

LINDEN FLATS

13280 LINDEN AVE N., SEATTLE, WA

DPD PROJECT #: 3021767

DESIGN REVIEW RECOMMENDATION PACKAGE

PREPARED: SEPTEMBER 13, 2016

PREPARED FOR: CITY OF SEATTLE NORTHWEST DESIGN REVIEW BOARD

DESIGN REVIEW RECOMMENDATION MEETING: SEPTEMBER 26, 2016

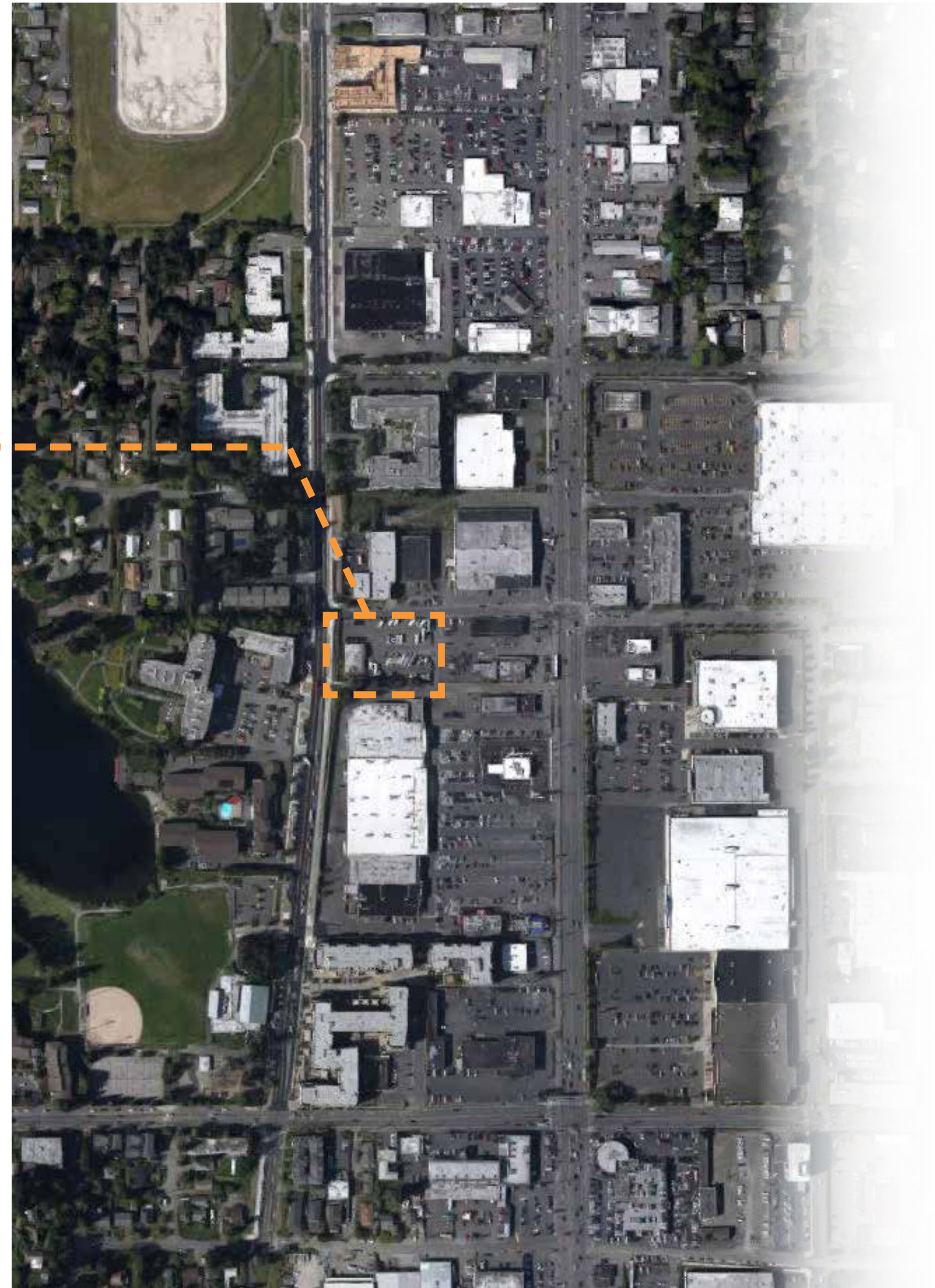


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EXECUTIVE SUMMARY - PROJECT OVERVIEW

DPD #3021767 - 13280 Linden Ave N.

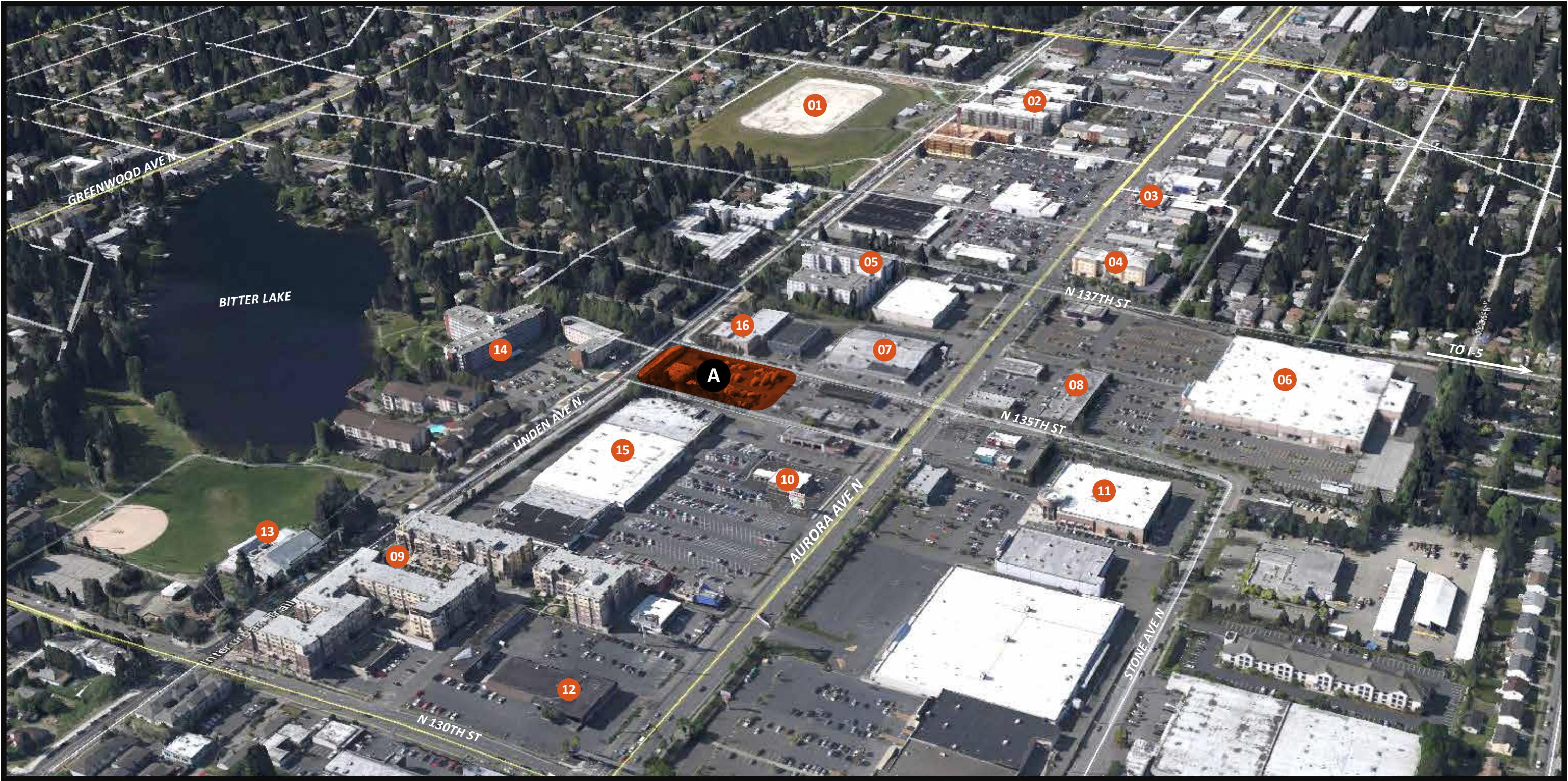
Client	GMD Development 520 Pike Street, Suite 1010 Seattle, WA 98101
Project Facilitator	Kathryn Jerkovich, kjerkovich@bcradesign.com
Site Description	An “L” shaped parcel site bounded by parcels 0306000562, 0306000563, 0306000567, 0306000672, 0306000671, 0306000670 to the west, North 135th St. to the 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 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 the 1980's 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).

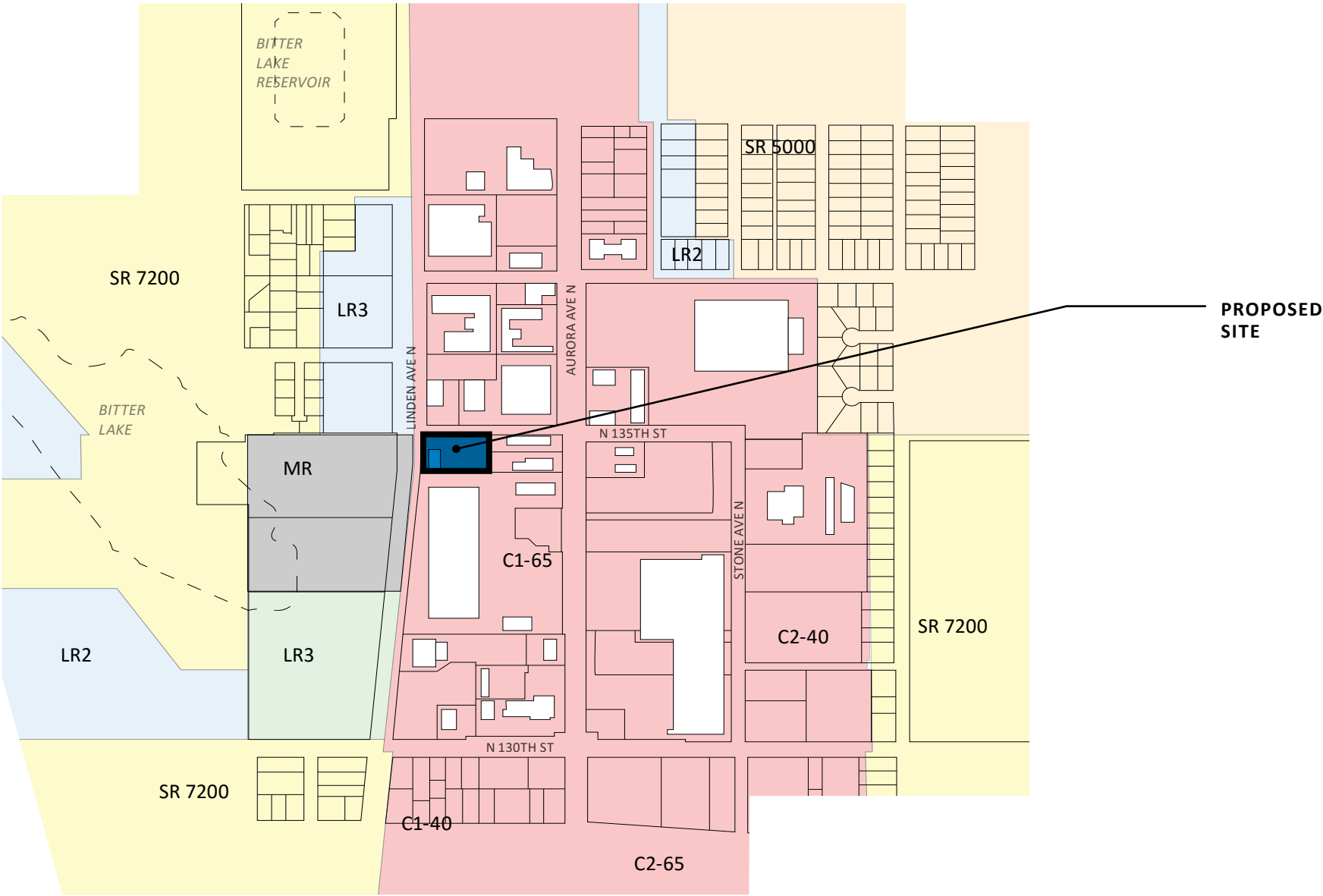
Zoning north: Commercial1-65 (C1-65).

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 varitety 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 n 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, excep 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 minimim 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 shalll 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,"



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 build upon in the future (CS3-4).

Response: The development of this project will contribute positively to the neighborhood by redeveloping a site that was developed some time ago and is outdated and out of character with the current redevelopment efforts in the area. The proposed building will be multi-story and will provide activation of both Linden Ave N. and N. 135th St., that doesn't currently exist. It will also provide a direct connection to Linden Ave N. by way of a public promenade that will extend from the building to the back of the existing sidewalk. The building has been designed to include architectural features, materials and colors that are consistent and will compliment recent development on the south end of the block. The project will be dedicating 11 feet along a portion of N. 135th St. that will be improved with a sidewalk, landscape strip and street trees, enhancements that are not currently provided.

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).

Response: A significant amount of landscaping has been included in the courtyard area. The landscaping will provide a separation between the courtyard and the residential units at this level, as well as screening for resident privacy. Refer to pages 17 and 28.

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)

Response: The building has been designed with the main building entrance at the corner of Linden Ave N. and N. 135th St. which has been accentuated by a larger canopy, full height storefront windows, and building modulation.

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 of the structure. (DC1-C)

Response: The trash room has been located within the building on the east side of the Parking level. Solid waste staging will not occur in the street and will be accessed from the drive-way on the east side of the building.

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, DC2-B)

Response: The bike storage room has been more centrally located~ on the Parking level of the building. This will allow tenants to securely store their bikes. The Fitness Center has been located in the NE corner of the building on the Parking level, and is more appropriate for this location, given the level of activity anticipated within the space. In addition to the activity level, this room will include windows that will allow views into and out of this space, creating natural surveillance of the area. The uses of the Fitness Center will also have a connection to 135th Ave N. by way of the Parking level on the east side of the building. Refer to page 14. The existing grades along N. 135th St. are such that direct connections to the sidewalk are not possible. In many areas along this side of the building will have floor lines that will be either well above or below the sidewalk, making a direct connection difficult.

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)

Response: Bike parking has been included on the west side of the building, facing Linden Ave N. Refer to page 17.

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).

Response: Two non-residential spaces have been included along Linden Ave N. These spaces have been design to comply with the City's requirement for non-residential spaces. The tenants for these spaces have yet to be identified.

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

Response: Weather protection in the form of canopies has been provided along the Linden Ave N. façade. Due to the existing grades along N. 135th St., weather protection in the form of canopies has not been provided. The existing grades on N. 135th St. cannot be altered and pose a challenge for the placement of canopies on the building. This condition causes canopies to be placed on the building that results in canopy heights below eight feet or much greater than 12 feet. In order to place canopies at the proper heights, they would need to be located mid-window of some apartment units, which could result in emergency egress issues in some cases and a reduction in natural light. To mitigate the lack of canopies along N. 135th St., street trees will be planted along the north side of the new sidewalk and will provide some protection from the weather.

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. Detailed elevations, landscape plan, materials board, and lighting plan should be presented at the Recommendation meeting (DC2-A, DC2-B, PL2-B).

Response: The north elevation, located along N. 135th St., has been designed with a significant amount of transparency. The transparency consists of windows in apartment units, the tenant amenity spaces along the northeast portion of the façade and the office and lobby located near the northwest corner. The changes in plane, materials and colors along this façade break up the overall mass of the building and provide interest. Wall scones will be at the sidewalk level along the length of the facade for pedestrian level lighting. The windows, material and color changes, building modulation, pedestrian scale lighting, and landscaping along the sidewalk, work together to reduce the perceived height, bulk and scale of the building while providing interest to those passing by the building either on the sidewalk or on the street.

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, approximately 19 feet. 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., the addition of a public promenade provides direct access to the building lobby and tenant spaces, located on the third level of the building. The east side of the building provides direct access to the parking garage and other tenant amenity spaces, located on the first level, 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 building. 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

DPD #3021767 - 13280 Linden Ave N.

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 lobby and tenant spaces will be located on the on Residential Level 2 of the building and with the addition of a public promanade will be at sidewalk grade along Linden Ave N. The sidewalk in this area will be widened to allow for a direct pedestrian connection to the building and the tenant spaces. The public promanade will be enhanced with street trees, sidewalk level landscaping and raised landscape planters. Terracing 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 terracing enhances the public promanade 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”.

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 tranformation 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 public promanade 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 create a public promanade 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 neighborhood park and other amenities in the surrounding community. The public promanade 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. Residential units will be located above the non-residential areas and will have views overlooking the sidewalk and plaza area along Linden Ave N. Residential units 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 public promanade along Linden Ave N. will include terracing and landscape planters for siting, street trees for shade and canopies for overhead weather protection. These elements along with the public promanade create people friendly, informal spaces where neighbors and friends can gather. Due to the significant existing grade along N. 135th St., canopies have not been proposed. The grade is such that canopies would be too low for pedestrians or too high to provide effective weather protection. To mitigate this issue, street trees and landscaping along the new sidewalk will provide some level of weather protection.

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 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: Acknowledging that the prominence of the corner of Linden Ave N. and N. 135th St., this corner of the building has been designed with the main building entrance at this location. To further emphasize this corner, the exterior of the building has been designed to include architectural features that are distinctive and make it easily identifiable to pedestrians, residents and visitors. The entry area includes large storefront windows that will allows 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, located along Linden Ave N., 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. The Linden Ave N. facade also includes two non-residential spaces that will include storefront windows and doors will allow maximum visibility into the spaces.

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 and a repair area for residents and a bicycle rack for building visitors and others. The sidewalk improvements along N. 135th St. will provide better access to transit on Aurora.

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: All common areas and non-residential spaces have been designed for maximum flexibility. The proposed building has been designed to include affordable residential units, tenant amenities and two non-residential spaces. The programming for the building will meet the needs and demands of supportive spaces for multi-family housing, provide spaces for residents to recreate, interact and thrive and places for residents and pedestrians to connect with the neighborhood. As an affordable housing development, there is a regulatory agreement required by the state which restricts the conversion of affordable housing units.

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 articulation that adds character and provides 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 the streetscape. Blank walls will be minimized by the use of transparency, landscaping, architectural features and elements. The vehicle entrance has 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, have been 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 high quality materials that offer longevity and weather well in our environment. Thie primary materials for this project will include fiber cement panels and concrete in order to meet this guideline. Refer to page 21.

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 hightlight the architecture of the building and provide adequate lighting for pedestrians and building residents. Exterior lighting will be designed to appropriately luminate the building and pedestrian areas and avoid off-site light spillage. Refer to page 29.

1. Architectural Concept: Architectural and Facade Composition. The applicant described the architectural concept as including large arches or borders with recessed areas of vertical bands and windows. The Board agreed the north, east and south facades contained interesting volumes, but found the facades to contain too many concepts with competing horizontal and vertical elements and arches that were too subtle with colors that did not clearly support the volumes

a. The Board recommended use of contrasting colors that more clearly articulate the arch/border concept to clearly articulate the architectural concept (DC2-B).

Response: The color scheme has been revised to better articulate the design of the building and its architectural features. The application of color has been simplified and focuses on the larger volumes and accentuates changes in planes and horizontal accents. At the north elevation, the podium color has been extended up to the first residential level to provide a stronger podium expression and to provide higher contrast with adjacent dark gray sections.

b. The Board noted that the scattered window pattern within the recessed areas provided interest but felt this pattern should be applied consistently among the recesses to simplify the facade composition. The Board recommended a consistent window placement strategy (DC2-B).

Response: The window pattern on the building has been revised to create a consistent pattern across all facades.

c. The Board agreed the large arch/border concept on the north facade along 135th failed to provide a well-proportion composition, or incorporate architectural elements, features, or details of human scale. Providing human scale elements along 135th was identified by the Board, and echoed by the public, as a priority and the Board recommended the applicant reconsider the hierarchy of volumes and add smaller arches to provide and reinforce the human scale (DC2-D).

Response: Along with simplifying the color scheme to enhance and articulate the volumes of the building along the north facade, the pedestrian level has been redesigned to include human scale elements like balconies, awnings, lighting and planters that create a positive pedestrian experience.

The addition of pedestrian level elements include channel canopies with bar grate inserts. The canopies help accentuate and define the lower level of the building without reducing natural light into the spaces below. To further enhance the north facade, oversized planter boxes have been added and are broken up with Juliet balconies. The Juliet balconies provide opportunities for activity and interaction to occur at the pedestrian level.

The project’s dedication of 11 feet of right-of-way on the north side of the site allows for pedestrian improvements that do not currently exist. The area dedicated to increase right-of-way width will allow for the construction of a sidewalk and landscape strip with street trees. The tree canopy overhead and the landscaping provide additional pedestrian scale elements and a buffer from the street. The addition of these improvements will further enhance the pedestrian realm.

d. The Board recommended a strong podium expression on the north elevation along 135th to create a stronger street edge and provide opportunity for the use of elements to create greater human scale and texture, such as overhead weather protection or lighting (DC2-D).

Response: The oversized planter boxes help establish the podium level along the sloped grade but also balance the landscape strip along the street. The balconies also breakup the planter boxes and help define the podium level while creating a secondary rhythm across the facade. The addition of the canopies, balconies and oversized planter boxes emphasizes the podium level and creates a stronger street edge. Additionally, the podium color has been extended up to the first residential level to provide a stronger podium expression and to provide higher contrast with adjacent dark gray sections.

e. The Board agreed with public comment and supported the location of the residential entry at the northwest corner facing Linden (PL3-A).

Response: The main residential building entrance is located at the northwest corner of the building. An additional entry has been incorporated into the fitness center at the northeast corner to further activate the 135th frontage.
2. Arrangement of Interior Uses and Relations to the Public Realm. The residential lobby and two classroom spaces are proposed along Linden, while the 135th facade contains no direct access to the structure. The Board supported the location of these uses on Linden, but agreed that 135th needed more activation and interest to encourage an active street life.

a. The applicant described the non-residential spaces on Linden Ave NE as classroom spaces for use by the community. Public comment expressed concern about the activation of Linden Ave NE and encouraged retail uses in these spaces rather than classrooms. The Board agreed that retail is most desirable, but surmised that classroom space will still activate the street. The Board supported the design of the spaces as they met the depth and height requirements for retail space (DC1-A) and thus conveyed a somewhat commercial character.

Response: The non-residential spaces will be used by service providers that will offer services that can be used by the community at-large. The activation of these spaces in this manner is anticipated to act similar to a commercial space. These spaces meet SMC dimensional requirements for street level non-residential uses in both depth and floor to floor height.

b. The Board discussed the location of the fitness room and bicycle storage in the garage, and expressed strong disappointment that these sought-after spaces were only accessible via the garage door at the east facade. The Board recommended these interior uses be in visible or prominent areas such as along the street front to assist with the priority of street level activation. The Board recommended the applicant explore providing direct access from 135th to the interior of the building (DC1-A).

Response: The northeast corner of the building has been redesigned to provide residents with direct access to the Fitness Room. The redesign of this corner also includes the creation of a large entry canopy with lighting and building signage to emphasize this corner. Additional horizontal bands were added above the new entry and the podium color has been extended to the 2nd Level to help establish a two-story base element at the corner.

An interior corridor has been added that will provide tenants and guests with a path to the tenant amenity spaces on the lower level without the need to traverse through the interior parking. The bicycle storage room has been located inboard of the amenity spaces to provide a higher level of security and allow the most active spaces to be located at the NE corner where visibility in and out of the building can be maximized.

ARCHITECTURAL CONCEPTS

DPD #3021767 - 13280 Linden Ave N.

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:

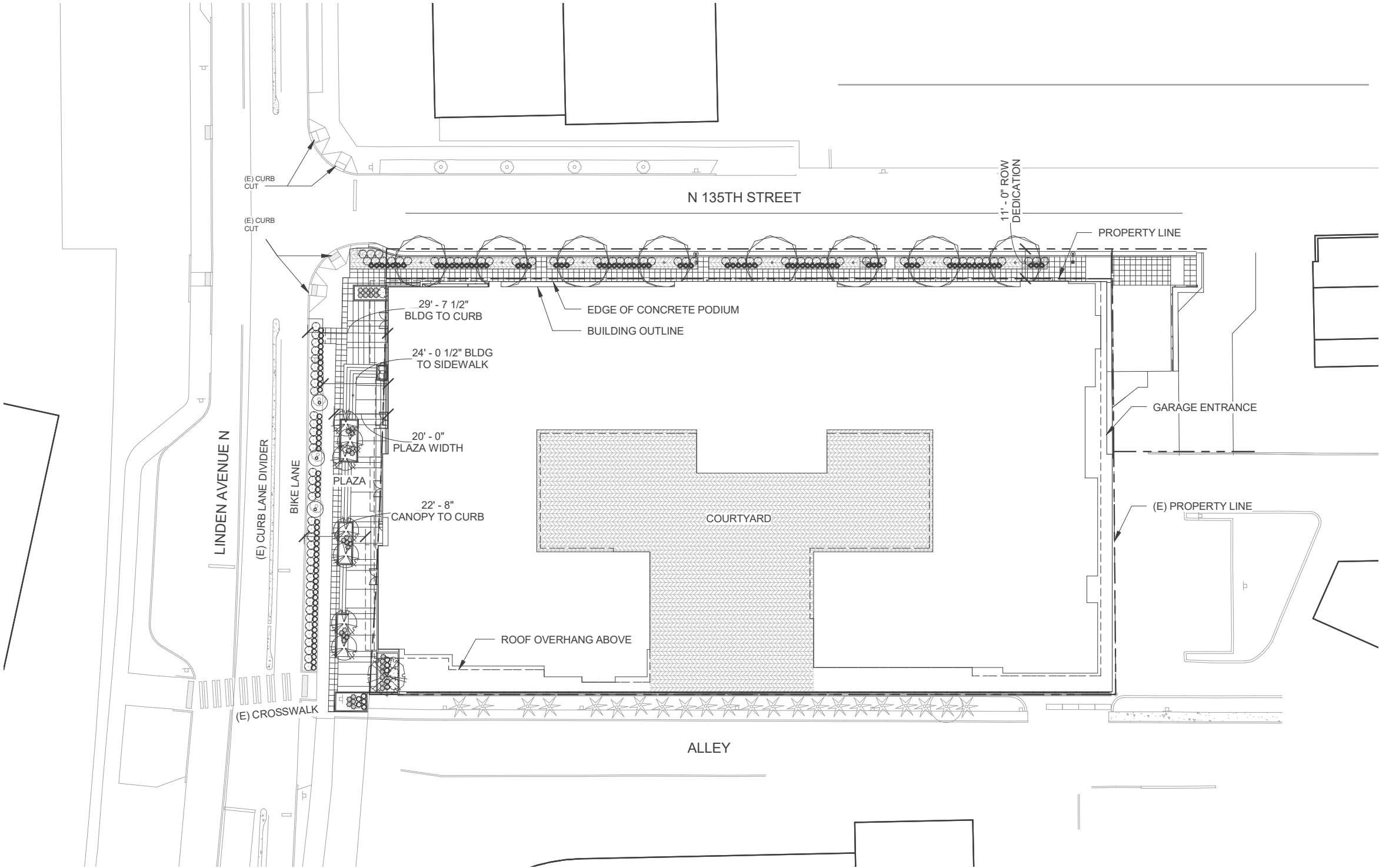
Site Square Footage: 44,827 square feet (after short plat)
FAR Proposed: 4.27 (total) / 4.21 (Residential Only)
FAR Allowed: 4.25 (287,768 square feet) / 4.75 (for mixed Use)
Number of Floors: Six (6)
Building Height: 65 feet

Building:

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

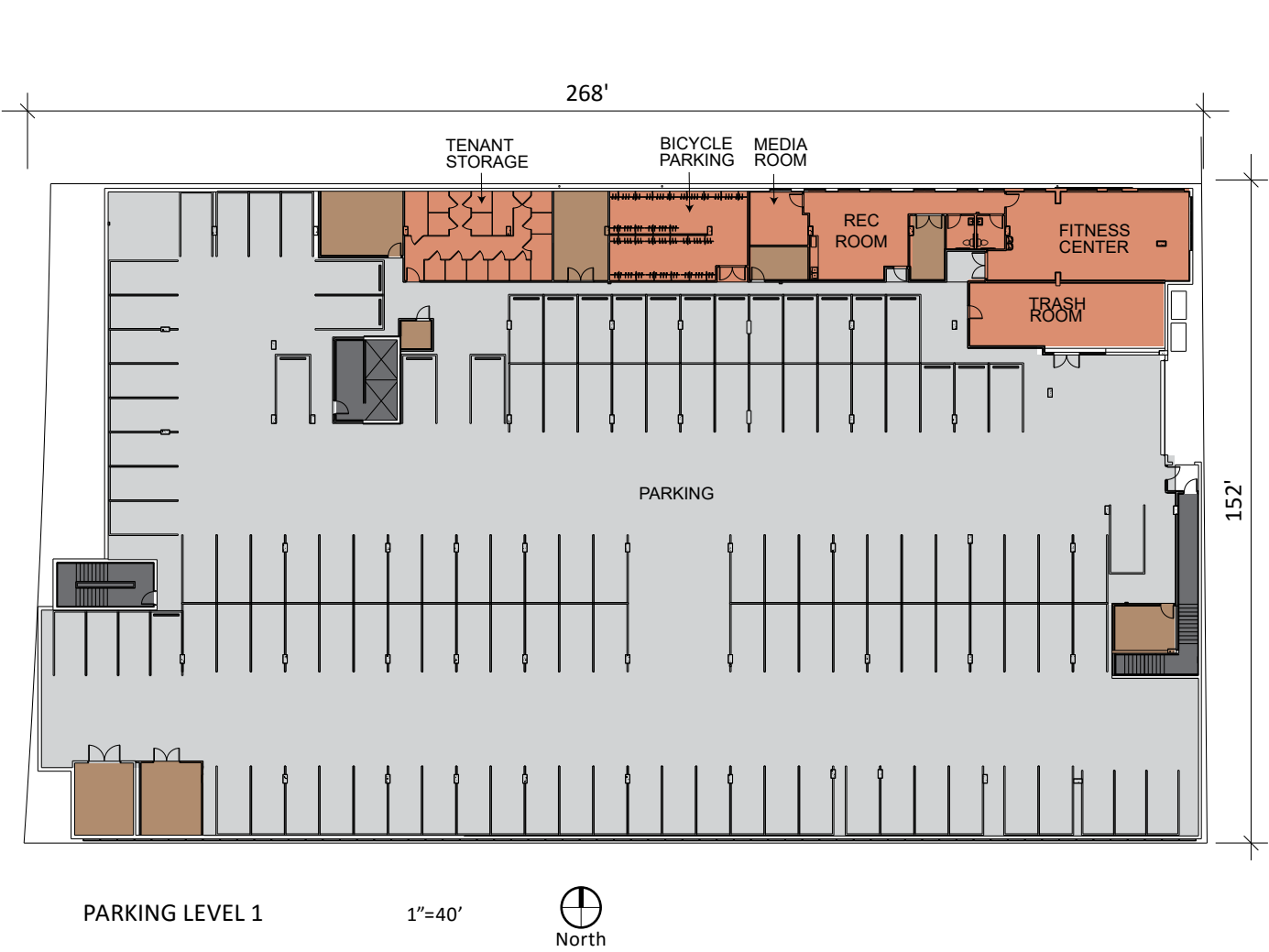
Parking:

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
- 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
-  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
-  VERTICAL CIRCULATION
-  RESIDENTIAL OUTDOOR AMENITY

COMPOSITE LANDSCAPE / HARDSCAPE PLAN

DPD #3021767 - 13280 Linden Ave N.



LANDSCAPE PLAN

REFERENCE IMAGES - LANDSCAPE PALETTE

DPD #3021767 - 13280 Linden Ave N.



1 Tiered ornamental mix



2 Viburnum Plicatum "Tomentosum"



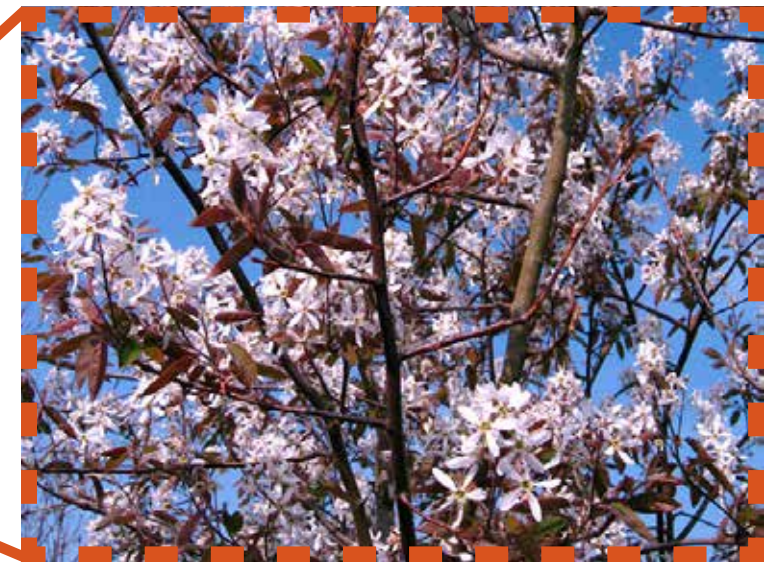
3 Shade underplantings



5 Taxus Baccata Shadishii



6 Amelanchier x grandiflora 'Robin Hill'



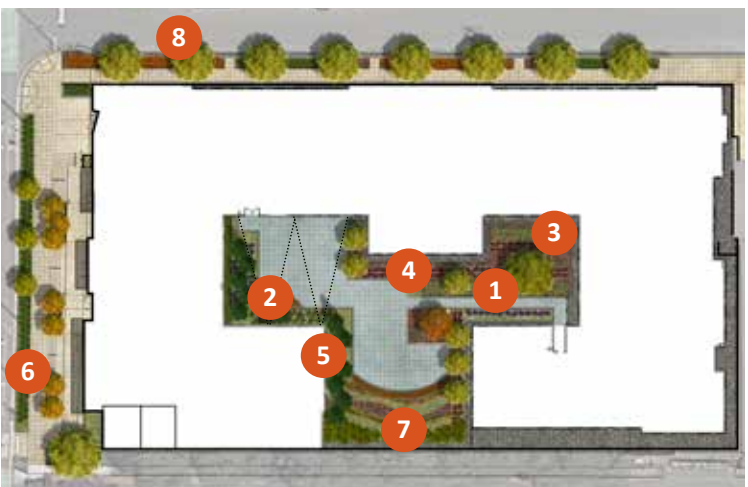
4 Acer ginnala



7 Decorative grasses



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

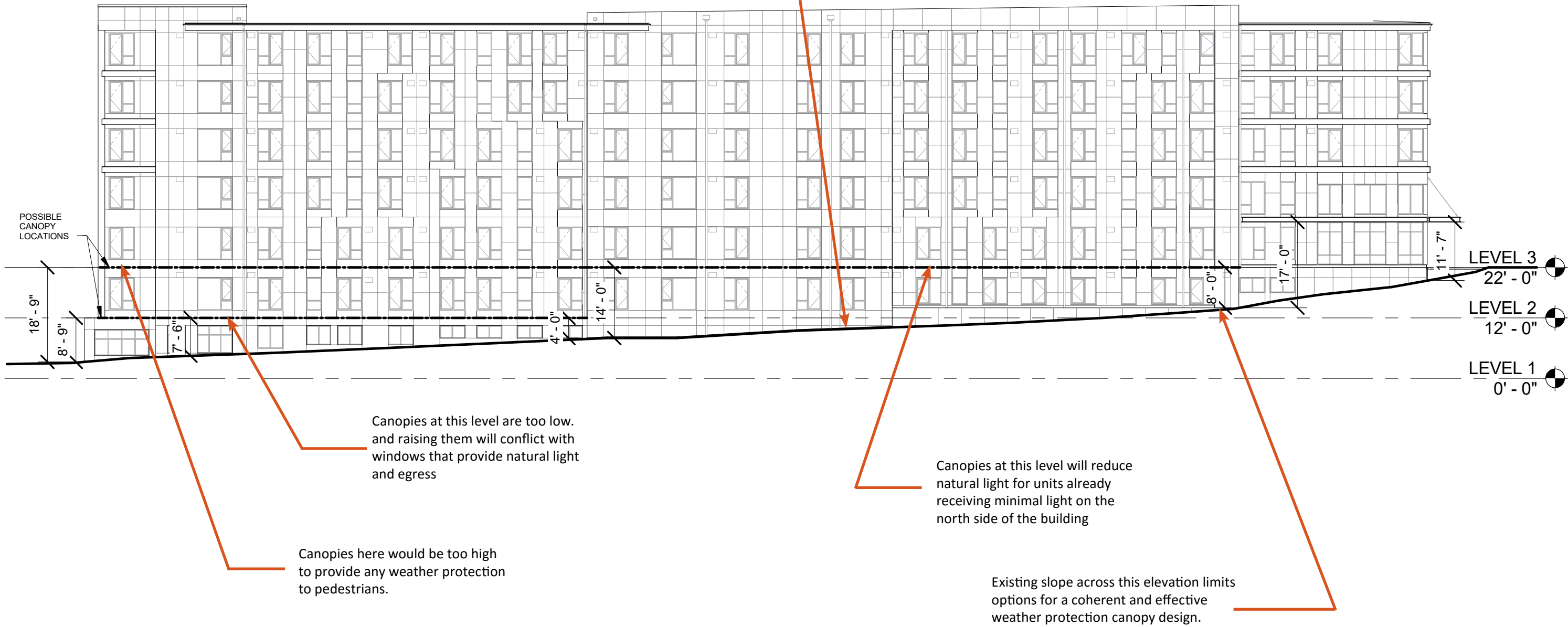


KEY PLAN

OVERHEAD WEATHER PROTECTION-135TH ST

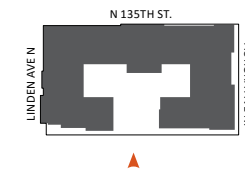
DPD #3021767 - 13280 Linden Ave N.

This sidewalk will act as a transition path from Linden to Aurora and providing weather protection could encourage undesirable activities and interactions outside of residential units. Street trees and substantial landscaping provide visual interest, buffering from street and natural weather protection along this face of the building

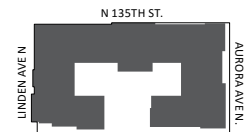
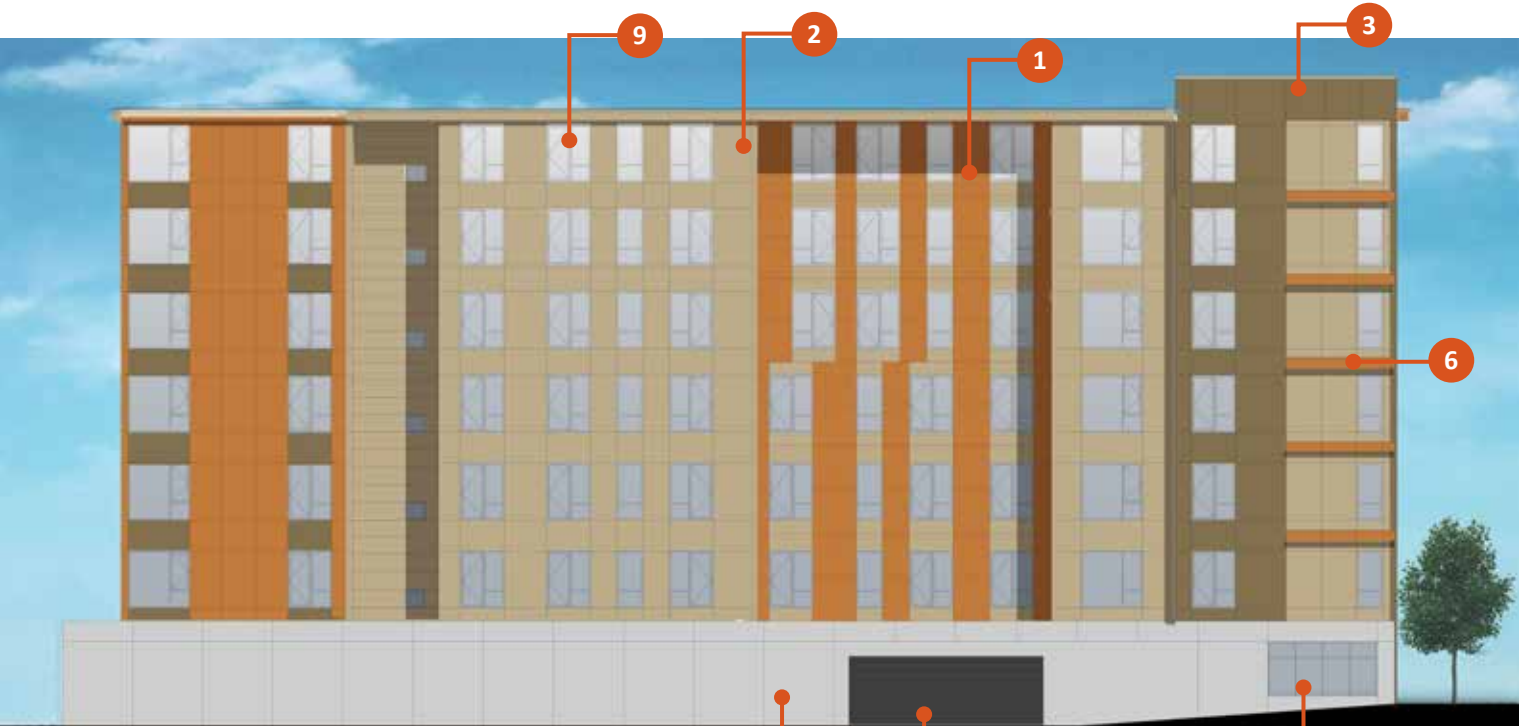


BUILDING ELEVATIONS

DPD #3021767 - 13280 Linden Ave N.






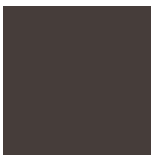
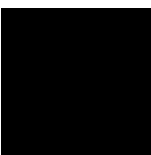




**SOUTH ELEVATION
FACING OPENING OF COURTYARD**



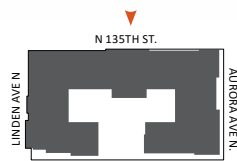
**EAST ELEVATION
FACING AURORA AVE N**

Roll up garage door

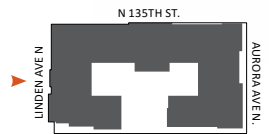
COLOR AND MATERIAL PALETTE

	1 Fiber Cement Panels Painted Golden Dunes
	2 Fiber Cement Panels Painted Oak Ridge
	3 Fiber Cement Panels Painted Silken Moss
	4 Fiber Cement Panels Painted Black Bean Soup
	5 Steel Canopies Painted Black Jack
	6 Prefinished Sheet Metal Flashing
	7 Concrete Painted Oak Ridge
	8 Clear Anodized Aluminum Storefront
	9 White Vinyl Windows

BUILDING ELEVATIONS





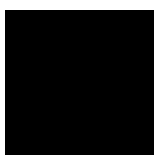






NORTH ELEVATION
FACING 135TH ST



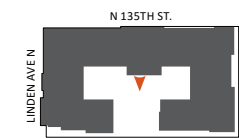
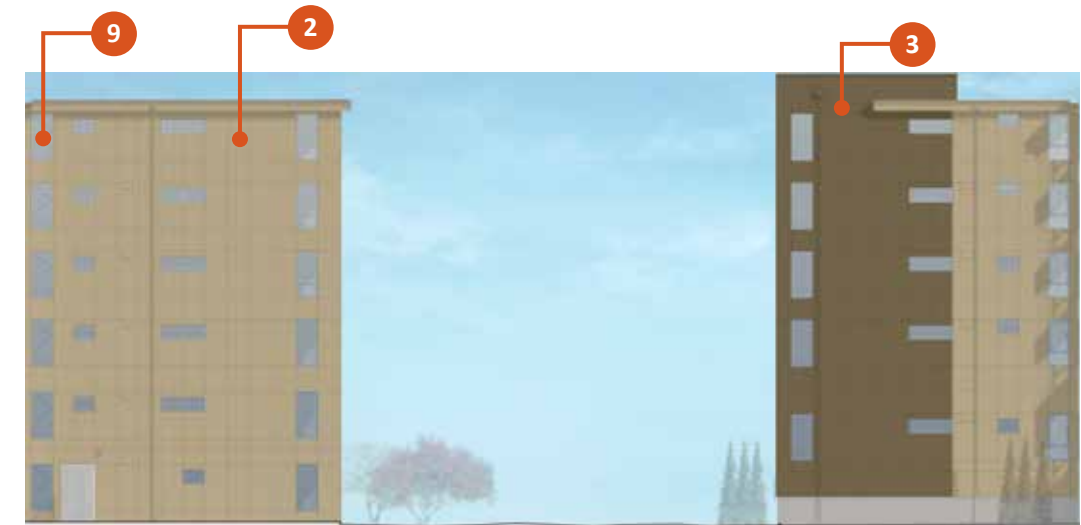
WEST ELEVATION
MAIN ENTRANCE FACING LINDEN AVE

COLOR AND MATERIAL PALETTE

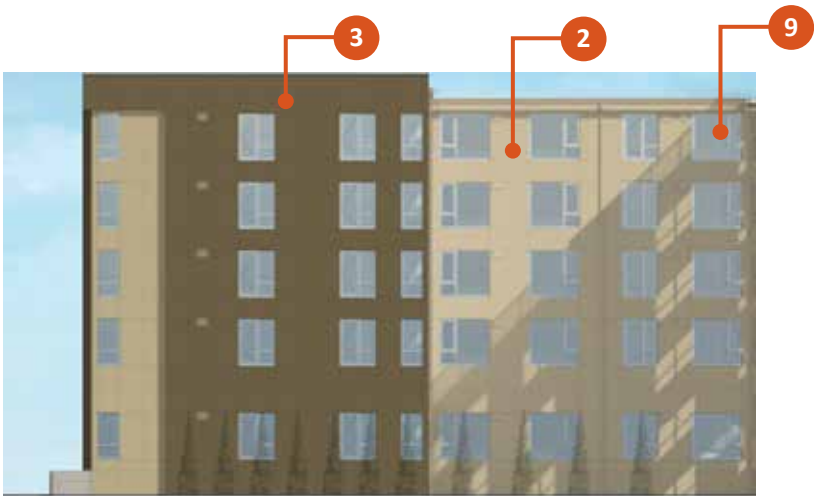
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	Fiber Cement Panels Painted Oak Ridge 2
	Fiber Cement Panels Painted Silken Moss 3
	Fiber Cement Panels Painted Black Bean Soup 4
	Steel Canopies Painted Black Jack 5
	Prefinished Sheet Metal Flashing 6
	Concrete Painted Oak Ridge 7
	Clear Anodized Aluminum Storefront 8
	White Vinyl Windows 9

BUILDING ELEVATIONS

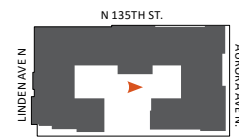
DPD #3021767 - 13280 Linden Ave N.



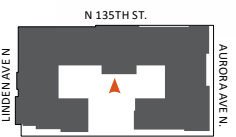
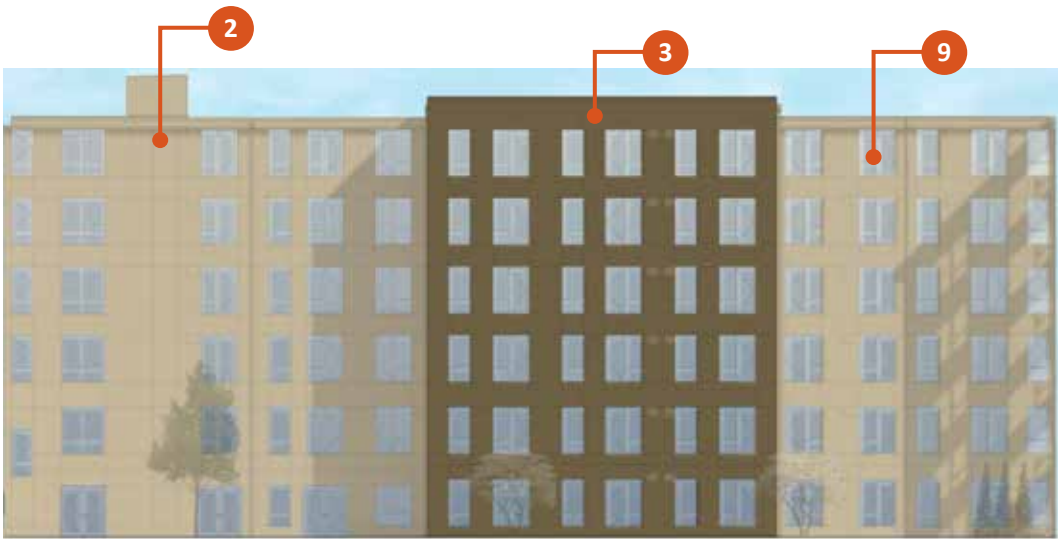
NORTH COURTYARD ELEVATION



EAST COURTYARD ELEVATION




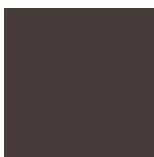
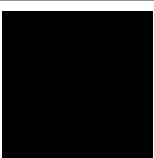

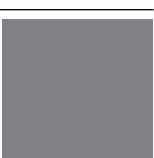




WEST COURTYARD ELEVATION



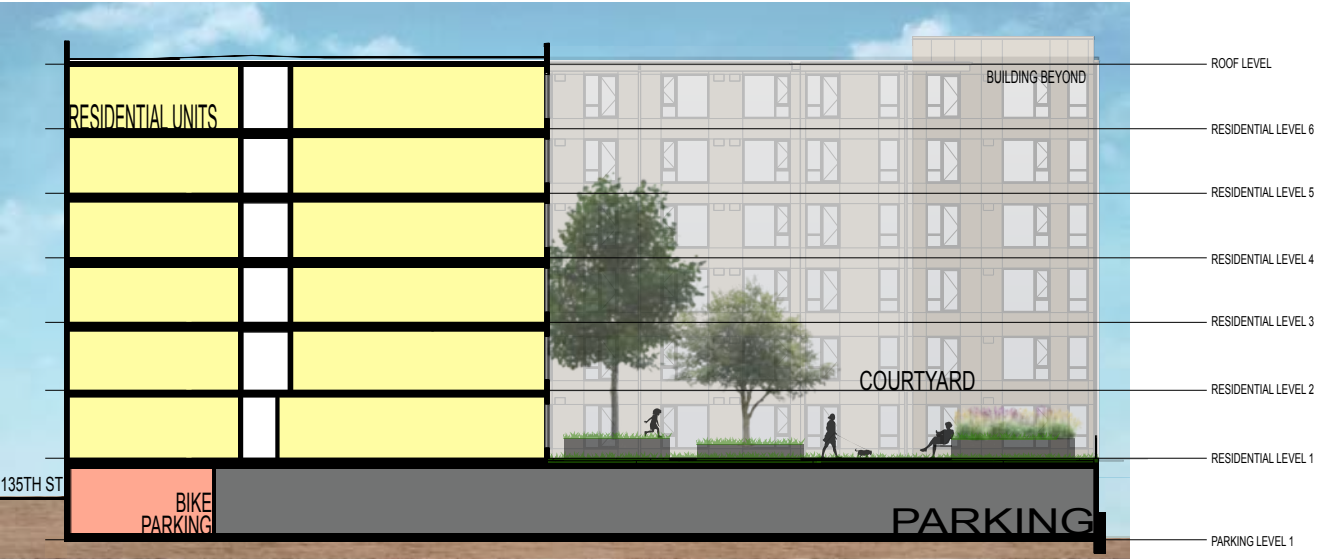
SOUTH COURTYARD ELEVATION

COLOR AND MATERIAL PALETTE

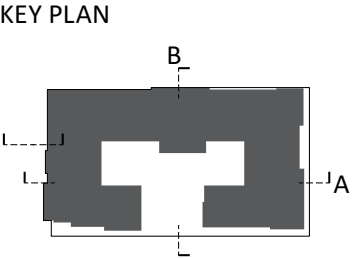
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	2 Fiber Cement Panels Painted Oak Ridge
	3 Fiber Cement Panels Painted Silken Moss
	4 Fiber Cement Panels Painted Black Bean Soup
	5 Steel Canopies Painted Black Jack
	6 Prefinished Sheet Metal Flashing
	7 Concrete Painted Oak Ridge
	8 Clear Anodized Aluminum Storefront
	9 White Vinyl Windows

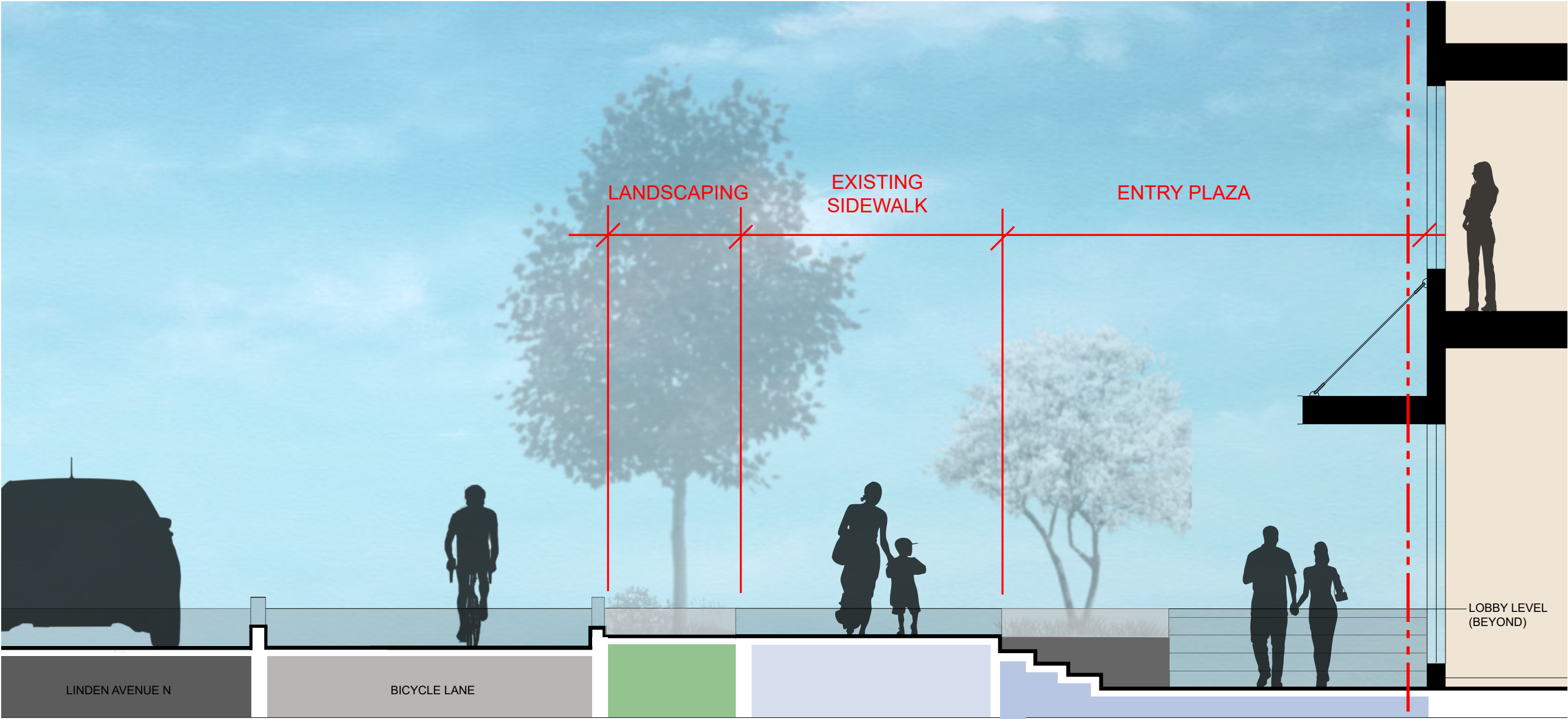


SECTION A, LOOKING NORTH: NOT TO SCALE



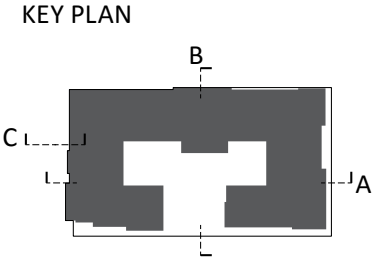
SECTION B, LOOKING EAST: NOT TO SCALE





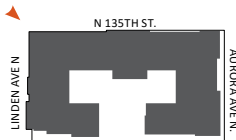
SECTION C, LOOKING NORTH. SCALE: 1/4"=1'

PROPERTY LINE (SEE PLAN) →



ARCHITECTURAL RENDERINGS

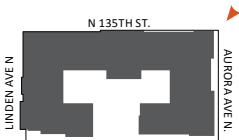
DPD #3021767 - 13280 Linden Ave N.



RENDERING LOOKING TOWARDS ENTRANCE AND ALONG 135TH ST

ARCHITECTURAL RENDERINGS

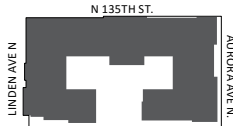
DPD #3021767 - 13280 Linden Ave N.



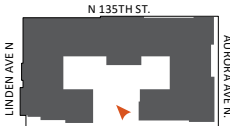
RENDERING LOOKING TOWARDS PARKING ENTRANCE AND ALONG 135TH ST

ARCHITECTURAL RENDERINGS

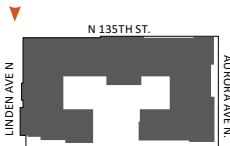
DPD #3021767 - 13280 Linden Ave N.



RENDERING LOOKING DOWN SIDEWALK AND PUBLIC PLAZA SPACE



RENDERING OF COURTYARD SPACE



RENDERING OF MAIN ENTRANCE AND PLAZA

EXTERIOR LIGHTING PLAN

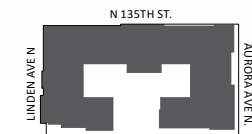
DPD #3021767 - 13280 Linden Ave N.



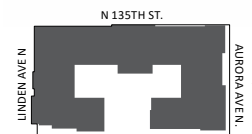
LEGEND

- 1 Wall light, typ.
- 2 Suspended Catenary Light, typ.
- 3 LED Step Light, typ.
- 4 Tree uplights, typ.
- 5 Existing Street Light to Remain
- 6 Proposed Street Light, typ.
- 7 Soffet lights at garage entrance
- 8 Wall sconce, typ.
- 9 Security spotlight
- 10 Canopy lights, typ.

REVISED BUILDING ELEVATIONS



**SOUTH ELEVATION
FACING OPENING OF COURTYARD**



**EAST ELEVATION
FACING AURORA AVE N**

Roll up garage door

COLOR AND MATERIAL PALETTE



Fiber Cement Panels
Painted Barren Plain.

1



Fiber Cement Panels
Painted Tigereye

2



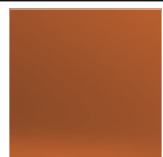
Fiber Cement Panels
Painted Stone

3



Steel Canopies
Painted Iron Mt.

4



Prefinished Sheet
Metal Flashing

5



Concrete
Painted Oak Ridge

6



Clear Anodized
Aluminum Storefront

7



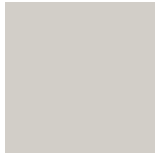




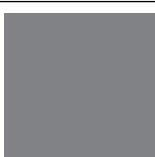


White Vinyl Windows

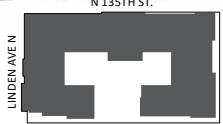
8

REVISED BUILDING ELEVATIONS

DPD #3021767 - 13280 Linden Ave N.

COLOR AND MATERIAL PALETTE

	Fiber Cement Panels Painted Barren Plain.
	Fiber Cement Panels Painted Tigereye
	Fiber Cement Panels Painted Stone
	Steel Canopies Painted Iron Mt.
	Prefinished Sheet Metal Flashing
	Concrete Painted Oak Ridge
	Clear Anodized Aluminum Storefront
	White Vinyl Windows



**NORTH ELEVATION
FACING 135TH ST**



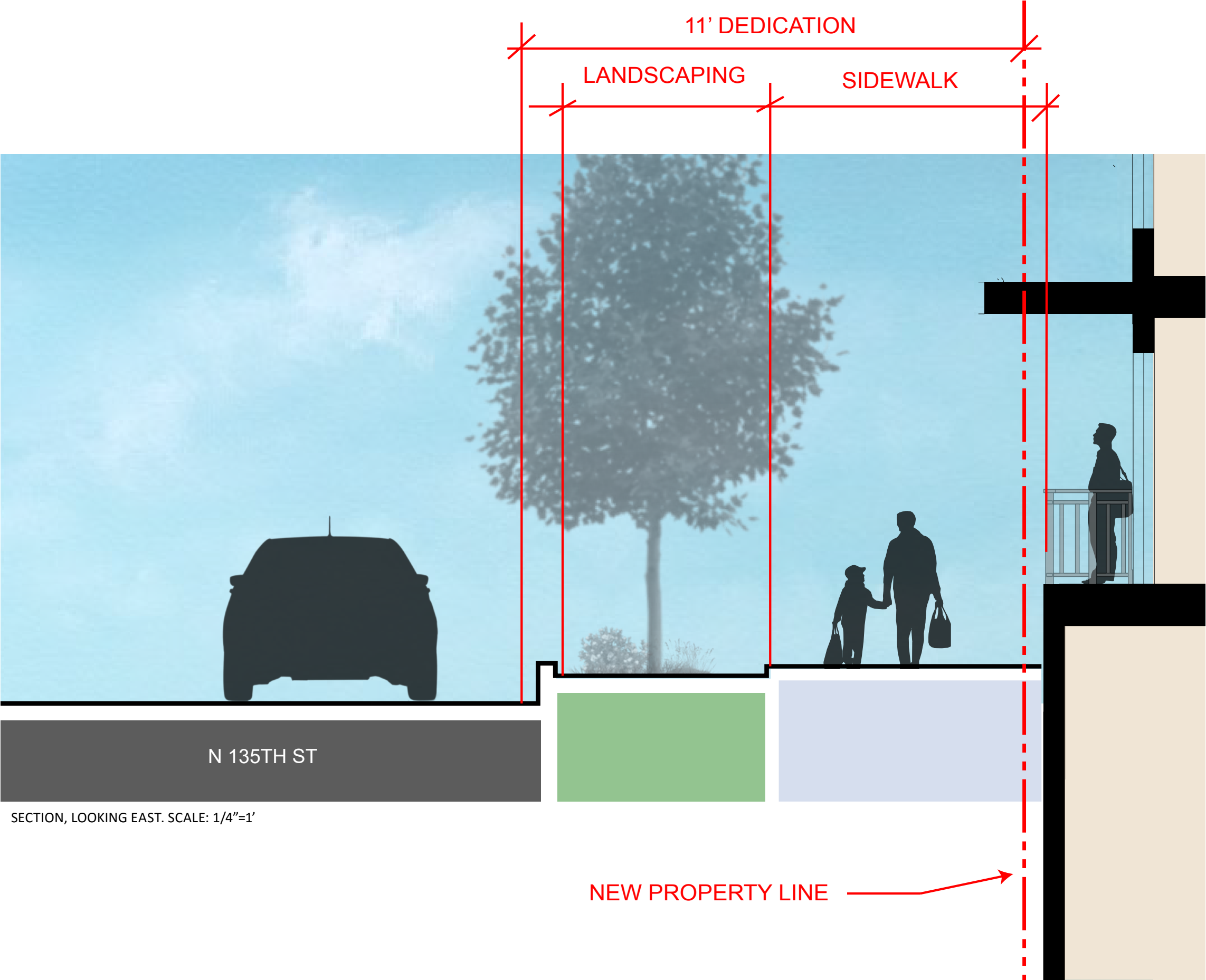
**WEST ELEVATION
MAIN ENTRANCE FACING LINDEN AVE**

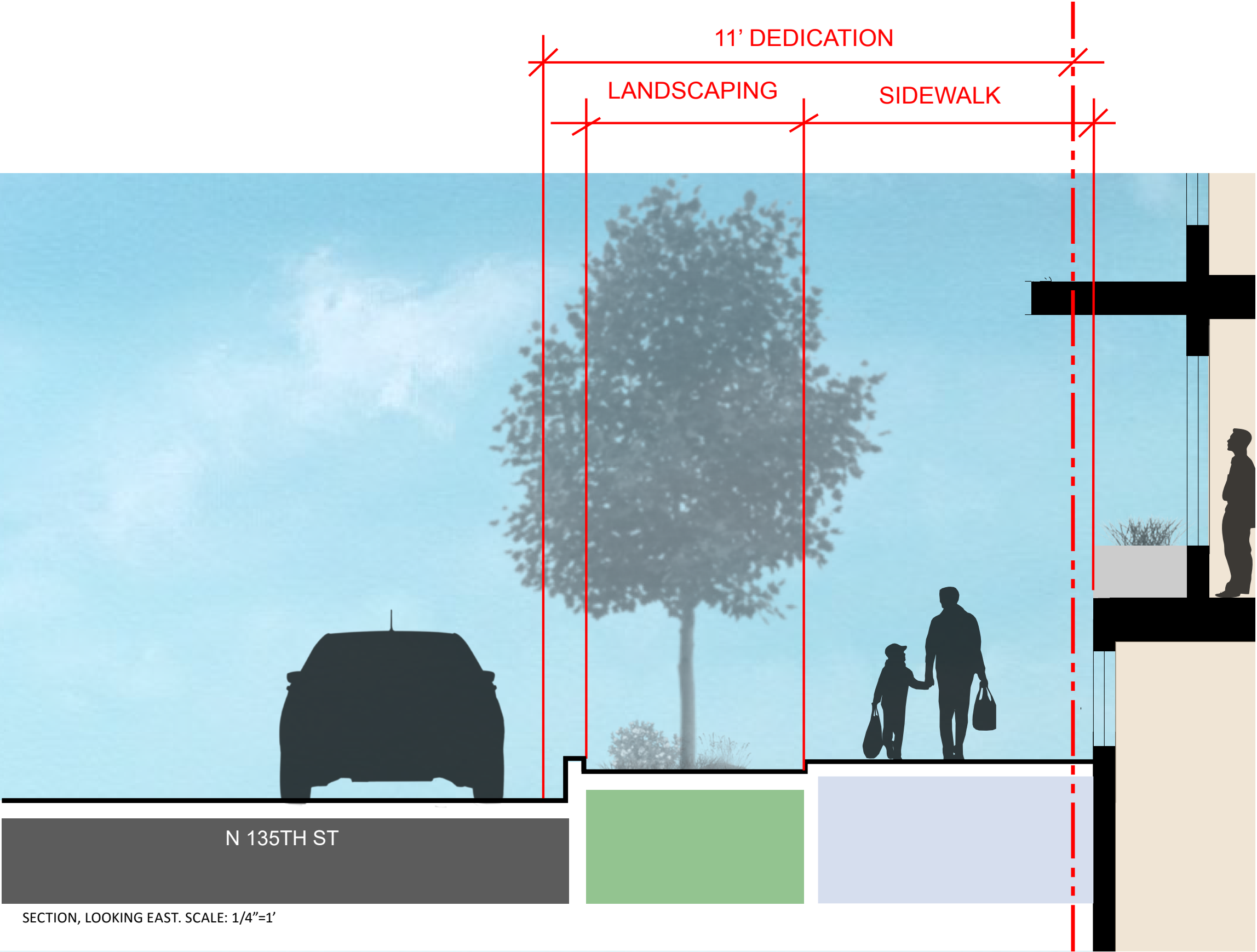
CONTEXT PHOTOS

DPD #3021767 - 13280 Linden Ave N.

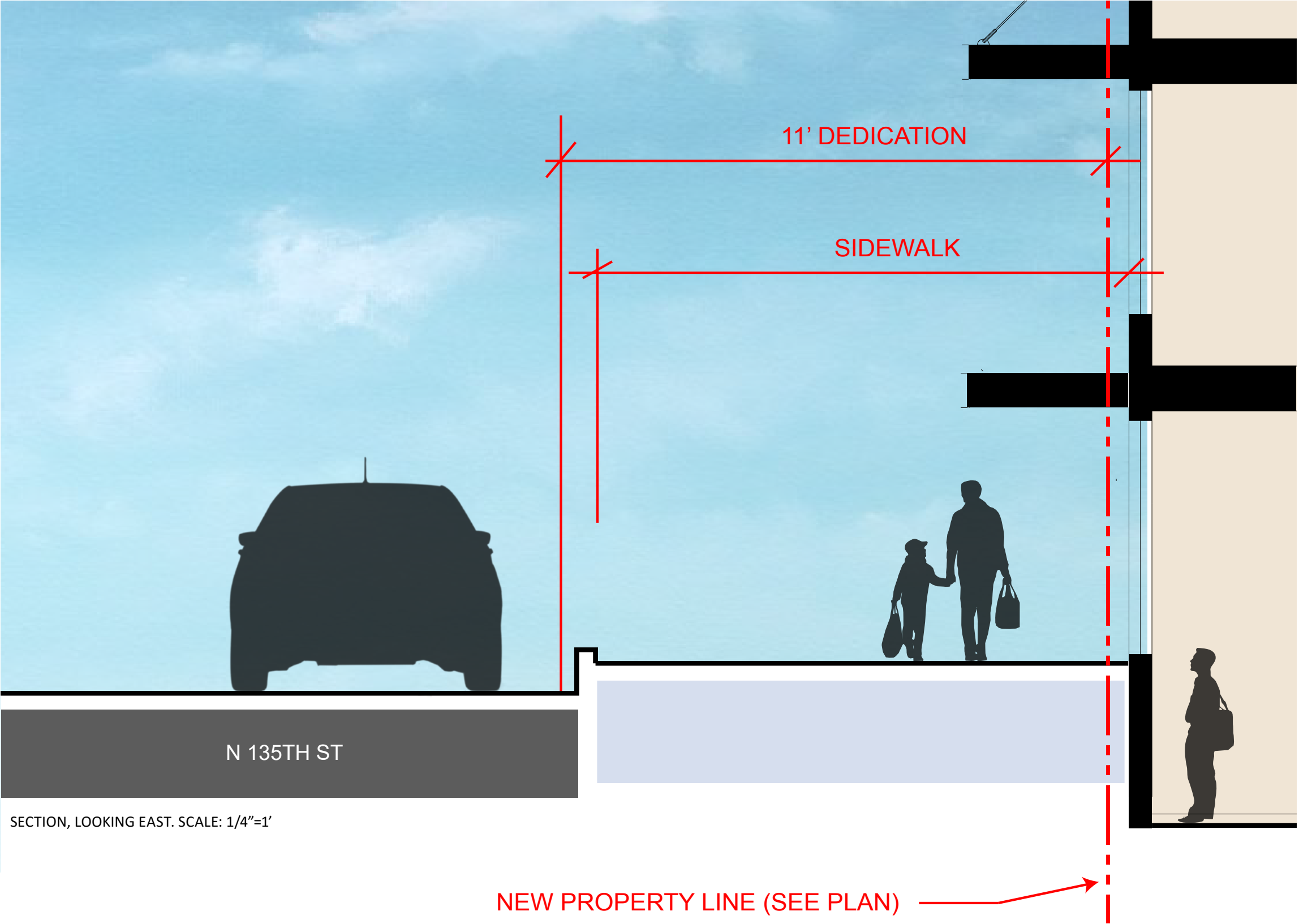


N. 135TH ST.
FACING NORTH



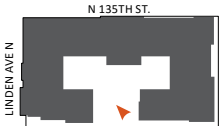


SECTION, LOOKING EAST. SCALE: 1/4"=1'



ARCHITECTURAL RENDERINGS

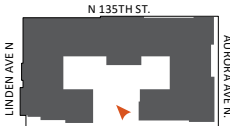
DPD #3021767 - 13280 Linden Ave N.



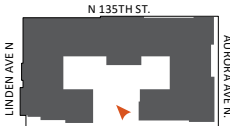
RENDERING LOOKING WEST ON N. 135TH ST. (WITH TREES)

ARCHITECTURAL RENDERINGS

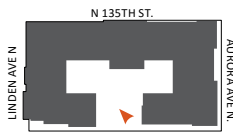
DPD #3021767 - 13280 Linden Ave N.



RENDERING LOOKING WEST ON N. 135TH ST. (WITHOUT TREES)



RENDERING OF NORTHEAST BUILDING CORNER (PEDESTRIAN LEVEL WITH TREES)



RENDERING OF NORTHEAST BUILDING CORNER (PEDESTRIAN LEVEL WITHOUT TREES)

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.	<p>This code section requires residential uses occupy no more than 20 percent of the street-level street-facing façade. The street-level, street-facing façade along N. 135th Ave is 271.75 feet in length with residential uses occupying 100 percent of the street-level, street-facing facade. Of the 271.75 feet, approximately 129 feet are residential units and the remaining 142 feet programmed with residential support spaces, such as the bike room, fitness center, rec room and leasing offices. The existing grade of N. 135th St. along the north facade slopes up east to west with a grade difference of nearly 20 feet or two floor levels. This existing grades makes it impractical to program this area of the building with non-residential uses or uses that would generate pedestrian activities. The slope of the existing street does not allow entrances to be located at sidewalk grade otherwise many uses would be located below grade, creating dark recesses that could attract undesirable activity.</p> <p>To mitigate for the lack of non-residential uses along the north facade, the building design has been enhanced with pedestrian level features including Channel canopies with bar grate inserts that accent the facade without limiting natural light to the spaces below. Oversized planter boxes and Juliet balconies have been strategically placed to further define this area and create a secondary rhythm across the facade. The added balconies provide opportunities for activity and interaction at the street level along with natural surveillance of the area.</p> <p>Direct access to the building at the Fitness Center has been added at the northeast corner of the building. A large canopy, lighting and signage has been included to further emphasize the corner and enhance the pedestrian experience.</p> <p>The street-level, street-facing facade along Linden Ave N. is 134 feet in length with 87 feet (65%) of the facade is programmed for non-residential (office) uses. The remaining 47 feet (35%) of the facade will include the main entrance and lobby for the building and building egress stair, no residential units will be located at the street-level of this facade.</p>
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 façade,between 2 and 8 feet.	The Design Review Board approved this departure at the August 29, 2016 DRB Recommendation meeting.
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.	The Design Review Board approved this departure at the August 29, 2016 DRB Recommendation meeting.
Dwelling Unit Floor Levels	SMC 23.47A.008.D.2	Code requires dwelling units located along the street level street-facing façade be at least 4 feet above or below the level of the sidewalk.	The Design Review Board approved this departure at the August 29, 2016 DRB Recommendation meeting

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