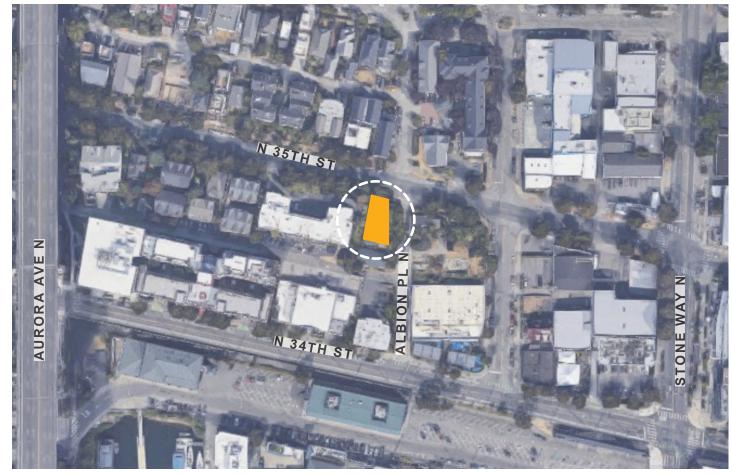


CONE ARCHITECTURE 35TH & ALBION TOWNHOMES



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(

EXISTING SITE

The project site is parcel #1972202565 located at 955 N 35th St at the corner of Albion PI N and N 35th St. The irregularly shaped lot measures roughly 120-0" deep by an average of 67'-0" wide and is approximately 8,115 SF. The site is bordered by an alley on the south side. Currently, there are two duplex residential structures on the site that will be removed for the proposed project. The site is positioned in the Lowrise Residential Zone.

The parcel is surrounded by three and four story multifamily buildings as well as single story commercial buildings across Albion to the east. There is an approved proposal for an eight story mixed use building on two of the parcel currently containing the commercial buildings. (SDCI Record #6620777-CN)

There is approximately 20' of grade change from the southeast corner up to the west/northwest. A majority of this grade change occurs along the east property line at Albion PI N where the grade rises 5-12' and then plateaus at the existing structures, and at the west property line where the grade rises 10-12'. A large rockery along the entire west property line retains the neighboring site. This rockery extends approximately 12' on to the project site. The grade change provides the opportunity for sweeping views of Lake Union.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3 (M), as are the north and west abutting parcels. The parcels to the east across Albion PI N are zoned Neighborhood Commercial (NC2-75 M)). The parcel to the south across the alley is also zoned neighborhood Commercial (NC2-75 (M)). This property is part of the Fremont Hub Urban Village. Combined with its proximity to frequent transit, no vehicular parking is required.

DEVELOPMENT OBJECTIVES

The project proposes the construction of two new multi-family residential buildings, providing a total of 7 residences. The existing residential duplexes will be demolished under this proposal. The units range from approximately 1,500 SF to 1,800 SF.

The parcel is located within the Fremont Hub Urban Village and a frequent transit zone. Although parking is not required, the project addresses neighborhood concerns about parking issues and provides a solution of 7 on-site parking spaces accessed from the alley. The project provides 7 new residences in a dense urban setting while fitting in with the existing fabric of the neighborhood.

NEIGHBORHOOD CUES

The subject parcel is located in a developing portion of the Fremont Hub Urban Village and is located in lowrise residential zoning. A prime location for increased density, the neighborhood offers high walking scores and access to commercial areas in Fremont as well as close proximity to Lake Union. Public transportation is readily available being so close to Downtown Seattle. Surrounding the proposed project site is a variety of three to four-level townhomes, multi-family apartment buildings, and commercial spaces. The neighborhood is in transition with many multi-family and commercial projects currently under development. As the neighborhood increases in density, the precedents found include a variety of architectural styles including roof forms and material choices.



VICINITY MAP

SITE LOCATION

955 N 35th S Seattle, WA 98103

ZONING SUMMARY

Zone: LR3 (M)

Overlay: Fremont Hub Urban Village ECA: Archeological Buffer

PROJECT PROGRAM

Site Area: 8,115 SF

Number of Residential Units: 7 Number of Parking Stalls: 7 Approx. FAR: 10,833 SF

Address: 955 N 35th St, Seattle, WA 98103

Parcel #: 1972202565 Zoning: LR3 (M)

Overlays: Fremont (Hub Urban Village)

Site Area: 8,115 SF

23.45.504 Permitted Uses

Permitted outright: Residential Townhomes

23.45.514 Structure Height

Allowed Maximum Base Height: 50'-0" 4'-0" Parapet Height Bonus: 54'-0" 10'-0" Penthouse Height Bonus: 60'-0"

23.86.006 Structure Height Measurement

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 Floor Area Ratio

Maximum FAR: 2.3 (13,289 SF)

23.45.518 Setback Requirements

Front Setback: 7'-0" average, 5'-0" minimum

Side Setback: 5'-0" for facades 40'-0" or less in length

Rear Setback: 7'-0" average, 5'-0" minimum

23.45.522 Amenity Area Required: ~ 2029 SF (25% of Lot Area); ~ 1015 SF (50%) minimum required at ground level

23.45.524 Landscaping and Screening Standards

Landscaping that achieves a Green Factor score of 0.6 or greater, determined as setforth in Section 23.86.019, is required for any lot within an LR zone if construction of more than one new dwelling unit or a congregate residence is proposed on the site. The addition of any new dwelling unit that does not increase the floor area on the site is exempt from the Green Factor requirement. Vegetated walls may not count towards more than 25 percent of a lot's Green Factor score.

23.45.524 Street Tree Requirements

Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 and Section 23.53.015.

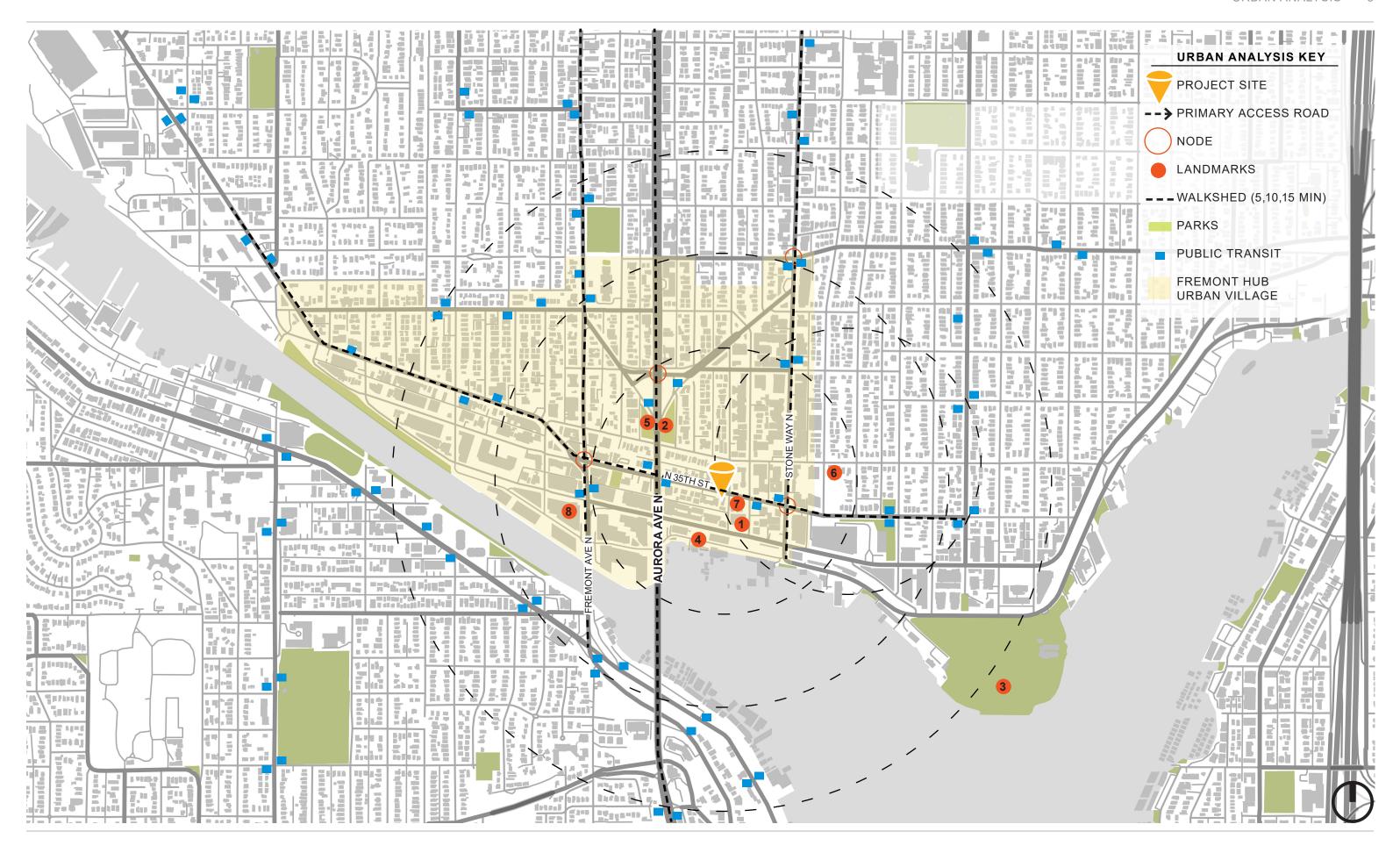
23.54.015 Required Parking

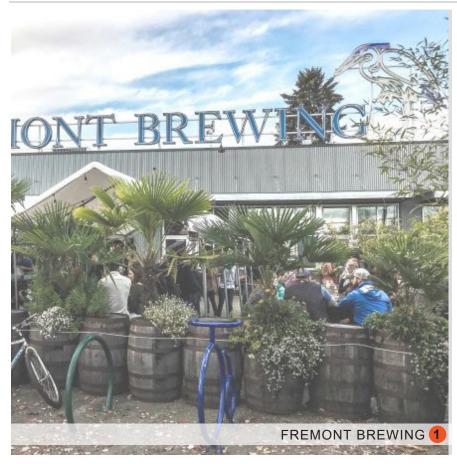
The project is located within an Urban Village and no parking is required for residential and non residential uses. Location qualifies for frequent transit designation.

23.54.040 Solid Waste & Recyclable Materials Storage and Access

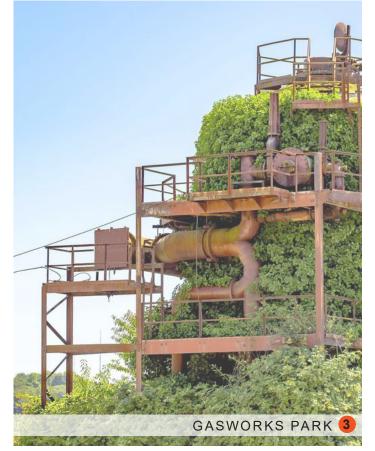
Minimum area for shared storage space is 84 SF. Minimum horizontal dimension (width and depth) for required storage space is 7 feet.

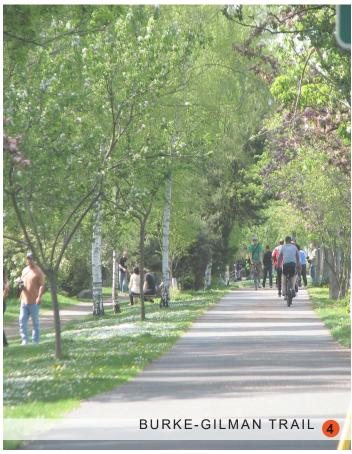


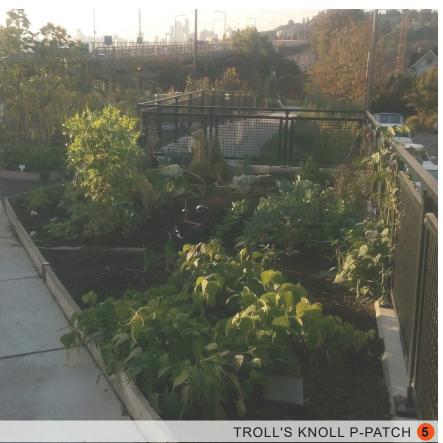


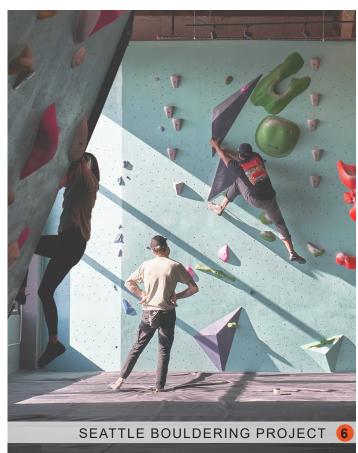






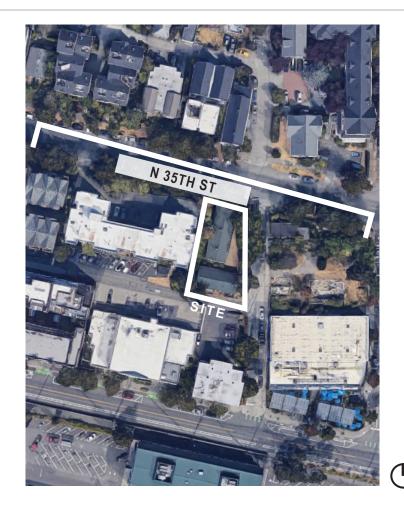








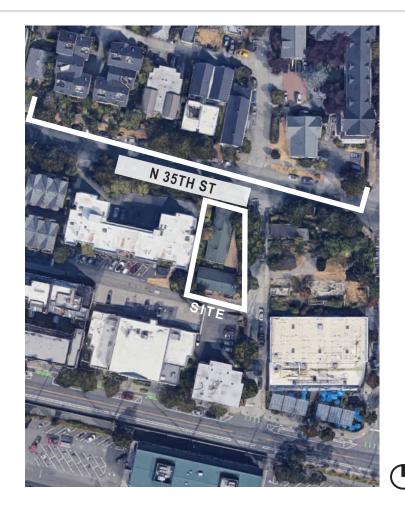






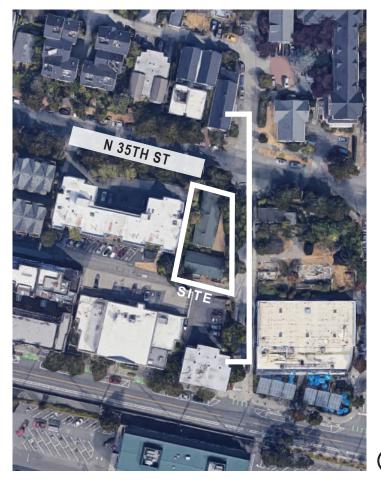


 $^-$ N 35TH ST LOOKING SOUTH $^-$





- N 35TH ST LOOKING NORTH

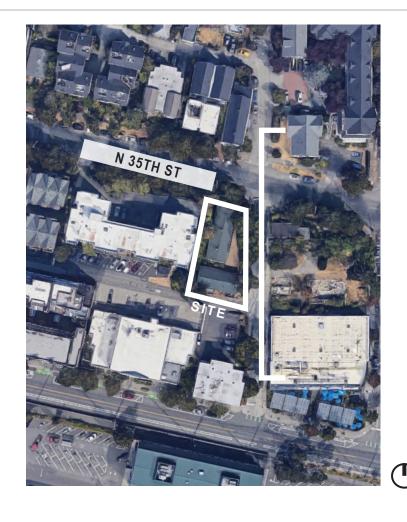


PROJECT SITE





ALBION PL N LOOKING W





 $-\,$ ALBION PL N LOOKING E $\,-\,$



955 N 35TH ST LOOKING SOUTH FROM N 35TH ST



955 N 35TH ST FROM INTERSECTION OF ALBION & N 35TH ST



APARTMENT TO NORTH



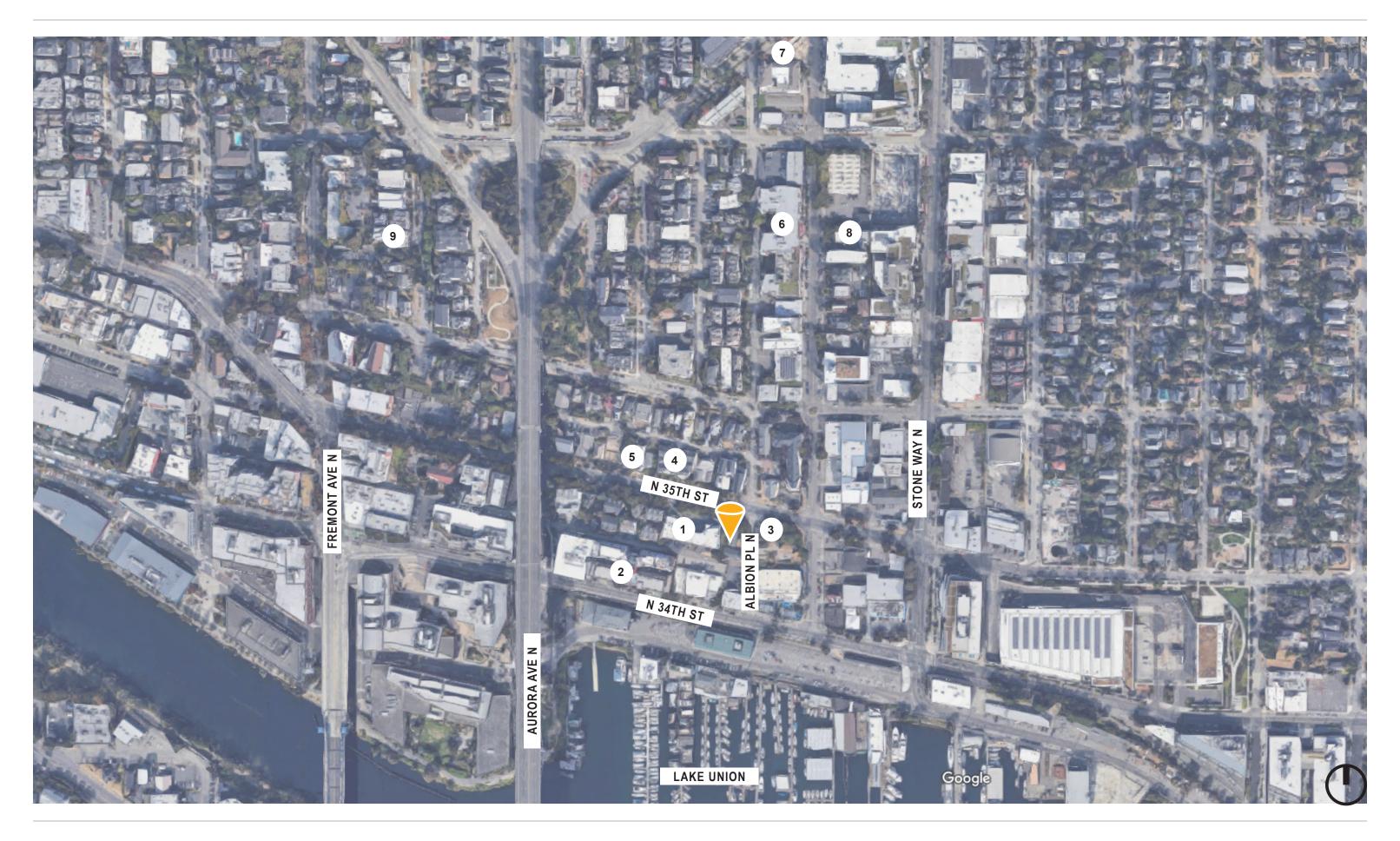
955 N 35TH ST LOOKING NORTH FROM INTERSECTION OF ALBION & ALLEY



ROCKERY ALONG WEST EDGE OF PROPERTY FROM N 35TH ST

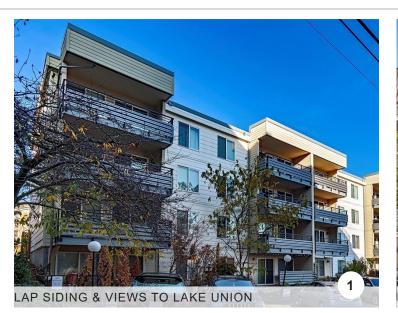


PLANT NURSERY TO EAST



SURROUNDING MULTIFAMILY CONTEXT ANALYSIS

The Fremont neighborhood offers residents a varied urban/suburban context. The neighborhood continues to grow, and there are various transitions between single-family, multi-family, and commercial spaces. The surrounding context contains contemporary apartment buildings alongside traditional established multi-story townhomes and commercial buildings. The residential characteristic is enforced by traditional material pallets. This project proposes engaging with the pedestrian level through the entry location and upper level street facing decks, highly planted right of way and residential scaled material. The focus of this project is to connect to the emerging modern neighborhood character with special attention to detailing and the pedestrian experience.



















NEIGHBORING USES

The neighborhood uses surrounding the site include a mix of single-family residential, mixed-use, and multi-family, along with commercial and office spaces. North of the site along N 35th St, a series of lowrise multi-family developments are found, while multi-family residences are interspersed among commercial spaces south of the site across the alley and along N 34th St.

There are a mix of projects directly surrounding the site, including multi-family to the north, multi-family to the south, and commercial to the east. Surrounding blocks to the east and west transition to larger mixed-use, commercial, and multi-family buildings toward the neighborhood arterials of Stone Way N and Fremont Ave N, with several additional projects currently in design review.





COMMUNITY OUTREACH SUMMARY

1. Printed Outreach

Cone Architecture administered direct mailings to residents within an approximate 500 ft radius of the proposed site, 955 N 35th Ave, Seattle, WA 98103. The flyer that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with survey link, a project website link, where additional information about the project can be found, and a site location map. Two links were provided to the survey and the website in English.

Date flyers were mailed: 04/12/2023

2. Electronic/Digital Outreach 1

Cone Architecture designed an online survey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, a site plan, and five survey questions.

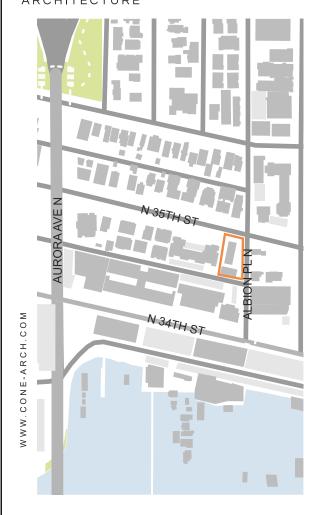
> Public informed by: Direct Mailed Flyer Date Survey Accessible: 04/10/2023-05/04/2023 Link: https://forms.office.com/r/hutW84Gk0t

3. Electronic/Digital Outreach 2

Cone Architecture designed a project-specific website which presented the project via a site-location map, schematic site plan, and summary of the project. The website also provided project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the Survey Monkey project site with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback.

> Date Site Became Available: 04/10/2023 Link: https://www.cone-outreach.com/35thalbion

CONE



Dear Resident, this flyer is to include you in a PROJECT UNDER DESIGN REVIEW in your area.

Proiect Name 35th & Albion Townhomes

Project address 955 N 35th St, Seattle, WA 98103

SDCI record number 3040640-EG

Project Contact Emily Morgan 35thalbion@cone-arch.com (206) 693-3133

About the project

Greencity Development, LLC and Cone Architecture are partnering on a project at the corner of N 35th St & Albion Pl N. The new development will be (7) new 4-story townhomes with 7 parking stalls.

Share your thoughts

We want to hear from the community about this project. Please share your concerns and priorities for this new building and for the neighborhood overall at the interactive website or by taking the online survey. Information you share in this survey could be made public. Please do not share any personal/sensitive information.



ONLINE SURVEY

forms.office.com/r/hutW84Gk0t Go to link or scan code. Available from April 11 - May 4, 2023

PROJECT WEBSITE cone-outreach.com/35thalbion

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

Additional Information

To find out more about this project and track our progress through the design review and permitting process, search the project address or project number in the Design Review Calendar and the Seattle Services Portal: https://web6.seattle.gov/dpd/edms/

35th & Albion - Community Outreach
About the Project: Green City Development, LLC and Cone Architecture are partnering on a project at the corner of N 35th St & Albion Pl N. The new development will be (7) new 4-story townhomes with 7 parking stalls.
Address: 955 N 35th St, Seattle, WA 98103 SDCI Record Number: 3040640-EG Applicant: Cone Architecture Contact: Emily Morgan 35thalbion@cone-arch.com (206) 693-3133
Share your Thoughts: We want to hear from the community about the 35th & Albion project. Please share your concerns and priorities for this new development and for the neighborhood overall by taking the survey below or by visiting the website: https://www.cone-outreach.com/35thalbion
Information you share in this survey could be made public. Please do not share any personal / sensitive information.
Additional Information: You can track our progress through the permitting process. Search the project address "955 N 35th St" or project number "3040640-EG" in the Design Review Calendar and the Seattle Services Portal: https://web6.seattle.gov/dpd/edms/
Take an Online Survey: Use this online survey to provide feedback. This survey will be available through 05/04/2023.
What is your connection to this project (Select all that apply)
☐ I live very close to the project
☐ I live in the general area
☐ I own a business nearby
I visit the area often for work or leisure
I don't have a direct connection, but I care about growth and development in Seattle
Other
Other
2. What is most important to you about a new building on this property? (Select all that apply) That it is nice looking That it looks unique and interesting
That it is affordable for residents and/or businesses
That it is designed to be family-friendly
That it is designed with environmental sustainability in mind
Other
3. What concerns do you have about this project? (Select all that apply)
Construction noise/impacts
That I will not like the way it looks
That it will not be affordable
That it may feel out of scale with other buildings nearby
That it will make driving and parking in the neighborhood more difficult
I don't have any specific concerns
Other
Is there anything specific about this property or neighborhood that would be important for us to know?
This content is neither created nor endorsed by Microsoft. The data you submit will be sent to the form owner.

SUMMARY OF COMMUNITY RESPONSES:

Electronic/Digital Outreach 1: Cone Architecture received fourteen (14) responses to the survey that was created through Survey Monkey. All of the responses were in English; no other language responses were received. A summary of the responses received is as follows:

Q1: What is your connection to this project? (Select all that apply)

(14) I live very close to the project. (0) I don't have a direct connection, but (0) I live in the general area I care about growth and development in

(0) I own a business nearby Seattle (0) I visit the area often for work or leisure (0) Other

Q2: What is most important to you about a new building on this property? (Select all that apply)

(5) That it is nice looking

(4) That it looks unique and interesting

(6) That it is affordable for residents and/or businesses

(4) That it is designed to be family-

(9) That it is designed with environmental

sustainability in mind

(6) Other The primary concerns include affordability, parking and traffic, and regard for changing density in the neighborhood.

Q3: What concerns do you have about this project? (Select all that apply)

(7) Construction noise/ impact

(1) That I will not like the way it looks

(4) That it will not be affordable

(2) That it may feel out of scale with other buildings nearby

(7) That it will make driving and parking

in the neighborhood more difficult

(1) I don't have any specific concerns

(5) Other The primary concerns include construction impacts, parking and traffic, and protecting exsiting views of Lake Union from neigboring properties.

Q4: Is there anything specific about this property or neighborhood that would be important for us to know?

Responses include consideration of parking availability, the increased density of townhomes on this lot, affordability, and pedestrian safety along the property boundaries.

Electronic/Digital Outreach 2: Cone Architecture received one (1) response to the interactive website that was provided for feedback. The feedback received address very similar concerns that were brought up in survey responses focusing on building height in relation to its neighbors.

CONE ARCHITECTURE

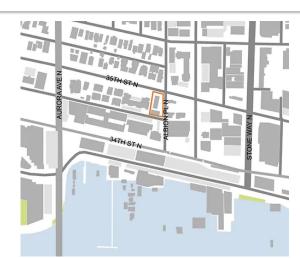
35th & Albion Townhomes 955 35th St N Seattle, WA 98103

Early Outreach for Design Review

About the project

Greencity Development, LLC and Cone Architecture are partnering on a project at the corner of 35th St N & Albion Pl N. The new development

Address: 955 35th St N, Seattle, WA 98103 SDCI Record Number: 3040640-EG Applicant: Cone Architecture Contact: Emily Morgan 35thalbion@cone-arch.com (206) 693-3133



Take our survey

Use this online survey to provide feedback.

Information you share in this survey could be made public

This survey link will be available through 05/04/2023.

Share your thoughts

Please share your concerns and priorities for this new development, and for the neighborhood overall, on the project website. Information you share in this survey could be made public. Please do not share any personal/sensitive information

Additional information

You can track our progress through the permitting process. Search the project address "955 30th St N" or project number "3040640-EG" in the Design Review Calendar and the Seattle Services Portal.

To find out more about early outreach for design review, visit the City of Seattle's Department of Neighborhood's web page.

Email or phone

Tell us more



ARBORIST REPORT					
# 1	SPECIES Greenspire Littleleaf Linden (Tilia cordata)	DBH 19.7"	CSD 21'	CONDITION AND STATUS Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Topped for OHPL.	
2	Pyramidal hornbeam (Carpinus betulus)	16.2"	32'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Topped for OHPL.	
3	Pyramidal hornbeam (Carpinus betulus)	14.1"	23'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Topped for OHPL.	
4	Pyramidal hornbeam (Carpinus betulus)	14.3"	18'	Good health. Does not meet the threshold diameter to be classified as exceptional. Topped for OHPL, large failure at branch attachment, open wound along SE side of trunk.	
5	European birch (Betula pendula)	11"	17'	Poor condition and health. Does not meet the threshold diameter to be classified as exceptional. Topped for OHPL, Bronze birch borer dieback.	
6	Bird cherry (Prunus avium)	8.8"	13'	Fair condition and health. Does not meet the threshold diameter to be classified as exceptional. Topped, oozing resin, CBT	
7	Elm seedling (Ulmus sp.)	8.1"	12'	Fair condition and health. Rootplate obstruction, tree sprouted out of the middle of an existing rockery	
8	Ponderosa pine (Pinus ponderosa)	18"	16'	Good condition and health.	
9	Big leaf maple (Acer macrophyllum)	6.6"	14'	Poor condition and fair health. Tree stands at the top/shoulder of existing rockery.	
10	Big leaf maple (Acer macrophyllum)	6.8"	16'	Poor condition and fair health. Tree sprouts at the middle of existing rockery.	
11	Greenspire Littleleaf Linden	21"	18'	Good condition and health. In ROW.	

PROPOSED PROJECT SITE

- Located at the corner of N 35th St & Albion Pl N
- 2 existing duplex residences on site
- Site area = 8,115 sf
- Measures 120' wide by 75' deep

TOPOGRAPHY

• Site has approx. 22' grade change from W to E with an existing rockery to remain along the west property line

ADJACENT BUILDINGS AND USES

- North: 2-story apartment ~4,000 SF
- East: 1-story commercial ~500 SF
- South: 3-story condominiums ~7,000 SF
- West: 4-story condominiums ~20,000 SF

TREES

Per the arborist report, there are six trees on the property and five off-site within the ROW & alley. No trees identified by the arborist on the property meet the threshold diameter to be classified as exceptional.

SITE CONSTRAINTS

- The site in in the Archaeological Buffer ECA.
- There is a 12' rockery abutting the west property line.
- · A high voltage OHL runs along the east edge of the property.
- The ROW to the east is being improved per SDOT requirements.
- Parking is accessed from the alley.

LEGAL DESCRIPTION

DENNY & HOYTS ADD PLat Block: 31 Plat Lot: 18-19

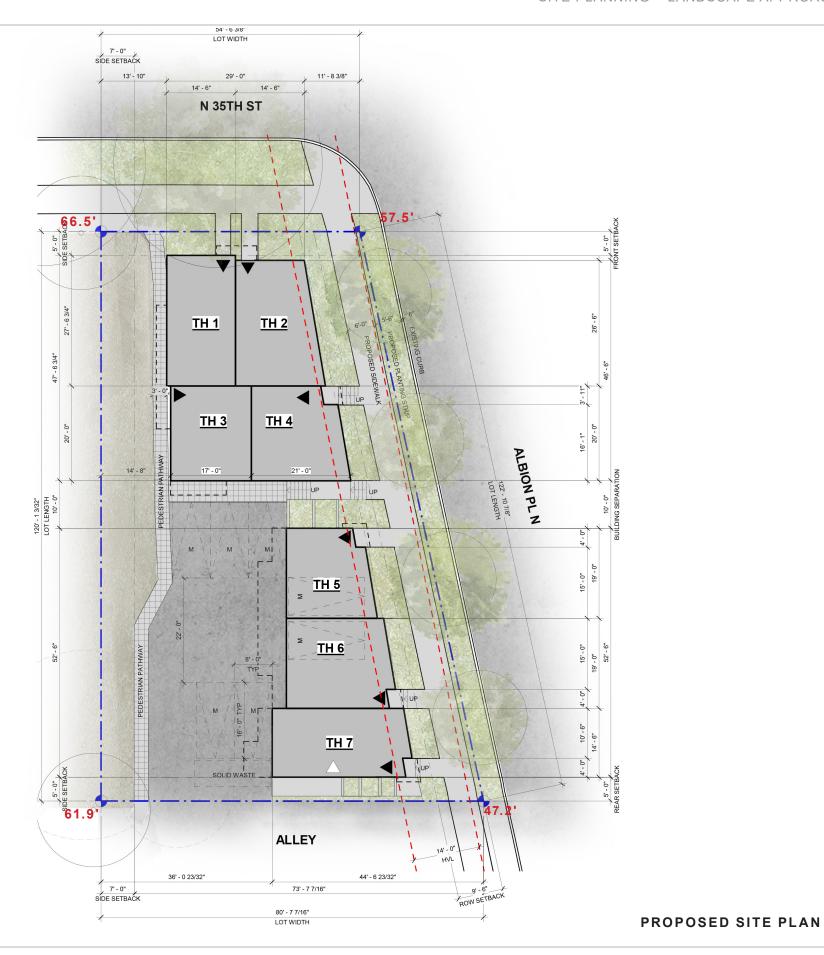
SITE PLANNING + LANDSCAPE APPROACH

The 7 proposed townhouse units are designed in two separate buildings. Seven parking stalls are located within and behind the townhomes and are accessed from the alley to the south. The solid waste storage is also accessed from the alley and is located along the alley. A pedestrian pathway runs along the base of the existing rockery to connect N 35th St to the alley.

Townhouses 1 & 2 have street frontage and are accessed from N 35th St. Townhome 3 is accessed from the pedestrian pathway along the east property line. Townhomes 4-7 have street frontage along Albion. Their entries have been located within a few steps of the proposed sidewalk to activate the pedestrian streetscape while maintaining an implied separation through stoops.

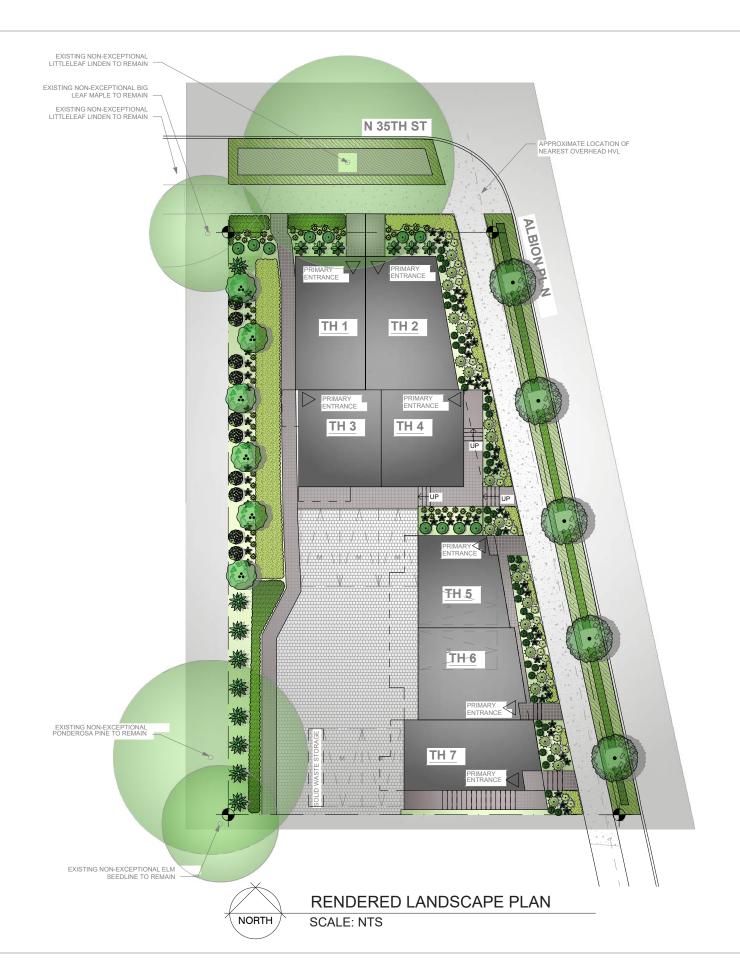
The angle at the intersection of N 35th St and Albion PI N informed the shape of the street facing edge of the building. The existing high voltage line along Albion PI N also shaped the modulation of the buildings.

Landscaping will be added with the intention of framing pathways and creating a generous landscape buffer to N 35th St & Albion Pl N. The required ROW setback will be improved with a 6' sidewalk and a 5.5' planting strip containing 4 new street trees.



C O N E ARCHITECTURE

955 N 35th St #3040640-EG



PLANT SCHEDULE					
TREES	BOTANICAL / COMMON NAME	SIZE		QTY	
	Acer circinatum / Vine Mapie	3 stem min, 6' Ht		6	
• 11 000	Fagus sylvatica / Green Beech Street Tree - Single leader	2"-2.5" Cal B\$B		5	
SHRUBS	BOTANICAL / COMMON NAME	SIZE		<u>aty</u>	
•	Calamagrostis x acutiflora "Karl Foerster" / Feather Reed Grass	l gal		49	
(3)	Calluna vulgaris 'Spring Cream' / Spring Cream Heather	l gal		25	
*	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	l gal		48	
	Mahonia x media 'Charity' / Mahonia	5 gal		6	
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	5 gal		23	
**	Pieris japonica 'Brouwer's Beauty' / Lily of the Valley Bush	3 gal		٩	
*	Polystichum munitum / Western Sword Fern	l gal		68	
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal		10	
O	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal		11	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	
	Cotoneaster dammeri "Lowfast" / Lowfast Bearberry Cotoneaster	4"pot	24" o.c.	53	
alicue idulu Tidululululul Lako lakolul Lakolulululul Tidululululul	Pachysandra terminalis / Japanese Spurge	4"pot	18" o.c.	164	
	Thymus pseudolanuginosus / Woolly Thyme	4"pot	18" o.c.	306	
	Vinca minor 'Alba' / White Dwarf Periwinkle	4"pot	24" o.c.	128	



PROPOSED LIGHTING PLAN

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



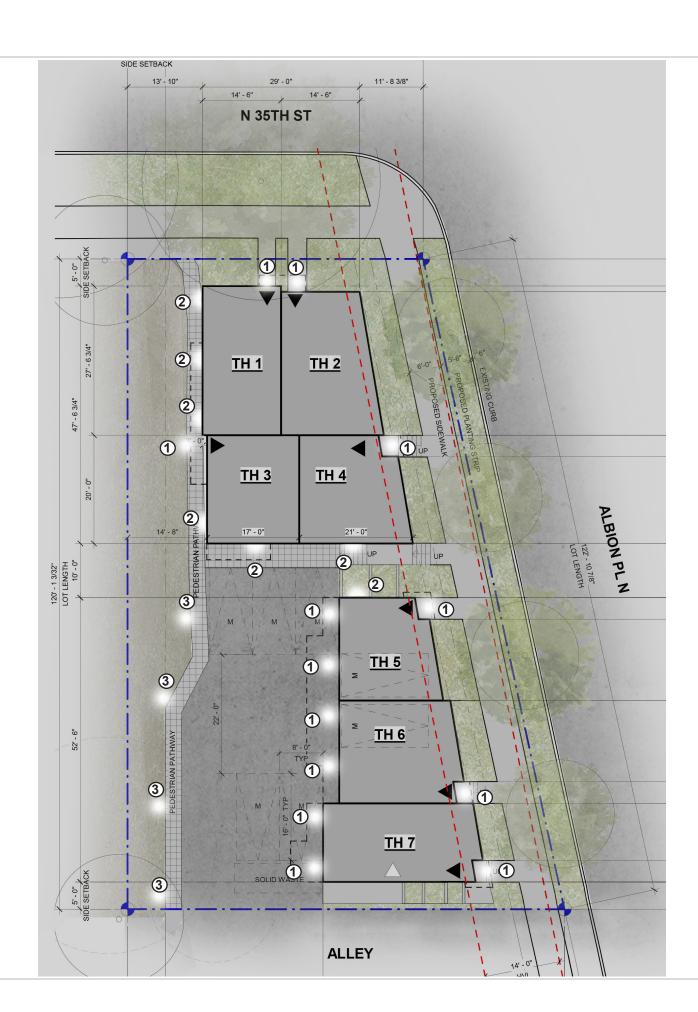
1 SOFFIT LIGHTING



2 WALL MOUNTED PATHWAY DOWNLIGHT



3 PATHWAY LIGHTING



PROPOSED LIGHTING PLAN



3 - PL3 STREET LEVEL INTERACTION

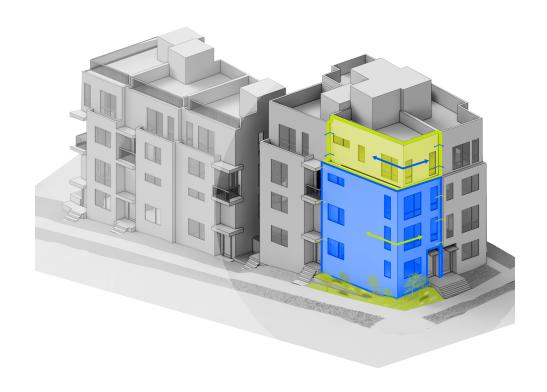
Entries are reinforced by overhead weather protection, stoops, signage, and lighting. Clear pedestrian paths are proposed throughout the site with separation between pedestrian and vehicular circulation. The entries along Albion Place N are highlighted with vertical modulation, awnings, recessed decks, and a material change. All units along the right of way have recessed entries, with pathways lined with landscaping and planters, helping the transition from public to private spaces.

2 - DC2.B ARCHITECTURAL FACADE COMPOSITION



Special consideration was taken to provide clear facade articulation across the project. Facade modulations help define individual units and provide clear material transitions. A cohesive language is established through the repeated reference to the corner angle along N 35th St. Facades are scalloped along this angle to create visual interest, separate units, and provide clear material transitions. Additionally, upper levels are stepped back across all units. Entries are recessed across all units and provided with overhead weather protection. Modulations are continued on the rear facades, ensuring a cohesive and visually appealing design from all perspectives.

3 - CS2.C RELATIONSHIP TO THE BLOCK



The corner unit is grounded to respond to the unique corner condition and high visibility and traffic along N 35th St. The unit is signified by its continuous use of high quality material and lack of modulation along the corner, providing a strong, clear edge. In conjunction with ROW improvements, the corner's landscaping buffer in the setback provides a pleasant pedestrian experience. The surrounding units are stepped forward toward the street, providing visual framing of the corner unit and emphasising the modulation pattern across the entire project.

4 - DC2.D SCALE AND TEXTURE



Building material selections were in response to the immediate evolving context in Fremont. The modulation at the first three floors, emphasized by materiality and stepping back of the upper floor, helps minimize the bulk and scale along the street. Recessed entries provide another material transition at the visible right-of-way. Landscape buffers are used along the setback between the sidewalk and entries. Private decks and porches break down the massing and incorporate the human scale.

PRIORITY DESIGN GUIDELINES

CS1. NATURAL SYSTEMS AND SITE FEATURES

PLANNER NOTES: Account for the grade difference and ensure the units work with the surrounding grades.

B. SUNLIGHT & NATURAL VENTILATION

- 1. Sun and wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.
- 2. Daylighting and shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.
- 3. Managing solar gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

The design follows the natural topography of the site, which slopes up from the east. The south building is nestled into the site locating the entry at the first level close to the new ROW grade along Albion. Parking is located at existing grade, level with the alley and new autocourt accessed from the rear of the building. It located behind the units to shield them from view while also allowing more southern light exposure for the northern units. Large glazing is used strategically to maximize daylighting in the project. Existing trees on the west edge of the property, in conjunction with the existing rockery, provide shading in the evening. Living spaces are provided with operable windows on multiple facades to give occupants the option to have cross ventilation.

INITIAL RESPONSE

PL3. STREET LEVEL INTERACTION

PLANNER NOTES: Be sure all residential entrances are separated from vehicle access/maneuvering/auto courts and carry the same design language for all units.

C. RESIDENTIAL EDGES

- 1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another
- 2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.

The setback is planted as a buffer between the buildings and the right of way. This also provides a clear transition from public to private space. Ground-level entries are clearly identified, and most units are accessed with steps up to their first floor, providing additional transition elements. Large glazing and active programs are proposed along both 35th and Albion to keep eyes off the street and bring active uses towards the right of way.

Conflicts between pedestrians and vehicles are minimized through strategic use of existing topography. The unit entries are located along the north/northwest, east and south elevations separated from the vehicle access which is from the alley at the rear of the site. Clear designated pathways are provided from the parking area to all unit entries.

DC2. ARCHITECTURAL CONCEPT

PLANNER NOTES: Provide a clear context analysis with imagesand/or description in the packet. Provide clear architectural concept that the project is trying to achieve. Provide illustrations of height/bulk/scale; modulate facades and address blank wall conditions. Consider proportion and facade composition. Apply Human Scale and Texture design guideline.

B. ARCHITECTURAL AND FACADE COMPOSITION

2. Blank Walls: Avoid large blank walls along visible façades 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.

C. SECONDARY ARCHITECTURAL FEATURES

- 1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).
- 2. Dual Purpose Elements: 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 prominent design features, the quality of the materials is critical.

Blank expanses of walls are largely avoided in the project. Active program spaces have been brought down to the street level to bring activity and avoid blank walls along the right of way. Facades along Albion PI N are softened with the transparancy and the layered landscape buffer. The space between the north and south buildings is separated into a planting area and pedestrian pathway, breaking up the mass of the retaining wall and bringing in the human scale.

Decks are used on the roof and middle levels to provide facade modulation, and consistent railing types and proportions unify these outdoor spaces. At the south building, the decks also provide overhead protection at front unit entries and help define the corners of the building. Recessed entries are provided with awnings that break up the modulated facades.

PRIORITY DESIGN GUIDELINES

DC2. ARCHITECTURAL CONCEPT

PLANNER NOTES: Provide a clear context analysis with imagesand/or description in the packet. Provide clear architectural concept that the project is trying to achieve. Provide illustrations of height/bulk/scale; modulate facades and address blank wall conditions. Consider proportion and facade composition. Apply Human Scale and Texture design guideline.

C. SECONDARY ARCHITECTURAL FEATURES

- 3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:
 - i. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
 - ii. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or
 - iii. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

Building material selections are in response to the immediate neighborhood context. We propose 12 inch vertical siding with metal T flashing, in combination with lap siding, to provide a variety of textures and fit with the longstanding residential yet industrial character of Fremont. Cedar at the entries brings high-quality material to the pedestrian level. The modern roof datums continue those established by the neighboring apartment building. Lush landscaping in the front setback, the continuation of the sidewalk, and new street trees take cues from neighboring developments to provide continuity to pedestrians.

INITIAL RESPONSE

DC4. EXTERIOR ELEMENTS AND FINISHES

PLANNER NOTES: Provide high quality material that connects to the architectural concept and modulation that help breaks down massing. Please provide a landscape plan/illustration and description of outdoor areas. Design bicycle and waste facilities to be cohesive in form and material with the overall development.

A. EXTERIOR ELEMENTS AND FINISHES

- 1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.
- 2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

- 1. 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.
- 2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.
- 3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended. It may be necessary to create a landscaping plan for various stages of plant maturity, such as 5, 10, and 20 year plans in order to ensure the landscaping will perform and function as needed over the life of the project
- 4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

A three story "bay" is proposed at each unit to create a rhythm along the street that reduces the scale along the right-of-way. 12" vertical panel with metal flashing will provide texture and modern expression at the three-story volumes, anchoring the corner of the project. Lap siding adds a residential scale, complements the more modern application of the vertical panel, and helps reduce the scale of the building, particularly at the upper level facing the streets. It is also the predominant material used established residential development in the neighborhood. High quality vertical wood siding is proposed at the recessed entry notches for unit identification and wayfinding. It adds a natural texture to building at the pedestrian face and is located where it can be touched but is also protected from the elements for longevity. Flat cementitious panels are used as infill between windows to continue the pattern established by the glazing and at the rear of the building.

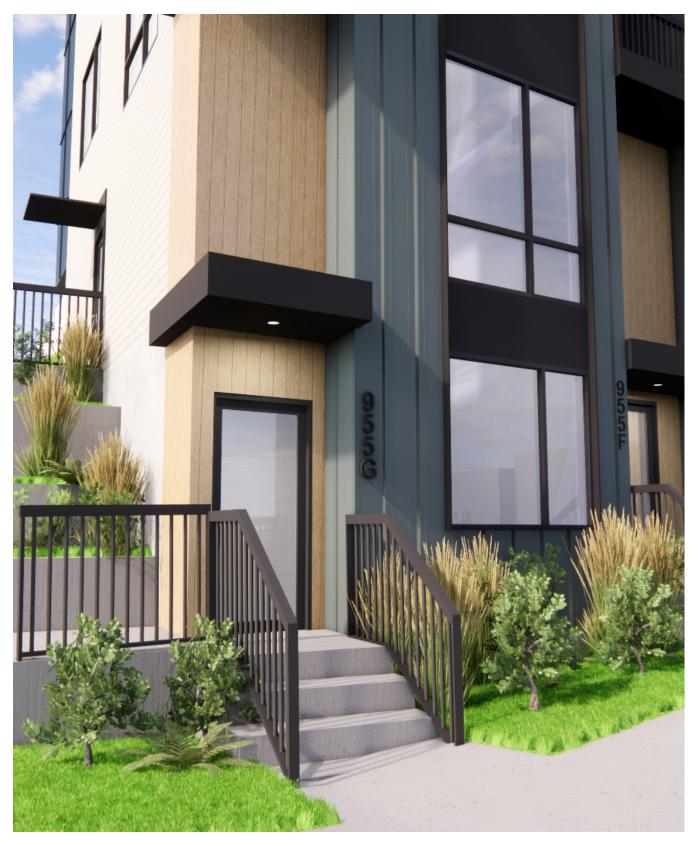
Landscape areas in the front and side setbacks use a variety of plants to create a layered and lush edge at the sidewalk. This landscaping also helps transition from public to private space and softens the edge between the right of way and the new homes. In addition to the new street trees and ROW improvements, the pedestrian experience along the property is designed to be pleasant for occupants and neighborhood visitors alike.



VIEW FROM THE INTERSECTION OF N 35TH ST AND ALBION PL N



VIEW ALONG ALBION PL N



PEDESTRIAN VIEW OF UNIT ENTRY ALONG ALBION PL N



PEDESTRIAN VIEW OF UNIT ENTRY ALONG N 35TH ST



VIEW FROM N 35TH ST



VIEW FROM N 35TH ST





TH 1-4 NORTH ELEVATION

TH 1-4 SOUTH ELEVATION



1) FIBER CEMENT PANEL W/ METAL T FLASHING TRIM



2 CEMENTITIOUS LAP SIDING



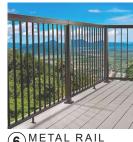
3 BLACK VINYL WINDOWS



4 CEMENTITIOUS PANEL AND INFILL - BLACK



5 CEMENTITIOUS PANEL AND INFILL - DARK COOL GRAY



6 METAL RAIL



CEDAR SIDING

PROPOSED MATERIALS

Materials have been chosen to complement the neighborhood and introduce a high level of texture and detailing. A 12" vertical panel with metal flashing will provide texture and modern expression at the three-story volumes. Lap siding adds a residential scale, complements the more modern application of the vertical panel, and help reduce the scale of the building, particularly at the upper level facing the streets. It is also the predominant material used established residential development in the neighborhood. High quality vertical wood siding is proposed at the recessed entry notches for unit identification and wayfinding. It adds a natural texture to building at the pedestrian face and is located where it can be touched but is also protected from the elements for longevity. Flat cementitious panels are used as infill between windows to continue the pattern established by the glazing and at the rear of the building.

In general the project utilizes contemporary residential materials with thoughtful placement and attention to layout and installation details.



1 FIBER CEMENT PANEL LAP SIDING WINDOWS PANEL AND INFILL - BLACK









5 CEMENTITIOUS PANEL AND INFILL - DARK COOL GRAY



6 METAL RAIL



7 VERTICAL CEDAR SIDING



EAST ELEVATION



1 FIBER CEMENT PANEL LAP SIDING WINDOWS PANEL AND INFILL - BLACK









5 CEMENTITIOUS PANEL AND INFILL - DARK COOL GRAY



6 METAL RAIL



7 VERTICAL CEDAR SIDING



WEST ELEVATION



1 FIBER CEMENT PANEL LAP SIDING WINDOWS PANEL AND INFILL - BLACK







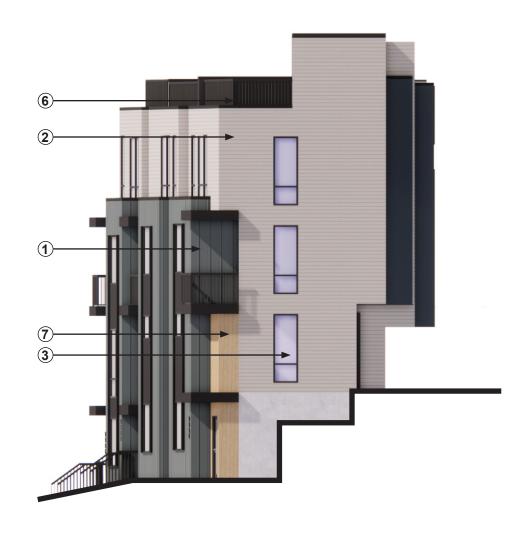
© CEMENTITIOUS PANEL AND INFILL - DARK COOL GRAY



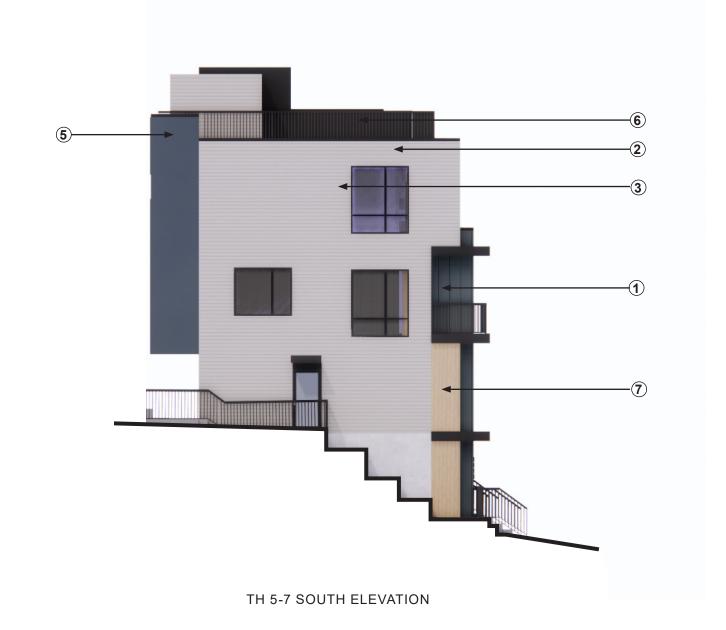
6 METAL RAIL

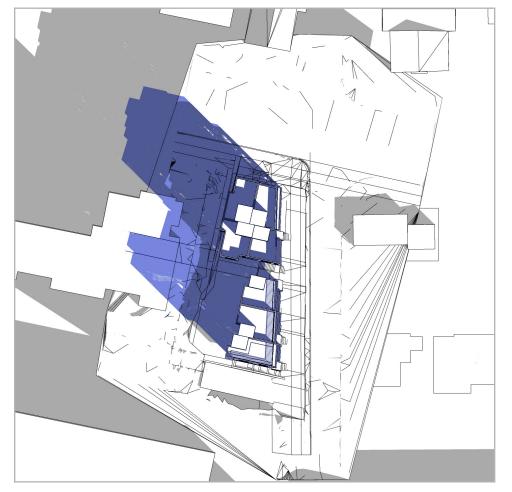


7 VERTICAL CEDAR SIDING

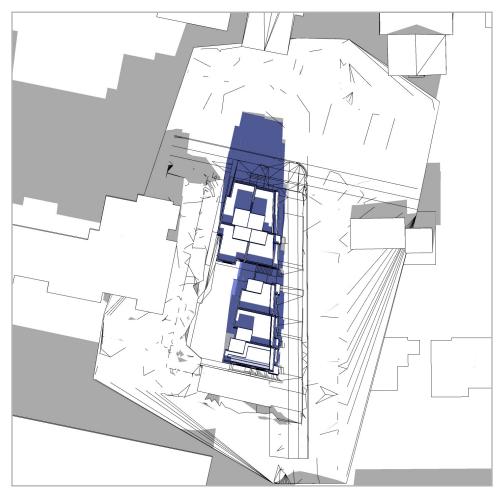


TH 5-7 NORTH ELEVATION

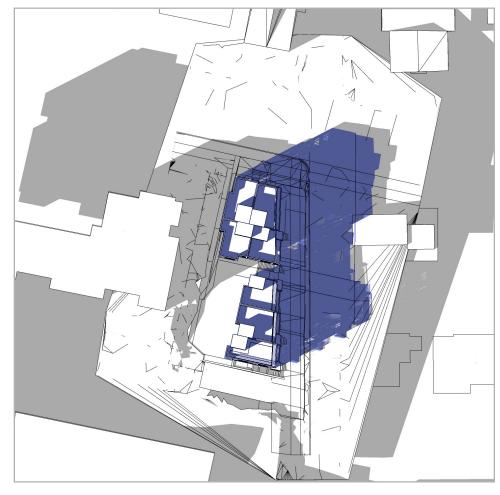




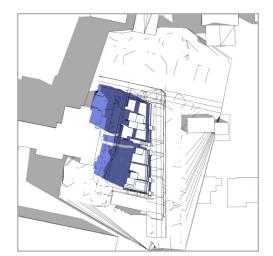




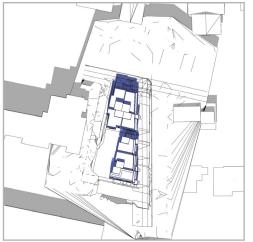
MARCH / SEPTEMBER 21, 12 PM



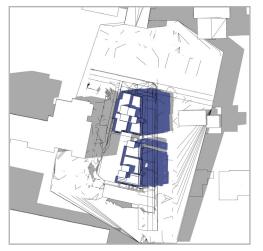
MARCH / SEPTEMBER 21, 3 PM



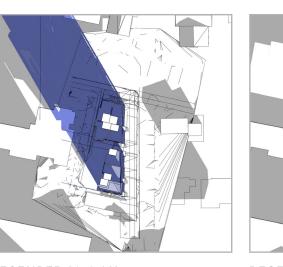
JUNE 21, 9 AM JUNE 21, 12 PM



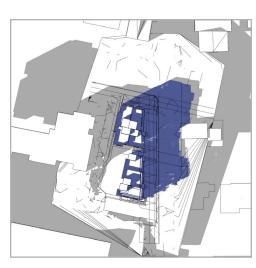
JUNE 21, 3 PM



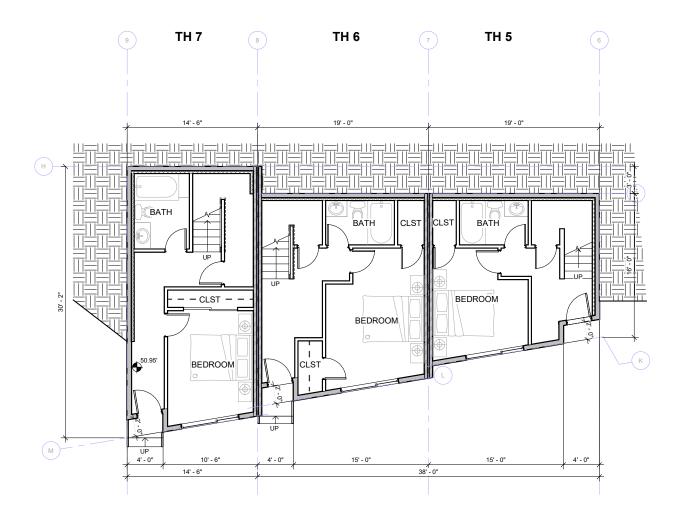
DECEMBER 21, 9 AM



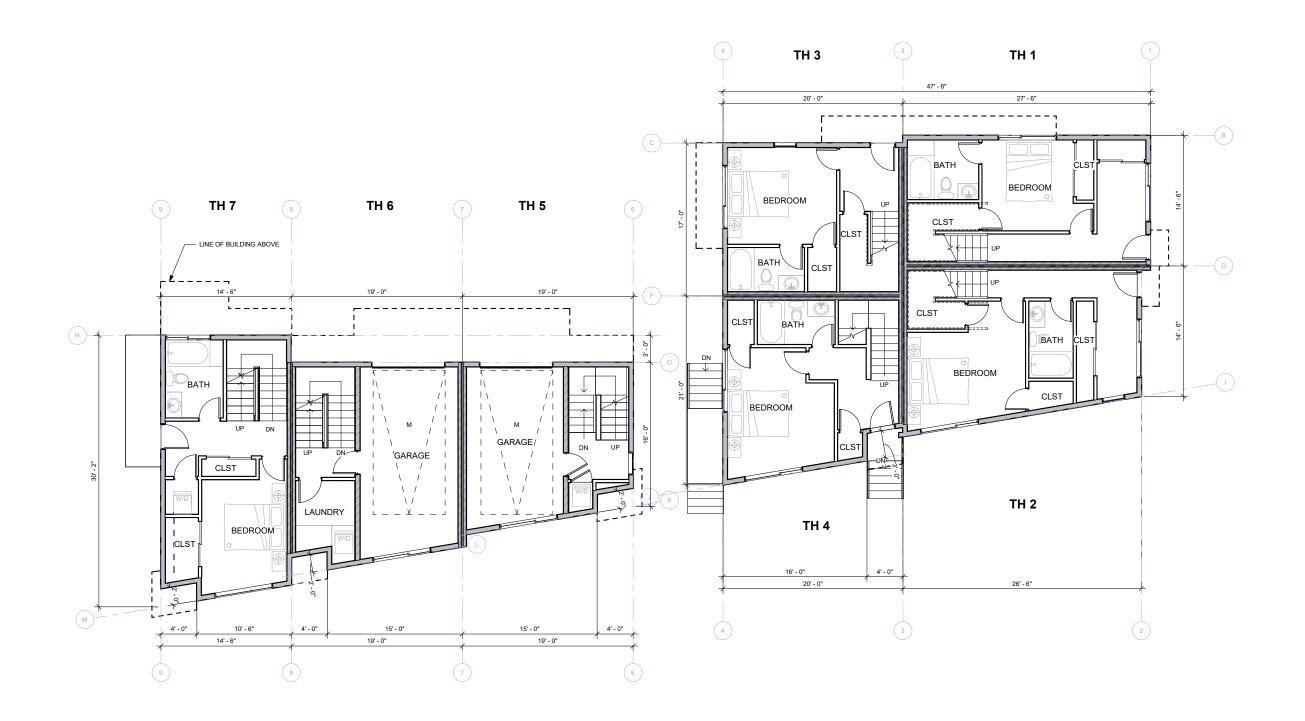
DECEMBER 21, 12 PM



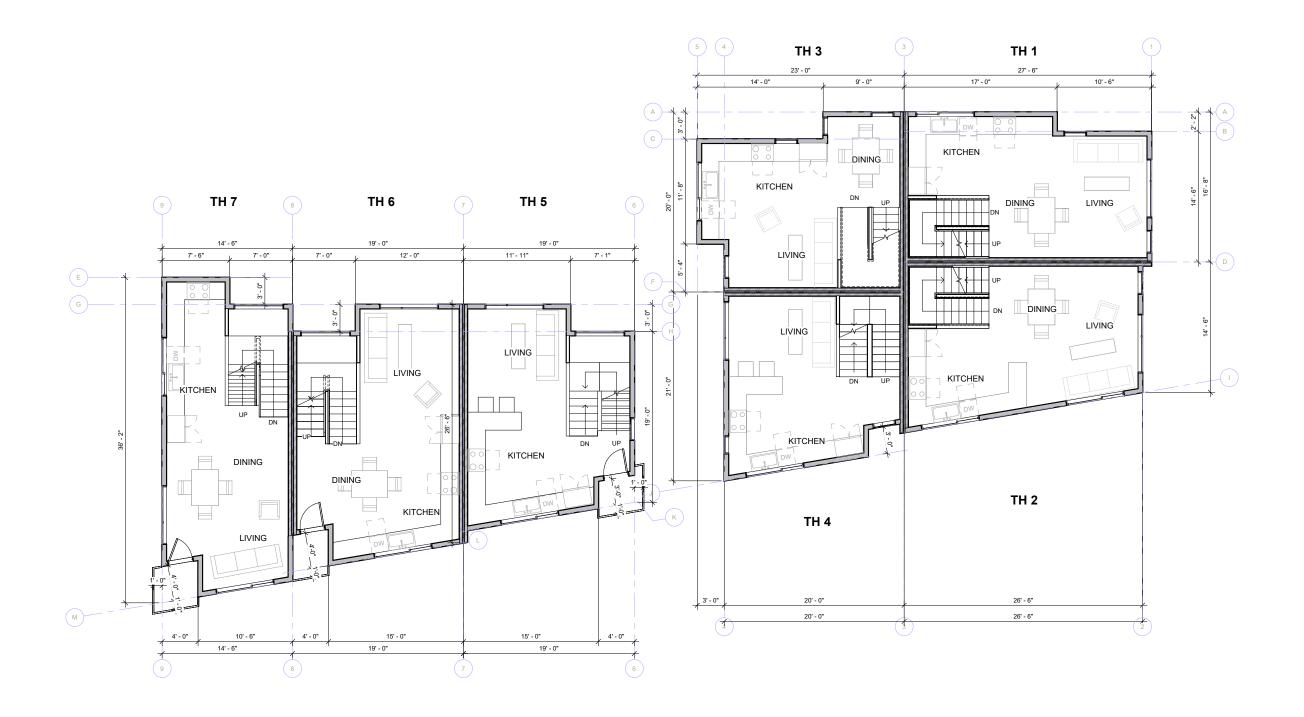
DECEMBER 21, 3 PM



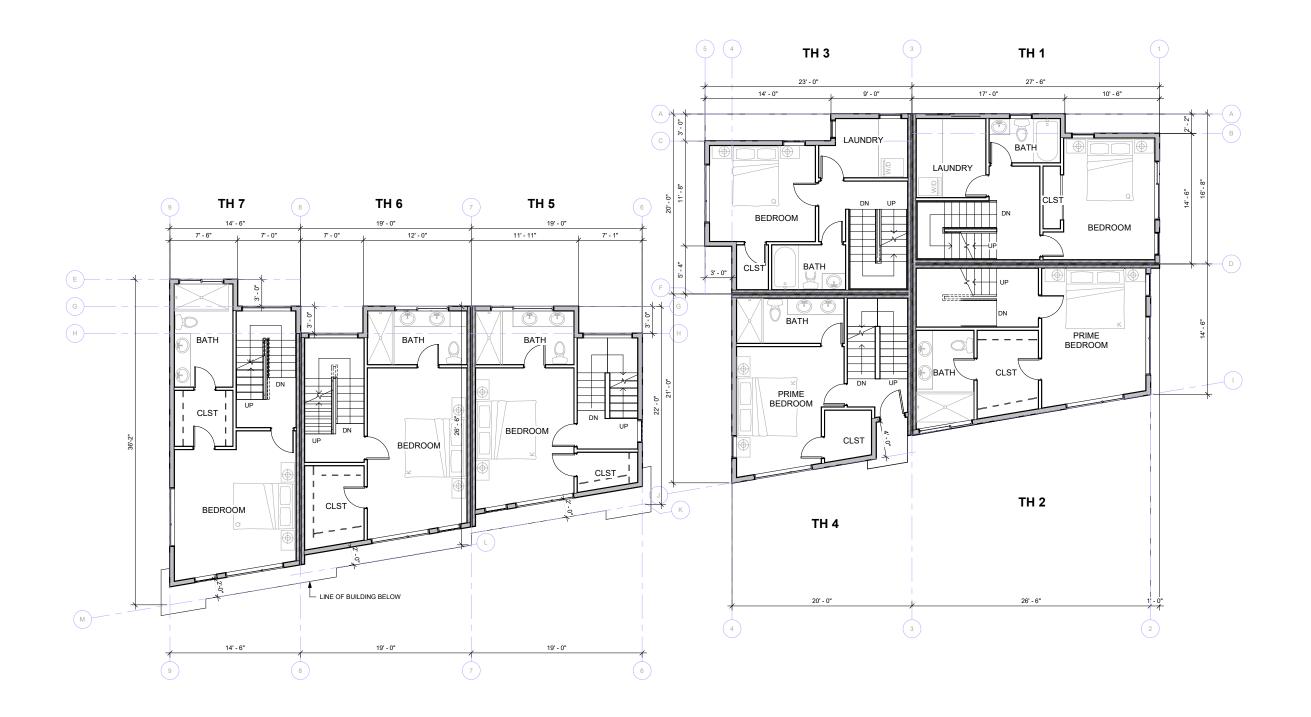
LEVEL 1 FLOOR PLAN



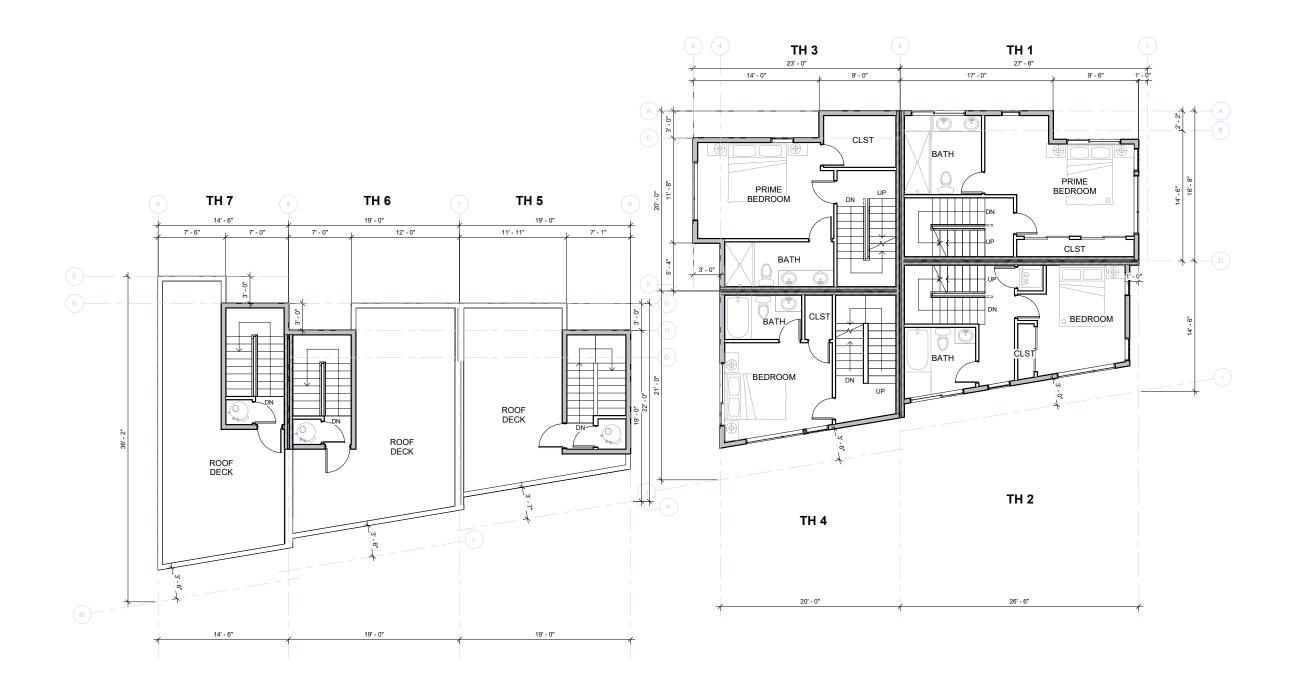
LEVEL 2 FLOOR PLAN



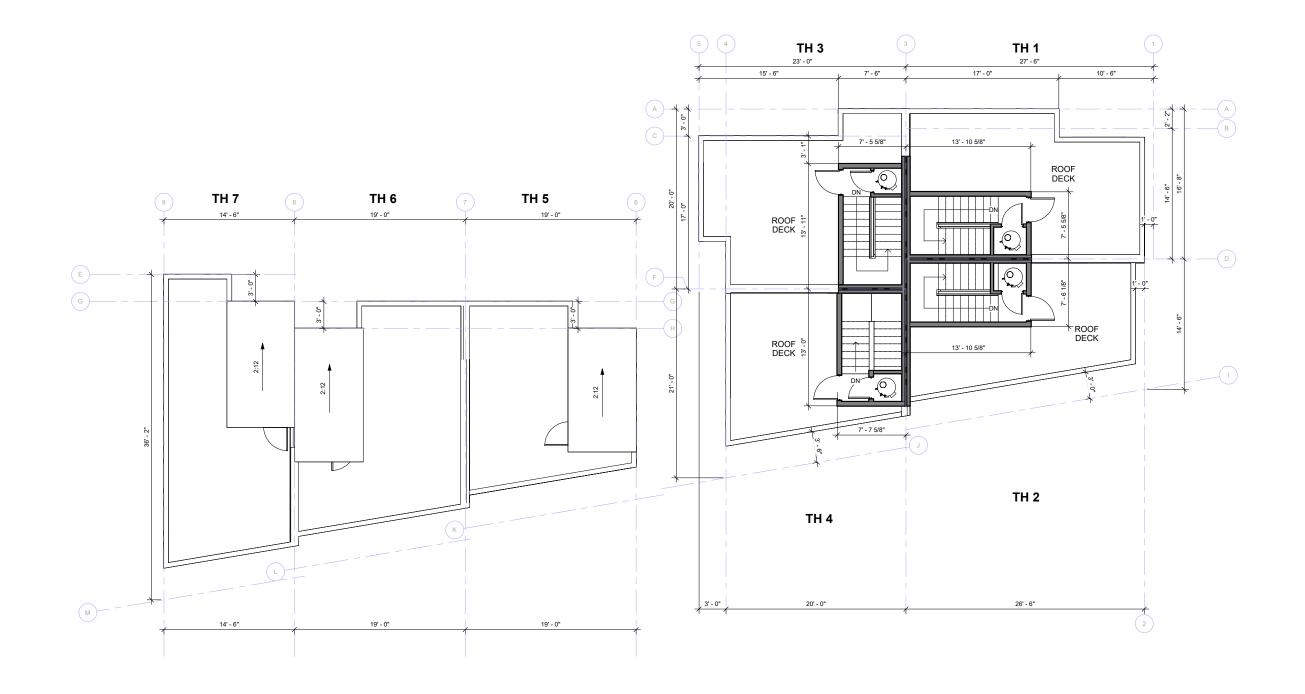
LEVEL 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN

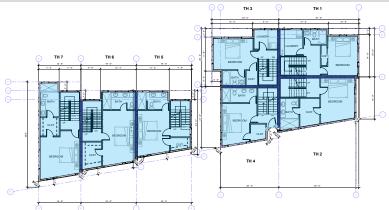


LEVEL 5 FLOOR PLAN



ROOF PLAN



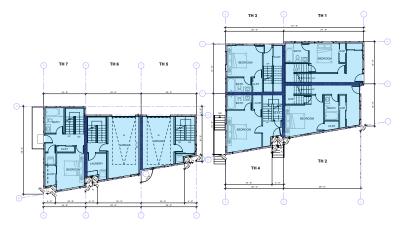


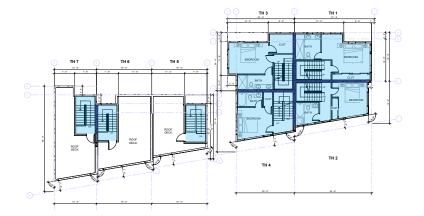




LEVEL 4 FLOOR PLAN





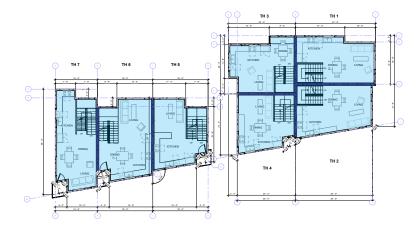


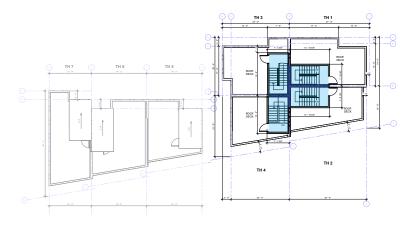
LEVEL 2 FLOOR PLAN











LEVEL 3 FLOOR PLAN



ROOF PLAN



FAR CALCULATIONS

TOWNHOUSE 1	
FIRST FLOOR	359.97 SF
SECOND FLOOR	393.97 SF
THIRD FLOOR	393.97 SF
FOURTH FLOOR	369.95 SF
PENTHOUSE	83.76 SF
	1601.62 SF
TOWNHOUSE 2	
FIRST FLOOR	402.63 SF
SECOND FLOOR	402.63 SF
THIRD FLOOR	402.63 SF
FOURTH FLOOR	313.70 SF
PENTHOUSE	84.29 SF
	1605.88 SF
TOWNHOUSE 3	
FIRST FLOOR	304.73 SF
SECOND FLOOR	360.79 SF
THIRD FLOOR	360.79 SF
FOURTH FLOOR	360.79 SF
PENTHOUSE	89.37 SF
	1476.47 SF
TOWNHOUSE 4	
FIRST FLOOR	337.30 SF
SECOND FLOOR	337.30 SF
THIRD FLOOR	333.10 SF
FOURTH FLOOR	281.04 SF
PENTHOUSE	80.36 SF
	1369.10 SF
TOWNHOUSE 5	
BASEMENT	293.13 SF
FIRST FLOOR	293.13 SF
SECOND FLOOR	377.63 SF
THIRD FLOOR	348.51 SF
PENTHOUSE	88.28 SF
TOWN 101 10F 0	1400.68 SF
TOWNHOUSE 6	075 00 05
BASEMENT	375.30 SF
FIRST FLOOR	375.30 SF
SECOND FLOOR	453.24 SF
THIRD FLOOR	432.20 SF
PENTHOUSE	79.34 SF 1715.38 SF
TOWALLOUIGE 7	1715.38 SF
TOWNHOUSE 7 BASEMENT	372.50 SF
FIRST FLOOR	372.50 SF
SECOND FLOOR	422.53 SF
THIRD FLOOR	410.80 SF
PENTHOUSE	85.85 SF
(0.445.05.V.0.0-, 10.000.05	1664.18 SF
(8,115 SF X 2.3= 13,289 SF ALLOWABLE)	10833.31 SF
, LEOWADLE)	

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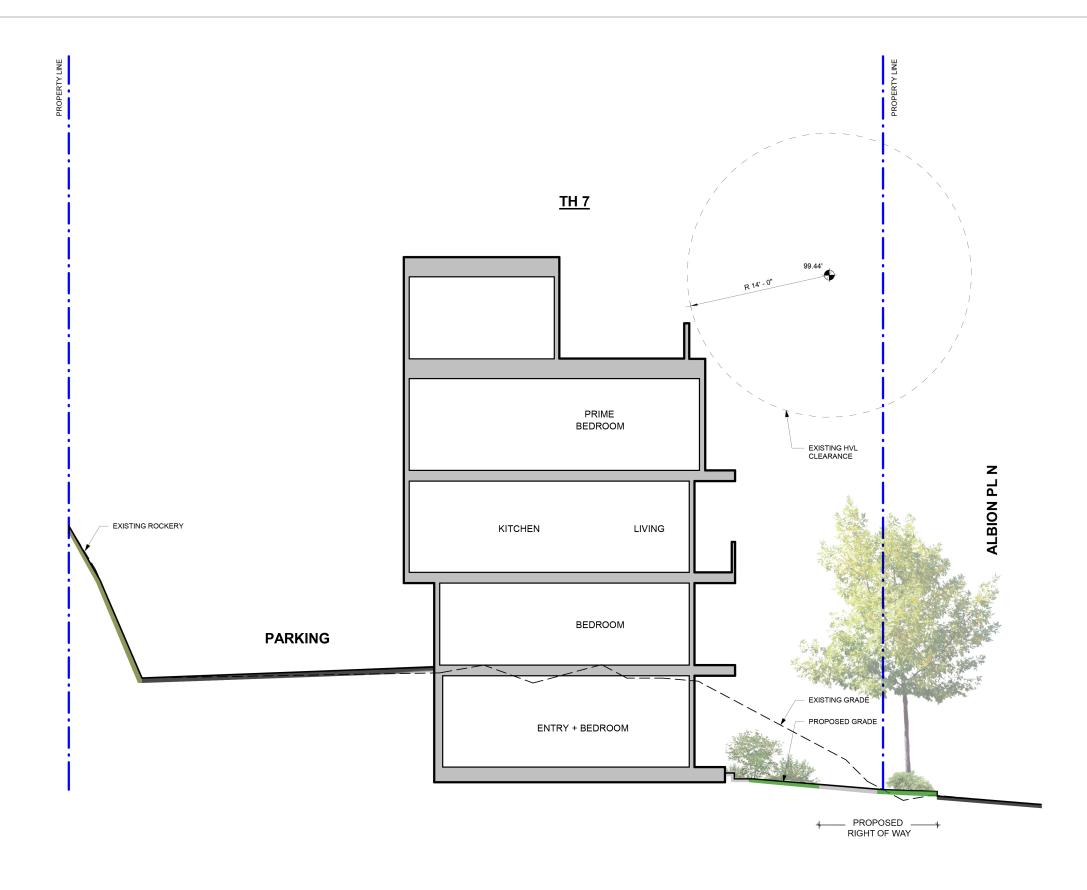
TOWNHOUSE 1	
FIRST FLOOR	379.7 S
SECOND FLOOR	415.6 S
THIRD FLOOR	415.6 S
FOURTH FLOOR	398.0 S
PENTHOUSE	94.1 S
	1702.9 S
TOWNHOUSE 2	404.7.0
FIRST FLOOR	424.7 S
SECOND FLOOR	424.7 S
THIRD FLOOR	423.8 S
FOURTH FLOOR	364.2 S
PENTHOUSE	94.7 S 1732.1 S
	1732.13
TOWNHOUSE 3	
FIRST FLOOR	323.3 S
SECOND FLOOR	381.1 S
THIRD FLOOR	381.1 S
FOURTH FLOOR	381.1 S
PENTHOUSE	98.3 S
	1564.9 S
TOWNHOUSE 4	
FIRST FLOOR	354.0 S
SECOND FLOOR	354.0 S
THIRD FLOOR	349.5 S
FOURTH FLOOR	308.1 S
PENTHOUSE	92.8 S
PENTHOUSE	1458.4 S
TOWNHOUSE 5	
BASEMENT	381.9 S
FIRST FLOOR	301.9 S
SECOND FLOOR	386.1 S
THIRD FLOOR	360.6 S
PENTHOUSE	89.4 S
	1519.8 S
TOWNHOUSE 6	
BASEMENT	392.8 S
FIRST FLOOR	392.8 S
SECOND FLOOR	476.4 S
THIRD FLOOR	456.0 S
PENTHOUSE	100.9 S
	1818.8 S
TOWNILOUSE 7	
TOWNHOUSE 7	201 2 2
BASEMENT	301.9 S
FIRST FLOOR	381.9 S
SECOND FLOOR	436.7 S
THIRD FLOOR	423.0 S
PENTHOUSE	105.4 S
	1648.9 S
GRAND TOTAL:	11445.9 S

FAR & GFA DIAGRAMS

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

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

FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



SITE SECTION

THANK YOU