SDCI Project: #3038174-EG

928 N 101st Street

07/28/21

JW ARCHITECTS

Project Data

Address: 928 N 101st ST
Seattle, WA 98133

Tax ID Number: 6145601810

SDCI Project Number: 3038174-EG

Lot Size: 5,765 SF

Architect: JULIAN WEBER ARCHITECTS, LTD.
1257 S KING ST
SEATTLE, WA 98144

Owner/Applicant: ZACHARY FOX
503 WESTLAKE AVE N
SEATTLE, WA 98121

Proposal: DEMO SFR, CONSTRUCT (8) UN-PARKED TOWN-HOUSES. STREAMLINED DESIGN REVIEW FUTURE LOT SUBDIVISION

Legal Description: THE WEST HALF OD LOT 22 AND ALL OF LOT 23, BLOCK 13, NORTH PARK AN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 76, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

(PER WEST COR NATIONAL TITLE INSURANCE COMPANY, FILE NO. 21-0400WA, DATED: MARCH 25, 2021)

Key Metrics	Current
Zone:	LR2 (M1)
Urban Village:	Yes
Parking Flexibility:	Yes

Density:	Required/Allowed	Proposed
Vehicle Parking:	(0) Spaces	(0) Spaces
Bike Parking:	(10)Spaces Required	(10) Spaces Provided
	Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 10,000 SF, min	Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 10,000 SF, min
FAR:	5,765 sf x 1.4 = 8,071 sf allowed	7,900 sf proposed
GFA:	SDR threshold >5,000 SF requires SDR	8,871
Amenity Area:	25% of Lot Area = 1,441 SF	2,111.5 SF
Structure Height:	40' + 4' parapet allowance & 10' penthouse ALLOWED 35' Proposed	35' Proposed
Front Setback (South):	5' Min, 7' AVG	7' 8 3/4" Min, 7' AVG
Rear Setback (North):	5' Min, 7' AVG	6 10 3/4"' Min, 10' AVG
Side Setback (East):	5' Min, 7' AVG	TH1-4 - 3' 6" adjustment requested TH 5-8 - 5' Min
Side Setback (West):	5' Min, 7' AVG	5' Min, 10' AVG
Separation:	10' Min	14' 2"

Project Information

FAR SUMMARY

BUILDING 1

UNIT 1

BLDG1 LEVEL 1	302 SF
BLDG1 LEVEL 2	361 SF
BLDG1 LEVEL 3	290 SF
UNIT 1	953 SF

UNIT 2

BLDG1 LEVEL 1	362 SF
BLDG1 LEVEL 2	352 SF
BLDG1 LEVEL 3	311 SF
UNIT 2	1,026 SF

UNIT 3

BLDG1 LEVEL 1	362 SF
BLDG1 LEVEL 2	352 SF
BLDG1 LEVEL 3	311 SF
UNIT 3	1,026 SF

UNIT 4

BLDG1 LEVEL 1	321 SF
BLDG1 LEVEL 2	286 SF
BLDG1 LEVEL 3	286 SF
UNIT 4	893 SF
	3,898 SF

FAR SUMMARY

BUILDING 2

UNIT 5

BLDG2 LEVEL 1	361 SF
BLDG2 LEVEL 2	361 SF
BLDG2 LEVEL 3	272 SF
UNIT 5	994 SF

UNIT 6

BLDG2 LEVEL 1	362 SF
BLDG2 LEVEL 2	364 SF
BLDG2 LEVEL 3	291 SF
UNIT 6	1,018 SF

UNIT 7

BLDG2 LEVEL 1	362 SF
BLDG2 LEVEL 2	364 SF
BLDG2 LEVEL 3	291 SF
UNIT 7	1,017 SF

UNIT 8

BLDG2 LEVEL 1	320 SF
BLDG2 LEVEL 2	287 SF
BLDG2 LEVEL 3	287 SF
UNIT 8	893 SF
	3,922 SF
TOTAL	7,820 SF

Allowed: 8,071 SF

Lot Area: 5,765 SF
FAR Allowed: 5,765 SF x 1.4 = 8,071 SF

FAR Proposed: 7,900 SF < 8,071 SF, Complies. 171 SF under

GFA Schedule

Area	Level
Th1	
312 SF	BLDG1 LEVEL 1
372 SF	BLDG1 LEVEL 2
345 SF	BLDG1 LEVEL 3
	1,029
TH2	
387 SF	BLDG1 LEVEL 1
376 SF	BLDG1 LEVEL 2
376 SF	BLDG1 LEVEL 3
	1,139
Th3	
387 SF	BLDG1 LEVEL 1
376 SF	BLDG1 LEVEL 2
376 SF	BLDG1 LEVEL 3
	1,139
Th4	
332 SF	BLDG1 LEVEL 1
331 SF	BLDG1 LEVEL 2
297 SF	BLDG1 LEVEL 3
	960
Th5	
377 SF	BLDG2 LEVEL 1
375 SF	BLDG2 LEVEL 2
376 SF	BLDG2 LEVEL 3
	1,128
Th6	
387 SF	BLDG2 LEVEL 1
452 SF	BLDG2 LEVEL 2
395 SF	BLDG2 LEVEL 3
	1,234
TH7	
388 SF	BLDG2 LEVEL 1
452 SF	BLDG2 LEVEL 2
397 SF	BLDG2 LEVEL 3
	1,237
TH8	
337 SF	BLDG2 LEVEL 1
334 SF	BLDG2 LEVEL 2
334 SF	BLDG2 LEVEL 3
	1,005

GFA TOTAL: 8,871

Facade Length

Lot= 96'
Building 1 = 31' 2"
Building 2= 31' 2"
Total= 62' 4" - Proposed

FAR & GFA Summaries

HIGH-IMPACT METHOD:

We distributed flyers in a 500 foot radius from the site. Flyers were mailed to all residences within this area. Flyers provided information about the project and location, as well as a link to the project website and on-line survey.

Approved by the Department of Neighborhoods on 05/16/21

Dear Resident, this flyer is to include you in a

PROJECT UNDER DESIGN REVIEW

at 928 N 101st St

JW Architects are collaborating to design the redevelopment of 928 N 101st St.

Project information:
This proposal is for construction of (8) town houses un-parked with future lot subdivision. This project will be located mid-block on the 101st St. We're just getting started planning now – construction could start in Summer 2022 and the building could be open as early as Winter 2023.

Project Contact:
Julian Weber, Founding Principal, JW Architects
outreach@jwaseattle.com

We request your input through:

ONLINE SURVEY
MAY 19 - June 2, 2021
Link to survey:
www.jwaseattle.com/928n

PROJECT WEBSITE

Link to website:
https://jwaseattleoutreach.wixsite.com/928n

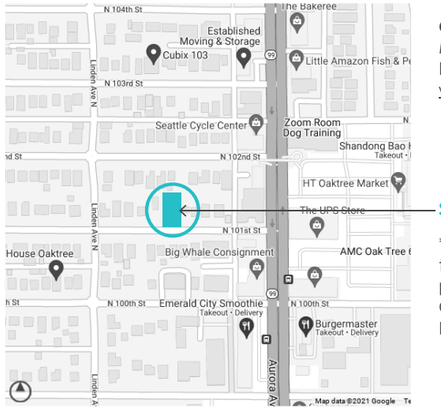
*additional info on back of flyer

JW ARCHITECTS

Front page of Flyer

Link to project website and survey.

Link to dedicated project website and public comments.



ONLINE SURVEY
MAY 31- June 21, 2021
Link to survey:
www.jwaseattle.com/928n

Site: 928 N 101st St

*In person event is shifted to online interaction due to public health concern and City requirements by Seattle Department of Neighborhood

To **find out more** about this project and share your thoughts on the future of the project, please visit JW Architects website (www.jwaseattle.com) and attend our drop-in hours listed above.

More information about early outreach for design review can be found on the Seattle Department of Neighborhood's web page (http://www.seattle.gov/neighborhoods).

All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
- Architectural design
- Building forms and materials
- Sidewalk experience
- Screening for privacy

JW ARCHITECTS

Back page of Flyer.

DESIGN REVIEW OUTREACH SURVEY

Design Review Outreach Survey

JW Architects are collaborating to design the redevelopment of 928 101st St. When it's complete, the new homes will be 3 stories tall and will include 8 unparked townhomes. We're just getting started planning now – construction could start in Summer 2022 and the building could be open as early as Winter 2023.

This survey will be open from [May 31] to [June 21 closed]. After that, we'll start preparing for the City's Design Review process and other permitting steps.

To find out more about this project and track our progress through the design review and permitting process, search the project address (928 101st St.) or project number (EG) in the Design Review Calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit the Department of Neighborhood's webpage.

This survey is anonymous, though information you share could be made public. Please do not share any personal/sensitive information. All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

Questions:

1. What is your connection to this development project? (select all that apply)
   - I live very close to the project
   - I live in the general area
   - I own a business nearby
   - I visit the area often for work or leisure
   - I don't have a direct connection, but I care about growth and development in Seattle
   - Other [fill in blank, 100 character maximum]

2. What is most important to you about a new building on this property? (select up to two)
   - That it fits into neighborhood look
   - That it stands out as a unique and landmark building
   - That it brings new services or amenities to the area (businesses, open space, etc.)
   - That is affordable for residents and/or businesses
   - That it is designed to be family-friendly
   - That it is designed with environmental sustainability in mind

3. We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer? (select up to two)
   - Lots of plants/greenery
   - Additional designs for safety (street lighting, gates, fences, etc)
   - Quality building materials at street-level (brick, large windows,
   - Seating/places to congregate (sidewalk cafes, benches, etc)
   - Pet friendly areas
   - Off-street bicycle parking
   - Other [fill in blank, 100 character maximum]

4. What concerns do you have about the project? (select any/all that apply)
   - Construction noise/impacts
   - The existing residence is going away
   - That I will not like the way it looks
   - That it will not be affordable
   - That it may feel out of scale with other buildings nearby
   - I don't really have any specific concerns
   - Other [fill in blank, 100 character maximum]

5. Is there anything specific about this property or neighborhood that would be important for us to know? [fill in blank, 300 character maximum]

6. What are some landmarks/spaces that help to identify your neighborhood? [fill in blank, 300 character maximum]

7. What do you like most about living or working in your neighborhood? [fill in blank, 300 character maximum]

8. What do you like least about living/working in your neighborhood? [fill in blank, 300 character maximum]

Additional questions to help us analyze the survey results:

1. What is your age?
   - Under 12 years old
   - 12-17 years old
   - 18-24 years old
   - 25-34 years old
   - 35-44 years old
   - 45-54 years old
   - 55-64 years old
   - 65-74 years old
   - 75 years or older

2. What are the languages spoken in your home? (select any/all that apply)
   - English
   - Spanish
   - Amharic
   - Oromo
   - Tigrinya
   - Other [please specify]

3. How long have you lived in this neighborhood?
   - Less than a year
   - 1-2 years
   - 3-5 years
   - 5-10 years
   - 10-15 years
   - More than 15 years
   - I do not live in this neighborhood

Thank you for sharing feedback about our project! Your input is helpful for us to hear as we start to plan for the new building.

To find out more about this project and track our progress through the design review and permitting process, search the project address (9021 12th Ave NW.) or project number (3037881-EG) in the Design Review Calendar and the Seattle Services Portal.

If you don't want to respond to the survey but do want to share your thoughts, or you have any other project-related thoughts or ideas to share, the contact person for the project is Julian Weber at outreach@jwaseattle.com

SURVEY RESULTS

We received seven survey responses for this project. The survey was available on the JW Architects webpage from May 31st through June 21st 2021.

Question 1:
75% live very close to the project
12% live in the general area
12% have no direct connection

Question 2:
25% want it to fit into neighborhood look
12% want it to bring new services/amenities to the area
12% want it to be affordable for residents and/or businesses
12% want it to be family friendly
38% want it to be designed with environmental sustainability in mind

Question 3:
23% want a lots of plants/greenery
29% want additional designs for safety
18% want quality building materials at street-level.
5% want seating/ places to congregate.
12% want pet friendly areas
12% want off-street bicycle parking

Question 4:
50% concern about construction noise/impact
8% concern about the existing residence
8% concern about not liking the way it looks
33% concern about the building may feel out of scale with other buildings nearby

Question 5:
- 101st has occasional flooding
- This is a primary home street… adding a town home complex to the street will throw off the current collection of properties in the area making it more urban and less residential
- Progressively getting worse as all of Seattle seems to be heading. It would be great if the area could grow into a more well-developed, trendy, safe, and clean neighborhood.

Question 6:
- Oak Tree Plaza

Question 7:
- Easy access to shopping and main roads
- It has been relatively quiet and safe despite being near Aurora. I enjoy my space.
- It's generally quiet even though we're near the city.

Question 8:
- Already getting more loud and expensive
- Proximity to Aurora hooker activity & finding needles on the ground.
- Hookers

Additional Questions:

Question 1:
33% 25-34 years old
50% 35-44 years old
17% 45-54 years old

Question 2:
100% English

Question 3:
66% 0-5 years
17% 5-10 years
17% 10-20 years

PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 26N, RANGE 4E, WM

SYMBOL LEGEND

- FOUND CONCRETE MONUMENT AS NOTED
- SET 1/2" REBAR/CAP #40524
- FOUND REBAR/CAP AS NOTED
- POWER METER
- UTILITY POLE WITH LUMINARE
- POWER POLE
- WATER METER
- HYDRANT
- WATER VALVE
- CATCH BASIN
- GAS VALVE
- (S) SANITARY SEWER MANHOLE
- -W- APPROX. WATER LINE LOCATION
- -S- APPROX. SANITARY SEWER LINE LOCATION
- -ss- APPROX. SIDE SEWER LINE LOCATION
- -OH- APPROX. OVERHEAD UTILITY LINE LOCATION
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- (R) SHORT SUBDIVISION DIMENSION, VOL. 225, PG. 108
- (COS) CITY OF SEATTLE DIMENSION
- BOL BOLLARD
- WD WOOD FENCE
- CL CHAIN LINK FENCE
- WR WIRE FENCE
- DECIDUOUS TREE
- CONIFEROUS TREE

FENCE CORNER LEGEND

F1 = WOOD FENCE IS NORTH ±0.3' OF PROPERTY CORNER

F2 = WOOD FENCE IS SOUTH ±0.4' x WEST ±0.4' OF PROPERTY CORNER

F3 = WOOD FENCE IS SOUTH ±1.0' x WEST ±0.7'; CHAINLINK FENCE IS SOUTH ±0.4' x WEST ±0.4' OF PROPERTY CORNER

F4 = WOOD FENCE IS NORTH ±0.2' x WEST ±0.3' OF PROPERTY CORNER

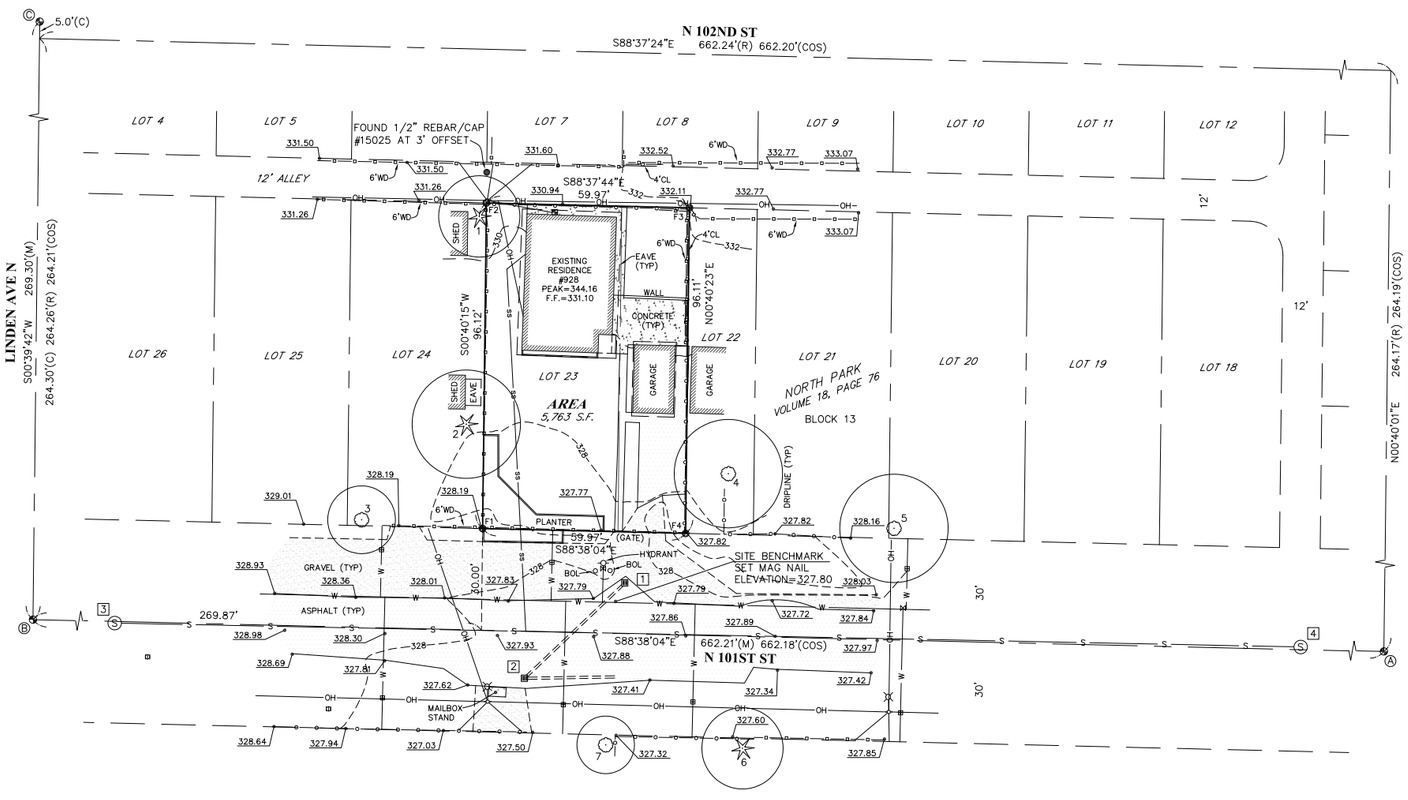
LINE LEGEND

- DEED LINE
- ADJOINING PROPERTY LINE
- RIGHT OF WAY LINE
- CENTER LINE

N

20 10 0 20 40

SCALE IN FEET



STRUCTURE LEGEND

1. CATCH BASIN
   RIM=327.63
   IE(SW)8"PVC=326.36
2. CATCH BASIN
   RIM=325.74
   IE(NE,E)8"PVC=325.74
3. SANITARY SEWER MANHOLE
   RIM=331.68
   IE(E,W)8"CONCRETE=315.68
4. SANITARY SEWER MANHOLE
   RIM=329.81
   IE(E,W)8"CONCRETE=312.04

TREE TABLE

#	SIZE / TYPE	DLR
1	14", 20" CEDAR	12'
2	32" FIR	16'
3	10" DECIDUOUS	10'
4	8",14" DECIDUOUS	16'
5	12",16" DECIDUOUS	16'
6	22" FIR	12'
7	6", 6", 8" DECIDUOUS	8.5'

DLR = DRIP LINE RADIUS

MONUMENT LEGEND

HORIZONTAL DATUM–NAD83–2011 EPOCH 2010:

(A) OWNER: CITY OF SEATTLE
ID#: NOT AVAILABLE
DESCRIPTION: FOUND 5/8" REBAR/CAP #32437 IN CASE DOWN 0.6'
LOCATION: AT THE INTERSECTION OF AURORA AVE N AND N 101ST ST
NORTHING: 259778.5615
EASTING: 1268305.2798

(B) OWNER: CITY OF SEATTLE
ID#: NOT AVAILABLE
DESCRIPTION: FOUND CONCRETE MONUMENT WITH 3/8" PIN WITH PUNCH IN CASE DOWN 1.90'
LOCATION: AT THE INTERSECTION OF N 101ST ST AND LINDEN AVE N
NORTHING: 259794.3427
EASTING: 1267643.2532

(C) OWNER: CITY OF SEATTLE
ID#: NOT AVAILABLE
DESCRIPTION: FOUND 3" DOMED BRASS SURFACE DISK WITH PUNCH
LOCATION: 5' NORTH OF THE INTERSECTION OF LINDEN AVE N AND N 102ND ST
NORTHING: 260063.6229
EASTING: 1267646.3636

VERTICAL DATUM

NAVD88

1.
OWNER: CITY OF SEATTLE
DESIGNATION: 38470101
DESCRIPTION: FOUND CITY OF SEATTLE MAG NAIL WITH WASHER
LOCATION: AT THE NORTHEAST CORNER OF 3RD AVENUE NORTHWEST AND NORTHWEST 107TH STREET
ELEVATION: 303.007

2.
OWNER: CITY OF SEATTLE
DESIGNATION: 38470103
DESCRIPTION: FOUND CITY OF SEATTLE MAG NAIL WITH WASHER
LOCATION: AT THE SOUTHEAST RETURN OF 3RD AVENUE NORTHWEST AND NORTHWEST 105TH STREET
ELEVATION: 289.193

BASIS OF BEARINGS

NAD 83–2011 EPOCH 2010
S88°38'04"E ALONG THE MONUMENTED CENTERLINE OF N 101ST ST.

REFERENCES

–PLAT OF NORTH PARK, VOLUME 18, PAGE 76.

–SHORT SUBDIVISION NO. 2106982, VOLUME 225, PAGE 108.

–RECORD OF SURVEY, VOLUME 406, PAGE 74.

NOTES

INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA CX–65 TOTAL STATION.

PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332–130–090.

ALL UTILITIES SHOWN WERE DERIVED FROM A COMBINATION OF CITY OF SEATTLE "DSO WATER & SEWER MAP" AND PHYSICAL LOCATIONS ON THE GROUND SURFACE AT TIME OF SURVEY.
CONTRACTOR TO VERIFY PRIOR TO ANY EXCAVATION.

BOUNDARY LINES SHOWN REPRESENT THE DEED DESCRIPTION BOUNDARY. OWNERSHIP RIGHTS MAY VARY.

ALL UTILITY POLES ARE OWNED BY SEATTLE CITY LIGHT.

LEGAL DESCRIPTION

PARCEL NUMBER: 614560–1810

THE WEST HALF OF LOT 22 AND ALL OF LOT 23, BLOCK 13, NORTH PARK AN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 76, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

(PER WESTCOR NATIONAL TITLE INSURANCE COMPANY, FILE NO. 21–0400WA, DATED: MARCH 25, 2021)

30% SIP

SPU-5

SDCI PROJECT #:

60% SIP APPROVAL REVIEW GROUPS NAME DATE	
KING COUNTY METRO	
NEIGHBORHOOD TRAFFIC	
PARKS	
PAVEMENT MANAGEMENT	
PED & BIKE	
ROADWAY STRUCTURES	
SCL ENGINEERING (PRT)	
SCL STREET LIGHTING	
SIGNAL OPERATIONS	
SIP PROJECT MANAGER	
SPU REAL ESTATE SERVICES	
SPU SEWER/DRAINAGE	
SPU WATER	
STREET LIGHTING AND SIGNAL DESIGN	
TRAFFIC OPERATIONS	
URBAN FORESTRY	

PROJECT NAME:

DATE	MARK	NATURE REVISIONS	MADE	CHK'D	REV'D

SDOT SURVEY

FOR

ZACHARY FOX

SITE ADDRESS: 928 N 101ST ST – SEATTLE, 98133

REVIEWED BY SPU/WATER ENGINEERING	NAME OR INITIALS AND DATE	INITIALS AND DATE
..... 20.....	DESIGNED	REVIEWED:
REVIEWED BY SPU/DRAINAGE	CHECKED	PLAN REVIEW ANALYST.....
..... 20.....	DRAWN RJW 6–4–2021	PLAN REVIEW SEC. MGR
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	CHECKED JRW 6–4–2021	RECEIVED.....
..... 20.....	DESIGN REVIEW	REVISED AS–BUILT.....
	All work done in accordance with the City of Seattle Standard Plans and Specifi–cations in effect on the date shown above, and supplemented by Special Provisions.	

City of Seattle
Seattle Department of Transportation

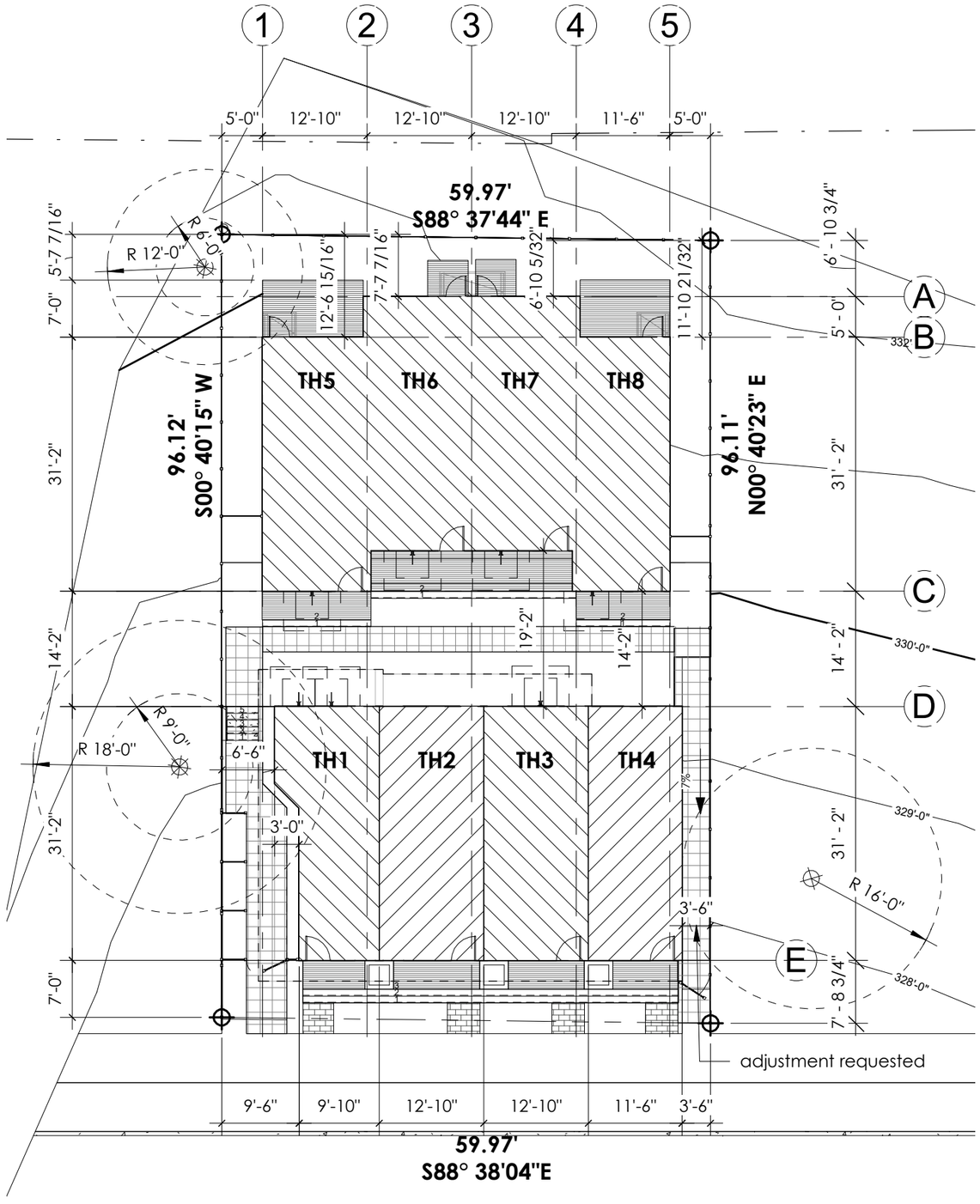
WORK ORDER NO. SPU NO.
PERMIT NO. APPROVED
SCALE: H. V. INSPECTOR'S BOOK

Allied Land Surveying, Inc.
11611 Airport Road Suite B4 - Everett, Washington 98204
(P) 425-482-0223

JAMES R. RAFALSKI — STATE OF WASHINGTON — 19861 — REGISTERED PROFESSIONAL LAND SURVEYOR

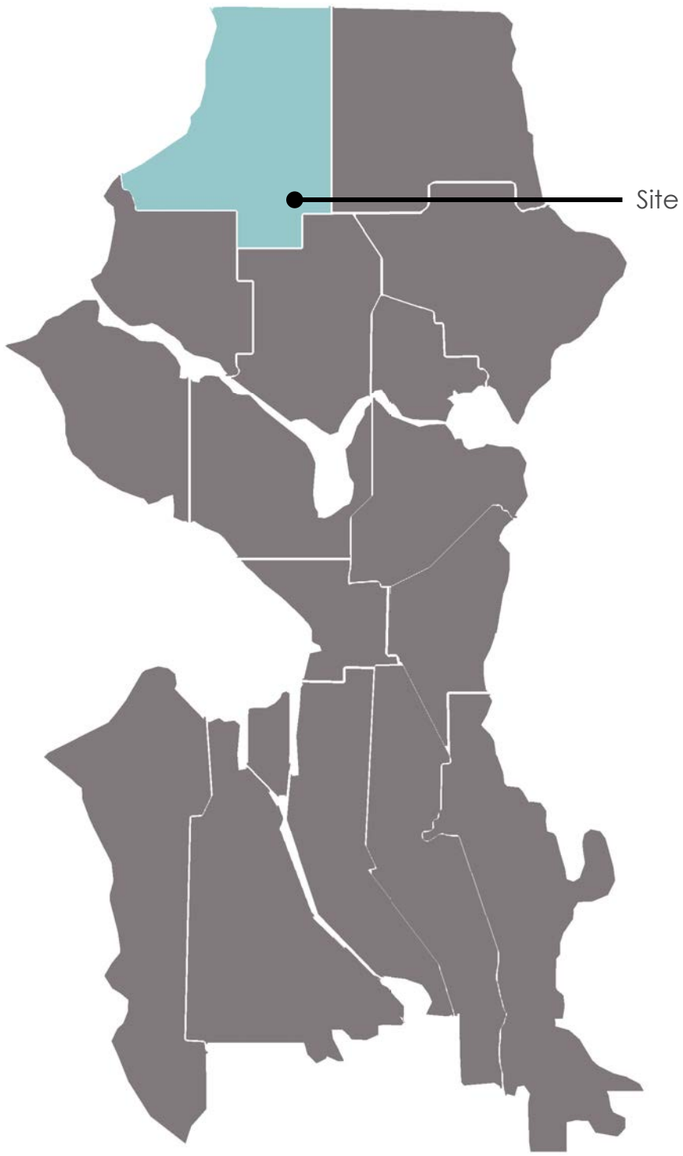
DATE: 6–4–2021

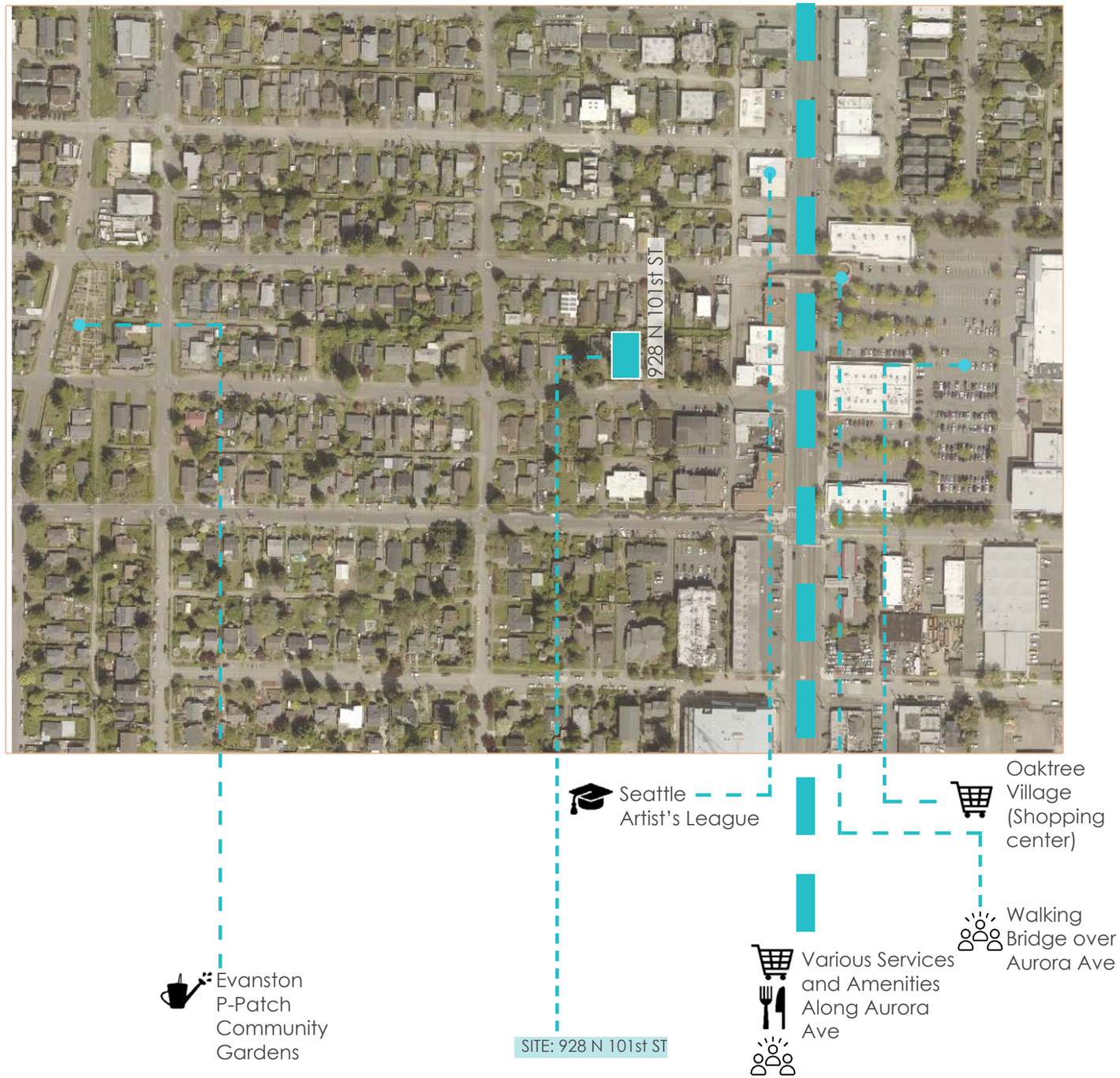
SDOT PROJECT NO.
VAULT PLAN NO.
VAULT SERIAL NO.
SHEET 1 OF 1



SCALE: 1/16" = 1' 0"

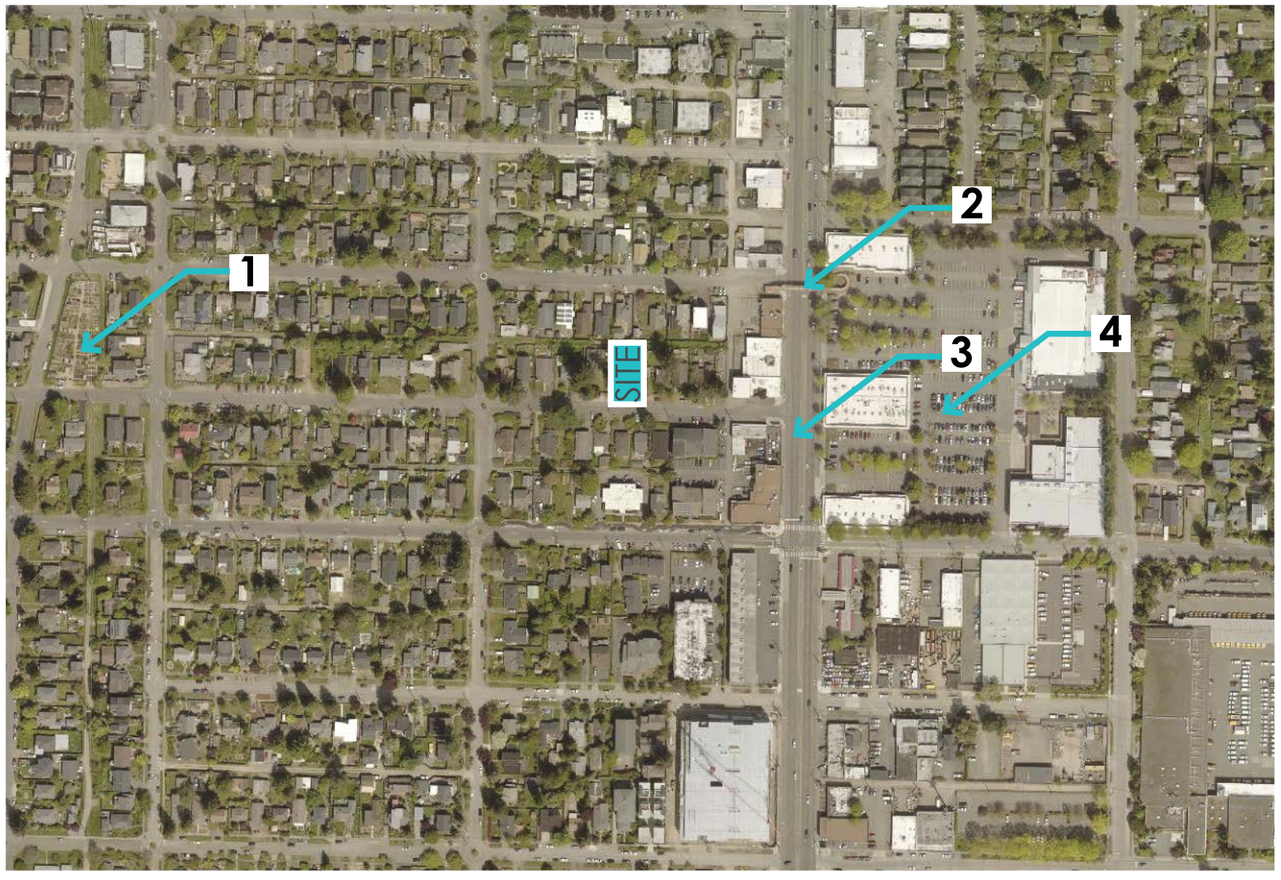
Site Plan





Scale: NTS

Context



1. Evanston P Patch Community Garden

2. Aurora Walking Bridge

4. Aurora Ave

5. Oak Tree Village Shopping Center

Neighborhood

The project at 928 N 101st St is located in a LR2 neighborhood which acts as a buffer between the commercial center of Aurora Ave and the adjoining SF5000 zone to the West. The site is located extremely close to shopping amenities across Aurora, accessible by a nearby pedestrian bridge, as well as a community garden in the neighborhood.

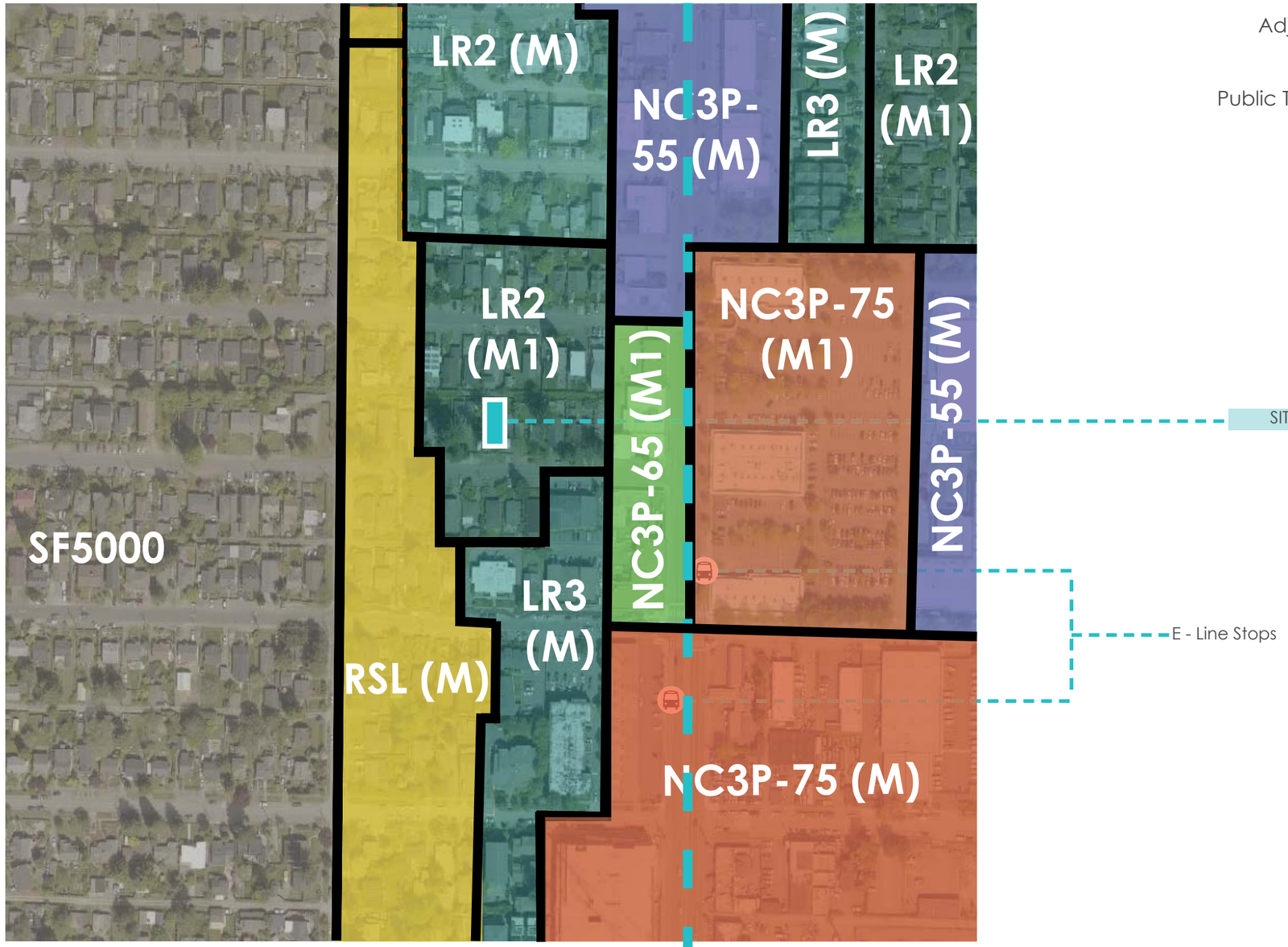
Scale: NTS

Context Analysis

Project Site Zoning: LR2 (M1)

Adjacent Zoning: LR2 (M), RSL (M), LR3 (M), NC3P-65 (M1), NC3P-55 (M)

Public Transportation: **E Line**- Aurora Village - Downtown Seattle



Key:

- SF5000
- RSL
- LR1
- LR2
- LR3
- NC3P-55
- NC3P-65
- NC3P-75

Scale: NTS

Zoning Analysis

N 101st St

SITE

Linden Ave N

Aurora Ave N

N 101st St

ACROSS FROM SITE

Aurora Ave N

Linden Ave N

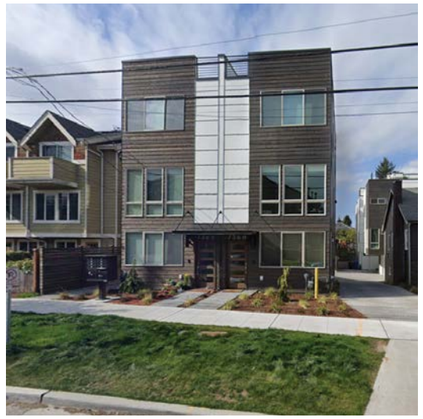
EXISTING SITE

Street Elevations

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS1 Natural Systems and Site Features	**B. Sunlight and Natural Ventilation**	The project is broken into two masses that open to the south end of the property; this maximizes natural light in each unit. Windows were strategically placed to optimize daylighting according to the internal program. To promote natural ventilation, operable windows were placed in strategic locations through out the design allow for passive ventilation
CS2 Urban Pattern and Form	**D. Height, Bulk and Scale**	This project is zoned LR2(M) near SF 5000 zoning (2 lots to the west). To respect the neighborhoods current scale, the project is well under the height limit and does not include penthouses. This allows for future development to maintain views and complement view corridors. The project uses extensive landscaping and subtractive design to minimize the building massing impact. Additionally, the project serves as a transition in size and mass complementing residential and commercial parcels on both ends of the block.
CS3 Architectural context and Character	**A. Emphasizing Positive Neighborhood Attributes**	The project is scaled at the street level with a wrapping awning that welcomes residents into a shared stoop condition. The stoop condition is an attribute that can be seen throughout the neighborhood. The awning utilizes a cedar soffit, wood siding is a material that is common in the area and is used to used to enhance street level experience. The stoop is divided into 4 individual entries by bio planters that provide privacy and help maximize greenery at the street level.
PL1. Open Space and Connectivity	**B. Walkways and Connectivity**	A horseshoe circulation pattern was chosen to promote safety and a shared courtyard space between buildings. This courtyard coupled with extended stoops, awnings, and covered decks, provide residents a variety of places to sit while surrounded by the green space in the shared courtyard. A green space buffer between the project and N 101st ST provides an ascetically pleasing space to enjoy. Allowing for connections between occupants and the people of the neighborhood
	C. Outdoor Uses and Activities	This design places importance on outdoor spaces. Every unit has a rooftop patio, covered decks, shared stoops, and shared courtyard space. The exterior spaces were design to promote community safety by placing more eyes on the street. These spaces can be used in a variety of ways, such as, kicking a hacky sack, working on a bicycle or reading a book, community members will have access to spaces that meet their individual needs.
PL3. Street Level Interaction	**A. Entries**	Individual entries have been scaled and detailed to provide a unique and personal entry sequence. Lighting, addressing, and awnings are provided at each entrance. There are also stoop conditions in both masses that offer privacy and safety. Landscaping provides a buffer for units along N 101st Street to provide a safe but welcoming entry
	C. Residential Edges	Creating a safe vibrant community is highlighted in the entry condition of the design by creating a blend of shared and public spaces. The project takes que from a traditional residential entry sequence and applies it to a town house project. Using a single stoop condition divided by different design elements to create a safe, personalized entry sequence that embraces both a single family and town house style of living.
DC2. Architectural Concept	**A. Massing**	The massing was created to fit the scale of the project context, maximize outdoor space, and most importantly maximize eyes on the street. By creating graphic punches into the building mass that are highlighted by color and windows, pedestrians will understand there is always someone watching. An additional punch at street level was created to fit solid waste and trash access on the western side of the southern building mass. This is intended to improve public safety which is a clear problem based on our community outreach responses. Additionally, these large punches further reduce the scale using modulation and minimizing the structures perceived mass.
	B. Architectural and Facade composition	Design Response: White lap siding will be the primary building material to be complemented by red cementitious panel and cedar soffit overhang wrapping the southern building façade to be experienced at the street level. These materials were found throughout the community in context research.
	C. Secondary Architectural Features	Depth is added to the street facades to by using glazing at the street level. Additionally, street numbers and lighting highlight the on-street glazing and enhance the entry sequence.
	D. Scale and Texture	Graphic punches that are highlighted with red cementitious panels are modulated behind the street level façade to add texture and highlight graphic clarity of the structural relief. This in contract to the white lap siding and breaks up the modularity of the massing to minimize the perceived mass.

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
DC4. Exterior Elements and Materials	**A. Exterior Elements and Finishes**	The building exterior is constructed of durable and easy to maintain materials while also being attractive in texture and pattern. Lap siding cementitious panel and using cedar in areas protected from weather create an aesthetically interesting building represents the primary materials found thought the community.
	D. Trees, Landscape and Hard scape materials	Trees and vegetation were placed with careful consideration on the site. Located to highlight view corridors of the downtown area, hide trash enclosure, soften the courtyards southern edge, and separate the stoop entry condition. Green space will be a focal point for anyone who is walking along the path. Hard scape materials and landscaping are design throughout to emphasize the project goal of safety and individual unit layouts

10101 Evanston Ave N

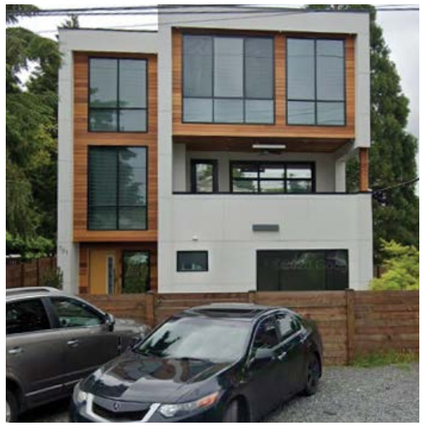


740 N 95th ST

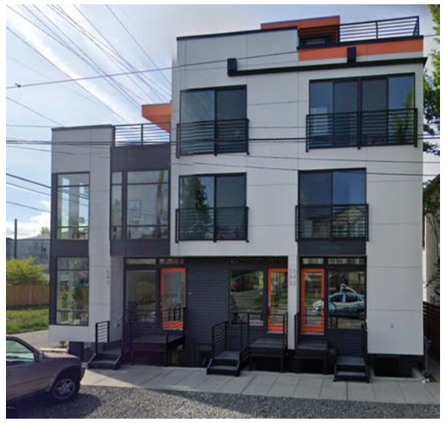
918 N 103rd ST

Stoops, Green Space Buffer

In response to community outreach, green space at street level was a high priority of the local community. The precedents gathered integrate green space into the street scape while providing opportunities for community members to engage with the landscape. These design moves are demonstrated in the entry series of the proposed design.



701 N 103rd St



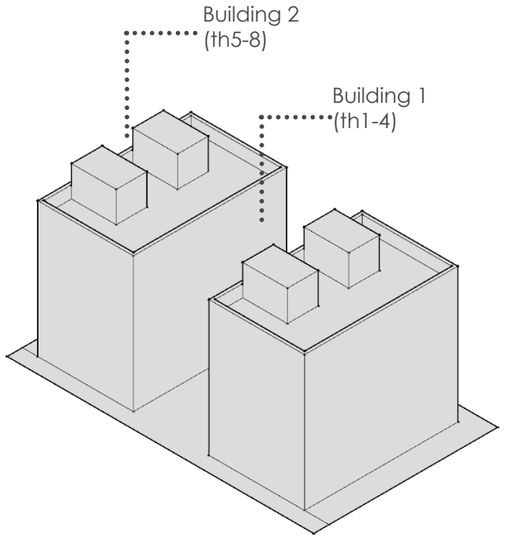
543 N 103rd St

949 N 102nd St

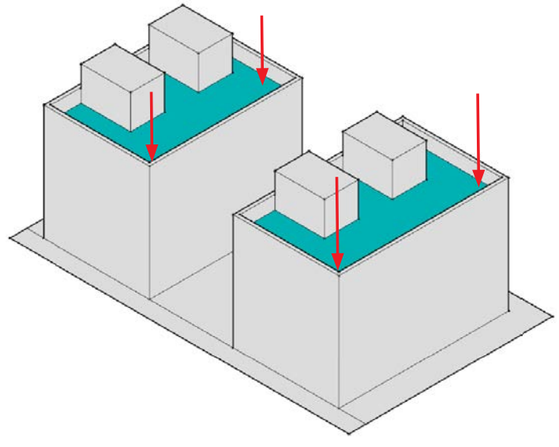
Massing - Solid&Void

Precedents gathered highlight graphic punches accented by windows in the surrounding community. Subtractive design was used to increase visual presence on the street, leading to a safer environment by increasing visual presence and highlighting the visual safety net. The concept also reduces the perceived building mass at the street level, helping it integrate into the neighborhood context.

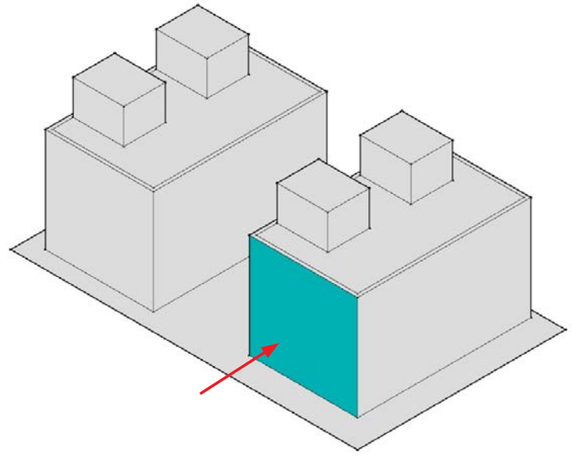
Neighborhood Precedents



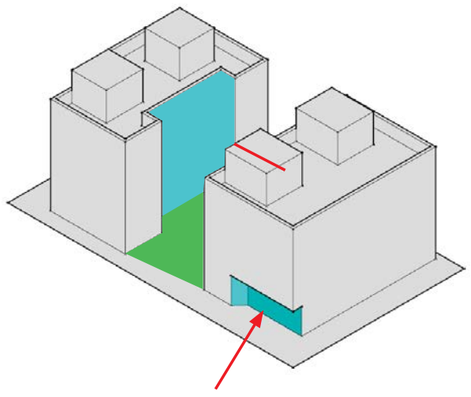
1. Massing Allowed by code- 40' with parapets and pent-houses



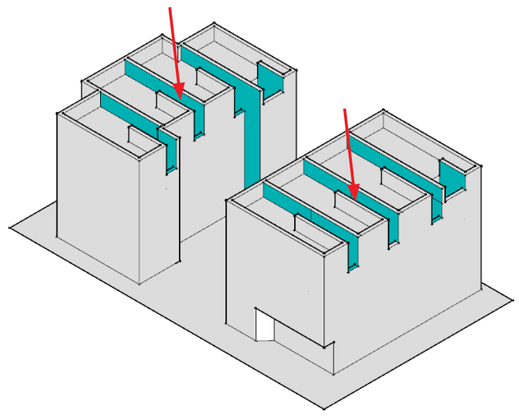
2. Reduce massing by one story



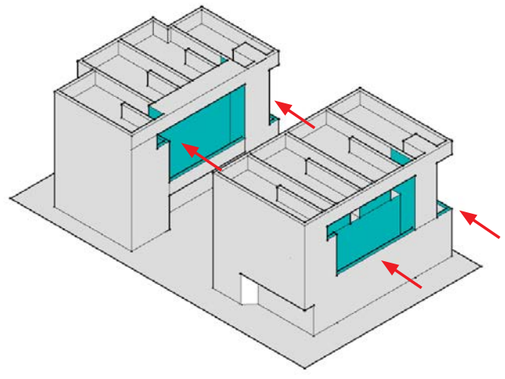
3. Shift Building 18" to not interfere with inner-root zone of exceptional tree & create trash enclosure access



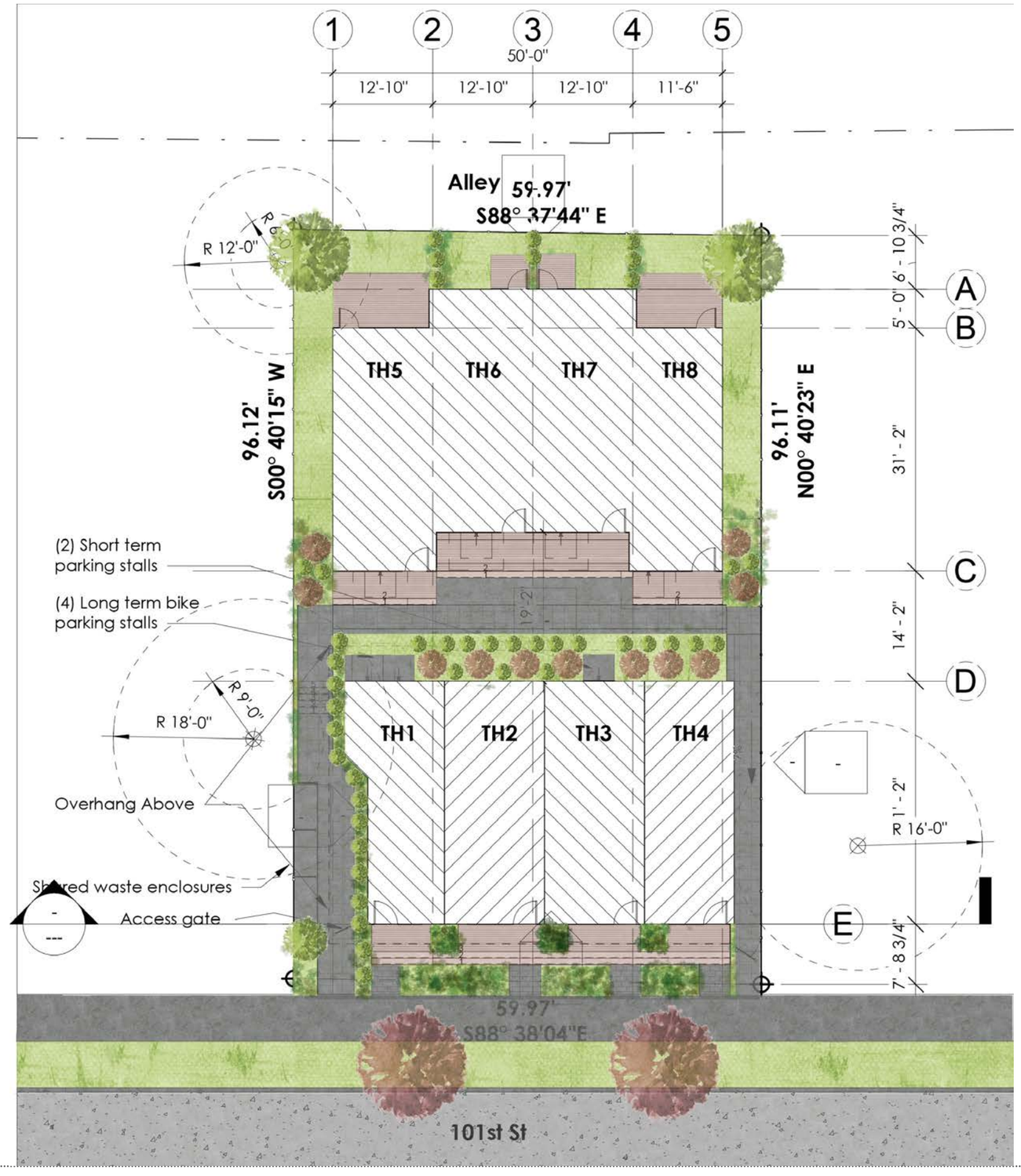
4. Modulate buildings for trash and the creation of private spaces and to maximize courtyard space



5. Replace penthouses with open stairs to roof to reduce mass



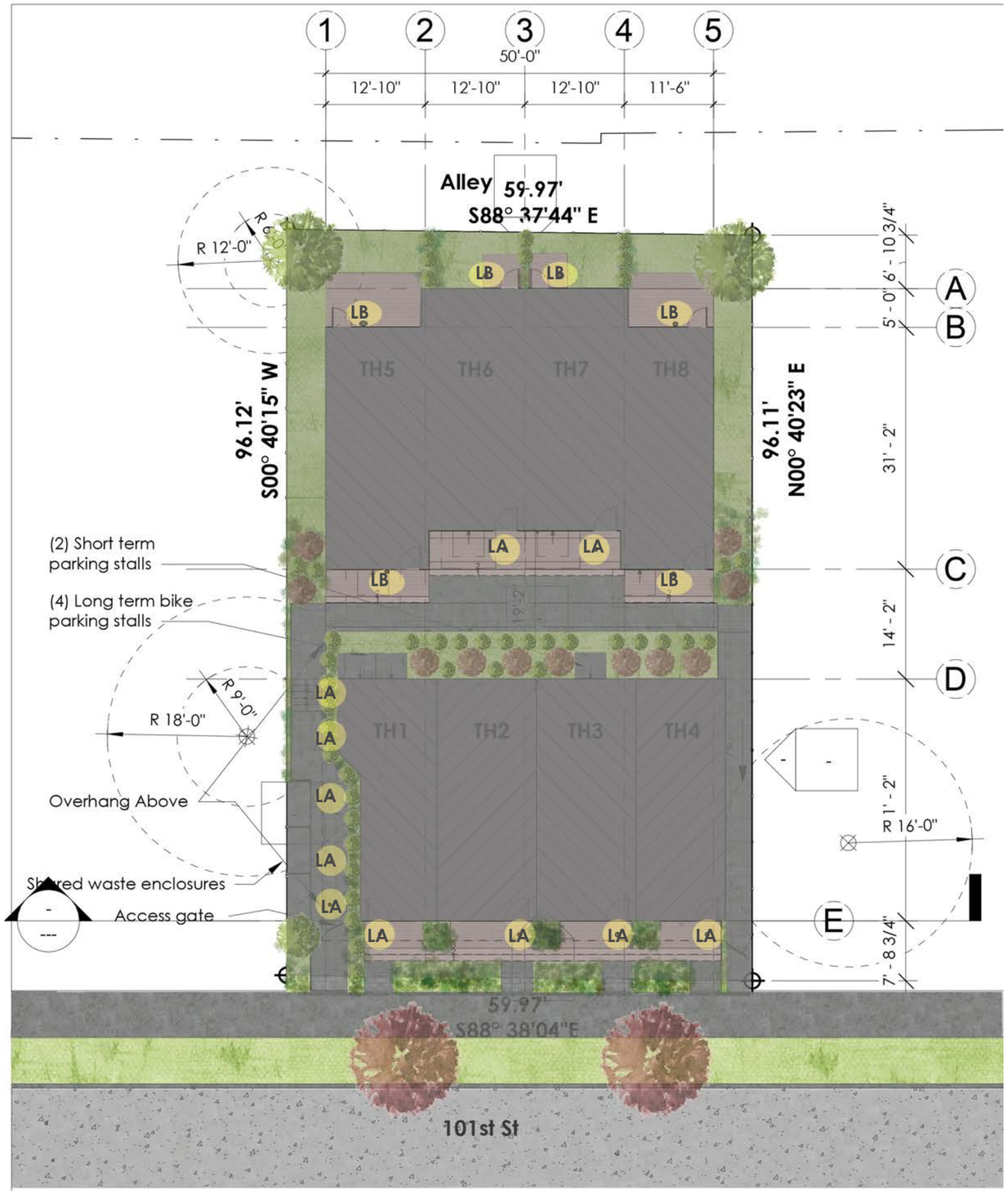
6. Highlight clear subtractions to emphasize eyes on the street



CONCEPTUAL LANDSCAPE PLAN

SCALE 1/16" = 1' 0"

Concept Landscape Plan



ARCHITECTS

928 101st ST	SITE PLAN
07/16/2021	Scale: 1/16" = 1'-0"

LB | Surface Mount Down Light

Location: Entries and Bike Storage
Mounted Under Soffits

SPECIFICATIONS

HARDWARE MATERIAL	Metal
SHADE MATERIAL	Glass
NET WEIGHT	2 lbs
HEIGHT	5in
WIDTH	3.9in
LENGTH	4.3in
MIN. EXTENSION FROM WALL	3.9in
UP LIGHT / DOWN LIGHT / BOTH?	
WET LISTED	
DAMP LISTED	
DRY LISTED	
UP / DOWN	
HORIZONTAL / VERTICAL	
WALL / CEILING MOUNT	
GENERAL LISTING	ETL Listed
ADA COMPLIANT	
INCLUDES	

LA | Surface Wall Mount Down Light

Location: Entries

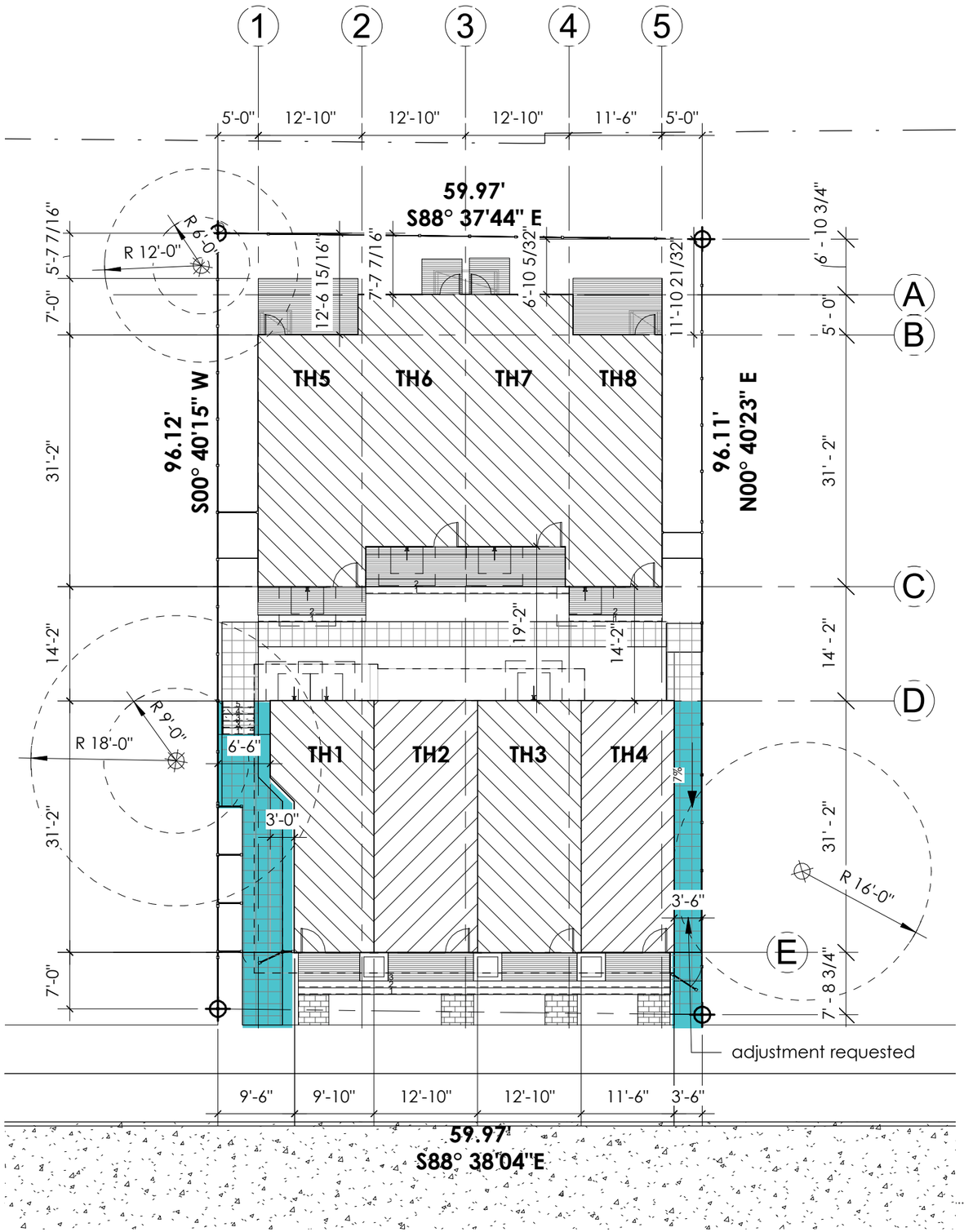
SPECIFICATIONS

Construction:	Injection molded UV rated plastic with translucent diffuser for outdoor application
Power:	12W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-5% , TRIAC: 100-5%
Light Source:	Integrated LED
Lens:	Translucent acrylic diffuser
Mounting:	Installs over a 3", 4" or 3/0-4/0 hybrid junction box, Can be mounted on ceiling or wall in all orientations
Finish:	Enamel Coated:White, Enamel Coated:Nickel, Enamel Coated:Bronze
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, Energy Star 2.0, Title 24 : 2016, ADA

LIGHTING PLAN

SCALE: 1/16" = 1'0"

Concept Lighting Plan



Adjustment Request : <u>East Side Yard</u>

1. **<u>Infringement on exceptional tree inner root zone</u>**
   - Shifting the building gives more clearance to the inner root zone of the neighboring parcels exceptional tree.

2. **<u>Creates a more welcoming entry sequence</u>**
   - Shifting the mass helps provide clear public right of way and entry sequence. The small shift creates the opportunity for a planting buffer between TH1 and the trash enclosure which improves the entry
3. experience for residents of TH 5-8.

   <u>Improved access to trash enclosure</u>
   - 18" increases the clearance for trash access, allowing SPU extra space to navigate around the staging area.

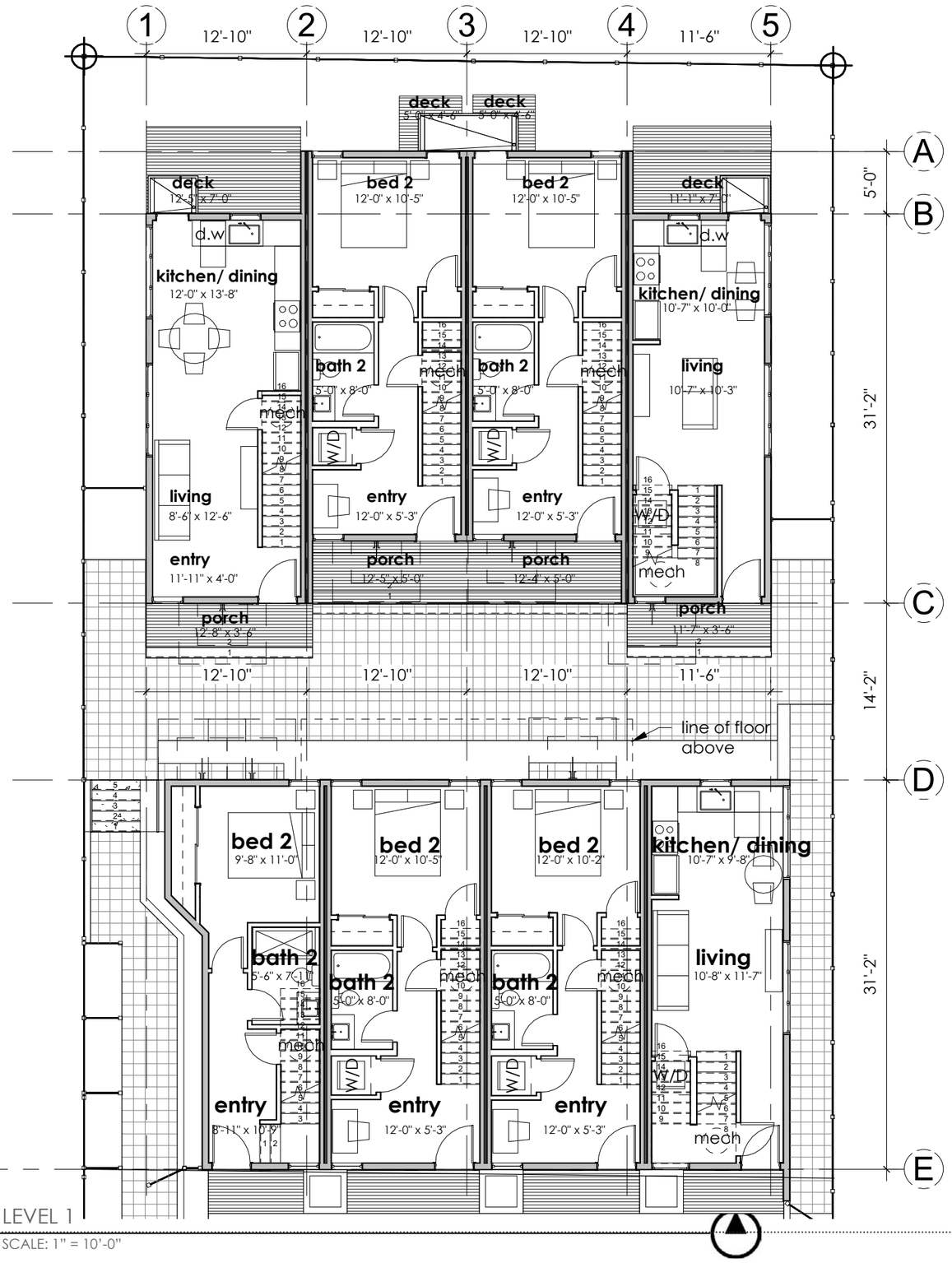
4. **<u>Short plat would allow a 3' 6" side yard set back</u>**
   - If the site were short platted into front and back parcels, a 3' 6" side setback would be allowed on both the east and west setback for a row house project.

5. **<u>Allows massing to remain on 3 floors</u>**
   - The small shift in Building #1's footprint allows the design team to fit the entire program on 3 floors while including rooftop decks. Without the adjustment the program will be shifted to 4 stories, increasing the building mass and scale in the neighborhood.

SITE OPTION A

SCALE: 1/16" = 1' 0"

Adjustment Request



LEVEL 1

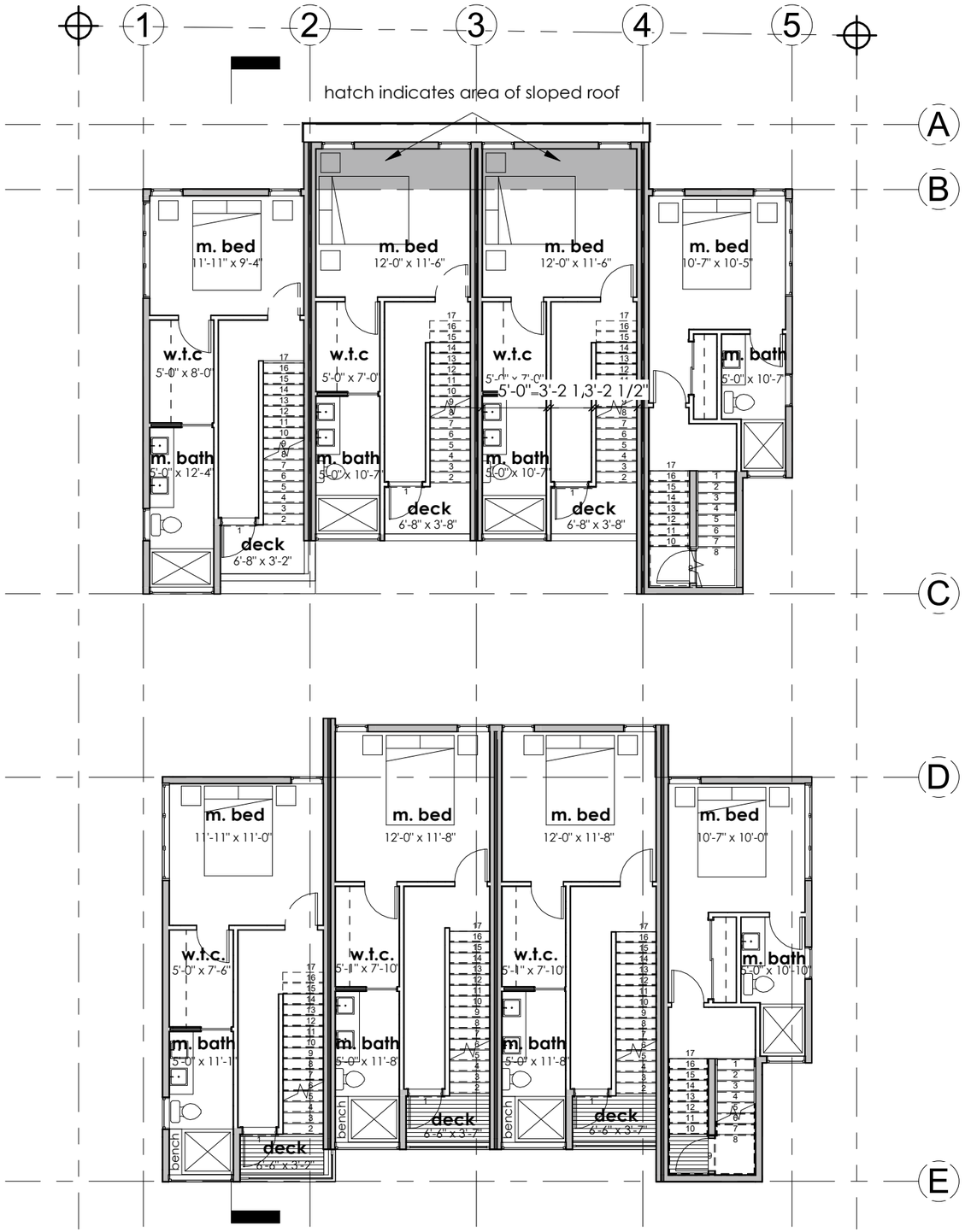
SCALE: 1" = 10'-0"

Floor Plans

LEVEL 2

SCALE: 1" = 10'-0"

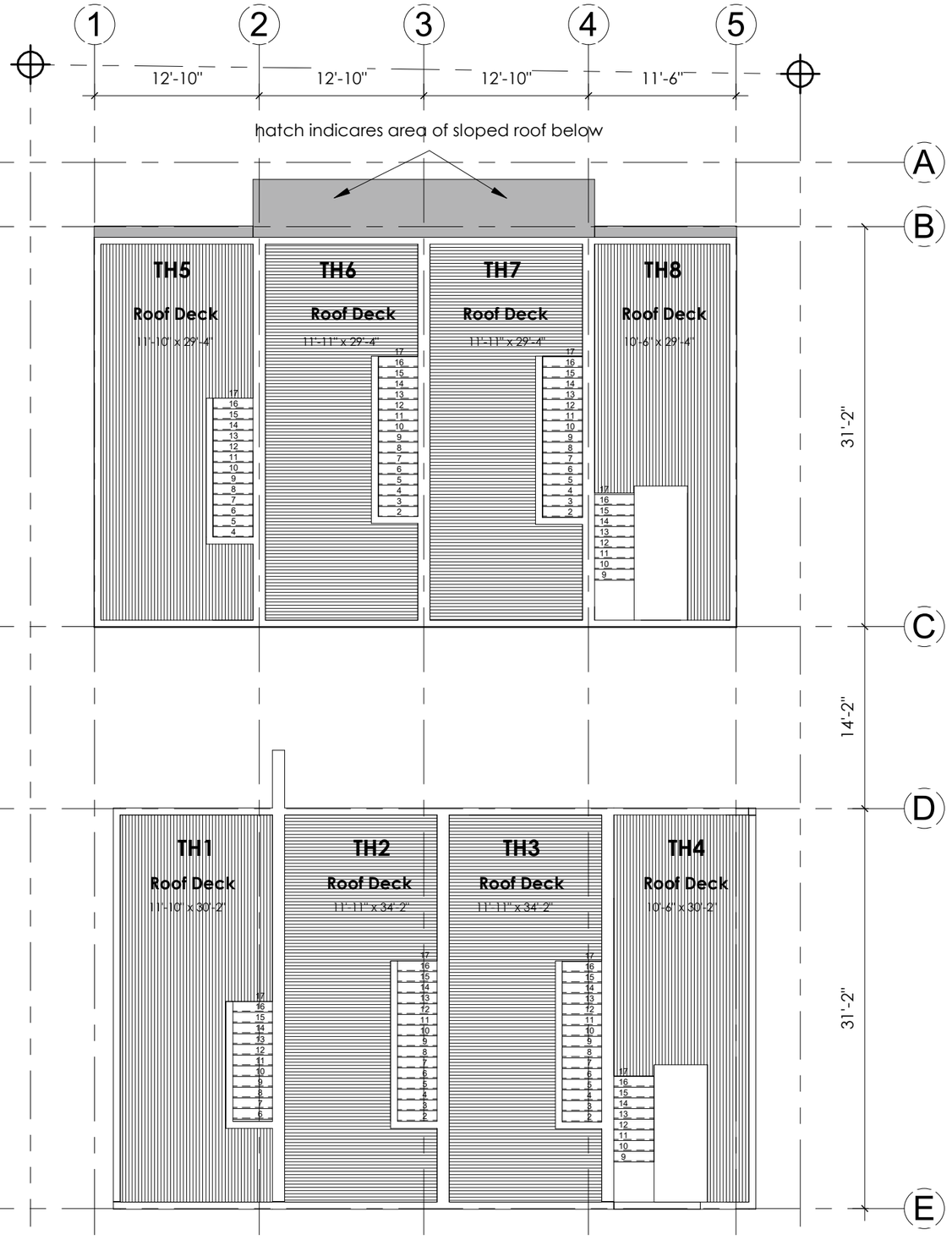
Floor Plans



LEVEL 3

SCALE: 1" = 10'-0"

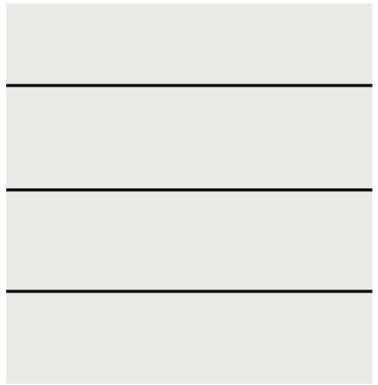
Floor Plans



ROOF DECK

SCALE: 1" = 10'-0"

1. White Lap

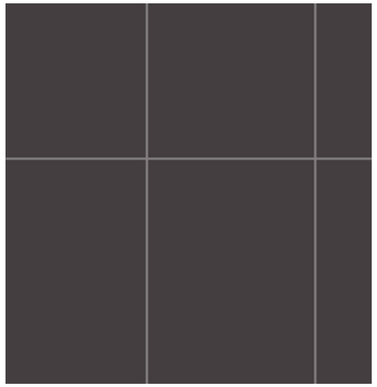


James Hardie 7.25” Lap Siding

Sherwin Williams #7007
Ceiling Bright White

Utilized as primary material for Building 1&2

2. Black Panel

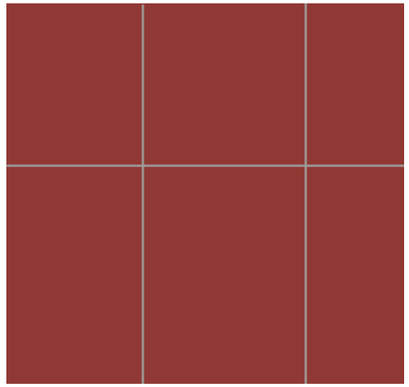


7/16” James Hardie Panel

Sherwin Williams #7083
Darkroom

Utilized at deck entries, & overhang extrusion wrapping around and up Building 1

3. Red Panel



7/16” James Hardie Panel

Sherwin Williams #7600
Bolero

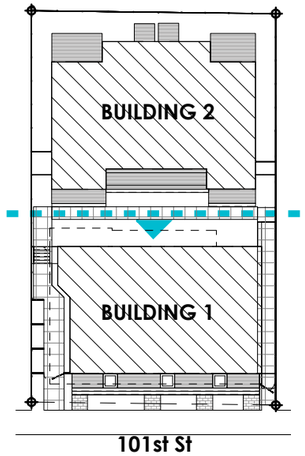
Utilized as accent material at unit decks

4. Cedar T&G

1”x4” T&G Natural Cedar

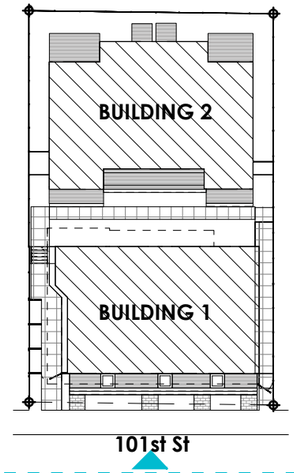
Utilized as accent material at decks and soffits.

Material Palette



NORTH ELEVATION BUILDING 1

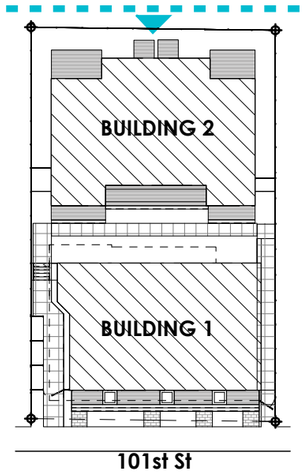
SCALE: 1"=10'-0"

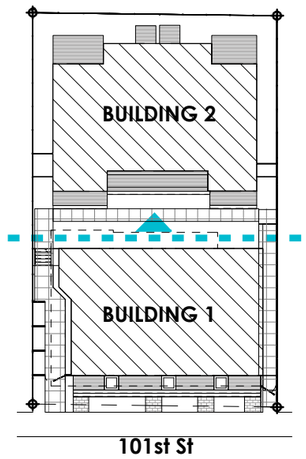


N 101st (SOUTH) ELEVATION BUILDING 1

SCALE: 1"=10'-0"

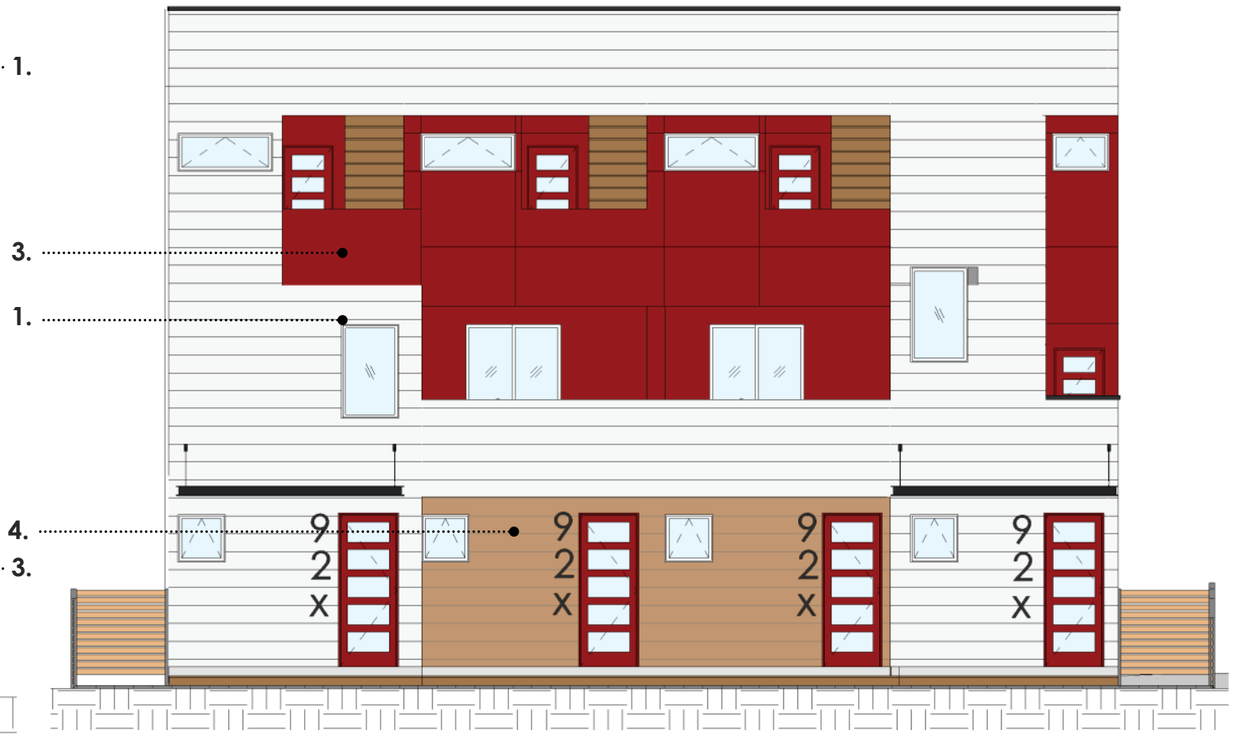
Building Elevations





NORTH ELEVATION BUILDING 2

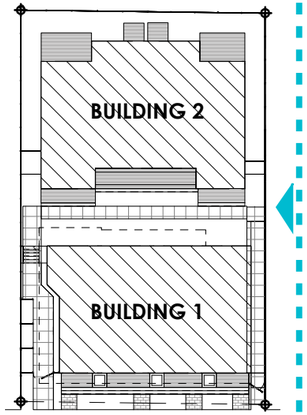
SCALE: 1"=10'-0"



SOUTH ELEVATION BUILDING 2

SCALE: 1"=10'-0"

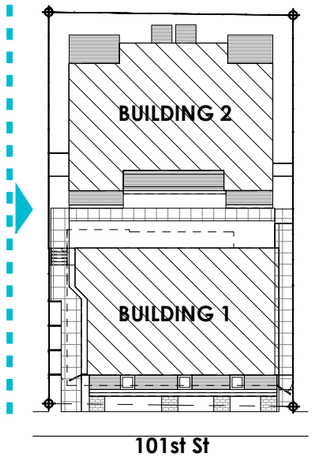
Building Elevations



WEST ELEVATION BUILDING 1&2

SCALE: 1"=10'-0"

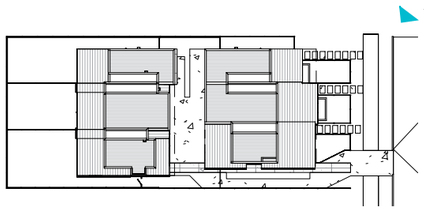
Building Elevations



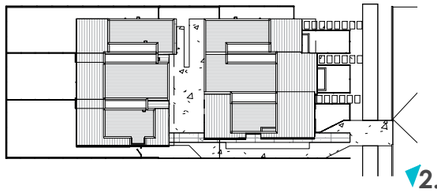
EAST ELEVATION BUILDING 1&2

SCALE: 1"=10'-0"

Building Elevations

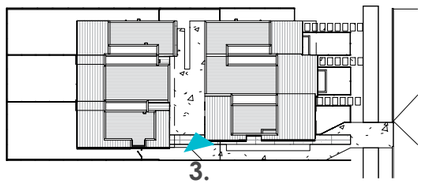


1. APPROACH FROM EAST ON 101st STREET

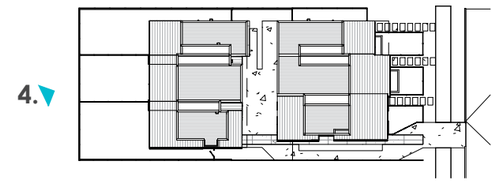


2. APPROACH FROM WEST ON 101st STREET

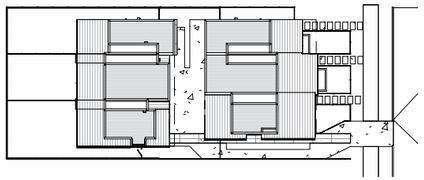
Renderings



1. COURTYARD VIEW - SPACE BETWEEN BUILDINGS



2. AERIAL VIEW REAR FACADE



5.

2. AERIAL VIEW FROM 101st STREET