
1724

**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**
13 Small Efficiency Dwelling Units (SEDUs)
4 Efficiency Dwelling Units (EDUs)
13 1-Bedrooms
30 Total Units
No Commercial Space
No Parking

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**PROJECT TEAM**


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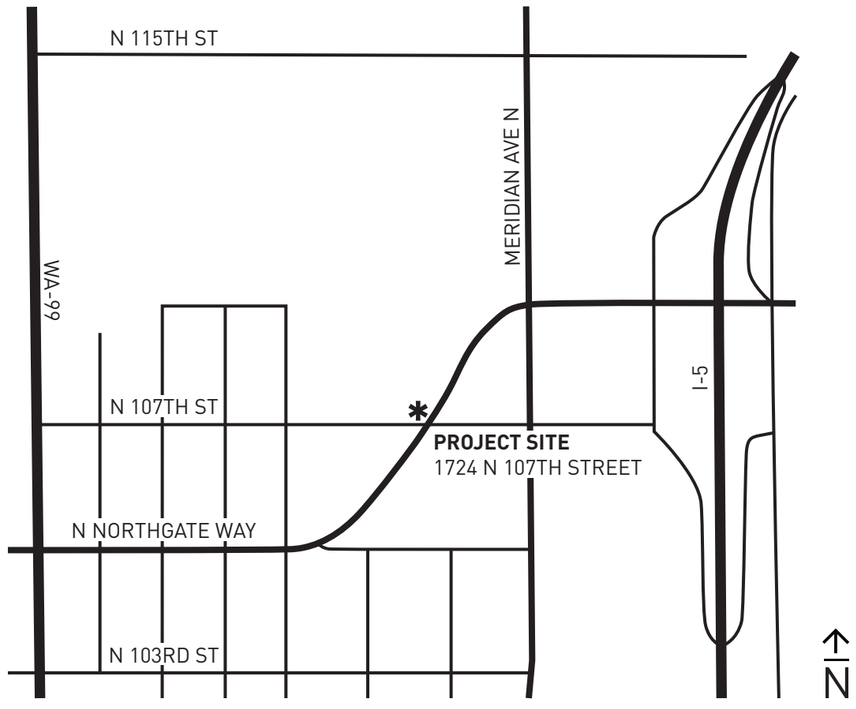
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**VICINITY MAP**



## ZONING 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

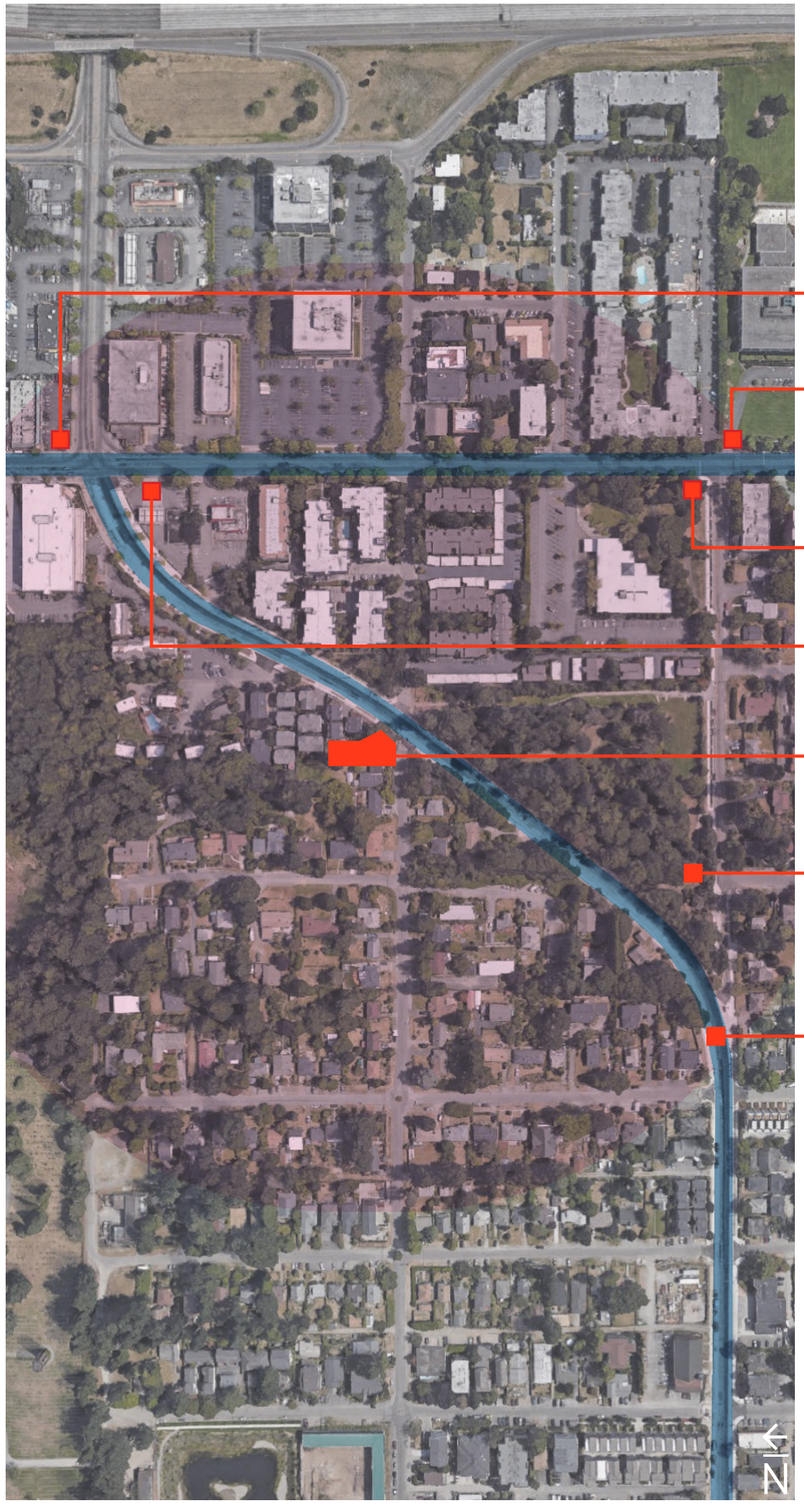
**LAND USE KEY**

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

## LAND USE MAP



# TRANSIT + ACCESS MAP




**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.

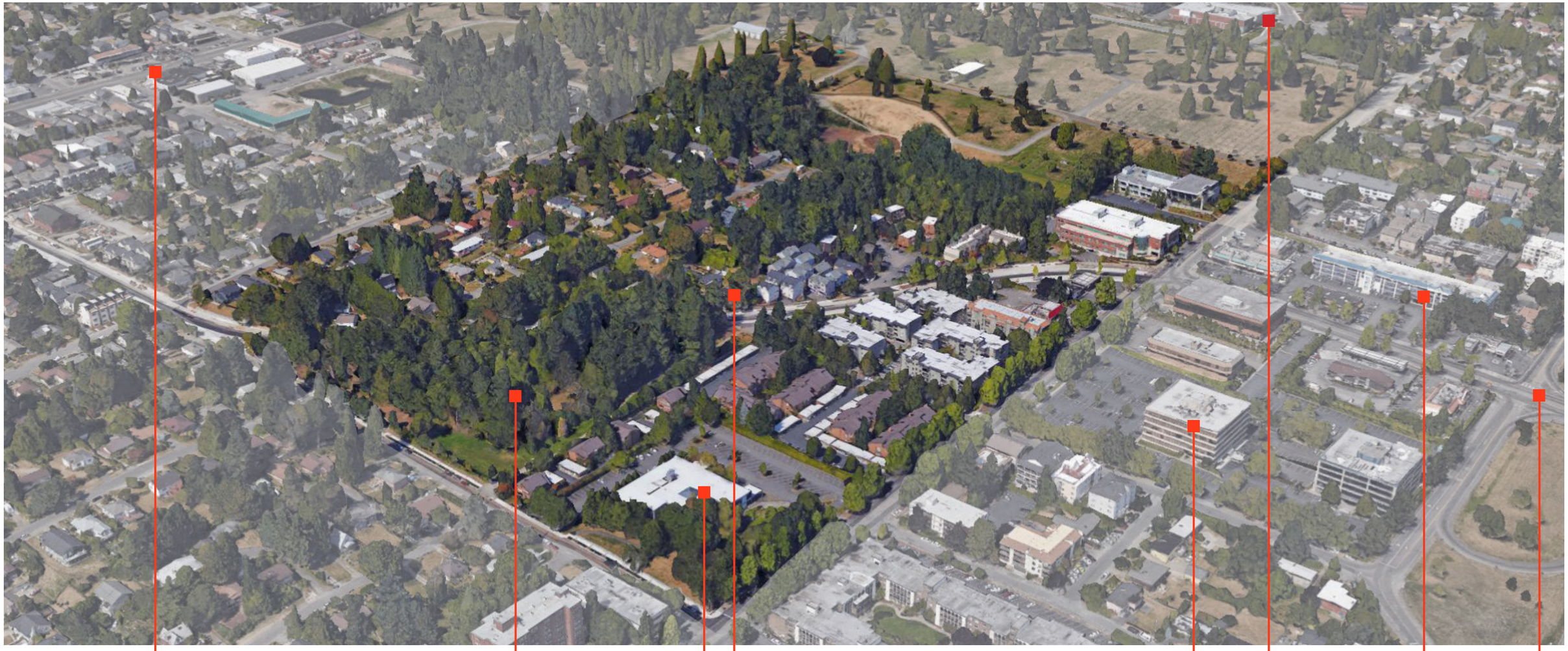
Southbound Stops Analysis

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

N

# N 107TH STREET MONTAGE






KEY PLAN - TOP ROW




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

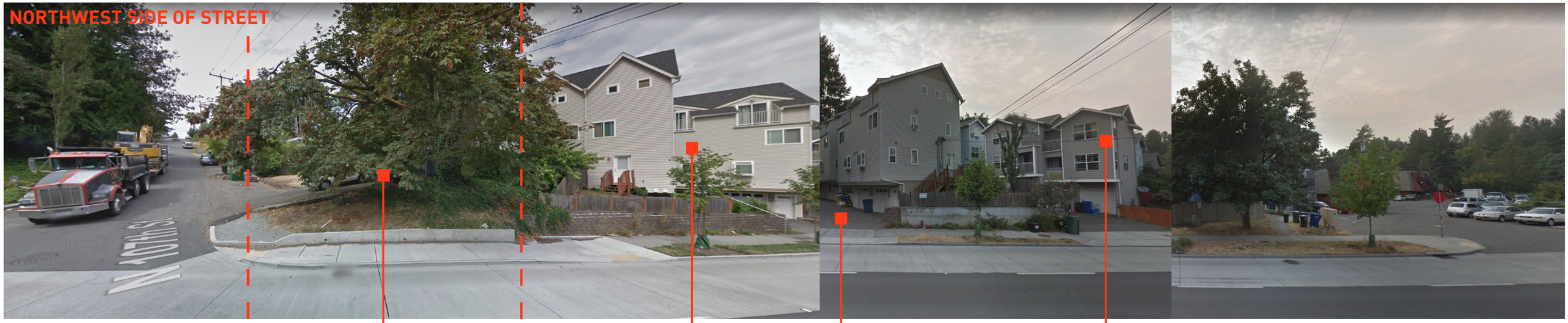



As there are relatively few structures present, not many siting or architectural patterns were observed on N 107th Street. Structures are typically set back from the street, and most existing construction is one or two stories tall.

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 overhangs.

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.

# N NORTHGATE WAY MONTAGE






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

UNUSUAL ROOF FORM

MULTISTORY MULTIFAMILY HOUSING

EXTENSIVE PLANTINGS

**OPPOSITE SITE**
N NORTHGATE WAY




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.

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF TRACT 12, BLOCK 3, LINDSLEY'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. LINDSLEY'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

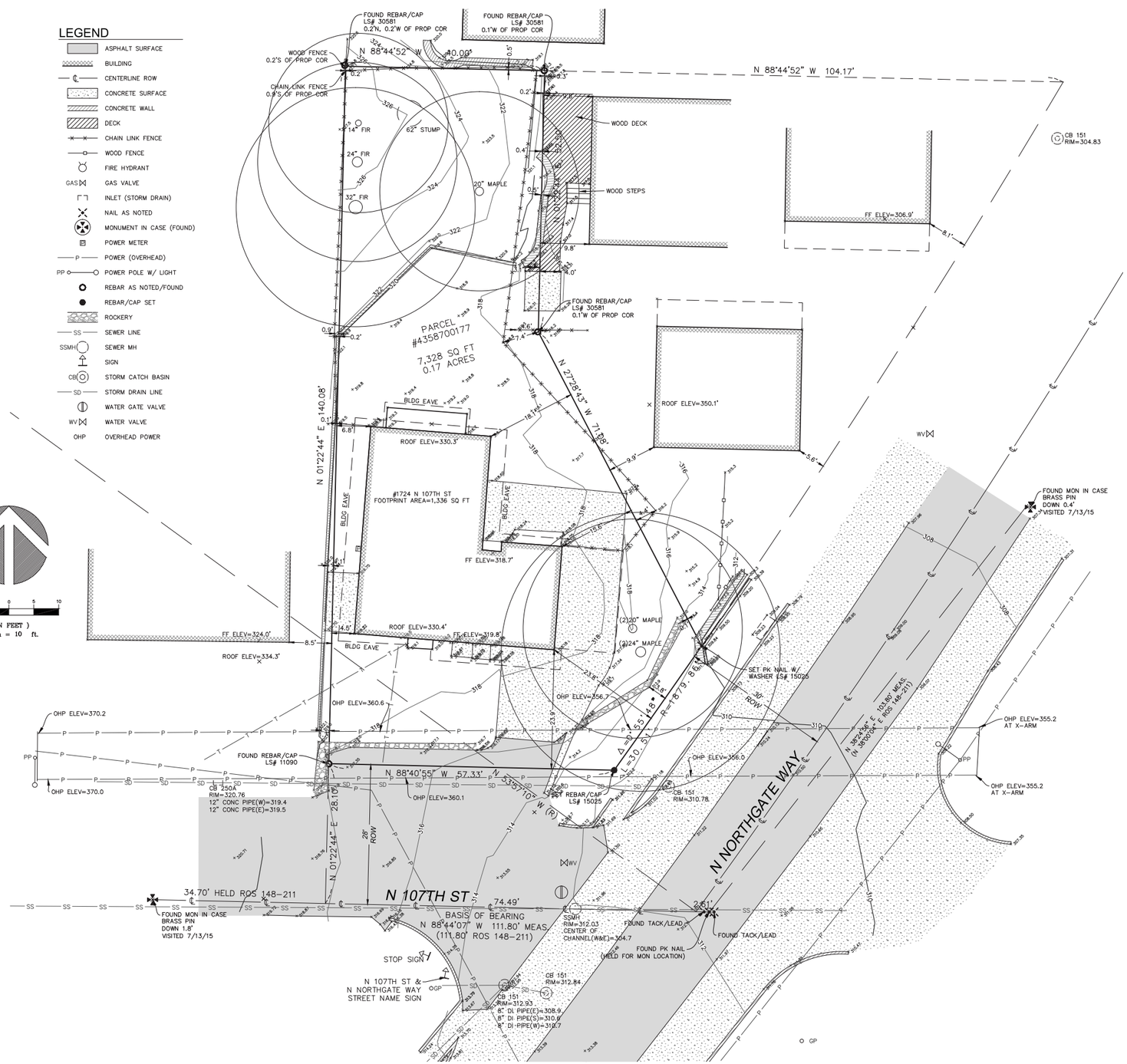
## SURVEYOR'S NOTES

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. 26N., RGE. 04E., W.M.
TAX PARCEL NO. 4358700177

NORTHGATE PROJECT
1724 N 107TH ST
SEATTLE, WA 98133

GREEN JR. ASSOCIATES LAND SURVEYORS

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

**DREC PACKAGE** | 1724 N 107TH STREET

# 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

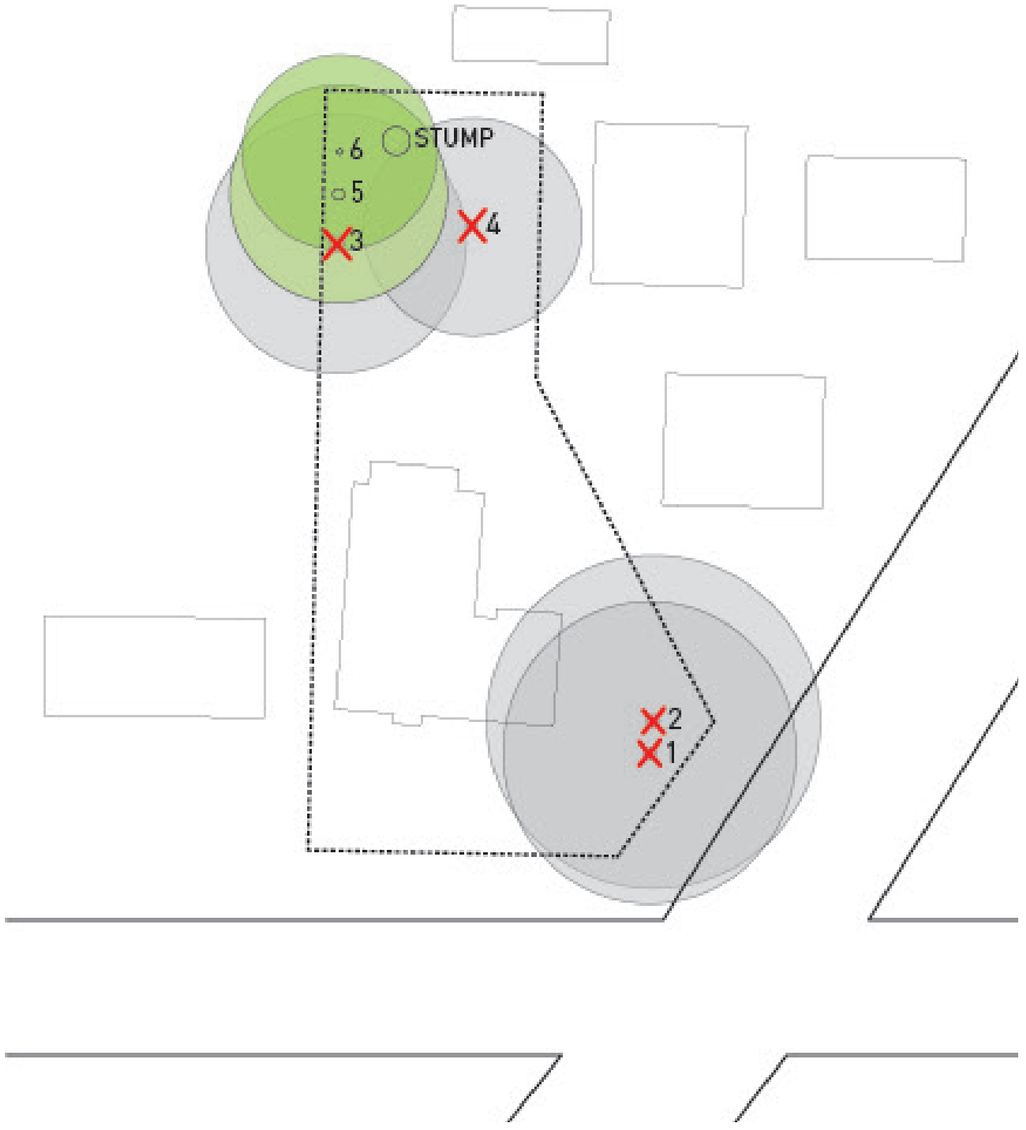
Non-Exceptional Trees
Tree 1: 33.9" Bigleaf Maple (Acer Macrophyllum) in poor condition
Tree 2: 28.3" Bigleaf Maple (Acer Macrophyllum) in poor condition
Tree 3: 37" Douglas Fir (P. Menziesii) in fair condition
Tree 4: 20" Bigleaf Maple (Acer Macrophyllum), dead
Tree 5: 24" Douglas Fir (P. Menziesii) 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 ten 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.





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 | COMPLIANCE | DEPARTURES | JUSTIFICATION |
|---|---|---|---|
| FLOOR AREA RATIO<br>*(SMC 23.45.517.B)*<br>**FAR Multiplier: 2.3**<br>**Lot Area: 7,328 sf**<br>**FAR Limit = 21,380 sf** | 14,743.21 sf Gross Floor Area (GFA) proposed | None | |
| GREEN INCENTIVES<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 | None | |
| DENSITY LIMITS<br>(SMC 23.45.517.C) | No limit (per SMC 23.45.517.C) | None | |
| STRUCTURE HEIGHT<br>(SMC 23.45.514)<br>**Average Existing Grade: 319.11 ft**<br>**50 ft height limit = 369.11 ft (+5 ft for pitched roof)** | Proposed Top of Roof: 371.46 ft (52.35 ft above AEG) | None | |
| SETBACKS AND SEPARATIONS<br>(SMC 23.45.518.A)<br>**Front: 5 ft required**<br>**Rear: 15 ft required**<br>**Sides: 7 ft average** | Front: 13 ft provided<br>Rear: 27 ft provided<br><u>Sides</u>:<br>West: 8 ft provided<br>East: 6.25 ft (avg) provided, departure requested. | <u>East Side Setback</u><br>Reduce average side setback requirement to 6'-3" from 7'-0" for east facade only. Minimum setback requirement (5'-0") to remain unchanged. | See Sheet 17. |
| UPPER LEVEL SETBACKS<br>**(SMC 23.45.518.A.2)**<br>**West Side: 12 ft required above 34 ft above adjacent grade** | West Side: 8 ft provided, departure requested | <u>Upper Level West Side Setback</u><br>Decrease upper level setback from 12'-0" to 8'-0" | See Sheet 16. |
| AMENITY AREA<br>*(SMC 23.45.522)*<br>5% Of Residential GFA<br>**Amenity Area Multiplier: 25% (half located at grade)**<br>**Lot Area: 7,328 sf**<br>**Required Amenity Area: 1,832 sf (916 sf located at grade)** | Total Amenity Area Provided: 1,977 sf<br>At-Grade Amenity Area Provided: 1,525 sf<br>(Balance provided at private balconies) | None | |
| LANDSCAPING STANDARDS<br>(SMC 23.45.524)<br>**GreenFactor Required: 0.6** | GreenFactor 0.615 proposed | None | |
| STRUCTURE WIDTH<br>+ FACADE LENGTH<br>(SMC 23.45.527)<br>**Structure Width Allowed: 150 ft**<br>**Facade Depth: 65% of side lot lines (for portions within 15 ft)**<br>**Facade Length Limit (West): 140.08 * 0.65 = 91.05 ft**<br>**Facade Length Limit (East): 123.58 * 0.65 = 80.32 ft** | Structure Width: 55 ft proposed<br>West Facade Length: 90.6 ft proposed<br>East Facade Length: 99.99 ft proposed, departure requested | <u>East Facade Length</u><br>Increase maximum facade length from 65% to 82% for east facade. | See Sheet 15. |

| STANDARD | COMPLIANCE | DEPARTURES | JUSTIFICATION |
|---|---|---|---|
| CAR PARKING<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. | None | |
| BICYCLE PARKING<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** | 30 dwelling units = 30 long-term spaces and 2 short-term spaces<br><br>Long-term spaces: 30 spaces<br>Short-term spaces: 2 spaces provided | None | |
| *SOLID WASTE STORAGE*<br>(SMC 23.54.040)<br>375 sf shared solid waste storage space required | Storage Area: 318 sf prov'd, adjustment requested | Adjustment to be reviewed by SPU and SDOT. | |

# 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 oversized 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' front setback 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 (CS2-A-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).

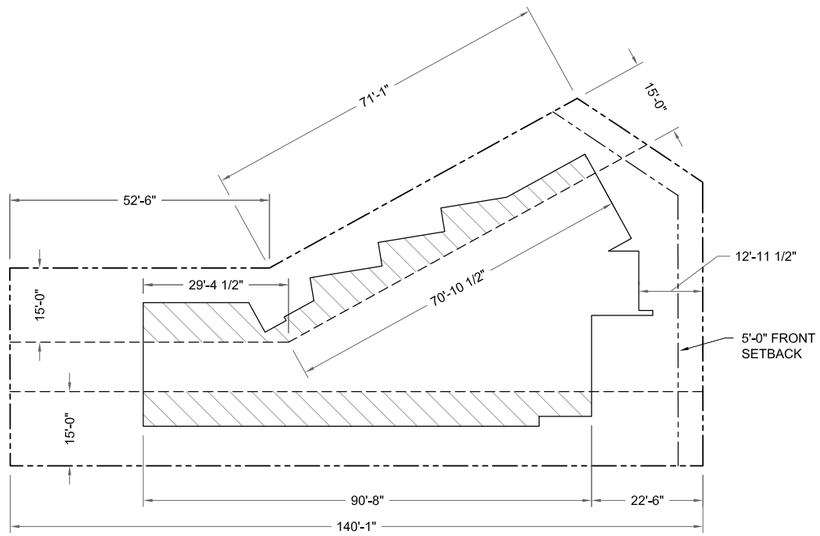
The massing also diminishes from the busy street toward the residential neighborhood from a four-story volume to a three-story volume as the building responds by setting into the sloped terrain.

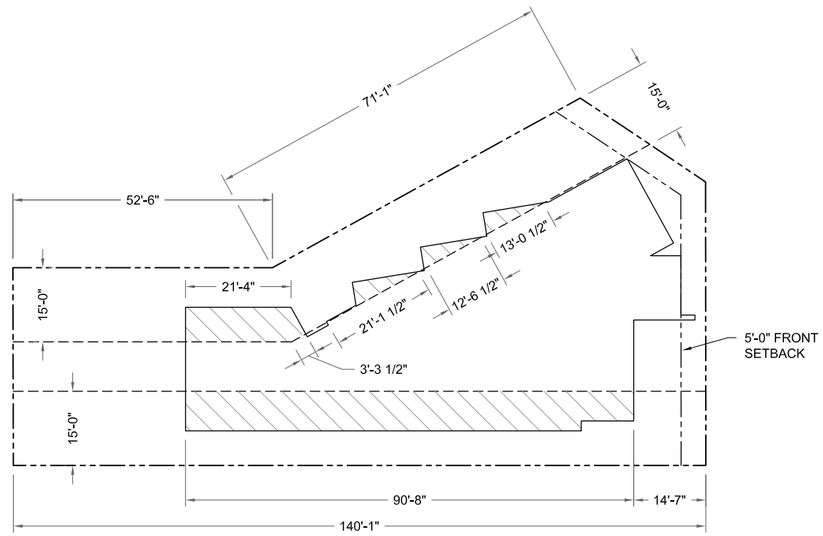
**DC3: OPEN SPACE CONCEPT**
***Integrate open space design with the design of the building so that each complements the other.***

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).




N

## REQUESTED DEPARTURE:

- Increase maximum facade length from 65% to 82% for east facade.

The above is related to SMC 23.45.527.

## FACADE LENGTH DIAGRAM: WITH DEPARTURE

(DEPARTURE APPLIES TO EAST FACADE ONLY)

1. The departure allows a front setback ranging from 13-18 ft. This brings the building into near alignment with its westerly neighbor (CS2-III-i-a).
2. Allows the main entry to project forward from the front facade while preserving the generous front setback. This emphasizes the entry and simultaneously provides for resident privacy (PL3-A-1-c).

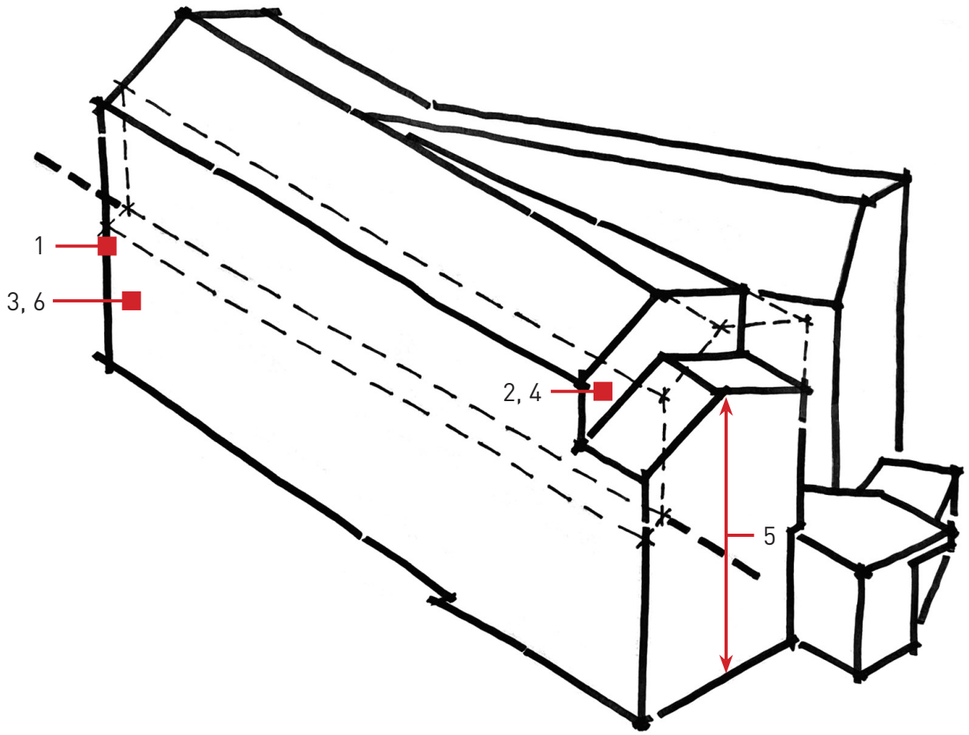
- Note: This departure benefits building location rather than gross floor area. Strict compliance is possible (see right) but results in narrower setbacks and conflicts with existing overhead power lines.

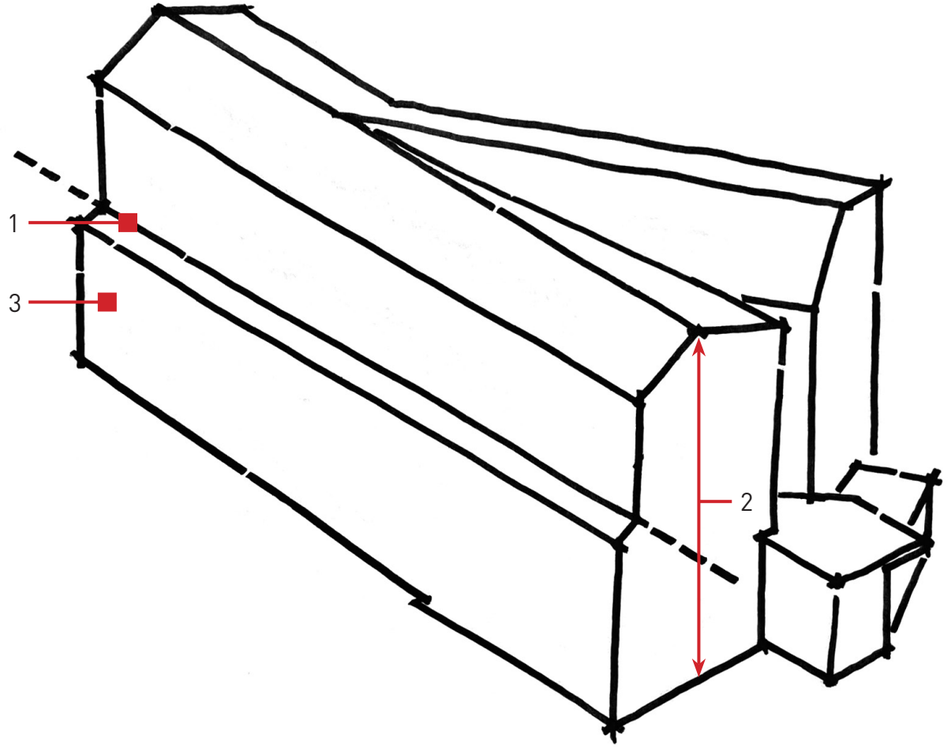
## FACADE LENGTH DIAGRAM: STRICT APPLICATION

(BUILDING MOVED SOUTH)

1. Strict application results in a much narrower (5 ft) front setback, a conflict with the existing setbacks in the neighborhood (discouraged by CS2-III-i-a).
2. This building location minimizes the amount of area available for landscaping between the building and street, thus eroding the seapration between public and private (discouraged by PL3-B-2).
3. This building location precludes the 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 (discouraged by DC3-C-1).

- Note: Existing overhead power lines also conflict with upper levels at this location. Full use and enjoyment of the subject parcel is therefore infeasible at this location. See conceptual section, Sheet 32, for a depiction of this relationship.




## REQUESTED DEPARTURE:

- Decrease upper level setback from 12'-0" to 8'-0"

The above is related to SMC 23.45.518.A.2 and applies to the west facade only.

## MASSING DIAGRAM: WITH SETBACK DEPARTURE

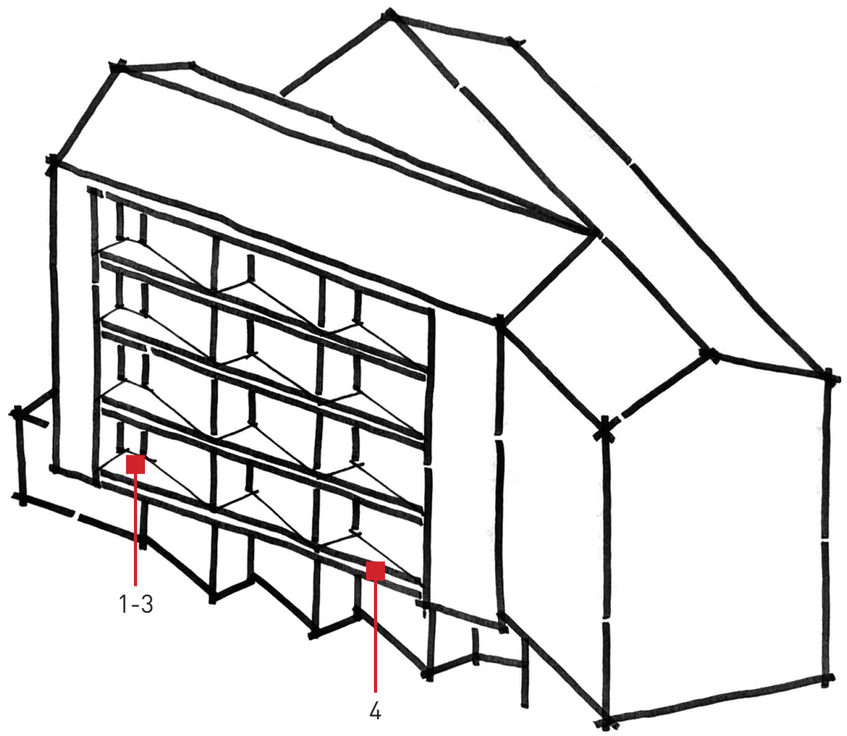
(OUTLINE OF COMPLIANT MASSING DASHED IN)

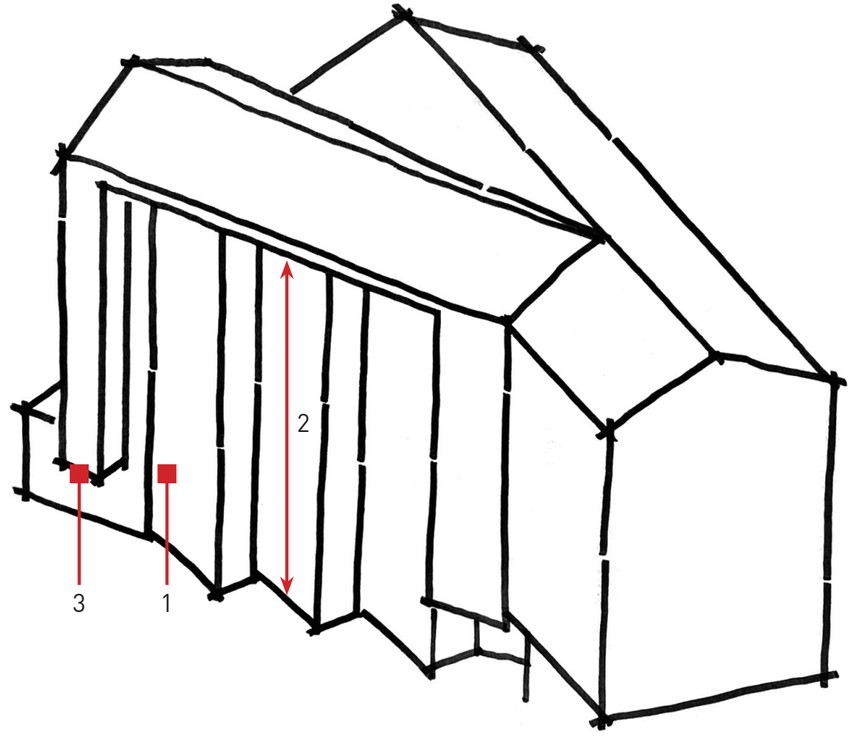
1. This departure allows for a continuous, coherent west facade (DC2-B-1).
2. The proposed massing includes a step-back at the front facade in lieu of the upper-level side setback.
3. The proposed massing includes an 8'-0" side setback for the entire west facade rather than the code standard 7'-0".
4. Providing a step-back from the front facade rather than the side facade allows for a further repetition of the gabled frame motif (DC2-B-1).
5. Providing a front step-back also reduces perceived the mass of the building when viewed from the street (DC2-A-2).
6. Varied materials (ref. Sheet 27) enliven the west facade for the benefit of the westerly neighbor (DC2-B-1 and 2).

## MASSING DIAGRAM: STRICT APPLICATION

(DASHED LINE AT 34 FT ABOVE GRADE)

1. Strict application results in a "wedding cake" profile due to the step-back on the west elevation. This condition is unrelated to the rest of the design (discouraged by DC2-B-1).
2. This massing increases the perceived height of the building when seen from the street (discouraged by CS2-A-2).
3. Lower levels are located closer to the westerly neighbor (discouraged by CS2-D-5).




## REQUESTED DEPARTURE:

- Decrease average side setback requirement to 6'-3" from 7'-0" for east facade only. Minimum setback requirement (5'-0") to remain unchanged.

The above is related to SMC 23.45.518.

## MASSING DIAGRAM: WITH SETBACK DEPARTURE

(DEPARTURE ALLOWS FOR BALCONIES)

1. The departure allows installation of balconies on the east facade, providing an additional private amenity to residents.
2. Balconies enliven the facade and increase its visual depth (DC2-C-1 and DC2-D-1).
3. Balconies mitigate the apparent bulk of the facade (DC2-A-2).
4. The lowest balcony completes the bottom edge of the frame element.

- Note: This departures does not modify exterior wall locations. Only the balconies are affected.

## MASSING DIAGRAM: STRICT APPLICATION

(NO BALCONIES)

1. Strict application results in the loss of secondary architectural features (discouraged by DC2-C-1).
2. Strict applicaiton results in tall, narrow planes that make the building appear taller. This is a poor fit for the neighborhood (discouraged by DC2-C-3).
3. Strict application results in a "hanging" frame, which appears incomplete.

## EDG RESPONSE

**1: MASSING**

*a. Staff supports further development of the preferred option, Option A, which emphasizes a splayed massing form with access from the south. (CS2-B, DC2-A)*

This packet presents further development of Option A.

*b. Staff is unclear about the physical relationship between the proposed development in the LR3 (M) zone and the response to the Single-family zone located to the west. Provide additional information in terms of setbacks, shading, visual and/or auditory impacts and potential mitigations between the two sites. (CS2-B, CS2-D, PL3-I)*

Balconies overlooking the rear yard of the westerly neighboring parcel have been removed to mitigate privacy concerns. The southerly portion of the top floor has also been stepped back from the right-of-way to further reduce the visual mass of the proposed building when seen from the southwest. This may be seen in the elevations, Sheets 27-30. An additional section has also been added the set on Sheet 36 to more clearly depict the relationship between the subject and neighbor.

*c. Staff supports the general layout of the front yard area, the proposed landscaping, seating and entry transition into the building. (CS2-III, PL3-A-4, DC2-B-1, DC2-D-1)*

The general layout has been retained.

*d. Staff requests the design team further explore ways of reducing the perceived mass as seen from the south with the use of varied materials and textures as demonstrated in the precedent imagery of page 32 of the EDG packet. (CS1-C-1, CS1-C-2, DC2-A, PL3-I)*

Window patterning has been modified to create additional visual interest and perceived movement on the south facade. As noted above, a step-back has also been added to this elevation, further decreasing its visual mass. This step-back also allows for a further repetition of the gabled-frame motif, adding another layer of detail to this facade. See Sheets 28 and 37 for details.

**2: ARCHITECTURAL CONCEPT**

*a. Staff supports the overall architectural concept which uses the splayed massing and gable roof forms on what appears to be a challenging and oddly shaped site. (CS3-A-1, DC2-B, DC2-D)*

The splayed form concept has been retained.

*b. Staff supports the general form of the overhead protection but wonders if the height of the horizontal element could be reduced giving the visual effect of stepping downward from the horizontal belly band on the western most splayed element to the horizontal element between the first and second floors of the eastern splayed element. Staff requests additional studies showing how the height of the overhead protection can be reduced to create the impression of the building stepping with the topography. (PL3-I, PL3-A-1, DC2-C).*

The gabled-frame element to the west of the building entry has been lowered to reduce the apparent height of the western splayed element. The building entry accesses a double-height lobby, and the overhead weather protection has remained at its proposed elevation to avoid horizontally bisecting the lobby volume, an undesirable outcome. As can be seen on Sheet 37, the current position results in a perceived 2:2:1 rhythm of the entry volume, lower portion of the westerly splayed element and upper portion of the westerly splayed element. When combined with the singular element on the eastern side, this creates a finely textured, balanced composition.

*c. Staff request additional studies that show how the building (notably the eastern most splayed element) is stepping with the topography. (PL3-I, PL3-A-1, DC2-C)*

As can be seen on the site plan, Sheet 20, the eastern side yard rises approximately two feet across the length of the easterly splayed element. The grade adjacent to the portion of the building north of the splayed elements rises a further five feet to the rear amenity area. The east facade navigates these changes by providing a framed element following the second floor line for the southerly portion and another following the third floor line for the northerly portion. The walls below these frames are finishined in a different material to further differentiate the base and middle portions of the facade.

*d. Staff supports the general windows and materials concept as depicted in the precedent imagery on page 32 of the EDG packet, which provides a degree of visual interest. (PL2-B-1, DC2-D-2)*

The window and material selections have been retained and further developed. See Sheet 40 for details.

*e. Staff is generally not as supportive of finish materials and window layout of the proposed south facing elevation as depicted in the color rendering on page 18 of the EDG packet which seems to emphasize a large blank wall surface on the western most splayed element and static predicatable windows on the eastern splayed element. More care shall be given to different approaches to material, color and patterning of windows and material surfaces expecially along the south facing elevation. (DC2-B-1, DC2-B-2, DC2-D-2)*

As noted above, an upper-level step-back has been added to the south facade. The fenestration layout has also been substantially revised, adding visual interest to the facade and decreasing its overall area of opaque materials.

*f. Staff agrees with the generous front yard setback which reflects a similar setback line with the adjacent properties. (CS2-B, CS2-D, CS3-I-ii)*

The front yard setback has been retained.

*g. Staff supports the use of the sawtooth pattern along the eastern building facade which will provide shadows and aid in reducing the appearance of the east facing building mass. (DC-B-1, DC2-B, DC2-C, PL3-I)*

The sawtooth pattern has been retained.

**3: ENTRY TRANSITION**

*a. Staff supports the sidewalk transition and entry as it is easily identifiable and visually connected to the street. However, the entry as depicted on page 18 of the EDG packet appears to be dark and lacking in transparency. The design team shall provide additional vignettes depicting a more transparent canopy or reconfigured entry canopy and front door and lobby area. (PL3-A-4, DC2-B-1)*

The south facade of the entry volume is primarily composed of transparent glazing. This is depicted with a light gray color in the elevation, Sheet 28.

*b. The design team shall include a visually prominent street-facing entry that is distinguished by secondary architectural features appropriately scaled for the project that could include edging elements, retaining or seat walls, vegetation, lighting, signage as a way of establishing a safe presence, and a clear line of sight. (PL3-A-4, DC2-A-2, DC2-C, DC2-D-1, DC4-D-4).*

The entry volume is distinguished from the south elevation both by projecting forward from it and through the use of a cantilevered weather protection canopy. This canopy wraps vertically down the west side of the entry volume to form a wall, giving additional prominence to it. A bench integrated with this wall provides a place for residents or guests to wait for rideshare vehicles or otherwise occupy the space, helping establish a human presence there. The generous glazing of the entry volume and lack of visual barriers between it and the right-of-way both increase its visual prominence and ensure sufficient sightlines. These features are most clearly seen in the rendering on Sheet 37.

**4: EXTERIOR FINISH MATERIALS**

*a. Staff continues to have concerns about the large blank white area on the street facing facade of the western most splayed element and requests further investigation on ways of making this area less prominent. (DC2-B-1, DC2-D-2, DC4-A-1)*

Please refer to Item 2b, above.

*b. Materials and facade treatments will be critical to the success of the massing and as such the design team shall explore different ways of applying material and textures to create greater visual interest along all building facades like the precedent imagery on page 32 of the EDG packet. (DC4-A-1, DC4-C, DC4-D-2, DC2-IV, DC4-I)*

Varied material treatments are proposed and may be seen on Sheets 27-30, 37 and 38. A proposed material board is included on Sheet 40.

*c. For the next submission, the design team shall include fully rendered elevations and materials application which clearly depict the character of the building from a variety of viewpoints.*

Rendered elevations are included on Sheets 27-30. Perspective renderings are included on Sheets 37 and 38.

**5: SIDE YARD**

*a. Staff generally supports the design of the proposed massing option and its relationship to adjacent properties but requests additional graphic information demonstrating that impacts to properties located to the west and north are not being adversely impacted by window placement, building mass or proximity to existing trees.*

Window adjacency diagrams are included on Sheet 31. Adjacency to neighboring buildings may also be assessed on the site plan, Sheet 20.

*b. The design team shall provide vignettes depicting the side yards and the relationship with any adjacent properties, paying attention to changes in grade and existing vegetation that might be present on adjacent properties. (CS2-D-5, PL3-I, DC2-D-1, DC3-C-2)*

Please refer to the landscape plan, Sheet 39, for a depiction of the side yard design.

*c. The design team shall provide additional information about the materiality, color, verticality for fences retaining walls and hardscape elements for the recommendation phase of the review.*

Proposed permeable pavers are shown on the landscape plan, Sheet 39. It is anticipated that retaining walls will be constructed using cast-in-place architectural concrete. The bicycle enclosure fence in front of the building is proposed to be sided using Material A in coordination with the material used for the building's base.

**6: SITE PLANNING AND OUTDOOR SPACE**

*a. Staff generally supports the generous front yard area and setback. However, the design team shall demonstrate how the front yard setback and distance from the road right-of-way relates to the adjacent single-family residence to west in site plan view. (DC2-D-1, DC4-D-1, DC4-D-2, DC4-D-4)*

As can be seen in the site survey, Page 9, the neighboring structure to the west is approximately aligned with the existing building on the subject parcel. That building, also per the survey, is set back approximately 24 ft from the right-of-way. The westerly splayed element is approximately 22'-6" from the right-of-way, as can be seen on the site plan on Sheet 20.

*b. Staff requests that the design team work with SPU to confirm the correct size and configuration of the solid waste storage area. (DC1-C-4, DC2-B-1, DC3-C-2)*

The refuse storage area is currently under review by SPU and has been relocated to the rear of the building.

*c. As there are no views of the proposal site from the rear or side yards, the design team shall provide additional vignettes on how the rear and side yards will be accessed and the programming which shall include the depiction of retaining and/or seat walls, fences, planters, paving and edging material.*

Access to the rear amenity area is provided via ramp along the east facade. This may be seen on the site plan, Sheet 20. The site plan also depicts terraced planters and outdoor furniture to suggest one way in which this space fould be used. This is also shown in the rendering on Sheet 38. For additional information on the plants selected for this area, please refer to the landscape plan on Sheet 39.

*d. The design team shall provide additional graphics that show elevations of perspective views of the west, south and east elevations. It appears that the floor plans on page 23, and the section view on page 25 are incorrect in that the first floor plan has greater length or depth in the northern direction that both the second and third floors. If this is the case a clear depiction of this layout should be shown in section and/or elevation. (CS2-A-2, DC2-B-1)*

Elevations, sections, floor plans and perspective views have been revised and coordinated.

*e. If the second floor plan is depicting the correct depth or length in the northern direction, the design needs to demonstrate why all other floors would not be able to be pulled further south and away from the exceptional tree. (CS2-A-2, DC2-D-2)*

Removal of this tree has been granted (see Development Standard Departure, below). This comment no longer applies.

*f. Please demonstrate how the rear amenity area willb e accessed and/or develop this area for use by tenants with fixtures, furnishings, paving, furniture or other elements. (DC2-D-1, DC4-D-1, DC4-D-2, DC4-D-4)*

See response to Item 6c, above.

*g. Please provide a roof plan that demonstrates how the area will be programmed. Since there is access, consider installing a green roof on a portion of the roof if sloped roofs aren't used. (CS1-E-2)*

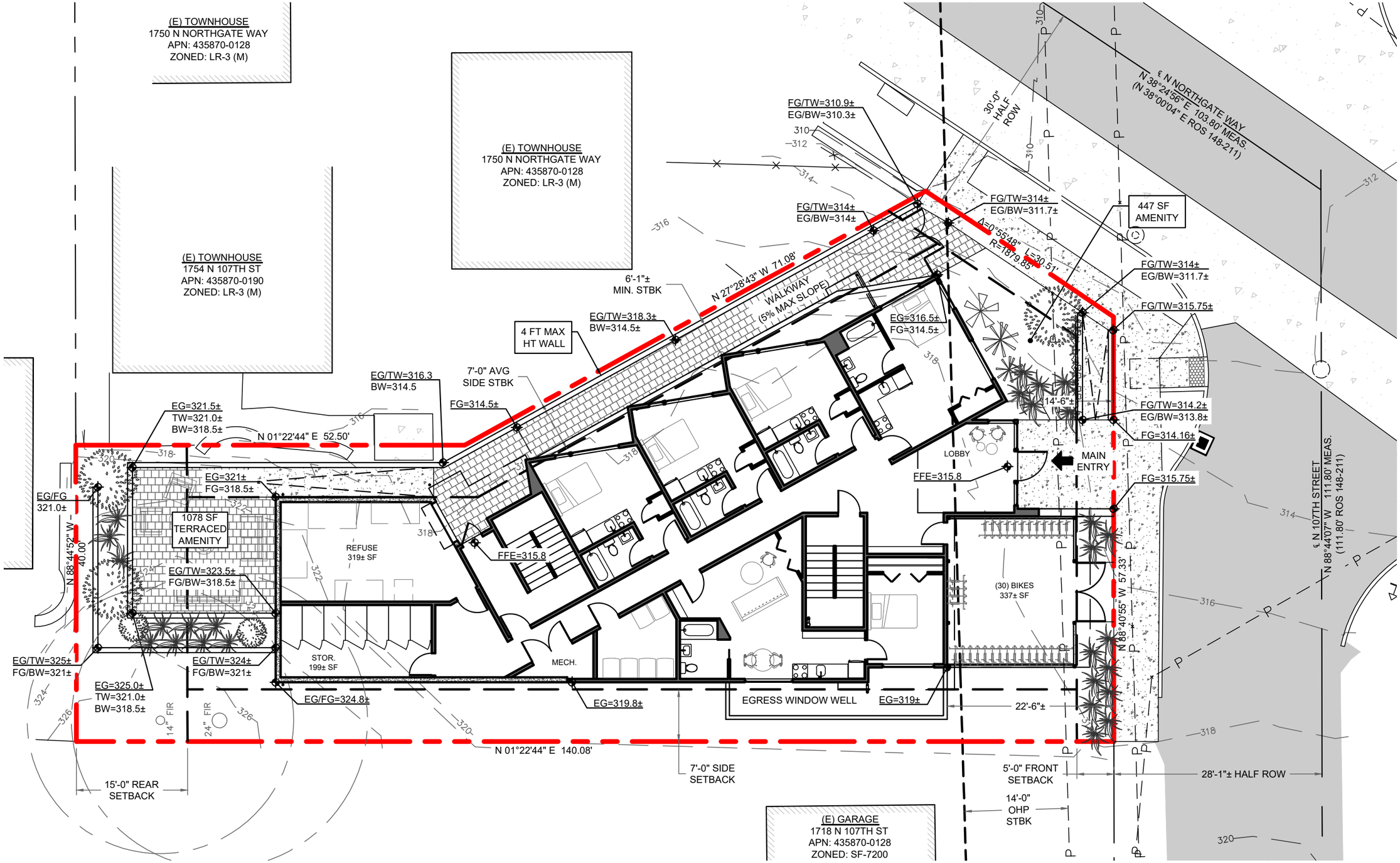
Roof access is not proposed for this project. All roofs are to be sloped.

**DEVELOPMENT STANDARD DEPARTURE**

*Staff supports the departure request which will better meet the intent of the Northgate Supplementary Guideline CS2-III-i-a for alignment and Citywide Guideline PL3-A-1-c for multistory residential buildings needing to provide privacy and security. The applicant shall provide further information on how exceptional tree(s) targeted for removal in association with the development per code section 25.11.090 will be accomplished.*

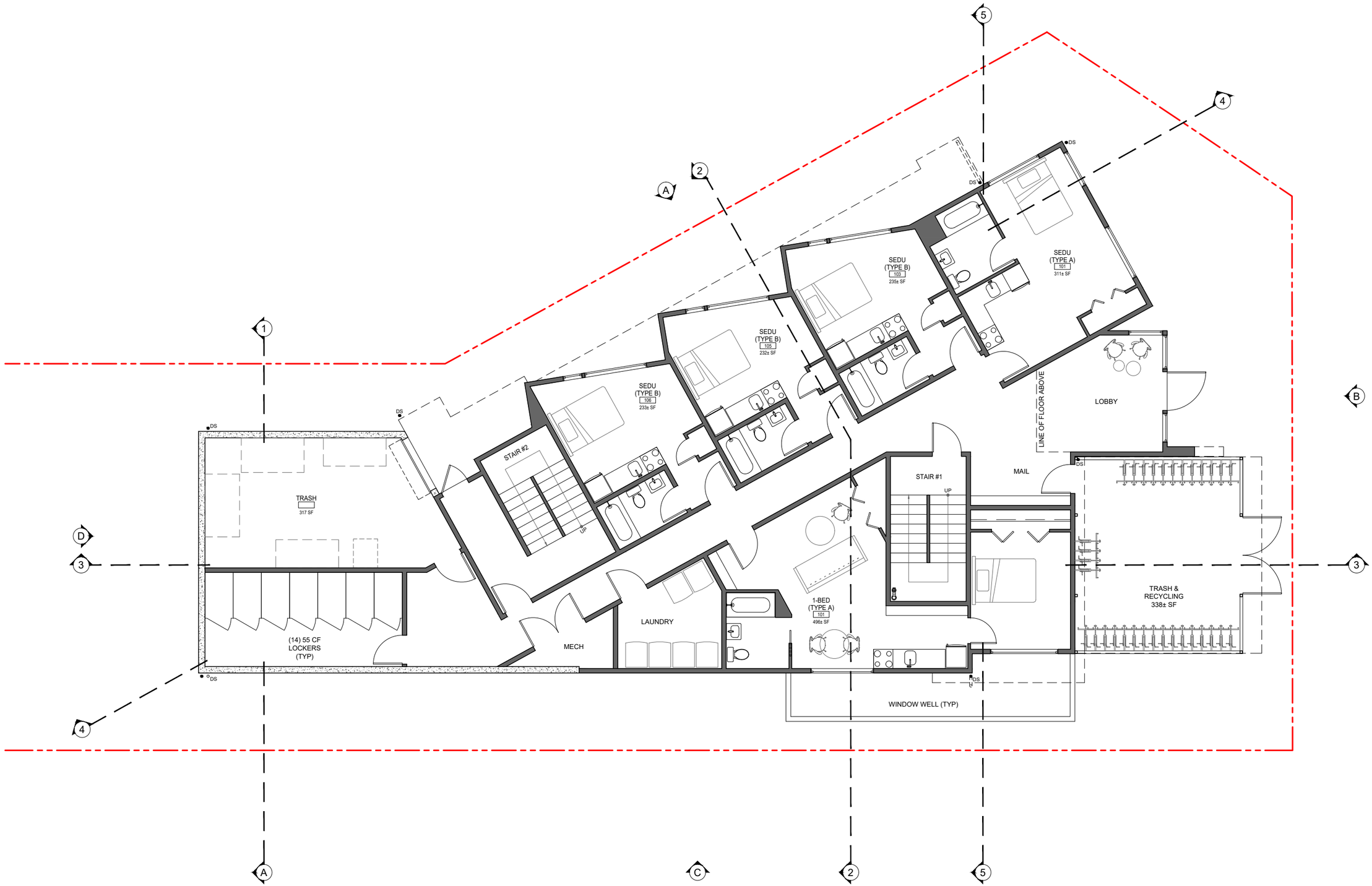
Additional documents and calculations related to tree removal were submitted to SDCI prior to the project's initial Master Use Permit intake. Per an email received from land use planner David Landry on January 31, 2019, tree removal has been approved and no further information is needed. This message is included in the project's MUP set on Sheet A0.6.

# COMPOSITE SITE PLAN




N

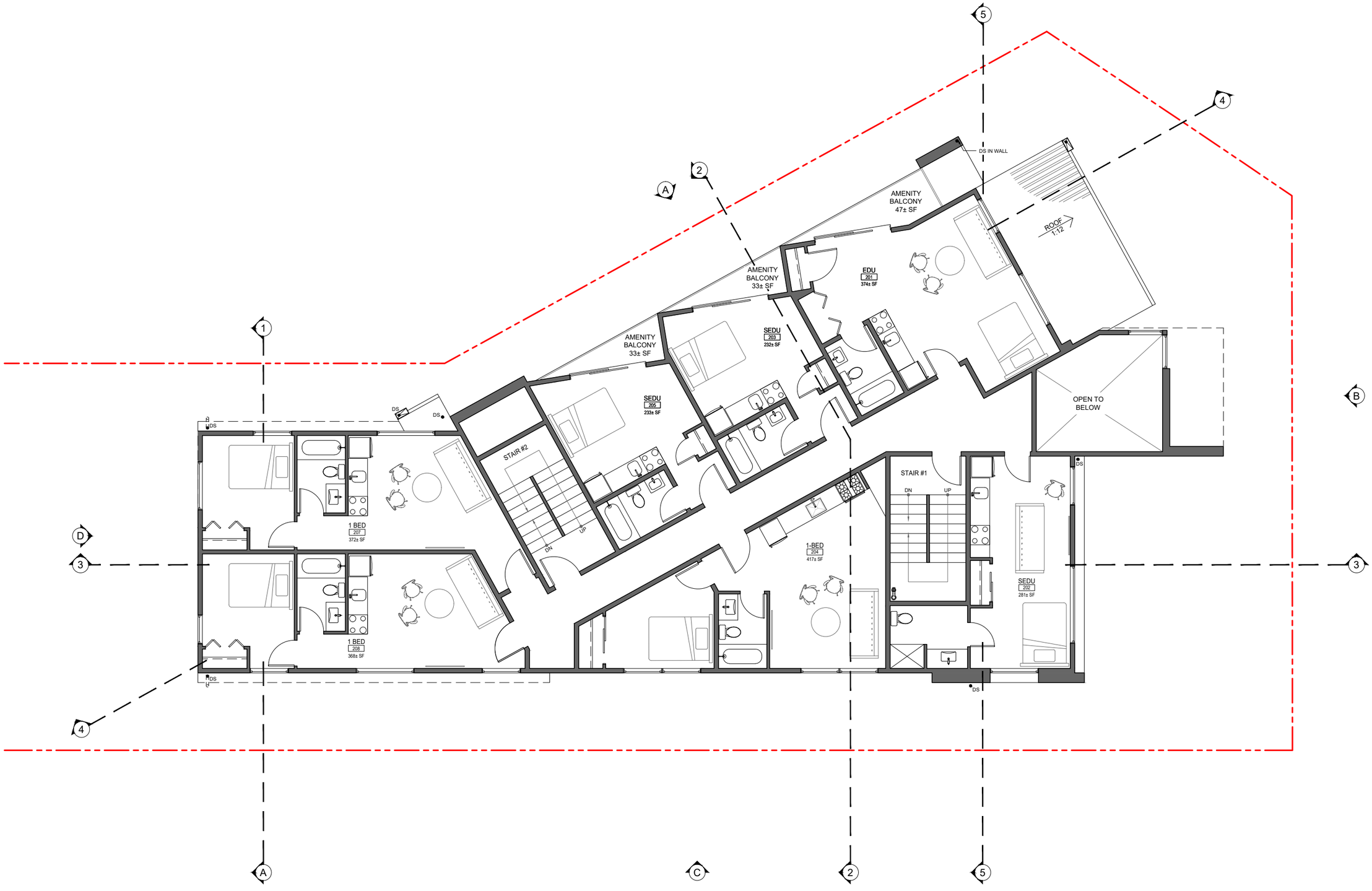
## SITE PLAN




N

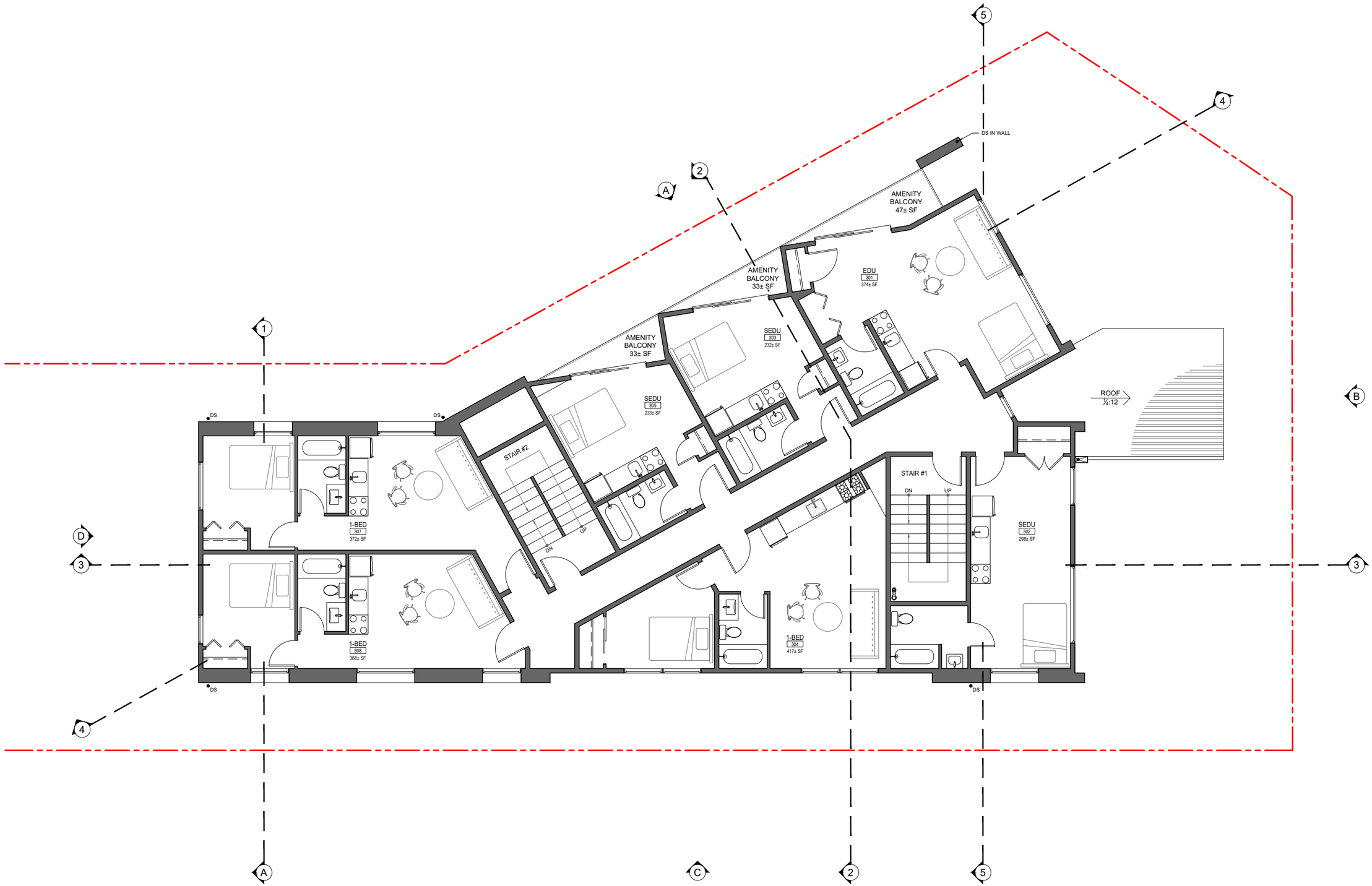
## FIRST FLOOR

# FLOOR PLANS




N

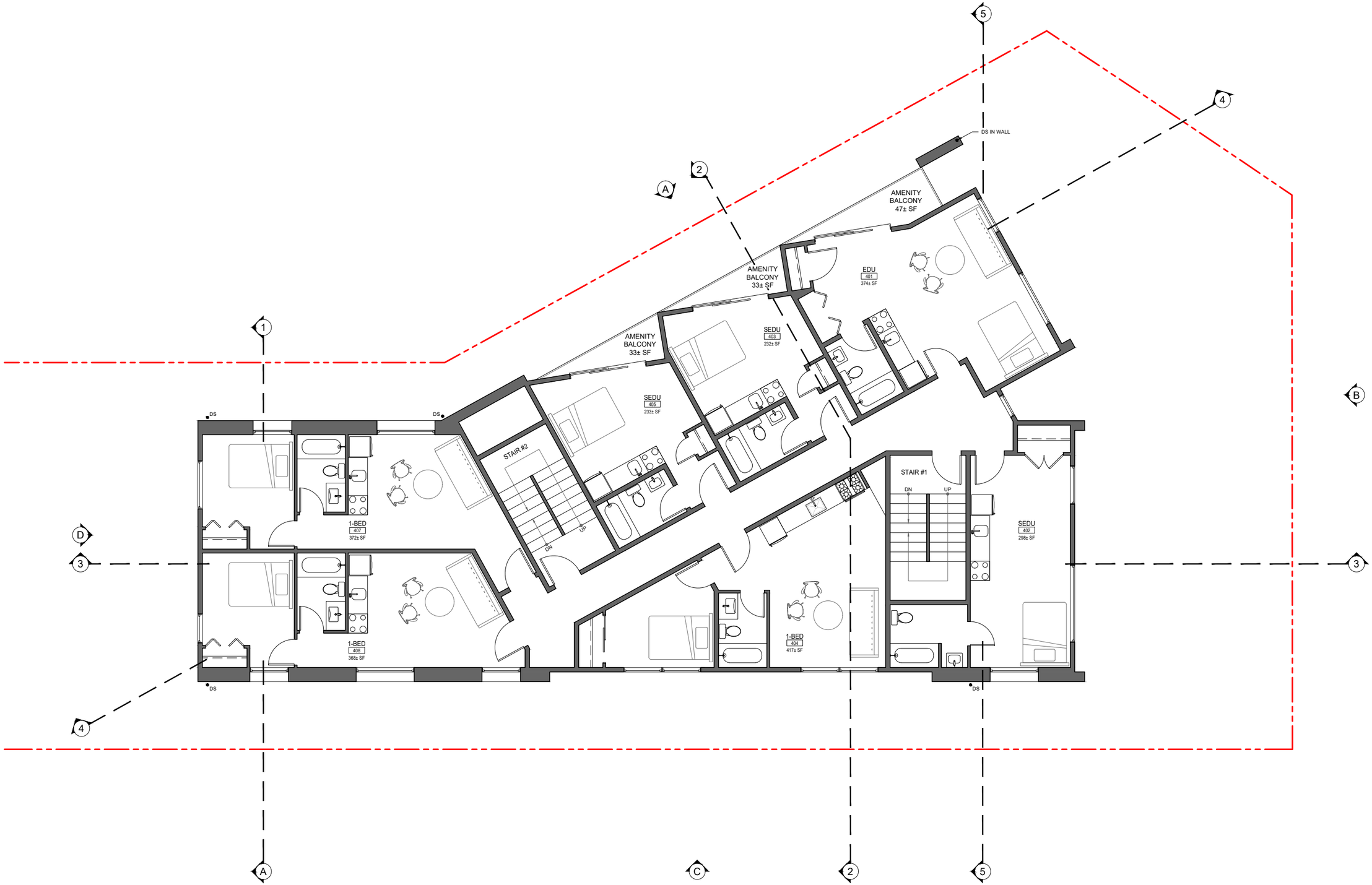
## SECOND FLOOR




THIRD FLOOR

N

# FLOOR PLANS




N

## FOURTH FLOOR

DS IN WALL

AMENITY BALCONY 47± SF

AMENITY BALCONY 33± SF

AMENITY BALCONY 33± SF

EDU 501 379± SF

1-BED 503 463± SF

STAIR #2

STAIR #1

DN

DEN

1-BED 504 801± SF

1-BED 502 470± SF

6:12

RIDGE

6:12

DS

DS

DS

DS

1

2

3

4

5

A

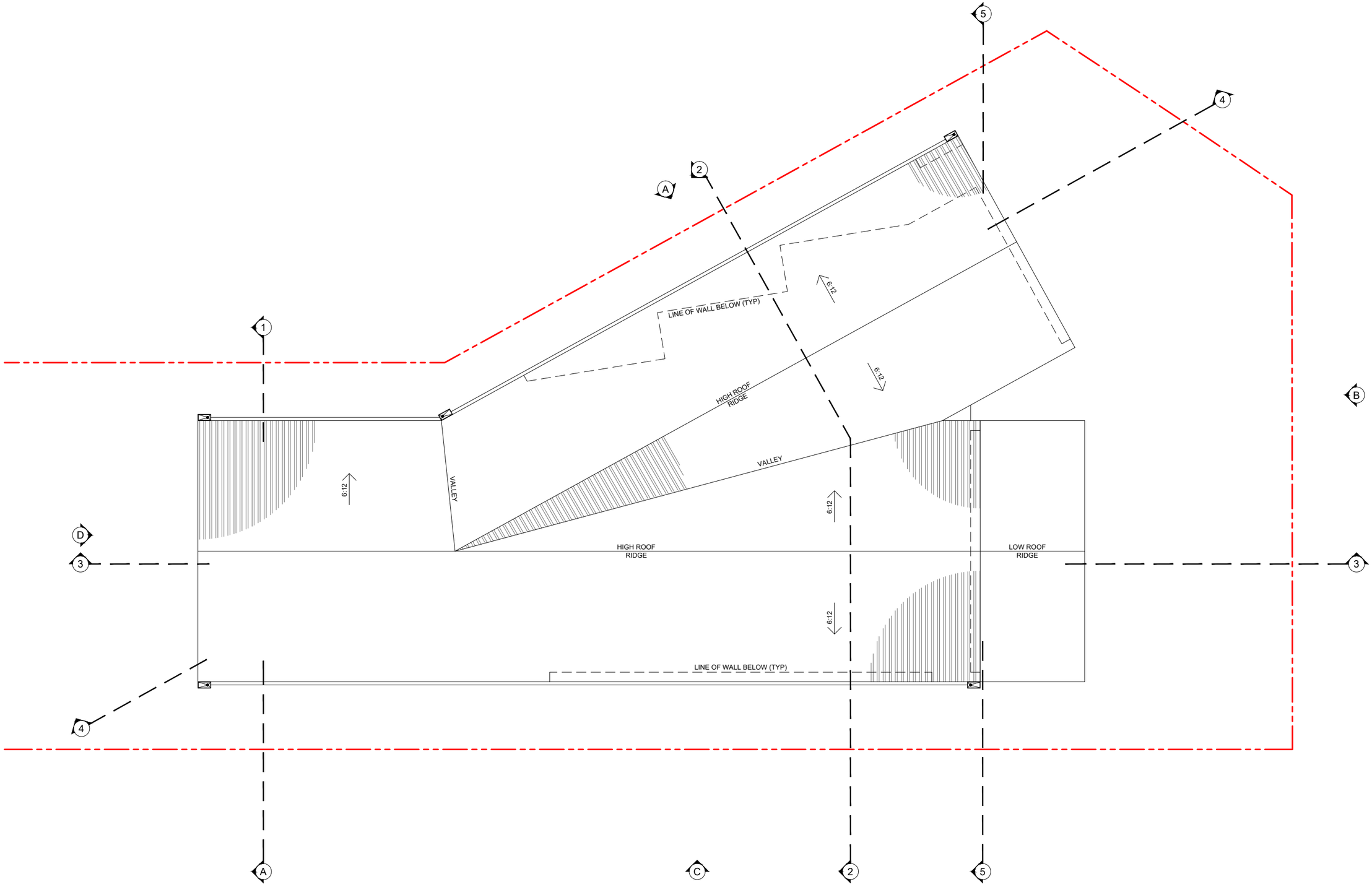
B

C

D

N

# FIFTH FLOOR


1
2
3
4
5
A
B
C
D
LINE OF WALL BELOW (TYP)
6:12
HIGH ROOF RIDGE
VALLEY
HIGH ROOF RIDGE
LOW ROOF RIDGE
LINE OF WALL BELOW (TYP)

N

ROOF PLAN




**A: EAST ELEVATION**

# BUILDING ELEVATIONS

SEE SHEET 38 FOR MATERIAL
SAMPLE COLORS AND SPECIFICATIONS

A: FIBER CEMENT PANEL: GREY
B: LAP SIDING: WHITE
C: COMPOSITE WOOD: “ASH”
D: COMPOSITE ROOFING: CHARCOAL
E: BLACK VINYL WINDOW
F: COLOR MATCHED SHEET METAL
G: STANDING SEAM METAL SIDING
H: FIBER CEMENT PANEL: CHARCOAL




## B: SOUTH ELEVATION




C: WEST ELEVATION

# BUILDING ELEVATIONS

SEE SHEET 38 FOR MATERIAL
SAMPLE COLORS AND SPECIFICATIONS

A: FIBER CEMENT PANEL: GREY
B: LAP SIDING: WHITE
C: COMPOSITE WOOD: “ASH”
D: COMPOSITE ROOFING: CHARCOAL
E: BLACK VINYL WINDOW
F: COLOR MATCHED SHEET METAL
G: STANDING SEAM METAL SIDING
H: FIBER CEMENT PANEL: CHARCOAL

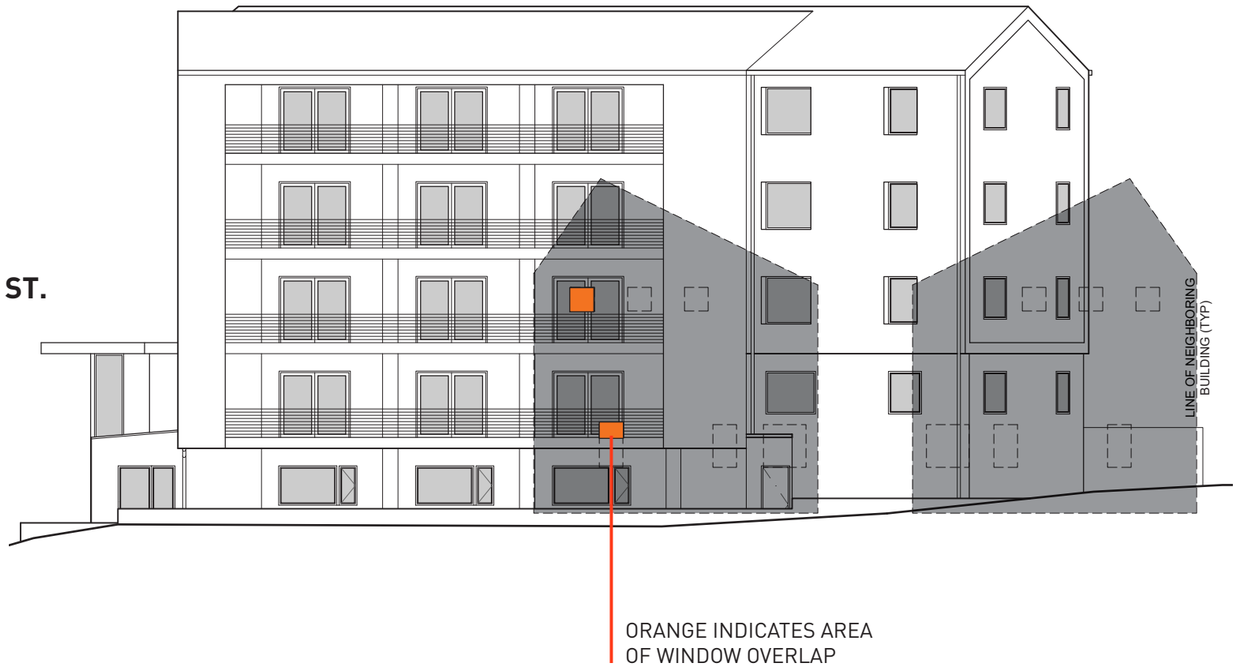



## D: NORTH ELEVATION

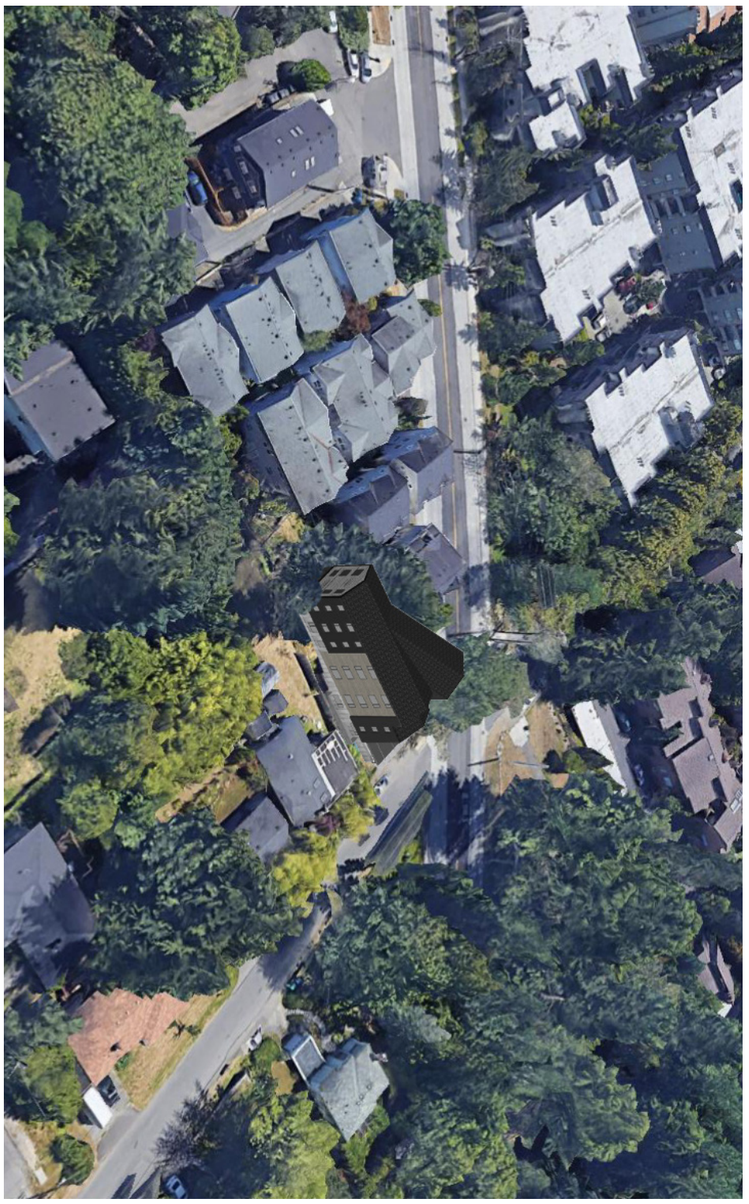



**WEST ADJACENCY DIAGRAM**

**N. 107TH ST.**



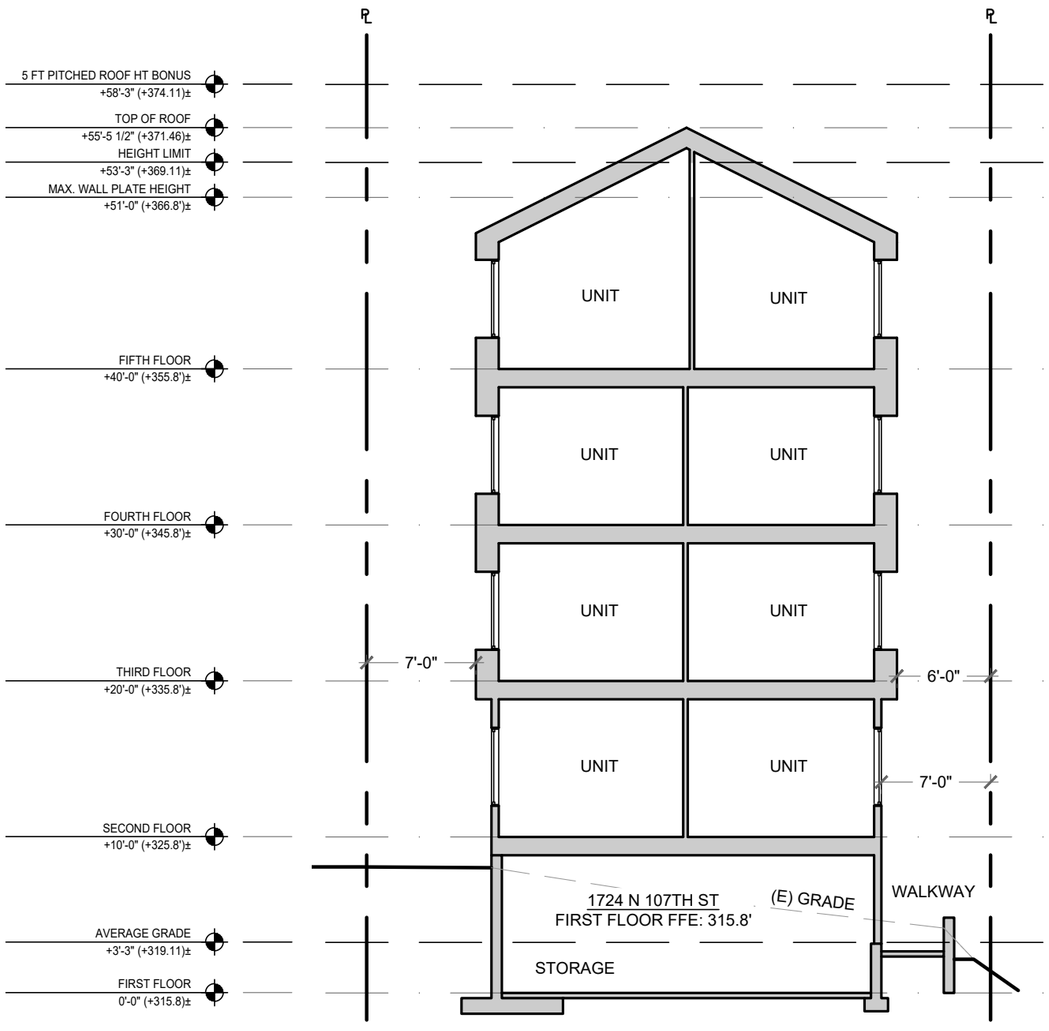

**EAST ADJACENCY DIAGRAM**



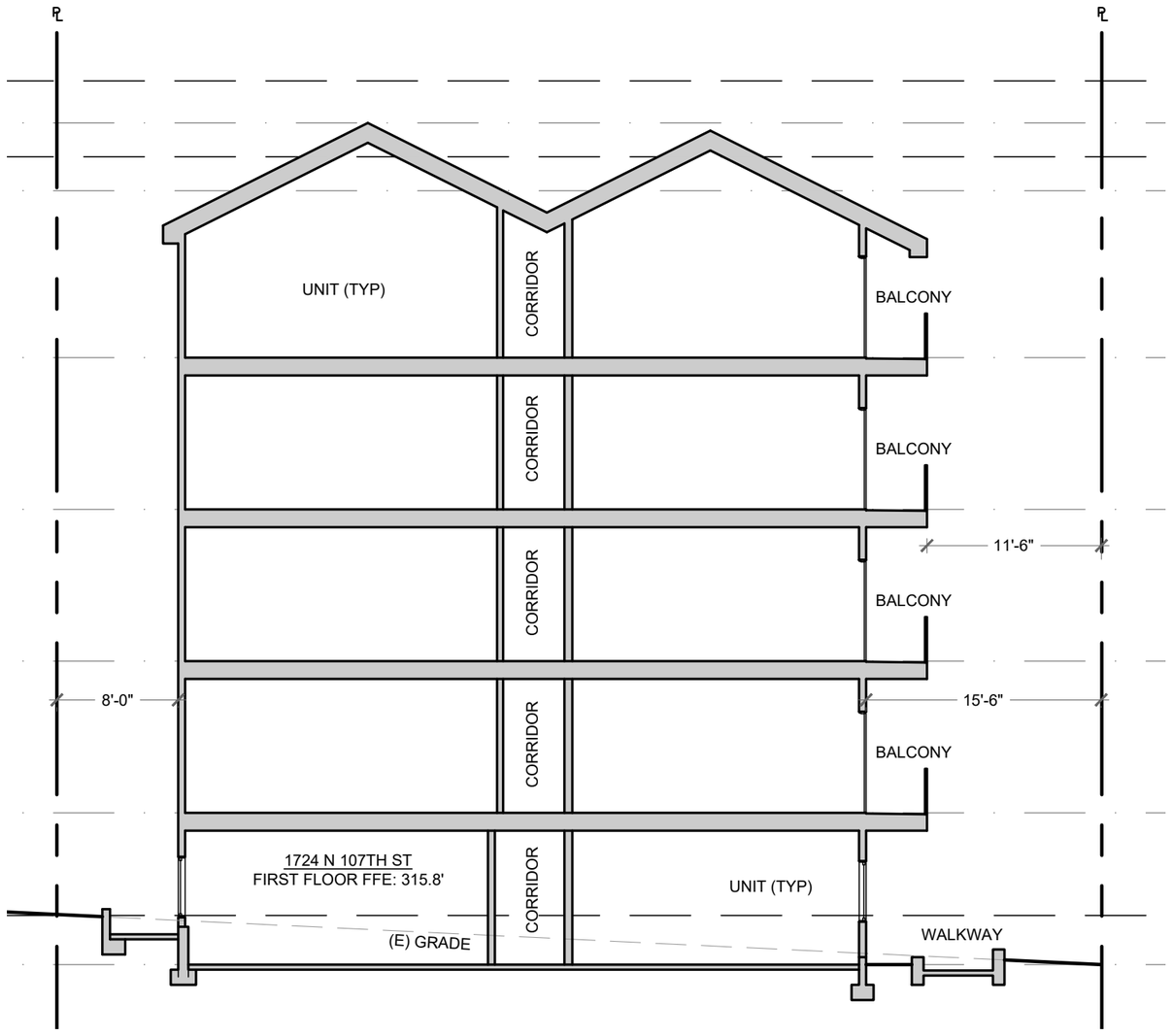






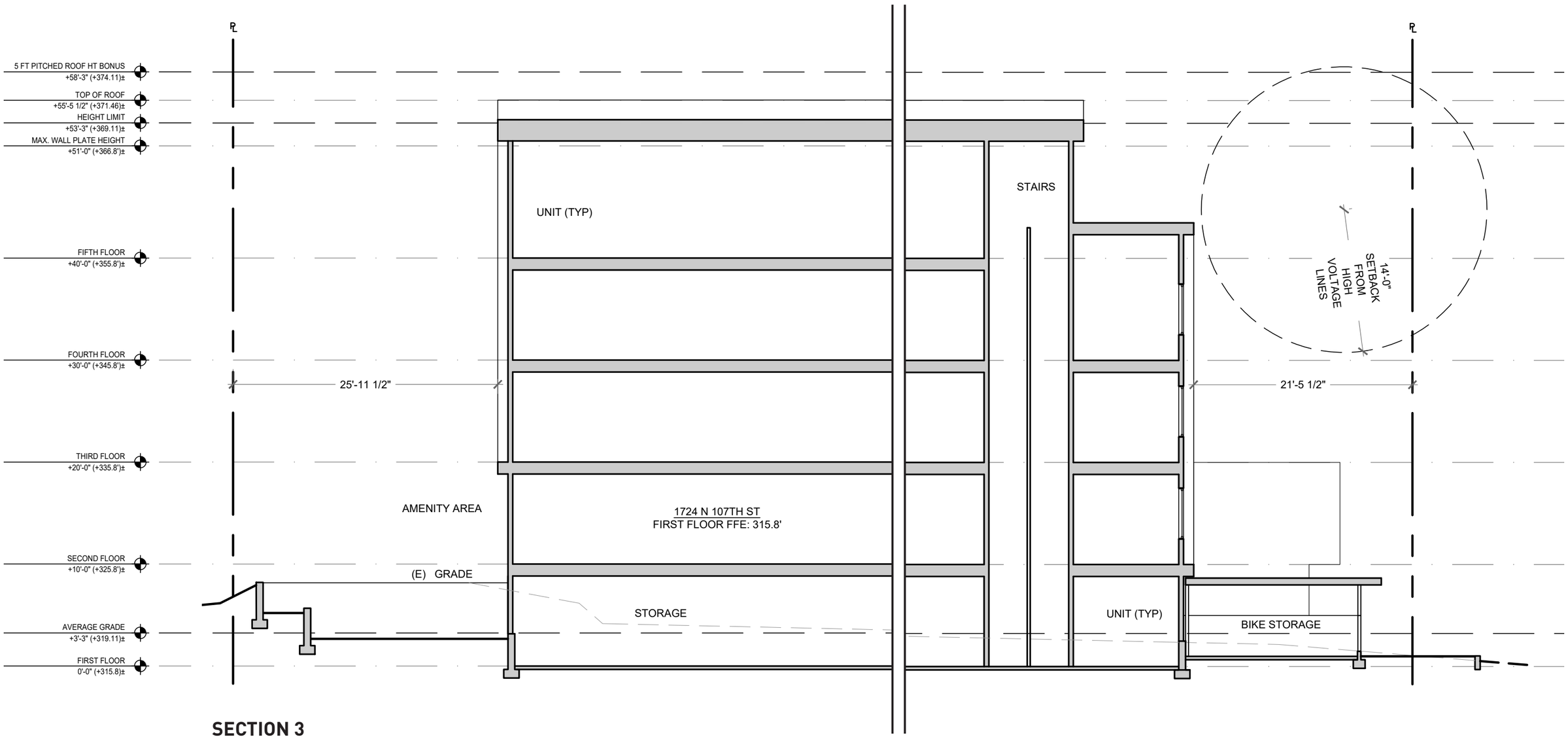



SECTION 1

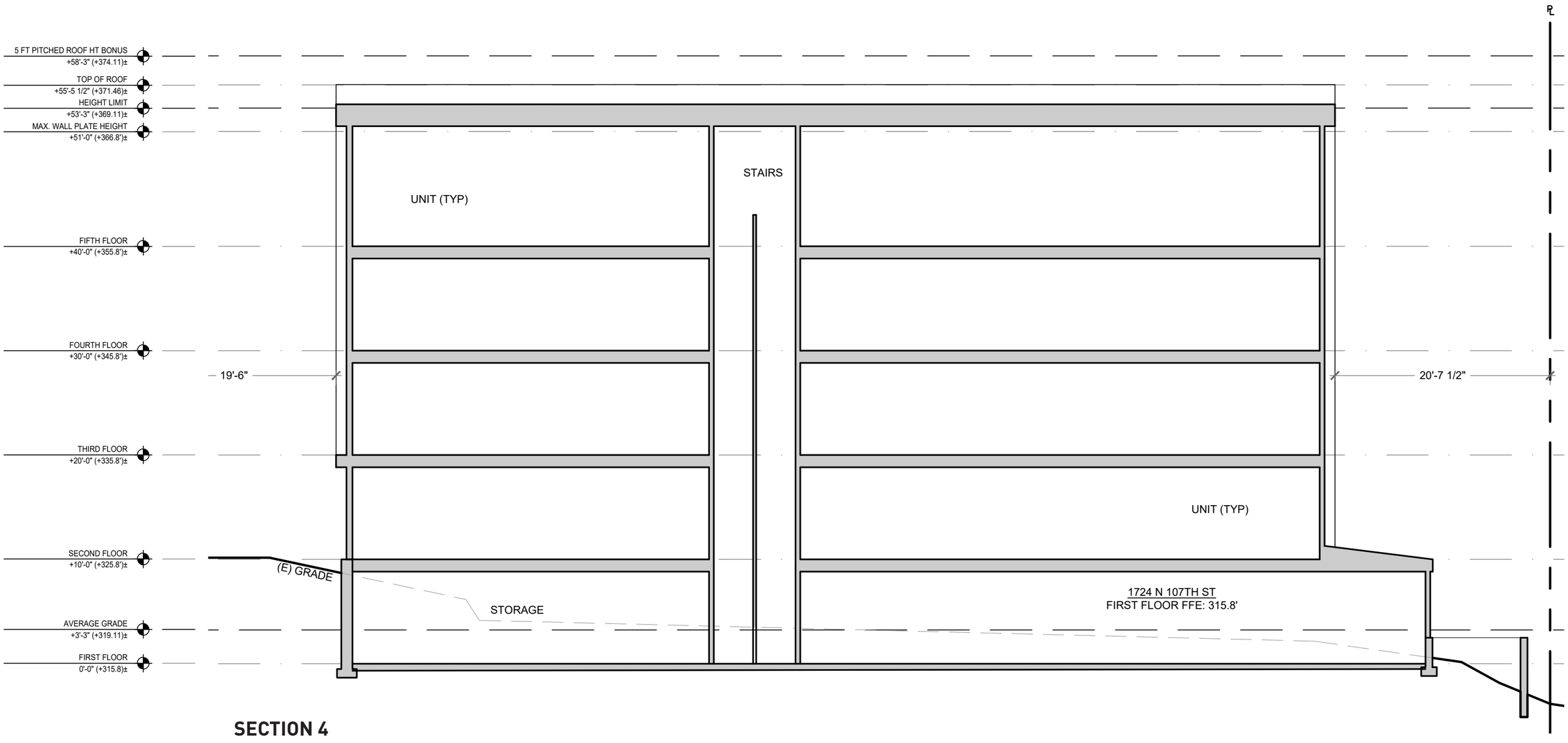



SECTION 2

# BUILDING SECTIONS

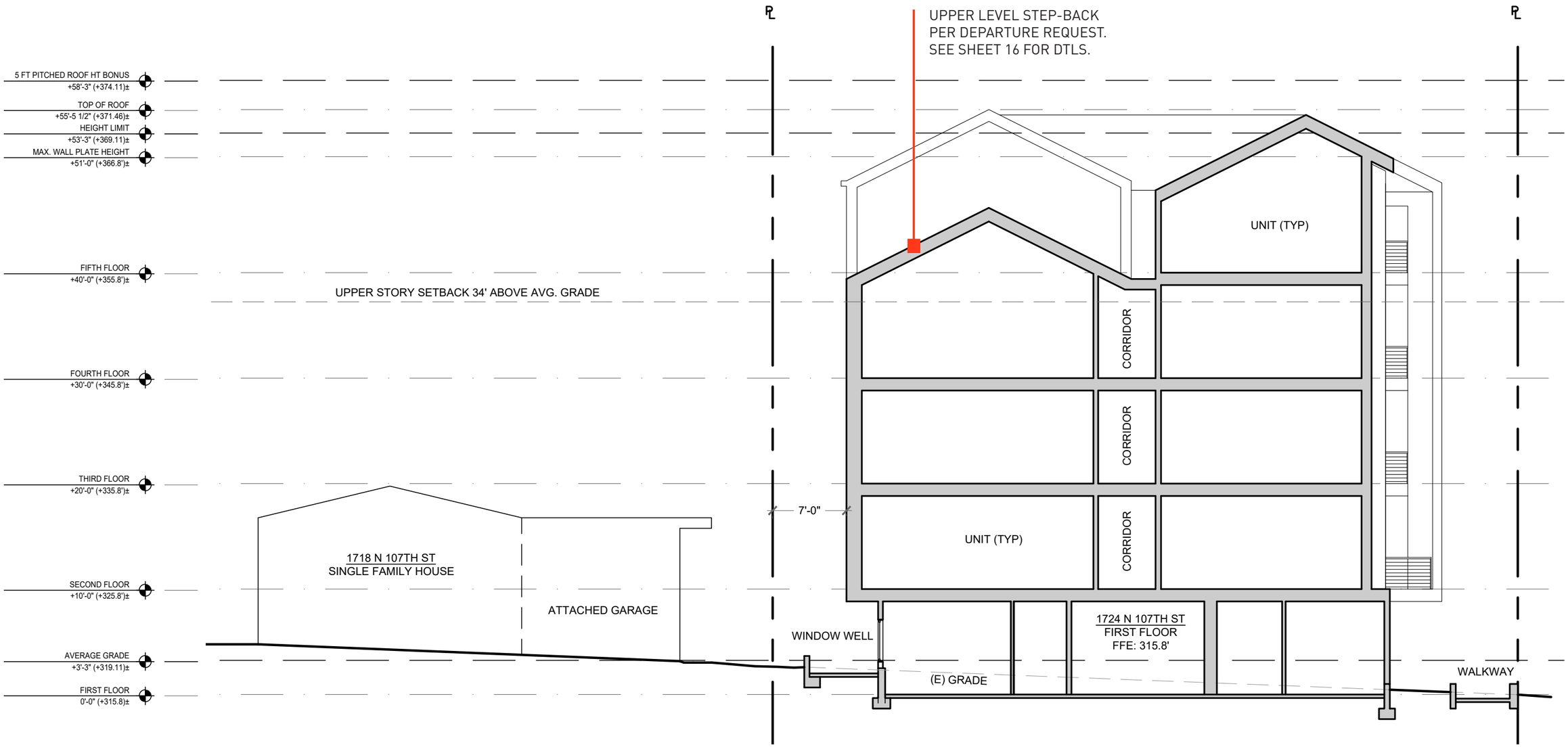



**SECTION 3**


5 FT PITCHED ROOF HT BONUS
+58'-3" (+374.11)±
TOP OF ROOF
+55'-5 1/2" (+371.46)±
HEIGHT LIMIT
+53'-3" (+369.11)±
MAX. WALL PLATE HEIGHT
+51'-0" (+366.8')±
FIFTH FLOOR
+40'-0" (+355.8')±
FOURTH FLOOR
+30'-0" (+345.8')±
THIRD FLOOR
+20'-0" (+335.8')±
SECOND FLOOR
+10'-0" (+325.8')±
AVERAGE GRADE
+3'-3" (+319.11)±
FIRST FLOOR
0'-0" (+315.8)±
UNIT (TYP)
STAIRS
19'-6"
20'-7 1/2"
UNIT (TYP)
(E) GRADE
STORAGE
1724 N 107TH ST
FIRST FLOOR FFE: 315.8'
PL

**SECTION 4**

# BUILDING SECTIONS




**SECTION 5**

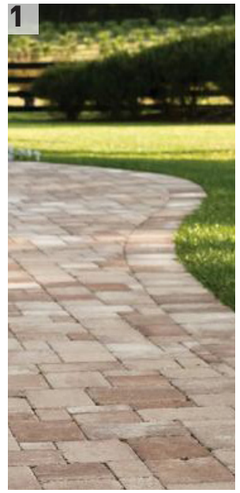
# RENDERING

## PLANT SCHEDULE

| TREES | BOTANICAL / COMMON NAME |
|---|---|
| | Acer circinatum / Vine Maple |
| | Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple |
| | Malus 'Lancelot' / Lancelot Crabapple |
| | Tilia cordata 'Greenspire' / Greenspire Linden |

| SHRUBS | BOTANICAL / COMMON NAME |
|---|---|
| | Acorus gramineus 'Ogon' / Golden Variegated Sweetflag |
| | Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry |
| | Carex oshimensis 'Everillo' / Everillo Japanese Sedge |
| | Erica carnea 'Golden Starlet' / Golden Heath |
| | Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus |
| | Gaultheria shallon / Salal |
| | Hamamelis x intermedia 'Double Gold' / Double Gold Witch Hazel |
| | Lonicera pileata 'Moss Green' / Moss Green Honeysuckle |
| | Mahonia x media 'Charity' / Mahonia |
| | Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo |
| | Osmanthus heterophyllus 'Goshiki' / Goshiki Holly |
| | Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass |
| | Pennisetum orientale / Oriental Fountain Grass |
| | Pieris japonica 'Cavatine' / Lily of the Valley Bush |
| | Polystichum munitum / Western Sword Fern |
| | Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel |
| | Sarcococca hookeriana humilis / Dwarf Sweet Box |
| | Sarcococca ruscifolia / Fragrant Sarcococca |
| | Spiraea x bumalda 'Limemound' TM / Limeound Spirea |





1

**1 PAVERS**
BELGARD
FOSSIL BEIGE


2

**2 "GREENSPIRE LINDEN**
TILIA CORDATA
1.5" CAL


3

**3 GOSHIKI HOLLY**
O. HETEROPHYLLUS
1 GAL


4

**4 BLOODGOOD JAPANESE MAPLE**
ACER PALMATUM
1.5" CAL


5

**5 CRIMSON PYGMY BARBERRY**
BERBERIS THUNBERGII
1 GAL


6

**6 MOSS GREEN HONEYSUCKLE**
LONICERA PILEATA
1 GAL


7

**7 EVERILLO JAPANESE SEDGE**
CAREX OSHIMENSIS
1 GAL


8

**8 LILY OF THE VALLEY BUSH**
PIERIS JAPONICA
1 GAL


9

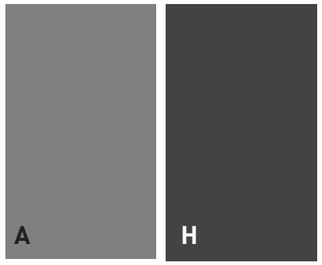
**9 ORIENTAL FOUNTAIN GRASS**
PENNISETUM ORIENTALE
1 GAL


10

**10 MT. VERNON LAUREL**
PRUNUS LAUROCERASUS
1 GAL



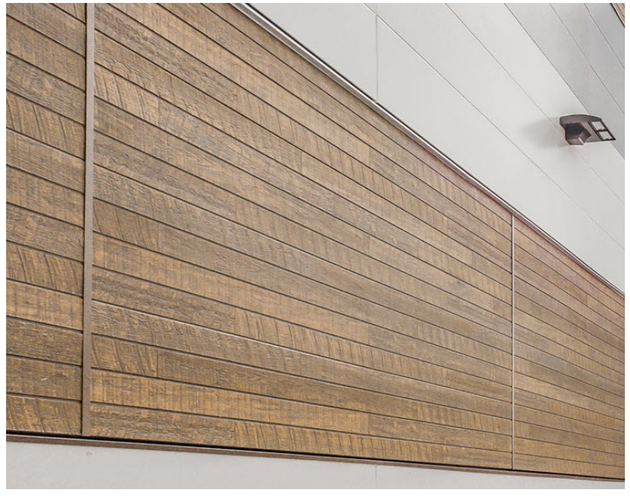
**A, H - FIBER CEMENT SIDING**
JAMES HARDIE
HARDIE-PANEL SIDING
SHERWIN WILLIAMS
A -“DOVETAIL” SW 7018
H- “IRON ORE” SW 7069






**B - FIBER CEMENT SIDING**
JAMES HARDIE HORIZONTAL
LAP SIDING
SHERWIN WILLIAMS
“SNOWBOUND” SW 7004





**C - COMPOSITE WOOD SIDING**
NICHIHA FIBER CEMENT
VINTAGEWOOD “ASH”



**D - ROOF SHINGLES**
GAF
TIMBERLINE HD COMPOSITE
SHINGLES
CHARCOAL



**E - VINYL WINDOW**
ANDERSEN 100 SERIES
VINYL WINDOW - BLACK



**F - SHEET METAL**
SHEET METAL ACCENT
COLOR MATCHED TO
SIDING



**G - METAL SIDING**
STANDING SEAM METAL PANEL
CHARCOAL

