



EARLY DESIGN GUIDANCE

DCI # 3036369-EG
7757 15th Ave NW
Seattle, WA 98117

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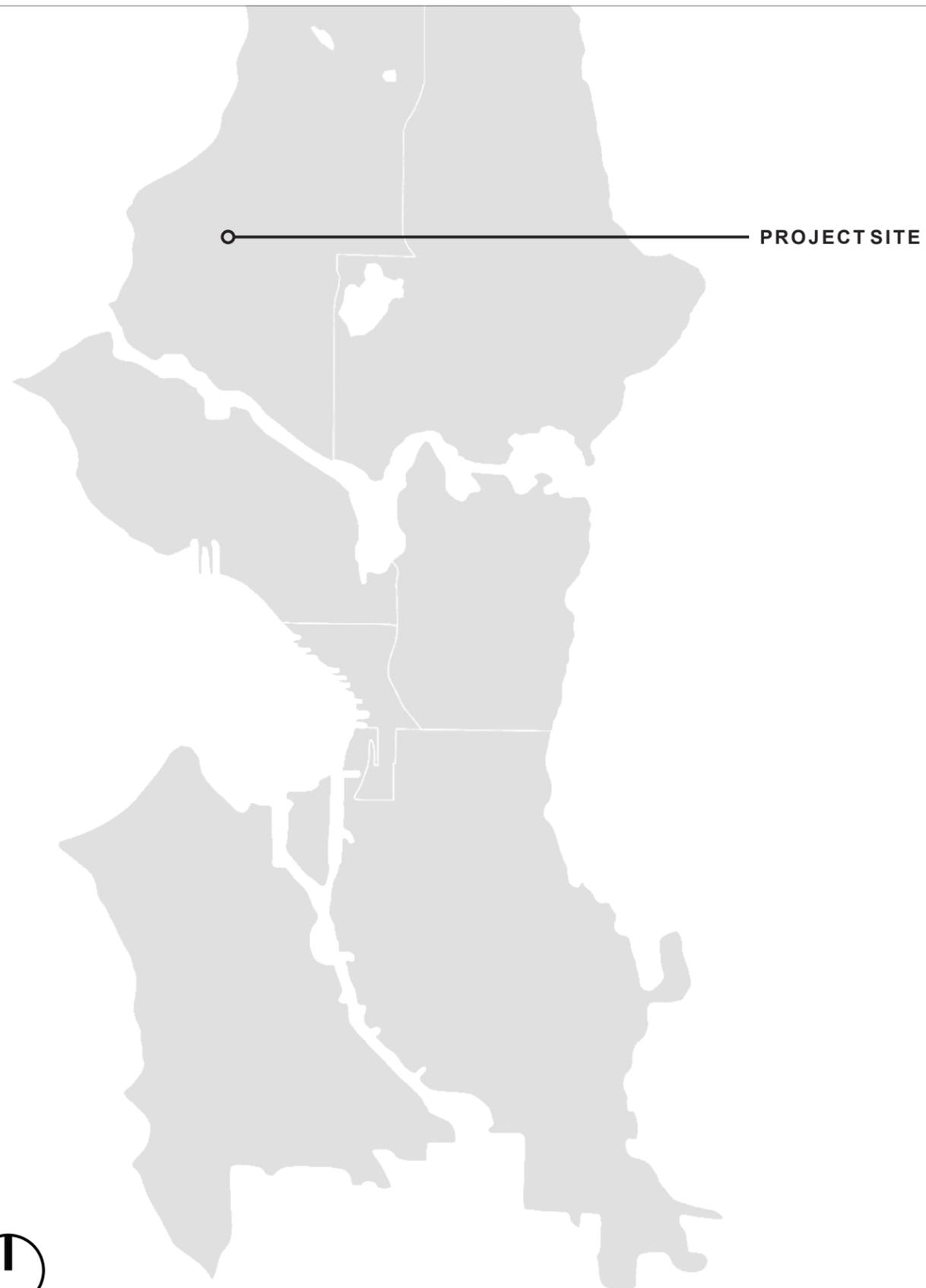
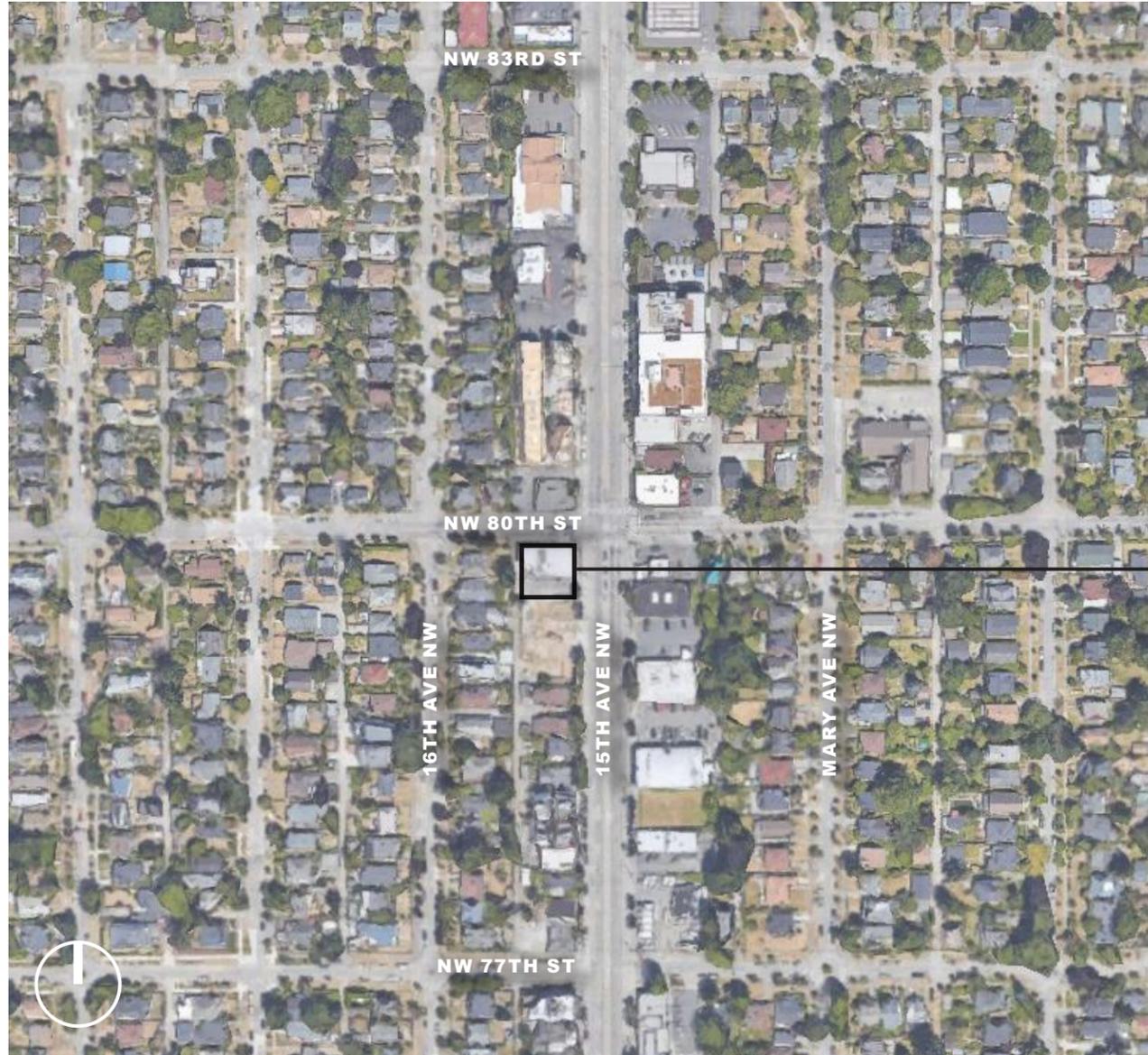


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VICINITY MAP

EXISTING SITE

The proposed site consists of two parcels (APN 123200-1195, APN 123200-1200) which measures approximately 84 feet wide by 83 feet deep with an area of 7,005 SF. A grade change of approximately 4 feet occurs from the east to west property line and 4 feet from the north to south property line. The parcels face 15th Ave NW at the intersection of NW 80th St, and the site has LR1(M1) zoning to the west and NC2P-55(M) zoning to the north and south. The parcels currently have vacant buildings.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2P-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 layer. The subject parcel is within the Crown Hill Residential Urban Village. This site has a pedestrian overlay.

DEVELOPMENT OBJECTIVES

The owner proposes the construction of a new residential apartment building with approximately 60 units containing a mix of unit types including small efficiency dwelling units (SEDUs). The objective for these apartments is to promote a pedestrian-oriented lifestyle which supports and takes advantage of the thriving 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 the vibrant and community-oriented neighborhood.

NEIGHBORHOOD DEVELOPMENT

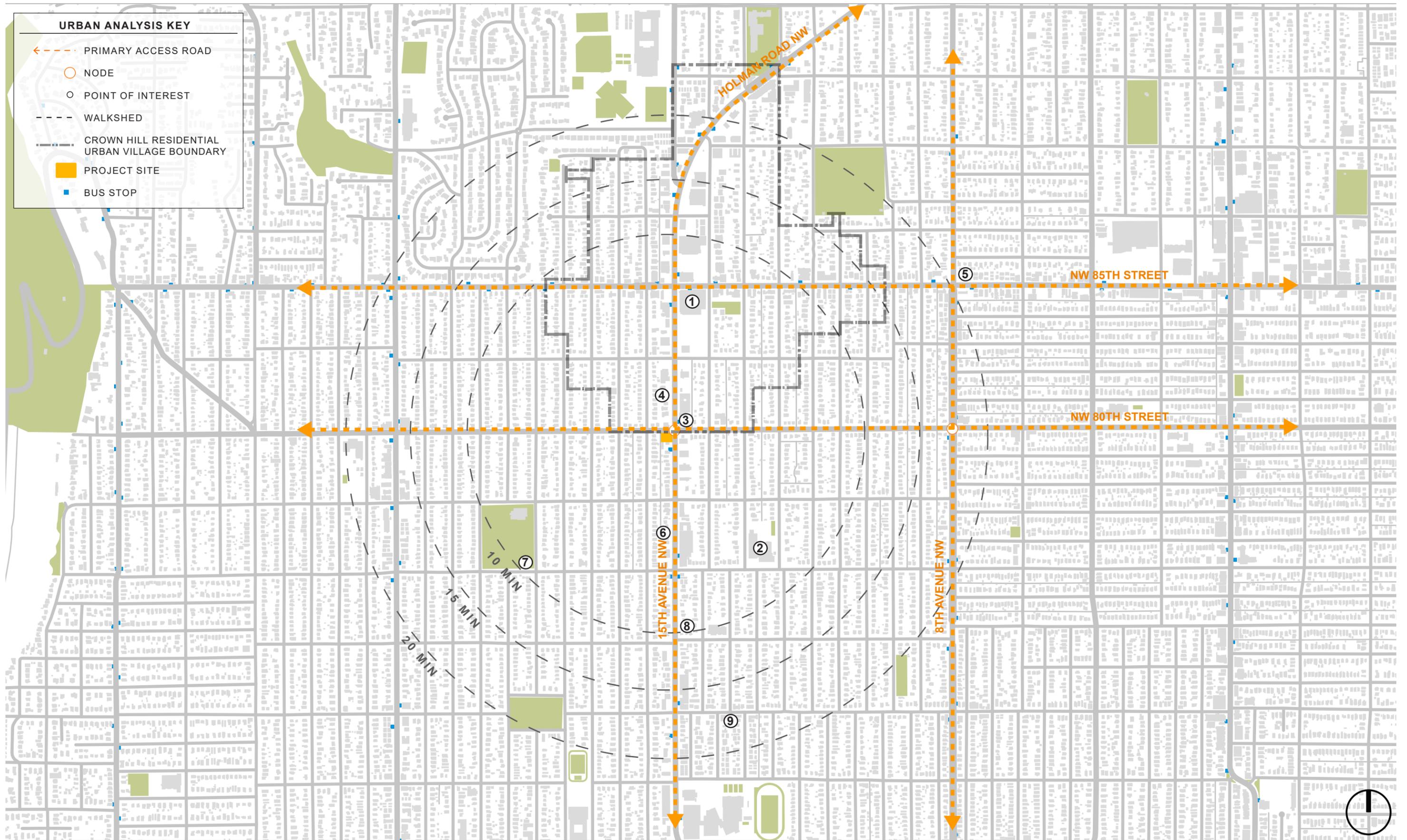
The immediate blocks are a mix of multi-family apartment buildings, bustling businesses, and single-family homes. There are a variety of commercial buildings along 15th Ave NW, which include several restaurants, various small businesses, and a grocery store within walking distance. Bus lines 15 and Rapid 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
7757 15th Ave NW
Seattle, WA 98117

ZONING SUMMARY
Zone: NC2P-55(M)
Overlays: Crown Hill Residential Urban Village

PROJECT PROGRAM
Site Area: 7,005 SF
Number of Residential Units: 60
Number of Parking Stalls: 2
Total Area: 26,290 SF
Number of Bike Stalls: 61
Allowable FAR: 3.75
Proposed FAR: 3.75





① SAFEWAY FOOD & DRUG



② WHITTIER ELEMENTARY SCHOOL



③ THE DANE



④ CROWN HILL BROILER



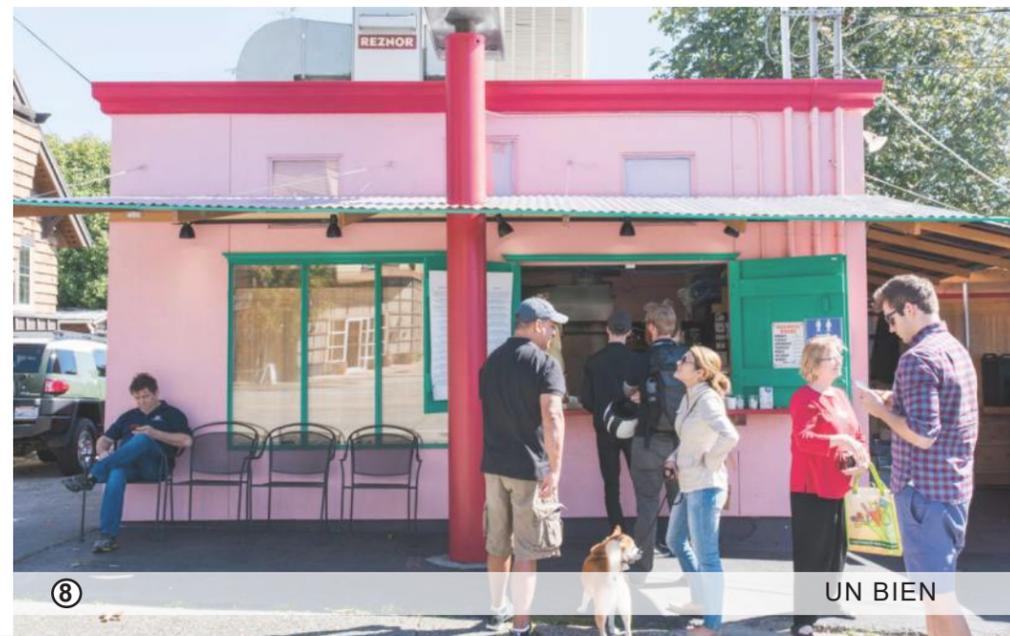
⑤ CHUCKS HOP SHOP



⑥ THUNDERBIRD TAVERN



⑦ LOYAL HEIGHTS PLAYFIELD



⑧ UN BIEN



⑨ FRANKIE AND JO'S - BALLARD

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, and five questions.

Survey link: <https://www.surveymonkey.com/r/5ZPFHX3>
 Public informed by: Printed Outreach Flyer
 Date: Survey launched 05/20/2020
 Survey closed 06/10/2020

Cone Architecture received four (4) 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 / is nice looking
- Designed to be family friendly

Concerns include:

- That the project will feel out of scale with context
- Construction noise/impacts
- Parking and driving in the neighborhood will become difficult
- Establishing architectural excellence as a prominent corner site
- Amount of community input



CONNECT ONLINE

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.

www.cone-outreach.com/15thavenorth

TAKE AN ONLINE SURVEY

Use this online survey to provide feedback. This survey link will be available from 05/20/20 to 06/10/20.



<https://www.surveymonkey.com/r/5ZPFHX3>

ABOUT THE PROJECT

Noble Homes and Cone Architecture are partnering on the development of 7757 15th Ave NW, Seattle, WA. The proposal will include approx. 60 apartments with commercial space at the ground level. Planning has just begun, and construction could start as early as Summer 2021.

ADDRESS:
7757 15th Ave NW
Seattle, WA 98117

SHARE YOUR THOUGHTS

We want to hear from the community about the 15th Ave North 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.

SDCI RECORD NUMBER:
3036369-EG

APPLICANT:
CONE ARCHITECTURE

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

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

ADDITIONAL INFORMATION

You can track our progress throughout the permitting process: search the project address "7757 15th Ave NW" or project number "3036369-EG" in the Design Review Calendar and the Seattle Services Portal.

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, information about the survey, email address to provide feedback, where additional information can be found, a collection of information statement, and a site plan with 3D images to help visualize the proposed project.

Website link: <https://www.cone-outreach.com/15thavenorth>
 Public informed by: Printed Outreach Flyer and Survey
 Date: Website launched 05/20/2020
 Website closed 06/10/2020

1. Cone Architecture received one (1) response to the interactive website that was provided for feedback. The responses received are as follows:

- Concerns related to height (and number of units) related to context
- Concerns related to the amount of parking provided for the scale of the building
- Concerns regarding the privacy of neighboring single family homes
- Concerns on solid waste collection from alley / general alley access
- An ask that the community be involved more during the design process

Community Outreach

15th Ave North

7757 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 7757 15th Ave NW, Seattle, WA. The proposal will include approx. 60 apartments with commercial space at the ground level. Planning has just begun, and construction could start as early as Summer 2021.

ADDRESS: 7757 15th Ave NW Seattle, WA 98117
 SDCI RECORD NUMBER: 3036369-EG
 APPLICANT: CONE ARCHITECTURE
 CONTACT: Emily Morgan, info@cone-arch.com, 206-693-3133



7757 15TH AVE NW
APARTMENTS

SITE MAP

Share your thoughts

We want to hear from the community about the 15th Ave North Apartments.

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

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 personal/sensitive information.

This survey link will be available from 06/10/20.

[Take Survey](#)

Additional information

You can track our progress throughout the permitting process: search the project address "7757 15th Ave NW" or project number "3036369-EG" in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

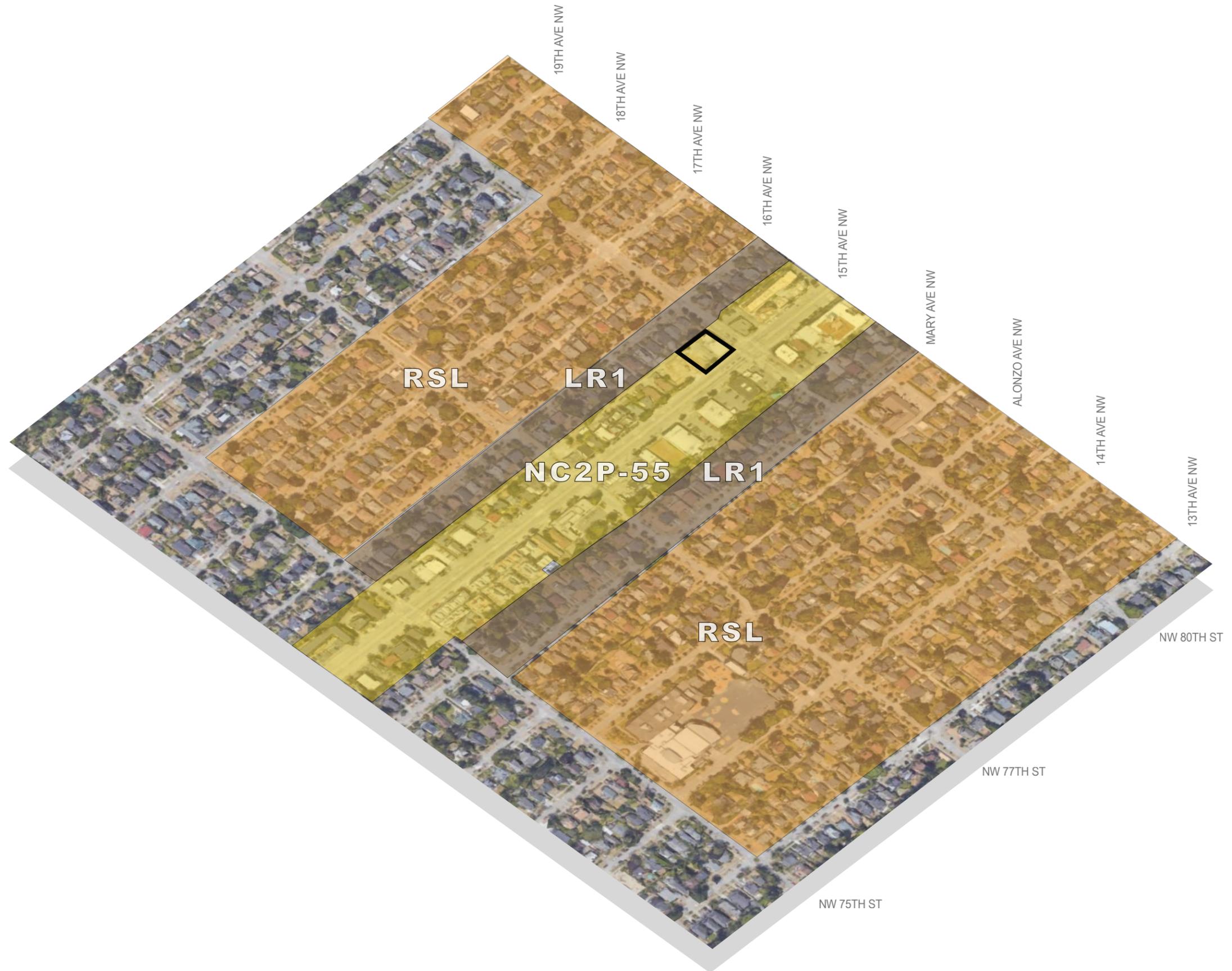
To find out more about early outreach for design review, visit the [City of Seattle's Department of Neighborhoods](#) web page.

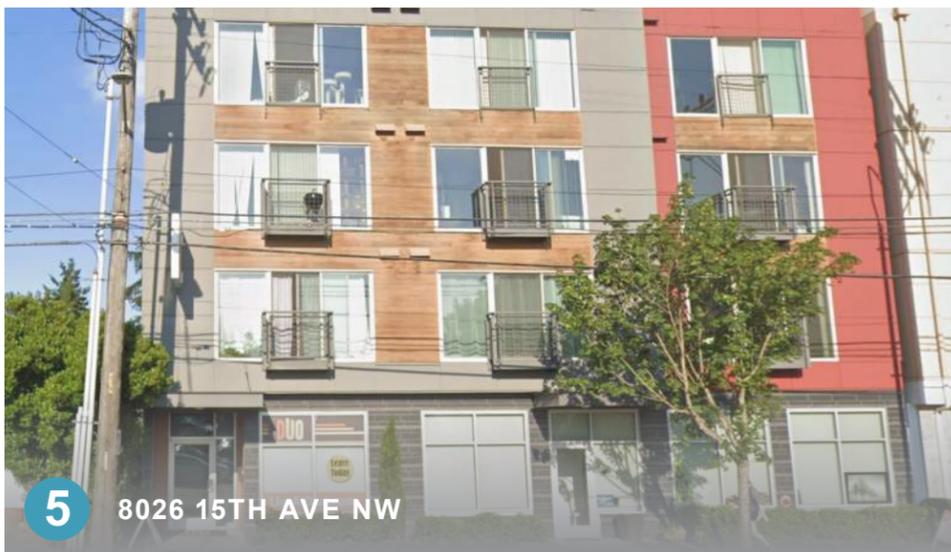
Share your thoughts

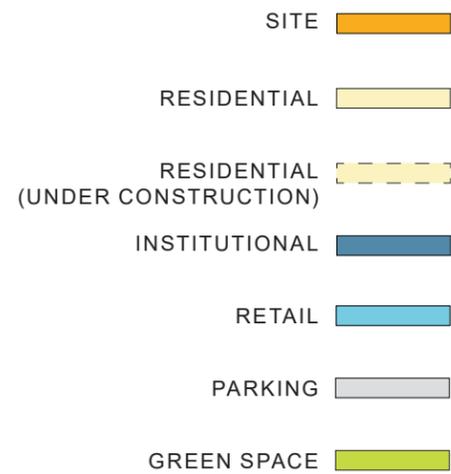
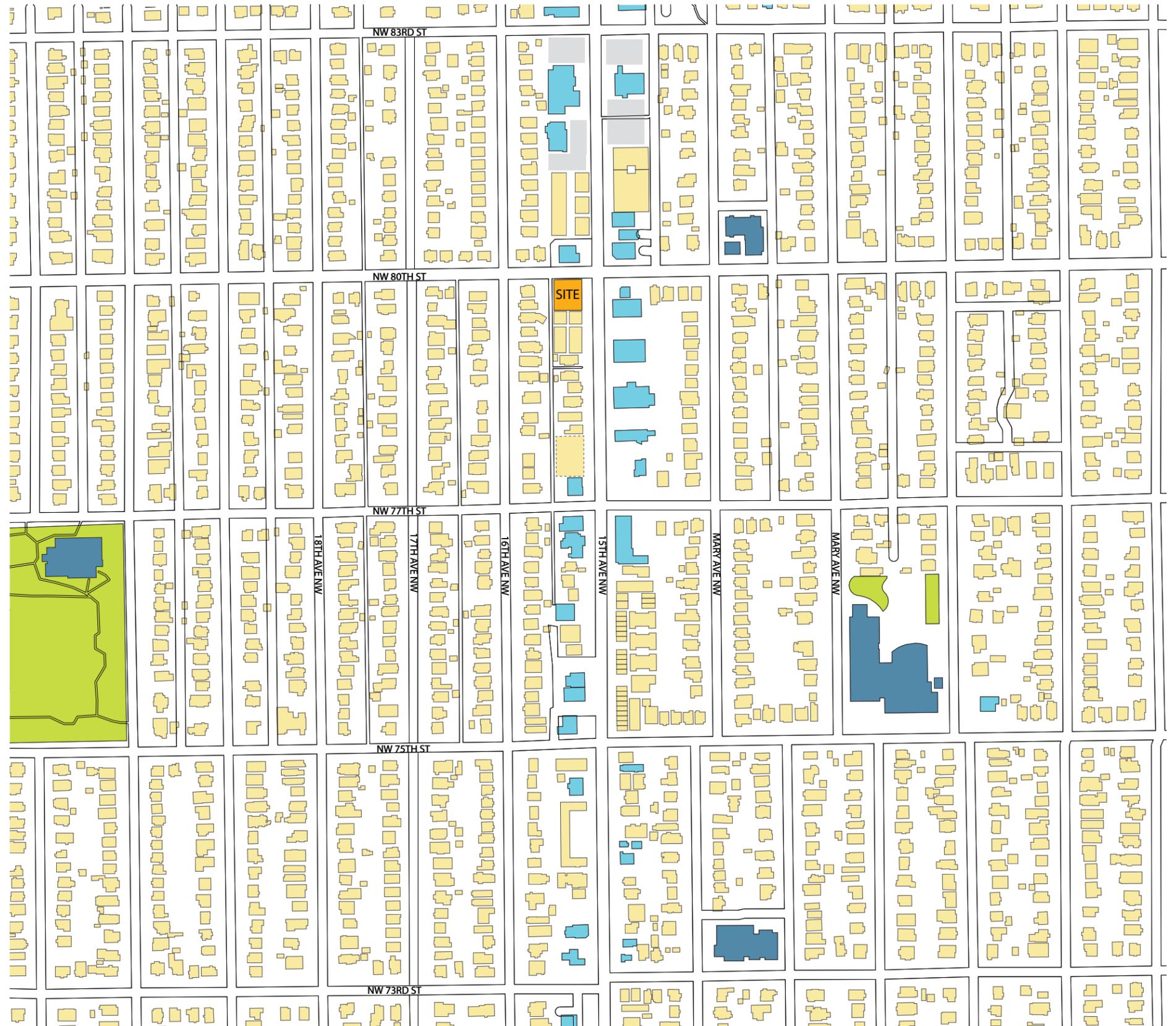
[Submit](#)



CONE ARCHITECTURE







ADDRESSES: 7757 15th Ave NW
PARCEL #: 123200-1195, 123200-1200
ZONING: NC2P-55(M)
SITE AREA: 7,005 SF
OVERLAYS: Crown Hill Residential Urban Village

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.
- Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.
- In pedestrian designated zones, non-residential uses less than 600 square feet in size shall extend an average depth of at least 20 feet and a minimum depth of 10 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

Allowed Maximum Base Height:
 4' additional allowed for rooftop features (parapets, clerestories, etc.)
 16' additional allowed for stair & elevator penthouses:

NC2P-55(M)
 55'-0"
 59'-0"
 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

NC2P-55(M)
 Maximum FAR: 3.75 (26,269 SF)
 Minimum FAR: 2 (14,010 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 26,291 SF = 1,314.5 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:

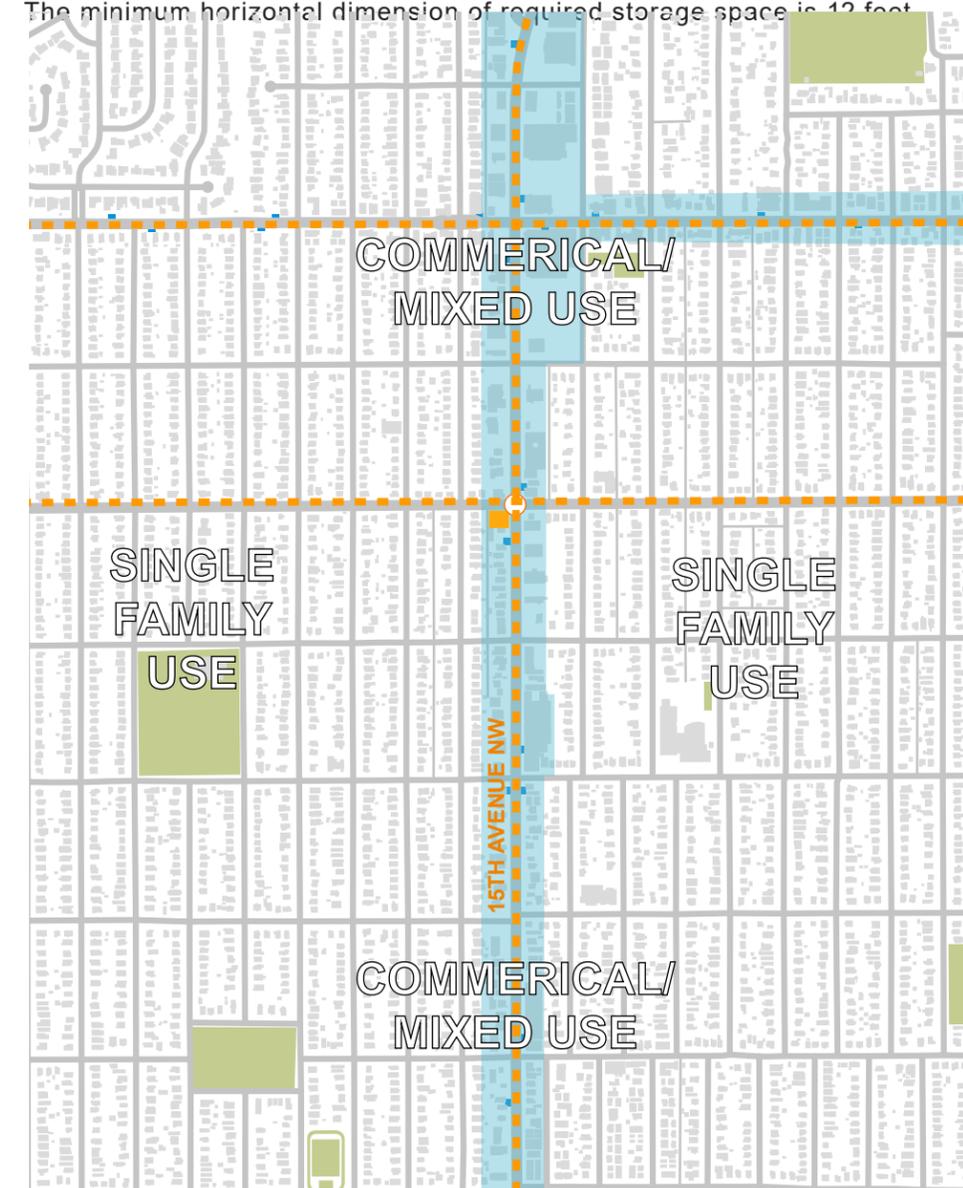
Long-Term: 1 bicycle parking space per 1 SEDU (After the first 50 spaces are provided, additional spaces are required at three-quarters the required ratio).
 60 SEDU's = 50 + (10 x .75) = 58 Bicycle spaces required

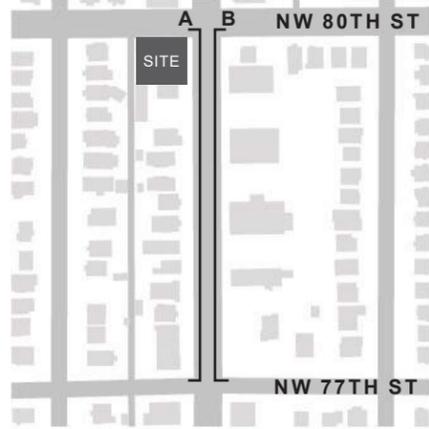
Short-Term: 1 bicycle parking space per 20 SEDU's
 60 SEDU's = 60 / 20 = (3) 3 Bicycle spaces required

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 100+ dwelling units: 575 SF

The minimum horizontal dimension of required storage space is 12 feet





ONE STORY COMMERCIAL

LIVE WORK UNITS

NEIGHBORING MULTI FAMILY

ONE STORY COMMERCIAL



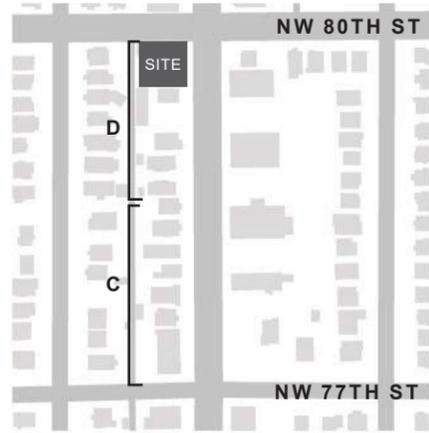
SITE

15TH AVE NW LOOKING WEST (A)

ACROSS FROM SITE



15TH AVE NW LOOKING EAST (B)

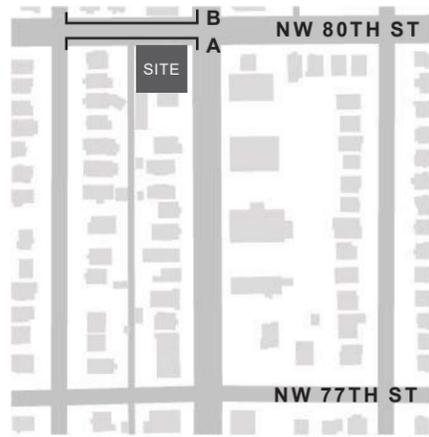


ALLEY LOOKING EAST (C)

SITE



ALLEY LOOKING EAST (D)



SITE



NW 80TH ST LOOKING SOUTH (A)

ACROSS FROM SITE



NW 80TH ST LOOKING NORTH (B)



A - EXISTING SITE FROM ALLEY



B - EXISTING ONE STORY COMMERCIAL BUILDING ON SITE, ALONG 15TH AVE NW

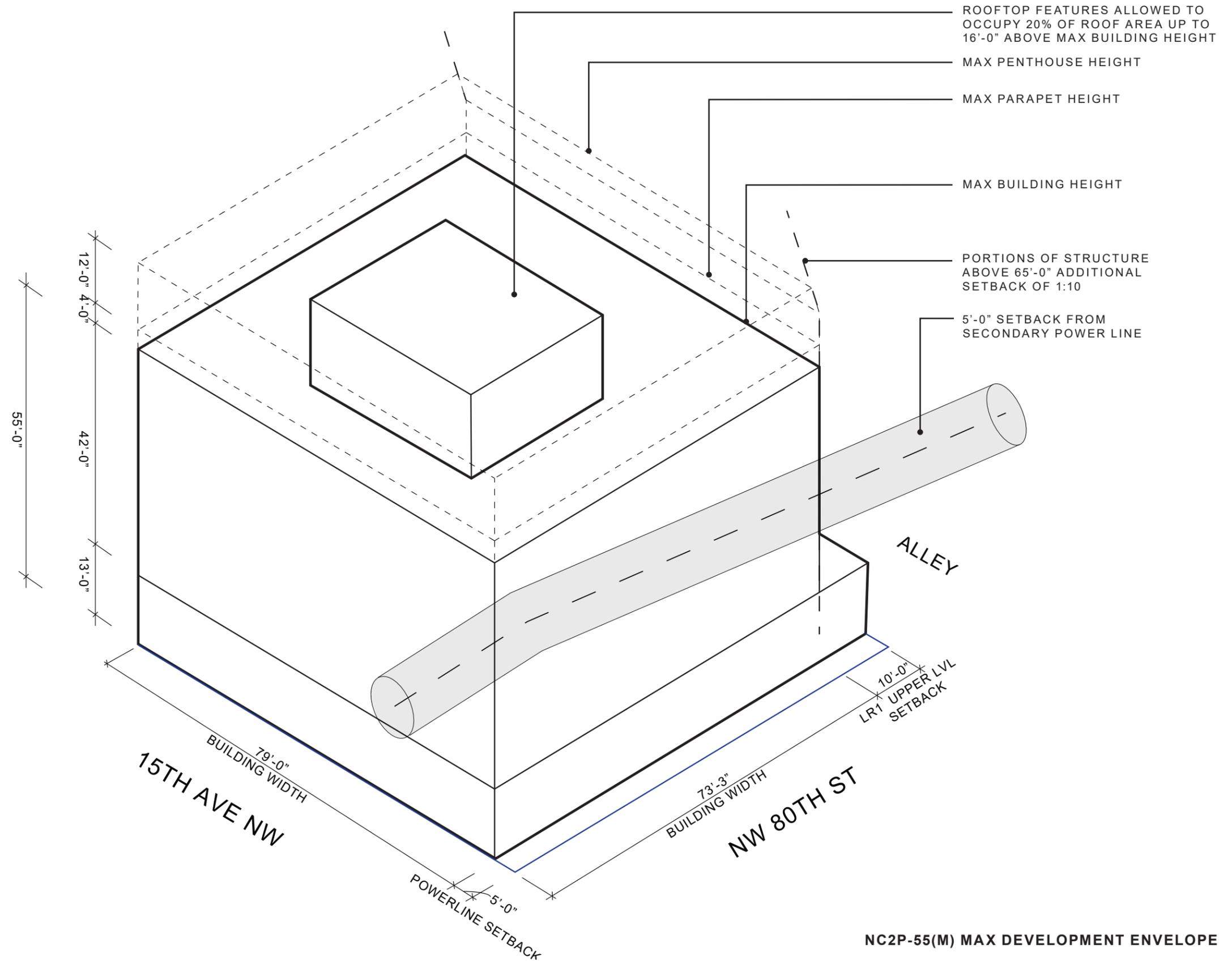


C - EXISTING ONE STORY COMMERCIAL BUILDING ON SITE, ACCROSS 15TH AVE NW



D - EXISTING ONE STORY COMMERCIAL BUILDING ON SITE, ALONG NW 80TH AVE

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. A power line that exists along NW 80th St will require a 5 ft setback. Adjacent to the residential zone to the west, the building will be required to set back 10' above 13'. Current zoning (NC2P-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.



PROJECT SITE

- Two parcels with an existing structure located at the southwest corner of the intersection between 15th Ave NW and NW 80th St.
- Site Area = 7,011 SF square in shape, measures roughly 84' x 83'

TOPOGRAPHY

- Approximately 7'-6" of grade change from east to west along NW 80th St.
- Approximately 3'-0" of grade change from north to south along 15th Ave NW.
- Approximately 3'-6" of grade change from east to west along southern property line.
- Approximately 1'-0" of grade change from north to south along the Alley.

ADJACENT BUILDINGS AND USES

- Existing 4-story townhouse structure immediately south of site (NC2P-55)
- Existing 1-story retail building north across NW 80th St (NC2P-55)
- Existing 2-story single family residence west across the Alley (LR1)
- Existing 1-story retail building east across 15th Ave NW (NC2P-55)

SOLAR ACCESS & VIEWS

- Good solar access due to existing topography and existing low rise structures
- Possible views east towards the Cascade Mountains and west towards the Olympics.

ALLOWABLE STRUCTURE HEIGHT

NC2P-55(M) zoning allows for a 55'-0" structure height

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

ALLOWABLE BUILDING AREA

NC2P-55(M) 3.75 FAR = 26,291.25 SF

LEGAL DESCRIPTION

LOT 29 AND 30 IN BLOCK 5 OF BURKE AND FARRARS FIFTH ADDITION TO THE CITY OF SEATTLE, PER PLAT RECORDED IN VOLUME 18 OF PLATS, PAGE 79, RECORDS OF KING COUNTY;

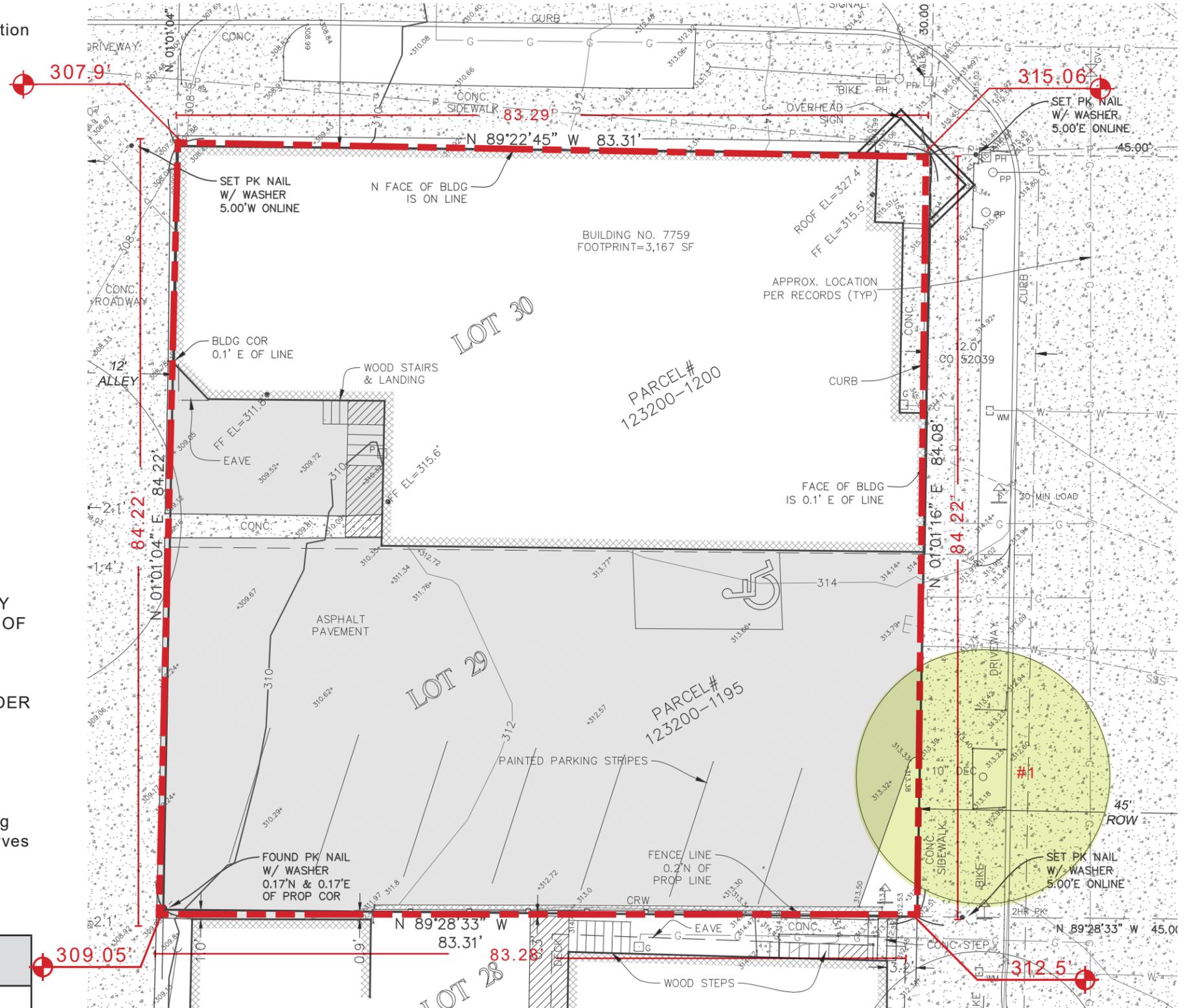
EXCEPT THE EAST 12 FEET THEREOF, CONDEMNED FOR WIDENING OF 15TH AVENUE NORTHWEST IN KING COUNTY SUPERIOR COURT CAUSE NO. 206194 UNDER ORDINANCE NO. 52039 OF THE CITY OF SEATTLE.

APN: 123200-1200; 123200-1195

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.

TREE #	TYPE	SIZE INCHES	EXCEPTIONAL	COMMENTS
1	Street Tree	11	No	To Remain



SITE CONCEPT

- Front both N 80th St and 15th Ave NW sidewalks with a central and recognizable building entrances
- Internalize the vertical circulation core to reduce height, bulk, and scale at building perimeter
- Provide commercial space fronting 15th Ave NW to activate commercial activity
- Provide convenient service space locations which enhance collection efficiency and minimize impacts on the neighbors
- Provide residential entries and units along NW 80th St relating to LR zoning to the west
- Provide solid waste access at alley to eliminate exterior staging areas

SETBACK

- Setbacks are required at portions of the structure above 13' adjacent to the LR1 parcel (west). A 10' setback is required at the ground along the alley. No ground level setbacks are required at the other property lines.

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 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. The site itself is located at the intersection of NW 80th St and 15th Ave NW. Bus stops are in the vicinity along 15th Ave NW.
- There is parallel parking along 15th Ave NW and NW 80th St
- 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

- Along NW 80th St, the street front is 13'-0" from back of curb. Along 15th Ave NW, there is 9'-0" from back of curb to property line.
- There are currently one street tree planted in the right-of-way.
- Overhead power lines run east to west along the east side of NW 80th St.

NEIGHBORHOOD PATTERNS AND POTENTIAL

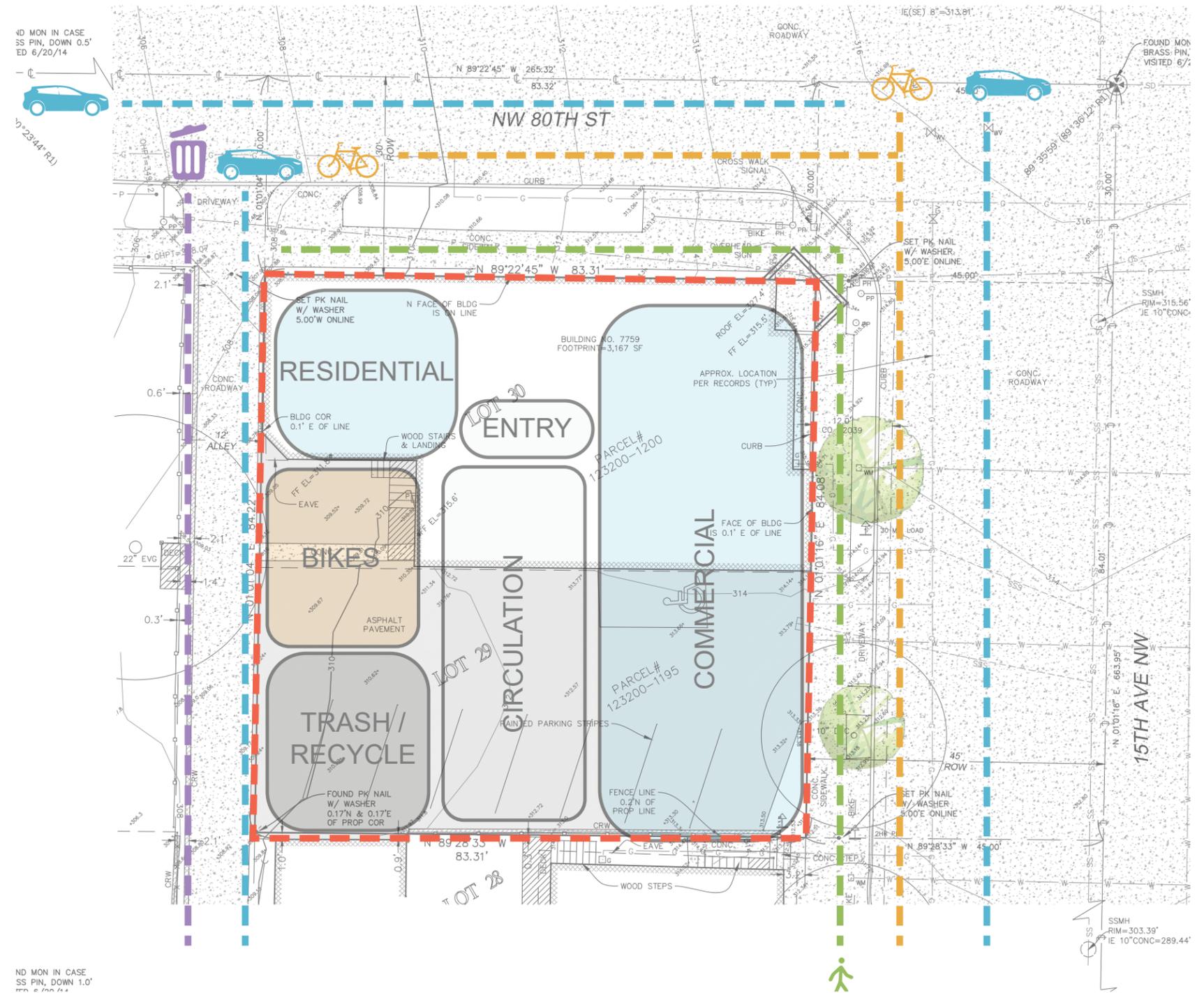
- There are several recently completed multi-family projects in the area, within a few blocks both north and south. These projects have increased the density and height of the area and added to the pedestrian friendly transit-oriented neighborhood.

LANDSCAPE APPROACH

- A new sidewalk and right-of-way planting strip with approved street trees and other landscaping will be added 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.

SOLID WASTE ACCESS

- Access can be found off the alley for collecting solid waste.



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.	EDG RESPONSE
A. Location in the City and Neighborhood	2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.	The proposed design establishes a language for future developments at the intersection of 15th Ave NW and N 80th St while also respecting existing contextual patterns. A strong, corner commercial presence is proposed at the ground level. The upper levels offer corner glazing and secondary features that accentuate the corner and continue the existing street edge.
C. Relationship to the Block	1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.	The proposed design establishes a strong corner as it is the first corner to be developed at this intersection. Responding to the opposite corner, featuring the Dane, high quality materials.
D. Height, Bulk, and Scale	3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.	As the proposed design meets the zone transition to the west, all levels, including the first floor set back ten feet in line with the existing development to the south. Landscaping and parking provide a 10'-0' buffer between the LR zone and the proposed project.
PL2. WALKABILITY	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	
C. Weather Protection	1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.	The residential entrance is centered and recessed to create a defined entry point. The main residential entry and shared residential amenity spaces are proposed along the street front to help activate the street level. Commercial space is proposed along 15th Ave NW, creating an active street edge. Awnings are proposed for the first level to create weather protection and emphasize the entry locations.
DC1. PROJECT USES AND ACTIVITIES	Optimize the arrangement of uses and activities on site.	
A. Arrangement of Interior Uses	4. Views and Connections: 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.	Active program uses have been positioned along the street-facing facade including lobby space, and commercial spaces to activate the street level and provide views to those spaces. Large north setbacks allow for the possibility of spill out spaces from the commercial and residential uses.
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	1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.	The proposed design of a 5-story apartment building steps back along N 80th street and along the edges to reduce the perceived mass from a pedestrian point of view. Schemes like a residential courtyard to the north help break down the mass as the building turns the corner.
C. Secondary Architectural Features	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.	Fenestration, modulation, and second and fourth level roof decks add interest and depth to the facade. Awnings adjacent to the sidewalk will provide overhead weather protection and visual interest.
D. Scale and Texture	1. 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. 2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture.”	Additional architectural features such as landscaping, exterior seating, lighting, north courtyard, overhead weather protection, and signage will provide another layer and texture to the pedestrian experience.



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.

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.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.



CS2.C.1 Corner Sites

Look to the uses and scales of adjacent buildings for clues about how to design a corner site 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.

DC1.A. Arrangement of Interior Uses

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

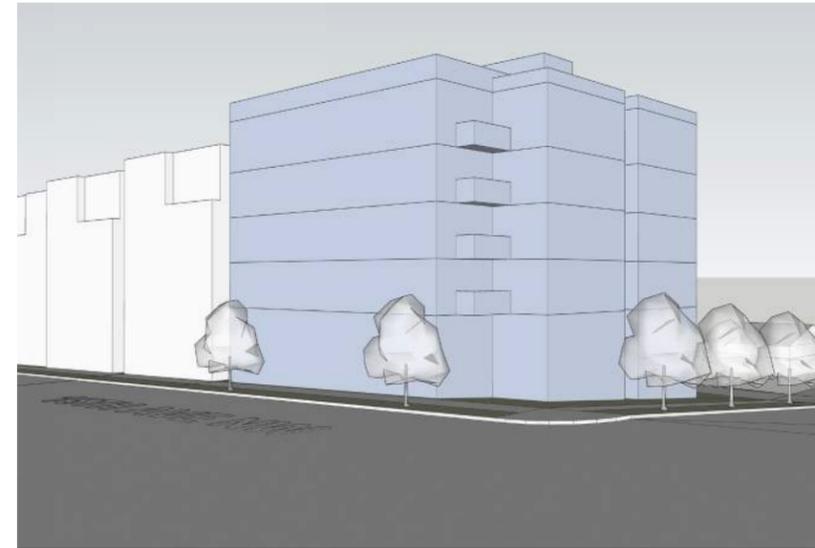
Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

DC2.D.1 Human Scale and Texture

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



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OPTION ONE

DISTINGUISHING FEATURES

- 5-story building = 26,245 GSF (46.25 SF under Allowable Area)
- 59 apartments

OPPORTUNITIES

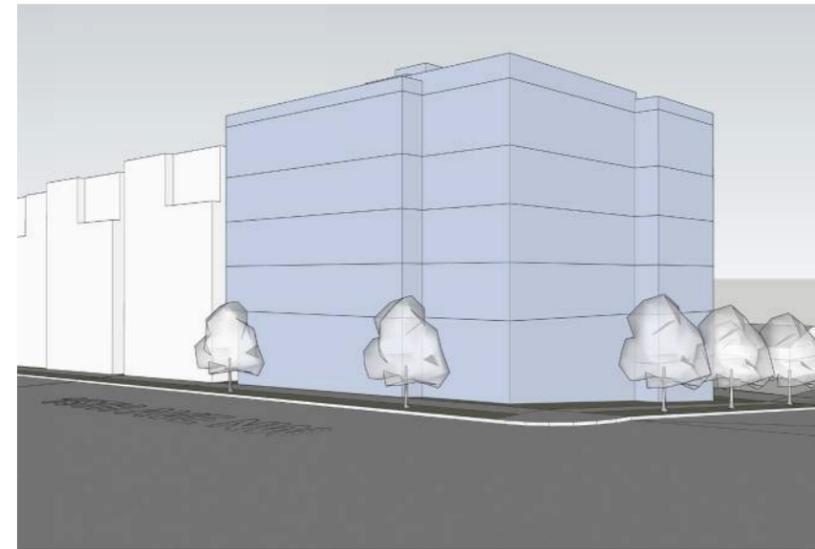
- Corner residential entry
- Corner expression with proposed decks
- Ground level units along the alley
- Large corner plaza shared between residential and commercial
- Internalized circulation core
- Solid waste located along alley
- Main roof deck away from LR1 zoning

CHALLENGES

- Lowest unit count
- Minimal sidewalk setback at 15th Ave NW
- Bike storage in the basement

DEPARTURE REQUESTED

- None - Code Compliant



OPTION TWO

DISTINGUISHING FEATURES

- 5-story building = 26,165 GSF (126.25 SF under Allowable Area)
- 60 apartments

OPPORTUNITIES

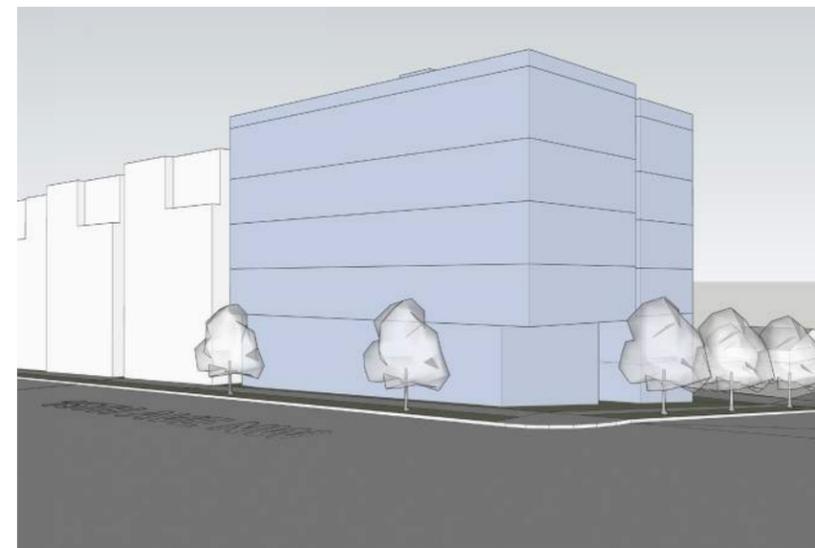
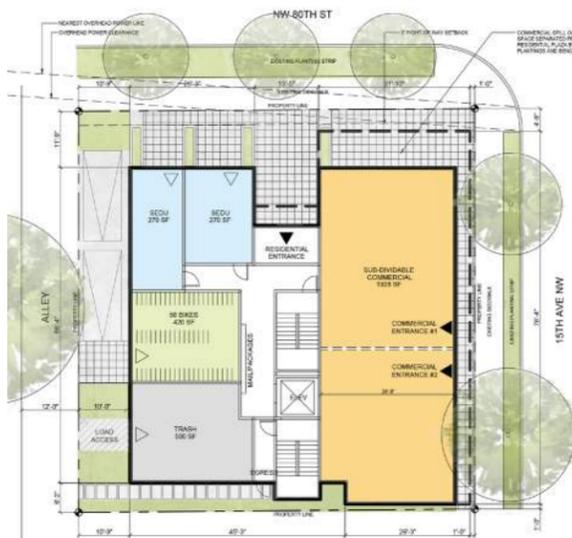
- Ground level units adjacent to LR1-zoned properties
- Corner commercial expression
- Internalized circulation core
- More active uses along street façade
- Inset corner expression

CHALLENGES

- Massing remains large without much transition to LR1 zone
- Solid waste storage at street front
- Bike storage at basement
- Minimal sidewalk setback at 15th Ave NW
- Bulky massing along NW 80th St

DEPARTURE REQUESTED

- Commercial depth - a 1.5% reduction from 30'-0" to 29'-7"



OPTION THREE (PREFERRED)

DISTINGUISHING FEATURES

- 5-story building = 26,270 GSF (21.25 SF under Allowable Area)
- 60 apartments

OPPORTUNITIES

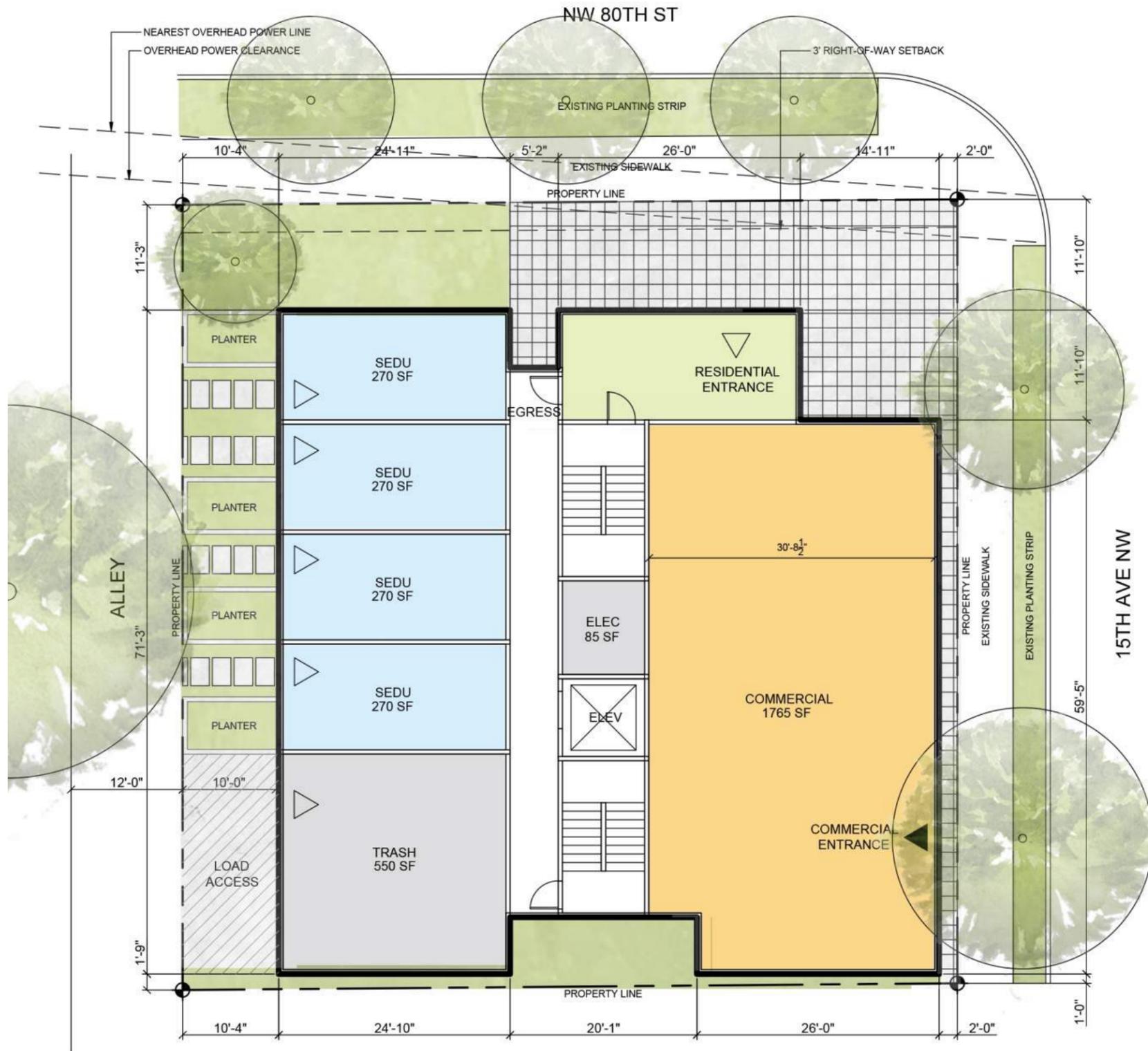
- Courtyard massing scheme to break down facade along NW 80th St to transition to LR1
- Setback along 15th Ave NW for more generous sidewalk
- Solid waste along alley away from ROW
- Internalized circulation core
- Small shared balcony overlooking residential entry
- Pedestrian scaled building overhang at sidewalk
- Corner commercial expression
- Use of fenestration, secondary features and high quality materials to highlight the corner and modulate the facade

CHALLENGES

- Minimal upper level modulation due to FAR constraints and first level setback

DEPARTURE REQUESTED

- Commercial depth - a 6% reduction from 30'-0" to 28'-5"



STREET LEVEL PLAN

COMMERCIAL AREA DWELLING AREA AMENITY AREA AUXILIARY AREA



DESIGN NARRATIVE

Option 1 features a recessed corner approach to both the residential entry and massing. The commercial space runs along 15th Ave NW street facade. With a shared plaza between the residential and commercial spill out space, the corner of 15th Ave NW and NW 80th St is activated with a variety of mixed uses. Four units have access from the alley with the opportunity to activate the space with personal patios. Trash access is located along the alley with a prominent load access area for commercial and temporary residential use. The northeast corner of the building features decks to add visual interest. Modulation has been proposed for the north facade to break down the mass. The units themselves are oriented mostly to the east and west, optimizing daylight opportunities. The amenity roof deck is proposed along 15th Ave NW, pulled away from the low rise zoning.

DISTINGUISHING FEATURES

- 5-story building = 26,245 GSF (46.25 SF under Allowable Area)
- 59 apartments

OPPORTUNITIES

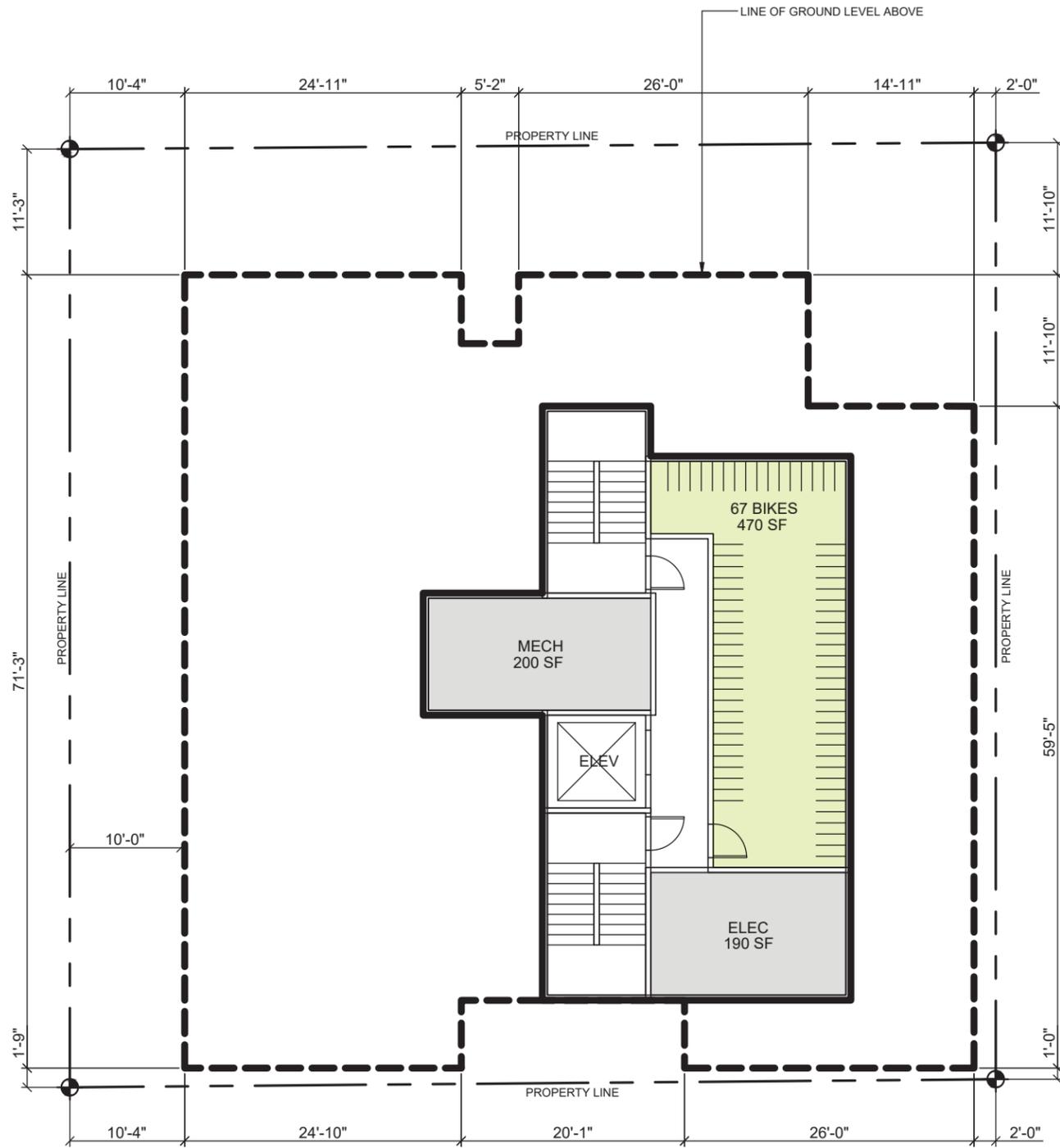
- Corner residential entry
- Corner expression with proposed decks
- Ground level units along the alley
- Large corner plaza shared between residential and commercial
- Internalized circulation core
- Solid waste located along alley
- Main roof deck away from LR1 zoning

CHALLENGES

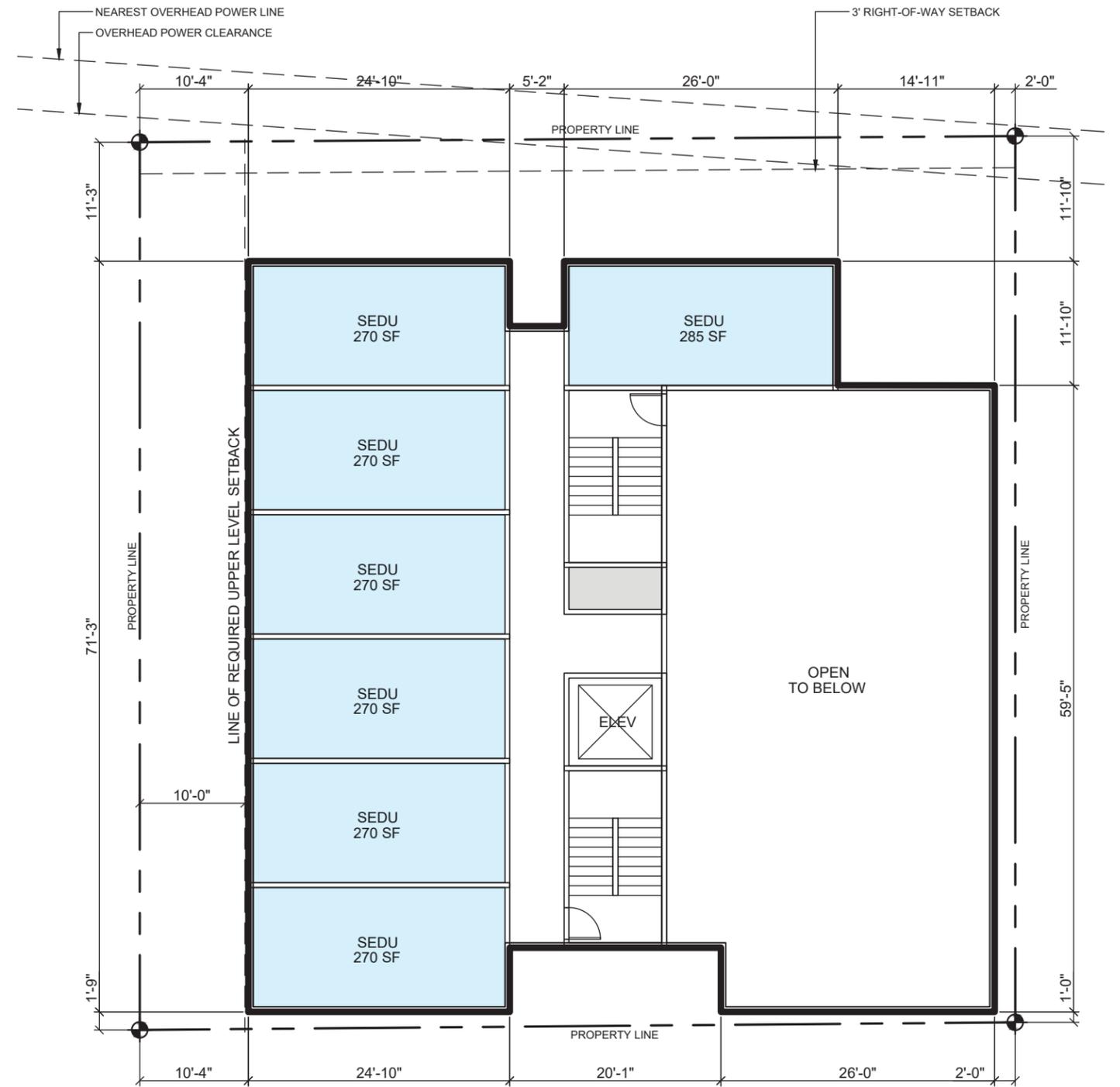
- Lowest unit count
- Minimal sidewalk setback at 15th Ave NW
- Bike storage in the basement

DEPARTURE REQUESTED

- None - Code Compliant



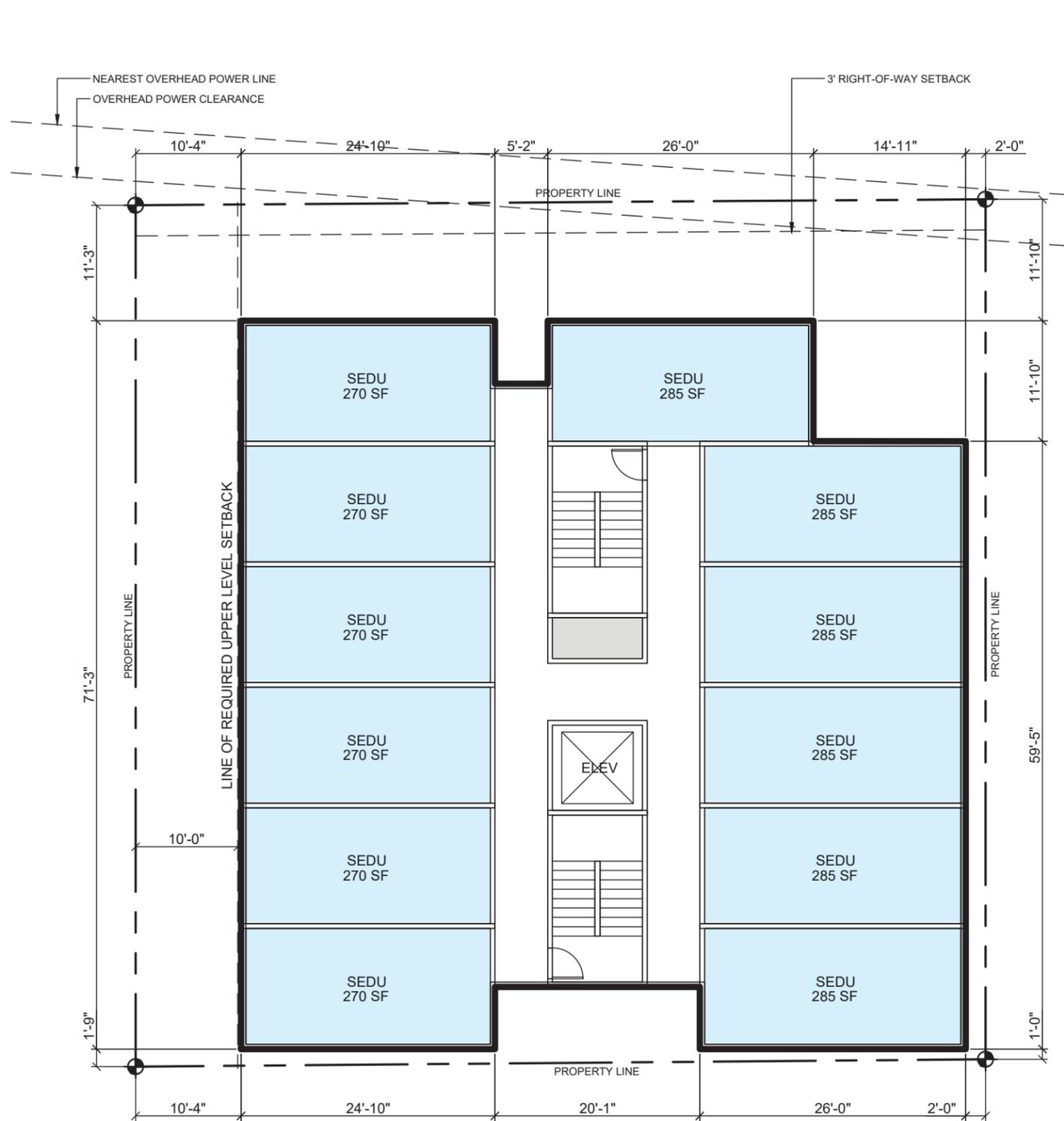
BASEMENT PLAN



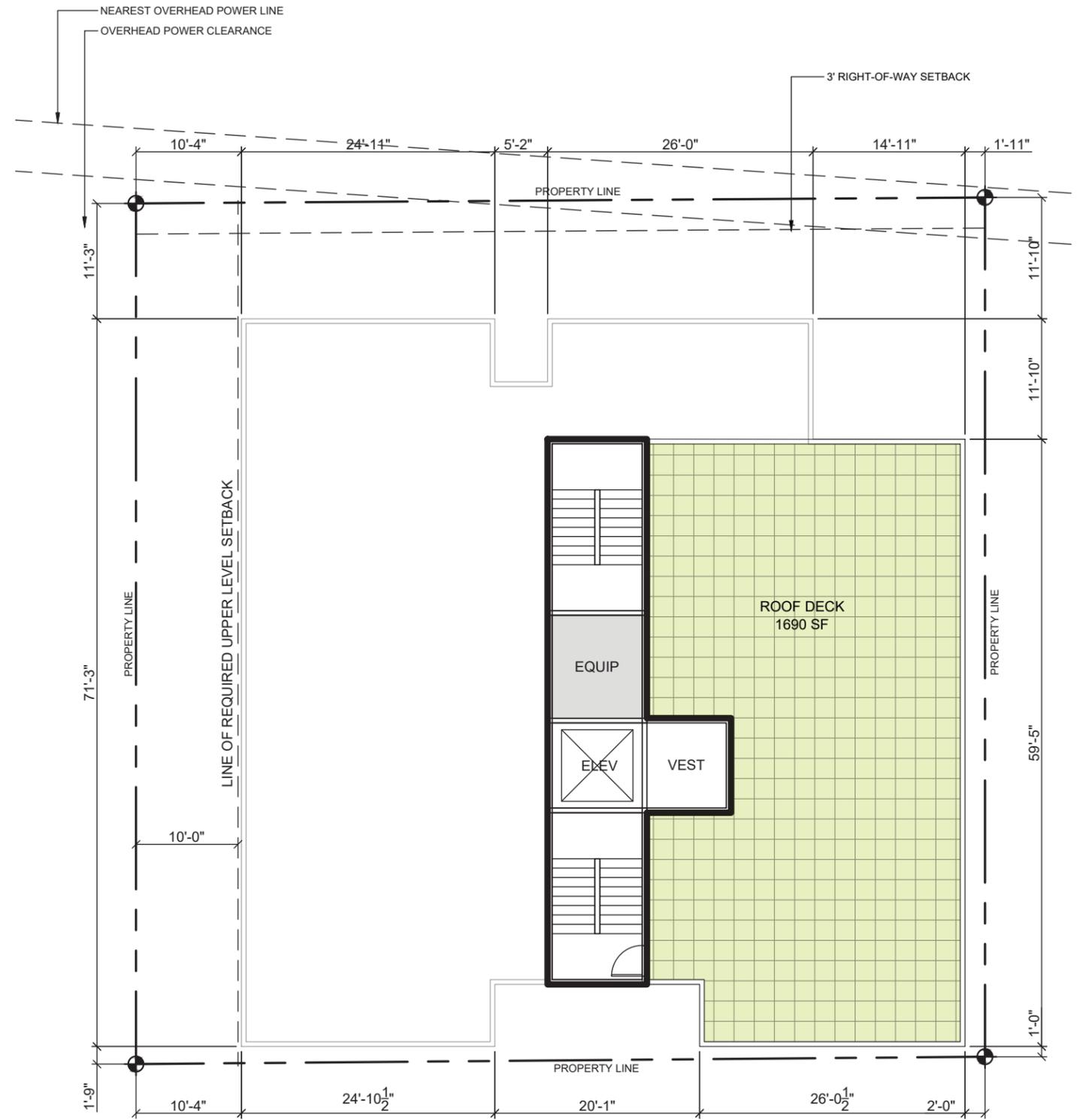
LEVEL 2 PLAN

COMMERCIAL AREA DWELLING AREA AMENITY AREA AUXILIARY AREA





LEVELS 3-5 PLAN



ROOF PLAN

COMMERCIAL AREA DWELLING AREA AMENITY AREA AUXILIARY AREA

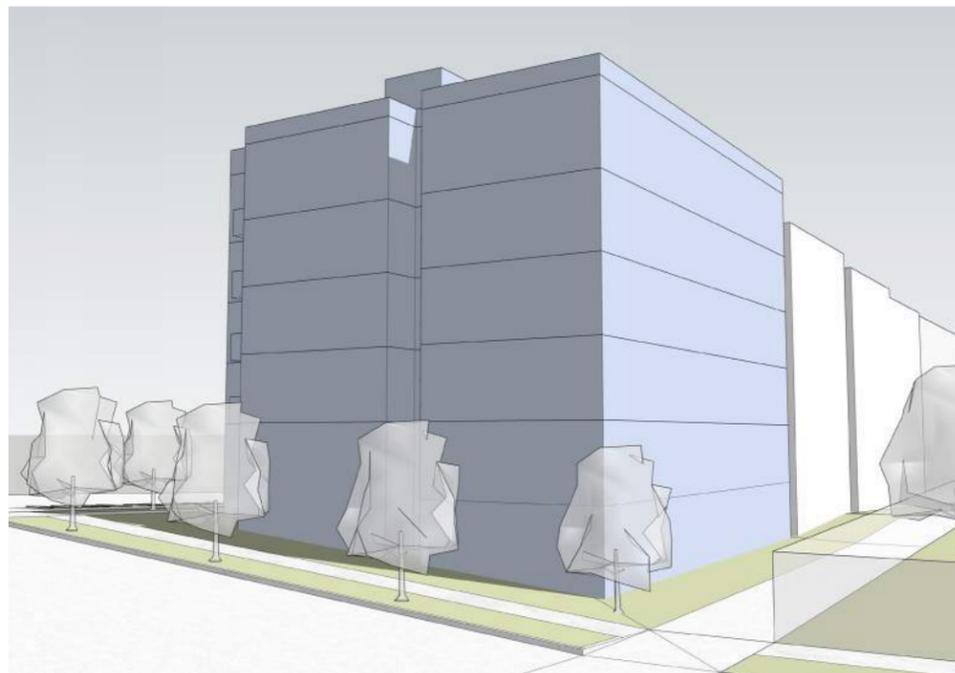




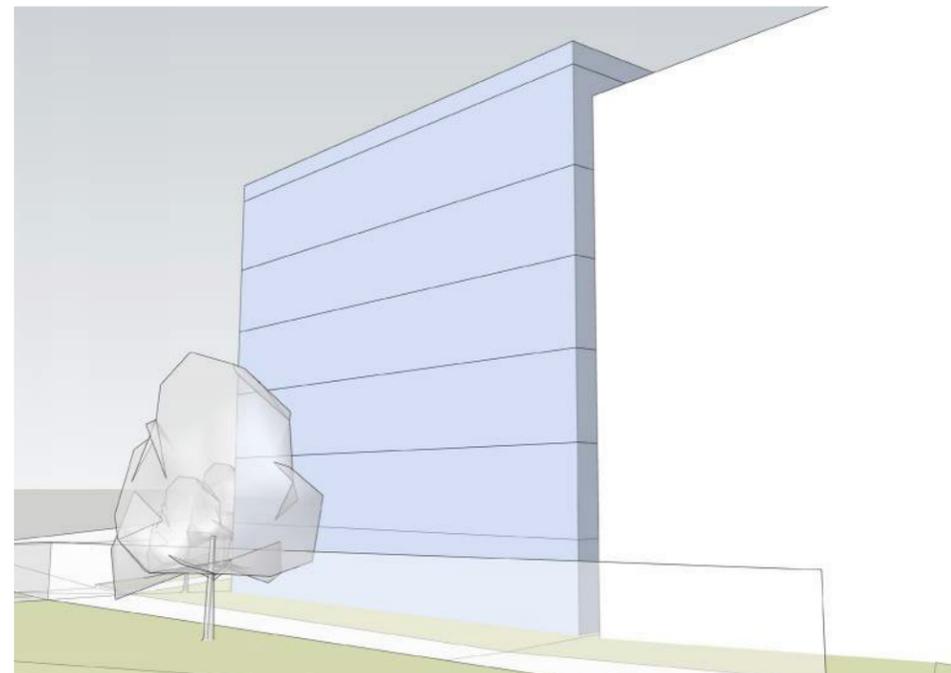
VIEW FROM NORTHEAST



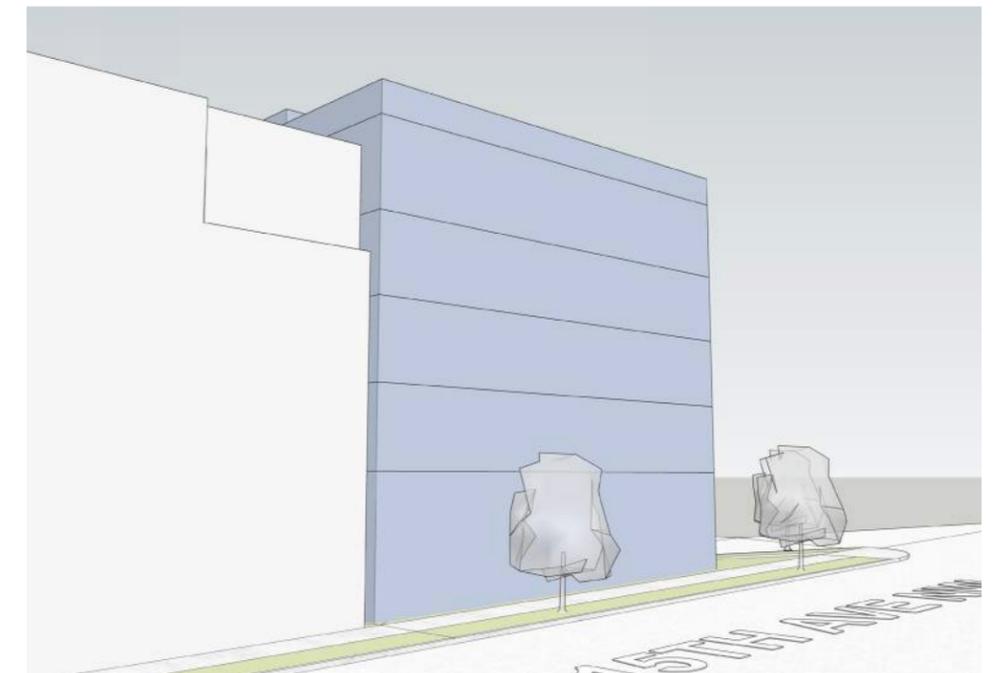
AERIAL VIEW FROM NORTHEAST



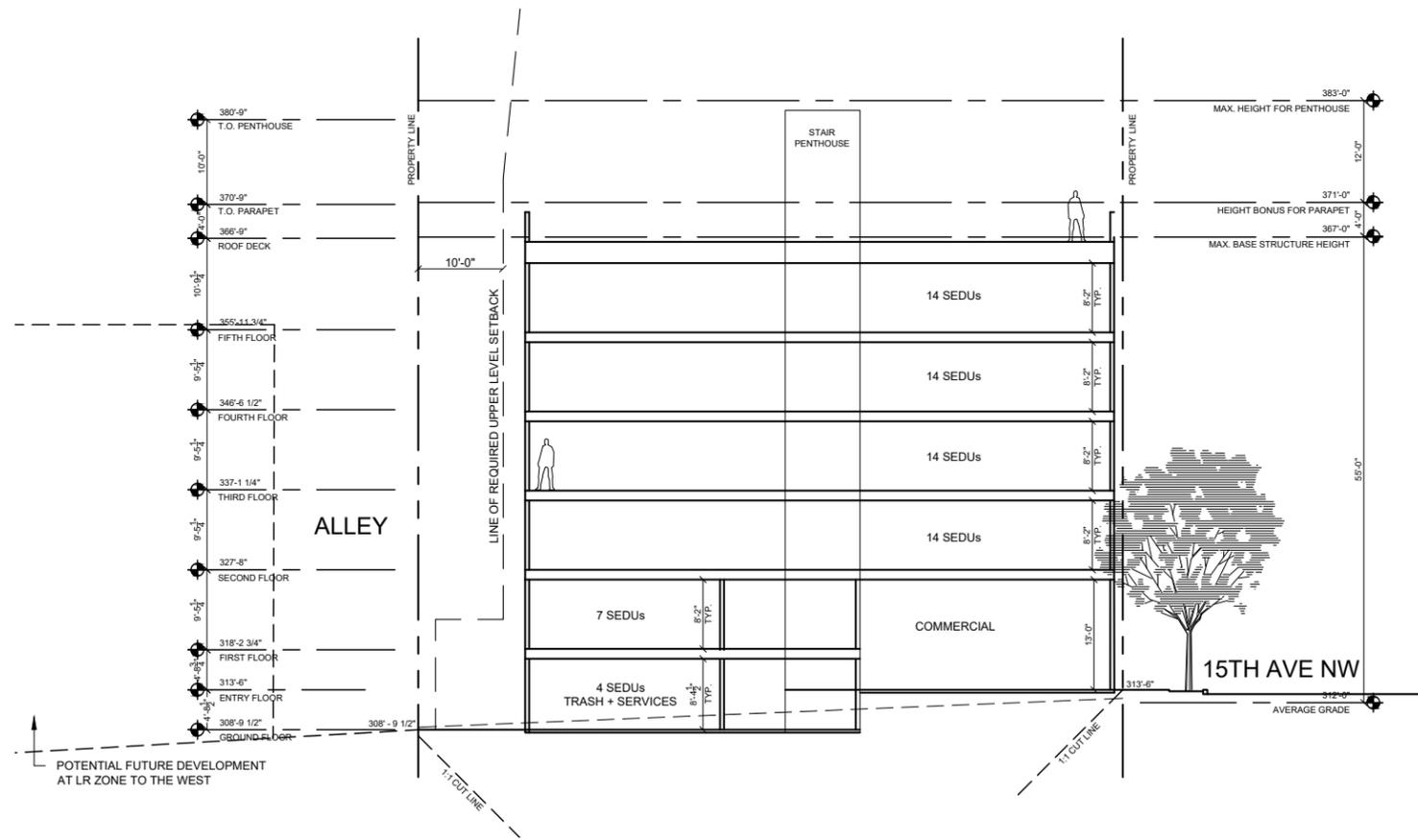
VIEW FROM NORTHWEST



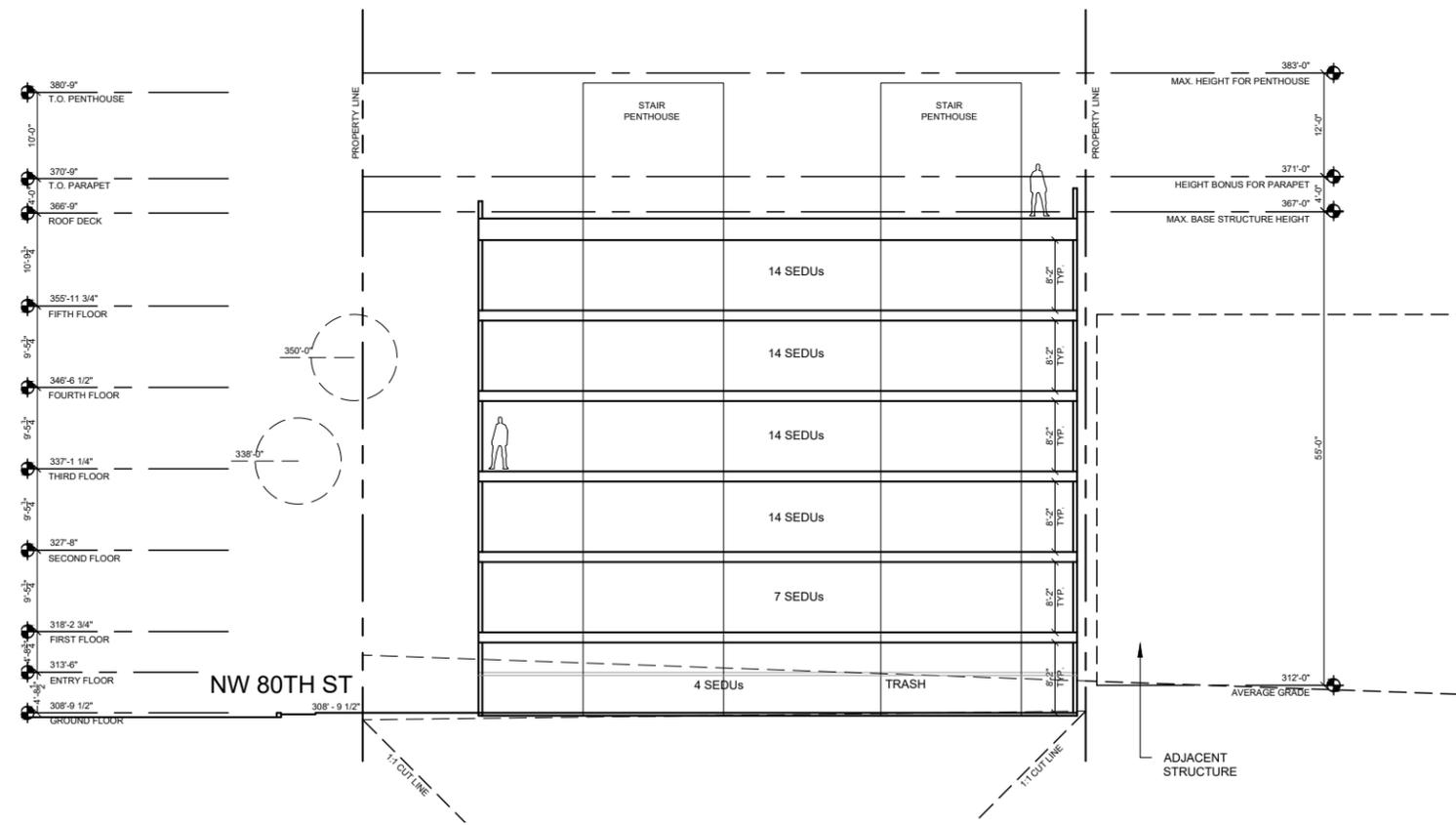
VIEW FROM SOUTHWEST



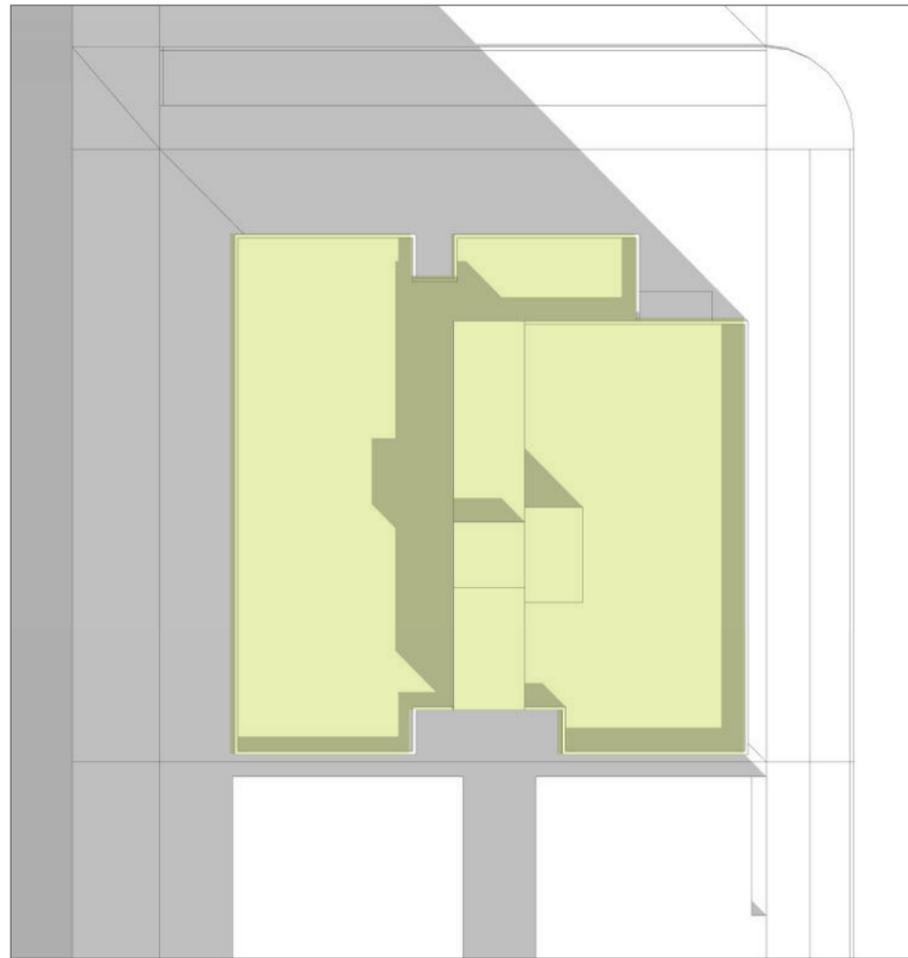
VIEW FROM SOUTHEAST



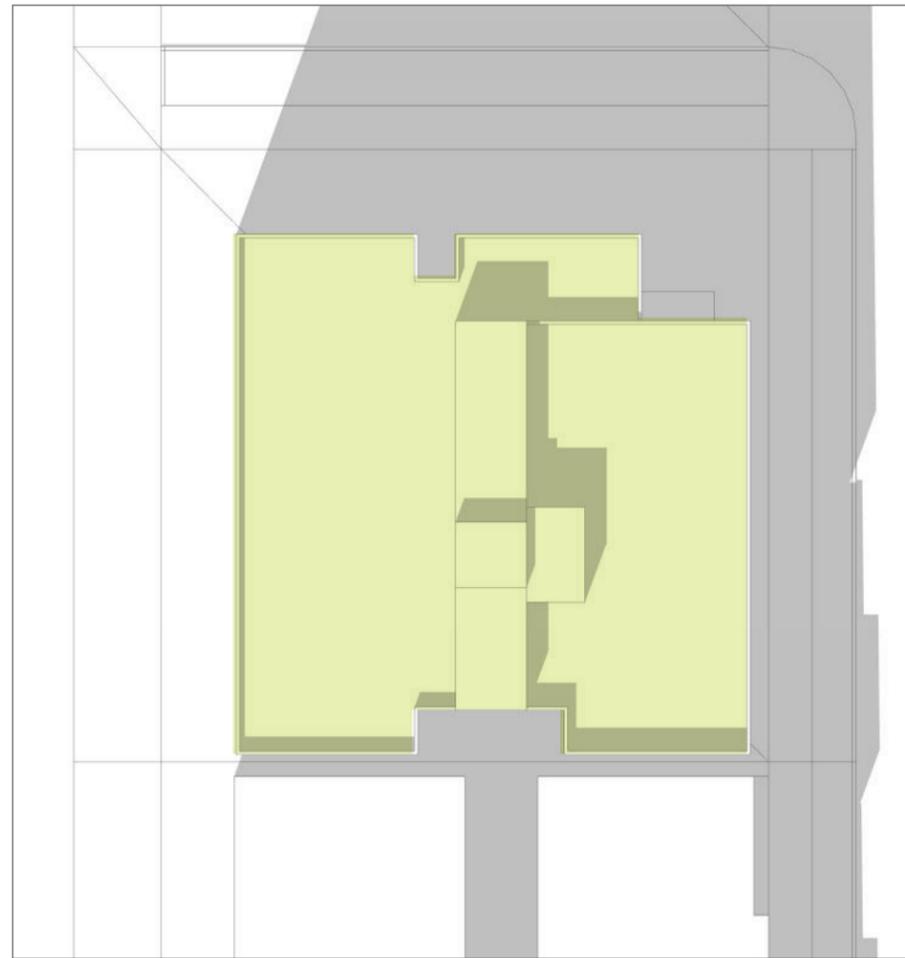
EAST-WEST STACKING DIAGRAM



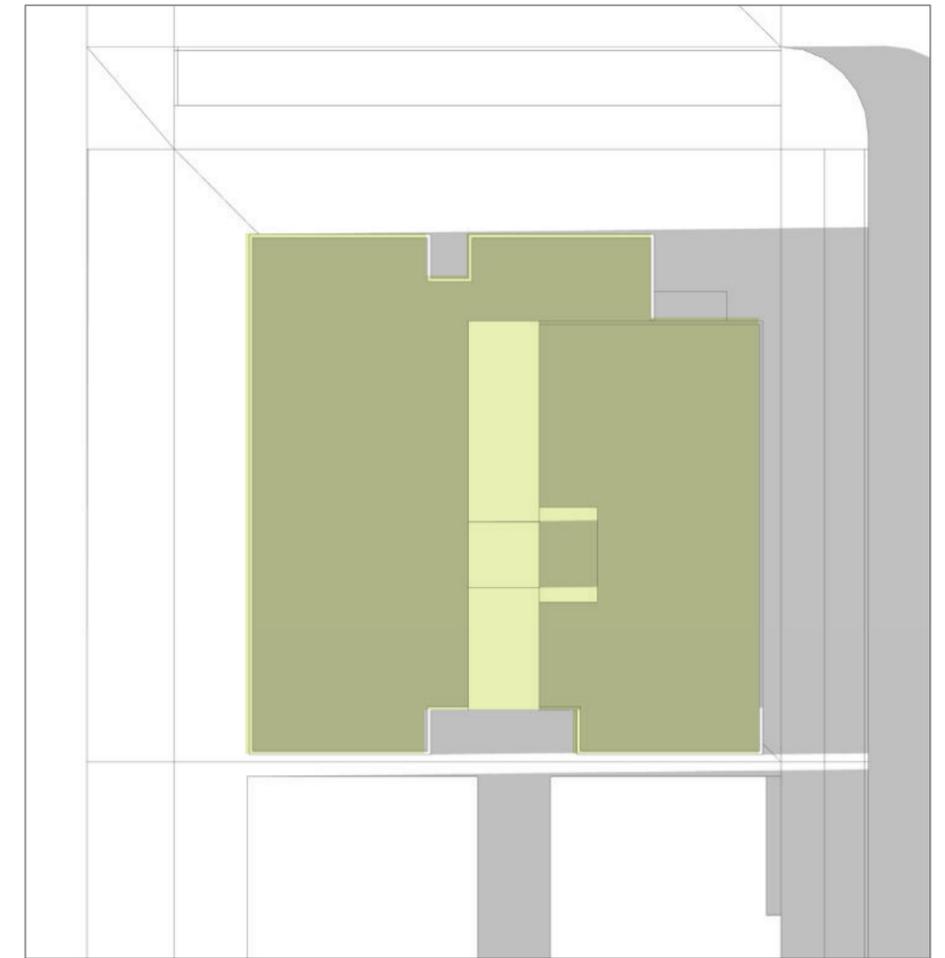
NORTH-SOUTH STACKING DIAGRAM



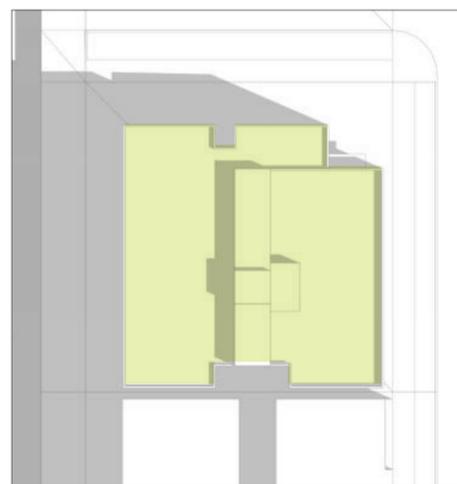
MARCH / SEPTEMBER 21, 9 AM



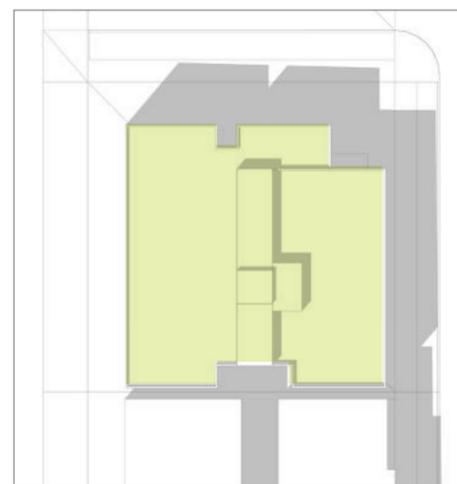
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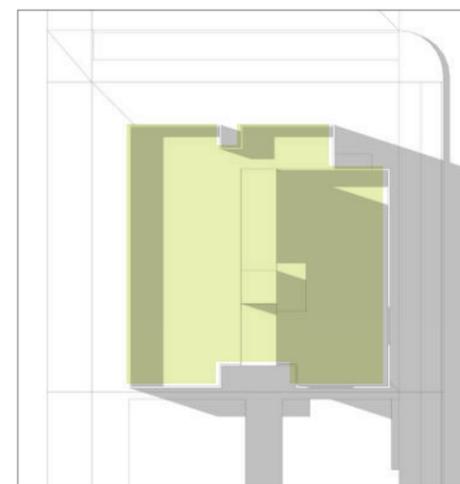
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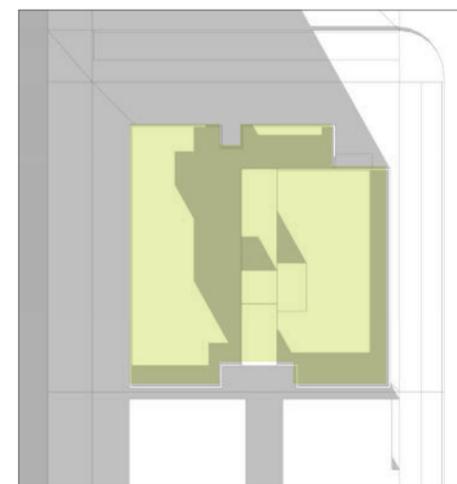
JUNE 21, 9 AM



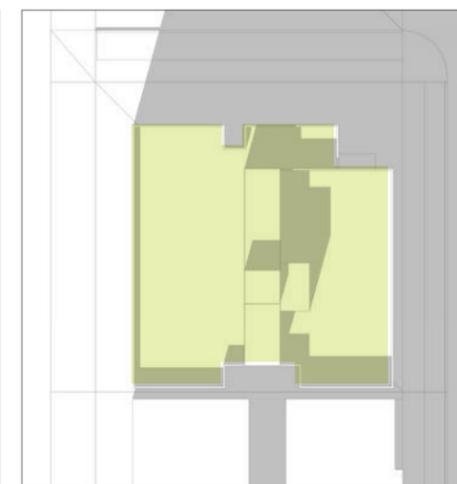
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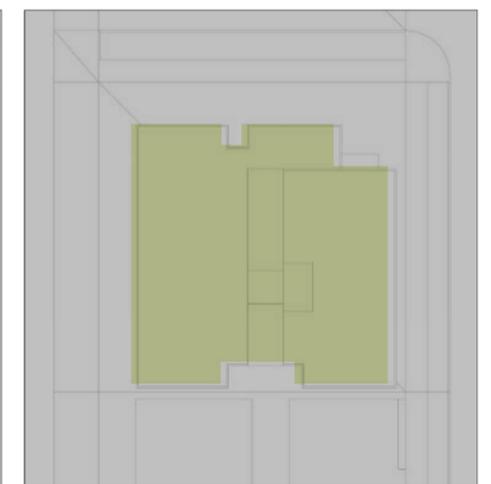
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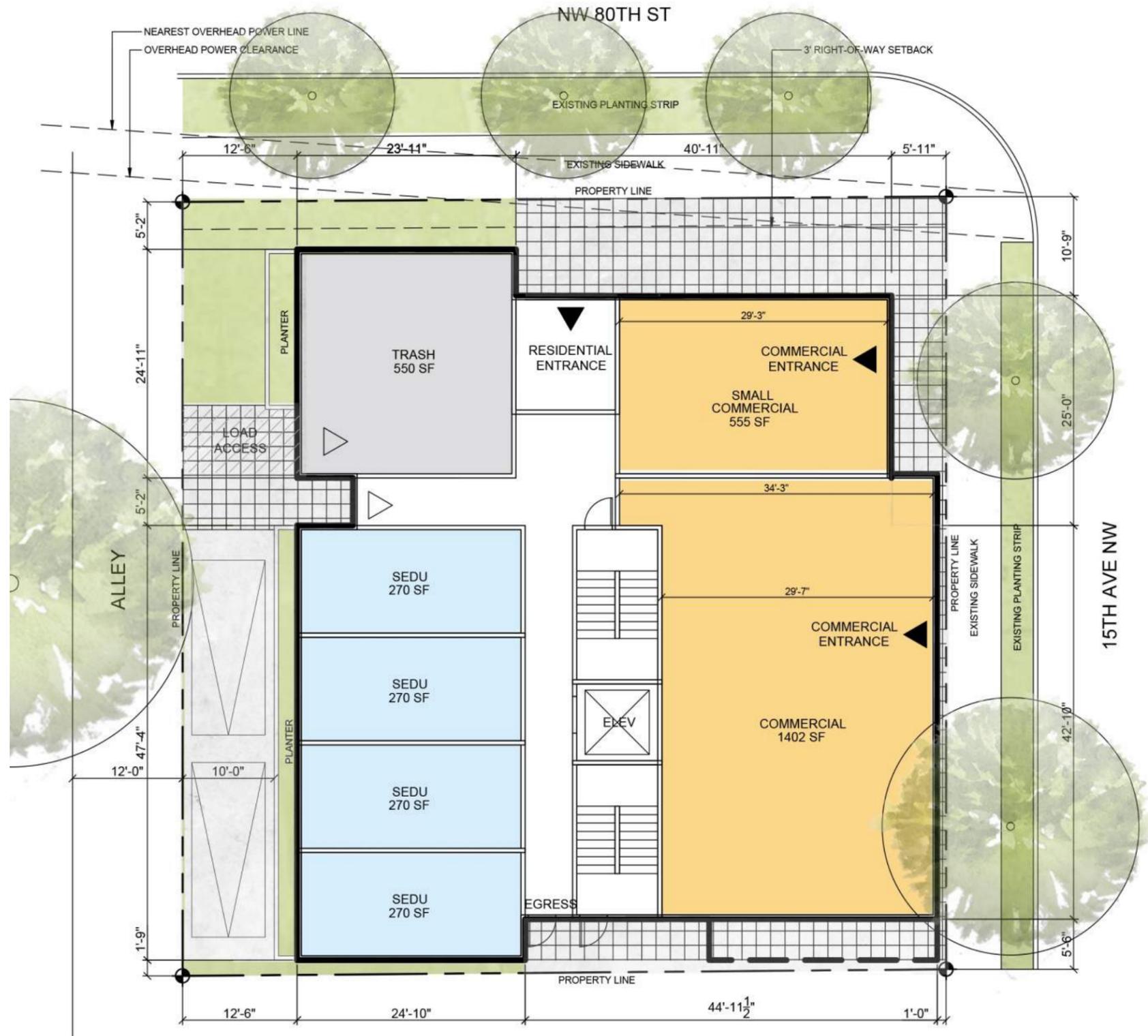
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



STREET LEVEL PLAN

COMMERCIAL AREA DWELLING AREA AMENITY AREA AUXILIARY AREA



DESIGN NARRATIVE

Option 2 proposes a residential entry along NW 80th St, giving the entire street facing facade along 15th Ave NW to commercial space. This commercial space is proposed to be broken up into two spaces to allow a variety of smaller commercial lots. Trash is located off of the alley, in close proximity to NW 80th St. A central circulation core is proposed, pulling the mass of the stair towers away from the buildings edge and from pedestrian views. The massing modulates minimally as the building corner goes up in height helping reduce the mass at the corner. The amenity roof deck is oriented towards the corner of the building, relating to the modulation.

DISTINGUISHING FEATURES

- 5-story building = 26,165 GSF (126.25 SF under Allowable Area)
- 60 apartments

OPPORTUNITIES

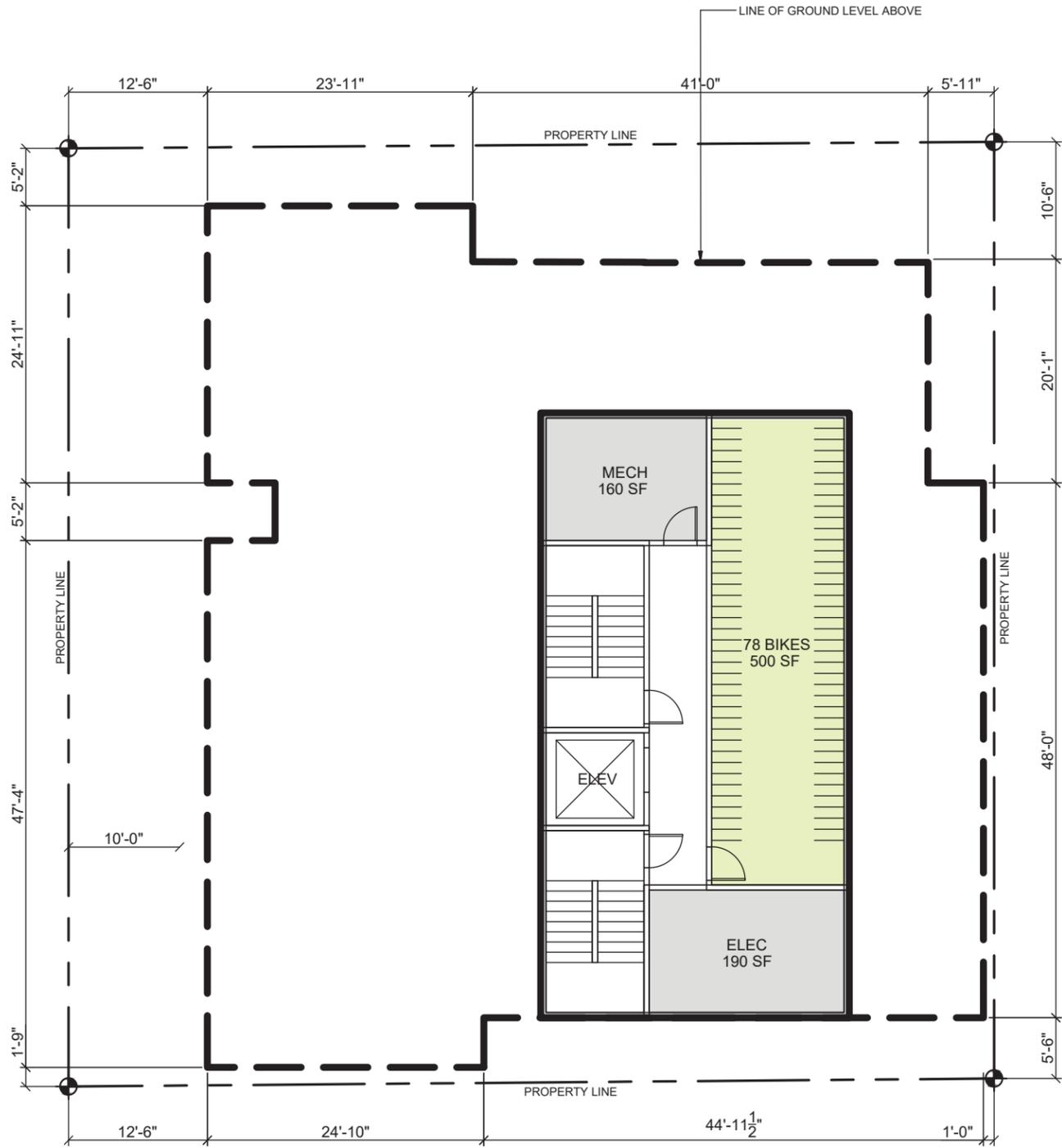
- Ground level units adjacent to LR1-zoned properties
- Corner commercial expression
- Internalized circulation core
- More active uses along street façade
- Inset corner expression

CHALLENGES

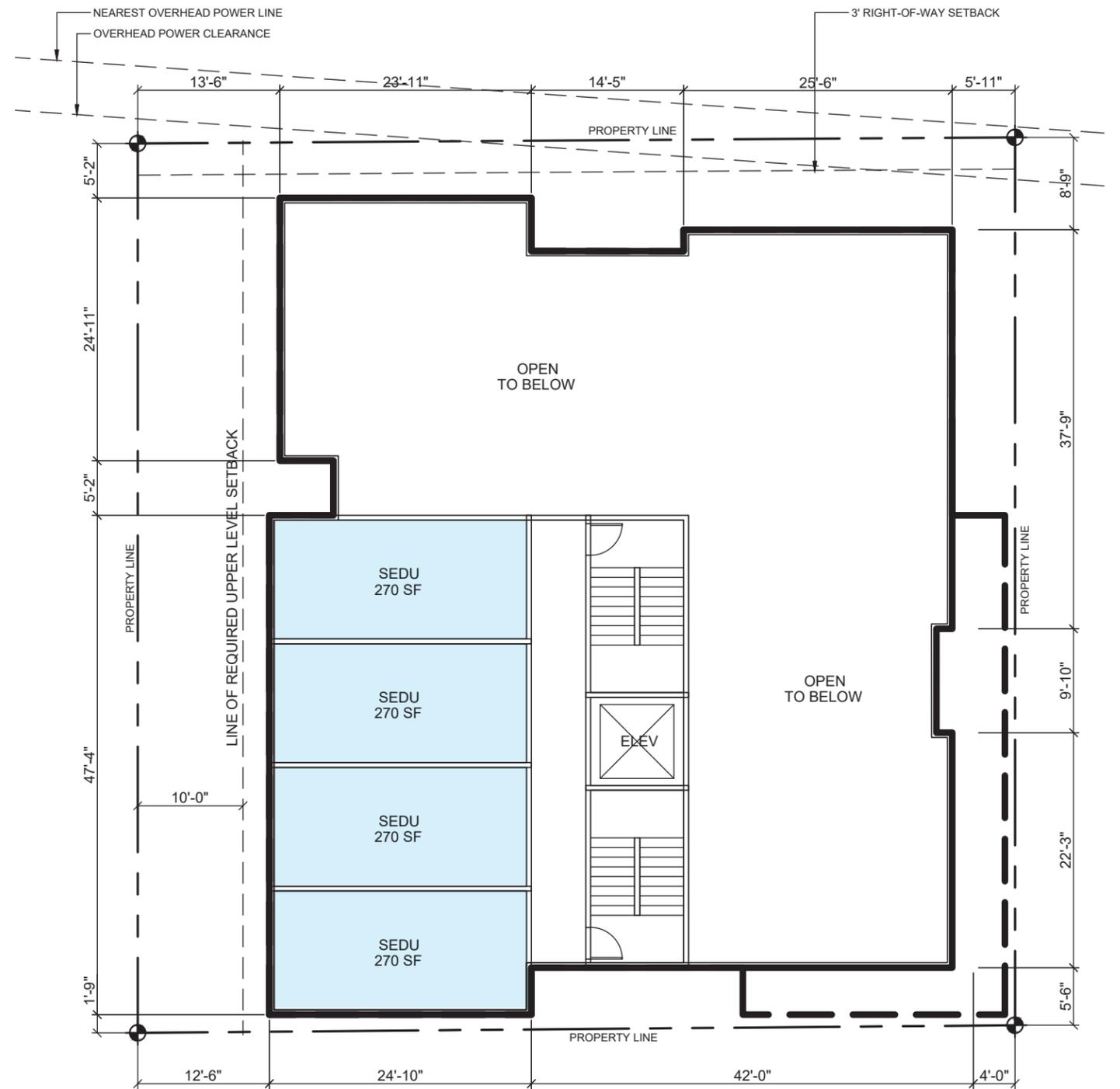
- Massing remains large without much transition to LR1 zone
- Solid waste storage at street front
- Bike storage at basement
- Minimal sidewalk setback at 15th Ave NW
- Bulky massing along NW 80th St

DEPARTURE REQUESTED

- Commercial depth - a 1.5% reduction from 30'-0" to 29'-7"



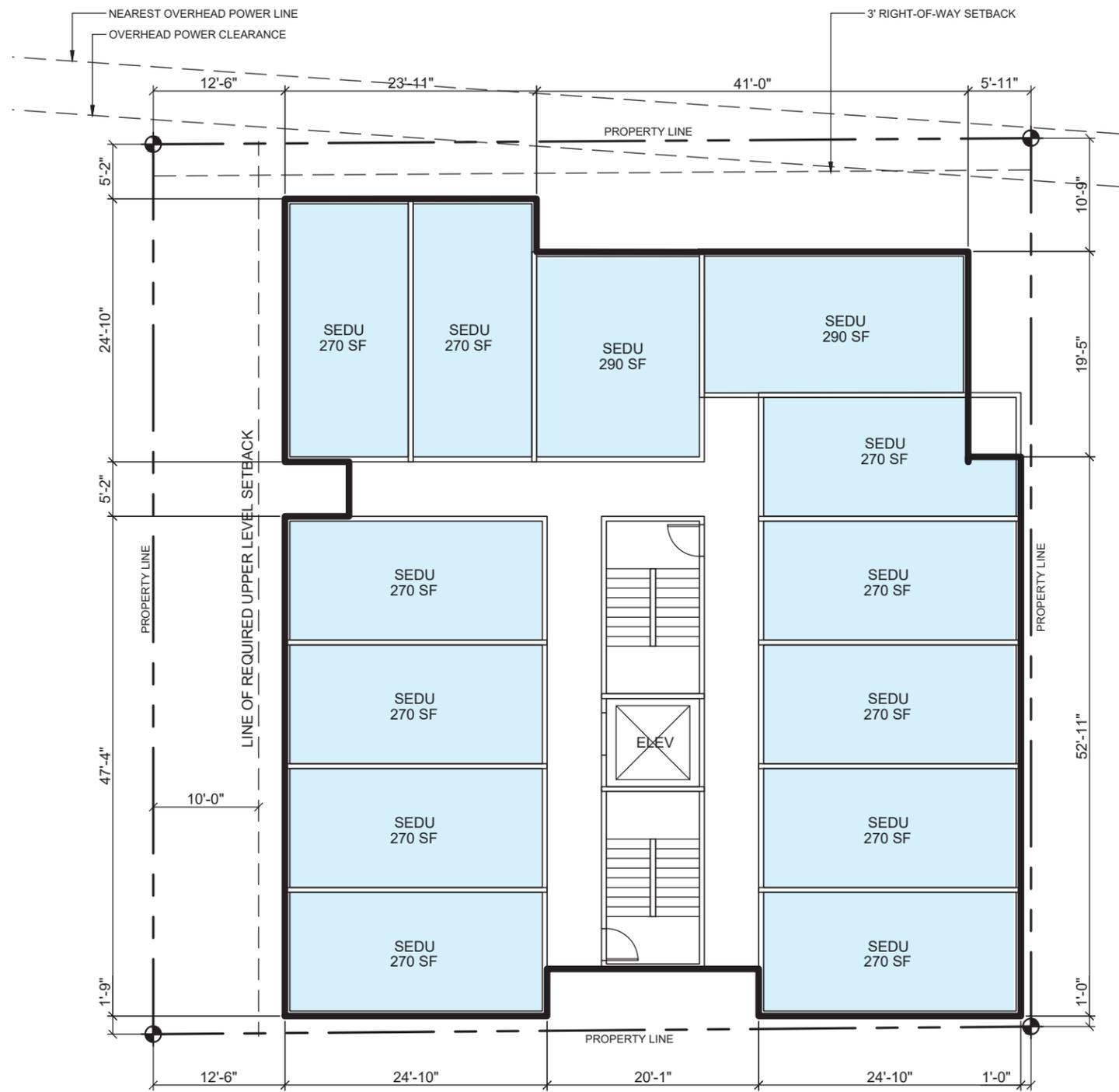
BASEMENT PLAN



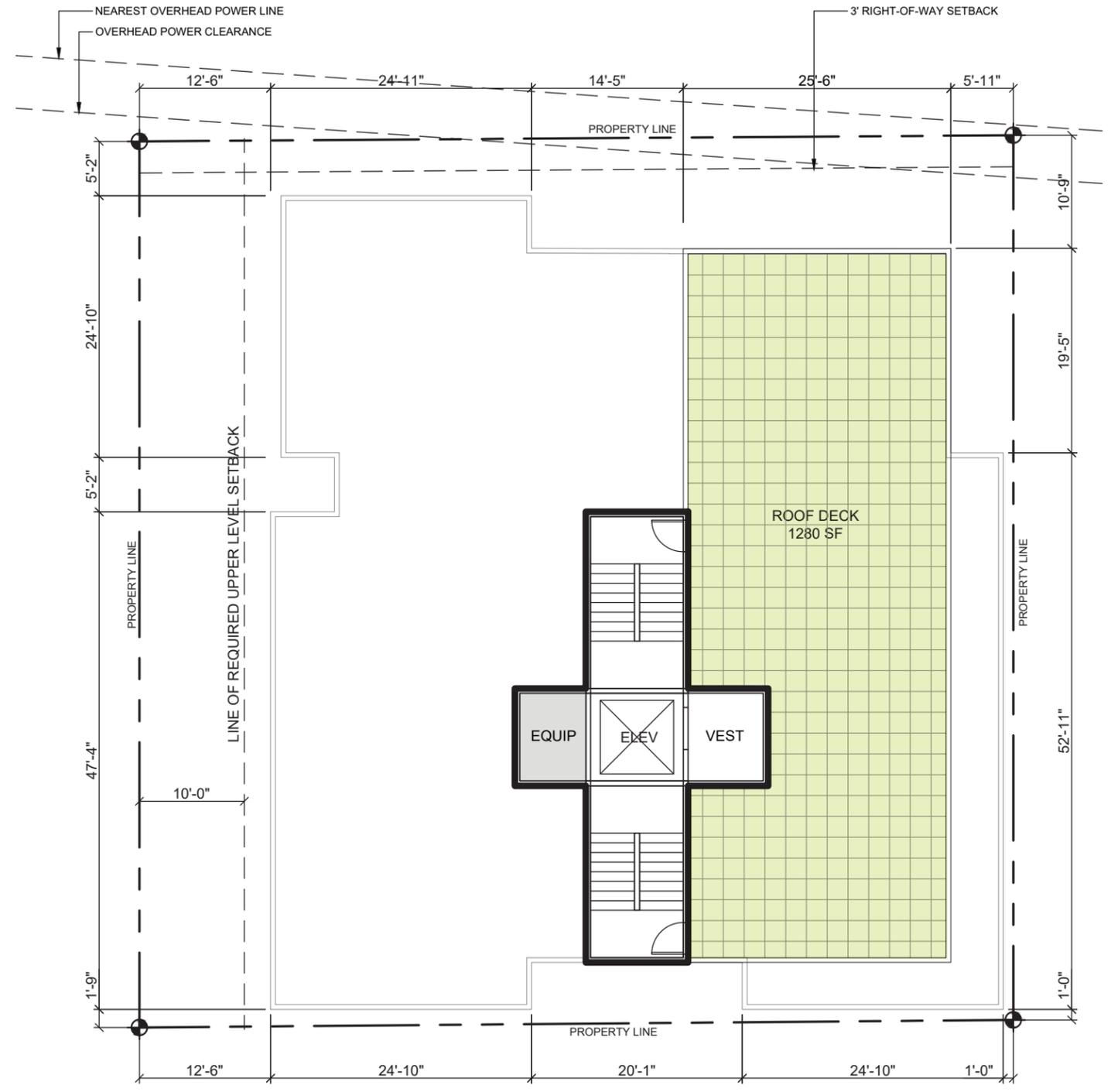
LEVEL 2 PLAN

COMMERCIAL AREA DWELLING AREA AMENITY AREA AUXILIARY AREA





LEVELS 3-5 PLAN



ROOF PLAN

COMMERCIAL AREA DWELLING AREA AMENITY AREA AUXILIARY AREA

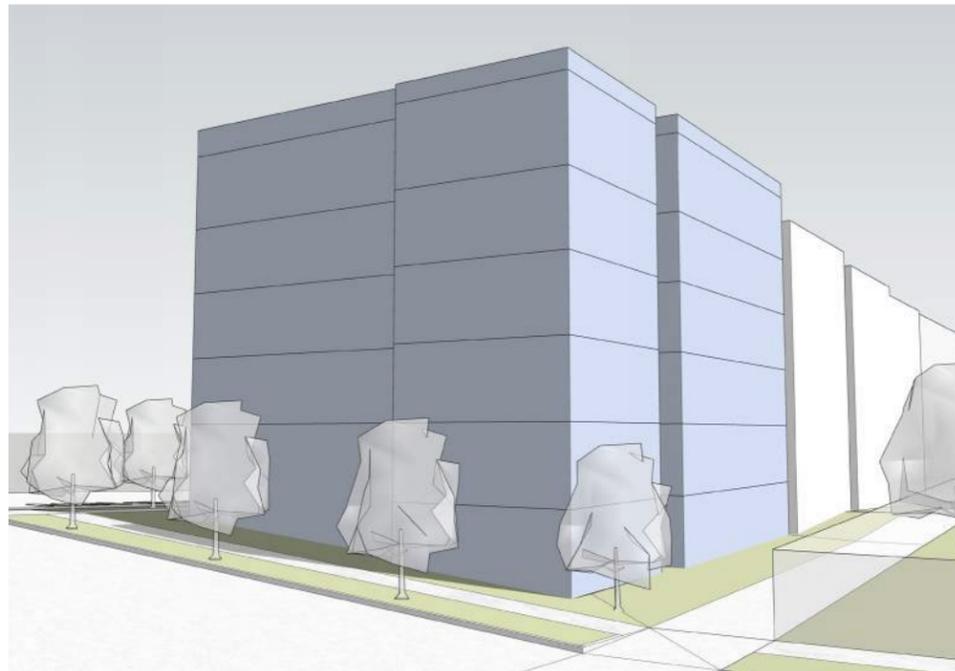




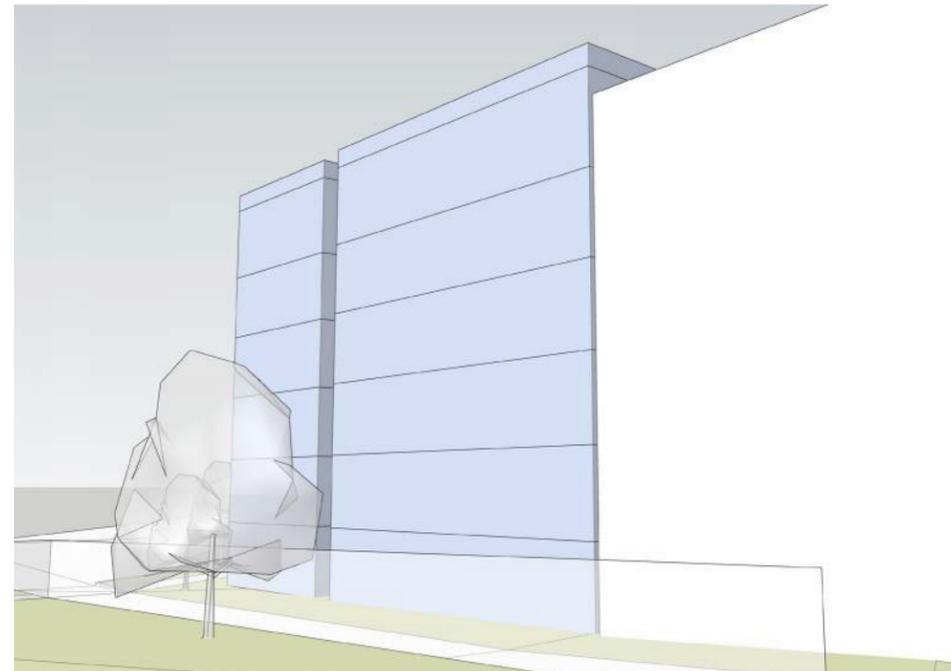
VIEW FROM NORTHEAST



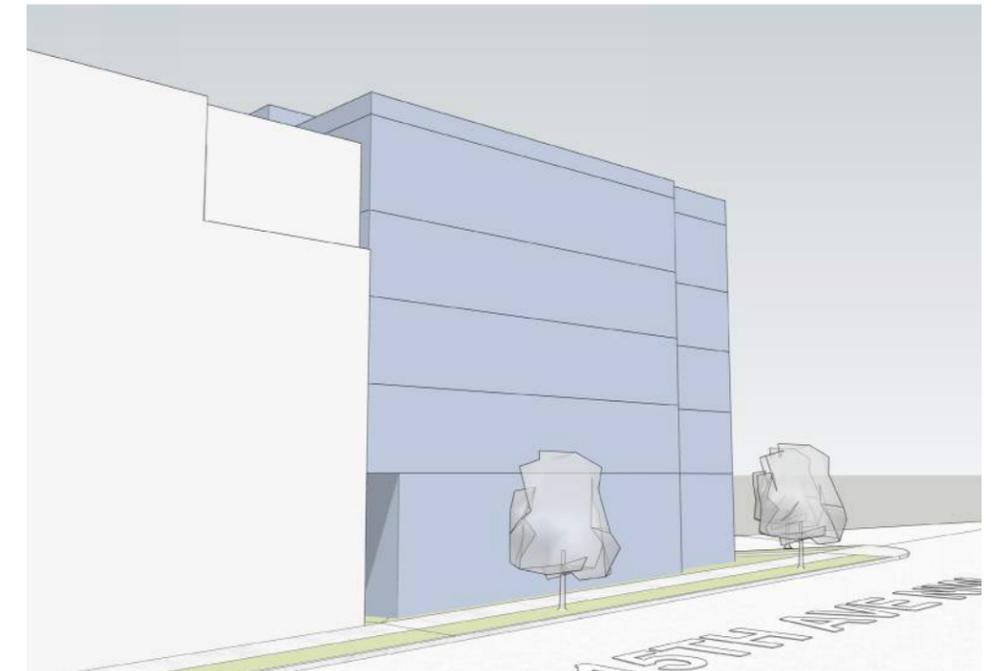
AERIAL VIEW FROM NORTHEAST



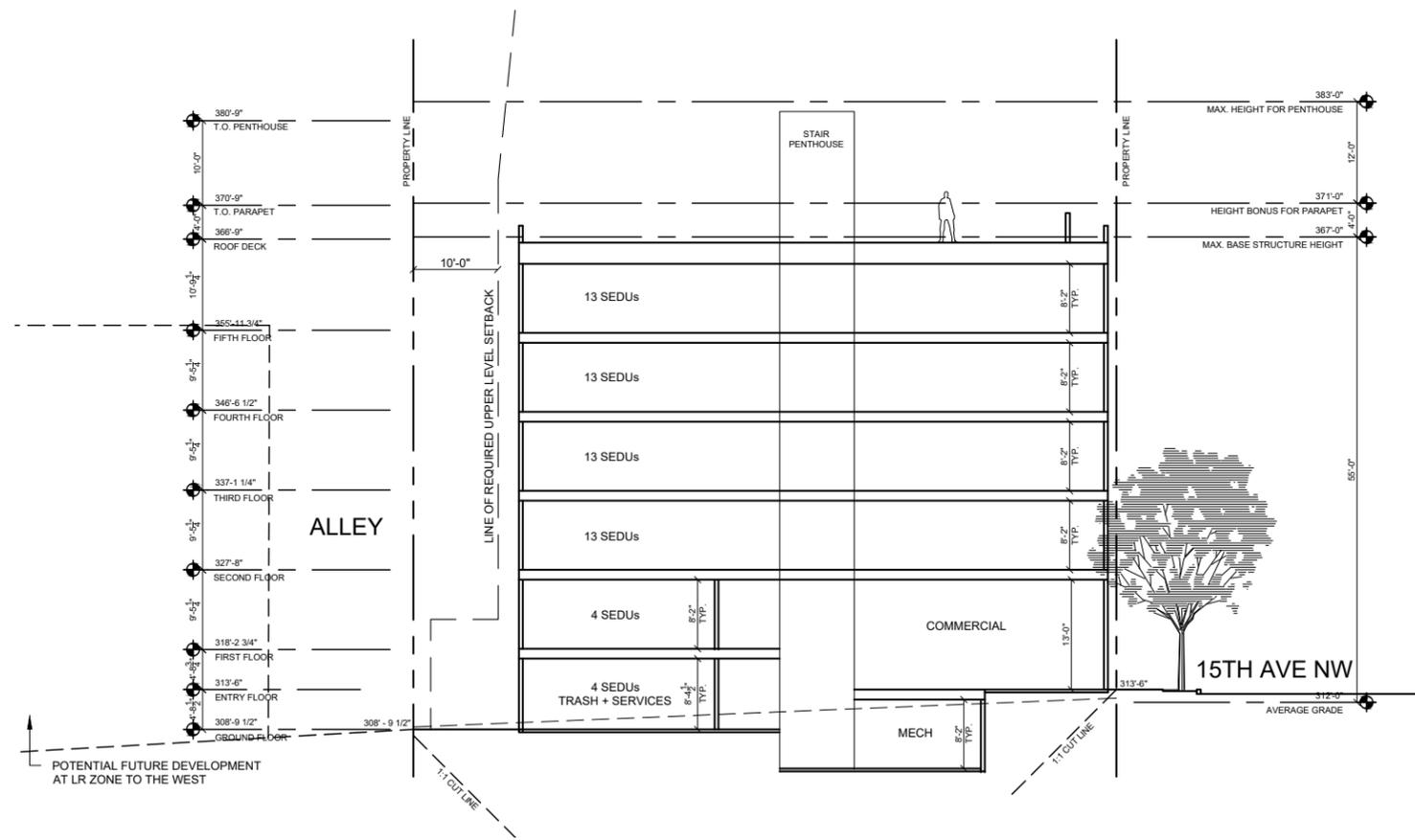
VIEW FROM NORTHWEST



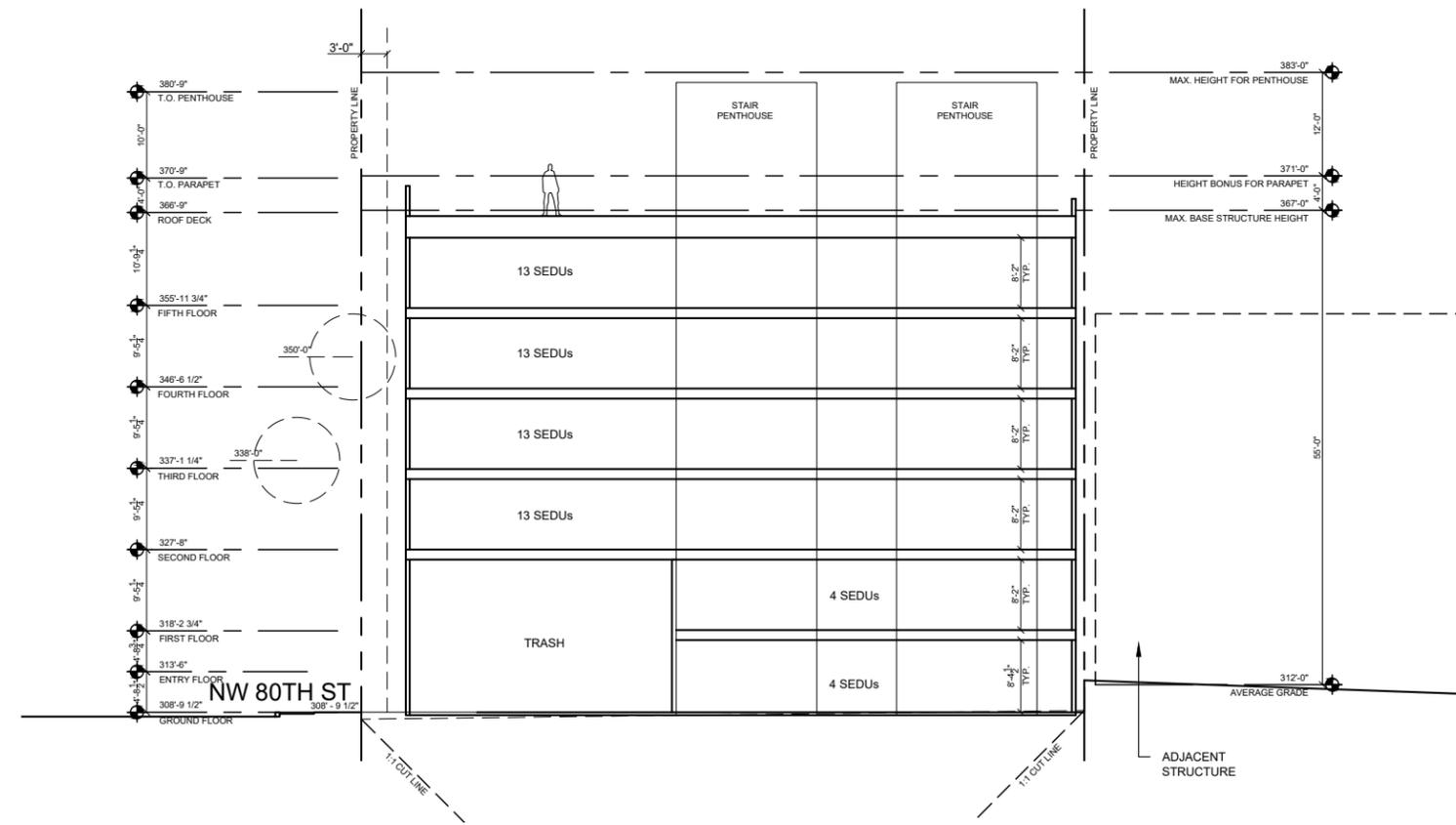
VIEW FROM SOUTHWEST



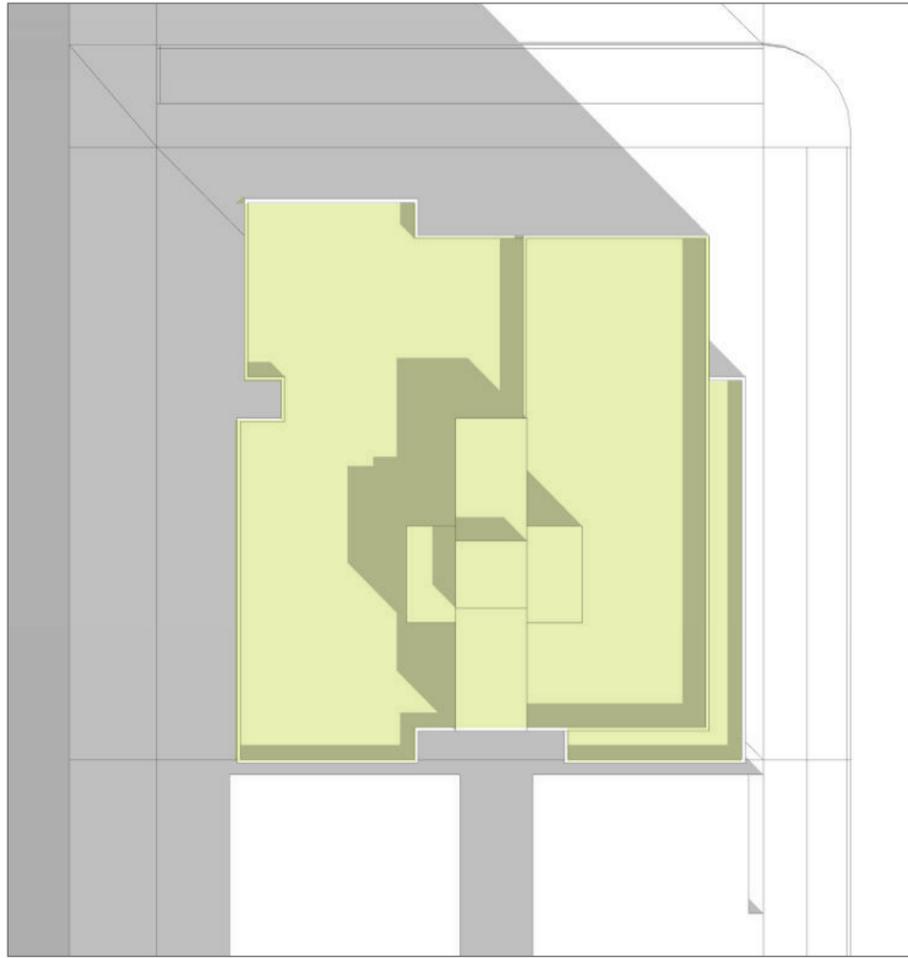
VIEW FROM SOUTHEAST



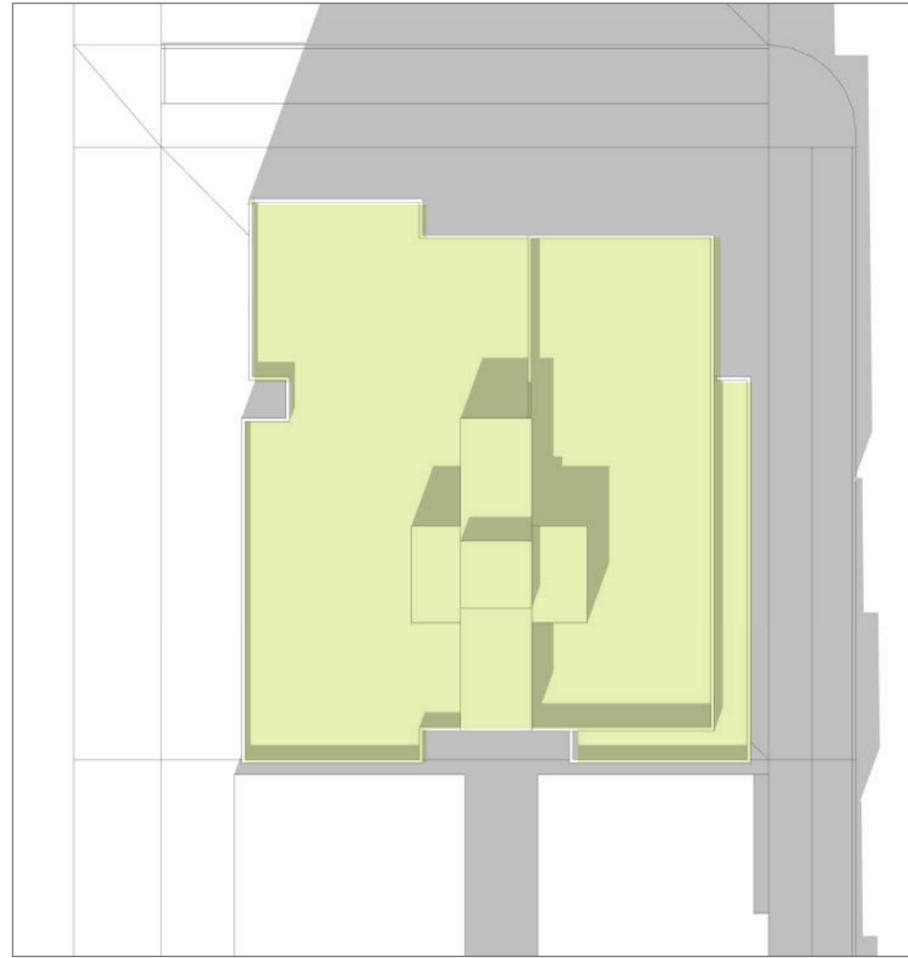
EAST-WEST STACKING DIAGRAM



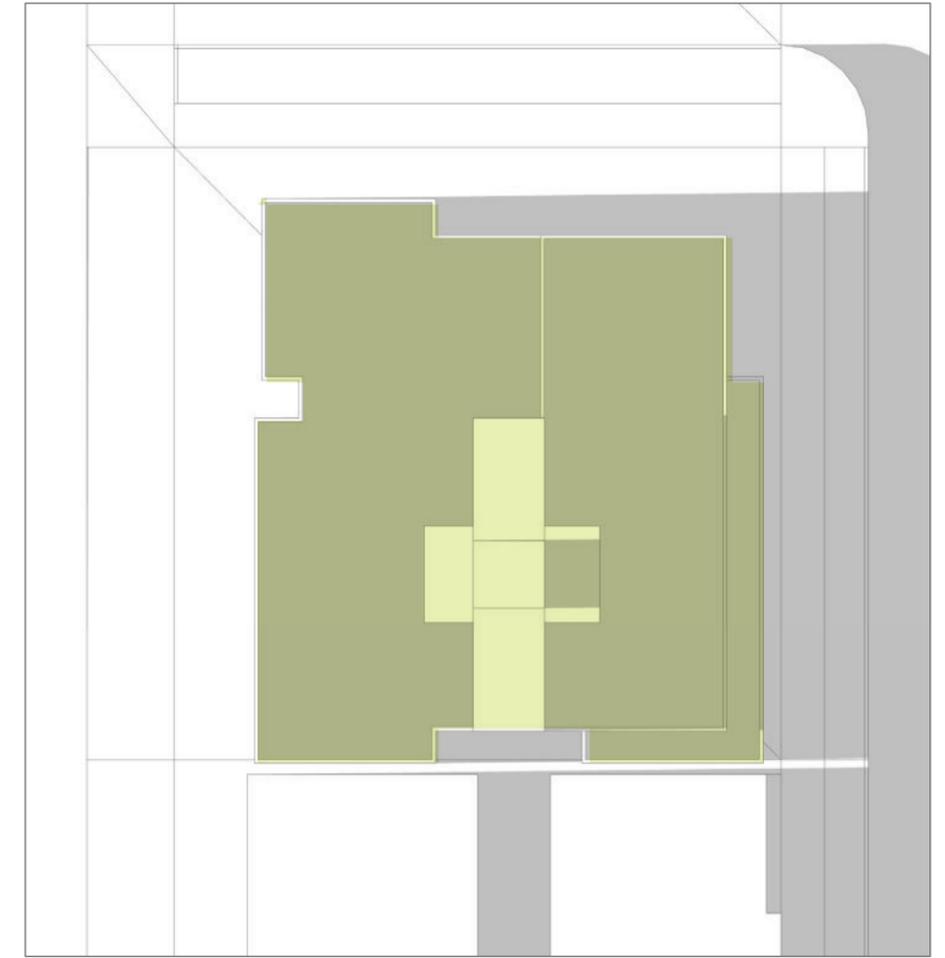
NORTH-SOUTH STACKING DIAGRAM



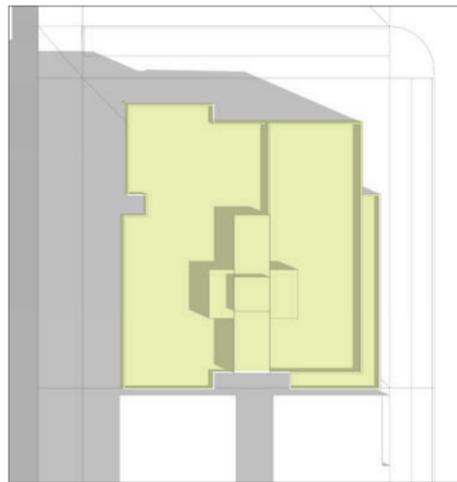
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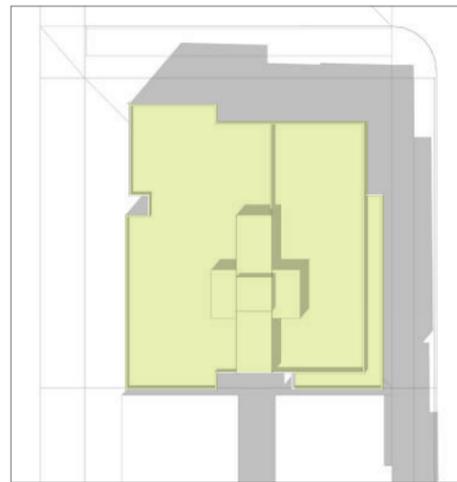
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MARCH / SEPTEMBER 21, 5 PM



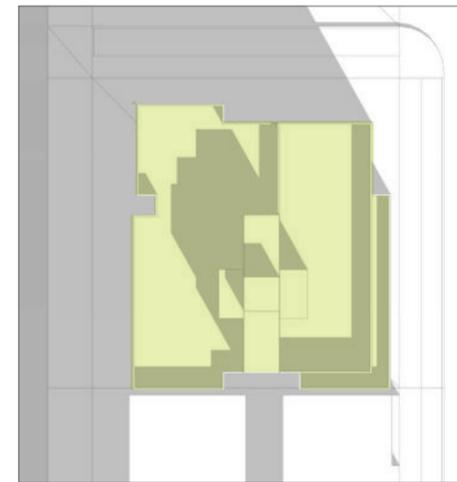
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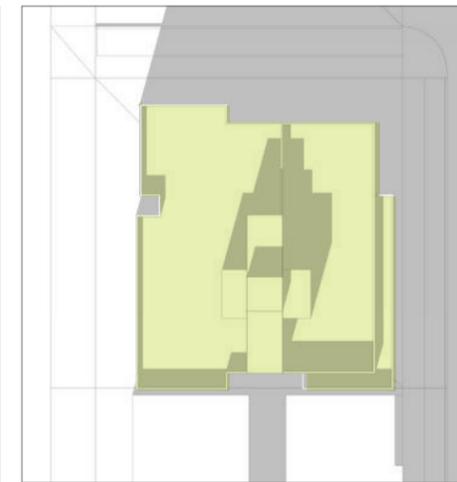
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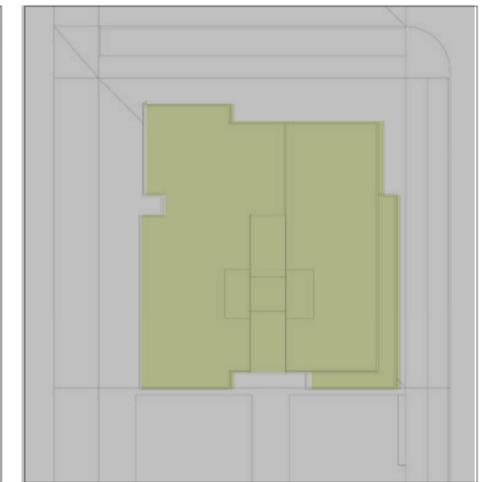
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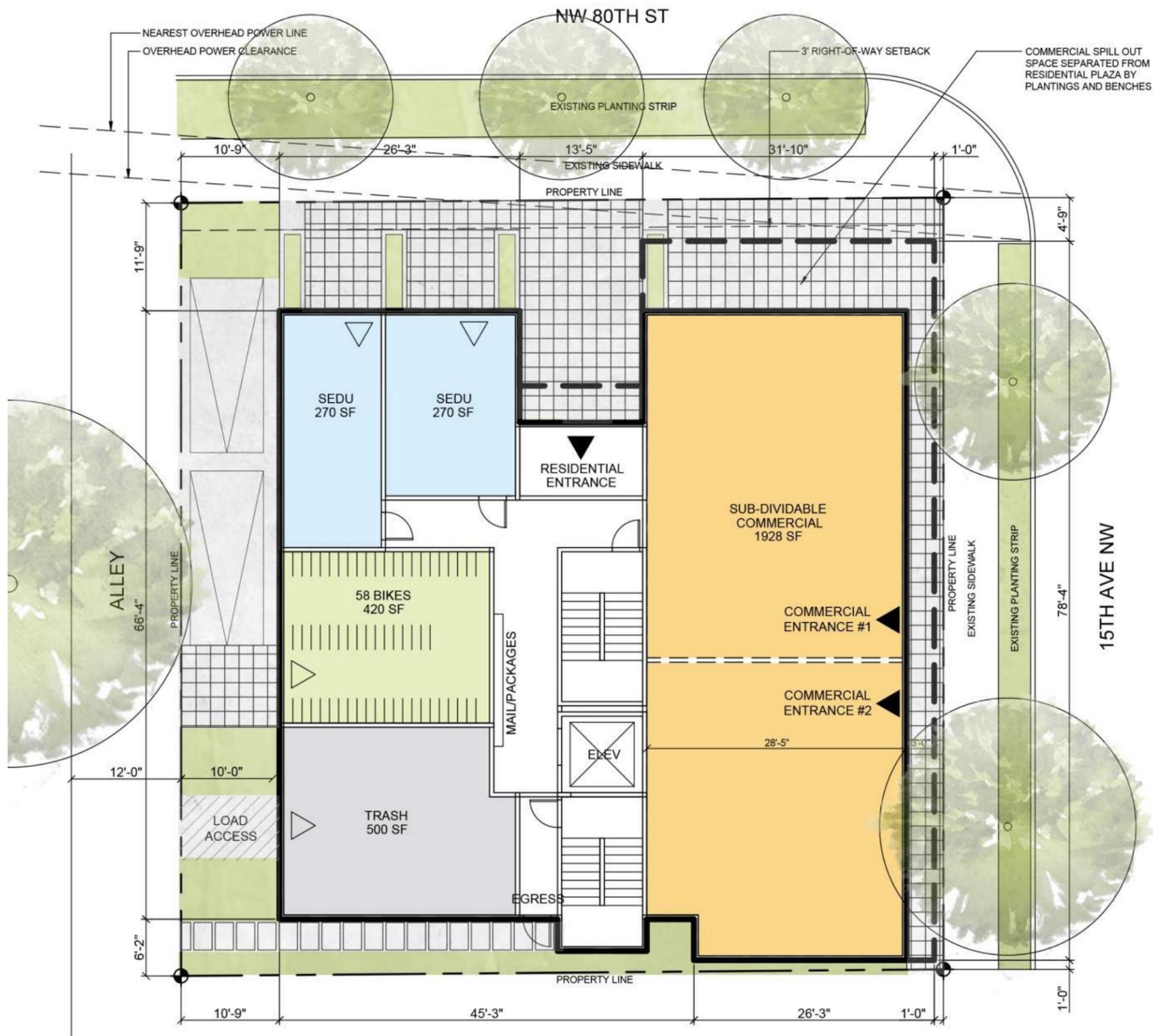
DECEMBER 21, 9 AM



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DECEMBER 21, 5 PM



STREET LEVEL AND ALLEY PLANS

COMMERCIAL AREA DWELLING AREA AMENITY AREA AUXILIARY AREA



DESIGN NARRATIVE

At the corner of 15th Ave NW and NW 80th St, Option 3 proposes a cantilevered mass that both provides ample sidewalk space and defines the corner. With covered pedestrian space along 15th Ave NW, the ability to open commercial space up and expand the right of way is key. The residential entry is tucked along NW 80th St. Within a residential courtyard entry space, a shared amenity deck on the second floor above helps activate the space. Two units have direct access to NW 80th St, defined by planters and given the opportunity to activate the street with private patios. The residential entry and commercial space are similarly separated using planters and benches to support use. Service are located off of the alley, bikes included. The roof amenity space is oriented towards the west, and is slightly pulled back from the buildings edge to respect the adjacent neighbors.

DISTINGUISHING FEATURES

- 5-story building = 26,270 GSF (21.25 SF under Allowable Area)
- 60 apartments

OPPORTUNITIES

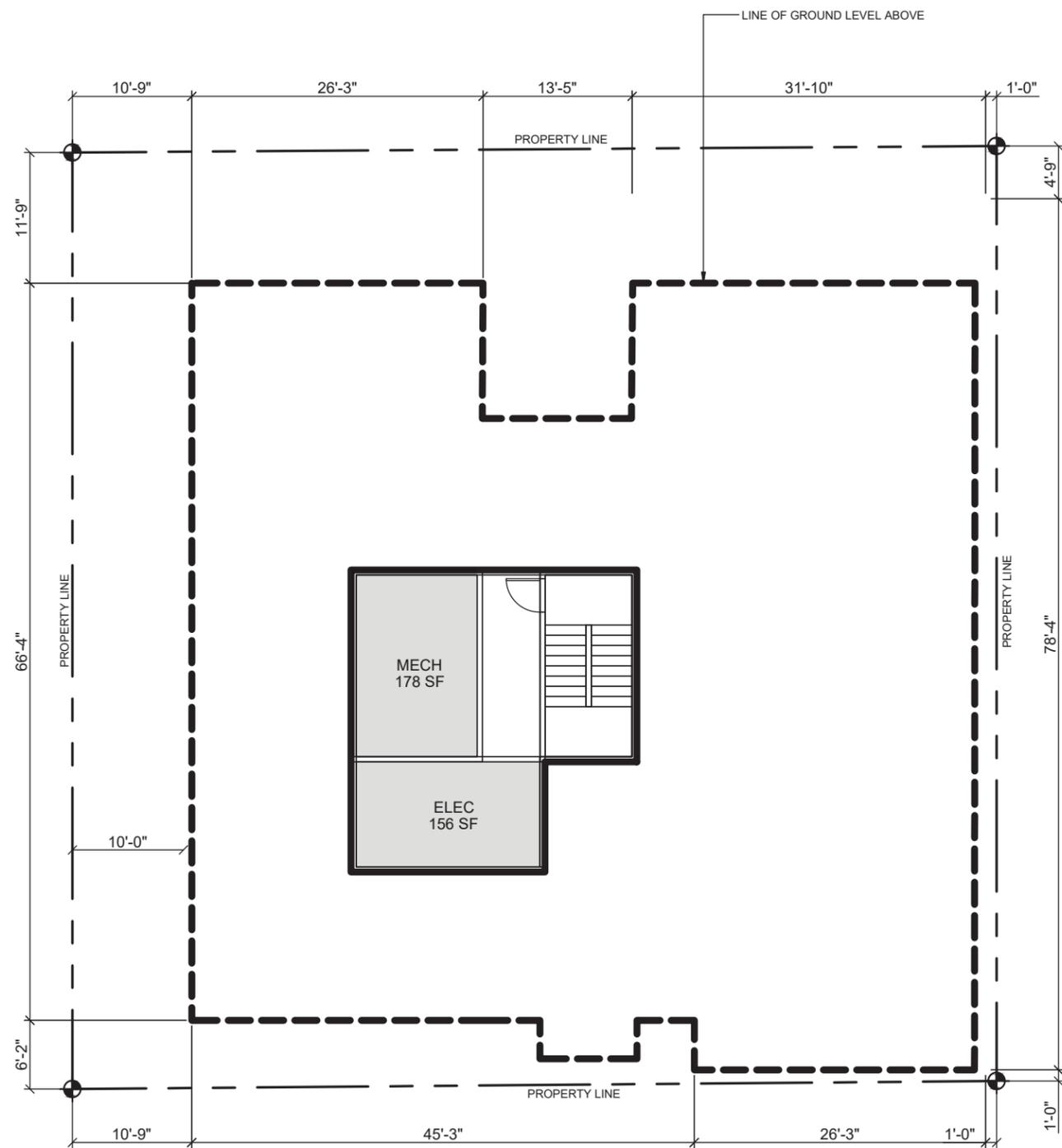
- Courtyard massing scheme to break down facade along NW 80th St to transition to LR1
- Setback along 15th Ave NW for more generous sidewalk
- Solid waste along alley away from ROW
- Internalized circulation core
- Small shared balcony overlooking residential entry
- Pedestrian scaled building overhang at sidewalk
- Corner commercial expression
- Use of fenestration, secondary features and high quality materials to highlight the corner and modulate the facade

CHALLENGES

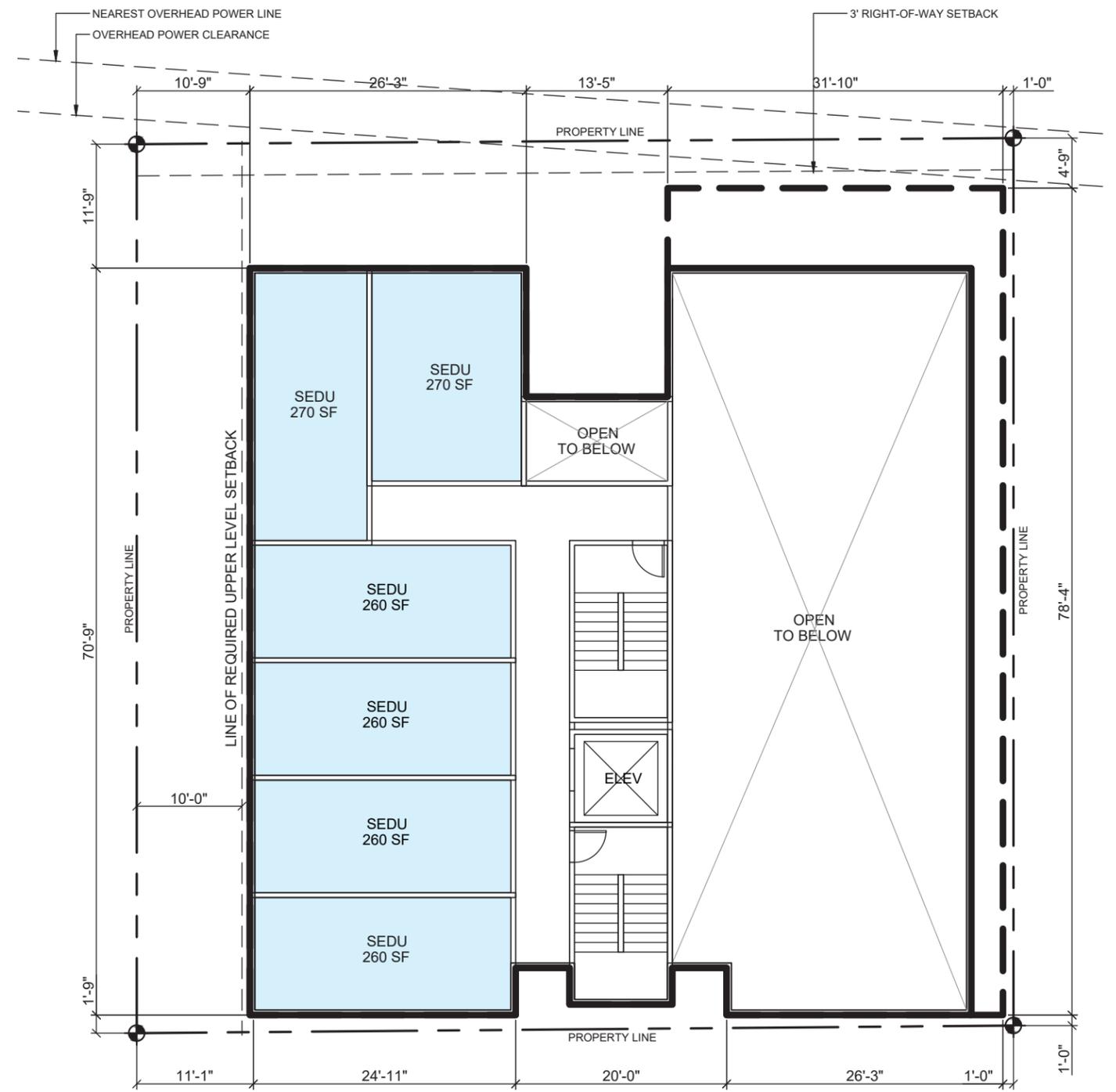
- Minimal upper level modulation due to FAR constraints and first level setback

DEPARTURE REQUESTED

- Commercial depth - a 6% reduction from 30'-0" to 28'-5"



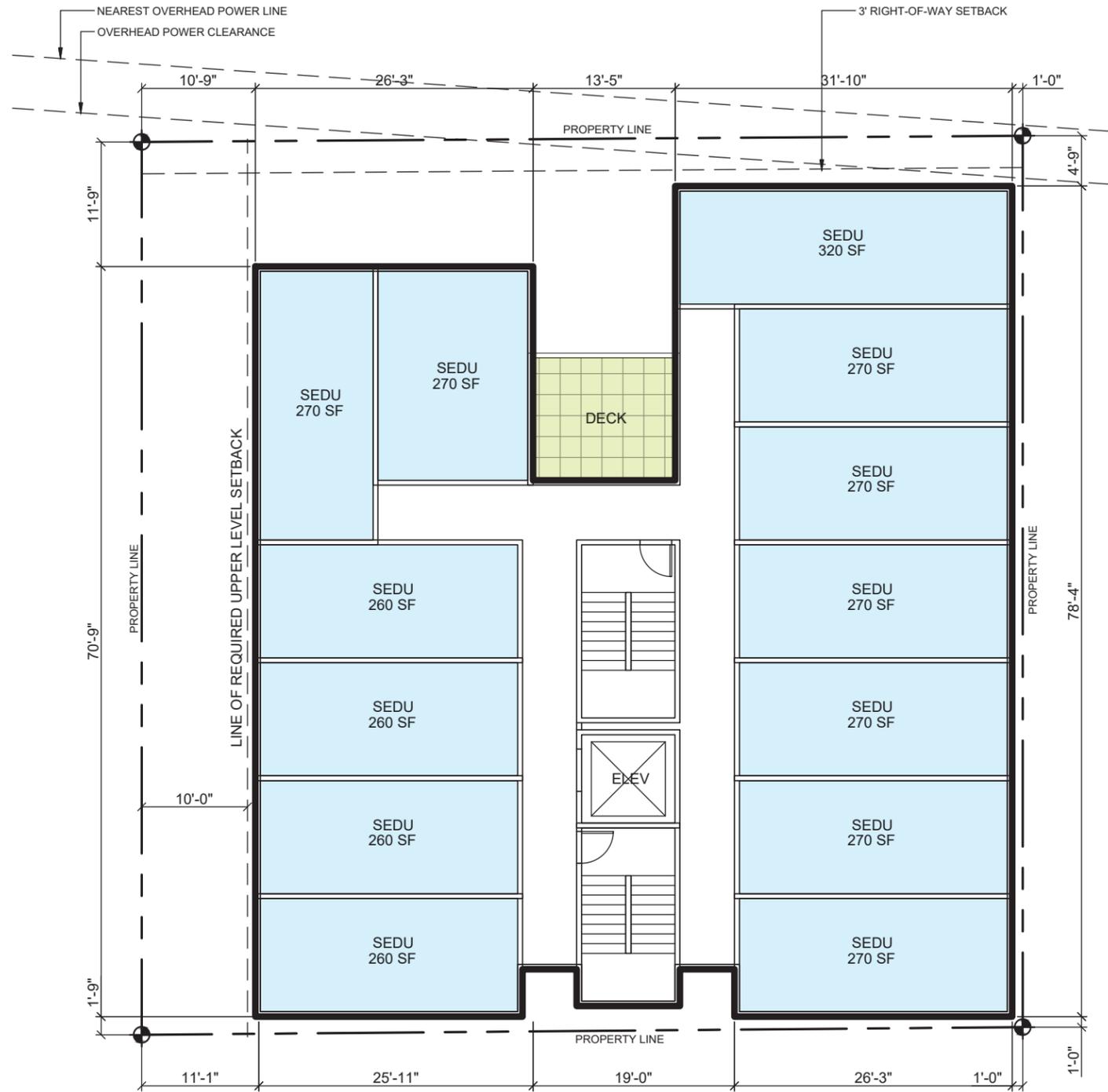
BASEMENT PLAN



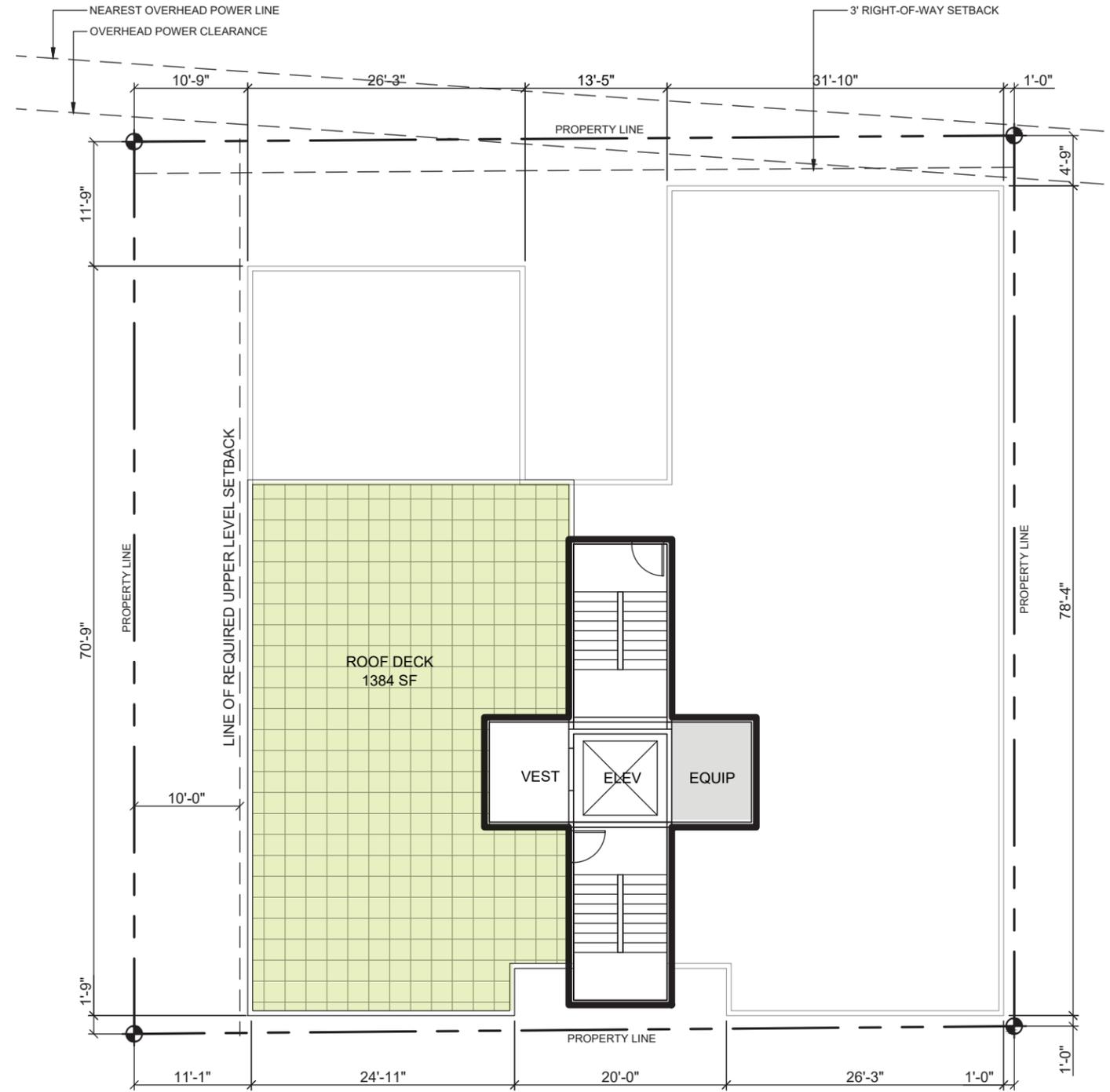
LEVEL 2 PLAN

COMMERCIAL AREA DWELLING AREA AMENITY AREA AUXILIARY AREA





LEVELS 3-5 PLAN



ROOF PLAN

COMMERCIAL AREA DWELLING AREA AMENITY AREA AUXILIARY AREA

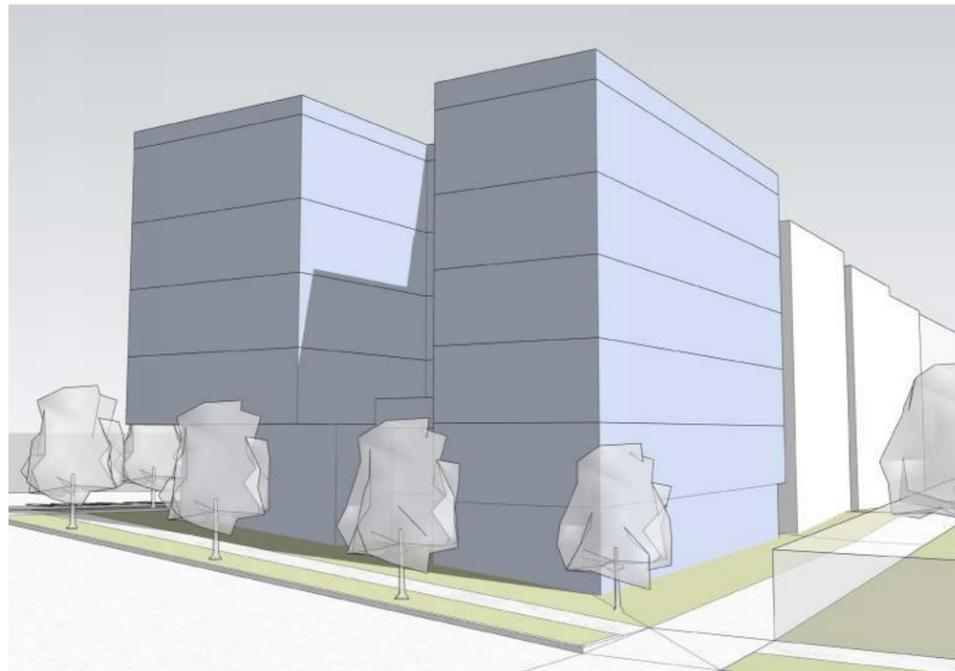




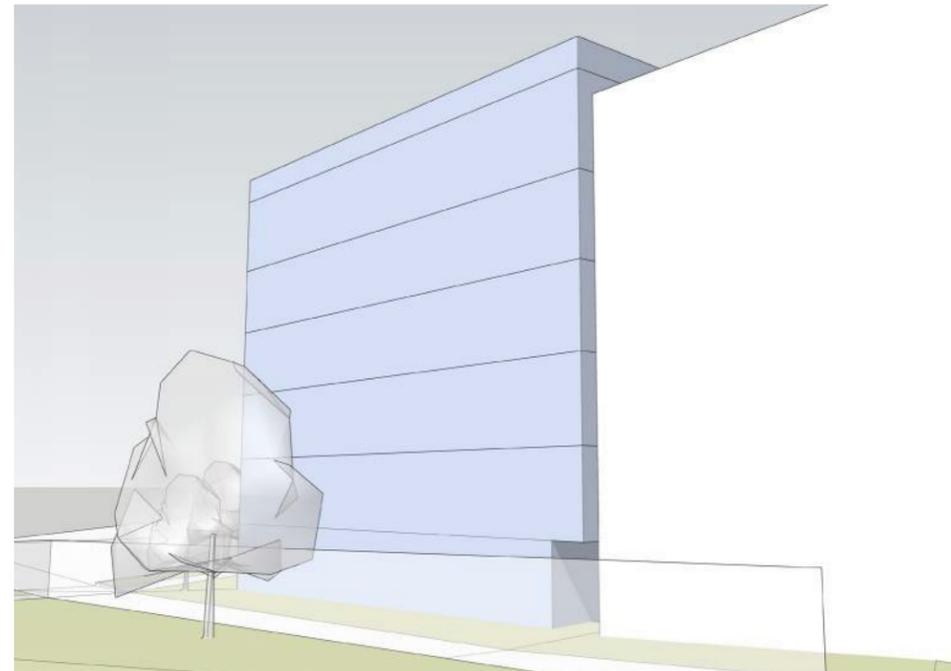
VIEW FROM NORTHEAST



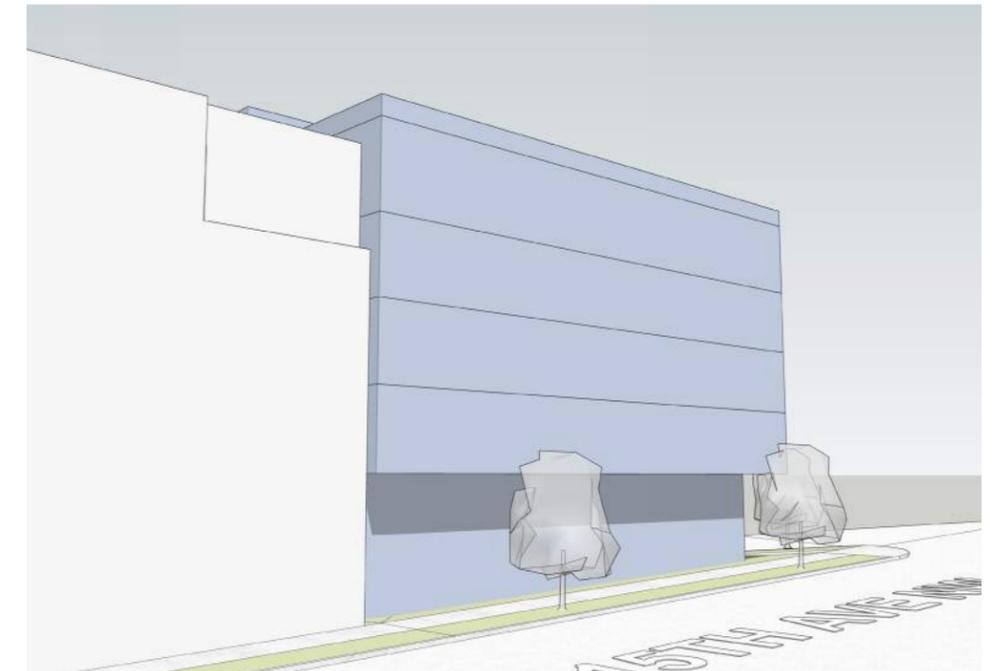
AERIAL VIEW FROM NORTHEAST



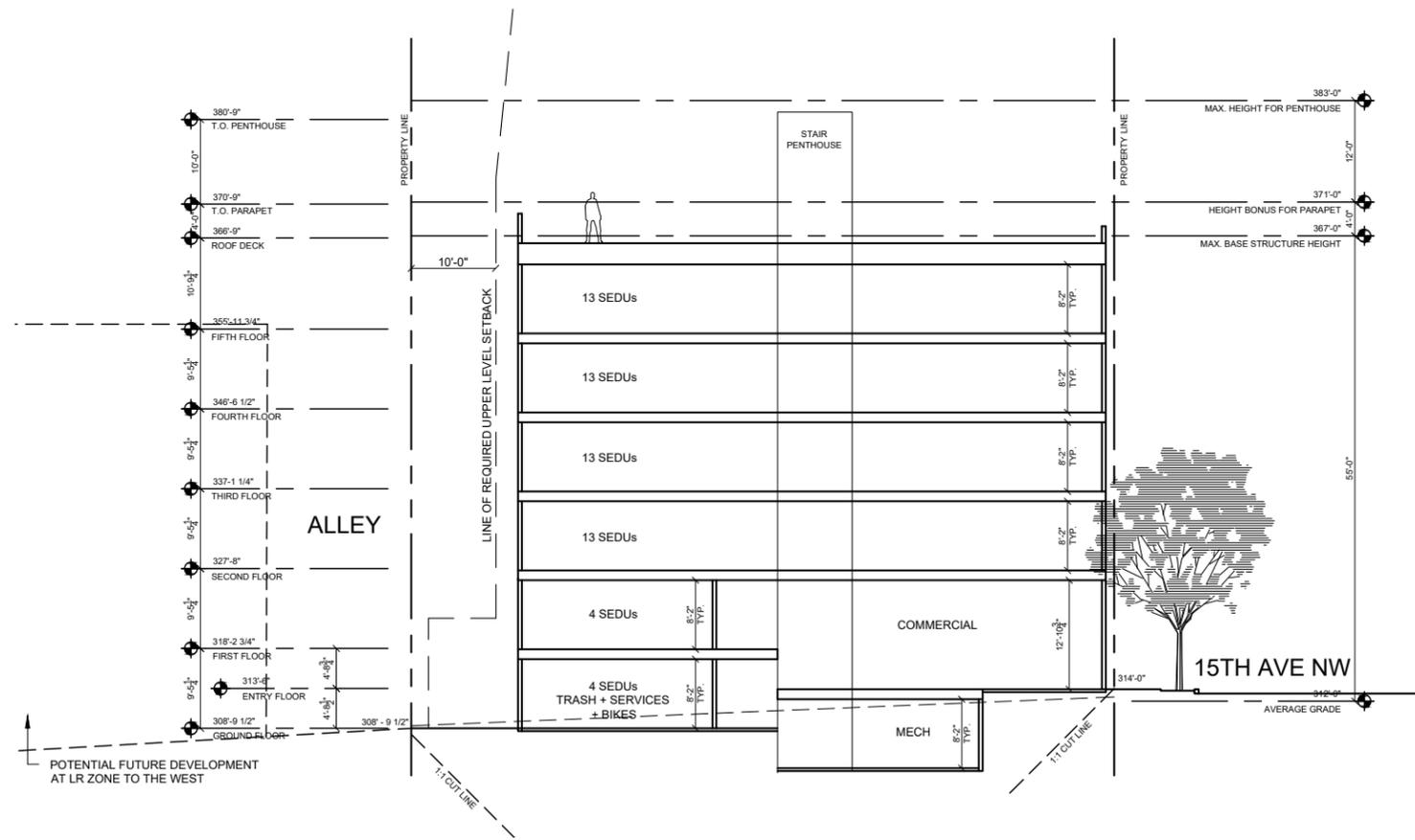
VIEW FROM NORTHWEST



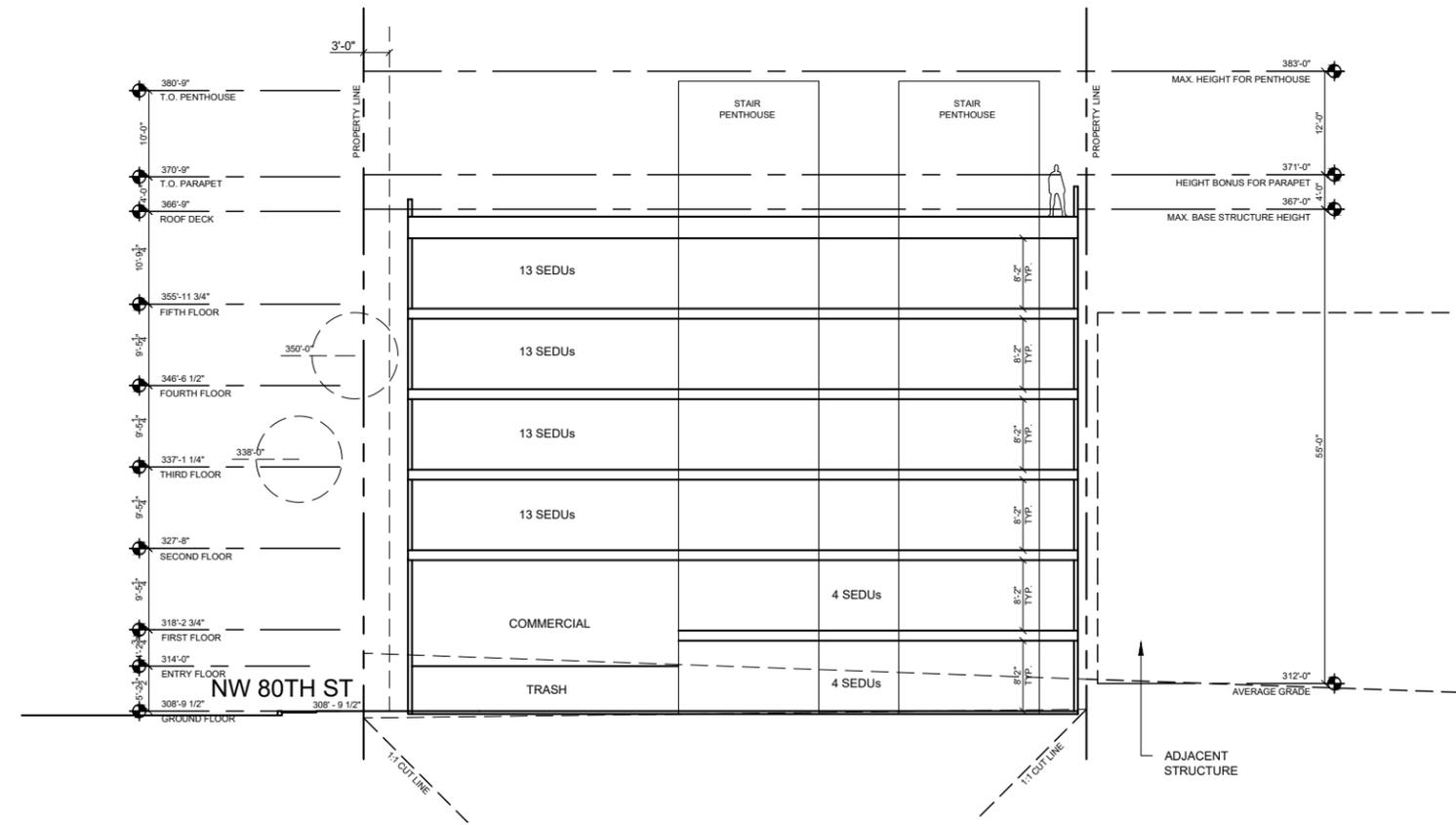
VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



EAST-WEST STACKING DIAGRAM



NORTH-SOUTH STACKING DIAGRAM

OPTION 3 DEPARTURE 1

STREET-LEVEL DEVELOPMENT STANDARDS

SMC 23.47A.008.B.3.a

DEPTH PROVISIONS

Non-residential uses greater than 600 sf shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street level, street facing facade.

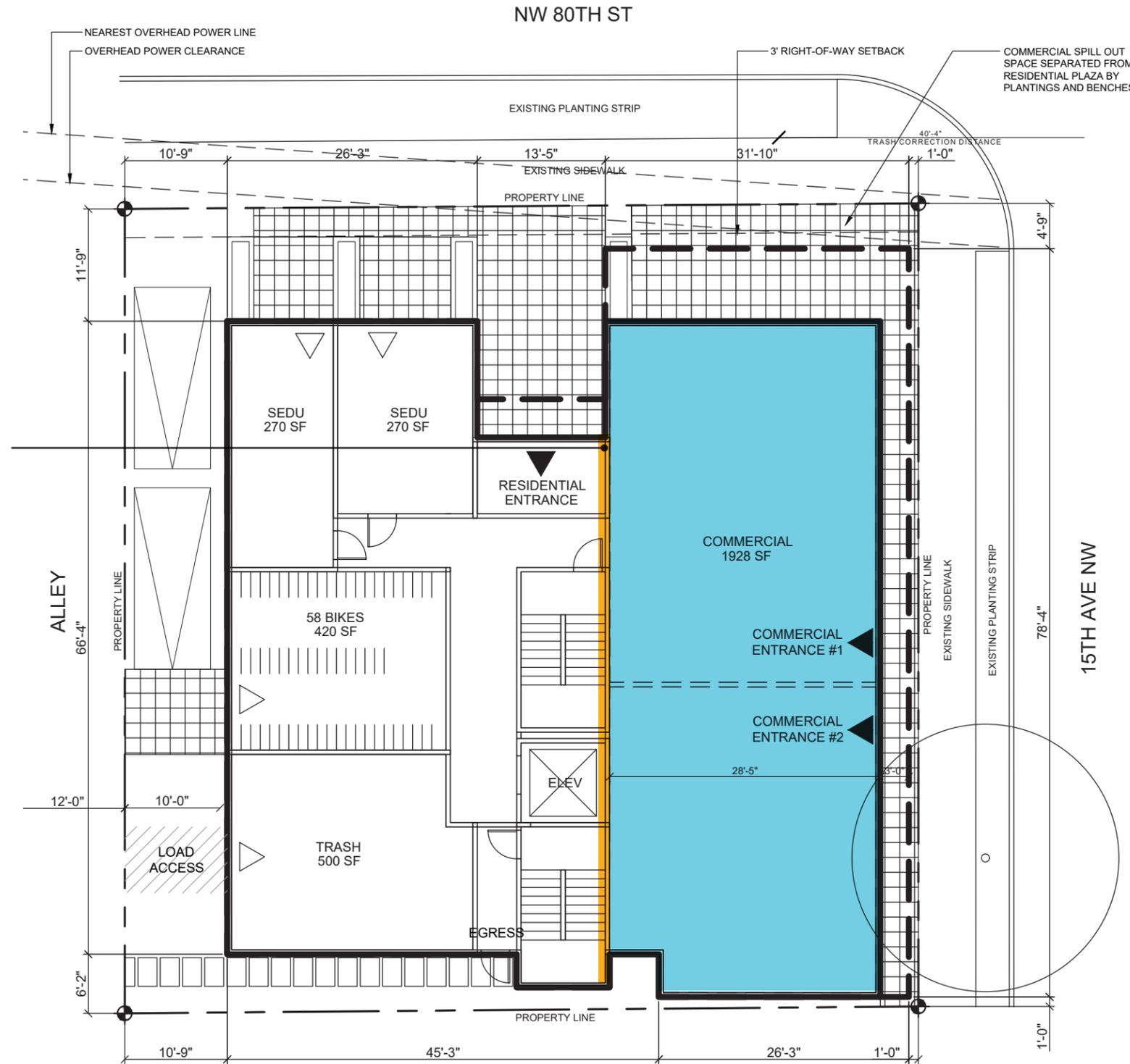
DEPARTURE REQUEST:

To allow a 5% reduction to the depth of the north commercial space from 30' to 28'-5", while meeting the minimum depth of 15' throughout.

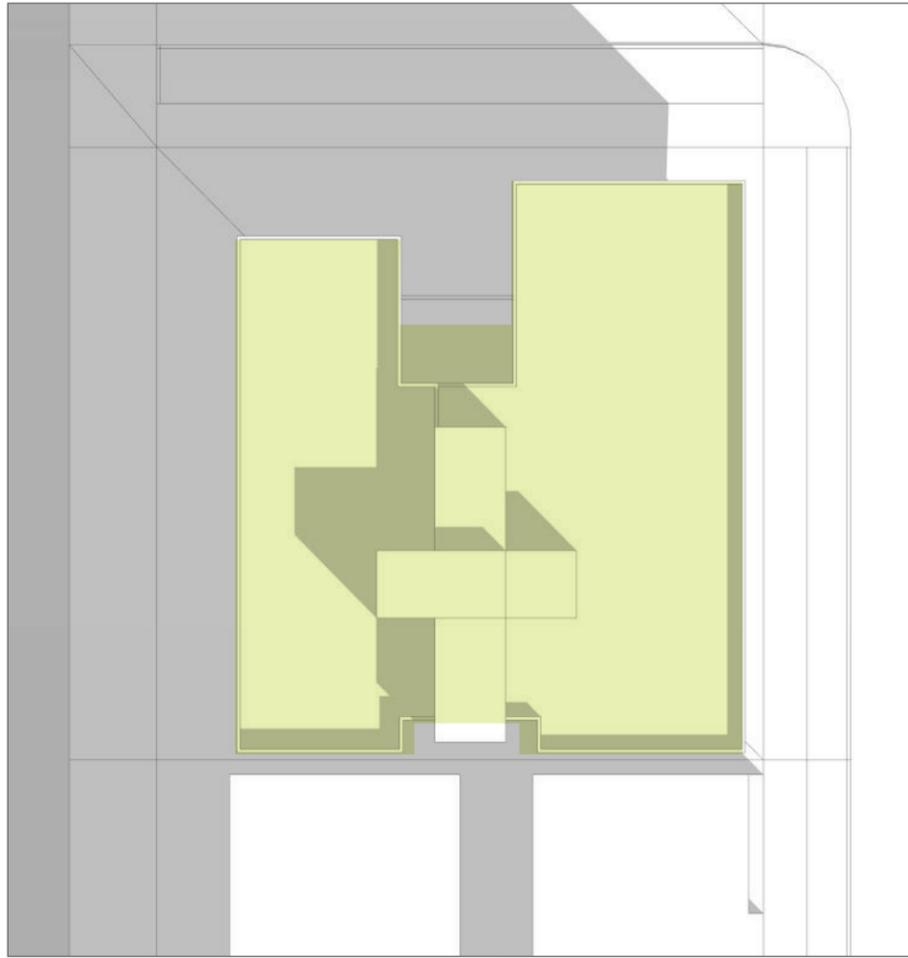
RATIONALE FOR DEPARTURE:

- The commercial depth decrease from the code compliant 30' to our proposed departure of 28'-5" improves the commercial connection to the street. The commercial space has been moved 4'-0" back from the east property line to give more space to the pedestrian experience at the sidewalk. (CS2-B-2 Connection to the Street; PL3-A-1 Design Objectives)

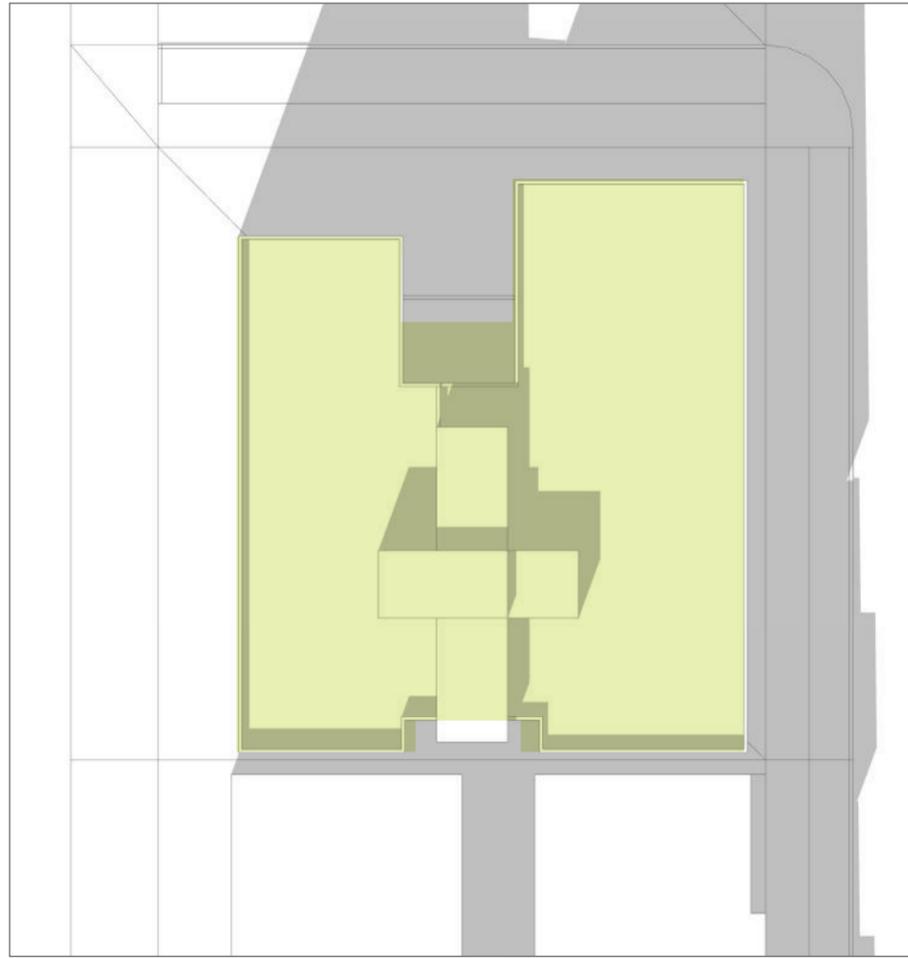
THIS AREA WOULD HAVE TO BE INCLUDED IN COMMERCIAL SPACE TO FULFILL CODE REQUIREMENT



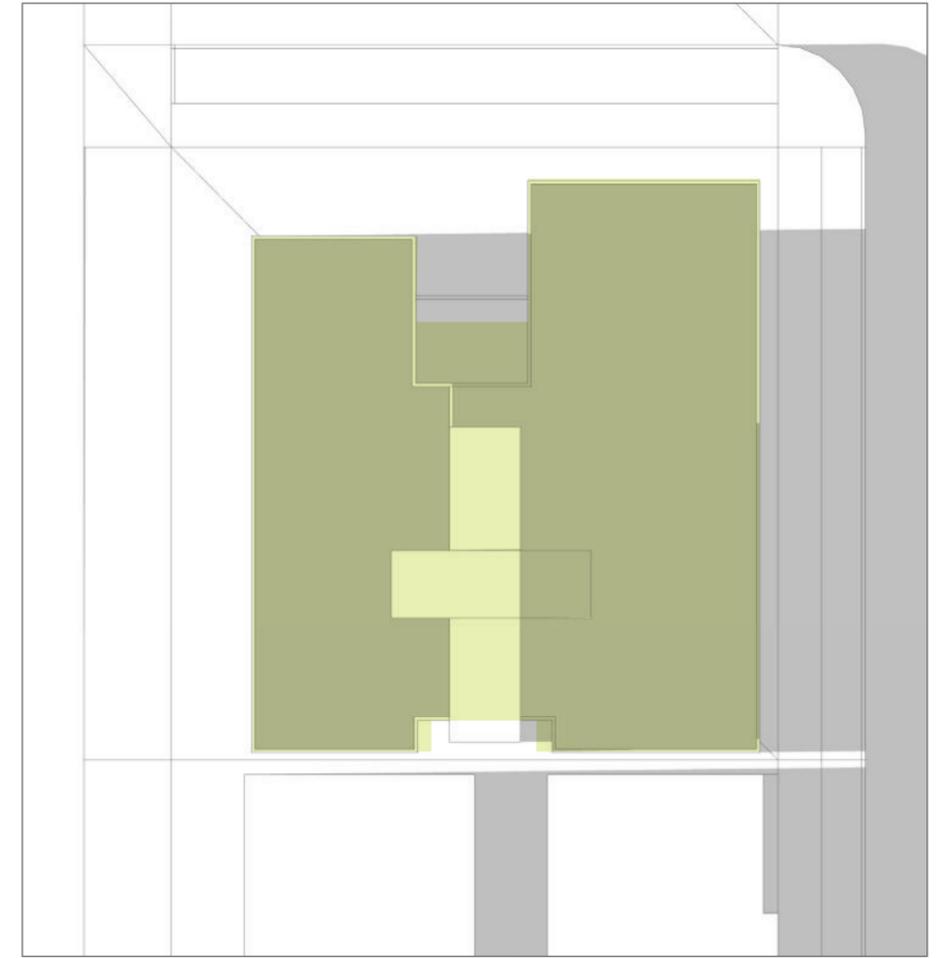
- AREA NOT MEETING CODE REQUIREMENT
- AREA MEETING CODE REQUIREMENT



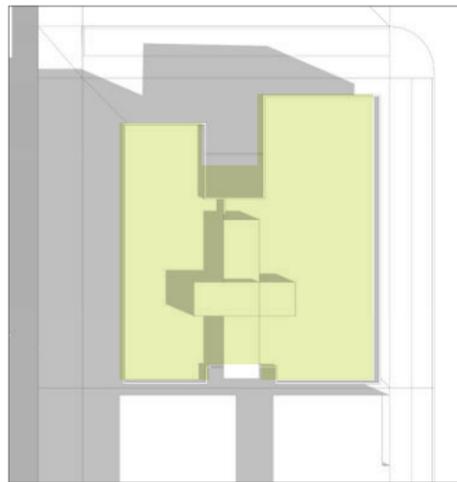
MARCH / SEPTEMBER 21, 9 AM



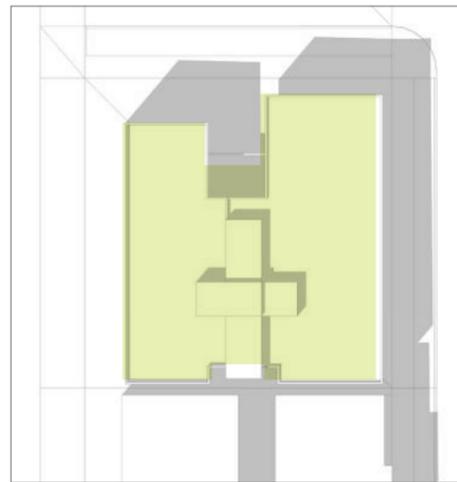
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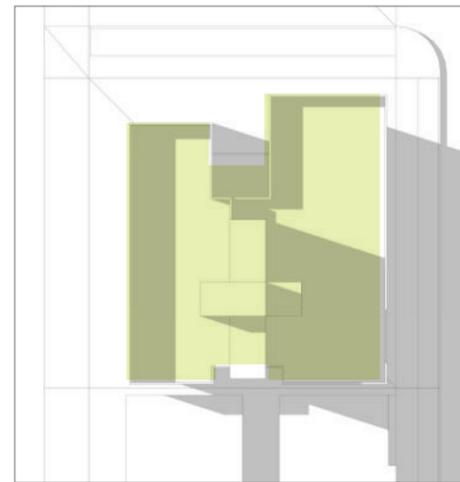
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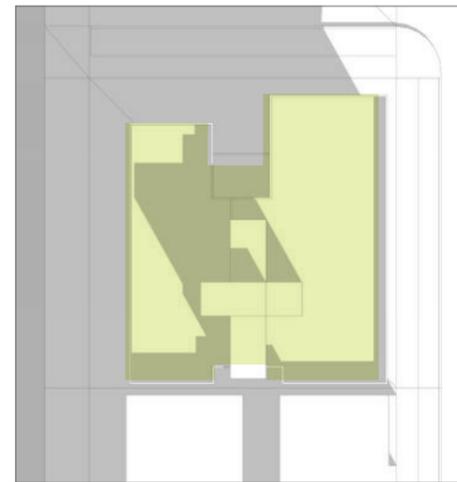
JUNE 21, 9 AM



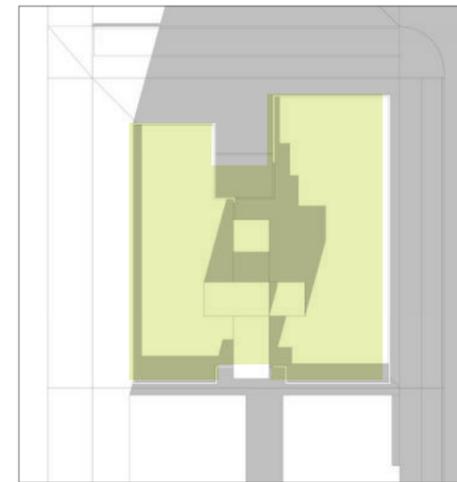
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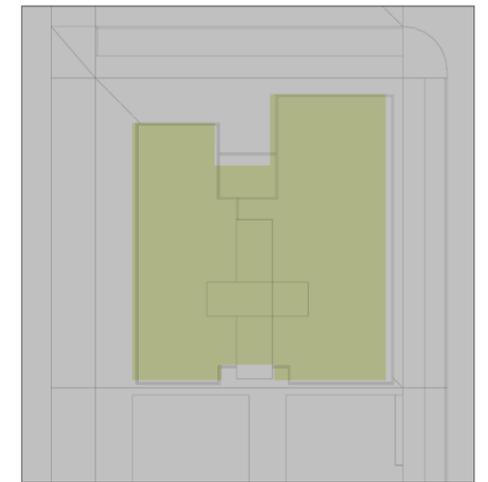
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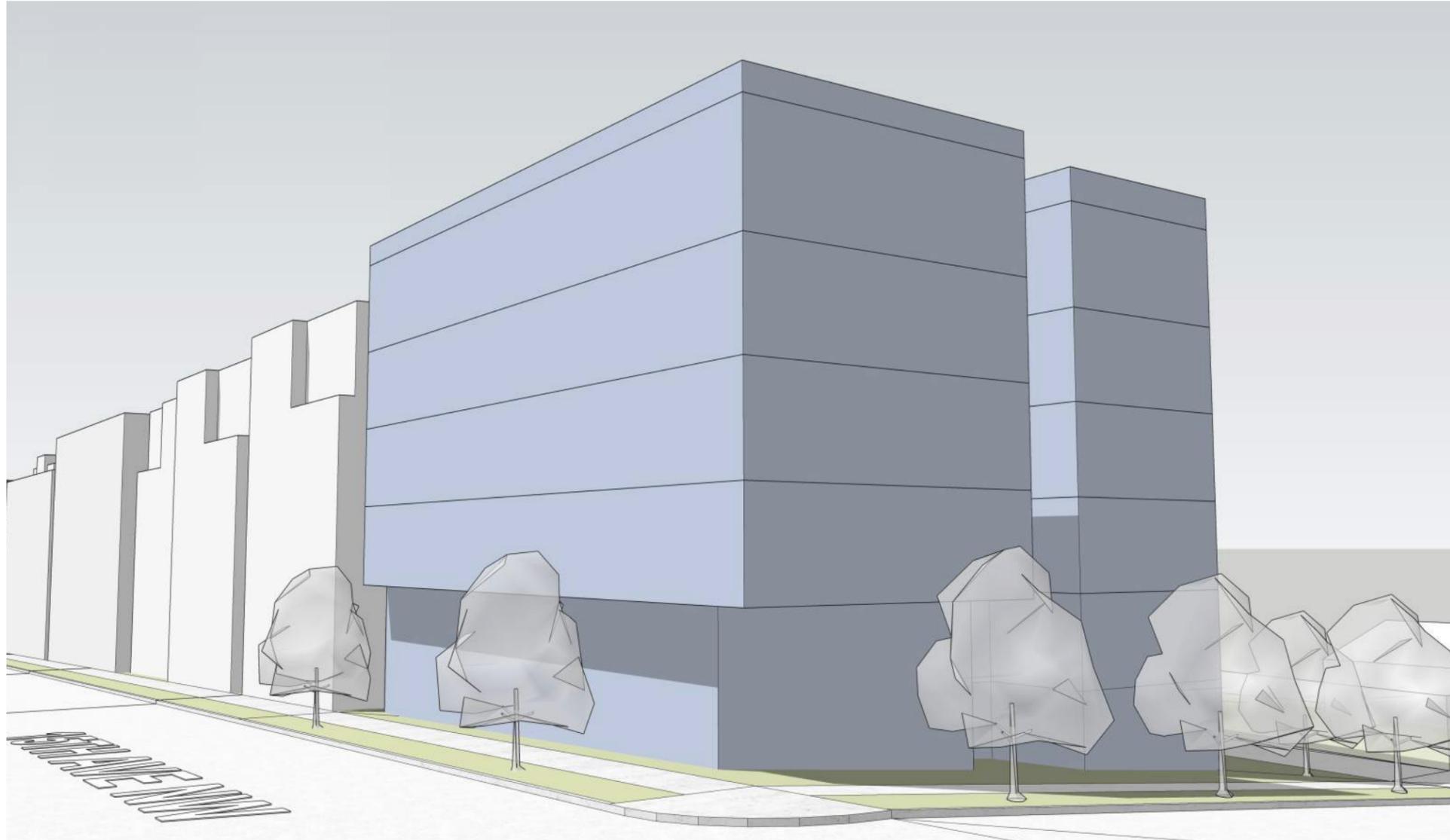
DECEMBER 21, 9 AM



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DECEMBER 21, 5 PM



VIEW FROM NORTHEAST

MASSING MATERIALS CONCEPT

The upper volume is expressed as a cantilever at the northeast corner of the site. The front east volume and the west volume to be differentiated with materials. The ground level volume is set back from the street to expand the pedestrian space. The street level is enhanced with overhead weather protection, transparency, and high-quality materials. Secondary architectural features and glazing to enhance the simple upper volume and corner expression.

GROUND LEVEL CHARACTERISTICS

- Textured high quality materials
- Transparency incorporated at street level
- Texture and modulation
- Warm color pallet to respond to the context
- Overhead weather protection

UPPER LEVEL CHARACTERISTICS

- Cantilevered volumes defining the street edge
- Darker lower dominant volume and lighter upper volume
- Windows grouping to add interest to upper volume
- Street-facing patio spaces at lower volume



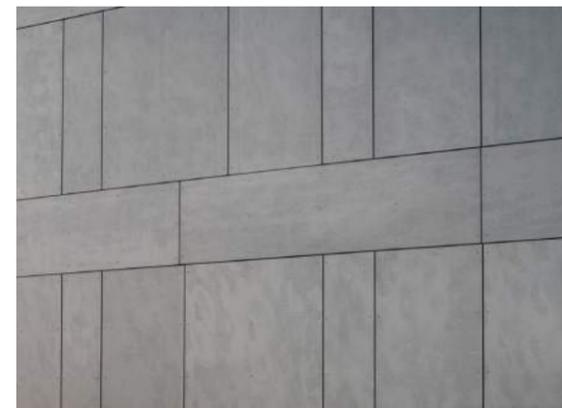
TRANSPARENT GROUND FLOOR



TEXTURED HIGH QUALITY MATERIALS



WINDOW GROUPINGS



SMOOTH TEXTURED UPPER VOLUME PANELS



METAL JULIET BALCONIES

BROOKLYN 65 APARTMENTS



1222 NE 65TH ST, SEATTLE, WA

VEGA APARTMENTS



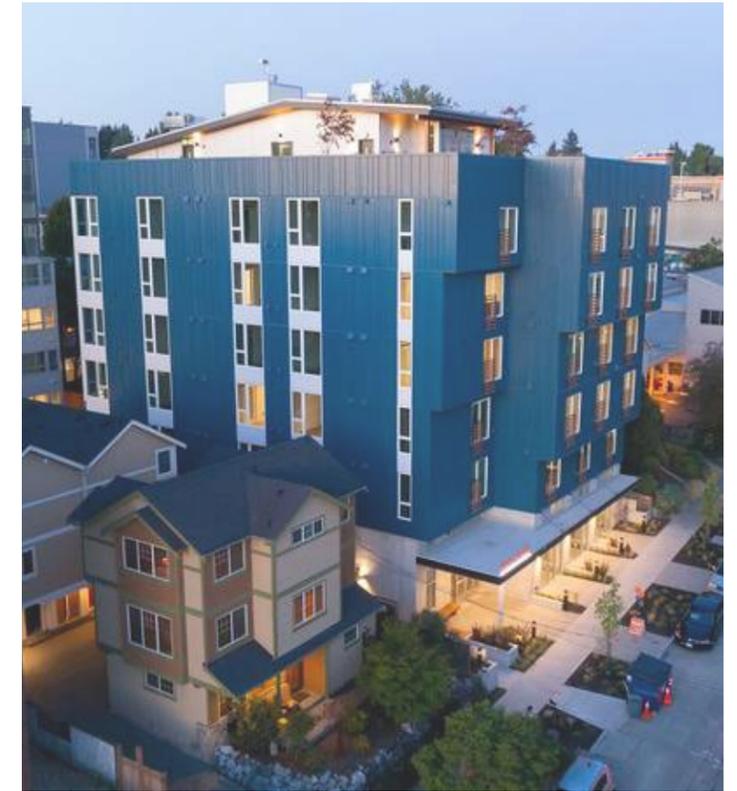
4528 44TH AVE SW, SEATTLE, WA

LUNA APARTMENTS

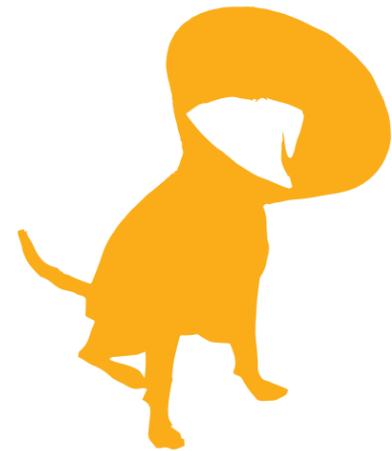


6921 ROOSEVELT WAY NE, SEATTLE, WA

TRACK 66 APARTMENTS



838 NE 66TH ST, SEATTLE, WA



**THANK
YOU**