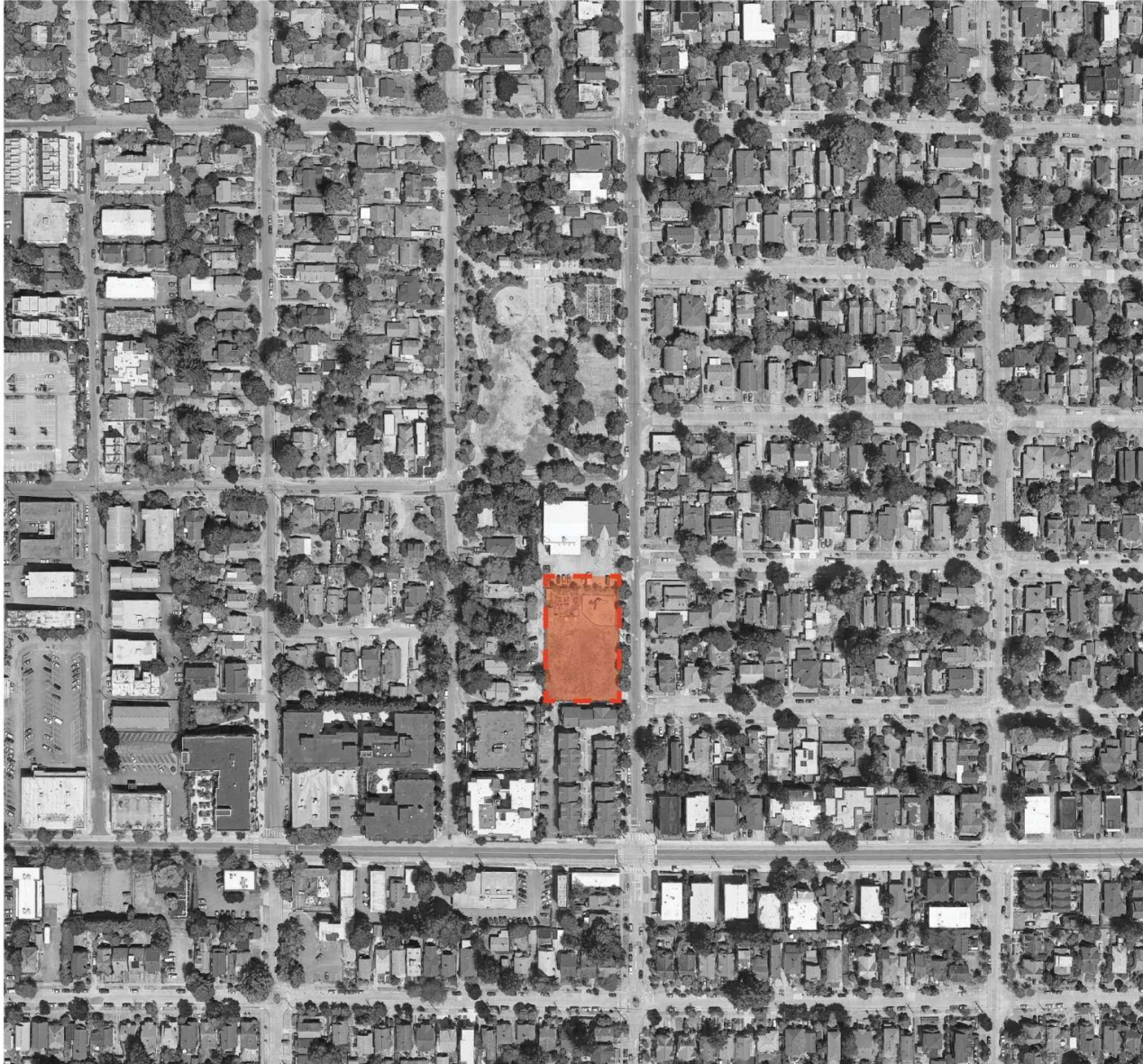




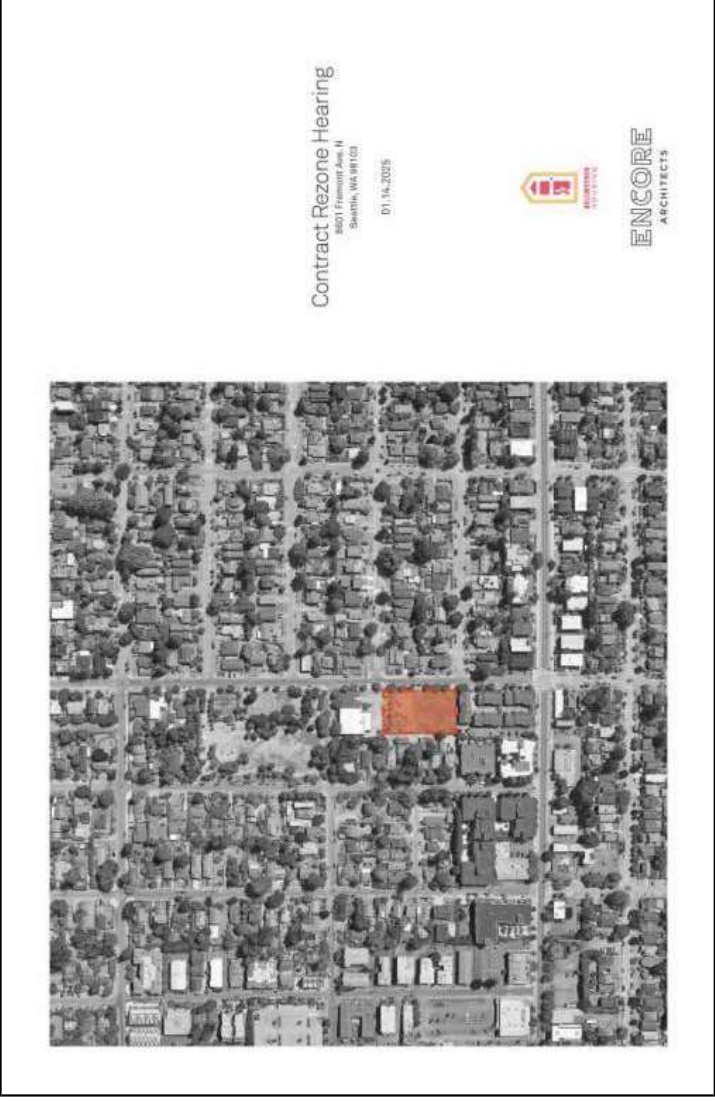
Contract Rezone Hearing

8601 Fremont Ave. N
Seattle, WA 98103

01.14.2025



ENCORE
ARCHITECTS



Blair Stone with Encore Architects
Principal on this project
WA state licensed architect
35 years of experience
1st contract rezone

URBAN DESIGN ANALYSIS

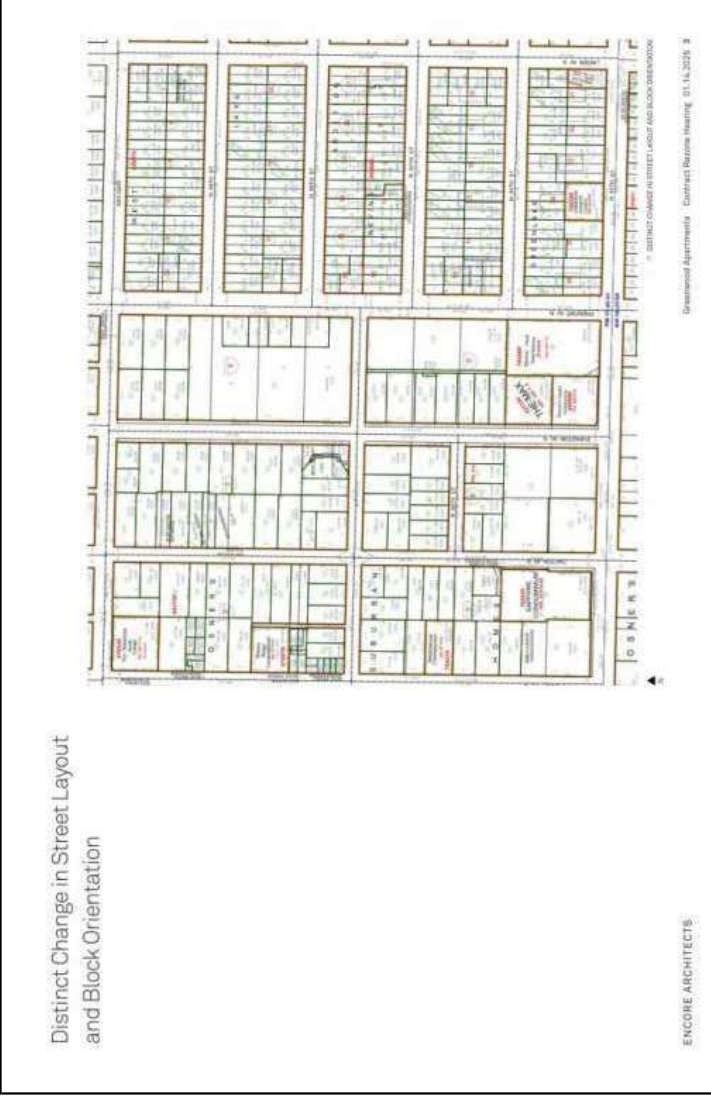
Vicinity Map

- Neighborhood Greenway
- Bike Lane
- Stay Healthy Streets
- Bus Stop
- 5 MIN WALK - 1/4 MILE

- | | | | |
|-------------------------|----|----------------------------------|----|
| Denise Hunt Townhomes | 1 | Robert Eagle Staff Middle School | 14 |
| Boy's and Girl's Club | 2 | Greenwood Senior Center | 15 |
| Greenwood Park | 3 | Greenlake | 16 |
| 8500 Fremont Apartments | 4 | | |
| Evanston Square Condos | 5 | | |
| Max Apartments | 6 | | |
| Linden Street Townhomes | 7 | | |
| Single Family Home | 8 | | |
| Single Family Home | 9 | | |
| Greenwood Library | 10 | | |
| Fred Meyer | 11 | | |
| Sandel Park | 12 | | |
| Licton Springs Park | 13 | | |



[illegible]



A distinct change in block orientation and street layout occurs at N Fremont Ave.

- The west side where our site is located is the Osners Suburban Homes (screen left). The long block faces are oriented east/west.
- On the right side (east) is Greenlake Addition where the long block face is oriented north/south
- Our block is on the edge of this change

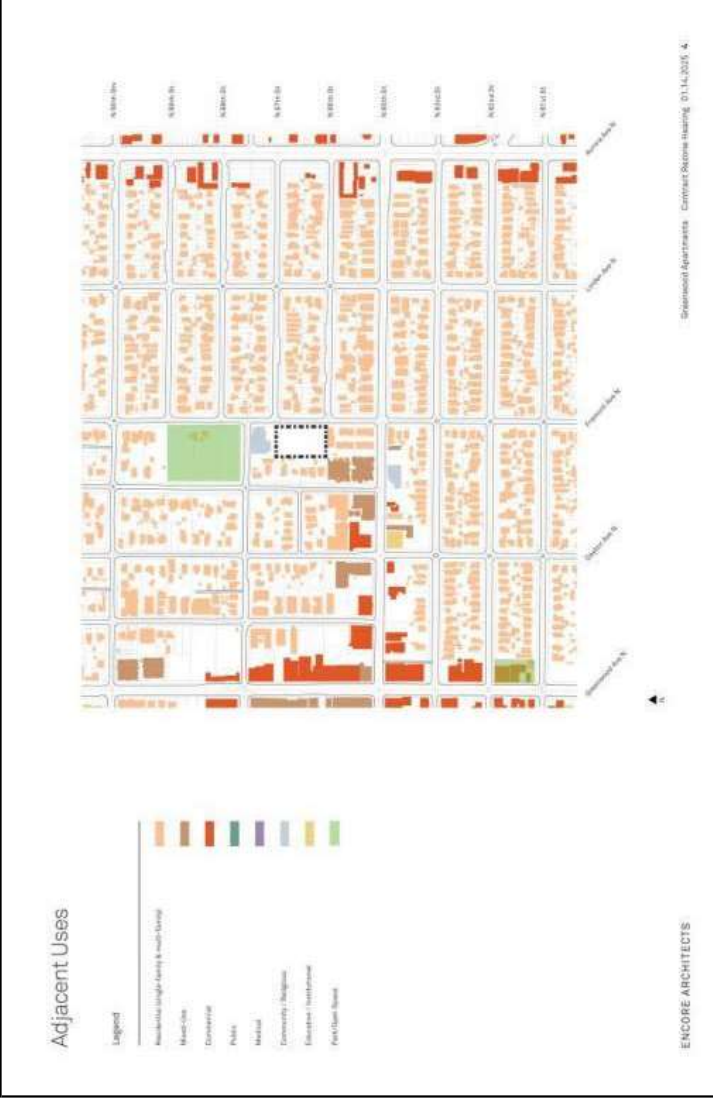
The block orientation change helps with the separation of the site and its multi-family uses from the surrounding development within the NR3 zone.

Adjacent Uses

Legend

- Residential (single-family & multi-family)
- Mixed-Use
- Commercial
- Public
- Medical
- Community / Religious
- Education / Institutional
- Park/Open Space





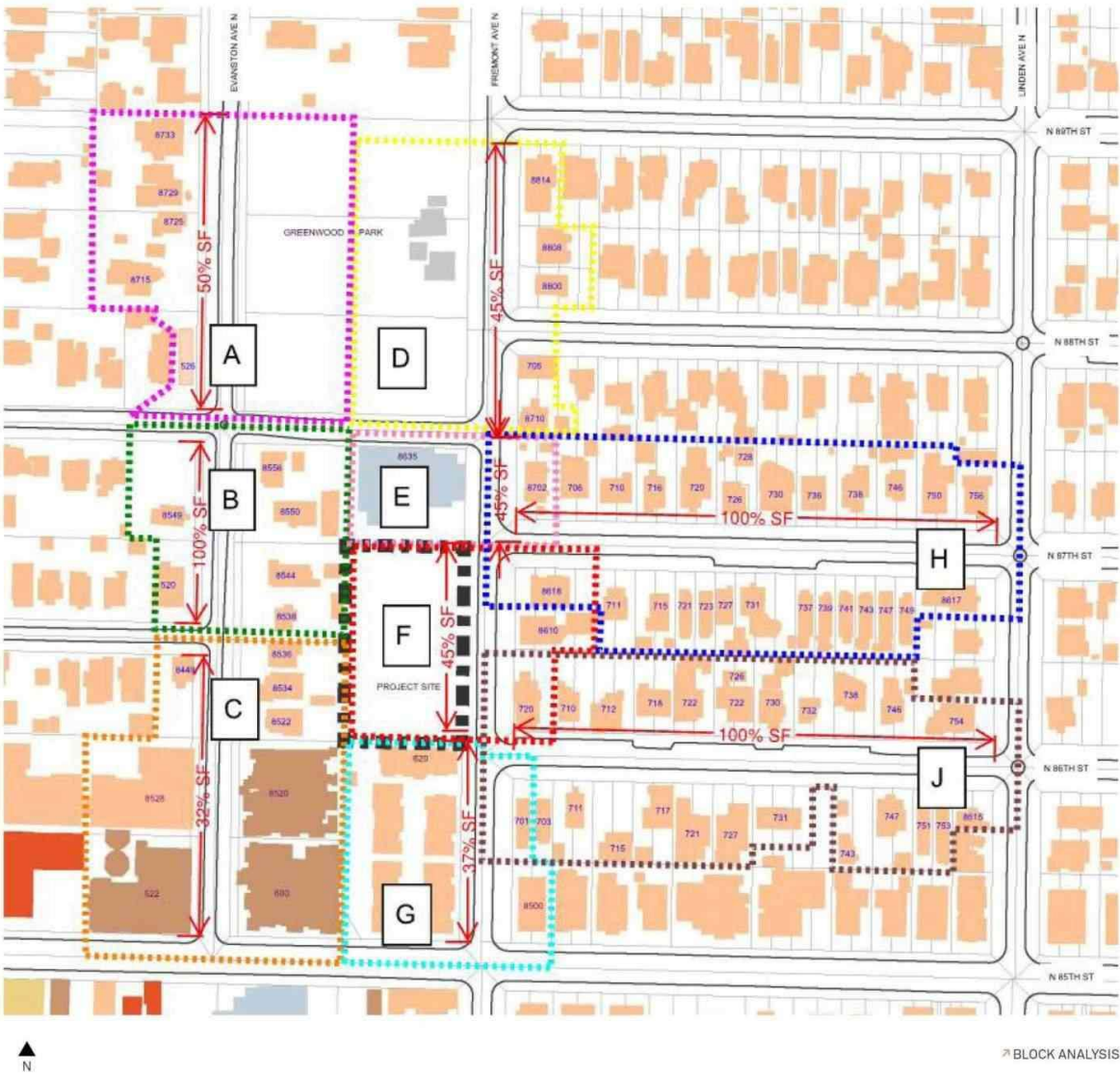
Adjacent uses on west side of Fremont differs from east side.

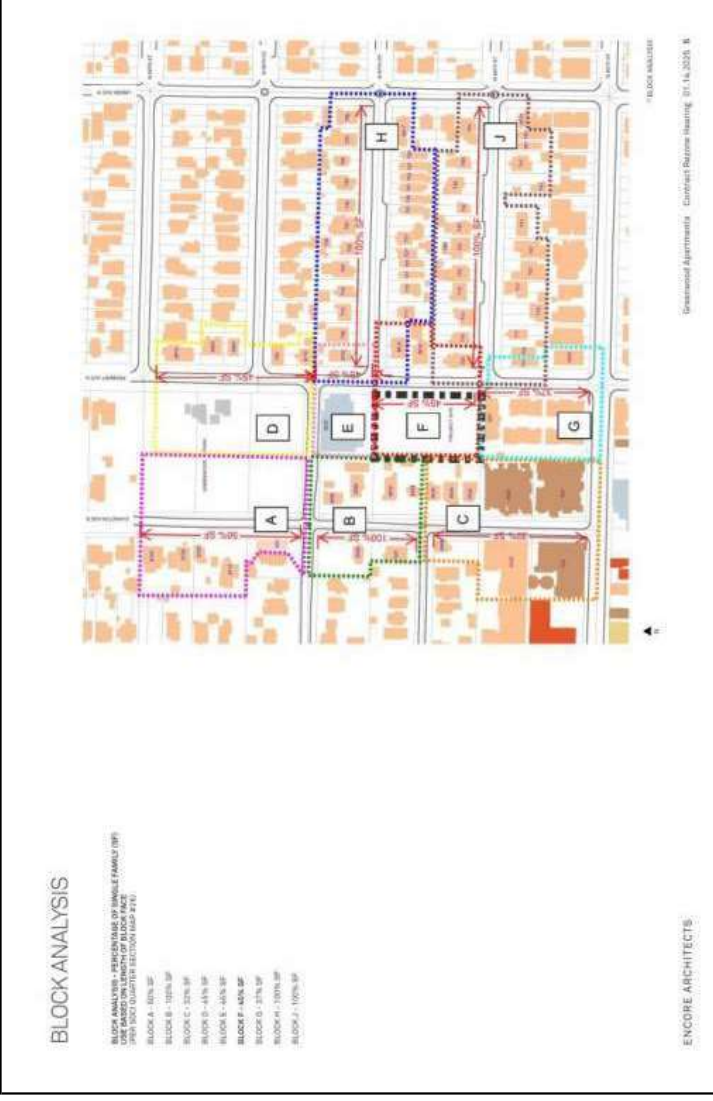
- On the west - Starting from N 85th Ave is multifamily, then our site, community service shown in blue and then a park further north in shown in green
- East side of Fremont is single family homes

BLOCK ANALYSIS

BLOCK ANALYSIS - PERCENTAGE OF SINGLE FAMILY (SF)
USE BASED ON LENGTH OF BLOCK FACE
(PER SDCI QUARTER SECTION MAP #26)

- BLOCK A - 50% SF
- BLOCK B - 100% SF
- BLOCK C - 32% SF
- BLOCK D - 45% SF
- BLOCK E - 45% SF
- BLOCK F - 45% SF
- BLOCK G - 37% SF
- BLOCK H - 100% SF
- BLOCK J - 100% SF





- 9 block analysis studying which block have more than 70% single-family buildings
- We looked at the number of buildings per block but that skews the percentage due to open space. This is true for Blocks A, D & F.
 - For example using buildings per block, Block A would be 100% of the block is single family since there are no buildings in the park but the block certainly isn't 100% single family.
 - More realistic view of the block is to looked at it based on block length shown here. The same Block A is only 50%.
- Results of this analysis is
- 6 out of the 9 blocks studied are not 70% single-family
 - The site on Block F is 45%

A - South of Site



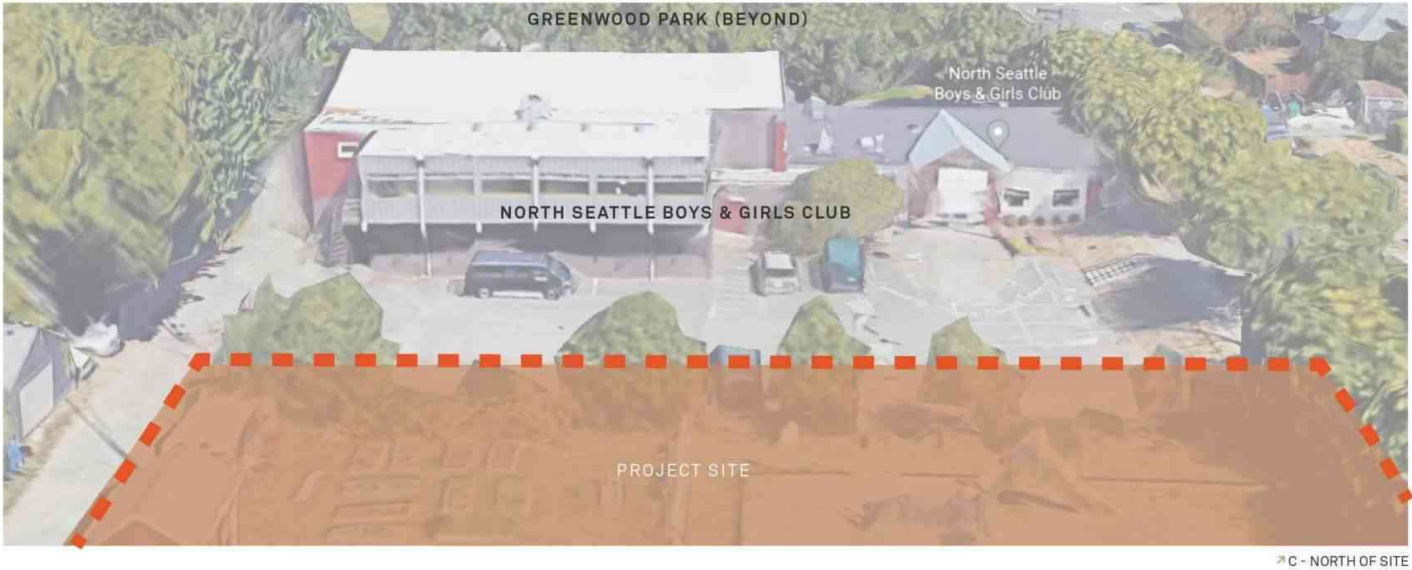
B - West of Site



B - WEST OF SITE



C - North of Site





Directly north is the North Seattle Boys & Girls Club with Greenwood Park beyond

D - East of Site



D - EAST OF SITE



D - East of Site



To the east are (3) single family homes.

Zoning Map (Current)

Zoning Legend

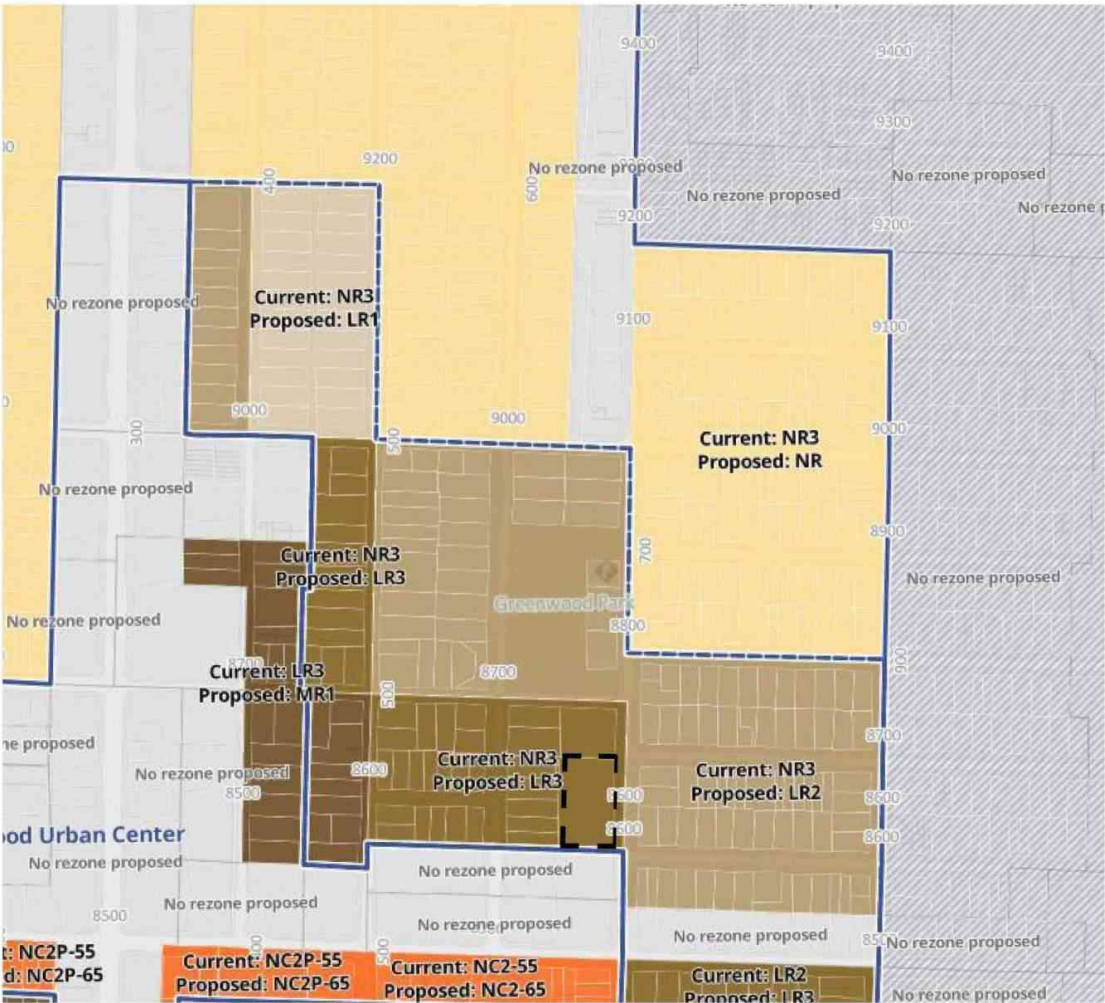
Single Family	
Residential Small Lot	
Lowrise Multi-Family	
Neighborhood Commercial	
Commercial	



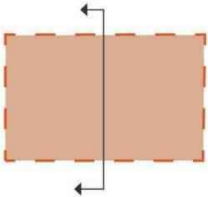
Zoning Map (Proposed)

Zoning Legend

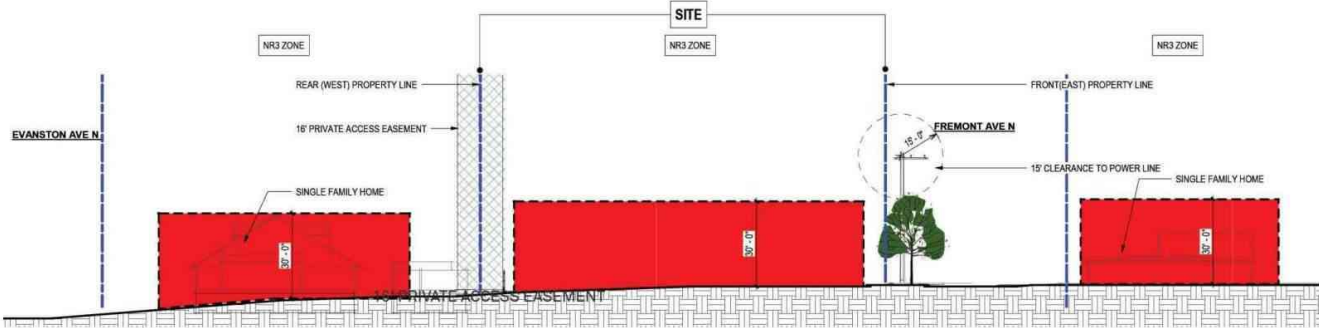
Neighborhood Residential (NR)	
Lowrise 1 (LR1)	
Lowrise 2 (LR2)	
Lowrise 3 (LR3)	
Midrise (MR)	
Neighborhood Commercial (NC)	
No rezone proposed	



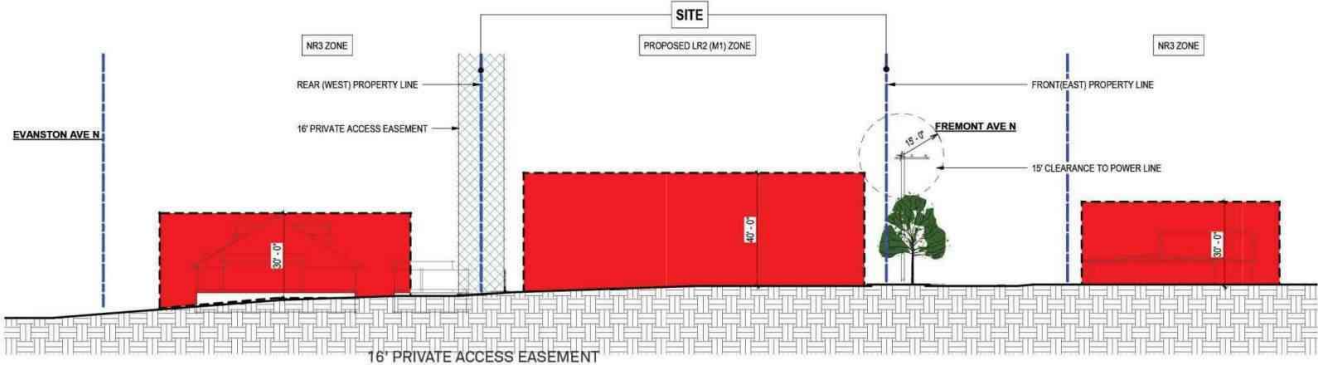
Zoning Sections (NR3 & LR2 (M1)) - Transverse



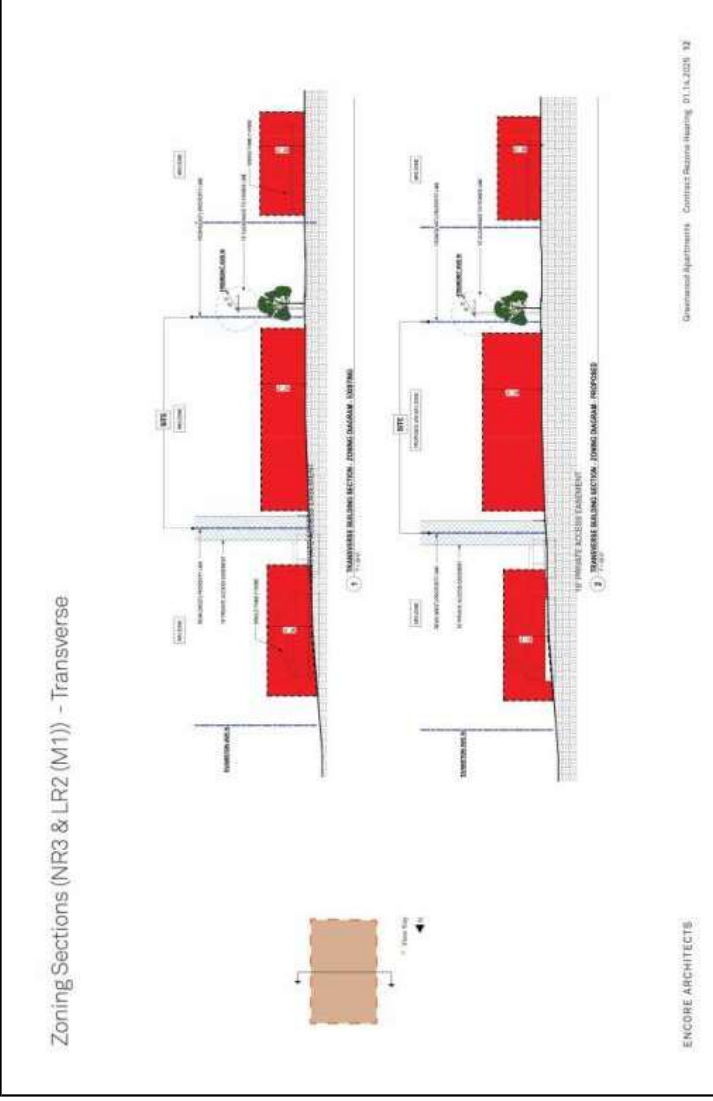
View Key
N



1 TRANSVERSE BUILDING SECTION - ZONING DIAGRAM - EXISTING
1" = 20'-0"



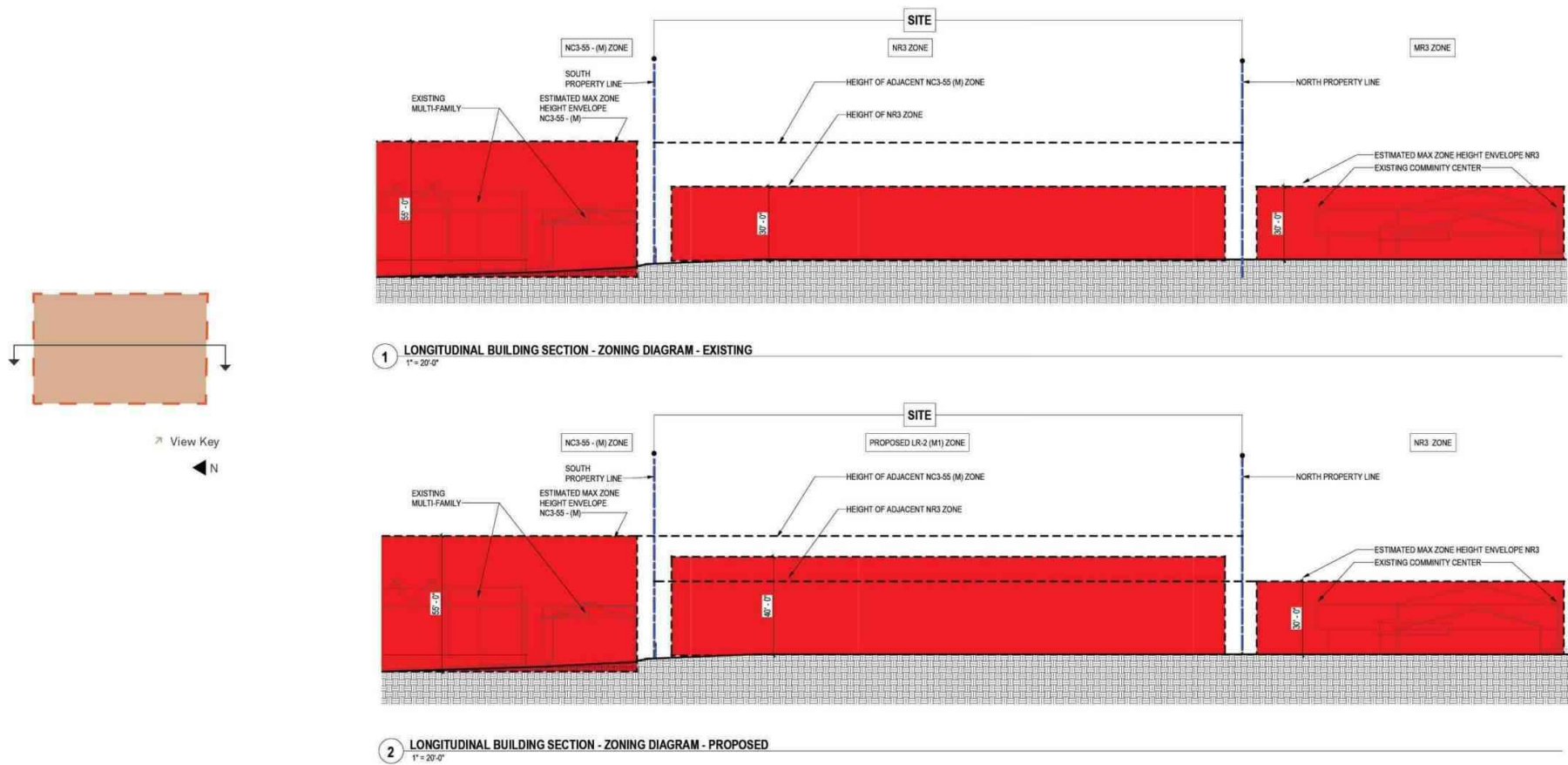
2 TRANSVERSE BUILDING SECTION - ZONING DIAGRAM - PROPOSED
1" = 20'-0"

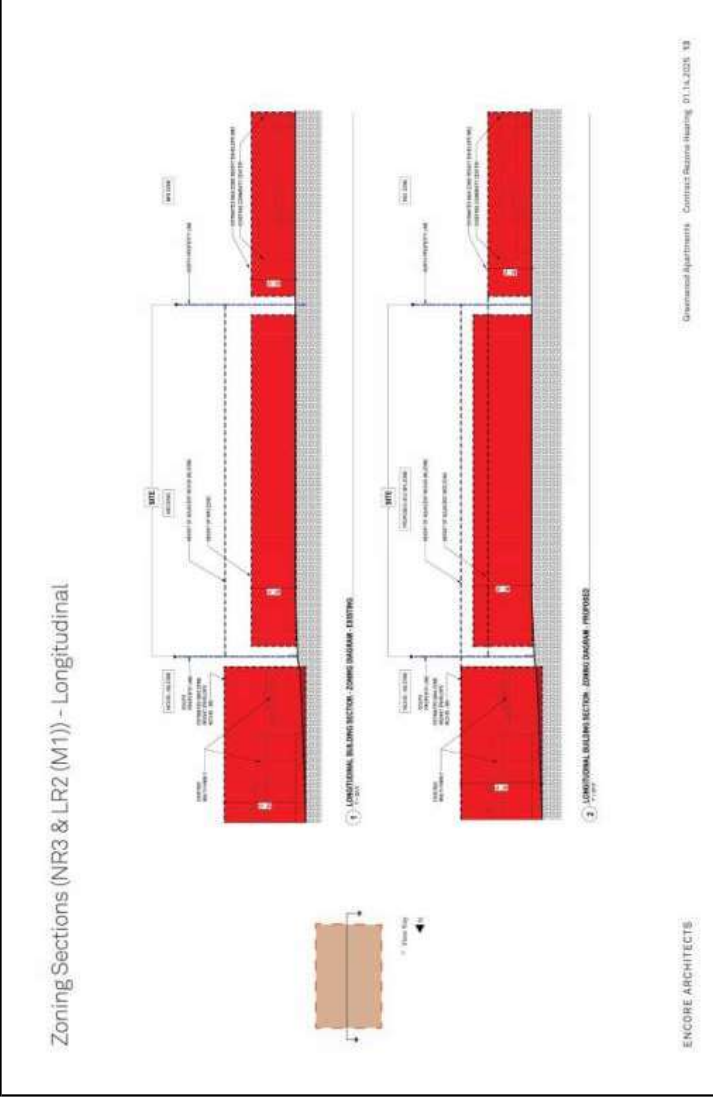


The top section shows the existing NR3 zoning with it's height limit of 30 feet or 35 feet for roof pitched greater than 4:12.

The lower sections shows the height difference between existing NR3 and proposed LR2 (M1) is 10'.

Zoning Sections (NR3 & LR2 (M1)) - Longitudinal



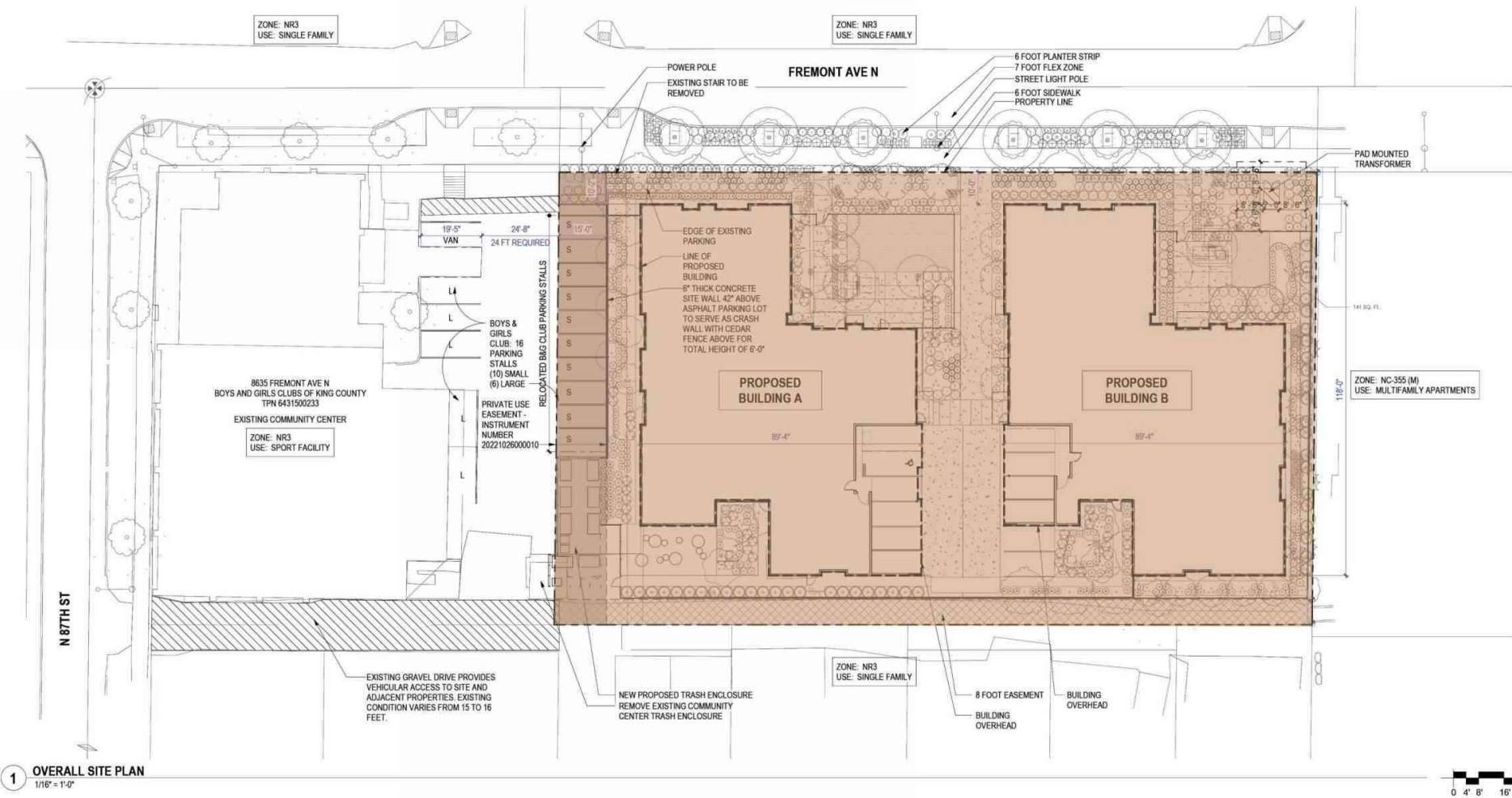


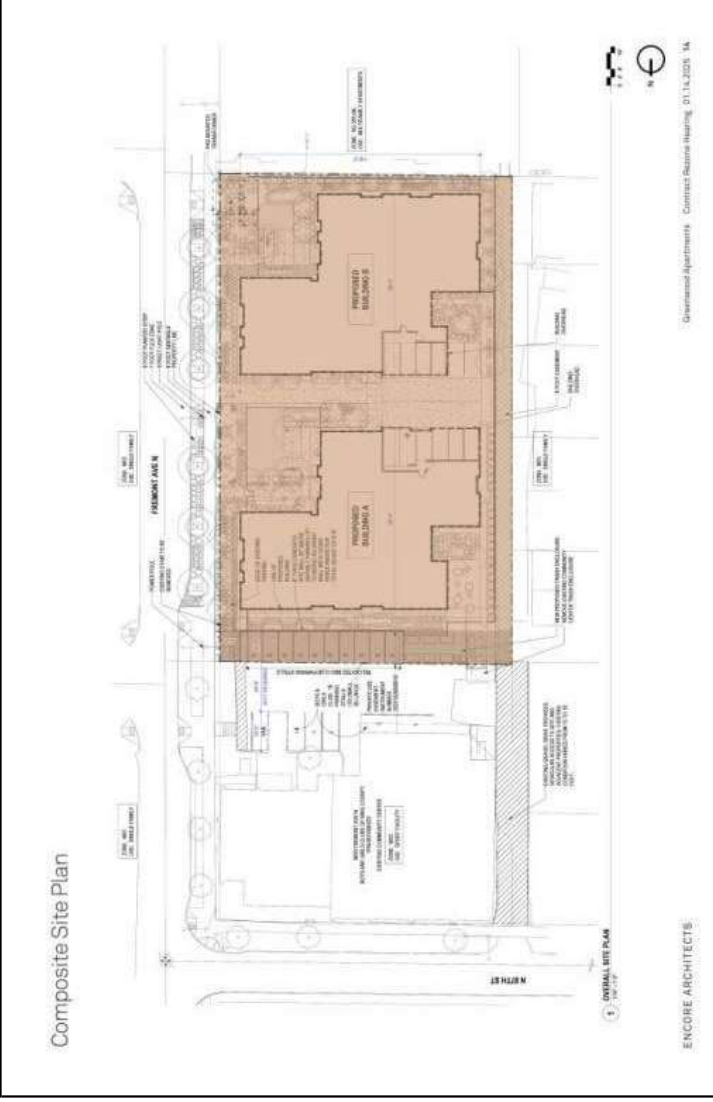
The top section show the exiting MC3-55 (M) of 55 feet and NR3 of 30 feet which is a difference 25 feet

In the lower section you can see how LR2 creates a transition in height between NC3-55 (M) and NR3

- 15' lower from NC3-55 (M)
- 10' higher than NR3

Composite Site Plan





There are 2 easements on the project site

- On the west 8 foot private drive easement
- Ane on the north is a use easement with B&G for parking and waste pick-up

Building Shift - "Front Yards"



➤ "FRONT YARD" OPEN SPACE ALONG FREMONT AVENUE NORTH



When we started the project, we look at the block pattern of the of Boys & Girls Club. We sited the building similarly by sifting the buildings which created "front yards".

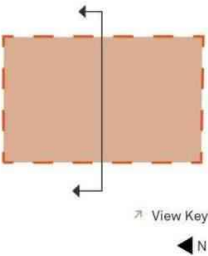
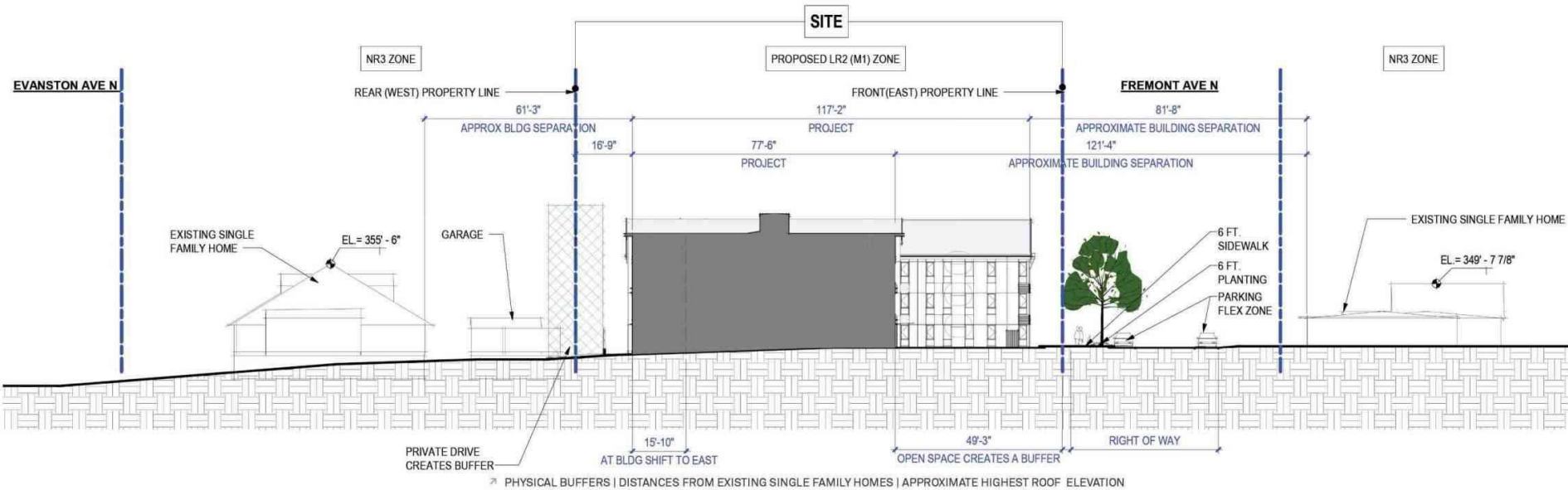
Proposed Site Plan - 53 units

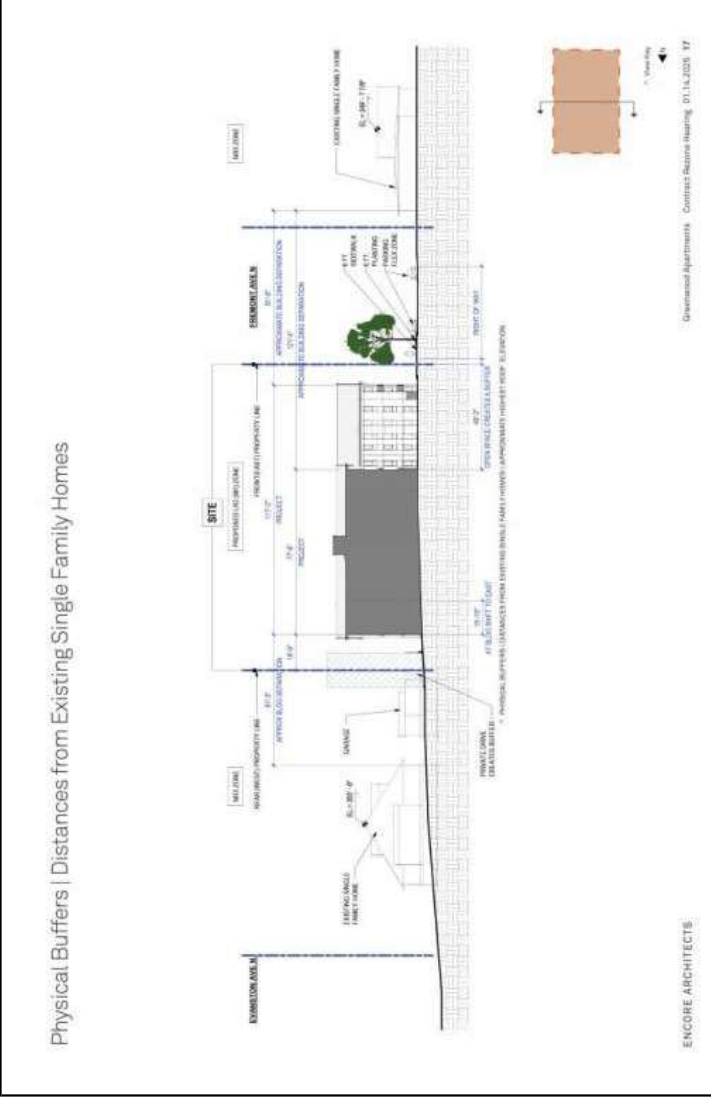




- Drive access from Fremont Ave N – keeping existing street trees and street light
- 53 homes
 - 6 Studios (11%) | 27 1 Bed (51%) | 8 2 Bed (15%) | 12 3 Bed (23%)
 - 70% of the units or 37 units are @ 50% Area Median Income & 30% of the units or 16 units are @ 60% AMI.
- Tuck under parking for 11 vehicles not seen from the street
- Bike parking for 58 bikes

Physical Buffers | Distances from Existing Single Family Homes





There are physical buffers creating distances from the existing single family homes.

- Starting from the left (west) is SF facing onto Evanston Ave N
- A private drive creates buffer between the houses and our building.
- Fremont Ave N is a 64 foot buffer to the east (right side of the page)
- The building shift adds additional buffer of 15 feet to the west and 49 feet to the east



➤ Fremont Ave N looking north



Building sitting and design is influence by the neighboring buildings

- “Front Yards” open space
- We used familiar gable forms seen on single family
- Shift in the buildings not only follows the block pattern
 - It also reduces the allowed 90-foot width to be perceived as 48 feet at the street
 - As mentioned before this also adds separation from adjacent neighbors
- Overall building height of 40 feet close to the maximum NR3 permitted height 35 feet for gabled roofs.

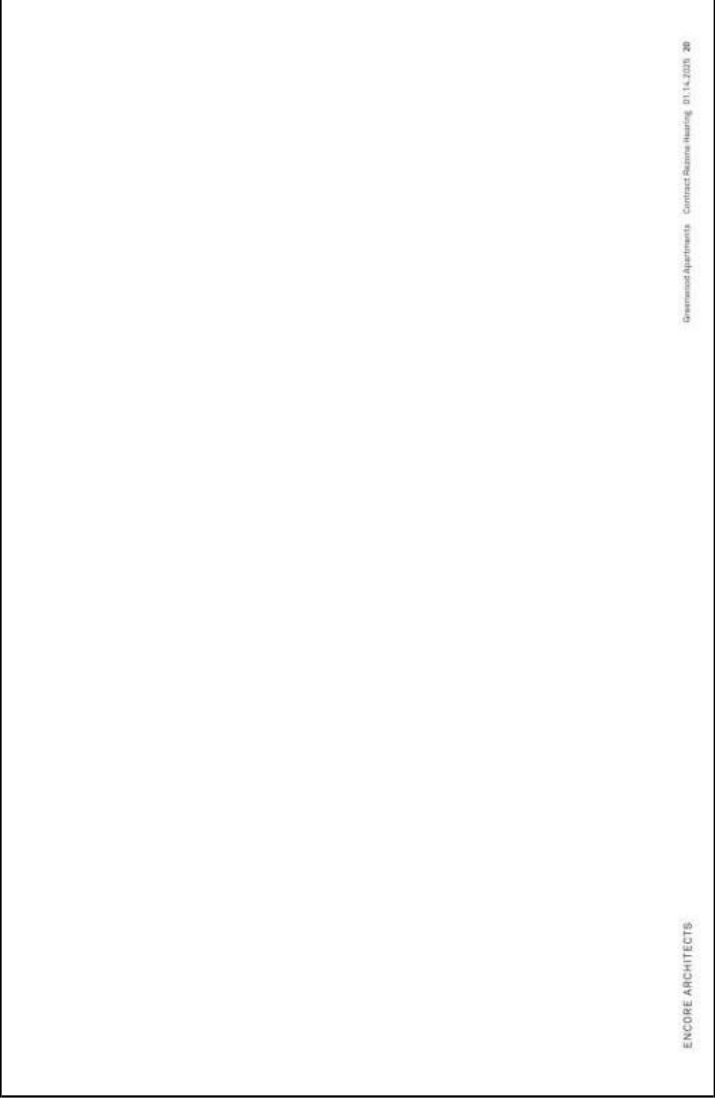


Fremont Ave N looking south



Here is another view looking south.

The property is a good candidate for Lowrise 2 (LR2) zoning because the roads, transit, schools, open space, commercial activity and utility services can support higher density development. LR2 (M1) would provide a needed transition between denser NC3-55 (M) development along N 85th Street and the single family zone. The 40-foot height limit of LR2 (M1) provides a stepping from 55 feet down to 30 - 35 feet of the MR zone. While we are nowhere near the allowed density of this zone, the floor area ratio makes LR2 (M1) a viable option compared to MR, RSL and LR1 zones. More importantly, there is a demonstrated need to establish higher densities in well-served areas such as this one to facilitate the production of affordable housing (a stated city priority).



Parking estimated 14 AM peak hour trips and 17 PM peak hour trips. For parking, the memorandum estimated a parking demand of 27 parking spaces for the proposed development, which would create a need for 16 parking spaces that could not be provided by the 11 parking spaces with the proposed development.



2 LEVEL 01 PLAN
 1" = 20'-0"





53 homes

- 6 Studios (11%) | 27 1 Bed (51%) | 8 2 Bed (15%) | 12 3 Bed (23%)
- 70% of the units or 37 units are @ 50% Area Median Income & 30% of the units or 16 units are @ 60% AMI.
- Units are in blue with the darkest being the 3 Bed to the lightest being studios

Orange represents common area: Community room, common laundry, restroom, and bike parking

Green is the leasing office

Light grey is the tuck under parking & back of house rooms

Darker grey is the trash enclosures





Units stack above