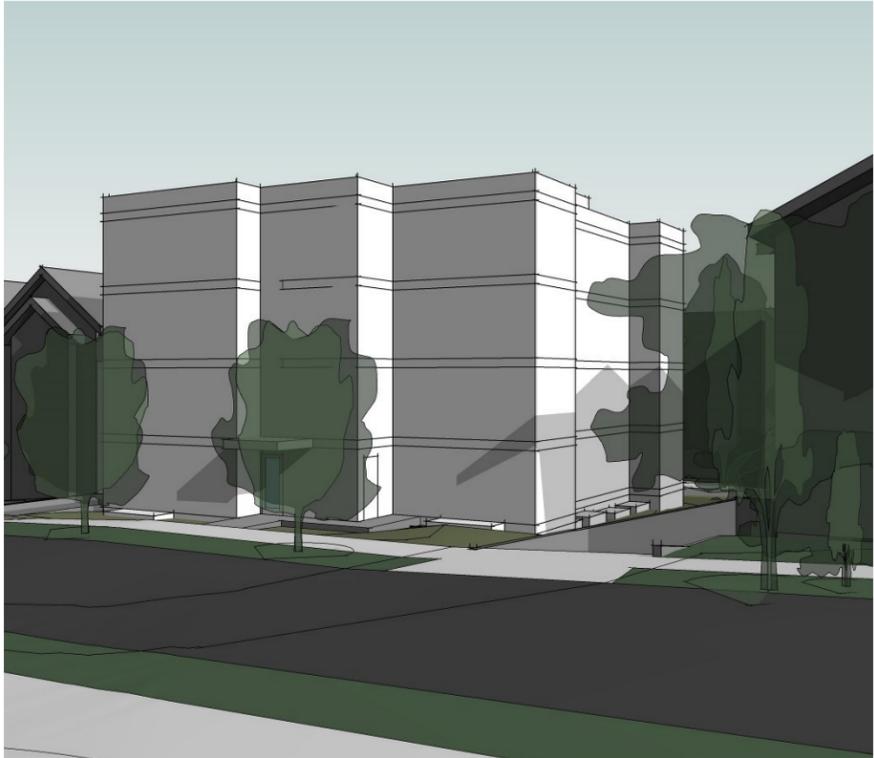
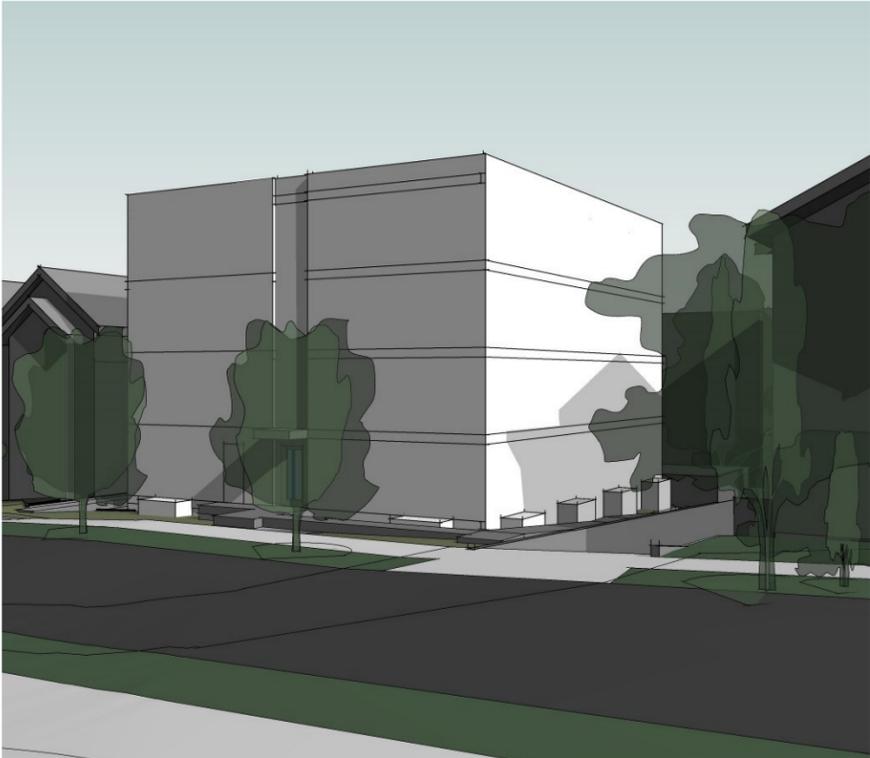


Cascadia Flats



PARCEL INFORMATION

Project Name	Cascadia Flats
Address	1141 N 91st Street, Seattle, WA 98103
Tax ID Number	9524100305
Lot Size	6,113 SF

TEAM

Developer	Wilson Realty Exchange Inc. & John E Tardiff 16912 15th Ave NE Shoreline, WA 98155
Architect	CB Anderson Architects PLLC Gabrielle Muller 7209 Greenwood Ave N Seattle, WA 98103
Landscape Architect	True Scape Design Nate Lowry 500 Yale Ave N Seattle, WA 98109

DEVELOPMENT OBJECTIVES

The project is located at 1141 N 91st Street one block east of Aurora Ave N in the Aurora-Licton Springs Residential Urban Village in an LR-3 zone. The proposal consists of a 4-story apartment building with basement.

The apartment type mixture is made up of 1-Bedroom units and more than 50% of Small Efficiency Dwelling Units (SEDU) for a total of 28 to 30 apartments. The apartments are intended for young professionals looking for contemporary living within easy reach of employment centers such as South Lake Union and Downtown.

Since the site has frequent transit access no parking for cars will be required or provided. Bi-cycle storage inside the building is proposed with the preferred option.

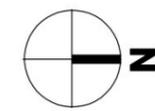
The project will be designed as a 4-star Built-Green site and facility.

CONTENTS

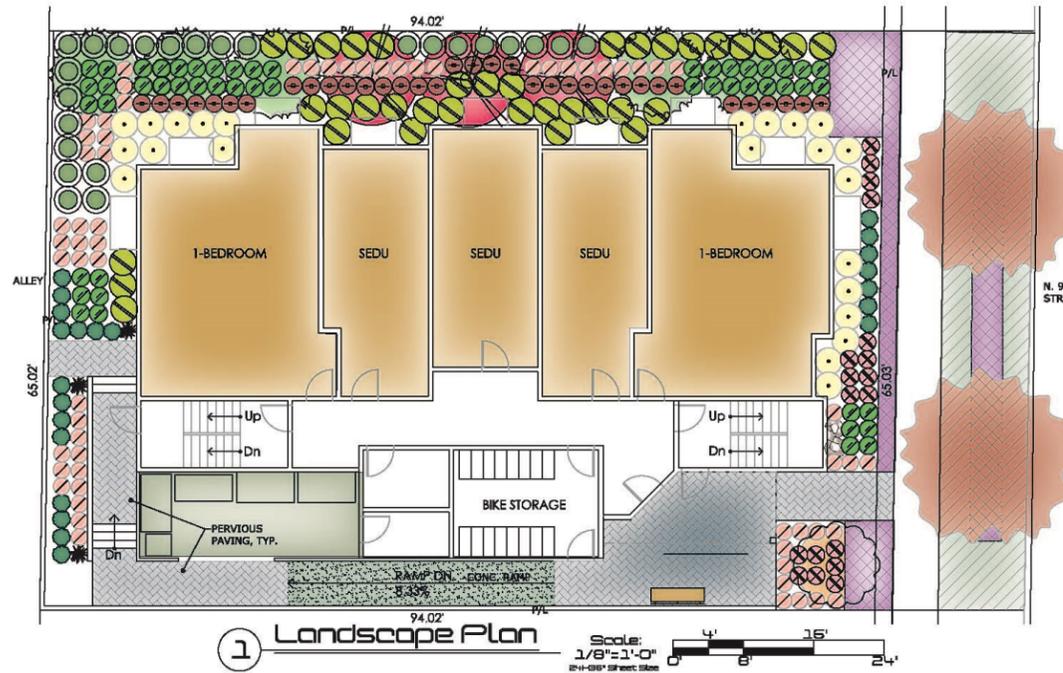
Early Design Guidance Package for Administrative Design Review SDCI PROJECT # 3023731

Development Objectives	2
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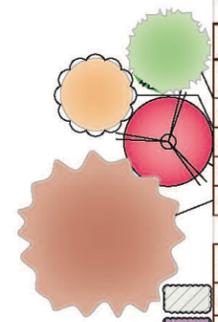
SITE PLAN - PREFERRED OPTION C



LANDSCAPE PLAN



PLANT SCHEDULE

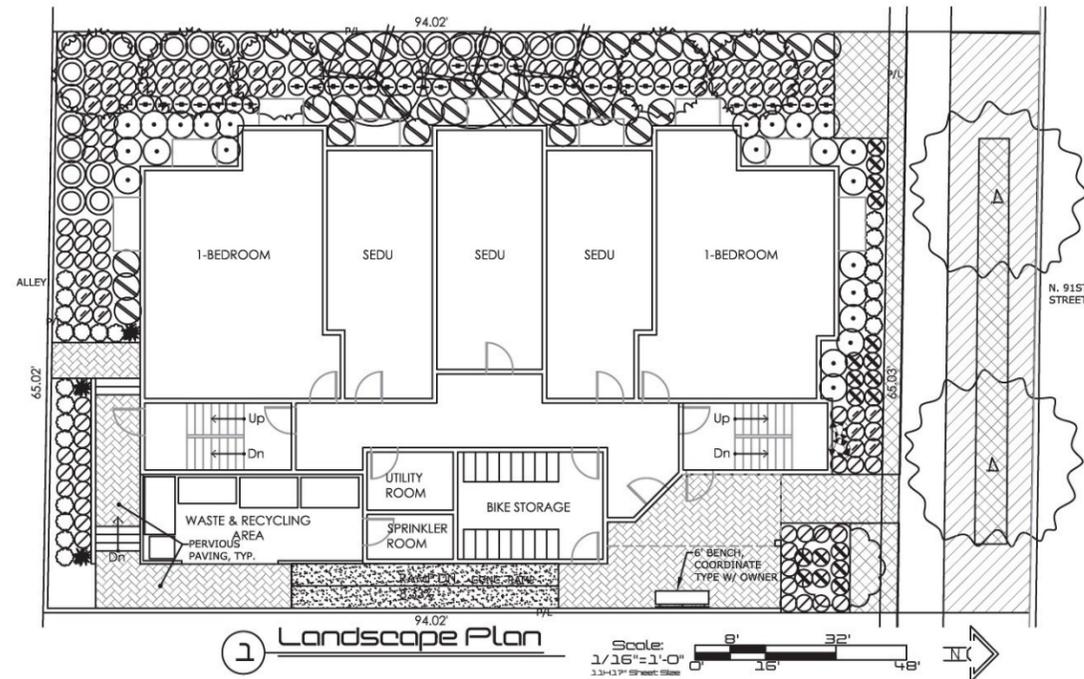


BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
<i>Acer circinatum</i>	Vine Maple	1.5" Cal.	(DT)
<i>Acer palmatum 'Sango-kaku'</i>	Coral Bark Maple	7-8'	(DT)
<i>Amelanchier grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	1.5" Cal.	(DT)
<i>Quercus rubra</i>	Northern Red Oak	2" Cal. Min.	(DT)
(Approved per BILL AMES SCDOT 5/17/16)			
SHRUBS & GROUNDCOVERS			
<i>Arctostaphylos uva-ursi 'Vancouver Jade'</i>	Vancouver Jade Hinnihinich	1 Gal.	(DT) 24" o.c. spacing
<i>Ceanothus glaucescens</i>	Pt. Reyes Ceanothus	1 Gal.	(DT) 24" o.c. spacing
<i>Cornus alba 'Elegantissima'</i>	Variiegated Redtwig Dogwood	5 Gal.	(DT)
<i>Cornus sericea 'Helsey'</i>	Helsey Redtwig Dogwood	2 Gal.	(DT)
<i>Escallonia 'Newport Dwarf'</i>	Newport Dwarf Escallonia	2 Gal.	(DT)
<i>Lonicera nitida 'Baggeson's Gold'</i>	Baggeson's Gold Honeysuckle	5 Gal.	(DT)
<i>Mahonia x media 'Charity'</i>	Charity Oregon Grape	5 Gal.	(DT)
<i>Nandina domestica 'Gulf Stream'</i>	Gulf Stream Heavenly Bamboo	5 Gal.	(DT)
<i>Phormium 'Jack Spratt'</i>	Jack Spratt NZ Flax	2 Gal.	(DT)
<i>Potentilla fruticosa 'Abbotswood'</i>	Abbotswood White Pea Shrub	5 Gal.	(DT)
<i>Spiraea japonica 'Magic Carpet'</i>	Magic Carpet Spiraea	2 Gal.	(DT)

② Plant Schedule
nts

DT= Drought Tolerant

PLANT SELECTION EXAMPLES



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
Acer circinatum	Vine Maple	1.5" Cal. (DT)	
Acer palmatum 'Sango-kaku'	Coral Bark Maple	7-8' (DT)	
Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Cal. (DT)	
Quercus rubra	Northern Red Oak	2" Cal. Min. (DT)	
(Approved per Bill Ames SDCOT 5/17/16)			
SHRUBS & GROUNDCOVERS			
Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Hinnikinich	1 Gal. (DT) 24" o.c. spacing	
Ceanothus gloriosus	Pt. Reyes Ceanothus	1 Gal. (DT) 24" o.c. spacing	
Cornus alba 'Elegantissima'	Variegated Redtwig Dogwood	5 Gal. (DT)	
Cornus sericea 'Helseyj'	Helseyj Redtwig Dogwood	2 Gal. (DT)	
Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	2 Gal. (DT)	
Lonicera nitida 'Baggeson's Gold'	Baggeson's Gold Honeysuckle	5 Gal. (DT)	
Mahonia x media 'Charity'	Charity Oregon Grape	5 Gal. (DT)	
Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 Gal. (DT)	
Phormium 'Jack Spratt'	Jack Spratt NZ Flax	2 Gal. (DT)	
Potentilla fruticosa 'Abbotswood'	Abbotswood White Pea Shrub	5 Gal. (DT)	
Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea	2 Gal. (DT)	
			DT= Drought Tolerant



2 Plant Schedule

9-BLOCK AERIAL VIEW



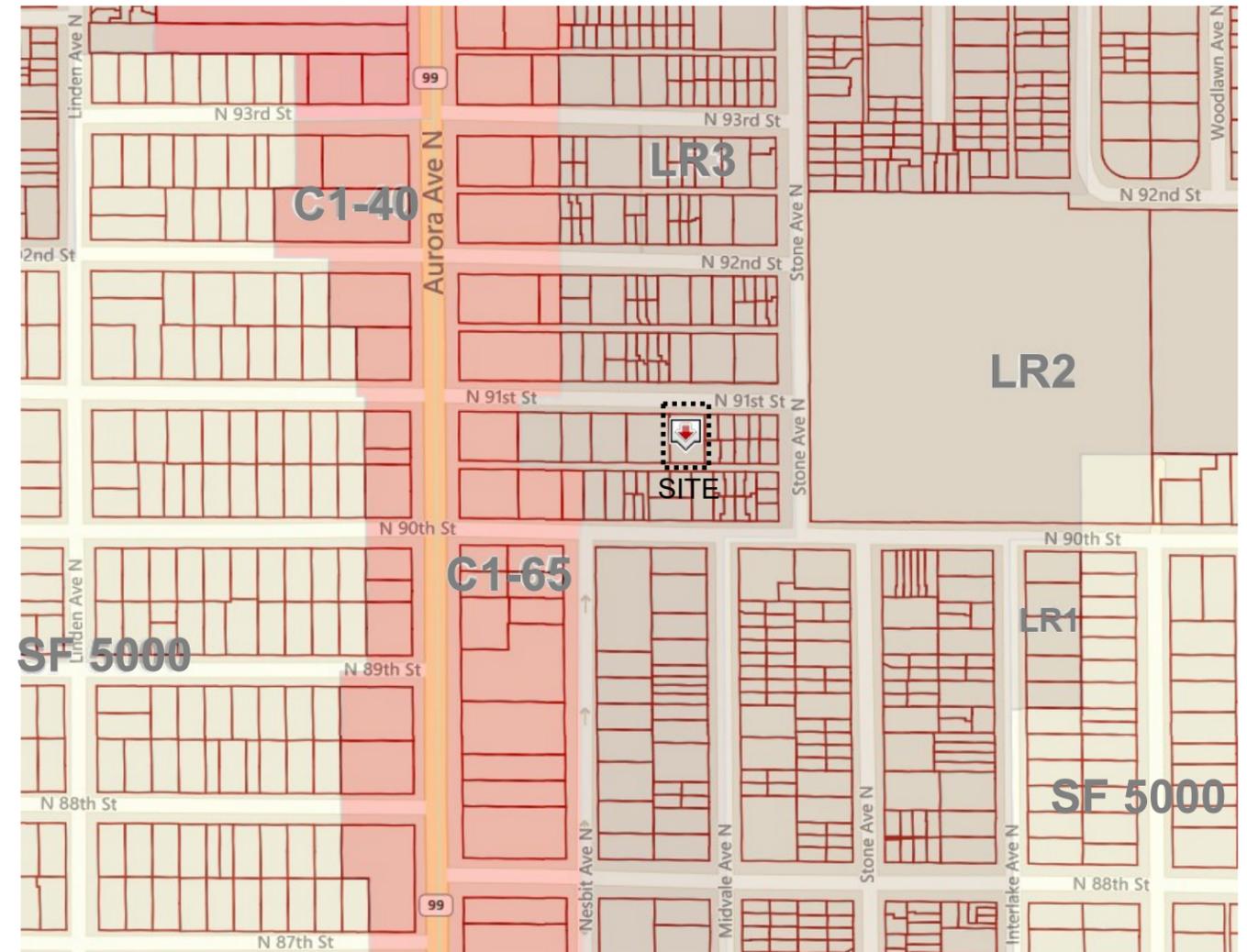
3D 9-BLOCK VIEW FROM SE



Aurora-Licton Springs Residential Urban Village

VICINITY MAP WITH USES

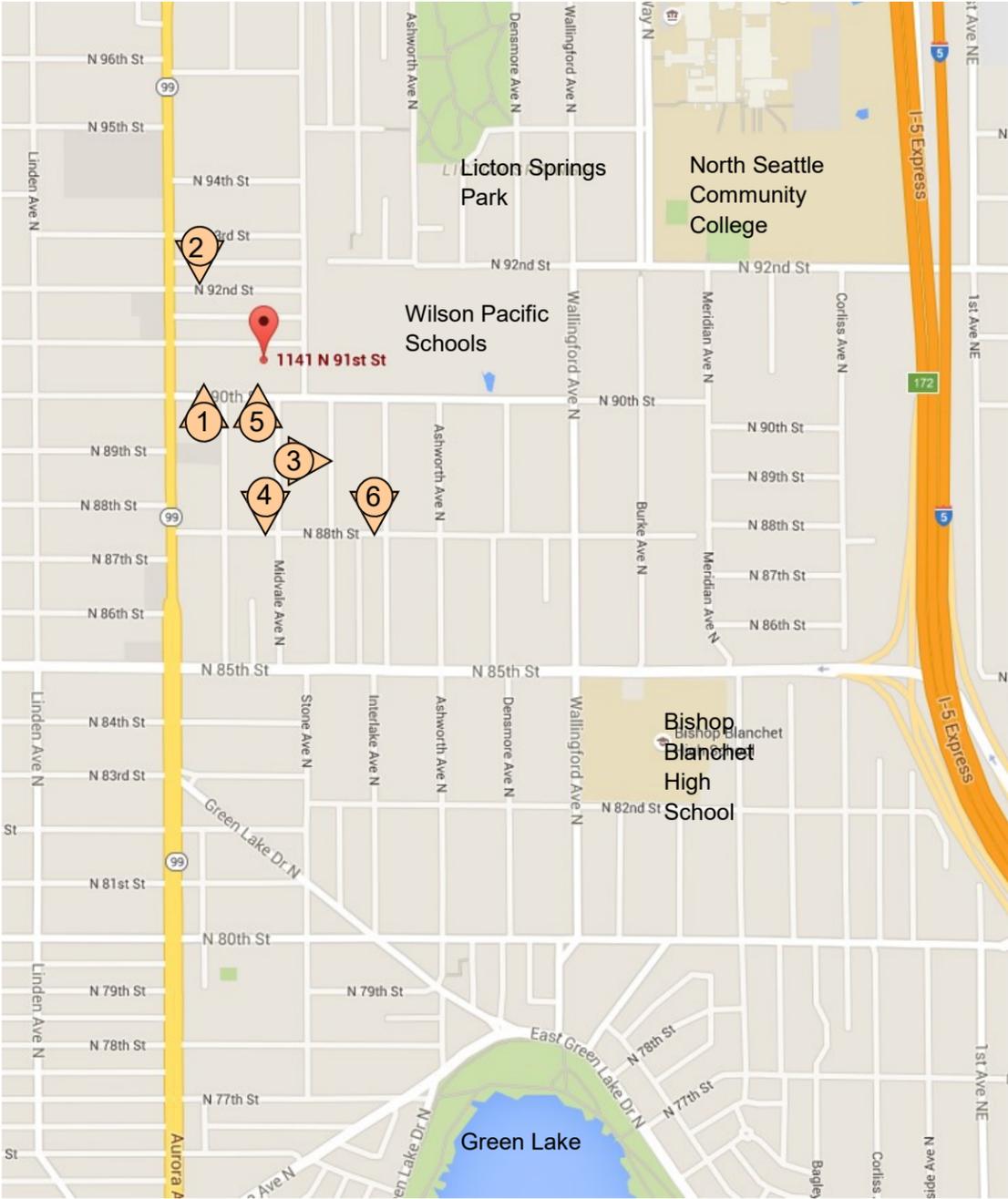
ZONING MAP



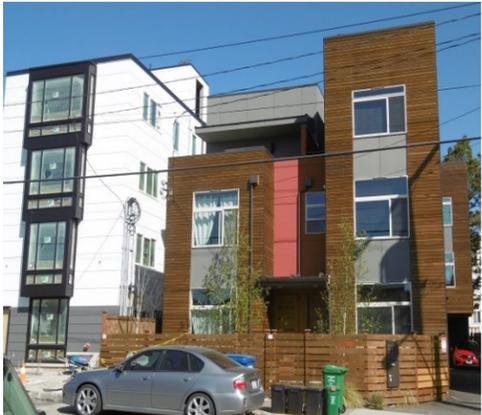
Legend

- Single Family
- Multi Family
- Commercial
- Institutional

VICINITY ANALYSIS & NEIGHBORHOOD EXAMPLES



VICINITY MAP WITH MAIN TRAFFIC PATTERN, PARKS AND INSTITUTIONS



1 Multi-Family & Townhomes



2 Apartment Building



3 Townhomes



4 Rowhouses



5 Townhomes



6 Rowhouses

The project site is located within the Aurora Licton Springs Urban Village. This urban village contains part of the Aurora Ave N commercial corridor and mostly residential single-family homes West of Aurora Ave N and a mixture of single-family and multi-family developments on the East side of Aurora Ave N. In the immediate surrounding of the project site multi-family housing is pre-dominant. The block with the site is located directly east of the Aurora Ave N commercial corridor and a short distance west of I-5. There are two parks in the vicinity of the project site: Licton Springs to the North and Green Lake to the South. Also, several institutions are in fairly close range of the site. Directly East of the project block the new buildings for Wilson Pacific Elementary and Middle School on Stone Ave N are currently under construction. North Seattle Community College is located a few blocks to the Northeast and the Bishop Blanchet High School is located a few blocks to the Southeast of the project site. There seem to be no notable architectural buildings or landmarks in the vicinity of the project site.

The neighborhood is currently experiencing some new development of new multi-family structures either under construction or already finished. Above are some examples of newer multi-family developments in the 9 Block area around the project site which show recent design influences.

N 91ST STREET BLOCK PICTURES & EXISTING BUILDING PICTURES



STONE AVE N

SITE

AURORA AVE N

N 91st STREET VIEW FACING SOUTH



AURORA AVE N

N 91st STREET VIEW FACING NORTH

STONE AVE N



STREET FRONT



STREET FRONT



SIDE VIEW FROM NW



BACK VIEW



BACK VIEW

EXISTING BUILDING PICTURES

SITE & PHOTOS OF ADJACENT BUILDINGS



SITE



1



2



3



4



5



6



7



8



9



10

ZONING TABLE

Seattle Land Use Section	Code	Proposed
23.45.510 Floor Area Ratio	<p>Maximum FAR in LR3 for apartments if inside an urban village: 1.5 or 2.0 if meeting standards of 23.45.510. C.</p> <p>Floor Area exempt from FAR for apartments in LR zones which qualify for the higher FAR limit: Portions of a story that extend no ore than 4 ' above existing or finished grade whichever is lower</p>	<p>Lot area: 6,113 SF Maximum FAR allowed: 6,113 SF x 2.0 = 12,226 SF GFA FAR proposed w/ preferred Option C: 12,051 SF GFA Proposed full Basement is meeting the exemption and will extend no more than 4' above grade</p>
24.45.512 Density Limits	LR3 density limit for apartments: 1 unit in 800 SF of lot area or No Limit if meeting standards of 23.45.510.C.	Maximum density allowed: 6,113 SF./ . 800 SF = 8 units or No Limit Proposed: 28 units w/ preferred Option C
23.45.514 Structure Height	<p>Maximum base height for apartments for principle structures is 40' in LR3 zones inside urban villages provided the lot is separated by 50' from any single-family zoned lot</p> <p>Stair penthouses are allowed to extend 10' above the maximum allowed base height</p>	Proposed: building heights will comply with code
23.45.518 Setbacks	<p>Apartment Setbacks</p> <p>Front setback: 5' minimum</p> <p>Rear setback: 10' minimum with alley</p> <p>Side setback for facades 40' or more in length: 7' average, 5' minimum</p>	<p>Setbacks with preferred Option C</p> <p>Proposed Front setback: 5'</p> <p>Proposed Rear setback: 10'</p> <p>Proposed Side setback for facades more than 40': 5'-6" minimum, average 11'-8" on east side. Average 12'-5" on west side.</p>
23.45.522 Amenity Area	<p>Minimum amenity area for apartments: 25% of lot area</p> <p>For apartments a minimum of 50% of the amenity area is required on ground level and shall be common amenity area. No common amenity area shall be less than 250 SF and the amenity area shall have a minimum dimension of 10'.</p>	<p>Minimum required Amenity area: 6,113 SF x 25 % = 1,528 SF</p> <p>Proposed: 1,630 SF of common amenity area on ground level</p>
23.45.524 landscaping Standards	Green Factor Requirement: Green Factor score or 0.6 or greater	Proposed: landscaping will meet Green Factor score of 0.6
23.45.527 Structure Width & Façade Length	<p>Apartment requirements:</p> <p>Maximum allowed structure width: 150'</p> <p>Maximum façade length within 15' of a side lot line: 65% or lot depth</p>	<p>Preferred Option C:</p> <p>Proposed max. width: 49'</p> <p>Maximum allowed façade length: 94.02' x 65% = 61.11'</p> <p>Proposed: East 36' & West 56.5'</p>
23.54.015 Table B Parking for Residential Uses	Required Parking for residential uses in multi-family zone within an urban vil-lage if use is located with 1,320 feet to the nearest transit stop of a street with frequent transit service: no minimum requirement	No parking required. Frequent transit proof will be submitted with MUP ap-plication.
23.54.015 Table D Parking for Bicycles	For multi-family structures 1 bike stall per 4 dwelling units and 0.75 per small efficiency dwelling unit is required	<p>Bicycle parking stalls for preferred Option C</p> <p>10 1-Bedroom x 0.25 = 2.5</p> <p>18 SEDU x 0.75 = 13.5</p> <p>Total required and proposed: 16 bicycling parking stalls inside building</p>

DESIGN GUIDELINES PART 1

DESIGN GUIDELINE	DESCRIPTION		DESIGN RESPONSE
Context and Site			
CS1 Natural Systems and Site Features	B. Sunlight and Natural Ventilation	2. Daylight and Shading	By orienting most of the units towards West preferred Option C takes advantage of natural sunlight. The neighboring apartment building to the West is located 21' off the common property line. The building in preferred Option C is stepped in plan on the west side thus providing a modulated wide setback. The resulting wide building separation combined with large window openings will ensure ample daylight in all west facing units.
CS1 Natural Systems and Site Features	D. Plants and Habitat	2. Off-Site Features	Parking is not required for this site and none of the options propose parking. The existing alley is not improved and not used by any of the adjacent properties but in fact functions as an additional green space for all adjacent properties. This current condition of the alley is likely to remain as such for years to come with almost all development adjacent to the alley being either new or fairly recent. The "green" alley therefore visually enlarges the landscape area in the rear of the property.
CS2 Urban Pattern and Forms	D. Height, Bulk and Scale	1. Existing Development and Zoning	The surrounding buildings are all fairly compact multi-family structures mostly 3 stories in height and some 4 stories. All proposed options are 4-story structures using the allowed maximum height for this zone providing the envisioned density for this zone. Preferred Option C is stepped in plan and has as a fairly narrow building width at the street front. The building is also stepped in height with a slightly higher slim stair tower and a partially pulled back top floor resulting in reduced perceived massing at the street and rich modulation.
Public Life			
PL1 Connectivity	B. Walkways and Connections	3. Pedestrian Amenities	The access area to the apartment building in preferred Option C is easily recognizable from the street providing such amenities as a large entry canopy, outdoor seating beneath a tree, paving and landscaping and pedestrian scale lighting (will be shown in MUP application).
PL2 Walkability	A. Accessibility	1. Access for all	All proposed options provide direct access to the building from the street for all inhabitants. No backdoors for persons with limited mobility are proposed. All areas of the First Floor and the site are accessible with ramps where needed. Preferred Option C features an entry highly visible from the street but at the same time setback to provide more privacy for the inhabitants. The entry is sheltered by a large canopy and the connection to the sidewalk is designed as a semi-private space.
PL3 Street Level Interaction	B. Residential Edges	2. Ground Level Residential	In preferred Option 3 the street facing unit will be designed with windows that have higher sills to protect privacy in addition to providing landscaping between sidewalk and structure. The entry to the building is setback from the street but also pulled forward from the upper façade and will receive a different exterior finish to support identification as building entry.
PL4 Active Transportation	B. Planning ahead for Bicyclists	2. Bike Facilities	Preferred Option C has a bike storage room with bike racks inside the building. The bike storage room is equally easily accessible from the exterior of the building and the interior Hallway.

DESIGN GUIDELINES PART 2

DESIGN GUIDELINE	DESCRIPTION		DESIGN RESPONSE
Design Concept			
DC2 Architectural Concept	A. Massing	2. Reducing Perceived Massing	With preferred Option C a variety of secondary architectural elements are proposed such as prominent stair tower, canopy sheltered entry, a partially pulled back top floor and added Juliette balconies.
DC2 Architectural Concept	B. Architectural and Façade Composition	1. Façade Composition	The modulated plan in preferred Option C lends itself to application of different façade materials and colors. A variety of materials and colors will be selected and applied on all sides not only the street facing façade.
DC4 Exterior Elements and Finishes	D. Trees, Landscape and Hardscape materials	1. Choice of Plant Materials	The proposed deciduous trees on the west side of the building are of a smaller variety in order to not crowd the open space but provide shade in the summer and natural light in winter, see Landscape Plan.
DC4 Exterior Elements and Finishes	D. Trees, Landscape and Hardscape materials	2. Hardscape Materials	The walkways and entry areas are proposed to be paved with permeable pavers to provide color and pattern in the semi-public spaces, see Landscape Plan.

OPTION A



3D Street View from Northeast

3D Street View from Northwest



Option A Statistics

- Total number of units: 30 units
- 1-Bedroom units: 10 units
- SEDUs: 20 units
- Unit distribution percentage: 66.67 % SEDUs

- FAR:
- Maximum allowed: 12,226 SF GFA
- Proposed: 11,984 SF GFA

Total Gross Floor Area: 14,948 SF GFA

- Amenity Area
- Minimum required: 1,528 SF
- Proposed: 1,556 SF

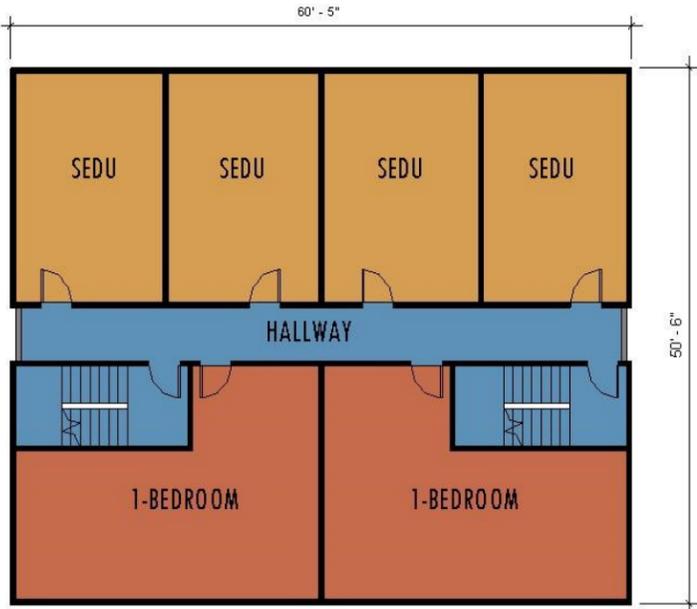


OPTION A – SITE PLAN

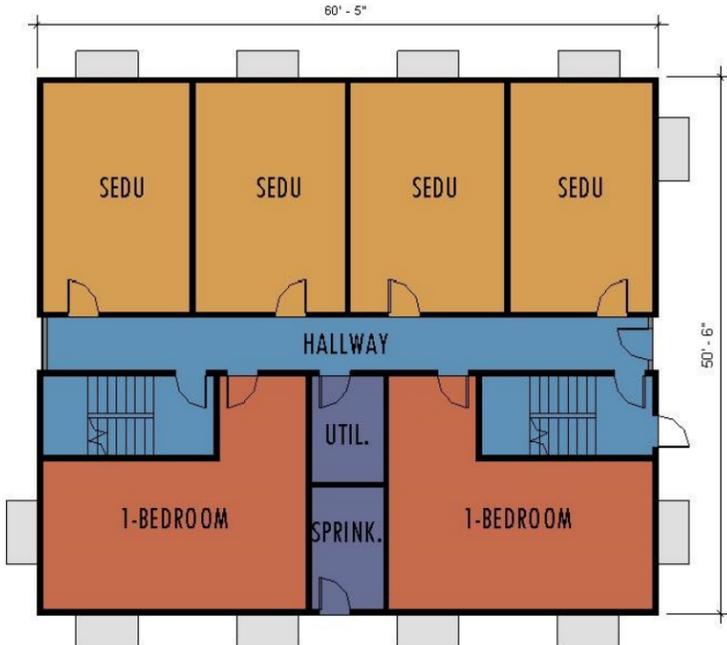


OPTION A - FLOOR PLANS

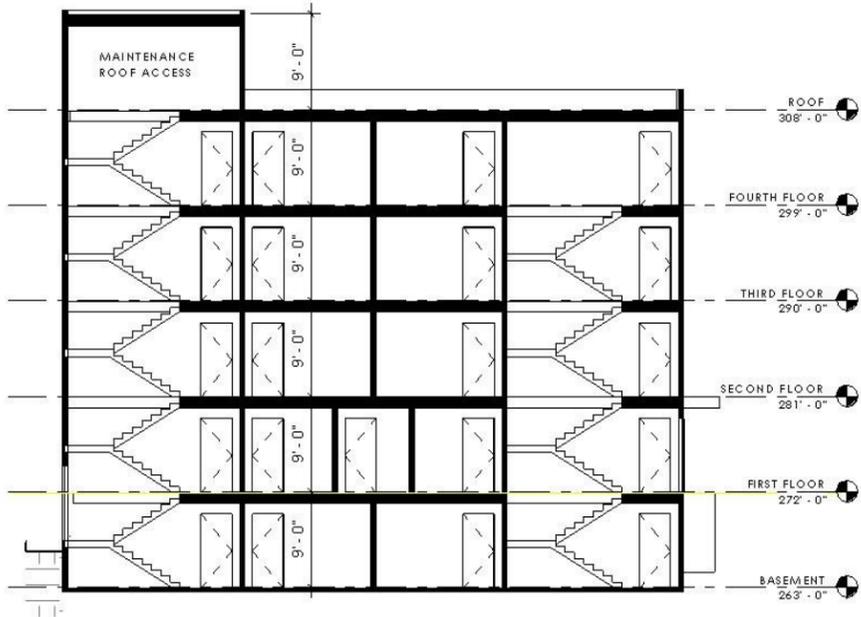
SECOND - FOURTH FLOOR



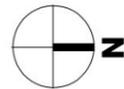
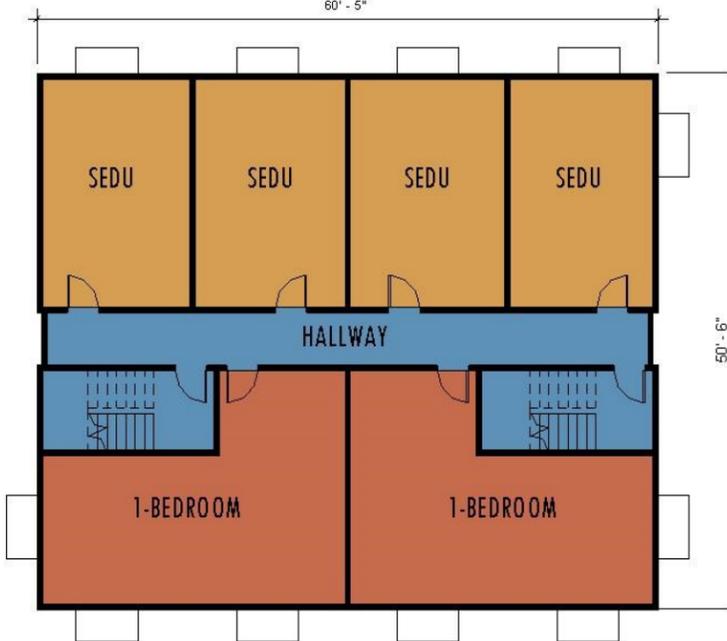
FIRST FLOOR



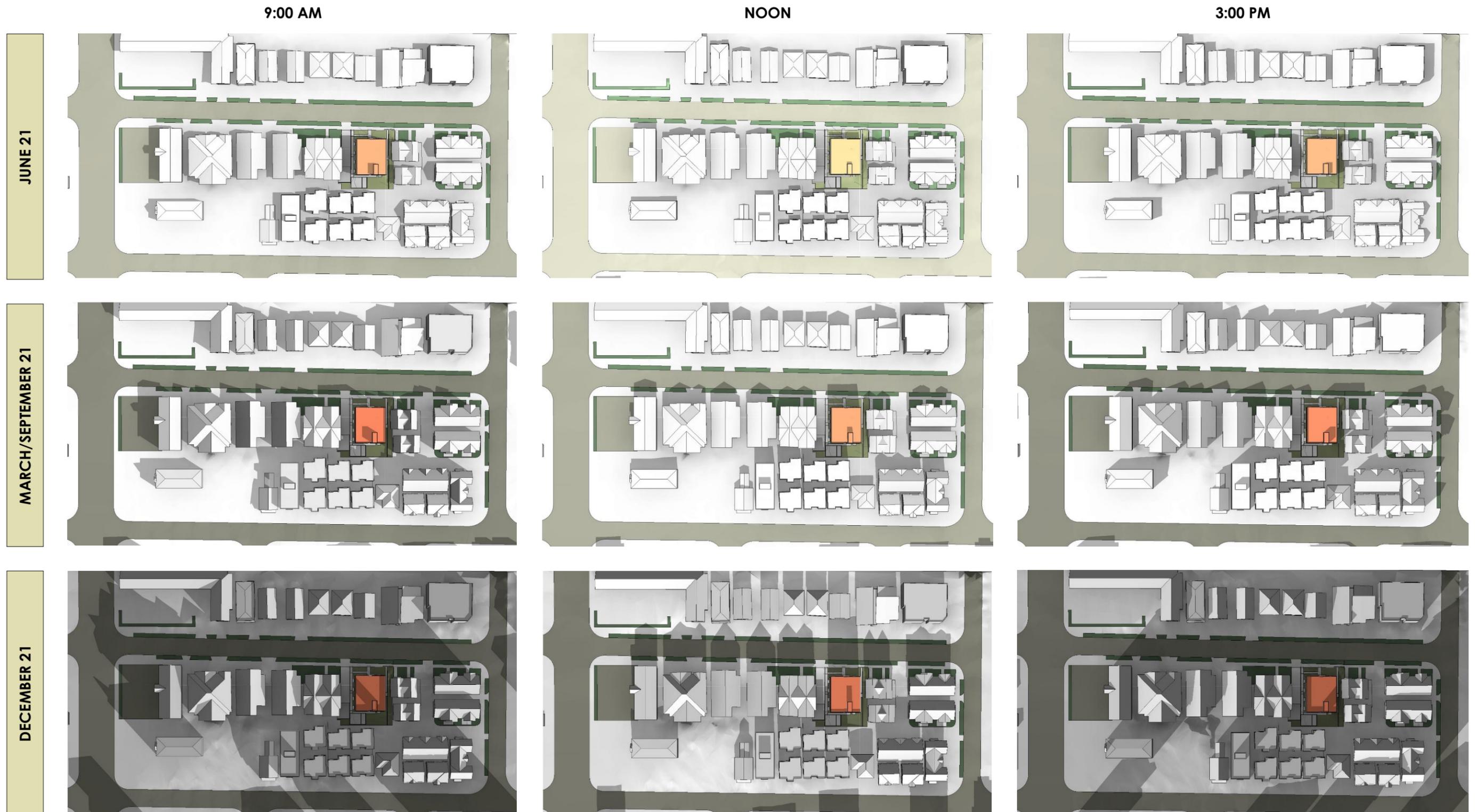
SECTION



BASEMENT



OPTION A - SHADOW STUDY



OPTION B



3D Street View from Northeast

3D Street View from Northwest



Option B Statistics

- Total number of units: 29 units
 - 1-Bedroom units: 11 units
 - SEDUs: 18 units
 - Unit distribution percentage: 62.01 % SEDUs

- FAR:
 - Maximum allowed: 12,226 SF GFA
 - Proposed: 12,226 SF GFA

Total Gross Floor Area: 15,254 SF GFA

- Amenity Area
 - Minimum required: 1,528 SF
 - Proposed: 1,574 SF

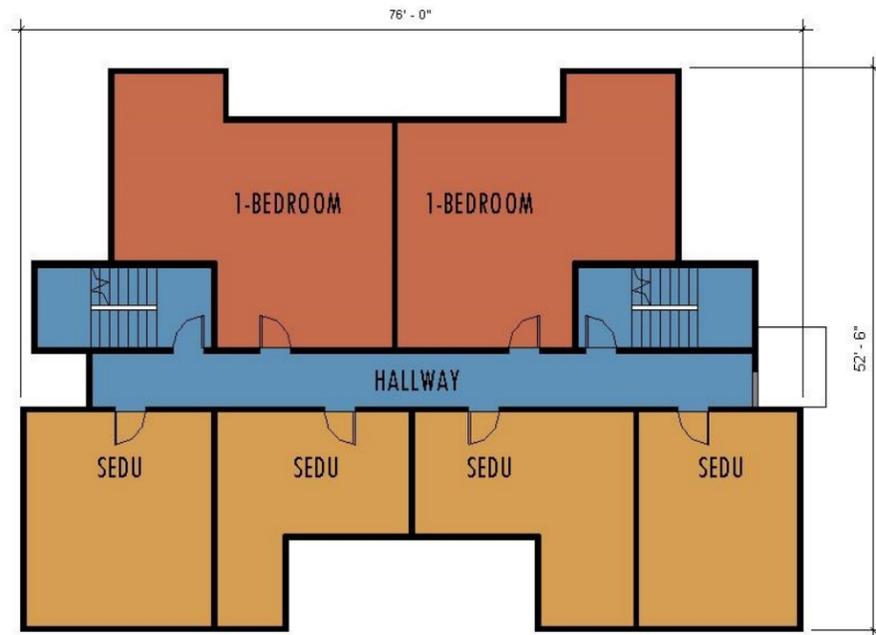


OPTION B – SITE PLAN



OPTION B - FLOOR PLANS

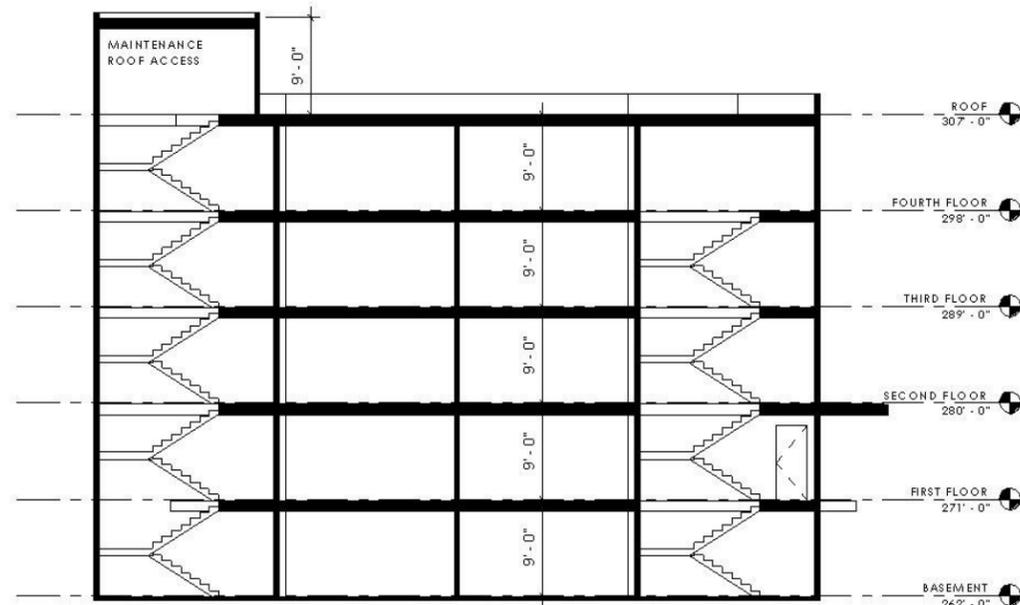
SECOND -
FOURTH
FLOOR



FIRST FLOOR



SECTION



BASEMENT



OPTION B - SHADOW STUDY





3D Street View from Northeast

3D Street View from Northwest



Preferred Option C Statistics

- Total number of units: 28 units
 - 1-Bedroom units: 10 units
 - SEDUs: 18 units
 - Unit distribution percentage: 64.29 % SEDUs
- FAR:
 - Maximum allowed: 12,226 SF GFA
 - Proposed: 12,051 SF GFA
- Total Gross Floor Area: 14,749 SF GFA
- Amenity Area
 - Minimum required: 1,528 SF
 - Proposed: 1,630 SF





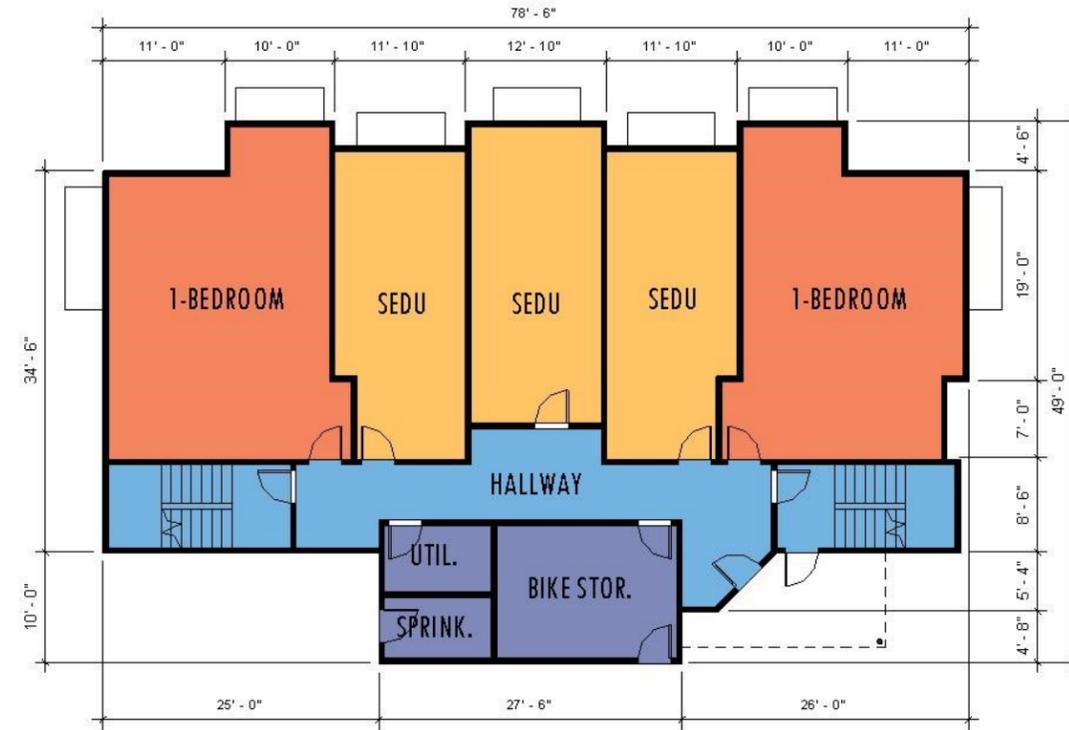
OPTION C - FLOOR PLANS

PREFERRED OPTION

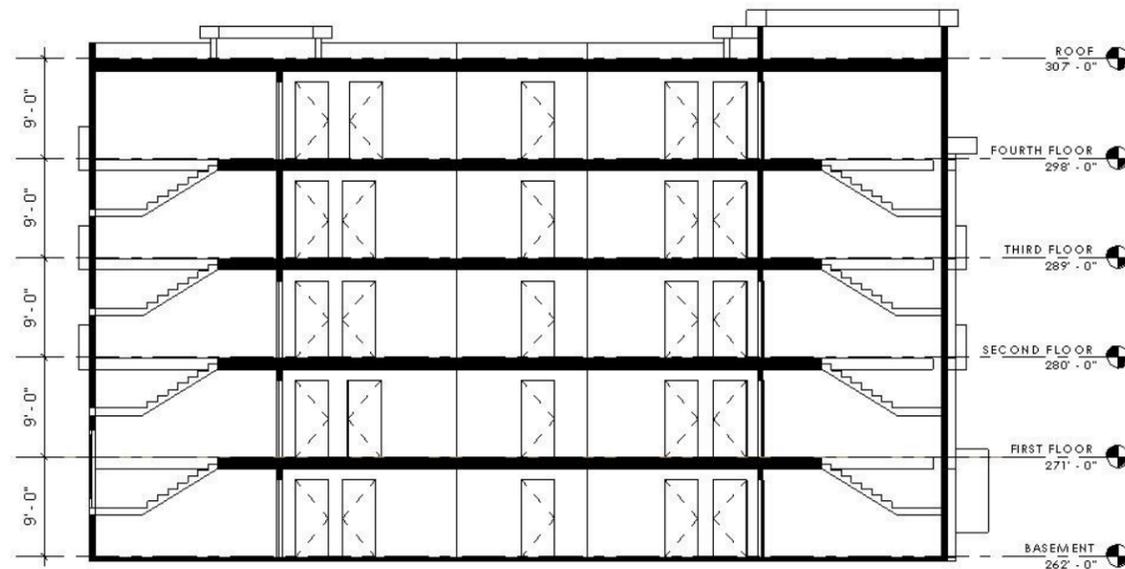
SECOND
THRU
FOURTH
FLOOR



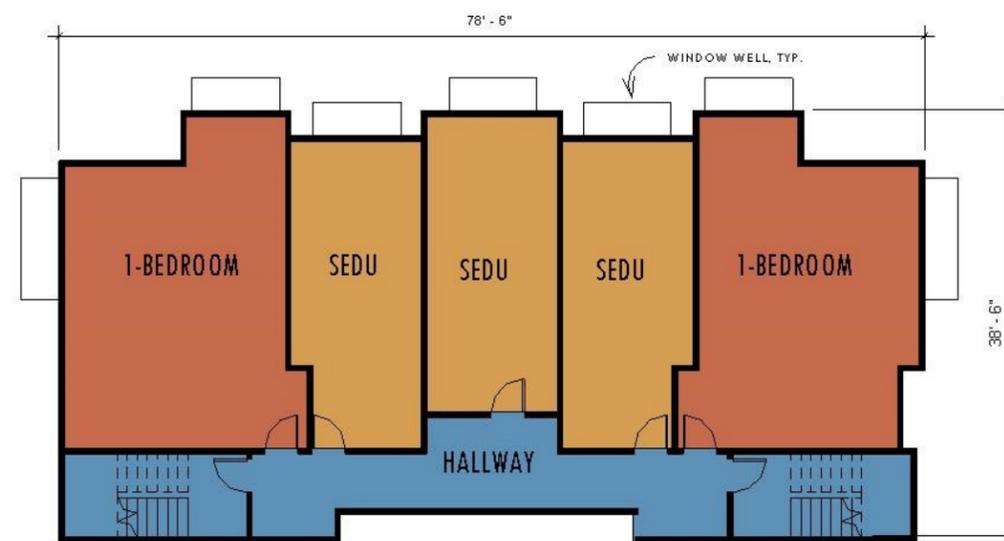
FIRST
FLOOR



SECTION



BASEMENT



OPTION C - SHADOW STUDY

PREFERRED OPTION



ARCHITECTURAL MASSING CONCEPTS

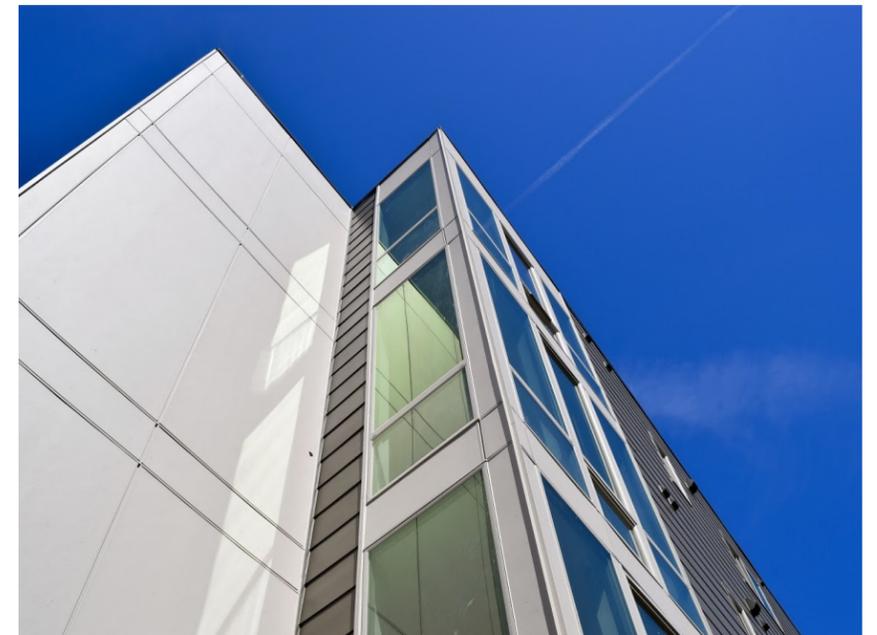
OPTION COMPARISON

	3D VIEW	# OF UNITS	FAR & TOTAL GFA	AMENITY AREA	DEPART.	OPPORTUNITIES	CONSTRAINTS
OPTION A		Total number of units: 30 units 10 1-Bedroom units 20 SEDUs Unit distribution percentage: 66.67% SEDUs	Max. FAR allowed: 12,226 SF GFA FAR proposed: 11,984 SF GFA Total GFA including Basement: 14,948 SF GFA	Min. required amenity area: 1,528 SF Proposed amenity area: 1,556 SF	No	Highest density of all options Easy constructability	No massing modulation No real sense of entry to building Two different access paths for waste & recycling / amenity area and for mechanical access Bike parking in back of property
OPTION B		Total number of units: 29 units 11 1-Bedroom units 18 SEDUs Unit distribution percentage: 62.01% SEDUs	Max. FAR allowed: 12,226 SF GFA FAR proposed: 12,226 SF GFA Total GFA including Basement: 15,254 SF GFA	Min. required amenity area: 1,528 SF Proposed amenity area: 1,574SF	No	Modulated building mass	Less opportunity for well designed entry area More window area facing close east side neighbor development Second pathway for stair exit required at street front Access to back yard amenity area though waste & recycling area Bike parking outside building
PPREFERRED OPTION C		Total number of units: 28 units 10 1-Bedroom units 18 SEDUs Unit distribution percentage: 64.29% SEDUs	Max. FAR allowed: 12,226 SF GFA FAR proposed: 12,051 SF GFA Total GFA including Basement: 14,749 SF GFA	Min. required amenity area: 1,528 SF Proposed amenity area: 1,630 SF	No	Perceived reduced massing at street front due to modulated building footprint & height Building entry highly visible yet set back from street creating a semi-private zone at the sidewalk Large amenity area Wide building separation at west property line optimizing light and air for most units Bike parking inside building	Reduced density with least number of units Minimum allowed setback at front proposed to be offset by protective landscaping and window placement

PRECEDENT IMAGES



Proposed mixture of cement board panel siding, horizontal cement board smooth lap siding and metal siding.



DEPARTURES

No departures are requested for Preferred Option C at this point.

