

design review board recommendation meeting

# LAKE CITY COURT APARTMENTS

12730 33rd Avenue NE  
Seattle, WA 98125

dpd project #3005596

10 September 2007



1 Yesler Way Suite 200 Seattle, WA 98104  
www.runberg.com Phone: 206.956.1970 Fax: 206.956.1971



150 Western Avenue West # 403, Seattle, WA 98119  
www.schemataworkshop.com P 206.285.5439 F 206.285.2707



Site Analysis Diagram

### Site Data

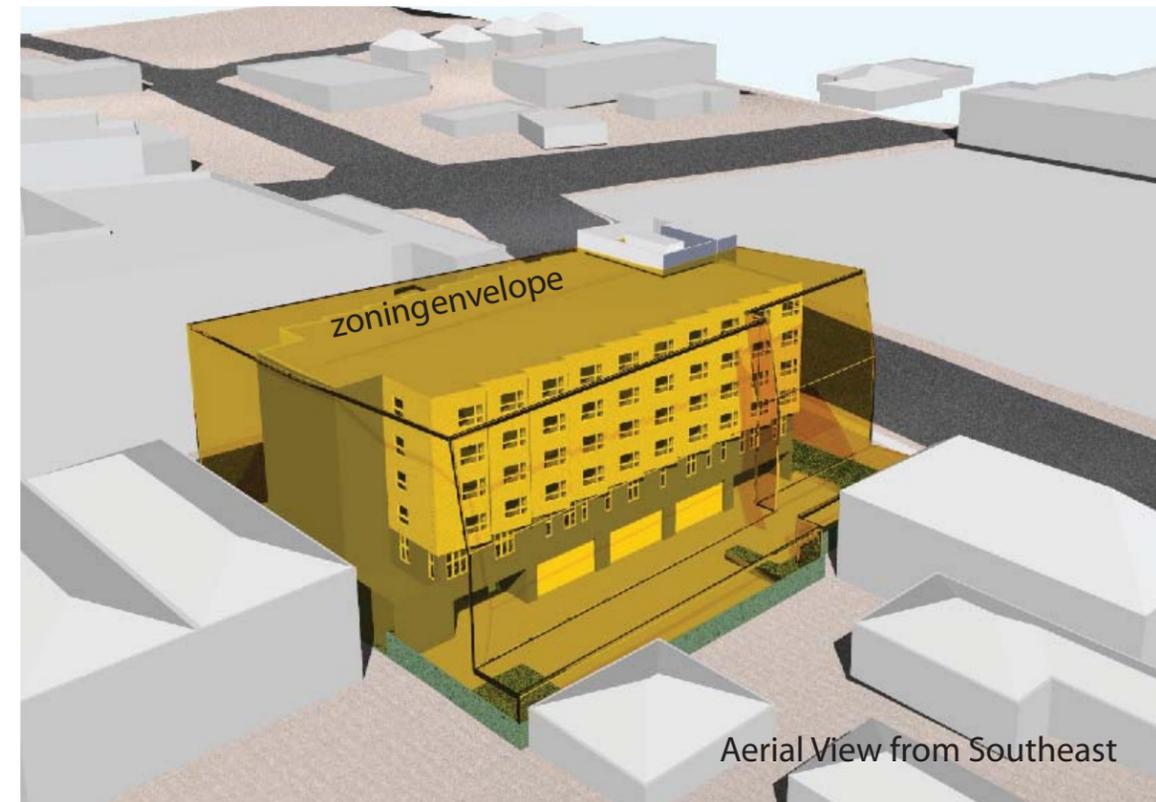
Lot area	18,089 sf
Existing Zoning	NC3-65
Max. Lot Coverage	100% at first floor
FAR	4.75 (85,928 sf)
Max Building Height	65 feet
Green Area Factor	0.30 (5,427 sf)
Overlays	Lake City (Hub Urban Village)

### Development Objectives

Demolish three existing single-story buildings and construct new 76-unit low-income residential building with ground and second floor commercial space to include food bank, clinic, and social services.



Aerial View from Northwest



Aerial View from Southeast

### Maximum Envelope





NW Perspective

1:00pm September 21, 2007



LAKE CITY COURT APARTMENTS  
design review board recommendation meeting      september 10 2007

Building Perspectives



LAKE CITY COURT APARTMENTS  
design review board recommendation meeting      september 10 2007

NE Perspective  
11:00am September 21, 2007

## Building Perspectives



SE Perspective  
11:00am September 21, 2007



LAKE CITY COURT APARTMENTS  
design review board recommendation meeting      september 10 2007

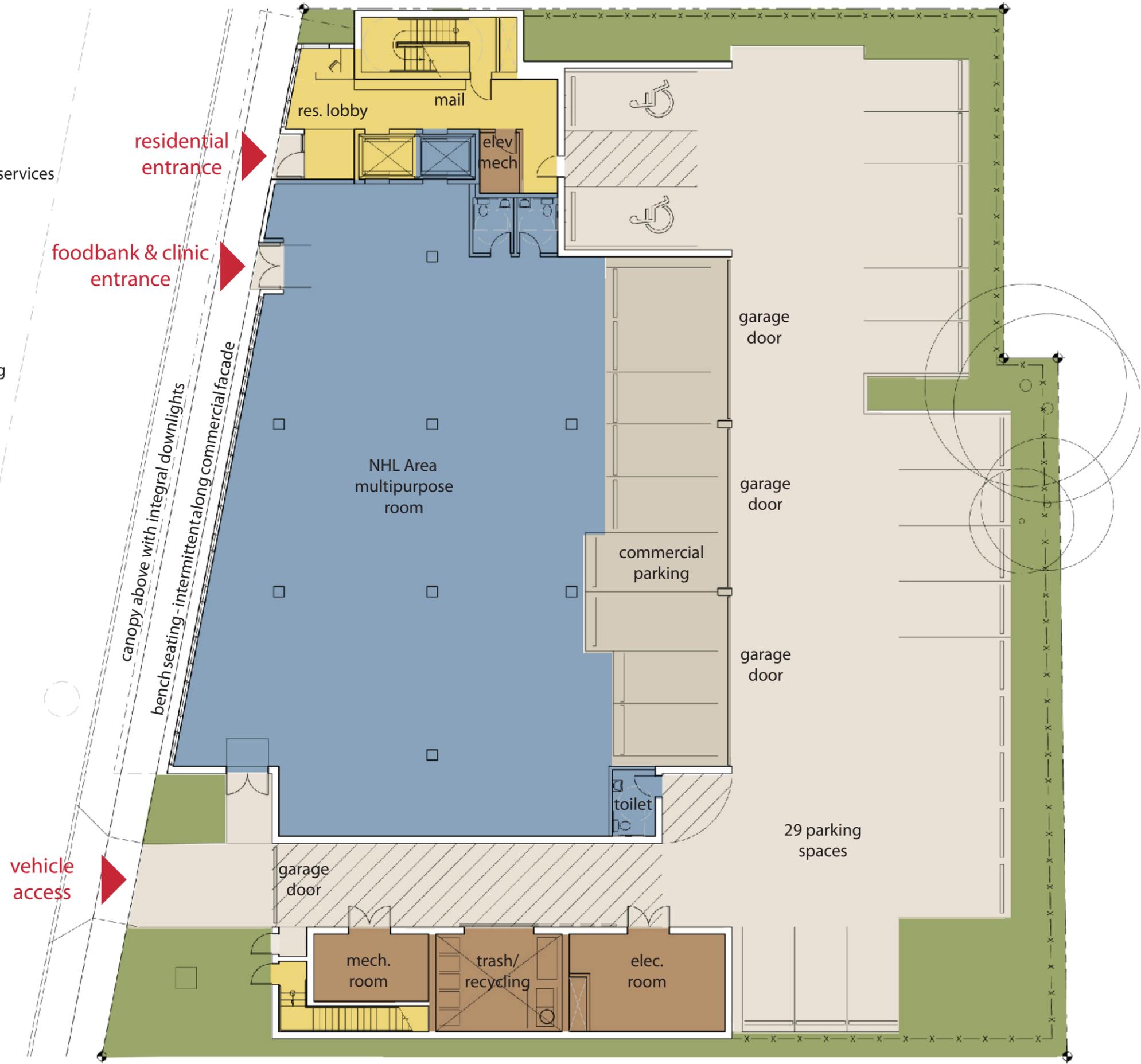


LAKE CITY COURT APARTMENTS  
design review board recommendation meeting      september 10 2007

Building Perspectives

level 1  
9,970 gsf

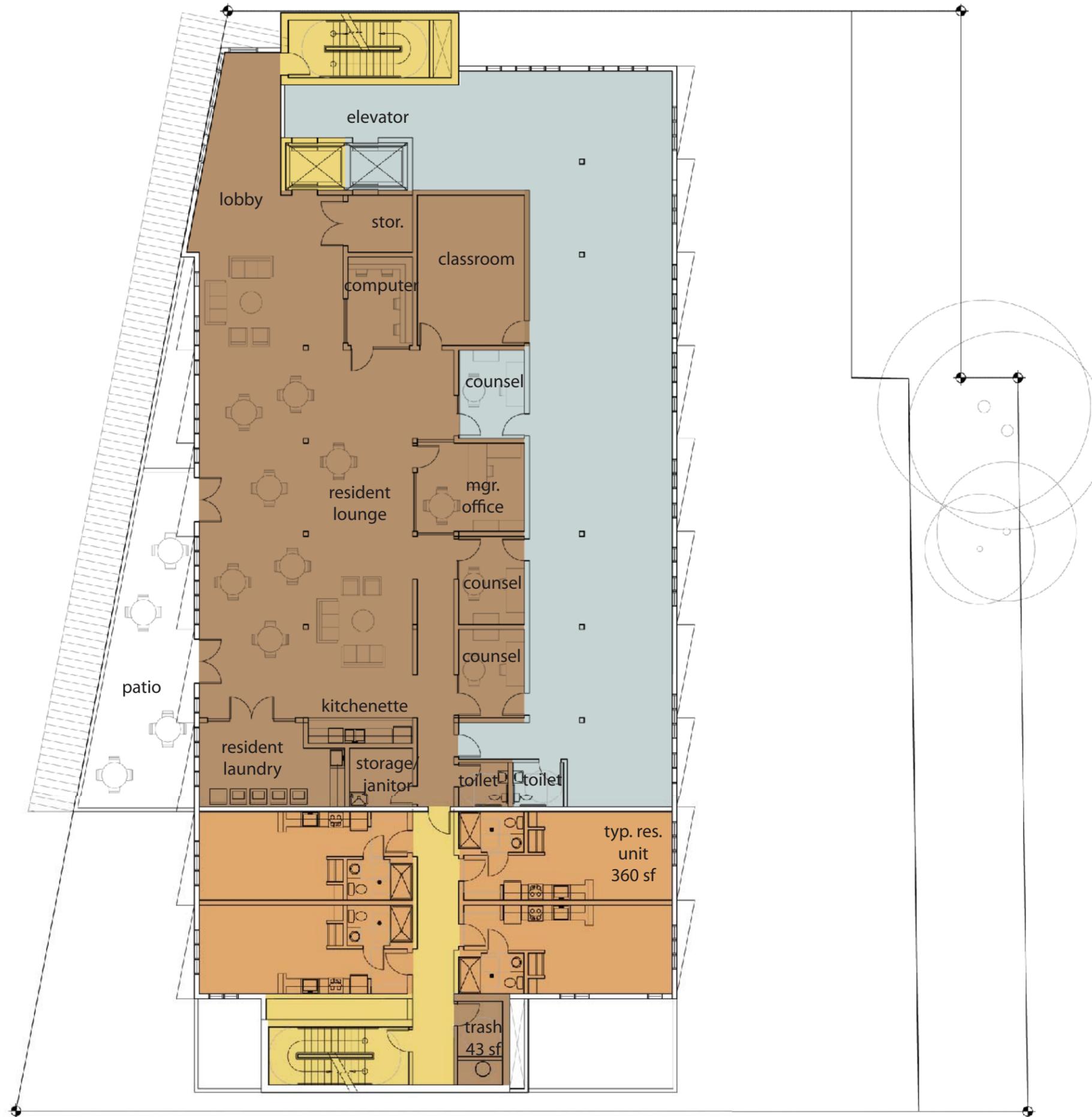
- food bank
- residential services
- circulation
- parking
- landscaping



Floor Plan  
Level 1

level 2  
9110 gsf

- clinic
- residential services
- circulation
- residential units



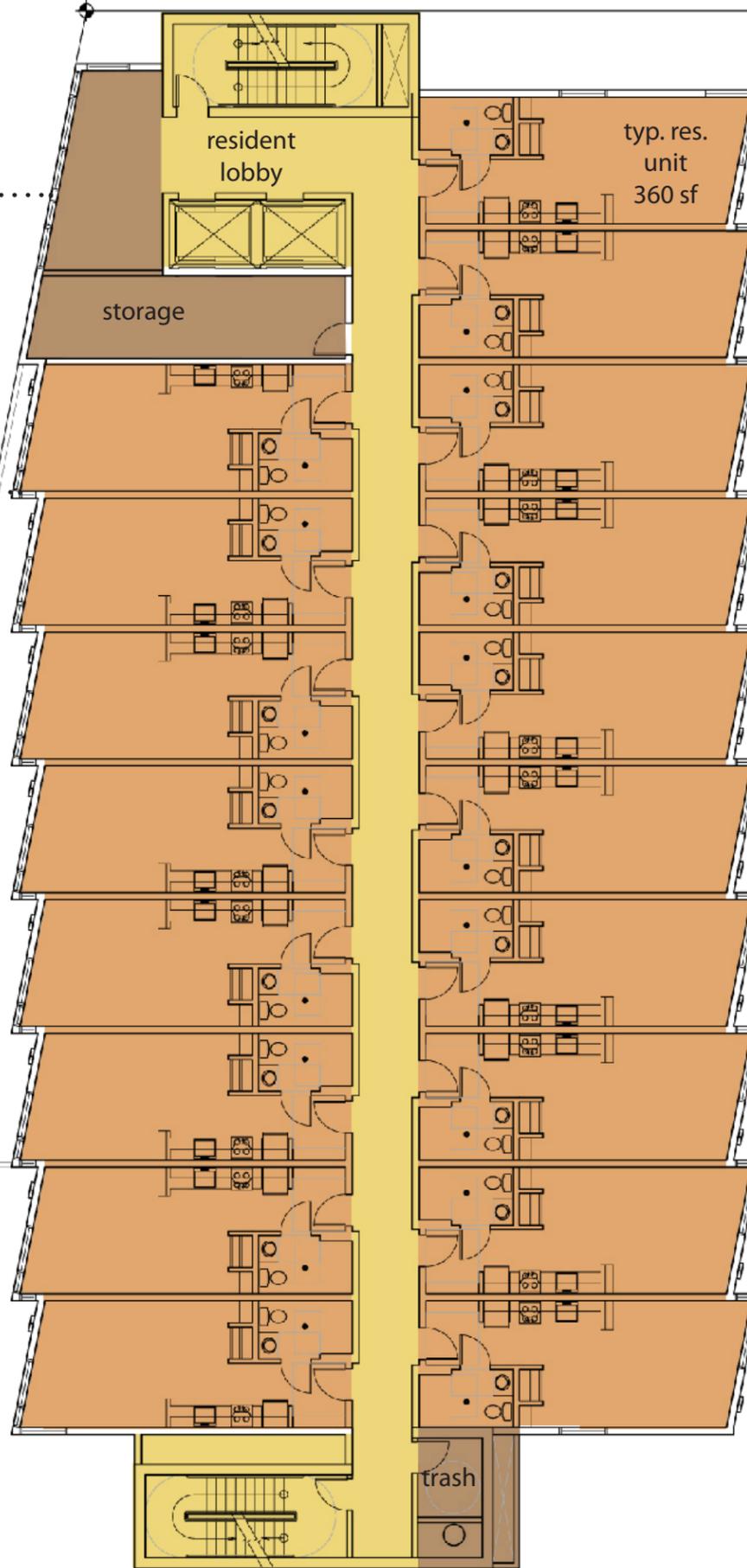
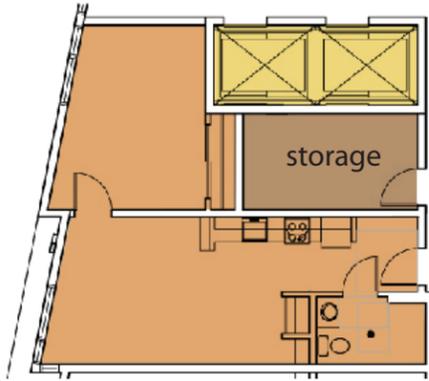
LAKE CITY COURT APARTMENTS  
 design review board recommendation meeting    september 10 2007



Floor Plan  
Level 2

level 4  
manager's residence

level 3,5,6  
9332 gsf



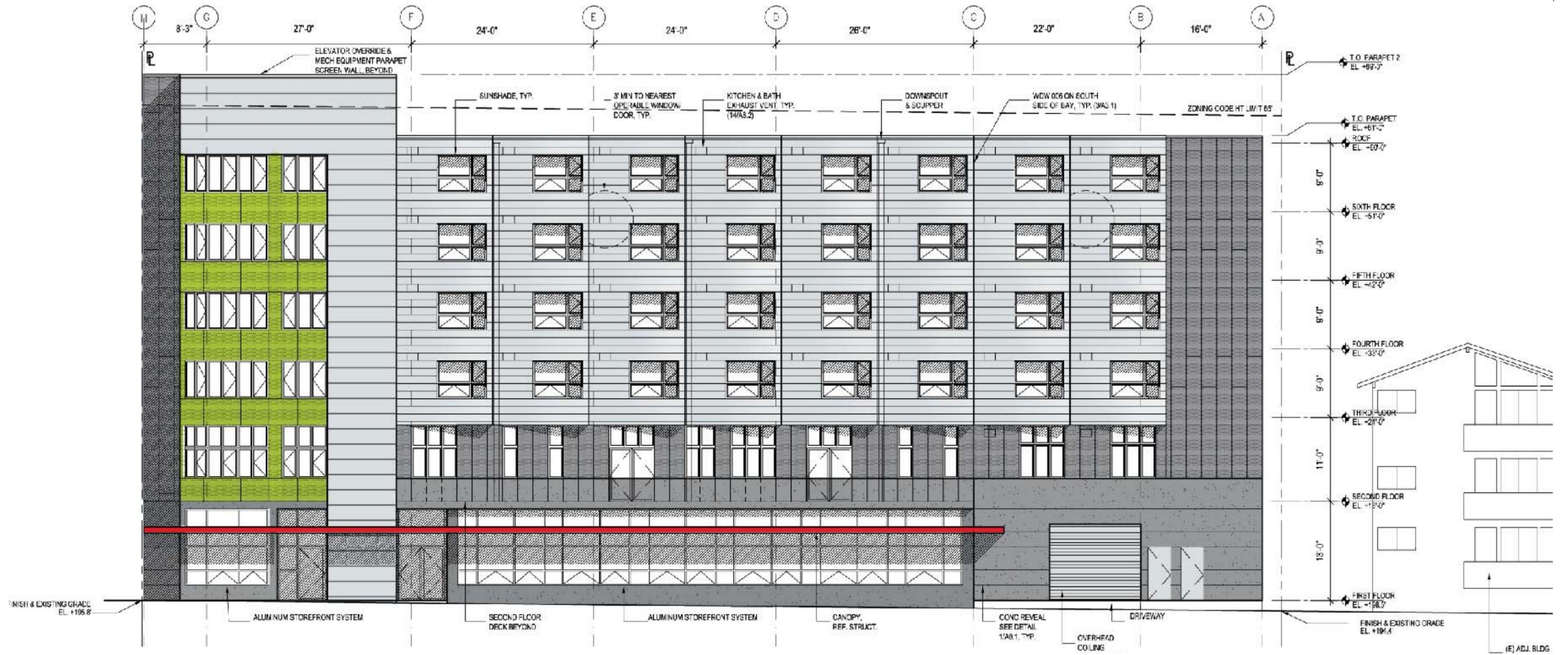
- residential units
- residential services
- circulation



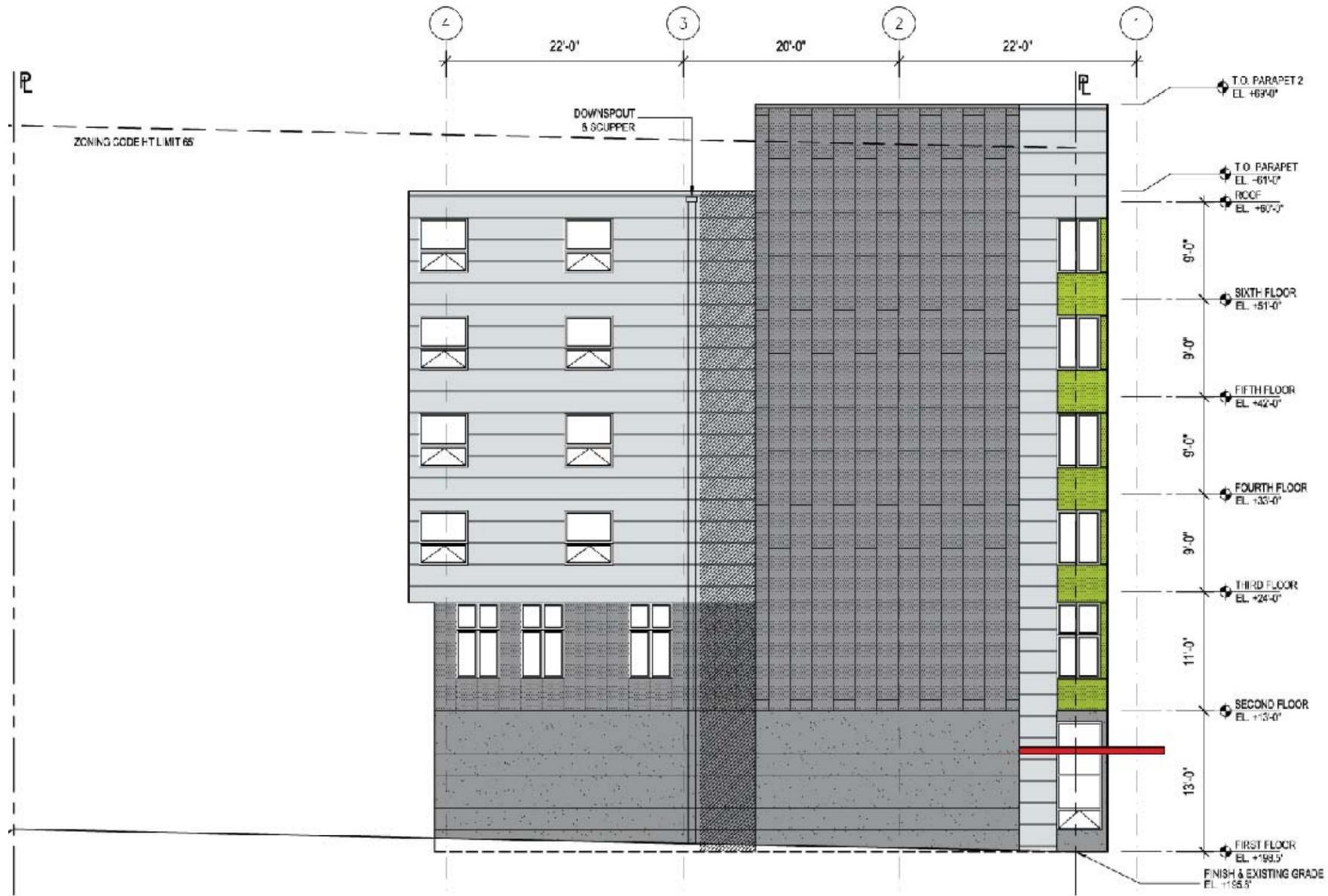
LAKE CITY COURT APARTMENTS  
design review board recommendation meeting    september 10 2007



Floor Plans  
Levels 3-6

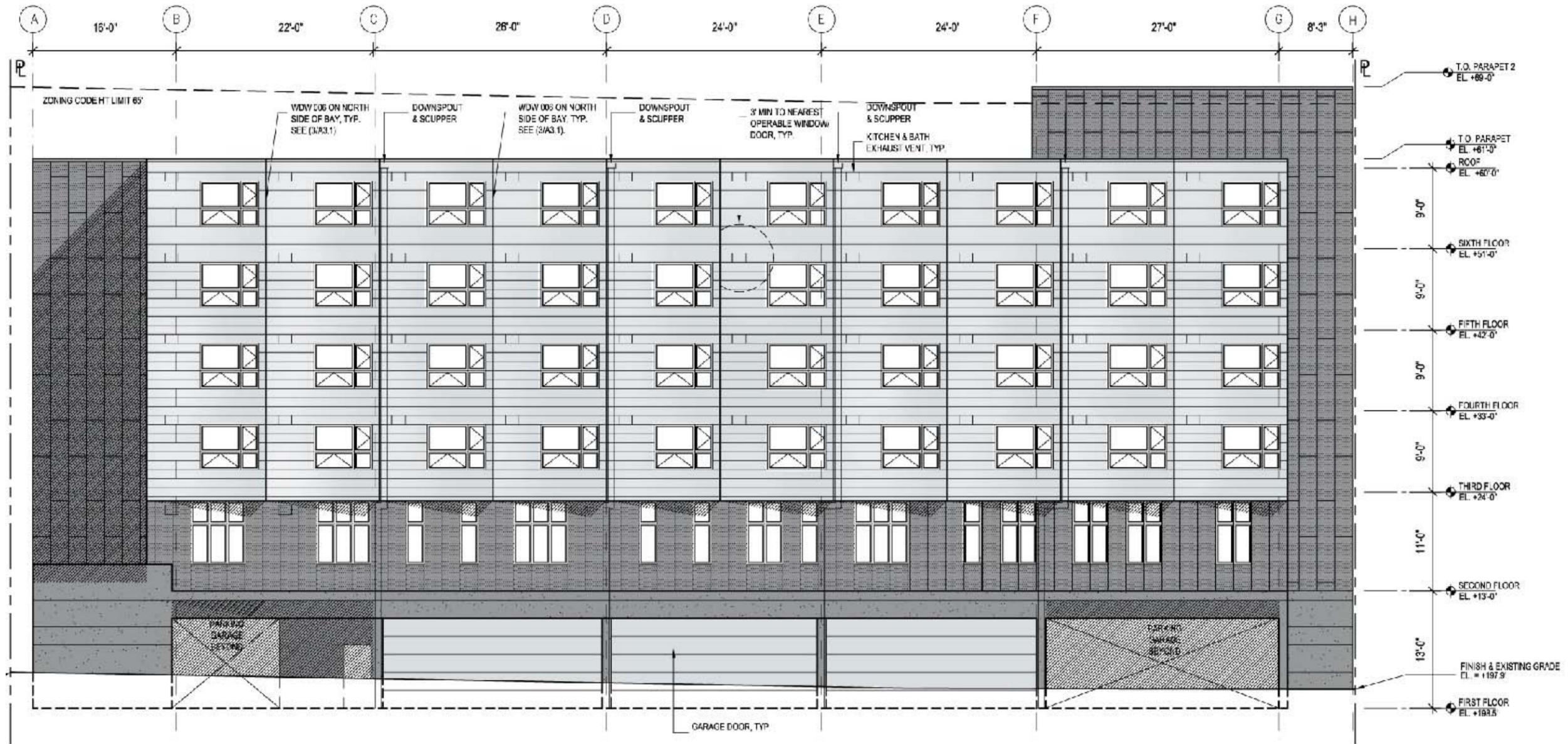


West Elevation



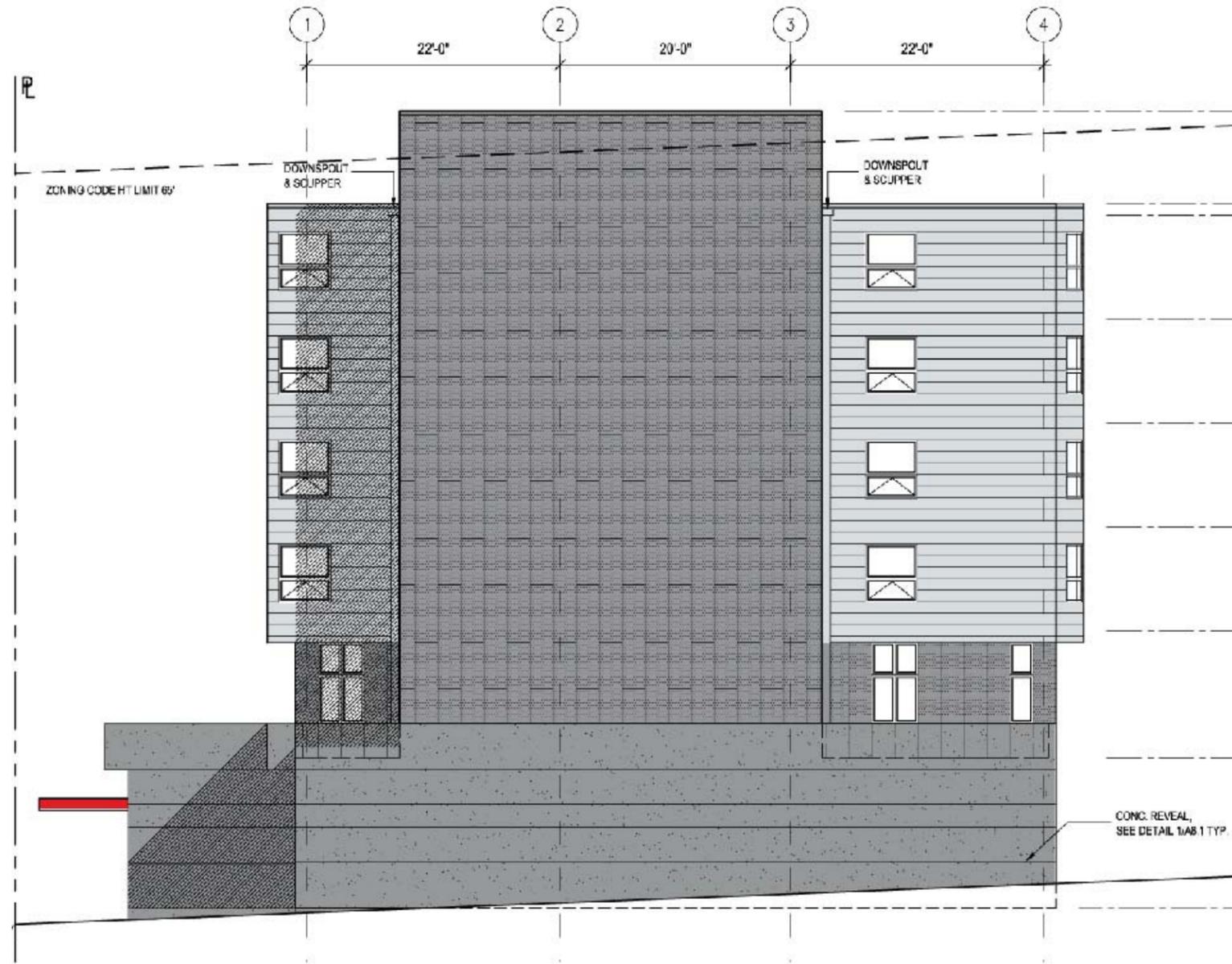
LAKE CITY COURT APARTMENTS  
design review board recommendation meeting      september 10 2007

North Elevation



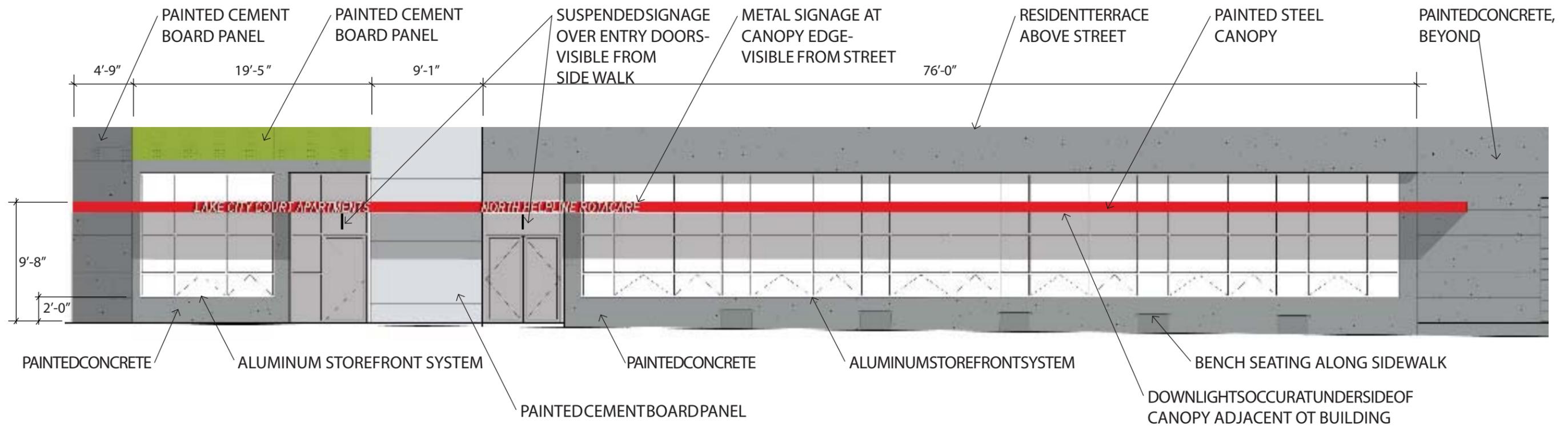
LAKE CITY COURT APARTMENTS  
design review board recommendation meeting september 10 2007

East Elevation



LAKE CITY COURT APARTMENTS  
design review board recommendation meeting september 10 2007

South Elevation



LAKE CITY COURT APARTMENTS  
design review board recommendation meeting september 10 2007

Storefront Elevation



A. Site Planning

- A-3 Entrances Visible to the Street
- A-4 Human Activity
- A-5 Respect for Adjacent Sites
- A-7 Residential Open Space
- A-8 Parking and Vehicle Access
- A-10 Corner Lots





B. Height, Bulk, Scale

B-1 Height, Bulk, and Scale Compatibility

Sensitive Edge Transitions



LAKE CITY COURT APARTMENTS  
design review board recommendation meeting      september 10 2007

Design Guidelines



C. Architectural Elements and Materials

- C-2 Architectural Concept and Consistency
- C-3 Human Scale
- C-4 Exterior Finish Material



LAKE CITY COURT APARTMENTS  
 design review board recommendation meeting    september 10 2007



Sunshade Example  
 Steven Epler Residence Hall, Portland, OR

Design Guidelines



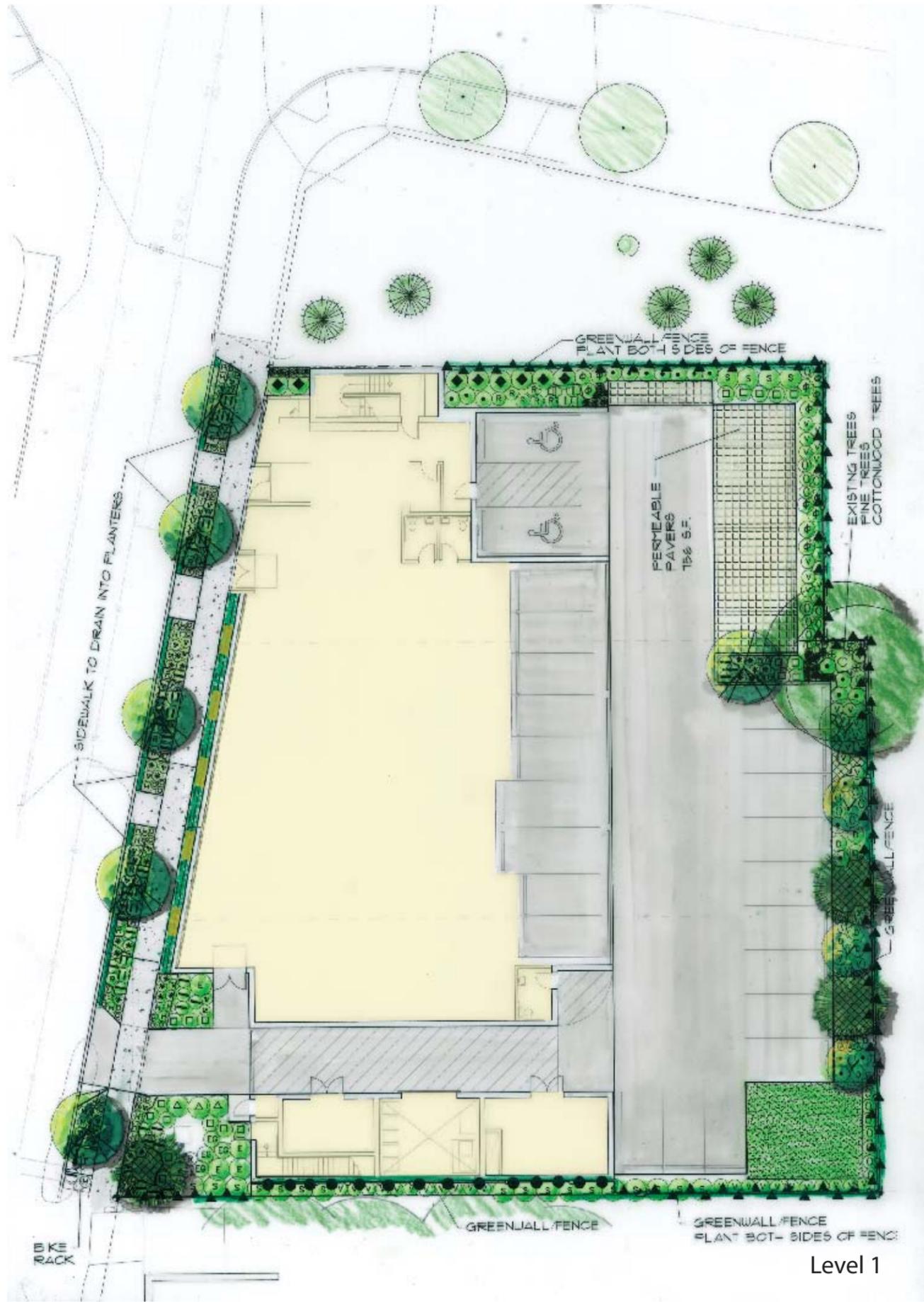
D. Pedestrian Environment

- D-1 Pedestrian Open Spaces and Entrances
- D-2 Blank Walls
- D-5 Visual Impacts of Parking Structures
- D-6 Screening of Dumpsters, Utilities, and Service Areas
- D-7 Personal Safety and Security
- D-9 Commercial Signage
- D-10 Commercial Lighting

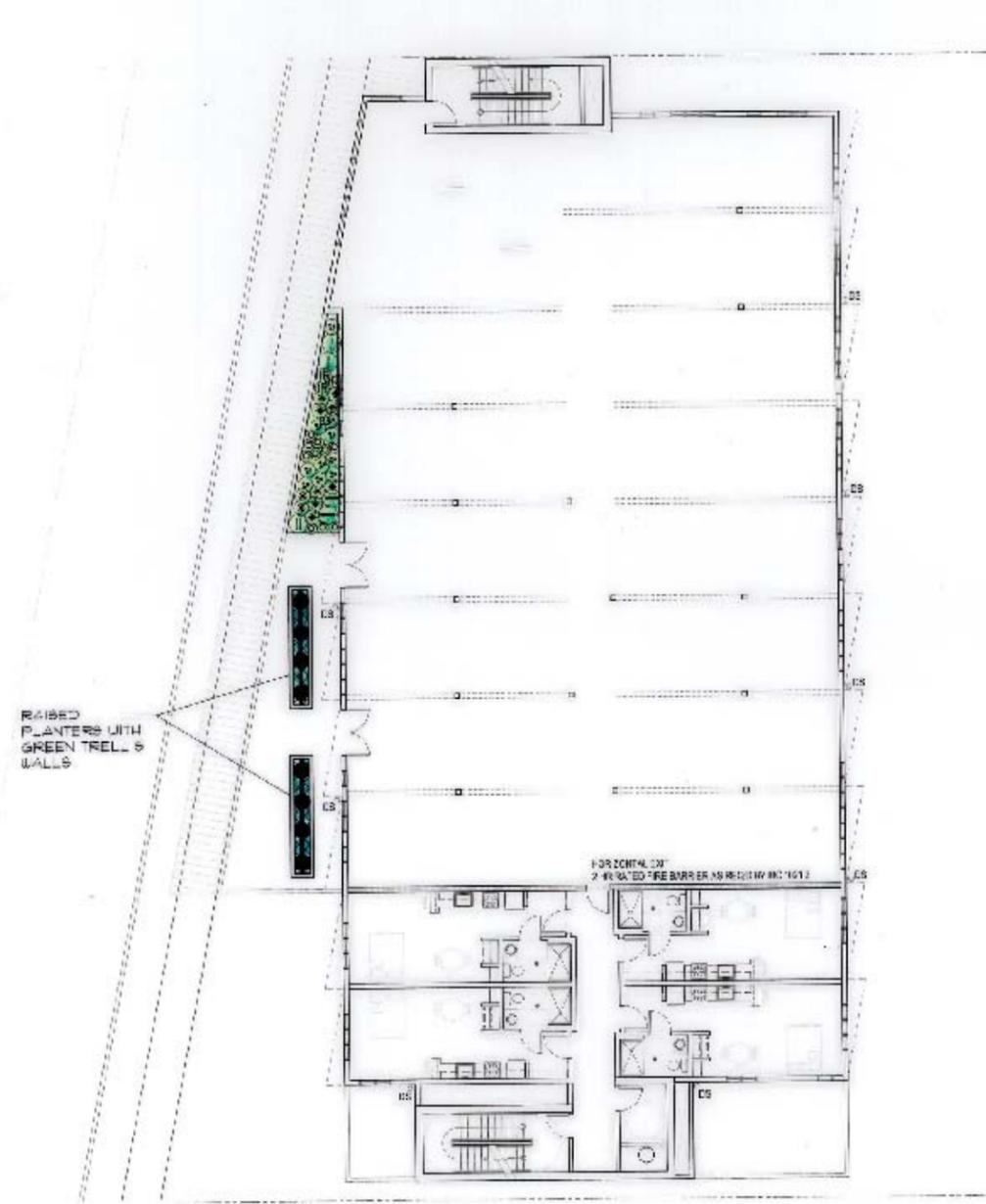
E. Landscaping

- E-1 Landscaping to Reinforce Design Continuity w/ Adjacent Sites
- E-2 Landscaping to Enhance the Building and/or Site





Level 1



Level 2

<p><b>SMC 23.54.030.D and F</b></p> <p><b>Driveways and Curb Cuts:</b></p> <p>12 – 15 ft for one-way traffic;</p> <p>22 – 25 ft for two-way traffic</p>	<p>The applicant is requesting that one-way driveway be permitted for 30 stalls.</p>	<p>A one-way driveway is permitted for residential uses for vehicles of 30 stalls or less.</p> <p>The commercial uses are not expected to generate much traffic and the parking stalls are not expected to be used very much.</p> <p>Therefore, the driveway can be safely reduced in width, allowing more landscaped area at grade and prioritizing space for the pedestrian.</p>
---	--	--

\* ND/LC refers to North District / Lake City Design Guidelines

DEVELOPMENT STANDARD REQUIREMENT	REQUEST/ PROPOSAL	JUSTIFICATION
<p><b>SMC 23.47A.008.A.3</b></p> <p><b>Setbacks:</b> Street-level facing facades shall be located within 10 ft of street lot line unless wider sidewalks, plazas, or other approved landscaped or open space is provided.</p>	<p>The applicant is requesting that the garage entrance and driveway be permitted to be located in this area of “approved landscape or other open space.”</p>	<p>The structure is set back from the street at the south end of the property in order to provide a softer transition to the less developed site to the south. The setback area is landscaped, with the exception of the garage entrance and driveway.</p> <p>The setback also provides an opportunity for the code-required sight triangle in a manner that allows for architectural consistency of the overall building mass.</p>
<p><b>SMC 23.47A.024.A</b></p> <p><b>Residential Amenity Space:</b> 5% of gross building area in residential use is required</p>	<p>The applicant is requesting that 3.8% of the building in residential use (excluding common areas and interior residential amenity space) be permitted.</p>	<p>This building is providing over 5000 sf of interior residential amenity space which serves as an important tool in building a sense of community for the residents. By the zoning code, this interior residential amenity space is required to be included in the total gross building area in residential use.</p> <p>Total gsf in residential use: 44,173 sf</p> <p>Total gsf in residential use, excluding common areas and interior amenity space: 30,619 sf</p> <p>5% of 30,619 sf = 1530 sf</p> <p>Exterior amenity area provided = 1182 sf Other exterior area that is landscaped but does not meet the 10 foot requirement is provided (see landscape plans).</p> <p>Interior amenity area provided = 5000 sf</p> <p>Interior amenity area is permitted to be included in the residential amenity area in other zones, such as the MidRise zone.</p> <p>With residents who are formerly homeless, amenity area that is interior, that is more usable during wet weather, and that supports the development of life skills, is more appropriate.</p>



LAKE CITY COURT APARTMENTS  
 design review board recommendation meeting    september 10 2007

Departure Matrix