

APPLICATION FOR STREAMLINED DESIGN GUIDANCE: 2303 N 113TH PLACE

PROPERTY ADDRESS: 2303 N 113th Place
PARCEL NUMBER: 678120-0040
PROJECT NUMBER: 3039634-EG
GROSS FLOOR AREA: 10,084 square feet total

PROPERTY OWNER: MV Cubed LLC
APPLICANT: MV Cubed LLC
ARCHITECT: VELOCIPED architecture inc
LANDSCAPE ARCHITECT: Root of Design LLC

CONTACT PERSON: John Novak
VELOCIPED architecture inc
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Seattle WA 98121
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STREET CORNER AT NORTHWEST

DEVELOPMENT OBJECTIVES

The development objectives of this project are to design and construct six new three story rowhouse dwellings. Six parking stalls will be provided in private garages with driveway access from the north street. The existing unoccupied duplex will be removed.

Number of residential units:	6 rowhouses
Structure height:	3-story plus roof deck
Dwelling configuration:	3 bedroom, 2-1/2 bath
Number of parking stalls:	6 in private garages
Dwelling size:	1,680 square feet each
Project size:	10,084 square feet total FAR
Lot area:	7,203 square feet

The site is a corner lot so the street corner organizes the site plan and the floor plans. The front facade and front entrances face Corliss Avenue N, with each unit evenly stepping down the 6% slope to create a rhythmic presence. The major rooms on each floor overlook 113th Place N, connecting those interior spaces with that streetscape. Parking and vehicle passage are located at the back, with utility meters located at the non-street side yard The three story scale fits with that of recent buildings adjacent to and across the street from the project site.

SUMMARY OF OUTREACH COMMENTS

DESIGN-RELATED COMMENTS

DESIGN & CHARACTER

WHEN ASKED WHAT IS MOST IMPORTANT ABOUT THE DESIGN OF A NEW BUILDING ON THIS PROPERTY:

- 64% OF SURVEY RESPONDENTS SAID PARKING
- 50% SAID ENVIRONMENTALLY FRIENDLY FEATURES
- 36% SAID INTERESTING AND UNIQUE DESIGN
- 21% SAID ATTRACTIVE MATERIALS
- 21% SAID RELATIONSHIP TO NEIGHBORHOOD CHARACTER.

RESPONDENTS ENCOURAGED A DESIGN THAT:

- FITS INTO THE NEIGHBORHOOD CHARACTER AND DOESN'T OVERWHELM IT
- CONTEMPORARY AND MODERN ARCHITECTURE WITH THOUGHTFUL TOUCHES THAT ELEVATES THE NEIGHBORHOOD
- A DESIGN THAT MITIGATES FREEWAY NOISE

EXTERIOR

WHEN ASKED WHAT THE MOST IMPORTANT CONSIDERATION IS FOR THE EXTERIOR SPACE ON THIS PROPERTY:

- 73% OF SURVEY RESPONDENTS SAID LIGHT AND SAFETY FEATURES
- 47% SAID LANDSCAPING
- 27% SAID BIKE PARKING
- 20% SAID SEATING OPTIONS AND PLACES TO CONGREGATE

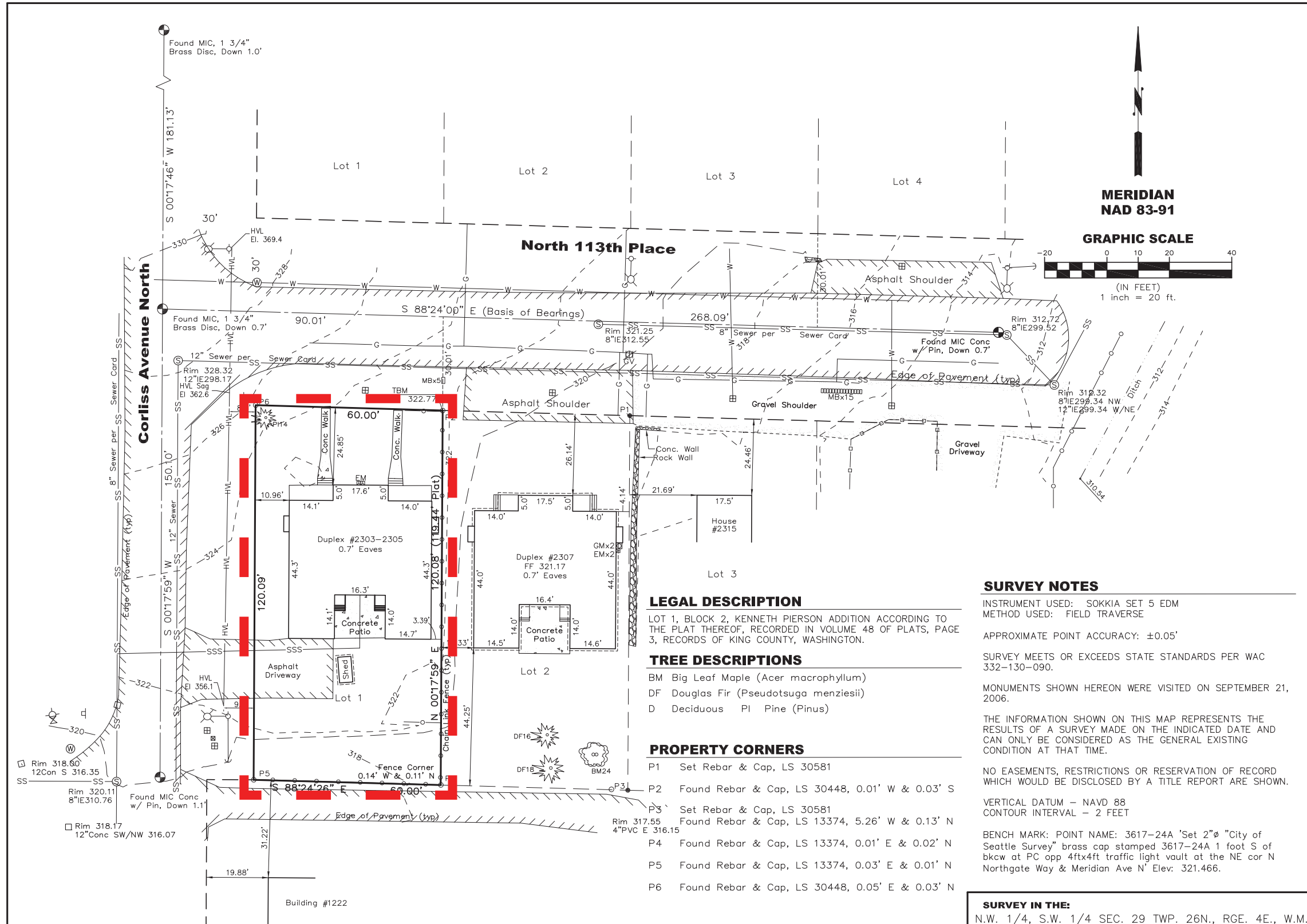
RESPONDENTS NOTED:

- THE SITE HAS SOME NICE EXISTING TREES AND SUPPORTED GREENERY
- SUGGESTED A HUMAN-SCALE PROJECT WITH IMPROVED INFRASTRUCTURE SUCH AS SIDEWALKS FOR WALKABILITY
- ENCOURAGED PARKS, PLAYGROUNDS OR OTHER SPACES FOR CHILDREN
- SUGGESTED A COMMUNAL QUAD WITH ATTRACTIVE / LOW-MAINTENANCE LANDSCAPING FOR MEETING
- SUPPORTED THE PROJECT TEAM MAINTAINING AND INCREASING THE VISUAL APPEAL OF THE NEIGHBORHOOD

SUSTAINABILITY

- ONE RESPONDENT ENCOURAGED A SUSTAINABLE PROJECT THAT IS NOT WASTEFUL OF SPACE.

EXISTING SITE SURVEY



EXISTING SITE PHOTOS



N 113TH STREET LOOKING SOUTH

SITE



N 113TH STREET LOOKING NORTH

ACROSS STREET FROM SITE

EXISTING SITE PHOTOS



CORLISS AVE N LOOKING EAST

SITE



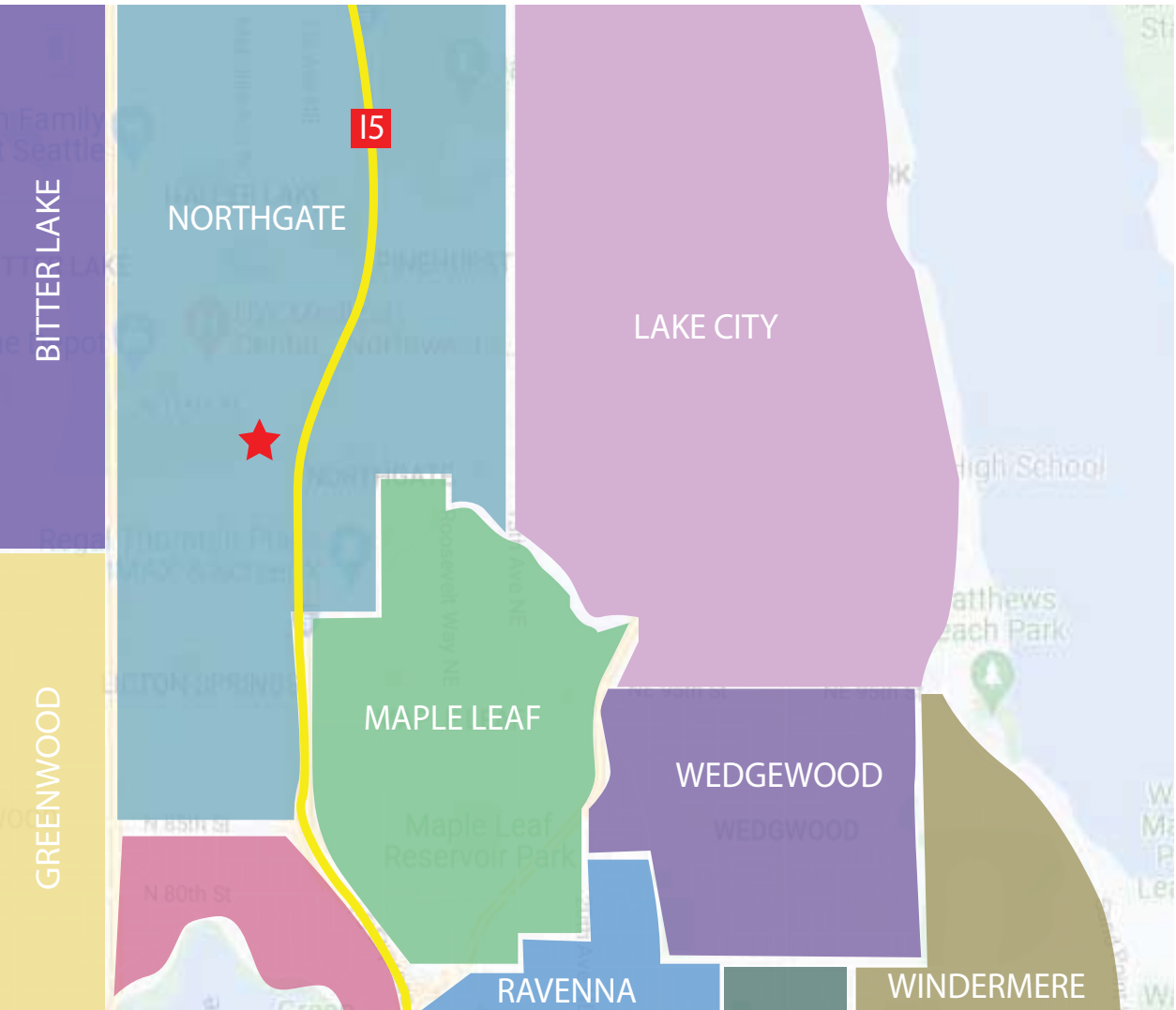
CORLISS AVE N LOOKING WEST

ACROSS STREET FROM SITE

CONTEXT & EXISTING SITE

The site is located across I-5 to the northwest from the former Northgate Shopping Center in a residential neighborhood.

Address:	2303 N 113th Place
Lot Size:	7203 square ft = 60 feet x 120 feet
Zone:	LR2(M)
ECA:	(none)
Urban vill.:	Northgate Urban Center
Overlay:	Northgate Overlay District
Freq. trans.:	Yes
Topography:	Gently sloping 6% down to south
On site trees:	(none)
Street trees:	(none)



MAP OF SURROUNDING NEIGHBORHOODS



MAP OF ADJACENT ZONES



CONTEXT & EXISTING SITE

The residential neighborhood lies between instituonal uses to the west, commercial to the south, and the interstate highway to the east. The nearby buildings are either already low rise multifamily structures or actively being rebuilt as such. This project proposes to replace an aging single story duplex with new three story rowhouses, in harmony with the adjacent development activity.



MAP OF ADJACENT USES

DEVELOPMENT STANDARDS

SMC CODE	TOPIC	REQUIRED	PROPOSED
23.45.504	PERMITTED USES	RESIDENTIAL	ROWHOUSES
23.45.510	FAR	1.4 MAX	1.4
23.45.512	DENSITY	(NO LIMIT)	(M) SUFFIX
23.45.514	HEIGHT	40 FEET MAX	31 FEET BASE
23.45.517	MHA	(M) MEDIUM AREA	MHA PAYMENT
23.45.518	SETBACK, FRONT	5 FEET MIN	5 FEET
23.45.518	SETBACK, REAR	7 FEET AVERAGE	20 FEET
23.45.518	SETBACK, SIDE	3.5 FEET MIN	4.0 FEET
23.45.518	SETBACK, UPPER	(IF ABOVE 44 FEET)	BELOW 44 FEET
23.45.522	AMENITY TOTAL	25% OF LOT MIN	36% OF LOT
23.45.522	AMENITY GRADE	12.5% OF LOT MIN	12.5% OF LOT
23.45.524	GREEN FACTOR	0.6 MIN	0.6
23.45.524	STREET TREES	PER SDOT	5 TREES
23.45.527	FACADE WIDTH	(NO LIMIT)	108 FEET
23.45.527	FACADE LENGTH	65% MAX	58%
23.45.529	DESIGN STDS.	(APPLY IF NO D.R.)	S.D.R.
23.45.530	GREEN BUILDING	FOR FAR>1.2	B.G. 4 STAR
23.45.536	PARKING QTY.	(NONE, URB. CTR.)	6 STALLS

PRIORITY DESIGN GUIDELINES

CONTEXT AND SITE

- CS2. URBAN PATTERN AND FORM
- C. RELATIONSHIP TO THE BLOCK

PLANNER PRIORITY -

C.1 (AND NORTHGATE CS2.I)
Design of building should have two front facades for a corner lot unit.

DESIGN RESPONSE -

The rowhouses front on Corliss Avenue N, with large windows and covered front entrances. The Corliss facade is modulated with wood siding recesses at each unit.

The north end facade of the building that faces N 113th Place is secondary to the front facades, but given prominence with a wood siding bump out at the second and third levels. Behind this facade the floor plans locate the major rooms on each level on the north side, with their windows overlooking the street.

PUBLIC LIFE

- PL2. WALKABILITY
- B. SAFETY AND SECURITY

PLANNER PRIORITY -

B1, B2, B3
Design should incorporate lighting and promote safe pedestrian accessibility.

DESIGN RESPONSE -

Both street frontages will get new curbs, sidewalks, and planting strips installed, separating pedestrians from vehicle street traffic.

Each dwelling unit will have an individual footpath from sidewalk to front entry door.

Vehicle garage access is via a driveway at the back of the building, far away from front pedestrian footpaths.

Each front entry and each garage door will have an exterior light above it.

PRIORITY DESIGN GUIDELINES

DESIGN CONCEPT

DC2. ARCHITECTURAL CONCEPT

- B ARCHITECTURAL & FACADE COMPOSITION
- D. SCALE AND TEXTURE

PLANNER PRIORITY -

B1, D1 (AND NORTHGATE DC2.I.ii)
Create interesting and permeable facades; exterior building materials should have a human scale, such as stone or brick.

DESIGN RESPONSE -

The mass of the buildings has been broken down by modulating the Corliss street facade, along with accent bump outs on the two end facades. The facade articulation reflects the major/minor rooms of the floor plans as well as the interior stair location.

All facades have ample windows giving passersby glimpses of occupancy inside and providing ample daylight to the interiors for residents. Window sizes vary according to importance of their respective rooms and for varied scale.

Siding material, scale, texture, and color are varied for pleasing aesthetics. At front entrances, horizontal stained wood board siding prioritizes a natural material where residents will touch it. At ground level, horizontal fiber cement board siding evokes traditional residential exteriors and is smaller scale for close viewing. At the upper levels, fiber cement panel siding is of larger scale suitable for more distant viewing, with color accents for variety of scale.

DESIGN CONCEPT

DC4. EXTERIOR ELEMENTS & MATERIALS

- D. TREES, LANDSAPE & HARDSCAPE MATERIALS

PLANNER PRIORITY -

D1 (AND NORTHGATE DC3.III.i.a)
The corners of street intersections should be distinguished by special landscape treatments: special paving, low planters and flower displays, sculpture, and decorative lighting.

DESIGN RESPONSE -

Plant material selection reinforces the overall architectural and site design concepts and is durable for an urban environment. At the street corner particularly special plants and landscape features are proposed. The building is set back from both sidewalks to afford generous planted areas between sidewalk and building.

ARCHITECTURAL ELEVATIONS

FIBER CEMENT PANEL SIDING
PAINTED WHITE COLOR

FIBER CEMENT PANEL SIDING
PAINTED LIGHT GRAY COLOR

FIBER CEMENT BOARD SIDING
PAINTED DARK GRAY COLOR

CEDAR BOARD SIDING
STAINED LIGHT BROWN COLOR

VINYL WINDOWS, DARK,
NO FACE TRIM PROPOSED

STEEL METAL CANOPY, BLACK



WEST ELEVATION



SOUTH ELEVATION

ARCHITECTURAL ELEVATIONS

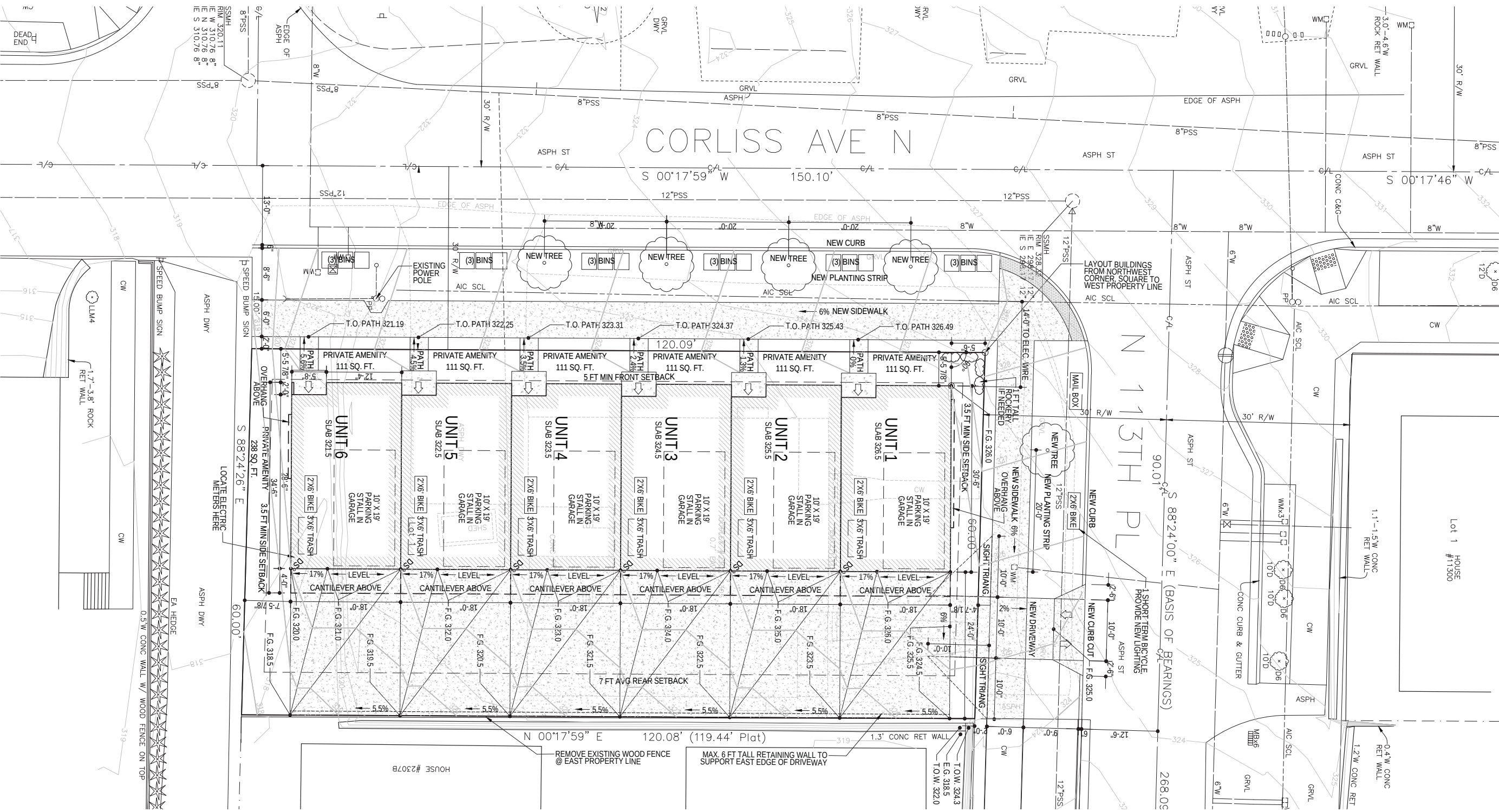


EAST ELEVATION



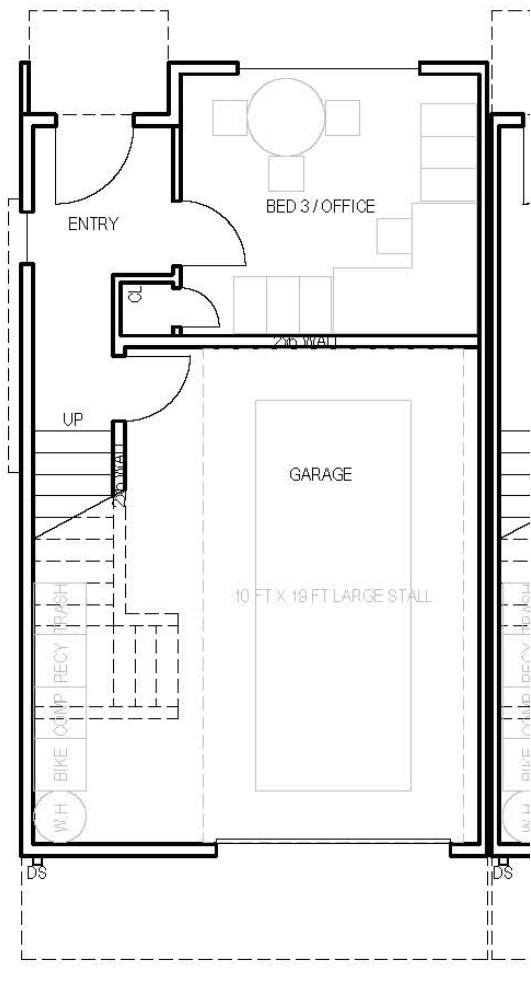
NORTH ELEVATION

ARCHITECTURAL SITE PLAN

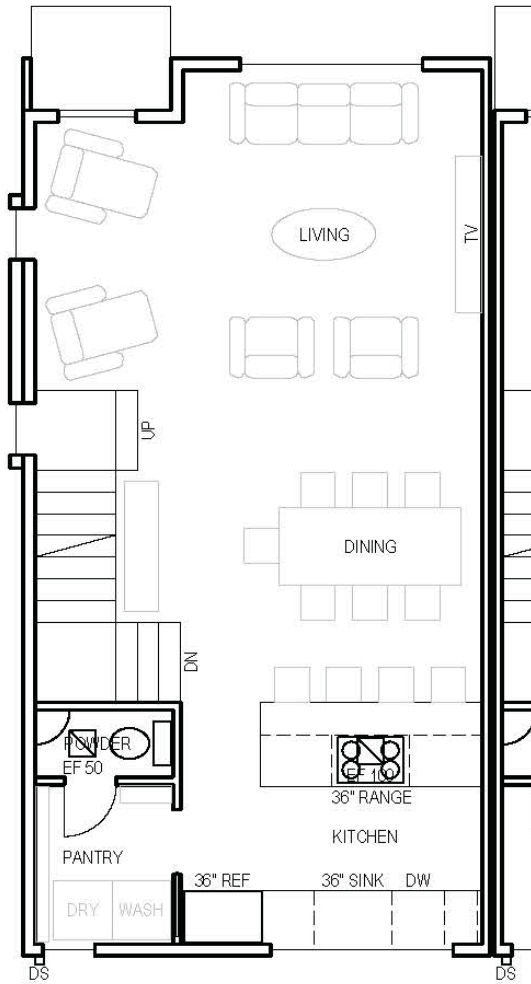


ARCHITECTURAL FLOOR PLANS

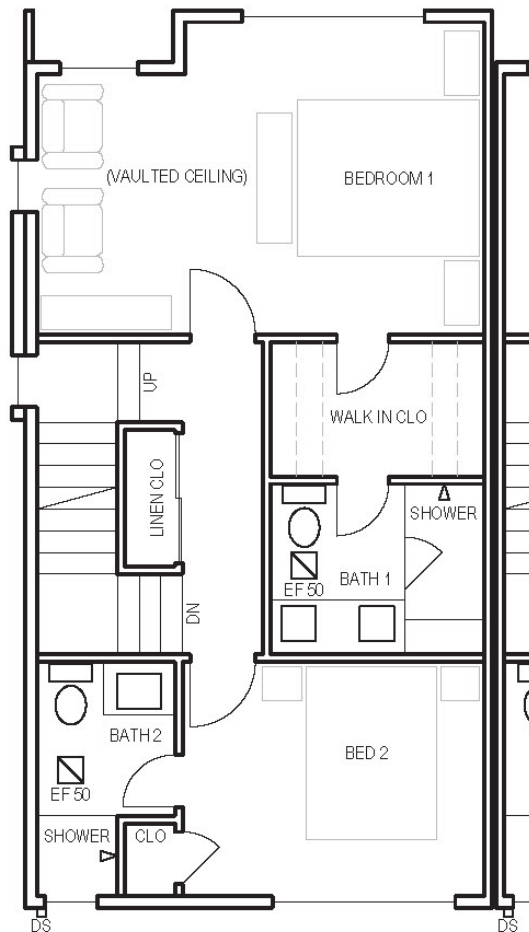
(ALL 6 UNITS THE SAME)



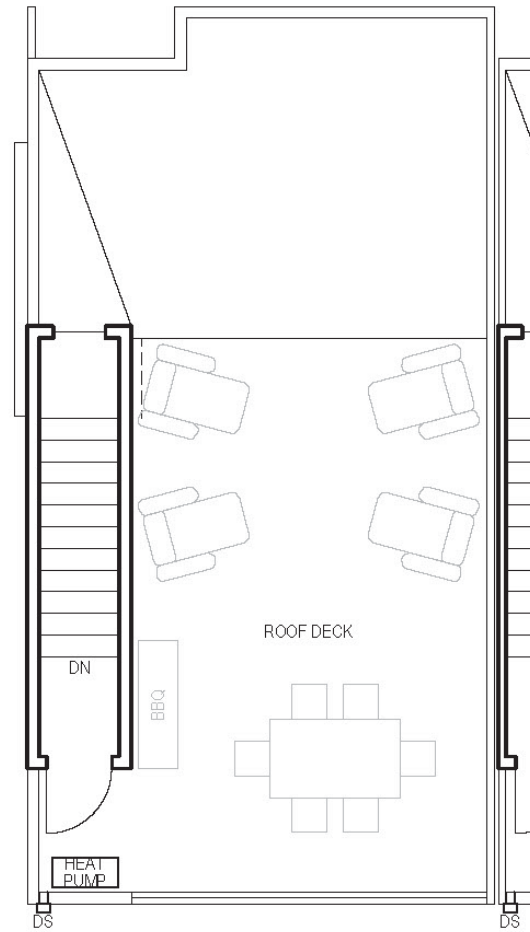
1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



ROOF PLAN

ARCHITECTURAL PERSPECTIVES



PERSPECTIVE OF SOUTHWEST CORNER



PERSPECTIVE OF SOUTHEAST CORNER

ARCHITECTURAL PERSPECTIVES



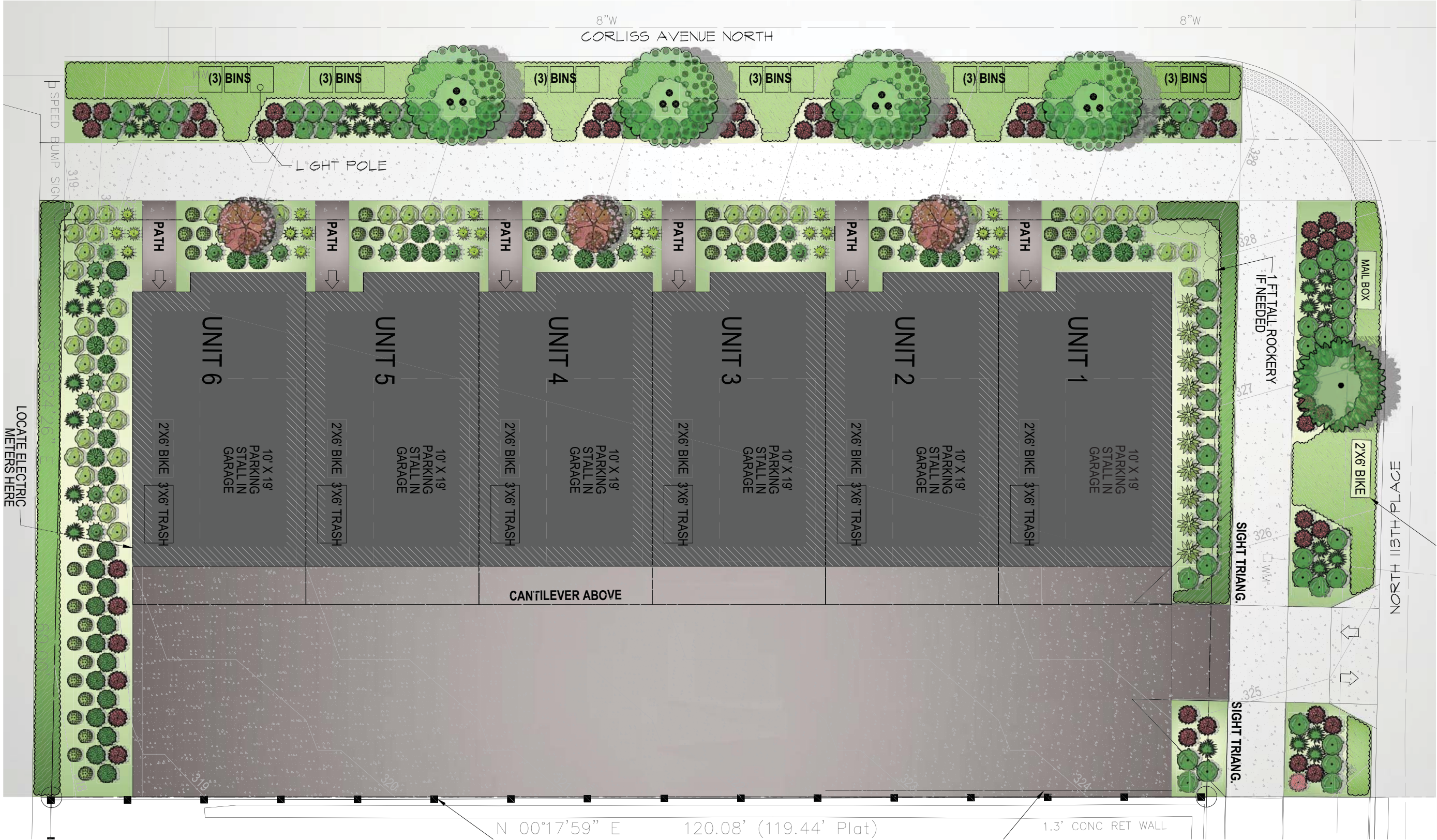
PERSPECTIVE OF NORTHEAST CORNER



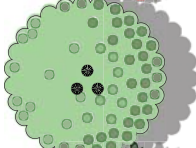
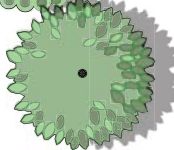
PERSPECTIVE OF NORTHWEST CORNER

LANDSCAPE PLAN

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PLANT LEGEND

PLANT SCHEDULE *	
TREES	COMMON NAME
	Bloodgood Japanese Maple
	Ruby Vase Persian Parrotia
	Green Vase Zelkova
SHRUBS	COMMON NAME
	Crimson Pygmy Barberry
	Feather Reed Grass
	Wickwar Flame Heather
	Everillo Japanese Sedge
	Greenspire Upright Evonymus
	Moss Green Honeysuckle
	Heavenly Bamboo
	Hameln Dwarf Fountain Grass
	Lily of the Valley Bush
	Mount Vernon Laurel
GROUND COVERS	COMMON NAME
	Creeping Raspberry
	Mother of Thyme
	Dwarf Periwinkle



DEVELOPMENT STANDARD ADJUSTMENTS

(NONE PROPOSED)

ARCHITECTURAL PERSPECTIVE



SOUTHWEST CORNER