

DESIGN REVIEW RECOMMENDATION

DCI # 3036275-LU
7757 15th Ave NW
Seattle, WA 98117

Applicant:
Cone Architecture, LLC
1319 49th St N
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



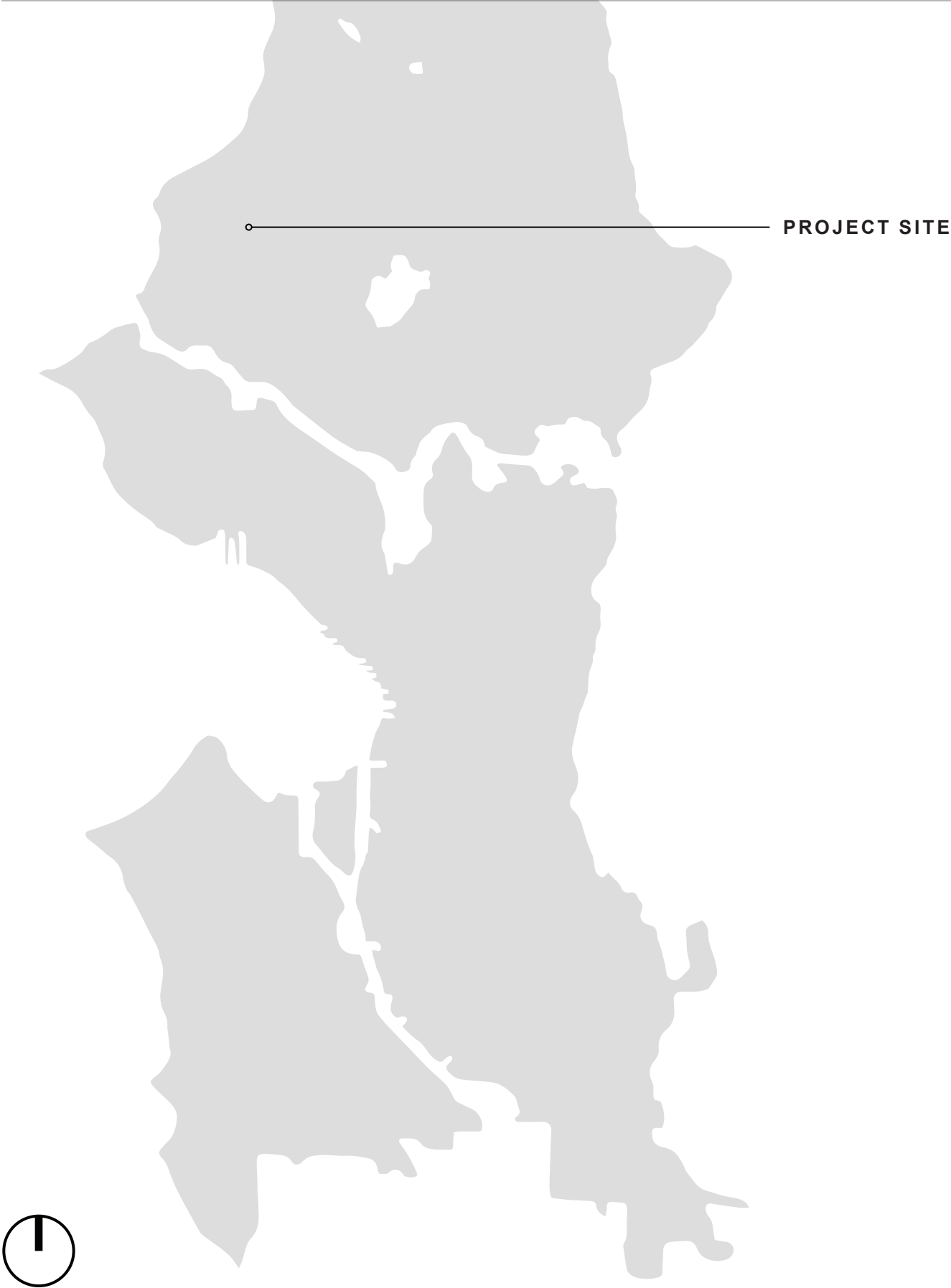
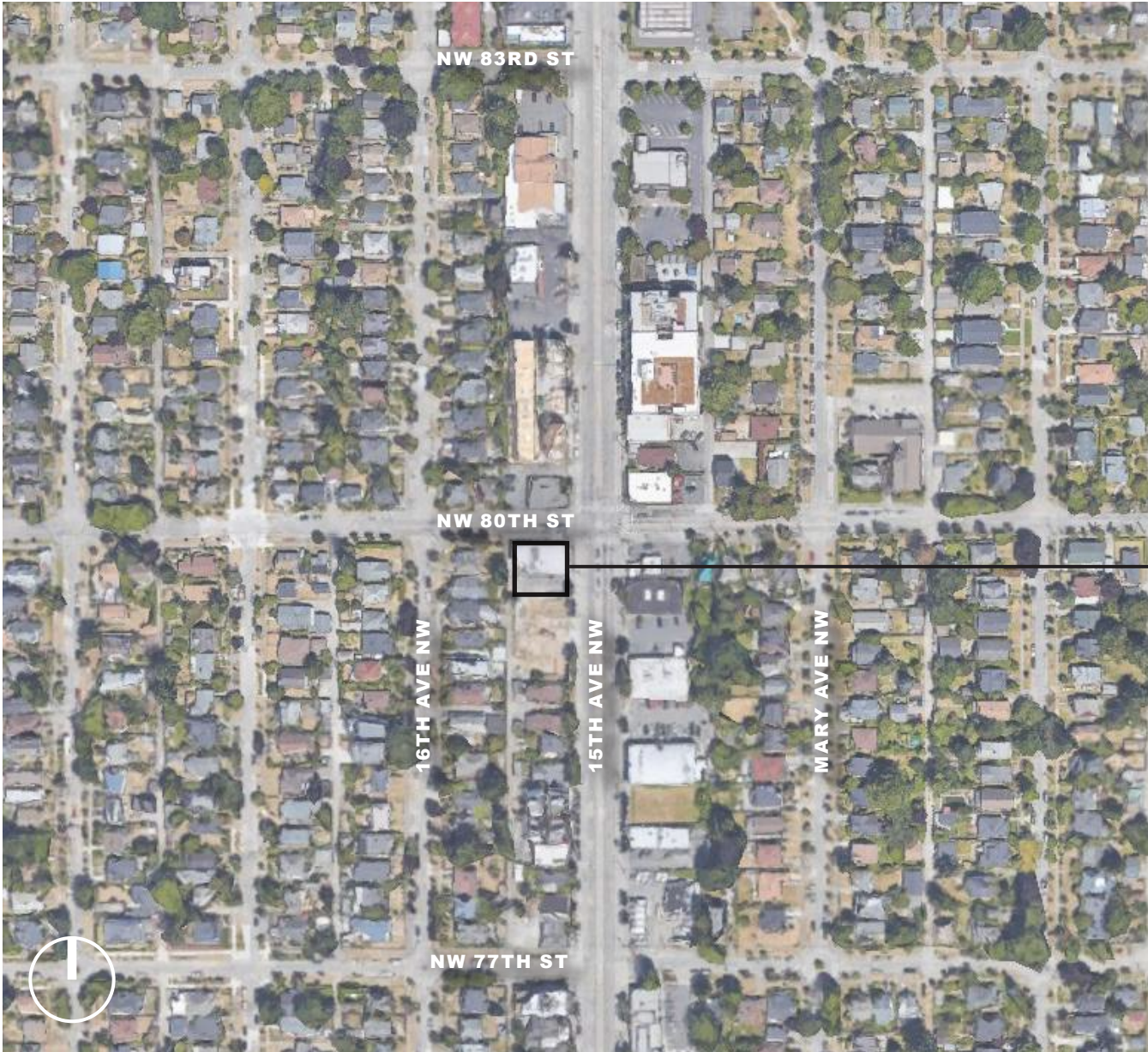


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VICINITY MAP

EXISTING SITE

The proposed site consists of two parcels (APN 123200-1195, APN 123200-1200) which measures approximately 84 feet wide by 83 feet deep with an area of 7,005 SF. A grade change of approximately 4 feet occurs from the east to west property line and 4 feet from the north to south property line. The parcels face 15th Ave NW at the intersection of NW 80th St, and the site has LR1(M1) zoning to the west and NC2P-55(M) zoning to the north and south. The parcels currently have vacant buildings.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2P-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 layer. The subject parcel is within the Crown Hill Residential Urban Village. This site has a pedestrian overlay.

DEVELOPMENT OBJECTIVES

The owner proposes the construction of a new residential apartment building with approximately 60 units containing a mix of unit types including small efficiency dwelling units (SEDUs). The objective for these apartments is to promote a pedestrian-oriented lifestyle which supports and takes advantage of the thriving 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 the vibrant and community-oriented neighborhood.

NEIGHBORHOOD DEVELOPMENT

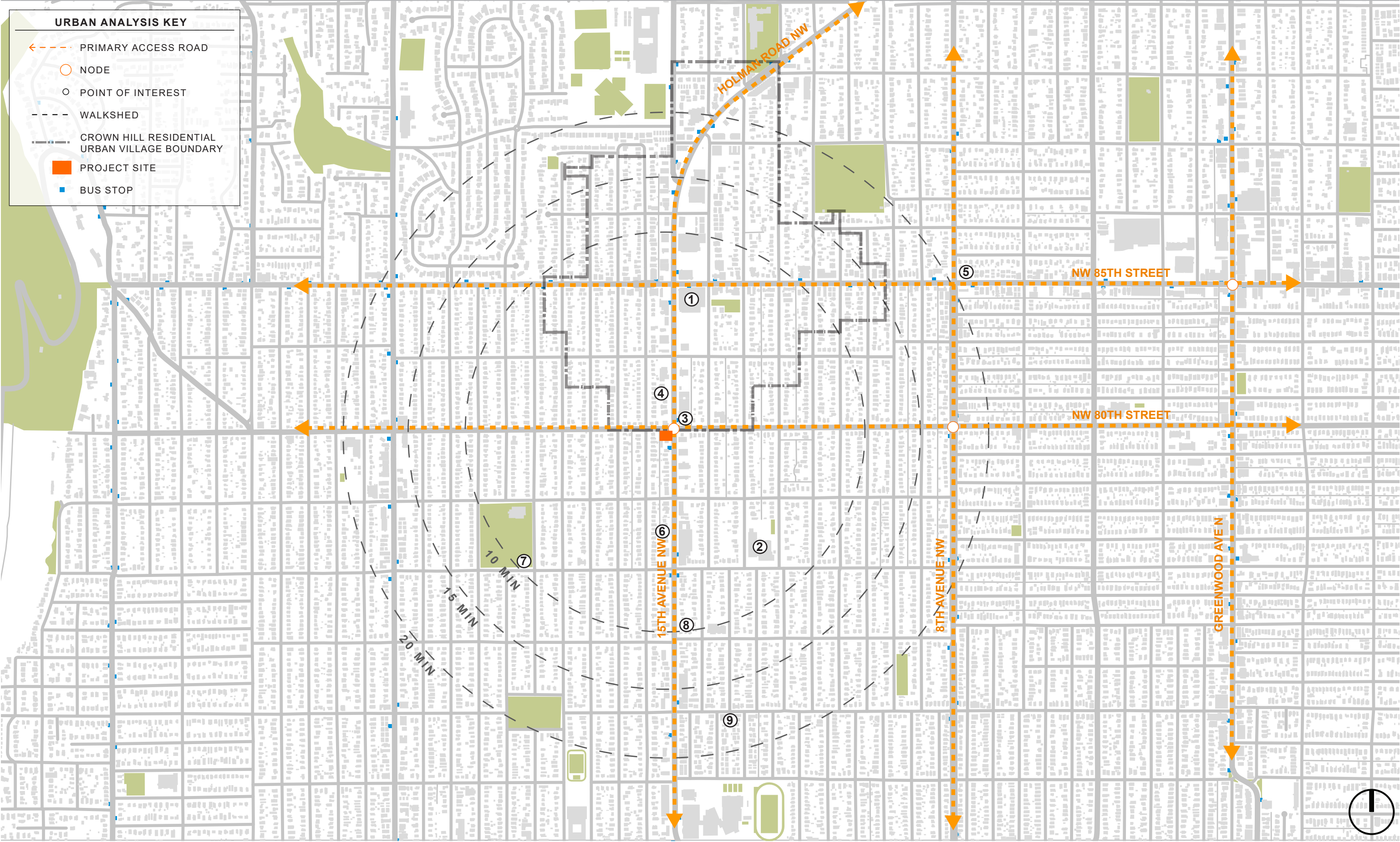
The immediate blocks are a mix of multi-family apartment buildings, bustling businesses, and single-family homes. There are a variety of commercial buildings along 15th Ave NW, which include several restaurants, various small businesses, and a grocery store within walking distance. Bus lines 15 and Rapid 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
7757 15th Ave NW
Seattle, WA 98117

ZONING SUMMARY
Zone: NC2P-55(M)
Overlays: Crown Hill Residential Urban Village

PROJECT PROGRAM
Site Area: 7,005 SF
Number of Residential Units: 61
Number of Parking Stalls: 0
Total Area: 28,885 SF
Number of Bike Stalls: 50
Allowable FAR: 3.75
Proposed FAR: 3.75



SITE CONCEPT

- Front both N 80th St and 15th Ave NW sidewalks with a central and recognizable building entrance
- Internalize the vertical circulation core to reduce height, bulk, and scale at building perimeter
- Provide commercial space fronting 15th Ave NW to activate commercial activity
- Provide convenient service space locations which enhance collection efficiency and minimize impacts on the neighbors
- Provide residential entry and units along NW 80th St relating to LR zoning to the west
- Provide residential patios space and units along alley relating to LR zoning to the west
- Provide solid waste access at alley to eliminate exterior staging areas

SETBACK

- Setbacks are required at portions of the structure above 13' adjacent to the LR1 parcel (west). A 10' setback is required at the ground along the alley. No ground level setbacks are required at the other property lines.

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 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. The site itself is located at the intersection of NW 80th St and 15th Ave NW. Bus stops are in the vicinity along 15th Ave NW.
- There is parallel parking along 15th Ave NW and NW 80th St
- 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

- Along NW 80th St, the street front is 13'-0" from back of curb. Along 15th Ave NW, there is 9'-0" from back of curb to property line.
- There are currently one street tree planted in the right-of-way.
- Overhead power lines run east to west along the east side of NW 80th St.

NEIGHBORHOOD PATTERNS AND POTENTIAL

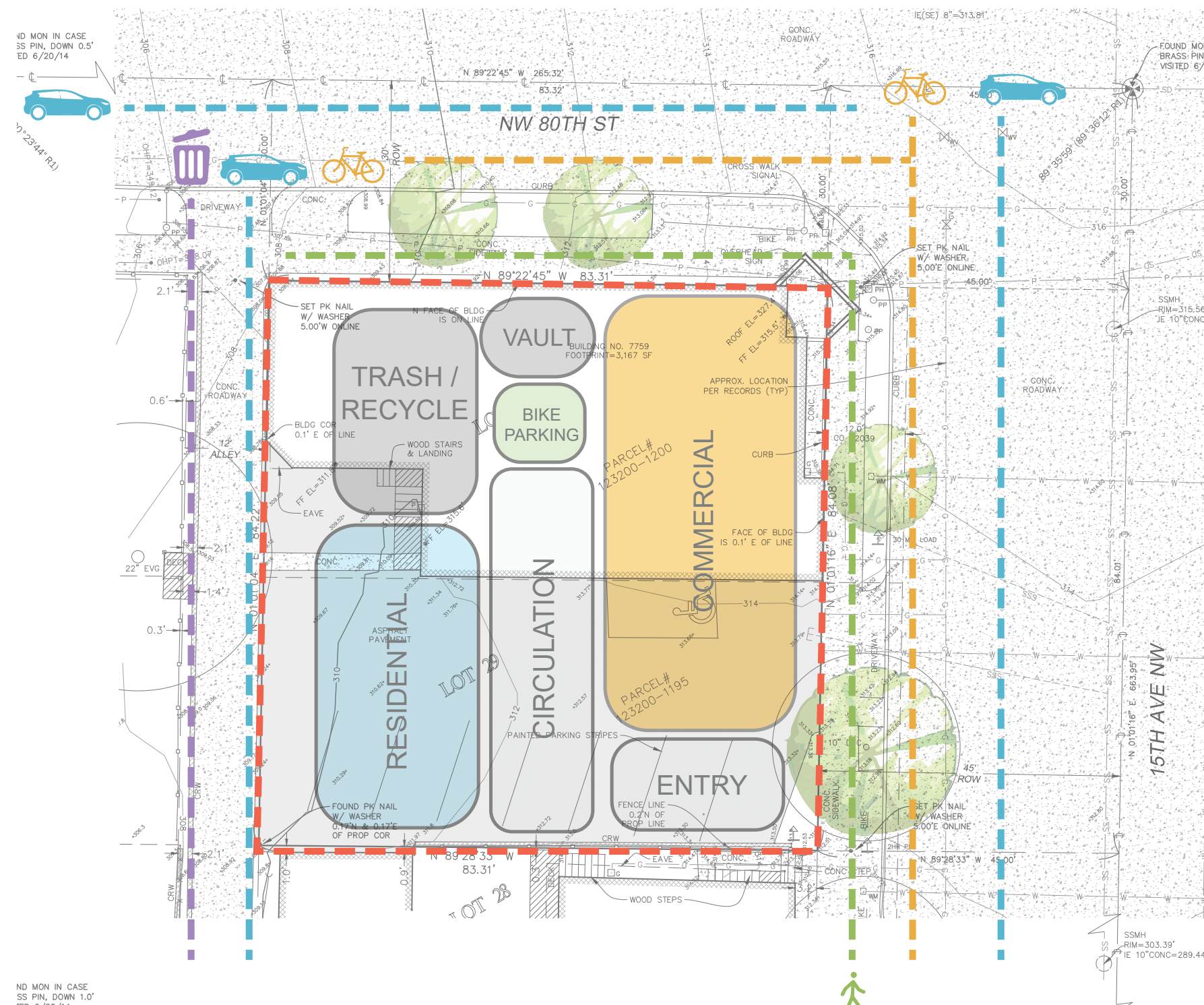
- There are several recently completed multi-family projects in the area, within a few blocks both north and south. These projects have increased the density and height of the area and added to the pedestrian friendly transit-oriented neighborhood.

LANDSCAPE APPROACH

- A new sidewalk and right-of-way planting strip with approved street trees and other landscaping will be added 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.

SOLID WASTE ACCESS

- Direct access can be found off the alley for collecting solid waste.



1.A. ARCHITECTURE - MASSING

Option 2 presents the most rational massing proposals for the three visible facades of the Building. The main east-facing frontage along 15th ave nw presents as a unified massing of Residential units over the main commercial space. The bulk of both the base and upper levels is Set back at the corner which highlights the second commercial use facing the busy streets. The Corner erosion allows the secondary massing on the nw 80th façade to step down as it turns to ace the zone transition. This secondary upper level massing along the alley has logical breaks that relate proportionally to the neighboring structure to the south and breaks down the visual Massing toward the lower density residential neighborhood. The alley facade is pushed back over 10 feet from the required setback, away from the zone transition to the low rise zone to the west.

Options 1 and 3 also sets back the ground level back from the corner but the significant overhangs of the upper floors diminish the prominence of the corner setting. Both options present relatively undifferentiated facades along the busy 15th ave frontage with no significant modulation of scale. The upper level massing diagrams of these options do not respond to neighborhood cues or the zone transition.

APPLICANT RESPONSE:

Option 2 massing has been retained and defined in the final design including the strong commercial corner and unified massing of residential units over the main commercial space along 15th Ave NW. The alley facade has maintained it's modulation and setback from the low rise zone to the west.



1.B. ARCHITECTURE - MASSING

In the preferred Option 2, investigate ways to represent the recessed residential entry in the up per level massing, with change in plane and material variation. This should aid in further identification of the residential entry and will also assist in reducing the scale of the upper level massing to be more in proportion with other facades along 15th Ave NW.

APPLICANT RESPONSE:

The residential entry has been refined with a strong awning expression and dark infill that accents the lighting and signage. The upper-level massing above the residential entry has been maintained with a use of juliet balconies, dark infill and modulation, connecting to the design elements at the strong corner and residential units to the north. above the residential entry.



SEATTLE
CS2-C-1. CORNER SITES
CS2-D-4. MASSING CHOICES
CS2-D-3. ZONE TRANSITIONS

SEATTLE
CS2-D-1. EXISTING DEVELOPMENT AND ZONING
CS3-A-4. EVOLVING NEIGHBORHOODS

1.C. ARCHITECTURE - MASSING

The LR1 zone to the west of the site has a height limit of 30’ compared to a potential of 55’ in the NC zone. Both Options 1 and 2 create a break in the vertical façade to step the upper massing away from the lower density zone. Although the Option 1 massing break relates to the height limit of any future redevelopment in the LR zone, the massing break of Option 2, which relates to the massing of the adjacent project to the south, is preferred as it creates a more cohesive west-facing façade along the block. It is suggested that the masses at the zoning transition (west facade and northwest corner) be further refined, through material changes or other detailing, to relate to the scale of the residential low rise zone. Study whether unit entry locations can be highlighted to emphasize residential scale in the building form or detailing.

APPLICANT RESPONSE:
The massing towards the LR1 zone transition of option 2 has been maintained. Residential scaled materials have been proposed for the alley facing facades. Patio spaces are proposed to create private amenity spaces, connecting to the backyards facing the LR zone. Secondary elements like awnings, Juliet balconies, and residential scaled windows give interest and depth to the facade.



SEATTLE
CS2-D-3. ZONE TRANSITIONS
CS2-D-4. MASSING CHOICES

5.B. SITE - INTERIOR / EXTERIOR SPATIAL RELATIONSHIPS

The grade of the street and sidewalk along the NW 80th St frontage is over 8% along this site. Assess how access along this edge relates to the slope. If the bike room entrance shown in Option 2 is removed, study options for including transparency or other architectural detailing to prevent blank walls at the ground level. Include a street level perspective of the project from NW 80th (from the west, facing east) in future design submittals.

APPLICANT RESPONSE:
Bike room access has been moved to the interior of the building, providing a more secure and convenient location for bike storage. A stepped landscape bed is proposed along the NW 80th St sidewalk to create a buffer along the steep sidewalk. To further enhance the street level, a vertical landscaping wall is proposed along the base of the facade.

SEATTLE
CS1-C-2. ELEVATION CHANGES
DC2-B-2. BLANK WALLS

5.D. 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:
Patio spaces are proposed for ground floor units.

SEATTLE
PL4-B PLANNING AHEAD FOR BICYCLISTS
PL3-B-2. GROUND-LEVEL RESIDENTIAL

2.A. ARCHITECTURE - MATERIALS

The use of high-quality materials, like brick, wood and metal panels, at the two visible street facades is supported. Study ways to incorporate texture and scale to the façade facing the residential zone to the west. Smooth panels (assumed to be fiber cement) should be limited to less visible locations. Any fiber cement panels should be heavy gauge and detailed to prevent warping.

APPLICANT RESPONSE:

A high-quality brick has been proposed on all three visible sides of the project. The corner of 15th Ave NW and NW 80th St as well as the commercial space along 15th Ave NW is proposed as brick, creating a high-quality textured material at the corner, as well as a durable material at the street level, matching neighborhood context.

2.B. ARCHITECTURE - MATERIALS

Study material application at the corner erosion of the upper level massing. Look at ways to extend the brick (or wood) detailing from the ground level corner through to the upper levels to create a unique element at the very visible corner.

APPLICANT RESPONSE:

Brick has been proposed for the entire corner volume. To create a continuous materiality for the massing, brick is proposed on all three visible walls, wrapping to the alley way façade at the upper levels. Large framed glazing is proposed at all five levels to further enhance the corner expression.



2.C. ARCHITECTURE - MATERIALS

Continue to develop architectural detailing along the ground level frontage. The use of similar design language of materials and design elements at the residential entry and corner commercial space assist in tying the ground level facade together. Look at ways to further highlight the center commercial space as a complement to that design language. Integrate overhead weather protection where possible.

APPLICANT RESPONSE:

The materiality along the ground level helps distinguish the uses. The commercial spaces are proposed as a high-quality warm brick. A large awning connects the commercial uses with overhead weather protection that wraps the corner. Large glazing is proposed along 15th Ave to allow views in and out of the active commercial spaces. The residential entry is set back from the sidewalk to allow for more space for the active entry. The entry is highlighted with an awning and large glazing with dark infill that corresponds with the modulation and Juliet railing.

2.D. ARCHITECTURE - MATERIALS

Continue to develop the upper level massing with details and secondary elements to add texture and scale to the facades.

APPLICANT RESPONSE:

Juliet balconies, bent metal awnings, large glazing and smaller scaled panel breaks add interest and texture to the upper-level facades. An upper-level awning has been added to the corner to add depth and interest to the corner.

SEATTLE

- DC4-A-1. EXTERIOR FINISH MATERIALS
- DC2-D SCALE AND TEXTURE
- CS2-C-1. CORNER SITES
- DC2-B-1. FAÇADE COMPOSITION
- CS2-A-2. ARCHITECTURAL PRESENCE

SEATTLE

- DC2-B-1. FAÇADE COMPOSITION
- PL2-C WEATHER PROTECTION
- PL3-C RETAIL EDGES
- DC2-D-1. HUMAN SCALE
- DC2-C-1. VISUAL DEPTH AND INTEREST

3.A. ARCHITECTURE - LAYOUT

On the 15th ave nw ground level, the layout of option 2 emphasizes the main commercial space by locating it at the center of the 15th ave frontage. A secondary commercial space at the corner will be able to take advantage of the building setbacks along both the north and east sides to connect to spillover outdoor space that can activate and further highlight the corner commercial use. The main residential entry is located at the southeast corner of the main frontage, connecting directly from the accessible public sidewalk along 15th ave nw with good proximity to the existing rapid ride bus stop.

The location of the residential entry at the northeast corner at the intersection, as in option 1, is not supported as a way to activate and highlight the commercial corridor. The location of the residential entry mid-slope along the nw 80th st façade is not supported as it creates an accessibility conflict from the main pedestrian route along 15th ave nw. In option 3, the location of two residential units facing nw 80th st is not supported due to their incompatibility next to a busy street as well as the difficulty of fitting the units into the steep slope condition.

APPLICANT RESPONSE:

Ground level commercial space remains at the corner and along the majority of 15th Ave NW. The residential entry remains on 15th Ave NW located at the southeast corner of the main frontage, with close proximity to the active sidewalk along 15th Ave NW and the existing Rapid Ride bus stop.



SEATTLE
CS2-D HEIGHT, BULK, AND SCALE
CS2-C-1. CORNER SITES
PL2-A-1. ACCESS FOR ALL

3.B. ARCHITECTURE - LAYOUT

Inclusion of two commercial spaces, of different sizes, along the 15th Ave NW frontage is supported

APPLICANT RESPONSE:

Two commercial spaces of different sizes is remained in the design.

3.C. ARCHITECTURE - LAYOUT

Stepping the levels of the commercial spaces to correspond to the sloping sidewalk grades is supported. Indicate levels of finish floor elevation on the floor plans. Continue to develop the street level detailing to clarify how the building relates to sidewalk.

APPLICANT RESPONSE:

The stepped commercial spaces corresponding to the sloping sidewalk remains in the design. Finish floor elevations are included in the floor plans.

SEATTLE
DC1-A-3. FLEXIBILITY
CS2-B-2. CONNECTION TO THE STREET

3.E. ARCHITECTURE - LAYOUT

The split levels between the 15th ave nw façade and level 1 (alley) / level 2 is supported as a way of relating the building forms and uses to the site grades. The levels, and where change occurs, needs to be clarified on future site and floor plans. Please include finish floor elevations on floor plans for reference and indicate spot elevation outside access doors for reference.

APPLICANT RESPONSE:

Finish floor elevations are included in the floor plans.

SEATTLE
CS2-B-3. CHARACTER OF OPEN SPACE
CS2-B-2. CONNECTION TO THE STREET
PL1-A-2. ADDING TO PUBLIC LIFE
PL3-C RETAIL EDGE
CS1-C-2. ELEVATION CHANGES

**3.D. ARCHITECTURE -
LAYOUT**

For the corner commercial use, inclusion of architectural elements like glass garage or folding doors, that allow the interior space to open to the exterior patio and expanded sidewalk, is encouraged. Link interior commercial use to associated exterior space through coordinated use of materials, design elements, etc.

APPLICANT RESPONSE:

Folding doors are proposed at the north wall for the north commercial space, connecting to the north patio space. This is designed as spill out space for the north commercial use. Deep awnings are proposed along 15th Ave NW to provide weather protection. The awning wraps along to the north corner, connecting the commercial first floor uses.



SEATTLE

CS2-B-3. CHARACTER OF OPEN SPACE
CS2-B-2. CONNECTION TO THE STREET
PL1-A-2. ADDING TO PUBLIC LIFE
PL3-C RETAIL EDGE
CS1-C-2. ELEVATION CHANGES



**3.F. ARCHITECTURE -
LAYOUT**

Study ways to enhance the residential entry sequence within its limited space. Clarify entry sequence through materials and other wayfinding elements.

APPLICANT RESPONSE:

The entry is setback to allow room from the active sidewalk. The materials at the entry and awning are differentiated from the commercial uses to further highlight the residential use. Using dark, residentially scaled, panels around the residential entry door and continued to the underside of the awning above - this connects to both the materials directly above but also at the corner of the building.

SEATTLE

PL3-A-2. COMMON ENTRIES
PL2-D WAYFINDING
PL3-B-4. INTERACTION
DC3-B-1. MEETING USER NEEDS

3.H. ARCHITECTURE - LAYOUT

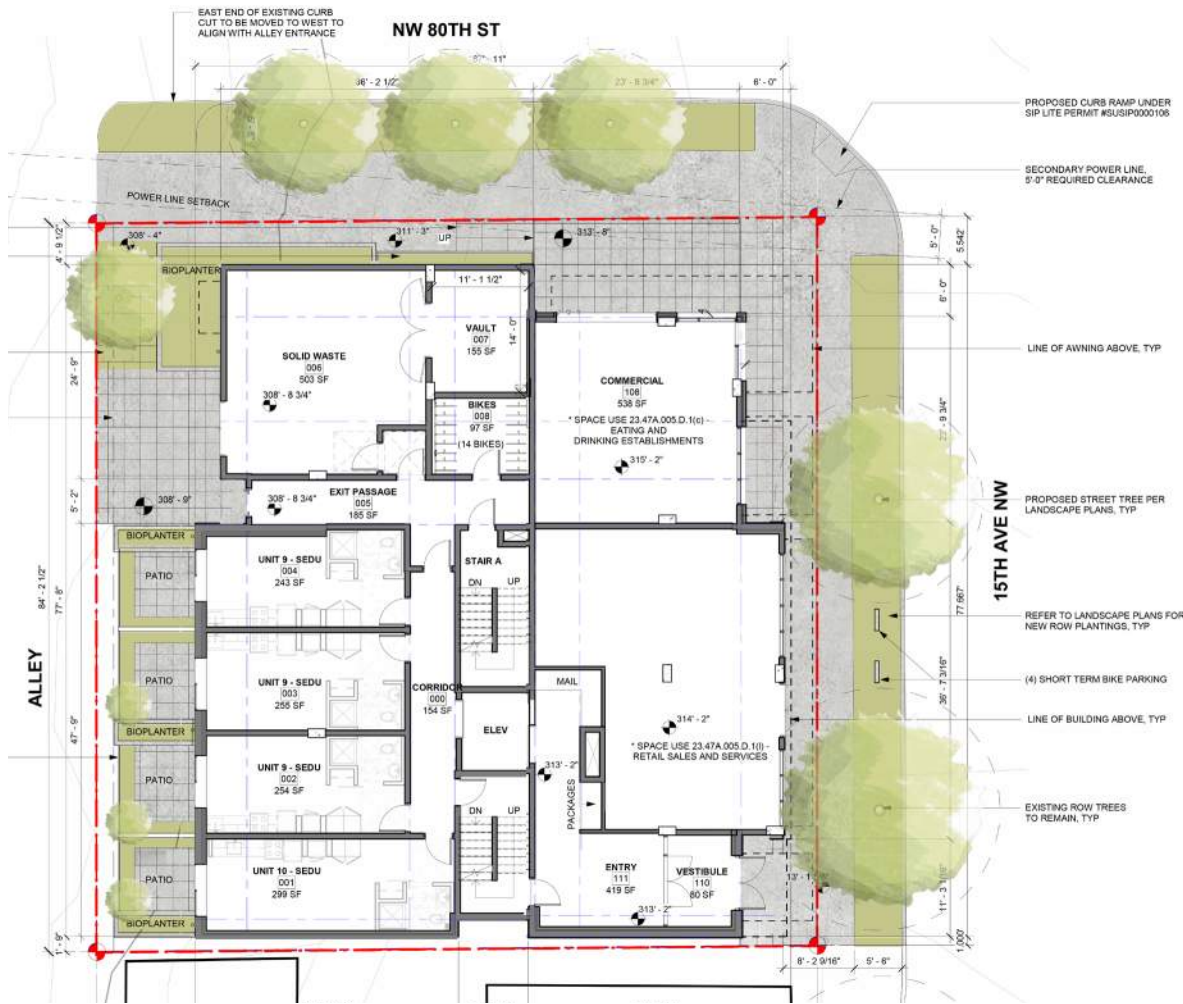
Location of the trash room at the northwest corner of the ground floor, forming a separation between the ground level units and the busy street, is supported.

APPLICANT RESPONSE:
Location of the solid waste room is maintained.

3.I. ARCHITECTURE - LAYOUT

Location of sedu units at the ground level with associated private open space is supported as a way to activate the alley. Investigate if the three first-level sedu units facing north can be accessed from the sidewalk to create engagement between the street and the residential uses along this edge.

APPLICANT RESPONSE:
Patio space for the sedu's facing the alley is maintained to create active, private outdoor space facing the LR zone. Units facing north are located too high for direct access.



4.B. SITE - STREETSCAPE

Continue to develop detailing of the streetscape paving and other site elements to link the exterior spaces to the architectural elements.

APPLICANT RESPONSE:
Please see landscaped plan for further development of the ground floor streetscape. Paving is proposed along 15th Ave NW and along the northeast corner to create a plaza at the active intersection. Plantings are proposed along NW 80th St to create a buffer between the sidewalk and the solid waste room, and second level units. Private patios are provided with both hardscaping and landscaping to enhance the alley edge.

4.C. SITE - STREETSCAPE

Include a grading plan to indicate relationship of site elements. Indicate where site walls will be used to manage grades; indicate top and bottom of wall elevations. Identify if planters are for bioretention; include top and bottom elevations of any planters shown. Show walls and guardrails in elevations.

APPLICANT RESPONSE:
A grading plan will be included in the next MUP plan set submittal.



SEATTLE
DC1-C-4. SERVICE USES
PL3-B-2. GROUND-LEVEL RESIDENTIAL

SEATTLE
PL2-D-1. DESIGN AS WAYFINDING
DC4-D-2. HARDSCAPE MATERIALS
CS1-C-2. ELEVATION CHANGES

4.A. SITE -
STREETSCAPE

The project is required to dedicate a four foot width along the 15th ave nw frontage in order to comply with sdot minimum sidewalk and planting strip requirements. Option 2 represents the best of the three layout options for crafting legible and logical spaces for the pedestrian realm along that edge. The building holds to the minimum setback in the southeast corner which aligns with the adjacent project to the south; creating a notch in that line for the residential entry accentuates that use.

Moving north, the secondary commercial frontage steps back, creating a modulation of the sidewalk space closer to the busy corner. The corner commercial space also sets back from the 80th st frontage opening up visibility around the corner. These setbacks create opportunities for the commercial space to spill out to the exterior terrace to activate both edges of the building at the corner.

APPLICANT RESPONSE:

The 15th Ave NW frontage in option 2 has been retained and further refined based on Early Design Guidance.



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

5.A. SITE -
INTERIOR / EXTERIOR SPATIAL RELATIONSHIPS

The building layout responds well to the grade changes between the main east frontage and the alley and creates a hierarchy of logical circulation patterns. Primary circulation is focused along 15th Ave NW with the residential and main commercial entries. The small commercial unit has facades oriented to both 15th Ave and NW 80th St for clarity of wayfinding. Service and bike access, as well as residential use, is oriented towards the alley.

APPLICANT RESPONSE:
The building layout of option 2 is maintained in the design.

SEATTLE

PL4-A ENTRY LOCATIONS AND RELATIONSHIPS
DC2-A-1. SITE CHARACTERISTICS AND USES
DC3-A-1. INTERIOR/EXTERIOR FIT

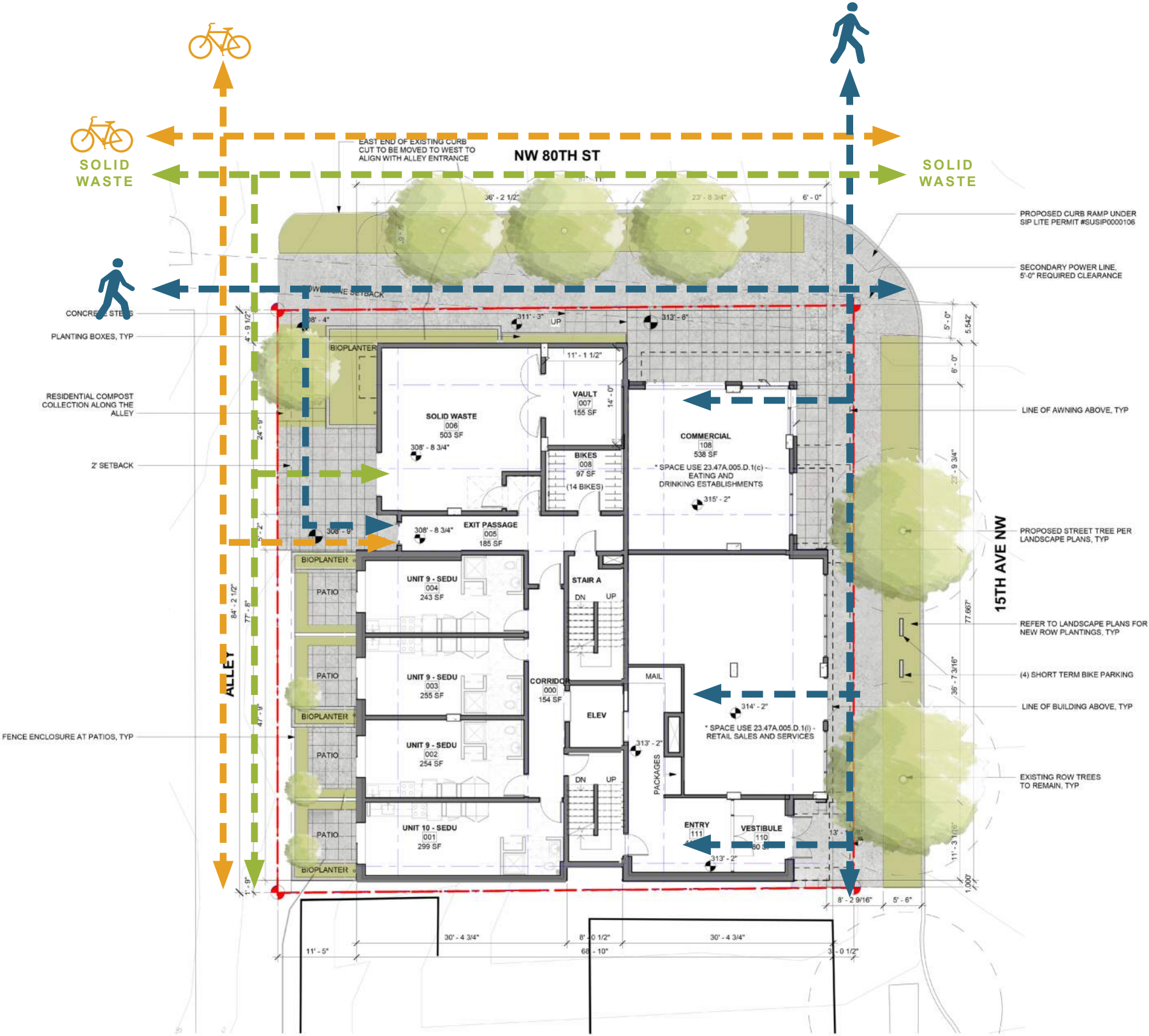
5.C. SITE -
INTERIOR / EXTERIOR SPATIAL RELATIONSHIPS

Access from the alley directly to the level 1 bike room, as shown in option 2, is supported. Avoid locating bike parking in basement where it will be difficult to access. Indicate where short term Bike parking is proposed.

APPLICANT RESPONSE:
A ground floor bike parking room has been retained south of the required vault. Spare bike storage has been included in the basement, in order to accomodate the ground floor electrical vault. Temporary bike parking has been indicated on the site plan with easy access off 15th Ave NW, adjacent to the east residential entry and commercial spaces.

SEATTLE

PL4-B PLANNING AHEAD FOR BICYCLISTS
PL3-B-2. GROUND-LEVEL RESIDENTIAL



5.E. SITE -
INTERIOR / EXTERIOR SPATIAL RELATIONSHIPS

Provide patios to the units on level 5 where the upper floor steps back that can take advantage of the extra exterior space and the views.

APPLICANT RESPONSE:
Decks have been proposed for the upper floor units facing north and west.

5.F. SITE -
INTERIOR / EXTERIOR SPATIAL RELATIONSHIPS

As the roof deck is the only shared amenity space, assess layout to be able to accommodate a variety of users. Optimize views available for the west-facing deck areas, 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 and consider wrapping the deck surface to the east side of the stair tower to take advantage of view towards downtown.

APPLICANT RESPONSE:
The roof deck is positioned to the west towards the views of the Olympics. Planters are proposed along the edge of the roof deck to deter users from looking directly down into adjacent properties. The amenity space provides a variety of different seating areas and an area to grill. Views of downtown will be visible from the south west corner of the roof deck.



3.G. ARCHITECTURE -
LAYOUT

Consider ways to provide interior shared amenity space.

APPLICANT RESPONSE:
We are proposing a roof deck rather than an interior shared amenity space. This provides equal views of the mountains and the city to the south. The roof deck has been designed to provide variety of areas for shared amenity space, with multiple types and locations of seating and cooking.

SEATTLE
PL3-A-2. COMMON ENTRIES
PL2-D WAYFINDING
PL3-B-4. INTERACTION
DC3-B-1. MEETING USER NEEDS



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

**1. ARCHITECTURE -
MASSING**

Highlight the residential entry at the ground level with related change of massing/plane/material in the upper level massing. Use this shift to relate the upper level massing to the proportional massing typical on this block (as depicted on page 52) of the final EDG package).

APPLICANT RESPONSE:
We have incorporated a dark hardie panel expression above the residential entry recess to connect to the materiality at the corner, further highlighting this portion of the east facade.

SEATTLE
CS2-D-1. EXISTING DEVELOPMENT AND ZONING
CS3-A-4. EVOLVING NEIGHBORHOODS



2. ARCHITECTURE - MATERIALS

Look at ways to simplify and unify material applications:

- Use of brick at the corner massing is supported. It is unclear why the dark panels at the windows are added.
- Ensure 'overhang' at upper level at the corner is integrated into the design language of the building.
- For the large upper level massing facing 15th ave, materials should be refined to be scaled and detailed to complement brick massing.
- Although the use of wood at the ground level in the previous design had a strong presence, the current application of wood only at one recessed entry should be reconsidered. Look at ways to integrate materials at residential entry treatment into overall street level composition while still distinguishing from the commercia uses.
- The narrow application of the balconies does not relate to the scale of the large massing faces. The small scale wood members at the juliet balconies are out of scale iwth the adjacent materials... Consider ways to integrate balconies with railing that may be necessary at the level 5 patios and/or the vertical at the corner of the brick massing.
- Integrate vents into massing, material detailing, etc.

APPLICANT RESPONSE:

The upper level modulation has been incorporated as part of highlighting the residential entry. The dark infill panels at the corner glazing maintain the modern aesthetic versus a brick infill, proposing an anchored corner where the materials are layered. The scale of brick is highlighted with brick detailing at the northeast corner expression.

The awning at the top level of the corner brick volume relates to the lower awning, and also strengthens the 5-story expression of the building here

Rather than proposing a light hardie panel with multiple jointlines to break down the scale, we are proposing an alternating lap material that will compliment the residential nature of the LR zone to the west. The north facing, light colored mass along nw 80th is also lap siding similar to the mass facing the alley, simplifying the overall material palette.

The wood detailing at the residential entry has been revised to show a brick base with storefront glazing, an overhead awning, and integrated lighting, connecting to the material pallet along the west facade.

Horizontal railings are incorporated at the upper level balconies that align with the juliet balconies proposed throughout the project. Smaller scaled members add texture and create privacy.

Vents have been thoughtfully laid out and integrated between window breaks. For the most part, multiple vents are grouped and painted to match the adjacent materials. Flush vents are proposed at brick volumes, minimizing the impact on these facades.



SEATTLE
DC4-A-1. EXTERIOR FINISH MATERIALS
DC2-D SCALE AND TEXTURE
CS2-C-1. CORNER SITES
DC2-B-1. FAÇADE COMPOSITION
CS2-A-2. ARCHITECTURAL PRESENCE



4. SITE

Look at ways to better integrate and bring residential scale to the buiding at the pedestrian level along nw 80th st. Consider bringing the level of siding material lower to cover the concrete foundation, adding another fixed window towards the west corner to respond to the window layout above or similar. As there is ample planting area for screening plantings, eliminate trellis.

[CY2] Continue to look at ways to bring residential scale to the building at the pedestrian level along NW 80th St.

APPLICANT RESPONSE:

Brick has been added at the base of the residential entry, adding a more textured residential scale at 15th Ave NW.

Along NW 80th St, we have included more information regarding the stepped planters - specifically spot elevations and details as they relate to the pedestrian scale.

5. SITE

Incorporate sidewalk and curb ramp improvements noted in comments from SDOT onto the design plans. Move short term bike parking to the ROW along 15th Ave planting strip for ease of use.

APPLICANT RESPONSE:

The site plan has been revised to reflect the 90% SIP. Two curb cuts will be provided in north and east direction.

SEATTLE
PL2-D-1. DESIGN AS WAYFINDING
DC4-D-2. HARDSCAPE MATERIALS
CS1-C-2. ELEVATION CHANGES

DEPARTURES REQUESTED

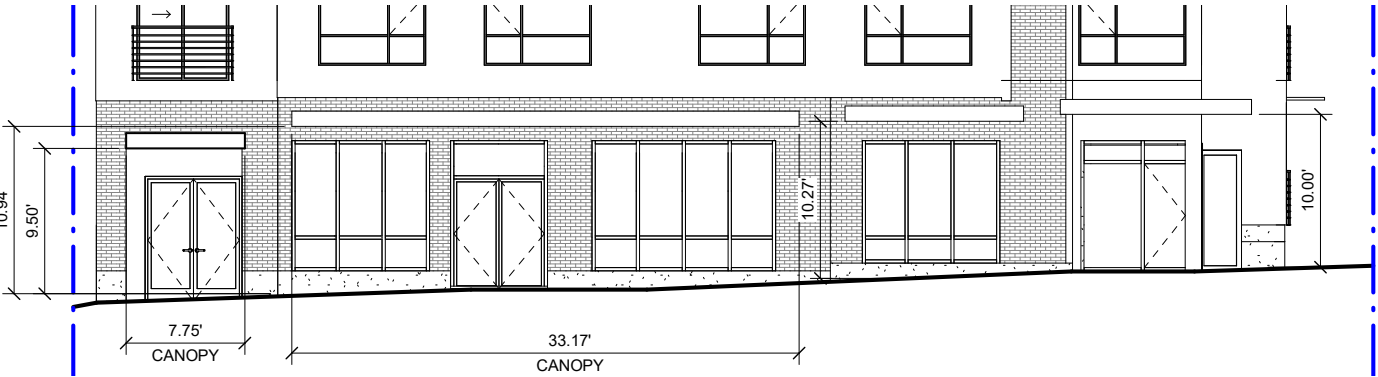
DEPARTURE # 1 (SEE DIAGRAM 3/G0.04)

DEPARTURE	REQUIREMENT	REQUEST	RATIONALE
STREET LEVEL DEVELOPMENT STANDARDS (SMC 23.47A.008.B.3)	DEVELOPMENT STANDARD REQUIRES A 30'-0" COMMERCIAL DEPTH.	TO ALLOW A COMMERCIAL DEPTH TO DECREASE BY 18.4% WHICH IS A 24.46" DEPTH (SEE DIAGRAM 3/G0.04)	TO ALLOW FOR A LARGE 8'-0" WIDE SETBACK, REQUESTED BUT NOT REQUIRED BY SDOT, THE FRONT FACE OF THE COMMERCIAL SPACE HAS BEEN SET BACK. THIS WILL ALLOW MORE SPACE FOR CIRCULATION ALONG THIS BUSY INTERSECTION AND RAPID RIDE STOP. THE CORE OF THE BUILD IS SET AS EAST AS POSSIBLE TO ALLOW FOR A GENEROUS SET BACK FROM THE LR ZONE TO THE EAST. AN ADDITIONAL 1'-5" HAS BEEN ADDED TO THE REQUIRED 10'-0" SETBACK TO KEEP THE BULK AWAY FROM THE ZONE TRANSITION TO THE EAST. IN ORDER TO MEET THE REQUIRED DEPTH, THE BUILDING WOULD HAVE TO SHIFT. IN ORDER TO PROVIDE THE RESIDENTIAL ENTRY OFF OF 15TH AVE NW A HALLWAY TO CONNECT THE ENTRY TO ETH CIRCULATION CORE HAS BEEN ADDED, THIS FURTHER COMPROMISES THE DEPTH BUT CREATES A VERY ACTIVE 15TH AVE NW STREET SCAPE.

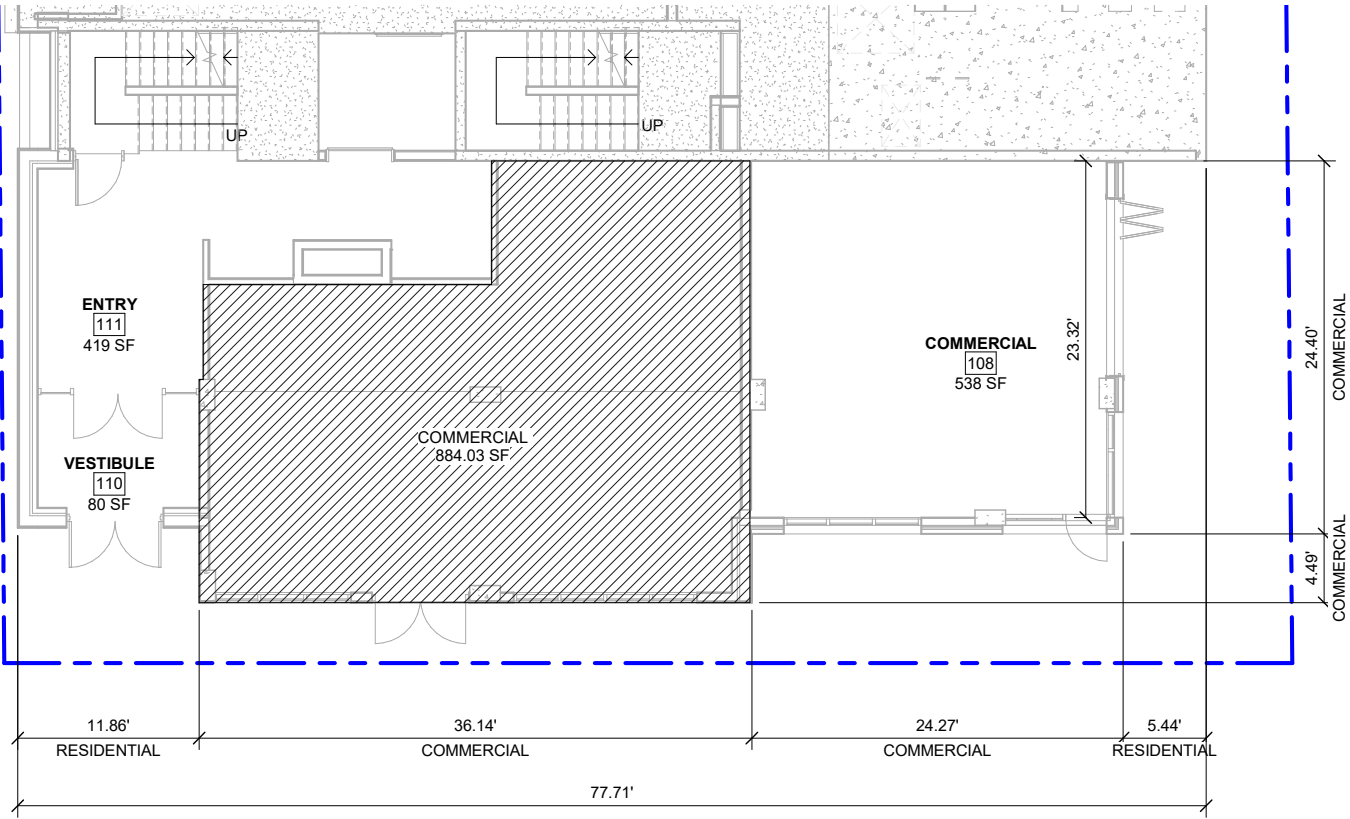
DEPARTURE # 2 (SEE DIAGRAM 3/G0.04)

DEPARTURE	REQUIREMENT	REQUEST	RATIONALE
RESIDENTIAL USES AT STREET-LEVEL (SMC 23.47.005.C.1)	RESIDENTIAL USES TO OCCUPY NO MORE THAN 20-PERCENT OF THE STREET LEVEL STREET FACING FAÇADE.	TO ALLOW RESIDENTIAL USES ALONG ~23% OF THE EAST 15TH AVE NW STREET-LEVEL FAÇADE, WHICH IS ~3% MORE THAN THE REQUIRED PROPORTION. (SEE DIAGRAM 3/G0.04)	THIS DEPARTURE CREATES A LARGER STREET FACE FOR THE RESIDENTIAL ENTRY WHILE MAINTAINING ALIGNMENT WITH THE LOWER LEVEL MATERIAL TRANSITION AND THE UPPER LEVEL MATERIAL TRANSITION.

NO LONGER SEEKING DEPARTURE # 3 (SEE DIAGRAM 1/G0.04.1)



OVERHEAD PROTECTION HEIGHTS



COMMERCIAL DEPTH + STREET LEVEL USES

CS2. URBAN PATTERN AND FORM		
	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	
A. Location in the City and Neighborhood	2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.	The proposed design establishes a language for future developments at the intersection of 15th Ave NW and N 80th St while also respecting existing contextual patterns. A strong, corner commercial presence is proposed at the ground level. The upper levels offer corner glazing and secondary features that exentuate the corner and continue the existing street edge.
C. Relationship to the Block	1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.	The proposed design establishes a strong corner as it is the first corner to be developed at ths intersection. Responding to the opposite corner, featuring the Dane, high quality materials.
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.	The proposed design explores ways to address the zone transition to the west, each option explores different ways to address the LR zoning to the west including modulation to break up the perceived massing and upper level setbacks are explored in all options. Landscaping and private outdoor patios provides a ground floor buffer between the LR zone and the project.
PL2. WALKABILITY		
	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	
C. Weather Protection	1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.	The residential entrance is highlighted with glazing and overhead weather protection to create a defined entry point along 15th Ave NW. The main residential entry is proposed along the street front to help activate the street level. Commercial space is proposed along 15th Ave NW, creating an active street edge, wrapping to NW 80th St. Awnings are proposed for the first level to create weather protection and emphasize the entry locations.
DC1. PROJECT USES AND ACTIVITIES		
	Optimize the arrangement of uses and activities on site.	
A. Arrangement of Interior Uses	4. Views and Connections: 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.	Active program uses have been positioned along the street-facing facade including commercial spaces to activate the street level and provide views to those spaces. Large north setbacks allow for the possibility of spill out spaces from the commercial uses.
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	1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.	The proposed design of a 5-story apartment building steps back along NW 80th street and along the eges to reduce the percieved mass from a pedestrian point of view. The setback at the upper level help break down the mass as the building turns the corner.
C. Secondary Architectural Features	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.	Fenestration and modulation add interest and depth to the facade. Awnings adjacent to the sidewalk will provide overhead weather protection and visual interest.
D. Scale and Texture	1. Human Scale: 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. 2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture.”	Additional architectural features such as landscaping, exterior seating, bike parking, lighting, overhead weather protection, and signage will provide another layer and texture to the pedestrian experience.



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.

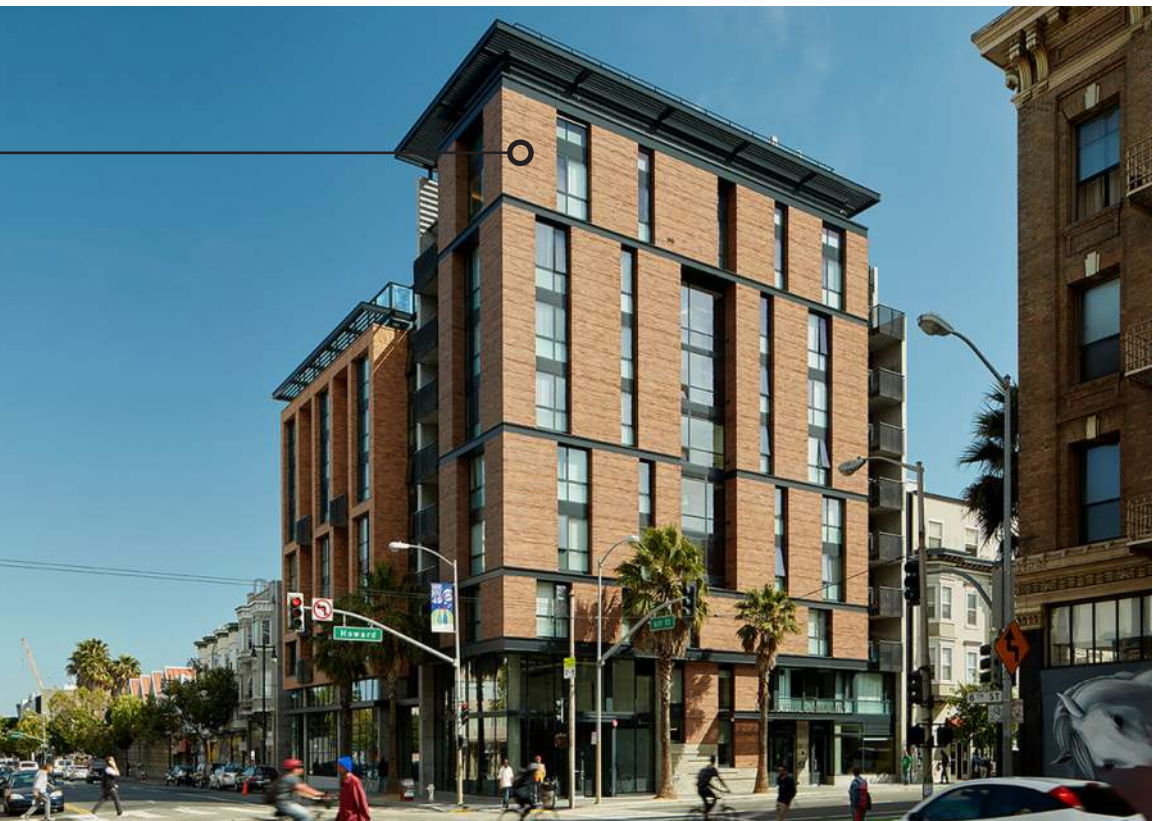


CS2.C.1 Corner Sites

Look to the uses and scales of adjacent buildings for clues about how to design a corner site 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.

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.



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.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





VIEW FROM EAST (15TH AVE NW)



VIEW FROM NORTHEAST (CORNER OF 15TH AVE NW + NW 80TH ST)



STREET-LEVEL VIEW FROM NORTHEAST



VIEW FROM NORTHWEST (NW 80TH ST)



VIEW FROM WEST (ALLEY)



VIEW FROM SOUTHEAST



STREET-LEVEL VIEW FROM SOUTHEAST



MAIN ENTRY AWNING SIGNAGE



BLADE SIGNAGE



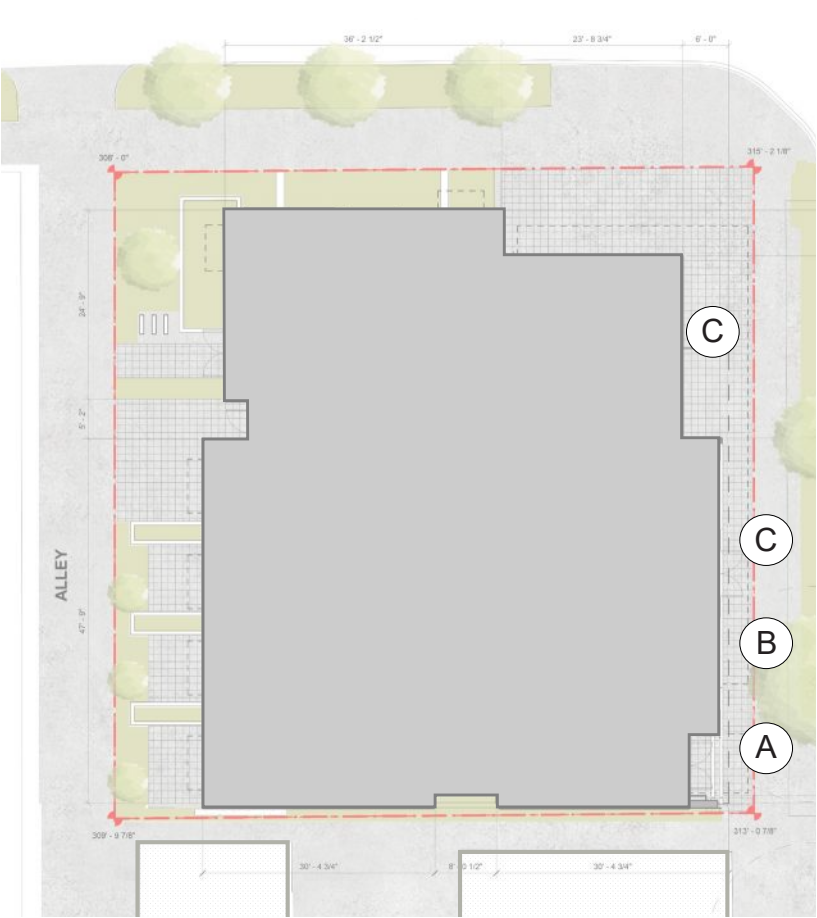
COMMERCIAL SIGNAGE



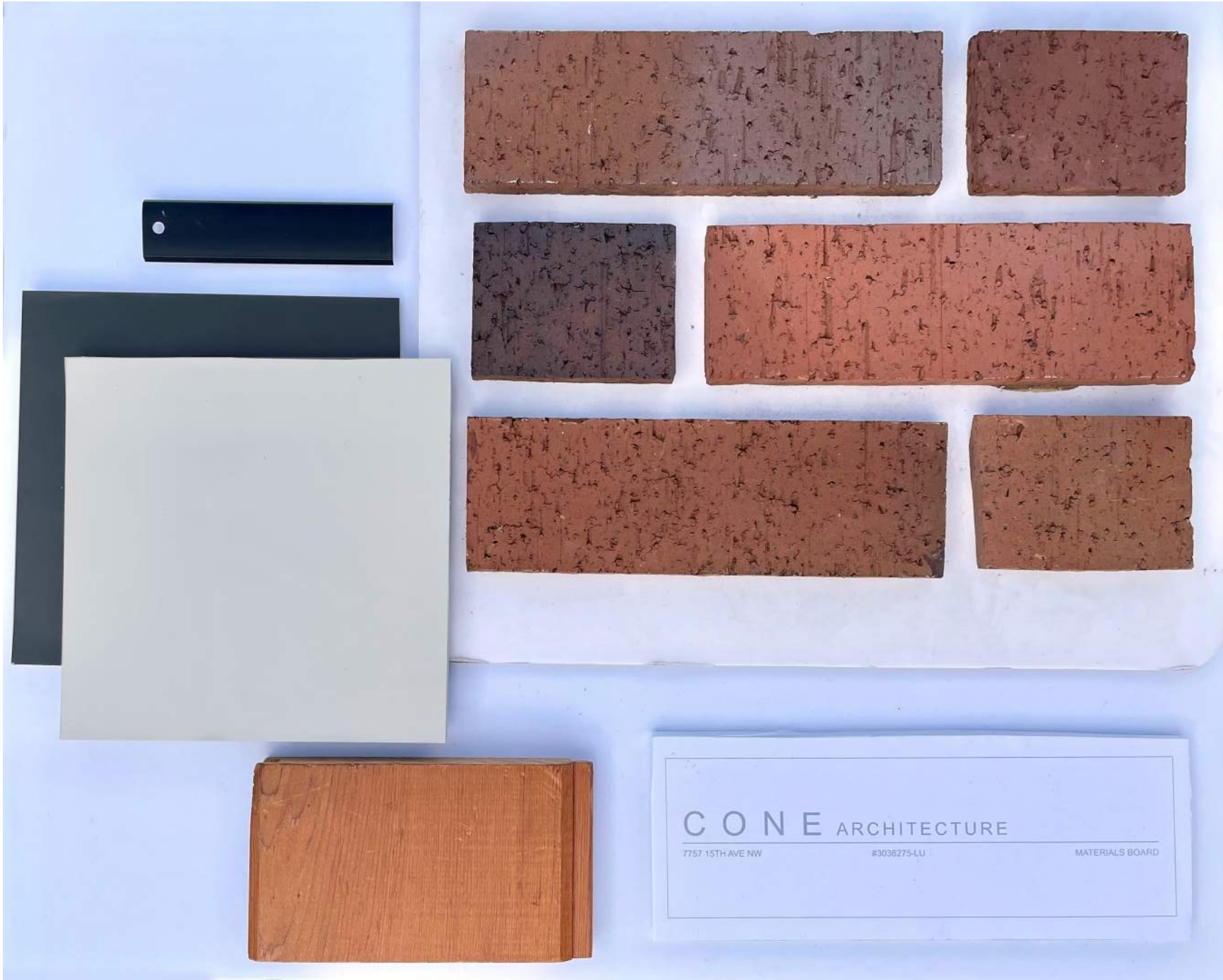
PERSPECTIVE FROM STREET (15TH AVE NW)



VIEW OF NORTHEAST CORNER



PLAN | BUILDING SIGNAGE LOCATIONS



ALTERNATING REVEAL FIBER CEMENT LAP
PAINTED REPOSE GRAY

An alternating reveal fiber cement lap siding clads the upper modulation that begins at the second floor and extends to the fifth. The material indicates a change in use from the public realm on the first floor to the private residential use on the second floor and above, while still providing a residential scale that is contextual to the neighboring zones.

FACE BRICK
MUTUAL MATERIALS, MOUNTAIN BLEND

Mutual Materials' Mountain Blend face brick is used at the street level and carries up at the dominant corner at 15th Ave NW and 80th St NW. The brick is the main material used in this project to anchor the building to the site, responding to the buildings across the street that also use brick. The detailing in the brick highlights the glazed openings from the top floor all the way to the street, while also being a familiar and textural material to interact with. This high quality material speaks to the vernacular of the neighborhood which has many traditional brick buildings.

SMOOTH CONCRETE
POURED IN PLACE, LIGHT GRAY

Smooth, poured in place concrete is used at the residential entry as a way to provide durability.

FIBER CEMENT PANEL
PAINTED IRON ORE

The Iron Ore painted fiber cement panel material supports our high quality and uncluttered material palette by providing infill moments at the corner and the southern part of the east facade. First, the corner moment helps highlight the glazing as the corner peels away at the high quality material - brick. The Iron Ore painted fiber cement panel also helps highlight the residential entry at the east facade, allowing the wood Juliet balconies to pop.



EAST ELEVATION



FACE BRICK
Mutual Materials
Mountain Blend

(A)



SMOOTH PANEL
Fiber Cement Panel
SW 7069 Iron Ore

(B)



LAP SIDING
James Hardie Plank, 4" + 6" Smooth
SW 7015 Repose Gray

(C)



CEDAR
Awning Soffits
4" V Groove

(D)



CONCRETE
Smooth, Poured-in-Place
Medium Gray

(E)

JULIET RAILINGS
Metal, painted black

(F)

ALUMINUM STOREFRONT
Clear, Anodized

(G)

ALUMINUM VENT SHROUD
Paint to match adjacent

(H)

BENT METAL AWNING
Painted black

(J)

VINYL SLIDING DOOR
Black

(K)



NORTH ELEVATION



FACE BRICK
Mutual Materials
Mountain Blend

(A)



SMOOTH PANEL
Fiber Cement Panel
SW 7069 Iron Ore

(B)



LAP SIDING
James Hardie Plank, 4" + 6" Smooth
SW 7015 Repose Gray

(C)



CEDAR
Awning Soffits
4" V Groove

(D)



CONCRETE
Smooth, Poured-in-Place
Medium Gray

(E)

JULIET RAILINGS
Metal, painted black

(F)

ALUMINUM STOREFRONT
Clear, Anodized

(G)

ALUMINUM VENT SHROUD
Paint to match adjacent

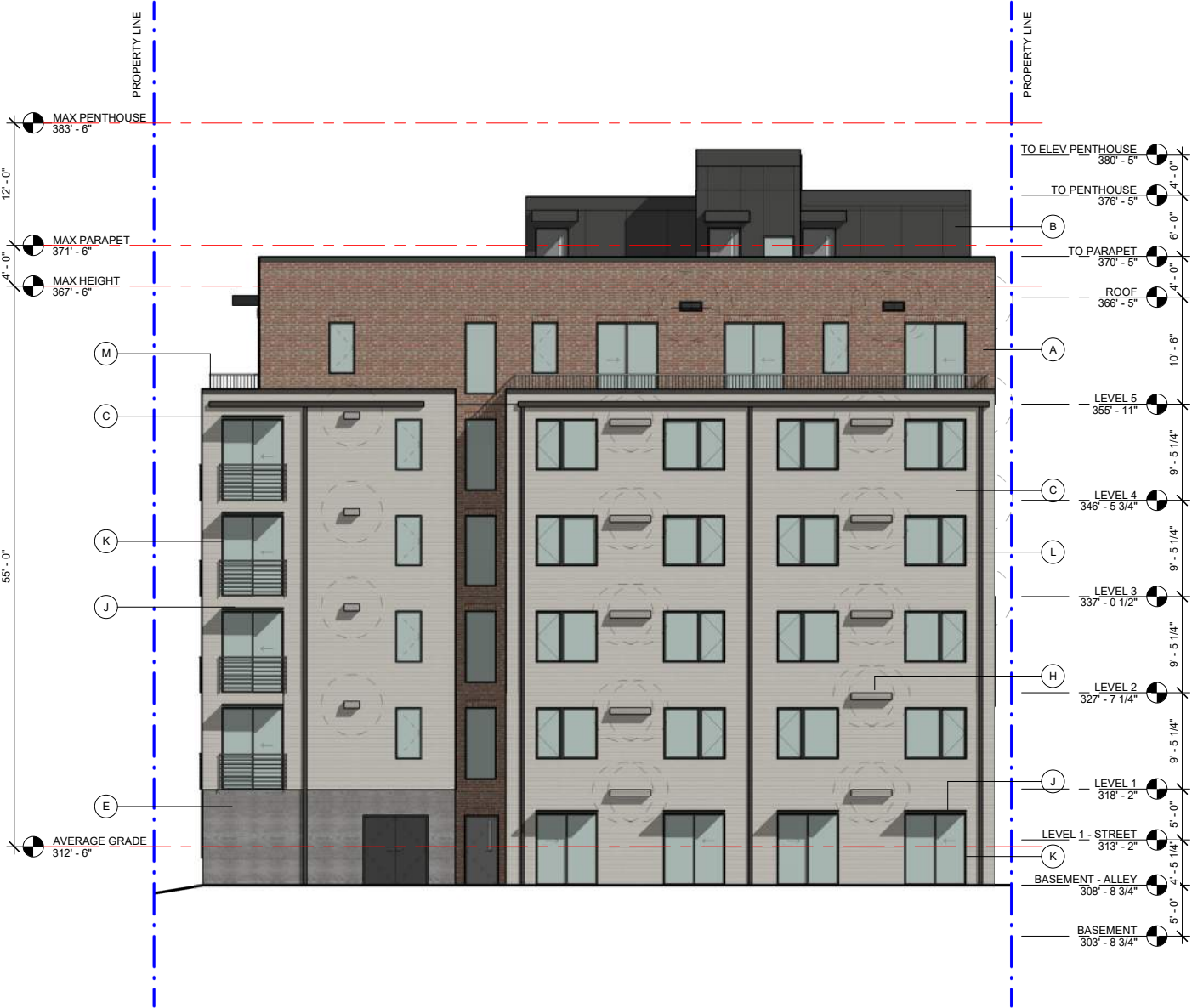
(H)

BENT METAL AWNING
Painted black

(J)

VINYL SLIDING DOOR
Black

(K)



WEST ELEVATION



FACE BRICK
Mutual Materials
Mountain Blend

(A)



SMOOTH PANEL
Fiber Cement Panel
SW 7069 Iron Ore

(B)



LAP SIDING
James Hardie Plank, 4" + 6" Smooth
SW 7015 Repose Gray

(C)



CEDAR
Awning Soffits
4" V Groove

(D)



CONCRETE
Smooth, Poured-in-Place
Medium Gray

(E)

JULIET RAILINGS
Metal, painted black

(F)

ALUMINUM STOREFRONT
Clear, Anodized

(G)

ALUMINUM VENT SHROUD
Paint to match adjacent

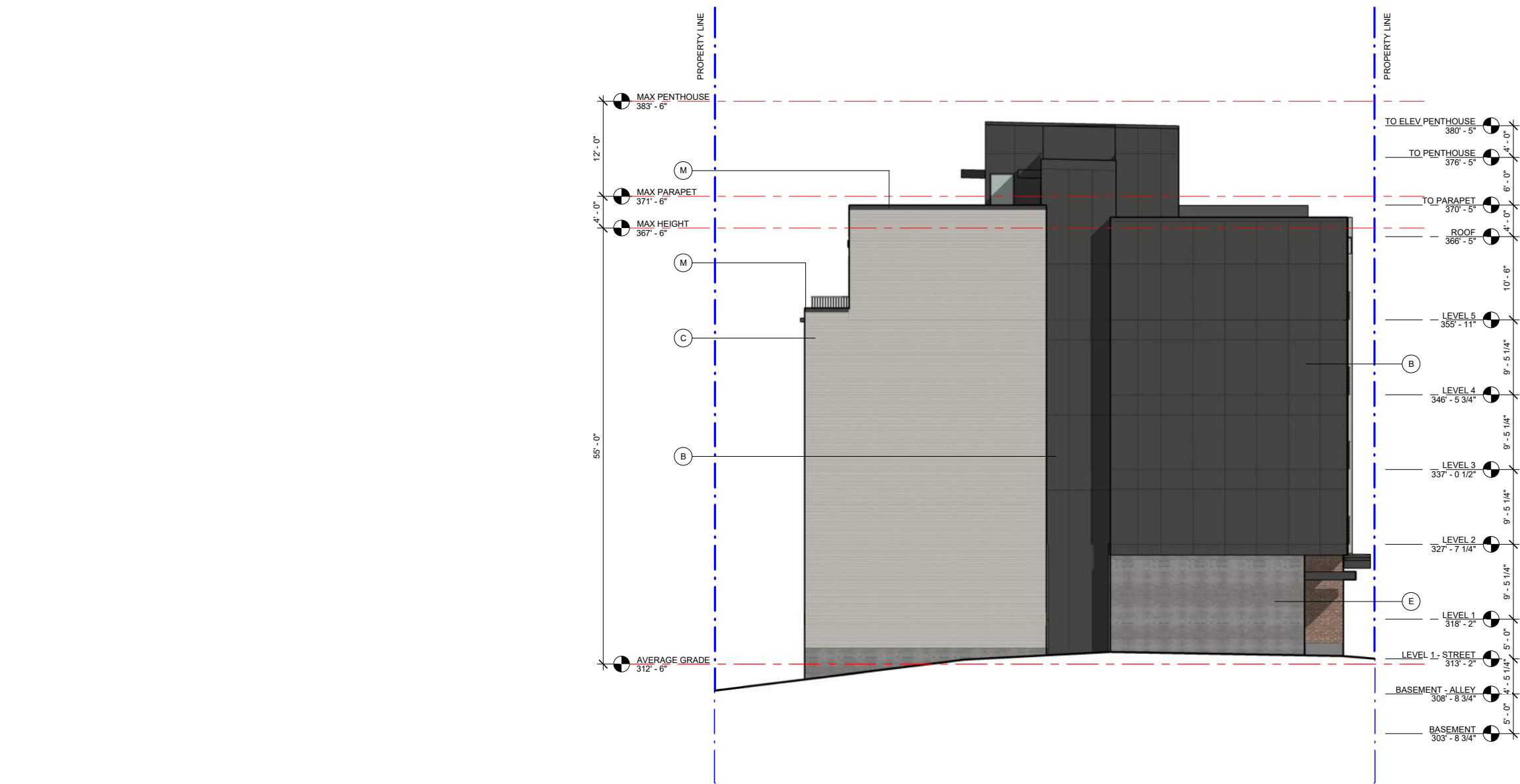
(H)

BENT METAL AWNING
Painted black

(J)

VINYL SLIDING DOOR
Black

(K)



SOUTH ELEVATION



FACE BRICK
Mutual Materials
Mountain Blend



SMOOTH PANEL
Fiber Cement Panel
SW 7069 Iron Ore



LAP SIDING
James Hardie Plank, 4" + 6" Smooth
SW 7015 Repose Gray



CEDAR
Awning Soffits
4" V Groove



CONCRETE
Smooth, Poured-in-Place
Medium Gray

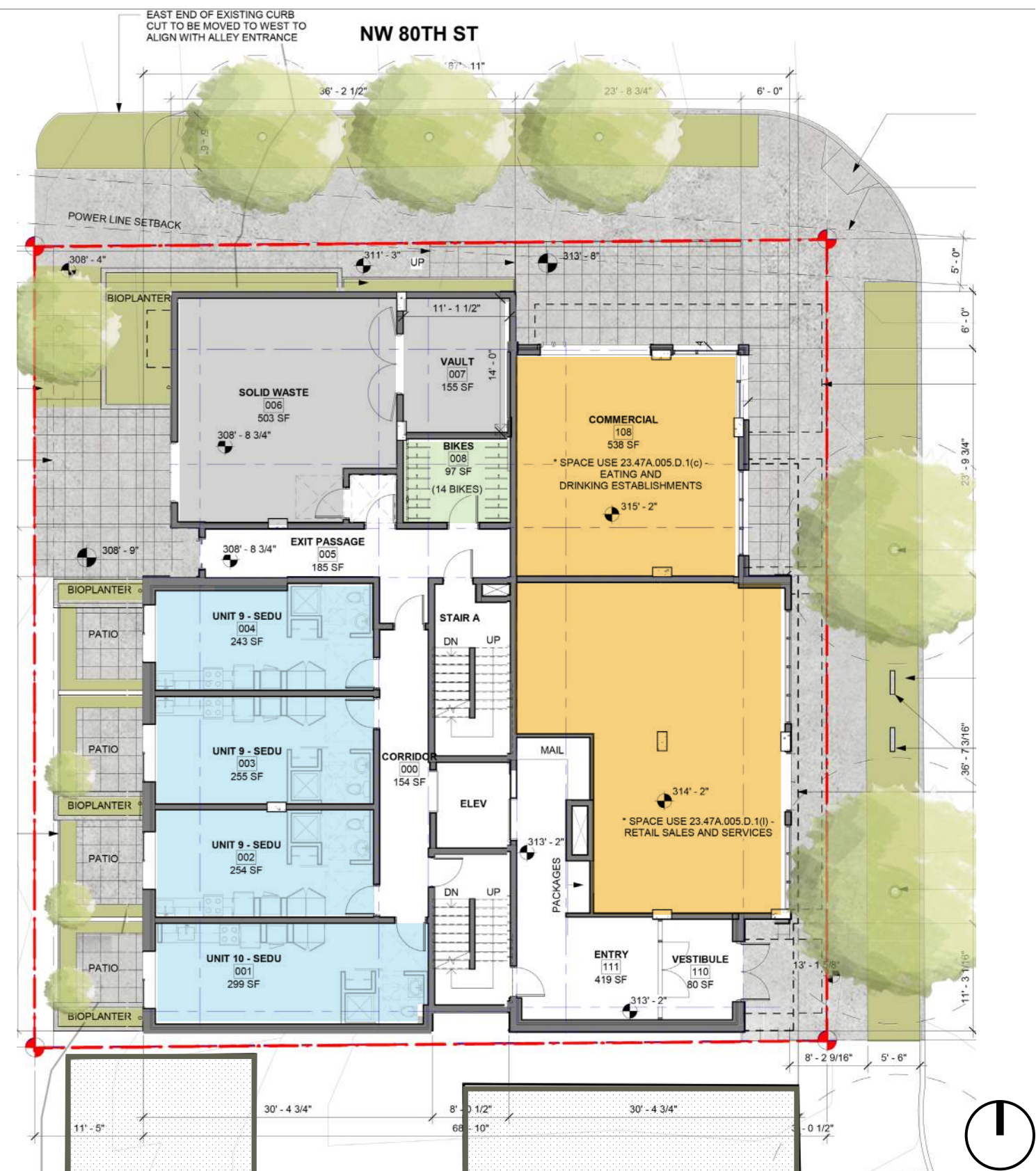
JULIET RAILINGS
Metal, painted black

ALUMINUM STOREFRONT
Clear, Anodized

ALUMINUM VENT SHROUD
Paint to match adjacent

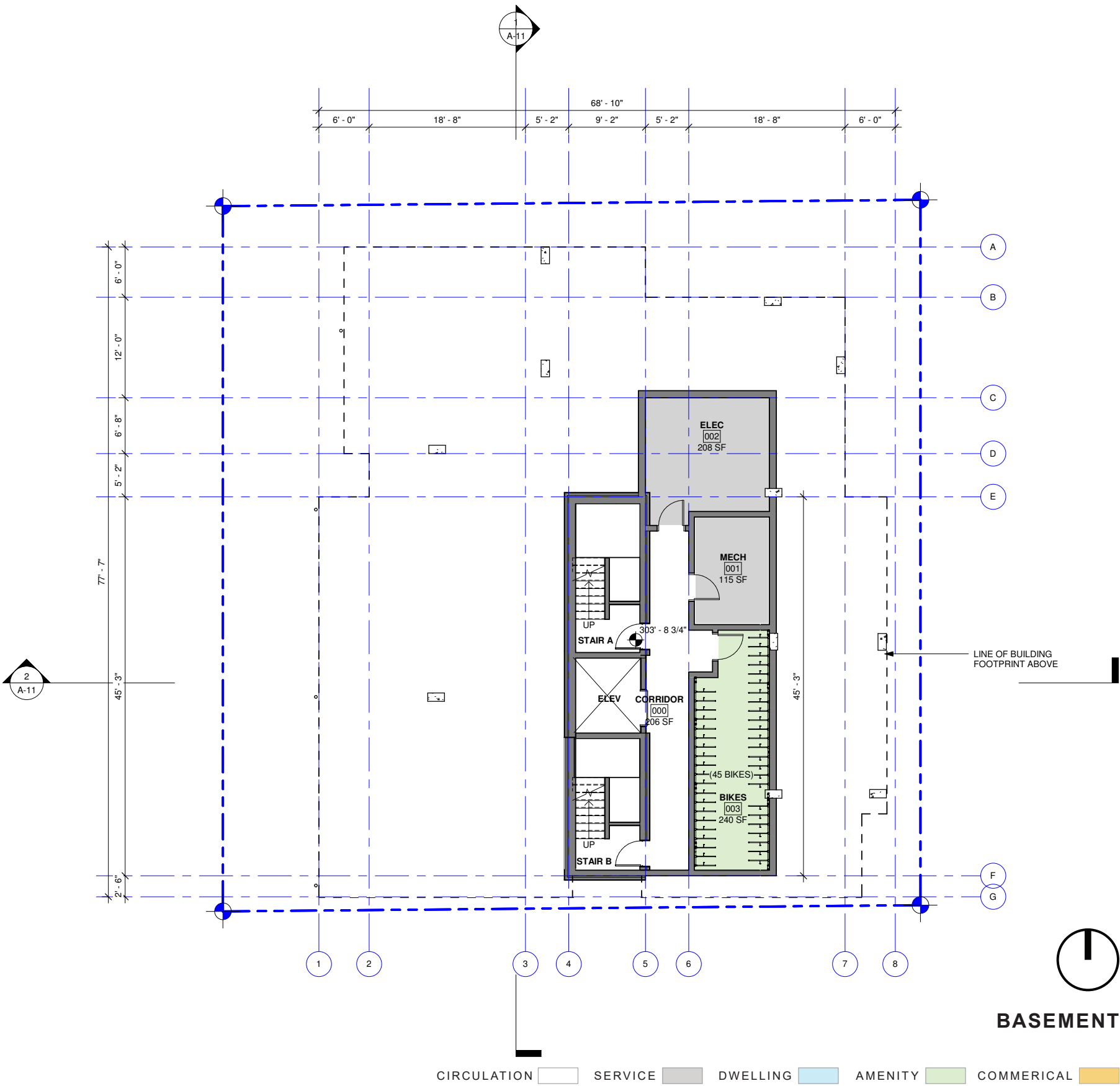
BENT METAL AWNING
Painted black

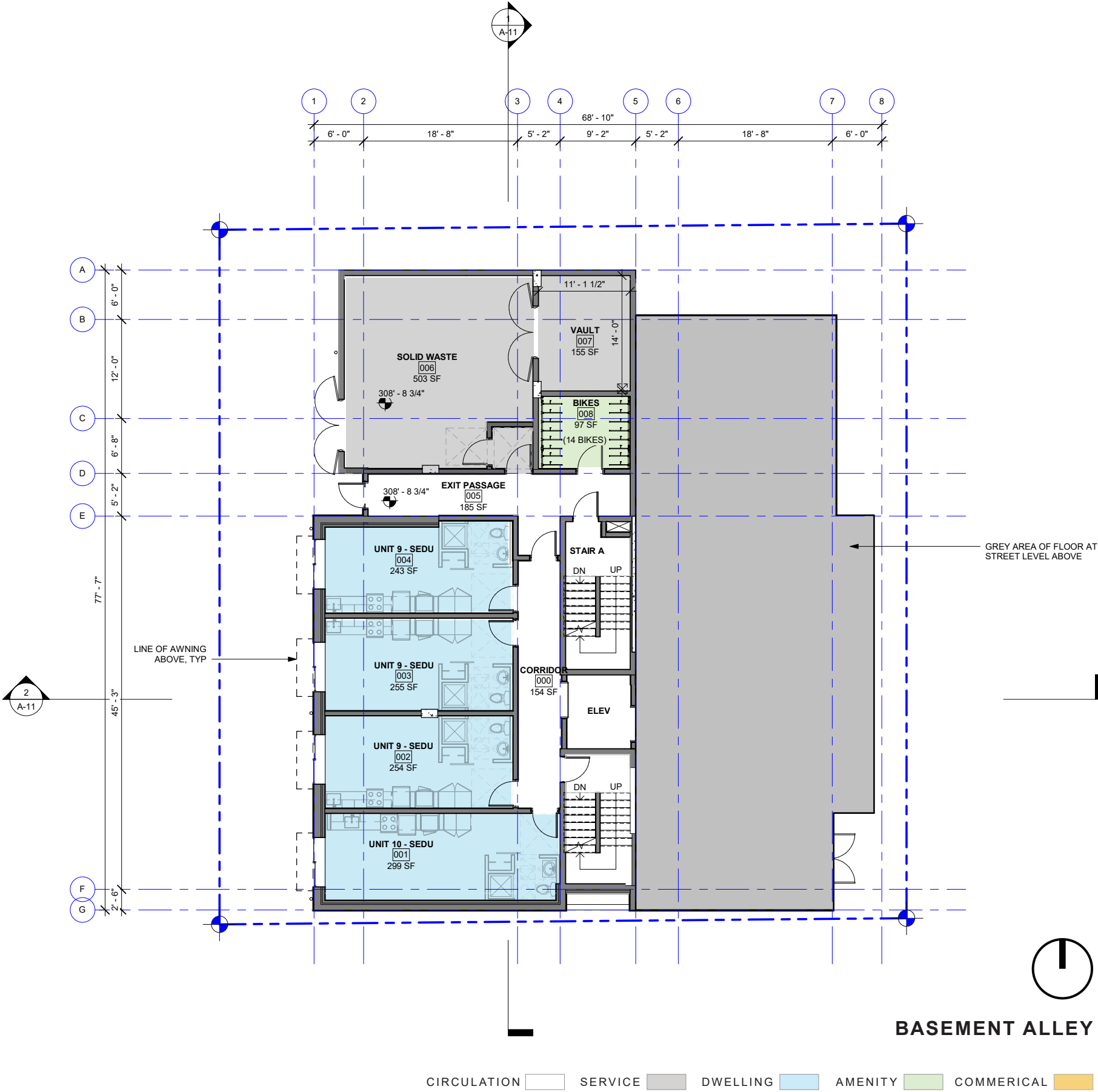
VINYL SLIDING DOOR
Black

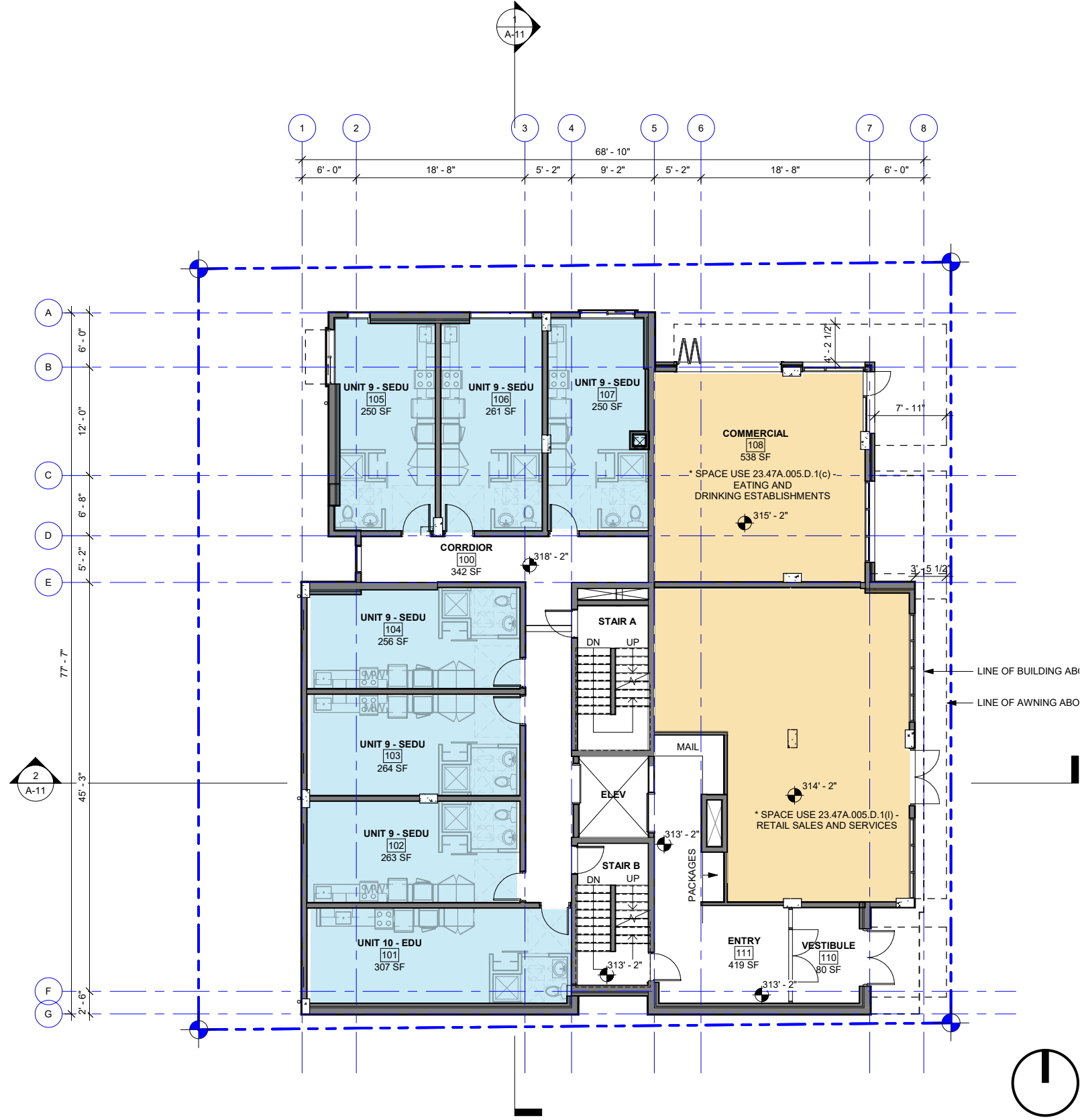


COMPOSITE SITE PLAN

CIRCULATION SERVICE DWELLING AMENITY COMMERCIAL

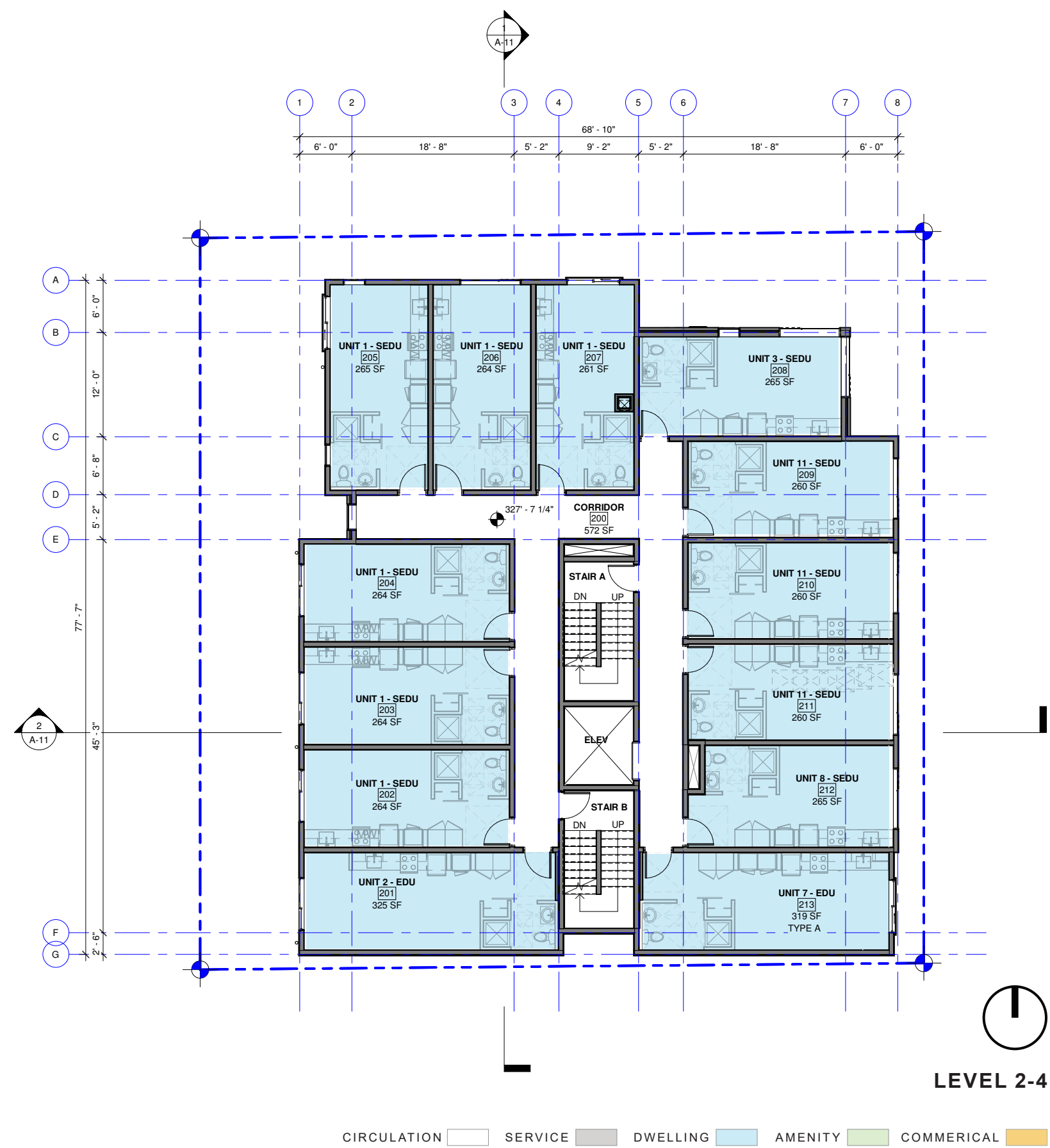


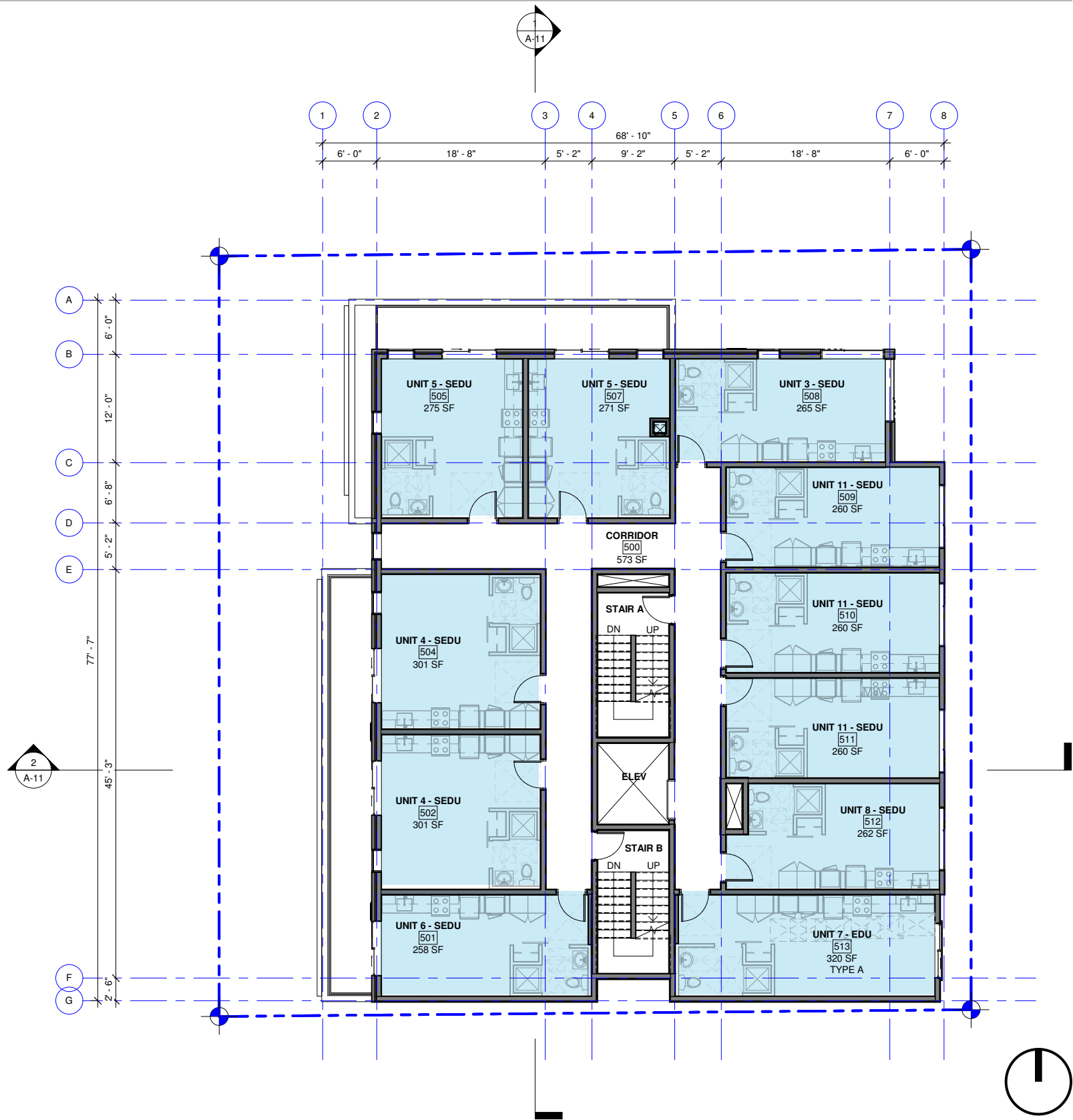




LEVEL 1

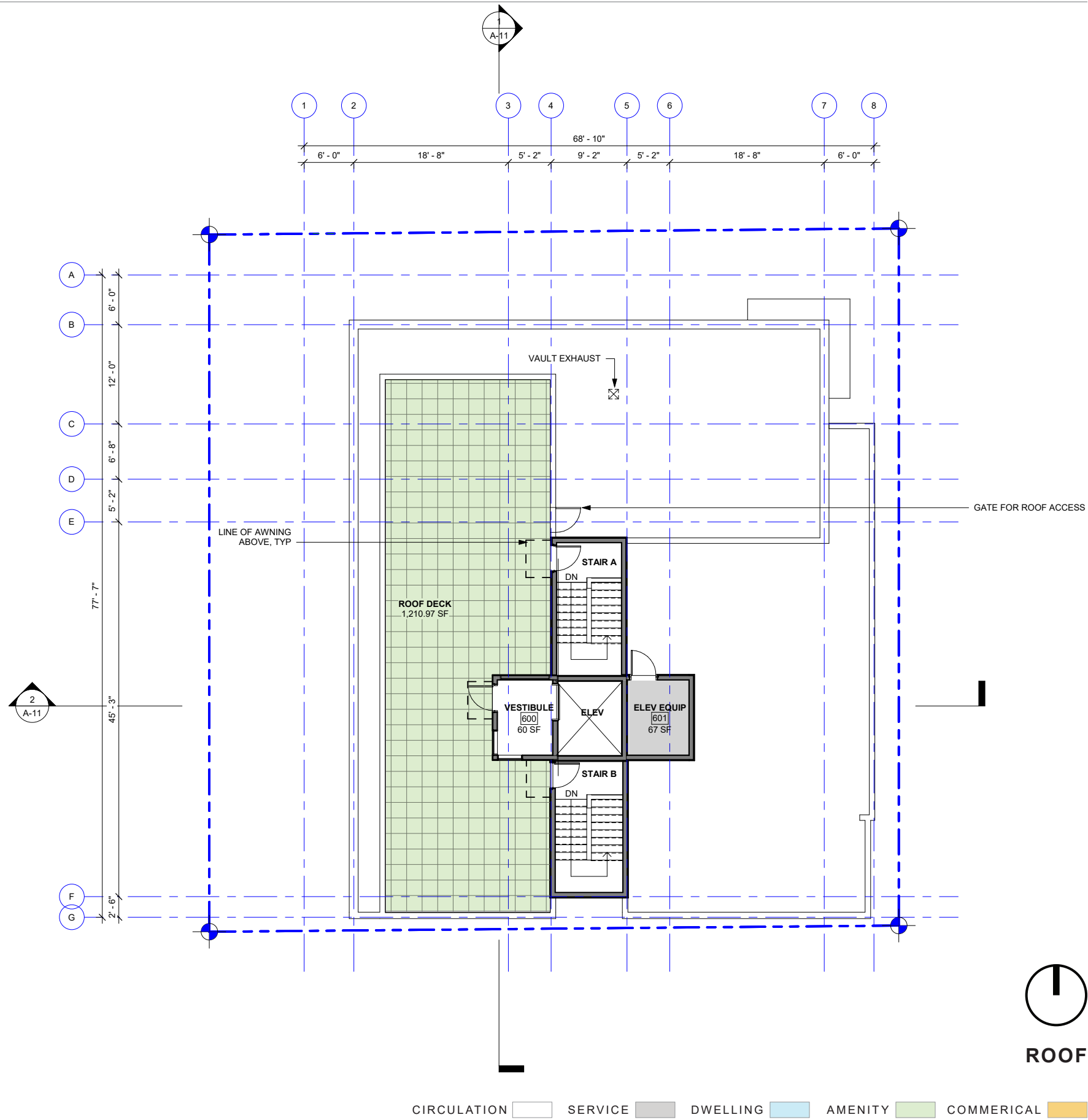
CIRCULATION SERVICE DWELLING AMENITY COMMERCIAL

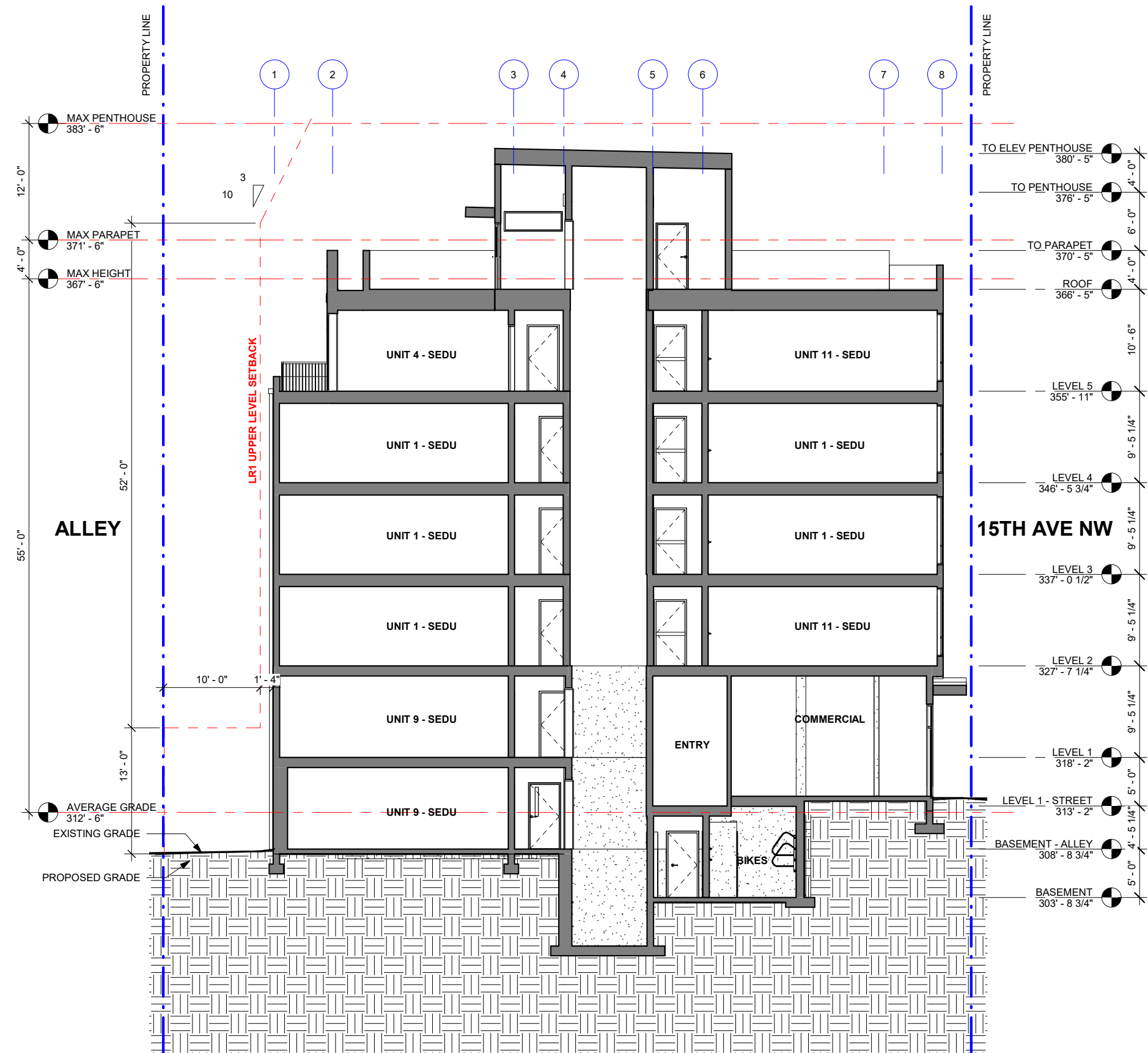




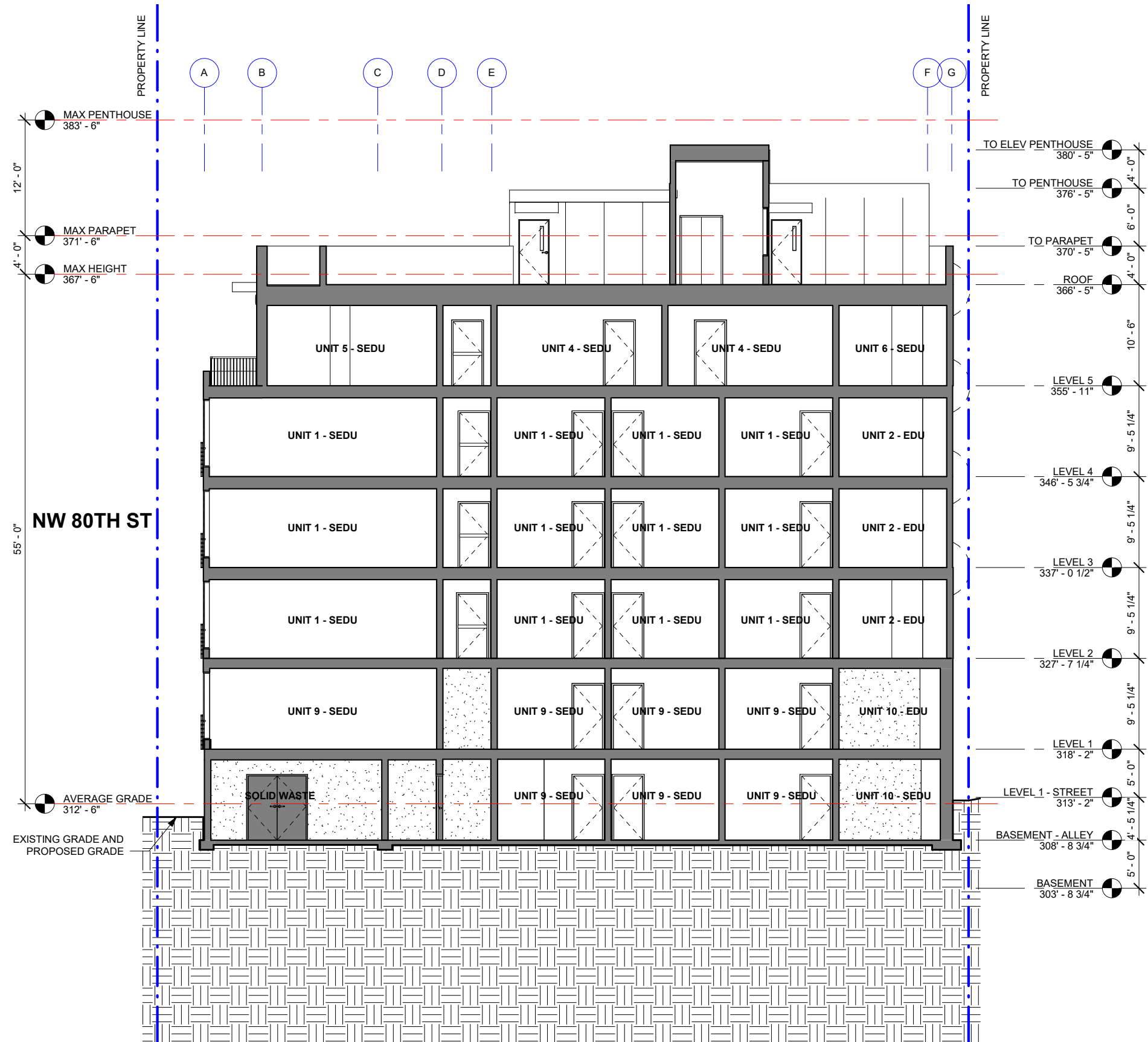
LEVEL 5

CIRCULATION SERVICE DWELLING AMENITY COMMERCIAL





LONGITUDINAL SECTION LOOKING NORTH

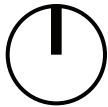
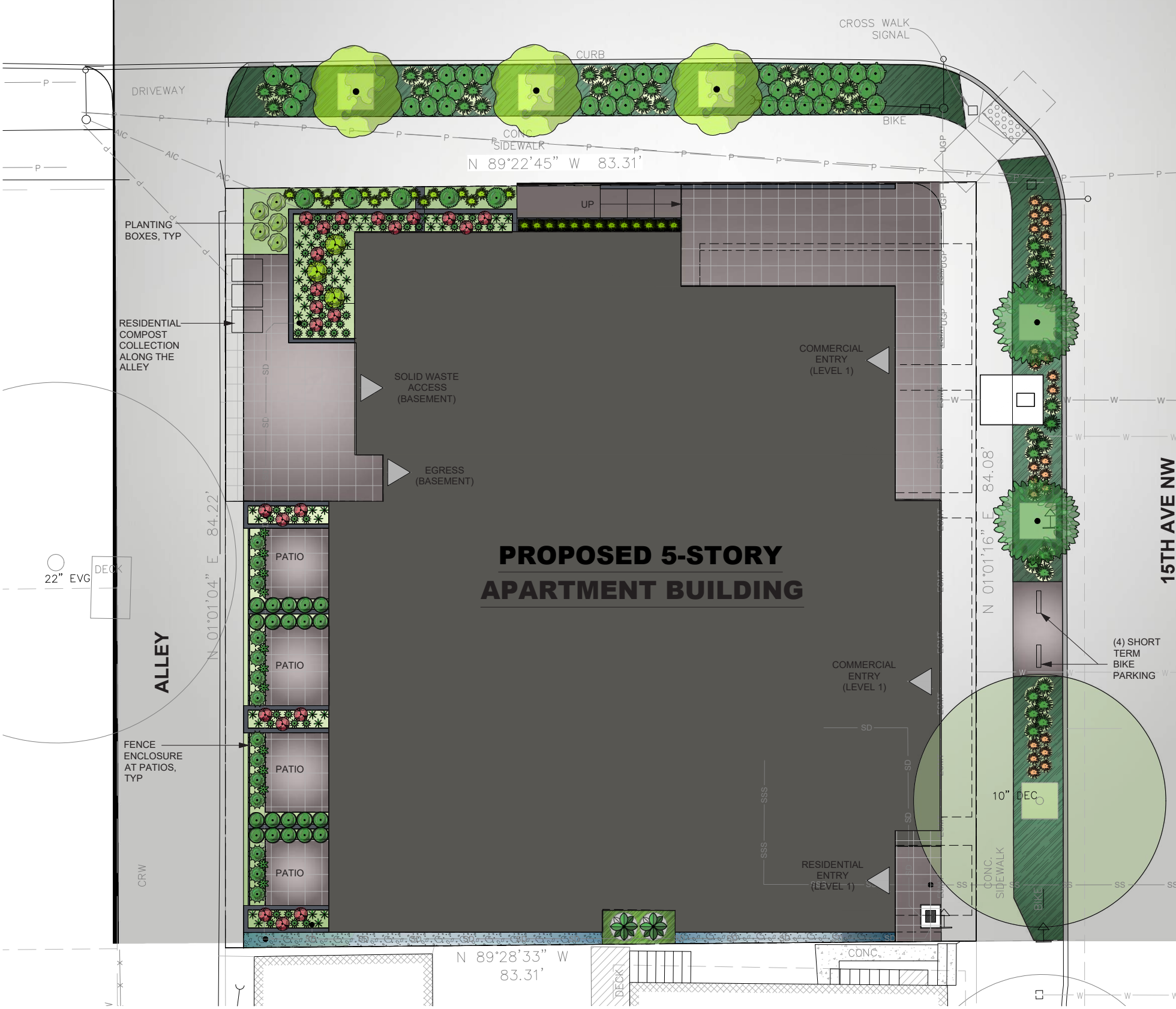


TRANSVERSE SECTION LOOKING WEST

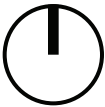
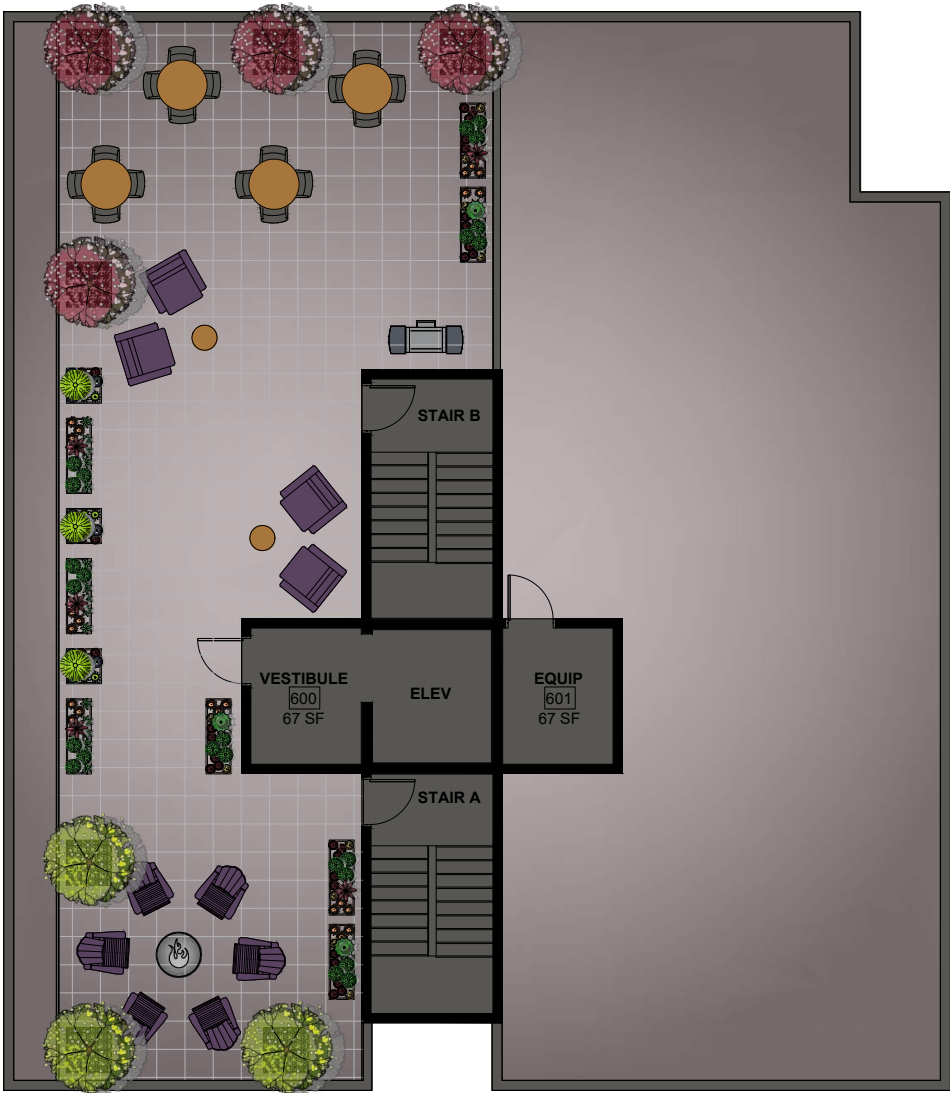


PLANT SCHEDULE

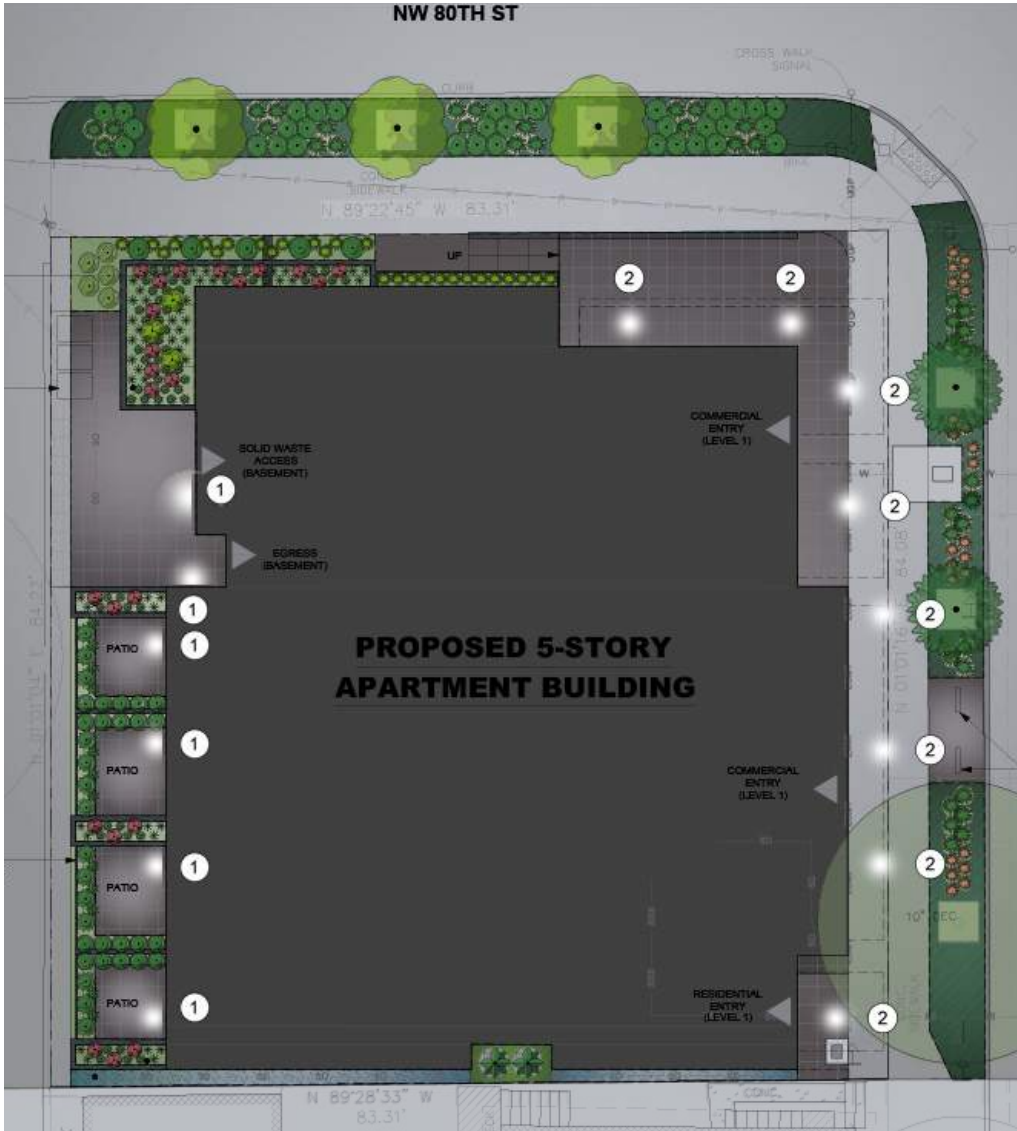
<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SPACING</u>
	Ajuga reptans / Bugleweed	24" o.c.
	Herniaria glabra / Green Carpet	18" o.c.
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	24" o.c.
	Vinca minor 'Illumination' TM / Illumination Dwarf Periwinkle	24" o.c.



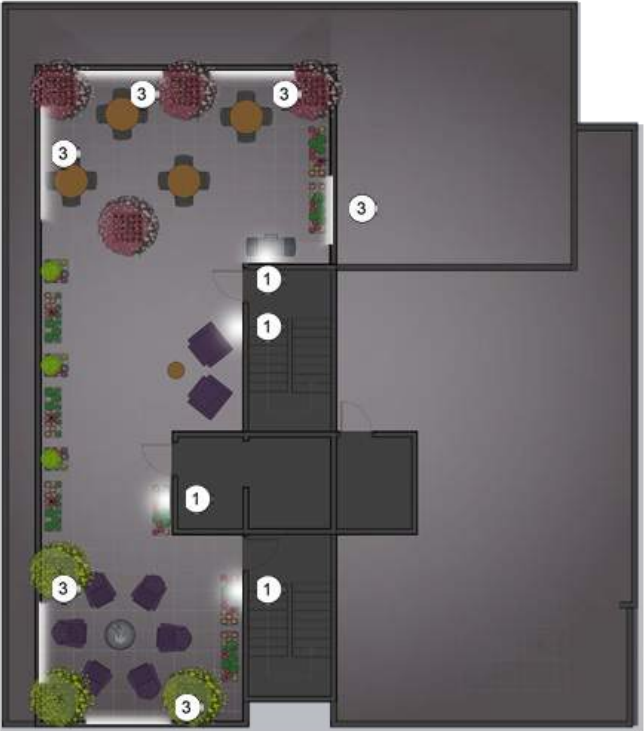
LANDSCAPE PLAN



ROOF AMENITY PLAN



GROUND LEVEL PLAN



ROOF AMENITY PLAN



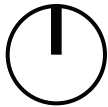
WALL
SCONCES 1



SURFACE-MOUNT
DOWNLIGHTS
DARK BRONZE 2

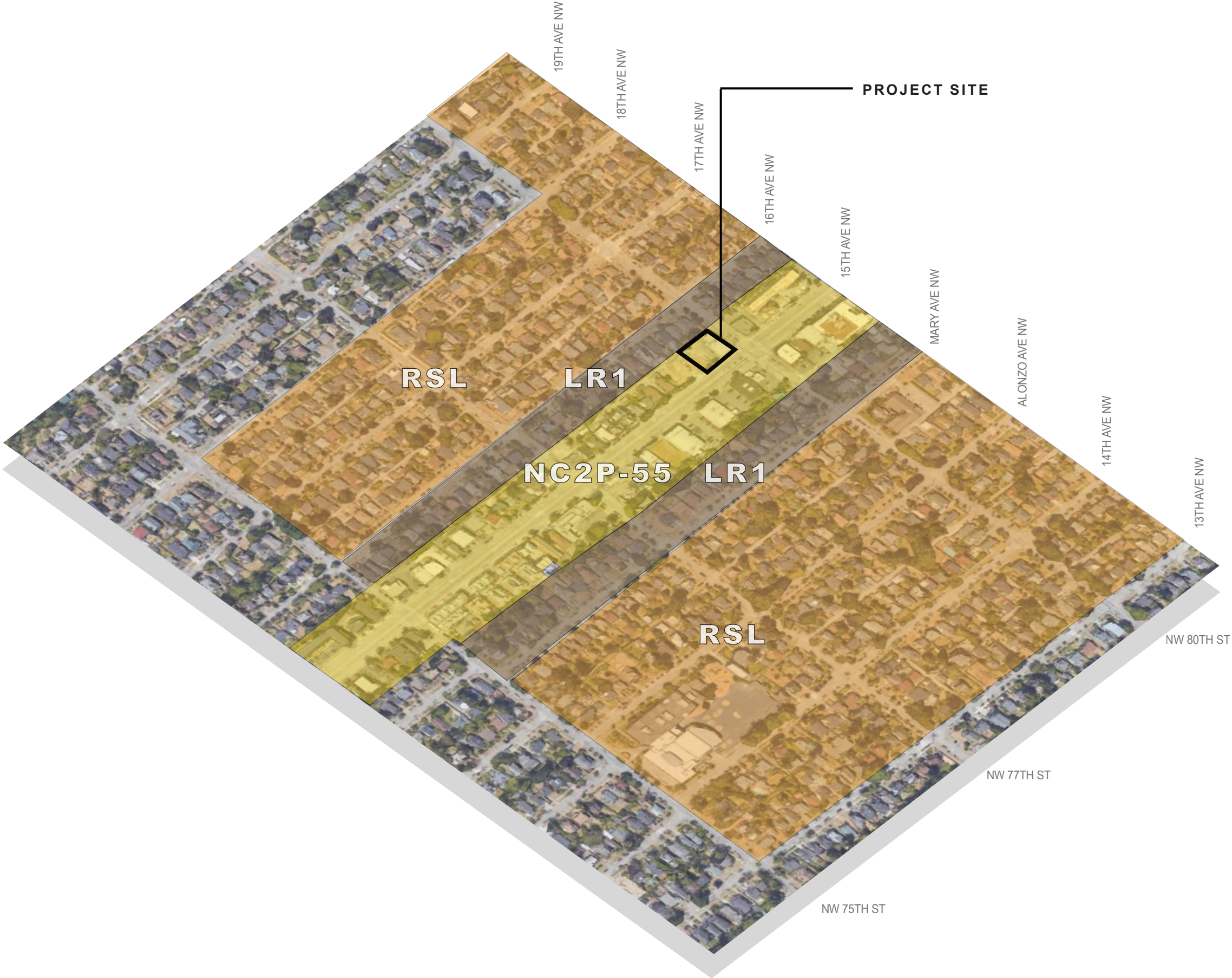


LED ROPE
LIGHTS 3



PROPOSED LIGHTING

APPENDIX



ADDRESSES: 7757 15th Ave NW
PARCEL #: 123200-1195, 123200-1200
ZONING: NC2P-55(M)
SITE AREA: 7,005 SF
OVERLAYS: Crown Hill Residential Urban Village

23.47A.004 PERMITTED USES
Permitted outright:
• Residential, retail, restaurants, live-work

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS
• Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
• 60% of the street facing facade between 2 and 8 feet shall be transparent.
• Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.
• In pedestrian designated zones, non-residential uses less than 600 square feet in size shall extend an average depth of at least 20 feet and a minimum depth of 10 feet from the street-level, street-facing facade
• Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
• At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
• The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.012 STRUCTURE HEIGHT

Allowed Maximum Base Height:	<u>NC2P-55(M)</u>
4' additional allowed for rooftop features (parapets, clerestories, etc.)	55'-0"
16' additional allowed for stair & elevator penthouses:	59'-0"
	71'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.47A.013 FLOOR AREA RATIO

	<u>NC2P-55(M)</u>
Maximum FAR:	3.75 (26,269 SF)
Minimum FAR:	2 (14,010 SF)

23.47A.014 SETBACKS REQUIREMENTS

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

Setback Requirements for Lots Abutting or Across the Alley from Residential Zones:
For a structure abutting a lot in an LR zone, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone as follows: 10 feet for portions of structures above 13 feet in height to a maximum of 65 feet with an additional 1 foot setback for every 10 feet beyond the initial 65 feet.

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

23.47A.024 AMENITY AREA
Required: 5% of gross floor area in residential use

5% x 26,291 SF = 1,314.5 SF

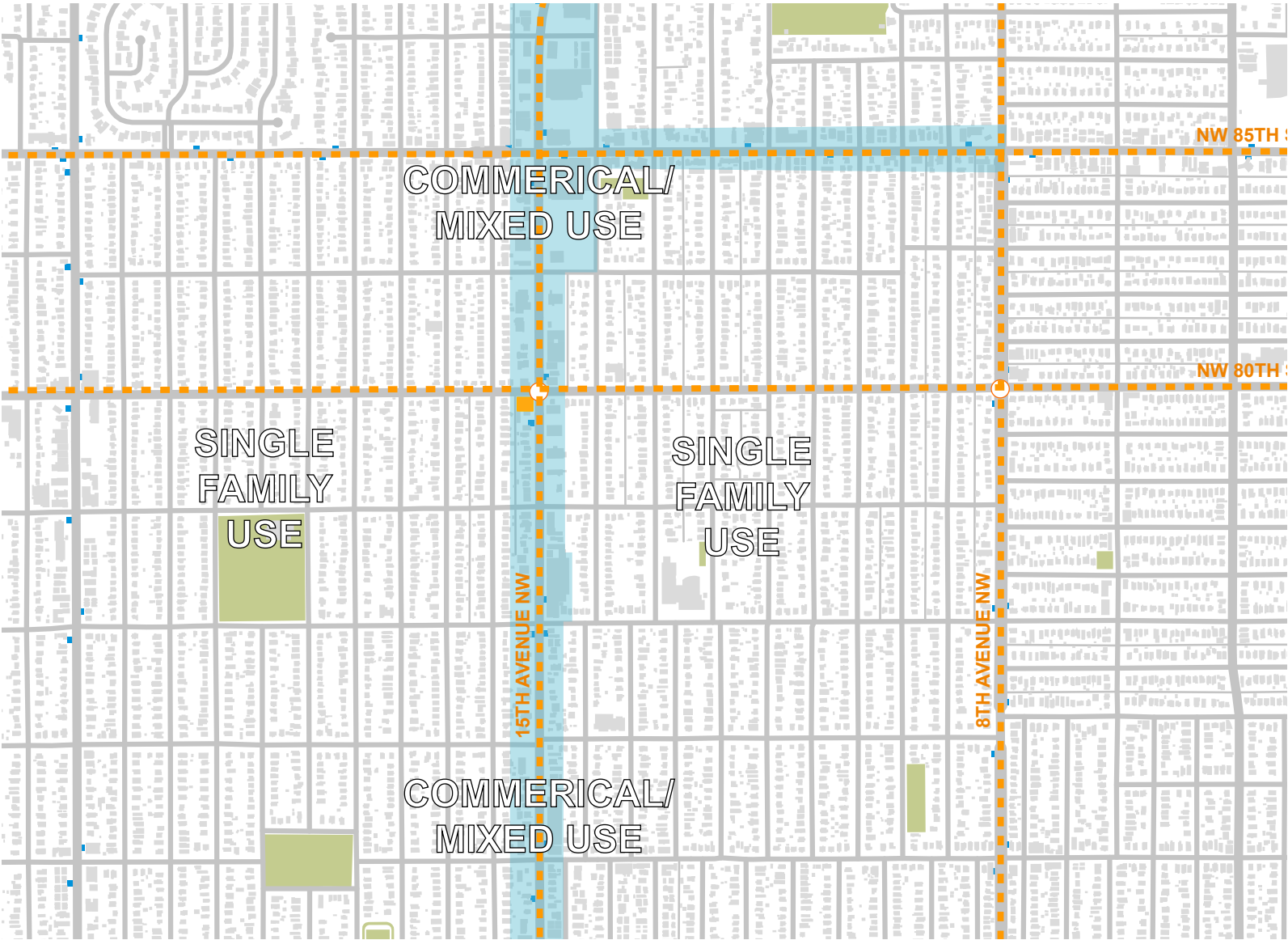
23.54.015 REQUIRED PARKING
Vehicle Parking: Not required.
The project is within an Urban Village and has a parking flexibility overlay.

Bicycle Parking:
Long-Term: 1 bicycle parking space per 1 SEDU (After the first 50 spaces are provided, additional spaces are required at three-quarters the required ratio).
60 SEDU's = 50 + (10 x .75) = 58 Bicycle spaces required

Short-Term: 1 bicycle parking space per 20 SEDU's
60 SEDU's = 60 / 20 = (3) 3 Bicycle spaces required

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
Residential, 100+ dwelling units: 575 SF

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



PROJECT SITE

- Two parcels with an existing structure located at the southwest corner of the intersection between 15th Ave NW and NW 80th St.
- Site Area = 7,011 SF square in shape, measures roughly 84' x 83'

TOPOGRAPHY

- Approximately 7'-6" of grade change from east to west along NW 80th St.
- Approximately 3'-0" of grade change from north to south along 15th Ave NW.
- Approximately 3'-6" of grade change from east to west along southern property line.
- Approximately 1'-0" of grade change from north to south along the Alley.

ADJACENT BUILDINGS AND USES

- Existing 4-story townhouse structure immediately south of site (NC2P-55)
- Existing 1-story retail building north across NW 80th St (NC2P-55)
- Existing 2-story single family residence west across the Alley (LR1)
- Existing 1-story retail building east across 15th Ave NW (NC2P-55)

SOLAR ACCESS & VIEWS

- Good solar access due to existing topography and existing low rise structures
- Possible views east towards the Cascade Mountains and west towards the Olympics.

ALLOWABLE STRUCTURE HEIGHT

NC2P-55(M) zoning allows for a 55'-0" structure height

- 4' bonus for rooftop features
- 16' bonus for stair/elevator penthouses

ALLOWABLE BUILDING AREA

NC2P-55(M) 3.75 FAR = 26,291.25 SF

LEGAL DESCRIPTION

LOT 29 AND 30 IN BLOCK 5 OF BURKE AND FARRARS FIFTH ADDITION TO THE CITY OF SEATTLE, PER PLAT RECORDED IN VOLUME 18 OF PLATS, PAGE 79, RECORDS OF KING COUNTY;

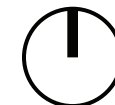
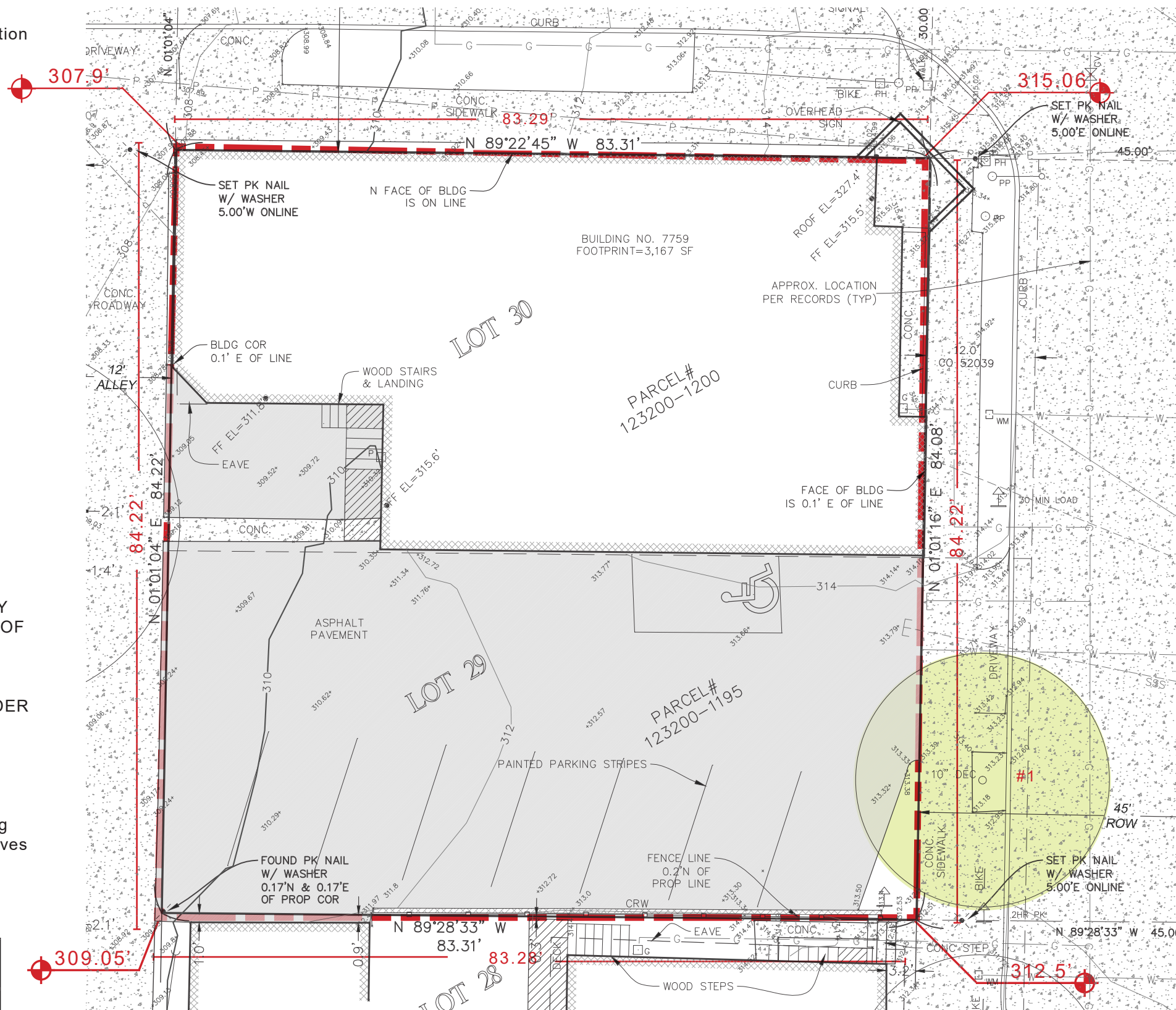
EXCEPT THE EAST 12 FEET THEREOF, CONDEMNED FOR WIDENING OF 15TH AVENUE NORTHWEST IN KING COUNTY SUPERIOR COURT CAUSE NO. 206194 UNDER ORDINANCE NO. 52039 OF THE CITY OF SEATTLE.

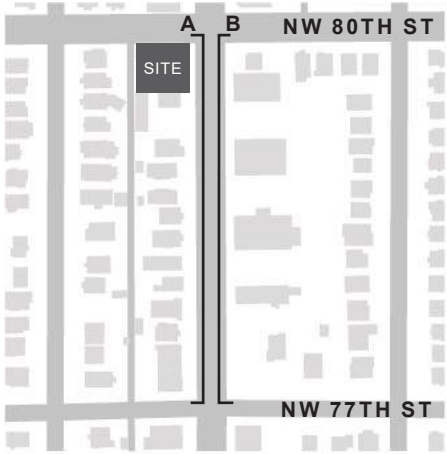
APN: 123200-1200; 123200-1195

TRAFFIC CIRCULATION

The site is located on 15th Ave NW, a principal arterial. Bus stops are in the vicinity along 15th Ave NW as well as more bus stops along NW 85th St. To the west, 17th Ave NW serves as a Neighborhood Greenway.

TREE #	TYPE	SIZE INCHES	EXCEPTIONAL	COMMENTS
1	Street Tree	11	N/A	To Remain





ONE STORY COMMERCIAL

LIVE WORK UNITS

NEIGHBORING MULTI FAMILY

ONE STORY COMMERCIAL

SITE

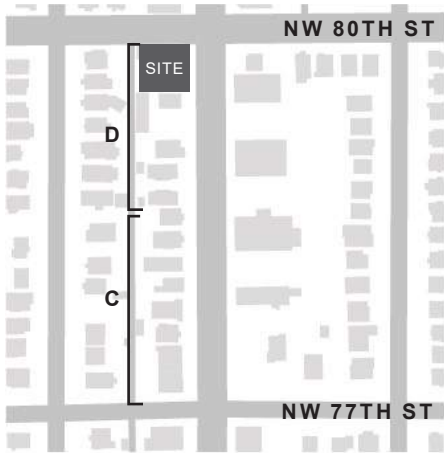


15TH AVE NW LOOKING WEST (A)

ACROSS FROM SITE



15TH AVE NW LOOKING EAST (B)



ALLEY LOOKING EAST (C)



ALLEY LOOKING EAST (D)



ACROSS FROM SITE



ALLEY LOOKING WEST (E)



ALLEY LOOKING WEST (F)



SITE



NW 80TH ST LOOKING SOUTH (A)

ACROSS FROM SITE



NW 80TH ST LOOKING NORTH (B)