

LINDEN FLATS

13280 LINDEN AVE N., SEATTLE, WA

DPD PROJECT #: 3021767

DESIGN REVIEW RECOMMENDATION PACKAGE

PREPARED: JULY 29, 2016

PREPARED FOR: CITY OF SEATTLE NORTHWEST DESIGN REVIEW BOARD

DESIGN REVIEW RECOMMENDATION MEETING: TO BE DETERMINED

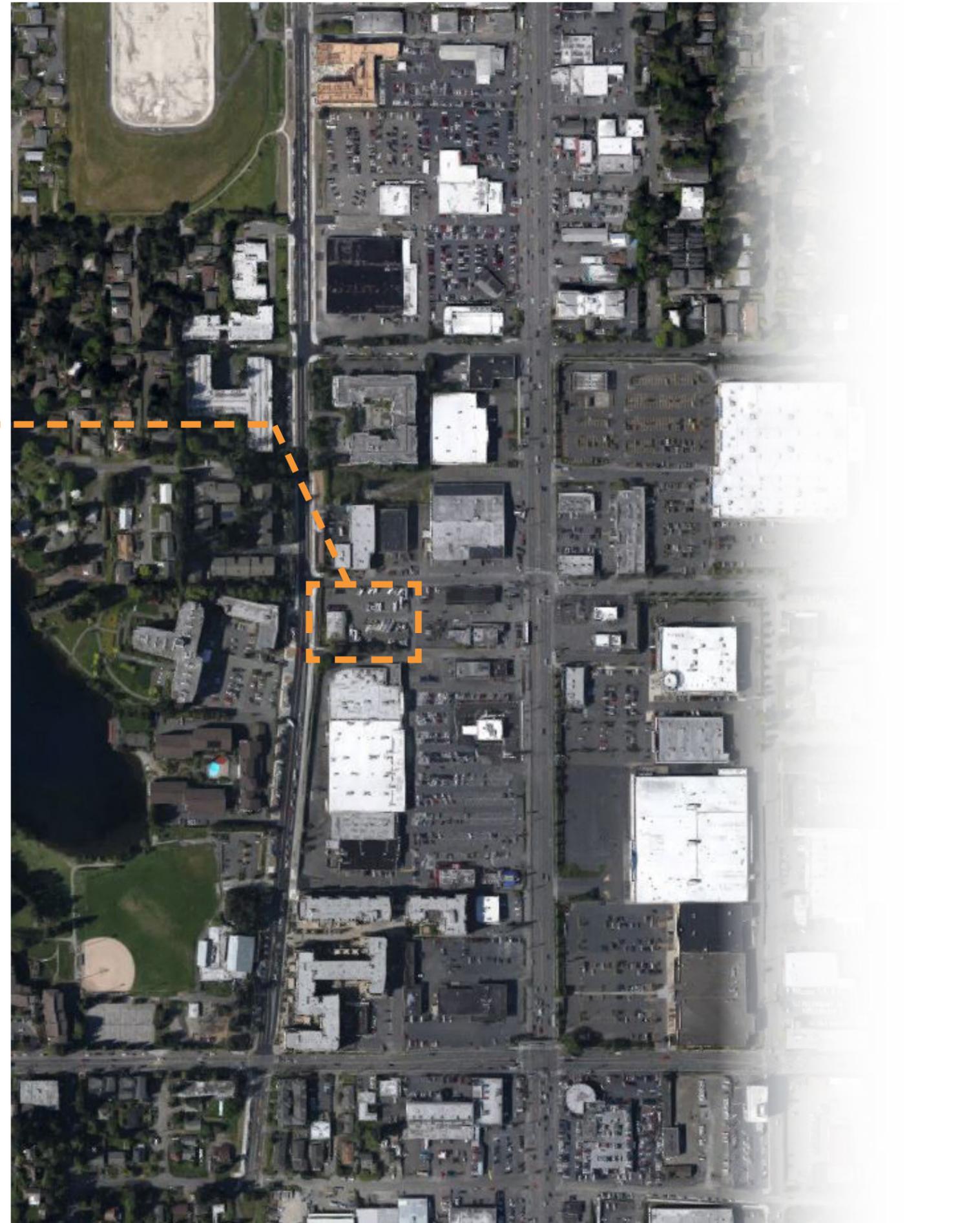


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EXECUTIVE SUMMARY - PROJECT OVERVIEW

DPD #3021767 - 13280 Linden Ave N.

Client	GMD Development 520 Pike Street, Suite 1010 Seattle, WA 98101
Project Facilitator	Kathryn Jerkovich, kjerkovich@bcradesign.com
Site Description	An "L" shaped parcel site bounded by parcels 0306000562, 0306000563, 0306000567, 0306000672, 0306000671, 0306000670 to the west, North 135th St. to the north, Linden Ave the west and Aurora Ave N. to the east. The project site slopes down to the east with a grade difference of approximately sixteen and a half feet. The site has been previously developed and includes a single level building of approximately 5,240 square feet with the remainder of the parcel paved for parking.
Parcel ID	1926049379
Address	13280 Linden Ave N. Seattle, WA
Site Area	67,710 sq. ft.
Site Zoning	C1-65
Overlay District	Bitter Lake Village (Hub Urban Village)
Project Description	Demolition of existing 5,240 square foot building and on-site parking, site grading, and construction of a new multi-story residential building.
Uses by Floor	First Floor: Parking Second Floor: Residential Units, and Non-Residential Units Third Floor: Non Residential Spaces and Residential Units Fourth through Sixth Floors: Residential Units
Construction Types	Construction Type IA at podium and at a portion of the first level facing Linden Ave. Type VA for the remainder of residential floors.
Project Team	DEVELOPER/OWNER Linden Flats, LLLP 1520 Pike Street, Suite 1010 Seattle, WA LAND USE PLANNER/ARCHITECT/CIVIL ENGINEER/LANDSCAPE ARCHITECT BCRA 2106 Pacific Ave, Suite 300 Tacoma, WA 98402 STRUCTURAL ENGINEER Yu & Trochalakis 12011 NE 1st St. Suite 306 Bellevue, WA 98005 SURVEYOR Lanktree Land Surveying, Inc. 421 B Street NE Auburn, WA 98082

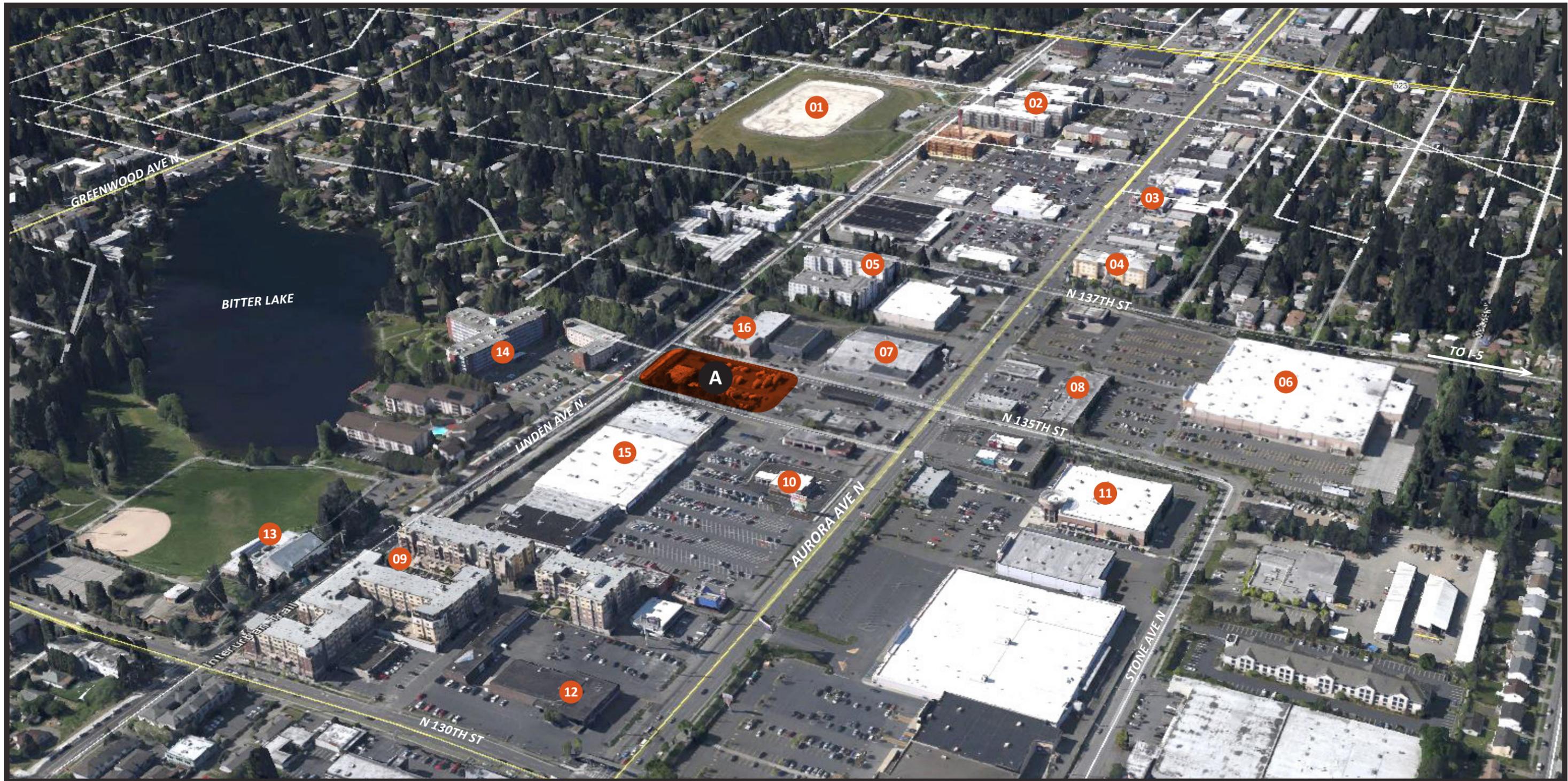
DEVELOPMENT OBJECTIVES

The project site will be subdivided and the proposed mixed-use development will utilize the larger, western portion of the parcel.

The project proposes the development of a six-story, mixed-use, affordable housing building containing 170 residential units with internal and external amenities for residents. The building will be 65 feet in height and will consist primarily of residential units. Parking has been designed to be interior to the building on the ground floor with vehicle access off N. 135th St. Non-residential spaces will be located along Linden Ave and will enhance the existing streetscape. The widened sidewalk will undulate along Linden Ave to take advantage of the existing topography while providing a connection to the building. The building frontage along Linden will include enhanced landscaping at the sidewalk level and in raised planters, street trees, and steps leading to and from the building.

The residents will have access to onsite amenities including a large open courtyard in the center of the building, an exercise room, bicycle storage, and an indoor community space.





PROJECT SITE

A CAR LOT, & CROSSFIT SEATTLE (EXISTING)

NEARBY BUILDINGS

- | | | | |
|--|-------------------------|------------------------------------|--|
| 01 BITTER LAKE RESERVOIR & PARK | 05 LINDEN SQUARE | 09 MULTI-FAMILY RESIDENTIAL | 13 BITTER LAKE COMMUNITY CENTER |
| 02 MULTI-FAMILY RESIDENTIAL | 06 SAM'S CLUB | 10 KEY BANK | 14 MULTI-FAMILY RESIDENTIAL |
| 03 INDO CAFE | 07 OFFICE DEPOT | 11 LA FITNESS | 15 AURORA SHOPPING CENTER |
| 04 COMFORT INN & SUITES | 08 AURORA CORNER | 12 ELLIOT BAY AUTO BROKERS | 16 US BIOTEK LABORATORIES/ VACANT |

CONTEXT ANALYSIS - NINE BLOCK VICINITY

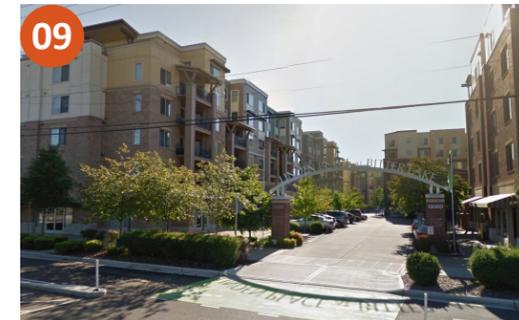
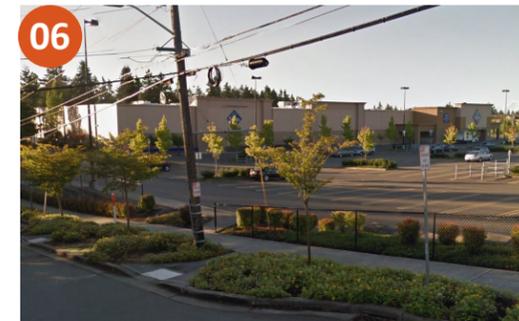
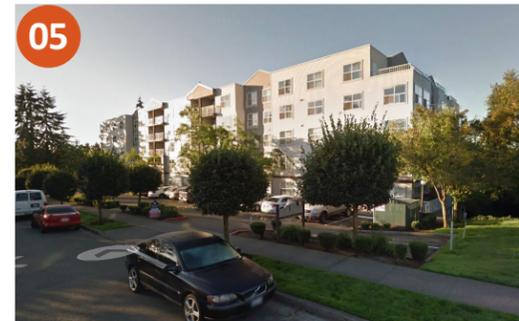
DPD #3021767 - 13280 Linden Ave N.

EXISTING BUILDINGS ON SITE

One existing building on site of approximately 5,240 square feet will be demolished. According to King County records the existing building was originally constructed in 1966 and is not considered historic.



NEIGHBORHOOD BUILDINGS



The project site fronts Linden Ave on the west and N. 135th St. on the north, Wells Fargo bank on the east and Aurora Shopping Center (15) on the south.

The neighborhood includes a mix of higher density residential and varying sizes of commercial. High density residential dominates the streetscape along Linden Ave, while older commercial uses on 135th and to the north and south of the project site. The neighborhood character is changing with the recent mixed use developments along Linden Ave and to the north and south of N. 135th St. The higher density residential buildings to the south of the project site on Linden Ave include street level non-residential and residential uses that enhance the pedestrian experience with the smaller scale commercial uses and pedestrian scale landscaping. The high density residential is a mix of senior and family housing with a large senior living development anchoring the corner of Linden Ave and N. 130th St.

OPPORTUNITIES

The (09) senior living development located at the corner of Linden Ave N. and N. 130th St., the multi-family developments (02)(05) to the north of the project site along Linden Ave N. appear to be the newest developments in the vicinity and offer the best guidance for addressing the neighborhood context in a more contemporary manner. The buildings provide an urban scale with the use of modern materials and colors and architectural elements that provide guidance for the vision of this area.



CONTEXT ANALYSIS - ZONING

DPD #3021767 - 13280 Linden Ave N.

SITE DATA:

Area:

67,710 sf / 1.55 AC

Address

13280 Linden Ave North.
Seattle, WA

Parcel ID #:1926049379

Zoning

C1-65

The site is located in the Bitter Lake Village (Hub Urban Village)
Zoning at the site is Commercial 1-65 (C1-65).

Zoning south: Commercial1-65 (C1-65).

Zoning west: Mid Rise (MR).

Zoning north: Commercial1-65 (C1-65).

Zoning east: Commercial1-65 (C1-65).

Linden Ave N. is the dominant street and runs north-south in front of the project site to the west. Linden Ave North is a two lane road with a curbed bike lane and some on street parking. North 135th is a two-lane street that leads from Aurora Ave North to Linden Ave. Uses along Linden Ave North include a variety of multi-family and commercial uses.

Zoning in the area is largely commercial, especially along the Aurora Ave N. core. The area begins to transition at Linden Ave N. with the change in zoning to mid and low rise residential on the west side of the street.

ZONING MAP



North

Scale: NTS

CONTEXT ANALYSIS - ZONING

DPD #3021767 - 13280 Linden Ave N.

Project Site Zoning Zoning Adjacent to Project Site	13281 Aurora Ave North North South East West	C1-65 C1-65 C1-65 MR
Permitted Uses	23.47A.004	Residential Commercial - Eating and Drinking Establishments, Medical Services, Retail Sales and Services Live-Work Transportation Facilities - Parking, Principal Use
Street-Level Uses	23.47A.005.C	Residential uses at street level. In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level, street-facing facade in the following circumstances. b. In all NC and C1 zones within the Bitter Lake Village Hub Urban Village.
Street Level Development Standards	23.47A.008.A.1 23.47A.008.2.b 23.47.008.3 23.47.008.B.2 23.47.008/B.3 23.47.008.B.4	Basic street-level requirements apply to structures that contain a residential use in C zones and structures in C zones across the street from residential zones. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas or other landscaping is provided. 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.
Structure Height	23.47A.012 DR 4-2012	Allowable structure height = 65 feet Structure height is measured from average grade in all zones. General rule allows two options for calculating building height.
FAR	23.47A.013 Table A 23.47A.013.D	FAR: 4.25 x 67,710 (site area) = 287,768 maximum gross building square footage. Gross floor area below grade is not counted toward FAR.
Landscaping and Screening Standards	23.47A.016.A 23.47A.016.B 23.47A.016.D.3	Green Factor score of 0.3 or greater is required. Street trees are required. Garbage dumpsters require 6 foot high screening minimum.
Amenity Area	23.47A.024.A 23.47A.024.B	Amenity areas are required in an amount equal to 5% of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purpose of this subsection, excludes areas used for mechanical equipment and accessory parking. Required amenity areas shall meet the following standards, as applicable; 1. All residents shall have access to at least one common or private amenity area; 2. Amenity areas shall not be enclosed; 3. Parking areas, vehicular access easements, and driveways do not count as amenity areas...; 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity shall be less than 250 square feet in size; 5. Private balconies and decks shall have a minimum area of 60 feet, and no horizontal dimension shall be less than 6 feet. 6. Rooftop areas excluded...
Parking Location and Access	23.47A.032.A.3	Access to off-street parking may be from a street, alley or both when the lot abuts an alley. Structures in C zones across the street from residential shall meet the requirements for parking access for NC zones.
Required Parking	23.54.015 Table A.J	No minimum parking required for non-residential uses within an urban center and within 1,320 feet of a street with frequent transit service.
Parking Space Standards	23.54.030.B.2 23.54.030.D.2 23.54.030.D.3	When 11 to 19 parking spaces are provided a minimum of 25% shall be striped for small vehicles and a minimum of 35% shall be striped for large vehicles. The minimum width of driveways for two way traffic shall be 22 feet to a maximum of 25 feet. Maximum driveway slope is 15%.
Solid Waste	23.54.040 Table A	Non-residential uses - 200,001 square feet or more - a minimum area of 500 square feet of shared storage space is required.

The project site is located near Aurora Ave North which is designated as a Regional Connector. Regional connectors are principal arterials that link urban villages to each other and connect to regional destinations outside of the city. Regional connectors are designed to provide city-wide and regional access for transit, cars and truck trips. They also move high volumes of traffic through the city and between urban villages.

OPPORTUNITIES

Crossroads of zoning, street grids, and uses.

The streets and pedestrian ways and access in the area are fully improved and functional. This network allows for multi-modal access to the various mix of commercial/retail uses and residential areas.

Frontage on Linden Ave North

- Bus routes
- Pedestrian access
- Curbed bicycle lane
- Limited on street parking

Bus service

a. ROUTE 345 (includes partial service on routes 41, and 331)
Frequency is approximately every 30 minutes at any given stop, seven days per week beginning at approximately 5:00AM.

b. RAPID RIDE, ROUTE E
Service includes Linden Ave North and North & South directions along the Aurora corridor from the Aurora Village Transit Center to Downtown Seattle, seven days per week.

Route runs from 4:33AM-3:00AM (From Aurora transit Center to Downtown) and from 5:06AM-4:07AM (from Downtown to the Aurora Transit Center) with stops approximately every 10-15 minutes.

CONSTRAINTS

Curbed bicycle lane prevents vehicle access to the site from Linden Ave North. No on street parking on the east side of Linden Ave North. Limited vehicle and pedestrian improvements on North 135th Street.



PROJECT SITE

////// BUS ROUTE "RAPID RIDE E LINE"



— BUS ROUTE "345 WITH CONNECTIONS TO ROUTES 41, & 331,"



- - - CW EXISTING DESIGNATED CROSSWALKS



PROTECTED BICYCLE LANE



EXISTING BUS STOP

Not to Scale North



BOARD PRIORITIES

1. Site Planning and Public Realm. The Board supported the preferred option, Concept 3, with vehicular access at the east portion of the structure and the residential lobby on Linden Ave N.

a. The Board noted that this is a neighborhood in transition, and this project will contribute to a positive design context. The project was encouraged to explore ways to establish a positive and desirable context for others to building upon in the future. (CS3-4)

b. The Board supported the courtyard on the south of the site, noting this location will allow for increased access to sunlight and use. The Board noted that screening may be necessary to enhance privacy for the residential units. (CS1-B, PL3-A)

c. The conceptual floor plan illustrated the main residential lobby at the northwest corner of the site at the intersection of Linden Ave N. and N. 135th St. The Board supported this location, noting Linden Ave N. is a preferable front to N. 135th St. (CS2-C, PL1-B, PL3-A)

d. The Board recommended clear and efficient design of the northeast corner as it relates to solid waste storage and pick-up and vehicular access. The solid waste should not be staged in the street and should be picked up to the east side of the structure. (DC1-C)

e. The conceptual floor plan illustrated a bike storage room at the northeast corner of the site. The applicant noted opportunity for this room to be accessed directly from N. 135th St. The Board supported this direct connection. Detailed building elevations describing this condition should be presented at the Recommendation meeting. (PL2-A, DC2-B)

f. The Board recommended the placement of bicycle racks along the Linden Ave N. frontage. A detailed landscape plan illustrating bike racks should be presented at the Recommendation meeting. (PL2-A, PL4-B)

g. Non-residential spaces were proposed along Linden Ave N. The Board recommended these spaces be designed with the flexibility to be converted to commercial spaces in the future. (DC1-A)

2. Architectural Concept.

a. Overhead weather protection should be provided along Linden Ave N. and N. 135th St. (PL1-C, PL2-C, PL3-A)

b. The N. 135th St. elevation was identified as important. The Board recommended the use of transparency, materials, and landscaping to create human scale and lessen the perceived height of the structure. Detail elevations, landscape plan, materials board and lighting plan should be presented at the Recommendation meeting. (DC2-A, DC2-B, PL2-B)

BOARD RECOMMENDATIONS

CS1 NATURAL SYSTEMS AND SITE FEATURES: Use natural systems/features of the site and its surroundings as a starting point for project design.

C. Topography

2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

Response: The subject site slopes up from east to west with the highest grade point at Linden Ave N. The building has been sited on the site and programmed internally in a way that takes advantage of the grade differences. The west side of the building faces Linden Ave N. and with the addition of a widened sidewalk provides direct access to the building lobby and tenant spaces. The east side of the building provides direct access to the parking garage and other tenant amenity spaces from the access drive off of N. 135th St.

CS2 URBAN PATTERN AND FORM: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A. Location in the City and Neighborhood

1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists and create a sense of place where the physical context is less established.

Response: The area around the subject site is evolving and consists of many newly constructed buildings. Several of the buildings in the area are multi-story and contain residential or a mix of uses. The proposed project will contribute to the evolution of the neighborhood by redeveloping the corner of Linden Ave N. and N. 135th St. with a multi-story, mixed-use building. The proposed development is similar in character and will create a bookend to this portion of Linden Ave N.

B. Adjacent Sites, Streets, and Open Spaces

2. Connect to the Street. Identify opportunities for the project to make a strong connection to the street and consider how the building interacts with the public realm.

Response: The project site slopes up east to west with a grade difference of approximately 16 feet. In order to take advantage of the site's topography, a large portion of the first floor will be below grade. This area of the building will be used for parking and service uses. Due to the significant slope across the site, the main vehicle access will be from the east side of N. 135th St. by way of a short alley. The lobby and tenant spaces will be located on the second floor of the building and with the addition of a widened sidewalk will be at sidewalk grade along Linden Ave N. The sidewalk in this area will be widened in this area to allow for a direct pedestrian connection to the building and the tenant spaces. The widened sidewalk will be enhanced with street trees, sidewalk level landscaping and raised landscape planters. Steps will be incorporated along the Linden Ave N. sidewalk and will lead down to the tenant spaces or up to the main building entrance. Additionally, the steps enhance the widened sidewalk by breaking it up and creating a plaza like area in front of the building that can be used by pedestrians and residents. The façade along N. 135th St. will slope with the site. Residential units will be just above the sidewalk in some areas along N. 135th, providing added "eyes on the street". Due to the significant slope across the site, the main vehicle access into the parking will be from the east side of N. 135th St. by way of a short alley.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER: Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

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

Response: The area surrounding the subject site has been experiencing a transformation from single story, older buildings that have turned their backs to Linden Ave N. to multi-story, mixed use buildings that front the street, and provide active spaces for pedestrians and residents. This transformation is recreating the neighborhood into a vibrant, livable, active place where people want to live and thrive. The project in this proposal makes a significant contribution to this transformation by redeveloping a site that currently lacks an investment to the future of the area. The proposed building has been designed to include features and elements that enhance the area, including a widened sidewalk along Linden Ave N., active spaces for pedestrians and residents, and a place where families can grow, thrive and participate. The architectural design of the building includes elements that will enhance and compliment other development in the area.

PL1 CONNECTIVITY: Complement and contribute to the network of open spaces around the site and the connections among them.

B. Walkways and Connections

1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.
3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

Response: The development proposes to widen the sidewalk along Linden Ave N. and to add sidewalks along the street frontage of N. 135th St. These improvements will provide pedestrians with connections to and from the proposed building and improve the N. 135th St. pedestrian connection from Linden Ave N. to Aurora Ave N. The widened sidewalk along Linden Ave N. will provide pedestrians, customers and residents with an area where they can connect and interact.

PL2 WALKABILITY

B. Safety and Security

3. Street-Level Transparency. Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

Response: Street level transparency will be provided along both Linden Ave N. and N. 135th St. Large storefront doors and windows have been included at the Linden Ave N. sidewalk level and will allow views into active areas. In addition, residential units will be located above the non-residential areas and will have views overlooking the sidewalk and plaza area. Due to the slope of the site, transparency along N. 135th St. will be reduced at the sidewalk level. However, residential units will be located along N. 135th St. that will allow for surveillance of the area.

C. Weather Protection.

1. Locations and Coverage. Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.
3. People-Friendly Spaces. Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the facade.

Response: Weather protection will be provided at the pedestrian level along the Linden Ave N. portion of the building. A large canopy will be included at the main pedestrian entrance located at the corner of Linden Ave N. and N. 135th St. The proposed widened sidewalk along Linden Ave N. will include steps and landscape planters for siting, street trees for shade and canopies for overhead weather protection. These elements along with the widened sidewalk create people friendly, informal spaces where neighbors and friends can gather.

D. Wayfinding.

1. Design as Wayfinding. Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

Response: Signage will be designed to be integrated with the overall building design and will direct pedestrians and residents to the main entry points of the building.

PL3 STREET LEVEL INTERACTION: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Design Objectives

1. Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

Response: The main building entrance will be located at the corner of Linden Ave N. and N. 135th St. and has been designed with architectural features that make it prominent and easily identifiable to pedestrians, residents and visitors. The entry area includes large storefront windows that will allow views into and out of the building for natural surveillance of the area.

C. Retail Edges

2. Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increase height in lobbies, and/or special lighting for displays.

Response: The building lobby has been designed to include full height windows and doors using a storefront system. The large windows will allow views into and out of the space. Additionally, the lobby has been designed as a two-story space, and will further enhance this area.

PL4 ACTIVE TRANSPORTATION: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

B. Planning Ahead for Bicyclist

3. Bike Connections. Facilitate connections to bicycle trails and infrastructure around and beyond the project.

Response: A designated bicycle lane currently exists along Linden Ave N. The project will provide secured bicycle parking for residents and a bicycle rack for building visitors and others.

DC1 PROJECT USES AND ACTIVITIES: Optimize the arrangement of uses and activities on site.

A. Arrangement of Interior Spaces.

3. Flexibility. Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

Response: The proposed building has been designed to include affordable residential units, tenant amenities and two tenant spaces. The programming for the building will meet the needs and demand for affordable housing, provide spaces for residents to recreate, interact and thrive and places for residents and pedestrians to connect with the neighborhood. As with any project, it can be adapted to meet the needs of the future, if necessary.

DC2 ARCHITECTURAL CONCEPT: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

B. Architectural and Facade Composition.

1. Facade Composition. Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

Response: The façade of the building has been designed to include modulations that breakup the overall mass of the building and articulations that add character and provide consistent architectural design on all sides of the building. Architectural elements, projections, and materials will be employed to create a building that is attractive and complements other buildings and streetscape. Blank walls will be minimized by the use of transparency, landscaping, architectural features and elements. The vehicle entrance have been located away from the most active street, Linden Ave N. to minimize the visual impact. Pedestrian scale elements, such as canopies, large storefront doors and windows and landscaping, will be incorporated in the design along Linden Ave N., and the northwest corner of the building has been designed to be the focal point. All of these design elements and techniques will work together to create a building design that is aesthetically pleasing to residents, neighbors, pedestrians, and passersby.

DC4 EXTERIOR ELEMENTS AND FINISHES: Use appropriate and high quality elements and finishes for the building and its open spaces

A. Exterior Elements and Finishes.

1. Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Response: The building exterior will be constructed of durable materials that are attractive and easy to maintain.

C. Lighting.

1. Functions. Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, planting, and art.

Response: Exterior lighting will be provided to highlight the architecture of the building and provide adequate lighting for pedestrians and building residents. Exterior lighting will be designed to appropriate illuminate the building and pedestrian areas and avoid off-site light spillage.

PREFERRED CONCEPT - 3 DIMENSIONAL STUDY



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST



STREET VIEW FROM SOUTH

- 01 Topography**
The concept takes advantage of the existing topography by siting the building in close proximity of Linden Ave N. and N. 135th St. The location of the building allows for a widened pedestrian walkway along the building at Linden Ave N. that transitions to the street level sidewalk through the use of steps and sloping pavement.
- 02 Height, Bulk, and Scale CS2.D**
Several developments in the area and along Linden Ave N. consists of multi-level, mixed-use buildings. The proposed concept employs architectural technics found on other buildings of this type to breakup the mass and reduce the bulk and scale.
- 03 Emphasizing Positive Neighborhood Attributes CS3.A**
The use of contemporary forms and materials will create a building design that compliments existing development, enhances the streetscape along Linden Ave N. and N. 135th St., as well as contributes to the larger vision of Linden Ave N.
- 04 Walkways and Connections PL1.B**
A widened sidewalk along Linden Ave N. provides direct connections from the building to the existing public sidewalk system and creates a public place for residents and neighbors to gather and interact.
- 05 Safety and Security PL2.B**
Non-residential units line the Linden Ave N. facade of the building and will provide views into and out of active spaces. Residential units along N. 135th St. will provide views overlooking the neighborhood and street below.
- 06 Architectural Concept DC2. A, B, and D**
The main building entrance has been located at the corner of the building at Linden Ave N. and N. 135th St. and will be a focal point of the building. Modulation and articulation of the building walls and roofline, material changes, and windows will breaking up the mass of the building. Street-level uses and canopies will provide additional relief and interest at the pedestrian level.

ARCHITECTURAL CONCEPTS - SITE PLAN

DPD #3021767 - 13280 Linden Ave N.

Site:

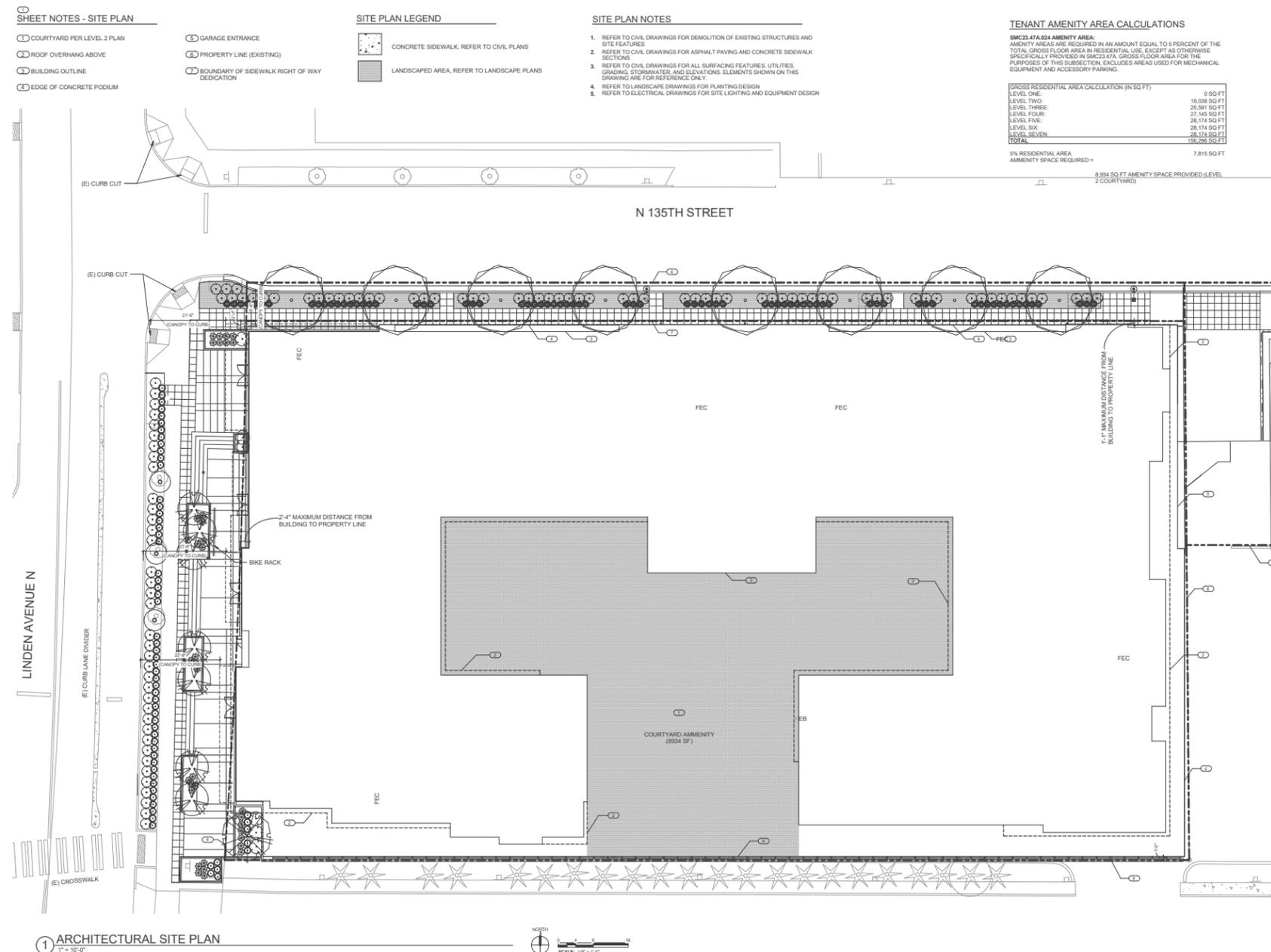
Site Square Footage: 44,827 square feet (after short plat)
 FAR Proposed: 4.27 (total) / 4.21 (Residential Only)
 FAR Allowed: 4.25 (287,768 square feet) / 4.75 (for mixed Use)
 Number of Floors: Six (6)
 Building Height: 65 feet

Building:

Total Area: 201,617 (total) / 160,287 (Residential only)
 Number of Residential Units: 170

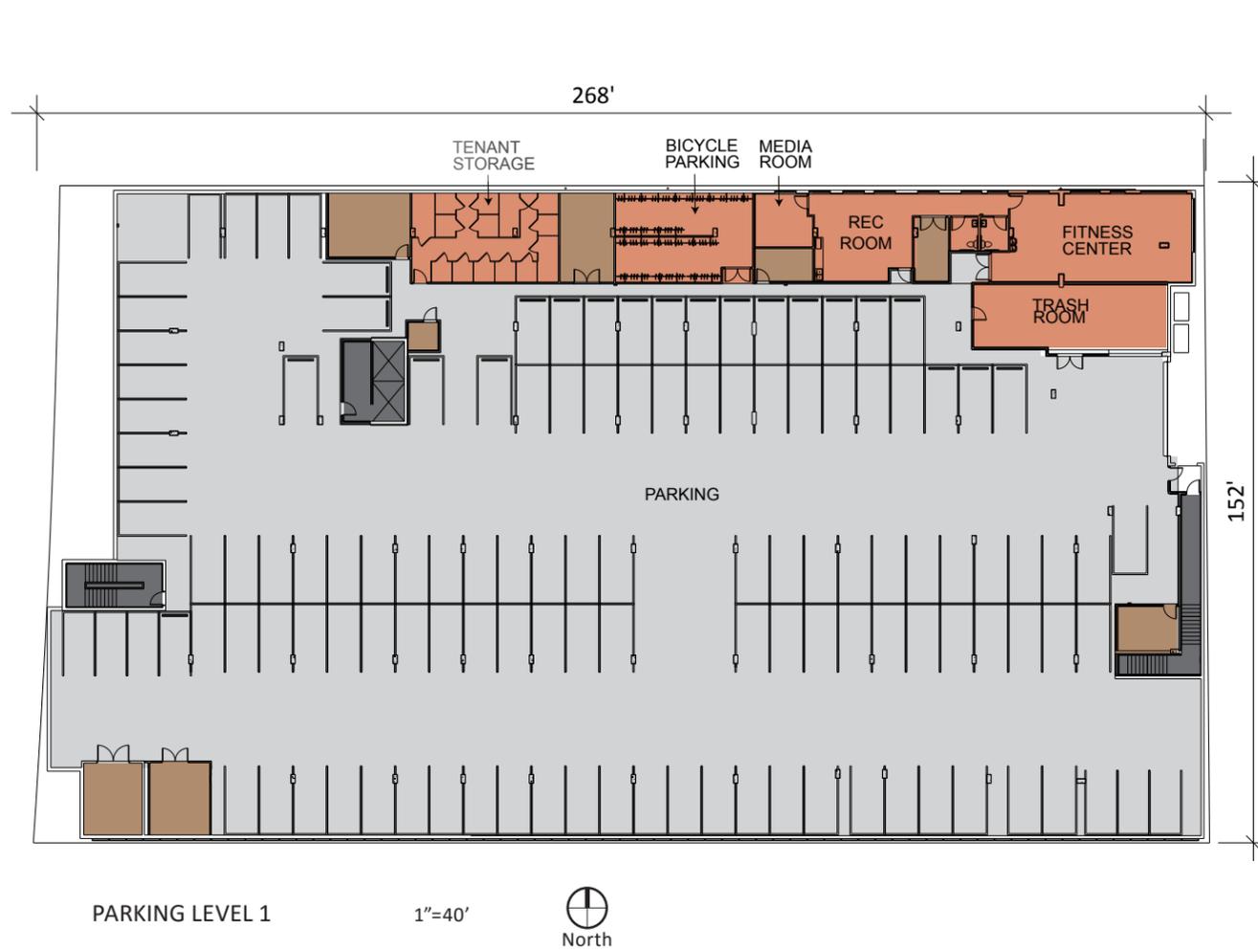
Parking:

Required Parking: None (Project is within 1320 feet of a frequent transit street)
 Provided Parking: 124 stalls total
 Required Accessible Parking: 3



ARCHITECTURAL FLOOR PLAN

DPD #3021767 - 13280 Linden Ave N.



PLAN KEY

-  RESIDENTIAL UNITS
-  RESIDENTIAL LOBBY
-  RESIDENTIAL INDOOR AMENITY
-  NON RESIDENTIAL
-  UTILITY/MECHANICAL/STORAGE
-  PARKING
-  HORIZONTAL CIRCULATION
-  VERTICAL CIRCULATION
-  RESIDENTIAL OUTDOOR AMENITY

ARCHITECTURAL FLOOR PLAN

DPD #3021767 - 13280 Linden Ave N.



RESIDENTIAL LEVEL 2

1"=40'



RESIDENTIAL LEVEL 3

1"=40'



PLAN KEY

- RESIDENTIAL UNITS
- RESIDENTIAL LOBBY
- RESIDENTIAL INDOOR AMENITY
- NON RESIDENTIAL
- UTILITY/MECHANICAL/STORAGE
- PARKING
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- RESIDENTIAL OUTDOOR AMENITY

ARCHITECTURAL FLOOR PLAN

DPD #3021767 - 13280 Linden Ave N.



RESIDENTIAL LEVELS 4-6

1"=40'



North

PLAN KEY

-  RESIDENTIAL UNITS
-  RESIDENTIAL LOBBY
-  RESIDENTIAL INDOOR AMENITY
-  NON RESIDENTIAL
-  UTILITY/MECHANICAL/STORAGE
-  PARKING
-  HORIZONTAL CIRCULATION
-  VERTICAL CIRCULATION
-  RESIDENTIAL OUTDOOR AMENITY

COMPOSITE LANDSCAPE / HARDSCAPE PLAN

DPD #3021767 - 13280 Linden Ave N.



REFERENCE IMAGES - LANDSCAPE PALETTE

DPD #3021767 - 13280 Linden Ave N.



1 Tiered ornamental mix



2 Fern / hydrangea mix



3 Shade underplantings



5 Picea glauca pendula / Weeping White Spruce



6 Amelanchier x grandiflora 'Robin Hill'



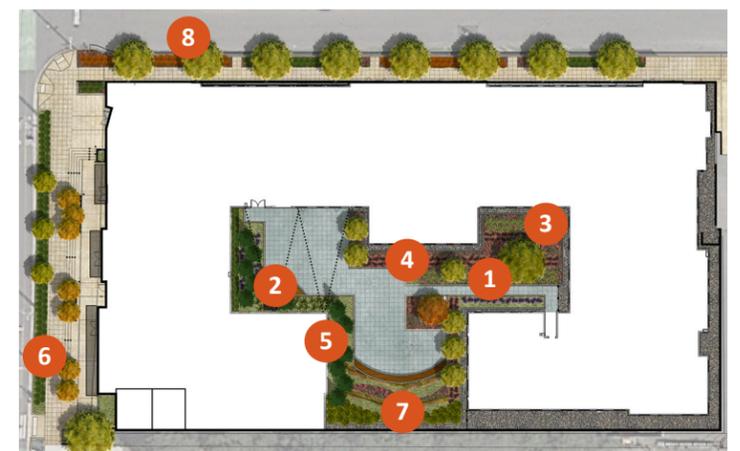
4 Acer ginnala



7 Perennial mix



8 Sophora japonica 'Regent'



KEY PLAN

REFERENCE IMAGES

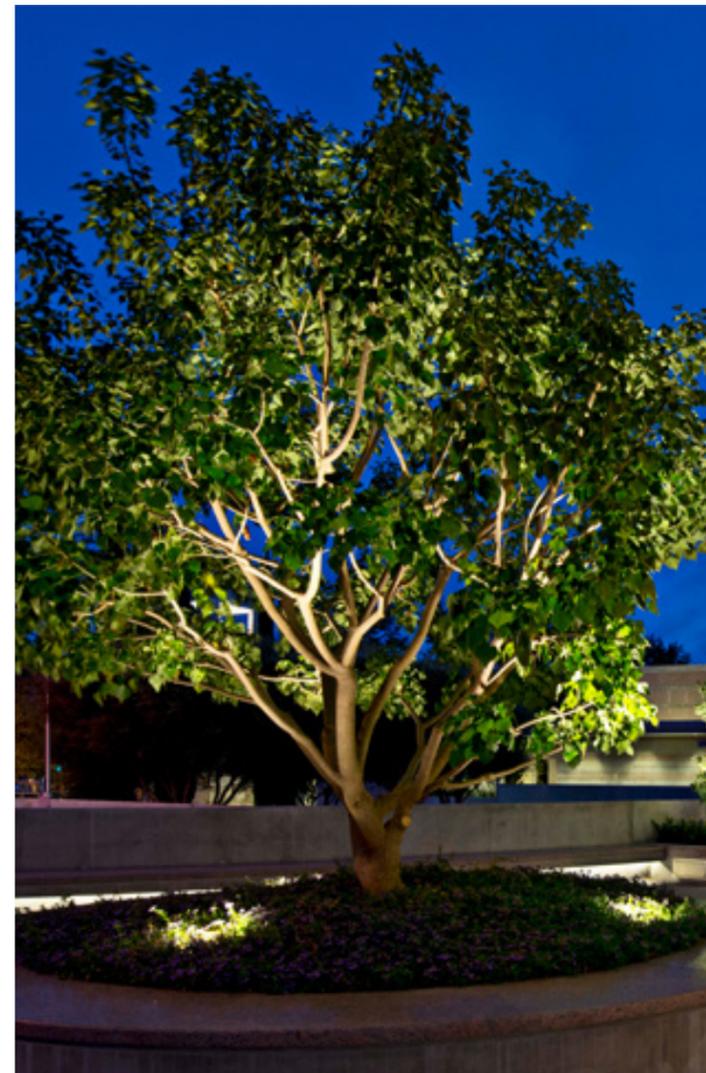
DPD #3021767 - 13280 Linden Ave N.



1 STAIRS WITH WALL LIGHTS



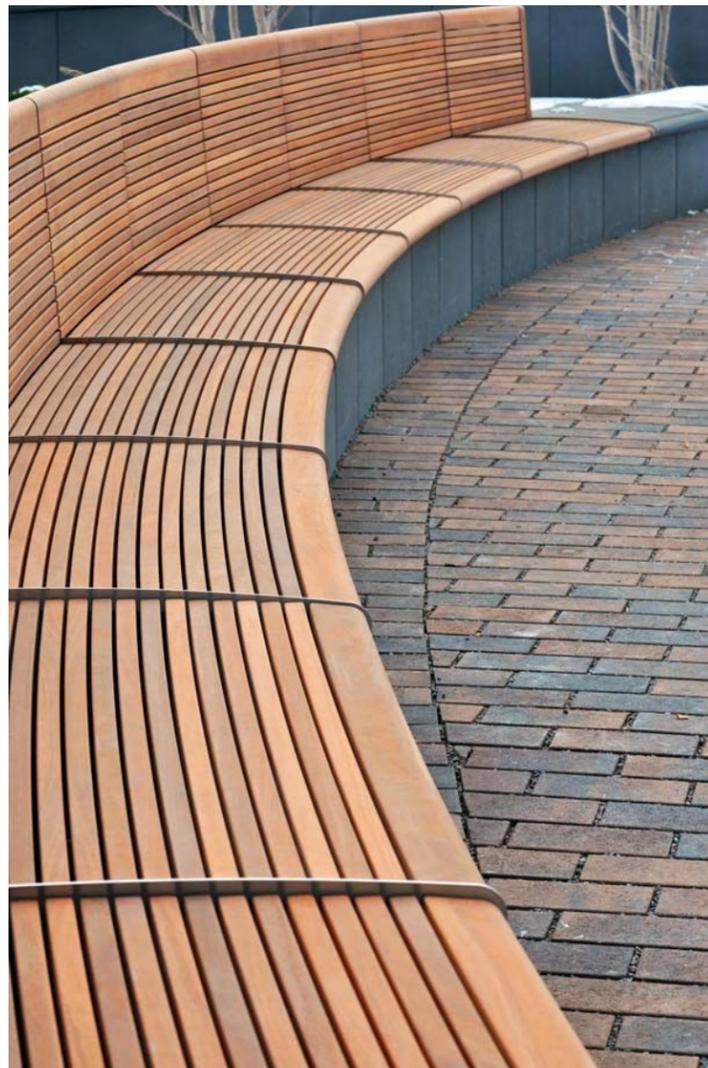
2 GREEN SCREEN



4 TREE UPLIGHTS



5 CHARCOAL PEDESTAL PAVERS



7 CUSTOM CURVED BENCH



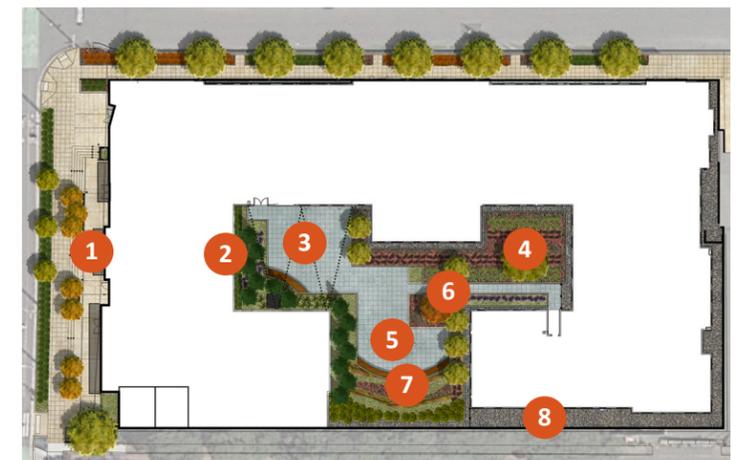
3 CATERNARY LIGHTS



8 RIVER ROCK ROOF BALLAST



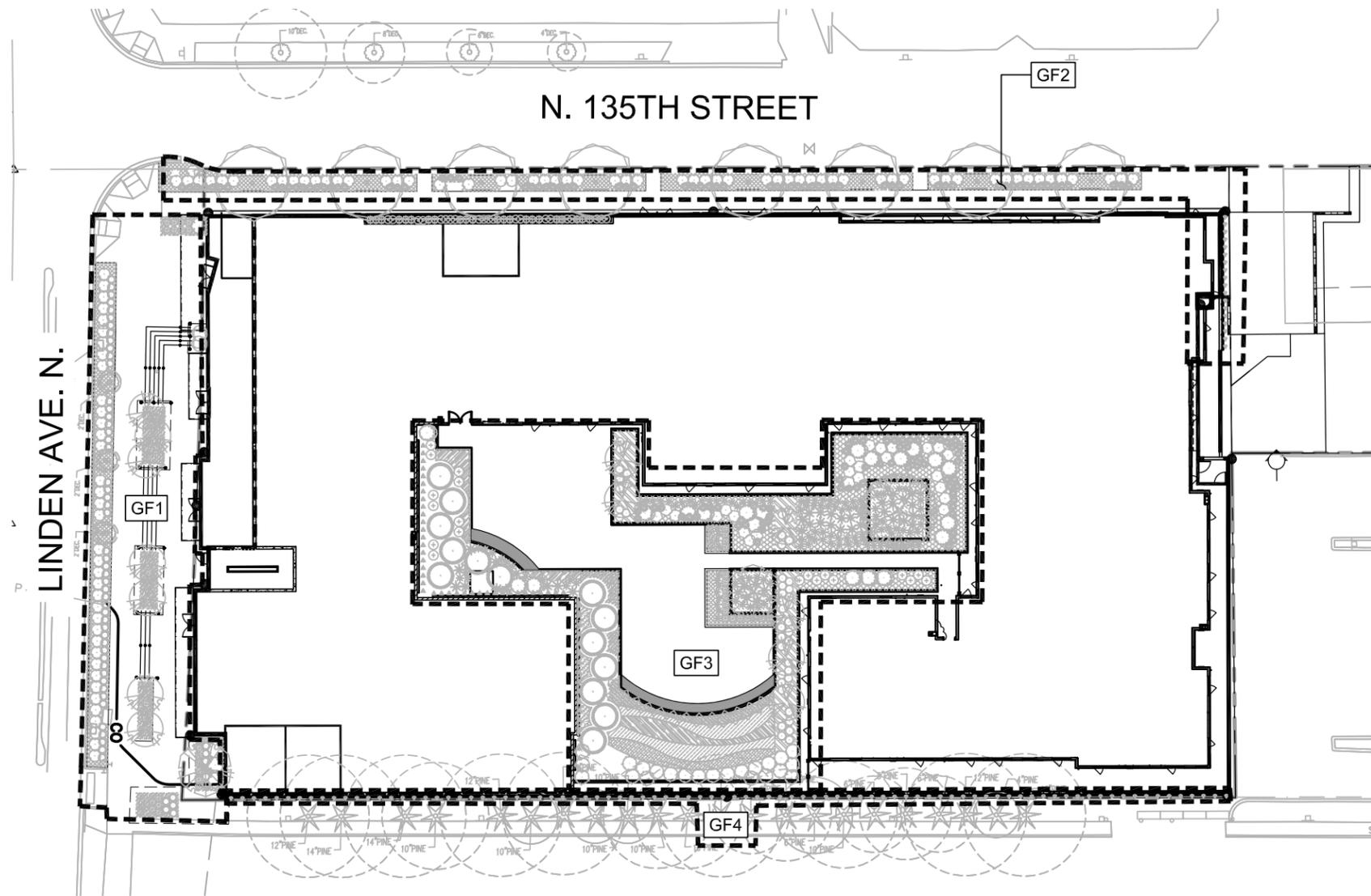
6 RAISED CONCRETE PLANTERS



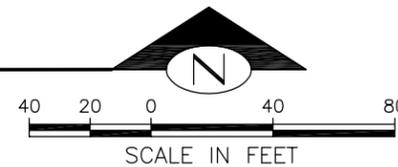
KEY PLAN

Conceptual Landscape Plan

DPD #3021767 - 13280 Linden Ave N.



GREEN FACTOR KEY PLAN



GREEN FACTOR SCHEDULE

- GF1 GREEN FACTOR AREA #1
- GF2 GREEN FACTOR AREA #2
- GF3 GREEN FACTOR AREA #3
- GF4 GREEN FACTOR AREA #4

Green Factor Score Sheet		SEATTLE <i>green factor</i>	
Project title:		enter sq ft of parcel	
Parcel size (enter this value first) *		46,777	SCORE 0.313
Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 10987	0.6	6,592.2
3 Bioretention facilities	enter sq ft	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 0	0.1	-
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 1270	15240	0.3 4,572
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 0	0	0.3 -
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 0	0	0.3 -
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 13	3250	0.4 1,300.0
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0	0.4 -
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 0	0	0.8 -
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-
2 Over at least 4" of growth medium	enter sq ft 0	0.7	-
D Vegetated walls			
	enter sq ft 0	0.7	-
E Approved water features			
	enter sq ft 0	0.7	-
F Permeable paving			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	-
2 Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-
G Structural soil systems			
	enter sq ft 0	0.2	-
		sub-total of sq ft = 29,477	
H Bonuses			
1 Drought-tolerant or native plant species	enter sq ft 10987	0.1	1,098.7
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 10,987	0.1	1,099
4 Landscaping in food cultivation	enter sq ft 0	0.1	-
		Green Factor numerator = 14,662	

GREEN FACTOR SCORE SHEET

NOTE: DMC 85 / 65-150 Requires Green Factor of at Least 0.300

BUILDING ELEVATIONS

DPD #3021767 - 13280 Linden Ave N.

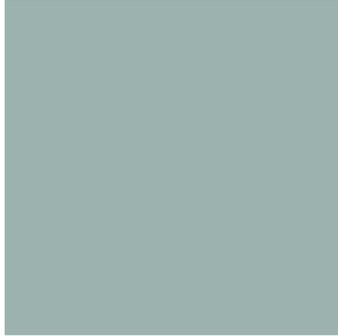
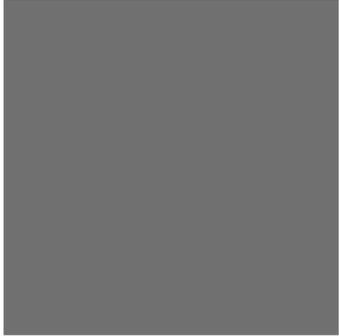
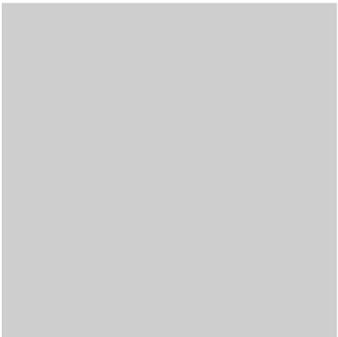


**SOUTH ELEVATION
ELEVATION DESCRIPTION AND DIRECTION FACING**



**EAST ELEVATION
ELEVATION DESCRIPTION AND DIRECTION FACING**

COLOR AND MATERIAL PALETTE

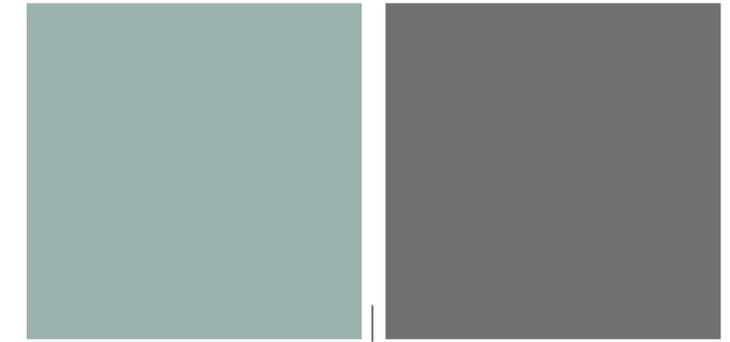
	
2 Colored Fiber Cement Boards (Refer to Paint Colors)	2 Colored Fiber Cement Boards (Refer to Paint Colors)
	
3 Colored Fiber Cement Boards (Refer to Paint Colors)	4 Sheet Metal Flashing
	
Painted Concrete	6 Clear Anodized Aluminum Storefront

BUILDING ELEVATIONS

DPD #3021767 - 13280 Linden Ave N.



COLOR AND MATERIAL PALETTE



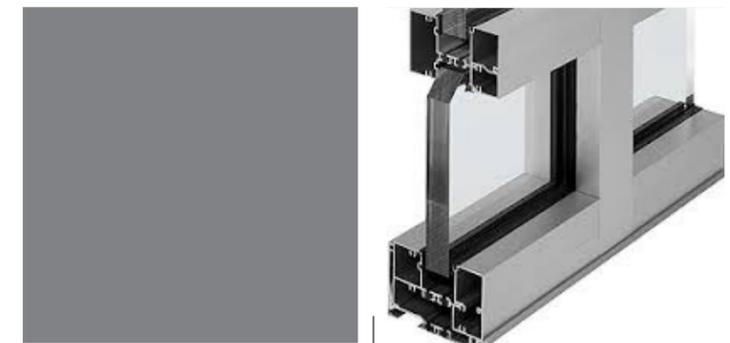
2 Colored Fiber Cement Boards (Refer to Paint Colors)

2 Colored Fiber Cement Boards (Refer to Paint Colors)



3 Colored Fiber Cement Boards (Refer to Paint Colors)

4 Sheet Metal Flashing



5 Painted Concrete

6 Clear Anodized Aluminum Storefront



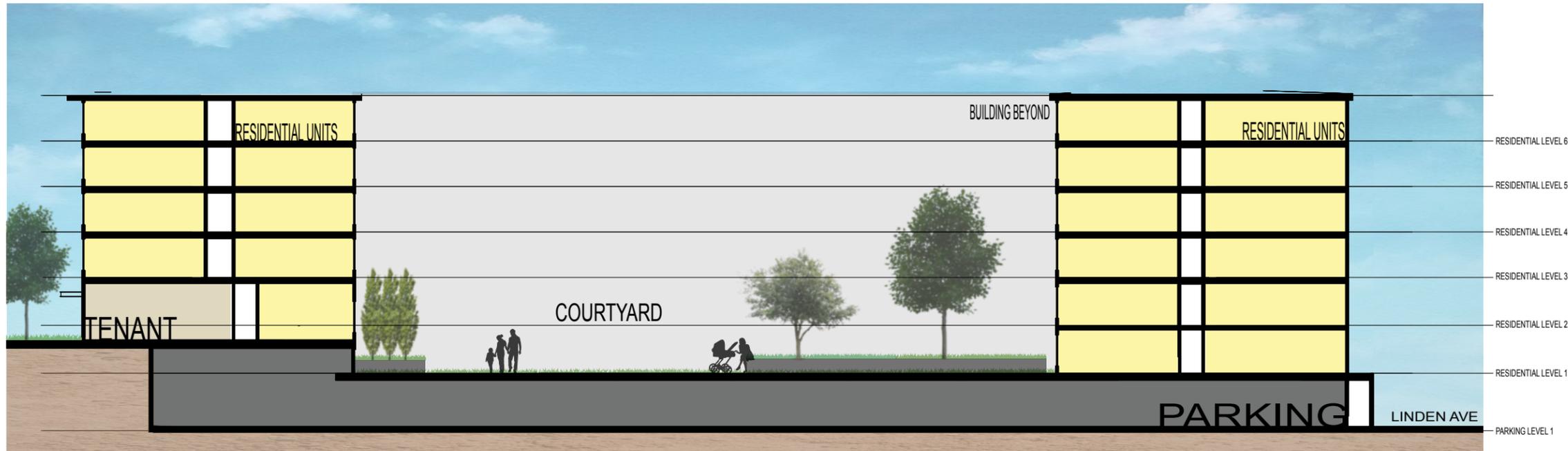
**NORTH ELEVATION
ELEVATION DESCRIPTION AND DIRECTION FACING**



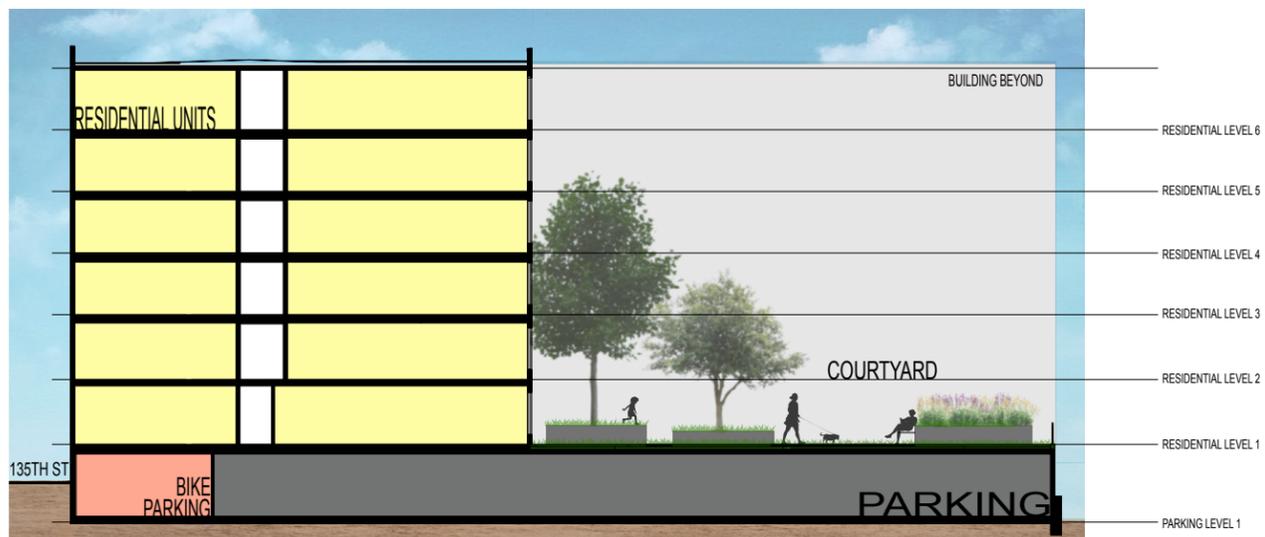
**WEST ELEVATION
ELEVATION DESCRIPTION AND DIRECTION FACING**

ARCHITECTURAL CONCEPTS - DIAGRAMATIC SECTION THROUGH THE BUILDING

DPD #3021767 - 13280 Linden Ave N.

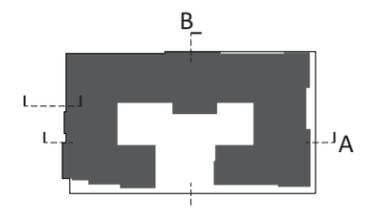


SECTION A, LOOKING NORTH: NOT TO SCALE



SECTION B, LOOKING EAST: NOT TO SCALE

KEY PLAN



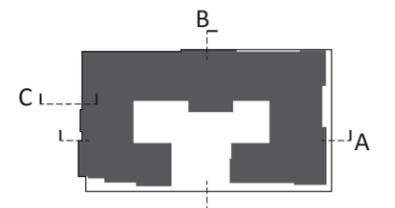
ARCHITECTURAL CONCEPTS - DIAGRAMATIC SECTION THROUGH THE SIDEWALK

DPD #3021767 - 13280 Linden Ave N.



SECTION C, LOOKING NORTH. SCALE: 1/4"=1'

KEY PLAN



ARCHITECTURAL RENDERINGS

DPD #3021767 - 13280 Linden Ave N.



ARCHITECTURAL RENDERINGS

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ARCHITECTURAL RENDERINGS

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ARCHITECTURAL RENDERINGS

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ARCHITECTURAL RENDERINGS

DPD #3021767 - 13280 Linden Ave N.



EXTERIOR LIGHTING PLAN

DPD #3021767 - 13280 Linden Ave N.

IN PROCESS, WILL BE INCLUDED IN FINAL PACKAGE

DEPARTURES

DPD #3021767 - 13280 Linden Ave N.

LAND USE CODE SECTION			DEPARTURE REQUEST
Street Level Residential	SMC 23.47A.005.A.1.B	Requires residential uses occupy no more than 20 percent of the street-level, street-facing facade.	Due to the existing slope and grades along N. 135th St., it is not practical to program this area of the building with non-residential uses or uses that generate pedestrian activities, the slope is such that it would not allow entrances to be located at sidewalk grade and many uses would be located below grade. To mitigate for the lack of non-residential uses, the project proposes residential uses, including amenity spaces that will overlook the area along N. 135th St., providing natural surveillance of the area.
Blank Walls	SMC 23.47A.008.A.2	Code section requires uninterrupted blank facades to not exceed 20 feet in width or exceed 40 percent of the facade, between 2 and 8 feet.	Due to existing grades and the slope of N. 135th St., a portion of the street-facing facade include areas of blank facade that exceed what is allowable by code. To mitigate the impact of the blank wall, windows, modulation and material changes have been designed to break up the facade and provide interest. In addition, improvements such as a sidewalk and planting strip with trees will be constructed along N. 135th St. and will provide interest and break-up the facade for passersby.
Facade Transparency	SMC 23.47A.008.B.2	Code section requires a minimum of 60 percent transparency between two and eight feet above the sidewalk.	Due to existing grades and the slope of N. 135th St. the floor levels of the proposed building are either above or below grade resulting in transparency falling outside of the 6' transparent zone. The facade has been designed with a significant amount of windows and areas of landscaping. The combination of the windows, landscaping, color and material changes enhance this facade and provide interests. In addition, a planter strip with street trees will be constructed along N. 135th St. that will further enhance this area.
Dwelling Unit Floor Levels	SMC 23.47A.008.D.2	Code requires dwelling units located along the street level street-facing facade be at least 4 feet above or below the level of the sidewalk.	Due to the existing grades and slope of N. 135th St., holding units to 4 feet below would result in many units being below grade and pushing units to 4' above the sidewalk would result in a reduction of the number of affordable housing units to be provided. Note, all of the dwelling units proposed in this project will be affordable.

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