



**909 N. 143RD ST.** WORKFORCE HOUSING  
DESIGN REVIEW | 27 AUGUST 2007 | #3003758  
DRISCOLL ARCHITECTS, PS | LINDEN 143, LLC

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SITE INFORMATION

ADDRESS: 909 N. 143rd ST.  
14300 LINDEN AVE. N.  
14108 LINDENT AVE. N.  
SITE AREA: 118,112 SF  
CURRENT USE: VACANT LOT  
ZONING: C2-65' TO N, E, & S; SF 7200 TO W  
F.A.R.: 3.54 ( ALLOWED F.A.R. 4.75)

PROJECT INFORMATION

65' MIXED USE PROJECT  
COMMERCIAL SF :7,100  
RESIDENTIAL: 265,000  
UNIT COUNT: 474  
PARKING COUNT: 474 GARAGED, 10 SURFACE

DRB NARRATIVE:

EXISTING SITE:  
The 11,112 sf site previously was a mobile home park and a vacant Seattle City Light prop-erty. The mobile home park, which was demolished in 2006, was considered “unfit for habi-tation” and a “hazard”. The site is relatively flat with the highest elevation at the SE corner. The site is within the Bitter Lake Village Hub Urban Village and is zoned C2-65’.

NEIGHBORING DEVELOPMENT:  
Adjacent uses include a hotel, plant nursery, and excavation/construction company. A city reservoir is across the street to the West. A residential condominium is located to the NW and low-rise apartments and miscellaneous commercial uses to the north. Linden Ave. N. between N. 145<sup>th</sup> St. and N. 130<sup>th</sup> St. is a mixture of residential, commercial and light indus-trial uses. A new senior housing and multifamily project with some ground floor commercial ‘anchors’ the south end of the corridor. Across the street from it is Bitter Lake Park with com-munity recreation facilities. Linden Ave. N. is a segment of the ‘Interurban Trail’ and is used by bicyclists, runners, and walkers, despite its unimproved, hazardous, condition.

PROPOSED OBJECTIVES:  
The project is intended to provide needed, affordable, ‘workforce’ housing. There will be ap-proximately 474 residential units, 7,100 sf of commercial space, 3,800 sf of amenity space, and 484 off-street parking stalls (474 within the garage). All of the units will be available for residents with incomes at, or below, 60% of Seattle area median income. Additionally 20% of the units will be reserved for individuals with disabilities or special needs. The project will include secured parking, amenity spaces with a business center, social room, leasing offices, media room, fitness center and indoor play area. The project is intended to provide housing for currently underserved populations. Because of the site’s proximity to transportation, parks, and shopping, the site is ideally suited for this type of housing.

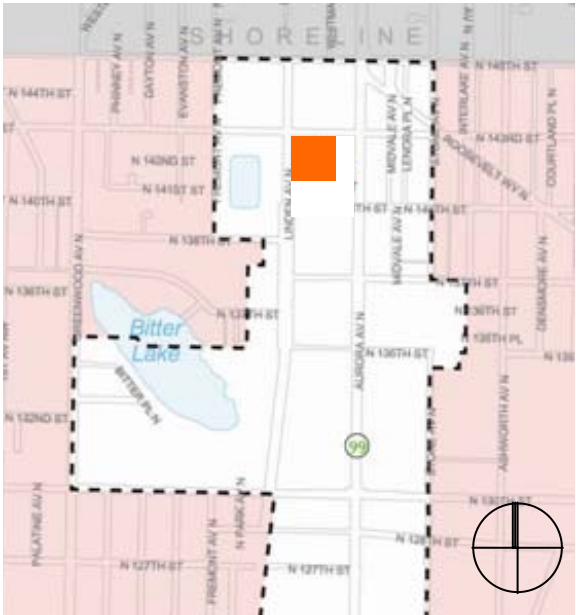
REQUESTED DEPARTURES:

- Two vehicular access points from street, N.143rd St and Linden Ave. N.





# BITTER LAKE HUB URBAN VILLAGE



## ZONING KEY

- C2-65
- SF 7200
- L3
- L2
- L1
- BITTER LAKE HUB BOUNDARY



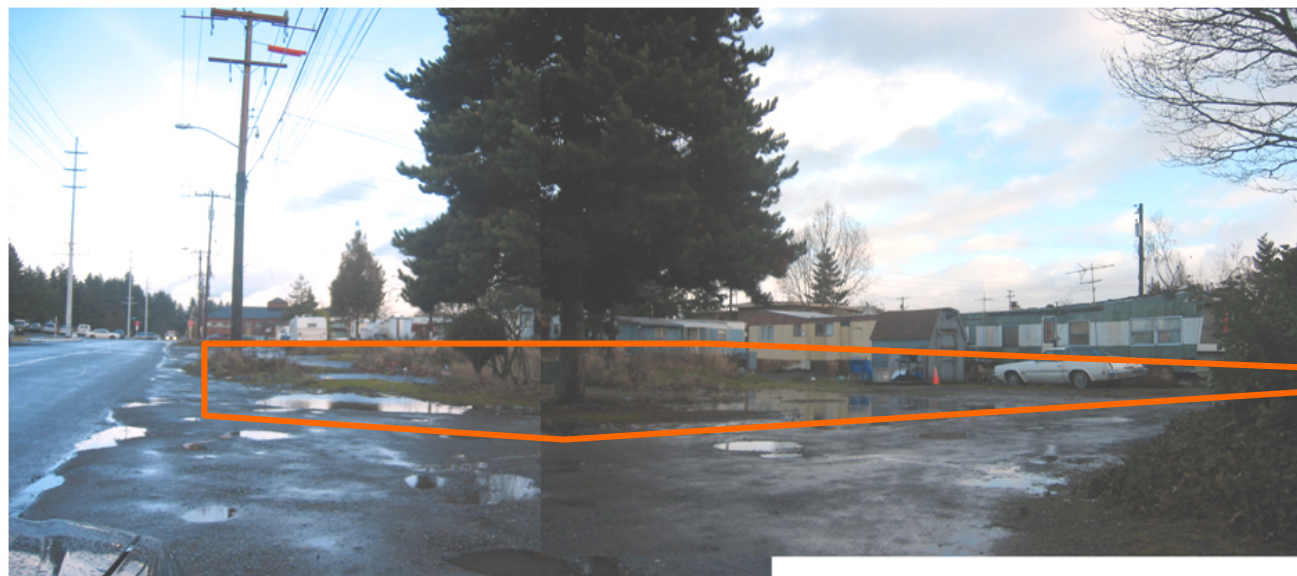
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## SITE INFORMATION





1 VIEW OF SITE & RESERVOIR FROM INTERSECTION OF 143RD @ LINDEN



2 VIEW OF SITE LOOKING NORTHEAST ON LINDEN







1 VIEW SOUTH DOWN LINDEN, SITE TO LEFT



2 VIEW WEST DOWN 143RD, SITE TO THE LEFT



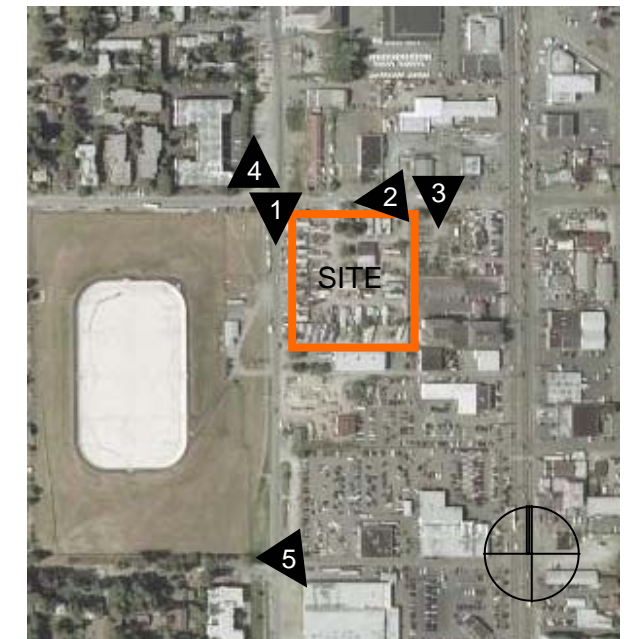
3 PLANT NURSERY ON 143RD ADJACENT TO SITE



4 VIEW NORTH FROM LINDEN & 143RD

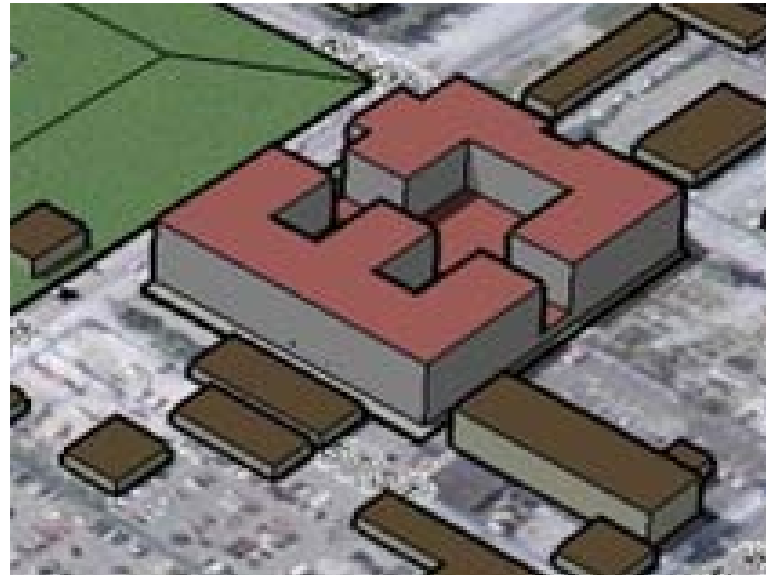


5 RESIDENTIAL DEVELOPMENT TWO BLOCKS TO THE SOUTH ZONED C2-65





# EARLY DESIGN GUIDANCE PREFERRED SCHEME ( 2/13/06)



- 88% Lot Coverage at L1
- 62% Lot Coverage at L2-L6
- Parking Contained at L1 and below Grade
- Garage Entries off of 143rd and Linden
- Mass Split into two Buildings on a Base
- Commercial Located on 143rd
- Open Space Located at L2 and Common Roof Deck
- 20' Access Easement at South end of site
- 12' Access Easement to East end of site

# PROPOSED DEVELOPMENT—RESPONSE TO BOARD GUIDANCE (7/23/07)



- 71% Lot Coverage at L1
- 55-57% Lot Coverage at L2-L6
- Parking Contained at L1 and below Grade
- Eliminated Plinth
- Added Vehicular Access Through Site
- Garage Entries off of South and East Easement
- Mass Split into two Buildings with the Majority of the Mass located away from Linden
- 3,800 sf Commercial Located on 143rd
- Open Space/Residential Amenity Located at L1 and L2
- 20' Access Easement at South end of site
- 20' Access Easement to East end of site

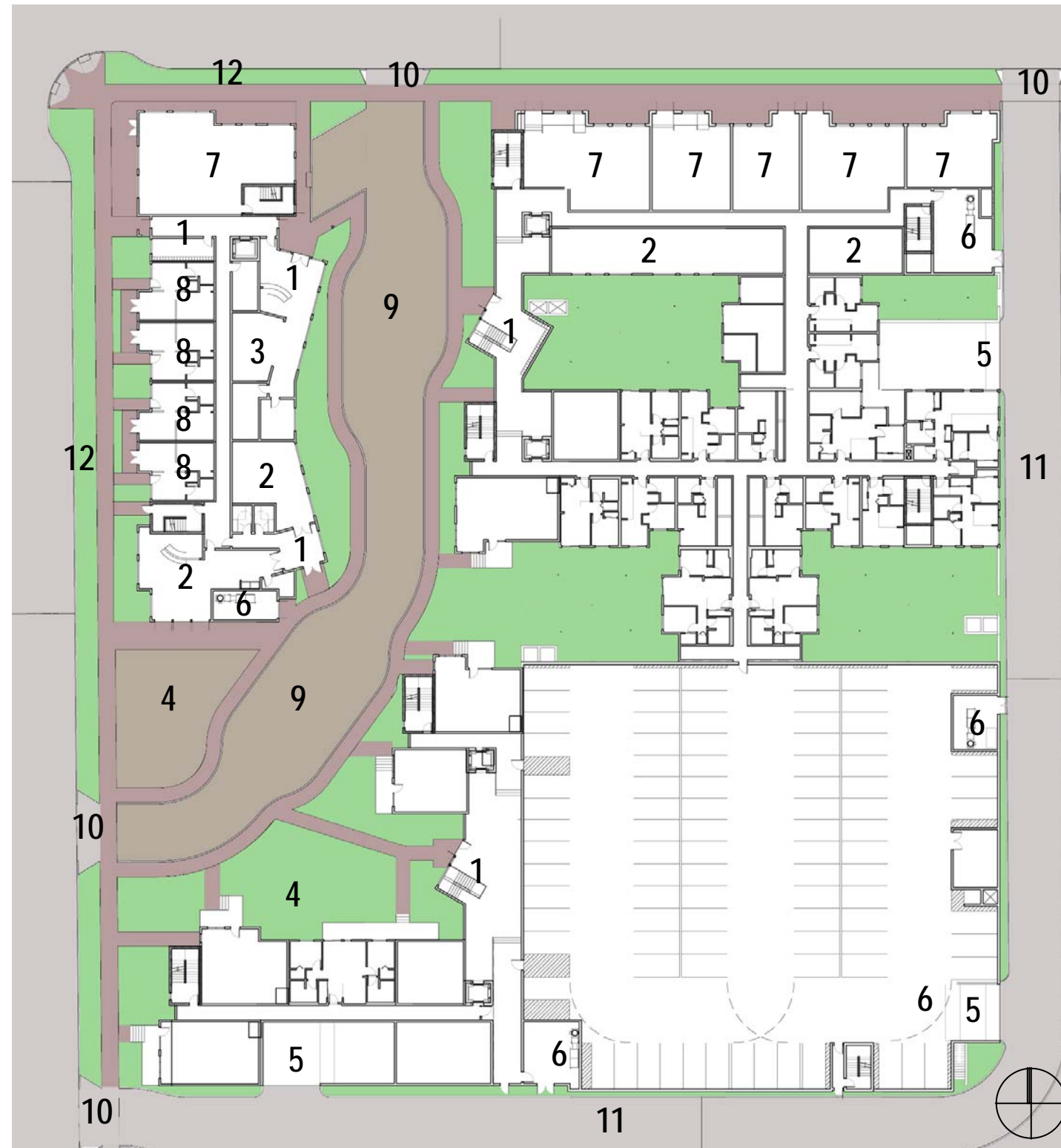
# PROPOSED DEVELOPMENT—RESPONSE TO BOARD GUIDANCE (8/27/07)



- 72% Lot Coverage at L1
- 55-57% Lot Coverage at L2-L6
- Parking Contained below Grade
- Garage Entries off of South and East Easement
- Open Space/Residential Amenity Located at L1 and L2
- 20' Access Easement at South end of site
- 20' Access Easement to East end of site
- Increased Commercial SQFT
- Increased horizontal and vertical modulation
- Increased Plantings at Woonerf

# KEY

- 1. Lobby
- 2. Amenity
- 3. Leasing
- 4. Play Area
- 5. Garage Access
- 6. Garbage / Utilities
- 7. Commercial
- 8. Live/Work
- 9. Woonerf
- 10. Curb Cut
- 11. Access Easement
- 12. Planting Strip





## DEPARTURE : Vehicular Access

REQUIRED – AVOID ACCESS FROM  
MAJOR STREETS

PROVIDED – VEHICULAR ACCESS /  
PEDESTRIAN THOROUGHFARE  
FROM 143<sup>RD</sup> ST AND LINDEN AVE

### JUSTIFICATION:

The majority of vehicular traffic will go to the garage entries which are accessed from the property easements. The drive through the site provides drop off locations and temporary parking.







## Previous Design

Average Comm. Depth at 143rd = 23.0'  
Minimum Depth at 143rd = 23.0'

Average Comm. Depth at Linden = n/a  
Minimum Depth at Linden = n/a

- Commercial
- Leasing
- Residential Amenity



## Current Design

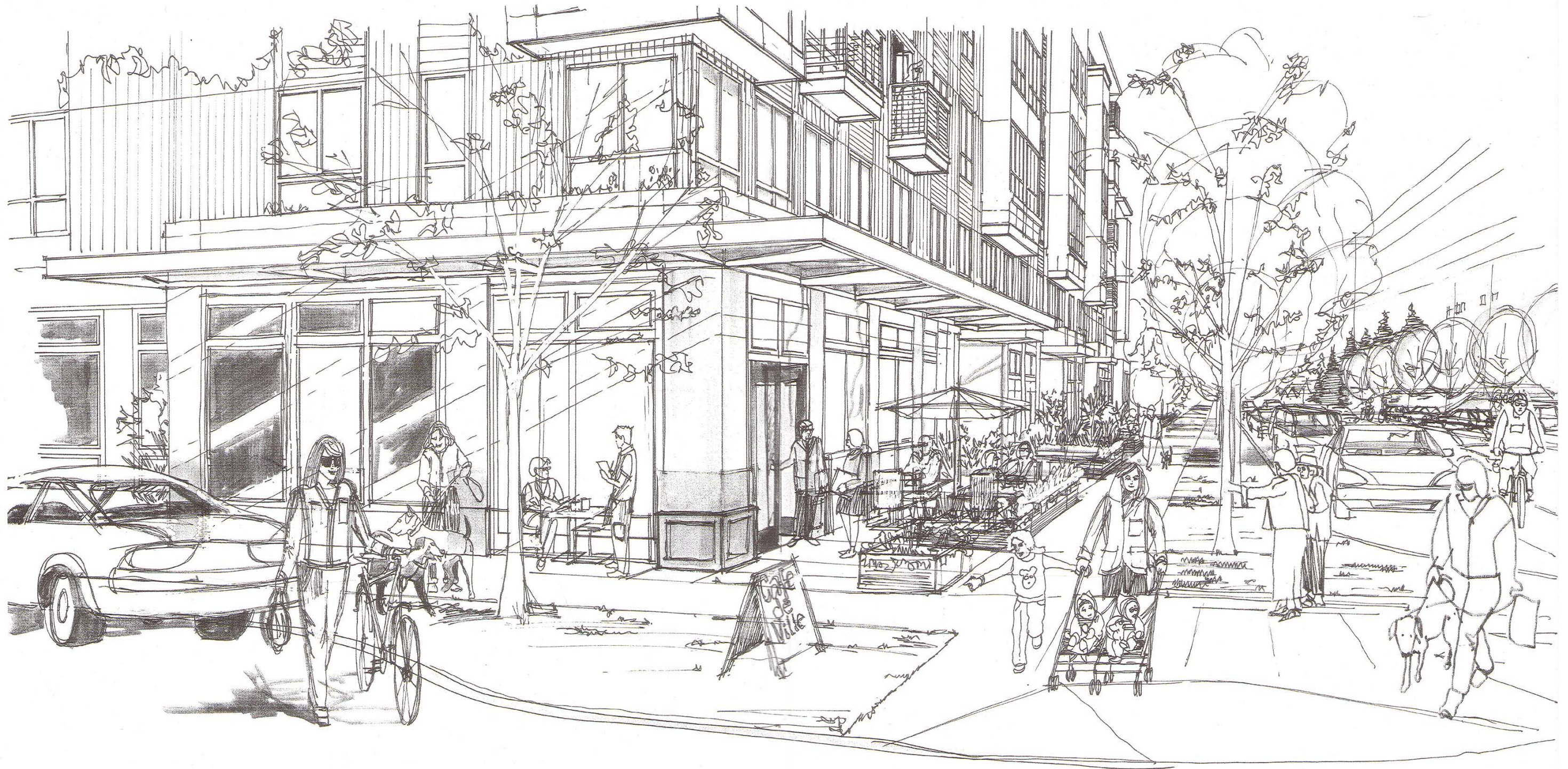
Average Comm. Depth at 143rd = 30.5'  
Minimum Depth at 143rd = 22.0'

Average Comm. Depth at Linden = 32.0'  
Minimum Depth at Linden = 23.0'

- Commercial
- Leasing
- Residential Amenity







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PERSPECTIVE AT 143RD AND LINDEN





### Previous Design

No strong residential connection to woonerf

Landscaping disconnects units from woonerf

- Living Space (unit)
- Bedroom/Bath (unit)
- Deck/Porch
- Residential Lobby



### Current Design

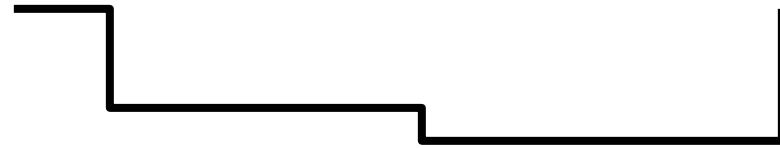
Living spaces pushed out to woonerf

Porches have steps down to grade

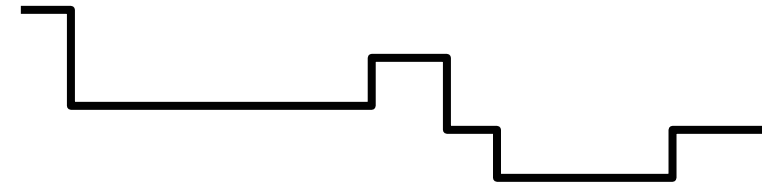
- Living Space (unit)
- Bedroom/Bath (unit)
- Deck/Porch
- Residential Lobby



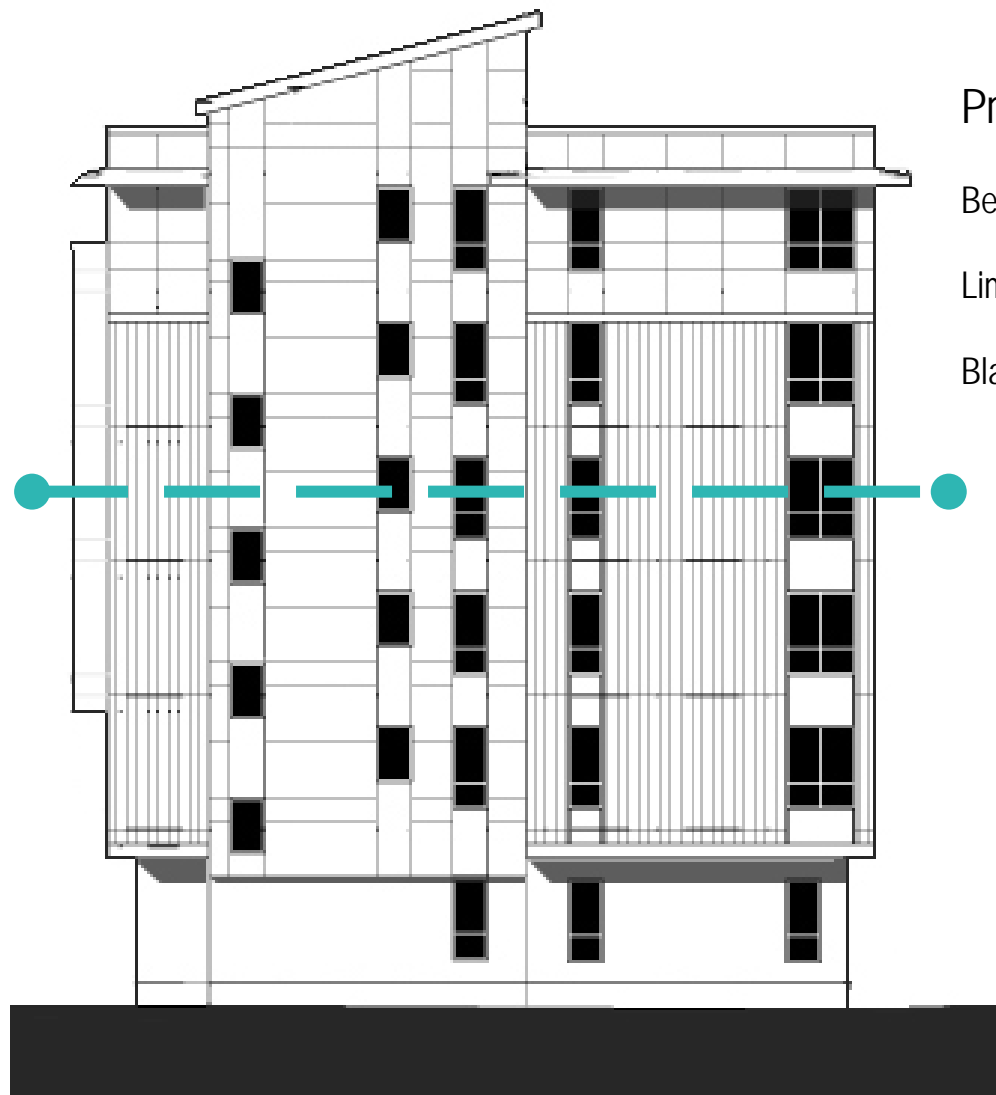




Floor cut at level 4



Floor cut at level 4



### Previous Design

Bedroom Face woonerf

Limited depth change

Blank wall at base



### Current Design

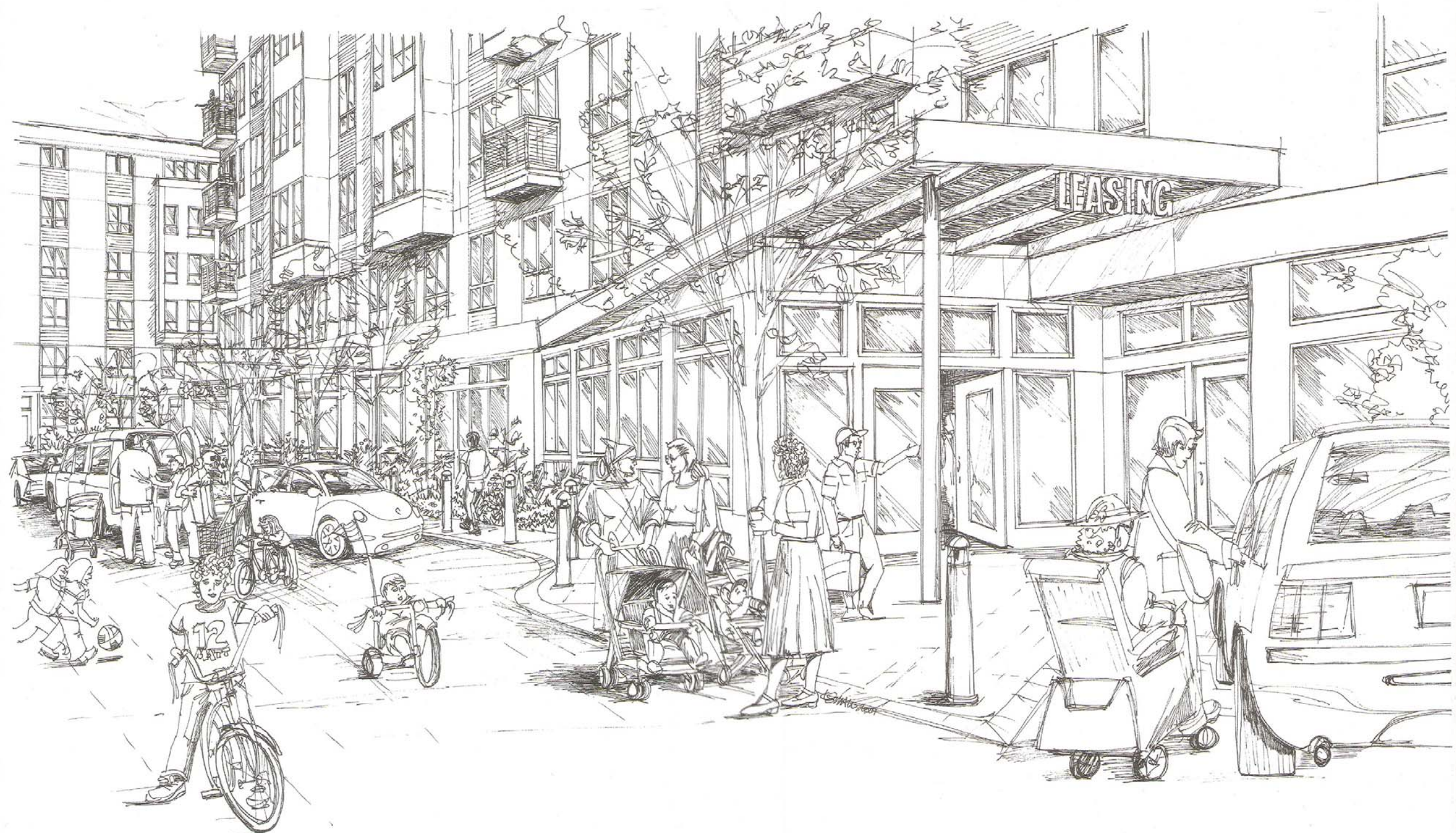
Living Space Faces woonerf

Greater change of depth

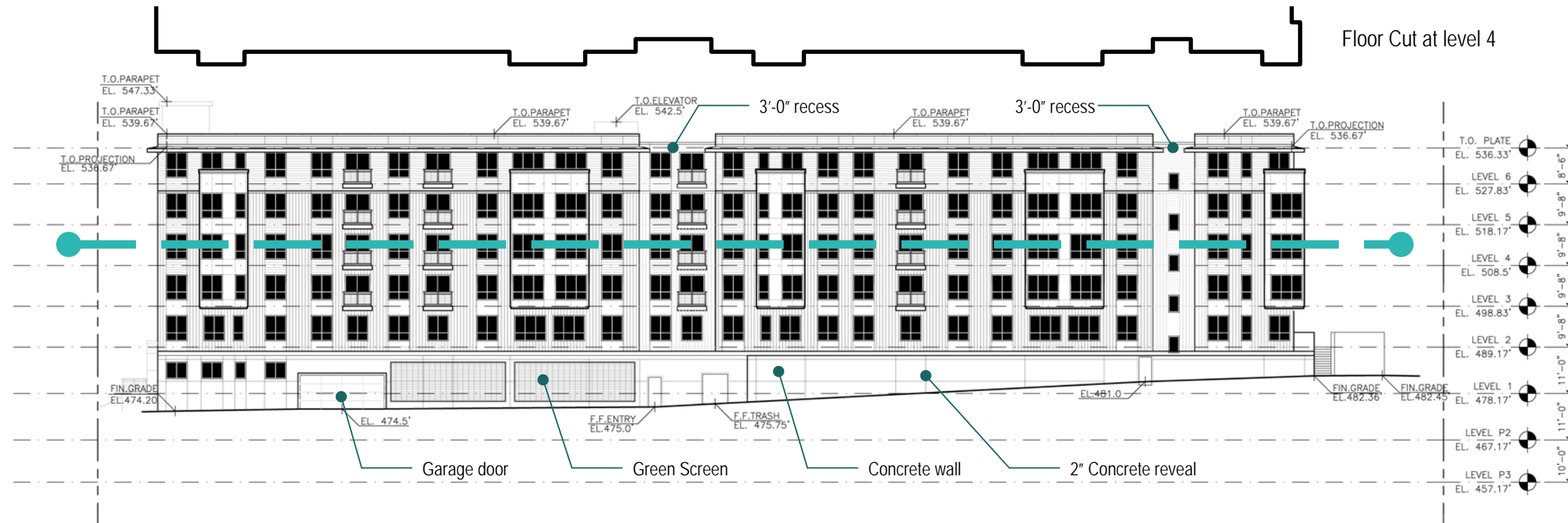
Horizontal and vertical modulation

Human scale detail at base



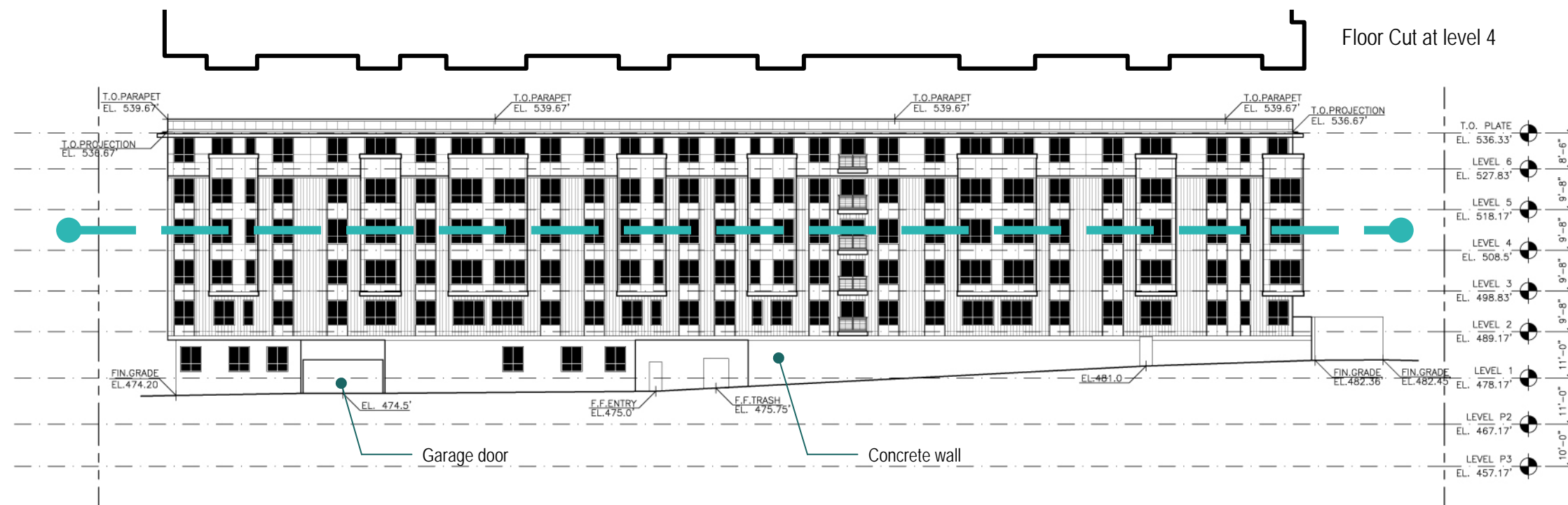






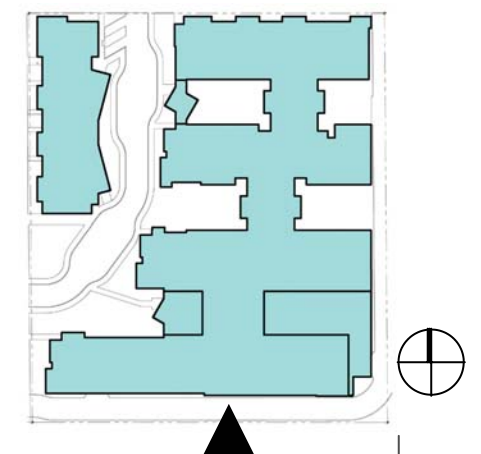
## Current Design

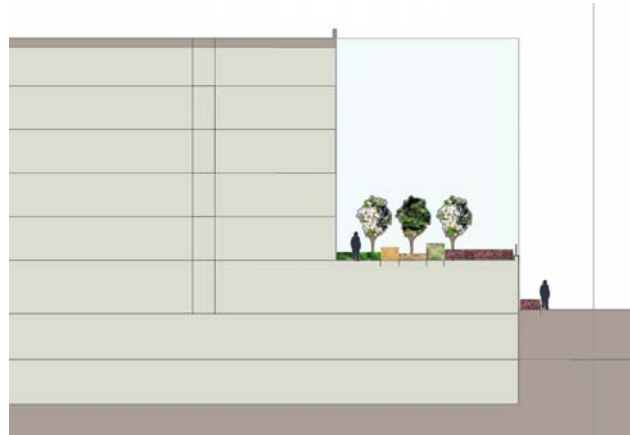
- Façade length: 270 feet
- Façade massing broken at two points with 3' recess
- Two major masses, 115' long and 104' long
- Minor massing at SW corner, 24' long
- Four stacks of decks, 2'-6" deep



## Previous Design

- Continuous façade length: 270 feet
- One stack of decks, 2'-6" deep

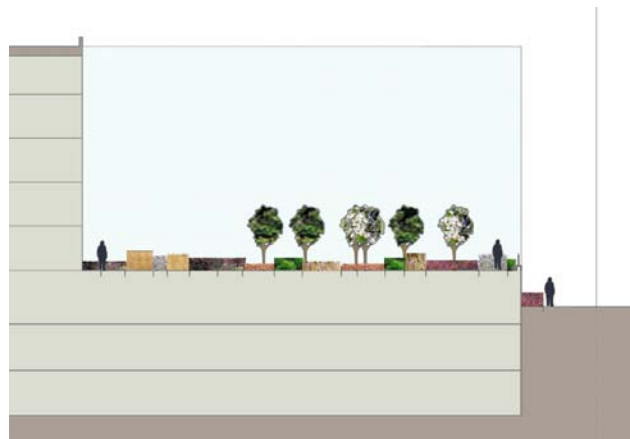




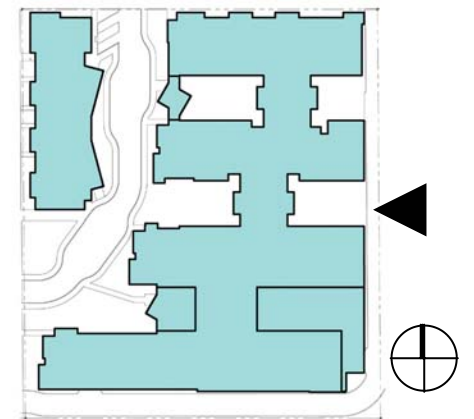
Section AA



Section BB



Section CC





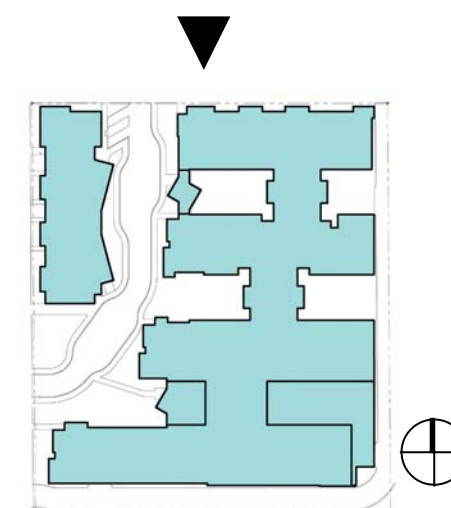


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NEW FAÇADE TREATMENT, WEST ELEVATION

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NEW FAÇADE TREATMENT, NORTH ELEVATION







