



**1141 North 88<sup>th</sup> Street  
Seattle, WA 98103**

Project: 3019553  
Design Review: Early Design Guidance  
05.22.2015

Architecture & Planning  
**rma**  
Rutledge Maul Architects, P.S. Inc.

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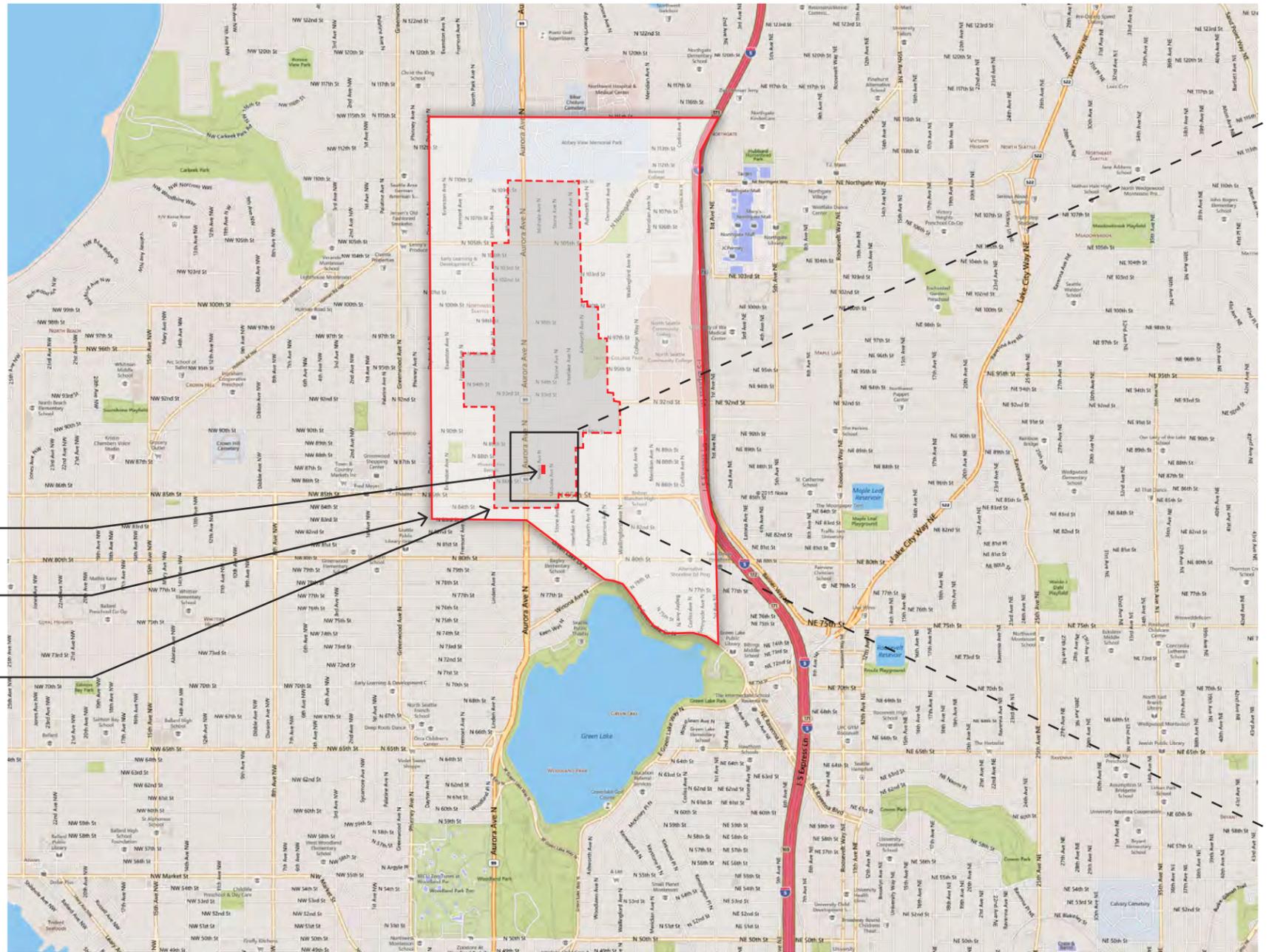
## PROJECT TEAM

### ARCHITECT:

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## PROPOSAL

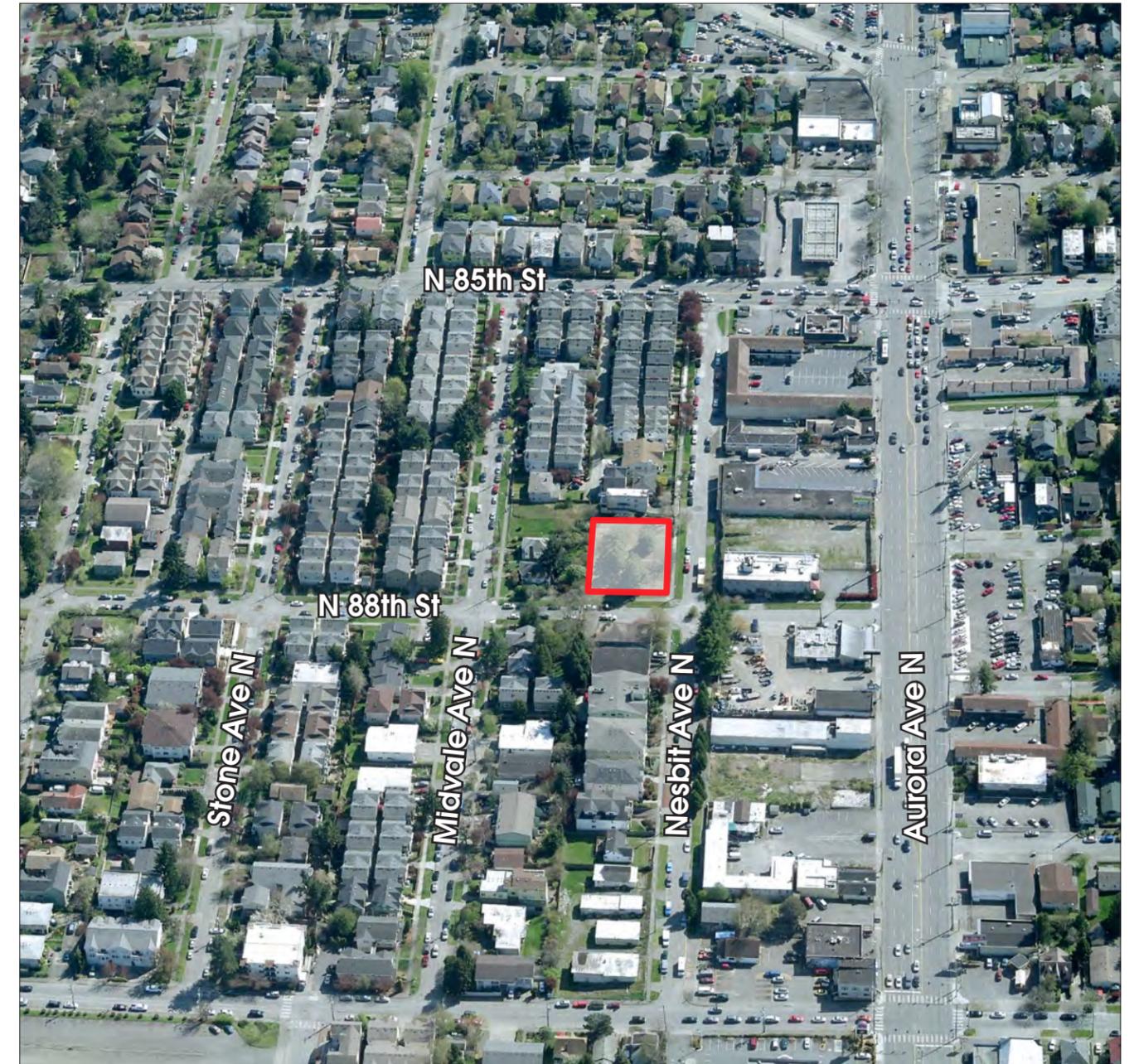
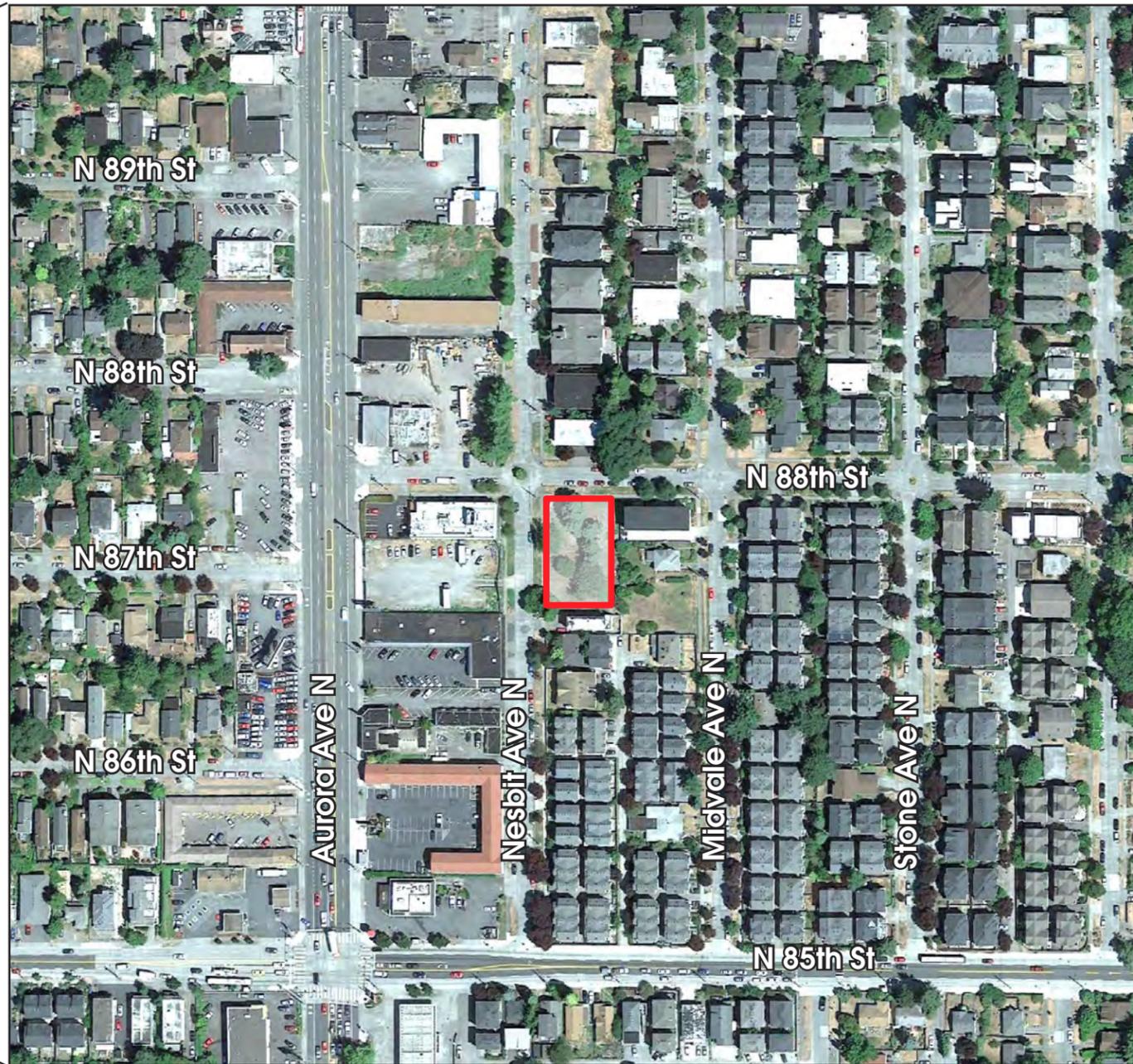
Site area: 15,822.06 ft<sup>2</sup>

Zoning: Lowrise 3

4-story residential apartment building with 112 efficiency units

Demolition of existing landscaping, 17 trees

No vehicle parking required, 1 bike stalls for every dwelling unit



**PROPOSAL.** The site sits on the south side of the Aurora-Licton Neighborhood within the urban village boundary. The neighborhood is an eclectic mix of architecture from various time periods, with no focus on one architectural typology. The location provides easy access to downtown Seattle, University of Washington, and Shoreline Community College.

Micro-housing is a new trend developing to accommodate growth. Small-scale living within a community atmosphere provides students, recent graduates, commuters, young professionals, and seniors the opportunity to affordably in urban areas. The proposal includes a mix of single bedroom and efficiency dealling units. To complement the culture of outdoor enthusiasts living in the area, bicycle storage and repair facilities will be located on the basement level. Residents efficient living spaces with amenity areas that will enhance and foster a social atmosphere. The project will benefit the nieghborhood by providing livable effencent units that will be constructed to be environmentally freindyl and sustainable.



**ZONING KEY**

- C1-65, Auto oriented retail.
- C1-40, Service commercial area.
- SF-5000, Single family residential.
- LR-3, Multifamily residential.
- LR-2, Multifamily residential.
- LR-1, Multifamily residential.

**CITY OF SEATTLE ZONING REGULATIONS**

The proposed site is zoned for lowrise 3; lowrise 3 development standards require moderate scale multifamily housing including apartments, townhomes, and rowhouses. Seattle Municipal Code states that "Multifamily structures that include micro-housing may be constructed in all zones that allow multifamily residential development."

Our 4-story multifamily efficiency housing will meet or exceed Seattle city standards. Small efficiency dwelling units will measure a minimum average of 220 square feet, providing a sleeping room, attached bathroom with shower, toilet, and sink, a kitchenette, and a closet.

2 story, single family residence. Cedar shake.

2 story above grade apartment building with below grade parking. Horizontal siding.

Aurora Rents, 1 story retail space with storage along Nesbit

Seattle Fabrics, CMU building, ~25' height not including rooftop equipment.

Unapvped parking lot/ storage area.

Blumental Uniforms, 1 story retail space, loading docks along Nesbit. Vertical siding.

3 story apartment building. Vertical siding.  
 3 story apartment building w/ tuck under garages. Horizontal siding, panel.

1 story, single family residence. Horizontal siding.



## PUBLIC TRANSPORTATION

The project is located within 0.5 miles of several major public transit routes off of Aurora Avenue North, North 90th Street, and North 85th Street. These stops provide transit to the Downtown Core, University District, Wallingford, Mount Baker Transit Center, Aurora Village Transit Center, and Shoreline Community College. for each efficiency dwelling unit.

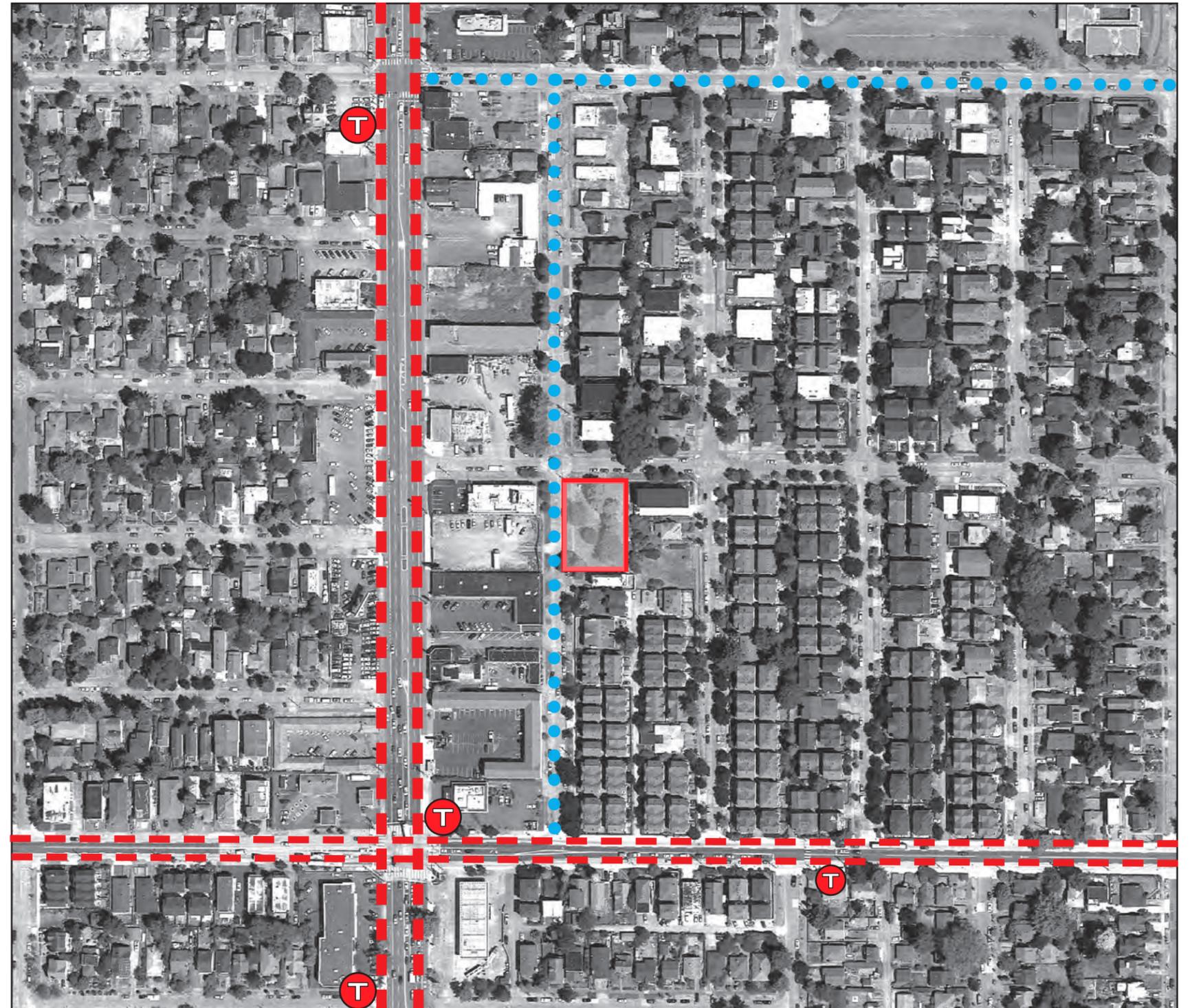
Signed bicycle routes are located off of Fremont Avenue North, North 90th Street, and Greenwood Avenue North, and Phinny Avenue North to connect to Green Lake, The Woodland Park Zoo, and the Burke-Gilman Trail.

-  Transit Stop
-  Main Transit Route
-  Signed Bike Route

| TIME OF DAY<br>(All tables start at 4AM) |           |      | FREQUENCY  |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |   |    |    |    |
|--|-----------|------|--|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|---|----|----|----|
| ROUTE                                    | DIRECTION | STOP | 4  | 5 | 6  | 7  | 8  | 9  | 10 | 11 | 12 | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8 | 9 | 10 | 11 | 12 |
|  | NORTH     |      | 2  | 3 | 5  | 5  | 5  | 5  | 5  | 5  | 5  | 5  | 5  | 6  | 8  | 11 | 8  | 5  | 5 | 4 | 4  | 2  | 2  |
|  | SOUTH     |      | 1  | 2 | 7  | 10 | 9  | 5  | 5  | 5  | 5  | 5  | 5  | 5  | 5  | 5  | 5  | 5  | 4 | 4 | 4  | 2  | 2  |
| Total Pick-Ups Per Hour                  |           |      | 1  | 4 | 10 | 15 | 14 | 10 | 10 | 10 | 10 | 10 | 10 | 11 | 13 | 16 | 13 | 10 | 9 | 8 | 8  | 4  | 4  |
|  |           |      | Average Weekday pick-up in 12 Hours <b>11.58</b> |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |   |    |    |    |
|  |           |      | Average Weekday pick-up in 18 Hours <b>10.26</b> |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |   |    |    |    |

| TIME OF DAY<br>(All tables start at 4AM) |           |      | FREQUENCY  |   |   |   |   |   |    |    |    |    |    |    |    |    |   |    |   |   |    |    |    |   |
|--|-----------|------|--|---|---|---|---|---|----|----|----|----|----|----|----|----|---|----|---|---|----|----|----|---|
| ROUTE                                    | DIRECTION | STOP | 4  | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1  | 2  | 3  | 4  | 5  | 6 | 7  | 8 | 9 | 10 | 11 | 12 |   |
|  | NORTH     |      |  | 2 | 3 | 4 | 4 | 4 | 4  | 5  | 5  | 5  | 5  | 5  | 5  | 5  | 5 | 4  | 3 | 3 | 3  | 2  | 2  |   |
|  | SOUTH     |      | 2  | 3 | 4 | 4 | 4 | 4 | 5  | 5  | 5  | 5  | 5  | 5  | 5  | 4  | 5 | 3  | 3 | 3 | 3  | 2  | 2  |   |
| Total Pick-Ups Per Hour                  |           |      | 0  | 2 | 5 | 7 | 8 | 8 | 8  | 9  | 10 | 10 | 10 | 10 | 10 | 10 | 9 | 10 | 7 | 6 | 6  | 6  | 4  | 4 |
|  |           |      | Average Weekend pick-up in 12 Hours <b>9.083</b> |   |   |   |   |   |    |    |    |    |    |    |    |    |   |    |   |   |    |    |    |   |
|  |           |      | Average Weekend pick-up in 18 Hours <b>7.737</b> |   |   |   |   |   |    |    |    |    |    |    |    |    |   |    |   |   |    |    |    |   |

| TIME OF DAY<br>(All tables start at 4AM) |           |      | FREQUENCY   |   |   |   |   |   |    |    |    |   |   |   |   |   |   |   |   |   |    |    |    |   |
|--|-----------|------|---|---|---|---|---|---|----|----|----|---|---|---|---|---|---|---|---|---|----|----|----|---|
| ROUTE                                    | DIRECTION | STOP | 4   | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |   |
|  | NORTH     |      |   | 1 | 3 | 2 | 4 | 4 | 4  | 4  | 4  | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 3 | 3  | 2  | 2  |   |
|  | SOUTH     |      | 2   | 2 | 2 | 2 | 4 | 4 | 3  | 4  | 4  | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 3 | 3  | 2  | 2  |   |
| Total Pick-Ups Per Hour                  |           |      | 0   | 2 | 3 | 5 | 4 | 8 | 8  | 7  | 8  | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 6 | 6  | 6  | 4  | 4 |
|  |           |      | Average Weekend (including Sunday) pick-up in 12 Hours <b>7.333</b> |   |   |   |   |   |    |    |    |   |   |   |   |   |   |   |   |   |    |    |    |   |
|  |           |      | Average Weekend (including Sunday) pick-up in 18 Hours <b>6.579</b> |   |   |   |   |   |    |    |    |   |   |   |   |   |   |   |   |   |    |    |    |   |



## Site Description

The site is located within the Aurora-Licton Urban Village. With neighboring properties zoned C1-65, the site is zoned to be a transition from the auto oriented retail and commercial to the east. Currently the site is vacant with a number of medium sized trees, none of which were found to be exceptional per DR 16-2008. The site is relatively flat with approximately 2ft of grade change. Power lines run adjacent to the site along Nesbit Ave N and N 88th Street.

The neighboring building to the east, Seattle Fabrics is a CMU building approximately 25' in height with rooftop equipment including antenna. Surrounding buildings to the north, south and east include apartment buildings and single family residences.

## Contextual Relationship

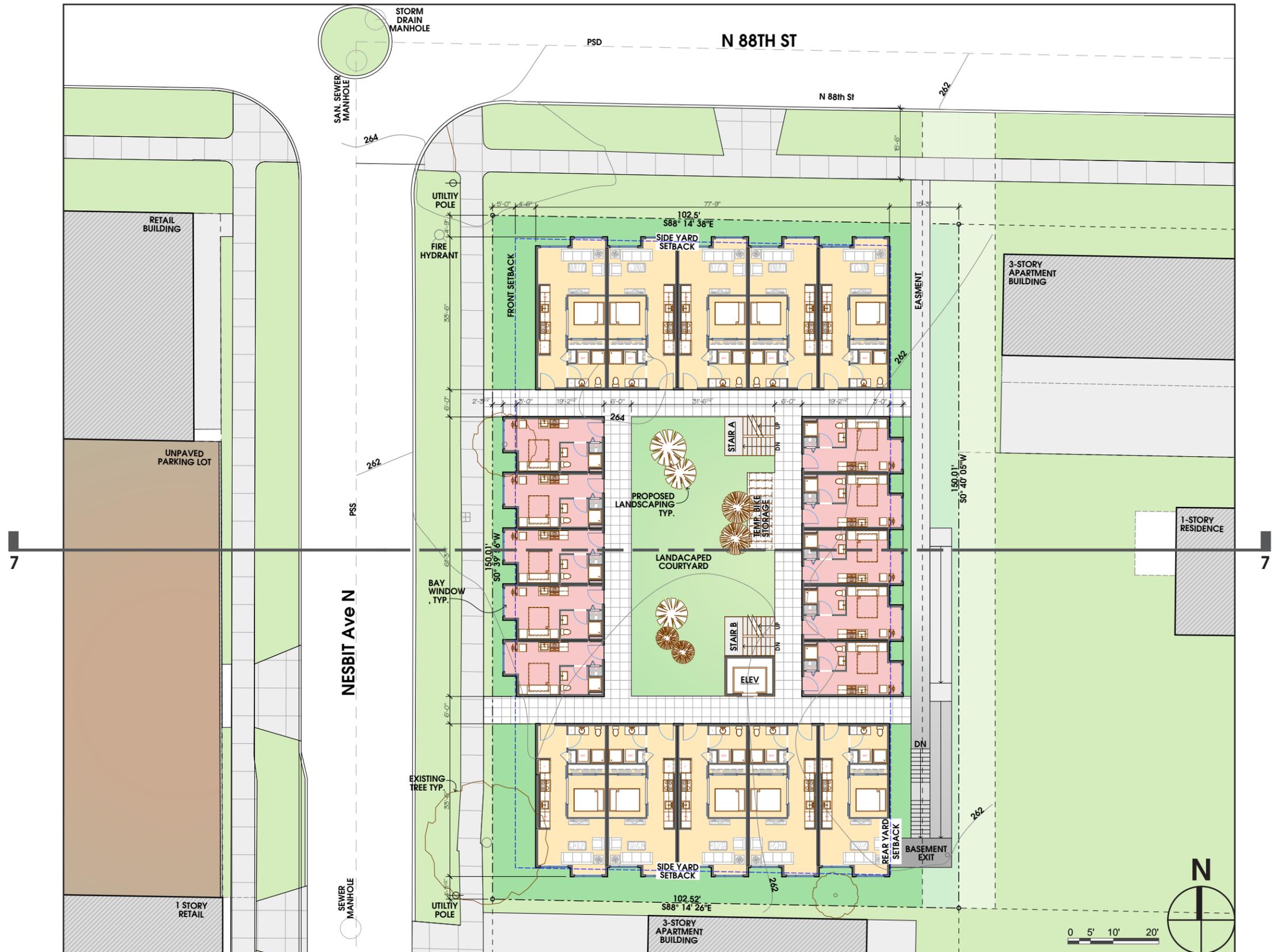
The proposal will have to negotiate the polarity of the contextual relationship between the multifamily residential zoning to the east and the auto oriented retail zoning to the west. The west side of Nesbit Ave N is rather pedestrian unfriendly. The sidewalk is interrupted by loading docks and ramps. The pedestrian experience is that of the back of aging retail buildings. These areas were not intended to be walkable; rather the areas are intended for loading and unloading of commercial product.

To contrast, the east side of Nesbit introduces a new language of dense multifamily housing that is dependent on walkable routes to public transportation or bicycle friendly streets.

Our contextual response is to define the edge of the pedestrian experience on the east side of Nesbit Ave N. The bulk and height of the building defines a gateway to the residential zoning to the east. This "gateway" serves as a physical and visual barrier from Aurora Ave N. The rhythm and repetition of building elements and materials will borrow from residential typologies while the building height and structural expressiveness will relate to neighborhood architectural character.

**CA**  
Proposed Site Plan

**6**



Early Design Guidance  
May 22<sup>nd</sup> 2015

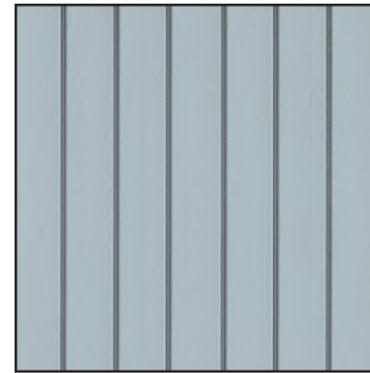
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DPD NO. 3019553

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Common Materials,  
adjacent buildings



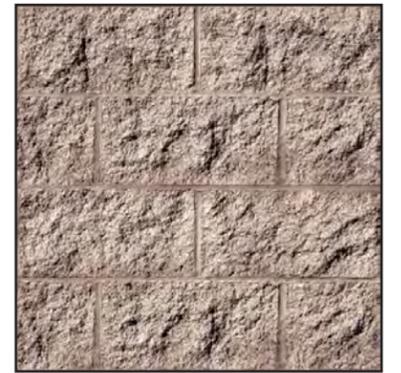
Horizontal siding



Vertical siding



Cedar shake

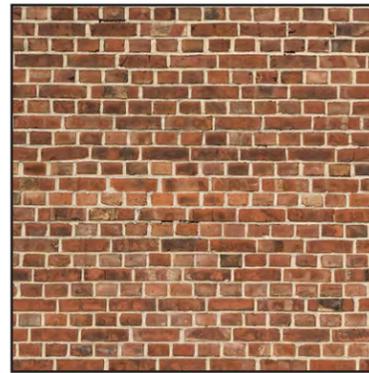


Split-face CMU

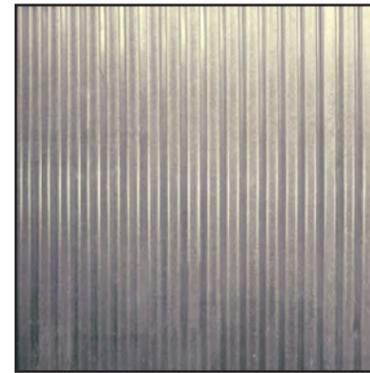
Common Materials,  
neighborhood buildings  
(see page 8)



Fiber cement panel



Horizontal siding



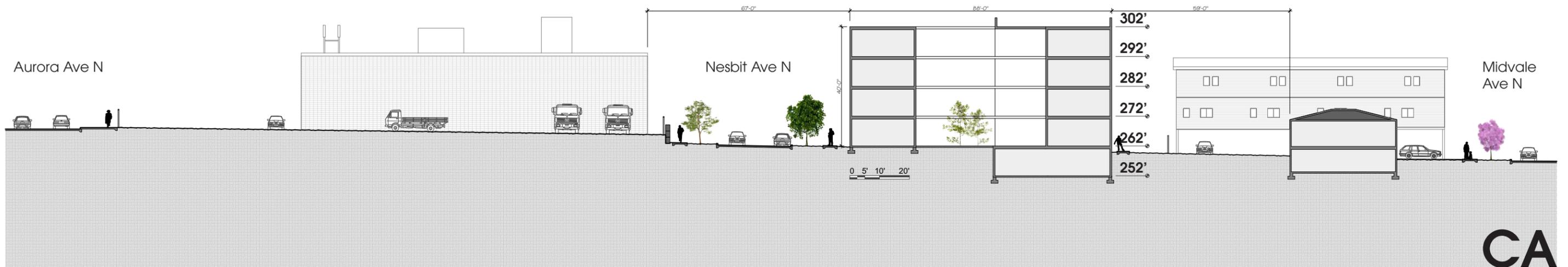
Corrugated metal



Metal box rib panel

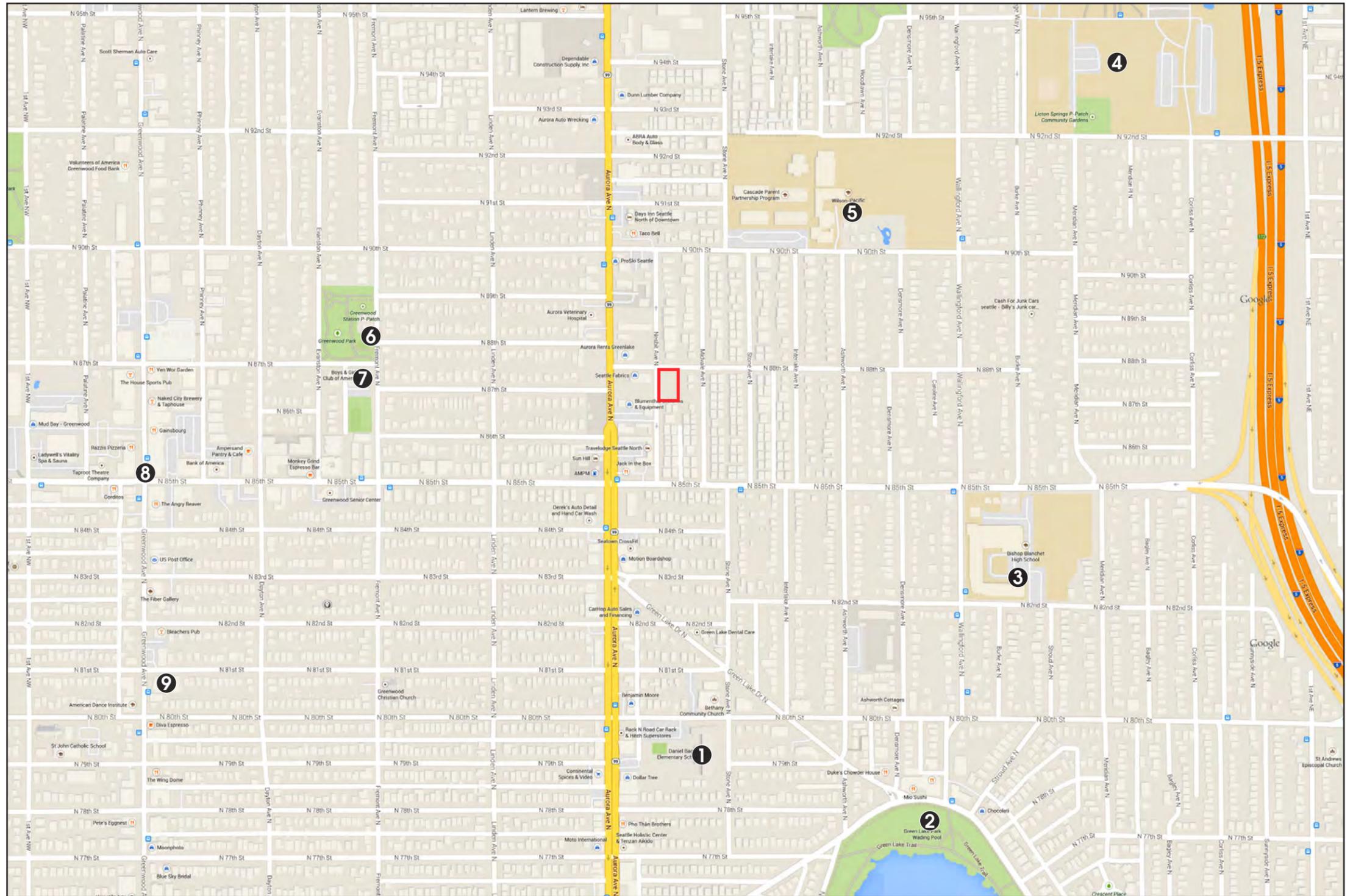


Wood plank



CA

Site Section/ Neighborhood Materials



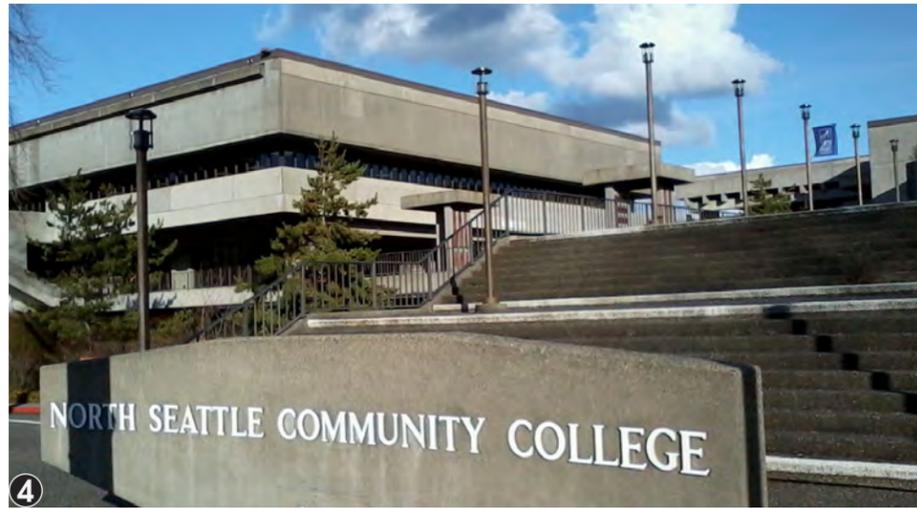
**NEIGHBORHOOD PHOTOS**

- ① Daniel Bagley Elementary School
- ② Greenlake Park Wading Pool
- ③ Bishop Blanchet High School
- ④ Wilson Pacific Elementary School
- ⑤ North Seattle College
- ⑥ Greenwood Park
- ⑦ Boys and Girls Club of America
- ⑧ N 85th St & Greenwood Ave N
- ⑨ Greenwood Library





1



4



7



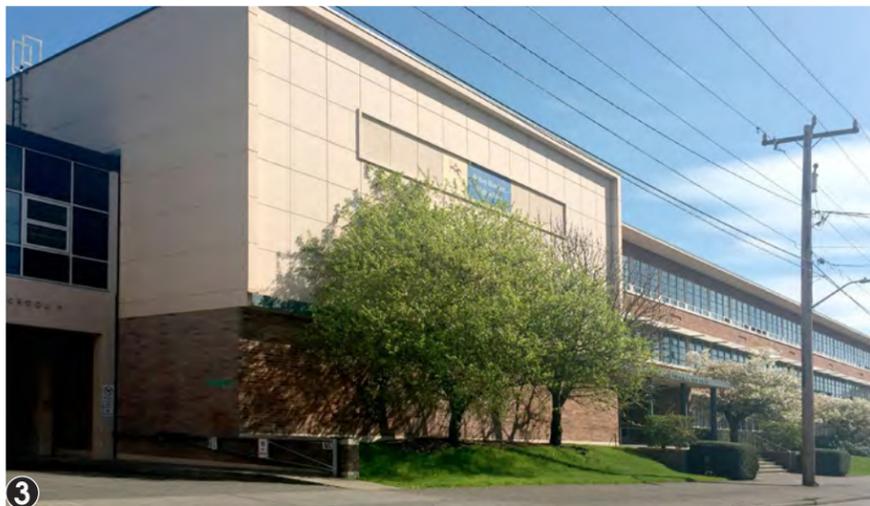
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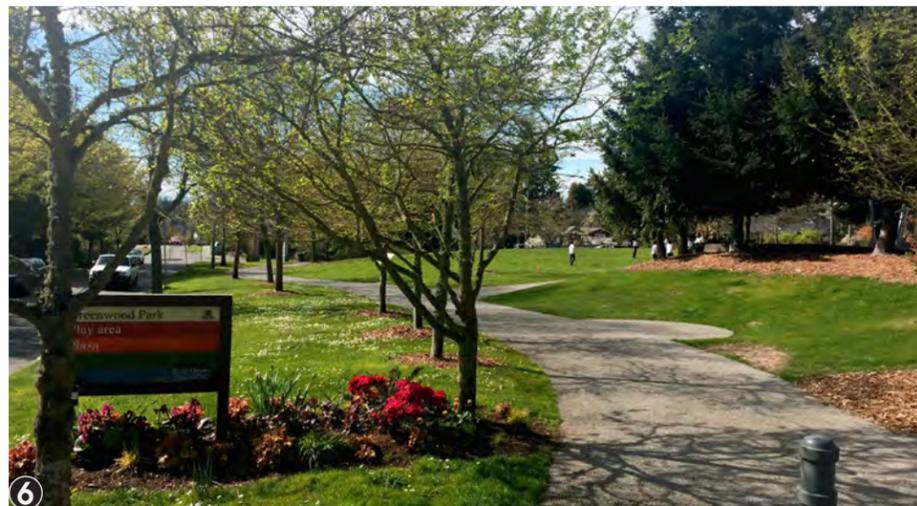
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8



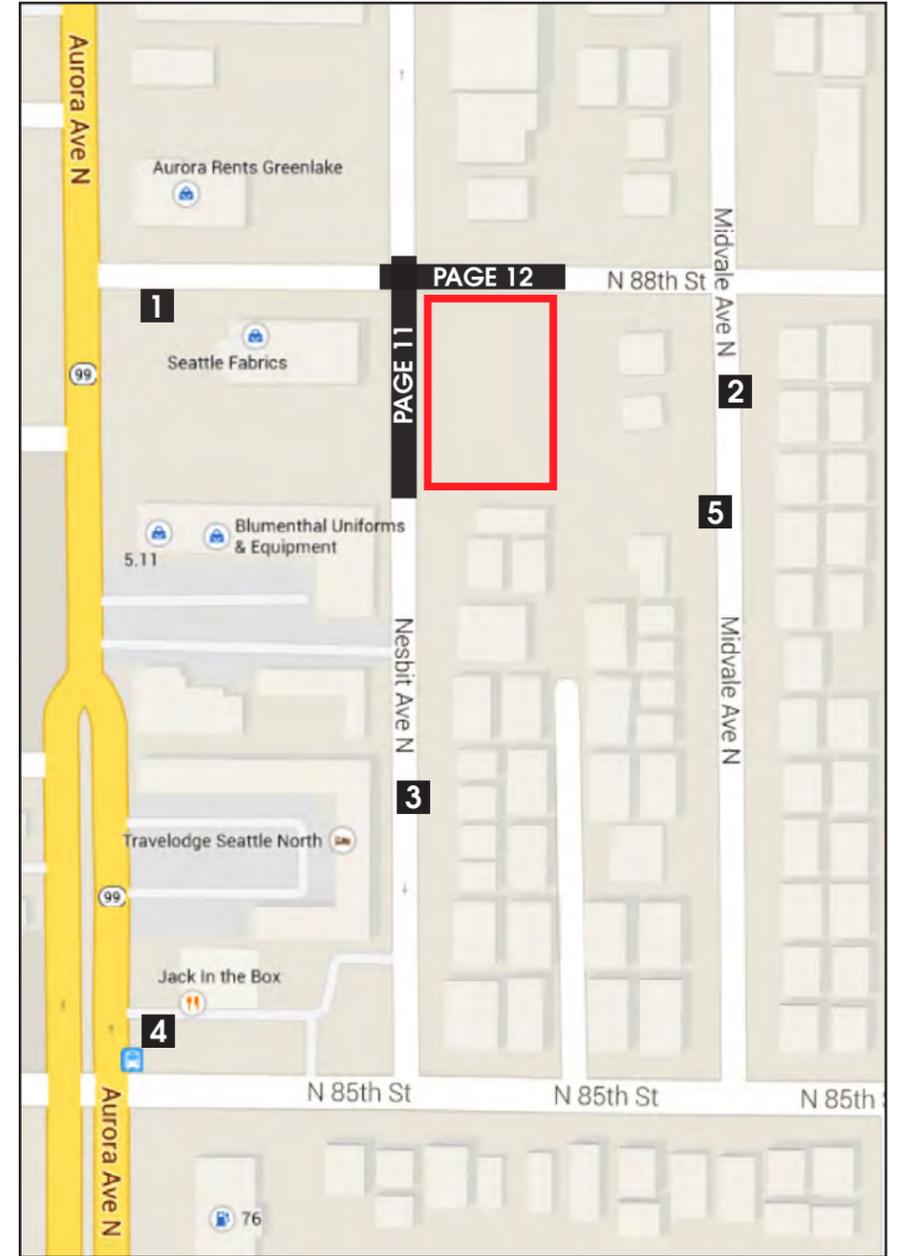
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6



9

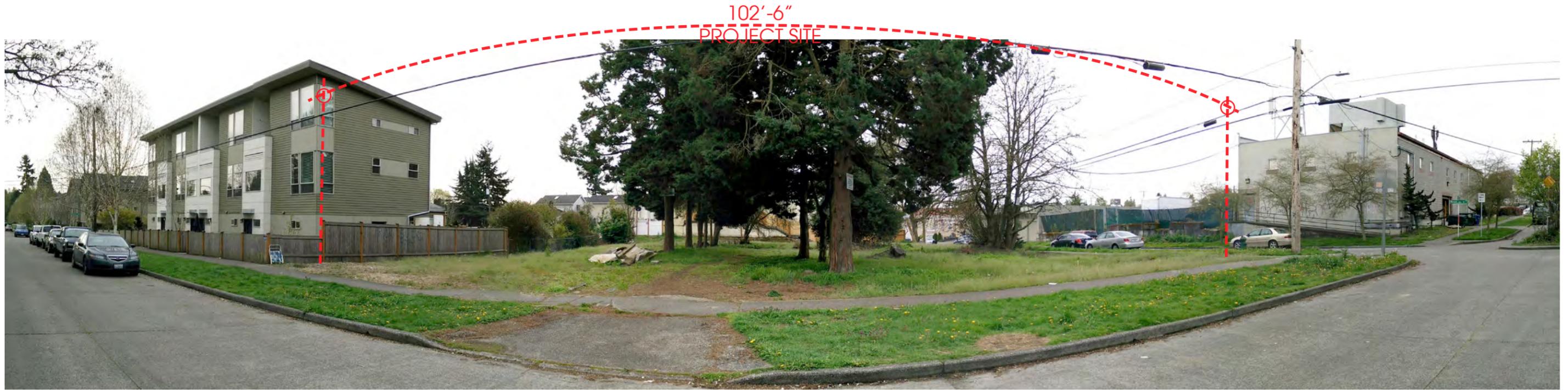




Nesbit Ave N looking east. Note: No Exceptional trees found on site. See Arborist report for species and size.



Nesbit Ave N looking west.



N 88th Street looking south.



N 88th Street looking north.

**ESC**  
Site Panorama

**12**

Early Design Guidance  
May 22<sup>nd</sup> 2015

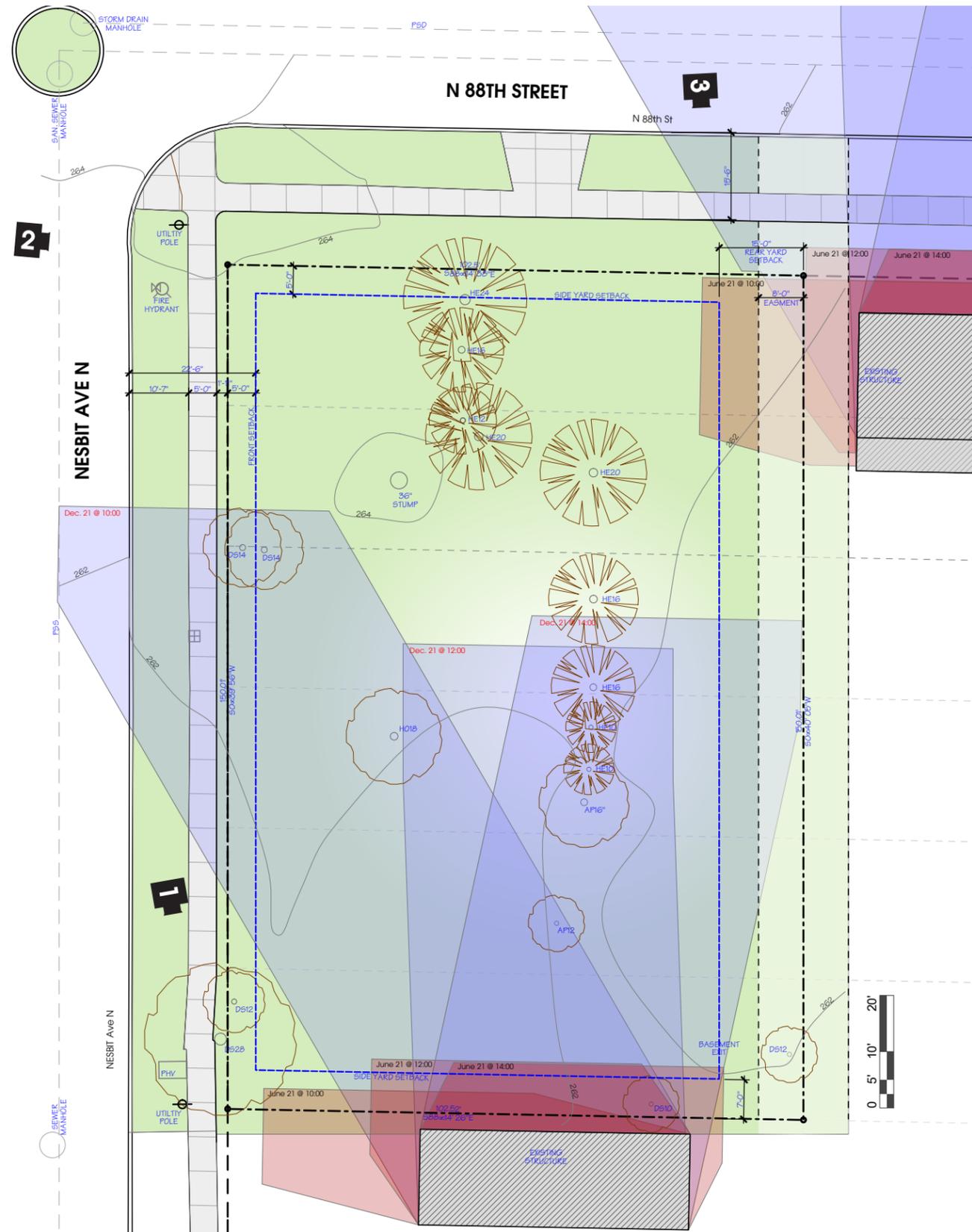
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SEATTLE, WA 98103  
DPD NO. 3019553

**rma**

### Assessment of Trees on Site

| Tree ID | Number | Common Name               | Scientific Name                    | Exceptional | Notes   |
|---------|--------|---------------------------|------------------------------------|-------------|---|
| HE24    | 1      | Moss Sawara False Cypress | Chamaecyparis Pisifera 'Squarrosa' | NO          | Wounds at trunk from site demolition; heavily pruned away from power lines.                           |
| HE16    | 3      | Moss Sawara False Cypress | Chamaecyparis Pisifera 'Squarrosa' | NO          | Wounds at trunk from site demolition; Co-dominant form.   |
| HE12    | 1      | Moss Sawara False Cypress | Chamaecyparis Pisifera 'Squarrosa' | NO          | Wounds at trunk from site demolition; Co-dominant form.   |
| HE20    | 2      | Moss Sawara False Cypress | Chamaecyparis Pisifera 'Squarrosa' | NO          | Wounds at trunk from site demolition; Co-dominant form.   |
| HE10    | 2      | Moss Sawara False Cypress | Chamaecyparis Pisifera 'Squarrosa' | NO          | One Dead. Wounds at trunk from site demolition; Co-dominant form.                                     |
| AP16    | 1      | Common Apple              | Malus Communis                     | NO          | Wounds at trunk from site demolition; Co-dominant form.   |
| AP12    | 1      | Common Apple              | Malus Communis                     | NO          | Exposed roots with sprouts; wound at base due to wire around the trunk at that point.                 |
| DS12    | 2      | Bitter Cherry             | Prunus Emarginata                  | NO          | One Dead. Trunk wounds; dead parts throughout.  |
| DS28    | 1      | European Elm              | Ulmus Procera                      | NO          | Central decay column; roots heaving sidewalk; pruned for power line clearance; decay in canopy parts. |
| HO18    | 1      | English Holly             | Ilex Aquifolium                    | NO          | Heavily pruned; large central decay column in stem and scaffold branches; basal cavity.               |
| DS14    | 2      | Bitter Cherry             | Prunus Emarginata                  | NO          | Pruned from power lines; co-dominant from base with included bark.                                    |

Consulting Arborists from Tree Solutions, Inc. have determined that no trees on the site were found to be exceptional per Director's Rules 16-2008. Trees look to have been planted as landscape trees, and all 16 can be safely removed.



ESC  
Existing Site Plan/ Sun Shadow Analysis



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Early Design Guidance  
May 22<sup>nd</sup> 2015



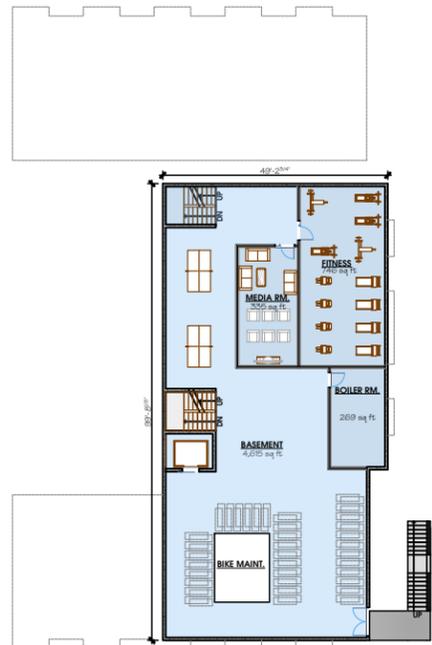
OPTION A, ISOMETRIC



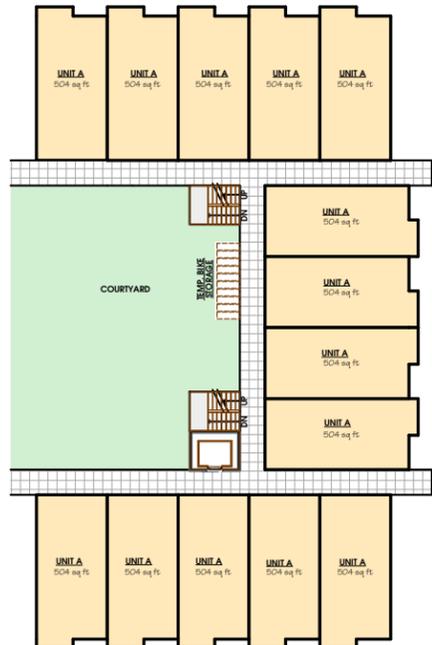
OPTION A, PERSPECTIVE 1



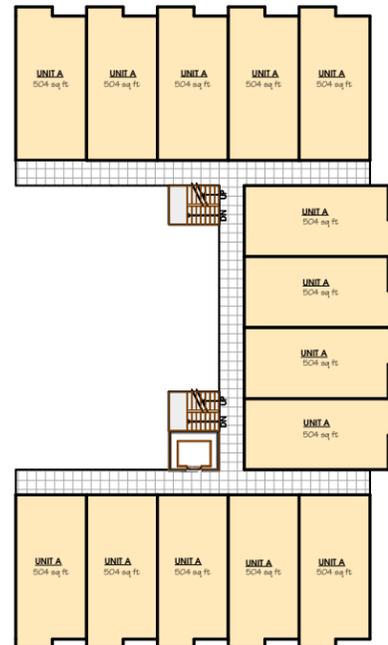
OPTION A, PERSPECTIVE 2



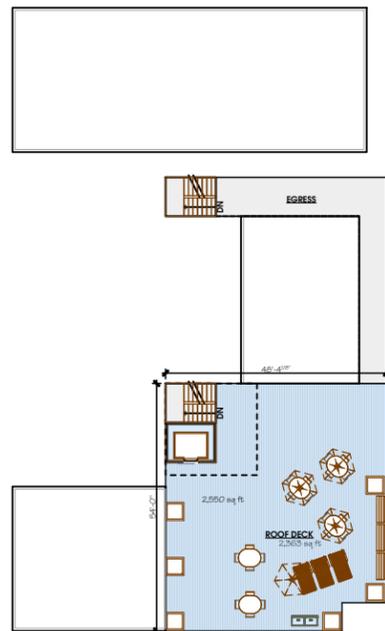
OPTION A, BASEMENT



OPTION A, 1ST FLOOR



OPTION A, FLOORS 2-4

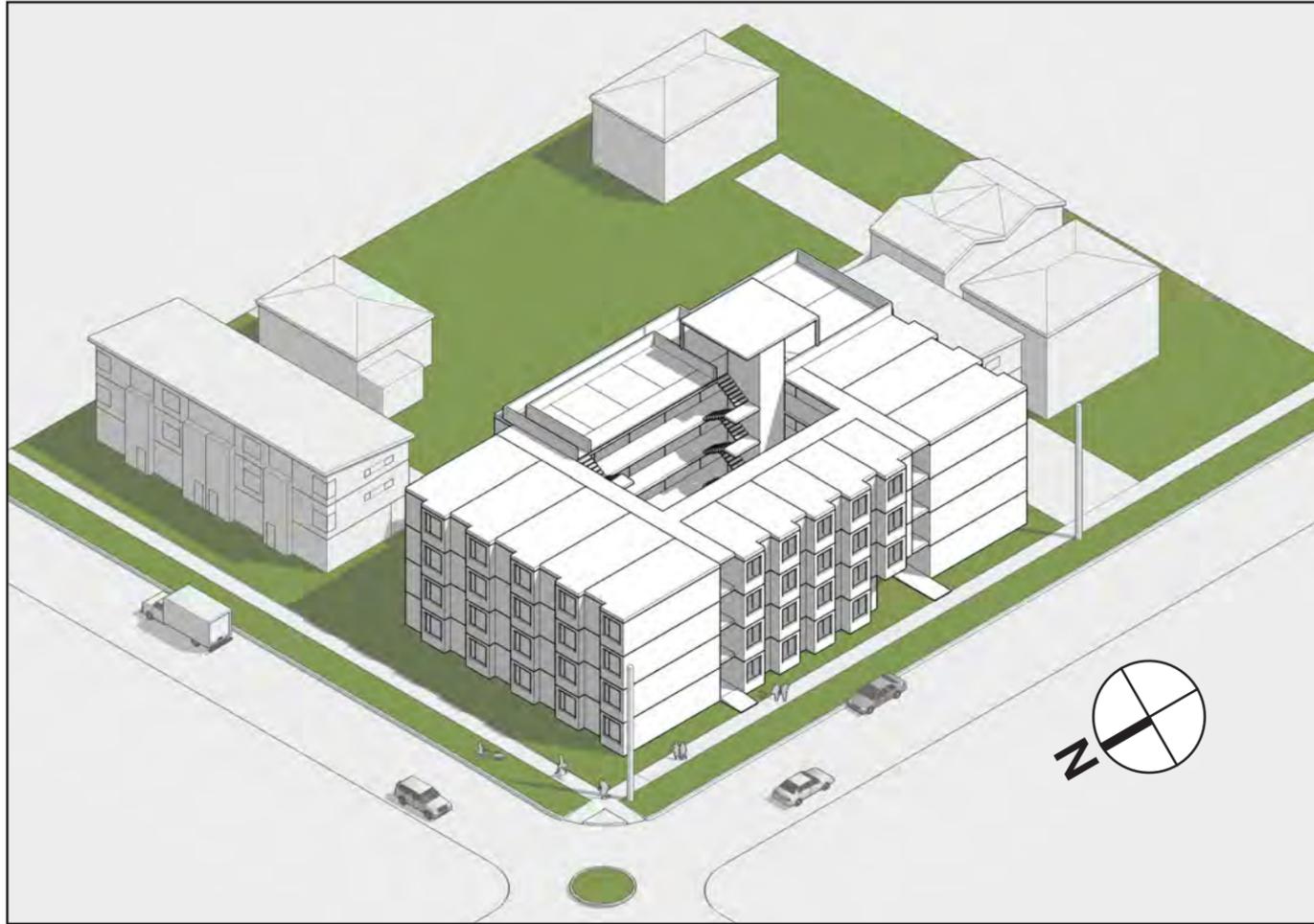


OPTION A, ROOF DECK

Option A is comprised of all one bedroom units stacked vertically in three buildings connected by a common deck. All units face outwards towards the street with vast bay windows to maximize incoming natural light. This option is the most spacious and provides the best natural light for tenants. This option was designed to utilize modular construction. The unit width and length have been designed to be constructed off-site in a factory setting, creating an efficient building while minimizing waste and site disturbance.

Negative aspects of this option are the lack of variation in floor plans. This option is comprised of a single 1 bedroom unit type. The units on the south side of the property are relatively close to the existing apartment building, creating a lack of privacy and available incoming sunlight.





OPTION B, ISOMETRIC



OPTION B, PERSPECTIVE 1



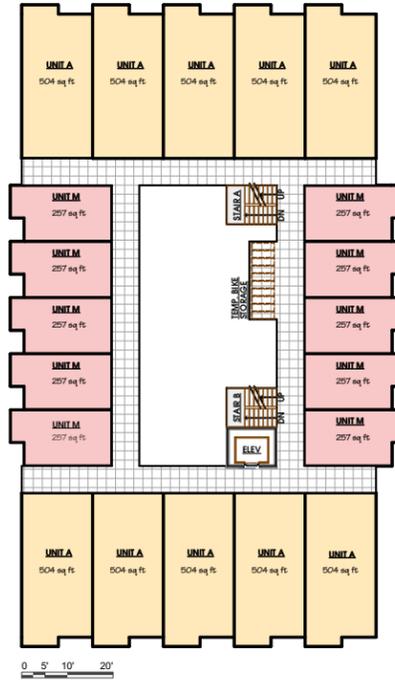
OPTION B, PERSPECTIVE 2



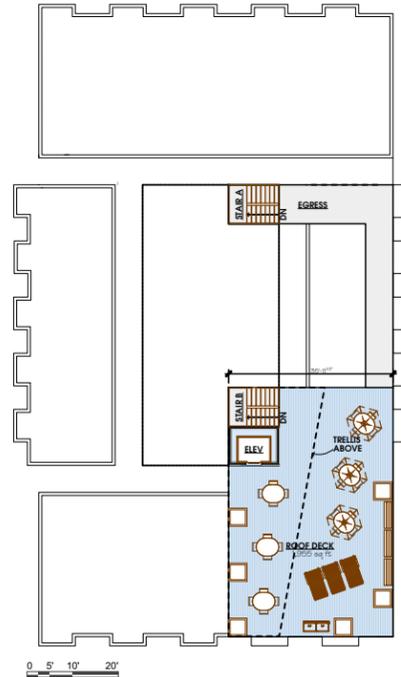
OPTION B, BASEMENT



OPTION B, 1ST FLOOR



OPTION B, FLOORS



OPTION B, ROOF DECK

Option B provides tenants with two floor plan options: efficiency units and one bedroom units. The option creates a distinct design language through a stacking pattern. The model is visually interesting and pleasing. The arrangement of units like Option A was designed to utilize modular construction.

Negative aspects of Option B include a lack of differentiation floor to floor. Since the floors are stacked the ability to use variation to create more open space along the exterior perimeter of the parcel is nonexistent, this also means that the units on the south side of the property are relatively close to the existing apartment building.





**OPTION C, ISOMETRIC**

The Floor variations seen in Option C create a more intricate design element than the stacked options seen in A and B. Option C has more open space for residential amenities, a greater number of unit plan variations, and additional public deck square footage. This plan allows more shared space due to greater setbacks along the exterior edges of the parcel. The ground floor facing North 88th Street has a greater set back creating a more transparent and open corner featuring signage and the leasing office. The south side of the property also has a setback allowing more privacy and open outdoor space for the tenants. The rear yard setback on the east side of the property leaves space for a dog run and bike path to the basement storage facility. Because the units are not stacked vertically, this leaves a variance between the floors, this space will be used to create communal decks. The decks will feature green walls to complement the community feel of the neighborhood.

Negative aspects of this design is that the unit arrangement can appear to be random.



**OPTION C, PERSPECTIVE 1**



**OPTION C, PERSPECTIVE 2**



OPTION C, BASEMENT



OPTION C, 3RD FLOOR



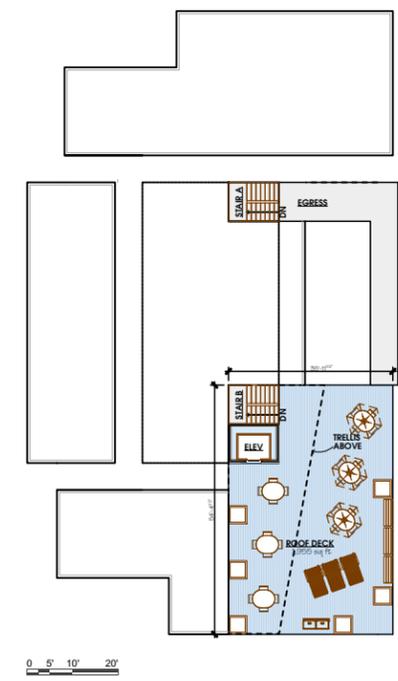
OPTION C, 1ST FLOOR



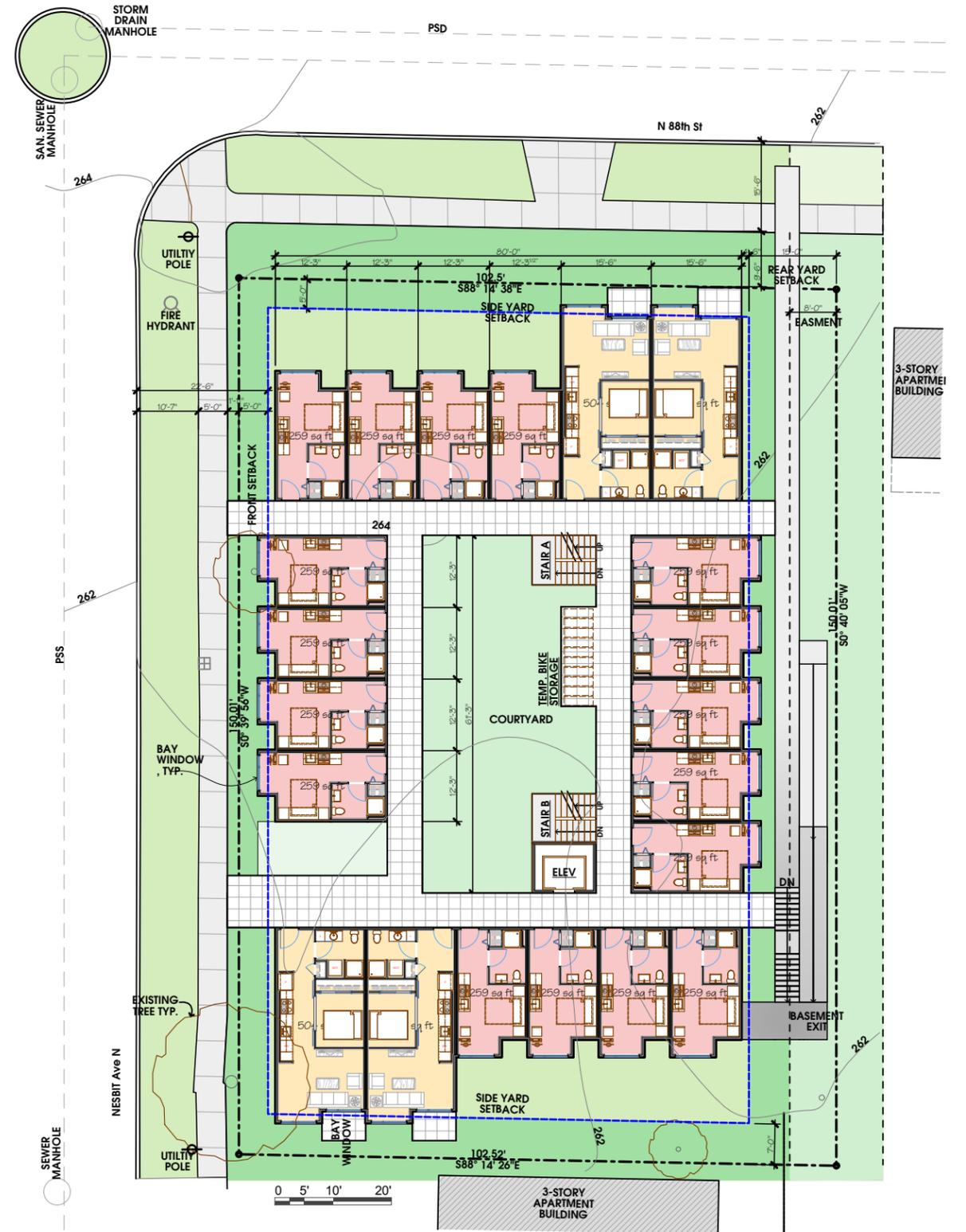
OPTION C, 4TH FLOOR



OPTION C, 2ND FLOOR



OPTION C, ROOF DECK





6/21 9:00 AM



6/21 12:00 PM



6/21 3:00 PM



12/21 9:00 AM



12/21 12:00 PM



12/21 3:00 PM

AC  
Option C Sun Study

20

Early Design Guidance  
May 22<sup>nd</sup> 2015

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SEATTLE, WA 98103  
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| APPLICABLE ZONING                  | SMC SECTION      | Table | REQUIREMENTS  | NOTES  | OPTION A<br>56 Units | OPTION B<br>80 Units | OPTION C<br>78 Units |
|------------------------------------|------------------|-------|---|--|----------------------|----------------------|----------------------|
| Open Space                         | 23.45.506.F.5    |       | 25% of lot area shall be provided as landscaped open space at ground level  | 3,844 sqft of open space required  | 5,102 sqft           | 3,895 sqft           | 4,095 sqft           |
| Floor Area Ratio                   | 23.45.510        | A     | Total FAR permitted INSIDE Urban Villages (Aurora-Licton Urban Village) = 2.0   | Structure is solely residential use and is under allowed square footage for FAR  | 1.78                 | 1.98                 | 1.73                 |
| Density Limits                     | 23.45.512        | A     | No limit for apartments that meet the standards of 23.45.510.C (Green building performance standards for FAR =2.0)  |  |                      |                      |                      |
| Projections                        | 23.45.518.H.3    |       | Bay windows and other features that provide floor area may project a maximum of 2 feet into required setbacks: a. no closer than 5 feet to any lot line, b. no more than 10 feet in width.  | Bay windows do not exceed required criteria  | Compliant            | Compliant            | Compliant            |
| Structure Height                   | 23.45.514        | A     | LR3 Height in Urban Village   | Structure will not exceed 40 foot height limit as measured from average grade.   | 40'                  | 40'                  | 40'                  |
| Street-level Development Standards | 23.47A.008.A.2.B |       | Blank facades - between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width  | Ample glazing will be provided at street level facing the street along Greenwood Ave & N. 90th St. Land-scaping will also screen portions of the façade. | Compliant            | Compliant            | Compliant            |
| Rooftop Features                   | 23.45.514.J.2    |       | Open railings, planters, parapets, greenhouses may extend 4 feet above maximum height limit.  | Railings and Parapets will not extend more than 4 feet above the maximum set height.   | Compliant            | Compliant            | Compliant            |
| Rooftop Features                   | 23.45.514.J.4&5  |       | In LR zones, rooftop features may extend 10 feet above the set height limit. Elevator penthouses may extend above the applicable height limit up to 16 feet.  | Stair and elevator penthouses will remain within 16' of height limit   | Compliant            | Compliant            | Compliant            |
| LEED, Built Green                  | 23.45.526.A      |       | To qualify for higher FAR, the structure will meet LEED Silver or Built Green 4-star rating   |  |                      |                      |                      |
| Façade articulation                | 23.45.529.2.b    |       | If the street-facing façade of a structure exceeds 750 sqft in area, division of the façade into separate panels is required  | Material modulation and glazing will provide ample façade articulation   | Compliant            | Compliant            | Compliant            |
| Landscaping & Screening            | 23.47A.016       |       | Landscaping shall achieve a Green Factor score of 0.30 or greater   | The project is committed to achieving the required Green Factor score  |                      |                      |                      |
| Amenity Area                       | 23.47A.024.A     |       | Amenity Areas are required in an amount equal to 5 percent of the total gross floor area in residential use.  | Amenity areas are located at the rooftop and decks on 2nd, 3rd and 4th floors.   | Compliant            | Compliant            | Compliant            |
| Amenity Area                       | 23.47A.024.B     |       | common amenity areas shall have a minimum horizontal dimension of 10 feet and shall not be less than 250 square feet in area; private amenity areas shall have no horizontal dimension less than 6 feet.                            | Amenity area is located at the rooftop and will be common and accessible to all residents.   | Compliant Roof Deck  | Compliant Roof Deck  | Compliant Roof Deck  |
| Transportation                     | 23.54.015        | B     | No parking required for residential uses in commercial and multifamily zones within urban villages that are not within urban centers if the residential use is located within 1,320 feet of a street with frequent transit service. | Parcel is located within the Aurora -Licton Urban Village and along a street with frequent transit service. No parking is proposed.                      | No Parking           | No Parking           | No Parking           |
| Transportation                     | 23.54.015        | E     | Multi-family bicycle parking require 1 per 4 dwelling units or 0.75 per small efficiency dwelling unit  | Short term and Long term bicycle parking provided  | Compliant            | Compliant            | Compliant            |
| Solid Waste storage area           | 23.54.040        | A     | Residential use containing between 26 and 50 units shall have a minimum area of 375 square feet of shared storage space.  | A trash area between 240 sq. ft. & 375 is provided, pending approval   | Basement Storage     | Basement Storage     | Basement Storage     |

## CONTEXT AND SITE

### CS1 Natural Systems and Site Features

#### Sunlight and Natural Ventilation

Modulation of Micro Units and Single Bedroom Units function to provide open space, ventilation and light for residents. Not only will residents be able to utilize a roof deck with views of Greenlake, downtown Seattle and Rainier, smaller decks on the 2nd and 3rd floors positioned to take advantage of afternoon sunlight.

### CS2 Urban Pattern and Form

#### Adjacent Sites, Streets and Open Spaces

As visible from the zoning map, the project site is on a transition zone from the commercial oriented landscape of Aurora Ave N and the low rise residential zoning to the West. The project attempts to be a gradient between the commercial characteristics of the Aurora corridor and the low rise residential characteristics to the west.

### Corner Sites and Zone Transitions

Modulation of 250 sqft Micro Units and 500 sqft 1 bedroom units allow for exterior walls to be set back from the corner at N 88th St and Nesbit Ave N. The building height and bulk define the character of the sidewalk while distinguishing private space of the building. The set-back corner of the site creates visibility, safety and openness as part of the pedestrian experience.

### CS3 Architectural Context and Character

#### Contemporary Design

The building design explores the possibility of prefabricated construction. Individual units are to be constructed off-site and then quickly hosted into place. Prefabricated construction is becoming more popular due to the environmental benefits and rapid on-site construction time. The design explores different forms that are possible with prefabricated units as modules.

#### Fitting Old and New Together

The transition zone provides a unique opportunity to merge the commercial character of the Aurora Corridor to the west and the multifamily residential area to the east. The urban character of the commercial core is evident in the structural expression and materials. The building also blends the urban commercial character with multifamily residential using elements such as deck railing and fenestration create an unmistakable contemporary residential character.



Street view from Nesbit Ave N looking south-east at building facade.

**DG**

Design Guidelines

**22**

Early Design Guidance  
May 22<sup>nd</sup> 2015

1141 NORTH 88TH STREET  
SEATTLE, WA 98103  
DPD NO. 3019553

**rma**

## PUBLIC LIFE

### PL4 Active Transportation

#### Planning Ahead for Bicyclists

The compact character of the units would make it difficult to store bicycles. The project proposes street level temporary bicycle racks as well as long term bicycle storage in the basement. While the basement is accessible by elevator, a ramp is provided for bicyclists to easily access storage. A bicycle maintenance area is provided is also provided to residents.

## DESIGN CONCEPT

### DC2 Project Uses and Activities

#### Massing

The formal arrangement of the building is a courtyard based plan. This arrangement allows for “eyes on the street” but the building residents experience and inward oriented building with little interaction with the street and neighborhood. The physical mix of micro units and single bedroom units within the building form reduces the perceived mass. This has the additional benefit of allowing residents to enjoy different outdoor decks.

#### Architectural and Façade Composition

The physical mixing of micro units and single bedroom units provides a unique opportunity to introduce several compositional elements that allow architectural expression of the transition zone. The arrangement of units provides opportunities for decks to face the street allowing people and green features to be visible. The goal of the arrangement is to create a façade that modulates and is interactive with its surroundings while still creating a defined private space in the center courtyard.

### DC4 Exterior Elements and Finishes

#### Building Materials

The design proposes using corrugated metal paneling with warmer façade treatments like wood siding. The materials will serve to define each individual unit. Strong horizontal and vertical patterns will express the geometry of the building. For this reason, corners and edges will be detailed to encourage the character of the building.

#### Trees, Landscape and Hardscape Materials

The ground floor plan of the proposal creates opportunity to engage the streetscape with plants that emphasize the design and provide screening for ground floor residents. Landscaping in the courtyard will work for privacy between units while still allowing light to filter through during periods of the day. The locations of decks on the second and third floors along Nesbit Ave N provide opportunity for green façade elements. Planters on the roof deck will also enhance open space for residents.



Street view from N 88th St looking at the building corner.