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JOB: 2007040

LAKE CITY WAY MIXED USE
152-UNIT AFFORADABLE SENIOR HOUSING
13716 LAKE CITY WAY NE
RECOMMENDATION MEETING
DPD PROJECT # 3007936

SHEET TITLE:
Cover Page

DATE	REVISION
06/16/08	RECOMMENDATION MEETING

DATE 06/16/08
SCALE: N.T.S.
DRAWN: JP/JM
DESIGN: JM/JP
APPROVED: JM

SHEET # 1.0

Project Data

1. Site Address: 13716 Lake City Way NE

2. Parcel Number: 3834000540

3. Lot Size: 33,825 S.F. (approximately) - ~ 0.78 Acres

4. Zoning: C1-65

5. Immediate Vicinity Zones:
   site abuts L-1 on the east side,
   C1-65 north and across Lake City Way (West side)

6. Applicable Building Code:
   Seattle Amendments to the 2006 International Building Code (IBC)

7. Proposed Use: Residential Mixed Use ~ Affordable Senior Housing

8. Occupancy Classification:

   Office B
   Residential R-2
   Parking S-2

9. Gross Floor Area:

AREA BREAKDOWN:

	TOTAL AREA	AREA USED FOR FAR
FIRST FLOOR:	30,558 sq.ft.	26,702 sq.ft.
SECOND FLOOR:	20,189 sq.ft.	19,271 sq.ft.
THIRD FLOOR:	23,160 sq.ft.	23,160 sq.ft.
FOURTH FLOOR:	22,899 sq.ft.	22,899 sq.ft.
FIFTH FLOOR:	22,899 sq.ft.	22,899 sq.ft.
SIXTH FLOOR:	22,639 sq.ft.	22,639 sq.ft.
SEVENTH FOOR:	21,764 sq.ft.	21,764 sq.ft.
TOTAL AREA:	164,104 sq.ft.	159,334 sq.ft.

10. Allowable Building Height: Per SMC 23.47A.012 65'
    Projections above height limit: clerestories,
    parapets, guardrails, elevator/stairs overruns

11. Allowable Density:
    Per SMC 23.47A.009 (A)
    no density limit for mixed-use

12. Setback Requirements: SMC 23.47A.014
    Below 13 feet: none Provided: none
    North property line: none Provided: 10'-2" minimum
    East property line: 15 feet (from 13' to 40')
    plus 2 feet for every 10 additional feet of height
    Per exhibit 23.24A.014C Provided: 17' min.
    Street-level, street-facing facades:
    per SMC 23.47A.008 (A.3) must be located
    within 10 feet of the street lot line, unless wider
    sidewalks, plazas, or other approved landscaped
    or open spaces are provided
    Structure projections into required setbacks:
    exterior balconies and decks

13. F.A.R. Requirements: SMC 23.47A.013
    Max. F.A.R. = 4.75
    F.A.R. = Lot size X 4.75 = 33,825 X 4.75 = 160,669 S.F. allowed
    Proposed = 159,334 S.F. = 4.71

14. Required Non-residential Uses @ Street-level, Street-facing Facade:
    SMC 23.47A.005 & 23.47A.008
    Provided: Along Lake City Way NE Public plaza (open space)
    per note 23.47A.05 (E.1) open space is an approved street-level use
    Office/Commercial Spaces: 4,696 S.F.
    Average depth for commercial space = 30 feet Provided: 33 feet
    Floor to floor min. height = 13 feet Provided: 14 feet

15. Required Residential Amenity Areas: SMC 23.47A.024
    Required: 5% of the total residential floor area = 5% X 110,165 S.F. =
    5,508 S.F.
    Provided: 5,511 S.F.

16. Required Landscaping: SMC 23.47A.016
    Required Green Factor = 0.30 - Provided = 0.663
    Provided: Green roof; planting strip along Lake City Way, and 137th Street;
    and, landscaping along north & south sides

17. Required Parking: SMC 23.47A.032 & 23.54.015
    Residential: 1 per every 4 units
    Commercial: varies, approx. 1 for each 300 S.F. (less first 1500 SF of area)
    Provided parking: 120 Stalls
    Bicycle Parking:
    Multifamily: 1 per every 4 units = 152 / 4 = 38
    Provided: 40
    Driveway Sight Triangle: 10 feet triangle required

Project Description

The project is a 164,104 S.F., 7-story mixed-use 152-unit affordable senior housing apartment building with 4,696 S.F. of commercial space, parking for 120 vehicles, 110,165 S.F. of residential area, 5,919 S.F. of common area and 9,634 S.F. of residential amenity space.

The building mass addresses each of the three surrounding streets - Lake City Way NE, NE 137th Street, and Erickson Place NE.

The proposed building is arranged in a 'E' shape. Residential units are arranged along double-loaded corridors with internal landscaped courtyards.

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DPD PROJECT # 3007936

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SHEET # 2.0

SEATTLE MUNICIPAL CODE CHAPTER 24.54A:

STREET LEVEL USES PER SMC 23.547A.005:

A.2b Blank facades - no more than 40% of the street facing facade can have blank walls and no blank wall can be longer than 20' in length.
total street facing facade = 234'-5"
Provided: Blank walls longer than 20' have a landscape screen.

A.3 Setbacks - Street level facades must be with in 10' of the street lot line unless the sidewalk is wider or there is a plaza.
Provided: all street facing facades are within 10' of the street lot line, except the where the plaza at the main entry is.

B.2 Transparency - 60% of the street facing facade must be transparent from 2' above the sidewalk level to 8'.
Required: 234'-5" - 22'-0" (for driveway) = 212'-5" x 60% = 127.2' required on Lake City Way
Provided: 156'-4" of the street facing has transparent glass from 2' to 8' above the side walk level along Lake City Way NE
Required: 136'-5" - 10'-0" (for driveway) = 126'-5" x 60% = 75.85' required
Provided: 27'-7" of the street facing has transparent glass from 2' to 8' above the side walk level along N 137th - Departure requested

DESIGN DEPARTURE

The length of transparency along N 137th is not long enough to meet the requirement - therefore a design Departure has been requested. With the grade change, auto egress, parking and the trash & tranformer rooms needing to be on an exterior wall and a landscape screen along the south wall - the length of required tranparency will not be meet.

B.3 Height & Depth of non-residential use - The average depth of non-residential spaces shall be 30' with no areas less than 15' and must have a floor to floor height of 13' at the street level.
Proposed: Non residential uses have depths between 28' to 35' and have a floor to floor height of 17'

D. Residential uses are limited to no more than 20% of the street facing facade.

	Lake City Way NE	NE 137th
length of street facing facade:	234'-5"	136'-5"
length of area for vehicle access:	22'-0"	10'-0"
length of residential street facing facade allowed:	212'-5" x 20% = 42.48'	126'-5" x 20% = 25.28'
length of residential street facing facade provided:	54'-4 1/4" (23%)	102'-9 1/4" (82%)

DESIGN DEPARTURE

The length of residential street facing facade exceeds the allowed - therefore a design departure has been requested. To meet the recommendation of the Design Review Board for a more prominent and visible pedestrian entrance on the corner, the design was changed to relocate the main entry to the corner and provide more visibility from the main lobby for the residents and for covered seating near the entry. The redesign meant that more of the street facing facade would be needed to meet the recommendations of the Design Review Board.

PARKING LOCATION & ACCESS PER SMC 23.547A.008:

Access to parking must be from the street with the fewest lineal feet of commercially zoned street frontage, which would be NE 137th Street.

DESIGN DEPARTURE

A design departure has been requested for this section to allow for the main access and exit to be off of Lake City Way with a second exit only access from NE 137th Street. Traffic traveling both north or south on Lake City Way is not be able to turn on to NE 137th Street. The only way to access the site from a single access from NE 137th Street would be to approach the site from the residential streets to the east of the. The requirement for street level commercial use and this being a residential senior project it is important that the users of the housing and customers of the commercial spaces be able to find the access to the site without having to wander through residential neighborhoods. Traffic studies of the site have recommended that there be a right in right out access off of Lake City Way to handle the bulk of the traffic, but to also have an exit only access to NE 137th Street to avoid backups at the main entrance.

STRUCTURE HEIGHT PER SMC 23.547A.012:

The height of the structure is limited to 65 feet, measured from grade to the highest point on the roof.
The proposed height is 63'-7" from existing grade to the top of roof deck, except for the roofs at the stairwells and elevator, where needed to access the roof top deck per 4b.

F.A.R. REQUIREMENTS PER SMC 23.47A.013

The allowable F.A.R. for a project with commercial & residential is 4.75

Lot area:	33,825 sq.ft.
F.A.R. allowed:	33,825 sq.ft. x 4.75 = 160,669 sq.ft.
F.A.R. provided:	159,334 sq.ft. = 4.71 < 4.75 ALLOWED

SETBACK REQUIREMENTS PER SMC 23.547A.014:

Required East property line Setback:
For structures with more than one dwelling unit that abuts residential zones 15' of setback is required for structures above 13' to 40'. For each 10' of height above 40' an additional 2' of setback is required.
Proposed East property line Setback:
13'-0 for the second floor, 15'-0" for the third & fourth floor and 17'-0" for the fifth & sixth floor which meets the code requirement.
Required West, South & North property line Setback:
West & South are adjacent to public R.O.W. and north is adjacent to commercial zone - no set back is required.
Proposed West property line Setback: min 5"
Proposed North property line Setback: min 1'-0"
Proposed South property line Setback: min 7"

LANDSCAPING & SCREENING REQUIREMENTS PER SMC 23.547A.016:

All new construction projects must have a green factor of .663.
Please see the landscaping plans for how this project meets these requirements.

LIGHT & GLARE STANDARDS PER SMC 23.547A.022:

A. Exterior lighting will be directed down towards the sidewalks and back at the building in a way that will not impact adjacent uses.
B. Interior parking garage lighting will be placed such that the glare will be shielded from adjacent uses.
C. The parking garage walls are solid and the parking is primarily in the interior portions of the parking structure and will provide the necessary screening.
D. There will not be any exterior lighting on poles.

RESIDENTIAL AMENITY REQUIREMENTS PER SMC 23.47A.024

total residential area: 110,165 sq.ft.
110,165 x 5 % = 5,508 sq.ft. required open community space
total community area provided: 5,511 sq.ft.

SOLID WASTE & RECYLE MATERIALS STORAGE PER SMC 23.547A.029:

For 152 units the area needed is 200 sq.ft. for the first 100 units plus 2 sq.ft. for each additional units - = 304 sq.ft. required.
Proposed area for solid waste & recycle = 317 sq.ft.

PARKING REQUIREMENTS PER SMC 23.47A.030 & 032 & 23.54.030 & 23.54.015

required parking - residential:	1 stall per every 6 units = 152 / 6 = 26
parking provided - residential:	115 stalls
required parking - commercial:	1 stall per every 1,000 sq.ft. (office) 4,696 - 1,500 = 3,196 /1000 = 4 stalls required
parking provided - commercial:	5 stalls
Parking stall size breakdown:	
compact stalls:	8 stalls (6%)
medium stalls:	107 stalls (90%)
accessible stalls:	5 stalls (4%) including 1 van accessible
parking provided - total:	120 stalls
required bike parking:	1 / 4 units = 152 / 4 = 38
bike parking provided:	40

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SHEET TITLE:
Land Use Analysis

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DATE 06/16/08
SCALE: N.T.S.
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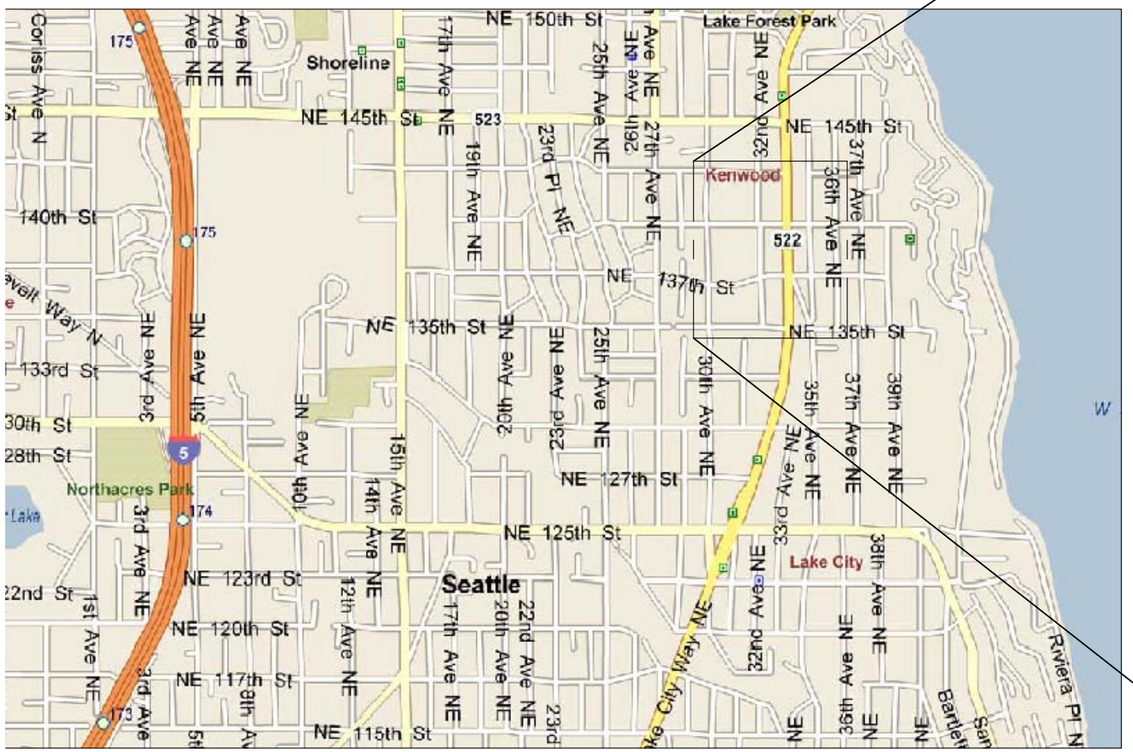
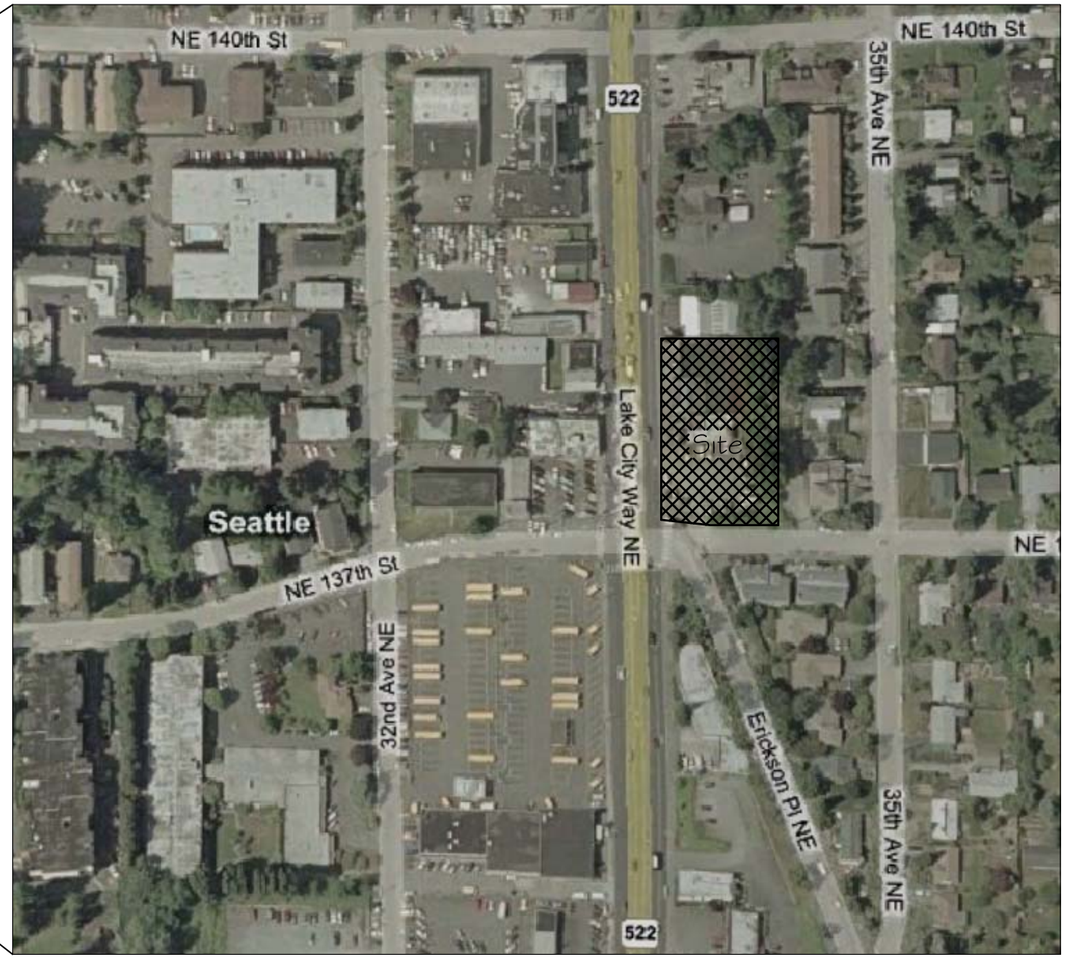
APPROVED: JM

SHEET #
3.0



Vicinity Map



Aerial Photograph

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LAKE CITY WAY MIXED USE
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SHEET TITLE:
Site Analysis

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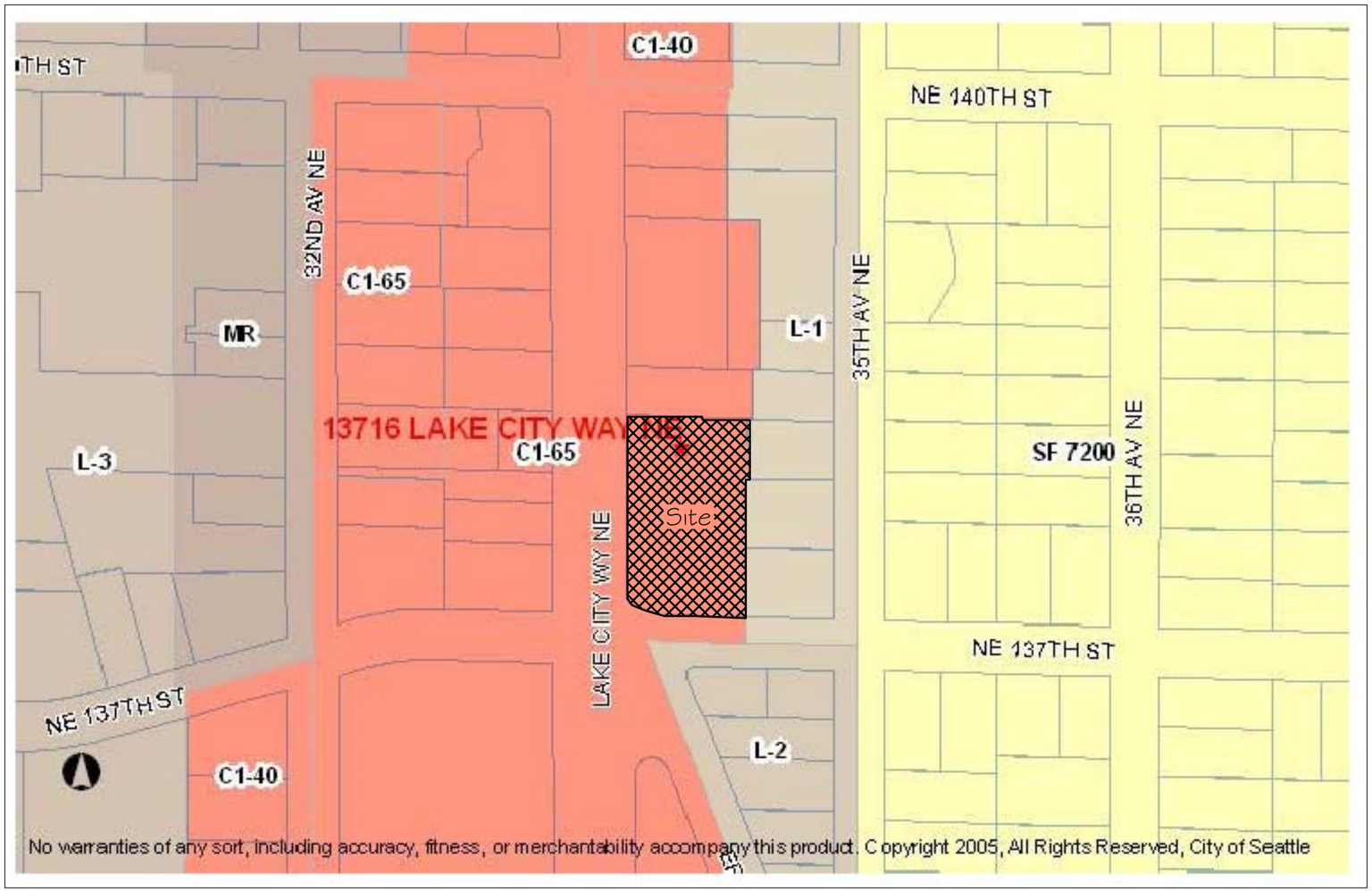
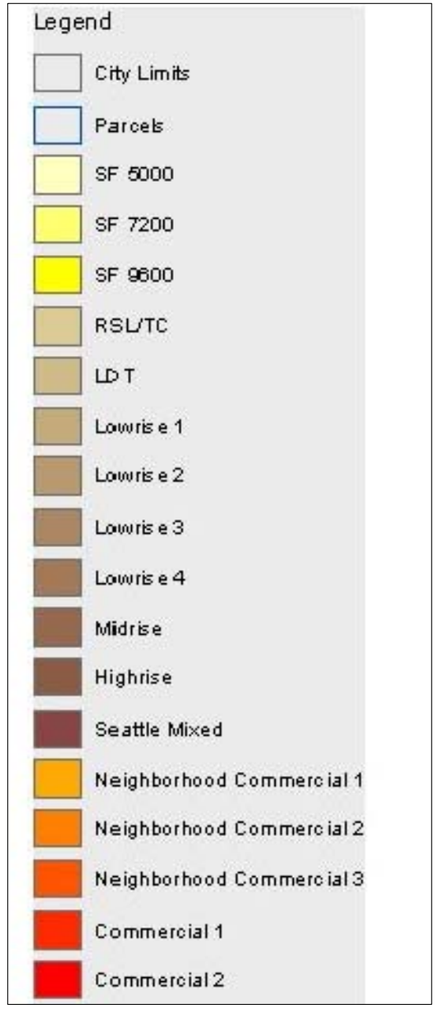
SHEET # 4.0



Zoning Map
Source: City of Seattle DPD ~ GIS Maps



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SHEET # 5.0

NORTH

Aerial View of Project Site
Looking east

NORTH

Project Site ~ Looking North

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SHEET TITLE:
Site & Context

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SHEET #
6.0

PROJECT SITE

NE 137th STREET

ERICKSON PL NE

West Elevation along Lake City Way NE
Looking East from across the Street from the Project Site

NE 137th STREET

ACROSS THE STREET FROM PROJECT SITE

East Elevation along Lake City Way NE
Looking West from the Project Site

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7.0

DESIGN GUIDELINES:

A Site Planning

A-2 Street Compatibility: The siting of the building has been chosen to take best advantage of the corner lot, by setting it back away from the corner to provide a entry plaza that is set back from the property line. The property has street right-of-way frontage on the south and west sides. The project has proposed a new 5' landscape buffer with street trees and a new 6' wide (min.) sidewalk to provide a buffer from the busy streets.

A-3 Entrances Visible from the street: The main entrance is at the corner which is the most prominent and visible location. There will be a entry plaza with a covered entry, benches, enhanced landscaping and a water feature.

A-5 The building has street right-of-way on the south and west sides, residential to the east and commercial to the north. There will be landscaping and fencing along the east property to screen the project form the adjacent residential properties up the hill to the east. The building steps back as it gets taller on the east side to minimize the impact and disruption to the residents to the east. To the north is commercial and the residential units will sit back an average of 10' or more from the north property line.

A-6 Transition between residence and street: There will be a 5' planting strip with street trees between the curb and the 6' wide sidewalk to provide a buffer from the traffic along Lake City Way NE. The main entry has a plaza with benches and overhead weather protection and large amounts of glazing to provide more security for the residents who will be using the lobby / plaza area, which will promote socialization in these areas.

A-7 Residential open space: The large community courtyards on the second floor are set back from the street and are facing west to take best advantage of the sun. Planting will be used to provide wind and noise screening from Lake City Way. Community rooms are off the community courtyards on the second floor and there is a large open deck on the roof that will have a bar-b-que area, dog walk area, covered seating andscreening from the wind along with pea patch gardens for the residents.

A-10 Corner lots: The corner of the project was redesigned to orient the main entry to the corner and provide a grander, more defined entry with enhanced landscaping, benches and a water feature.

At the sixth floor the units facing Lake City Way were reduced in size to step the building back. Each of the three main wings of the building set back different distances from the property line to help reduce the "canyon effect" along Lake City Way. The relationship between the street level facade and the upper floors were redesigned to tie together better. The parking layout was redesigned to be more efficient and allow for better circulation.

B Height, Bulk and Scale

B-1 Height, bulk and scale: The street level commercial area and the uppers floors were redesigned to connect together. The street level facade now has metal awnings that are more appropriate for commercial applications. The height has been adjusted to provide weather protection for pedestrians and to reduce the continual horizontal band along the front. Window patterns and sizes were changed to help with reducing the bulk and scale. The brick was extended up to the second floor and materials and colors changed to create a common vocabulary that helps tie the building together.

C Architectural elements and materials:

C-2 Architectural concept and consistency: The street front facade was redesigned to adjust the proportions and create a more uniform feel to the building. The materials and colors flow together better. The changes in glazing patterns and window sizes at the street level, along with the lights and metal awnings help to distinguish the commercial from the residential.

C-3 Human scale: The height of the awnings and the two levels of windows along the street facing facade and benches at the entry help bring the commercial street frontage to a human scale.

C-4 Exterior finish materials: Brick will be used at the base of the building to cover all exposed concrete and will have a blend of colors that ties in with the rest of the building colors. Changes in brick color and orientation will be used to create more detail and to break up the expanses of brick. The stairs towers will be painted in a color that mimics the brick to bring that color up the full height of the building. The brick will also extend above the commercial space to a point that architecturally makes sense with the the residential part of the building yet does not create a distinctive horizontal band. The awnings are made of metal & some glass that are more appropriate for the location that they are used. The location of the awnings are such that they provide weather protection along the street front.

D Pedestrian environment

D-1 Pedestrian open spaces and entrances: The main front entry was redesigned to make it more prominent and to allow it to take better advantage of the entry plaza area. There is a canopy that extends from the front of the building to provide weather protection for the benches at the entrance. More windows and better placement allow for more visibility for those in the lobby and those sitting near the entry. The location of the benches, the water feature and enhanced landscaping at the entrance plaza make it more user friendly and the 5' landscape buffer along the street frontage help making it more secure.

D-2 Blank walls: The street facing facade has very little blank walls along Lake City Way, there are large expanses of glazing that will allow for pedestrians to look into the commercial areas as well as the residential lobby. Along the south street facing facade there will be landscaping used to help soften blank walls that are not broken up by windows.

D-7 Pedestrian safety and security: The large windows, building lighting and use of store front doors help to increase the personal safety for those coming and going from the building and the 5' landscape buffer between the street and sidewalk provide a secure buffer for those using the sidewalk.

D-9 Commercial signage: The proposed building signage will sit on top of the metal awnings above the door to each commercial entrance, at the main entrance, along with signage at the entrance to each stair tower and at the entrance and exits from the parking garage. The signage will be be uniform in size and font.

D-10 Commercial lighting: The lighting along the street frontage will be high quality fixtures that are coordinated with the architectural style of the building and that will enhance the architectural feature of the building. The levels of illumination will be sufficient to provide a sense of security.

D-11 Commercial transparency: The street level facing facades in the commercial area are primarily transparent glass from 2' above the sidewalk level to an average of 15'. The maximum length of blank wall is no greater than 9'.

D-12 Residential entries and transitions: The main entrance to the building has been reoriented to make better use of the prominent corner. A landscape architect and interior / exterior designer have both been involved in the redesign of the entry plaza to provide creative landscaping, covered seating and secure lighting for the main entry along with landscape to screen the blank walls on the north and south facades. Window sizes and proportions where changed to create more visual interest and to help with the window to wall ratio. The lighting and visibility of the main lobby has been revised to for better person safety and security. Windows have been added between the community spaces and the corridor and a window was placed at the end of one of the corridors to help bring in more light and visual interest in the long corridors

E Landscaping

E-2 Landscaping to enhance the building or site: The landscape architect has picked street trees that are to a shape and scale that is appropriate for the size of this building. The landscaping has been designed to incorporate the Green factor and will be appropriate for the location, end users and type of project.

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SHEET TITLE:
Summary of Early Design Guidance

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SHEET # 8.0

Response to Design Review Guidelines:

Guideline	Response
A. Site Planning	
A-2 Streetscape Compatibility *The siting of building should acknowledge and reinforce the existing desirable spatial characteristicsof the right-of-way.*	The siting of the building has been chosen to take best advantage of the corner lot, by setting it back away from the corner to provide a entry plaza that is set back from the property line. The property has street right-of-way frontage on the south and west sides. The project has proposed a new 5' landscape buffer with street trees and a new 6' wide (min.) sidewalk to provide a buffer from the busy street.
A-3 Entrances Visible from the Street *Entries should be clearly indetifiable and visible from the street.*	The main entrance is at the corner which is the most prominent and visible location. There will be a entry plaza with a covered entry, benches, enhanced landscaping and a water feature.
A-5 Respect for Adjacent Sites *Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.*	The building has street right-of-way on the south and west sides, residential to the east and commercial to the north. There will be landscaping and fencing along the east property to screen the project form the adjacent residential properties up the hill to the east. The building steps back as it gets taller on the east side to minimize the impact and disruption to the residents to the east. To the north is commercial and the residential units will sit back an average of 10' or more from the north property line.
A-6 Transition Between Residence and Street *Building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.*	There will be a 5' planting strip with street trees between the curb and the 6' wide sidewalk to provide a buffer from the traffic along Lake City Way NE. The main entry has a plaza with benches and overhead weather protection and large amounts of glazing to provide more security for the residents who will be using the lobby / plaza area, which will promote socialization in these areas.
A-7 Residential Open Space *Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.*	The large community courtyards on the second floor are set back from the street and are facing west to take best advantage of the sun. Planting will be used to provide wind and noise screening from Lake City Way. Community rooms are off the community courtyards on the second floor and there is a large open deck on the roof that will have a bar-b-que area, dog walk area, covered seating andscreening from the wind along with pea patch gardens for the residents.
A-10 Croner Lots *Buildings on corner lots should be oriented towards the public street fronts. Parking and automobile access should be located away from corners.*	The corner of the project was redesigned to orient the main entry to the corner and provide a grander, more defined entry with enhanced landscaping, benches and a water feature. The residential entrace is further enhanced with a prominent arched overhead canopy. At the sixth floor the units facing Lake City Way were reduced in size to step the building back. Each of the three main wings of the building set back different distances from the property line to help reduce the "canyon effect" along Lake City Way. The relationship between the street level facade and the upper floors were redesigned to tie together better. The parking layout was redesigned to be more efficient and allow for better circulation.
B. Height, Bulk and cale	
B-1 Height, Bulk and Scale *Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones.*	The street level commercial area and the uppers floors were redesigned to connect together. The street level facade now has metal awnings that are more appropriate for commercial applications. The height has been adjusted to provide weather protection for pedestrians and to reduce the continual horizontal band along the front. Window patterns and sizes were changed to help with reducing the bulk and scale. The brick was extended up to the second floor and materials and colors changed to create a common vocabulary that helps tie the building together.
C. Architectural Elements and Materials	
C-2 Architectural Concept and Consistency *Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.* *Buildings should exhibit form and features identifying the functions within the building.*	The street front facade was redesigned to adjust the proportions and create a more uniform feel to the building. The materials and colors flow together better. The changes in glazing patterns and window sizes at the street level, along with the lights and metal awnings help to distinguish the commercial from the residential.

Guideline	Response
C-3 Human Scale *The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.*	The height of the awnings and the two levels of windows along the street facing facade and benches at the entry help bring the commercial street frontage to a human scale.
C-4 Exterior Finish Material *Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, patterns, or lend themselves to high quality of detailing are encouraged.*	Brick will be used at the base of the building to cover all exposed concrete and will have a blend of colors that ties in with the rest of the building colors. Changes in brick color and orientation will be used to create more detail and to break up the expanses of brick. The stairs towers will be painted in a color that mimics the brick to bring that color up the full height of the building. The brick will also extend above the commercial space to a point that architecturally makes sense with the the residential part of the building yet does not create a distinctive horizontal band. The awnings are made of metal & some glass that are more appropriate for the location that they are used. The location of the awnings are such that they provide weather protection along the street front.
D. Pedestrian Environment	
D-1 Pedestrian Open Spaces and Entrances *Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.*	The main front entry was redesigned to make it more prominent and to allow it to take better advantage of the entry plaza area. There is a canopy that extends from the front of the building to provide weather protection for the benches at the entrance. More windows and better placement allow for more visibility for those in the lobby and those sitting near the entry. The location of the benches, the water feature and enhanced landscaping at the entrance plaza make it more user friendly and the 5' landscape buffer along the street frontage help making it more secure.
D-2 Blank Walls *Buildings should avoid large blank walls. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.*	The street facing facade has very little blank walls along Lake City Way, there are large expanses of glazing that will allow for pedestrians to look into the commercial areas as well as the residential lobby. Along the south street facing facade there will be landscaping used to help soften blank walls that are not broken up by windows.
D-7 Personal Safety and Security *Project design should consider opportunities for enhancing personal safety and security in the environment under review.*	The large windows, building lighting and use of store front doors help to increase the personal safety for those coming and going from the building and the 5' landscape buffer between the street and sidewalk provide a secure buffer for those using the sidewalk.
D-9 Commercial Signage *Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.*	The proposed building signage will sit on top of the metal awnings above the door to each commercial entrance, at the main entrance, along with signage at the entrance to each stair tower and at the entrance and exits from the parking garage. The signage will be be uniform in size and font.
D-10 Commercial Lighting *Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts evening hours.*	The lighting along the street frontage will be high quality fixtures that are coordinated with the architectural style of the building and that will enhance the architectural feature of the building. The levels of illumination will be sufficient to provide a sense of security.
D-11 Commercial Transparency *Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.*	The street level facing facades in the commercial area are primarily transparent glass from 2' above the sidewalk level to an average of 15'. The maximum length of blank wall is no greater than 9'.
D-12 Residential Entries and Transitions *For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and private entry.*	The main entrance to the building has been reoriented to make better use of the prominent corner. A landscape architect and interior / exterior designer have both been involved in the redesign of the entry plaza to provide creative landscaping, covered seating and secure lighting for the main entry along with landscape to screen the blank walls on the north and south facades. Window sizes and proportions where changed to create more visual interest and to help with the window to wall ratio. The lighting and visibility of the main lobby has been revised to for better person safety and security. Windows have been added between the community spaces and the corridor and a window was placed at the end of one of the corridors to help bring in more light and visual interest in the long corridors.
E. Landscaping	
E-2 Landscaping to Enhance the Building and/or Site *Landscaping, including living plants, special pavement, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.*	The landscape architect has picked street trees that are to a shape and scale that is appropriate for the size of this building. The landscaping has been designed to incorporate the Green factor and will be appropriate for the location, end users and type of project.

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LAKE CITY WAY MIXED USE
152-UNIT AFFORADABLE SENIOR HOUSING
13716 LAKE CITY WAY NE
RECOMMENDATION MEETING
DPD PROJECT # 3007936

SHEET TITLE:
Summary of Early Design Guidance

DATE	REVISION
06/16/08	RECOMMENDATION MEETING

DATE 06/16/08
SCALE: N.T.S.
DRAWN: JP/JM
DESIGN: JM/JP
APPROVED: JM

SHEET # 9.0

DEPARTURES FROM DEVELOPMENT STANDARDS

REQUIREMENT	REQUEST	APPLICANT'S JUSTIFICATION
Parking location and access (SMC 23.47A.032 I c) Access to parking must be from the street with the fewest lineal feet of commercially zoned frontage.	Request access to parking from Lake City Way N.E. One residential egress point is proposed on N.E. 137th.	Intersection controls prevent access to N.E. 137th from Lake City Way N.E. This request was presented to Ken Bardsley with SDOT, and he is in agreement with the location of proposed driveways.
Street level development standards (SMC 23.47A.008B.2) Sixty percent of the street-facing facade between two feet and eight feet above sidewalk shall be transparent.	Request reduction in percentage of transparency along N.E. 137th.	Because of grade change, auto egress, parking and the trash & tranformer rooms needing to be on an exterior wall and a landscape screen along the south wall - the length of required tranparency will not be met.
Street level development standards (SMC 23.47A.008D) Residential uses are limited to 20% of teh street level street facing facade.	Request residential use exceeds 20% of street facing facade at Lake City Way N.E. & N.E. 137th.	Because of grade change, auto egress and trash room, the residential uses & lobby will exceed the 20% requirement along NE 137th Street - the percentage of non residential use will be 82%. To create a prominent corner with pedestrian access to residential area the residential lobby will exceed the 20% requirement along Lake City Way NE - the percentage of non residential use will be 23%.

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LAKE CITY WAY MIXED USE
152-UNIT AFFORADABLE SENIOR HOUSING
13716 LAKE CITY WAY NE
RECOMMENDATION MEETING
DPD PROJECT # 3007936

SHEET TITLE:
Design Deprature Requests

DATE	REVISION
06/16/08	RECOMMENDATION MEETING

DATE 06/16/08
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APPROVED: JM

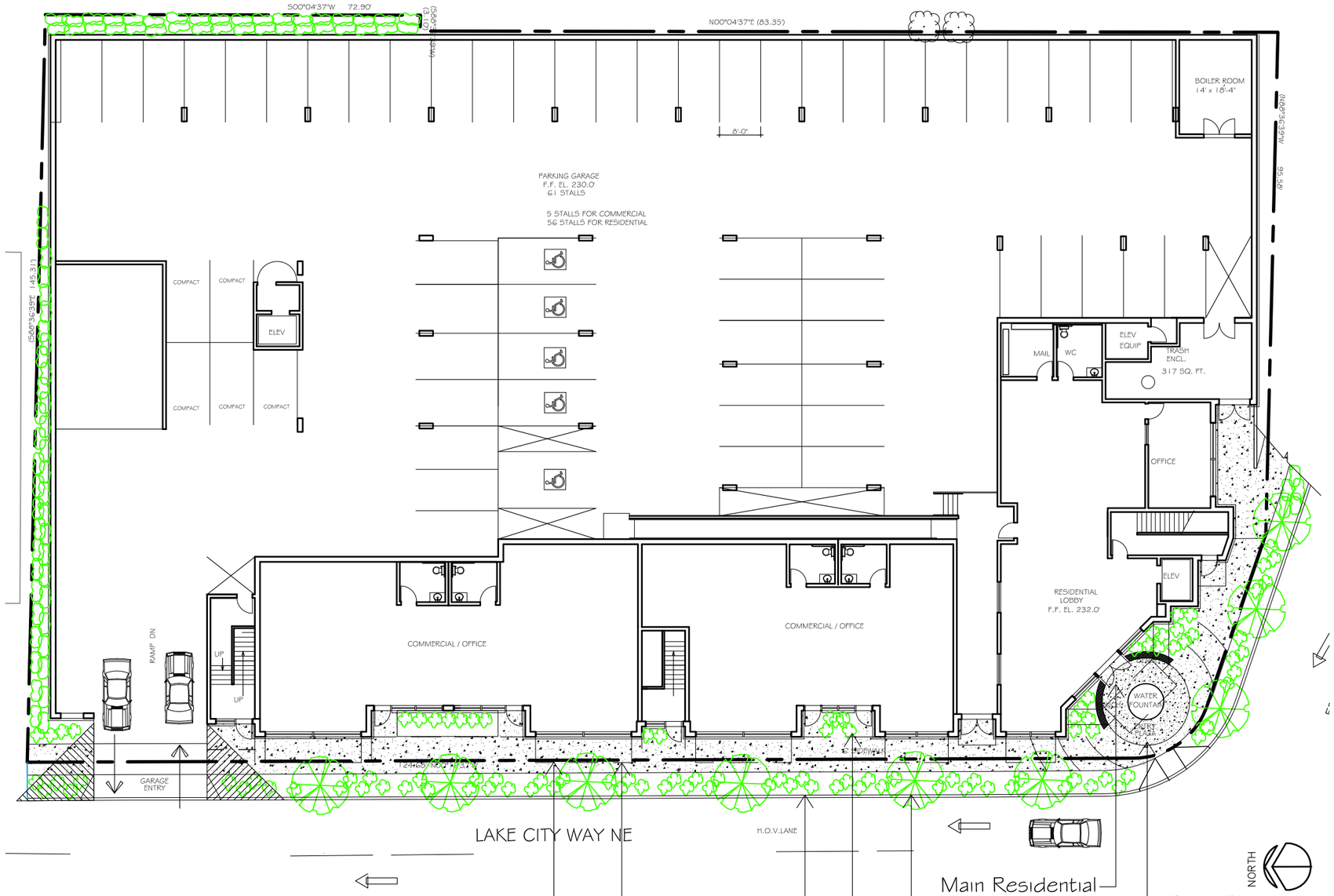
SHEET # 10.0

A-8 All parking and vehicle access has been limited to the northwest corner of the site, as far from the prominent building corner at the intersection of NE 137th Street/Erickson Place NE and Lake City Way NE.

A-3 All commercial units along
C-3 Lake City Way have entrances visible from the street to encourage human activity. Canopies and transparent storefront enhance the human scale.

A-2 A large entry courtyard
A-4 and plaza located at the southwest corner of the site provides a prominent entry to the residential portion of the building and it further provides open space. Surrounding commercial spaces encourage human activity. Lush landscaping, gathering space and overhead protection connects the building to the pedestrian at a human scale.

A-10 This building sits on a corner lot at the intersection of NE 137th/Erickson Place & Lake City Way. The southwest corner creates a highly visible condition from points south and east of the site. This condition has been embraced with the creation of an open public plaza, and canopies to accessorize the building facade.



A-5 Massing along the east
E-1 elevation has been scaled
E-3 back and landscaping has been enhanced and aligned with the east property line to lighten the massing adjacent to the neighboring L-1 zone.

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LAKE CITY WAY MIXED USE
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RECOMMENDATION MEETING
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SHEET TITLE:
Site Plan

DATE	REVISION
06/16/08	RECOMMENDATION MEETING

DATE 06/16/08
SCALE: N.T.S.
DRAWN: JP/JM
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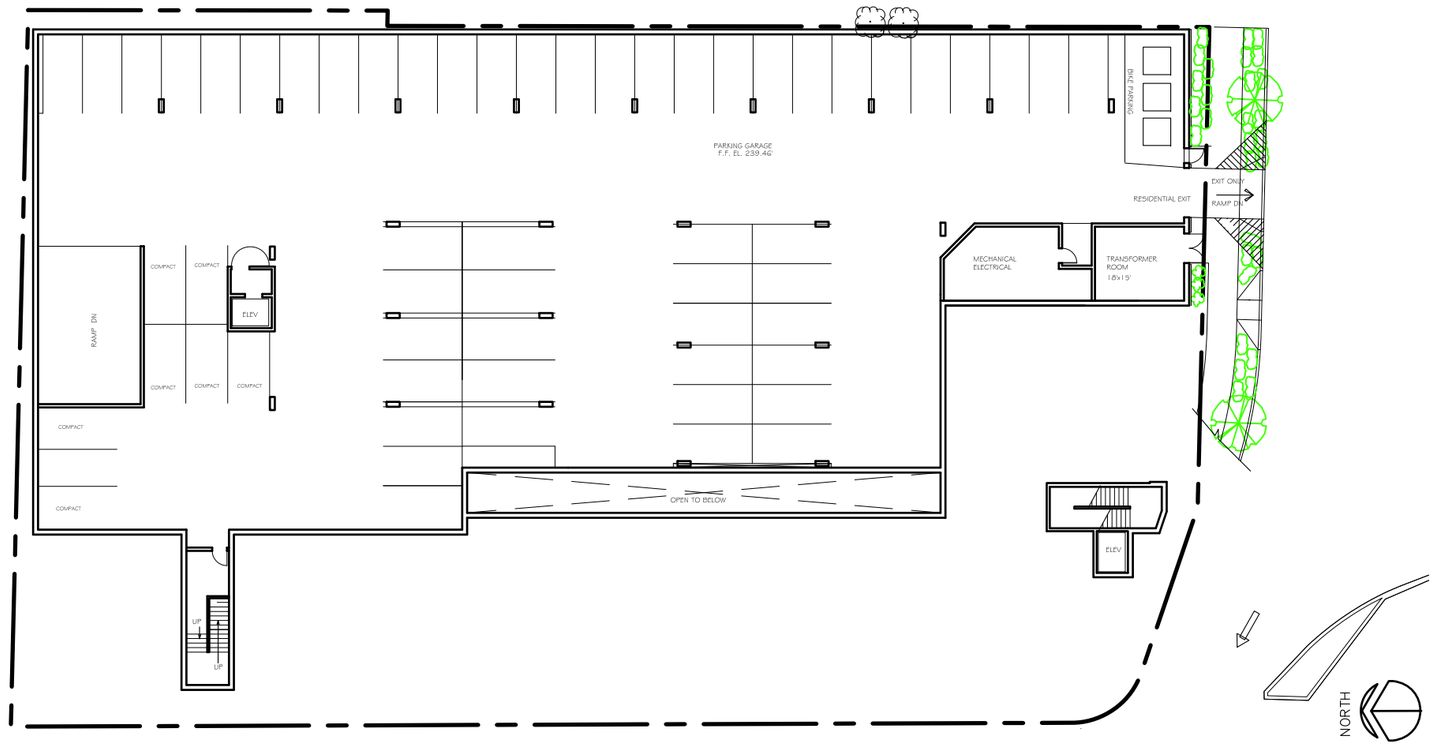
APPROVED: JM

SHEET # 11.0

Level 3
Residential Units

Level 2
Residential Parking



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LAKE CITY WAY MIXED USE
152-UNIT AFFORADABLE SENIOR HOUSING
13716 LAKE CITY WAY NE
RECOMMENDATION MEETING
DPD PROJECT # 3007936

SHEET TITLE:
Floor Plans

DATE	REVISION
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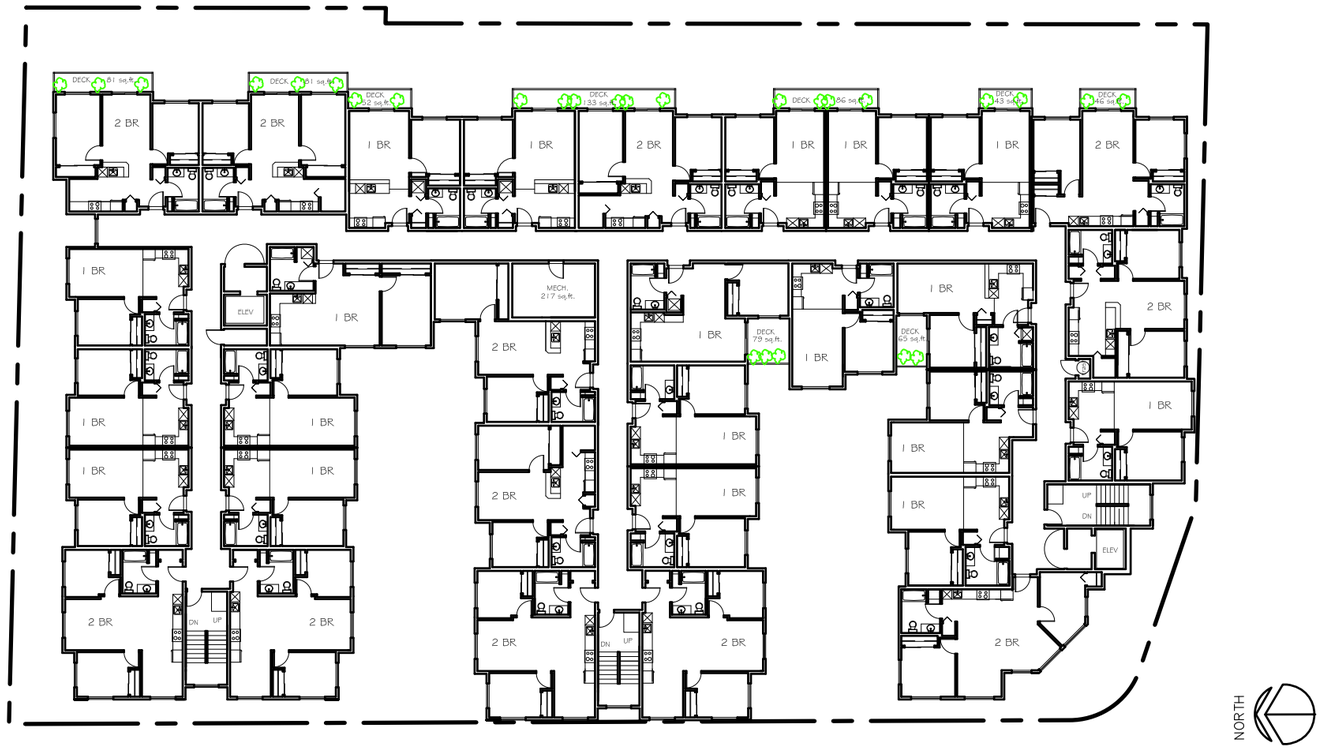
APPROVED: JM

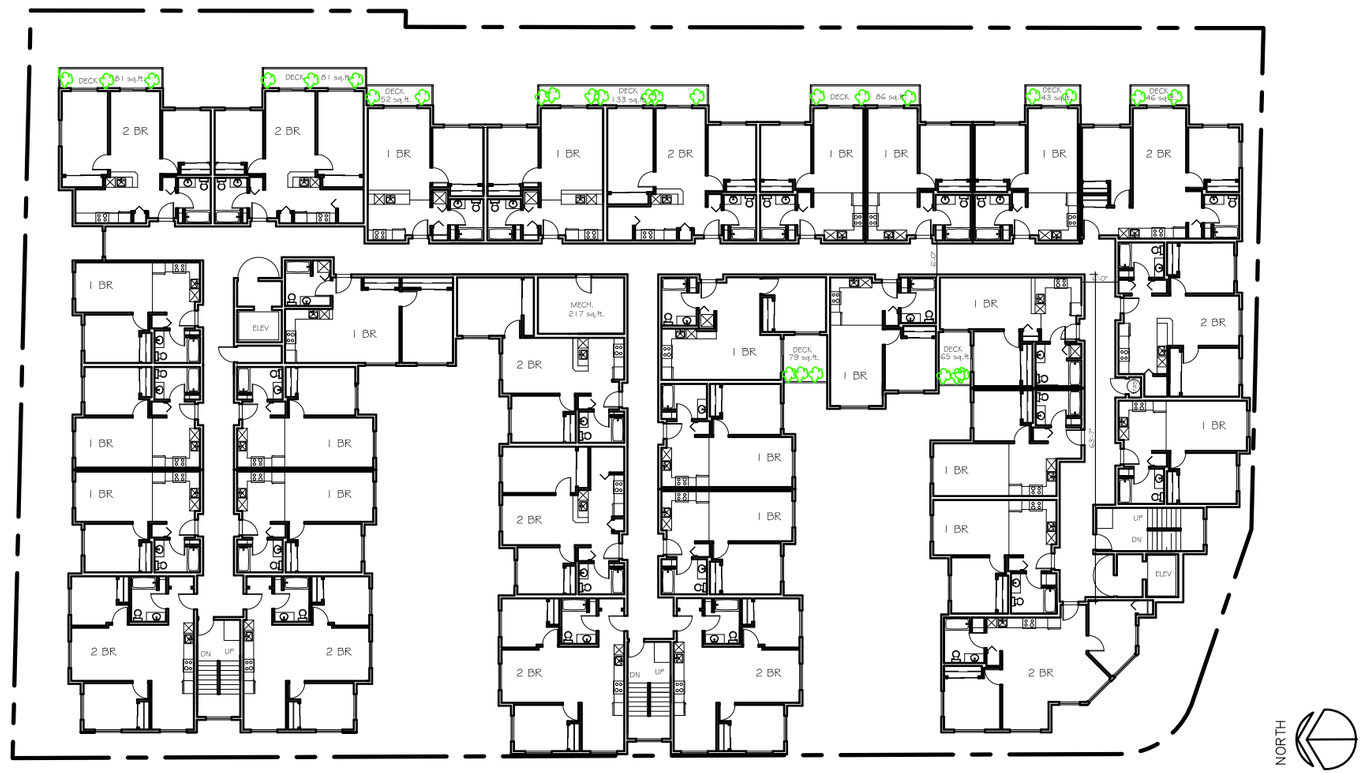
SHEET #
12.0

Typical Upper
Floor Plan



NORTH

Level 4
Residential Units



NORTH

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LAKE CITY WAY MIXED USE
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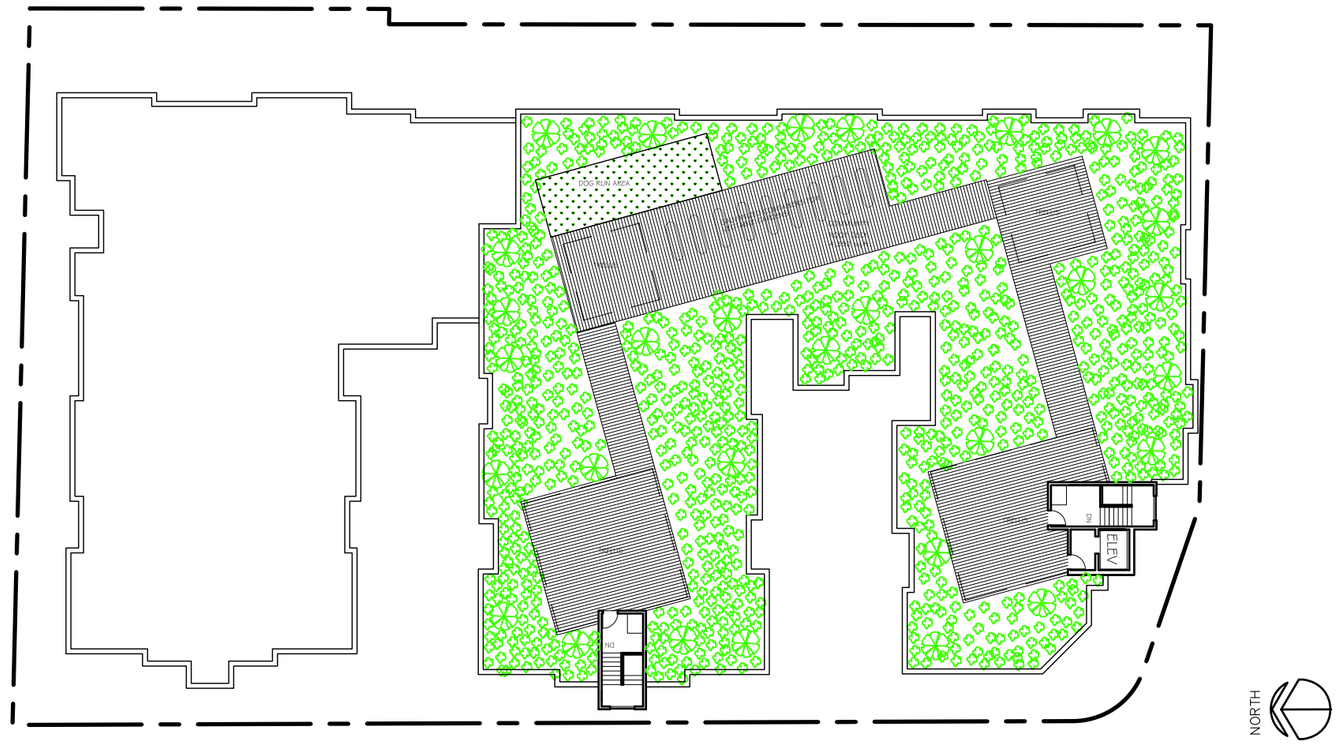
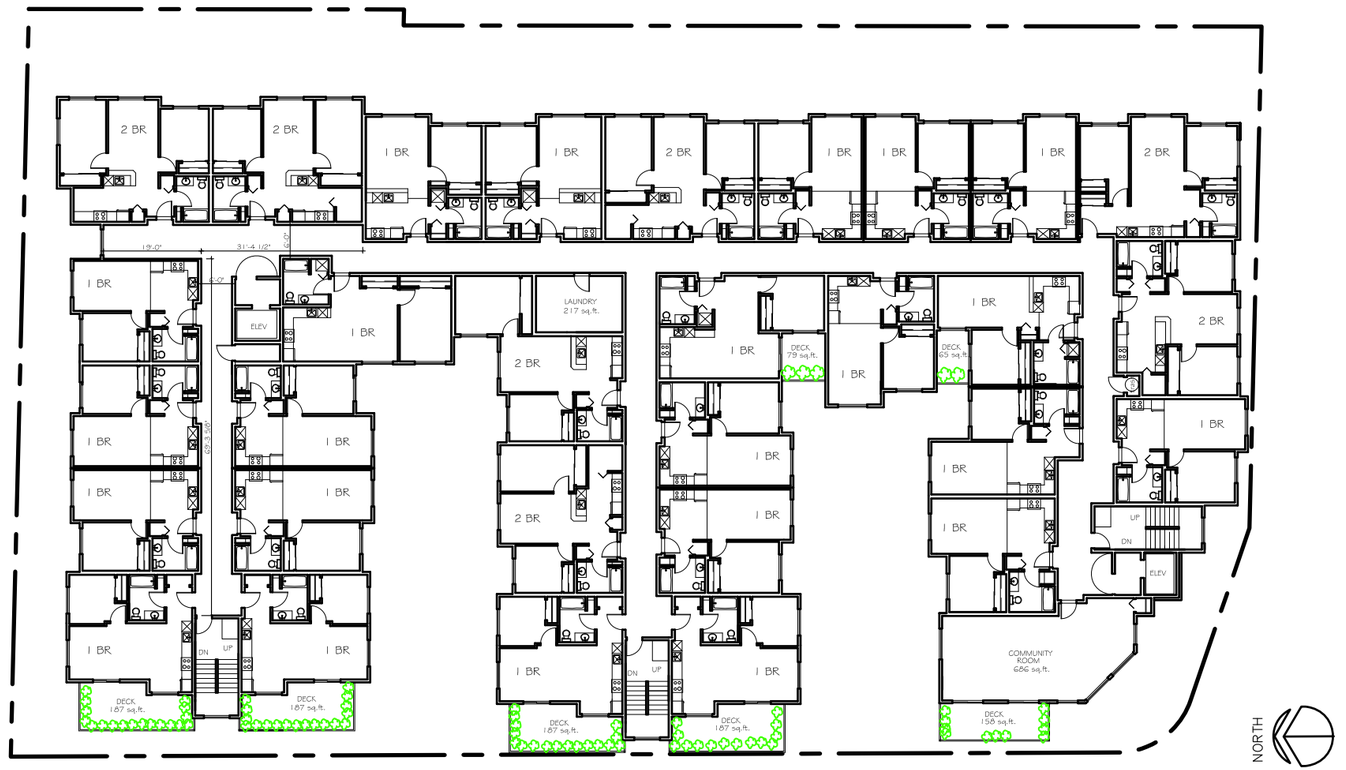
SHEET #
13.0

Roof Plan



Level 7
Residential Units



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LAKE CITY WAY MIXED USE
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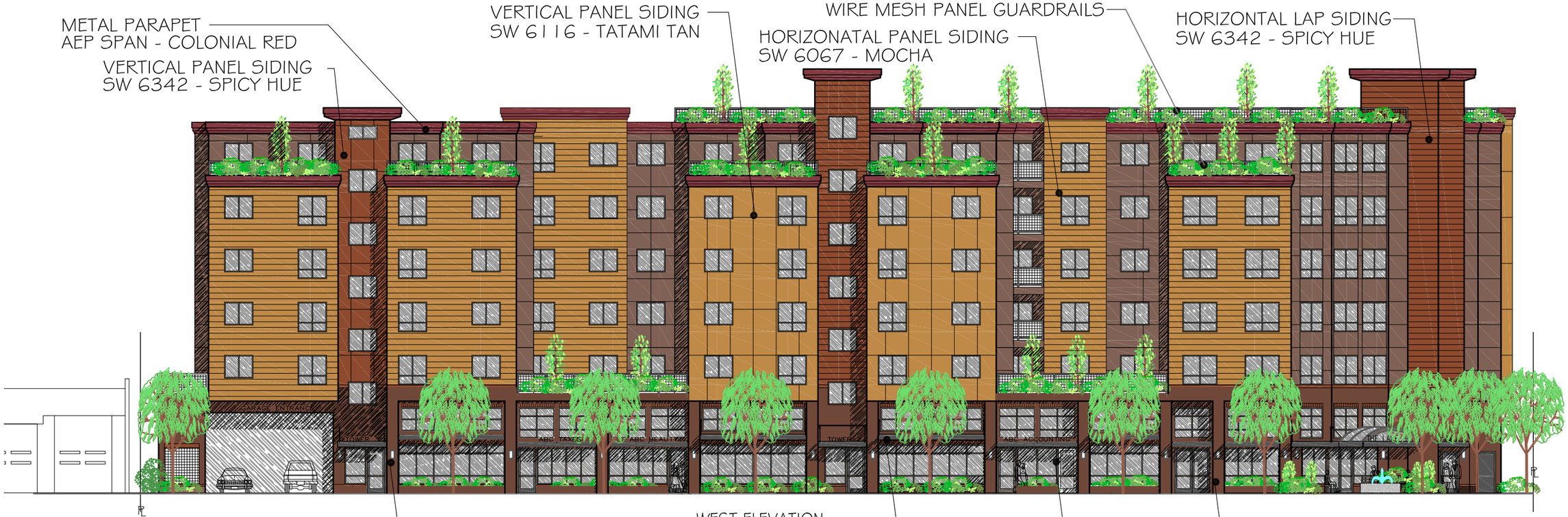
SHEET #
14.0



WEST ELEVATION

A-2 A-6 A-10 D-1 D-7 D-12 This building sits on a corner lot at the intersection of NE 137th/Erickson Place & Lake City Way. The southwest corner creates a highly visible condition from points south and east of the site. This condition has been embraced with the creation of an open public plaza, and canopies to accessorize the building facade. All parking and vehicle access has been limited to the northwest corner of the site, as far from the prominent building corner at the intersection of NE 137th Street/Erickson Place NE and Lake City Way NE.

A-3 A-4 C-3 All commercial units along Lake City Way have entrances visible from the street to encourage human activity. Canopies and transparent storefront enhance the human scale.

E-2 Lush landscaping along the building facades, street trees and low-demand plants in small planter boxes enhance the building.

C-2 C-4 Architectural concept and consistency has been achieved by using durable exterior finish materials applied to accentuate the primary masses of the building. Pattern and texture has been utilized in the material application to enhance the design and differentiate the building elements from one another.

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LAKE CITY WAY MIXED USE
152-UNIT AFFORADABLE SENIOR HOUSING
13716 LAKE CITY WAY NE
RECOMMENDATION MEETING
DPD PROJECT # 3007936

SHEET TITLE:
PRELIMINARY ELEVATIONS

DATE	REVISION
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APPROVED: JM

SHEET # 15.0

EAST ELEVATION

A-5 The height, bulk and scale of this building has
B-1 been concentrated to the west side of the site in order to take advantage of existing contours and slopes to build "into the slope", thereby respecting the adjacent properties by allowing better access to light and air to the lowrise zone to the east and southeast.

C-2 Architectural concept and consistency has been
C-4 achieved by using durable exterior finish materials applied to accentuate the primary masses of the building. Pattern and texture has been utilized in the material application to enhance the design and differentiate the building elements from one another.

E-2 Lush landscaping along the building facades, street trees and low-demand plants in small planter boxes enhance the building.

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LAKE CITY WAY MIXED USE
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SHEET TITLE:
PRELIMINARY ELEVATIONS

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SHEET # 16.0

A-3 A large entry courtyard
C-3 and plaza located at the southwest corner of the site provides a prominent entry to the residential portion of the building and it further provides open space. Surrounding commercial spaces encourage human activity. Lush landscaping, gathering space and overhead protection connects the building to the pedestrian at a human scale.

A-5 Massing along the east
E-2 elevation has been scaled back and landscaping has been enhanced and aligned with the east property line to lighten the massing adjacent to the neighboring L-1 zone.

C-2 Architectural concept and
C-4 consistency has been achieved by using durable exterior finish materials applied to accentuate the primary masses of the building. Pattern and texture has been utilized in the material application to enhance the design and differentiate the building elements from one another.

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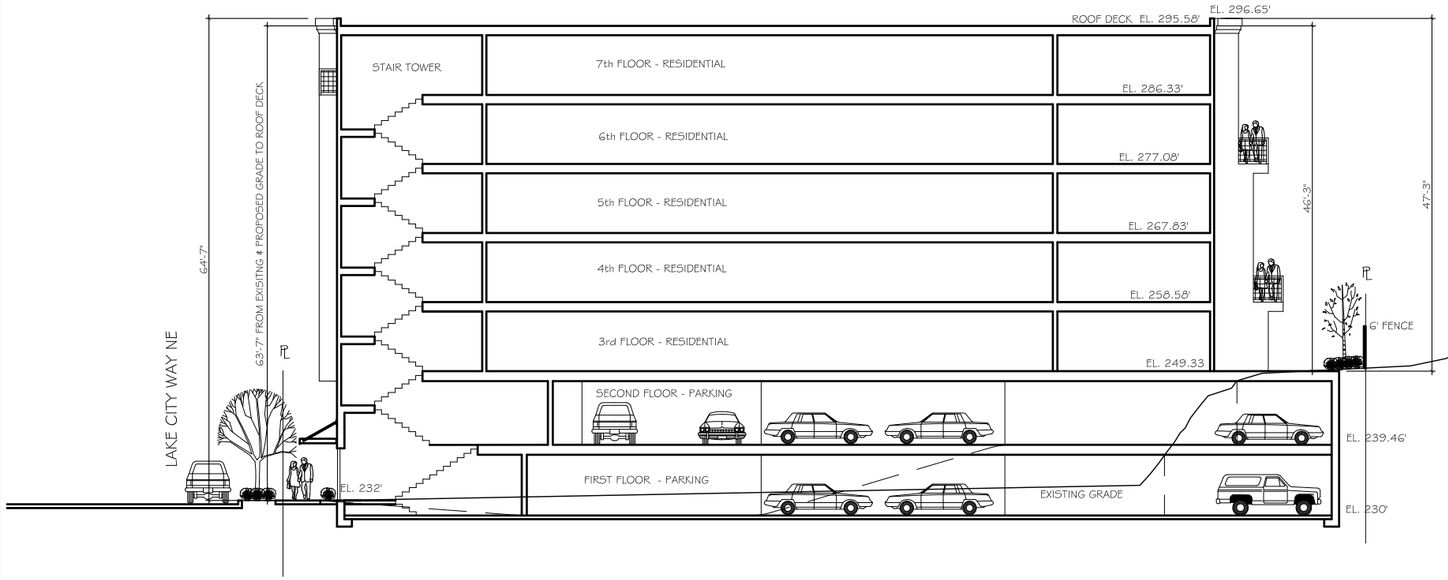
SHEET # 17.0



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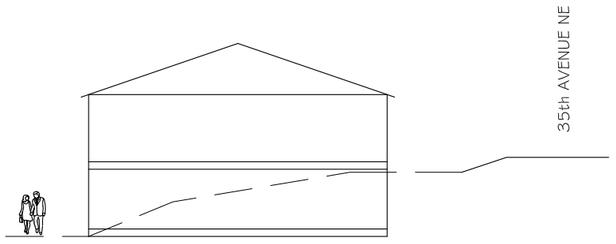

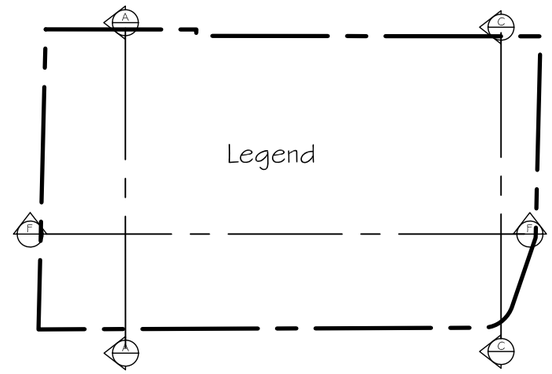

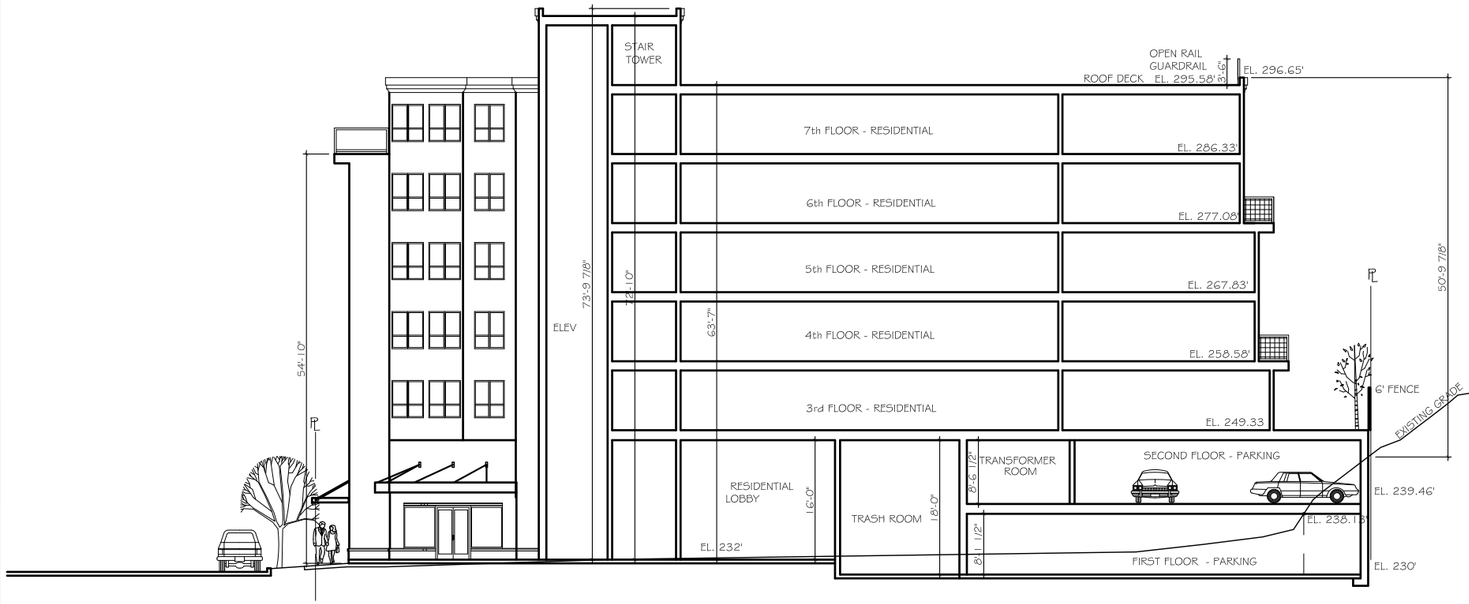

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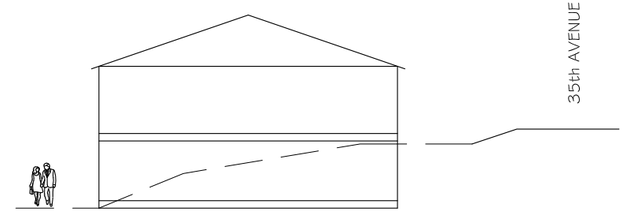

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LAKE CITY WAY MIXED USE
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SHEET TITLE:
PRELIMINARY SECTIONS

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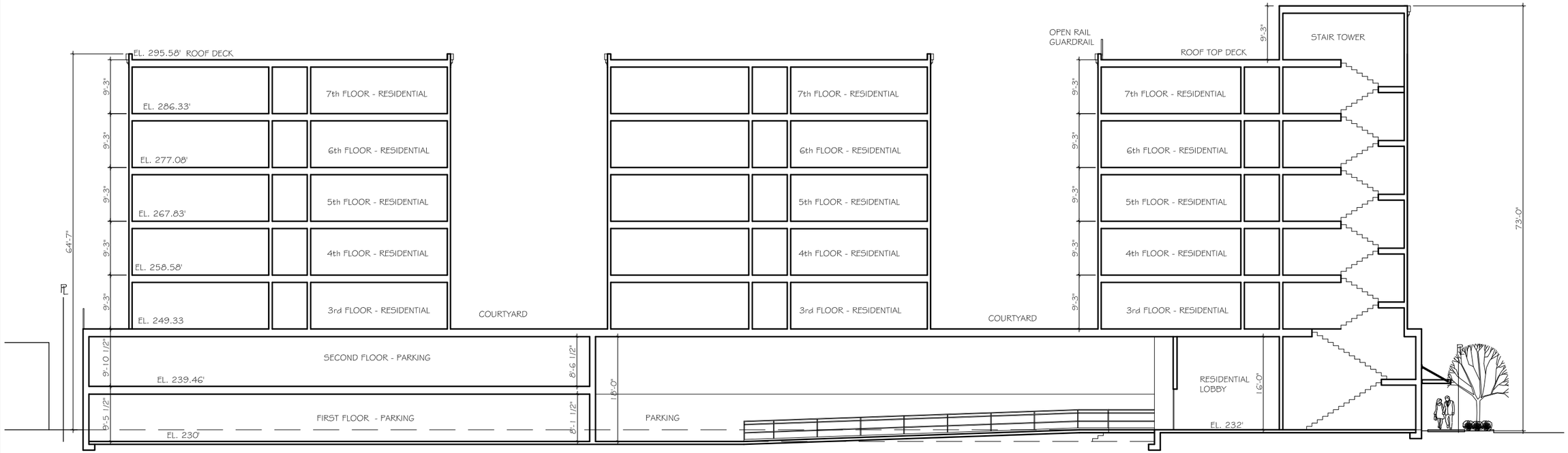
SHEET # 18.0



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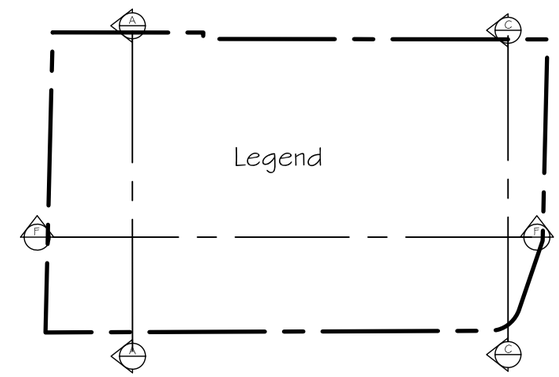

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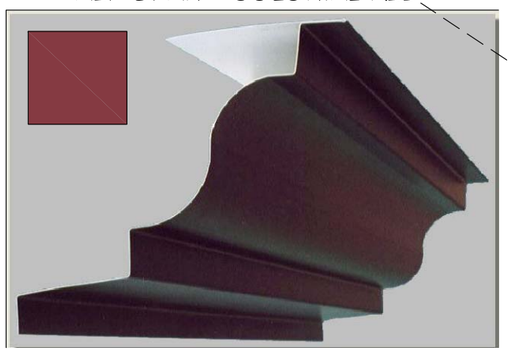
SHEET # 19.0

VINYL CLAD WINDOWS
WHITE CLADDING

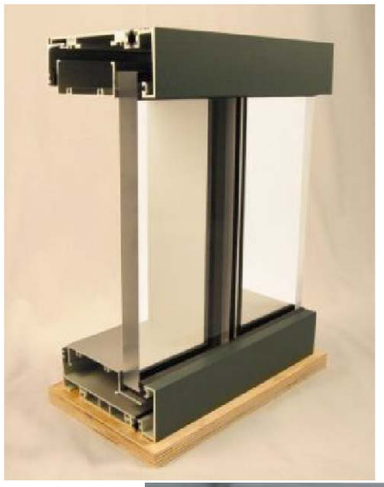
METAL PARAPET
AEP SPAN - COLONIAL RED



FIBER CEMENT
HORIZONTAL LAP SIDING
SW 6342 - SPICY HUE

FIBER CEMENT
VERTICAL PANEL SIDING
SW 6116 - TATAMI TAN

FIBER CEMENT
HORIZONATAL PANEL SIDING
SW 6067 - MOCHA



CLEAR ANODIZED ALUMINUM
STOREFRONT WINDOWS & DOORS

COMMERCIAL CANOPY
DARK ANODIZED ALUMINUM
WITH GLASS & SOLID INFILL

OUTDOOR LIGHTING
HIGH BRONZE COLOR
ENERGY STAR
16" LUNA DARK SKY

BRICK VENEER
BROWN & RED MIX

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LAKE CITY WAY MIXED USE
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SHEET TITLE:
MATERIALS

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SHEET # 20.0

Examples of the multiple profiles of proposed cladding systems utilized to distinguish building elevations.

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LAKE CITY WAY MIXED USE
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SHEET TITLE:
MATERIALS

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SHEET # 21.0

Typical Commercial Canopy

Dark anodized aluminum with a combination of glass and solid infill

Outdoor Lighting

High bronze color, 16" Luna Dark Sky Energy Star

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13716 LAKE CITY WAY NE
RECOMMENDATION MEETING
DPD PROJECT # 3007936

SHEET TITLE:

Canopies, Signage & Outdoor Lighting

DATE	REVISION
06/16/08	RECOMMENDATION MEETING

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DRAWN: JP/JM
DESIGN: JM/JP
APPROVED: JM

SHEET # 22.0

Main Residential Entry Canopy

Dark anodized aluminum with a combination of glass and solid infill

Outdoor Lighting

High bronze color, 16" Luna Dark Sky Energy Star

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LAKE CITY WAY MIXED USE
152-UNIT AFFORADABLE SENIOR HOUSING
13716 LAKE CITY WAY NE
RECOMMENDATION MEETING
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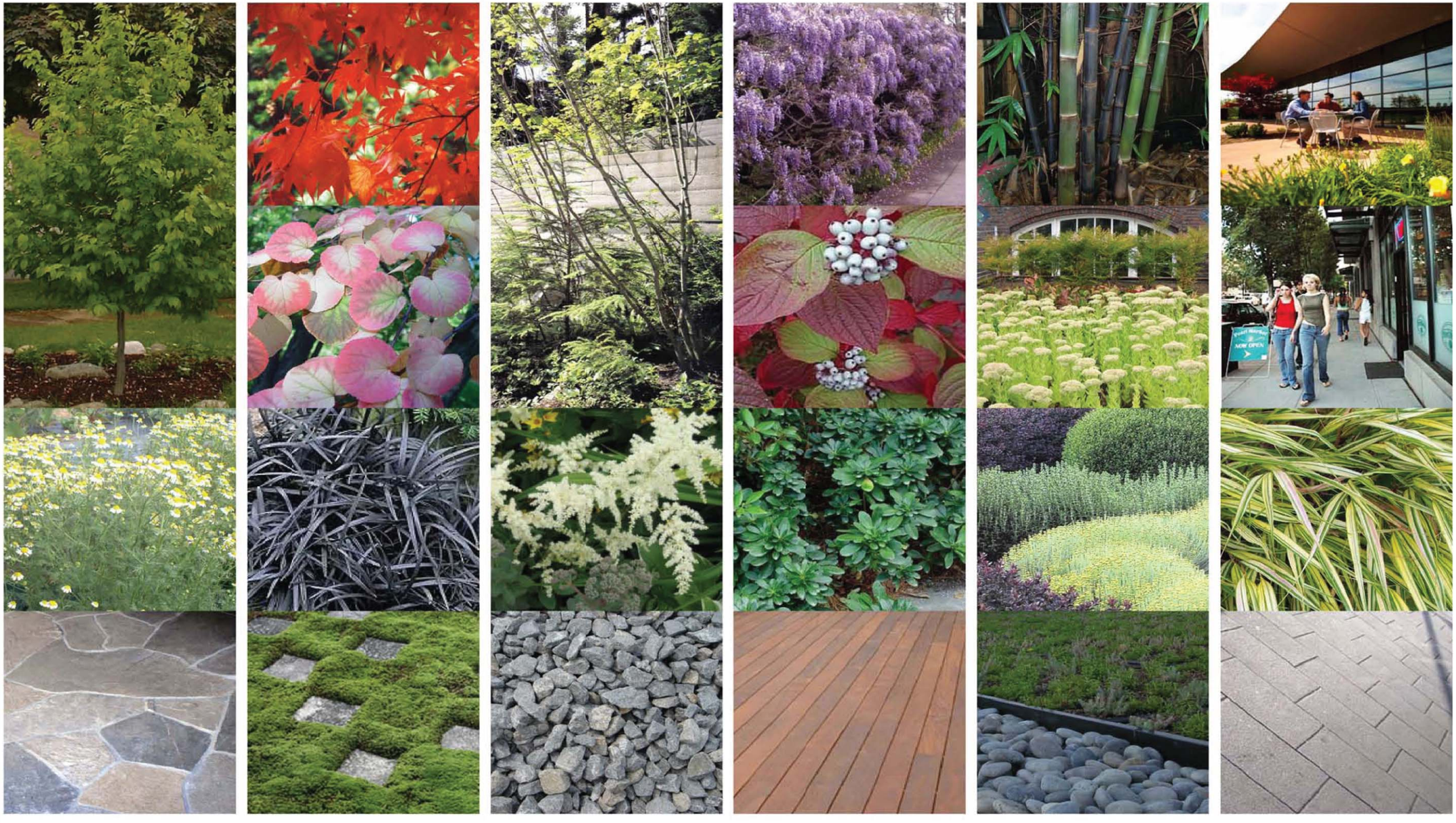
SHEET # 23.0



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P-PATCH

MEADOW

OUTDOOR TERRACES

SEATTLE×*green factor*

FINAL VERSION 1-22-07

		enter sq ft of parcel			You need at least 0.300
	Parcel size *(ENTER THIS VALUE FIRST)* *	33,625		SCORE	0.663
	Types of Area**		**Square Feet**	**Factor**	**Total**
A	**Vegetation planted with a soil depth of less than 24"**				
1	Lawn or grass pavers or ground covers		enter sq ft 8217	0.2	1,643
2	Plants and shrubs 3' and higher at maturity		enter sq ft 0	0.3	-
B	**Vegetation planted with a soil depth of more than 24"**				
1	Lawn, grass pavers or other plants less than 3' tall at maturity		enter sq ft 7588	0.7	5,312
2	Shrubs taller than 3' at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 501	8016	0.3	2,405
3	Tree canopy for "small trees" in SDOT's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	enter number of plants 12	600	0.3	180
4	Tree canopy for "small/medium trees" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	enter number of plants	0	0.3	-
5	Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25 - calculated at 150 sq ft per tree	enter number of plants 0	0	0.4	-
6	Tree canopy for "large trees" in in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	enter number of plants 10	2000	0.4	800.0
7	Tree canopy for preservation of "exceptional trees" or trees with trunk diameter exceeding 24" at four and one half feet above the ground, calculated at 250 sq ft per tree	enter number of plants 0	0	0.5	-
8	Permeable paving that drains only itself. It must be at grade. - calculated per square foot		enter sq ft 68	0.6	40.8
C	**Green roofs** - 4" minimum soil depth at time of planting		enter sq ft 14006	0.7	9,804.2
D	**Vegetated walls**		enter sq ft 0	0.7	-
E	**Water features (fountains) or rain gardens** (where allowed by SPU)		enter sq ft 39	0.7	27.3
			sub-total sf sq ft =		*40,534*
	Bonuses				
F	**Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources**		enter sq ft 18,674	0.1	1,867
G	**Landscaping visible to passers-by from adjacent public right of way or public open spaces**		enter sq ft 3,445	0.1	345
				green factor numerator =	*22,424*

** Do not count public rights of way in parcel size calculation.*

*** To calculate your green factor score, you may count the landscape elements that are in public rights of way if they are contiguous with the parcel.*

Seattle Green Factor - 080311.XLS Page 1

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LAKE CITY WAY MIXED USE
I 52-UNIT AFFORADABLE SENIOR HOUSING
I 3716 LAKE CITY WAY NE
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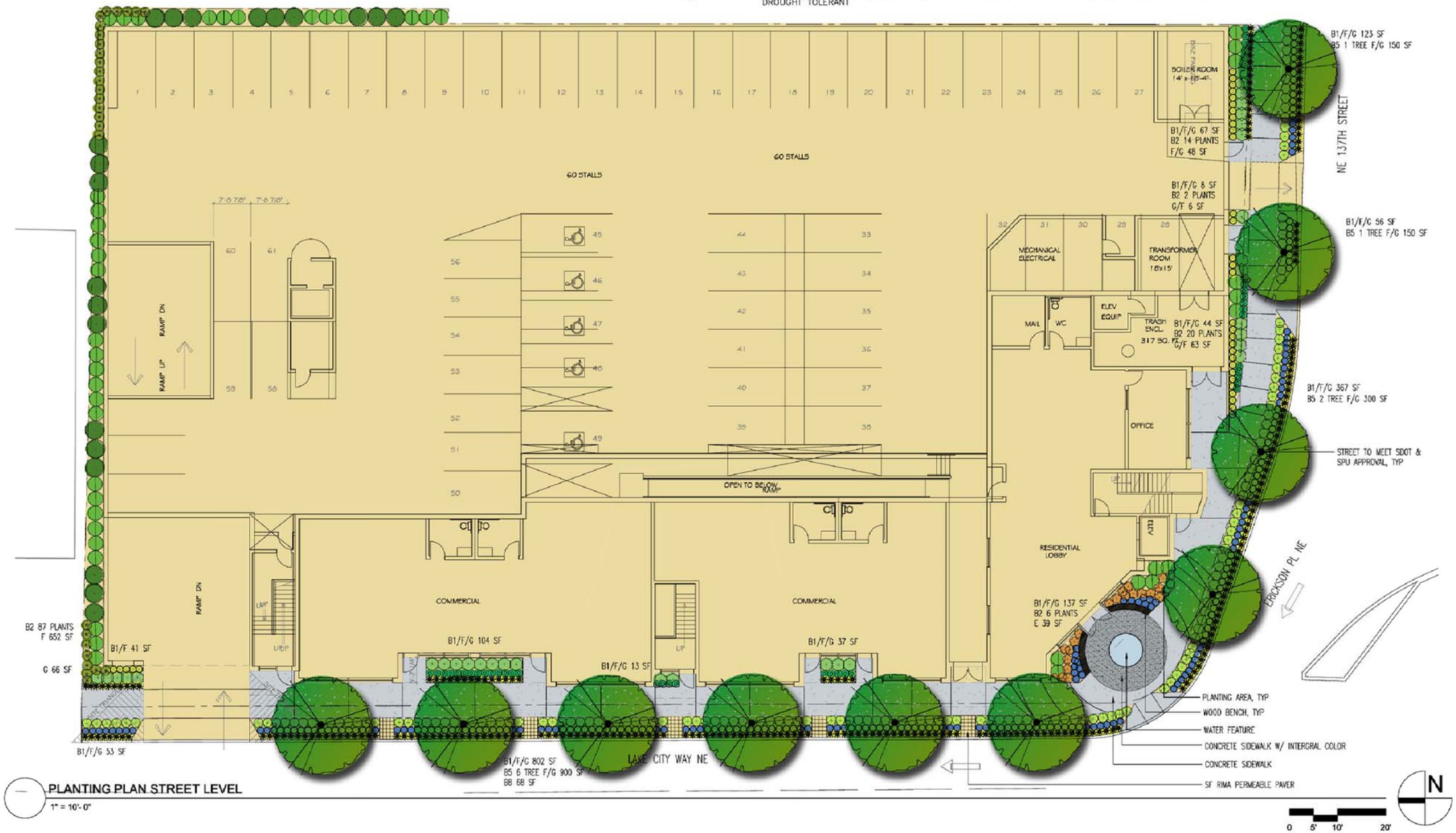
SHEET # 25.0

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL	COMMON	CONT	CAL	QTY
	ACER RUBRUM 'BOWHALL'	'BOWHALL' RED MAPLE	B & B	2"CAL	10
SHRUBS	**BOTANICAL**	**COMMON**	**CONT**		**QTY**
	BERBERIS THUNBERGII 'KOBOLD' TM DROUGHT TOLERANT	KOBOLD BARBERRY	3 GAL		149
	CISTUS 'SUNSET' DROUGHT TOLERANT	SUNSET ROCKROSE	5 GAL		31
	LAVANDULA STOECHAS 'OTTO QUAST' DROUGHT TOLERANT	SPANISH LAVENDER	1 GAL		41
	MYRICA CALIFORNICA DROUGHT TOLERANT	PACIFIC WAX MYRTLE	5 GAL		21
	NANDINA DOMESTICA DROUGHT TOLERANT	HEAVENLY BAMBOO	3 GAL		28
	ROSA X 'NOATRAUM' DROUGHT TOLERANT	FLOWER CARPET PINK	5 GAL		23
	VIBURNUM TINUS 'SPRING BOUQUET' DROUGHT TOLERANT	SPRING BOUQUET LAURESTINUS	5 GAL		45
GRASSES	**BOTANICAL**	**COMMON**	**CONT**		**QTY**
	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER' DROUGHT TOLERANT	FOERSTER'S REED GRASS	1 GAL		33
	HELICTOTRICHON SEMPERVIRENS DROUGHT TOLERANT	BLUE OAT GRASS	1 GAL		221
	PENNISETUM ALOPECUROIDES 'HAMELN' DROUGHT TOLERANT	HAMLN DWARF FOUNTAIN GRASS	1 GAL		246

GREEN FACTOR AREA 1
B1 1799 SF
B2 129 PLANTS
B5 10 TREES
B8 68 SF
E 39 SF
F 4068 SF
G 3445 SF
SEE L1.14 FOR WORKSHEETS



PLANTING PLAN STREET LEVEL
1" = 10'-0"

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LAKE CITY WAY MIXED USE
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SHEET # 26.0

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL	COMMON	CONT	SIZE	QTY
	ACER CIRCINATUM DROUGHT TOLERANT	VINE MAPLE	B & B	5'-6' HT.	12

SHRUBS	BOTANICAL	COMMON	CONT	QTY
	CHOISYA TERNATA DROUGHT TOLERANT	MEXICAN ORANGE	2 GAL	32
	CORNUS BAILEYI DROUGHT TOLERANT	BAILEY'S RED-TWIG DOGWOOD	3 GAL	51
	ESCALLONIA 'RED ELF' DROUGHT TOLERANT	RED ELF ESCALLONIA	1 GAL	90
	GAULTHERIA SHALLON DROUGHT TOLERANT	SALAL	1 GAL	255
	LIRIOPE MUSCARI 'BIG BLUE' DROUGHT TOLERANT	BIG BLUE LILYTURF	2 GAL	224
	MAHONIA AQUIFOLIUM DROUGHT TOLERANT	OREGON GRAPE	5 GAL	99
	MYRICA CALIFORNICA DROUGHT TOLERANT	PACIFIC WAX MYRTLE	5 GAL	42
	NANDINA DOMESTICA DROUGHT TOLERANT	HEAVENLY BAMBOO	3 GAL	38
	RHODODENDRON 'DORA AMATEIS'	RHODODENDRON	3 GAL	237
	RIBES SANGUINEUM DROUGHT TOLERANT	RED FLOWERING CURRANT	5 GAL	20

GREEN FACTOR AREA 2
B1 5789 SF
B2 372 PLANTS
B3 12 TREES (600 SF)
C 5789 SF
F 6389 SF
SEE L1.14 FOR WORKSHEETS

PLANTING PLAN LEVEL 3
1" = 10'-0"

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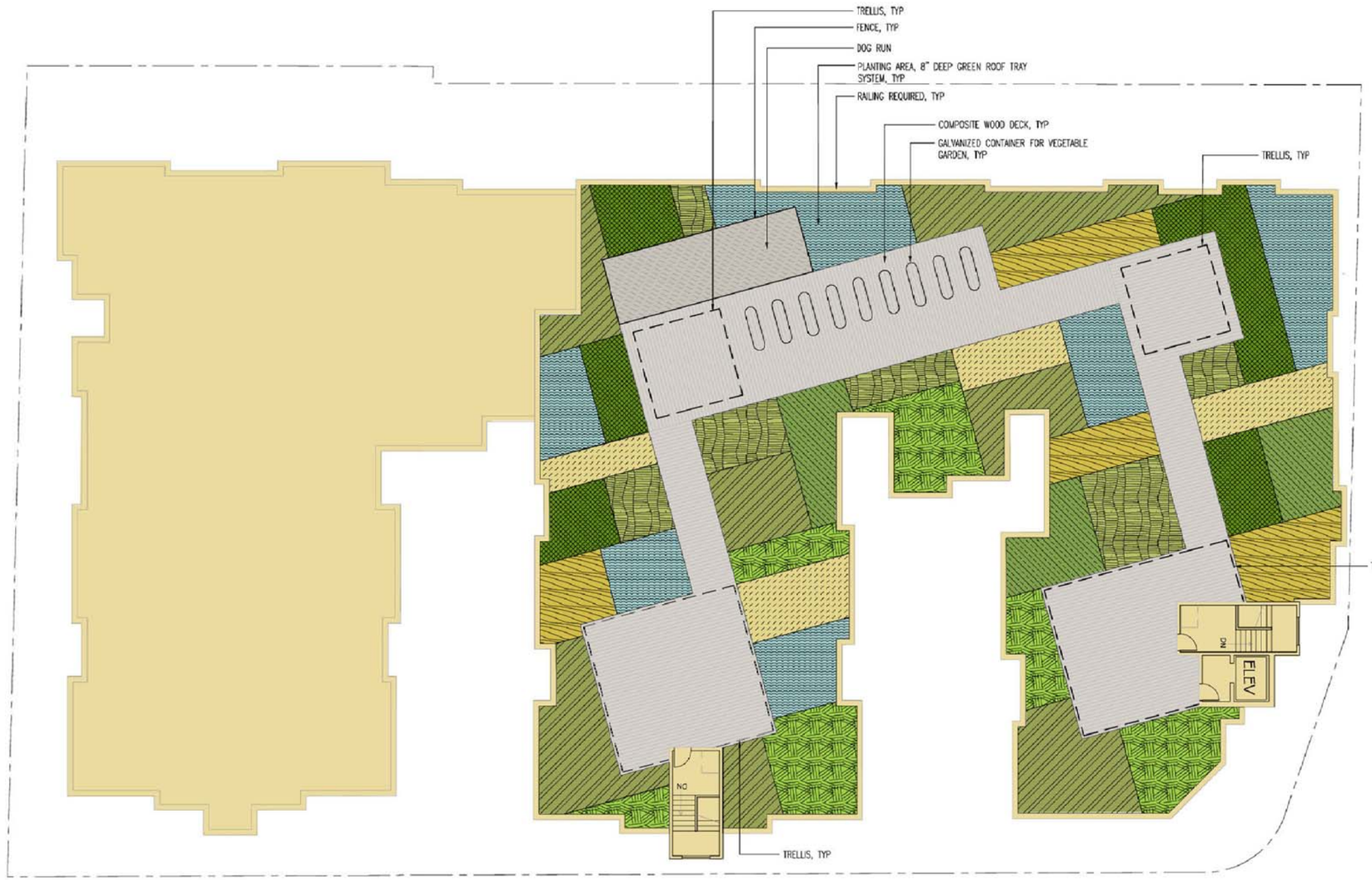
SHEET # 27.0

PLANT SCHEDULE

GROUND COVERS	BOTANICAL	COMMON	CONT	QTY
	CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	4"POT@ 12" OC	777
	HELICTOTRICHON SEMPERVIRENS DROUGHT TOLERANT	BLUE OAT GRASS	4"POT@ 18" OC	631
	IMPERATA CYLINDRICA 'RED BARON' DROUGHT TOLERANT	RED BARON JAPANESE BLOOD GRASS	4"POT@ 18" OC	304
	LAVANDULA ANGUSTIFOLIA DROUGHT TOLERANT	LAVENDER	4"POT@ 12" OC	973
	LIRIOPE MUSCARI 'SILVERY SUNPROOF' DROUGHT TOLERANT	SILVERY SUNPROOF BLUE LILYTURF	4"POT@ 18" OC	503
	MAHONIA REPENS DROUGHT TOLERANT	CREEPING MAHONIA	4"POT@ 18" OC	795
	NASSELLA TENUISSIMA DROUGHT TOLERANT	MEXICAN FEATHER GRASS	4"POT@ 12" OC	787
	SEDUM ACRE 'AUTUMN JOY' DROUGHT TOLERANT		4"POT@ 12" OC	624



GREEN FACTOR AREA 3
A1 8217 SF
C 8217 SF
F 8217 SF
SEE L1.14 FOR WORKSHEETS

PLANTING PLAN ROOF LEVEL
1" = 10'-0"

N

0 5' 10' 20'

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SHEET TITLE:
Renderings

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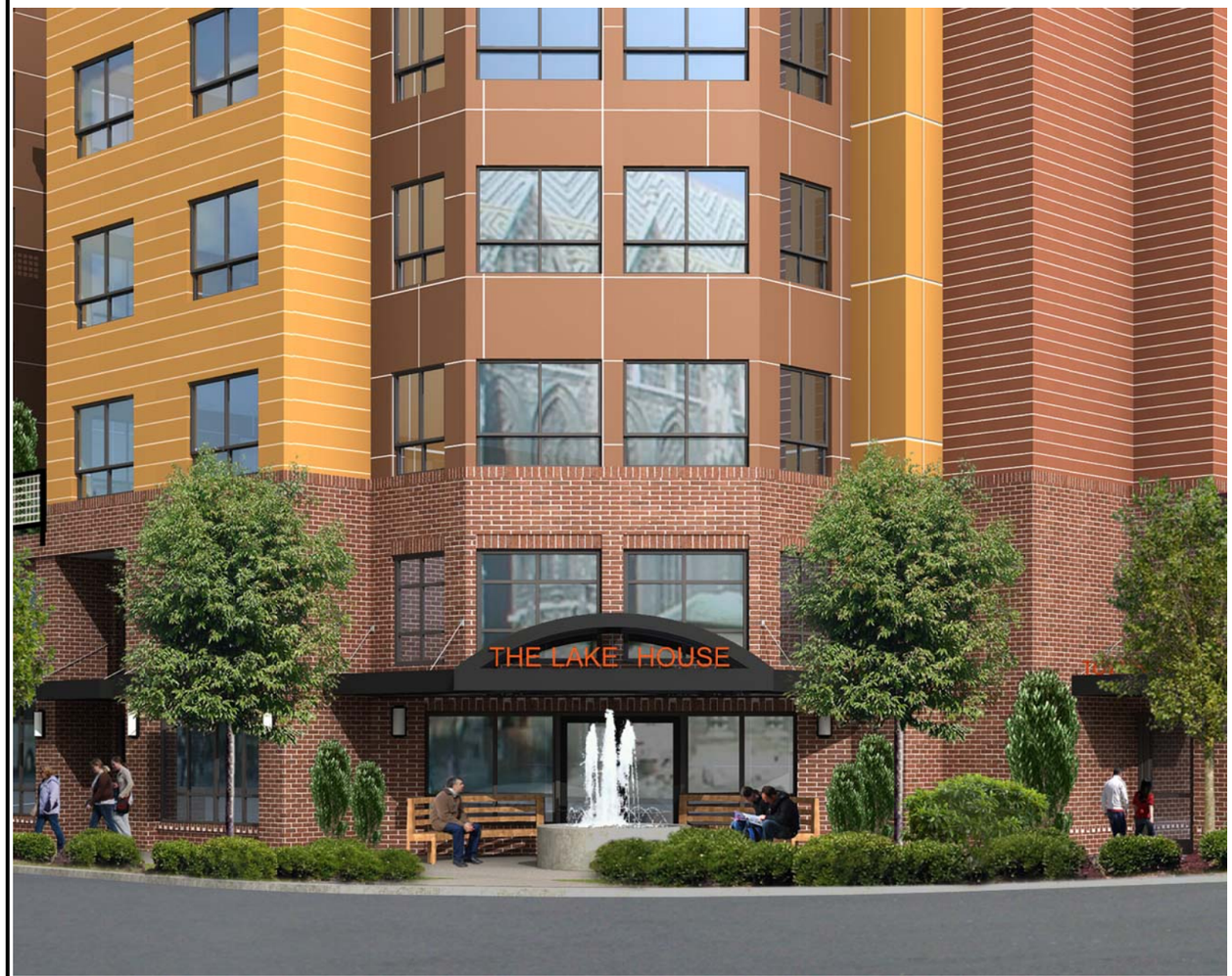

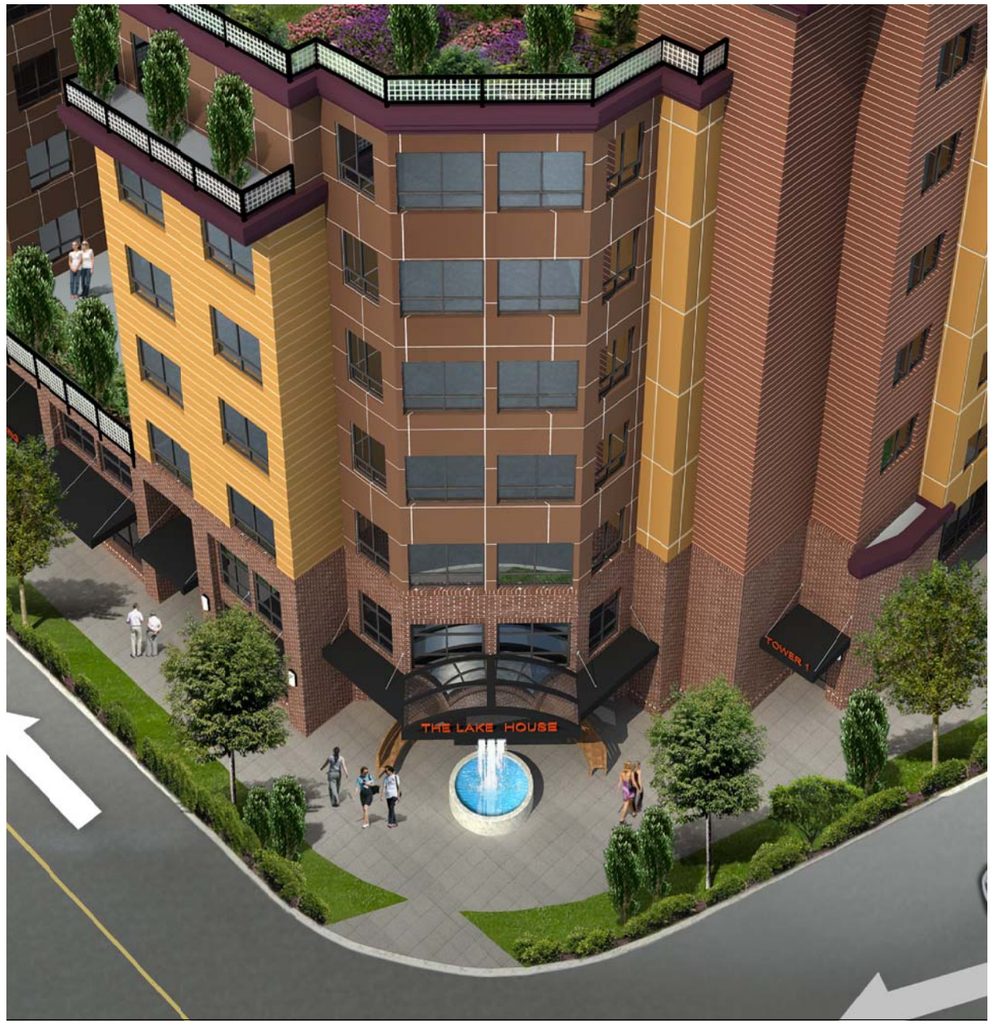

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