



SITE INFORMATION

1724 N 107th Street  
APN: 435870-0177  
Zoning: LR-3 (M)  
Overlay: Northgate Urban Center  
Lot Area: 7328 sf  
Current Use: Single Family Residential  
Additional Approval Required: Street Improvement Permit #309722

DEVELOPMENT GOALS

14 Small Efficiency Dwelling Units (SEDUs)  
10 Efficiency Dwelling Units (EDUs)  
7 1-Bedrooms  
31 Total Units  
No Commercial Space  
No Parking

PROJECT TEAM

DEVELOPER  
BK Investment Group  
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Seattle, WA 98109  
  
APPLICANT + ARCHITECT  
Citizen Design  
10 Dravus Street  
Seattle, WA 98109  
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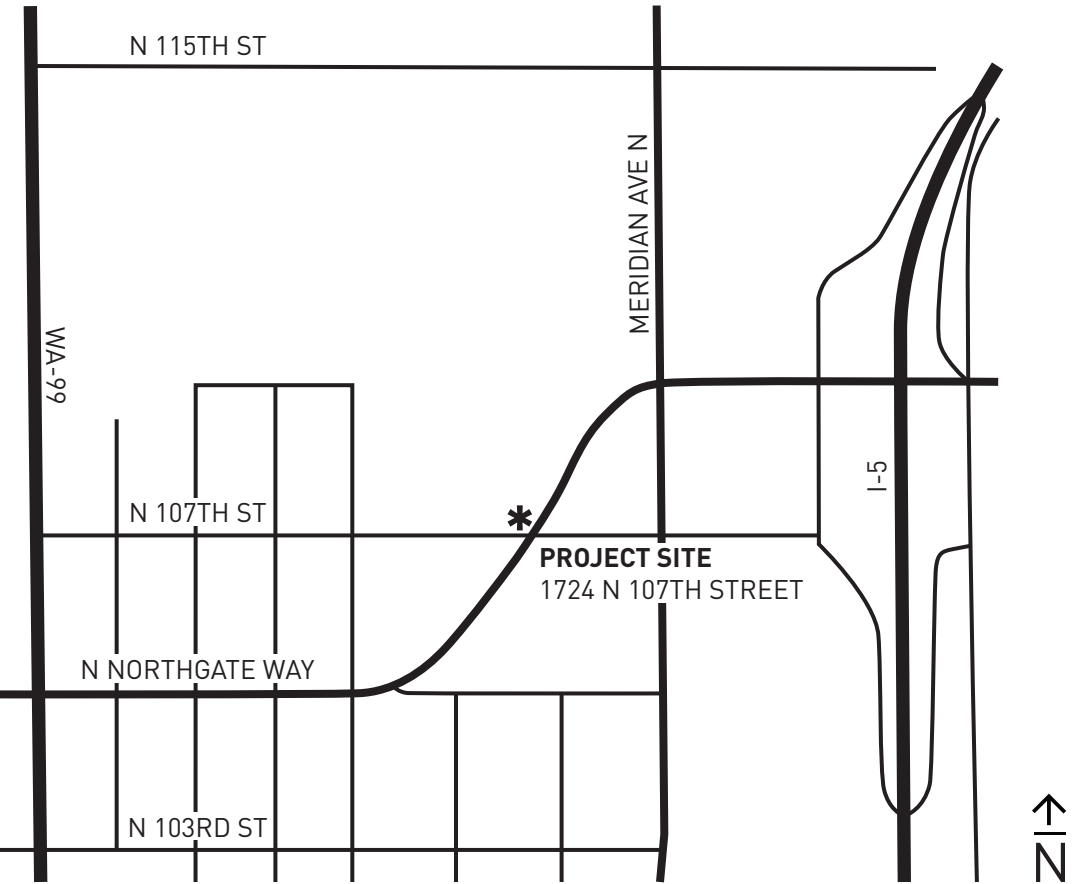
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TABLE OF CONTENTS

|                                            | PAGE  |
|--------------------------------------------|-------|
| Site Information + Development Goals       | 2     |
| Zoning + Land Use Maps                     | 3     |
| Transit + Access Map                       | 4     |
| Nine Block Axonometric + Local Amenities   | 5     |
| N 107th Street Montage                     | 6-7   |
| N Northgate Way Montage                    | 8     |
| Site Survey                                | 9     |
| Arborist’s Plan                            | 10    |
| Site Photos                                | 11    |
| Zoning Standards                           | 12-13 |
| Design Guidelines Response                 | 14    |
| Code Departures                            | 16-17 |
| Perspective Rendering (preferred option A) | 18    |
| Design Options Comparison                  | 19    |
| Design Option A                            | 20-23 |
| Design Option B                            | 24-27 |
| Design Option C                            | 28-31 |
| Character Study                            | 32    |
| Landscape Plan (preferred option A)        | 33    |

VICINITY MAP





**ZONING SUMMARY**

- The nine-block vicinity contains single-family (SF 7200), multifamily (LR3) and commercial (NC3-40) zoning.
- Properties adjacent to the subject are zoned LR3 to the north and east and SF 7200 to the west.

**LAND USE SUMMARY**

- The predominant land use of the nine-block vicinity is residential. Both single- and multifamily uses are present.
- The subject parcel sits at the transition of multifamily to single family land uses.
- Other nearby land uses include commercial (offices, retail, gas station, hotels), parks and a cemetery.
- Northgate Mall is located to the east on the opposite side of I-5.

**PROJECT SITE EXTENTS**  
1724 N 107TH STREET

**LAND USE KEY**

- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- COMMERCIAL
- OPEN SPACE (PARKS, CEMETERY)





BUS STOP (NORTHBOUND)  
Meridian Ave N + N Northgate Way  
Routes 316, 345 + 346

BUS STOP (NORTHBOUND)  
Meridian Ave N + N 105th Street  
Routes 40, 316, 345 + 346

BUS STOP (SOUTHBOUND)  
Meridian Ave N + N 105th Street  
Routes 40, 316, 345 + 346

BUS STOP (SOUTHBOUND)  
Meridian Ave N + N Northgate Way  
Routes 40, 316, 345 + 346

**PROJECT SITE EXTENTS**  
1724 N 107TH STREET

1/4 MILE RADIUS FROM SITE  
(Pink Area)

FREQUENT TRANSIT CORRIDOR  
N Northgate Way + Meridian Ave N

**TRANSIT + ACCESS**

Meridian Avenue N + N Northgate Way: Routes 40, 316, 345 + 346  
This stop is approximately 1/4 mile northeast of the subject parcel. Northbound service is provided to Aurora Village, Shoreline Community College and Meridian Park. Southbound service is provided to Northgate Transit Center and Downtown Seattle.

Meridian Avenue N + N 105th Street: Routes 40, 316, 345 + 346  
This stop is approximately 1/4 mile southeast of the subject parcel. Northbound service is provided to Aurora Village, Shoreline Community College and Meridian Park. Southbound service is provided to Ballard, Fremont, Northgate Transit Center and Downtown Seattle.

Northbound Stops Analysis  
Route 40 provides 62 stops between 6 am and 7 pm and 25 stops between 7 pm and 12 am on weekdays. Routes 40 and 345 together provide the minimum number of northbound stops per hour (3/hr from 6 am to 7 pm and 1/hr from 7 pm to 12 am) on weekdays.

Route 40 provides 68 northbound stops between 6 am and 12 am on Saturdays and 52 stops on Sundays. Routes 40 and 346 together provide at least one northbound stop per hour between 6 am and 12 am on both days.

Southbound Stops Analysis  
Route 40 provides 61 southbound stops between 6 am and 7 pm and 18 stops between 7 pm and 12 am on weekdays. At least three stops per hour from 6 am to 7 pm and one stop per hour between 7 pm and 12 am are provided by this route.

Route 40 provides 68 southbound stops between 6 am and 12 am on Saturdays, and at least one stop occurs each hour in this period. This route also provides 56 southbound stops between 6 am and 12 am on Sundays, and at least one stop occurs each hour in this period.

Conclusion  
The subject parcel meets the definition of “frequent transit service” per SMC 23.84A.038.



AURORA AVENUE  
BUSINESS AREA

MINERAL SPRINGS PARK

NEIGHBORCARE HEALTH  
AND DENTAL

PROJECT SITE  
1724 N 107TH STREET

NORTHWAY  
PROFESSIONAL  
SERVICES CENTER

NORTHWEST  
HOSPITAL

HOTEL NEXUS

ACCESS TO I-5 AND  
NORTHGATE MALL





KEY PLAN - TOP ROW

SINGLE-STORY  
CONSTRUCTION

FRONT YARDS FOR SINGLE-  
FAMILY STRUCTURES

PITCHED ROOF  
FACING STREET

OPPOSITE SITE  
N 107TH STREET

BROADLEAF +  
EVERGREEN  
STREET TREES

MINIMAL EAVES



SOUTH SIDE OF STREET

OBSERVED PATTERNS:

- Single-story structures are common
- Existing development dates from early to mid 20th Century
- Single-family residential predominates on N 107th
- Houses are set back from the street
- Significant vegetation, including hedges and large trees, is present

OTHER OBSERVATIONS:

- Nearby sites use rockeries and retaining walls of various materials to provide level yards on this sloping street
- No dominant architectural style or typical materials
- The street has not been improved with sidewalk, curb or gutter. A traffic calming device has been installed at the intersection of N 107th Street and Densmore Avenue N.

The portion of N 107th Street around the subject parcel is predominantly developed with single-family houses that appear to have been constructed in the early to mid 20th Century. These houses are typically smaller than what would be allowed today. It is to be expected that the area will be redeveloped with larger structures in the future. Most of the lots on this street are zoned single family, so it is also to be anticipated that future development will be restricted to that land use in most cases.



SIGNIFICANT  
PLANTINGS

FLAT ROOF WITH  
DEEP OVERHANG

PROJECT SITE  
1724 N 107TH STREET



KEY PLAN - BTM ROW



EARLY- TO MID-20TH  
CENTURY HOUSING

SIGNIFICANT AREAS  
OF VEGETATION

NO CURB, GUTTER  
OR SIDEWALK

SOUTH SIDE OF STREET

As there are relatively few structures present, not many siting or architectural patterns were observed on N 107th Street. Structures are typically set back from the street, and most existing construction is one or two stories tall.

There is no dominant architectural style or material in the vicinity. Lap siding and brick masonry were both observed on N 107th Street. Roof

forms vary, with flat, gabled and hip roofs all present. Eave depths vary as well, including some near-zero eave conditions and deep overhands.

In general, detailing is simple and understated. Color and material palettes are similarly simple. Some structures use trim in contrasting colors, and others use less visible trim in like colors to the siding. Windows are typically at a traditional residential scale.



KEY PLAN - TOP ROW

PROJECT SITE  
1724 N 107TH STREET

ADJACENT  
TOWNHOUSE  
DEVELOPMENT

COMMON SERVICE/  
PARKING ACCESS LANE

CONTRASTING TRIM  
AND ACCENTUATED  
ROOF LINES



KEY PLAN - BTM ROW

OPPOSITE SITE  
N NORTHGATE WAY



SOUTHEAST SIDE OF STREET

UNUSUAL  
ROOF  
FORM

MULTISTORY  
MULTIFAMILY  
HOUSING

EXTENSIVE  
PLANTINGS

- OBSERVED PATTERNS:
- Existing development is primarily multistory (3-4 stories)
  - Both multifamily and townhouse development exists
  - Apartments are separated from the street by extensive plantings
  - Townhouses are closer to the street and have fewer plantings
  - Several roof forms are present and have been accentuated
  - Trim in contrasting colors and horizontal lap siding are in use

The portion of N Northgate Way abutting the subject parcel runs from southwest to northeast. A multi-building apartment development is present on the of opposite (southeast) side of the street, and a relatively new townhouse development is located directly north of the subject on the same side of the street. Both developments are about 3-4 stories tall. Much of the apartment development is separated from the street by extensive plantings, including both trees and shrubs.

Both existing developments are clad in horizontal lap siding and have accentuated roof lines. In the case of the townhouses, this takes the form of intersecting gables with fascia in a contrasting color to the roofing itself. In the case of the apartments, the roof main form is similar to a mansard with deep eaves. Both buildings use dark roofing and lighter siding to establish a clear division between top and bottom.

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF TRACT 12, BLOCK 3, LINDSEY'S MINERAL SPRINGS, ACCORDING TO PLAT IN VOLUME 5 OF PLATS, PAGE 30, IN KING COUNTY, WASHINGTON, 27 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT 12; THENCE NORTH PARALLEL WITH THE WEST LINE OF LOTS 11 AND 12, 140 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID TRACT 12, 40 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACTS 11 AND 12, 52.58 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO DON DUANE ROSS BY DEED RECORDED UNDER AUDITORS FILE NUMBER 4440111; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID ROSS TRACT TO A POINT ON THE NORTHWESTERLY LINE OF MINERAL SPRINGS WAY; THENCE SOUTHWESTERLY ALONG SAID LINE 30 FEET TO THE SOUTH LINE OF SAID TRACT 12; THENCE WEST ALONG SAID SOUTH LINE 60 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT PORTIONS THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED UNDER AUDITOR FILE NOS. 1411078 AND 1415721, IN KING COUNTY WASHINGTON.

BASIS OF BEARINGS

THE CENTERLINE OF N 107TH ST BEARS N 88°44'07" W BETWEEN FOUND MONUMENTS PER RECORD OF SURVEY, VOLUME 148, PAGE 211.

REFERENCES

1. LINDSEY'S MINERAL SPRINGS, ACCORDING TO PLAT IN VOLUME 5 OF PLATS, PAGE 30, IN KING COUNTY, WASHINGTON.

2. RECORD OF SURVEY, VOLUME 148, PAGE 211, IN KING COUNTY, WASHINGTON.

VERTICAL DATUM

CITY OF SEATTLE BM #SNV-7538  
20 FEET SOUTH OF THE INTERSECTION OF BACK OF CONCRETE WALK, 4 INCHES WEST OF BACK OF CONCRETE WALK. AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF AURORA AVENUE NORTH & NORTH 105TH STREET.

ELEV.=330.792

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.

2. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

3. SUBJECT PROPERTY TAX PARCEL NO. 4358700177

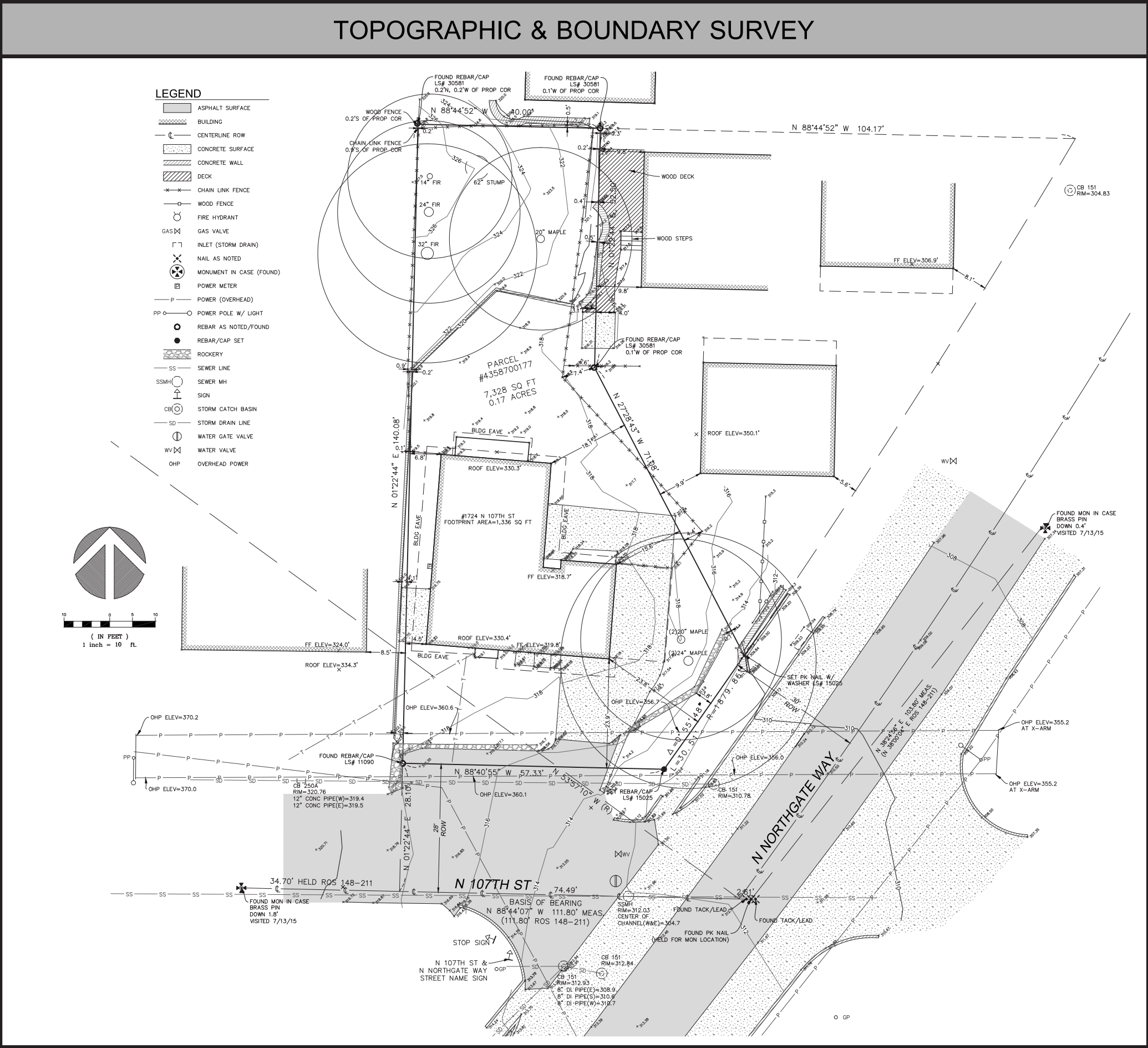
4. SUBJECT PROPERTY AREA PER THIS SURVEY IS 7,328± S.F. (0.17± ACRES)

5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.

6. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

VICINITY MAP

N.T.S.



measure success

TOPOGRAPHIC & BOUNDARY SURVEY

SE 1/4 OF THE SE 1/4 OF SEC. 30, TWP. 28N, RGE. 04E, W.M.  
TAX PARCEL NO. 4358700177

NORTHGATE PROJECT

1724 N 107TH ST  
SEATTLE, WA 98133

GeoDimensions

GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425-458-4488 support@geodimensions.net  
www.geodimensions.net

JOB NUMBER: 150848

DATE: 7/15/15

DRAFTED BY: TGC

CHECKED BY: EJG/JGM

SCALE: 1"= 10'

REVISION HISTORY

| 1/27/16 | ADDTL TOPO |
|---------|------------|
|         |            |
|         |            |
|         |            |
|         |            |

SHEET NUMBER

1 OF 1

ARBORIST’S PLAN

EXISTING TREES

The tree inventory report for the subject parcel was completed by Zsofia Pasztor, ISA Certified Arborist, on 12.28.2018. Per Ms. Pasztor’s report, the following trees were found on the subject. These trees are also shown on the arborist’s plan, reproduced to the right. Please refer to the full report, attached, for additional details.

Exceptional Tree

Tree 3: 37” Douglas Fir (Pseudotsuga Menziesii) in fair condition

Non-Exceptional Trees

- Tree 1: 33.9” Bigleaf Maple (Acer Macrophyllum) in poor condition
- Tree 2: 28.3” Bigleaf Maple (Acer Macrophyllum) in poor condition
- Tree 3: 37” Douglas Fir (P. Menziesii) in fair condition
- Tree 4: 20” Bigleaf Maple (Acer Macrophyllum), dead
- Tree 5: 24” Douglas Fir (P. Menziesii) in fair condition
- Tree 6: 14” Douglas Fir (P. Menziesii) in fair condition

PROPOSAL

It is proposed that Trees 5 and 6 be retained and Trees 1, 2, 3, and 4 removed. Four new trees are proposed as part of the project’s Street Improvement Plans, all of which are to be located within or adjacent to the N 107th Street and N Northgate Way rights-of-way. Additional compensatory tree plantings are shown in the landscape plan (Sheet 22).

As noted above, Tree 4 is dead and Trees 1 and 2 are in poor condition. These trees are therefore to be removed both for safety and to allow for redevelopment of the subject.

Tree 3, as can be seen on the site plan (Sheet 21), is within three feet of the northwest corner of the proposed building. Due to the geometry of the subject parcel and the high voltage lines running across the south side of the subject, it is not feasible to locate the building further south to provide a greater separation from this tree. Furthermore, Northgate Design Guideline CS2-III-i-a encourages new development to respect the existing front yard pattern of the neighborhood. This guideline can be respected with the building in its proposed position but not with the building located further to the south. Reducing the size of the building would preclude meeting the development goals for this project. It therefore is not possible to both develop the site and retain Tree 3. As such, it is proposed that this tree be removed.

As required by EDG, option C retains Tree 3.





SITE FROM N 107TH STREET



SITE FROM  
N NORTHGATE WAY

The subject parcel is an irregularly shaped property containing approximately 7,328 sf in the LR3 (M) land use zone. Neighboring properties are zoned SF 7200 (west) and LR3 (M) (north). The subject abuts N 107th Street to the south and N Northgate Way to the east. At present, it is developed with a single-family house originally constructed in 1954. This house is a single-story structure containing approximately 1,340 sf per King County records. In addition to the house, the subject contains a concrete driveway, concrete walkways and steps and several retaining walls. It is currently fenced. No evidence of Environmentally Critical Areas has been found.

Six trees, five living and one dead, are located on the subject. Additional information on the trees may be found on Sheet 10 and in the attached tree inventory report.

ZONING STANDARDS

| STANDARD                                                                                                                                                                                                                                                                                                        | OPTION A (Preferred)                                                                                                                                           | OPTION B                                                                                                                                                       | OPTION C                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>FLOOR AREA RATIO</b><br><i>(SMC 23.45.517.B)</i><br><b>FAR Multiplier: 2.3</b><br><b>Lot Area: 7,328 sf</b><br><b>FAR Limit = 21,380 sf</b>                                                                                                                                                                  | 15,917 sf Gross Floor Area (GFA) proposed                                                                                                                      | 16,063 sf Gross Floor Area (GFA) proposed                                                                                                                      | 12,370 sf Gross Floor Area (GFA) proposed                                                                                           |
| <b>GREEN INCENTIVES</b><br>(SMC 23.45.517.E)                                                                                                                                                                                                                                                                    | Project shall meet BuiltGreen 4-Star or equivalent rating.<br>No alley abutting subject parcel<br>No parking proposed                                          | See Option A.                                                                                                                                                  | See Option A.                                                                                                                       |
| <b>DENSITY LIMITS</b><br>(SMC 23.45.517.C)                                                                                                                                                                                                                                                                      | No limit (per SMC 23.45.517.C)                                                                                                                                 | See Option A.                                                                                                                                                  | See Option A.                                                                                                                       |
| <b>STRUCTURE HEIGHT</b><br>(SMC 23.45.514)<br><b>Average Existing Grade: 317.96 ft</b><br><b>50 ft height limit = 367.96 ft</b>                                                                                                                                                                                 | Proposed Top of Roof: 368.79 ft (50 ft above AEG)                                                                                                              | Proposed Top of Roof: 360.1 ft<br>(41.31 ft above AEG)                                                                                                         | Proposed Top of Roof: 360.1 ft<br>(41.31 ft above AEG)                                                                              |
| <b>SETBACKS AND SEPARATIONS</b><br>(SMC 23.45.518.A)<br><b>Front: 5 ft required</b><br><b>Rear: 15 ft required</b><br><b>Sides: 7 ft average</b>                                                                                                                                                                | Front: 13 ft provided<br>Rear: 28 ft provided<br><u>Sides:</u><br>West: 7 ft provided<br>East: 7 ft average (5.25 min) provided                                | Front: 19.5 ft provided<br>Rear: 28 ft provided<br><u>Sides:</u><br>West: 7 ft provided<br>East: 7 ft average (5.25 min) provided                              | Front: 21.5 ft provided<br>Rear: 52.5 ft provided<br><u>Sides:</u><br>West: 7 ft provided<br>East: 7 ft average (5.25 min) provided |
| <b>AMENITY AREA</b><br><i>(SMC 23.45.522)</i><br>5% Of Residential GFA<br><b>Amenity Area Multiplier: 25% (half located at grade)</b><br><b>Lot Area: 7,328 sf</b><br><b>Required Amenity Area: 1,832 sf (916 sf located at grade)</b>                                                                          | Total Amenity Area Provided: 2,149 sf<br>At-Grade Amenity Area Provided: 1,373 sf                                                                              | At-Grade Amenity Area Provided: 1,833 sf                                                                                                                       | At-Grade Amenity Area Provided: 2,743sf                                                                                             |
| <b>LANDSCAPING STANDARDS</b><br>(SMC 23.45.524)<br><b>GreenFactor Required: 0.6</b>                                                                                                                                                                                                                             | Landscaping to meet requirements of GreenFactor 0.6                                                                                                            | See Option A.                                                                                                                                                  | See Option A.                                                                                                                       |
| <b>STRUCTURE WIDTH<br/>+ FACADE LENGTH</b><br>(SMC 23.45.527)<br><b>Structure Width Allowed: 150 ft</b><br><b>Facade Depth: 65% of side lot lines (for portions within 15 ft)</b><br><b>Facade Length Limit (West): 140.08 * 0.65 = 91.05 ft</b><br><b>Facade Length Limit (East): 123.58 * 0.65 = 80.32 ft</b> | Structure Width Proposed: 55 ft<br>Facade Length Proposed: 95.36 ft (West) + 100.2 ft (East)<br>Please refer to code departure request on Sheet 16 for details | Structure Width Proposed: 48 ft<br>Facade Length Proposed: 89.48 ft (West) + 86.32 ft (East)<br>Please refer to code departure request on Sheet 17 for details | Structure Width Proposed: 53 ft<br>Facade Length Proposed: 66.48 ft (West) + 62.44 ft (East)<br><br>No departure requested.         |
| <b>CAR PARKING</b><br>(SMC 23.54.015 TABLE B)                                                                                                                                                                                                                                                                   | No car parking required or proposed. Subject parcel is in an urban center. Subject parcel is also in a frequent transit area.                                  | See Option A.                                                                                                                                                  | See Option A.                                                                                                                       |

| STANDARD                                                                                                                                                                                      | OPTION A (Preferred)                                                                                                                                                                         | OPTION B                                                                                                                                                                                     | OPTION C (CODE COMPLIANT)                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BICYCLE PARKING</b><br>(SMC 23.54.015 TABLE D)<br>1 long-term space required per dwelling unit<br>1 short-term space required per 20 dwelling units, rounded up to the nearest even number | 31 dwelling units = 31 long-term spaces and 2 short-term spaces<br><br>Long-term spaces provided = 31 spaces<br>Short-term spaces provided, rounded up to the nearest even number = 2 spaces | 33 dwelling units = 33 long-term spaces and 2 short-term spaces<br><br>Long-term spaces provided = 33 spaces<br>Short-term spaces provided, rounded up to the nearest even number = 2 spaces | 24 dwelling units = 24 long-term spaces and 2 short-term spaces<br><br>Long-term spaces provided = 24 spaces<br>Short-term spaces provided, rounded up to the nearest even number = 2 spaces |
| <b>SOLID WASTE STORAGE</b><br>(SMC 23.54.040)                                                                                                                                                 | 375 sf shared solid waste storage space required<br>Storage area provided: 490 sf                                                                                                            | 375 sf shared solid waste storage space required<br>Storage area provided: 174 sf                                                                                                            | 225 sf shared solid waste storage space required<br>Storage area provided: 173 sf                                                                                                            |

DESIGN GUIDELINES RESPONSE

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.*

As a zone edge property in a low-rise (LR3 (M)) zone adjacent to single-family residential, this low-rise residential project transitions density, building scale, and architectural form. To respect the existing neighborhood the proposed street building setback follows the prevailing pattern of the neighborhood and provides 13’ of open space from the building to the street side property line (CS2-III.i.a). The site slopes down from west to east which allows for the building to step down with the topography so that the entry level is more than a half-story below the immediate uphill neighbor. Additionally, the use of gabled roof forms at 6:12 pitch allow the vertical expression of the building to recede visually from the adjacent single-family residence, which is further buffered because the nearest portion of the existing neighboring structure is the garage (CS2-D).

In addition to being a zone edge, this property is also a corner lot at the oblique intersection of Northgate Way and North 107th Street. The corner is reinforced with the strong architectural expression of a 4-story floating volume, distinguished by its gabled form, metal siding profile and inset wall plane with over sized windows. Below this expressed mass is the substantially landscaped front yard amenity area, buffering the project from Northgate Way and softening the visual transition to the new development (CS2-I).

The eastern property line is non-rectangular, a byproduct of nearby Northgate Way, and generates a plan response that splays out into two smaller building forms, one responding directly to North 107th Street and one toward the Northgate intersection, both at residential widths of 25’-27’ (CS2.B{1}).

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

*Contribute to the architectural character of the neighborhood.*

The street building setback follows the prevailing pattern of the neighborhood -increased beyond the 5’ requirement to 13’ from North 107th Street- respecting the current character in site layout (CS3-I.ii). Exterior materials are both sampled from the neighborhood and contemporary motifs that support the higher level of density provided. Horizontal lap siding adorns multiple nearby residences in different colors and exposures (exposed face dimension) and is directly translated to the building, inset from the primary standing seam metal roofing and wall paneling (CS3-I.v).

Gabled roof forms echo nearby multi-story residential buildings. The main mass of the building spreads into two distinct masses to reduce the overall scale and provide shapes that are immediately familiar,

interesting, and engaging.

The North 107th Street façade is composed of the two upper gabled forms, diverging from each other over the two-story entry volume centered below. A horizontal eyebrow, recessed facades, and a strong base composed of fiber-cement panels complete the composition (CS2A{1}). The gabled roofs deliberately separate the larger building into a scale compatible with the single-family residences in the neighborhood.

PL1: CONNECTIVITY + PL2: WALKABILITY

*Complement and contribute to the network of open spaces around the site and the connections among them.*  
*Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.*

The main entry for the building connects directly to the new sidewalk improvements by a hardscape walkway, bordered by the broad street yard landscape (PL1-B.1). This street yard landscape double as one of the project’s two public amenity spaces, activating the transition from the public exterior to private interior and promoting visibility to and from the building’s entry (PL2-B.1). Seating, year-round landscaping, and lighting are all proposed (PL1-B.3). At the entry to the building, a multi-story height lobby provides direct visual connection to and from the front landscape and walk. Users are afforded weather protection via the horizontal overhang above (PL2-C.1,2).

PL3: STREET-LEVEL INTERACTION

*Encourage human interaction and activity at the street-level with clear connections to building entries and edges.*

Pedestrian interaction is one of the Northgate Neighborhood Design Guidelines top priorities. As discussed in previous sections, the street setback area is provided with a landscaped public amenity space, a clearly defined entry with direct lines of sight, and transitions in scale and detail to the human scale (PL3-I, PL3.A.1). The entry is articulated as a two story transparent lantern, set back from the sidewalk, and is buffered by the outdoor amenity so that residents and guests alike have a well-defined arrival sequence (PL3-B.3).

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.*

At zone edge transitions, the difference in size of new and prior development necessitates strategies to reduce perceived mass. In this project, gabled roof forms, material transitions, and composition all subdivide the larger building into visually smaller elements (DC2.A.2,

DC2.B.1). As a user approaches the building, human scale becomes more apparent in the detailing of the horizontal lap siding, placement of light fixtures, detailing of hand/guardrails, and the emphasis on the entry lantern and sheltering horizontal overhang (DC2-I, DC2-D.1,2).

The massing also diminishes from the busy street toward the residential neighborhood from a four-story volume to a three-story volume as the building responds by setting into the sloped terrain.

DC3: OPEN SPACE CONCEPT

*Integrate open space design with the design of the building so that each complements the other.*

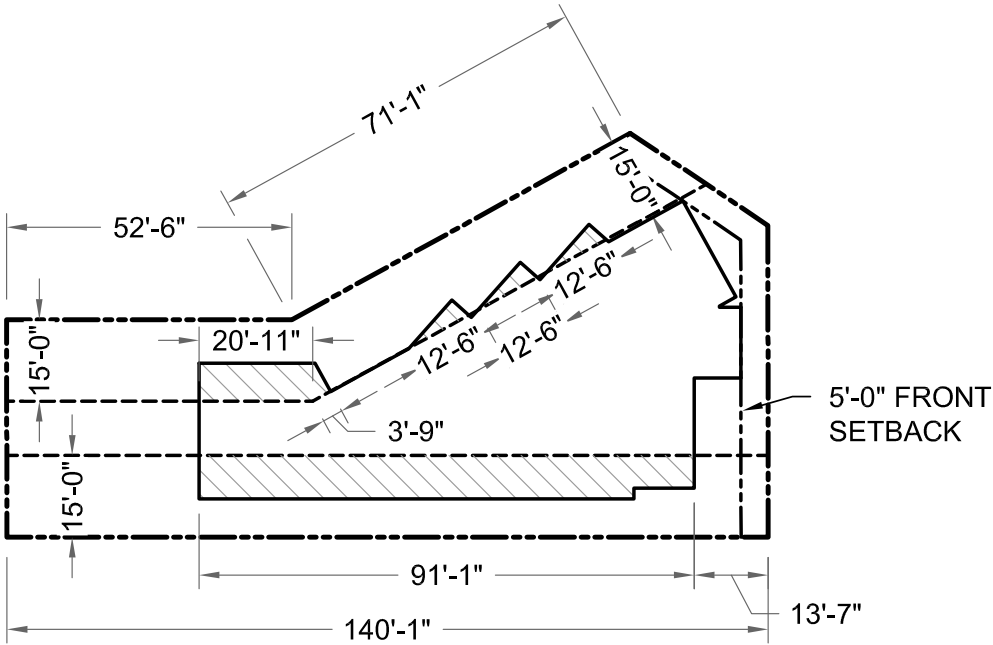
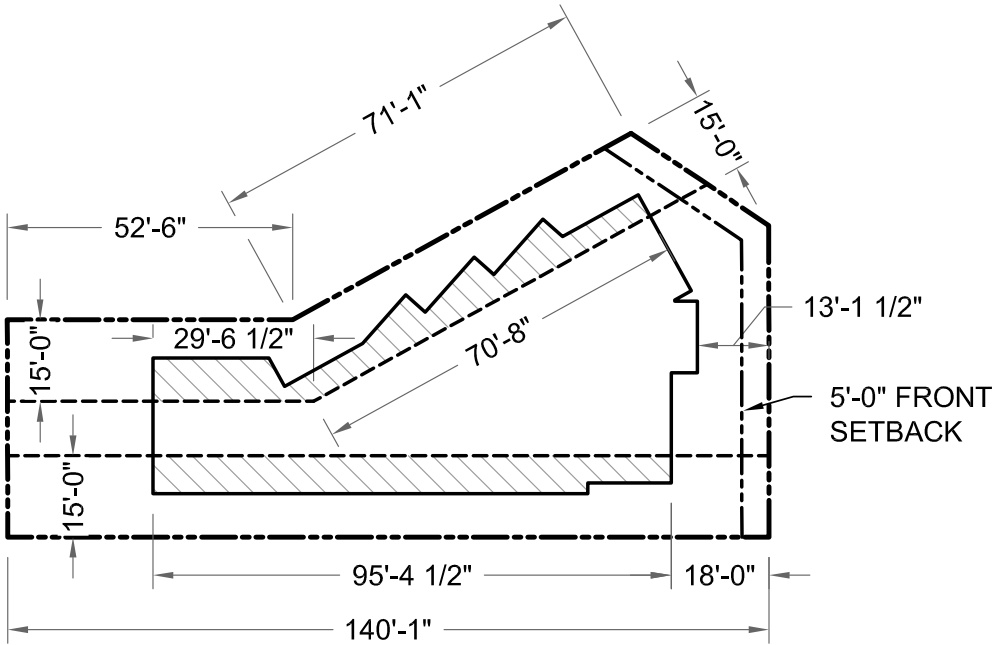
Open spaces are provided as resident amenities at the front and rear of the project. Each provides a differing level of privacy and use, the front focused on interacting with the street scape and the rear focused on the community of residents that live at the building (DC3-B.4).

DC4: EXTERIOR ELEMENTS AND FINISHES

*Use appropriate and high quality elements and finishes for the building and its open spaces.*

All the exterior materials selected are durable and specified for ease of maintenance. They provide visual interest from a distance and at a pedestrian scale. Fiber cement horizontal lap siding, standing seam metal roofing and siding, a base composed of larger patterned areas of fiber cement panels, and wood composites combine in a simple palette complimented by a diverse landscape of trees, shrubs and grasses. (DC4-A.10).

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**FACADE LENGTH DIAGRAM: WITH DEPARTURES**

Increasing the facade length limit by 17% on the east side and 3% on the west side allows for the entire structure to be set back approximately 13 ft -18 ft from the front property line. This nearly brings to alignment the front facade of the proposed building to that of its westerly neighbor as suggested by Northgate Guideline CS2-III-i-a. It also allows the main entry to project forward from the front facade while still providing a generous setback. This emphasizes the entry while simultaneously providing privacy as suggested by Citywide Guideline PL3-A-1-c. See the conceptual site plan, Sheet 21, for a depiction of the relationship between these two buildings.

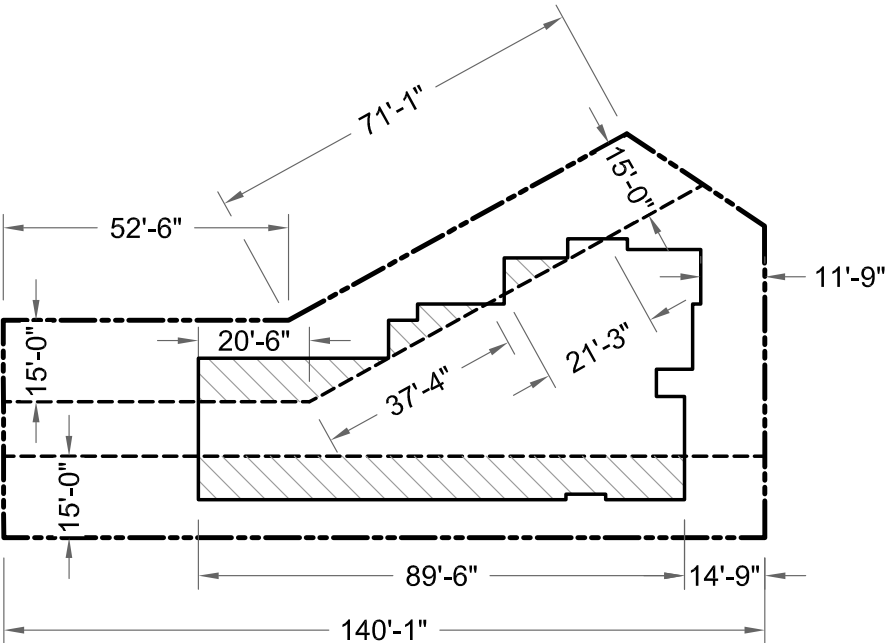
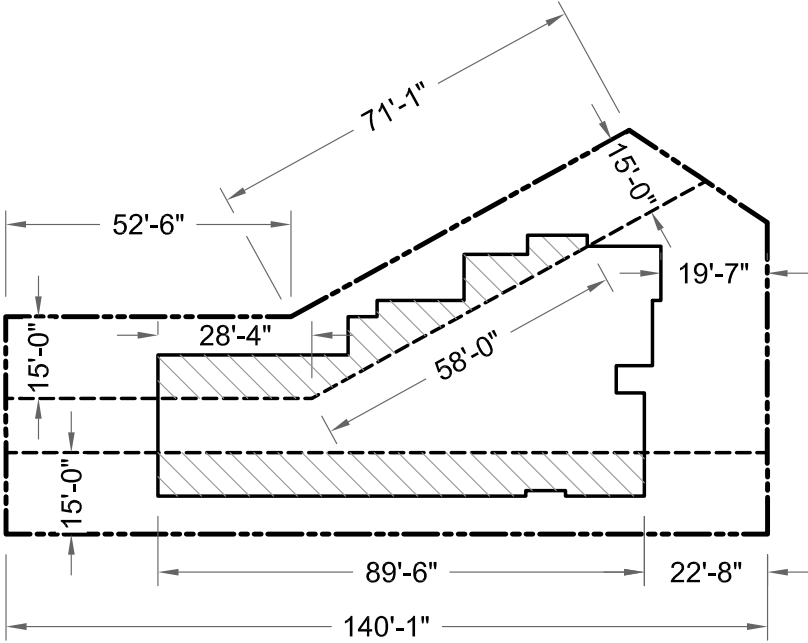
Note that the primary difference between the design with the adjustment and the design with strict application is the location of the building, not its layout. This departure request is driven by design considerations rather than by gross floor area.

**FACADE LENGTH DIAGRAM: STRICT APPLICATION**

Strict compliance with the facade length requirement necessitates placing the building as far forward as possible on the property. This means that the building has the code minimum (5 ft) front yard, substantially less than the neighboring parcel's.

Shifting the building in this way also reduces the width of landscaped area separating the structure from the street. This precludes use of the front yard as a portion of the amenity area, further diminishing the ability of the project to contribute to the front yard culture of a single-family neighborhood.

It should be noted that this option is not feasible due to the overhead power line setbacks that exist along the front facade. See conceptual section, Sheet 21, for a depiction of this relationship.



**FACADE LENGTH DIAGRAM: WITH DEPARTURES**

Increasing the facade length limit on the east side by a modest amount (5%) allows for the entire structure to be set back approximately 19'-7" from the front property line. This aligns the front facade of the proposed building with that of its westerly neighbor as suggested by Northgate Guideline CS2-III-i-a. See the conceptual site plan (Sheet 25) for a depiction of the relationship between these two buildings.

Note that no additional gross floor area is gained by this adjustment. Both this diagram and the strict application diagram to right show the same building footprint, and the only difference between them is the location of the building on the site.

No adjustment is requested on the west side. The code-standard limit calculates to approximately 91 feet, and the building fits within this limit.

**FACADE LENGTH DIAGRAM: STRICT APPLICATION**

Strict compliance with the facade length limit requires the building to be moved forward approximately eight feet. This means that the proposed front yard is substantially narrower than the neighboring lot's front yard. The proposed front yard would also be narrower than is typically required for the single-family-zoned parcels in Seattle (20 ft).

Shifting the building forward in this way also reduces the width of landscaped amenity area separating the structure from the street. This precludes use of the front yard as a significant part of the amenity area, further diminishing the ability of the project to contribute to the front yard culture of a single-family neighborhood.





OPTION A (PREFERRED)

(14) SEDUs + (10) EDUs + (7) 1-Bed = 31 dwelling units  
5 floors

REQUESTED CODE DEPARTURES

Facade Length (please refer to sheet 16 for details)

REQUESTED RIGHT-OF-WAY PROJECTIONS

None

DESIGN DECISIONS

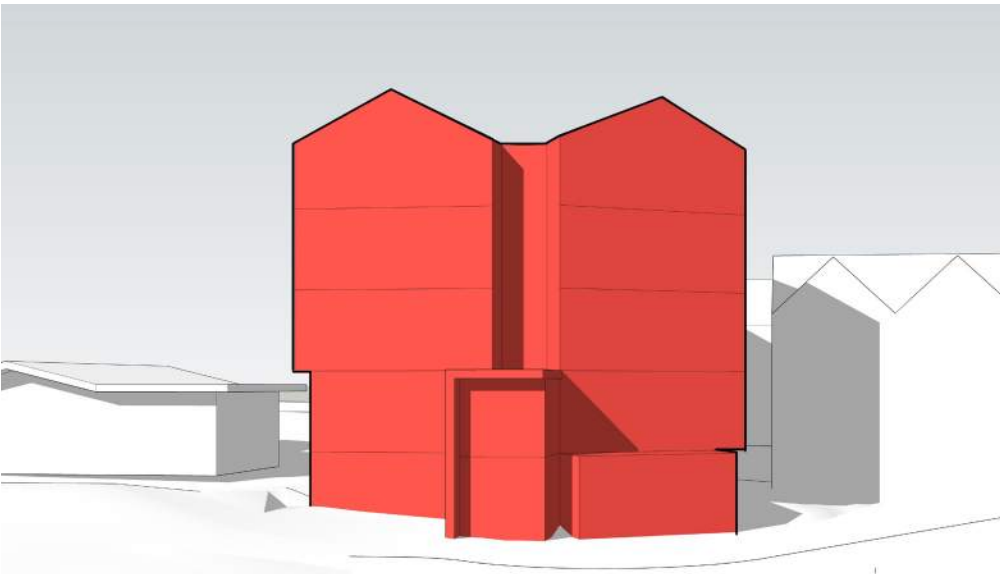
- Break facade into smaller masses
- Create visual interest with alternating angled facades
- Provide clear sense of entry with double-height entry court
- Provide corner focal point

OPPORTUNITIES

- Provide roofs that echo the roofs of the adjacent townhouses

CONSTRAINTS

- None



OPTION B

(19) SEDUs, (9) 1-Bed, (5) 2-Bed = 33 dwelling units  
5 floors

REQUESTED CODE DEPARTURES

Facade Length (please refer to sheet 17 for details)

REQUESTED RIGHT-OF-WAY PROJECTIONS

None

DESIGN DECISIONS

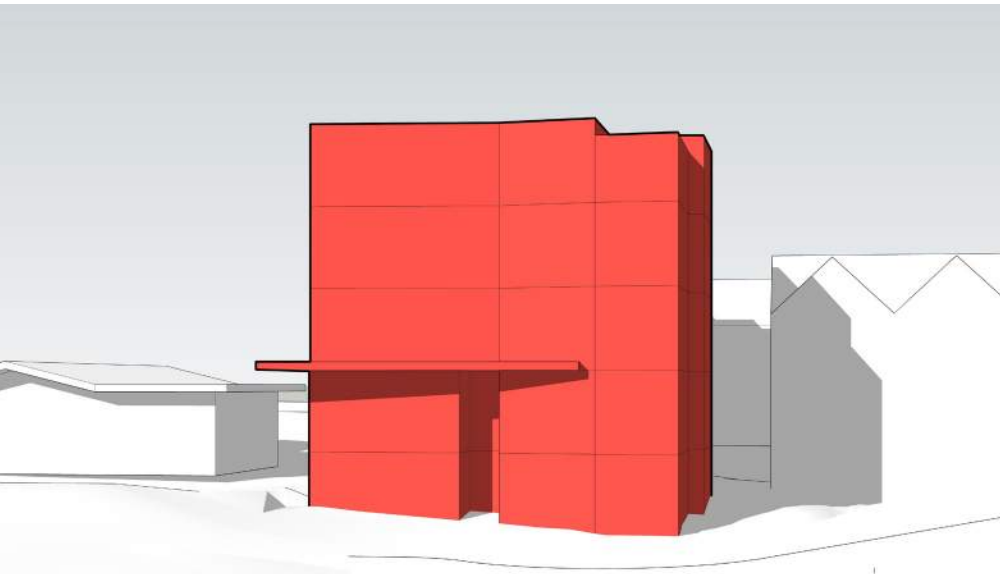
- Provide a minimalist facade plane
- Create visual interest with an angled facade
- Provide clear sense of entry with double-height entry court

OPPORTUNITIES

- Angled facade provides a minimal yet engaging facade
- Recessed entry creates a defensible space

CONSTRAINTS

- Fewer opportunities for facade articulation



OPTION C (COMPLIANT)

(19) SEDUs + (5) 2-Bed = 24 dwelling units  
5 floors

REQUESTED CODE DEPARTURES

None

REQUESTED RIGHT-OF-WAY PROJECTIONS

None

DESIGN DECISIONS

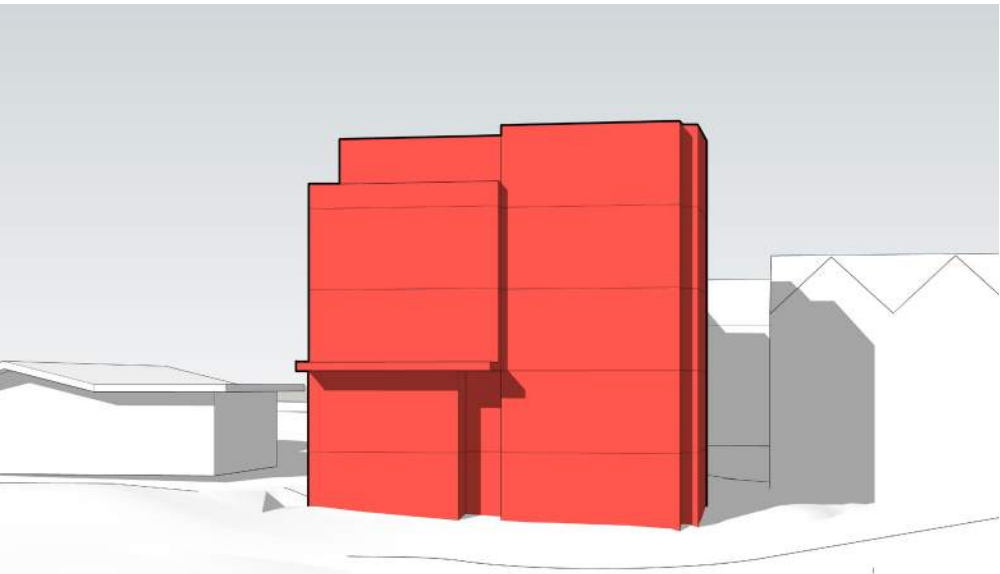
- Create visual interest with variegated facade
- Provide clear sense of entry with double-height entry court

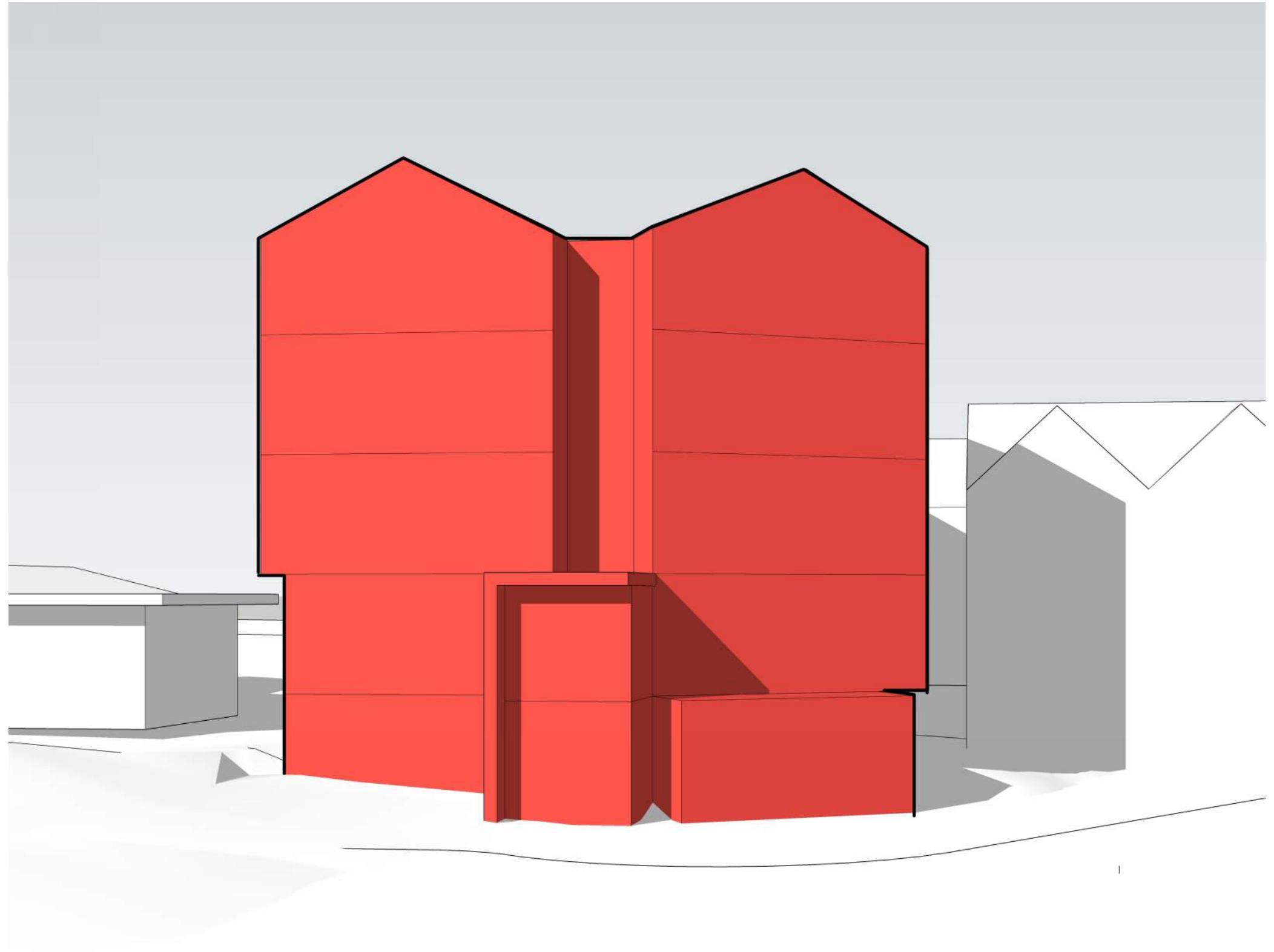
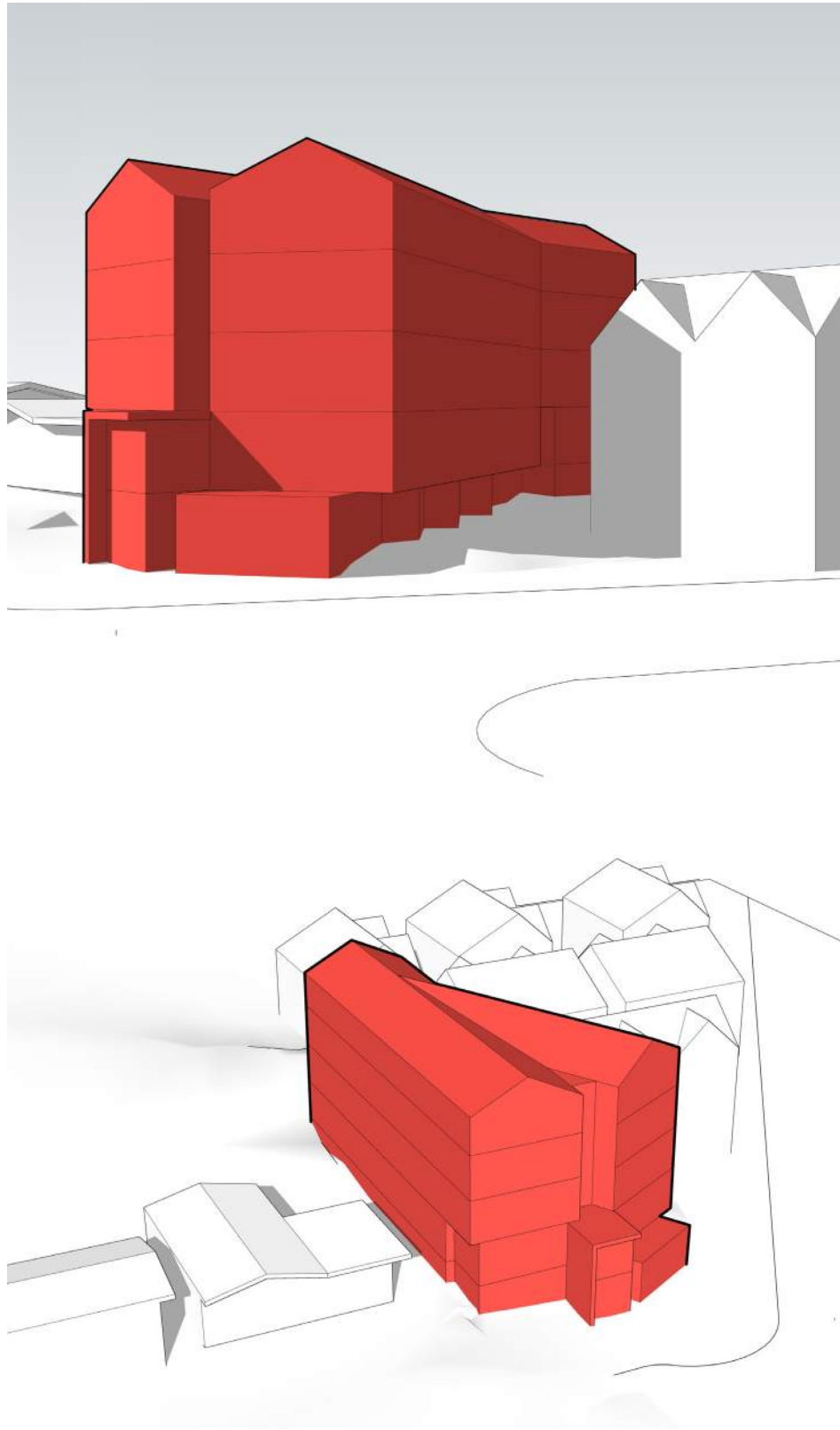
OPPORTUNITIES

- Variegated planes allow for lively facade
- Recessed entry creates a defensible space

CONSTRAINTS

- Reduces unit density significantly
- Fewer opportunities for facade articulation
- Only available space for solid storage is adjacent to living units

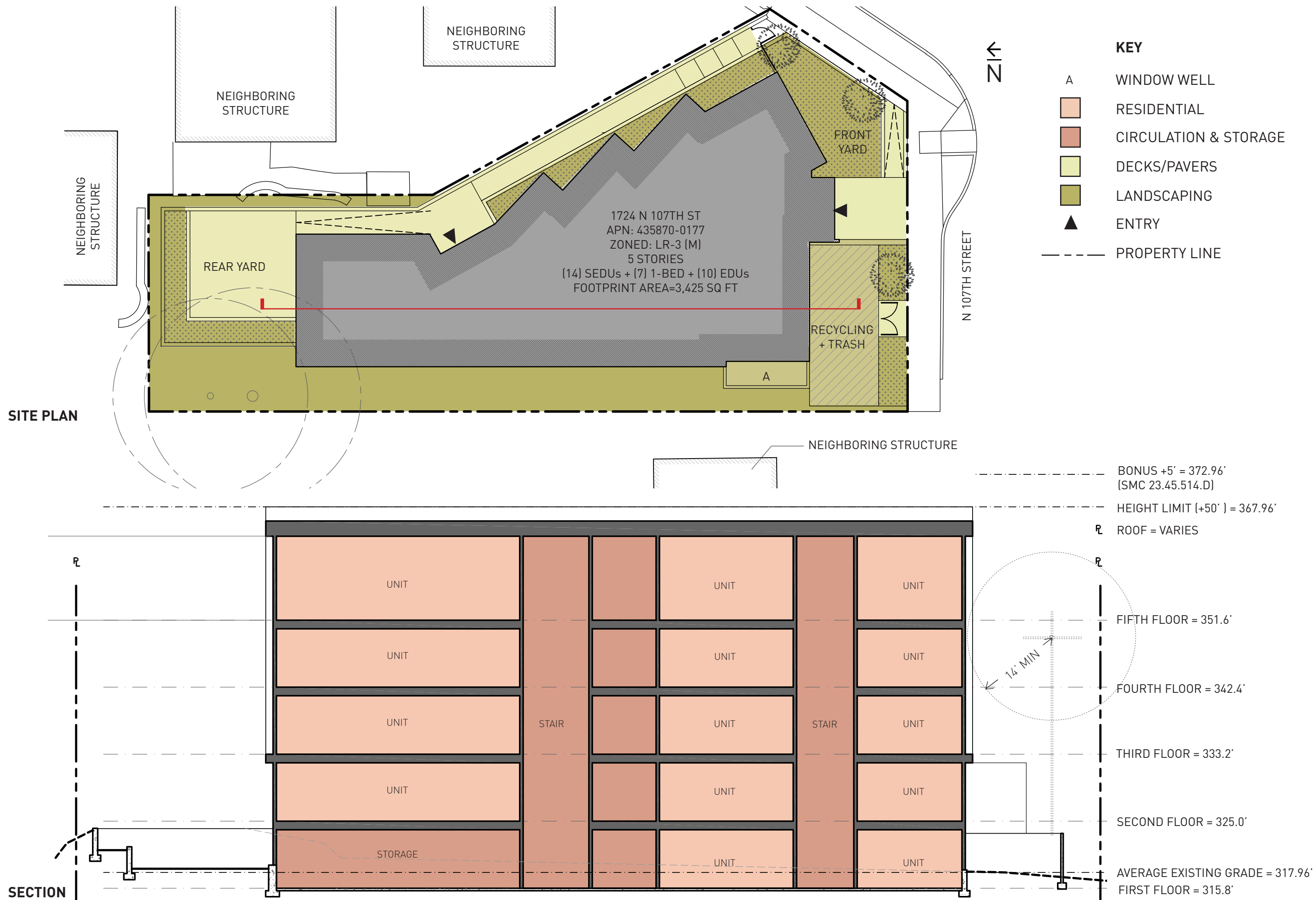




#### DESIGN SUMMARY

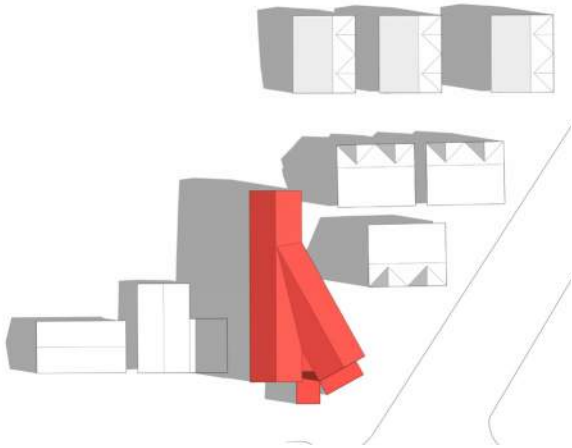
This zone edge property features an irregular lot shape and moderate cross-slope, two major generators of the architectural response. From the west the project settles into the terracing of the residential lots and establishes a compatible residential scale with gabled roof forms. A horizontal overhang at the entry echoes the adjacent property's garage roof. Moving east the massing shifts up with a four story volume

and is emphasized in a splayed mass that addresses Northgate Way. Contrasting materials and broad windows along with sawtooth angles activate shadow lines and ridge profiles against the sky. The rhythm of roofs of the adjacent townhouses are echoed and interpreted in the building forms.

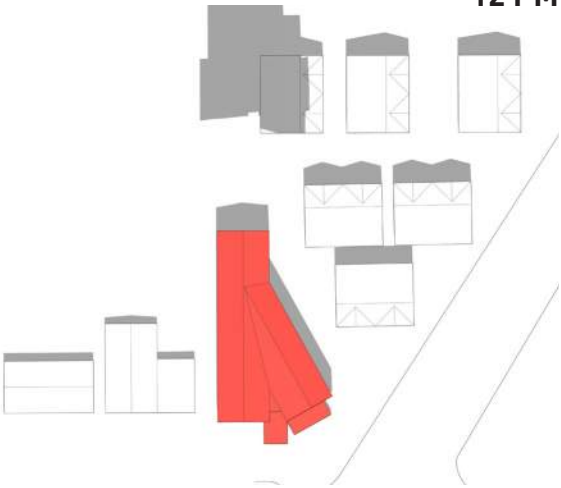


JUNE 21

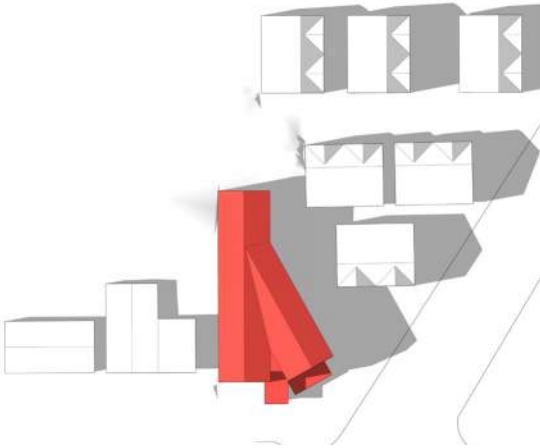
9 AM



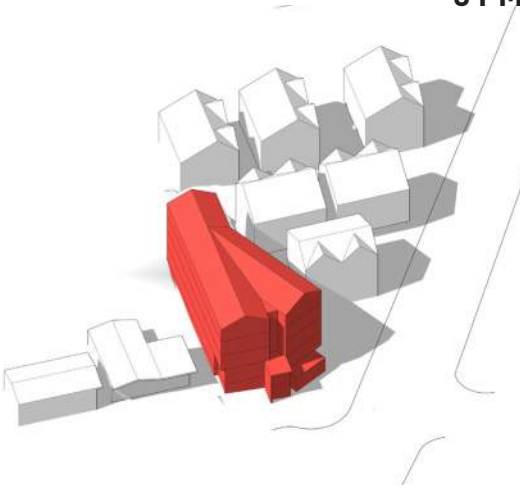
12 PM



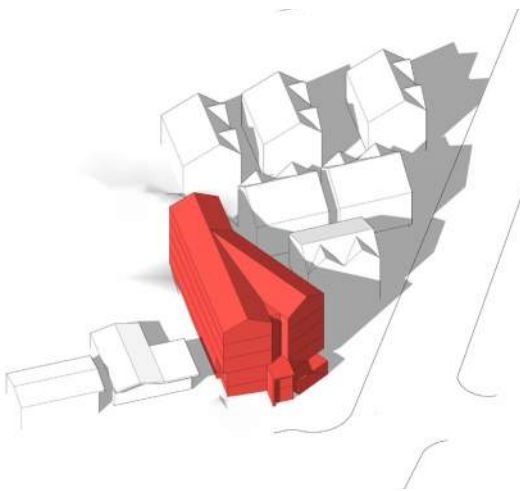
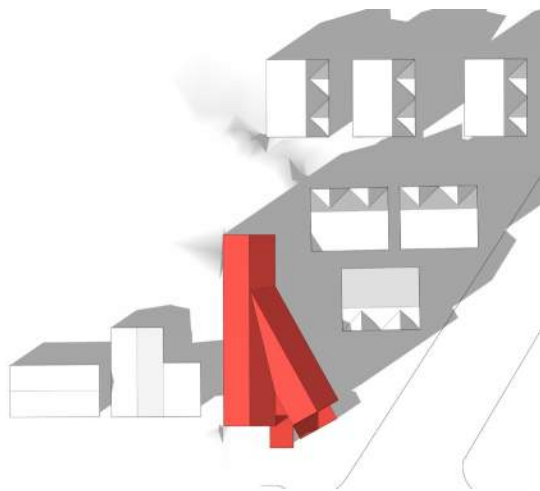
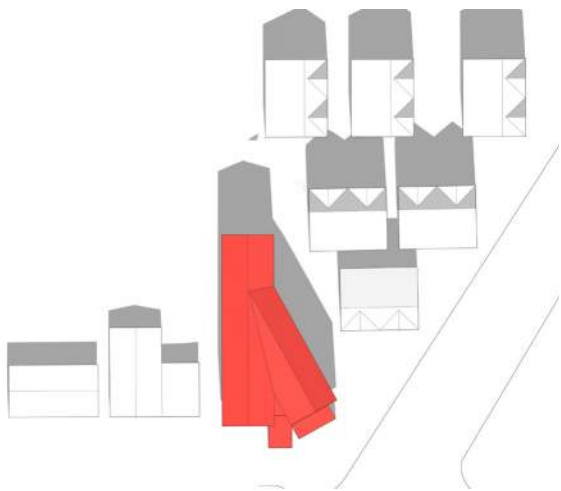
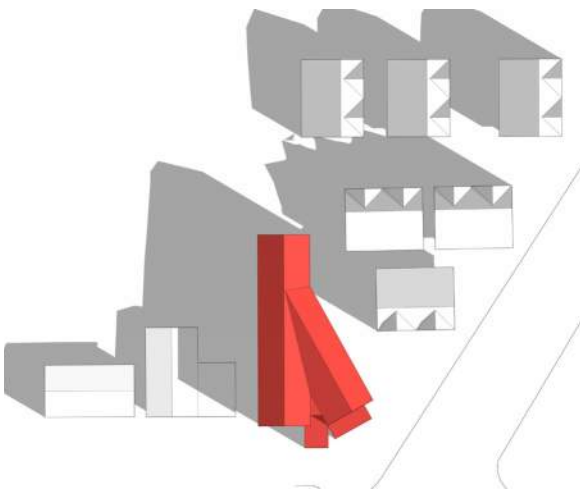
3 PM



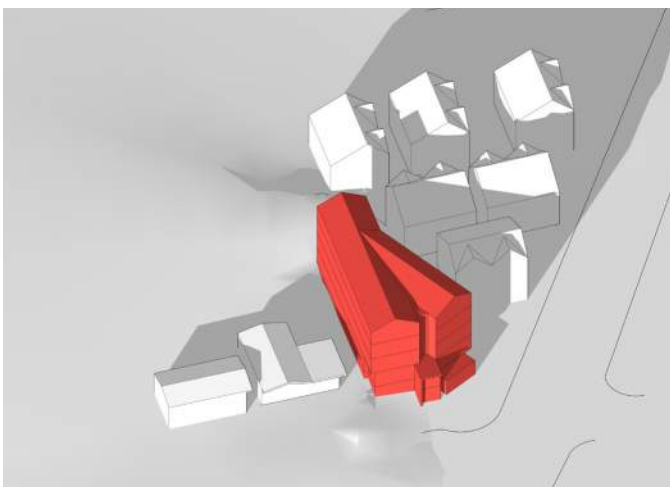
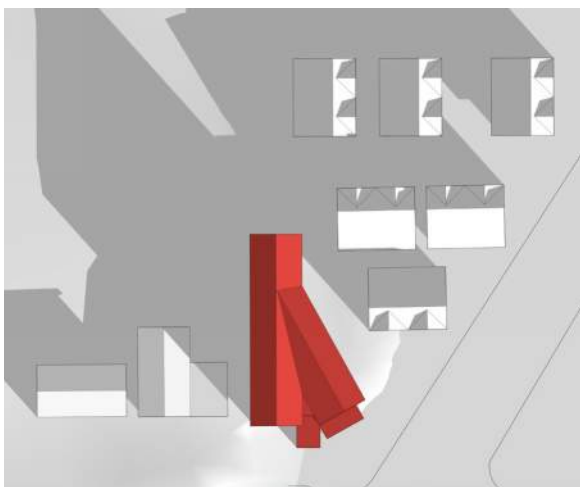
3 PM



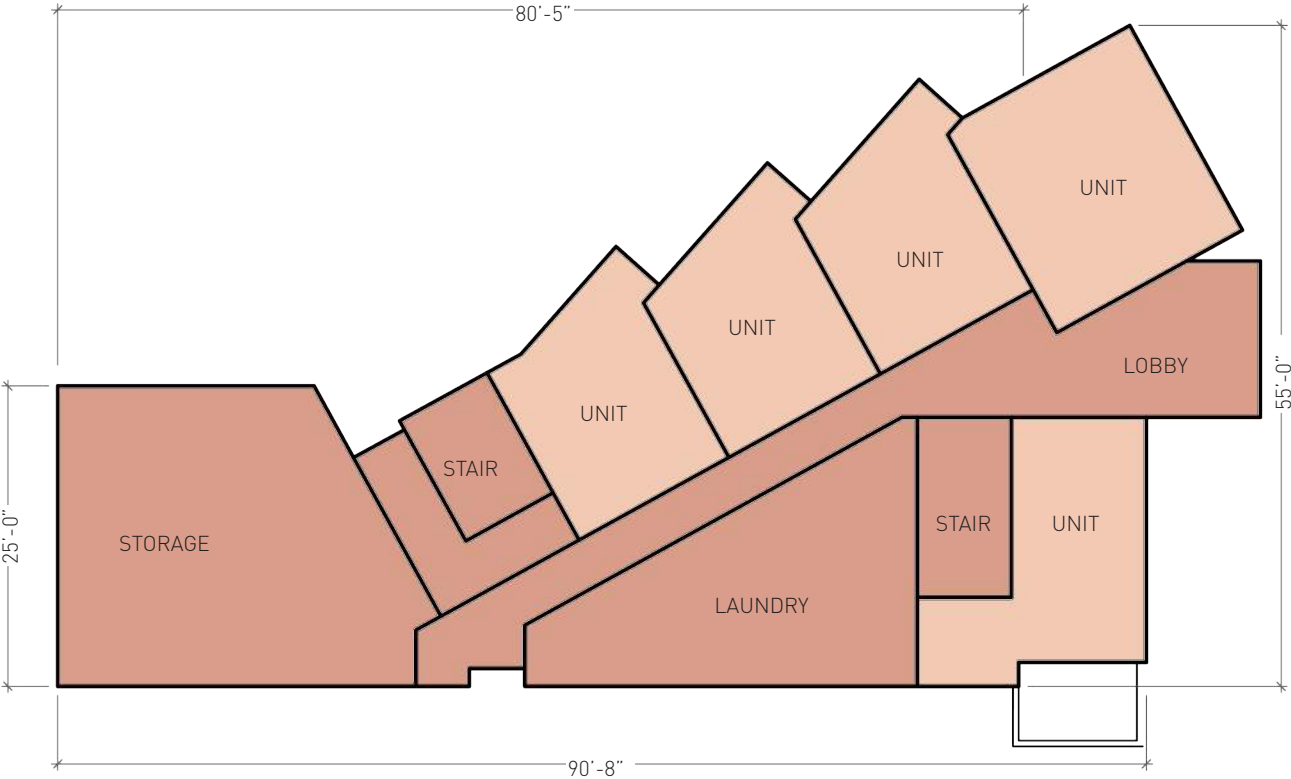
MARCH|SEPTEMBER 21



DECEMBER 21

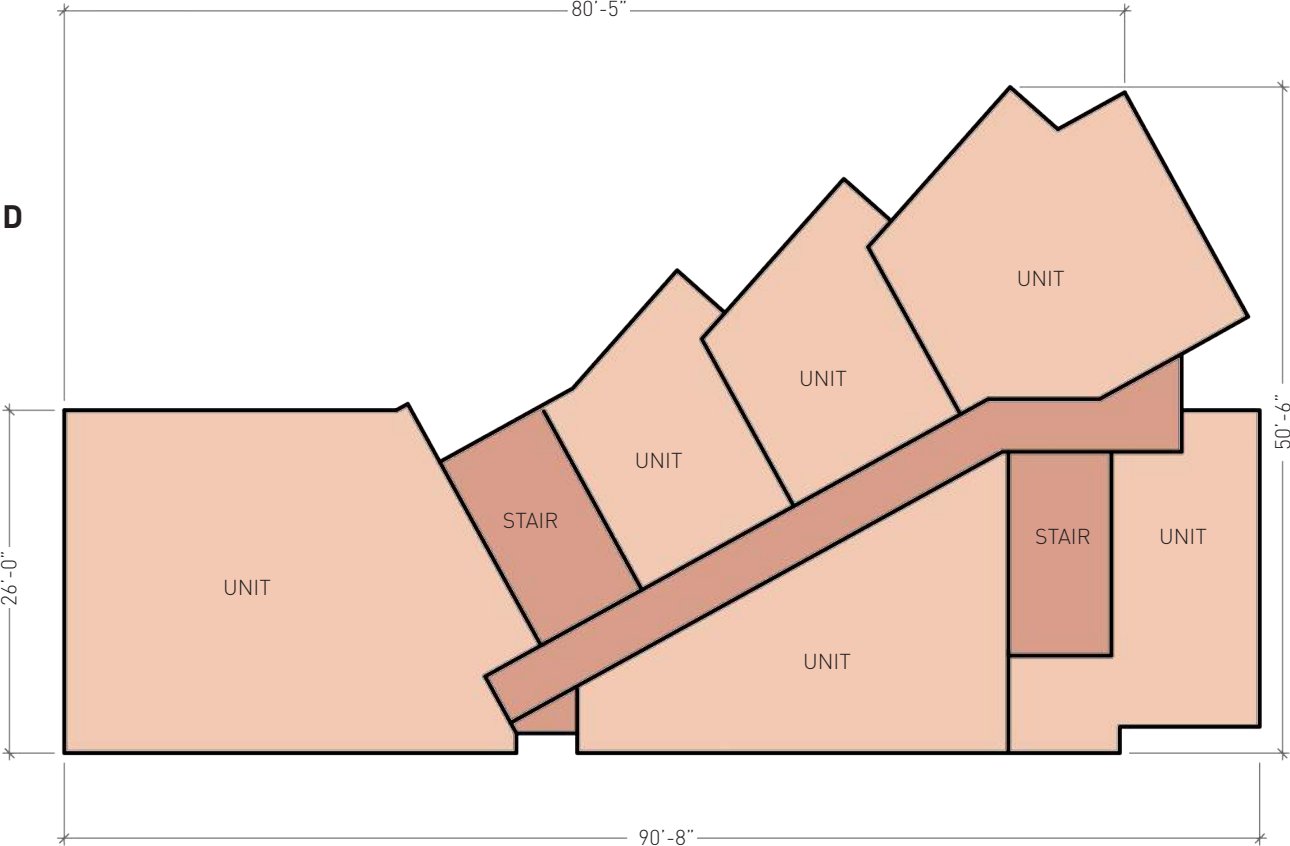


\*Shadow impacts are noted to adjacent buildings in the 3pm hour of analysis throughout the year.

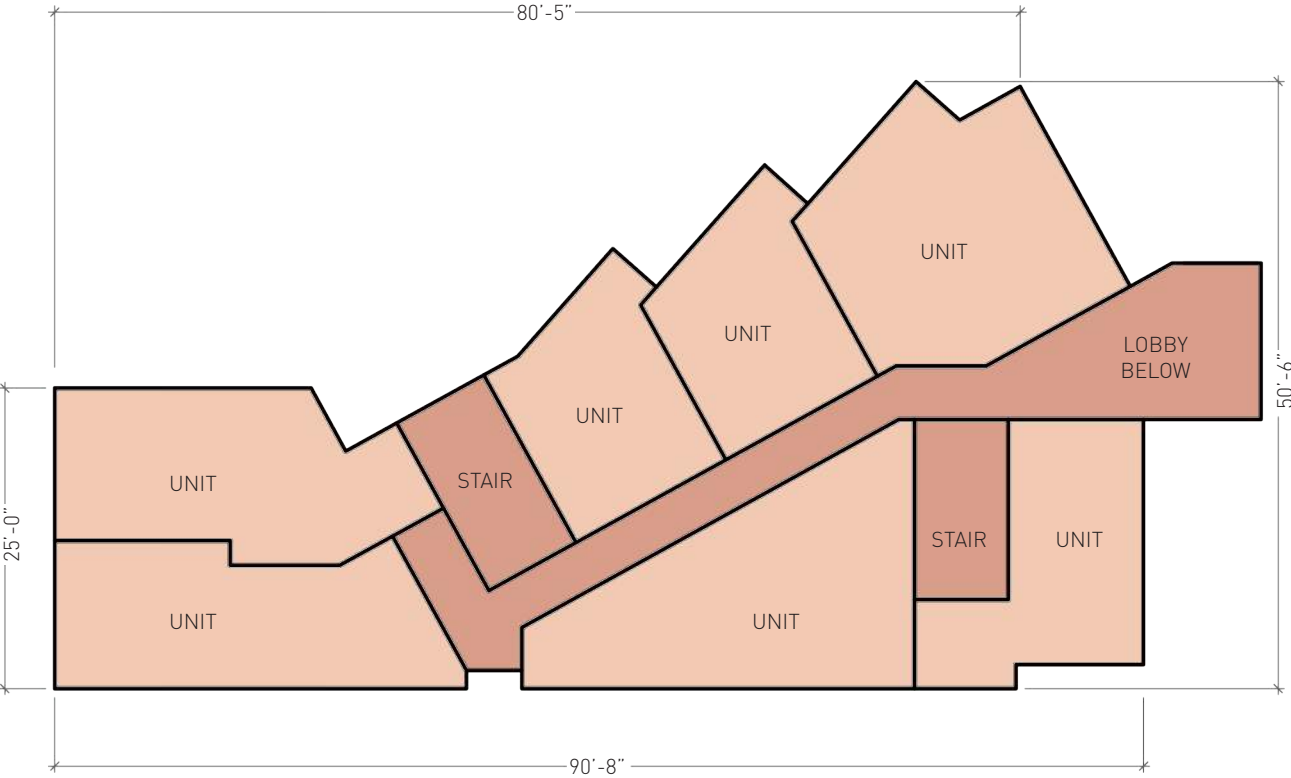


FIRST/GROUND  
FLOOR PLAN

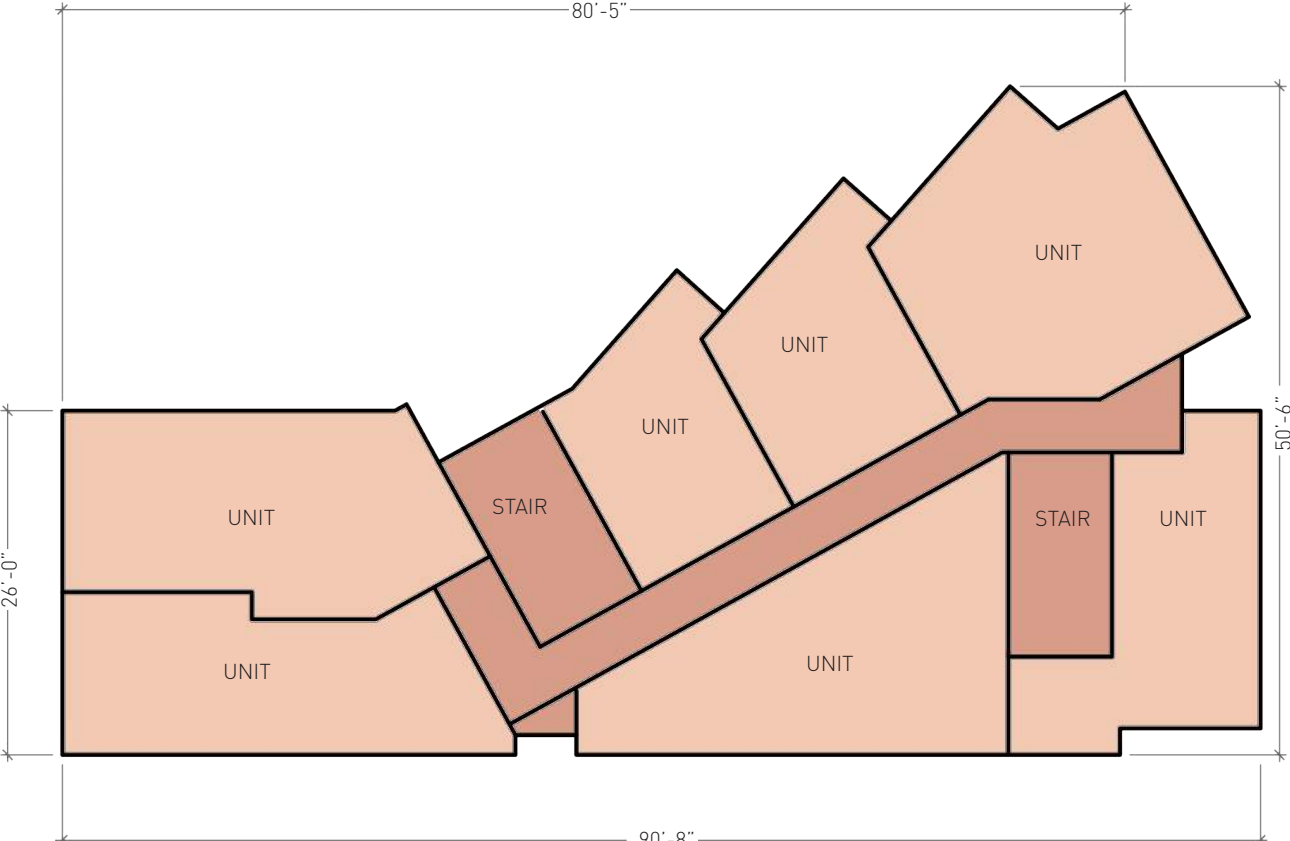
MAIN ENTRY



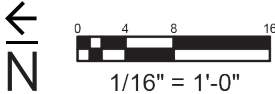
THIRD + FOURTH  
FLOOR PLANS

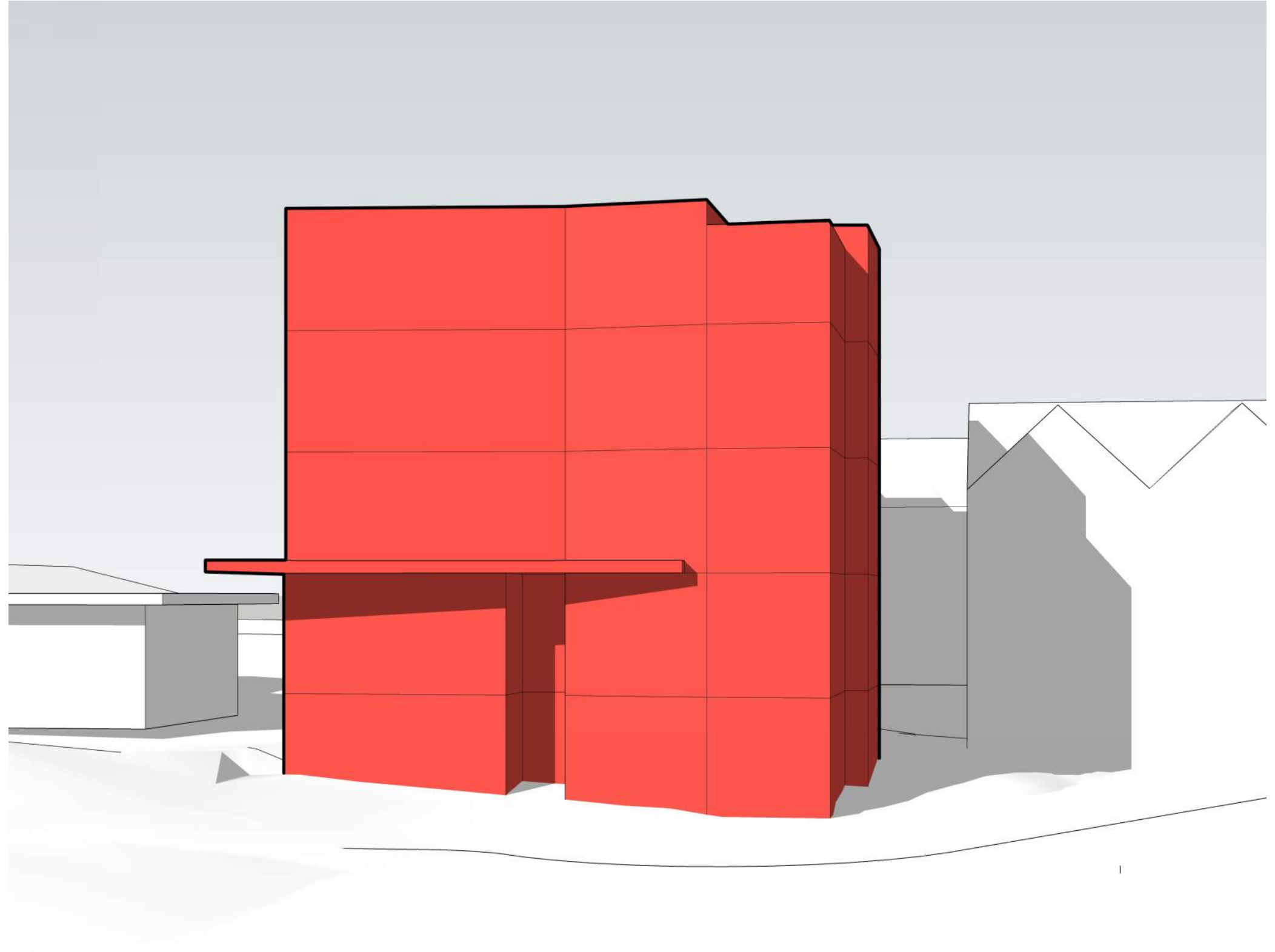
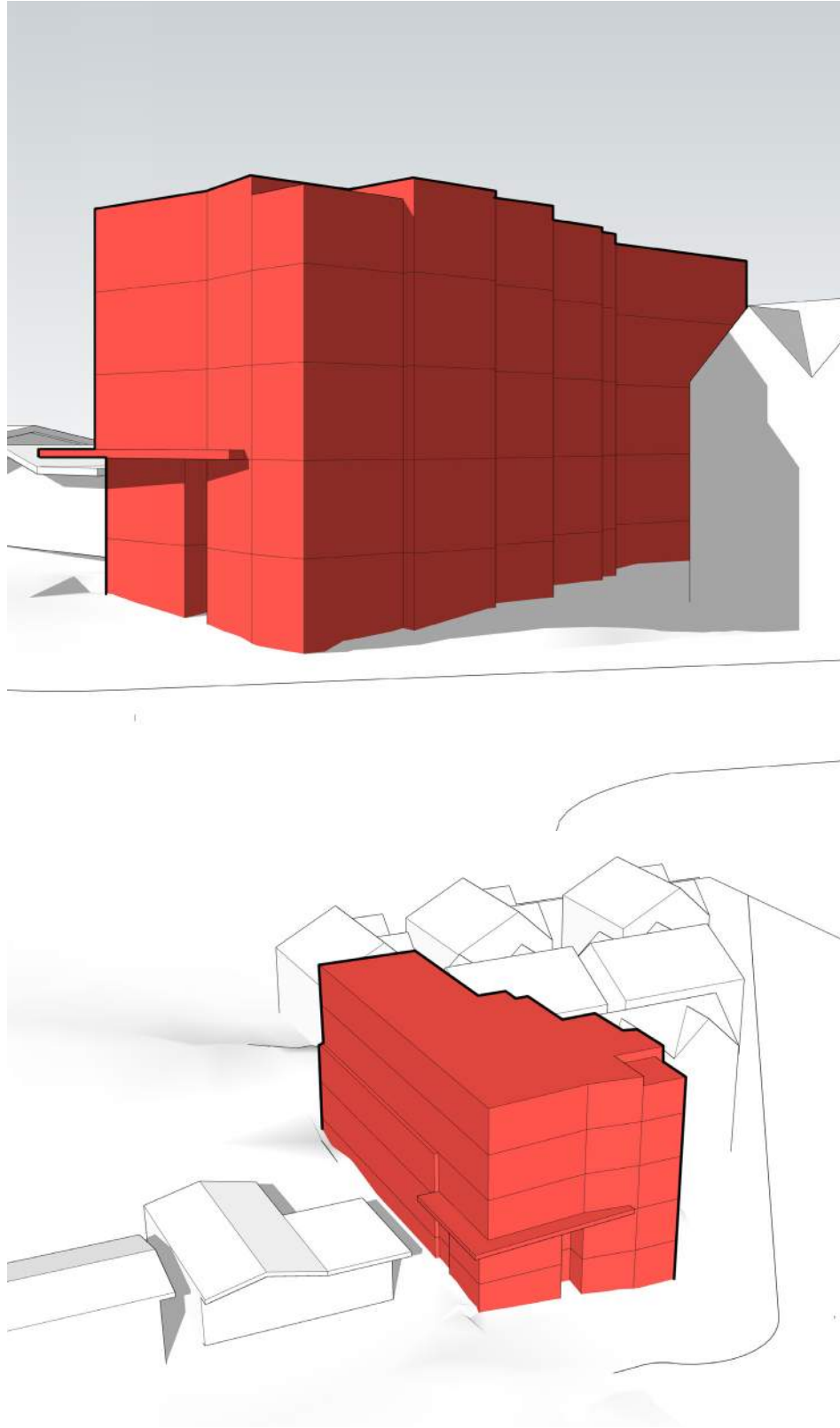


SECOND  
FLOOR PLAN



FIFTH  
FLOOR PLAN





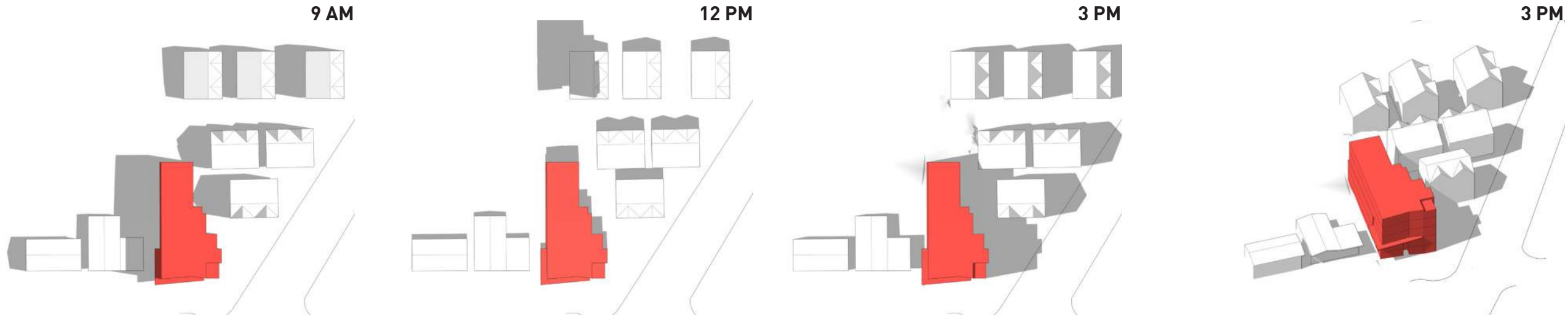
#### DESIGN SUMMARY

Option B uses an inflected angle geometry to create visual interest and to animate the front facade. The inflected angle geometry divides the facade into smaller vertical masses.

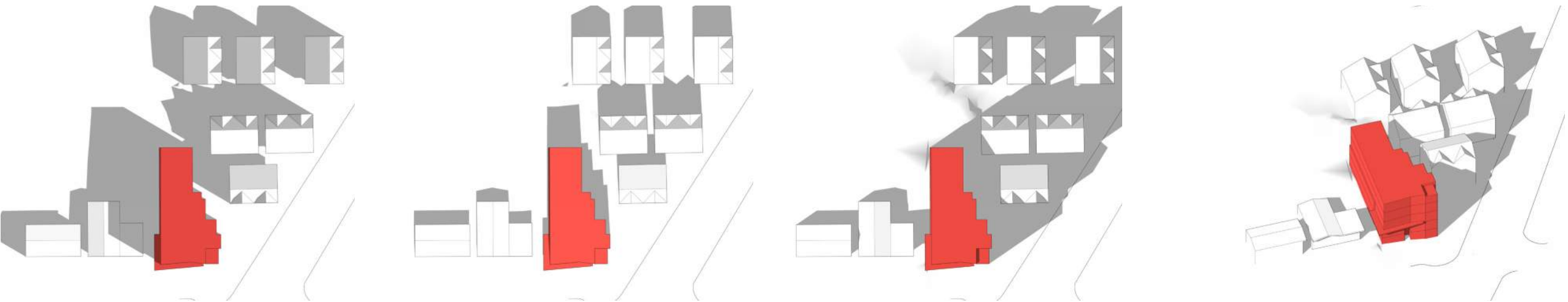
The entry sequence to this option is similar to the preferred option with a double-height entry court providing a clear, visually impactful pedestrian access with an inviting sense of entry. Although, the entry court is lower, more narrow and recedes into the building mass rather than projecting outwards.



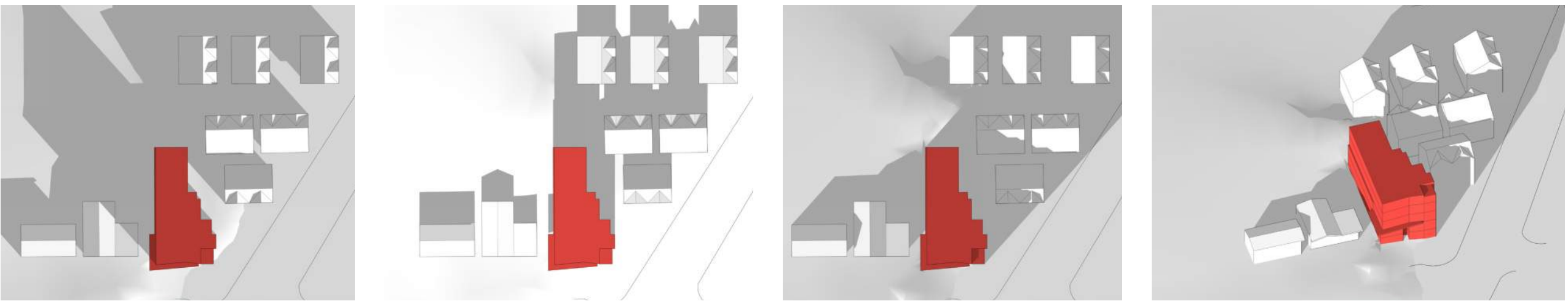
JUNE 21



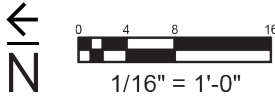
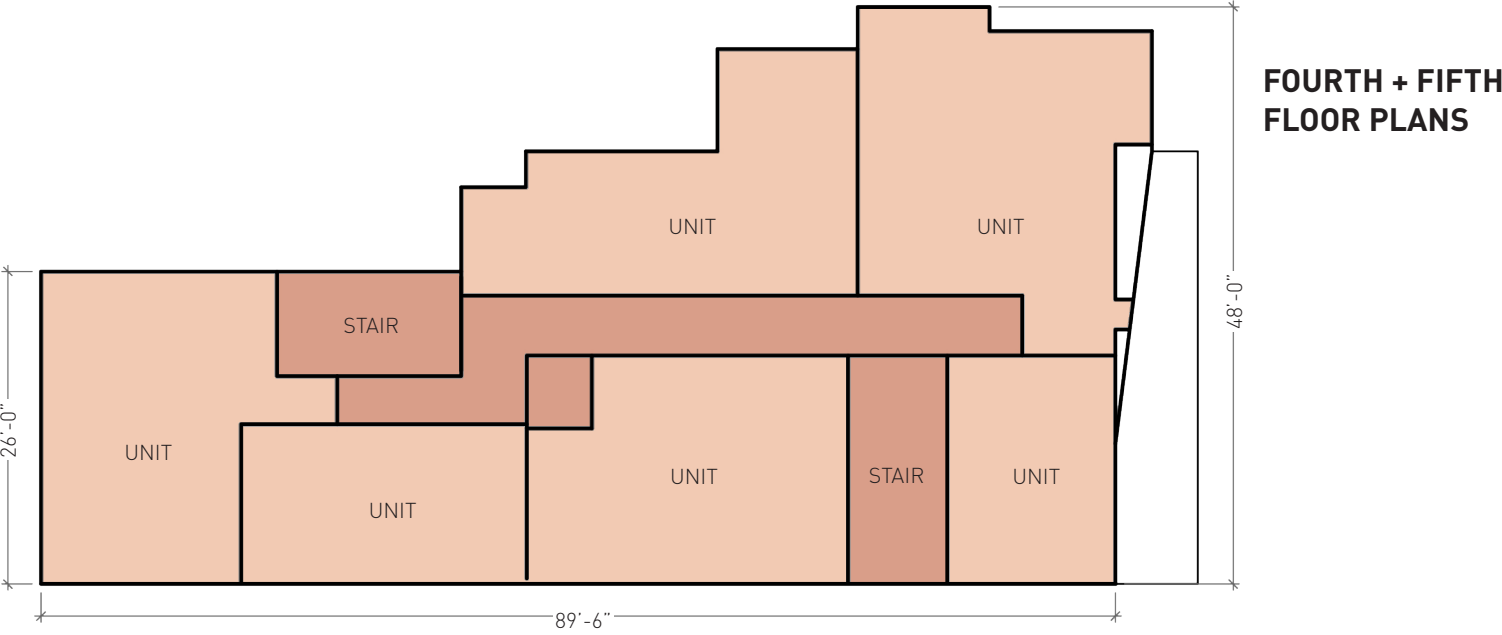
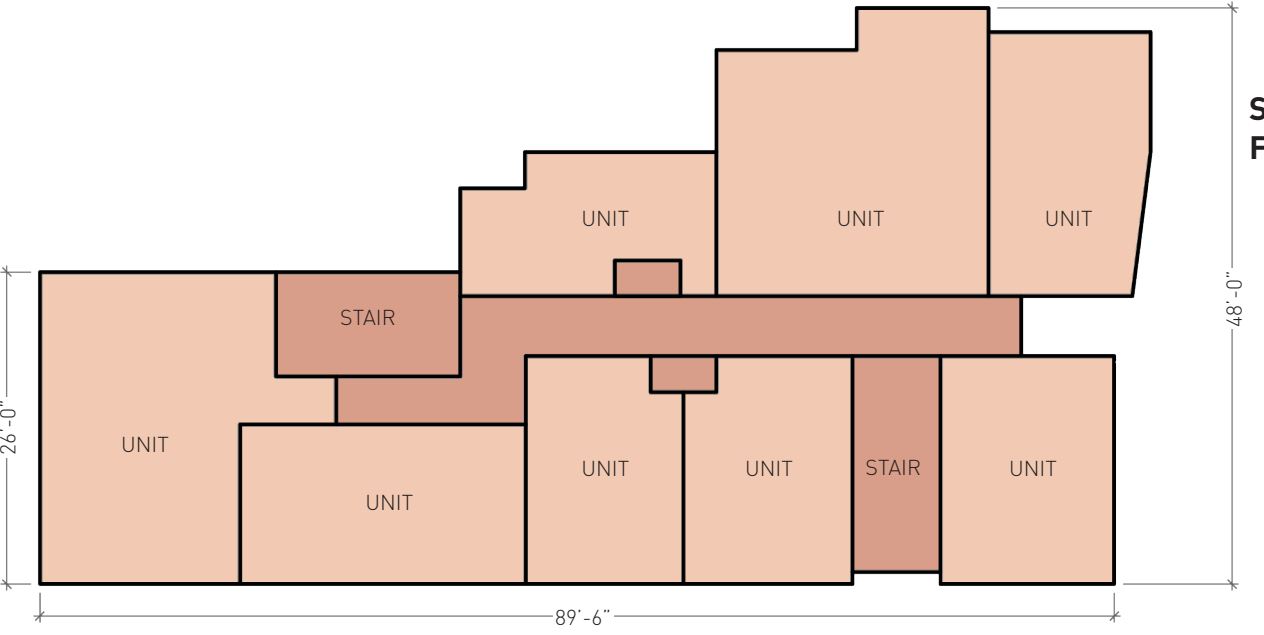
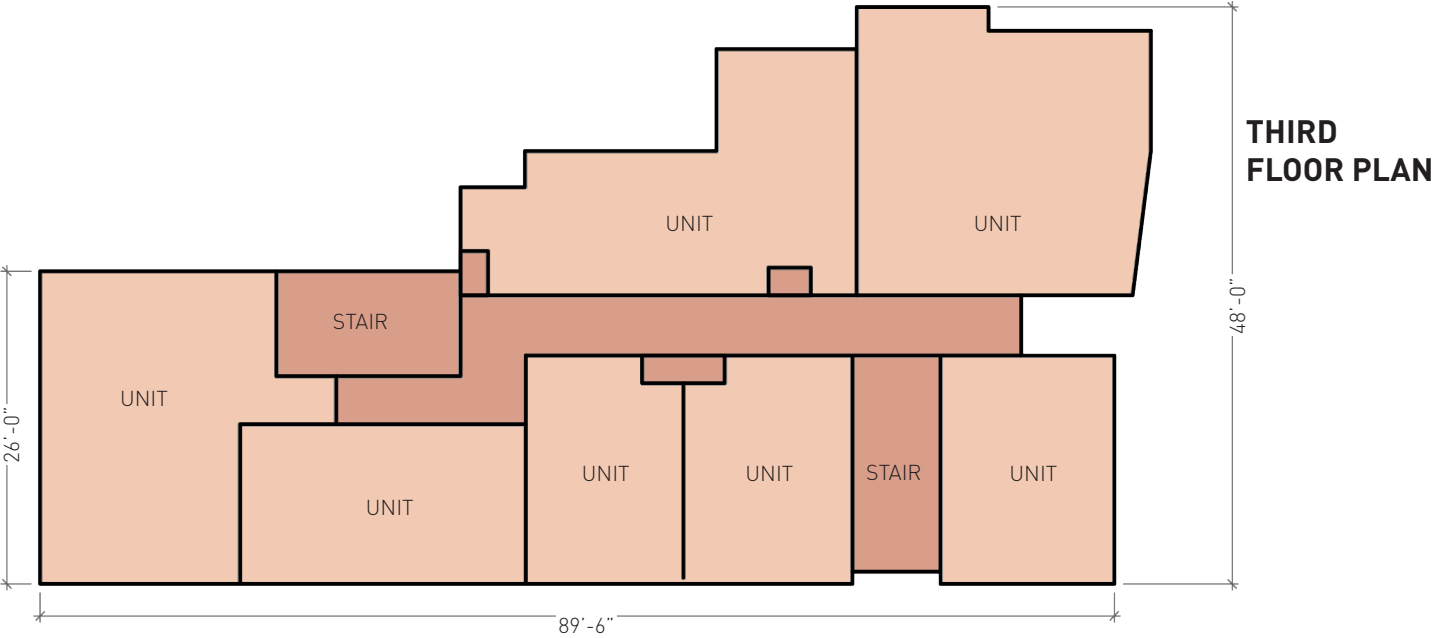
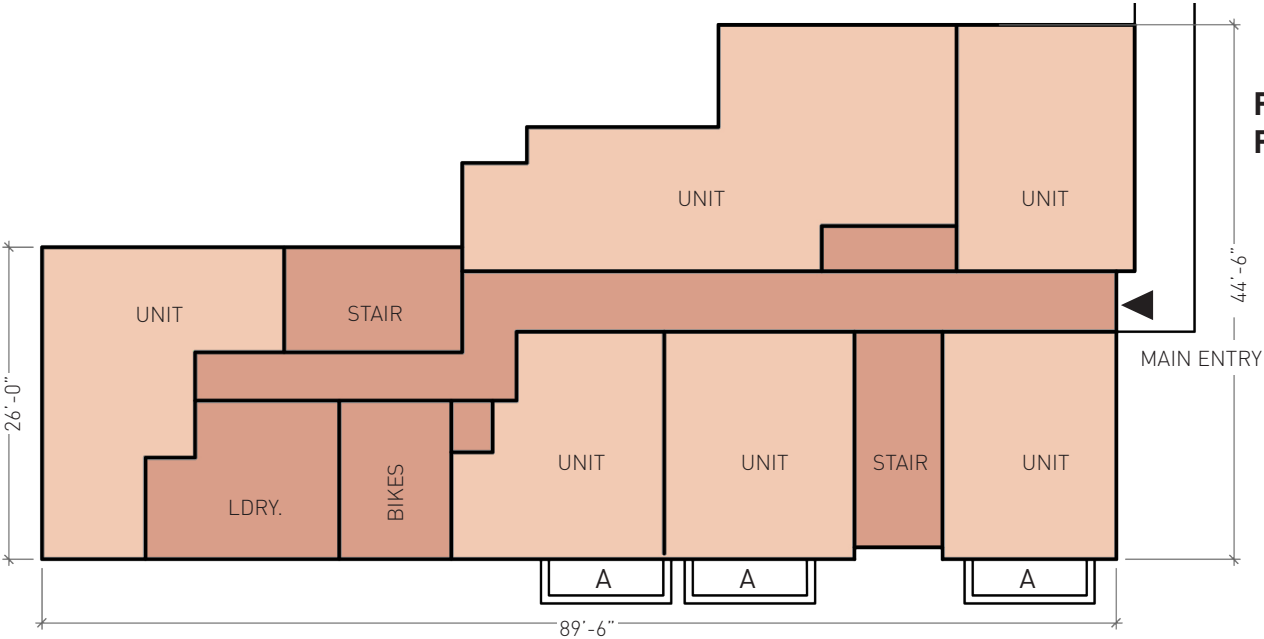
MARCH|SEPTEMBER 21

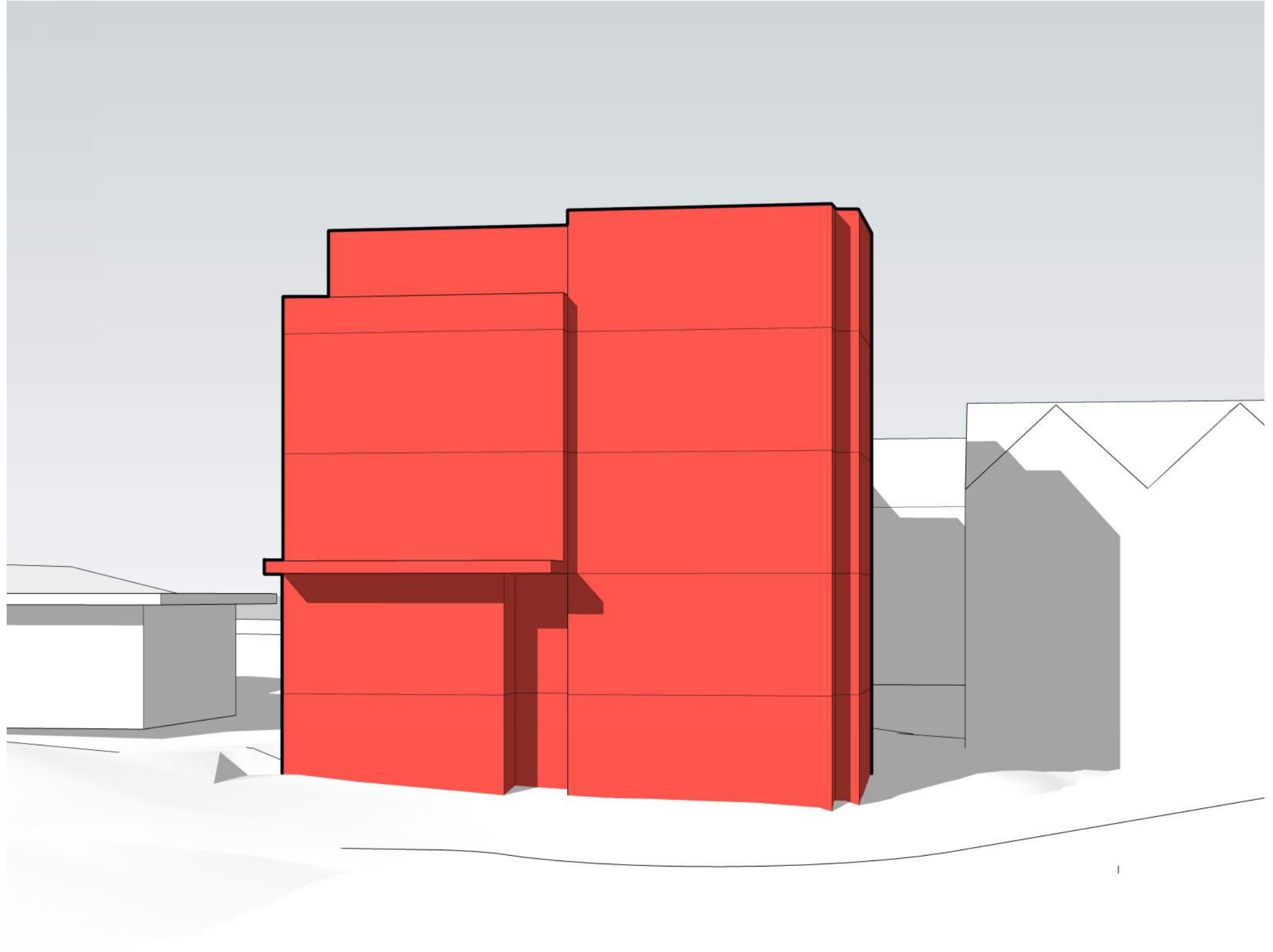
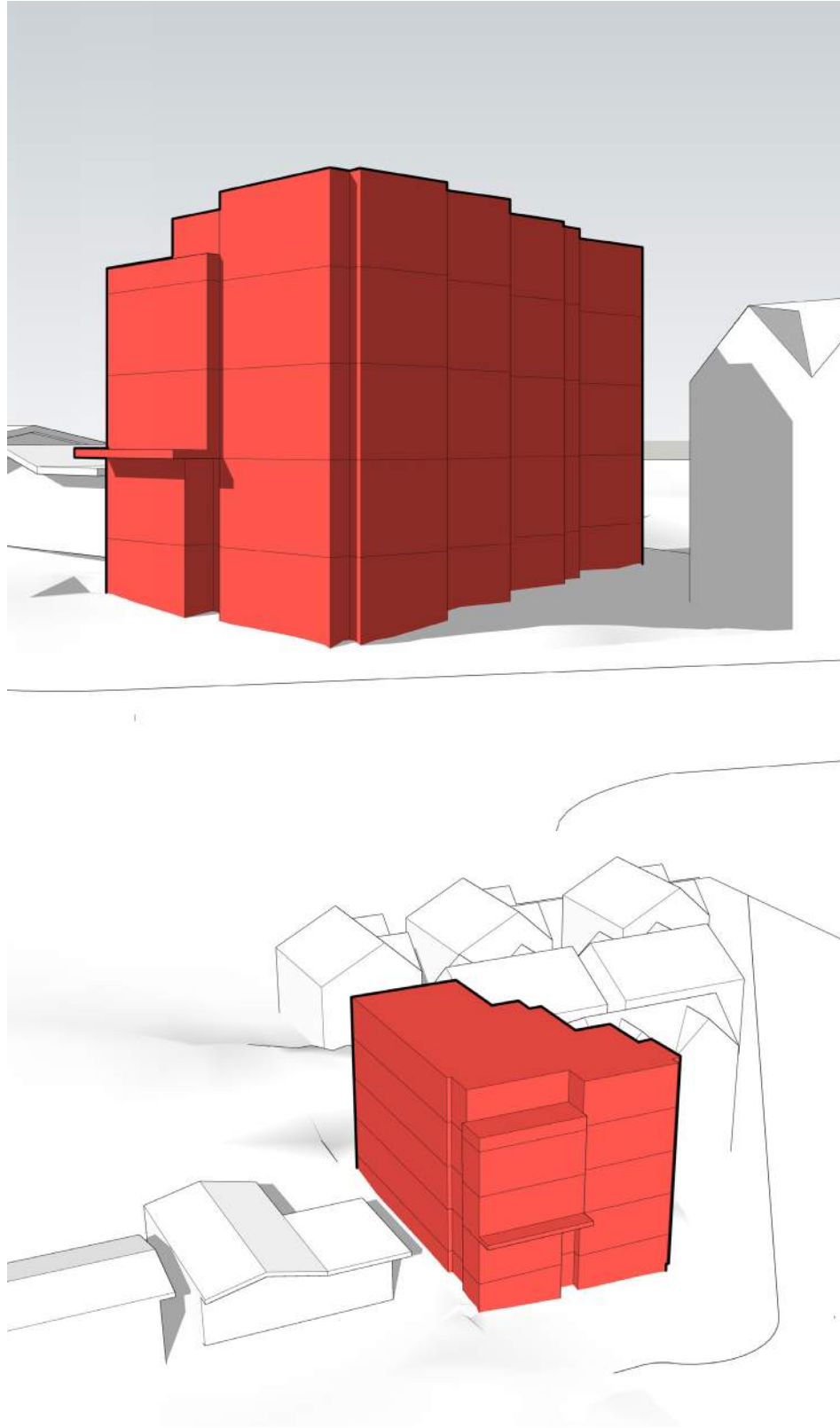


DECEMBER 21



\*Shadow impacts are noted to adjacent buildings in the 3pm hour of analysis throughout the year.

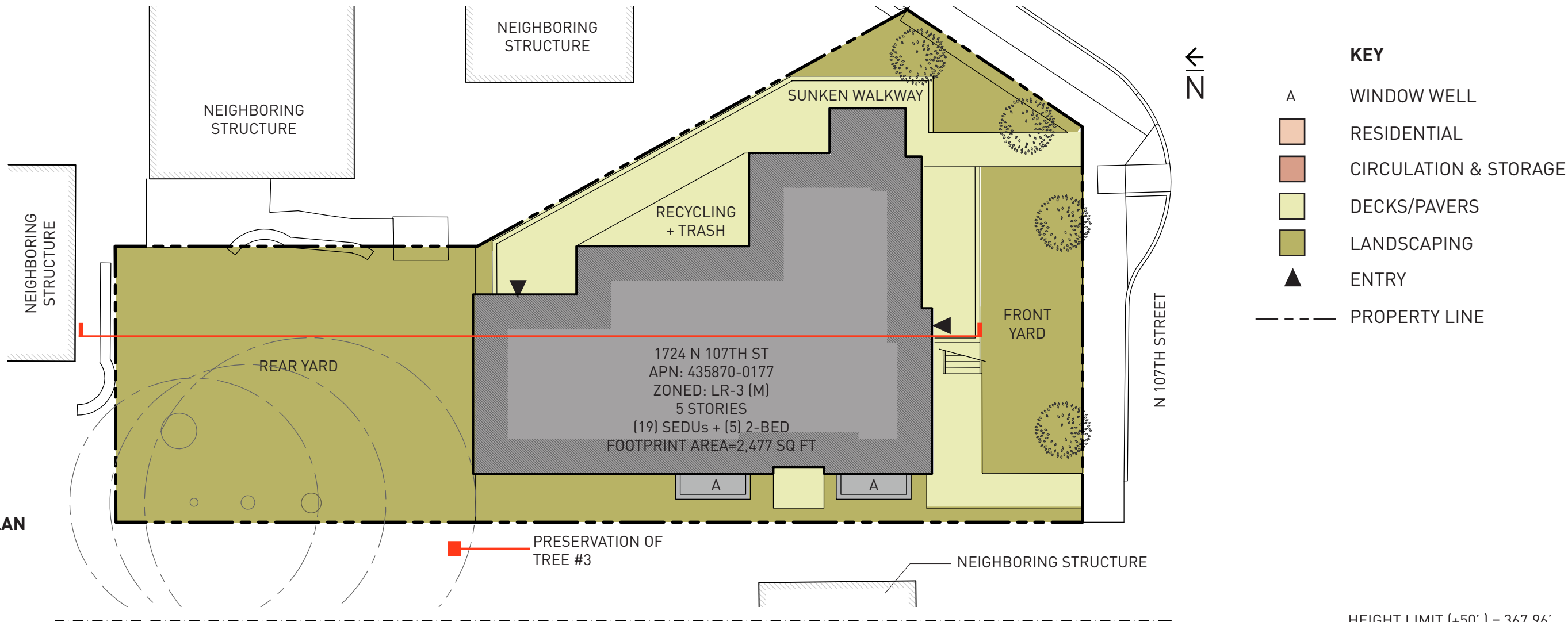




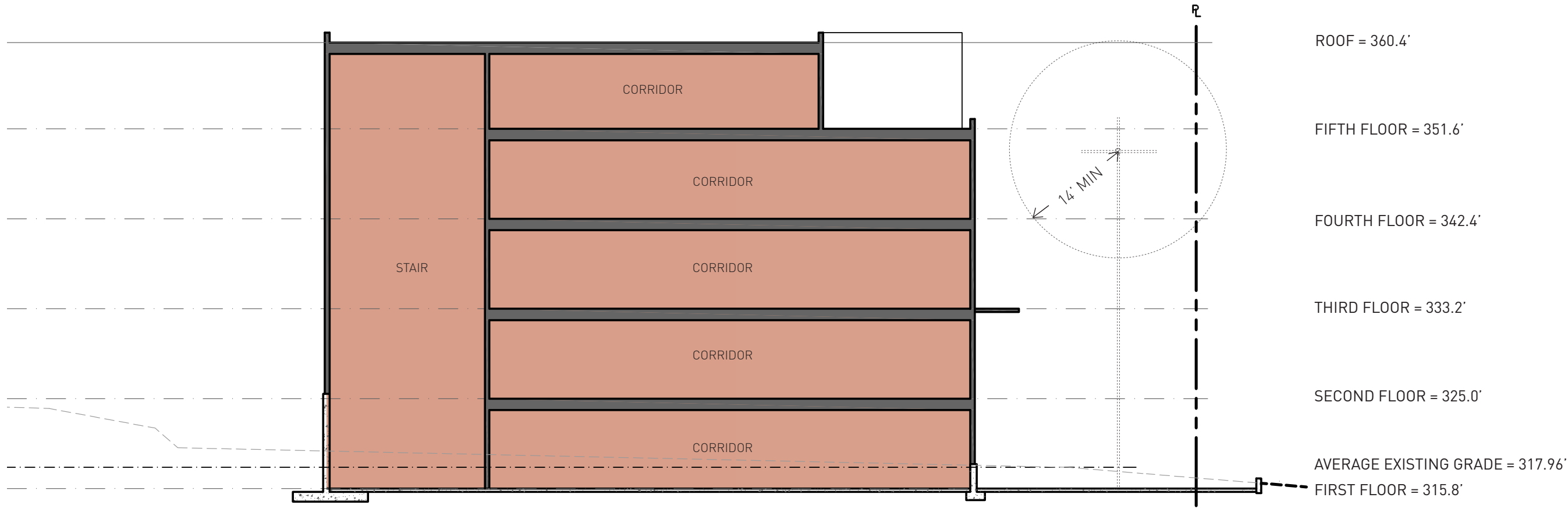
#### DESIGN SUMMARY

Option C uses variegated masses at the scale of the individual dwellings to create visual interest and to animate the front facade. These forms create an opportunity for street facing bay windows. The entry sequence to this option is similar to option B with no exceptions. Additionally, tree #3 - identified as exceptional - is preserved in this option. This reduces the developable FAR by 27% and dwelling unit count by six dwellings.

SITE PLAN

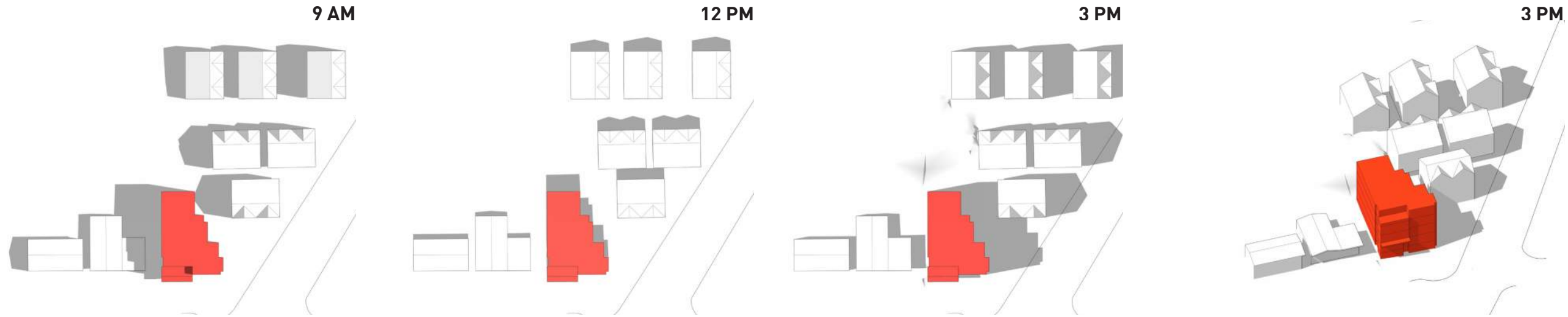


SECTION



DESIGN OPTION C - CONCEPTUAL SITE PLAN

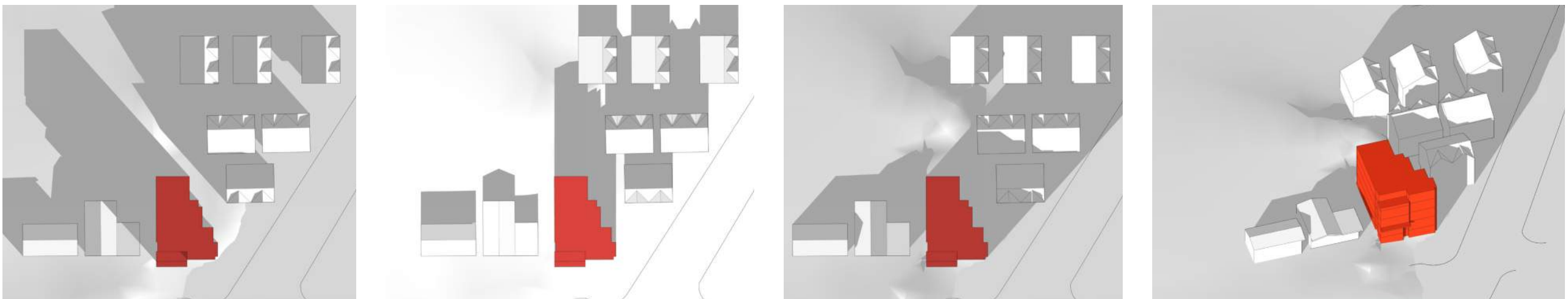
JUNE 21



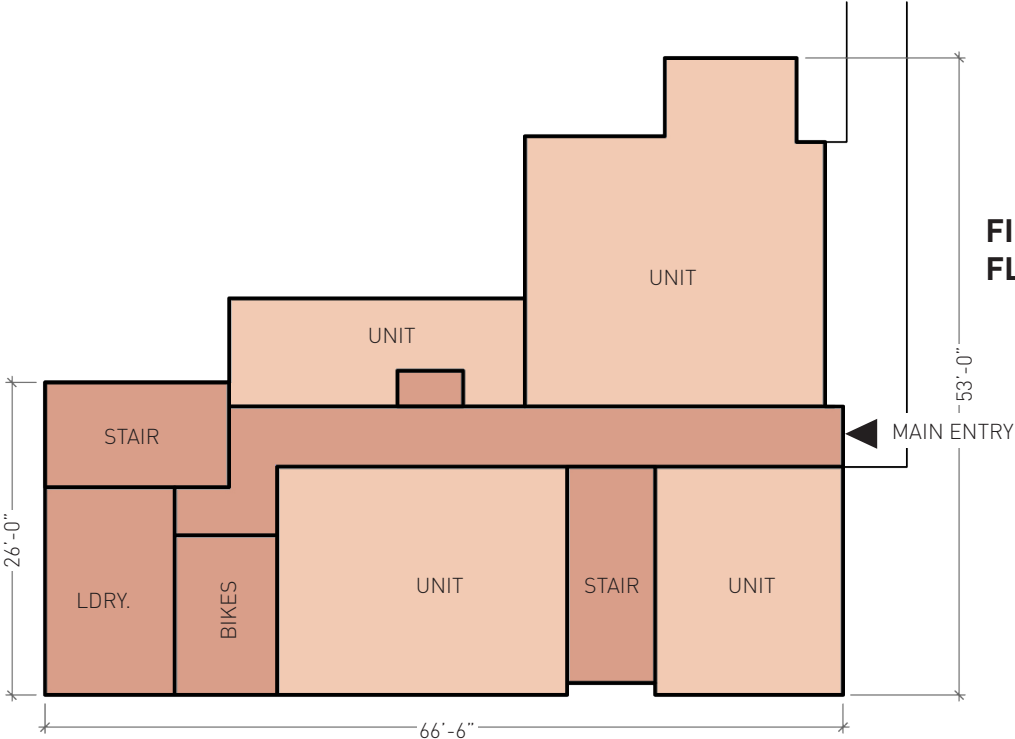
MARCH|SEPTEMBER 21



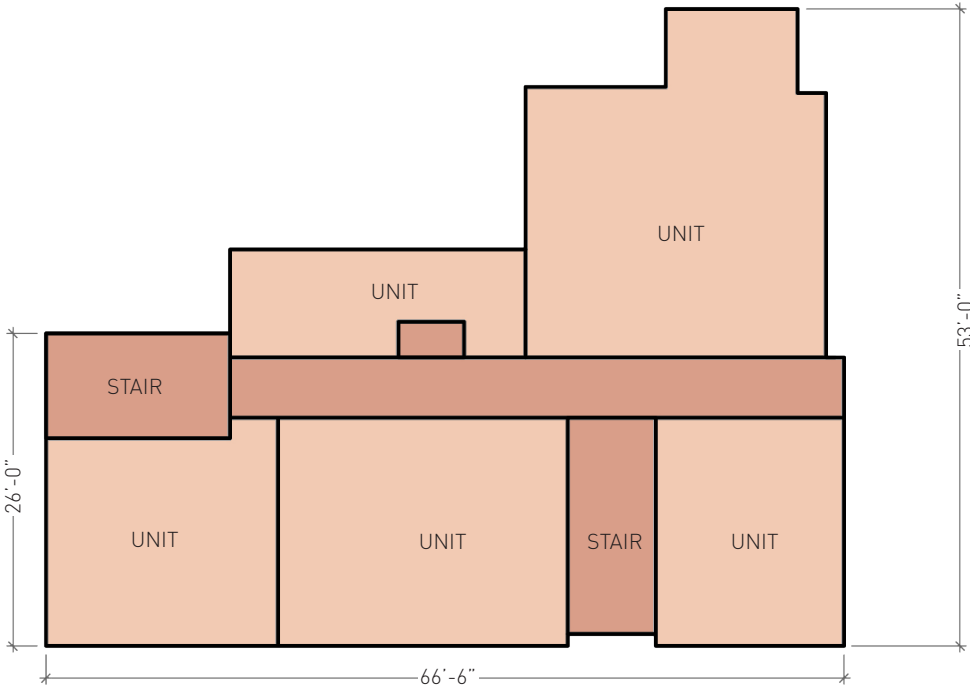
DECEMBER 21



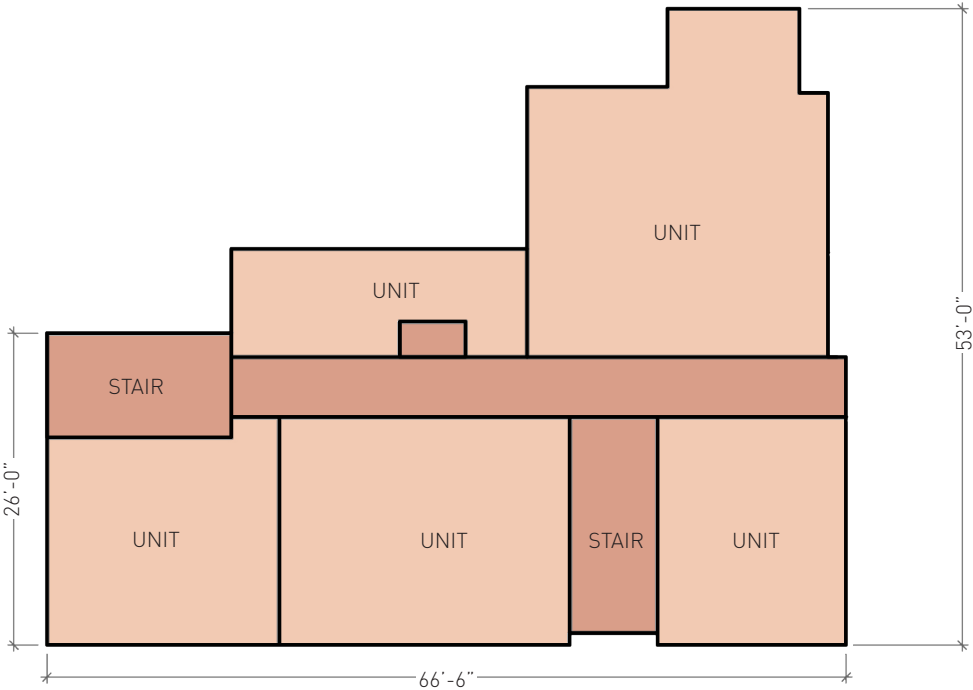
\*Shadow impacts are noted to adjacent buildings in the 3pm hour of analysis throughout the year.



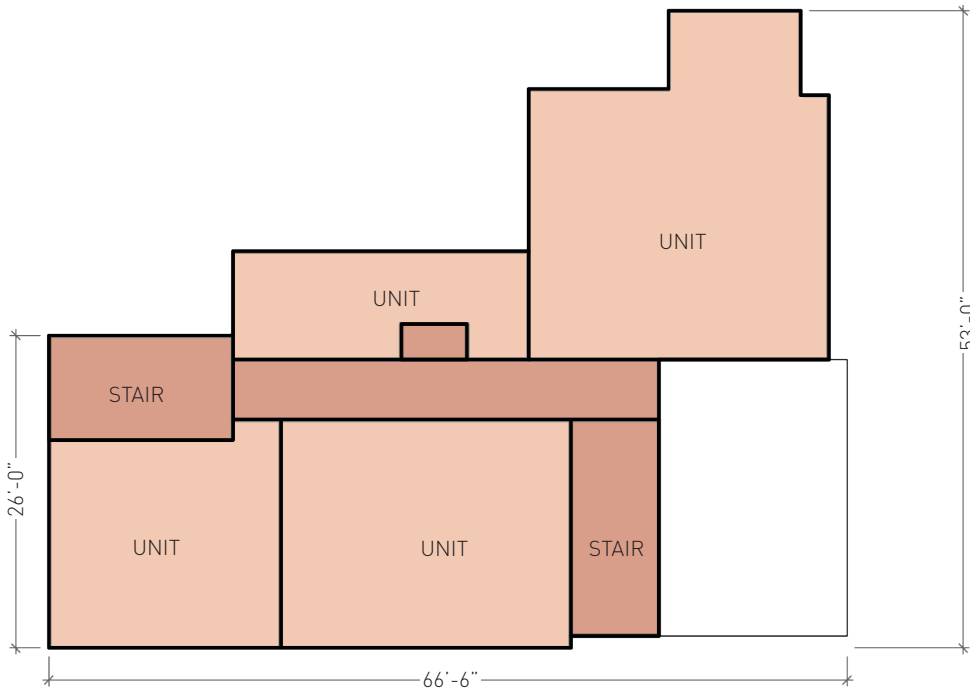
FIRST/GROUND FLOOR PLAN



THIRD + FOURTH FLOOR PLANS



SECOND FLOOR PLAN



FIFTH FLOOR PLAN

Over-framed gabled roof  
providing enclosure for private  
porch

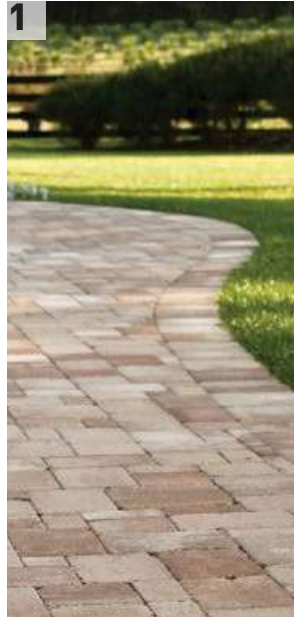


Gabled roof mass in juxtaposition  
with geometrically square form.  
Materiality and color of each  
mass balancing one another and  
provide contrast

Over-framed gabled roofs  
providing articulation and  
reflecting roofs of single-family  
homes



| PLANT SCHEDULE                                                                      |                                                                 |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| SHRUBS                                                                              | BOTANICAL NAME / COMMON NAME                                    |
|    | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass |
|    | Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather        |
|    | Carex oshimensis 'Everillo' / Everillo Japanese Sedge           |
|    | Helictotrichon sempervirens / Blue Oat Grass                    |
|    | Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea       |
|    | Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly           |
|    | Liriope muscari 'Big Blue' / Big Blue Lilyturf                  |
|    | Mahonia repens / Creeping Oregon Grape                          |
|    | Mahonia x media 'Charity' / Mahonia                             |
|    | Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo            |
|    | Pieris japonica 'Braner's Beauty' / Lily of the Valley Bush     |
|    | Sarcococca ruscifolia / Fragrant Sarcococca                     |
| BIORETENTION                                                                        | BOTANICAL NAME / COMMON NAME                                    |
|    | Acorus gramineus 'Ogon' / Golden Variegated Sweetflag           |
|    | Cornus alba 'Souchaultii' / Goldenleaf Dogwood                  |
|    | Juncus effusus / Soft Rush                                      |
|    | Sambucus nigra 'Black Lace' / Black Lace Elderberry             |
| VINES                                                                               | BOTANICAL NAME / COMMON NAME                                    |
|    | Clematis armandi 'Snowdrift' / Evergreen Clematis               |
| GROUND COVERS                                                                       | BOTANICAL NAME / COMMON NAME                                    |
|  | Epimedium grandiflorum 'Lilafée' / Longspur Barrenwort          |
|  | Lysimachia nummularia 'Aurea' / Golden Creeping Jenny           |
|  | Fachysandra terminalis / Japanese Spurge                        |
|  | Rubus calyculoides 'Emerald Carpet' / Creeping Raspberry        |
|  | Vinca minor 'Bowles Blue' / Dwarf Periwinkle                    |
| TREES                                                                               | BOTANICAL NAME / COMMON NAME                                    |
|  | Acer circinatum 'Pacific Fire' / Vine Maple                     |
|  | Acer nigrum 'Greencolumn' / Green Column Maple Street Tree      |
|  | Carpinus japonica / Japanese Hornbeam                           |
|   | Existing Tree                                                   |
|  | Zelkova serrata 'Greenvase' / Green Vase Zelkova Street Tree    |



- 1

PAVERS  
BELGARD  
FOSSIL BEIGE
- 2

JAPANESE HORNBEAM  
CARPINUS JAPONICA  
1.5" CAL
- 3

BIG BLUE LILYTURF  
LIRIOPE MUSCARI  
1 GAL
- 4

BLUE OAT GRASS  
HELICOTRICHON  
SEMPERVIRENS  
1 GAL
- 5

GOLDEN LEAF DOGWOOD  
CORNUS ALBA  
1 GAL
- 6

WICKWAR FLAME  
HEATHER  
CALLUNA VULGARIS  
1 GAL
- 7

EVERILLO JAPANESE  
SEDE  
CAREX OSHIMENSIS  
1 GAL
- 8

LILY OF THE VALLEY  
BUSH  
PIERIS JAPONICA  
1 GAL
- 9

BLACK LACE  
ELDERBERRY  
SAMBUCUS NIGRA  
1 GAL
- 10

GOLDEN CREEPING JENNY  
LYSIMACHIA NUMMULARIA  
1 GAL