13730 Lake City Way NE
DPD Project # 3008515
Recommendation Meeting

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Developer:
Steve Smith Development LLC
9500 Roosevelt Way NE #300
Seattle, WA 98115
Tel: (206) 214-8882
Fax: (206) 686-4935
Contact: Steve Smith

Architect:
Morgan Design Group LLC Architects
11207 Fremont Ave North
Seattle, WA 98133
Tel: (206) 375-3397
Fax: (866) 847-6420
Contact: John Parsaie
E-mail: john@morgan-design.net

MORGAN DESIGN GROUP LLC
11207 Fremont Ave N
Seattle, WA 98133
Tel: 206-375-3397
Fax: 866-847-6420

JOB: 2007052

LAKE CITY WAY MIXED USE
160 UNIT AFFORDABLE SENIOR HOUSING
13730 LAKE CITY WAY NE
RECOMMENDATION MEETING
DPD PROJECT#: 3008515

SHEET TITLE:
Cover Page

DATE	REVISION
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SHEET #
1.0

Project Description: To construct a 7 story with partial basement, 160 unit mixed-use affordable senior housing apartment building with 1,630 s.f. of office use, 6,271 s.f. of residential amenity area & 69 parking stalls. Existing structure & billboard will be demolished.

Site Address: 13730 Lake City Way NE

Parcel Number: 3834000560 & 3834000495

Lot Size: 28,950 sq.ft. ~ .66 acres

Zoning: C1-65

Immediate Vicinity Zones:
Site abuts C1-65 on the north, south & west,
to the east is L-1

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

Proposed Use: Residential Mixed-Use - affordable Senior Housing

Occupancy Classification:
Office B
Residential R-2
Parking S-2

Gross Floor Area:
Area Breakdown:

	Total Area	Area Used for F.A.R.
First Level	26,535 sq.ft.	11,612 sq.ft.
Second Level	18,619 sq.ft.	18,619 sq.ft.
Third Level	18,619 sq.ft.	18,619 sq.ft.
Fourth Level	18,619 sq.ft.	18,619 sq.ft.
Fifth Level	18,503 sq.ft.	18,503 sq.ft.
Sixth Level	18,030 sq.ft.	18,030 sq.ft.
Seventh Level	17,276 sq.ft.	17,276 sq.ft.
Eighth Level	9,588 sq.ft.	9,588 sq.ft.
TOTAL AREA:	145,789 sq.ft.	130,866 sq.ft.

SEATTLE MUNICIPAL CODE CHAPTER 24.54A:

STREET LEVEL USES PER SMC 23.47A.008:

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 = 179'-1" x 40% = 71.63'
Provided: 41'-1" total length of blank walls. No single blank wall segment is longer than 8'-1".

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 non residential 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: 179'-1" - 22'-0" (for driveway) = 157-1" x 60% = 94.25' required on Lake City Way
Provided: 96'-11" of the street facing facade has transparent glass from 2' to 8' above the side walk level along Lake City Way NE

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Required: 179'-1" - 22'-0" (for driveway) = 157-1" x 60% = 94.25' required on Lake City Way
Provided: 96'-11" of the street facing facade has transparent glass from 2' to 8' above the side walk level along Lake City Way NE

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 24' to 36' and have a floor to floor height of 13'

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

	Lake City Way NE
length of street facing facade:	179'-1"
length of area for vehicle access:	22'-0"
length of residential street facing facade allowed:	157'-1" x 20% = 31.42'
length of residential street facing facade provided:	73'-5" (41%)

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, the design was changed to provide a larger more prominent residential entrance with a residential entry plaza.

D.2 Residential street level uses must be at least four feet above sidewalk level or set back ten feet from the sidewalk.

Provided: At the main residential entrance the sidewalk is 8" wider than required and the main entrance sets back 9'-5" from the sidewalk - which makes it code complaint. The residential stair towers only set back 2'-0" to 2'-5" from the sidewalk.

DESIGN DEPARTURE

The residential stair towers do not meet the setback requirements - therefore a design departure has been requested. The residential stair towers are for egress purposes for the residents. To stair towers are set closer to the street to make the entry safer with more visibility to the sidewalk for the residents who are coming and going. For accessibility reasons it is not practical to have the egress be four feet above the sidewalk level.

STRUCTURE HEIGHT PER SMC 23.47A.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 64'-10" 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:	28,950 sq.ft.
F.A.R. allowed:	28,950 sq.ft. x 4.75 = 137,513 sq.ft.
F.A.R. provided:	130,866 sq.ft. = 4.51 < 4.75 ALLOWED

SETBACK REQUIREMENTS PER SMC 23.47A.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:
15'-0 min. for the second, third, fourth floor & fifth and 20'-0" min. for the sixth, seventh & eighth floor
135'-2" of the building meets the code requirement, 25'-8" is only setback 16'-6" for the sixth, seventh and eighth floor - a design departure will be requested.

MORGAN DESIGN GROUP LLC
11207 Fremont Ave N
Seattle, WA 98133
Tel: 206-375-3397
Fax: 866-847-6420

JOB: 2007052

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SHEET TITLE:
Project Analysis & Zoning Data

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Required West, South & North property line Setback:
West is adjacent to public R.O.W. and north & south are adjacent to commercial zone - no set back is required.

Proposed West property line Setback: min 4'-3"
Proposed North property line Setback: min 5"
Proposed South property line Setback: min 1/2"
Proposed East property line Setback: min 15'-0"

DESIGN DEPARTURE

The min. setback exceeds the allowed by 3'-6" for 25'-8" of the facade - therefore a design departure has been requested. To meet the recommendation of the Design Review Board that the upper levels of the building not overhang the lower floor, the building was pushed to the east and no longer overhangs the commercial / residential spaces of the lower level. In order to maintain a certain number of units to make this project feasible, one stack of units exceeds the setback requirements for the upper three floors. 48'-5" of the eastern facade has a setback of 21'-11". The average setback for the upper three floors is 20'- 1/2".

LANDSCAPING & SCREENING REQUIREMENTS PER SMC 23.47A.016:

All new construction projects must have a green factor of .325.
Please see the landscaping plans for how this project meets these requirements.

LIGHT & GLARE STANDARDS PER SMC 23.47A.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 AMMENITY REQUIREMENTS PER SMC 23.47A.024

total residential area: 97,296 sq.ft.

97,296 x 5 % = 4,865 sq.ft. required residential amenity area

total residential amenity area provided: 6,271 sq.ft.

SOLID WASTE & RECYLE MATERIALS STORAGE PER SMC 23.47A.029:

For 160 units the area needed is 200 sq.ft. for the first 100 units plus 2 sq.ft. for each additional units - = 320 sq.ft. required.

Proposed area for solid waste & recycle = 320 sq.ft.

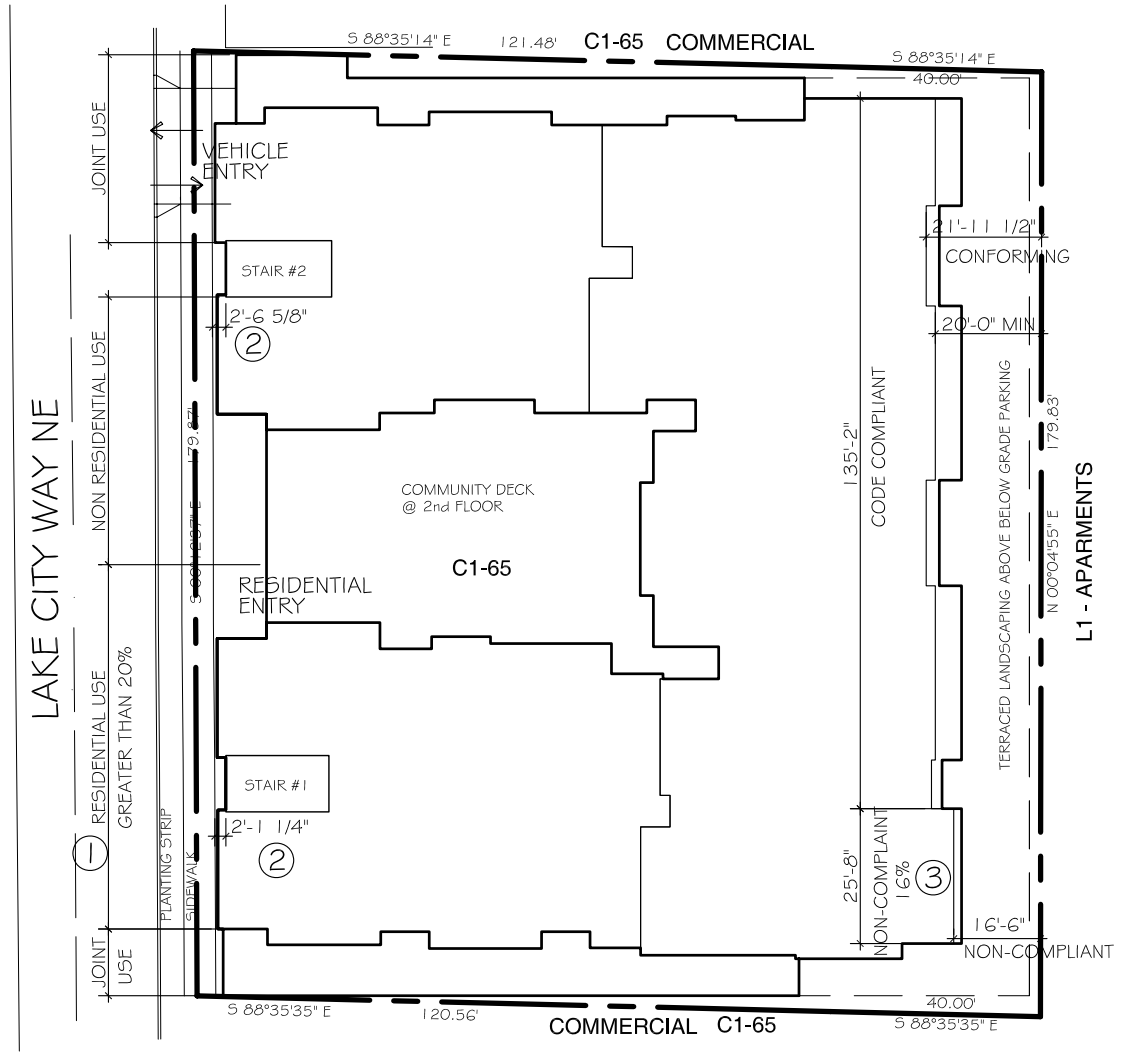
PARKING REQUIREMENTS PER SMC 23.47A.030 & 032 & 23.54.030 & 23.54.015

required parking - residential:	1 stall per every 6 units = 160 / 6 = 26.6 = 27
parking provided - residential:	66 stalls
required parking - business:	1 stall per every 1,000 sq.ft. (office)
	1,630 - 1,500 = 170 /1000 = .13 = 1stall required
parking provided - business:	3 stalls
Parking stall size breakdown:	
compact stalls:	14 stalls (20%)
medium stalls:	52 stalls (76%)
accessible stalls:	3 stalls (4%) including 1 van accessible
parking provided - total:	69 stalls
required bike parking:	1 / 4 units = 160 / 4 = 40
bike parking provided:	40

PARKING LOCATION & ACCESS PER SMC 23.47A.032:

A. Access to parking - 1.b. if the lot does not abut an improved alley and abuts only one street, access is permitted from the street, and limited to one two-way curb cut.
Provided: one 22' wide two way curb cut from Lake City Way NE.

	REQUIREMENT	REQUEST	APPLICANT'S JUSTIFICATION	BOARD RECCOMENDATION
1	**Street level development standards (SMC 23.47A.008D)** Residential uses are limited to 20% of teh street level street facing facade.	Residential use exceeds 20% of street facing facade at Lake City Way N.E.	Because there is only the one street facing facade, entries (auto, commercial and residential) must be located here.	The Board is willing to entertain this request pending how the design meets the prority guidelines.
2	**Setback Requirements (SMC 23.47A.008 D.2)** Residential street level uses must be at least four feet above the sidewalk level or at least ten feet from the sidewalk.	Request reduction in setback from the sidewalk of the residential stair towers.	For safety reasons the stair towers are close to the sidewalk so that residents can see where people are on the sidewalkwhen they are coming & going. It is not practical for accesibilty to raise the height of the stair towers four feet above the sidewalk.	This is a new departure request.
3	**Setback Requirements (SMC 23.47A.014)** Structures above 40' in height need15' plus 2' for every 10' of additional height above the 40'.	Request reduction in setback above 40' for a length of 25'-8" (16%) of the east facing facade.	To address a board recommendation to set back the upper levels of the front facade at the street facing facade- one unit needs to exceed the min. setback of 20'-0" and will only be 16'-6".	This is a new departure request.



MORGAN DESIGN GROUP LLC
11207 Fremont Ave N
Seattle, WA 98133
Tel: 206-375-3397
Fax: 866-847-6420

JOB: 2007052

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Zoning Data & Design Departure Matrix

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Response to Design Review Guidelines:

Guideline	Response
A. Site Planing	
A-1 Responding to Site Characteristics *The sitting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and view or other natural features.*	The placement of the building has been chosen to take the best advantage of the topography, by setting it back into the hill and stepping the height with the changes in grade from west to east..
A-3 Entrances Visible from the Street *Entries should be clearly indetifiable and visible from the street.*	The main residential entrance is located in the center of the building and is set back from the sidewalk with a plaza and seating to the side of the entry and an entrance canopy that has a differnt shape than the rest to define the pedestrian entry of the building.
A-5 Respect for Adjacent Sites *Buildings should res* *pect 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 to the west side, residential to the east and commercial to the north and south. There will be terraced landscaping and fencing along the east property to screen the project from the adjacent residential properties to the east. The facade facing the residential properties is modulated and steps back as it getts taller to minimize the impact and to provide more air and light to the residnetial lots to the east. The north and south lots are commerical and the units will be set back an average of 10' from the 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 6' wide sidewwalk that will provide a buffer for pedestrians from the traffic along Lake City Way N.E. The main residential entry has a plaza with seating and overhead weather protetion and large amounts of glazing to provide more visibility and security for the residents who will be usning 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 courtyard on the second floor is set back from the street with a large amount of vegetation screening it from the noise and wind generated from the traffic on Lake City Way N.E. The western facing courtyard and social room take best advantage of the sunlight. There are two roof top gradens and community decks with pea patch gardens, covered seating and a bar-b-que area at the 7th floor for the residents.
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 upper levels were pulled back and no longer extend over the lower floor - except at the garage entry as it needed to be pulled back fro better sight visibility. The brick veneer continues up to the second floor and is proportion with the height of the building. Juliet balconies were added to create visual interest and to break up the pattern of the windows. The roof line was revised and the tow prominent elements of the building have different but complimentary roof lines, colors and siding patterns to create different facades.
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.
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 large amount of tranparency and the entry plaza with seating and intersting planting helps to enhamce the human scale of the street frontage.

Guideline	Response
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 on street facing facades, exposed concrete on the north and south facades will have brick where visible form the street, the rest of the facade will be painted to match the brick. The brick colors will tie in with the rest of the building colors. There will be accent brick used above the doors and windows and at the window sills and a trim band about 3' above the sidewalk level to create more detail and to break up the expanse of brick. The parapet shape has changes and was simplified for economic reasons and the roof lines of the most western facing facades have been changed and are different, but complimentary shapes to create visual interest and to make it different from the project to the south. The colors and siding patterns have been revised and each tower is different . Juliet balconies were added to make this project different from the one to the south.
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 moved to the center of the building to allow for an adjacent entry plaza with planting and seating. There is a canopy that extends from the front of the building to provide weather protection for the bench at the entrance. More widows and better placement allow for more visibility for those in the lobby and those sitting near the entry.
D-6 Screening of Dumpsters, Utilities and Service Areas *Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street where possible. When elements such as dumpsters, utility meters, mechanicl units and service areas cannot be located away from the street front, they should be situated and screen from view ans should not be located in the pedestrian right-of-way.*	The trash room was relocated and is now in the garage behind the commercial area. There is a place inside the garage to store the trash containers on pick up day so they will not be out on the sidewalk. The rest of the service areas are behind the transformer room, which is required to be accessible from the street, but an awning was placed over the door along with a ornamental metal grill the matches the window pattern of the rest of the building and makes it blend in and not look so utilitarian.
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. The stair towers locations were revised to mkae them safer.
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-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 oriented to the center of the building with a more prominent plaza. 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 security lighting for the main entry. The lobby has been revised for better personal safety and security. Windows have been added to the lobby for better visibility. Landscaping was added on the north and south facades to help screen the blank walls.
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 worked with SDOT and picked street trees that are to a shape and scale that is appropriate for the size of this building and location of planting. The landscaping has been designed to incorporate the Green factor and will be appropriate for the location, end users and type of project.

MORGAN DESIGN GROUP LLC

11207 Fremont Ave N
Seattle, WA 98133
Tel: 206-375-3397
Fax: 866-847-6420

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Design Guidelines

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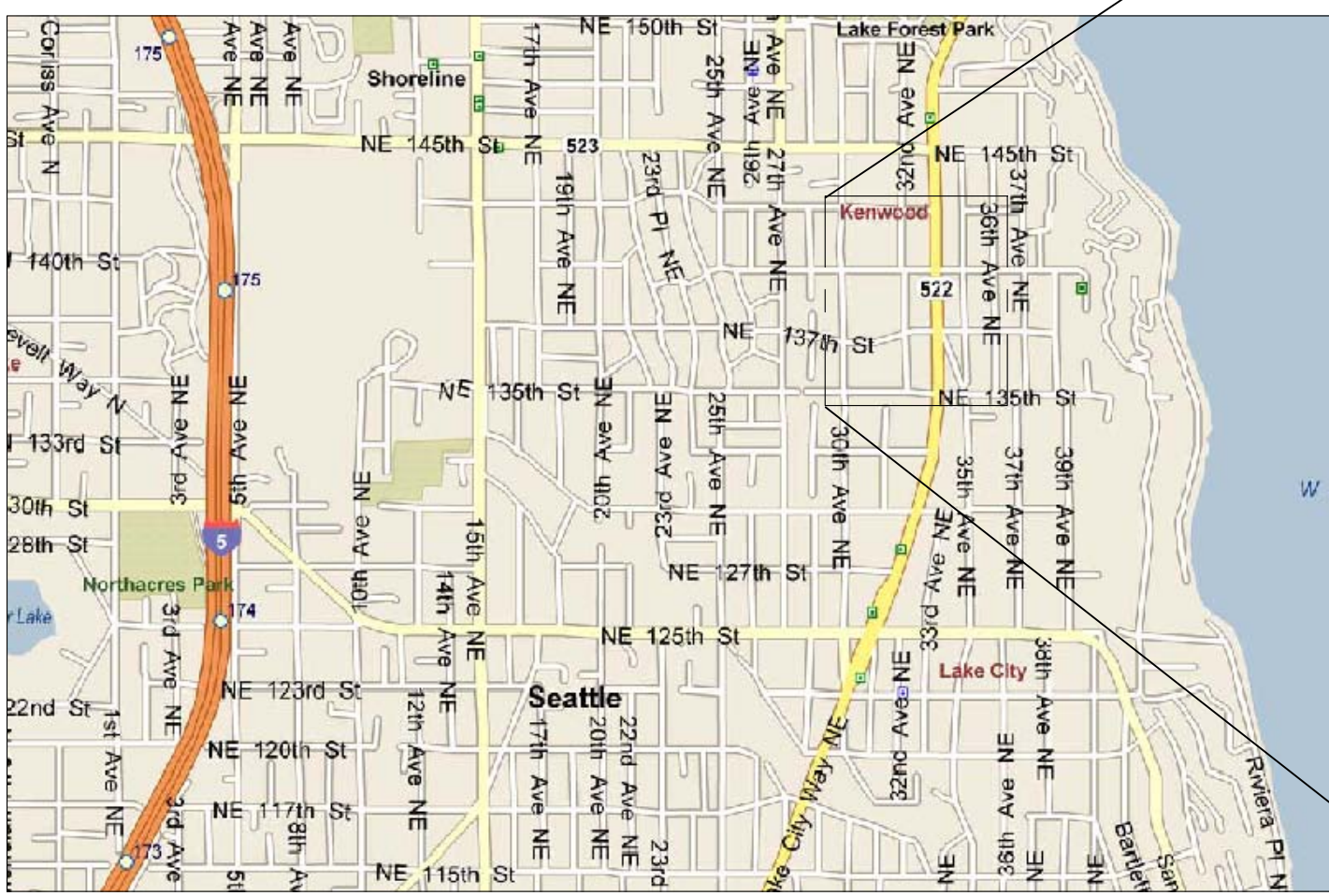
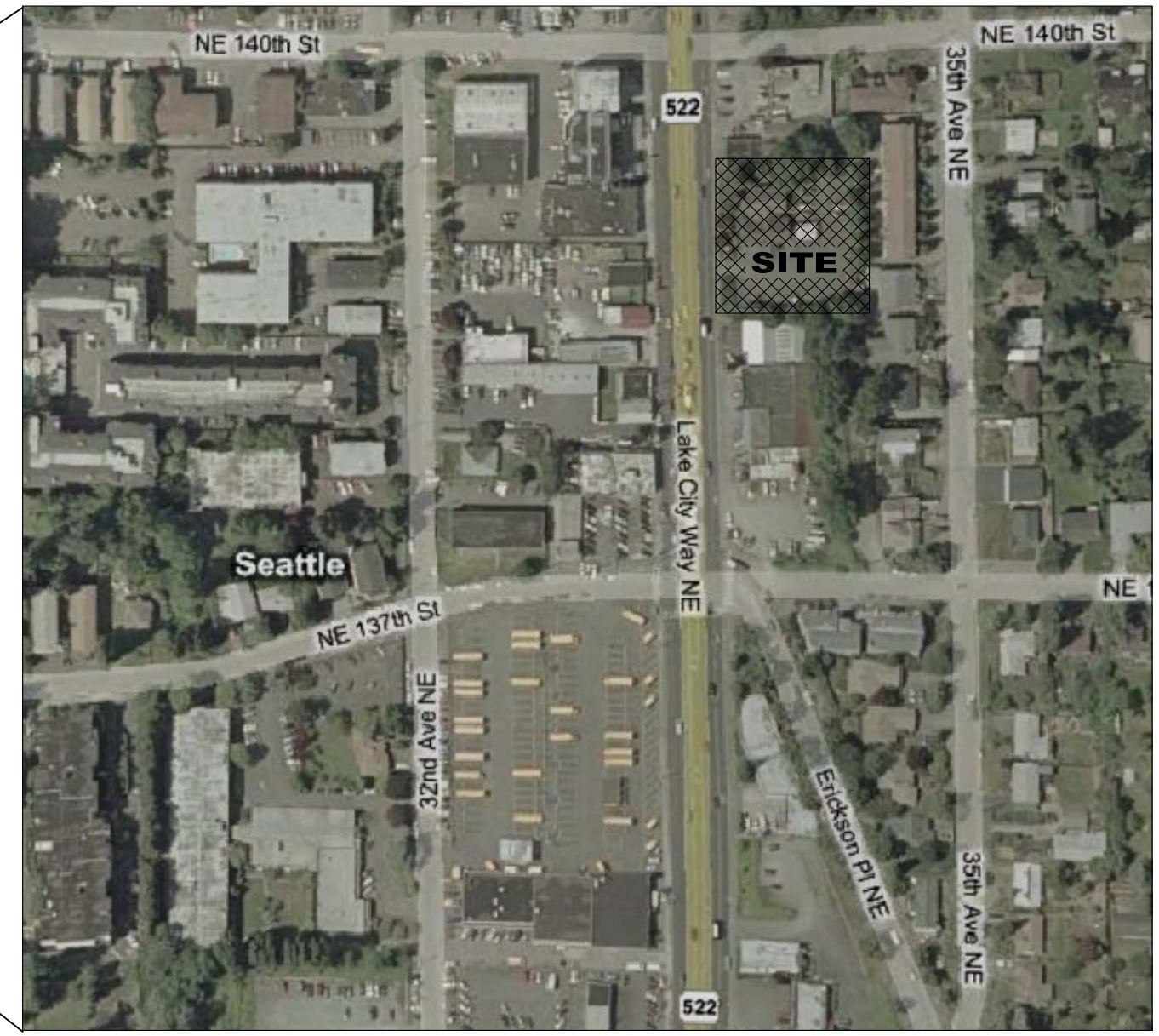


Vicinity Map



Aerial Photograph

MORGAN DESIGN GROUP LLC

11207 Fremont Ave N
Seattle, WA 98133
Tel: 206-375-3397
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Site Analysis

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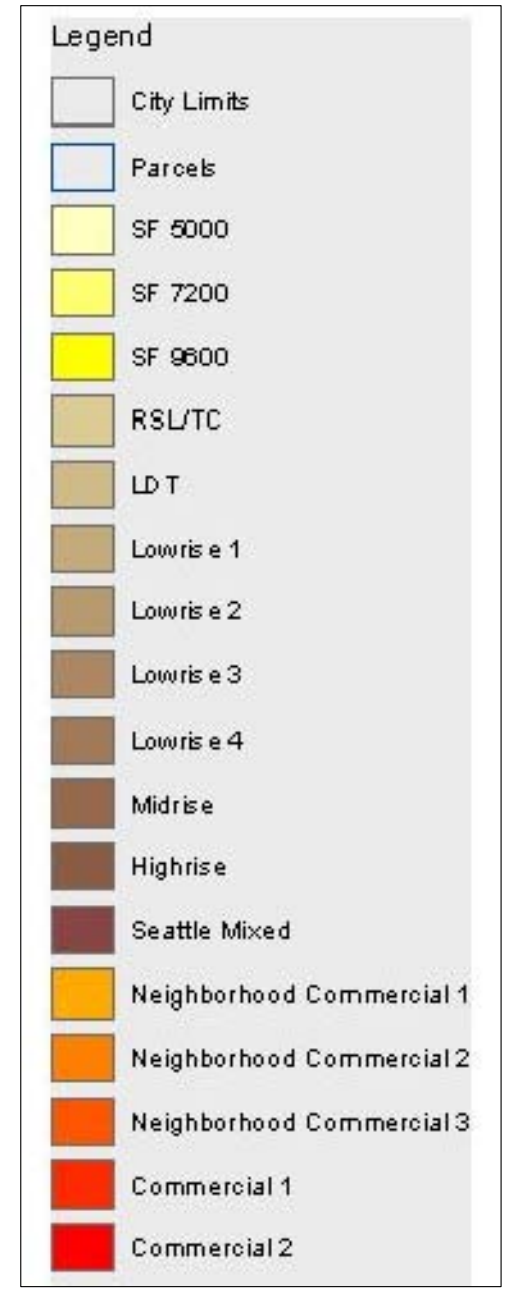

Zoning Map
Source: City of Seattle DPD ~ GIS Maps

MORGAN DESIGN GROUP LLC
11207 Fremont Ave N
Seattle, WA 98133
Tel: 206-375-3397
Fax: 866-847-6420

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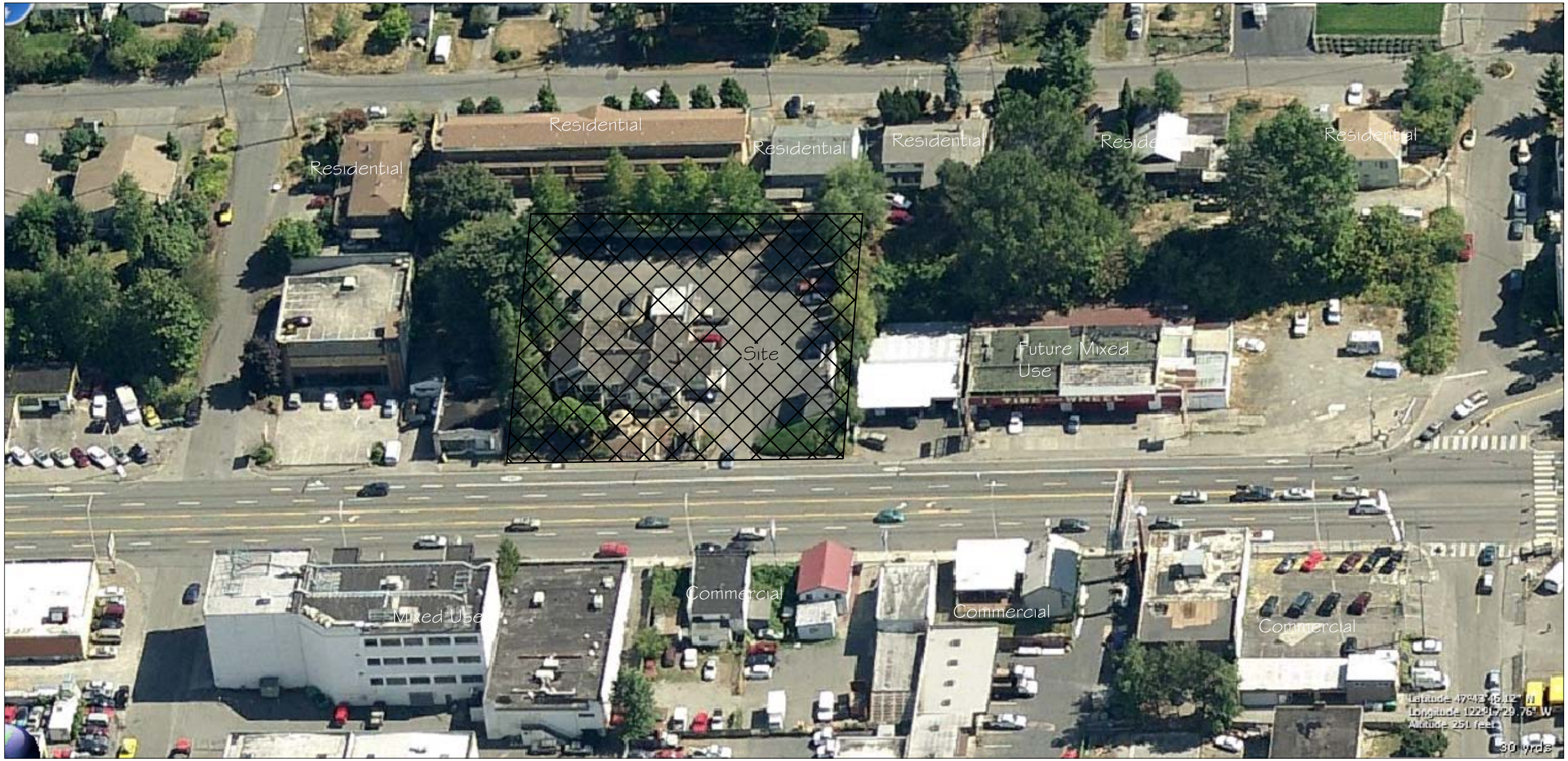

NORTH

Aerial View of Project Site
Looking east

MORGAN DESIGN GROUP LLC

11207 Fremont Ave N
Seattle, WA 98133
Tel: 206-375-3397
Fax: 866-847-6420

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NE 140th STREET

PROJECT SITE

NE 137th STREET

Looking East from across the Street from the Project Site

ERICKSON PL NE

NE 137th STREET
(BEYOND)

ACROSS THE STREET FROM PROJECT SITE

NE 140th STREET

Looking West from the Project Site

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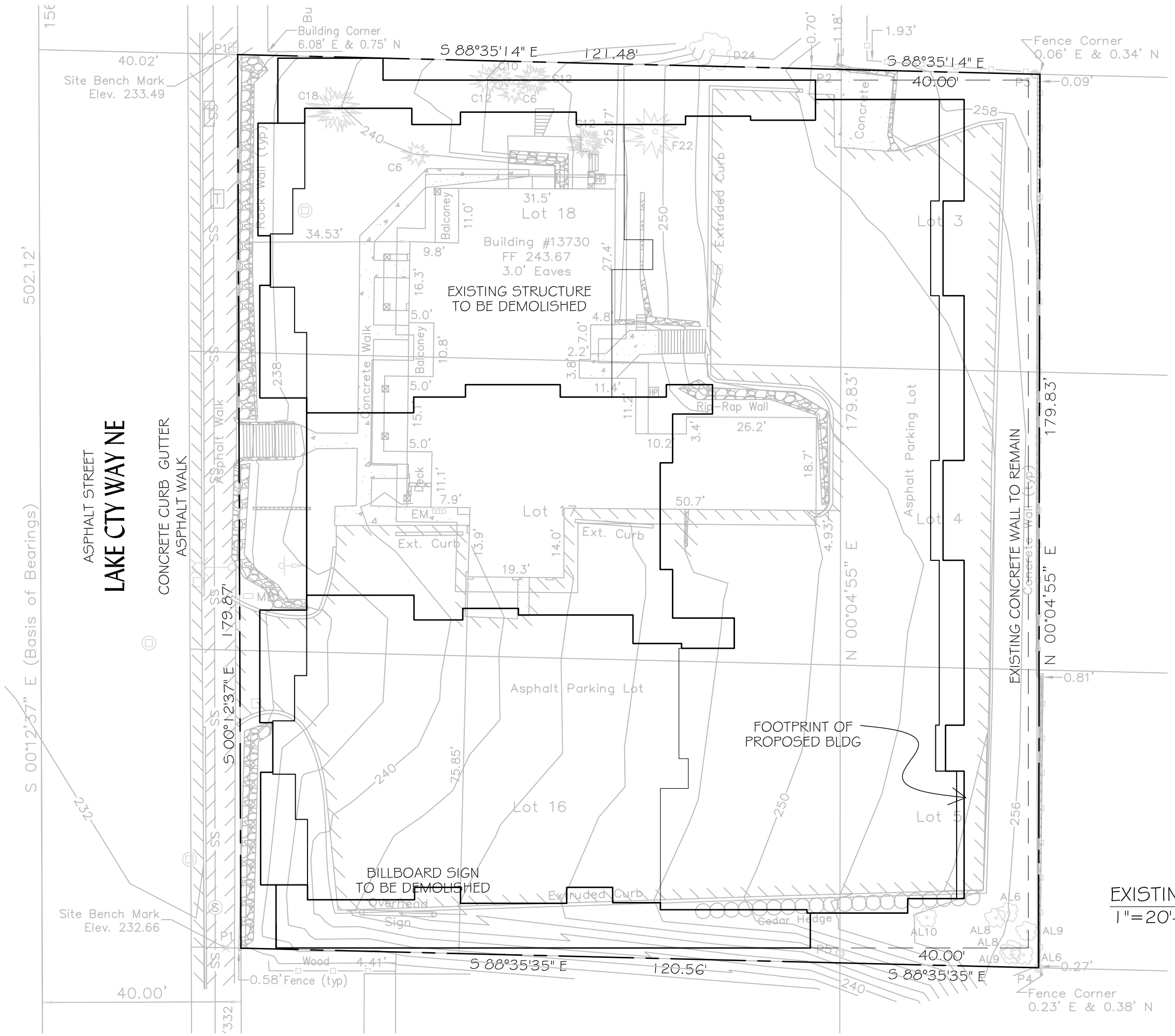
DRAWN: JP
DESIGN: JP/JM
APPROVED: JM/JP

SHEET #
8.0



EXISTING SURVEY
1"=20'-0"

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Seattle, WA 98133
Tel: 206-375-3397
Fax: 866-847-6420

JOB: 2007052

LAKE CITY WAY MIXED USE
160 UNIT AFFORDABLE SENIOR HOUSING
13730 LAKE CITY WAY NE
RECOMMENDATION MEETING
DPD PROJECT#: 3008515

SHEET TITLE:
Existing Survey

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SHEET # 9.0

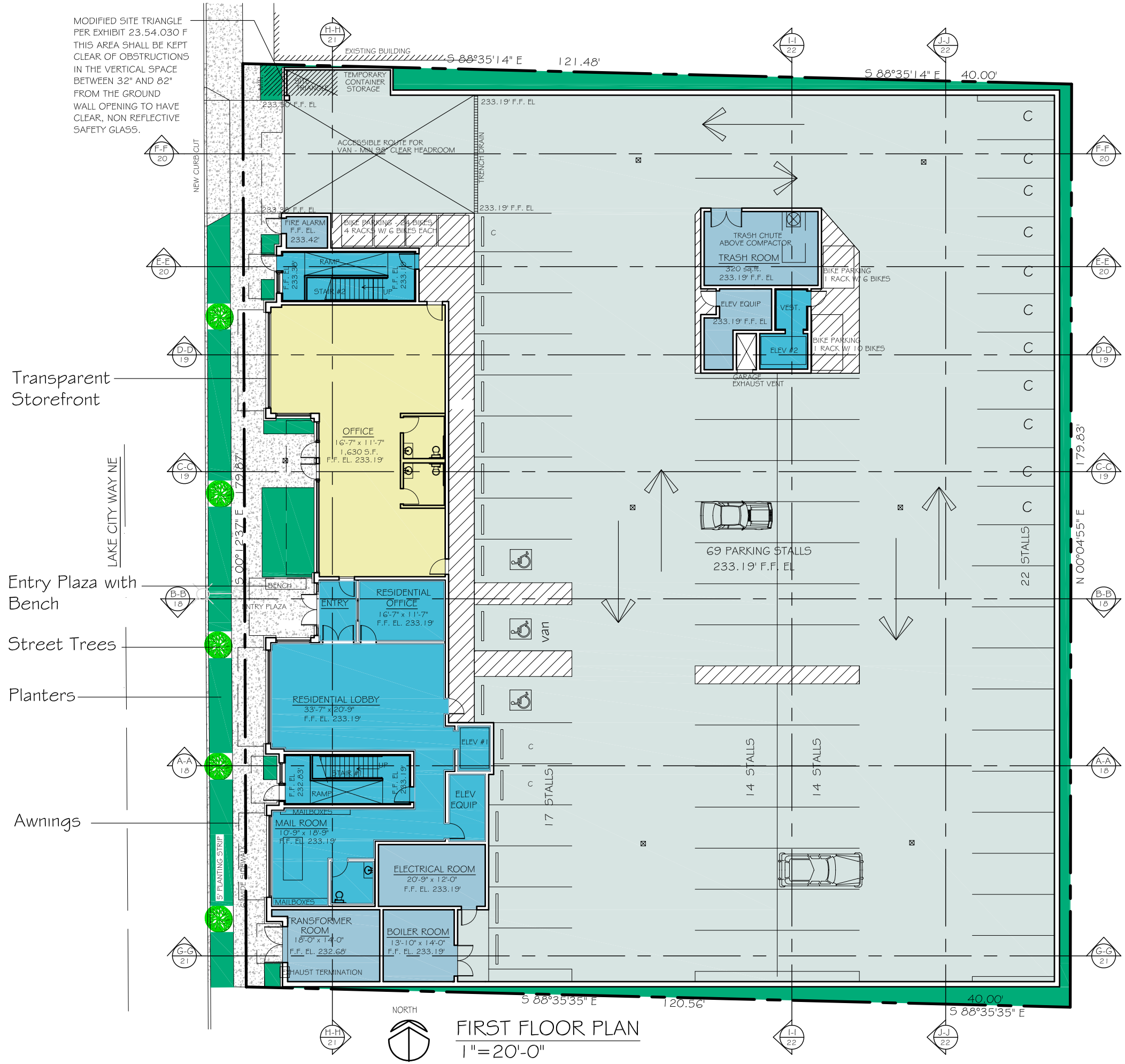
D-1 The dumpsters have been placed inside the parking garage so they are not visable from the street. The rest of the utilities & services have been moved away from the street frontage as much as allowed.

A-1
A-5 The buidling takes advantage of the hillside to help reduce the bulk above ground. Massing along the east 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.

A-3
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.

A-3
A-6
A-7
D-1 The entry was redesigned and relocated to the middle of the site to provide a prominent entry to the residential portion of the building with better visablity and more open space around it. Surrounding commercial spaces encourage human activity. Lush landscaping, gathering space and overhead protection connects the building to the pedestrian at a human scale.

D-7 The main entrance and stairwell entrances have been redesigned to provide better personal safety and security.



FIRST FLOOR PLAN
1"=20'-0"

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LAKE CITY WAY MIXED USE
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SHEET TITLE:
1st Floor Plan

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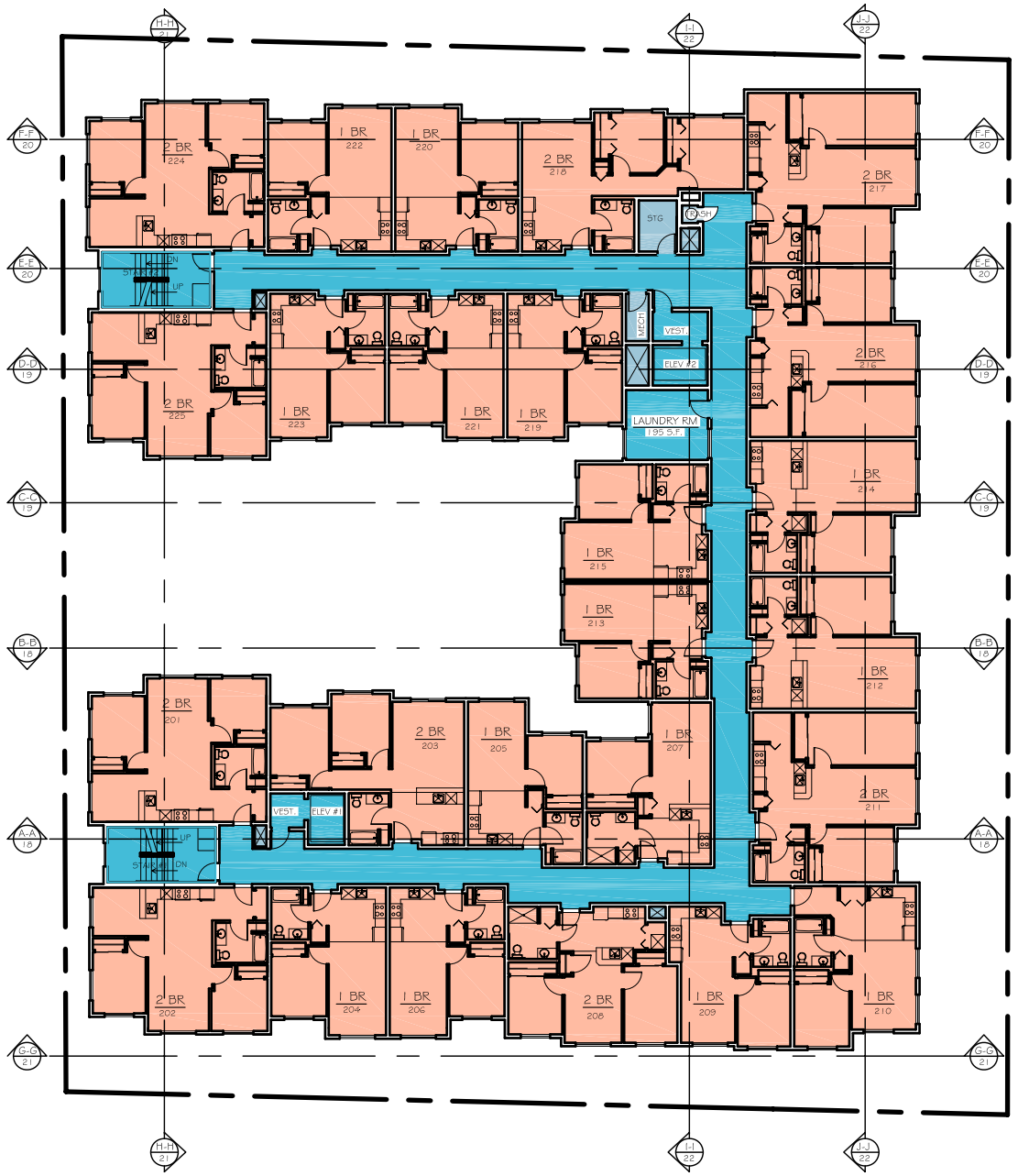


NORTH

THIRD & FOURTH FLOOR PLAN

1"=30'-0"

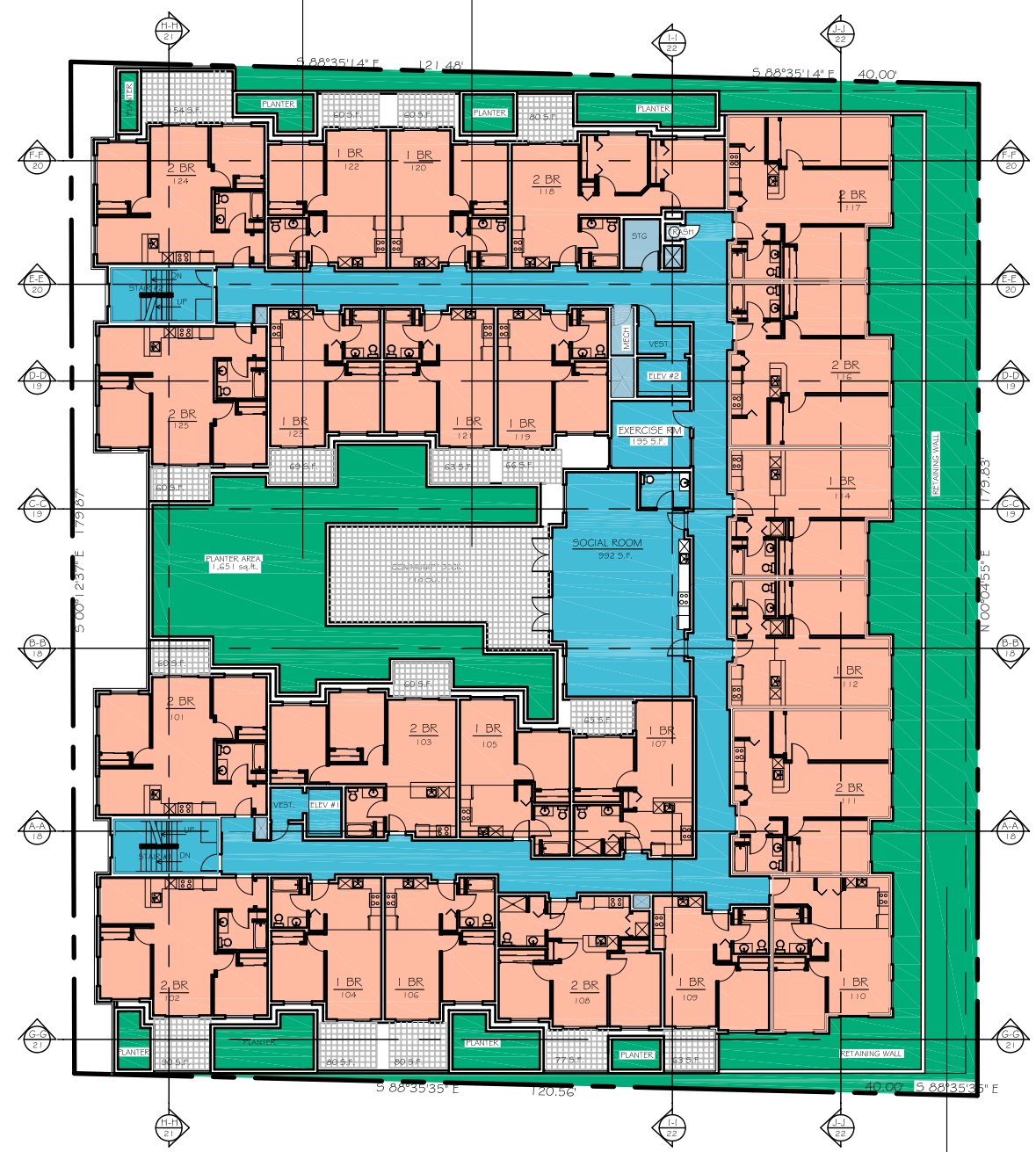
UNIT BREAKDOWN

1 BEDROOM UNITS:	15 UNITS
2 BEDROOM UNITS:	10 UNITS
	25 UNITS

RESIDENTIAL AREA:	15,553 sq.ft.
CIRCULATION AREA:	2,879 sq.ft.
COMMUNITY AREAS:	187 sq.ft.
GROSS TOTAL	18,619 sq.ft.

Central Planting Area

Community Courtyard



NORTH

SECOND FLOOR PLAN

1"=30'-0"

Terraced Planters

UNIT BREAKDOWN

1 BEDROOM UNITS:	11 UNITS
2 BEDROOM UNITS:	10 UNITS
	23 UNITS

RESIDENTIAL AREA:	14,561 sq.ft.
CIRCULATION AREA:	2,879 sq.ft.
COMMUNITY AREAS:	1,179 sq.ft.
GROSS TOTAL	18,619 sq.ft.

RESIDENTIAL DECKS:	1,187 sq.ft.
RESIDENTIAL AMENITY (DECK):	718 sq.ft.
TOTAL DECK AREA:	1,905 sq.ft.

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LAKE CITY WAY MIXED USE
160 UNIT AFFORDABLE SENIOR HOUSING
13730 LAKE CITY WAY NE
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SHEET TITLE:
2nd, 3rd & 4th Floor Plans

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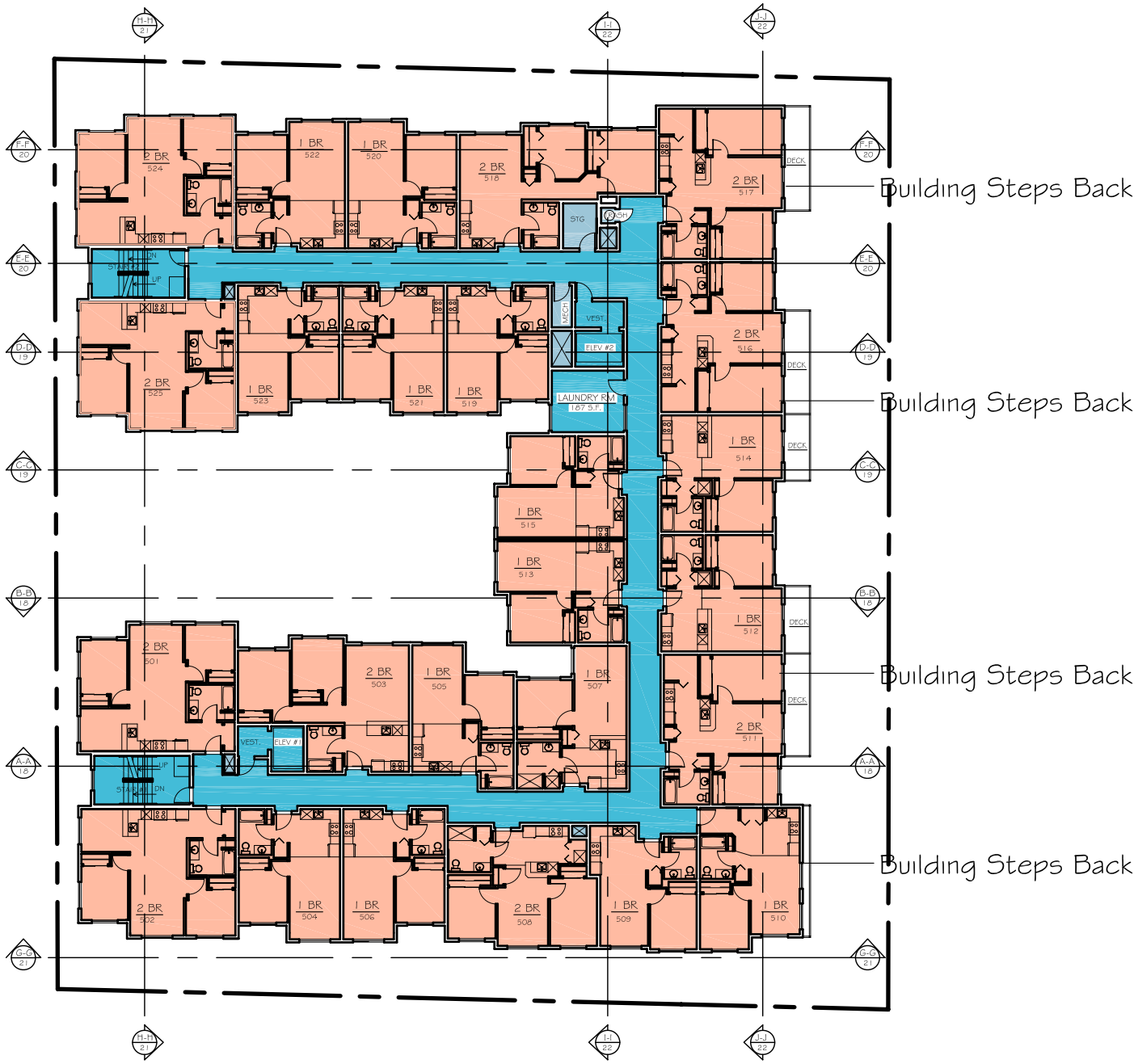

NORTH

SIXTH FLOOR PLAN
1"=30'-0"

UNIT BREAKDOWN

1 BEDROOM UNITS:	15 UNITS
2 BEDROOM UNITS:	10 UNITS
	25 UNITS

RESIDENTIAL AREA:	14,964 sq.ft.
CIRCULATION AREA:	2,879 sq.ft.
COMMUNITY AREAS:	187 sq.ft.
GROSS TOTAL	18,030 sq.ft.

RESIDENTIAL DECKS:	434 sq.ft.
TOTAL DECK AREA:	434 sq.ft.

NORTH

FIFTH FLOOR PLAN
1"=30'-0"

UNIT BREAKDOWN

1 BEDROOM UNITS:	15 UNITS
2 BEDROOM UNITS:	10 UNITS
	25 UNITS

RESIDENTIAL AREA:	15,437 sq.ft.
CIRCULATION AREA:	2,879 sq.ft.
COMMUNITY AREAS:	187 sq.ft.
GROSS TOTAL	18,503 sq.ft.

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Tel: 206-375-3397
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LAKE CITY WAY MIXED USE
160 UNIT AFFORDABLE SENIOR HOUSING
13730 LAKE CITY WAY NE
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SHEET TITLE:
5th & 6th
Floor Plan

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SHEET #
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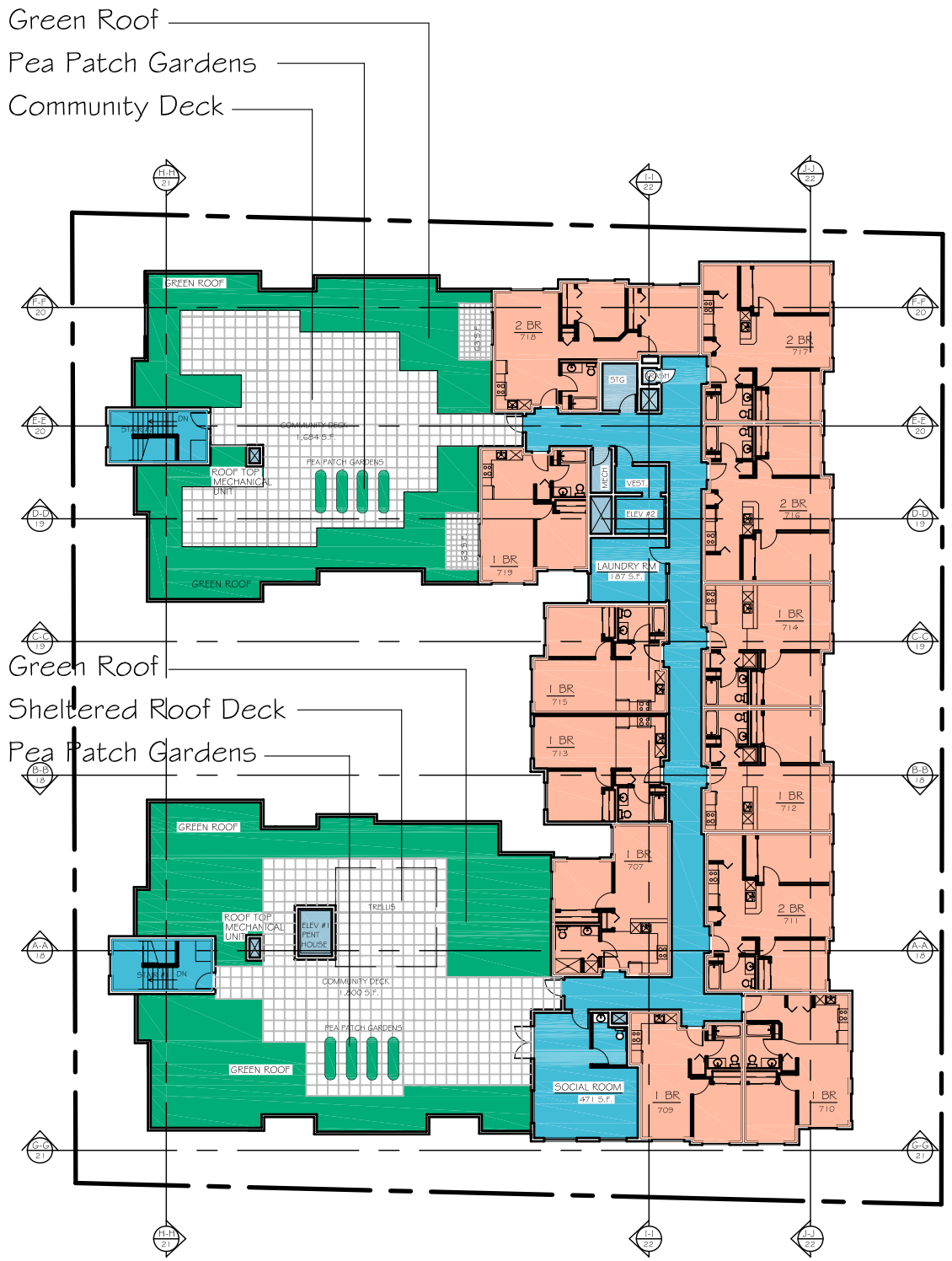


NORTH

SEVENTH FLOOR PLAN

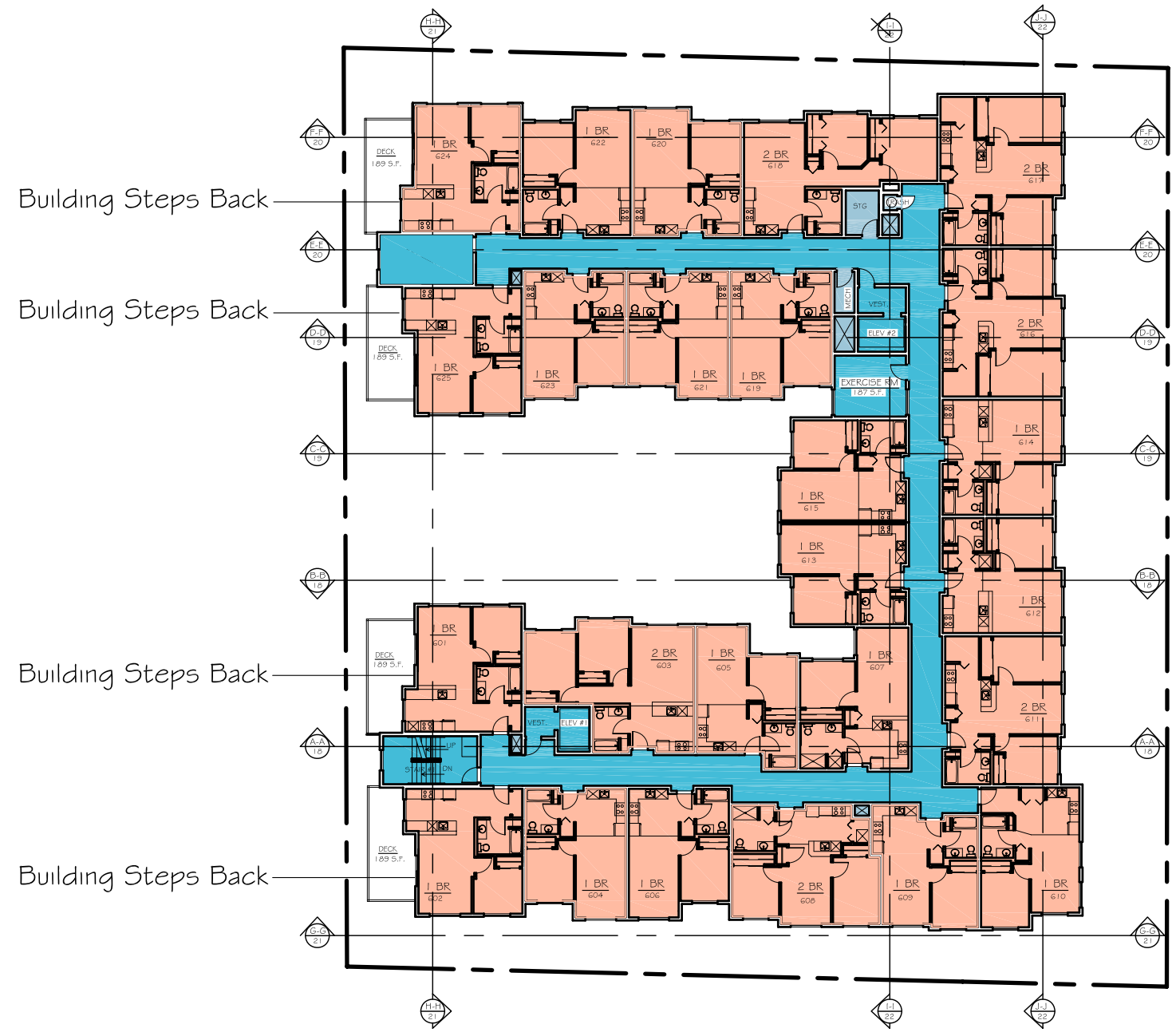
1"=30'-0"

UNIT BREAKDOWN

1 BEDROOM UNITS:	8 UNITS
2 BEDROOM UNITS:	4 UNITS
	12 UNITS

RESIDENTIAL AREA:	7,018 sq.ft.
CIRCULATION AREA:	1,912 sq.ft.
COMMUNITY AREAS:	658 sq.ft.
GROSS TOTAL	9,588 sq.ft.

RESIDENTIAL DECKS:	126 sq.ft.
RESIDENTIAL AMENITY (DECK):	3,484 sq.ft.
TOTAL DECK AREA:	3,610 sq.ft.



NORTH

SEVENTH FLOOR PLAN

1"=30'-0"

UNIT BREAKDOWN

1 BEDROOM UNITS:	19 UNITS
2 BEDROOM UNITS:	6 UNITS
	25 UNITS

RESIDENTIAL AREA:	14,210 sq.ft.
CIRCULATION AREA:	2,879 sq.ft.
COMMUNITY AREAS:	187 sq.ft.
GROSS TOTAL	17,276 sq.ft.

RESIDENTIAL AMENITY (DECKS):	756 sq.ft.
TOTAL DECK AREA:	756 sq.ft.

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Tel: 206-375-3397
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LAKE CITY WAY MIXED USE
160 UNIT AFFORDABLE SENIOR HOUSING
13730 LAKE CITY WAY NE
RECOMMENDATION MEETING
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SHEET TITLE:
7th & 8th Floor Plans

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179'-1" - 22'-0" = 159'-1" x 20% = 31.42' - MAX ALLOWABLE RESIDENTIAL USE
73'-5" (41%) RESIDENTIAL USE PROPOSED - DEPARTURE REQUESTED
179'-1" - 22'-0" = 157'-1" x 60% = 94.25' MIN LENGTH OF TRANSPARENCY
96'-11" LENGTH OF TRANSPARENCY PROVIDED

WEST ELEVATION

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

A-3 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.

A-3 A-6 A-7 D-1 The entry is located in the middle of the site to provide a prominent entry to the residential portion of the building with better visibility and more open space around it. Surrounding commercial spaces encourage human activity. Lush landscaping, gathering space and overhead protection connects the building to the pedestrian at a human scale.

B-1 The building is stepped at the street front and the rear to reduced the bulk of the building.

C-2 C-4 The architectural concept and consistency has been achieved by using durable exterior finish materials and colors to accentuate the masses of the building. Pattern and texture in the materials is used to enhance the design and differentiate the building elements.

D-7 D-12 The main entrance and stairwell entrances have been located to provide better personal safety and security.

D-9 D-10 The exterior lighting and signage add architectural interest and are a scale that is appropriate with the location and character of the area.

E-2 Landscaping and street trees are provided along the street frontage. Landscaping along the north & south property lines and the terraced landscape areas on the east side of the building help minimize the bulk of the project. Courtyard plantings at the 2nd & 7th floors provides gardens that the tenants can enjoy.

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11207 Fremont Ave N
Seattle, WA 98133
Tel: 206-375-3397
Fax: 866-847-6420

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LAKE CITY WAY MIXED USE
160 UNIT AFFORDABLE SENIOR HOUSING
13730 LAKE CITY WAY NE
RECOMMENDATION MEETING
DPD PROJECT#: 3008515

SHEET TITLE:
West Elevation

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SHEET # 14.0

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

A-5 B-1 The building steps back and is modulated along the east elevation to provide batter light and air to the properties to the east.

C-2 C-4 The architectural concept and consistency has been achieved by using durable exterior finish materials and colors to accentuate the masses of the building. Pattern and texture in the materials is used to enhance the design and differentiate the building elements.

E-2 Terraced landscaping is provided along between the east face of the building and the east property line to help soften the impact to the adjacent properties.

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LAKE CITY WAY MIXED USE
160 UNIT AFFORDABLE SENIOR HOUSING
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RECOMMENDATION MEETING
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SHEET TITLE:
East Elevation

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SOUTH ELEVATION

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

A-5 B-1 The building steps back and is modulated along the east elevation to provide batter light and air to the properties to the east. On the street frontage, the building is also stepped back to reduce the "canyon" effect along Lake City way NE.

C-2 C-4 The architectural concept and consistency has been achieved by using durable exterior finish materials and colors to accentuate the masses of the building. Pattern and texture in the materials is used to enhance the design and differentiate the building elements.

E-2 Terraced landscaping is provided along between the east & south faces of the building and the property lines to helps soften the impact to the adjacent properties.

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LAKE CITY WAY MIXED USE
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RECOMMENDATION MEETING
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SHEET TITLE:
South Elevation

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

The building steps back and is modulated along the east elevation to provide batter light and air to the properties to the east. On the street frontage, the building is also stepped back to reduce the "canyon" effect along Lake City way NE.

C-2
C-4 The architectural concept and consistency has been achieved by using durable exterior finish materials and colors to accentuate the masses of the building. Pattern and texture in the materials is used to enhance the design and differentiate the building elements.

E-2 Terraced landscaping is provided along between the east & south faces of the building and the property lines to helps soften the impact to the adjacent properties.

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SHEET TITLE:
North Elevation

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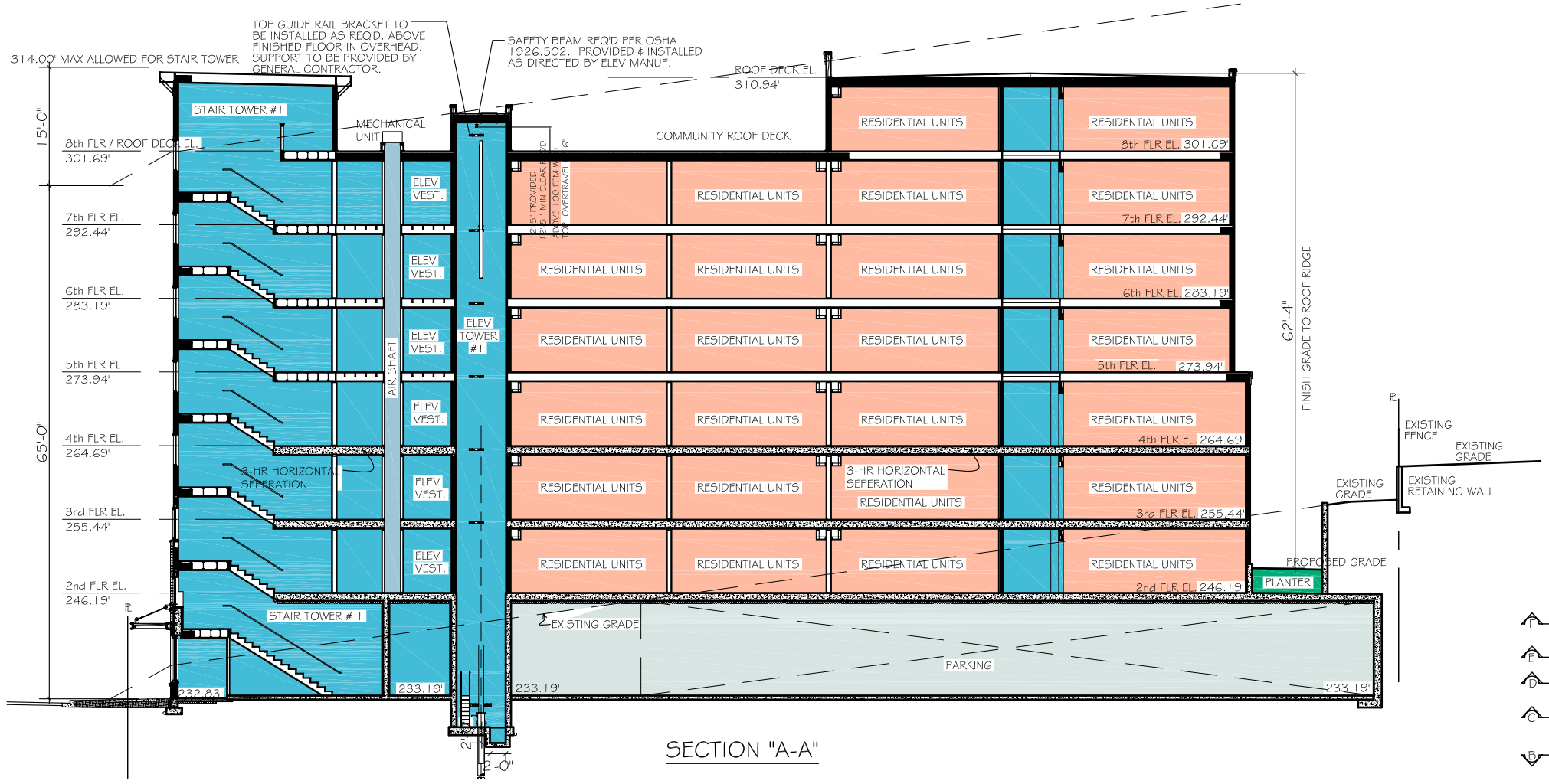
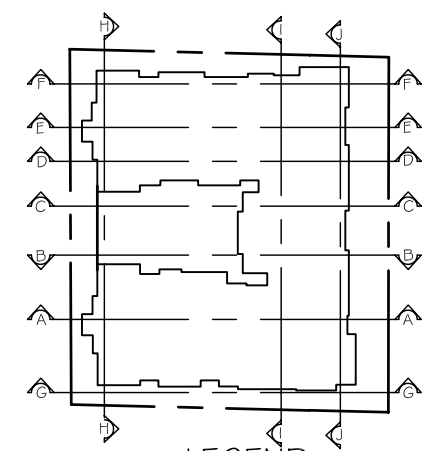


SECTION "A-A"

SECTION "B-B"



LEGEND

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LAKE CITY WAY MIXED USE
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RECOMMENDATION MEETING
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SHEET TITLE:
Sections
"A-A" & "B-B"

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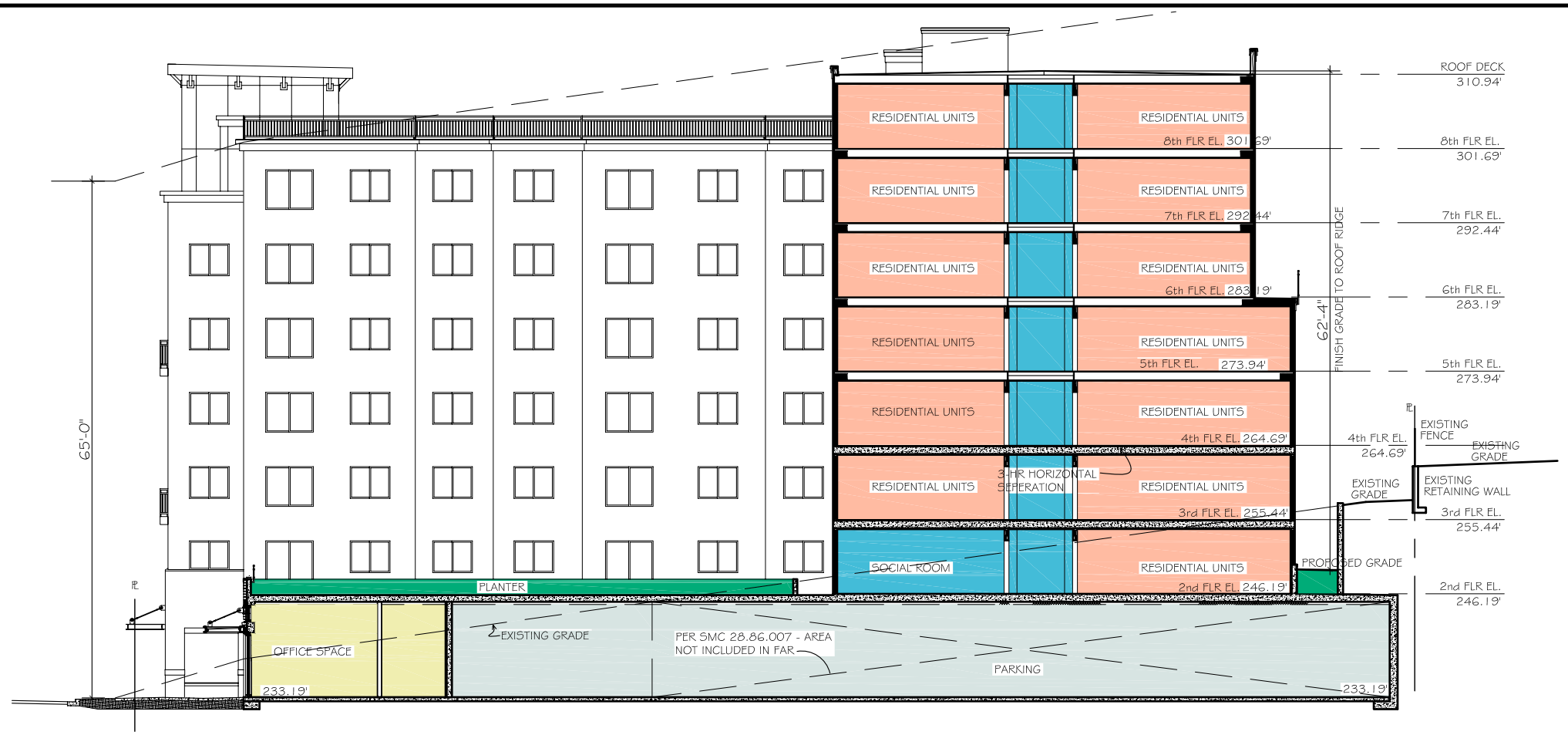
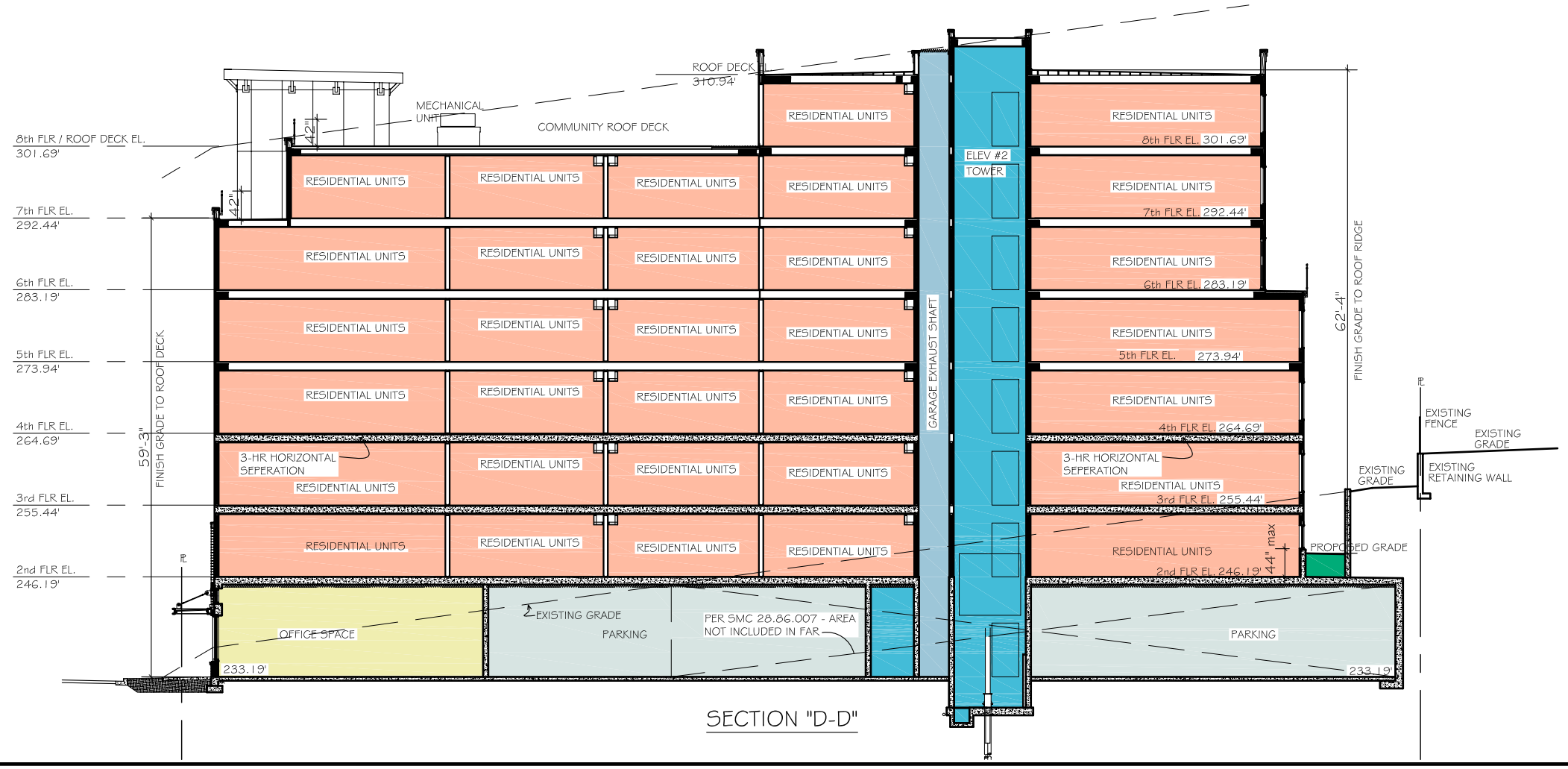


SECTION "C-C"



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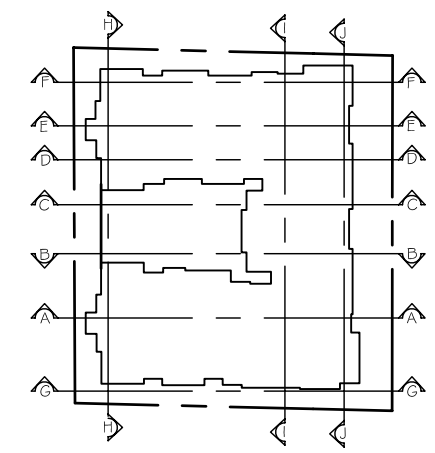

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SHEET TITLE:
Sections
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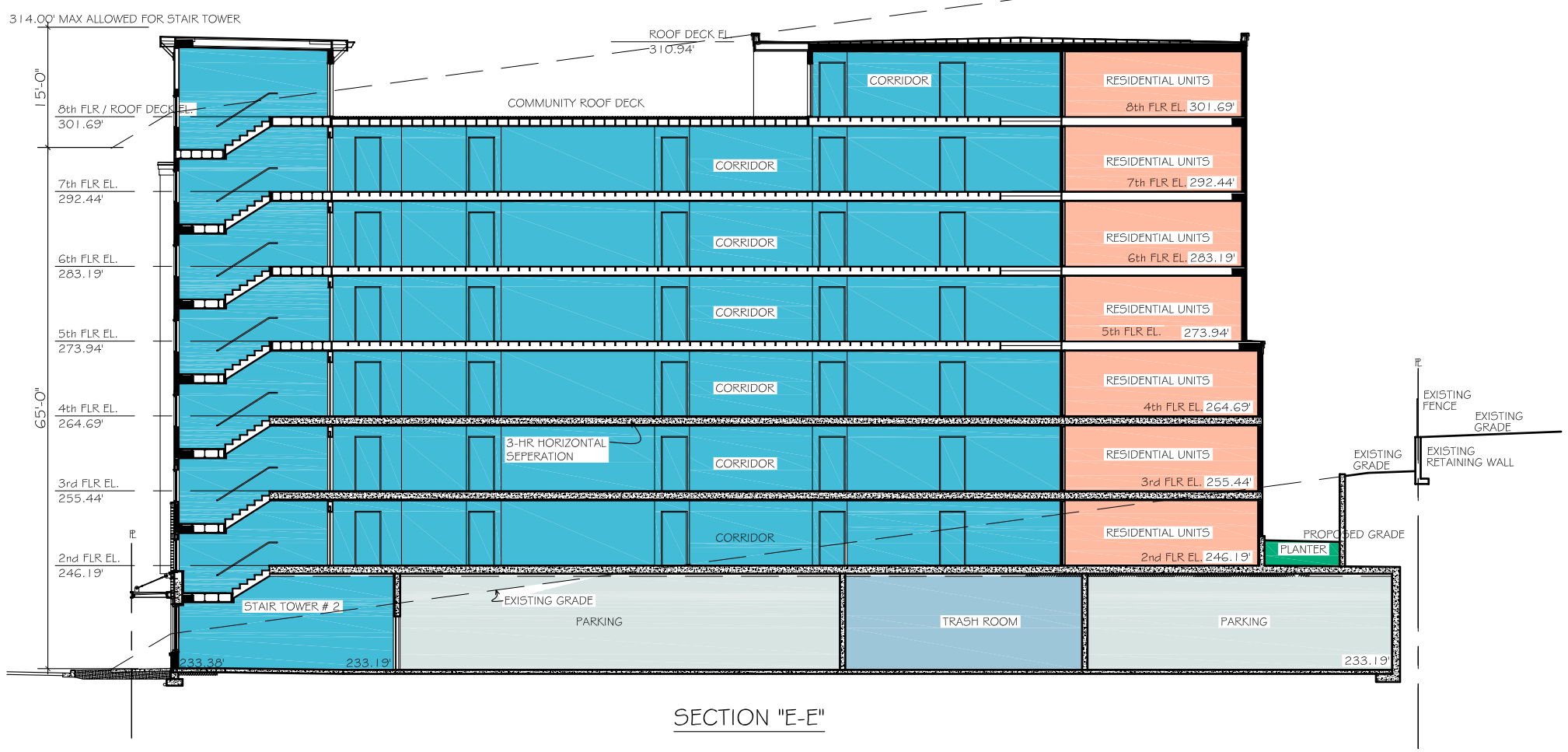

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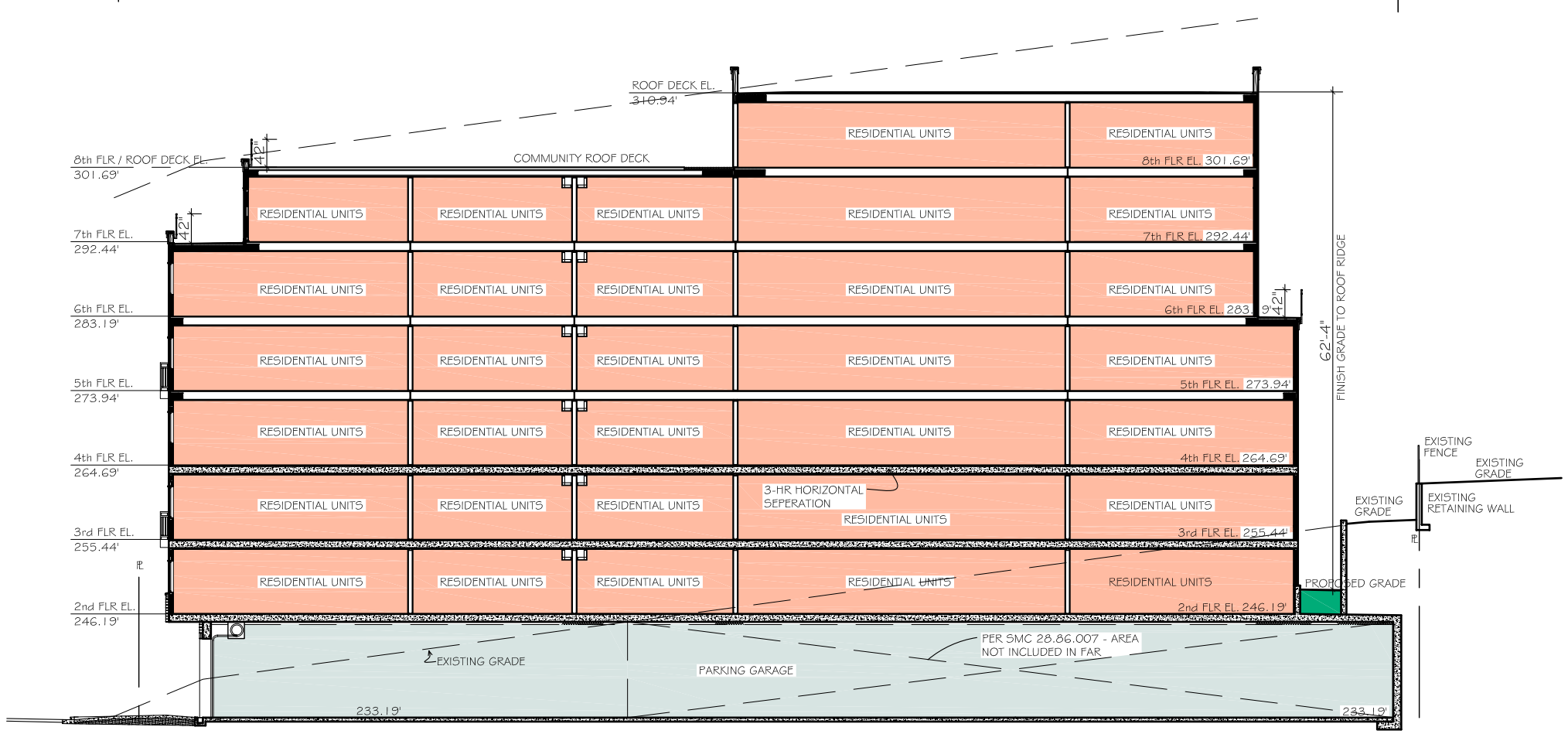

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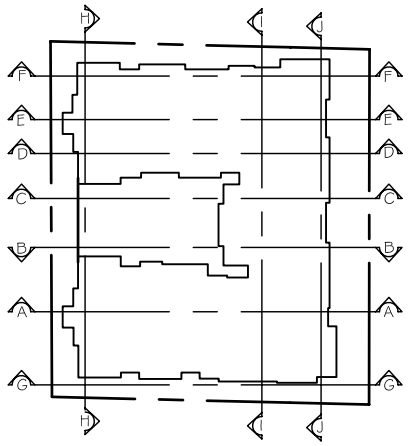

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SHEET TITLE:
Sections
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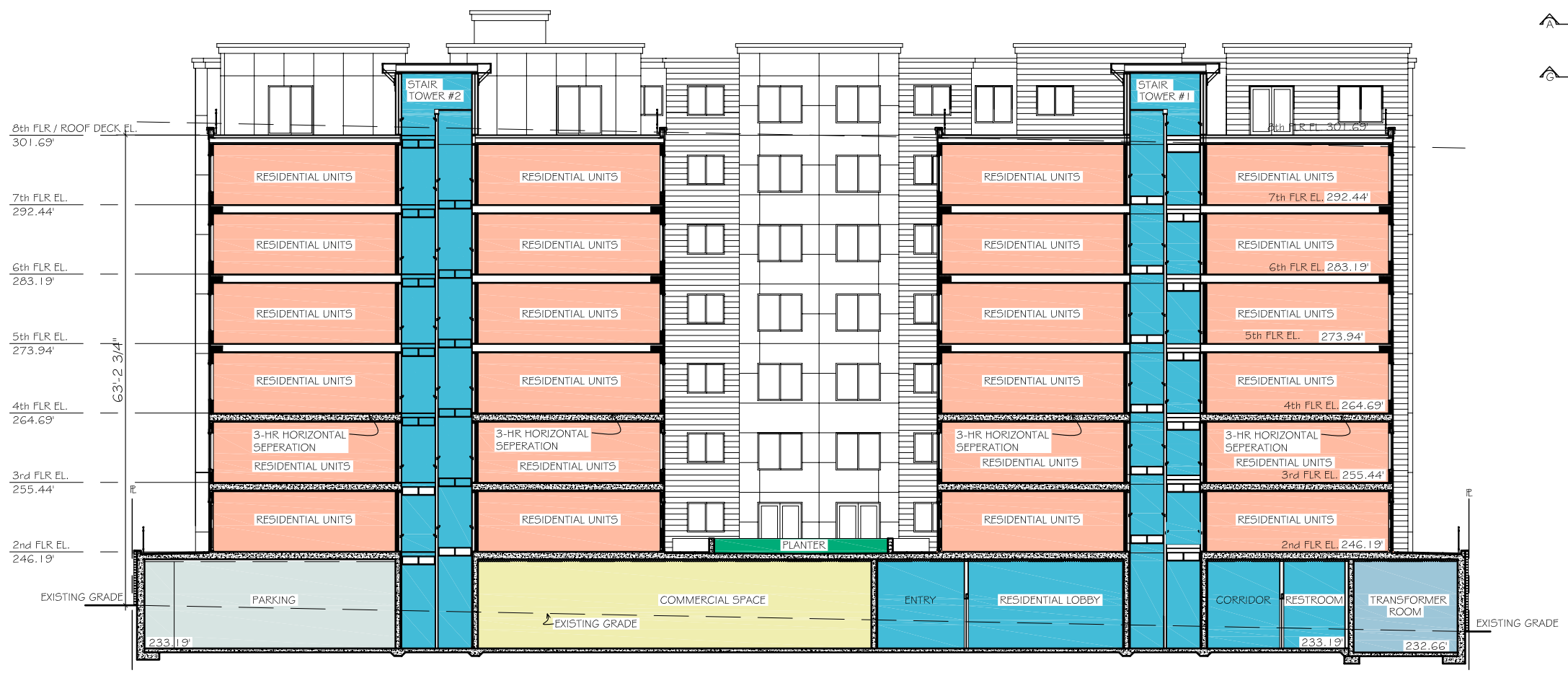
SECTION "G-G



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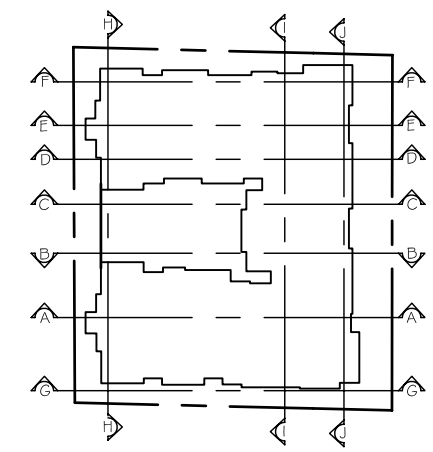

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SHEET TITLE:
Sections
"G-G" & "H-H"

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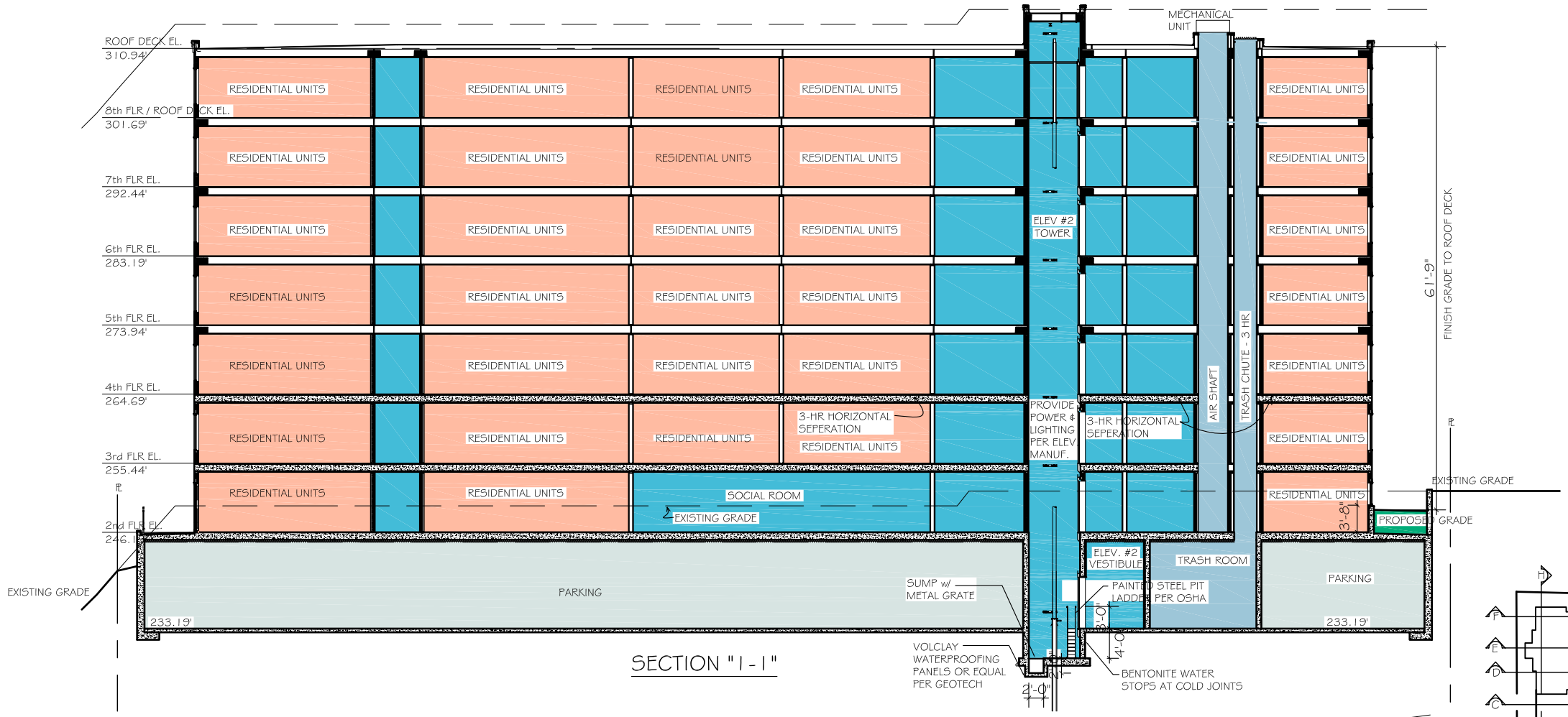

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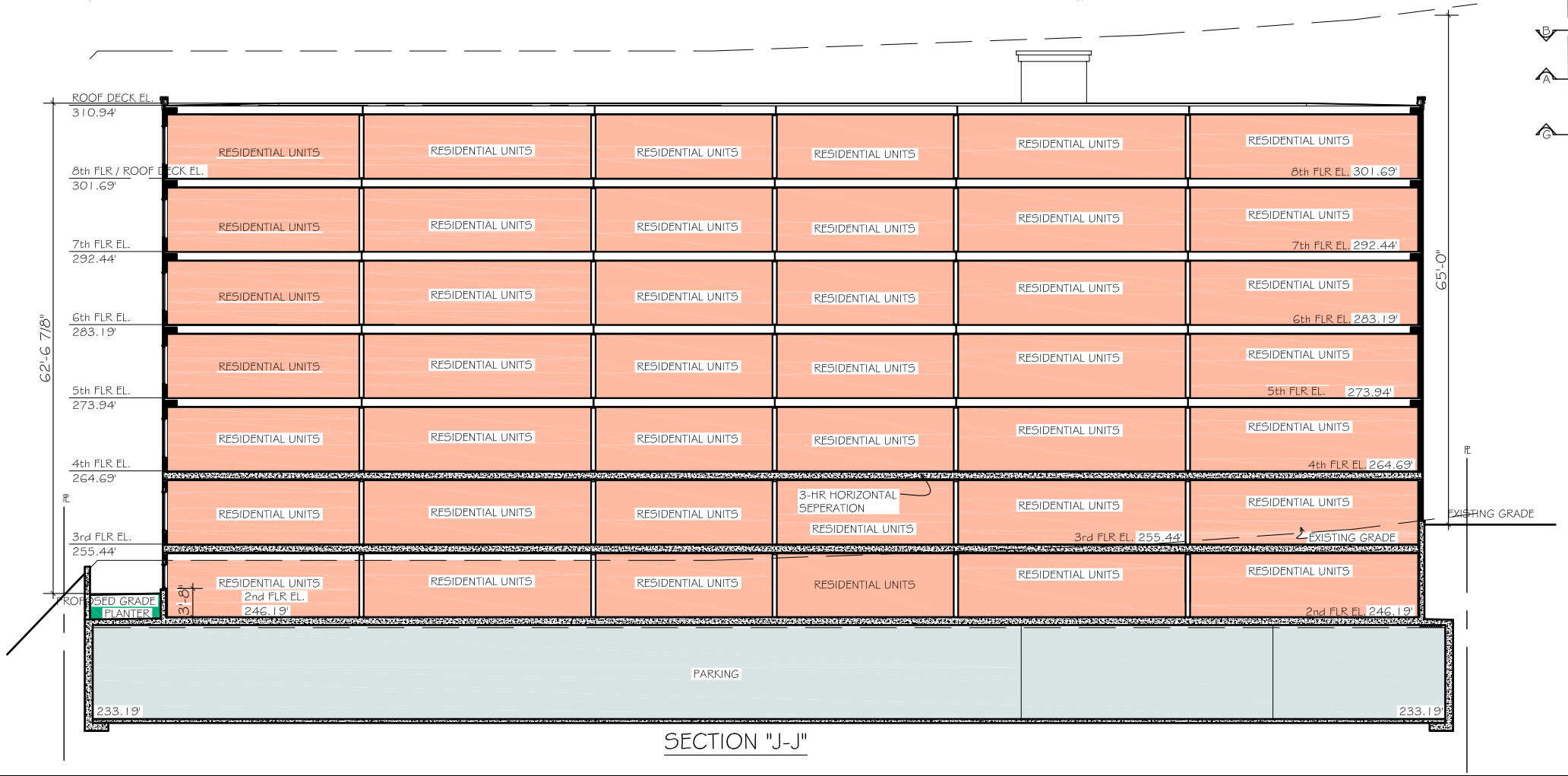
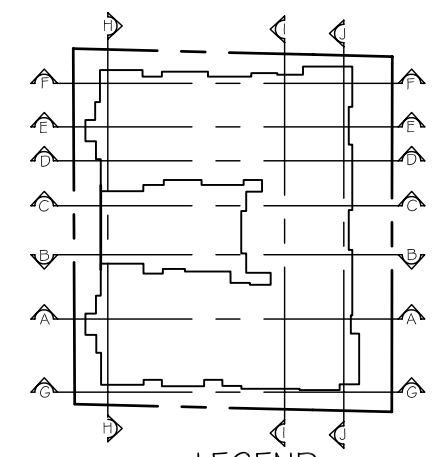


SECTION "J-J"



LEGEND

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Seattle, WA 98133
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LAKE CITY WAY MIXED USE
160 UNIT AFFORDABLE SENIOR HOUSING
13730 LAKE CITY WAY NE
RECOMMENDATION MEETING
DPD PROJECT#: 3008515

SHEET TITLE:
Sections "I-I" & "J-J"

DATE	REVISION
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SHEET #
22.0

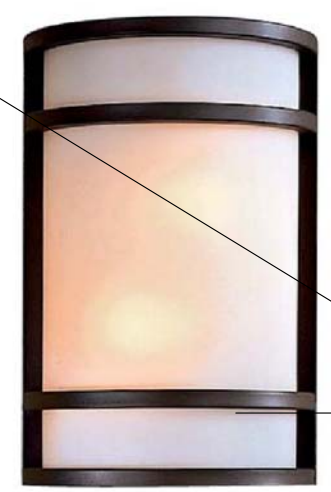
VINYL CLAD WINDOW
ALMOND CLADDING

METAL CAP FLASHING
PAINTED WOOD FASCIA
RACCOON - CL

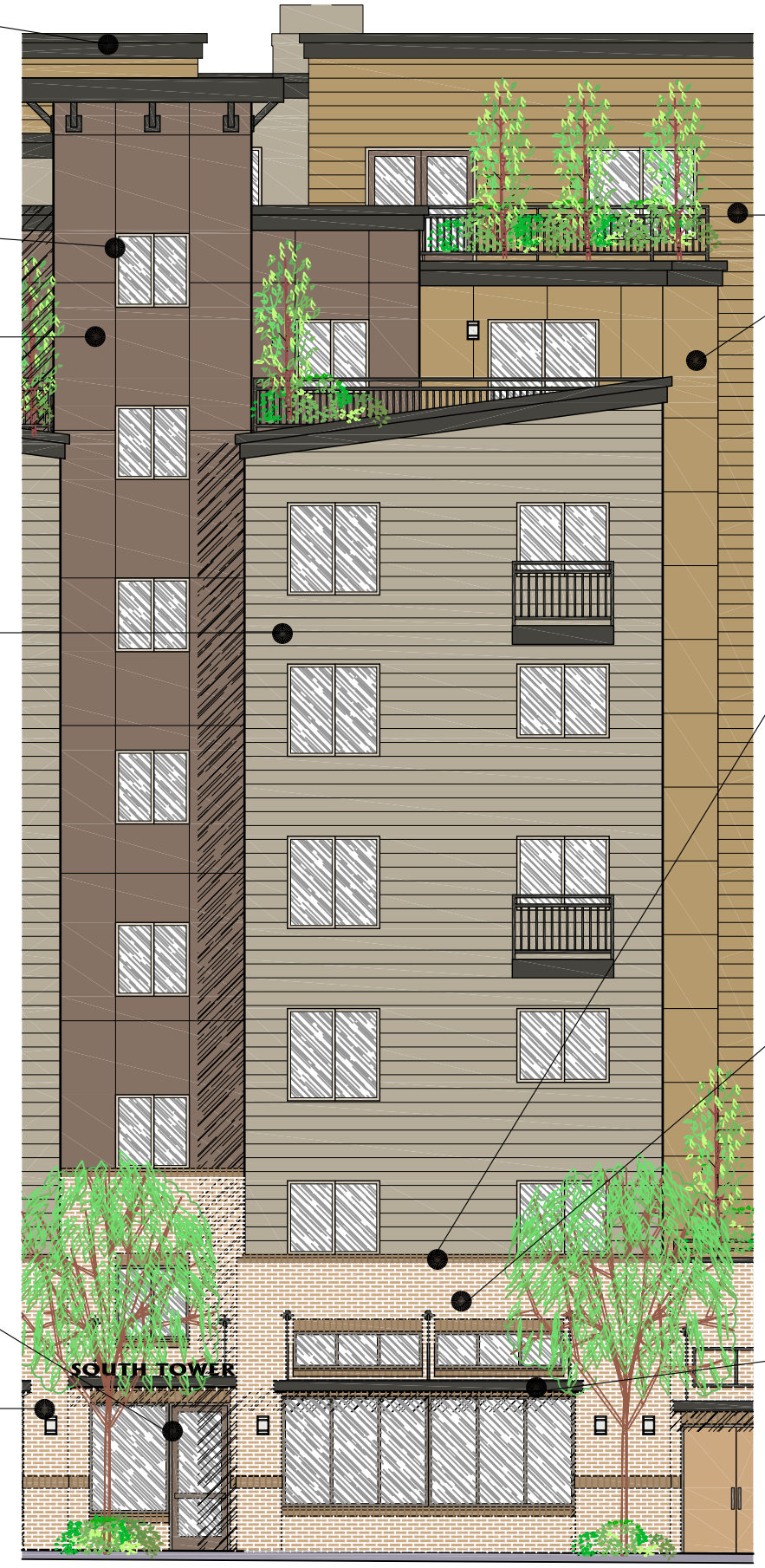
FIBER CEMENT
VERTICAL PANEL SIDING
EXILE - CL

FIBER CEMENT
HORIZONTAL LAP SIDING
BONAPART - CL

BRONZE ANODIZED ALUMINUM
STOREFRONT WINDOWS & DOORS

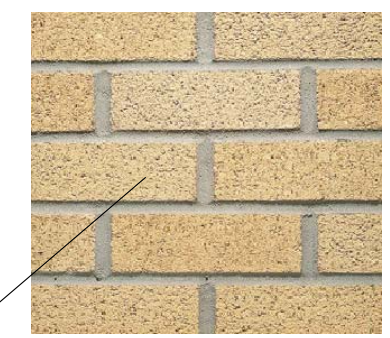


OUTDOOR LIGHTING
12" TALL BRONZE ENERGY
STAR FIXTURE

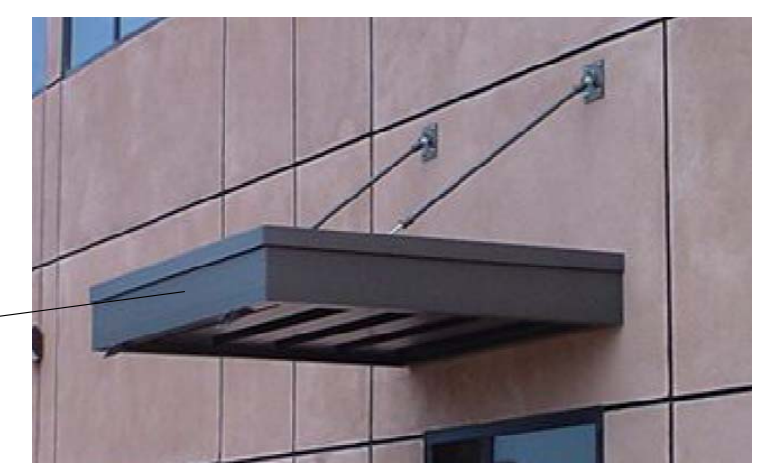


FIBER CEMENT
HORIZONTAL LAP SIDING
VERICAL PANEL SIDING
MAJIC EYE - CL

BRICK VENEER - ACCENT TRIM
IMPPERIAL GRAY
MUTIAL MATERIALS



BRICK VENEER - BODY
WHEAT
MUTIAL MATERIALS



COMMERCIAL CANOPY
ALUMINUM WITH BALCK PAINTED FINISH

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LAKE CITY WAY MIXED USE
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SHEET TITLE:
Materials

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Examples:
Multiple profiles of proposed cladding systems utilized to distinguish building elevations.

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SHEET # 24.0

Typical Commercial Canopy
Aluminum painted black

Typical Exterior Lighting
Bronze color 12" tall
Energy Star Fixture

Typical Commercial Signage
Individaul letters on top of canopy

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SHEET TITLE:
Canopies, Signage & Lighting

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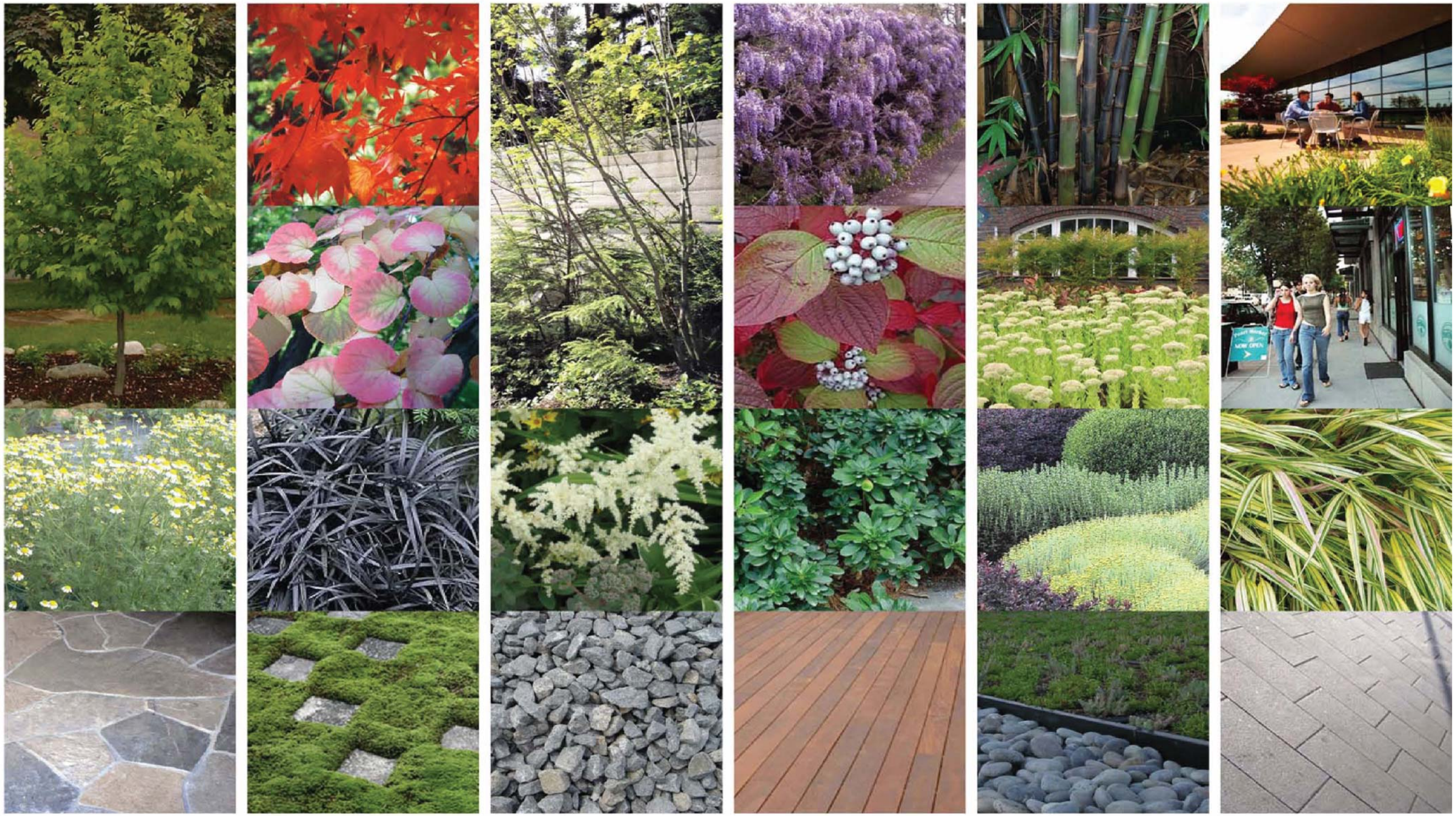

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LAKE CITY WAY MIXED USE
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RECOMMENDATION MEETING
DPD PROJECT#: 3008515

SHEET TITLE:

Landscaping Materials

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SHEET # 26.0

P-PATCH

MEADOW

OUTDOOR TERRACES

SEATTLE×*green factor*

FINAL VERSION 1-23-07

	enter sq ft of parcel		You need at least 0.300
Parcel size *(ENTER THIS VALUE FIRST)**	28,950	SCORE	0.325

	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 4320	0.2	864
2	Plants and shrubs 3' and higher at maturity		enter sq ft 136	0.3	40.8
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 3210	0.7	2,247
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 317	5072	0.3	1,522
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 6	250	0.3	75
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	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 6	750	0.4	300.0
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 0	0	0.4	-
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 0	0.6	-
C	**Green roofs** - 4" minimum soil depth at time of planting		enter sq ft 4474	0.7	3,131.8
D	**Vegetated walls**		enter sq ft 0	0.7	-
E	**Water features (fountains) or rain gardens** (where allowed by SPU)		enter sq ft 0	0.7	-
		sub-total of sq ft =	*18,212*		
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 10,641	0.1	1,064
G	**Landscaping visible to passers-by from adjacent public right of way or public open spaces**		enter sq ft 1,611	0.1	161
			green factor numerator =		*9,405*

**** 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.***

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Fax: 866-847-6420

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LAKE CITY WAY MIXED USE
160 UNIT AFFORDABLE SENIOR HOUSING
13730 LAKE CITY WAY NE
RECOMMENDATION MEETING
DPD PROJECT#: 3008515

SHEET TITLE:
Landscaping
Green Factor

DATE	REVISION
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SHEET #
27.0

NOTES:
1. SEE SHEET L1.14 FOR GREEN FACTOR WORKSHEETS.
2. SEE SHEET L1.15 FOR PLANT SCHEDULE.

PLANT AREA 1
B1 861 SF
B2 2 plants
B5 5 trees 750 SF
F 1611 SF
G 1611 SF

PLANTING PLAN STREET LEVEL

1" = 10'- 0"

0 5' 10' 20'

N

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LAKE CITY WAY MIXED USE
160 UNIT AFFORDABLE SENIOR HOUSING
13730 LAKE CITY WAY NE
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SHEET TITLE:
Landscaping
Street Level

DATE	REVISION
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28.0

NOTES:
1. SEE SHEET L1.14 FOR GREEN FACTOR WORKSHEETS.
2. SEE SHEET L1.15 FOR PLANT SCHEDULE.

LEGEND
DRAIN AGGREGATE
PEDESTAL PAVERS

CONTAINER SCHEDULE
FLORENCE SQUARE FS3630
FLORENCE RECTANGLE FS363024

SEE WWW.STONEWEAR.COM FOR ADDITIONAL INFORMATION

PLANTING PLAN 2nd LEVEL

1" = 10'- 0"

0 5' 10' 20'

N

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LAKE CITY WAY MIXED USE
160 UNIT AFFORDABLE SENIOR HOUSING
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RECOMMENDATION MEETING
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SHEET TITLE:
Landscaping
Second Level

DATE	REVISION
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SHEET # 29.0

LEVEL 8
PLANT SCHEDULE

SHRUBS	BOTANICAL	COMMON	CONT	QTY
	NANDINA DOMESTICA DROUGHT TOLERANT	HEAVENLY BAMBOO	2 GAL	4
	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	3 GAL	17

GROUND COVERS	BOTANICAL	COMMON	CONT	QTY
	4" TRAY SYSTEM CASCADE NATIVE MIX SEDUM 'CAPE BLANCO' PLUGS AT 3 PER MODULE		4" TRAY SYSTEM	1,048 SF
	4" TRAY SYSTEM CASCADE NATIVE MIX WITH SEDUM SPECTABLE 'NEON' ACCENT AT 1 PLUG PER MODULE		4" TRAY SYSTEM	1,315 SF
	4" TRAY SYSTEM MIX SEDUM 'ANGELINA', SEDUM 'VOODOO', SEDUM 'PINK JEWEL', SEDUM 'BLUE SPRUCE', SEMPERVIVUM 'JUNGLE SHADOWS'		4" TRAY SYSTEM	127 SF
	LIRIOPE MUSCARI DROUGHT TOLERANT	LILY TURF	4"POT@ 12" OC	255
	NASSELLA TENUISSIMA DROUGHT TOLERANT	TEXAS NEEDLE GRASS	4"POT@ 12" OC	16

NOTE: LANDSCAPE CONTRACTOR TO VERIFY FINAL PLANT QUANTITIES.

NOTE:
1. SEE SHEET L1.14 FOR GREEN FACTOR WORKSHEETS.

LEGEND
- DRAIN AGGREGATE
- PEDESTAL PAVER
- 8' X 2' X 2' GALVANIZED CONTAINER FOR RESIDENT GARDENS
- FLORENCE SQUARE FS4830
- FLORENCE SQUARE FS3630

SEE WWW.STONEWEAR.COM FOR ADDITIONAL INFORMATION

PLANTING PLAN 8th LEVEL
1" = 10'- 0"

0 5' 10' 20'

N

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Tel: 206-375-3397
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LAKE CITY WAY MIXED USE
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SHEET TITLE:
Landscaping
Roof Top Level

DATE	REVISION
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LAKE CITY WAY MIXED USE
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RECOMMENDATION MEETING
DPD PROJECT#: 3008515

SHEET TITLE:
Rendering

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LAKE CITY WAY MIXED USE
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RECOMMENDATION MEETING
DPD PROJECT#: 3008515

SHEET TITLE:
Rendering

DATE	REVISION
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RECOMMENDATION MEETING
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SHEET TITLE:
Rendering - Courtyard at 2nd Level & Entry

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SHEET TITLE:

Rendering - Roof Top Courtyards

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