

Early Design Guidance Coversheet



PROJECT INFORMATION

Site Address: 9400 35th Ave NE
Seattle, WA 98125

Parcel #: 6844700155

SDCI Project #'s: 3032182-EG, 3030258

Developer: American Dream Realty Investment Group 2, LLC
5936 NE 3rd Ct
Renton, WA 98059
Contact: Trang Pham
(206) 390-5272
tphomellc@gmail.com

Architect: Jackson Main Architects
311 1st Ave S,
Seattle, WA 98104
Contact: Robin Murphy
(206) 324-4800
robin.murphy@jacksonmain.com

Landscape Architect: Richard Ward Associates
Contact: Richard Ward
(206) 387-6623
rwa2100@gmail.com

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SUBMISSIONS

Presubmittal Conference	April 26, 2018
Draft Submittal	August 28, 2018
Draft Submittal Correction	December 22, 2021
Final Early Design Guidance Packet	April 1, 2022

Development Objectives - Summary Statement

PROJECT GOALS:

This project will bring in much needed higher density residential dwelling units on a transit-oriented street. In addition this development will bring in retail and commercial space to 35th Avenue NE, which is greatly desired by the neighborhood and 35th Avenue NE community.

DEVELOPMENT OBJECTIVES:

The applicant proposes to build a seven 3-story live/work units along the street and five 4-story rowhouses, each with their own parking garage. The live/work development will support (as shown with the preferred option 3) approximately 2,400 sf of ground floor retail spaces and 1,177 sf of private amenity rooftop deck. The total project will be roughly 23,420 sf.



EXISTING SITE:

The project site comprises of 1 parcels (APN: 68844700155 [11,832 sf]) with a total length of approximately 102' by 116' wide. The parcels is located east of 35th Avenue NE and north of NE 94th Street. There is an existing restaurant building on site - Wong's Kitchen - which has since closed (unrelated to the project development). The existing building will be demolished.

There is an approximate 8'-0" grade change from the southwest to the northeast corners of the project site, with the highest point being the southwest corner. There are no power lines adjacent to the project site.

ZONING AND OVERLAY:

The project parcels are all located within the NC1-40 (M) zone, indicating that the structure may go up to 40'-0". It is not located in any urban village but is located in a low MHA area.

Outreach Methods and Results:

A website had been set up for the project (www.9400-35th-avenue.com) on September 17th, 2018 (image of website to the right). This site included information about the project and allowed people to leave comments. The website also included an email that could be contacted.

Results: The website collected 3 total comments while the email associated with the website received 2 emails.

Postcards were printed and delivered to neighbors within 500’ radius of the property on September 24th, 2018 (image of postcard below). The postcards informed people of the website and a site walk scheduled for October 14th, 2018. This site walk was submitted to the Department of Neighborhoods Event calendar.



American Dream Realty LLC is proposing to build 15 new homes (13 townhomes + 2 live/work spaces, with parking for each unit) at 9400 35th Ave NE, with commercial space fronting 35th. Milton Lam Architects is hosting a site tour to give neighbors an opportunity to share their thoughts in the early stages of design.

When: Sunday, Oct. 14, 2018, 2-3 p.m.

Where: 9400 35th Ave NE
outside Wong's Restaurant

Rain or shine, no RSVP required.
Coffee provided!

Please see:
www.9400-35th-AveNE.com
for more information.
Email mlarc-outreach@gmail.com with additional questions.

Return Address:
Milton Lam Architects
P.O. Box 31348
Seattle, WA 98103

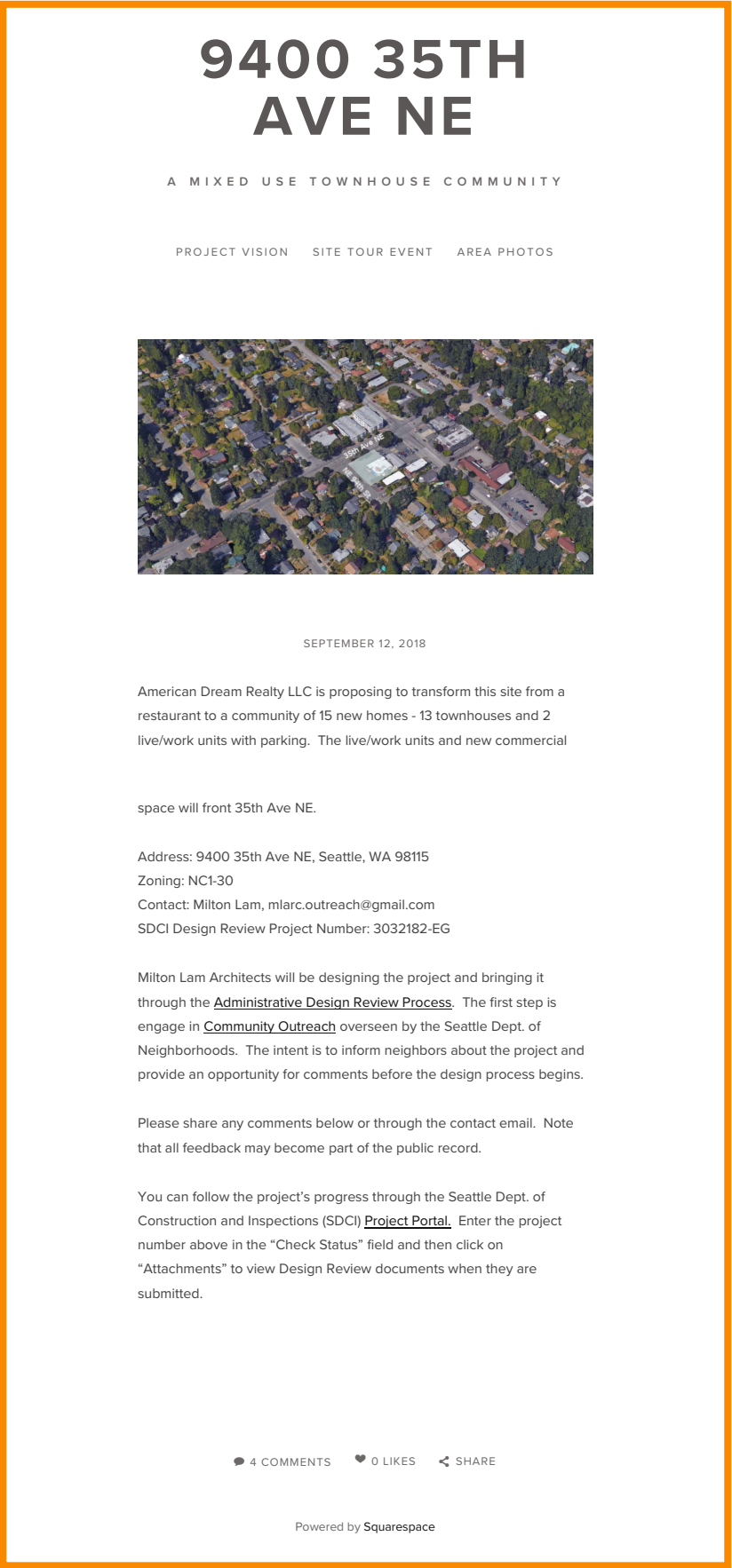
Lastly, a site tour was held on Sunday October 14th, 2018 at 2 P.M. Approximately 21 neighbors showed up to the event.

Summary of Public Outreach

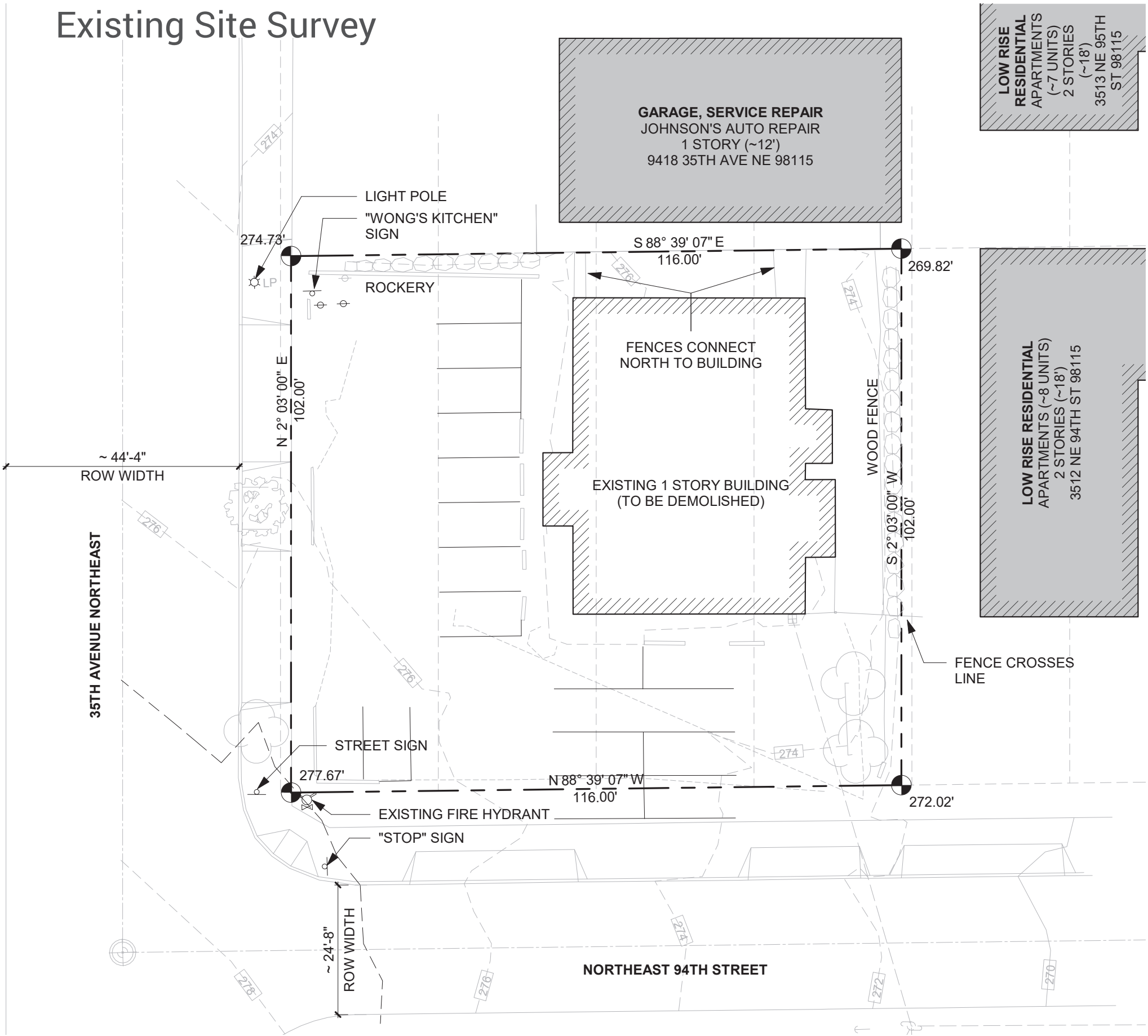
SUMMARY OF COMMUNITY RESPONSE AND DESIGN TEAMS RESPONSES:

Overall, the initial outreach meeting had mixed reviews. The activation of 35th Avenue NE with commercial spaces (mostly Option 2 and 3) and the density of housing shown on the project site were seen in good light. However, we have incorporated the following feedback into our current proposal:

- The neighborhood expressed need for more residential parking and street parking.**
While the design team cannot create more street parking, we can ensure there is enough parking for the residents by providing enlarged garage to fit any size car within the garage. We do not anticipate the live/work units generating any additional parking requirements. These units should activate the neighborhood at the street level, increasing the walk-ability of the neighborhood without relying on vehicles. In addition studies show that younger residents will be driving less and walking more.
- There was mixed reviews on the scale of the building for its adjacency to the single family residential.**
To help lower the building height, the first floor has been lowered below the street grade by ~2'. The design of the roof decks facing the east on Option 3 (preferred) will mitigate the reduction of sunlight and scale of the building while stepping down towards the single family zoning.
- There was a desire to have the landscaping and street trees between the street and sidewalk.**
We have incorporated a landscape strip in the site design along with street trees.
- The neighborhood showed concern with the design aesthetic not matching the neighborhood.**
We have shown preliminary material siding, drawing from the wood and brick design cues that have been seen around the neighborhood and along 35th Avenue NE through Wedgwood.



Existing Site Survey



LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4, BLOCK 4, PONTIAC ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 42, IN KING COUNTY, WASHINGTON;

EXCEPT THE EASTERLY 2 FEET OF LOT 4;
AND EXCEPT THE WEST 2 FEET OF LOT 1.

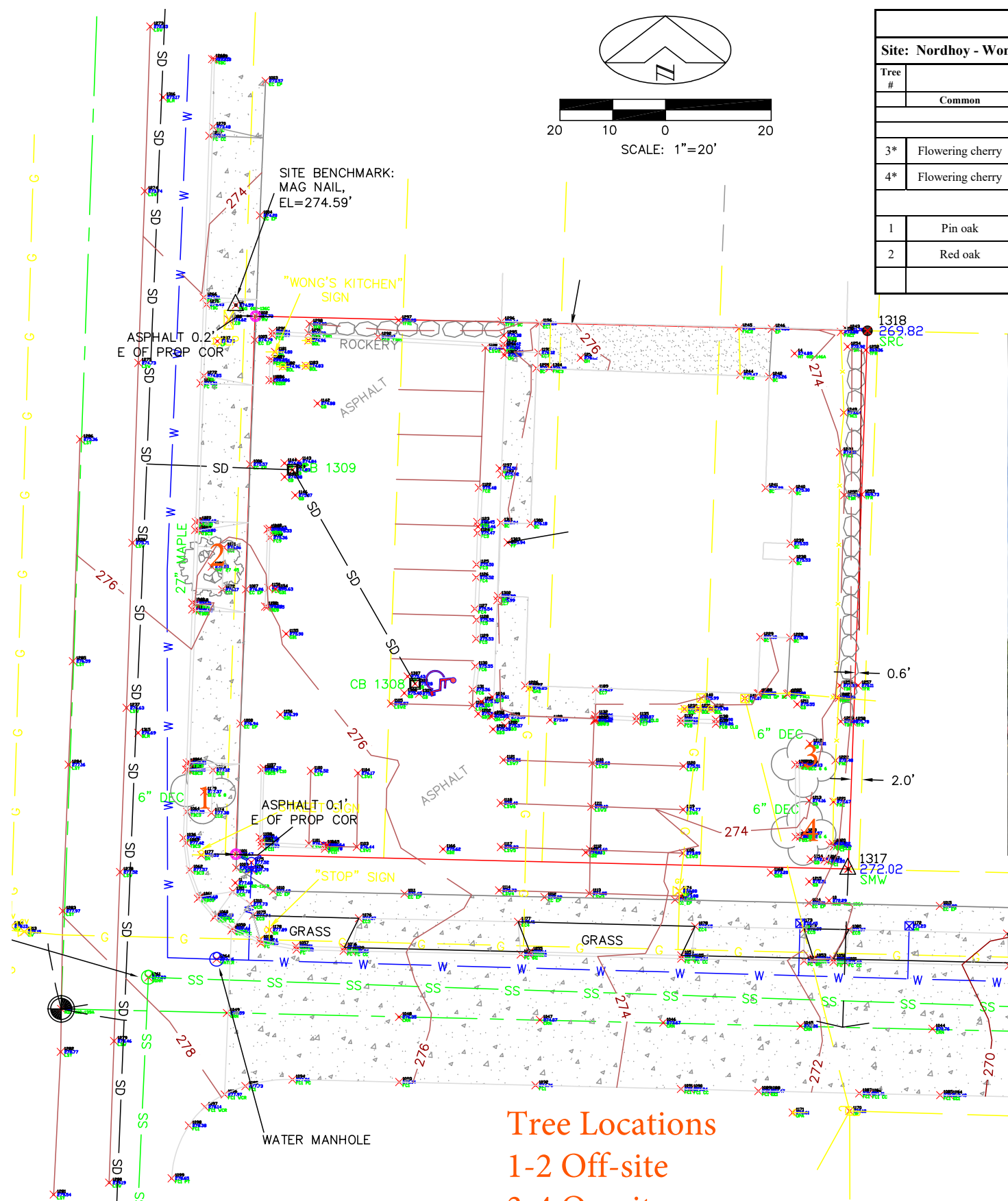
(THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT)

SURVEYOR:
A.S.P.I. Land Surveying and Planning
5205 S 2nd Ave., Suite A
Everett, WA 98203
(425) 252-1884

Survey: 1" = 20'



Existing Site Survey - Arborist Report

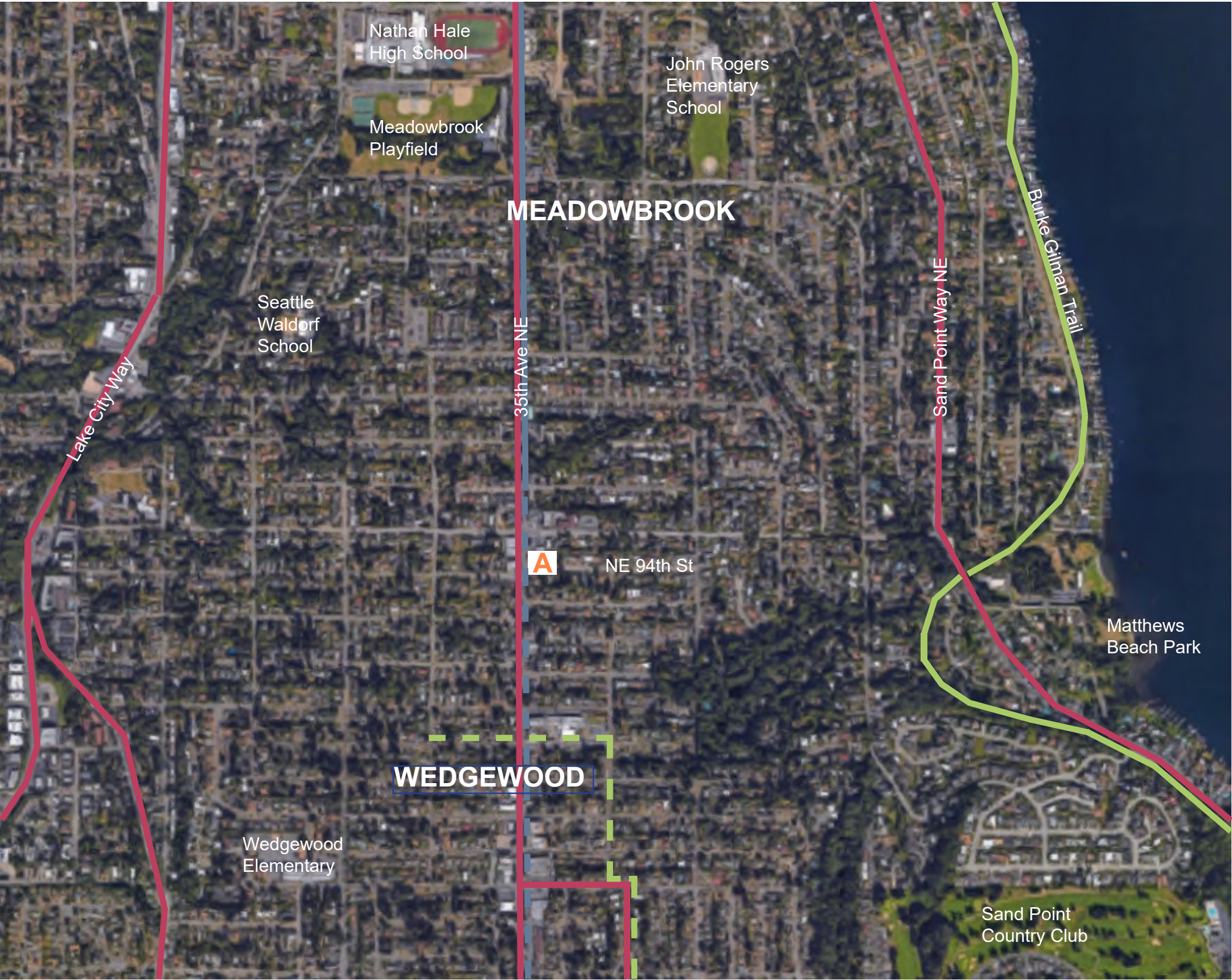


Tree Locations
1-2 Off-site
3-4 On-site

Tree Assessment																
Site: Nordhoy - Wongs Kitchen, 9400 35th Ave NE, Seattle.										Date: 2/15/2022				Project: 2022-34		
Tree #	Species		DBH (inches)	Height (feet)	Crown Ratio (%)	Dripline				Outer Root Zone Radius (feet)	Inner Root Zone Radius (feet)	Vigor		Viable Yes/No	Status	Comments
	Common	Scientific				N	S	E	W			Health	Structure			
On Site																
3*	Flowering cherry	<i>Prunus sp.</i>	14.9	20	80	12	8	8	10	10	5	Fair	Poor	No	Remove	Significant bole decay, roots under asphalt
4*	Flowering cherry	<i>Prunus sp.</i>	14.6	20	90	6	8	10	10	9	4	Fair	Poor	No	Remove	Significant bole decay, roots under asphalt
Off Site																
1	Pin oak	<i>Pinus paulustris</i>	6.3	22	70	4	4	6	8	6	3	Good	Good	Yes	Retain	Street Tree
2	Red oak	<i>Pinus rubrum</i>	26.3	46	80	16	24	28	16	21	11	Good	Good	Yes	Retain	Street Tree
			* Multiple trunks adjusted to single													



Urban Analysis - Area Map



MAP KEY

- A** Project Site
- Bus Route
- Protected Bike Lane
- Sharrow
- Neighborhood Greenway
- Multi-Use Trail



Urban Analysis - Vicinity Map



*Unlabeled Zoning is Single Family Residential



MAP KEY

- A** Project Site
- B** Fire Station #40
- C** Johnson's Auto Repair
- D** Bill Waters Spirit Services
- E** 95th Barber Shop
- F** FabCab Office w/ Apartments above
- G** Northeast Veterinary Hospital
- H** Fiddler's Inn Pub
- I** Morningside Grocery
- J** LaPasta Store
- K** One Life Church / Christopher Robin Pre School
- L** Mock Creek Ravine
- M** Penguin Park
- N** 2 Story Apartments
- O** 3 Story Apartments
- P** 4 Story Apartments
- Q** Health Excellence Chiropractic
- R** Edwards Jones
- S** Wedgwood Drama Studio
- Neighborhood Commercial*

Urban Analysis - Streetscape - 35th Ave NE

276'-10"
FIRST
FLOOR
ELEVATION

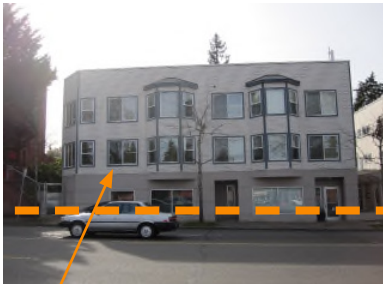
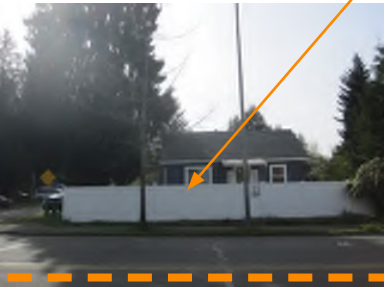


NATURAL WOOD

35th Ave NE facing East - North End

35th Ave NE facing East - South End

276'-10"
FIRST
FLOOR
ELEVATION



WEATHERED NATURAL WOOD

Fire Station across from site

BRICK MATERIALITY

35th Ave NE facing West - South End

35th Ave NE facing West - North End

WINDOW PATTERN DIFFERS FROM
COMMERCIAL TO RESIDENTIAL

Site Photos

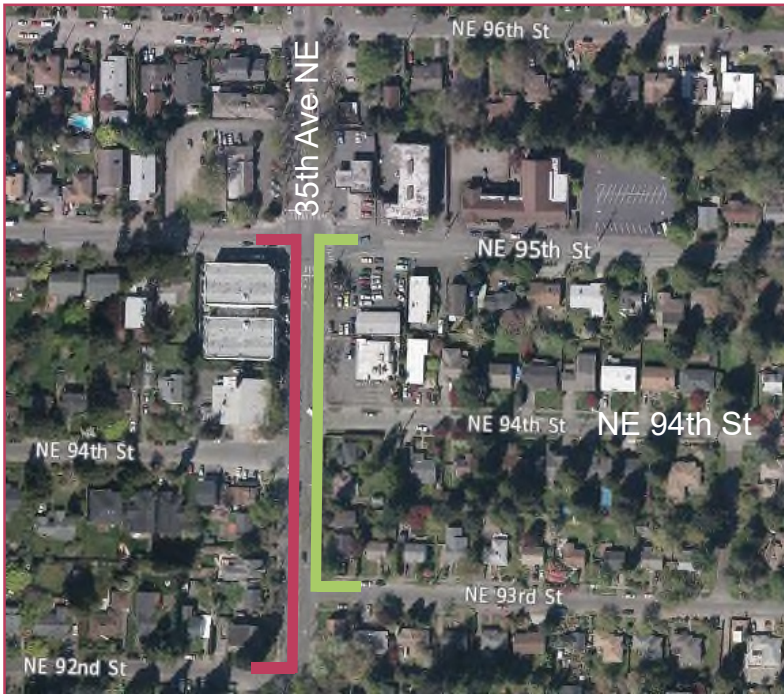
Looking Northwest along NE 94th Street



Looking Southeast along 35th Ave NE



Looking East from NE 94th St intersection



Urban Anaylsis - Streetscape - NE 94th Street

276'-10"
FIRST
FLOOR
ELEVATION



NE 94th St facing North - West End

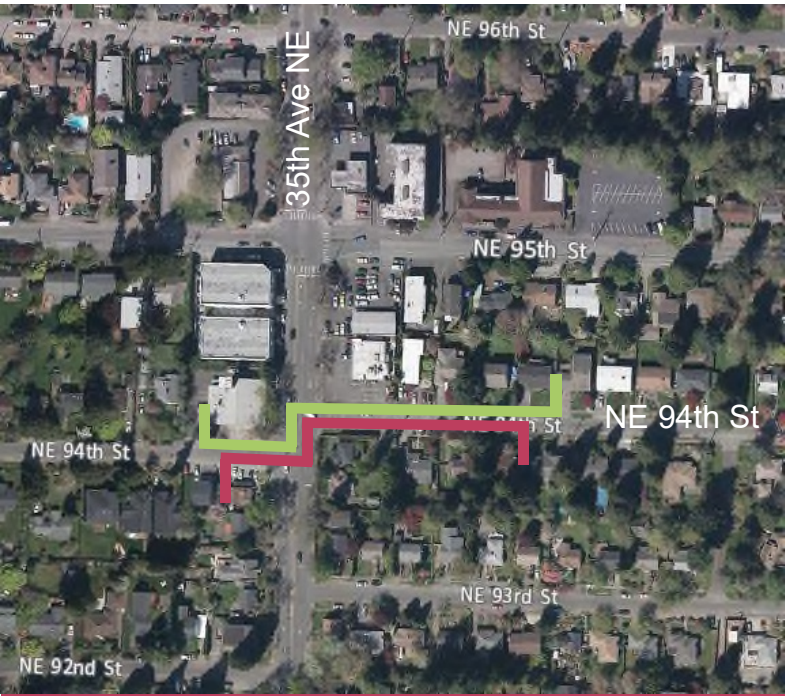
NE 94th St facing North - East End

276'-10"
FIRST
FLOOR
ELEVATION



NE 94th St facing South - East End

NE 94th St facing South - West End



Zoning Data



PARCEL: 6844700155

CURRENT ZONING: NC1-40 (M) low MHA area

Zoning to the north, northwest, and directly east is NC1-40

Zoning to the south, southwest, and beyond the NC1-40 area is SF 5000

SITE AREA: 11,832 SF

FAR:

Max. Allowed: 3; 35,496 SF

Proposed (Preferred Option 3): 2; 23,470 sf

MAX. BUILDING HEIGHT:

Max. Allowed: NC1-40: 40' or 44' where ground level is 13' floor to floor commercial

Proposed: 39'-6"

SETBACKS: 0'

STREET LEVEL DEVELOPMENT STANDARDS:

30' average depth for street-level facade of non-residential uses, 15' min.

80% of street facade must be a non-residential use

GREENFACTOR: .30

AMENITY AREA:

Required: 5% of building area;

Option 1 & 2 areas: 18,022 sf

Required: 901 sf

Proposed: 912 sf

Preferred Option 3 area: 23,470 sf

Required: 1175 sf

Proposed: ~1180 sf

PARKING:

Required: No parking required for first 1500 sf of each business establishment

1 space for each residential dwelling unit

Proposed: 12 spaces, 1 for each Rowhouse and Live/Work unit

4 Commercial spaces in Option 1

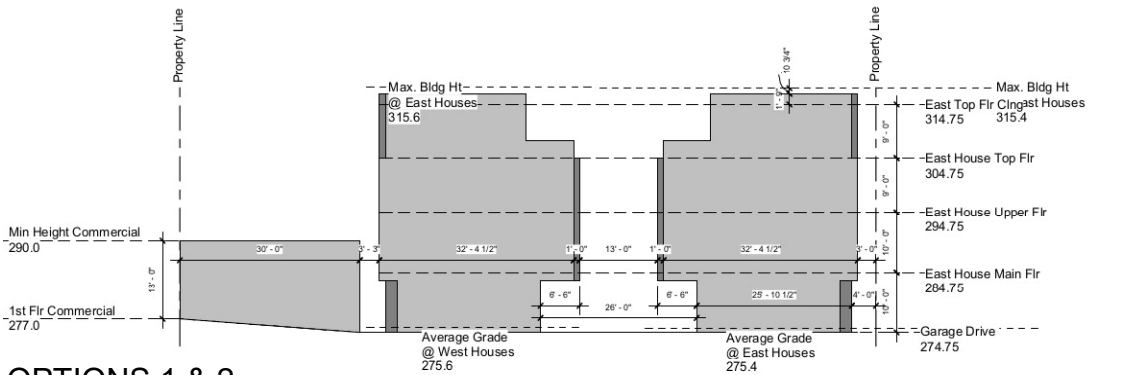
SOLID WASTE:

Required: 150 sf for 9-15 dwelling units + 82 sf for <5000 sf non-residential uses

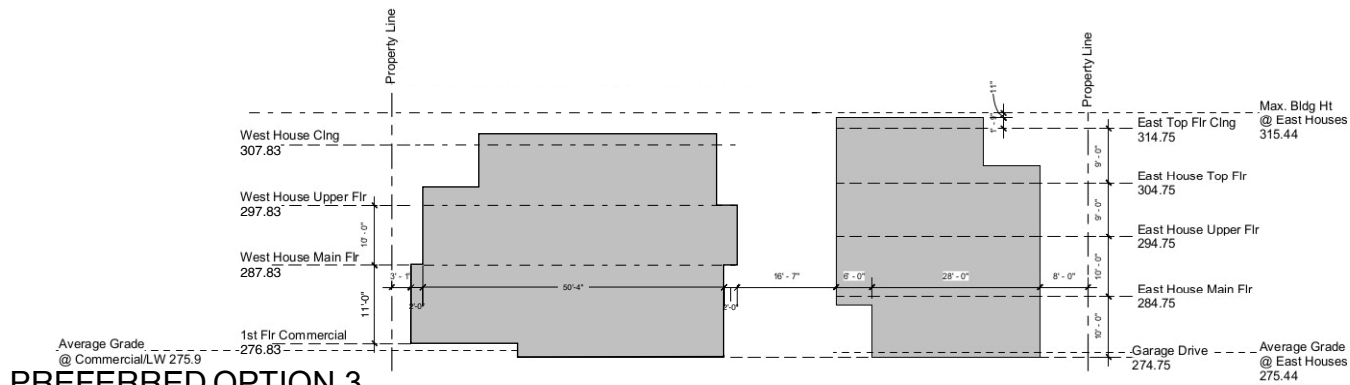
= 191 sf

Provided: Options 1 & 2 = 211 sf

Option 3 = 256 sf



OPTIONS 1 & 2



PREFERRED OPTION 3

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Design Guidelines

CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

D.1. PLANTS AND HABITAT - *On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible.*

New street trees will be planted and significant portions of the currently entirely paved Right of Way will be converted to planting beds. Planters at individual roof decks provide privacy and vegetation to crown the buildings. All options feature larger areas of vegetation in front of the buildings facing NE 94th St to transition to the adjacent single family neighborhood to the east. Option 3 also features smaller vegetated areas in front of the Live/Work units on 35th Ave NE and a large roof top garden at the corner.

CS2 URBAN PATTERN AND FORM

D.1. EXISTING DEVELOPMENT AND ZONING - *Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.*

The buildings within the NC1-40 zone are single story commercial buildings in parking lots or 3-4 story multifamily buildings with solid massing. Options 1 & 2 mimic the massing with single story commercial along 35th Ave NE, and Option 1 preserves adjacent surface level parking. Both options break up the multi-family massing precedent with two rows of homes instead of a single larger building. The buildings are kept back from the north and east property lines where adjacent NC1-40 properties currently have smaller buildings and step back at the 3rd floor. All options address concerns raised by neighbors that max. height buildings at the street would feel imposing. While Option 3 brings multi-story live/work units to 35th Ave NE, the units are set back from the property line and have the largest setback from the east property with an ~8' setback.

PUBLIC LIFE

PL3 STREET LEVEL INTERACTION

B.1. RESIDENTIAL EDGES: 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.*

The residential entrances in options 1 & 2 are all off walkways perpendicular to the street ensuring privacy from the general public. In option 3, this is enhanced for the west rowhomes by a larger planting buffer between the walkway and the entrances. The east live/work spaces have an entrance off 35th Ave NE and a parking garage entrance off the the parking court.

PL4 ACTIVE TRANSPORTATION

B. PLANNING AHEAD FOR BICYCLISTS

1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel. 2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety. 3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible. Also consider signage, kiosks, building lobbies, and bicycle parking.

There is a protected bike lane along 35th Ave NE that ends two blocks north of the project site. The Bike Master Plan calls for a new protected bike lane starting five blocks south and may be built soon as part of the 35th Ave NE repaving project. The road adjacent to the project site will currently remain a sharrow where people often bike along the right side of the lane. It is a major bike route for people commuting or accessing Wedgewood businesses. The new planting strip in the Right of Way will provide a buffer between the cyclists in a future bike lane on the road and pedestrians on the sidewalk which will mitigate conflict between users. The site will contain public bike parking for cyclists patronizing businesses on site. All options contain larger public bike parking at the corner of 35th Ave NE and NE 94th St, and additional bike parking along 35th Ave NE. All options also have additional width or depth in the garages to accommodate private bike storage.



DESIGN CONCEPT

DC2 ARCHITECTURAL CONCEPT

A.2. REDUCING PERCEIVED MASS - *Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.*

The overall mass of the project is broken into smaller elements with two rows of residential units or live/work units, and in options 1 & 2, single story commercial spaces are separate buildings along 35th Ave NE. The mass of the rowhouse units is broken by design elements such as recessed entries, two story window projections and decks carved out of the top level to step back from neighboring properties. The live/work units in option 3 are only three stories instead of four in order to further reduce perceived mass.

DC2 ARCHITECTURAL CONCEPT

B.1. ACAD COMPOSITION - *Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.*

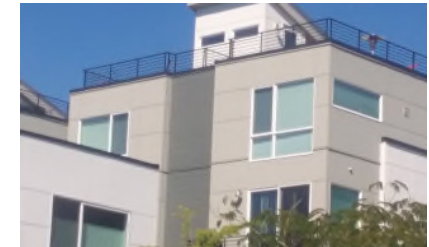
The layering effect of Hardie panels contrasted with lap siding on the varied planes of the rowhouse facades will enhance the visual depth of the residential units. Masonry veneer and storefront glazing will differentiate between residential and commercial uses. The 35th Ave NE facade of the commercial building or live/work unit will wrap the corner at NE 94th Street. The brick work will also wrap around the single live/work unit on NE 94th Street, to the south east of the site.

DC3 OPEN SPACE CONCEPT

B.2. CONNECTION TO STREET: *Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape—its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.*

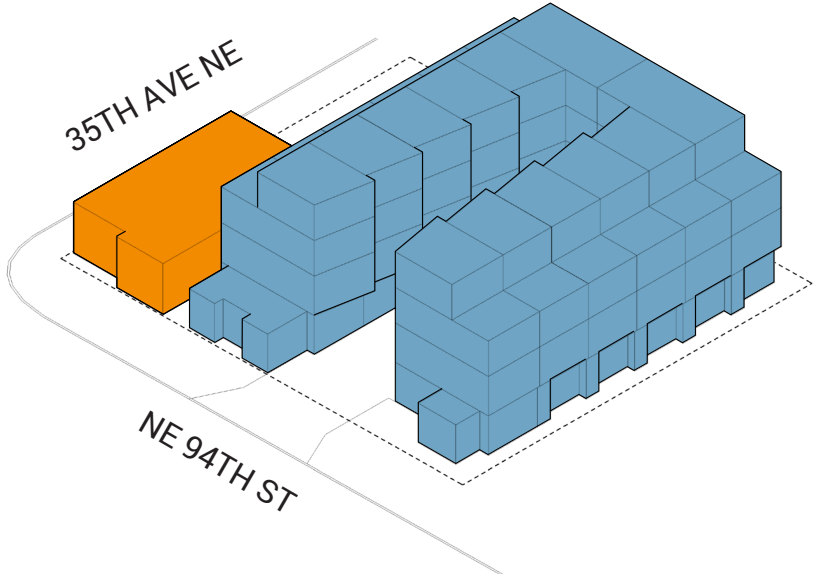
While both street facades are required to offer commercial uses, the characters of each street are different. 35th Ave NE is a busier thoroughfare while NE 94th St quickly transitions to residential uses. In Option 1, there is parking for the commercial space off of 35th Ave NE, but away from the intersection, along with a building entrance adjacent to the parking. The main entrance is at the corner of 35th Ave NE and NE 94th St, closer to the bike parking and public transit stops. The building is pulled back from the property line to create space at the corner for a convergence of uses. In Option 2, there is a commercial courtyard between the two commercial buildings to provide flexibility for outdoor seating or merchandise without impacting sidewalk use for travel. In Option 3, The live/work unit at the corner of 35th Ave NE and NE 94th St is shaped to create a pocket plaza with seating.

In all options, street trees and landscaping buffer the sidewalks from the streets, and NE 94th St has larger areas of landscaping in front of the live/work units to reflect the street's transition to residential use.



Massing Concepts - Option Comparison

OPTION 1 - SEPARATED



- Stories:** 1 Story commercial space
4 Story rowhouse and live/work units
- Unit count:** 1 Commercial space
10 Rowhouses + 2 Live/work units
- Parking:** 4 surface parking stalls for commercial spaces
12 private garages for residential units
- Amenities:** Roof decks at residential units
- Departures requested:** None

Urban Design Analysis:

The commercial massing of this project reflects some of the adjacent commercial buildings with surface parking. While the enclosed courtyard entrance to the units takes design elements from the apartment complex across the street. The east and west roof decks lower the massing of the building to step down to commercial space to the West and the apartment complex to the East.

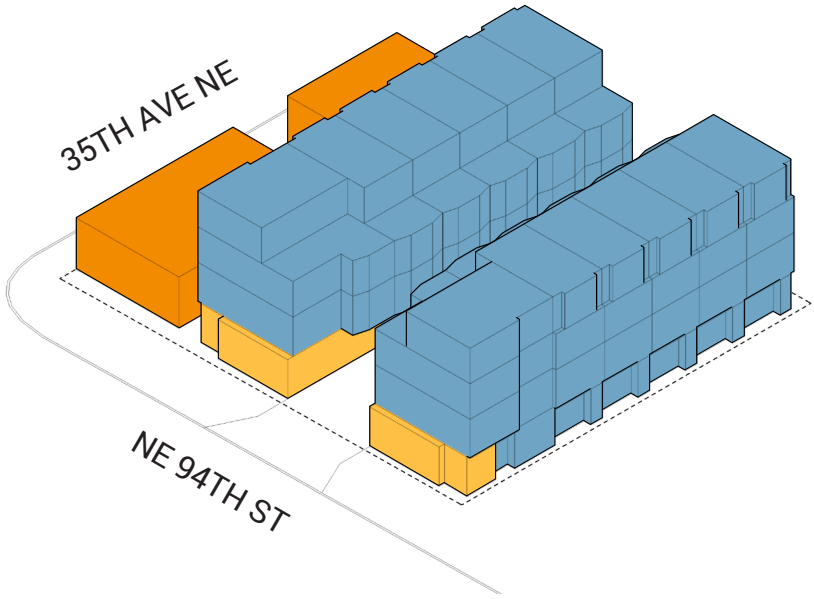
Pros:

- Rowhouses step down to east neighbors
- Commercial parking provided

Cons:

- Narrower space between row-houses
- 35th Ave NE commercial facade interrupted by surface parking

OPTION 2 - MERGED



- Stories:** 1 Story commercial space
4 Story rowhouse and live/work units
- Unit count:** 2 Commercial space
10 Rowhouses + 2 Live/work units
- Parking:** Commercial spaces under gfa for Required parking
12 private garages for residential units
- Amenities:** Commercial courtyard
Roof decks at residential units
- Departures requested:** None

Urban Design Analysis:

The two commercial massing at the east provides a continuous commercial frontage that the newer buildings in this zone provide and continues it along NE 94th St with live/works. The residential aspect of this project takes massing cues from the apartment complexes to the east, orienting north and south and completely separating the two masses to give the most amount of light.

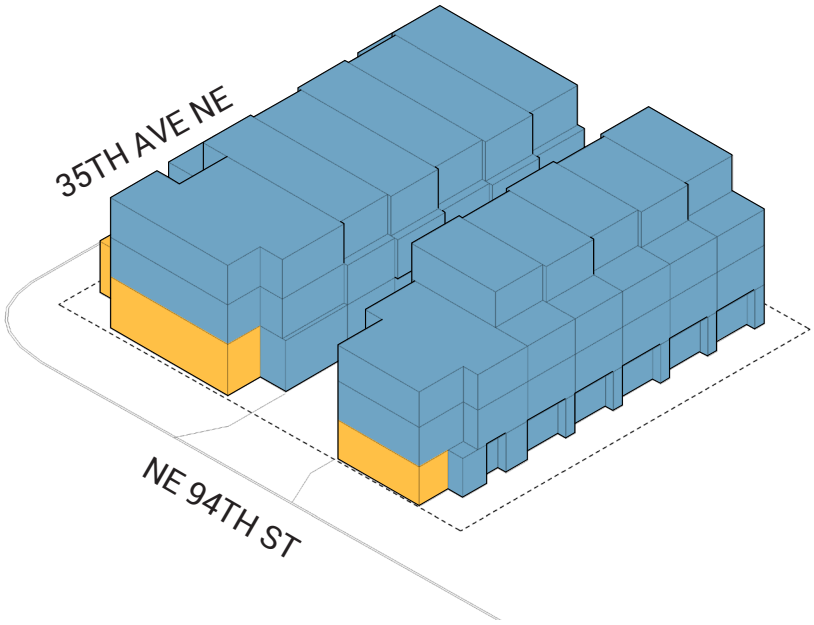
Pros:

- Rowhouses step down to east neighbors
- Continuous commercial facade on 35th Ave NE

Cons:

- Narrower space between row-houses
- Roof decks look into each other
- Option with most amount of shading

OPTION 3 (PREFERRED) - INTEGRATED



- Stories:** 3 Stories live/work units
4 Story rowhouse units
- Unit count:** 5 Rowhouses + 7 Live/work units
- Parking:** 12 private garages for residential units
- Amenities:** Roof decks at all residential units
Commercial “pocket plaza” at corner of 35th Ave NE and NE 94th St
- Departures requested:** None

Urban Design Analysis:

This option draws upon the other adjacent mixed-use buildings in this zone by stacking the residential directly upon the commercial with live/work units. Maximizing the uninterrupted commercial frontage along 35th Ave NE while wrapping it along NE 94th St. The residential massing on the west is reduced by a floor to match the height of the nearby apartment complexes along 35th Ave NE. To the east the roof decks step the building down, reducing the mass along the east property line where the building is only 2 stories.

Pros:

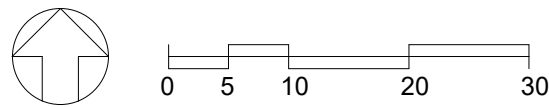
- Rowhouses step down to east neighbors + 8’ setback
- Live/work units provide continuous commercial facade while stepping down at the streets to mitigate any street/tunnel/shadow effect
- Dwelling units are larger than other options
- Greater separation between dwelling units at upper stories
- Privacy at roof decks, not looking into other units

Cons:

- Commercial spaces are all live/work units

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Option 1: Site Plan



UNITS 1 & 7

LOWER FLOOR
363 sf building area

MAIN FLOOR
567 sf building area

UPPER FLOOR
567 sf building area

TOP FLOOR
416 sf building area
101 sf amenity area
27 sf green space

Total Building Area: 1913 sf

UNITS 2-5, 8-12

LOWER FLOOR
361 sf building area

MAIN FLOOR
462 sf building area

UPPER FLOOR
462 sf building area

TOP FLOOR
312 sf building area
101 sf amenity area
27 sf green space

Total Building Area: 1597 sf

UNIT 6

LOWER FLOOR
696 sf building area

MAIN FLOOR
462 sf building area

UPPER FLOOR
462 sf building area

TOP FLOOR
312 sf building area
101 sf amenity area
sf green space

Total Building Area: 1959 sf

COMMERCIAL SPACE 1

1330 sf floor area
229 sf trash/recycling

AMENITY SPACE

5% Building Area

Total Building Area:
Units 1 & 7: 1913 sf x 2 = 3826 sf
Units 2-5, 8-12: 1597 sf x 7 = 11,179 sf
Unit 6: 1959 sf x 1 = 1959 sf
Total: 16,964 sf

16,964 x 5% = 849 sf required

Total Amenity Area:
Units 1-12: 101 sf x 12 = 1212 sf

Total: 1212 sf provided

35TH AVE NE



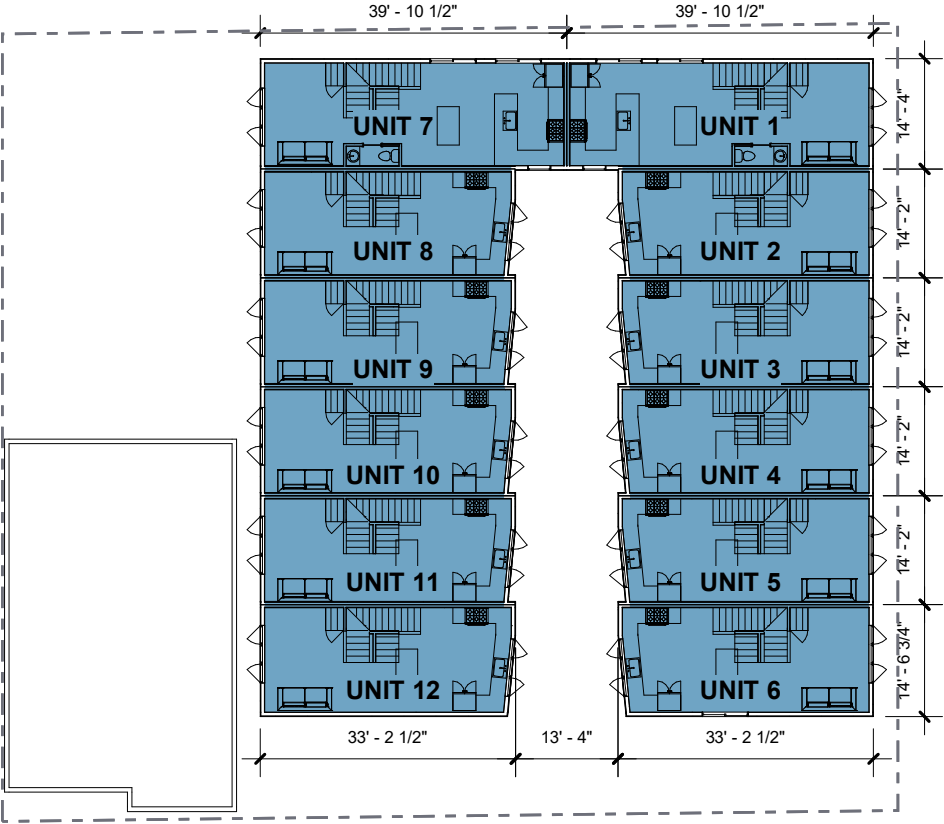
NE 94TH ST

Option 1: Floors Plans

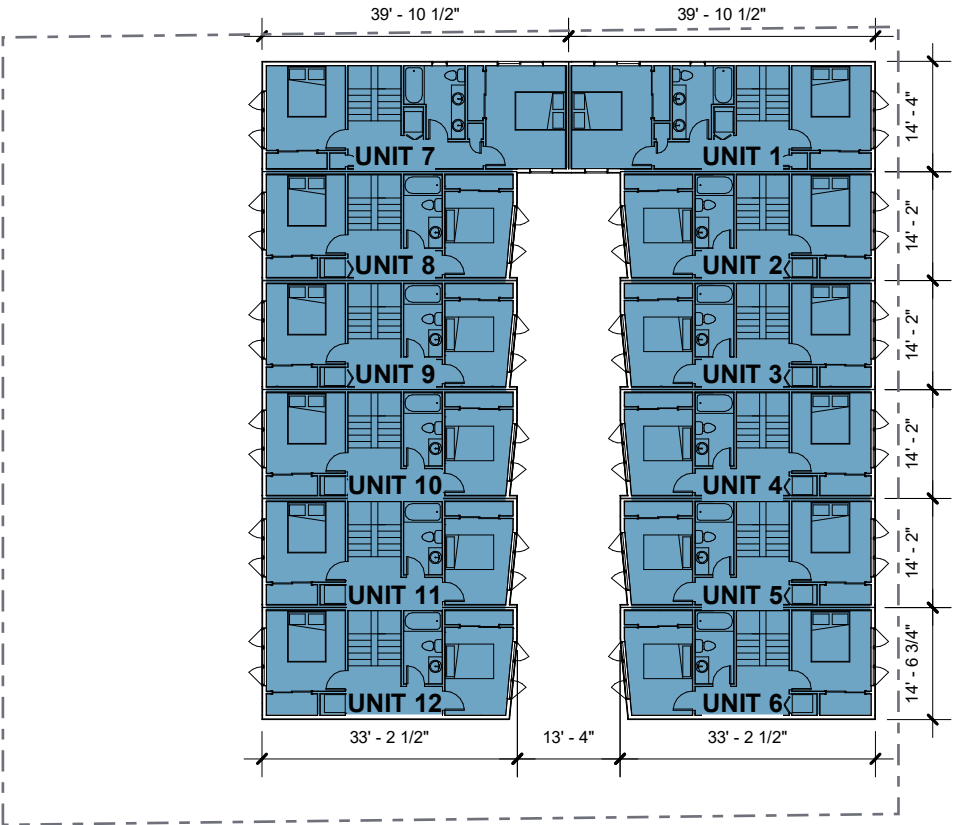
GROUND FLOOR PLAN



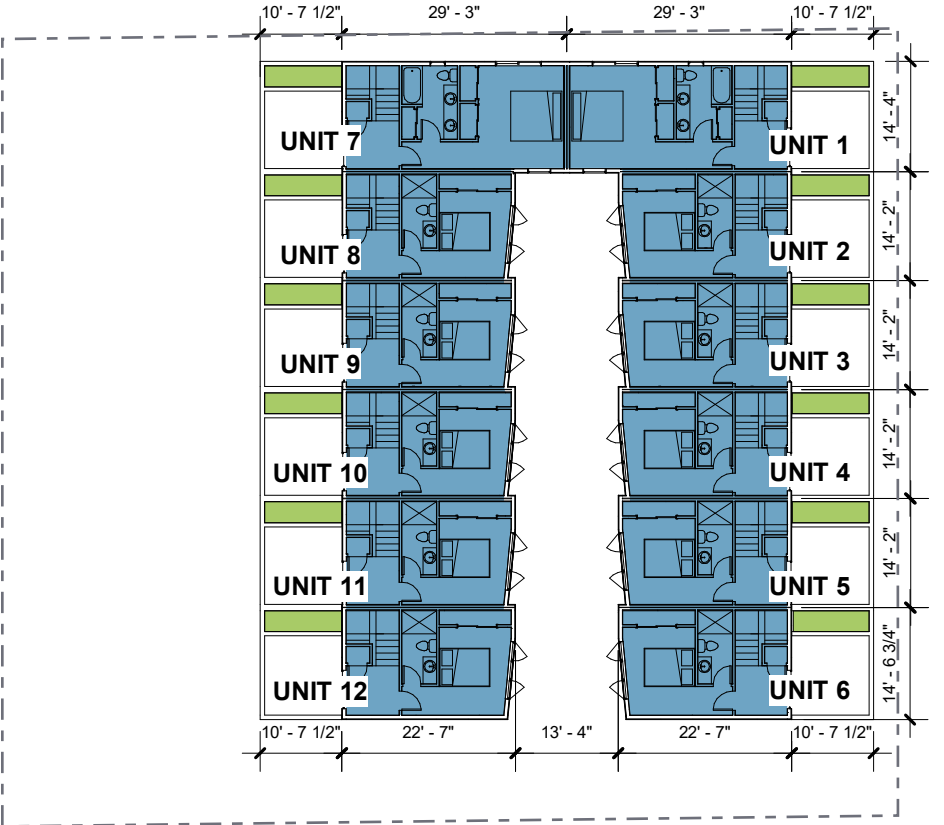
MAIN FLOOR PLAN



UPPER FLOOR PLAN



TOP FLOOR PLAN



Option 1: Renderings

LOOKING NORTHEAST AT INTERSECTION OF NE 94TH ST AND 35TH AVE





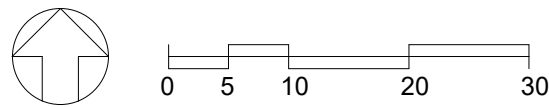
Option 1: Renderings

LOOKING NORTHWEST ON NE 94TH STREET



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Option 2: Site Plan



UNITS 1 & 7

LOWER FLOOR
350 sf building area

MAIN FLOOR
476 sf building area

UPPER FLOOR
476 sf building area

TOP FLOOR
334 sf building area
78 sf amenity area
19 sf green space

Total Building Area: 1636 sf

UNITS 2-5, 8-11

LOWER FLOOR
348 sf building area

MAIN FLOOR
455 sf building area

UPPER FLOOR
455 sf building area

TOP FLOOR
320 sf building area
74 sf amenity area
19 sf green space

Total Building Area: 1578 sf

LIVE/WORK 1 & 2

LOWER FLOOR
696 sf building area

MAIN FLOOR
743 sf building area

UPPER FLOOR
743 sf building area

TOP FLOOR
459 sf building area
148 sf amenity area
59 sf green space

Total Building Area: 2641 sf

COMMERCIAL SPACE 1

894 sf building area

COMMERCIAL SPACE 2

1069 sf building area

AMENITY SPACE

5% Building Area

Total Building Area:
Units 1 & 7: 1636 sf x 2 = 3272 sf
Units 2-5, 8-11: 1578 sf x 6 = 9468 sf
Live/Work 1 & 2: 2641 sf x 2 = 5282 sf
Total: 18,022 sf

18,022 x 5% = 901 sf required

Total Amenity Area:
Units 1 & 7: 78 sf x 2 = 156 sf
Units 2-5, 8-11: 74 sf x 6 = 444 sf
Live/Work 1 & 2: 156 sf x 2 = 312 sf
Total: 912 sf

Total: 912 sf provided

35TH AVE NE



GARAGE, SERVICE REPAIR
JOHNSON'S AUTO REPAIR
9418 35TH AVE NE 98115
HEIGHT ~12'

LOW RISE RESIDENTIAL
APARTMENTS (~ UNITS)
3513 NE 95TH ST 98115
HEIGHT ~18'

LOW RISE RESIDENTIAL
APARTMENTS (~8 UNITS)
3512 NE 94TH ST 98115
HEIGHT ~18'

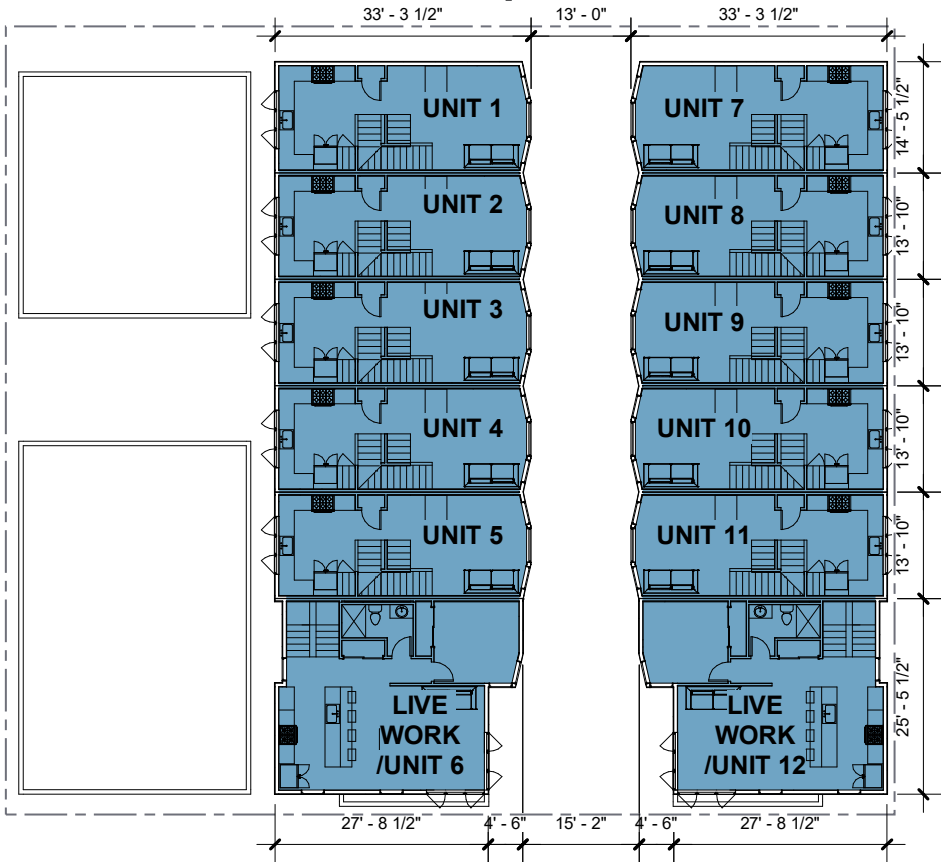
NE 94TH ST

Option 2: Floors Plans

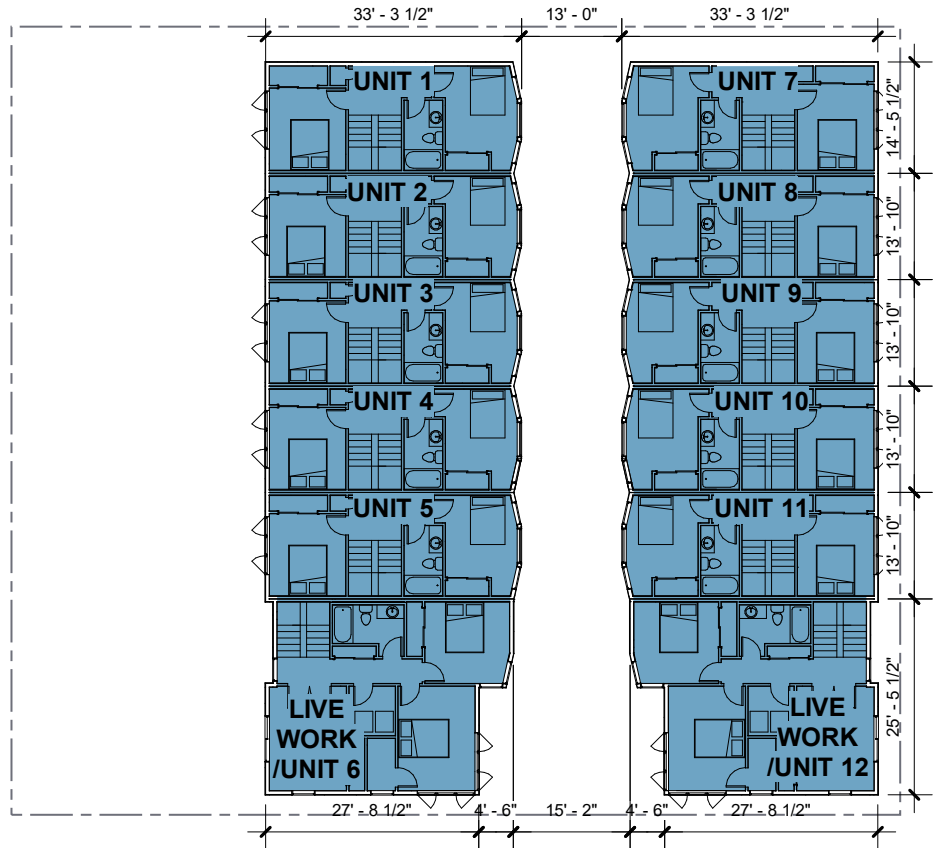
GROUND FLOOR PLAN



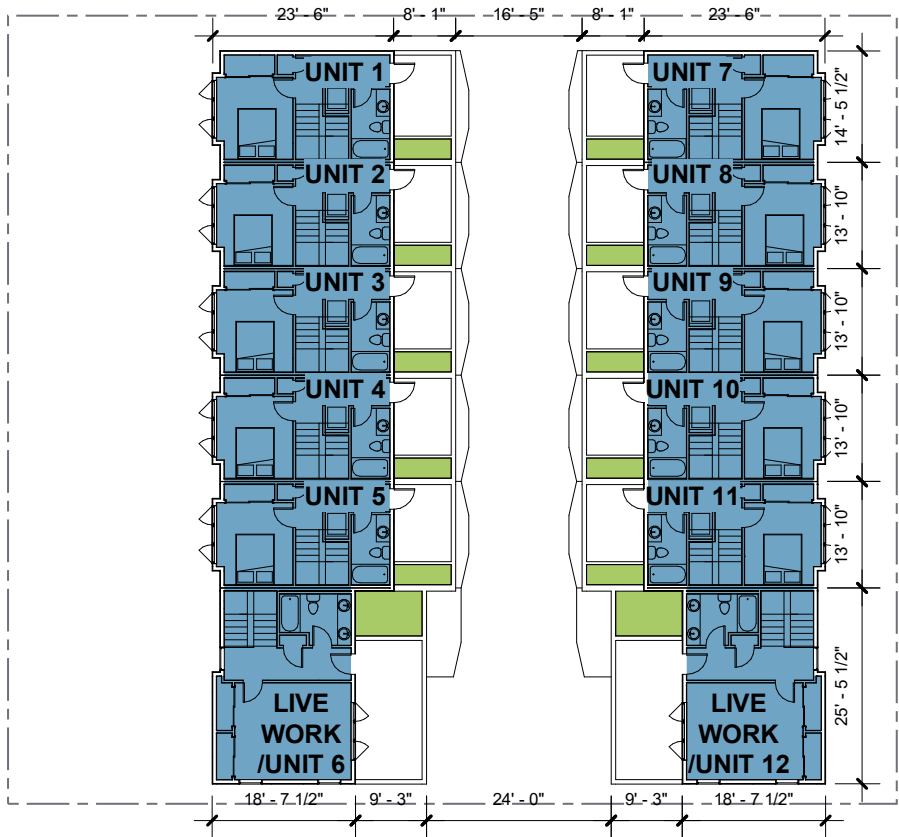
MAIN FLOOR PLAN



UPPER FLOOR PLAN



TOP FLOOR PLAN



Option 2: Renderings

LOOKING NORTHEAST AT INTERSECTION OF NE 94TH ST AND 35TH AVE





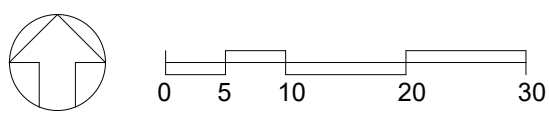
Option 2: Renderings

LOOKING NORTHWEST ON NE 94TH STREET



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Preferred Option 3: Site Plan



LIVE/WORK UNIT 1

LOWER FLOOR
1,220 sf building area

MAIN FLOOR
960 sf building area
120 sf amenity area
24 sf green space

UPPER FLOOR
906 sf building area

Total Building Area: 3,140 sf

LIVE/WORK
UNITS 2 & 6

LOWER FLOOR
676 sf building area

MAIN FLOOR
667 sf building area

UPPER FLOOR
500 sf building area
116 sf amenity area
20 sf green space

Total Building Area: 1,843 sf

LIVE/WORK
UNITS 3 & 5

LOWER FLOOR
657 sf building area

MAIN FLOOR
673 sf building area

UPPER FLOOR
503 sf building area
116 sf amenity area
20 sf green space

Total Building Area: 1,851 sf

LIVE/WORK
UNIT 4

LOWER FLOOR
650 sf building area

MAIN FLOOR
650 sf building area

UPPER FLOOR
500 sf building area
87 sf amenity area
14 sf green space

Total Building Area: 1,800 sf

UNITS 7, 9, 11

LOWER FLOOR
330 sf building area

MAIN FLOOR
430 sf building area

UPPER FLOOR
430 sf building area

TOP FLOOR
308 sf building area
81 sf amenity area
15 sf green space

Total Building Area: 1,498 sf

UNITS 8 & 10

LOWER FLOOR
330 sf building area

MAIN FLOOR
422 sf building area

UPPER FLOOR
422 sf building area

TOP FLOOR
309 sf building area
91 sf amenity area
17 sf green space

Total Building Area: 1,483 sf

LIVE/WORK
UNIT 12

LOWER FLOOR
675 sf building area

MAIN FLOOR
726 sf building area

UPPER FLOOR
590 sf building area
81 sf amenity area
28 sf green space

Total Building Area: 1,991 sf

AMENITY SPACE

5% Building Area

Total Building Area:
23,420 sf

23,420 x 5% = 1,171 sf required

Total Amenity Area:
1,177 sf



GARAGE, SERVICE REPAIR
JOHNSON'S AUTO REPAIR
9418 35TH AVE NE 98115

LOW RISE RESIDENTIAL
APARTMENTS (~8 UNITS)
3513 NE 95TH ST 98115

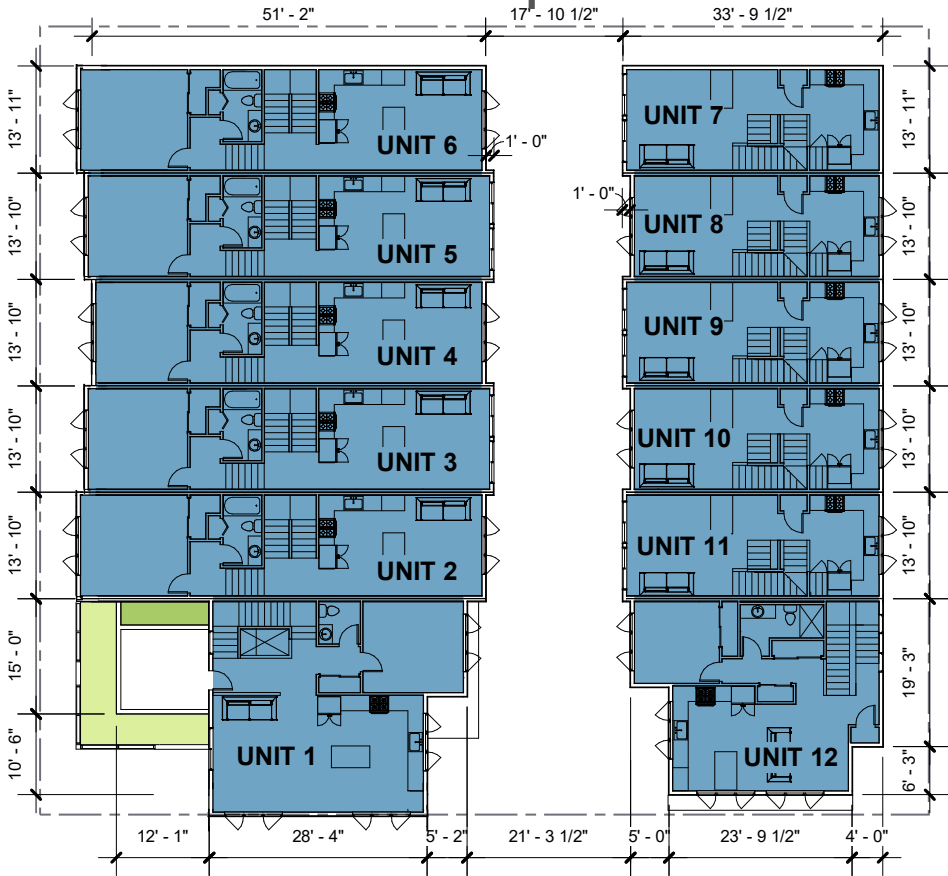
LOW RISE RESIDENTIAL
APARTMENTS (~8 UNITS)
3512 NE 94TH ST 98115

Preferred Option 3: Floors Plans

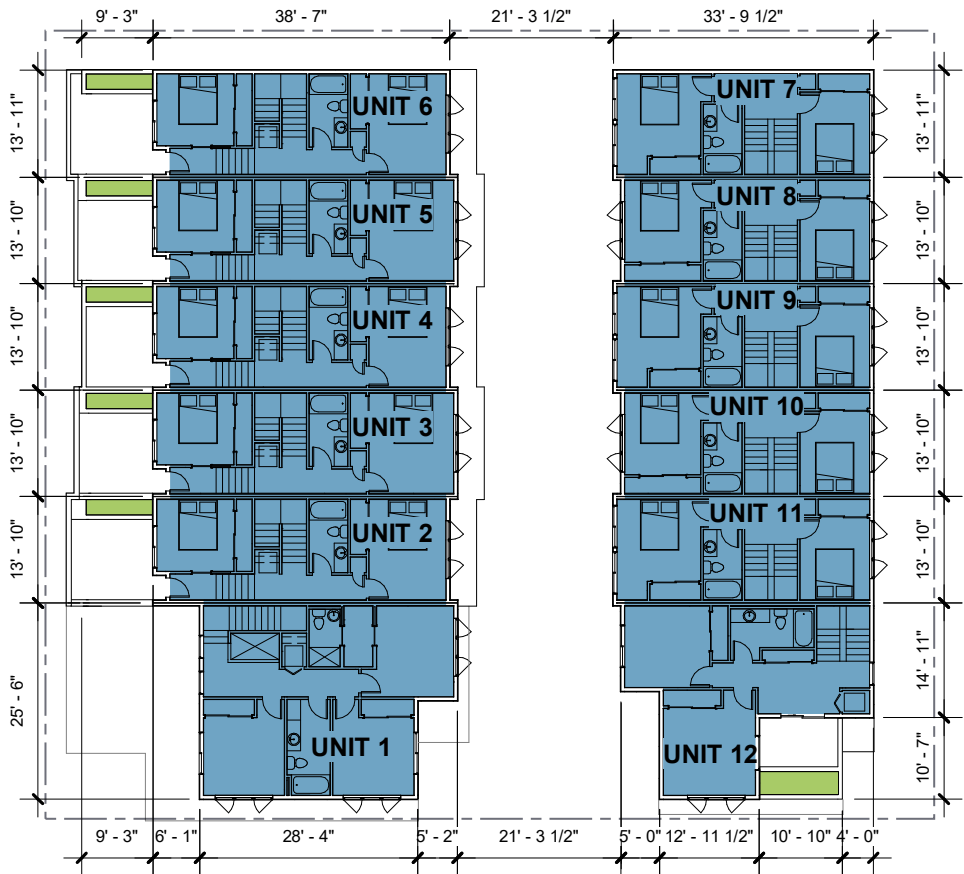
GROUND FLOOR PLAN



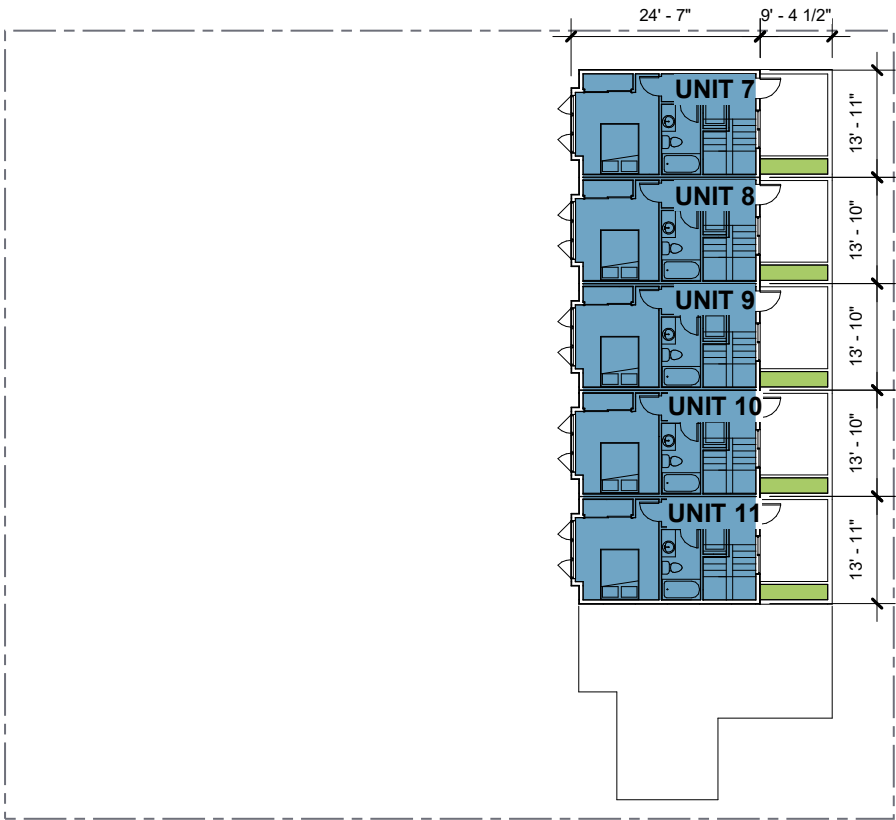
MAIN FLOOR PLAN



UPPER FLOOR PLAN



TOP FLOOR PLAN



Preferred Option 3: Street Level Landscape



Preferred Option 3: Upper Floors Landscape

MAIN FLOOR PLAN



GREEN ROOF:

SEDUM PLANT TRAYS
 BLUE OAT GRASS
 KARL FOERSTER
 BLACK EYED SUSAN



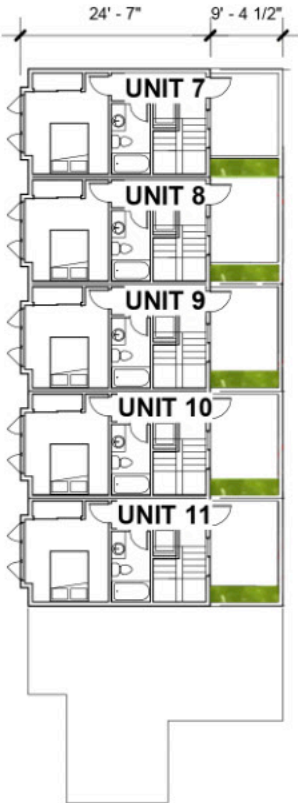
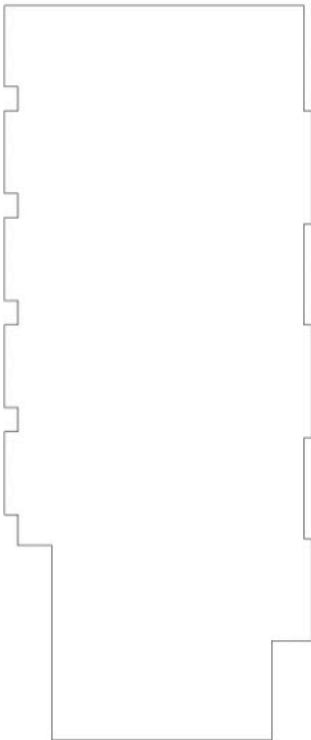
TYPICAL RAISED PLANTERS:

BLUE OAT GRASS
 KARL FOERSTER
 DWARF CRIMSON PYGMY
 BLAND BOXWOOD
 STELLA D'ORO

UPPER FLOOR PLAN



TOP FLOOR PLAN



Preferred Option 3: Landscape Photomontage







LOOKING NORTHWEST ON NE 94TH STREET

Preferred Option 3: Renderings



Design Precedents



3010 63RD AVE SW, SEATTLE, WA 98116
WEST SEATTLE



MODULATION OF FACADE AT ALTERNATING MATERIALS
PREFERRED MATERIALS AND FORM PRECEDENT

MASS, FORM, AND MATERIALITY:
WITH THESE DESIGN PRECEDENCE WE LOOK AT HOW THE MATERIAL CHANGE INFORMS THE MODULATION OF THE FACADE AND WHERE THE FACADE RECEDES OR EXTENDS BEYOND THE MAIN FORM OF THE BUILDING. THIS IS EMPHASIZED WITH THE MATERIALS OF DIFFERENT TEXTURES AND COLOR, SUCH AS WOOD, WHITE CEMENTITIOUS PANELS, AND BRICK.



6556 RAVENNA AVE NE SEATTLE, WA 98115
ROOSEVELT



MODULATION OF FACADE AT ALTERNATING MATERIALS AND STACKING OF WOOD MASS ON BRICK
PREFERRED MATERIALS AND FORM PRECEDENT

Design Precedents



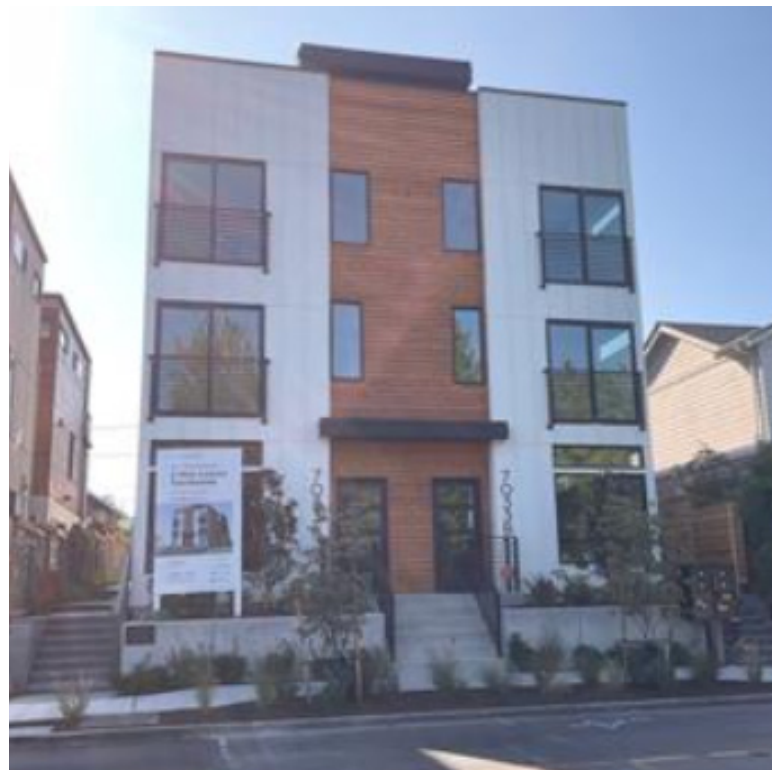
7327 35TH AVE NE, SEATTLE, WA
WEDGWOOD



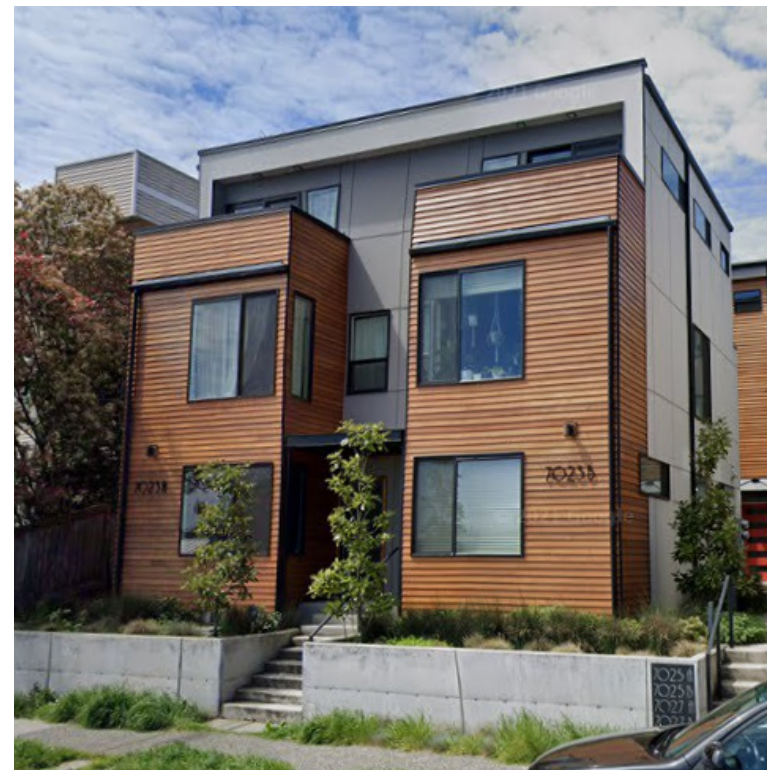
INTERACTION OF WHITE PANELS AND WOOD IN PLANE AND AROUND CORNERS
PREFERRED MATERIALS

MATERIALITY IN PLANE:

THESE ARE TWO LOCAL TOWNHOMES IN THE WEDGWOOD NEIGHBORHOOD ALONG 35TH AVENUE. IN THESE DESIGNS WE LOOK AT HOW OUR PREFERRED MATERIAL CHOICES (WOOD, BRICK AND WHITE CEMENTITIOUS PANEL) WORK TOGETHER IN PLANE, AROUND CORNERS, AND WITH LARGE WINDOW OPENINGS. IN SOME CASES THE MATERIAL DOES EMPHASIZE THE FORM EVEN WHEN IT IS IN PLANE WITH OTHER MATERIALS.



7027 35TH AVENUE 35TH AVE NE 98115 WEST SEATTLE
WEDGWOOD



INTERACTION OF WHITE PANEL AND WOOD IN PLANE, WHILE USING MATERIAL TO EMPHASIS FORM
PREFERRED MATERIALS AND FORM EMPHASIS



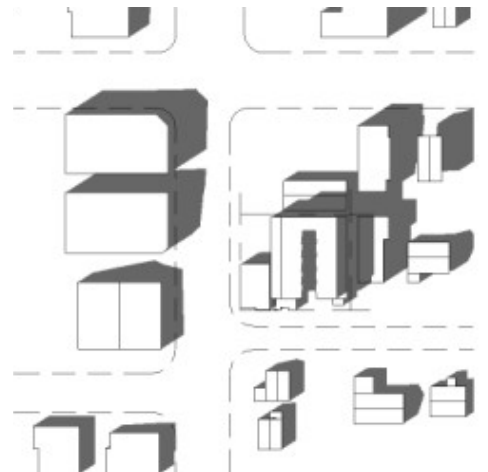
Option 1: Shadow Analysis

March/Sept 21



9 AM

12 PM



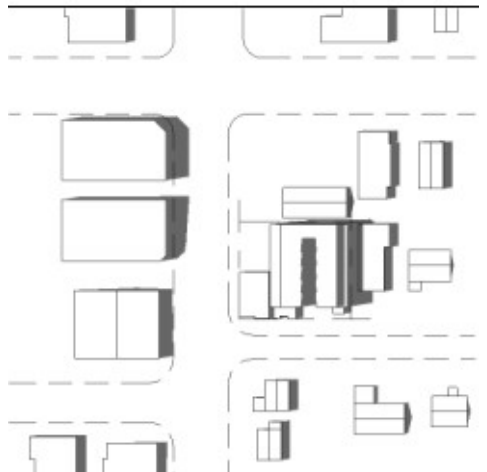
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June 21



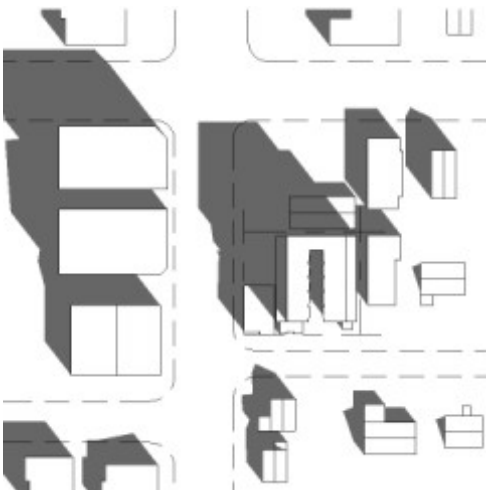
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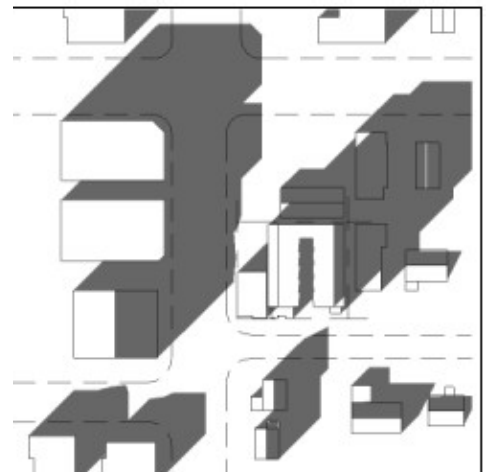
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Dec 21



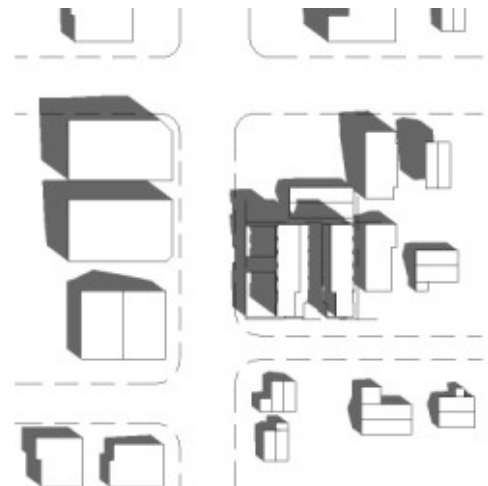
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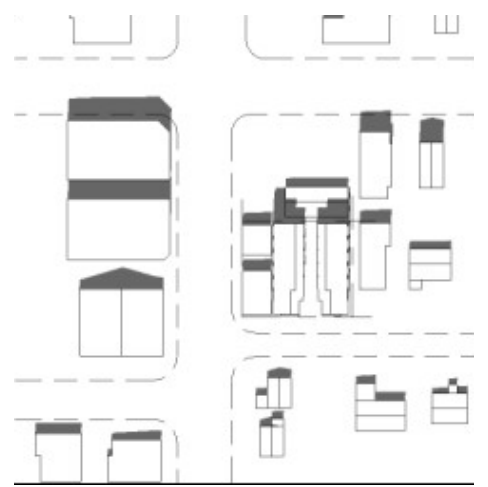


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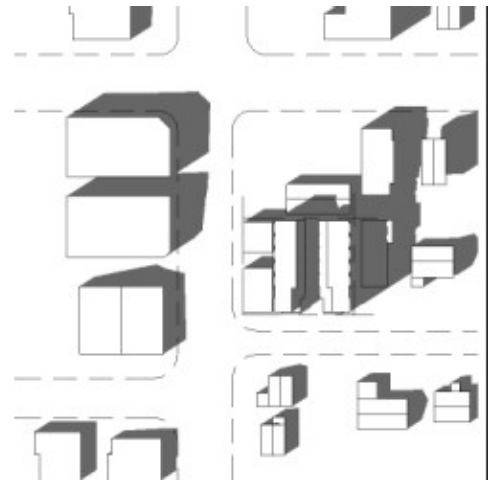
March/Sept 21



9 AM

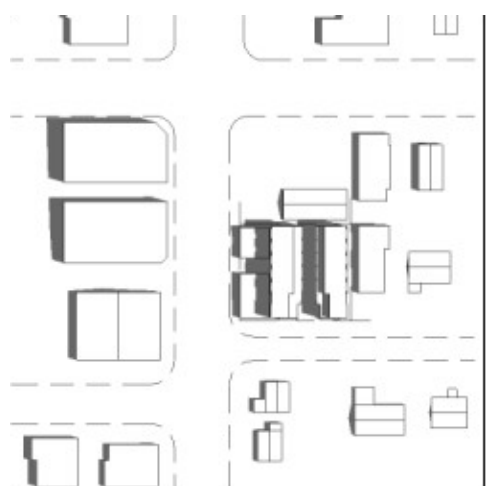


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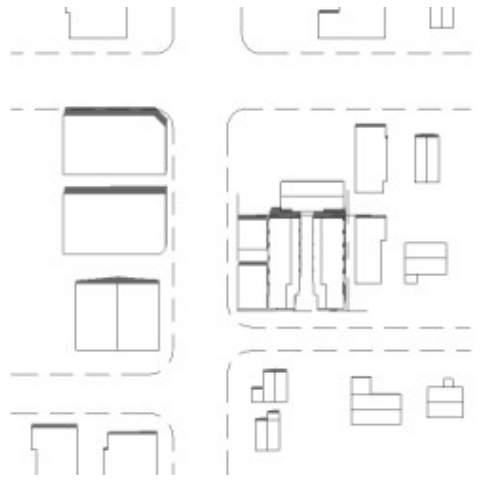


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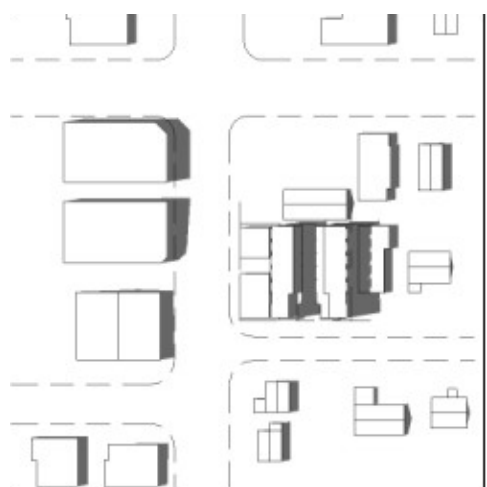
June 21



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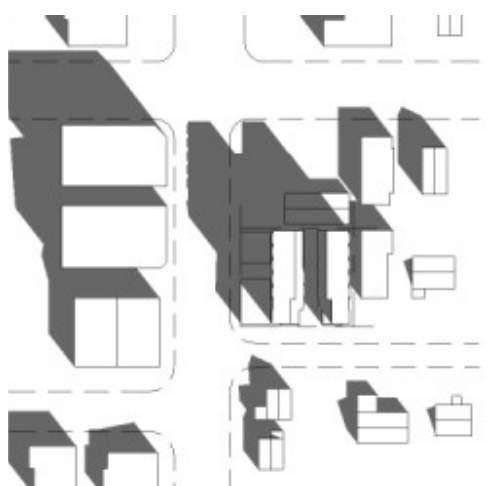


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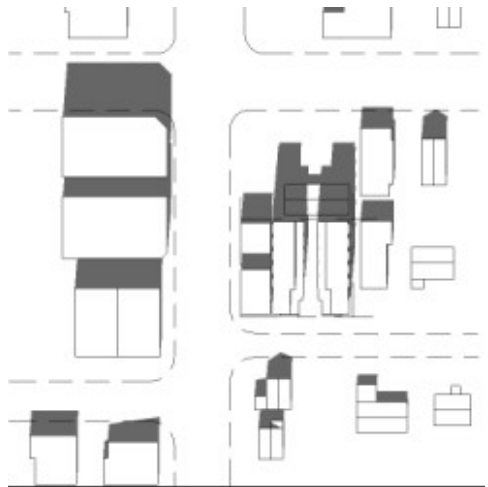


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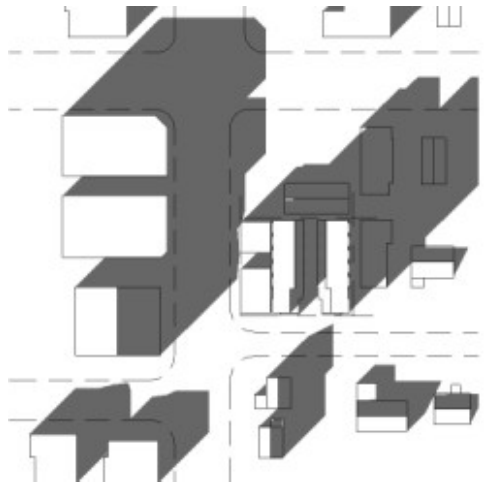
Dec 21



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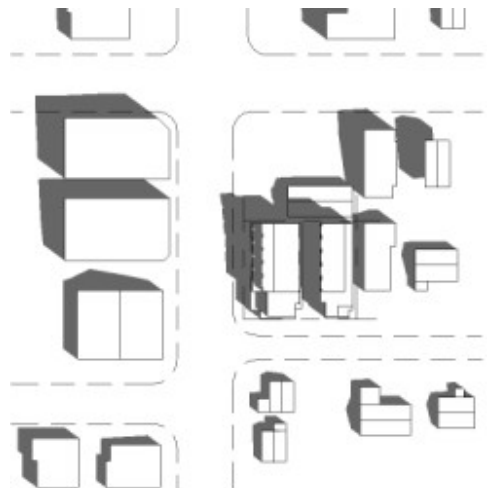
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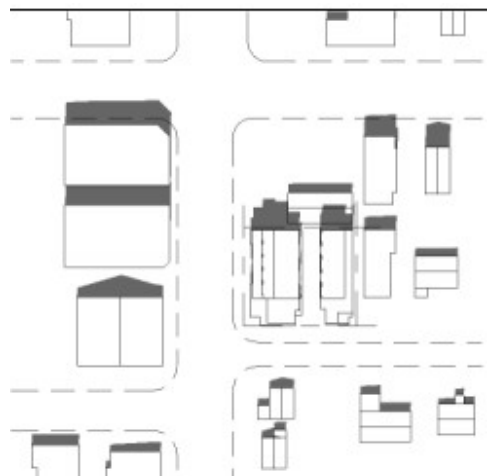
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Option 3: Shadow Analysis

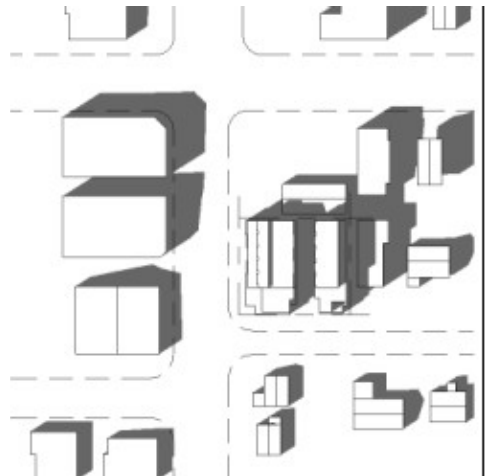
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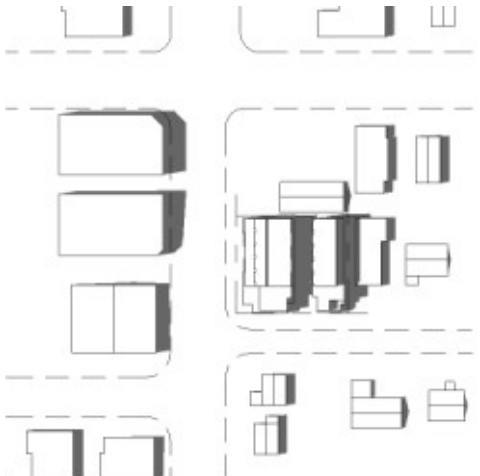
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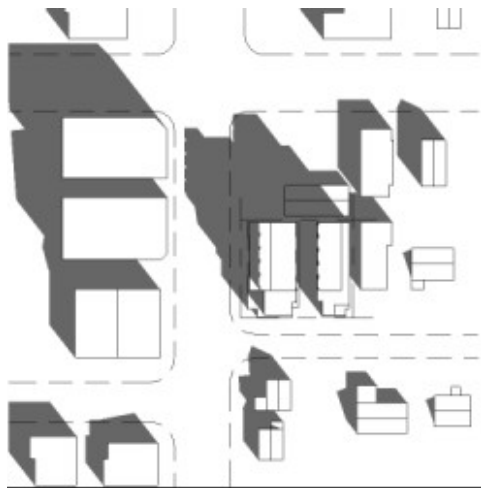


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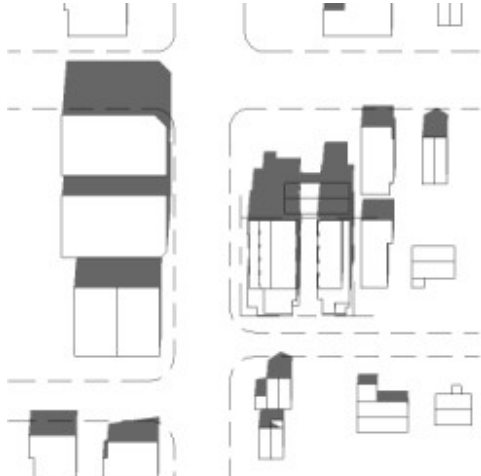


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Dec 21



9 AM



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