

ADDRESS

2101 N 113th St
SDCI# 3039877-EG

PROJECT TEAM

Owner	PRIME ON MERIDIAN LLC
Architect	SHW
Surveyor	CHADWICK & WINTERS
Arborist	TREE SOLUTIONS, INC
Community Outreach	NATALIE QUICK CONSULTING

PROJECT INFO

Zoning	LR3 (M)
Overlays	NORTHGATE URBAN CENTER DESIGN REVIEW EQUITY ZONE

Lot Area	24,143 SF
Proposed Units	23 Townhouses
Vehicle Parking	23 stalls
Bicycle Parking	23 Long Term 2 Short Term

PROJECT BRIEF

The proposed project includes the construction of 23 four story Townhouses in four buildings. Individual garage parking provided.

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PRIORITY GUIDELINES

CS2.I CORNER LOT TREATMENT (NORTHGATE)

Guideline Description: New buildings should reinforce street corners and enhance the street level environment at these key pedestrian areas. Street corners are common areas for informal interaction, and the building's relationship to the street and related elements should promote comfort and interest within the public realm. Provide space for movement and activity.

Project Response: The retention of the exceptional tree limits buildable area but provides opportunity for a lush, layered landscape area at the street corner. The well-established tree will create a focal point and the landscaped open space creates visual interest for the public realm, anchoring the corner. Scheme C also orients units towards Meridian Ave N, taking advantage of views towards the exceptional tree. See Scheme C Site Plan and Concept Development: Street Corner & Meridian Ave N Streetscape (pg. 30 and 41)

CS2.D.5. RESPECT FOR ADJACENT SITES

Guideline Description: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

Project Response: Massing steps away from adjacent sites, providing space for a landscape buffer to increase privacy. Unit orientation faces away from east neighbor, establishing another layer of privacy at shared property lines. See Scheme Comparison: Street Rhythm and Unit Orientation (pg. 38)

CS3.A - EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

Guideline Description: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms. Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

Project Response: The project will reflect the cadence of the existing Townhouses on the block, while establishing a strong street presence with visible entries, modulation and materiality. Additionally, the gable roof eaves wrap the massing, creating a contemporary adaptation of a traditional roof form.

See Scheme C Perspectives, Scheme Comparisons: Street Rhythm & Unit Orientation and Concept Development: Unit Massing & Entry Elements (pg. 31 and 38-39)

PL1.A.1 ENHANCING OPEN SPACES

Guideline Description: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

Project Response: A large, well-established exceptional tree is being retained at the street corner, providing focal point and layered landscaped open space, which will enhance the pedestrian experience along the sidewalk. See Concept Development: Street Corner (pg. 41)

PL2.B.1 SAFETY AND SECURITY: EYES ON THE STREET

Guideline Description: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

Project Response: The Preferred scheme orients the most units towards Meridian and 113th, adding eyes on the street and encouraging natural surveillance. See Scheme Comparisons: Street Rhythm and Unit Orientation and Concept Development: Street Corner & Meridian Streetscape (pg. 38 and 41)

PL2.II STREETSCAPE COMPATIBILITY (NORTHGATE)

Guideline Description: Northgate's character as an urban place is influenced by the quality of its pedestrian environments, and therefore achieving high-quality design of streetscapes is essential. The general intent for streetscape improvements throughout the Northgate area is to... iii. Emphasize pedestrian and bicycle safety, in part by controlling vehicle traffic speeds and managing volumes; v. Increase urban green space/open space within the public realm by achieving surface treatments that are "more green and less gray."

Project Response: To emphasize pedestrian safety, the preferred scheme proposes a single driveway along 113th to help control vehicle traffic speeds and minimize disruption along the Meridian sidewalk. To increase urban green space, there will be ample planting along both street frontages, with a large green amenity area in the NW corner, where the exceptional tree is being preserved.

See Scheme C Site Plan and Scheme Comparison: Circulation (pg. 30 and 39)

PL3.A.2 STREET-LEVEL INTERACTION: ENSEMBLE OF ELEMENTS

Guideline Description: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

Project Response: To define the individual townhouses the project uses signage, stoops, planters, fin walls, recessed entries and extended eaves. See Concept Development: Unit Massing & Entry Elements (pg. 42)

PL1.B WALKWAYS AND CONNECTIONS

Guideline Description: Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Examples of pedestrian amenities include... year-round landscaping.

Project Response: Along N 113th St, the 9' wide planting strip with new street trees coupled with the landscape buffer up against the building will create a lush pedestrian amenity along the sidewalk. The setback at the street corner for the exceptional tree provides ample room for landscape amenity. Public sidewalks are connected at multiple points to private on-site walkways, providing a variety of access points. Entry stoops along N 113th St, connect unit entries to the sidewalks, creating visual interest at the street-level. See Scheme C Site Plan and Concept Developments: Unit Massing & Entry Elements and Street Corner & Meridian Streetscape (pg. 30 and 41-42)

DC1.B.1 - Vehicular Access and Circulation

Guideline Description: Choose locations for vehicular access that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians.

Project Response: A walkway that runs along the south property line and connects the Meridian sidewalk to the east townhouses, provides a safe pedestrian-only path that runs east/west across the site, separate from vehicles. Scheme C uses an off-site shared path with the existing apartment building, which allows for the east/west pedestrian-only site access but also rear yards for Building 2. See Scheme Comparison: Circulation & Amenities (pg. 39)

DC1.C.4 SERVICE USES

Guideline Description: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

Project Response: SPU preference is for shared trash receptacles and no trash staging along 113th. As such, the waste storage area must be located within 50' of 113th. The storage area wants to be centrally located so all residents have easy access but carefully sited so as not to abut any units or neighboring buildings. Attractive wood fencing will screen the storage area. See Scheme C Site Plan, Scheme Comparison: Circulation, and Concept Development: Materiality (pg. 30 and 39-40)

DC2.A.2 REDUCING PERCEIVED MASS

Guideline Description: 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.

Project Response: The preferred scheme reduces the perceived mass by breaking up the building facing N 113th St into two balanced masses. In addition, secondary architectural elements (recessed entries and L4 decks) further break down the massing and define the units. The gable roofs also help reduce the overall scale of the buildings. The upper level setback modulation reduces bulk as well. See Scheme C Perspectives, Plans, and Concept Development: Unit Massing & Entry Elements (pg. 31-33 and 42)

DC2.C.2 DUAL PURPOSE ELEMENTS

Guideline Description: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

Project Response: The recessed entires provide weather projection and define the individual units. The recess at Level 4 provides an amenity deck and an upper level setback that reduces perceived mass. Extended eaves provide weather protection over the decks and also reinforce the residential expression of the gable roof form. See Scheme C Perspectives, Plans, and Concept Development: Unit Massing & Entry Elements (pg. 31-33 and 42)

DC4.4.A PLANT MATERIALS & HARDSCAPE

Guideline Description: Use plant species that are suitable for site condition, climate, and design intent. Maximize the use of native and/or naturally growing (non-invasive) plants that are self-sustaining, low maintenance, drought and pest resistant, and durable in urban conditions. Encourage the use of pollinator plants and those that provide wildlife and avian habitat appropriate to the region. Avoid invasive species that may jeopardize local ecosystems, or species that require the use of petrochemical fertilizer or pesticides.

Project Response: Native plant species will be selected to enhance the urban habitat. There will be ample planting along both street frontages, with a large green amenity area in the NW corner, where the exceptional tree is being preserved. See Scheme C Site Plan and Concept Development: Street Corner & Meridian Streetscape (pg. 30 and 41)

URBAN DESIGN ANALYSIS

ZONING SUMMARY

LR3 (M)		Northgate Urban Center, Design Review Equity Zone
23.45.510	FAR	2.30
23.45.510.B	FAR limits	LR3 Townhouses
23.45.530	Green Building Standard	Meet Built Green 4-star per DR 4-2021 for extra residential floor area
23.45.514. A	Structure Base Height	LR3 in Urban Center, 50' base height
23.45.514.I.2	Parapet Height	Parapet may extend 4' above structure base height
23.45.514.I.4 & 6	Rooftop Features	Stair penthouses may extend 10' above height limit. Elevator penthouses may extend 16' above height limit.
23.45.514.J.4	Rooftop Coverage	Portions of the roof above the base height limit = max 15% rooftop coverage, max 20% with screened mechanical equipment.
23.45.518.A	Setbacks	Front: 7' average, 5' min Rear: 7' average, 5' min Side: 5' min for facades < 40' in length 7' average, 5' min for facades > 40' in length
23.45.518.A.2	Upper Level Setback	12' required at 54' above all points along street property line
23.45.518.H.1	Projections Permitted in Setbacks	Forms of weather protection, such as eaves, may project into required setbacks and separations a maximum of 4' if no closer than 3' to any lot line.
23.45.522.A	Amenity Area	Total: 25% of lot area. 50% of the required amenity area shall be provided at ground level, except that amenity area provided on the roof may be counted as amenity area provided at ground level.
23.45.522.D.4	Private Amenity	No min dim unless located at side lot line, then 10' min dimension
23.45.524.2.A	Landscape Requirements	Green factor of 0.6 min.
23.45.524.B	Street Trees	Required for any new development
23.45.527.A	Structure Width	Width of principal structure shall not exceed 150'
23.45.527.B.1	Façade Length	Depth of the structure within 15' of side lot line shall not exceed 65% of lot depth
23.45.529	Design Standards	Not applicable for Design Review
23.54.015.A	Vehicle Parking	Urban Center = no parking required
23.54.015.K	Bicycle Parking	Long-term = 1 per unit/ Short-term = 1 per 20 units
23.54.040.A	Waste & Recycling Storage	225 SF



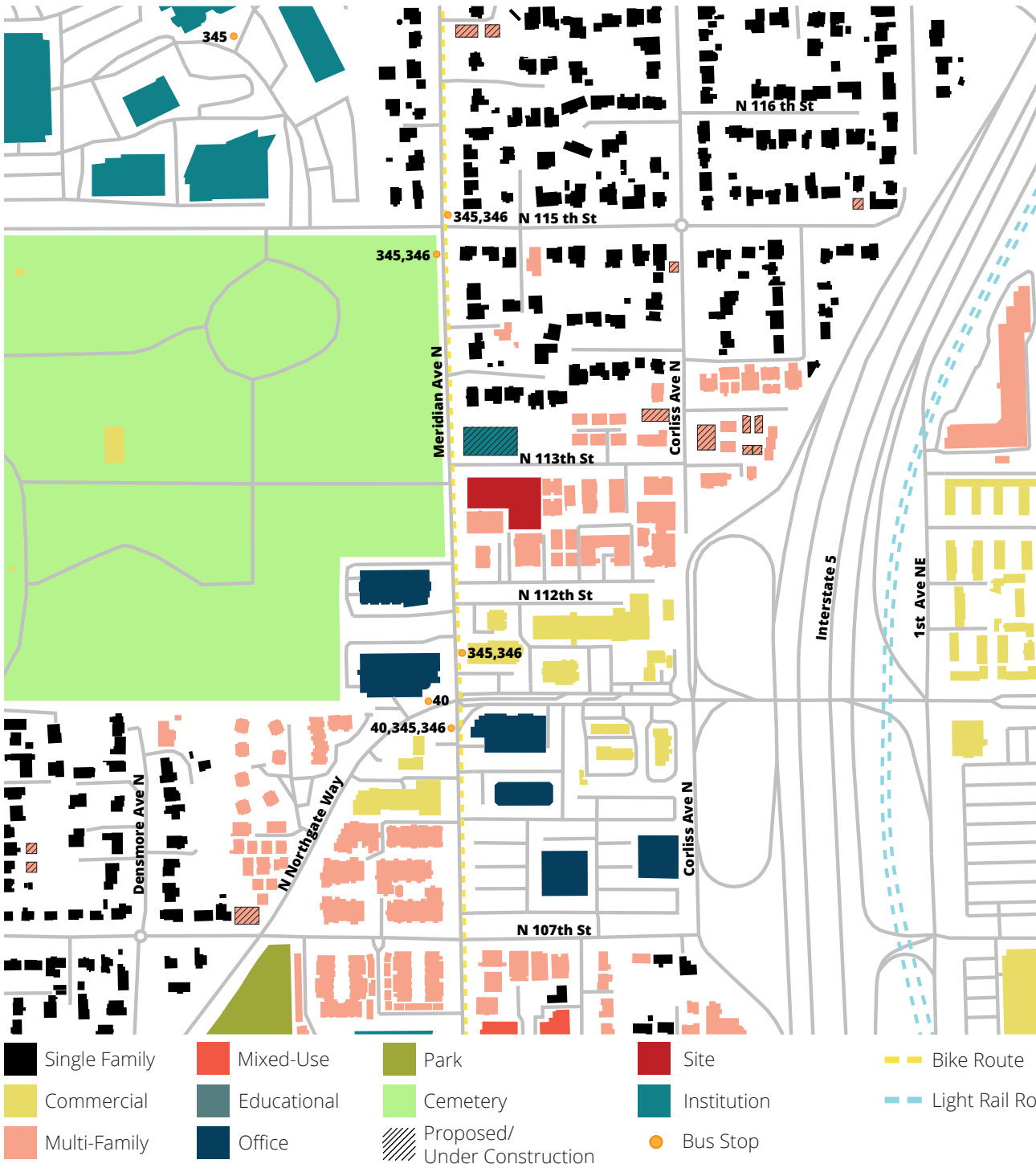
Figure - Ground





Zoning

The project site is zoned LR3 (M) located in the Northgate urban center and MHA applies. LR zones extend east, north, and west of the site. Neighborhood Commercial zoning has a strong presence south of 112th St. NC zones extend east and west of Interstate 5.



Adjacencies & Circulation

The site is located on the corner of Meridian Ave N and N 113th St on a multi-family block that separates commercial corridors to the south and single family detached housing to the north. The Northgate Link station is accessible via a 25-minute walk that traverses the pedestrian Interstate 5 overpass. Alternatively, the 40, 345 and 346 bus routes serve to connect the community to the Link station directly. The newly opened station has expanded neighboring multifamily development in the Northgate Urban Center. Additionally Meridian Ave N is a designated bike route.

SCALE: NTS

AERIAL VIEW



View looking southeast

(Aerial Image: 06/19/2021)

Northgate Establishments



Northgate Link Station



Northgate Mall



Cemetery



UW Medicine Campus



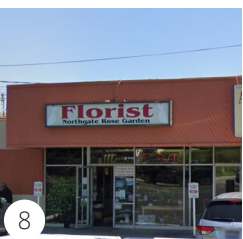
Future Fire Station 31



Frisbee Park



Saffron Grill

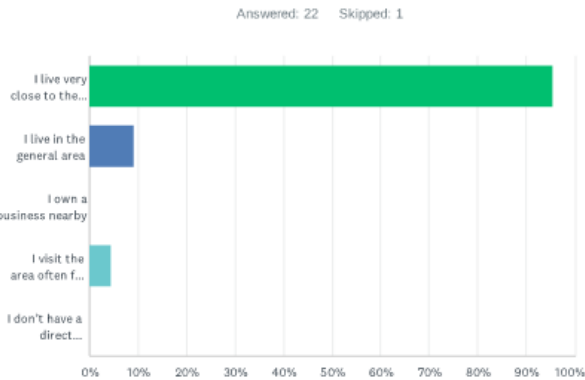


Northgate Rose Garden Florist

PROJECT WEBSITE RECEIVED 3 TOTAL RESPONSES. ONLINE SURVEY RECEIVED 23 TOTAL RESPONSES. PROJECT EMAIL ACCOUNT RECEIVED 1 TOTAL RESPONSES. SUMMARY OF COMMENTS/QUESTIONS

- DESIGN & CHARACTER: When asked what is most important about the design of a new building on this property, 50 percent of survey respondents said environmentally friendly features; 45 percent said relationship to neighborhood character; 35 percent said parking; and 30 percent said attractive materials. Respondents encouraged creating an attractive project with modern touches, character that is aesthetically appealing and keeps with the single-family neighborhood, continuing the design/appeal of nearby Townhouses, having a clean appearance/modern look, and insulating well since west-facing apartments get hot in the evening.
- EXTERIOR & LANDSCAPING: When asked what the most important consideration is for the exterior space on this property, 62 percent of survey respondents said lighting and safety features; 19 percent said façade composition; and 14 percent said bike parking. Respondents encouraged creating shared/open pedestrian-friendly frontage, having setbacks on the street, keeping the existing London Plane trees, tempering hard angles with landscaping, creating a clean/low-maintenance building, keeping the area clear for emergency vehicles and taking steps to eliminate the heat island effect. Numerous respondents emphasized the importance of lighting/security as there is a lot of transient activity in the neighborhood and others encouraged landscaping features that deter encampments. One respondent encouraged providing street amenities.

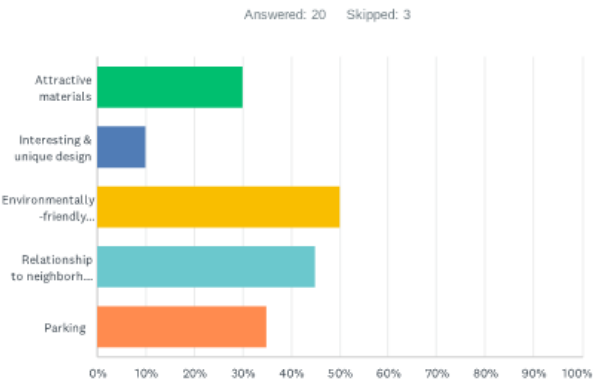
Q1 What is your connection to this development project?



ANSWER CHOICES		RESPONSES
I live very close to the project		95.45% 21
I live in the general area		9.09% 2
I own a business nearby		0.00% 0
I visit the area often for work or leisure		4.55% 1
I don't have a direct connection, but I follow growth and development in Seattle		0.00% 0
Total Respondents: 22		

#	OTHER (PLEASE SPECIFY)	DATE
1	Own a house nearby	9/7/2022 2:18 PM

Q2 What is most important to you about the design of a new building on this property?

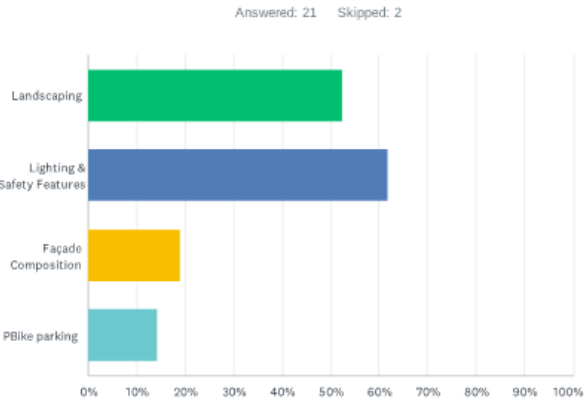


ANSWER CHOICES		RESPONSES
Attractive materials		30.00% 6
Interesting & unique design		10.00% 2
Environmentally-friendly features		50.00% 10
Relationship to neighborhood character		45.00% 9
Parking		35.00% 7
Total Respondents: 20		

#	OTHER (PLEASE SPECIFY)	DATE
1	To make sure the developer participates in the removal of the homeless camp nearby... As a right of development they should have to participate and help funds the relocation of those in the homeless camp	9/7/2022 1:40 PM
2	Less parking, accessible designs without stairs	9/7/2022 9:19 AM
3	Number of units	9/6/2022 8:26 PM
4	To not increase rent in surrounding properties/ gentrify area	8/30/2022 2:35 PM
5	Street parking on this street is already extremely limited. Please ensure any new units have parking of their own off the street!	8/29/2022 9:23 PM
6	lots of affordable housing	8/27/2022 11:37 PM
7	sidewalks and pedestrian comfort and safety	8/27/2022 4:29 PM

- PROCESS: A few respondents encouraged allowing the project team to break ground soon and making sure the design review process doesn't take too long as the lot has sat unused for four years.
- OPPOSITION: One respondent suggested the conversion to high wealth housing should not be approved.

Q3 What is most important consideration for the exterior space on this property?



ANSWER CHOICES		RESPONSES
Landscaping		52.38% 11
Lighting & Safety Features		61.90% 13
Façade Composition		19.05% 4
PBike parking		14.29% 3
Total Respondents: 21		

#	OTHER (PLEASE SPECIFY)	DATE
1	Climate change building	9/7/2022 1:40 PM
2	Shared open spaces, Less space covered in driveways, bike parking should be indoors/secure	9/7/2022 9:19 AM
3	Frontage improvements	9/6/2022 8:26 PM
4	don't care	8/30/2022 2:35 PM
5	eliminating the heat island effect	8/27/2022 11:37 PM
6	pedestrian comfort and safety	8/27/2022 4:29 PM



CONTEXT ANALYSIS

PROPOSED DEVELOPMENT - MULTI-FAMILY/LOW-RISE

PRECEDENT ANALYSIS

There are a number of new multi-family and mixed-use developments in the area, which are going through permitting or are under construction. The proposed developments reflect the following:

- Massing and materiality establish a simple and consistent language.
- Methods to order the composition vary by development however massing modulation is often highlighted with a change in material.
- In the multi-family developments, infill panels are used to accent window patterns or provide color or contrast.
- Gable roofs are used in the multi-family projects to reflect the existing character of the neighborhood.
- Entries are further distinguished by building recesses, overhangs and canopies.
- Ground related residences are provided with a landscape buffer.



2315 N 113th Pl (Cone Architecture)



1724 N 107th St (Citizen Design)



Northgate Mall Redevelopment (GGLO)



12301 Stone Ave N (KTGY)



12312 14th Ave NE (Cone Architecture)



9251 Densmore Ave N (Cone Architecture)



2121 N 113th St (Google Maps)



2122-2128 N 112th St (Google Maps)



2311 N 113th Pl (Google Maps)



2318 N 113th Pl (Google Maps)



2306-2310 N 113th Pl (Google Maps)



2130-2140 N 113th Ave (Google Maps)

EXISTING DEVELOPMENT - TOWNHOUSES

PRECEDENT ANALYSIS

There are numerous examples of Townhouse developments in the immediate vicinity, primarily from the early 2000s.

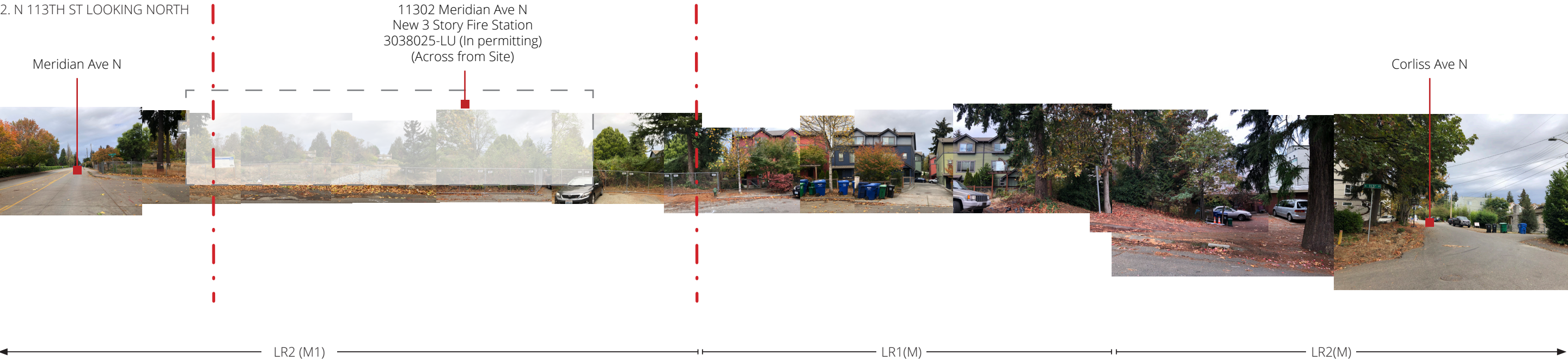
- The common aesthetic of these 3-story structures is characterized by the gable roofs and lap siding.
- The buildings use bay windows to provide facade depth.
- The street-facing units are typically set back from the sidewalk to accommodate a front yard with privacy fence.
- The unit entry orientation varies by development, with only some providing a street-facing entry orientation.

STREETSCAPE: N 113TH ST

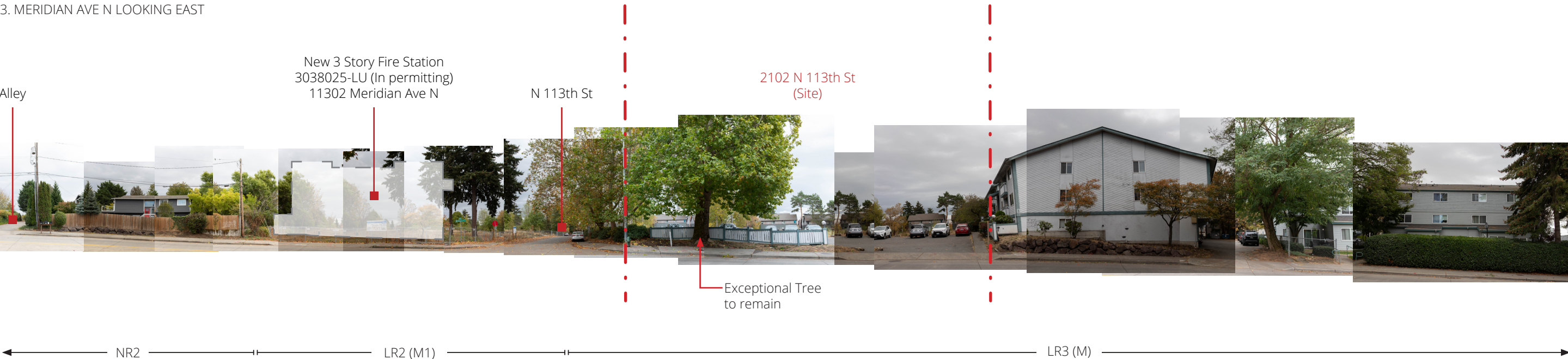
1. N 113TH ST LOOKING SOUTH



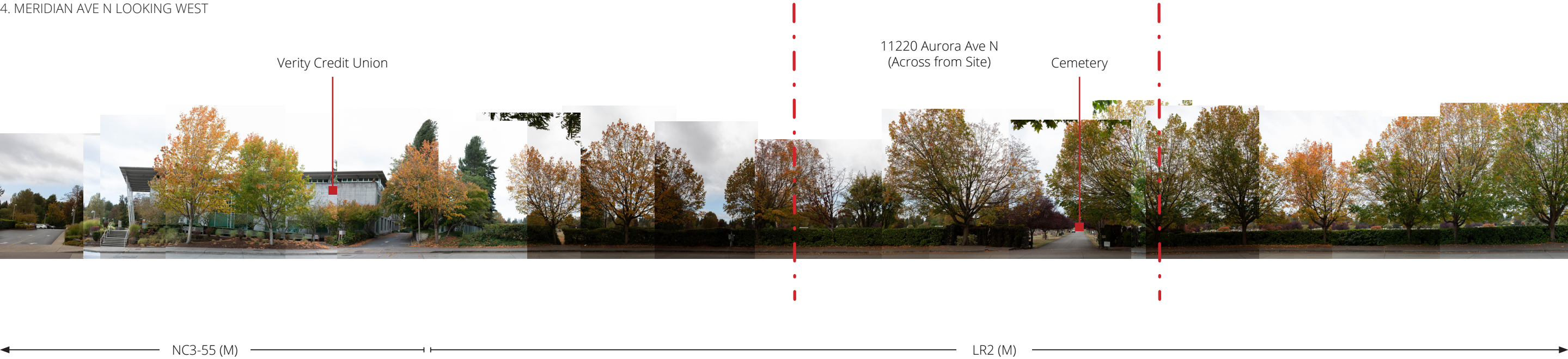
2. N 113TH ST LOOKING NORTH

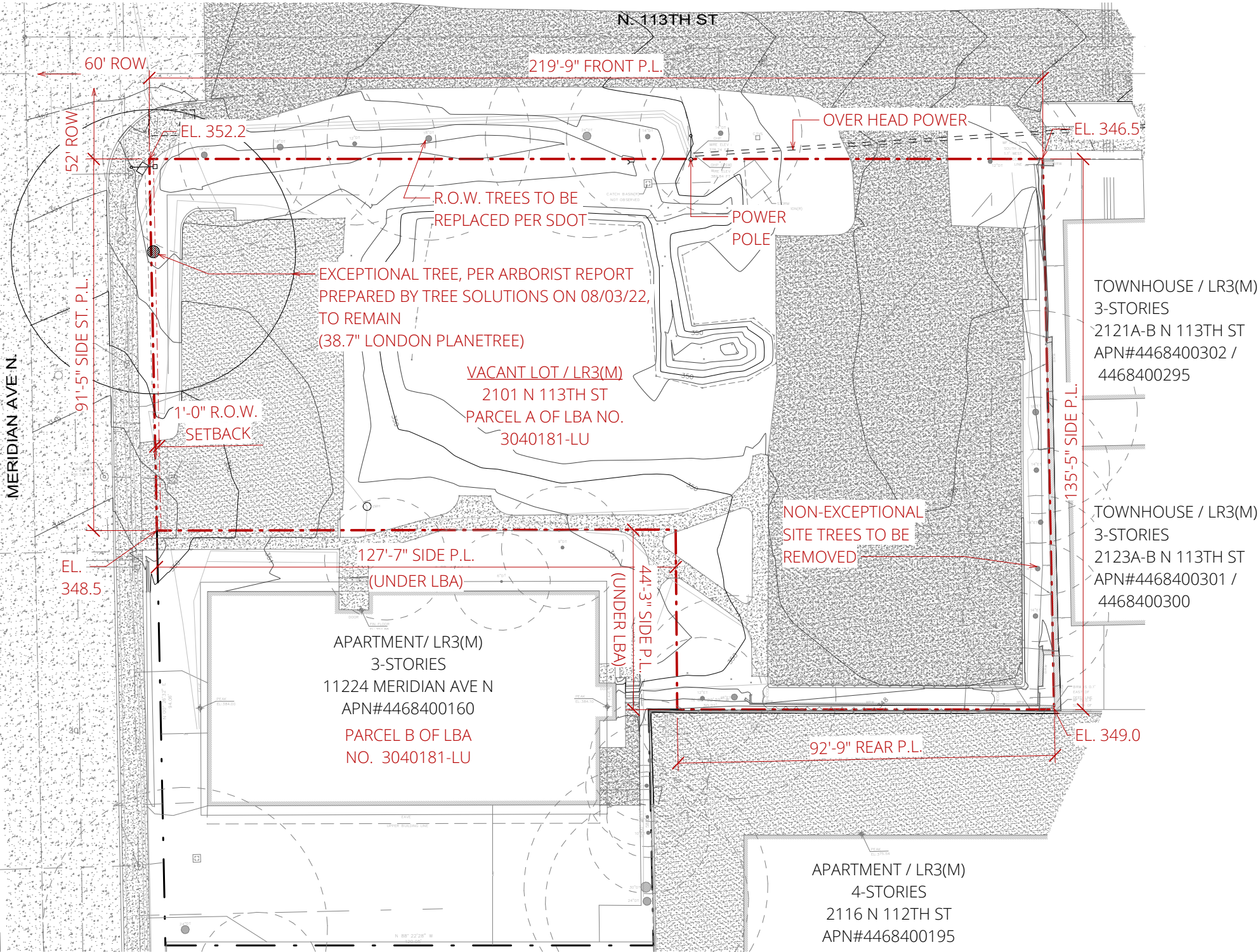


3. MERIDIAN AVE N LOOKING EAST



4. MERIDIAN AVE N LOOKING WEST





PARCEL: 4468400160

PARCEL A OF LBA T NO. 3040181-LU:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2, LUSK HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 31 OF PLATS, PAGE (S) 26, IN KING COUNTY, WASHINGTON; THENCE 219.73' ALONG THE SOUTH MARGIN OF NORTH 113TH ST; THENCE S 00° 25' 54" W 135.48'; THENCE N 88°22'39" W 92.70'; THENCE N 01° 07' 10" E 44.26'; THENCE N 88° 29' 22" W TO THE EAST MARGIN OF MERIDIAN AVE NORTH; THENCE ALONG THE EAST MARGIN OF MERIDIAN AVE NORTH TO THE POINT OF BEGINNING.

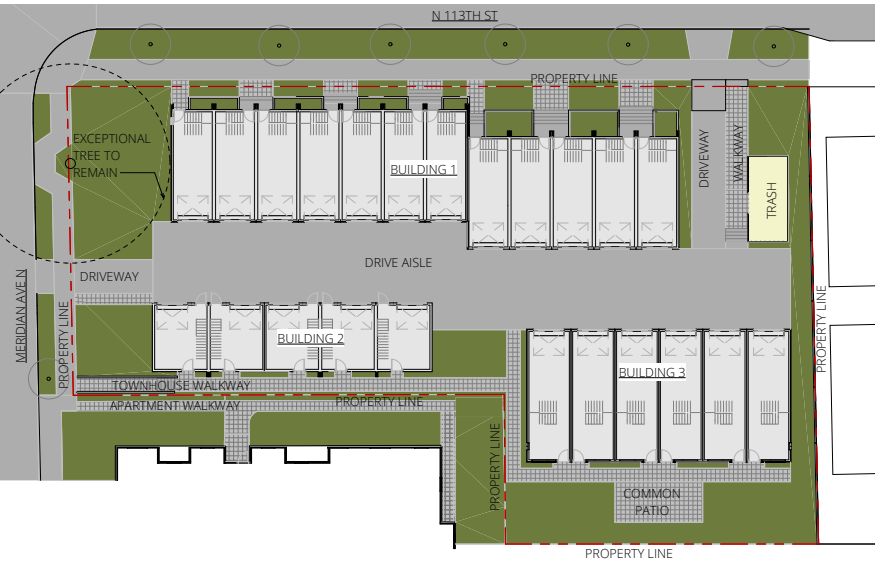
Parcel Area = 24,143 SF

Surveyor: Chadwick & Winters
Date: 02/01/23

- There is an exceptional tree in the NW corner of the site that will remain. An arborist report, prepared by Tree Solutions, Inc., on 08/03/22, has been uploaded separately.
- Per SDOT, there is a 1' R.O.W. setback on Meridian Ave N.
- Overhead power lines and power pole located along east portion of N 113th St. 14' setback required.

• • Property Line

SCHEME SUMMARY



Site Plan: Scheme A - Code Compliant

SCHEME A - CODE COMPLIANT

Opportunities

- Fewest units oriented towards neighboring Apartment to the south
- No units oriented towards neighboring Townhouses to the east
- Waste storage located further from units
- Exceptional tree to remain, providing a focal point and layered, landscaped open space at street corner

Constraints

- Minimal natural surveillance & street-level interaction along Meridian Ave N
 - Second vehicle access from Meridian Ave N interrupts amenity
 - No units oriented towards Meridian Ave N
- Long, continuous massing facing N 113th St
- Four story units with roof decks limits roof form and adds stair penthouses to massing scale



Site Plan: Scheme B - Alternate

SCHEME B - ALTERNATE

Opportunities

- Massing facing N 113th St is broken into two facades
- Amenity decks located at L4. No roof decks allow flexible roof form
- Exceptional tree to remain, providing a focal point and layered, landscaped open space at street corner

Constraints

- Minimal natural surveillance & street-level interaction along Meridian Ave N
 - Second vehicle access from Meridian Ave N interrupts amenity
 - No units oriented towards Meridian Ave N
- Long, unbroken façade facing east neighbor, creating privacy conflicts
- Waste storage located adjacent to a unit
- Departures Required. See Site Plan & Departures Diagrams.



Site Plan: Scheme C - Preferred

SCHEME C - PREFERRED

Opportunities

- Massing facing N 113th St is broken into two facades
- Amenity decks located at L4. No roof decks allow flexible roof form.
- Fewer units oriented towards neighboring Apartment to the south
- No units oriented towards neighboring Townhouses to the east
- Waste storage located further from units
- Stronger natural surveillance & street-level interaction along Meridian Ave N
 - No vehicle access from Meridian Ave N
 - Building 2 end unit is oriented towards Meridian Ave N
- More private Amenity. Common off-site walkway, shared with apartment to the south, allows for rear patios at Building 2. Apartment building under same ownership
- Exceptional tree to remain, providing a focal point and layered, landscaped open space at street corner

Constraints

- Departures Required. See Site Plan & Departures Diagrams.



Perspective: Scheme A - Code Compliant
Looking southwest from N 113th St



Perspective: Scheme B - Alternate
Looking southwest from N 113th St



Perspective: Scheme C - Preferred
Looking southwest from N 113th St



Perspective: Scheme A - Code Compliant
Looking southeast from N 113th St



Perspective: Scheme B - Alternate
Looking southeast from N 113th St



Perspective: Scheme C - Preferred
Looking southeast from N 113th St

SITE PLAN: SCHEME A - CODE COMPLIANT

Scheme A - Code Compliant

Units: 23 Townhouses
Parking: 23 Private Garages
FAR: 1.61
GFA: 38,930.11
GSF: 42,988.62

Pros:

- No departures
- Fewer units facing neighboring apartments and Townhouses
- Waste storage located further from units

Cons:

- Minimal natural surveillance and street-level interaction along Meridian Ave N
 - Second vehicle access from Meridian Ave N
 - No units oriented towards Meridian Ave N
- Long, unbroken facade facing N 113th St
- Four story units with roof decks limits roof form and adds stair penthouses to massing scale
- Building 1 - Unit layout requires stairs on street-facing facade



- Vehicle Access
- Garage Entry
- Primary Pedestrian Entry
- Common Building Services

SCALE: 3/64" = 1'-0"



1. Looking southeast from Meridian Ave N



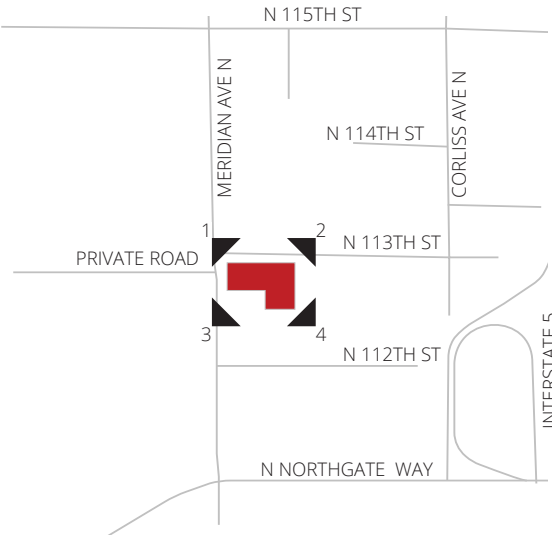
2. Looking southwest from N 113th St



3. Looking northeast from N 113th St
(neighboring apartment ghosted for clarity)



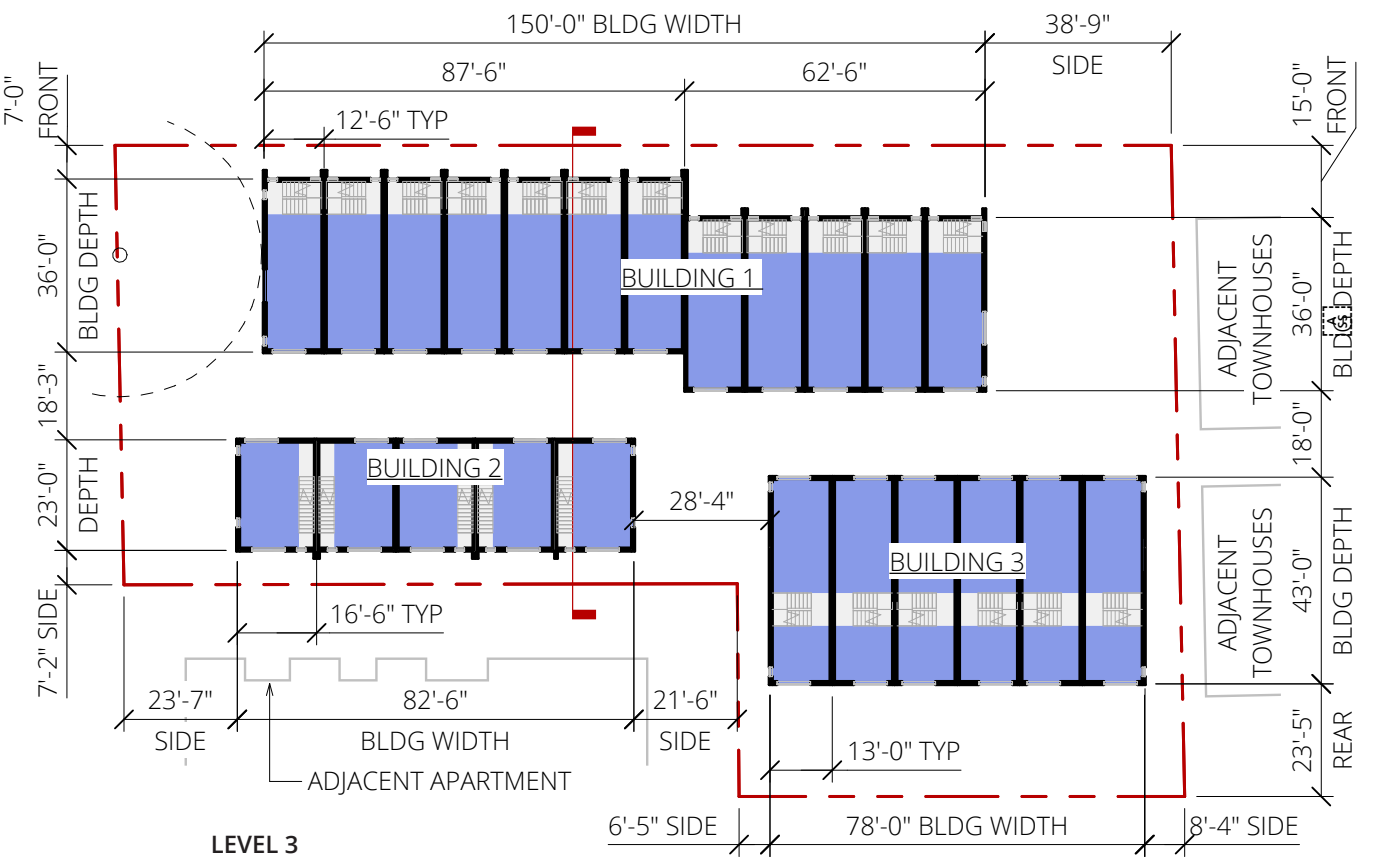
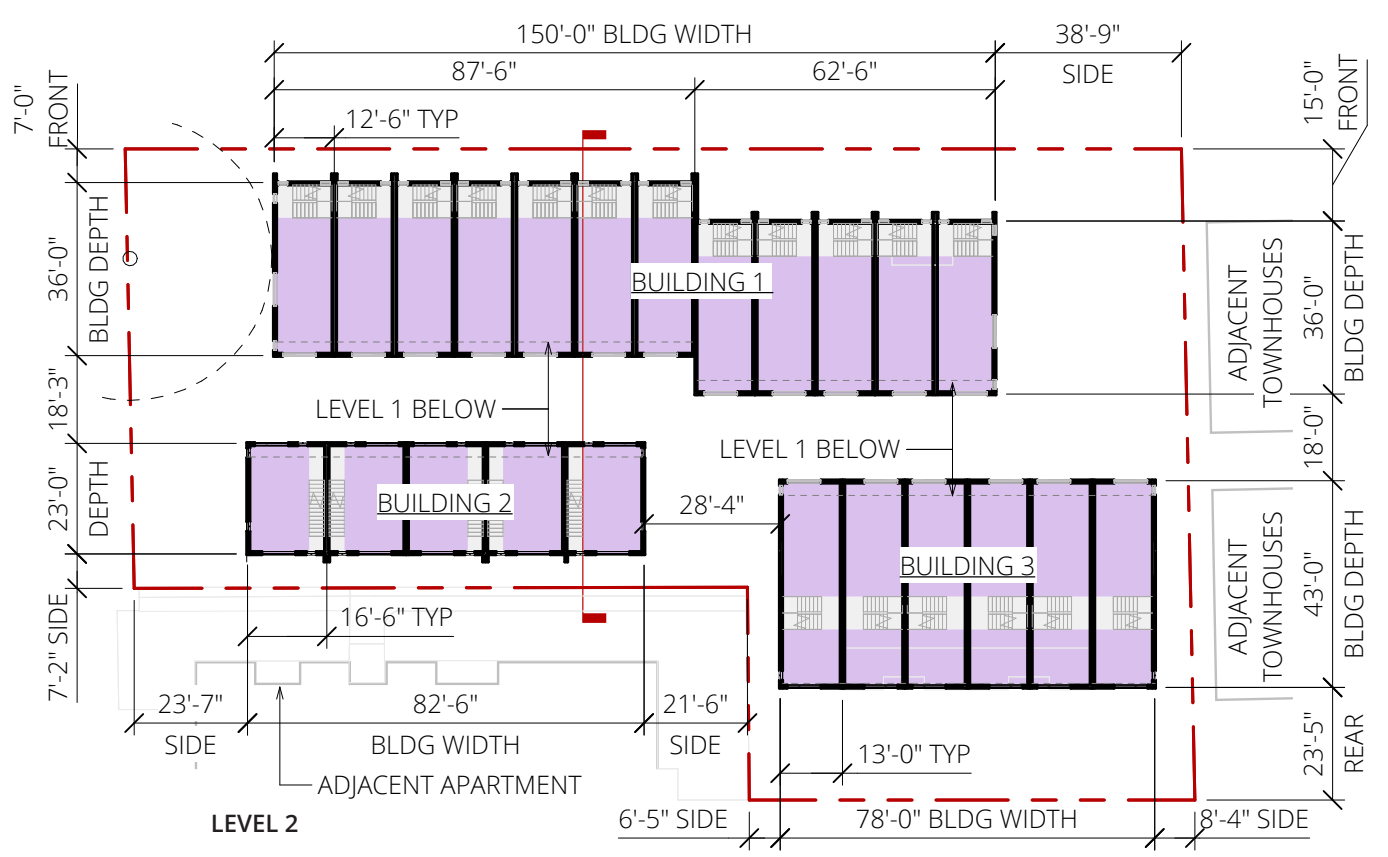
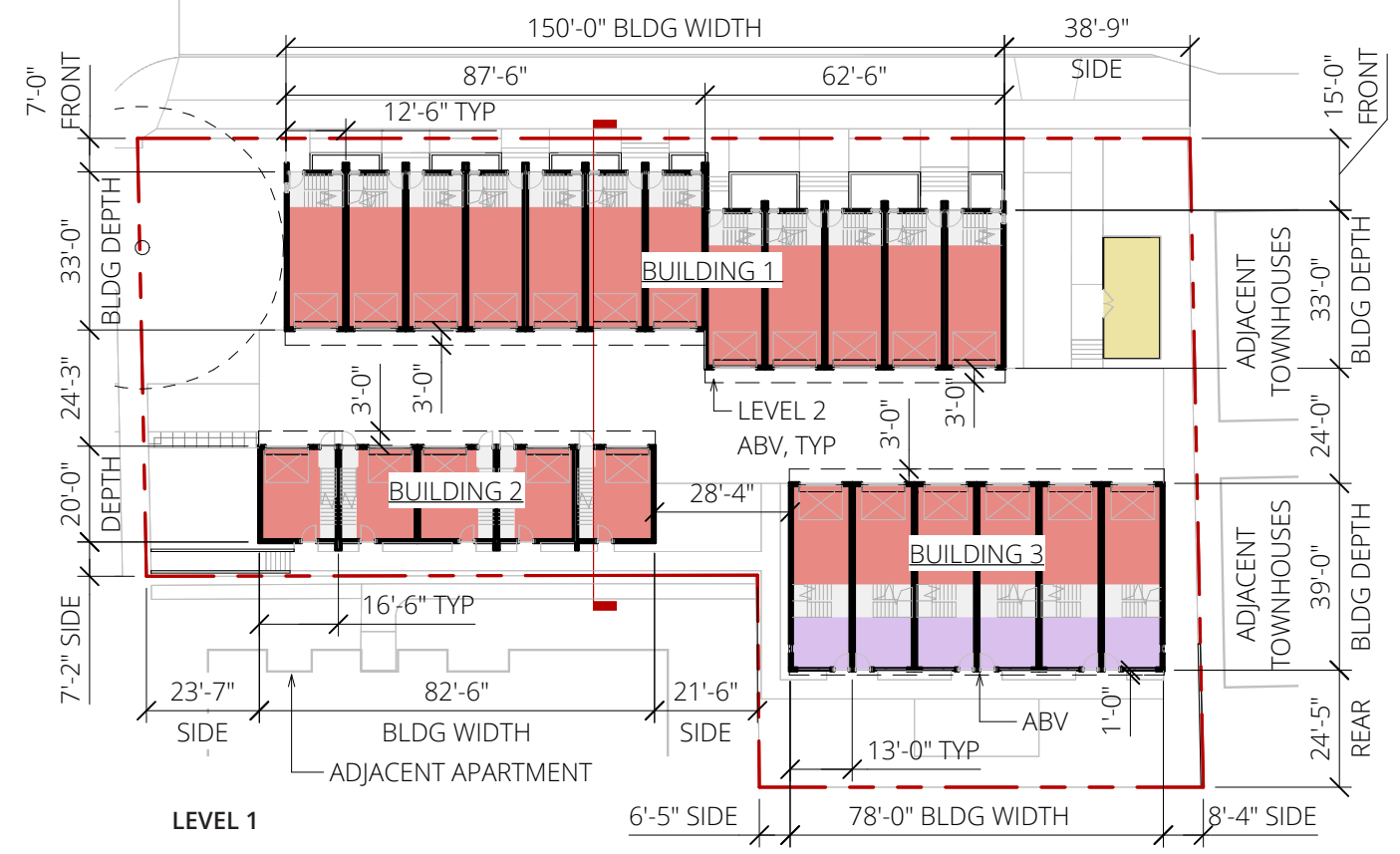
4. Looking northwest from southeast corner of site
(neighboring building hidden for clarity)



Key

SCALE: NTS 

FLOOR PLANS: SCHEME A - CODE COMPLIANT

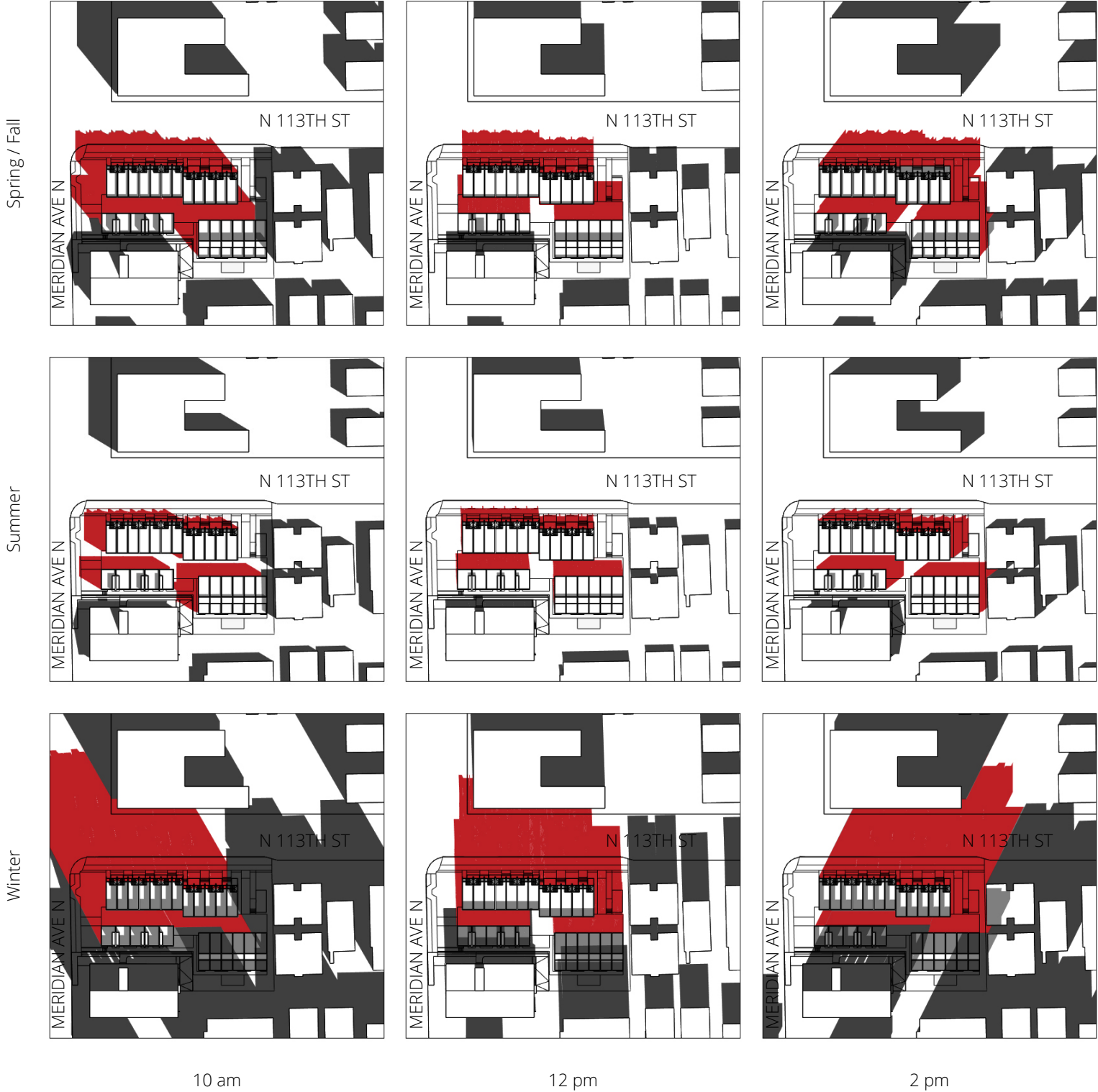


- Shared Residential Space (Living / Dining / Kitchen / Flex)
- Private Residential Space (Bedroom / Bathroom)
- Unit Garage
- Stairs / Circulation
- Common Building Services
- Deck

SCALE: 1" = 40'

DEPARTURES: SCHEME A - CODE COMPLIANT

No Departures Requested



SCALE: NTS 

SITE PLAN: SCHEME B - ALTERNATE

Scheme B - Alternate

Units: 23 Townhouses
Parking: 23 Private Garages
FAR: 1.57
GFA: 37,961.53
GSF: 41,559.83

- Pros:
- Massing facing N 113th St is broken into two facades
 - Amenity decks located at L4. No roof decks allow flexible roof form.
- Cons:
- Minimal natural surveillance and street-level interaction along Meridian Ave N
 - Second vehicle access from Meridian Ave N
 - No units oriented towards Meridian Ave N
 - Long, continuous façade facing east neighbor, creating privacy conflicts
 - Waste storage located adjacent to a unit
 - Departures required. See site plan and departures diagrams on page 26





1. Looking southeast from Meridian Ave N



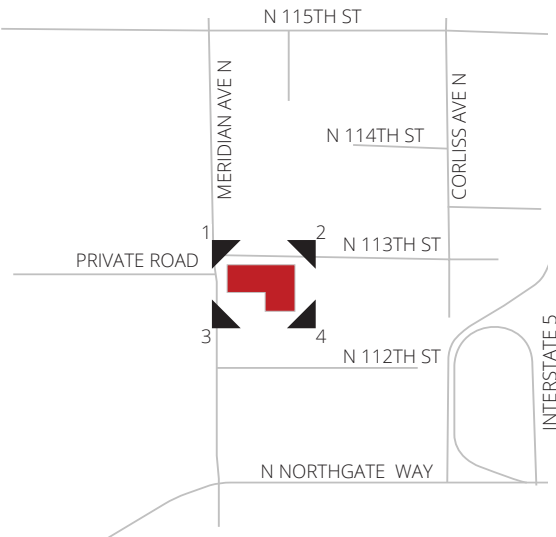
2. Looking southwest from N 113th St



3. Looking northeast from N 113th St
(neighboring apartment ghosted for clarity)



4. Looking northwest from southeast corner of site
(neighboring building hidden for clarity)



Key

SCALE: NTS

Architectural floor plan of Level 1 showing three buildings (Building 1, Building 2, Building 3) and adjacent townhouses. The plan includes detailed dimensions for building widths, depths, and setbacks. Building 1 is a long, narrow structure with a central section. Building 2 is a long, narrow structure with a central section. Building 3 is a long, narrow structure with a central section. The plan also shows adjacent townhouses and an adjacent apartment. Dimensions are provided in feet and inches.

LEVEL 1

BUILDING 1

BUILDING 2

BUILDING 3

ADJACENT TOWNHOUSES

ADJACENT APARTMENT

LEVEL 2 ABV, TYP

BLDG WIDTH

BLDG DEPTH

FRONT

REAR

SIDE

8'-2" SIDE

16'-11" FRONT

109'-0" BLDG DEPTH

9'-6" REAR

11'-0" SIDE

36'-0" BLDG WIDTH

39'-6"

109'-6" BLDG WIDTH

13'-0" TYP

18'-6"

23'-1"

26'-9"

28'-10"

13'-0" TYP

45'-8"

36'-0"

11'-0" SIDE

5'-8"

25'-0"

19'-0"

34'-9"

7'-0" FRONT

15'-2"

129'-6"

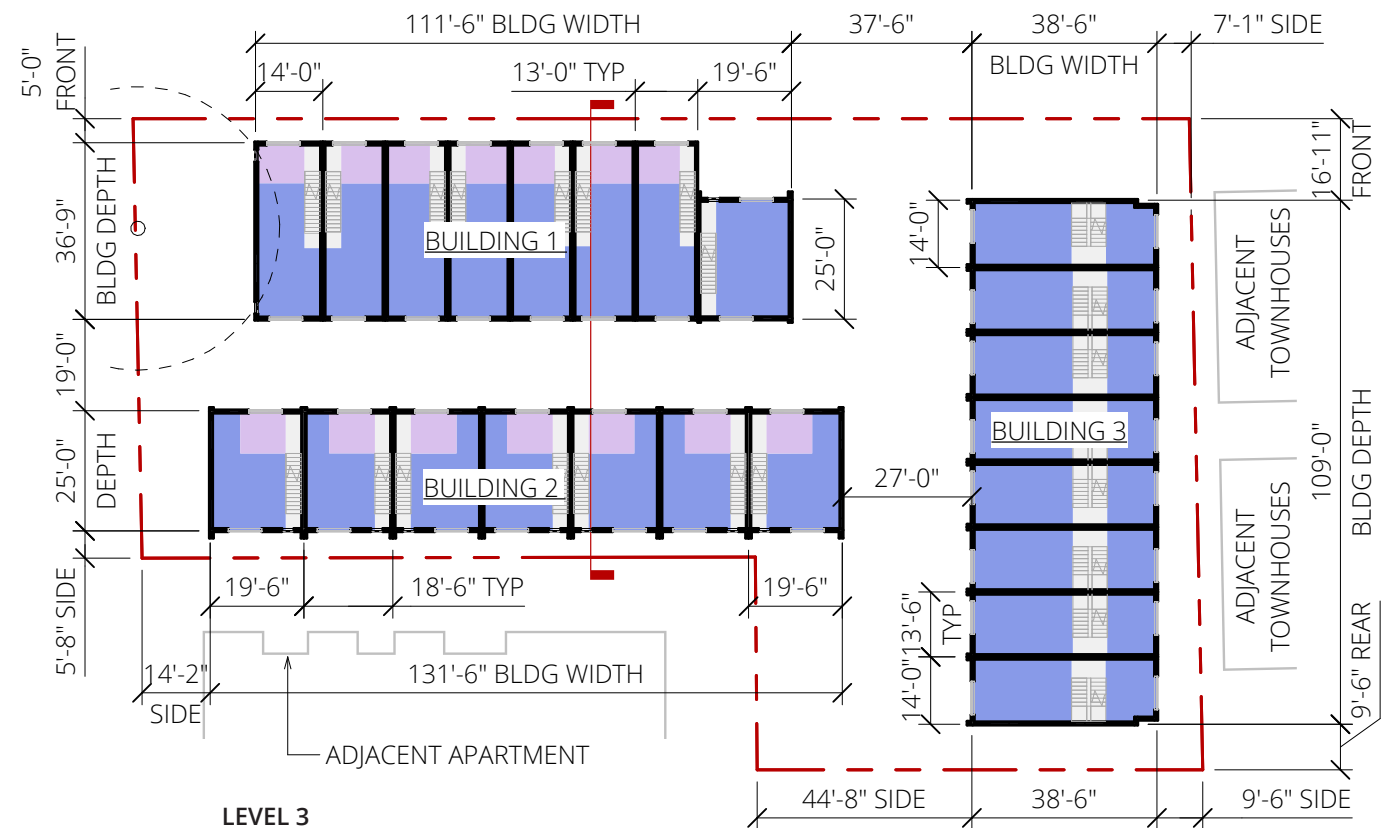
BLDG WIDTH

ADJACENT APARTMENT

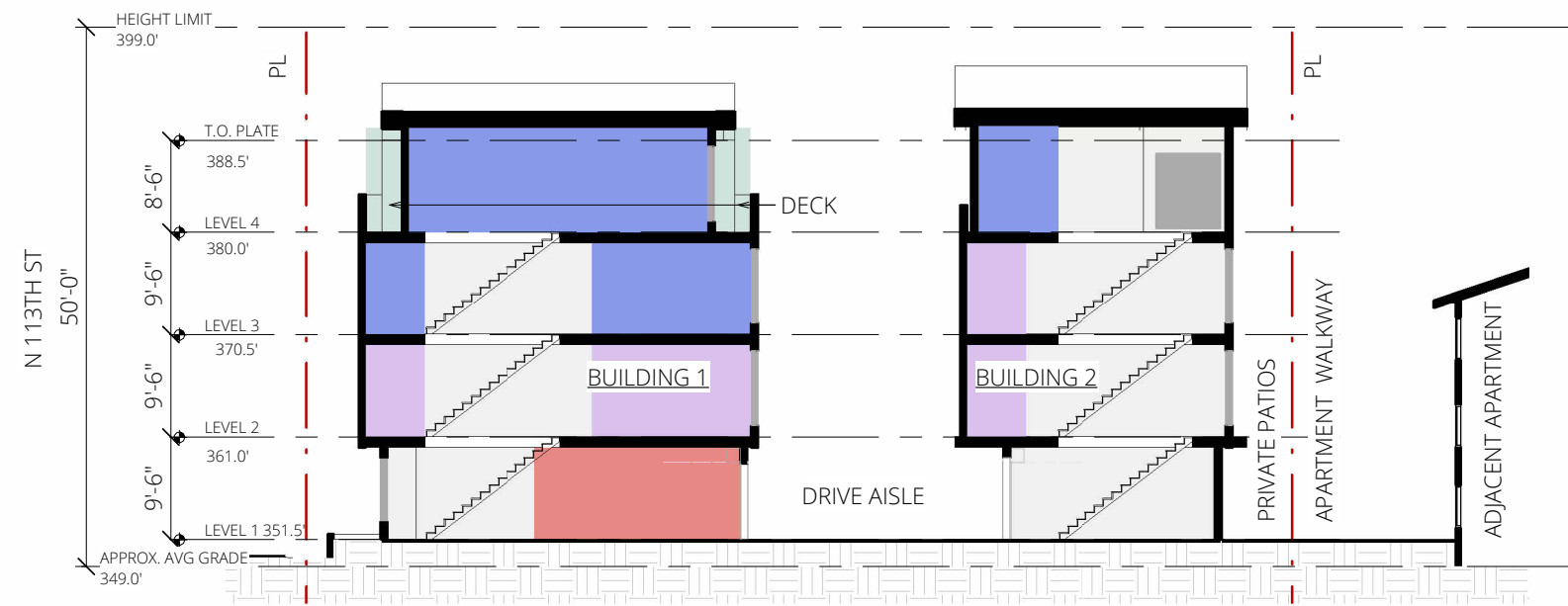
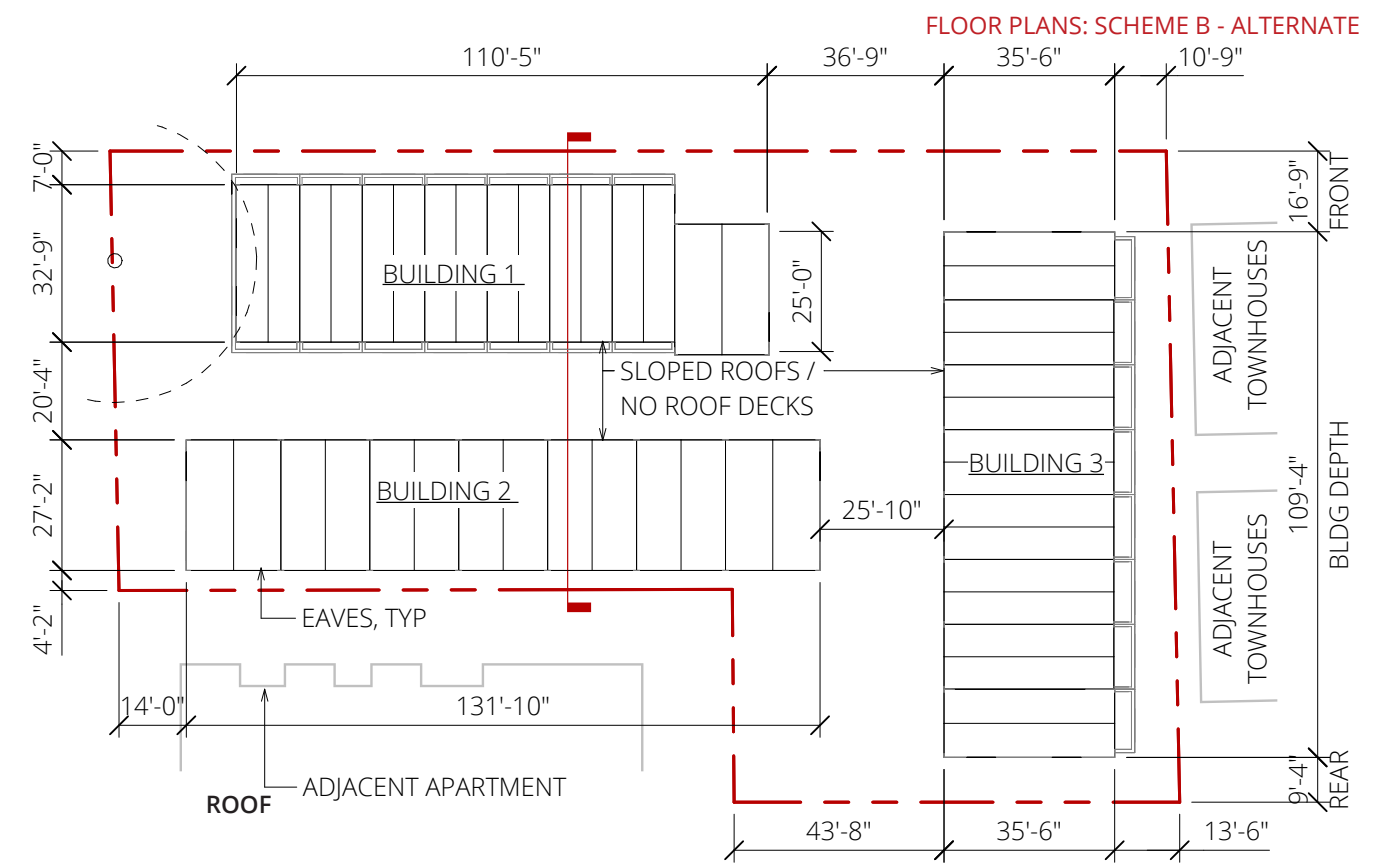
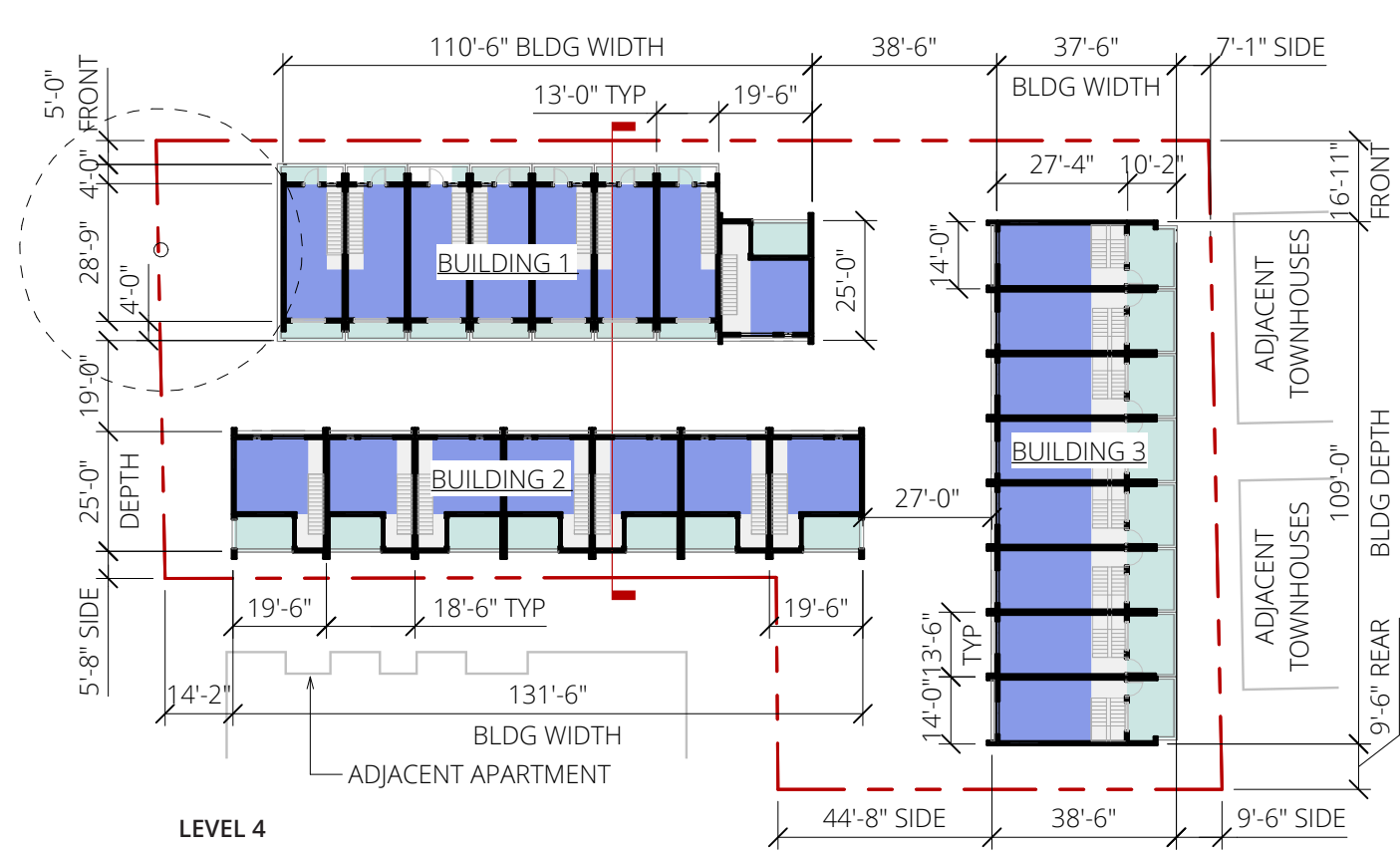
1'-0"

4'-0"

18'-6" TYP



- 



- Shared Residential Space (Living / Dining / Kitchen / Flex)
- Private Residential Space (Bedroom / Bathroom)
- Unit Garage
- Residential
- Common Building Services
- Deck

SCALE: 1/16" = 1'

SCALE: 1" = 40'

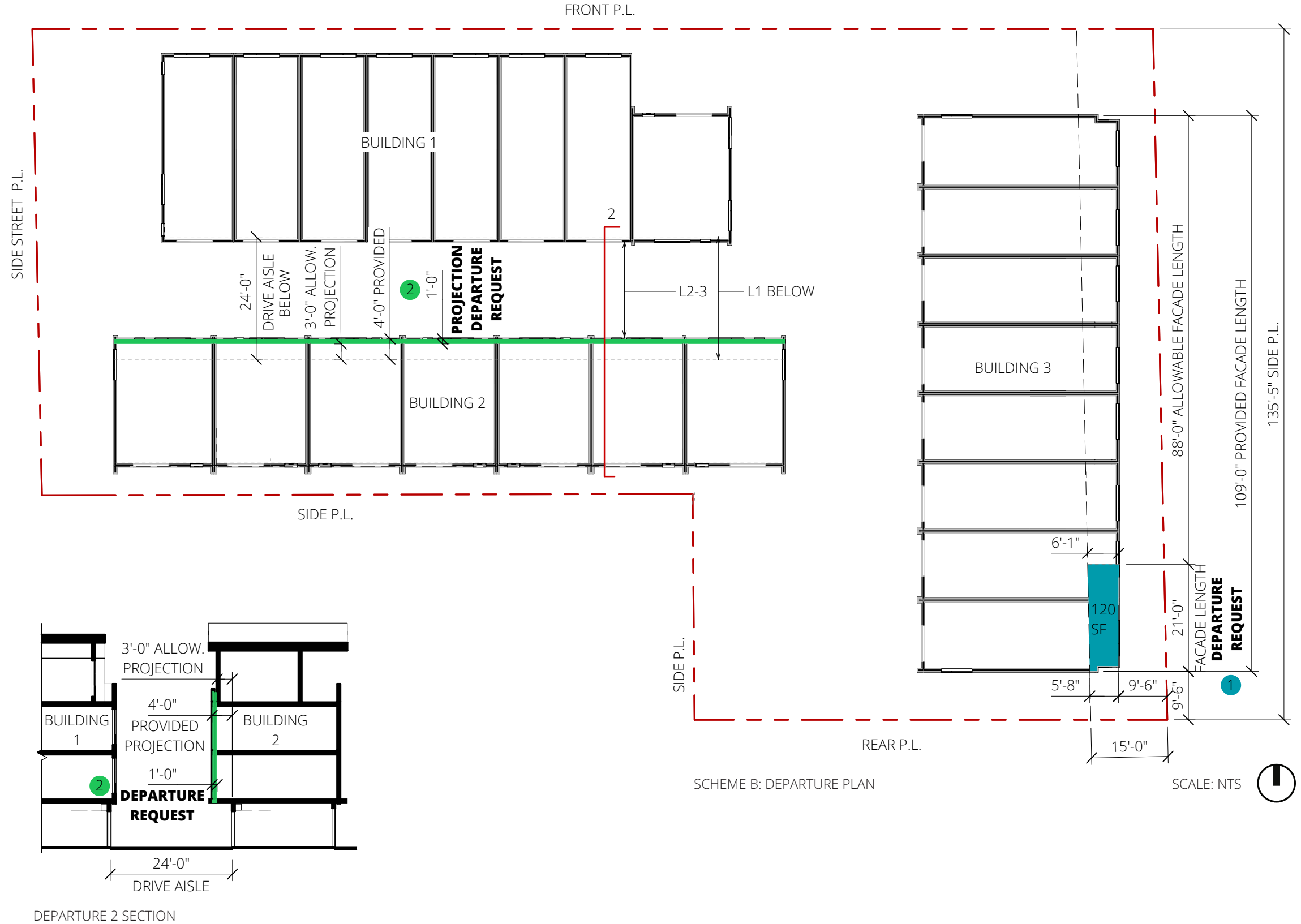
DEPARTURES: SCHEME B - ALTERNATE

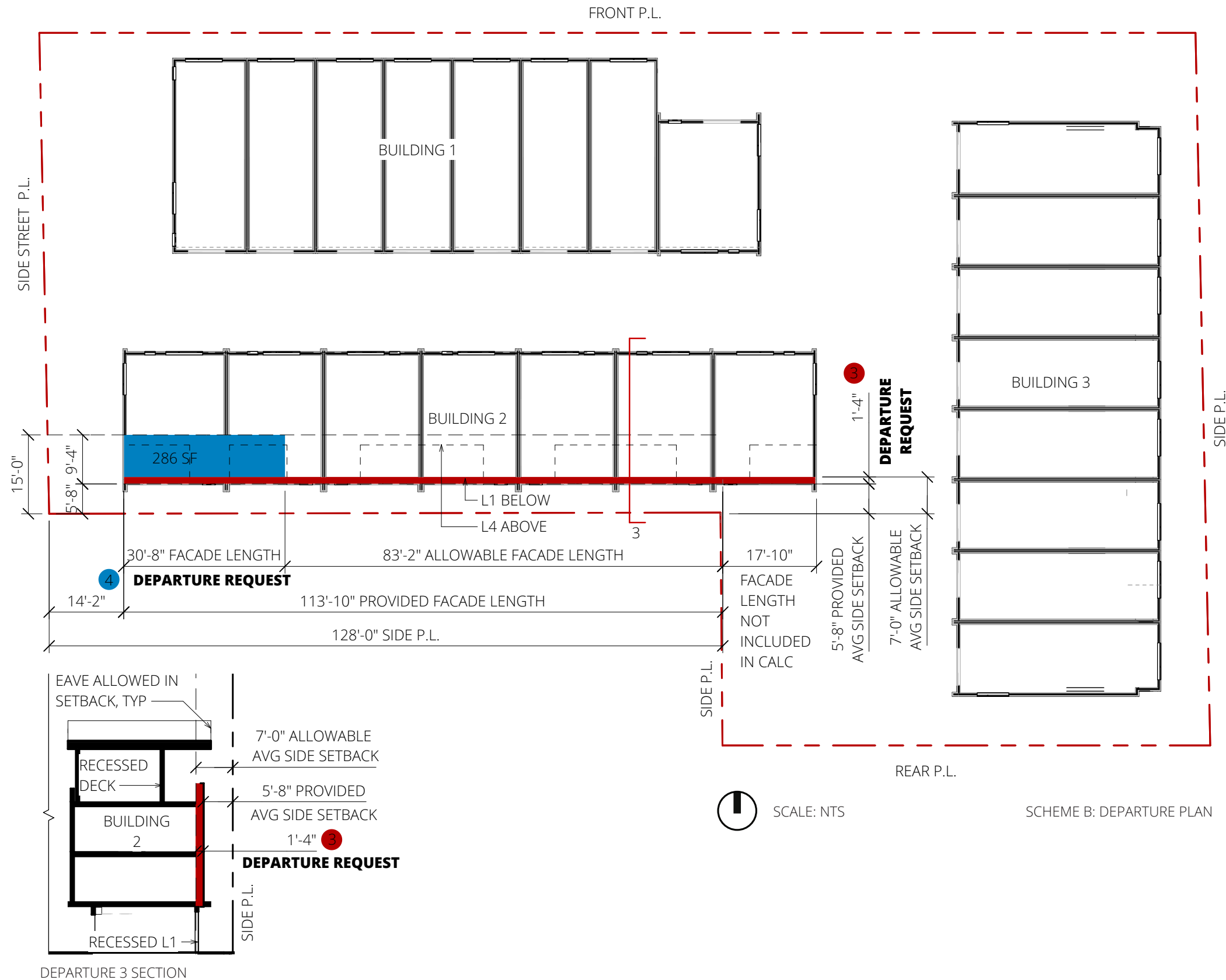
- 1 SMC 23.45.527.B: Façade Length Departure (Building 3)
REQUIRED: Facades within 15' of side lot line are limited to 65% of length of lot line.
ALLOWED: 88' (65% of 135'-5" Side Lot Line)
PROPOSED: 109' / 80% (21' / 15% Departure requested)
Guidelines / Justification:

- PL1.B.1 Pedestrian Connections: The Departure allows the primary unit entries of Building 3 to be oriented along the east property. This provides a direct and protected pedestrian walkway to these units, separating the path from vehicle access

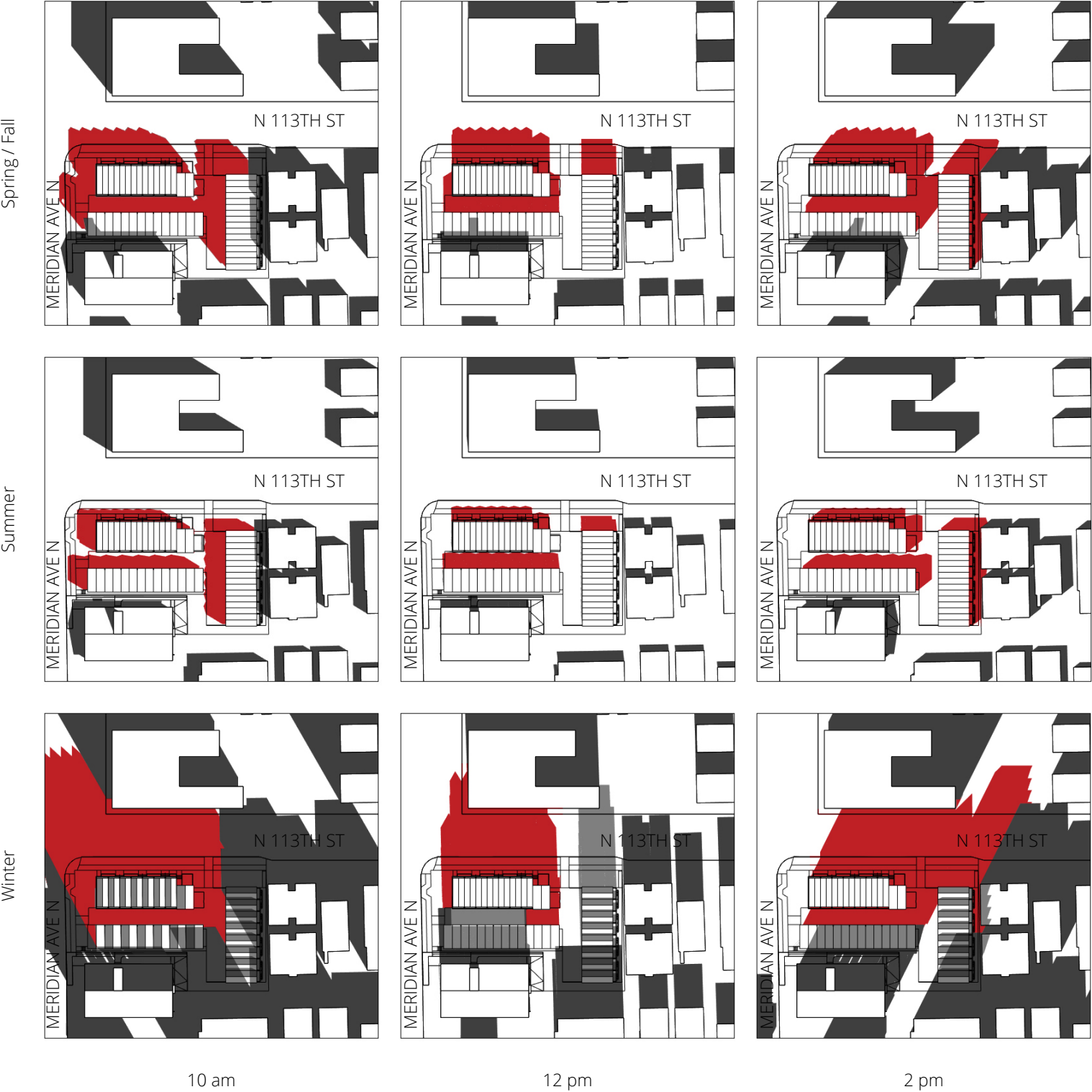
- 2 SMC 23.45.518.F.2: Allowable Projection into Separations between Multiple Structures (Building 2)
REQUIRED: In buildings separated by parking aisle, projections that enclose floor area may extend 3' into required separation
PROPOSED: Projection extends 4' into required separation. (1' Departure Requested)
Guidelines / Justification:

- PL2.C – Weather Protection: The departure allows for a deeper overhang over the Building 2 primary entries, creating more weather protection where users need it.
- DC2.B – Façade Composition: The departure creates more visual depth at the interior façade, adding architectural interest. In addition, with a required ground level separation of 24' between building 1 & 2, the separation at level 2 is still 19', which far exceeds the 10' min separation distance between buildings. Note: Building 1 projection is compliant.





- SMC 23.45.518.Table A: Average Side Setback (Building 2)
REQUIRED: Facades over 40', require 5' min / 7' Average Side Setback
PROPOSED: 5'-8" Average Side setback (1'-4" Departure Requested). Minimum setback is compliant
Guidelines / Justification:
 - DC2.B Façade Composition & DC2.C Secondary Architectural Features – The departure allows for additional modulation along the neighbor-facing façade. While the average setback is calculated using the closest façades to the P.L. measured horizontally, there is variation in the setback vertically along this façade. It is highly modulated with an overhang at Level 1 and deep recessed decks at Level 4.
- SMC 23.45.527.B: Façade Length Departure (Building 2)
REQUIRED: Facades within 15' of side lot line are limited to 65% of length lot line
ALLOWED: 83.2' (65% of 128' Side Lot Line)
PROPOSED: 113'-10" / 89% (30'-8" / 24% Departure requested)
Guidelines / Justification:
 - CS2.B.2 Connection: The Departure allows Building 2 massing to push further west towards Meridian Ave N, creating a stronger connection to the street, in particular along a street where the exceptional tree setback takes up most of the frontage.



 SCALE: NTS

SITE PLAN: SCHEME C - PREFERRED

Scheme C - Preferred

Units: 23 Townhouses
Parking: 23 Private Garages
FAR: 1.51
GFA: 36,456.25
GSF: 42,783 SF

Pros:

- Massing facing N 113th St is broken into two facades, reflecting neighboring scale (CS2.D.4 Massing Choices)
- End unit oriented towards Meridian Ave N provides natural surveillance and street-level interaction (PL3.A Entries & PL2.B.1 Eyes on the Street)
- No vehicle access from Meridian Ave N minimizes conflict between vehicles and pedestrians (PL2.II(NG) & DC1.B.1)
- No units facing east neighbor, increasing privacy (CS2.D.5 Respect for Adj Sites)
- Waste storage setback from units and neighboring buildings but located centrally on site for user & SPU convenience (DC1.C.4 Service Uses)
- Amenity decks located at L4. No roof decks allow flexible gable roof form. (DC2.C.3a Fit With Neighboring Buildings)
- More private amenity space for Building 2 & 4. Common off-site walkway, shared with apartment to the south, allows for rear patios at Building 2. Apartment building under same ownership. (DC3.B.1 Open Spaces Meet User Needs)

Cons:

- Departures required. See site plan and departures diagrams on page 32)



- ➔ Vehicle Access
- Garage Entry
- Primary Pedestrian Entry
- Common Building Services

SCALE: 1/16" = 1'-0"



1. Looking southeast from Meridian Ave N



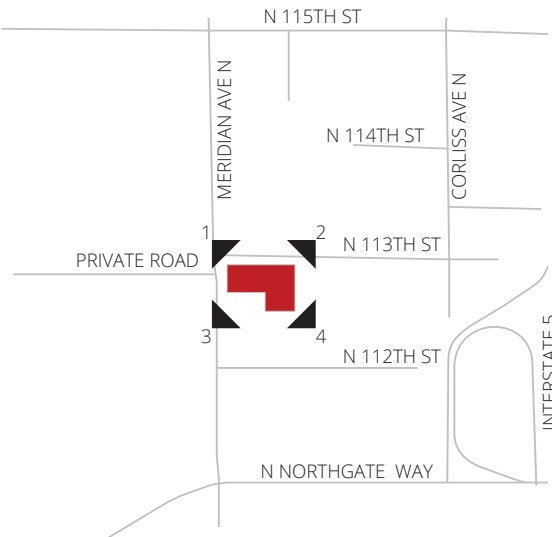
2. Looking southwest from N 113th St



3. Looking northeast from N 113th St
(neighboring apartment ghosted for clarity)



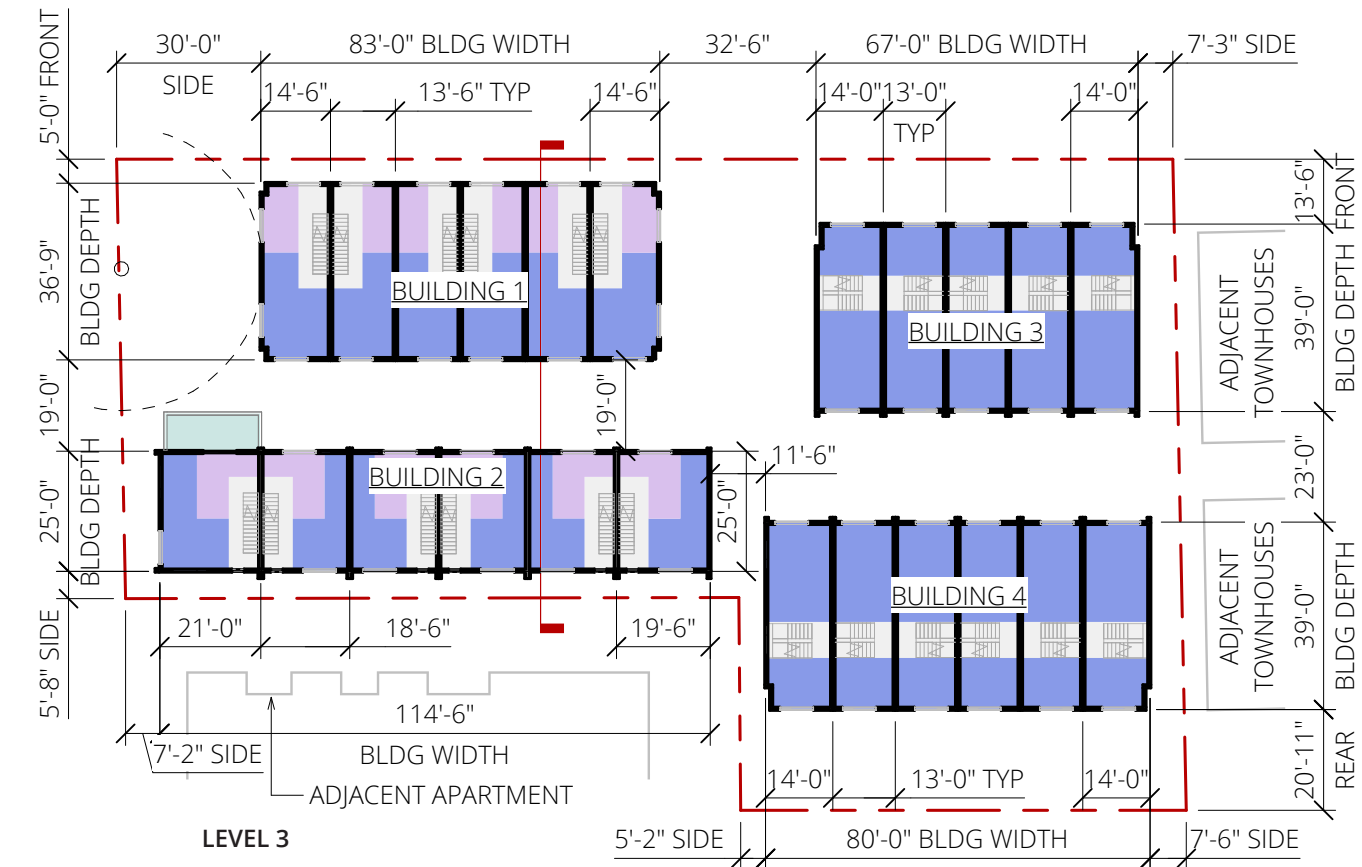
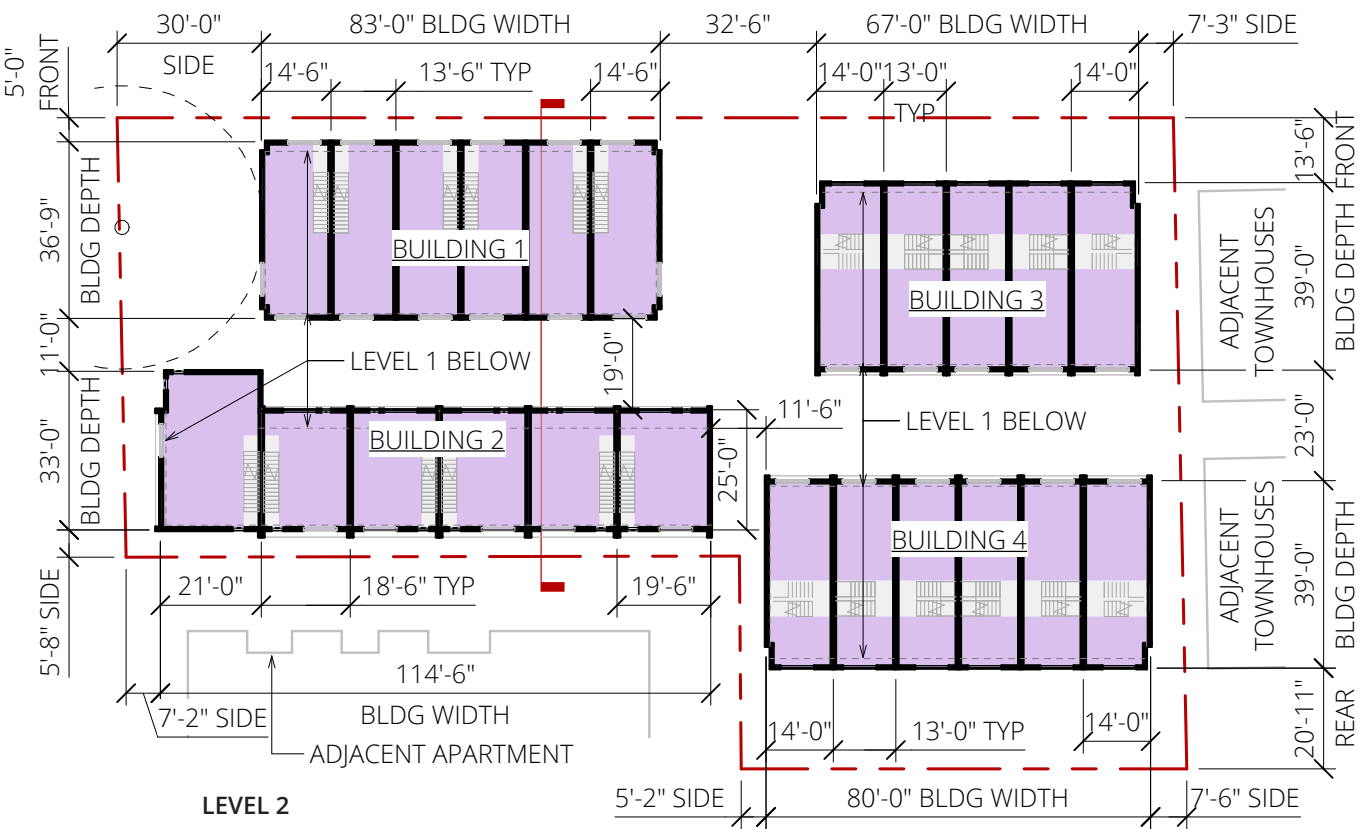
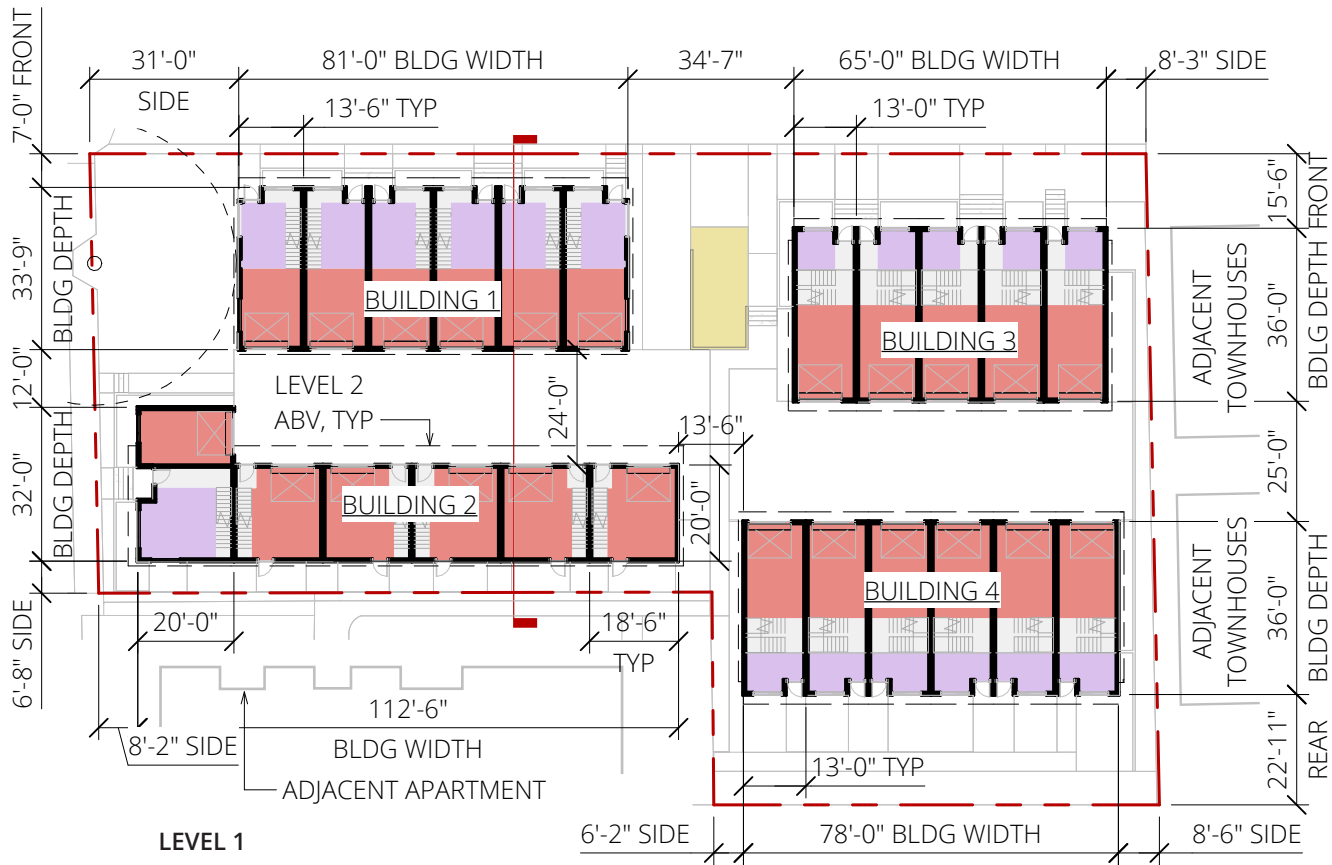
4. Looking northwest from southeast corner of site
(neighboring building hidden for clarity)



Key

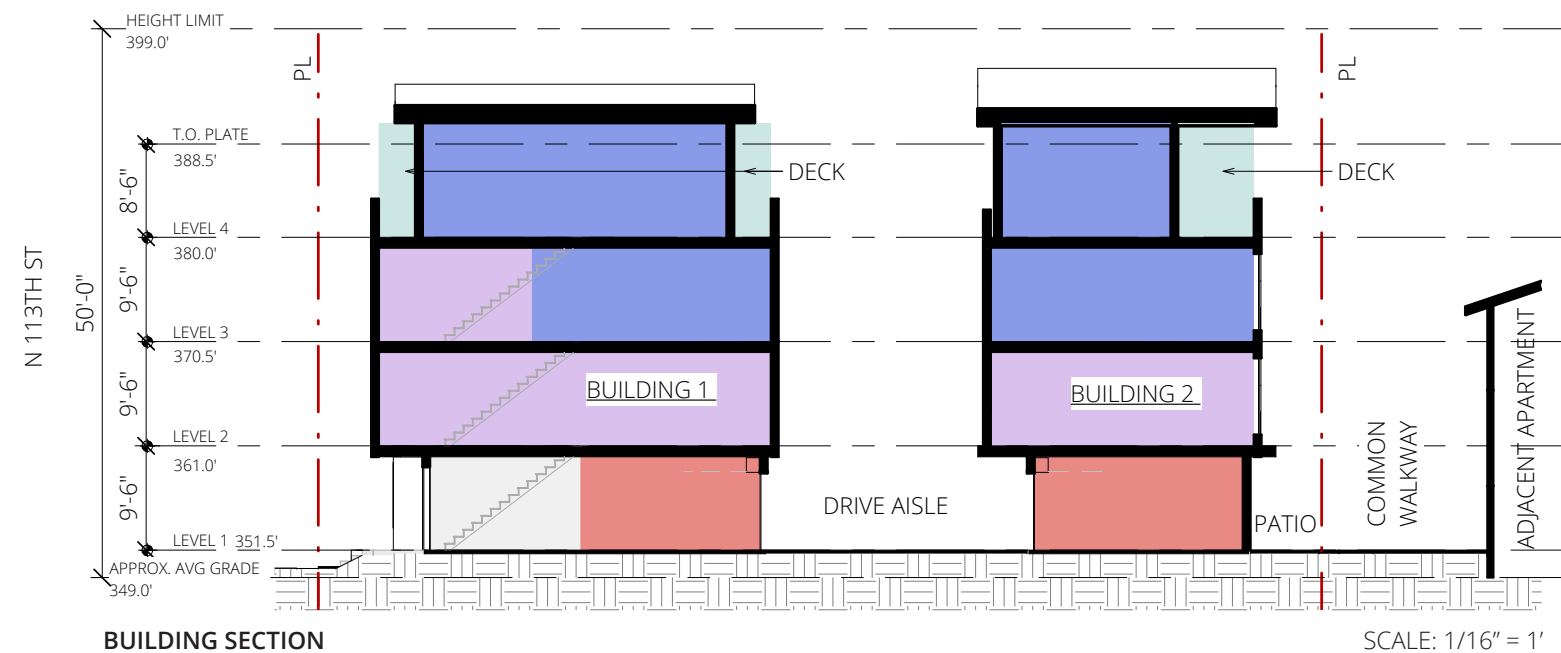
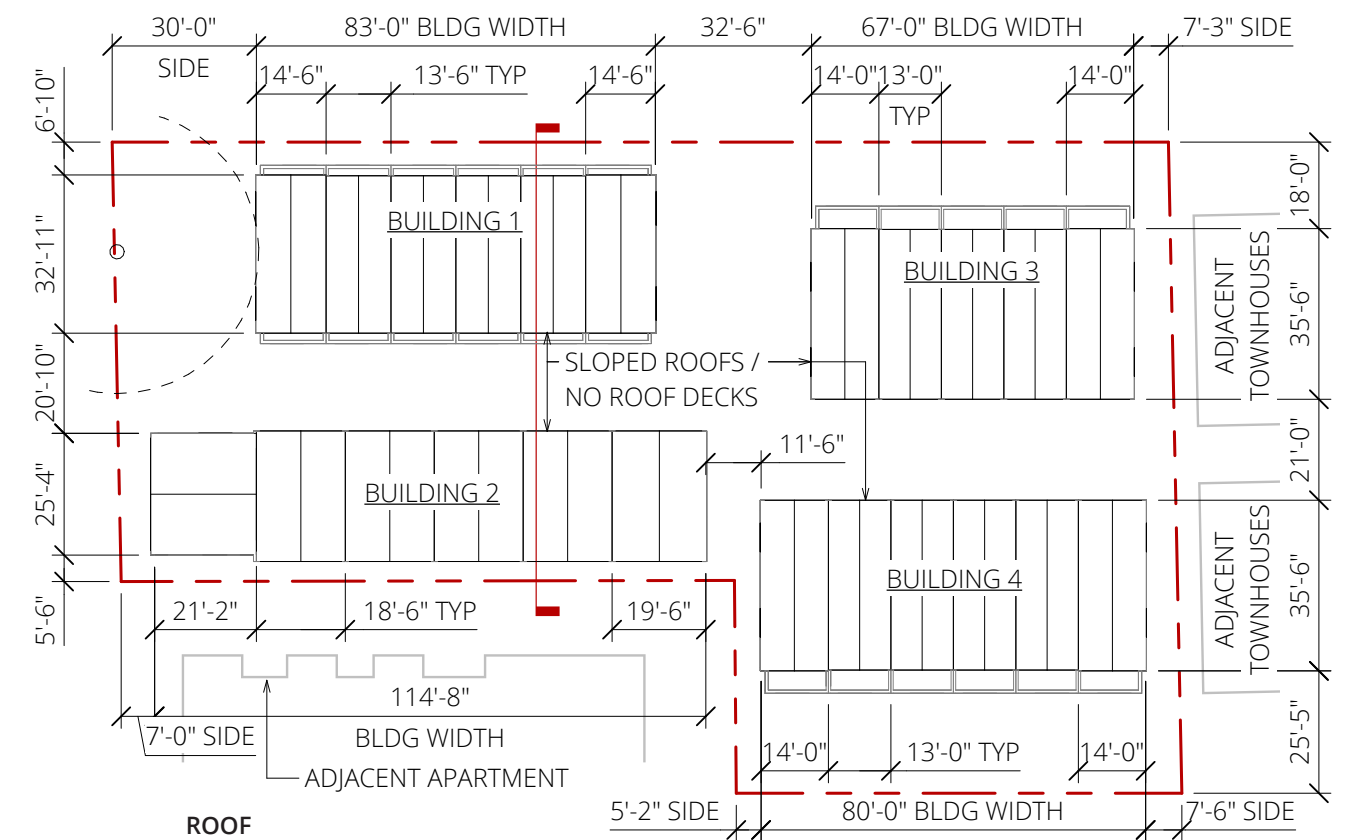
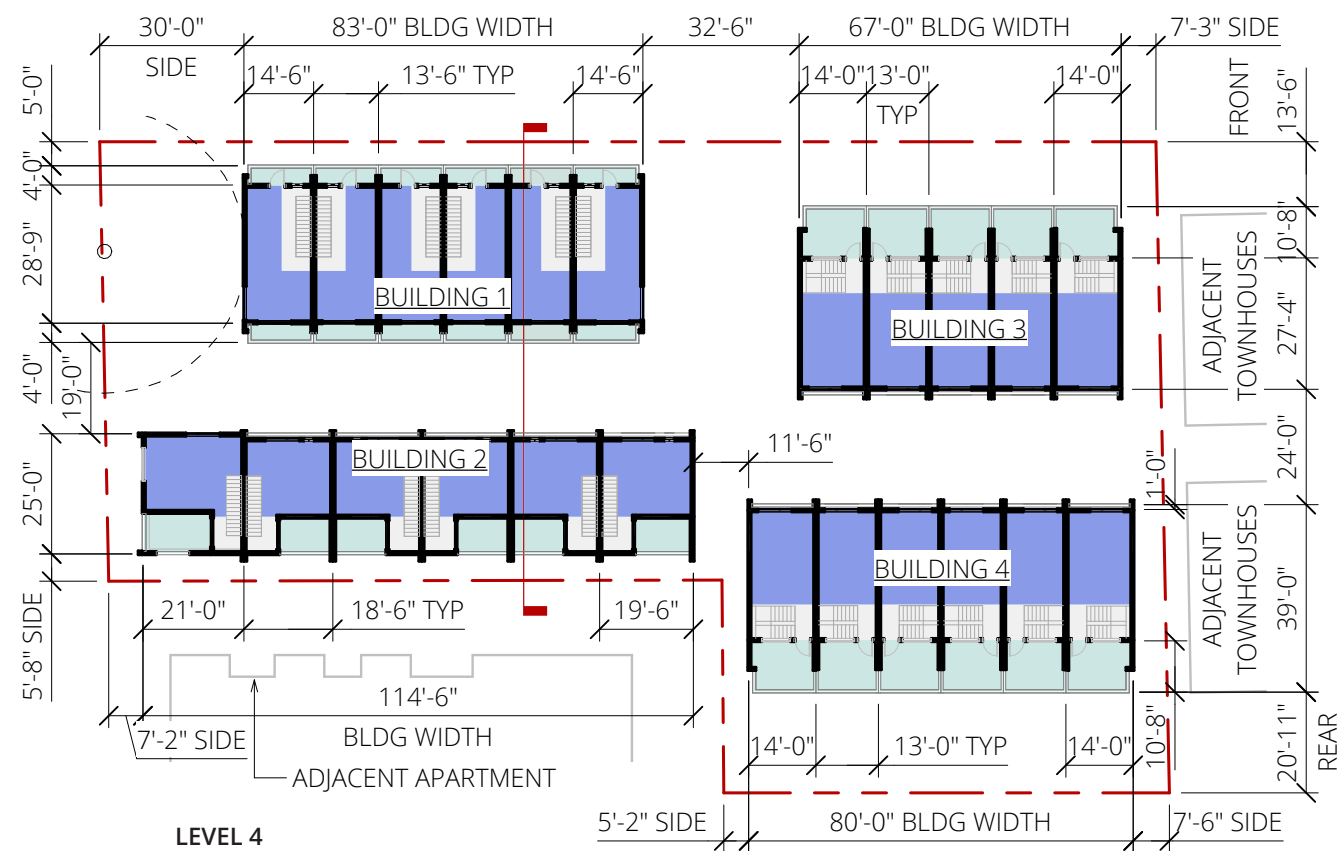
SCALE: NTS

PLANS & SECTIONS : SCHEME C - PREFERRED



- Shared Residential Space (Living / Dining / Kitchen / Flex)
- Private Residential Space (Bedroom / Bathroom)
- Unit Garage
- Stairs / Circulation
- Common Building Services
- Deck

SCALE: 1" = 40'



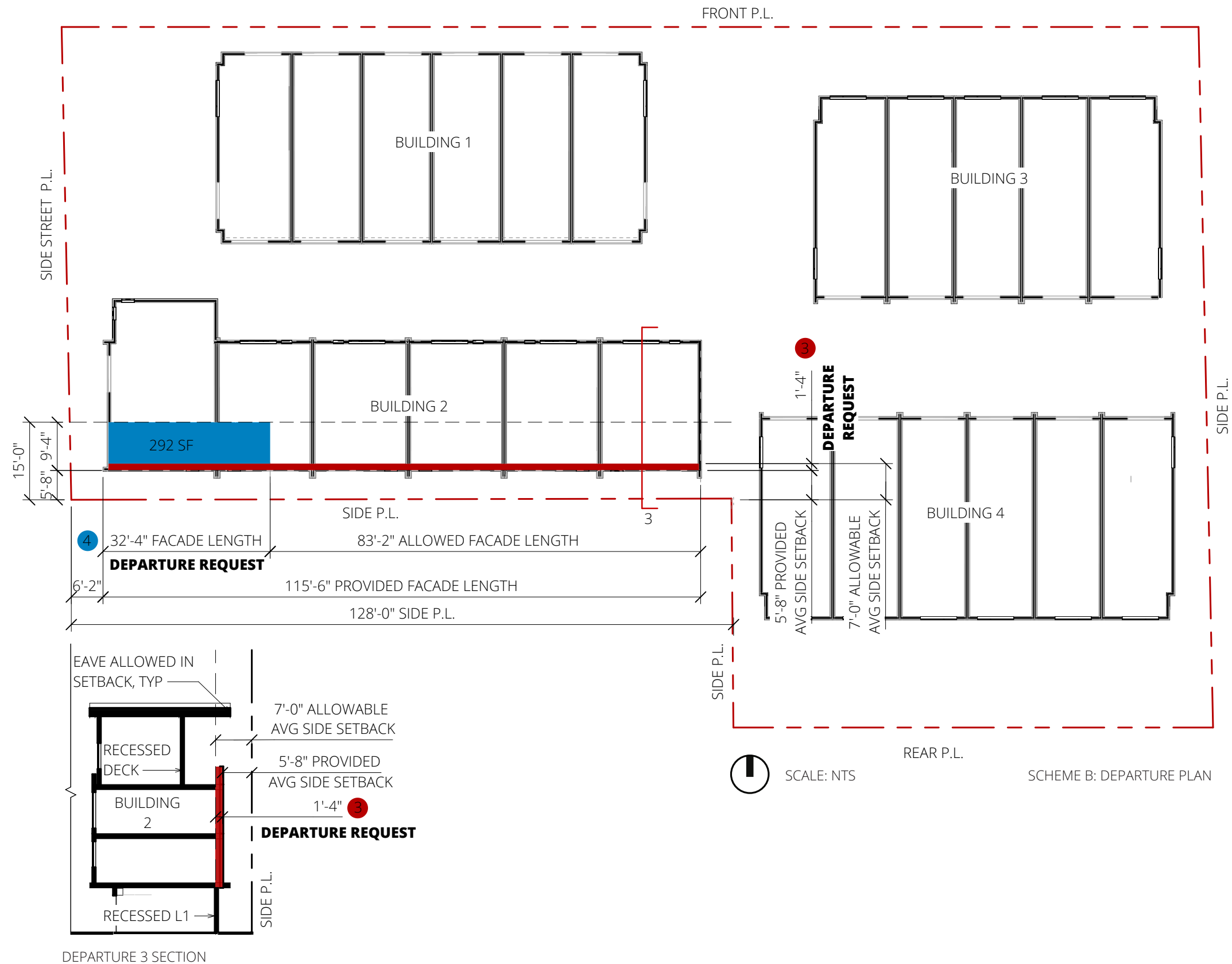
- Shared Residential Space (Living / Dining / Kitchen / Flex)
- Private Residential Space (Bedroom / Bathroom)
- Unit Garage
- Residential
- Common Building Services
- Deck

SCALE: 1" = 40'

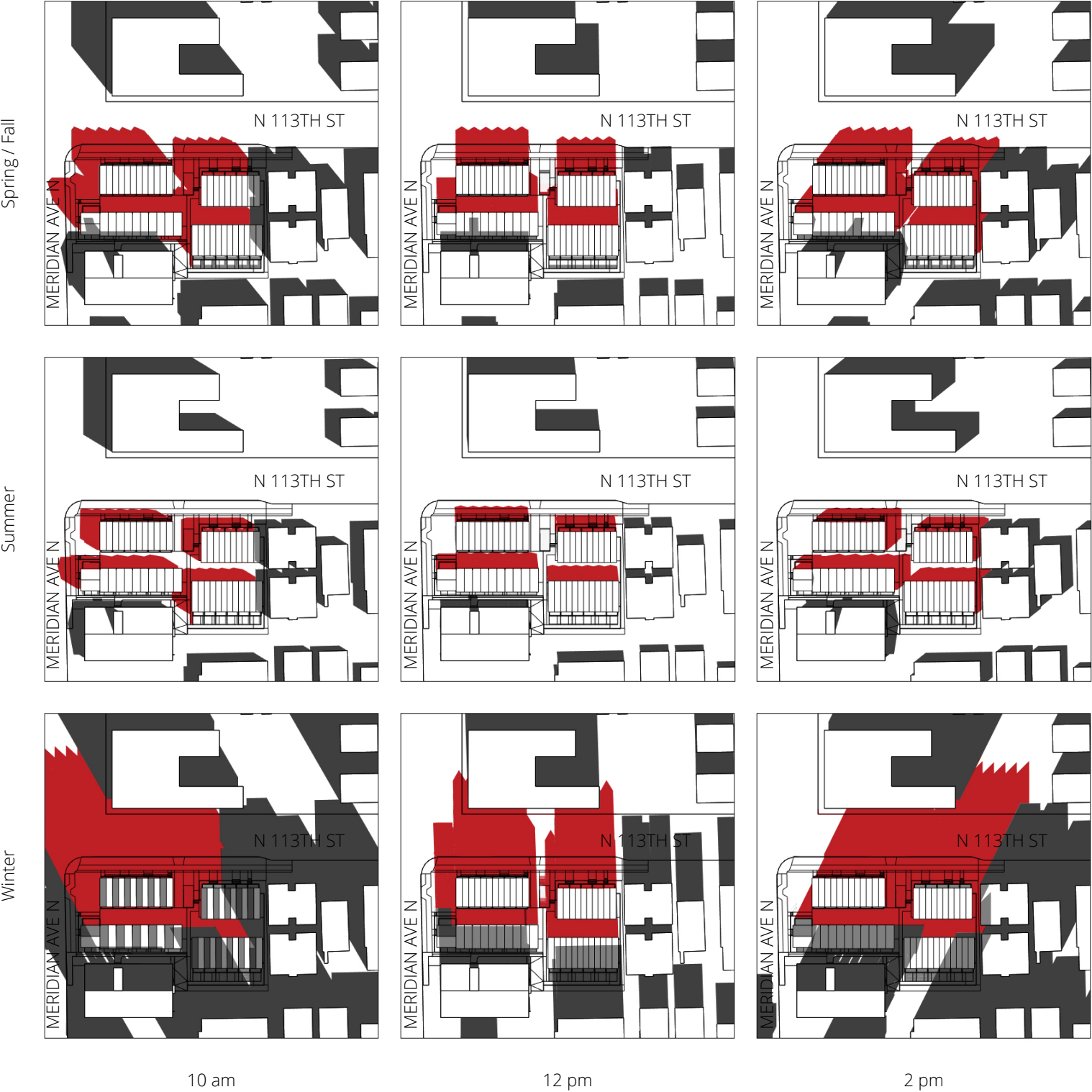
DEPARTURES: SCHEME C - PREFERRED

- 1 SMC 23.45.518.Table A: Average Front Setback (Building 1)
REQUIRED: 5' min / 7' Average Side Setback
PROPOSED: 5' Average Side setback (2' Departure Requested). Minimum setback is compliant.
Guidelines / Justification:
- PL3.A Street Level Entries & DC2.C Secondary Architectural Features - The departure allows for additional modulation along the street-facing facade, which creates a recessed, covered entry and a recessed deck at Level 4. The additional depth at the street-facing façade creates visual interest. While the average setback is calculated using the closest façades to the P.L. measured horizontally, there is variation in the setback vertically along this facade.
- 2 SMC 23.45.518.F.2: Separations between Multiple Structures (Building 2)
REQUIRED: In buildings separated by parking aisle, projections that enclose floor area may extend 3' into required separation.
PROPOSED: Projection extends 4' into required separation. (1' Departure Requested)
Guidelines / Justification:
- PL2.C – Weather Protection: The departure allows for a deeper overhang over the Building 2 primary entries, creating more weather protection where users need it.
 - DC2.B – Façade Composition: The departure creates more visual depth at the interior façade, adding architectural interest. In addition, with a required ground level separation of 24' between building 1 & 2, the separation at Level 2 is still 19', which far exceeds the 10' min separation distance between buildings. Note: Building 1 projection is compliant.





- SMC 23.45.518.Table A: Average Side Setback (Building 2)
REQUIRED: Facades over 40', require 5' min / 7' Average Side Setback
PROPOSED: 5'-8" Average Side setback (1'-4" Departure Requested). Minimum setback is compliant
Guidelines / Justification:
- DC2.B Façade Composition & DC2.C Secondary Architectural Features – The departure allows for additional modulation along the neighbor-facing façade. While the average setback is calculated using the closest façades to the P.L. measured horizontally, there is variation in the setback vertically along this facade. It is highly modulated with an overhang at Level 1 and deep recessed decks at Level 4.
- 4 SMC 23.45.527.B: Façade Length Departure (Building 2)
REQUIRED: Facades within 15' of side lot line are limited to 65% of length of lot line
ALLOWED: 83.2' (65% of 128' Side Lot Line)
PROPOSED: 115.5' / 90% (32.3' / 25% Departure Requested)
Guidelines / Justification:
- CS2.B.2 Connection to the Street & PL3.A Street Level Entries: The Departure allows Building 2 massing to push further west towards Meridian Ave N, creating a stronger connection to the street. This also allows a unit to be oriented towards Meridian, adding a street-level entry along a street where the exceptional tree setback takes up most of the frontage.

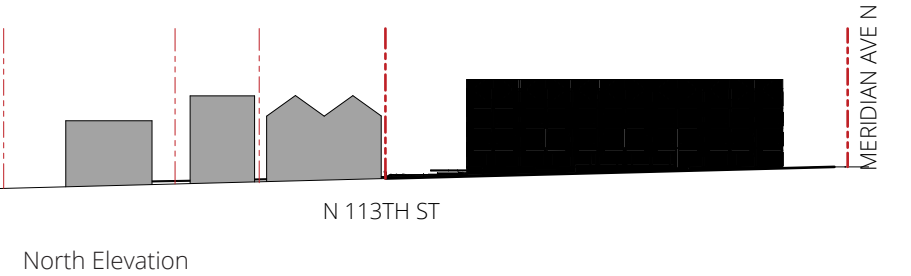


 SCALE: NTS

SCHEME COMPARISON: STREET RHYTHM & UNIT ORIENTATION

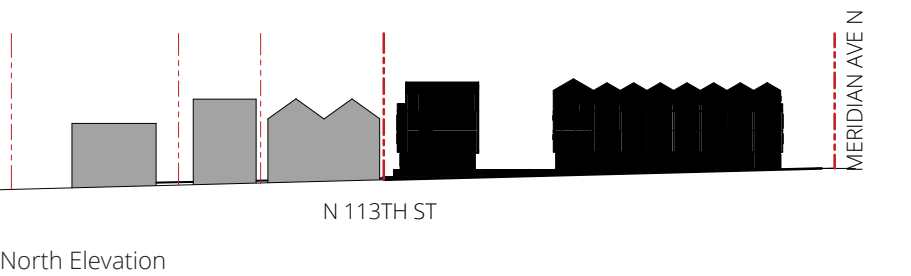
Scheme A - Code Compliant

- N 113th St - 12 street-facing units maximizes enhancement of streetscape.
- N 113th St - Long, unbroken street-facing massing with flat roof
- Meridian Ave N - No street-facing units limits street-level interaction
- East neighbor - No units oriented towards adjacent Townhouses, minimizing privacy conflicts



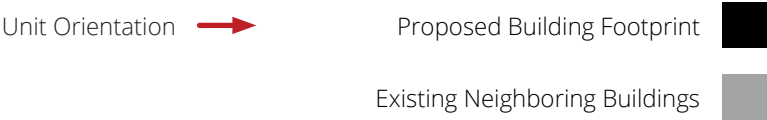
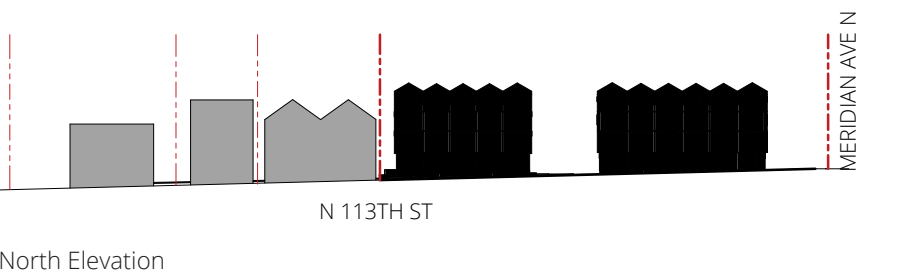
Scheme B - Alternate

- N 113th St - 8 street-facing units
- N 113th St - Massing broken into two unbalanced facades with gable roof
- Meridian Ave N - No street-facing units limits street-level interaction
- East neighbor - 8 units oriented towards adjacent Townhouses, creating privacy concerns



Scheme C - Preferred

- N 113th St - 12 street-facing units maximizes enhancement of streetscape. (PL3.A Entries)
- N 113th St - Massing broken into two balanced facades with gable roof (DC2.C.3a Fit Neighboring Buildings & CS2.D.4 Massing Choices)
- Meridian Ave N - End unit oriented towards street, enhancing street-level interaction and natural surveillance (PL3.A Entries & PL2.B.1 Eyes on the Street)
- East neighbor - No units oriented towards adjacent Townhouses, minimizing privacy conflicts (CS2.D.5 Respect for Adj Sites)



Scheme A - Code Compliant

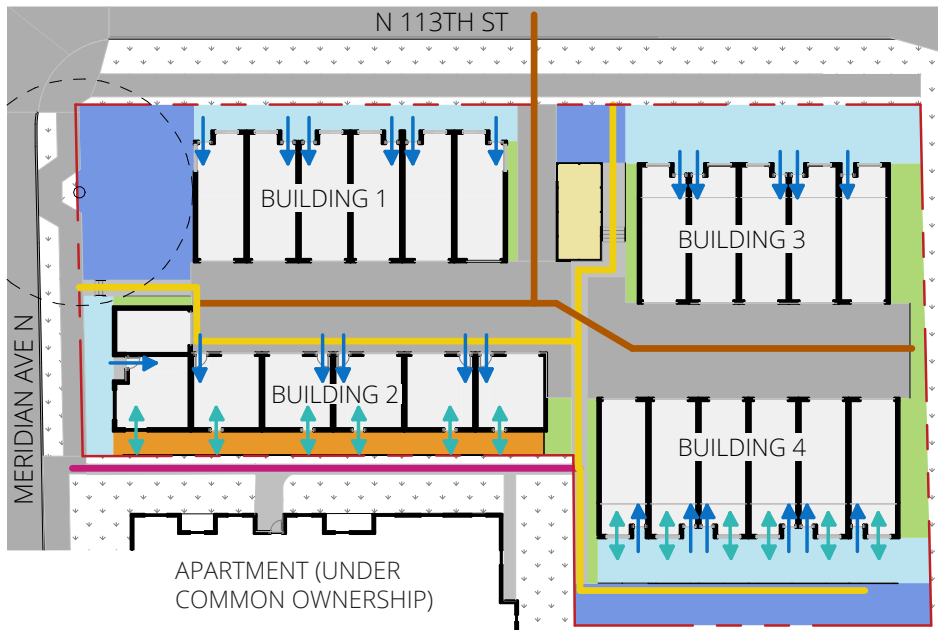
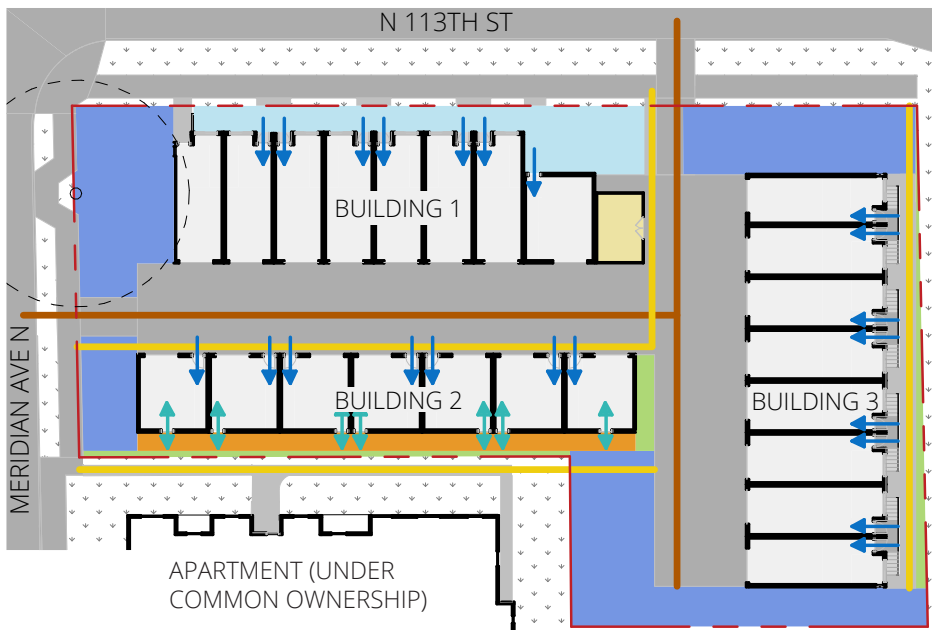
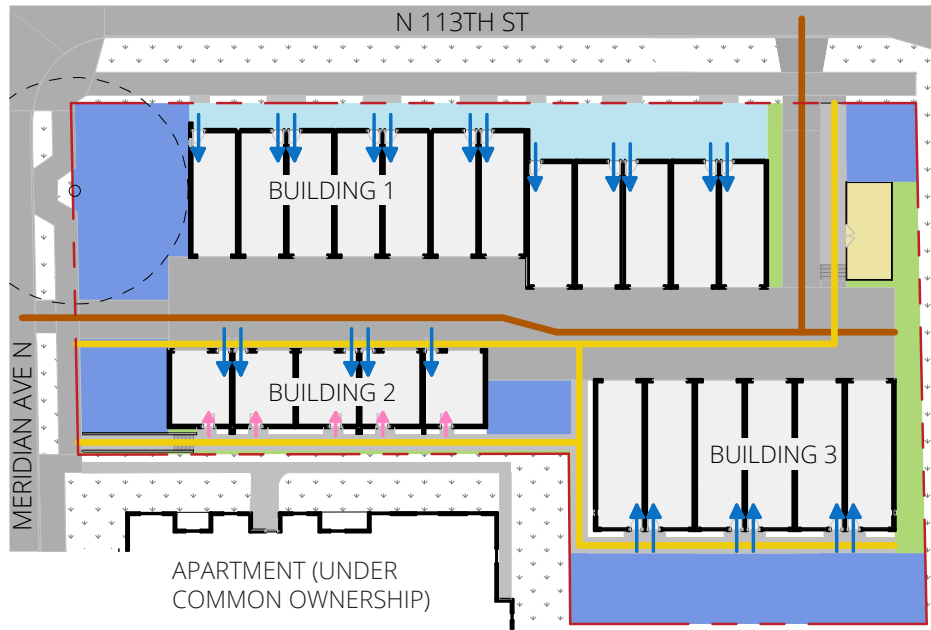
- Vehicle access from Meridian Ave N disrupts street-facing amenity & landscaping and creates conflict with pedestrians
- A walkway that runs along the south property line and connects the Meridian sidewalk to the east townhouses provides a safe pedestrian-only path east/west across the site.
- No private amenity for rear units
- Waste storage area not located centrally on site but located away from units

Scheme B - Alternate

- Vehicle access from Meridian Ave N disrupts street-facing amenity & landscaping and creates conflict with pedestrians
- Rear yards provided for Building 2 but no pedestrian-only walkway along south property line
- Waste storage area is located centrally on site but is abutting a unit due to drive aisle constraints

Scheme C - Preferred

- No vehicle access from Meridian Ave N provides more street-facing landscaping opportunities (PL2.II NG Streetscape Compatibility) and minimizes conflict with pedestrians(PL2.II(NG) Streetscape Compatibility)
- A walkway that runs along the south property line and connects the Meridian sidewalk to the east townhouses provides a safe pedestrian-only path east/west across the site (DC1.B.1). Locating this path off-site on the property to the south allows for rear yards for Building 2, which creates additional amenity space & more security for those units, which won't have a common path run by their rear doors(PL2.B)
- Scheme provides more diverse amenity areas; only scheme with rear private yards & patios for back buildings. (DC3.B.1 Open Spaces that met user needs)
- Waste storage area is centrally located and sited away from units and neighboring buildings, providing user convenience & minimizing odor issues. SPU requires pickup from 113th and no staging in the R.O.W. so storage area must be less than 50' from street. (DC1.C.4 Service Uses)



- Common Amenity
- Private Amenity
- Private Patio (dimensionally not code compliant as Amenity Area)
- Landscape Buffer (dimensionally not code compliant as Amenity Area)
- Solid Waste Storage
- Offsite Pedestrian Circulation
- Vehicular Circulation
- Primary Pedestrian Circulation
- Primary Pedestrian Unit Entry
- Secondary Pedestrian Garage Entry
- Unit Patio Access

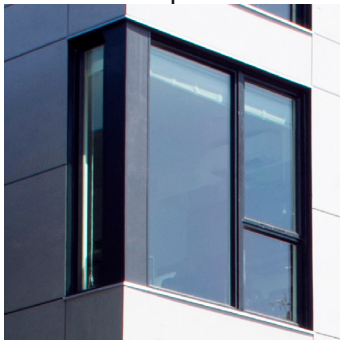
SCALE: 1" = 50'



Large Scale Pattern



Small Scale Pattern



Rigorous Rhythm



Horizontal Wood Screening



Landscape Buffer



Street Tree

- The mix of large and small scale cladding will highlight the massing modulation, which adds a human scale
- Along N 113th St, the deep planting strip with new street trees coupled with the landscape buffer up against the building will create a lush pedestrian amenity along the sidewalk (PL1.B.3)



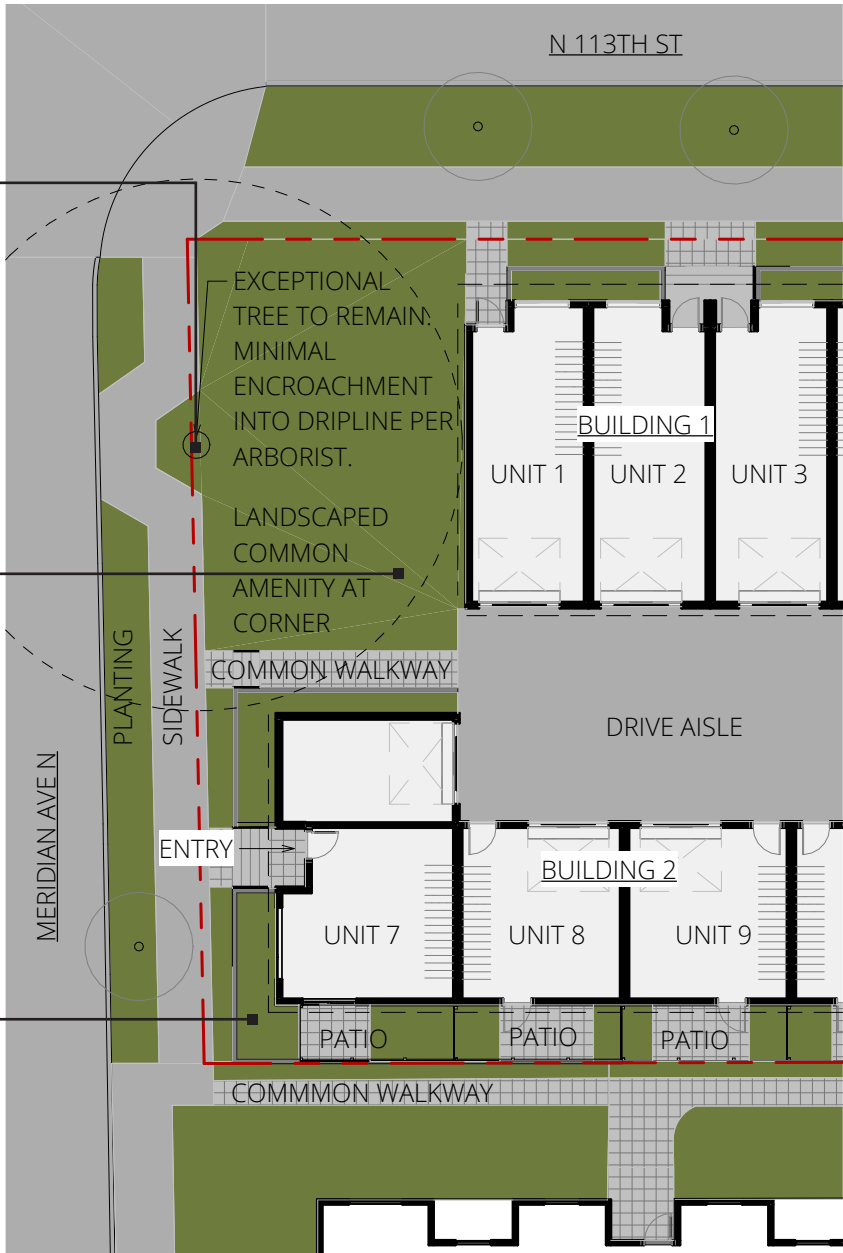
London Planetree



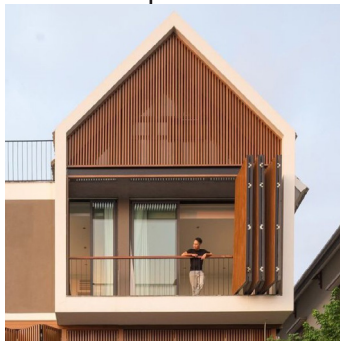
Layered Textured Planting



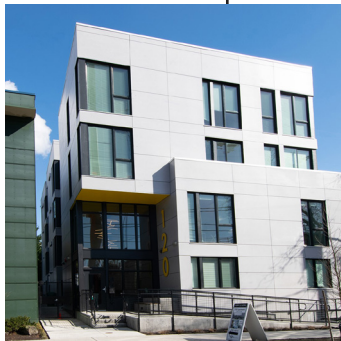
Integrated Landscape



The retention of the exceptional tree at the street corner sets up opportunities for deep, layered landscaping, which will provide visual interest and texture along the pedestrian experience. (CS2.I NG & DC4.4.A & PL1.A).



Gable Roof Frame



Interlocked Massing



Recessed Entry

The end unit of Building 2 is oriented towards Meridian Ave N enhancing the street-level experience and providing eyes on the street (PL3.A.2 & PL2.B.1). The modulation & secondary architectural features of the street-facing facade utilize a contemporary adaptation on the traditional gable roof form. Additionally, by limiting vehicle access to N 113th St and only providing pedestrian access to the site along Meridian Ave N, pedestrian safety is prioritized (PL2.II NG).

SCALE: NTS

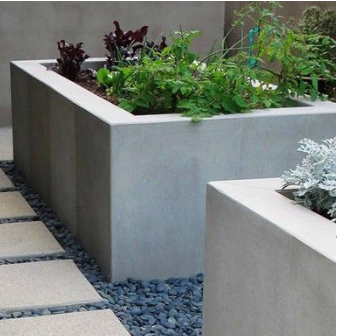
CONCEPT DEVELOPMENT : UNIT MASSING & ENTRY ELEMENTS



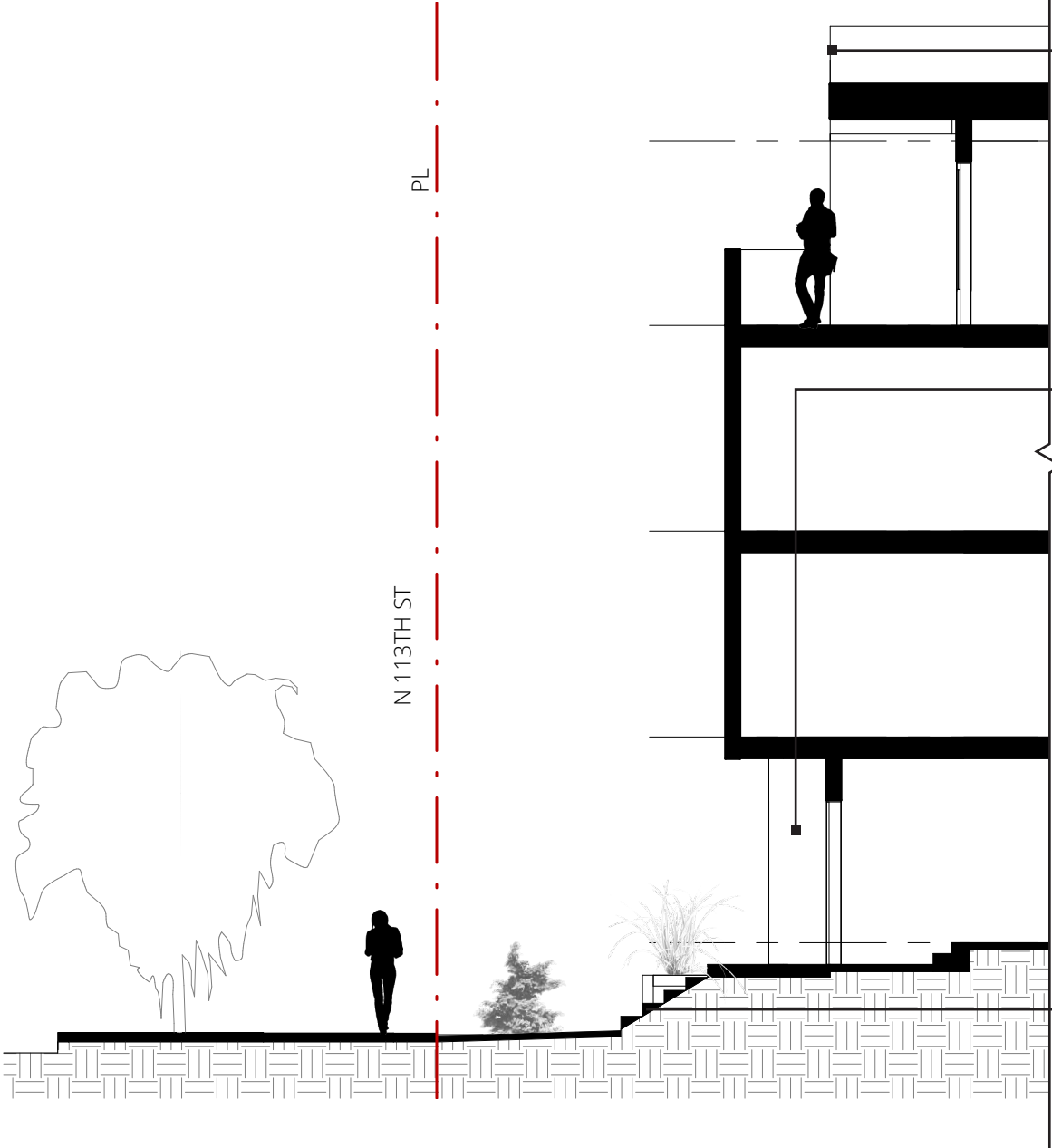
Gable Roof with Wrapped Eaves: Provides residential scaled element. Contemporary adaptation of existing architectural context (CS3.A.1-2)



Unit Signage: Wayfinding for individual unit entries (PL2.D.1)



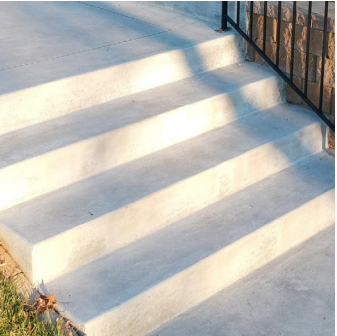
CIP Planters: Landscape for screening (PL3.B.2)



Level 4 Street-Facing Setback: Reduces massing scale & bulk (CS2.D)



Recessed Entry: Dual purpose modulation defines individual units & provides weather protection (DC2.C.2)



CIP Concrete Entry Stairs: Entry Stoop provides transitional space (PL3.A.2)

SCALE: NTS

DEPARTURES: SCHEME A
NO DEPARTURES / CODE COMPLIANT

DEPARTURES: SCHEME B - ALTERNATE
SEE PAGES 26-27 FOR DEPARTURE DIAGRAMS

- 1

SMC 23.45.527.B: Façade Length Departure (Building 3)REQUIRED: Facades within 15' of side lot line are limited to 65% of length lot line.
ALLOWED: 88' (65% of 135'-5" Side Lot Line)
PROPOSED: 109' / 80% (21' / 15% Departure requested)
Guidelines / Justification:

 - PL1.B.1 Pedestrian Connections: The Departure allows the primary unit entries of Building 3 to be oriented along the east property. This provides a direct and protected pedestrian walkway to these units, separating the path from vehicle access
- 2

SMC 23.45.518.F.2: Allowable Projection into Separations between Multiple Structures (Building 2)
REQUIRED: In buildings separated by parking aisle, projections that enclose floor area may extend 3' into required separation
PROPOSED: Projection extends 4' into required separation. (1' Departure Requested)
Guidelines / Justification:

 - PL2.C – Weather Protection: The departure allows for a deeper overhang over the Building 2 primary entries, creating more weather protection where users need it.
 - DC2.B – Façade Composition: The departure creates more visual depth at the interior façade, adding architectural interest. In addition, with a required ground level separation of 24' between building 1 & 2, the separation at level 2 is still 19', which far exceeds the 10' min separation distance between buildings. Note: Building 1 projection is compliant.
- 3

SMC 23.45.518.Table A: Average Side Setback (Building 2)
REQUIRED: Facades over 40', require 5' min / 7' Average Side Setback
PROPOSED: 5'-8" Average Side setback (1'-4" Departure Requested). Minimum setback is compliant
Guidelines / Justification:

 - DC2.B Façade Composition & DC2.C Secondary Architectural Features – The departure allows for additional modulation along the neighbor-facing façade. While the average setback is calculated using the closest façades to the P.L. measured horizontally, there is variation in the setback vertically along this facade. It is highly modulated with an overhang at level 1 and deep recessed decks at Level 4.
- 4

SMC 23.45.527.B: Façade Length Departure (Building 2)
REQUIRED: Facades within 15' of side lot line are limited to 65% of length lot line
ALLOWED: 83.2' (65% of 128' Side Lot Line)
PROPOSED: 113'-10" / 89% (30'-8" / 24% Departure requested)
Guidelines / Justification:

 - CS2.B.2 Connection: The Departure allows Building 2 massing to push further west towards Meridian Ave N, creating a stronger connection to the street, in particular along a street where the exceptional tree setback takes up most of the frontage.

DEPARTURES: SCHEME C - PREFERRED
SEE PAGES 34-35 FOR DEPARTURE DIAGRAMS

- 1

SMC 23.45.518.Table A: Average Front Setback (Building 1)
REQUIRED: 5' min / 7' Average Side Setback
PROPOSED: 5' Average Side setback (2' Departure Requested). Minimum setback is compliant.
Guidelines / Justification:

 - PL3.A Street Level Entries & DC2.C Secondary Architectural Features - The departure allows for additional modulation along the street-facing facade, which creates a recessed, covered entry and a recessed deck at Level. The additional depth at the street-facing façade creates visual interest. While the average setback is calculated using the closest façades to the P.L. measured horizontally, there is variation in the setback vertically along this facade.
- 2

SMC 23.45.518.F.2: Separations between Multiple Structures (Building 2)
REQUIRED: In buildings separated by parking aisle, projections that enclose floor area may extend 3' into required separation.
PROPOSED: Projection extends 4' into required separation. (1' Departure Requested)
Guidelines / Justification:

 - PL2.C – Weather Protection: The departure allows for a deeper overhang over the Building 2 primary entries, creating more weather protection where users need it.
 - DC2.B – Façade Composition: The departure creates more visual depth at the interior façade, adding architectural interest. In addition, with a required ground level separation of 24' between building 1 & 2, the separation at level 2 is still 19', which far exceeds the 10' min separation distance between buildings. Note: Building 1 projection is compliant.
- 3

SMC 23.45.518.Table A: Average Side Setback (Building 2)
REQUIRED: Facades over 40', require 5' min / 7' Average Side Setback
PROPOSED: 5'-8" Average Side setback (1'-4" Departure Requested). Minimum setback is compliant
Guidelines / Justification:

 - DC2.B Façade Composition & DC2.C Secondary Architectural Features – The departure allows for additional modulation along the neighbor-facing façade. While the average setback is calculated using the closest façades to the P.L. measured horizontally, there is variation in the setback vertically along this facade. It is highly modulated with an overhang at level 1 and deep recessed decks at Level 4.
- 4

SMC 23.45.527.B: Façade Length Departure (Building 2)
REQUIRED: : Facades within 15' of side lot line are limited to 65% of length lot line
ALLOWED: 83.2' (65% of 128' Side Lot Line)
PROPOSED: 115.5' / 90% (32.3' / 25% Departure Requested)
Guidelines / Justification:

 - CS2.B.2 Connection to the Street & PL3.A Street Level Entries: The Departure allows Building 2 massing to push further west towards Meridian Ave N, creating a stronger connection to the street. This also allows a unit to be oriented towards Meridian, adding a street-level entry along a street where the exceptional tree setback takes up most of the frontage.



5806 14th NW



2011 15th Ave S



3001 3rd Ave W



1417 E Howell St



1114 16th Ave



122 17th Ave E

