

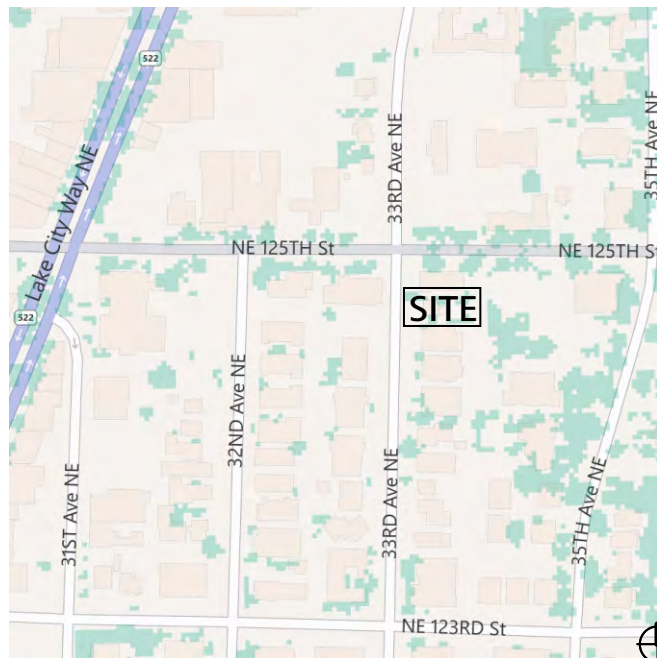


EARLY DESIGN GUIDANCE PACKAGE
DPD PROJECT #: 3012956
12350 33RD AVENUE NE SEATTLE, WA

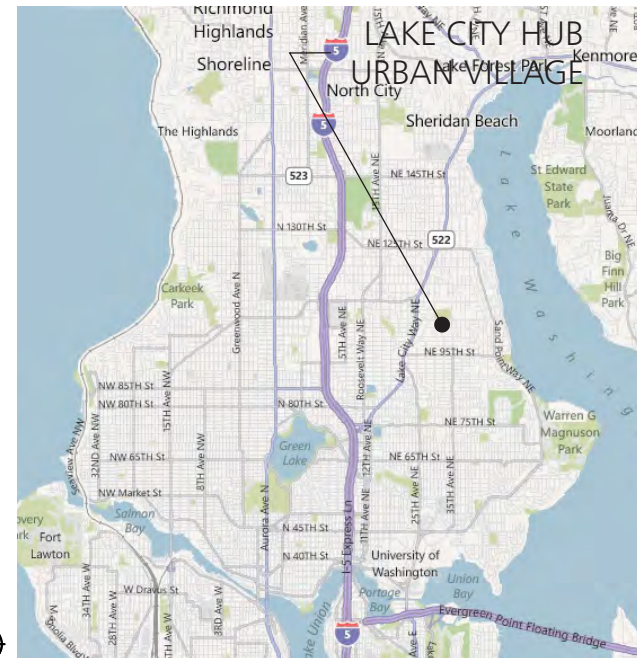
12350 33RD AVE. NE
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SITE AERIAL

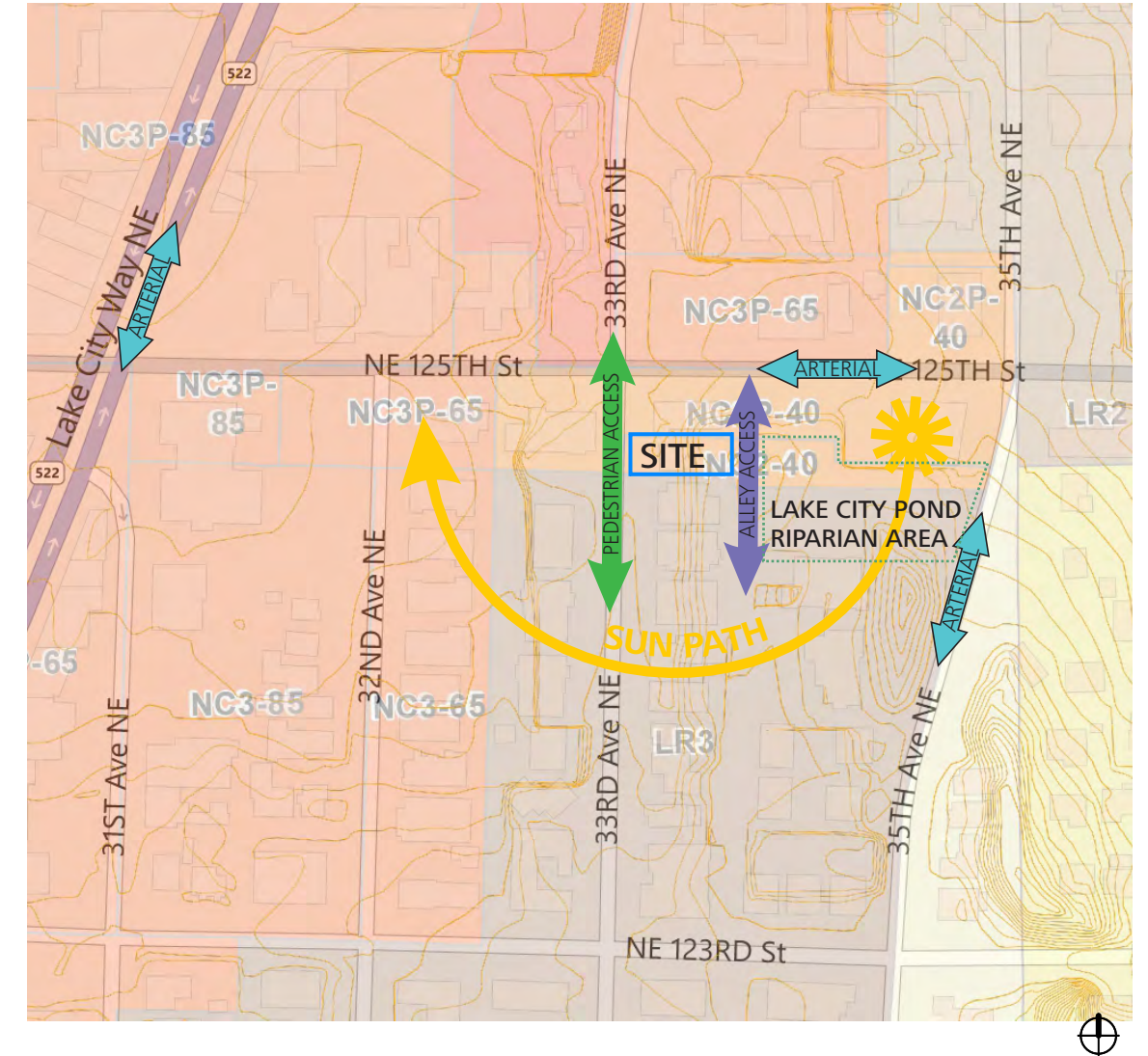


SITE TREE CANOPY COVERAGE



REGIONAL MAP

URBAN DESIGN ANALYSIS



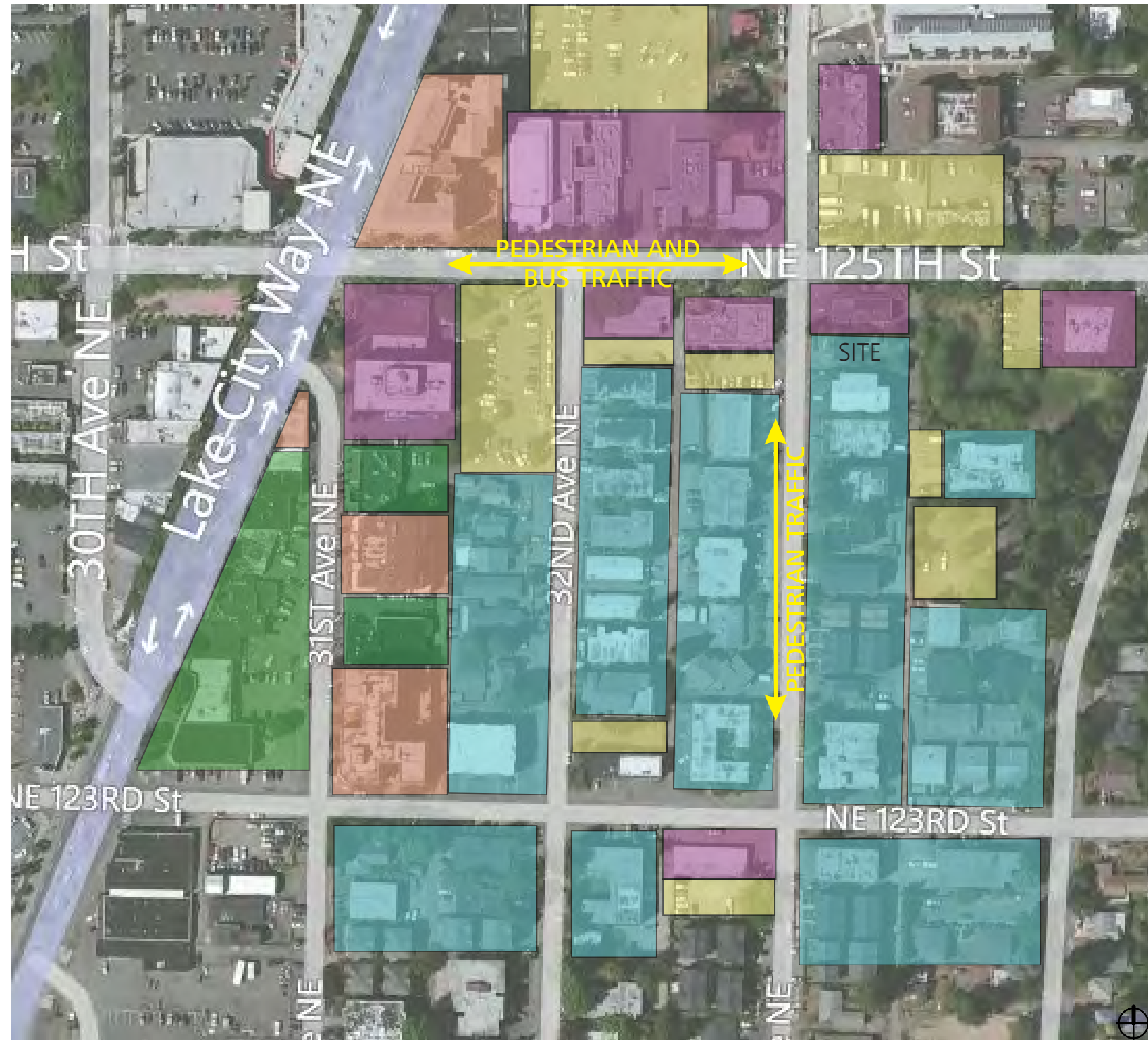
SITE CONDITIONS

Situated in Lake City Hub Urban Village and transit overlay, the site is surrounded by various building types and uses. The site slopes down 10' towards east. The site has proximity to Lake City Way (WA-522) and NE 125th St. with major vehicular traffic. The site abuts 33rd Avenue NE, which is a smaller and quieter street serving as pedestrian access, and an alley.

Lake City Pond is located immediately east of the site. It serves as storm water detention pond for Thornton Creek watershed. The perimeter is landscaped with mostly native plants that prevents soil erosion, and provides green buffer.

The neighborhood has an urban tree canopy which varies greatly in scale and quality from street to street.

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VICINITY MAP

NEIGHBORHOOD ANALYSIS

The proposed project is located in the Lake City Hub Urban Village, within frequent transit corridor. The site is in Neighborhood Commercial 2- 40' zoning, surrounded by residential and commercial uses. The site will act as transition between various zoned developments surrounding. They include Neighborhood Commercial zoning with various height and density restrictions and LR 3 of various scale. North, East and West of the property is zoned Neighborhood Commercial, while the property due South is zoned LR3.

The neighborhood is composed of low-rise apartments of various vintages, older commercial buildings and single family homes, many of which were built in the mid 1900's. Some of newer developments are located north of NE 125th St. and more towards Lake City Way NE.

Lake City Hub urban village provides retail, commercial, office, and other neighborhood services within close proximity to the site.

Lake City Pond located immediately east of the site is designated as Riparian Corridor. Per conversation with Ben Perkowski of Seattle of Seattle, exemption is approved. "2001063;12350 33rd Ave NE; Exemption approved - Riparian Corridor standards waved based on review of information submitted (February 24, 2000 Stream Reconnaissance prepared by Michele McGrady, Senior Staff Biologist with Associated Earth Sciences Inc.; Thorton Creek Culvert Replacement plans, City of Seattle Department of Engineering, Ordinance #118400, published June 11, 1997). It was demonstrated by these two documents that within the subject property the stream is buried in an underground pipe 6ft below grade. The stream drains to a sediment pond located approximately 50ft south of the property. The pond is separated from the property by an improved alley. Alley improvements include paving and drainage facilities. According to Section 25.09.140B the riparian corridor buffer 'shall not extend beyond an existing public road if the road has an adequate storm water catchment facility'. Therefore, the buffer for the pond would not extend to the subject site. March 10, 2000; mt."

LEGEND

MIXED USE	MULTI FAMILY/ RESIDENTIAL
RETAIL	SURFACE PARKING
PROFESSIONAL	

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1. VIEW OF 33RD AVE. NE



2. VIEW OF NE 125TH ST. LOOKING WEST



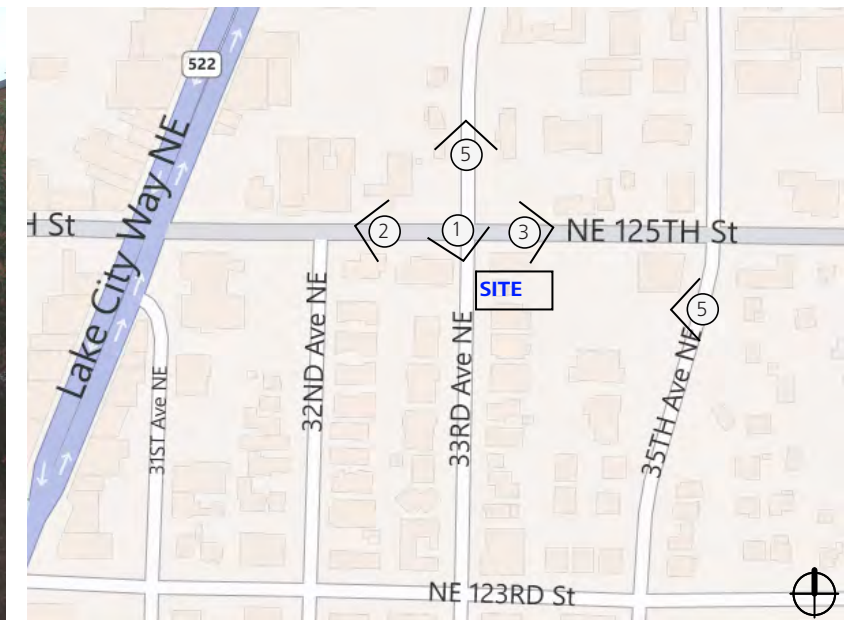
3. VIEW OF NE 125TH ST. LOOKING EAST



4. VIEW OF 33RD AVE. NE LOOKING NORTH



5. VIEW FROM 35TH AVE. NE LOOKING WEST



SITE PHOTOS

12350 33RD AVE. NE
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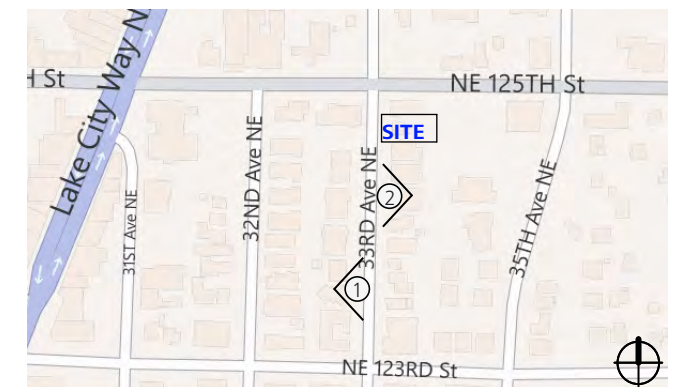


1. 33RD AVENUE NE - WEST



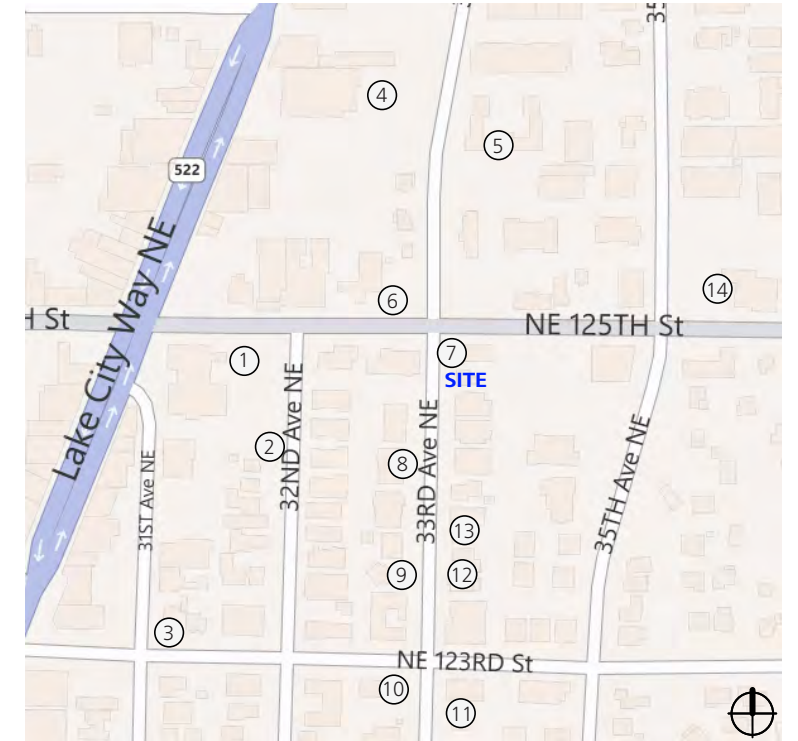
2. 33RD AVENUE NE - EAST

Design cues:
Mixture of stucco and fiber cement low-rise residential projects of different typology; sfr, duplex, townhouses, apartments.
No commercial use except on corner of NE 125th St.
Flat and gabled roof.
street, surface parking - no structured.



SITE PHOTOS

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NEIGHBORHOOD CONTEXT

12350 33RD AVE. NE
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DEVELOPMENT OBJECTIVES

The proposed development will create an urban mixed-use apartment building with street level live / work unit and provide an affordable housing in the urban village neighborhood.

The ground level of the preferred scheme consists of a residential lobby, and a commercial live / work unit facing 33rd Avenue NE. The commercial live / work unit will have direct, individual street access. Additional 5 residential units are oriented towards the east.

The second, third and fourth floors each have a mix of studios, open one bedrooms and one bedroom units, for a total of 6 units per floor. All units face south, taking advantage of natural lighting and ventilation.

Common amenity space is provided on the south side of the site, providing landscape buffer towards L3 property and amenity space for residents while creating visual corridor between the street and Lake City Pond. The roof of the building will be accessible and act as an amenity space for tenants with opportunities for entertaining, gardening and relaxation.

4 Parking spaces are provided in the rear of the site, tucked under the building overhang, with an alley access, taking advantage of grade.

The building will meet current required energy codes and will obtain 4 star built green rating.

DEVELOPMENT STATISTICS SUMMARY

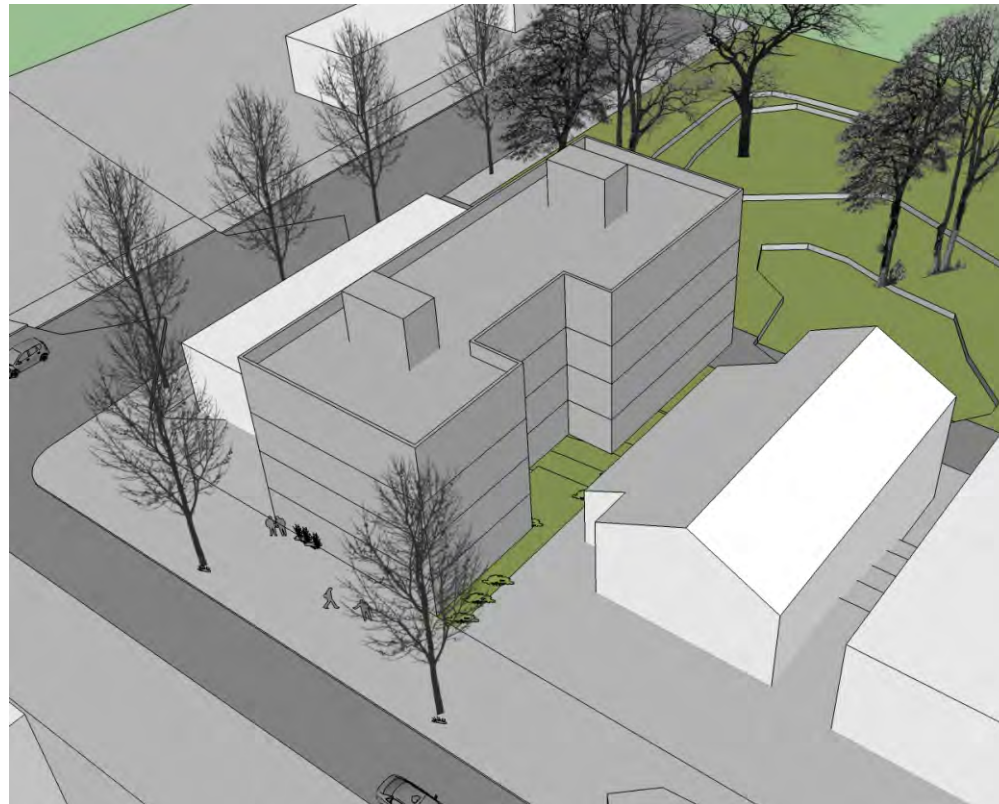
Lot Size	5,500	SF	
FAR	3.25		
Allowable FAR	17,875	SF	
Proposed FAR	15,683	SF	
Commercial Live / Work Space	453	SF	
	Gross SF	FAR SF	Units
Roof	3,844	136	
4th Floor	3,844	3,653	6
3rd Floor	3,844	3,653	6
2nd Floor	3,844	3,653	6
Ground Floor	3,844	3,653	6
Surface parking	935	935	0
Total	20,155	15,683	24

DEVELOPMENT OBJECTIVES



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OPTION A

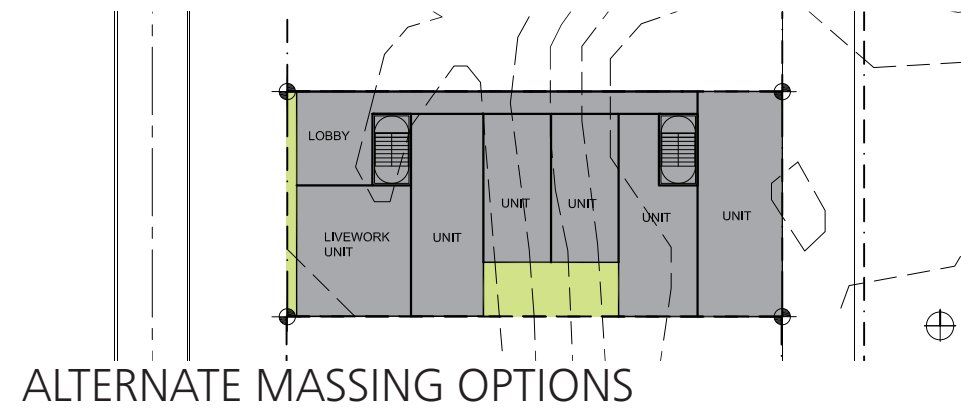


PRO'S

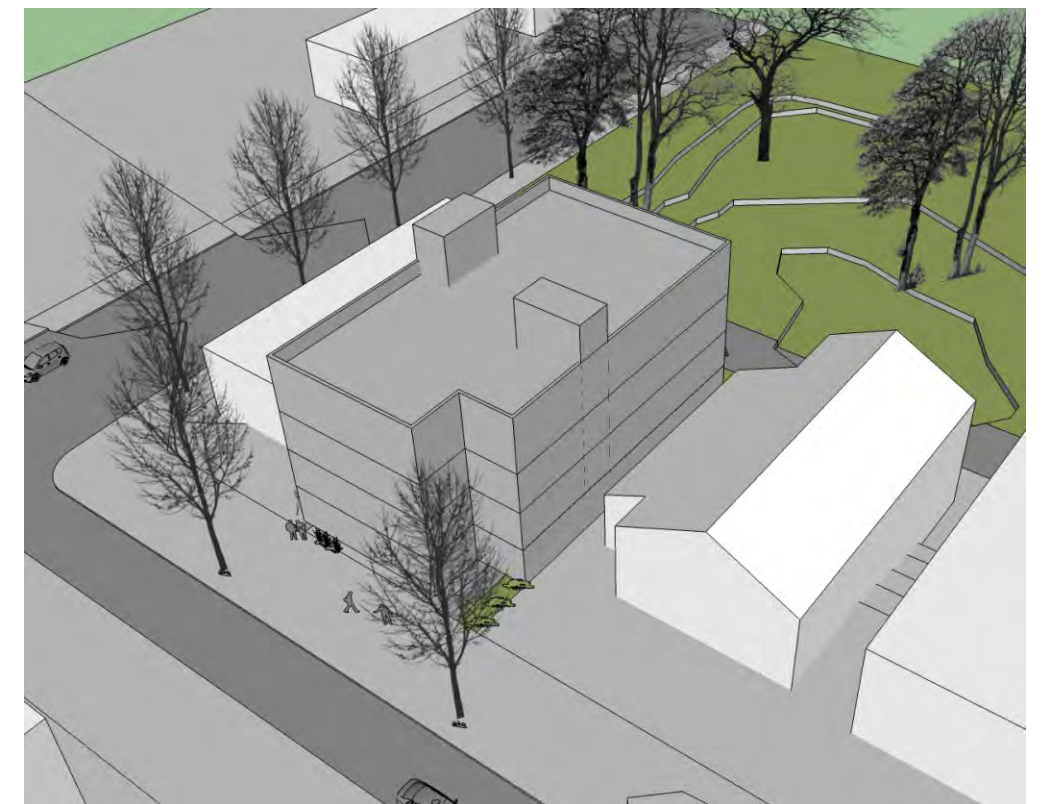
- Maximizes FAR
- Interior courtyard for daylight

CON'S

- Minimal amenity and open space on the ground level
- Requires departure, not code compliant option



OPTION B

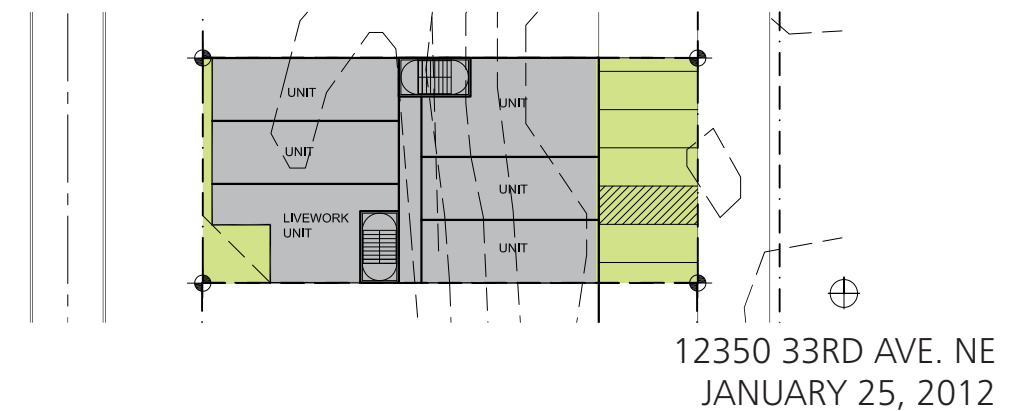


PRO'S

- Maximizes FAR
- Multiple units facing street

CON'S

- Minimal amenity and open space on the ground level
- requires departure

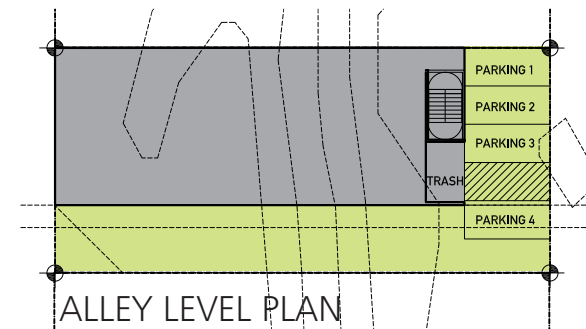
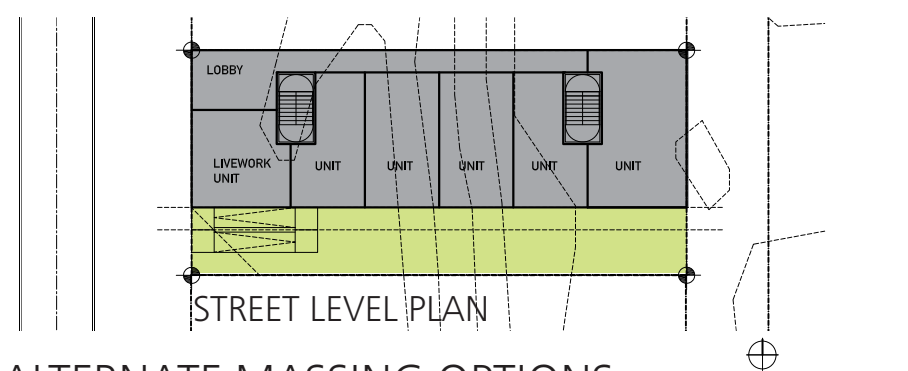


OPTION C (PREFERRED OPTION)

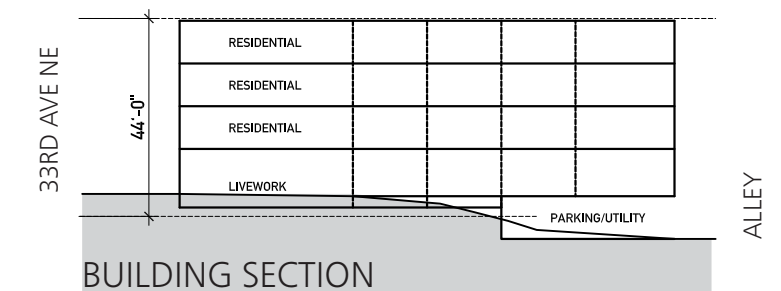


- PRO'S:
- Maximizes Unit Count: 24 units
 - Code compliant
 - Provides ample amenity area: 1,650 sf
 - South setback provides more light and better separation from neighbor
 - Enhances human activity along 33rd Avenue NE with live-work unit and main entry facing the street
 - Generous amount of glazing on the ground level to animate the street

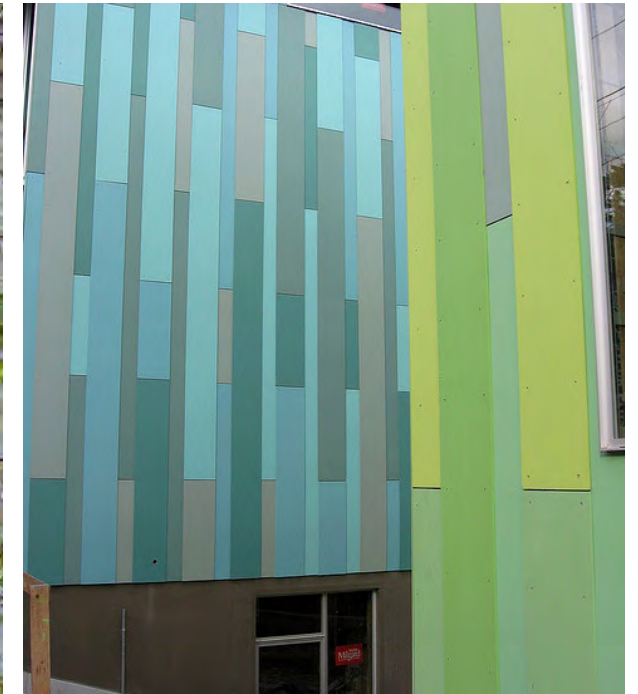
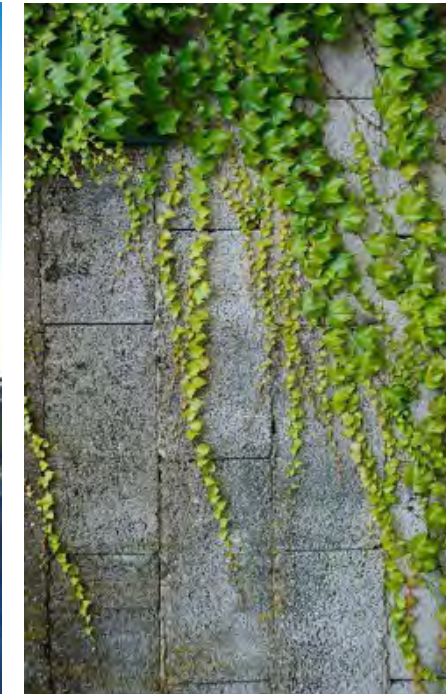
- CON'S:
- Smaller units/ Less FAR
 - Departure requested : residential use on street-level street-facing facade



ALTERNATE MASSING OPTIONS



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DESIGN FEATURE: NORTH FACADE VERTICAL LANDSCAPE AND SIDING CHANGE



DESIGN FEATURE: SOUTH GARDEN

DESIGN REFERENCE IMAGES

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NORTH DISTRICT/ LAKE CITY NEIGHBORHOOD DESIGN GUIDELINES

A. SITE PLANNING

A-3. ENTRANCES VISIBLE FROM THE STREET

The main entrance to the building is facing the street (33rd Ave. NE). The entry is slightly recessed, and clearly indicated with entry canopies and such. The commercial/ live-work unit also faces the street creating visual interest for pedestrian.

A departure is requested regarding residential use on street façade per SMC 23.47A.005.C2c, which states "Residential uses may not occupy, in the aggregate, more than 20% of the street-level street-facing façade..." The project proposes 13ft of residential use on the street level which is 37% of total façade.

A-4. HUMAN ACTIVITY

The project is sited and designed to enhance human activity along 33rd Ave. NE. The main open space is provided on the south side of the site, maximizing solar exposure. The open space attracts and invites human activity along the street. It also acts as physical and visual connection between 33rd Ave. NE and Lake City Pond which is a habitat for numerous native plants and wildlife.

A-5. RESPECT FOR ADJACENT SITES

The project sits on the zone edge between NC2-40 and LR3. It sets back significantly on the south side to respect scale shift between the two zones. The open space will be landscaped to provide buffer and visual screening for privacy.

A-8. PARKING AND VEHICLE ACCESS

Parking is provided in the rear of the site with an alley access.

B. HEIGHT, BULK AND SCALE COMPATIBILITY

B-1. HEIGHT, BULK AND SCALE COMPATIBILITY

The project sets back at the zone edge between neighborhood commercial and residential zone at the south side of the site. A vegetated open space is acting as a buffer between the zones.

Variation is achieved on the street façade through different materials and articulation at the pedestrian entry and live-work storefront.



DESIGN GUIDELINES

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NORTH DISTRICT/ LAKE CITY NEIGHBORHOOD DESIGN GUIDELINES

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-2. ARCHITECTURAL CONCEPT AND CONSISTENCY

The building reflects clear distinction between its uses - public function on the ground floor, and private on top. Use of various material gives hierarchy to the building facade. The building has clear pattern of building openings, articulating distinct floors within the building.

C-3. HUMAN SCALE

The project encourages walk-in traffic at street level by having a live-work unit and residential entry lobby. There's generous amount of glazing on the ground level to animate the street. Distinction between the ground floor and the rest are provided by different materials and use of canopy.

C-4. EXTERIOR FINISH MATERIALS

The building will use durable exterior materials such as glass, fiber cement board siding, and wood. Detailing will be done such way that complements materials.

D. PEDESTRIAN ENVIRONMENT

D-1. PEDESTRIAN OPEN SPACES AND ENTRANCES

Building's main entry is facing 33rd Ave. NE, welcoming people. The street level will be landscaped to enhance pedestrian experience. The open space on the south side of the site provides opportunities for creating interest and lively space for pedestrian. Landscaping area will be provided at the ground level as amenity space for all residents. Plantings and pathways will be used to enhance the quality of the space. In addition to creating room for landscaping, setting the building back from the property line ensures that the residents will always have access to south facing daylight.



DESIGN GUIDELINES

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NORTH DISTRICT/ LAKE CITY NEIGHBORHOOD DESIGN GUIDELINES

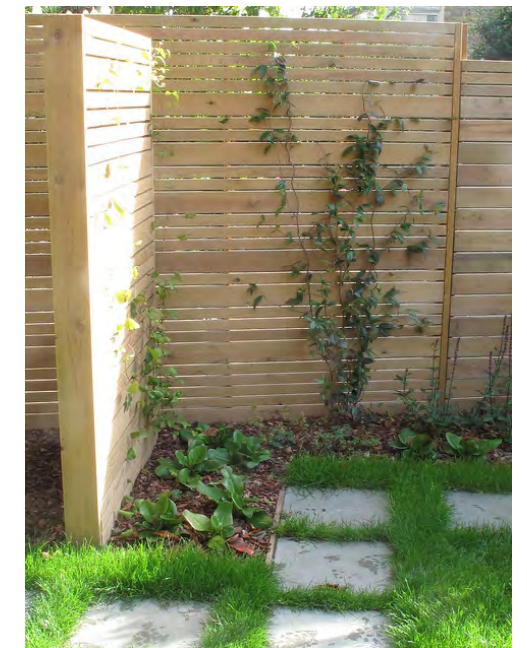
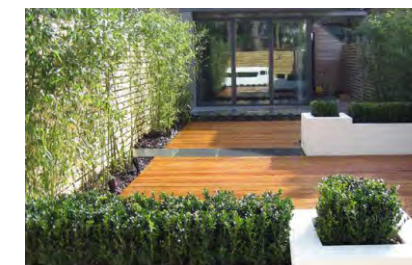
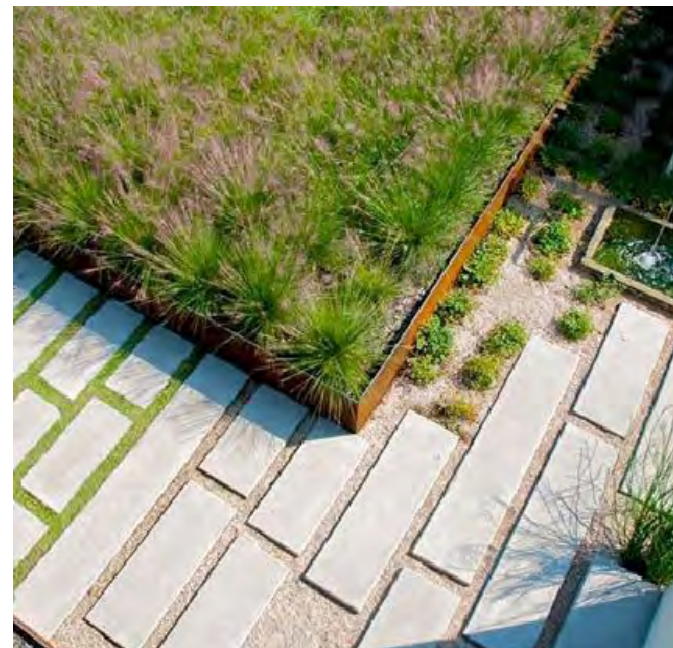
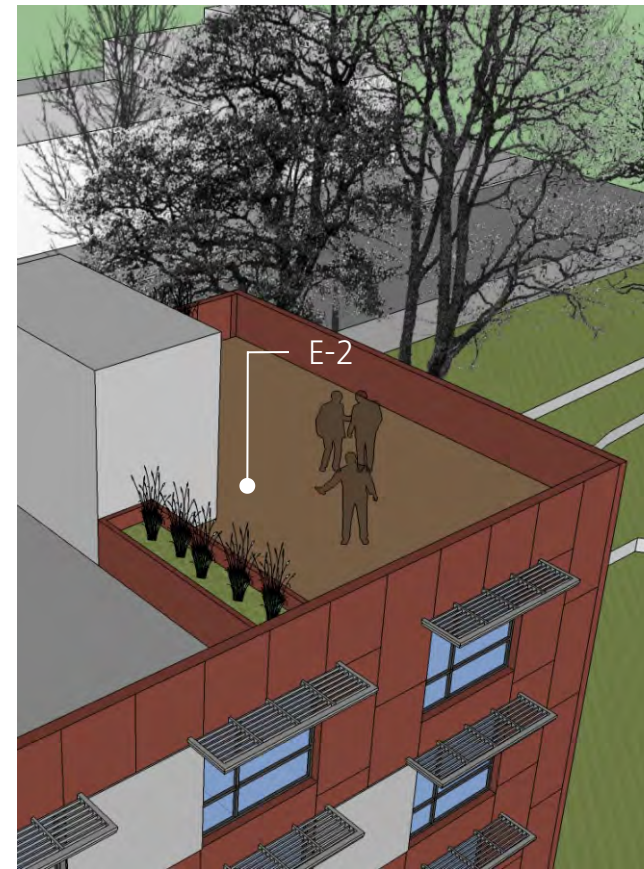
E. LANDSCAPING

E-1. LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

The project will utilize much native plants to reinforce continuity with Lake City Pond in adjacent site.

E-2. LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

Landscaping will be provided to create relaxing environment as well as privacy. Additional landscaping will be provided on the roof to create amenity for residents. Landscape and hardscape are proposed to create a comfortable and attractive urban roof garden. By making the roof occupiable, the tenants will be able to take in territorial views of Lake City neighborhood. The roof will be served by a stair. A small portion of the roof will be screened and dedicated to mechanical equipment.



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DEPARTURE

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DEPARTURE



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