

LAKE CITY NE 125TH APARTMENTS

Early Design Guidance

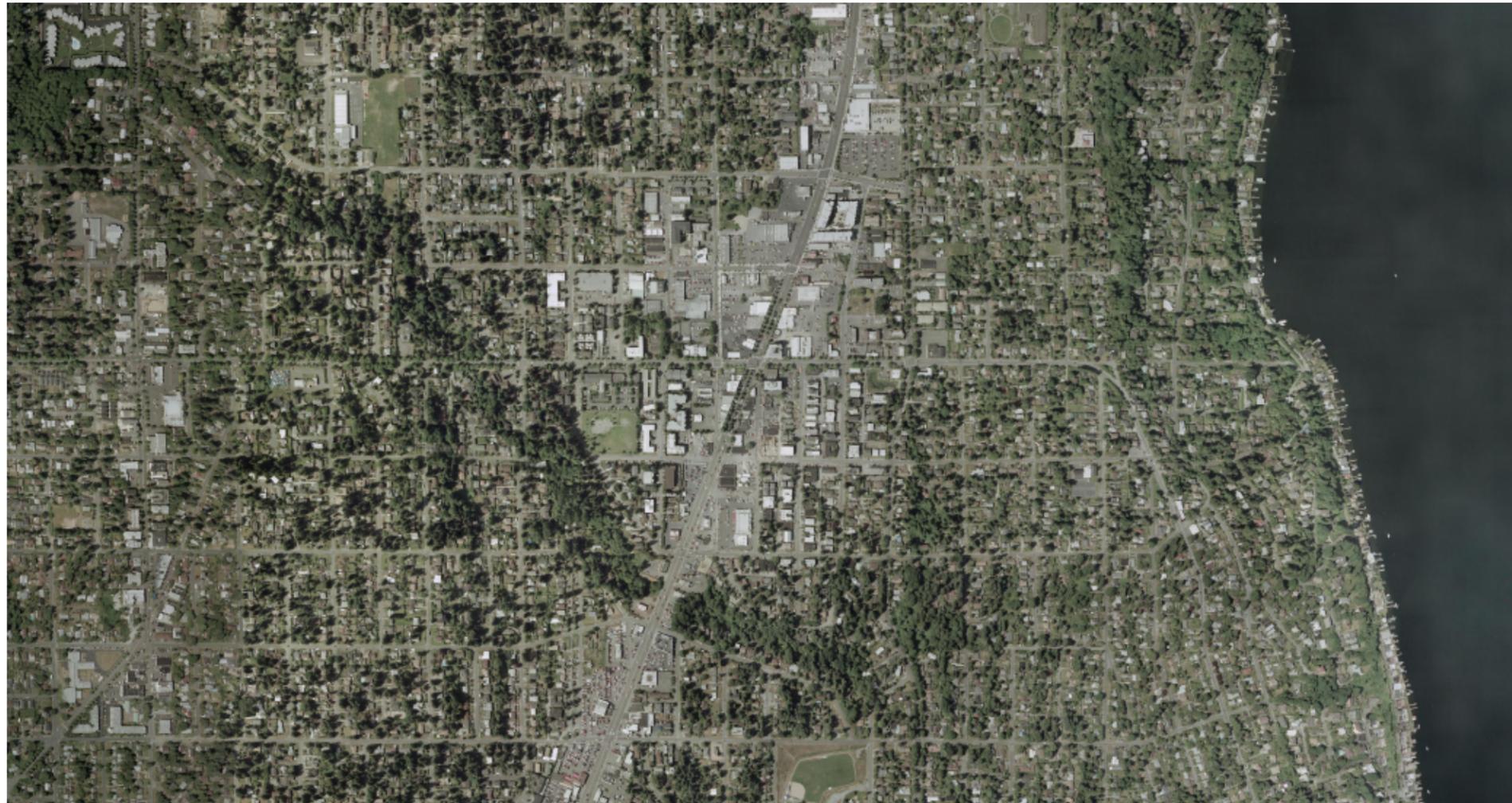
DPD project #: 3008858

2611 NE 125th Street

August 10, 2008



MITHUN



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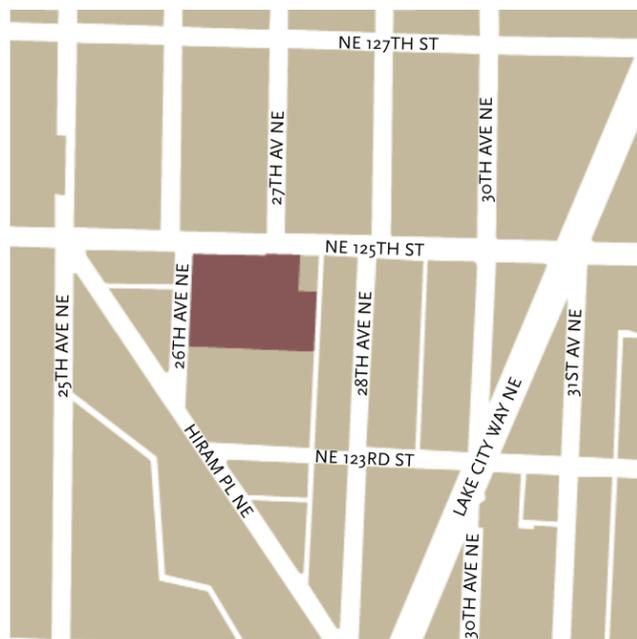
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Vicinity Map



Project Address:
2611 NE 125th St.
Seattle, WA 98125

Project Team

Owner

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EDG Narrative

Existing Site

The site is located on NE 125th Street between 26th and 28th Avenues NE. The 116,927 sf site is currently developed with a 2-story, 1930's era school building with surface parking. It has two later additions and currently contains professional offices. The site is fairly flat, varying about 2' with nice cluster of trees along the east property line.

Neighboring Development

The site is within Lake City's HUB Urban Village. It is bordered by a combination of MR, L-2 and L-3 to the north, L-2 to the south, L-1 to the west, and MR to the east (see map page 4). To the north is an apartment building, a church and daycare. Further north, amenities include the Lake City Public Library, the Lake City Community Center, and Albert Davis Park. To the south is the Lake City Park, with a children's play area, basketball court, and walking paths. East of the site are multiple two-story apartment buildings within a MR zone, buffered by a large row of cedars along an alley. Directly west are small multi-family developments and to the southwest are single family residences. New commercial development has been built along Lake City Way NE.

Proposed Objectives

The proposed development is planned to be a 5-story apartment building over one level of parking to the south of the existing professional office building. The 140-150 units will be for rent. The building height will be approximately 60'. Approximately 180-200 parking stalls will be located within the site boundaries and will include a mixture of surface and structured, partially below grade stalls.

The upper floors of the proposed apartments will have views over the surrounding development, with potential Cascade views to the east. To the south, Lake City Park provides an expanse which allows territorial views of the neighborhood and southern exposure to the project.

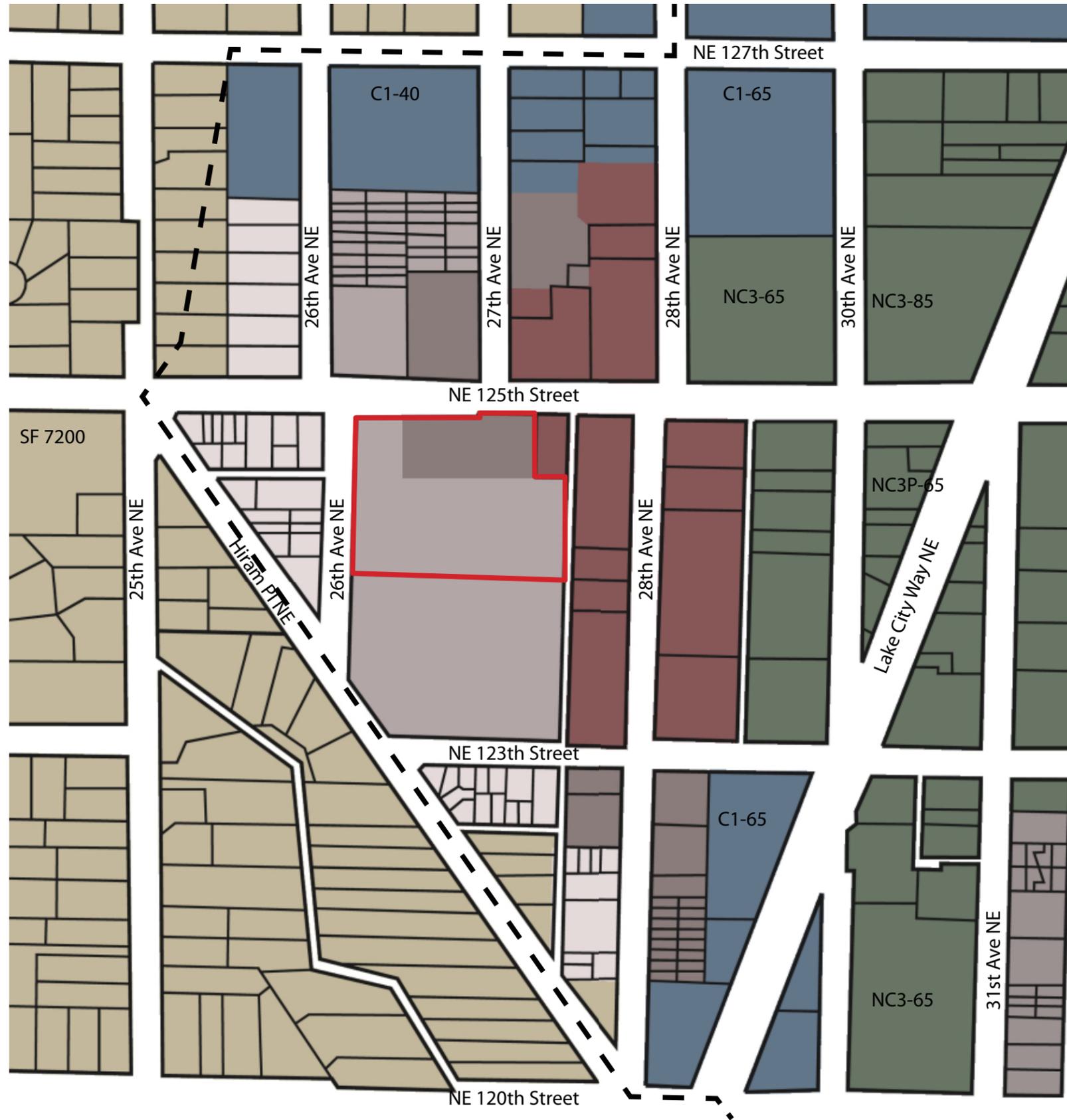
The existing office building does not conform to underlying L zoning. It is a legal non-conforming use. No new commercial space is proposed.

Zoning Map

Contract Rezone

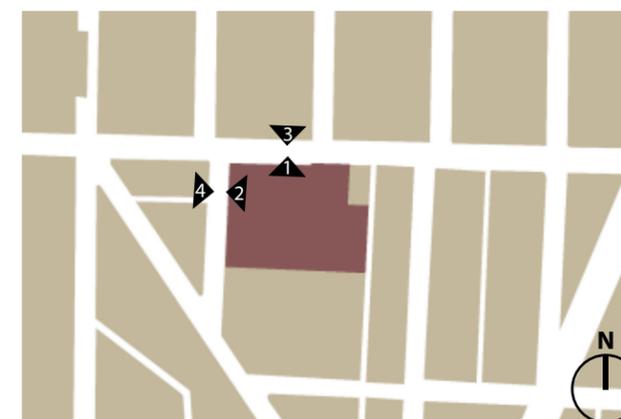
Current site is zoned L-2/L-3. A contract rezone to MR will be requested.

-  SITE BOUNDARY
-  HUB URBAN VILLAGE BOUNDARY
-  COMMERCIAL 1
-  SINGLE-FAMILY
-  NEIGHBORHOOD COMMERCIAL
-  LOWRISE 1
-  LOWRISE 2
-  LOWRISE 3
-  MID-RISE





Key to Views

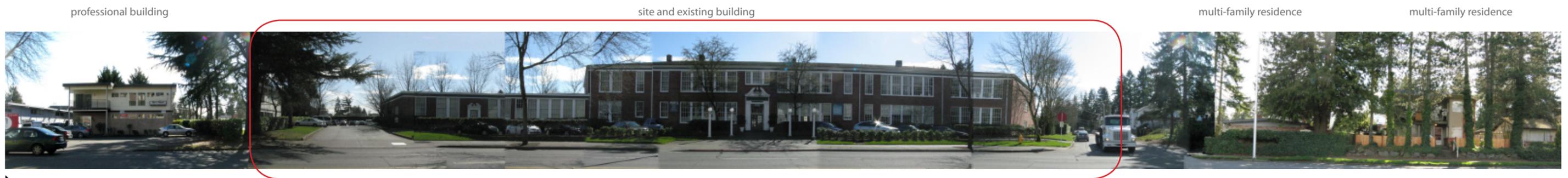




1 125th street ne - north elevation



2 26th avenue ne - east elevation



3 125th street ne - south elevation



4 26th avenue ne - west elevation



5 multi-family and residential use (west of site)

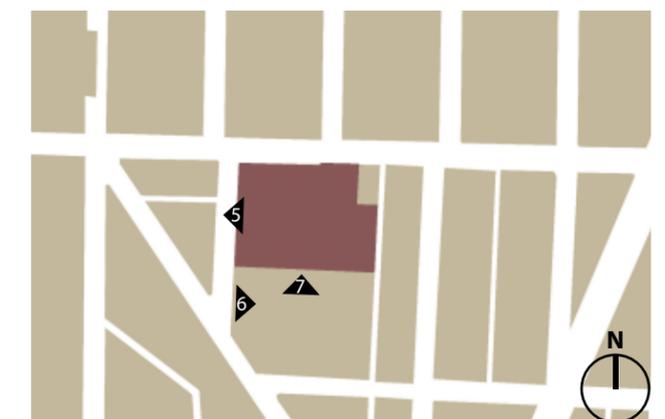


6 park (south of site)



7 existing site-park boundary

Key to Views





8 apartment building



9 condominium



11 construction of new condominiums



10 construction of new condominiums and multi-family complexes

Key to Views



12 church and preschool



13 professional services



14 alley east of site



lake city way ne



mix of retail, service, and professional businesses



car sales lots



lake city chamber of commerce



lake city library and neighborhood center



park (adjacent to library and neighborhood center)

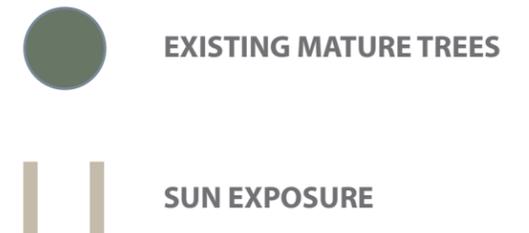


public sculpture

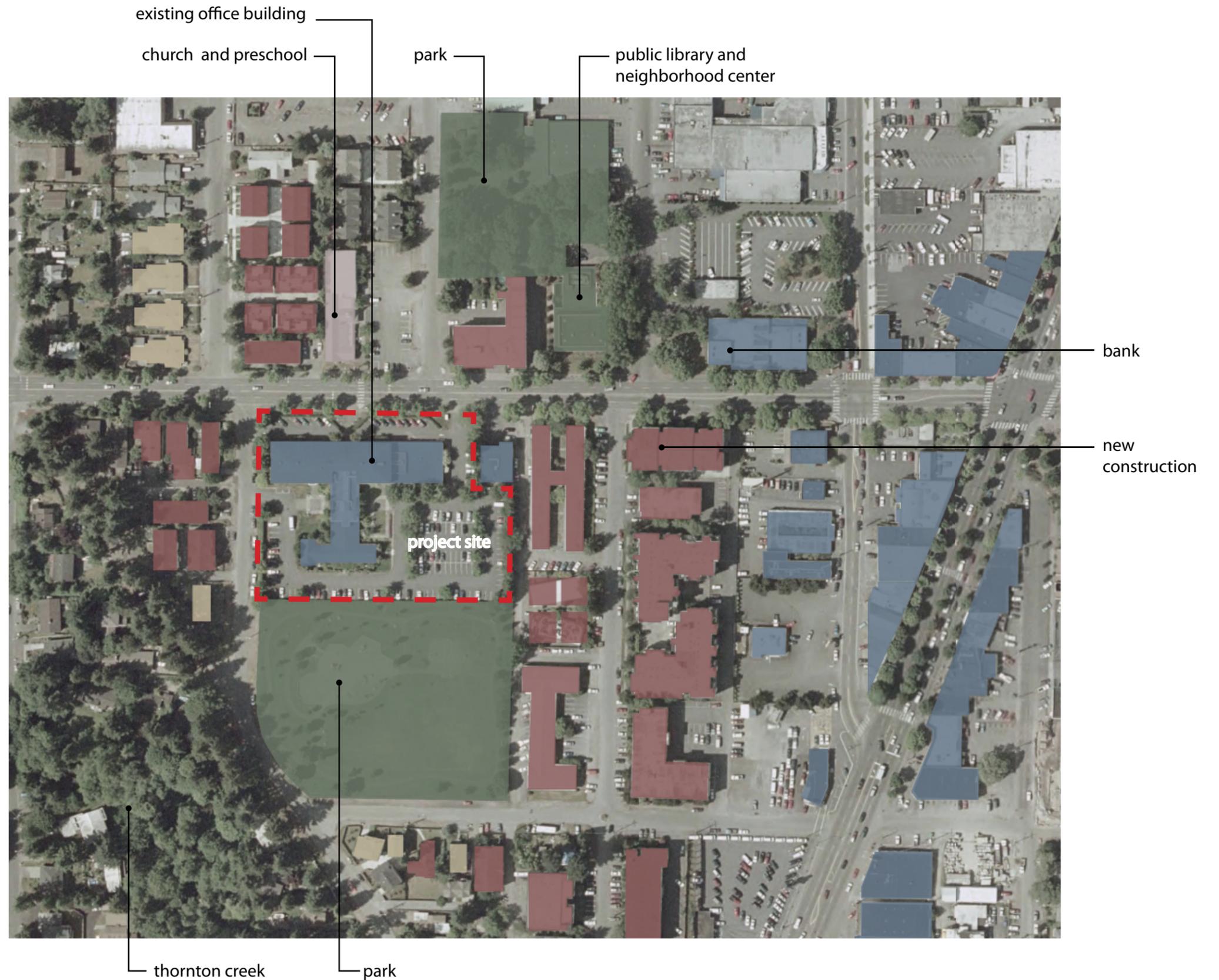


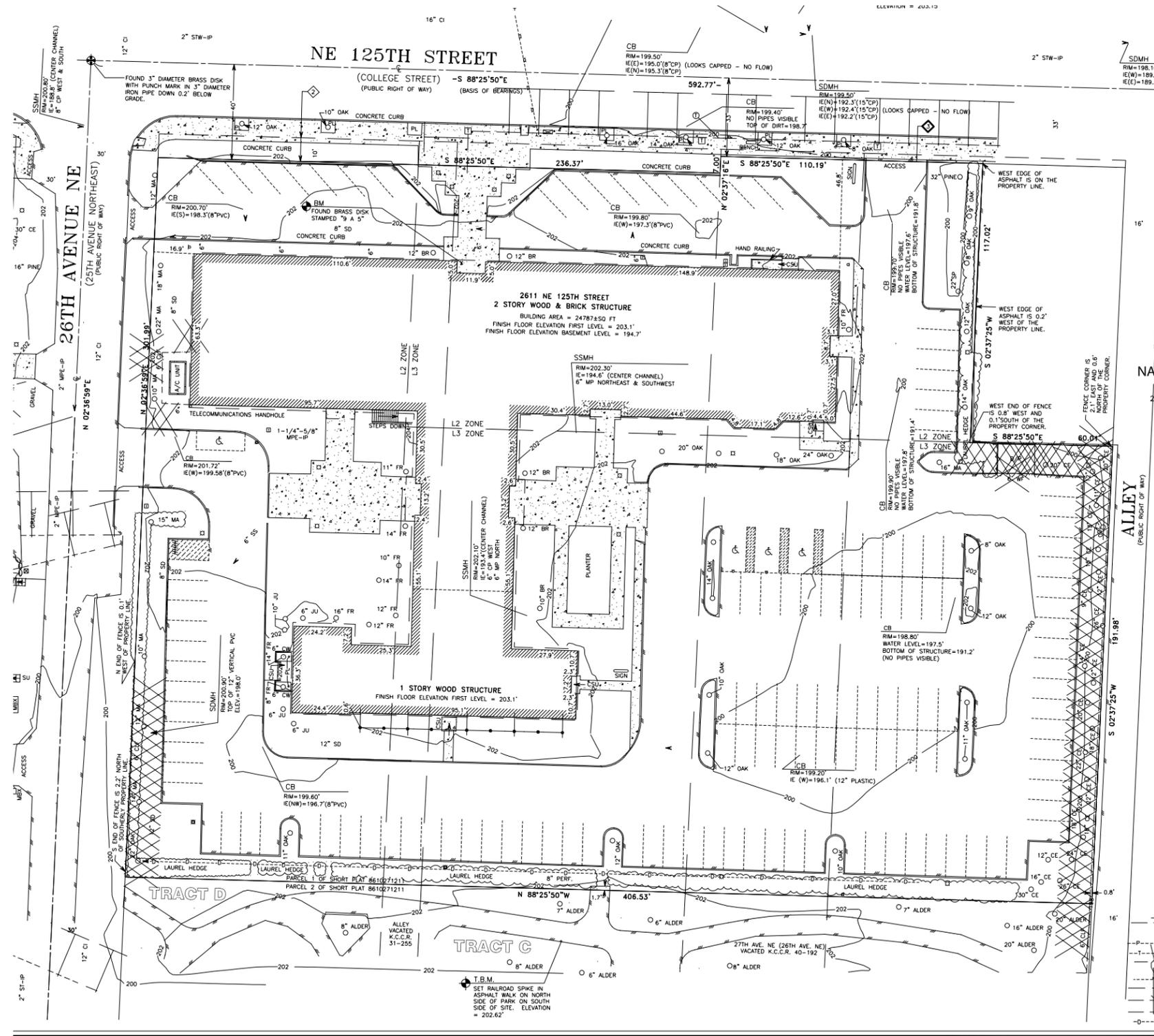
thornton creek





- SITE BOUNDARY
- RETAIL/PROFESSIONAL
- SINGLE FAMILY
- MULTI-FAMILY
- COMMUNITY AMMENITY
- RELIGIOUS INSTITUTION





existing site conditions

- professional office in historic school building & later additions
- parking for 136 cars
- minimal open space
- heavy laurel hedge at perimeter

Design Guidelines

The following Guidelines are considered of high importance by the design team:

- A-1 Responding to Site Characteristics
The location of site elements, such as the existing building.
- A-5 Respect for Adjacent Sites
The location of the proposed structure will provide a backdrop for Lake City Park and respect the L-2 zone to the west.
- A-6 Transition between Residence and Street
An entry court is provided for the residential and office.
- A-7 Residential Open Space
The character of the space between the existing and proposed buildings.
- A-8 Parking and Vehicle Access
Location and access to parking for both the existing and proposed buildings.
- B-1 Height, Bulk and Scale Compatibility
Respect for surrounding development.
- C-2 Architectural Concept and Consistency
The location of the site within the Lake City HUB Urban Village necessitates a coherent, strong design.
- C-3 Human Scale
The care and concern for the human scale developed in Lake City should be reflected in this development.
- D-5 Visual Impacts of Parking Structures
Visibility of structured parking along the park should be limited.
- D-7 Personal Safety and Security
Development will provide "eyes on the park", adding a level of safety and security for Lake City Park and the adjacent residences.
- E-3 Landscape Design to Address Special Site Conditions
Development will attempt to save existing mature trees on site, and provide a landscape buffer along the south between Lake City Park and the proposed development.



current zoning L-2/L-3 option 1

allowed:

- 1 dwelling unit/1200 sf lot area=97 units
- lot coverage: 50%
- height: 25' (35' pitched roof)

cons:

- Site Characteristics disregarded if exist'g prof. office building is demolished
- Personal Safety and Security compromised with limited "eyes on the park"
- Height, Bulk and Scale is low density yet site is within HUB Urban Village
- Poor Transition Between Residence and Street - lack of street presence
- Residential Open Space is limited
- Parking and Vehicle Access - more vehicles parking on the street
- Human Activity on street is not encouraged
- Entrances are not Visible from the Street, some units are 'land-locked'
- Landscape design compromised with the removal of mature existing trees.





view from northwest



current zoning L-2/L-3 option 2

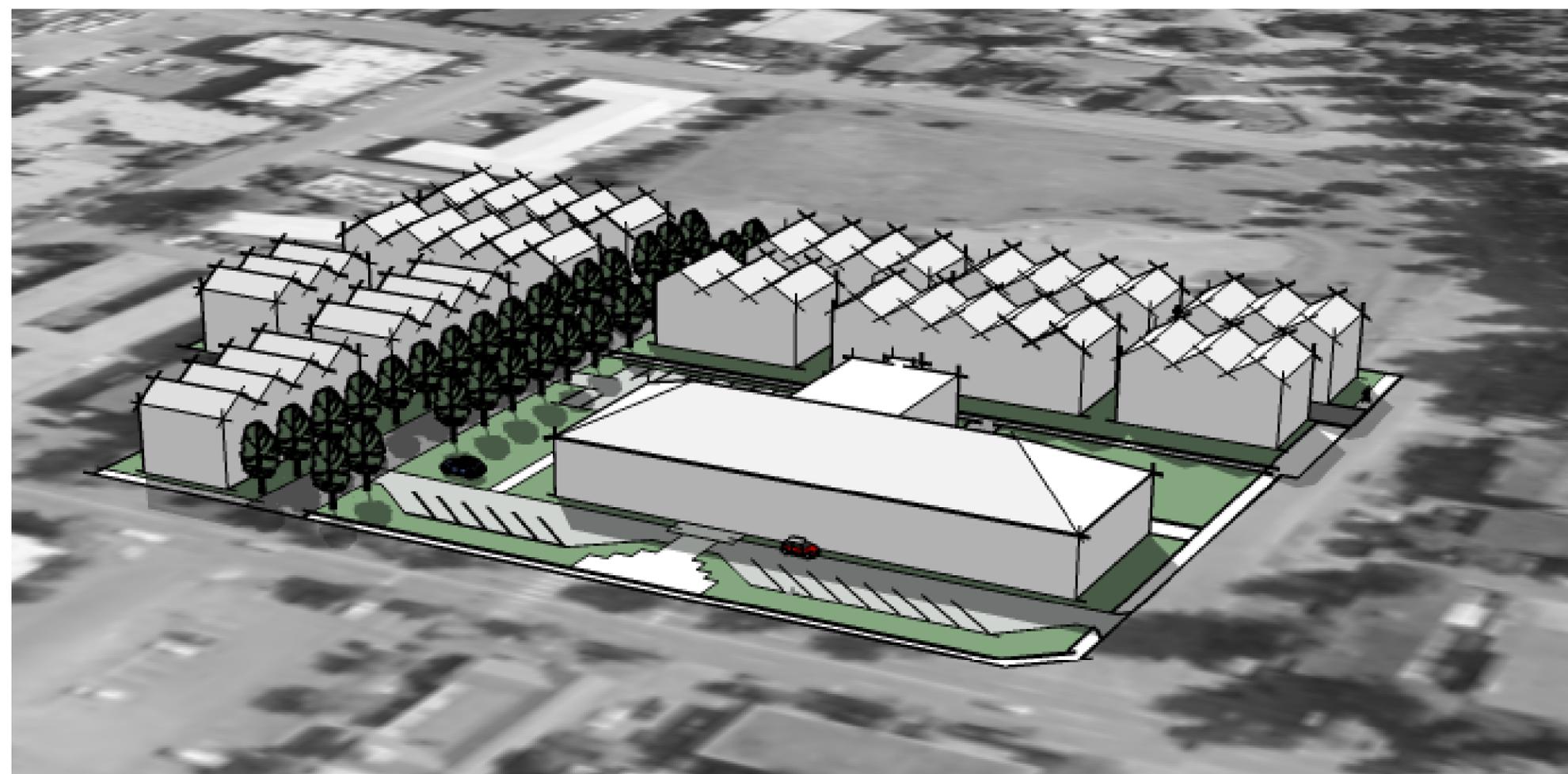
allowed:

- 1 dwelling unit/1200 sf lot area = 97 units
- lot coverage: 50%
- height: 25' (35' pitched roof)
- maintains existing prof. office building

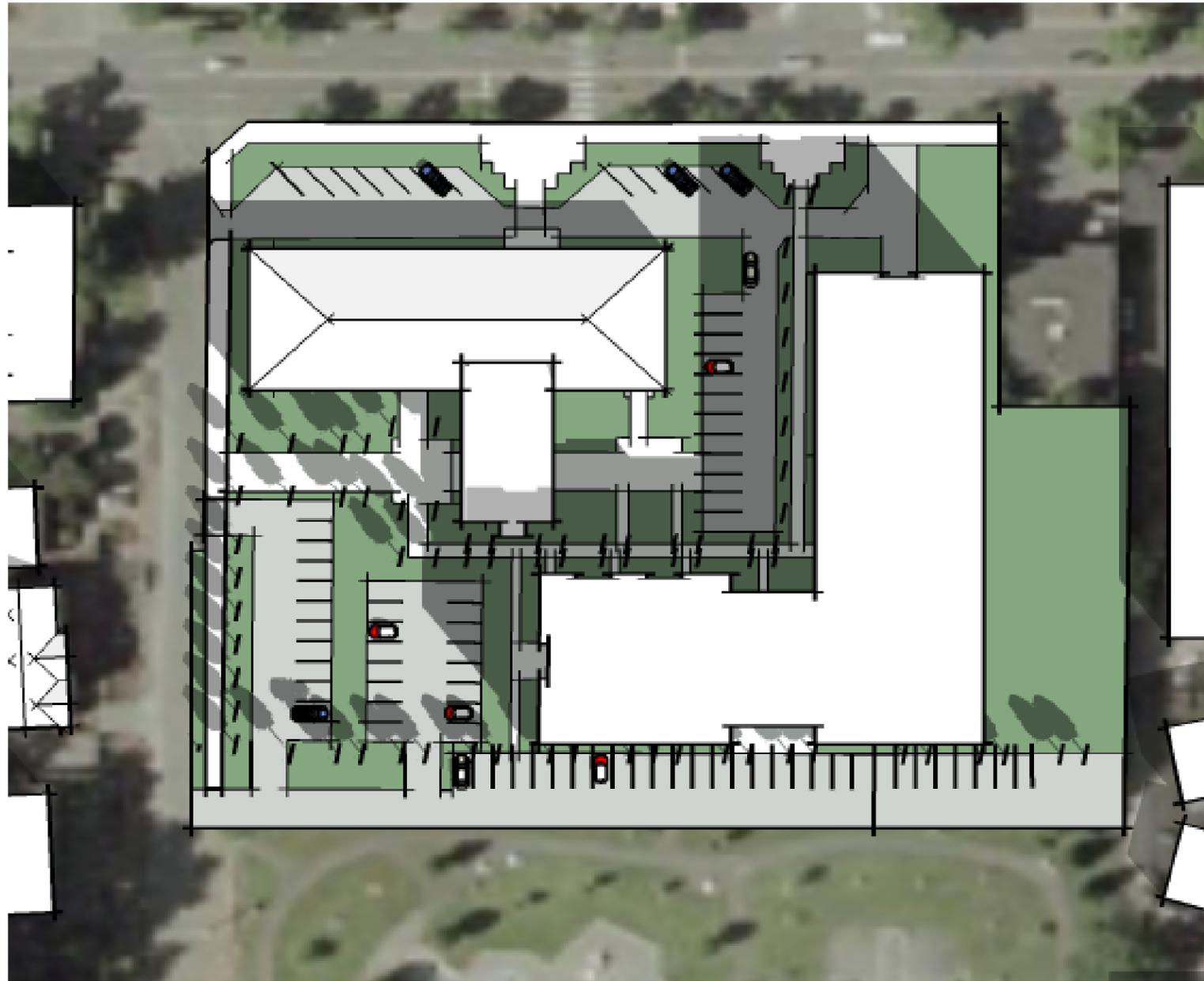
cons:

- Personal Safety and Security compromised with limited "eyes on the park"
- Height, Bulk and Scale is low density yet site is within HUB Urban Village
- Poor Transition Between Residence and Street - lack of street presence
- Residential Open Space is limited
- Parking and Vehicle Access - more vehicles parking on the street, unable to take advantage of shared office and residential parking.
- Human Activity on street is not encouraged
- Entrances are not Visible from the Street, some units are 'land-locked'.
- Landscape design compromised with the removal of mature existing trees.





view from northwest



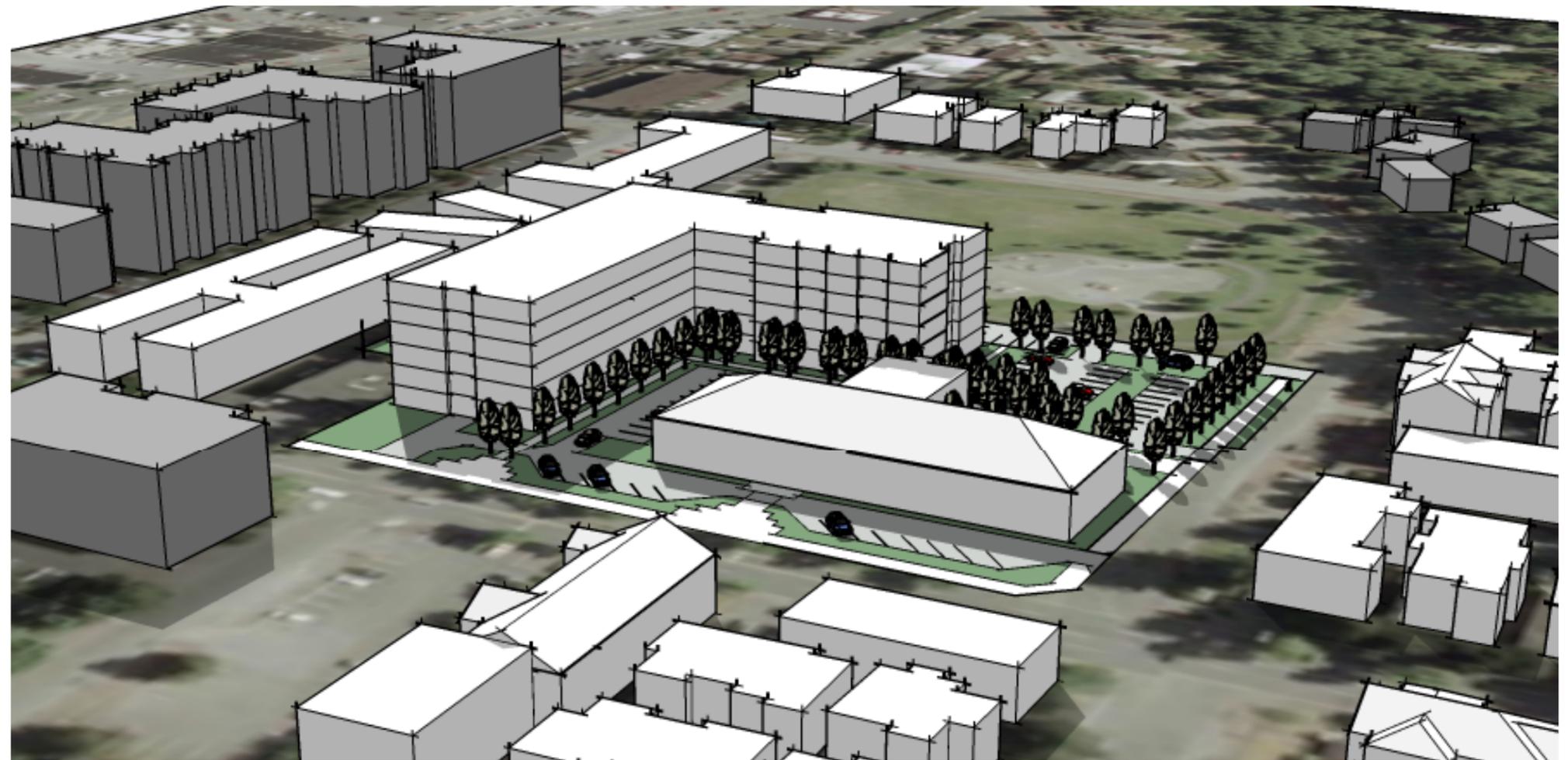
considered midrise 1 ((5) level apts, (1) level structured parking)

pros

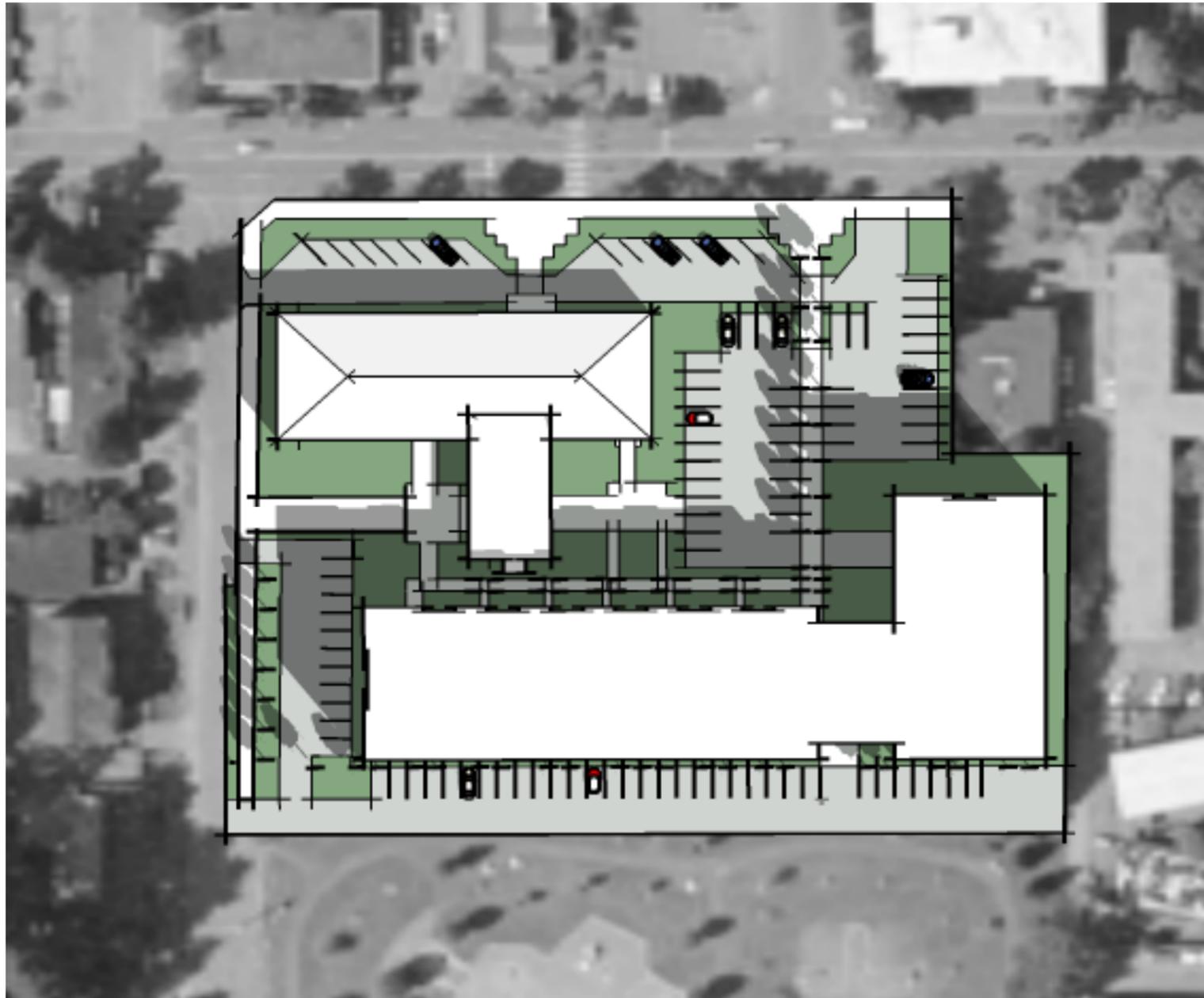
- Responds to Site Characteristics by maintaining existing prof. office building
- Personal Safety and Security enhanced with more "eyes on the park"
- Height, Bulk and Scale Compatibility with highest bulk adjacent to MR zone and building setback from L-1 zone to the west

cons

- Respect for Adjacent Site compromised by surface parking along park boundary
- Pedestrian Open Space and Entrances are hidden within the block
- Height, Bulk and Scale Compatibility issue - mass closer to alley desired
- Landscape design compromised with the removal of mature existing trees.
- Parking Lot Near Sidewalk along 26th Ave. NE
- Exterior Finish Materials compromised with less efficient building layout
- Residential Open Space hidden along alley



view from northwest



considered midrise 2 ((5) level apts, (1) level structured parking)

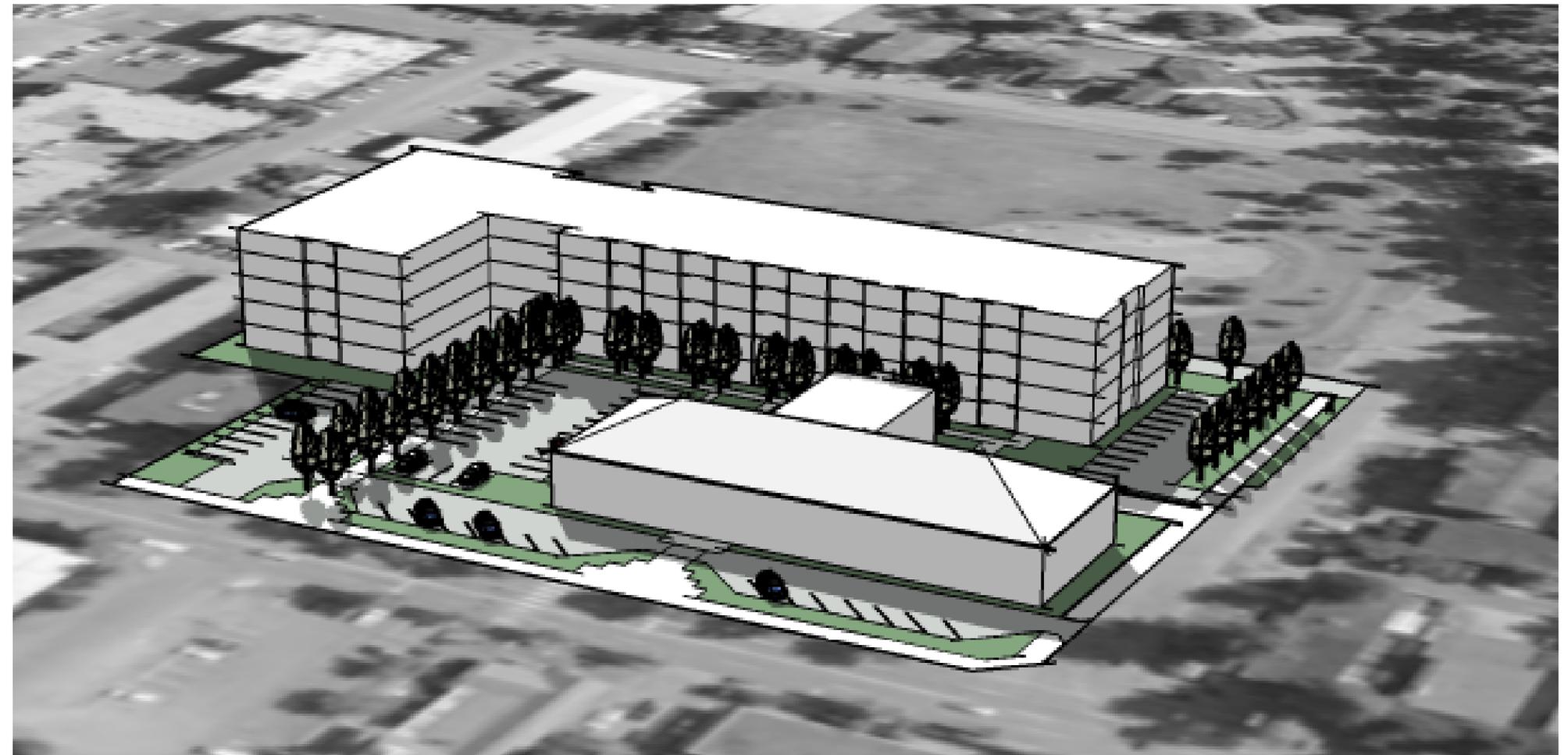


pros

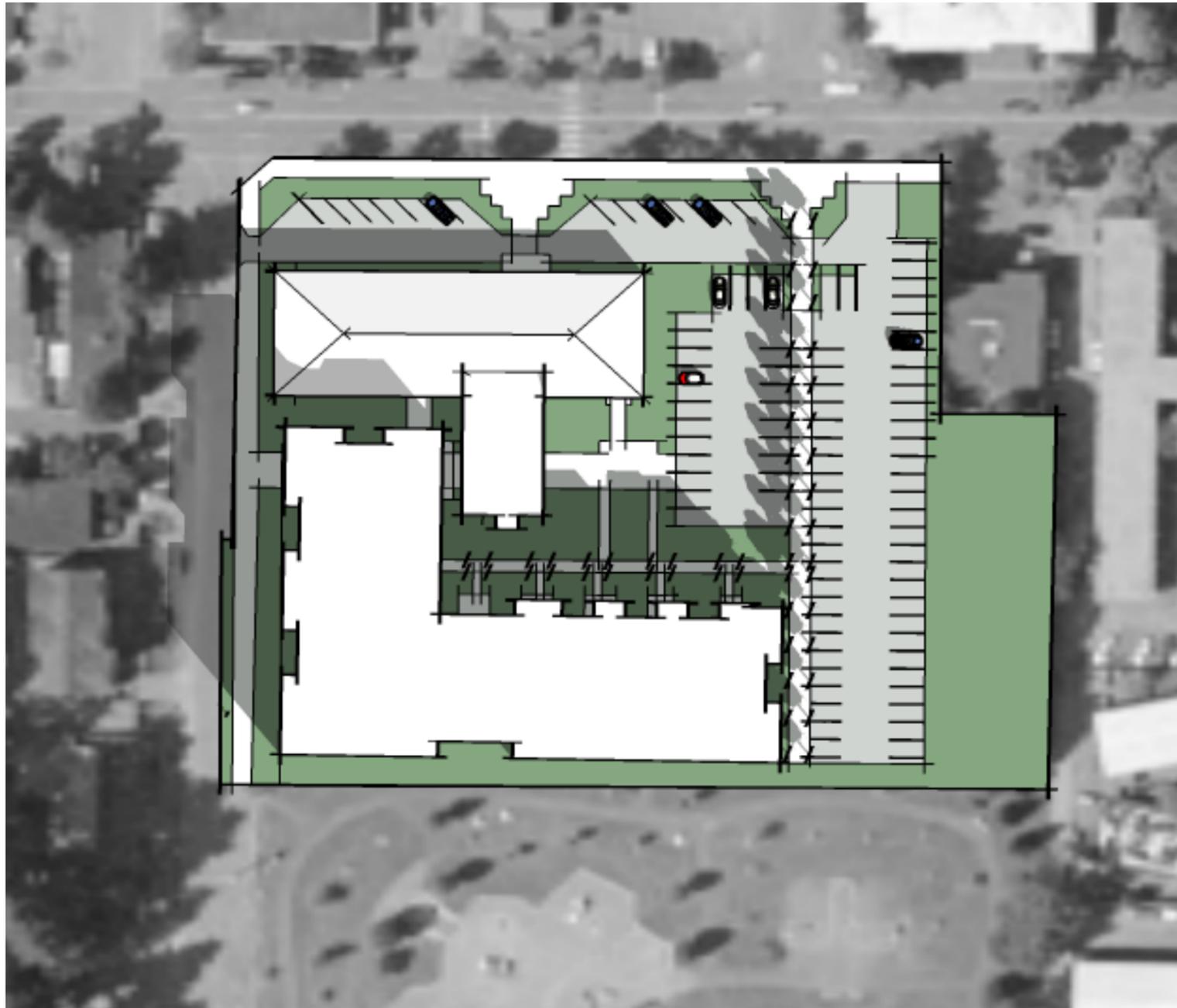
- Responds to Site Characteristics by maintaining existing prof. office building
- Personal Safety and Security enhanced with more "eyes on the park"
- Height, Bulk and Scale Compatability with highest bulk relating to adjacent MR zone

cons

- Respect for Adjacent Site compromised by surface parking along park boundary
- Respect for Adjacent Sites compromised with longer mass along alley
- Pedestrian Open Space and Entrances are hidden within the block
- Landscape design compromised with the removal of mature existing trees.
- Parking Lot Near Sidewalk along 26th Ave. NE
- Exterior Finish Materials compromised with less efficient building layout



view from northwest



considered midrise 3 ((5) levels apts, (1) level structured parking)

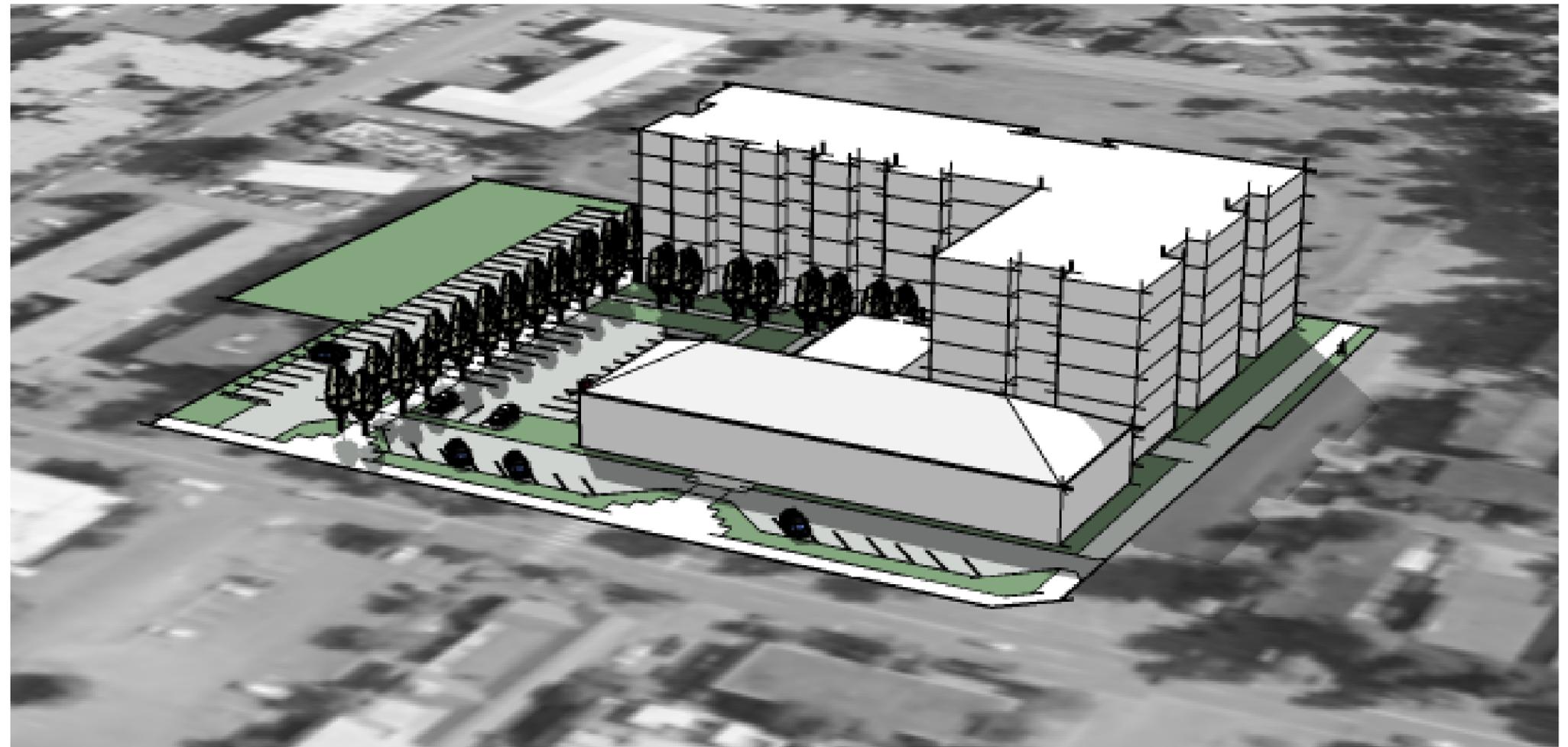


pros

- Responds to Site Characteristics by maintaining existing prof. office building
- Personal Safety and Security enhanced with more "eyes on the park"
- Pedestrian Open Space and Entrances - more are along street
- Landscape to Enhance Building and Site - mature existing trees saved

cons

- Respect for Adjacent Sites compromised with large mass on west edge adjacent to L-1 zone
- Respect for Adjacent Site compromised by surface parking adjacent to park
- Architectural Context compromised by proximity to west wing of existing building
- Architectural Concept and Consistency compromised with incomplete edge along park boundary
- Height, Bulk and Scale Compatibility issue - mass closer to alley desired
- Residential Open Space hidden along alley
- Exterior Finish Materials compromised with less efficient building layout



view from northwest



considered midrise 3 ((3and 5) levels apts, (1) level structured parking)



pros:

cons:

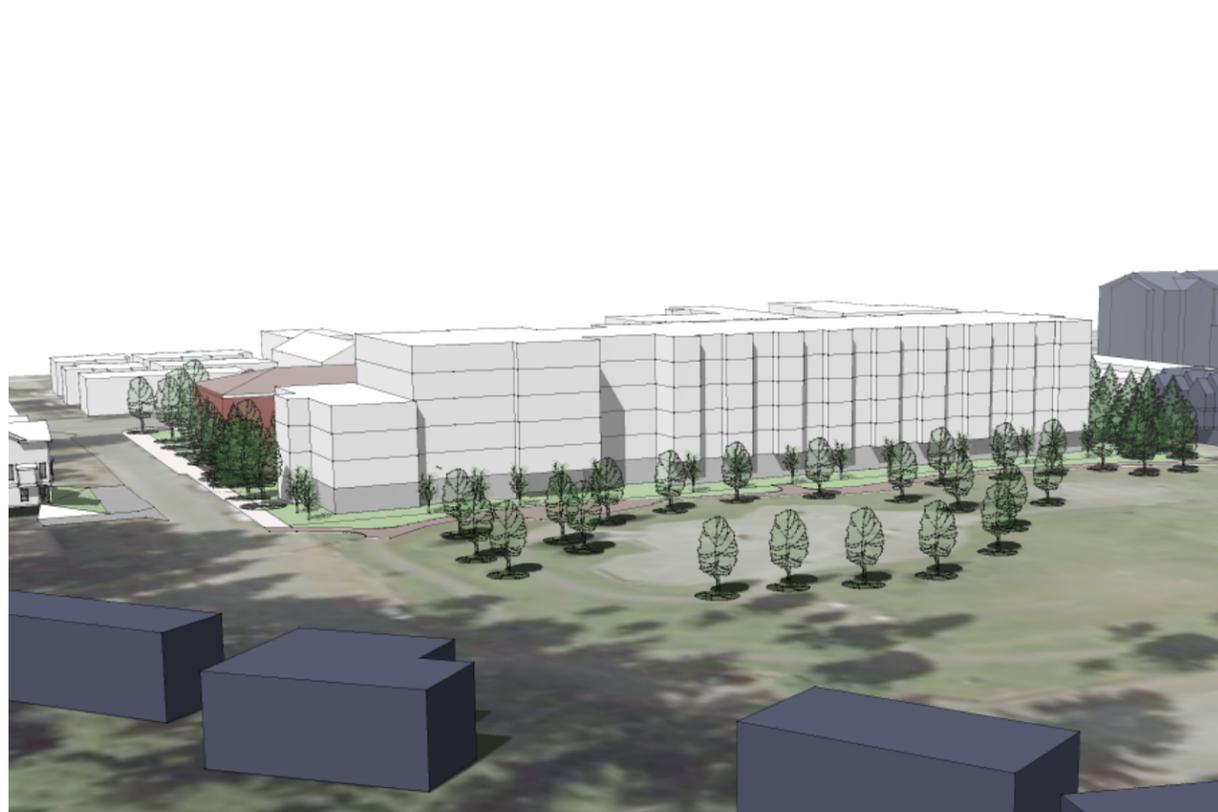
- Responds to Site Characteristics by maintaining existing prof. office building
 - Personal Safety and Security enhanced with more "eyes on the park"
 - Pedestrian Open Space and Entrances - more open space provided - arrival courtyard for office and residential
 - Landscape to Enhance Building and Site - mature existing trees saved
 - Exterior Finish Materials - possible upgrade with more efficient building layout
 - Parking and Vehicle Access - balance of surface and structured parking
 - Parking and Vehicle Access - main surface parking area on east side of lot (toward commercial zone)
 - Respect for Adjacent Sites - lower and narrower mass on west edge adjacent to L-1 zone
- Blank Walls / Visual Impacts of Parking Structure - structured parking wall exposed at first floor along park edge
 - Exterior Finish Materials compromised with less efficient unit layout
 - Architectural Concept and Consistency - building form does not complete itself at park facade

sun study - January, 10:00 a.m.



sun study - June, 9:00 a.m.

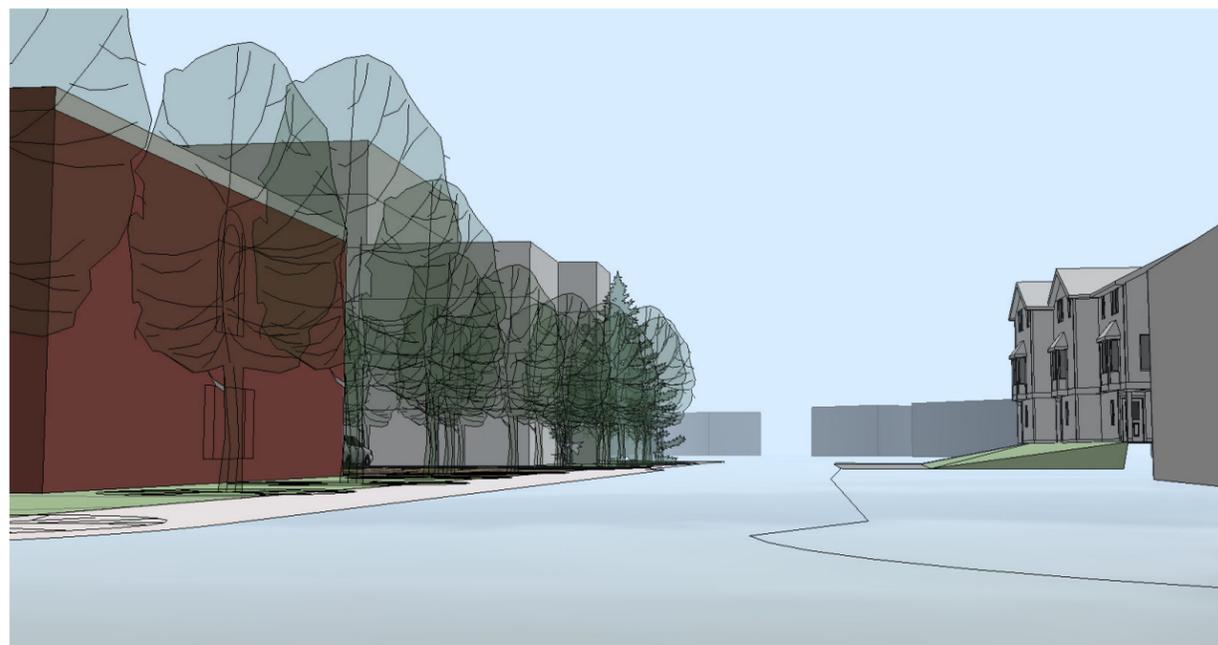




view from southwest



view from northwest



view from north



west elevation



preferred midrise 3 ((5) levels apts, (1) level structured parking)



pros:

proposed:

- Responds to Site Characteristics by main- units: approx. 140-150
- Personal Safety and Security enhanced with more "eyes on the park" parking: approx. 180-200 stalls
- Pedestrian Open Space and Entrances - more open space provided - arrival courtyard for office and residential height: 60' (60' allowed)
- Human Activity at ground floor level with units at grade
- Landscape to Enhance Building and Site - mature existing trees saved
- Respect for Adjacent Sites - narrower mass on east and west edges
- Exterior Finish Materials - possible upgraded with most efficient building layout
- Parking and Vehicle Access - balance of surface and structured parking
- Parking and Vehicle Access - main surface parking area on east side of lot (toward commercial zone)
- Structured Parking hidden below building and behind units

sun study - January, 10:00 a.m.



sun study - June, 9:00 a.m.

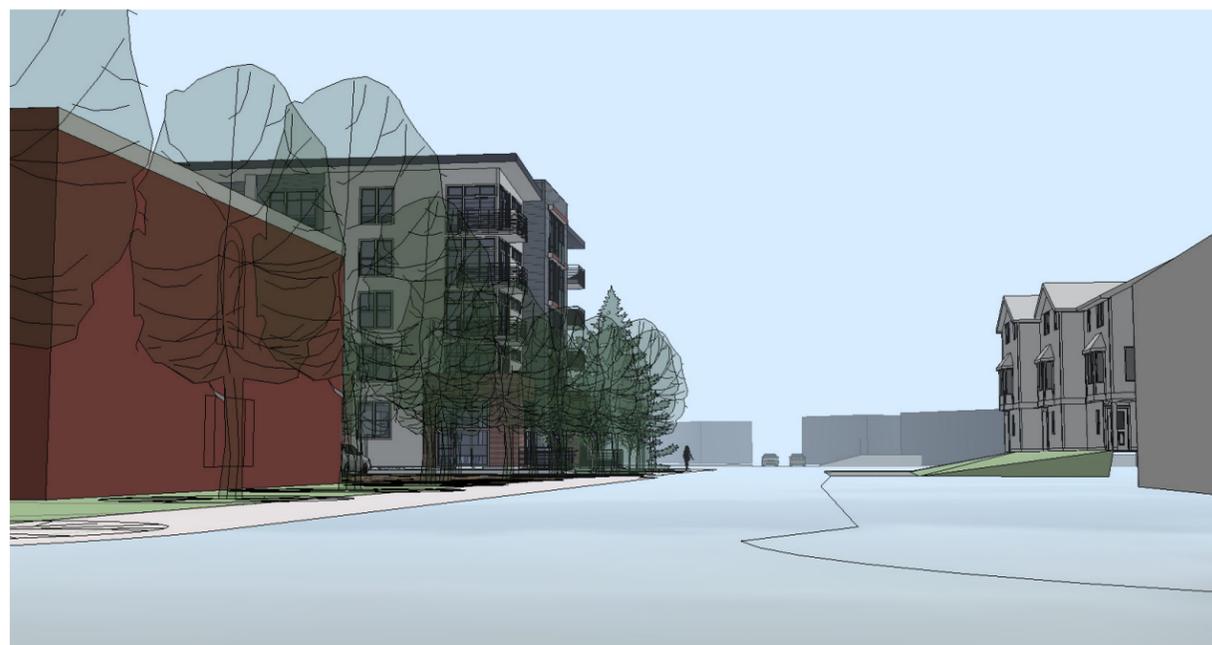




view from southwest



view from northwest



view from north



west elevation

Design Departures (for preferred design)

alley access

The property is not adjacent to the alley at NE 125th Street, making alley access difficult to find. The existing curb cut on NE 125th Street and two along 26th Ave. NE are existing, well defined access to existing professional offices.

open space

A reduction may be required in order to preserve the existing building.

building width and depth

Due to configuration of existing building and site access, structure width and depth requirements are severely limited.

modulation

More frequent, but shallower modulation is proposed in order to create a stronger presence along the park. Modulation is anticipated to be on several sides rather than just the front façade as required.