



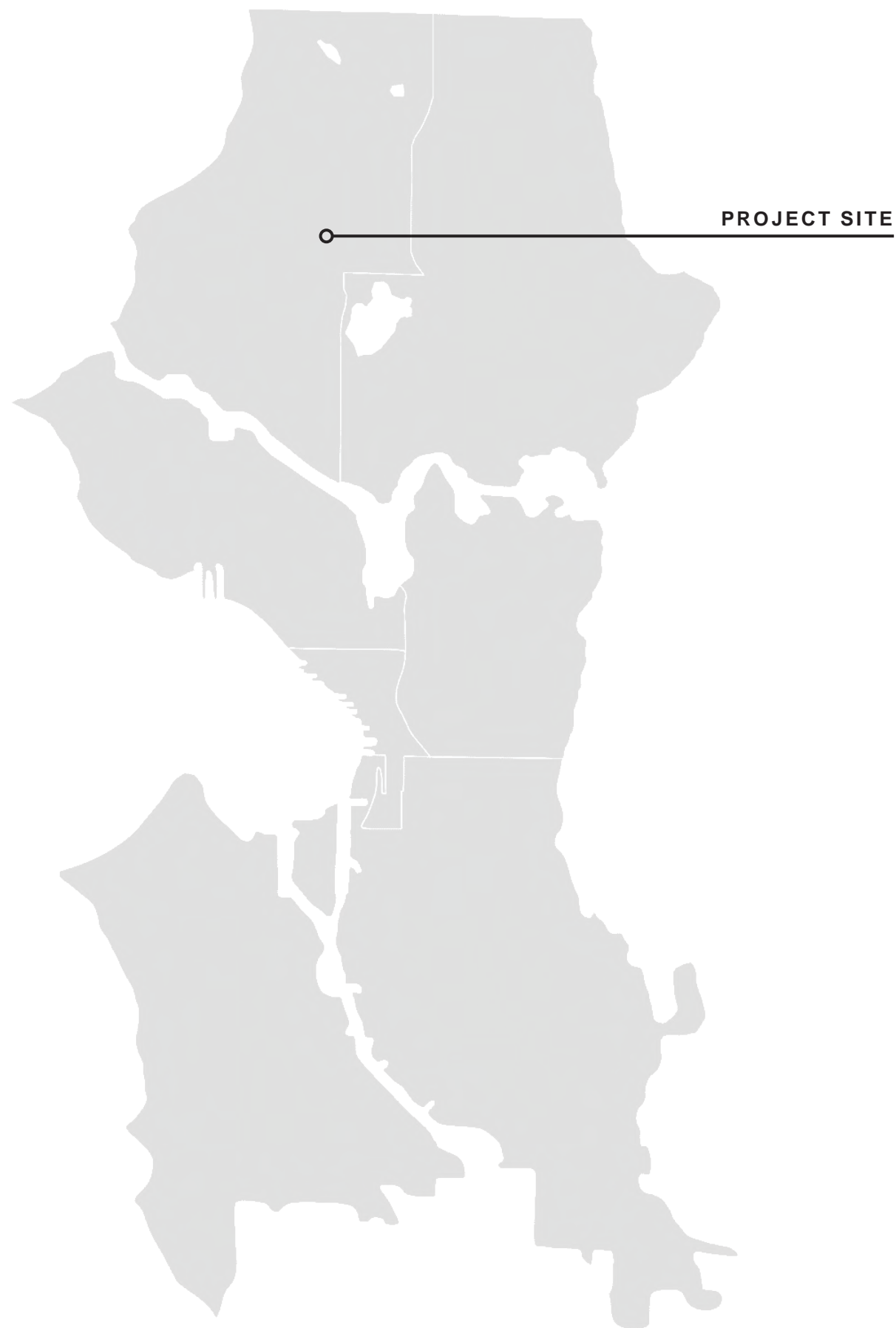
STREAMLINED  
DESIGN  
REVIEW

DCI # 3037678-EG  
8718 Linden Ave N  
Seattle, WA 98103

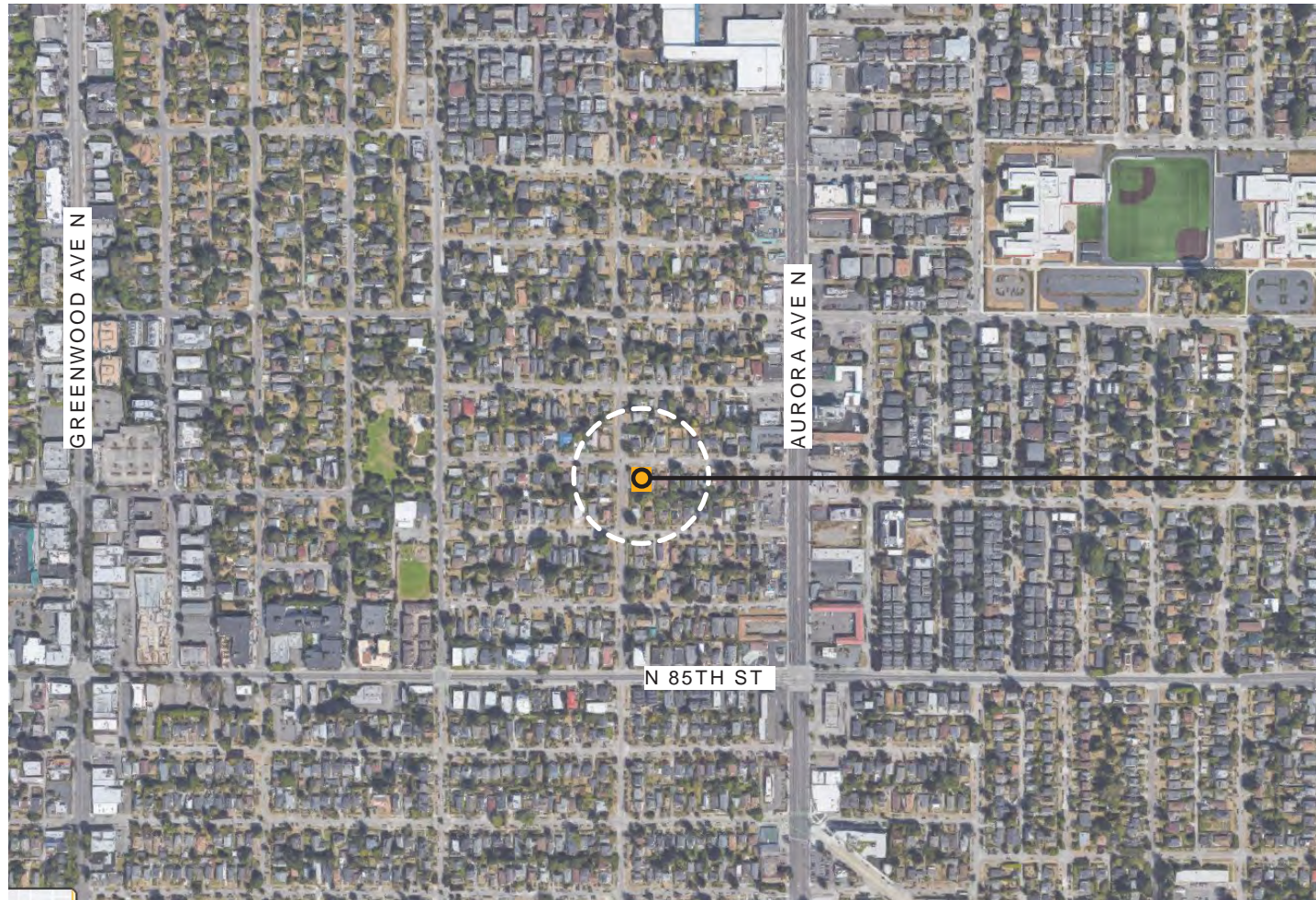
Applicant:  
Cone Architecture, LLC  
1319 N 49th St,  
Seattle, WA 98103  
Contact: Summer McEneny

Owner:  
Mirra Homes, LLC  
11624 SE 5th St  
Suite 210  
Bellevue, WA 98005  
Contact: Colt Boehme

DCI Contact:  
Sean Conrad  
sean.conrad@seattle.gov



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**EXISTING SITE**

The project site is parcel # 926670-1135 located at the corner of Linden Ave N and N 88th St. The lot measures roughly 102.58' wide by 50' deep, and is approximately 5,129 SF. Currently there is a single family structure and detached shed on the site that will be removed for the proposed project. The site is positioned in Low Rise Zone (LR1 (M1)), bordered by single family zoning to the west across Linden Ave N, and neighborhood commercial to the east on the same block. Directly to the east of the parcel is a one story single family house. To the west, across Linden Ave is a two story single family house. To the North, is a one and a half story single family house and to the South, is a one story single family house.

**ZONING AND OVERLAY DESIGNATION**

The project parcel is zoned LR1 (M1), having recently been up-zoned from SF 5000. The SF 5000 zoning is still intact to the west across Linden Ave N. To the east, the site is adjacent to neighborhood commercial zoning and access to public transportation along Aurora Ave N. It is also part of the Aurora Licton Springs Residential Urban Village. Due to the overlay of the Urban Village and proximity to transportation systems of the frequent transit zone overlay, no vehicular parking is required.

**DEVELOPMENT OBJECTIVES**

The project proposes the construction of a new multi-family residential building containing 6 rowhouse units. The existing single family residence and detached shed will be demolished under this proposal. The rowhouses will be approximately 1085 SF square feet of floor area per unit (6640 sf total).

No parking is required for all residential uses in multifamily zones within urban villages. This parcel is located on the edge of the Aurora Licton Springs Residential Urban Village, therefore parking is not required. However, we propose two (2) surface parking stalls at the rear of the lot, maintaining the current curb cut location along N 88th St.

**NEIGHBORHOOD CUES**

The subject parcel is located in between two significant arterials, Greenwood Ave N and Aurora Ave N. Greenwood offers a walkable neighborhood area, containing many bars, restaurants, and shops. Aurora contains large commercial spaces, and serves as a principal N-S arterial in the area. A prime location for increased density, the neighborhood offers easy transportation to downtown Seattle (including the rapid E line along Aurora) as well as close proximity to Interstate 5 further east. Surrounding the proposed project site are predominantly one to two story single family homes and a few multi-family apartment buildings towards the south and west. As the neighborhood increases density, this project will serve as a precedent, being one of the first of its scale in this vicinity.

**VICINITY MAP**



**SITE LOCATION**  
8718 Linden Ave N  
Seattle, WA 98103

**ZONING SUMMARY**  
Zone: LR-1 (M1)  
Overlay: Aurora-Licton Springs Residential Urban Village  
ECA: None

**PROJECT PROGRAM**  
Site Area: 5,129 SF  
Number of Residential Units: 6  
Number of Parking Stalls: 2  
Approx. FAR = 6,640 SF  
Approx. FAR Per Unit = 1,085 SF

**DESIGN REVIEW**  
Streamlined (Previously zoned SF 5000)

**ADJUSTMENTS REQUESTED**  
None

Address: 8718 Linden Ave N Seattle, WA 98103  
 Parcel #: 926670-1135  
 Zoning: LR1 (M1)  
 Overlays: Aurora-Licton Springs Residential Urban Village  
 Site Area: 5,129 SF

#### 23.45.504 Permitted Uses

Permitted outright: Residential

#### 23.45.514 Structure height

Allowed Maximum Base Height:	30'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.):	34'-0"
10'-0" additional allowed for stair penthouses:	40'-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.)

#### 23.45.510 floor area ratio

Maximum FAR: 1.3 (6,667.7 SF)

#### 23.45.518 Setbacks requirements

Front Setback:	5'-0" minimum
Rear Setback:	7'-0" average/5'-0" minimum
Side Setback for Facades <40' in length:	3'-6" minimum
Side Setback for Facades ≥ 40' in length:	3'-6" minimum

#### 23.45.524 Landscaping and Screening Standards

- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 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.

#### 23.45.522 Amenity Area

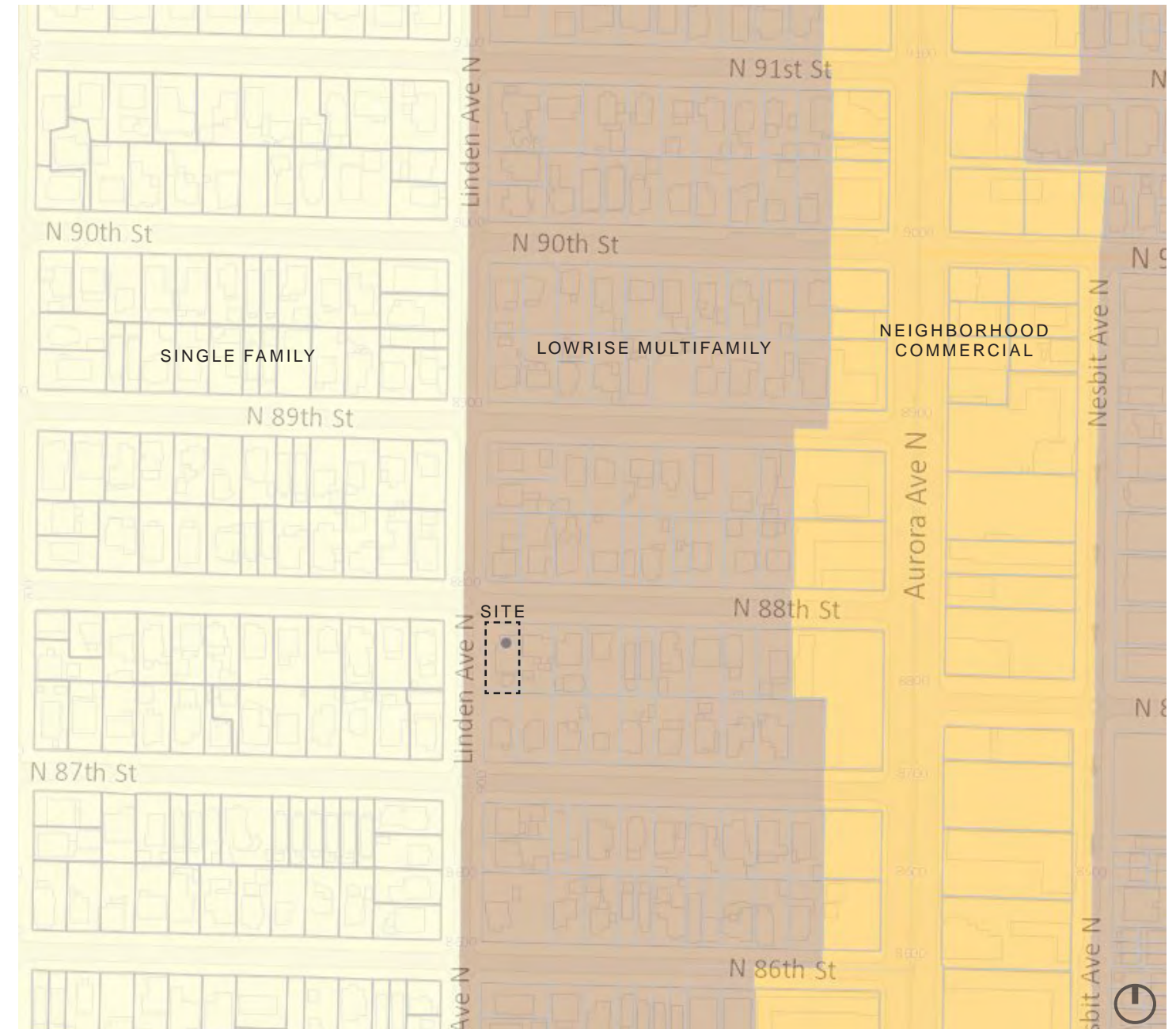
Required: 25% of lot area (50% provided on ground level)

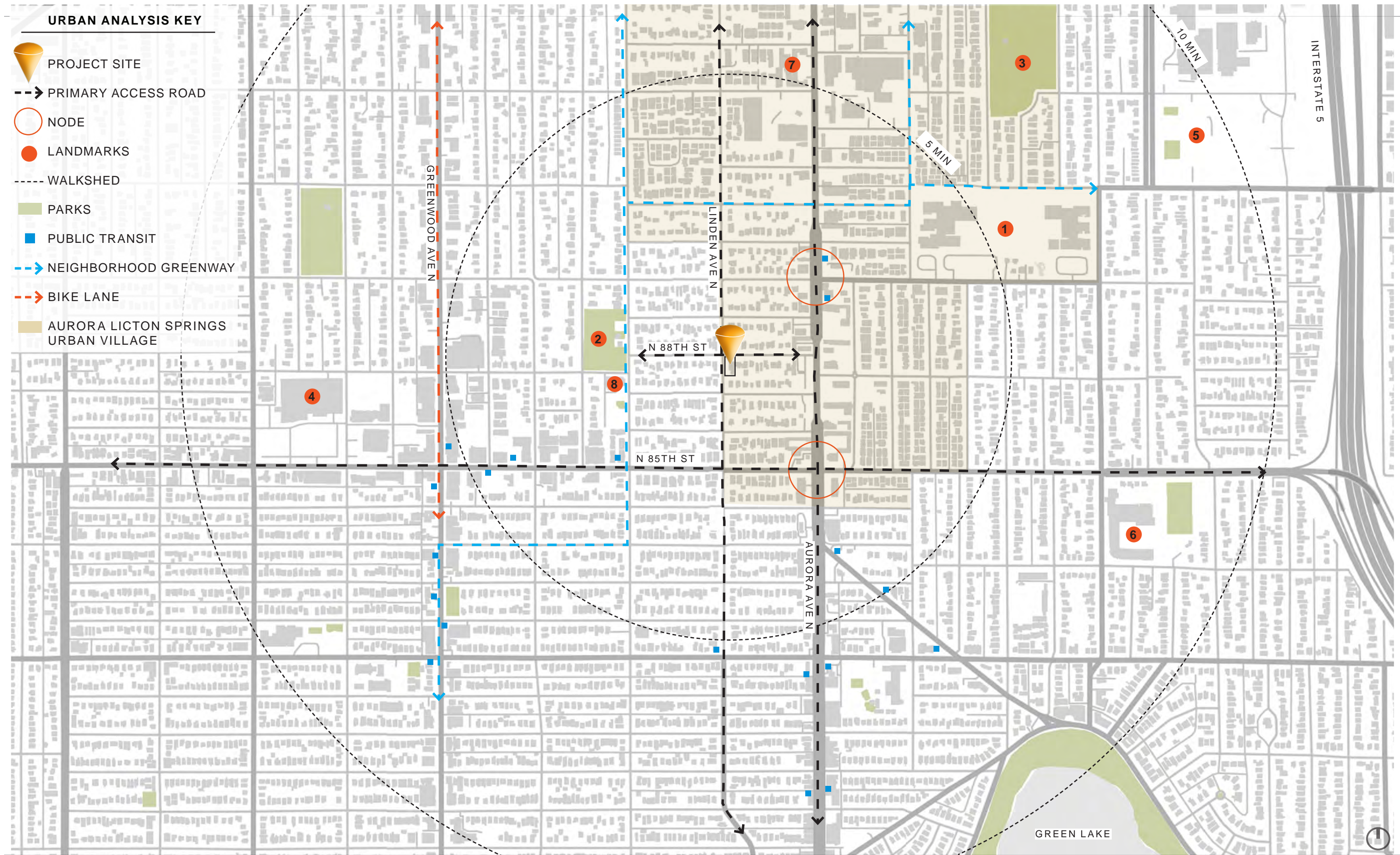
#### 23.54.015 Required Parking

The project is located within an Urban Village and parking flexibility area, therefore no parking is required.

#### 23.54.040 Solid Waste & Recyclable Materials Storage and Access

SPU approval required for 5+ multifamily units







ROBERT EAGLE STAFF MIDDLE SCHOOL 1



GREENWOOD PARK 2



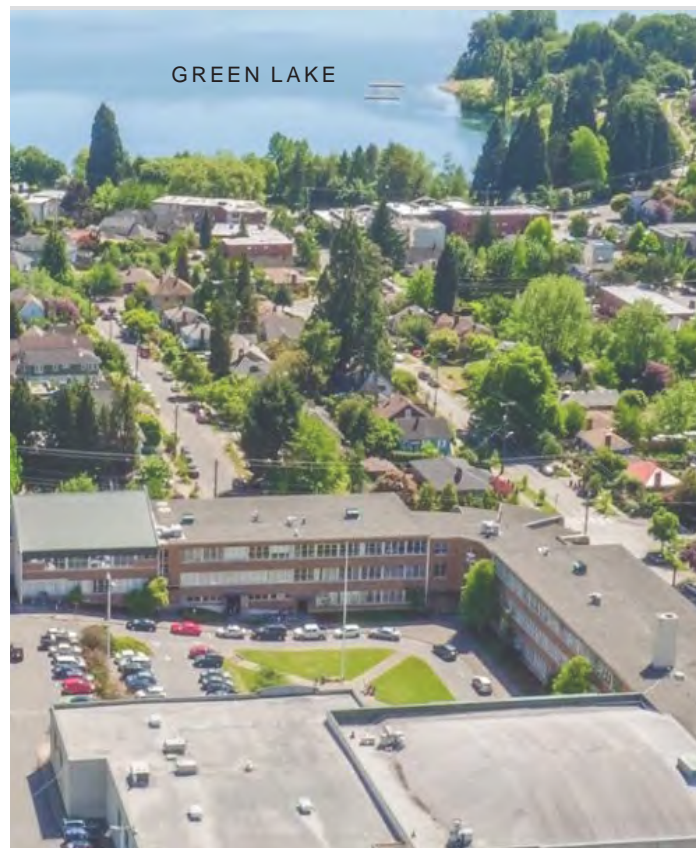
LICTON SPRINGS PARK 3



GROCERY STORE 4



LICTON SPRINGS P-PATCH COMMUNITY GARDEN 5



BISHOP BLANCHET HIGH SCHOOL 6



LOCAL BREWERY - LANTER BREWING 7



BOYS AND GIRLS CLUBS 8

**Summary of Outreach Plan:**

**1. Printed Outreach**

- a. Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site (high impact method)
- b. Flier will advertise the proposed project, and will contain links to an online survey and interactive project website.
- c. Direct mailings will be translated into Spanish, Vietnamese, Cantonese, and Mandarin.
- d. 5 separate links each (10 links total) will be provided to the survey and the website containing each of the translations.

Date: Fliers were mailed 3/22/2021

**2. Electronic/Digital Outreach 1**

- a. Online survey (high impact method)
- b. Survey will be translated into Spanish, Vietnamese, Cantonese, and Mandarin.
- c. Translation will be requested for the non-predetermined answers (i.e. if the participant clicks "other" and fills in their own answer) that are received for each of the above languages.

English Survey Link: <https://www.surveymonkey.com/r/YYWXDQJ>  
 Spanish Survey Link: <https://www.es.surveymonkey.com/r/YR3GK9W>  
 Vietnamese Survey Link: <https://www.surveymonkey.com/r/YF9S5RY>  
 Cantonese Survey Link: <https://www.zh.surveymonkey.com/r/YGQZFGP>  
 Mandarin Survey Link: <https://www.zh.surveymonkey.com/r/YGQZFGP>


Date: Survey Launched 3/23/2021  
 Survey Closed 4/13/2021

**3. Electronic/Digital Outreach 2 (COVID replacement for In-Person)**


- a. Interactive project website (with public commenting function) (high impact method)
- b. Website will be translated into Spanish, Vietnamese, Cantonese, and Mandarin.
- c. Translation will be requested for comments left on the website in the above languages.

English Website Address: <https://www.cone-outreach.com/lindenrow>  
 Spanish Website Address: <https://www.cone-outreach.com/lindenrowa>  
 Vietnamese Website Address: <https://www.cone-outreach.com/lindenrowb>  
 Cantonese Website Address: <https://www.cone-outreach.com/lindenrowc>  
 Mandarin Website Address: <https://www.cone-outreach.com/lindenrowd>

Date: Site Became Available 3/23/2021



**CONE ARCHITECTURE**



**Hello Resident! This flyer is to include you in a PROJECT UNDER DESIGN REVIEW in your neighborhood.**

**Hola residente! Este folleto es para incluirlo en un proyecto en revisión de diseño en su vecindario.**

Project Name/nombre de proyecto: Linden Rowhouses  
 Project address/direccion: 8718 Linden Ave N

SDCI record number/numero de registro SDCI: 3037678-EG

Applicant/solicitante: Summer McEneny, Cone Architecture


Contact/contacto: [lindenrow@cone-arch.com](mailto:lindenrow@cone-arch.com), 206-693-3133

**Acerca el proyecto:**  
 Cone Architecture y Mirra Homes está diseñando un nuevo proyecto de casas de hilera de 3 pisos en 8718 Linden Ave N. El nuevo desarrollo incluirá 6 casas en hilera y 4 lugares de estacionamiento.

**Comparta sus ideas:**  
 A nosotros nos gustaría saber qué opina la comunidad sobre el proyecto "Linden Rowhouses". Para compartir sus inquietudes y prioridades acerca de éste nuevo proyecto y para el vecindario en general, visite el sitio web del proyecto o realice la encuesta en línea.

La información que comparta en esta encuesta podría hacerse pública. No comparta ninguna información personal y/o confidencial.

Visite nuestro sitio web interactivo del proyecto para obtener más información sobre la propuesta. El sitio web presenta planes preliminares de la obra y parámetros generales del proyecto. Todos son bienvenidos a revisar, hacer preguntas y proporcionar comentarios.  
[cone-outreach.com/lindenrowa](https://www.cone-outreach.com/lindenrowa)



Encuesta estará disponible del 23/03/21 al 13/04/21.

**Información Adicional:**  
 Puede seguir el avance a lo largo del proceso de permisos. Busque la dirección del proyecto "8718 Linden Ave N" o el número de proyecto "3037678-EG" en el calendario de revisión de diseño y en el portal de servicios de Seattle.

**Project information:**  
 Cone Architecture and Mirra Homes are designing a new 3-story rowhouse project at 8718 Linden Ave N. The new development will include 6 units and 4 surface parking stalls.


**Share your thoughts:**  
 We want to hear from the community about the Linden Rowhouses. Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website or by taking the online survey.

Information you share in this survey could be made public. Please do not share any personal/sensitive information

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

[www.cone-outreach.com/lindenrow](https://www.cone-outreach.com/lindenrow)  
 Online survey will be available from 03/23/21 – 04/13/21.

**Additional information:**  
 You can track our progress throughout the permitting process. Search the project address "8718 Linden Ave N" or project number "3037678-EG" in the Design Review Calendar and the Seattle Services Portal.



\*EXAMPLE OF FLIER. SEE DON PACKAGE FOR ALL LANGUAGES



**Project Address:** 8718 Linden Ave N  
**SDCI Record Number:** 3037678-EG

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 Online survey will be available from 03/23/21 to 04/13/21.

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1. What is your connection to this project (Select all that apply)

I live very close to the project  I visit the area often for work or leisure

I live in the general area  I don't have a direct connection, but I care about growth and development in Seattle

I work/business nearby

Other (please specify): \_\_\_\_\_

2. What is most important to you about a new building on this property? (Select all that apply)

That it is nice looking  That it is designed to be family friendly

That it looks unique and interesting  That it is designed with environmental sustainability in mind

That it is affordable for residents and/or business

Other (please specify): \_\_\_\_\_

3. What concerns do you have about this project? (Select all that apply)

Construction noise impacts  That it may not fit in with other buildings nearby

That it will take the way it looks  I don't have a direct connection, but I care about growth and development in Seattle

That it will not be affordable  That it will make driving and parking in the neighborhood more difficult

I don't have any specific concerns

Other (please specify): \_\_\_\_\_

4. Is there anything specific about this property or neighborhood that would be important for us to know?

\_\_\_\_\_

5. Would you like to be contacted about this project in the future? If so, please provide your email address.

\_\_\_\_\_

Do you have any additional project-related comments or ideas to share?  
 Contact Summer McEneny at Cone Architecture at [lindenrowa@cone-arch.com](mailto:lindenrowa@cone-arch.com) or (206) 693-3133

**Submit**

\*SCREENSHOT OF SURVEY IN ENGLISH. SEE DON PACKAGE FOR ALL LANGUAGES

**Summary of Community Responses:**

**Electronic/Digital Outreach 1:** Cone Architecture received 16 responses to the survey that was created through Survey Monkey. All of the responses were in English, no other language responses were recieved. A summary of the responses received is as follows:

- Q1 : What is your connection to this project? (Select all that apply)
- (15) I live very close to the project.
  - (1) I live in the general area
  - (0) I own a business nearby
  - (0) I visit the area often for work or leisure
  - (0) I don't have a direct connection, but I care about growth and development in Seattle
  - (0) Other
- Q2 : What is mose important to you about a new building on this property? (Select all that apply)
- (8) That it is nice looking
  - (1) That it looks unique and interesting
  - (5) That it is affordable for residents and/or businesses
  - (7) That it is designed to be family-friendly
  - (4) That it is designed with environmental sustainability in mind
  - (7) Other
- Q3: What concerns do you have about this project? (Select all that apply)
- (5) Construction noise/ impact
  - (4) That I will not like the way it looks
  - (3) That it will not be affordable
  - (11) That it may feel out of scale with other buildings nearby
  - (14) That it will make driving and parking in the neighborhood more difficult
  - (1) I dont have any specific concerns
  - (1) Other
- Q4 : Is there anything specific about this property or neighborhood that would be important for us to know?
- (6) No Response
  - (5) Parking concerns
  - (2) Affordability concerns
  - (1) Cohesive aesthetic concerns
  - (2) family oriented neighborhood
  - (1) Appretiation of increased density
  - (1) Enjoys rowhouses
  - (1) Height concerns
  - (1) Displacement concerns
- Q5 : Would you like to be contacted about this project in the future? If so please provide your email.
- (9) Yes, provided email
  - (7) No response

**Linden Rowhouses**  
Early Outreach for Design Review

**About the project**  
Cone Architecture and Mirra Homes are designing a new 3-story rowhouse project at 8718 Linden Ave N. The new development will include 6 units and 4 surface parking stalls.

ADDRESS: 8718 Linden Ave N  
SDCI RECORD NUMBER: 3037678-EG  
APPLICANT: Cone Architecture  
CONTACT: Summer McEneny  
lindenrow@cone-arch.com  
206-693-3133

**Take an online survey**  
Use this online survey to provide feedback. Information you share in this survey could be made public. Please do not share any personal/sensitive information. This survey will be available from 03/23/21 – 04/13/21.

**Share your thoughts**  
Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

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**Form fields:**  
Name  
Email  
Phone  
Tell us more

**Buttons:**  
Take Survey  
Submit

\*SCREENSHOT OF WEBSITE IN ENGLISH. SEE DON PACKAGE FOR ALL LANGUAGES





**ZONING KEY**

- NEIGHBORHOOD COMMERCIAL
- MULTI-FAMILY
- SINGLE FAMILY

**NEIGHBORING USES**

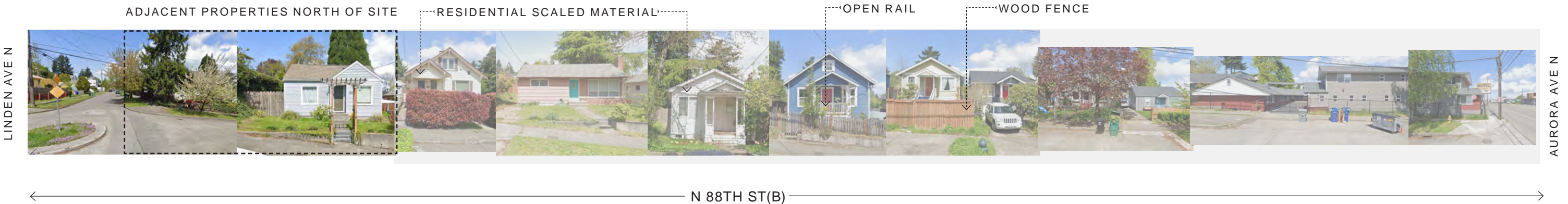
- SITE
- RESIDENTIAL
- COMMERCIAL



**SURROUNDING BLOCK ANALYSIS**

The immediate surrounding residential context consists of one or two story single family homes, as this area was recently up-zoned from SF 5000, and single family zoning still exists across Linden Ave N. As you move further east along N 88th St, the zoning and uses transition to commercial surrounding Aurora Ave N.

Drawing from our immediate residential context, there are many design cues we have looked to incorporate into our proposal. Due to the sloping nature of the topography, it is common to see stoops, stairs or ramps leading up to most of the residential entries. Many of the homes are neutral in tone or make use of soft colors. Other common features are the use of wood fences, trim around windows, angled roof forms, and open rail.







LOOKING WEST



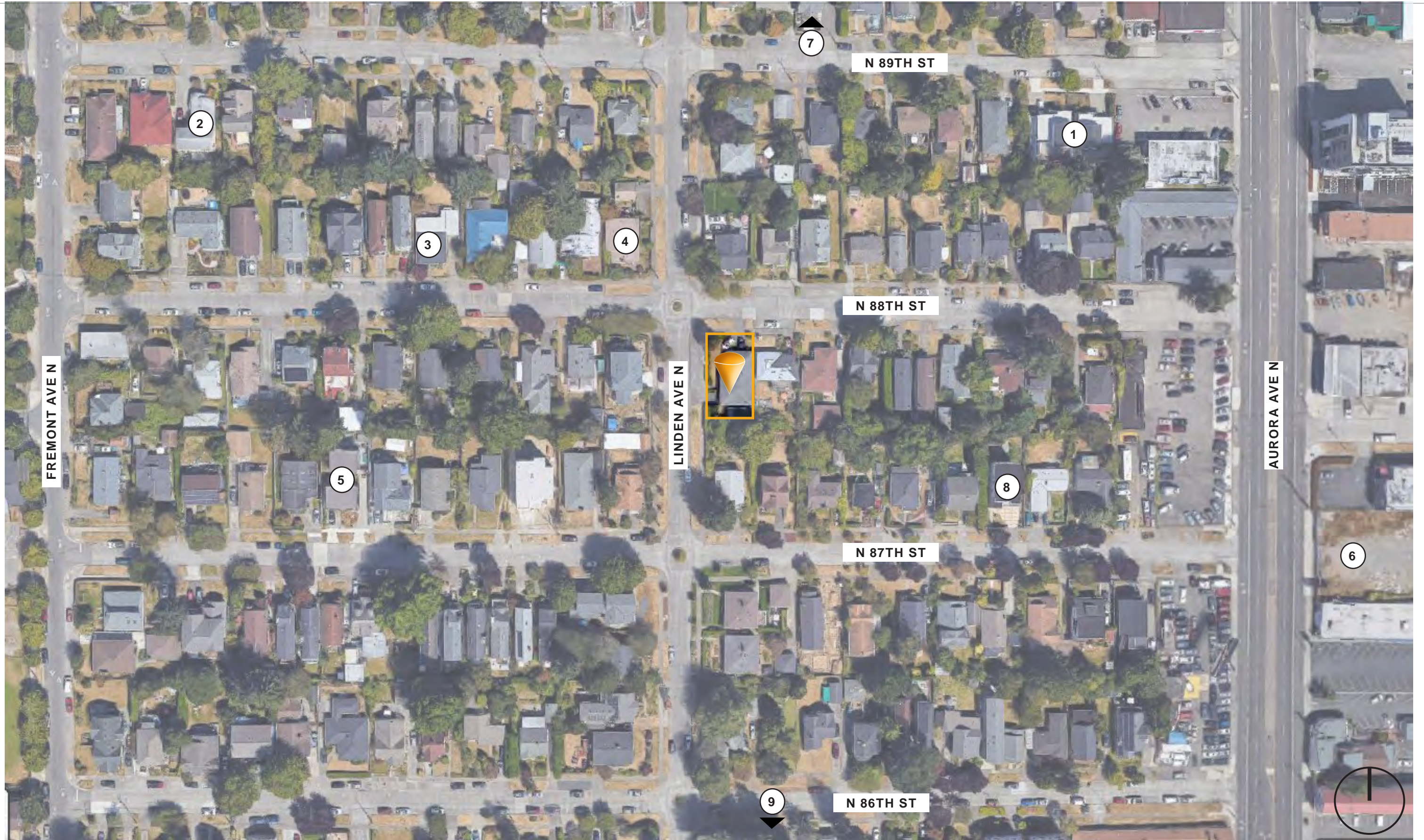
LOOKING SOUTH



LOOKING EAST AT EXISTING CURB CUT ON LINDEN AVE N



LOOKING EAST



Context around site - single family with some multifamily + mix of traditional and contemporary architecture

**SURROUNDING CONTEXT ANALYSIS**

This immediate area is fairly new to the impact of the growing development in this neighborhood. Most of the surrounding context is of older single family homes (2, 3, 4), with a few modern designs found throughout (1, 5, 8). Only a few multifamily precedents exist here, either further north or south of the site or along Aurora Ave N (6, 7, 9).

The older single family homes all incorporate pitched roofs, residentially scaled material (lap siding), and a stoop or steps up from street level. Most of the newer projects have proposed warmth through wood tones and the use of other high quality materials. All new projects provide large street-facing windows and some incorporate pitched roofs to fit in with the older surrounding context.

We intend to respond with similar material pallet that fits with both older and newer context, while proposing a reduced massing at the street level to better engage and fit with the scale of the existing single family homes. The focus of the proposed project is to connect with the neighborhood's characteristics, paying special attention to detailing, landscaping, massing forms and most importantly, street facade design.



PRIORITY DESIGN GUIDELINES

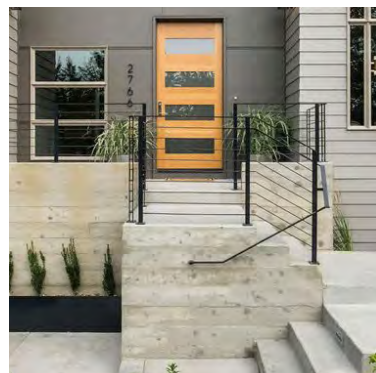
EARLY RESPONSE



**CS1. NATURAL SYSTEMS AND SITE FEATURES**

- C. TOPOGRAPHY**
1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.
  2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

We have carefully considered the building interaction with the street to create an appealing pedestrian experience and transition from public to private realm. We propose front entry access from Linden Ave N (west) up a small stoop to the second floor of the building. This allows the building to present to the street as a 2-story structure to the west, with all 3 stories visible to the east, due to the topography change along N 88th St.



**CS2. URBAN PATTERN AND FORM**

**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

This is one of the first rowhouses of this scale in the neighborhood, giving us the opportunity to set a precedent for future development. This project aims to fit within its surrounding context, while also proposing a strong concept since it’s on a corner site.

**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

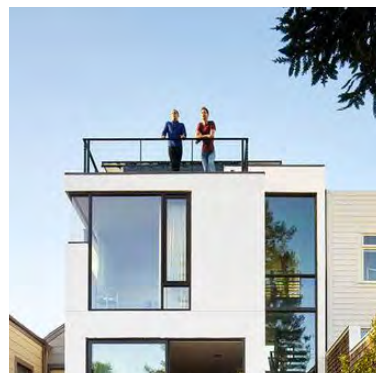
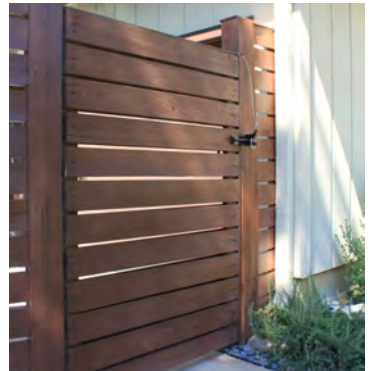
On Linden Ave N, the two story massing mentioned above is further modulated by the presence of the exterior stair to the roof deck. This both eliminates additional bulk that would come from a stair tower and provides plane changes and opportunity to introduce new materials. We’re angling the walls for the exterior stair as well, to mirror some of the angled roof forms in our surrounding context. At the pedestrian level, we propose stoop entries, a repeating element we’ve identified in the neighborhood.

**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:
  - a. Distance to the edge of a less (or more) intensive zone;
4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.
5. Respect for Adjacent Sites: Respect adjacent properties with design and Site planning to minimize disrupting the privacy and outdoor activities of Residents in adjacent buildings.

On N 88th St, we have given the corner unit a unique material treatment and utilized corner windows and open rail to further break down massing. We propose large glazing at the NE corner, allowing for great territorial views to the east.

All of the above moves are in response to the single family zone transition to the west across Linden Ave N, as well as surrounding existing single family homes in the LR zone, utilizing techniques seen in the design guidelines to the left - lowering building height, breaking up the mass of the building, and matching scale of adjacent properties.



PRIORITY DESIGN GUIDELINES

EARLY RESPONSE



**CS3. ARCHITECTURAL CONTEXT AND CHARACTER**

**A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES**

4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

The project aims to repeat positive attributes from around the area. Trim around windows, woodtone materials, board and batten, large glazing, open railing, and stoops. Being the first rowhouses of this scale in the neighborhood, and setting the precedent for future development, it will be important to create a positive pedestrian experience. The reduced massing scale makes the secondary elements read more strongly and therefore require more attention to detail, which we have provided in the ways outlined above.



**PL3. STREET-LEVEL INTERACTION**

**A. ENTRIES**

1.d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

- a. overhead shelter: canopies, porches, building extensions;
- b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- c. ground surface: seating walls; special paving, landscaping, trees, lighting;
- d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

Materials are thoughtfully chosen to complement the neighborhood and introduce high level texture and detail. Woodtone brings texture and warmth that is consistent with the surrounding context. The collection of elements at the entry - woodtone, address numerals, awning, glass railing, and plantings, contain a lot of texture and visual interest, while also clearly defining the public-private transitional edge. Native plant species will be introduced along the building edges with a special focus at the street to create a nice pedestrian experience.



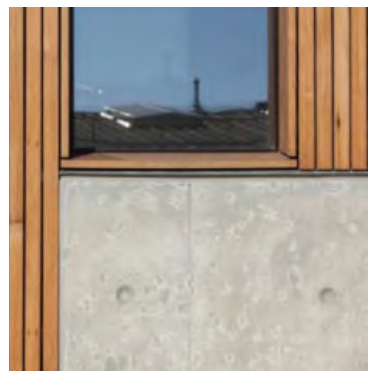
**B. RESIDENTIAL EDGES**

1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. 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; and
- c. a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.

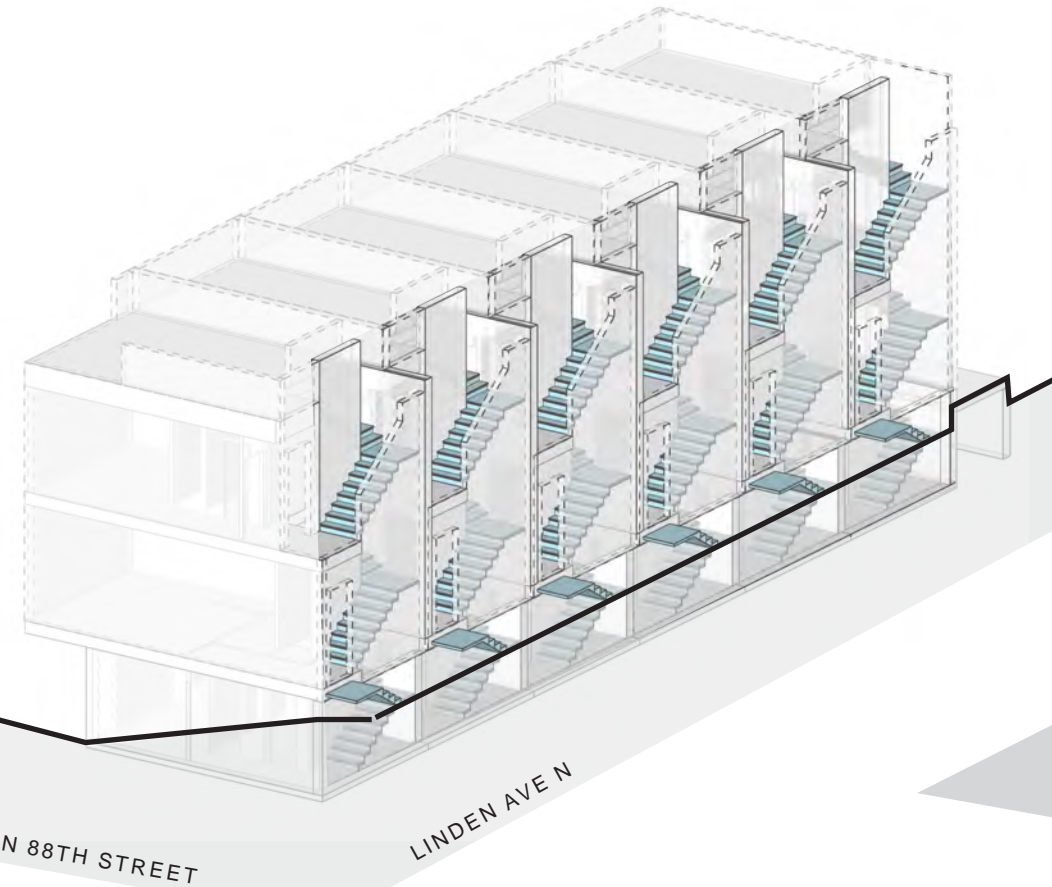
The main floor will be elevated ~30" above the street, with access to the front door provided at the top of a stoop. The stoop, along with landscaping, awnings, address numerals, and use of a special material to indicate the entry will all help create a transitional realm from public to private, reinforcing resident's safety while also engaging with the street realm.





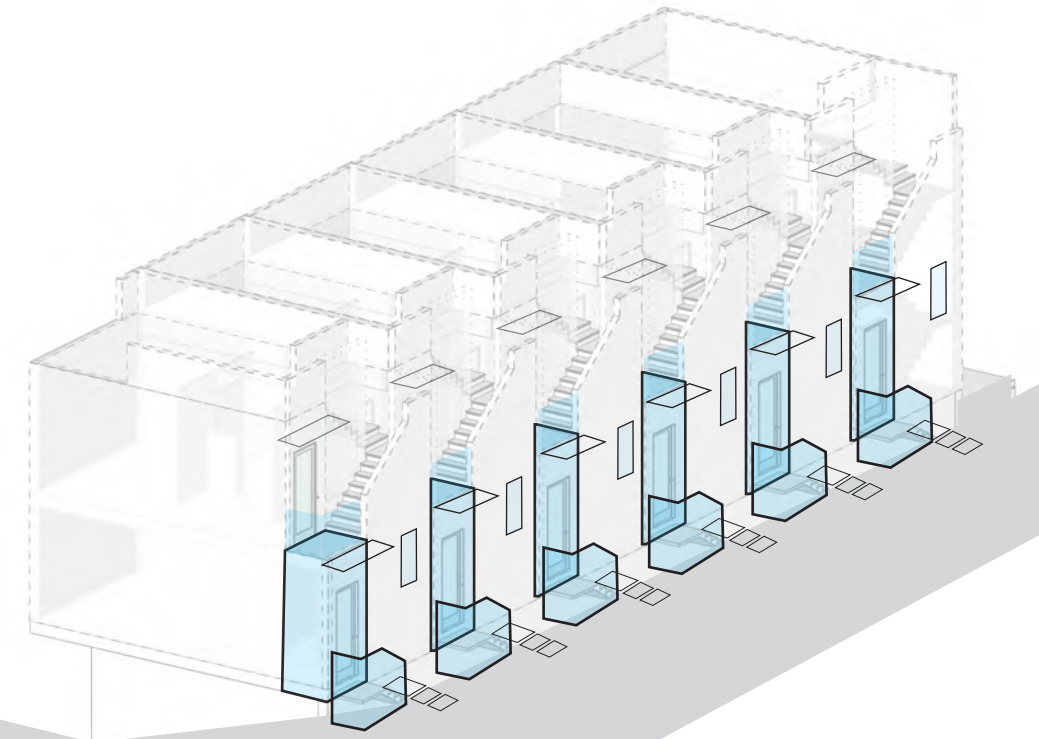
**-TOPOGRAPHY  
-RELATIONSHIP TO  
THE BLOCK  
-UNIT  
CIRCULATION**

CIRCULATION IS LOCATED AT THE FRONT OF THE UNIT TO ALLOW FOR MASSING TO BE PARTIALLY SUNKEN INTO SLOPING GRADE. UTILIZING NATURAL TOPOGRAPHY ALLOWS THIS PROJECT TO PROVIDE A LOWERED BUILDING HEIGHT ADJACENT TO A ZONE TRANSITION ACROSS LINDEN.  
(CS1.C.1)



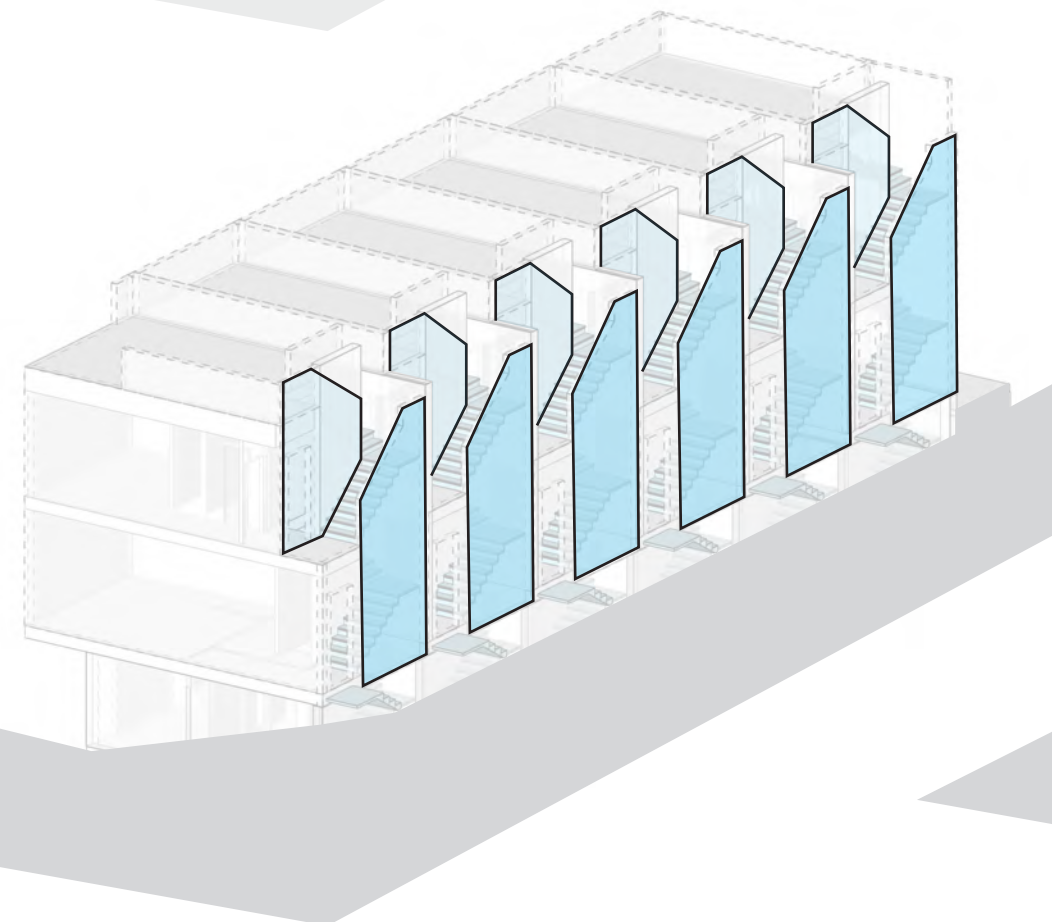
**-ENTRIES &  
RESIDENTIAL EDGES**

ENSEMBLE OF ENTRY ELEMENTS INCLUDE:  
-AWNING  
-WINDOW TRIM  
-WOODTONE SIDING  
-STAIRS AND OPEN RAIL (STOOP)  
-SOFFIT LIGHTING  
-ADDRESS NUMBERS  
ALL OF THESE ELEMENTS ADD TEXTURE AND CHARACTER TO THE ENTRIES AND HELP DEFINE THE BOUNDARY BETWEEN PUBLIC AND PRIVATE REALM.  
(PL3.A.1-2)



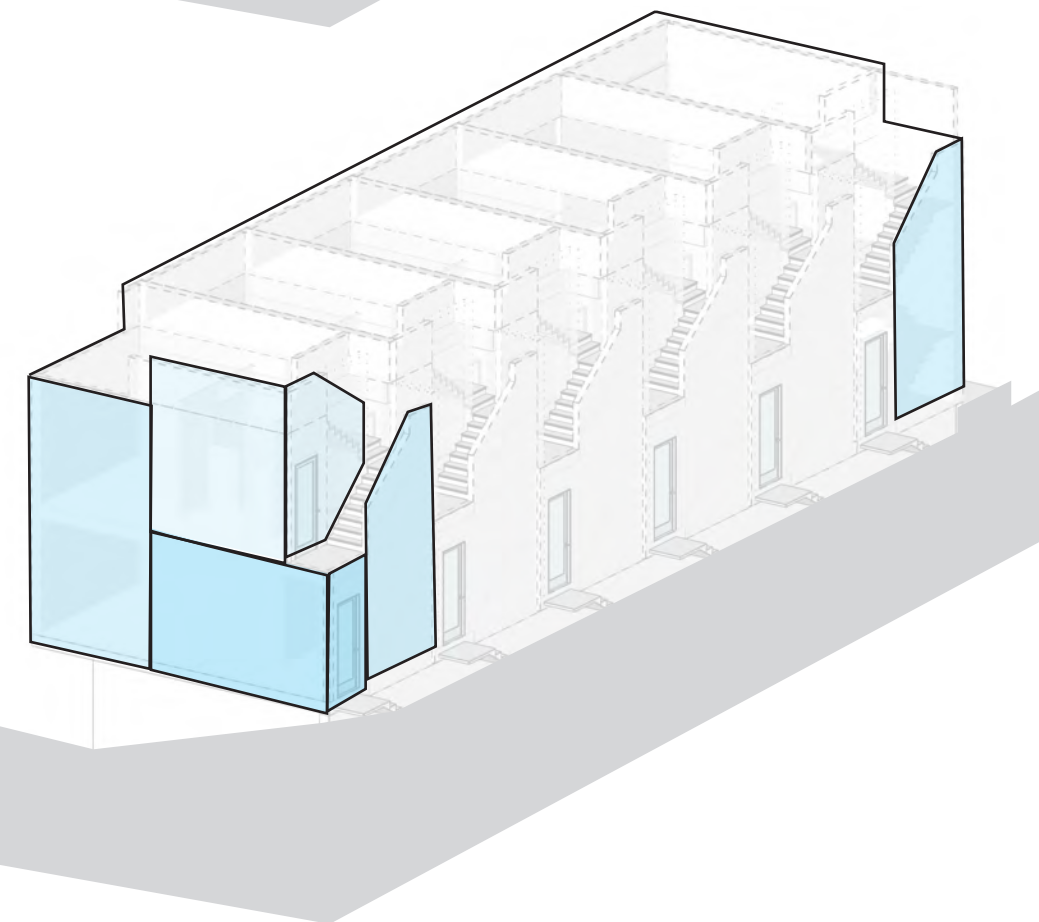
**-HEIGHT, BULK,  
AND SCALE  
-MODULATION &  
BREAKDOWN IN  
SCALE**

STAIR TOWER IS ELIMINATED BY PROVIDING EXTERIOR CIRCULATION TO THE ROOF, ANGLED WALLS ARE INTRODUCED TO FURTHER BREAK DOWN THE STREET MASSING THAT IS ~ 20' ABOVE SIDEWALK, MATCHING THE SCALE OF SURROUNDING SINGLE FAMILY CONTEXT.  
(CS2.D.3-5)



**-URBAN PATTERN  
AND FORM**

SPECIAL CORNER TREATMENT IS IMPLEMENTED WITH THE USE OF CORNER GLAZING, UNIQUE MATERIAL TREATMENT AT THIS UNIT AND THE BREAK DOWN OF THE ENTRY WALLS AND OPEN GLASS RAIL. THE PERCEIVED MASSING IS FURTHER REDUCED AT THE ROOF TOP WITH THE USE OF OPEN RAIL AT THE CORNER.  
(CS2.A-D)



**PROPOSED PROJECT SITE**

- Located at the corner of N 88th St & Linden Ave N
- 1 existing single family home and 1 detached shed
- Site area = 5,129 sf
- Measures 102.58' wide by 50' deep

**TOPOGRAPHY**

- Linden Ave N is consistent and flat from N to S
- N 88th St has approx. 7' of grade change from W to E

**ADJACENT BUILDINGS AND USES**

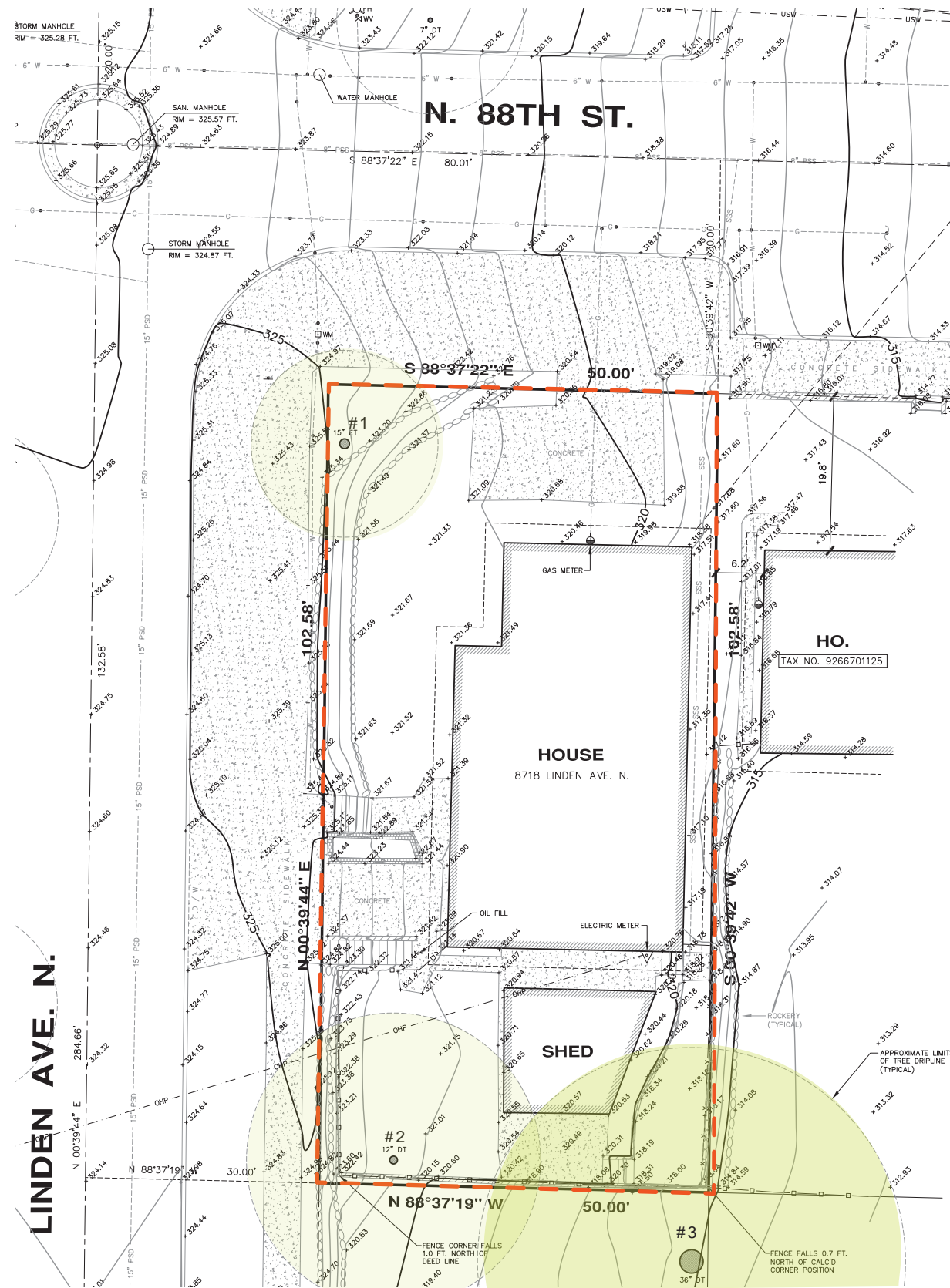
- East: 1-story SFR
- West: 2-story SFR
- North: 1.5 story SFR
- South: 1-story SFR

**TREES**

- 2 on site trees, neither exceptional
- 1 tree off site to south, considered exceptional
- Excerpt from arborist report and tree protection plan for off site exceptional tree to right.

**LEGAL DESCRIPTION**

LOTS 3 AND 4, BLOCK 30, WEST GREEN LAKE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WA.



SURVEY

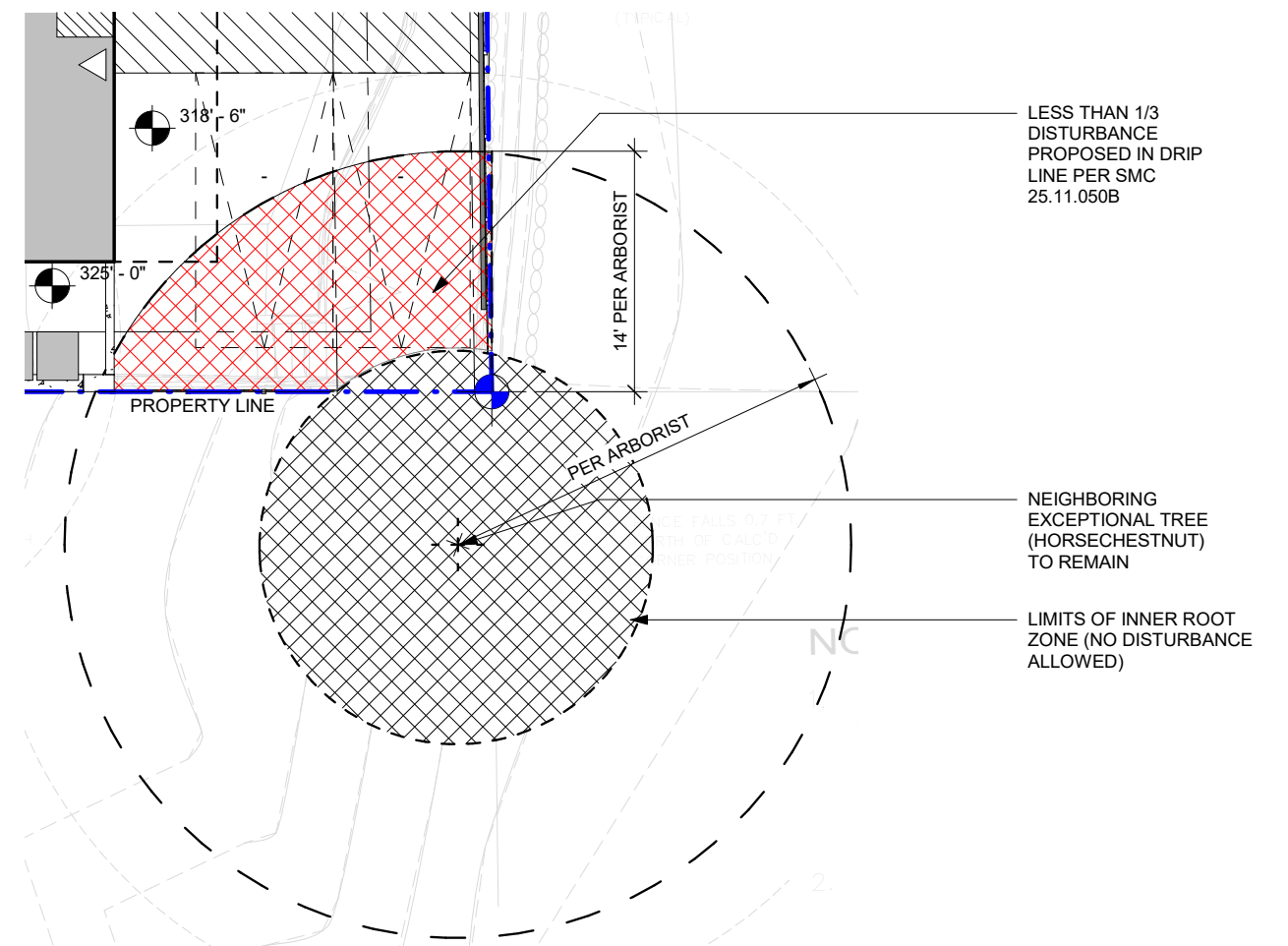
**TREE INVENTORY REPORT BY SHOFFNER CONSULTING**

DATED: OCTOBER 26, 2020

#	SPECIES	DBH	CSB	CONDITION	EXCEPTIONAL YES/NO
1	COLORADO BLUE SPRUCE	14"	24'	GOOD	NO
2	SAUCER MAGNOLIA	7.5"	30'	GOOD	NO

**NEIGHBORING TREES:**

3	HORSECHESTNUT	36"	14'	GOOD	YES
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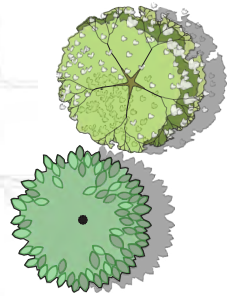
EXCEPTIONAL TREE PROTECTION PLAN

N 88TH ST

PLANT SCHEDULE



TREES



BOTANICAL / COMMON NAME	SIZE
<i>Quercus coccinea</i> / Scarlet Oak	2"-2.5" Cal B&B
<i>Zelkova serrata</i> 'Greenvase' / Green Vase Zelkova	2"-2.5" Cal B&B

SHRUBS



BOTANICAL / COMMON NAME	SIZE
<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass	1 gal
<i>Carex morrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge	1 gal
<i>Evonymus fortunei</i> 'Emerald 'n' Gold' TM / Golden Wintercreeper	1 gal
<i>Juniperus virginiana</i> 'Skyrocket' / Skyrocket Juniper	5'-6' Ht
<i>Lavandula angustifolia</i> 'Hidcote Blue' / Hidcote Blue Lavender	1 gal
<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf	1 gal
<i>Nandina domestica</i> 'Sienna Sunrise' / Heavenly Bamboo	5 gal
<i>Pennisetum orientale</i> / Oriental Fountain Grass	1 gal
<i>Polystichum munitum</i> / Western Sword Fern	1 gal
<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel	2 gal
<i>Rhododendron x 'Ramapo'</i> / Ramapo Rhododendron	3 gal
<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca	2 gal
<i>Taxus x media</i> 'H.M. Eddie' / H.M Eddie Yew	3'-5' Ht

BIORETENTION



BOTANICAL / COMMON NAME	SIZE
<i>Cornus alba</i> 'Gouchaultii' / Goldenleaf Dogwood	5 gal
<i>Juncus inflexus</i> 'Blue Arrow' / Blue Arrow Juncus	1 gal
<i>Polygonatum odoratum</i> / Solomon's Seal	1 gal

GROUND COVERS



BOTANICAL / COMMON NAME	SIZE
<i>Rubus calycinoides</i> 'Emerald Carpet' / Creeping Raspberry	4"pot
<i>Vinca minor</i> 'Bowles Blue' / Dwarf Periwinkle	4"pot

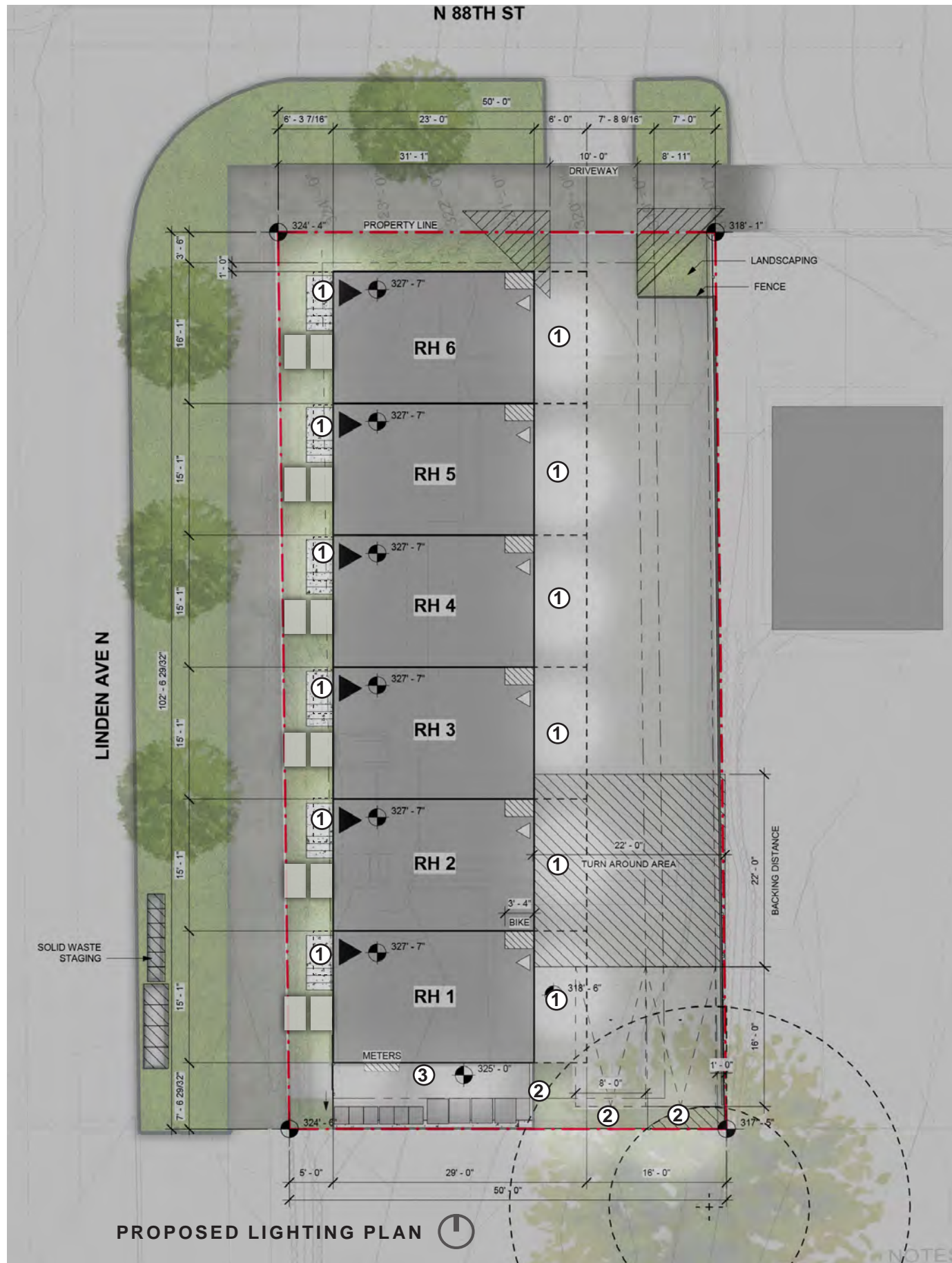
SITE PLANNING + LANDSCAPE APPROACH

The six proposed rowhouse units are stamped linearly facing the west property line. Linden Ave N has a consistent, flat grade, up until the northwest corner of the site. At this point, there is seven feet of grade difference along N 88th St from the northwest corner to the northeast corner of the site. These topography conditions allow for a partially sunken first floor, and reduced massing along Linden Ave N that presents more like a two-story project. This was an important move to the design team because of the surrounding single family context and the zone transition across Linden Ave N. Directly across from the site is a 2-story single family home, which we are aiming to relate to in scale.

Each unit has an individual pedestrian entry and stoop directly off of Linden Ave N at level 2, providing access to the main entrances of the townhouses. A rear door will also be provided at level 1, next to each unit's bike parking stall. N 88th St provides vehicular access to the two surface parking stalls proposed on site, utilizing the existing curb cut located on that street.

Solid waste storage and utility meters will be located in the south side yard, at grade along Linden Ave N, and screened with fencing. Solid waste staging will occur along Linden Ave N directly adjacent to the storage area.

Landscaping will be added to all areas seen here in green, with the intention of framing pathways and creating a landscape buffer adjacent to the sidewalks and existing exceptional tree to the south. Roof decks will be proposed for amenity spaces.



① SOFFIT LIGHT



② WALL LIGHT



③ MOTION SENSOR LIGHT

**PROPOSED LIGHTING PLAN**

The lighting concept is intended to provide safety for pedestrians, facilitate easy way-finding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common areas, and under cantilevers. Fixtures will be path, entry, and parking related and shielded from interfering with neighboring buildings.



① WOODTONE SIDING



② CEMENTITIOUS PANEL  
DESERT SAGE



③ BOARD & BATTEN  
WHITE



④ WHITE VINYL WINDOWS



⑤ CAST IN PLACE  
CONCRETE



⑥ GLASS RAIL



⑦ MOUNTED ADDRESS  
NUMBERS



WEST ELEVATION  
(LINDEN AVE N)

**PROPOSED MATERIALS**

Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. Woodtone is introduced along Linden Ave N and at rear entry walls on the East elevation, for warmth and texture and to facilitate wayfinding (highlighting both front and rear doors). Board and batten siding has been chosen to respond to the traditional residential context and is the primary material for the portion of the facade closest to Linden. Board and batten is also used to highlight the corner unit at N 88th St and give it a unique treatment. Cementitious panel rounds out the palette - we propose the color desert sage to better fit into existing context, that is composed mostly of single family homes with quieter color schemes. Vinyl windows will be used, creating large glazing and views from the corner and from the east. Glass rail is introduced at both second and third level of the entry facade, as well on the unit at the corner, with the intent to further break down the proposed massing and introduce a high quality secondary element to the composition of the unit entries. To buffer the solid waste location and surface parking, we propose a wood fence as it is found often in the neighborhood.



① WOODTONE SIDING



② CEMENTITIOUS PANEL  
DESERT SAGE



③ BOARD & BATTEN  
WHITE



④ WHITE VINYL WINDOWS



⑤ CAST IN PLACE  
CONCRETE



⑥ GLASS RAIL



⑦ MOUNTED ADDRESS  
NUMBERS



SOUTH ELEVATION



NORTH ELEVATION  
(N 88TH ST)



① WOODTONE SIDING



② CEMENTITIOUS PANEL  
DESERT SAGE



③ BOARD & BATTEN  
WHITE



④ WHITE VINYL WINDOWS



⑤ CAST IN PLACE  
CONCRETE



⑥ GLASS RAIL



⑦ MOUNTED ADDRESS  
NUMBERS



EAST ELEVATION



PRIVACY STUDY - NORTH NEIGHBOR



PRIVACY STUDY - WEST NEIGHBOR



PRIVACY STUDY - SOUTH NEIGHBOR



PRIVACY STUDY - EAST NEIGHBOR



**FAR & GFA DIAGRAMS**

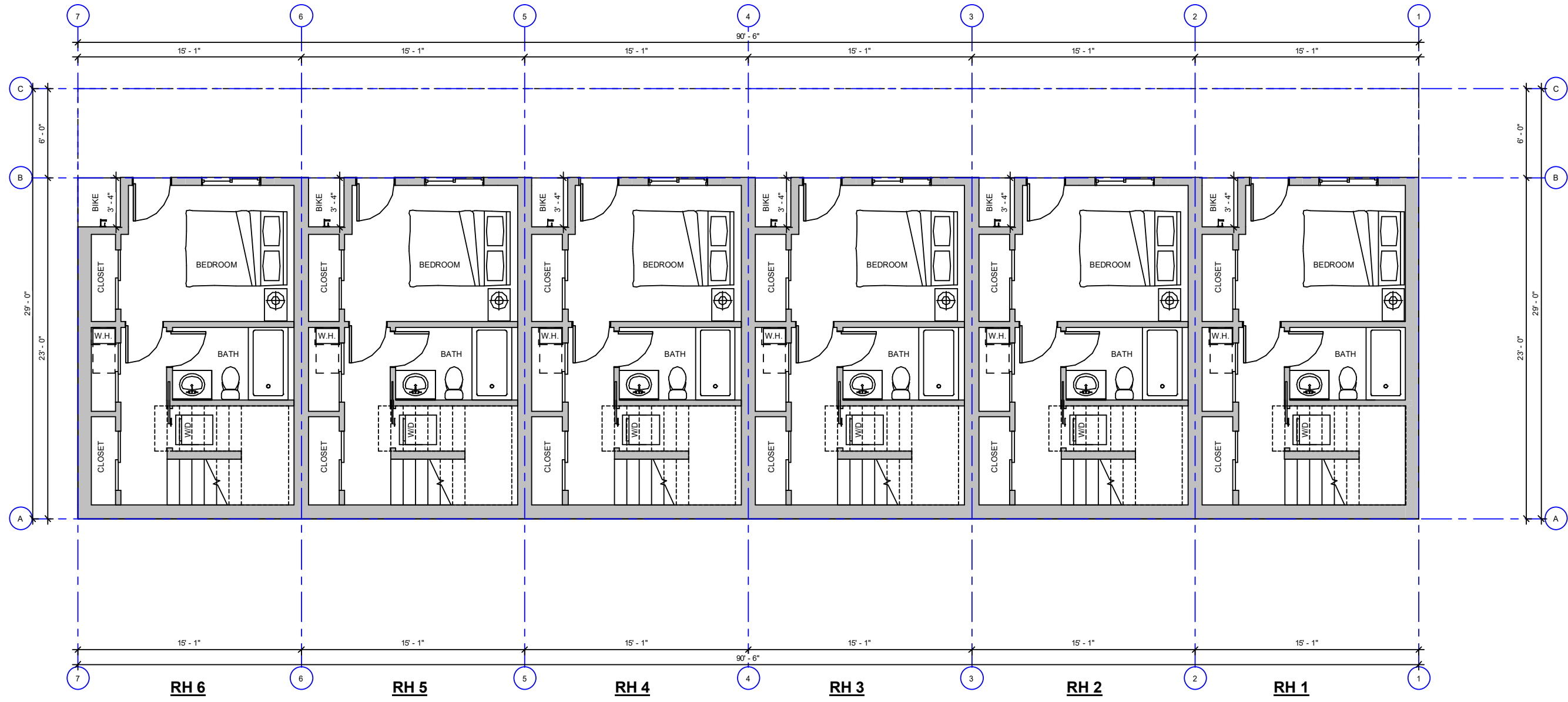
ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR. 4-2019

- FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES
- FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES

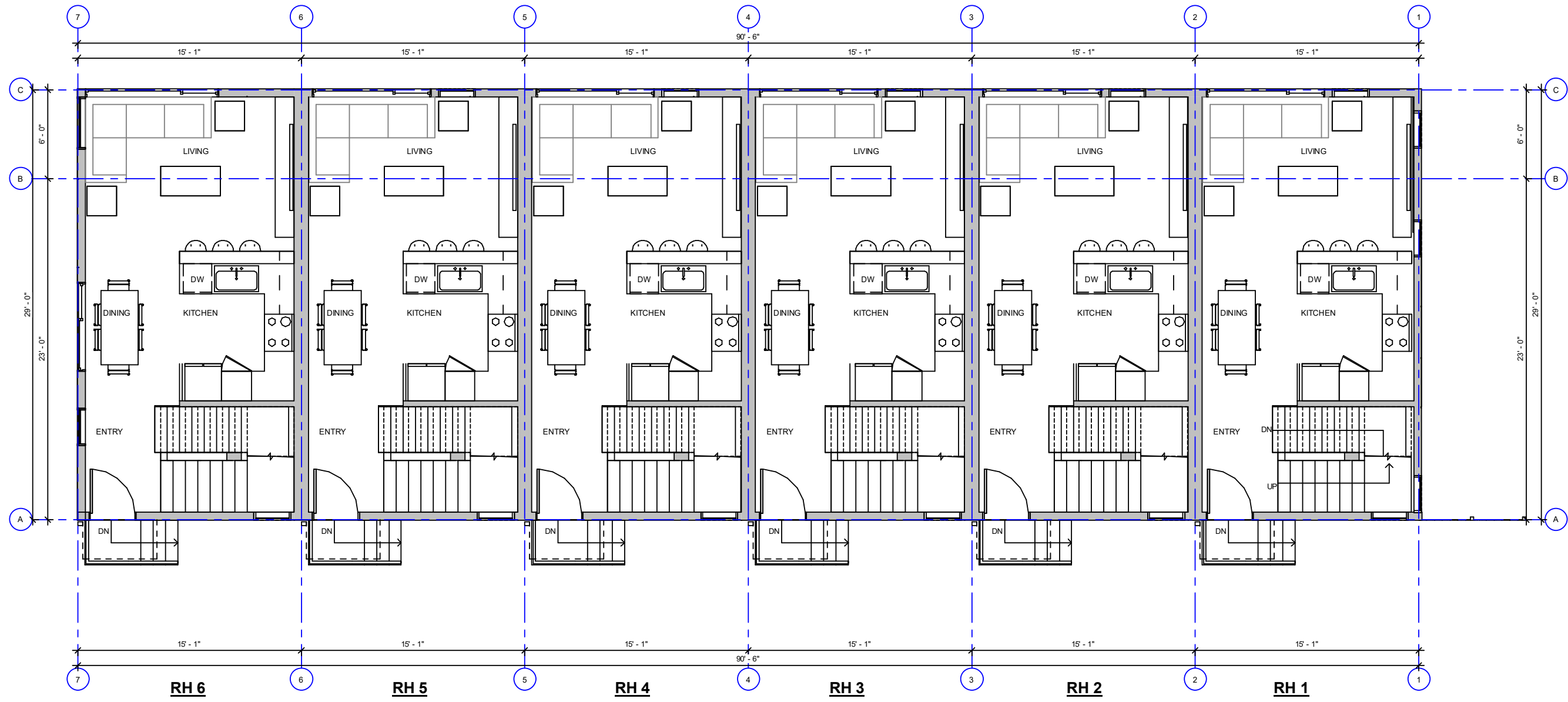
**FAR & GFA CALCULATIONS**

PARKING	FAR / GFA
FIRST FLOOR	144.92 SF
	144.92 SF / 144.92
<b>ROWHOUSE 1</b>	
FIRST FLOOR	286.84 SF
SECOND FLOOR	394.92 SF
THIRD FLOOR	394.92 SF
	1076.68 SF / 1,098.21
<b>ROWHOUSE 2</b>	
FIRST FLOOR	294.81 SF
SECOND FLOOR	395.50 SF
THIRD FLOOR	395.50 SF
	1085.81 SF / 1,107.52
<b>ROWHOUSE 3</b>	
FIRST FLOOR	294.81 SF
SECOND FLOOR	395.50 SF
THIRD FLOOR	395.50 SF
	1085.81 SF / 1,107.52
<b>ROWHOUSE 4</b>	
FIRST FLOOR	294.81 SF
SECOND FLOOR	395.50 SF
THIRD FLOOR	395.50 SF
	1085.81 SF / 1,107.52
<b>ROWHOUSE 5</b>	
FIRST FLOOR	294.81 SF
SECOND FLOOR	395.50 SF
THIRD FLOOR	395.50 SF
	1085.81 SF / 1,107.52
<b>ROWHOUSE 6</b>	
FIRST FLOOR	285.37 SF
SECOND FLOOR	394.92 SF
THIRD FLOOR	394.92 SF
	1075.21 SF / 1,096.71
(6,667.7 SF ALLOWABLE)	6640.05 SF / 6,769.92

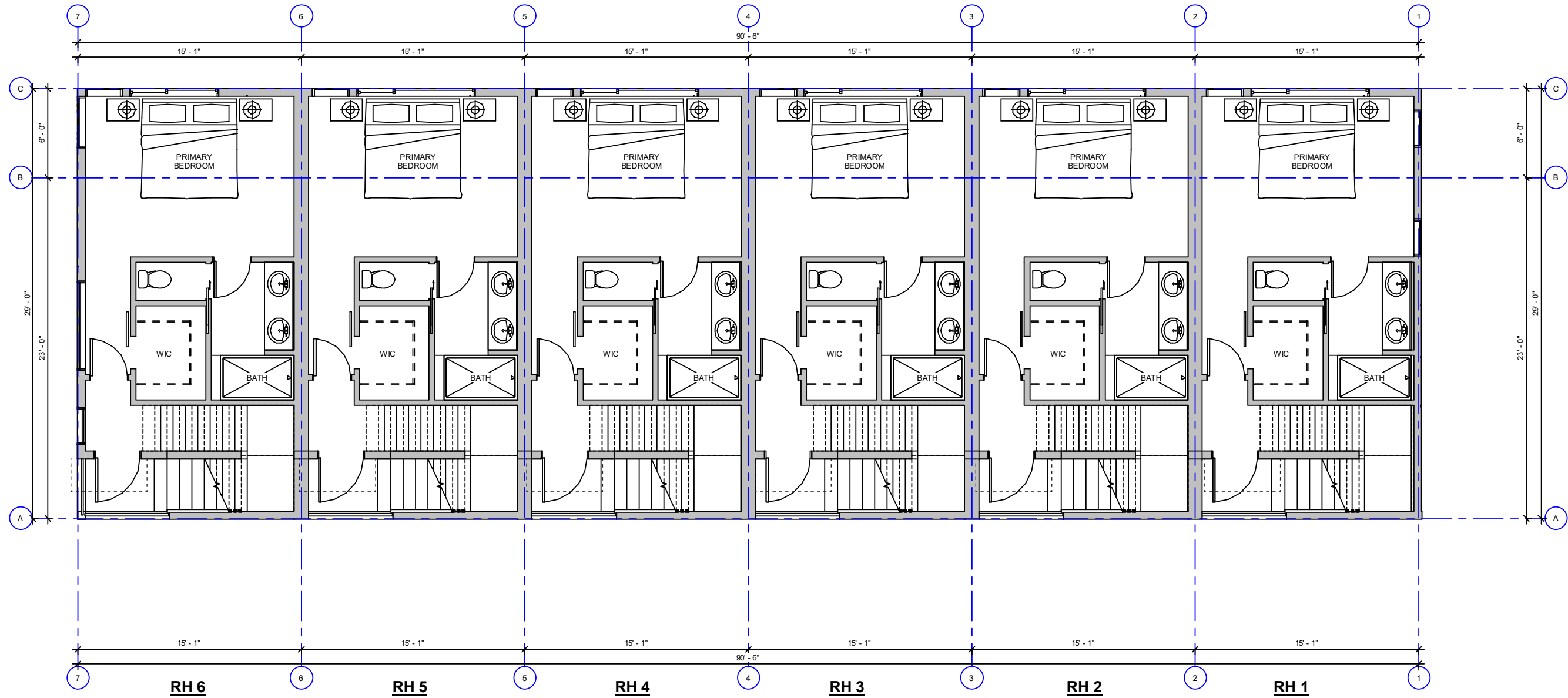




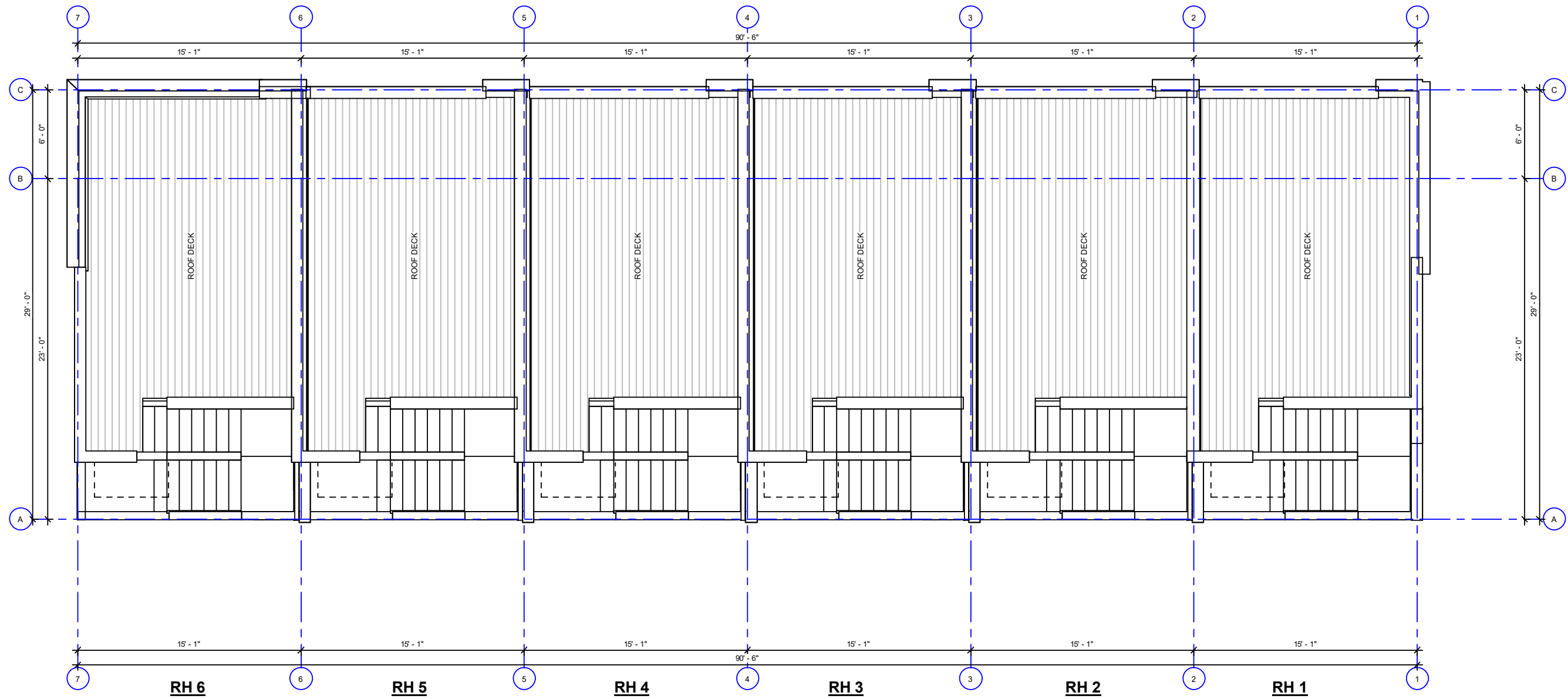
FIRST FLOOR PLAN 



SECOND FLOOR PLAN 



THIRD FLOOR PLAN 



ROOF PLAN 



VIEW FROM NW CORNER

**STREET PRESENCE**

The reduced building height along Linden Ave N, combined with the exterior stair to the roof deck, relates to the scale of the surrounding context. It also provides visual interest, and opportunity for material change.  
(CS2.C, D)



AERIAL VIEW FROM LINDEN AVE N

**RESIDENTIAL EDGES**

The entry stoops, railings, awnings, and landscaping all contribute to a positive pedestrian experience. The woodtone siding helps with wayfinding, and the stoops help define the boundary between the public and private realm. This entry rhythm along the block helps maintain a pleasant walkway experience for the residents.  
(PL3.B.2)



VIEW FROM SW CORNER

**SIGNAGE**

The signage is compatible in character, scale, and locations for all units, while still allowing individuals to establish a unique identity within their front stoop space. Weather protection is provided above all exterior doors.  
(DC4.B.1)

**POSITIVE NEIGHBORHOOD ATTRIBUTES**

It is important for us to respond to the single family context, so we are incorporating design elements present around the neighborhood, such as woodtone trim around windows, angled walls, open glass rail, stairs leading to full lite entry doors, and a soft color palette.  
(CS3.A.1)





VIEW FROM NE CORNER

**FACADE COMPOSITION**

Material application is carefully thought out on all sides of the building. The white board and batten is overframed on the east facade and north and south corners of the building. By manipulating the building enclosure to add modulation, we break down the perceived overall massing. (DC2.A-C)

**CORNER SITES**

The corner unit is given a unique material treatment to address the unique condition of being on a corner site. Corner windows and open rail help step down massing along the street level. (CS2-C)



**THANK YOU.**