

STREAMLINED DESIGN
REVIEW APPLICATION

DCI # 3035278-EG
3920 Linden Ave N
Seattle, WA 98103

Applicant:
Cone Architecture, LLC
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Seattle, WA 98121
Contact: Emily Morgan

Owner:
Alex Mason
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Bellevue, WA 98004

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206.684.0363





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VICINITY MAP

EXISTING SITE

An existing rectangular parcel (APN 193130-1120) measures approximately 120 feet wide by 53 feet deep and 6,360 SF. The western portion of the parcel is bordered by Linden Ave N. The B.F. Day School is located across Linden Ave N. A (5) unit multifamily building occupies the adjacent parcel to the north. A duplex building occupies the parcel to the south. An alley runs along the eastern edge of the site with an office building located across the alley.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 (M), indicating that the structure may go up to 40'-0" plus additional applicable height bonuses. The LR zoning continues north and south along Linden Ave N for at least a mile in either direction. The parcel across the alley to the east is zoned C1-55 (M). The subject parcel is within the Fremont Hub Urban Village and is confirmed to be in a Frequent Transit area. No parking is required.

DEVELOPMENT OBJECTIVES

The project proposes the construction of (2) new multi-family residential buildings containing a total of (8) townhouse units. The existing single family home will be demolished under this proposal. The project site, due to its location in a desirable neighborhood with public transportation allowing easy access downtown, is prime for denser development. The site is located in an urban village with frequent transit designations, therefore no parking is required. Six (6) parking stalls are provided accessed off the alley.

NEIGHBORHOOD CUES

The immediate blocks are a mix of multi-family buildings, single-family residence, educational buildings, and commercial businesses. There is a variety of commercial buildings in the nearby Fremont neighborhood, which includes several restaurants, coffee shops, bars, various small businesses. The heart of Fremont and the Fremont Sunday Farmers Market are located a mile south of the project site. The site's location provides easy access to Aurora Ave N, located one block to the east. Access to the Burke- Gilman Trail is located approximate a half mile to the south, Creating a connection to the University of Washington to the east and Ballard to the west.



SITE LOCATION

3920 Linden Ave N
Seattle, WA 98103

ZONING SUMMARY

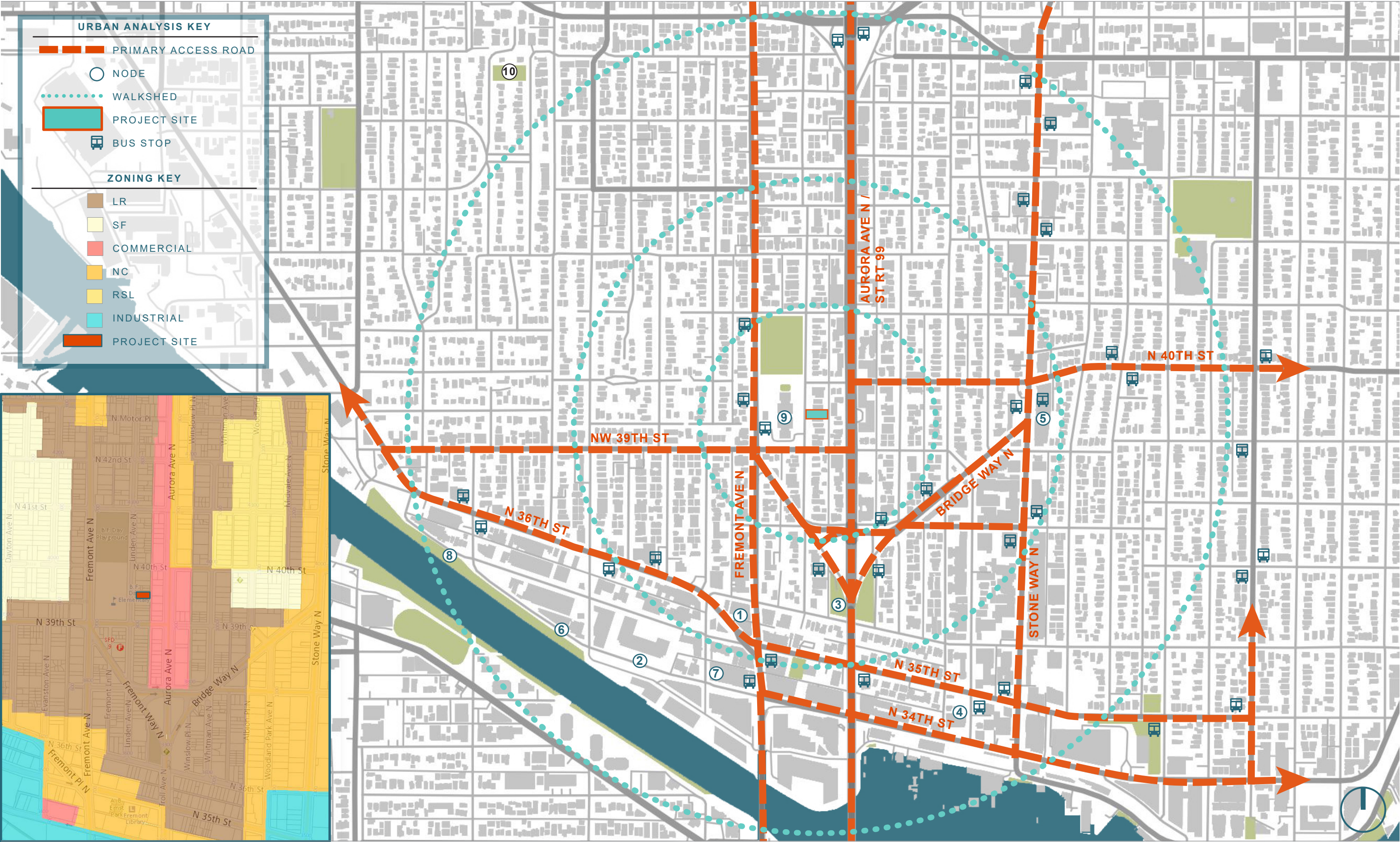
Zone: LR2 (M)
Overlay: Urban Village - Fremont
Hub
ECA: None

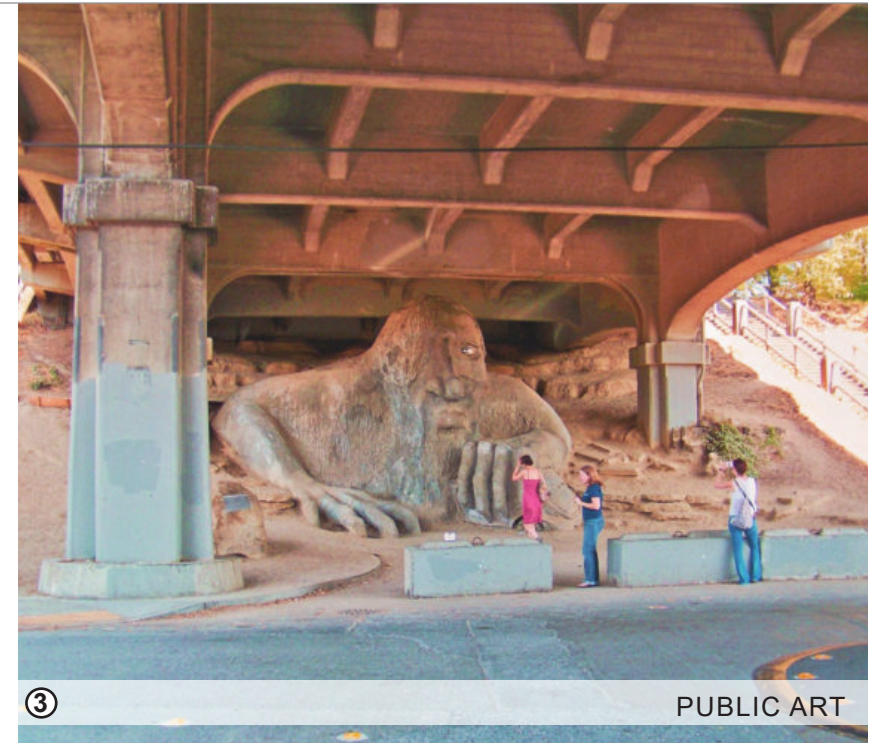
PROJECT PROGRAM

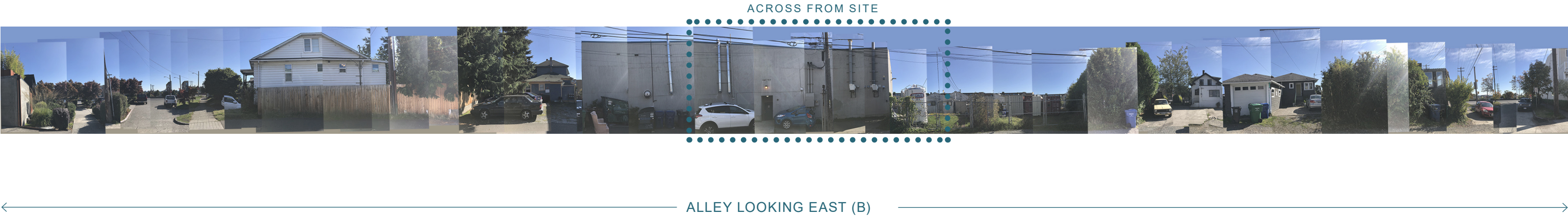
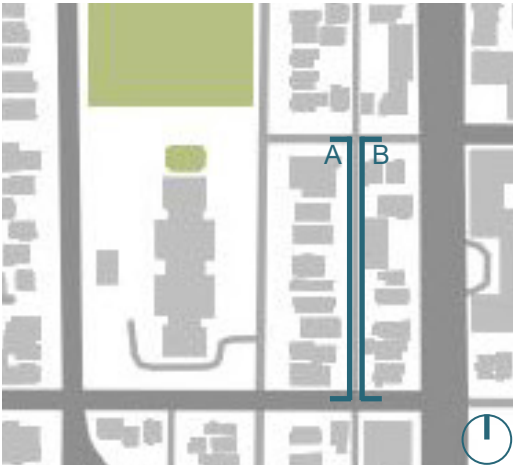
Site Area: 6,360 SF
Number of Residential Units: 08
Number of Parking Stalls: 06
Approx. FAR (Overall) = 8,891 SF
Approx. FAR Per Unit = 1,103-
1,128 SF

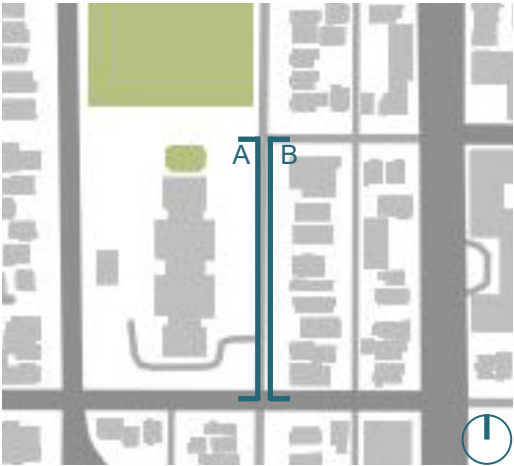
ADJUSTMENTS REQUESTED

None









ACROSS FROM SITE



LINDEN AVE N LOOKING WEST (A)

SITE



LINDEN AVE N LOOKING EAST (B)

EXISTING SITE CONDITIONS

The project site is parcel #1931301120 located off of Linden Avenue N between N 40th Street and N 39th Street. The lot measures roughly 119'-11 3/4" deep by 53'-0" wide and is approximately 6,360 SF. Across from the adjacent alley to the east of the subject parcel are parcels beginning a commercial zone: C1-55 (M). The parcels to the North, West, and South, along with the subject parcel, are zoned as LR2 (M). The site slopes down from West to East with an overall grade change of approximately four feet. There is currently a single family house on site along with two detached structures: each will be removed with this project proposal.

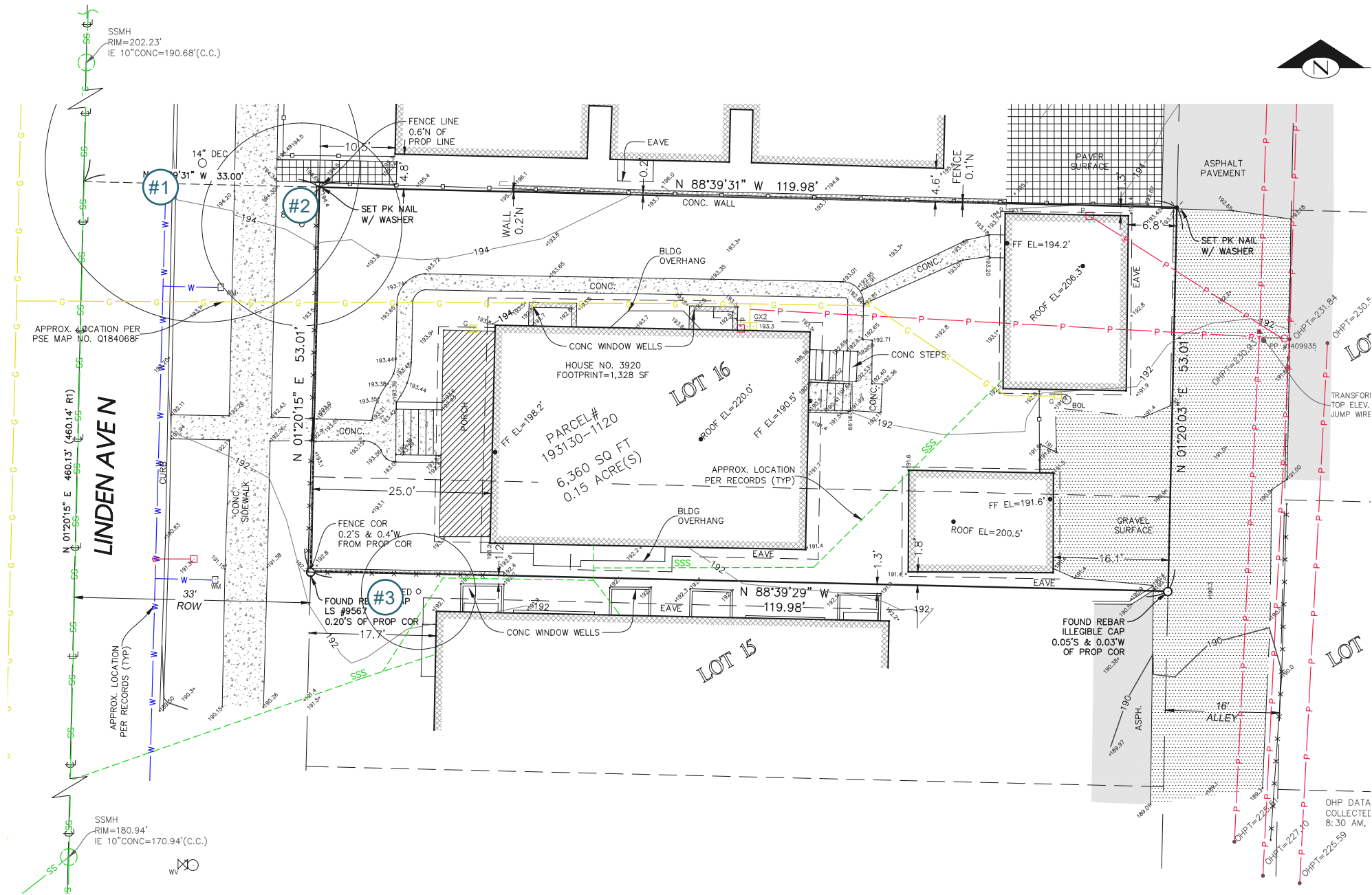
LEGAL DESCRIPTION

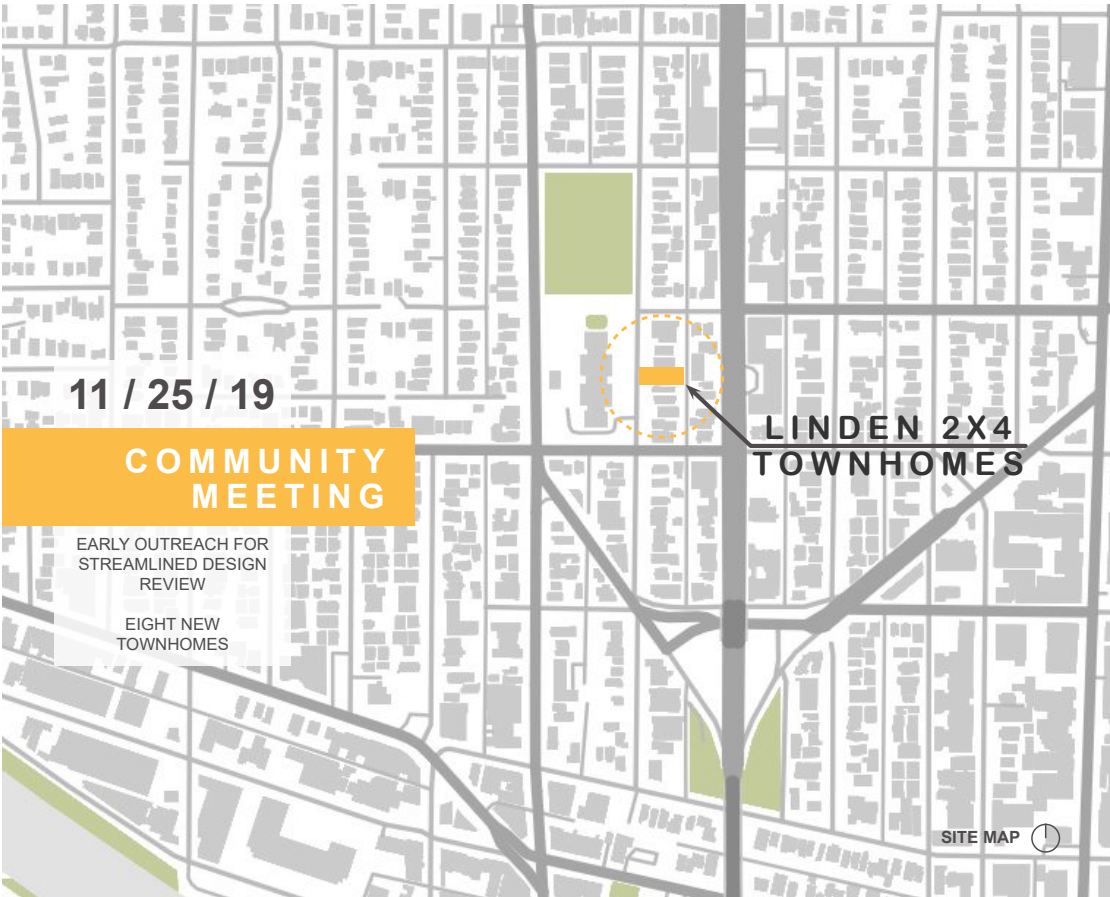
The North 13 feet of lot 15 and all of lot 16, block 9, Francies R. Day's Lagrande, according to the plat thereof, recorded in volume 3 of plats, page 155, records of King County, Washington.

TABLE OF TREES:
PER SHOFFNER CONSULTING ARBORIST REPORT (AUGUST 5, 2019)

#	Species: common	Species: scientific	Dbh	CSD	Condition and Status
1	London plane	<i>Platanus acerfolia</i>	20"	48'	Good condition and health. Located within the r.o.w. frontage.
2	Flowering cherry	<i>Prunus serrulata</i>	8"	24'	Good condition and health. Located within the r.o.w. frontage
3	Hinoki cypress	<i>Chamaecyparis pisifera</i>	5"	12'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Off-site to the south.

THERE ARE NO EXCEPTIONAL TREES ON THE PROPERTY, THEREFORE NO TREE RETENTION OR PROTECTION IS REQUIRED FOR ANY TREES ON THE PROPERTY.





COMMUNITY MEETING

DATE: Thursday, Nov 14th
TIME: 6:00 - 7:00 PM
LOCATION: 731 N 35th St
Please attend a community meeting at the Fremont Public Library Meeting Room to learn more about the project. The design team will be on hand to present preliminary site plans and discuss overall parameters of the upcoming project. All are

TAKE AN ONLINE SURVEY



<https://www.surveymonkey.com/r/JF3TKRL>

Give feedback by taking our online survey. This survey will be available from 11/06/19 to 12/02/19

ABOUT THE PROJECT

Cone Architecture is working on the development of 3920 Linden Ave N Seattle, WA. The new development will include 8 new townhomes. Planning has just begun, and construction could start as early as Fall 2020.

SHARE YOUR THOUGHTS

We want to hear from the community about the Linden 2x4 Townhomes. Please share your concerns and priorities for these new buildings, and for the neighborhood overall, at the community meeting or by taking the online survey.

Information you share in this survey could be made public. Please do not share any personal or sensitive information.

ADDITIONAL INFORMATION

You can track our progress throughout the permitting process. Search the project address "3920 Linden Ave" or project number "3035278-EG" in the Design Review Calendar and the Seattle Services Portal.

ADDRESS:
3920 LINDEN AVE N
SEATTLE, WA

SDCI RECORD NUMBER:
3035278-EG

APPLICANT:
CONE ARCHITECTURE

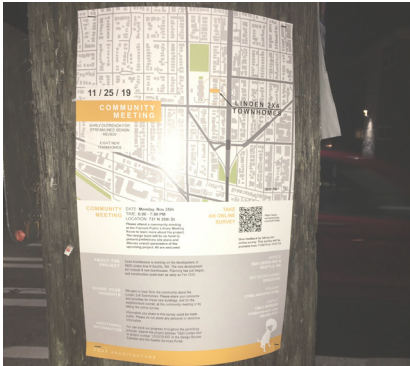
CONTACT:
EMILY MORGAN
info@cone-arch.com
206-693-3133

CONE ARCHITECTURE

Printed Outreach

Cone Architecture administered 11 posters containing the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share your thoughts with a survey link, community meeting date and time, where additional information about the project can be found, and location map. These were posted on telephone poles within a 0.5 mile radius of the project site, 8747 3920 Linden Ave N. These materials were posted on November 6th, 2019.

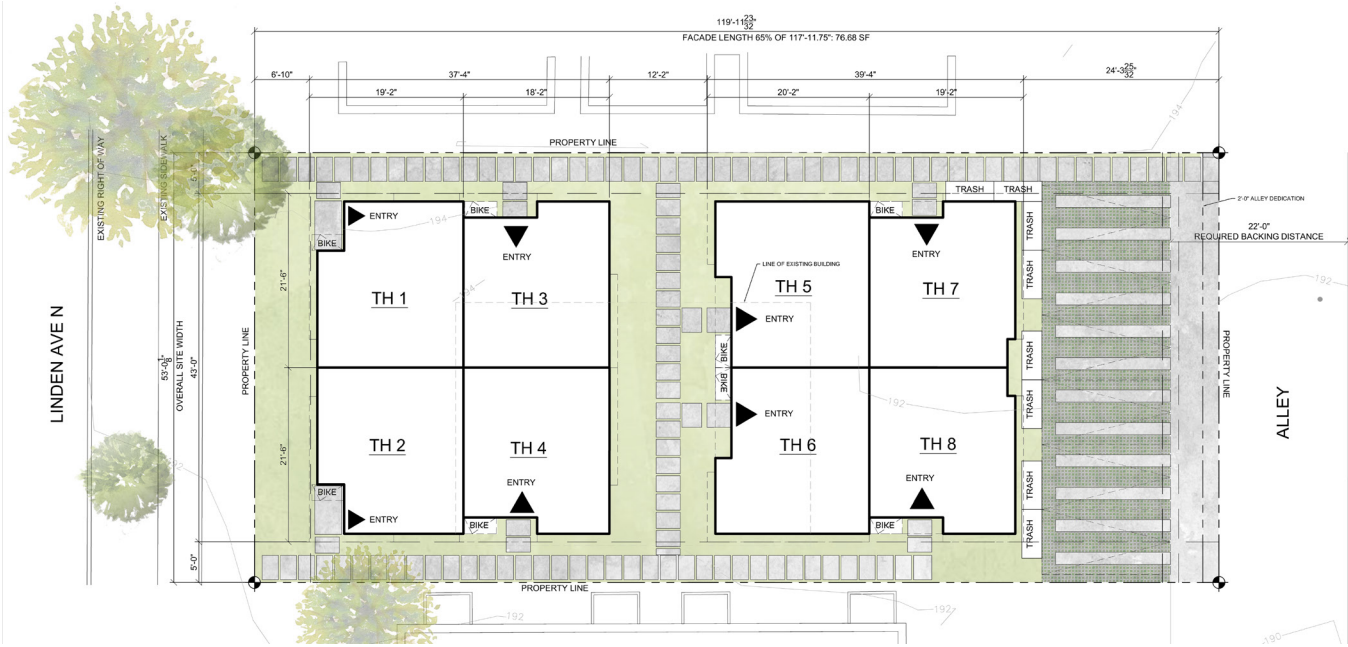
LOCATION	ADDRESS	DISTANCE FROM SITE	VISIBLE FROM STREET
Telephone Pole #1	3506 Fremont Ave N	0.3 Miles	Yes
Telephone Pole #2	Fremont Ave N / Fremont Way N	0.2 Miles	Yes
Telephone Pole #3	B.F. Day School Cross Walk @ Fremont Ave N	0.1 Miles	Yes
Telephone Pole #4	Fremont Ave N / N 41st St	0.2 Miles	Yes
Telephone Pole #5	N 41st St / Linden Ave N	0.1 Miles	Yes
Telephone Pole #6	N 40th Street (between Linden Ave N and Aurora Ave N)	0.1 Miles	Yes
Telephone Pole #7	Alley - directly East of Site	0.0 Miles	Yes
Telephone Pole #8	N 39th St / Linden Ave N	0.0 Miles	Yes
Telephone Pole #9	Fremont Way N / N 38th St	0.2 Miles	Yes
Telephone Pole #10	N 36th St / Fremont Ave N	0.3 Miles	Yes
Telephone Pole #11	N 36th St / Evanston Ave N	0.4 Miles	Yes



Summary of In-Person Outreach:

The in-person outreach brought up a range of discussion points that are outlined below:

- Concerned about the allowable height.
 - We can go 40'-0" in height, but are proposing 30'-0"
- Concerned about the amenity area
 - We are proposing amenity space on the ground level and at roof decks.
- Concerned with when the construction will start
 - Could be on the market by Spring 2021
- Concerned about what is required for the improvements to the alley.
 - We will be required to regrade and improve, not required to pave it.
- Concerned of the access of the alley during construction.
- Concerned with the number of parking spots, sports parking off of alley and number proposed
- Concerned with window placement and privacy between the property to the north.
 - We will provide a privacy study in the packet that is uploaded to the city's website
- Concerned with material choices.
 - We are proposing residential scaled materials like board and batten and shingles.
- Concerned about price range of the future units.
- Concerned of what will happen to the existing house on the site. Questioned if the fixtures from the house could be saves.
- Suggested to proposed watering bags for future street trees to ensure it will last.
- Suggested the use of solar power.
- Concerned about someone occupying the existing house and the effects of an unoccupied house in the neighborhood.
- Stated that the house can be found on the Fremont historic register under the index.



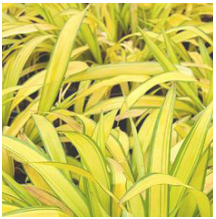
SITE PLAN PRESENTED AT THE COMMUNITY OUTREACH MEETING

November 25, 2019

Linden Ave Townhouses Community Meeting Agenda

Meeting Location: Fremont Public Library
731 N 35th St,
Seattle, WA 98103
Meeting Date and Time: November 25, 2019, 6 pm- 7 pm
SDCI Record Number: 3035278-EG
Project Address: 3920 Linden Ave N
Presenters: Greg Squires Cone Architecture
Emily Morgan Cone Architecture

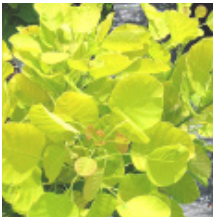
- I. Welcome, Introduction, and Meeting Format
 - a. Project Team: Alex Mason and Cone Architecture
- II. Project Description
Zoning / Site
 - a. Located on Linden Ave, Across from the B. F. Day Elementary School, alley to the east
 - b. Zoning: LR2 (M) zone, East is C1-55 (M) Zone across the alley LR2 (M) surrounding
 - c. Overlay: Fremont Hub Urban Village, Frequent Transit
 - d. Parking: Not required in a Residential Urban Village, 6 stalls provided, needs to be access off of the Alley, as many stalls as possible
 - e. Setbacks: 5' minimum, 7' Average
- III. Program
 - a. Review Site Plan
 - b. (2) 4-unit townhouse buildings; 2 units facing the street
 - c. Pedestrian pathways both the North and South with a common connecting pathway in the center courtyard
 - d. Entries visible off Linden; all entries accessed off common paths. Inset entries with individual bike parking
 - e. Parking provided for 6 units, accessed off alley
 - f. Solid waste is accessed off alley
 - g. Amenity area provided at the ground and at roof-decks
- IV. Massing Moves
 - a. Set in the first floor to allow for larger setback at walkways
 - b. Modulation adds visual interest, individualizes units, breaks down massing
 - c. Entries seen from the street
- V. Entitlement Process:
 - a. Planning has just begun, and construction could start as early as Mid 2020.
 - b. Next step: SDR packet will be submitted in the next few weeks, track under project #
 - c. Survey on poster has been available since 11/06, will be closing 11/27.
- VI. Q+A / Opportunity for Comment and / or Discussion
 - a. We would like to open the discussion up for any questions to hear from the community concerns and priorities for the Fremont Neighborhood.



CAREX SIDEROSTICHA
'BANANA BOAT'



AJUGA REPTANS
'CHOCOLATE CHIP'



COTINUS GOGGYGRIA
'ANCOT'



CAREX TESTACEA



FATSIA JAPONICA



HOSTA 'JUNE'



BLECHNUM SPICANT

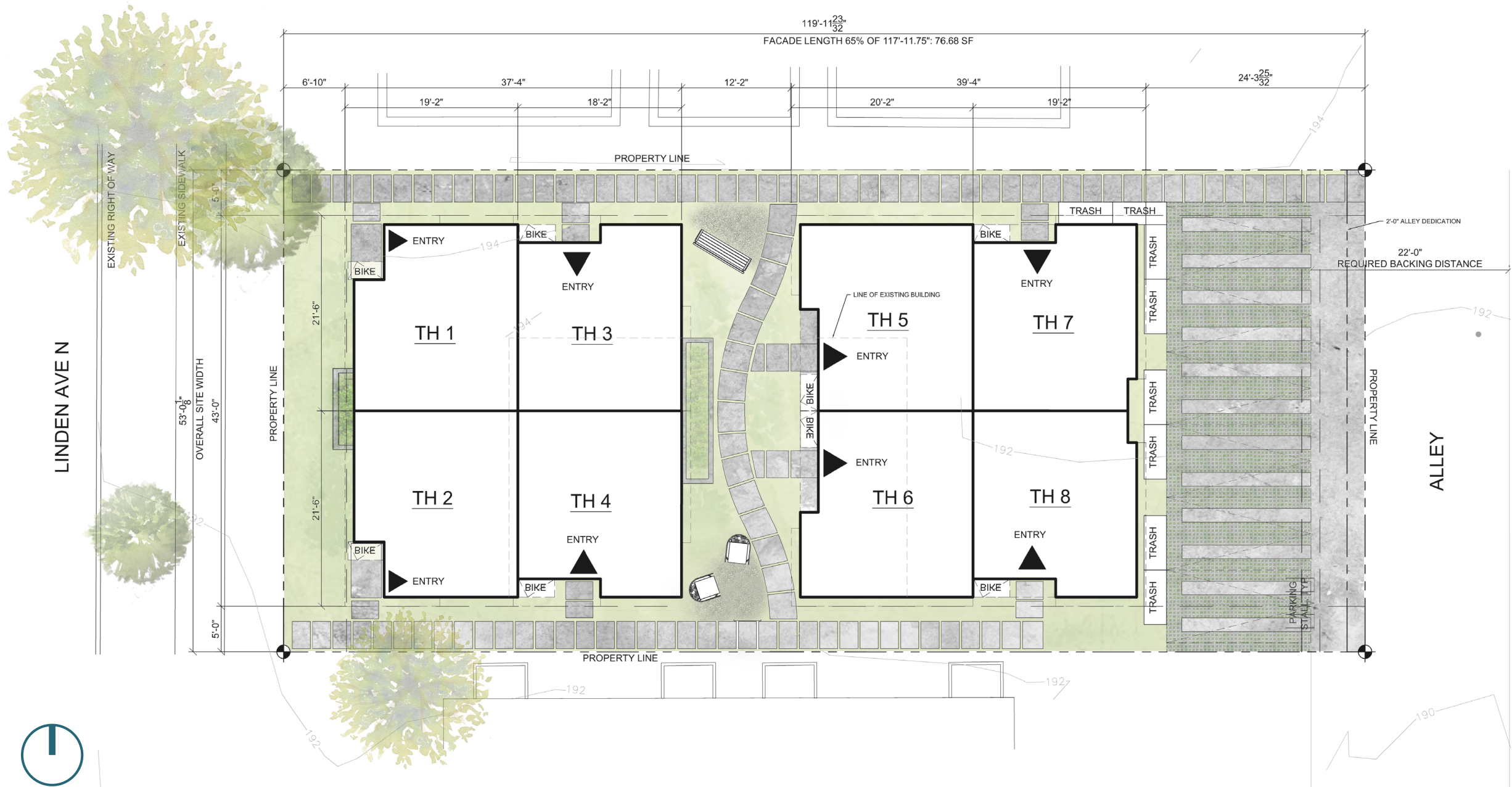


HELLEBORUS NIGER
'HGC JACOB'

SITE PLANNING + LANDSCAPE APPROACH

The eight proposed townhomes are separated into two separate buildings and oriented around a central courtyard. Pedestrian circulation runs along the north and south edge of the site with a connecting path through the courtyard. Vehicular parking is proposed to the east accessed off the alley. There are two units with street-facing entries that are accessed via the common paths off of Linden Ave N. The remaining entries are located along the common path to create semiprivate entry conditions. The proposed landscaping along Linden Ave N will include plantings to create a privacy buffer between the right of way and first floor bedrooms.

The courtyard is a place for both circulation and pockets of activity. The path through the courtyard meanders through the center to create a buffer to the TH 5 and 8 entries and creates nodes of active common amenity space at the west edge. These areas include different types of seating experience, including a bench and movable furniture to allow for separate areas of activity. All pathways will be accompanied by native landscaping that adds visual interest and creates buffers between public and private space.

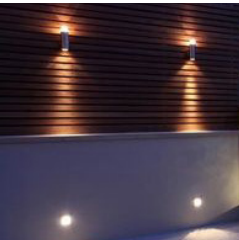


PROPOSED SITE LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the building. Primary lighting will be provided at all unit entries. Down lights and photovoltaic lighting are located along the pathways. All exterior lighting will be shielded away from neighboring buildings and focus the illumination on walkways and building facades.



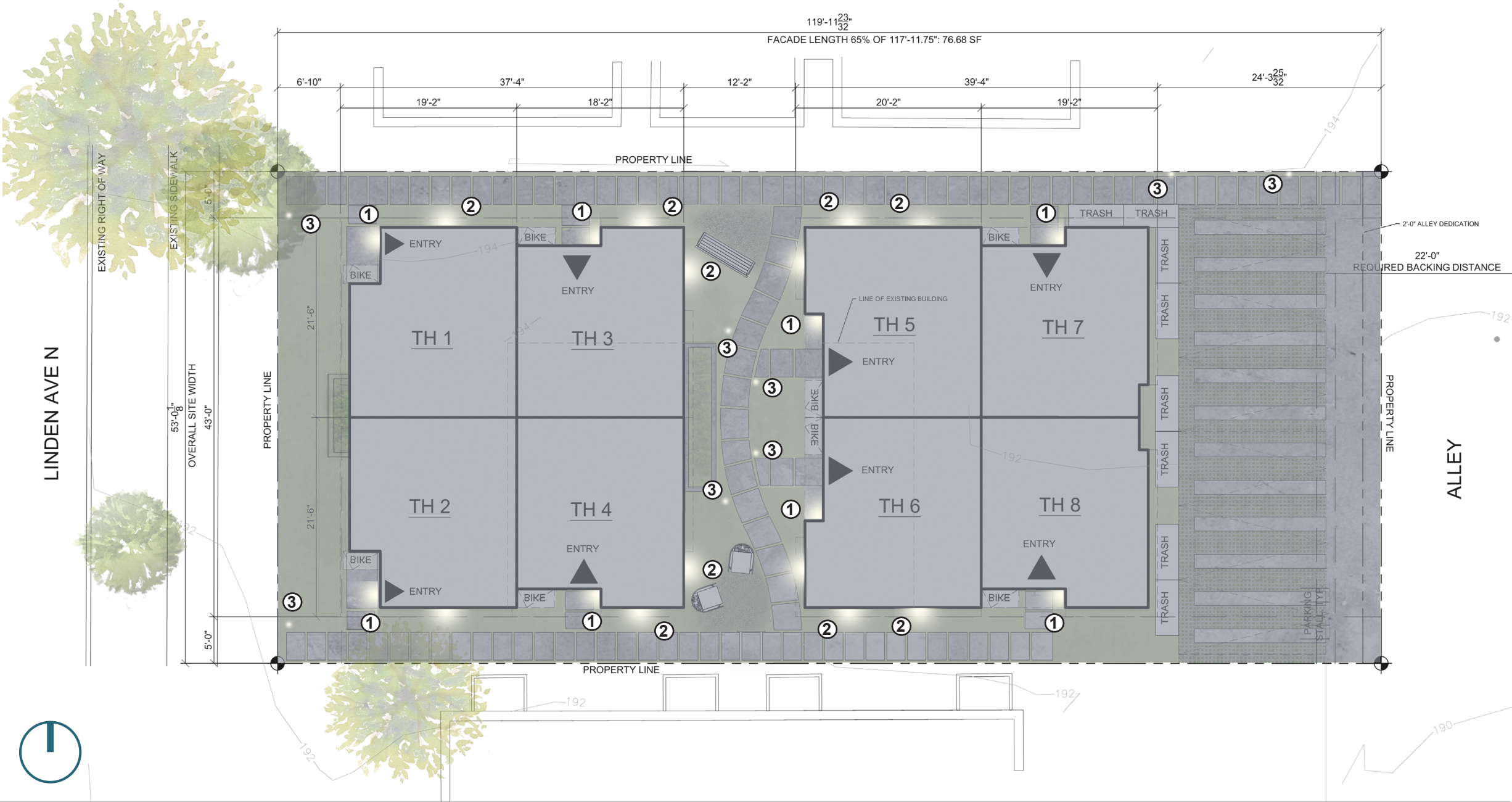
1 EXTERIOR SCONCES



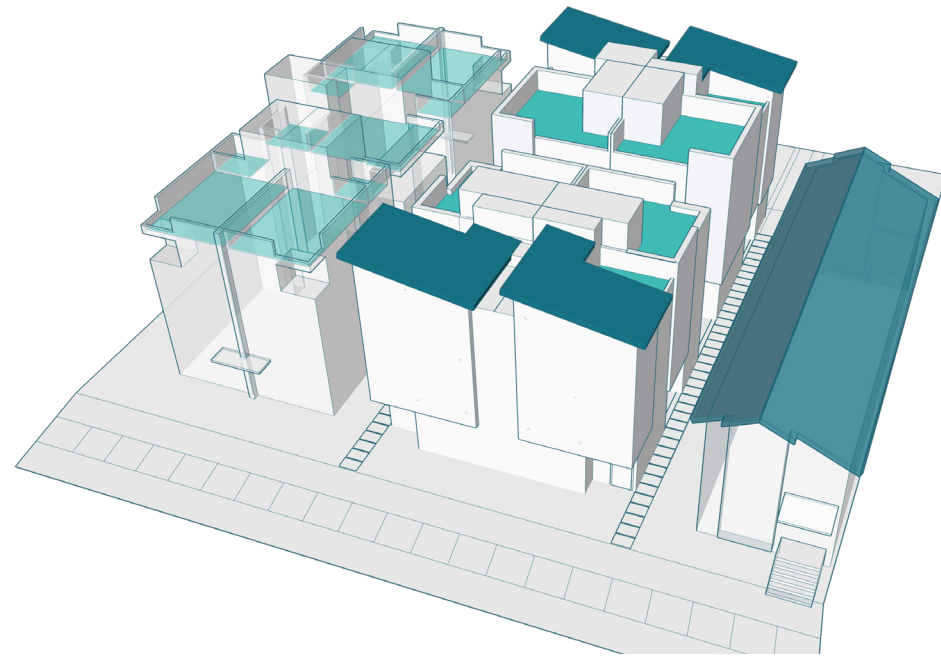
2 WALL MOUNTED PATHWAY DOWNLIGHTS



3 PHOTOVOLTAIC PATHWAY LIGHTING

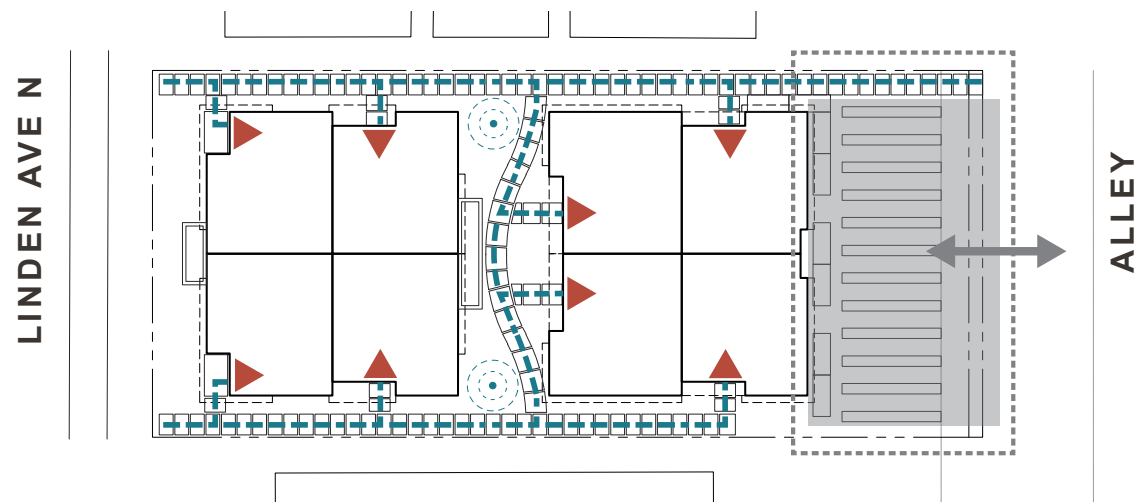


GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS2.D Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	D. Height, Bulk, and Scale	CS2.D. Respect adjacent properties with design and site planning (Existing Development and Zoning & Existing Site Features)	<p>The LR2(M) zoning allows for a 40'-0" height limit, allowing for a 4 story building. We've proposed to build up to three stories, to better match the adjacent existing building heights and pattern along Linden Ave N.</p> <p>The project is broken into two buildings, with a central courtyard to further break down the perceived mass and to allow light and views through, and within, the site.</p>
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	CS3.A. Site is located across the street from the B.F. Day School, a historic landmark (Fitting Old and New Together, Contemporary Design, & Evolving Neighborhoods)	We've taken cues from the surrounding context by utilizing residential scaled material and both traditional and modern roof forms to merge the old & the new. The material pallet also incorporates more traditional detailing including wood window trim, shingles, and board and batten that relates to the craft and traditional pallet found in the B.F. Day School.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	PL3.A. Design distinctive entries oriented to the street (Common entries to multi-story residential buildings)	The two street facing unit entries are oriented towards Linden Ave N and are accessed off a common pedestrian path. The entries are located separately along the common path to provide relief as users circulate through the site and to provide more personal entry conditions.
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site	C. Parking and Service Uses	DC1.C. Design parking that is architecturally compatible with the rest of the building and streetscape; locate and design service uses away from pedestrian areas and common space in multifamily projects (Visual Impacts & Service Uses: Reduce the visual impacts of parking)	The surface parking is provided at the rear of the site with alley access only. The solid waste storage and staging areas are located adjacent to parking and away from both pedestrian areas and common spaces.
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.	A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture E. Form and Function	DC2. Provide articulation on all facades; Provide scale and texture through secondary architectural features and materials. (Site Characteristics and Uses; Reducing Perceived Mass; Facade Composition; Blank Walls; Visual Depth and Interest; Dual Purpose Buildings; Human Scale; Texture; Legibility and Flexibility)	<p>The primary, street-facing facade language is expressed on all other facades with varied roof forms and extruded volumes to reduce the scale of the overall mass.</p> <p>The project's material pallet includes shingles, board and batten, and wood-tone accents to foster an interesting and comforting scale of the project.</p> <p>Careful consideration has been given to the glazing for the major programmatic elements to allow for the most light and privacy between units and neighboring parcels.</p>
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	B. Open Space Uses and Activities C. Design	DC3. Create attractive, useable outdoor space for residents. Study locating the entry to interior units off the courtyard. (Meeting User Needs; matching Uses to Conditions; Connections to Other Open Space; Multifamily Open Space; Reinforce Existing Open Space; Amenities and Features; Support Natural Areas)	The inner courtyard features an attractive, meandering path with areas of landscaping for visual interest along with spaces to inhabit. Two entries exist off the courtyard, allowing for consistent circulation along the path as well as an active use within the courtyard.
DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials D. Trees, Landscape, and Hardscape Materials	DC4. Select high quality, durable materials which provide scale and texture (Exterior Finish Materials; Climate Appropriateness; Choice of Plant Materials; Hardscape Materials; Long-Range Planning; Place-Making)	The main body of the proposed buildings are clad in board and batten, providing visual interest at a residential scale. Extruded second-story volumes are clad in shingles with wood-trimmed windows, fostering special moments along the facade at entry points and significant programming. Wood entry doors and detailing brings interest and texture to the individual entries.



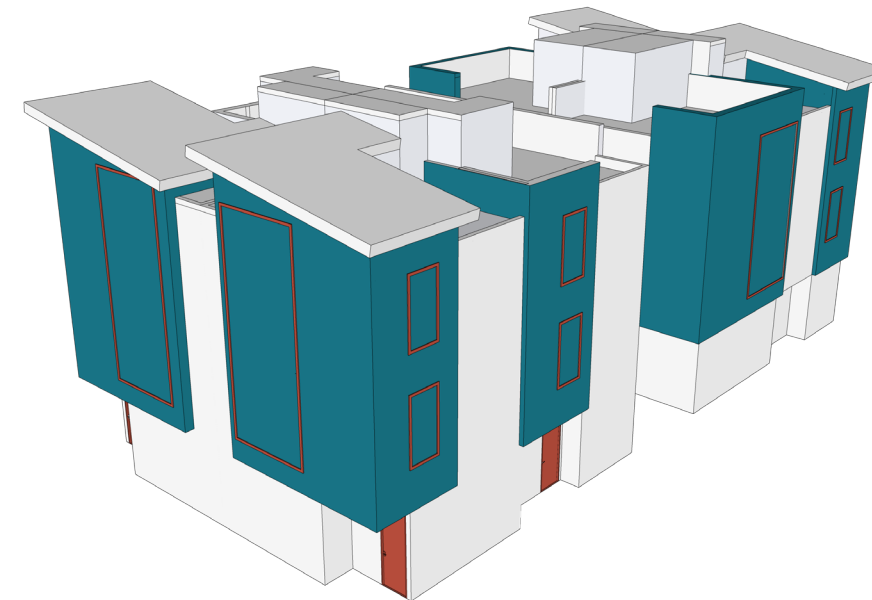
EMPHASIZING POSITIVE NEIGHBORHOOD AT-TRIBUTES

The proposed shed roofs on the street-facing facades create a traditional aesthetic appropriate for the neighborhood context. With a mix of modern and traditional buildings found along Linden Ave, we've incorporated modern roof forms for the middle units, also allowing larger roof-deck amenity space pulled back from the ROW. To further match the scale of units along Linden Ave N, the project is proposing only two street-facing units. CS3.A.



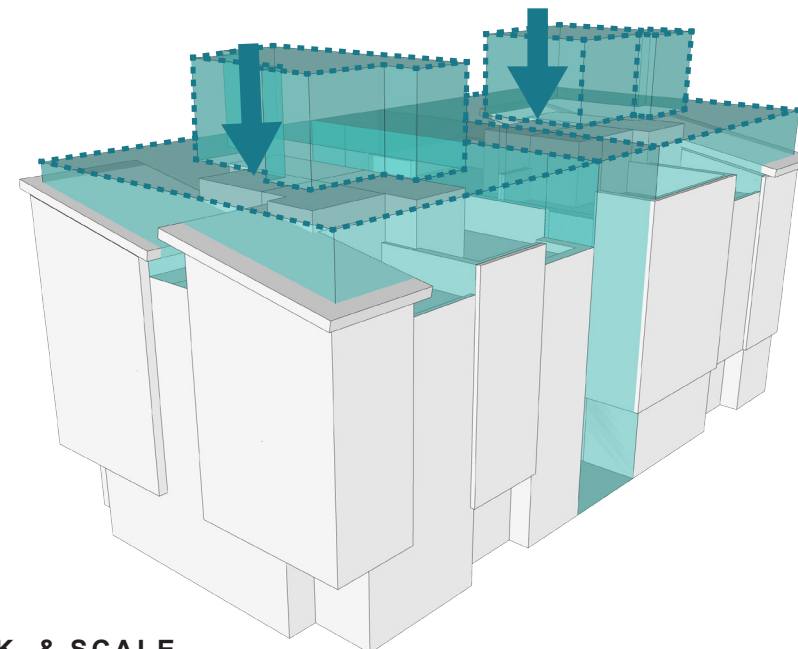
SITE STRATEGY

The site strategy for the 8 unit lot fronts 2 units off of Linden Ave N. The entries for each unit are located separately along the common path and are inset further from the path to offer relief and privacy. The common pathway meanders through the center courtyard to create nodes of activity and a privacy buffer to TH 5 & 6. Surface parking is provided at the rear of site with alley access only/ Trash storage & staging areas are located adjacent to the parking and away from both Linden Ave N and site amenity spaces. PL3.A, DC1.C, DC3.B



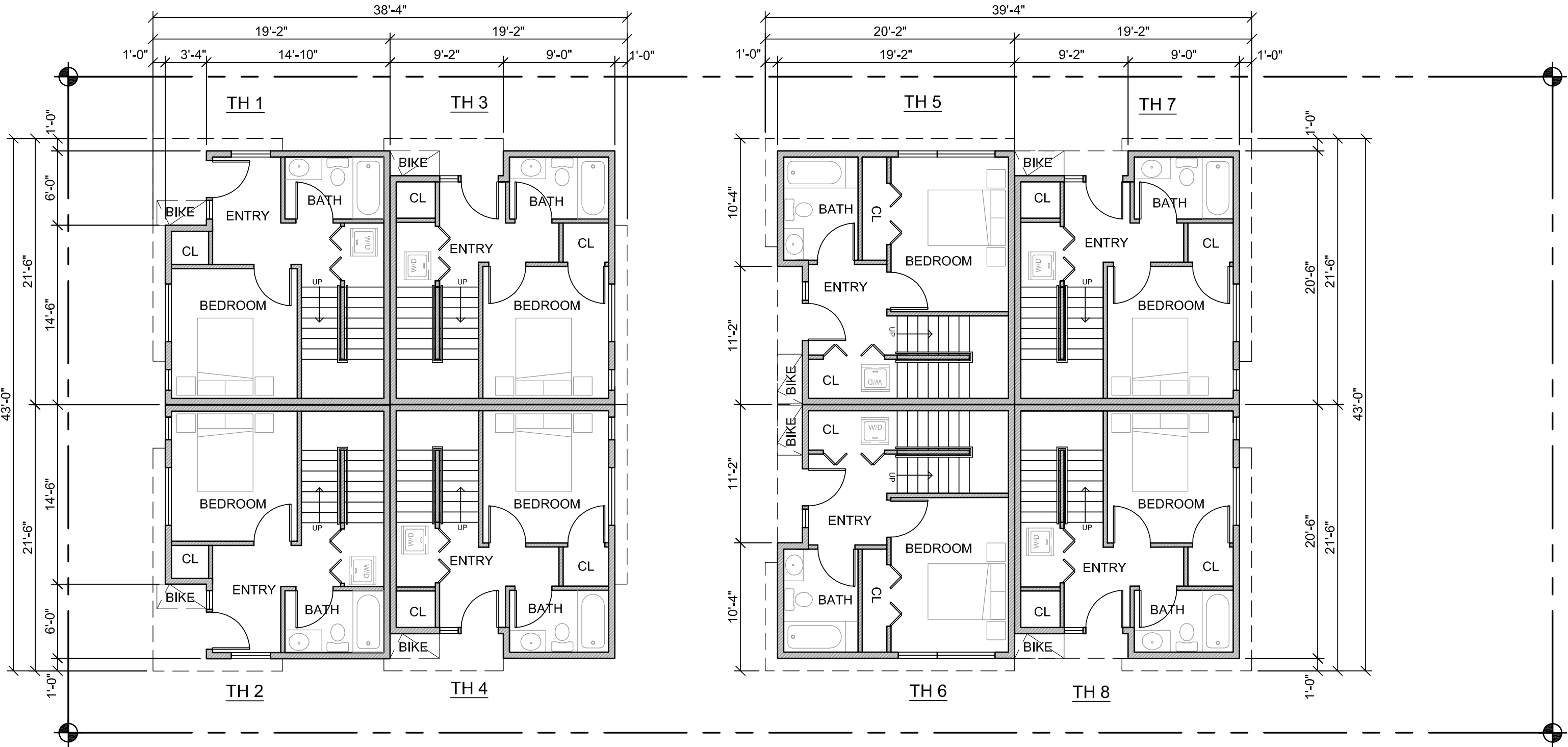
MASSING MOVES & SECONDARY FEATURES

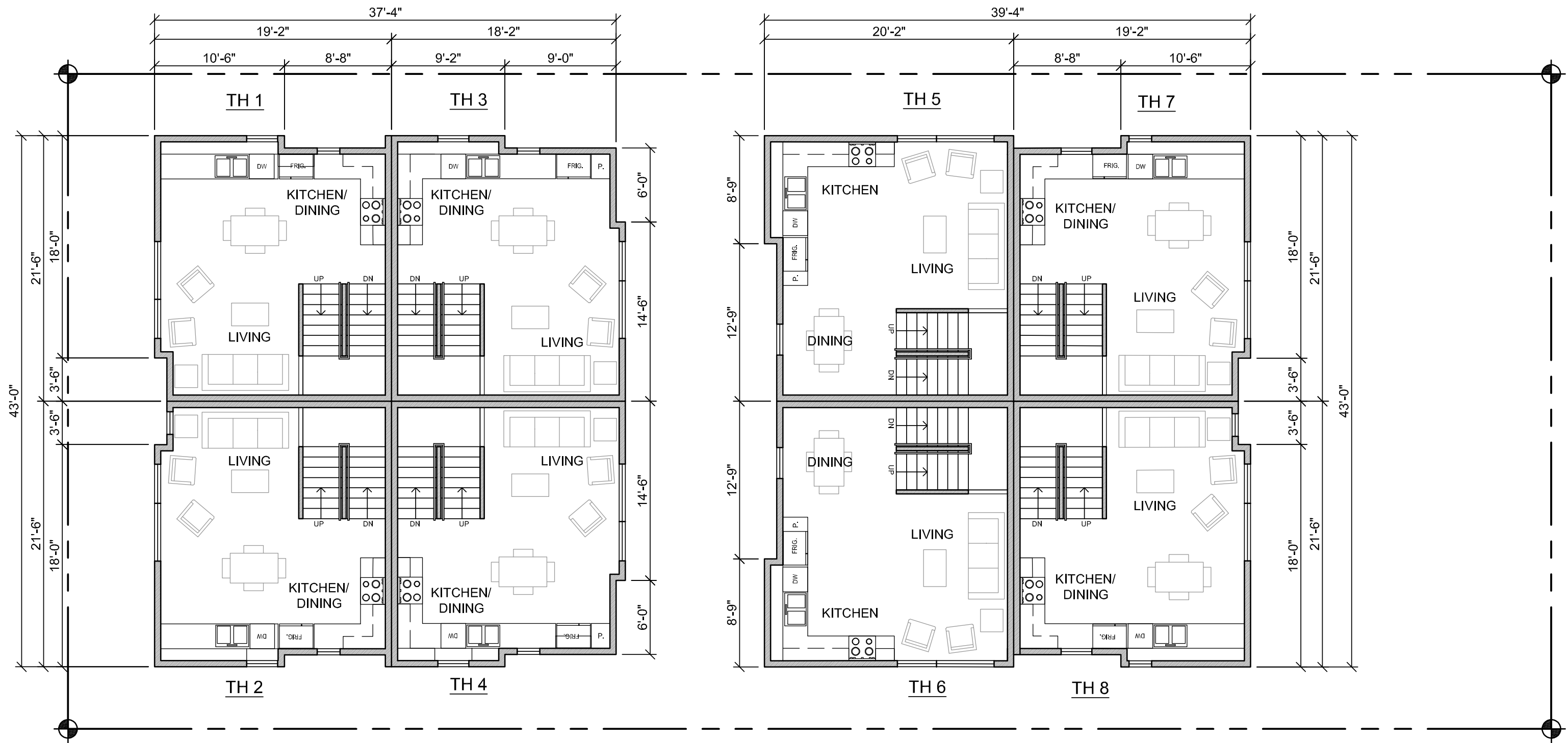
The proposed project aims to reduce the perceived mass and relate to the human scale while creating a pleasant place for future tenants and passersby alike. The first floor has been inset from the upper two floors to allow for a wider and more gracious pedestrian path. The two-story volumes at the upper stories help break down the perceived mass of the building. Secondary features, including the wood doors, wood window trim, and wood soffits, give the project a high quality and residential aesthetic. DC2, DC4

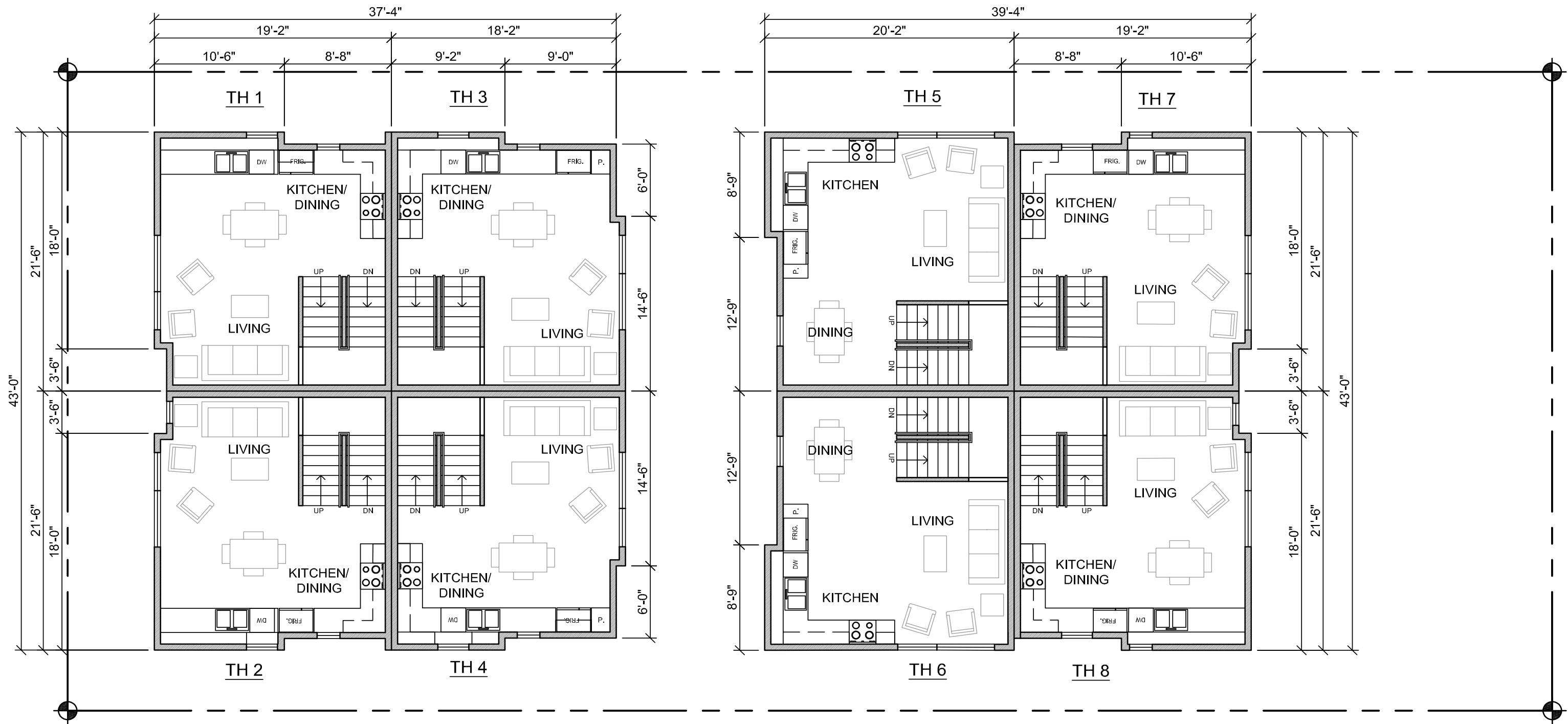


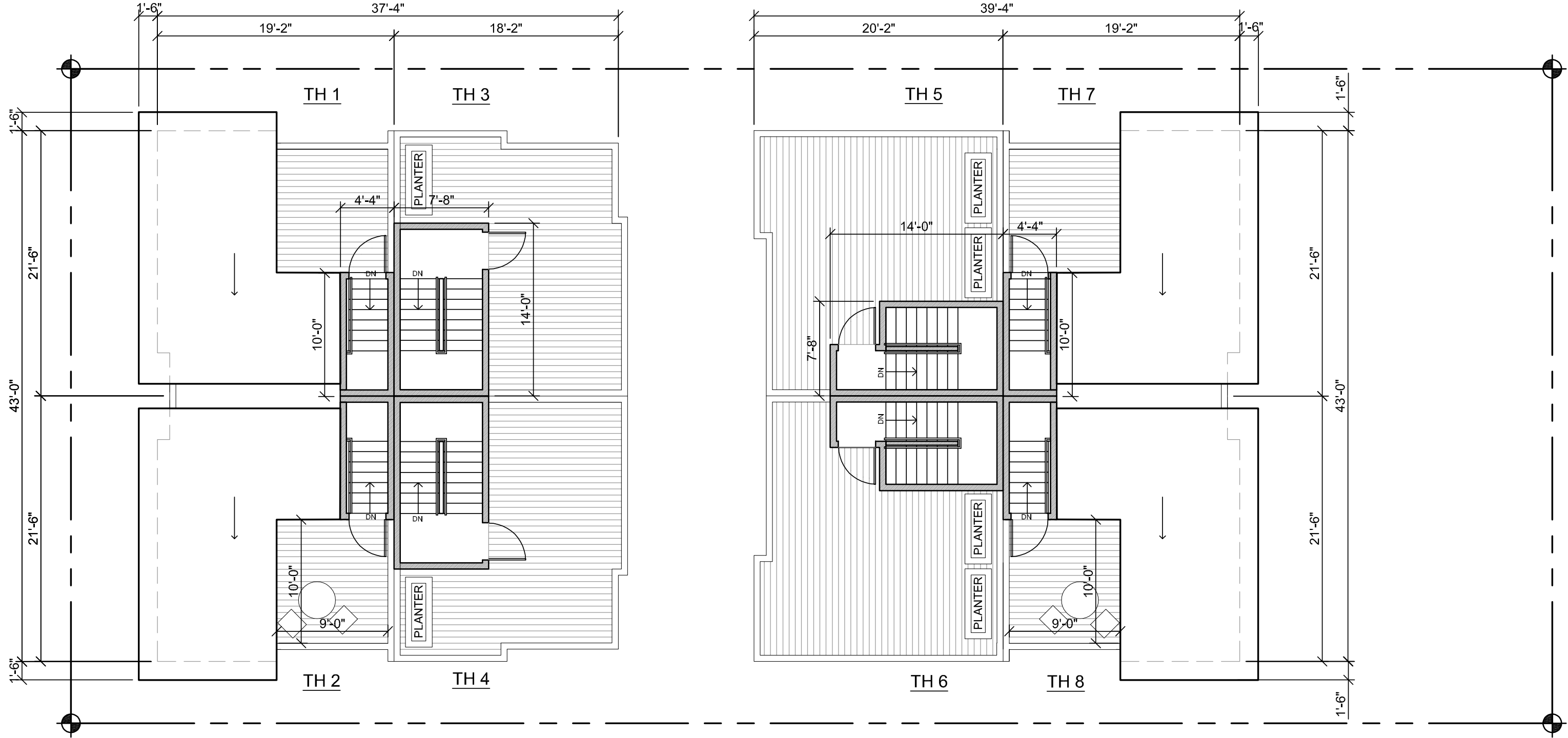
HEIGHT, BULK, & SCALE

With the parcel's zoning of LR2 (M) the allowable height is 40'-0" with a possibility of 4 stories. To better fit within the existing context, the project is proposed at 3 stories, matching the scale of the project to the north and south. To further break down the preserved mass of the building, the project is broken into two structures: allowing light and views in and out of the center courtyard for the middle units and neighboring parcels. CS2.D.









PROPOSED MATERIALS

The material palette of medium gray board & batten siding, dark gray shingles, dark hardie infill panel, and cedar trim accents have been chosen to create a clean traditional aesthetic that blends with the character of the neighborhood. Cedar accents at the entry doors and roof soffits and level 2 overhangs, add warm and texture. The high quality materials are proposed for all elevations of the project. Vertical metal railings proposed at the light gray volumes allow views out and reduce the overall massing at these areas.



WEST ELEVATION



EAST ELEVATION



① BOARD & BATTEN
(TRICORN BACK - SW 6258)



② CEDAR SHINGLES
(PEPPERCORN - SW 7674)



③ CEDAR TRIM



④ OPEN METAL RAIL



⑤ BLACK VINYL WINDOWS



⑥ FIBER CEMENT BOARD
(DARK GRAY)



SOUTH ELEVATION



NORTH ELEVATION



WEST COURTYARD ELEVATION



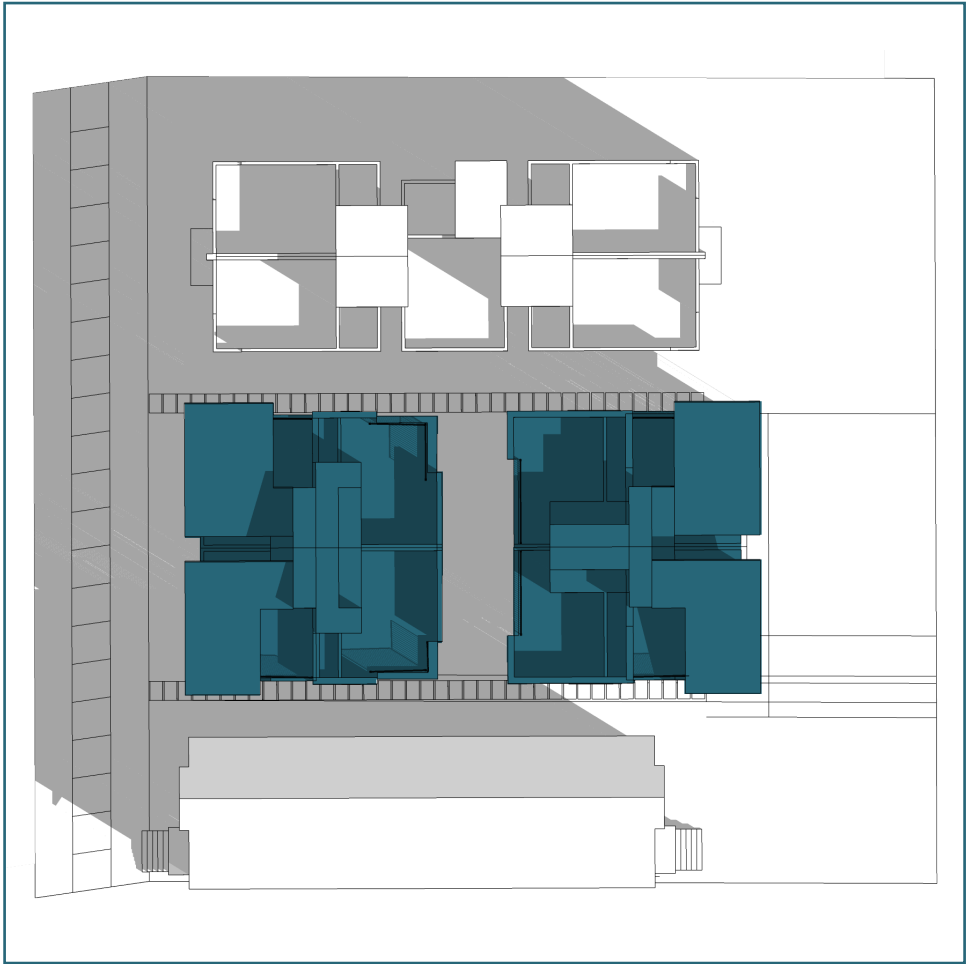
EAST COURTYARD ELEVATION



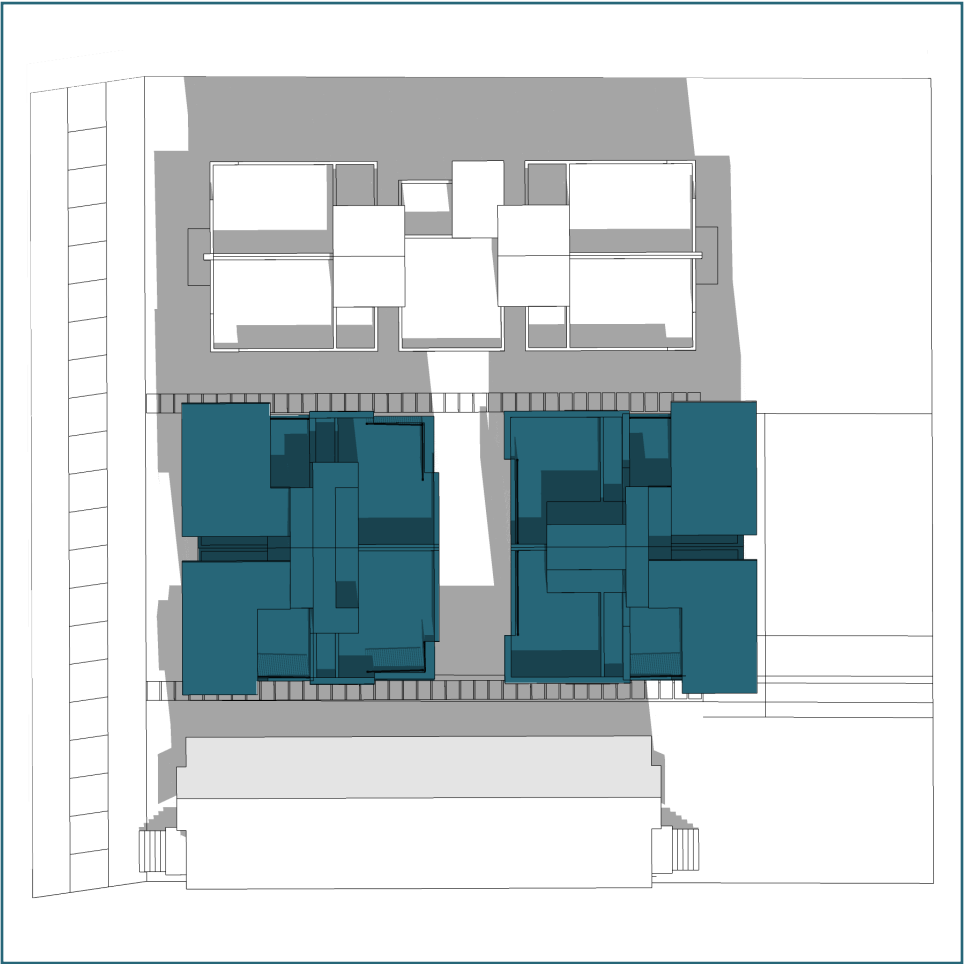
PRIVACY STUDIES - NORTH NEIGHBOR



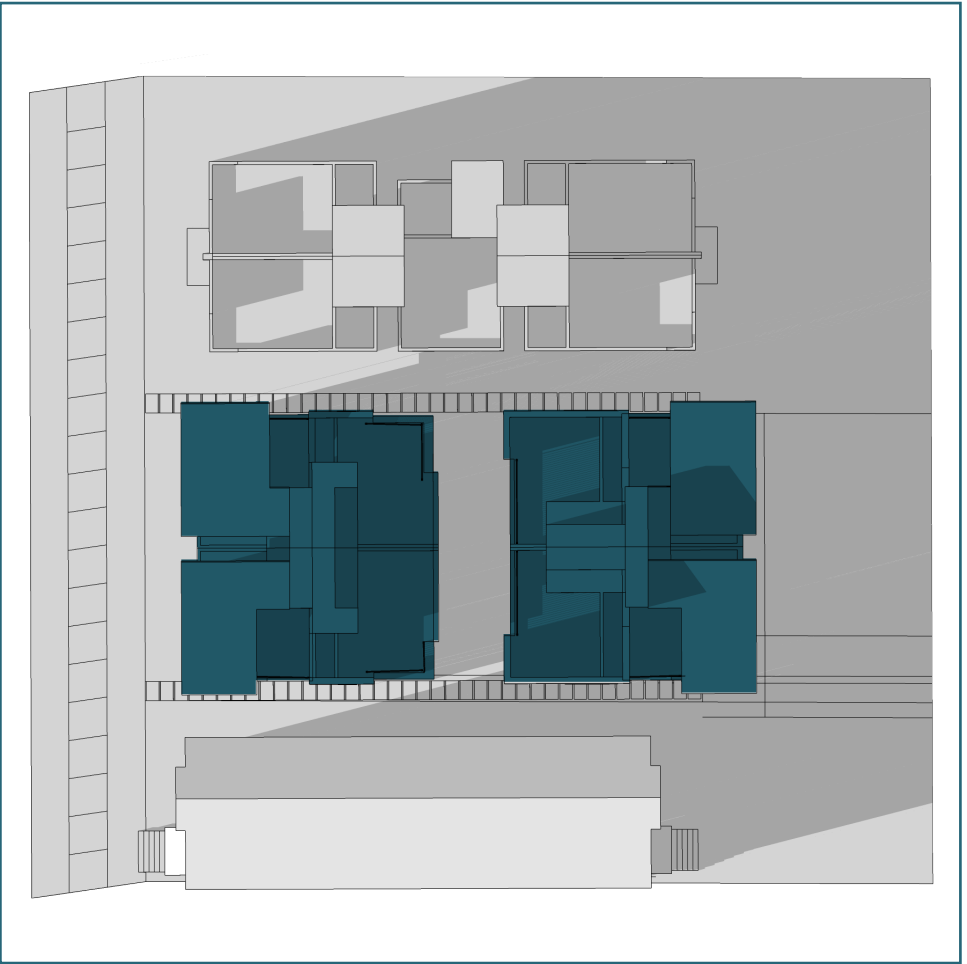
PRIVACY STUDIES - SOUTH NEIGHBOR



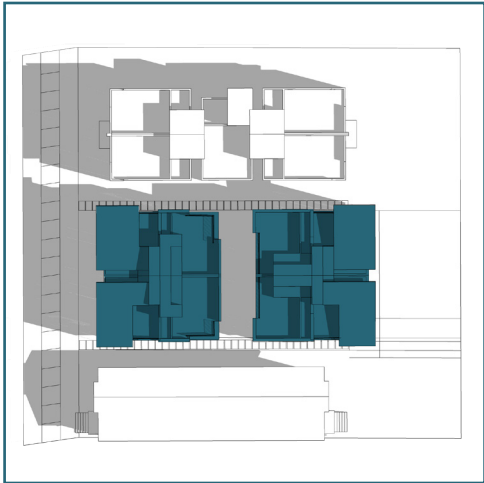
MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



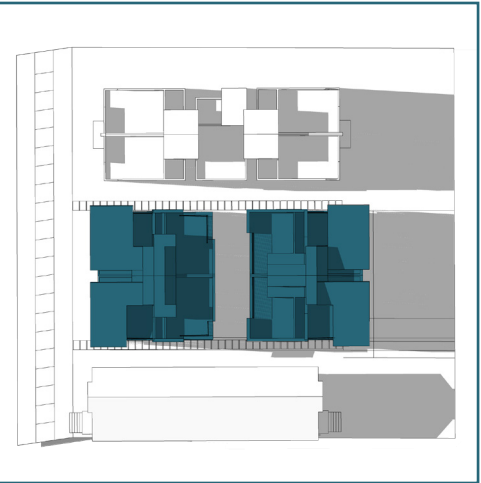
MARCH / SEPTEMBER 21, 5 PM



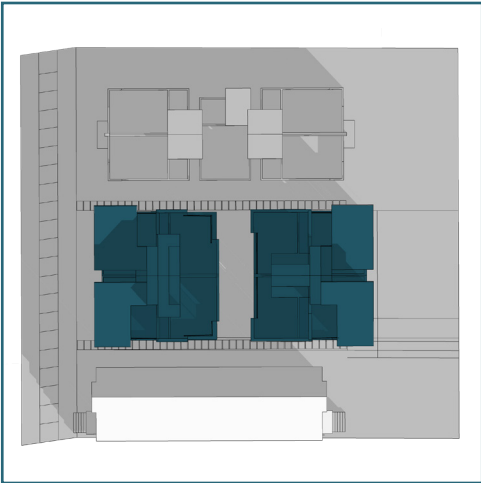
JUNE 21, 9 AM



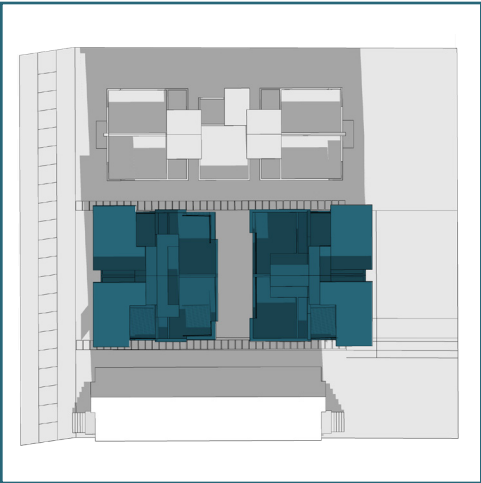
JUNE 21, 12 PM



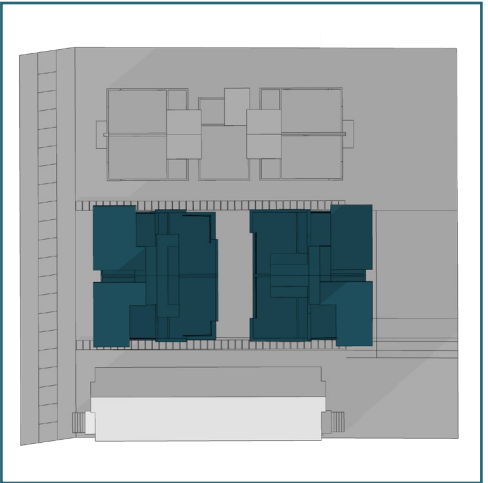
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

GLAZING

Glazing for the major program elements has been positioned to allow eyes on the street as well as light and views into the active spaces. The primary glazing for each unit is unique for each unit and arranged to ensure privacy between the proposed units and existing neighbors.
DC2.B

WOOD AT ENTRIES

The recessed entries include wood doors, and wood soffit to provide a warm and inviting entry sequence. This is a textural and natural material that will enhance the pedestrian scale.
PL3-A, DC2-D, DC4-A

WAYFINDING

The project proposes easy wayfinding through the use of material changes, address signage, and lighting.



VIEW FROM SOUTHEAST CORNER OF SITE

WOOD ACCENTS

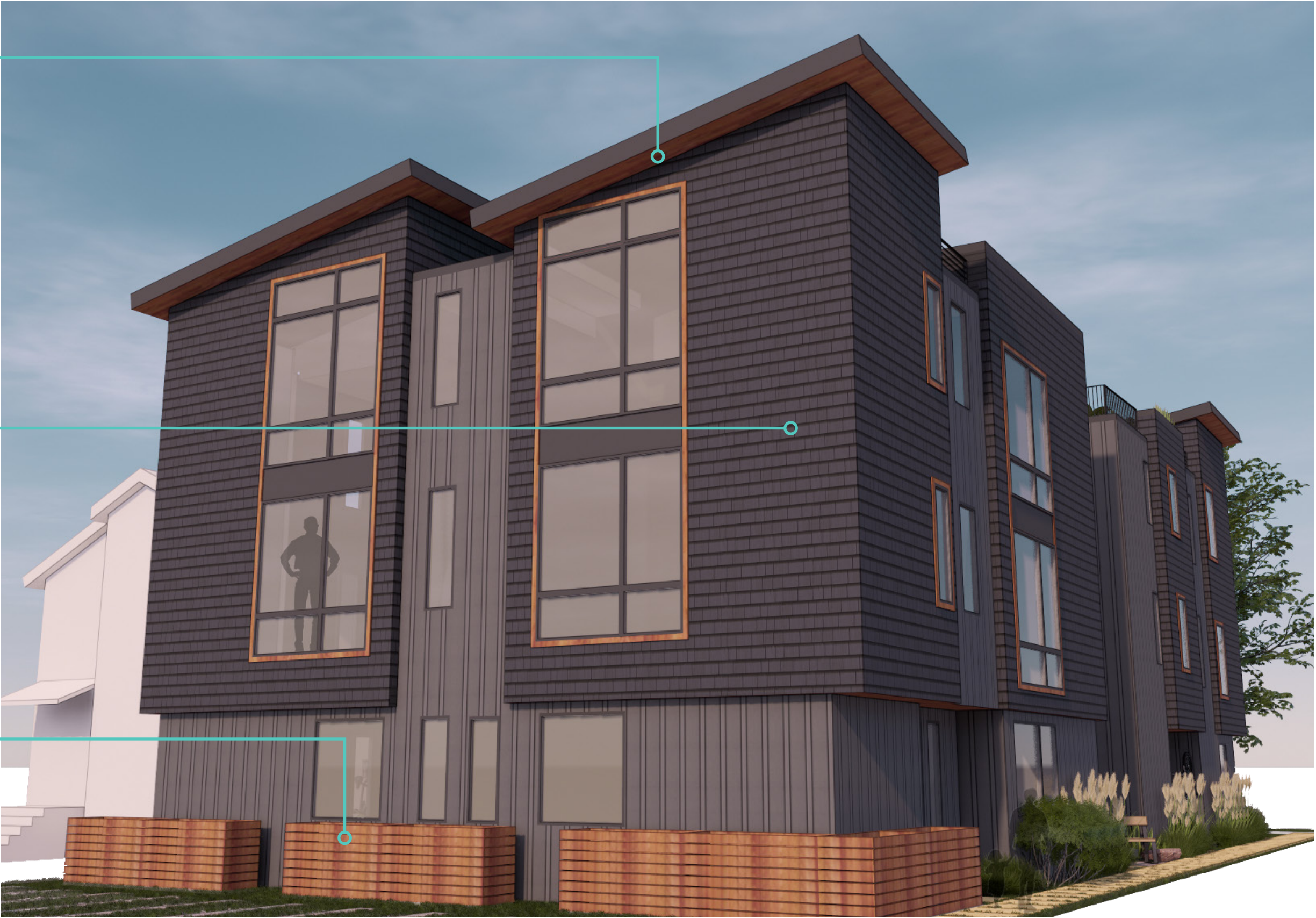
Secondary architectural wood elements are used on all facades of the proposed project, including roof soffits, window trim, entry doors and overhang soffits, bringing cohesion and texture to the project.
DC2.C, DC4-A

MODULATION

The upper two floors are separated from the base with a material change and upper level overhang which helps to decrease the preserved mass of the proposed structure.
DC2.B

SERVICE USES

Vehicle access and solid waste storage and collection are accessed off of the alley to the east, away from Linden Ave N and amenity spaces.
DC2.C



VIEW FROM NORTHEAST CORNER OF SITE

HIGH QUALITY MATERIALS

High quality materials are proposed on all facades. The project proposed a combination of shingles, board and batten, metal railings and wood accents.

DC4.A

LANDSCAPING

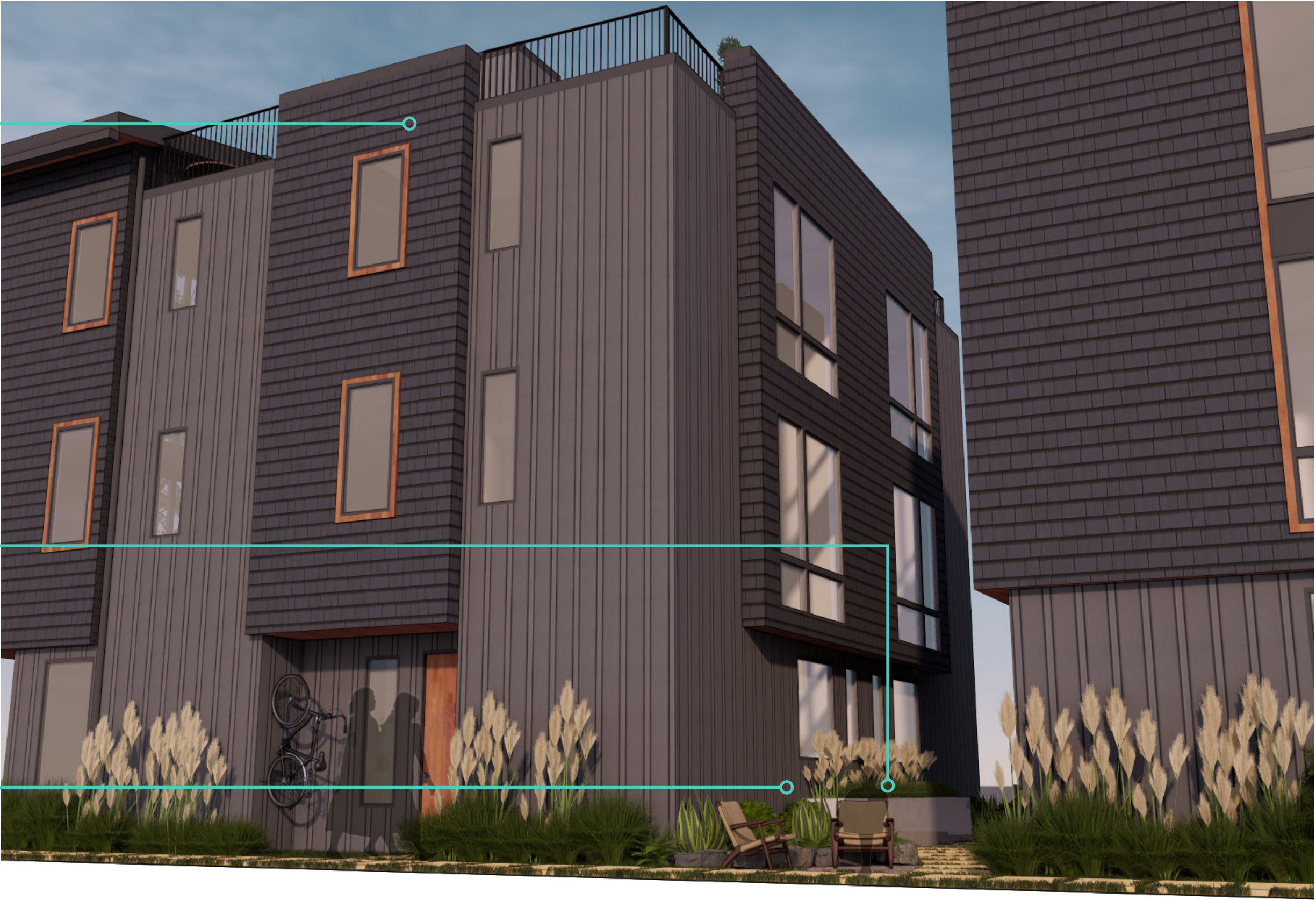
Landscaping is provided along the pedestrian path to soften the edge between the private program spaces on the first floor and the common amenity space. Native and drought tolerant plantings are proposed throughout the site.

DC4.D

AMENITY SPACE

The center courtyard space is a place for both shared circulation paths, residential entries, and amenity areas located along the path. Landscaping and seating areas populate the courtyard creating a pleasant and active space for tenants and visitors.

DC3.B



VIEW FROM STREET

CENTRALIZED ROOF DECKS

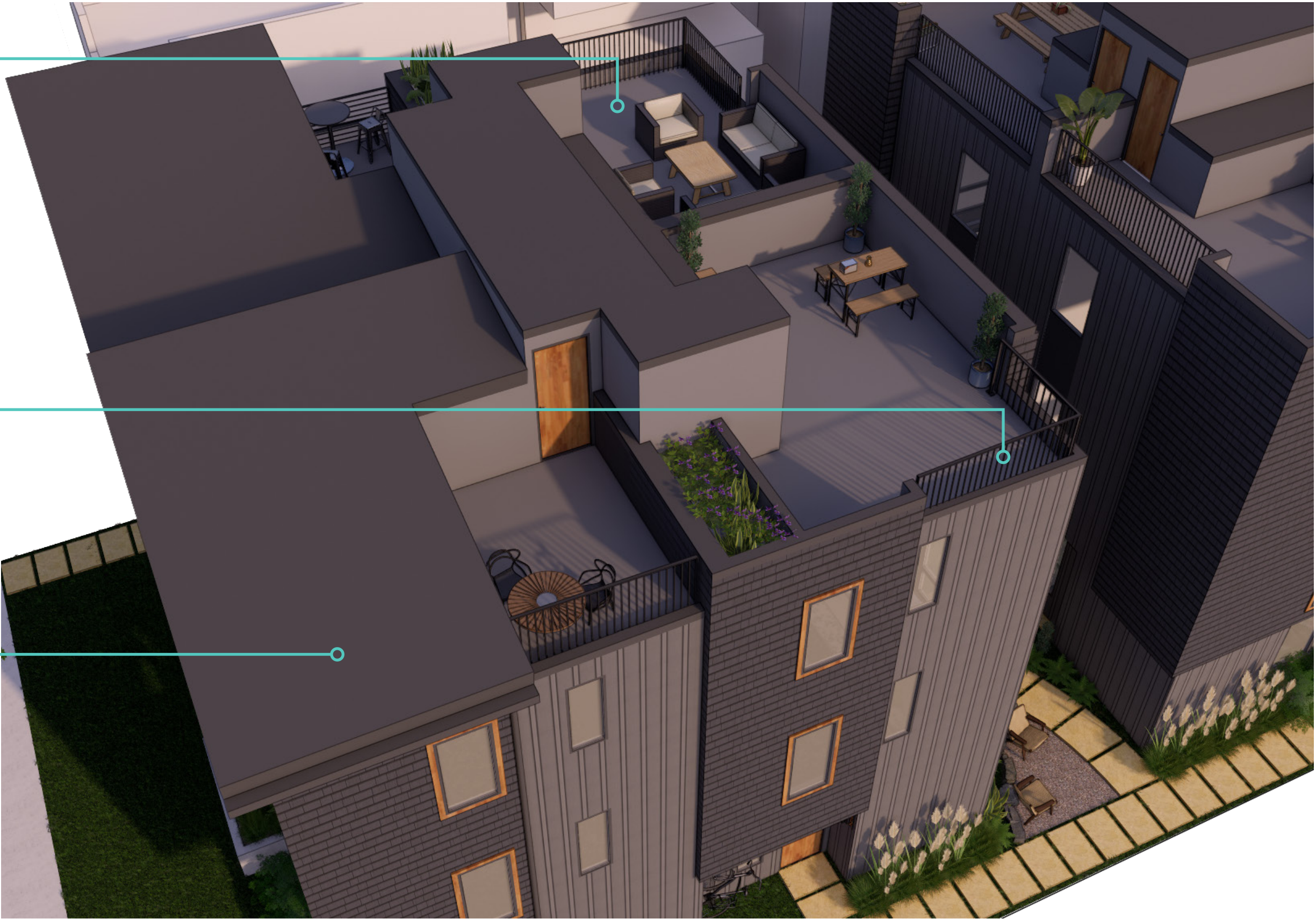
Each unit has a private roof deck amenity space. Landscaping will be incorporated to add privacy to each unit. Roof decks and corresponding penthouses have been located at the center of the site, which decreases the perceived mass from the street. DC2.A, DC3.B, DC4.D

OPEN RAILS

Open rails are used strategically to decrease the overall massing of the project and offer additional transparency that assists the visual connection between the street and the units. CS2-C, PL1-A, DC2-A, DC2-C

ROOF FORM

Shed roof forms have been proposed for the outer units to match the character of the more traditional roof forms found in the neighborhood. Modern volumes are proposed for the inner unit's second story volumes to allow for amenity roof decks. The two roof forms connect to both traditional and modern buildings found along Linden Ave N. CS3.A



AERIAL PERSPECTIVE