



**1141 North 88th Street
Seattle, WA 98103**

Project: 3019553
Design Review: Early Design Guidance 2
09.28.2015

Architecture & Planning
rma
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PROJECT TEAM

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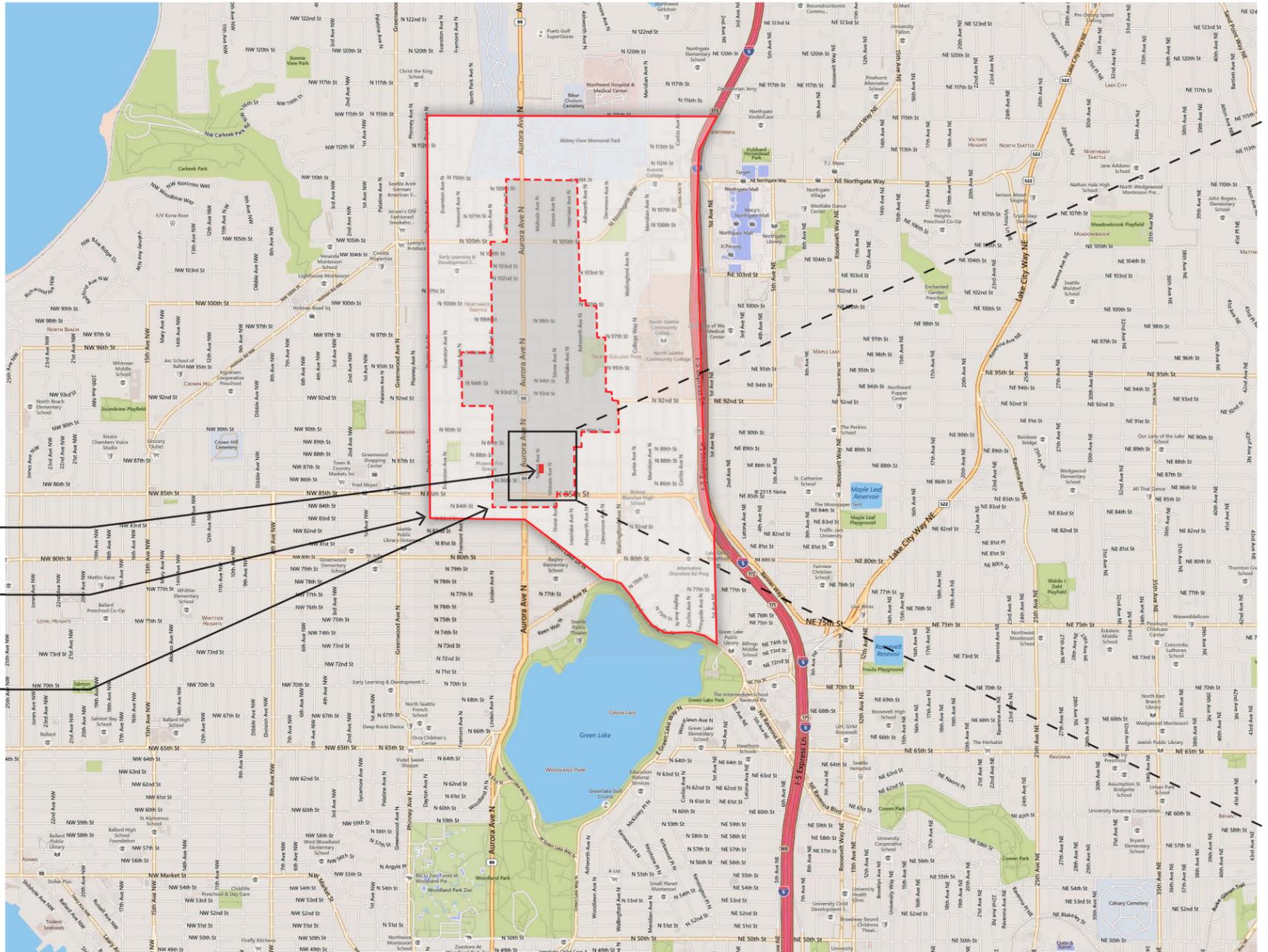
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OWNER / DEVELOPER:

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Project Site

Aurora-Licton
Neighborhood

Aurora-Licton
Urban Village
boundary

PROPOSAL

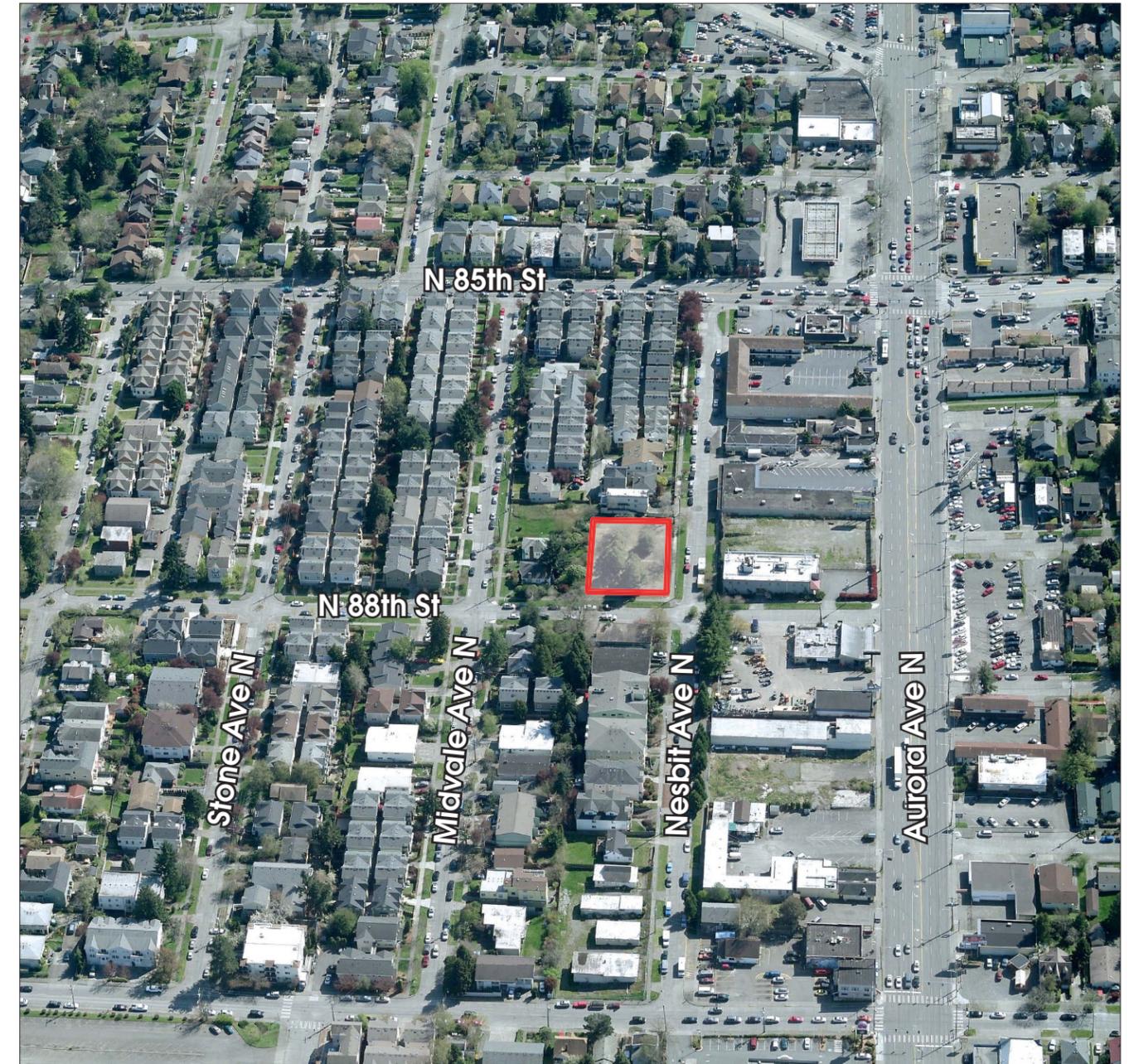
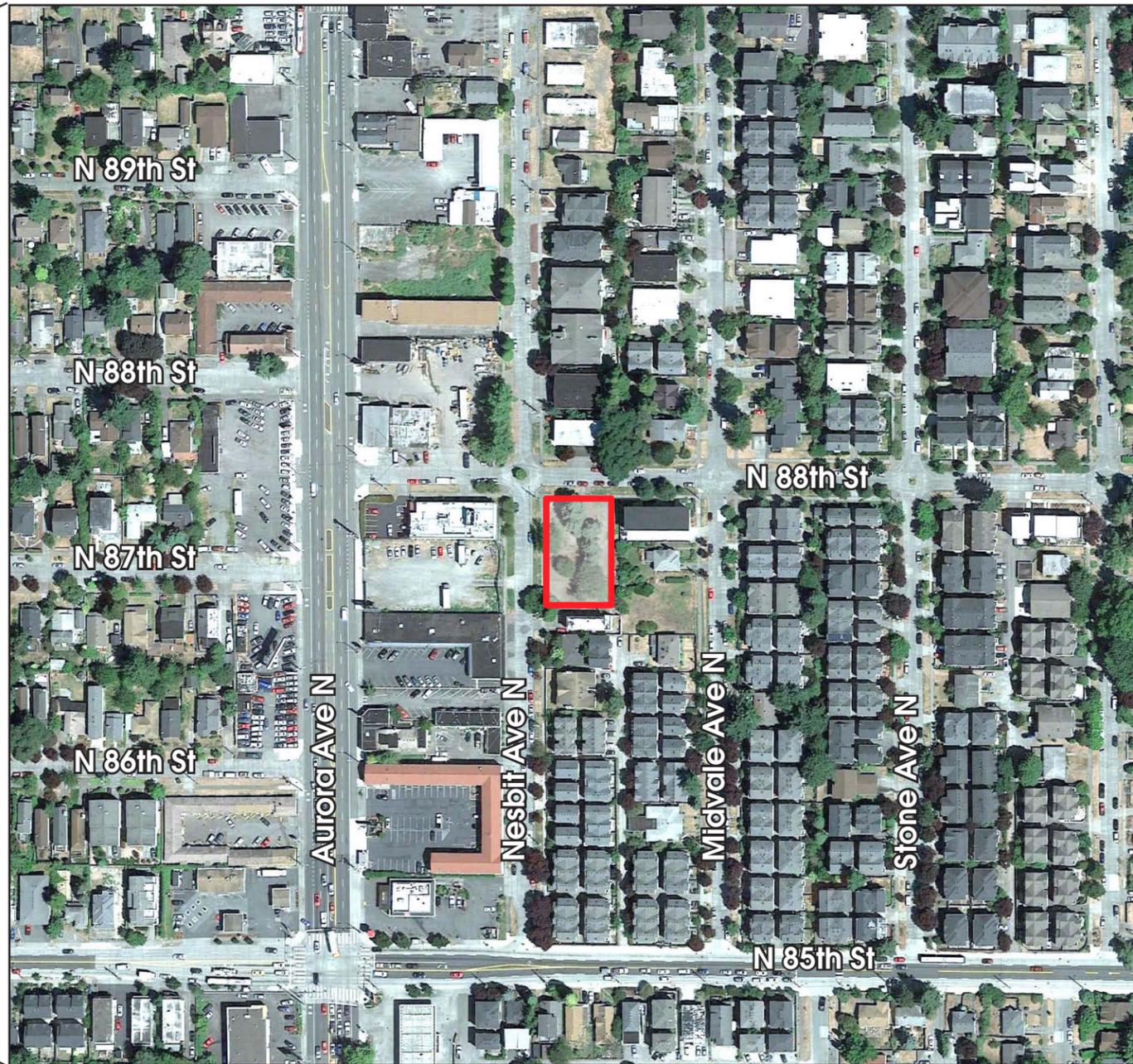
Site area: 15,822.06 ft²

Zoning: Low-rise 3

4-story residential apartment building with 39 one bedroom units and 40 efficiency units.

Demolition of existing landscaping, 17 trees

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



PROPOSAL. The site is located 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 is in close proximity to public transit and 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 live affordably in urban areas. The proposal includes a mix of studio and efficiency dwelling units. To complement the culture of outdoor enthusiasts living in the area, bicycle storage and repair facilities will be located on the basement level. Residential amenity areas will enhance and foster a social atmosphere. The project will benefit the neighborhood by providing economically priced units constructed to be environmentally friendly 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 low-rise 3; Low-rise 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

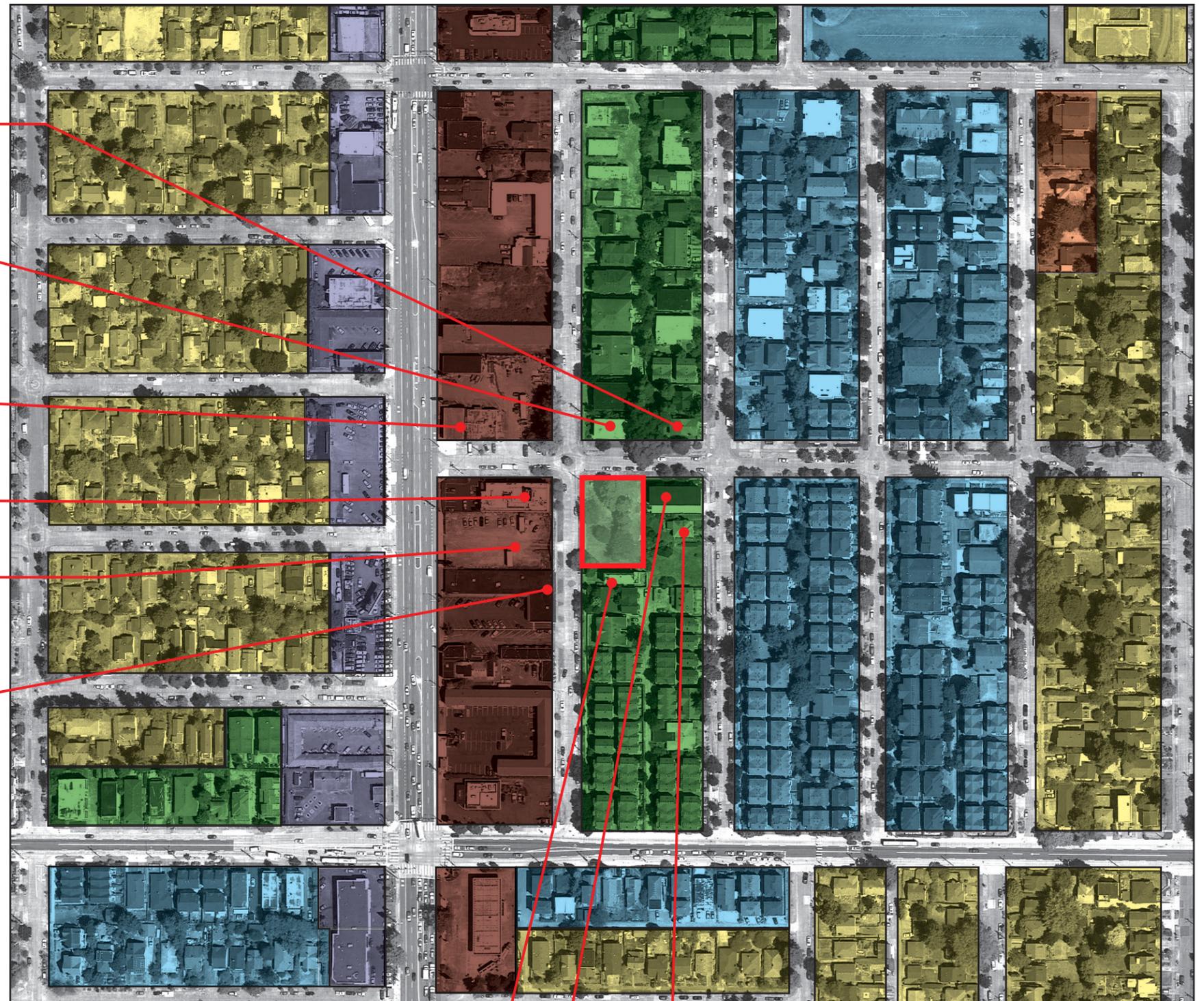
Seattle Fabrics, CMU building, ~25' height not including rooftop equipment.

Unpaved 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.

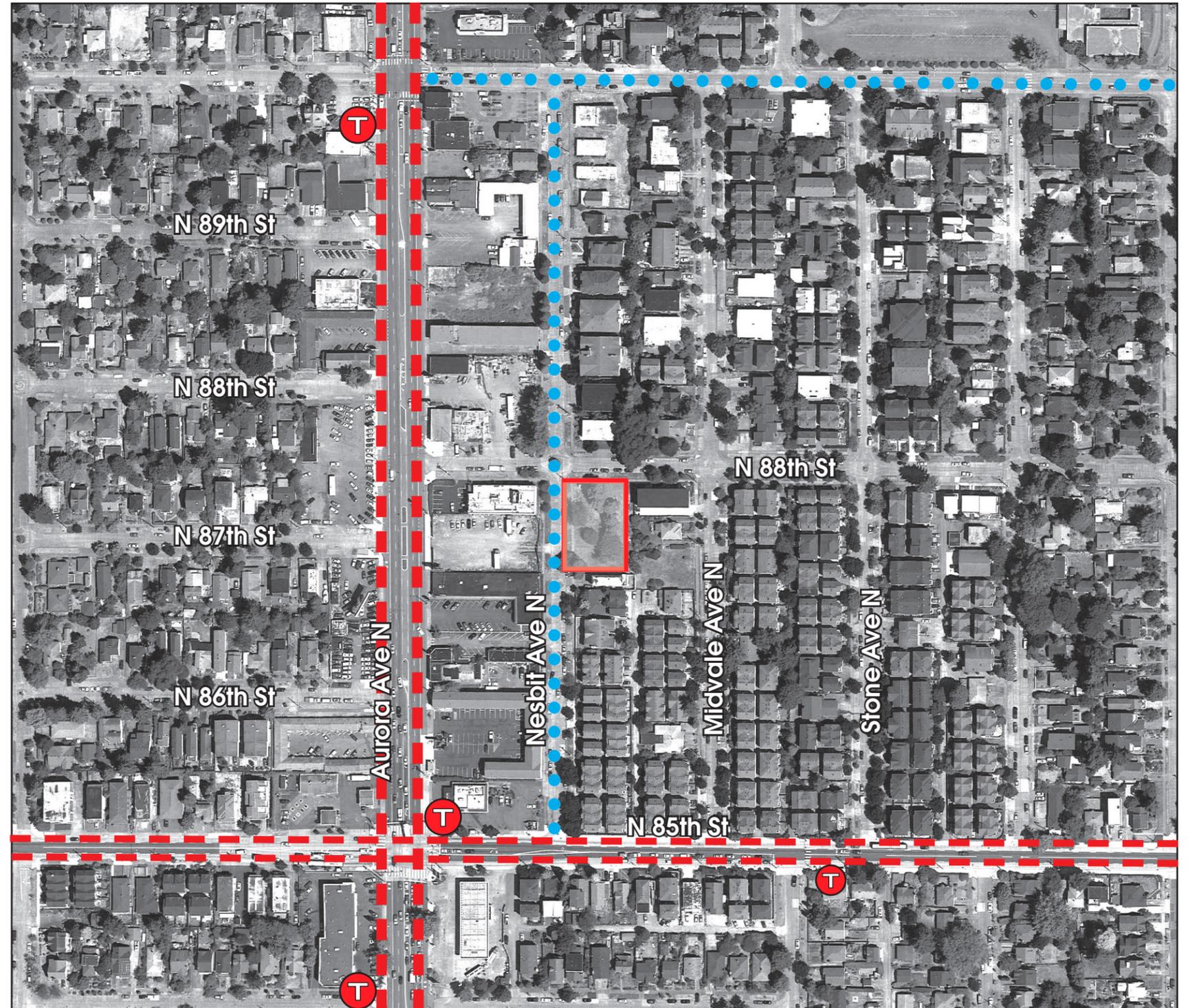
Signed bicycle routes are located off of Fremont Avenue North, North 90th Street, and Greenwood Avenue North, and Phinny Avenue North to connect to Green Lake, The Woodland Park Zoo, and the Burke-Gilman Trail.

-  Transit Stop
-  Main Transit Route
-  Signed Bike Route

TIME OF DAY (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	10	11	13	16	13	10	9	8	8	4	4
			Average Weekday pick-up in 12 Hours 11.58																					
			Average Weekday pick-up in 18 Hours 10.26																					

TIME OF DAY (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 9.083																					
			Average Weekend pick-up in 18 Hours 7.737																					

TIME OF DAY (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 7.333																					
			Average Weekend (including Sunday) pick-up in 18 Hours 6.579																					



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.

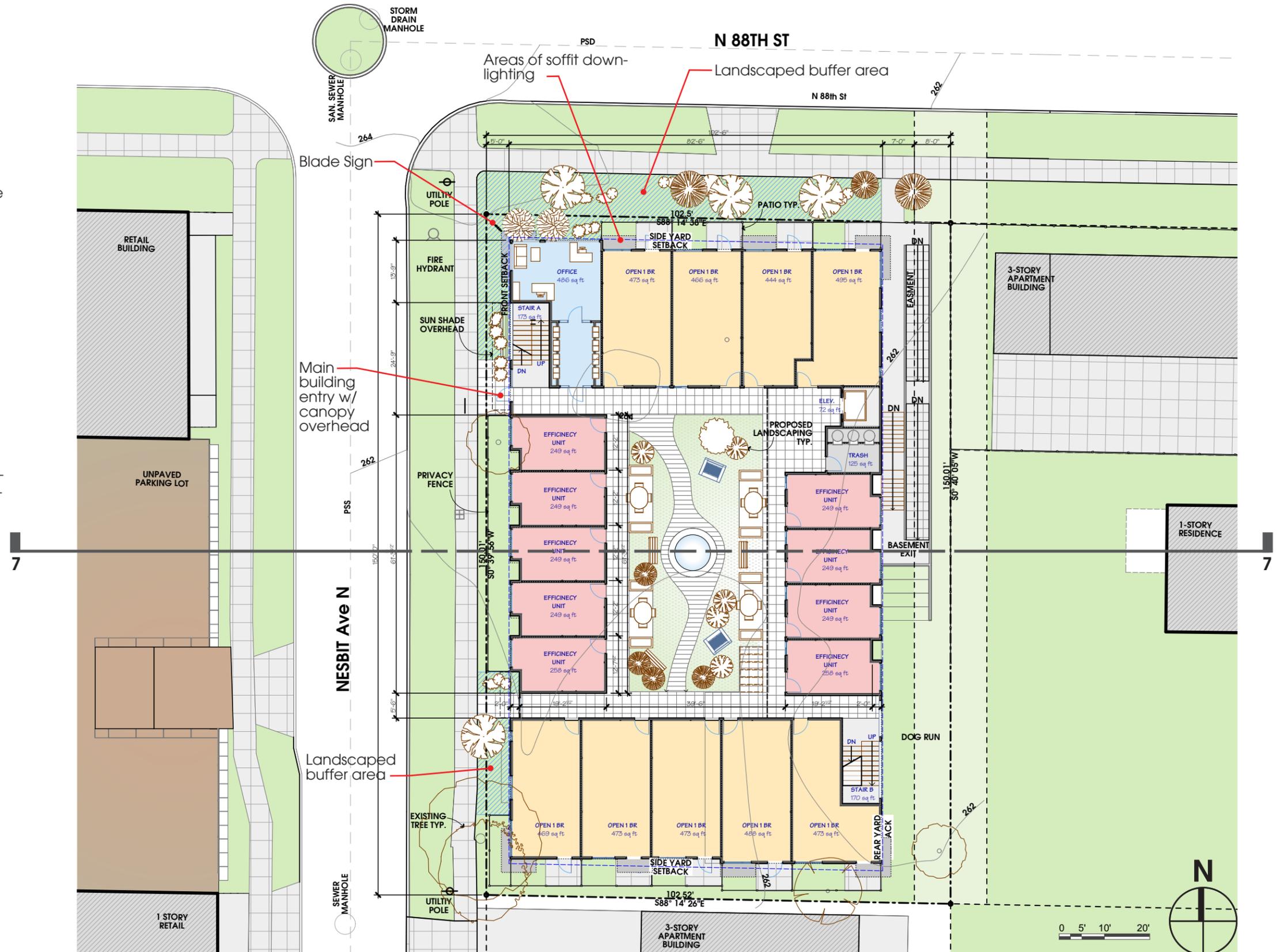
The neighboring building to the west, Seattle Fabrics, is a CMU building approximately 25' in height with rooftop equipment including antenna. Surrounding buildings to the north, south and east include apartment buildings and single family residences.

Contextual Relationship

The proposal will have to negotiate the polarity between the contextual relationship of 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 disrupted by curb cuts and loading platforms behind aging retail buildings that front Aurora Ave N. These areas were not intended to be walkable; rather they 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.

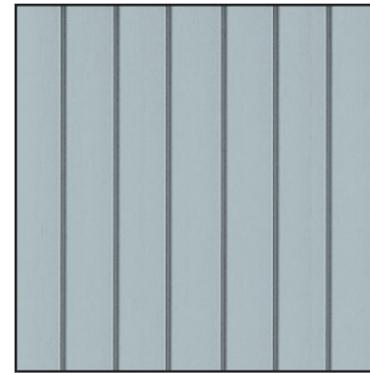
Our contextual response is to define the edge of the pedestrian experience on the west side of Nesbit Ave N. The bulk and height of the building represents a beacon to the residential zoning to the east. This "beacon" serves as a physical and visual barrier from Aurora Ave N. The rhythm and repetition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



Common Materials,
Adjacent buildings



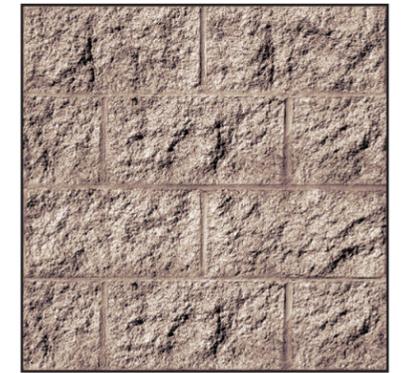
Horizontal siding



Vertical siding



Cedar shake

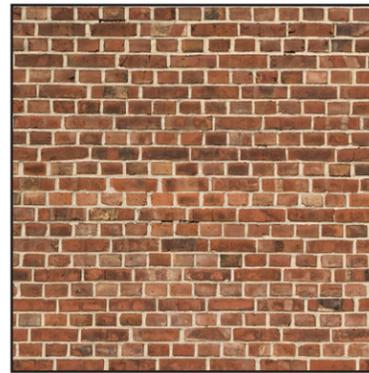


Split-face CMU

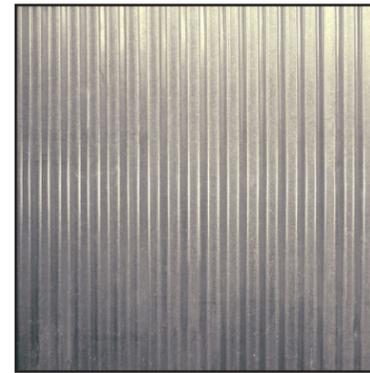
Common Materials,
Neighborhood buildings
(see page 8)



Fiber cement panel



Horizontal siding



Corrugated metal



Metal box rib panel



Wood plank



CA

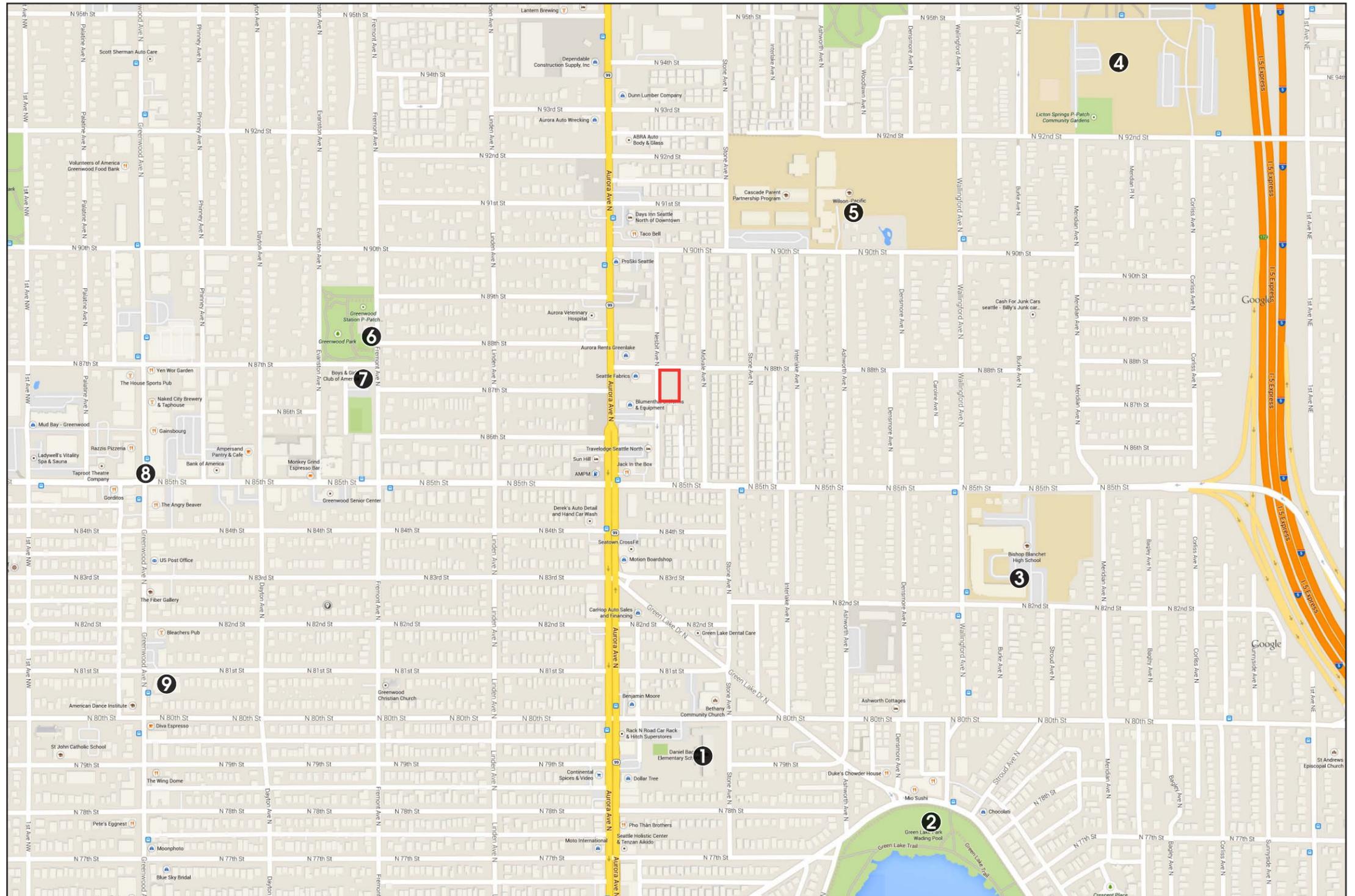
Site Section/ Neighborhood Materials

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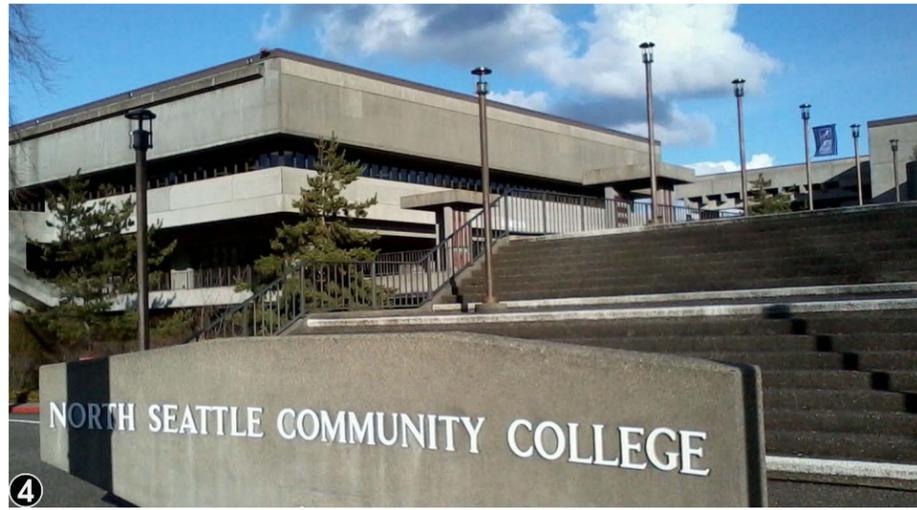
NEIGHBORHOOD PHOTOS

- 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



2



5



8



3



6



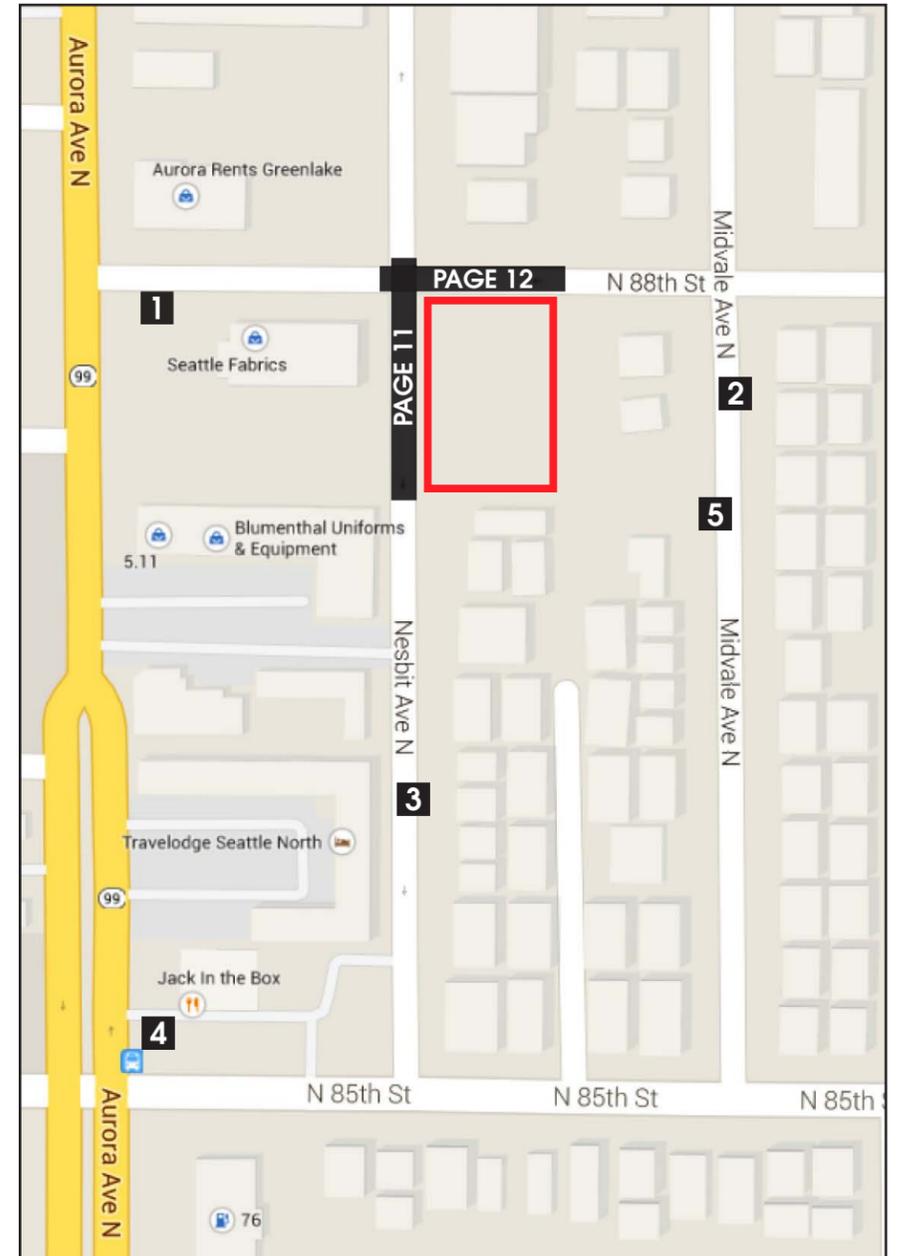
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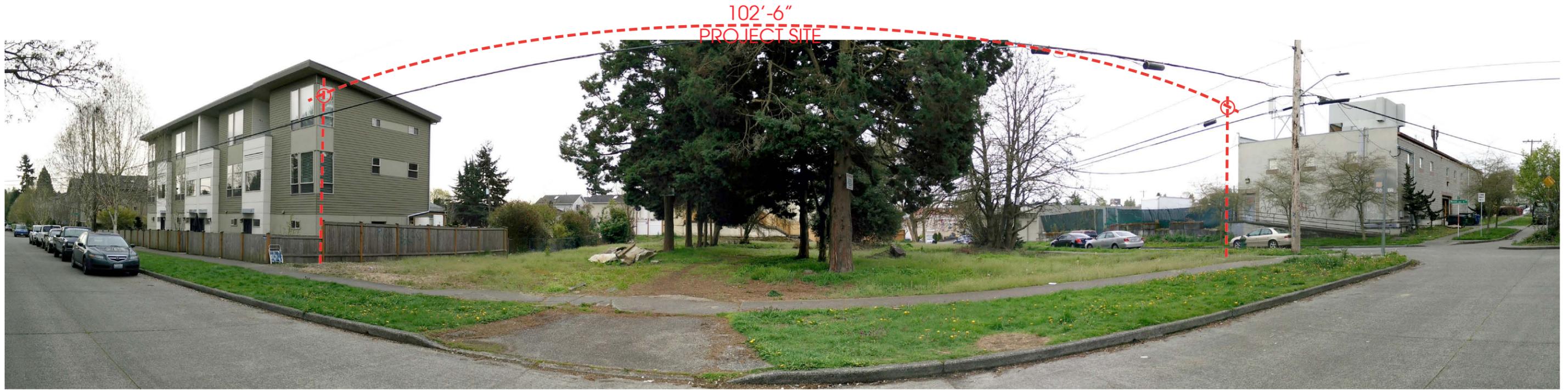




Nesbit Ave N looking east. Note: No Exceptional trees found on site. See Arborist report for species and size.



Nesbit Ave N looking west.



N 88th Street looking south.

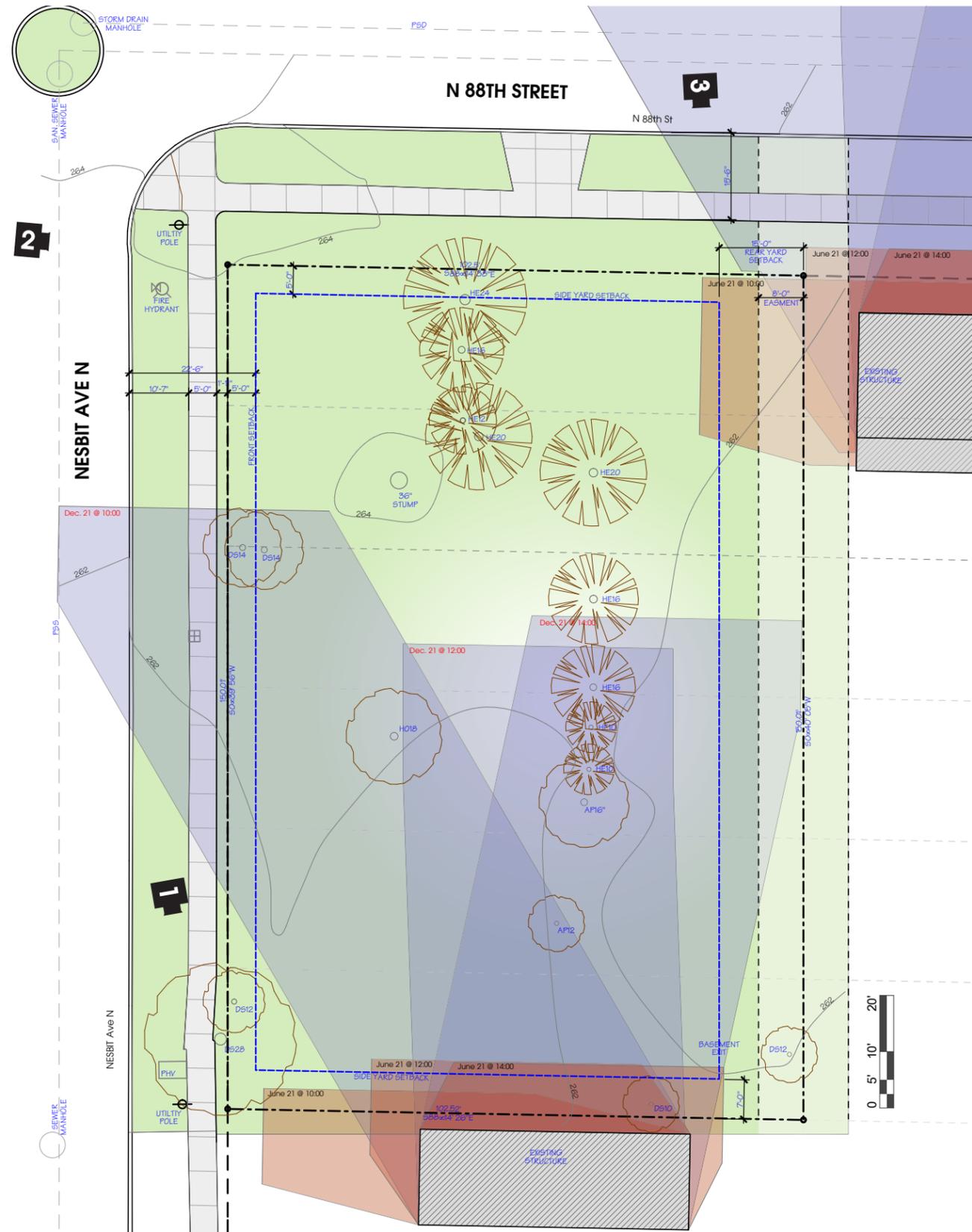


N 88th Street looking north.

Assessment of Trees on Site

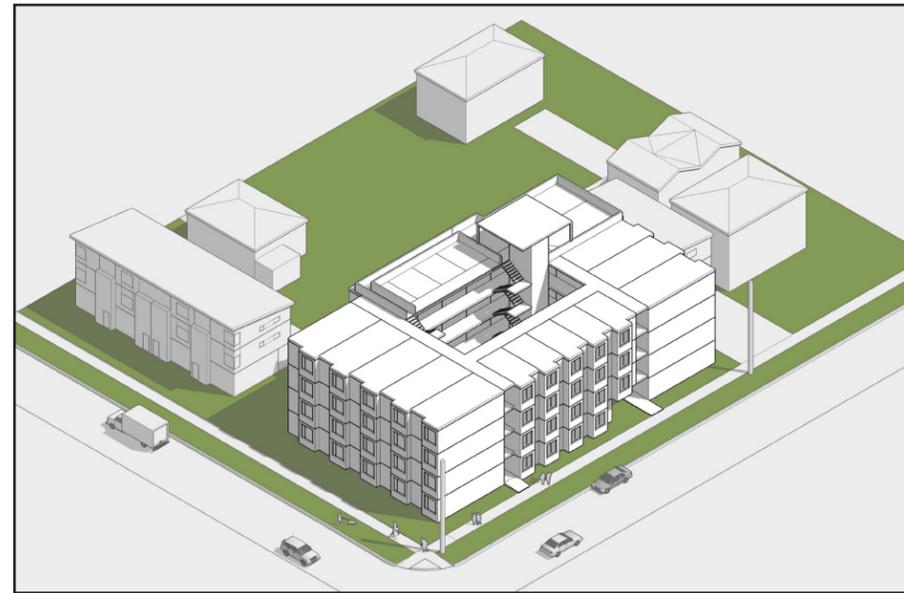
Tree ID	Number	Common Name	Scientific Name	Exceptional	Notes
HE24	1	Moss Sawara False Cypress	Chamaecyparis Pisifera 'Squarrosa'	NO	Wounds at trunk from site demolition; heavily pruned away from power lines.
HE16	3	Moss Sawara False Cypress	Chamaecyparis Pisifera 'Squarrosa'	NO	Wounds at trunk from site 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	Llex 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.

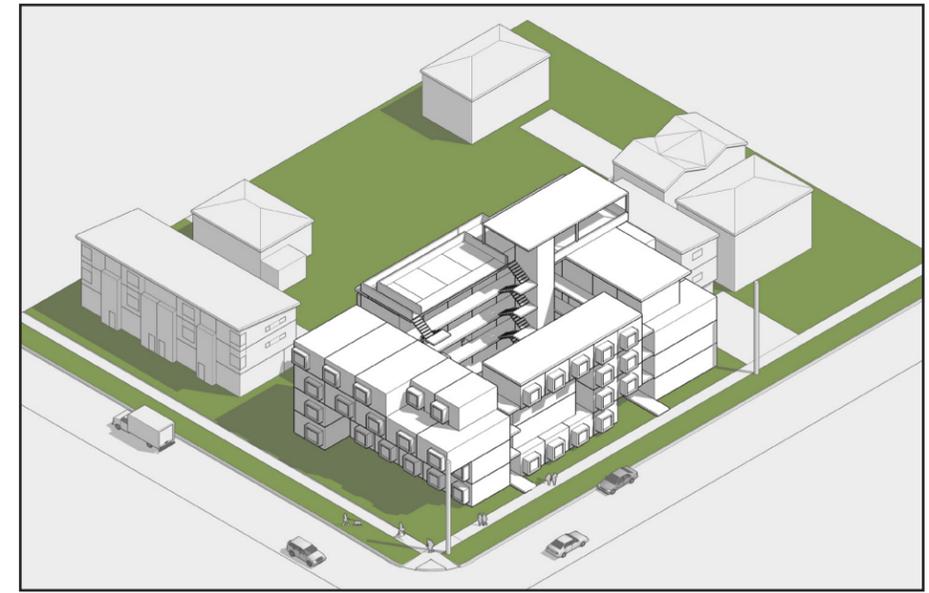




OPTION A, ISOMETRIC



OPTION B, (EDG 1) ISOMETRIC



OPTION C ISOMETRIC



OPTION A, PERSPECTIVE

Opportunities: This option provides the best natural light and open space for tenants.

Constraints: 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. Open courtyard options create a primary security concern for tenants: the lack of secured entrances will promote crime and invite a transient population.



OPTION B, (EDG 1) PERSPECTIVE

Opportunities: Option B is our desired model. This option provides two secured entries, a secure enclosed courtyard, and more 'eyes on the street'.

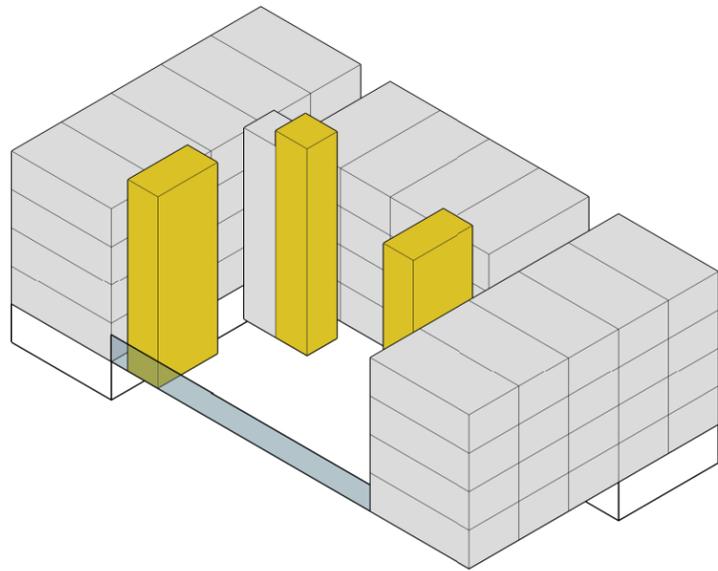
Constraints: Courtyard is enclosed, but sun studies show that there are sufficient amounts of light. Vertical circulation was located within the courtyard creating visibility concerns for lack of surveillance. Furthermore, stairs, elevator and trash chutes blocked a substantial amount of natural light.



OPTION C PERSPECTIVE

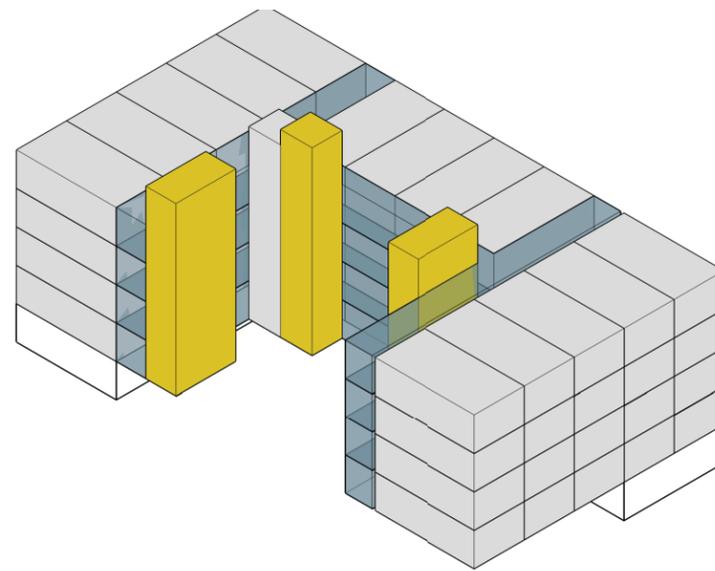
Opportunities: This option provides the most dynamic unit mix. More communal decks due to module unit arrangements. Greater set back from North 88th Street, creating a more open corner. Option C features more amenity areas.

Constraints: Unit arrangements appears to be random. Blank facades and walls. The Courtyard is enclosed, but sun studies show that there is sufficient amounts of light.



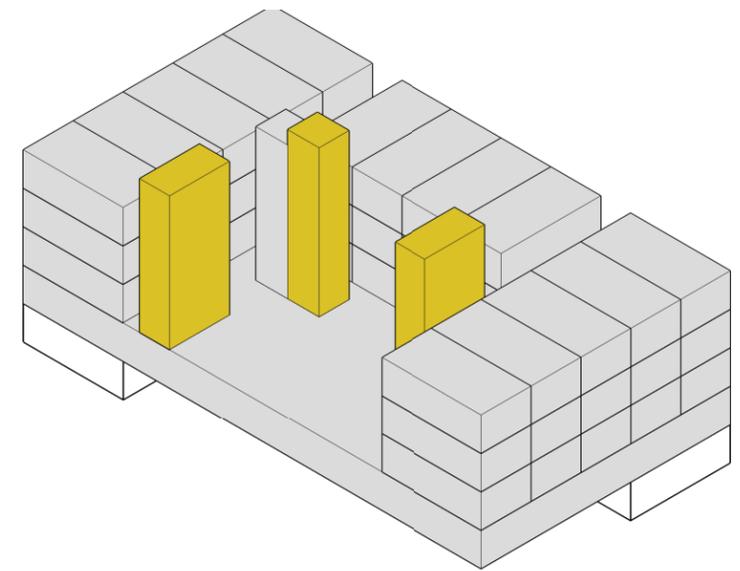
COURTYARD DIAGRAM, FENCE ALTERNATIVE

This diagram explores the option of having an outwardly facing gated courtyard with easterly views of Nesbit Avenue North. The drawback of this model is the unsightly views residents would have of a dilapidated and overgrown parking lot and rear entrance and loading dock of Seattle Fabrics. This area has a high homeless population and we fear this will give easy access to an already avid criminal population.



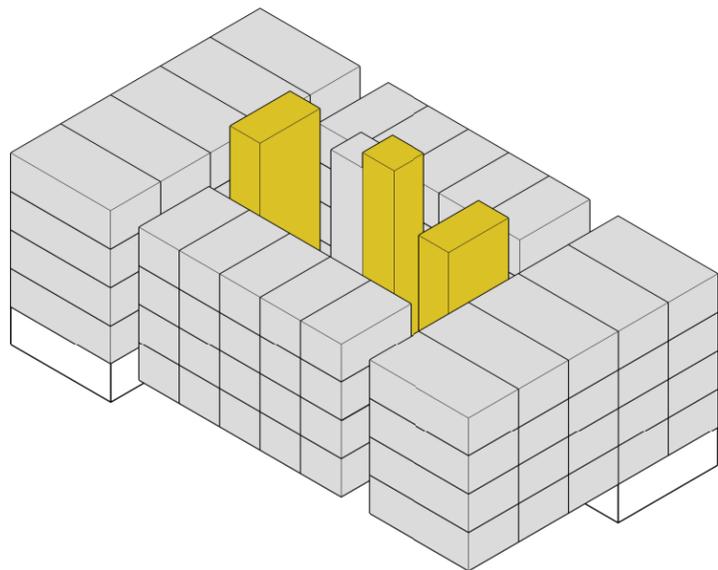
COURTYARD DIAGRAM, ENCLOSED CORRIDOR

Enclosed hallways and stairwells were proposed in EDG1 to increase safety of tenants. This model has a street facing courtyard, with corridors enclosed. Although residents will have key card accessibility only and all doors will remain locked when closed, the likelihood of holding the door open for a neighbor is high, as well as doors being left ajar for guest access. The reduced sight and noise deadening effects are potential security concerns with this diagram.



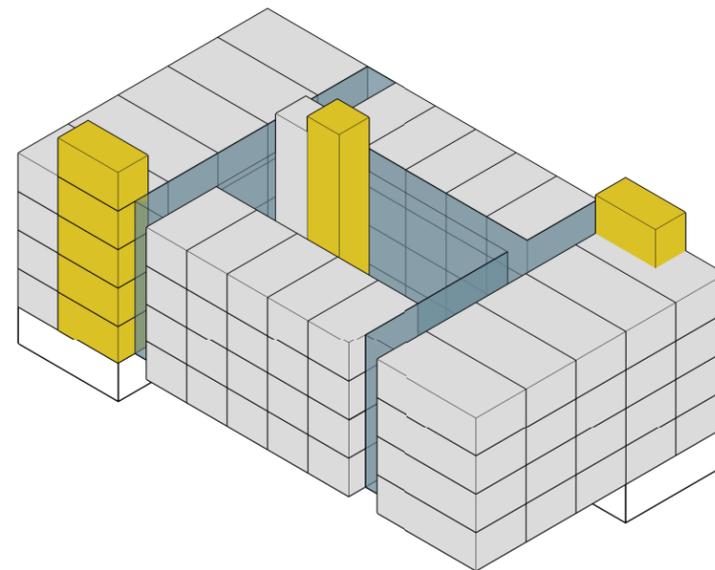
COURTYARD DIAGRAM, RAISED COURTYARD

The raised courtyard diagram creates a more removed and protected space for residents, while also adding depth to the facade. This option creates many difficulties: eliminates pedestrian interaction and public life, reduces community open space, makes modular construction more difficult, and does not work with current zoning restrictions.



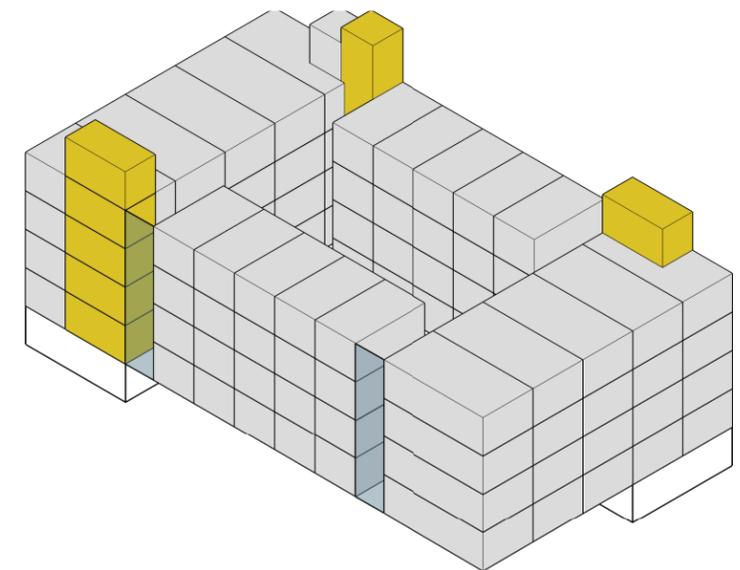
OPTION B, ORIGINAL CONFIGURATION

The original proposed model has an interior courtyard with four entrances from Nesbit Avenue and the alleyway adjacent to the dog run bordering a 3 story apartment complex. The numerous entrances create a potential security risk with the high transient population in the area.



OPTION B, ENCLOSED CORRIDOR

This alternative has an interior courtyard and enclosed corridors. The interior courtyard creates a safer and more pleasing landscape for residents to enjoy versus the previous options. Again, residents will have key card accessibility only and all doors will remain locked when closed, but, the reduced sight and noise deadening effects are potential security concerns with this diagram.



OPTION B, REVISED COURTYARD

Our ideal solution for Option B has an interior courtyard, gated entrances with keycard access & a visitor callbox, and we have removed all courtyard entrances from the east side of the property. The leasing office and mailroom are in sightline of the entrances to increase security measures. Security measures will also be increased with units facing outward onto North 88th Street and Nesbit Avenue North. This version creates a semi-private and secure amenity area while also having the most aesthetically pleasing open spaces for the neighborhood and residents.



OPTION B, ISOMETRIC

Safety is one of our biggest concerns in developing this property. We believe that secured entries, eyes on the street with an outward facing staircase, and landscaping with privacy fences are a must for this neighborhood.

The main entry is on the corner of 88th and Nesbit, with the secondary entrance just south on Nesbit, there is also a basement entry on the east side of the property for bicyclists. Enhanced landscaping, signage, and the open corner design with the leasing office and mailboxes guide residents to the corner focal point. The main entrance is also the most convenient with closest access to Staircase A, the elevators, and the courtyard.

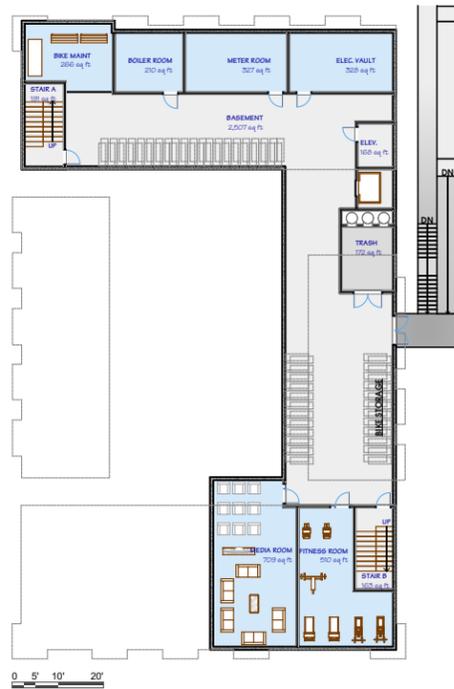
Once residents are inside the courtyard they can choose to use the Staircase A, Staircase B, or the elevator located on the northeast corner of the courtyard. Entrance choice will most likely depend on the location of the residential units of the tenants and what type of transportation they have. Staircase design allows tenants the freedom of being in close proximity to vertical circulation while being able to enjoy and unobstructed courtyard.



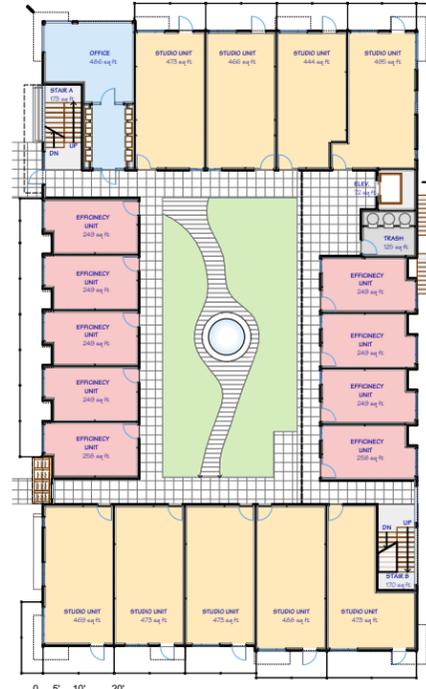
OPTION B, PERSPECTIVE 1



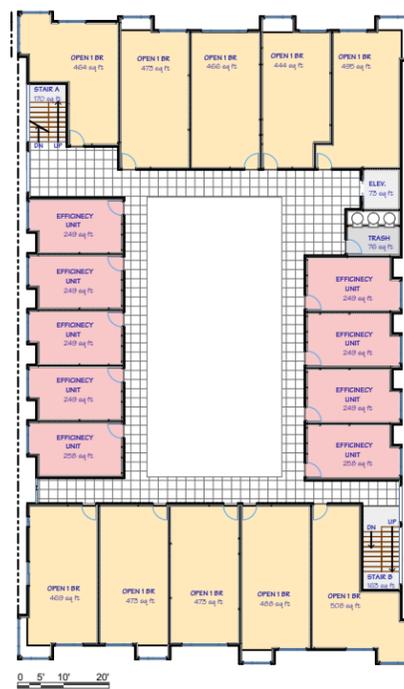
OPTION B, PERSPECTIVE 2



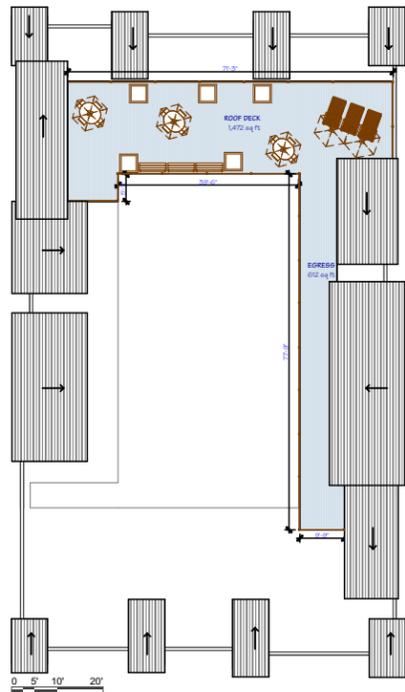
OPTION B, BASEMENT



OPTION B, 1ST FLOOR



OPTION B, FLOORS



OPTION B, ROOF DECK

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

This proposal has two secured entrances with the main entrance at the corner of 88th and Nesbit. Corner massing creates the residential leasing office, staircase and mailroom as the focal point. The secured entrances and 'eyes on the street' increases safety for tenants.

Negative aspects of Option B include a lack of differentiation floor to floor. Since the floors are modular units, 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.



Main Entry w/ canopy overhead

South Entry, req. egress w/ canopy overhead

Landscaped buffer area



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

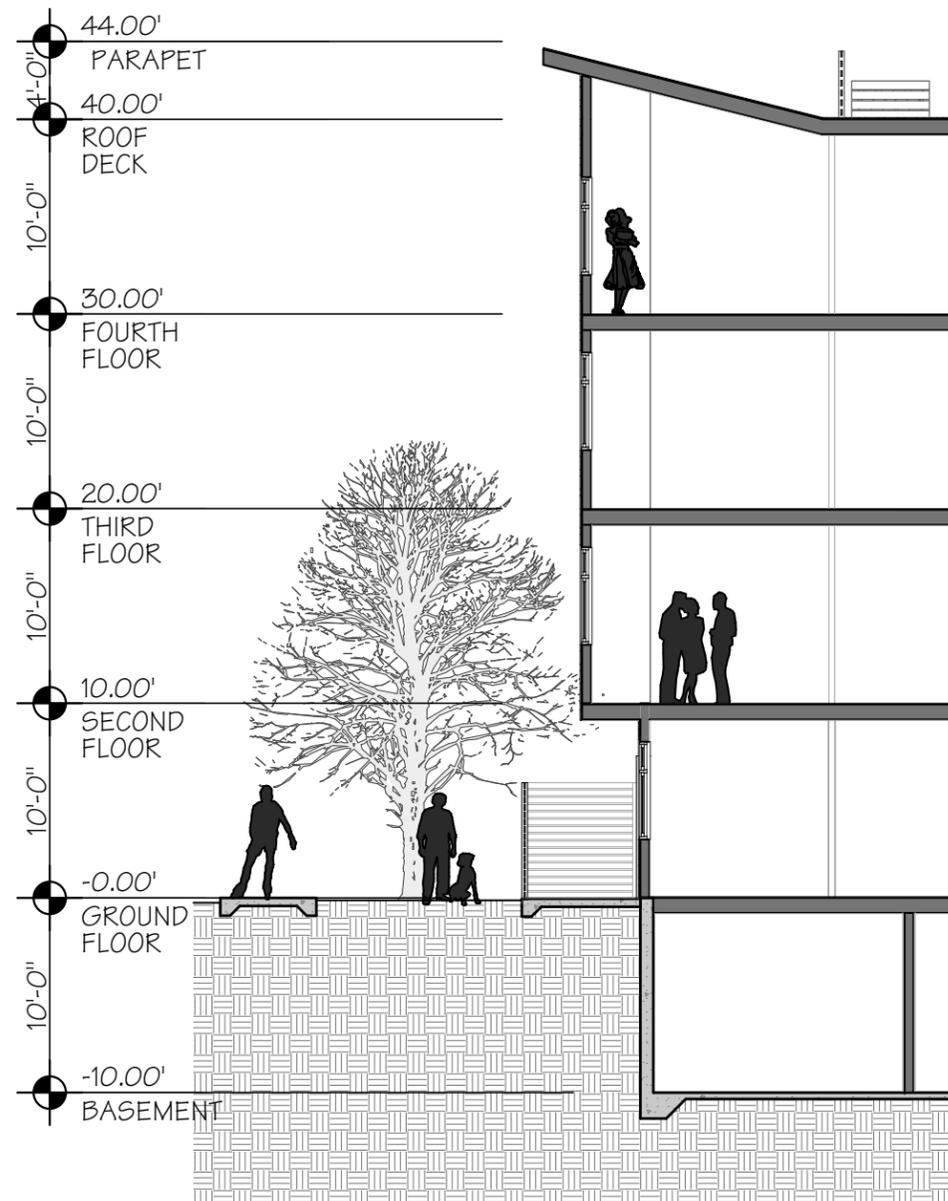


NORTH ELEVATION

- Re-located roof deck
- Privacy fencing and landscaping
- Main entrance, storefront with key card entry & guest call box
- Illuminated blade sign, defining entry and way-finding
- Focal point of entrance, green screen & planters, 'eyes on the street'
- Open corner with extensive landscaping, path lighting, and signage
- Second secured entry

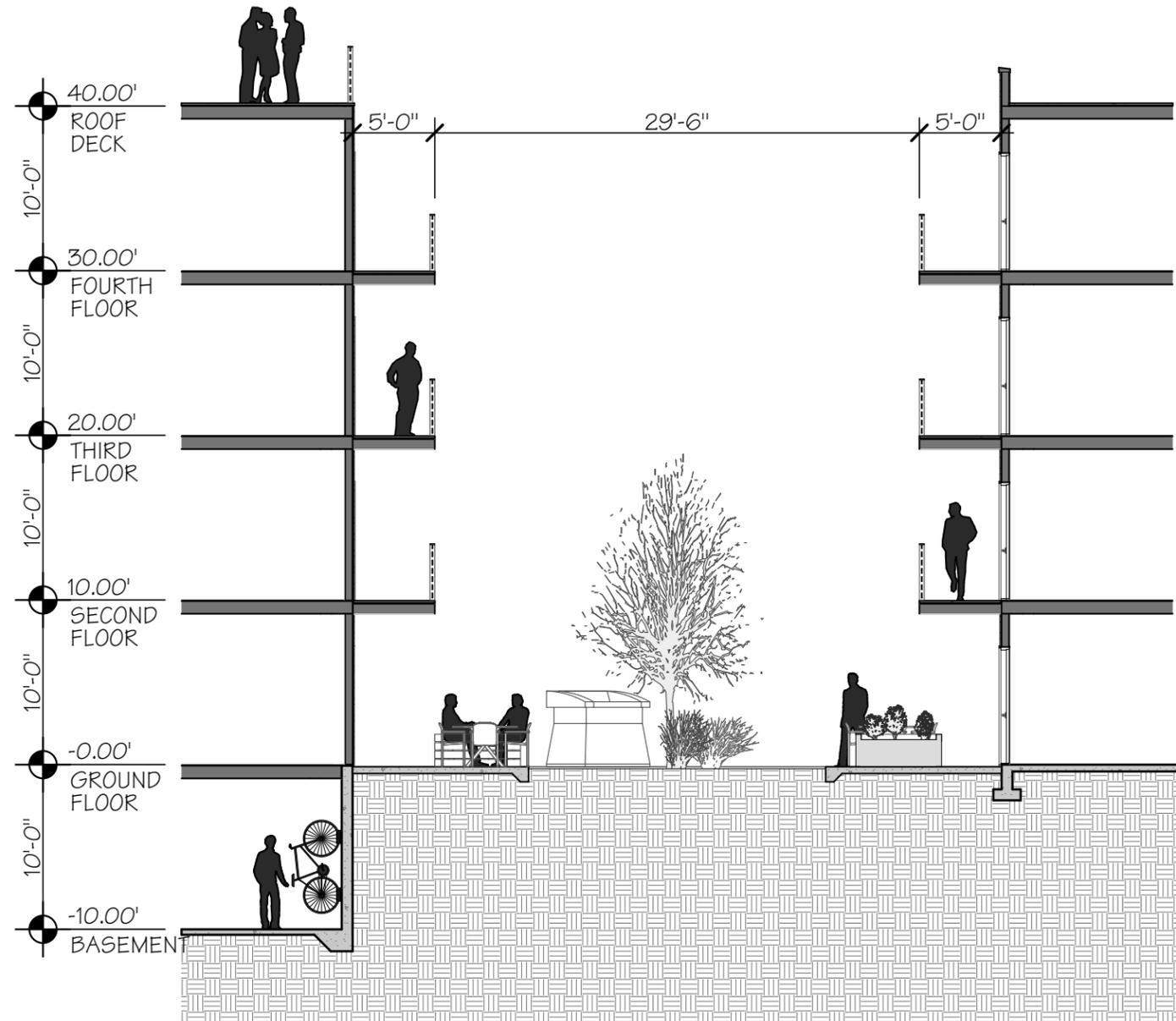


EAST ELEVATION



SECTION @ N88TH STREET

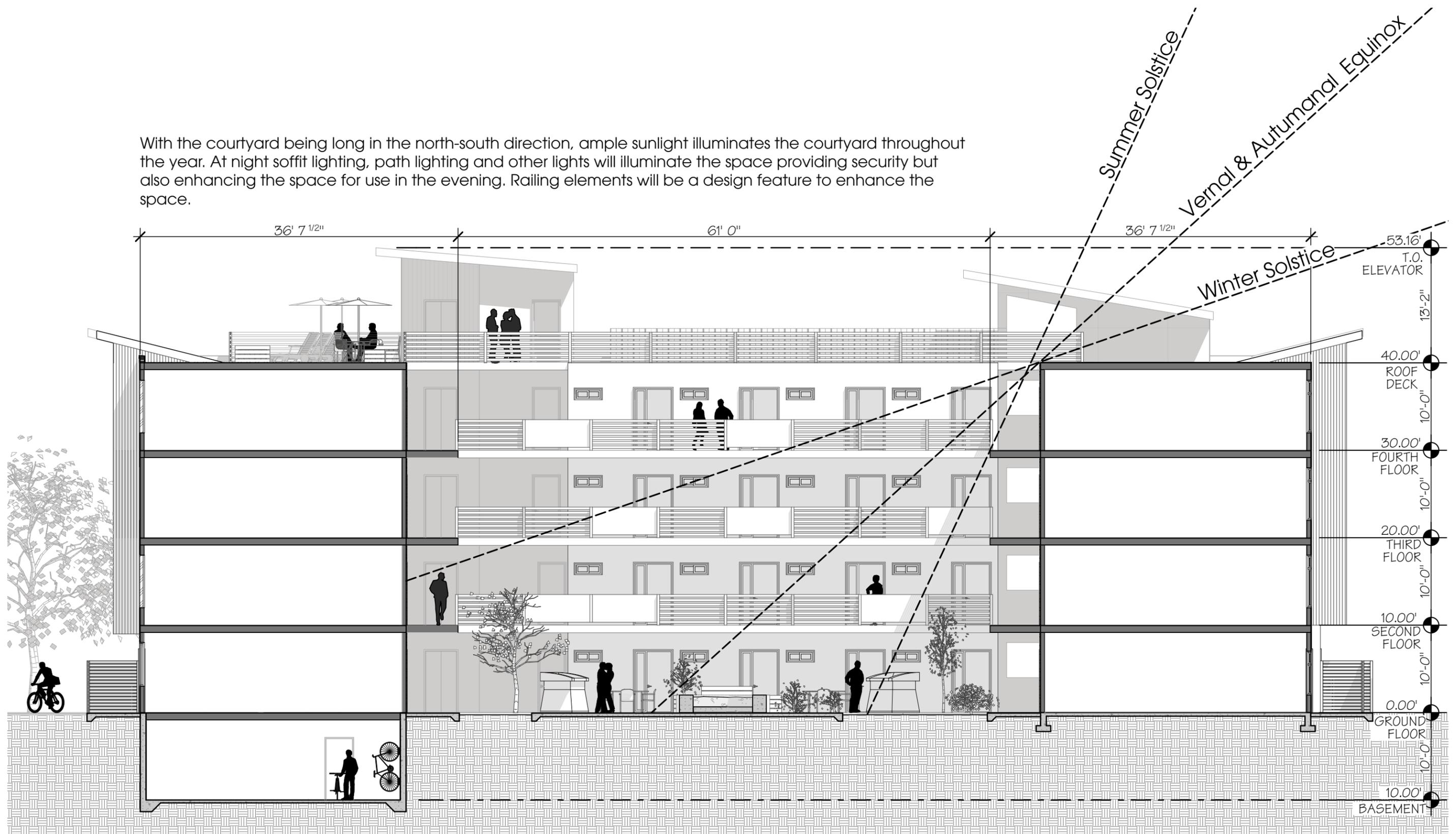
The section at North 88th Street indicates the scale of the proposed building in relation to sidewalks, pedestrians, and landscaping. This section also illustrates how ground floor units are kept private with patio fencing while landscaping provides further buffering for the additional 10ft of opens space beyond the patios fence. Landscaping is combined with privacy fencing to enhance the residential character of the block.



SECTION @ COURTYARD

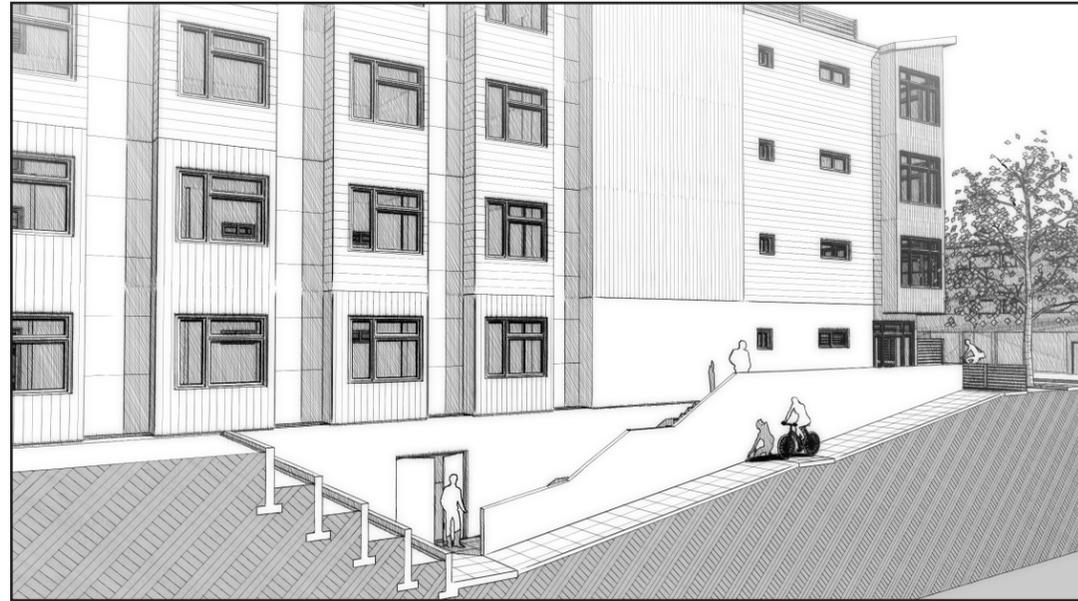
The east-west courtyard section demonstrates the ample open space provided within the courtyard. The courtyard has a compact character that provides various amenities to residents. On page 21, there are several examples of compact courtyards that provide ample light and are very functional for residents as open space. With the compact nature of studio and efficiency units, the courtyard is essential in providing a safe recreation area.

With the courtyard being long in the north-south direction, ample sunlight illuminates the courtyard throughout the year. At night soffit lighting, path lighting and other lights will illuminate the space providing security but also enhancing the space for use in the evening. Railing elements will be a design feature to enhance the space.

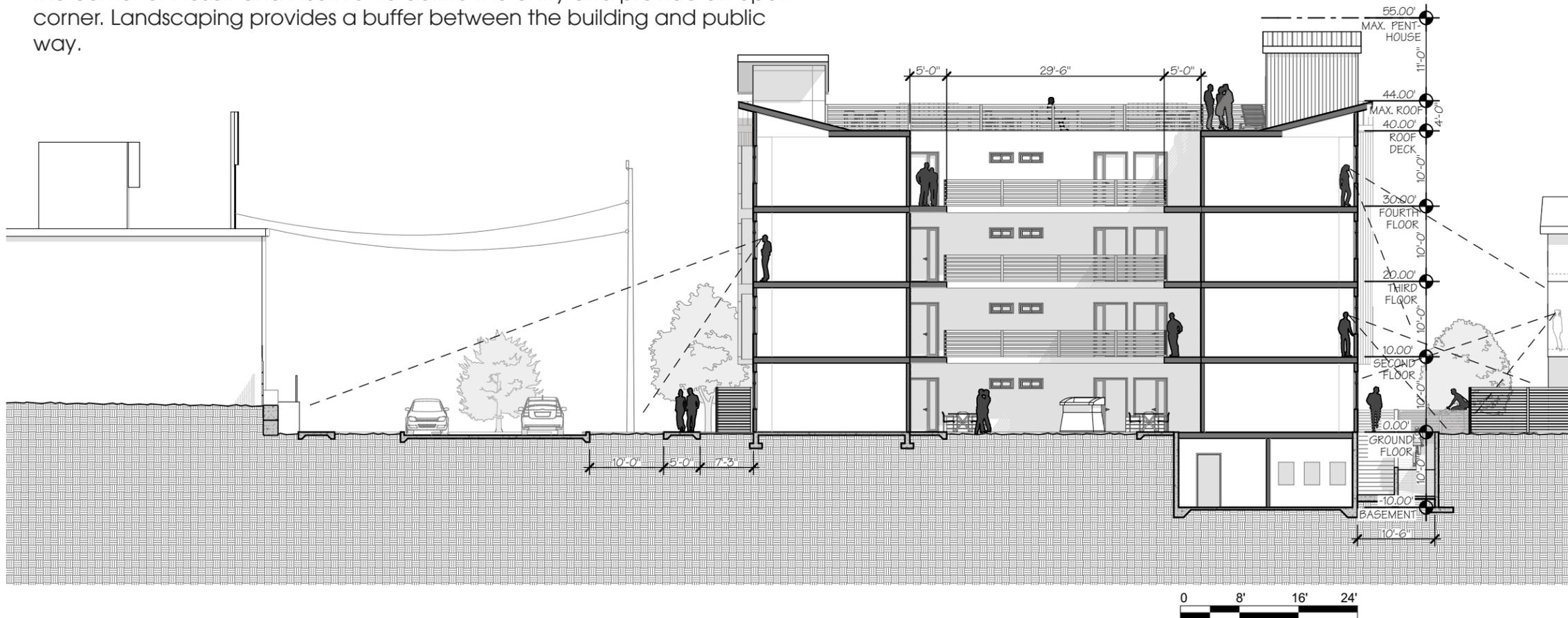




Street view from Nesbit Avenue N looking south-east at building façade. Fencing provides privacy for ground floor units and continues the street front language in neighboring residential zones. The fencing stops short of the corner of Nesbit and N88th St to define the entry and provide an open corner. Landscaping provides a buffer between the building and public way.



Bike ramp with entrance from N 88th Street on the east side of the property.



The basement ramp serves two purposes; for the tenants, it is a convenient way to access the buildings bicycle parking area, and for building staff, it allows a way to take out compacted garbage, compost and recycled materials.

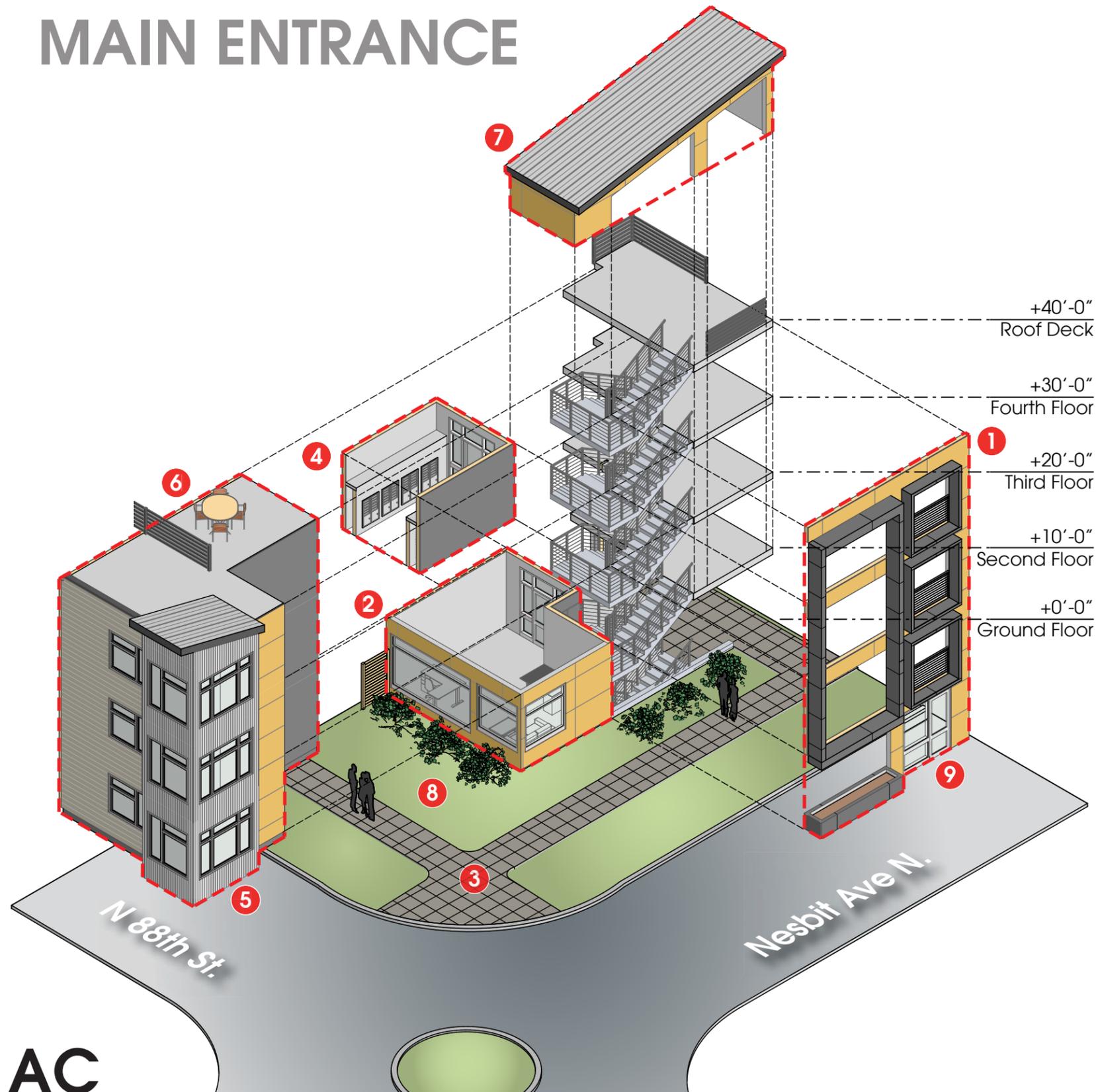
To secure the building, the bicycle storage ramp will be accessed first through a secure gate along N88th Street and then a key fob basement entry. It is our goal that bicyclists feel their property is secure, and that the access to bicycles is convenient.

For building maintenance staff, the ramp provides a quick, convenient way of moving compacted trash, recycled materials and compost from the basement to the street. Trash bins will be transported with electric power assisted carts to the street, eliminating having to use the elevator or traveling through the courtyard to remove waste.

From the previous scheme, with recommendations from the Board, the basement doors have been moved north, closer to N88th Street with the objective of being more visible from tenants and neighbors. Different locations of the ramp were considered in determining the best place for the ramp. Our primary factors that influenced the location were: 1. Convenience for bicyclists and building staff, 2. Security, 3. Do not obstruct public or tenant open space.

A courtyard ramp option is unfeasible as it contradicts board recommendations of maximizing the courtyard space. A ramp in the courtyard would use a large portion of open space because of the length of the ramp. (See BR 28 for discussion of ramp options.)

MAIN ENTRANCE



- 1 **Facade Screen:** Visually strong screen wall defining a secure entry at the corner adjacent to the leasing office. Behind the screen wall, the enclosed staircase is protected from the elements while still having 'eyes on the street' to reduce crime. The main staircase will have views of North 88th Street and Nesbit Avenue North. The constant foot traffic and street surveillance will reduce the likelihood of neighborhood crime (PL2-B, DC4 & DC3).
- 2 **Leasing Office:** Transparent and open corner. Secured entry accessible only to tenants. Improved street security with a corner manager's office (PL2).
- 3 **Open Space Concept & Pedestrian Infrastructure:** Reduced mass with transparent corner and landscaping (PL2). Sidewalks provide walkways and connections for pedestrian infrastructure and volumes (PL1). Sidewalk leads to east bike ramp and basement bike facilities (PL4).
- 4 **Mailroom:** Enclosed entry accessible only with key fob. Store front windows from Leasing office help prevent vandalism and reduce theft. The mailroom will be accessible 24/7.
- 5 **Modular Units:** Three stories of modular "open studio" units above the Leasing Office. The corner bay windows utilize a cantilever to punctuate the corner leasing office and entry at the corner. For tenants of the corner units, abundant natural light also increases surveillance of the public way.
- 6 **Staircase & Roof:** Staircase is the beacon of design with open windows, planters, and greenscreens. Staircases are enclosed to protect from the elements. The design created to add architectural style to hide the bulk of the staircase (PL2-C & DC4-A-1). Open Staircase promotes 'eyes on the street' and street level transparency.
- 7 **Roof Deck:** Relocated roof deck to minimize noise transmittal to neighboring properties. DC3 Open Space Concept. Sunny exposure & direct site lines to pedestrian routes (PL1-C & DC3-B).
- 8 **Open corner at main entry.** Features extensive landscaping, signage & lighting per DC4 exterior elements and finishes & PL1 Enhancing Open Space. These aspects of design will define this entry as the primary entrance for residents and guests (DC2, DC4, & PL1).
- 9 **Secured Entry:** Storefront windows and door along with lighting creates a secure entrance for tenants. Key card entrance and callbox promote security (PL2-B & PL3-A-C).



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Marion Green Courtyard Townhomes, Seattle
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Richardson Affordable Apartments, San Francisco
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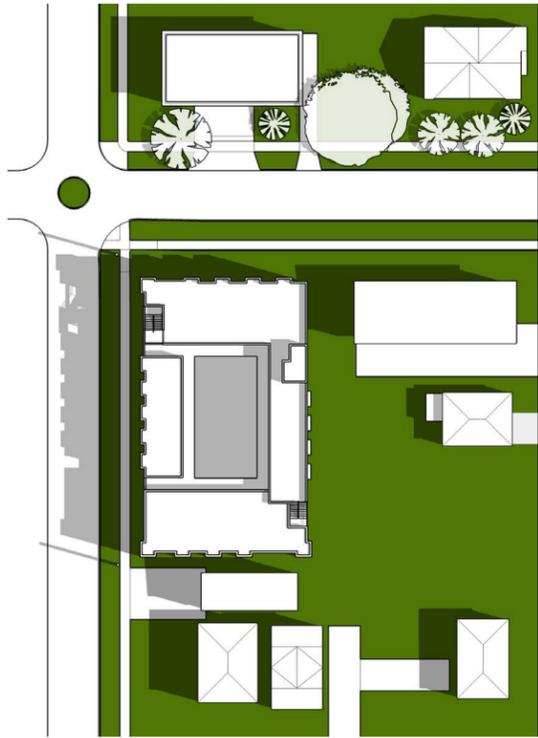
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Early Design Guidance 2
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AC
Compact Courtyard Examples

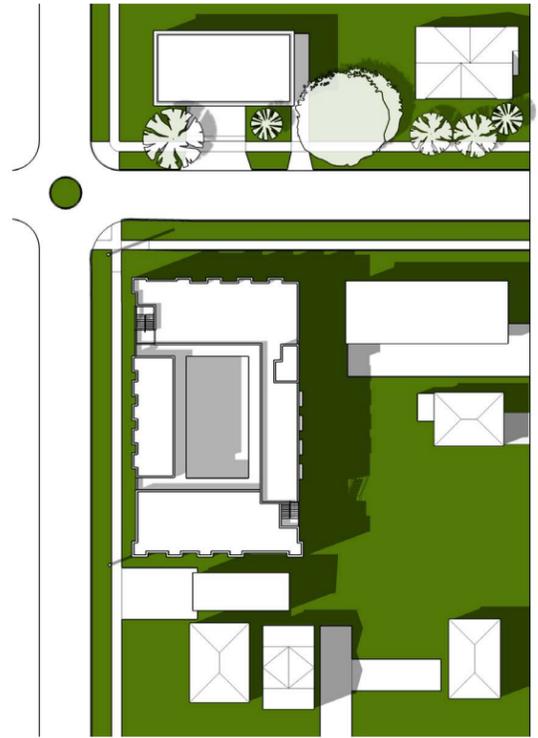
23



Summer Solstice, 6/21 9:00 AM



Summer Solstice, 6/21 12:00 PM



Summer Solstice, 6/21 3:00 PM



Winter Solstice, 12/21 9:00 AM



Winter Solstice, 12/21 12:00 PM



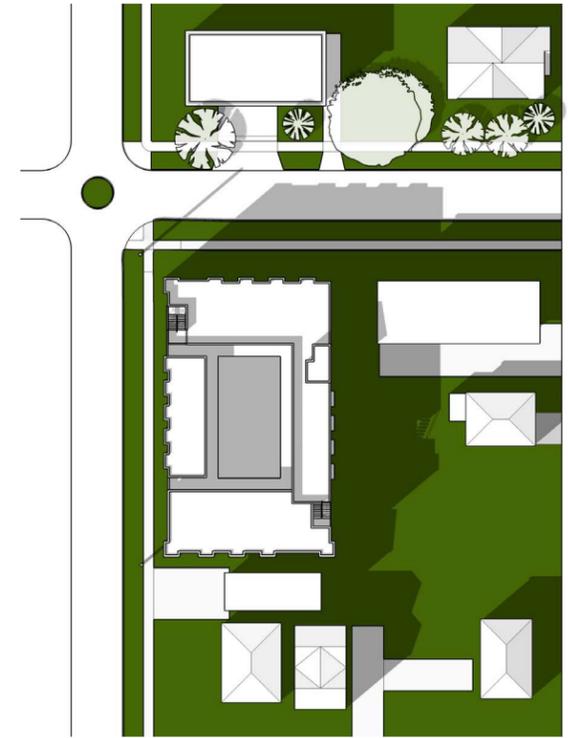
Winter Solstice, 12/21 3:00 PM



Vernal Equinox, 3/21 9:00 AM



Vernal Equinox, 3/21 12:00 PM



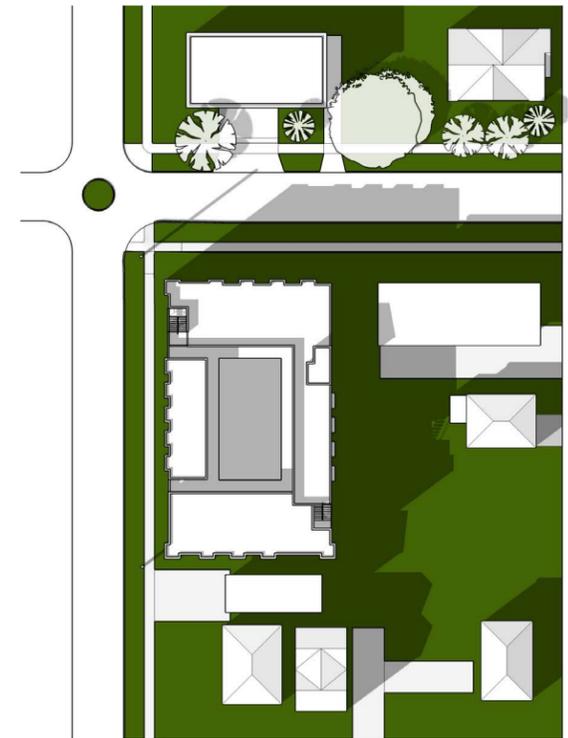
Vernal Equinox, 3/21 3:00 PM



Autumnal Equinox, 9/21 9:00 AM



Autumnal Equinox, 9/21 12:00 PM



Autumnal Equinox, 9/21 3:00 PM

APPLICABLE ZONING	SMC SECTION	Table	REQUIREMENTS	NOTES	OPTION A 56 Units	OPTION B 79 Units	OPTION C 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

DESIGN REVIEW BOARD RECOMMENDATIONS

CS1-B-2, Sunlight and Natural Ventilation: Staircases and trash chutes were relocated from courtyard to the perimeter to increase daylight and provide more open space. The 15 foot easement from property to the east provides ample open space for a bicycle/ utility ramp. Option B meets all zoning codes required by City of Seattle. See pages 20, 21.

CS2-B-2, Connection to the street: Our preferred option provides a sense of security and privacy just beyond neighboring auto-oriented zoning and high-crime streets. The project will enhance the character of the sidewalk by providing eyes on the street. A strong corner entry provides residents a secure entry with an office and mailboxes. Potential residents & guests will be able to use a call box to gain entry. Along the north side of the building, patio fences will provide security for ground floor residence. Fencing and landscaping along the sidewalk allow ground floor residence to have privacy while defining the residential feel of the sidewalk along North 88th Street

CS2-D-5, Respect Adjacent Sites: The preferred proposes a new rooftop deck location to minimize noise impacts. Please see the shadow studies in the revised EDG packet.

CS3-A-2, Contemporary Design: Please see elevations and renderings in the revised EDG packet. The proposal utilizes contemporary courtyard design to provide security and amenities to residents wanting to live in efficiency units and studios. The building incorporates building forms and vocabulary that bridge the commercial and residential context of the existing neighborhood.

CS3-A-4, Evolving Neighborhoods: The architectural character of the building reflects upon Seattle's need for transit oriented housing that allows residents to enjoy their neighborhood without the need of an automobile.

DC2-A-1, Site Characteristics and Uses: The proposed design arranges studios and efficiency units around a private courtyard because of crime concerns in the area. The main entrance and staircase, as well as the penthouse are on the west side of the lot, facing a tall commercial building and Aurora Avenue and beyond.

DC2-B, Architectural and Façade Composition, Blank walls: See perspectives and elevations on pages 16 & 18.

DC2-D, Scale and Texture, Human Scale: See page 19 & 20.

DC3-A & B, Building Open Space Relationship, Open Space Uses and Activities: Common open spaces include courtyard, basement bike storage and maintenance, leasing office & mailroom, and rooftop deck. With small living spaces we stress the importance of physical activity and social community interaction. To increase security measures all amenity spaces are secured areas.

DC3-C, Design: Secure rooftop deck and courtyard provide a safe and functional area for residents to mingle and entertain guests. Extensive landscaping and lighting create an attractive comfortable space. Fencing and landscaping along the site exterior promote a buffer while adding to the existing neighborhood context.

DC3-C-1, Reinforce Existing Open Space: The surrounding neighborhood consists of sidewalks with large landscaped buffers with private multifamily housing beyond landscaped edges and fences. The proposal reinforces this language with the contemporary residential character of the building and landscaped areas around sidewalks. The project utilizes similar neighborhood typologies to indicate public and private space.

DC4-D, Trees, Landscape and Hardscape Materials: Areas expected to have a high degree of landscaping are the corner entrance on 88th and Nesbit, the courtyard, rooftop deck, and the site perimeter. **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 and reduce noise for residents & neighbors.

PL1-A, Network of Open Spaces: Adding to public life, we are fostering human interaction through open public space. This element of design is very important with small space living. Roof top deck, bike maintenance & storage and courtyard spaces create a secure open space for residents.

PL2-B-1, Eyes on the street: Efficiency units and studios require large amounts of fenestration because of the compact design. Coincidentally, this fosters a safe environment by providing lines of sight to the street as well as the private courtyard. Moving the main stairwell to the front corner increases street visibility while deterring crime.

PL2-B-2, Lighting for Safety: The preferred massing option shows in shadow studies that the courtyard is sufficiently large enough to provide natural light for walkways. We will also incorporate pathway lights, stairwell lighting, flood lights, and downward facing lights to increase security measures.

b. The roof deck has been relocated per the Board's recommendation. Please see revised EDG packet for location. The following Seattle Design Guidelines were considered in the relocation of the roof deck:

CS2-D-5, Respect Adjacent Sites: The preferred proposal relocated the roof deck to the north-east corner minimize noise impacts per the Board's recommendation. The new location does not provide residents with a view to downtown Seattle or Greenlake. The new location is adjacent to a 3 story condominium, and across the street from a 3 story apartment building.

The northwest and southwest corners were considered but would not satisfy egress requirements in keeping with board recommendations for a strong north-west corner entry into the building.

DESIGN REVIEW BOARD RECOMMENDATIONS CONT.

PL1-C-1, Outdoor Uses and Activity Areas: Rooftop activity will be adjacent to N 88th Street, activating the public walk along N 88th street as pedestrians walk east into the residential neighborhood.

PL2-B, Safety and Security, Eyes on the Street, Lighting for Safety, Street-Level Transparency: Street facing windows, rooftop deck, an open exterior staircase, and a corner management office create natural surveillance through strategic planning. Pathway lighting, entry lights, and security lighting are strategically placed throughout the design.

PL3-A, Design Objective, Common Entries, Ensemble of Elements: The primary entrance of Option B has been moved to the northwest corner of Nesbit Avenue. The main entry features a recessed entrance with landscaping, planter boxes, lighting and signage to accent the green trellis up the staircase as well as the leasing office. Secured key fob entrances are at every shared external door. Visitors can use a call box for entry.

Ground level residential units have a fence and landscaping to act as a security and privacy buffer from the busy public sidewalk.

PL3-B, Residential Edges, Security and Privacy, Ground-Level Residential: All ground-level residential units are setback from the street with a buffer of semi-transparent green screens, fencing, and/or landscaping.

PL4-A, Entry Locations and Relationships, Travel: The main entry is at the Northwest corner of Nesbit and 88th, this corner entrance features a staircase, entrance to the shared courtyard, leasing office and mailroom. This location is close to parking & bike stalls. We have provided bike entry on the east side of the property. All entries are secured. Planning Ahead for Bicyclists: The compact character of the units make it difficult to store bicycles in individual units. 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 also provided to residents.

DC1-A-2, Gathering Places: Residents will have easy access to gathering area amenities on the roof deck for entertaining and relaxation. The proposal provides areas of shade and cover for rain to allow the roof deck to be utilized year around.

DC1-A-4, Views and Connections: Locating the roof deck on the northeast corner of the building allows views of the Cascade Mountains to the east and downtown Seattle to the south.

c. Per the Board's recommendation, the basement entry was moved north, closer to N 88th Street. The dog run has been removed. Extensive perimeter fencing will secure the building.

d. The stacking and arrangement of modular units is regular and well established in Option 1 and 2. Option 3 differs from the previous schemes in that the arrangement of the units are intentionally irregular to promote open spaces, daylighting, views and resident interaction with the environment. In addition, Option 3 best satisfies Seattle Design Guidelines in developing visual depth and interest, promoting contem

DC2-B, Architectural and Façade Composition: The formal arrangement of the building is a courtyard based plan. This arrangement allows for "eyes on the street" but the building residents experience an 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.

Building Materials: The design proposes corrugated metal paneling with warmer façade treatments such as 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.

Ramp Location: Different ramp configurations were considered along Nesbit Ave N. These options proved unfeasible due to security concerns, surveillance and the goal of enhancing public space along Nesbit Ave. Similarly, ramp options going in the east-west directions either along N88th St. or at the south property line are also unfeasible because of the length of the ramp and security concerns such as visibility.

The ramp location utilized in the proposal is the best option as the existing easement allows ample light and surveillance from tenants and neighbors. The available length of the ramp provides a comfortable slope for bicyclists and for maintenance staff. In addition, the ramp allows trash to be removed without going through the courtyard and allows bicyclists to enter the building without having to take bicycles in elevators or up stairwells.



BR

Response Section

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Early Design Guidance 2
September 28th 2015

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RMA | APPLICANT WORK SAMPLES

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