Relationship to neighborhood character
- Environmentally-friendly features

Exterior - Most important elements

- Landscaping
- Lighting and safety features
- Maintain the environmentally critical area, respect and keep the Watershed clean, include ample plants and trees that blend in with the neighborhood and nearby Carkeek Park.

Height & Scale

- Concern that there are no other four-story buildings in the area.
- One respondent noted that three stories is enough.
- Be sensitive to the fact that there are 7,000 sq. ft. properties across 8th Ave NW.

NON DESIGN RELATED

Parking & Traffic.

- Ample parking is a top consideration given limited street parking.
- Stated concern that vehicular and pedestrian traffic on 8th and 100th will increase.

Tenants

- Support for residential families and encouraged residents to become part of the community.
- Concern that an apartment complex out of place in a residential neighborhood of nearly all houses.

Retail

- Development of additional amenities such as more shops and restaurants within walking distance was encouraged.

Affordability

- Affordable housing that supports the community was encouraged.

Unhoused

- One respondent inquired how the project team can and will support area unhoused residents wellbeing and not simply displace them.

MISCELLANEOUS

Outreach.

- Thanks expressed for creating the project website.
- One respondent noted that developers should remain in close communication with neighbors throughout the building process, and stated that the building and its residents will be shunned unless the existing neighbors and neighborhood are respected through construction and completion.

## Opportunity to Provide Online Input on the 9740 8th Ave NW Project

ABOUT THE PROJECT

This project proposes construction of a four-story low-rise building with approximately 65 residential units and approximately 33 structured parking stalls. The primary residential entry will be located off 8th Ave NW and the parking garage access will be located off 7th Ave NW. There are off-site critical areas located to the south of the site that will be mitigated through an abundant landscape buffer.

**What:** Let us know what you think! Visit our website at [www.97408thAveNWProject.com](http://www.97408thAveNWProject.com) to learn more about this new project, including the team's proposed vision and approach.

**Survey:** Take our online survey to share your thoughts about the project site and components. (Survey located on the project website.)

**Comments:** Provide additional comments via our comment form or by email at [97408thAveNW@earlyDRoutreach.com](mailto:97408thAveNW@earlyDRoutreach.com).



ADDITIONAL PROJECT DETAILS

**Project Address:**  
9740 8th Ave NW, Seattle WA 98117  
**Contact:** Natalie Quick  
**Applicant:** CLARK | BARNES

**Additional Project Information on Seattle  
Services Portal via the Project Number:**  
3037602-EG

**Project Email:**  
[97408thAveNW@earlyDRoutreach.com](mailto:97408thAveNW@earlyDRoutreach.com)  
Note that emails are generally returned within  
2-3 business days, and are subject to City of  
Seattle public disclosure laws.

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.

EXISTING SITE SURVEY

ADDRESS: 9740 8TH AVE NW SEATTLE, WA 98117

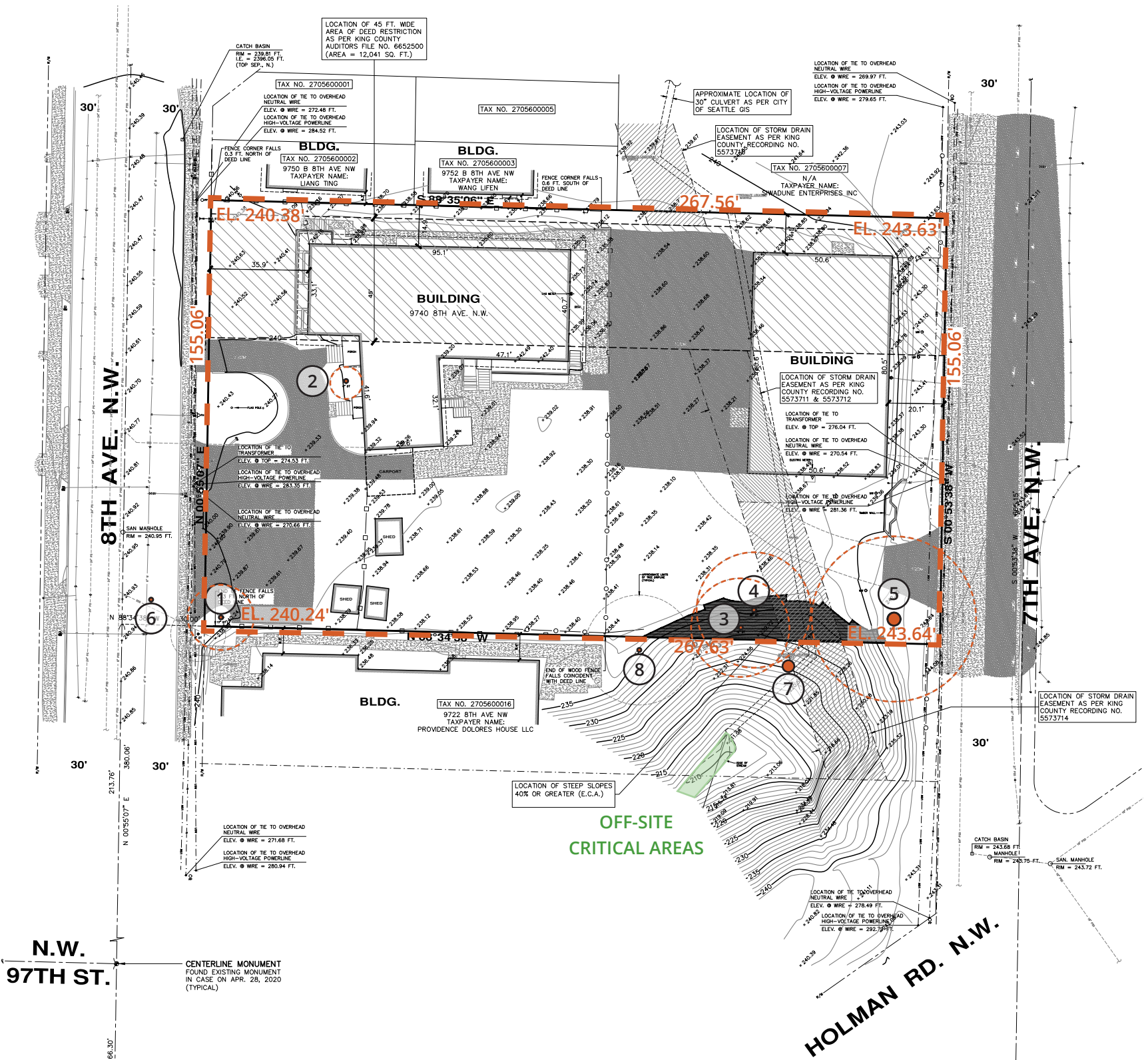
OWNER: FR MCABEE, INC.

LEGAL DESCRIPTION: THE SOUTH 5 FEET OF LOT 1; ALL OF LOT 2; AND THE NORTH HALF OF LOT 3, GARLAND DELL, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 23 OF PLATS ON PAGE 25, IN KING COUNTY, WA.

PARCEL #2705600010

LOT AREA: 41,559 SF

TREE LEGEND			
	SPECIES	DIAMETER	EXCEPTIONAL
1	NORWAY SPRUCE	20.2"	NO (30.0 DSH THRESHOLD)
2	JAPANESE MAPLE	6.5"	NO (12.0 DSH THRESHOLD)
3	CHERRY PLUM	8.3"	NO (21.0 DSH THRESHOLD)
4	RED ALDER	27.5"	NO (NOT EXCEPTION UNLESS IN GROVE)
5	BLACK COTTONWOOD	27.5"	NO (NOT EXCEPTION UNLESS IN GROVE)
6	FLOWERING CHERRY	9.0"	NO (23.0 DSH THRESHOLD)
7	RED ALDER	20.0"	NO (NOT EXCEPTION UNLESS IN GROVE)
8	TREE IS DEAD		



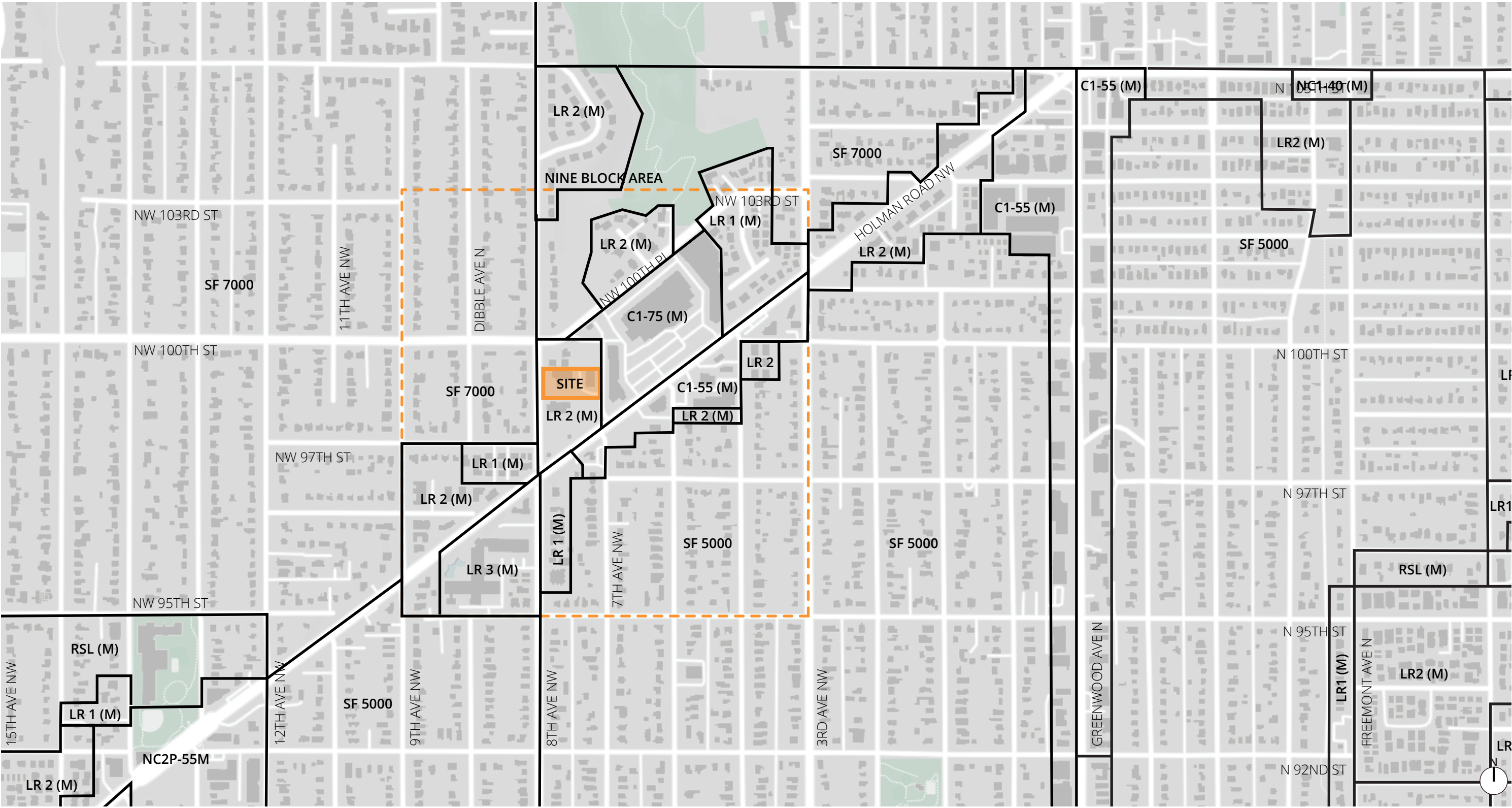


# URBAN DESIGN ANALYSIS (5.1) - AERIAL SITE MAP



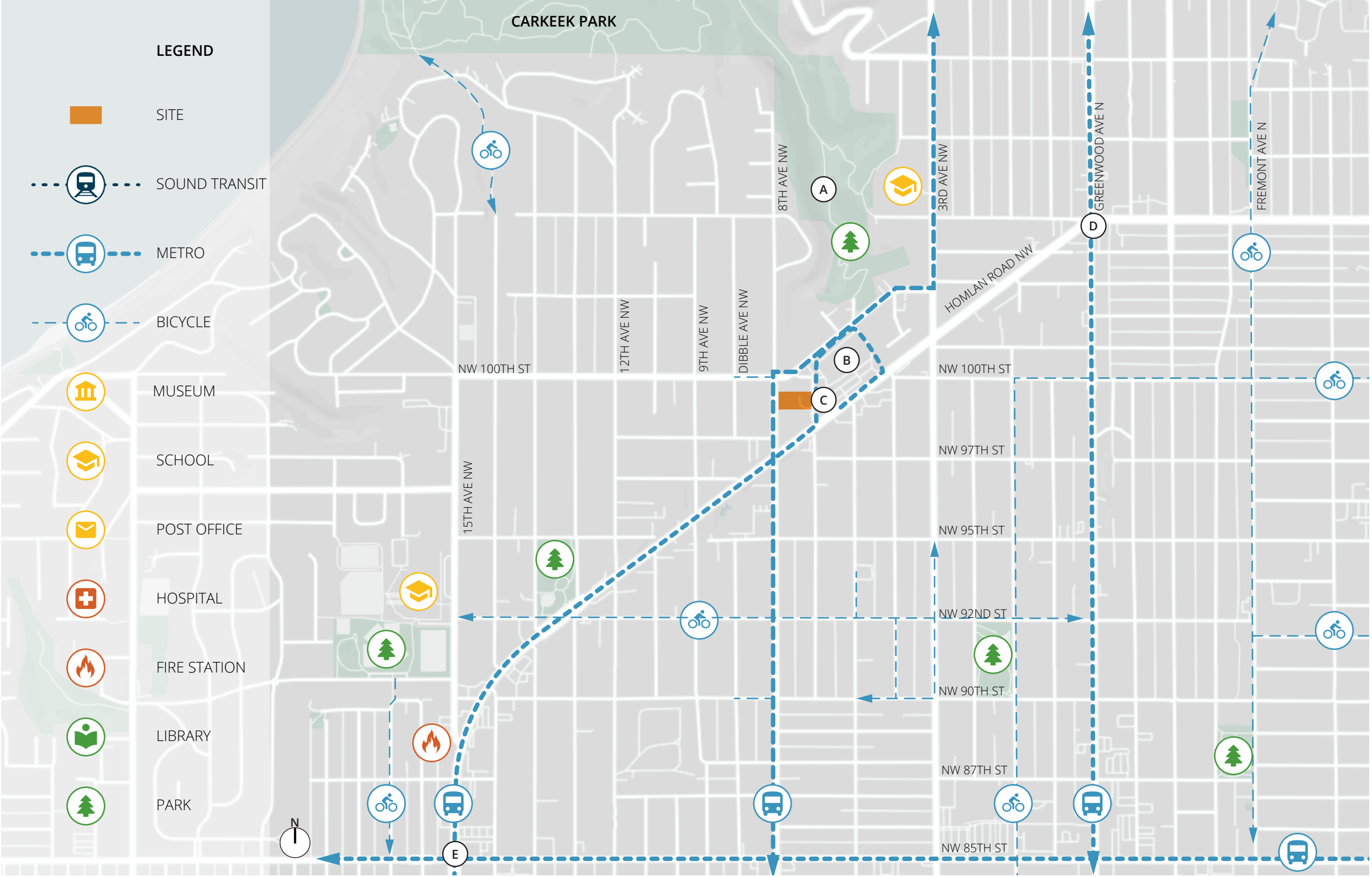


# URBAN DESIGN ANALYSIS (5.1) - ZONING MAP





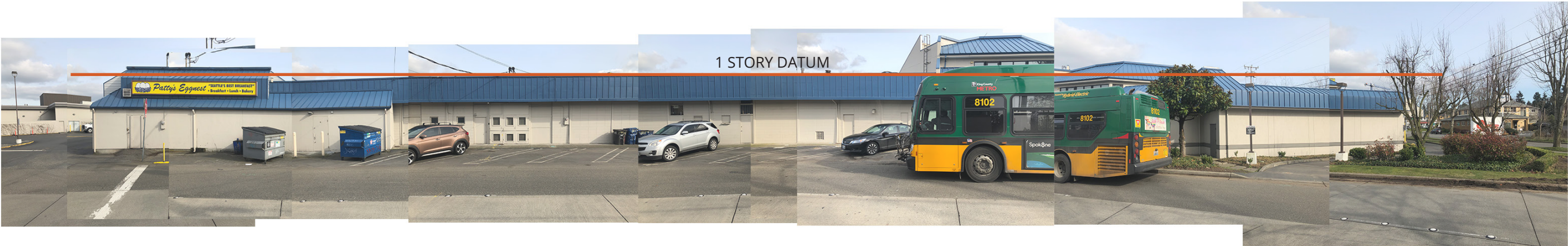
# URBAN DESIGN ANALYSIS (5.2) - VICINITY MAP





# URBAN DESIGN ANALYSIS (5.4) - STREETSCAPE

75' HEIGHT LIMIT (C1-75)



NW 100TH ST

COMMERCIAL STOREFRONT - REAR ENTRY

METRO BUS REST STOP

HOLMAN ROAD NW

7TH AVENUE NW - EAST STREETSCAPE

45' HEIGHT LIMIT (LR2)



HOLMAN ROAD NW

PIPERS CREEK

SITE

UNDEVELOPED PARCEL

NW 100TH ST

7TH AVENUE NW - WEST STREETSCAPE

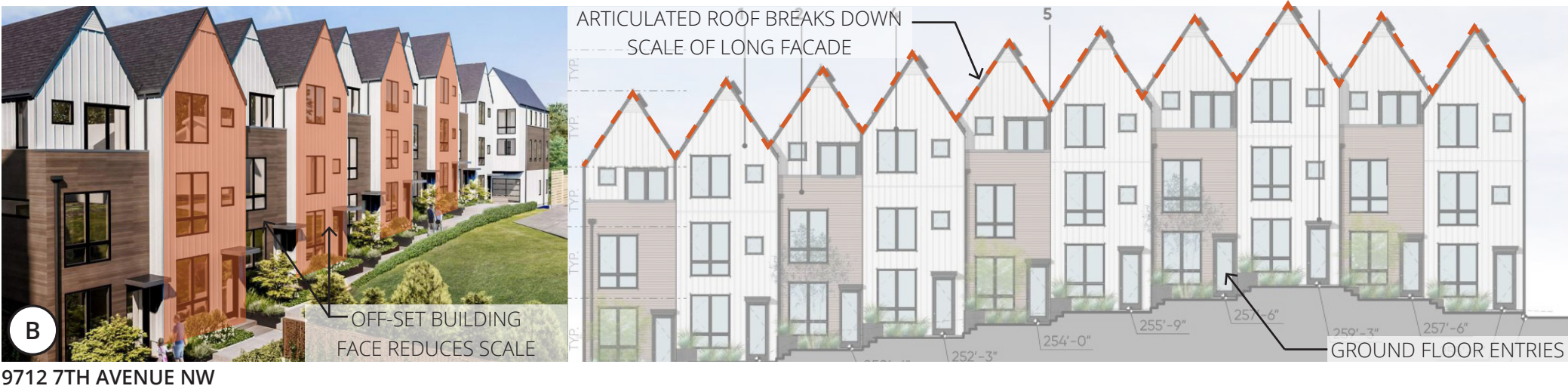
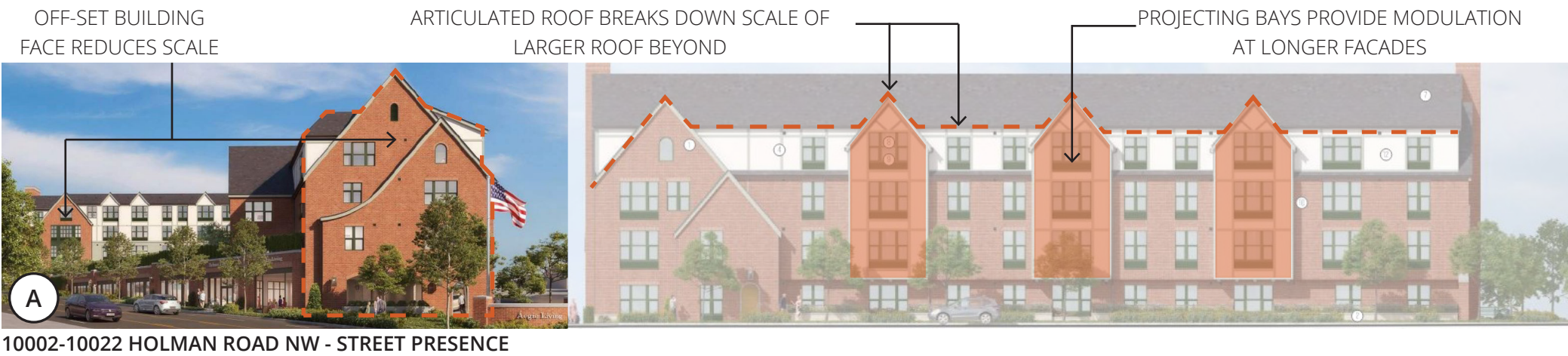


# URBAN DESIGN ANALYSIS (5.4) - STREETSCAPE





# URBAN DESIGN ANALYSIS (5.5) - CONTEXT ANALYSIS

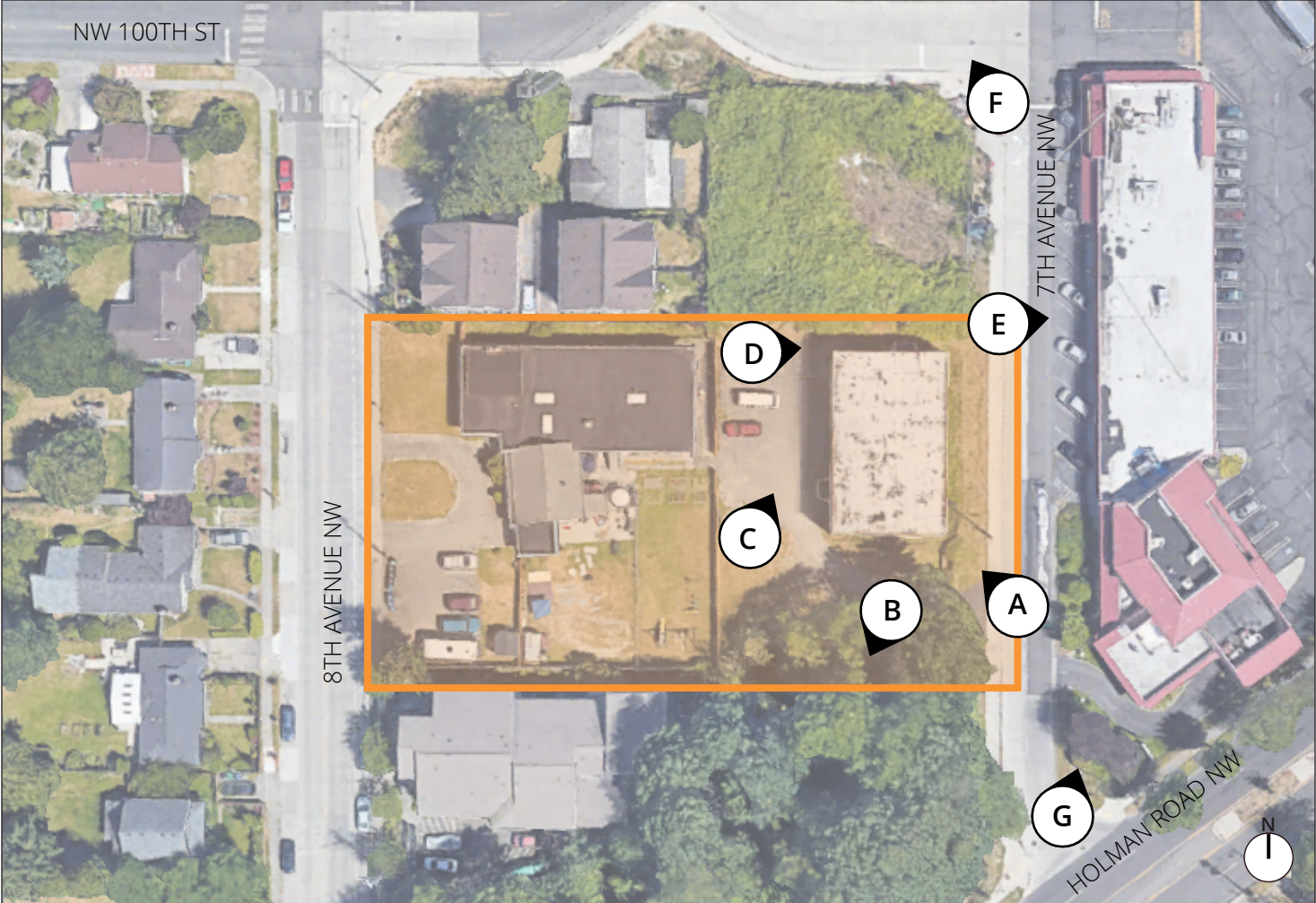


**DRB GUIDELINES CS3.A.4 EVOLVING NEIGHBORHOODS**  
In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

**DESIGN CUES**  
Perceived reduction to the scale of neighboring structures is achieved through regular massing modulation and/or bays and emphasized with sloped roof forms.



URBAN DESIGN ANALYSIS (5.7) - EAST SITE PHOTOS



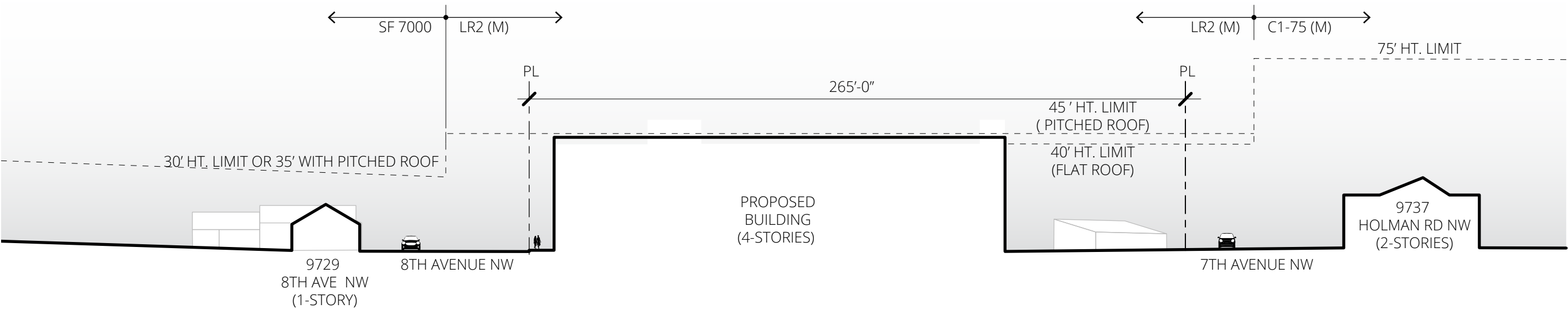


URBAN DESIGN ANALYSIS (5.7) - WEST SITE PHOTOS

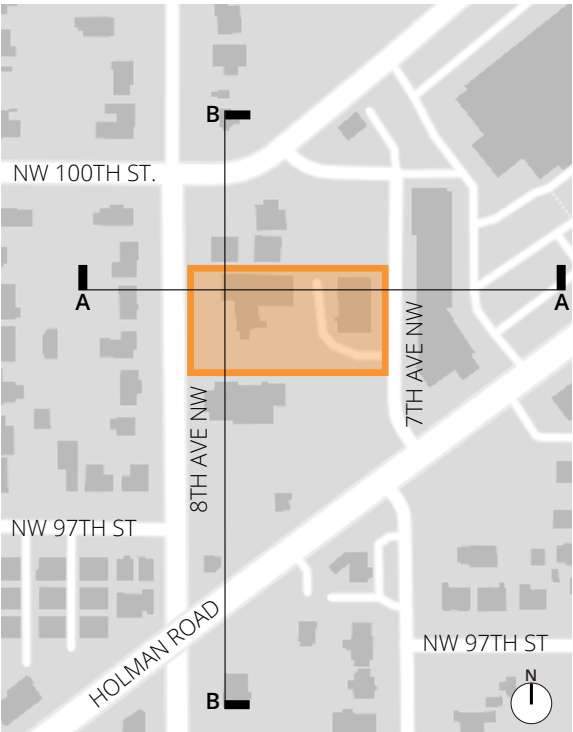
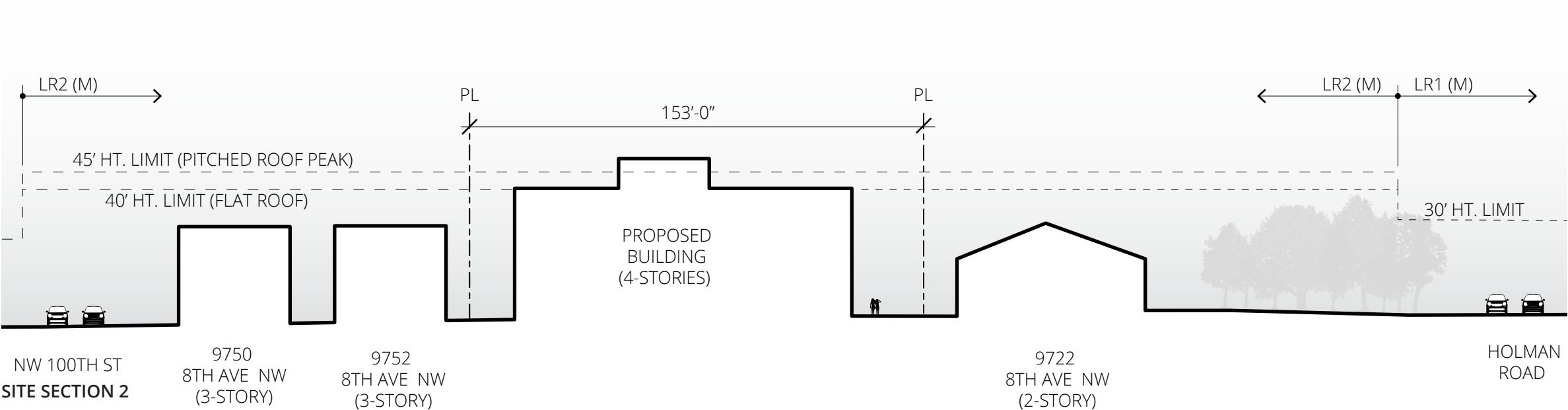




# URBAN DESIGN ANALYSIS - SITE SECTIONS



SITE SECTION 1





ADDRESS	9740 8th Ave NW, Seattle 98117		
ZONE	LR2(M) (Low-rise Residential 2) Frequent Transit ECA: 40% Steep Slope, Riparian Corridor, Salmon Watershed		
PERMITTED USES	Residential		
FLOOR AREA RATIO	1.4 x 41,559 SF (lot area) = 58,183 SF 1.6 x 41,559 SF (lot area) = 66,494 SF	STRUCTURE WIDTH & FACADE LENGTH (23.45.527)	90' maximum structure width. The maximum combined length of all portions of facade within 15' of a lot line that is neither rear, street or alley shall not exceed 65% of the length of the lot. Option A requires a departure for the 90' maximum structure width. Option B & C complies with structure width and facade length requirements.
23.45.510	FAR 1.6 for apartments that provide one or more outdoor amenity meeting the requirements of 23.45.522. The total amount of outdoor amenity area is equal to at least 35% of the lot area (14,545 SF) Proposal complies with 1.6 FAR.	PARKING (23.54.020)	1 stall per unit A 50% parking reduction allowed when the property is located within a frequent transit service area. Proposals comply with parking requirements.
STRUCTURE HEIGHT (23.45.514)	Base height limit = 40 feet Additional 5'-0" of height allowed for pitched roofs with a minimum slope of 3:12. Portions of curved roof forms, such as domed roofs, may have a lesser slope than 3:12, if the Director determines that the massing of the roof form is comparable to a pitched roof form such as a gable that would have a minimum slope of 3:12. Proposals comply with 45' height limit.	POWERLINE SETBACK (SCL)	14' building setback required by SCL from powerlines along 7th Avenue NW & 8th Avenue NW. Proposals comply with powerline setback requirements.
SETBACKS (23.45.518)	8th Avenue NW = 5' Minimum 7th Avenue NW = 8' Minimum Sides = 5' Minimum; 7' Average Proposal complies with setback requirements.	RIPARIAN MANAGEMENT AREA	100' setback for management area from Riparian Corridor required. The outer 50' to 100' of the buffer can contain up to 35% impervious surface. Proposals comply with riparian management area requirements.
AMENITY AREA (23.45.522)	25% of the lot area required for amenity. .25 x 41,559 SF (lot area) = 10,390 SF Proposals comply with amenity area requirements.	WETLAND BUFFER	Off-site Wetland A Category II requires a 110' buffer. The total on-site area established by the 110' wetland buffer may be reallocated on-site, but the total area must remain equal. The buffer dimension can be reduced to 86'-6" minimum dimension (75% of 110'). Proposals comply with riparian wetland buffer area requirements.
GREEN FACTOR (23.45.524)	0.6 or greater. Proposals comply with green factor requirements.		



# DESIGN GUIDELINES (7.0)

CONNECTION TO THE STREET  
(CS2.B.2)

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities, character and function of the street-scape.

All schemes respond to the urban, public edge along 8th Avenue NW with the primary residential entry. 7th Avenue NW is a utilitarian edge with parking garage access and solid waste pickup.

MID-BLOCK SITES  
(CS2.C.2)

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building.

There are 3-story townhouses facing 8th Avenue NW to the north and a 3-story apartment building to the south. Option A prioritizes a smaller footprint oriented to 8th Avenue, but focuses the mass towards the single family zone transition. Option B & C take design cues from the adjacent structures with sloping roof forms.

ZONE TRANSITION  
CS3-A

Provide an appropriate transition to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

EVOLVING NEIGHBORHOODS  
CS3-A

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

The site is located between Single Family to the west and Neighborhood Commercial to the east. The LR2 zone acts as a zone transition with townhouses and smaller multi-family developments. The preferred scheme merges the finer grain from Single Family and townhouse architecture with multi-family architecture.

REDUCE PERCEIVED MASS  
(DC2.A.2)

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries

The massing for the preferred scheme provides zone transition by providing a gable roof at the 3-story structure with dormers that create lofts at the 3rd floor units. The dormers provide a finer grain modulation and respond to the context.



DORMERS REDUCE PERCEIVED MASS (DC2.A.2)



SF TO LR2 ZONE TRANSTITION (CS3-A)



# DESIGN GUIDELINES (7.0)

RESPECT FOR ADJACENT  
SITES (CS2.C.2)

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

The preferred scheme has the least building mass and greatest setback along the north property line. The mitigated buffer provides separation from the south property.

ENTRIES  
(PL3.A.1.C)

Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

The preferred scheme responds to the urban edge along 8th Avenue NW by providing the primary residential entry, lobby and amenities at the SW with direct access to outdoor amenity to the south.

GROUND FLOOR  
RESIDENTIAL (PL3.B.2)

Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk.

Ground floor residential units have outdoor patios, fences and landscaping provide privacy screening.

OFF-SITE FEATURES  
(CS1.D.2)

Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

There is an off-site wetland on the adjacent property to the south. A mitigated buffer will be provided along the southern property. Improvements will include removing invasive species & impervious surfaces, planting native species, and incorporating natural pathways.



ENTRIES (PL3.A.1.C)



GROUND FLOOR RESIDENTIAL (PL3.B.2)

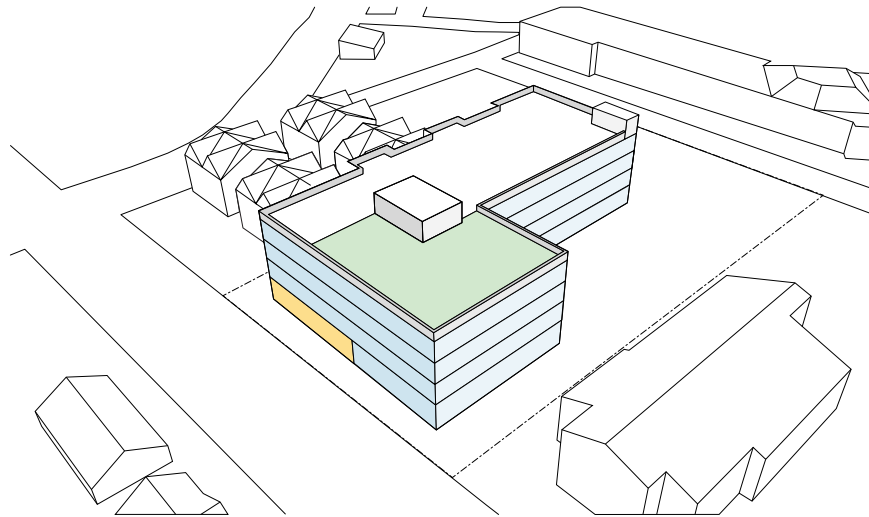
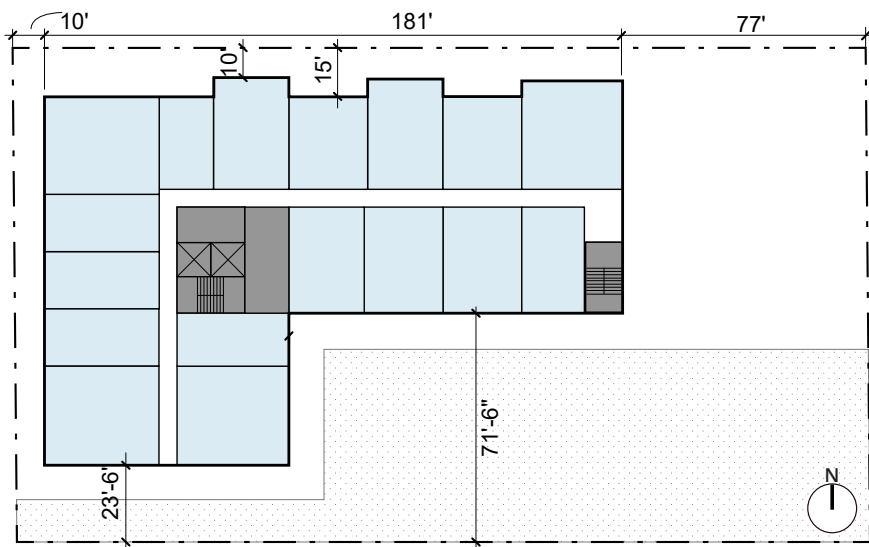


OFFSITE FEATURES (CS1.D.2)  
GROUND FLOOR RESIDENTIAL (PL3.B.2)



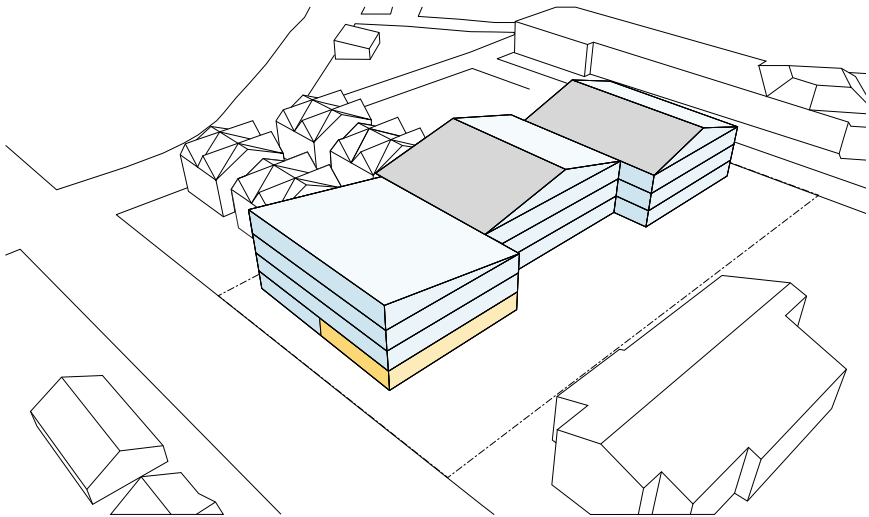
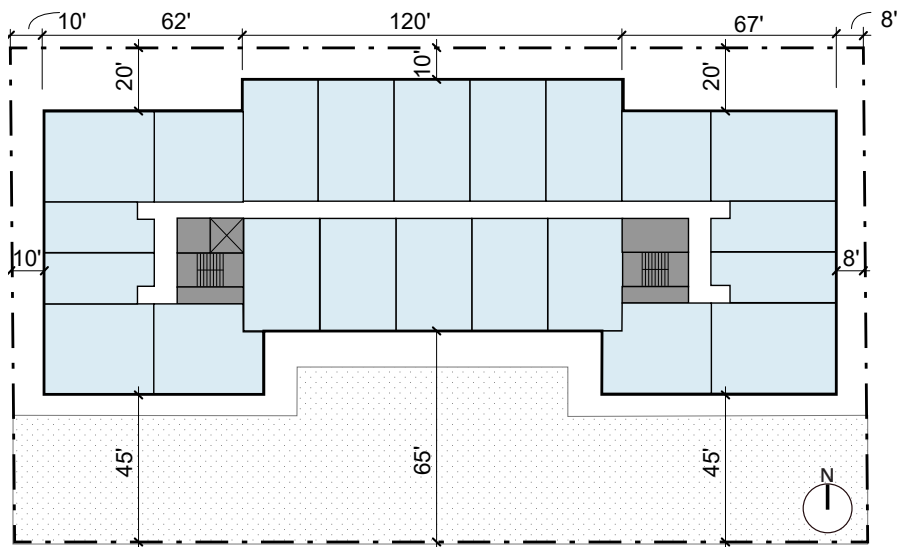
# ARCHITECTURAL MASSING CONCEPTS (8.0)

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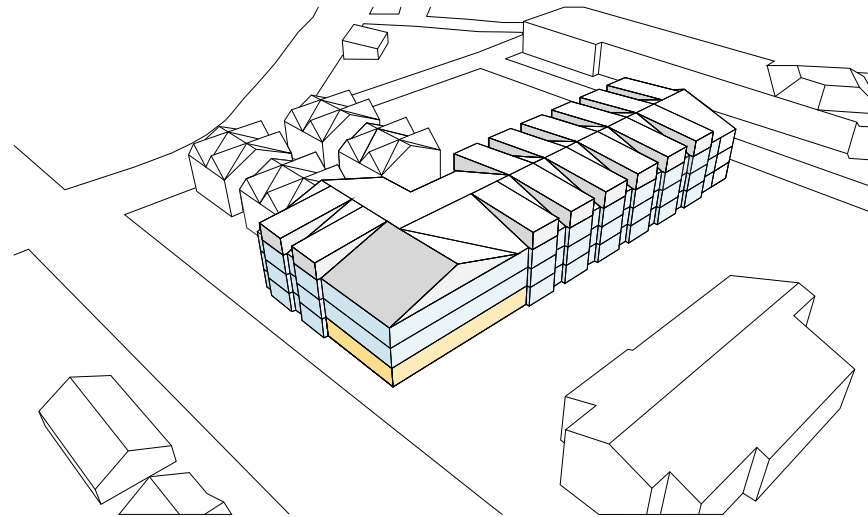
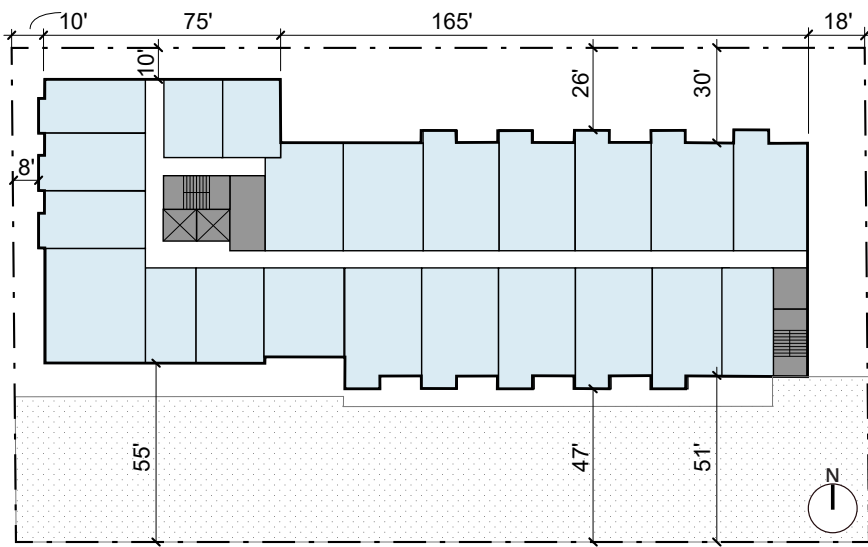
**OPTION A**  
GROSS BUILDING AREA: 75,807 SF  
CHARGEABLE FAR: 65,968 SF  
UNITS: 65 UNITS  
PARKING STALLS: 34 STALLS  
DEPARTURES: SMC 23.45.527

**URBAN DESIGN ANALYSIS CUES**  
Massing consolidated along northwest portion of site to provide maximum separation from critical areas at southeast portion of site.



**OPTION B**  
GROSS BUILDING AREA: 80,561 SF  
CHARGEABLE FAR: 64,923 SF  
UNITS: 63 UNITS  
PARKING STALLS: 36 STALLS  
DEPARTURES: None

**URBAN DESIGN ANALYSIS CUES**  
Gable roof design provides residential scale in LR zone. North and south facades have significant modulation to reduce scale. Roofline articulated to reinforce the modulation.



**OPTION C (PREFERRED)**  
GROSS BUILDING AREA: 81,072 SF  
CHARGEABLE FAR: 66,087 SF  
UNITS: 63 UNITS  
PARKING STALLS: 37 STALLS  
DEPARTURES: None

**URBAN DESIGN ANALYSIS CUES**  
Significant setbacks along the majority of the north property line and the south property line. Bay windows and articulated roofline reduce scale and provide modulation in similar scale to townhouse and single family structures.



# OPTION A: MASSING

- BUILDING AREA:**

GROSS - 75,807 SF  
FAR - 65,968 SF
- UNITS:**

65 UNITS
- PARKING STALLS:**

34
- DEPARTURES:**

Length of building along 8th Ave NW  
(SMC 23.45.527)
- PROS:**

1

CS2.B.2

The strong building edge along 8th Avenue NW contributes to an active street-scape and invites social interaction at the ground floor.

2

DC1.B.1

The parking garage access and building services are located off 7th Avenue NW.

3

PL1.C.3

The rooftop amenity space provides year round activity through moderate weather protection / shade, ample movable seating and tables for outdoor dining.
- CONS:**

4

(CS1-D-2)

The proposed building sited outside existing ECA buffer. The mitigated buffer located at the southeast portion of the site.

5

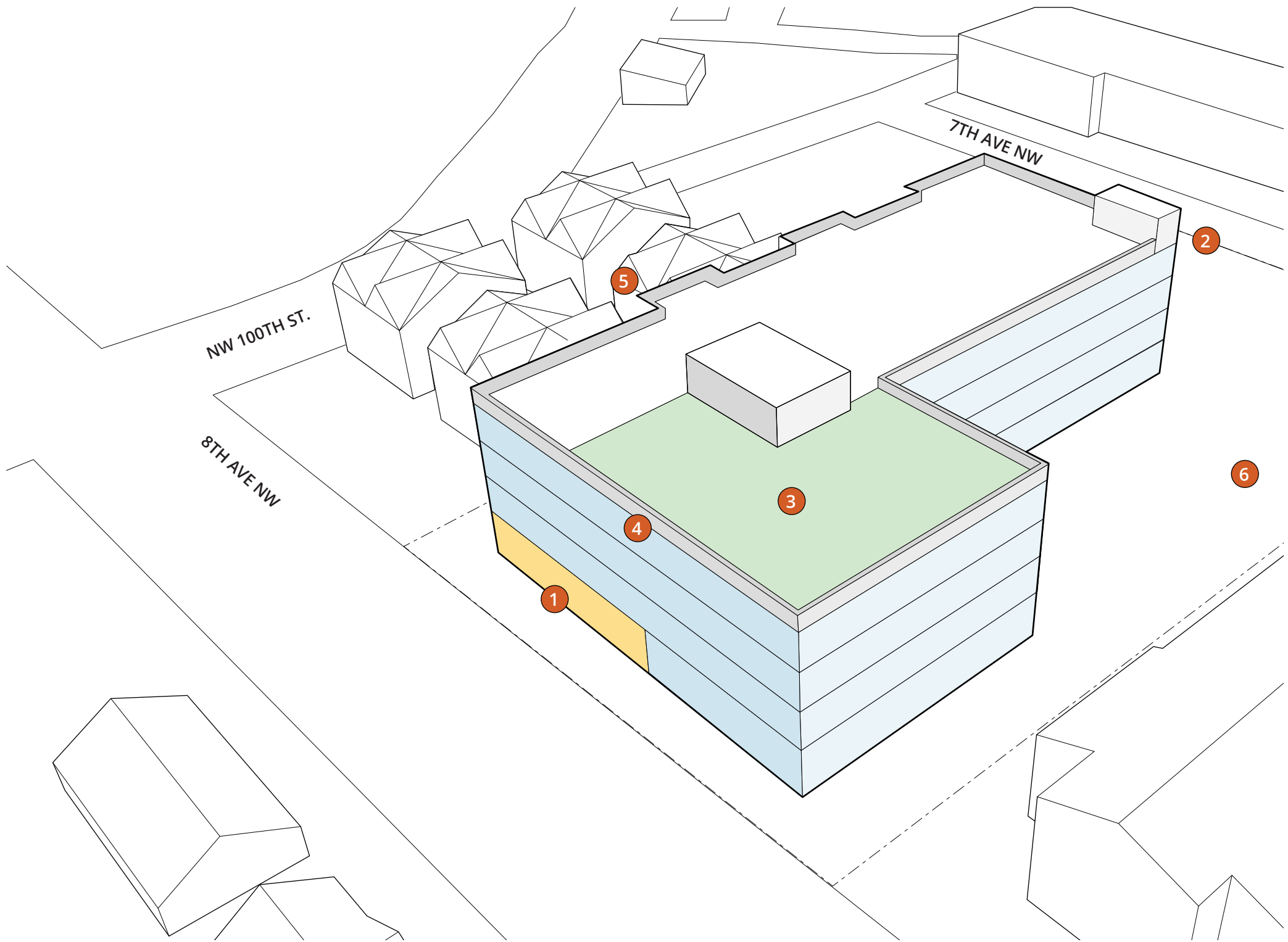
CS3-A

Option A has the most height and mass along 8th Avenue NW directly across the street from Single Family Zone.

6

CS2.C.2

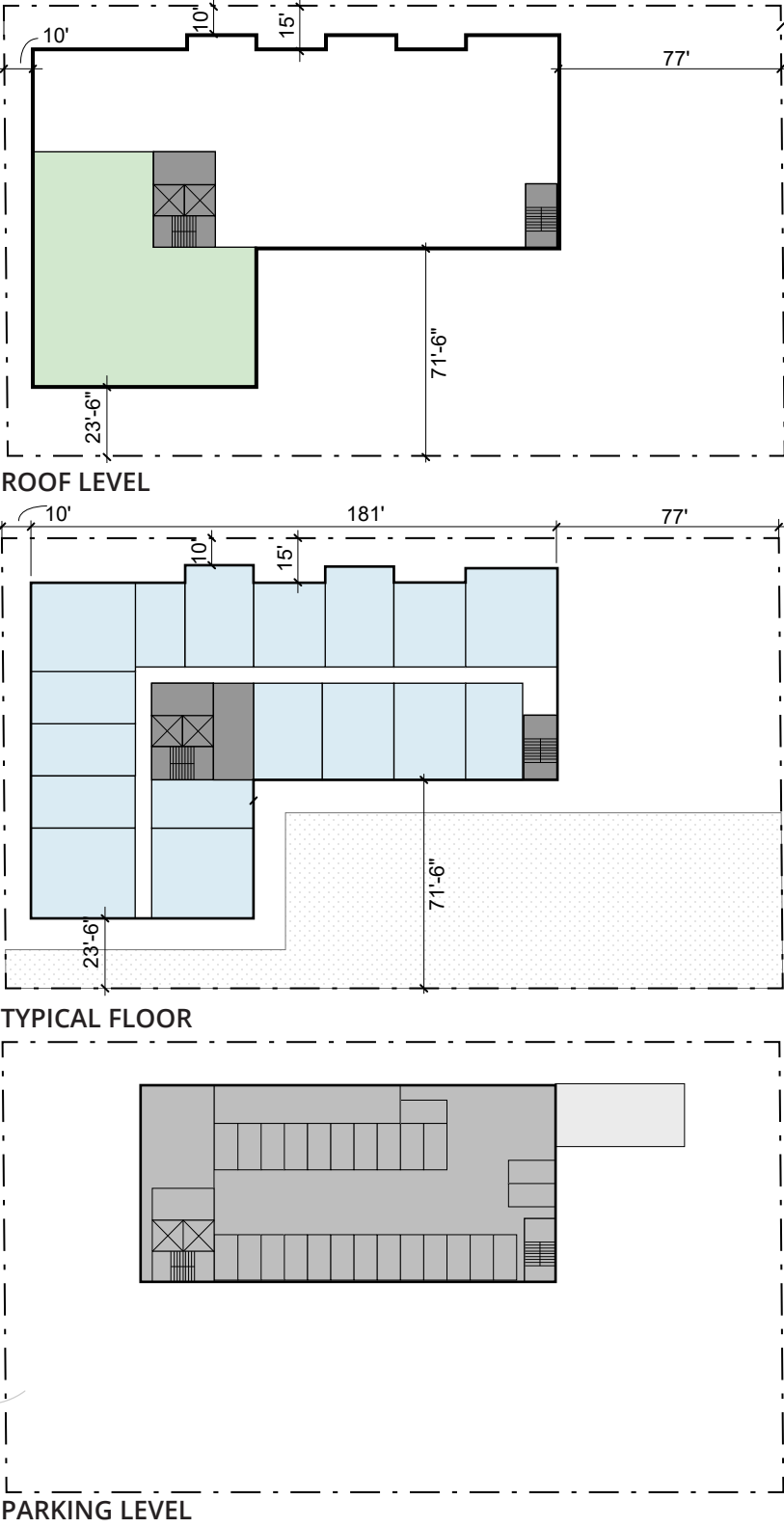
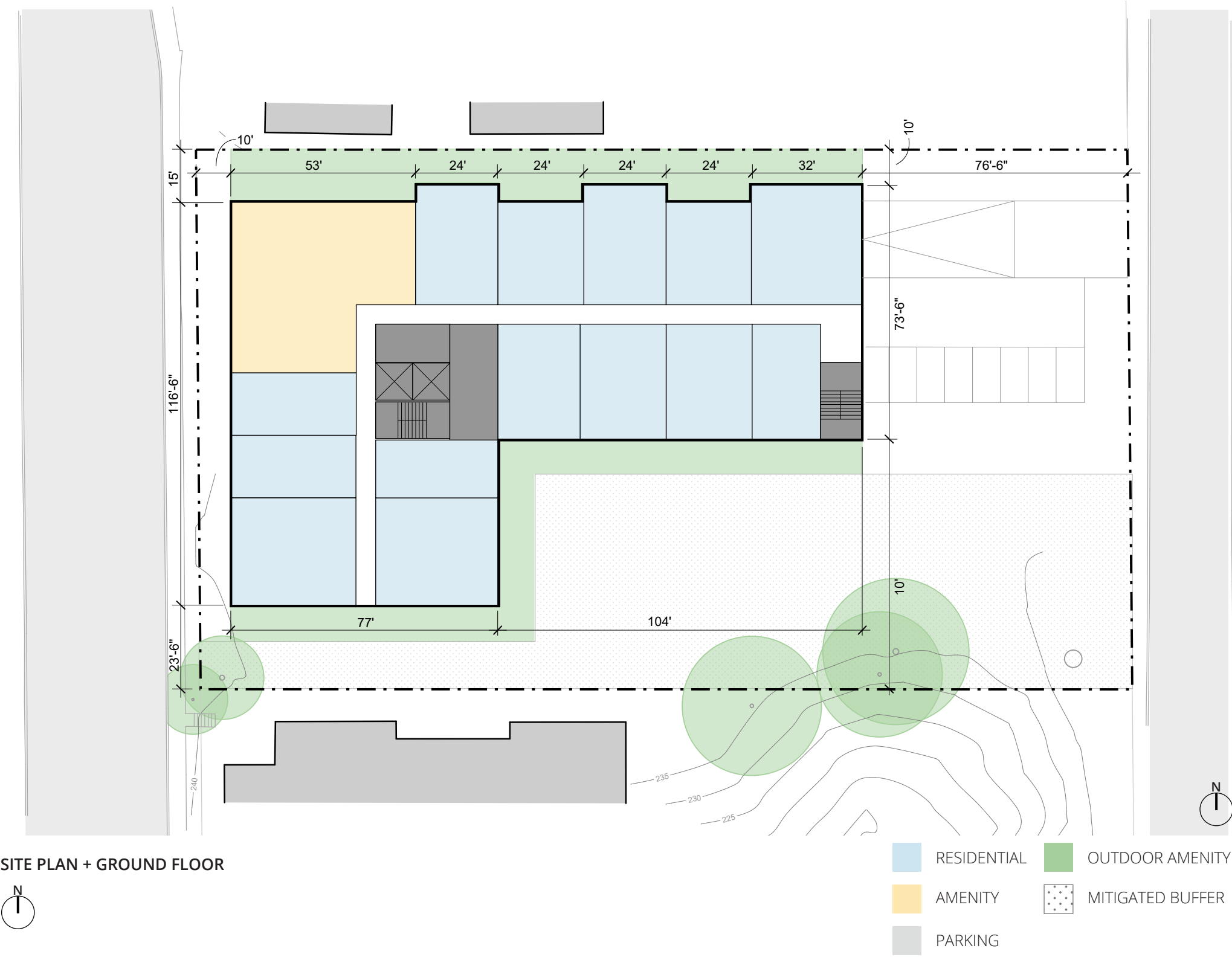
Although the building is located 15' feet off the north property line, Option A has the most units overlooking LR1 to the north.





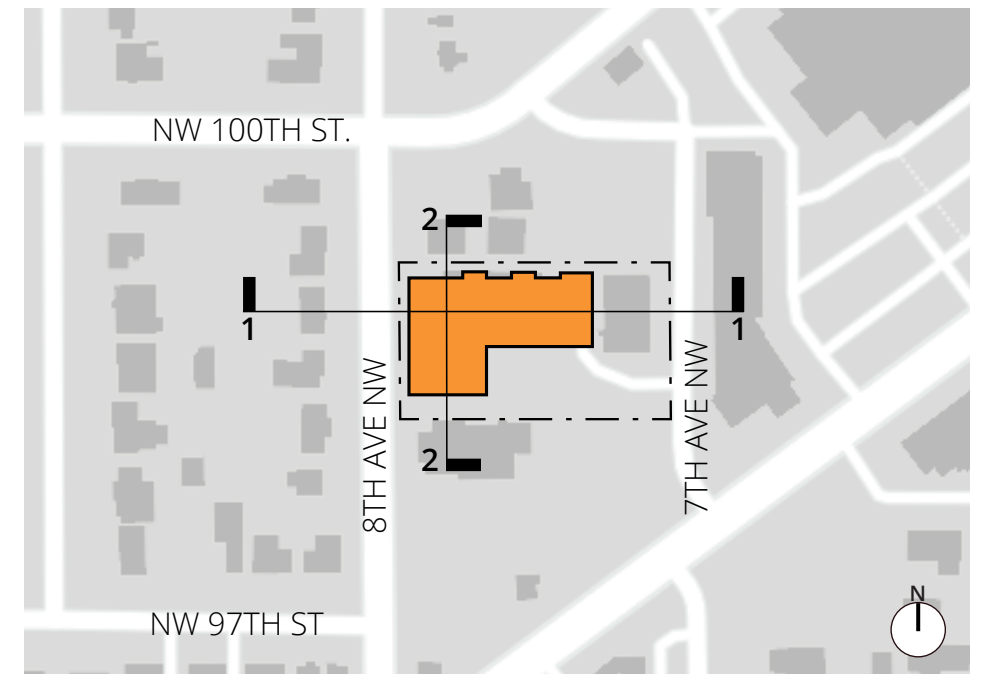
OPTION A: PLANS

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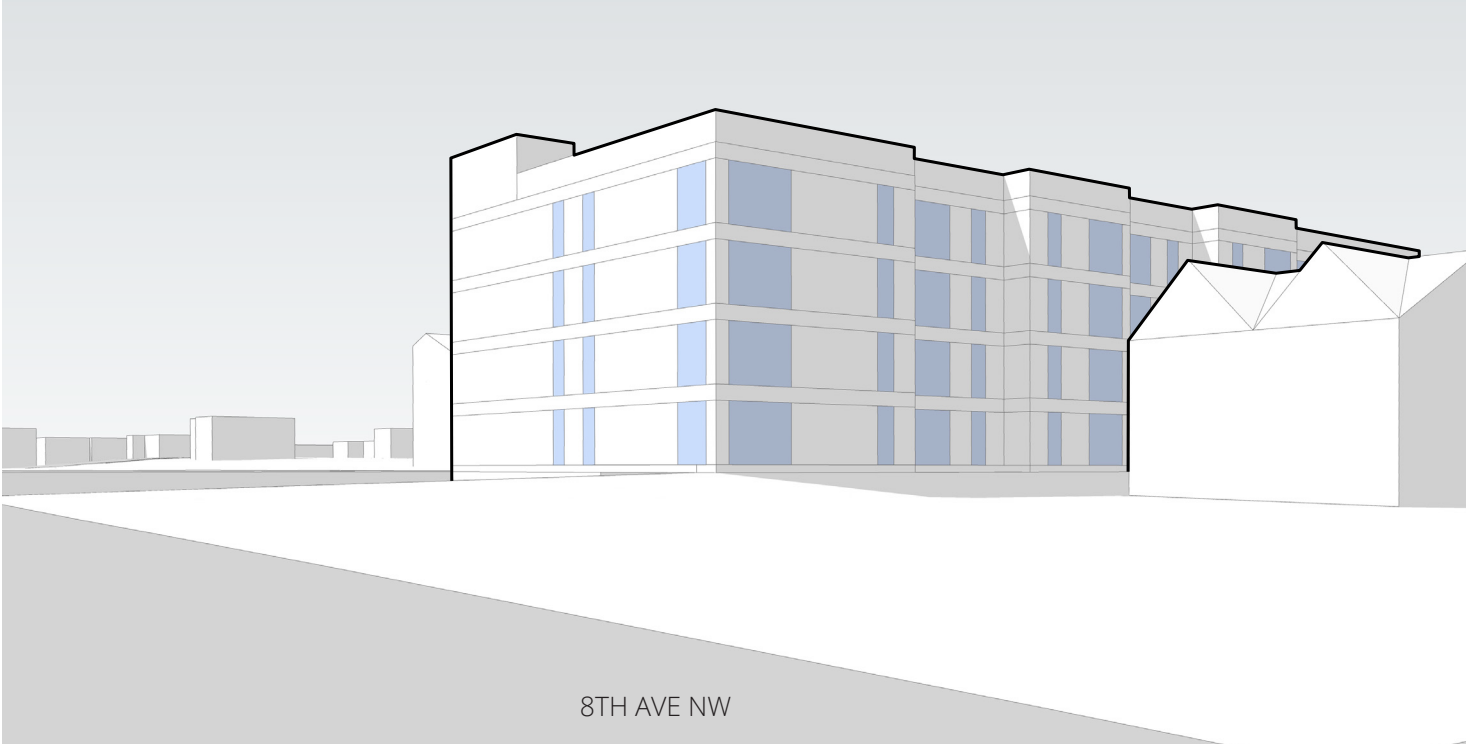
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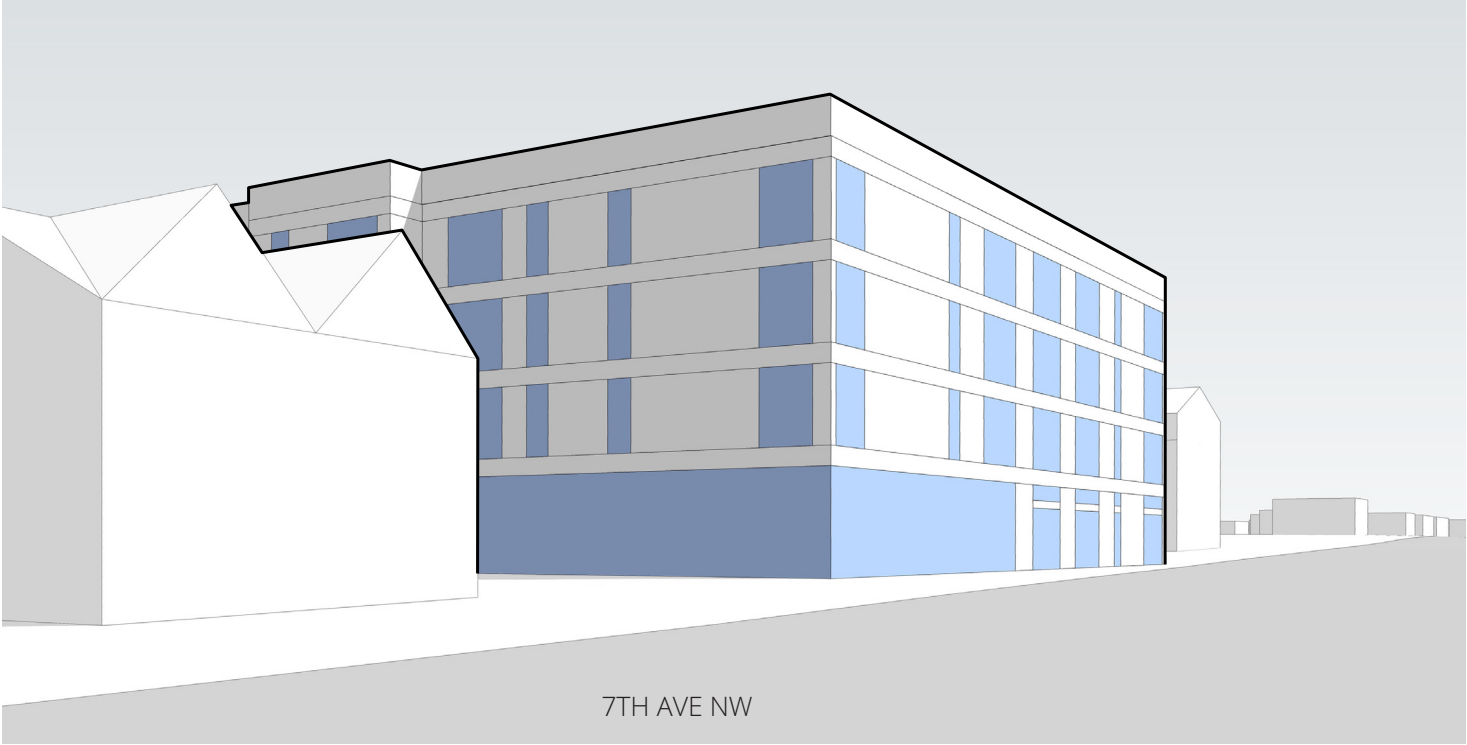


OPTION A: VIGNETTES

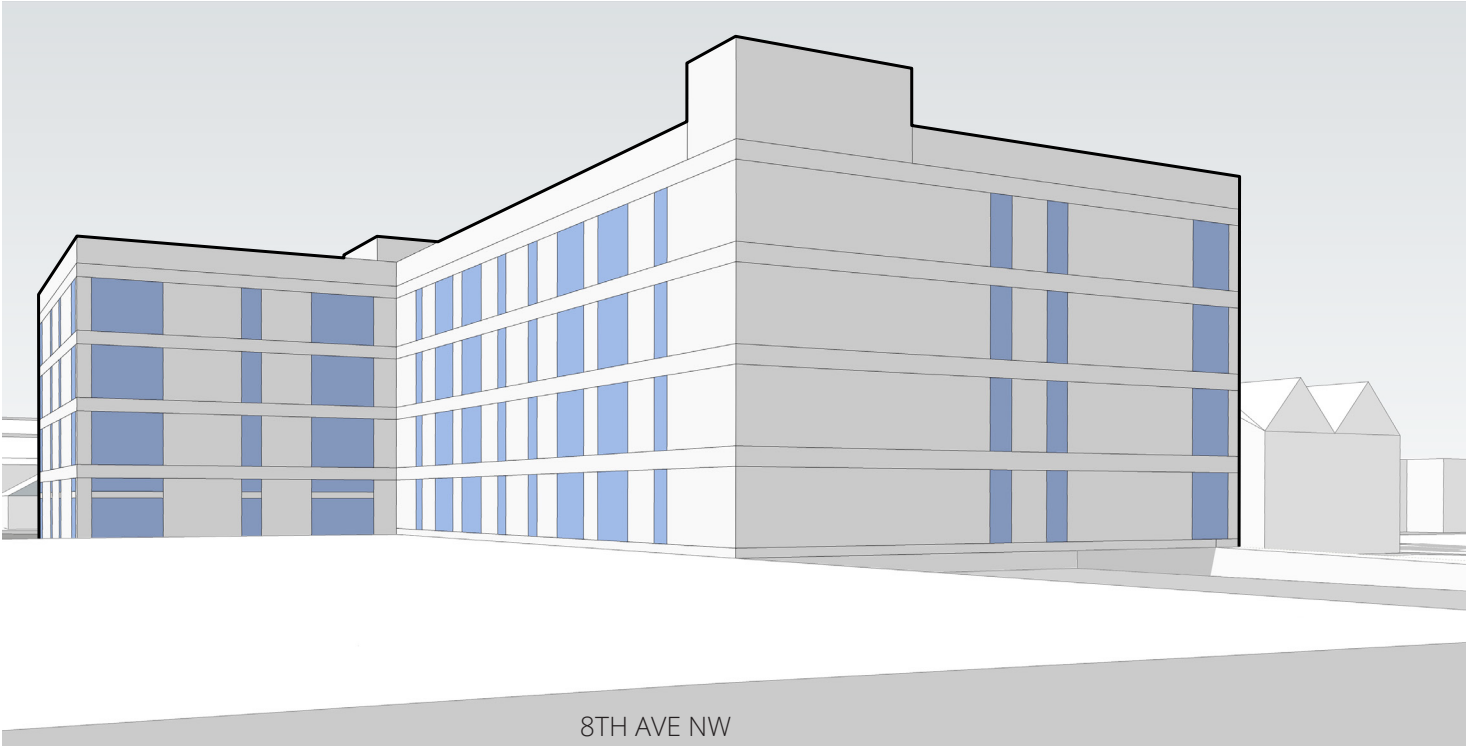
CLARK  
BARNES



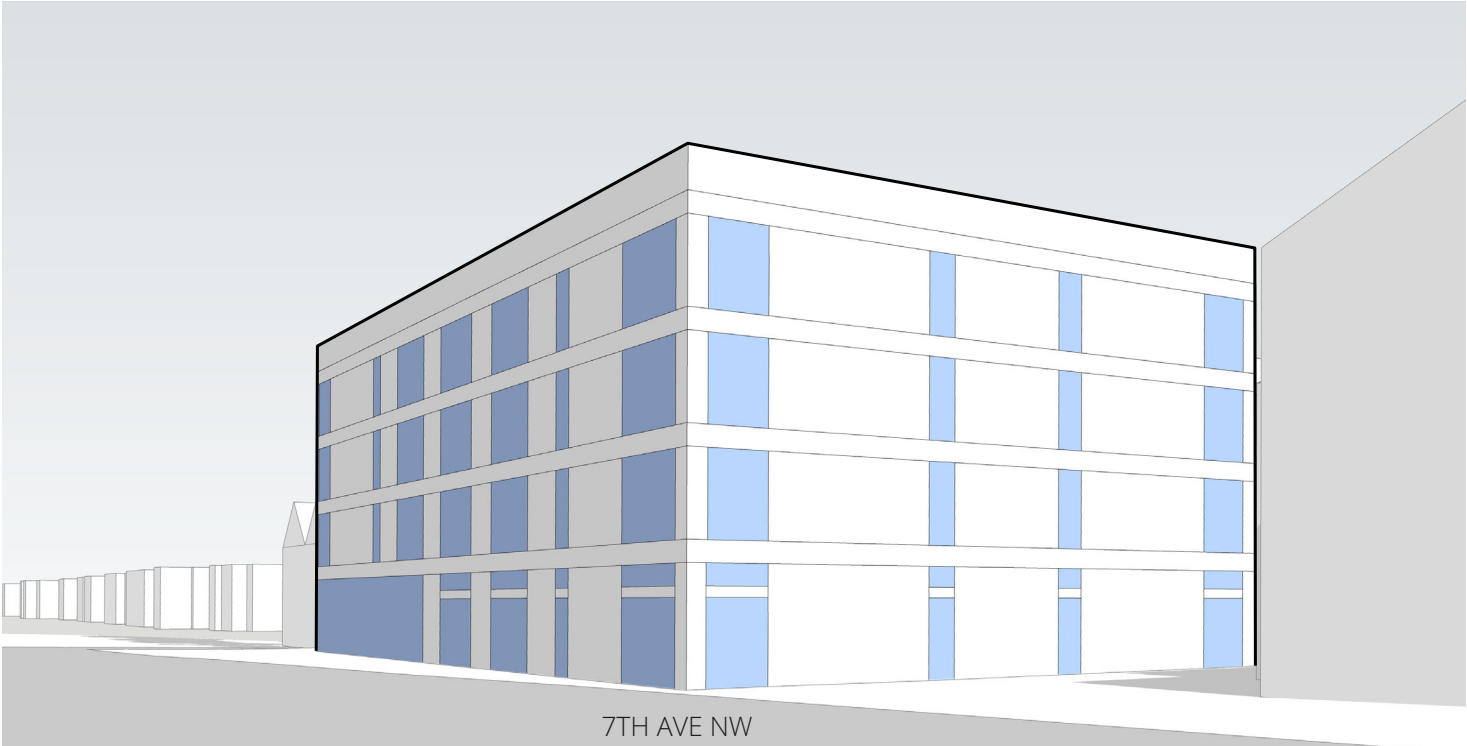
NORTHEAST CORNER



NORTHWEST CORNER



SOUTHEAST CORNER



SOUTHWEST CORNER



# OPTION B: MASSING

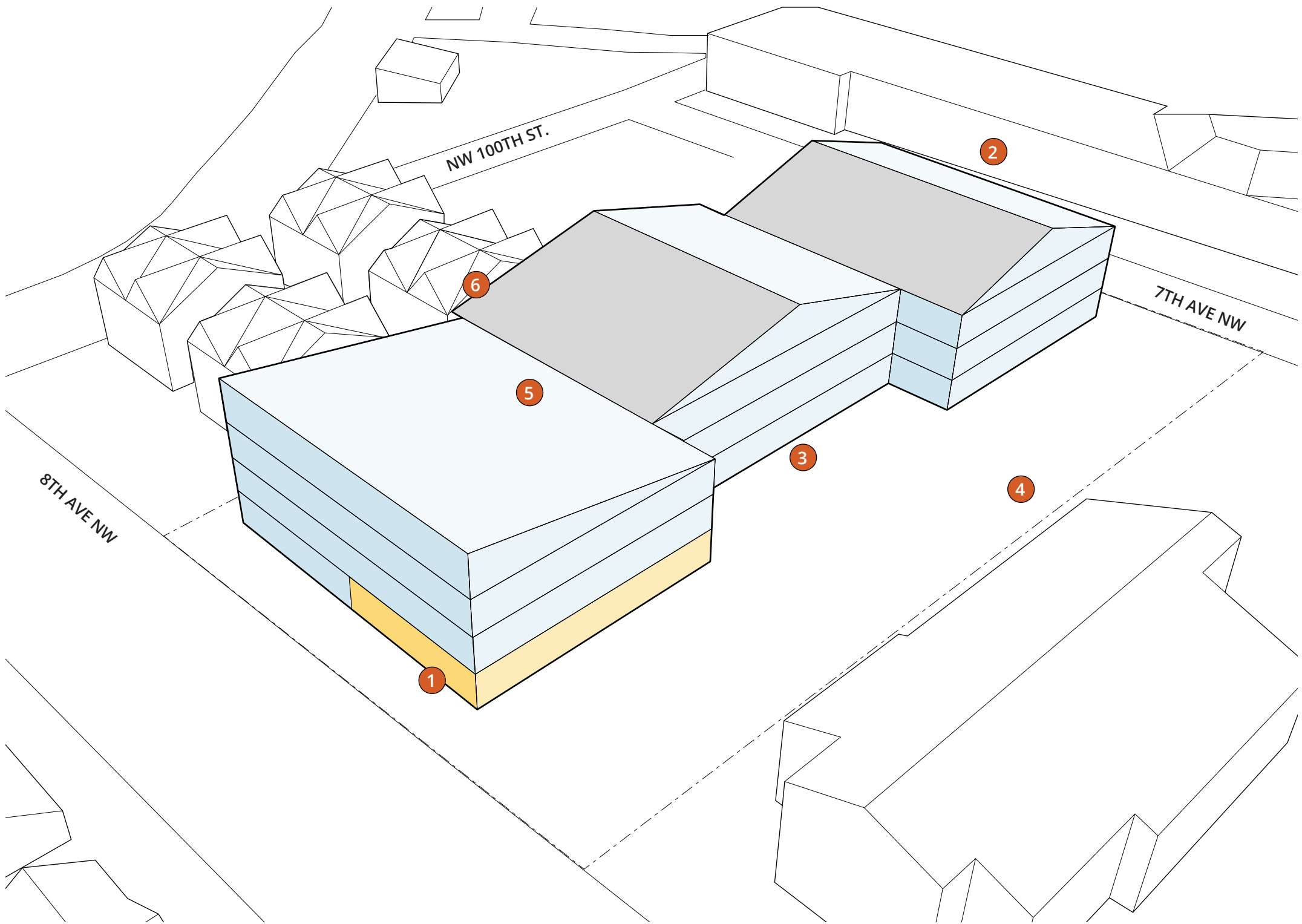
**BUILDING AREA:** GROSS - 80,561 SF  
FAR - 64,923 SF

**UNITS:** 63 UNITS

**PARKING STALLS:** 36

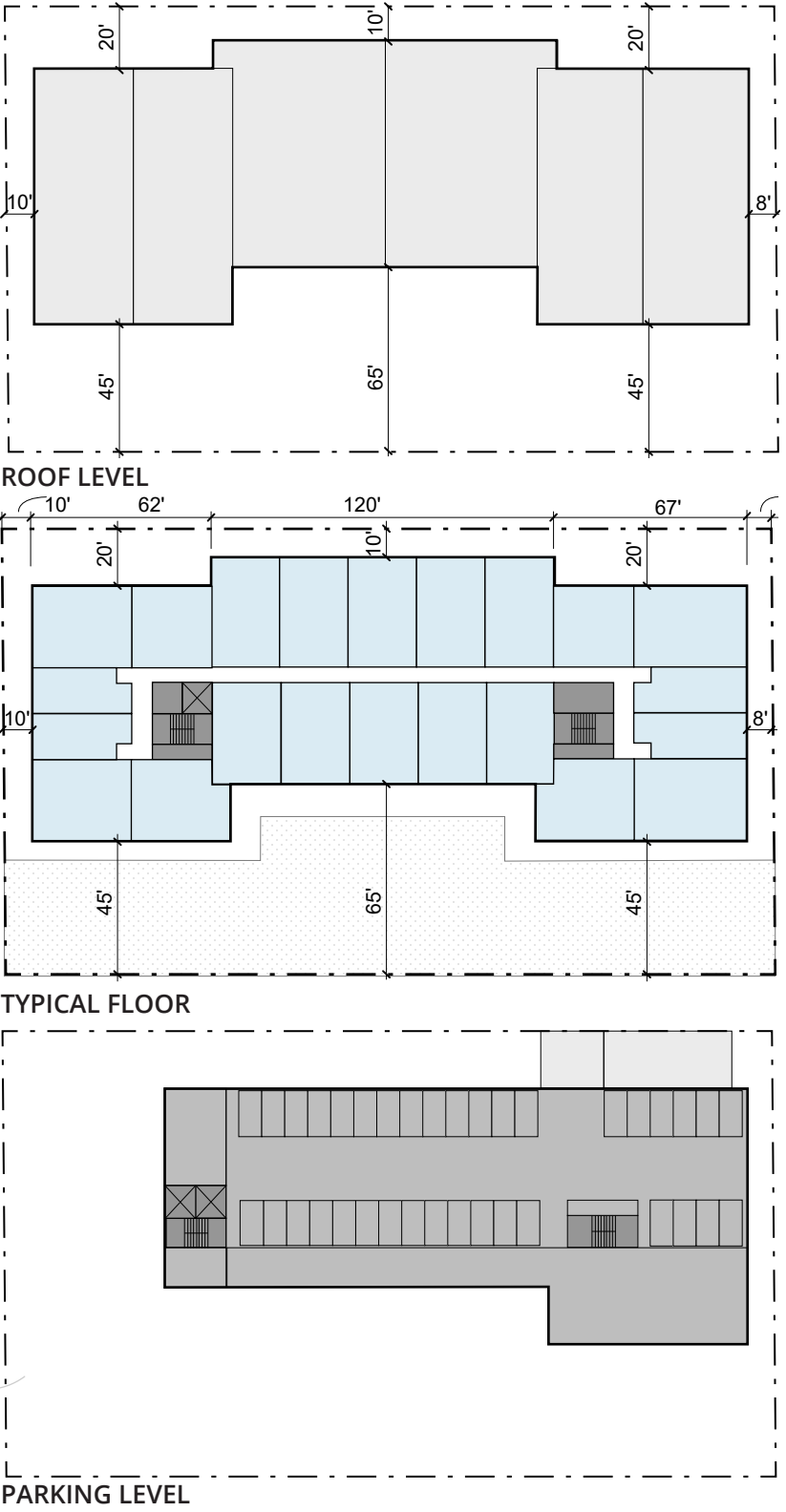
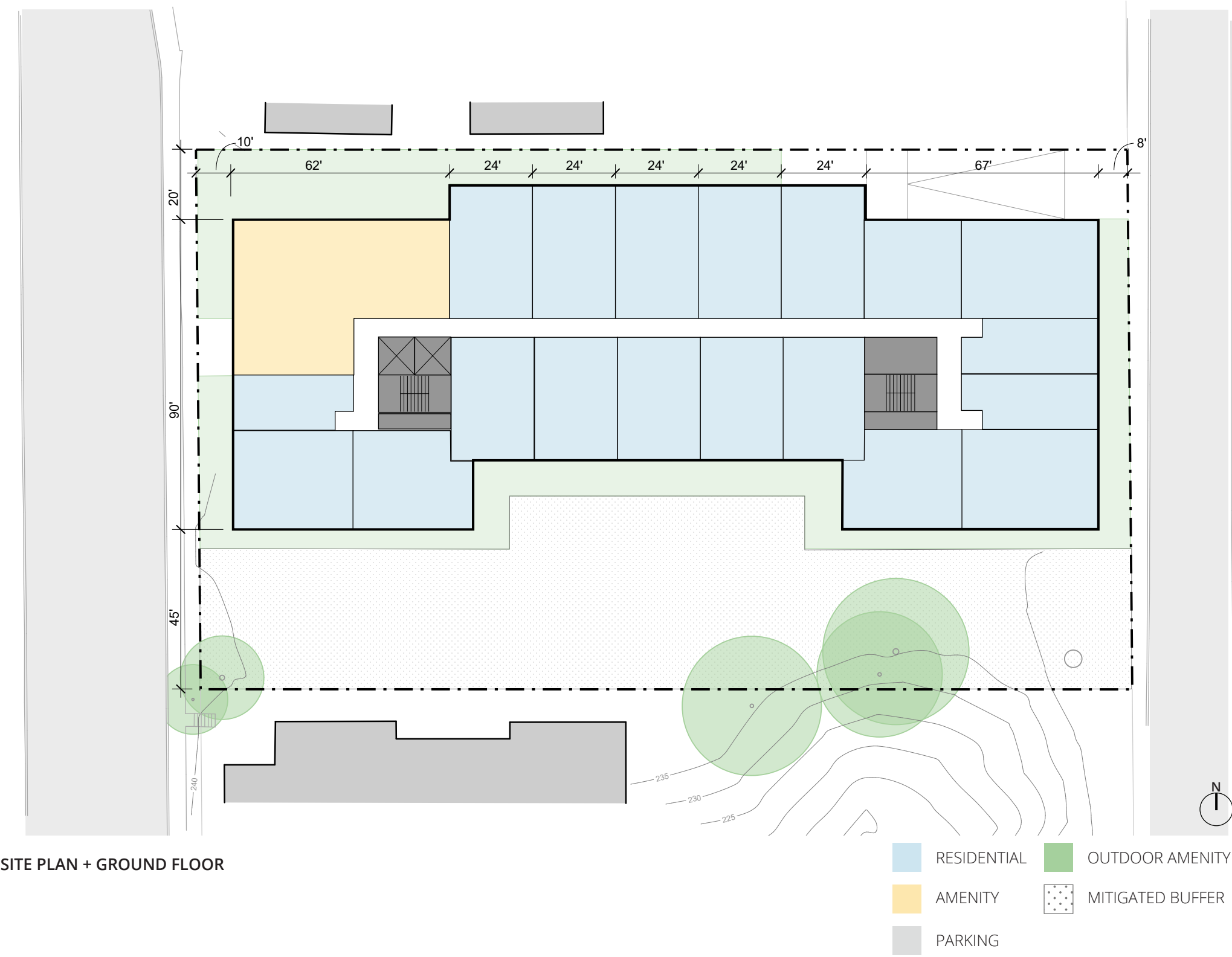
**DEPARTURES:** NONE

- PROS:**
- 1 **PL3.A.1.C** The primary residential entry is located off 8th Avenue NW with direct relationship to indoor/outdoor amenities at the SW corner.
  - 2 **DC1.B.1** The parking garage access and building services are located off 7th Avenue NW.
  - 3 **PL3.B.2** Ground floor units will include individual patios.
  - 4 **CS1-D-2** The mitigated buffer is located between the proposed development and the off-site wetland to the south.
  - 5 **CS3-A** Option B is a 3-story residential building with a folding gabled roof, in scale with SF and LR zoning.
- CONS:**
- 6 **CS2.C.2** The building has significant mass located along the north property line. The building is modulated to reduce the scale and varies between 10' and 15' off the property line.





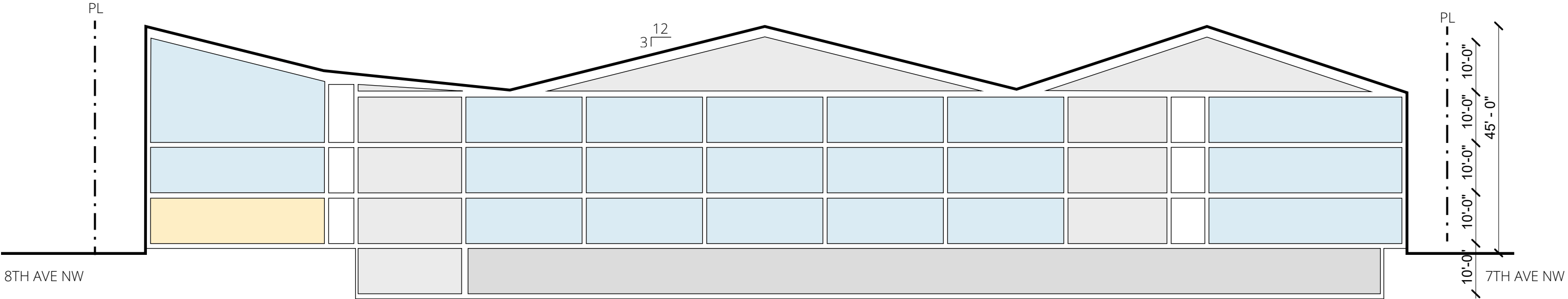
OPTION B: PLANS



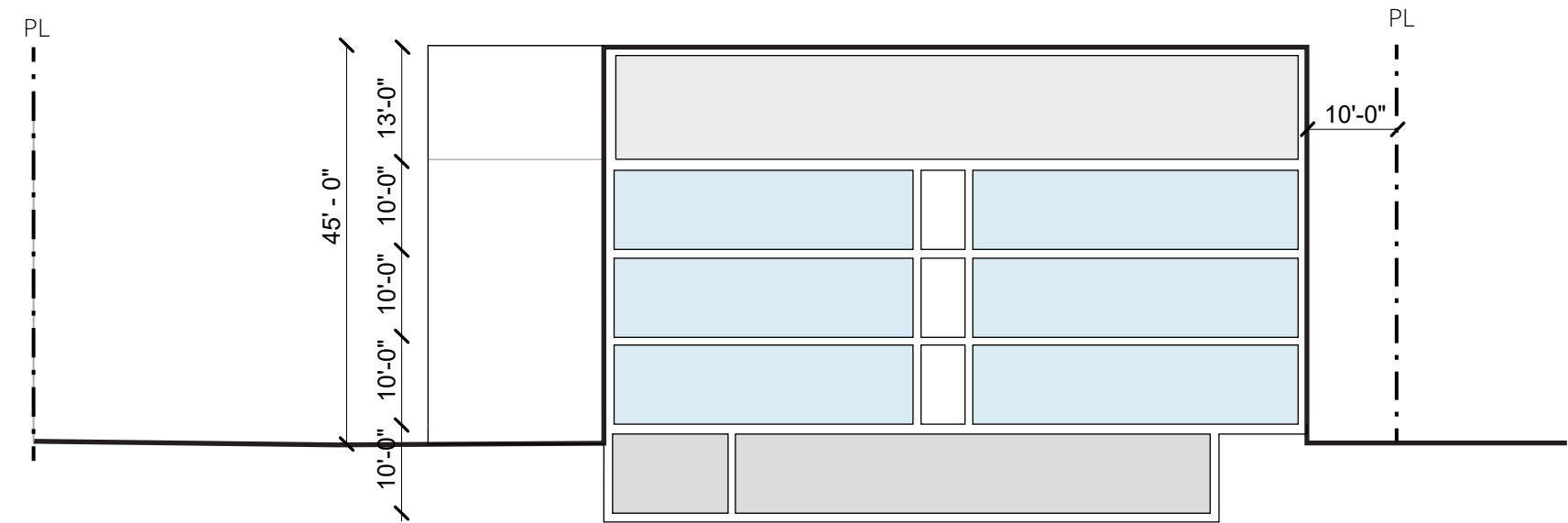


OPTION B: SECTIONS

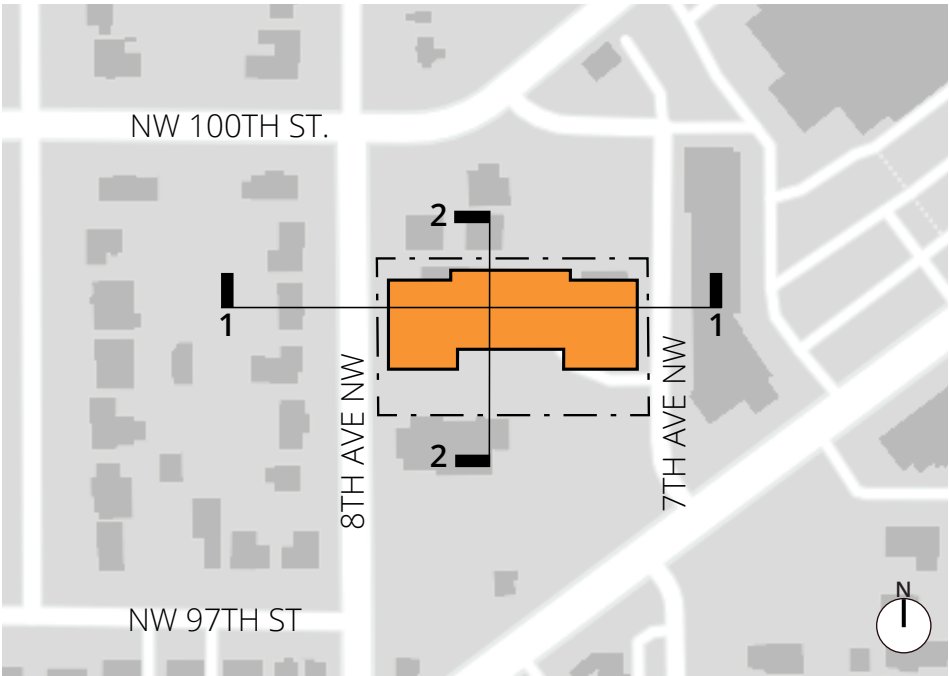
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SECTION 1



- RESIDENTIAL
- AMENITY
- PARKING

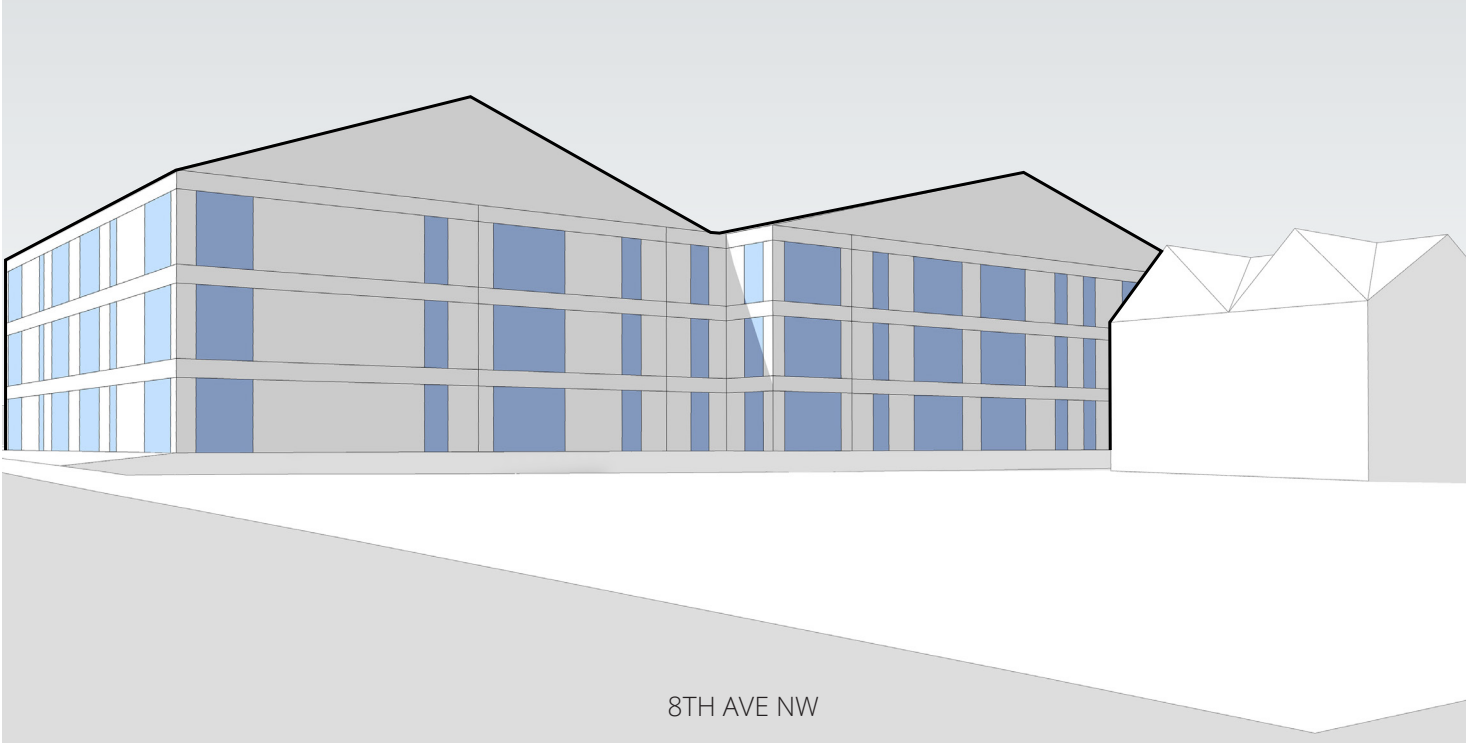


SECTION 2

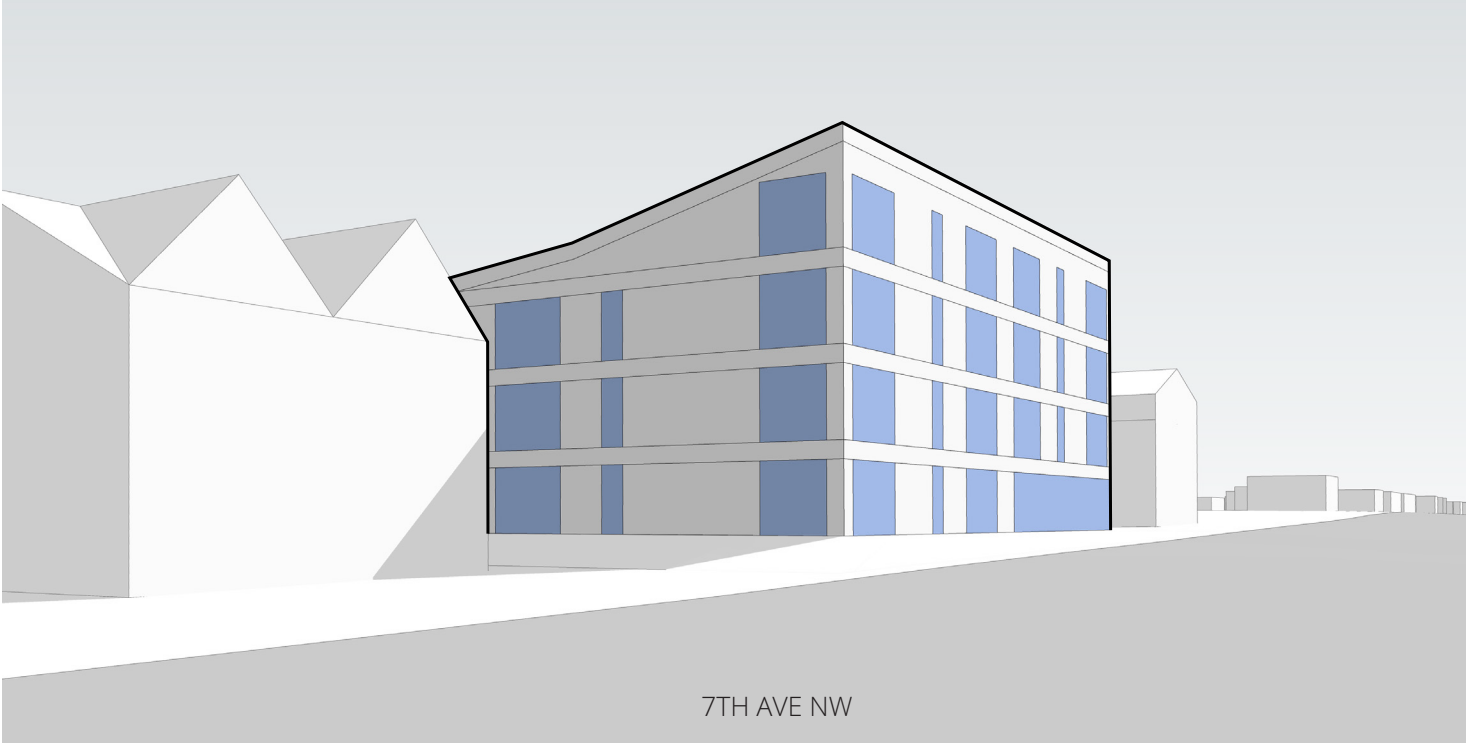


OPTION B: VIGNETTES

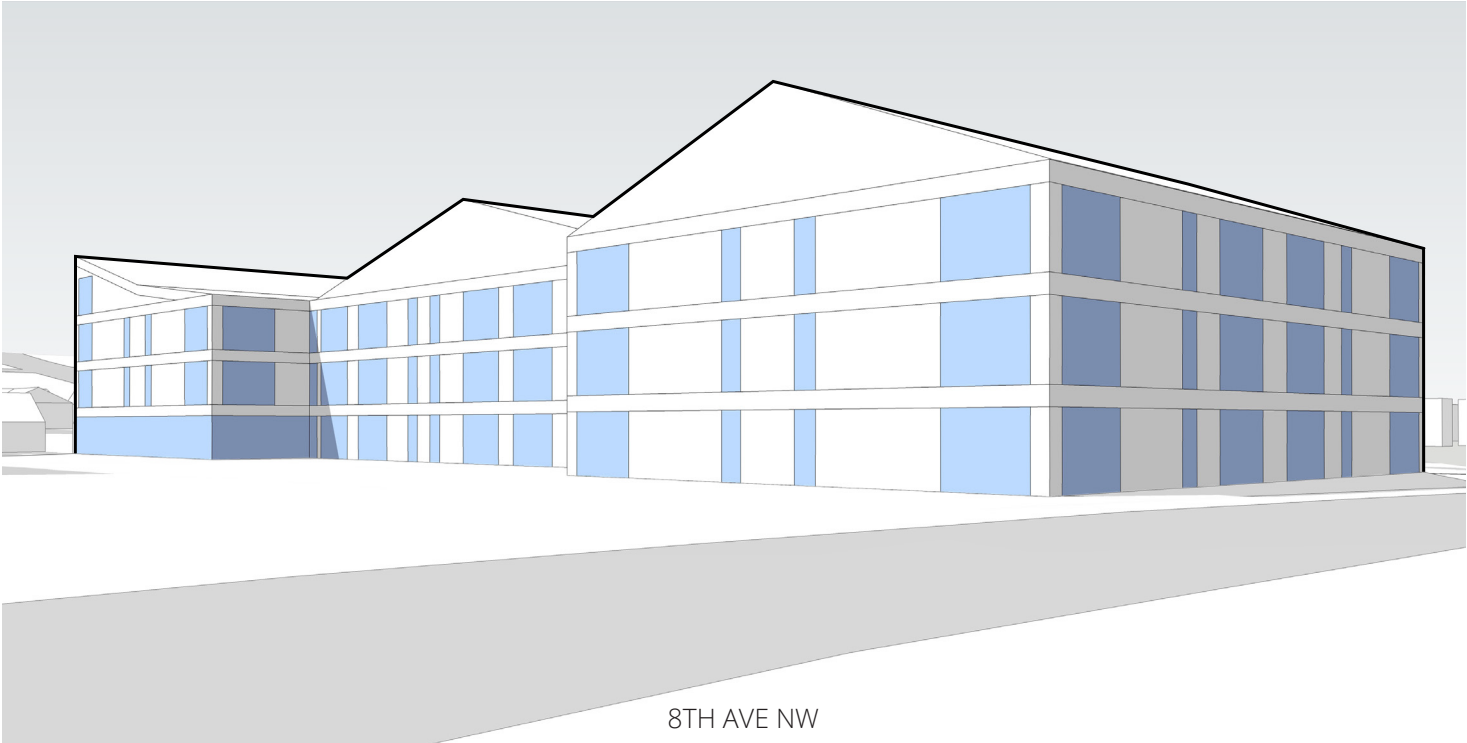
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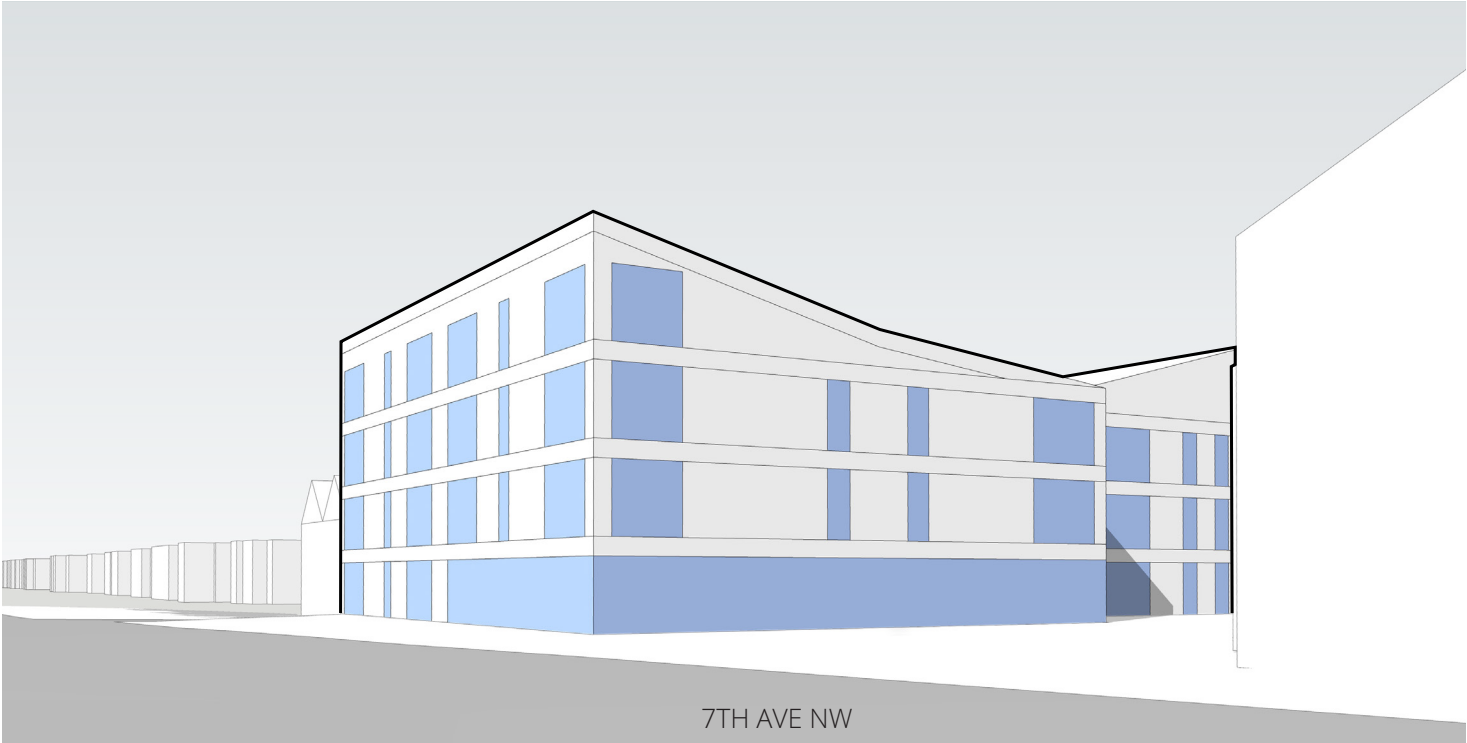
NORTHEAST CORNER



NORTHWEST CORNER



SOUTHEAST CORNER



SOUTHWEST CORNER



# OPTION C: MASSING

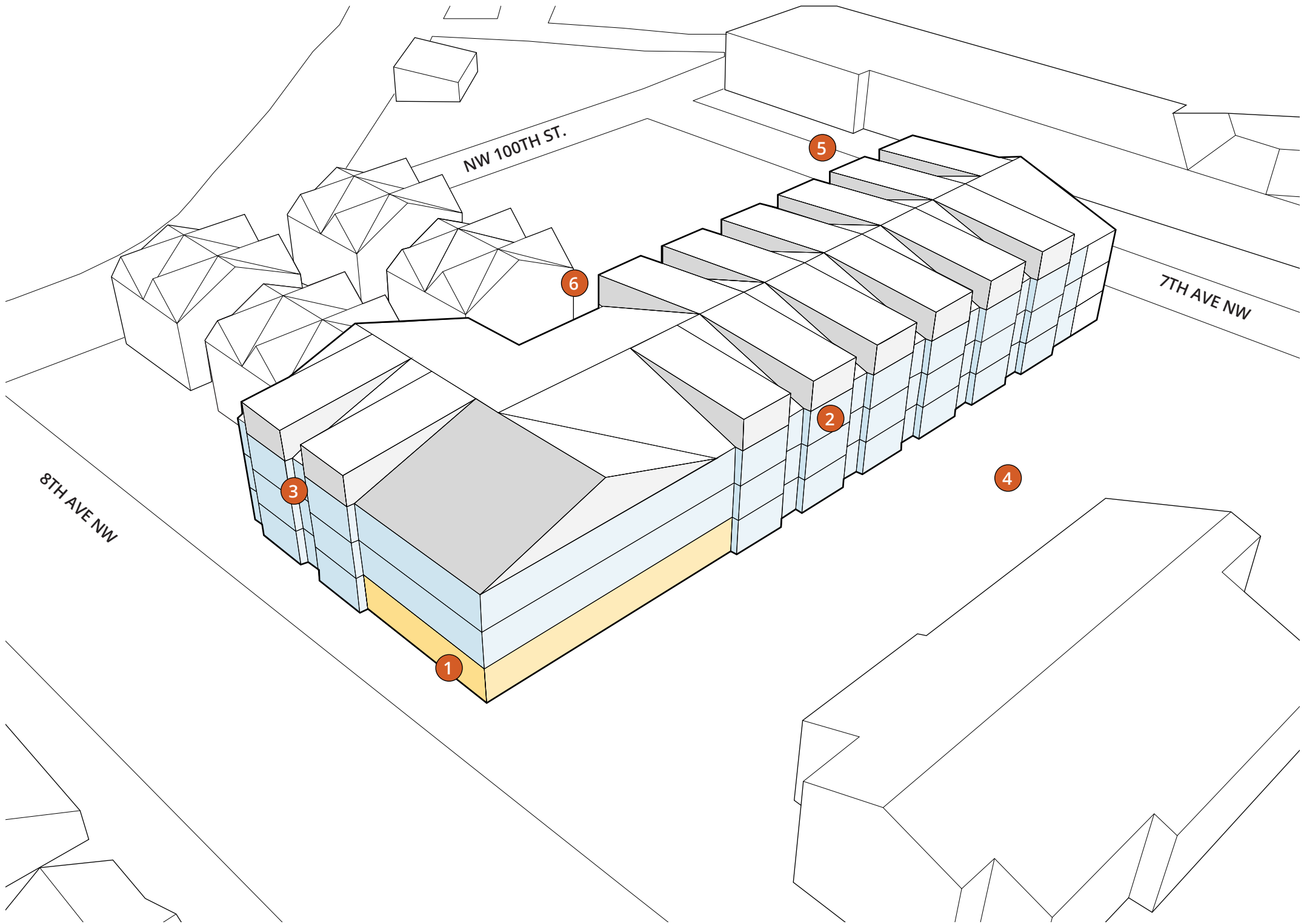
**BUILDING AREA:** (PREFERRED)  
GROSS - 81,072 SF  
FAR - 66,087 SF

**UNITS:** 63 units

**PARKING STALLS:** 37

**DEPARTURES:** None

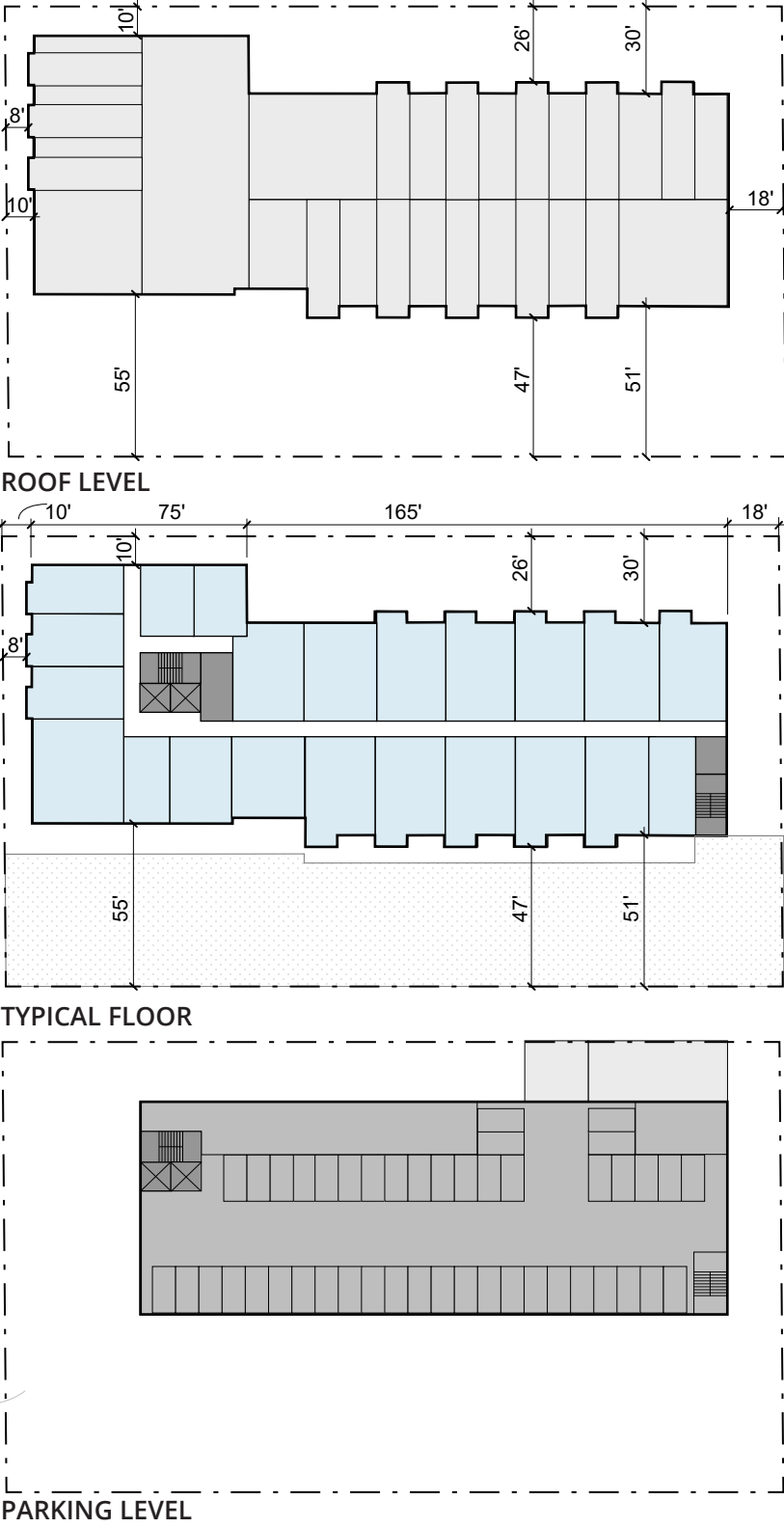
- PROS:**
- 1 **PL3.A.1.C** The primary residential entry is located off 8th Avenue NW with direct relationship to indoor/outdoor amenities at the SW corner.
  - 2 **DC2.A.2** Modulation and rhythm of facade articulation breaks down the scale and bulk of project to respect adjacent properties.
  - 3 **CS3-A** Option C is a 3-story residential building with 2-story units located at dormers. The dormers create modulation and articulation in scale with SF and LR developments.
  - 4 **CS1-D-2** The mitigated buffer is located between the proposed development and the off-site wetland to the south.
  - 5 **DC1.B.1** The parking garage access and building services are located off 7th Avenue NW.
  - 6 **CS2.C.2** Option C is setback from the north property line for the majority of the building facade to minimize privacy conflicts.





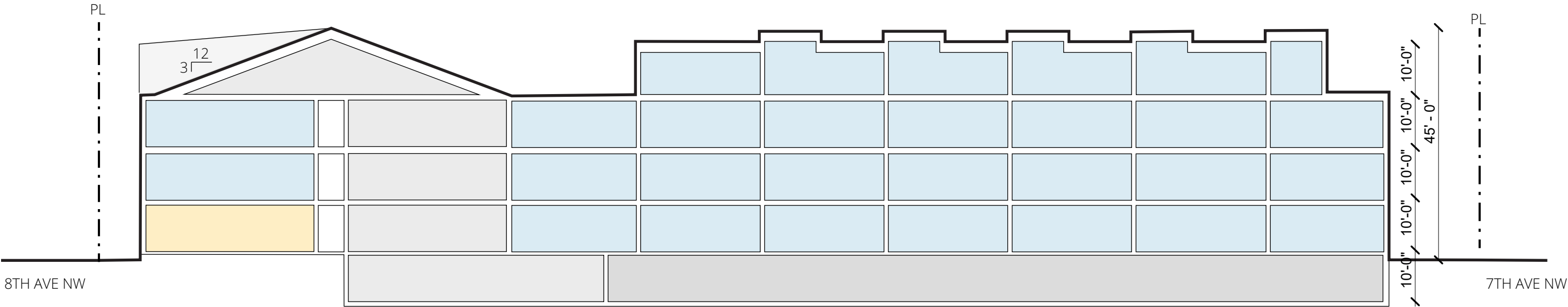
OPTION C: PLANS

CLARK  
BARNES

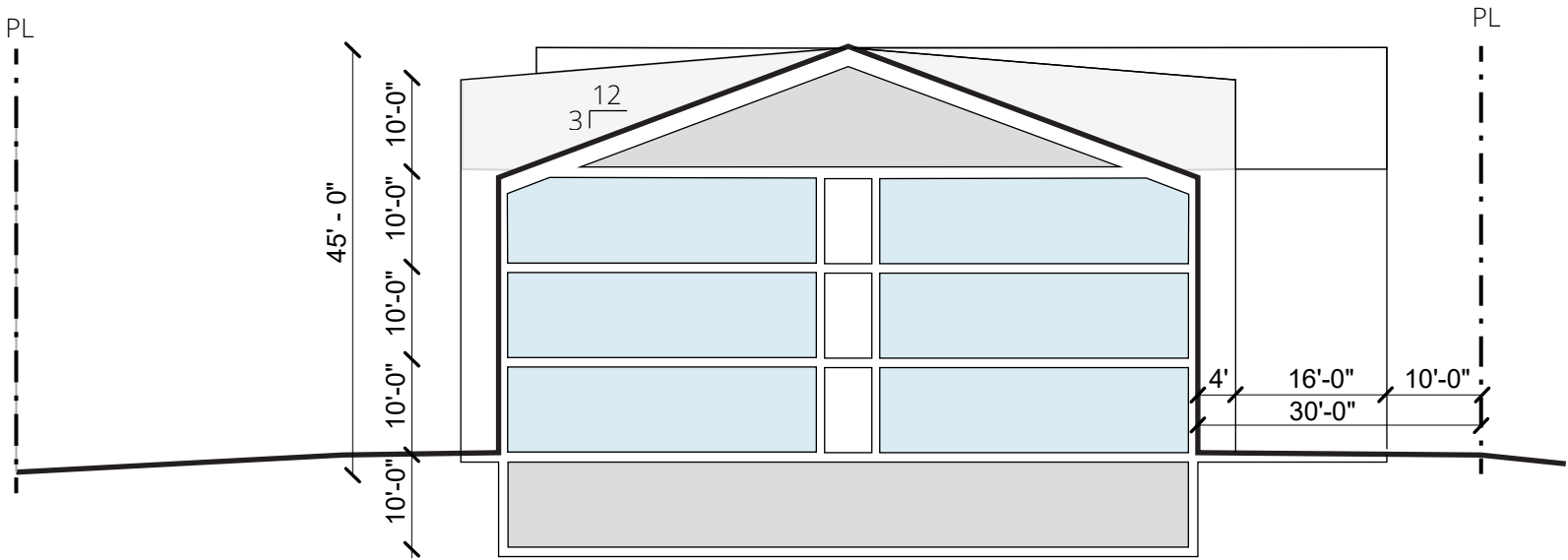




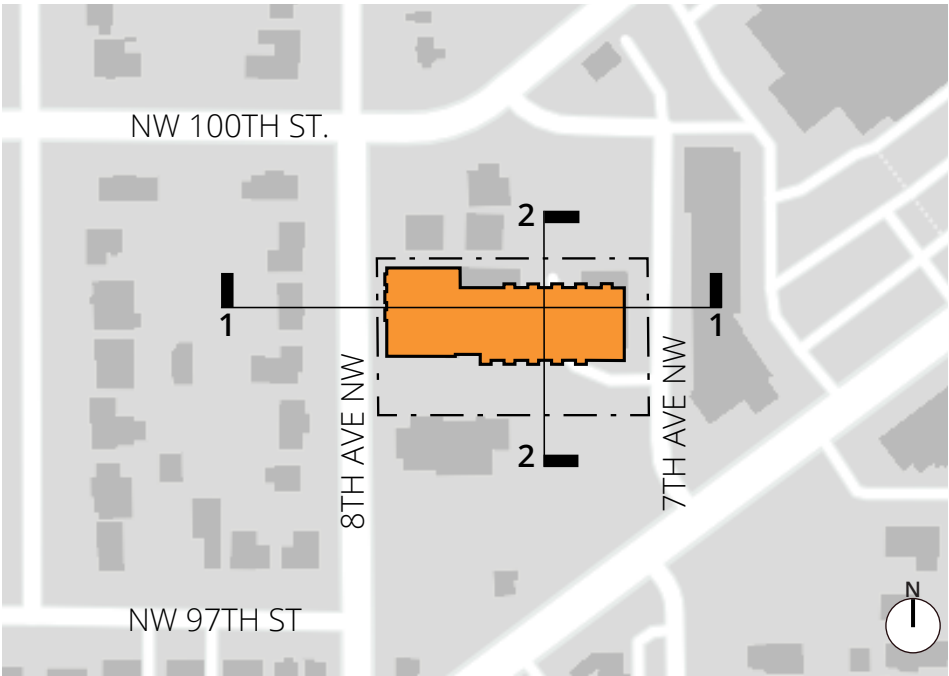
OPTION C: SECTIONS



SECTION 1



- RESIDENTIAL
- AMENITY
- PARKING



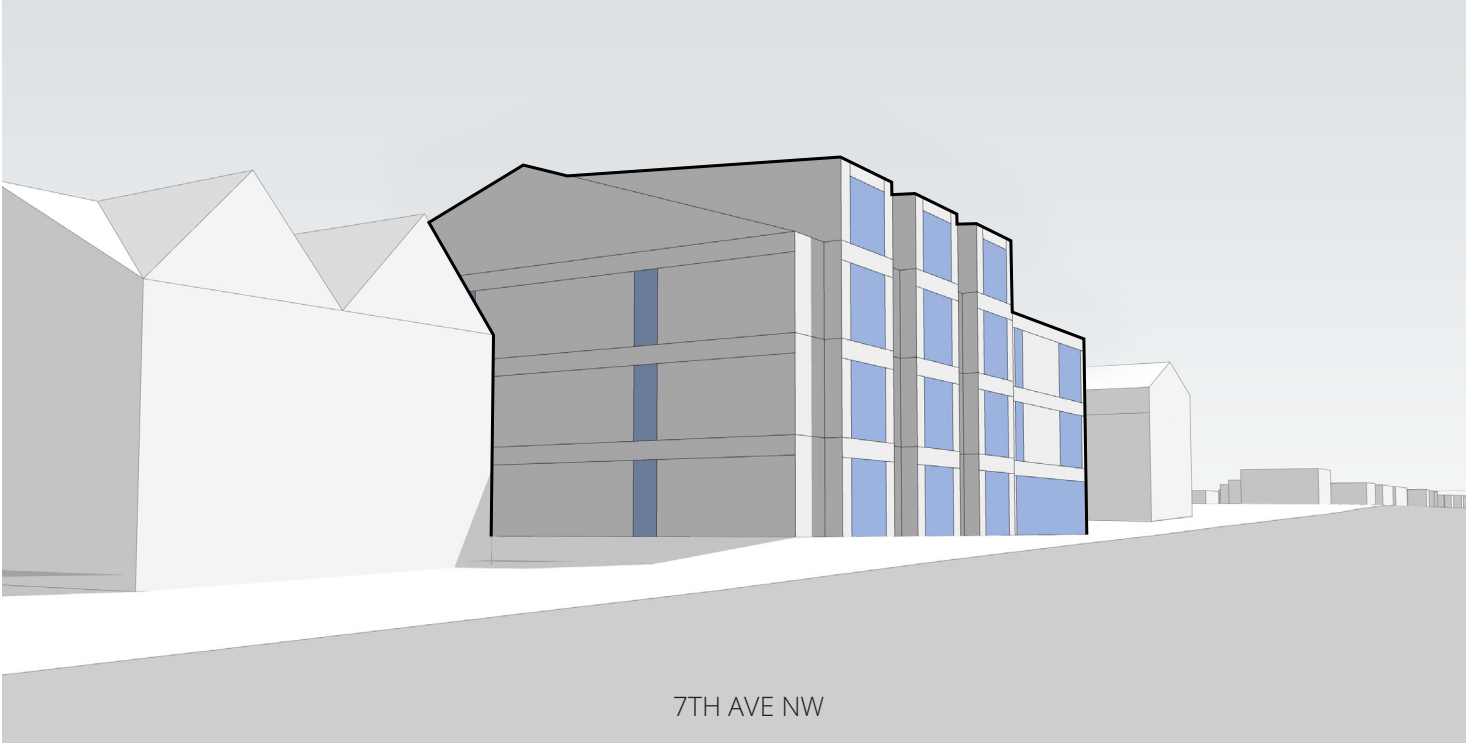
SECTION 2

OPTION C: VIGNETTES

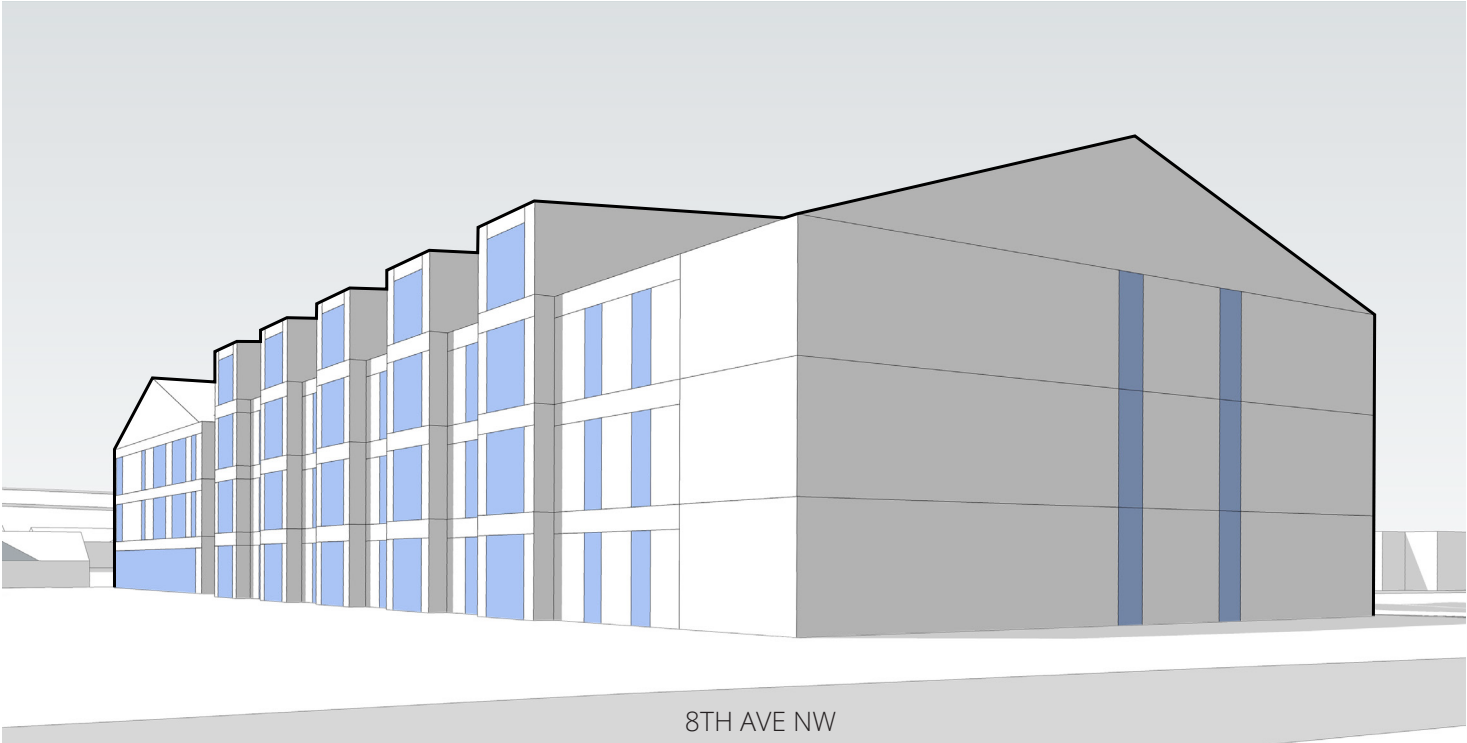
CLARK  
BARNES



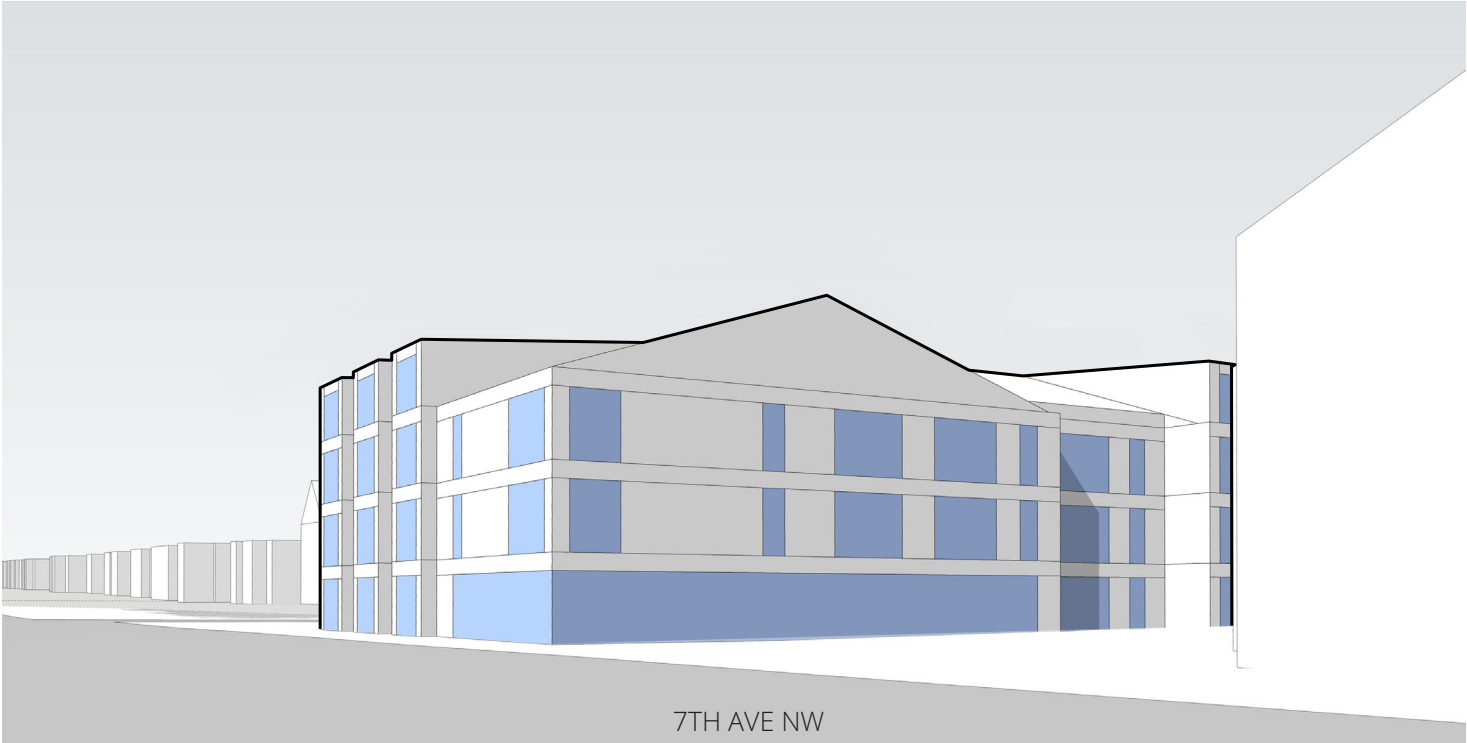
NORTHEAST CORNER



NORTHWEST CORNER



SOUTHEAST CORNER



SOUTHWEST CORNER



# ARCHITECTURAL MASSING CONCEPTS (8.8) - PRECEDENT IMAGES



NEUTRAL MATERIAL PALETTE & MAXIMIZE GLAZING



MULTI-STORY DORMER ARTICULATION  
ACCENTUATES VERTICAL ORIENTATION AND MODULATION



TRANSPARENCY AND WEATHER PROTECTION AT  
PRIMARY RESIDENTIAL ENTRY



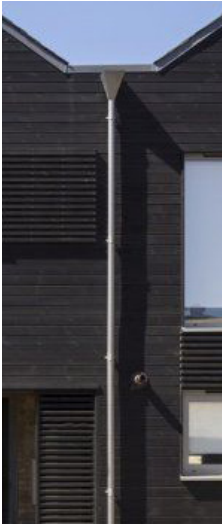
PRIVATE OUTDOOR SPACE LAYERED BETWEEN  
GROUND FLOOR RESIDENTIAL & WETLAND BUFFER



NEUTRAL MATERIAL PALETTE & WOOD ACCENTS  
COMPLIMENT LANDSCAPING



EXPOSED SCUPPER & DOWNSPOUTS  
RESIDENTIAL SCALE DETAILS



GROUND FLOOR RESIDENTIAL ENTRIES  
PRIVATE OUTDOOR SPACE

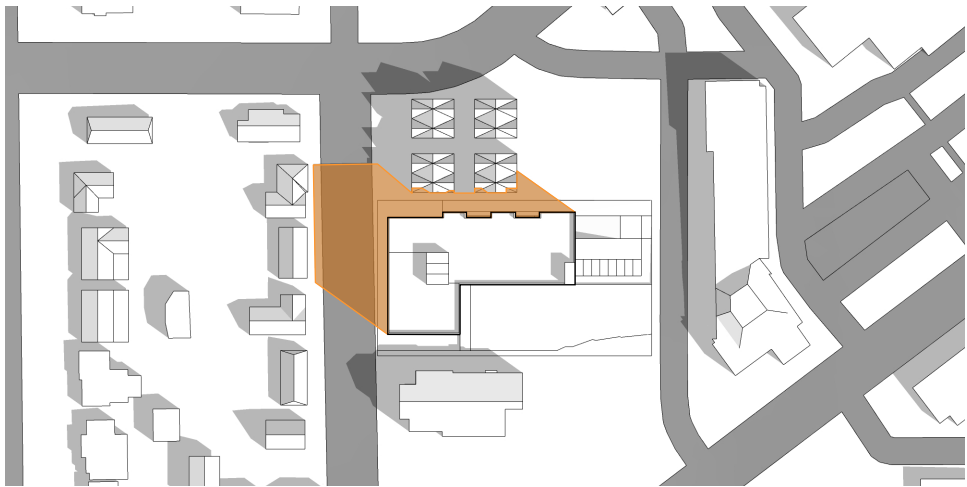


FENCE AND SECONDARY ELEMENTS COMPLIMENT  
NEUTRAL MATERIAL PALETTE & LANDSCAPE

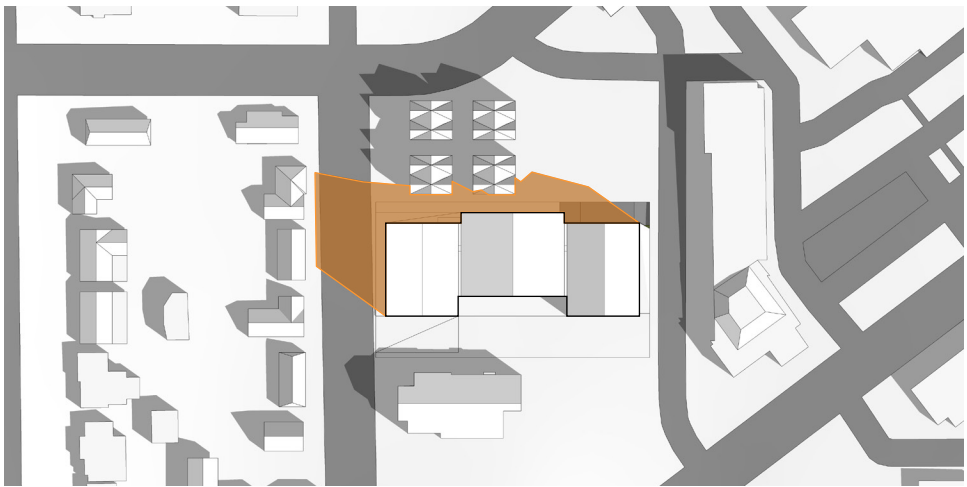


# ARCHITECTURAL MASSING CONCEPTS (8.9) - SHADOW COMPARISON

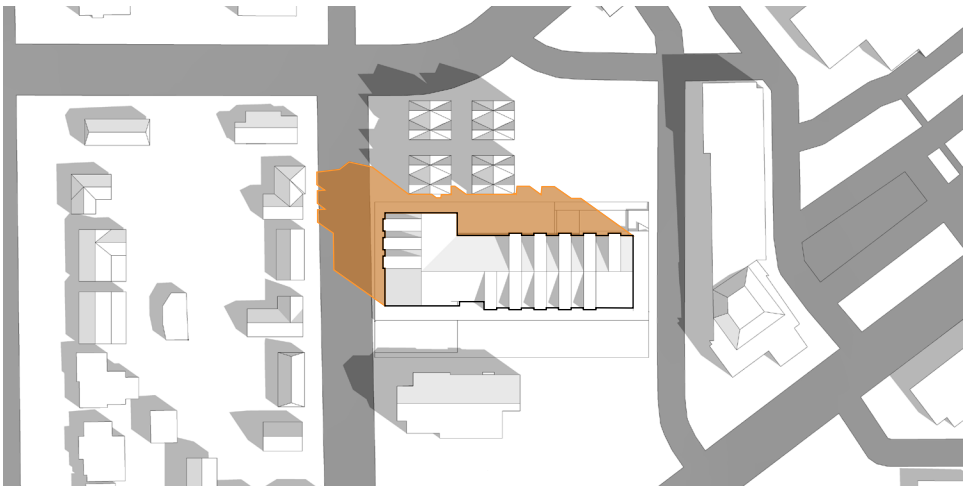
CLARK  
BARNES



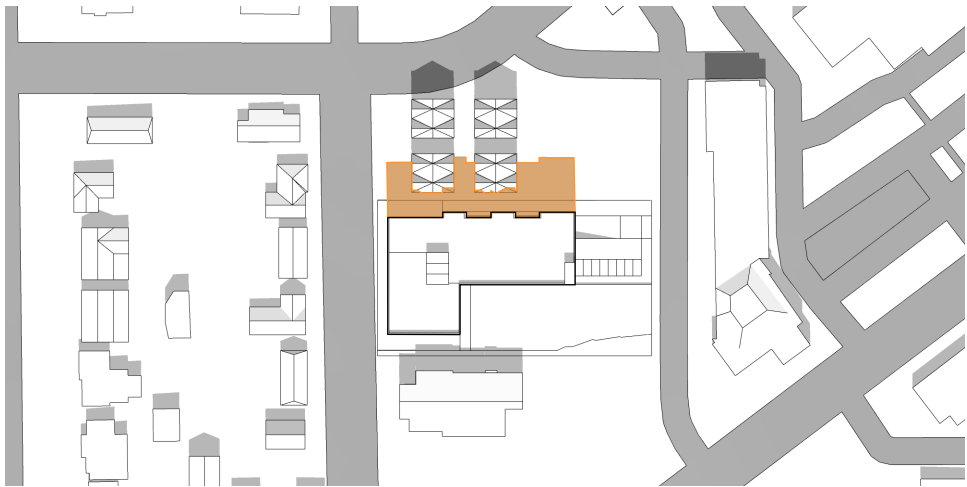
OPTION A: 9AM



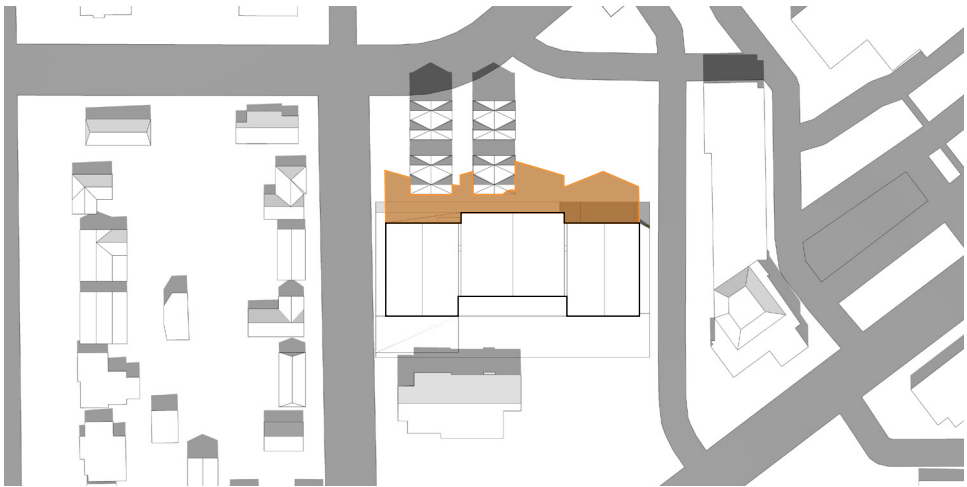
OPTION B: 9AM



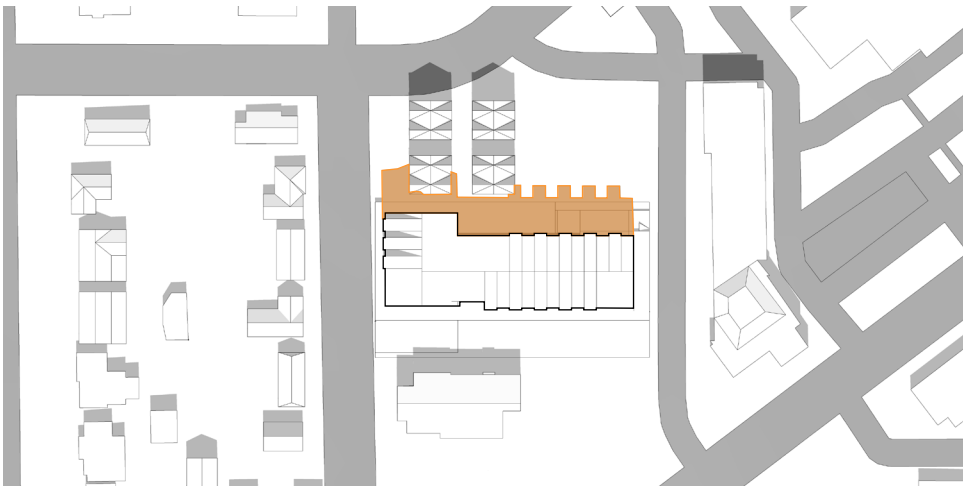
OPTION C: 9AM



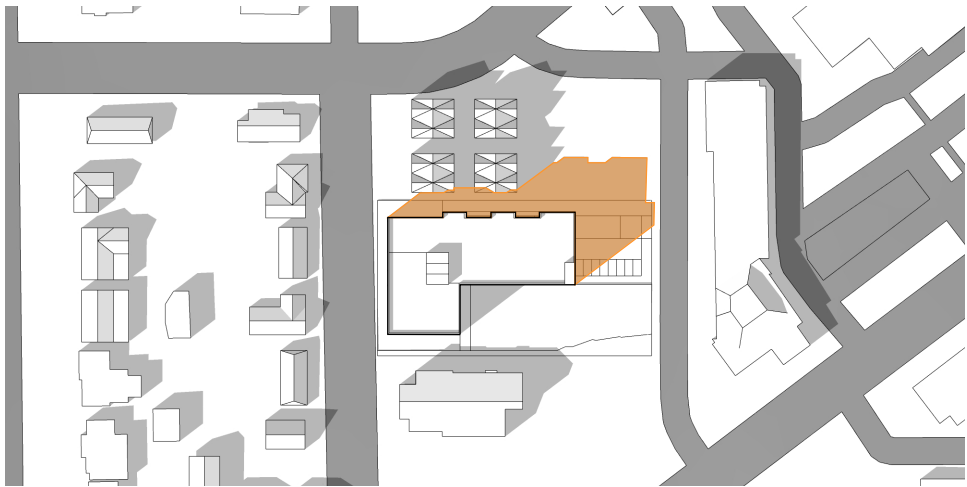
OPTION A: 12PM



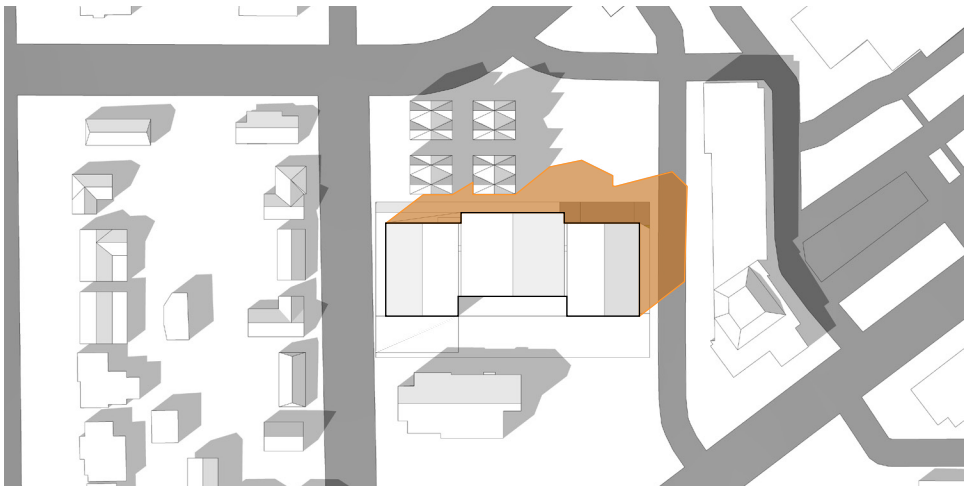
OPTION B: 12PM



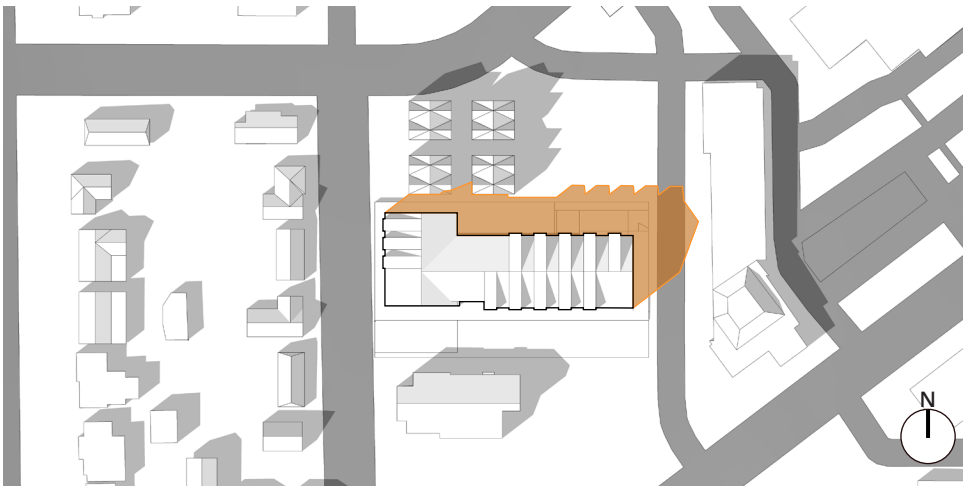
OPTION C: 12PM



OPTION A: 3PM



OPTION B: 3PM



OPTION C: 3PM



# DEPARTURES (9.0) - MASSING OPTION A

SMC 23.45.527  
STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

**THE CODE REQUIRES THAT:**  
Structures width in LR2 zones may not exceed 90 feet in width for apartment developments.

**B. Maximum facade length in Lowrise Zones**  
The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.

**THE APPLICANT PROPOSES THAT:**  
The building facade length along 8th avenue be extended from 90' to 116'-6".

**THE GUIDELINES BETTER MET:**  
CS2.D.2 Existing Site Features  
By allowing for a greater facade length along 8th avenue the overall building footprint is reduced resulting in the most compact option. This concentrates the building on the Northwest corner of the site, creating a larger buffer between the building and ECA.

PL3.B.2  
A longer facade length along 8th avenue provide the opportunity for street level residential units. These units combined with private outdoor spaces and landscaping relate closer to the adjacent single family residences and help the zone transition at this location.

