DESIGN REVIEW RECOMMENDATION

DCI # 3036106-LU
7705 15th Ave NW
Seattle, WA 98117

Applicant:
Cone Architecture
1319 N 49th St
Seattle, WA 98103
Contact: Emily Morgan

Owner:
Brick Holdings, LLC
5421 S 296th Court
Auburn, WA 98001
Contact: Aleksey Strelyuk

SDCI Contact:
Theresa Neylon
Theresa.Neylon@seattle.gov
206-615-0179



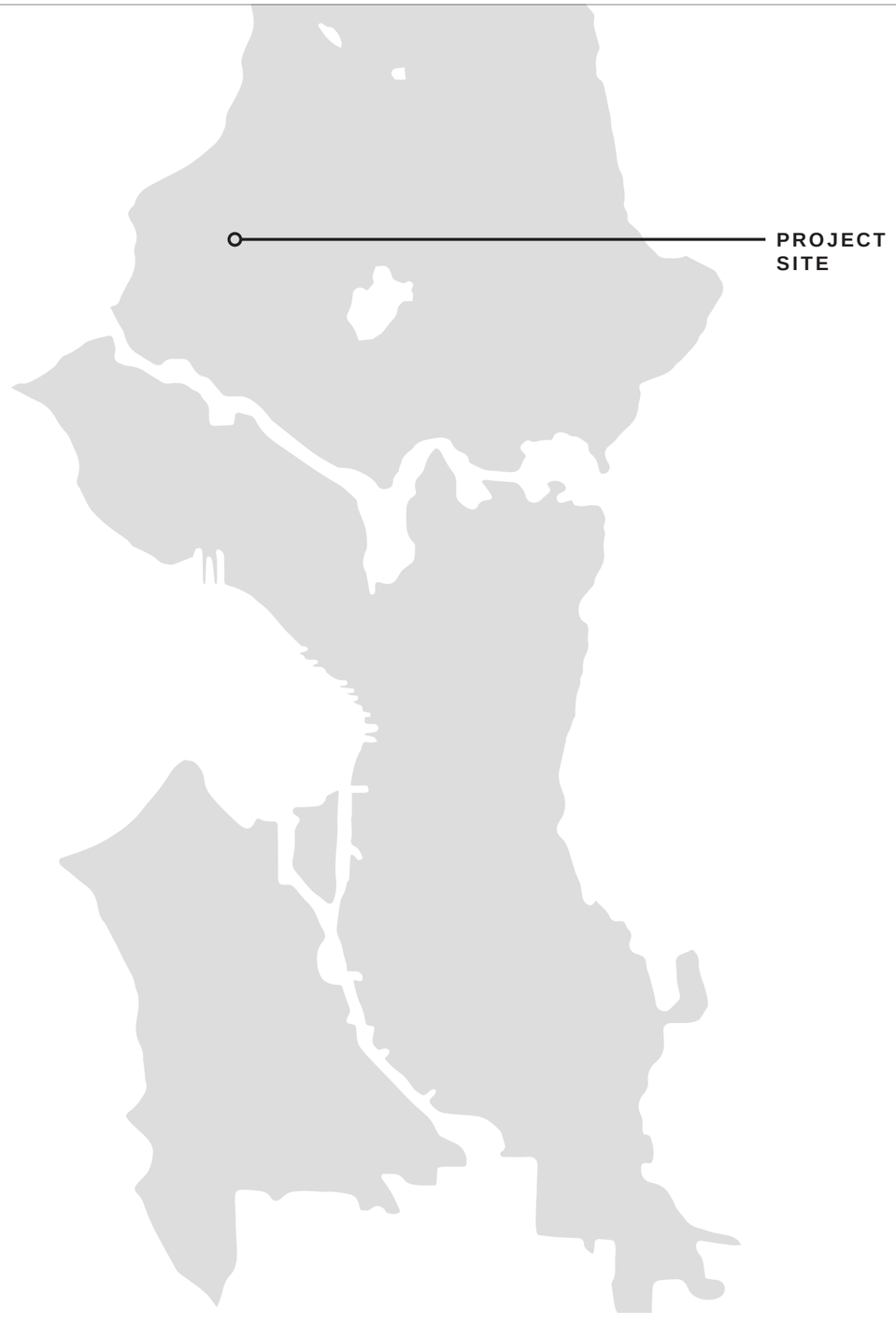
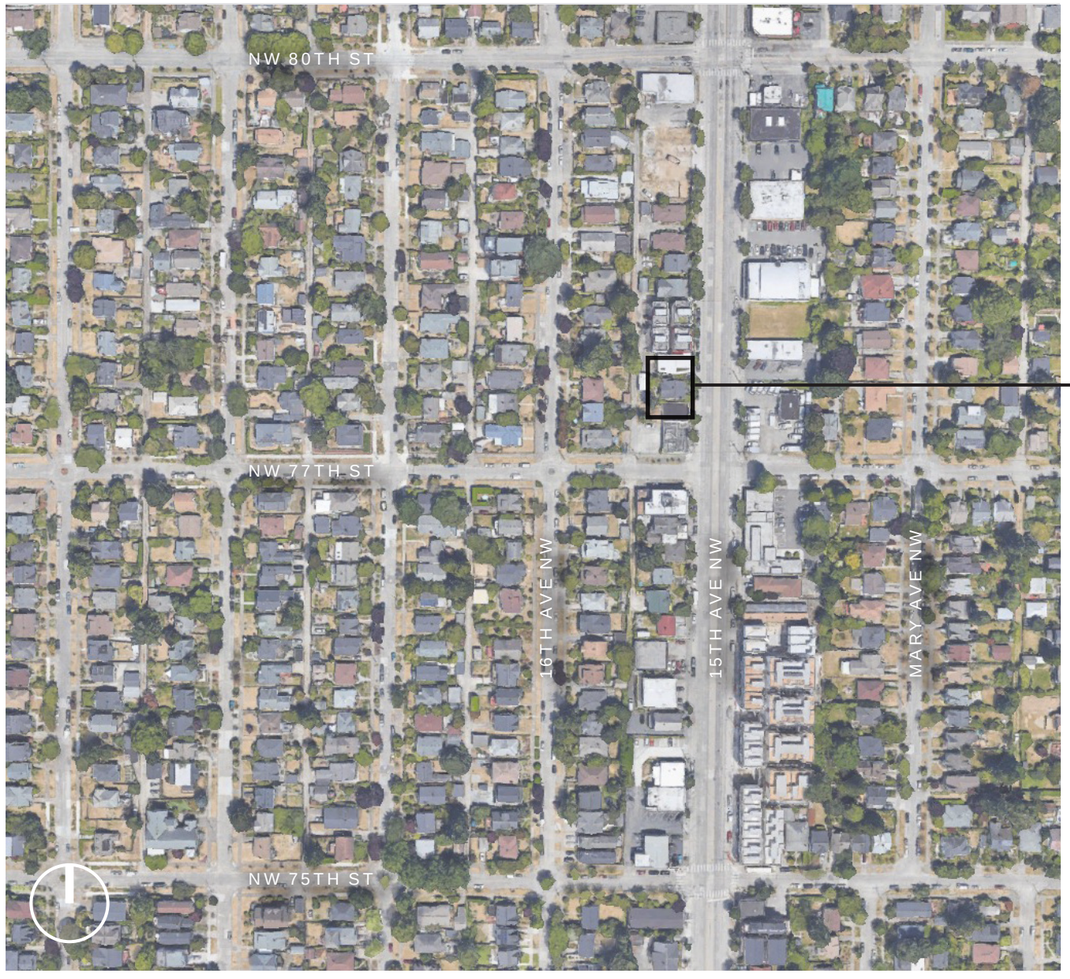


TABLE OF CONTENTS

Proposal
Table Of Contents 2

Project Location + Information 3
Neighborhood Analysis 4
Conceptual Site Plan 5

Response to EDG #2 6
Response to MUP Cycle 2 Corrections 16
Priority Design Guidelines 20
Renderings 23
Building Signage 30
Material Palette 31
Rendered Elevations 32
Composite Site Plan 36
Building Floor Plans 37
Building Sections 42
Pedestrian Sections 44
Landscape Plans 45
Exterior Lighting Plans 48



VICINITY MAP

EXISTING SITE

The proposed site consists of three parcels (APN 123200-1130,1140,1145) which measure approximately 110 feet wide by 83 feet deep with an area of 9,161 SF. There is an existing grade change of approximately 5‘-0” feet along the sidewalk going south to north. The parcels face 15th Ave NW, one parcel north of the intersection with NW 77th St. NC2-55(M) zoning runs to the north and south, and LR-1 (M1) zoning begins west across the alley. The parcels currently have vacant buildings.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2-55(M), indicating that the structure may go up to 55 feet in height plus additional applicable height bonuses. The NC zoning continues north and south along 15 Ave NW for at least a mile in either direction. LR1 zoning borders the NC zoning to the east and west, followed by RSL zoning at the outermost edge. The subject parcel is within the Crown Hill Residential Urban Village.

DEVELOPMENT OBJECTIVES

The owner proposes the construction of a new residential apartment building with approximately 80 units consisting of small efficiency dwelling units (SEDUs). The objective for these apartments is to promote a pedestrian-oriented lifestyle which supports and takes advantage of the burgeoning Crown Hill neighborhood. The demographic that will benefit most from this housing will be young professionals and wage earners in the neighborhood, and city-dwellers seeking a more connected lifestyle. These apartments will create a convenient and variety of housing options that is supportive of a vibrant and community-oriented neighborhood.

NEIGHBORHOOD DEVELOPMENT

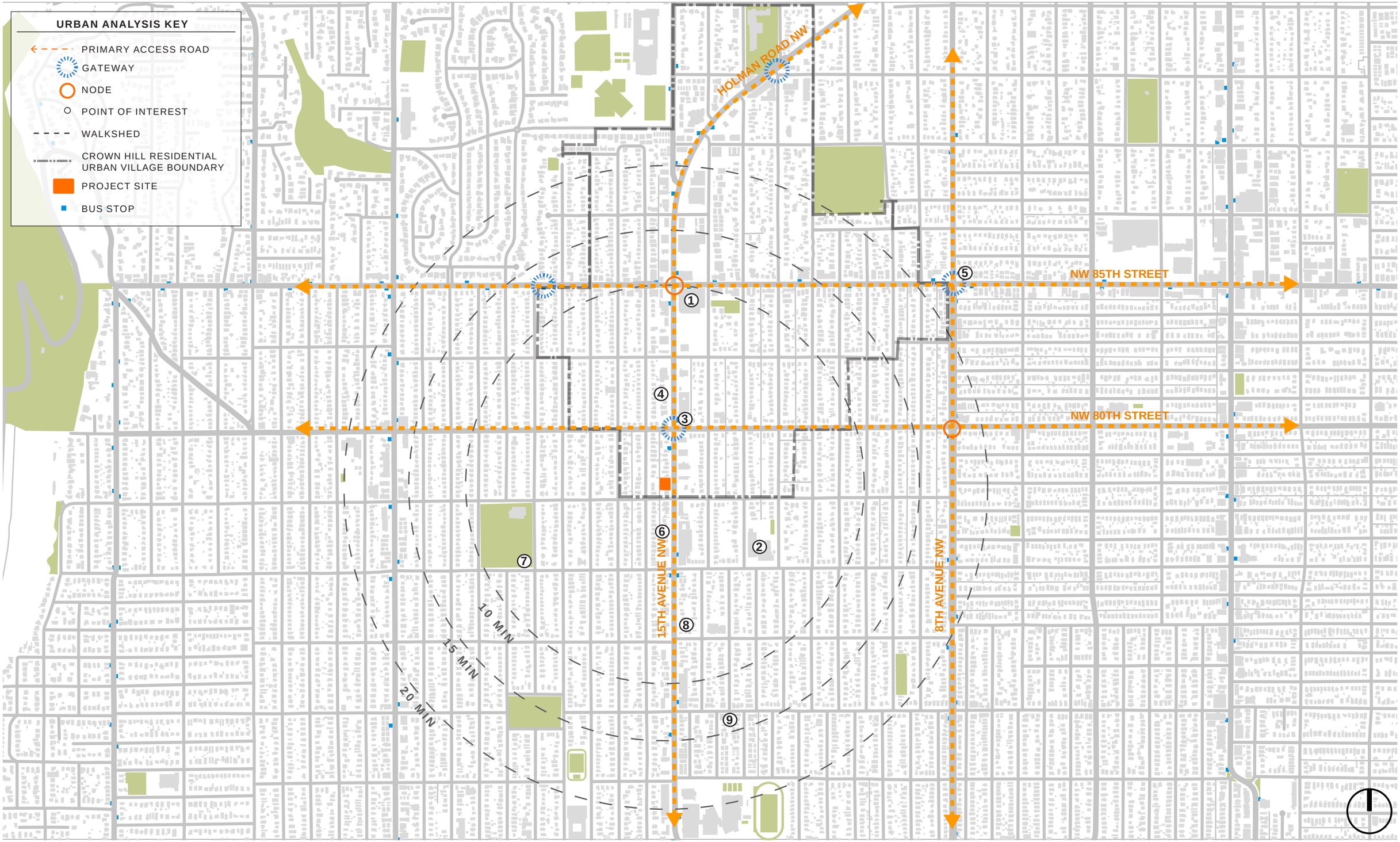
The immediate blocks are a mix of multi-family apartment buildings, bustling businesses, and single-family homes. There are a variety of commercial buildings along 15th Ave NW, which include several restaurants, various small businesses, and a grocery store within walking distance. Bus lines 15 and Rapid Ride D runs north and south connecting to International District and the Stadium District. NW 85th St provides cross town bus connections via routes 40 and 45 to neighborhoods such as Ballard, Northgate, etc.



SITE LOCATION
7705 15th Ave NW
Seattle, WA 98117

ZONING SUMMARY
Zone: NC2-55(M)
Overlays: Crown Hill Residential Urban Village

PROJECT PROGRAM
Site Area: 9,161 SF
Number of Residential Units: 81
Number of Parking Stalls: 0
Total Area: Approx 34,299 SF
Number of Bike Stalls: 73
Allowable FAR: 3.75
Proposed FAR: 3.75


URBAN ANALYSIS KEY
PRIMARY ACCESS ROAD
GATEWAY
NODE
POINT OF INTEREST
WALKSHED
CROWN HILL RESIDENTIAL URBAN VILLAGE BOUNDARY
PROJECT SITE
BUS STOP
HOLMAN ROAD NW
NW 85TH STREET
NW 80TH STREET
15TH AVENUE NW
8TH AVENUE NW
10 MIN
15 MIN
20 MIN
①
②
③
④
⑤
⑥
⑦
⑧
⑨

CONCEPTUAL SITE PLAN

SITE CONCEPT

- Front 15th Ave NW sidewalk with a central and recognizable building entrance
- Internalize vertical circulation core to reduce height, bulk, and scale at building perimeter
- Provide live/work units at 15th Ave NW to reinforce existing adjacent commercial activity
- Provide convenient service space locations which enhance collection efficiency and minimize impacts on the neighbors.

SETBACKS

- Upper level setbacks of 10’-0” are required at portions of the structure above 13' adjacent to the LR1 parcel (west). A 2’-0” alley dedication setback is also required at the west property line. This dedication area must be newly paved at the alley.
- Provide generous ground level setbacks between proposed building and single story commercial to the south and existing multifamily to the north.

SOLAR ACCESS & VIEWS

- The right-of-way to the east affords good access to morning sun. The existing surrounding structures are one and two-story and will not cast shadows on the proposed site.
- The proposed 5-story structure will largely cast shadows on the existing 4-story multi-family building to the north and also shade 15th Ave NW in the afternoon.
- Views of Rainier and downtown to the south will be available for the upper levels and roof decks for the proposed structure.

TRAFFIC CIRCULATION

- The site is primarily served by 15th Ave NW, a principal arterial, located approximately 100 feet from the intersection with NW 77th St. Bus stops are along 15th Ave NW.
- There is parallel parking along 15th Ave NW.
- A pedestrian crosswalk exists at the intersection of 15th Ave NW and NW 80th St.
- There is a Neighborhood Greenway along 17th Ave NW.

STREETSCAPE

- The streetfront along 15th Ave NW is 10’-0” wide from back of curb. This may require that the sidewalk extend into the property or the sidewalk may be reduced to 4’-6” in width.
- There are currently several street trees planted in the right-of-way.
- Overhead power lines run north to south along the east side of the 15th Ave NW, opposite the project site. An underground street crossing would be required for power.

NEIGHBORHOOD PATTERNS AND POTENTIAL

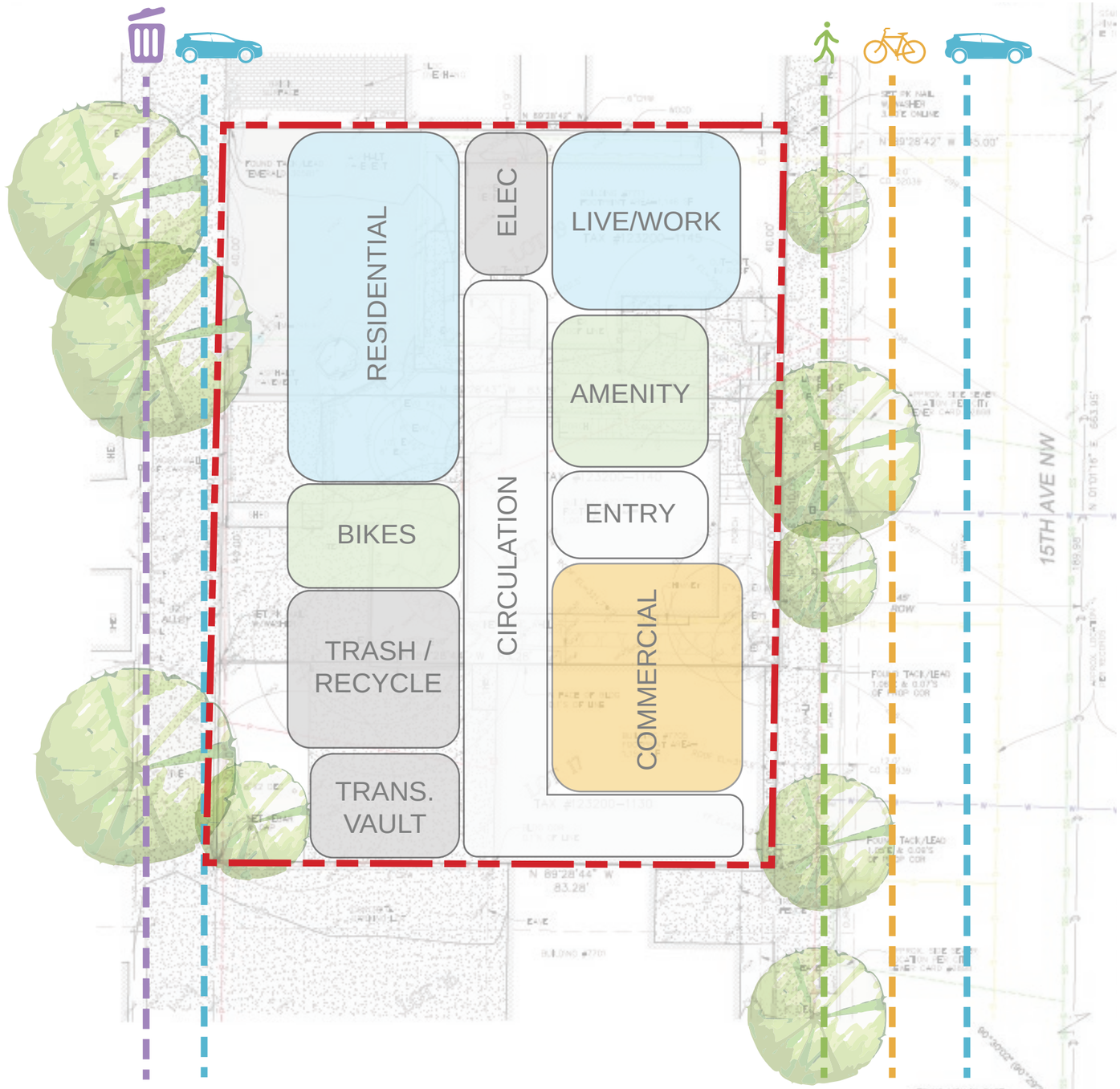
- There are several recently completed multi-family projects in the area, within a few blocks both north and south. These projects have increased the density and height of the area and added to the pedestrian friendly transit-oriented neighborhood.

LANDSCAPE APPROACH

- The right-of-way planting strip will be restored with approved street trees and other landscaping along 15th Ave NW. The plantings on site will mainly be located along the building edges and right-of-way. The roof deck will also be provided with plants.

TRASH ACCESS

- Access is proposed off the alley for collecting solid waste.
- Space along the northern edge of the building will be provided to allow for maneuverability of solid waste collection.



1.A. ARCHITECTURE -
MASSING AND STREET FRONTAGE ALONG 15TH AVE NW

The upper level massing of options 5 & 6 is the preferred massing in this revised proposal. The bays are scaled well in relation to the existing, and potential future, structures along 15th Ave NW. Emphasis on the center massing, where the residential entry is located, is supported. Material choices that emphasize depth of massing breaks should be studied.

APPLICANT RESPONSE:
The upper-level massing of options 5 & 6 has been retained in the current design. Material changes have been proposed at the massing breaks and the central recessed entry to further highlight the entry and upper modulation. Signage and an upper-level roof have been incorporated in the design to further emphasize the center modulation and residential entry.

1.B. ARCHITECTURE -
MASSING AND STREET FRONTAGE ALONG 15TH AVE NW

This upper massing of options 5 & 6 also relates well to the base forms proposed. The groundfloor massing of option 5 is preferred. Similar to option 1 of the first submittal, the breaks of massing create a legible building response to different uses while also creating a more gracious sidewalk environment with varying setbacks. The north edge of the frontage responds to the setback at the adjacent project, then steps back to create a more spacious sidewalk area at the residential entry, then steps back towards the sidewalk at the commercial use. There is a generous area of weather protection (under the building overhang) at the residential entrance as well as at the commercial frontage.

APPLICANT RESPONSE:
The ground floor massing of option 5 has been maintained.

SEATTLE
CS2-D. HEIGHT, BULK, SCALE
CS2-D-1. EXISTING DEVELOPMENT AND ZONING
PL1-B-1. PEDESTRIAN INFRASTRUCTURE
CS3-A-4. EVOLVING NEIGHBORHOODS
CS2-C-2. MID-BLOCK SITES



PERSPECTIVE FROM SOUTHEAST (15TH AVE NW)



PEDESTRIAN PERSPECTIVE (15TH AVE NW LOOKING NORTH)

1C. ARCHITECTURE -
MASSING AND STREET FRONTAGE ALONG 15TH AVE NW

The development of vertically oriented massing is supported. Continue developing ways to link upper and lower massing with material choices and detailing, especially at center residential form.

APPLICANT RESPONSE:
The upper-level roof expression and parapet heights have been revised to emphasize the verticality of the center modulation. A wood-like paneling has been proposed for the residential entry wall and underside of the modulation above, further connecting and highlighting the center modulation.



PERSPECTIVE (LOOKING WEST ACROSS 15TH AVE NW)

SEATTLE
CS2-D. HEIGHT, BULK, SCALE

1.D. ARCHITECTURE -
MASSING AND STREET FRONTAGE ALONG 15TH AVE NW

Continue development of identification of the main residential entry vs. Commercial/live-work entries along the street frontage.

APPLICANT RESPONSE:
The residential entry is set back from the sidewalk edge with a residential plaza, large glazing, and centered entry door. The residential entry has been further developed to incorporate an entry portal, surrounded by high-quality wood-like siding. The entry plaza has been revised to provide a variety of seating and vegetation.

The commercial entries are located closer to the sidewalk edge. Along with storefront, awnings, signage, and lighting, the two commercial entries in the concrete base material are differentiated from the residential entry.

1.E. ARCHITECTURE -
MASSING AND STREET FRONTAGE ALONG 15TH AVE NW

Inclusion of a commercial space along the 15th ave nw frontage is supported to complement the current uses along the street.

APPLICANT RESPONSE:
The commercial space along 15th Ave NW has been maintained.

SEATTLE
PL3-A-1. DESIGN OBJECTIVES
DC1-A-3. FLEXIBILITY



PERSPECTIVE FROM NORTHEAST (15TH AVE NW)



PEDESTRIAN PERSPECTIVE (PLAZA)

2.A. ARCHITECTURE -
MASSING RELATIONSHIP TO LR ZONE TO THE WEST

The studies of upper level massing along the alley at the zone transition to lowrise show two good options of stepping the building back in response to the homes to the west. Option 6 is the preferred response with a setback of the upper 2 floors that has a relationship to the potential massing of any townhouse developments to the west.

APPLICANT RESPONSE:
The upper level massing along the alley at the zone transition to low rise (shown in option 6) has been maintained.



PERSPECTIVE (LOOKING NORTHEAST ACROSS ALLEY)

SEATTLE
CS2-D-3. ZONE TRANSITIONS
DC2-A-2. REDUCING PERCEIVED MASS

3.A. ARCHITECTURE - MATERIALS

The use of high-quality materials at the street level, such as brick, metal panels and wood, is supported. Material for the underside of the overhang along the sidewalk should be integrated into material choices. Continue to develop materials and detailing that support the vertical bays of the massing.

APPLICANT RESPONSE:
The materials proposed for this project include architectural-grade finished concrete, metal panel, wood-like paneling, and metal details including railings and awnings. Concrete is proposed for the commercial locations along the street-facing first floor and wrapping the corners to the north and south facades, creating a strong base expression. Metal panel and fiber cement paneling are proposed for the upper volume. Wood-like paneling is proposed to highlight the entry from the pedestrian level, proposed on the primary residential entry wall and soffit above. The same wood-like siding is proposed for the accent infill material at the upper volumes to warm the palette as a secondary feature.

SEATTLE
DC4-A-1. EXTERIOR FINISH MATERIALS
DC2-D. SCALE AND TEXTURE



PERSPECTIVE FROM NORTHEAST (15TH AVE NW)



PERSPECTIVE FROM NORTHEAST (ACROSS 15TH AVE NW)

4.A. ARCHITECTURE - LAYOUT

The ground floor layouts on each of the options has evolved to show integration with exterior uses and improved circulation. Options 6 is the preferred ground floor layout. Live/work, residential and commercial areas are logically oriented along the streetscape. Four residential units are located on the ground floor and help to anchor the building's uses to the site. Services are segregated to the edges of the building to allow active uses towards the building's central core. Clarify where any interior grade changes occur (due to the stepped slab).

APPLICANT RESPONSE:
The ground floor layout of option 6 has been retained. The finish floor grades are called out on the 1st floor plan. The ground floor steps to meet existing grade along 15th Ave NW and the west alleyway.

SEATTLE
PL3-A-1. DESIGN OBJECTIVES
DC3-A-1. INTERIOR / EXTERIOR FIT
PL3-B-4. INTERACTION



COMPOSITE SITE PLAN

4.B. ARCHITECTURE - LAYOUT

Optimize views available from the common roof deck. For the views to the west, pull the edge of the accessible roof deck back from the building edge to discourage the ability to look directly down on properties to the west. Consider wrapping the deck surface to south and east to take advantage of view towards downtown.

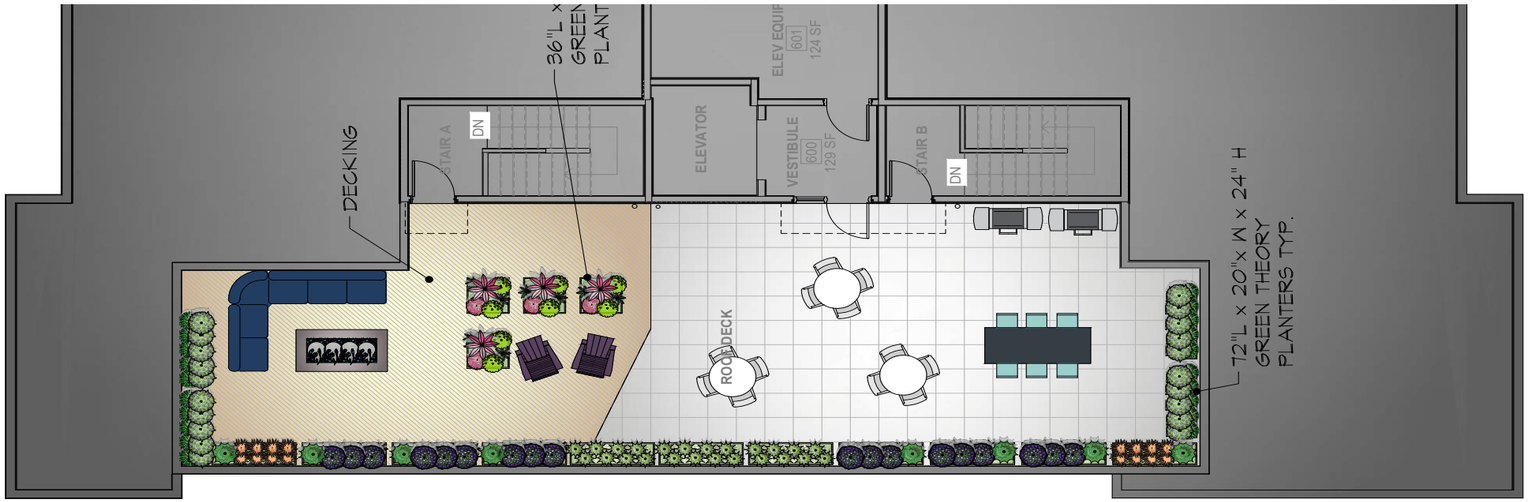
APPLICANT RESPONSE:
The roof deck has been pulled back from the west edge of the building with planters lining the edges, hindering users from looking directly onto the west neighbors. Penthouses have remained centrally located to allow for views south towards downtown.

4.C. ARCHITECTURE - LAYOUT

Creation of small private patios at the upper building step back is supported. Study of railing material that does not emphasize height/ mass at the step but also can limit views down on to properties to the west is suggested.

APPLICANT RESPONSE:
Small private patios at the upper building step back have been proposed. A horizontal metal railing has been proposed to match the language of the juliet balconies as not to add any more height or bulk to the three-story volume.

SEATTLE
CS2-D-5. RESPECT FOR ADJACENT SITES
PL1-C-1. SELECTING ACTIVITY AREAS
DC3-B-4. MULTIFAMILY OPEN SPACE



ROOF DECK PLAN



PERSPECTIVE FROM WEST (ACROSS ALLEY)

**5.A. SITE –
STREETSCAPE**

Option 5 is the preferred streetscape layout, providing a varied, but legible, pattern of spaces along the frontage. Providing space within the property that expands the limited sidewalk space in this location is supported. Continue to develop detailing of hardscape, building facade and other potential streetscape amenities to further enhance the pedestrian experience at the streetscape.

APPLICANT RESPONSE:
The streetscape layout has been retained from option 5. The sidewalk has remained wide to allow for more circulation space along the busy sidewalk. The hardscape along the sidewalk is partnered with 2x2 squares to match SDOT standards, changing to smaller patterned squares as you enter the residential plaza. Large glazing is proposed into the leasing office and residential lounge, connecting to the exterior amenity area. The residential plaza has been further developed to create a variety of seating areas, vegetation, and covered bike parking.

SEATTLE
PL2-D-1. DESIGN AS WAYFINDING
PL1-B. WALKWAYS AND CONNECTIONS



ENTRY PLAZA



PEDESTRIAN PERSPECTIVE, ENTRY PLAZA

6.A. SITE -
INTERIOR / EXTERIOR SPATIAL RELATIONSHIPS

The stepped ground floor level is supported in order that ground level uses relate positively to the pedestrian realm.

APPLICANT RESPONSE:
The ground floor uses step with the existing grade of the sidewalk to maintain the relationship of interior uses to the pedestrian realm.

6.B. SITE -
INTERIOR / EXTERIOR SPATIAL RELATIONSHIPS

Providing small patios/yards as private amenity space for the four residential units located on the ground floor is supported.

APPLICANT RESPONSE:
The private amenity spaces include hardscape as well as landscaped areas.



EAST GROUND FLOOR ELEVATION



WEST GROUND FLOOR ELEVATION

SEATTLE
CS2-B-2. CONNECTION TO THE STREET
PL3-B-2. GROUND-LEVEL RESIDENTIAL

6.C. SITE -
INTERIOR / EXTERIOR SPATIAL RELATIONSHIPS

Consider moving the loading spot to the south so the pet run area can be expanded.

APPLICANT RESPONSE:
After further coordination with our consultants, the pet-run area has been revised and propose as a bio-planter to mitigate the roof water. The loading dock has been shifted south and the planters have been proposed near the exterior entry and bike door to enhance the pedestrian's experience.

6.D. SITE -
INTERIOR / EXTERIOR SPATIAL RELATIONSHIPS

Provide an exterior entrance to the bike room from the alley for ease of access. Ensure short term bicycle parking is integrated into pedestrian uses and circulation at sidewalk.

APPLICANT RESPONSE:
An exterior entrance to the bike room has been added from the alley. Short term bicycle parking has been proposed at the 15th Ave NW residential entry under the building's overhang that provides a secure, weather protected area for guests and commercial customers

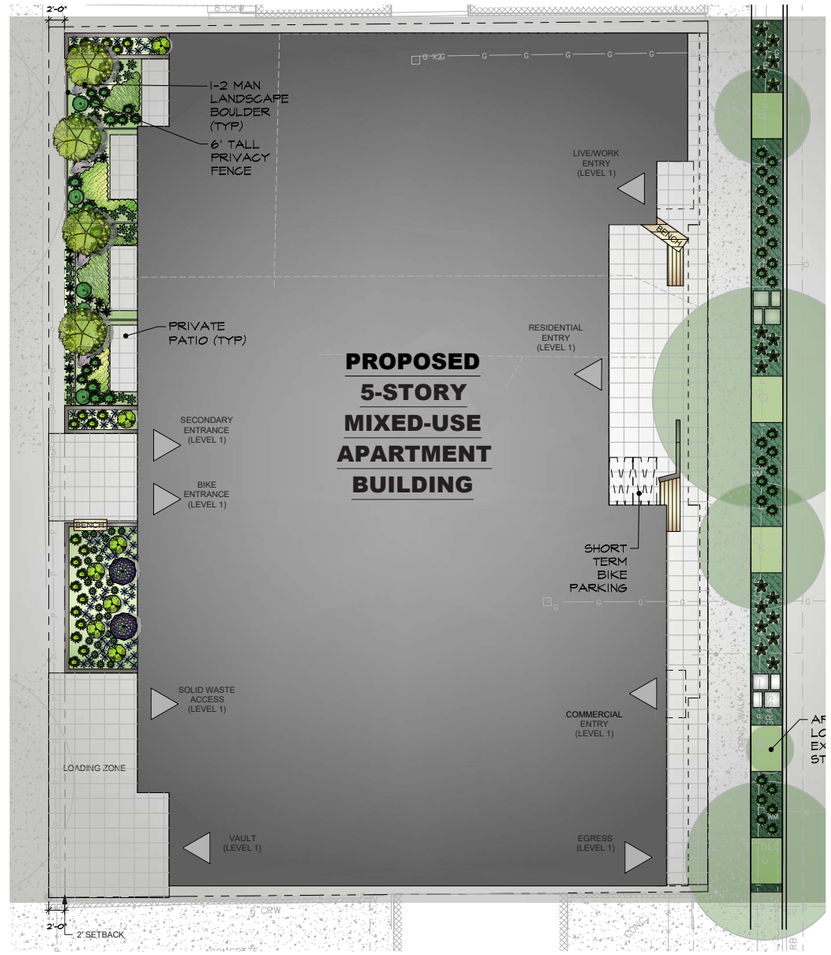
SEATTLE
PL4-A-1. SERVING ALL MODES OF TRAVEL
PL1-C-1. SELECTING ACTIVITY AREAS



FRONT ENTRY



REAR ENTRY



LANDSCAPE PLAN

1. UPPER LEVEL MASSING

Correction Notice #2: Show studies of the evolution of design options to develop hierarchy at center massing form. Include options for parapet height variation, cornice addition, etc.

APPLICANT RESPONSE:
Several options have been explored before finalizing our preferred option for the center massing form. Studies include cornices over both dark masses to retain a consistent design language but lack hierarchy on the facade. We also studied providing the cornice over only the center modulation and raising both metal siding masses taller than the adjacent protruding modulation.

Proving the higher parapet height at only the center modulation as well as providing a material change at the ground floor provides a simple design move to show the hierarchy of the residential entry.

SEATTLE
CS2-B-2. CONNECTION TO THE STREET
PL3-B-2. GROUND-LEVEL RESIDENTIAL



EAST FACADE | PREFERRED



EAST FACADE | CORNICES OVER DARK MASSES



EAST FACADE | CORNICE OVER CENTRAL MASS



EAST FACADE | LIFTED PARAPETS

3. MATERIALS

Correction Notice#2: The revision to architectural concrete at the street level is supported. Ensure high quality materials, as shown in the EDG package, are incorporated into the street facing façade. Include: studies of evolution of material choices at the upper level massings; studies of materials at residential entry that create scale and texture at this high use/high visibility area; and materials at soffits that are part of street level view.

APPLICANT RESPONSE:
The proposed material at the street level, in combination with the concrete, provides warmth and the ability for the material to continue to the underside of the overhang. We have investigated alternate materials that would provide a physical texture but feel that the warmth from this particular material is more successful with the color pallette.

SEATTLE
PL4-A-1. SERVING ALL MODES OF TRAVEL
PL1-C-1. SELECTING ACTIVITY AREAS



EAST FACADE | STUDY 01



EAST FACADE | STUDY 02



EAST FACADE | PREFERRED OPTION

4. SITE PLAN

Correction Notice #2: Continue to evolve site design at residential entry to emphasize an enlarged/enhanced sidewalk area per EDG guidance. Suggest moving benches to building edge so site areas are not divided. Show how sidewalk in ROW and paving design on site are coordinated.

APPLICANT RESPONSE:
The proposed site design defines the space surrounding the residential entry, provides a buffer for protected short-term bike parking while presenting a wide entry sequence and sidewalk. As 15th Ave NW is a busy, active street, the sidewalk has been expanded to allow for 9 feet of circulation space adjacent to the residential entry, increasing the sidewalk width from the 5'-6" at the north neighboring parcel. This proposal provides screened bike parking and minimal seating for those who are waiting for others. Using materials that are found in other parts of the project - steel, wood, concrete - a series of benches are proposed that follow the slope of the topography. By alternating concrete and steel as the bench base, the entry does not feel weighed down and maintains transparency. Addressing is proposed on a concrete monument embedded within the bench.

SEATTLE
CS2-B-2. CONNECTION TO THE STREET
PL3-B-2. GROUND-LEVEL RESIDENTIAL



RESIDENTIAL ENTRY / PUBLIC SPACE



RESIDENTIAL ENTRY / PUBLIC SPACE

6. REAR FACADE

Correction Notice #2: Include studies that explore relating the ‘verticality’ of the east façade massings into the west façade, by use of material change and/or color revisions, as a way to visually break up the current horizontal orientation.

APPLICANT RESPONSE:
Please see the studies that were explored on the west façade regarding verticality. In order to respect the transition to the LR zone, we maintain the originally proposed massing, as demonstrated in the REC packet. The originally proposed massing design with the three stories massing towards the LR design provides simple design moves that provide thoughtful locations for material changes and minimizes the bulk toward the LR zoning.



WEST FACADE | STUDY 01



WEST FACADE | STUDY 02



WEST FACADE | STUDY 03



WEST FACADE | PREFERRED OPTION

SEATTLE
??????????

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.**	
C. Relationship to the Block	2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.	Similar to recent developments nearby, our proposal maintains a strong street edge with close proximity to the sidewalk. The proposed design also incorporates a prominent street-level mass that differentiates itself from the massing volume above. The scale of the upper-level massing relates to the existing building rhythm along 15th Ave NW.
D. Height, Bulk and Scale	1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.	Existing developments immediately adjacent to the project are underdeveloped and are anticipated to be fully developed in the future. With this in mind, the proposal seeks a strong street-facing development as if the adjacent properties were built to their allowed zoning abilities.
D. Height, Bulk and Scale	3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider: Differences in development standards between abutting zones; c. The type of separation from adjacent properties	The two upper-level facades along with the alley steps back strengthening the relationship to the potential massing of any townhouse development to the east, connecting to the LR zone development standards.

PL3. STREET-LEVEL INTERACTION	**Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**	
A. Entries	1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.	Entries are clearly defined by small entry nooks and additional secondary features such as awnings, an entry portal and exterior materials changes. Entries also implement varying glazing strategies to more clearly distinguish between commercial, residential and live/work entries. Amenity areas are located adjacent to the entry at street-level to activate and encourage interaction.
B. Residential Edges	2 Ground-level Residential: Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include: a. vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries; b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots;	The ground floor amenity space is made more private with landscape buffers and fencing, creating more usable space for the tenants along the alley. The residential entry off of 15th Ave NW is setback from the sidewalk edge to promote an active transitional space between the private and public relms.

DC2. ARCHITECTURAL CONCEPT	**Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**	
A. Massing	2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.	To reduce the perceived mass of the project, all vertical circulation and stair towers have be centralized in the building. At the north and south property lines, the overall massing has been pulled inward to create modulation. The east and west facades have been broken down through the use of materials that are slightly recessed.

PL1. CONNECTIVITY	**Complement and contribute to the network of open spaces around the site and the connections among them.**	
C. Outdoor Uses and Activites	1. Selecting Activity Areas: : Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.	Active interior and exterior programming are proposed along the main pedestrian corridor, 15th Ave NW. Livework, commercial, residential lounge, and a leasing office are all proposed along the street edge. An exterior residential plaza with various seating and covered bike parking is proposed at the central residential entry, encouraging tenants to wait for a visitor, park their bike or wait for a bus.



DC1.A. Arrangement of Interior Uses

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.



DC2.D.1 Human Scale and Texture

Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front

CS2.C.2 Mid-Block Sites

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.



CS2.D.1 Existing Development and Zoning

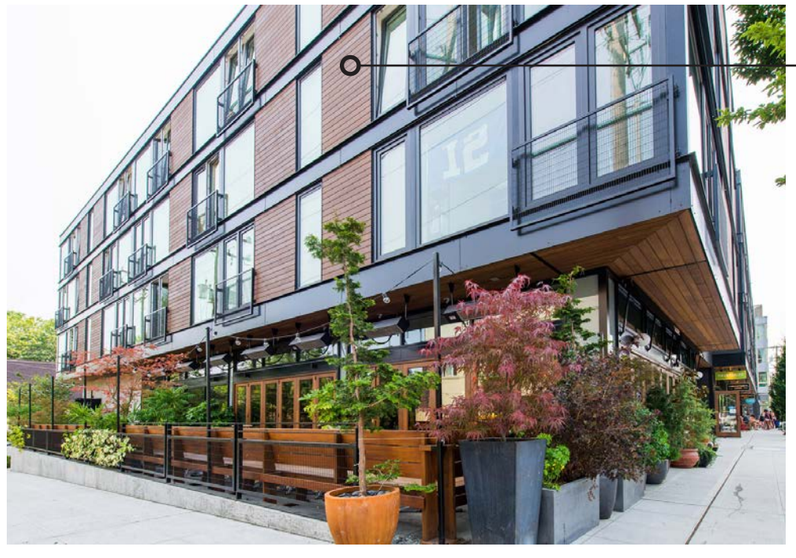
Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.





DC2.B.1 Facade Composition

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.



DC2.C.1 Visual Depth and Interest

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life.

PL3.A.1 Entries

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.





DC2.A.2 Massing

Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.



VIEW FROM EAST (15TH AVE NW)



VIEW FROM SOUTHEAST



STREET-LEVEL VIEW FROM SOUTHEAST



VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



VIEW FROM WEST (ALLEY)



STREET-LEVEL VIEW FROM NORTHEAST



SIMPLE MAIN ENTRY SIGNAGE



FIN SIGNAGE



EAST ELEVATION BUILDING SIGNAGE LOCATIONS



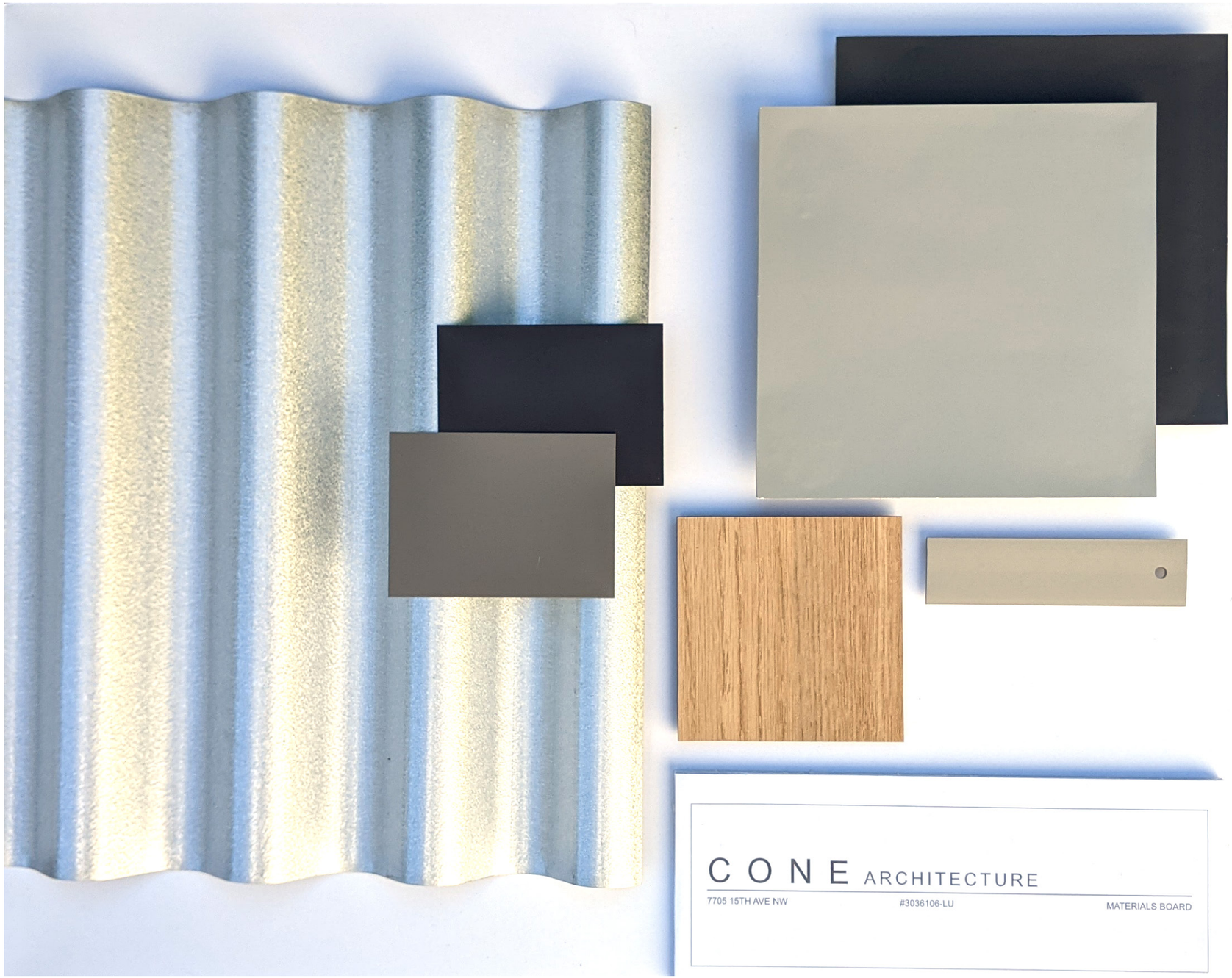
BLADE SIGNAGE



PERSPECTIVE FROM STREET (38TH AVE S)



VIEW OF NORTHEAST CORNER


C O N E ARCHITECTURE
7705 15TH AVE NW
#3036106-LU
MATERIALS BOARD



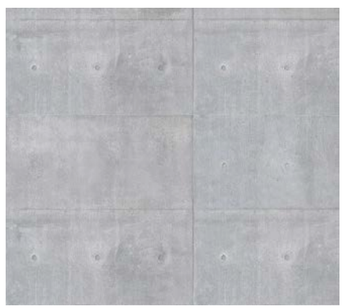
EAST ELEVATION



VERTICAL METAL (A)
AEP Span
Nu-Wave - Midnight Bronze



HIGH PRESSURE LAMINATE PANEL (B)
Trespa, Elegant Oak matte



CONCRETE (C)
Archtectural Grade
Light Gray



SMOOTH PANEL (D)
Fiber Cement Panel
SW 7650 Ellie Gray



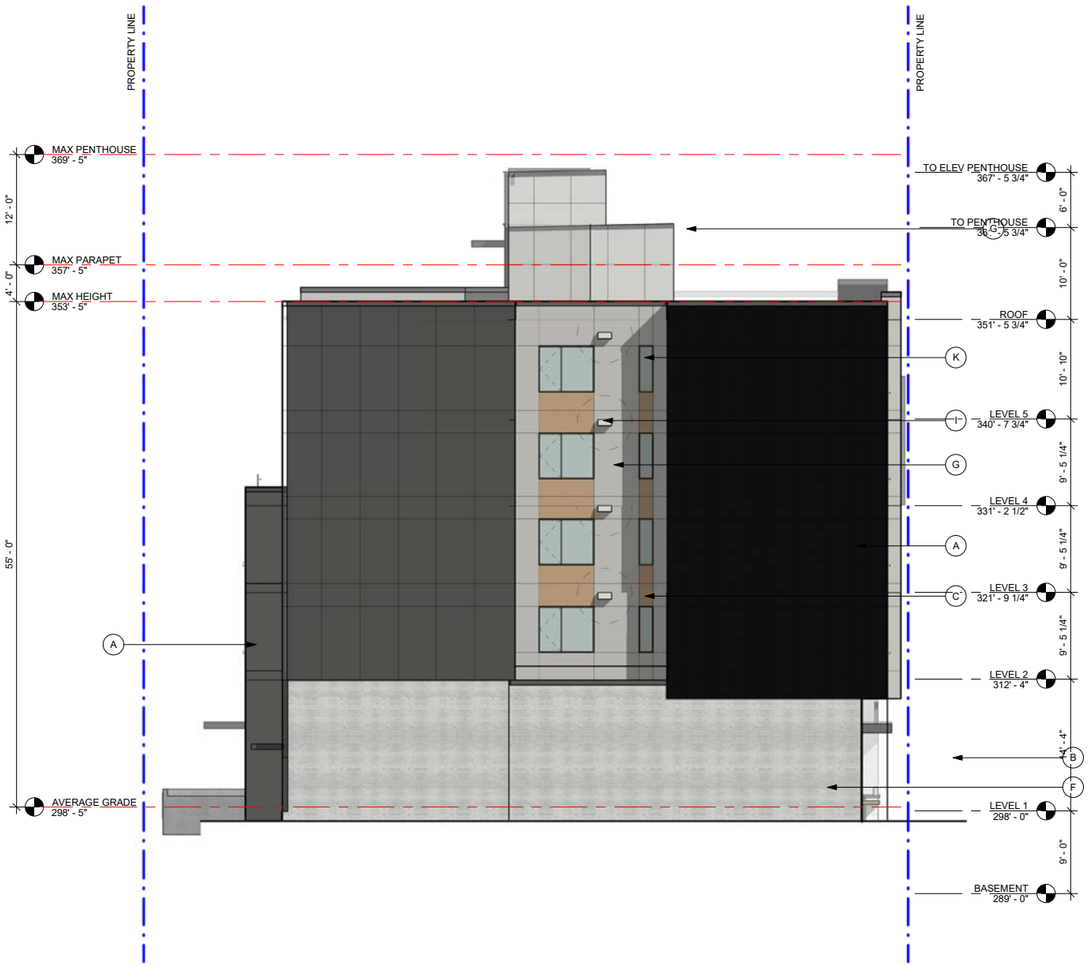
SMOOTH PANEL (E)
Fiber Cement Panel
SW 7069 Iron Ore



VERTICAL METAL (F)
AEP Span
Nu-Wave - Zinc Gray



METAL JULIET (G)
Dark Gray



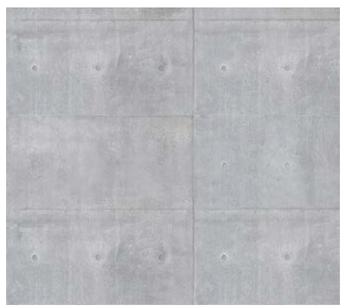
SOUTH ELEVATION



VERTICAL METAL (A)
AEP Span
Nu-Wave - Midnight Bronze



HIGH PRESSURE LAMINATE PANEL (B)
Trespa, Elegant Oak matte



CONCRETE (C)
Archtectural Grade
Light Gray



SMOOTH PANEL (D)
Fiber Cement Panel
SW 7650 Ellie Gray



SMOOTH PANEL (E)
Fiber Cement Panel
SW 7069 Iron Ore



VERTICAL METAL (F)
AEP Span
Nu-Wave - Zinc Gray



METAL JULIET (G)
Dark Gray



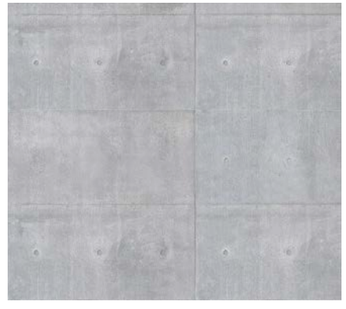
WEST ELEVATION



VERTICAL METAL (A)
AEP Span
Nu-Wave - Midnight Bronze



HIGH PRESSURE LAMINATE PANEL (B)
Trespa, Elegant Oak matte



CONCRETE (C)
Archtectural Grade
Light Gray



SMOOTH PANEL (D)
Fiber Cement Panel
SW 7650 Ellie Gray



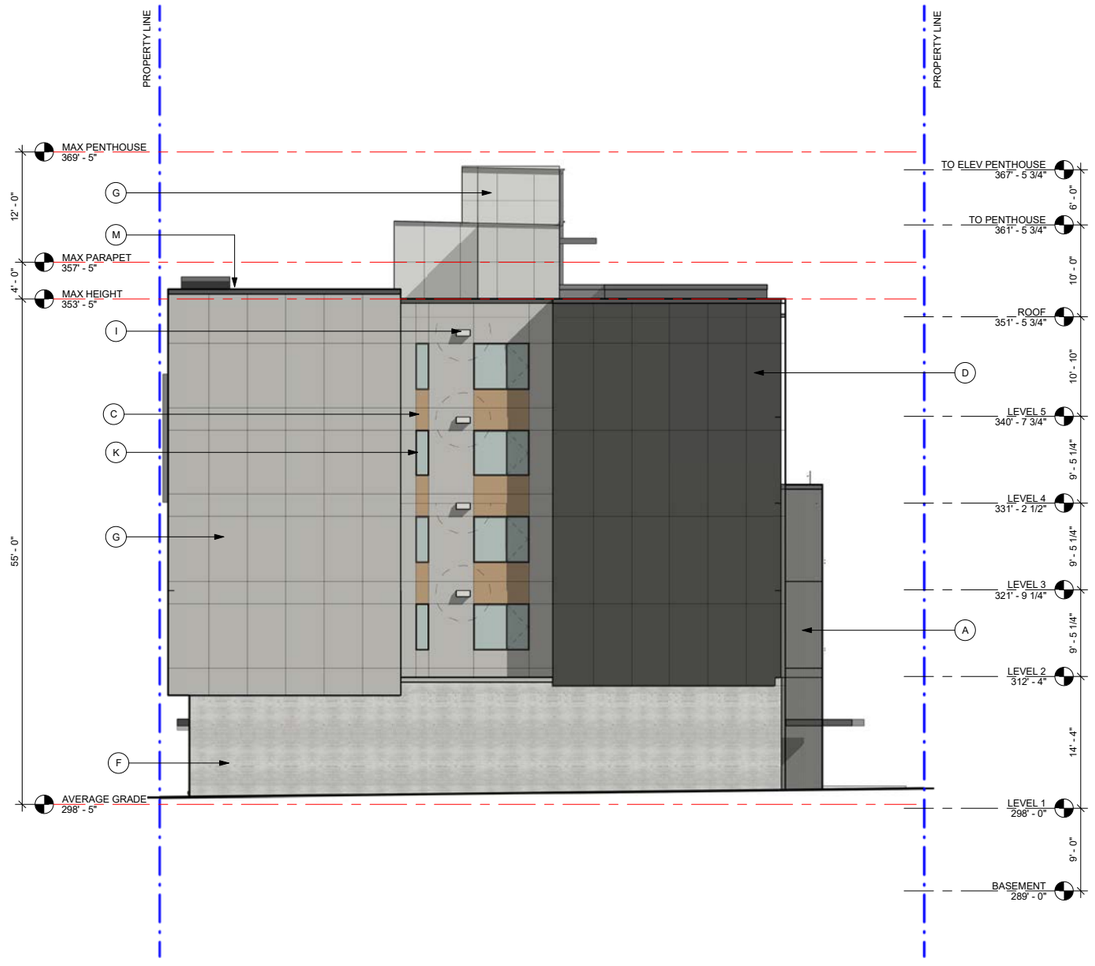
SMOOTH PANEL (E)
Fiber Cement Panel
SW 7069 Iron Ore



VERTICAL METAL (F)
AEP Span
Nu-Wave - Zinc Gray



METAL JULIET (G)
Dark Gray



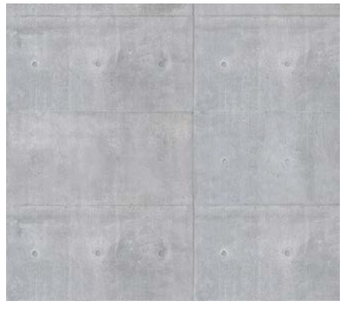
NORTH ELEVATION



VERTICAL METAL (A)
AEP Span
Nu-Wave - Midnight Bronze



HIGH PRESSURE LAMINATE PANEL (B)
Trespa, Elegant Oak matte



CONCRETE (C)
Archtectural Grade
Light Gray



SMOOTH PANEL (D)
Fiber Cement Panel
SW 7650 Ellie Gray



SMOOTH PANEL (E)
Fiber Cement Panel
SW 7069 Iron Ore



VERTICAL METAL (F)
AEP Span
Nu-Wave - Zinc Gray

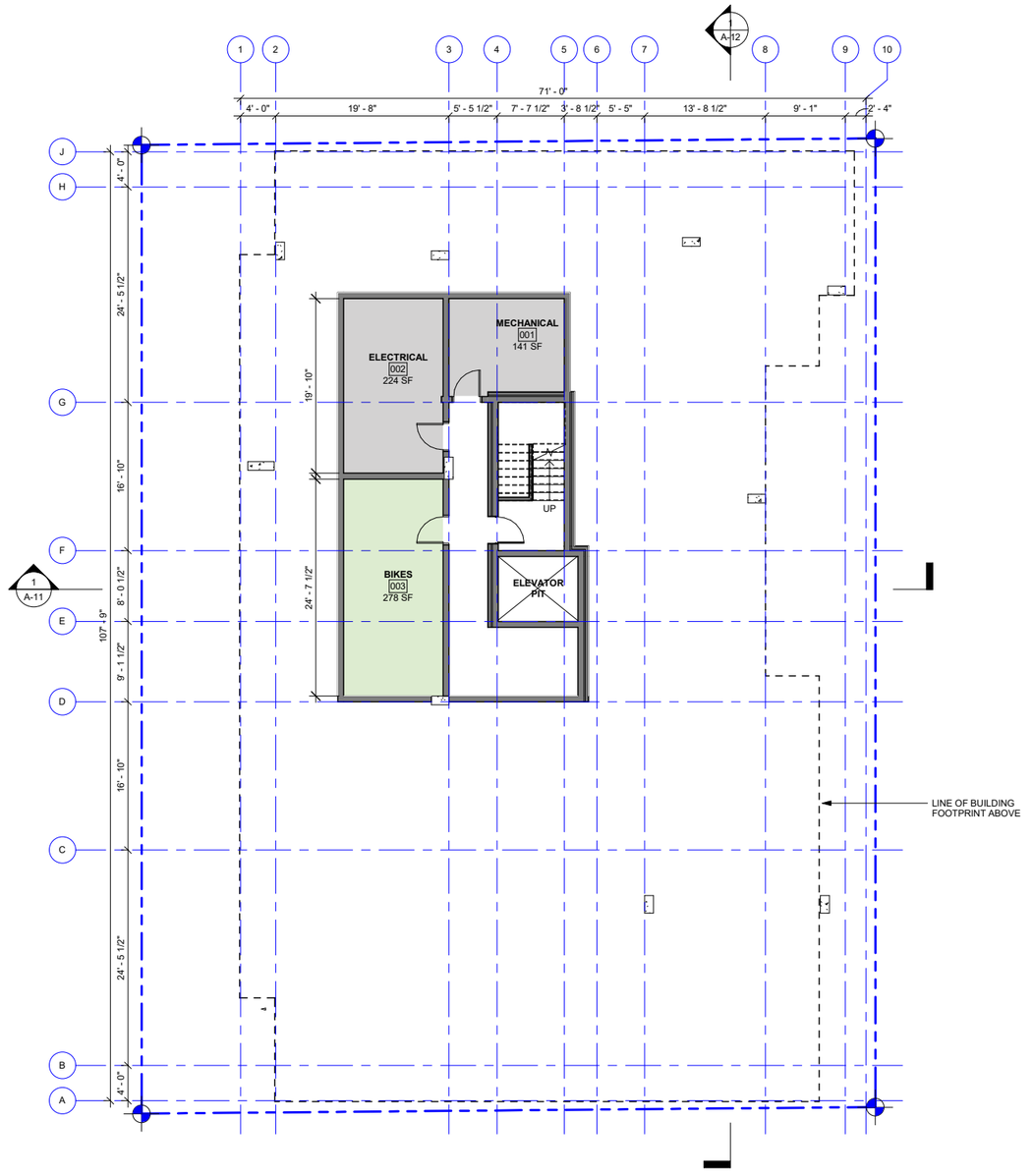


METAL JULIET (G)
Dark Gray



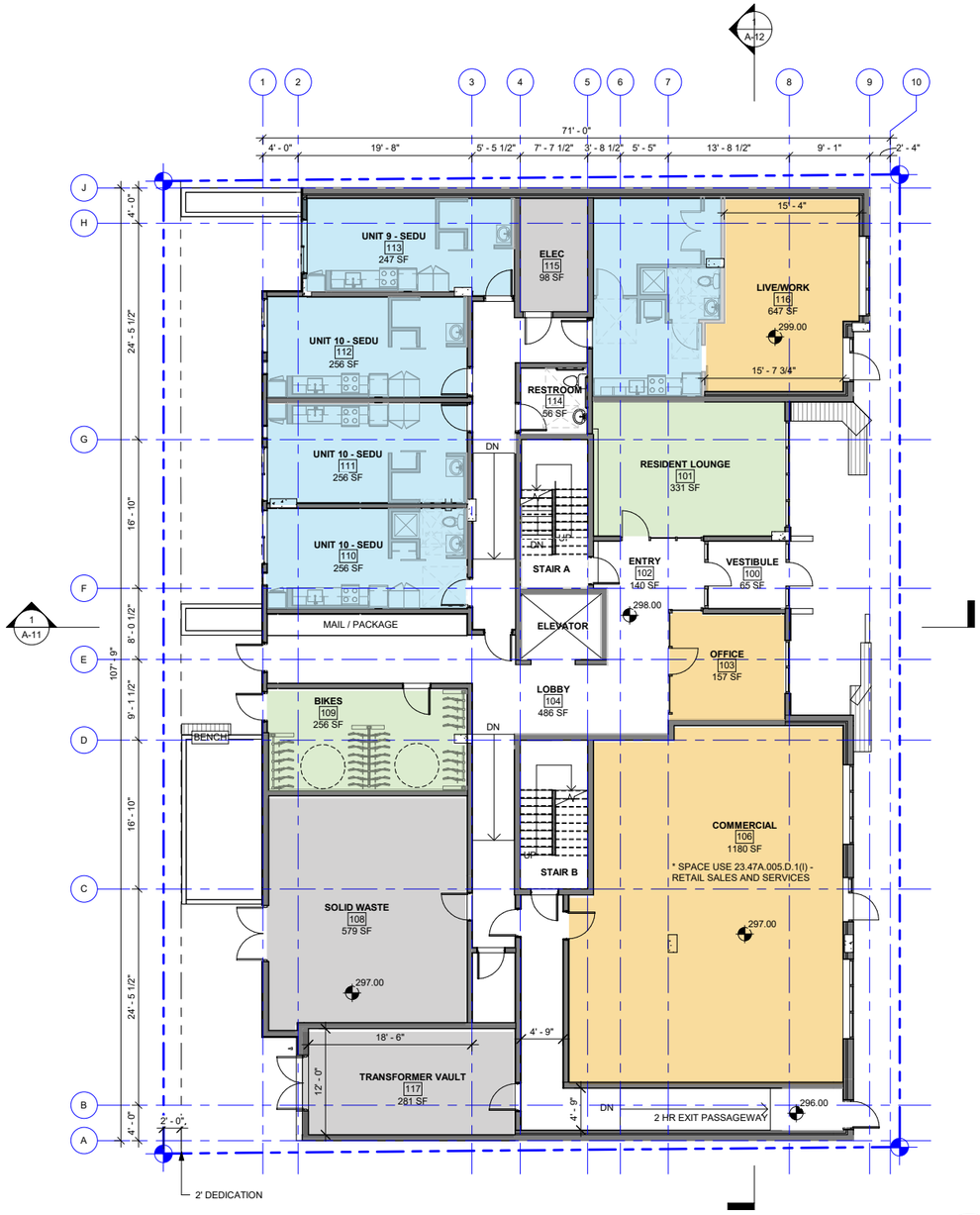
COMPOSITE SITE PLAN

CIRCULATION SERVICE DWELLING AMENITY COMMERCIAL



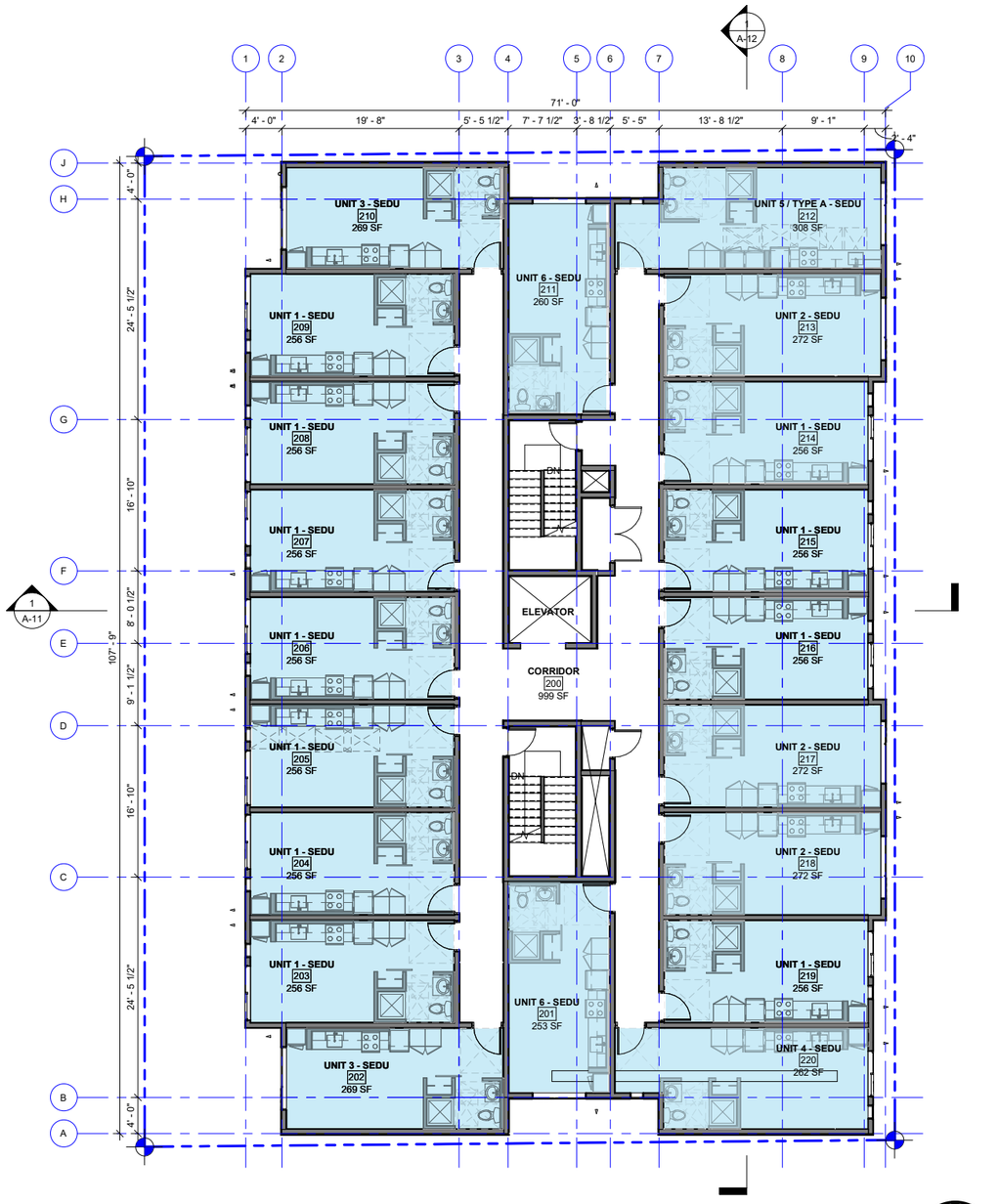
BASEMENT

CIRCULATION SERVICE DWELLING AMENITY COMMERCIAL



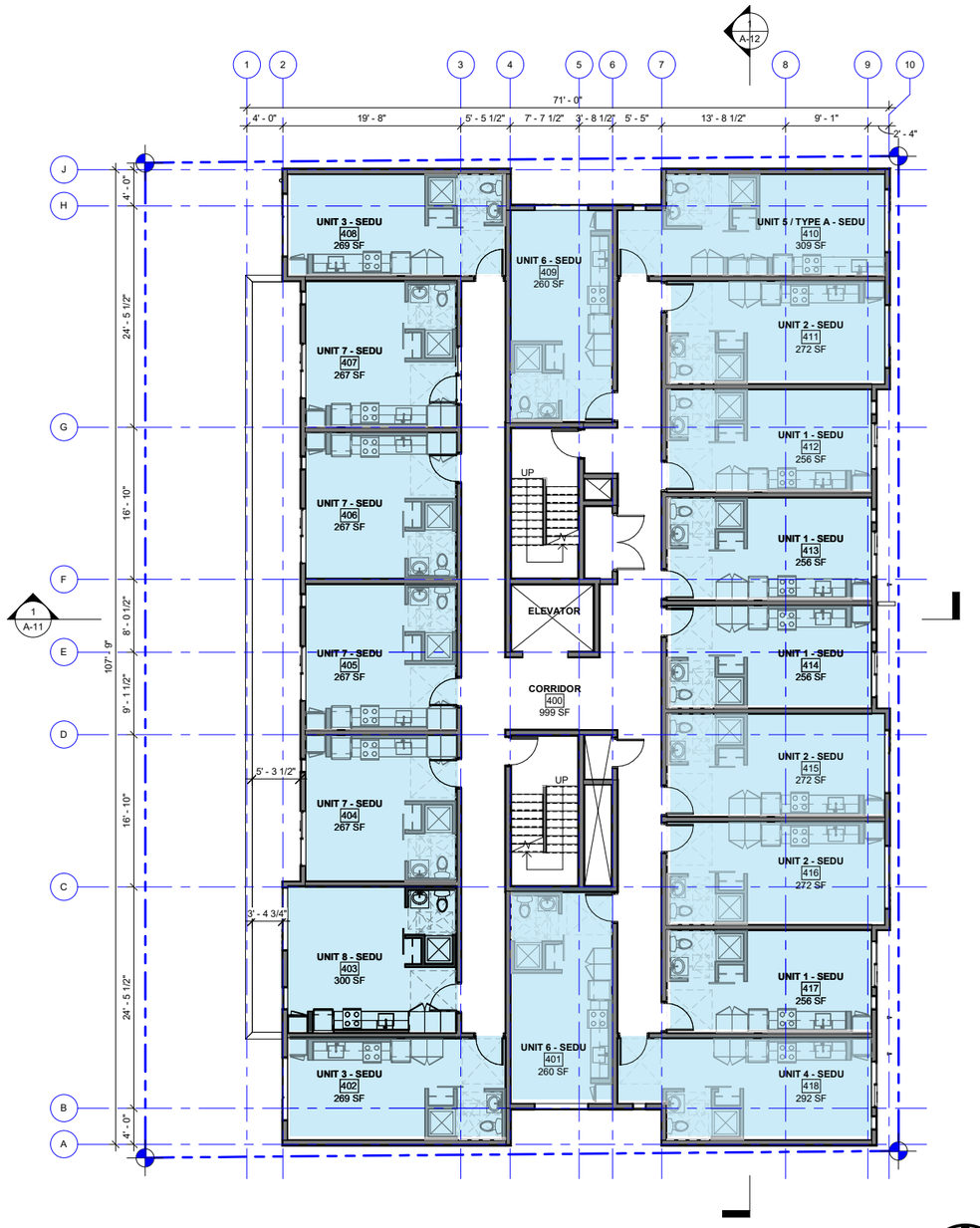
STREET LEVEL

CIRCULATION SERVICE DWELLING AMENITY COMMERCIAL



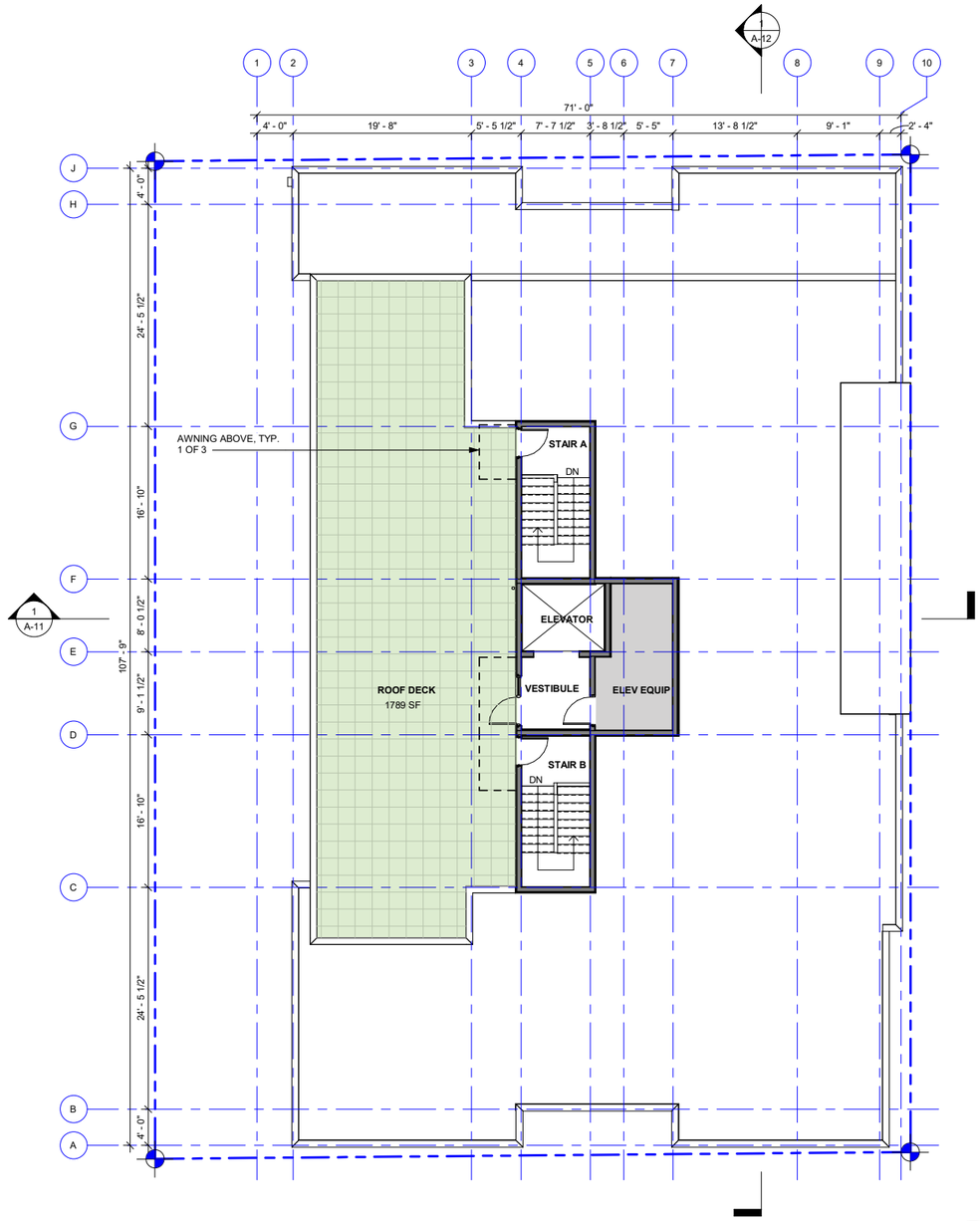
FLOORS 2-3

CIRCULATION SERVICE DWELLING AMENITY COMMERCIAL



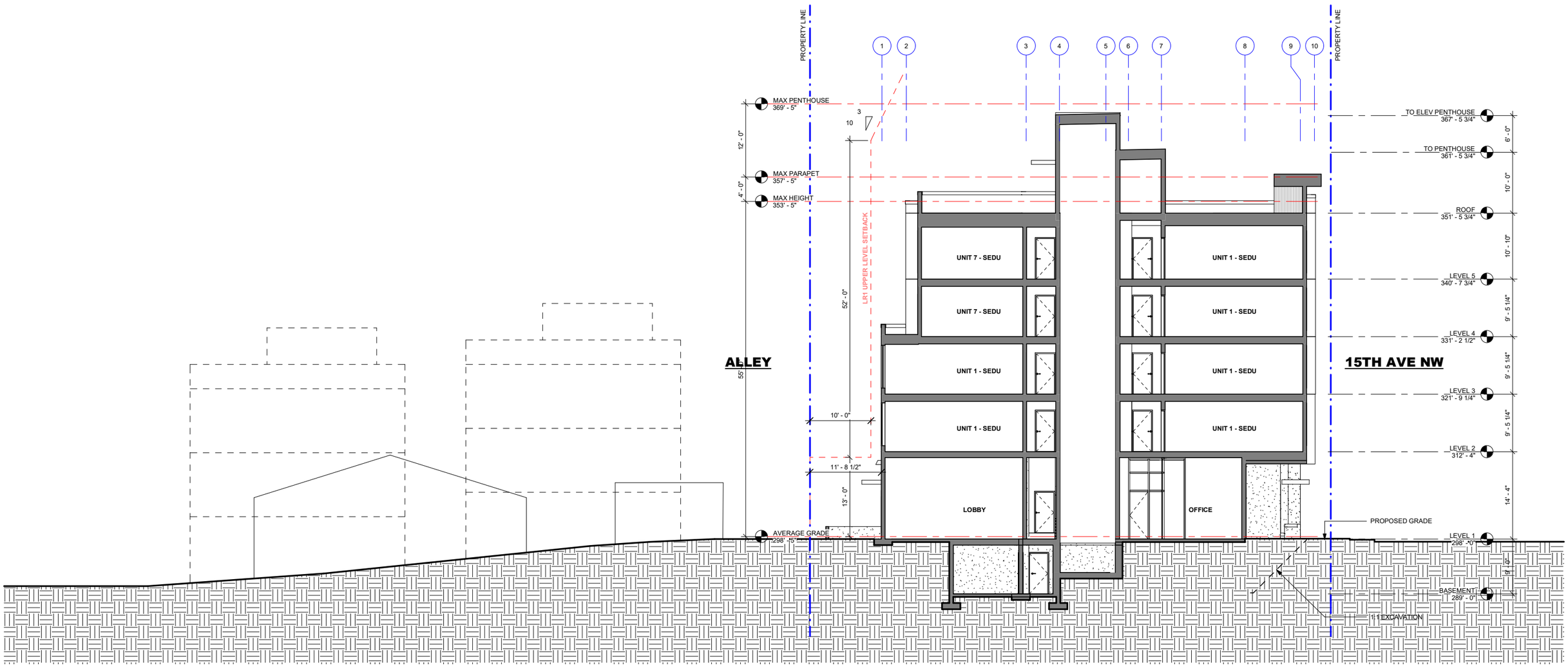
FLOORS 4-5

CIRCULATION SERVICE DWELLING AMENITY COMMERCIAL

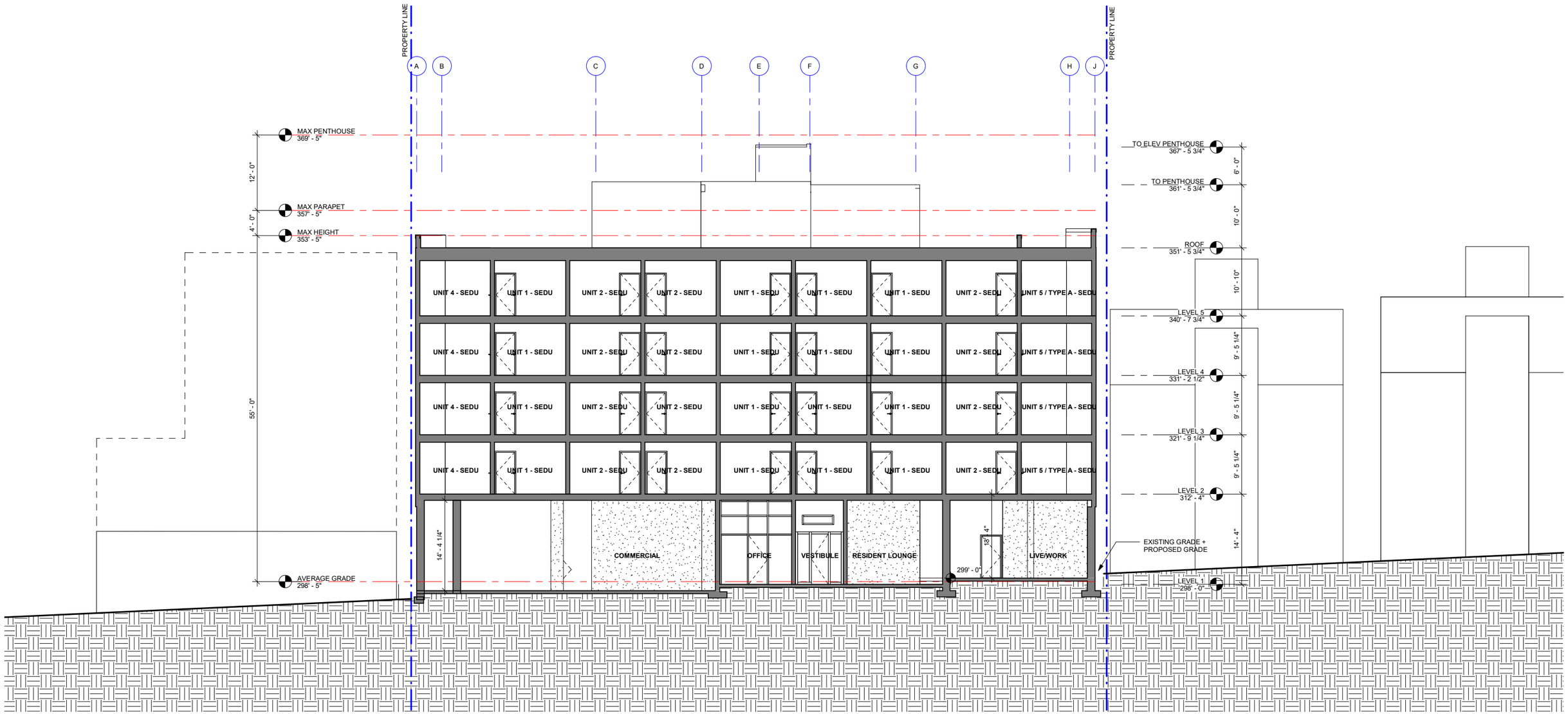


ROOF DECK

CIRCULATION SERVICE DWELLING AMENITY COMMERCIAL



LONGITUDINAL SECTION LOOKING NORTH



TRANSVERSE SECTION LOOKING WEST



RESIDENTIAL ENTRY PEDESTRIAN SECTION

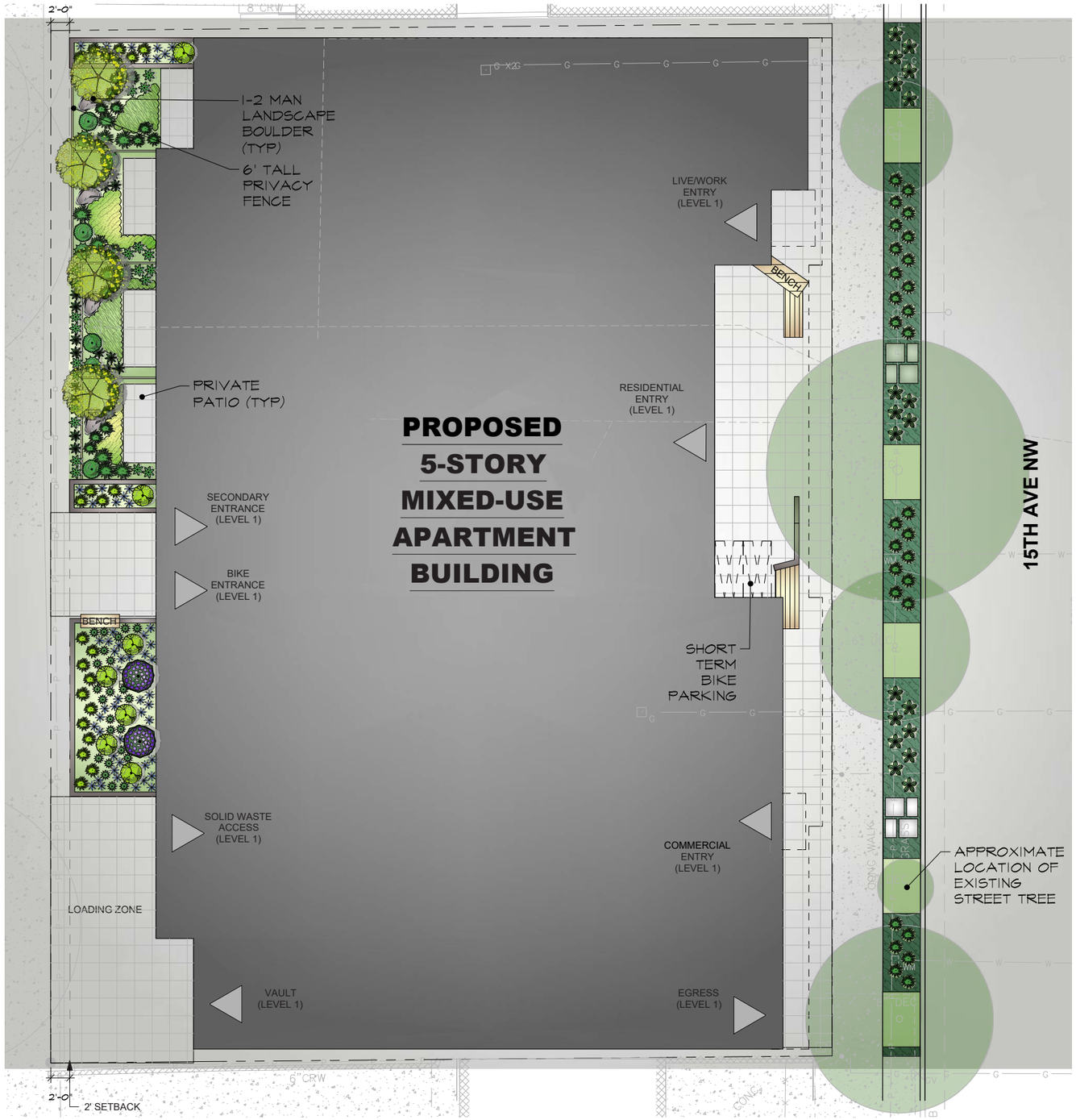


PLANT SCHEDULE

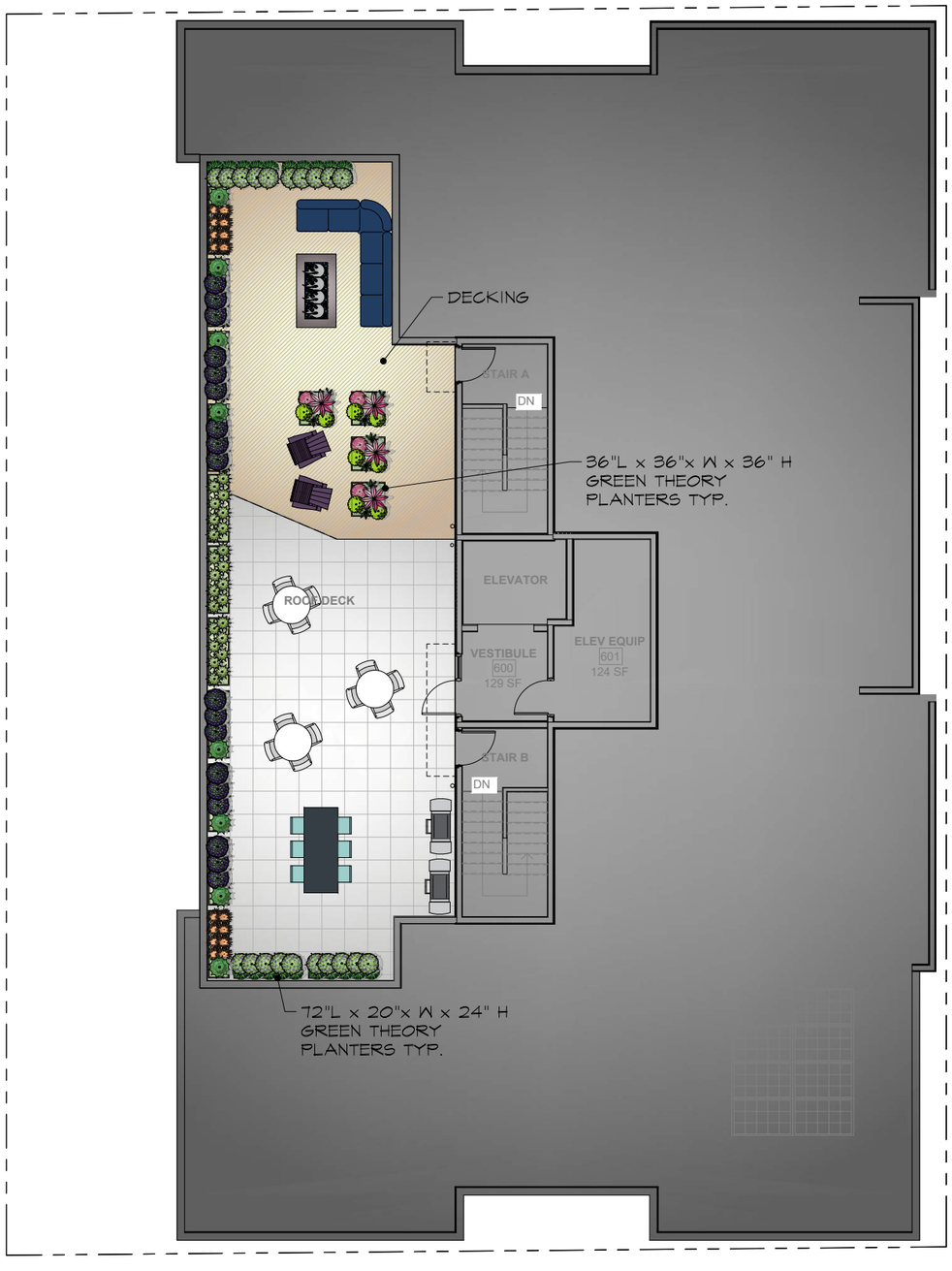
TREES	BOTANICAL / COMMON NAME
	Acer japonicum 'Autumn Moon' / Autumn Moon Maple
GROUND COVERS	**BOTANICAL / COMMON NAME**
	Fragaria chiloensis / Beach Strawberry
	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny
	Thymus praecox 'Purple Carpet' / Mother of Thyme

PLANT SCHEDULE

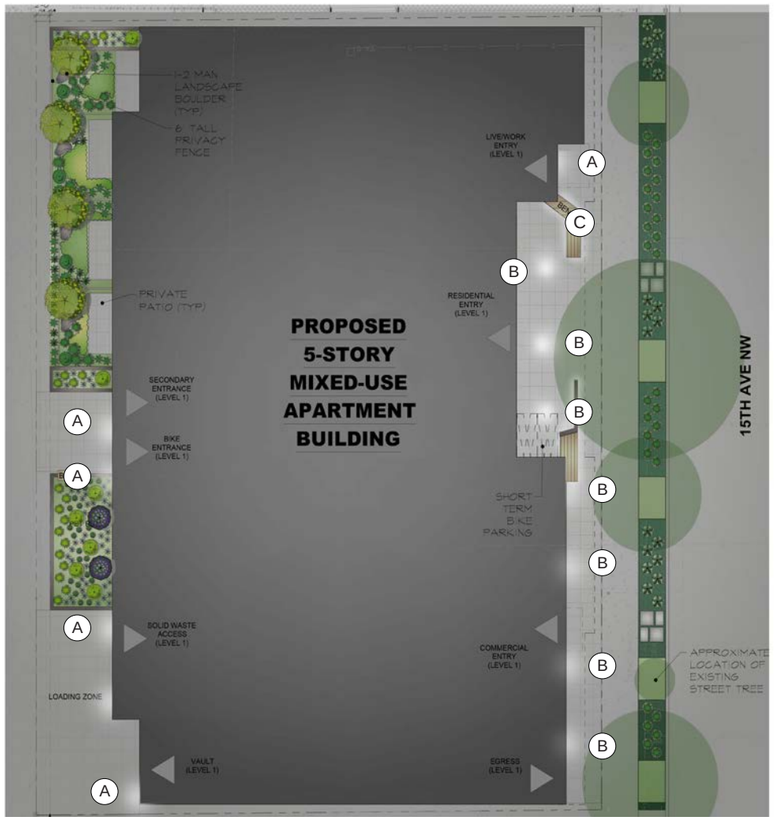
SHRUBS	BOTANICAL / COMMON NAME
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Calluna vulgaris 'Firefly' / Heather
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
	Carex testacea / Orange Sedge
	Ceanothus thyrsiflorus 'Diamond Heights' / Diamond Heights Ceanothus
	Cordyline x 'Pink Passion' / Dracaena
	Equisetum hyemale / Horsetail Reed Grass
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Nassella tenuissima / Mexican Feather Grass
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Pinus mugo 'Slowmound' / Mugo Pine
	Polystichum munitum / Western Sword Fern
	Rosmarinus officinalis 'Prostratus' / Creeping Rosemary
BIORETENTION	**BOTANICAL / COMMON NAME**
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Carex obnupta / Slough Sedge
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood
	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus
	Sambucus nigra 'Black Lace' / Black Lace Elderberry



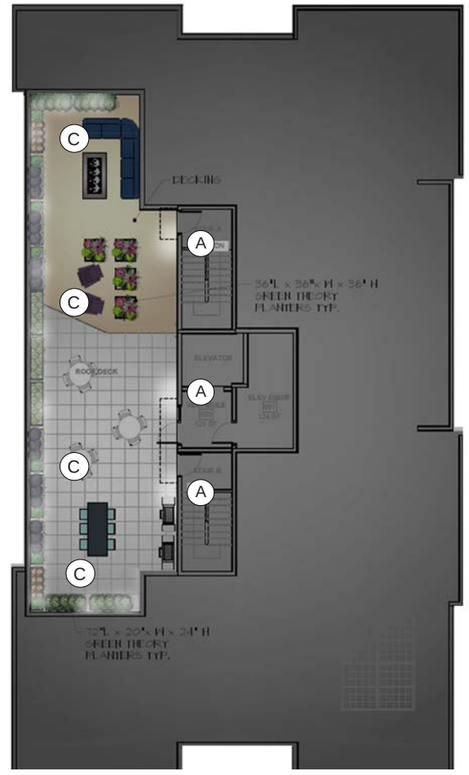
LANDSCAPE PLAN



ROOF AMENITY PLAN



GROUND LEVEL PLAN



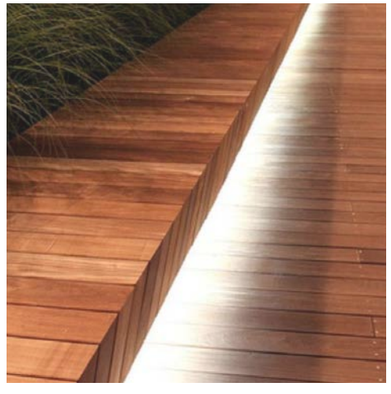
ROOF AMENITY PLAN



WALL SCONCES A



RECESSED DOWNLIGHTS B



ROPE LIGHTS C

PROPOSED LIGHTING