

# 1215 North 135th Street Apartments

EARLY DESIGN GUIDANCE / SDCI# 3039346-EG

DATE: 09 / 12 / 2022

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## 1215 North 135th Street

SDCI# 3039346-EG  
EARLY DESIGN GUIDANCE 9 / 12 / 2022



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PUBLIC OUTREACH COMMENTARY

The 1215 North 135th Street project team conducted community outreach from March-April 2022 as part of the City of Seattle’s Early Outreach for Design Review program. Several outreach elements were created as part of that process:

- *Neighborhood Outreach:* A direct mailer flyer featuring project background was sent to 115 residences/businesses located within an approximately 1,000-foot radius of the proposed project site on March 17, 2022. (This was an additional 500-feet beyond the City of Seattle required radius.) The flyers were also translated in Spanish, Traditional Chinese and Korean and included QR codes directing recipients to the project website.
- *Community Group & Media Outreach:* Project flyers were also sent to seven neighborhood community groups and 25 media outlets in a list provided by the Department of Neighborhoods.
- *Project Website:* An interactive project website with background on the project/public commenting function was created with translations in Spanish, Traditional Chinese and Korean and a comment function on the landing page.
- *Project Survey:* An online survey was created featuring translations in Spanish, Traditional Chinese and Korean. A link to the survey was also included in the flyer and featured on the website, as well.

As a result of the team’s outreach, notable feedback on the project design was secured. For example, when asked what is most important about the design of a new building on this property, 50 percent of survey respondents said attractive materials; 50 percent said relationship to neighborhood character; and 50 percent said parking.

When asked what the most important consideration is for the exterior space on this property, 50 percent of survey respondents said seating options and places to congregate were most important; and 50 percent said landscaping. One respondent encouraged having an attractive building exterior and another encouraged attractive landscaping.



Site view looking northeast



Site view looking northwest



Site view looking east



NEIGHBORHOOD CONTEXT / DESIGN OBJECTIVES

The 1215 N 135th Street Apartments site is situated adjacent to the Aurora Ave. N commercial corridor, between the Bitter Lake neighborhood to the west and the Haller Lake neighborhood to the east that includes the historic landmark, Ingraham High School.

The site is accessed from a driveway from Aurora Ave. N, dropping down approximately 20’ to the site. This driveway allows for right in/ right out vehicular access. To the north and south along Aurora there is a collection of big box retail and smaller auto-oriented commercial structures and fast-food businesses. Aurora Ave. N is a high volume transit corridor.

The side streets adjacent to the site are N 135th Street to the north and Stone Ave. N to the east. Both of these streets are low-traffic volume, lined with low-rise commercial and office structures and have very limited pedestrian use. An emergency housing facility is located to the south and east of the site on Stone Ave. N. There are no retail functions fronting on either of these streets, and no direct connection to the residential neighborhood to the east.

To the south of the site is a service alley supporting deliveries and trash management to the big-box retail in the commercial mall. The project site is also served by this service alley connecting to Stone Ave. N.

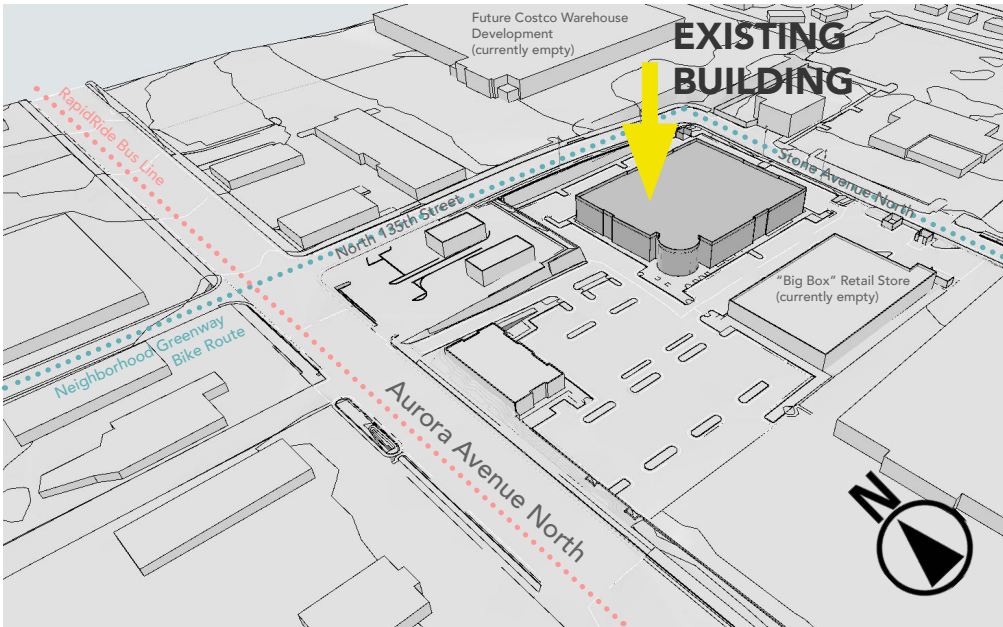
There is a bicycle commuting trail proposed to run along N 135th Street that will connect to the bicycle trail on Linden Ave. N, west of Aurora. Pedestrian distances to local amenities:

- RapidRide transit stops on Aurora Avenue N are approximately 600’ away for both north and south routes
- Shopping, grocery and service business are largely available within 1000’ of the site
- Bitter Lake Community Center is approximately 2,200’ to the south west
- Ingraham High School is approximately 2,000’ to the south west
- Haller Lake park is approximately 3,800’ to the south west

The 1215 N 135th Street Apartments will be the first significant residential development within a commercial environment. It will also



Aerial view of site looking northwest in the Haller Lake neighborhood



Rendered aerial view looking northeast depicting terrain and elevation changes

be the first mid-rise development in the area under the new zoning code. As such, the project is constrained by the urban context and is challenged to help establish the potential future developments in the area. Several observations are important to note:

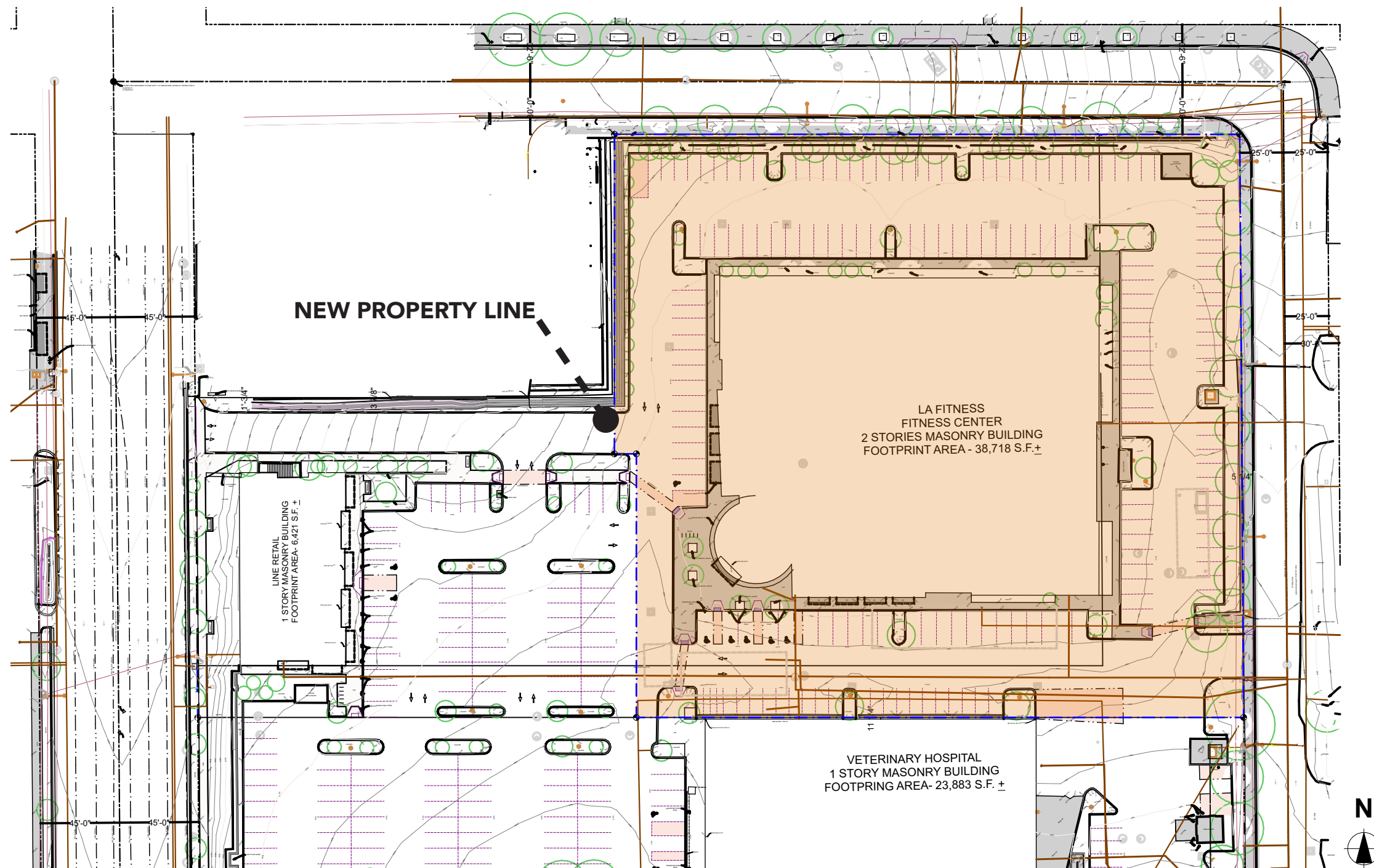
- It is unlikely that the scale and nature of the development along Aurora Avenue N will change in the near or middle future. For example, Costco is planning a major store directly to the north
- The service, back door nature of the west frontage of Stone Ave N or the service drive to the south of the site is unlikely to change in the near future, essentially until the current commercial uses prove non-viable
- The east side of Stone Ave N has several structures that are stable in their current use, with only one property potentially more likely to be redeveloped

Thus, we see the subject site as something of a unique opportunity to introduce residential population in a location that provides amenity at a significant scale where the project can create its own community. As much as we would hope that the project might be a forerunner for a future residential community, we are of the opinion that that future may be 10-20 years out.

That said, the challenge for this design will be to create a comfortable, safe and pleasing residential character that serves the many tenants of this building. The ground floor character will be critical to project success.

- The ground floor must be welcoming and feel like “home” to the tenants and to visitors
- We believe that ground floor residential or live/work will not be considered safe and secure by prospective tenants
- There will be little interest or success in developing small scale commercial – and especially retail – uses on the N 135th or Stone Ave frontages
- On-site parking should be well screened by dense landscaping and architectural features and not be visible or accessible from the street

02 | DEVELOPMENT OBJECTIVES



## PROJECT INFORMATION / LAND USE DATA

Address: 1215 North 135th Street  
Seattle, WA 98133

Legal Description:

PCL A SEATTLE LBA #2501154 REC# 20061211900001  
& 2007012300986 SD LBA BEING POR N 1/2 OF NW  
1/4 OF NW 1/4 OF SE 1/4 LESS E 105 FT LESS W 45 FT  
& N 30 FT FOR STS. Parcel No. 1926049370

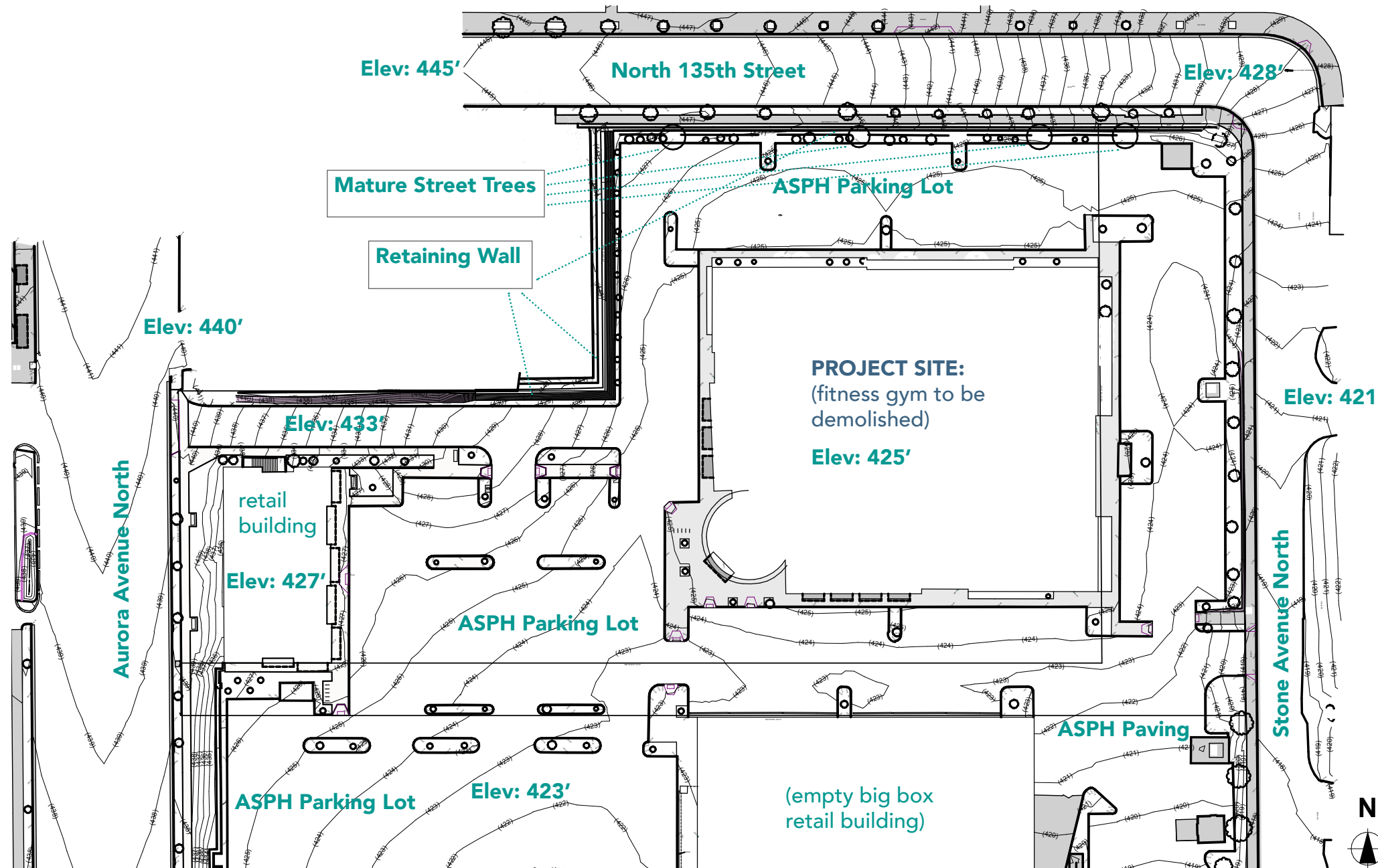
New Building Description:

Construct a five-story apartment building, located at  
the corner of North 135th Street and Stone Avenue  
North. All floors will be residential.

Residential Units:	413
Live/Work Units:	5
Parking Ratio:	50%
Gross Floor Area	484,462 SF
Zoning:	C1-75 (M)
Height Limit:	85' max (Residential)
FAR:	5.5 (base), minimum 2
Est. Tree Canopy Coverage (2016):	5.5%
Lot Size:	120,160 SF
Nearest Historic Landmarks:	Ingraham High School 1819 North 135th Street Seattle, WA 98133

## EXISTING SITE PLAN 03





## TOPOGRAPHY & SITE ENVIRONMENTAL FEATURES

There are no exceptional trees on the site at 1215 N 135th Street.

The site slopes downward from the northwest down to the southeast, approximately to 25' from elevation +445' to elevation at +420' the south west. The single most imposing site feature is a large retaining wall on the north and west facade, varying in height from one to two stories.

The retaining wall on the west property line is concrete cribbing and may be an interesting site feature. The east side street frontage has a low rockery wall. The majority of the site is a level, graded parking lot and building pad. There is no native terrain remaining on the site.

There are a number of trees planted as landscaping on the site at the time of construction of the existing building. These trees are generally deciduous with a 5" to 7" caliper with variety of species. There are a few conifers mixed in also with 5" to 7" calipers.

On the south and southwest portions of the site, there are several low planting islands with shrubs and deciduous trees. There are deciduous street trees on the Stone Ave. N frontage and along the N 135th right of way. These trees range from 7" to 10" in caliper.

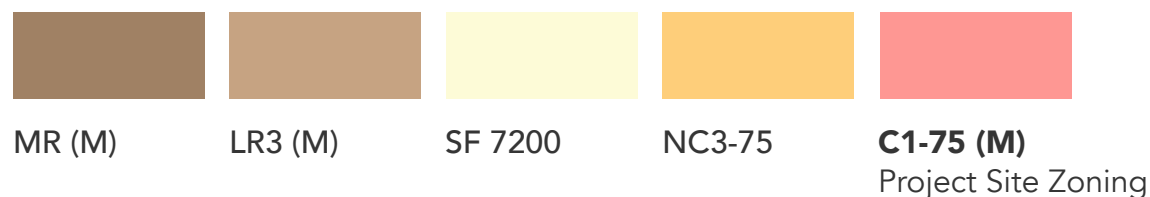
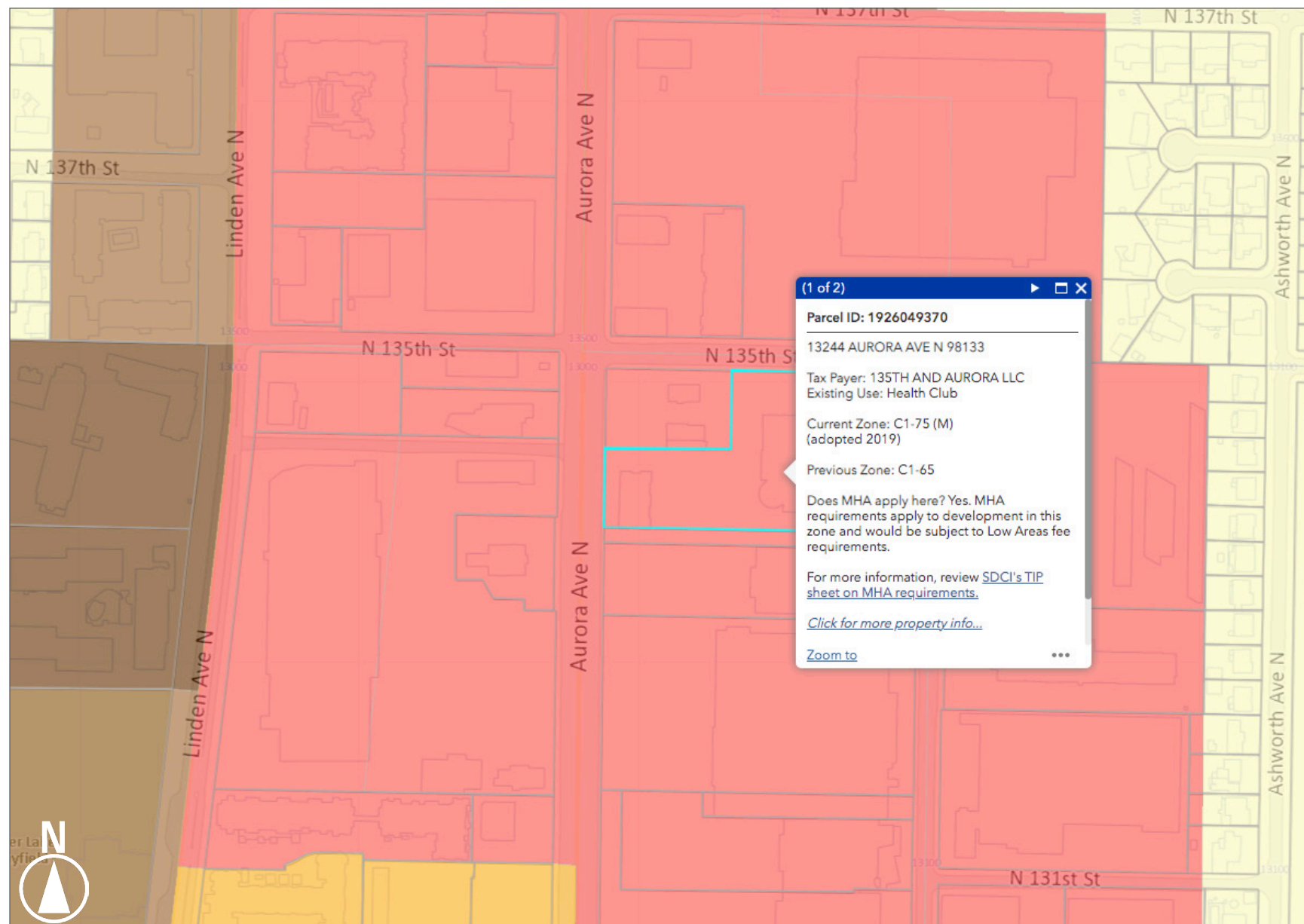
## 04 SURVEY

1215 North 135th Street

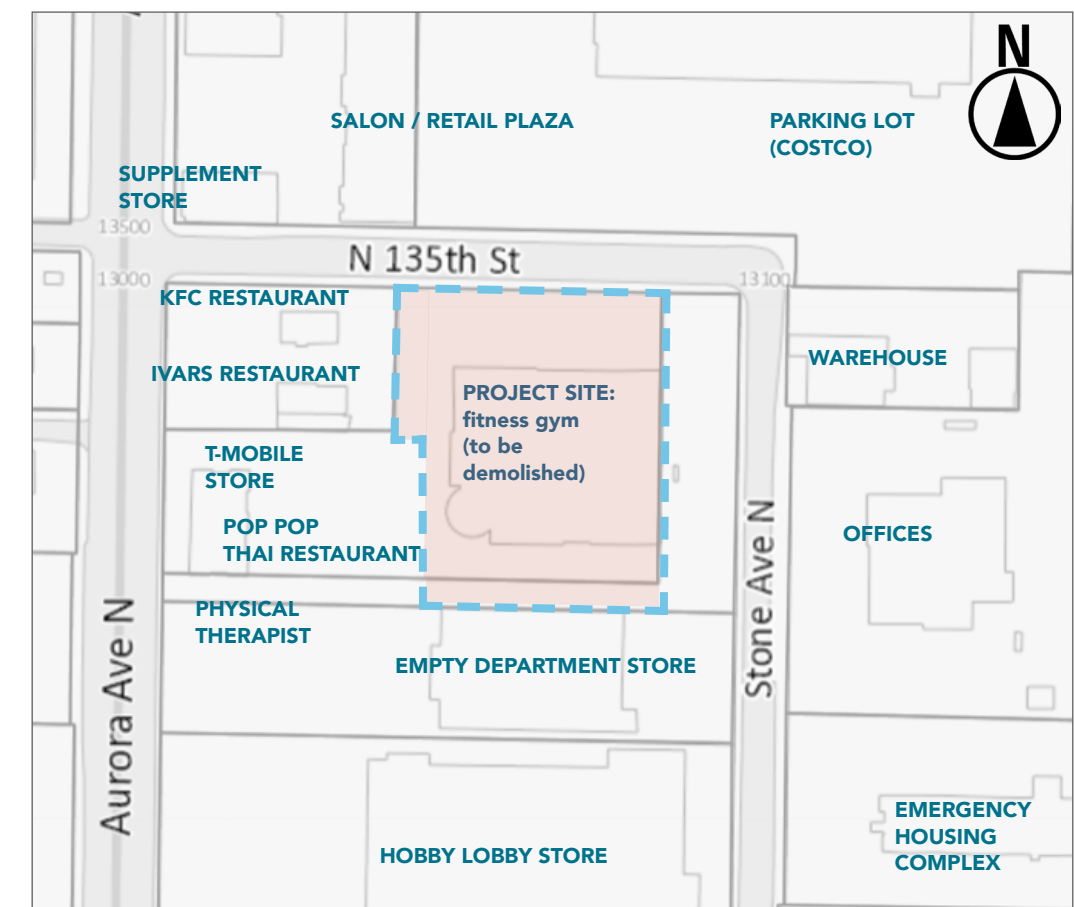
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JOHNSON OAKLIEF  
ARCHITECTURE & PLANNING LLC



## HALLER LAKE NEIGHBORHOOD SETTING / NEW PROPERTY LINE



Project site with area street-level uses that include restaurants, retail, warehouses and offices nearby. Several multifamily structures exist on the west side of Aurora Avenue North. Further detail can be found in the section *Urban Design Analysis: Neighborhood Multifamily Residential Context* on page 12.

# URBAN DESIGN ANALYSIS: ZONING MAP / EXISTING STREET-LEVEL USES 05



RELEVANT C1-75 M (COMMERCIAL 1) ZONING DATA

The project site is located with the Bitter Lake Urban Village and is subject to Mandatory Housing Affordability requirements (M designation).

Typical Land Uses and Building Types (23.47A.004)

Permitted uses include: Large apartments. (G) In the Lake City and Bitter Lake Village Hub Urban Villages, live-work units shall not occupy more than 20 percent of the street-level street-facing facade.

Street-level Uses (Subsection 23.47A.005)

(C.1)Notwithstanding, there is no restriction on the location of residential uses in the following circumstances: (f.) Within a structure containing permanent supportive housing.

Floor Area Ratio (23.47A.013)

(A) Floor area ratio (FAR) limits. Except as provided in subsections 23.47A.013.C and 23.47A.013.D, FAR limits apply in C zones. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot: FAR 5.5 is 75-foot height limit. (B) The following gross floor area is not counted toward FAR (9): In permanent supportive housing, all gross floor area for accessory human service uses.

Setback Requirements (23.47A.014)

(C) Upper-level setbacks for street-facing facades. For zones with a height limit of 75 feet, 85 feet, or 95 feet, the street-facing facade shall be set back as follows (2): For zones with a height limit of 85 feet or 95 feet, portions of structures above 75 feet must be set back from the front lot line by an average depth of 8 feet. (D) Facade modulation. For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. For structures with a width of more than 500 feet, at least two portions of the structure 30 feet or greater in width and separated by at least 100 feet must be set back a minimum of 15 feet from the front property line.

Landscaping and screening standards (23.47A.016)

(2) Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to Section 23.86.019 (below), is required for any lot with (a): development containing more than four new dwelling units or a congregate residence.

Green Factor measurement (23.86.019)

(A) Development standards for certain areas require landscaping that meets a minimum Green Factor score. All required landscaping shall meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of plantings. These standards may include, but are not limited to, the type and size of plants, spacing of plants, depth, and quality of soil, use of drought-tolerant plants, and access to light and air for plants.

Amenity Area (23.47A.024)

(A) Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. (B) Required amenity areas shall meet the following standards, as applicable (1): All residents shall have access to at least one common or private amenity area. (2) Amenity areas shall not be enclosed. (3) Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41. (4) Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size. (5) Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet. (6) Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to subsection 23.57.012.C.1.d, do not qualify as amenity areas.

Parking Location and Access (23.47A.032.2.A.3)

In C1 and C2 zones, access to off-street parking may be from a street, alley, or both when the lot abuts an alley. However,

structures in C zones with residential uses, structures in C zones with pedestrian designations, and structures in C zones across the street from residential zones shall meet the requirements for parking access for NC zones as provided in subsection 23.47A.032.A.1. If two or more structures are located on a single site, then a single curb cut shall be provided according to the standards in Sections 23.47A.032.A.1, 23.47A.032.A.2, and 23.54.030.F.2.

Requirement to Meet Transportation Level-of-service Standards (23.52.004)

(A) Development that meets the following thresholds must contribute to achieving the percentage reduction targets shown on Map A for 23.52.004, which includes options for reducing the single-occupancy vehicle (SOV) trips associated with the development. Northeast Seattle Haller Lake neighborhood percentage reduction target is 35%.

Pedestrian Access and Circulation (23.53.006)

(A.1) General requirements. Pedestrian access and circulation are required on all streets in all zones as set forth in this Section 23.53.006. Pedestrian access and circulation improvements shall meet the standards in the Right-of-Way Improvements Manual for sidewalks, pedestrian walkways, curbs, curb ramps, and accessible crossings. (C.2) Within urban centers and urban villages, if the existing sidewalks, curbs, curb ramps, and accessible crossings do not comply with the Right-of-Way Improvements Manual, they shall be brought into compliance when new lots, other than unit lots, are created through the full or short subdivision process or when development is proposed that abuts any existing street in any zone, except as specified in subsection 23.53.006.F.

Public Use of Accessory Parking (23.54.027)

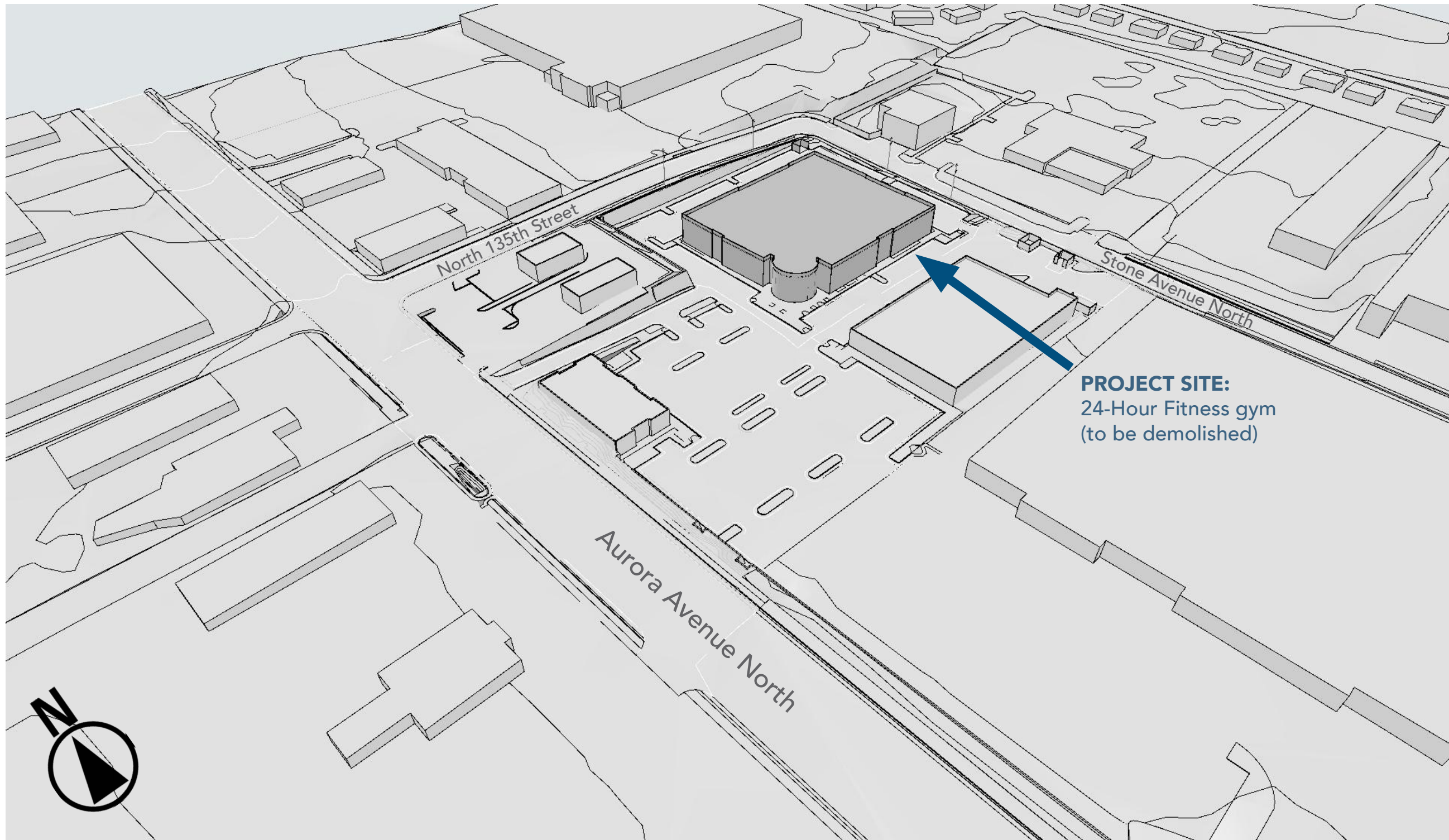
(B) Legally established parking that is accessory to residential or non-residential uses may be made available to the public as short-term parking without a separate use permit or approval, regardless of nonconformities of parking uses that may be present.

06 | URBAN DESIGN ANALYSIS: ZONING DATA

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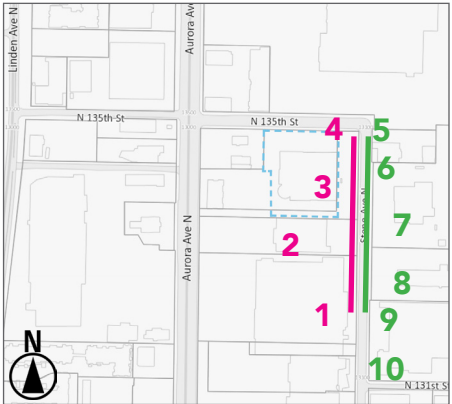
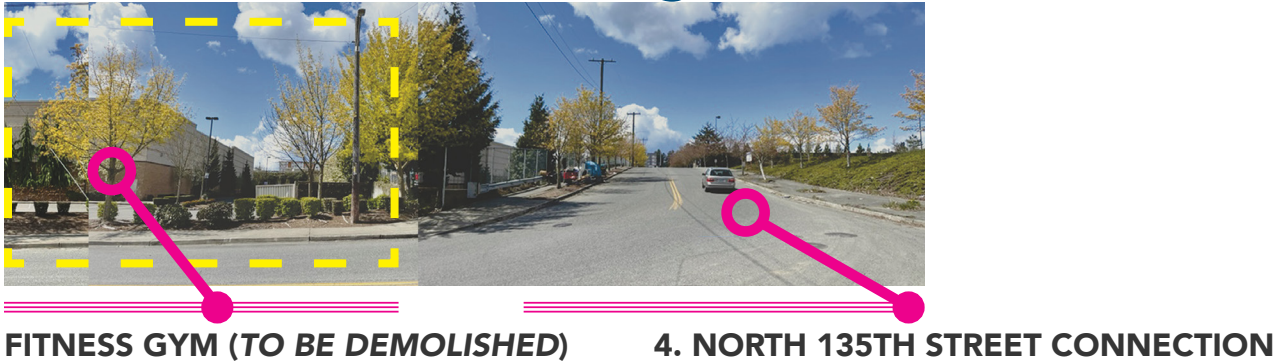
## URBAN DESIGN ANALYSIS: NINE-BLOCK AREA | 07



# Stone Ave N - Looking West



# Stone Ave N - Looking West Continued



Site Map / Locating Stone Ave N

# Stone Ave N - Looking East



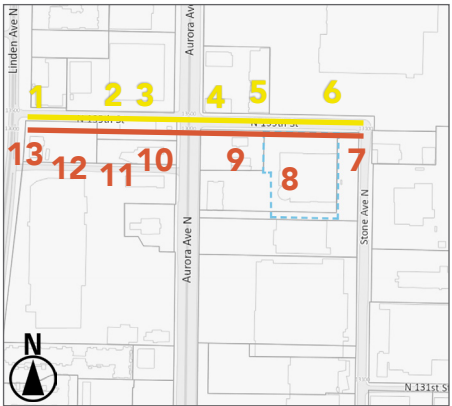
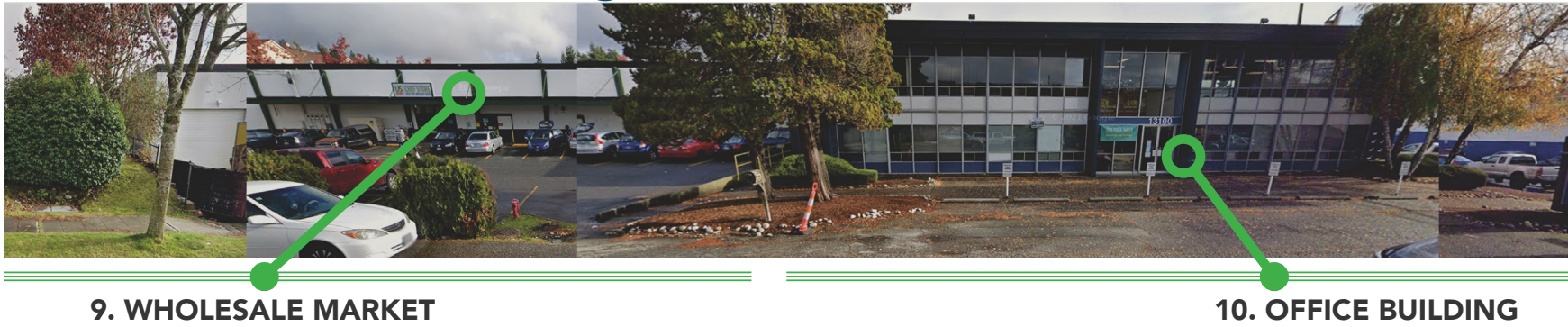
## 08 URBAN DESIGN ANALYSIS: STREET VIEW MONTAGE

1215 North 135th Street  
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# Stone Ave N - Looking East, Continued



Site Map / Locating N 135th Street

# N 135th Street - Looking North



# N 135th Street - Looking North, Continued





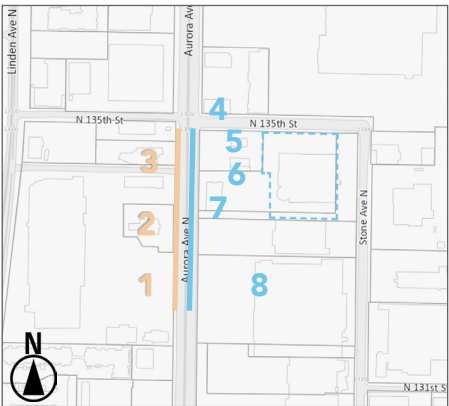
# N 135th Street - Looking South



# N 135th Street - Looking South, Continued



# Aurora Ave N - Looking West



Site Map / Locating Aurora Ave N

## 10 URBAN DESIGN ANALYSIS: STREET VIEW MONTAGE

1215 North 135th Street  
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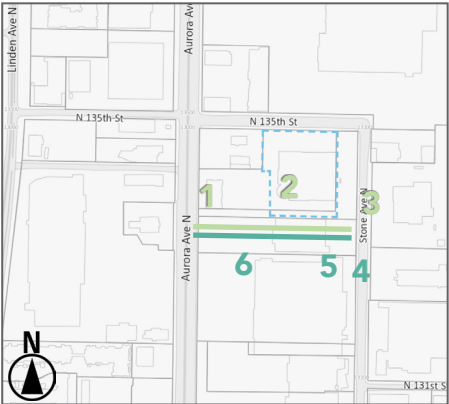




# Aurora Ave N - Looking East



4. SUPPLEMENT STORE      5. KFC RESTAURANT      6. IVAR'S RESTAURANT      7. PHYSICAL THERAPIST      8. HOBBY LOBBY STORE



Site Map / Locating South Boundary

# Site / Parking Area - Looking North



1. RESTAURANTS / PHYSICAL THERAPIST      2. FITNESS GYM (TO BE DEMOLISHED)      3. STONE AVE N

# Site / Parking Area - Looking South



4. STONE AVE N      5. EMPTY STORE BACK LOT      6. EMPTY STOREFRONT / PARKING LOT





### 1. COOPER APARTMENTS

186-unit, wood frame, five-story multifamily apartment building constructed in 1993. C1-75 (M) zoning. Building has roof decks and architectural rhythm in forms that blends well in the neighborhood.



### 2. LINDEN PARK CONDOMINIUMS

93-unit, wood frame, two-story multifamily condo building constructed in 1982. LR3 (M) zoning. Building facade allows for privacy and architectural variation from the street-scape.



### 3. LINDEN FLATS

170-unit, wood frame, seven-story multifamily apartment building constructed in 2017. C1-65 zoning. Most similar to the three concepts proposed here, the building contains facade rhythm, roof decks and architectural variation in color palette and landscaping.



### 4. HENRY M. JACKSON APARTMENTS

372-unit, steel, seven-story multifamily building constructed in 1964. MR (M) zoning. Building contains variation in facade and landscaping.



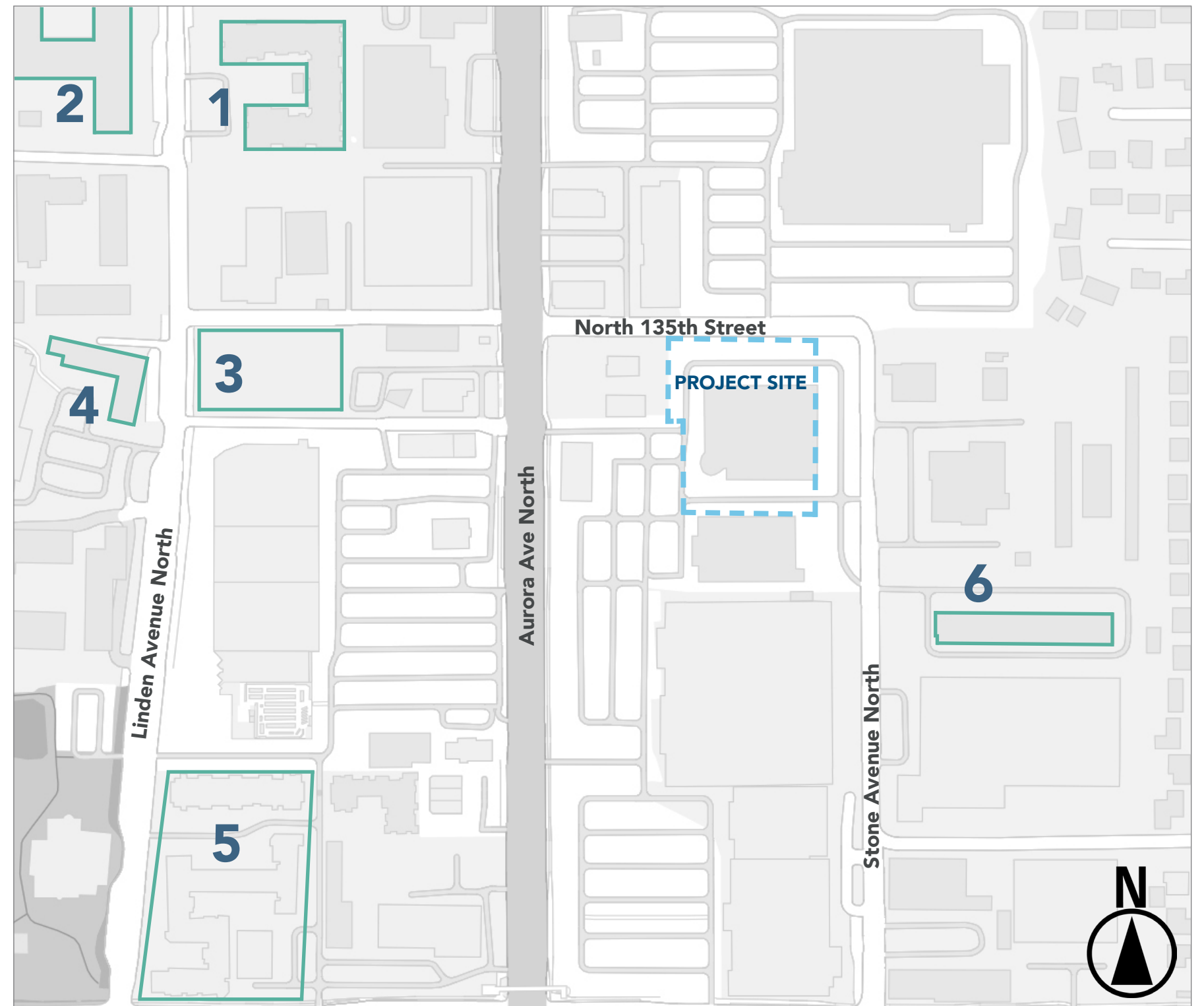
### 5. SHAG NEW HAVEN SENIOR APARTMENTS

251-unit, wood frame, seven-story multifamily condo complex constructed in 2006. NC3P-75 (M) zoning. The buildings contain architectural form rhythm, roof deck viewing opportunities and architectural variation in color palette and landscaping options.



### 6. 13140 STONE AVE N BUILDING

131-unit, wood frame, seven-story emergency housing building constructed in 2002. C1-55 (M) zoning. Building site contains a variety of landscaping and variation in architectural forms.



## 12 URBAN DESIGN ANALYSIS: NEIGHBORHOOD MULTIFAMILY RESIDENTIAL CONTEXT

**1215 North 135th Street**

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REGIONAL TRANSIT MAP: HALLER LAKE NEIGHBORHOOD

Seattle's  
Transit Network

**Frequent Service**  
Every 15 minutes or better, until 7 pm, Monday to Friday.  
Every 30 minutes or better until midnight every day.  
Most lines are frequent late nights and weekends.

- Link Light Rail rapid transit every 10 minutes
- RapidRide limited stop bus for a faster ride every 10-12 minutes
- Frequent Bus every 10-12 minutes
- Frequent Bus every 15 minutes
- Basic lines combining for Frequent Service
- Seattle Streetcar SL FH lines
- Seattle Center Monorail every 10 minutes

**Basic Service**  
Every 20-60 minutes most of the day, with more frequent service on some lines during peak hours

main route certain trips or peak only  
 Infrequent segment of Frequent Service line

**Limited and Special Service**

- Peak-only weekday peak hours only
- Flexible service area reservations required
- Ferry hours and frequency vary

**Exceptions**  
Express service making no or limited stops

**Buses run**

- Frequent Basic Peak-only
- stop freeway station

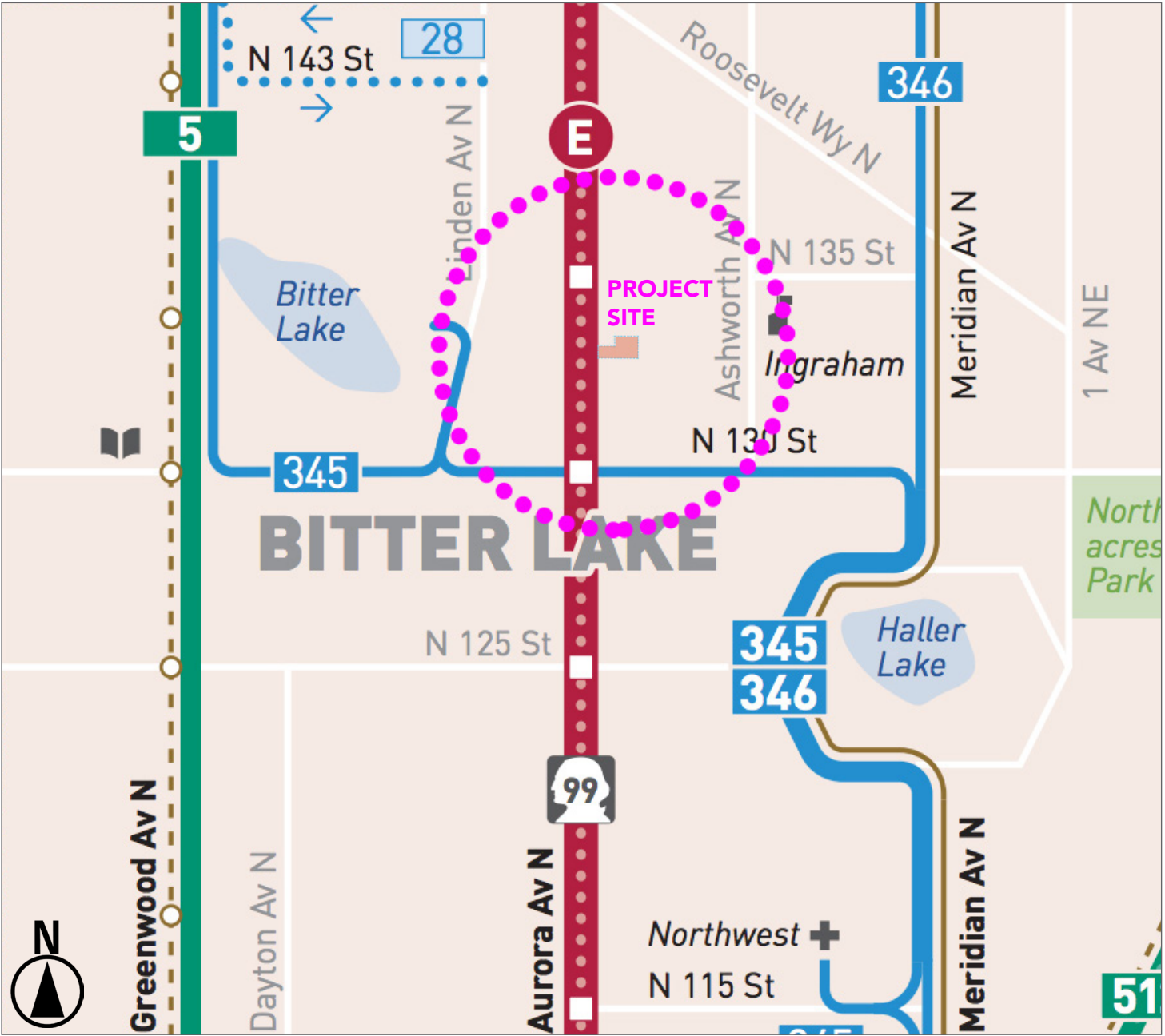
a lowlighted badge indicates a part-time service

**Connections**

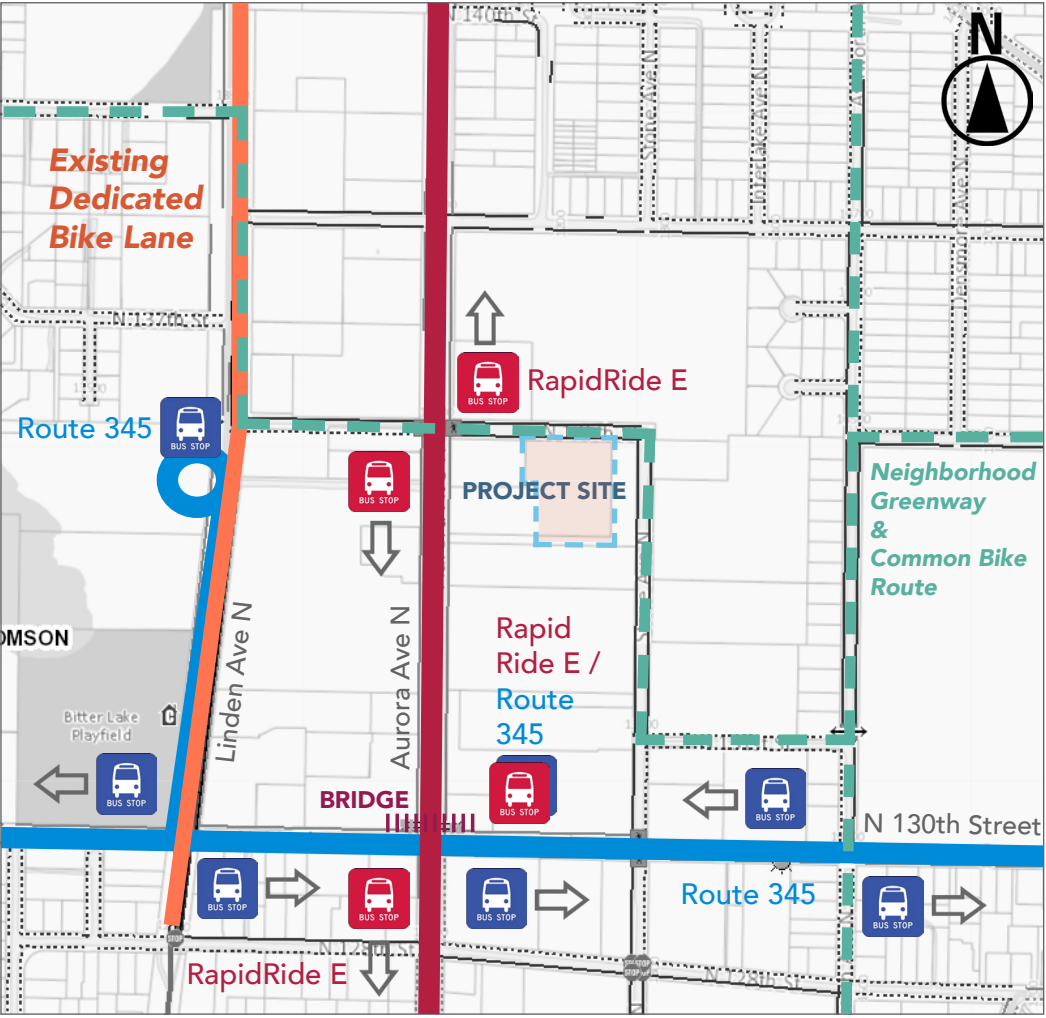
- Transit Center/ Major Transfer Point
- Amtrak/Sounder train
- Bike Lockers
- Park & Ride (50+ cars)

**Destinations**

- Point of Interest
- College/University
- High School
- Hospital
- Library
- Park/Green Space

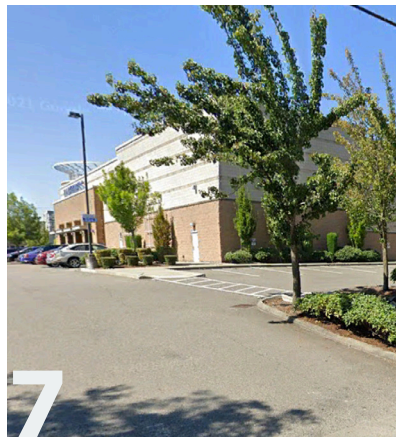


TRANSIT / BIKE LANE MAP

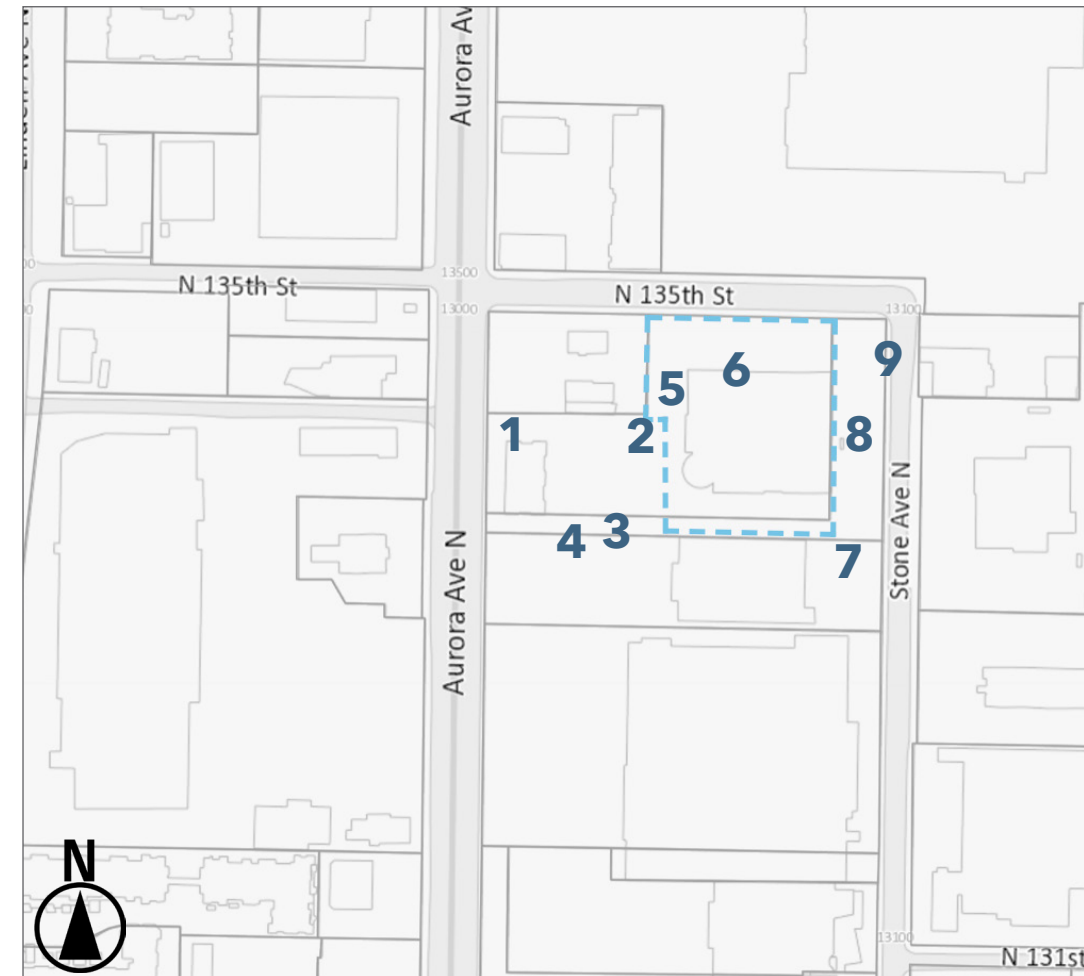


URBAN DESIGN ANALYSIS: SDOT / TRANSIT LOCATOR 13





## NUMBERED VIEW POINTS / SITE WALK-THROUGH



Site features include: retaining wall with landscaping (1, 2, 5), parking areas (6, 7, 8), parking lot landscaping (5, 7, 8, 9), and nearby single-story retail buildings (4).

# 14 | URBAN DESIGN ANALYSIS: SITE PHOTOS

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**M**  
MADISON  
DEVELOPMENT GROUP

**JOHNSON OAKLIEF**  
ARCHITECTURE & PLANNING LLC



CS1: NATURAL SYSTEMS AND SITE FEATURES

C. Topography

C1 – Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

D. Plants and Habitat

D1 On-Site Features: (Incorporate on site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design) and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation retention is not feasible.

E. Water

E2 – Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site stormwater and allow reuse of potable water for irrigation.



CS1: RESPONSES

C1 – Land Form: 20’ plus high retaining wall at NW corner of the site tapers down to natural grade along the southern property line and service drive. Fitting the proposed structure to the topography allows for:

- Providing two separate residential entries and amenities on the 1st and 3rd Floors
- Providing the equivalent of structured, below grade parking without excavation
- Accessing parking on two separate frontages
- Allowing a central, interior courtyard on natural grade

D1 On-Site Features: There is an existing pattern of street trees and parking lot landscaping. There are no immediately adjacent natural landscapes with the exception of one deciduous tree stand to the NE. The urban site offers the opportunity to:

- Enhance perimeter plantings and street trees
- Create an interior landscape habitat with native plantings
- Provide perimeter landscape screening at ground level
- Make pedestrian and landscape connections with existing commercial complex to the south

E2 – Adding Interest with Project Drainage: Trees, bioretention planters and raingardens will be incorporated into the drainage system design which can help create a pedestrian friendly atmosphere with opportunities for movement, sound and cooling.





CS2: URBAN PATTERN AND FORM

A. Location in the City and Neighborhood

A2 – Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facade to incorporate design detail articulation and quality materials.

CS2: RESPONSES

A2 – Architectural Presence: Although the site is accessed from Aurora Ave. N. it is effectively “off-the-beaten-path” with little street or pedestrian activity at present. The immediate context is one and two-story commercial buildings and big-box retail stores, mostly presenting their sides and backs to the site.

- The proposed structure will provide a new vertical scale for the immediate area
- The frontages on N 135th and Stone Ave N provide an opportunity to enhance the street edge and the pedestrian environment
- Residential entrances on both frontages will help activate the street



CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A. Emphasizing Positive Neighborhood Attributes

A4 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.

CS3: RESPONSES

A4 Evolving Neighborhoods: The proposed development will be the first project in the immediate area to employ the current allowed structure height and to establish a new residential character. The nearest residential projects of similar scale are two blocks to the west, across Aurora Avenue N.

- We expect that new residential and/or new commercial uses in the future will likely only occur on the east side of Stone Avenue N
- Providing live/work spaces on the 135th Street frontage



16 | DESIGN GUIDELINES



PL3: STREET-LEVEL INTERACTION

A. Entries

A1c Common Entries to Multi-story Residential Buildings. Need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and /or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

B. Residential Edges

B1 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.

B3 Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences that are required to orient the non-residential portions of the unit toward the street. Design other first floor so it can be adapted to other commercial use as needed in the future.

PL3: RESPONSES

A1c Common Entries to Multi-story Residential Buildings: The two residential entries will be marked by entrance canopies leading to two-story foyers, vestibules, adjacent plantings and changes in the facade materials and forms.

- Two separate entries are provided, with clear massing delineation
- Entry foyers with double height spaces welcome visitors
- Universal accessible access is provided at the two entrances at the first and third floors.
- Direct access to building amenity spaces energize the public entrances on the first and third floors

B1 Security and Privacy: Ground floor apartments and live/work spaces are separated from the street by front stoops and landscape setbacks. Ground floor commercial spaces at the NE and SW corners will provide “eyes on the street”. Elevators lobbies provide direct line of sight to the entrances and to amenity spaces. Move in/move out activities are isolated from the public foyers.

B3 Buildings with Live/Work Uses: Design of the ground floor spaces should provide for a “second life” as the neighborhood may evolve.

1. Live/work spaces are all street-facing
2. Live/work spaces are on the concrete levels of the building, so all demising walls are non-bearing
3. Exterior facades will be non-bearing and typically store-front style
4. Entrances and setback landscaping can be readily altered for future uses



PL4 ACTIVE TRANSPORTATION

B Planning Ahead for Bicyclists

B1 Early Planning: consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4: RESPONSES

B1 Early Planning: There is a proposed bike lane on both Stone Ave. N. and N. 135th St. which would directly connect to the existing bike lane on Linden Ave. N., two blocks west.

- The preferred design provides 372 bike parking racks in a secure room
- The bike garage is located on the 1st & 2nd floor and can readily access Stone Ave N for north/south routes as well as the local retail businesses



DC1: PROJECT USES AND ACTIVITIES

C2 Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/ or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.

C4 Service Uses: Locate and design service entries loading docks, and trash receptables away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC1: RESPONSES

C2 Visual Impacts: In the preferred scheme (Option C), parking is arranged around the perimeter of the structure, substantially covered with structure or terraces above. Where parking at grade level abuts the exterior walls, the walls will be treated with architectural finishes, green screens and openings detailed as fenestration. On the east facade, adjacent to the Stone Ave. N frontage, the garage wall will be setback approximately 10’ from the sidewalk with landscaping. Parking garage entrances are located away from pedestrian activity and will be screened with an open mesh grille.

C4 Service Uses: Service uses, including utility rooms, transformer vault, loading dock, and trash handling rooms are all located along an existing shared service drive serving the large retail and commercial structures to the south. Planting islands will be incorporated into the service vehicle parking areas.



DC2: ARCHITECTURAL CONCEPT

A2 Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, poches, canopies or other elements; and/or highlighting building entries.

B2 Blank Walls: Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:

- b. green walls, landscaped areas or raised planters
- c. wall setbacks or other indentations

DC2: RESPONSES

A2 Reducing Perceived Mass: In the preferred scheme, the apparent height and mass of the structure will be reduced by the 20’ grade change across the site and the perimeter retaining walls, reducing the perceived height from Aurora Ave N and N 135th St. by two stories. The perceived mass will be architecturally ameliorated by changes in horizontal planes along each facade, addition of texture by the placement of shallow balconies, changes in materials and upper-level setbacks at selected locations.

B2 Blank Walls: As noted in the response to DC1 and C2 Visual Impacts, where parking at grade level abuts the exterior walls will be treated with architectural finishes, green screens and openings detailed as fenestration. On the east facade, adjacent to the Stone Ave. N frontage, the garage wall will be setback approximately 10’ from the sidewalk with landscaping.



18 | DESIGN GUIDELINES



DC3: OPEN SPACE CONCEPT

B4 Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered) barbeques, resident meetings, and crafts or hobbies.

DC3: RESPONSES

B4 Multifamily Open Space: The proposed preferred design (Option C) has unsable, ground-level open space at the heart of the design, with a large 16,247 SF central on native soil. The central court is accessed from several sides and is lined with ground floor apartments and a 3,485 SF gym.

In addition, there are several common and private terraces located at the second level, landscaped setbacks on the east and north facades and a common terrace and pet play area/dog run on the roof.



DC4: EXTERIOR ELEMENTS AND FINISHES

C Lighting

C1 Functions: Use lighting both to increase sit safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

D Trees, Landscape and Hardscape Materials

D1 Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

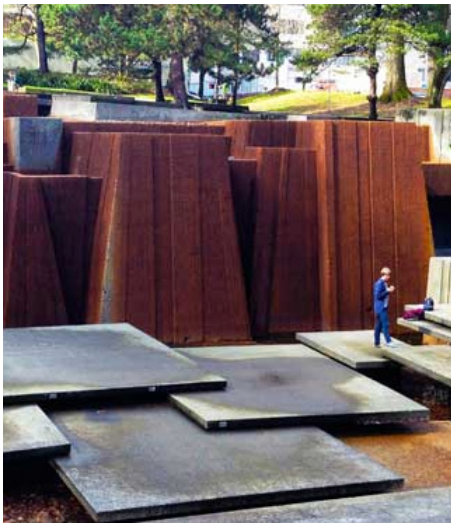
D2 Hardscape Materials: Use exterior courtyards, plazas and other hard surfaced areas as an opportunity to add color texture, and/or pattern and enliven pubic areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4: RESPONSES

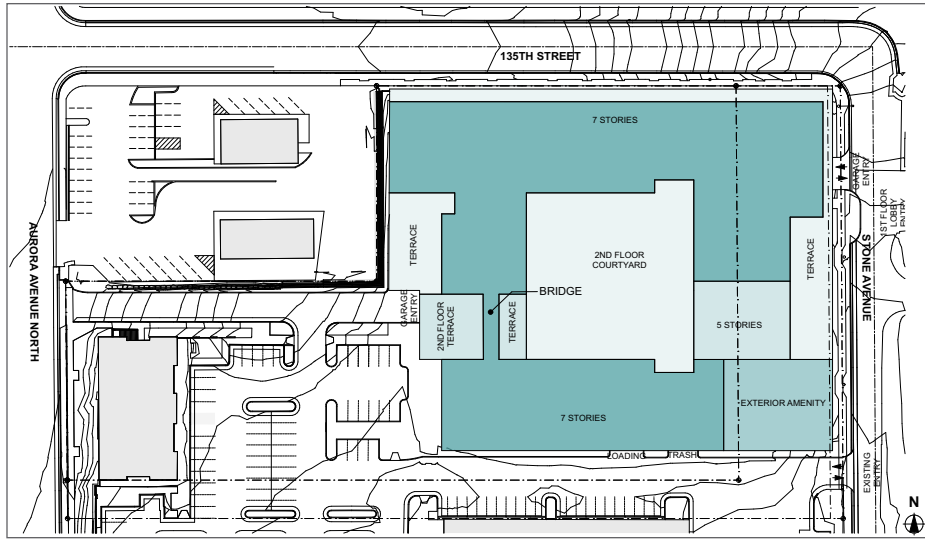
C1 Functions: The site located in a brightly lit commerical district, with plentiful lit signage and advertising on the south, west and north frontages. The goal of the project light approach will be to lower the scale and temperature of the lighting, to give a more pedestrian level illumination and to reduce glare. Entries will be well lit, with indirect lighting allowing for good recognition, not shadows. Parking areas will be well lit for security, but with the lighting screened towards the exterior. Upward glare to the apartments will be minimized.

D1 Choice of Plant Materials: Plant materials will consist of a mix of native vegetation and plants adapted to the Pacific Northwest climate, such as: foxglove, feather reed grasses, and vine maple trees. The greenroof will contain sedums.

D2 Hardscape Materials: Cast in place concrete and pavers.





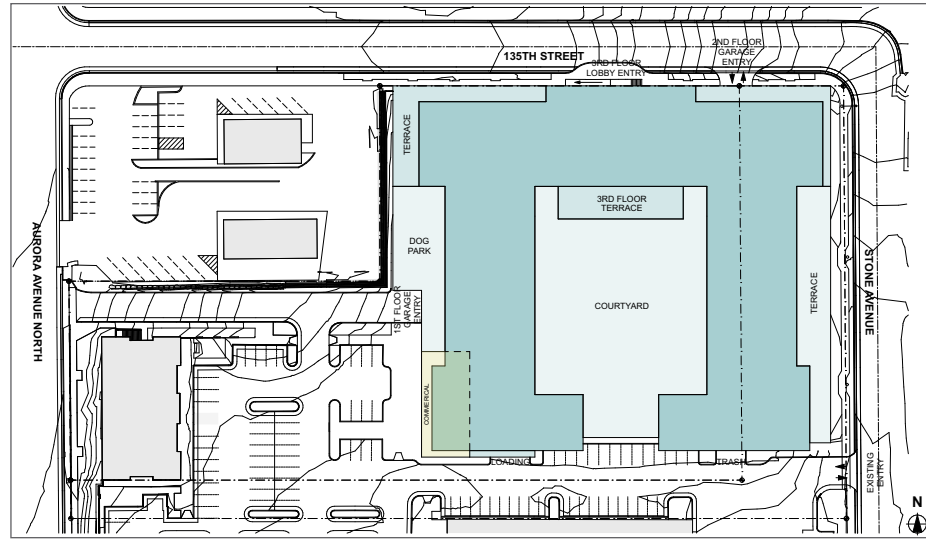


## OPTION A: DESCRIPTION

Option A is a courtyard scheme with the primary residential entrance located at the south west corner of the site. Seven floors of residential apartments are arranged around a central courtyard. An opening in the apartment ring faces west above the main lobby. The residential floors sit on top of a single floor of parking that forms the deck of the interior courtyard. Access to parking is aligned with the existing ramped driveway descending from Aurora Ave. N. A convenience entrance is located at the north east corner. Trash, recycling, utilities and loading are all accessed from a common service drive along the south frontage. A bicycle garage is located along the south service drive.

369	Units
207	Parking Stalls
232	Bikes
	<i>Minumum: 92.25 Bikes *</i>
	<i>Goal: 300 Bikes</i>
530,113	Gross Square Footage
228,460	Net Square Footage

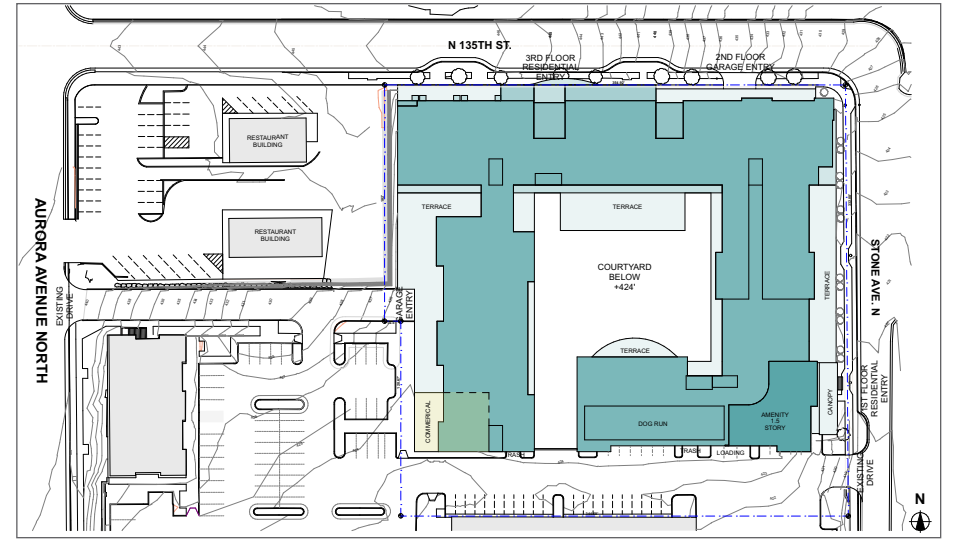
\* Per SMC 23.54.015 Table D (D.2 Residential Use):  
 – Multifamily Structure, Long Term  
 – 1 Per 4 Dwelling Units OR 0.75 Per Small Efficiency



## OPTION B: DESCRIPTION

Option B is a "U" scheme, with the primary residential entrance located at the 3rd floor along the N 135th Str. facade. Seven floors of residential apartments are arranged around a courtyard open to the south. The residential structure sits on top of a single level of parking that forms the deck of the courtyard. Amenity spaces access the courtyard on the 2nd floor. A commercial lease space is located on the ground floor at the south west corner. Access to parking is aligned with the existing ramped driveway descending from Aurora Ave. N. Trash, recycling, utilities and loading are all accessed from a common service drive along the south frontage. A bicycle garage is located at the south east corner.

343	Units
1	Commerical 2,765 SQ FT
254	Parking Stalls
336	Bikes
	<i>Minimum: 79.25 Bikes *</i>
	<i>Goal: 300 Bikes</i>
486,783	Gross Square Footage
200,809	Net Square Footage



## OPTION C (PREFERRED): DESCRIPTION

Option C is the preferred courtyard scheme. The primary residential entrance located at the 3rd floor along the N 135th St. facade, second entrance and lobby at the ground floor at the south west corner of the site. Seven floors of residential apartments are arranged around a central courtyard. An opening in the apartment ring faces south. The residential floors sit on top of a ring of parking. Residential apartments line the interior courtyard which is on natural earth. Amenity spaces are located on the ground floor, 3rd floor and 7th floor. Commercial lease spaces are located on the ground floor at the south west corner. Access to the lower parking is aligned with the driveway descending from Aurora Ave. N. A second level of parking, is accessed from N. 135th Street. Bicycle garages are located throughout the structure.

413	Units
1	Commerical 2,451 SQ FT
212	Parking Stalls
372	Bikes
	<i>Minimum: 103.25 Bikes *</i>
	<i>Goal: 300 Bikes</i>
502,311	Gross Square Footage
253,968	Net Square Footage

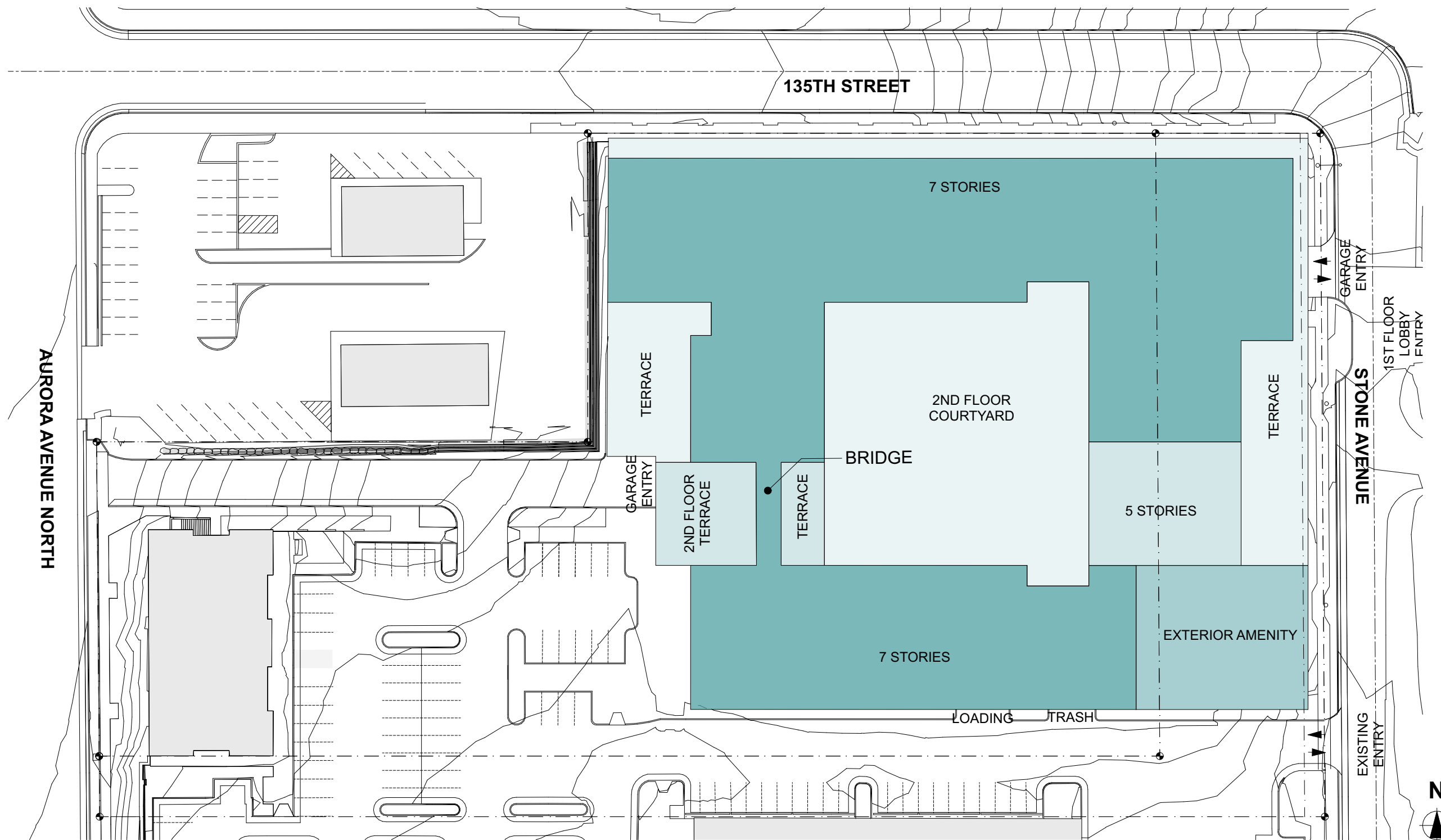
# 20 DESIGN CONCEPTS

**1215 North 135th Street**

SDCI# 3039346-EG  
 EARLY DESIGN GUIDANCE 9 / 12 / 2022





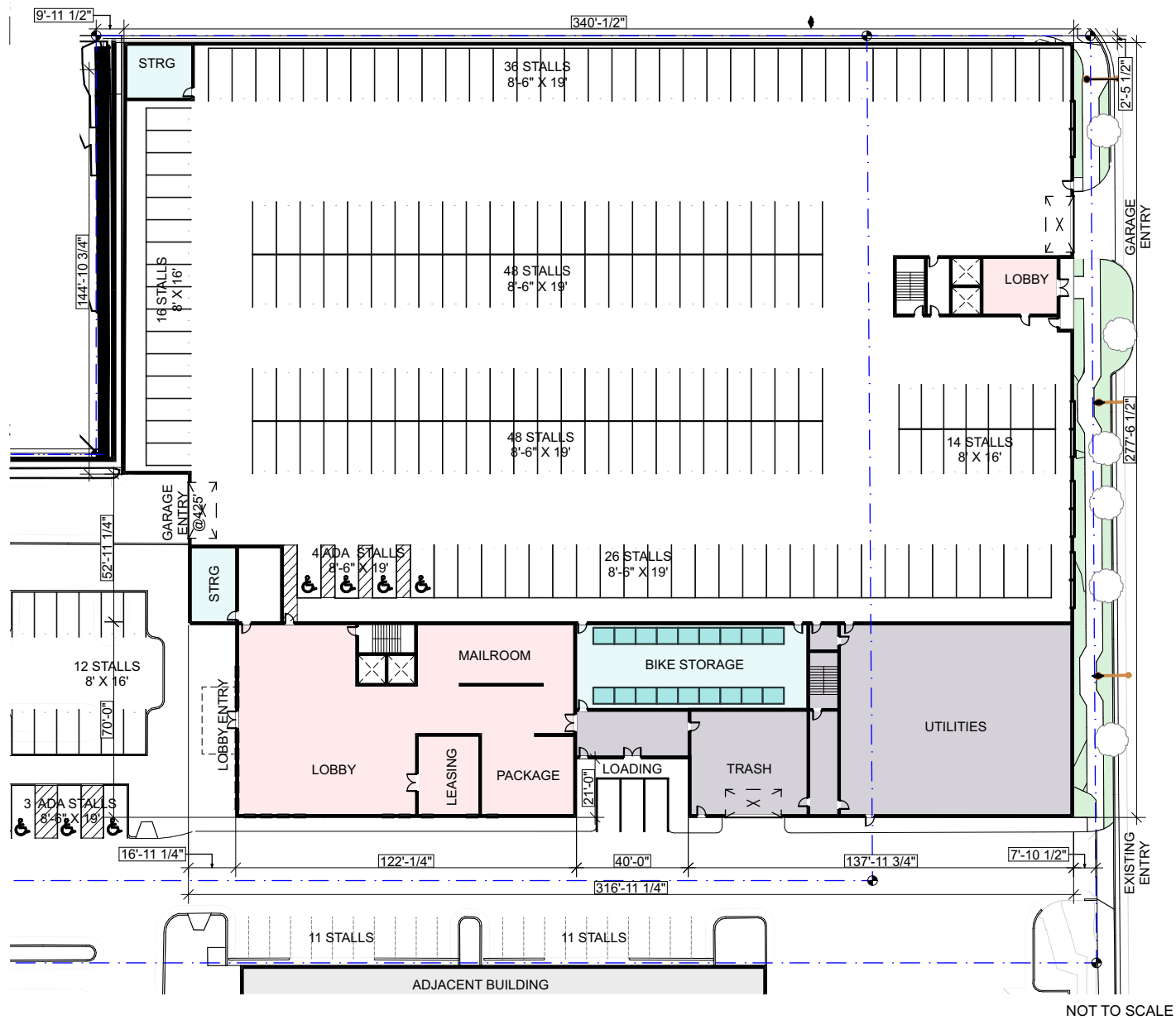


## OPTION A: SITE PLAN

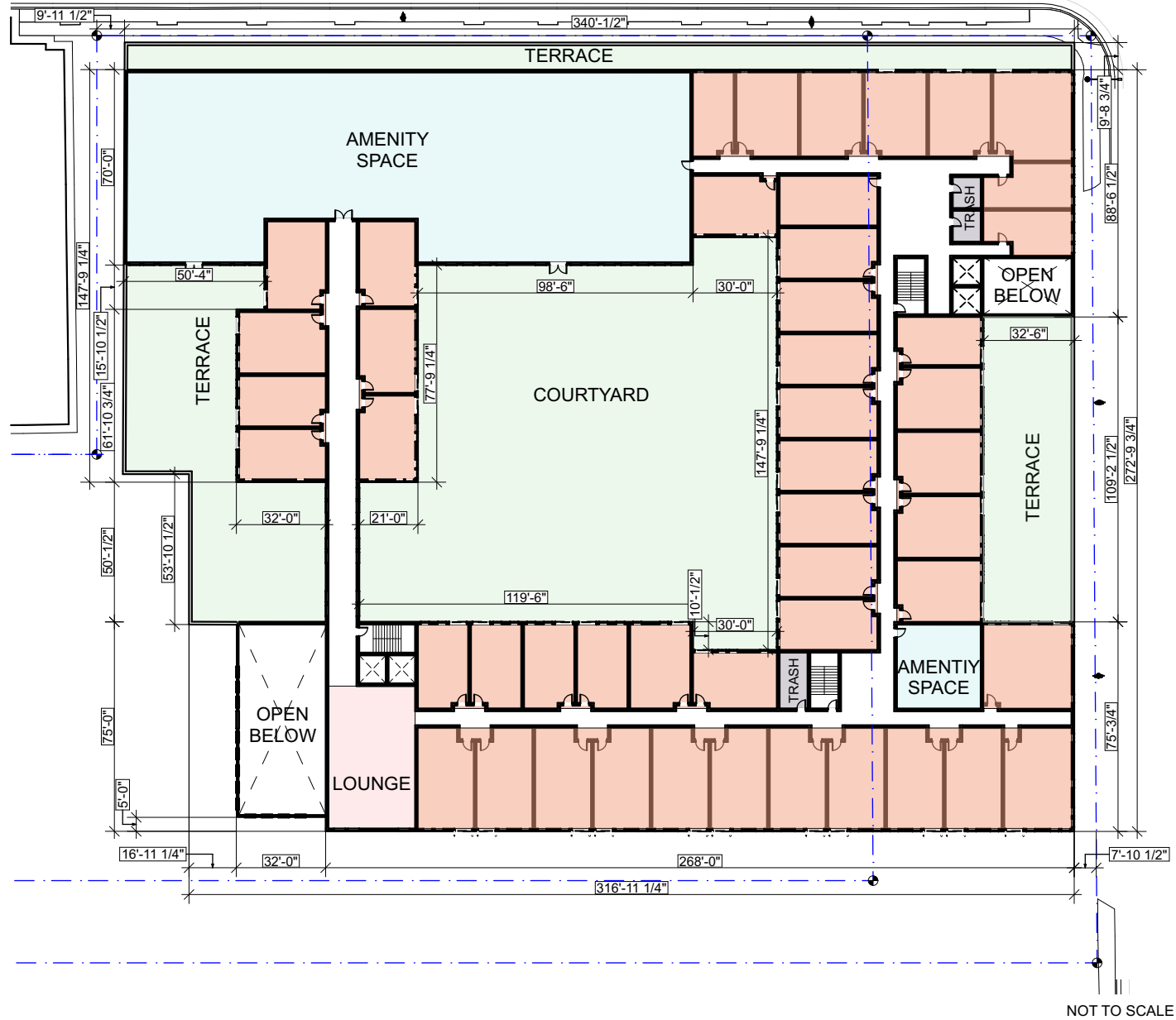
21



GROUND FLOOR



2ND FLOOR



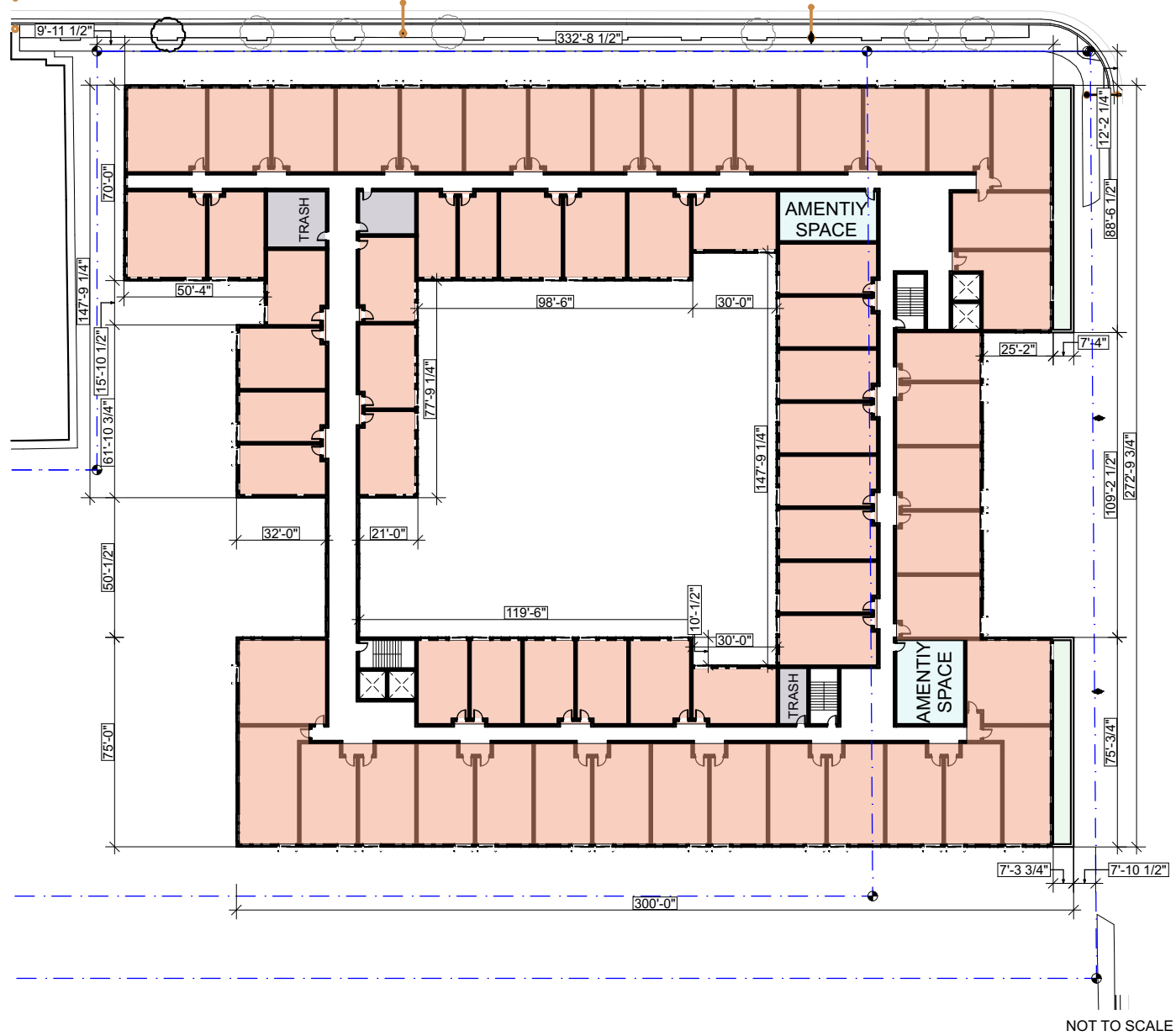
22 | **OPTION A: GROUND & 2ND FLOOR**

**1215 North 135th Street**  
SDCI# 3039346-EG  
EARLY DESIGN GUIDANCE 9 / 12 / 2022

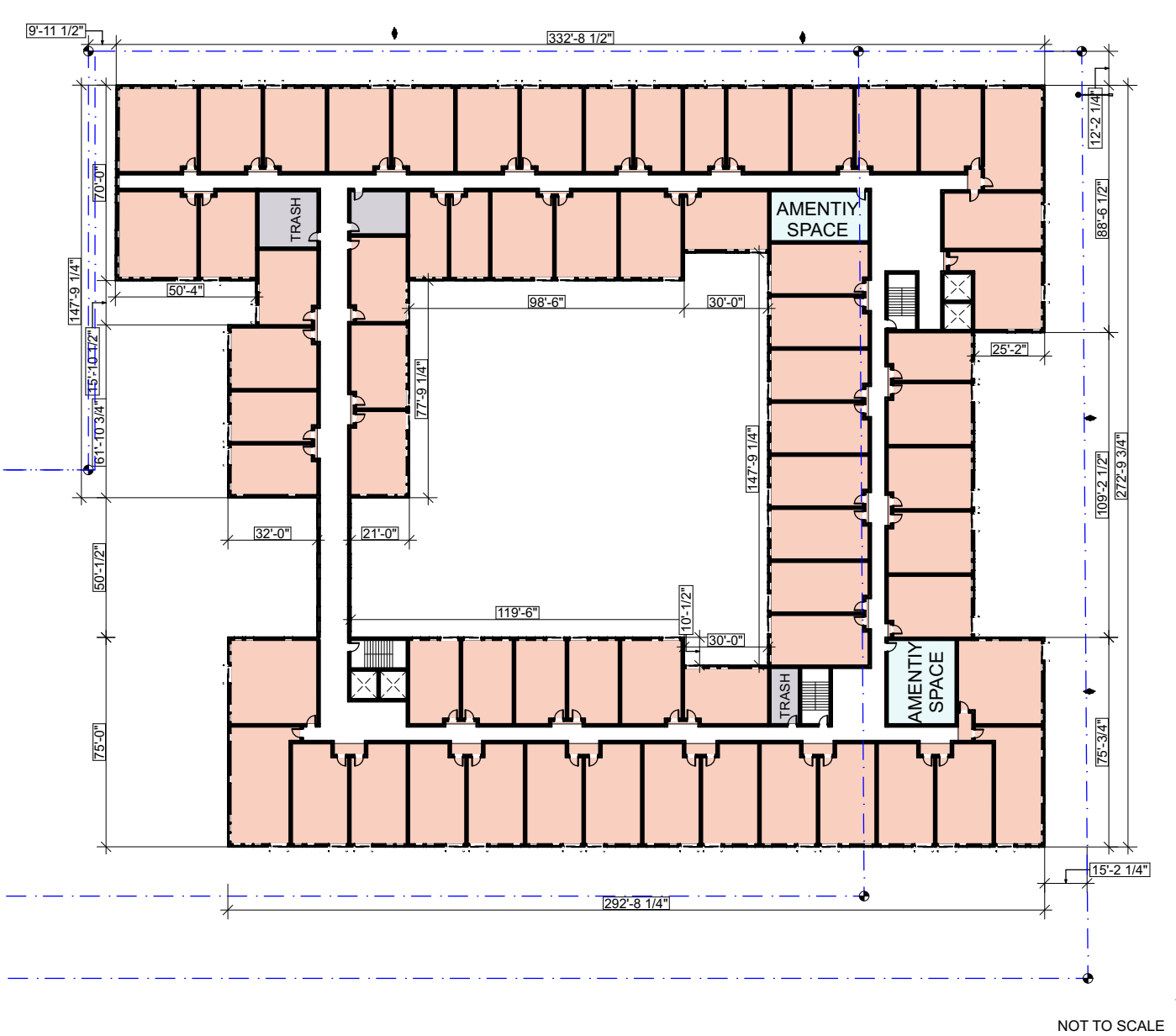




3RD FLOOR



4TH FLOOR



- AMENITY
- LOBBY/ PUBLIC AREA
- COMMERCIAL
- RESIDENTIAL
- TRASH/ UTILITIES

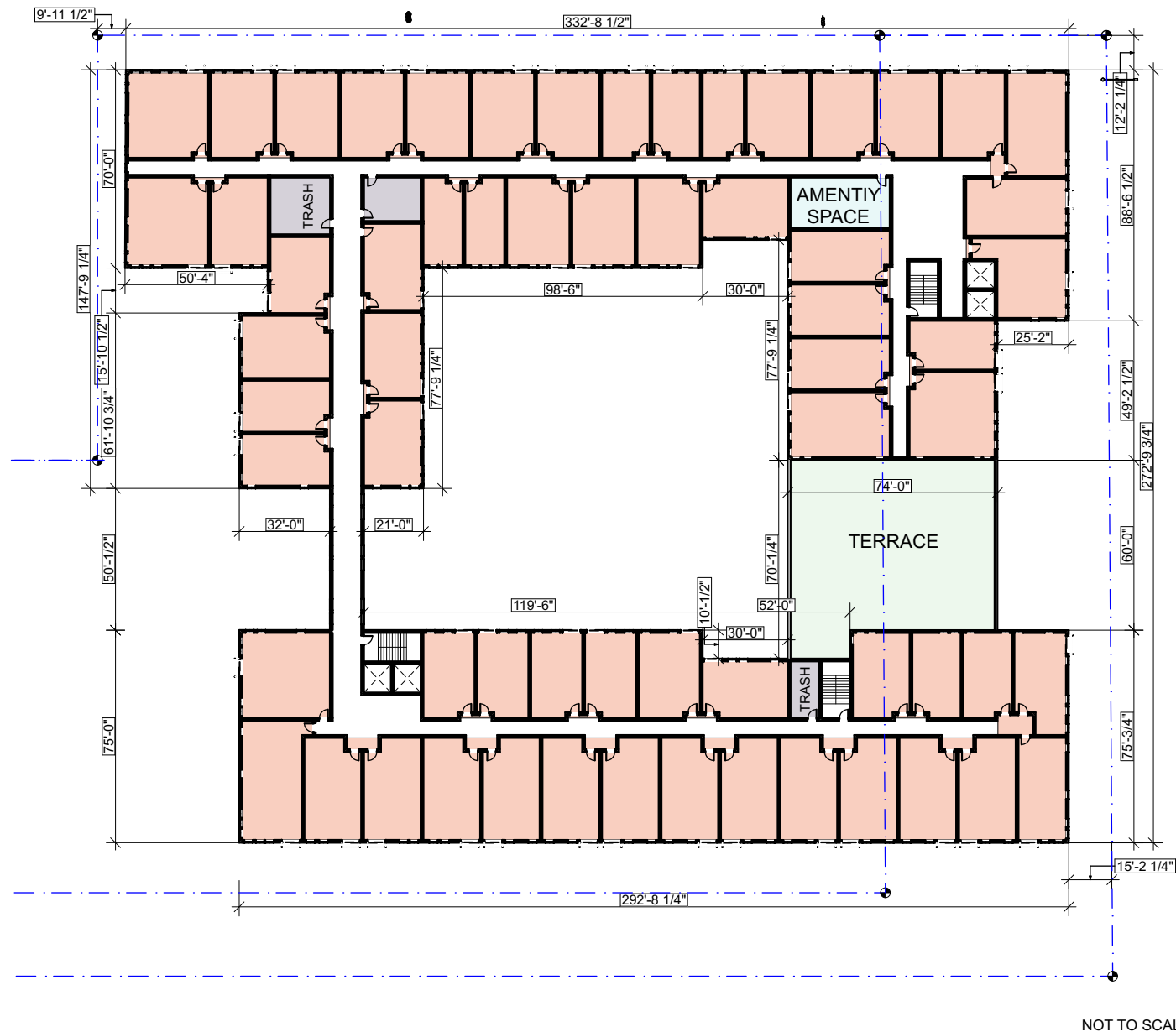
OPTION A: 3RD & 4TH FLOOR 23



5TH FLOOR



6TH FLOOR



24 | OPTION A: 5TH & 6TH FLOOR

- COMMERCIAL
- LOBBY/ PUBLIC AREA
- UTILITY/ TRASH/ ELECT.
- AMENITY
- RESIDENTIAL



9'-11 1/2"

332'-8 1/2"

12'-2 1/4"

88'-6 1/2"

49'-2 1/2"

272'-9 3/4"

60'-0"

75'-3/4"

15'-2 1/4"

76'-2 1/4"

216'-6"

292'-8 1/4"

75'-0"

50'-1/2"

61'-10 3/4"

15'-10 1/2"

147'-9 1/4"

70'-0"

50'-4"

98'-6"

30'-0"

77'-9 1/4"

74'-0"

25'-2"

32'-0"

21'-0"

119'-6"

10'-1/2"

52'-0"

TRASH

AMENITY SPACE

AMENITY SPACE

TRASH



NOT TO SCALE

Architectural floor plan of a building with dimensions and a north arrow. The plan shows a complex layout with multiple rooms and corridors. The overall dimensions are 272'-10" by 332'-8 1/2". The plan includes a large central area, a smaller room on the left, and a room on the right with two windows. The dimensions are as follows:

- Overall dimensions: 272'-10" (left), 332'-8 1/2" (top), 216'-6" (bottom), 65'-1/4" (right).
- Room dimensions:
  - Top left: 50'-4" (width), 15'-10 1/2" (height).
  - Top right: 30'-0" (width), 77'-9 1/4" (height).
  - Bottom left: 32'-0" (width), 50'-0" (height).
  - Bottom right: 74'-0" (width), 52'-0" (height).
  - Central area: 119'-6" (width), 77'-9 1/4" (height).
  - Small room on the left: 21'-0" (width), 50'-0" (height).
  - Small room on the right: 25'-2" (width), 10'-0" (height).
- Corridor dimensions: 147'-9 1/4" (top left), 61'-10 3/4" (top left), 127'-9 1/2" (top right), 70'-1/4" (top right), 10'-0" (bottom left), 10'-0" (bottom right).

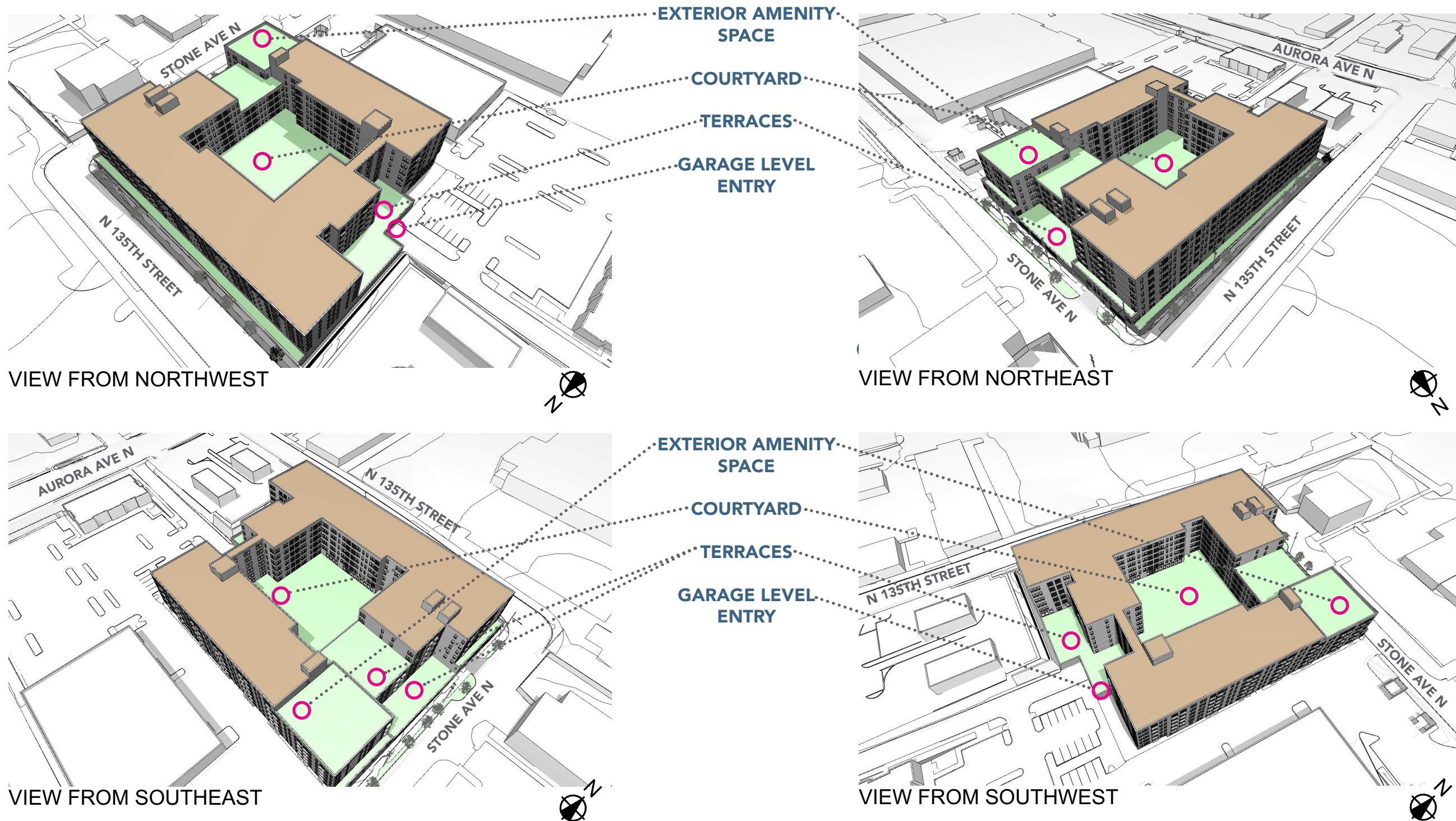
A north arrow is located in the bottom right corner, pointing towards the top of the page. The text "NOT TO SCALE" is written in the bottom right corner.

AMENITY  
RESIDENTIAL

 LOBBY/ PUBLIC AREA  
 TRASH/ UTILITIES

 COMMERCIAL





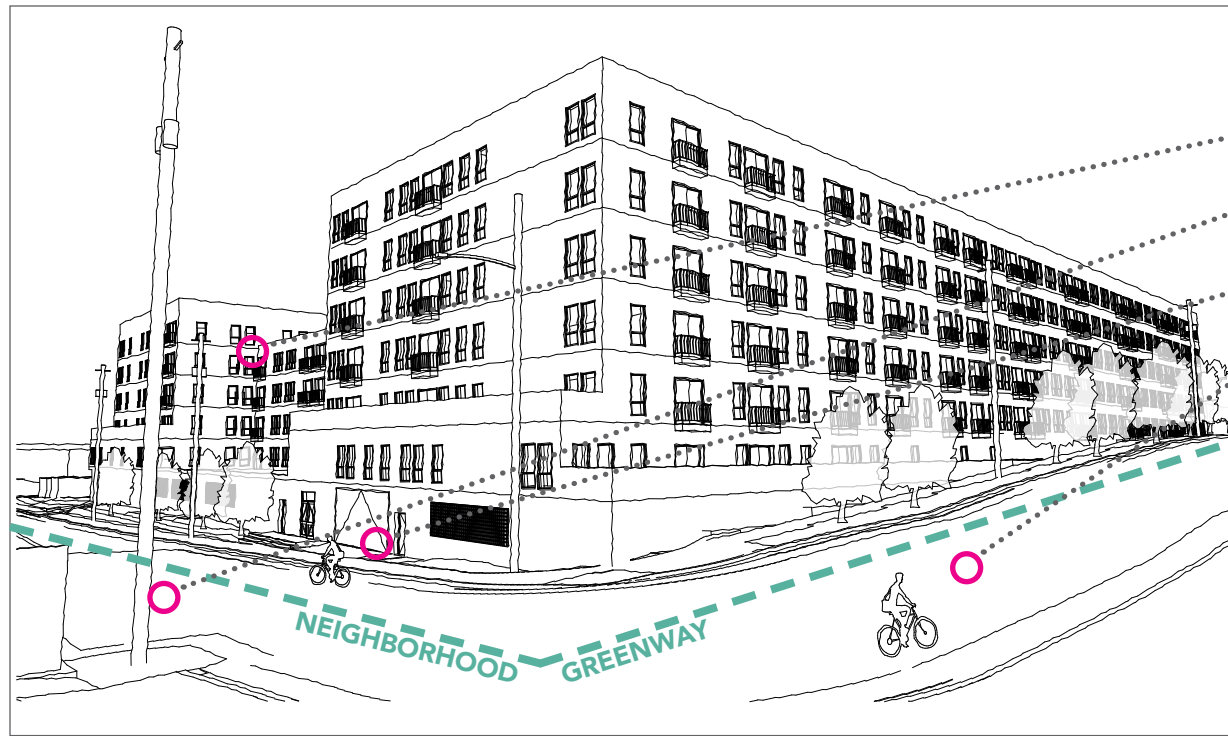
## 26 | OPTION A: 3D MASSING (AERIAL)

**1215 North 135th Street**

SDCI# 3039346-EG  
EARLY DESIGN GUIDANCE 9 / 12 / 2022



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- TERRACES
- STONE AVE NORTH
- PARKING ACCESS
- NORTH 135TH STREET



- TERRACES
- PARKING ACCESS
- ENTRY LOBBY
- PARKING AREA

## OPTION A: 3D MASSING (STREET VIEW ELEVATIONS) | 27



SPRING / FALL

9 AM



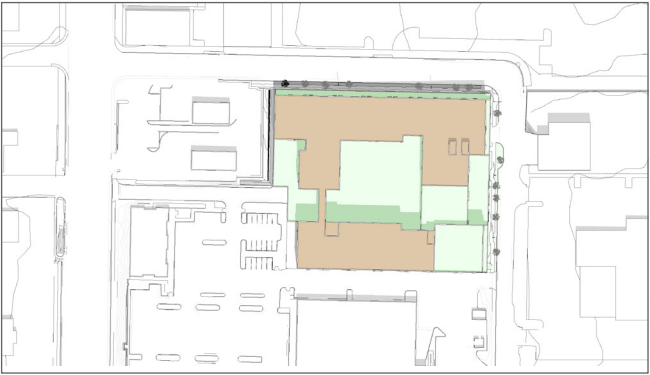
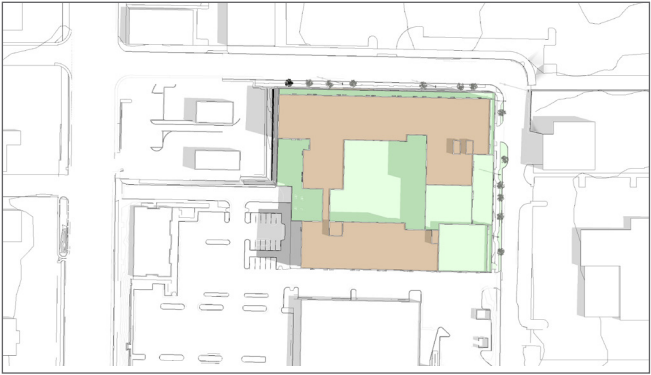
12 PM



3 PM



SUMMER



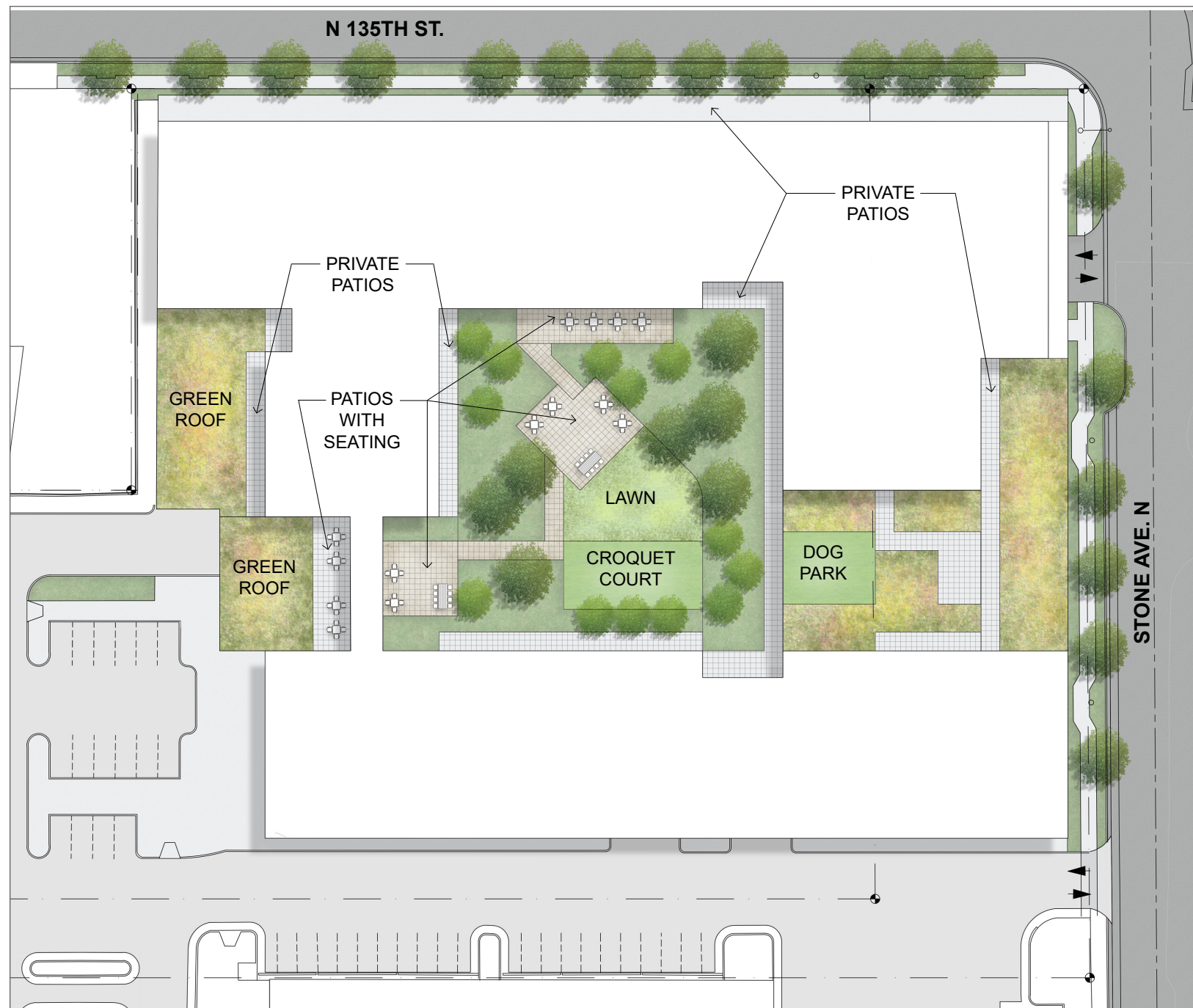
WINTER



# 28 | OPTION A: SOLAR

**1215 North 135th Street**  
SDCI# 3039346-EG  
EARLY DESIGN GUIDANCE 9 / 12 / 2022



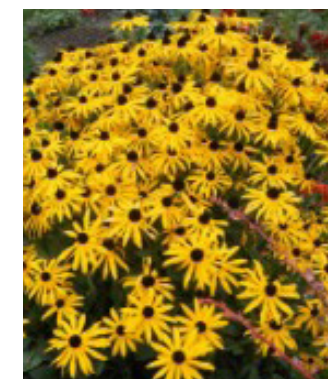
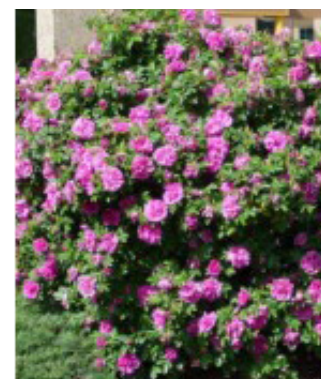
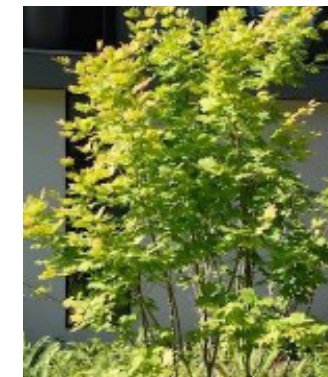
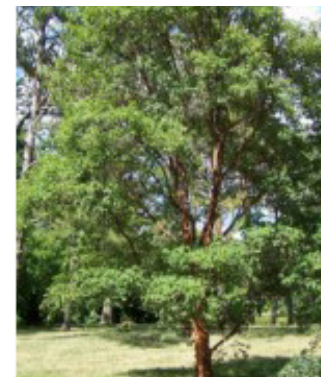


## SUMMARY OF DESIGN

Plant materials will consist of a mix of native vegetation and plants adapted to the Pacific Northwest climate. A focus will be made on low water use drought tolerant materials. Due to the urban nature of the project, most trees will be deciduous for shade, ground level use and light availability in winter months.

Ornamental grasses and perennials will provide seasonal visual interest. Accessible ground level spaces will use cast in place concrete and pavers for surface treatment. Green roofs consisting of sedums will be provided on portions of the rooftops.

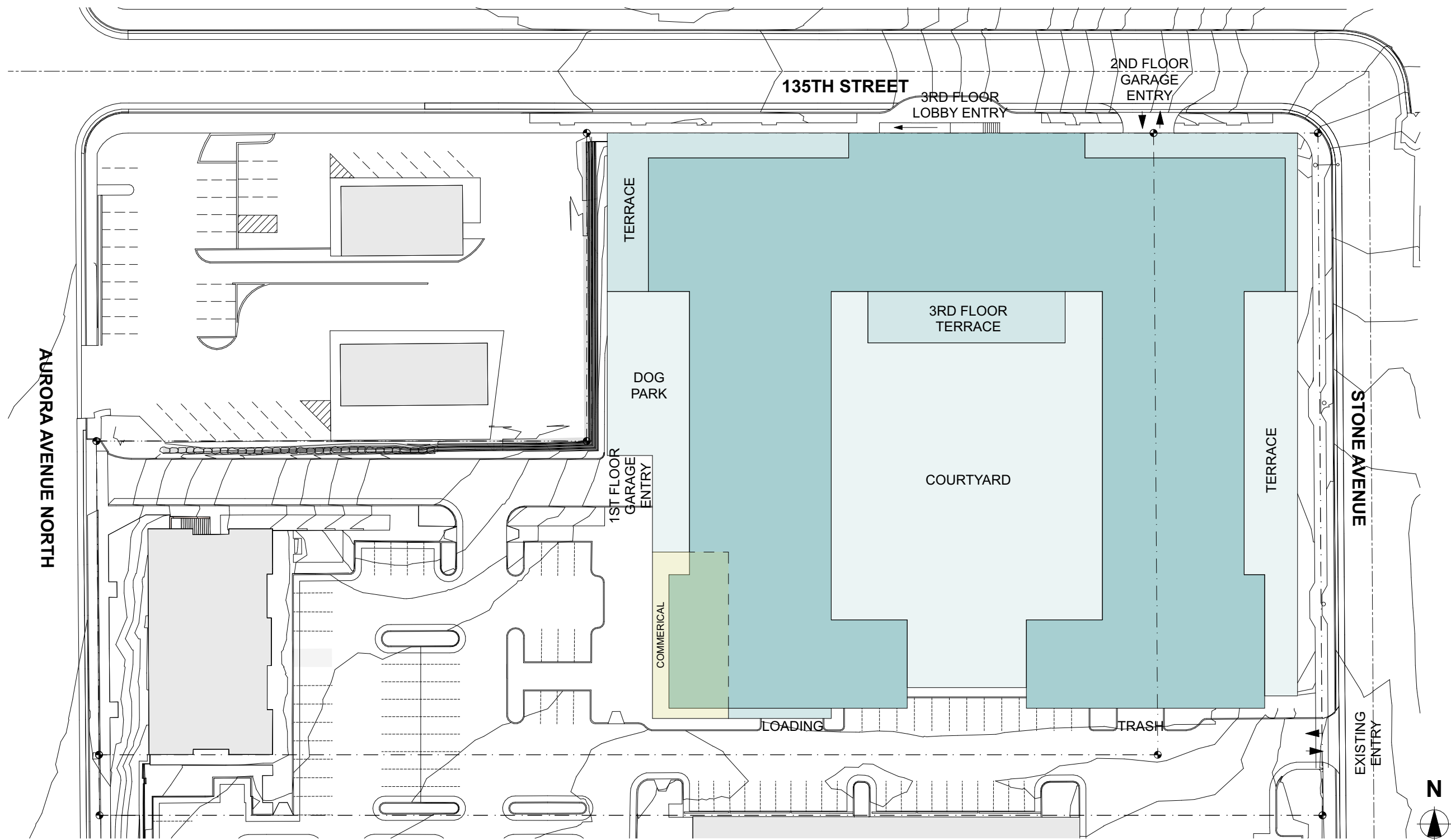
A mini dog park is also on the roof level as well as a lawn and croquet court. Roof patios will utilize precast pavers for accessible areas.



## OPTION A: LANDSCAPE 29



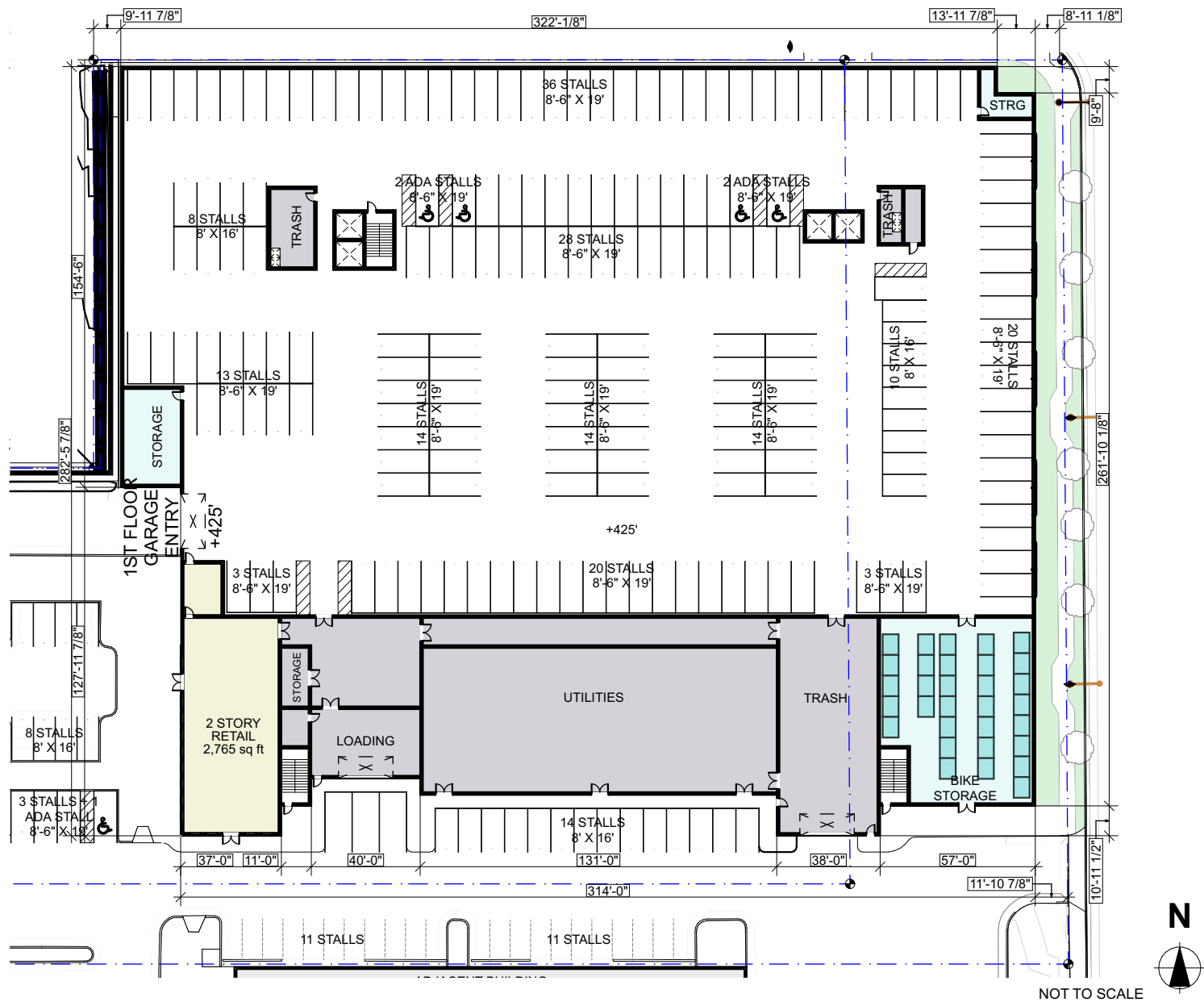
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## OPTION B: SITE PLAN | 31



GROUND FLOOR



2ND FLOOR



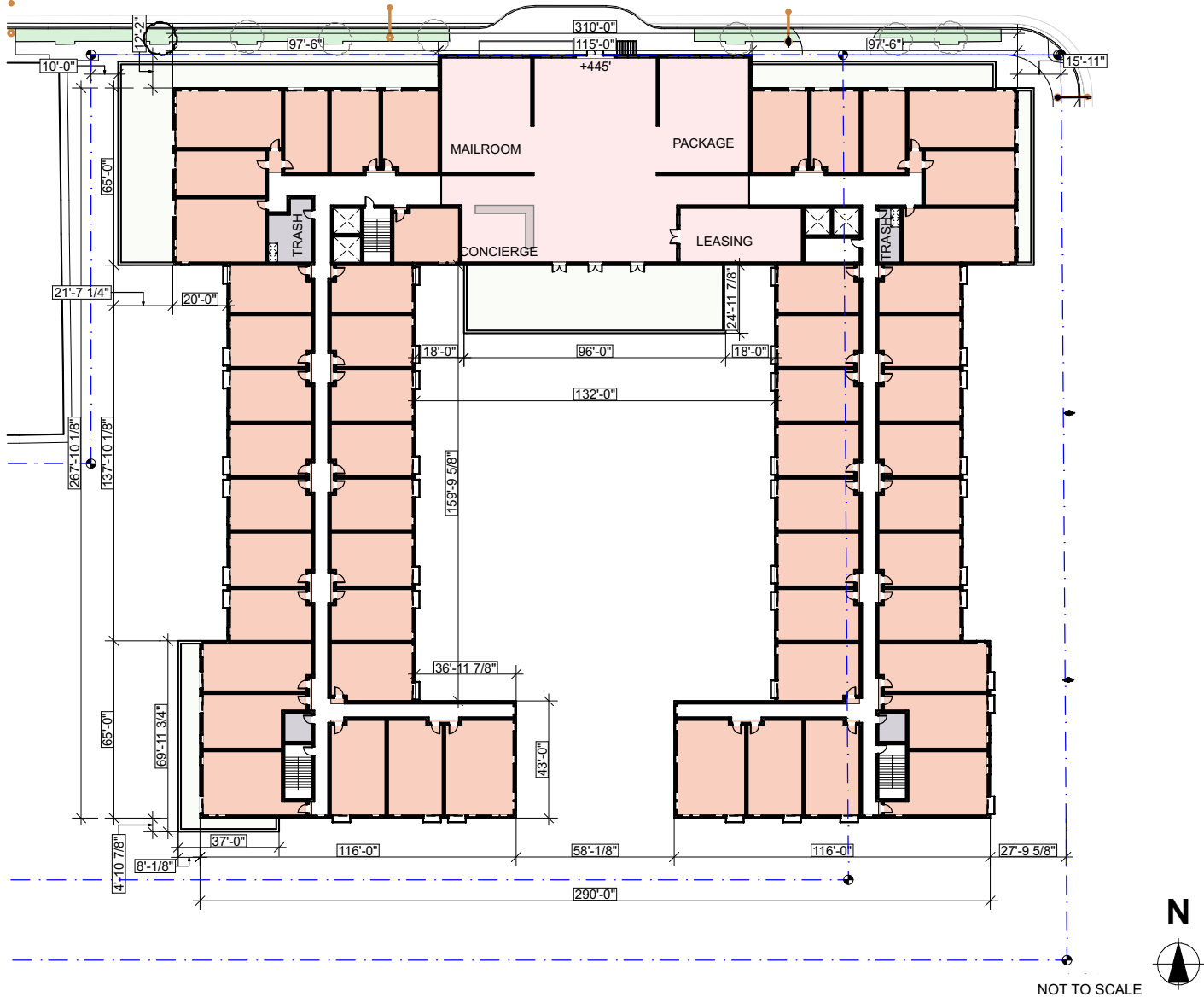
32 | OPTION B: GROUND & 2ND FLOOR

1215 North 135th Street  
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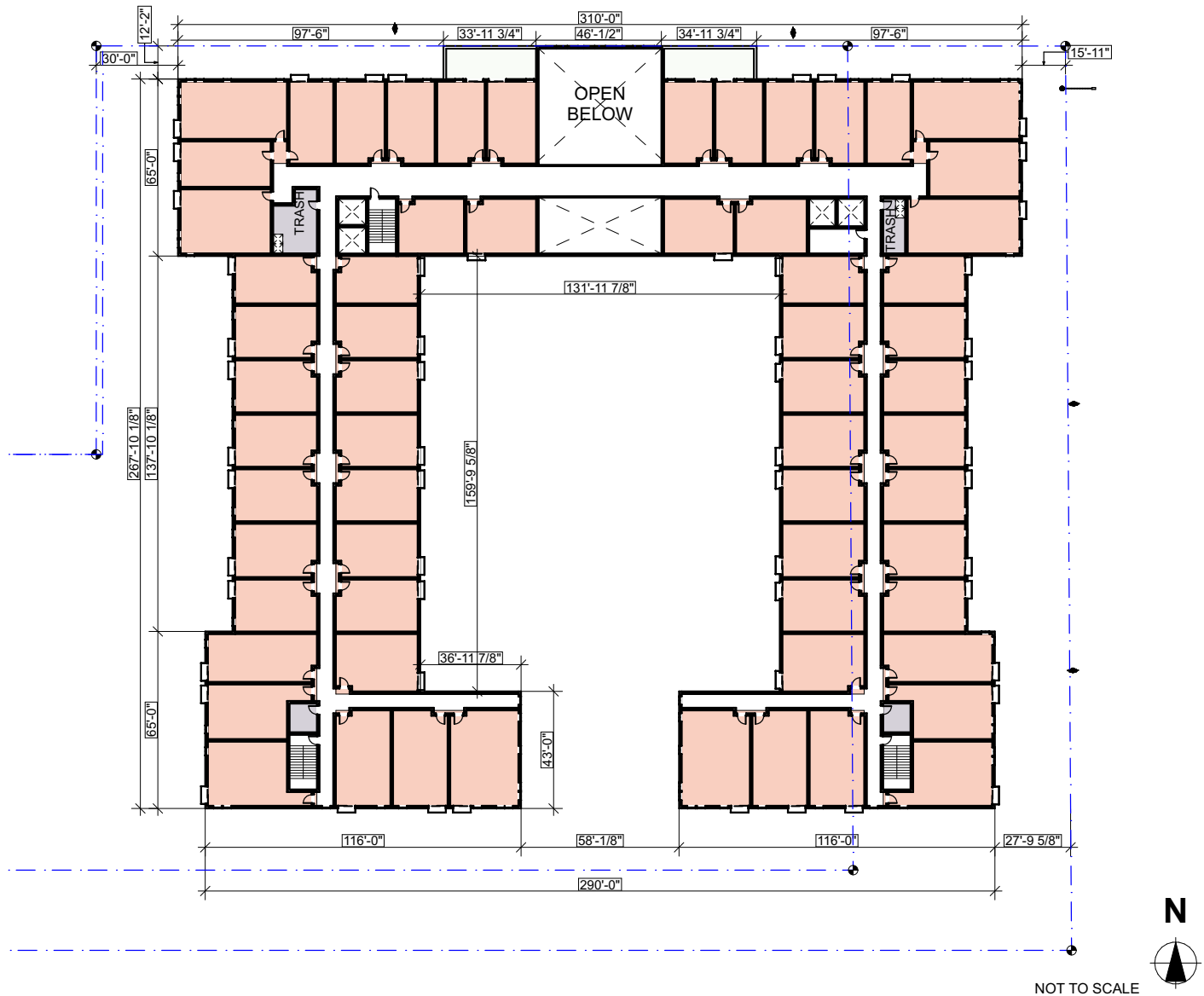
MADISON  
DEVELOPMENT GROUP

JOHNSON OAKLIEF  
ARCHITECTURE & PLANNING LLC

3RD FLOOR



4TH FLOOR

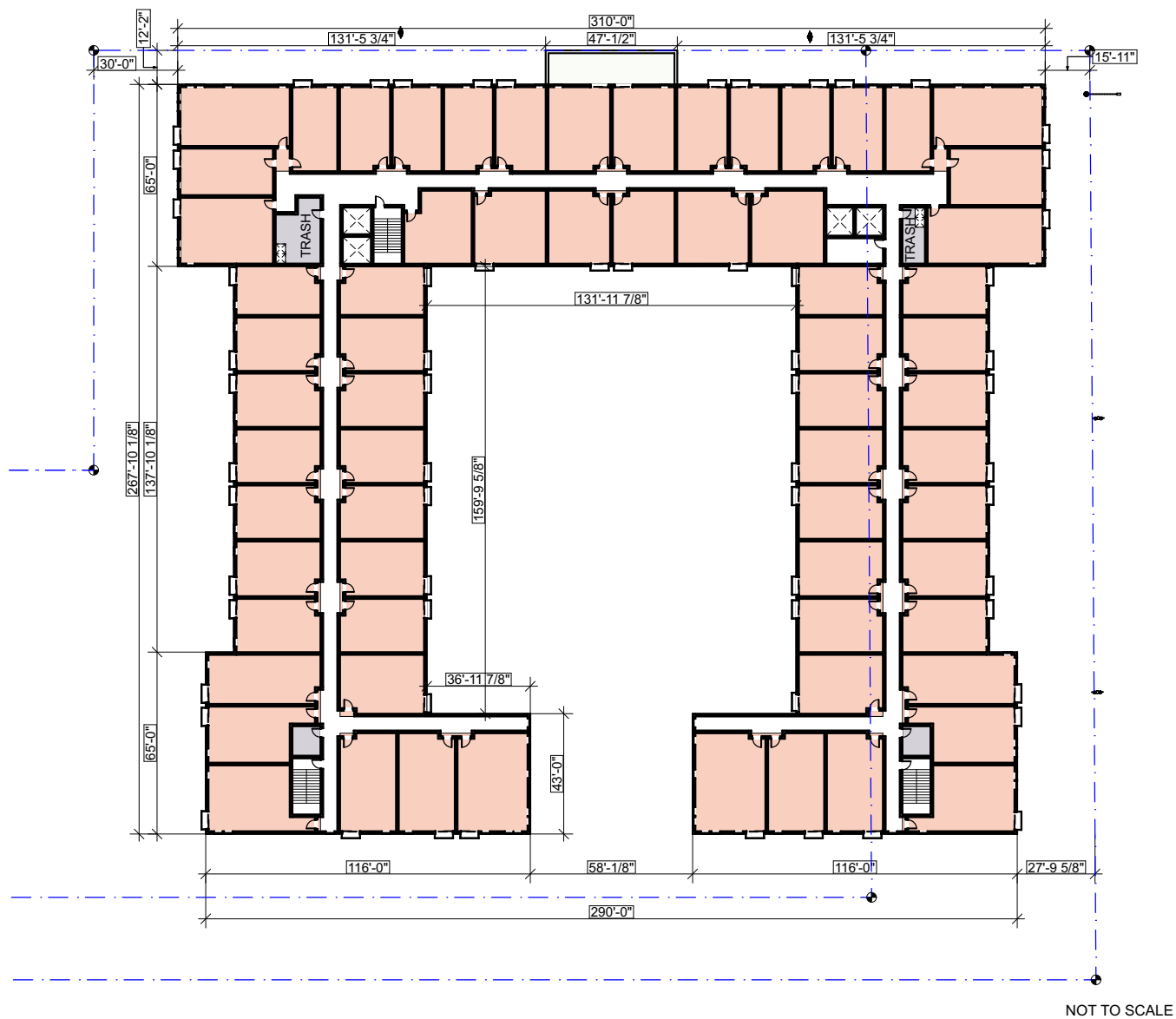


- AMENITY
- LOBBY/ PUBLIC AREA
- COMMERCIAL
- RESIDENTIAL
- TRASH/ UTILITIES

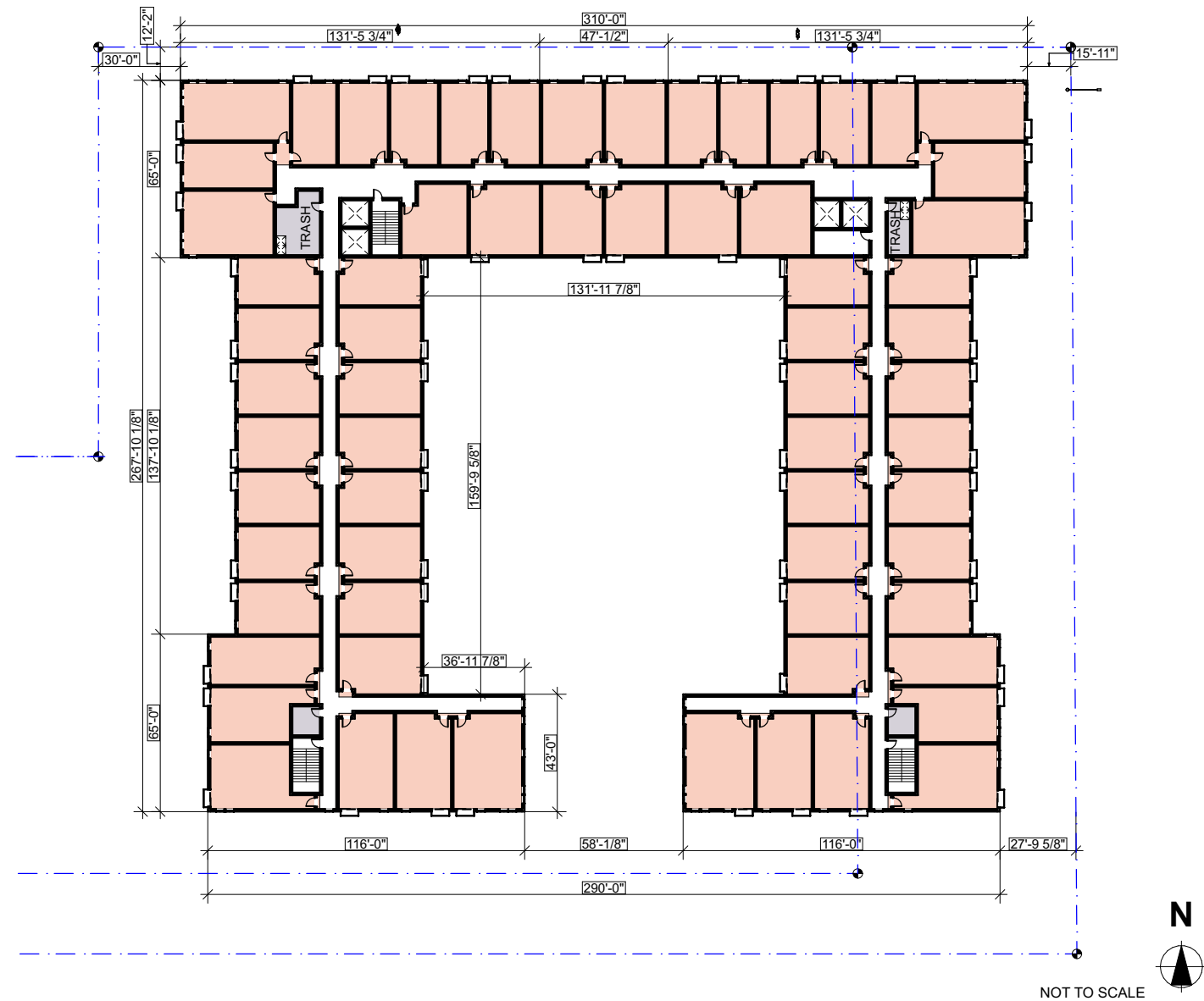
OPTION B: 3RD & 4TH FLOOR 33



5TH FLOOR



6TH FLOOR



34 | OPTION B: 5TH & 6TH FLOOR

COMMERCIAL

LOBBY/ PUBLIC AREA  
UTILITIES/ TRASH/ ELECT.

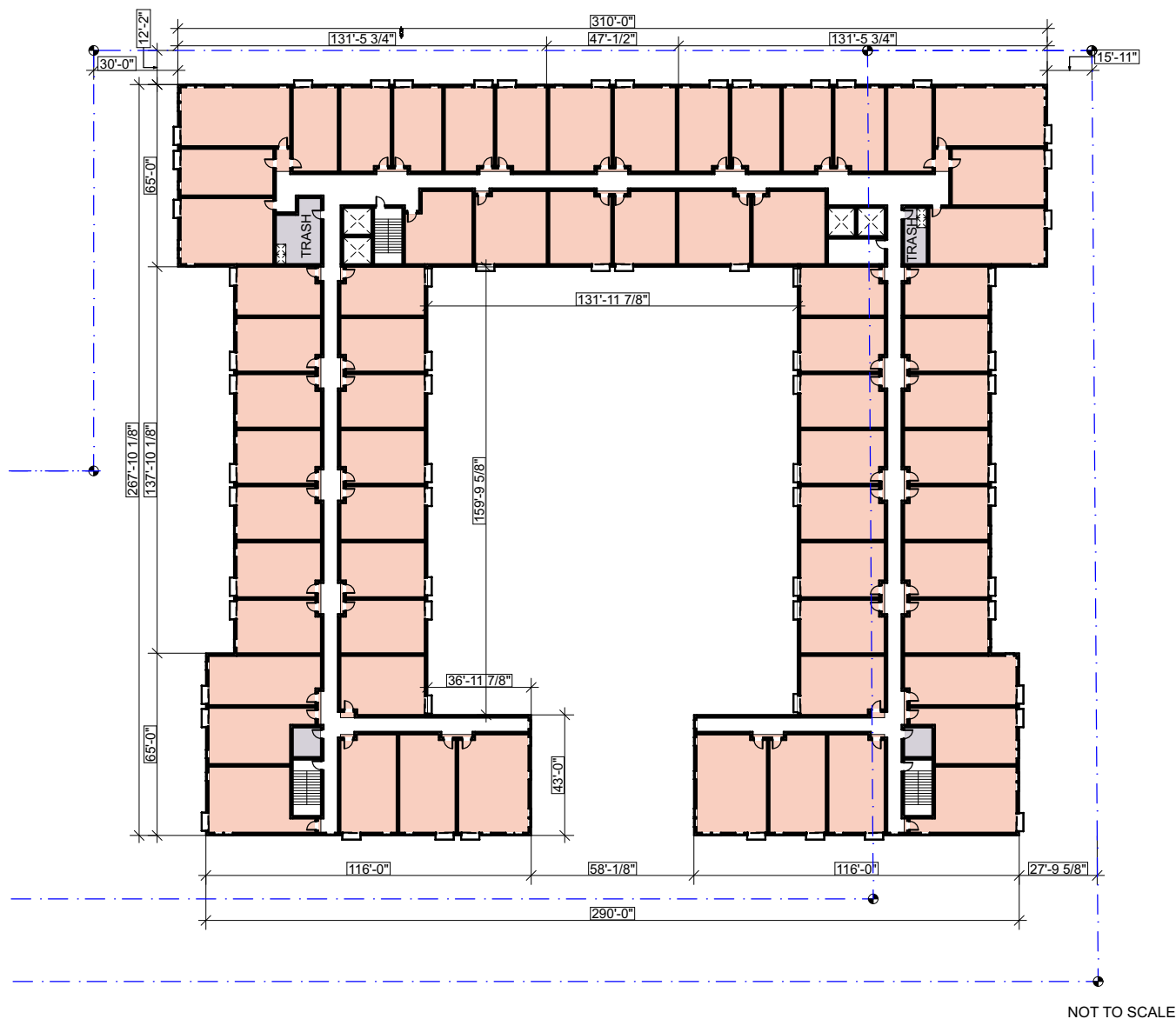
AMENITY  
RESIDENTIAL

1215 North 135th Street  
SDCI# 3039346-EG  
EARLY DESIGN GUIDANCE 9 / 12 / 2022

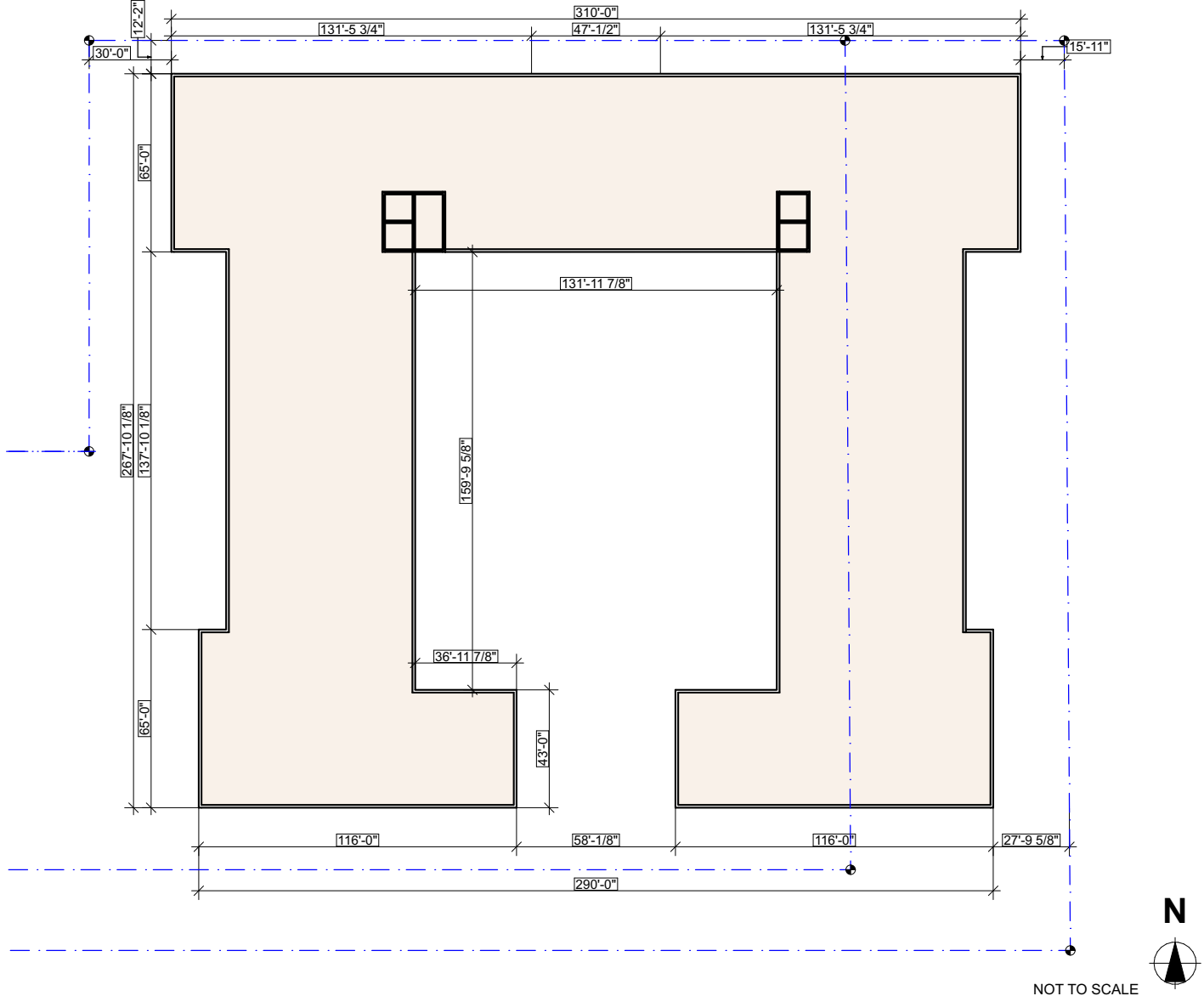
MADISON  
DEVELOPMENT GROUP

JOHNSON OAKLIEF  
ARCHITECTURE & PLANNING LLC

TYPICAL FLOOR PLAN

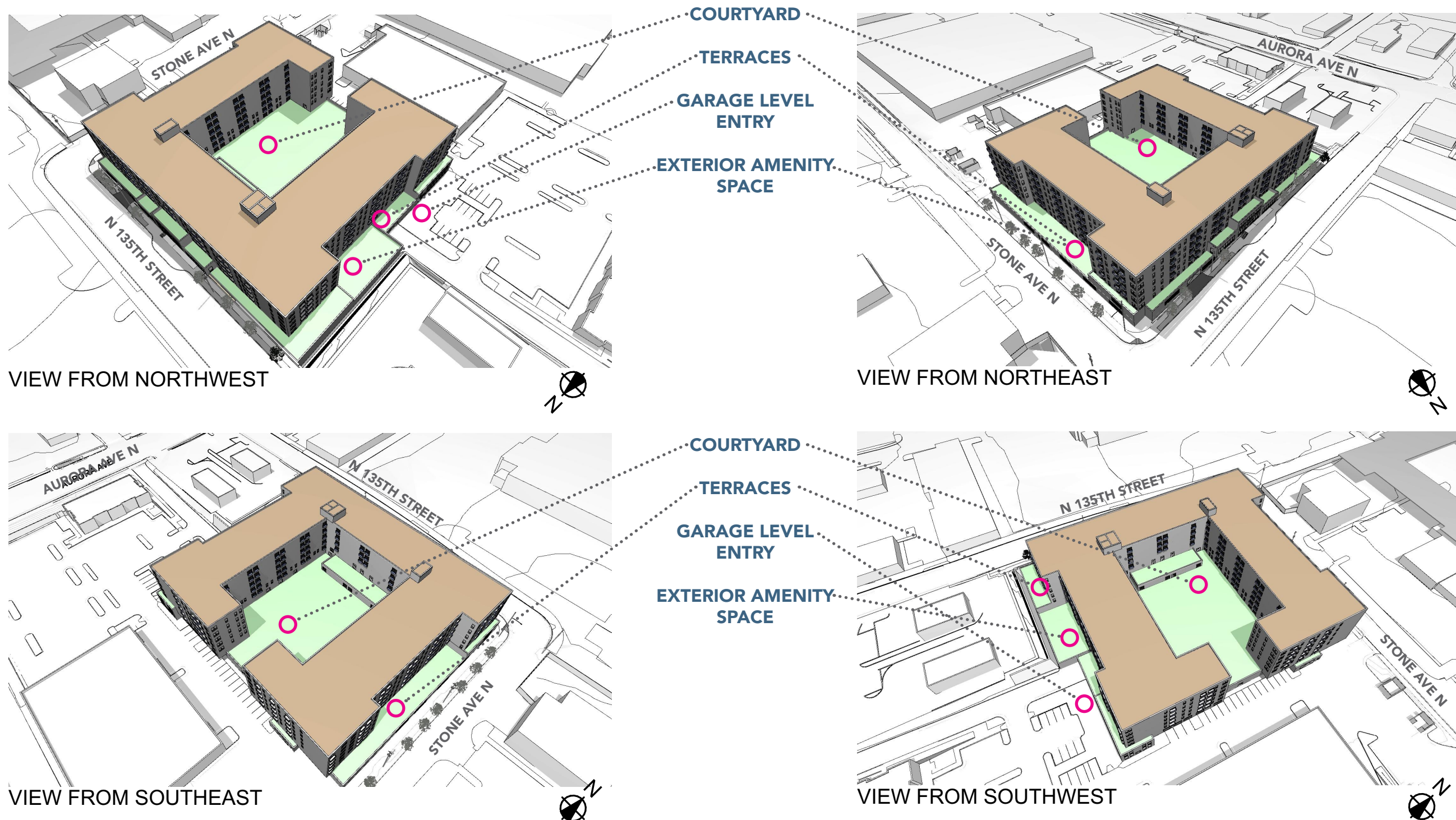


ROOF



OPTION B: TYPICAL FLOOR PLAN & ROOF 35





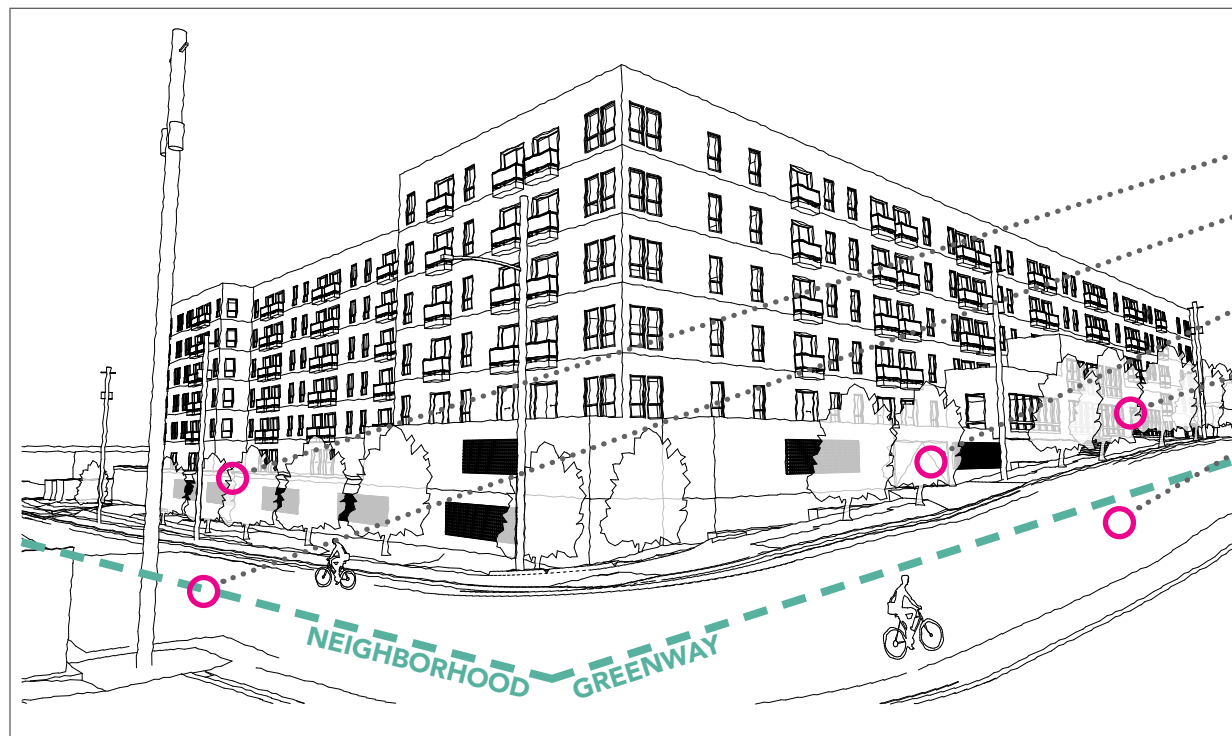
## 36 | OPTION B: 3D MASSING (AERIAL)

**1215 North 135th Street**

SDCI# 3039346-EG  
EARLY DESIGN GUIDANCE 9 / 12 / 2022



**JOHNSON OAKLIEF**  
ARCHITECTURE & PLANNING LLC



- TERRACES
- STONE AVE NORTH
- PARKING ACCESS
- LIVE/WORK UNITS
- NORTH 135TH STREET



- TERRACES
- PARKING ACCESS
- ENTRY/COMMERCIAL
- PARKING LOT

## OPTION B: 3D MASSING (STREET VIEW ELEVATIONS) | 37

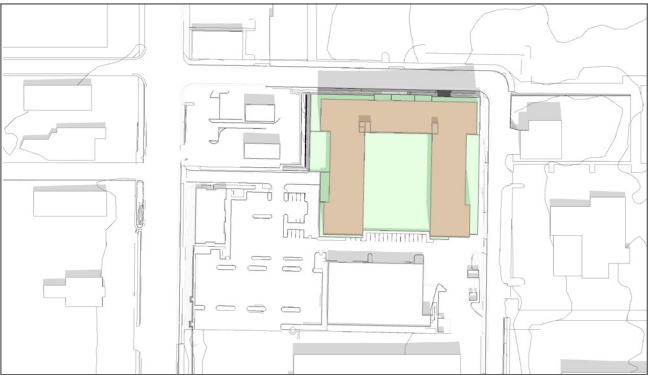


SPRING / FALL

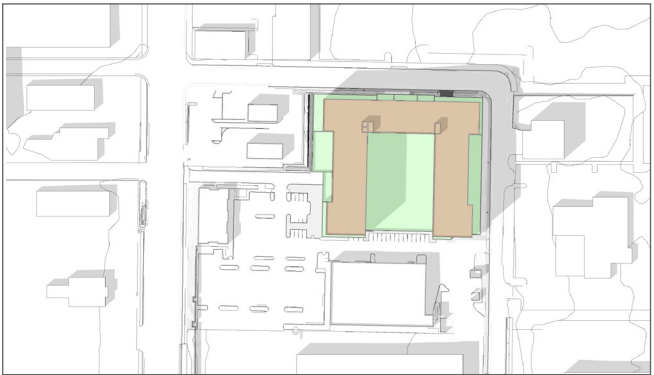
9 AM



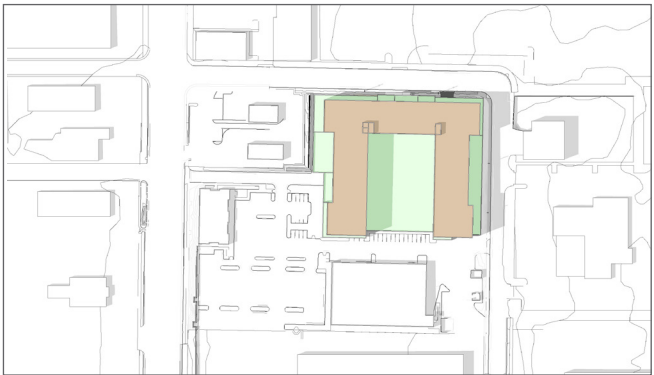
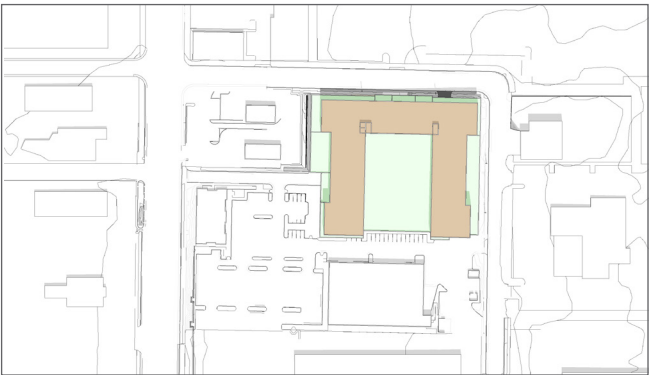
12 PM



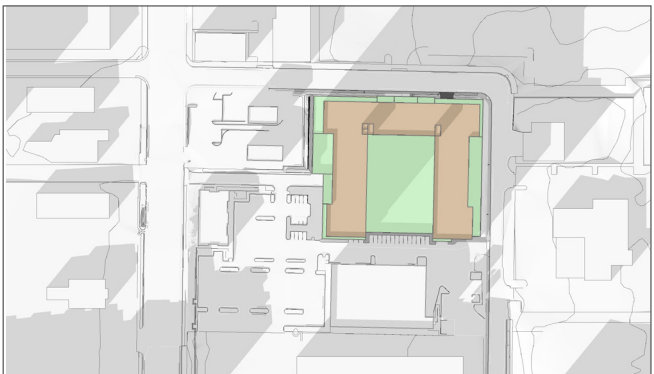
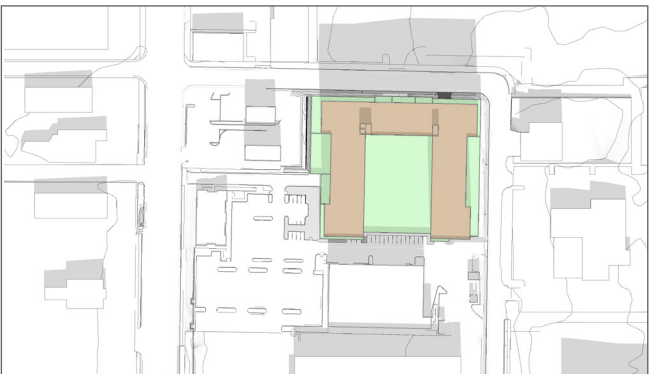
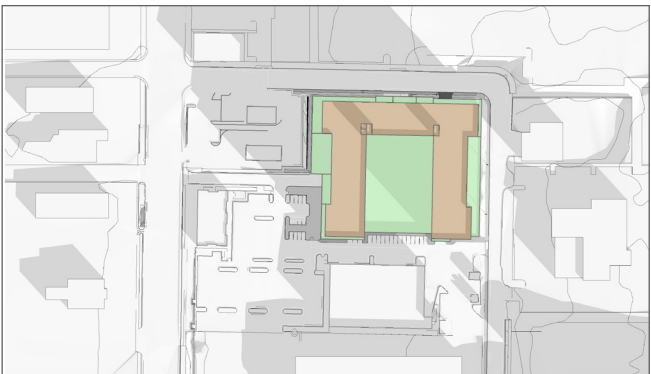
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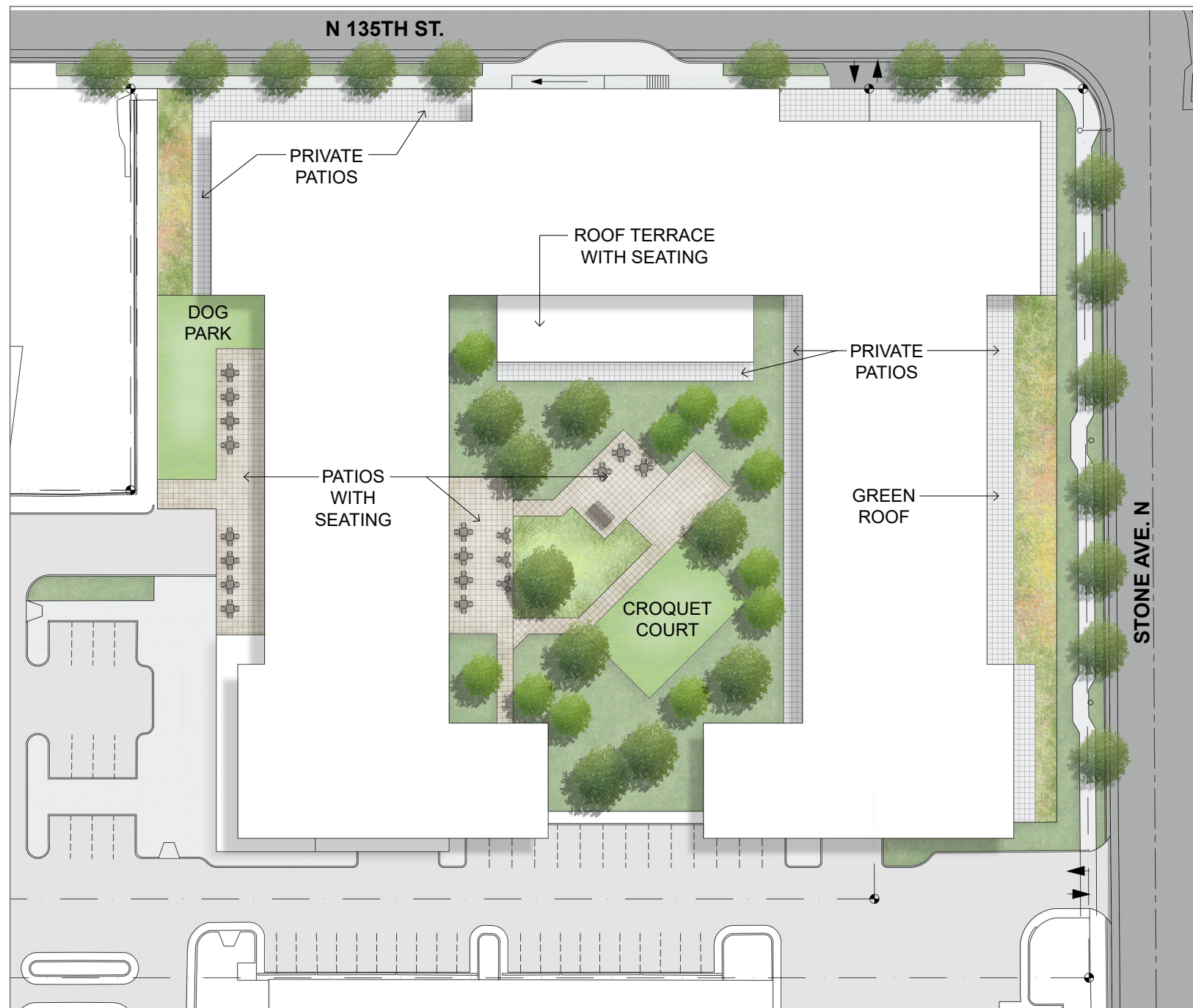
SUMMER



WINTER



38 | **OPTION B: SOLAR**

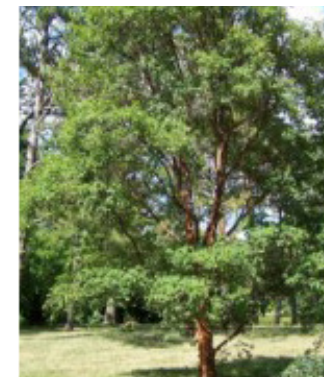


## SUMMARY OF DESIGN

Plant materials will consist of a mix of native vegetation and plants adapted to the Pacific Northwest climate. A focus will be made on low water use drought tolerant materials. Due to the urban nature of the project, most trees will be deciduous for shade, ground level use and light availability in winter months.

Ornamental grasses and perennials will provide seasonal visual interest. Accessible ground level spaces will use cast in place concrete and pavers for surface treatment. Green roofs consisting of sedums will be provided on portions of the rooftops.

A mini dog park is also on the roof level as well as a croquet court. Roof patios will utilize precast pavers for accessible areas.



## OPTION B: LANDSCAPE 39

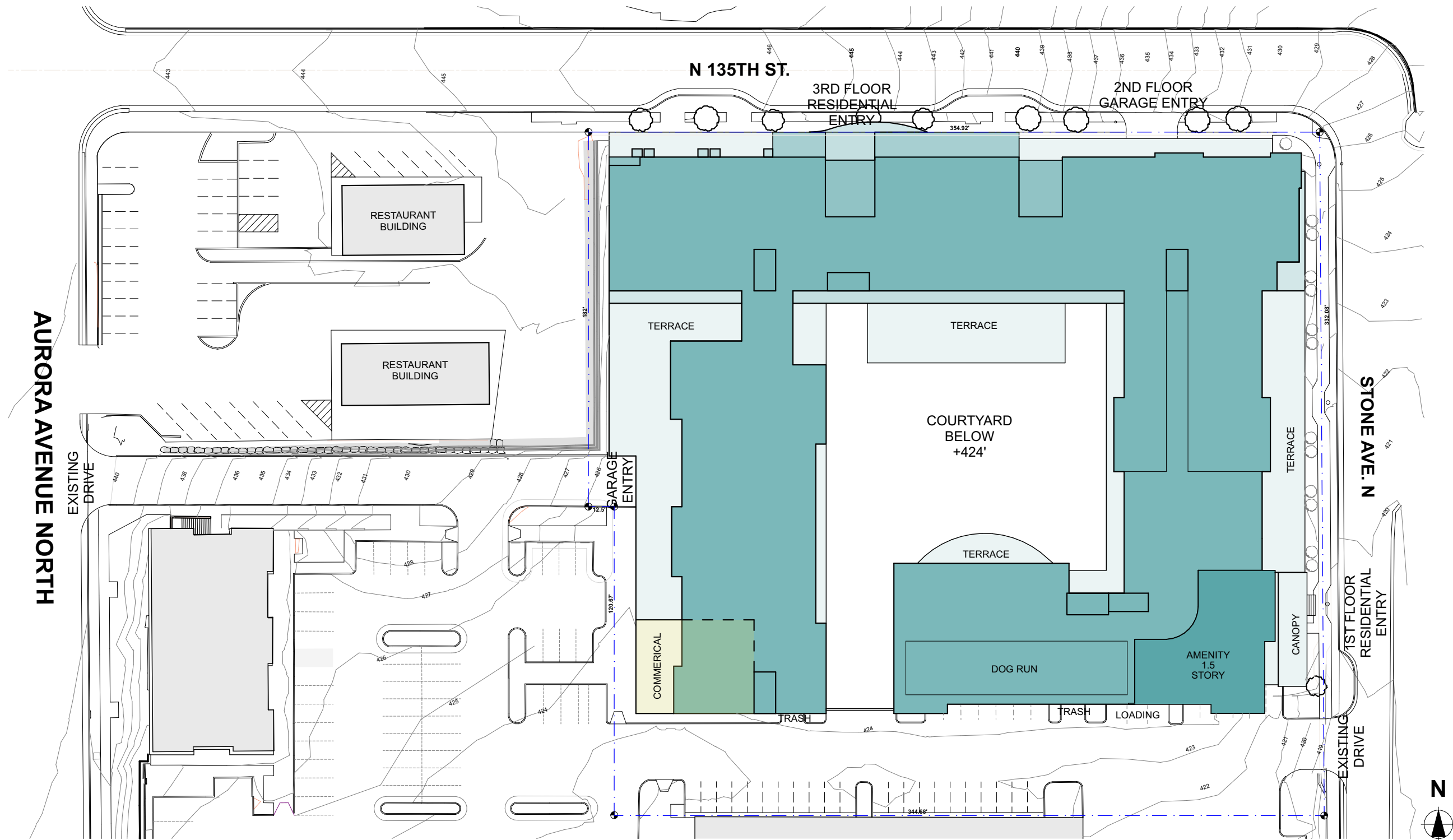


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**1215 North 135th Street**

**SDCI# 3039346-EG**  
EARLY DESIGN GUIDANCE 9 / 12 / 2022



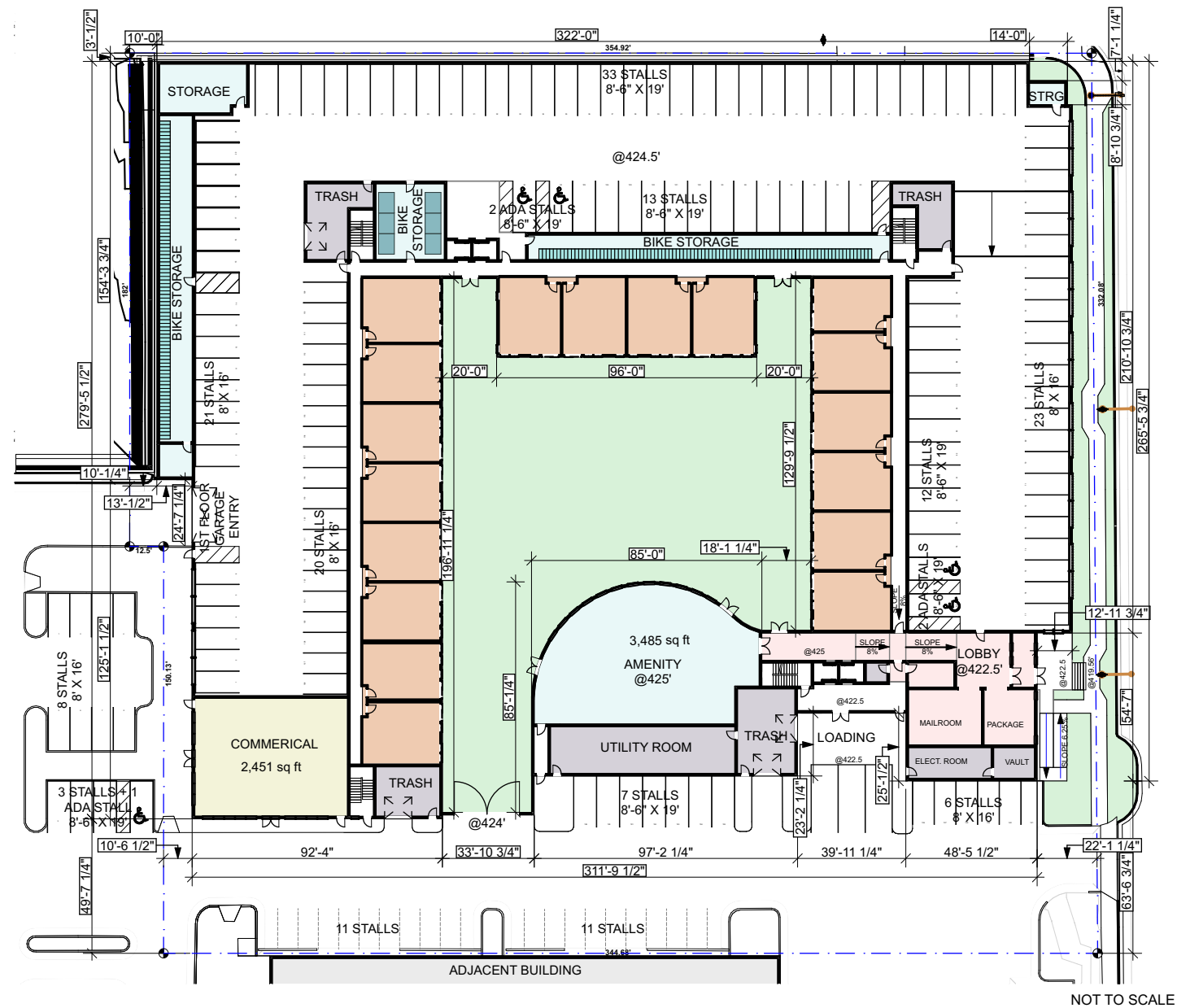


## OPTION C: SITE PLAN

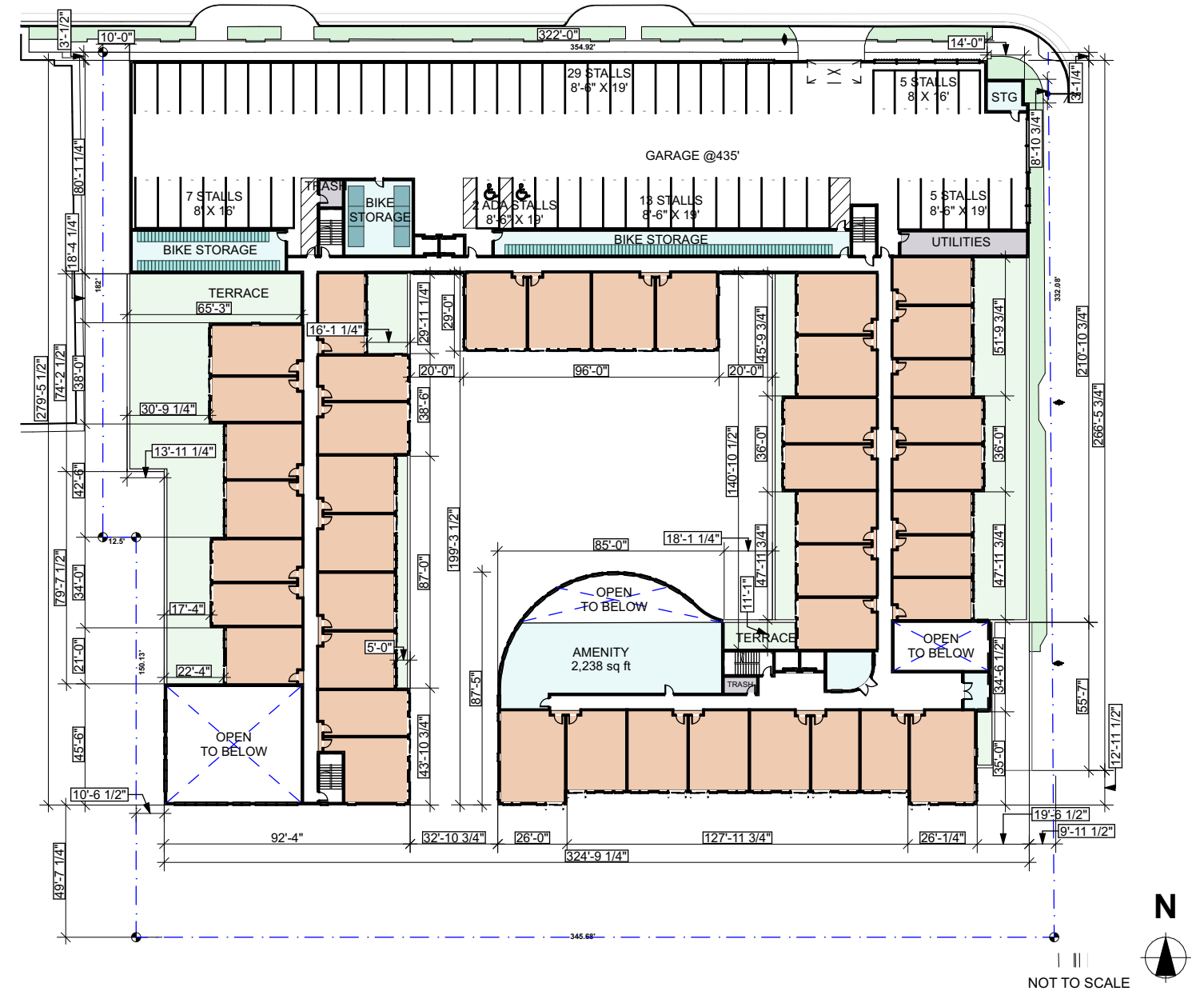
41



## GROUND FLOOR



## 2ND FLOOR



**42** | **OPTION C: GROUND & 2ND FLOOR**

AMENITY

LOBBY/ PUBLIC AREA

COMMERCIAL

RESIDENTIAL

TRASH/ UTILITIES

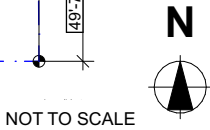
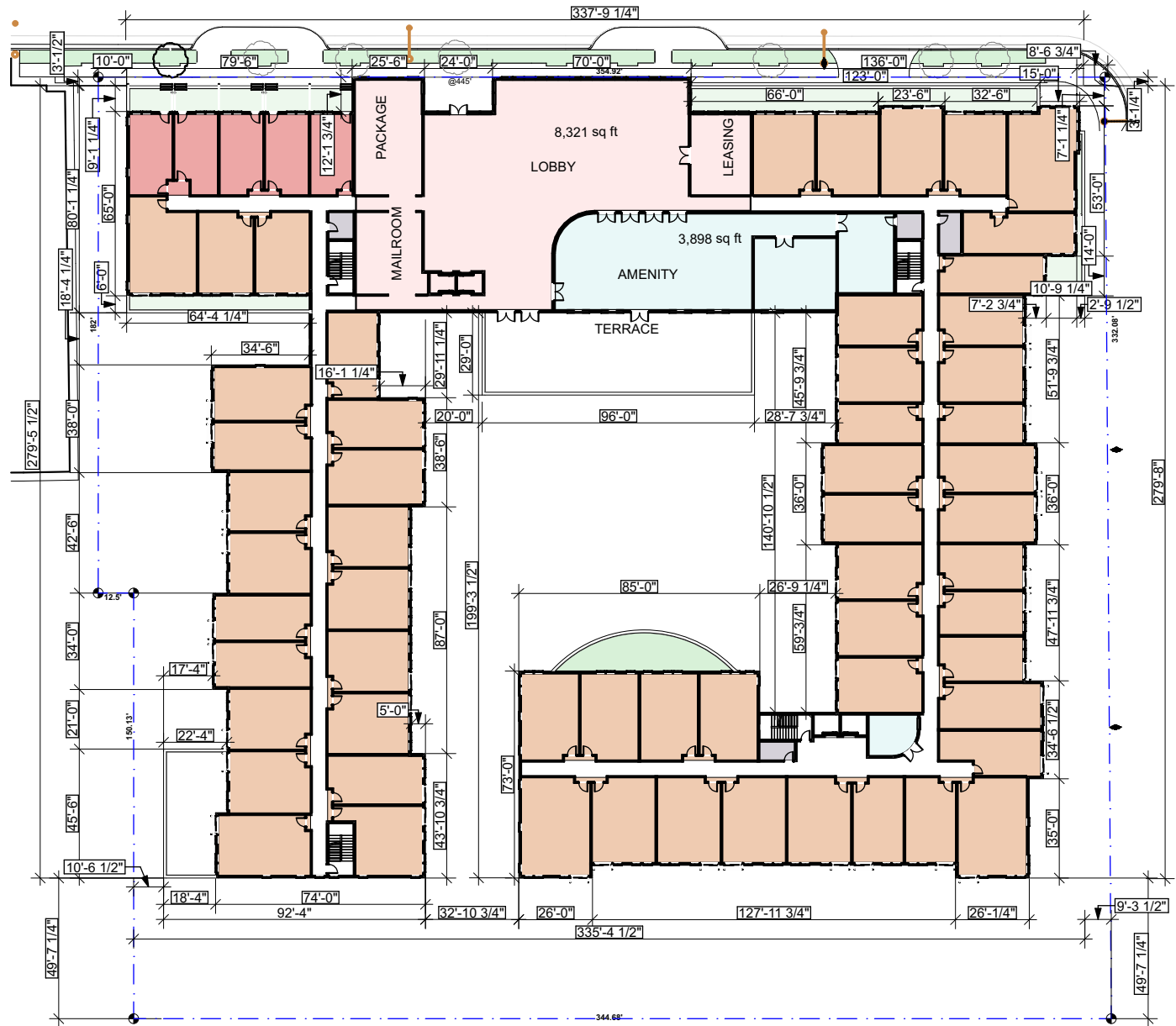
**1215 North 135th Street**  
**SDCI# 3039346-EG**  
 EARLY DESIGN GUIDANCE 9 / 12 / 2022



MADISON  
DEVELOPMENT GROUP

JOHNSON OAKLIEF  
ARCHITECTURE & PLANNING LLC

3RD FLOOR



NOT TO SCALE

AMENITY  
RESIDENTIAL

LOBBY/ PUBLIC AREA  
TRASH/ UTILITIES

COMMERCIAL

4TH FLOOR

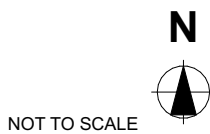


NOT TO SCALE

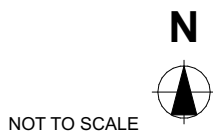
OPTION C: 3RD & 4TH FLOOR 43



5TH FLOOR



6TH FLOOR



COMMERCIAL

LOBBY/ PUBLIC AREA  
UTILITIES/ TRASH/ ELECT.

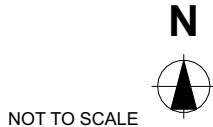
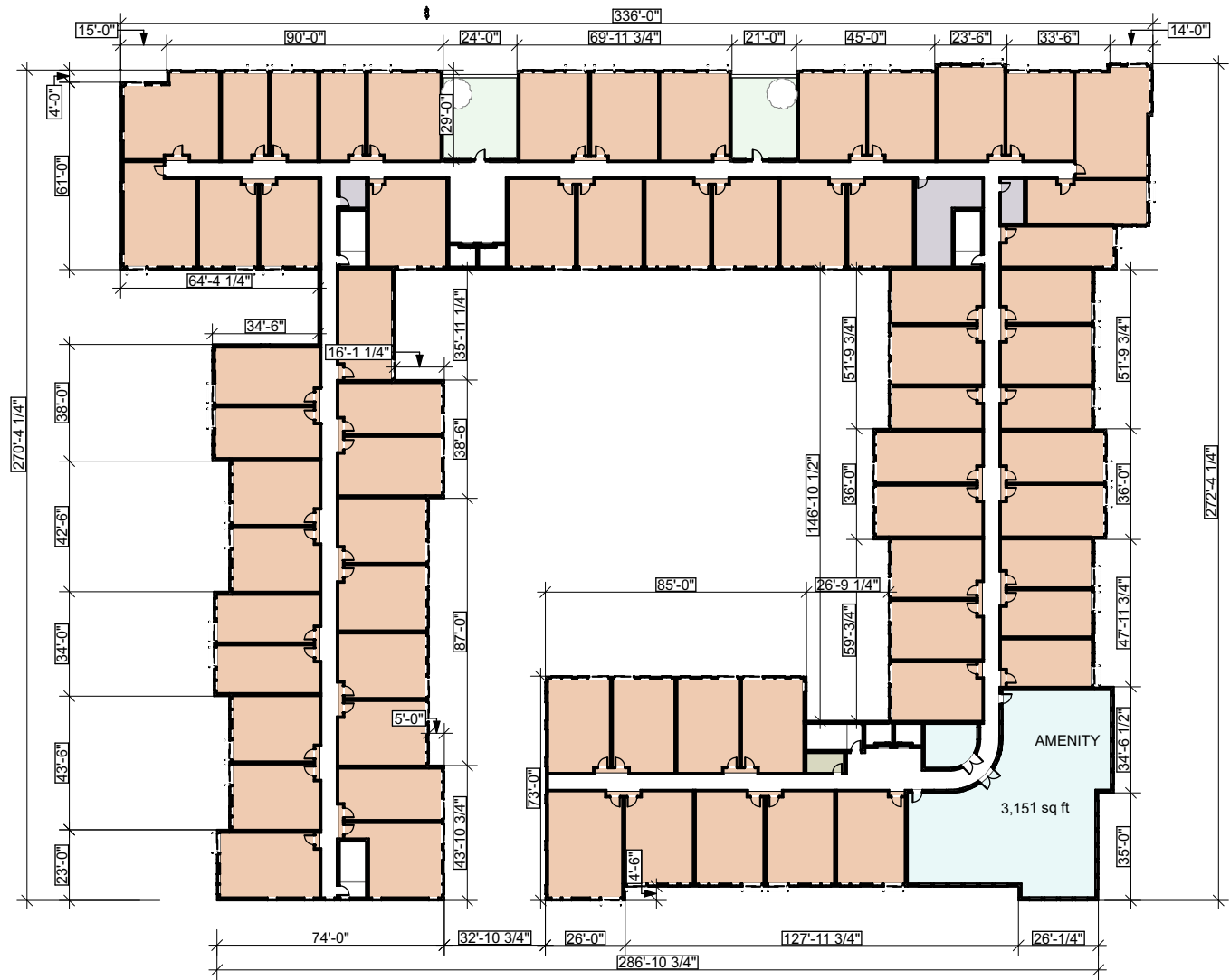
AMENITY  
RESIDENTIAL

44 | OPTION C: 5TH & 6TH FLOOR

1215 North 135th Street  
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TYPICAL FLOOR



COMMERCIAL



LOBBY/ PUBLIC AREA



AMENITY



UTILITIES/ TRASH/ ELECT.



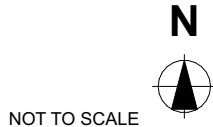
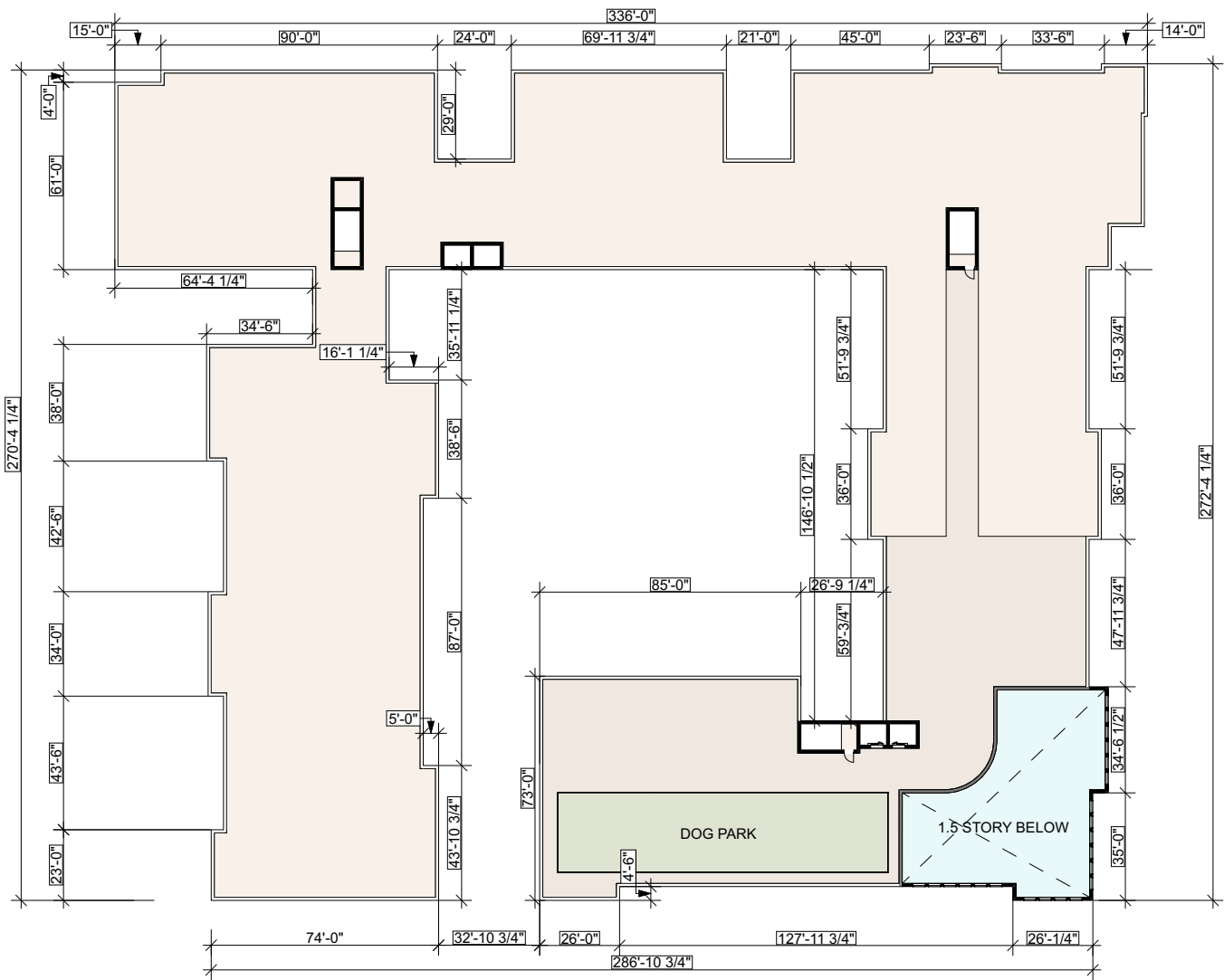
RESIDENTIAL



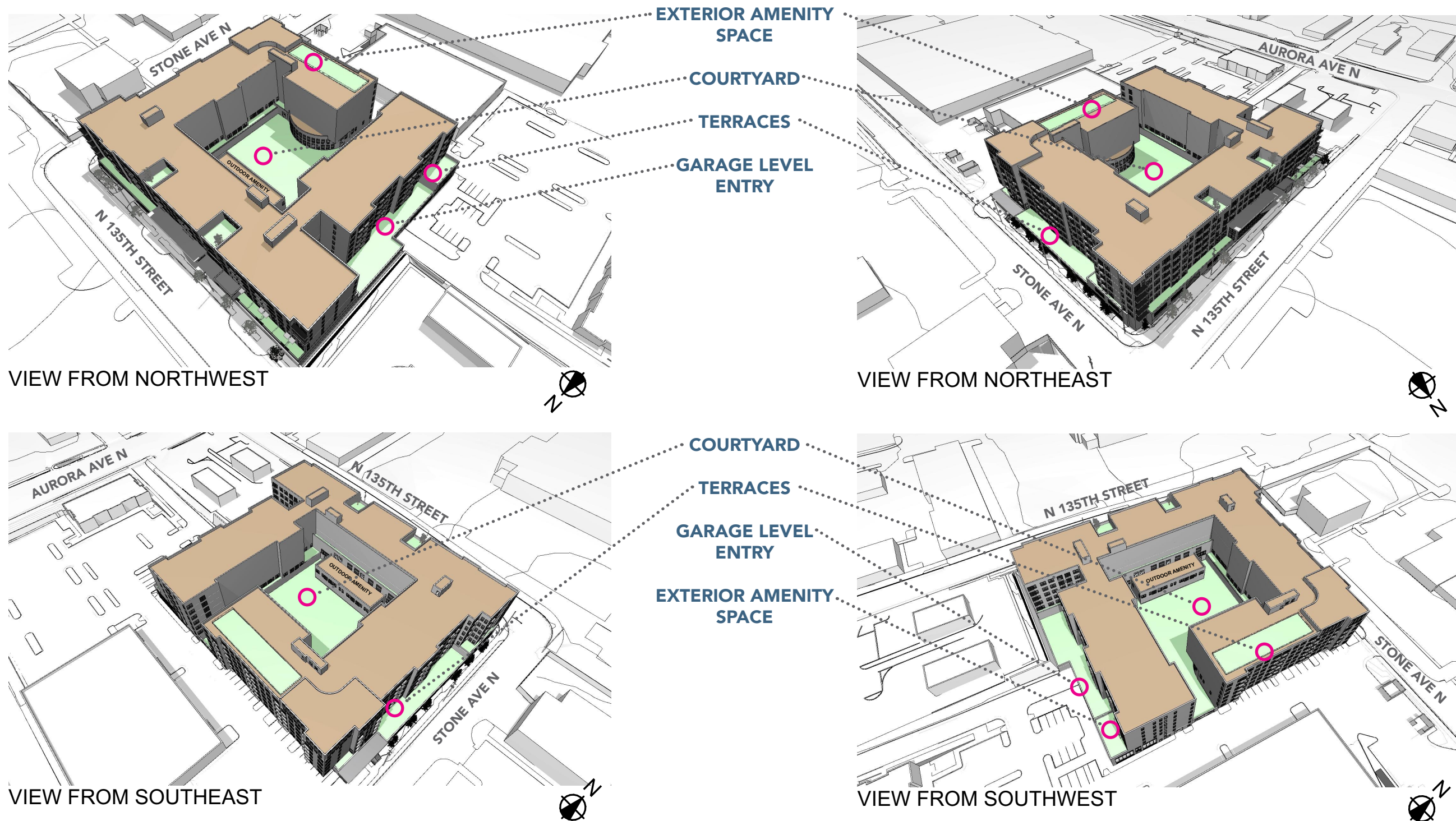
OPTION C: TYPICAL FLOOR PLAN & ROOF

45

ROOF







## 46 | OPTION C: 3D MASSING (AERIAL)

**1215 North 135th Street**

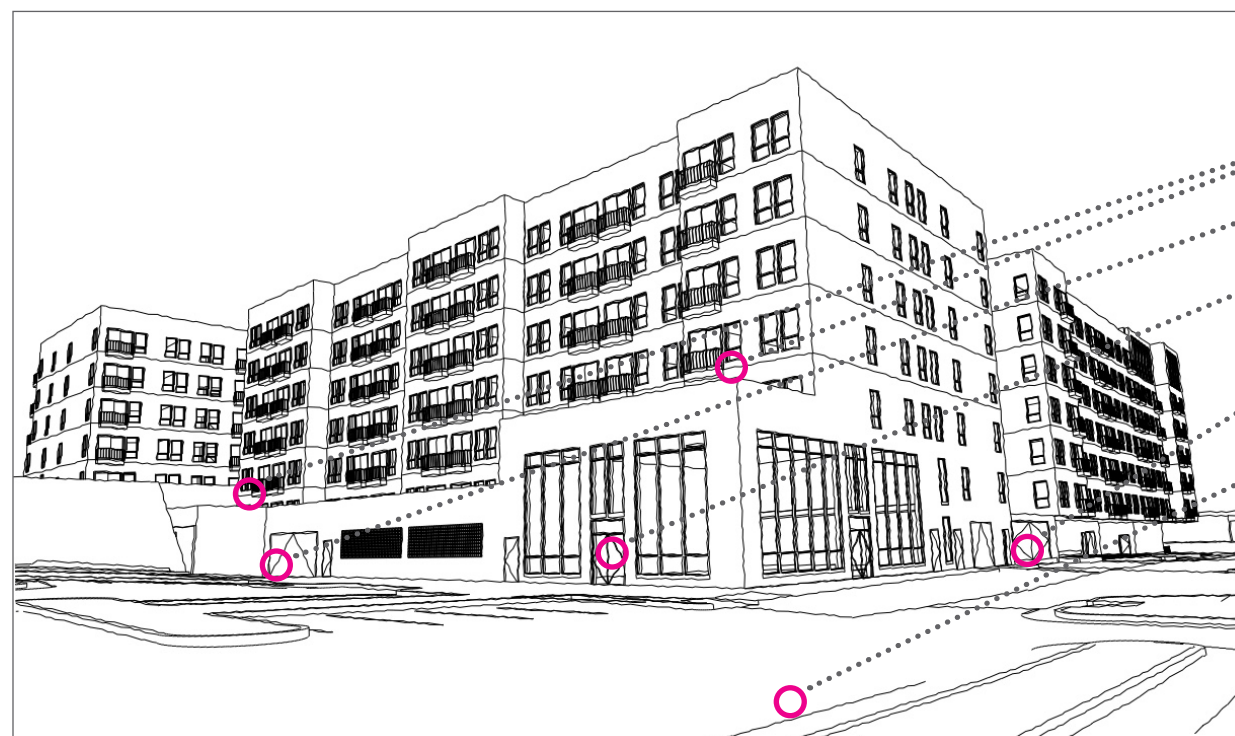
SDCI# 3039346-EG  
EARLY DESIGN GUIDANCE 9 / 12 / 2022



**JOHNSON OAKLIEF**  
ARCHITECTURE & PLANNING LLC



- TERRACES
- UTILITIES ACCESS
- LOBBY ENTRY
- STONE AVE N

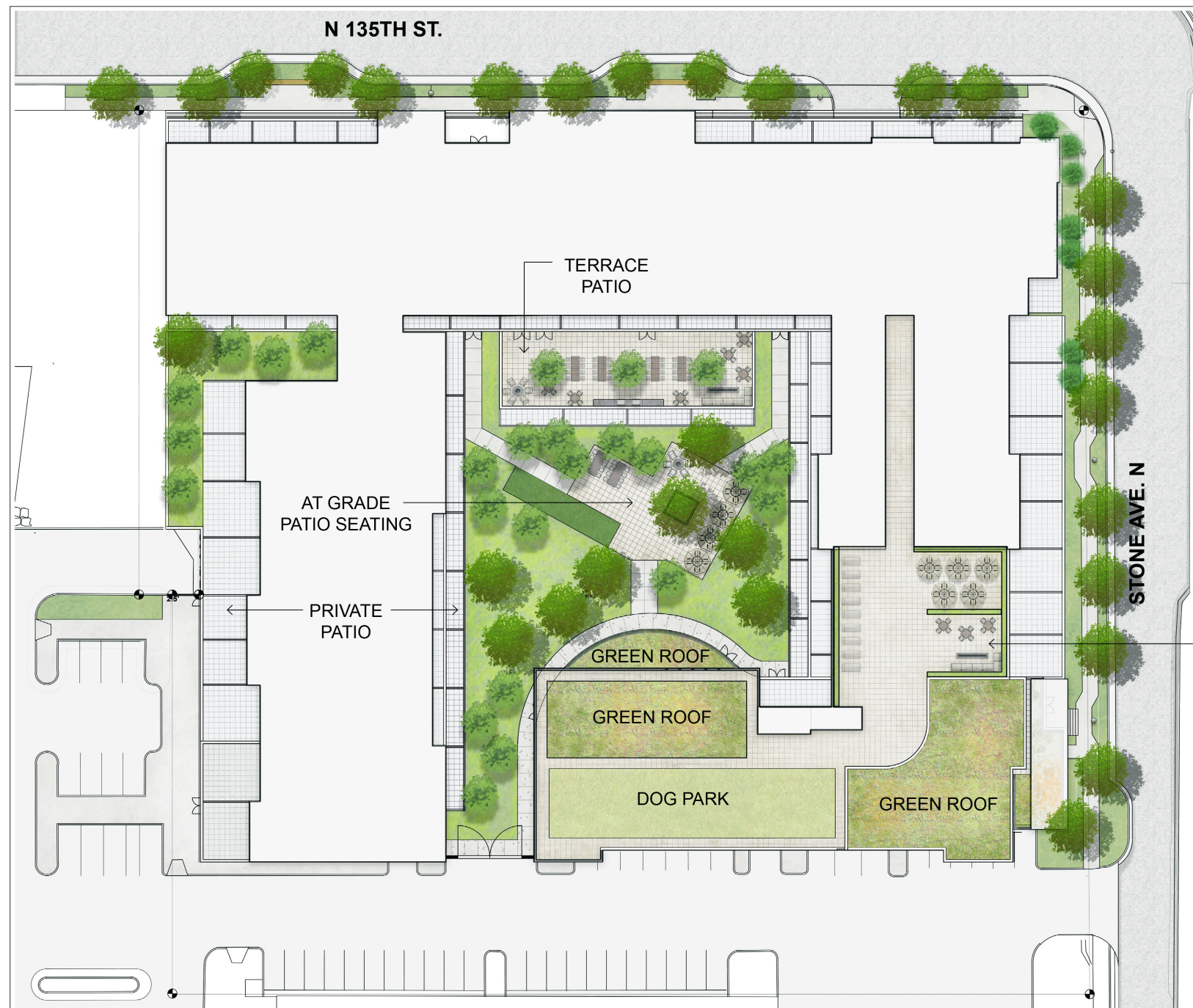


- TERRACES
- PARKING ACCESS
- ENTRY/COMMERCIAL
- UTILITY ACCESS
- PARKING LOT

## OPTION C: 3D MASSING (STREET VIEW ELEVATIONS)

47



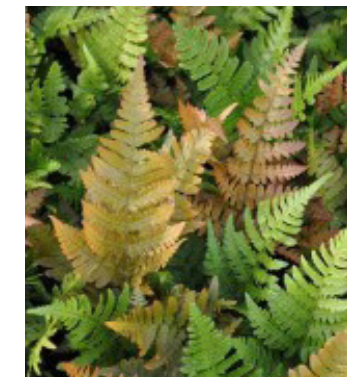


## SUMMARY OF DESIGN

Plant materials will consist of a mix of native vegetation and plants adapted to the Pacific Northwest climate. A focus will be made on low water use drought tolerant materials. Due to the urban nature of the project, most trees will be deciduous for shade, ground level use and light availability in winter months.

Ornamental grasses and perennials will provide seasonal visual interest. Accessible ground level spaces will use cast in place concrete and pavers for surface treatment. Green roofs consisting of sedums will be provided on portions of the rooftops.

A larger dog park is also on the roof level. Roof patios will utilize precast pavers for accessible areas with seating.



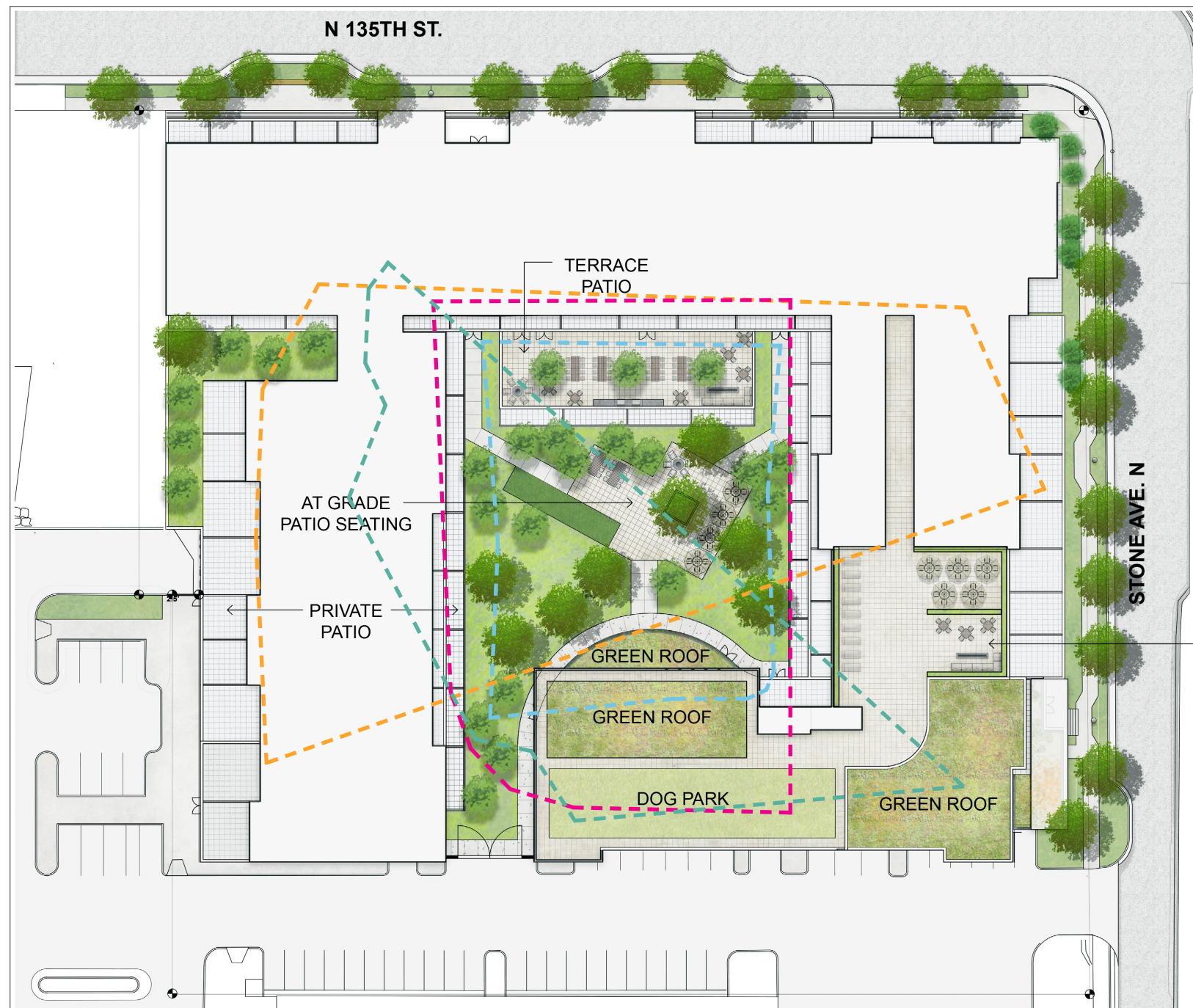
# 48 | OPTION C: LANDSCAPE

**1215 North 135th Street**

SDCI# 3039346-EG  
EARLY DESIGN GUIDANCE 9 / 12 / 2022







## POCKET PARK COURTYARD CONCEPT

6th Ave Northwest, Darnell, Pinehurst and Rainbow Point are all “pocket” parks located in the Seattle area. Footprints of the parks are overlaid here for relative size dimensions with the Option C courtyard landscape plan.

A common feature to urban King County, pocket parks are small-scale open spaces and provide a safe and inviting environment for the community.



The courtyard space provided in the preferred Option C for the site at 1215 N 135th Street is a key opportunity to provide extraordinary residential open space for the tenants of the building.

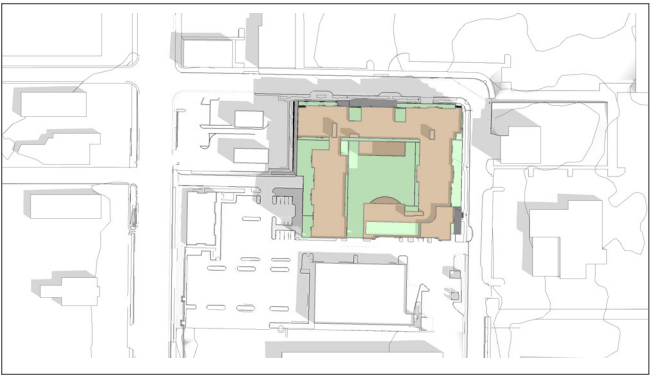
Successful pocket parks have four key qualities in general that apply to the new development courtyard area: accessibility; contain opportunities to engage in activities; are comfortable spaces; and finally, are sociable places for visiting and relaxing.

# OPTION C: COURTYARD AMENITY | 49

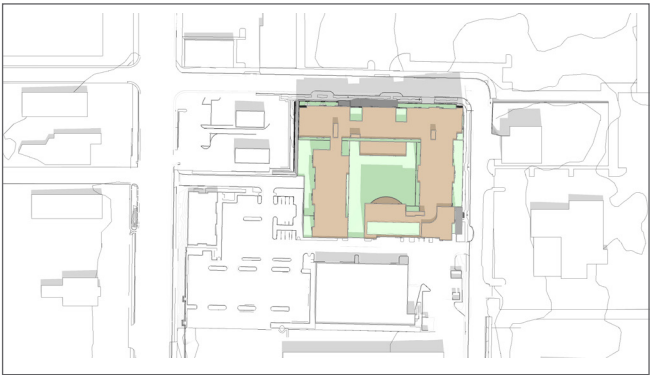


SPRING / FALL

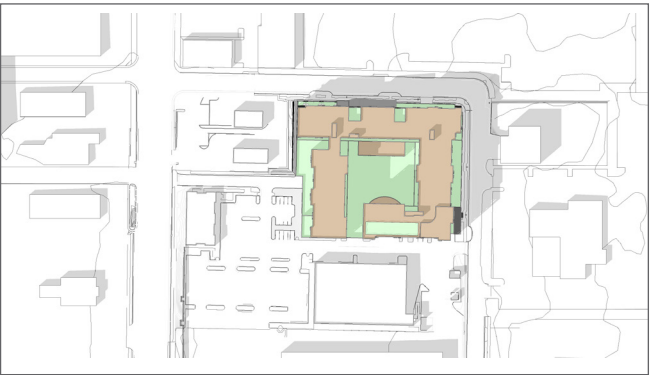
9 AM



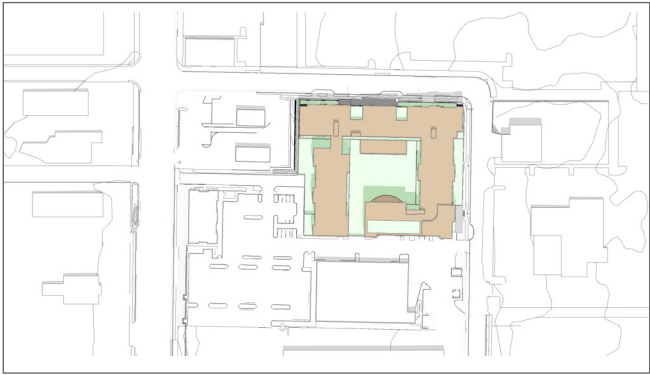
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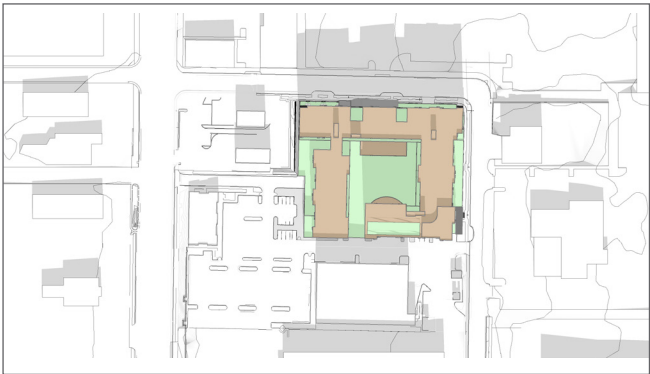
3 PM



SUMMER



WINTER



50 | **OPTION C: SOLAR**

## DESIGN DEPARTURE REQUEST

Requested Departure from Section 23.47A.005.C.1.b: Street Level Uses:

Section 23.47A.005.C.1 states that *"In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level, street-facing facade in the following circumstances or locations."* Subsection b states that this provision applies *"In all NC and C1 zones within the Bitter Lake Village Hub Urban Village..."*

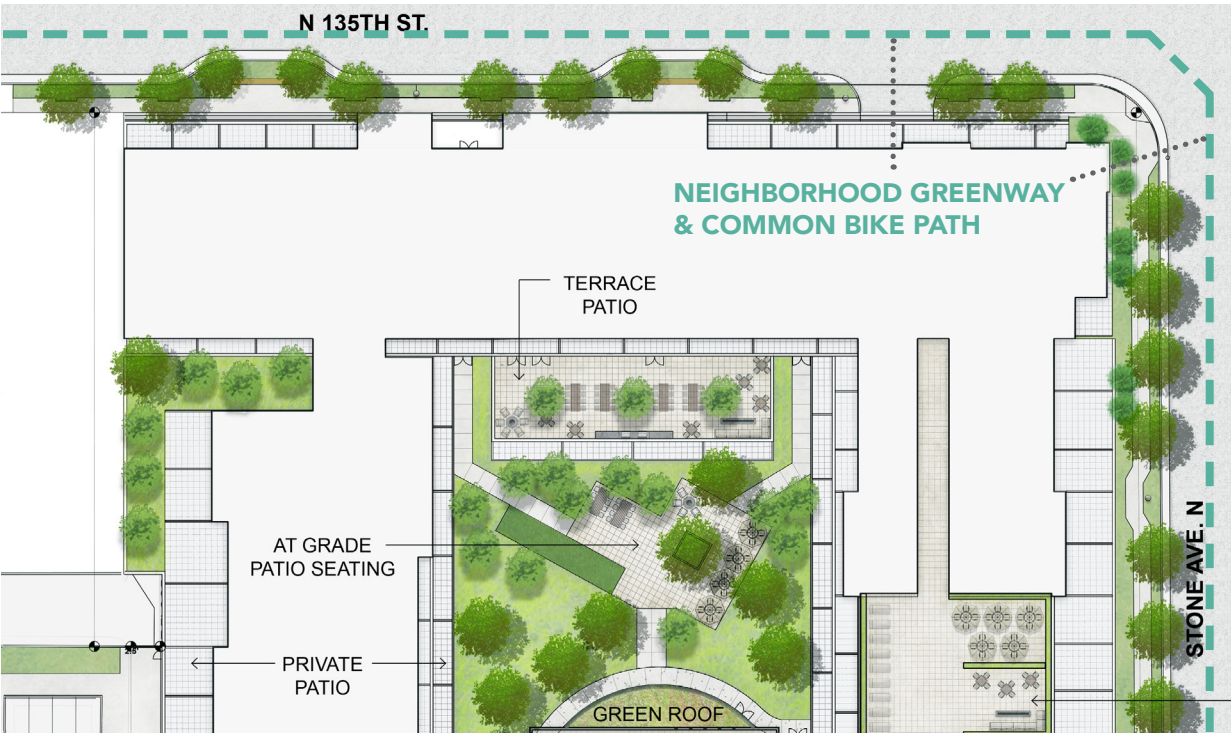
The site for the proposed project is within the Bitter Lake Hub Urban Village. However, the context of the two facing streets, N. 135th Street and Stone Ave. N. mitigate against any successful small commercial spaces fronting on these streets. The uses facing toward or adjacent to the site are either the sides or rear facades of commercial businesses or surface parking lots. Please see the street frontage photos in the section Urban Design Analysis: Street View Montage, pages 8-11. The existing topography, with a 20' grade change along the north and east facades, also provides a challenge to providing street-level commercial uses.

The proposed preferred design Option C proposes live/work units along with the primary residential lobby on the 3rd Floor and the access ramp to the 2nd Floor parking garage along the western frontage on N. 135th Street. Along the Stone Ave N. facade, the uses consist of the 2nd floor parking garage end wall, the 1st floor parking garage and the 1st floor residential lobby. The Stone Avenue facade is setback 10' from the street right of way, landscape plantings and building mounted screening will cover these walls.

The benefits that the departure would provide, if approved, include:

- Developing Stone Ave N. as a green street along the existing "neighborhood greenway" and commonly used bike trail
- Setting back the structure 10' on the ground floor and an additional 10' or more on the 2nd Floor to reduce the apparent bulk and scale of the structure
- All of the proposed parking will be fully under the structure without excavation, therefore allowing for greater affordability
- Focusing retail on the southwest corner of the structure where it will support the shopping mall

## OPTION C ELEVATION / PLAN WITH PROPOSED DEPARTURE / LANDSCAPE



## OPTION C: DEPARTURE 51