

Proposal Description

1. The existing site is located on the northeast corner of the intersection of 24th Avenue East & East Boston Street. The site is trapezoidal with 121.73' on the alley (north), 114.84' (east), 92.84' on Boston (south) and 119.2' on 24th Ave E (west), and is composed of two separate parcels. The western parcel is zoned NC1-30; the eastern parcel is zoned L-1 RC. The site is vacant having previously held a small commercial (medical) facility. An existing curb and sidewalk adjoin the western and southern boundaries. Existing vehicle access is via an existing alley on the north and by an existing curbcut on the south (E Boston). Overhead power poles are located across 24th Ave E. The site is relatively flat with the northeastern corner approximately 5'-0" lower than the street level.
2. The site is split zoned with NC1-30 on the west and L-1 RC on the east. There are no ECA overlays. The properties to the south and west are zoned SF 5000. The property immediately to the east is zoned L-1 RC and lots east of that are zoned SF 5000. The property to the north is zoned NC1-30.
3. Neighboring uses include multi-family to the north, single family to the south, east and west. The immediate businesses in the neighborhood include a bicycle shop, 2 restaurants, a coffee shop, library, antique shop, office building, laundry/cleaners and deli/grocery. There are no significant views from the site.
4. Development objectives include utilizing the site for a mixed use building for commercial and residential uses. Residential uses will provide additional support for businesses in the Montlake Community. Lower floor commercial uses will be more appropriate fronting 24th Ave E where pedestrian and vehicle traffic is higher. Residential units may provide housing for those enrolled or working at the UW. Current plans call for (2) 2BR flats and (1) Live/Work unit attached to a mixed use structure containing 21 units on two floors over one floor of commercial. Underground parking for 30 vehicles will be accessed from the existing alley. A wider alley/drive is proposed to allow 2 way traffic from the garage to 24th Ave E and allows for short term deliveries. The proposed structure on the NC1-30 portion of the site will utilize the 30' height limit. The L-1 units will be built to meet the 30' height limit.

Development Objective

1. Develop site to highest and best use (mixed-use building)
2. Provide increased housing opportunity in the Montlake neighborhood
3. Provide a visual upgrade to the neighborhood and improve property values
4. Provide opportunities for commercial tenant space
5. Enhance the pedestrian environment with pedestrian shops
6. Provide positive cash flow for the property
7. Provide financial benefits for a family investment

Proposed Density

2BR Flats	2
Jr 1BR Flats	16
1BR Flats	6
<u>Total Units</u>	<u>24</u>
Total Parking Stalls	30
Commercial	4,926sf
Live/Work	1,000sf

Index

1	Proposal Description / Index
2	Zoning Analysis / Map
3	Existing Uses
4	Site Analysis
5	Vicinity Map
6	Design Guidelines
7	Neighborhood Context Photos
8	Site Photos
9	Survey
10	Streetscape
11	Entries
12	Storefronts / Lighting
13	Materials / Color
14	Architectural Styles-Residential Analysis
15	Fence/Screening-Residential Analysis
16	Arbors/Alley Parking-Residential Analysis
17	Retaining Walls, Paving, Landscape-Residential Analysis
18	Parking Strips-Residential Analysis
19	Site Plan
20	Lower Parking
21	First Floor
22	Second Floor
23	Third Floor
24	Roof
25	West & South Elevations
26	East & North Elevations
27	Sections
28	Landscaping @ Grade
29	Landscaping @ Roof
30	SE Perspective
31	SW Perspective
32	NW Perspective
33	NE Perspective



Zoning Analysis

ADDRESS: 2200 24th Avenue East, Seattle, Wa 98112

LEGAL: Parcel A: Lots B and 7, Block 1, H.S. Turner Park Addition to the City of Seattle, according to the plat recorded in Volume 14 of Plats, page 48, in King County, Washington.
Parcel B: Lot 8, Block 1, H.S. Turner addition to the City of Seattle, according to the plat thereof recorded in Volume 14 of Plats, page 48, in King County, Washington.

DPD ZONING MAP: 93

DPD PROJECT NO.: 3011924 (Previous # 3009726)

PARCEL NO.: 871210-0035, 871210-0040

ZONING: NC1-30 & L-1 RC

OVERLAYS: Arterial; View 100

ECA: None

SITE AREA: 12,304 SF (NC1-30 = 7,706 SF, L-1 RC = 4,598SF)

USES: NC1-30 - Commercial: Retail, Office, Eating & Drinking Establishment
L-1 RC - Ground Related Residential

DENSITY: NC1-30 - No density limitations for mixed use, L-1 RC - 1/2000 SF or 2 Apartments

STRUCTURE HEIGHT: NC1-30 = 30' plus exceptions for pitched roof (5'-0" w/ 4\12 minimum pitch), Rooftop features (open rails, parapet, skylights, stair and elevator penthouses, mechanical equipment, play equipment, chimneys). 4' exception for mixed use buildings subject to 13' floor to floor @ commercial and no view blockage of Mt Rainier, Olympics, Downtown, etc.
L-1 RC = 30' plus exceptions for pitched roof (5'-0" w/ 4\12 minimum pitch or 10' w/ 6\12 minimum pitch). Rooftop features (open rails, planters, skylights, clerestories, greenhouses, parapets, flagpoles). 4' for partially below grade floor.

FLOOR AREA RATIO (FAR): Mixed-Use Structures: 2.5 = 19,265 SF allowed
L-1 RC (Apartments): 1.0 = 4,598 SF allowed

DEVELOPEMENT STANDARDS: 30' average depth, 15' min. commercial/retail depth and floor-to-floor height of 13' min. (23.47A.008 B.3).
50% of structure's non-residential footprint is maximum required. Residential uses may not exceed 20% of street -level street-facing facade when facing an arterial (23.47A.005 C.3).
60% of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent.

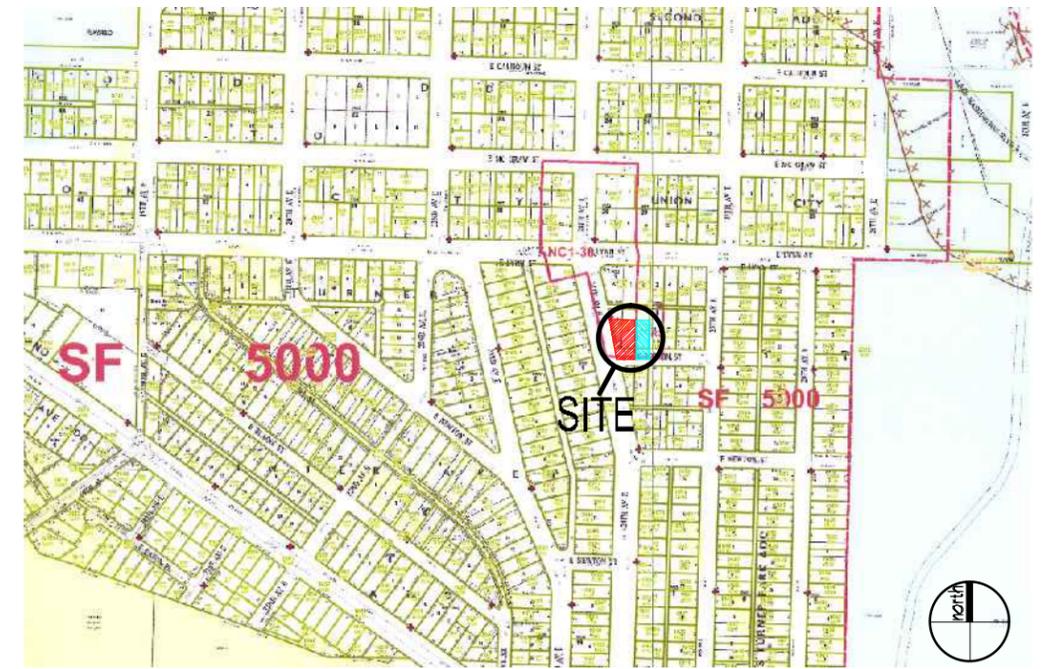
STRUCTURE WIDTH/FACADE LENGTH:
NC1-30 No requirement
L-1 RC Maximum width 45', Maximum facade length 65% of lot depth

RESIDENTIAL AMENITY:
NC1-30 5% of total gross floor area in residential use.
Amenity space shall be landscaped. Approximately 15,290 SF gross residential area x 0.05 = 765 SF required amenity area.
L-1 RC 25% of lot area = 4,598 x .25 = 1,150 SF required amenity area

LANDSCAPE:
NC1-30 Green area factor .30 minimum; Street trees per SDOT; 5' landscape between above grade parking garage and streets; 3' high screening along areas where garbage cans are contained, or 6' high screening for garbage dumpsters.
L-1 RC Green area factor .60

Zoning Map

 = NC1-30
 = L-1 RC

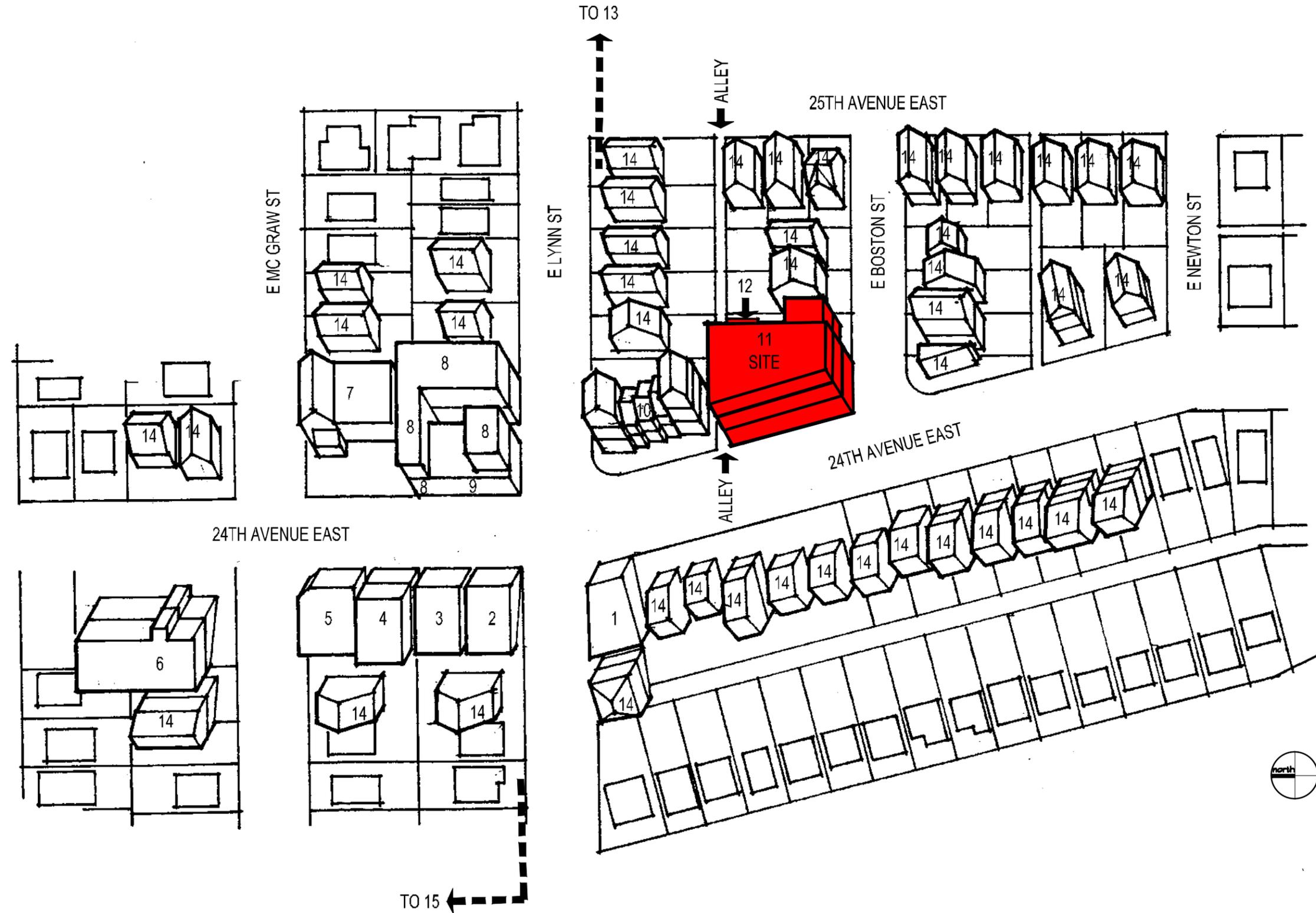


SETBACKS:

NC1-30	FRONT	0'
	SIDE	0'
	REAR	0'
L1-RC	FRONT	5' minimum; 16.5' provided
	SIDE	7' average, 5' minimum; 11.83' average, 11' minimum provided
	REAR	10' minimum with alley; 16.66' provided
EXCEPTIONS		Barrier-free ramps; 18" eaves; unenclosed within 5' of residential lots; no setbacks for below grade structures.
PARKING / ACCESS:		Alley access required from improved alley. Required residential parking in commercial zones & L-1 RC is 1 space per unit. Commercial parking, first 2,500 SF of each business establishment does not require parking. Office use requires 1 space /1,000 SF. General Sales/Service requires 1 space / 500 SF. Required Parking Stalls: Commercial = 1, Live/Work = 1, Residential = 23, Total = 25. Proposed = 31.
STREET CLASSIFICATION:		24th Ave E = Arterial, 75' R.O.W. (66' req'd) E Boston = Non arterial, 50' R.O.W. Alley = 11', includes 1' dedication under A0122695
SOLID WASTE / RECYCLING:		Required: Residential = 225 SF for 16-25 units, Commercial = 287 SF. Rear load container.
DESIGN DEPARTURES:		1. Provide Residential Amenity on the site equal to the sum of that required per the individual zones but on the L1-RC site only. A. Required for NCI = 765 SF (see "RESIDENTIAL AMENITY" above) Provided in NCI = 0 B. Required for L1-RC = 1,150 SF (see "RESIDENTIAL AMENITY" above) Provided in L1-RC = 1,915 SF C. Total amount of Amenity Area required for NCI + L1 = 765 + 1,150 + 1,915 SF Total amount of Amenity Area provided for NCI + L1 = 1,916 SF



Existing Uses



1. Bike Shop
2. Restaurant
3. Tavern
4. Antique Shop/Apts
5. Office
6. Montlake Library
7. Grocery Store/Drycleaners
8. 24 Unit Apartment
9. Hair Salon/Financial Investments /Coffee Shop
10. 7 Unit Apartment
11. Site w/Preferred Alt (currently vacant)
12. Metro Substation
13. Washington Arboretum
14. Residence
15. Montlake Elementary



Site Analysis

24th Ave E

Primary pedestrian and vehicle access

Best orientation for commercial / retail spaces

SDOT Principal Arterial w/ existing 75' R.O.W. (65' required) (no street dedication required)

Utilities including overhead power lines (on west side of 24th) located in R.O.W.

Improved with sidewalk, curb and gutter.

E Boston

Secondary minor vehicle and pedestrian access primarily from residents in neighborhood

Minimal exposure for commercial/retail

Collector street with 50' R.O.W.

Improved with sidewalk, curb and gutter

Alley

11' R.O.W. with previous 1' dedication from subject site.

Primary location of vehicle access to site

Narrow width for remainder of block

View

No significant views from site

Amenities

Site lies within Montlake business area

Walking distance to Montlake Playfield, Interlaken Park, Washington Arboretum, U of W Husky Stadium, Montlake Cut and Foster Island Trails.

Power Substation

Existing 45'x20' easement for power substation

Neighborhood Qualities

In the early 1960's the Montlake Tavern and Kelly's BBQ were lunch and evening gathering spots for university students and staff. Over the years the food and drink services remain a major focus for university and neighborhood consumers. The bicycle repair and sales shop and neighborhood library now contribute to the livelihood and vibrant quality of this small business center. The neighborhood eating establishments are also common seasonal meeting places during UW home sports events.

There is no common identifying architectural context but rather a variety of architecture ranging from the most recent brick, wood, glass, post and beam styled library to a residential builder inspired apartment to early 1900's storefront architecture.



Design Guidelines

The following design guidelines were provided by the Design Review Board following the March 2 & July 6, 2011 EDG meetings.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board preliminarily identified the Citywide Design Guidelines (as applicable) of highest priority for this project.

A. Site Planning

A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

At the Early Design Guidance Meeting, the Board directed the applicant to provide further study of the architectural response to the nearby topography changes. Specifically, the roof design should respond to the presence of uphill residences to the west.

At the Second Early Design Guidance Meeting, the Board agreed with the design direction of the rooftop terrace and roof forms, in response to the visibility of the roof from nearby properties. The Board noted that the shed roof forms should use a material consistent with nearby commercial context, rather than the residential roof finishes nearby.

The Board also gave direction that the applicant should modify the design to meet the 13' floor to floor height for the commercial spaces, in spite of the grade change in the sidewalk. The Board stressed the importance of creating viable leasable commercial spaces with minimum ceiling heights. The applicant should provide sections showing the commercial spaces in relation to the sidewalk to demonstrate the proposed design.

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

At the Early Design Guidance Meeting, the Board said the packet lacked sufficient context analysis and a design response to street level development. The Board directed the applicant to provide additional analysis and demonstrate how the proposed design will respond to the context of the nearby pedestrian environment. This analysis should include consideration of the storefront design and the pedestrian experience at the northwest corner.

At the Second Early Design Guidance Meeting, the Board expressed appreciation for the level of context analysis, compared with the first Early Design Guidance meeting. The Board gave direction to provide the minimum commercial floor to floor height as described in response to Guideline A-1.

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

At the Second Early Design Guidance Meeting, the Board identified this additional priority guideline, based on the proposed design. The residential entry was shown as deeply recessed into the south facade. The Board was concerned that this design may detract from the visibility and identification of the entry. The applicant should demonstrate how the proposed residential entry will meet this guideline, possibly by bringing the entry door further towards E. Boston St and using techniques such as a different style of overhead canopy, lighting, landscaping, and special paving.

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.

At the Early Design Guidance Meeting, the Board expressed disappointment with the lack of context analysis. The Board noted that the applicant should provide additional design analysis of the area, and indicate how the proposed development will respond to the context of the single family development to the south, east, and west.

At the Second Early Design Guidance Meeting, the Board noted concerns with the proposed plinth and departure related to the plinth at the south and east property lines. The plinth is the result of capping the below grade parking, and the Board noted that open parking would not be acceptable. However, a better solution is needed to provide a cover for the parking, access to the live-work unit, and a graceful approach to the adjacent single family structures to the east. The Board suggested the possibility of cutting stairs into the plinth near the south property line, with terraced planters leading up to the live-work courtyard area, and replacing the east edge of the plinth with landscaping. The applicant should provide sections and landscape details at the Recommendation stage of review to demonstrate the proposed design approach for this area.

The Board noted that the proposed setback departure at the east property line would not be supported.

A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

At the Early Design Guidance Meeting, the Board expressed confusion over the Scheme 4 proposed vehicular access configuration. Concerns included pedestrian safety, impacts to the nearby residential neighborhood that shares the alley, and safety for vehicles entering and exiting. The Board noted that the applicant preferred access option seems to be

driven by a desire to avoid a design review departure for building overhang. The Board also noted that the additional curb cut will create a wide area of the sidewalk that's inhospitable to pedestrians, in a commercial corridor that should encourage pedestrian activity.

The applicant should provide further analysis about vehicular access options for the site. In general, the Board noted that vehicular access should be designed to maximize pedestrian safety and minimize impacts to the narrow alley east of the site. A widened alley with access to parking appears to be the best option. Additional curb cuts and driveways separated from the alley by a curb don't appear to be good options.

At the Second Early Design Guidance Meeting, the Board responded that vehicular access from the alley is preferred, and the proposed flexible vehicle/delivery area adjacent to the alley could be a benefit to the design and alley circulation. However, this area should be modified to create clearly defined pedestrian and vehicular areas, allow open views to the sidewalk, and increase the 'pedestrian' zone near the sidewalk. Possible methods to achieve this include removing the trellis adjacent to the sidewalk, wrapping the storefront glass into the alley, using special paving in the vehicular area, and using bollards or benches to designate a pedestrian area adjacent to the sidewalk. The pedestrian area should be larger than the triangular area shown in the EDG packet.

A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners. Early Design Guidance reflects the comments about vehicular access in response to Guideline A-8.

The Board also noted that the corner treatments shown in Schemes 3 and 4 appear to be unnecessary at the corner of E. Boston St. and 24th Ave E. This isn't a significant intersection, and the corner treatment should instead reflect the nearby context and the transition to single family residential development to the east and south.

At the Second Early Design Guidance Meeting, the Board expressed support for the proposed vehicular access and circulation, as described in response to Guideline A-8.

B. Height, Bulk and Scale

B-1 Height, Bulk, and Scale Compatibility. 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. Projects on some edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

At the Early Design Guidance Meeting, the Board noted that the building needs additional study to determine a scale that is compatible with nearby commercial and residential structures. Items the applicant should consider include the commercial height in relation to the upper stories (proportion), the treatment of storefront design in relation to nearby context (scale), and the transition of this scale to the nearby residential development.

The Board also stated that the proposed north overhang seems awkward and disproportional to the building.

At the Second Early Design Guidance Meeting, the Board noted that the proposed massing has developed in a positive direction since the first EDG meeting. The applicant should continue to modify the building roof and cornice line, with the intent of creating a proportional building relationship and a finished 'top' for the building. Additional information should be provided about the proposed inset storefront windows. Sections, detailed graphics, and shadowed elevations will be helpful at the Recommendation stage of review.

C. Architectural Elements and Materials

C-1 Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

At the Early Design Guidance Meeting, the Board directed the applicant to return with a thorough analysis of nearby context and demonstrate how the proposed design will conceptually relate to this context. The context analysis should include at least the following elements:

- Proportion of storefront to upper building stories
- Architectural treatments that add to the pedestrian experience
- Historic building design such as inset doors, transom windows and storefront openings
- Materials
- Design cues from nearby residential development
- Any other development patterns that indicate design cues

At the Second Early Design Guidance Meeting, the Board noted appreciation for the context analysis, and didn't have further guidance related to this Guideline.

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. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

At the Early Design Guidance Meeting, the Board directed the applicant to provide additional context design analysis and return to describe how that analysis will relate to the proposed design.

At the Second Early Design Guidance Meeting, the Board directed the applicant to provide continuous pedestrian weather protection and to demonstrate how the overhead weather protection will relate to the overall design concept. Glass or other materials that permit light to the storefronts are acceptable.

C-4 Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

At the Early Design Guidance Meeting, the Board noted that finish materials should be durable high quality materials that respond to neighborhood context.

At the Second Early Design Guidance Meeting, the Board noted that the possible use of composition roofing references the nearby residential development, and shouldn't be used on this type of mixed-use building. The applicant should include roofing materials and other materials that reflect the context of nearby commercial structures.

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 lit and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

At the Early Design Guidance Meeting, the Board directed the applicant to continue design development of the pedestrian entrances. The primary residential entry on E. Boston St. seems to be a good configuration.

At the Second Early Design Guidance Meeting, the Board was concerned with the viability and accessibility of the live-work unit to the street. The proposed live-work unit is set back from the street and located on a 2'-4' plinth. The live-work unit should be designed to provide open space that is consistent with the design of the live-work unit and provide direct pedestrian paths from the street. Comments also reflect the guidance in response to A-5.

D-3 Retaining Walls. Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.

At the Second Early Design Guidance Meeting, the Board added this priority guideline in response to the proposed design of the plinth on E. Boston St. Comments reflect those found in response to A-5 and D-1.

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 front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

At the Early Design Guidance Meeting, the Board asked for additional information about the proposed location and screening of these areas.

At the Second Early Design Guidance Meeting, the Board didn't provide any additional guidance related to this item. The applicant should demonstrate how the proposed screening meets this Guideline at the Recommendation stage of review.

D-8 Treatment of Alleys. The design of alley entrances should enhance the pedestrian street front.

Comments for the first and second Early Design Guidance meetings reflect those found in response to Guidelines A-8 and A-10.

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.

At the Early Design Guidance Meeting, the Board asked for additional information about the proposed commercial transparency.

At the Second Early Design Guidance Meeting, comments reflected those found in response to Guideline B-1.

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 a visually interesting street front 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.

At the Early Design Guidance Meeting, the Board asked for additional information about the proposed residential entries on E. Boston St.

At the Second Early Design Guidance Meeting, Board comments reflected those found in response to Guideline A-3.

E. Landscaping

E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project. Comments for the first and second Early Design Guidance meetings reflect those found in response to Guidelines A-1 for rooftop design, and A-5 for transition to single family areas and the street front.

E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

At the Early Design Guidance Meeting, the Board discussed the importance of landscaping to buffer the pedestrians from traffic on 24th Ave E, the use of landscaping in the transition to single family areas to the east and south, and the use of landscaping in the "hole" at the northeast corner of the property and between the townhouses. The applicant should provide a conceptual landscape plan at the next EDG meeting that demonstrates how the design will respond to these items.

At the Second Early Design Guidance Meeting, comments reflected those in response to Guideline E-2.

BOARD DIRECTION

At the conclusion of the EDG meeting, the Board recommended the project should move forwards to MUP Application in response to the guidance provided at this meeting.



Neighborhood Photos

APTS/SALON/OFFICE/COFFEE



7 UNIT APARTMENT



ALLEY LOOKING WEST



ALLEY LOOKING EAST



SITE



GROCERY/CLEANERS



RESIDENCE TO SOUTH



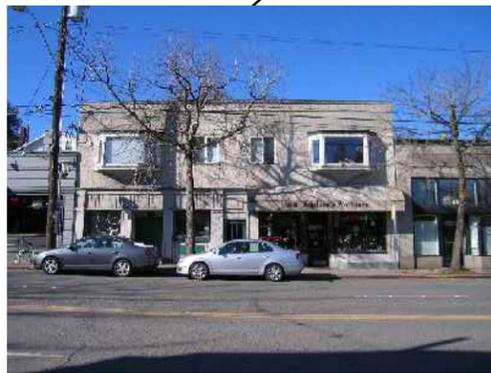
MONTLAKE LIBRARY



RESIDENCES TO WEST



OFFICE



ANTIQUÉ SHOP



TAVERN



RESTAURANT



BICYCLE SHOP



Site Photos



SITE LOOKING NORTH FROM E BOSTON



SITE LOOKING SOUTHEAST FROM 24TH AVE E



SITE LOOKING NORTHEAST FROM 24TH AVE E



SITE LOOKING SOUTHWEST FROM ALLEY

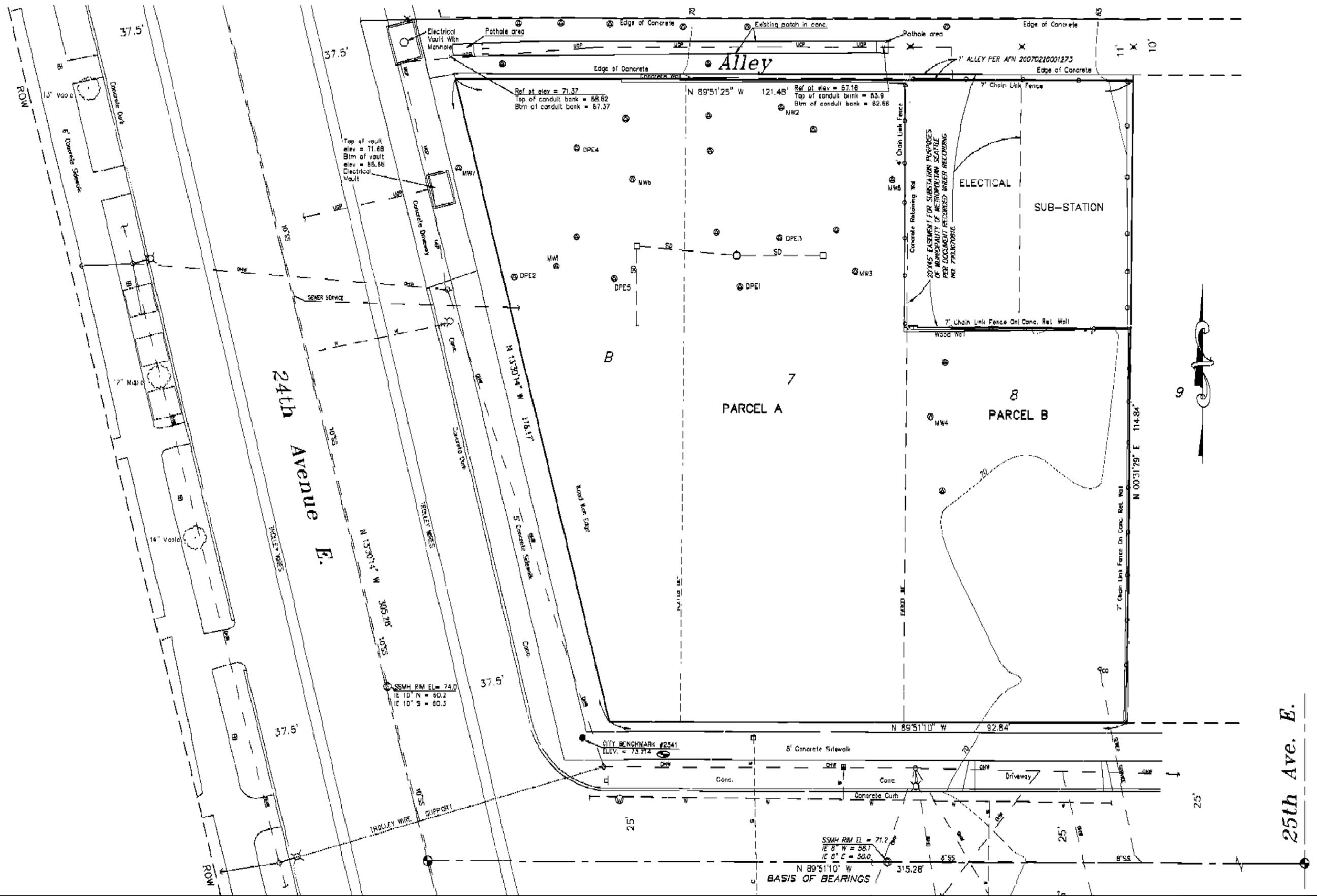


SITE LOOKING SOUTHEAST FROM ALLEY



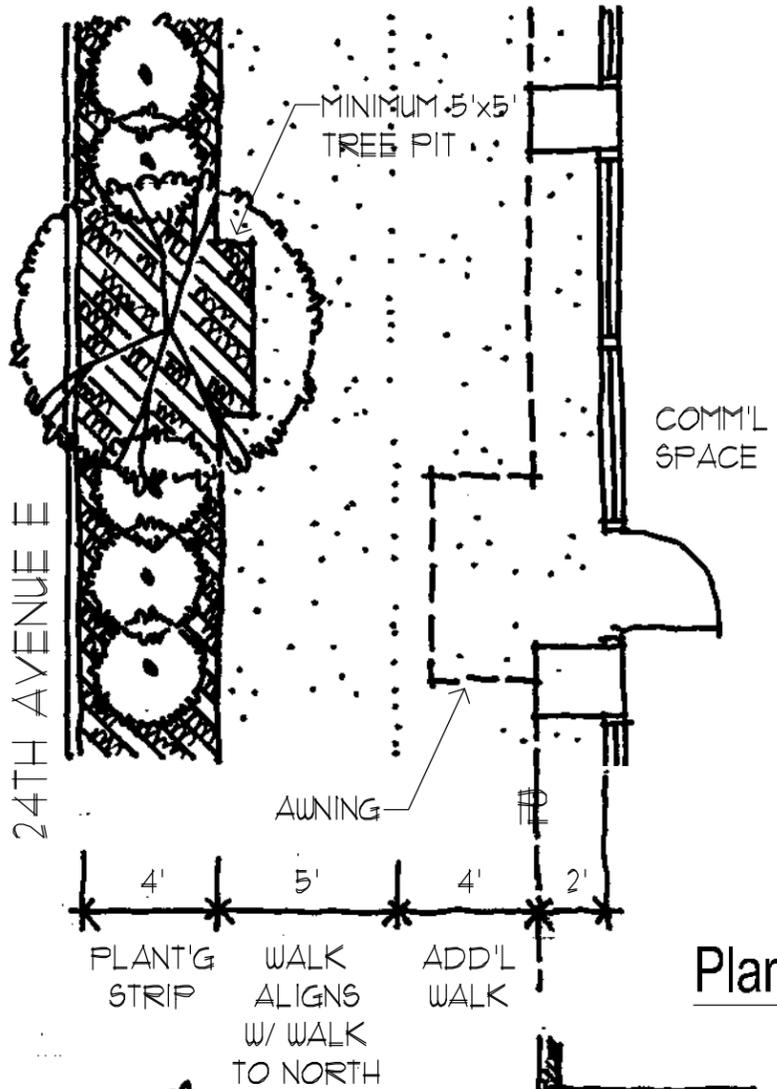
RESIDENCES TO WEST OF SITE ACROSS 24TH AVE E



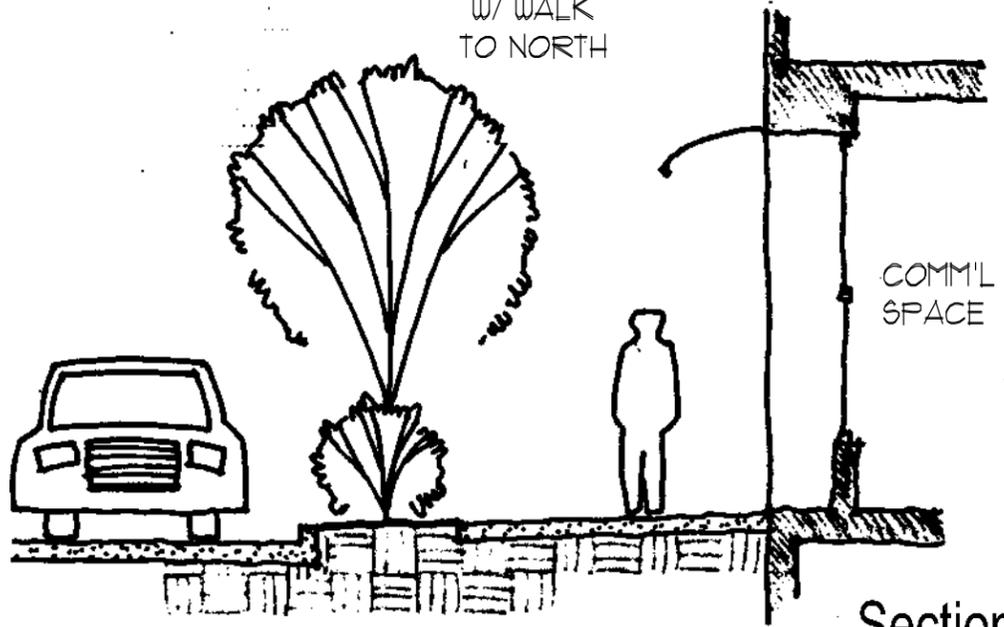


Streetscapes

- landscaping in planting strip provides barrier between pedestrians and cars in 24th
- 5' walk aligns with walkway to north
- 4' additional walk moves pedestrians away from arterial
- alternate sidewalk profile: continuous 5' planting strip and 8' wide walk (4'+4') to R. Provides greater buffer from arterial, doesn't align as well with sidewalk north of alley.



Plan



Section



West Side 24th @ Montlake Library

- no planting strip
- library set back from street

East Side 24th @ Seattle Housing

- 4' plant strip, 5' sidewalk, 4' to property line, similar profile to subject property
- street trees between sidewalk and property line
- apartments set back from street



West Side 24th @ Montlake Alehouse

- no planting strip
- narrow sidewalk adjacent to 4-lane arterial
- buildings adjacent to street

East Side 24th @ Fuel

- a narrow walk adjacent to 4-lane arterial with sidewalk cafe seating
- buildings adjacent to street



West Side 24th Across From Site

- landscaping in plant strip separates pedestrians from 4-lane arterial
- wider sidewalk gets pedestrians away from 24th

East Side 24th @ Montlake Apartments

- no planting strip
- narrow walk adjacent to 4-lane arterial
- buildings adjacent to street



Entries



Montlake Bicycle Shop

- expanded recessed entry with room for bicycles
- minimal overhead protection
- maximized glazing



Cafe Lago

- recessed, glazed entry
- no overhead protection
- tile flooring
- maximized glazing



Montlake Ale House

- recessed entry
- overhead awning / signage
- minimum glazing



Johnson's Antiques

- small, recessed entry
- overhead awning / signage
- maximized glazing



Montlake Library

- plaza-like entry
- high, overhead weather protection
- maximized glazing

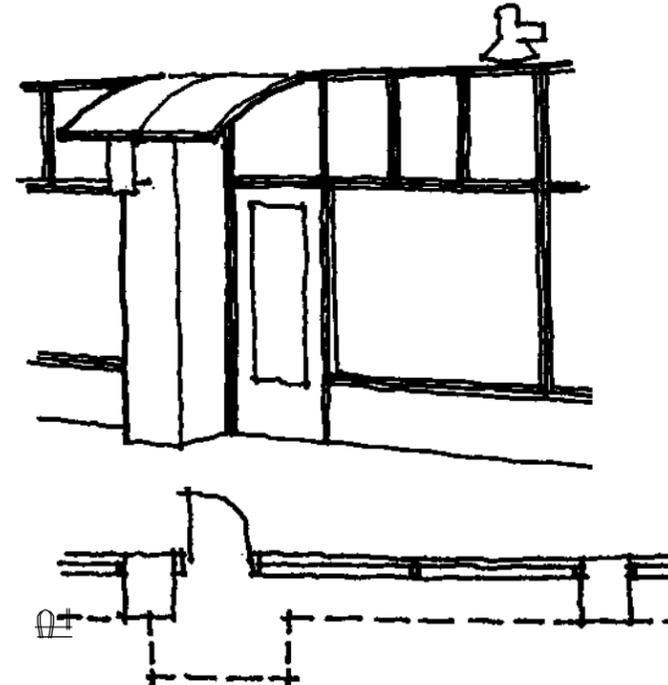
Montlake Apartments

- small, recessed entry
- overhead awning / signage
- minimum glazing



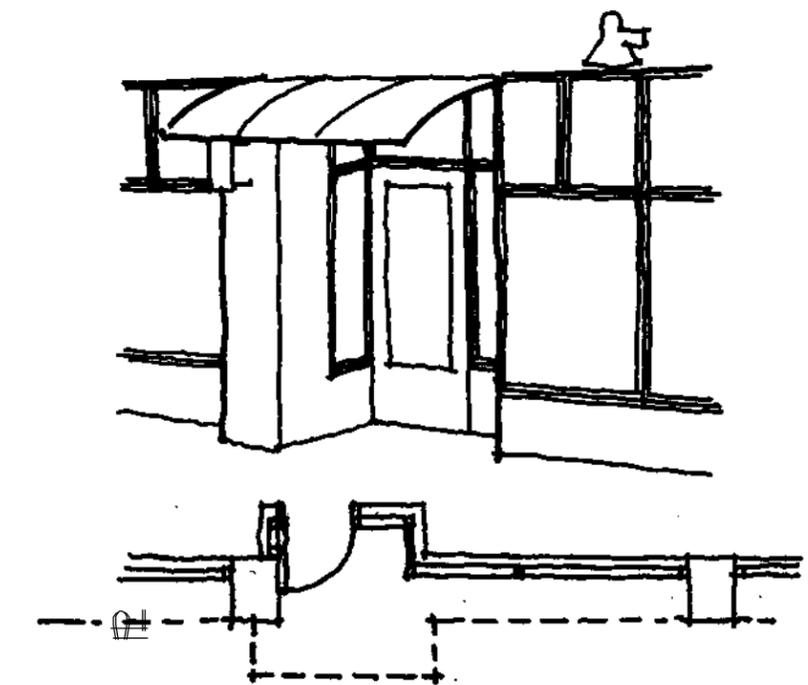
Edward Jones Investments

- recessed entry
- overhead awning / signage
- maximized glazing



Commercial Entry Option 1

- no recessed entry, door is set back 2' from property line and 6' from sidewalk
- consistent facade setback between columns



Commercial Entry - Option 2

- recessed entry, door is setback 4' from property line and 8' from sidewalk
- door can swing out

Storefronts / Lighting



- Cafe Lago
- wood windows
 - divided transom lights above
 - wainscot kickplate
 - shallow columns



- Montlake Ale House
- aluminum windows
 - wood panel kickplate



- Pay Northwest
- aluminum windows
 - transom lights above
 - stucco kickplate
 - shallow columns



- Near Edward Jones
- aluminum windows
 - transom lights
 - tile kickplate



- Montlake Apartments
- aluminum windows
 - stucco wall below storefront

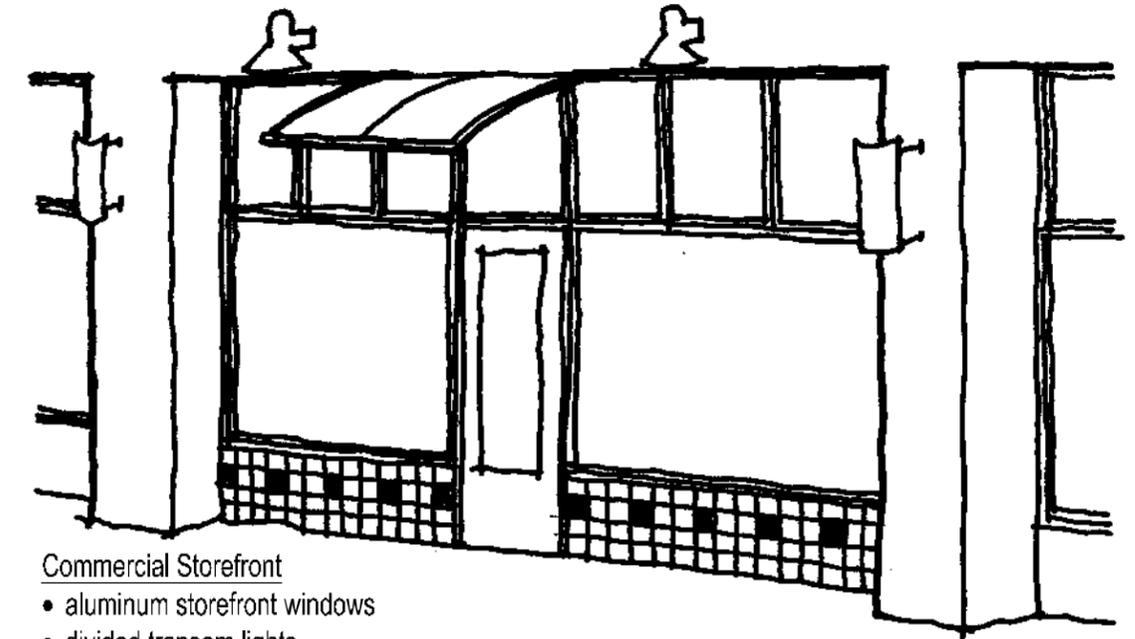
- Power Pole Lighting



- Montlake Apartments



- Cafe Lago / Montlake Ale House



- Commercial Storefront
- aluminum storefront windows
 - divided transom lights
 - tile kickplate with accent tiles
 - utility-style exterior downlights
 - recessed storefront emphasizes columns



Materials / Color

Foreground:

- light brown Hardi Panels with emphasis on horizontal, metal reglets

Recessed:

- dark brown vertical metal siding

- transom windows @ 3rd floor
- beige/brown vinyl windows at residential units



- acrylic entry awning
- dark brown masonry or tile base
- dark brown aluminum storefront
- green tile kickplate with accent tile
- green, wood store door



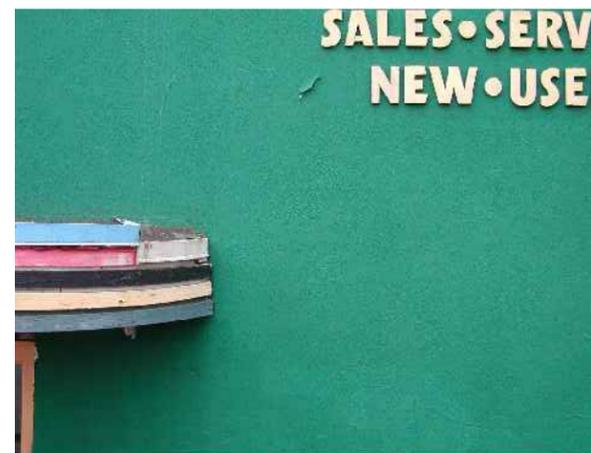
Montlake Library
• horizontal wood siding, red brick



Pay Northwest
• painted brick



Cafe Lago
• red brick, green storefront



Montlake Bicycle
• green stucco



Montlake Ale House
• horizontal wood siding, green trim



Seattle Housing
• horizontal Hardie Siding, green trim



Montlake Apartments
• terra cotta, green trim



Montlake Apartments
• beige stucco, green trim



Residential Analysis



Cottage



Tudor



Classic



Santa Fe / Spanish



Craftsman



Craftsman / Bungalow



Contemporary



Craftsman



Tudor

The Montlake neighborhood is a collection of Architectural Styles, most built in the early 1900's. A majority of the homes are clad in wood siding or shingles, roofed in composition asphalt shingles and have painted wood window frames.

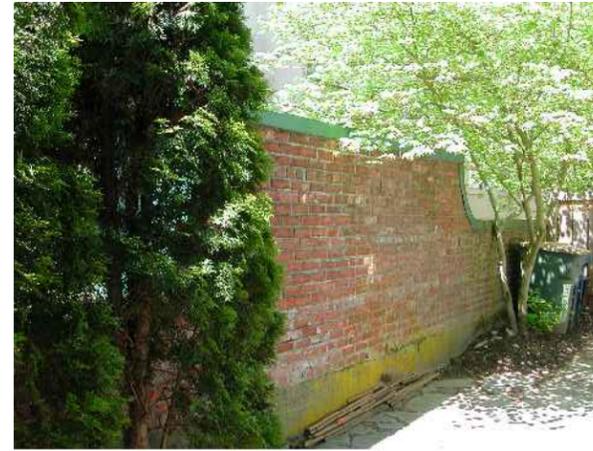
Architectural Styles



Residential Analysis



Siding/ Open Trellis



Brick



Solid Cedar

A variety of fence/screening treatments can be found in the vicinity.



Solid Cedar -Stained



Bamboo



Unfinished Cedar



Solid Slats w/Trellis



Open Slat Cedar



Cedar Grid

Fence/Screening

Residential Analysis



Alley Parking
Most parking is skewed from the alley to allow access from the narrow right-of-way



Arbors

Alley Parking / Arbors



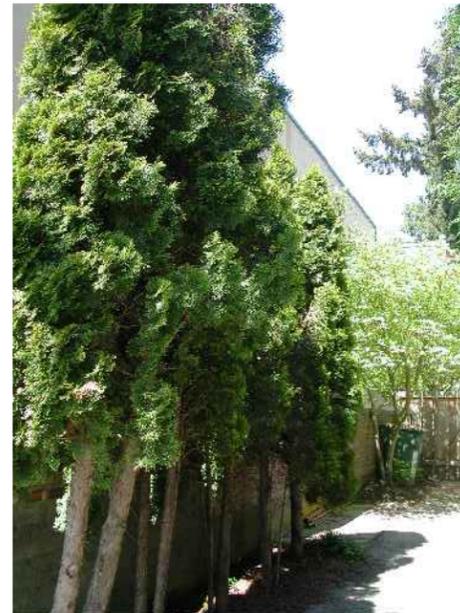
Residential Analysis



Pre Cast Concrete



Container Landscape



Landscape Screening



Rockery



Retaining Walls & Paving

Retaining Walls, Paving & Landscaping

Residential Analysis



Raised Planters



Natural Stones



24th Avenue E.



Although Grass (lawn) is the predominant parking strip treatment, there are a variety of other treatments

Parking Strips

Residential Context Analysis Summary

Residential elements appropriate for incorporation in the proposed design include:

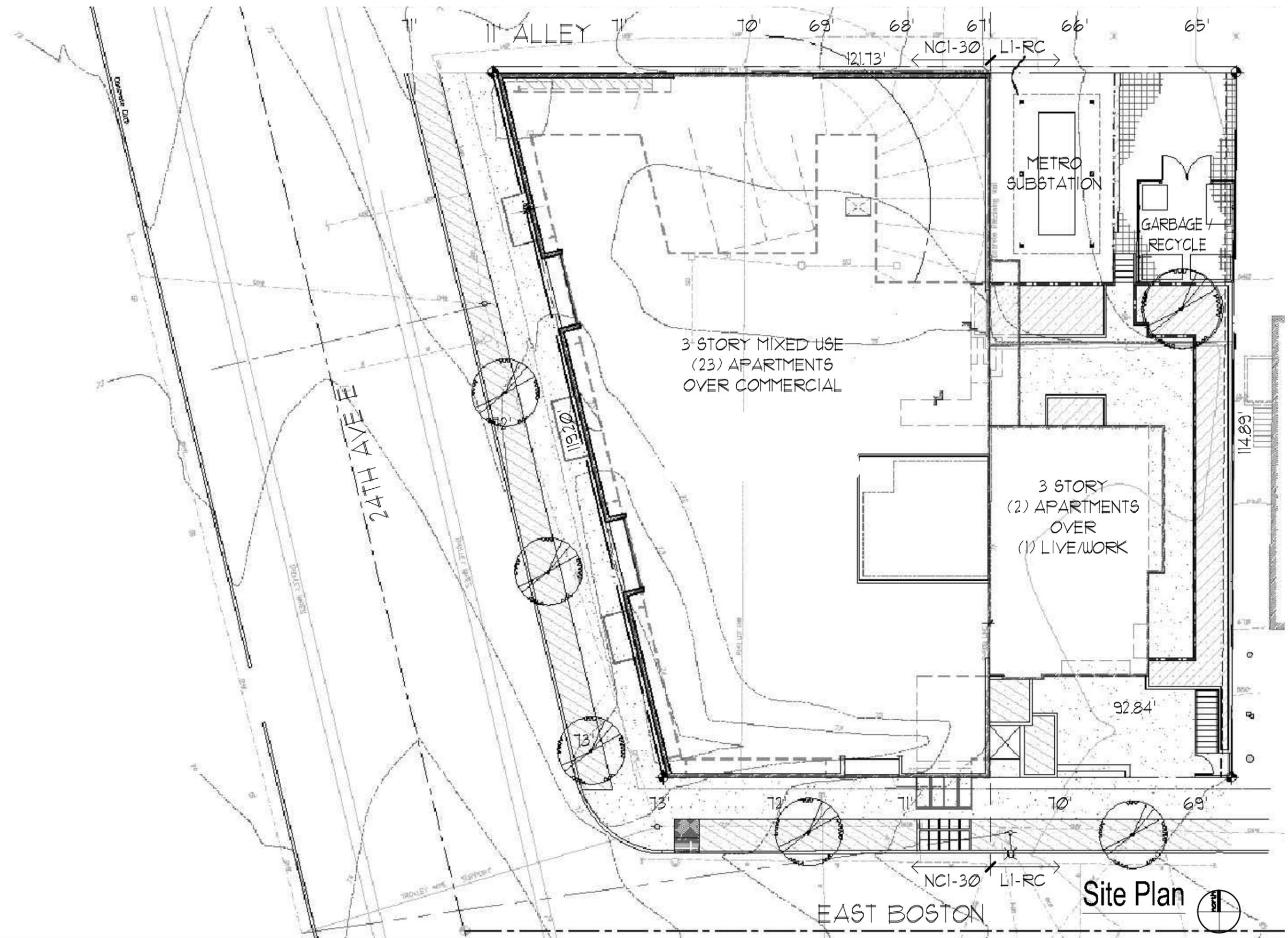
- landscaped planter strips (adjacent to street).
- container landscaping at entry
- landscape screening between project and adjacent residential uses
- 3 tab composition roofing shingles for sloped roof if applicable
- landscaped lattice to screen parking/drive @ alley
- possible incorporation of landscaped trellis in courtyard

Residential elements not appropriate for this design:

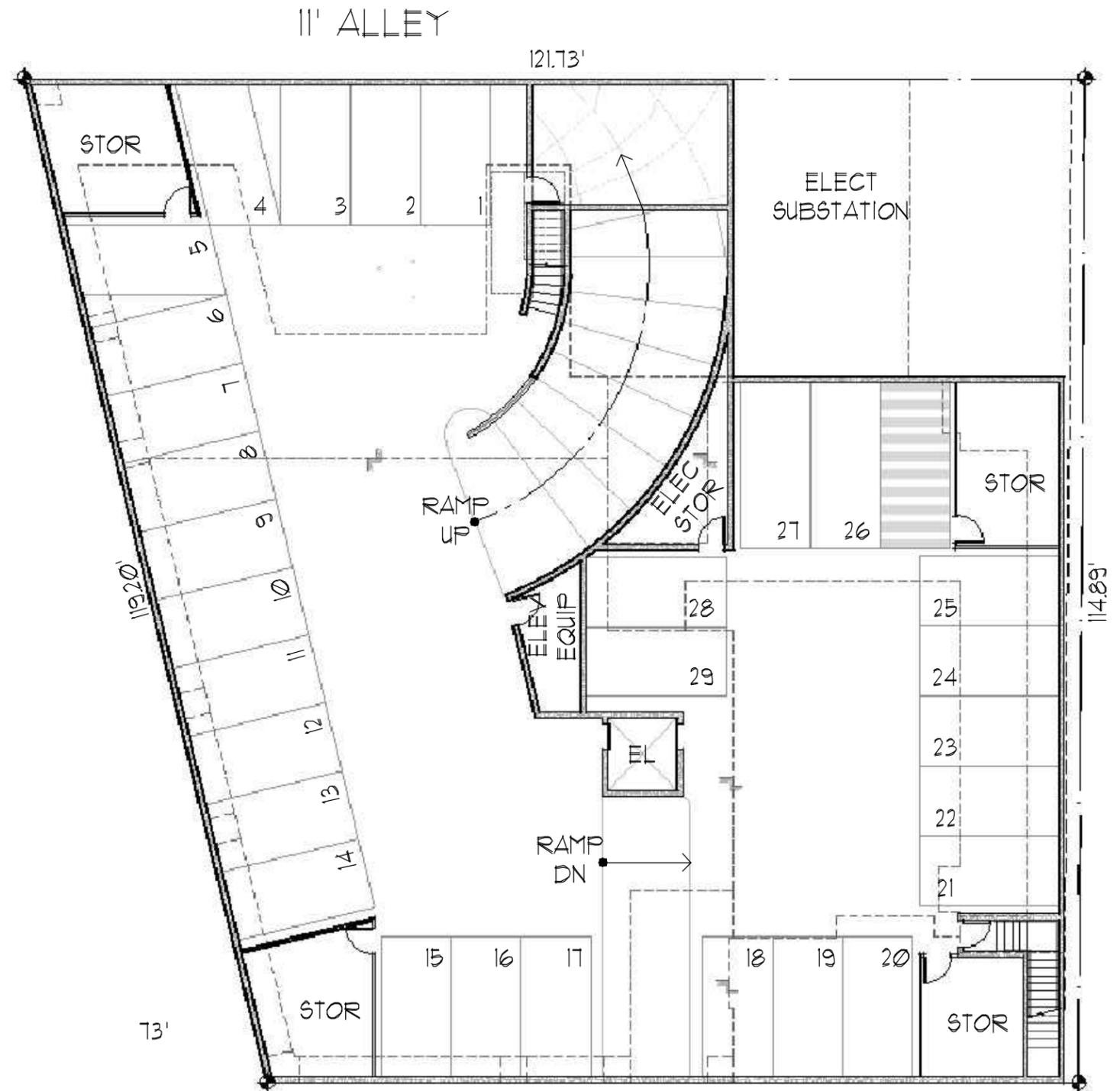
- high maintenance wood siding
- wood window frames
- gabled roofs - do not reflect design approach to connect with commercial aspect of the business area.
- wood fencing - high maintenance not as durable as other products



Site Plan



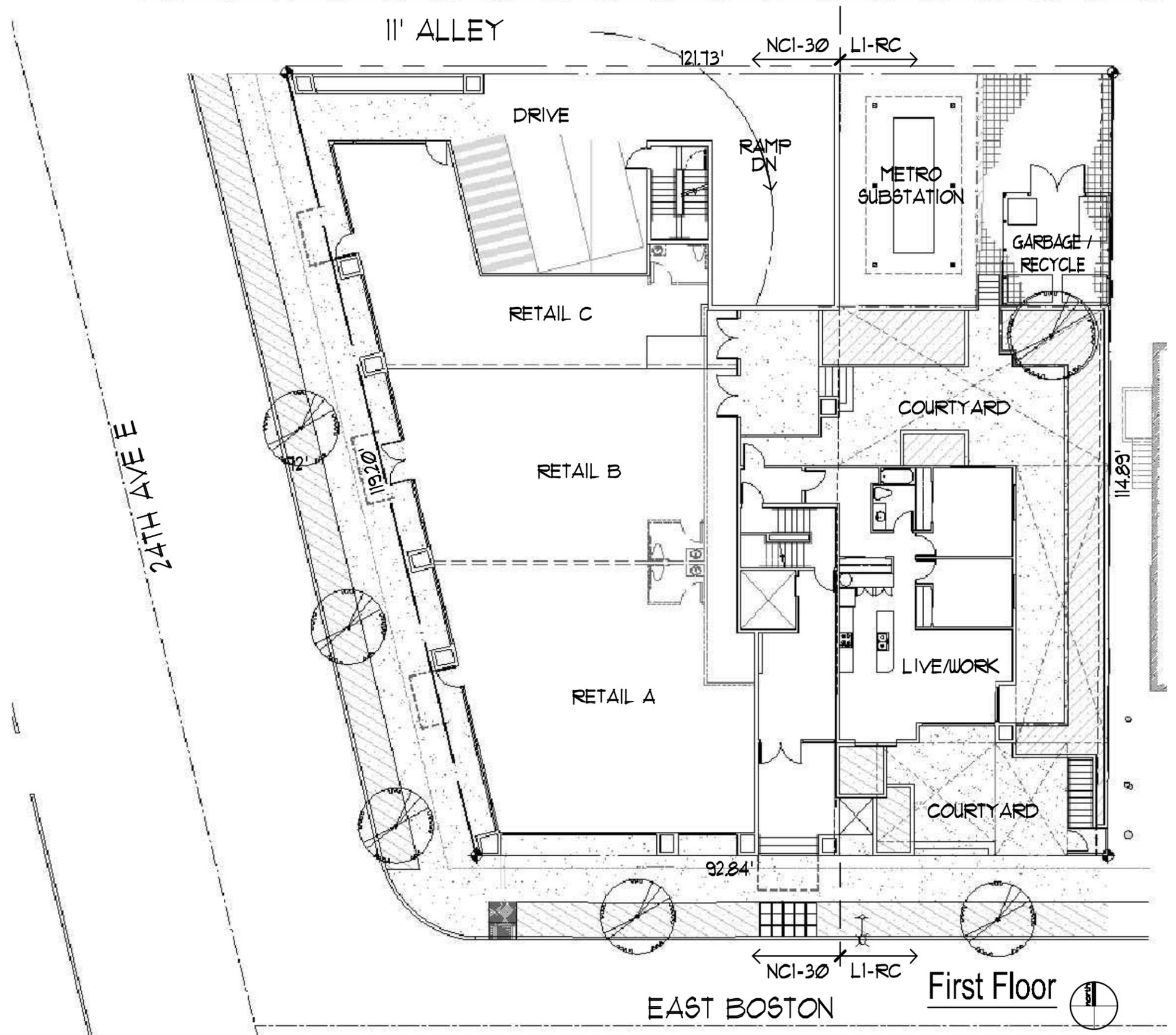
Lower Parking

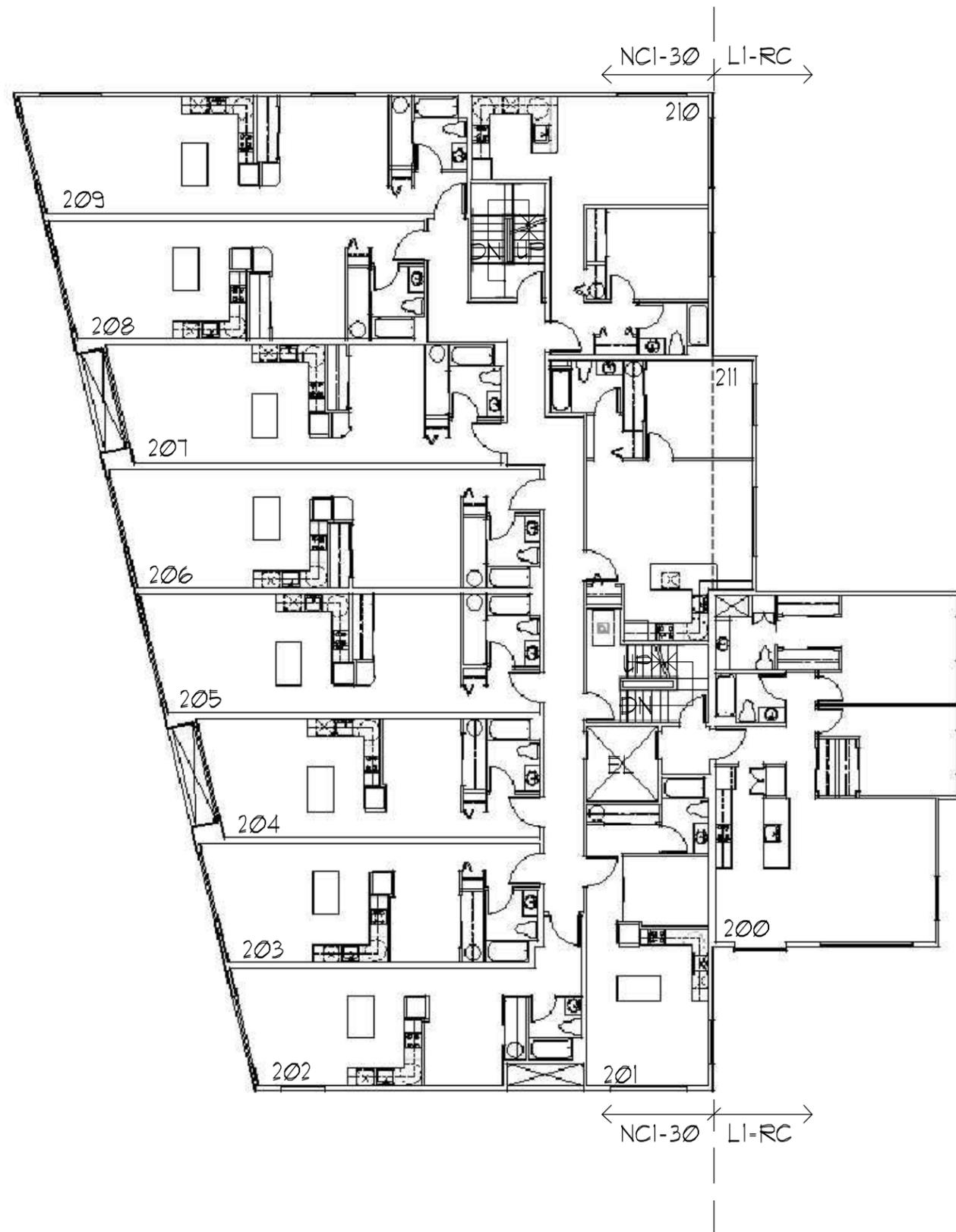


Lower Parking



First Floor

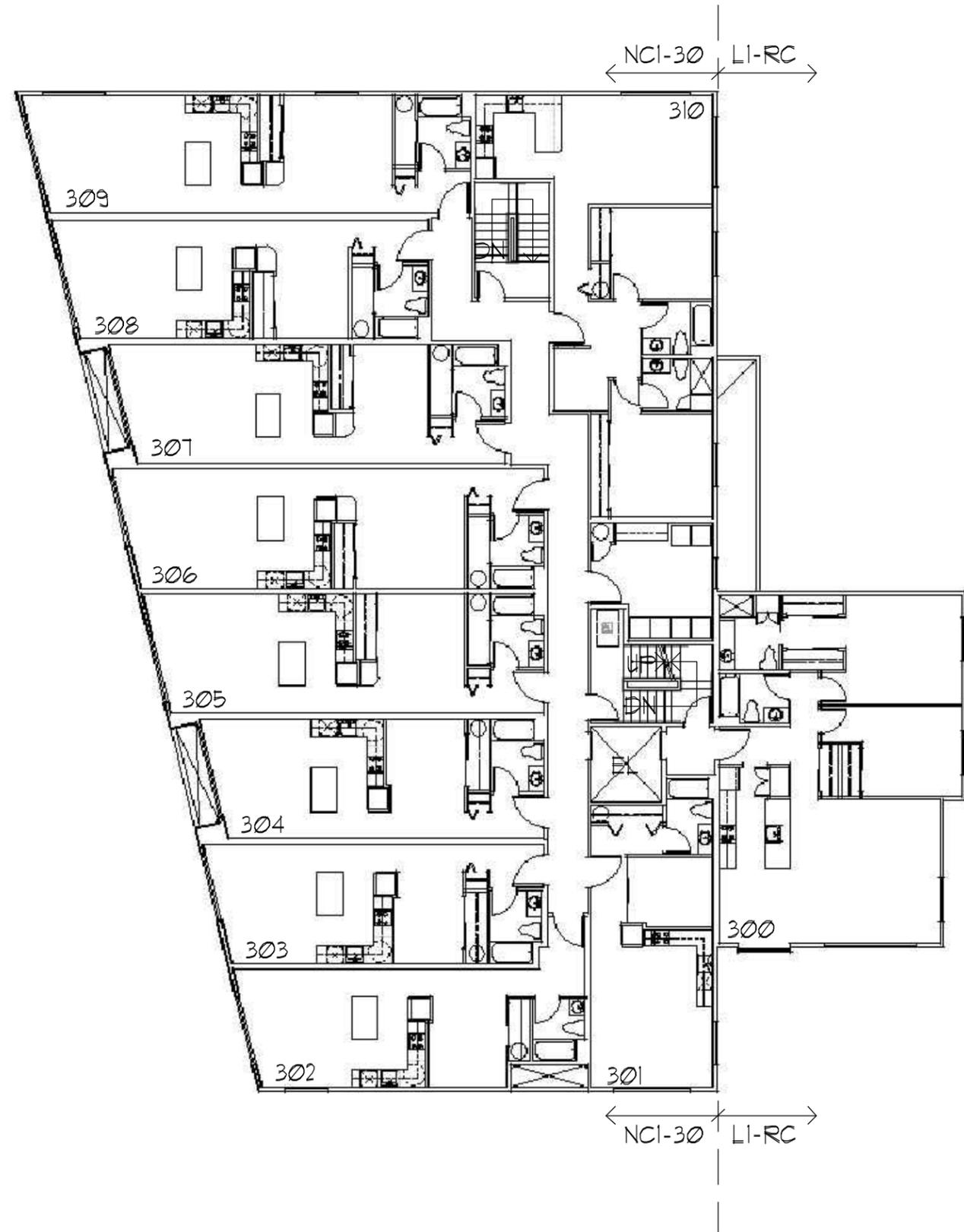




Second Floor

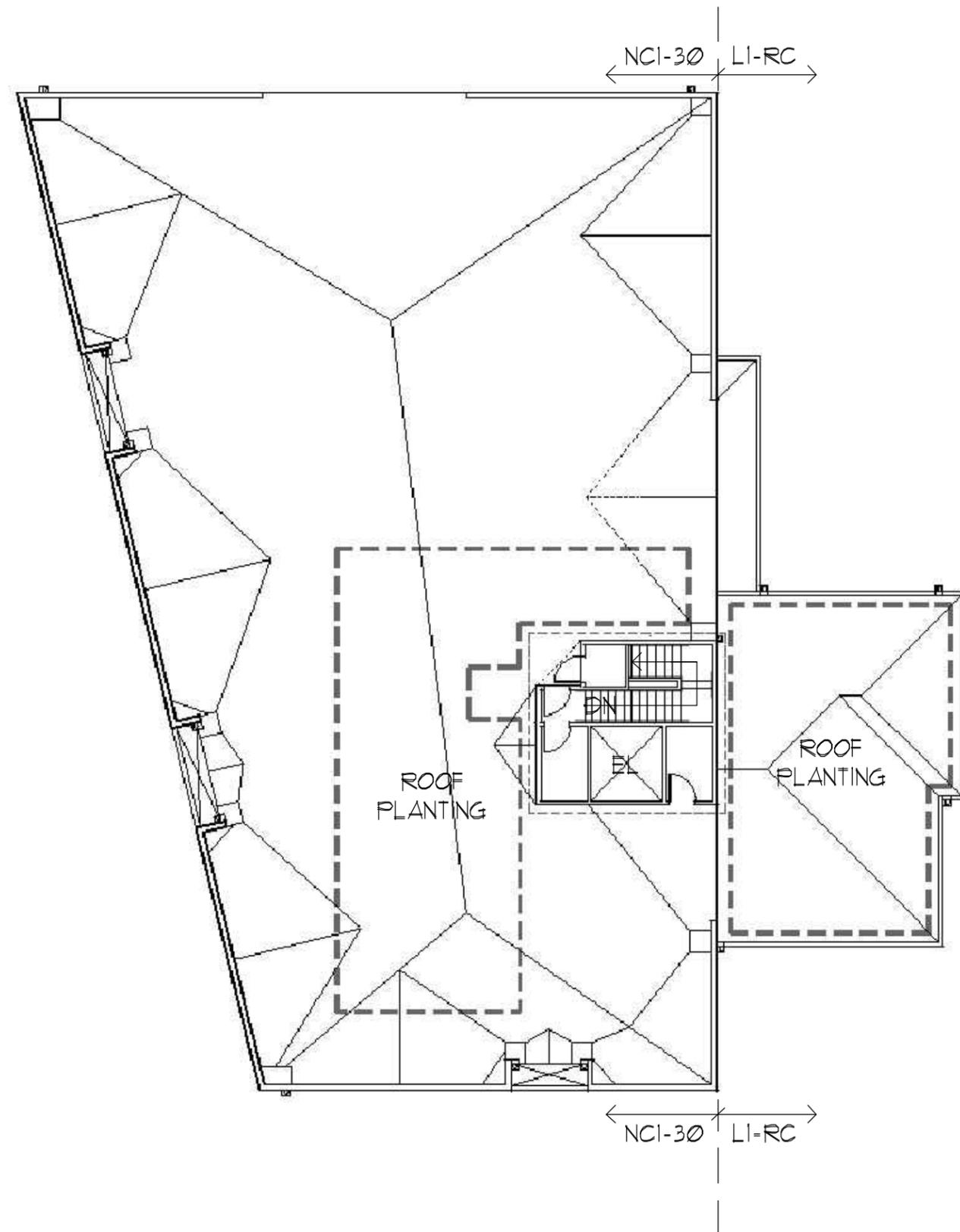


Third Floor



Third Floor 





Elevations



South



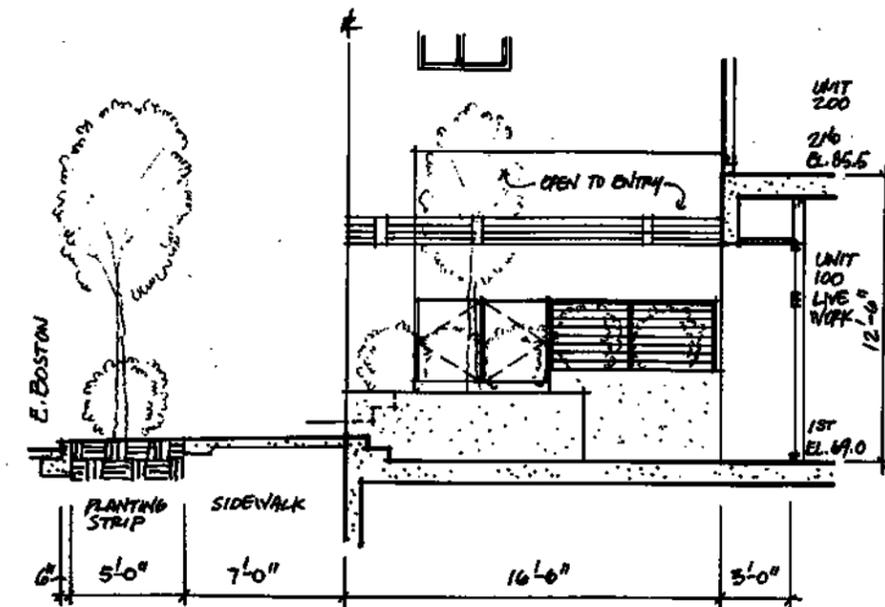
West



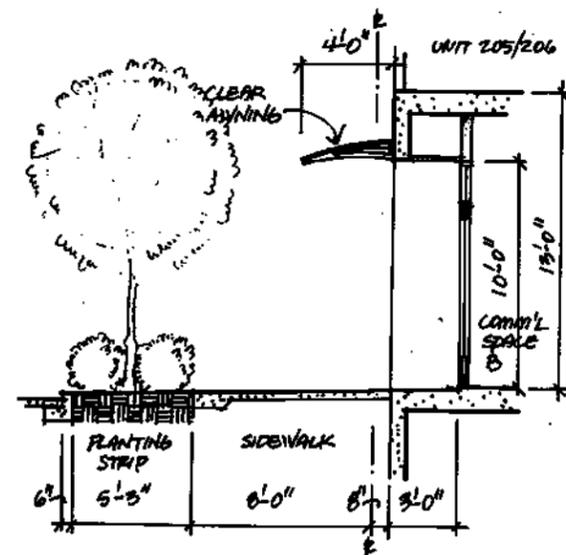
Elevations



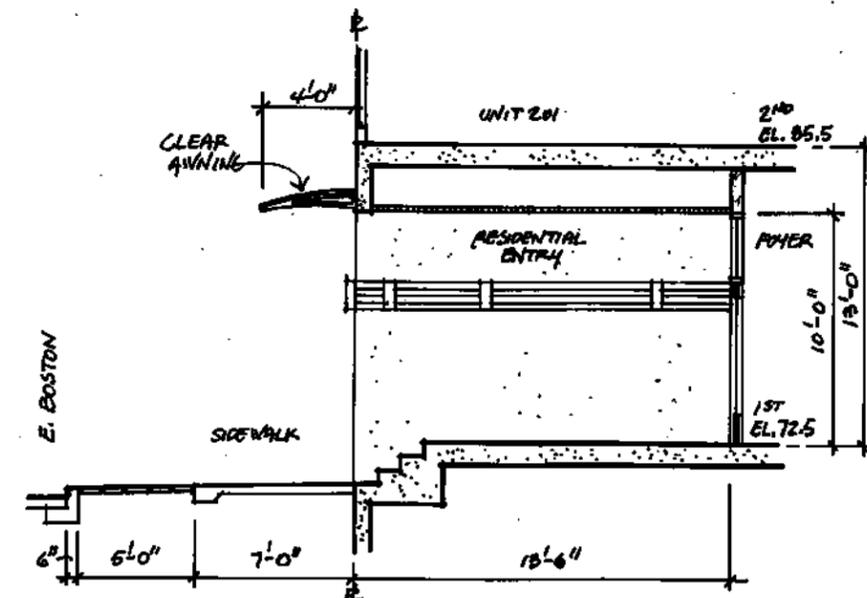
Sections



Live/Work Courtyard



Commercial Entry



Apartment Entry

Landscaping @ Grade

VEGETATED WALLS
= 216 SF

PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME/ COMMON NAME	QTY	SIZE	REMARKS	GREEN FACTOR DESIGNATION
	MAGNOLIA KOBUS/ KOBUS MAGNOLIA	2	2-1/2" CALIPER	MATCHED, WELL BRANCHED	B-6-LARGE TREE, H-1
	STYRAX JAPONICUS/ JAPANESE SNOWBELL	2	1-3/4" CALIPER	FULL BRANCHED	B-3-SMALL/MED TREE, H-1
	ULMUS PIONEER/ PIONEER ELM	3	2-1/2" CALIPER	MATCHED, WELL BRANCHED	B-6-LARGE TREE, H-1

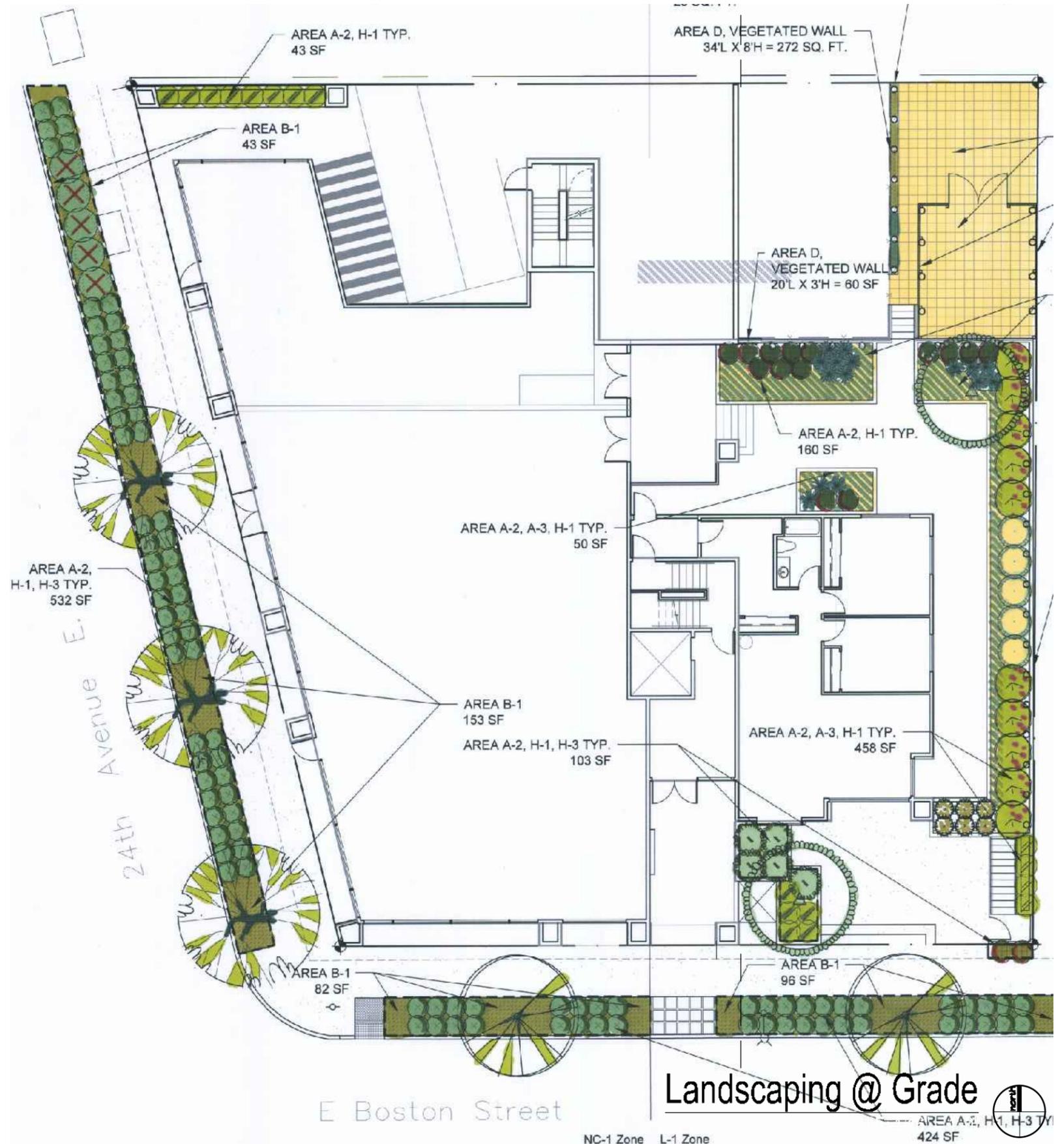
PLANT SCHEDULE

SHRUBS, VINES & GROUNDCOVERS

SYMBOL	BOTANICAL NAME/ COMMON NAME	QTY	SIZE	REMARKS / SPACING	GREEN FACTOR DESIGNATION
	ABELIA GRANDIFLORA 'ROSE CREEK' / ROSE CREEK ABELIA	5	5 GAL	COMPACT & BUSHY	H-1
	ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	10	5 GAL	COMPACT & BUSHY	B-2, H-1
	CAREX MORROWII/ MORROW'S SEDGE	11	1 GAL	COMPACT & BUSHY	B-2, H-1
	CEANOTHUS 'JULIA PHELPS' / SMALL LEAF MOUNTAIN LILAC	5	5 GAL	COMPACT & BUSHY	B-2
	HELIOTRICHON SEMPERVIRENS/ BLUE OAT GRASS	12	1 GAL	COMPACT & BUSHY	B-2, H-1
	ILEX CRENATA 'COMPACTA' / JAPANESE HOLLY	38	2 GAL	COMPACT & BUSHY	B-2
	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS	5	5 GAL	COMPACT & BUSHY	B-2
	NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO	16	5 GAL	COMPACT & BUSHY	B-2
	PITTIOSPORUM TOBIRA 'WHEELERS DWARF' / DWARF MOCK ORANGE	17	5 GAL	COMPACT & BUSHY	B-2, H-1
	VIBURNUM DAVIDII / DAVID'S VIBURNUM	94	1 GAL	COMPACT & BUSHY	B-2
	CLEMATIS ARMANDII 'SNOWDRIFT' / EVERGREEN CLEMATIS	38	1 GAL	COMPACT & BUSHY	B-2, H-1
	FRAGARIA CHILOENSIS / SAND STRAWBERRY	200	4" POTS	SPACING AT 18" O.C. MIN. 3 RUNNERS	B-1, H-1
	LITHODORA DIFFUSA 'GRACE WARD' / LITHODORA	60	4" POTS	SPACING AT 18" O.C. MIN. 3 RUNNERS	B-1, H-1

GENERAL PLANTING NOTES

1. ALL PLANTERS TO RECEIVE 18" OF PACIFIC TOPSOILS WINTER MIX. ALL OTHER PLANTING AREAS TO RECEIVE MIN. 12" WINTER MIX. ALL SUBGRADE AREAS EXCEPT FOR PLANTER AREAS SHALL BE ROTOTILLED TO 6" DEPTH. INITIAL 4" LIFT OF SOIL TO BE ROTOTILLED INTO SUBGRADE.
2. BARK MULCH SHALL BE USED AS TOP DRESSING IN ALL SHRUB AND GROUNDCOVER PLANTING BEDS. GROUNDCOVER SHALL RECEIVE MULCH TO A DEPTH OF 1-1/2" AND NEWLY PLANTED SHRUBS SHALL RECEIVE MULCH TO A DEPTH OF 2".
3. FINISH GRADES IN PLANTING BEDS SHALL BE 1" MIN. BELOW TOP OF PAVEMENT.



Landscaping @ Roof



ROOF PLANT LEGEND

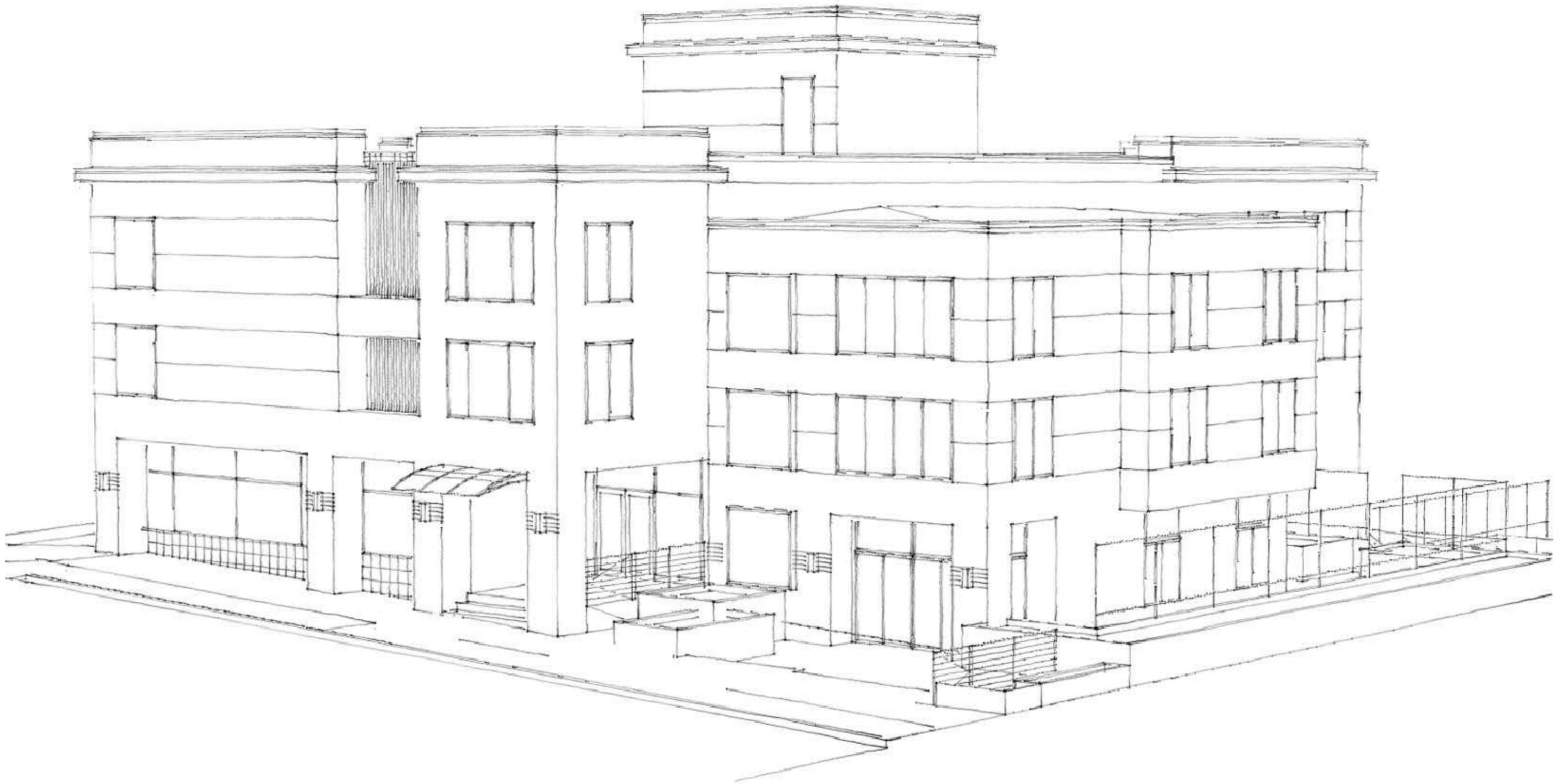
SYM	EDGING NAME / COMMON NAME	QUANTITY	AREA SQ-F	AREA L-F
	WASHINGTON FILIFERA / CALIFORNIA FAN PALM	1		
	SEDUM ALBA / WHITE STONECROP*	167 (NO)	379	88
	SEDUM SPURSUM 'DAWN'S BLOODY' / RED-FLOW STONECROP*	258 (NO)	589	148
	SEDUM TELEPHILUM 'AUTUMN JOY' / AUTUMN JOY STONECROP*	122 (NO)	276	65
	TOTALS	548	1245	301

* DROUGHT TOLERANT / LOW WATER USE
 REFER TO PLANTING NOTES ON SHEET L-201
 FOR SLOPE FACTOR AND ADDITIONAL INFORMATION

Landscaping @ Roof

NC-1 Zone L-1 Zone









NE Perspective

