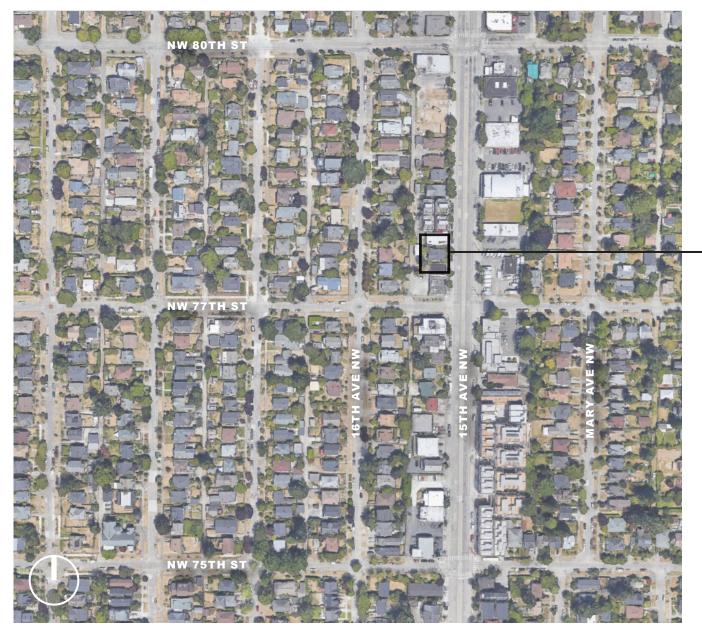


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VICINITY MAP

EXISTING SITE

The proposed site consists of three parcels (APN 123200-1130,1140,1145) which measure approximately 110 feet wide by 83 feet deep with an area of 9,161 SF. There is an existing grade change of approximately 5'-0" feet along the sidewalk going south to north. The parcels face 15th Ave NW, one parcel north of the intersection with NW 77th St. NC2-55(M) zoning runs to the north and south, and LR-1 (M1) zoning begins west across the alley. The parcels currently have vacant buildings.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2-55(M), indicating that the structure may go up to 55 feet in height plus additional applicable height bonuses. The NC zoning continues north and south along 15 Ave NW for at least a mile in either direction. LR1 zoning borders the NC zoning to the east and west, followed by RSL zoning at the outermost edge. The subject parcel is within the Crown Hill Residential Urban Village.

DEVELOPMENT OBJECTIVES

The owner proposes the construction of a new residential apartment building with approximately 80 units consisting of small efficiency dwelling units (SEDUs). The objective for these apartments is to promote a pedestrian-oriented lifestyle which supports and takes advantage of the burgeoning Crown Hill neighborhood. The demographic that will benefit most from this housing will be young professionals and wage earners in the neighborhood, and city-dwellers seeking a more connected lifestyle. These apartments will create a convenient and variety of housing options that is supportive of a vibrant and community-oriented neighborhood.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks are a mix of multi-family apartment buildings, bustling businesses, and single-family homes. There are a variety of commercial buildings along 15th Ave NW, which include several restaurants, various small businesses, and a grocery store within walking distance. Bus lines 15 and Rapid Ride D runs north and south connecting to International District and the Stadium District. NW 85th St provides cross town bus connections via routes 40 and 45 to neighborhoods such as Ballard, Northgate, etc.



SITE LOCATION

7705 15th Ave NW Seattle, WA 98117

ZONING SUMMARY

Zone: NC2-55(M)

Overlays: Crown Hill Residential Urban Village

PROJECT PROGRAM

Site Area: 9,161 SF

Number of Residential Units: ~80 Number of Parking Stalls: ~2 Total Area: Approx 34,610 SF Number of Bike Stalls: ~76 Allowable FAR: 3.75

Proposed FAR: 3.75



















COMMUNITY OUTREACH SUMMARY

1.Electronic/Digital Outreach: Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, information about the interactive website, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

Survey link: https://www.surveymonkey.com/r/52PYPTP

Public informed by: Printed Outreach Flier and Interactive Website

Date: Survey launched 05/15/2020

Survey closed 06/05/2020

Cone Architecture received eleven (11) responses to the survey that was created through Survey Monkey. The responses received are as follows:

We want a project that is:

Affordable for residents/businesses Designed with sustainability in mind Respects the style of the neighborhood Has enough parking to support new residents

Does not compromise nearby single family homes

Concerns include:

That the project will block views or light from adjacent properties

Construction noise/impacts

Parking and driving in the neighborhood will become difficult

Construction blocking alley access



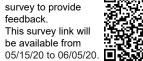
ONLINE

CONNECT Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

https://www.cone-outreach.com/15thaveapartments

TAKE **AN ONLINE** SURVEY

Use this online survey to provide feedback.



ABOUT THE Noble Homes and Cone Architecture are partnering on the PROJECT development of 7705, 7709, and 7711 15th Ave NW, Seattle, WA. The new development of the three lots will include approx. 80 apartments with Live/Work units at the ground level. Planning has just begun, and construction could start as early as Spring 2021.

SHARE YOUR We want to hear from the community about the 7705 15th Ave NW THOUGHTS Apartments. Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website or by taking the online survey.

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

ADDITIONAL You can track our progress throughout the permitting process: INFORMATION search the project address "7705 15th Ave NW" or project number "3036131-EG" in the Design Review Calendar and the Seattle Services Portal.

ADDRESS:

7705 15TH AVE NW Seattle, WA 98117

SDCI RECORD NUMBER: 3036131-EG

APPLICANT: **CONE ARCHITECTURE**

CONTACT:

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



CONE ARCHITECTURE

COMMUNITY OUTREACH SUMMARY

2. Additional Electronic/Digital Outreach: Cone Architecture designed an interactive website that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

Website link: www.cone-outreach.com/15thaveapartments Public informed by: Printed Outreach Flier and Survey Date: Website launched 05/15/2020 Website closed 06/05/2020

Cone Architecture received two (2) responses to the interactive website that was provided for feedback. The responses received are as follows:

- Concerns related to elevation development and material selection
- · Concerns related to the amount of parking provided for the scale of the building
- Appreciation for bike parking / storage
- Concerns regarding loss of existing trees
- · Concerns on lack of affordable units, and wishes that would be considered
- Concerns on solid waste collection from alley

Community Outreach

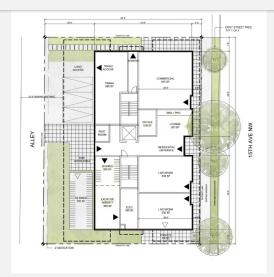
15th Ave Apartments

7705 15TH AVE NW Seattle, WA 98117 Early Outreach for Design Review

About the project

Noble Homes and Cone Architecture are partnering on the development of 7705, 7709, and 7711 15th Ave NW, Seattle, WA. The new development of the three lots will include approx. 80 apartments with Live/Work units at the ground level. Planning has just begun, and construction could start as early as Spring 2021.

ADDRESS: 7705 15TH AVE NW Seattle, WA 98117 SDCI RECORD NUMBER: 3036131-EG APPLICANT: CONE ARCHITECTURE CONTACT: Emily Morgan, info@cone-arch.com, 206-693-3133



Share your thoughts

We want to hear from the community about 7705 15th Avenue NW apartments

Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project

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

Take our survey

Use this online survey to provide feedback.

Information you share in this survey could be made public. Please do not share any

This survey link will be available from

Additional information

You can track our progress throughout the permitting process: search the project address "7705 15TH AVE NW" or project number "3036131-EG" in the Design Review Calendar and the Seattle Services

To find out more about early outreach for design review, visit the City of Seattle's Department of Neighborhood's web page.

Share your thoughts

Name Email or phone Tell us more



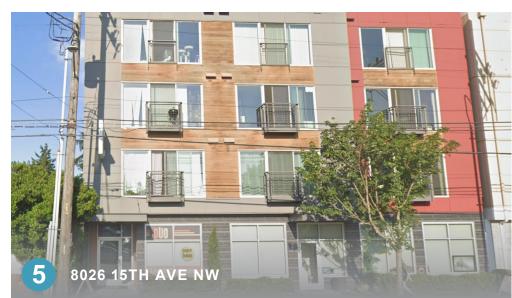








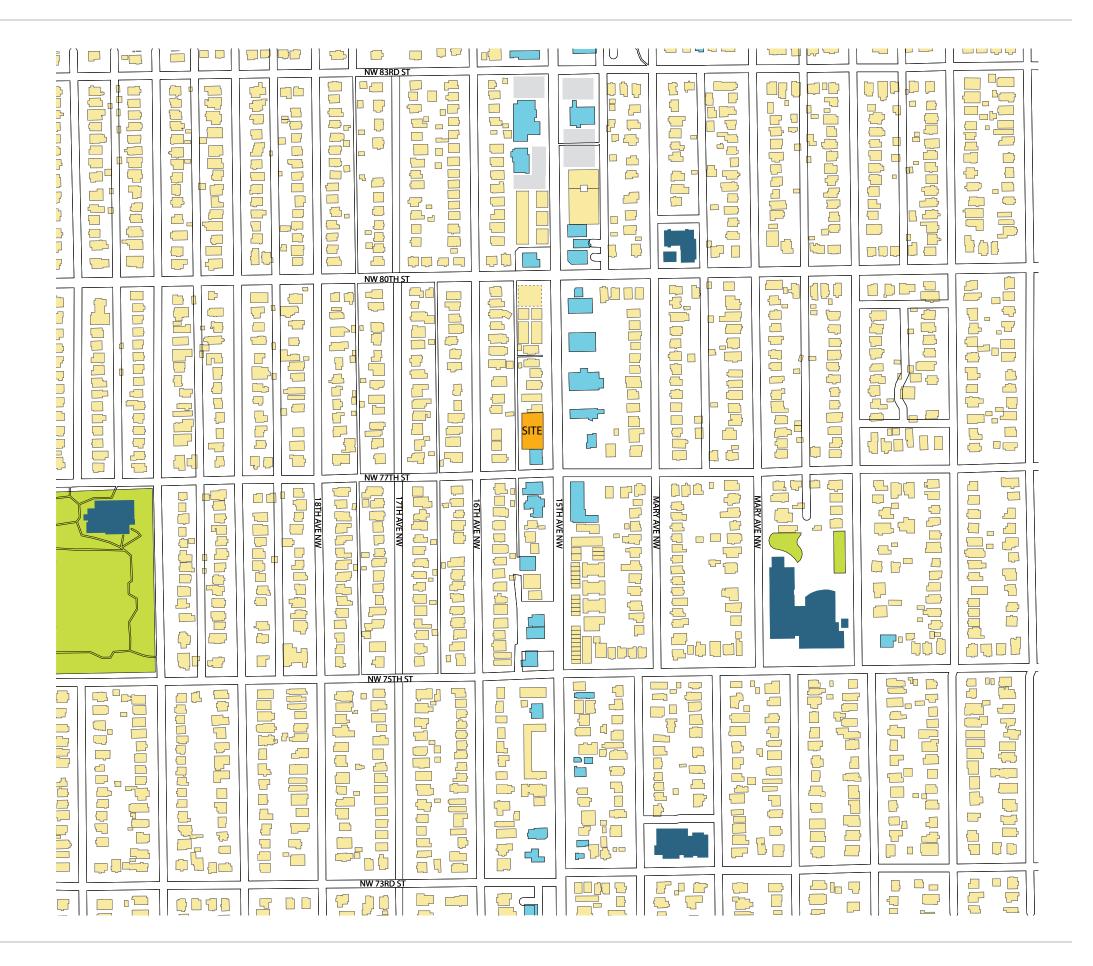








15TH AVE APARTMENTS #3036131-EG



PROJECT SITE

RESIDENTIAL

(UNDER CONSTRUCTION)

INSTITUTIONAL

RETAIL

PARKING

GREEN SPACE

ADDRESSES: 7705 15th Ave NW

PARCEL #: 123200-1130, 123200-1140, 123200-1145

ZONING: NC2-55(M) SITE AREA: 9.161 SF

Crown Hill Residential Urban Village **OVERLAYS:**

23.47A.004 PERMITTED USES

Permitted outright:

• Residential, retail, restaurants, live-work

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
 Nonresidential 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.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
- •The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.012 STRUCTURE HEIGHT

NC2-55(M) Allowed Maximum Base Height: 55'-0" 4' additional allowed for rooftop features (parapets, clerestories, etc.) 59'-0" 16' additional allowed for stair & elevator penthouses: 71'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.47A.013 FLOOR AREA RATIO

3.75 (34,376 SF)

Maximum FAR: Minimum FAR: 2 (18,334 SF)

23.47A.014 SETBACKS REQUIREMENTS

A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and Landscaping Standards.

Setback Requirements for Lots Abutting or Across the Alley from Residential Zones:

For a structure abutting a lot in an LR zone, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone as follows: 10 feet for portions of structures above 13 feet in height to a maximum of 65 feet with an additional 1 foot setback for every 10 feet beyond the initial 65 feet.

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- •The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 AMENITY AREA

Required: 5% of gross floor area in residential use

5% x 53,205 SF = 2,660.25 SF

23.54.015 REQUIRED PARKING

Vehicle Parking: Not required.

The project is within an Urban Village and has a parking flexibility overlay.

Bicycle Parking:

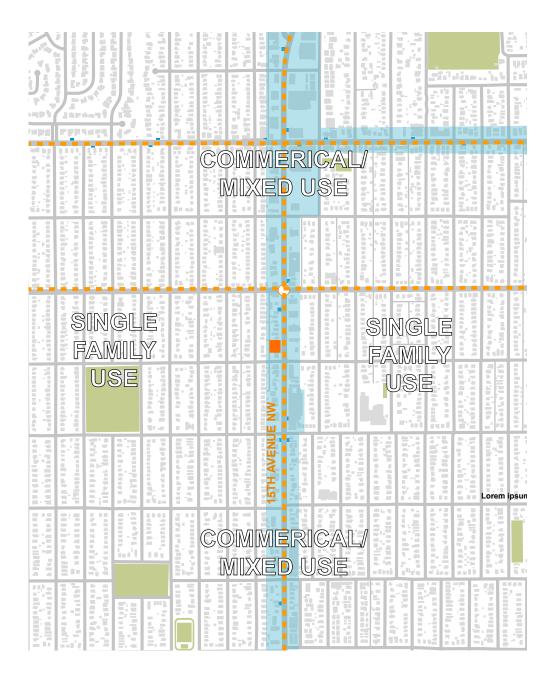
Long-Term: 1 bicycle parking space per 1 SEDU (After the first 50 spaces are provided, additional spaces are required at three-quarters the required ratio). 114 SEDUs = $50 + (64 \times .75) = 98$ Bicycle spaces required

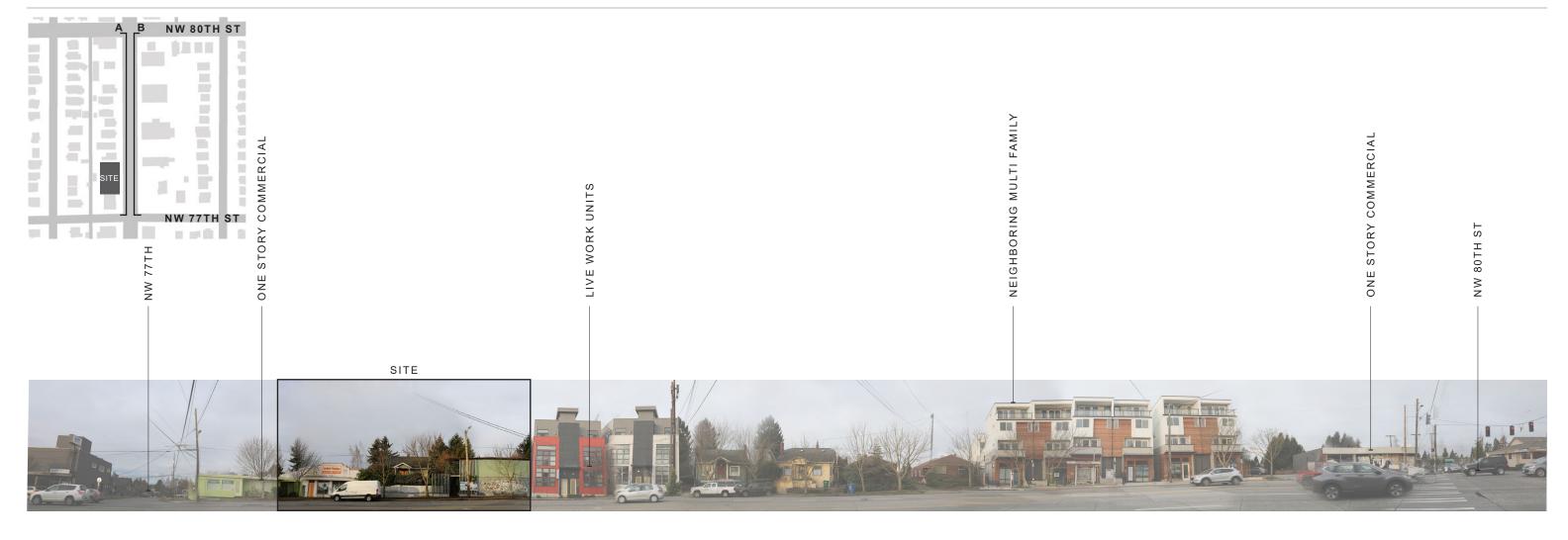
Short-Term: 1 bicycle parking space per 20 SEDUs 114 SEDUs = 114 / 20 = (5.7) 6 Bicycle spaces required

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

575 SF + 4 SF for each additional unit above 100. 575 SF + (4 SF x 10 add. units) = 615 SF Residential, 100+ dwelling units:

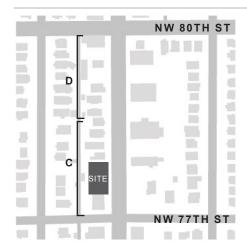
The minimum horizontal dimension of required storage space is 12 feet.







15TH AVE NW LOOKING EAST (B)







ALLEY LOOKING EAST (C)



ALLEY LOOKING EAST (D)



ACROSS FROM SITE



ALLEY LOOKING WEST (E)



ALLEY LOOKING WEST (F)



A - EXISTING SITE WITH VEGETATION FROM ALLEY



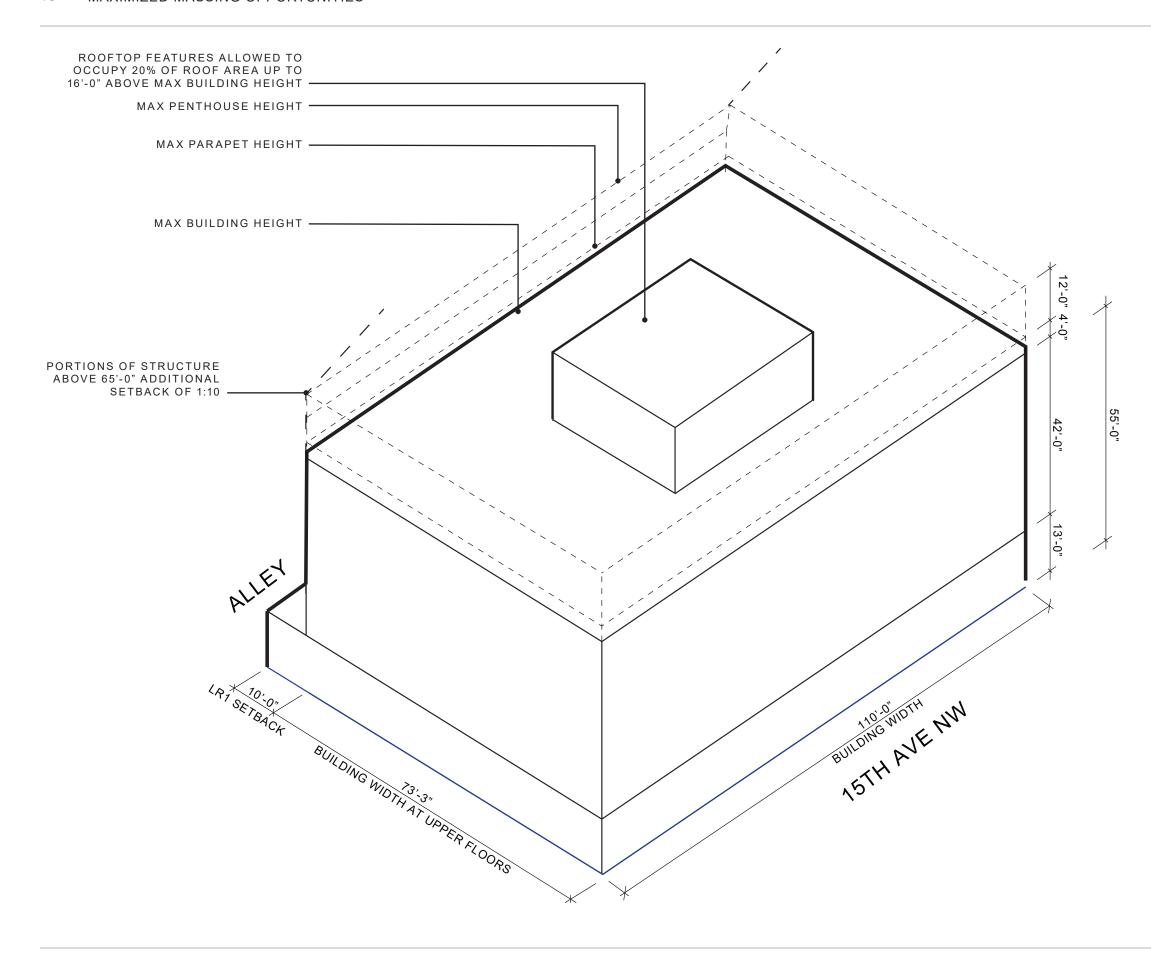
C - ADJACENT PROPERTY ESTABLISHED STRONG STREET WALL



B - NEIGHBORING 1 STORY COMMERCIAL



D - ADJACENT PROPERTY AT OR NEAR PROPERTY LINE FROM ALLEY



The project site is zoned commercial but borders LR1 zoning to the west. The commercial zoning allows the building to extend to all property lines at the ground level. Adjacent to the residential zone to the west the building will be required to set back 10' above 13'. Current zoning (NC2-55) has a structure height limit of 55 which allows for 5 stories, plus a 4' bonus for parapet walls and a 16' bonus for stair/elevator access to the roof.

NC2-55(M) MAX DEVELOPMENT ENVELOPE

PROJECT SITE

- Three parcels with existing structures located on 15th Ave NW
- Site Area = 9,160 SF, rectangular in shape, measures roughly 118' x 120'

TOPOGRAPHY

• Approximately 5'-0" of grade change across site from north to south.

ADJACENT BUILDINGS AND USES

- Existing 3-story mixed-use building immediately north of site (NC2-55)
- Existing 1-story retail building south of site (NC2-55)
- Existing 2-story single family residence immediately west of site (LR1)
- Existing 1-story retail building across 38th Ave S (NC2-55)

SOLAR ACCESS & VIEWS

- Good solar access due to existing topography and existing low rise structures
- · Possible views east towards to Cascade Mountains and of Mt. Rainier to the southeast

ALLOWABLE STRUCTURE HEIGHT

NC2-55(M) zoning allows for a 55'-0" structure height

- 4' bonus for rooftop features
- 16' bonus for stair/elevator penthouses

ALLOWABLE BUILDING AREA

NC2-55(M) 3.75 FAR = 34,350 SF

LEGAL DESCRIPTION

THE NORTH 30 FEET OF LOT 17, AND ALL OF LOTS 18 AND 19, BLOCK 5, BURKE AND FARRARS FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGE 79, RECORDS OF KING COUNTY;

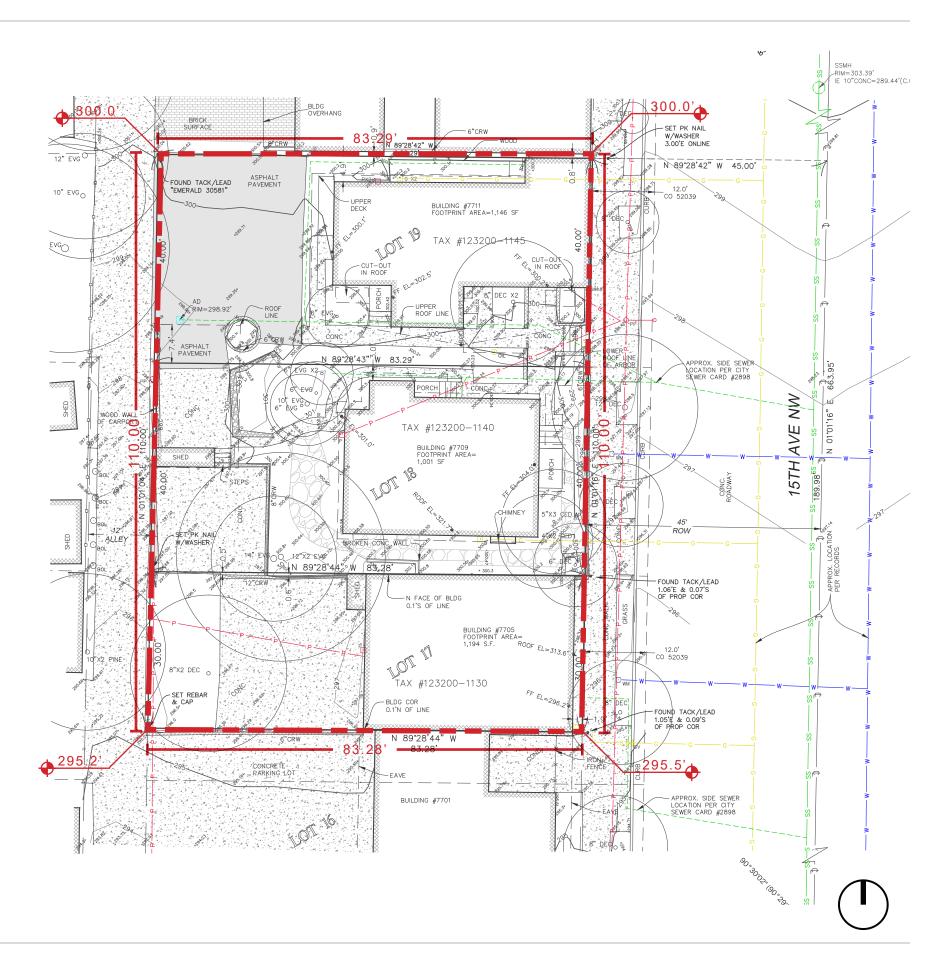
EXCEPT THE EAST 12 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 206194 FOR 15TH AVENUE NORTHWEST,

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

APN: 333300-2130

TRAFFIC CIRCULATION

The site is located on 15th Ave NW, a principal arterial. Bus stops are in the vicinity along 15th Ave NW as well as more bus stops along NW 85th St. To the west, 17th Ave NW serves as a Neighborhood Greenway.



SITE CONCEPT

- Front 15th Ave NW sidewalk with a central and recognizable building entrance
- · Internalize vertical circulation core to reduce height, bulk, and scale at building perimeter
- Provide live/work units at 15th Ave NW to reinforce existing adjacent commercial activity
- Provide convenient service space locations which enhance collection efficiency and minimize impacts on the neighbors.

SETBACKS

- Upper level setbacks of 10'-0" are required at portions of the structure above 13' adjacent to the LR1 parcel (west). A 2'-0" alley dedication setback is also required at the west property line. This dedication area must be newly paved at the alley.
- Provide generous ground level setbacks between proposed building and single story commercial to the south and existing multifamily to the north.

SOLAR ACCESS & VIEWS

- The right-of-way to the east affords good access to morning sun. The existing surrounding structures are one and two-story and will not cast shadows on the proposed site.
- The proposed 5-story structure will largely cast shadows on the existing 4-story multifamily building to the north and also shade 15th Ave NW in the afternoon.
- Views of Rainier and downtown to the south will be available for the upper levels and roof decks for the proposed structure.

TRAFFIC CIRCULATION

- The site is primarily served by 15th Ave NW, a principal arterial, located approximately 100 feet from the intersection with NW 77th St. Bus stops are along 15th Ave NW.
- There is parallel parking along 15th Ave NW.
- A pedestrian crosswalk exists at the intersection of 15th Ave NW and NW 80th St.
- There is a Neighborhood Greenway along 17th Ave NW.

STREETSCAPE

- The streetfront along 15th Ave NW is 10'-0" wide from back of curb. This may require that the sidewalk extend into the property or the sidewalk may be reduced to 4'-6" in width.
- There are currently several street trees planted in the right-of-way.
- Overhead power lines run north to south along the east side of the 15th Ave NW, opposite the project site. An underground street crossing would be required for power.

NEIGHBORHOOD PATTERNS AND POTENTIAL

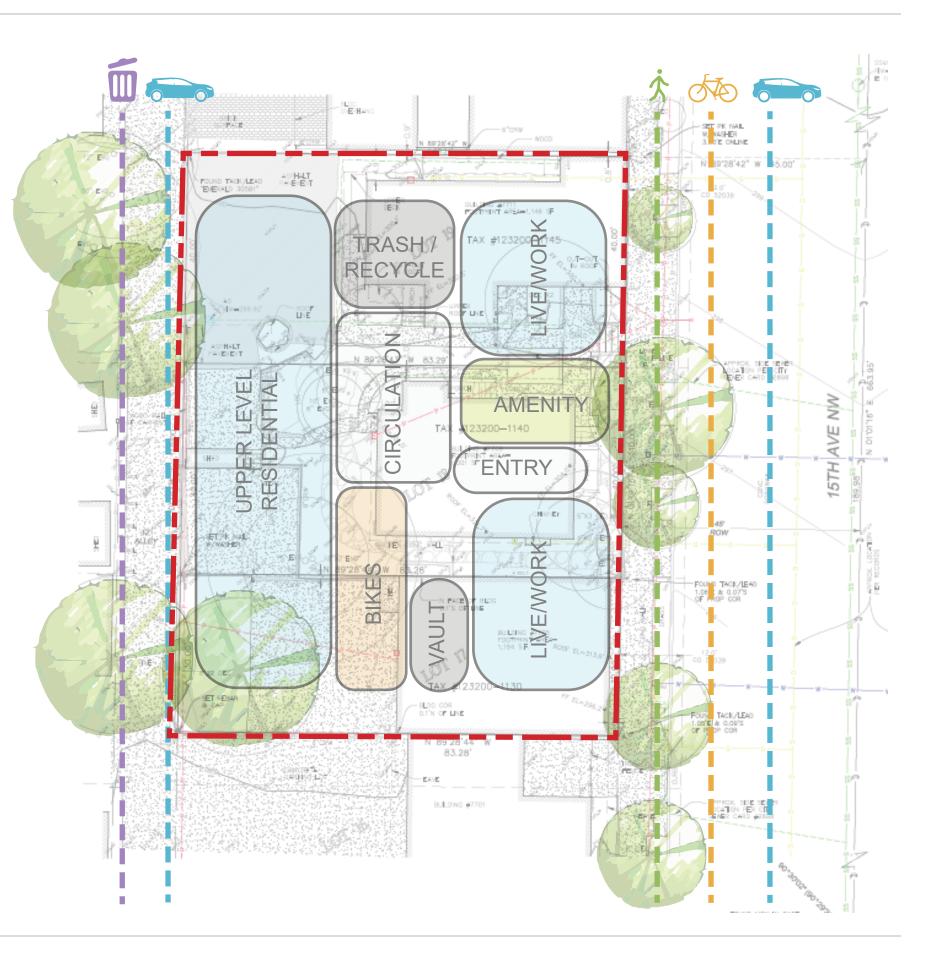
• There are several recently completed multi-family projects in the area, within a few blocks both north and south. These projects have increased the density and height of the area and added to the pedestrian friendly transit-oriented neighborhood.

LANDSCAPE APPROACH

• The right-of-way planting strip will be restored with approved street trees and other landscaping along 15th Ave NW. The plantings on site will mainly be located along the building edges and right-of-way. The roof deck will also be provided with plants.

TRASH ACCESS

- Access is proposed off the alley for collecting solid waste.
- Space along the northern edge of the building will be provided to allow for maneuverability of solid waste collection.



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.	
C. Relationship to the Block	2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.	Similar to recent developments nearby, our proposal maintains a strong street edge with close proximity to the sidewalk. The proposed design also incorporates a prominent street-level mass that differentiates itself from the massing volume above. Glazing and entry level proportions were designed with adjacent projects in mind.
D. Height, Bulk and Scale	1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.	Existing developments immediately adjacent to the project are underdeveloped and are anticipated to be fully developed in the future. With this in mind, the proposal seeks a strong street-facing development as if the adjacent properties were built to their allowed zoning abilities.
PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	
A. Entries	1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.	Entries are clearly defined by small entry nooks and additional secondary features such as awnings and exterior materials. Entries also implement varying glazing strategies to more clearly distinguish between commercial, residential and live/work entries. Amenity areas are located adjacent to the entry at street-level to activate and encourage interaction.
DC1. PROJECT USES AND ACTIVITIES	Optimize the arrangement of uses and activities on site.	
A. Arrangement of Interior Uses	Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.	Active program uses have been positioned along the street-facing facade including commercial space, and resident amenity areas to activate the street level and provide views to those 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	2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.	To reduce the perceived mass of the project, all vertical circulation and stair towers have be centralized in the building. At the north and south property lines, the overall massing has been pulled inward to create modulation. The east and west facades have been broken down through the use of materials that are slightly recessed.
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 through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.	The west facade, facing the alleyway, will have just has much glazing and use of secondary features as the facade facing east. Material patterns and expressions will continue to wrap the building in its entirety.
C. Secondary Architectural Features	Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life.	Various secondary features will be proposed at both the street-level and the upper facade volumes. High-quality textured materials as well as awnings and entry nooks will create depth to the street-level. Juliet balconies and material transitions will add interest to the upper levels.
D. Scale and Texture	 Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture", particularly at the street level and other pedestrian areas. 	Human scale elements such as signage and fine textured materials will be visible from the pedestrian sidewalk and streetscape. Landscape plantings will be proposed where applicable between the sidewalk edge and the building to provide additional human scale elements with texture to the street-level pedestrian experience.



CS2.C.2 Mid-Block Sites

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.



Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.



CS2.D.1 Existing Development and Zoning

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.



Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front







PL3.A.1 Entries

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

Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

DC2.B.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 through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.



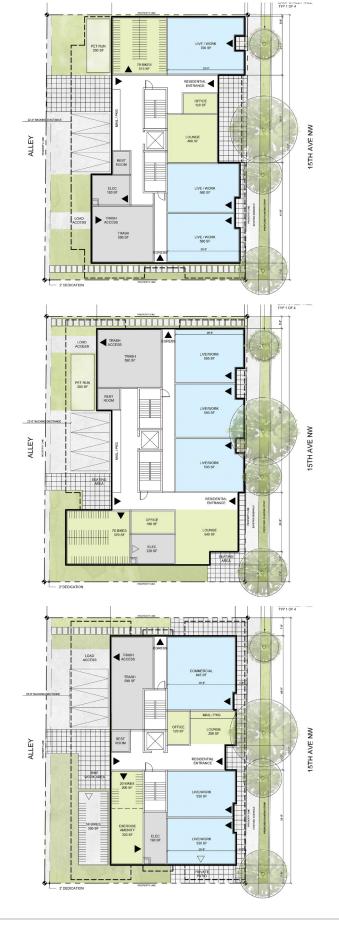
DC2.C.1 Visual Depth and Interest

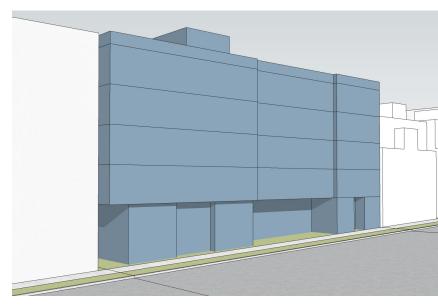
Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life.

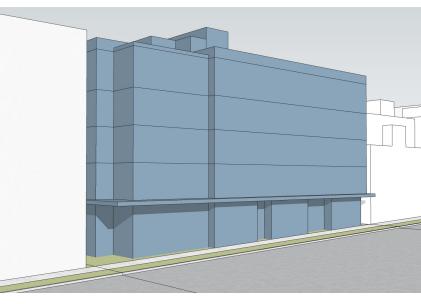
DC2.A.2 Massing

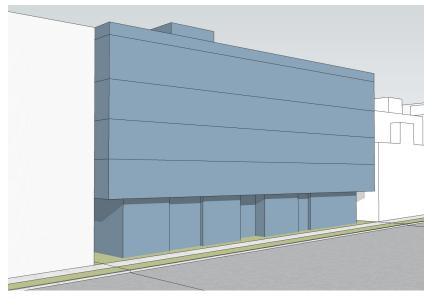
Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.











OPTION ONE

DISTINGUISHING FEATURES • 5-story building = 34,350 GSF

- 80 apartments

OPPORTUNITIES

- Upper and lower level modulation proposed at center of building to lessen the perceived mass Modulation at entry creates a generously scaled pedestrian courtyard Main roof deck positioned at the west edge of the roof to capture views of the Olympics Roof deck pulled back from roof edge to respect the adjacent LR zoning

CHALLENGES

- Minimal modulation opportunities due to the constraints of the 10'-0" set back to the west at LR zoning transition
- Split commercial uses at ground level Bikes only accessed internally
- Compressed and awkward residential entry sequence

DEPARTURE REQUESTED

None - Code Compliant

OPTION TWO

DISTINGUISHING FEATURES

- 5-story building = 34,350 GSF
- 76 apartments

OPPORTUNITIES

- Grouped ground level live-work units located to the north relating to the existing live-works
- Active corner entry with residence lounge
- Internalized circulation core
- Mass reduction at southeast corner adjacent to current single story commercial use

CHALLENGES

- Corner expression and entrance not suited for mid-block condition
- Minimal setbacks along sidewalk
- Lowest unit count

DEPARTURE REQUESTED

Upper level setback from LR zone

OPTION THREE (PREFERRED)

DISTINGUISHING FEATURES

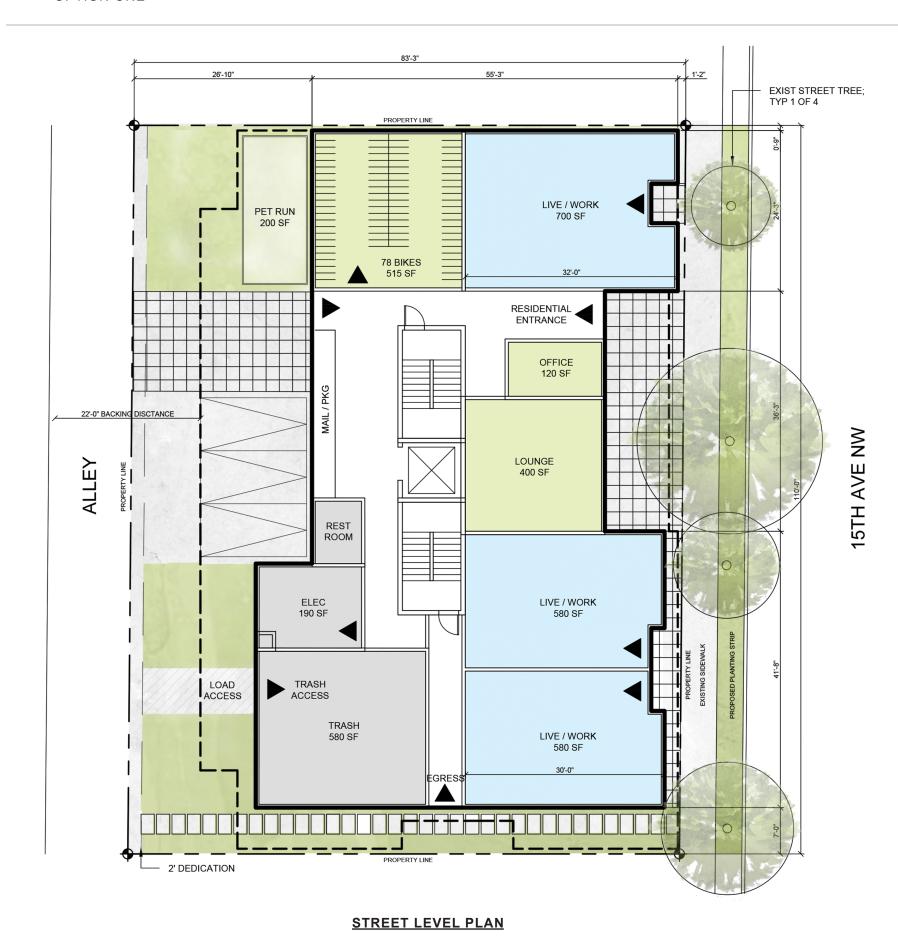
- 5-story building = 34,350 GSF
- 80 apartments

- Ground level commercial space activates the streetscape
- Central active residential amenity areas facing the sidewalk
- Internalized circulation core
- Minimal ground floor circulation axis from east to west
- Roof deck oriented towards mountain views to the west Use of secondary features and high-quality materials to modulate the facade

Minimal upper level modulation opportunities due constraints from 10'-0" set back to the west at LR zoning transition

DEPARTURE REQUESTED • Commercial 30'-0" depth requirement

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DESIGN NARRATIVE

Option One fronts 15th Ave NW with a residential entry, large residential lounge and three live-work units. A lounge and lobby are centrally located on the ground floor with a forecourt, creating a gracious entry sequence from the sidewalk. Solid waste storage is proposed adjacent to the alley, along with a secondary entry, bike parking and electrical room. Along the alley way at the ground floor, landscaping, parking, and a residence pet run has been provided. The building's vertical circulation is centrally located to keep bulk away from adjacent sites and the right of way. Most units face the east and west towards the right-of-way and a 10'-0" west setback. On the north and south facades, the facades step back to break down the overall massing, visible from 15th Ave NW and adjacent parcels. The rooftop amenity space is located away from the LR zoning to the west capturing views of Rainier and downtown and preserving privacy for the adjacent neighbors.

DISTINGUISHING FEATURES

- 5-story building = 34,350 GSF
- 80 apartments
- 3 vehicle parking stalls and 78 bike parking spaces

OPPORTUNITIES

- Upper and lower level modulation proposed at center of building to lessen the perceived mass
- Modulation at entry creates a generously scaled pedestrian courtyard
- Main roof deck positioned at the west edge of the roof to capture views of the Olympics
- Roof deck pulled back from roof edge to respect the adjacent LR zoning

CHALLENGES

- Minimal modulation opportunities due to the constraints of the 10'-0" set back to the west at LR zoning transition
- Split commercial uses at ground level
- Bikes only accessed internally
- Compressed and awkward residential entry sequence

DEPARTURE REQUESTED

None - Code Compliant

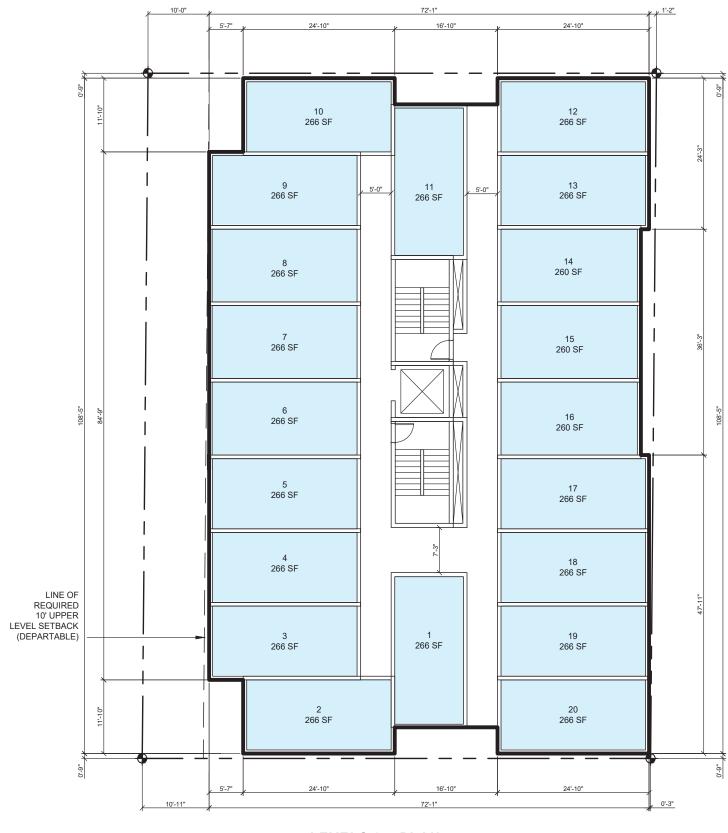


DWELLING AREA

COMMON AREA

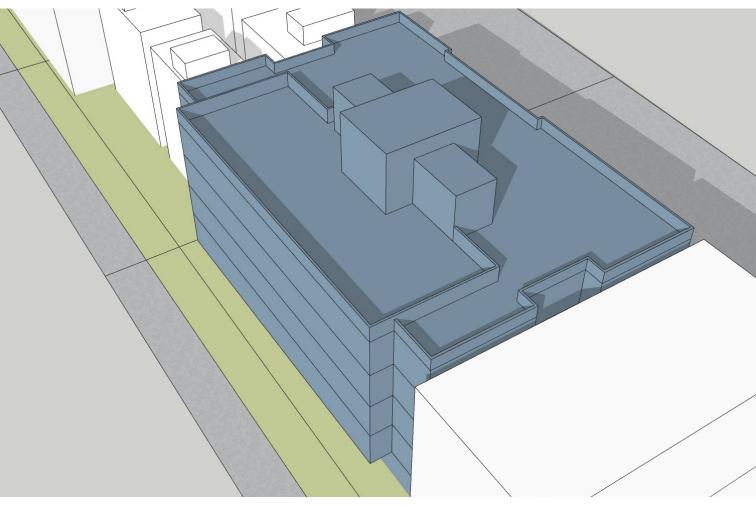
SERVICE AREA

15TH AVE APARTMENTS #3036131-EG



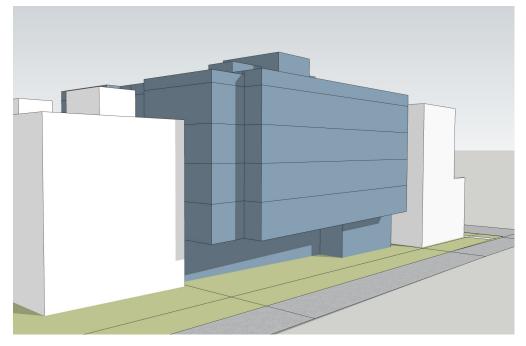
ROOF DECK 2450 SF MECH ELEV EQUIP 0'-3"

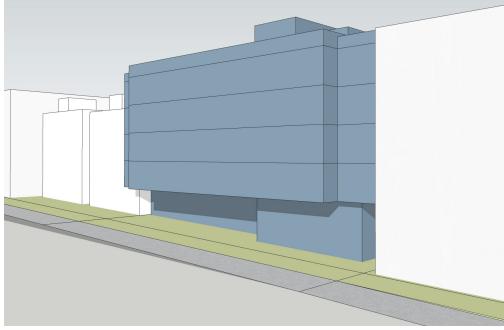




VIEW FROM SOUTHEAST

AERIAL VIEW FROM SOUTHWEST



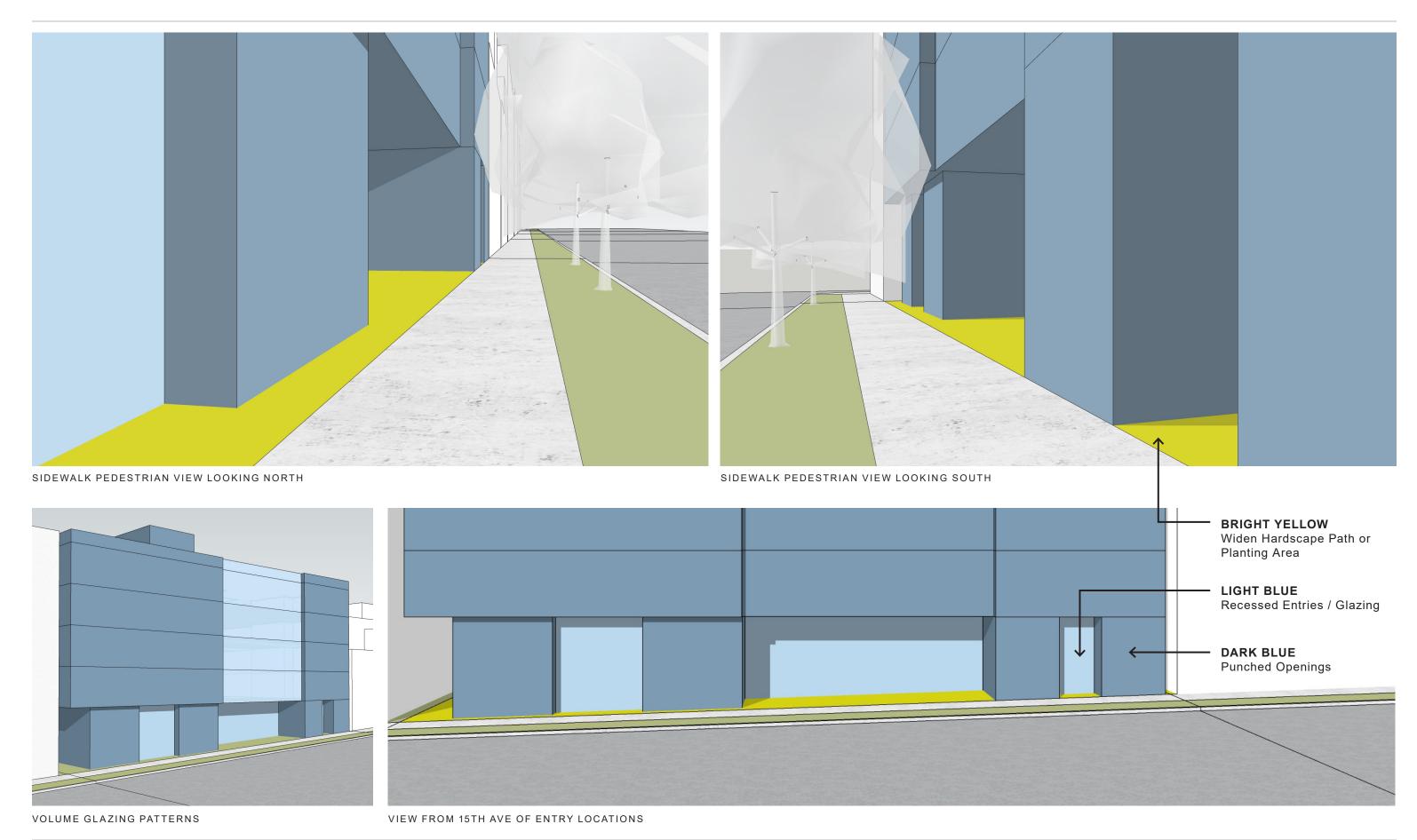


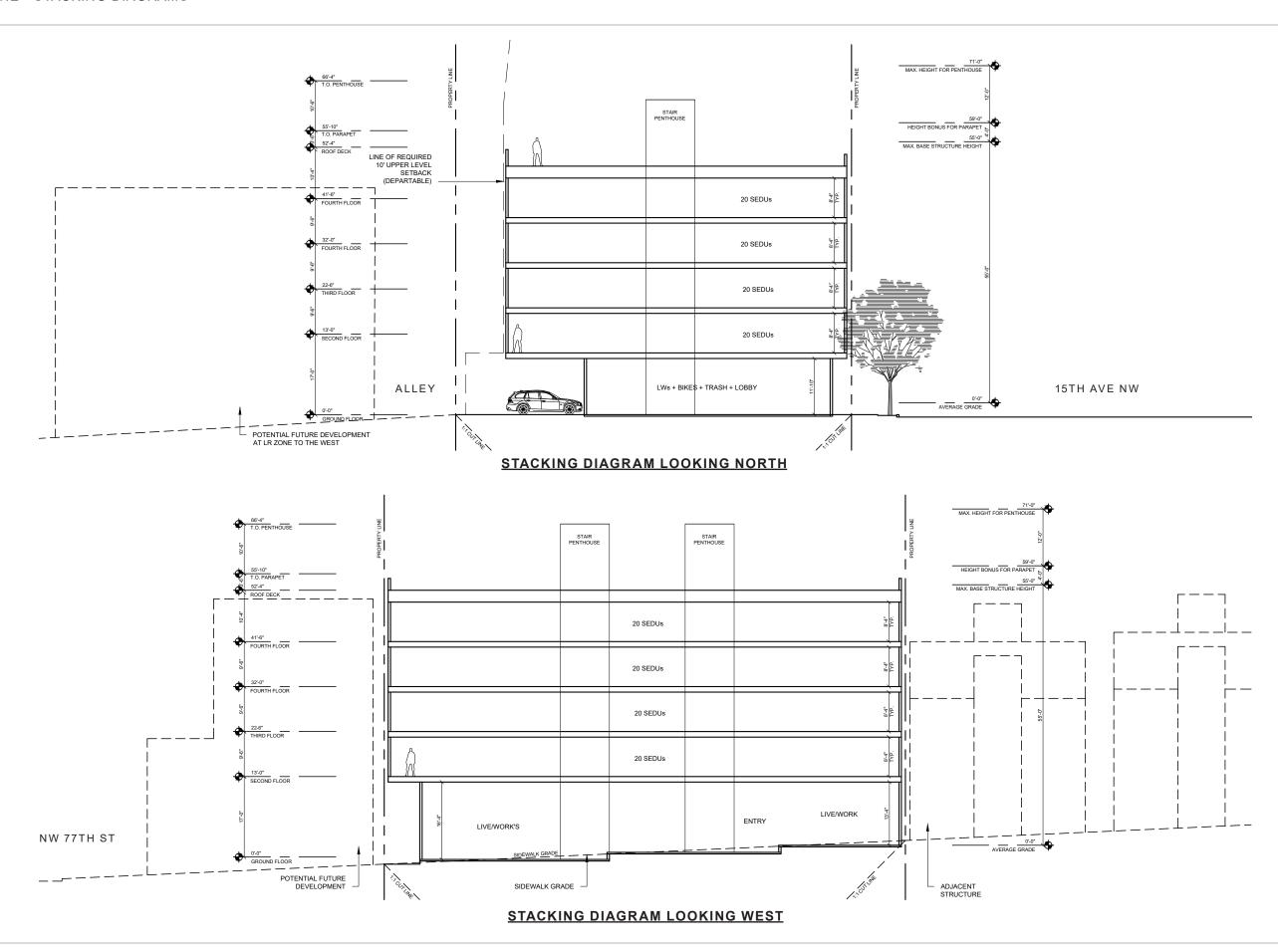


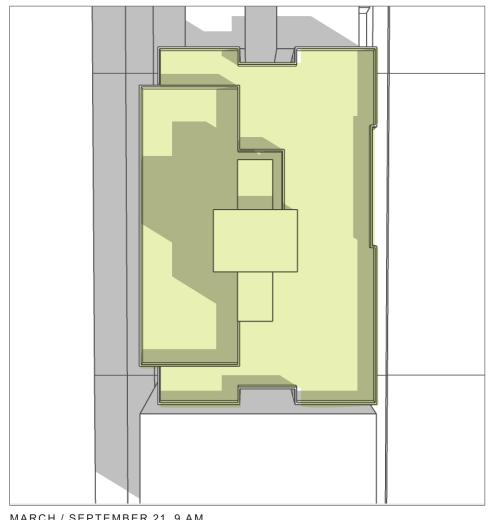
VIEW FROM NORTHWEST

VIEW FROM SOUTHWEST

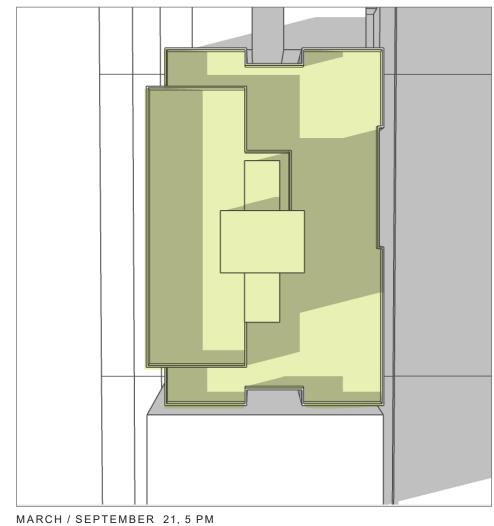
VIEW FROM NORTHEAST



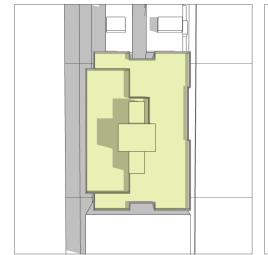




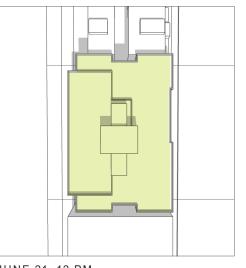




MARCH / SEPTEMBER 21, 9 AM



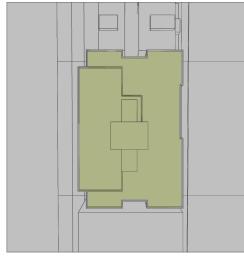
JUNE 21, 9 AM











JUNE 21, 12 PM

JUNE 21, 5 PM

DECEMBER 21, 9 AM

DECEMBER 21, 12 PM

DECEMBER 21, 5 PM



DESIGN NARRATIVE

For Option Two, active uses are proposed along the ground level streetfacing facade, including a corner residential entry and lounge and three grouped live-work units. Like the previous scheme, solid waste and bike parking are located along the alley, away from the sidewalk. The corner residential entry is located off of 15th Ave NW sidewalk with adjacent active lounge space. The live-work units are proposed pulled up to the sidewalk to match the streetscape of the existing live-work units to the north. Along the alleyway ample landscaping has been proposed to create a natural buffer, amenities like seating areas and a pet run have been proposed to being activity to the ground floor. Similar to Option One, all vertical circulation is internalized, reducing the height and scale of the building at its edges. The upper residential units face south, east and west, providing views out to the right-of-way and larger west and south setbacks. The southeast building massing is distinguished from the rest of the street frontage to create a visually strong corner. An amenity roof deck is proposed on the west edge to capture views of the Olympic Mountains but has been pulled away from the building edges preserving privacy for the adjacent LR neighbors.

DISTINGUISHING FEATURES

- 5-story building = 34,350 GSF
- 76 apartments

OPPORTUNITIES

- Grouped ground level live-work units located to the north relating to the existing live-works
- Active corner entry with residence lounge
- Internalized circulation core
- Mass reduction at southeast corner adjacent to current single story commercial

CHALLENGES

- Corner expression and entrance not suited for mid-block condition
- Minimal setbacks along sidewalk
- Lowest unit count

DEPARTURE REQUESTED

- Live-work 30'-0" depth requirement
- Upper level setback from LR zone

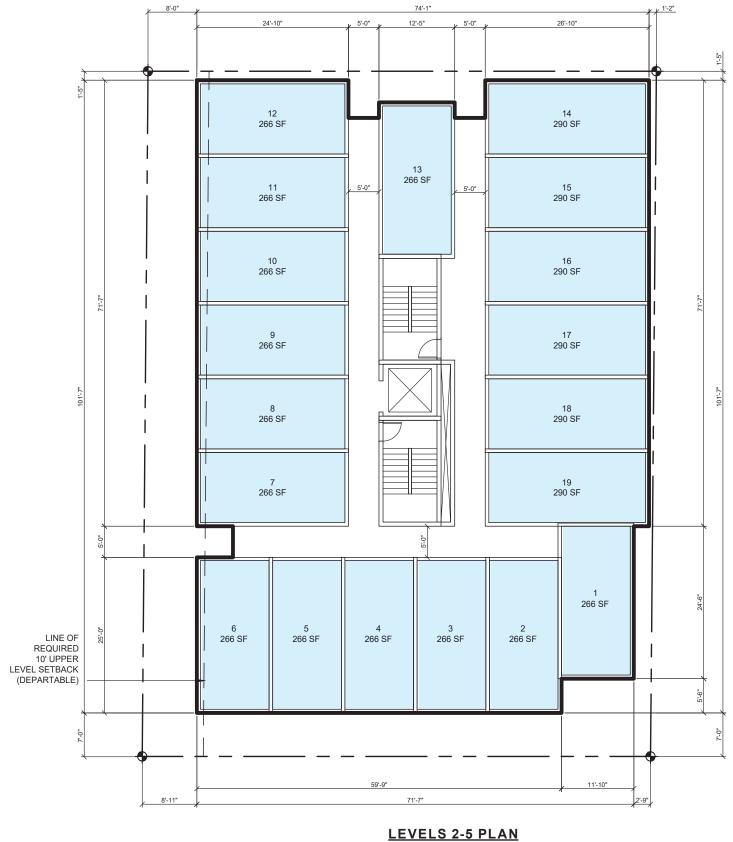
STREET LEVEL PLAN

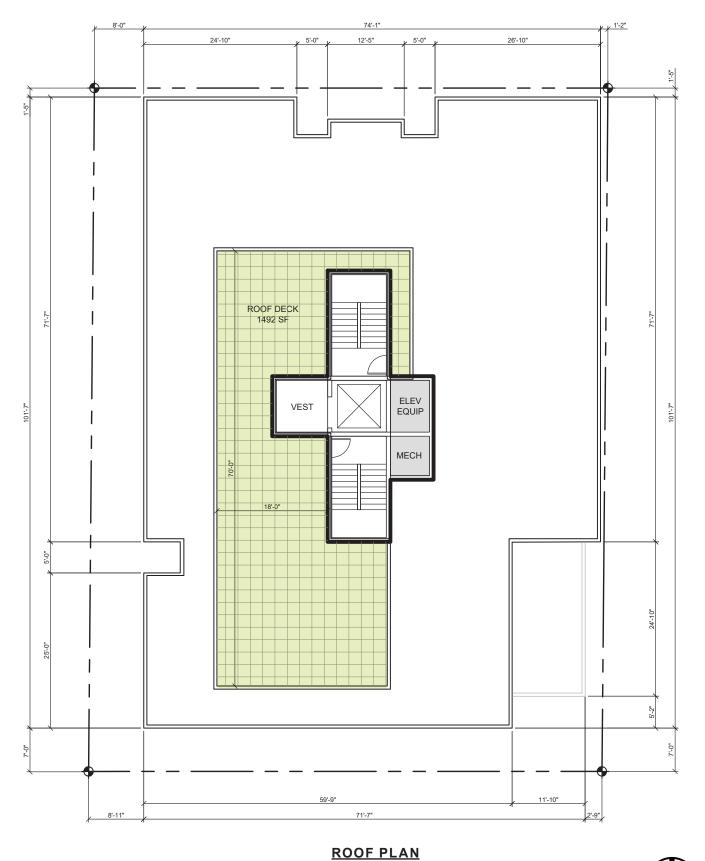
DWELLING AREA

COMMON AREA

SERVICE AREA

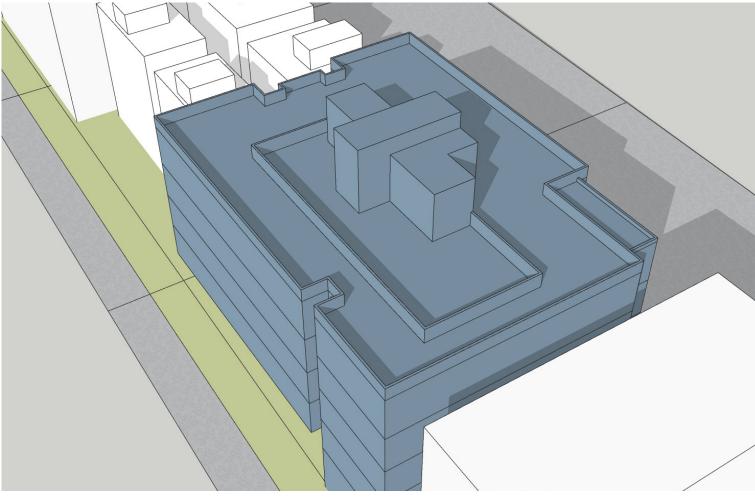
15TH AVE APARTMENTS #3036131-EG





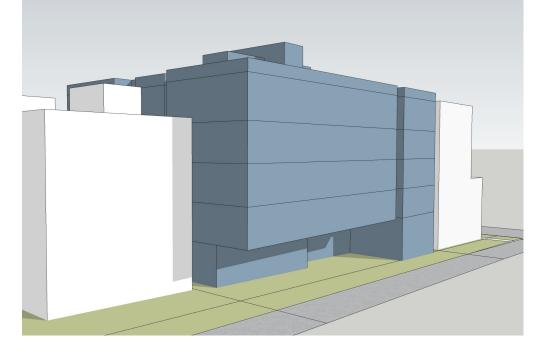
DWELLING AREA COMMON AREA SERVICE AREA

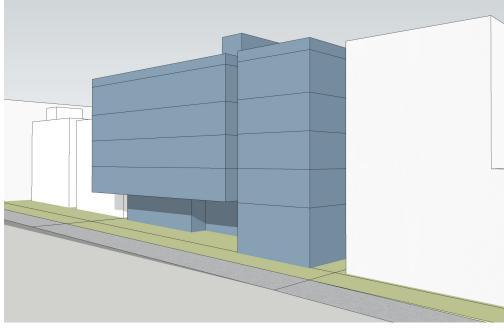




VIEW FROM SOUTHEAST

AERIAL VIEW FROM SOUTHWEST



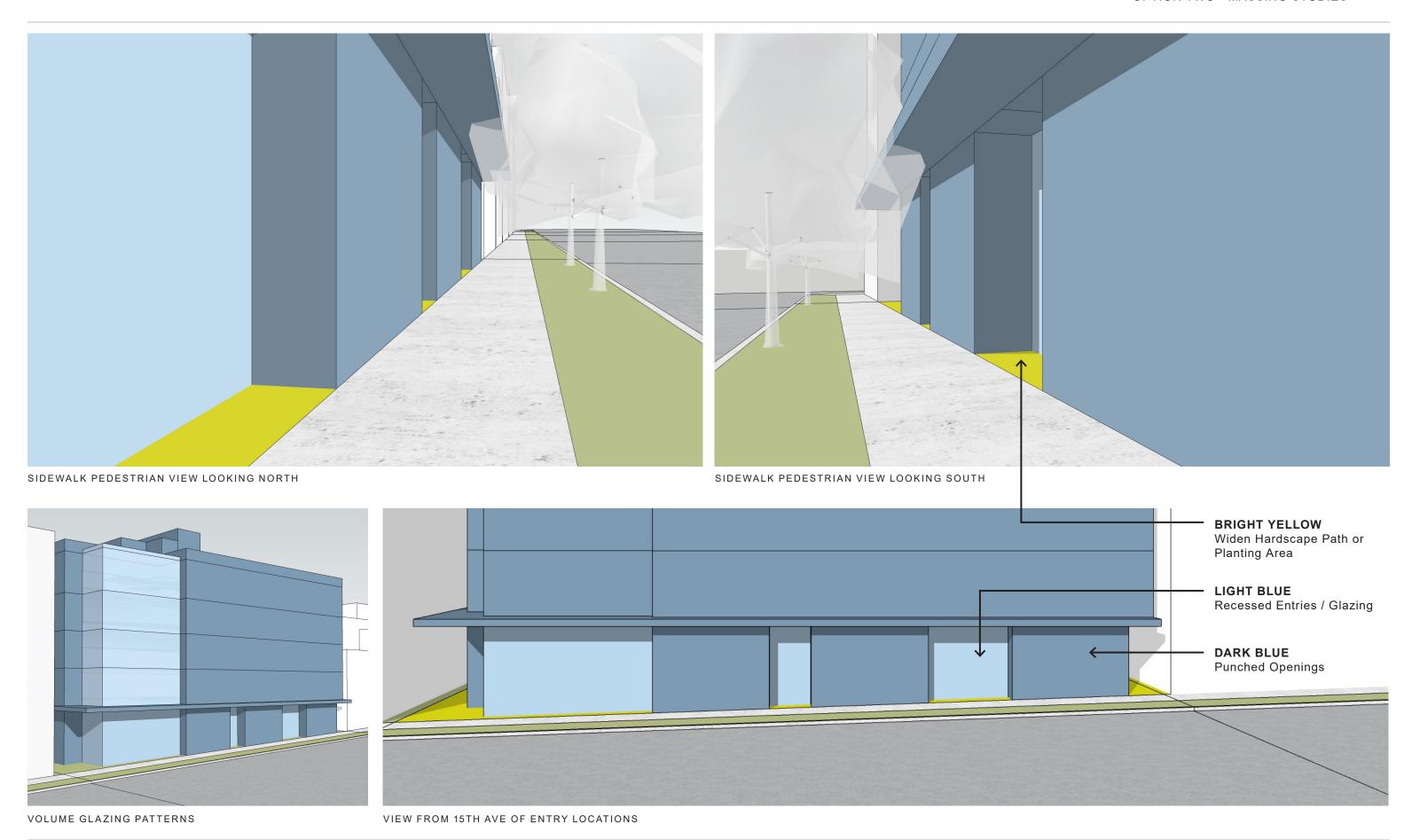


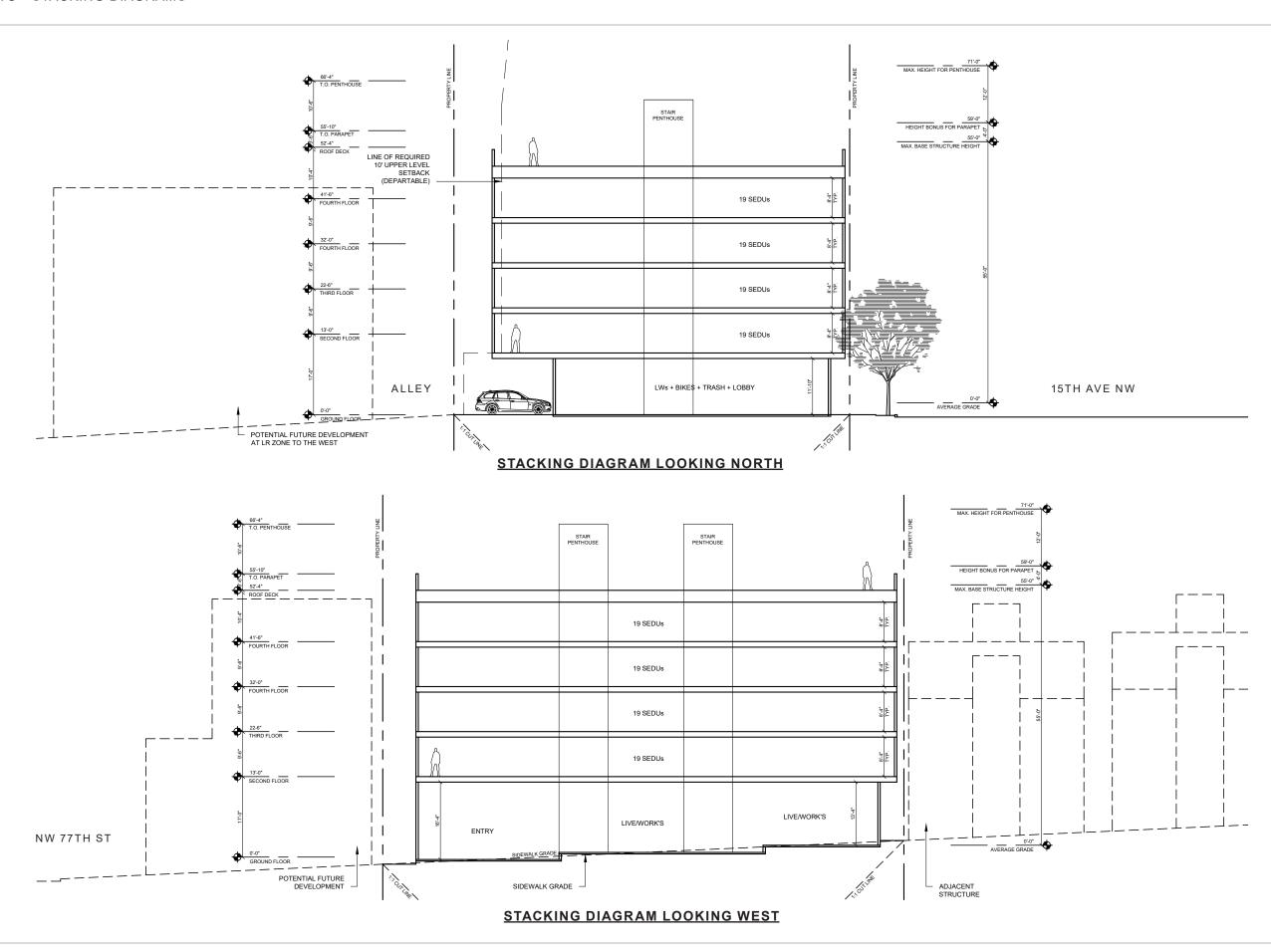


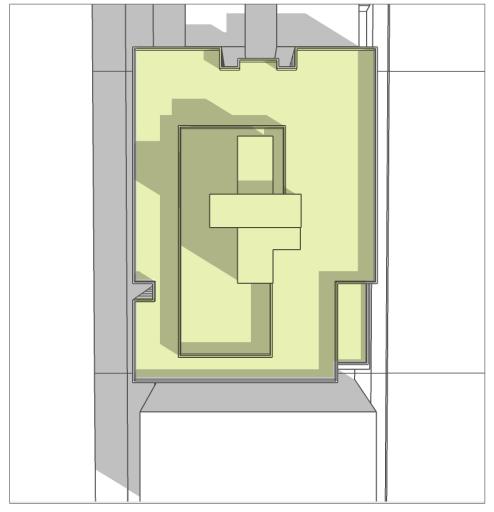
VIEW FROM NORTHWEST

VIEW FROM SOUTHWEST

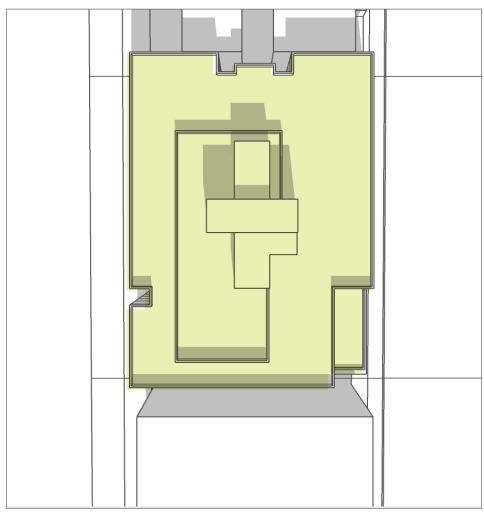
VIEW FROM NORTHEAST



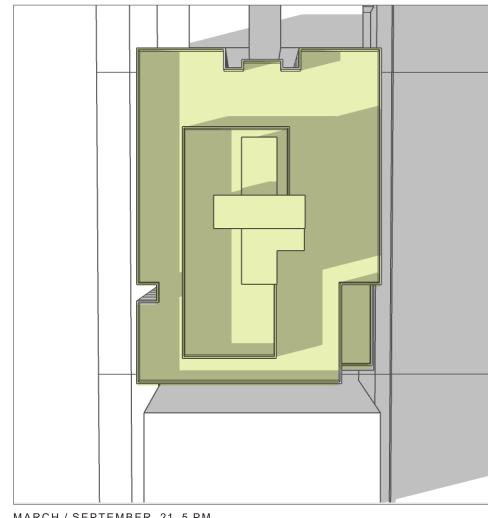




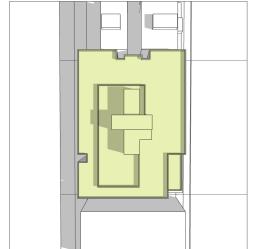


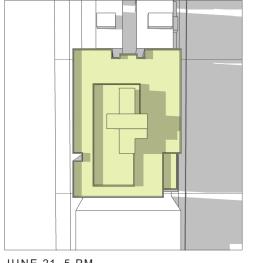


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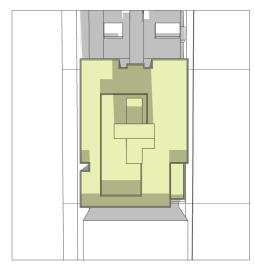


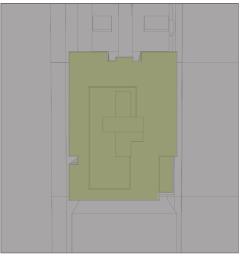
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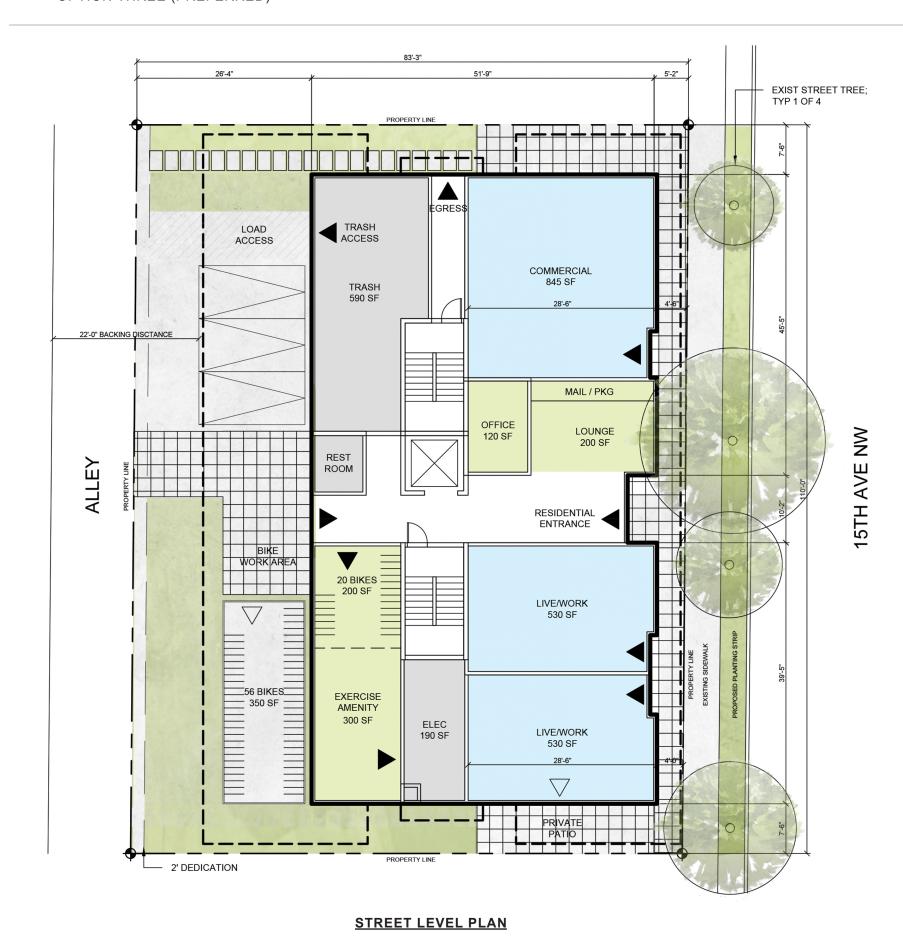
JUNE 21, 9 AM JUNE 21, 12 PM

JUNE 21, 5 PM

DECEMBER 21, 9 AM

DECEMBER 21, 12 PM

DECEMBER 21, 5 PM



DESIGN NARRATIVE

Option Three, our preferred option, proposes a central entry with adjacent lounge, commercial space, and two live-work units, dedicating the full street-level facade to active uses. The first floor is set back from the upper floors to create a base to the project creating a human scaled experience along the right-of-way. The service uses, including trash, electrical room, and bike storage room have been located along the alley to the west. An amenity room with interior bike storage has been proposed along the west façade at the alleyway, An exterior bike storage area with adjacent bike working area brings activity to the exterior of the west façade. Landscaping is proposed along the alley to create a natural buffer. A central circulation core is proposed, pulling the mass of the stair towers away from the buildings edge and from pedestrian views. On the upper floors, the majority of the units face east and west. The project meets the required 10'-0" setback from the LR zone across the alley. An elegant modulation approach of an inset base with refined upper floor massing creates opportunity for secondary features to break down the overall mass and add interest to the façade. The roof amenity deck is oriented to the west for better access to views and afternoon sun, but pulled back from the building edges to respect the privacy of the neighbors.

DISTINGUISHING FEATURES

- 5-story building = 34,350 GSF
- 80 apartments

OPPORTUNITIES

- Ground level commercial space activates the streetscape
- Central active residential amenity areas facing the sidewalk
- Internalized circulation core
- Minimal ground floor circulation axis from east to west
- Roof deck oriented towards mountain views to the west
- Use of secondary features and high-quality materials to modulate the facade

CHALLENGES

 Minimal upper level modulation opportunities due constraints from 10'-0" set back to the west at LR zoning transition

DEPARTURE REQUESTED

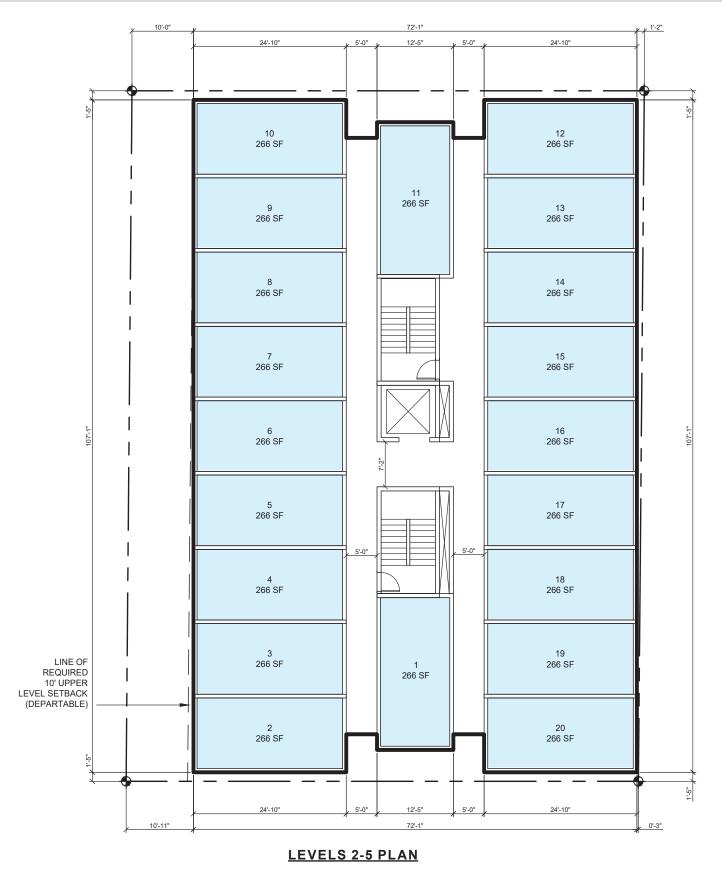
• Commercial and Live-Work 30'-0" depth requirement

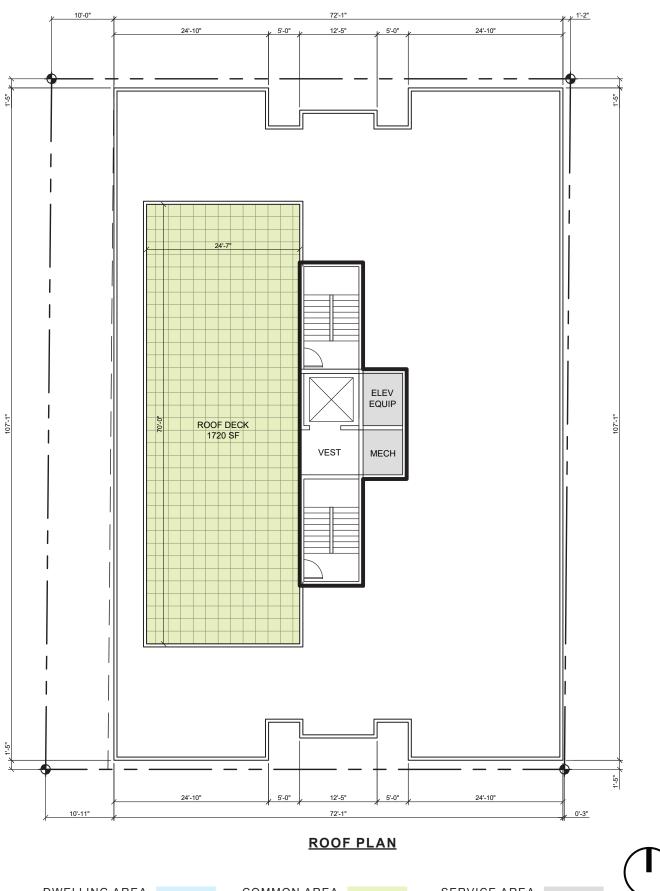


DWELLING AREA

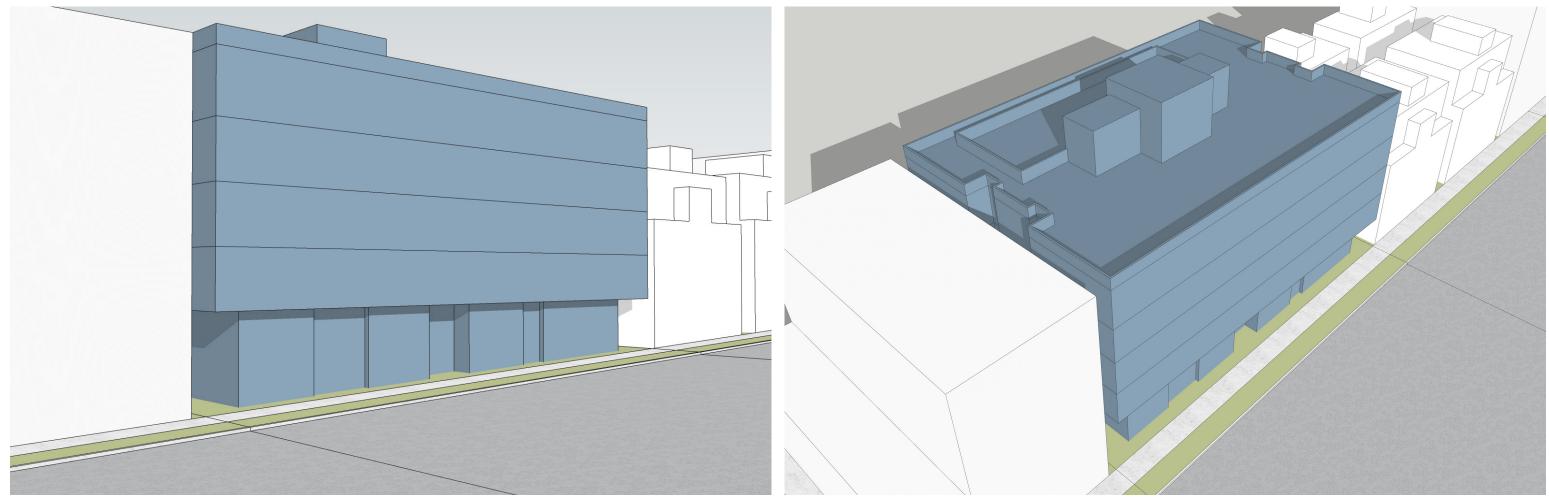
COMMON AREA

SERVICE AREA



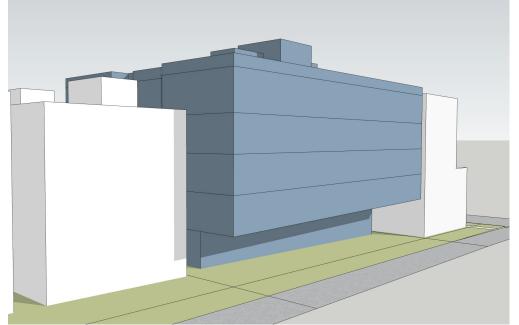


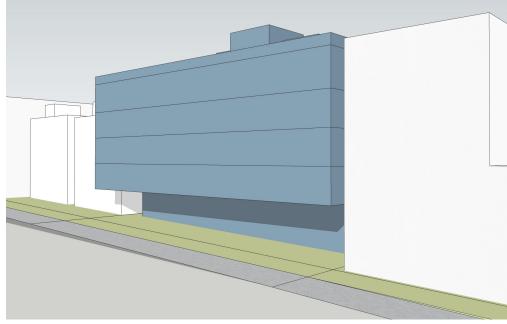
DWELLING AREA COMMON AREA SERVICE AREA



VIEW FROM SOUTHEAST

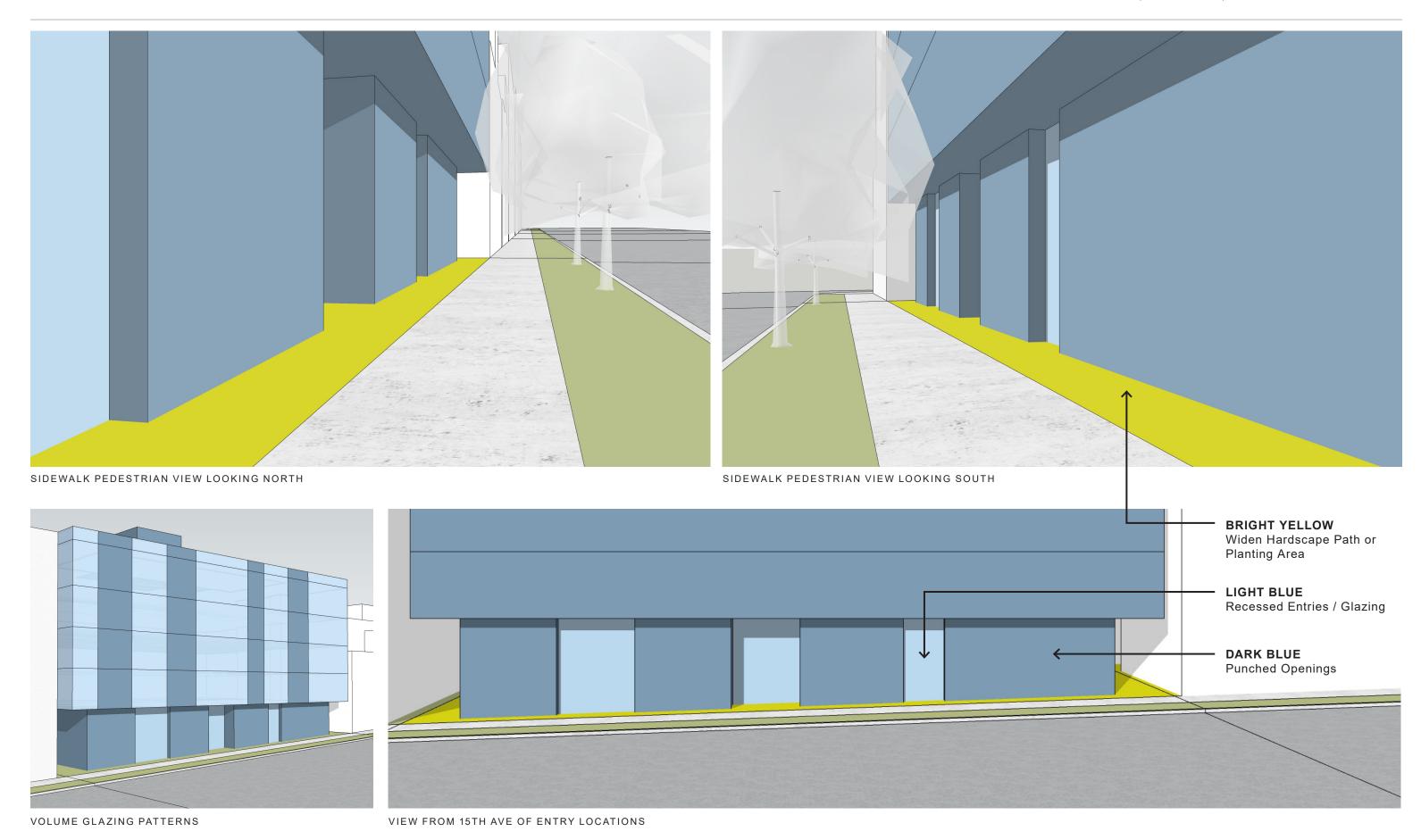
AERIAL VIEW FROM SOUTHEAST

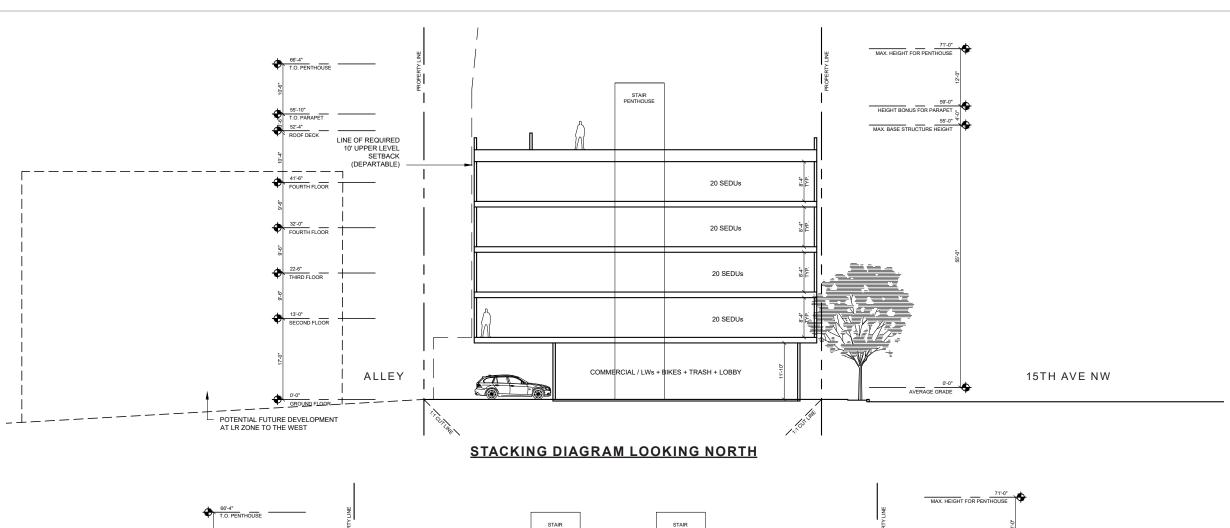


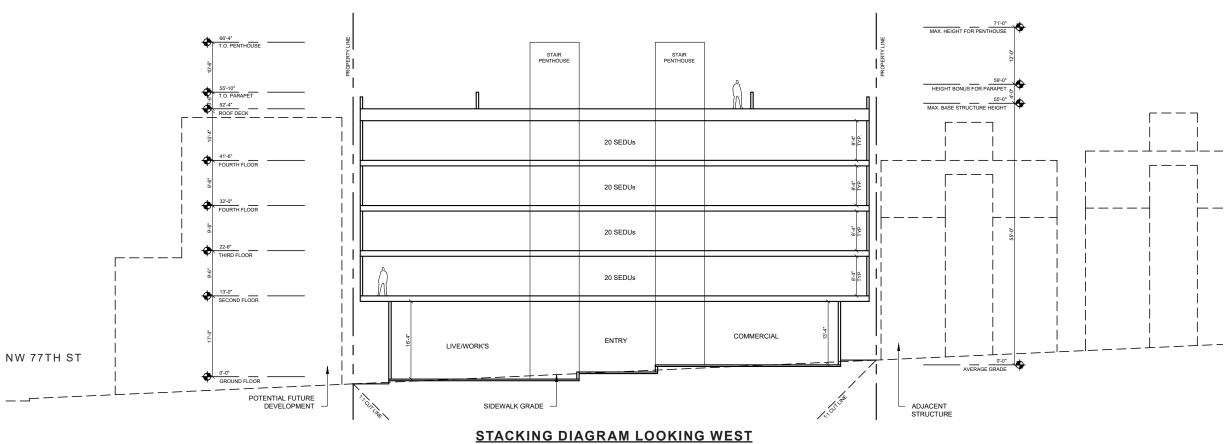


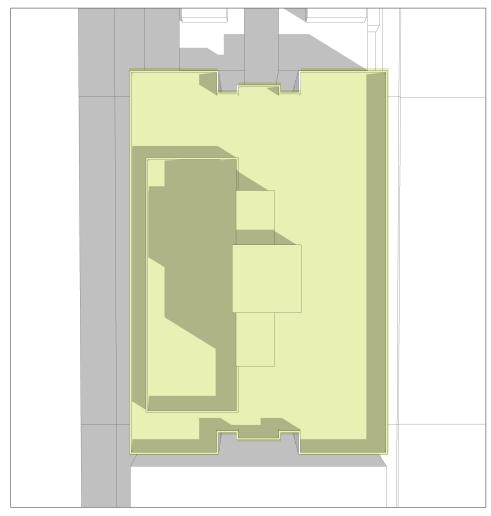


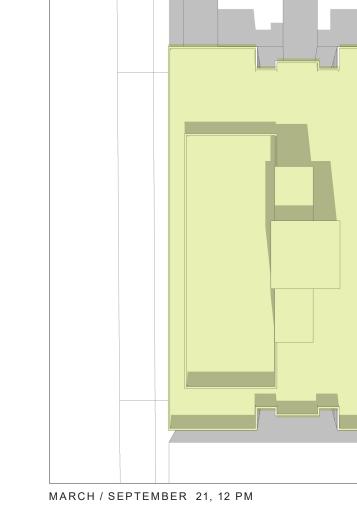
VIEW FROM NORTHWEST VIEW FROM SOUTHWEST VIEW FROM NORTHEAST





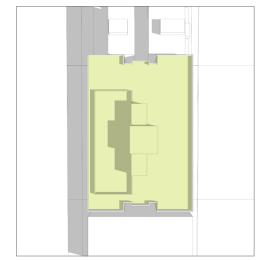




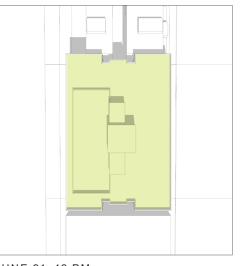




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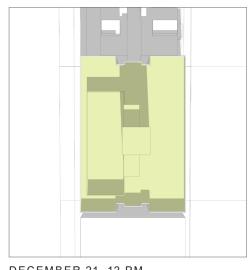


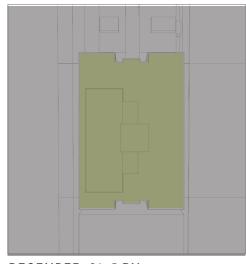
JUNE 21, 9 AM











JUNE 21, 12 PM

JUNE 21, 5 PM

DECEMBER 21, 9 AM

DECEMBER 21, 12 PM

DECEMBER 21, 5 PM



MASSING MATERIALS CONCEPT

The upper volume is expressed with a vertical movement of tall window groupings and juliet balconies. The street level is enhanced with overhead weather protection, high transparency and textured materials, and clearly defined entries.

GROUND LEVEL CHARACTERISTICS

- Darker mass at street level
- Texture and modulation nooks at entries
- High transparency to activate the street front

UPPER LEVEL CHARACTERISTICS

- Tall sliding glass doors with juliet balconiesWindows grouped in vertical portions



VIEW FROM EAST



MID-TONED SMOOTH UPPER VOLUME



MID-TONED SMOOTH UPPER VOLUME



MID-TONED SMOOTH UPPER VOLUME



LIGHT-TONED HORIZONTAL METAL UPPER VOLUME



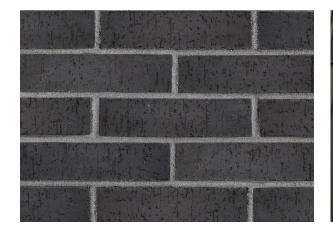
BRIGHT-TONED HORIZONTAL METAL UPPER VOLUME





VIEW FROM SOUTHEAST

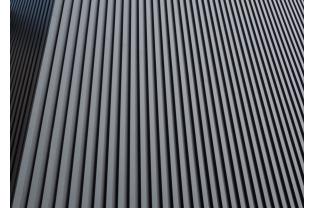
AERIAL VIEW FROM SOUTHEAST



DARK-TONED HORIZONTAL BRICK STREET-LEVEL



DARK-TONED VERTICAL METAL STREET-LEVEL



DARK-TONED VERTICAL METAL STREET-LEVEL



WARM-TONED HORIZONTAL STREET-LEVEL ENTRIES



METAL JULIET BALCONIES





SIDEWALK PEDESTRIAN VIEW LOOKING NORTH

SIDEWALK PEDESTRIAN VIEW LOOKING SOUTH

BROOKLYN 65 APARTMENTS



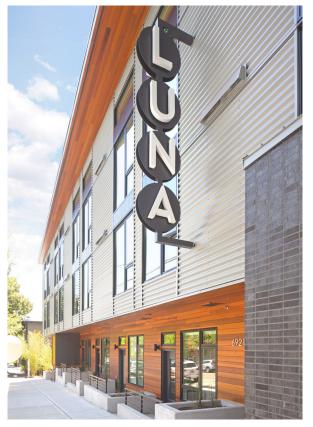
1222 NE 65TH ST, SEATTLE, WA

VEGA APARTMENTS



4528 44TH AVE SW, SEATTLE, WA

LUNA APARTMENTS



6921 ROOSEVELT WAY NE, SEATTLE, WA

TRACK 66 APARTMENTS



838 NE 66TH ST, SEATTLE, WA

