

# Streamline Design Guidance Application



OWNER:  
Opex Investments LLC  
14150 NE 20th ST #F1-195  
Bellevue, WA 98007

PROJECT:  
Z Apartments—Aurora  
1109 N. 92nd St  
Seattle, WA 98103

ARCHITECT: Novion Group Inc.  
8634(B) 3rd Ave NW  
Seattle, WA 98117  
rod@noviongroup.com (206.361.6133)

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PROJECT INFORMATION

ADDRESS: 1109 N. 92nd St.  
ZONE: C1-65  
DPD #: 3023504  
APN: 9524100115  
OWNER: Opex Investments LLC  
CONTACT: Shaun Novion (Novion Group Inc.)

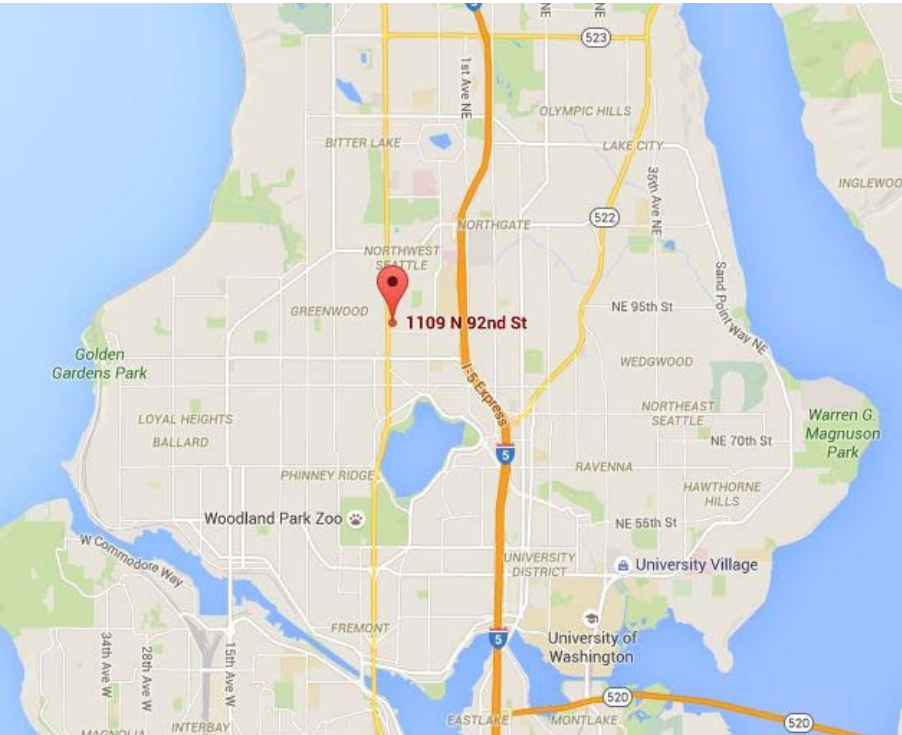
PROJECT PROGRAM

LOT SIZE: 3,760 SF  
HOUSING TYPE: Apartments (Small Efficiency Dwelling Units)  
APPROX FAR: 11,864 SF (15,980 SF allowed)  
(FAR 4.25 for single purpose use in commercial zone)  
PARKING: None  
(Not required based on site's location in the Aurora-Licton Springs Urban Village & Frequent Transit)  
BUILDING TYPE: Apartment  
UNIT COUNT: 12 Small Efficiency Dwelling Units & 11 Efficiency Dwelling Units  
FLOOR AREA: 7,205 sf gross dwelling unit area (1st-6th floor dwelling units)  
4,659 sf gross non-habitable area (stairwells, hallways, laundry, storage, solid waste/recyclable area, mechanical room)  
Building Total: 11,864 sf gross floor area  
# OF STORIES: 6 plus a basement

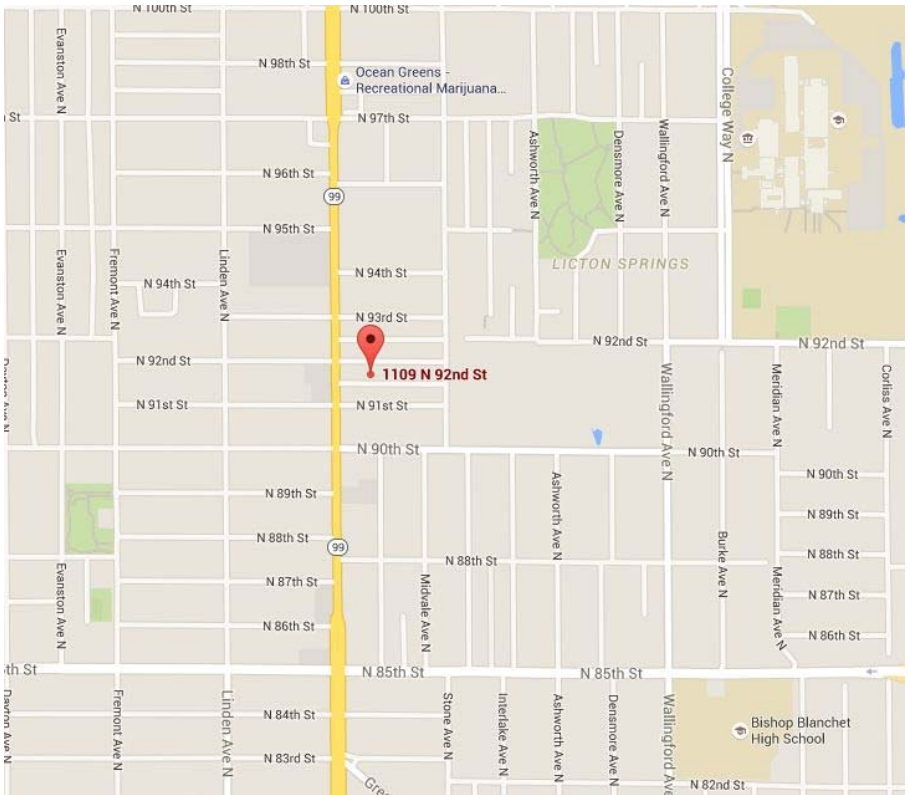
PROJECT OBJECTIVES

The proposed site's current use is a one-story duplex. The lot is 3,760 sf, located one parcel east of Aurora Ave N on N. 92nd St. in a C1-65 zone. The site is within a frequent transit corridor and the Aurora-Licton Springs Urban Village overlay zone. The proposal is to demolish the existing multi-family structure and to construct one 6-story apartment building(23 total small efficiency dwelling units).

The project is located in the Northgate/Licton Springs neighborhood which has a diverse selection of zonings and uses. We are proposing a modern design inspired facade with color palettes to flow with the existing surrounding structures. The proposal will increase density to it's maximum for the site and provide pedestrian friendly efficient housing for a growing area.



Seattle Vicinity Map



Neighborhood Vicinity Map



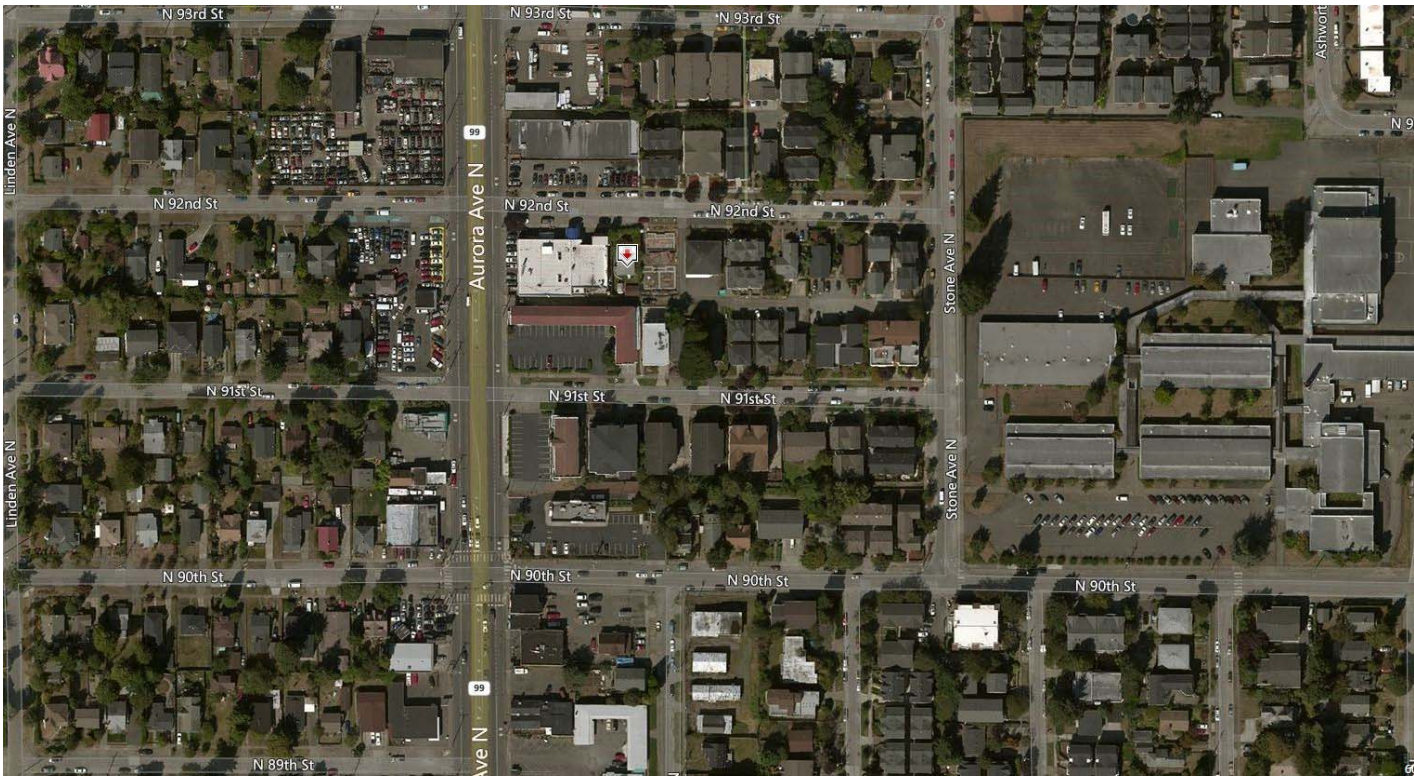
PROJECT CONTEXT

To the north of the subject property, across N. 92nd, on the northeast corner of Aurora Ave N & N 92nd St. is Abra Auto Body & Glass, next door to that site are several parcels of multi-family structures, in the form of townhouses and apartments. To the west of the subject property, on the southeast corner of Aurora Ave N & N 92ns St, is a two-story Allstate claim service station To the south of the subject property, across the alley, is a Days Inn Motel and multi-family structures. To the east of the subject property the zoning changes to LR3 and comprises multiple lots of new and old multi-family structures. Adjacent development is a newer 4 story SEDU building.

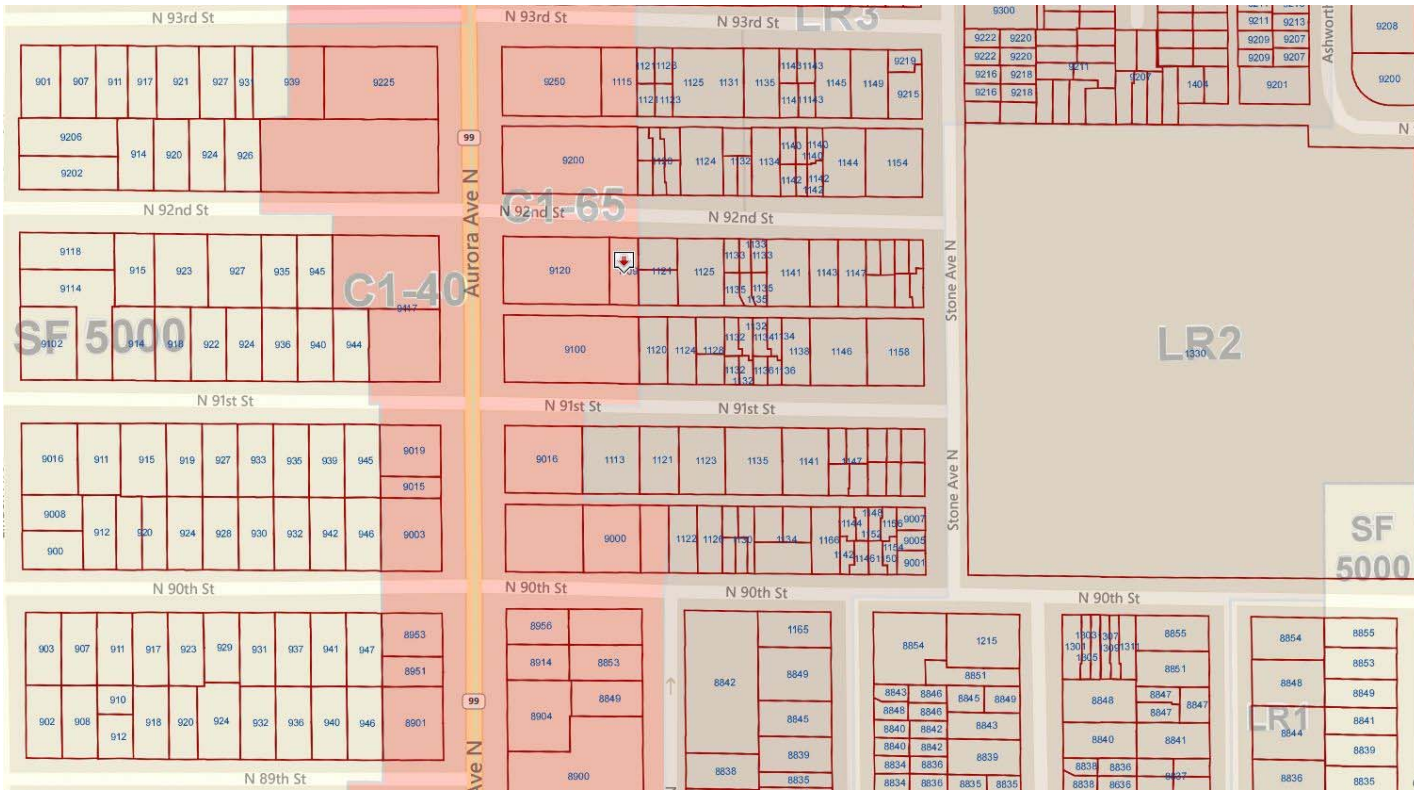
Businesses and amenities are concentrated along the arterial of Aurora Ave N, one parcel west of the subject property. The neighborhood is served by frequent transit, which connects the subject property to greater metropolitan areas, via Aurora Ave N and N 85th St. To the East you have a number of schools, parks, and other outdoor activities. A bit further East, easily accessed by bus, are medical facilities and more business, including Northgate Shopping Mall. To the west, on Aurora Ave N (heading both North and South), are a variety of commercial uses and amenities, including restaurants, grocery, and other small businesses. The subject site has a gradual slope downwards towards the alley on the Southside.

ZONING INFORMATION

ZONE: C1-65  
OVERLAY: Aurora-Licton Springs Urban Village  
STREETS: 1 parcel east of principal arterial Aurora Ave N  
SITE: Located on N. 92nd St. between Aurora Ave N and Stone Ave N  
in a C1-65 zone. Lots to the east are zoned LR3. Lots to the west are zoned C1-65 and C1-40, along Aurora Ave N. Lots to the north and south are a mixture Of C1-65 and LR3.



Aerial Vicinity Map

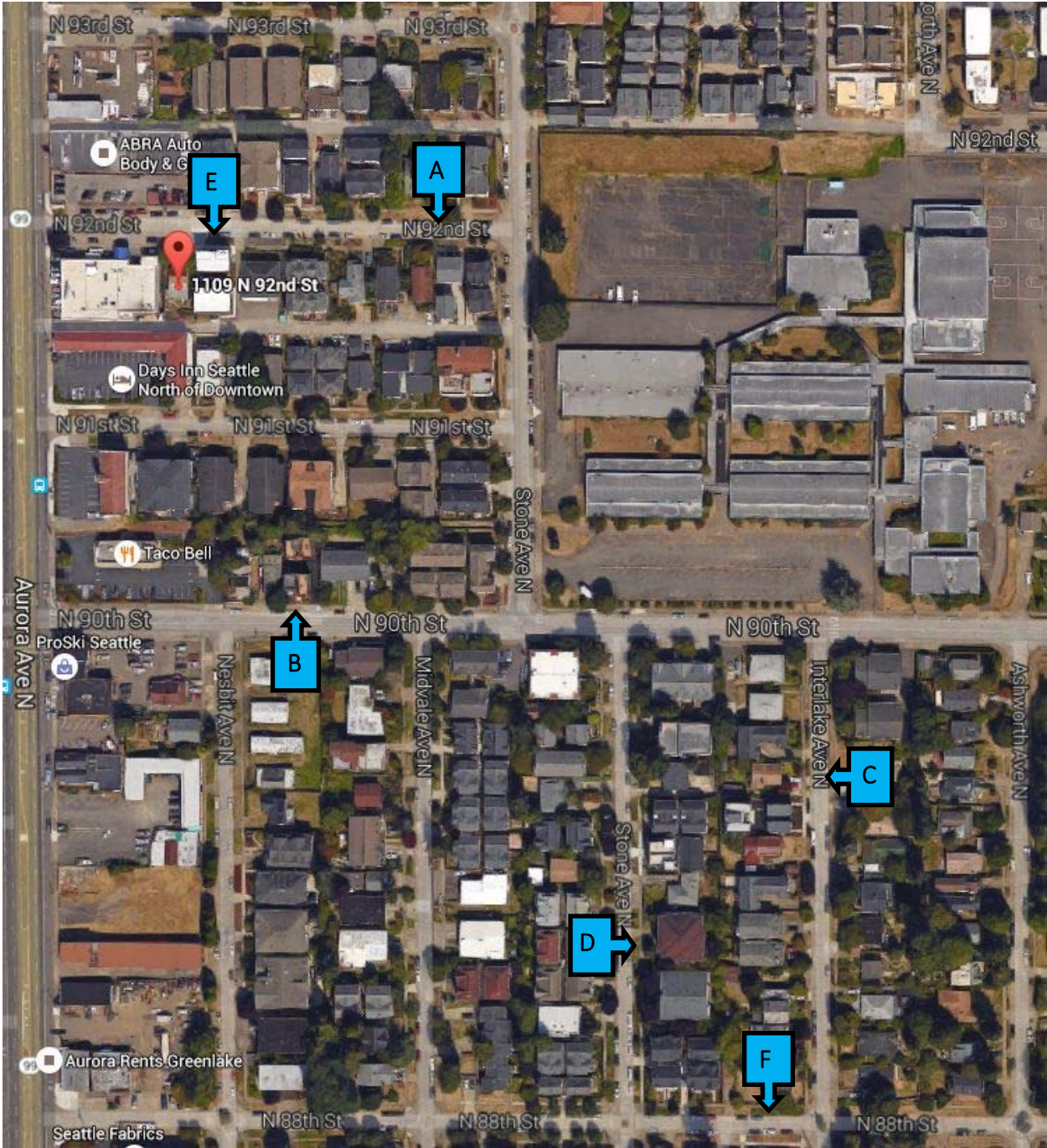


Seattle Zoning Map



NEIGHBORHOOD CONTEXT AND INSPIRATION:

This neighborhood is comprised of a mix of multi-family structures, single family residences and a variety of businesses and amenities. Schools, parks, grocery, religious institutions, and many other small businesses are available within walking distance. The architectural styles present in the neighborhood range from traditional, craftsman, contemporary and modern; comprising a very diverse combination. Our proposed modern design aims to connect with newer construction in the neighborhood, but not alienate older structures, by proposing a more muted color palette for the exterior facades.



A—1155 N 92nd St— Contemporary townhomes built 2014



B—1128 N 90th St—Modern townhomes built 2014



C—8835 Interlake Ave N—Modern townhomes built 2014



D—8834 Stone Ave N—Contemporary townhomes built 2014



E—1121 N 92nd St—Modern Apartment built 2014



F—1333 N. 88th St—Modern townhome built 2014



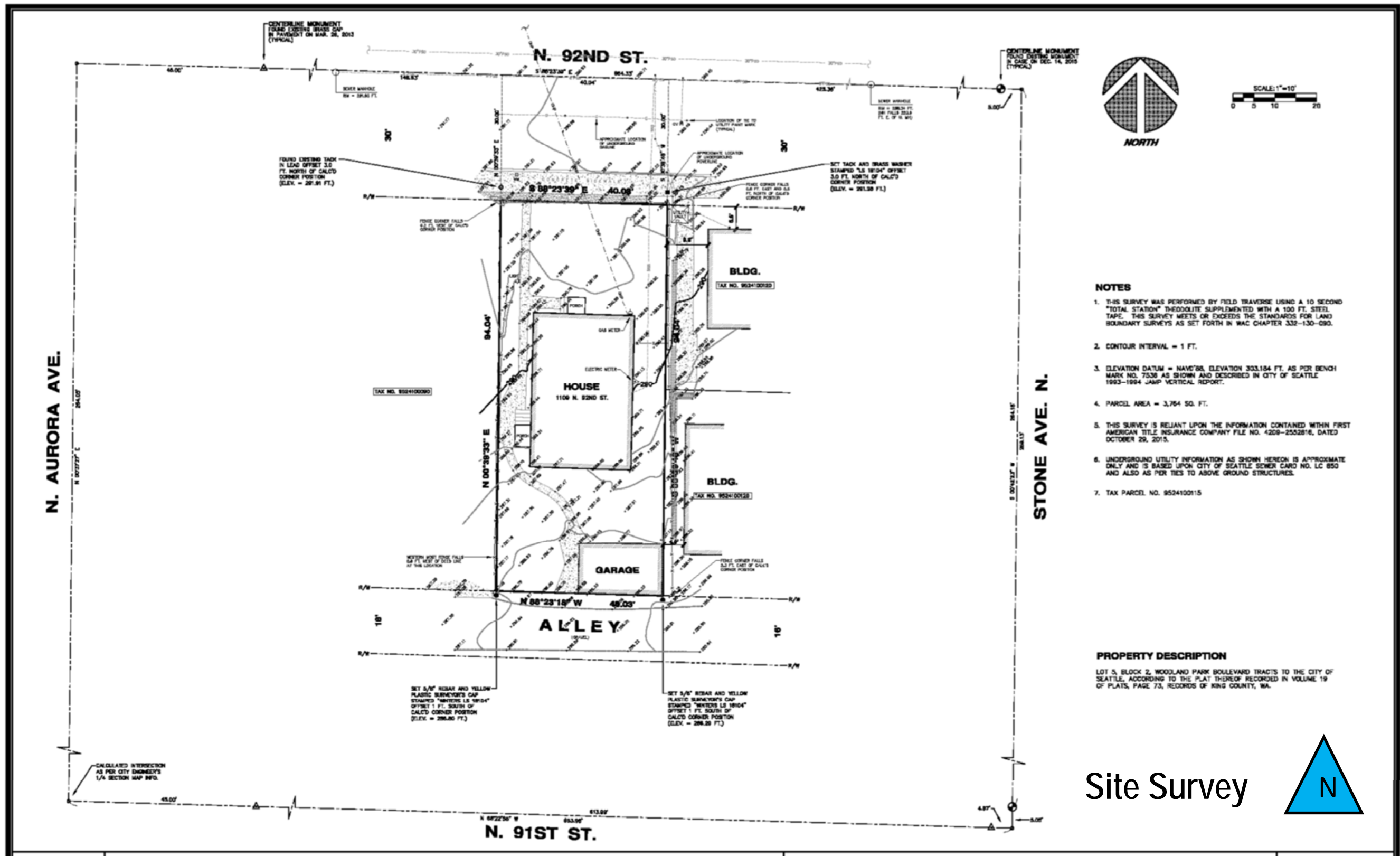


SUBJECT PROPERTY—LOOKING SOUTH



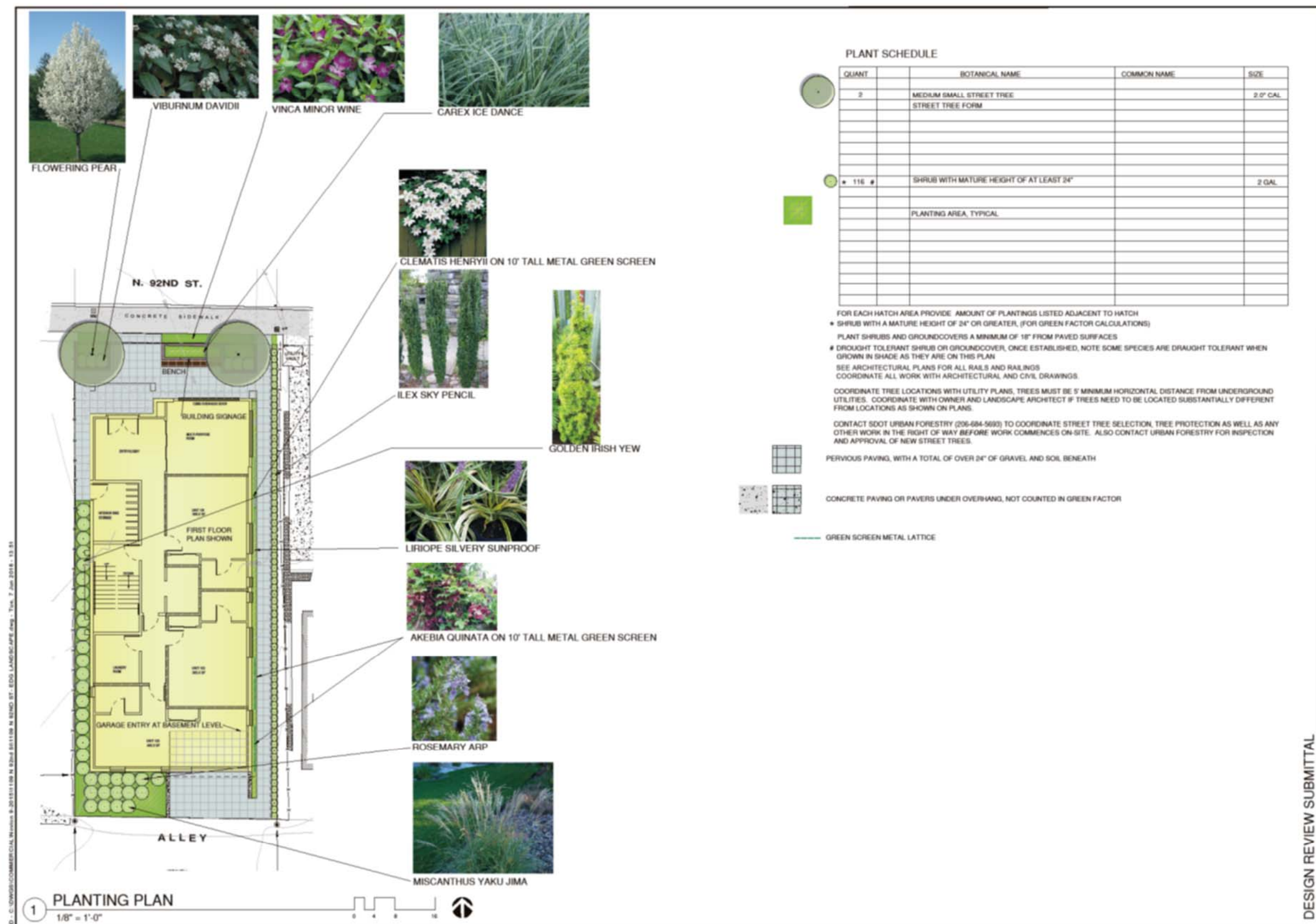
NORTH 92ND ST—LOOKING NORTH











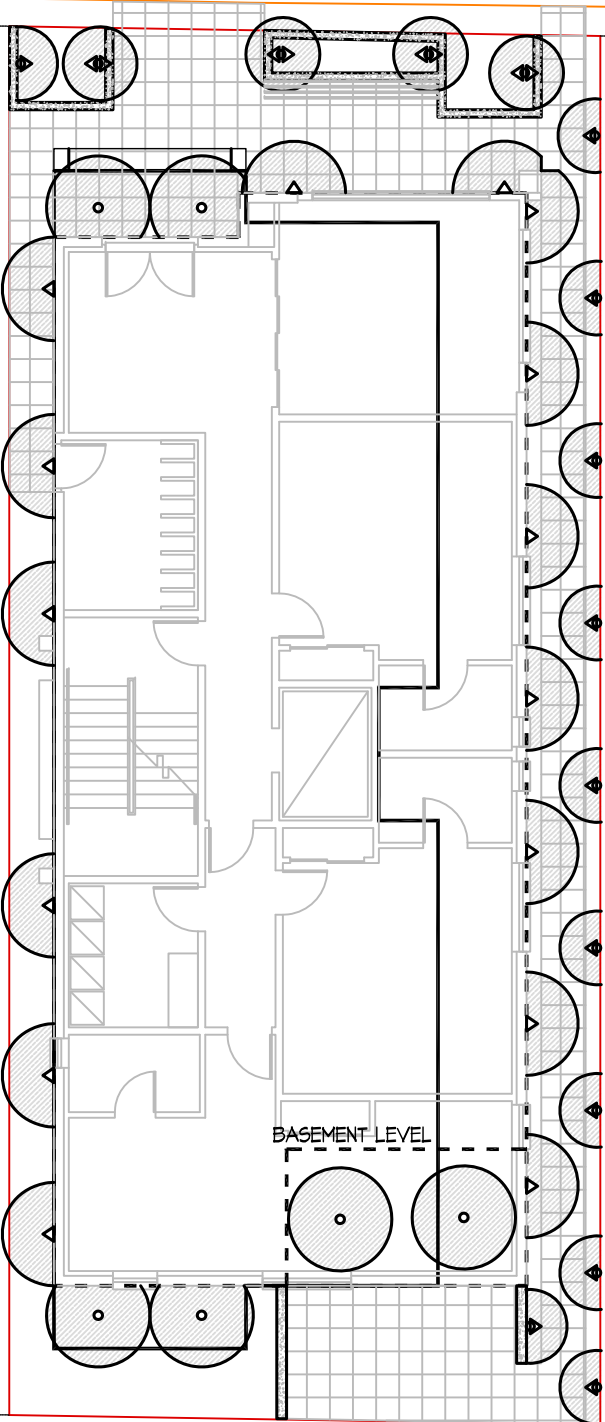


N. 92ND ST.

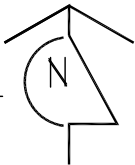
CONCRETE SIDEWALK



SYMBOL	DESCRIPTION	MANUF/ MODEL	NOTES	NUMBER
	RECESSED CAN SOFFIT LIGHT	TBD		6
	WALL LUMINAIRES	BEGA	DIRECTED LIGHT	15
	PATHWAY LUMINAIRES	BEGA	DIRECTED LIGHT	19



LIGHTING PLAN



R/W

16'

R/W

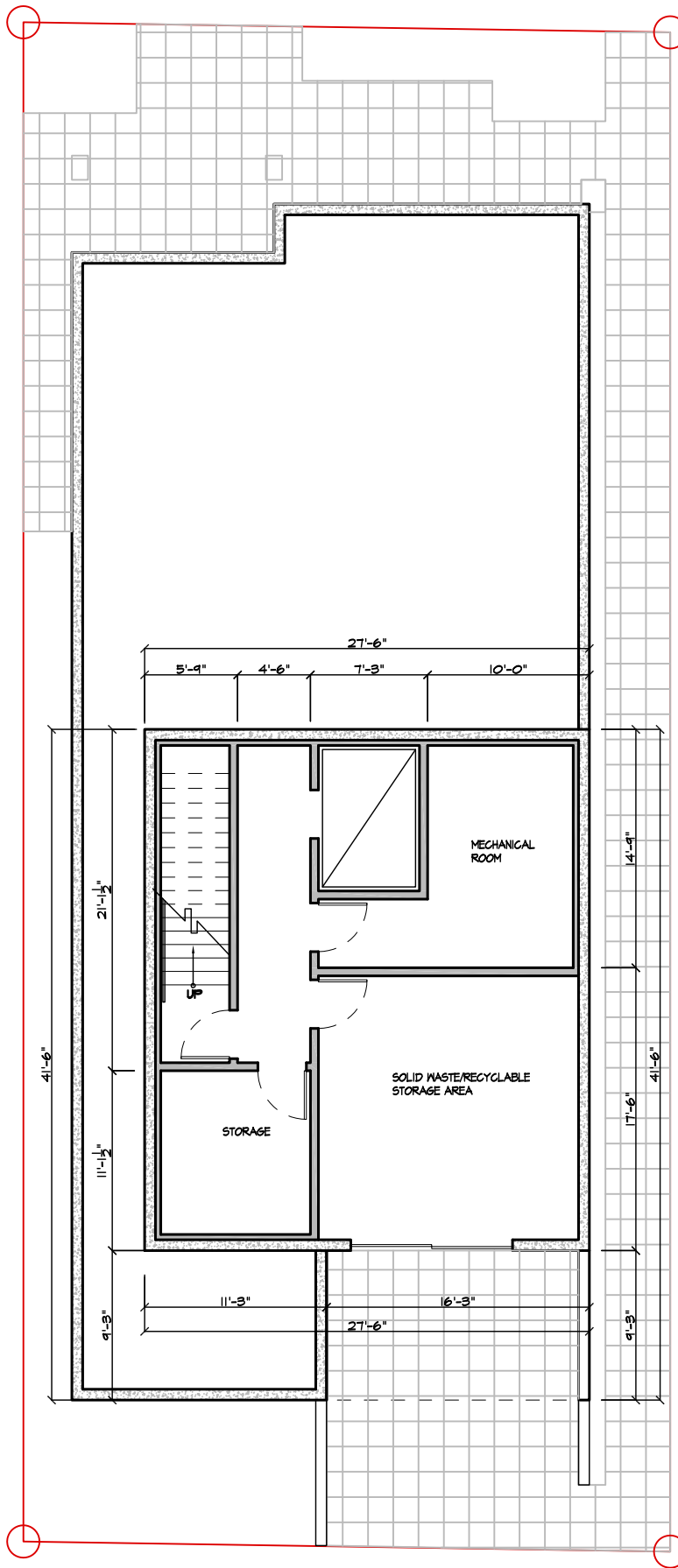
R/W

16'

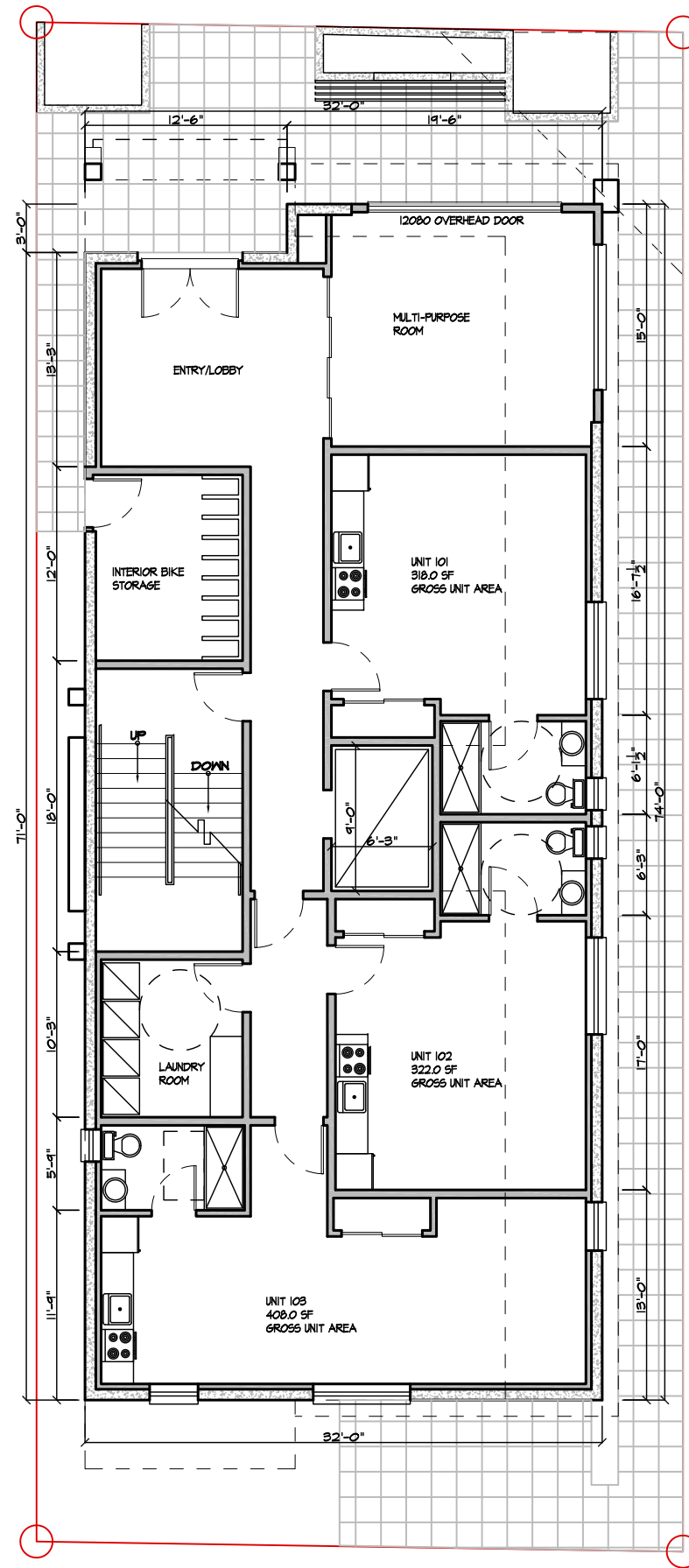
R/W

ALLEY

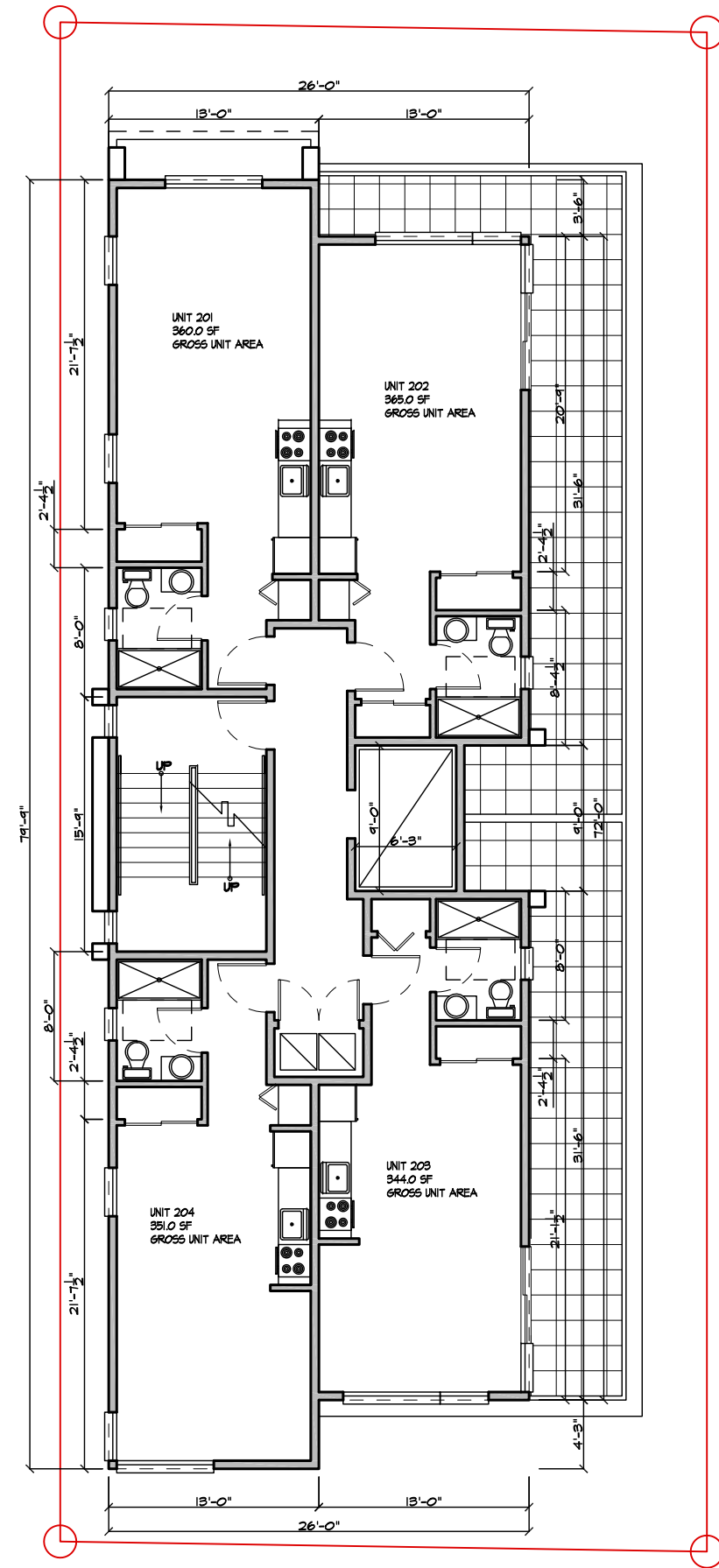




**BASEMENT FLOOR PLAN**   
GROSS FLOOR AREA: 111.4 SF

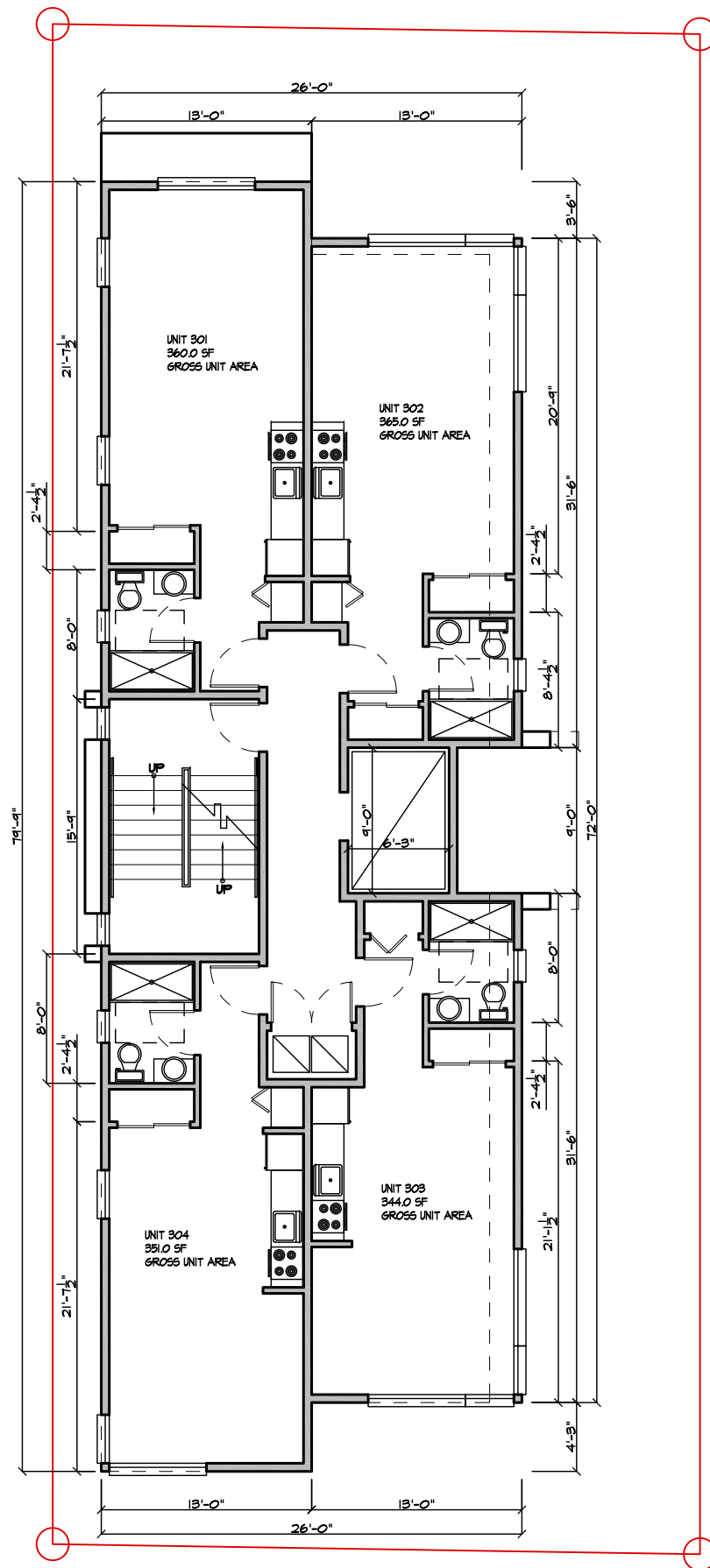


**FIRST FLOOR PLAN**   
GROSS FLOOR AREA: 2,144.3 SF

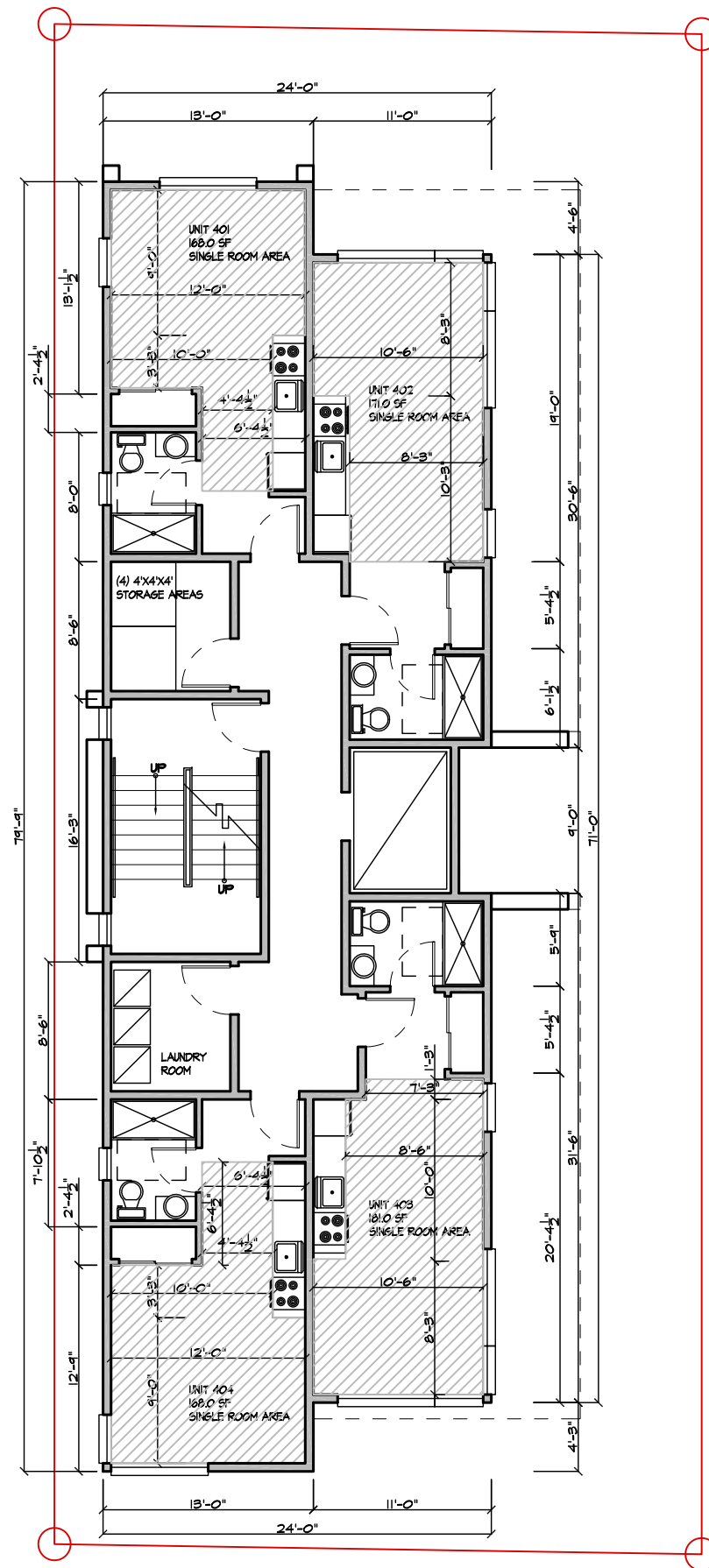


**SECOND FLOOR PLAN**   
GROSS FLOOR AREA: 1,828.0 SF

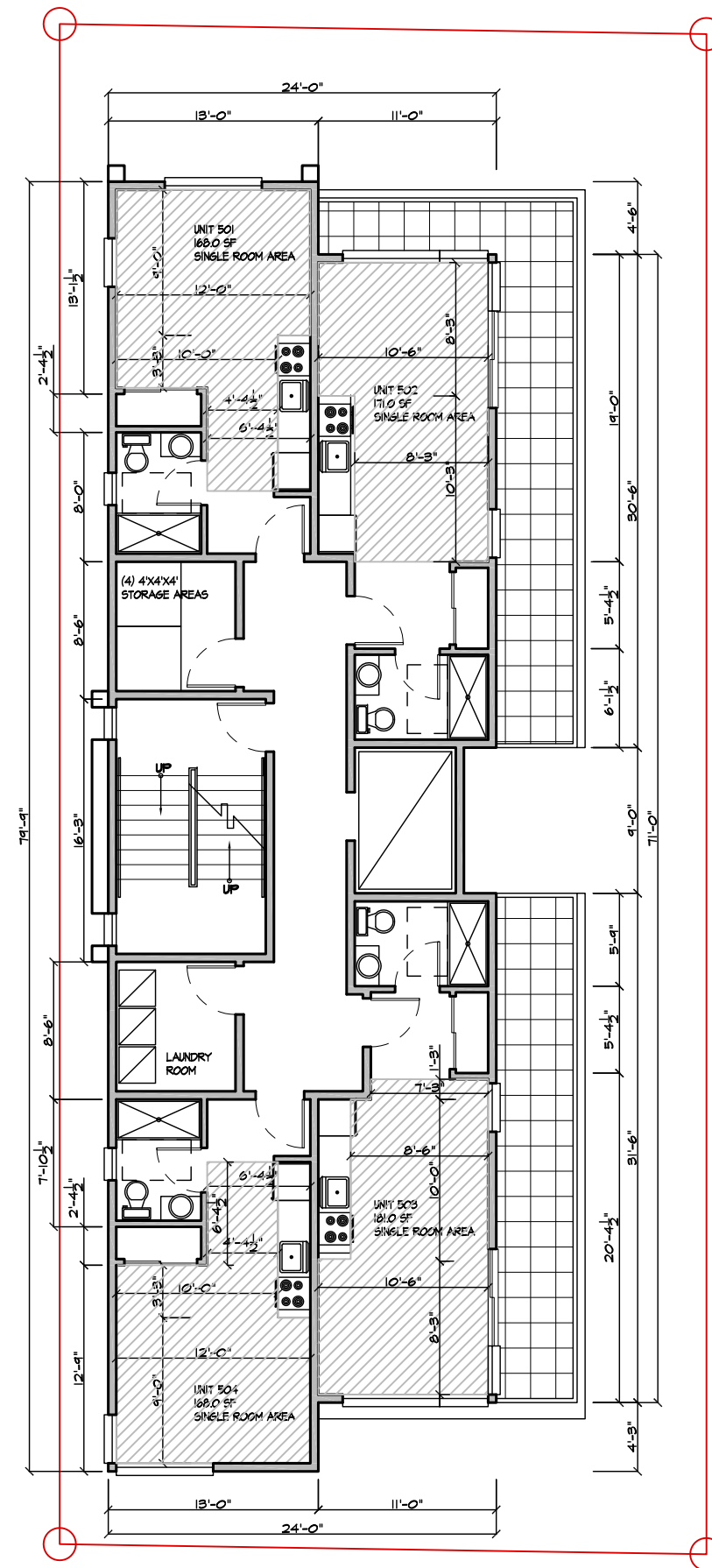




THIRD FLOOR PLAN  
GROSS FLOOR AREA: 1,228.0 SF

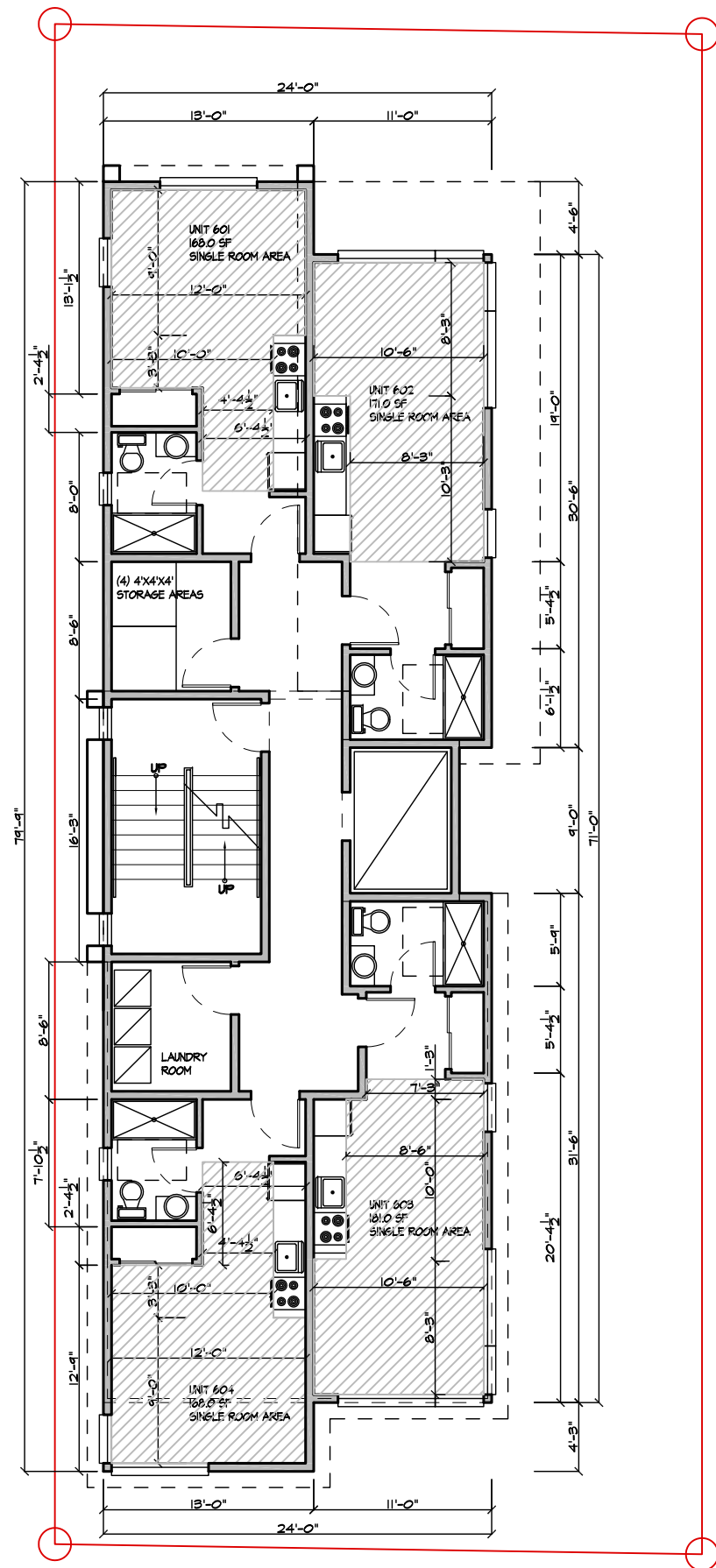


FOURTH FLOOR PLAN  
GROSS FLOOR AREA: 1,445.0 SF

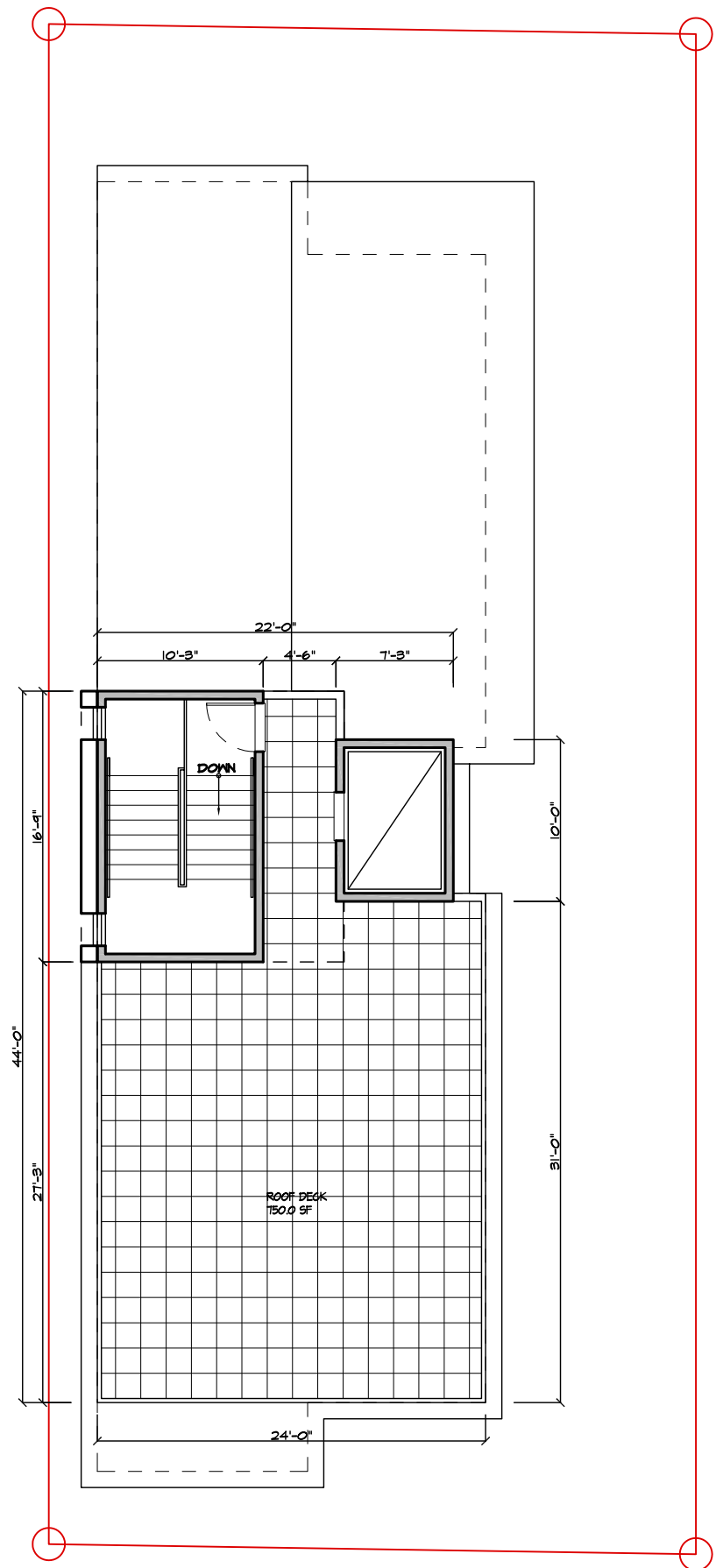


FIFTH FLOOR PLAN  
GROSS FLOOR AREA: 1,445.0 SF





SIXTH FLOOR PLAN  
GROSS FLOOR AREA: 1645.0 SF



ROOF DECK PLAN  
GROSS FLOOR AREA: 201.9 SF



NORTH ELEVATION

MATERIALS LEGEND:

- |   |                            |                            |
|---|----------------------------|----------------------------|
| 1 | FIBER CEMENT BOARD- HARDIE | RAIN SCREEN SYSTEM         |
| 2 | HARDWOOD SIDING            | RAIN SCREEN SYSTEM—H CLIPS |
| 3 | METAL CORRUGATED SIDING    | RAIN SCREEN SYSTEM         |
| 4 | METAL FLASHING             | HEAVY GAUGE- BLACK         |
| 5 | VINYL WINDOWS              |                            |
| 6 | WOOD SOFFITS               |                            |
| 7 | METAL ROOF- STANDING SEAM  |                            |



WEST ELEVATION





SOUTH ELEVATION

MATERIALS LEGEND:

- |   |                            |                            |
|---|----------------------------|----------------------------|
| 1 | FIBER CEMENT BOARD- HARDIE | RAIN SCREEN SYSTEM         |
| 2 | HARDWOOD SIDING            | RAIN SCREEN SYSTEM—H CLIPS |
| 3 | METAL CORRUGATED SIDING    | RAIN SCREEN SYSTEM         |
| 4 | METAL FLASHING             | HEAVY GAUGE- BLACK         |
| 5 | VINYL WINDOWS              |                            |
| 6 | WOOD SOFFITS               |                            |
| 7 | METAL ROOF- STANDING SEAM  |                            |



WEST ELEVATION



STREET VIEW SEPARATION



COURTYARD ENTRY



**Design Guidelines—Preliminary Guidance Responses**

**Context and Site**

CS2: B & D      Urban Pattern and Form: Adjacent Sites, Streets and Open Space & Height, Bulk and Scale

- Identify opportunities for project to make a strong connection to the street

Proposed development is providing setbacks from adjacent sites to reduce massing and provide more opportunity for glazing and transparency, especially the street facing façade. With minimal landscaping and open space area at the ground level, the proposal is providing an interior community area that can open out to a courtyard gathering space at the front of the lot. The proposed structure has been modulated on both the East and North sides to reduce the bulk of the building and create more opportunities for material changes and additions of architectural features. The proposal is to construct a building, to the allowable height limit, but also take into consideration the height and window placement of the adjacent structure to the East.

**Public Life**

PL1: A & B      Connectivity: Network of Open Spaces & Walkways and Connections

- Consider courtyards, recessed entries, landscaping, and other amenities to foster human interaction. Ensure convenient circulation through the site.

The proposed structure provides a multipurpose area, on the ground floor, directly accessible to a public courtyard. The proposal has a garage style door that will bridge the interior public area with the outside, for more entertaining space. The proposal also has a roof deck, accessible to all residents that will provide more exterior space for tenants to congregate. The entry for the proposed structure is recessed from the upper floors, but remains prominent with columns and awnings. A walkway from the street to the alley is provided along the East side for circulation around the site.

PL2: A, B & C      Walkability: Accessibility & Safety and Security & Weather Protection

- Design entries such that all visitors can be greeted and welcomed through the front door. Create safe environments by providing lines of sight and encouraging natural surveillance. Provide lighting for safety and overhead weather protection at the entry.

The proposed structure will have a large storefront door, for it’s entry to a well lit lobby area. The door will be secure and require tenants to buzz in their visitors. The entry itself is recessed under the upper floors, which provides a certain amount of weather protection for visitors. There are two deck levels proposed that tenants can use to view approaching visitors, as well as many transparent windows facing the street. The proposed structure will have an abundant amount of lighting throughout the ground level; in the form of canister lights in soffits and awnings, ground lights to illuminate pathways and outdoor fixtures attached to the exterior facades to provide additional lighting at multiple areas around the building.

PL3: A & B      Interaction: Entries & Residential Edges

- Design primary entries to be obvious, identifiable, and distinct. Provide security and privacy for residents.

The proposed structure will provide specific measures for wayfinding around the site. From the sidewalk, the proposal will have two access points, one of which will lead directly to the front entry doors. The entry walk will be a contrasting paver color from the rest of the courtyard area, as an added means to differentiate the entry. Columns and awnings will also contribute to identifying the entry. The buildings main entry will be locked, and require tenants allow access to visitors.

PL4: B      Active Transportation: Planning Ahead for Bicyclists

- Ensure adequate and secure facilities for bicycle storage.

The proposed structure is providing secure interior bicycle storage at ground level.

Cont.—Design Guidelines—Preliminary Guidance Responses

Design Concept

DC2: A, C & D      Architectural Concept: Massing & Secondary Architectural Features & Scale and Texture

- Add depth to the east façade by incorporating features such as balconies, canopies, or other features. Add detailing at the ground level to create interest for the pedestrian

The proposed structure has taken great care on the East side to break up the massing, with modulated facades, transition in materials, architectural columns, and balconies that also serve as canopies. The proposal is utilizing multiple materials and colors, including natural wood siding for a human scale and warmth; as well as Hardie board panels and metal siding to blend with other modern designs and the commercial spaces nearby. The landscaping at ground level will help the exterior transition from street to building by reducing the scale of the building at the property line.

DC4: A,B, C & D      Exterior Elements and Finishes: Exterior Elements and Finishes & Signage & Lighting & Tree, Landscape and Hardscape Materials

- Select durable and attractive materials that will age well in Seattle’s climate. Provide address signage at the street as applicable. Use lighting to increase site safety.

Exterior walls will be a mix of Hardie Panel, stained wood panel boards and metal siding. The Hardie panels and wood panel exteriors will be a rain screen system that allows for the penetration of water, which it sheds behind the front shell. The three materials will be used to differentiate the modulation and contrast/articulate larger facades. Varying colors will also add to the transition in façade composition. The proposed signage will be an etched concrete panel that provides the backdrop for a planting bed and alternately the back of a bench for the courtyard area. Lighting will be provided to illuminate walkways, entry ways and provide overhead lighting where soffits and awnings can accommodate a fixture.



PER EXHIBIT C FOR 23.47A.014 - REQUIRED SETBACK AREA

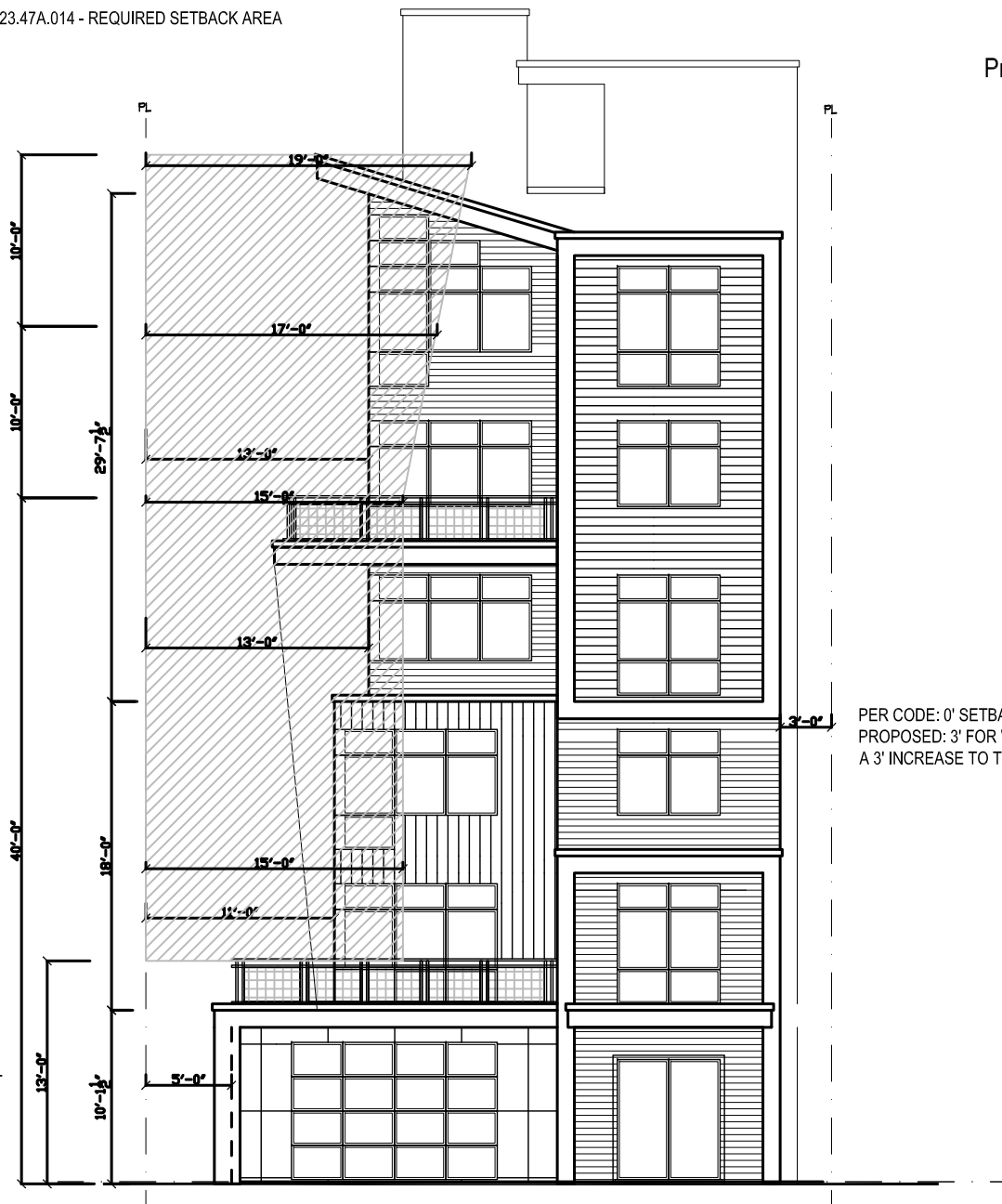
PER CODE: 50'-60' IN HEIGHT - 19' SETBACK REQUIRED  
PROPOSED: 13' SETBACK BETWEEN 28'-10.5"-58'-6"  
A 6' REDUCTION TO THE SETBACK REQUIREMENT

PER CODE: 40'-50' IN HEIGHT - 17' SETBACK REQUIRED  
PROPOSED: 13' SETBACK BETWEEN 28'-10.5"-58'-6"  
A 4' REDUCTION TO THE SETBACK REQUIREMENT

PER CODE: 13'-40' IN HEIGHT - 15' SETBACK REQUIRED  
PROPOSED: 13' SETBACK BETWEEN 28'-10.5"-58'-6"  
A 2' REDUCTION TO THE SETBACK REQUIREMENT

PER CODE: 13'-40' IN HEIGHT - 15' SETBACK REQUIRED  
PROPOSED: 11' SETBACK BETWEEN 10'-1.5"-28'-10.5"  
A 4' REDUCTION TO THE SETBACK REQUIREMENT

PER CODE: 0'-13' IN HEIGHT - 0' SETBACK REQUIRED  
PROPOSED: 5' SETBACK FOR THE FIRST 10'-1.5" IN HEIGHT  
A 5' INCREASE TO THE SETBACK REQUIREMENT



PER CODE: 0' SETBACK REQUIRED ABUTTING COMMERCIAL ZONE  
PROPOSED: 3' FOR WINDOWS AND MAINTENANCE  
A 3' INCREASE TO THE SETBACK REQUIREMENT

## Proposed Adjustments

1. 23.47A.014.B.3 - Setback requirements - for commercial lots adjacent a residential lot (may be reduced by 50%)
  - Required:
    - a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet, and
    - b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet
  - Proposed: On Eastside - 5' setback at ground level; 11'-13' setback for portion of the structure between 13' and 40' in height, and 13' setback for portion of the structure above 40' in height

Requesting an adjustment to the required setbacks along the East side. The adjacent parcel to the East is LR3, requiring specific setbacks based on our proposed structure's height. We're requesting the setback dimension and additional step back per structure height, be reduced to allow a minimum of 3' setback on the West side for unit windows and maintenance area. The reduction in setback requirement will allow us to maximize the site's potential for density and FAR, but still maintain a graduated setback from the adjacent residential lot. The adjustment will provide a slightly wider facade to help balance the height proportions. The East facade is well modulated to avoid long unbroken walls. We're also proposing a 5' setback, on the East side at ground level, where 0' is allowable



