

SDCI #3039761-LU 2101 N 113th St Recommendation Phase 4 March 2024 - REC Meeting NORTHWEST BOARD



ADDRESS

2101 N 113th St SDCI#3039761-LU

PROJECT TEAM

Owner Architect Surveyor Arborist Community Outreach Landscape Structural Geotech Civil PRIME ON MERIDIAN LLC SHW CHADWICK & WINTERS TREE SOLUTIONS, INC NATALIE QUICK CONSULTING TRUE SCAPE DESIGN MALSAM TSANG PANGEO DCG/WATERSHED

PROJECT INFO

Zoning Overlays LR3 (M) NORTHGATE URBAN CENTER DESIGN REVIEW EQUITY ZONE

Lot Area Proposed Units Vehicle Parking Bicycle Parking 24,143 SF 23 Townhouses 23 stalls 23 Long Term 2 Short Term

PROJECT BRIEF

The proposed project includes the construction of 23 four story Townhouses in four buildings. Individual garage parking provided.

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ZONING SUMMARY

LR3 (M) 23.45.510 23.45.510.B 23.45.514. A 23.45.514.I.2 23.45.518.A	FAR FAR limits Structure Base Height Parapet Height Setbacks	Northgate Urban Center, Design Review Equity Zone 2.30 LR3 Townhouses LR3 in Urban Center, 50' base height Parapet may extend 4' above structure base height Front: 7' average, 5' min Rear: 7' average, 5' min Side: 5' min for facades < 40' in length 7' average, 5' min for facades > 40' in length
23.45.518.A.2	Upper Level Setback	12' required at 54' above all points along street property line
23.45.518.H.1	Projections Permitted in Setbacks	Forms of weather protection, such as eaves, may project into required setbacks and separations a maximum of 4' if no closer than 3' to any lot line.
23.45.522.A	Amenity Area	Total: 25% of lot area. 50% of the required amenity area shall be provided at ground level, except that amenity area provided on th e roof may be counted as amenity area provided at ground level.
23.45.522.D.4	Private Amenity	No min. dimension, except 10' min. horizontal dimension if located at side lot line.
23.45.524.2.A	Landscape Requirements	Green factor of 0.6 min.
23.45.524.B	Street Trees	Required for any new development
23.45.527.A	Structure Width	Width of principal structure shall not exceed 150'
23.45.527.B.1	Facade Length	Depth of the structure within 15' of side lot line shall not exceed 65% of lot
23.45.529 23.54.015.A 23.54.015.K 23.54.040.A	Design Standards Vehicle Parking Bicycle Parking Waste & Recycling Storage	depth Not applicable for Design Review Urban Center = no parking required Long-term = 1 per unit/ Short-term = 1 per 20 units 225 SF with a 12' min. horizontal dimension.



Figure - Ground





Zoning

The project site is zoned LR3 (M) located in the Northgate Urban Center and MHA applies. LR zones extend east, north, and west of the site. Neighborhood Commercial zoning has a strong presence south of 112th St. NC zones extend east and west of Interstate 5.



Adjacencies & Circulation

The site is located on the corner of Meridian Ave N and N 113th St on a multi-family block that separates commercial corridors to the south and single family detached housing to the north. The Northgate Link Station is accessible via a 25-minute walk that traverses a pedestrian Interstate 5 overpass. Alternatively, the 40, 345 and 346 bus routes serve to connect the community to the Link station directly. The newly opened station has expanded neighboring multifamily development in the Northgate Urban Center. Meridian Ave N is a designated bike route. SCALE: NTS

ZONING

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EXISTING CONDITIONS - SITE SURVEY



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PARCEL: 4468400160

PARCEL A OF LBA NO. 3040181-LU:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2, LUSK HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 31 OF PLATS, PAGE (S) 26, IN KING COUNTY, WASHINGTON; THENCE 219.73' ALONG THE SOUTH MARGIN OF NORTH 113TH ST; THENCE S 00° 25' 54" W 135.48'; THENCE; N 88°22'39" W 92.70'; THENCE N 01° 07' 10" E 44.26'; THENCE N 88° 29' 22" W TO THE EAST MARGIN OF MERIDIAN AVE NORTH; THENCE ALONG THE EAST MARGIN OF MERIDIAN AVE NORTH TO THE POINT OF BEGINNING.

Parcel Area = 24,143 SF

Surveyor: Chadwick & Winters Date: 02/01/23

> Exceptional 38.7" DBH London Planetree in the NW corner of the site will remain. Arborist report, prepared by Tree Solutions, Inc., dated 08/03/22, includes recommendations for tree protection during construction.

Work in R.O.W. under SDOT permit No. SUSIP0000578: 1' R.O.W. setback + 5' Landscape setback required on Meridian Ave N. A 3'x3' Pedestrian Easement is required at the corner of Meridian Ave N

and N 113th St.

Lot lines established under approved LBA -SDCI permit No. 3040181-LU

Overhead power lines and power pole located along east portion of N 113th St. 14' construction clearance required.

• — • Property Line





Exceptional 38.7" DBH London Planetree to be protected.



2. Looking south on site

3. Looking southeast on site



4. Looking northwest onto site



EXISTING CONDITIONS - SITE PHOTOS



SCALE: NTS

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Site Plan: Scheme A - Code Compliant



Perspective: Scheme A - Code Compliant Looking southwest from N 113th St



Perspective: Scheme A - Code Compliant Looking southeast from N 113th St



Site Plan: Scheme B - Alternate



Perspective: Scheme B - Alternate Looking southwest from N 113th St



Perspective: Scheme B - Alternate Looking southeast from N 113th St







BOARD SUPPORTED SCHEME





2. Looking northeast from N 113th St (neighboring apartment ghosted for clarity)

1. Looking southeast from Meridian Ave N



3. Looking southwest from N 113th St

FAR: 1.68 Pros: . •

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More private amenity space for Building 2 & 4. Common off-site walkway, shared with apartment to the south, allows for rear patios at Building 2. Apartment building under same ownership. (DC3.B.1 Open Spaces Meet User Needs)

Cons: •

EDG SCHEME SUMMARY: SCHEME C - PREFERRED

Scheme C - Preferred BOARD SUPPORTED SCHEME

Units: 23 Townhouses Parking: 23 Private Garages GFA: 40,647 SF GSF: 46,023 SF

> Massing facing N 113th St is broken into two facades, reflecting neighboring scale (CS2.D.4 Massing Choices)

> End unit oriented towards Meridian Ave N provides natural surveillance and street-level interaction (PL3.A Entries & PL2.B.1 Eyes on the Street)

No vehicle access from Meridian Ave N minimizes conflict between vehicles and pedestrians (PL2.II(NG) & DC1.B.1)

No units facing east neighbor, increasing privacy (CS2.D.5

Respect for Adj Sites)

Waste storage setback from units and neighboring buildings but located centrally on site for user & SPU convenience (DC1.C.4 Service Uses)

Amenity decks located at L4. No roof decks allow flexible gable roof form. (DC2.C.3a Fit With Neighboring Buildings)

Departures required. See pages 34-35



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PRIORITY GUIDELINES

CS2.I CORNER LOT TREATMENT (NORTHGATE) Guideline Description: New buildings should reinforce street corners and enhance the street level environment at these key pedestrian areas. Street corners are common areas for informal interaction, and the building's relationship to the street and related elements should promote comfort and interest within the public realm. Provide space for movement and activity.

Project Response: The retention of the exceptional tree limits buildable area but provides opportunity for a lush, layered landscape area at the street corner. The tree and landscaped open space create visual interest to anchor the corner. On either side of the openspace, units are oriented towards the street to enhance the street level engagement. See Site Development: Open Space Concept (pg. 32)

CS2.D.5. RESPECT FOR ADJACENT SITES

Guideline Description: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings. Project Response: An increased front setback at Bldg 3 responds to the adjacent development to the east. Overall Bldg massing and unit orientation increases privacy between adjacent sites. See Site Plan (pg. 15)

CS3.A - EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES Guideline Description: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms. Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

Project Response: The project reflects the cadence of the existing Townhouses on the block, while establishing a strong street presence with visible entries, modulation and materiality. Additionally, the gable roof eaves wrap the massing, creating a contemporary adaptation of a traditional roof form. See Perspectives, and site elevations (pg. 12-13 and 24-27)

PL1.A.1 ENHANCING OPEN SPACES

Guideline Description: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds. Project Response: A large, well-established exceptional tree is being retained at the street corner, providing a focal point and layered landscaped open space, which will enhance the pedestrian experience along the sidewalk. The open space is aligned with a main axis of the pedestrian site circulation connecting to Meridian Ave N which visually expands the open space. The open space is passive, providing visual interest for both pedestrians and residents. See Site Development: Hardscape and Site Circulation + Open Space Concept (pg. 30-33)

PL2.B.1 SAFETY AND SECURITY: EYES ON THE STREET

Guideline Description: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and streetlevel uses.

Project Response: All units in Buildings 1, 2 and 3 are oriented towards their respective street frontage, adding eyes on the street and encouraging natural surveillance. See Site Plan, Perspectives, and Site Elevations (pg. 12-13, 15 and 24-27).

PL2.II STREETSCAPE COMPATIBILITY (NORTHGATE)

Guideline Description: Northgate's character as an urban place is influenced by the quality of its pedestrian environments, and therefore achieving high-quality design of streetscapes is essential. The general intent for streetscape improvements throughout the Northgate area is to... iii. Emphasize pedestrian and bicycle safety, in part by controlling vehicle traffic speeds and managing volumes; v. Increase urban green space/open space within the public realm by achieving surface treatments that are "more green and less gray."

Project Response: To emphasize pedestrian safety, the site plan features a single driveway along 113th to help control vehicle traffic speeds and minimize disruption along the Meridian sidewalk. To increase urban green space, there will be ample planting along both street frontages, with a large green amenity area in the NW corner, where the exceptional tree is being preserved. See Site Plan, Perspectives, Site Elevations and Open Space Concept (pg. 12-13, 15, 24-27 and 30-33).

PL3.A.2 STREET-LEVEL INTERACTION: ENSEMBLE OF ELEMENTS Guideline Description: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Project Response: To define the individual townhouses the project uses signage, stoops, planters, fin walls, recessed entries and extended eaves. Lighting is strategically placed to highlight addressing and recessed entries. See Perspectives, Site Lighting Plan and Site Elevations (pg.12-13, 16 and 24-27)

PL1.B WALKWAYS AND CONNECTIONS

Guideline Description: Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Examples of pedestrian amenities include... year-round landscaping.

Project Response: On N 113th St, a landscape buffer up against the building will create a lush pedestrian views along the sidewalk. The setback at the street corner for the exceptional tree provides ample room for landscape area. Public sidewalks are connected at multiple points to private onsite walkways, providing a variety of access points. Entry stoops along N 113th St and Meridian Ave N, connect unit entries to the sidewalks, creating visual interest at the street-level. See Site Plan and Site Development: Hardscape and Site Circulation (pg. 15 and 31)

DC1.B.1 - Vehicular Access and Circulation

Guideline Description: Choose locations for vehicular access that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians.

Project Response: A single vehicular driveway serves the site from N 113th. Unit entries and site circulation have been revised so that all units can be accessed via a hierarchy of pedestrian pathways that are separated from on-site vehicular traffic. See Site Plan Site Development: Hardscape and Site Circulation + Building 2 Unit Entries (pg. 15 and 31-33)

DC1.C.4 SERVICE USES

Guideline Description: Locate and design service entries, loading docks, and trash receptacles 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. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

Project Response: The SPU requirement is for shared trash receptacles and no trash staging along 113th. As such, the waste storage area must be located within 50' of N 113th. The proposed storage area is centrally located so all residents have easy access but carefully sited so as not to abut any units or neighboring buildings. Wood fencing with steel posts screen the trash storage area from public view and from onsite residents. A pergola covers the top of the trash enclosure. Mail and short-term bicycle parking are integrated into the trash enclosure's structure to capitalize on the convenience of a centrally located node. See Site Plan and Site Development: Main Site Entry and Service Use + Trash Enclosure and Site Circulation (pg. 15 and 28-29)

DC2.A.2 REDUCING PERCEIVED MASS

Guideline Description: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries. Project Response: The perceived building mass is reduced by breaking up the building facing N 113th St into two balanced masses. In addition, secondary architectural elements (recessed entries and L4 decks) further break down the massing and define the units. The gable roofs & upper level setback create variation at the top of the building that reduce the overall bulk. See Perspectives, Site Plan, and Plans (pg. 12-13, 15, and 18-19).

DC2.C.2 DUAL PURPOSE ELEMENTS

Guideline Description: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prote 4 prote eave reinf See 1 19). DC4. Guid for s use of that resiss of po habi may use of Proje enha

prominent design features, the quality of the materials is critical.

Project Response: The recessed entries provide weather protection and define the individual units. The recess at Level 4 provides an amenity deck that is partially covered and an upper level setback that reduces perceived mass. Extended eaves provide weather protection over the decks and also reinforce the residential expression of the gable roof form. See Perspectives, Site Plan, and Plans (pg. 12-13, 15, and 18-

DC4.4.A PLANT MATERIALS & HARDSCAPE

Guideline Description: Use plant species that are suitable for site condition, climate, and design intent. Maximize the use of native and/or naturally growing (non-invasive) plants that are self-sustaining, low maintenance, drought and pest resistant, and durable in urban conditions. Encourage the use of pollinator plants and those that provide wildlife and avian habitat appropriate to the region. Avoid invasive species that may jeopardize local ecosystems, or species that require the use of petrochemical fertilizer or pesticides.

Project Response: Native plant species have been selected to enhance the urban habitat. There will be ample planting along both street frontages, with a large green landscaped area in the NW corner, where the exceptional tree is being preserved. See Scheme C Site Plan and Concept Development: Street Corner & Meridian Streetscape (pg. 28-30) BLANK

MASSING SCHEMES

a. The Board's discussion of the three massing schemes offered feedback on each: Scheme A provided unmodulated massing with little opportunity for secondary details and excessive vehicular circulation areas; Scheme B's massing oriented to the adjacent property to the east was described as an unsuitable response to context with lack of respect for adjacent sites; and finally, Scheme C offered the most appropriate response to context and existing site conditions. The Board supported Scheme C with the design guidance and related Guidelines listed below. b. Those elements of Scheme C that were specifically supported include:

i. The overall massing divided into four structures which was an appropriate response to the characteristics of the site and context, reduced perceived height, bulk, and scale and minimized disrupting the privacy of residents of adjacent buildings (CS2-D Height, Bulk, Scale, DC2-A Massing)

ii. The Increased setback of Building 3 from N 113th Street which responded to the adjacent development to the east, contributing to the character of the neighborhood (CS3-I Streetscape Compatibility)

iii. Retention of the Exceptional tree at the northwest corner of the site which provides open space to complement and contribute to the network of open spaces around the site and the connections among them (PL1-I Incorporate Open Space), iv. The direct pedestrian access from the street to units (both N 113th Street and Meridian Ave North), allowing for direct access and street activation (CS2-I Streetscape Compatibility), obvious and identifiable entries (PL3-A Entries), and eyes on the street (PL2-B Safety and Security)

v. The massing and modulation of each structure, including roof reveals, stoops, and additional opportunity for further modulation and secondary architectural features and details (DC2-B Architectural and Facade Composition, DC2-D Scale and Texture), which can reduce perceived scale (DC2-A Massing, DC2-B Architectural and Facade Composition), and offer the opportunity for the project to establish a positive and desirable context for others to build upon in the future (CS3 Emphasize Positive Neighborhood Attributes)

vi. One vehicular access point from N. 113th Street to minimize conflict between vehicles and non-motorists (DC1-B Vehicular Access and Circulation)

c. Those elements highlighted by the Board as requiring careful consideration in the further development of Scheme C include:

i. Service uses, specifically the screening of the solid waste storage area (DC1-C Parking and Service Uses);

ii. Unit entry sequence, specifically those units in Building 2 which receive direct pedestrian access from the drive aisle (PL3-A); and

iii. Facade composition and materiality, with careful consideration of secondary architectural features (DC2-C Secondary Architectural Features), scale and texture (DC2-D Scale and Texture), and high-quality materials (DC4-A Materials).

PROJECT RESPONSE

Pages 12-13 Perspectives Page 15 Site Plan Page 28 Site Development: Main Site Entry and Service Use Page 29 Site Development: Trash Enclosure and Mail Pages 30 Site Development: Open Space Concept + Exceptional Tree Page 31 Site Development: Hardscape and Site Circulation Page 33 Site Development: Building 2 Unit Entries

SERVICE USES

The location of the solid waste storage was proposed between the driveway from N 113th Street and a pedestrian walkway abutting Building 3. The Board discussed the practicality of this service use in both location and screening, and provided the following guidance:

a. The Board agreed that large containers, as proposed, were a far preferable option over individual unit bins, and supported one singular storage area (DC1-C Parking and Service Uses)

b. The location and visual prominence of the storage area raised concern relative to visual impacts and potential impacts to pedestrian circulation to and within the site (DC1-C Parking and Service Uses)

c. To mitigate visual impacts, the Board recommended screening materials that are consistent with the architectural concept, and consideration of a roof or other solution to minimize visual impacts as viewed from above. (DC1-C Parking and Service Uses)

d. To mitigate potential impacts to pedestrian circulation, the Board recommended placing the storage area adjacent Building 3 such that the space shares a wall with the garage of unit 13 and the pedestrian walkway abuts the driveway. (DC1-C Parking and Service Uses)

MUP Items

1. At the EDG meeting, the Board recommended further consideration of the service use, specifically the screening of the solid waste storage area. The applicant response to guidance notes a consolidation of common program elements such as mail and bicycle parking. Please include in the Recommendation packet information, drawings, etc. illustrating this area and demonstrating the response to the Board guidance.

2. At the EDG meeting, the Board recommended further consideration of the service use, specifically the screening of the solid waste storage area. Further, the location and visual prominence of the storage area raised concern relative to visual impacts and potential impacts to pedestrian circulation to and within the site. The Board recommended screening materials consistent with the architectural concept, consideration of a roof, and/or locating the storage area adjacent Building 3 without a pedestrian walkway between the two.

PROJECT RESPONSE

Page 15 Site Plan

Page 28 Site Development: Main Site Entry and Service Use Page 29 Site Development: Trash Enclosure and Mail

UNIT ENTRIES

a. The Board prioritized the integration of the open space design with the building design so that they complement each other (DC3 Open Space Concept). Specifically, Building 2 proposed unit entries on the north elevation, with direct access from the drive aisle

(DC3-A Building-Open Space Relationship) sequence (PL3-A Entries) relationship (DC3-A)

MUP Items

consideration of this Board guidance. the design has responded to guidance.

PROJECT RESPONSE

Page 15 Site Plan

b. The Board raised concerns relative to potential pedestrian/vehicular conflicts (DC1-IV Parking and Vehicle Access), wayfinding (PL2-D Wayfinding), lack of an obvious and identifiable entry (PL3-A Entries) and ensuring the interior and exterior spaces relate well to each other and support the functions of the development

c. To this end, the Board recommended the project further study the entry sequence for units in Building 2 with careful consideration of the guidelines identified above: priority should be in emphasizing an obvious and identifiable entry

d. Studies of this condition shall be presented at the Recommendation meeting, including section drawings to clearly communicate the building-open space

e. Primary entries on the south facade were mentioned as a possible solution and should be included in the study (PL3-A Entries)

f. Should entries remain on the north facade, the delineation of the pedestrian versus vehicular space should be emphasized in design to reduce potential pedestrian-vehicular conflicts (DC1-IV Parking and Vehicle Access)

1. At the EDG meeting, the Board emphasized the importance of clear and identifiable entries for those units in Building 2, and recommended further study. It appears the design has responded to the Board's guidance relative to unit entries. Please include information in the Recommendation packet that illustrates your

2. At the EDG meeting, the Board discussed the entry sequence of units in Building 2 at length. Please include in the Recommendation packet details illustrating the entry sequence for units in Building 2. Consider section drawings, renderings, color landscape and site plans, and other details necessary to clear communicate how

Page 31 Site Development: Hardscape and Site Circulation Page 33 Site Development: Building 2 Unit Entries

OPEN SPACE RELATIONSHIP

a. The Board agreed the site plan offers opportunity the open space concept to contribute to the broader context, accessible and usable open spaces, pathways, and seating elements on site (PL1-I Incorporate Open Space)

b. The end unit of Building 2 facing Meridian Ave North, along with the retention of the Exceptional tree at the northwest corner, were specifically identified as supported elements of the project. The Board described these as a nod to the existing context and they were supportive of an open space concept that is integrated with the building design so that each complements the other (CS2-I Responding to Site Characteristics, PL1-I Incorporate Open Space, PL3-I Promote Pedestrian Interaction, DC3-A Building-Open Space Relationship)

c. The Board supported the retention of the existing Exceptional tree at the northwest corner of the site, agreeing its retention and landscaping at this intersection could enhance the site, add considerable value to the project and neighborhood, and provide opportunity for direct and convenient pathways, comfort, visual interest and activity for pedestrians (PL3-I Promote Pedestrian Interaction, DC3-III Landscaping to Reinforce Design Continuity with Adjacent Sites)

MUP Items

1. At the EDG meeting, the Board supported retention of the existing Exceptional tree, and noted the opportunities for direct and convenient pathways to, in, and through the site. Please include information in the Recommendation packet illustrating your exploration of the building-open space relationship and response to Board guidance.

PROJECT RESPONSE

Pages 12-13 Perspectives Page 15 Site Plan Page 31 Site Development: Hardscape and Site Circulation Pages 30 Site Development: Open Space Concept + Exceptional Tree Page 32 Site Development: Open Space Concept

DESIGN CONCEPT AND MATERIALS

a. The Board supported the massing and modulation as presented, agreeing the modulation offered opportunity for scale and texture of secondary architectural features and materials (DC2-C Secondary Architectural Features, DC2-D Scale and Texture, DC4-A Materials)

b. The Board recommended secondary architectural elements to reduce perceived mass (DC2-A Massing) and exterior building materials that have texture, pattern, or human scale and contribute to the architectural concept, resulting in a unified and functional design (DC2-I Foster Human Scale (Architectural Materials and Elements), DC4-A Building Materials). Facades should be designed considering the composition and architectural expression of the building as a whole (DC2-B Architectural and Facade Composition)

c. The Board recommended that hardscape materials be used to differentiate pedestrian versus vehicular pathways to mitigate potential conflicts. Hardscape materials of high-quality elements and finishes should be used to add color, texture, and pattern to public areas (DC4-D Trees, Landscape and Hardscape Materials)

MUP Items

 At the EDG meeting, the Board recommended that hardscape materials be used to differentiate pedestrian versus vehicular pathways to mitigate potential conflicts. Hardscape materials of high-quality elements and finishes should be used to add color, texture, and pattern to public areas. Please include in the Recommendation packet details describing the type and color of hardscape materials proposed.
 At the EDG meeting, the Board recommended that hardscape materials be used to differentiate pedestrian versus vehicular pathways to mitigate potential conflicts. Hardscape materials of high-quality elements and finishes should be used to add color, texture, and pattern to public areas. It appears the design has responded to this guidance. Please include in the Recommendation packet additional details illustrating these materials, spaces, and pathways.

PROJECT RESPONSE

Pages 12-13 Perspectives Pages 18-19 Floor Plans Pages 20-21 Building Sections Page 22-23 Material Board Page 24-27 Color Elevations

GUIDANCE SUMMARY

PROJECT FROM N 113TH ST & MERIDIAN AVE N

DESIGN COMMENTS:

Board supported overall building massing & site organization has been maintained. Board supported roofline and articulation has been maintained. Material palette and secondary architectural elements have been further refined. Landscaped area around the Exceptional Tree has been developed as a visual feature for pedestrians & residents.



LOOKING SOUTHEAST FROM THE CORNER OF N 113TH ST AND MERIDIAN AVE N

Board supported site access and service uses have been explored and refined. Board supported adjacency relationships have been maintained. Individual unit entries have been developed for legibility. Overall landscaping palette has been expanded to respond to the uses and circulation on site.



LOOKING SOUTHWEST FROM N 113TH ST

PROJECT FROM N 113TH ST

DESIGN COMMENTS:

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N 113TH ST

maintained. The driveway serves as access for solid waste storage and mail, creating a single service node. See Site Development: Main Site Entry and Service Use, The site has dedicated routes for pedestrian access, clarifying wayfinding and minimizing potential vehicular conflicts. See Site Development: Hardscape and Site Circulation pg. 31. Fencing, gates, and planting along the interior property lines define privates outdoor spaces and buffer adjacent properties. Primary unit access for Building 2 is provided directly from Meridian Ave N along the south property line. A new walkway & lighting will be provided to serve those units. See Site Development: Building 2 Unit Entries pg. 33. Protection for the Exceptional Tree has been provided at the direction of the Arborist. The proposed landscape design is based on those recommendations to provide visual interest that complements the existing tree. See Site Development: Open Space Concept - Exceptional Tree pg.

Primary Pedestrian Entry Garage Entry

Departures Requested See pages 34-35



SITE PLAN: LIGHTING

SITE LIGHTING STRATEGY

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- A combination of light fixture types work together to clearly identify the site's main access points and to guide pedestrian traffic through the site to individual unit entries.
- In-ground well lights along the central walkway extend lighting levels into the center of the site to mitigate potential pedestrian/vehicular conflicts and complement other wayfinding features.
 Landscape lights under the Exceptional Tree highlight the landscape of the size of
- highlight the landscaped area for visual interest and security.







Unit entry sconce





Step light



Surface-mounted ceiling light 5" & 11"





Stake light



MS = Motion Sensor



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Ulmus x `Homestead` / Homestead Elm

SHRUBS

 $\left\{ \cdot \right\}$ Buxus x `Green Velvet` / Green Velvet Boxwood Calamagrostis x acutiflora / Feather Reed Grass Fatsia japonica / Japanese Fatsia $\left(\cdot \right)$ Festuca glauca 'Elijah Blue' / Blue Fescue Gaultheria shallon / Salal Ilex crenata `Sky Pencil` / Sky Pencil Holly Lavandula angustifolia / English Lavender Nandina domestica `Gulf Stream` / Heavenly Bamboo Nassella tenuissima / Mexican Feathergrass × Polystichum munitum / Western Sword Fern Prunus laurocerasus `Otto Luyken` / Otto Luyken Laurel Wisteria macrostachya 'Blue Moon' / Blue Moon Wisteria - site **BIO RETENTION** • Carex testacea / Orange Sedge

Cornus alba `Bud`s Yellow` / Bud`s Yellow Dogwood

Deschampsia cespitosa / Tufted Hair Grass

Juncus effusus / Soft Rush

SYMBOL BOTANICAL / COMMON NAME

GROUND COVERS

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Asarum caudatum / Wild Ginger



Exceptional Tree and West Pedestrian Site Entrance

- Planting surrounding the exceptional tree has been coordinated with the recommendations of the project arborist.
- . Low, lush planting and ground covers are layered in a progression ascending away from the tree's trunk to allow for lines of sight through the corner of the site which increases security and emphasizes the exceptional tree as the site's focal point.
- Shade tolerant and native species have been selected to reclaim & rehabilitate soil currently covered by pavement for surface parking.
- Planting between the R.O.W. and site wayfinding • elements is kept low to maintain a clear line of sight.

North Driveway Entry + Site Features

- Wisteria has been selected to inhabit the pergola for its visual impact, thick coverage, hardiness, and long life span.
- Existing hedges at the southeast edge of the site • will be retained and extended with new plantings in kind.
- Planting along the east property line pair with a 6' privacy fence serves as a privacy buffer for the existing adjacent townhomes.

SITE PLAN: LANDSCAPE





FLOOR PLANS









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FLOOR PLANS



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SCALE: 1/16" = 1'-0"

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1. SECTION THROUGH BUILDINGS 2 AND 4



2. SECTION THROUGH BUILDINGS 3 AND 4

SCALE: 1/16" = 1'-0"

BUILDING SECTIONS



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Marine Blue

Chantilly Lace

Jet Black 2120-10

3





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- Fiber cement horizontal lap siding, BM Marine Blue, smooth finish, 4" exposure
 Fiber cement panel, BM Chantilly Lace, smooth finish AND horizontal lap siding, 4" exposure
 Fiber cement panel, BM Jet Black, smooth finish
 VG Clear cedar siding, Cabot Semi-Transparent Stain Desert Sand

- 5. White vinyl window
 6. Black vinyl window







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BUILDING ELEVATIONS



ADJACENT APARTMENT

BUILDING 2

WEST ELEVATION - MERIDIAN AVE N FRONTAGE

SCALE: 1/16" = 1'-0" 4' 8' 16

379.00'

L3_W

<u>_</u>

5

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369.50'

L2_W 360.00'

L1_W × - -350.50'

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BUILDING 1





BUILDING ELEVATIONS

BUILDING ELEVATIONS



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SI - SOUTH INTERIOR ELEVATION





FIBER CEMENT HORIZ. LAP BM 2059-10

FIBER CEMENT PANEL BM 2121-70

2

EI - EAST INTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

BUILDING ELEVATIONS







VG CLEAR CEDAR SIDING, CABOT DESERT SAND



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SITE DEVELOPMENT: MAIN SITE ENTRY AND SERVICE USE

PERSPECTIVE FROM N 113TH ST LOOKING SOUTHWEST









Pedestrian access gate



Steel posts and cedar fencing



Centralized mail area



Robust planting as a focal point



- Provides a durable structure that supports the proposed planting.

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COMMON NODE STRATEGY



- The location for solid waste storage, mail & bicycle parking has been maintained as a central node along the N 113th St Driveway entrance. The proposed pergola serves multiple functions:
- Establishes a central focal point for the multi-modal site entry along N 113th.
 - Provides visual screening of the solid waste storage area from the sidewalk & adjacent units.
 - Physically separates the pedestrian/bicycle path from both vehicular traffic and SPU bin pick-up.
 - Creates a transparent yet defined area for mail.
- The proposed central node further reinforces site wayfinding with the following:
- Accent lighting located along the entry.
 - Contrasting paving at the pedestrian/bicycle entrance. Wayfinding signage is located adjacent to the entry gate.
- Relocating the solid waste area next to Building 1 or 3 was explored, but was rejected for the following reasons:
- SPU will not allow the enclosure to push further south on site. Locating the enclosure adjacent to either building would compositionally create a disjointed change in plane. As proposed, the freestanding enclosure is balanced between the building facades.
 - Access for pedestrians, bicycles, vehicles and SPU would be consolidated, creating potential conflicts. As proposed, the enclosure serves as a physical barrier between pedestrians & vehicles.
 - There would be less opportunity for windows and landscaping to soften the building edges. As proposed, windows face the access points and landscaping buffers each building edge. An undesirable condition is created for the unit directly adjacent to the enclosure considering the potential noise, odor and upkeep required. As proposed, these factors are better isolated from the adjacent units and avoid a substandard unit.

PLANTED PERGOLA



The proposed central structure provides the following:

- The pedestrian gate/fence along with the defined driveway establish a clear definition of the public/private • boundary for the site entry.
- The slatted screen shelters the mail area, while still providing transparency for safety. .
- The variation in fence slats allow for visual connections in the adjoining spaces. .
- The heights & materials of the pergola and fences change in response to their respective function.



MAIL AND SOLID WASTE ENCLOSURE FROM N 113TH ST



Dedicated vehicular driveway to N 113TH

Mailboxes and pergola screen waste storage from public view

> Dedicated pedestrian path with gate

A pergola across the entire enclosure screens waste storage from adjacent units

Waste service provider access sliding gate

Resident pedestrian access swing gate

Solid waste configuration and access approved by SPU

Planting to screen waste enclosure as viewed from the site's interior

Short term bicycle parking-

Differentiated paving forpedestrian circulation

SECTION THROUGH TRASH ENCLOSURE

SITE DEVELOPMENT: SOLID WASTE ENCLOSURE AND MAIL

English Lavender Mexican Feather Grass 'Blue Moon' Wisteria



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SITE DEVELOPMENT: OPEN SPACE CONCEPT - EXCEPTIONAL TREE



OPEN SPACE STRATEGY - EXCEPTIONAL TREE

- •
- •
- To support the health of the Exceptional Tree, the adjacent open space is passive, not active. A progression of planting layers fill the area, framing the existing tree while maintaining visibility. The lush planting creates visual interest from the sidewalk as well as the adjacent pedestrian entry path. Shade tolerant and native species have been selected as most suitable for the condition. •
- •



PASSIVE OPEN SPACE WITH EXCEPTIONAL TREE



Existing exceptional

London planetree to



Asarum caudatum / Wild Ginger



Polystichum munitum / Western Sword Fern



Gaultheria shallon / Salal



Cornus florida `Rubra` / Pink Flowering Dogwood



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*Fencing not shown in perspective for clarity. See elevation view.

SITE DEVELOPMENT: HARDSCAPE AND SITE CIRCULATION

SITE CIRCULATION AND HARDSCAPE



- Due to stormwater limitations, all hardscape on site is impervious.
- The west entrance is pedestrian only and is private for the residents. All unit entries are accessed from other site points. The on-site hardscape is a brushed concrete driveway with a stained concrete walkway in a darker color cutting through it. The high contrast in color serves to differentiate them and improve wayfinding.
- In-ground well lights along the walkway further accentuate the pedestrian path throughout the day (see page 16).



- WALKWAY
- DRIVEWAY
- UNIT ENTRY PAVING

→ PEDESTRIAN CIRCULATION → VEHICULAR CIRCULATION → BICYCLIST CIRCULATION ✤ WAYFINDING ELEMENTS





SITE DEVELOPMENT: OPEN SPACE CONCEPT

OPEN SPACE STRATEGY

4

The collective open space strategy features a passive space centered around the existing exceptional tree (see pg. 30). Private open spaces are provided at each unit in the form of upper level decks. At units in Buildings 2 and 4, floor level patios are secondary private spaces.

The shared open space serves acts as a wayfinding element to both the project and the neighborhood. Private open spaces serve the residents of their associated units and provide an opportunity for eyes on the street.

OPEN SPACE ORGANIZATION:

- PASSIVE OPEN SPACE
- GROUND LEVEL PATIOS (PRIVATE)
- UPPER LEVEL DECKS (PRIVATE)



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OPEN SPACE DIVERSITY FROM MERIDIAN AVE N









- PRIMARY PEDESTRIAN ENTRY
- → SECONDARY PEDESTRIAN ENTRY

Building 2 has been revised to feature primary pedestrian entries accessed from the south of the development via a walkway along the south property line that connects directly to the Meridian Ave N sidewalk. All units in Building 2 now have a separate pedestrian-only path that does not coincide with vehicular access.

The relocation of primary entries at Building 2 requires that Units 2.B-2.F are widened by 4" each. As a result, Building 2 departure related to facade length has marginally increased. See response under #4 Facade Length



BUILDING 2 REVISED PEDESTRIAN ENTRIES





Wayfinding signage for multiple units

Floor level private patios one per unit

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SITE DEVELOPMENT: BUILDING 2 UNIT ENTRIES

BUILDING 2 UNIT ENTRIES REVISION



Cedar soffit

Cedar fence

DEVELOPMENT STANDARD DEPARTURES

FRONT SETBACK BLDG 1 (SMC 23.45.518)

The front setback departure request at Building 1 remains unchanged since presented at the Early Design Guidance meeting.

SMC 23.45.518.Table A: Average Front Setback (Building 1) REQUIRED: 5' min / 7' Average Front Setback PROPOSED: 5' Average Front setback (2'-2" Departure Requested). Minimum setback is compliant. Guidelines / Justification:

• PL3.A Street Level Entries & DC2.C Secondary Architectural Features - The departure allows for additional modulation along the street-facing facade, which creates a recessed, covered entry and a recessed deck at Level 4. The additional depth at the street-facing facade creates visual interest. While the average setback is calculated using the closest facades to the P.L. measured horizontally, there is variation in the setback vertically along this facade.

SEPARATIONS BETWEEN STRUCTURES BLDGS 1 AND 2 (SMC 23.45.518.F.2)

The Separations between structures, Buildings 1 and 2 departure request remains unchanged since presented at the Early Design Guidance meeting

SMC 23.45.518.F.2: Allowable Projection into Separations between Multiple Structures (Building 2)

REQUIRED: In buildings separated by parking aisle, projections that enclose floor area may extend 3' into required separation PROPOSED: Projection extends 4' into required separation. (1' Departure Requested) Guidelines / Justification:

- PL2.C Weather Protection: The departure allows for a deeper overhang over the Building 2 primary entries, creating more weather protection where users need it.
- DC2.B Facade Composition: The departure . creates more visual depth at the interior facade, adding architectural interest. In addition, with a required ground level separation of 24' between building 1 & 2, the separation at level 2 is still 19', which far exceeds the 10' min separation distance between buildings. Note: Building 1 projection is compliant.

SCALE: 3/64" = 1'-0"



CK PROVIDED

2

FRONT REQ'D

- 0" AVG. | SETBACK F

Р.

SIDE STREET



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AVERAGE SIDE SETBACK BLDG 2 (SMC 23.45.518)

Building 2 Average Side Setback departure request remains unchanged since presented at the Early Design Guidance meeting

SMC 23.45.518.Table A: Average Side Setback (Building 2) REQUIRED: Facades over 40', require 5' min / 7' Average Side Setback

PROPOSED: 5'-8" Average Side setback (1'-4" Departure Requested). Minimum setback is compliant Guidelines / Justification:

• DC2.B Facade Composition & DC2.C Secondary Architectural Features – The departure allows for additional modulation along the neighbor-facing facade. While the average setback is calculated using the closest facades to the P.L. measured horizontally, there is variation in the setback vertically along this facade. It is highly modulated with an overhang at Level 1 and deep recessed decks at Level 4.



SMC 23.45.527.B: Facade Length Departure (Building 2) REQUIRED: Facades within 15' of side lot line are limited to 65% of length lot line ALLOWED: 82.93' (65% of 127.58' Side Lot Line)

PROPOSED: 116.17' / 91% (33.24' / 26% Departure requested) Guidelines / Justification:

• CS2.B.2 Connection: The Departure allows Building 2 massing to push further west towards Meridian Ave N, creating a stronger connection to the street, in particular along a street where the exceptional tree setback takes up most of the frontage.

PROJECT RESPONSE

Since presented at the Early Design Guidance meeting, the Facade Length departure request has increased by 2%. To accommodate a primary pedestrian entry from the south, units 2.B-2.F needed to expand in the east/west direction by 4" each. This is to allow for a hallway past the garage as depicted on Rec Packet Pg 30. As a result, departure #4, Facade Length, is increased by 11" (from 32'-4" at the time of EDG to 33'-3"). PL3.A Entries/ PL2.D Wayfinding/DC1-IV Parking & Vehicle Access: The Departure allows the Building 2 primary entries to be located along the south façade, sharing a walkway with Building 4. With this modification, the primary site entries, circulation and wayfinding are clarified for the site, and potential pedestrian/vehicle conflicts are reduced.



DEVELOPMENT STANDARD DEPARTURES



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RECENT WORK: TOWNHOUSE/ROWHOUSE





2011 15th Ave S



3001 3rd Ave W



1417 E Howell St





1114 16th Ave

122 17th Ave E