

# STREAMLINED DESIGN REVIEW

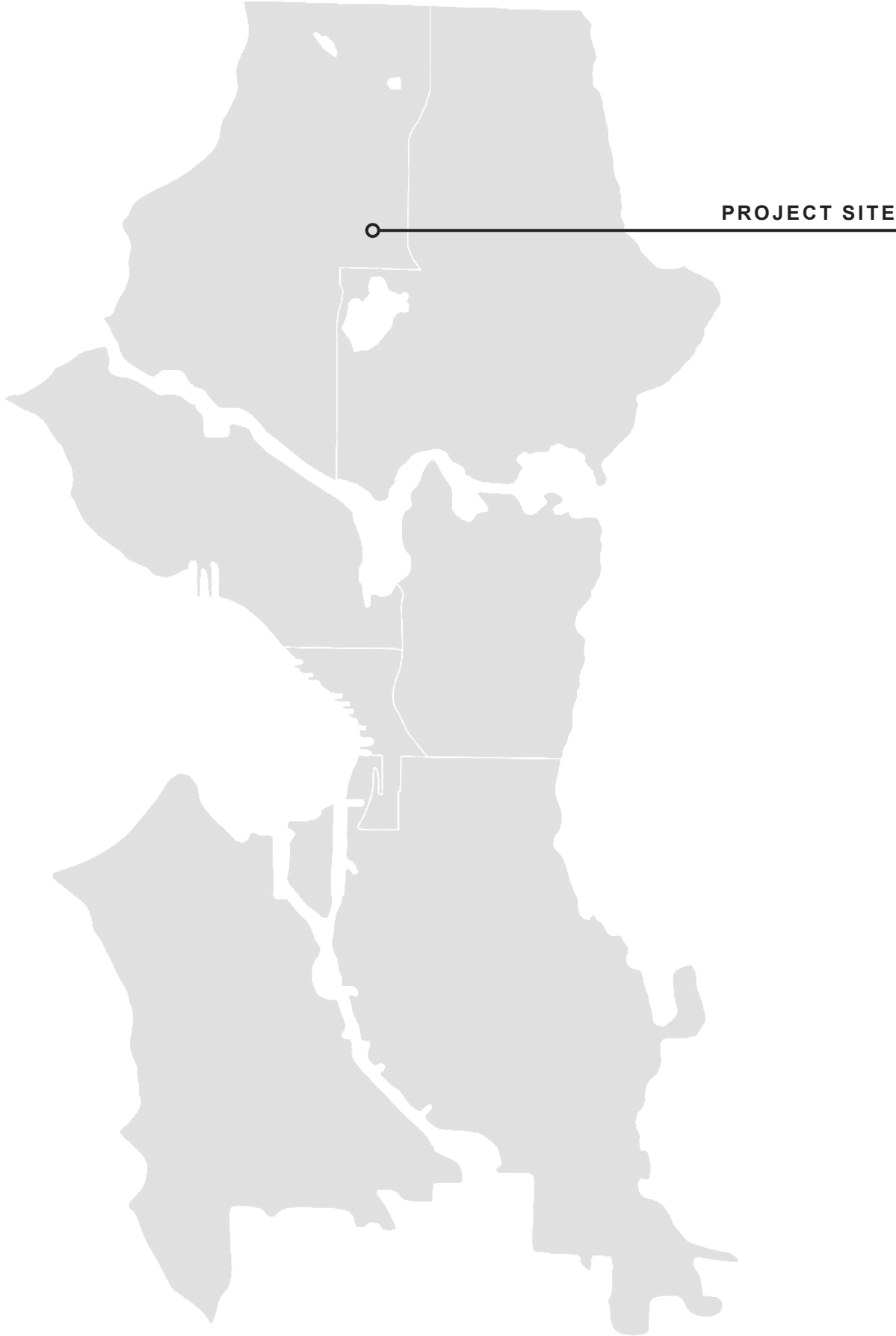
SDCI # 3038636-EG  
9251 N 95th St / Parcel B  
Seattle, WA 98103

Applicant:  
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1319 N 49th St,  
Seattle, WA 98103  
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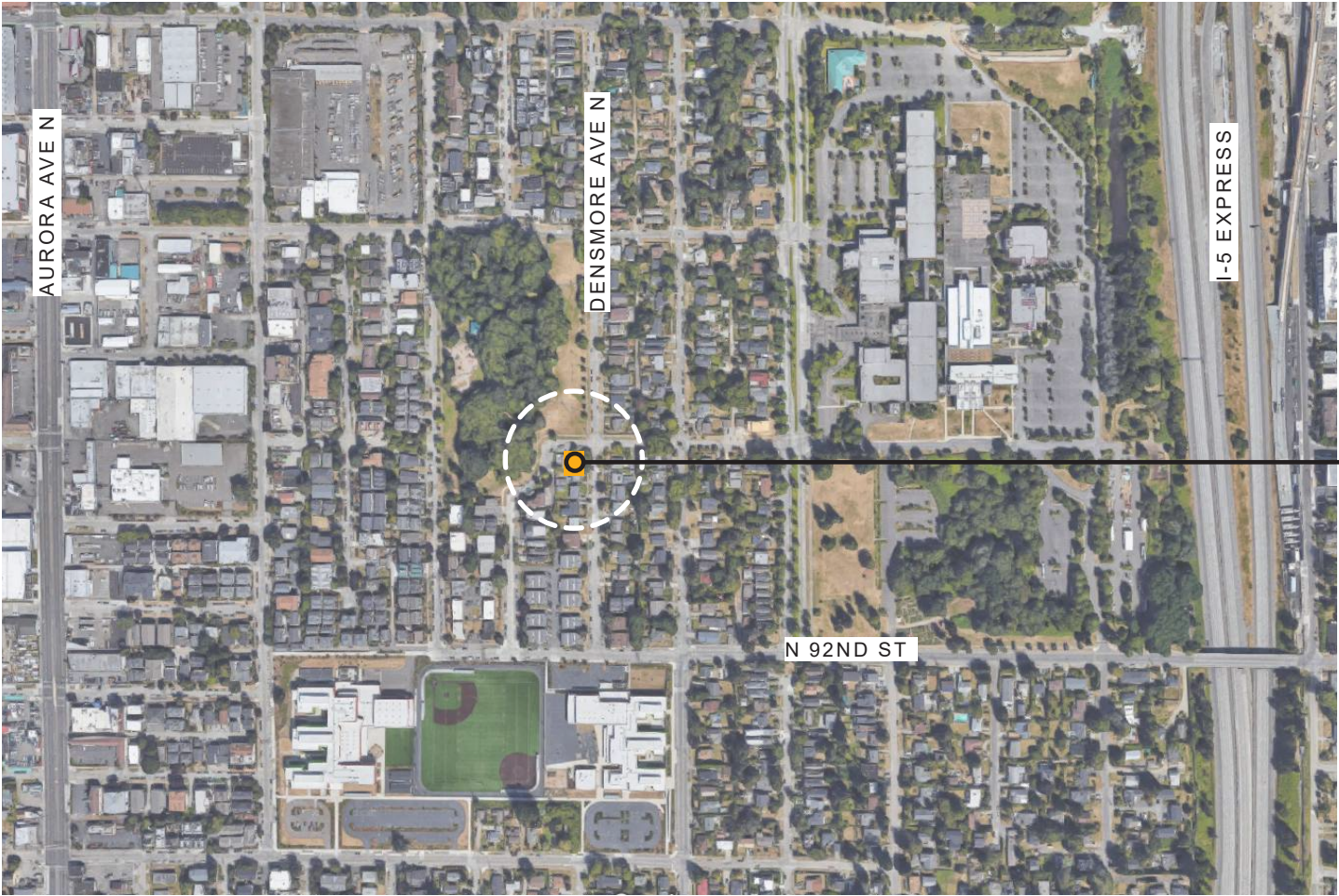
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EXISTING SITE

The existing parent parcel (APN 431070-2560; 431070-2550) is located at the corner of Densmore Ave N and N 95th St. There is an existing curb cut along the east providing vehicle access to the site from Densmore Ave N. Currently there is a single family structure and detached garage and shed on the site that will be removed for the proposed project. The site is positioned in Low Rise Zone (LR2 (M1)), bordered by single family zoning to the east across Densmore Ave N, and Low Rise Zone (LR2 (M)) to the west accross an existing 12 foot alley and along N 95th Street. Directly to the north and west of the parcel, across N 95th Street is Licton Springs Park. To the east, across Densmore Ave is a one story single family house and a one story single family house. To the south, is a two story single family house.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 (M1), indicating that the structure may go up to 40'-0" plus additional applicable height bonuses. The project parcel is zoned LR2 (M1), having recently been up-zoned from SF 5000. The SF 5000 zoning is still intact to the east across Densmore Ave N. To the west, the site is adjacent to LR2 (M) zoning and access to public transportation along Aurora Ave N. It is also part of the Aurora Licton Springs Residential Urban Village. Due to the overlay of the Urban Village and proximity to transportation systems of the frequent transit zone overlay, no vehicular parking is required.

DEVELOPMENT OBJECTIVES

The project proposes the construction of a new multi-family residential building containing seven (7) rowhouse units. The existing single family residence and detached shed will be demolished under this proposal. The rowhouses will be approximately 1155 SF square feet of floor area per unit (4620 sf total).

No parking is required for all residential uses in multifamily zones within urban villages. This parcel is located on the edge of the Aurora Licton Springs Residential Urban Village, therefore parking is not required. However, we propose five (5) surface parking stalls at the rear of the lot, with alley access from N 95th St.

NEIGHBORHOOD CUES

The subject parcel is located in between two significant arterials, Aurora Ave N and N 92nd St. 92nd offers a walkable neighborhood area, with access to schools, parks, and shops. Aurora contains large commercial spaces, and serves as a principal N-S arterial in the area. A prime location for increased density, the neighborhood offers easy transportation to downtown Seattle (including the rapid E line along Aurora) as well as close proximity to Interstate 5 further east. Surrounding the proposed project site are predominantly one to two story single family homes and a few multi-family apartment buildings towards the south and west. As the neighborhood increases density, this project will serve as a precedent, being one of the first of its scale in this vicinity.

VICINITY MAP



**SITE LOCATION**  
9251 N 95th St  
Seattle, WA 98103

**ZONING SUMMARY**  
Zone: LR-2 (M1)  
Overlay: Aurora-Licton Springs Residential Urban Village  
ECA: Westkands, Salmon Watershed, Riparian Corridor, Peat Settlement Prone

**PROJECT PROGRAM**  
Site Area: 6,480.38 SF  
Number of Residential Units: 7  
Number of Parking Stalls: 5  
Approx. FAR = 4,620.75 SF  
Approx. FAR Per Unit = 1,268 SF

**DESIGN REVIEW**  
Streamlined (Previously zoned SF 5000)

**ADJUSTMENTS REQUESTED**  
None

Address:9251 Densmore Ave N Seattle, WA 98103

Parcel #:431070-2550

Zoning:LR2 (M1)

Overlays:Aurora-Licton Springs Residential Urban Village

Site Area:6,480.38 SF

23.45.504 Permitted Uses

Permitted outright: Residential

23.45.514 Structure height	
Allowed Maximum Base Height:	40'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.)	44'-0"
10'-0" additional allowed for stair penthouses:	50'-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.)

23.45.510 floor area ratio

Maximum FAR:1.4 (4,740.54 SF)

23.45.518 Setbacks requirements	
Front Setback:	5'-0" minimum
Rear Setback:	7'-0" average/5'-0" minimum
Side Setback for Facades <40' in length:	3'-6" minimum /0' where abutting another rowhouse development
Side Setback for Facades ≥ 40' in length:	3'-6" minimum/0' where abutting another rowhouse development

23.45.524 Landscaping and Screening Standards

- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 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.

23.45.522 Amenity Area

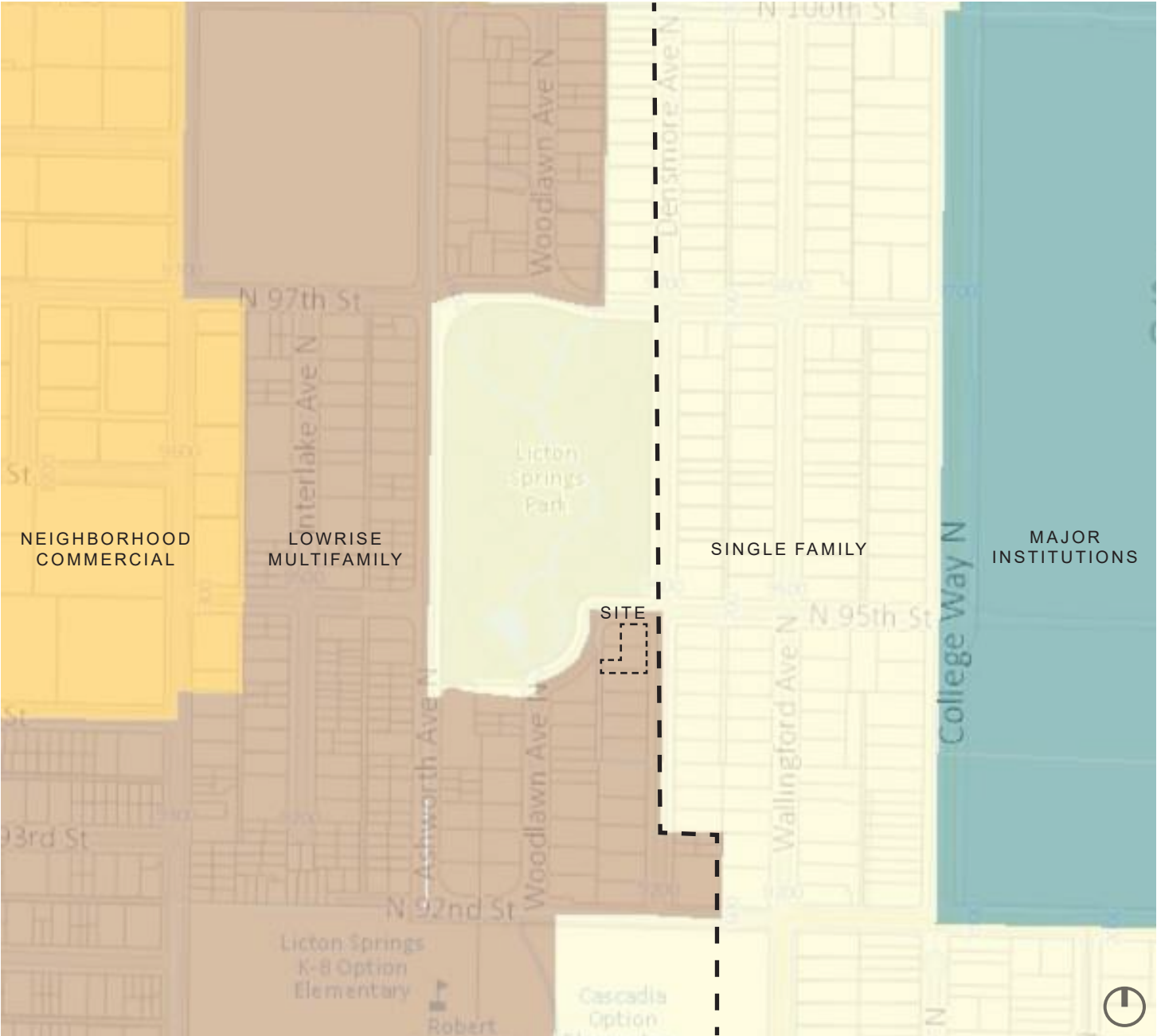
Required:25% of lot area (50% provided on ground level)

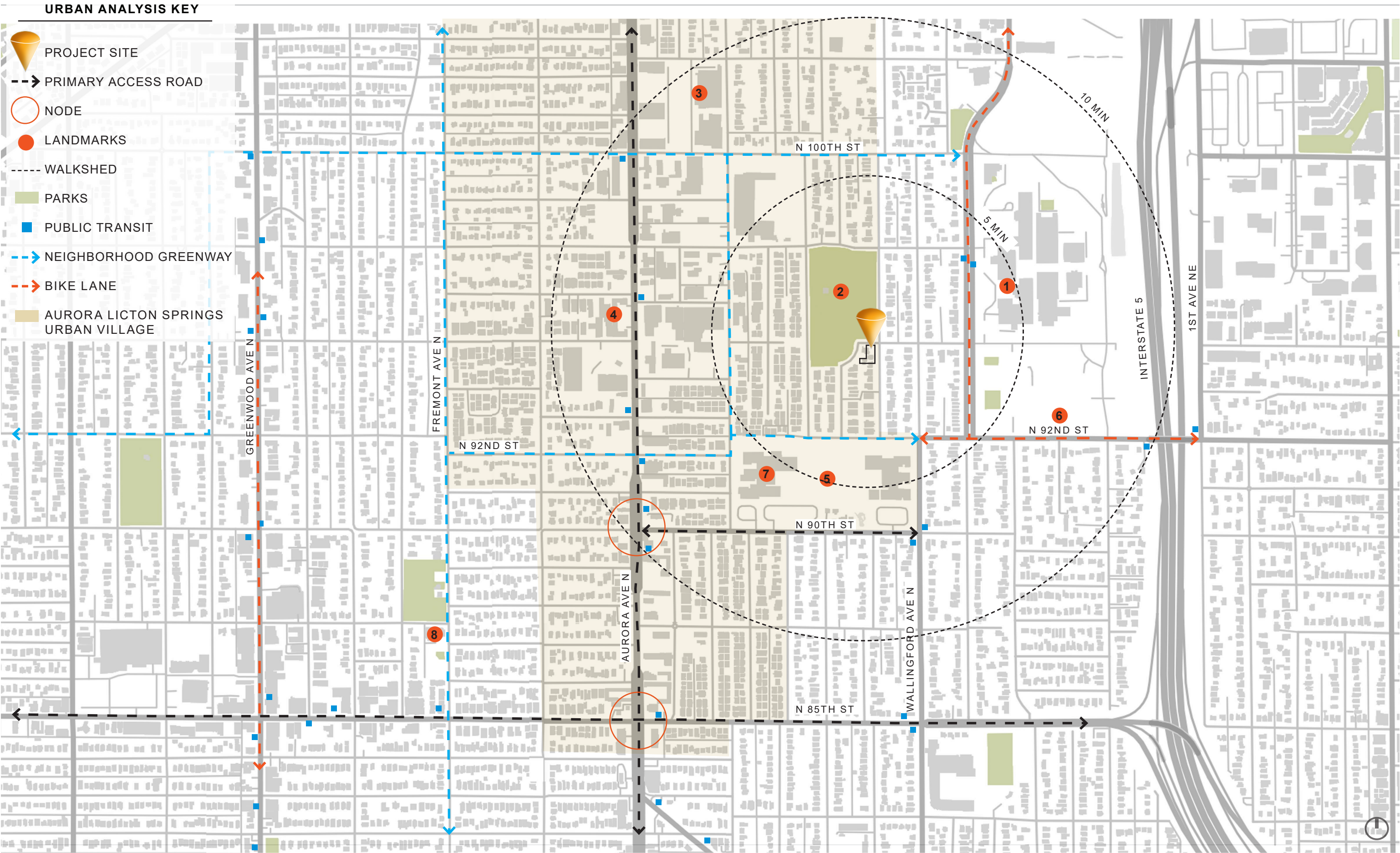
23.54.015 Required Parking

The project is located within an Urban Village and parking flexibility area, therefore no parking is required.

23.54.040 Solid Waste & Recyclable Materials Storage and Access

SPU approval required for 5+ multifamily units







NORTH SEATTLE COLLEGE 1



LICTON SPRINGS PARK 2



OAK TREE MARKET 3



LOCAL BREWERY - LANTER BREWING 4



PLAYFIELDS 5



LICTON SPRINGS P-PATCH COMMUNITY GARDEN 6



ROBERT EAGLE STAFF MIDDLE SCHOOL 7



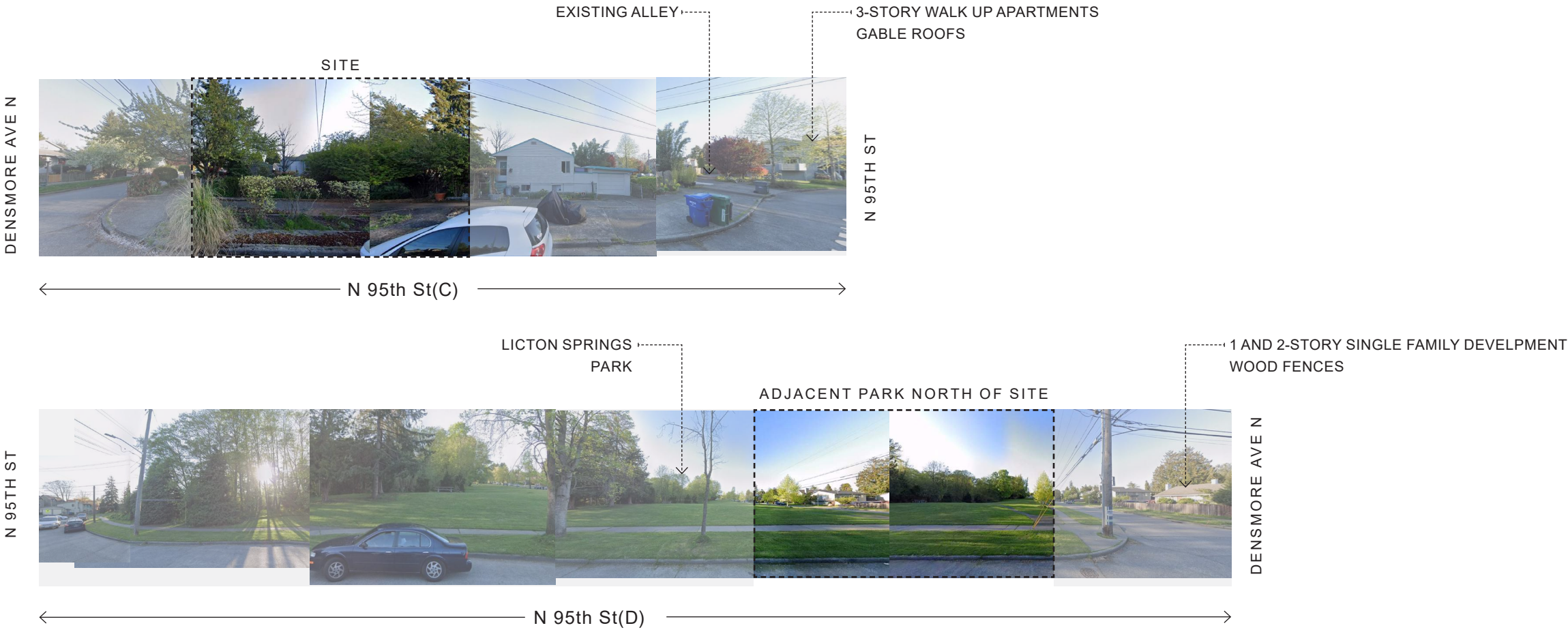
BOYS AND GIRLS CLUBS 8

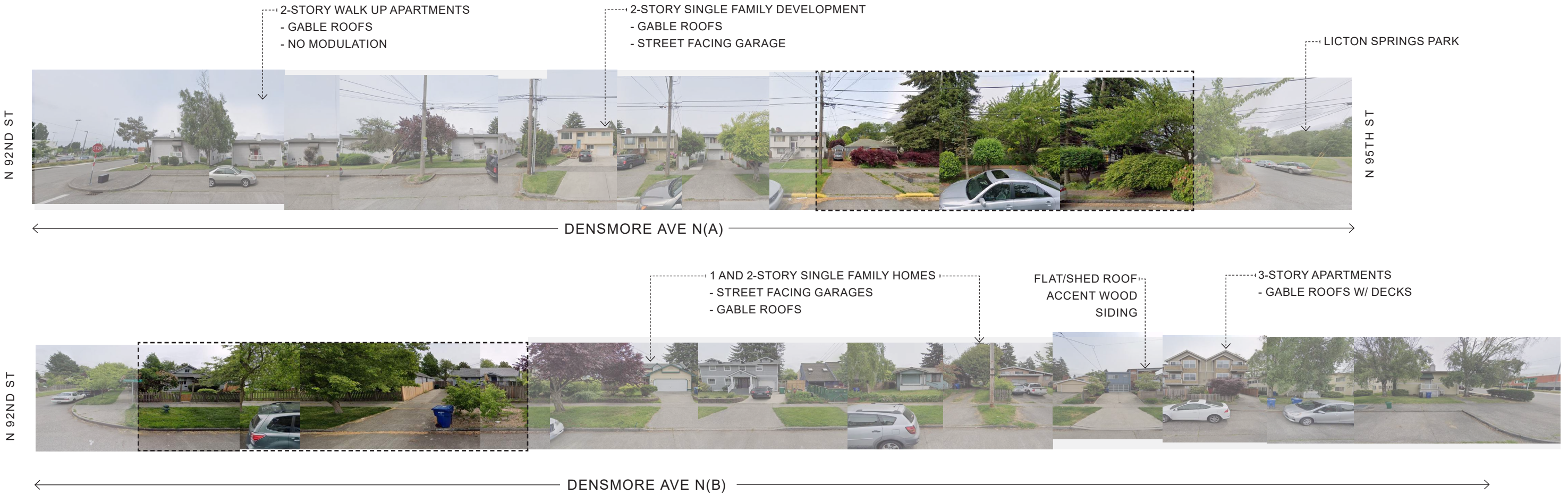


SURROUNDING BLOCK ANALYSIS

The immediate surrounding residential context consists of one or two story single family homes, as this area was recently up-zoned from SF 5000, and single family zoning still exists across Densmore Ave N. As you move further west along N 95th St, the zoning and uses transition to lowrise multi-family surrounding Woodlawn Ave N.

Drawing from our immediate residential context, there are many design cues we have looked to incorporate into our proposal. Due to the sloping nature of the topography, it is common to see stoops, stairs or ramps leading up to most of the residential entries. Many of the homes are neutral in tone or make use of soft colors. Other common features are the use of wood fences, trim around windows, angled roof forms, and open rail.







LOOKING SOUTHWEST



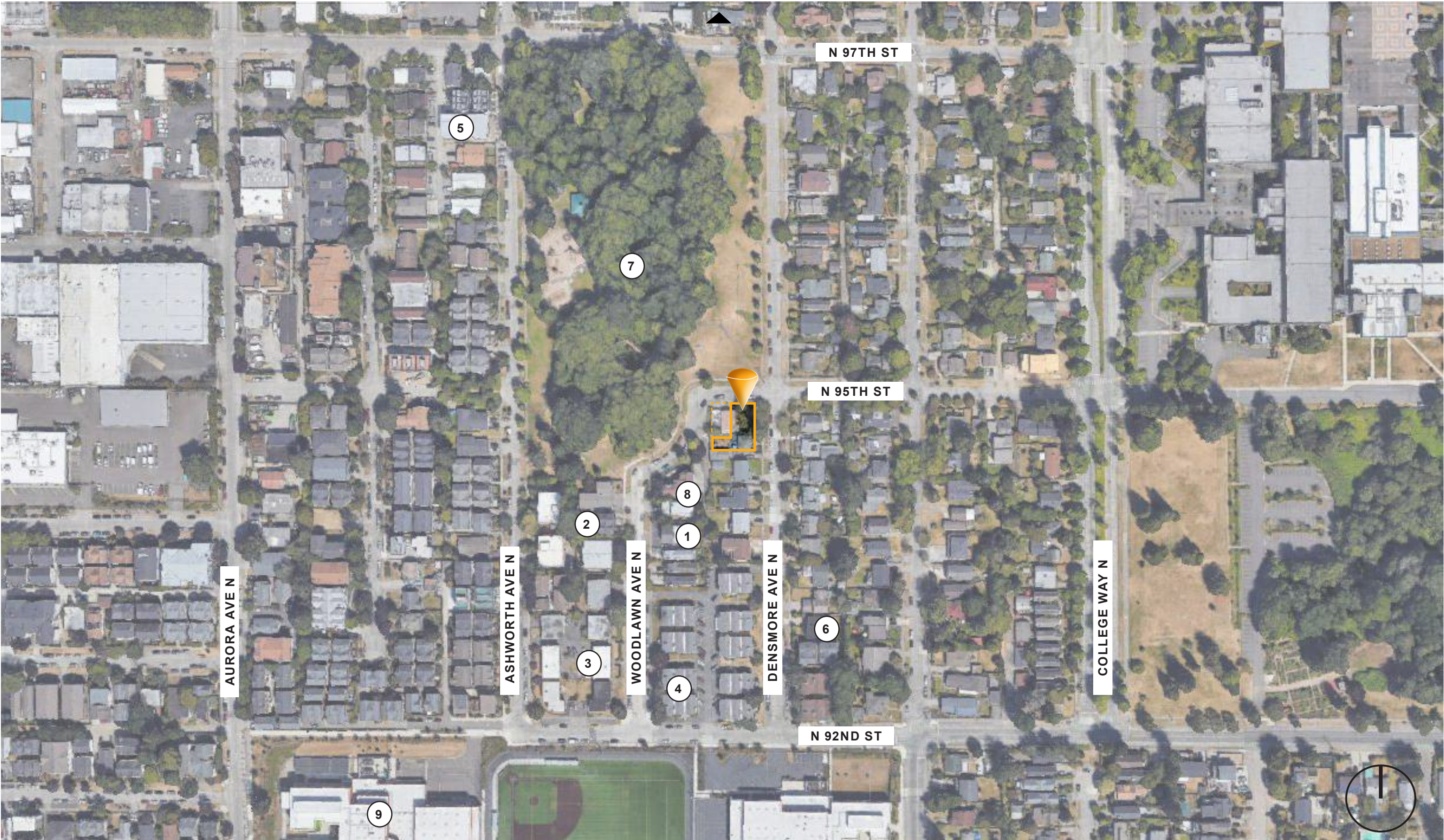
LOOKING SOUTH



LOOKING NORTHWEST



LOOKING SOUTHEAST



Context around site - single family with some multifamily + mix of traditional and contemporary architecture

SURROUNDING CONTEXT ANALYSIS

This immediate area is fairly new to the impact of the growing development in this neighborhood. Most of the surrounding context is of older multi-family homes (2, 3, 8), older single family homes (1), with a few modern designs found throughout in single family homes, apartments and nearby schools (5, 6, 9). Liction Springs Park (7) provides greenspace for the community.

The older single family homes all incorporate pitched roofs, residentially scaled material (lap siding), and a stoop or steps up from street level. Most of the newer projects have proposed warmth through wood tones and the use of other high quality materials. All new projects provide large street-facing windows and some incorporate pitched roofs to fit in with the older surrounding context.

We intend to respond with similar material pallet that fits with both older and newer context, while proposing a reduced massing at the street level to better engage and fit with the scale of the existing single family homes. The focus of the proposed project is to connect with the neighborhood's characteristics, paying special attention to detailing, landscaping, massing forms and most importantly, street facade design.



### Summary of Outreach Plan:

## 1. Printed Outreach

- a. Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site (high impact method). They will also be sent to all community groups and organizations included in the Aurora Licton Springs Neighborhood Snapshot (link below).
  - [ALUV-Snapshot.pdf \(seattle.gov\)](#)
  - Direct mailing will be sent to the ethnic media outlets listed from DON.
- b. Flyer will advertise the proposed project and will contain links & QR code to an online survey and interactive project website.
- c. Flyer will be translated into Chinese (traditional), Spanish and Korean.

2. **Electronic/Digital Outreach:** Cone Architecture will design an online survey that will provide a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, a site plan, and five survey questions.

Survey will meet the following:

- Survey will be translated into Chinese (traditional), Spanish and Korean.
- Links to translations will be in-language, displayed prominently and easy to navigate.

Public informed by: Printed outreach flyer

### 3. Electronic/Digital Outreach 2 (COVID replacement for In-Person)

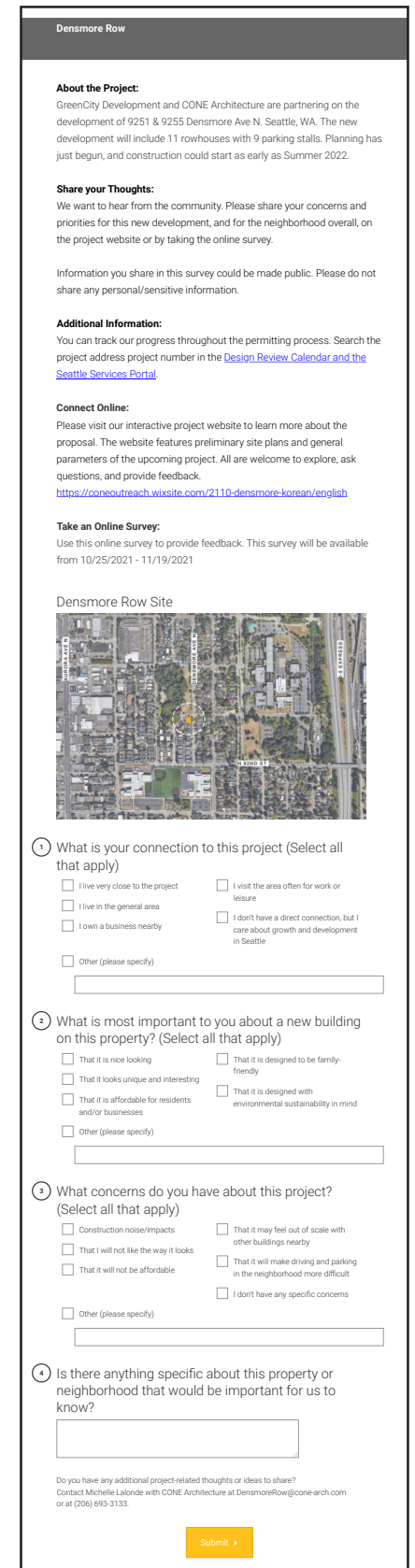
Cone Architecture will design a project-specific website which will present the project via a site-location map, a preliminary site plan of the proposed development, and a summary of the project. The website will also provide project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site will provide a link to the project survey with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback. The website will also be:

- Publicly available for at least 21 days.
- Entirely translated into Chinese (traditional), Spanish and Korean.
- Links to translations are in-language, displayed prominently and easy to navigate.

Public informed by: Printed outreach flyer and survey



\*EXAMPLE OF FLIER. SEE DON PACKAGE FOR ALL LANGUAGES

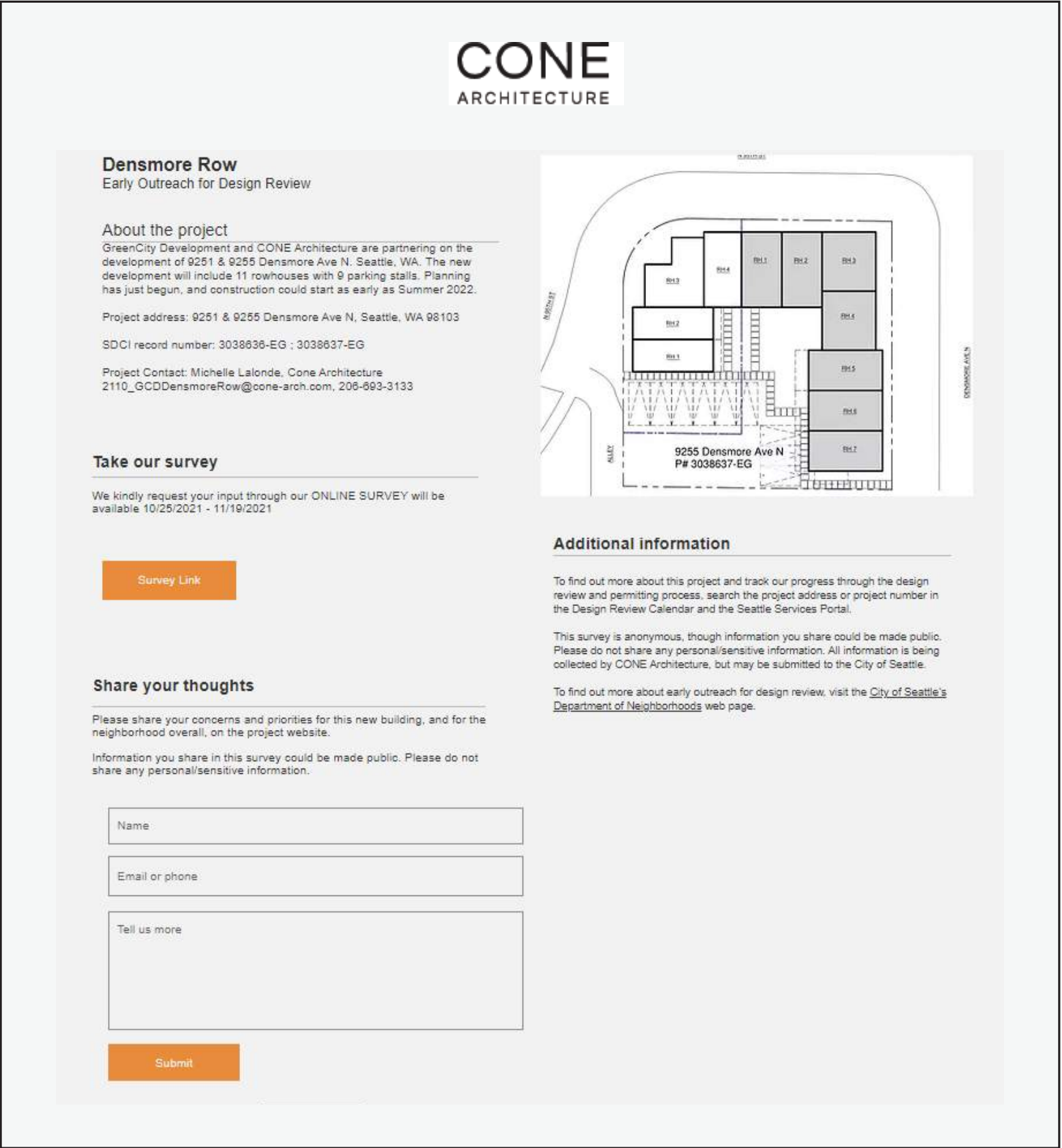


\*SCREENSHOT OF SURVEY IN ENGLISH. SEE DON PACKAGE FOR ALL LANGUAGES

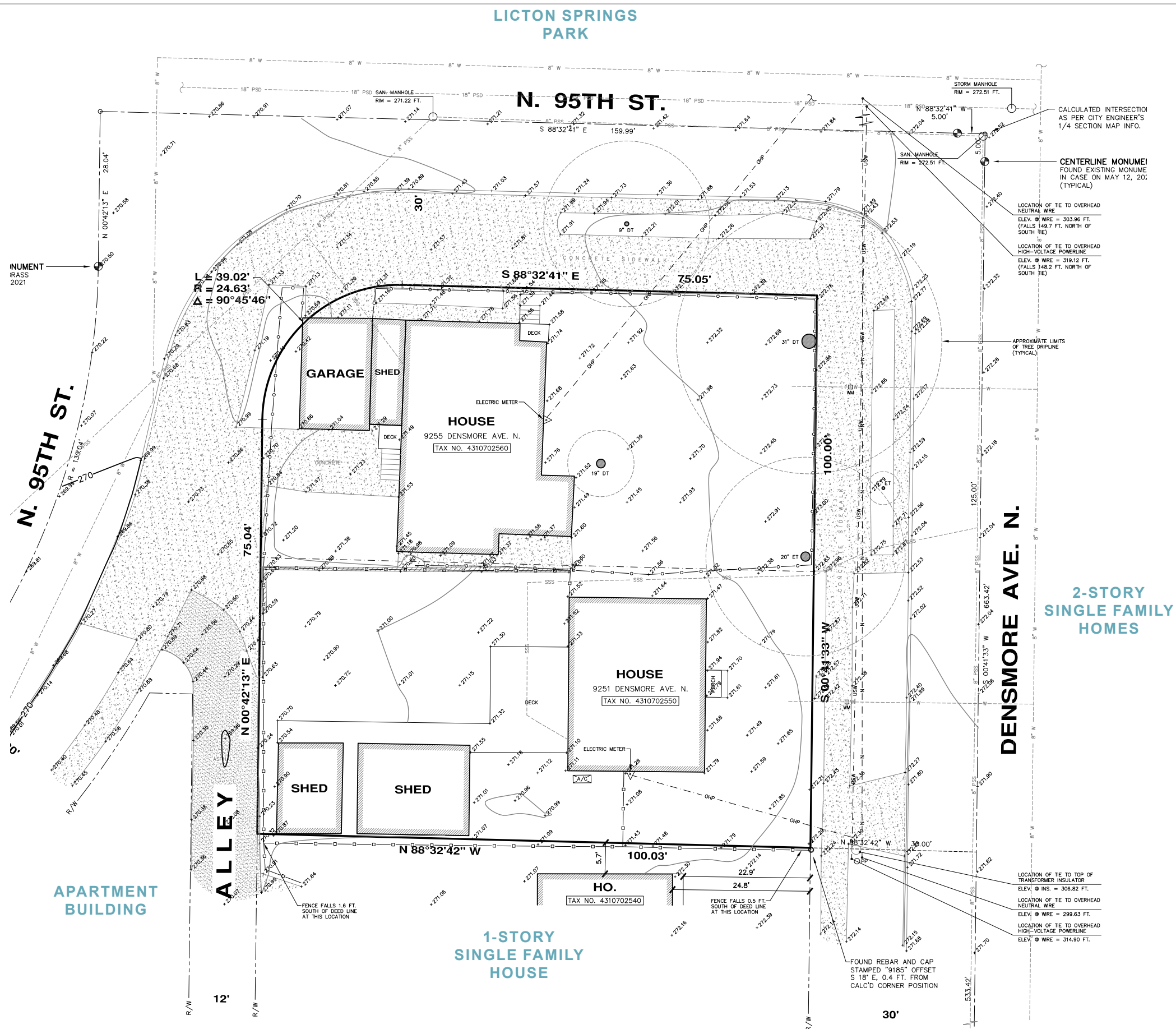
Summary of Community Responses:

**Electronic/Digital Outreach 1:** Cone Architecture received 16 responses to the survey that was created through Survey Monkey. All of the responses were in English, no other language responses were recieved. A summary of the responses received is as follows:

- Q1 : What is your connection to this project? (Select all that apply)
- |  |  |
|--|--|
| (8) I live very close to the project.          | (0) I don't have a direct connection, but I care about growth and development in Seattle |
| (1) I live in the general area                 |  |
| (0) I own a business nearby                    |  |
| (0) I visit the area often for work or leisure | (0) Other  |
- Q2 : What is mose important to you about a new building on this property? (Select all that apply)
- |   |   |
|---|---|
| (2) That it is nice looking                               | (2) That it is designed to be family-friendly                     |
| (2) That it looks unique and interesting                  | (8) That it is designed with environmental sustainability in mind |
| (6) That it is affordable for residents and/or businesses | (3) Other   |
- Q3: What concerns do you have about this project? (Select all that apply)
- |   |  |
|---|--|
| (5) Construction noise/ impact                                | (5) That it will make driving and parking in the neighborhood more difficult |
| (3) That I will not like the way it looks                     |  |
| (7) That it will not be affordable                            | (0) I dont have any specific concerns  |
| (6) That it may feel out of scale with other buildings nearby | (3) Other  |
- Q4 : Is there anything specific about this property or neighborhood that would be important for us to know?
- |                                  |                                 |
|----------------------------------|---------------------------------|
| (2) No Response                  | (2) Want thoughtful landscaping |
| (2) Parking concerns             | (4) Environmental concerns      |
| (1) Affordability concerns       | (0) Height concerns             |
| (1) Cohesive aesthetic concerns  | (1) Displacement concerns       |
| (2) family oriented neighborhood |                                 |



\*SCREENSHOT OF WEBSITE IN ENGLISH. SEE DON PACKAGE FOR ALL LANGUAGES



## EXISTING SITE CONDITIONS

- Located at 9251 & 9255 Densmore Ave N (Two existing parcels)
- 2 existing Two-story single family residences and one detached garage
- Site Area = 9,866 SF
- Measures 100' wide by 100' deep

## TOPOGRAPHY

- Approximately 2'-0" slope up across site from west to east

### ADJACENT BUILDINGS AND USES

- West (across alley): Three-story apartment building
- East (across Densmore Ave N): Two-story single family homes
- South: 1 One-story single family home and several two-story duplexes
- North (across N 95th St): Licton Springs Park

## SITE CONSTRAINTS

- High Voltage Line along N 95th St require 14'-0" radial clearance
- Northwestern portion of site is within an ECA buffer area (see ECA diagram)

## TREES

- There are no trees on 9251 and there are 3 trees and one dead tree on 9255 site and 1 off-site tree to the north in the ROW along N 95th St.
- The next page contains a diagram and matrix of all trees per arborist

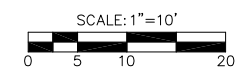
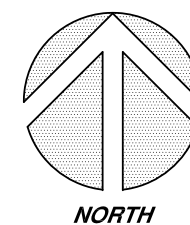
## EXISTING LEGAL DESCRIPTIONS

TAX PARCEL NO. 4310702550 (5,000 SQ. FT.)

LOTS 30 AND 31, BLOCK 14, LICTON SPRINGS PARK ADDITION,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF  
PLATS, PAGE 96, RECORDS OF KING COUNTY, WA.

TAX PARCEL NO. 4310702560 (4,866 SQ. FT.)

LOTS 32 AND 33, BLOCK 14, LICTON SPRINGS PARK ADDITION,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF  
PLATS, PAGE 96, RECORDS OF KING COUNTY, WA.



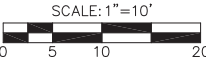
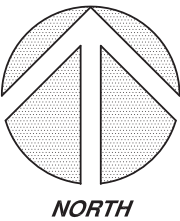


TREE REPORT AND INVENTORY

There is no trees on the property at 1951, one off-site to the north (on 9255) with a drip line that extends onto the property, four trees on 9255 and none within the right-of-way with drip lines that extend onto the property. Following is the information on the trees. The column CSD is crown spread diameter.

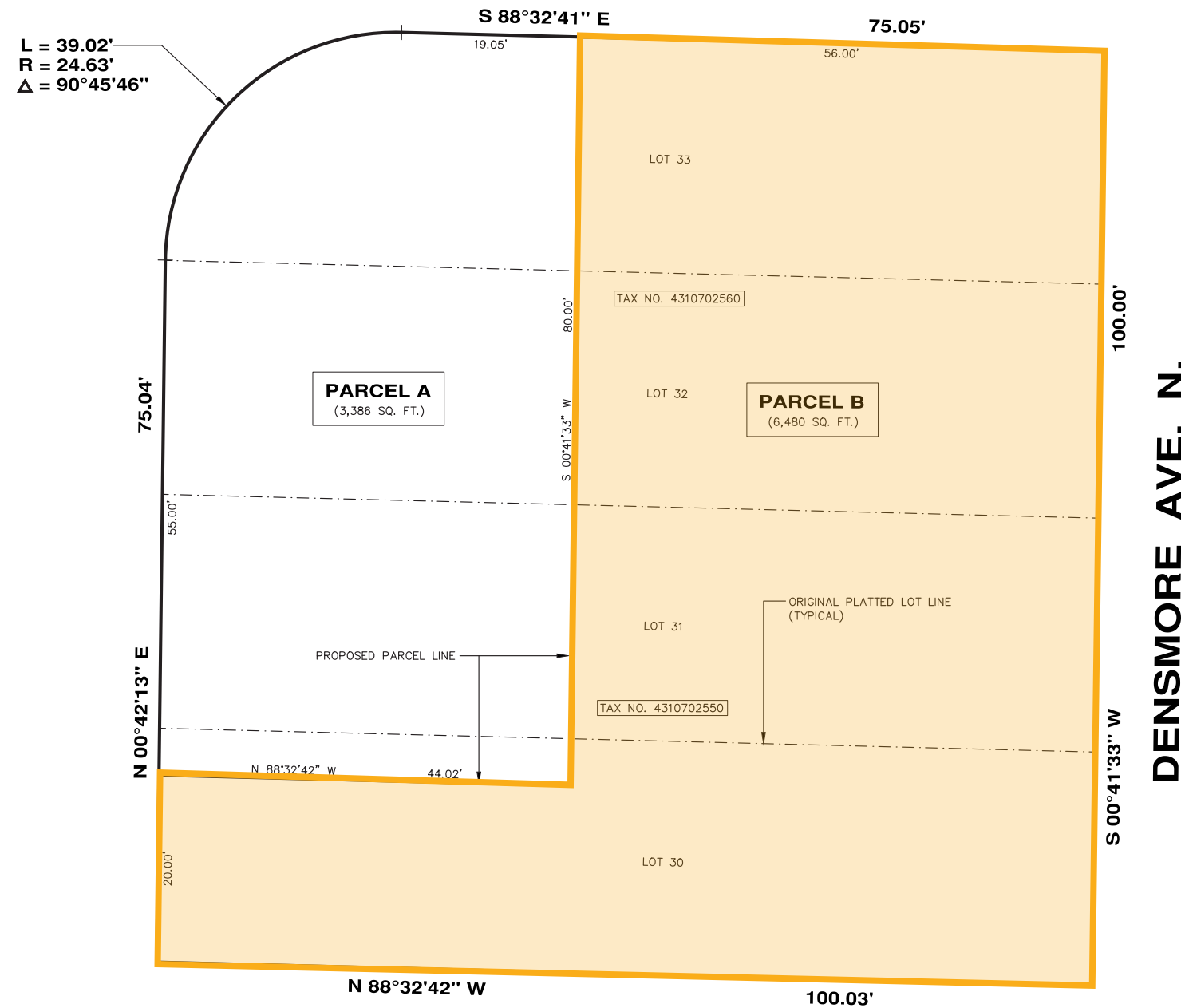
#	Species	Dbh	CSD	Condition and Status
1	Douglas fir ( <i>Pseudotsuga menziesii</i> )	26"	34'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
2	Bittercherry ( <i>Prunus emarginata</i> )	m.t. 28"	36'	Fair condition and health. Never classified as exceptional unless in a grove.
3	Dead tree	N/A	N/A	Dead tree.
4	Mountain hemlock ( <i>Tsuga mertensiana</i> )	3"	5'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.

FROM SHOFFNER CONSULTING REPORTS DATED MAY 25, 2021



# LOT BOUNDARY ADJUSTMENT NO. 3038401-LU

## N. 95TH ST.



### ADJUSTED PARCEL DESCRIPTIONS

PARCEL A (3,386 SQ. FT.)

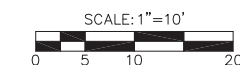
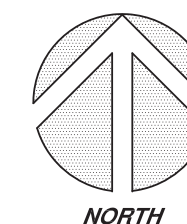
THAT PORTION OF LOTS 30, 31, 32 AND 33, BLOCK 14, LICTON SPRINGS PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 96, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

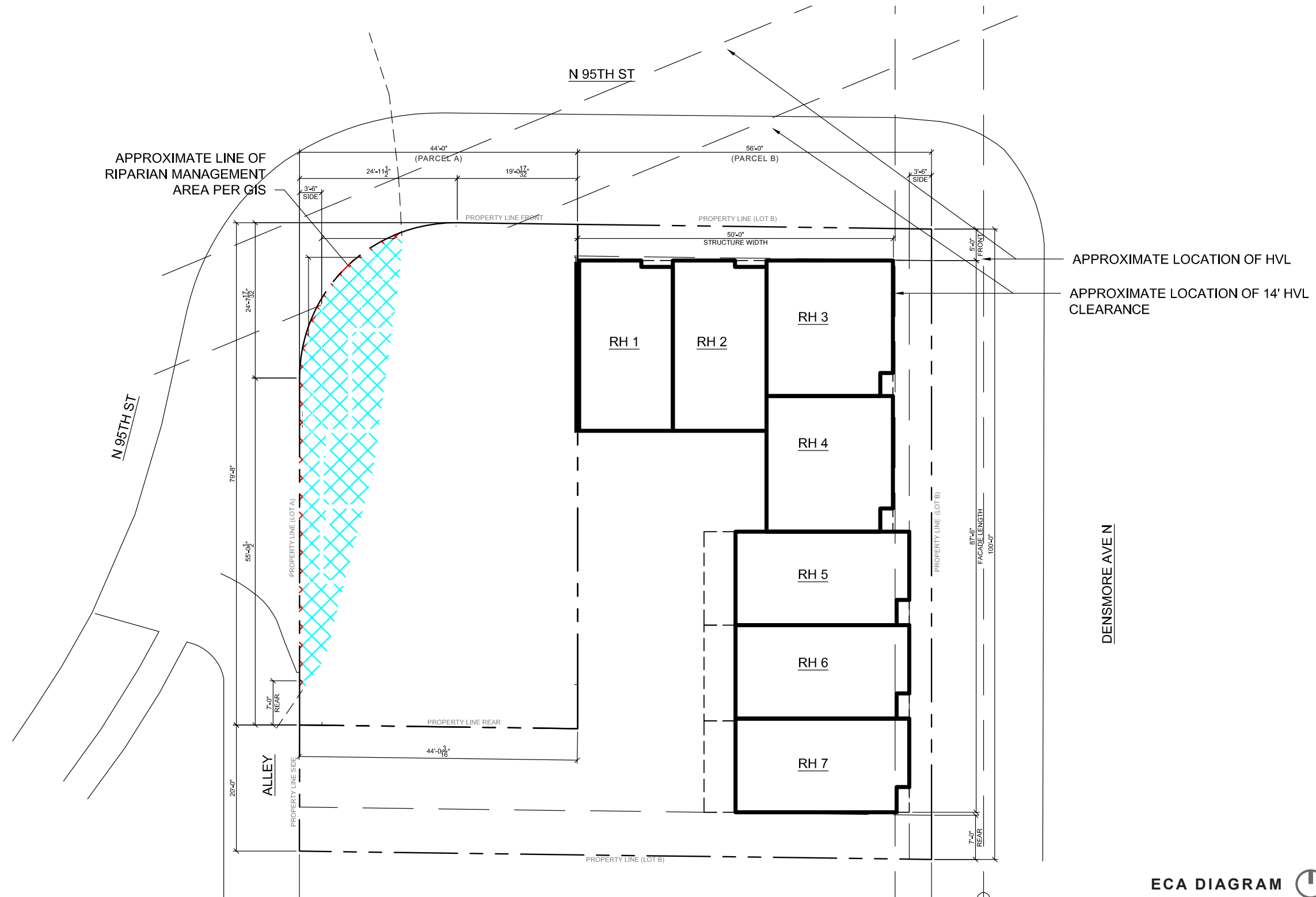
COMMENCING AT THE N.E. CORNER OF SAID LOT 33; THENCE N 88°32'41" W, ALONG THE NORTHLINE OF SAID LOT FOR A DISTANCE OF 56.00 FT. TO THE POINT OF BEGINNING; THENCE S POINT OF BEGINNING; THENCE S ; THENCE S 00°41'33" W, 80.00 FT.; THENCE N 88°32'42" W, 44.02 FT.; THENCE N 00°42'13" E, 55.00 FT. TO A POINT OF CURVATURE; THENCE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 89°18'27" W, A CENTRAL ANGLE OF 90°45'46" AND A RADIUS OF 24.63 FT. FOR A DISTANCE OF 39.02 FT.; THENCE S 88°32'41" E, 19.05 FT. TO THE POINT OF BEGINNING.

PARCEL B (6,480 SQ. FT.)

THAT PORTION OF LOTS 30, 31, 32 AND 33, BLOCK 14, LICTON SPRINGS PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 96, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID LOT 33; THENCE S 00 41'33" W, ALONG THE EAST AT THE N.E. CORNER OF SAID LOT 33; THENCE S 00°41'33" W, ALONG THE EASTLINE OF SAID LOT FOR A DISTANCE OF 100.00 FT.; THENCE N 88°32'42" W, 100.03 FT.; THENCE N 00°42'13" E, 20.00 FT.; THENCE S 88°32'42" E, 44.02 FT.; THENCE N 00°41'33" E, 80.00 FT.; THENCE S 88°32'41" E, 56.00 FT. TO THE POINT OF BEGINNING.





SITE PLANNING + LANDSCAPE APPROACH

The four proposed rowhouse units are oriented to follow the curve of the ROW along N 95th St facing the north and west property line. N 95th St has a relatively flat grade with one foot of grade difference across the site from sloping up from the northwest corner to the south east. Eroding the corner with respect to the curved site and ROW conditions reduces massing along N 95th St and creates a connection to the open greenspace of the park directly across the street from the project.

Each unit has an individual pedestrian entry and stoop directly off of N 95th St at Level 1, providing access to the main entrances of the rowhouses. The Alley off of N 95th St provides vehicular access to the four surface parking stalls proposed on site.

The internal amenity court is separate from but open to the auto court.

Solid waste storage and utility meters will be located in the east rear yard, at grade adjacent to the autocourt, and screened with fencing. Solid waste collection will occur off the Alley.

Landscaping will be added to all areas seen here in green, with the intention of framing pathways, creating a landscape buffer adjacent to the sidewalks and restore planting within the wetland buffer. Roof decks will be proposed for amenity spaces.



ACORUS GRAMINEUS Ogon



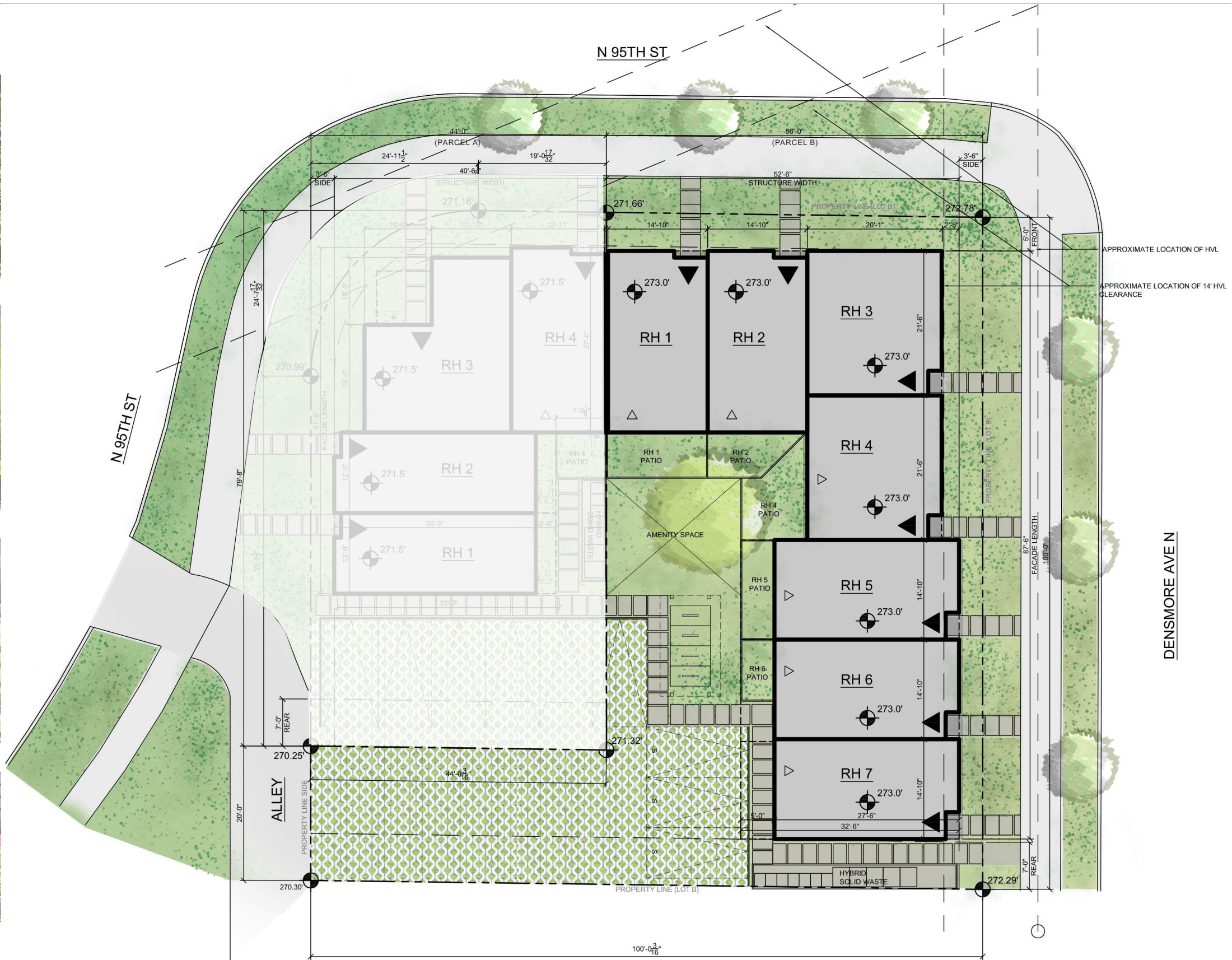
SEDUM ANGELINA



CAREX EVERCOLOR EVERIL



NANDINA DOMESTICA GULF STREAM



## PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy way-finding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common areas, and under cantilevers. Fixtures will be path, entry, and parking related and shielded from interfering with neighboring buildings.



① WALL LIGHT



## ② SOFFIT LIGHT



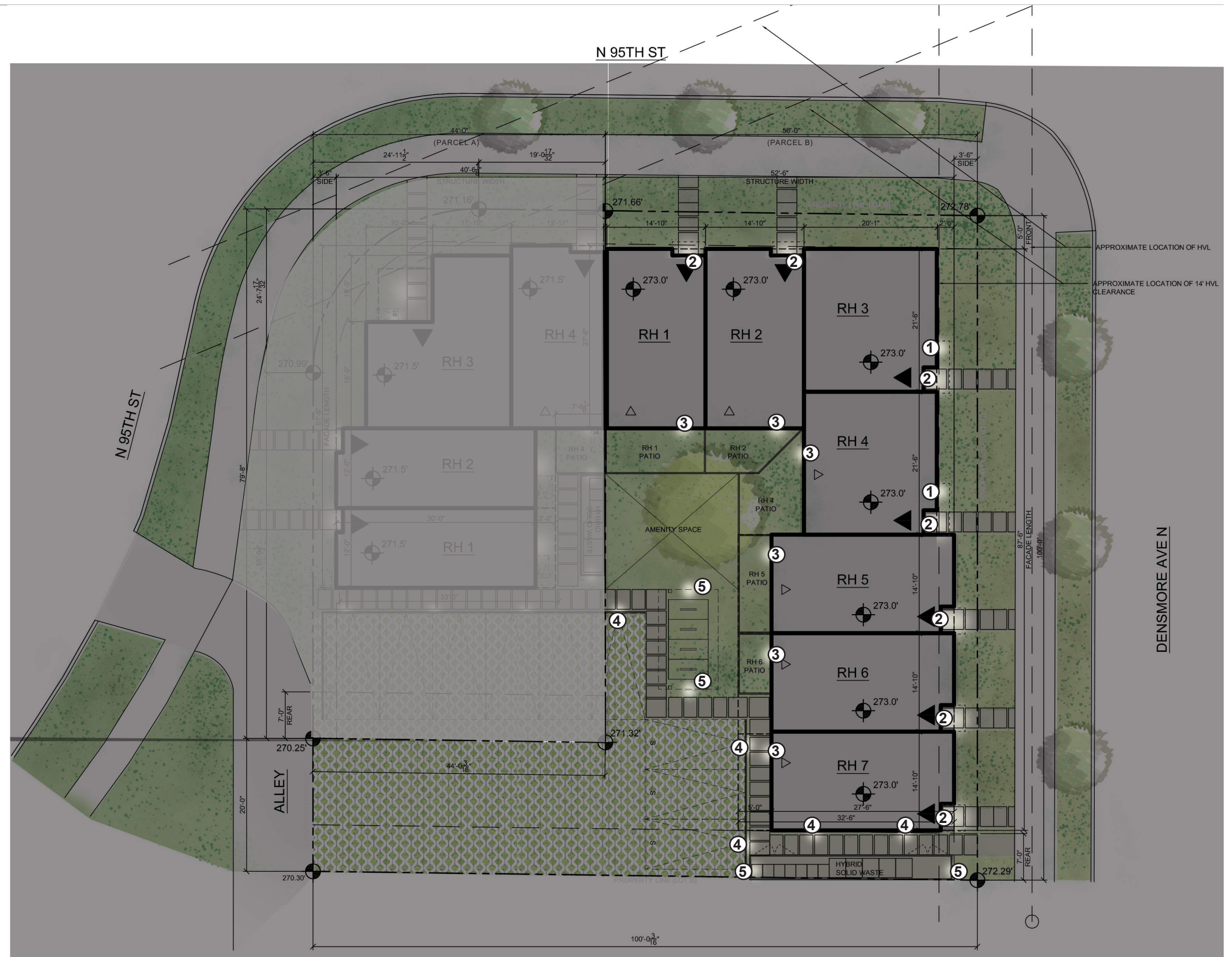
### ③ WALL LIGHT



#### ④ PATHWAY LIGHT



⑤ WALL LIGHT



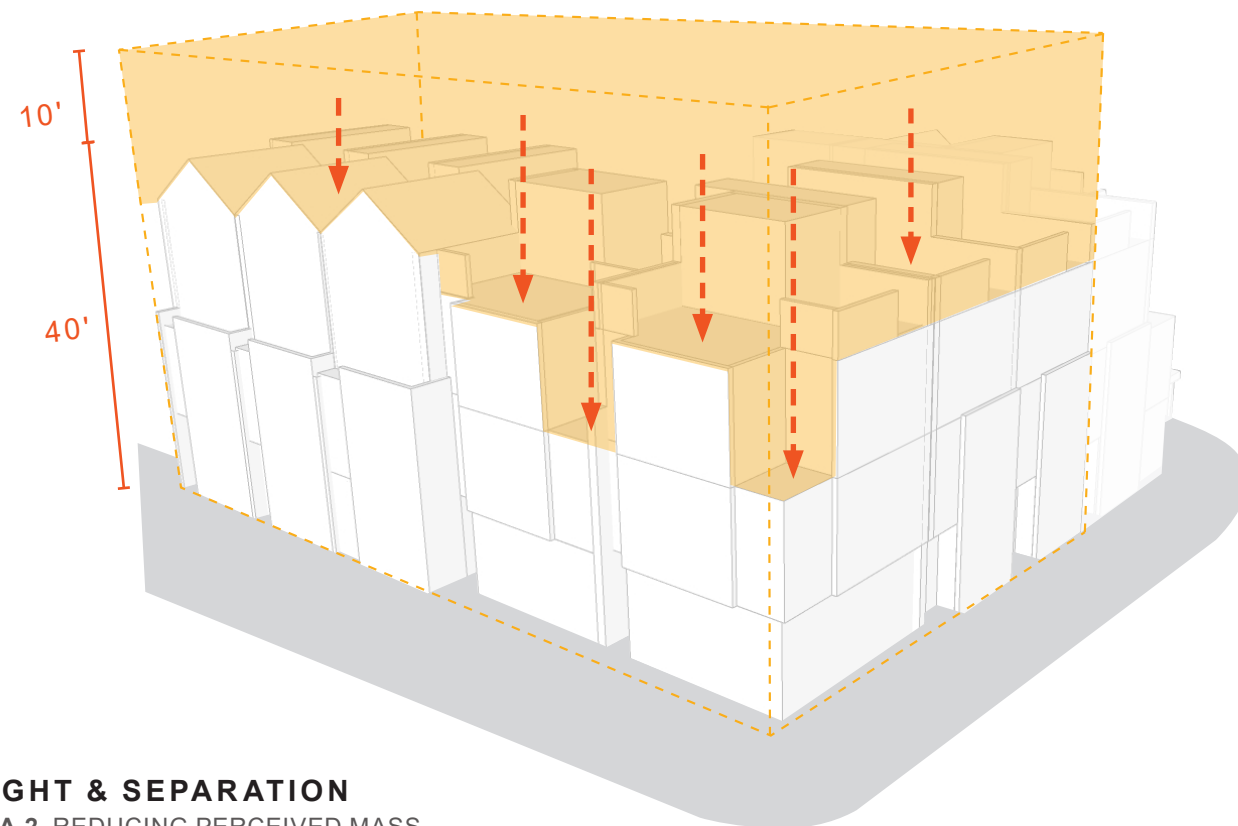
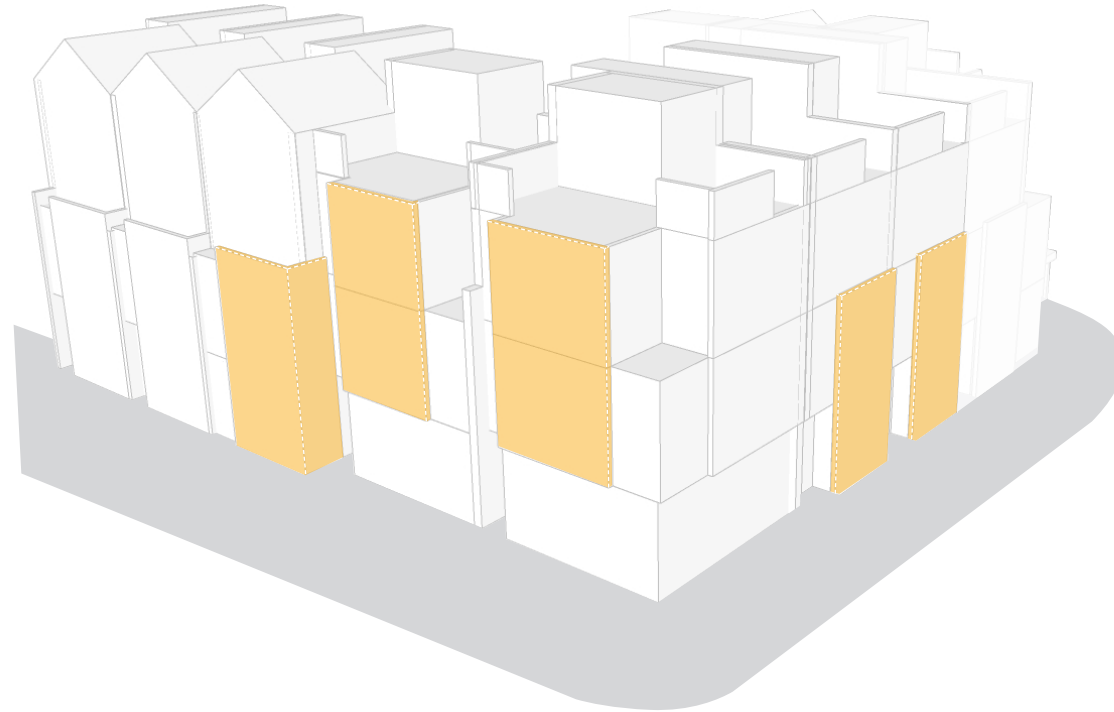
## PROPOSED LIGHTING PLAN

CS3. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES	Architectural context and character contribute to the architectural character of the neighborhood	RESPONSE
CS3.A.4 EVOLVING NEIGHBORHOODS:	In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.	The proposed design will continue to establish a positive context by responding to the scale of the surrounding development. The building sits below the allowable height to create a positive street rhythm that should be responded to by future development. Modulation, material applications and respect for light and views are elements that we identified in the neighborhood and implemented strongly in this design.
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	
CS2-D Height, Bulk and Scale	<p>1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.</p> <p>Reduce perceived height by locating stairs and any proposed penthouses interior to building and away from building edges.</p>	The proposed design features a three story street front rowhouse building under the allowable 40 ft height limit. The height and mass is also reduced by proposing reduced penthouses or situating stair towers away from the street. Additionally, variation in heights and roof forms to erode the corner help to break down the scale and provide a pattern relating to the neighborhood context. As this neighborhood and block is in transition the proposed project aims to respect the current context while also looking to the future proposed developments occurring just within a two block radius.
DC3. OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other.	
DC3.B. OPEN SPACES USES & ACTIVITIES	<p>1. Meeting user needs: plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.</p> <p>2. Matching uses to conditions: respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.</p>	<p>The open spaces in this design were prioritized to capture the views out over Licton Springs Park. The roof decks were designed to create an open space with a connection to the open green space of the park directly across the street. Open rail was utilized to open up the view as well as breaking down the massing. The rowhouse units within the proposed building are oriented to follow the curve of the ROW along N 95th St.</p> <p>The building orientation allows for ground amenity at an internal courtyard that is pulled off the street and the alley.</p>
PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	
PL3. 2. RESIDENTIAL EDGES	<p>1. Security and privacy: provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.</p> <p>2. Ground-level residential: privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in pl3.b1, design strategies include: a. Vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries; b. Pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and c. A combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.</p> <p>4. Interaction: provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children’s play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.</p>	All proposed entries are recessed and set above the street or pathway to add a level of separation and privacy. The front residential edge is buffered by lush landscaping between the facade and the sidewalk. The internal courtyard at the rear of the building is located south of the development which allows for more southern light to enter the space. The courtyard area promotes interaction by including patios, planting and providing all bike parking within this area.

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.	
DC2.B. Architectural and Façade Composition	Establish overall appearance on clear and pleasing set of proportions. Create a sense of order in building through modulation and articulation, fenestration, trim/ moldings, signage, etc. Ensure all facades are attractive and consider architectural expression of the project as a whole.	The units within the proposed building are oriented to follow the ROW along N 95th St with landscaping and a central multi purpose court for all users to experience. Overall modulation is achieved by eroding the corner, providing decks and recessed entries. A simple white panel material has been chosen to highlight 2-story scale modulation to occur along the street facing facade. The 2-story proportion is applied at all units to unify the design language across the various unit types. A wood material is used to create a unique and high quality design expression at recessed entries proposed throughout the project.
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.	
DC2-C. Secondary Architectural Features	3. Fit with Neighboring Buildings Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as: a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials, b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.	The architectural concept of this proposal is to blend a modern site approach of density and stacked living while responding appropriately to the design language of the surrounding context. We have pulled detail cues from the neighborhood such as gable roof forms, porches, landscaping and trim. The building is oriented to follow the ROW at N 95th St continuing the same language as neighboring structures and creating a pleasant street experience for pedestrians. The chosen materials and detailing also speak to the majority single family context and are familiar siding and trim applications.
DC3. OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other.	
DC3-C-2. Design Open Space	2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.	The orientation of the building allows the proposal of front entry porches that create connection to the park. Rooftop amenity areas are also provided for all units. Many units will have a private rear yard and all units will have access to the common amenity area in the proposed internal courtyard. The corner unit will have a deck off of the second floor living level above the front entry. The internal courtyard at the rear of the building is located south of the development which allows for more southern light to enter the space. The courtyard area promotes interaction by including patios, planting and providing all bike parking within this area. The autocourt is adjacent but separate from the internal courtyard while still activating the spaces.
DC4 EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces.	
DC4-A Building Materials	1.Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	The material palette is composed of dark gray board and batten, white panel siding and wood accents. Material and tones were chosen to provide a contrast of texture, pattern and detailing. Horizontal woodtone as the high quality material was implemented for warmth and texture and to facilitate wayfinding and highlighting front doors. The board and batten is a typical single family material which will respond to the context and add a contrast of texture and tone to the rest of the more modern choices. White vinyl windows will be used to balance the modern nature of this development but respond to detailing found in the neighborhood. Metal rail is introduced to open up the view as well as break down the massing.

## MODULATION

DC2.B.1. FACADE COMPOSITION  
DC2.C.1. VISUAL DEPTH & INTEREST

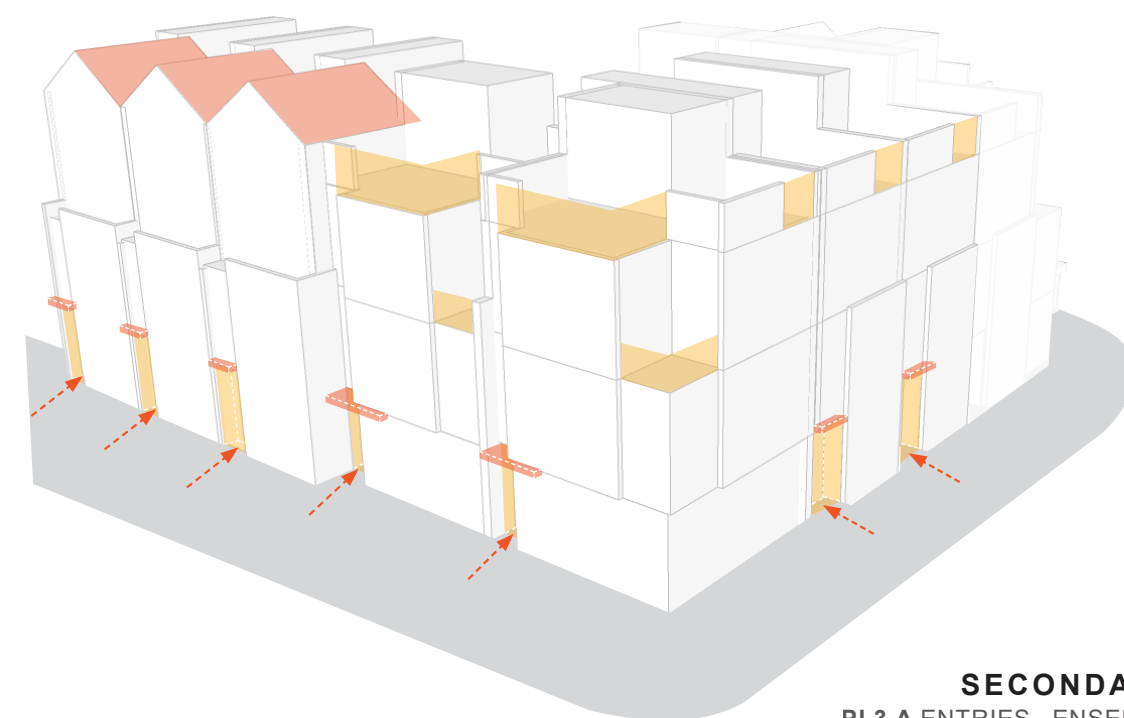
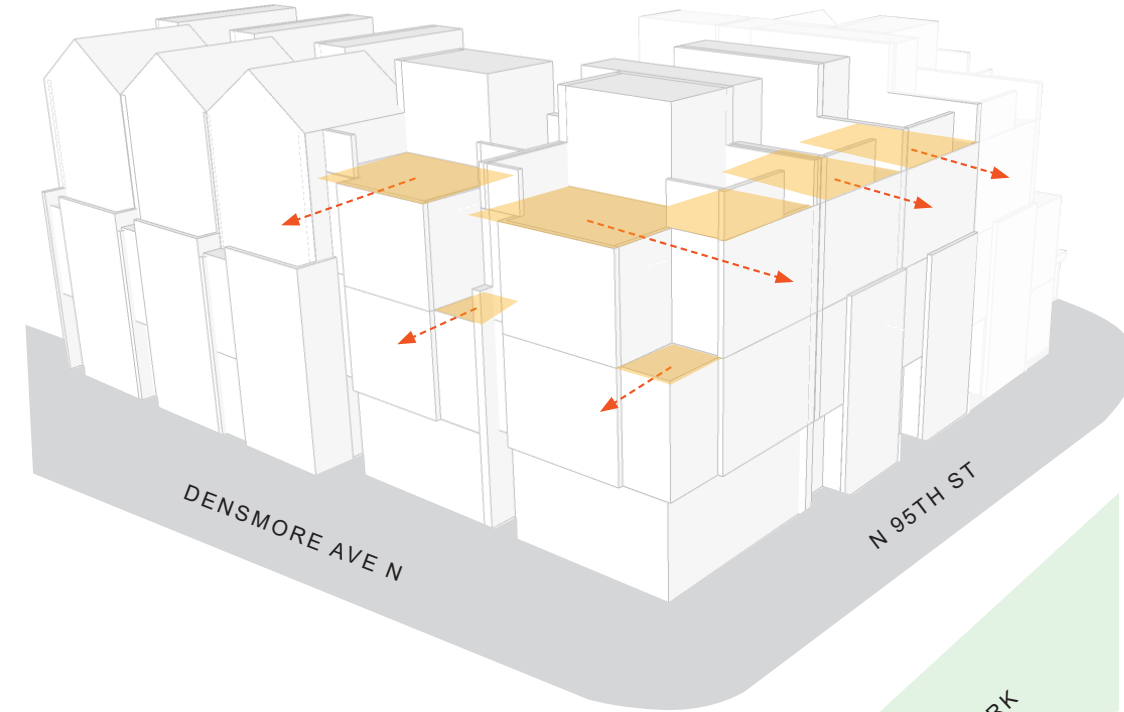


## HEIGHT & SEPARATION

DC2.A.2. REDUCING PERCEIVED MASS  
CS2.D. HEIGHT, BULK, AND SCALE

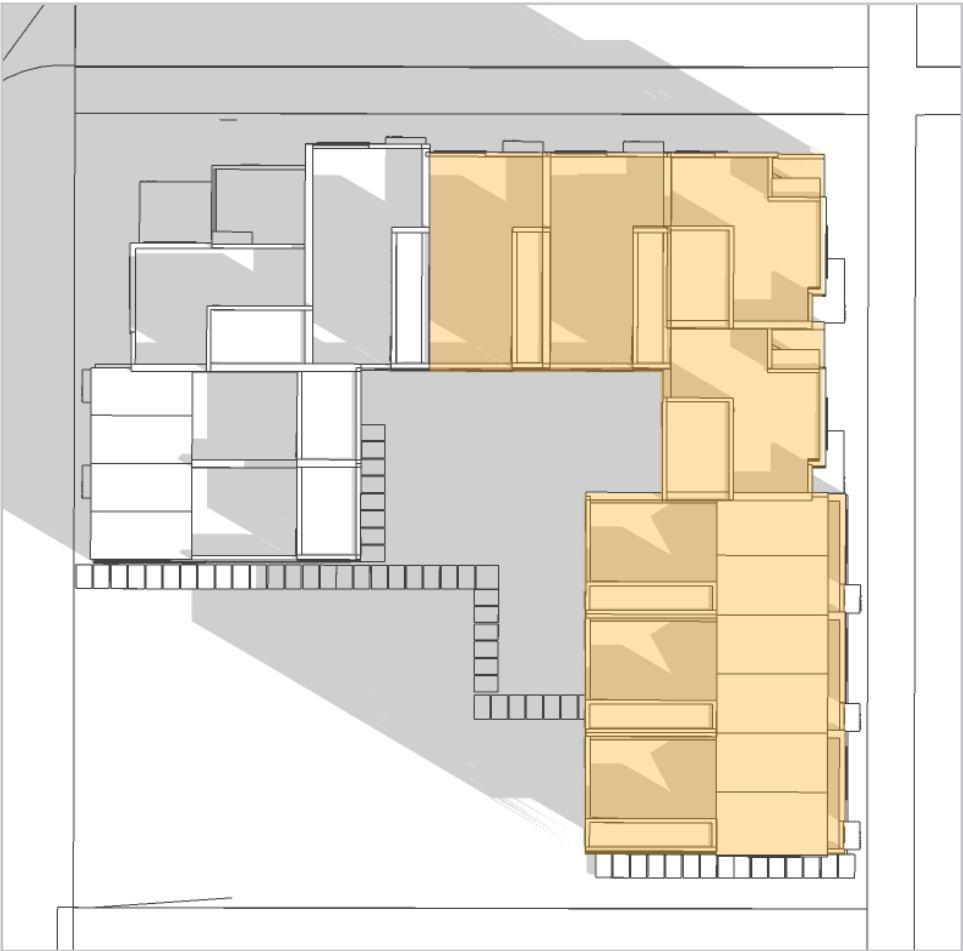
## VIEWS

DC3.B OPEN SPACES USES & ACTIVITIES  
PL1.C.1. OUTDOOR USES SELECTING  
ACTIVITY AREAS



## SECONDARY FEATURES

PL3.A ENTRIES - ENSEMBLE OF ELEMENTS  
PL3.B RESIDENTIAL EDGES - PRIVACY



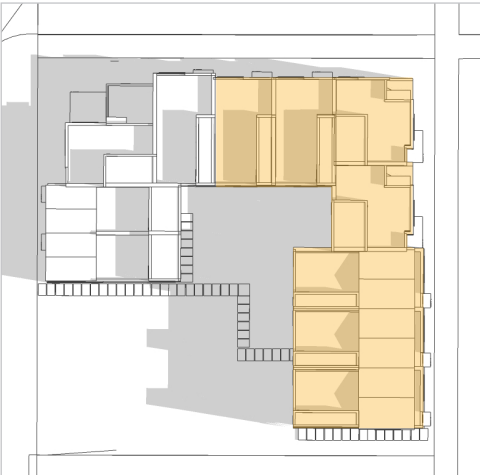
MARCH / SEPTEMBER 21, 9 AM



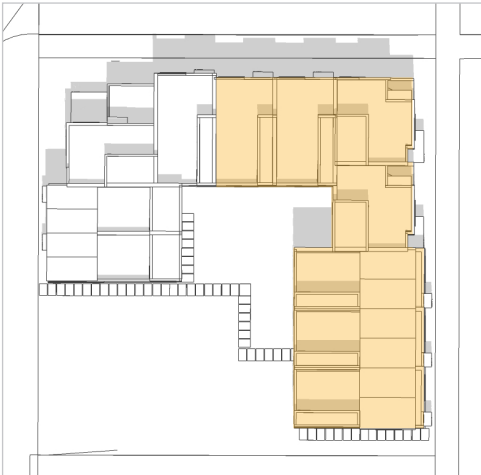
MARCH / SEPTEMBER 21, 12 PM



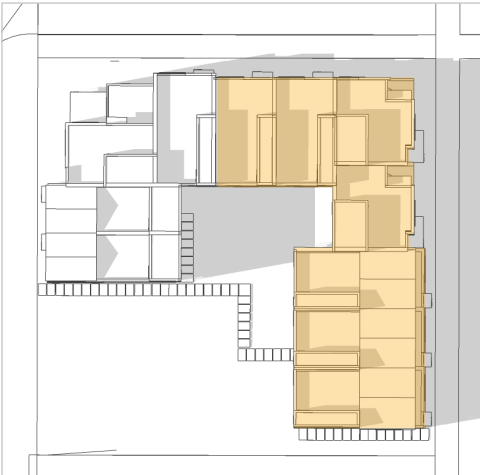
MARCH / SEPTEMBER 21, 3 PM



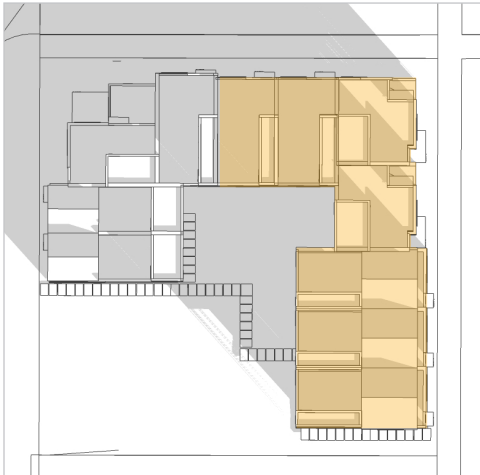
JUNE 21, 9 AM



JUNE 21, 12 PM



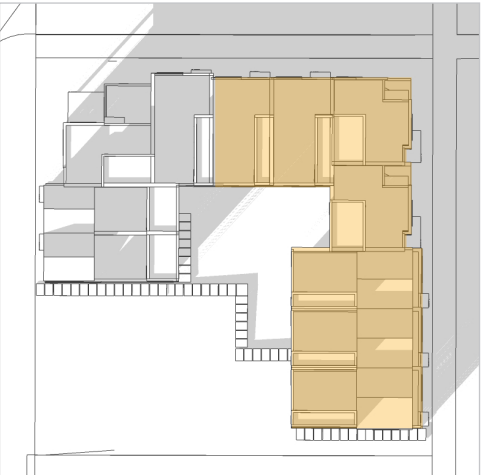
JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM



① WOODTONE SIDING



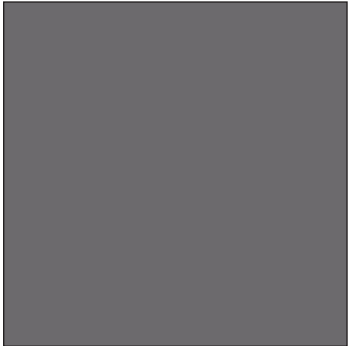
② CEMENTITIOUS PANEL WHITE



③ BOARD & BATTEN DARK GREY



④ WHITE VINYL WINDOWS



⑤ BLACK FINISHES - AWNINGS, FASCIA, CAP FLASHING



⑥ METAL RAIL



⑦ MOUNTED ADDRESS NUMBERS

PROPOSED MATERIALS

Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. Woodtone is introduced along the corner of N 95th St and Densmore Ave N at primary entry walls on the North and West elevations, for warmth and texture and to facilitate wayfinding, highlighting front doors. Board and batten siding has been chosen to respond to the traditional residential context and is the primary material for the portion of the facade closest to Densmore Ave N. Board and batten is also used to highlight the corner unit at N 95th St and Densmore Ave N to give it a unique treatment. Cementitious panel rounds out the palette - we propose the color white to simplify the design while highlighting modulation and better fit into existing context, that is composed mostly of single family homes with quieter color schemes. Vinyl windows will be used, creating large glazing and views from the corner and from the north. Metal rail is introduced at both second and third level of the corner facade, as well on the roof deck level facing North towards the park. Metal railing at the corner used with the intent to further break down the proposed massing and introduce a high quality secondary element to the composition of the unit entries. To buffer the solid waste location and surface parking, we propose a wood fence as it is found often in the neighborhood.

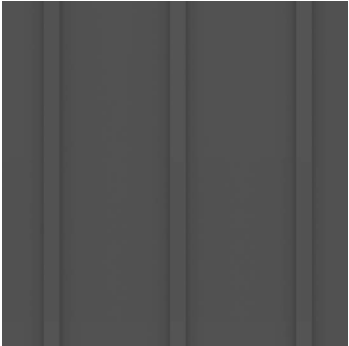




① WOODTONE SIDING



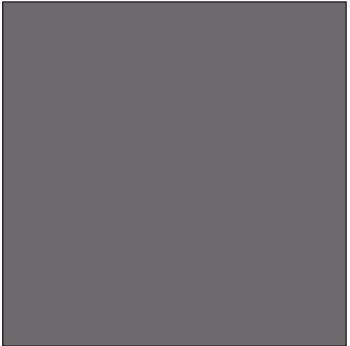
② CEMENTITIOUS PANEL  
WHITE



③ BOARD & BATTEN  
DARK GREY



④ WHITE VINYL WINDOWS



⑤ BLACK FINISHES -  
AWNINGS, FASCIA,  
CAP FLASHING



⑥ METAL RAIL



⑦ MOUNTED ADDRESS  
NUMBERS



EAST ELEVATION  
(DENSORE AVE N)



① WOODTONE SIDING



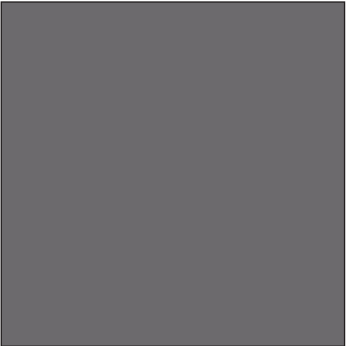
② CEMENTITIOUS PANEL  
WHITE



③ BOARD & BATTEN  
DARK GREY



④ WHITE VINYL WINDOWS



⑤ BLACK FINISHES -  
AWNINGS, FASCIA,  
CAP FLASHING



⑥ METAL RAIL



⑦ MOUNTED ADDRESS  
NUMBERS

PARCEL A

PARCEL B



SOUTH ELEVATION



① WOODTONE SIDING



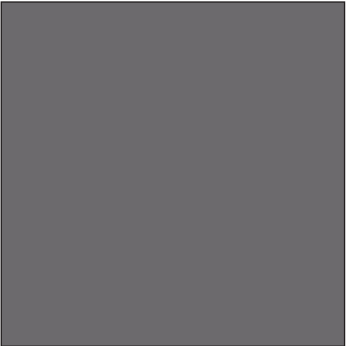
② CEMENTITIOUS PANEL  
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DARK GREY



④ WHITE VINYL WINDOWS



⑤ BLACK FINISHES -  
AWNINGS, FASCIA,  
CAP FLASHING



⑥ METAL RAIL



⑦ MOUNTED ADDRESS  
NUMBERS



WEST ELEVATION  
(INTERNAL COURTYARD)

FAR & GFA CALCULATIONS

FAR / GFA	
UNIT 1-2:	
FIRST FLOOR	354.67 SQ. FT.
SECOND FLOOR	359.67 SQ. FT.
THIRD FLOOR	359.67 SQ. FT.
PENTHOUSE	54.36 SQ. FT.
TOTAL	1128.37 SQ. FT. x 2
	2256.74 SQ. FT. / 2396.36

UNIT 3-4:	
FIRST FLOOR	382.33 SQ. FT.
SECOND FLOOR	389.50 SQ. FT.
THIRD FLOOR	351.41 SQ. FT.
PENTHOUSE	80.63 SQ. FT.
TOTAL	1203.87 SQ. FT. x 2 / 2542.63
	2407.74 SQ. FT.

UNIT 5-7:	
FIRST FLOOR	358.75 SQ. FT.
SECOND FLOOR	435.75 SQ. FT.
THIRD FLOOR	401.17 SQ. FT.
PENTHOUSE	49.08 SQ. FT.
TOTAL	1244.75 SQ. FT. x 3
	3734.25 SQ. FT. / 3964.07

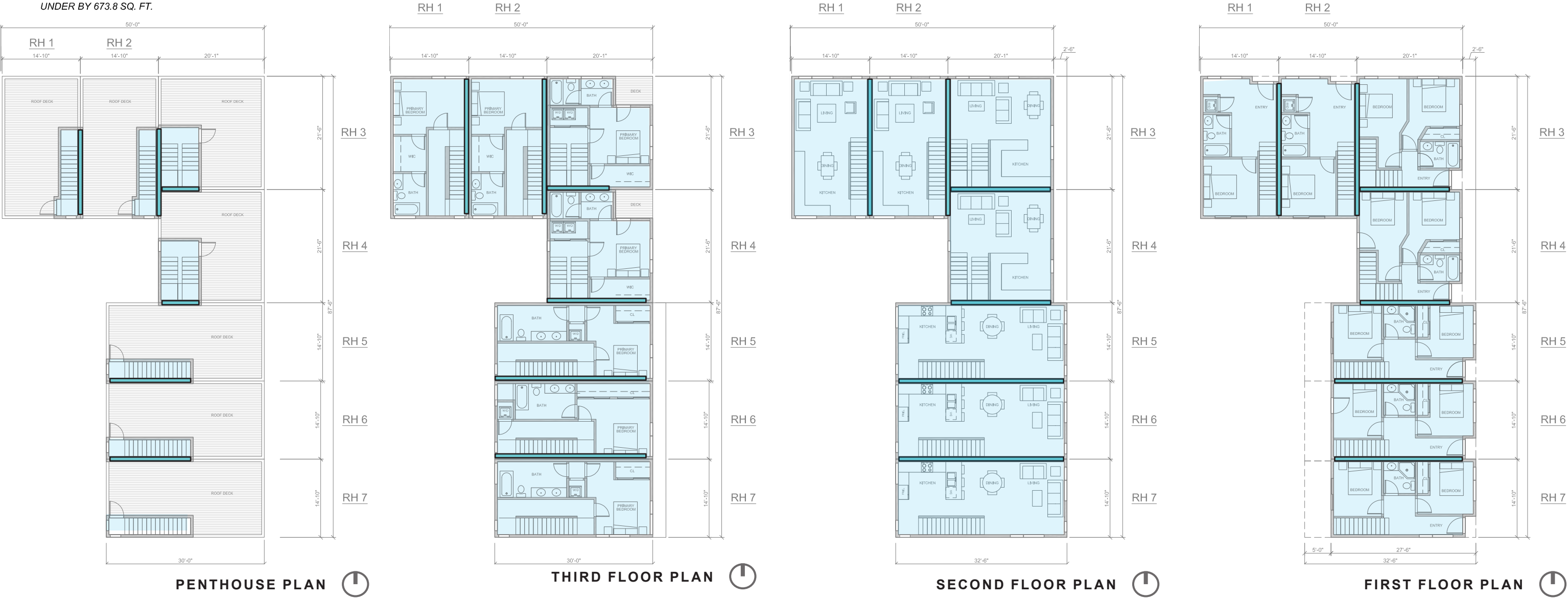
TOTAL FAR = 8398.73  
MAX ALLOWABLE FAR = 9,072.53 SQ. FT. / 8903.06  
UNDER BY 673.8 SQ. FT.

FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR. 4-2019

FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES

FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES





**FIRST FLOOR PLAN** 



SECOND FLOOR PLAN





ROOF PLAN 



VIEW FROM NE CORNER

**OPEN SPACE CONCEPT**

The open spaces in this design were prioritized to capture the views out over Licton Springs Park. The roof decks were designed to create an open space with a connection to the open green space of the park directly across the street. Open rail was utilized to open up the view as well as breaking down the massing. The rowhouse units within the proposed building are oriented to follow the curve of the ROW along N 95th St.  
(DC3-B)



VIEW FROM SE CORNER



VIEW FROM AUTOCOURT

**OPEN SPACES**  
The building orientation allows for ground amenity at an internal courtyard that is pulled off the street and the alley. The courtyard area promotes interaction by including patios, planting and providing all bike parking within this area. The autocourt is adjacent but separate from the internal courtyard while still activating the spaces. (DC3-B, DC3-C-2)

# STREAMLINED DESIGN REVIEW

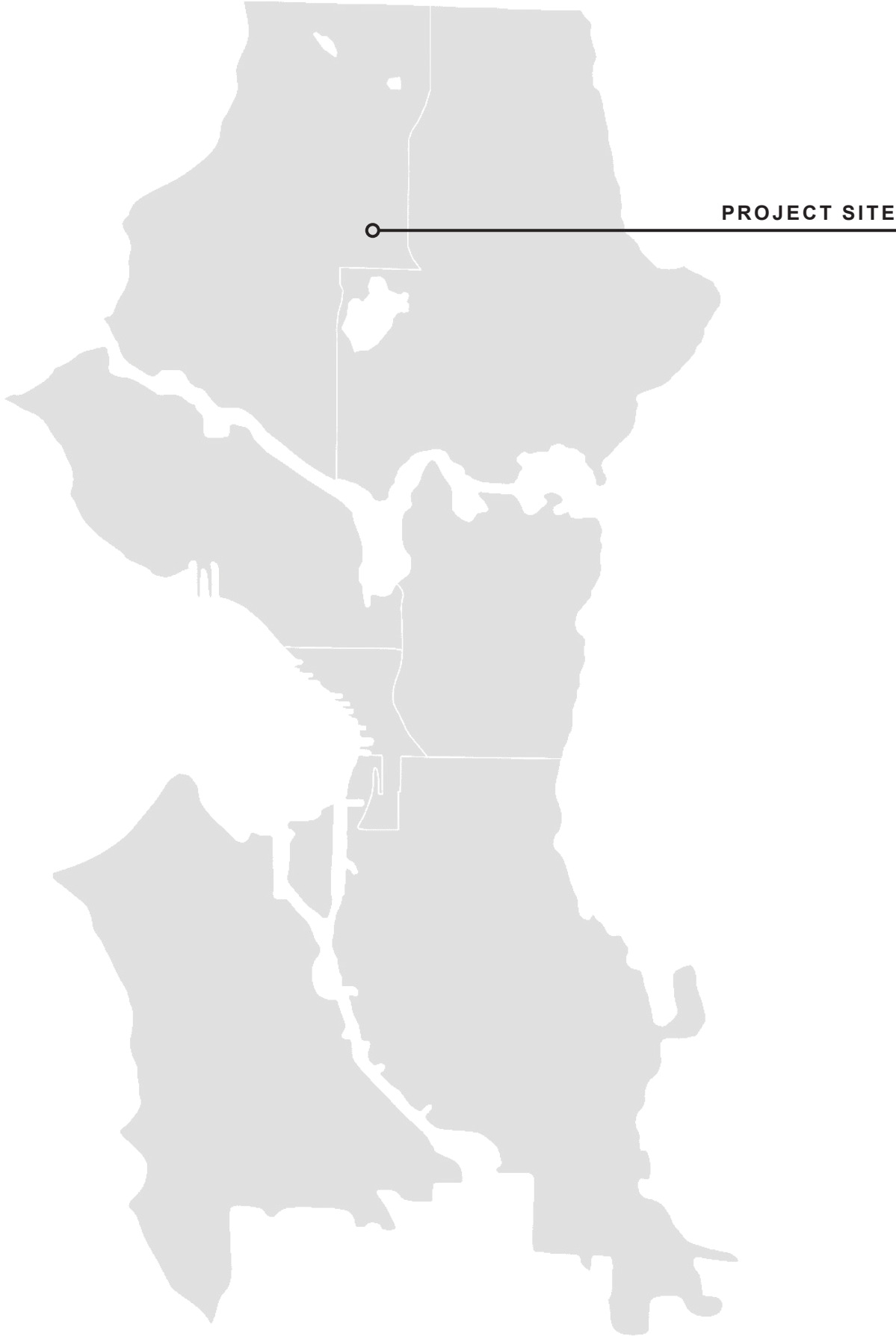
SDCI # 3038637-EG  
9255 N 95th St / Parcel A  
Seattle, WA 98103

Applicant:  
Cone Architecture, LLC  
1319 N 49th St,  
Seattle, WA 98103  
Contact: Jamie Yengel

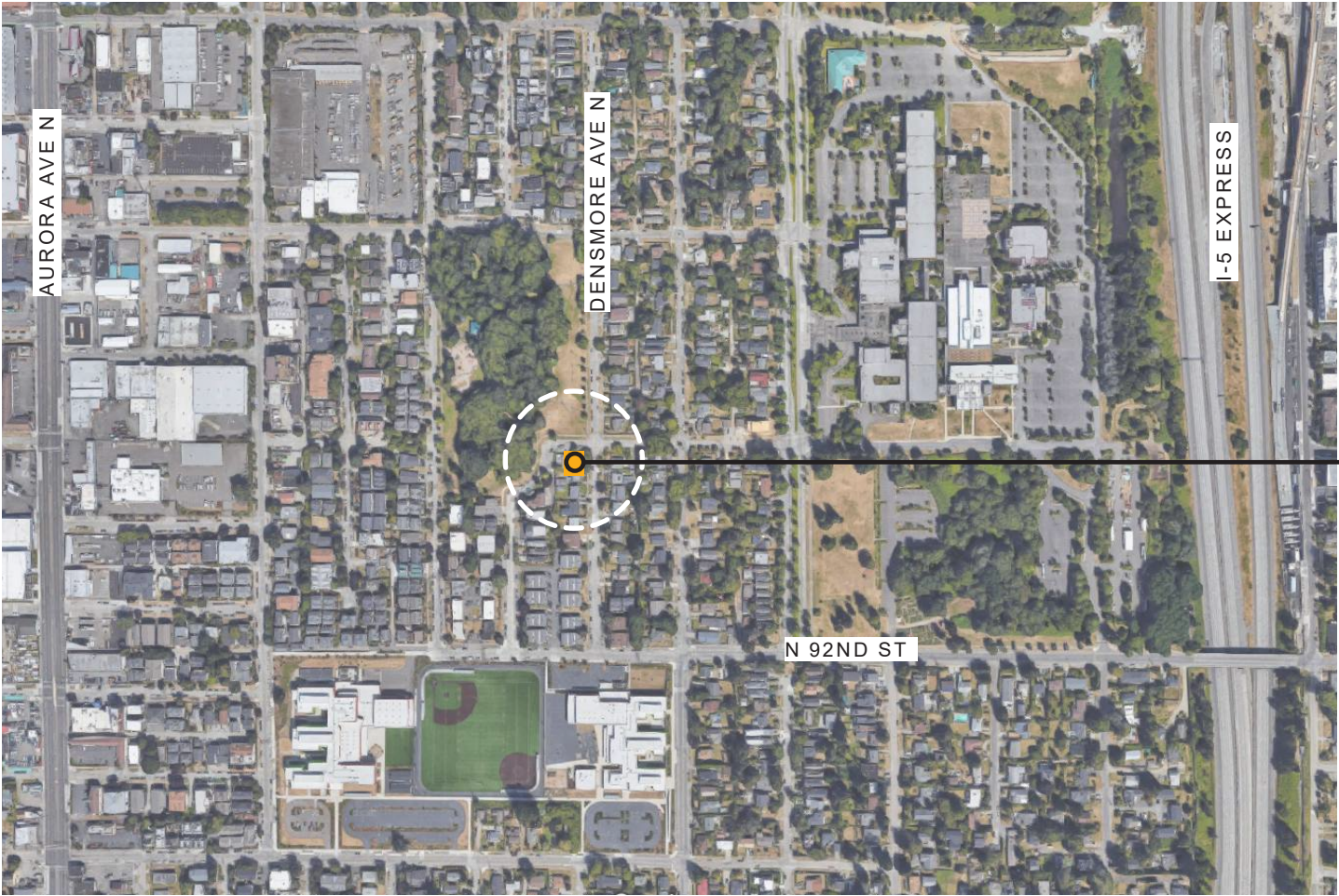
Owner:  
Green City Development  
14231 Lake Road, Suite 300  
Lynwood, WA 98087  
Contact: Andrey Gidenko

SDCI Contact:  
Irving Chu  
Irving.Chu@seattle.gov





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EXISTING SITE

The existing parent parcel (APN 431070-2560; 431070-2550) is located at the corner of Densmore Ave N and N 95th St. There are two existing curb cuts along the north and west providing vehicle access to the site from N 95th St. Currently there is a single family structure and detached shed on the site that will be removed for the proposed project. The site is positioned in Low Rise Zone (LR2 (M1)), bordered by single family zoning to the east across Densmore Ave N, and Low Rise Zone (LR2 (M)) to the west across an existing 12 foot alley and along N 95th Street. Directly to the north and west of the parcel, across N 95th Street is Licton Springs Park. To the east, across Densmore Ave is a one story single family house. To the south, is a one and a half story single family house.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 (M1), indicating that the structure may go up to 40'-0" plus additional applicable height bonuses. The project parcel is zoned LR2 (M1), having recently been up-zoned from SF 5000. The adjacent property to the east is also zoned LR2 (M1). The SF 5000 zoning is still intact to the further east across Densmore Ave N. To the west, the site is adjacent to LR2 (M) zoning and access to public transportation along Aurora Ave N. It is also part of the Aurora Licton Springs Residential Urban Village. Due to the overlay of the Urban Village and proximity to transportation systems of the frequent transit zone overlay, no vehicular parking is required.

DEVELOPMENT OBJECTIVES

The project proposes the construction of a new multi-family residential building containing four (4) rowhouse units. The existing single family residence and detached shed will be demolished under this proposal. The rowhouses will be approximately 1155 SF square feet of floor area per unit (4620 sf total).

No parking is required for all residential uses in multifamily zones within urban villages. This parcel is located on the edge of the Aurora Licton Springs Residential Urban Village, therefore parking is not required. However, we propose four (4) surface parking stalls at the rear of the lot, with alley access from N 95th St.

NEIGHBORHOOD CUES

The subject parcel is located in between two significant arterials, Aurora Ave N and N 92nd St. 92nd offers a walkable neighborhood area, with access to schools, parks, and shops. Aurora contains large commercial spaces, and serves as a principal N-S arterial in the area. A prime location for increased density, the neighborhood offers easy transportation to downtown Seattle (including the rapid E line along Aurora) as well as close proximity to Interstate 5 further east. Surrounding the proposed project site are predominantly one to two story single family homes and a few multi-family apartment buildings towards the south and west. As the neighborhood increases density, this project will serve as a precedent, being one of the first of its scale in this vicinity.

VICINITY MAP



**SITE LOCATION**  
9255 N 95th St  
Seattle, WA 98103

**ZONING SUMMARY**  
Zone: LR-2 (M1)  
Overlay: Aurora-Licton Springs Residential Urban Village  
ECA: Wetlands, Salmon Watershed, Riparian Corridor, Peat Settlement Prone

**PROJECT PROGRAM**  
Site Area: 3,386.1 SF  
Number of Residential Units: 4  
Number of Parking Stalls: 4  
Approx. FAR = 4,620.75 SF  
Approx. FAR Per Unit = 1,155 SF

**DESIGN REVIEW**  
Streamlined (Previously zoned SF 5000)

**ADJUSTMENTS REQUESTED**  
None

Address: 9255 Densmore Ave N Seattle, WA 98103  
Parcel #: 431070-2560  
Zoning: LR2 (M1)  
Overlays: Aurora-Licton Springs Residential Urban Village  
Site Area: 3,386.1 SF

**23.45.504 Permitted Uses**  
Permitted outright: Residential

<b>23.45.514 Structure height</b>	
Allowed Maximum Base Height:	40'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.)	44'-0"
10'-0" additional allowed for stair penthouses:	50'-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.)

**23.45.510 floor area ratio**  
Maximum FAR: 1.4 (4,740.54 SF)

<b>23.45.518 Setbacks requirements</b>	
Front Setback:	5'-0" minimum
Rear Setback:	7'-0" average/5'-0" minimum
Side Setback for Facades <40' in length:	3'-6" minimum /0' where abutting another rowhouse development
Side Setback for Facades ≥ 40' in length:	3'-6" minimum /0' where abutting another rowhouse development

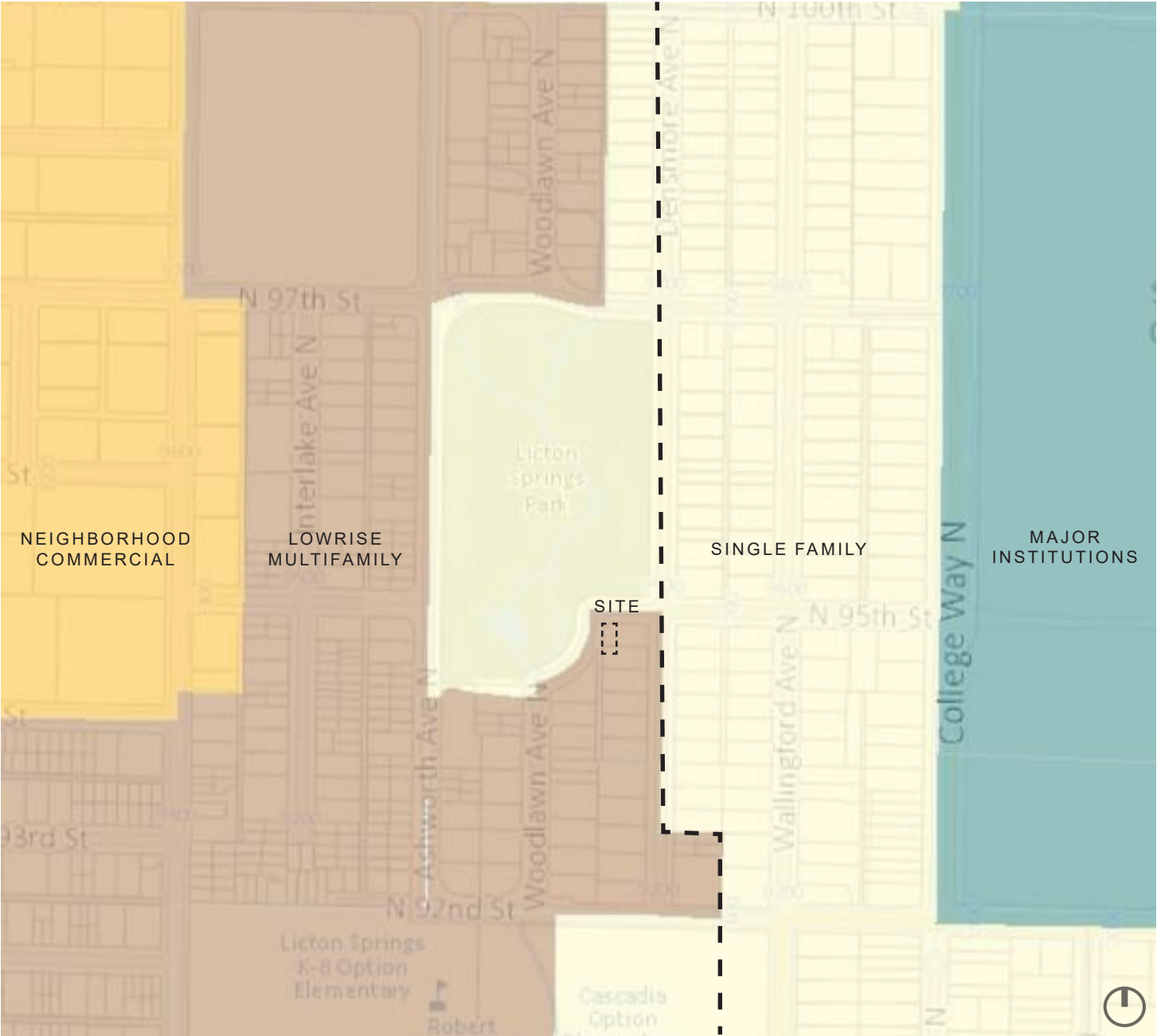
**23.45.524 Landscaping and Screening Standards**

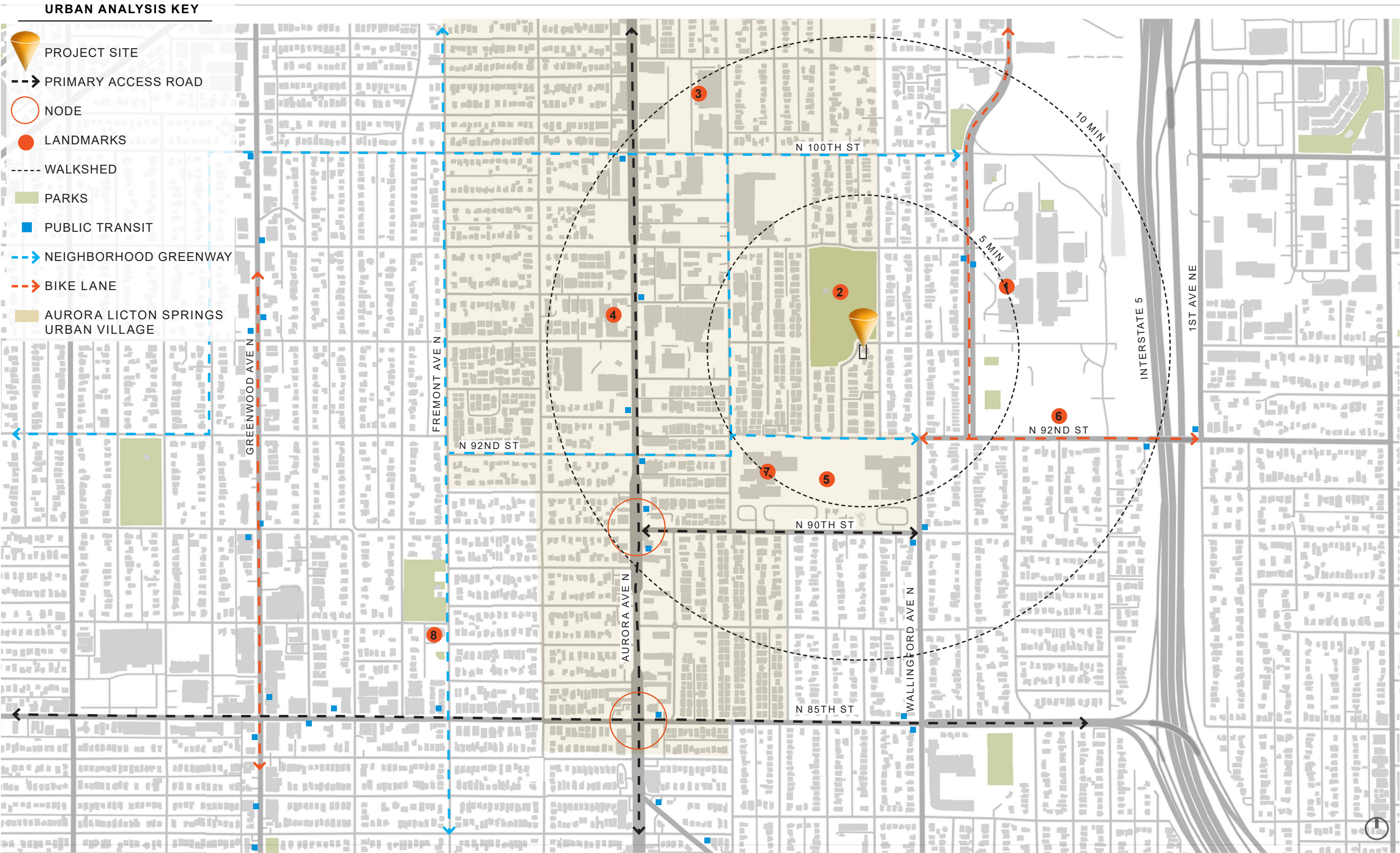
- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 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.

**23.45.522 Amenity Area**  
Required: 25% of lot area (50% provided on ground level)

**23.54.015 Required Parking**  
The project is located within an Urban Village and parking flexibility area, therefore no parking is required.

**23.54.040 Solid Waste & Recyclable Materials Storage and Access**  
SPU approval required for 5+ multifamily units







NORTH SEATTLE COLLEGE 1



LICTON SPRINGS PARK 2



OAK TREE MARKET 3



LOCAL BREWERY - LANTER BREWING 4



PLAYFIELDS 5



LICTON SPRINGS P-PATCH COMMUNITY GARDEN 6



ROBERT EAGLE STAFF MIDDLE SCHOOL 7



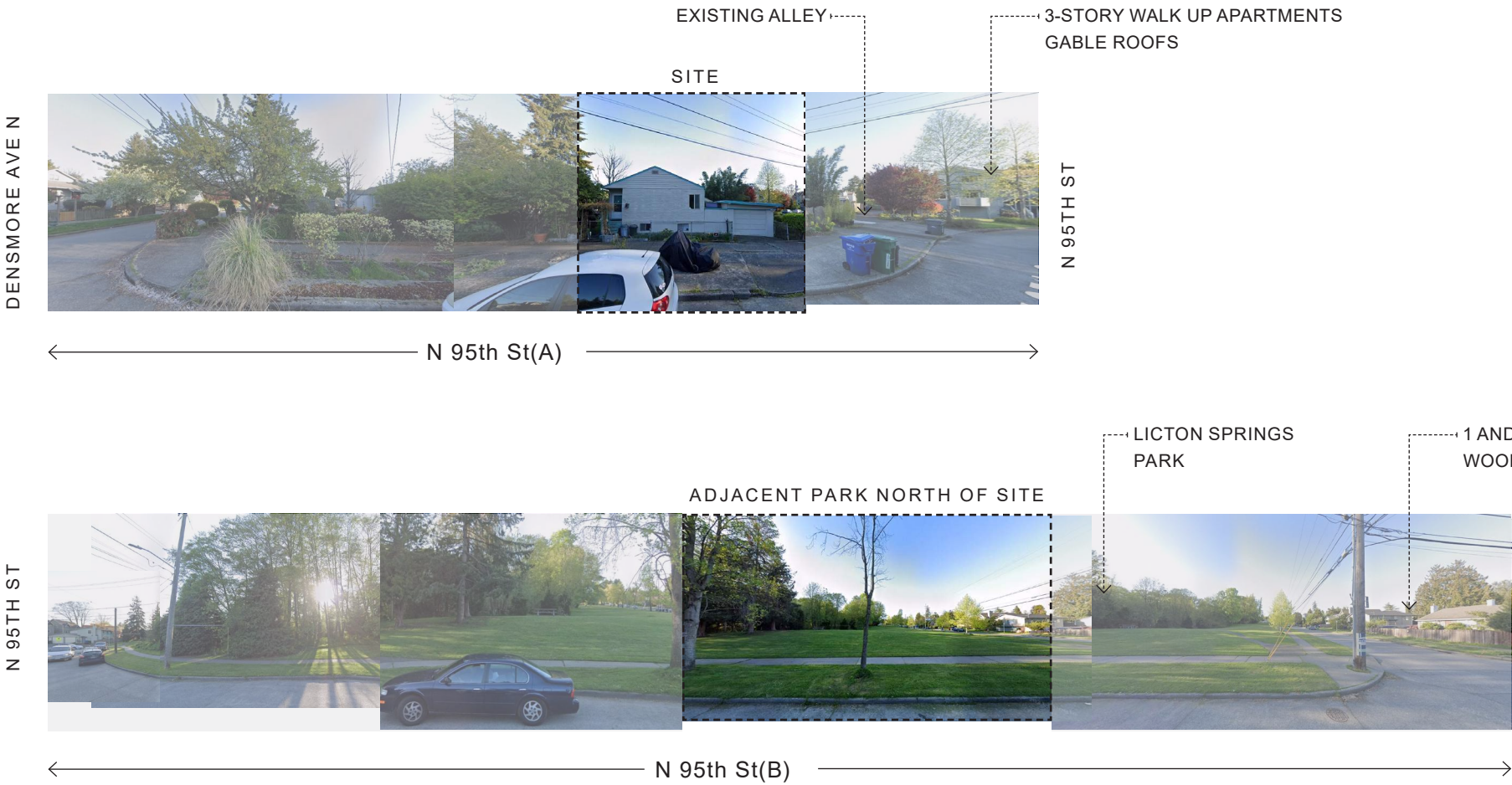
BOYS AND GIRLS CLUBS 8

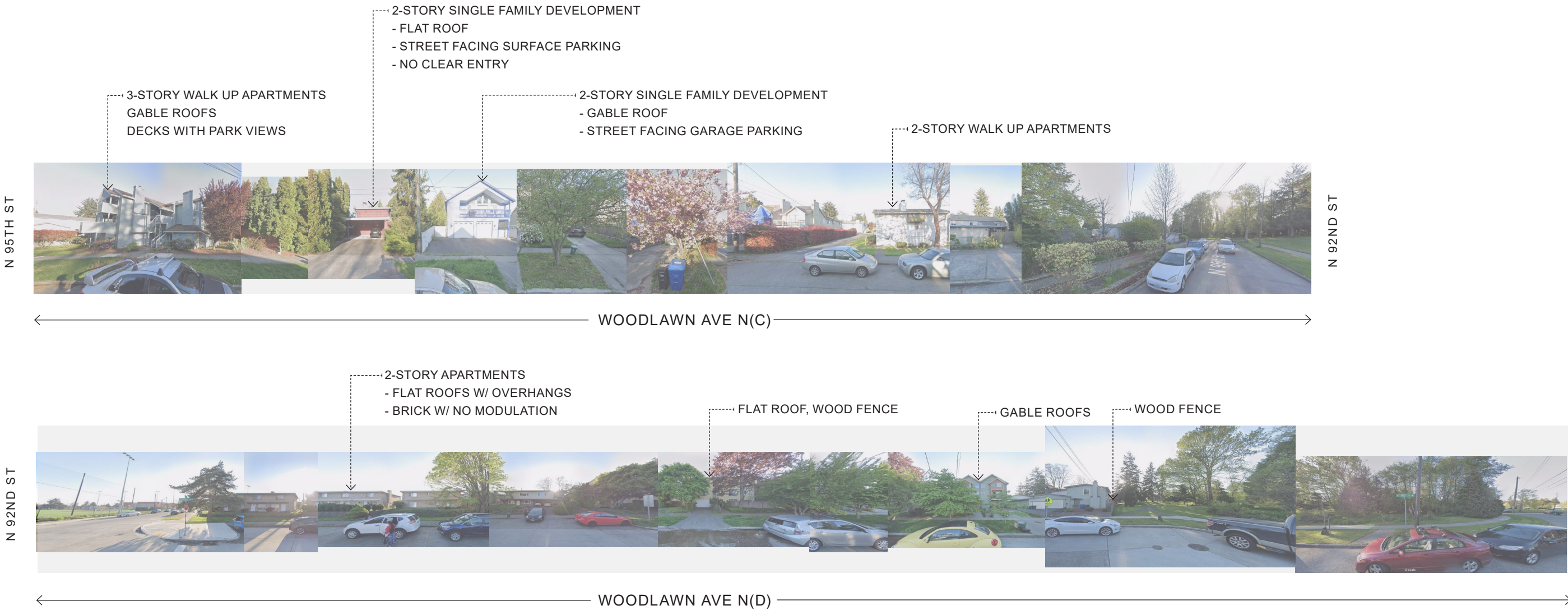


SURROUNDING BLOCK ANALYSIS

The immediate surrounding residential context consists of one or two story single family homes, as this area was recently up-zoned from SF 5000, and single family zoning still exists across Densmore Ave N. As you move further west along N 95th St, the zoning and uses transition to lowrise multi-family surrounding Woodlawn Ave N.

Drawing from our immediate residential context, there are many design cues we have looked to incorporate into our proposal. Due to the sloping nature of the topography, it is common to see stoops, stairs or ramps leading up to most of the residential entries. Many of the homes are neutral in tone or make use of soft colors. Other common features are the use of wood fences, trim around windows, angled roof forms, and open rail.







LOOKING WEST



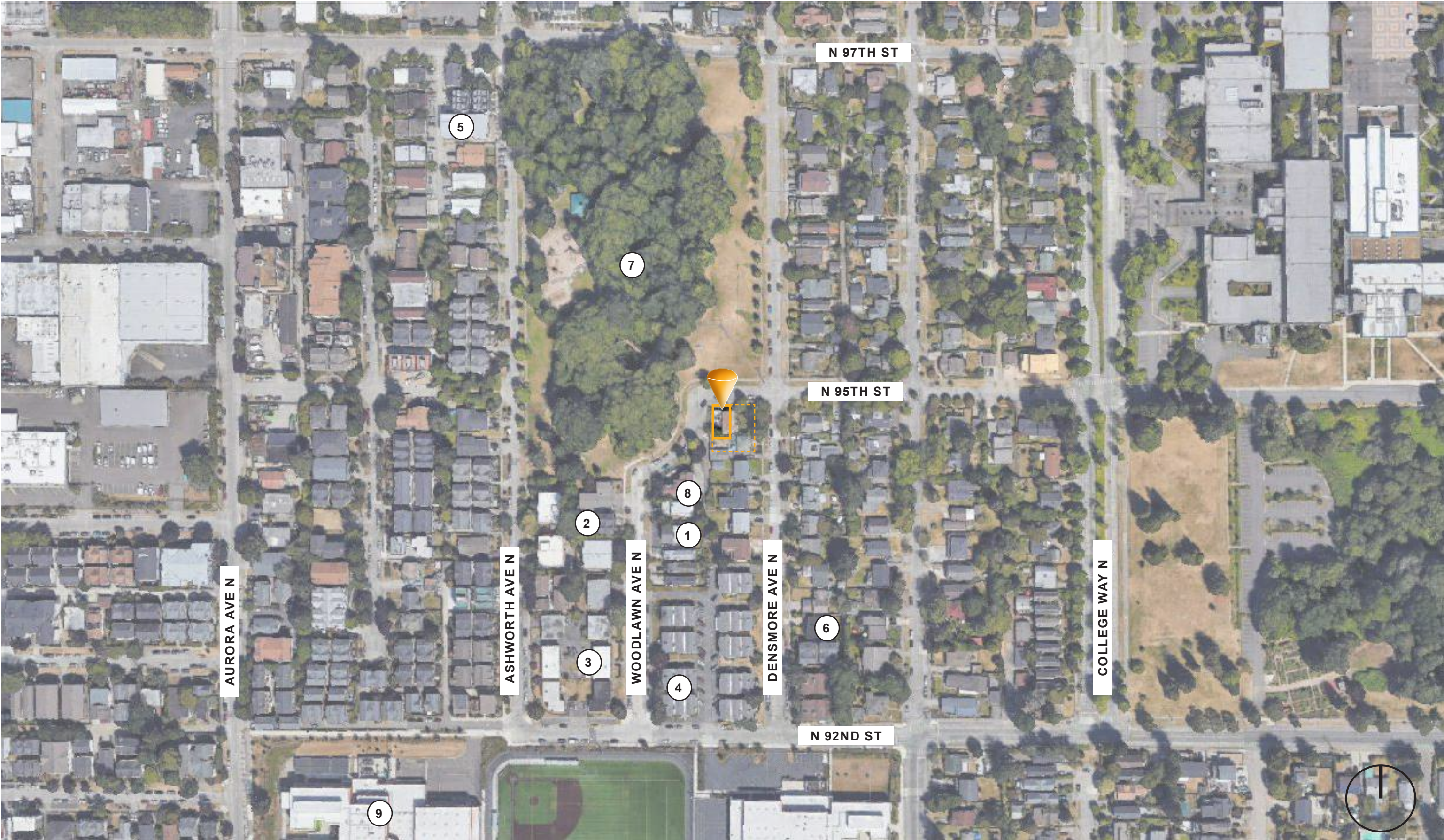
LOOKING SOUTH



LOOKING EAST AT EXISTING CURB CUT ON N 95 ST



LOOKING EAST AT EXISTING ALLEY ACCESS AND CURB CUT



Context around site - single family with some multifamily + mix of traditional and contemporary architecture

## SURROUNDING CONTEXT ANALYSIS

This immediate area is fairly new to the impact of the growing development in this neighborhood. Most of the surrounding context is of older multi-family homes (2, 3, 8), older single family homes (1), with a few modern designs found throughout in single family homes, apartments and nearby schools (5, 6, 9). Licton Springs Park (7) provides greenspace for the community.

The older single family homes all incorporate pitched roofs, residentially scaled material (lap siding), and a stoop or steps up from street level. Most of the newer projects have proposed warmth through wood tones and the use of other high quality materials. All new projects provide large street-facing windows and some incorporate pitched roofs to fit in with the older surrounding context.

We intend to respond with similar material pallet that fits with both older and newer context, while proposing a reduced massing at the street level to better engage and fit with the scale of the existing single family homes. The focus of the proposed project is to connect with the neighborhood's characteristics, paying special attention to detailing, landscaping, massing forms and most importantly, street facade design.



1



2



3



4



5



6



7



8



9

Summary of Outreach Plan:

1. Printed Outreach
- a. Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site (high impact method). They will also be sent to all community groups and organizations included in the Aurora Licton Springs Neighborhood Snapshot (link below).
- ALUV-Snapshot.pdf (seattle.gov)

•

Direct mailing will be sent to the ethnic media outlets listed from DON.

b. Flyer will advertise the proposed project and will contain links & QR code to an online survey and interactive project website.

c. Flyer will be translated into Chinese (traditional), Spanish and Korean.
2. Electronic/Digital Outreach: Cone Architecture will design an online survey that will provide a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, a site plan, and five survey questions. Survey will meet the following:
- Survey will be translated into Chinese (traditional), Spanish and Korean.

•

Links to translations will be in-language, displayed prominently and easy to navigate.

Public informed by: Printed outreach flyer

3. Electronic/Digital Outreach 2 (COVID replacement for In-Person)
- Cone Architecture will design a project-specific website which will present the project via a site-location map, a preliminary site plan of the proposed development, and a summary of the project. The website will also provide project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site will provide a link to the project survey with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback. The website will also be:
- Publicly available for at least 21 days.

•

Entirely translated into Chinese (traditional), Spanish and Korean.

•

Links to translations are in-language, displayed prominently and easy to navigate.

Public informed by: Printed outreach flyer and survey



\*EXAMPLE OF FLIER. SEE DON PACKAGE FOR ALL LANGUAGES

Densmore Row

About the Project:  
GreenCity Development and CONE Architecture are partnering on the development of 9251 & 9255 Densmore Ave N, Seattle, WA. The new development will include 11 rowhouses with 9 parking stalls. Planning has just begun, and construction could start as early as Summer 2022.

Share your Thoughts:  
We want to hear from the community. Please share your concerns and priorities for this new development, and for the neighborhood overall, on the project website or by taking the online survey.

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

Additional Information:  
You can track our progress throughout the permitting process. Search the project address project number in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

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.  
<https://coneoutreach.wixsite.com/2110-densmore-korean/english>

Take an Online Survey:  
Use this online survey to provide feedback. This survey will be available from 10/25/2021 - 11/19/2021

Densmore Row Site

1

What is your connection to this 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 (please specify)

2

What is most important to you about a new building on this property? (Select all that apply)

☐

That it is nice looking

☐

That it looks unique and interesting

☐

That it is affordable for residents and/or businesses

☐

That it is designed to be family-friendly

☐

That it is designed with environmental sustainability in mind

☐

Other (please specify)

3

What concerns do you have about this project? (Select all that apply)

☐

Construction noise/impacts

☐

That it may feel out of scale with other buildings nearby

☐

That I will not like the way it looks

☐

That it will make driving and parking in the neighborhood more difficult

☐

That it will not be affordable

☐

I don't have any specific concerns

☐

Other (please specify)

4

Is there anything specific about this property or neighborhood that would be important for us to know?

Do you have any additional project-related thoughts or ideas to share?  
Contact Michelle Lalonde with CONE Architecture at DensmoreRow@cone-arch.com or at (206) 693-3133.

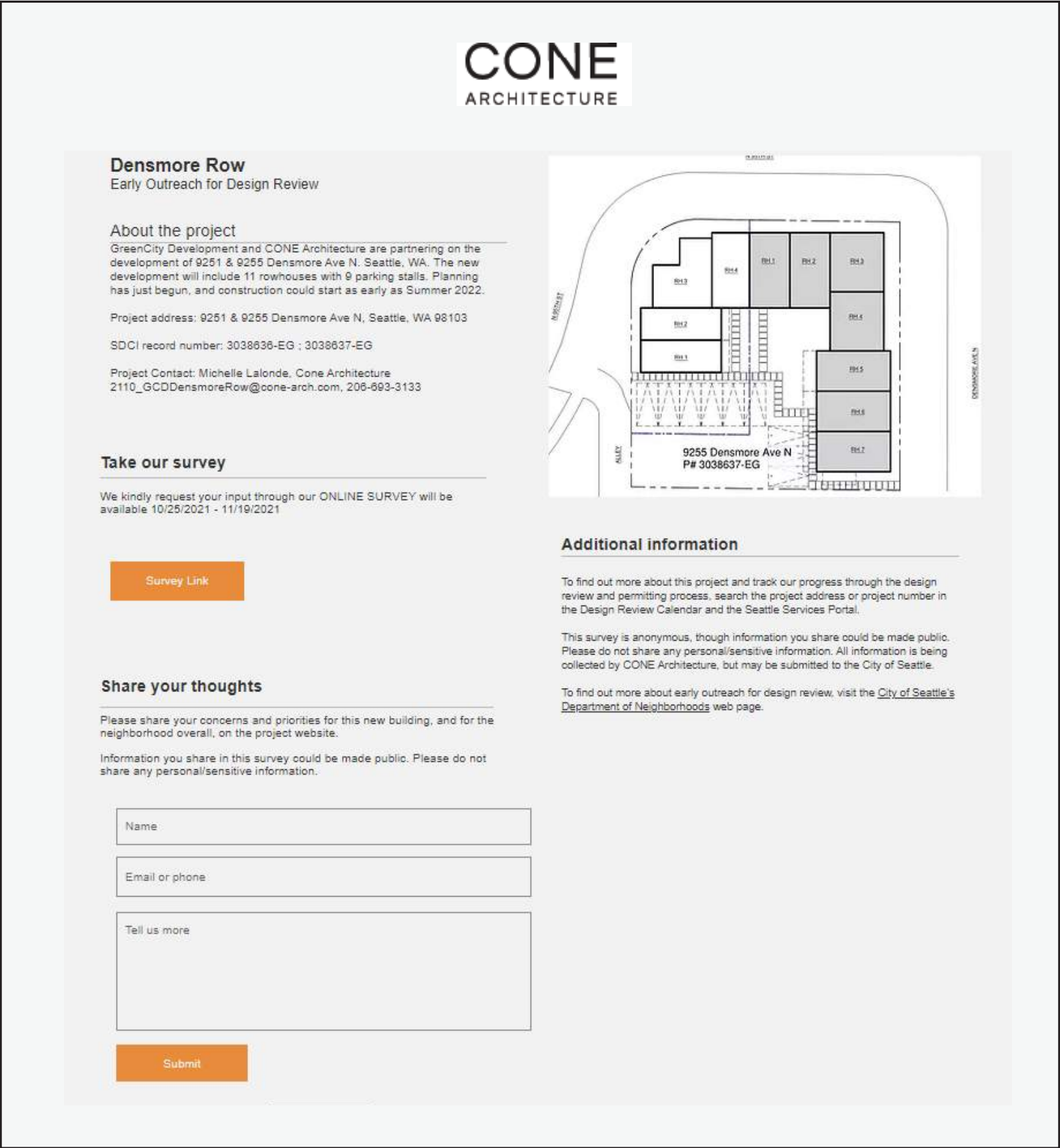
Submit

\*SCREENSHOT OF SURVEY IN ENGLISH. SEE DON PACKAGE FOR ALL LANGUAGES

Summary of Community Responses:

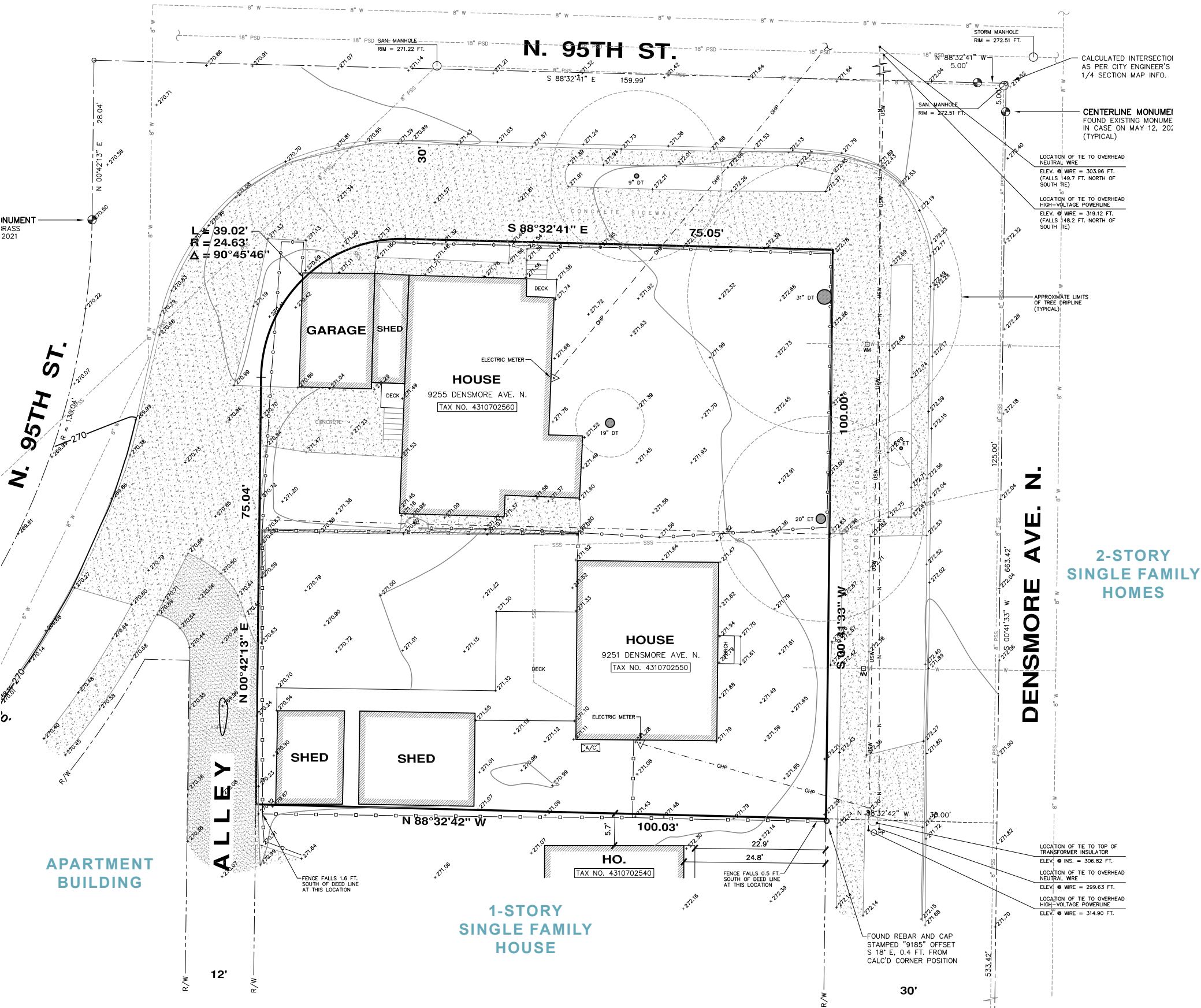
**Electronic/Digital Outreach 1:** Cone Architecture received 16 responses to the survey that was created through Survey Monkey. All of the responses were in English, no other language responses were received. A summary of the responses received is as follows:

- Q1 : What is your connection to this project? (Select all that apply)
- |  |  |
|--|--|
| (8) I live very close to the project.          | (0) I don't have a direct connection, but I care about growth and development in Seattle |
| (1) I live in the general area                 |  |
| (0) I own a business nearby                    |  |
| (0) I visit the area often for work or leisure | (0) Other  |
- Q2 : What is most important to you about a new building on this property? (Select all that apply)
- |   |   |
|---|---|
| (2) That it is nice looking                               | (2) That it is designed to be family-friendly                     |
| (2) That it looks unique and interesting                  | (8) That it is designed with environmental sustainability in mind |
| (6) That it is affordable for residents and/or businesses | (3) Other   |
- Q3: What concerns do you have about this project? (Select all that apply)
- |   |  |
|---|--|
| (5) Construction noise/ impact                                | (5) That it will make driving and parking in the neighborhood more difficult |
| (3) That I will not like the way it looks                     |  |
| (7) That it will not be affordable                            | (0) I don't have any specific concerns                                       |
| (6) That it may feel out of scale with other buildings nearby | (3) Other  |
- Q4 : Is there anything specific about this property or neighborhood that would be important for us to know?
- |                                  |                                 |
|----------------------------------|---------------------------------|
| (2) No Response                  | (2) Want thoughtful landscaping |
| (2) Parking concerns             | (4) Environmental concerns      |
| (1) Affordability concerns       | (0) Height concerns             |
| (1) Cohesive aesthetic concerns  | (1) Displacement concerns       |
| (2) family oriented neighborhood |                                 |



\*SCREENSHOT OF WEBSITE IN ENGLISH. SEE DON PACKAGE FOR ALL LANGUAGES

LICTON SPRINGS  
PARK



EXISTING SITE CONDITIONS

- Located at 9251 & 9255 Densmore Ave N (Two existing parcels)
- 2 existing Two-story single family residences and one detached garage
- Site Area = 9,866 SF
- Measures 100' wide by 100' deep

TOPOGRAPHY

- Approximately 2'-0" slope up across site from west to east

ADJACENT BUILDINGS AND USES

- West (across alley): Three-story apartment building
- East (across Densmore Ave N): Two-story single family homes
- South: 1 One-story single family home and several two-story duplexes
- North (across N 95th St): Licton Springs Park

SITE CONSTRAINTS

- High Voltage Line along N 95th St require 14'-0" radial clearance
- Northwestern portion of site is within an ECA buffer area (see ECA diagram)

TREES

- There are no trees on 9251 and there are 3 trees and one dead tree on 9255 site and 1 off-site tree to the north in the ROW along N 95th St.
- The next page contains a diagram and matrix of all trees per arborist

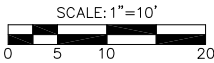
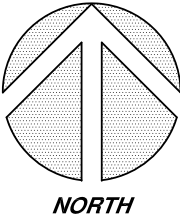
EXISTING LEGAL DESCRIPTIONS

TAX PARCEL NO. 4310702550 (5,000 SQ. FT.)

LOTS 30 AND 31, BLOCK 14, LICTON SPRINGS PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 96, RECORDS OF KING COUNTY, WA.

TAX PARCEL NO. 4310702560 (4,866 SQ. FT.)

LOTS 32 AND 33, BLOCK 14, LICTON SPRINGS PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 96, RECORDS OF KING COUNTY, WA.





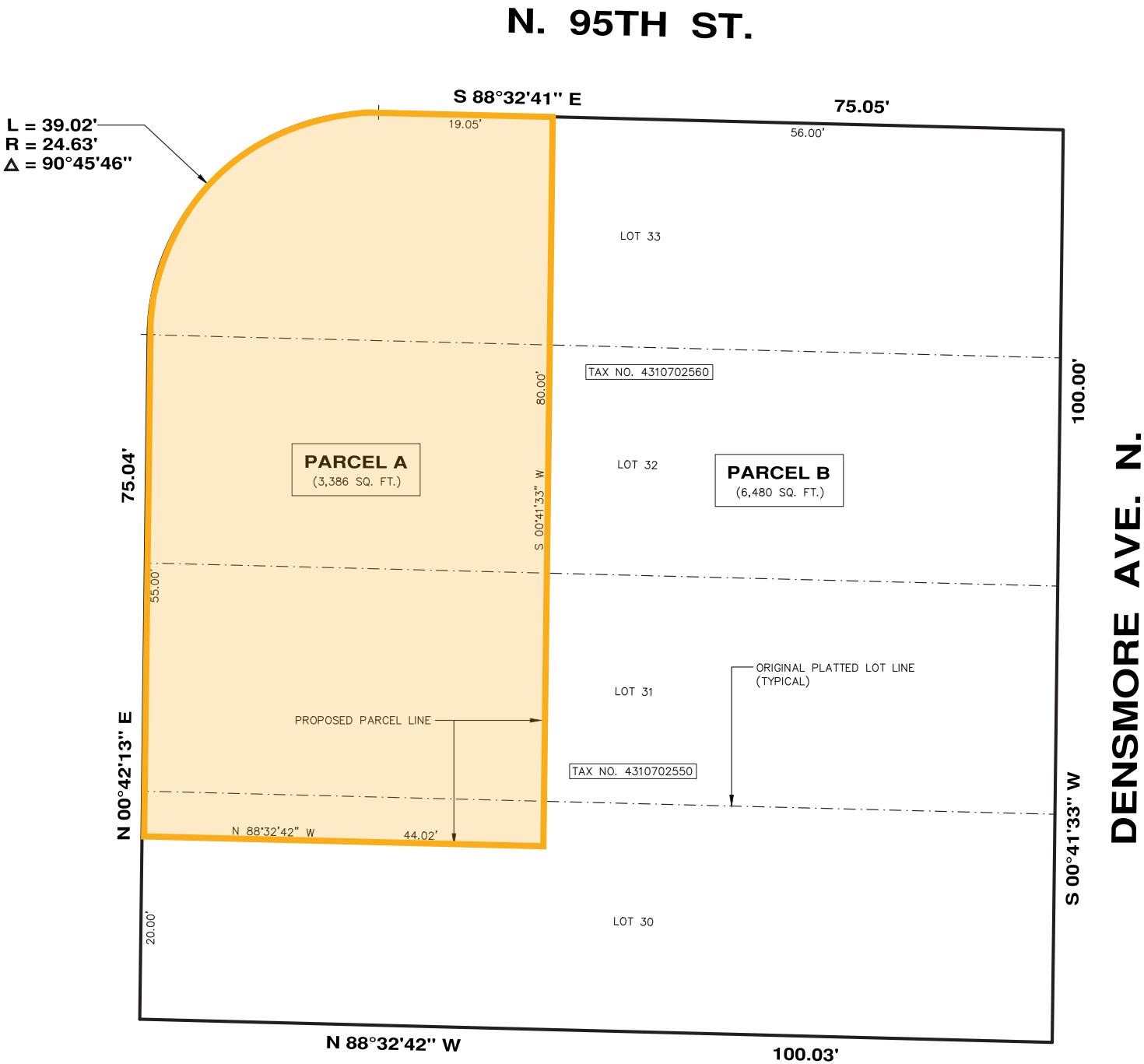
TREE REPORT AND INVENTORY

There is no trees on the property at 1951, one off-site to the north (on 9255) with a drip line that extends onto the property, four trees on 9255 and none within the right-of-way with drip lines that extend onto the property. Following is the information on the trees. The column CSD is crown spread diameter.

#	Species	Dbh	CSD	Condition and Status
1	Douglas fir ( <i>Pseudotsuga menziesii</i> )	26"	34'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
2	Bittercherry ( <i>Prunus emarginata</i> )	m.t.28"	36'	Fair condition and health. Never classified as exceptional unless in a grove.
3	Dead tree	N/A	N/A	Dead tree.
4	Mountain hemlock ( <i>Tsuga mertensiana</i> )	3"	5'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.

FROM SHOFFNER CONSULTING REPORTS DATED MAY 25, 2021

LOT BOUNDARY ADJUSTMENT NO. 3038401-LU



**ADJUSTED PARCEL DESCRIPTIONS**

**PARCEL A (3,386 SQ. FT.)**

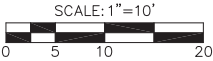
THAT PORTION OF LOTS 30, 31, 32 AND 33, BLOCK 14, LICTON SPRINGS PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 96, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

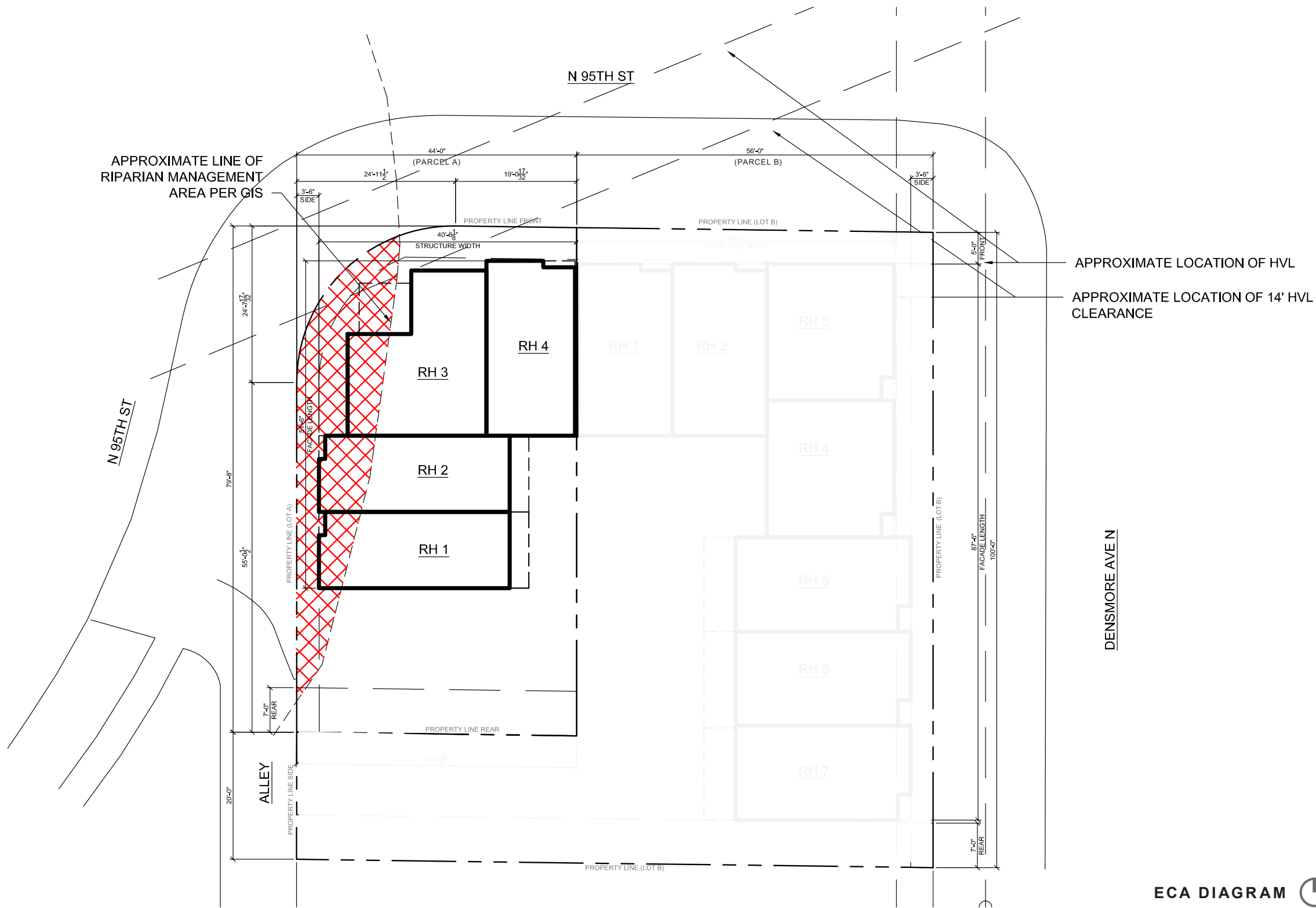
COMMENCING AT THE N.E. CORNER OF SAID LOT 33; THENCE N 88°32'41" W, ALONG THE NORTHLINE OF SAID LOT FOR A DISTANCE OF 56.00 FT. TO THE POINT OF BEGINNING; THENCE S POINT OF BEGINNING; THENCE S ; THENCE S 00°41'33" W, 80.00 FT.; THENCE N 88°32'42" W, 44.02 FT.; THENCE N 00°42'13" E, 55.00 FT. TO A POINT OF CURVATURE; THENCE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 89°18'27" W, A CENTRAL ANGLE OF 90°45'46" AND A RADIUS OF 24.63 FT. FOR A DISTANCE OF 39.02 FT.; THENCE S 88°32'41" E, 19.05 FT. TO THE POINT OF BEGINNING.

**PARCEL B (6,480 SQ. FT.)**

THAT PORTION OF LOTS 30, 31, 32 AND 33, BLOCK 14, LICTON SPRINGS PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 96, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID LOT 33; THENCE S 00 41'33" W, ALONG THE EAST AT THE N.E. CORNER OF SAID LOT 33; THENCE S 00°41'33" W, ALONG THE EASTLINE OF SAID LOT FOR A DISTANCE OF 100.00 FT.; THENCE N 88°32'42" W, 100.03 FT.; THENCE N 00°42'13" E, 20.00 FT.; THENCE S 88°32'42" E, 44.02 FT.; THENCE N 00°41'33" E, 80.00 FT.; THENCE S 88°32'41" E, 56.00 FT. TO THE POINT OF BEGINNING.





SITE PLANNING + LANDSCAPE APPROACH

The four proposed rowhouse units are oriented to follow the curve of the ROW along N 95th St facing the north and west property line. N 95th St has a relatively flat grade with one foot of grade difference across the site from sloping up from the northwest corner to the south east. Eroding the corner with respect to the curved site and ROW conditions reduces massing along N 95th St and creates a connection to the open greenspace of the park directly across the street from the project.

Each unit has an individual pedestrian entry and stoop directly off of N 95th St at Level 1, providing access to the main entrances of the rowhouses. The Alley off of N 95th St provides vehicular access to the four surface parking stalls proposed on site.

The internal amenity court is separate from but open to the auto court.

Solid waste storage and utility meters will be located in the east rear yard, at grade adjacent to the autocourt, and screened with fencing. Solid waste collection will occur off the Alley.

Landscaping will be added to all areas seen here in green, with the intention of framing pathways, creating a landscape buffer adjacent to the sidewalks and restore planting within the wetland buffer. Roof decks will be proposed for amenity spaces.



ACORUS GRAMINEUS OGO



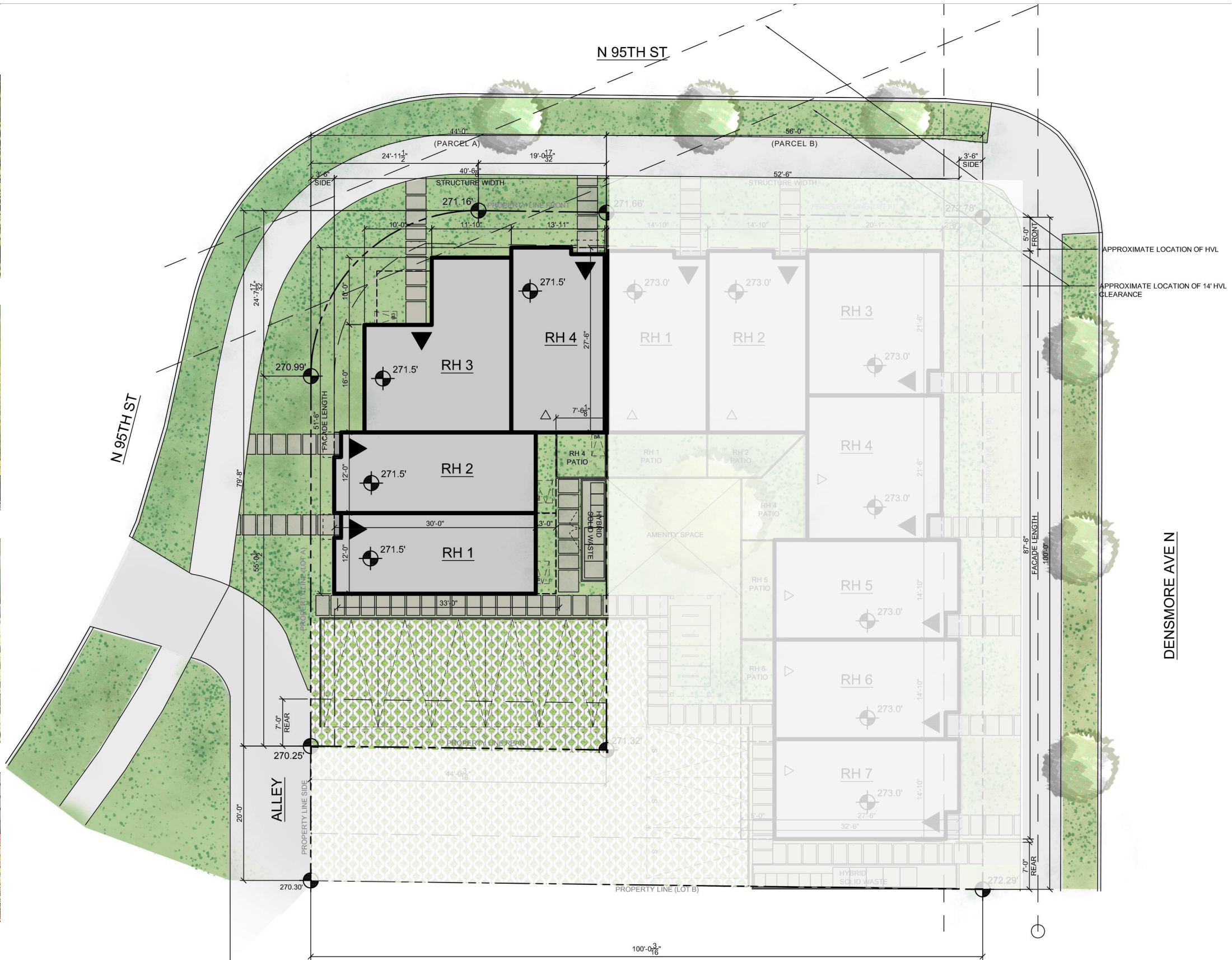
SEDUM ANGELINA



CAREX EVERCOLOR EVERIL



NANDINA DOMESTICA GULF STREEM



PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy way-finding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common areas, and under cantilevers. Fixtures will be path, entry, and parking related and shielded from interfering with neighboring buildings.

- 

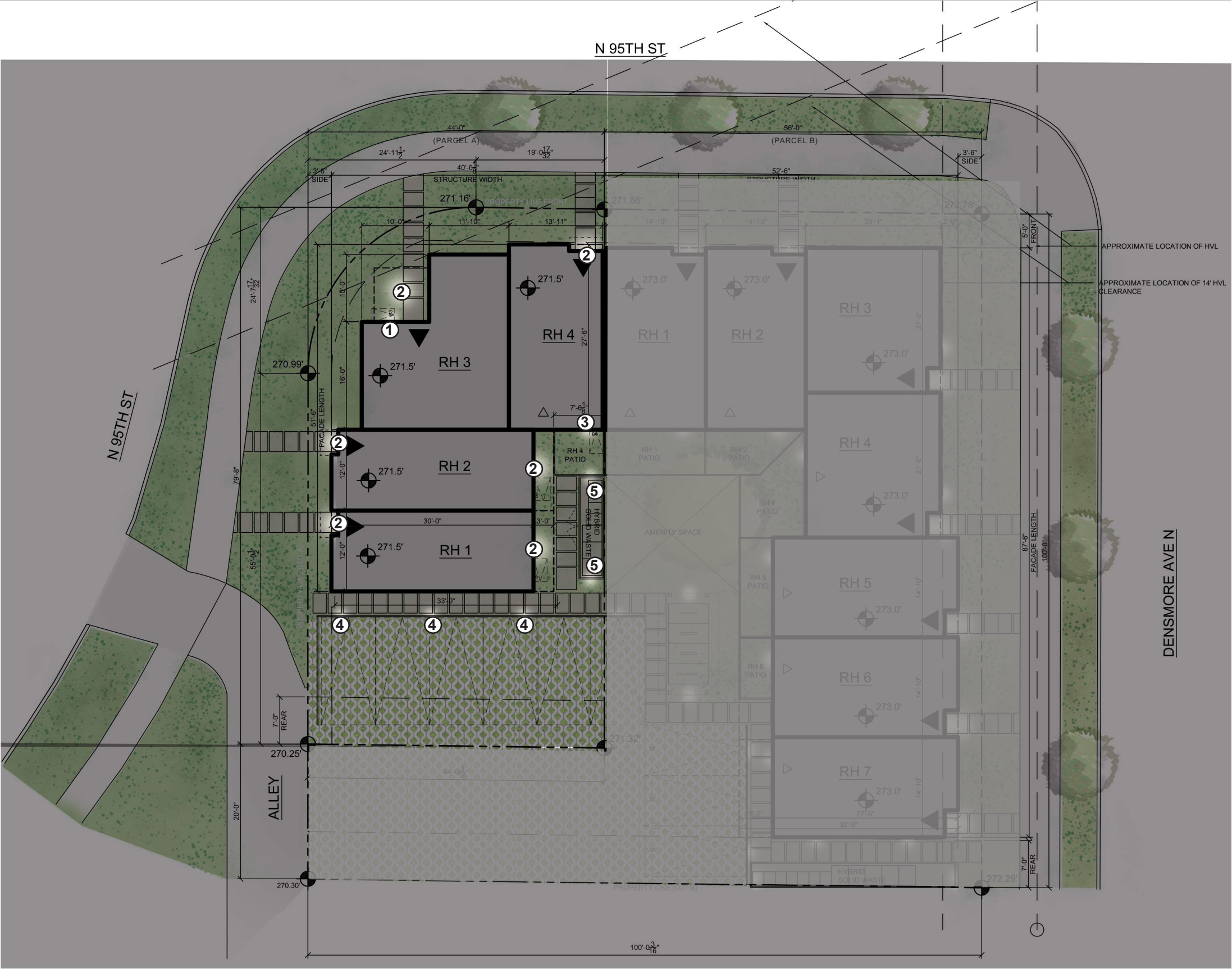
① WALL LIGHT
- 

② SOFFIT LIGHT
- 

③ WALL LIGHT
- 

④ PATHWAY LIGHT
- 

⑤ WALL LIGHT



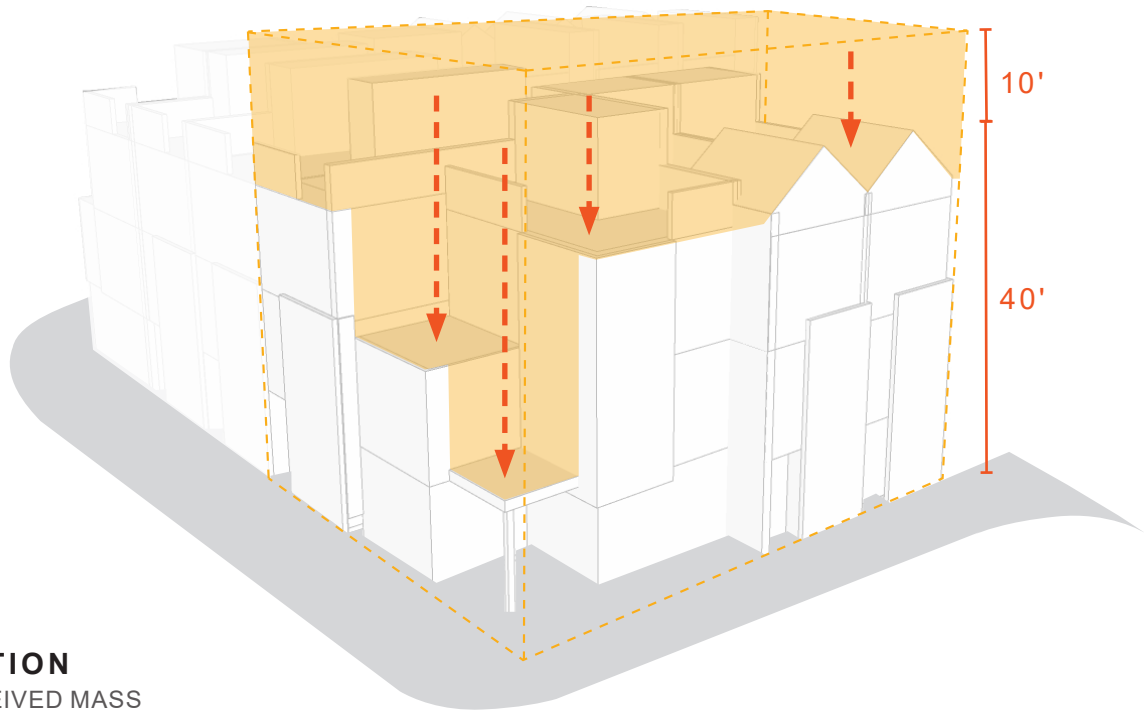
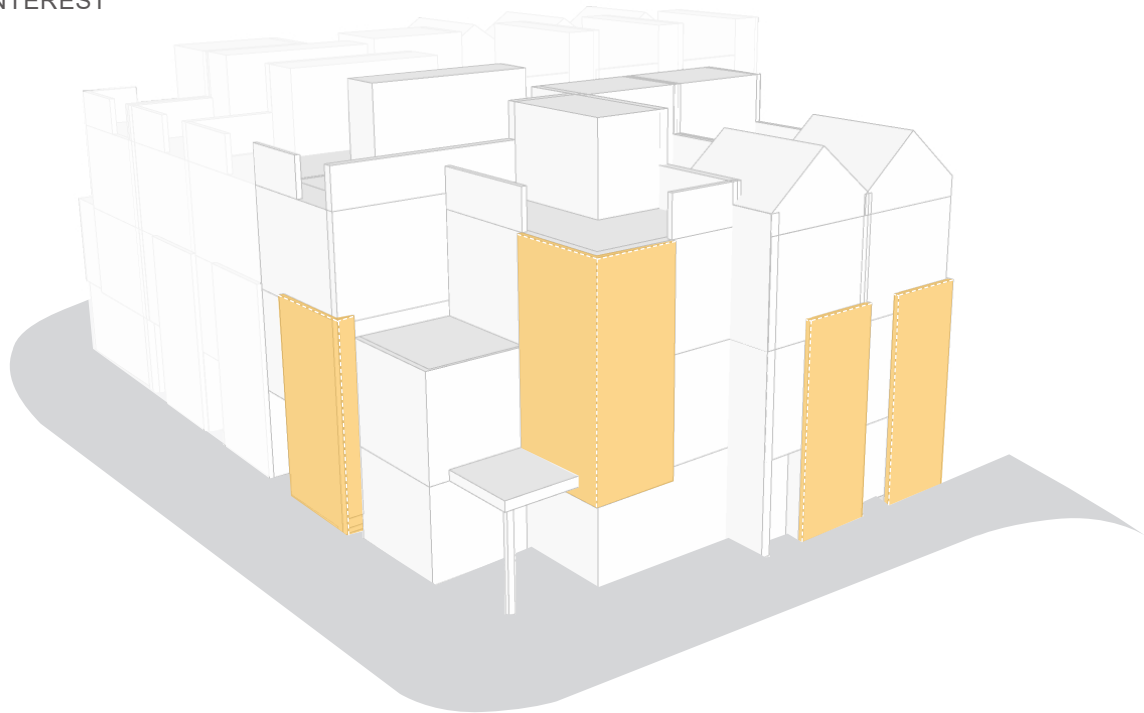
PROPOSED LIGHTING PLAN 

CS3. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES	Architectural context and character contribute to the architectural character of the neighborhood	RESPONSE
CS3.A.4 EVOLVING NEIGHBORHOODS:	In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.	The proposed design will continue to establish a positive context by responding to the scale of the surrounding development. The building sits below the allowable height to create a positive street rhythm that should be responded to by future development. Modulation, material applications and respect for light and views are elements that we identified in the neighborhood and implemented strongly in this design.
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	
CS2-D Height, Bulk and Scale	<p>1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.</p> <p>Reduce perceived height by locating stairs and any proposed penthouses interior to building and away from building edges.</p>	The proposed design features a three story street front rowhouse building under the allowable 40 ft height limit. The height and mass is also reduced by proposing reduced penthouses or situating stair towers away from the street. Additionally, variation in heights and roof forms to erode the corner help to break down the scale and provide a pattern relating to the neighborhood context. As this neighborhood and block is in transition the proposed project aims to respect the current context while also looking to the future proposed developments occurring just within a two block radius.
DC3. OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other.	
DC3.B. OPEN SPACES USES & ACTIVITIES	<p>1. Meeting user needs: plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.</p> <p>2. Matching uses to conditions: respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.</p>	<p>The open spaces in this design were prioritized to capture the views out over Licton Springs Park. The roof decks were designed to create an open space with a connection to the open green space of the park directly across the street. Open rail was utilized to open up the view as well as breaking down the massing. The rowhouse units within the proposed building are oriented to follow the curve of the ROW along N 95th St.</p> <p>The building orientation allows for ground amenity at an internal courtyard that is pulled off the street and the alley.</p>
PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	
PL3. 2. RESIDENTIAL EDGES	<p>1. Security and privacy: provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.</p> <p>2. Ground-level residential: privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in pl3.b1, design strategies include: a. Vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries; b. Pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and c. A combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.</p> <p>4. Interaction: provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.</p>	All proposed entries are recessed and set above the street or pathway to add a level of separation and privacy. The front residential edge is buffered by lush landscaping between the facade and the sidewalk. The internal courtyard at the rear of the building is located south of the development which allows for more southern light to enter the space. The courtyard area promotes interaction by including patios, planting and providing all bike parking within this area.

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.	
DC2.B. Architectural and Façade Composition	Establish overall appearance on clear and pleasing set of proportions. Create a sense of order in building through modulation and articulation, fenestration, trim/ moldings, signage, etc. Ensure all facades are attractive and consider architectural expression of the project as a whole.	The units within the proposed building are oriented to follow the ROW along N 95th St with landscaping and a central multi purpose court for all users to experience. Overall modulation is achieved by eroding the corner, providing decks and recessed entries. A simple white panel material has been chosen to highlight 2-story scale modulation to occur along the street facing facade. The 2-story proportion is applied at all units to unify the design language across the various unit types. A wood material is used to create a unique and high quality design expression at recessed entries proposed throughout the project.
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.	
DC2-C. Secondary Architectural Features	3. Fit with Neighboring Buildings Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as: a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials, b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.	The architectural concept of this proposal is to blend a modern site approach of density and stacked living while responding appropriately to the design language of the surrounding context. We have pulled detail cues from the neighborhood such as gable roof forms, porches, landscaping and trim. The building is oriented to follow the ROW at N 95th St continuing the same language as neighboring structures and creating a pleasant street experience for pedestrians. The chosen materials and detailing also speak to the majority single family context and are familiar siding and trim applications.
DC3. OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other.	
DC3-C-2. Design Open Space	2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.	The orientation of the building allows the proposal of front entry porches that create connection to the park. Rooftop amenity areas are also provided for all units. Many units will have a private rear yard and all units will have access to the common amenity area in the proposed internal courtyard. The corner unit will have a deck off of the second floor living level above the front entry. The internal courtyard at the rear of the building is located south of the development which allows for more southern light to enter the space. The courtyard area promotes interaction by including patios, planting and providing all bike parking within this area. The autocourt is adjacent but separate from the internal courtyard while still activating the spaces.
DC4 EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces.	
DC4-A Building Materials	1.Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	The material palette is composed of dark gray board and batten, white panel siding and wood accents. Material and tones were chosen to provide a contrast of texture, pattern and detailing. Horizontal woodtone as the high quality material was implemented for warmth and texture and to facilitate wayfinding and highlighting front doors. The board and batten is a typical single family material which will respond to the context and add a contrast of texture and tone to the rest of the more modern choices. White vinyl windows will be used to balance the modern nature of this development but respond to detailing found in the neighborhood. Metal rail is introduced to open up the view as well as break down the massing.

**MODULATION**

DC2.B.1. FACADE COMPOSITION  
DC2.C.1. VISUAL DEPTH & INTEREST

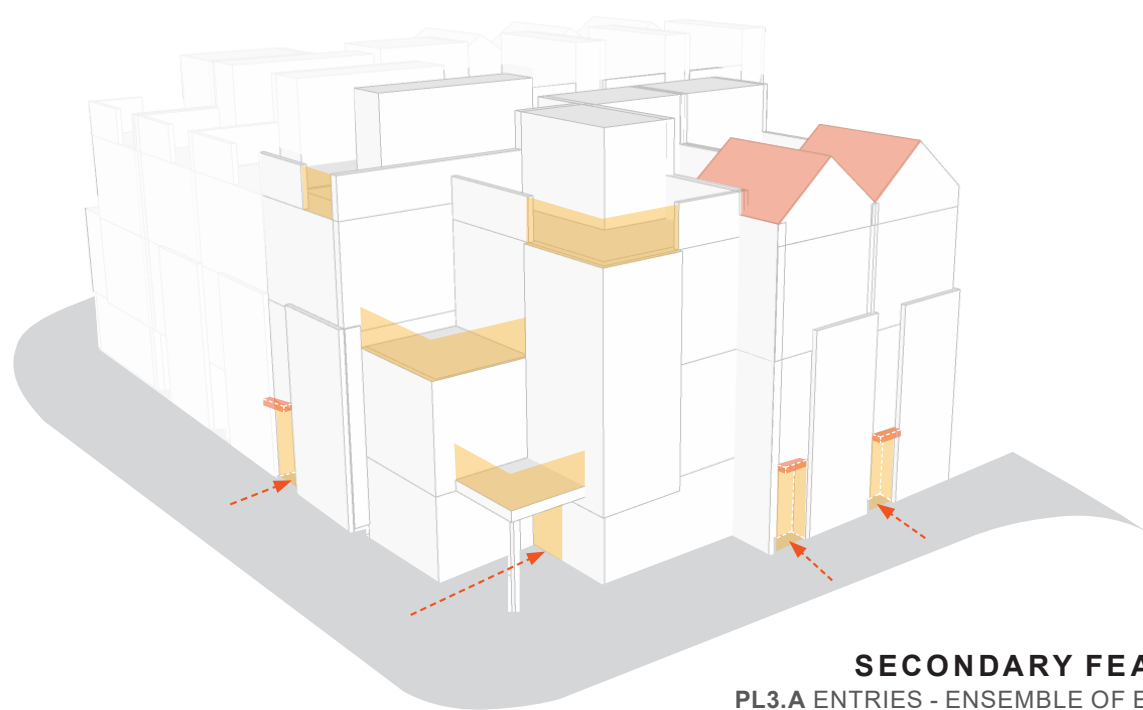
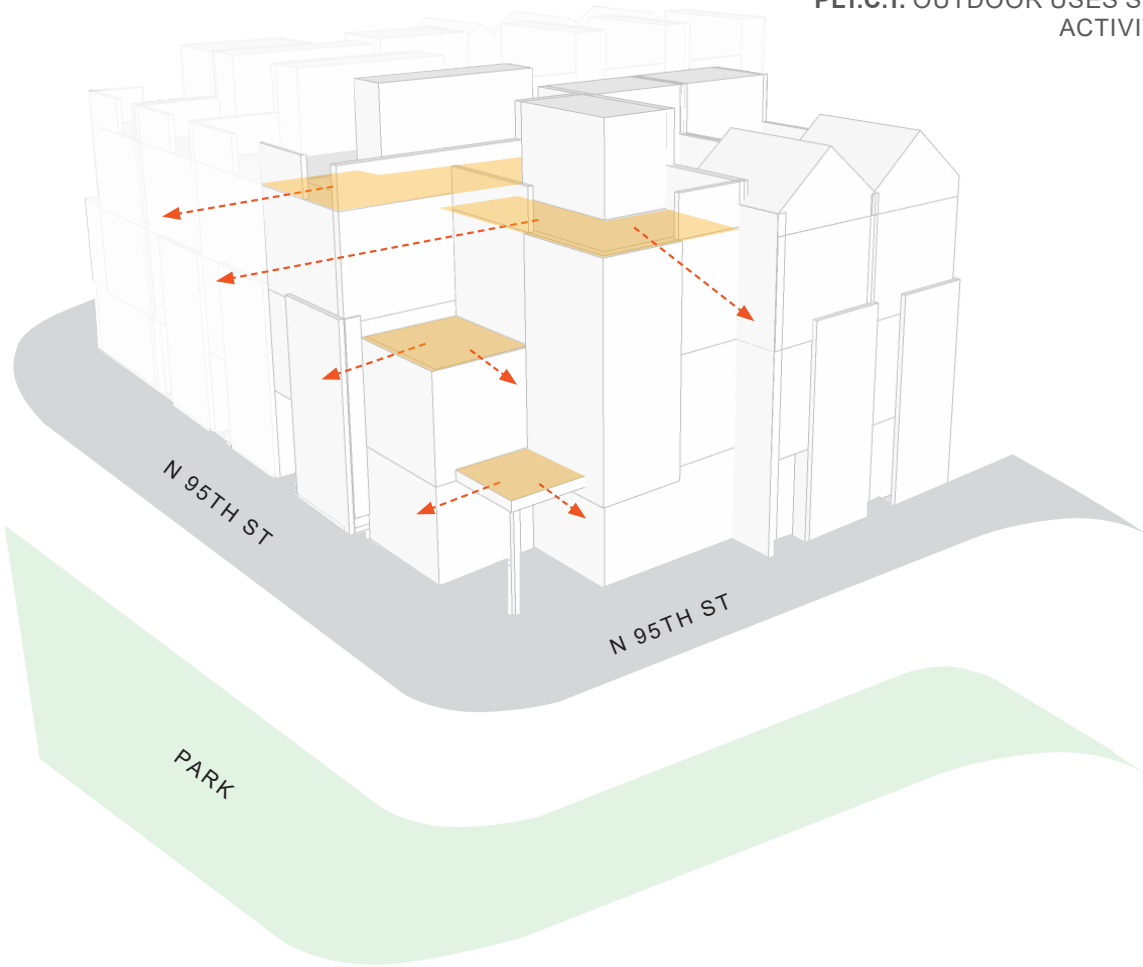


**HEIGHT & SEPARATION**

DC2.A.2. REDUCING PERCEIVED MASS  
CS2.D. HEIGHT, BULK, AND SCALE

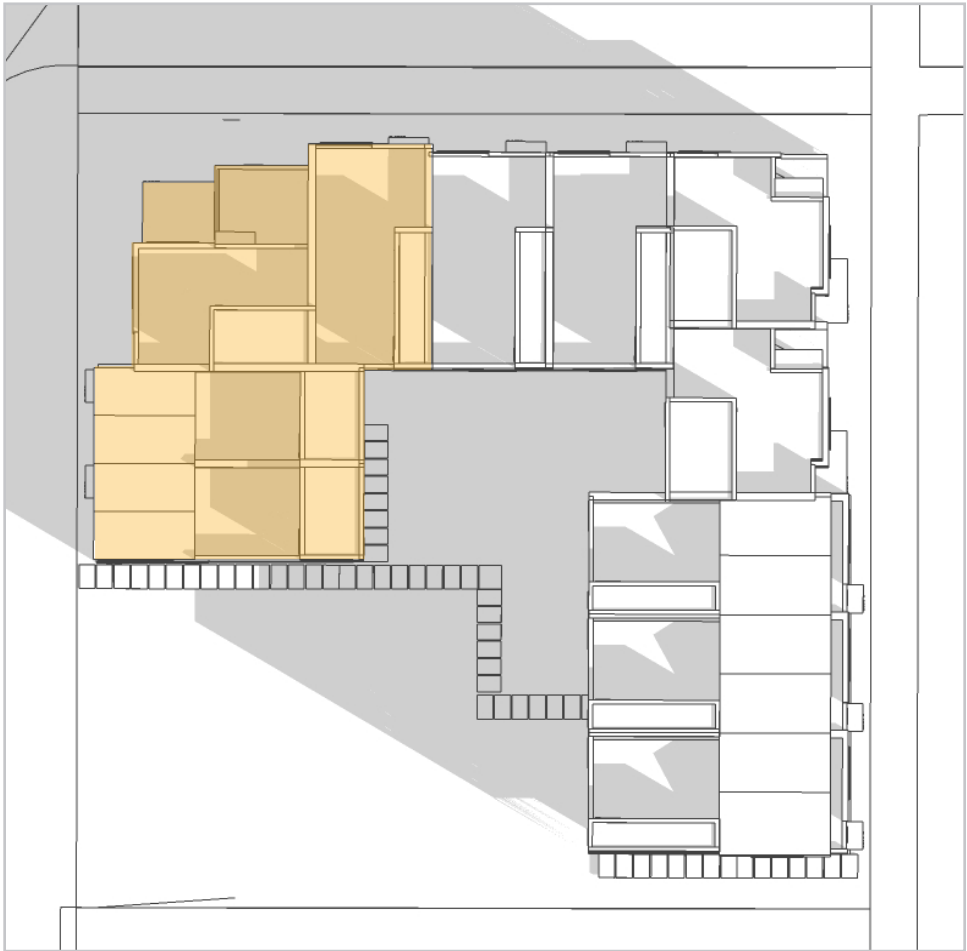
**VIEWS**

DC3.B OPEN SPACES USES & ACTIVITIES  
PL1.C.1. OUTDOOR USES SELECTING  
ACTIVITY AREAS



**SECONDARY FEATURES**

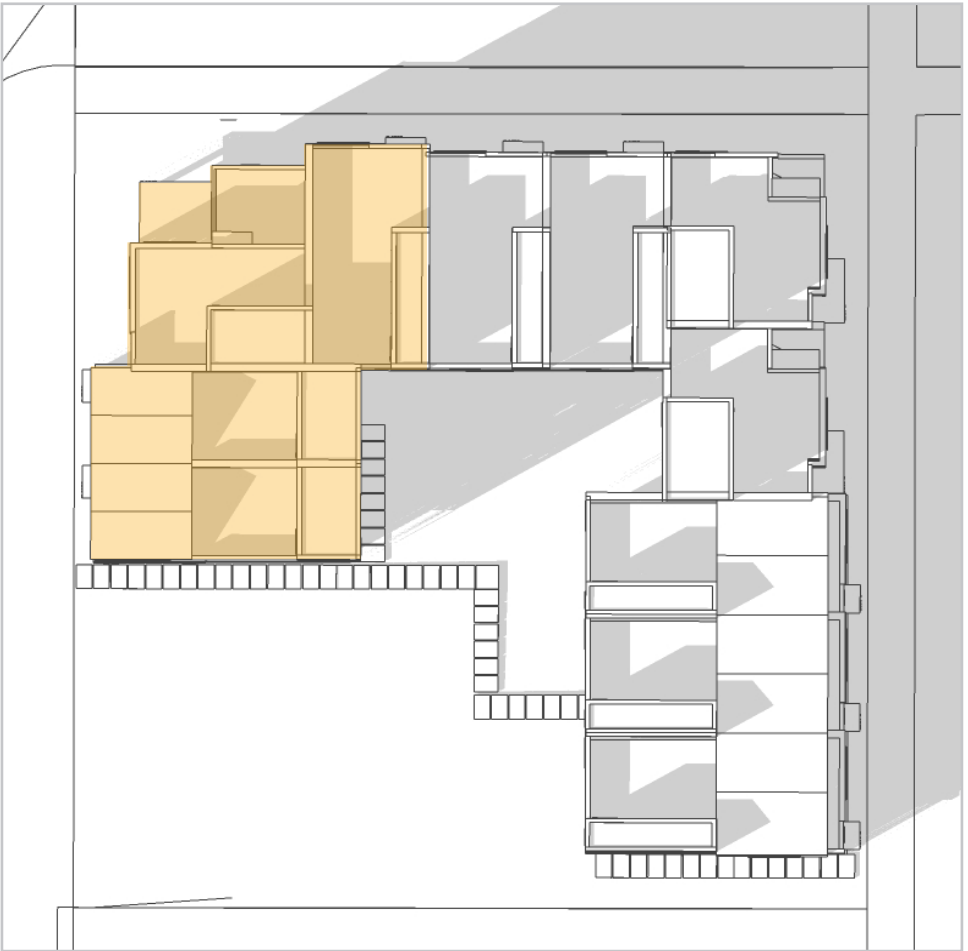
PL3.A ENTRIES - ENSEMBLE OF ELEMENTS  
PL3.B RESIDENTIAL EDGES - PRIVACY



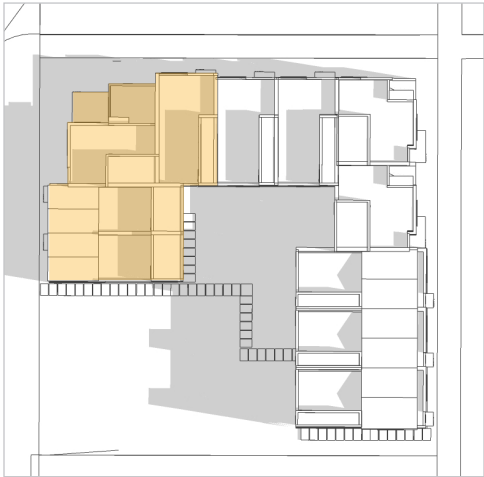
MARCH / SEPTEMBER 21, 9 AM



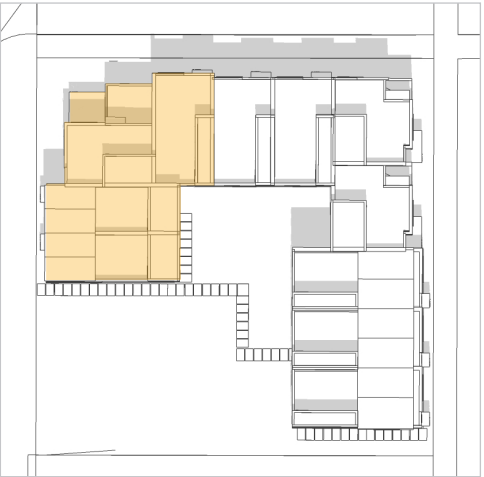
MARCH / SEPTEMBER 21, 12 PM



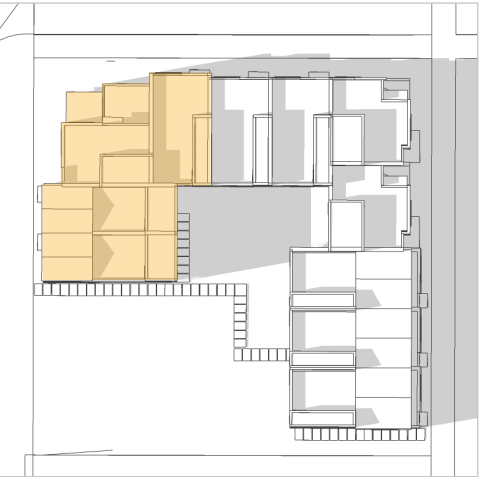
MARCH / SEPTEMBER 21, 3 PM



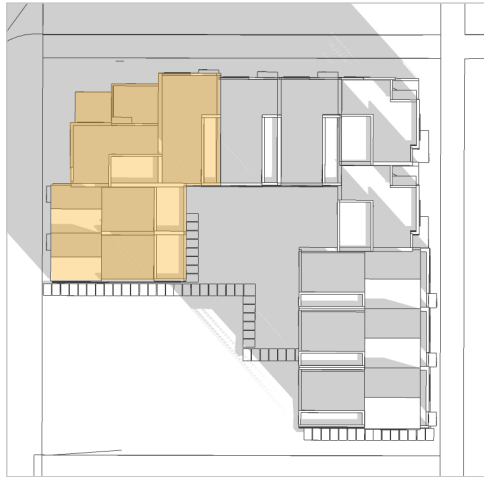
JUNE 21, 9 AM



JUNE 21, 12 PM



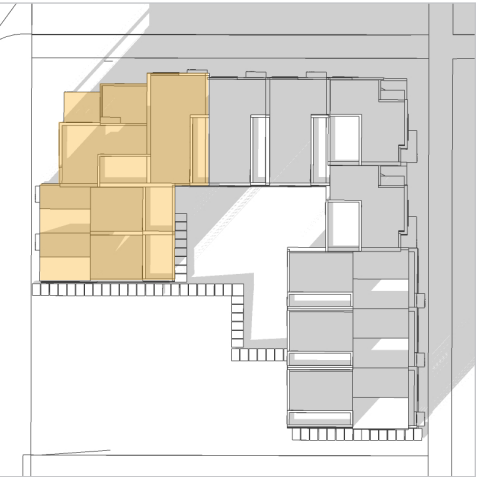
JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



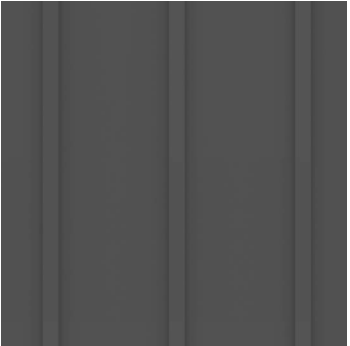
DECEMBER 21, 3 PM



① WOODTONE SIDING



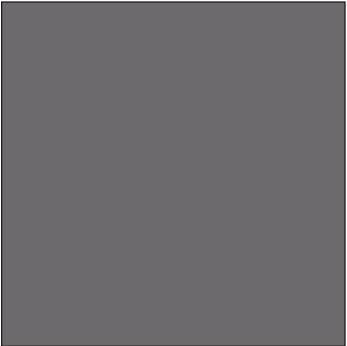
② CEMENTITIOUS PANEL  
WHITE



③ BOARD & BATTEN  
DARK GREY



④ WHITE VINYL WINDOWS



⑤ BLACK FINISHES -  
AWNINGS, FASCIA,  
CAP FLASHING



⑥ METAL RAIL



⑦ MOUNTED ADDRESS  
NUMBERS

PROPOSED MATERIALS

Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. Woodtone is introduced along the corner of N 95th St and at primary entry walls on the West and North elevations, for warmth and texture and to facilitate wayfinding, highlighting front doors. Board and batten siding has been chosen to respond to the traditional residential context and is the primary material for the portion of the facade closest to N 95th St. Board and batten is also used to highlight the corner unit at N 95th St and give it a unique treatment. Cementitious panel round out the palette. The color was was proposed to simplify the design, highlight modulation and proportion and fit into the existing context of single family homes with quiet color schemes. Vinyl windows will be used, creating large glazing and optimizing views to the park from the corner and from the north. Metal railing is introduced at both second and third level of the corner facade, as well at the roof deck level facing North towards the park. Metal railing at the corner is used with the intent to further break down the proposed massing and introduce a high quality secondary element to the composition of the unit entry. To buffer the solid waste location and surface parking, we propose a wood fence as it is found often in the neighborhood.

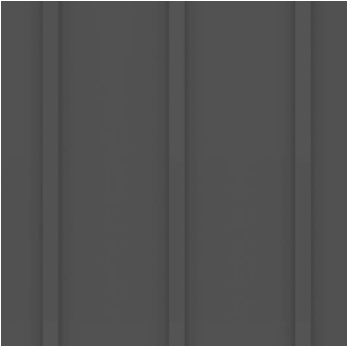




① WOODTONE SIDING



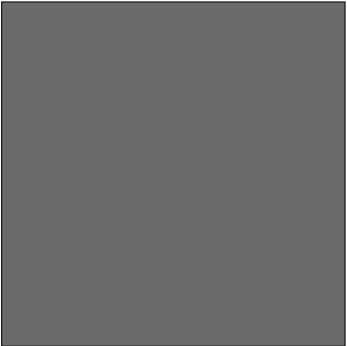
② CEMENTITIOUS PANEL  
WHITE



③ BOARD & BATTEN  
DARK GREY



④ WHITE VINYL WINDOWS



⑤ BLACK FINISHES -  
AWNINGS, FASCIA,  
CAP FLASHING



⑥ METAL RAIL



⑦ MOUNTED ADDRESS  
NUMBERS





① WOODTONE SIDING



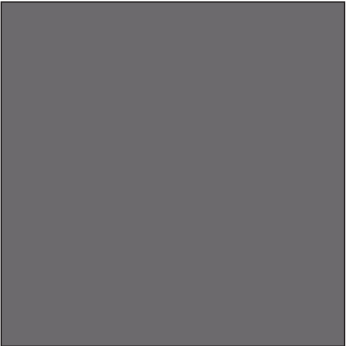
② CEMENTITIOUS PANEL  
WHITE



③ BOARD & BATTEN  
DARK GREY



④ WHITE VINYL WINDOWS



⑤ BLACK FINISHES -  
AWNINGS, FASCIA,  
CAP FLASHING



⑥ METAL RAIL



⑦ MOUNTED ADDRESS  
NUMBERS

PARCEL A

PARCEL B



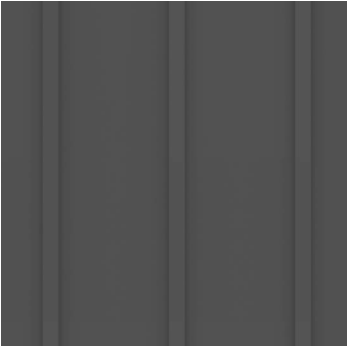
SOUTH ELEVATION



① WOODTONE SIDING



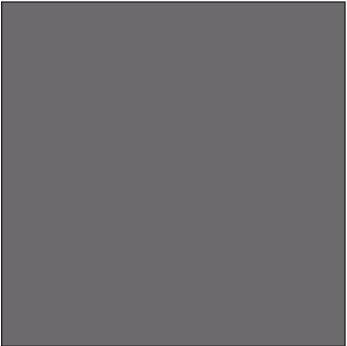
② CEMENTITIOUS PANEL  
WHITE



③ BOARD & BATTEN  
DARK GREY



④ WHITE VINYL WINDOWS



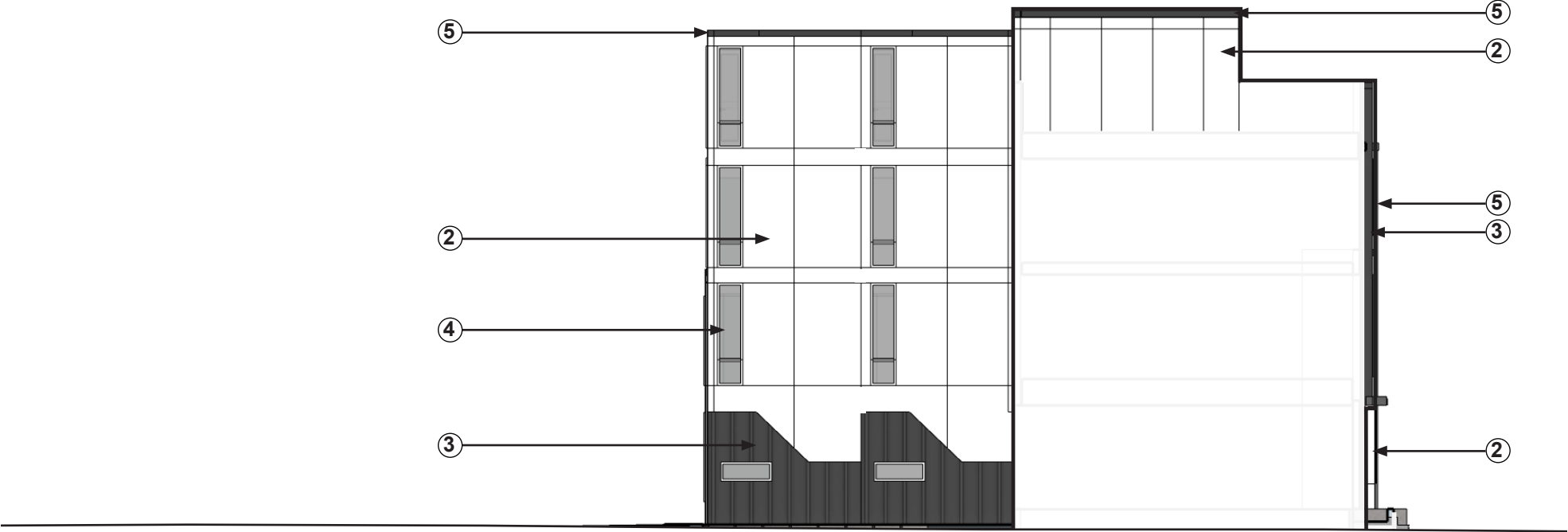
⑤ BLACK FINISHES -  
AWNINGS, FASCIA,  
CAP FLASHING



⑥ METAL RAIL



⑦ MOUNTED ADDRESS  
NUMBERS



EAST ELEVATION  
(INTERNAL COURTYARD)

FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR. 4-2019

- FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES
- FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES

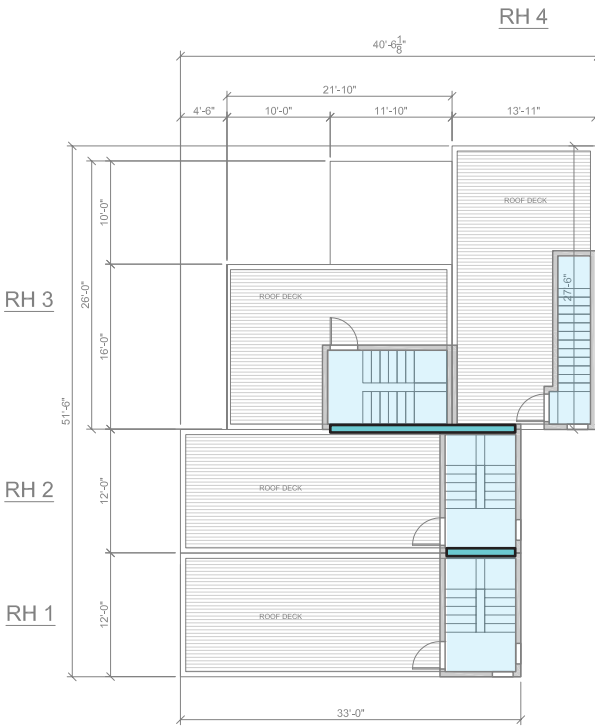
FAR & GFA CALCULATIONS

UNIT 1-2:	FAR / GFA	
FIRST FLOOR	315.33 SQ. FT.	
SECOND FLOOR	352.00 SQ. FT.	
THIRD FLOOR	352.00 SQ. FT.	
PENTHOUSE	75.17 SQ. FT.	
TOTAL	1094.5 SQ. FT. x 2	
	2189 SQ. FT.	/ 2336.06

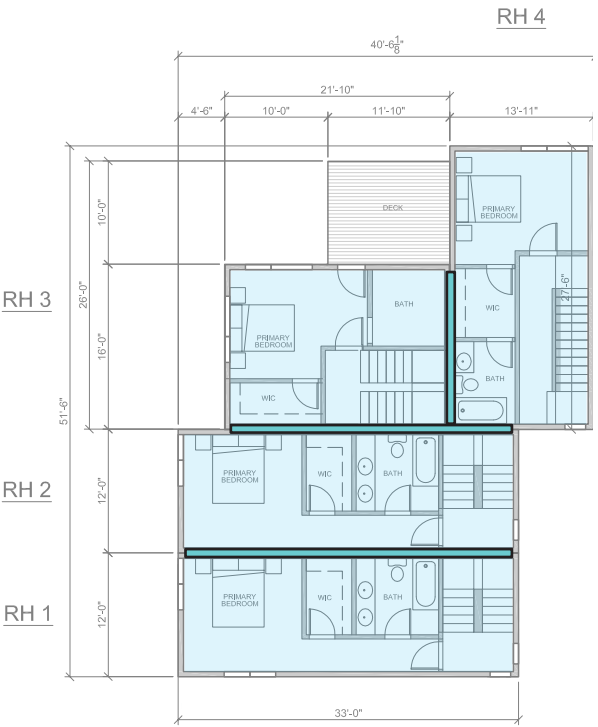
UNIT 3:	FAR / GFA	
FIRST FLOOR	425.00 SQ. FT.	
SECOND FLOOR	420.83 SQ. FT.	
THIRD FLOOR	312.50 SQ. FT.	
FOURTH FLOOR	83.01 SQ. FT.	
TOTAL	1241.34 SQ. FT.	/ 1318.16

UNIT 4:	FAR / GFA	
FIRST FLOOR	339.50 SQ. FT.	
SECOND FLOOR	342.29 SQ. FT.	
THIRD FLOOR	342.29 SQ. FT.	
FOURTH FLOOR	54.36 SQ. FT.	
TOTAL	1078.44 SQ. FT.	/ 1068.33

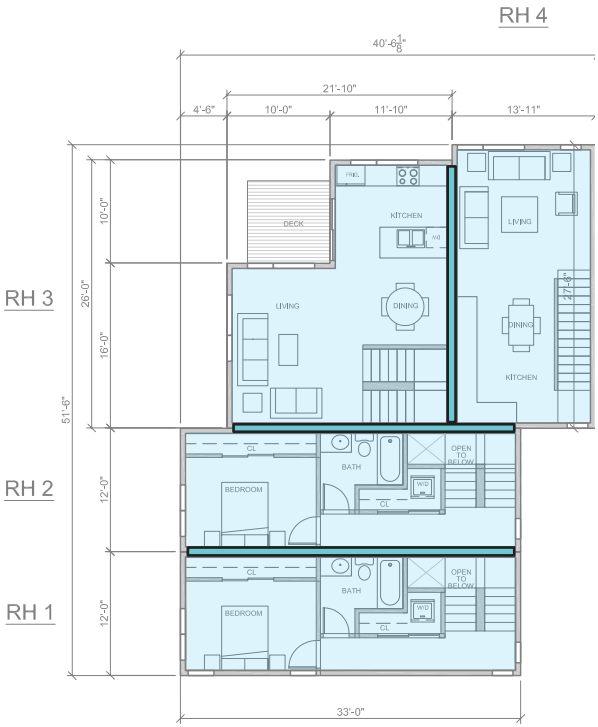
TOTAL FAR = 4,508.78 SQ. FT. / 4722.55  
MAX ALLOWABLE FAR = 4,740.54 SQ. FT.  
UNDER BY 231.76 SQ. FT.



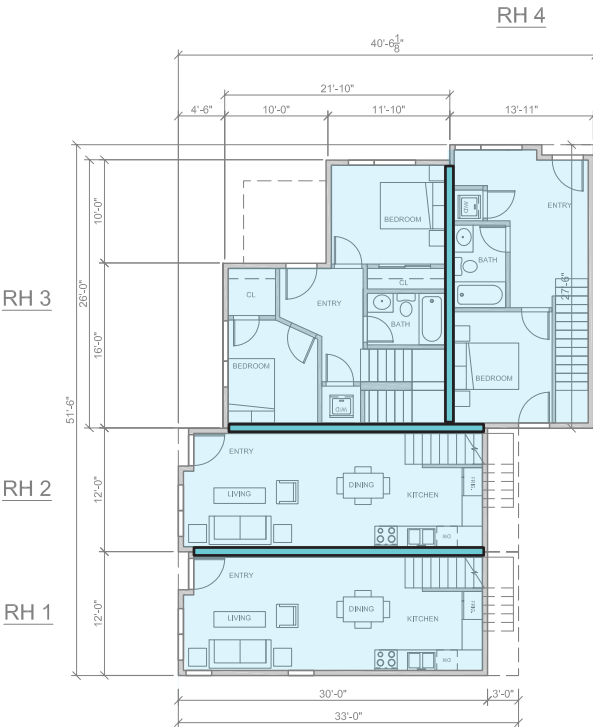
PENTHOUSE PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





THIRD FLOOR PLAN





ROOF PLAN 



VIEW FROM NW CORNER

**OPEN SPACE CONCEPT**

The open spaces in this design were prioritized to capture the views out over Licton Springs Park. The roof decks were designed to create an open space with a connection to the open green space of the park directly across the street. Open rail was utilized to open up the view as well as breaking down the massing. The rowhouse units within the proposed building are oriented to follow the curve of the ROW along N 95th St. (DC3-B)



VIEW FROM SW CORNER



VIEW FROM AUTOCOURT

**OPEN SPACES**  
The building orientation allows for ground amenity at an internal courtyard that is pulled off the street and the alley. The courtyard area promotes interaction by including patios, planting and providing all bike parking within this area. The autocourt is adjacent but separate from the internal courtyard while still activating the spaces. (DC3-B, DC3-C-2)