

Administrative Design Review:
RECOMMENDATION

SDCI # 3024527
949 N. 80th Street
Seattle, WA 98103

Applicant:
Cone Architecture, LLC
2226 Third Ave.
Seattle, WA 98121
Contact: Tim Carter

Owner:
One 356 LLC
4014 Aurora Ave. N, Suite B
Seattle, WA 98103
Contact: Darin Granger

SDCI Contact:
Abby Weber
abby.weber@seattle.gov
(206) 684-7188



TABLE OF CONTENTS

Context Analysis
Project Location + Information 3
Existing Site Plan 4
Proposed Site Plan 5

Early Design Guidance
EDG Guidance 6

Proposed Design
Hybrid Preferred Option Diagram 8
Proportion Studies 9
Building Elevations 10
Building Floor Plans 12
Building Sections 14
Shadow Studies 15
Detail Sections 16
Privacy Studies 17
Landscape Plans 18
Exterior Lighting Plan 19
Character Renderings 20
Design Guidelines 28
Development Departures 29

Appendix
Neighborhood Analysis 32
Immediate Neighborhood 33
Neighborhood Character 34
Applicable Development Standards 35
Existing Multi-Family Context 36
Proposed Multi-Family Context 37
Street Views + Analysis 38
Maximized Massing Opportunities 42
Proposed Preliminary Elevations 44
Preferred Option Character Rendering 45
EDG Option One 46
EDG Option Two 47
EDG Option Three (Preferred) 48
Recent Project Experience 49



VICINITY MAP

EXISTING SITE

The project site consists of an empty, single parcel (APN 379700-0010) on the southern portion of N. 80th Street bounded by Aurora Avenue N. to the east and Linden Avenue N. to the west. Immediately adjacent to the site on the western border is a single-family residence, and to the east is a commercial property (Andy's Auto Repair.) The subject parcel is a total of 5,901 SF and measures 60'-0" in the east-west direction and 98'-6" in the north-south direction. The site slopes from the northwest to the southeast with an approximate grade change in that direction of six and a half feet. Currently the site is vacant and devoid of any trees or existing structures.

ZONING AND OVERLAY DESIGNATION

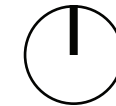
The project parcel is zoned NC3P-40, indicating that the structure may go up to 40'-0". The NC zoning continues south on Aurora Avenue N., while to the north it transitions to commercial (C1-40) zoning. There are small pockets of LR and NC zoning that branch off from Aurora Avenue N. in the near vicinity. Directly to the west of the site the zoning transitions to SF5000, which will require an upper level setback to be taken into account. This SF5000 zoning is directly north and south of the site as well. The subject parcel is not within an Urban Village, but is confirmed to be in a Frequent Transit area. This allows for a 50% reduction in required parking. The small efficiency dwelling units (or SEDUs) allow for an additional 50% reduction of parking, totaling at a 25% reduction of parking.

DEVELOPMENT OBJECTIVES

The owner proposes the construction a new residential apartment building with 24 small efficiency dwelling units on the longstanding vacant lot at 949 N 80th Street. The objective for these apartments is to provide upscale, market rate housing that is within walking distance to the Green Lake and Greenwood neighborhoods. The demographic that will benefit most from this housing will be graduate students, young professionals, and wage earners in the neighborhood; city-dwellers seeking a more pedestrian-oriented lifestyle; and people that use the Aurora Avenue corridor to commute. These small efficiency apartments will transition between the commercial and residential boundaries of the immediate area, and will create convenient housing options supportive of the vibrant and rejuvenating neighborhood. Not only will this project fill in the 'missing tooth' on the block and curb opportunities for the various illegal activities occurring in the empty lot, but more importantly this project will also create a welcoming, residential face to N 80th as it meets Aurora.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks are a mix of multi-family apartment buildings, small businesses, and single-family homes. There is a variety of commercial buildings along Aurora Avenue N., which includes several restaurants, gas stations, various small businesses, and a grocery store within walking distance. The E Line Rapid Ride also runs along Aurora, and provides a quick link between the neighborhood and downtown Seattle. In general, the area is conducive to an urban lifestyle, providing the necessary transportation and pedestrian links between the city center and the adjacent neighborhoods.



SITE LOCATION

949 N. 80th Street
Seattle, WA 98103

PROJECT PROGRAM

Site Area: 5,901 SF
Number of Residential Units: 24
Number of Parking Stalls: 6
Proposed Bike Parking: Approx. 18 Stalls
Total Area: Approx. 12,433 SF
Total Area Above Grade: Approx. 12,433 SF
Proposed FAR: 11,756 SF



NC3P-40 3.0 FAR = 17,703 SF

PROPOSED SITE PLAN

SETBACK REQUIREMENTS:

- No setbacks required except at portions of the structure above 13' adjacent to the SF5000 parcels (to the west and across the alley)
- A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially-zoned lot.

TRAFFIC CIRCULATION

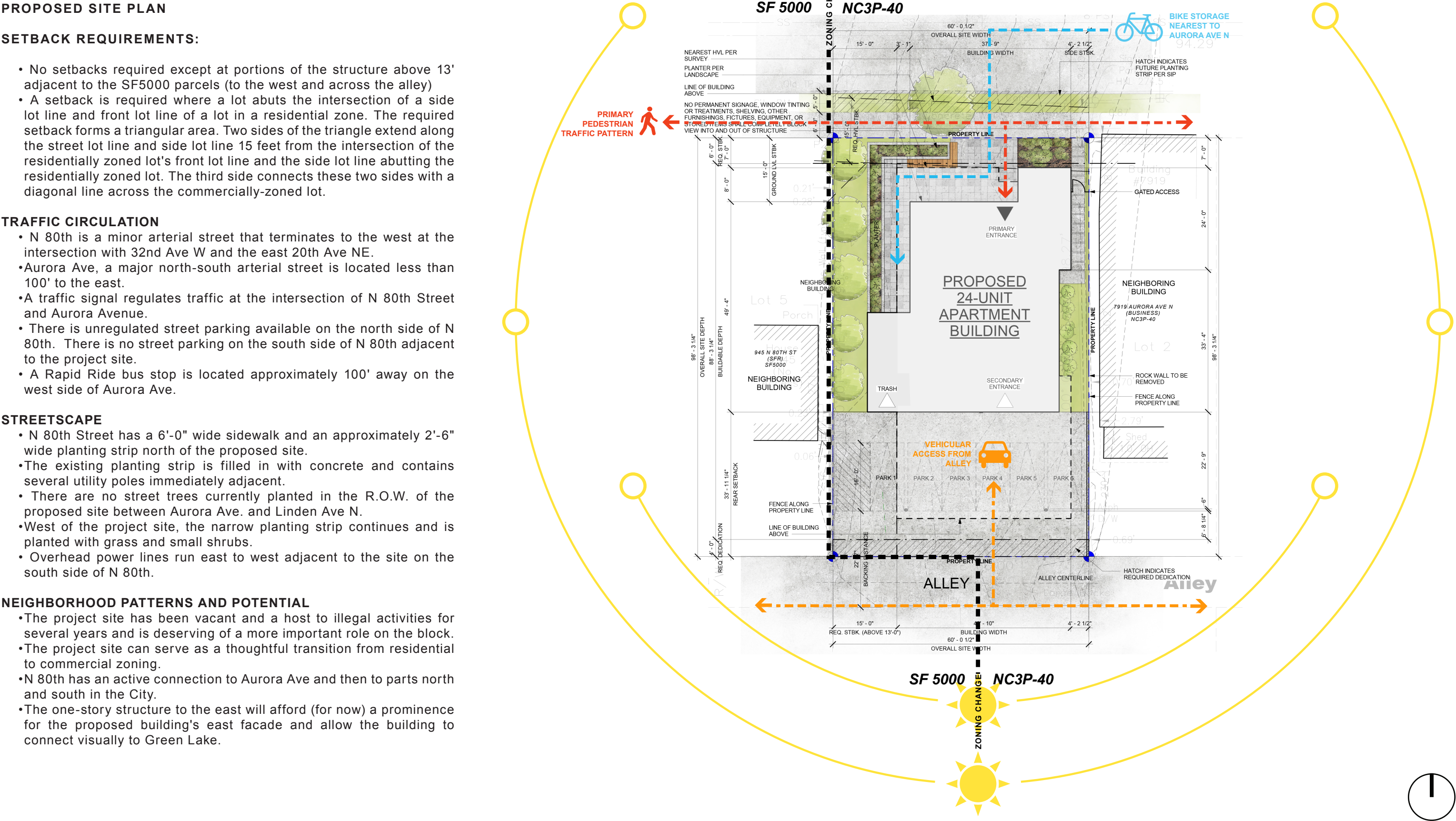
- N 80th is a minor arterial street that terminates to the west at the intersection with 32nd Ave W and the east 20th Ave NE.
- Aurora Ave, a major north-south arterial street is located less than 100' to the east.
- A traffic signal regulates traffic at the intersection of N 80th Street and Aurora Avenue.
- There is unregulated street parking available on the north side of N 80th. There is no street parking on the south side of N 80th adjacent to the project site.
- A Rapid Ride bus stop is located approximately 100' away on the west side of Aurora Ave.

STREETSCAPE

- N 80th Street has a 6'-0" wide sidewalk and an approximately 2'-6" wide planting strip north of the proposed site.
- The existing planting strip is filled in with concrete and contains several utility poles immediately adjacent.
- There are no street trees currently planted in the R.O.W. of the proposed site between Aurora Ave. and Linden Ave N.
- West of the project site, the narrow planting strip continues and is planted with grass and small shrubs.
- Overhead power lines run east to west adjacent to the site on the south side of N 80th.

NEIGHBORHOOD PATTERNS AND POTENTIAL

- The project site has been vacant and a host to illegal activities for several years and is deserving of a more important role on the block.
- The project site can serve as a thoughtful transition from residential to commercial zoning.
- N 80th has an active connection to Aurora Ave and then to parts north and south in the City.
- The one-story structure to the east will afford (for now) a prominence for the proposed building's east facade and allow the building to connect visually to Green Lake.





① MASSING AND PERCEIVED BULK



② NORTH 80TH STREET FRONTAGE



③ RESIDENTIAL OPEN SPACE AND LANDSCAPING

EDG GUIDANCE SUMMARY

1. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION AND MASSING:

a. SDCI stated that the proposed residential structure should be sited and designed to provide a sensitive transition to the existing residential structure west and south of the subject site. Ultimately, SDCI staff stated that a “hybrid” massing which included the upper massing illustrated for Option #1 and the lower-level massing shown for Option #2 was the best response to the design guidelines. (CS1.B, CS2.C, CS2.D)

The building massing has been revised to reflect a "hybrid" approach, locating parking in the rear, maintaining a compact footprint at the ground level, with upper level massing oriented to the eastern edge of the parcel. The 15'-0" upper level setback from residential zoning is maintained from ground to sky to create a sensitive buffer between the proposed development and the existing single-family neighbors. Furthermore, the upper level massing of the building has been refined to better reflect the proportions of the surrounding structures. Lastly, the stair/elevator penthouse has been relocated to the eastern edge of the site, towards the commercial zoning and way from the single family zoning.

b. SDCI requested that the MUP plans clearly document the proximity of the proposed apartment building’s west/east-facing facades to the west/east property lines and detail how the proposed massing option will achieve this guidance appropriately. (CS2.C, CS2.D)

The western and eastern neighbors are approximately 3'-3" and 2'-9" from their property lines, respectively. The proposed building is a minimum of 9'-3" from the western property line at the ground level and 15'-0" for the all levels above. At the east property line, the proposed structure is set back a minimum of 3'-6". Shadow and privacy studies in this packet further study the development impact from the proposed design.

c. SDCI stressed the importance of durable, high quality, attractive and maintainable materials that will age well in Seattle’s climate. (DC4.A, DC4.I GREENLAKE)

Lap siding, cement panel and face brick are proposed as durable, textural, maintainable and climate appropriate materials. These are further expressed in the color elevations and renderings in this packet.

2. NORTH 80TH STREET FRONTAGE:

a. SDCI recommended that the building engage the North 80th Street street scape in a meaningful way to create a safe and positive pedestrian environment for future development to emulate. SDCI expects to review an ensemble of elements (doors, weather protection, canopies, hardscape, landscaping, glazing, etc.) that encourage interest at the street-level and clarify building entries/edges, as well conceptual lighting and signage designs. (PL2.B, PL2.C, PL3.B, PL3.I.ii

GREENLAKE, DC2.C, DC4.B, DC4.C, DC4.D, DC4.I GREENLAKE)

A residential patio is centered along N 80th Street to provide a positive pedestrian space that offers overhead weather protection, seating, planting, and generous glazing that connects public and private spheres. Signage and lighting will be simple and elegant and is elaborated upon in the plans and renderings.

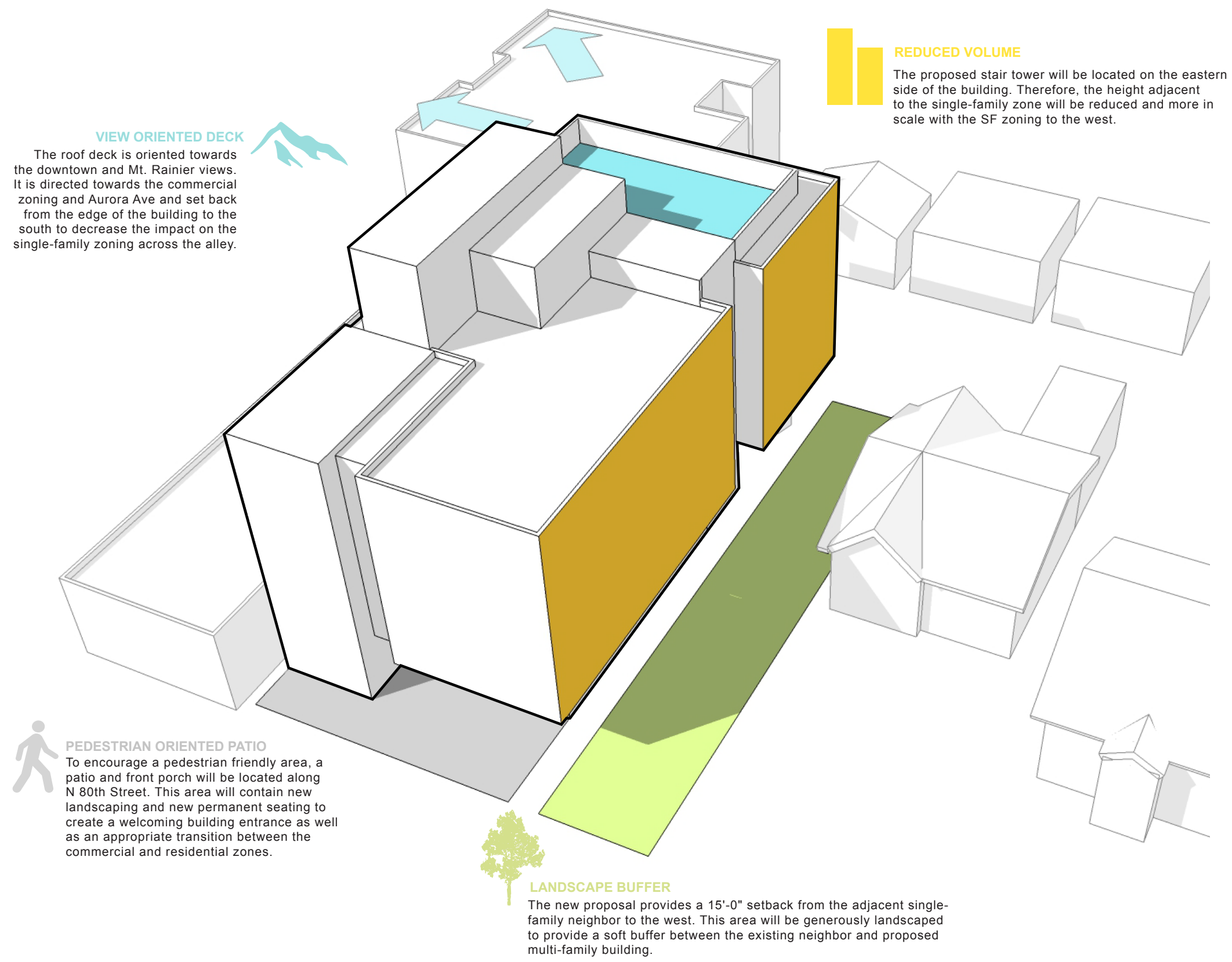
3. RESIDENTIAL OPEN SPACE AND LANDSCAPING:

a. SDCI staff stated that the design of the upper-level roof deck exterior amenity area should be respectful to neighboring residentially-zoned properties (noise, privacy, outdoor activities, etc.). (CS2.D.5, DC3.C)

The roof deck has been reduced from 1,824 SF to 750 SF, allowing for a single stair to serve the roof for egress. To be sure the tall, vertical element of the stair/ elevator penthouse has been relocated to the eastern edge of the building away from the neighboring single family home and reduces the perceived mass of the building as viewed from the west. Furthermore, the smaller roof deck is setback from the building edge to better preserve the privacy of the neighbors immediately adjacent and below this amenity space.

b. SDCI stated that the design of the landscaping and screening along the site’s west and east property lines should reinforce the overall architectural concept but not create areas conducive to unwanted activity. (PL2.B, DC1.C.2, DC1.C.4, DC4.D.3)

The ground level area to the west is heavily planted and contains a path for tenants defined by a large bioplanter that leads to a secondary entrance to the bike room. The intent here is that open space is minimized and tenant activity will be naturally occurring to prevent unwanted activity in the area. The building is setback minimally from the east property line and the 3'-6" wide space that runs from the alley to the sidewalk is regulated from unwanted activity by robust landscaping to the south and a will-lit egress pathway with a locked gate meeting the sidewalk to the north.



VIEW ORIENTED DECK

The roof deck is oriented towards the downtown and Mt. Rainier views. It is directed towards the commercial zoning and Aurora Ave and set back from the edge of the building to the south to decrease the impact on the single-family zoning across the alley.

REDUCED VOLUME

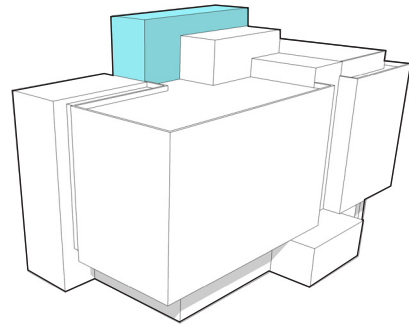
The proposed stair tower will be located on the eastern side of the building. Therefore, the height adjacent to the single-family zone will be reduced and more in scale with the SF zoning to the west.

PEDESTRIAN ORIENTED PATIO

To encourage a pedestrian friendly area, a patio and front porch will be located along N 80th Street. This area will contain new landscaping and new permanent seating to create a welcoming building entrance as well as an appropriate transition between the commercial and residential zones.

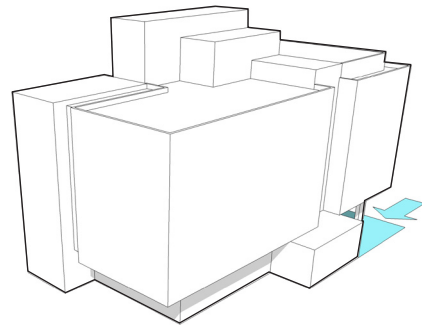
LANDSCAPE BUFFER

The new proposal provides a 15'-0" setback from the adjacent single-family neighbor to the west. This area will be generously landscaped to provide a soft buffer between the existing neighbor and proposed multi-family building.



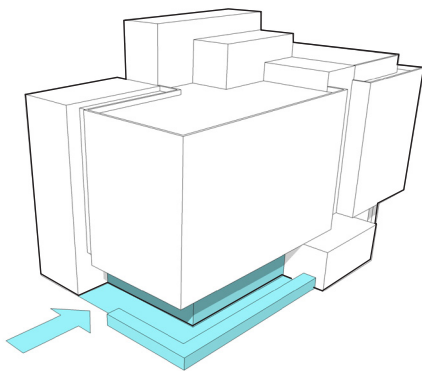
PENTHOUSE ORIENTATION

The stair and elevator tower are oriented on the eastern edge of the building. These taller elements are separated from the single-family zoning to better respect the height differences between the existing single-family zoning and neighborhood-commercial zoning.



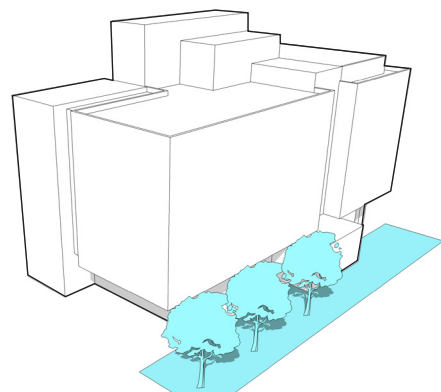
COVERED PARKING

Parking is located beneath the building and is accessed from the alley. The structure almost entirely covers the designated parking area.



PROMINENT ENTRY

The entry is centralized on the building and creates a residential "patio" that offers seating and landscape elements to soften the edge between the sidewalk and the proposed structure.

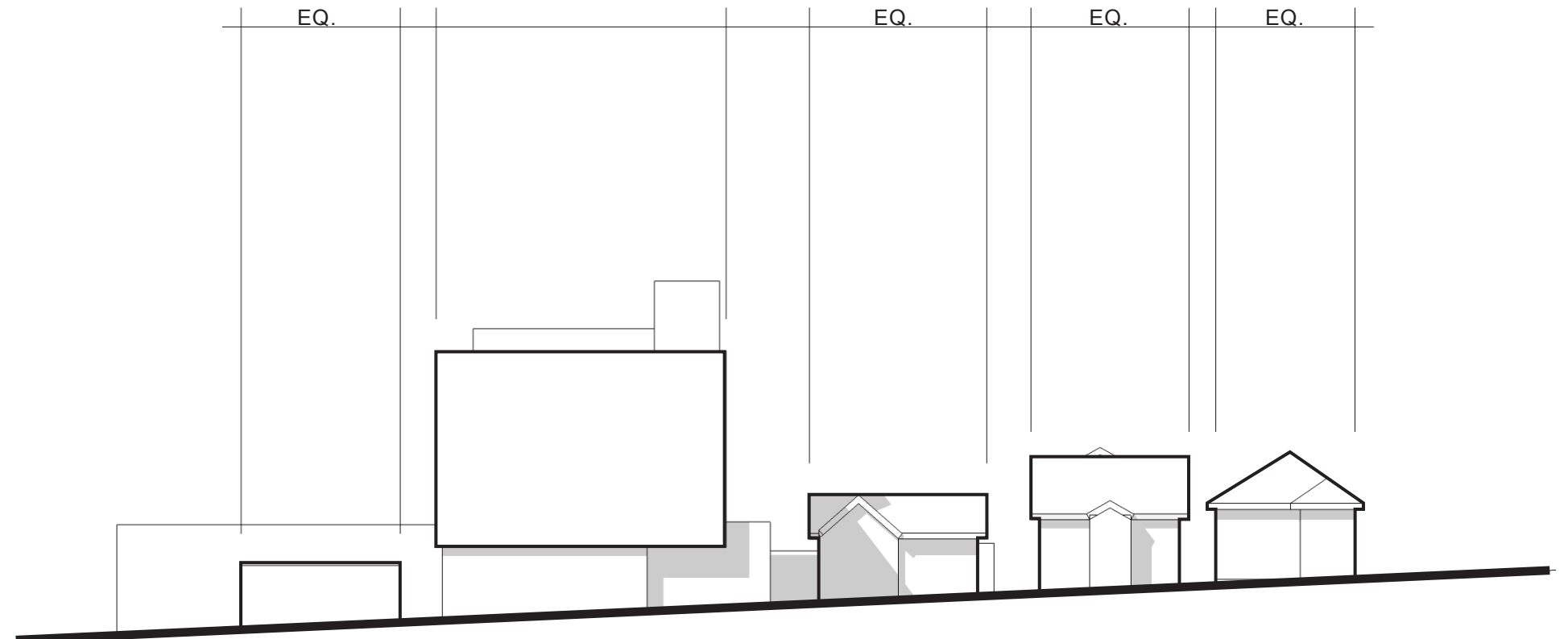


LANDSCAPE BUFFER

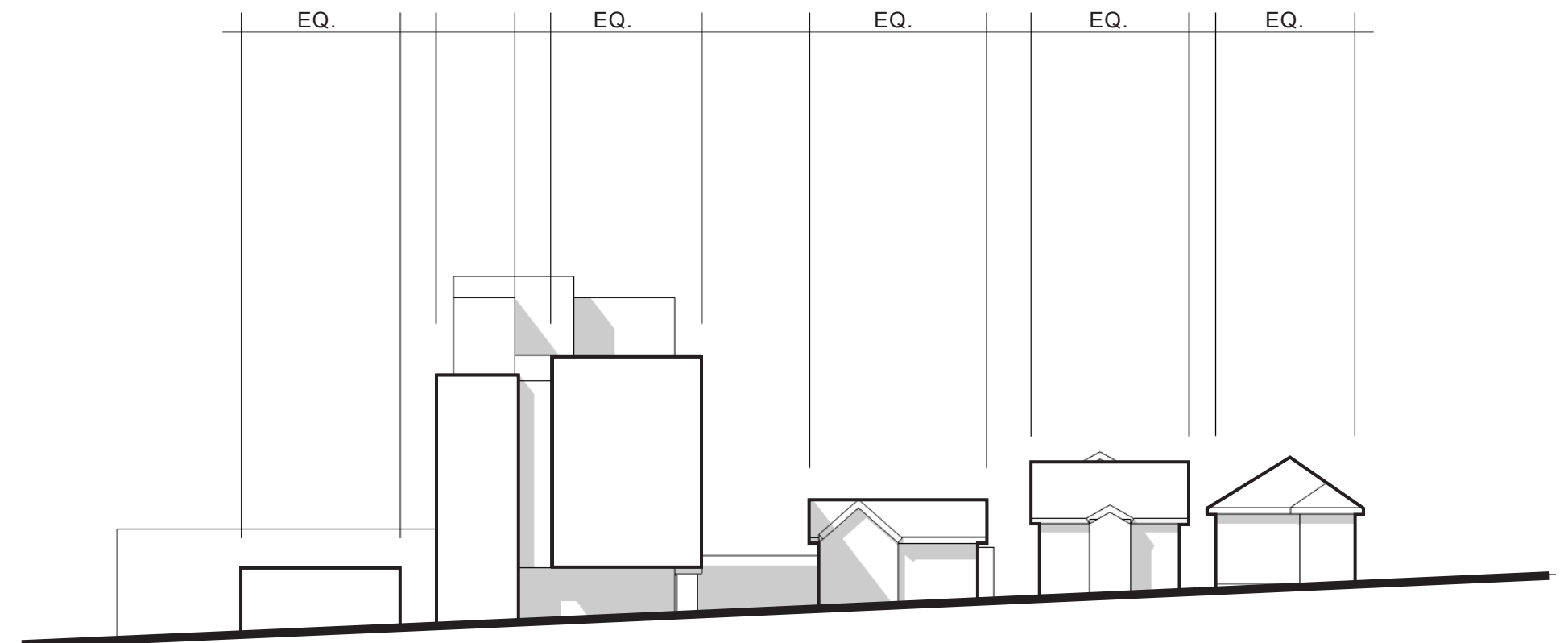
In addition, the edge along the single-family residence will have a landscape buffer to ensure privacy for the neighbor and new building tenants alike, and also create a "soft" and living transition between the existing and proposed structures.

PROPORTION OF MASSING

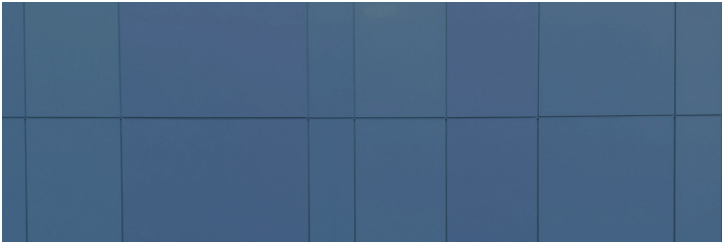
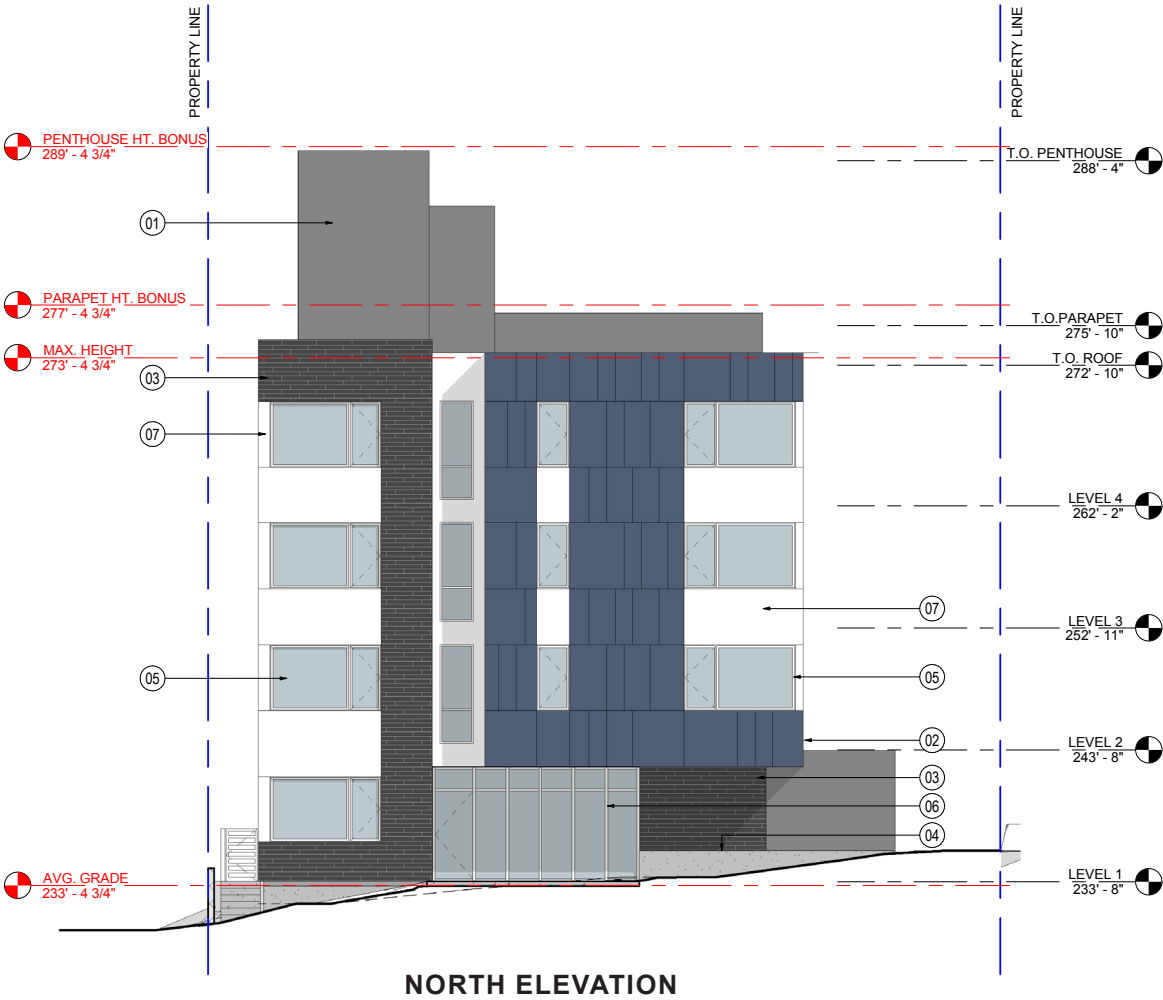
In an attempt to negotiate the transition between the NC3P-40 zoning and the adjacent SF 5000 zoning, the revised design has taken proportional cues from its surrounding neighbors. While the vertical datum and proposed height are reflective of the zoning allowances, the horizontal datum has been broken into smaller pieces, more proportional to the neighboring structures.



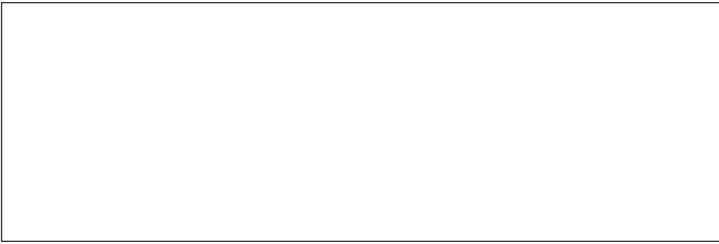
EDG PREFERRED DESIGN



REVISED REC DESIGN



HARDIE PANEL, RANDOMIZED
(COOL BLUE)



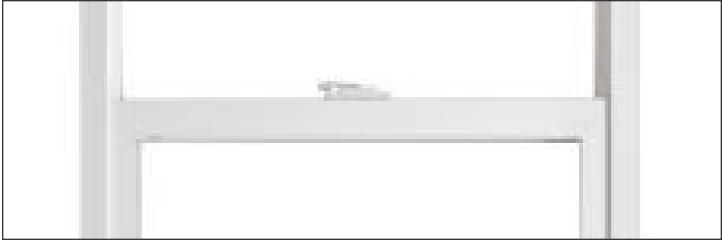
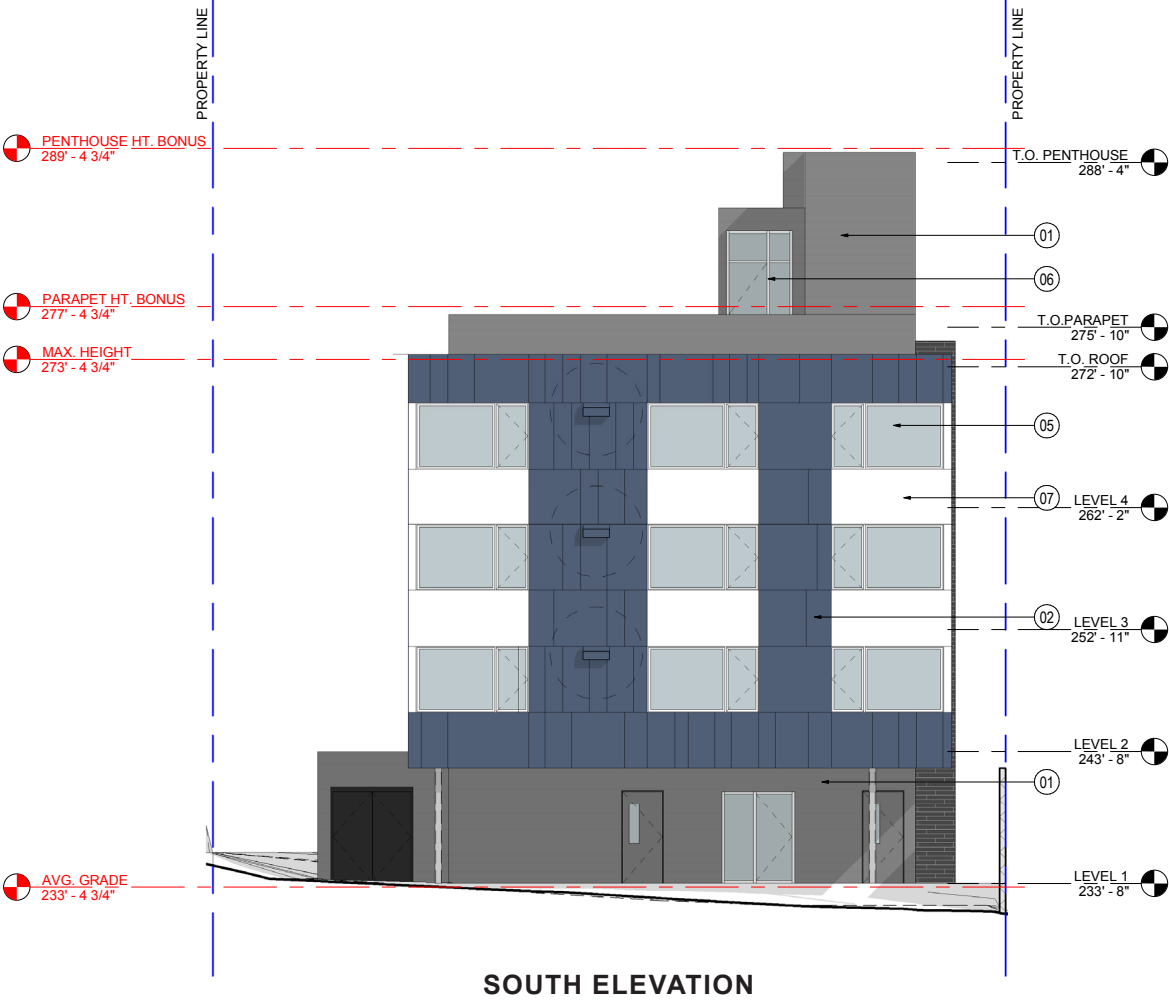
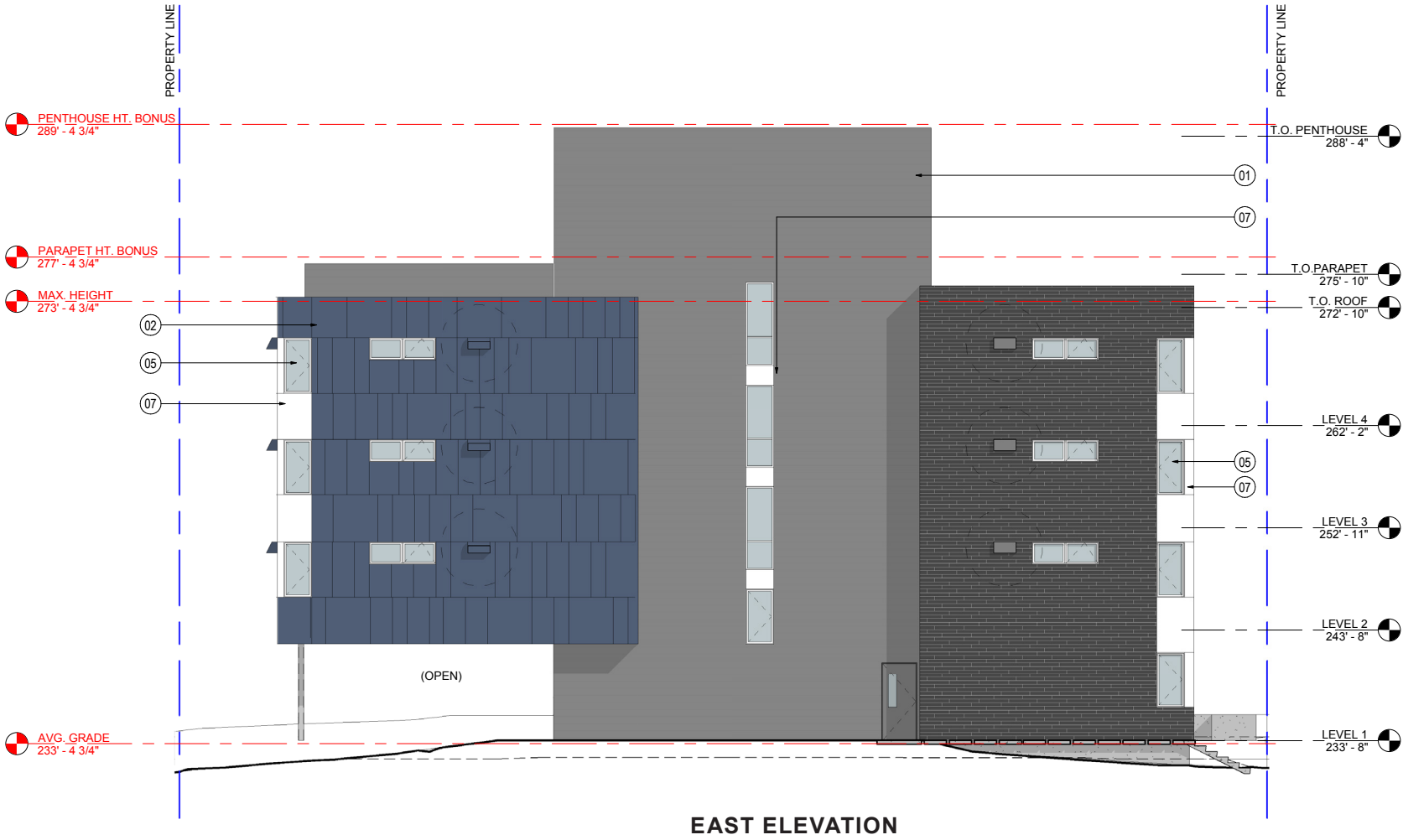
HARDIE PANEL, INFILL
(WHITE)



HARDIE LAP-SIDING
(GRAY)



FACE BRICK, RUNNING BOND
(COAL CREEK)



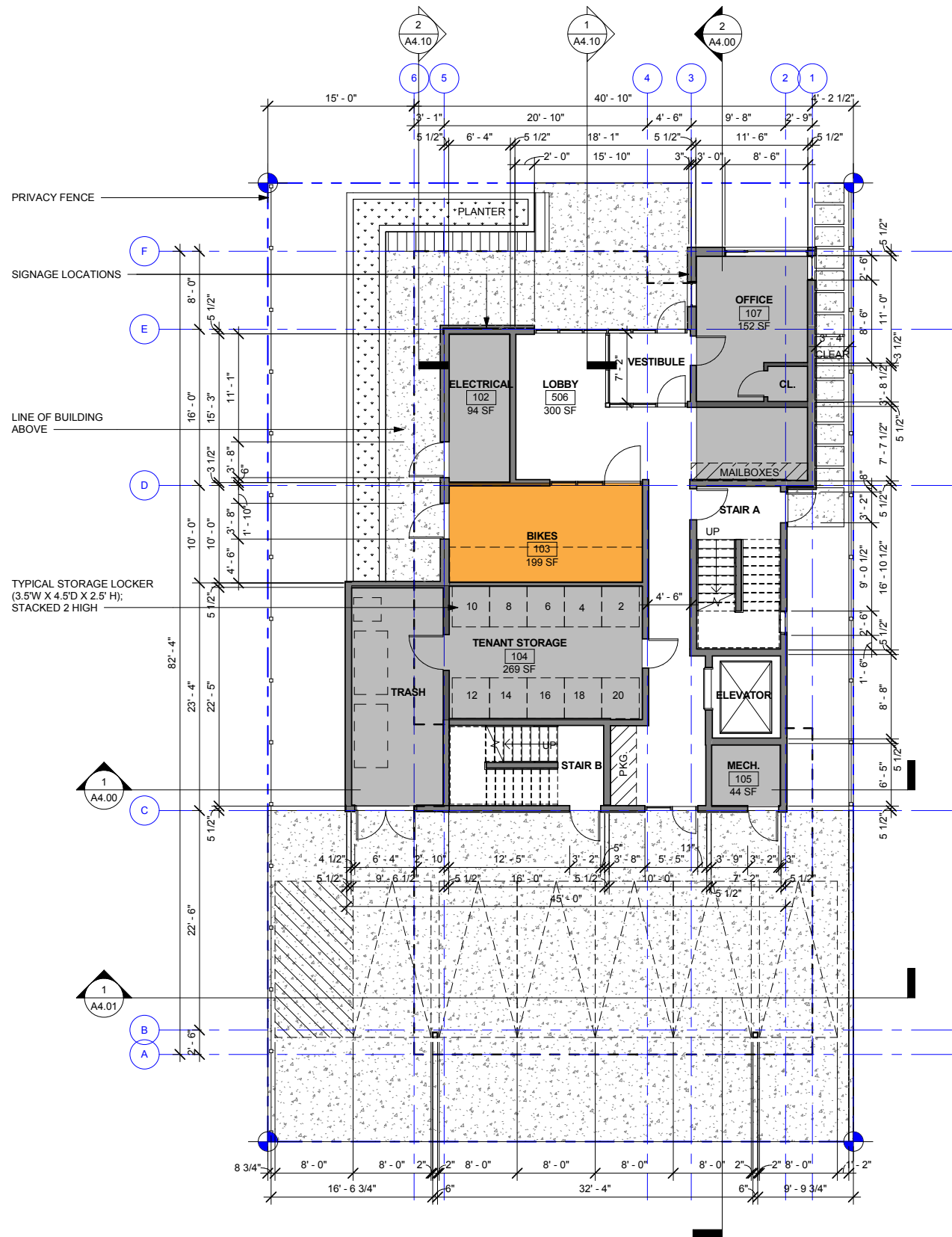
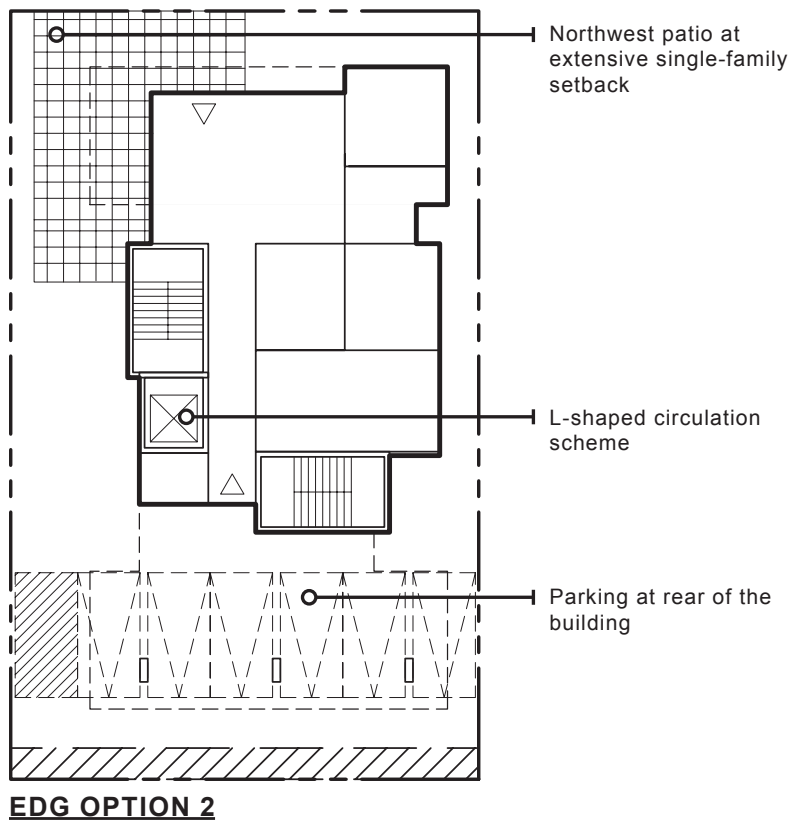
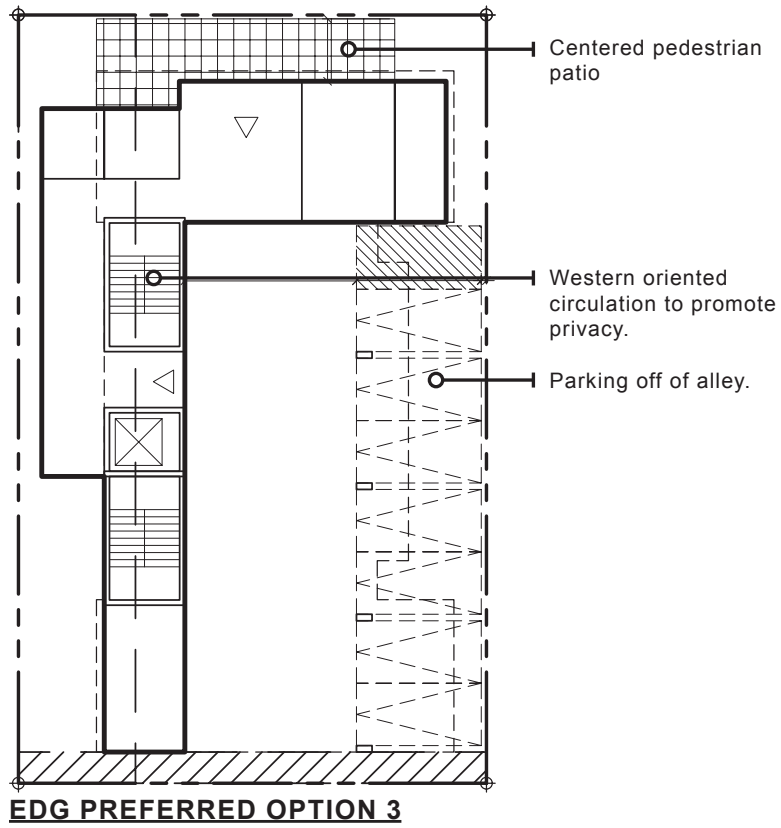
VINYL WINDOW
(WHITE)



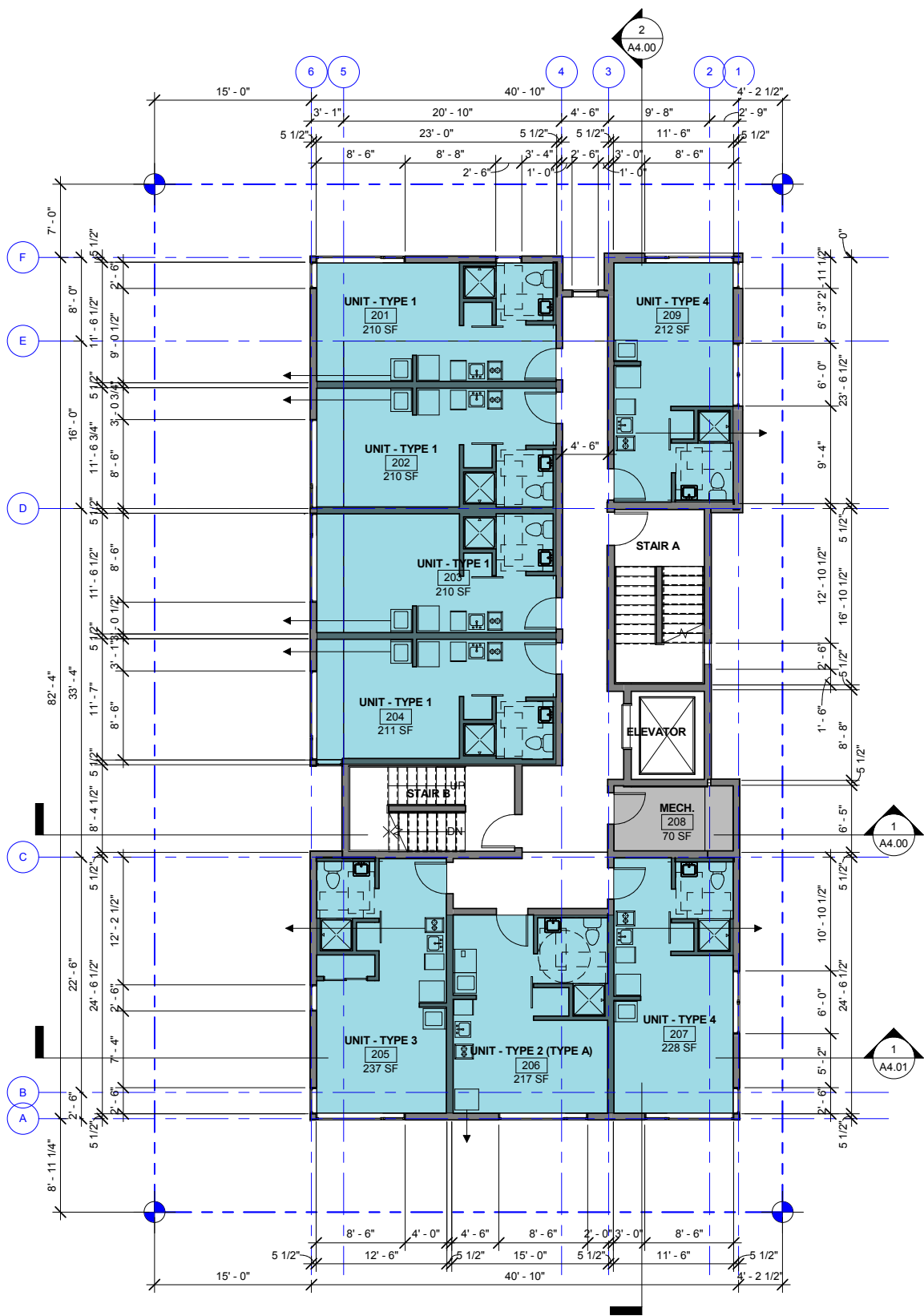
ALUMINUM STOREFRONT
(CLEAR ANODIZED)



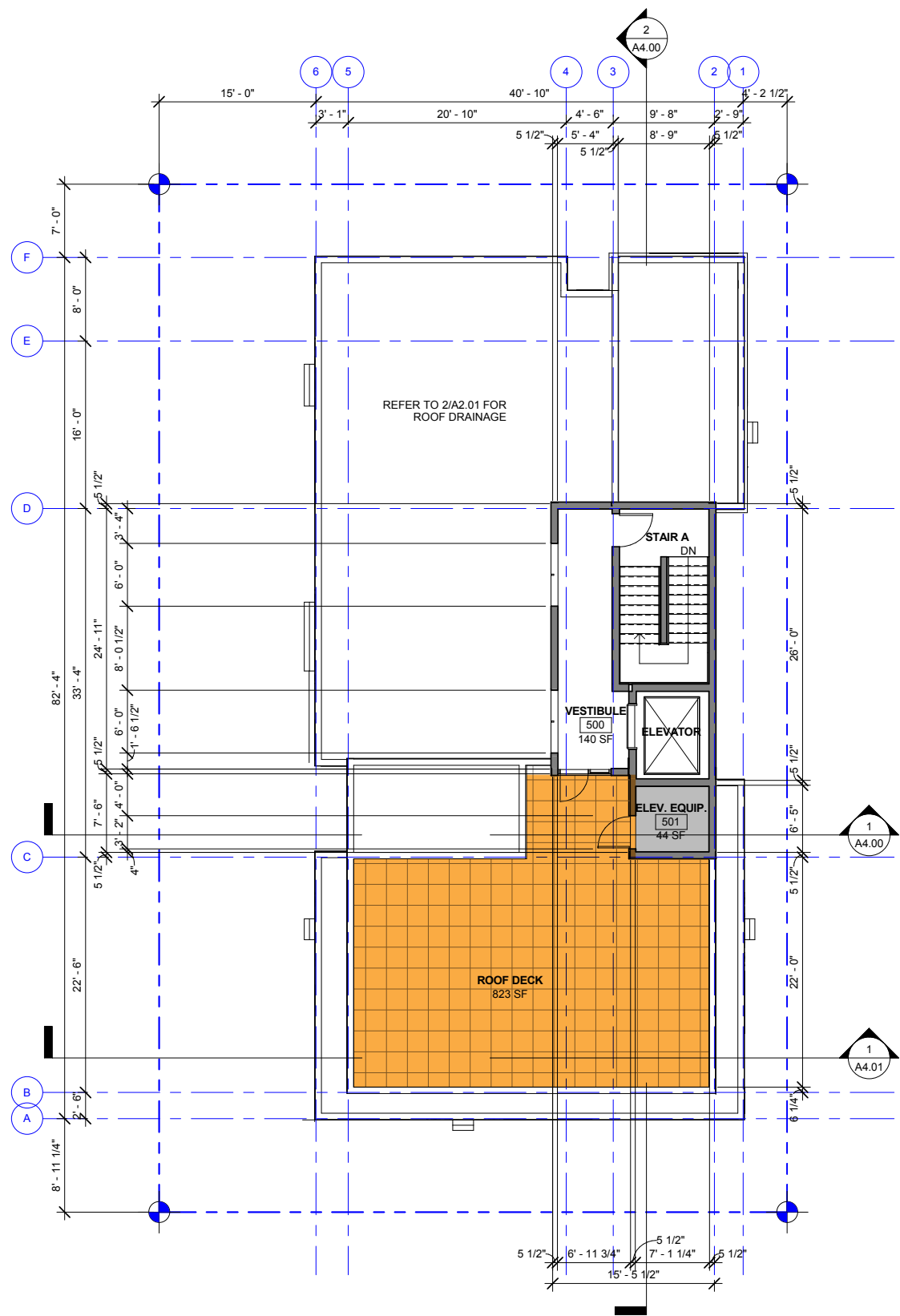
CEDAR SOFFIT
(MEDIUM STAIN)



FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVELS 2-4

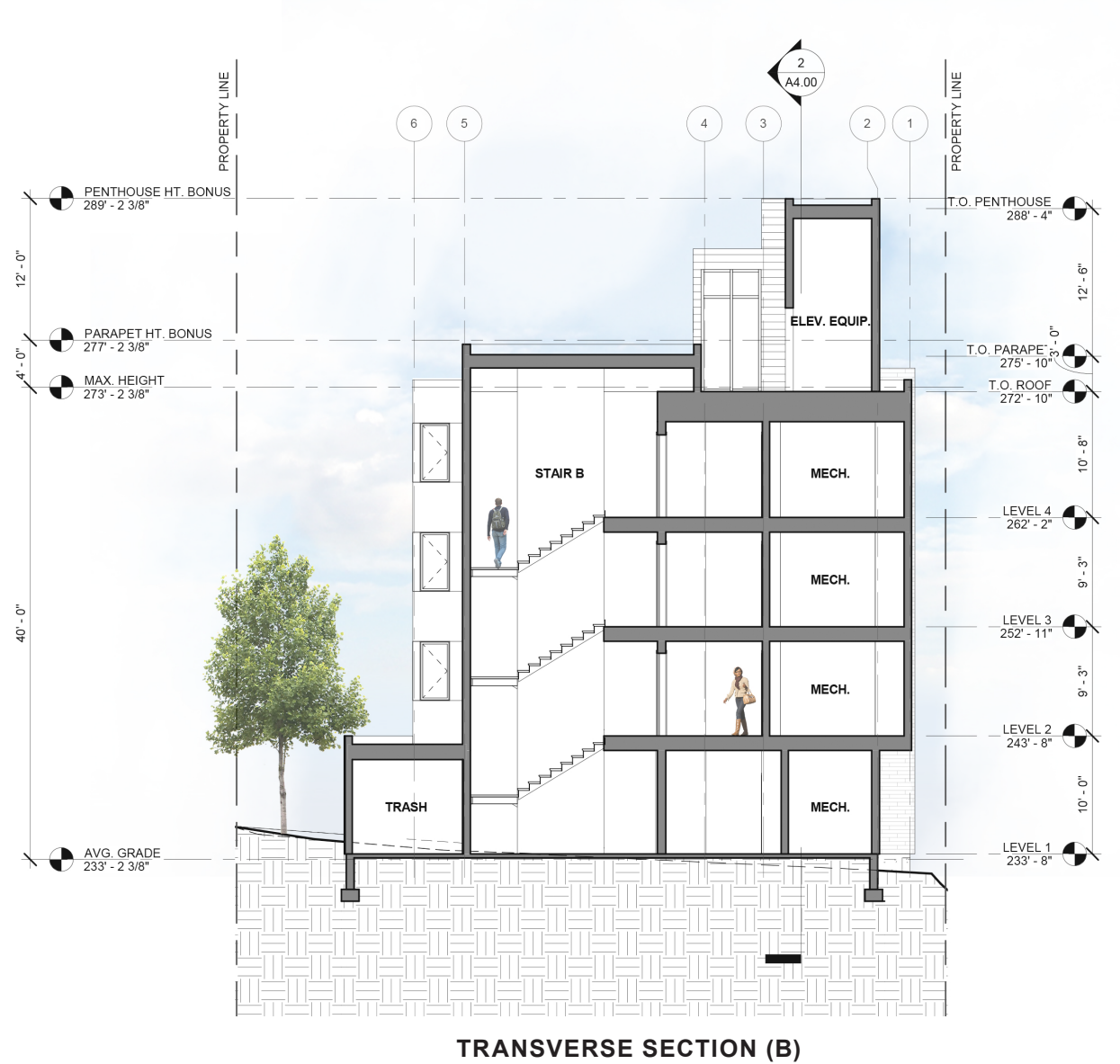
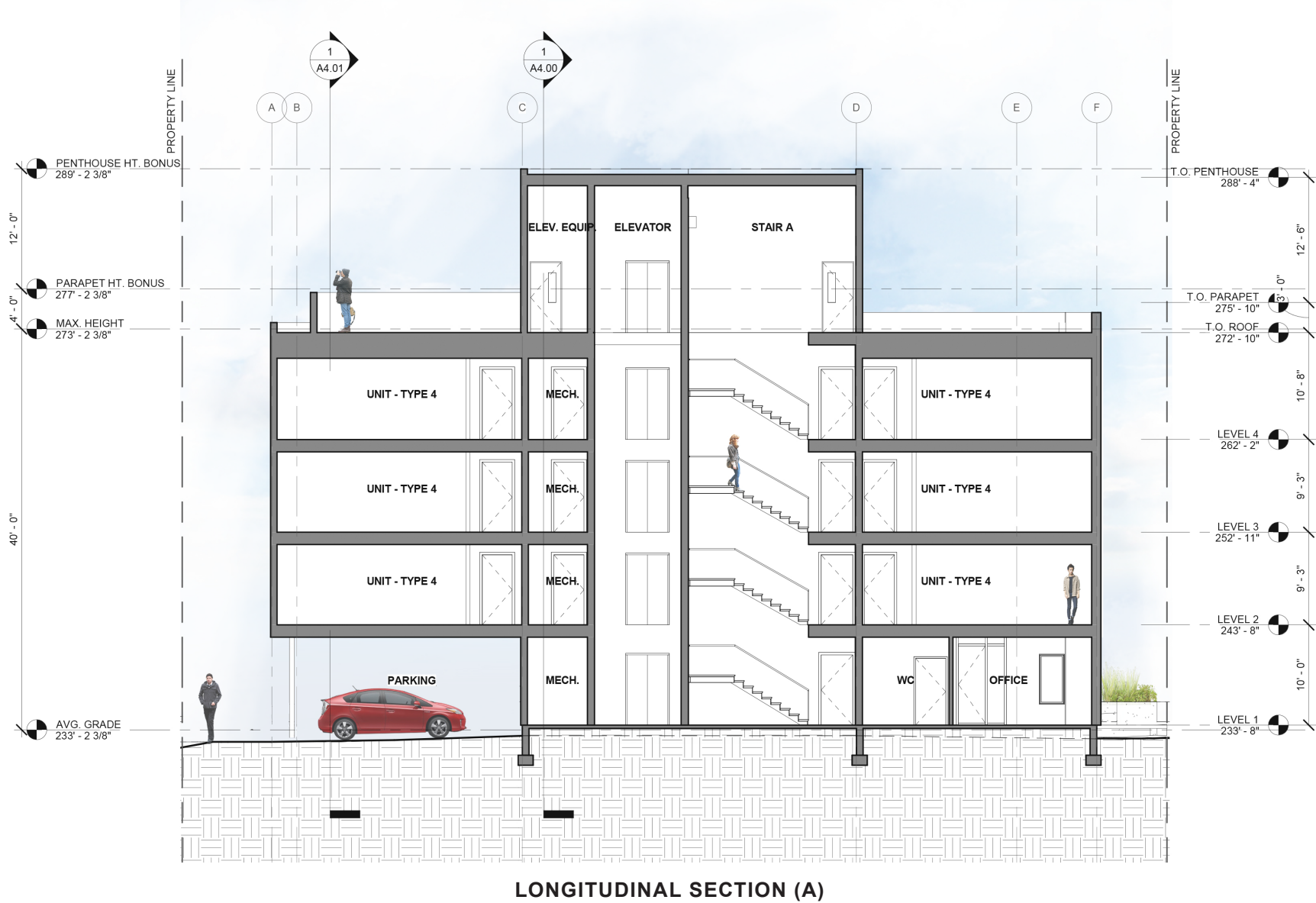
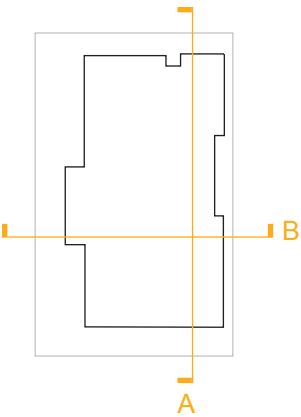


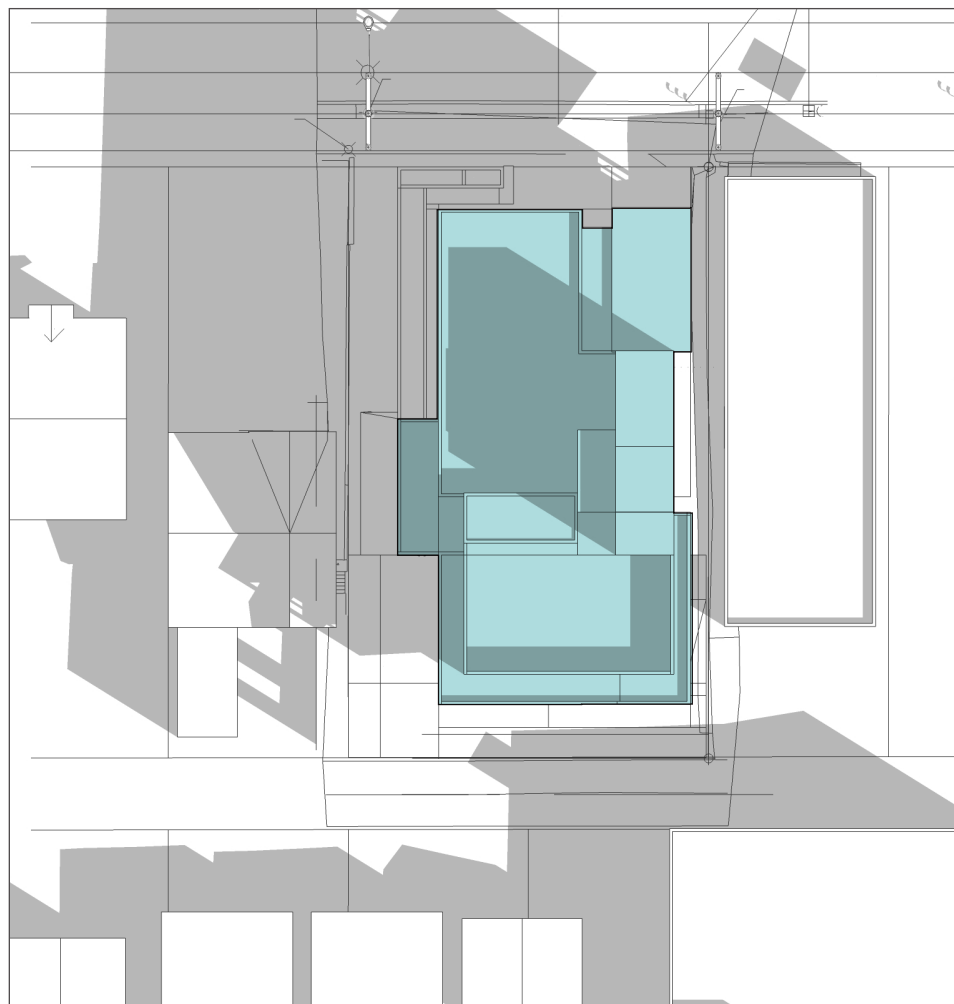
FLOOR PLAN - ROOF AMENITY PLAN

UNITS

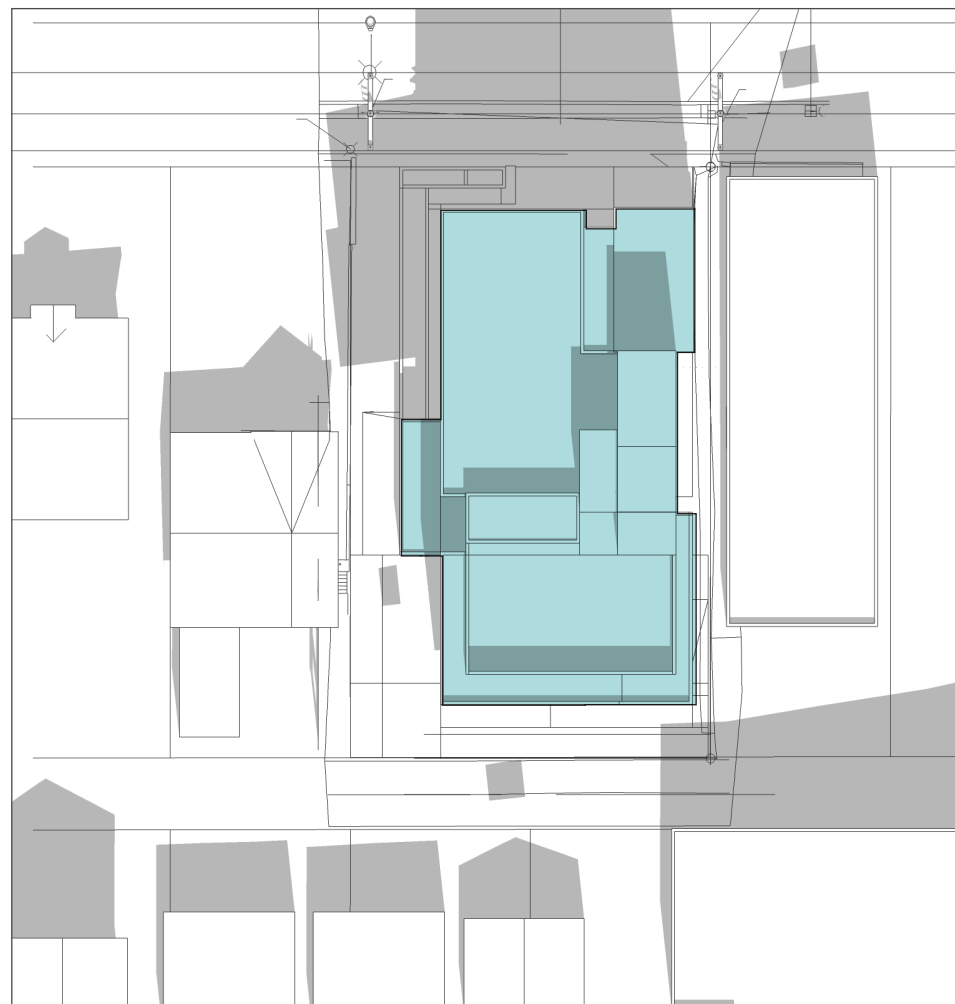
AMENITY

AUXILIARY

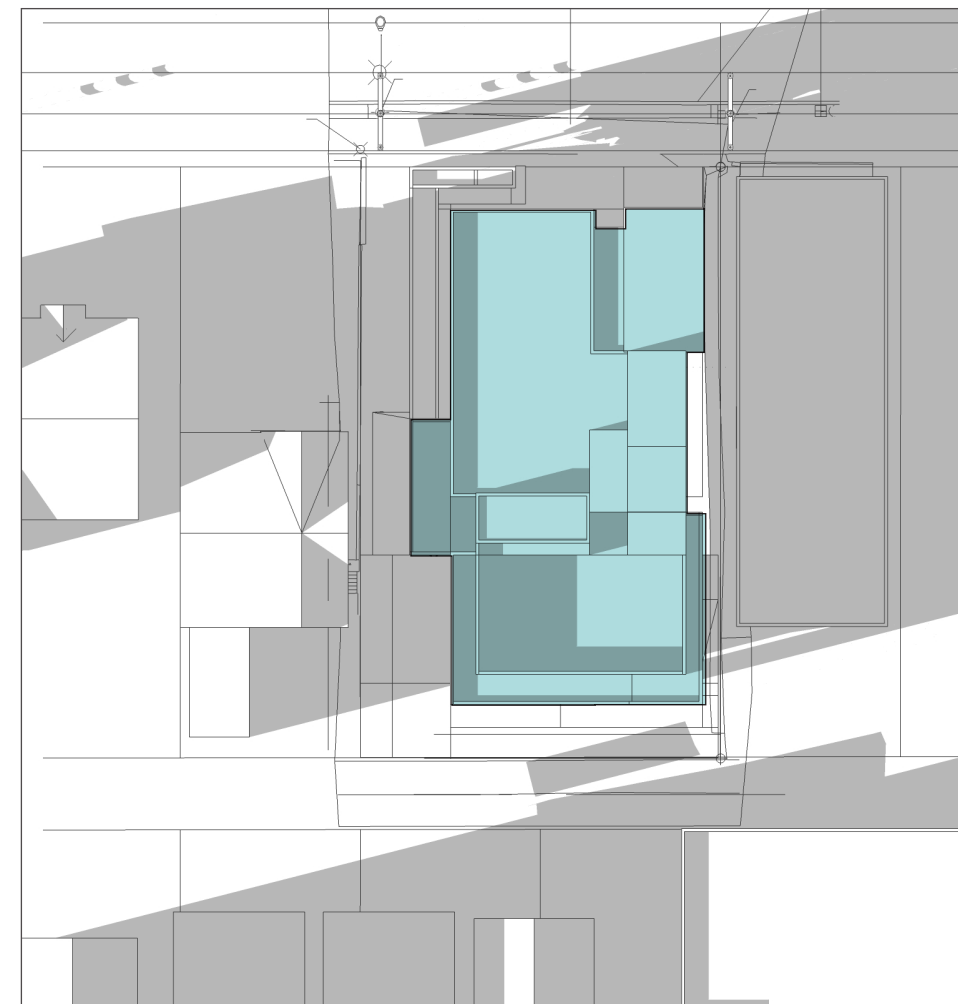




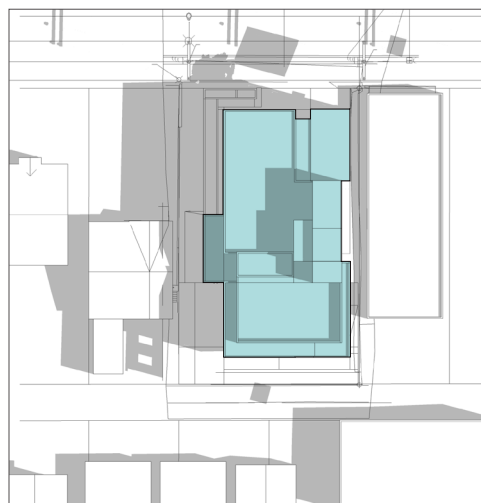
MARCH / SEPTEMBER 21, 9 AM



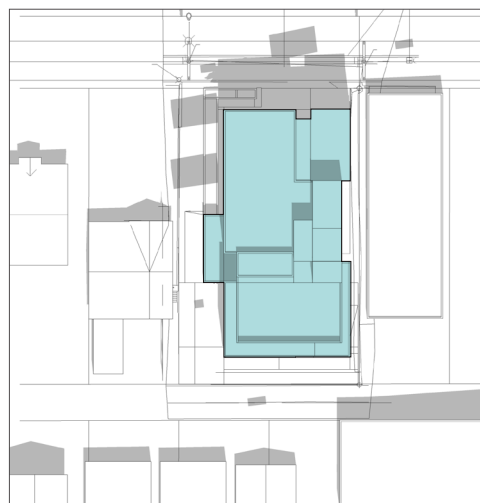
MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



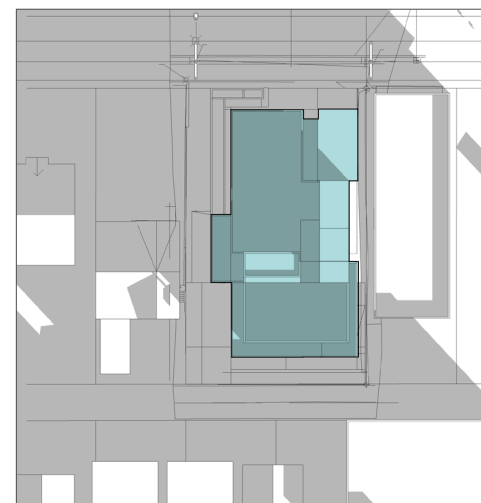
JUNE 21, 9 AM



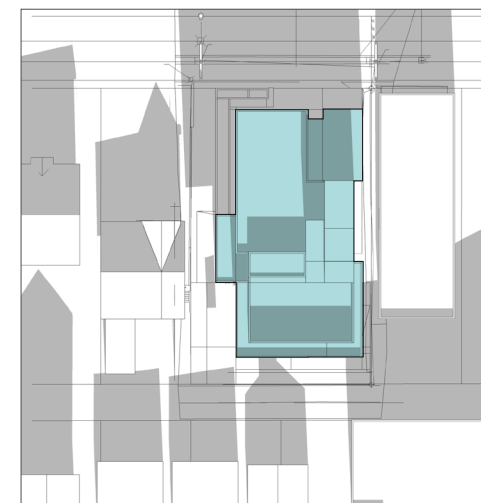
JUNE 21, 12 PM



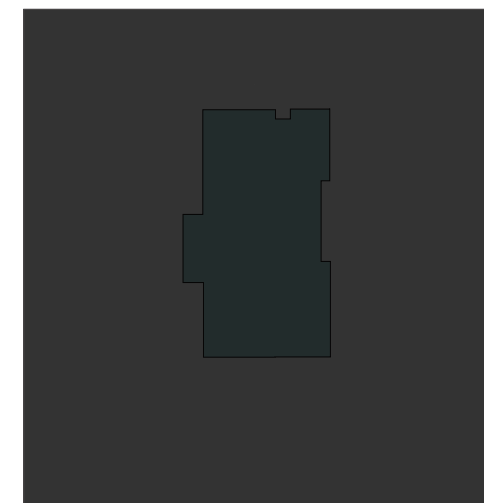
JUNE 21, 5 PM



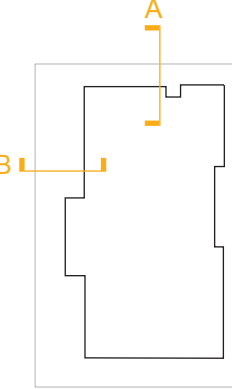
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



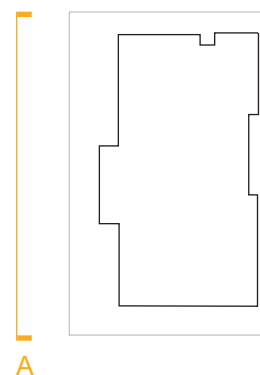
DECEMBER 21, 5 PM



FRONT ENTRY SECTION (A)

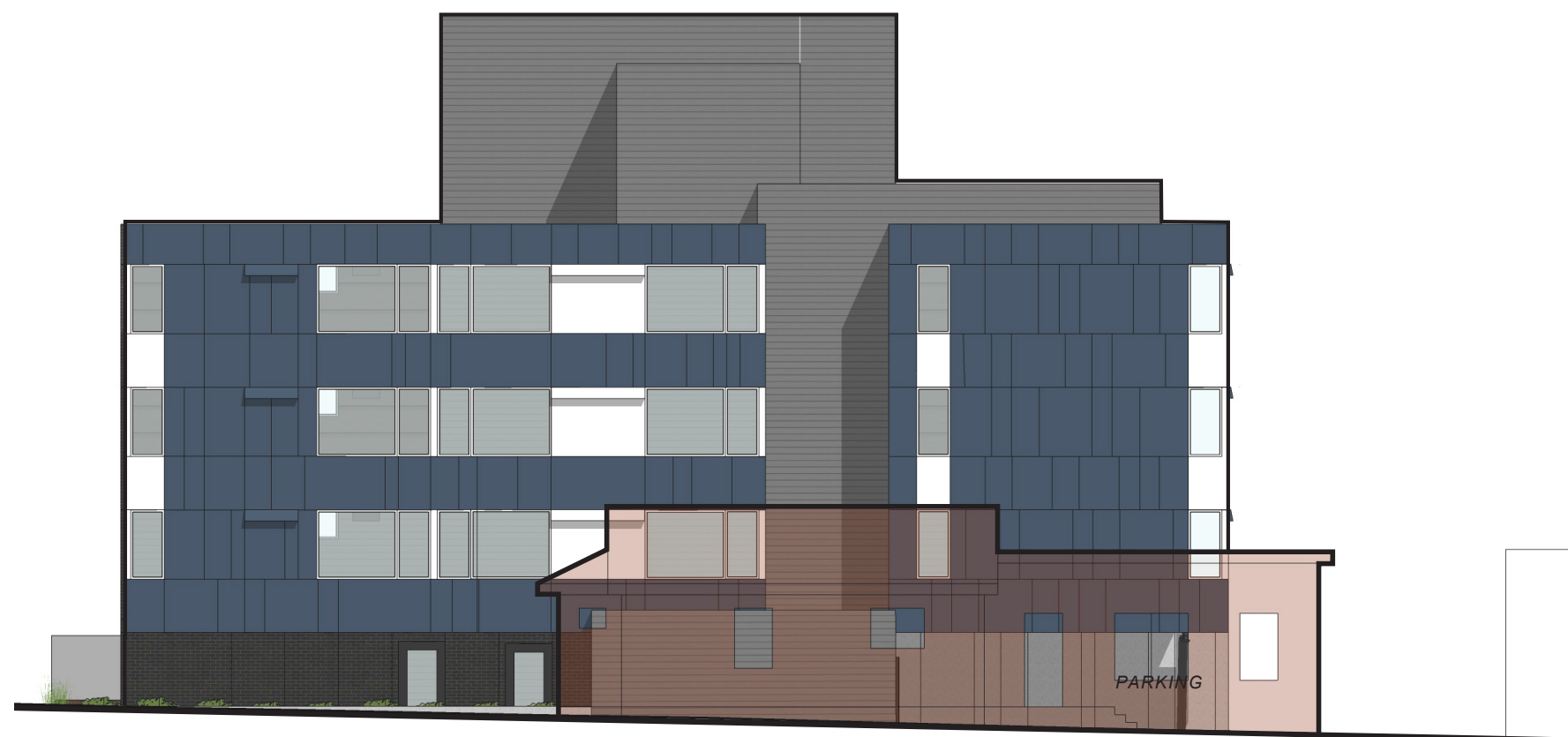


WESTERN PATHWAY SECTION (B)

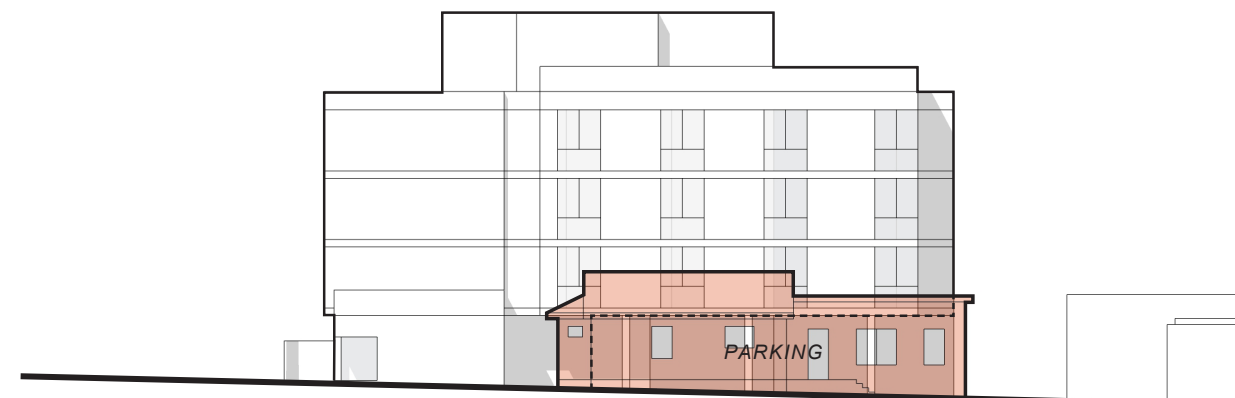


PRIVACY STUDIES TO WEST NEIGHBOR

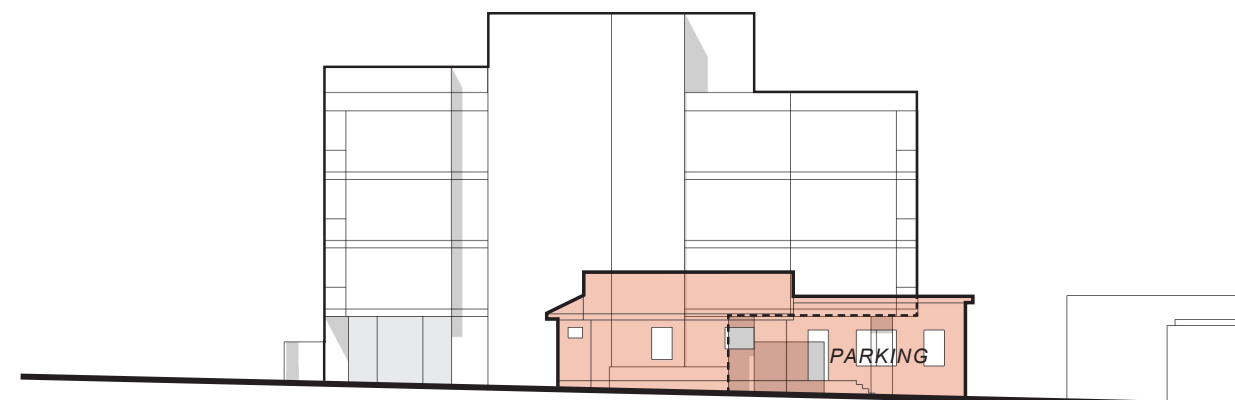
Overall, there are few instances of overlapping windows between the neighbor to the west and the updated Preferred Option due to the scale difference. Privacy will be afforded to any over-lapping windows by extensive new landscaping between the parcels, as well as by the raised window sills of the proposed west-facing windows.



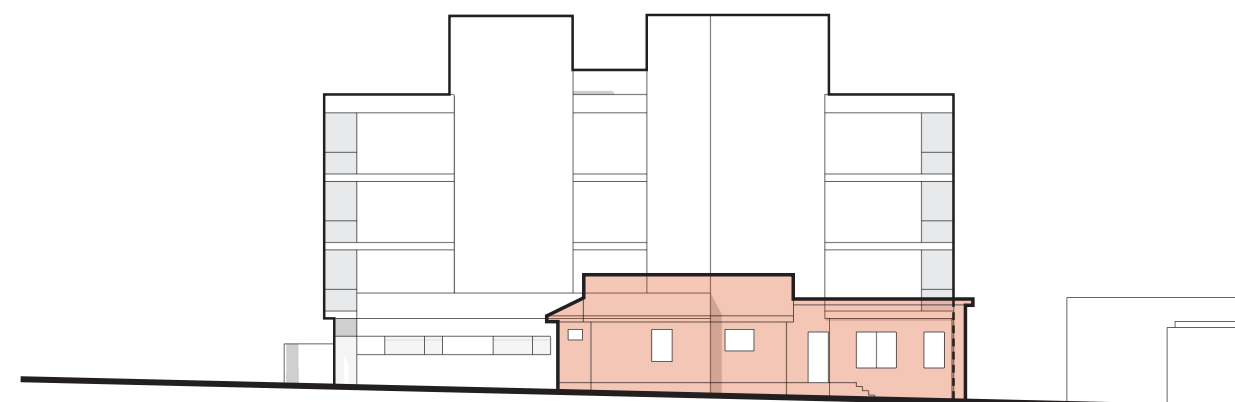
UPDATED PREFERRED OPTION



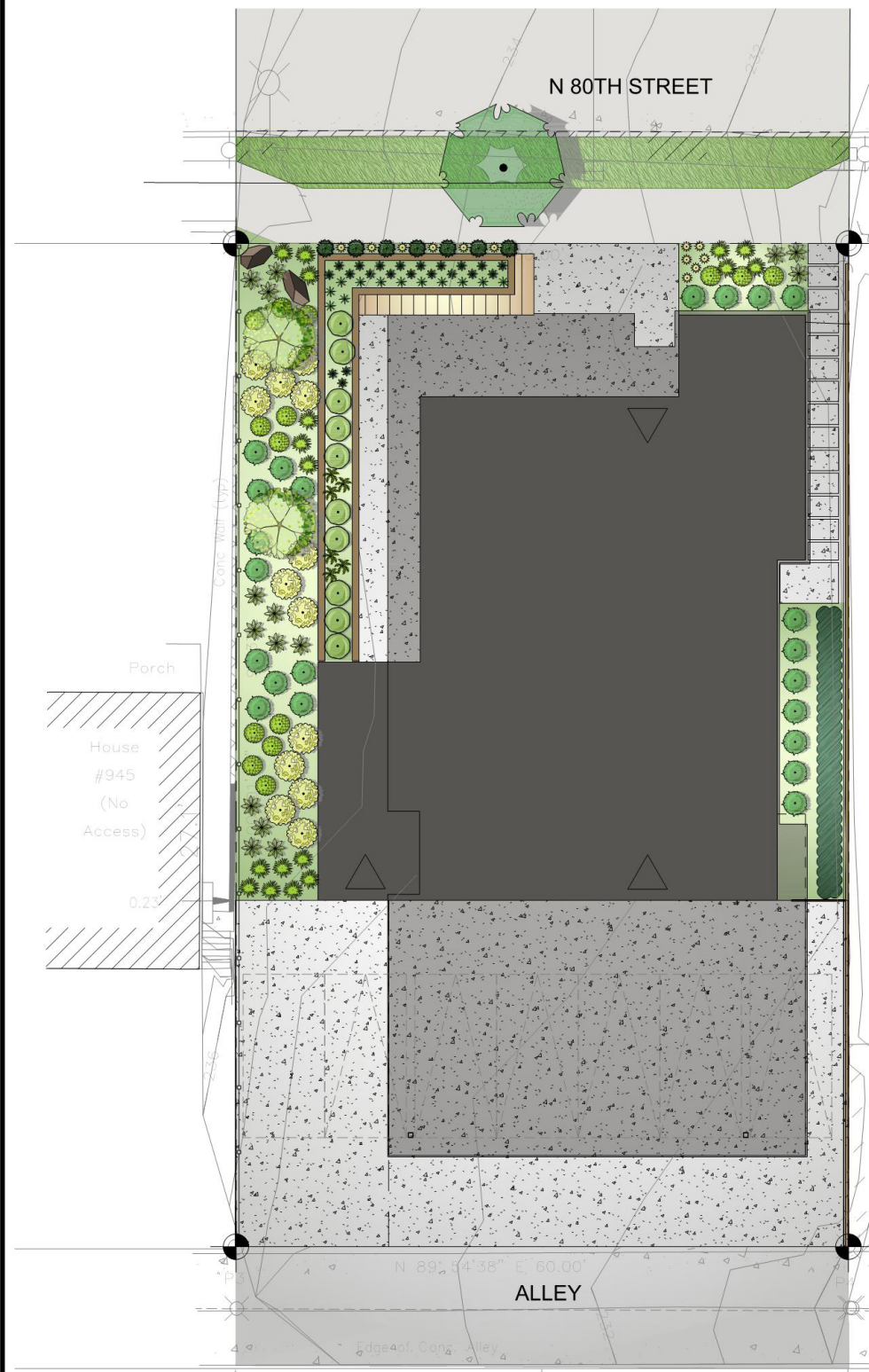
EDG OPTION 1



EDG OPTION 2



EDG OPTION 3 - PREFERRED



 **STREET LEVEL LANDSCAPE PLAN**

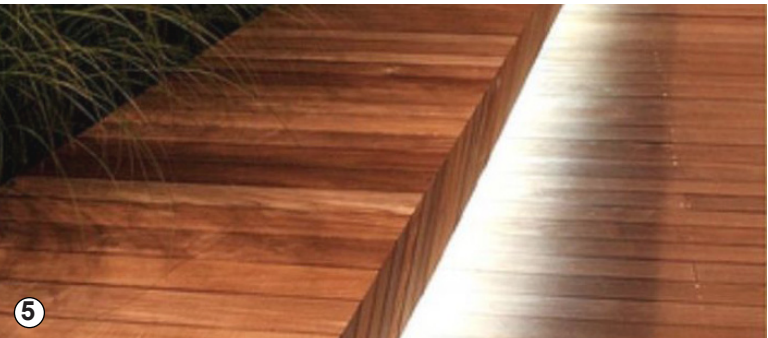
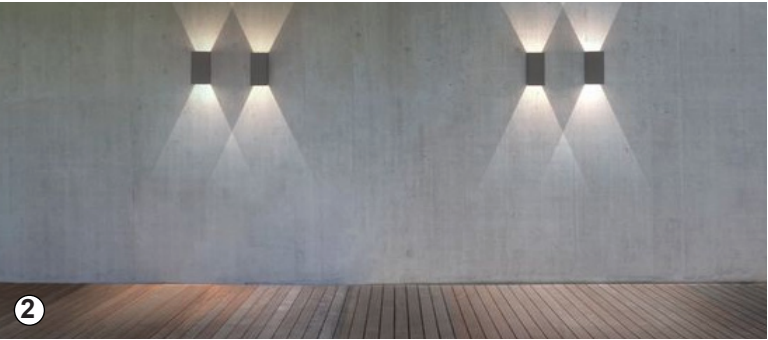
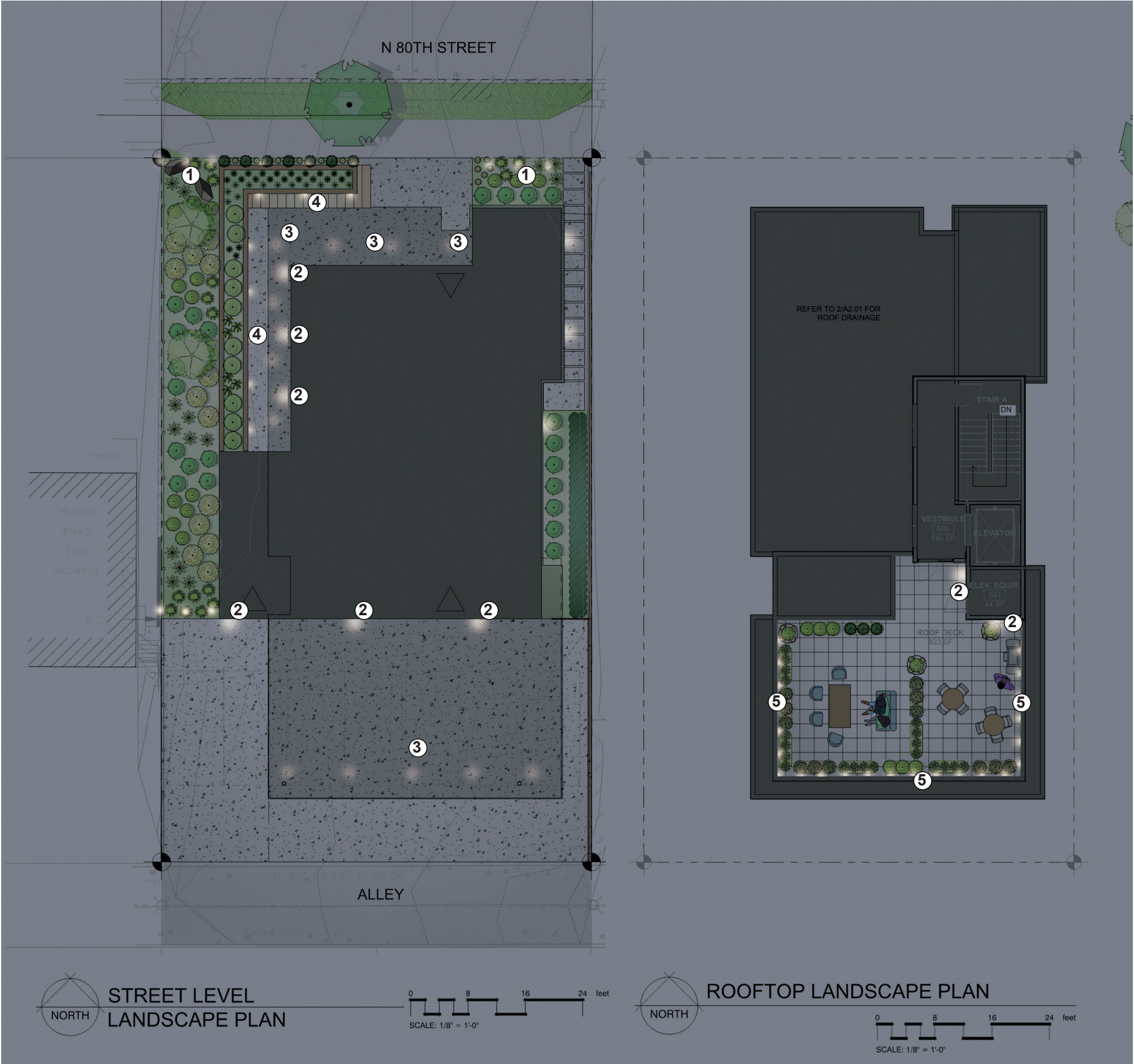
0 8 16 24 feet
SCALE: 1/8" = 1'-0"



 **ROOFTOP LANDSCAPE PLAN**

0 8 16 24 feet
SCALE: 1/8" = 1'-0"





**1. DESIGN CONCEPT,
ARCHITECTURAL COMPOSITION AND
MASSING:**

Building maintains a 15' west side setback from the neighboring parcel zoned SF, for the entire length and height of the building to maximize daylight and privacy and minimize shading. (CS1.B, CS2.C, CS2.D, CS2.II)

Recessed, centralized and prominent residential entry and lobby. (CS2.C, CS2.II, PL2.C)

Lap siding, cement panel and face brick are durable, textural, maintainable and climate appropriate materials. (DC4.A, DC4.II)

The stair tower is located toward the east to minimize the height, bulk, and scale as seen from the single-family zoning. It will be clad in lap-siding to add texture and decrease the perceived mass. (CS1.B, CS2.C, CS2.D.3, CS2.D.5)

2. NORTH 80TH STREET FRONTAGE:

The building cantilever provides inherent weather protection at the entry and at the parking. (PL2.C, DC2.C)

Large glazing at the residential lobby creates an inviting entry and allows for greater surveillance of the street. (PL2.B)

Generous street level setbacks for seating, landscaping, lighting. (PL3.I.ii, DC4.C, DC4.D)

Landscaping and building lighting at entries and pathways for safety and security. (PL2.B, DC4.C, DC4.D)

Materials come together at building entry and provide scale, texture and visual interest. (DC2.C, DC4.A, DC4.II)

**3. RESIDENTIAL OPEN SPACE AND
LANDSCAPING:**

Roof deck is located toward the southeast to better capture views and is separated from the SF zoned properties to the west to respect privacy and reduce noise. (CS1.B, CS2.D.5, PL3.B, DC3.C)

A 15' setback between the building and the single family zoned property to the west softens the buffer between the single family residence and the multi-family project. The extensive landscaping here continues the length of the property to prevent areas for unwanted activity (PL2.B, DC3.D.5, DC3.C)

Parking is located off the alley at the rear of the site and entirely screened from view along N 80th by the building and the screened exterior trash enclosure, which is located toward the rear of the site. (DC1.C.2, DC1.C.4)





1. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION AND MASSING:

Building maintains a 15' west side setback from the neighboring parcel zoned SF, for the entire length and height of the building to maximize daylight and privacy and minimize shading. (CS1.B, CS2.C, CS2.D, CS2.II)

Recessed, centralized and prominent residential entry and lobby. (CS2.C, CS2.II, PL2.C)

Lap siding, cement panel and face brick are durable, textural, maintainable and climate appropriate materials. (DC4.A, DC4.II)

The stair tower is located toward the east to minimize the height, bulk, and scale as seen from the single-family zoning. It will be clad in lap-siding to add texture and decrease the perceived mass. (CS1.B, CS2.C, CS2.D.3, CS2.D.5)

2. NORTH 80TH STREET FRONTAGE:

The building cantilever provides inherent weather protection at the entry and at the parking. (PL2.C, DC2.C)

Large glazing at the residential lobby creates an inviting entry and allows for greater surveillance of the street. (PL2.B)

Generous street level setbacks for seating, landscaping, lighting. (PL3.I.ii, DC4.C, DC4.D)

Landscaping and building lighting at entries and pathways for safety and security. (PL2.B, DC4.C, DC4.D)

Materials come together at building entry and provide scale, texture and visual interest. (DC2.C, DC4.A, DC4.II)

3. RESIDENTIAL OPEN SPACE AND LANDSCAPING:

Roof deck is located toward the southeast to better capture views and is separated from the SF zoned properties to the west to respect privacy and reduce noise. (CS1.B, CS2.D.5, PL3.B, DC3.C)

A 15' setback between the building and the single family zoned property to the west softens the buffer between the single family residence and the multi-family project. The extensive landscaping here continues the length of the property to prevent areas for unwanted activity (PL2.B, DC3.D.5, DC3.C)

Parking is located off the alley at the rear of the site and entirely screened from view along N 80th by the building and the screened exterior trash enclosure, which is located toward the rear of the site. (DC1.C.2, DC1.C.4)

**1. DESIGN CONCEPT,
ARCHITECTURAL COMPOSITION AND
MASSING:**

Building maintains a 15' west side setback from the neighboring parcel zoned SF, for the entire length and height of the building to maximize daylight and privacy and minimize shading. (CS1.B, CS2.C, CS2.D, CS2.II)

Recessed, centralized and prominent residential entry and lobby. (CS2.C, CS2.II, PL2.C)

Lap siding, cement panel and face brick are durable, textural, maintainable and climate appropriate materials. (DC4.A, DC4.II)

The stair tower is located toward the east to minimize the height, bulk, and scale as seen from the single-family zoning. It will be clad in lap-siding to add texture and decrease the perceived mass. (CS1.B, CS2.C, CS2.D.3, CS2.D.5)

2. NORTH 80TH STREET FRONTAGE:

The building cantilever provides inherent weather protection at the entry and at the parking. (PL2.C, DC2.C)

Large glazing at the residential lobby creates an inviting entry and allows for greater surveillance of the street. (PL2.B)

Generous street level setbacks for seating, landscaping, lighting. (PL3.I.ii, DC4.C, DC4.D)

Landscaping and building lighting at entries and pathways for safety and security. (PL2.B, DC4.C, DC4.D)

Materials come together at building entry and provide scale, texture and visual interest. (DC2.C, DC4.A, DC4.II)

**3. RESIDENTIAL OPEN SPACE AND
LANDSCAPING:**

Roof deck is located toward the southeast to better capture views and is separated from the SF zoned properties to the west to respect privacy and reduce noise. (CS1.B, CS2.D.5, PL3.B, DC3.C)

A 15' setback between the building and the single family zoned property to the west softens the buffer between the single family residence and the multi-family project. The extensive landscaping here continues the length of the property to prevent areas for unwanted activity (PL2.B, DC3.D.5, DC3.C)

Parking is located off the alley at the rear of the site and entirely screened from view along N 80th by the building and the screened exterior trash enclosure, which is located toward the rear of the site. (DC1.C.2, DC1.C.4)



NORTHWEST VIEW



INTEGRATED BENCH + PLANTER DESIGN



STAMPED CONCRETE SIGNAGE



CEDAR SOFFIT AT PEDESTRIAN SCALE



NORTHWEST VIEW OF ENTRY PATIO

1. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION AND MASSING:

Building maintains a 15' west side setback from the neighboring parcel zoned SF, for the entire length and height of the building to maximize daylight and privacy and minimize shading. (CS1.B, CS2.C, CS2.D, CS2.II)

Recessed, centralized and prominent residential entry and lobby. (CS2.C, CS2.II, PL2.C)

Lap siding, cement panel and face brick are durable, textural, maintainable and climate appropriate materials. (DC4.A, DC4.II)

The stair tower is located toward the east to minimize the height, bulk, and scale as seen from the single-family zoning. It will be clad in lap-siding to add texture and decrease the perceived mass. (CS1.B, CS2.C, CS2.D.3, CS2.D.5)

2. NORTH 80TH STREET FRONTAGE:

The building cantilever provides inherent weather protection at the entry and at the parking. (PL2.C, DC2.C)

Large glazing at the residential lobby creates an inviting entry and allows for greater surveillance of the street. (PL2.B)

Generous street level setbacks for seating, landscaping, lighting. (PL3.I.ii, DC4.C, DC4.D)

Landscaping and building lighting at entries and pathways for safety and security. (PL2.B, DC4.C, DC4.D)

Materials come together at building entry and provide scale, texture and visual interest. (DC2.C, DC4.A, DC4.II)

3. RESIDENTIAL OPEN SPACE AND LANDSCAPING:

Roof deck is located toward the southeast to better capture views and is separated from the SF zoned properties to the west to respect privacy and reduce noise. (CS1.B, CS2.D.5, PL3.B, DC3.C)

A 15' setback between the building and the single family zoned property to the west softens the buffer between the single family residence and the multi-family project. The extensive landscaping here continues the length of the property to prevent areas for unwanted activity (PL2.B, DC3.D.5, DC3.C)

Parking is located off the alley at the rear of the site and entirely screened from view along N 80th by the building and the screened exterior trash enclosure, which is located toward the rear of the site. (DC1.C.2, DC1.C.4)

**1. DESIGN CONCEPT,
ARCHITECTURAL COMPOSITION AND
MASSING:**

Building maintains a 15' west side setback from the neighboring parcel zoned SF, for the entire length and height of the building to maximize daylight and privacy and minimize shading. (CS1.B, CS2.C, CS2.D, CS2.II)

Recessed, centralized and prominent residential entry and lobby. (CS2.C, CS2.II, PL2.C)

Lap siding, cement panel and face brick are durable, textural, maintainable and climate appropriate materials. (DC4.A, DC4.II)

The stair tower is located toward the east to minimize the height, bulk, and scale as seen from the single-family zoning. It will be clad in lap-siding to add texture and decrease the perceived mass. (CS1.B, CS2.C, CS2.D.3, CS2.D.5)

2. NORTH 80TH STREET FRONTAGE:

The building cantilever provides inherent weather protection at the entry and at the parking. (PL2.C, DC2.C)

Large glazing at the residential lobby creates an inviting entry and allows for greater surveillance of the street. (PL2.B)

Generous street level setbacks for seating, landscaping, lighting. (PL3.I.ii, DC4.C, DC4.D)

Landscaping and building lighting at entries and pathways for safety and security. (PL2.B, DC4.C, DC4.D)

Materials come together at building entry and provide scale, texture and visual interest. (DC2.C, DC4.A, DC4.II)

**3. RESIDENTIAL OPEN SPACE AND
LANDSCAPING:**

Roof deck is located toward the southeast to better capture views and is separated from the SF zoned properties to the west to respect privacy and reduce noise. (CS1.B, CS2.D.5, PL3.B, DC3.C)

A 15' setback between the building and the single family zoned property to the west softens the buffer between the single family residence and the multi-family project. The extensive landscaping here continues the length of the property to prevent areas for unwanted activity (PL2.B, DC3.D.5, DC3.C)

Parking is located off the alley at the rear of the site and entirely screened from view along N 80th by the building and the screened exterior trash enclosure, which is located toward the rear of the site. (DC1.C.2, DC1.C.4)





1. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION AND MASSING:

Building maintains a 15' west side setback from the neighboring parcel zoned SF, for the entire length and height of the building to maximize daylight and privacy and minimize shading. (CS1.B, CS2.C, CS2.D, CS2.II)

Recessed, centralized and prominent residential entry and lobby. (CS2.C, CS2.II, PL2.C)

Lap siding, cement panel and face brick are durable, textural, maintainable and climate appropriate materials. (DC4.A, DC4.II)

The stair tower is located toward the east to minimize the height, bulk, and scale as seen from the single-family zoning. It will be clad in lap-siding to add texture and decrease the perceived mass. (CS1.B, CS2.C, CS2.D.3, CS2.D.5)

2. NORTH 80TH STREET FRONTAGE:

The building cantilever provides inherent weather protection at the entry and at the parking. (PL2.C, DC2.C)

Large glazing at the residential lobby creates an inviting entry and allows for greater surveillance of the street. (PL2.B)

Generous street level setbacks for seating, landscaping, lighting. (PL3.I.ii, DC4.C, DC4.D)

Landscaping and building lighting at entries and pathways for safety and security. (PL2.B, DC4.C, DC4.D)

Materials come together at building entry and provide scale, texture and visual interest. (DC2.C, DC4.A, DC4.II)

3. RESIDENTIAL OPEN SPACE AND LANDSCAPING:

Roof deck is located toward the southeast to better capture views and is separated from the SF zoned properties to the west to respect privacy and reduce noise. (CS1.B, CS2.D.5, PL3.B, DC3.C)

A 15' setback between the building and the single family zoned property to the west softens the buffer between the single family residence and the multi-family project. The extensive landscaping here continues the length of the property to prevent areas for unwanted activity (PL2.B, DC3.D.5, DC3.C)

Parking is located off the alley at the rear of the site and entirely screened from view along N 80th by the building and the screened exterior trash enclosure, which is located toward the rear of the site. (DC1.C.2, DC1.C.4)

1. DESIGN CONCEPT,
ARCHITECTURAL COMPOSITION AND
MASSING:

Building maintains a 15' west side setback from the neighboring parcel zoned SF, for the entire length and height of the building to maximize daylight and privacy and minimize shading. (CS1.B, CS2.C, CS2.D, CS2.II)

Recessed, centralized and prominent residential entry and lobby. (CS2.C, CS2.II, PL2.C)

Lap siding, cement panel and face brick are durable, textural, maintainable and climate appropriate materials. (DC4.A, DC4.II)

The stair tower is located toward the east to minimize the height, bulk, and scale as seen from the single-family zoning. It will be clad in lap-siding to add texture and decrease the perceived mass. (CS1.B, CS2.C, CS2.D.3, CS2.D.5)

2. NORTH 80TH STREET FRONTAGE:

The building cantilever provides inherent weather protection at the entry. (PL2.C, DC2.C)

Large glazing at the residential lobby creates an inviting entry and allows for greater surveillance of the street. (PL2.B)

Generous street level setbacks for seating, landscaping, lighting. (PL3.I.ii, DC4.C, DC4.D)

Landscaping and building lighting at entries and pathways for safety and security. (PL2.B, DC4.C, DC4.D)

Materials come together at building entry and provide scale, texture and visual interest. (DC2.C, DC4.A, DC4.II)

3. RESIDENTIAL OPEN SPACE AND
LANDSCAPING:

Roof deck is located toward the southeast to better capture views and is separated from the SF zoned properties to the west to respect privacy and reduce noise. (CS1.B, CS2.D.5, PL3.B, DC3.C)

A 15' setback between the building and the single family zoned property to the west softens the buffer between the single family residence and the multi-family project. The extensive landscaping here continues the length of the property to prevent areas for unwanted activity (PL2.B, DC3.D.5, DC3.C)

Parking is located off the alley at the rear of the site and entirely screened from view along N 80th by the building and the screened exterior trash enclosure, which is located toward the rear of the site. (DC1.C.2, DC1.C.4)



MODERN, GRAY RUNNING BOND BRICK



RANDOMIZED PANELS FOR VISUAL INTEREST



RAISED PLANTERS TO DIVIDE SPACE



VIEW FROM ACROSS N 80TH ST

**1. DESIGN CONCEPT,
ARCHITECTURAL COMPOSITION AND
MASSING:**

Building maintains a 15' west side setback from the neighboring parcel zoned SF, for the entire length and height of the building to maximize daylight and privacy and minimize shading. (CS1.B, CS2.C, CS2.D, CS2.II)

Recessed, centralized and prominent residential entry and lobby. (CS2.C, CS2.II, PL2.C)

Lap siding, cement panel and face brick are durable, textural, maintainable and climate appropriate materials. (DC4.A, DC4.II)

The stair tower is located toward the east to minimize the height, bulk, and scale as seen from the single-family zoning. It will be clad in lap-siding to add texture and decrease the perceived mass. (CS1.B, CS2.C, CS2.D.3, CS2.D.5)

2. NORTH 80TH STREET FRONTAGE:

The building cantilever provides inherent weather protection at the entry. (PL2.C, DC2.C)

Large glazing at the residential lobby creates an inviting entry and allows for greater surveillance of the street. (PL2.B)

Generous street level setbacks for seating, landscaping, lighting. (PL3.I.ii, DC4.C, DC4.D)

Landscaping and building lighting at entries and pathways for safety and security. (PL2.B, DC4.C, DC4.D)

Materials come together at building entry and provide scale, texture and visual interest. (DC2.C, DC4.A, DC4.II)

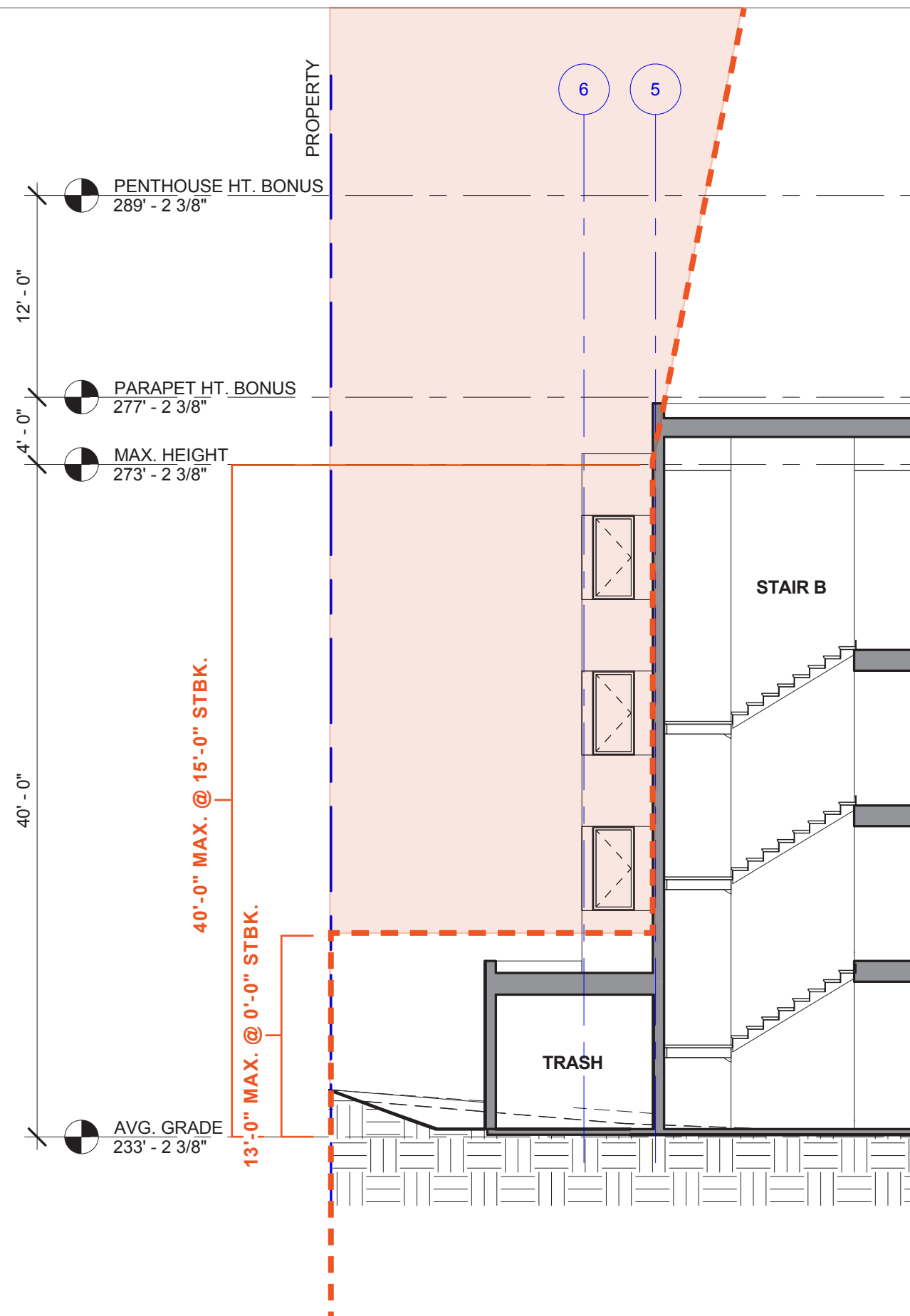
**3. RESIDENTIAL OPEN SPACE AND
LANDSCAPING:**

Roof deck is located toward the southeast to better capture views and is separated from the SF zoned properties to the west to respect privacy and reduce noise. (CS1.B, CS2.D.5, PL3.B, DC3.C)

A 15' setback between the building and the single family zoned property to the west softens the buffer between the single family residence and the multi-family project. The extensive landscaping here continues the length of the property to prevent areas for unwanted activity (PL2.B, DC3.D.5, DC3.C)

Parking is located off the alley at the rear of the site and entirely screened from view along N 80th by the building and the screened exterior trash enclosure, which is located toward the rear of the site. (DC1.C.2, DC1.C.4)

CS2 - Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	A. Location in the City and Neighborhood 1. Architectural Presence B. Adjacent Sites 2. Connection to the Street C. Relationship to the Block 2. Mid-Block Sites D. Height, Bulk, Scale 1. Existing Development and Zoning	The site is located along N 80th St., a major arterial, and one parcel away from Aurora Ave N. As such, the project will have a presence from both these locations and attempts to respond in a thoughtful way. While the project opens to N 80th St. it retains it's privacy from the noise and visual presence of Aurora Ave N. and the potential future development that may occur on the adjacent parcel. While working within the allowable height of the NC3P-40 zoning, the design uses massing changes to bridge between the commercial zoning of Aurora and the single-family zoning to the immediate west.
PL1 - Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	A. Network of Open Spaces 1. Enhancing Open Space 2. Adding to Public life B. Walkways and Connections 1. Pedestrian Infrastructure 3. Pedestrian Amenities	A centralized patio will contain landscaping and seating elements to encourage pedestrian use and interaction. In addition, a 9'-3" landscape buffer will be utilized to enhance the edge between two distinctly zoned properties (NC3P-40 and SF 5000.)
PL2 - Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	B. Safety and Security 1. Eyes on the Street 2. Lighting for Safety 3. Street-Level Transparency	Doors and windows are oriented primarily north, west, and south. The glazing is maximized on the north and south facades to provide visual connection to N 80th St. and the alley. Lighting will be utilized along all walkways and pedestrian areas to provide additional safety. The residential lobby will be primarily transparent to indicate entry and provide a visual connection between the public and private edges.
PL3 - Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries 1. Design Objectives 2. Ensemble of Elements B. Residential Edges 1. Security and Privacy 2. Ground-level Residential 4. Interaction	A high level of transparency will be used at the residential lobby to indicate pedestrian entry into the building. The design's inherent cantilever will provide integrated weather protection, and the underside will be clad in a warm cedar. Signage and lighting will be expressed on the brick, bringing focus to the high-quality, textural material. The concrete planter will define the patio space and will also integrate pedestrian-friendly seating. Dense planting will privatize the landscape buffer along the western edge of the property, but the patio will encourage pedestrian interaction.
PL4 - Active Transportation	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	A. Entry Locations and Relationships 1. Serving all Modes of Travel 2. Connections to All Modes	Bike parking within the building is easily accessible from a proposed walkway on the western edge of the building. The overall building location is conducive to utilizing a variety of transit methods; it is approximately 150 feet from a Rapid Ride stop but also provides size parking spaces.
DC1 - Project Uses and Activities	Optimize the arrangement of uses and activities on site.	C. Parking and Service Uses 4. Service Uses	Trash is located at the rear of the site and is accessed from the alley rather than from the N 80th Street arterial.
DC2 - Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	A. Massing 2. Reducing Perceived Mass B. Architectural and Facade Composition D. Scale and Texture	The massing is broken into smaller pieces that reflect the proportion of the surrounding neighborhood. The stair penthouse is also strategically proposed at the eastern edge of the project to decrease the perceived mass from the single-family zoning. The materials (wood, lap siding, glass) used along the pedestrian level relate to the pedestrian scale, providing either texture or transparency.
DC3 - Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	A. Building-Open Space Relationship B. Open Space Uses and Activities	The exterior western ground-level zone will be lushly planted to create a buffer between the proposed development and the existing single-family neighbor. This space will be largely decorative as to prevent unwanted activity from occurring due to exposure. It will, however, provide an additional layer of privacy between the two zones.
DC4 - Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials 1. Exterior Finish Materials 2. Climate Appropriateness D. Trees, Landscape and Hardscape Materials	Lap siding, cement panel and face brick are durable, textural, maintainable and climate appropriate materials. Landscaping will provide an element of softness as describes above.



DESIGN STANDARD
SMC 23.47A.B.3.b:
UPPER LEVEL SETBACK

For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone [...] as follows:

For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.

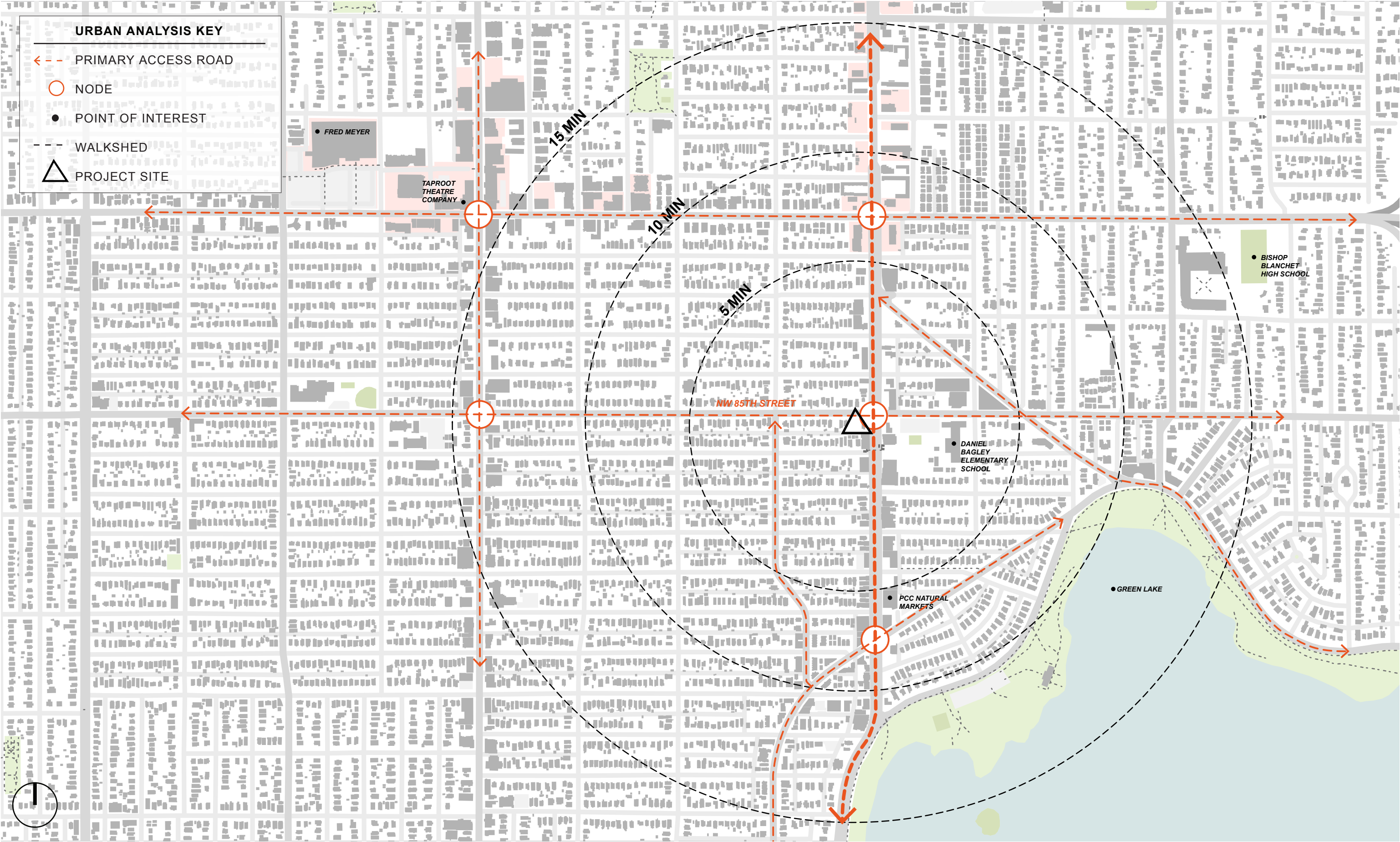
DEPARTURE REQUEST

To allow parapets and portions of structure above 40'-0" to enter into 2:10 setback above 40'-0"

RATIONALE FOR DEPARTURE:

This departure allows for a clean, vertical extension of the building planes, and creates an upper level that has simple, elegant massing. It creates a legible composition and architectural expression of the building by allowing vertical volumes to extend upwards without unnecessary interruption.

APPENDIX







ADDRESSES: 949 N. 80th Street
PARCEL #: 379700-0010
ZONING: NC3P-40
OVERLAYS: Frequent Transit
SITE AREA: 5,901 SF

23.47A.004 PERMITTED USES

- Permitted outright:
- Residential

23.47A.005 STREET LEVEL USES

Residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing facade, in a pedestrian-designated zone, facing a designated principal pedestrian street.

- N 80th is not a designated principal pedestrian street per 23.47A.005.D.2.

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.012 STRUCTURE HEIGHT

Allowed Maximum Base Height:

4' additional allowed for rooftop features (parapets, clerestories, etc.)

16' additional allowed for stair & elevator penthouses:

NC3P-85

40'-0"

44'-0"

56'-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.)

23.47A.013 FLOOR AREA RATIO

Maximum FAR: 3.0 (17,703 SF)

Minimum FAR: 1.5 (8,852)

23.47A.014 SETBACKS REQUIREMENTS

Setback requirements for lots abutting or across the alley from residential zones:

- A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially-zoned lot

- For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, or that abuts a lot that is zoned both commercial and residential *if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot*, as follows: Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet.

A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and Landscaping Standards.

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 AMENITY AREA

Required: 5% of gross floor area in residential use

5% x 13,000 SF =650 SF

23.54.015 REQUIRED PARKING

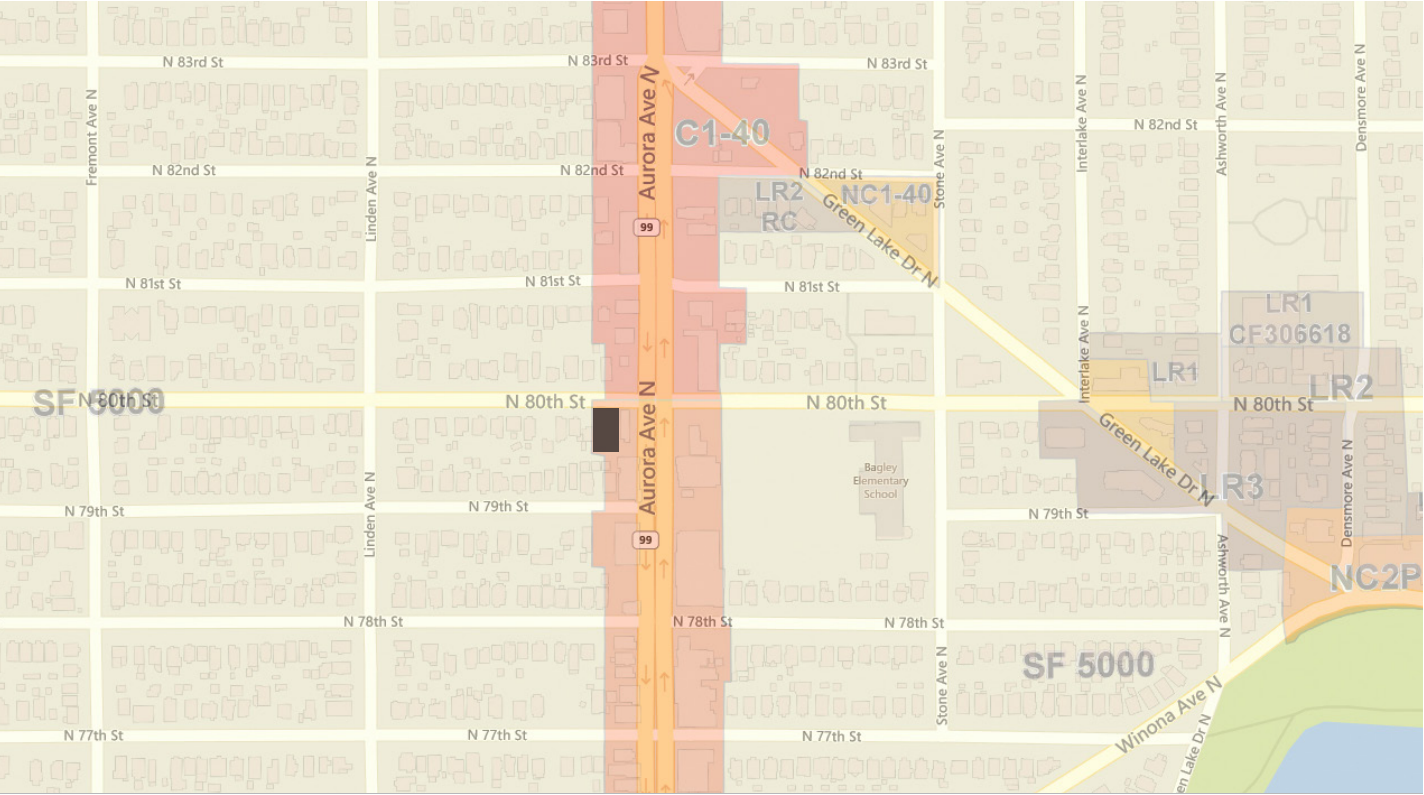
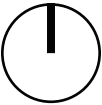
Parking is required; however, 50% is allowed in a Frequent Transit area.

An additional 50% reduction is allowed with small-efficiency dwelling units.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 26-50 dwelling units: 375 SF

The minimum horizontal dimension of required storage space is 12 feet.





△ PROJECT SITE



① THE CLARKE APARTMENTS



② THE MAX APARTMENTS



③ THE GUINEVERE APARTMENTS



④ GREENLAKE MANOR APARTMENTS



⑤ 1400 N 80TH ST



⑥ 909 N 74TH ST



⑦ 773 N 74TH ST



⑧ 404 LINDEN AVE N



⑨ THE LINDEN APARTMENTS



 PROJECT SITE



① AURORA 77 - WORKSHOP AD



② 8228 GREEN LAKE DR N - STUDIO MENG STRAZZARA



③ 88TH + NESBIT APARTMENTS - RUTLEDGE MAUL



④ MID BLOCK - TWIST ARCHITECTURE + DESIGN



STREET LOOKING NORTH



STREET LOOKING SOUTH



← STREET LOOKING NORTH →



← STREET LOOKING SOUTH →



← ALLEY LOOKING NORTH →



← ALLEY LOOKING SOUTH →



SITE

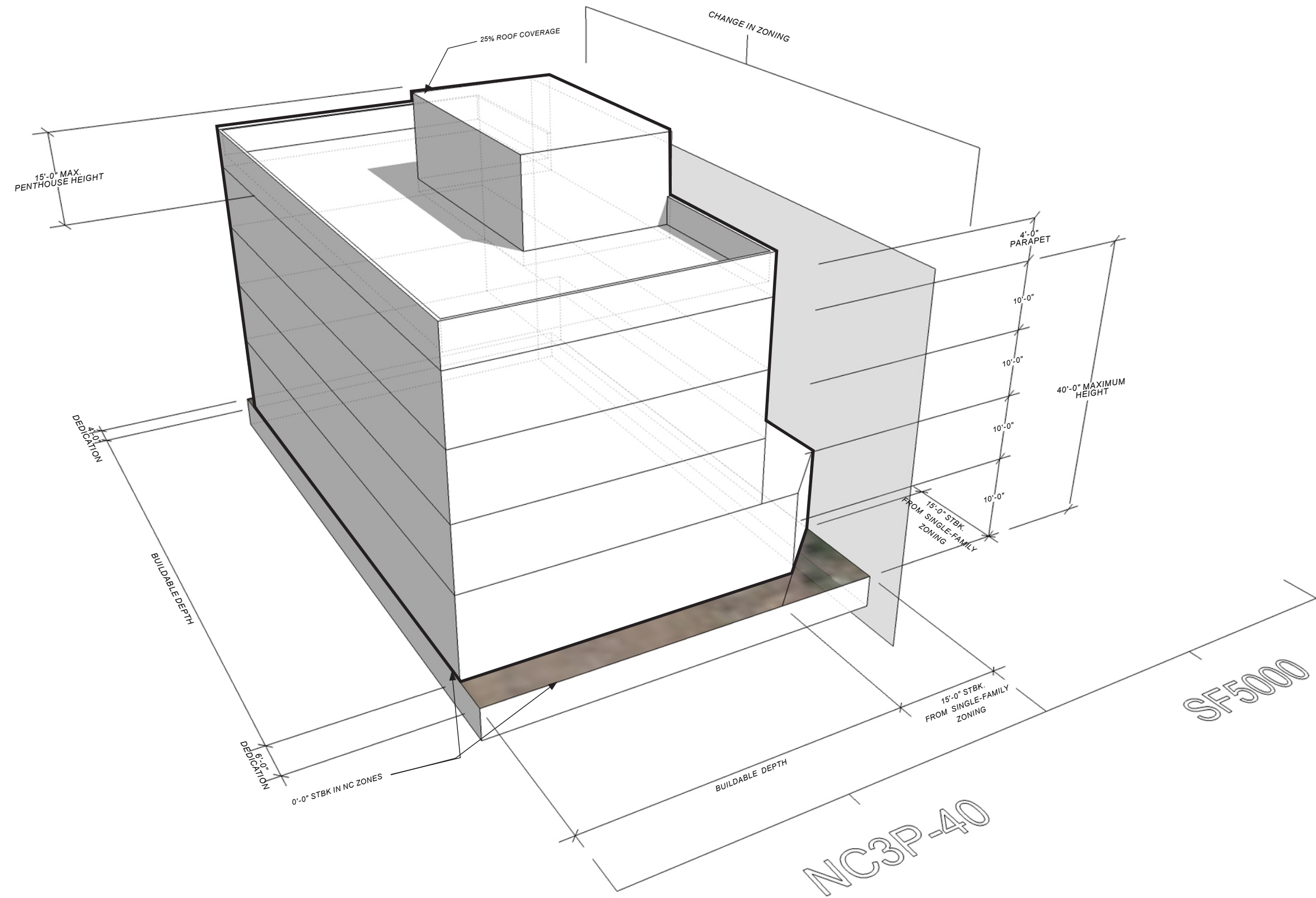
ALLEY LOOKING NORTH

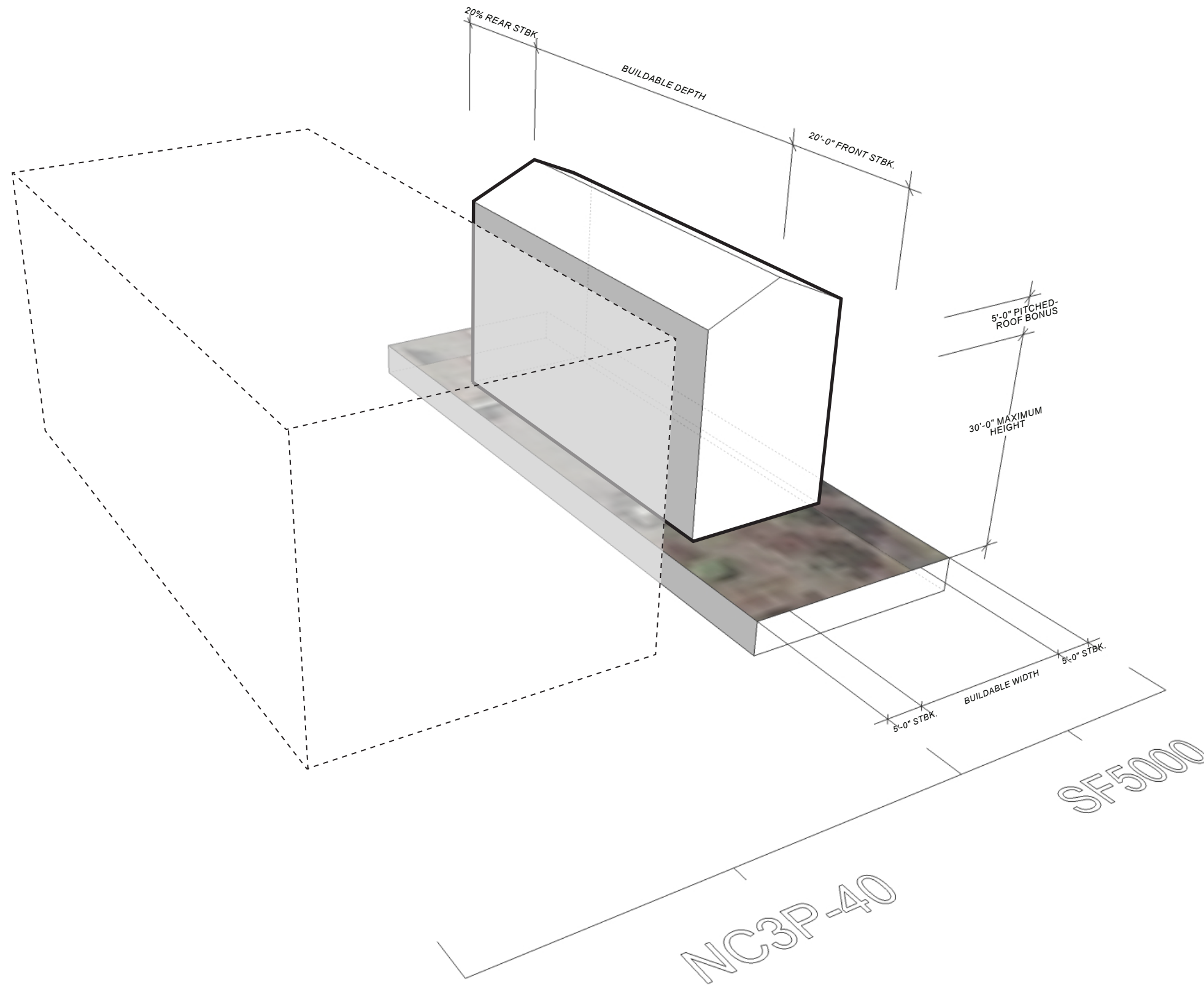


ALLEY LOOKING SOUTH

MAXIMUM DEVELOPMENT POTENTIAL

The project site is zoned commercial but borders single family zoning to the west and partially across the alley to the south. The commercial zoning allows the building to extend to all property lines at the ground level, with the exception of a required 4' dedication at the alley and a 6' landscape setback along N 80th Street. Adjacent to the residential zones, the building will be required to setback 15' above without the granting of Design Departure. To the east, the building could be built to the property line but should be setback to maximize allowable openings in the east facade for light, air, and views for east-facing units. The structure height limit of 40' will allow for 4 stories, plus a 4' bonus for parapet walls and a 16' bonus for stair/elevator access to the roof. A large, outdoor amenity space at the roof will offer spectacular views to Green Lake and the downtown skyline





'GOOD NEIGHBOR' DEVELOPMENT

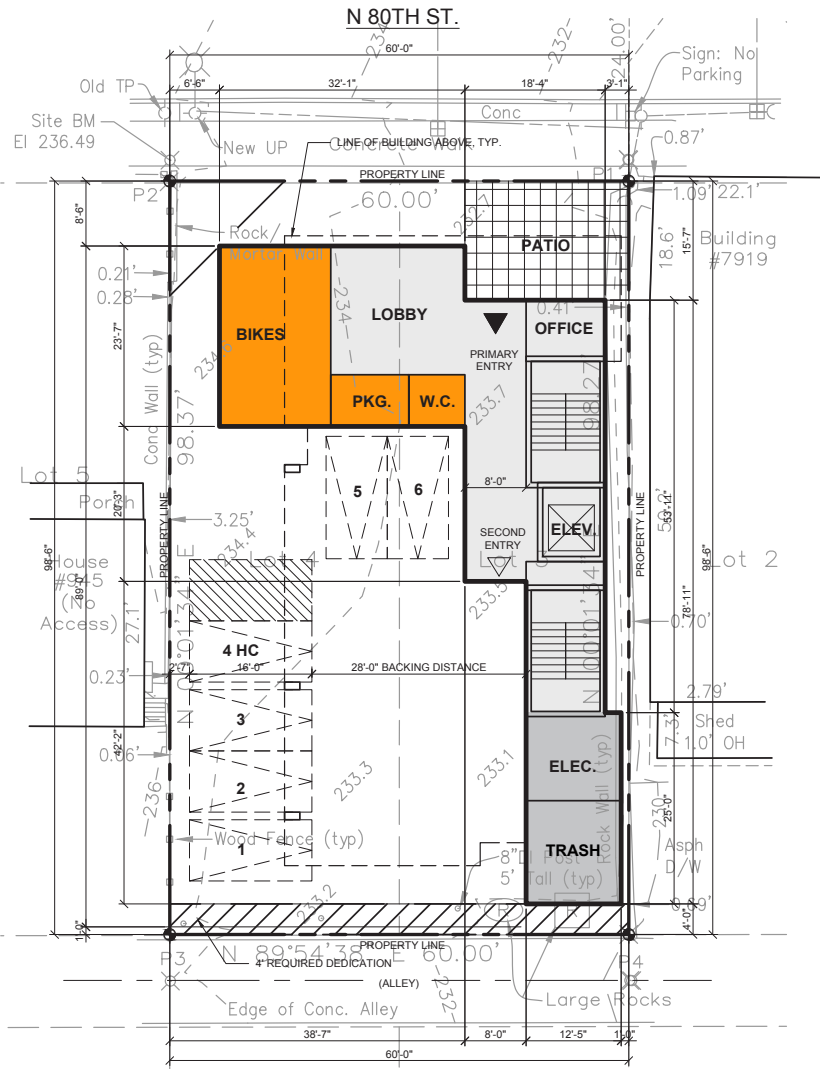
The existing one-story home to the west of the project site has been carefully considered in the development of the project. To be sure, the zoning for the neighboring parcel (SF-5000) allows for a structure much larger and taller than what is currently there. For example, the allowable structure height for this parcel is 35' with a pitched roof. Once the average grade difference of the neighboring parcel is factored in (approximately 6' higher), the maximum structure height for the single family parcel to the west is similar to the maximum structure height of the project site. Nevertheless, current conditions must be considered. To that end, the applicant has sought, received, and incorporated feedback from the neighbor to the west and will continue to work together to create a development that is respectful of privacy and access to daylight for both parcels, while creating a new project that can be a positive presence in lieu of the current vacant lot.

STREET LEVEL FACADE

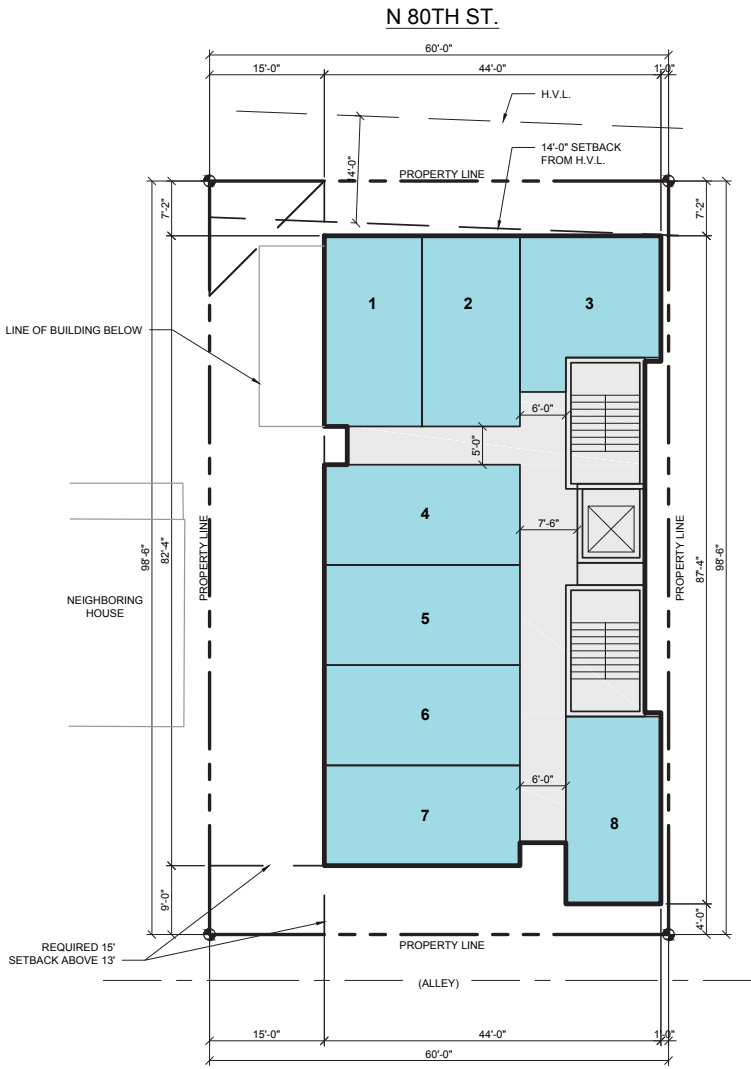
All of the proposed options will provide substantial glazing along the street facing facade, and will have at least 40% transparency at the street level. This transparency will be broken up between the entry, lobby, and miscellaneous amenity spaces.



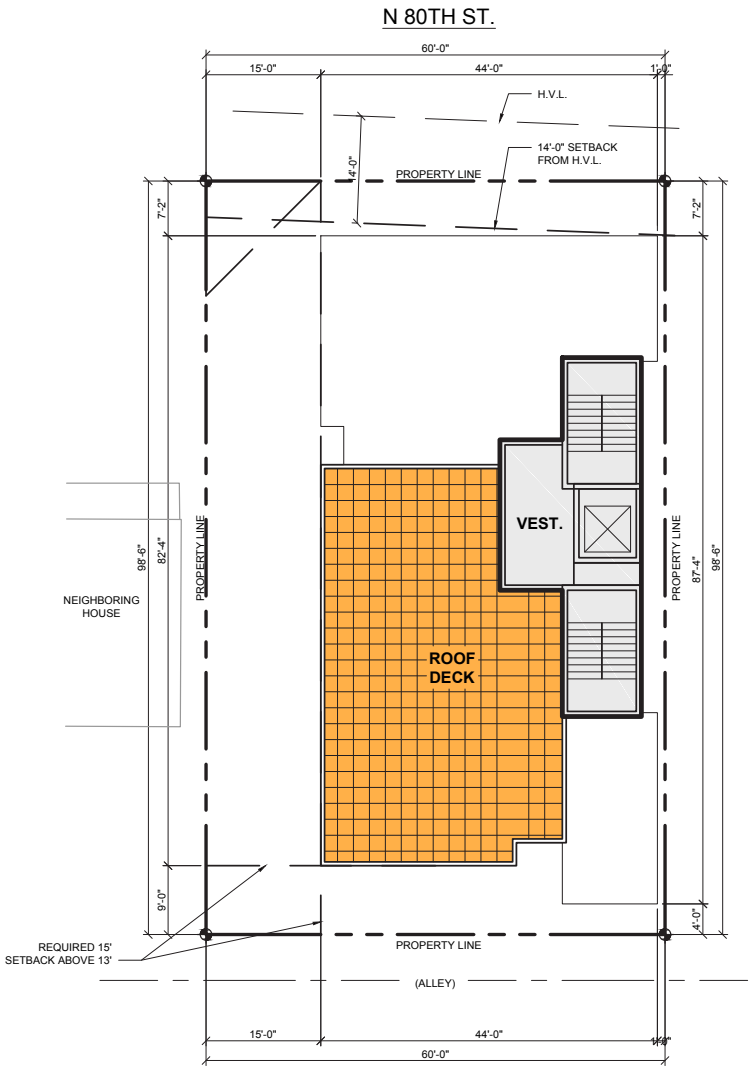




FIRST FLOOR



SECOND THRU FOURTH FLOORS



ROOF

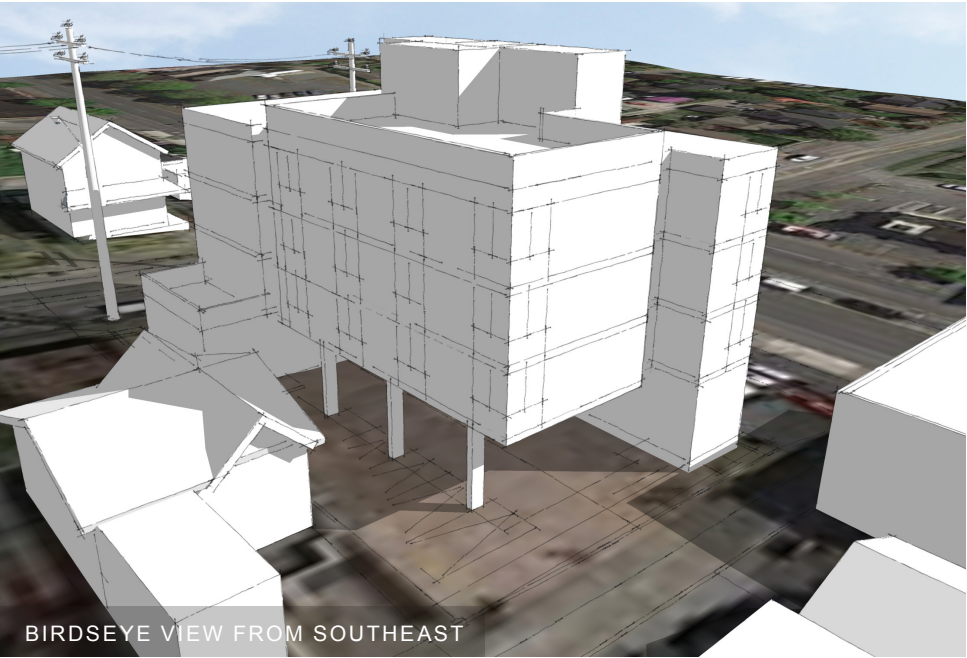
- BUILDING
- AMENITY
- UNITS
- AUXILIARY



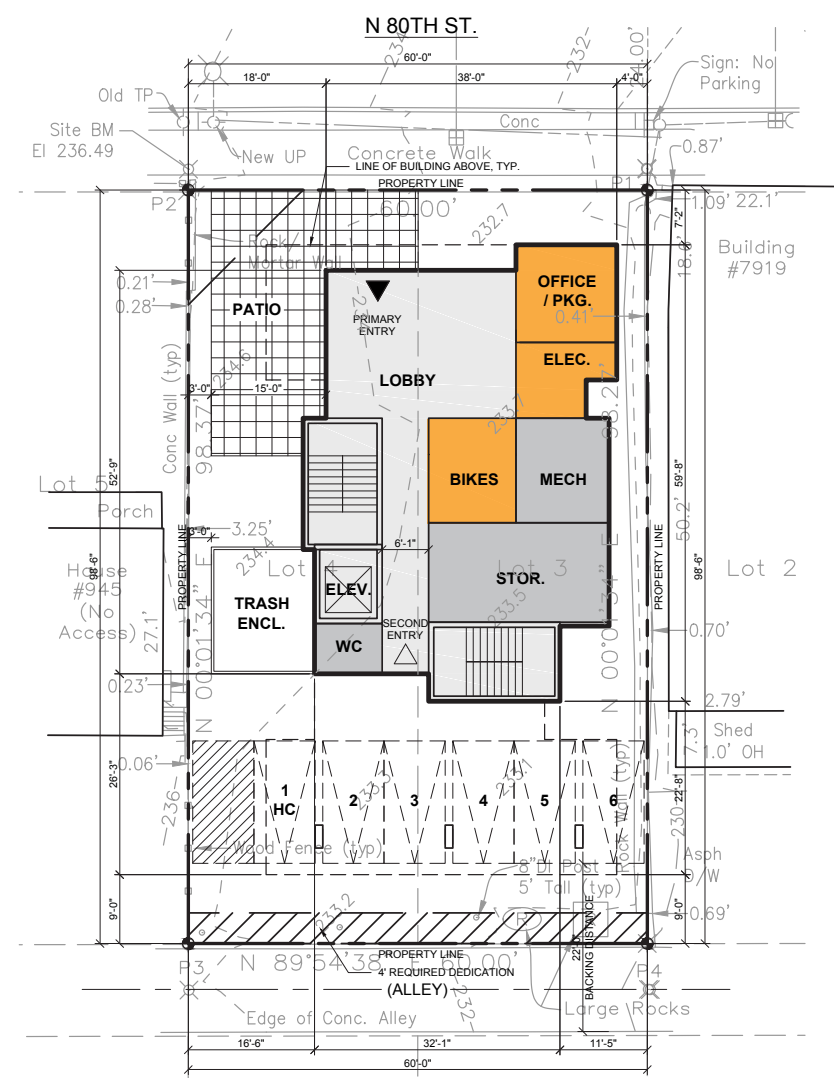
VIEW FROM NORTHEAST



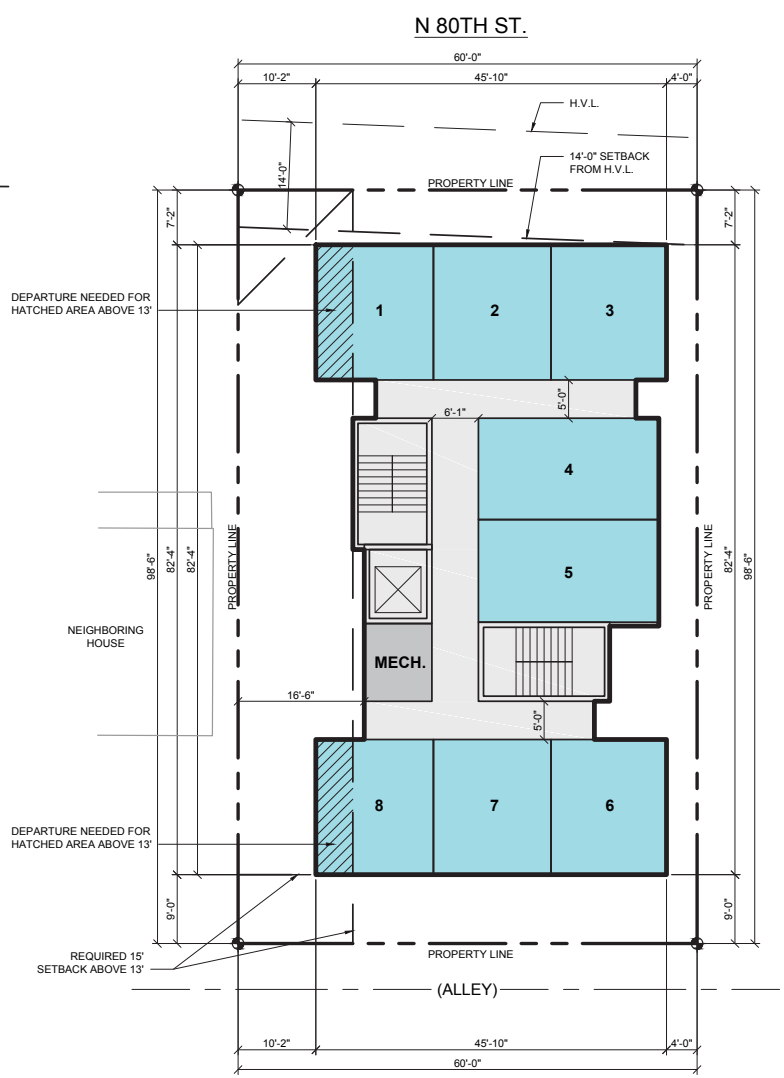
VIEW FROM NORTHWEST



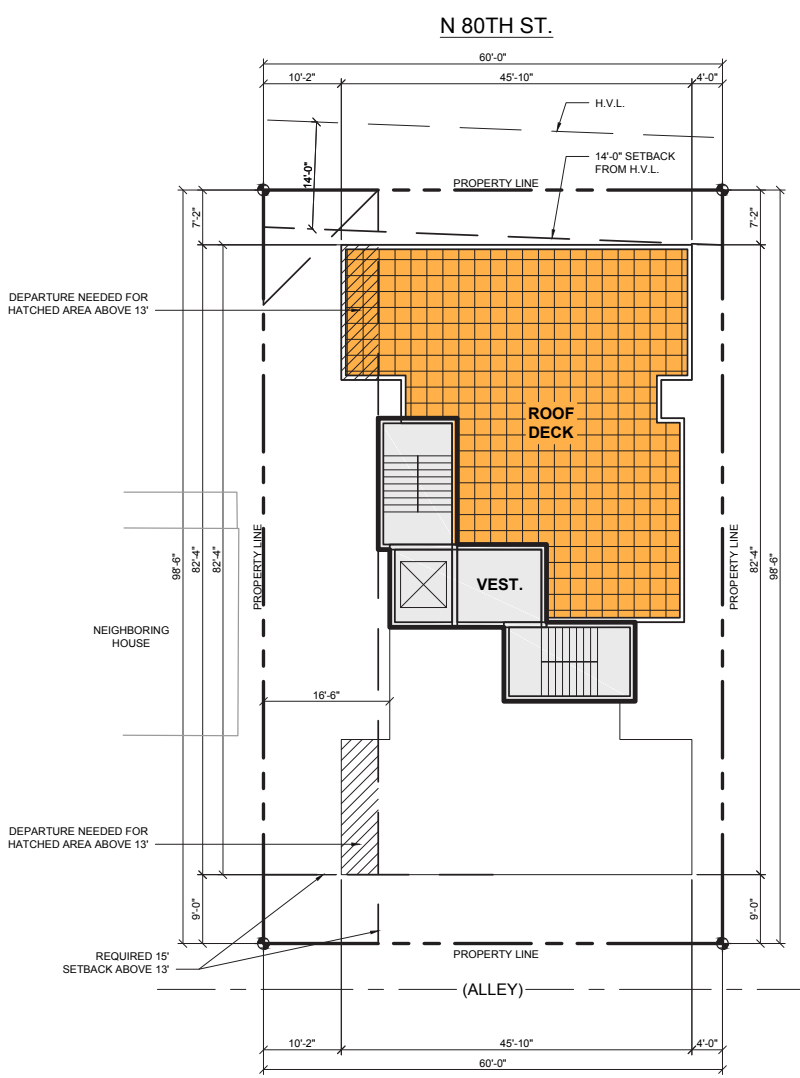
BIRDSEYE VIEW FROM SOUTHEAST



FIRST FLOOR

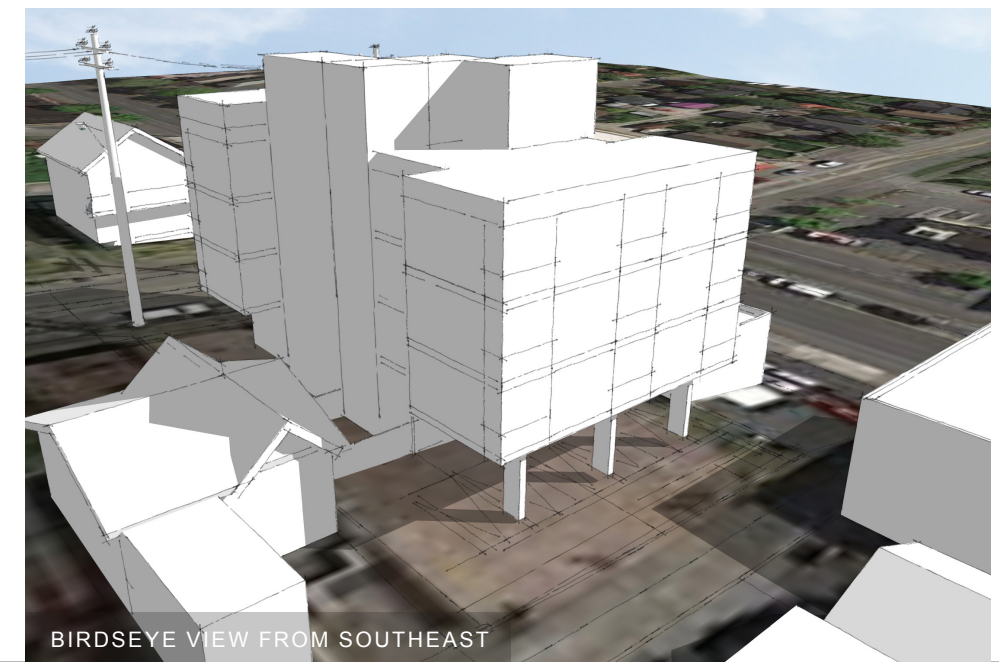


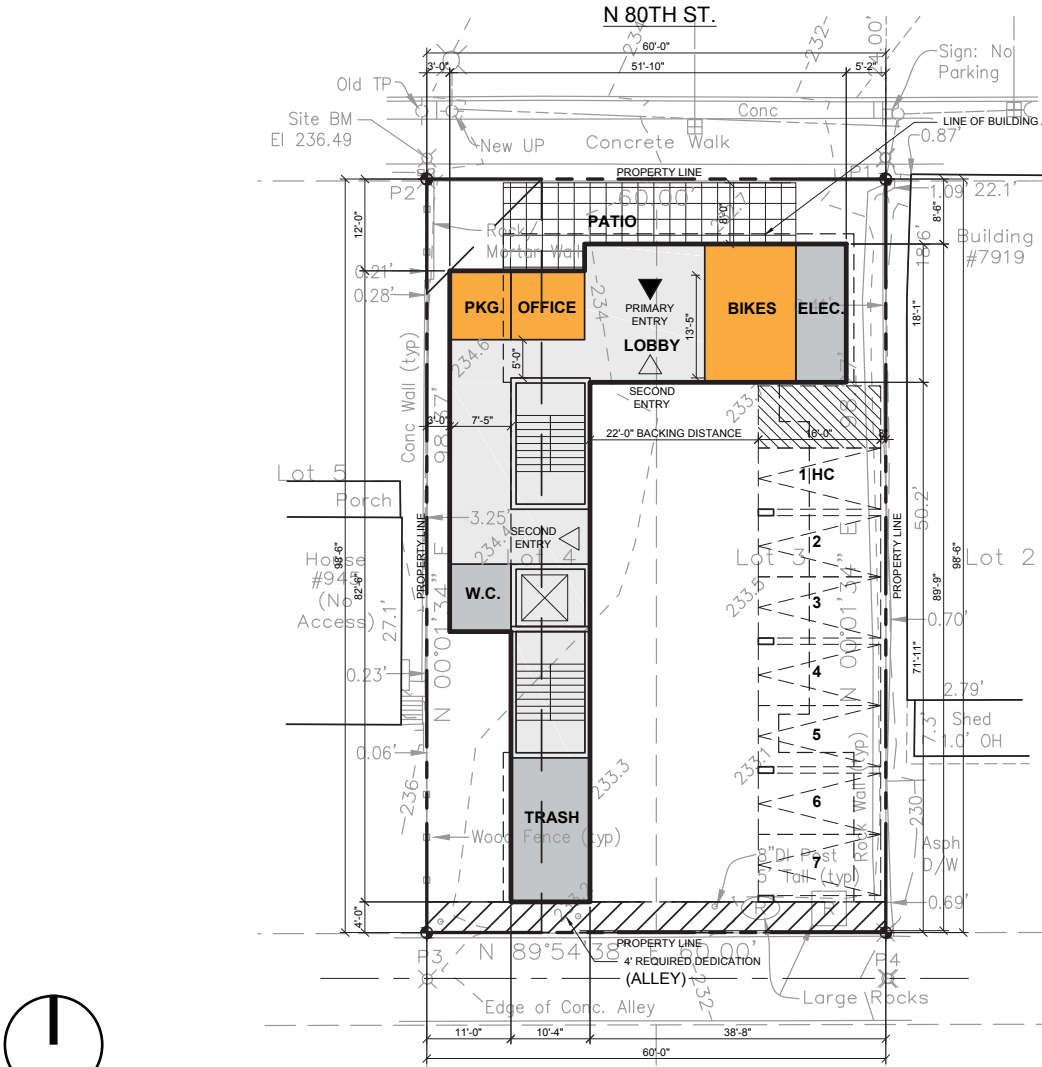
SECOND THRU FOURTH FLOORS



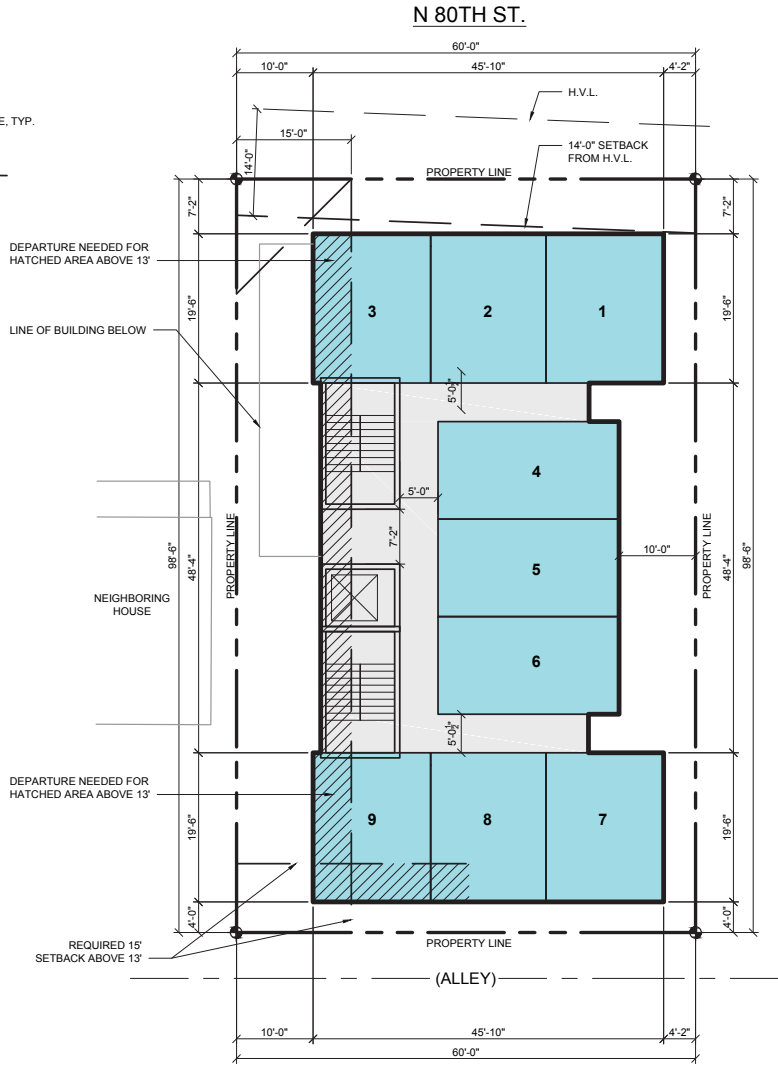
ROOF

- BUILDING
- AMENITY
- UNITS
- AUXILIARY

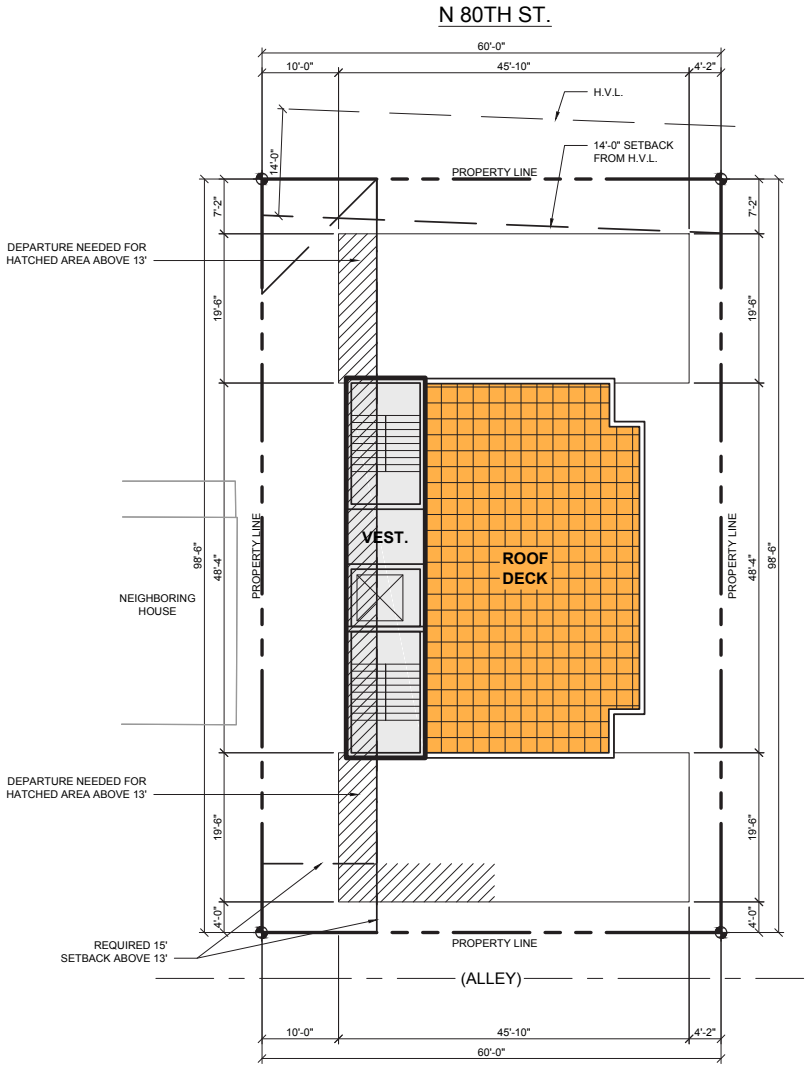




FIRST FLOOR



SECOND THRU FOURTH FLOORS

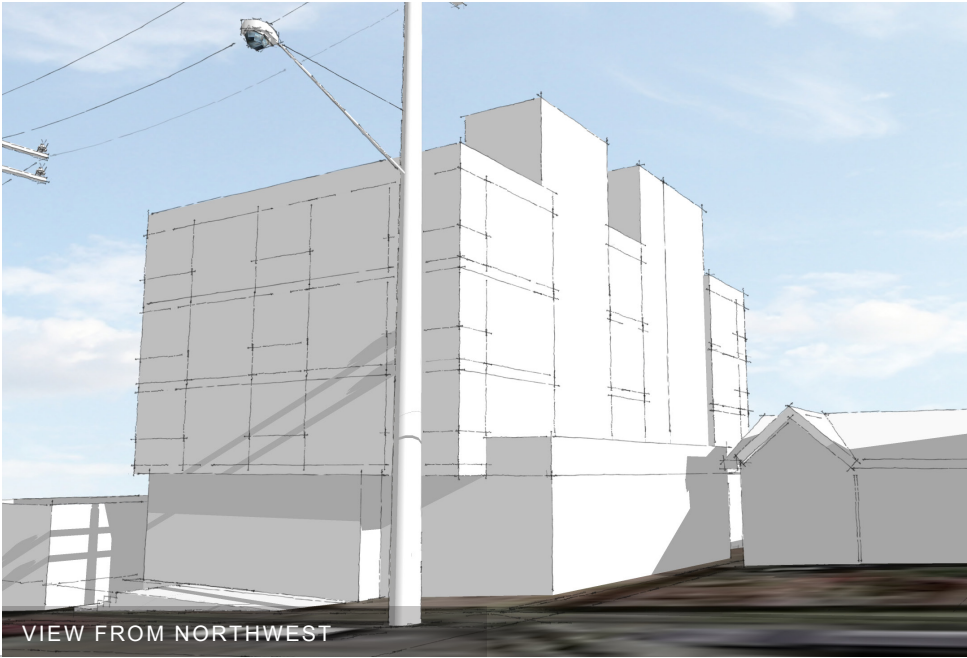


ROOF

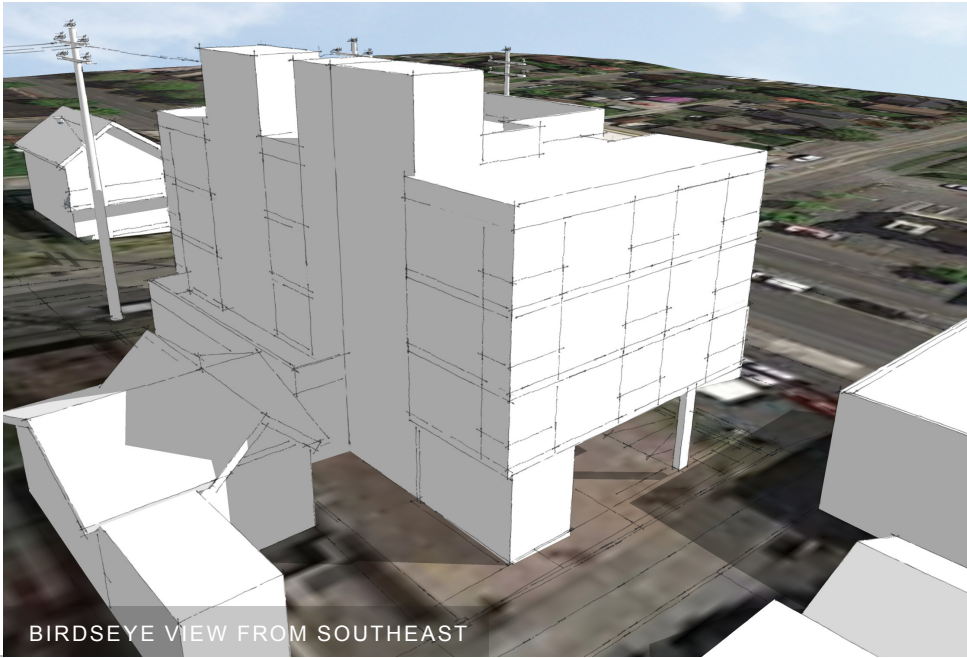
- BUILDING
- AMENITY
- UNITS
- AUXILIARY



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



BIRDSEYE VIEW FROM SOUTHEAST



THE BROOKLYN FLATS



TRACK66 APARTMENTS



ALCES APARTMENTS



44TH AVE SW SEDUS