



PROJECT # 3015961

PROPOSAL:

The preferred proposed project at 5755 NE 63rd St is 4 live-work units, 3 rowhomes, and 1 carriage unit for a total of 8 new units with 8 total parking stalls. All 8 units will be designed and constructed for a minimum Built Green 4 star certification.

CONTEXT:

The project site, located in the Sand Point neighborhood of Seattle is a 8100SF parcel zoned for neighborhood commercial development (NC2-40). The parcel is bound by apartments to the west and north across NE 63rd St, a parking lot to the south, and Sandpoint Elementary School to the East across 60th Ave N. The topography of the site is primarily flat with a minor slope in grade of 6' from the south property line to the north property line. The neighborhood is made up of a mix of new and old single family residences, apartments, multifamily homes, and commercial uses along Sand Point Way.

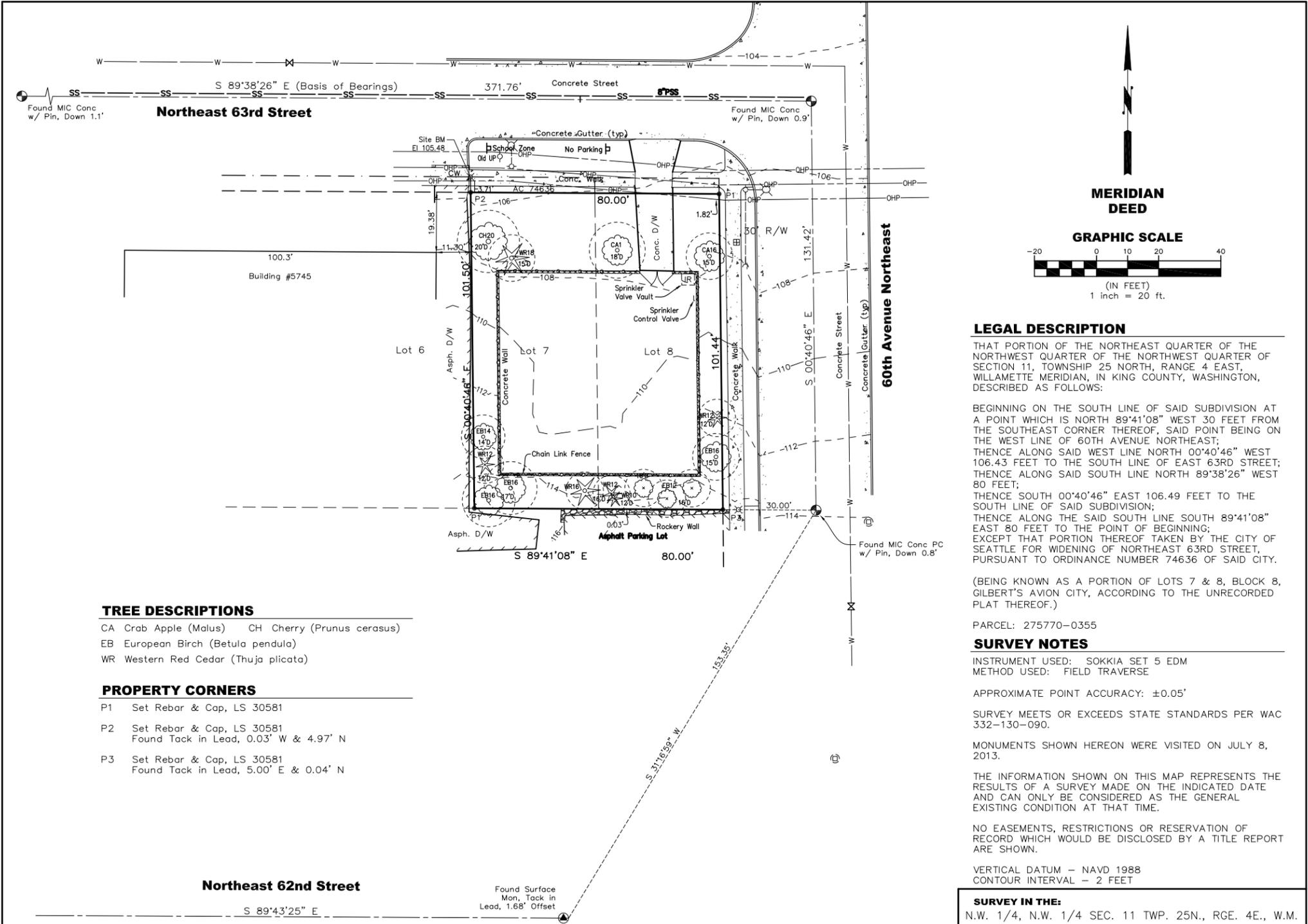
DPD PROJECT #

3015961
King Co. APN:
275770-0355
Please see the following pages for a graphic contextual analysis.

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LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SUBDIVISION AT A POINT WHICH IS NORTH 89°41'08" WEST 30 FEET FROM THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON THE WEST LINE OF 60TH AVENUE NORTHEAST; THENCE ALONG SAID WEST LINE NORTH 00°40'46" WEST 106.43 FEET TO THE SOUTH LINE OF EAST 63RD STREET; THENCE ALONG SAID SOUTH LINE NORTH 89°38'26" WEST 80 FEET; THENCE SOUTH 00°40'46" EAST 106.49 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE ALONG THE SAID SOUTH LINE SOUTH 89°41'08" EAST 80 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF TAKEN BY THE CITY OF SEATTLE FOR WIDENING OF NORTHEAST 63RD STREET, PURSUANT TO ORDINANCE NUMBER 74636 OF SAID CITY.

(BEING KNOWN AS A PORTION OF LOTS 7 & 8, BLOCK 8, GILBERT'S AVION CITY, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

PARCEL: 275770-0355

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON JULY 8, 2013.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM - NAVD 1988
CONTOUR INTERVAL - 2 FEET

SURVEY IN THE:
N.W. 1/4, N.W. 1/4 SEC. 11 TWP. 25N., RGE. 4E., W.M.

TREE DESCRIPTIONS

- CA Crab Apple (Malus) CH Cherry (Prunus cerasus)
- EB European Birch (Betula pendula)
- WR Western Red Cedar (Thuja plicata)

PROPERTY CORNERS

- P1 Set Rebar & Cap, LS 30581
- P2 Set Rebar & Cap, LS 30581
Found Tack in Lead, 0.03' W & 4.97' N
- P3 Set Rebar & Cap, LS 30581
Found Tack in Lead, 5.00' E & 0.04' N

RECORDING CERTIFICATE
Filed for record this ____ day of _____
20__ at _____ M in Volume _____ of Surveys
on Page _____, Records of _____ KING _____ County,
Washington at the request of BRENT EBLE

Auditor Deputy Auditor

SURVEYOR'S CERTIFICATE
This map represents a survey made by me or
under my direction in conformance with the
requirements of the Survey Recording Act at
the request of BUILD URBAN, LLC
in _____ AUGUST _____, 2013.

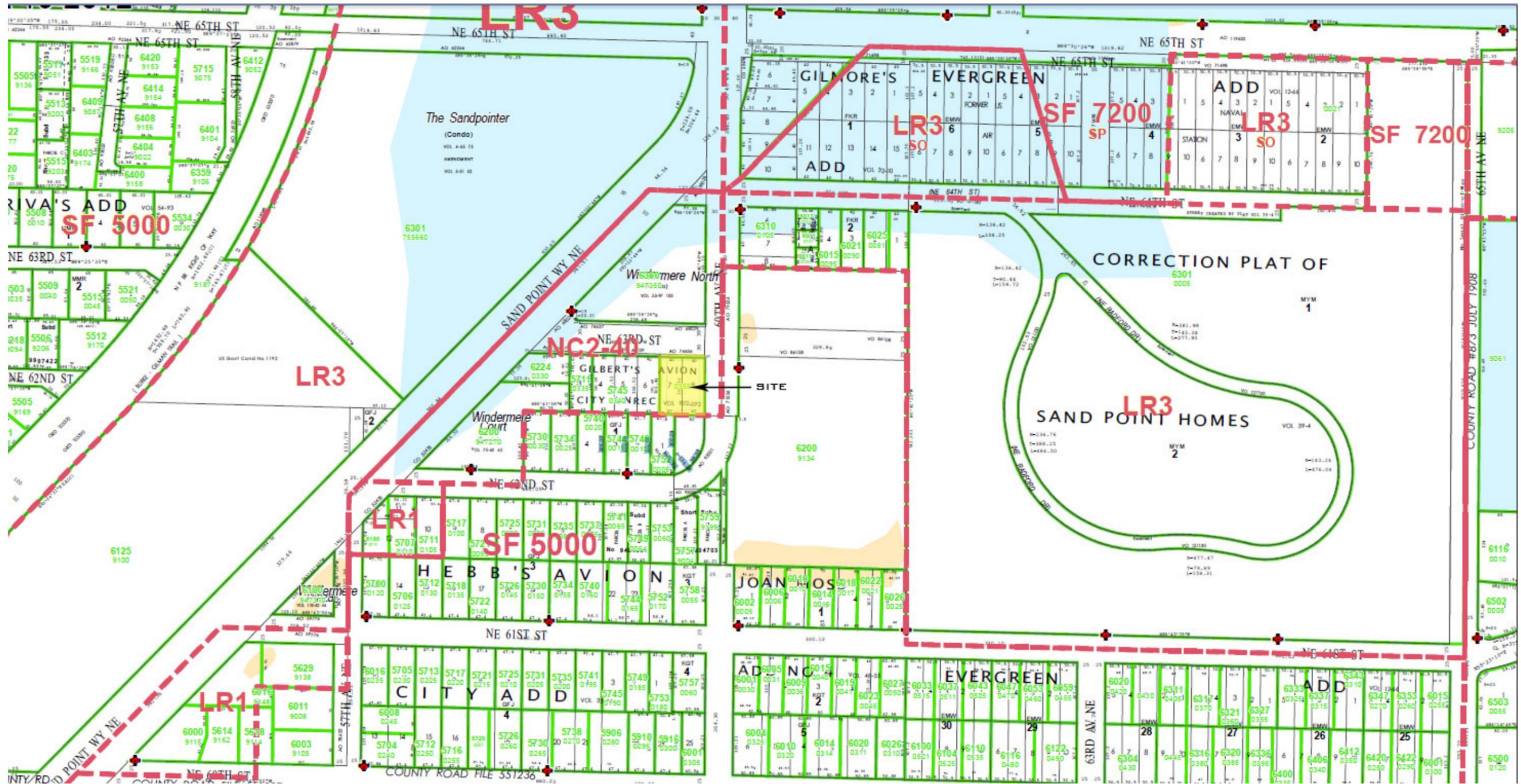
Certificate Number 30581



RECORD OF SURVEY
Build Urban, LLC
5755 Northeast 63rd Street
Seattle, WA 98115
EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

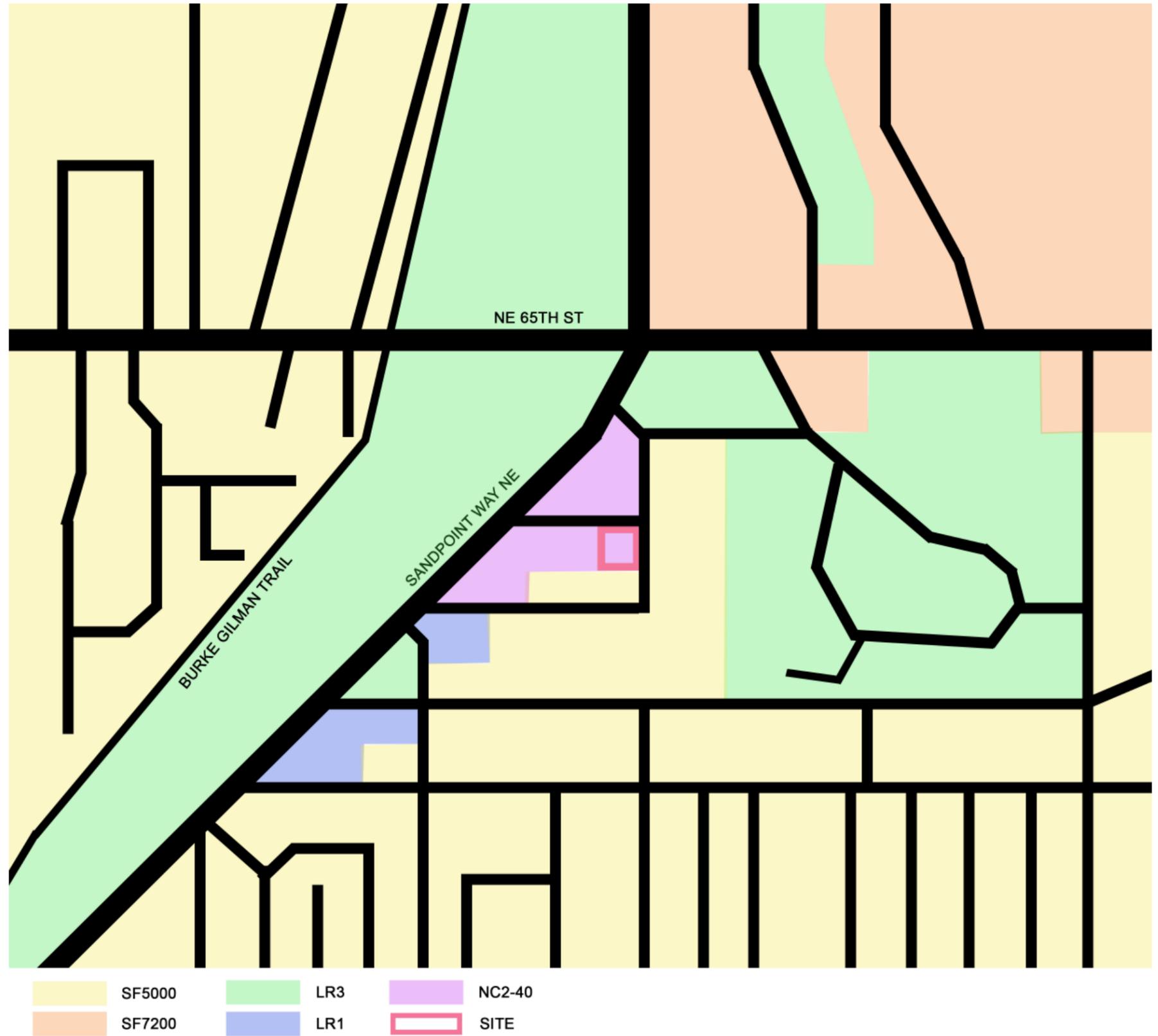
DRAWN BY:
HMM
CHECKED:
BLE
PROJECT:
13289
DATE:
8/5/13

SHEET
1
OF
1



SITE - ZONING MAP





SITE - VICINITY MAP



AXONOMETRIC LOOKING SOUTH-WEST



AXONOMETRIC LOOKING NORTH

5755 NE 63RD AVE
DESIGN REVIEW





STREETSCAPE - NE 63RD ST LOOKING SOUTH



STREETSCAPE - NE 63RD ST LOOKING NORTH

AREA OPPOSITE SITE

SITE - CONTEXT PHOTOS



AREA OPPOSITE SITE

STREETSCAPE - 60TH AVE NE LOOKING EAST



SITE

AREA OPPOSITE SITE

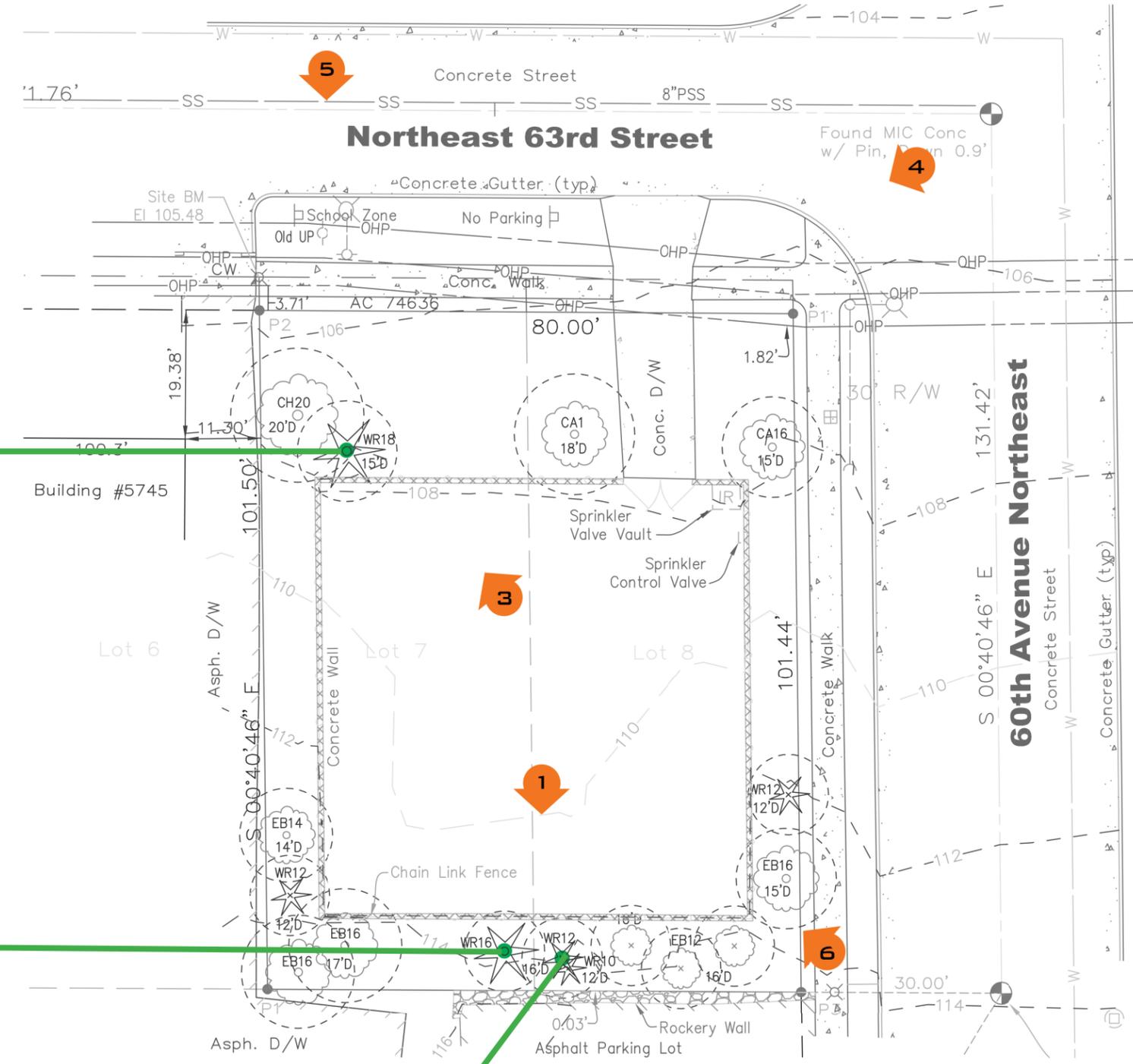
STREETSCAPE - 60TH AVE NE LOOKING WEST

SITE - CONTEXT PHOTOS

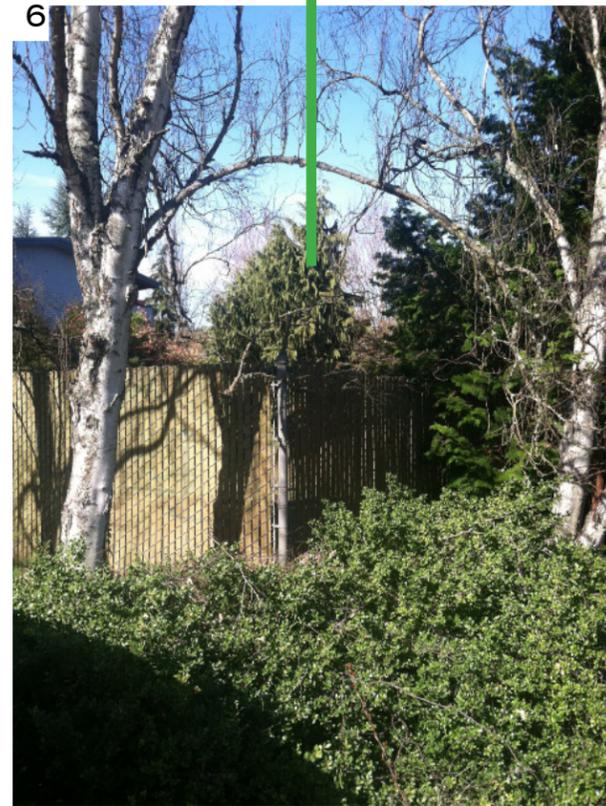
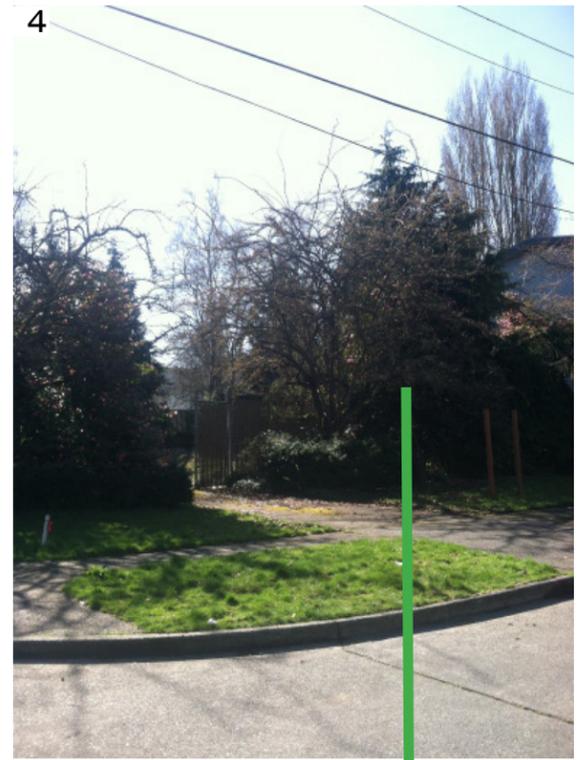
EXCEPTIONAL TREE 14:
15.7" DSH
17.0' Drip Line

EXCEPTIONAL TREE 8:
13.0" DSH
12.0' Drip Line

EXCEPTIONAL TREE 7:
13.9" DSH
11.0' Drip Line

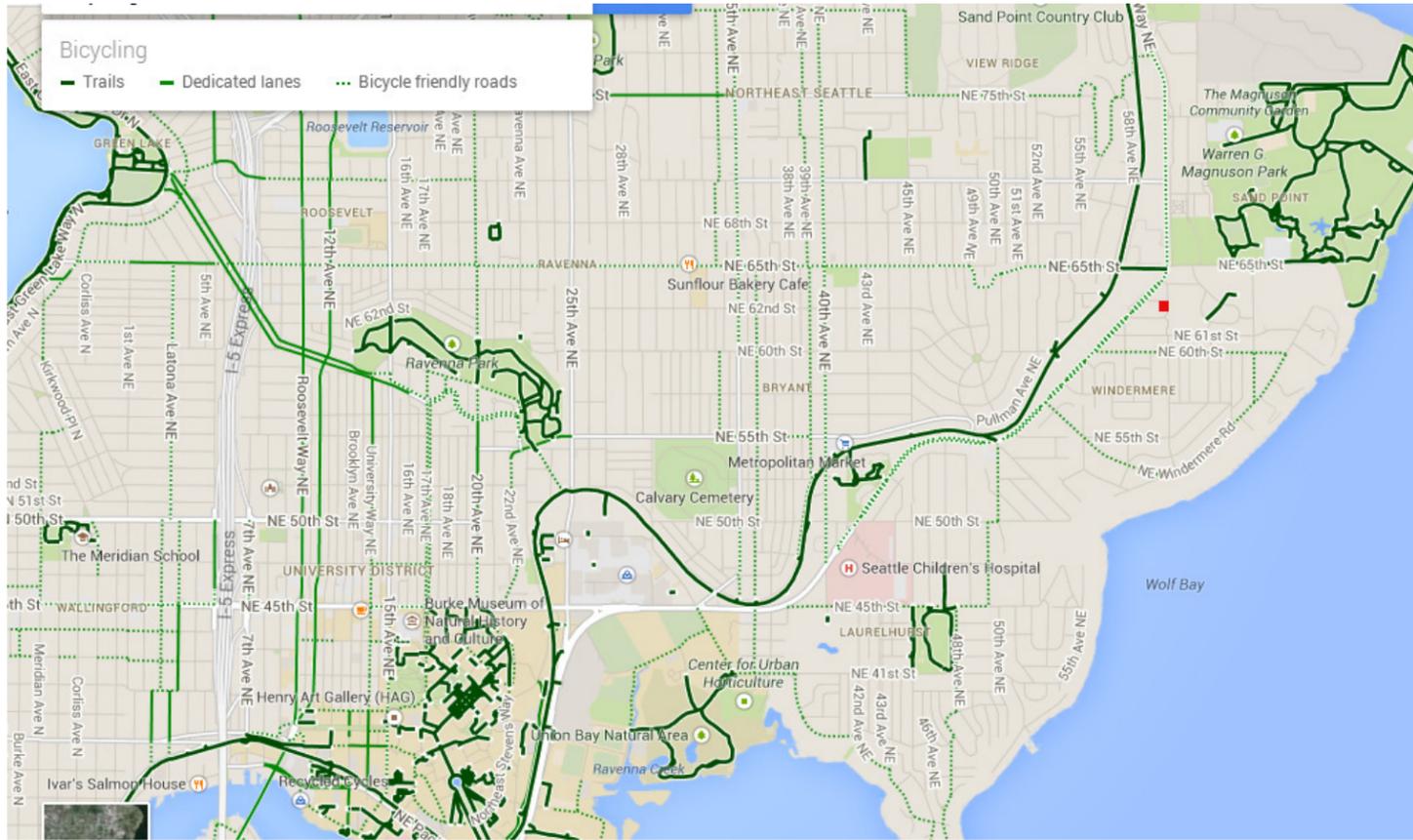


SITE MAP WITH PHOTO LOCATIONS

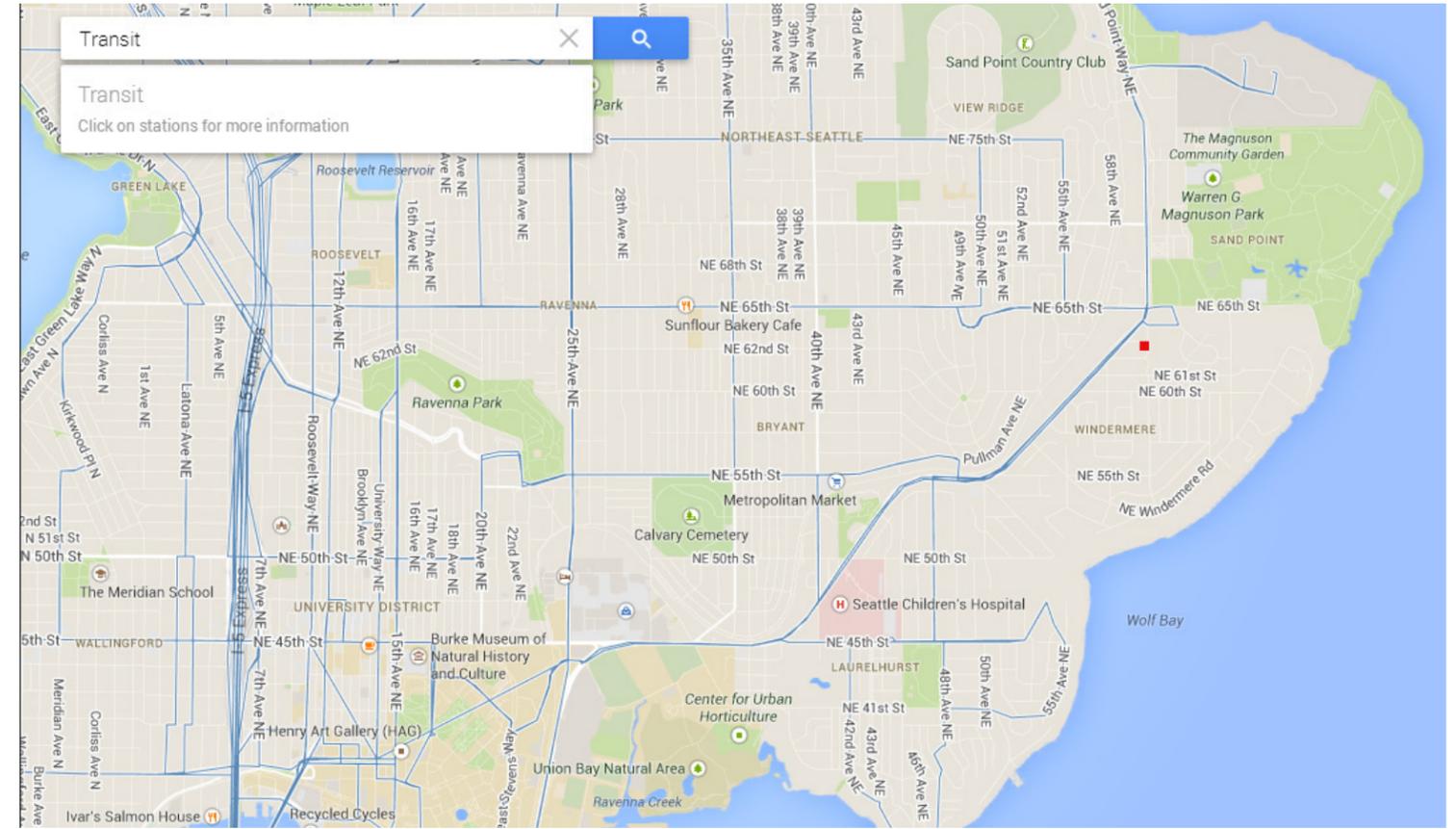


EXCEPTIONAL TREES

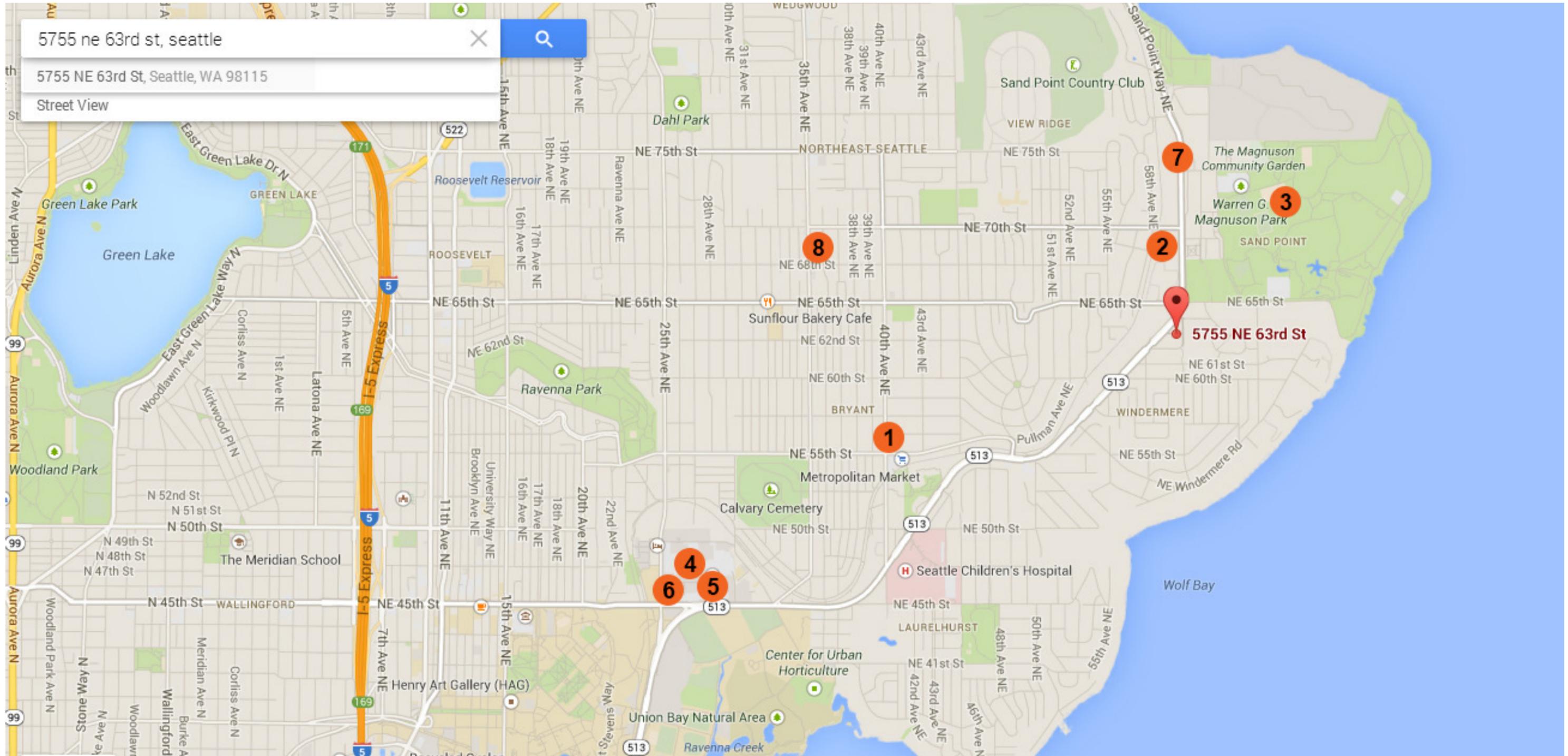
SITE - TREE PHOTOS



BICYCLING ROUTES - CONTEXT MAP



TRANSIT ROUTES - CONTEXT MAP



CONTEXT AND INSPIRATION PHOTO LOCATIONS

DESIGN INSPIRATION - SURROUNDING ARCHITECTURAL LANDMARKS

1. Fire Station 38

Pedestrian friendly eaves project over the right of way, and an upper level deck brings eyes and activity to the street. A mixture between masonry, metal, and glazing creates a sophisticated and eye-catching elevation.

2. Seattle Children's Hospital Administration Office

Contemporary glazing comes together with a modern masonry facade and interesting roofline. The masonry continues throughout the hardscape for a cohesive site design.

3. Magnuson Park - Building 11

Industrial Window sets continue throughout Magnuson Park and the surrounding neighborhood for a continues design aesthetic found in Sand Point.

4. Aritzia at U. Village

Commercial glazing dominates the entire facade but maintains a street-level scale. The eave projects over the ROW and brings the scale of the commercial facade down. A contemporary mixture of materials between masonry, metal, glazing, and concrete allow for visual interest and is aesthetically pleasing.

5. Liam's at U. Village

Lowered awning brings the scale of the building down, while the industrial-inspired window set maintains a modern aesthetic. Street-level hardscape and vegetation further bring the scale of the first floor commercial space to a pedestrian-friendly level.

6. Tiffany & Co. at U. Village

Building modulation, glazing and material changes create a visually appealing facade length that is further complimented by human-scaled planter boxes and awning over the ROW.

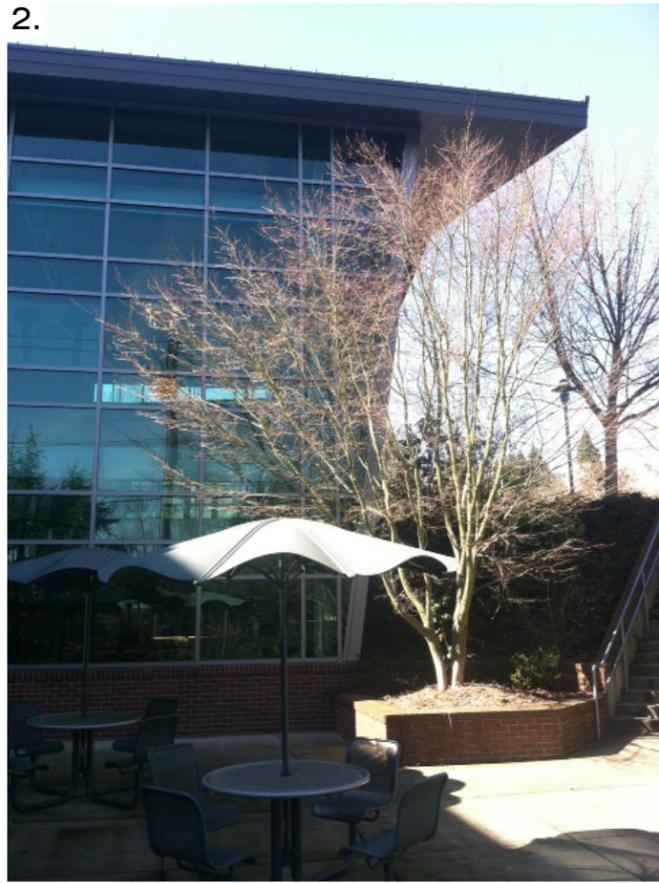
7. The Mountaineers

Interesting Roof and Awning lines combined with change in materials between masonry, concrete, and wood.

8. Northeast Public Library

Angled Roof lines and properly scaled commercial windows front ROW. Scale is minimized through vegetation and building material change.



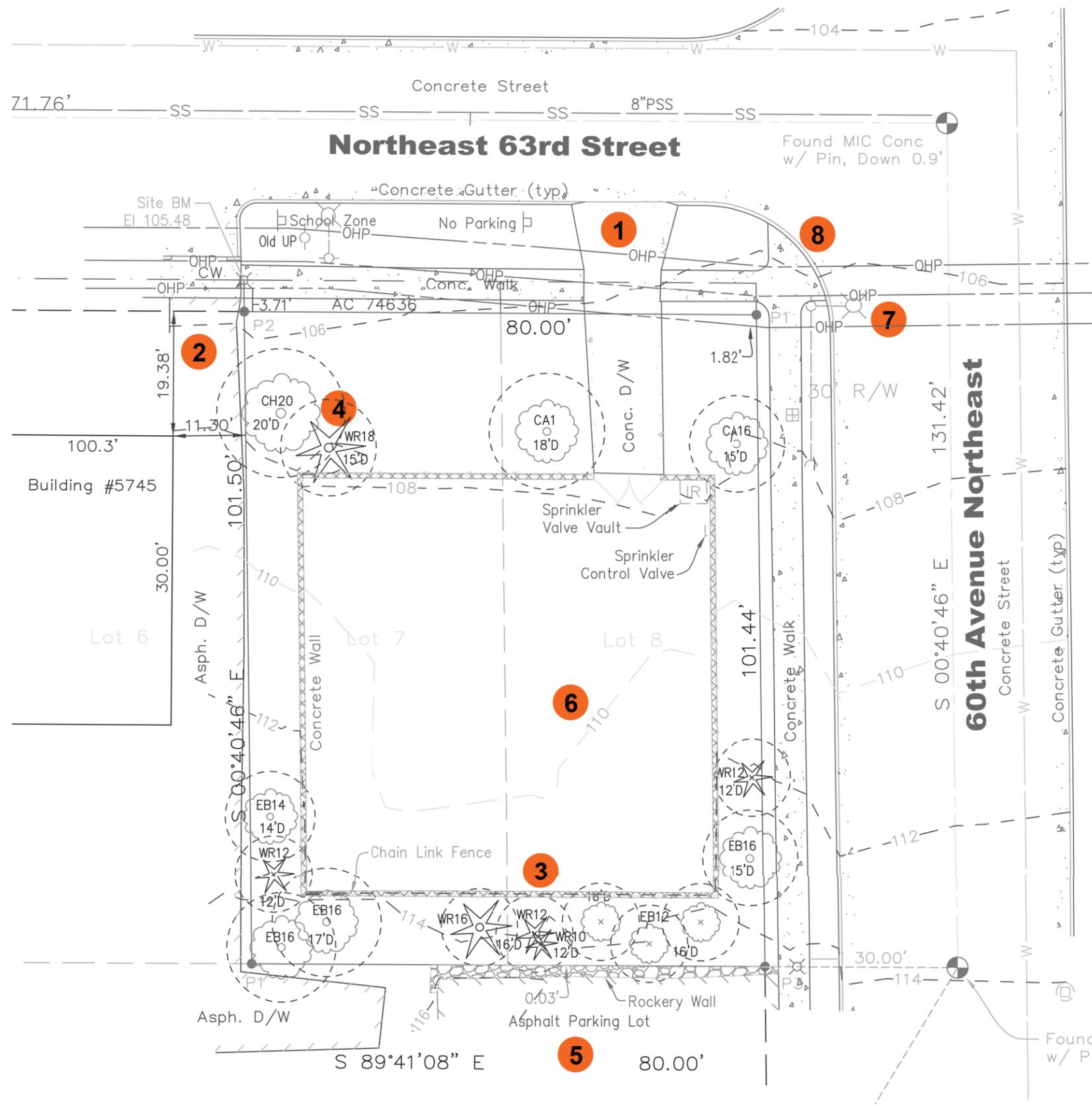


DEVELOPMENT OBJECTIVES

The proposed development will create a site with a small variety of product types. Located in the Sand Point neighborhood, the site provides opportunities for a design that responds to the NC zone and surrounding lower scaled neighbors.

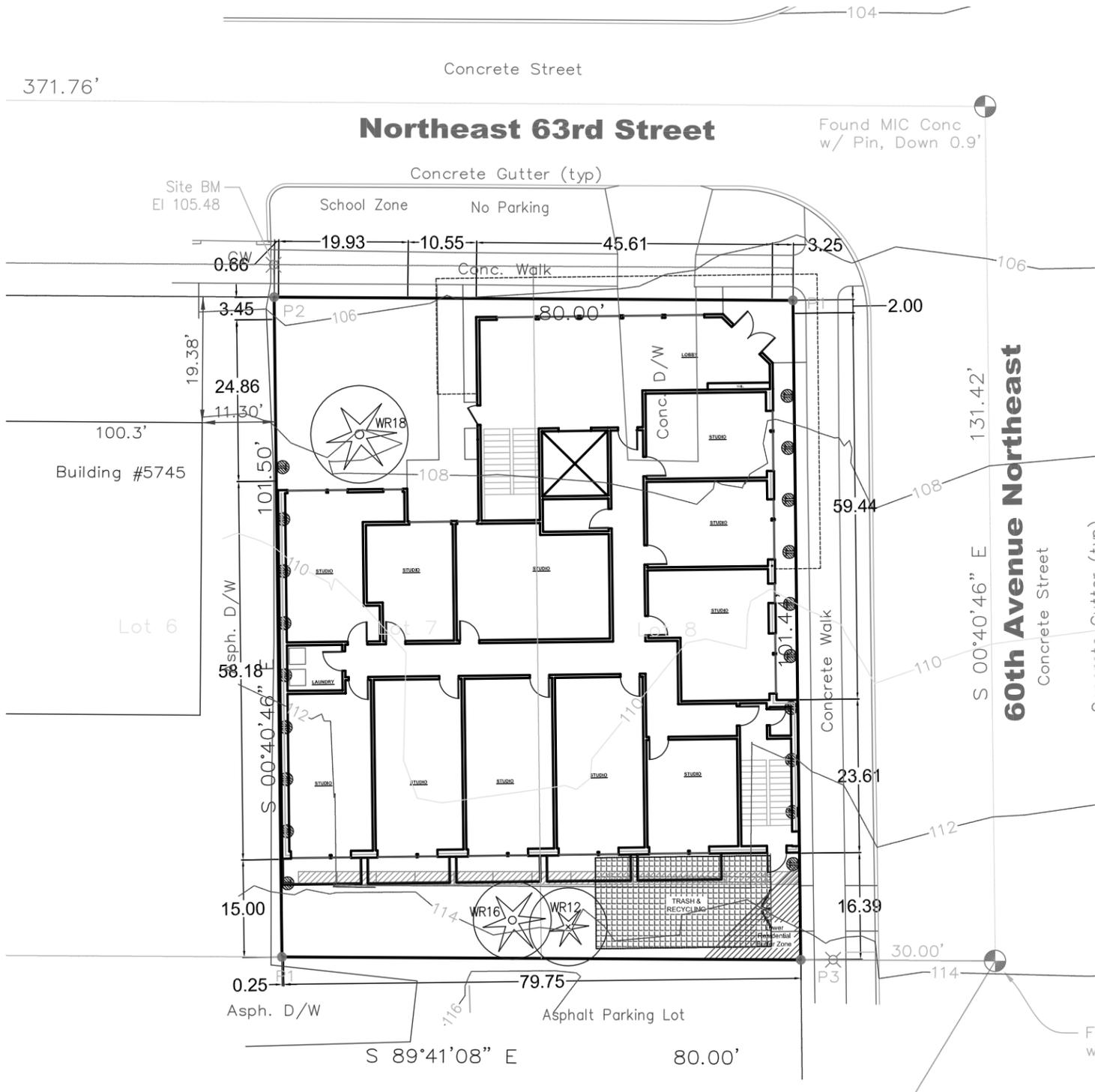
A ground commercial element is planned along the ground level of NE 63rd st. Our design team feels that smaller scale commercial is more compatible along this northern edge because of the proximity to Sand Point Way and larger scaled buildings on NE 63rd st. As a responses to less dense zoning and existing uses along 60th Ave NE, the preferred alternative changes product type to a rowhouse. The rowhouse product allows opportunities to transition scale down a story and allows individual stoop entrances off the 60th Ave E.

The project will strive to incorporate successful design elements in the popular Sand Point neighborhood, while providing livable and desirable homes that benefit the entire neighborhood.

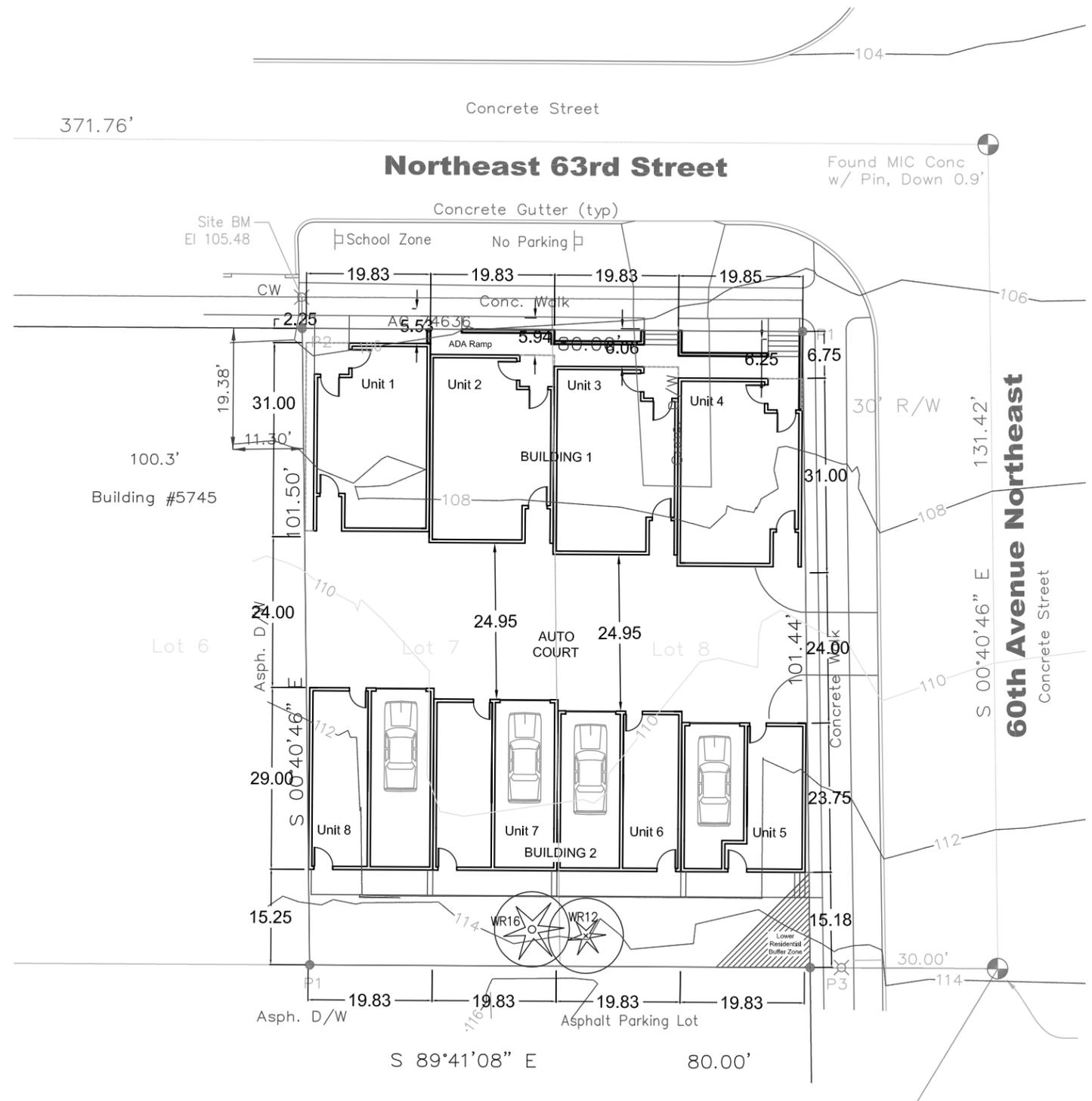


SITE CONSTRAINTS AND OPPORTUNITIES:

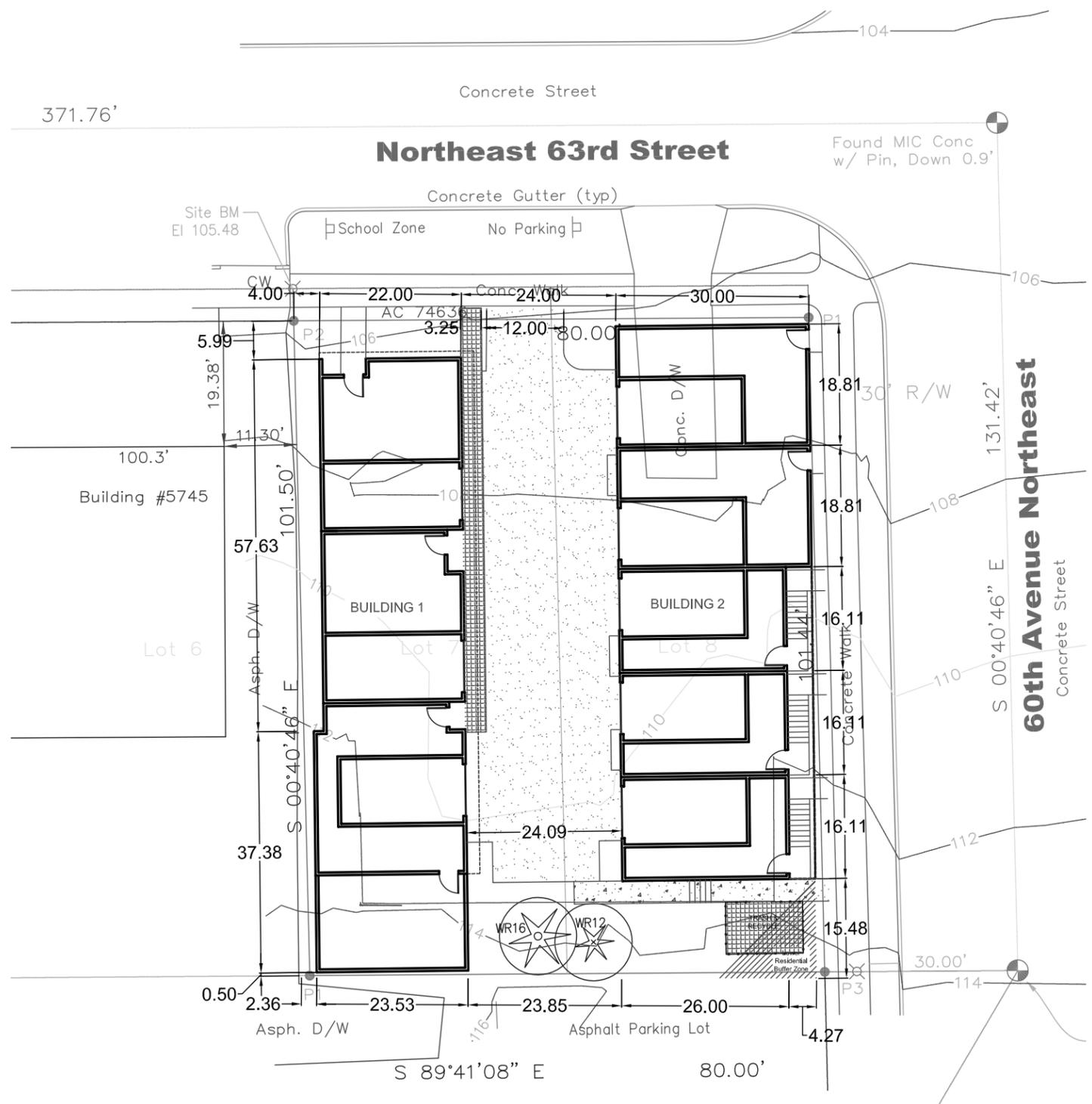
1. EXISTING CURB CUT is not in an ideal location for corner lot development.
2. NEW CURB CUT - development standards for curb cuts call for a 30' separation between 2 cuts, this calls for a centrally located cut on the north property line or a curb cut along the east property line due to the curb cut location on the property to the west.
3. RETAINING WALL creates a design challenge with topography and existing significant trees in relationship to new development and excavation.
4. EXCEPTIONAL TREES - Existing Alaskan Cedars limit us from fully utilizing the allowable FAR if all 3 are maintained
5. NEIGHBORING LOT TO THE SOUTH is a SF5000 lot which requires a 15' setback from the south property line. This allows for a sensible point of access to the site for vehicular traffic. Given that the current use of the lot is a parking lot utilized by Sand Point Elementary, it also is logical to place vehicular access for the site at this location.
6. SITE SLOPE - the site slopes approximately 8' from the south to the north property line. This creates a design challenge for vehicular access in relationship to building placement. The location of the vehicular access on the preferred option takes this into consideration and helps to diminish the scale of the 3 townhomes along the ROW as the curb cut is at the highest point of elevation along the site, and then drops down in elevation as you enter the site. This keeps the vehicular access and parking area hidden from the ROW.
7. EXISTING POWER LINES - in order to maintain the existing power lines, we have proposed lower roof lines and setback units for options 2,3, and 4. Option 1 proposes bringing power underground, which allows us to have a 0' setback and propose decks over the ROW. Our preferred option maintains a 10' setback from the existing elevation of the high volt line. This creates a visually smaller scaled development which we feel is more appropriate for this neighborhood.
8. CORNER LOT - fronting two ROWs gave the design team an option of choosing which street to front. With an NC2-40 zoning, we felt commercial development was more appropriate fronting along NE 63rd St, and kept off of 60th Ave NE due to the presence of Sand Point Elementary just across the street. Our preferred option proposes a commercial presence along NE 63rd St, and a residential presence along 60th Ave NE.



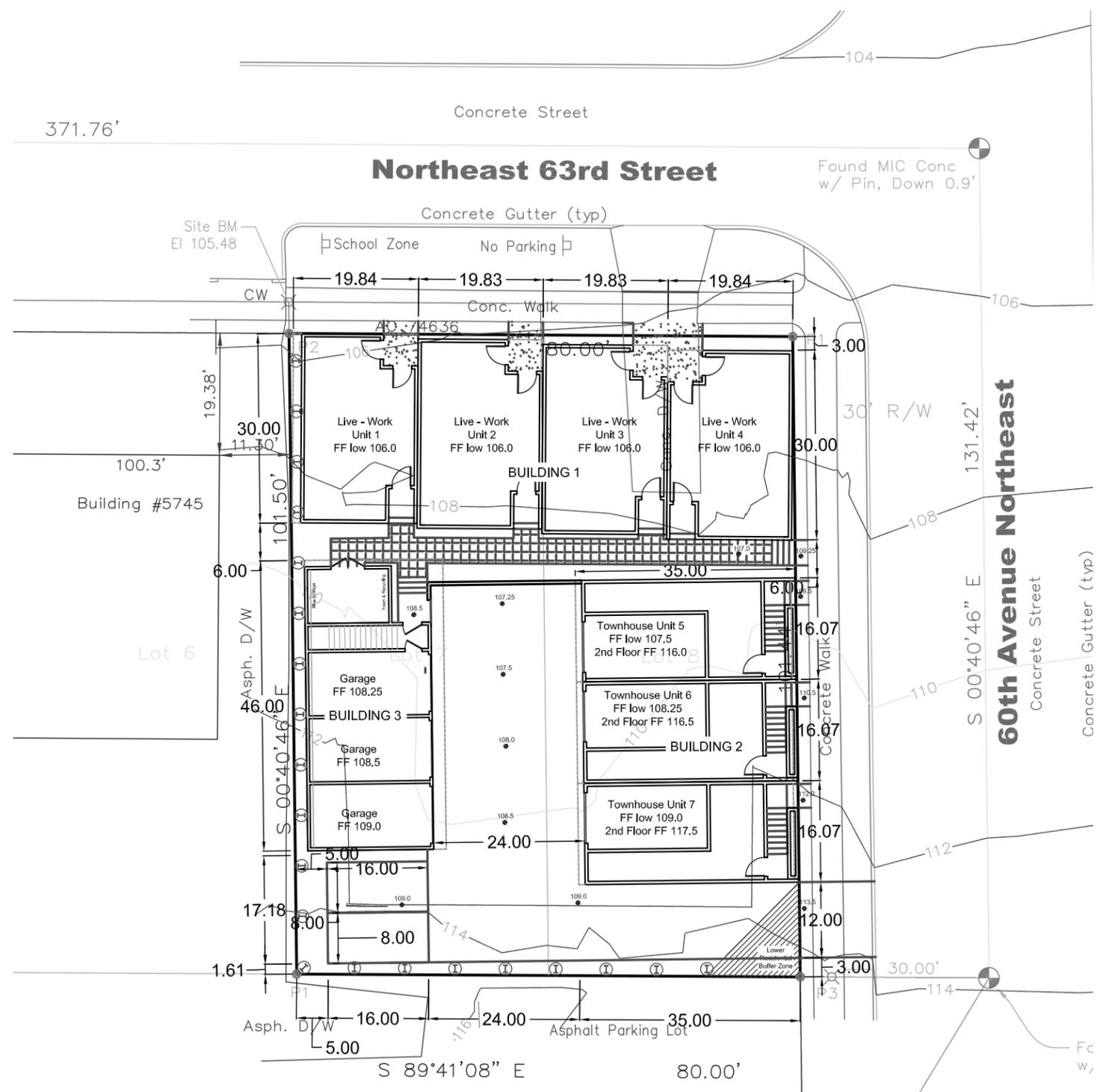
OPTION 1 - SITE PLAN
"APARTMENT BUILDING"
50 STUDIO APARTMENTS



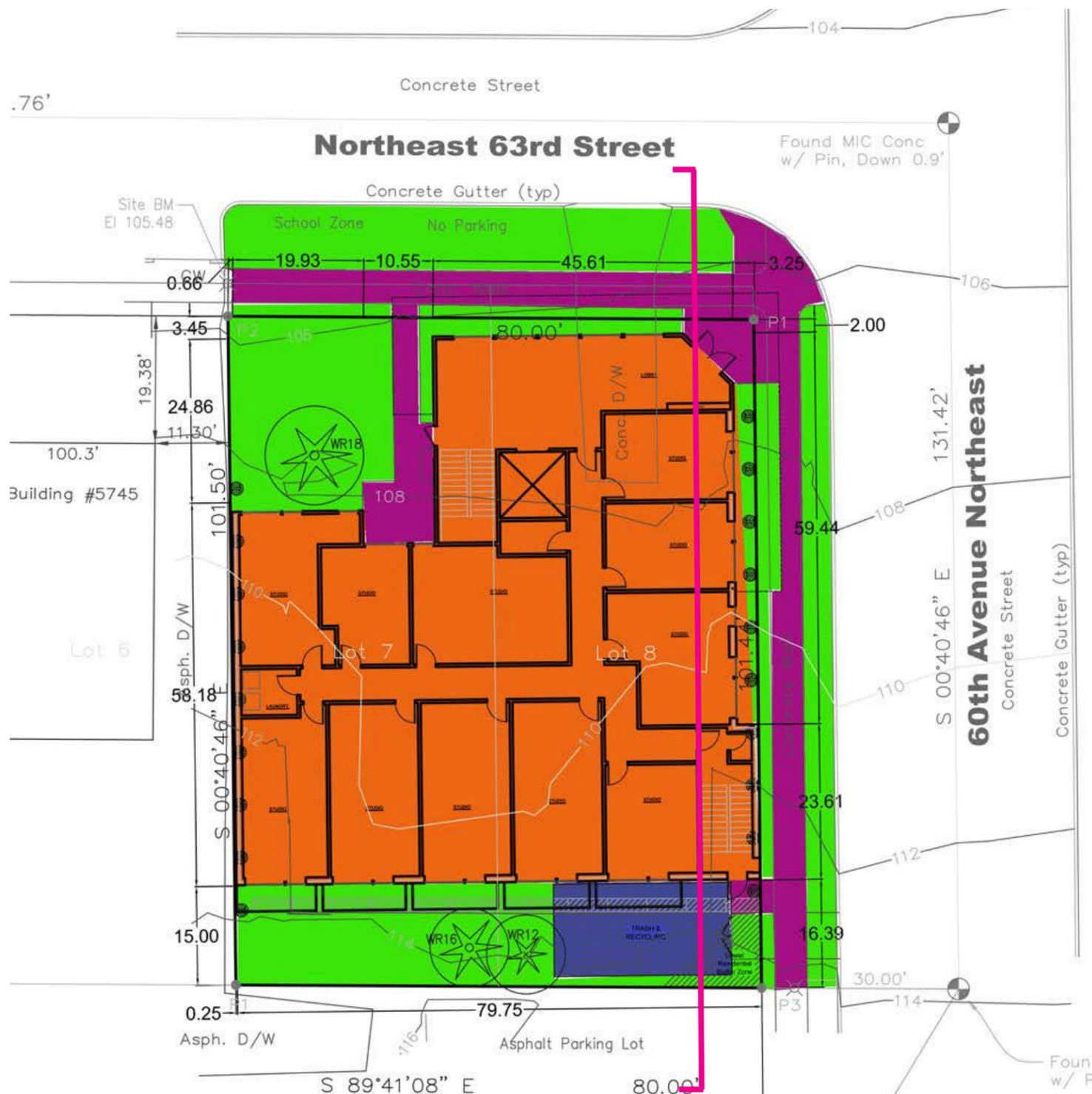
OPTION 2 - SITE PLAN
"NORTH-SOUTH AUTO COURT"
4 LIVE-WORK, 4 TOWNHOMES



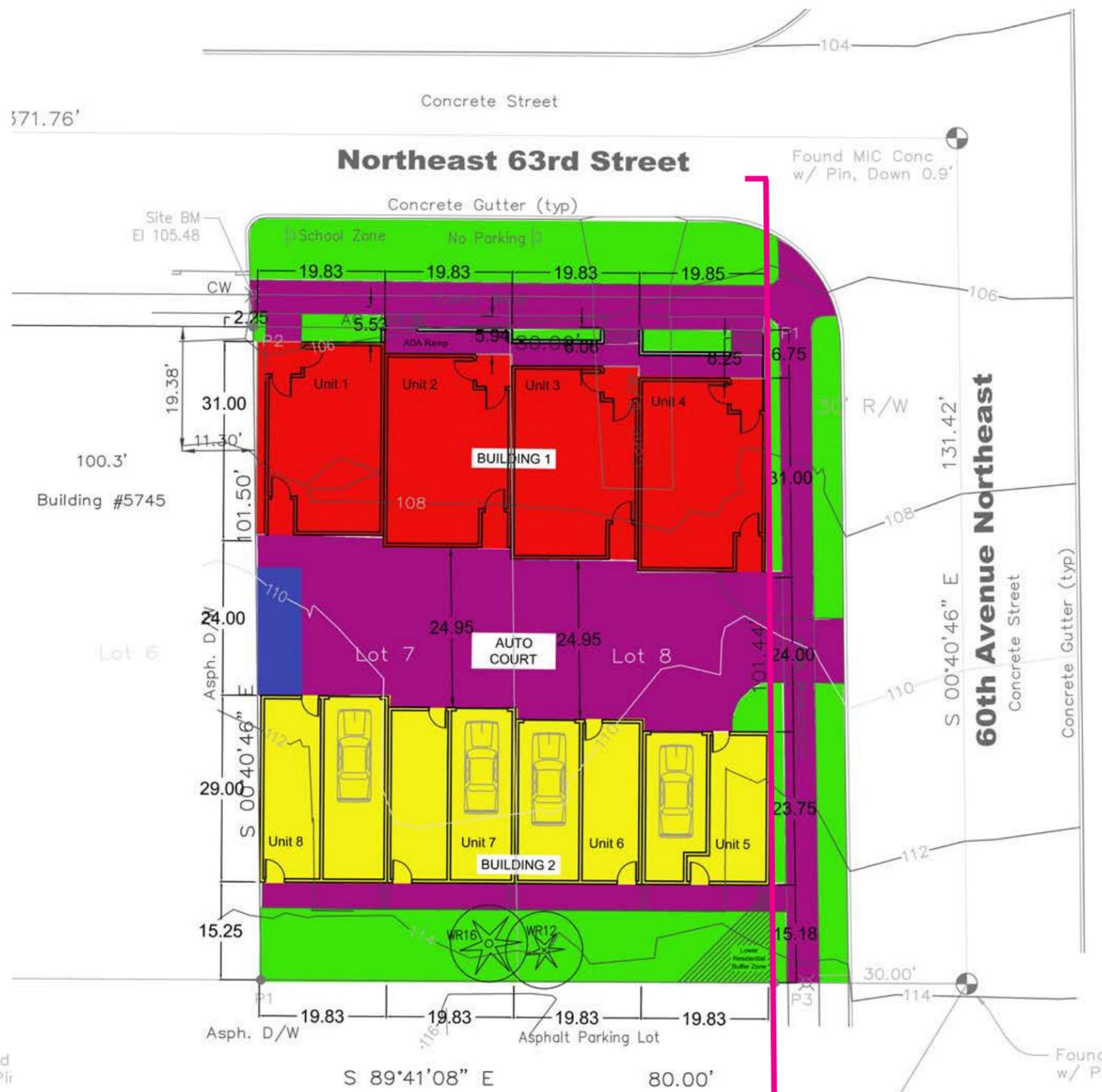
OPTION 3 - SITE PLAN
"EAST-WEST AUTO COURT"
2 LIVE-WORK, 6 TOWNHOMES



OPTION 4 - PREFERRED - SITE PLAN
"L-PLAN"
4 LIVE-WORK, 3 TOWNHOMES, 1 CARRIAGE UNIT



OPTION 1 - SITE PLAN
 "APARTMENT BUILDING"
 50 STUDIO APARTMENTS



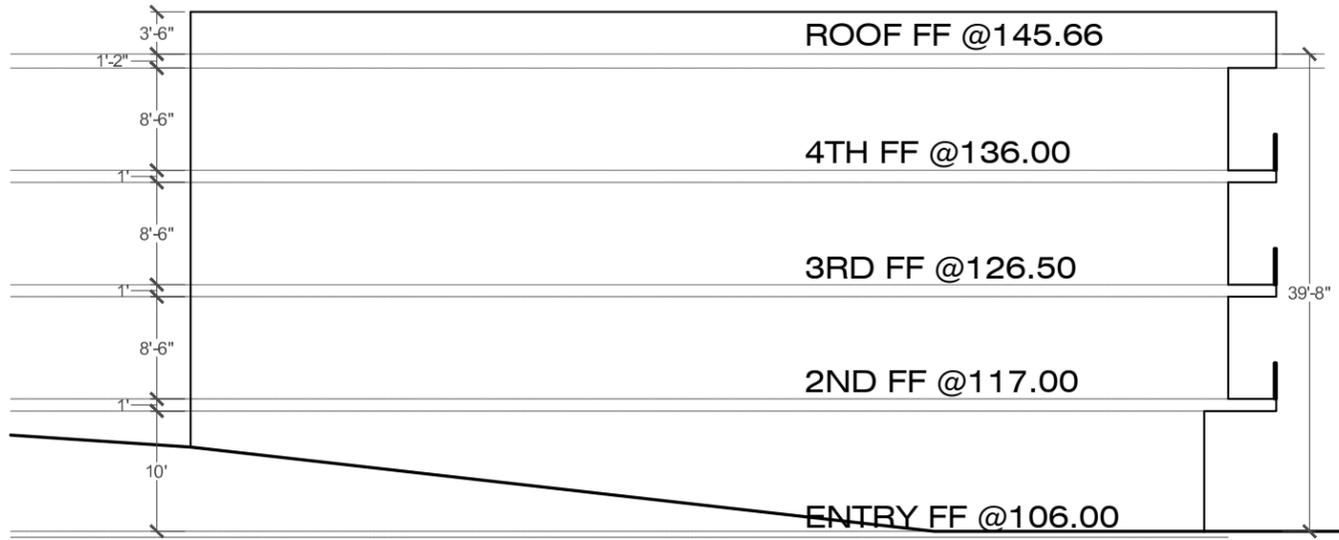
OPTION 2 - SITE PLAN
 "NORTH-SOUTH AUTO COURT"
 4 LIVE-WORK, 4 TOWNHOMES



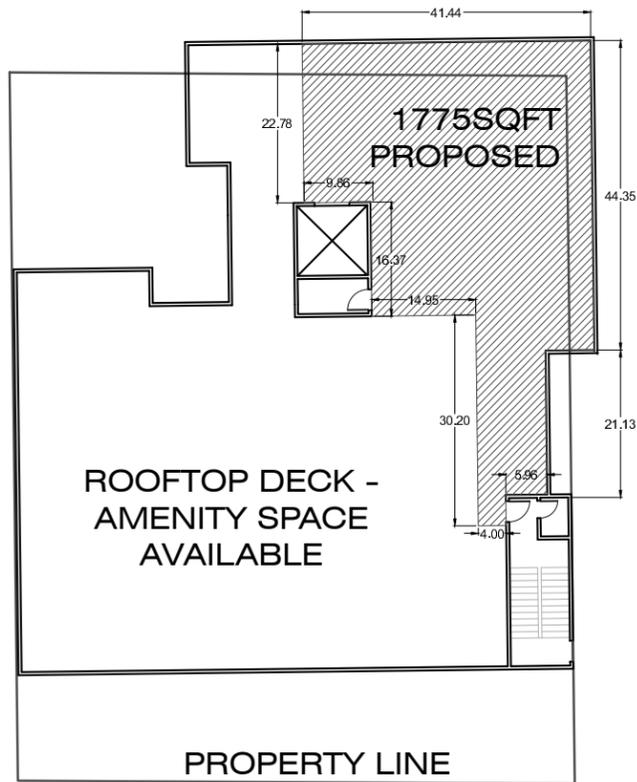
OPTION 3 - SITE PLAN
"EAST-WEST AUTO COURT"
2 LIVE-WORK, 6 TOWNHOMES



OPTION 4 - PREFERRED - SITE PLAN
"L-PLAN"
4 LIVE-WORK, 3 TOWNHOMES, 1 CARRIAGE UNIT

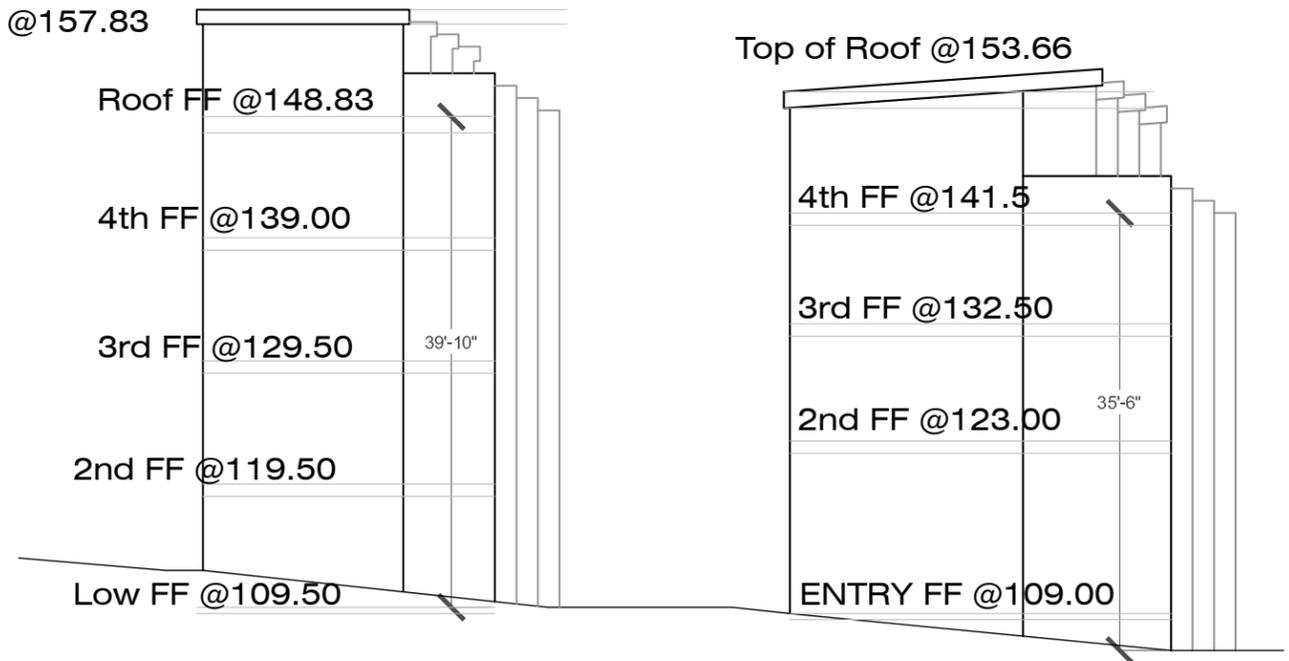


OPTION 1 - SITE SECTION

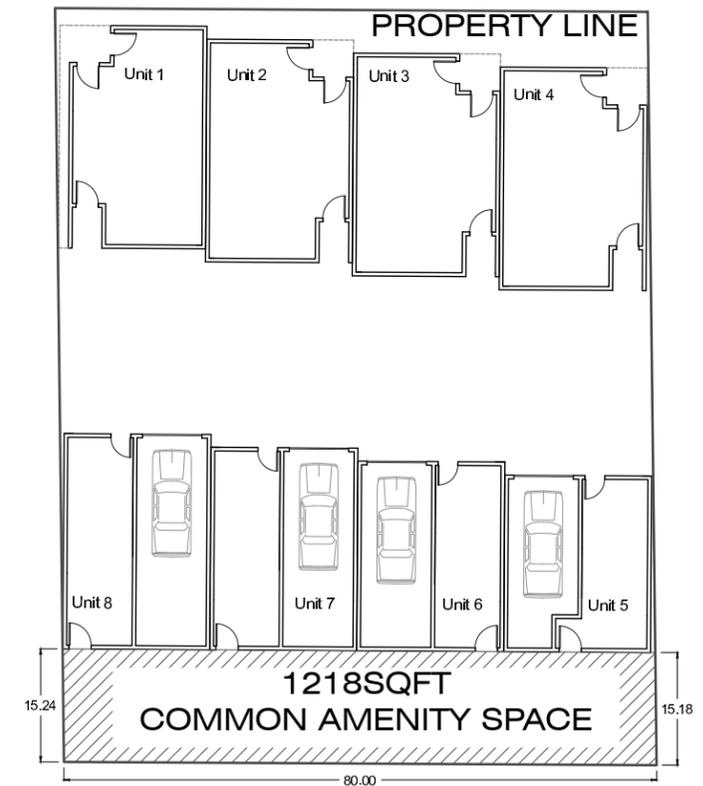


OPTION 1 - AMENITY PLAN

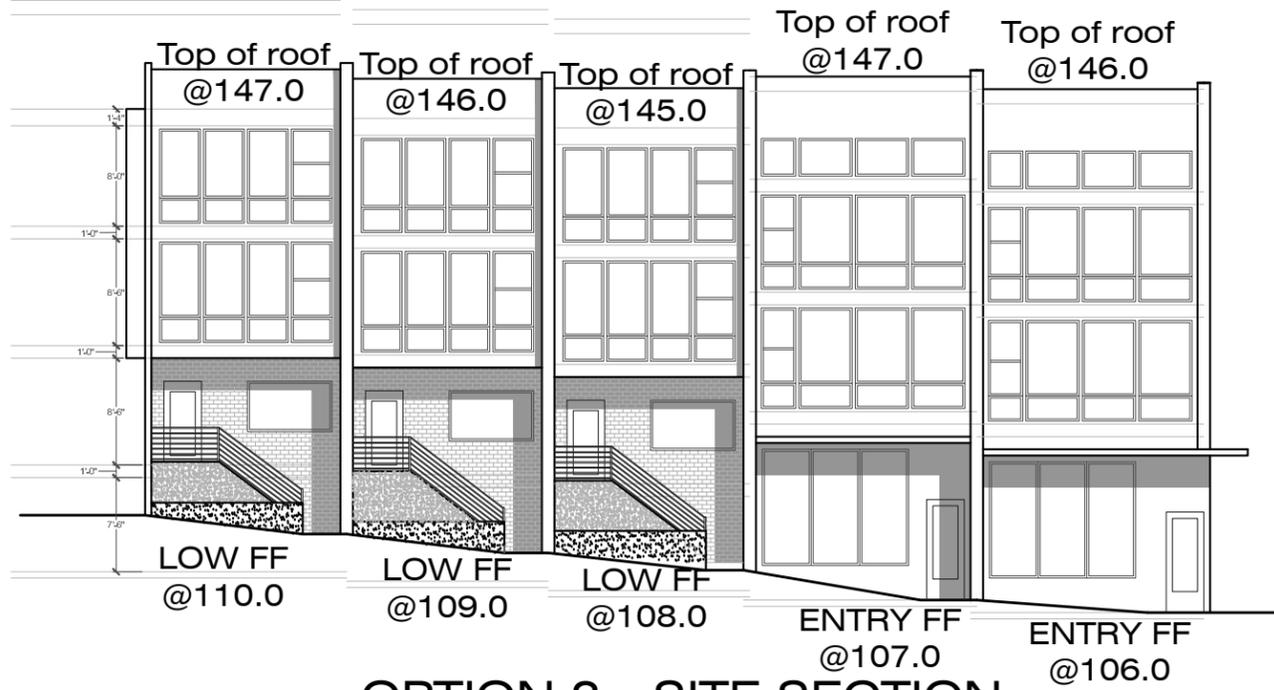
Top of Roof @157.83



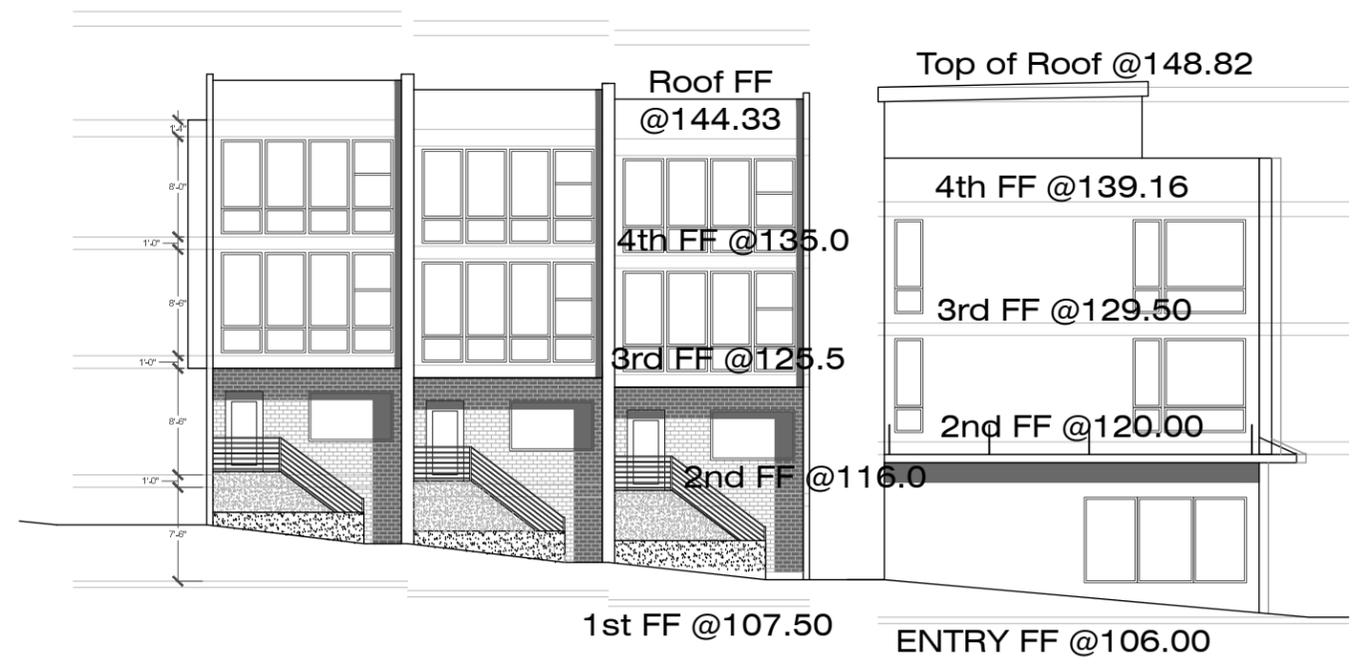
OPTION 2 - SITE SECTION



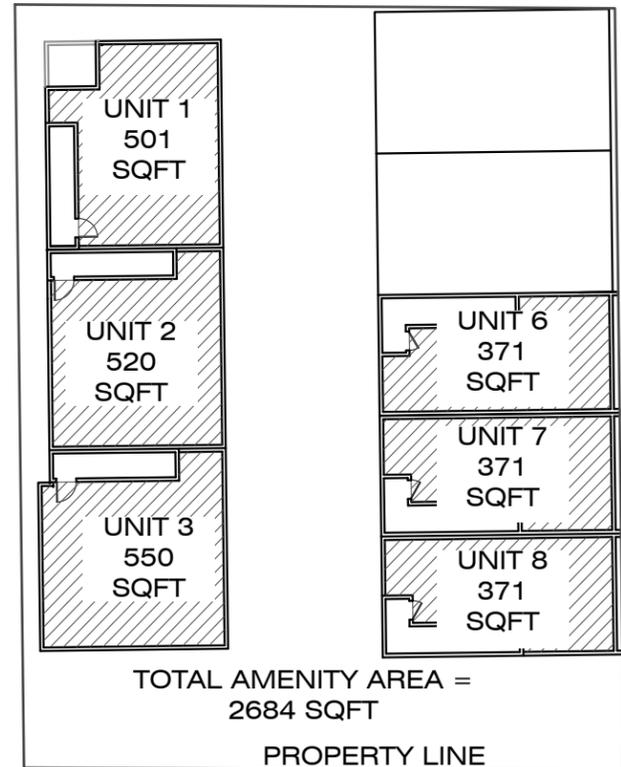
OPTION 2 - AMENITY PLAN



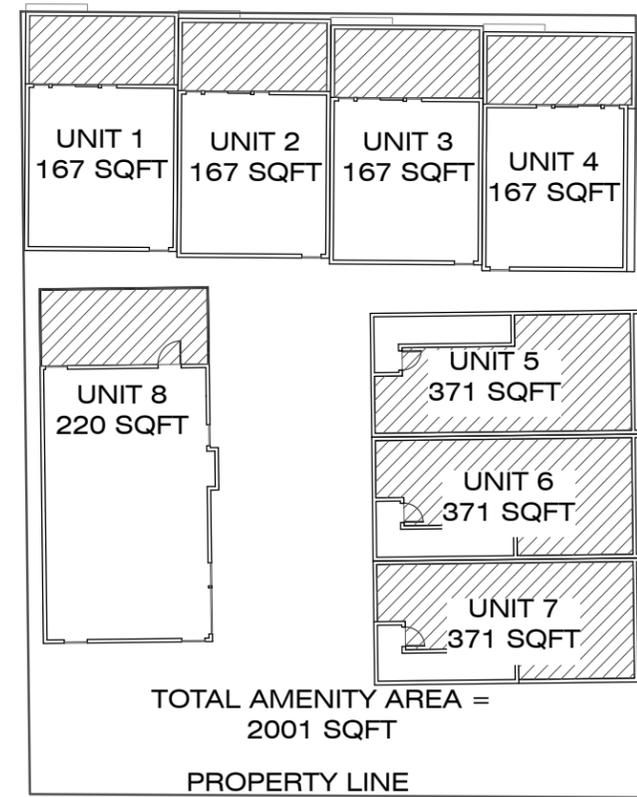
OPTION 3 - SITE SECTION



OPTION 4 - SITE SECTION



OPTION 3 - AMENITY PLAN



OPTION 4 - AMENITY PLAN

OPTION 1 - APARTMENT

STUDIO APARTMENT BUILDING WITH 50 STUDIOS

THIS OPTION APPROACHES THE SITE FROM AN EFFICIENCY PERSPECTIVE. THROUGH MAINTAINING BOTH TREES WE WOULD PROPOSE ZERO ON-SITE PARKING. A CORNER ENTRY FOR THE BUILDING WITH DECKS CANTILEVERED OVER THE ROW.

PROS:

1. EFFICIENT LAYOUT

CONS:

1. SCALE FOR THE NEIGHBORHOOD (CS-2)
2. NO COMMERCIAL PRESENCE (PL-3)
2. MINIMAL TRANSITION BETWEEN COMMERCIAL AND RESIDENTIAL ZONE (CS-2)
3. NO PARKING PROVIDED (CS-2)

NUMBER OF UNITS: 50 STUDIO APARTMENTS

LIVING SQUARE FOOTAGE: 23,500

FAR: 2.88 (3.0 ALLOWED)

AMENITY SPACE: 1,172SQ FT REQUIRED. PROVIDED ON ROOFTOP DECK.

ON-SITE PARKING PROPOSED: NONE

BIKE PARKING: 14 SPACES REQUIRED/PROVIDED

SETBACKS:

NORTH: 0.00'

EAST: 0.00'

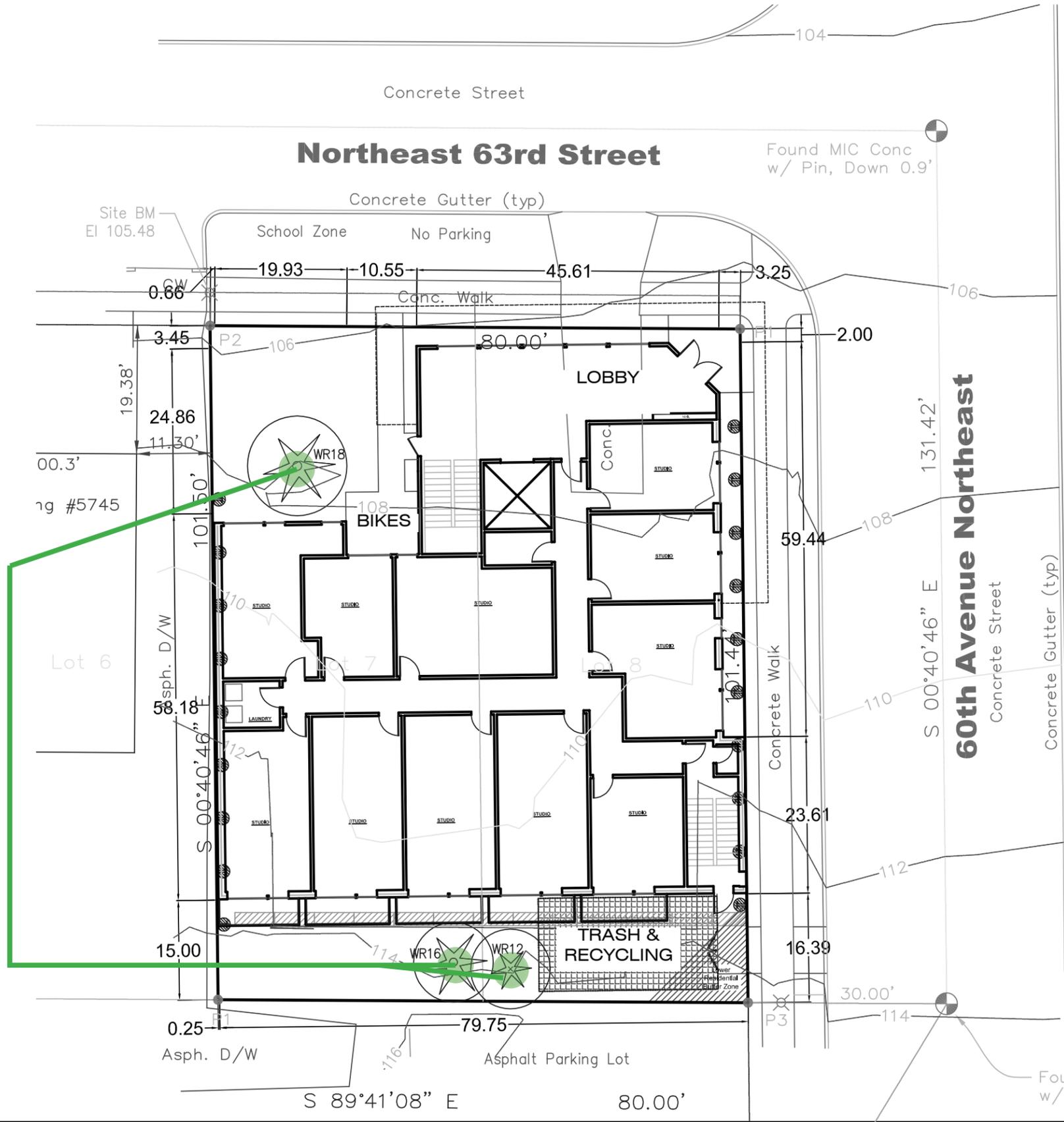
SOUTH: 15.0'

WEST: 0.25'

TREES SAVED: 3 OF 3 EXCEPTIONAL TREES SAVED

ADJUSTMENT: ZERO PARKING

EXCEPTIONAL TREES



LOBBY FF @ 106.00
 TRASH AREA FG @ 113.00

NORTH SETBACK: 2.00'
 EAST SETBACK: 0.00'
 SOUTH SETBACK: 15.00'
 WEST SETBACK: 0.00'

OPTION 1 - SITE PLAN

CS-2 URBAN PATTERN AND FORM

This guideline calls for effort to strengthen the most desirable forms, characteristics and patterns of the street, block faces, and open spaces in the surrounding area.

In this proposal, building orientation relates to both NE 63rd St and 60th Ave NE. The primary lobby entrance is on the corner and recessed in. The secondary entrance is proposed off the NW courtyard area. This Apartment option can retain all three significant trees however, would **require a development adjustment to zero parking stalls per Section 23.41.012**. The building form and scale would be four stories.

CS-3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

This proposal explores how contemporary design can contribute to the development of attractive new forms and architectural styles, while relating to Sand Point neighborhood architectural characteristics.

PL-3 STREET LEVEL INTERACTION

Encourage human interaction and activity at the street level with clear connections to building entries and edges.

This option provides a rhythm of open space and building modulation along NE 63rd street. In addition, no curb cut allows an opportunity for a stronger urban edge along 60th Ave NE. Street level is proposed primarily as lobby and courtyard.

DC-1 PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site.

This apartment option provides both ground related and roof top amenity space. Service areas would be accesses off NE 63rd st and 60th Ave NE.

DC-2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

The massing of the proposed building will take into consideration the characteristics of the site and relationship to the public ROW and maintaining existing trees.

DC-3 OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements each other.

This proposal provides both ground and rooftop amenity space.

DC-4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

The proposed building will be constructed of durable and maintainable materials that are attractive and climate appropriate. Lighting, landscaping will be used to enhance the building and its outdoor space.

OLD DESIGN GUIDELINES:A-1 RESPONDING TO SITE CHARACTERISTICS

The site is located at the corner of NE 63rd St and 60th Ave NE. There are existing condominiums and apartments along NE 63rd st and Sandpoint Elementary School and parking lot along 60th Ave NE. This option provides 51 studio apartments without parking. As a result, the three Exceptional Alaskan Cedar trees can be saved.

A-2 STREET SCAPE COMPATIBILITY

This option provides a landscape courtyard and entrance along the north elevation, a second apartment entrance is on the corner of NE 63rd St and 60th Ave NE. The streetscape will provide a variety of material changes consisting of hardie, glazing and metal. In addition, the proposed balconies will provide some shelter above the sidewalk. A proposed landscape courtyard area along NE 63rd will provide modulation and additional landscaping to enhance the streetscape.

A-3 ENTRANCES VISIBLE FROM THE STREET.

All entrances are visible from the street.

A-5 RESPECT FOR ADJACENT SITES.

Site massing has been pushed internally to maintain the three trees.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

The corner entrance (main entrance) provides a visible accessible transition from building to sidewalk. The secondary entrance, via the northwest landscape courtyard,

OPTION 1 -DESIGN GUIDELINES

provides a more private entrance through the site.

A-8 PARKING AND VEHICLE ACCESS

No parking proposed.

B-1 HEIGHT BULK AND SCALE

Forty foot building height is proposed. In addition to modulation, the scale of the structure is broken into three elements to help reduce bulk and scale. First is the ground or base element. This comprises the ground floor and transitions to the primary body. The second is the corner element. This is comprised of horizontal decks and roof lines. The third is the Southeast modulation. This modulation allows for an additional material and window pattern change.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The proposed option has a contemporary concept of three clean masses described above.

C-3 HUMAN SCALE

Human scale elements have been proposed to enhance the streetscape while minimizing building scale. The landscaped courtyard provides opportunity for building modulation as well as gathering space. The extruded massing and material change above the entry level helps define the lower level while offering private outdoor space above.

C-4 EXTERIOR FINISH MATERIALS

Exterior materials proposed would comprise of the combination of hardie, metal and glazing.

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

Common amenity space are proposed be provide on ground and roof top.

D-2 BLANK WALLS

Blank walls have been minimized along the public edge.

D-3 RETAINING WALLS

No retaining walls are proposed along the public edge.

D-5 VISUAL IMPACTS OF PARKING STRUCTURES

No parking provided per retaining exceptional trees.

D-6 SCREENING OF DUMPSTERS

Trash and recycling will be screened with fencing.

D-7 PERSONAL SAFETY AND SECURITY

This option has entrances and lighting proposed along both NE 63rd St and 60th Ave NE.

D-9 COMMERCIAL SIGNAGE

No commercial space provided.

D-10 COMMERCIAL LIGHTING

No commercial space provided.

D-12 RESIDENTIAL ENTRIES AND TRANSITIONS

A hierarchy of entrances will be provided from the ROW. The main entrance will be on the corner of NE 63rd St and 60th Ave NE. This entrance is recessed back to provide protection while marinating corner visibility. A secondary entrance is along NE 63rd st. This entrance is access via the landscaped courtyard and is adjacent the proposed bike rack area. The third entrance is off 60th Ave NE and also provides access to the common trash area.

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

In this option, 3 existing trees have been retained along the south property line and Northwest corner. As a result of saving the trees, massing was pushed more internally. This option still provides a strong urban edge along 60th Ave NE and NE 63rd St.

E-2 LANDSCAPING TO ENHANCE THE BUILDING OR SITE.

As a result of maintaining three existing trees, additional landscape space along the NW corner and south property line was established. This provides opportunity for building modulation, south buffer and additional amenity space to accommodate increased density.

OPTION 1 -DESIGN GUIDELINES



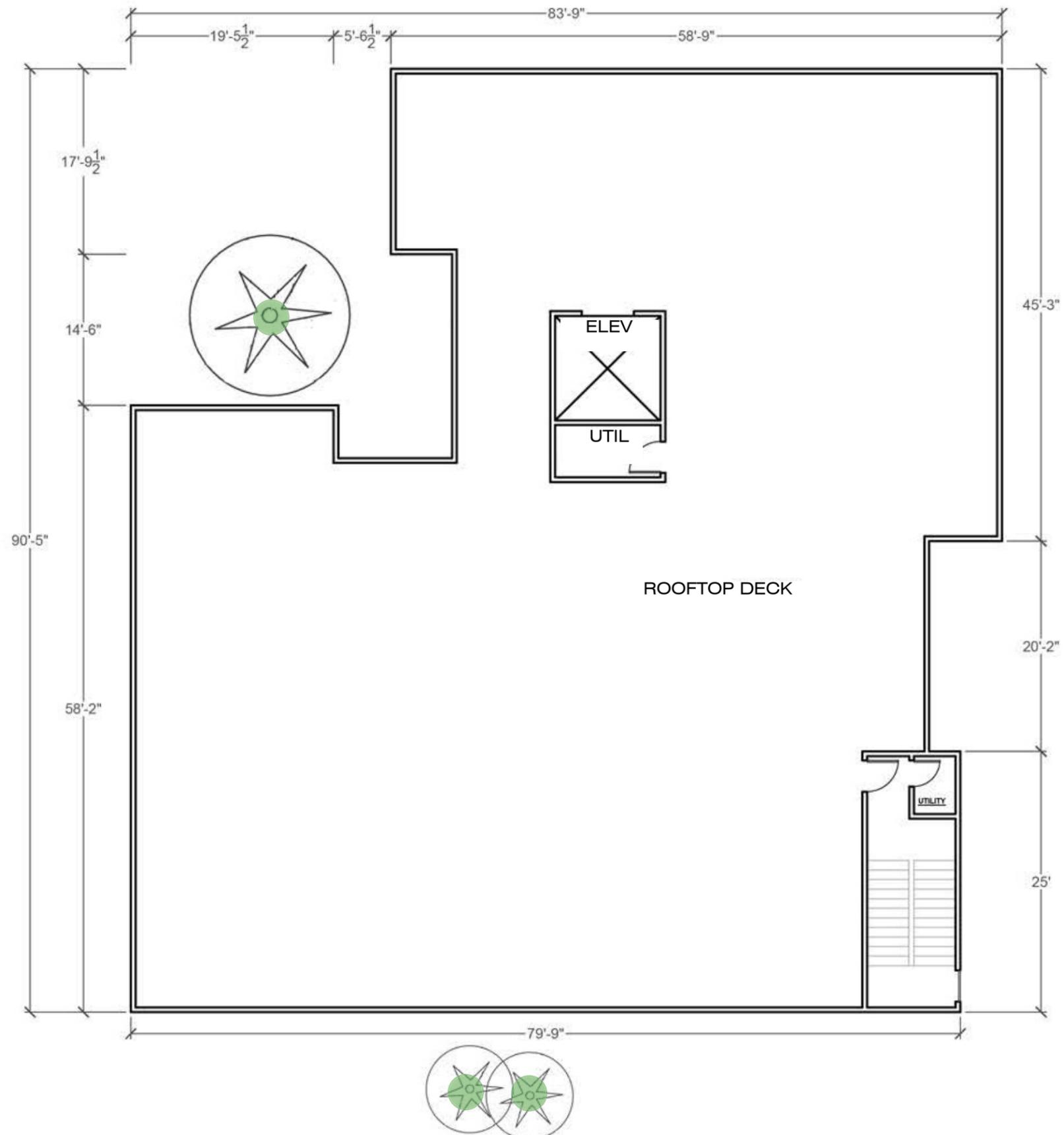
OPTION 1 - FIRST FLOOR PLAN





OPTION 1 -
SECOND-FOURTH FLOOR PLAN





OPTION 1 - ROOF PLAN





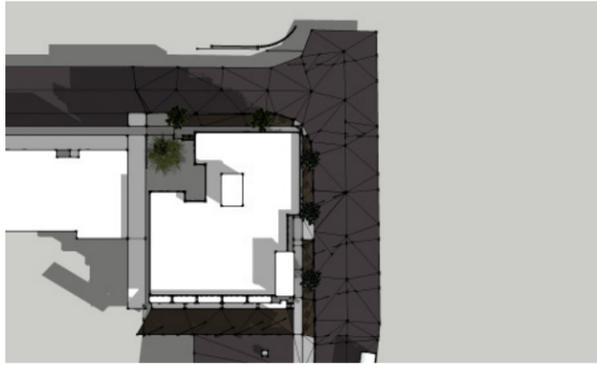


OPTION 1 - NORTH EAST CORNER



EXCEPTIONAL TREE

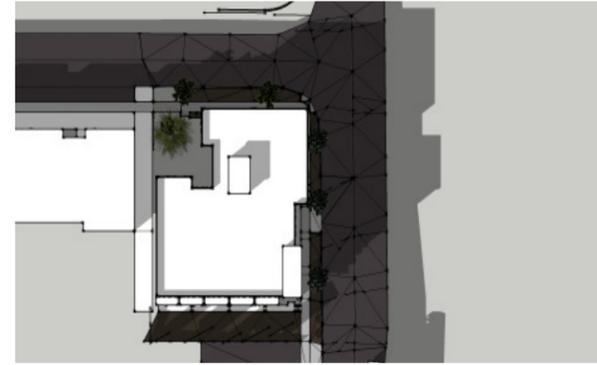
OPTION 1 - NORTH WEST CORNER



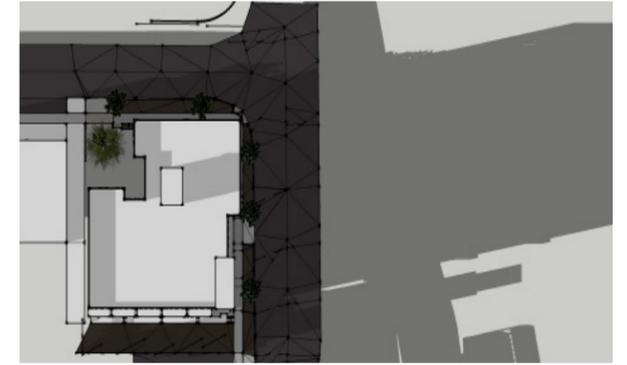
9AM - SPRING



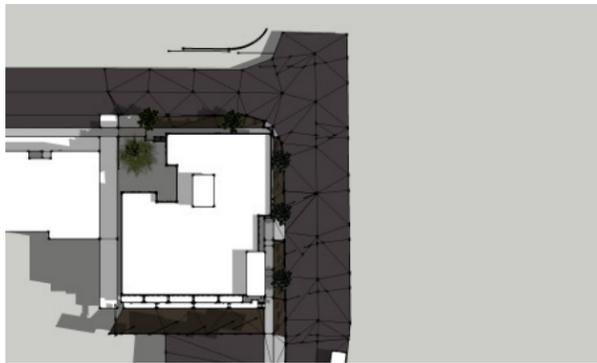
12PM - SPRING



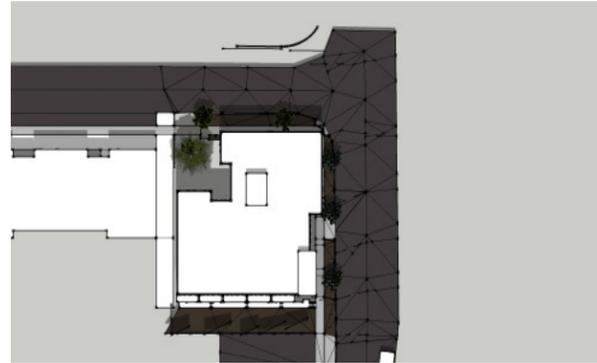
3PM - SPRING



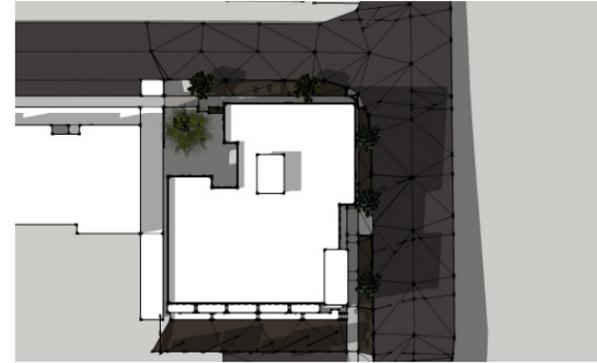
6PM - SPRING



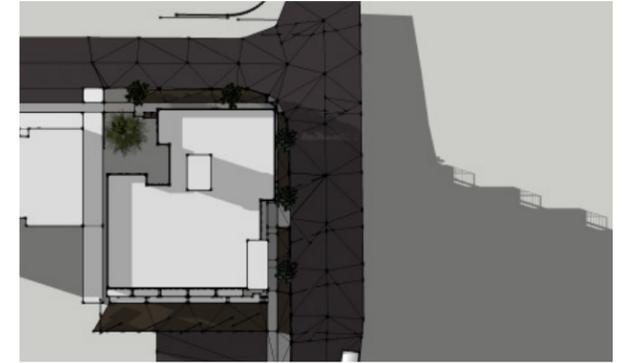
9AM - SUMMER



12PM - SUMMER



3PM - SUMMER



6PM - SUMMER

OPTION 1 - SHADOW STUDY

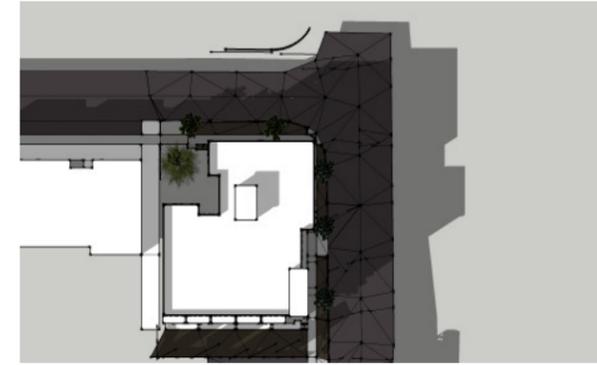




9AM - FALL



12PM - FALL



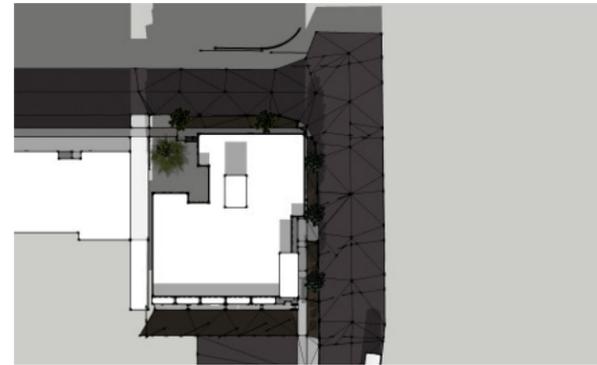
3PM - FALL



6PM - FALL



9AM - WINTER



12PM - WINTER



3PM - WINTER

OPTION 1 - SHADOW STUDY



OPTION 2 - N/S AUTO COURT

AUTO COURT WITH LIVE WORK (8 UNITS)

THIS OPTION APPROACHES THE SITE FROM AN EFFICIENCY PERSPECTIVE. BY USING A CENTRAL CURB CUT ALL UNITS WOULD HAVE A GARAGE AND USE OF A CENTRAL DRIVE AISLE. THE FOUR LIVE WORK UNITS WOULD FRONT NE 63RD ST WHILE THE TOWNHOME UNITS WOULD FRONT ON AN INTERNAL PATH ALONG THE SOUTH PROPERTY LINE.

PROS:

1. EFFICIENT LAYOUT

CONS:

1. AUTO COURT LAYOUT (CS-2)
2. MINIMAL UNIT FRONTAGE ALONG 60TH AVE NE (DC-1)
3. UNITS FRONT ON NEIGHBORING LOT LINE (CS-2)

OPTION 2 NOTES

NUMBER OF UNITS: 8 (4 LIVE-WORK, 4 TOWNHOMES)

LIVING SQUARE FOOTAGE: 15,800

FAR: 1.95 (3.0 ALLOWED)

AMENITY SPACE: 790SQ FT REQUIRED. 100+SQFT PROVIDED AT EACH UNIT VIA ROOFTOP DECKS. 1216SQFT COMMON AMENITY SPACE AT GROUND ALONG SOUTH PROPERTY LINE.

ON-SITE PARKING PROPOSED: 4 (GARAGES IN TOWNHOMES)

BIKE PARKING: 2 SPACES REQUIRED/PROVIDED

SETBACKS:

NORTH: 2.25'

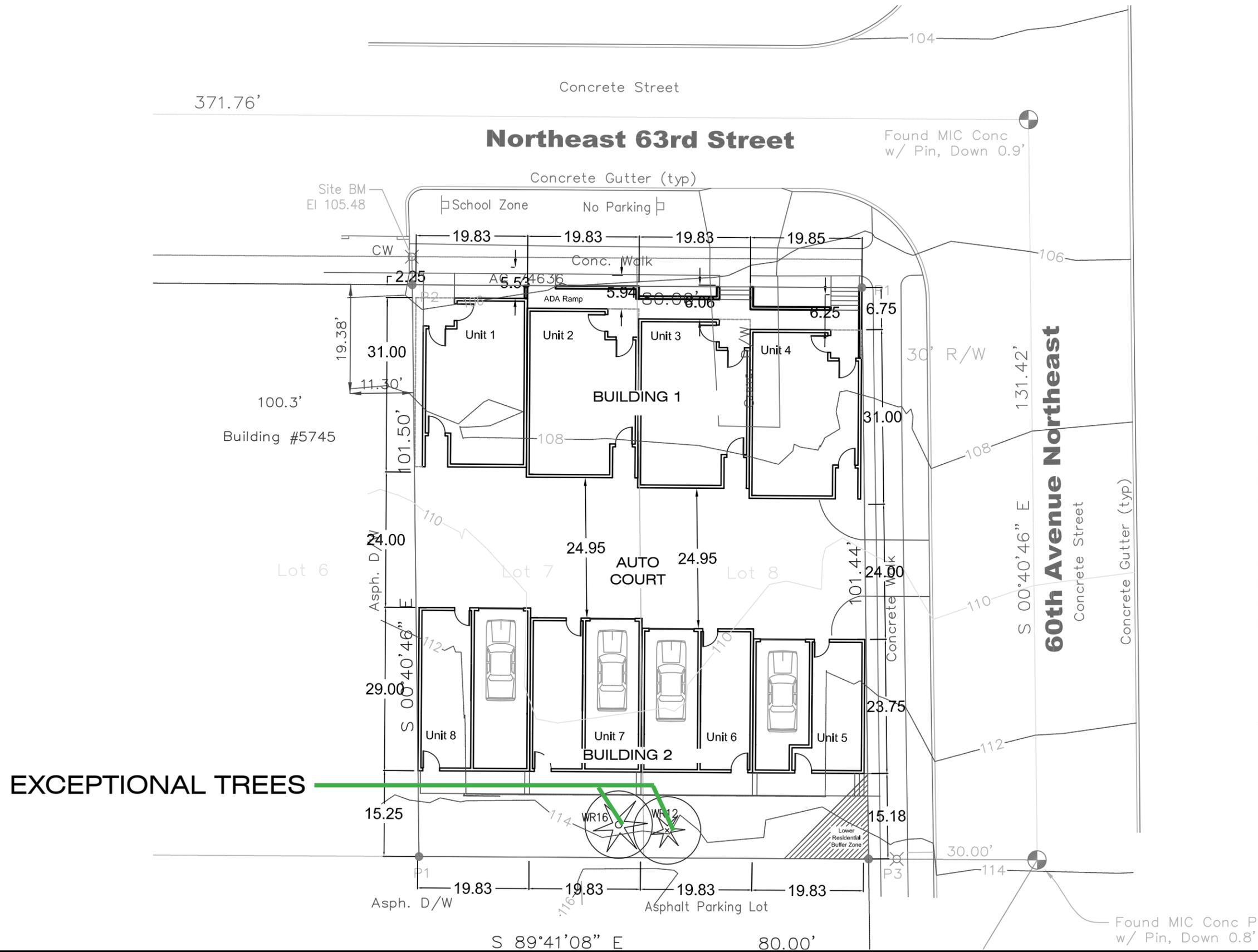
EAST: 0.00'

SOUTH: 15.18'

WEST: 0.00'

TREES SAVED: 2 OF 3 EXCEPTIONAL TREES SAVED

ADJUSTMENT: 50% PARKING REDUCTION



- Unit 1 low FF @ 106.00
- Unit 2 low FF @ 107.00
- Unit 3 low FF @ 108.00
- Unit 4 low FF @ 109.00

- Drive FG @ R.O.W. @ 109.75
- Unit 5 low FF @ 109.50
- Unit 6 low FF @ 108.50
- Unit 7 low FF @ 107.50
- Unit 8 low FF @ 106.55

- NORTH SETBACK: 2.25'
- EAST SETBACK: 0.00'
- SOUTH SETBACK: 15.18'
- WEST SETBACK: 0.00'

OPTION 2 - SITE PLAN

CS-2 URBAN PATTERN AND FORM

This guideline calls for effort to strengthen the most desirable forms, characteristics and patterns of the street, block faces, and open spaces in the surrounding area.

In this proposal, building orientation relates to NE 63rd St. Four live work units front NE 63rdth Street while four units relate internally along the south property line . This configuration maintains two significant trees and would **require a development adjustment of a 50% parking reduction per Section 23.41.012..**

CS-3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

This proposal explores how contemporary design can contribute to the development of attractive new forms and architectural styles, while relating to Sand Point neighborhood architectural characteristics.

PL-3 STREET LEVEL INTERACTION

Encourage human interaction and activity at the street level with clear connections to building entries and edges.

Four live work entrances are proposed on NE 63rd street. In addition, an awning is proposed to provide pedestrian cover. As the site continues south along 60th Ave NE, the rhythm is compromised by a curb cut.

DC-1 PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site.

Vehicle and service areas have been design off 60th Ave NE. This allows opportunities to retain two significant trees however, can impact the pedestrian experience.

DC-2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

The massing of the proposed building will take into consideration the characteristics of the site and relationship to the public ROW and will use secondary architectural elements and FF elevations to reduce the perceived mass.

DC-3 OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements each other.

This proposal provides private rooftop amenity space.

DC-4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and it's open spaces.

The proposed buildings will be constructed of durable and maintainable materials that are attractive and climate appropriate. Lighting, landscaping will be used to enhance the building and its outdoor space.

OLD DESIGN GUIDELINES:A-1 RESPONDING TO SITE CHARACTERISTICS

The site is located at the corner of NE 63rd and 60th Ave NE. There are existing condominiums and apartments along NE 63rd st and Sandpoint Elementary School and parking lot along 60th Ave NE. NE 63rd st provides an opportunity for a more urban street scape. This option provides live-work units along the NE 63rd St and townhomes fronting on the south property line. The townhomes have less street presence but, two Alaskan Cedar trees, along the south property line, can be saved.

In order to save the Alaskan Cedar trees, the four townhomes would span the entire 80 ft south lot line.

A-2 STREET SCAPE COMPATIBILITY

This option addresses the north streetscape with live-work entrances and glazing, however, the east streetscape is dominated by an auto court and the sides of units.

A-3 ENTRANCES VISIBLE FROM THE STREET.

Live-work unit entrances are visible along the north property line or NE 63rd st however, the reaming four townhome entrances are not visible from the street.

A-5 RESPECT FOR ADJACENT SITES.

Site massing has been pushed to the north and south property lines. The south property line is shared with a SF5000 lot currently being used as a parking lot.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

The live-work FF elevations are following the auto court grades. This provides pedestrian access to the live-work backs. The front live-work entrances have stoops and

OPTION 2 -DESIGN GUIDELINES

ramp providing an accessible entrance. The southern townhomes also have a ramp entrance. This helps to elevate the entrance towards the floor above the garage.

A-8 PARKING AND VEHICLE ACCESS

Parking is proposed to be internal to the site however, to provide usable live-work space and save two Alaskan Cedar trees, the live work-units do not have parking.

Four parking spaces are proposed for eight units.

B-1 HEIGHT BULK AND SCALE

The proposed structures are proposed to appear more like a 3.5 story building. This is achieved by either setting back the top floor or lowering the unit as much as possible and while still providing automobile access.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The architectural live-work option provides a defined lower commercial level with masonry material and commercial scaled glazing. Awnings are proposed over the work-space.

The townhome units, sited along the south property line, would provide a use transition to the SF5000 zone. The scale of the four attached townhomes does not provide a massing transition, however the site plan would save two trees near the SF5000 lot.

C-3 HUMAN SCALE

Both Human scale elements are proposed for the live-work building as well as the townhomes. Large live-work window sets are proposed which will provide a commercial connection to NE 63rd St. In addition, blade signs would be provided over each commercial space. The townhomes entrances would be enhanced through pedestrian lighting and a pathway to the front doors.

C-4 EXTERIOR FINISH MATERIALS

The live-work units provide a defined lower commercial level with masonry material and commercial scaled glazing. Awnings are proposed over the workspace. The townhome portion would follow similar exterior materials however, the lower level would be a hardie detail.

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

Accessible ramps and stoops are proposed to help identify live work front entries. The usable private open spaces will be provided on roof top decks.

D-2 BLANK WALLS

Blank walls have been minimized along the public edge.

D-3 RETAINING WALLS

No retaining walls are proposed along the public edge.

D-5 VISUAL IMPACTS OF PARKING STRUCTURES

This option is proposing four parking stalls. All parking stalls are screened from the public edge.

D-6 SCREENING OF DUMPSTERS

Trash and recycling will be screened with fencing.

D-7 PERSONAL SAFETY AND SECURITY

This option has entrances and lighting proposed along NE 63rd St. The townhome units will have front and rear entrance lighting however, will not provide "eyes on the street".

D-9 COMMERCIAL SIGNAGE

The live work units will have pedestrian scaled blade signs to identify the commercial space. This allows for identification at a proper scale.

D-10 COMMERCIAL LIGHTING

Commercial lighting will occur on live work ground floor. This will be achieved through a properly scaled exterior wall sconces.

D-12 RESIDENTIAL ENTRIES AND TRANSITIONS

Live Work units 1, 2, 3 and 4 provide both a stoop and accessible entries off NE 63rd St. In addition, a rear entrance would be provided allowing more service access. Townhome units 5, 6, 7 and 8 would have a shared elevated corridor serving the south entrances. This elevated entry provides opportunities for a split level entrance above the garage floor.

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

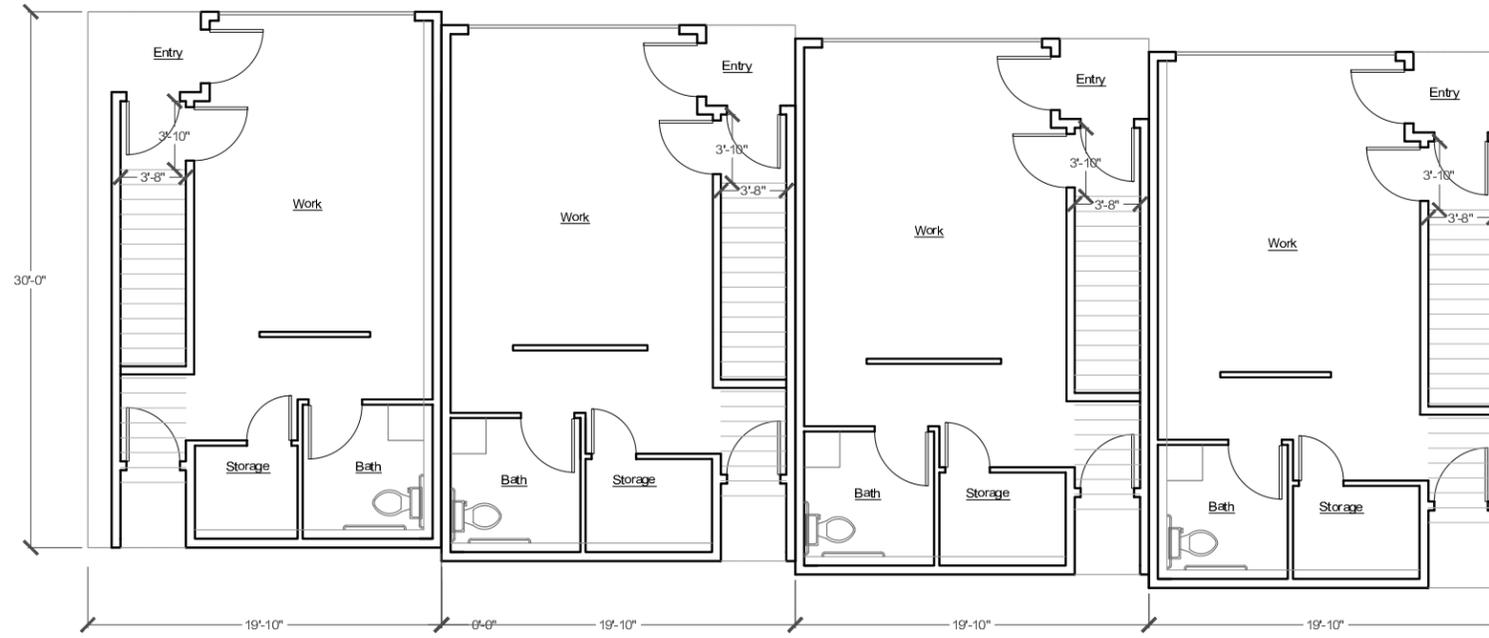
In this option, 2 existing trees have been retained along the south property line. This helps break up the 80 ft wide townhome facade. As a result of saving the trees, less landscape is provided, on site, along 60th Ave NE. Small planters are proposed, on site, along NE 63rd St.

E-2 LANDSCAPING TO ENHANCE THE BUILDING OR SITE.

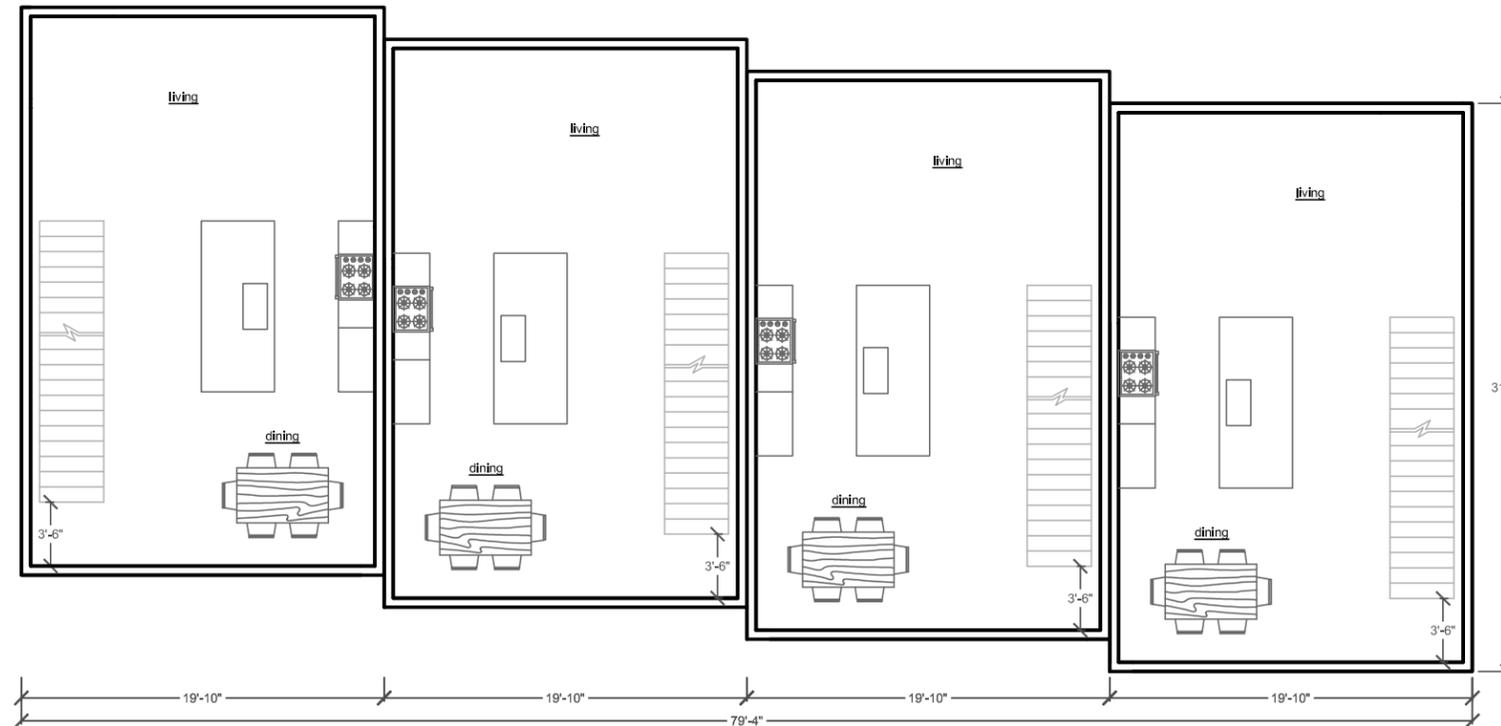
The proposed parking aisle would be constructed in pervious pavers to help provide a

OPTION 2 -DESIGN GUIDELINES

LEVEL ONE

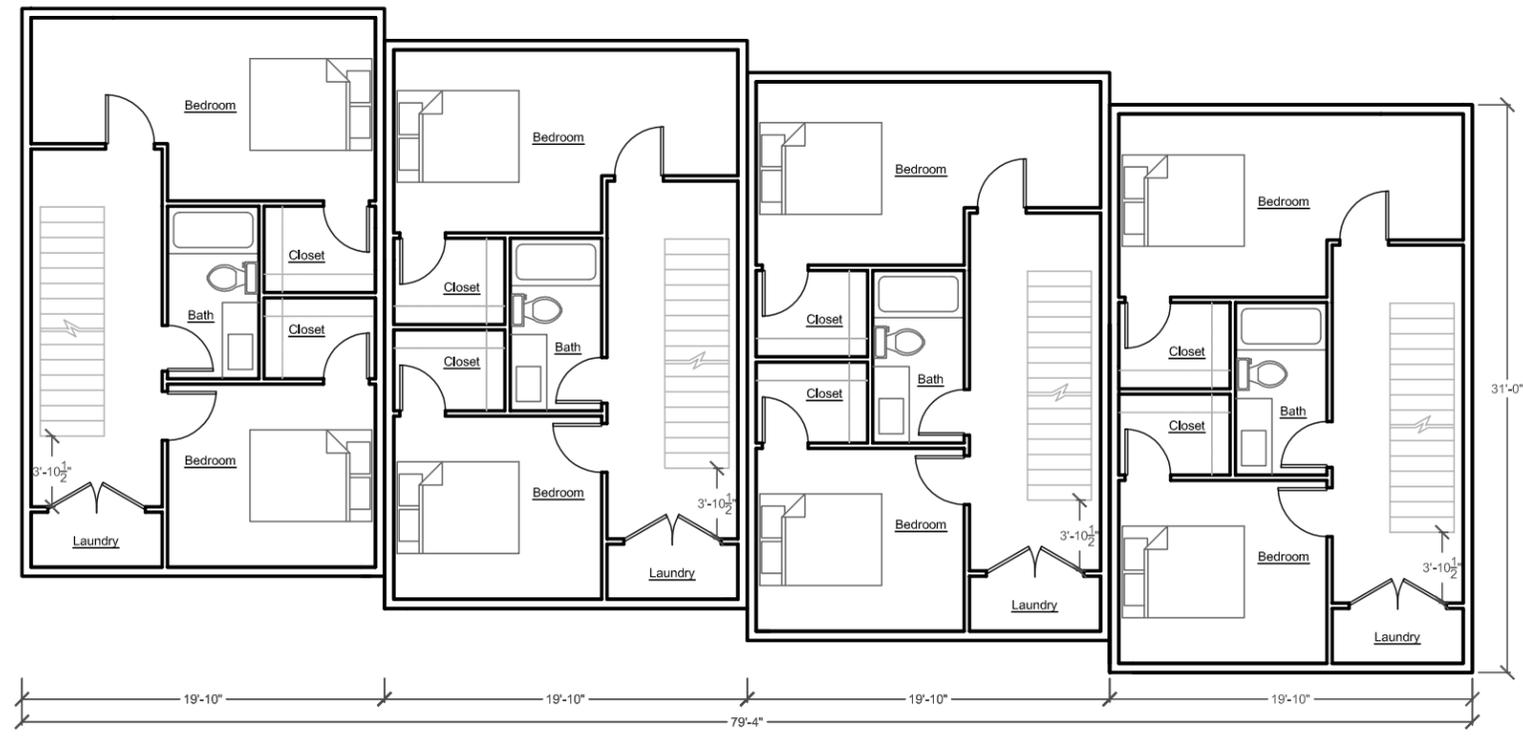


LEVEL TWO

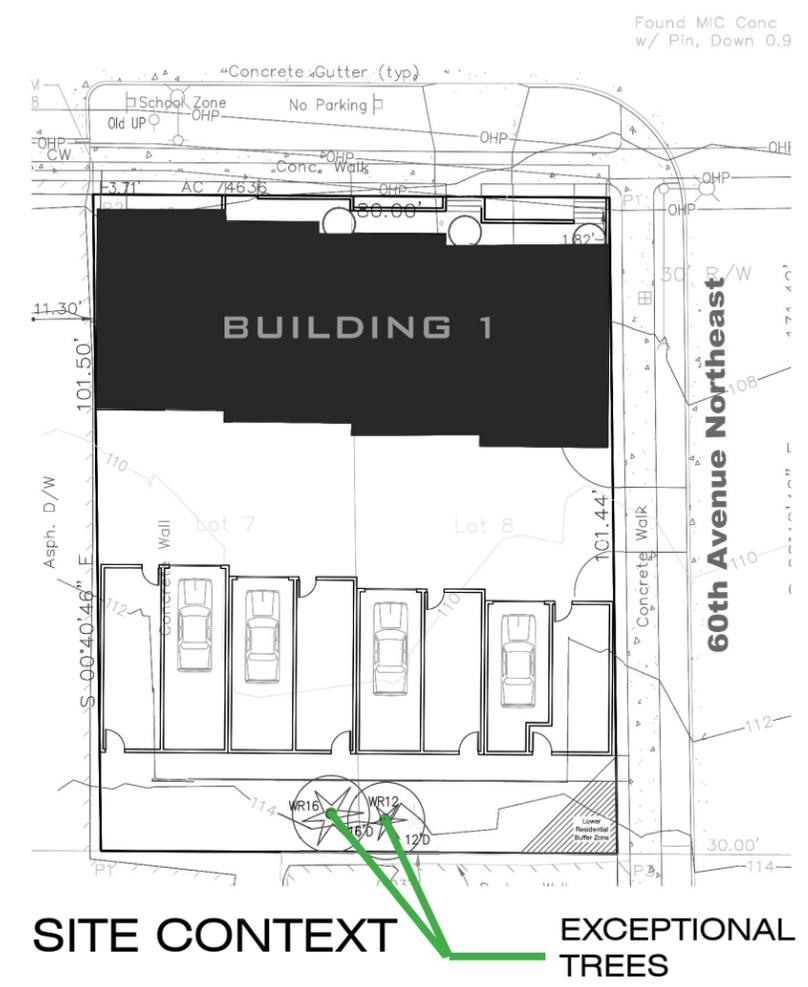
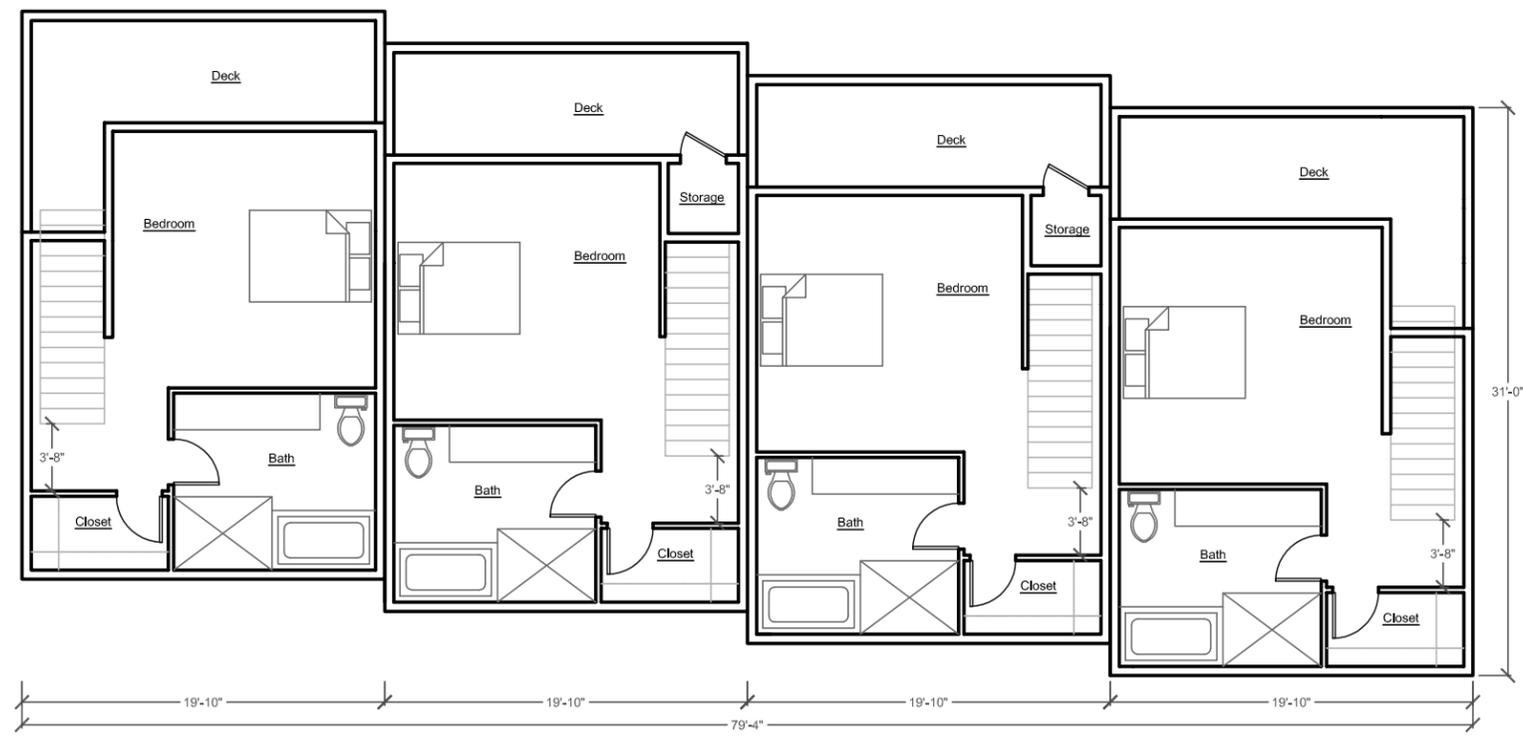


OPTION 2 - BUILDING 1 FLOOR

LEVEL THREE



LEVEL FOUR



OPTION 2 - BUILDING 1 FLOOR PLANS



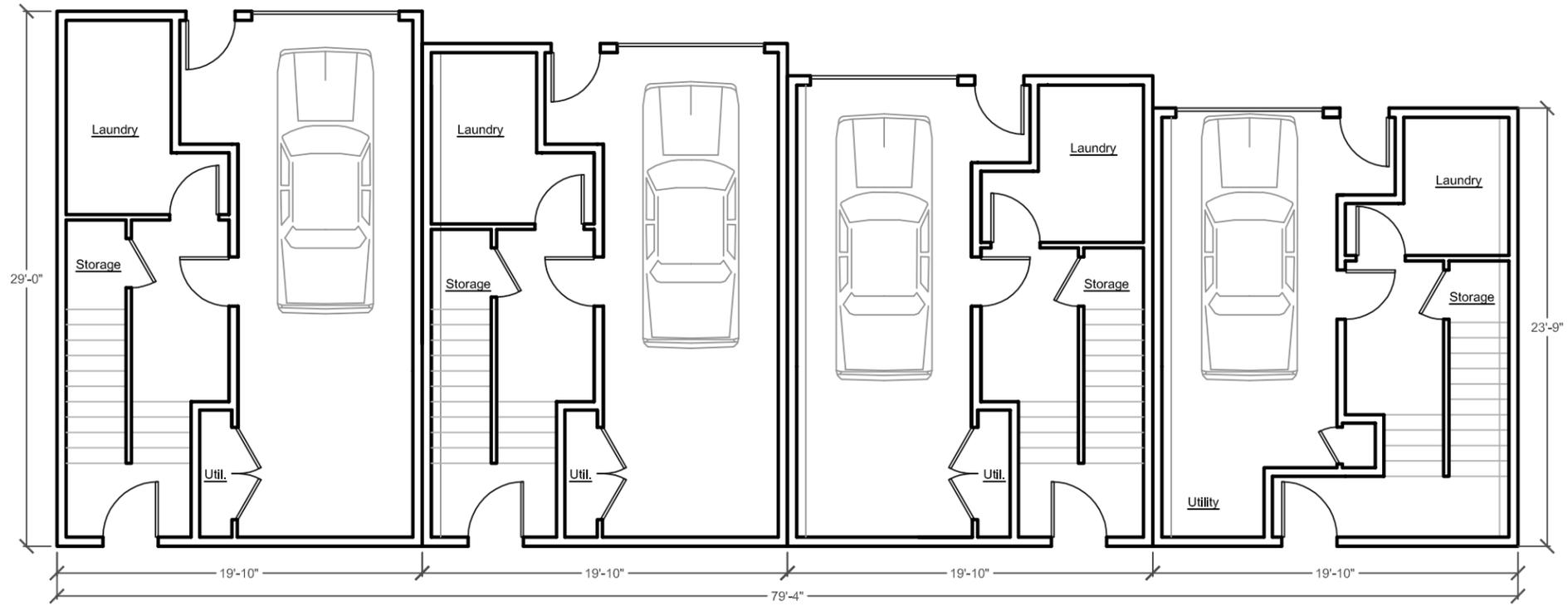


OPTION 2 - BUILDING 1 NORTH ELEVATION

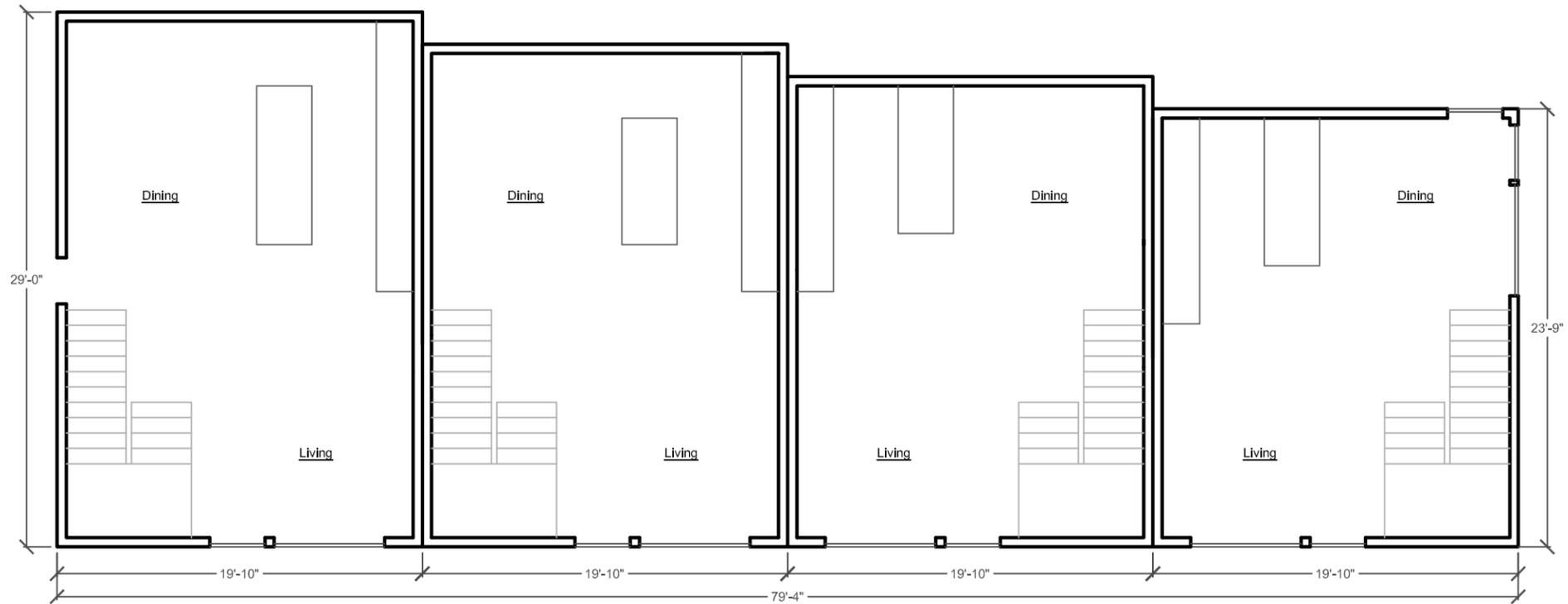


OPTION 2 - BUILDING 1 CORNER VIEW

LEVEL ONE



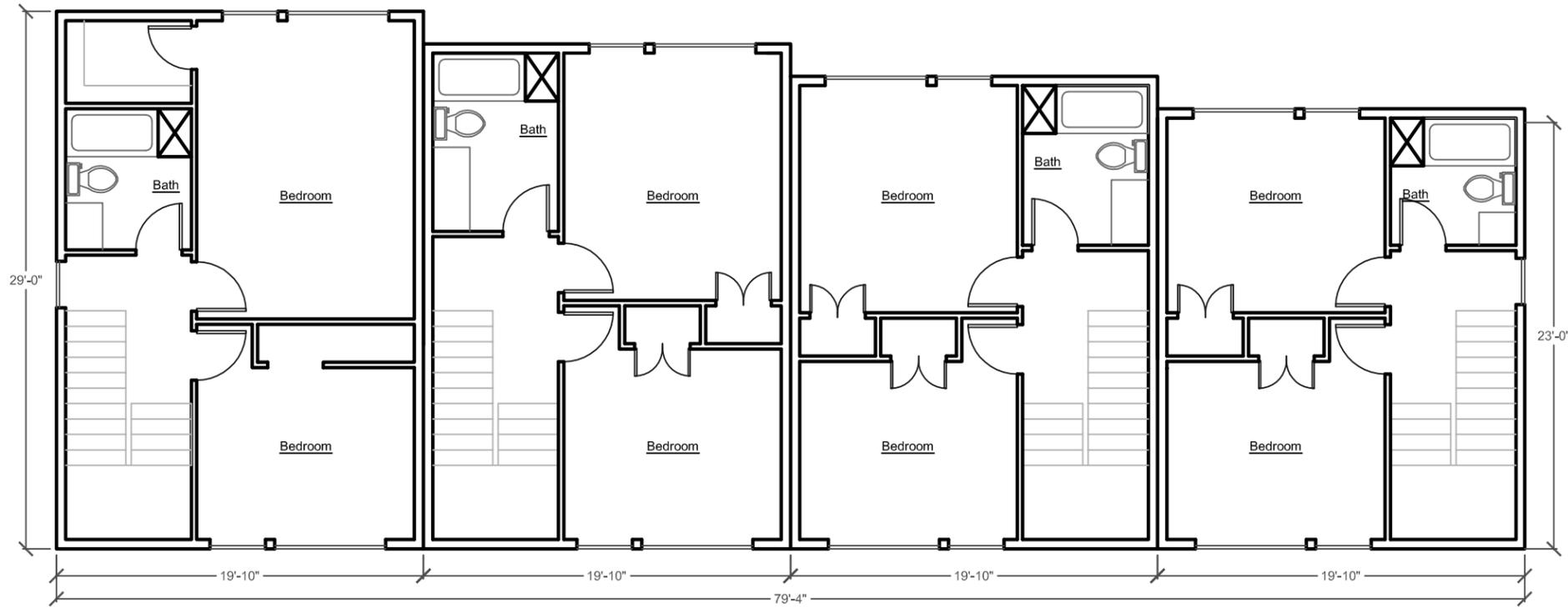
LEVEL TWO



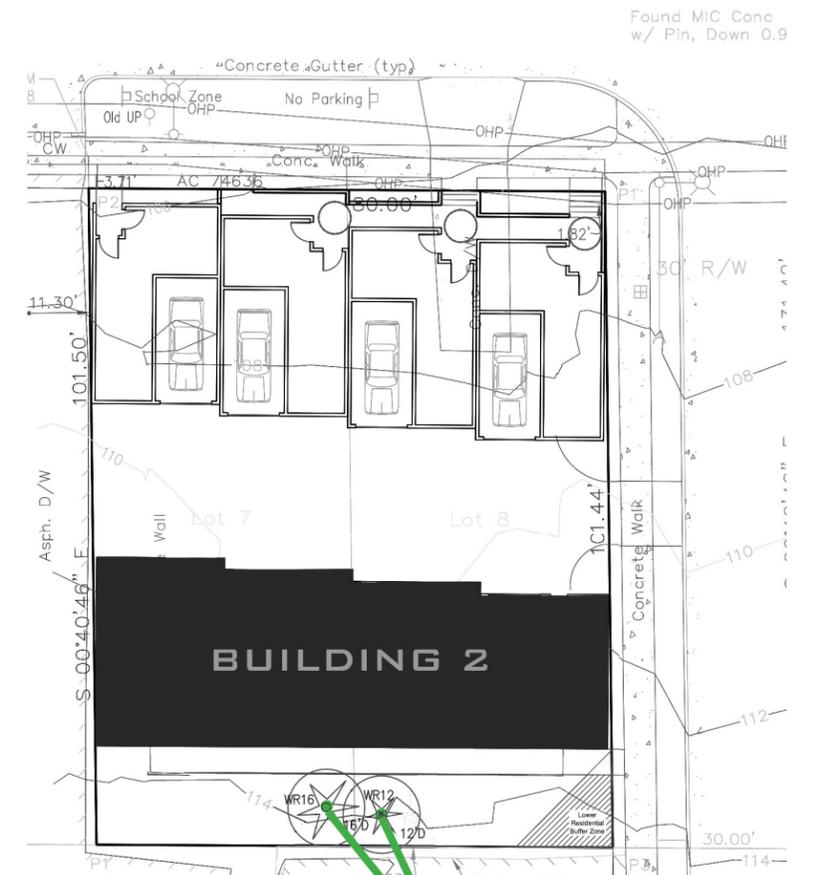
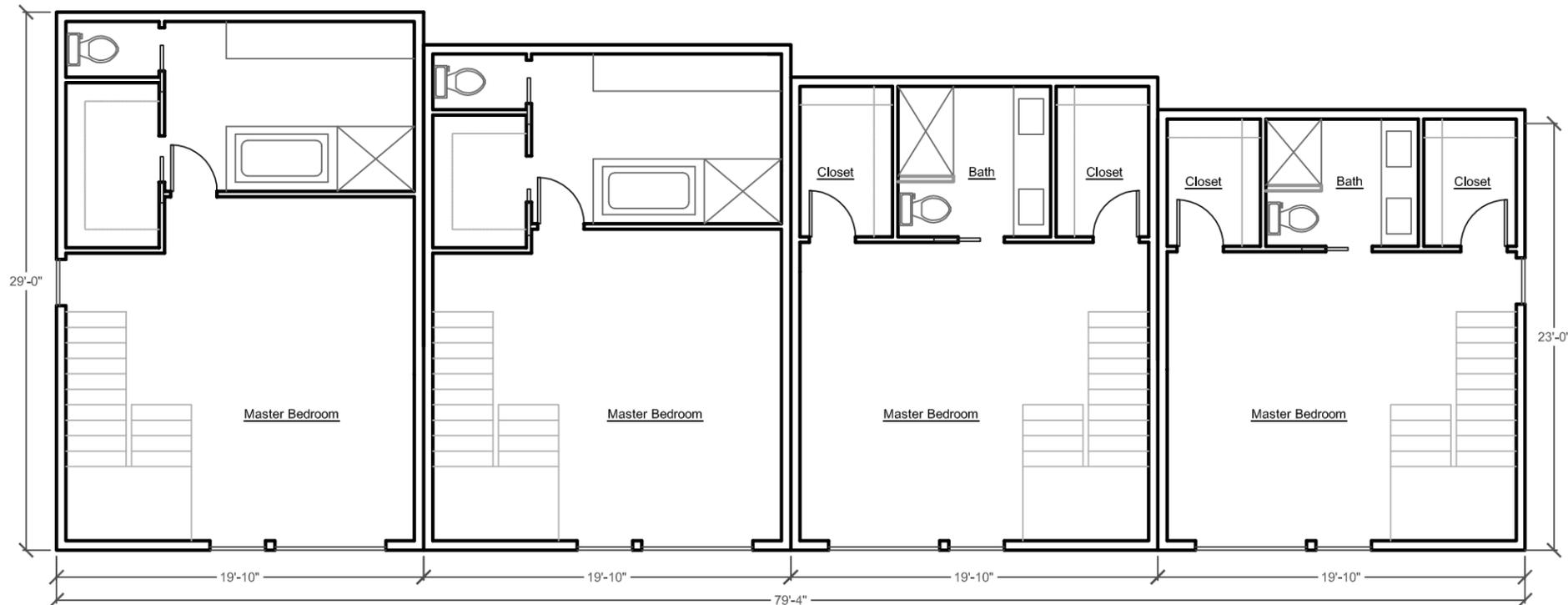
OPTION 2 - BUILDING 2 FLOOR PLANS



LEVEL THREE



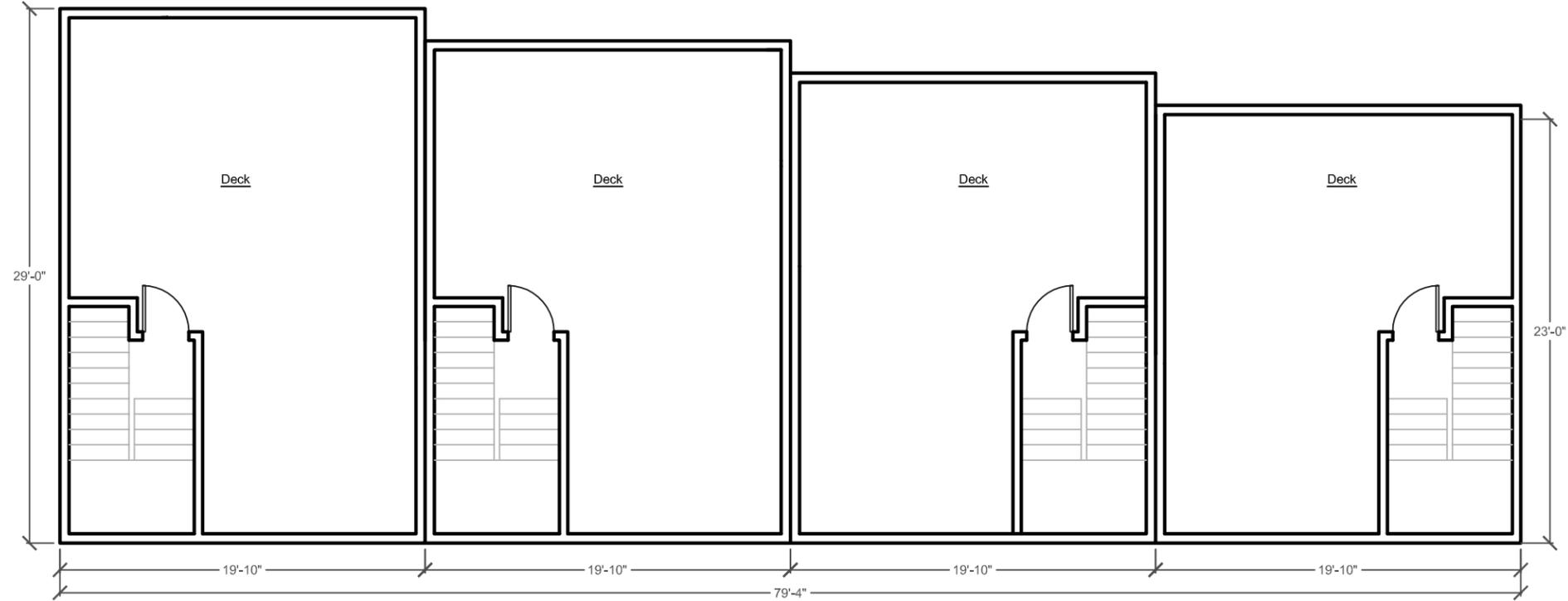
LEVEL FOUR



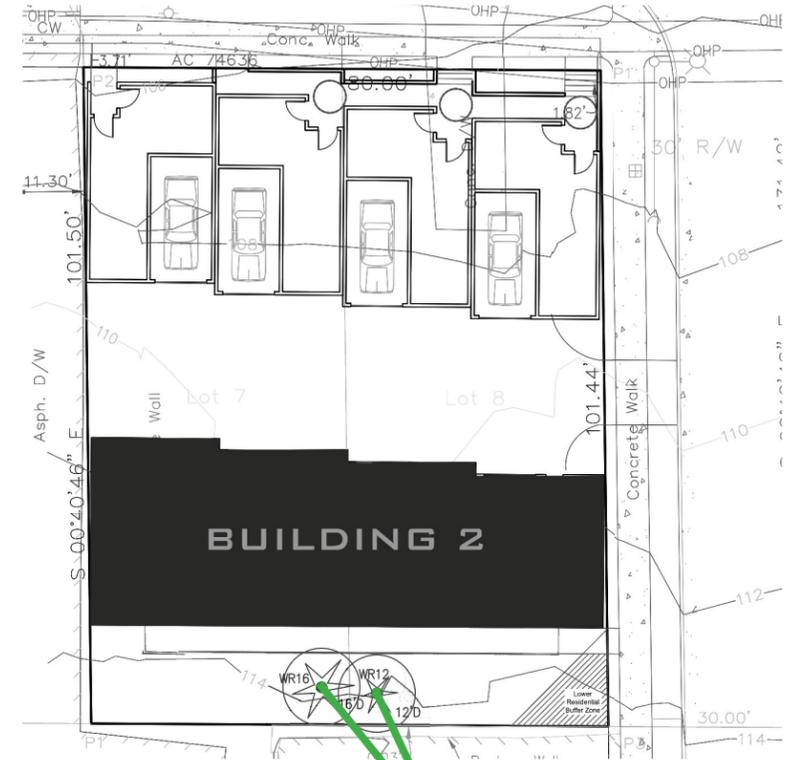
SITE CONTEXT EXCEPTIONAL TREES

OPTION 2 - BUILDING 2 FLOOR PLANS





LEVEL FIVE



SITE CONTEXT

EXCEPTIONAL TREES

OPTION 2 - BUILDING 2 FLOOR PLANS



OPTION 2 - BUILDING 2 SOUTH ELEVATION



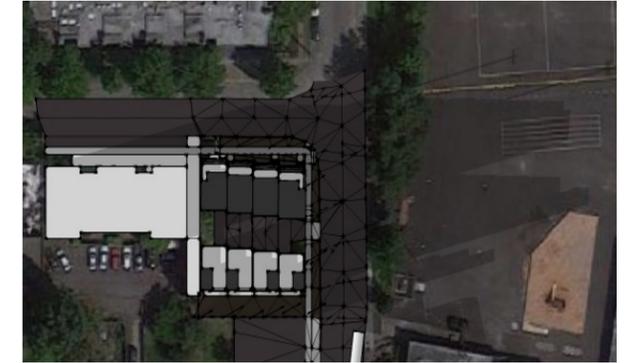
9AM - SPRING



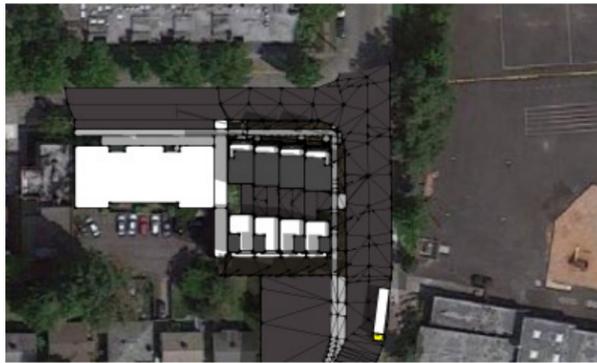
12PM - SPRING



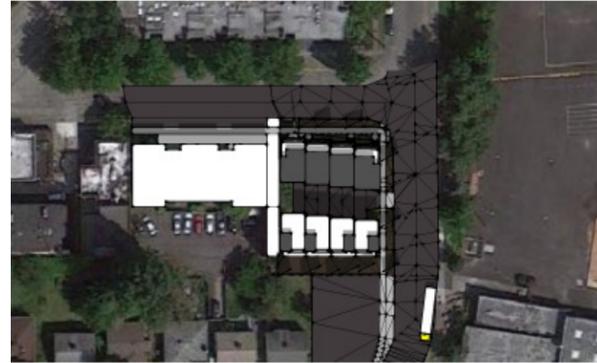
3PM - SPRING



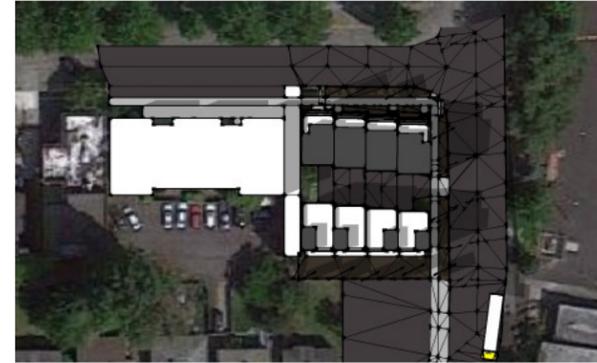
6PM - SPRING



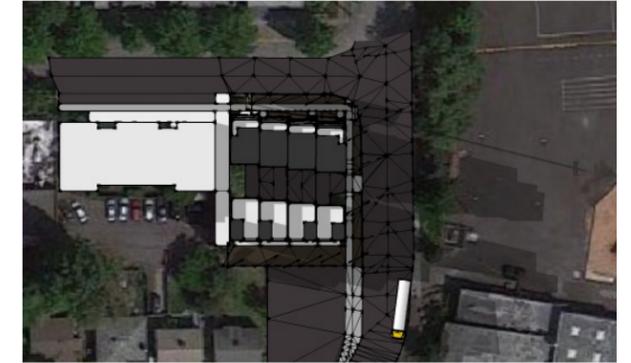
9AM - SUMMER



12PM - SUMMER



3PM - SUMMER



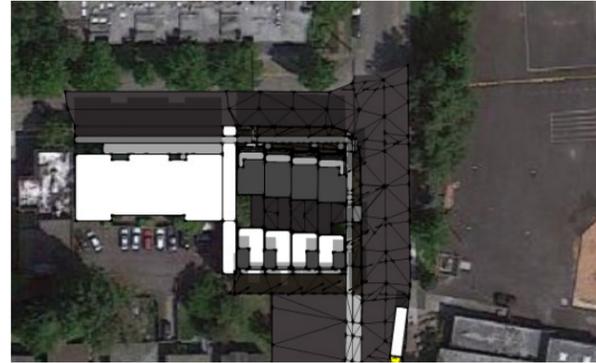
6PM - SUMMER

OPTION 2 - SHADOW STUDY





9AM - FALL



12PM - FALL



3PM - FALL



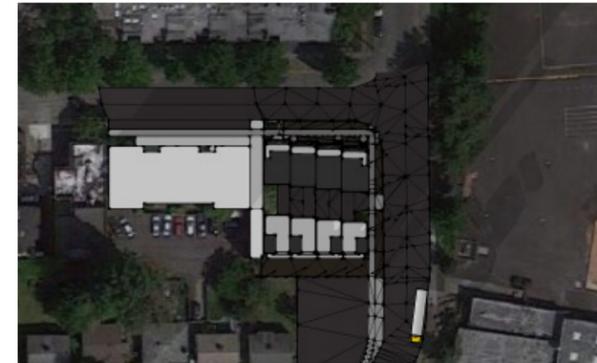
6PM - FALL



9AM - WINTER



12PM - WINTER



3PM - WINTER

OPTION 2 - SHADOW STUDY



OPTION 3 - E/W AUTO COURT

AUTO COURT WITH LIVE WORK (8 UNITS)

THIS OPTION APPROACHES THE SITE FROM AN EFFICIENCY PERSPECTIVE. BY USING A CENTRAL CURB CUT ALL UNITS WOULD HAVE A GARAGE AND USE OF A CENTRAL DRIVE AISLE. THE TWO LIVE WORK UNITS AND 3 OF 6 TOWNHOMES WOULD FRONT 60TH AVE NE. 1 TOWNHOME UNIT WOULD FRONT ON NE 63RD ST, WHILE THE OTHER 2 TOWNHOME UNITS WOULD FRONT ON AN INTERNAL PATH ALONG THE AUTO COURT.

PROS

1. MAINTAIN 8 PROPOSED UNITS
2. TWO ALASKAN CEDAR TREES RETAINED

CONS

1. "AUTO COURT" CONCEPT DOES NOT PROVIDE A STRONG EDGE ALONG NE 63RD ST (CS-2)
2. WEST BUILDING HAS LITTLE STREET PRESENCE (DC-1)
3. COMMERCIAL SPACE LIMITED BY GARAGES IN LIVE-WORK UNITS (PL-3)

OPTION 3 NOTES

NUMBER OF UNITS: 8 (6 TOWNHOMES, 2 LIVE-WORK)

LIVING SQUARE FOOTAGE: 13,761

FAR: (3.0 ALLOWED)

AMENITY SPACE: 790SQ FT REQUIRED. 100+SQFT PROVIDED AT EACH UNIT VIA ROOFTOP DECKS.

ON-SITE PARKING PROPOSED: 8 (GARAGE PARKING)

BIKE PARKING: 8 STALLS PROPOSED

SETBACKS:

NORTH: 0.00'

EAST: 0.00'

SOUTH: 15.00'

WEST: 2.36'

TREES SAVED: 2 OF 3 EXCEPTIONAL TREES SAVED



- Unit 1 low FF @ 107.00
- Unit 2 low FF @ 108.50
- Unit 3 low FF @ 109.50

- Drive FG @ R.O.W. @ 106.00
- Unit 4 low FF @ 106.00
- Unit 5 low FF @ 107.00
- Unit 6 low FF @ 108.00
- Unit 7 low FF @ 109.00
- Unit 8 low FF @ 110.00

- NORTH SETBACK: 0.00'
- EAST SETBACK: 0.00'
- SOUTH SETBACK: 15.00'
- WEST SETBACK: 2.36'

EXCEPTIONAL TREES

OPTION 3 - SITE PLAN

54

CS-2 URBAN PATTERN AND FORM

This guideline calls for effort to strengthen the most desirable forms, characteristics and patterns of the street, block faces, and open spaces in the surrounding area.

In this proposal, building orientation relates to the corner and 60th Ave NE. Five units front 60th Ave NE while three units relate internally. This configuration maintains two significant trees however, the NE 63rd St edge is impacted by the curb cut.

CS-3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

This proposal explores how contemporary design can contribute to the development of attractive new forms and architectural styles, while relating to Sand Point neighborhood architectural characteristics.

PL-3 STREET LEVEL INTERACTION

Encourage human interaction and activity at the street level with clear connections to building entries and edges.

The two live work entrances are proposed on 60th Ave NE. In addition, an awning is proposed to provide pedestrian cover at the street corner. As the site continues south along 60th Ave NE, individual stops and planters help identify residential entrances and help transition use down.

DC-1 PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site.

Vehicle and service areas have been design off NE 63rd St. This allows opportunities to retain two significant trees however, can impact the pedestrian experience.

DC-2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

The massing of the proposed building will take into consideration the characteristics of the site and relationship to the public ROW and will use secondary architectural elements and FF elevations to reduce the perceived mass.

DC-3 OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements each other.

This proposal provides private rooftop amenity space.

DC-4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and it's open spaces.

The proposed buildings will be constructed of durable and maintainable materials that are attractive and climate appropriate. Lighting, landscaping will be used to enhance the building and its outdoor space.

OLD DESIGN GUIDELINES

A-1 RESPONDING TO SITE CHARACTERISTICS

The site is located at the corner of NE 63rd and 60th Ave NE. There are existing condominiums and apartments along NE 63rd st and Sandpoint Elementary School and parking lot along 60th Ave NE. This option provides two live-work units along the 60rd Ave NE and townhomes fronting internally on the auto court. The townhomes have less street presence but, two Alaskan Cedar trees, along the south property line, can be saved.

A-2 STREET SCAPE COMPATIBILITY

This option addresses the east streetscape with live-work and raised townhome entrances and glazing, however, the north streetscape is dominated by an auto court curb cut.

A-3 ENTRANCES VISIBLE FROM THE STREET.

Two Live-work units and four townhomes entrances are visible along the street edge however, the reaming two townhome entrances are not visible from the street.

A-5 RESPECT FOR ADJACENT SITES.

Site massing has been pushed to the east and west property lines.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

The two live work units would have little transition from the street to the unit. This provides an accessible entrance from 60th Ave NE. The three townhomes fronting 60th Ave NE, would have an elevated entrance providing a transition from the sidewalk. The west townhome would have entrances off both the auto court and near NE 63rd sidewalk elevations.

OPTION 3 -DESIGN GUIDELINES

A-8 PARKING AND VEHICLE ACCESS

Parking is proposed to be internal to the site. As a result of maintain the two Alaskan Cedars, the curb cut is off NE 63rd St.

B-1 HEIGHT BULK AND SCALE

Providing garages to the live-work units increased the massing to full 4 stories.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The live-work option provides a defined lower commercial level with masonry material and commercial scaled glazing. Awnings are proposed over the workspace.

The townhome units, sited along the west property line, would provide a use transition to the neighboring Noreaster Apartment however, the long façade does not.

C-3 HUMAN SCALE

Both Human scale elements are proposed for the live-work building as well as the townhomes. Large live-work window sets are proposed which will provide a commercial connection to 60th Ave NE. In addition, blade signs would be provided over each commercial space. The townhomes entrances would be enhanced through pedestrian lighting and a pathway to the front doors.

C-4 EXTERIOR FINISH MATERIALS

The live-work units and townhomes, along 60th Ave NE, provide a lower level masonry detail and larger scaled glazing. Awnings are proposed over the workspace. The west townhomes would follow similar exterior materials however, the lower level would be a hardie detail.

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

The usable private open spaces will be provided on roof top decks.

D-2 BLANK WALLS

Blank walls have been minimized along the public edge.

D-3 RETAINING WALLS

No retaining walls are proposed along the public edge.

D-5 VISUAL IMPACTS OF PARKING STRUCTURES

This option is proposing eight garage spaces. All parking stalls are screened from the public edge.

D-6 SCREENING OF DUMPSTERS

Trash and recycling will be screened with fencing.

D-7 PERSONAL SAFETY AND SECURITY

This option has entrances and lighting proposed along both NE 63rd St and 60th Ave NE. In addition, the auto court would have lighting.

D-9 COMMERCIAL SIGNAGE

The live work units will have pedestrian scaled blade signs to identify the commercial space. This allows for identification at a proper scale.

D-10 COMMERCIAL LIGHTING

Commercial lighting will occur on live work ground floor. This will be achieved through a properly scaled exterior wall sconces.

D-12 RESIDENTIAL ENTRIES AND TRANSITIONS

Live Work units 4 and 5 provide an accessible entrance off 60th Ave NE. Townhome units 1, 2, and 3 would have entrances near existing grade. This minimizes steps into the autocourt. Townhomes 6,7 and 8 would have an elevated stoop entrance similar to the preferred option (option 4).

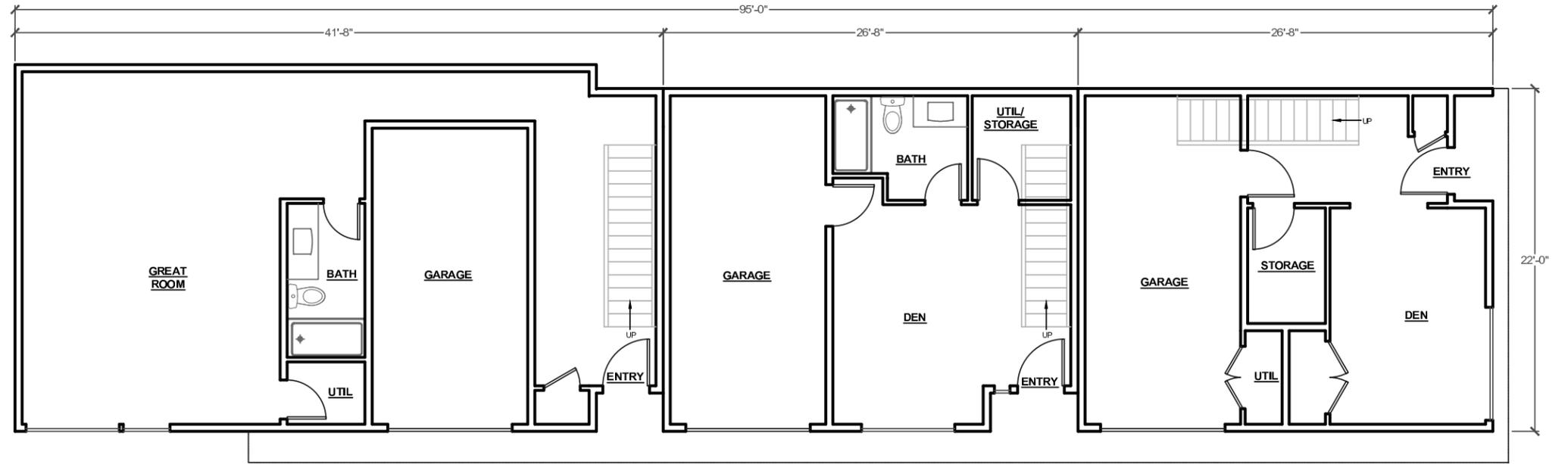
E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES.

In this option, 2 existing trees have been retained along the south property line. As a result of saving the trees, massing was pushed to the west and east property lines. This provides a strong urban edge along 60th Ave NE and a large façade near the west neighbors. Also, NE 63rd St is dominated by a curb cut. The majority of the landscaping is along the south property line and a small landscape buffer to the west property line.

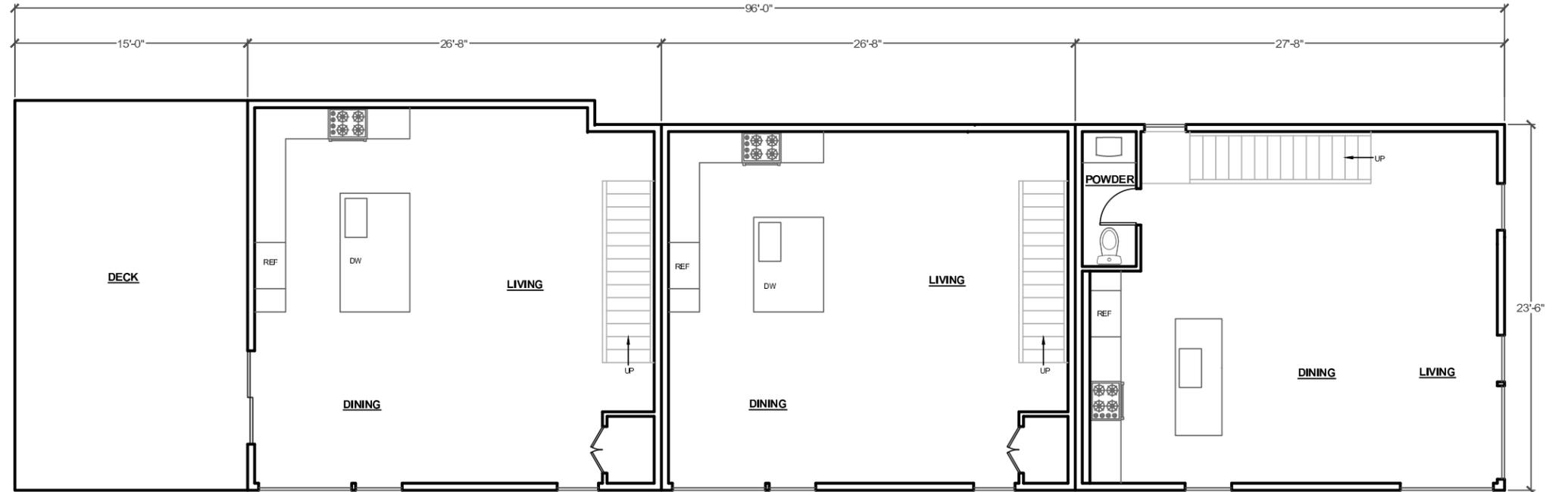
E-2 LANDSCAPING TO ENHANCE THE BUILDING OR SITE.

The proposed parking aisle would be constructed in pervious pavers to help provide a smaller scaled detail. Additional landscape space is provided along the south property line.

OPTION 3 -DESIGN GUIDELINES



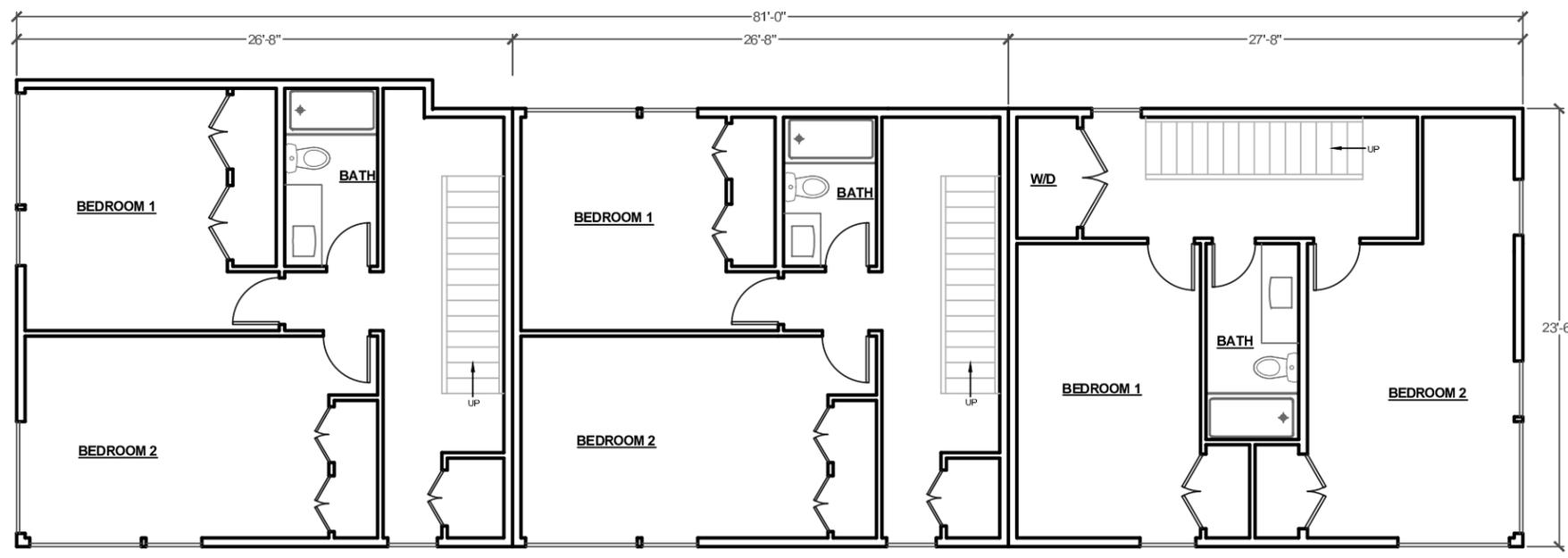
BUILDING 1 - FIRST FLOOR PLANS



BUILDING 1 - SECOND FLOOR PLANS

OPTION 3

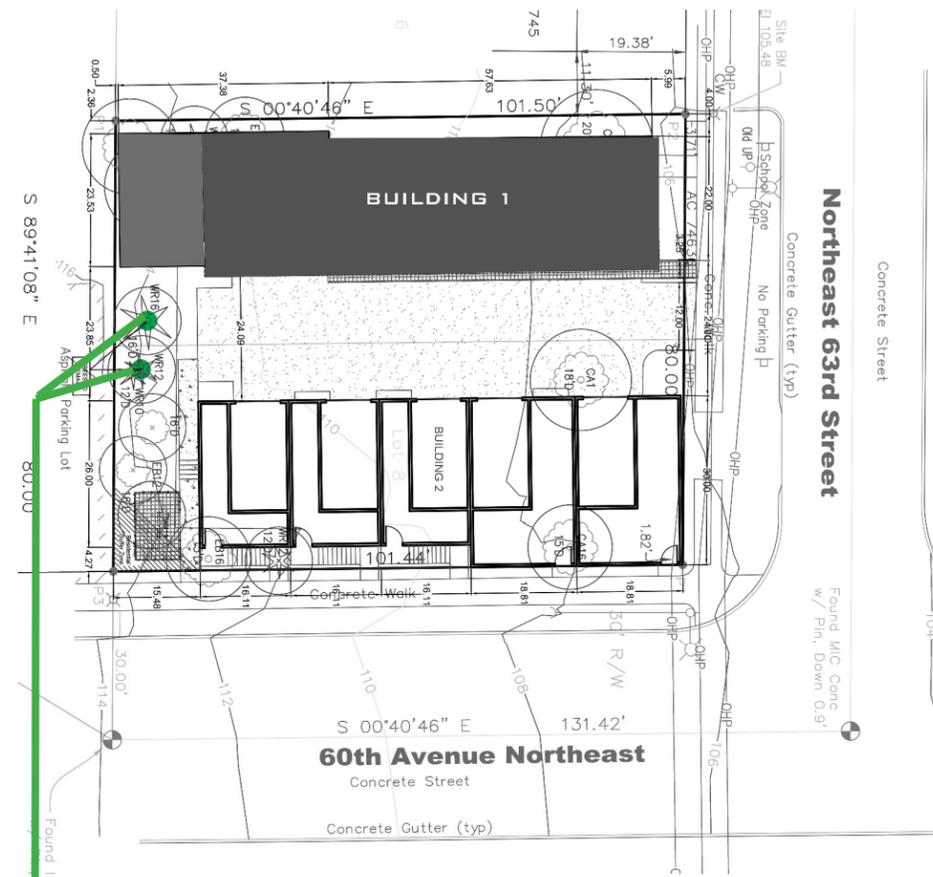




BUILDING 1 - THIRD FLOOR PLANS



BUILDING 1 - FOURTH FLOOR PLANS

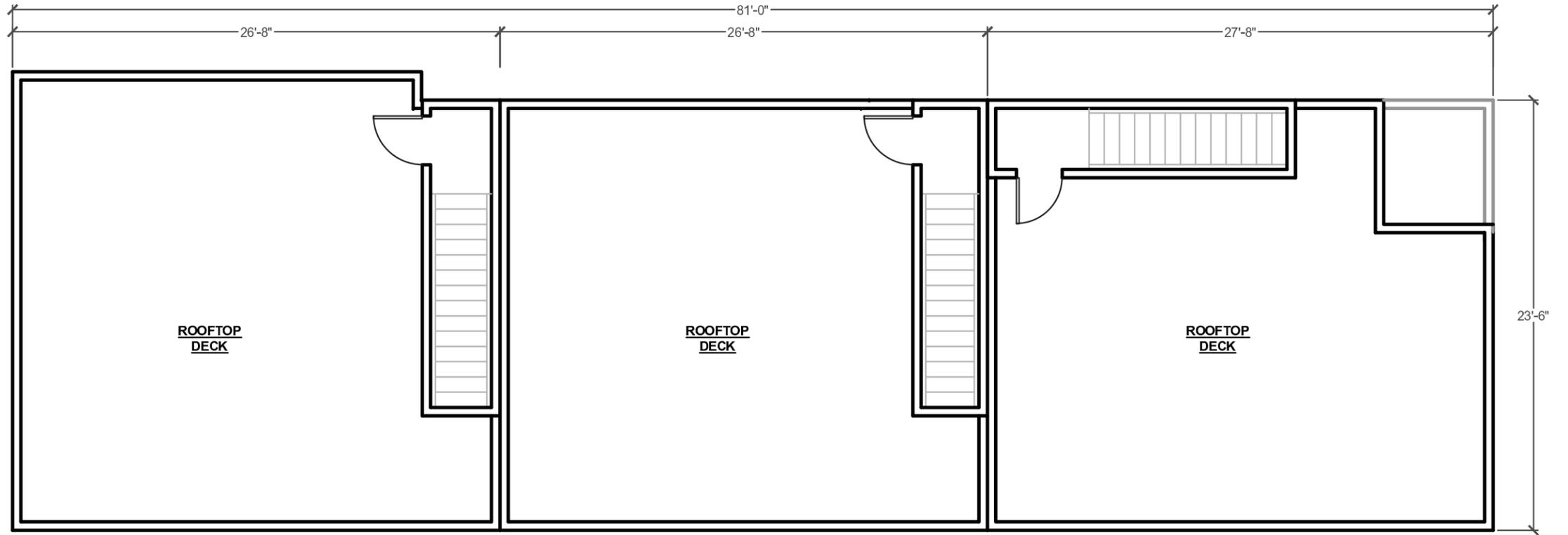


EXCEPTIONAL TREES

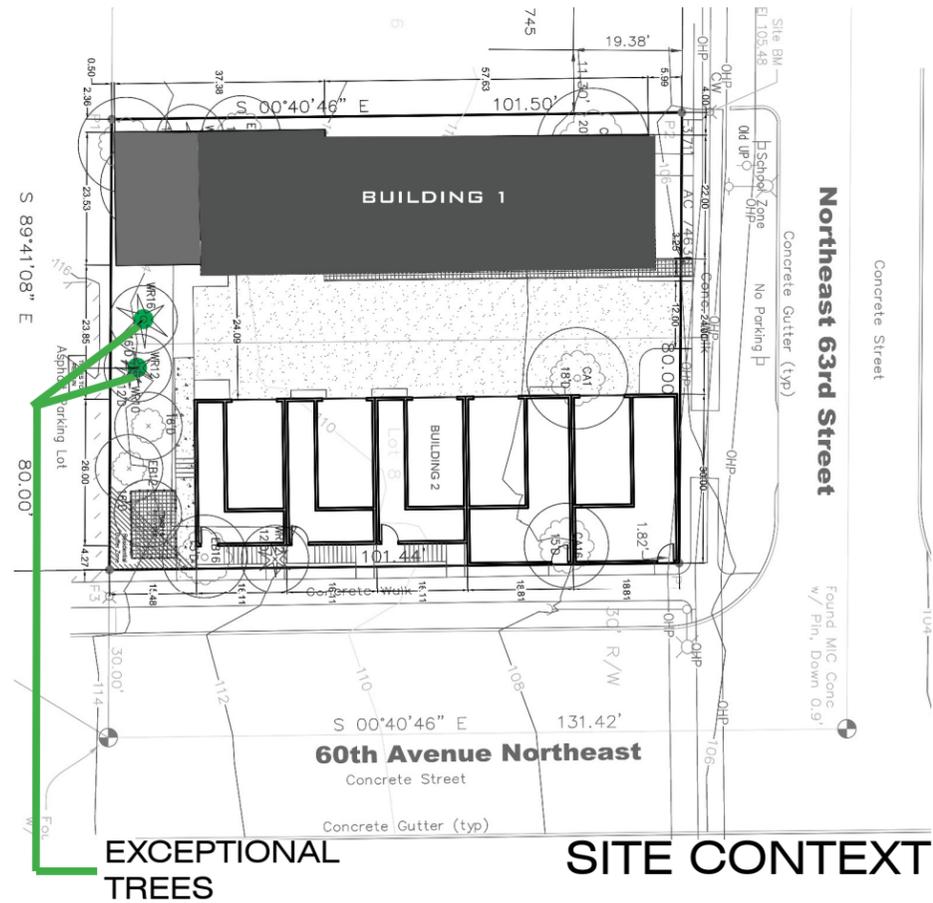
SITE CONTEXT

OPTION 3





BUILDING 1 - ROOF PLANS

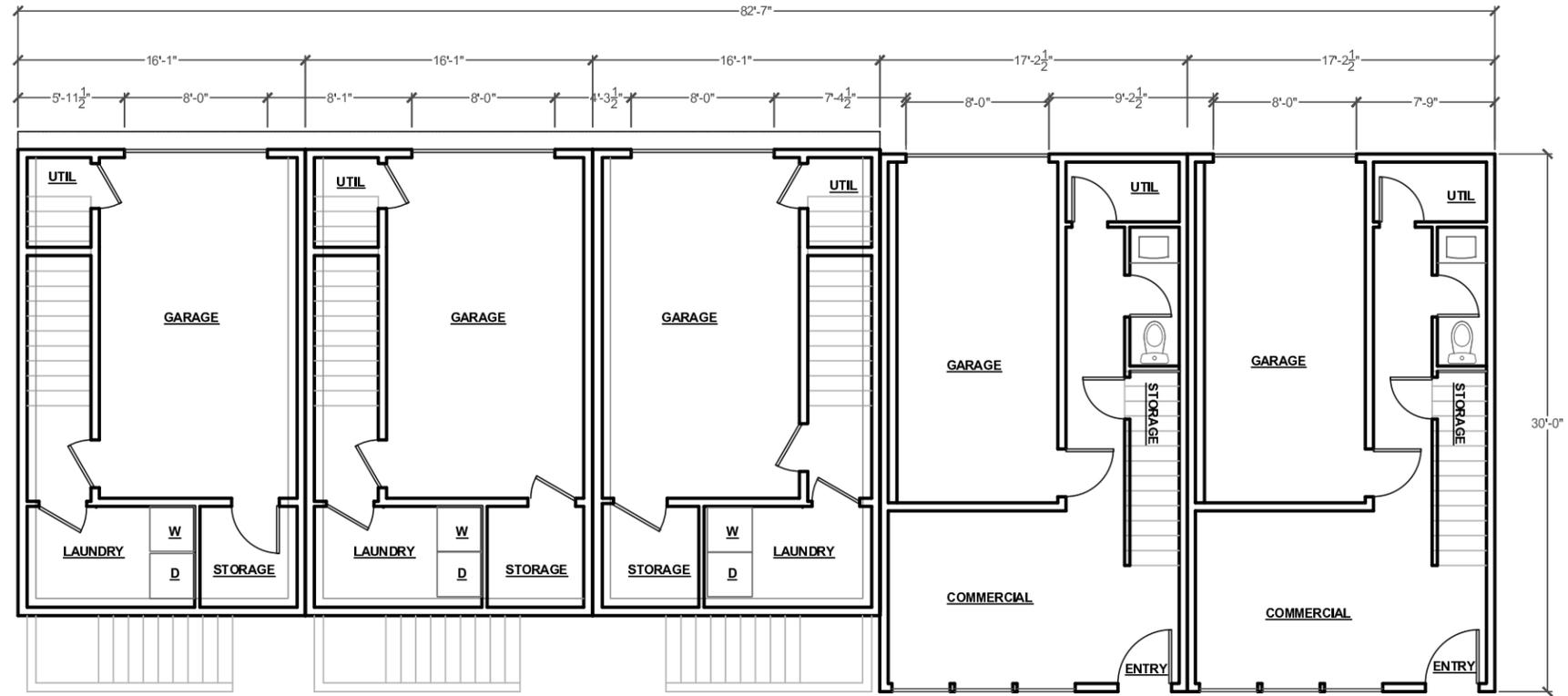


OPTION 3





OPTION 3- NORTH EAST CORNER



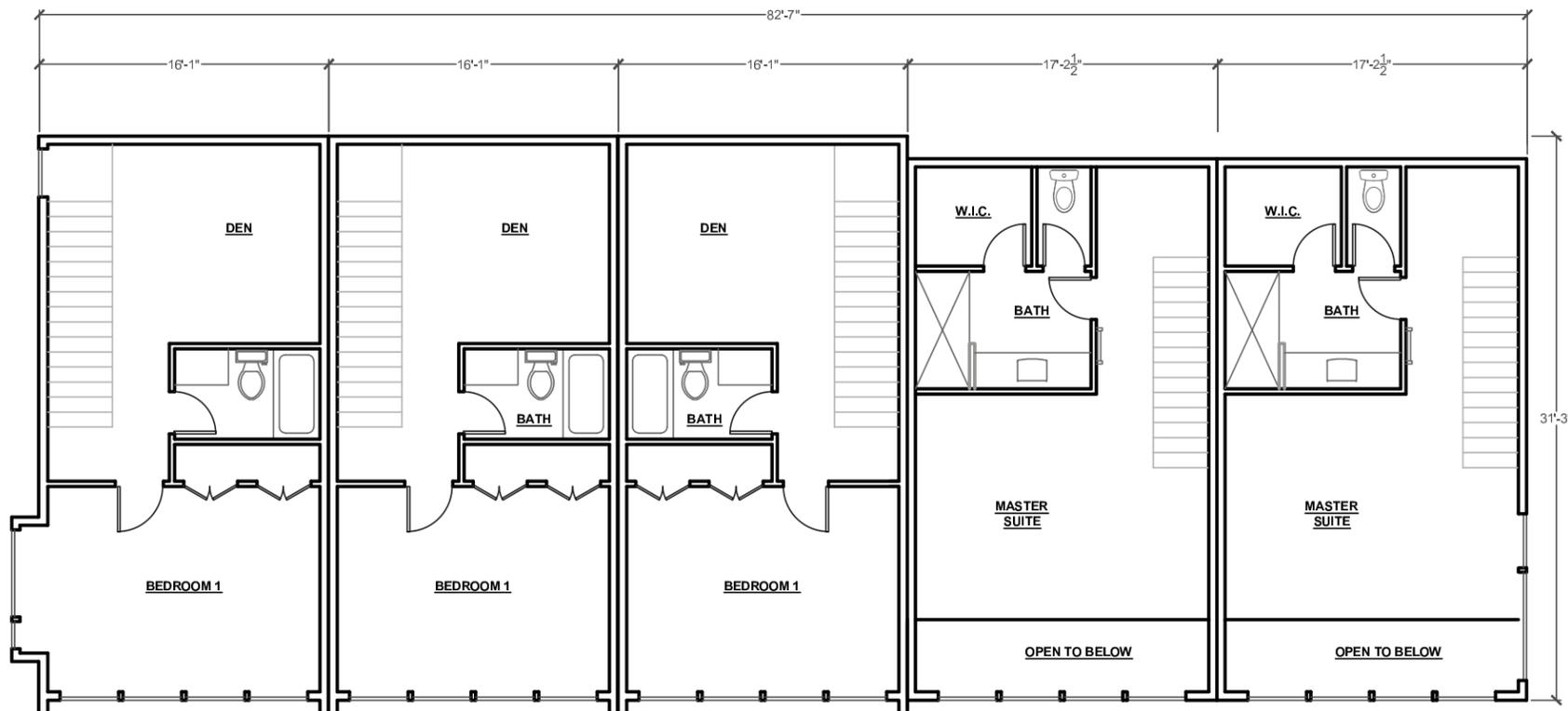
BUILDING 2 - FIRST FLOOR PLAN



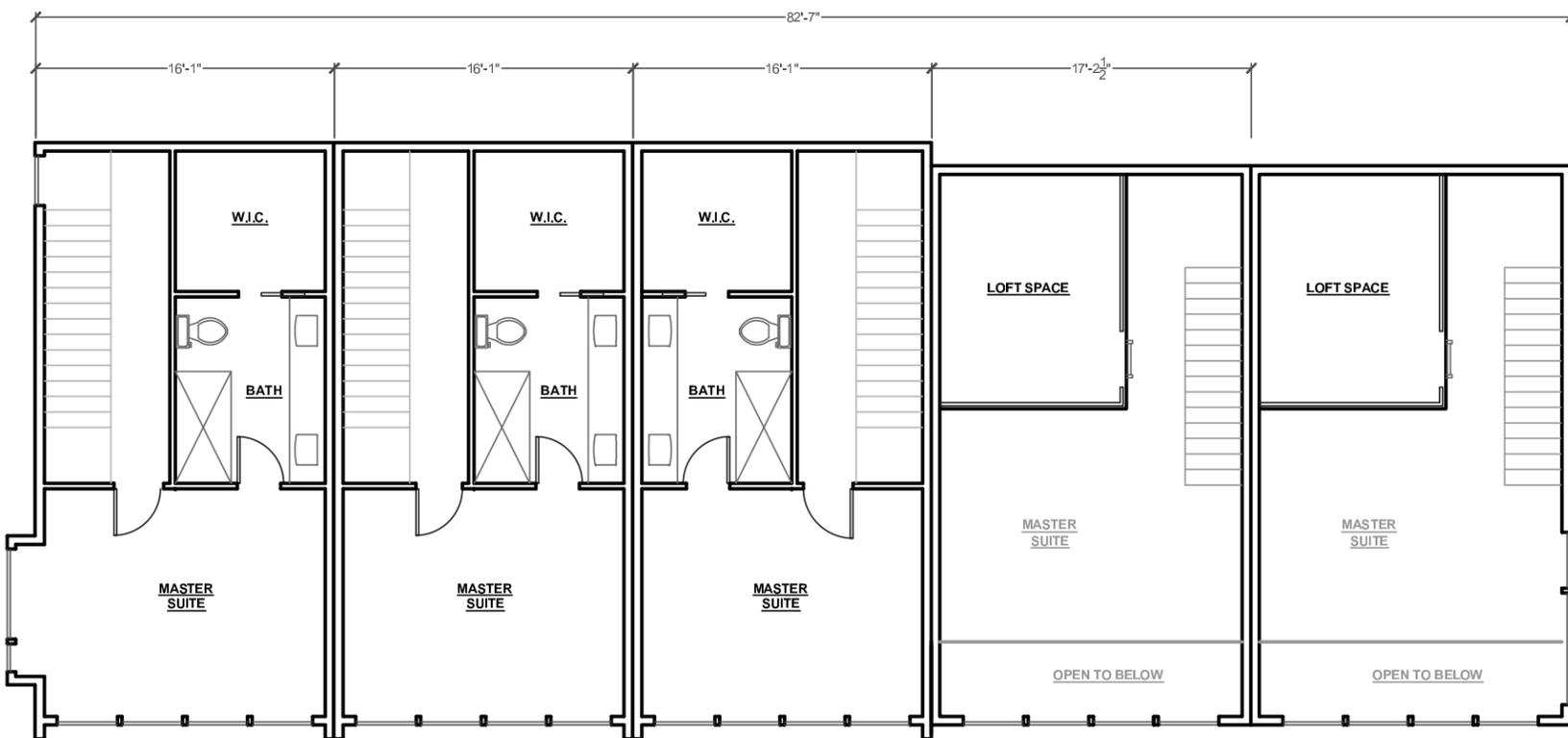
BUILDING 2 - SECOND FLOOR PLAN

OPTION 3

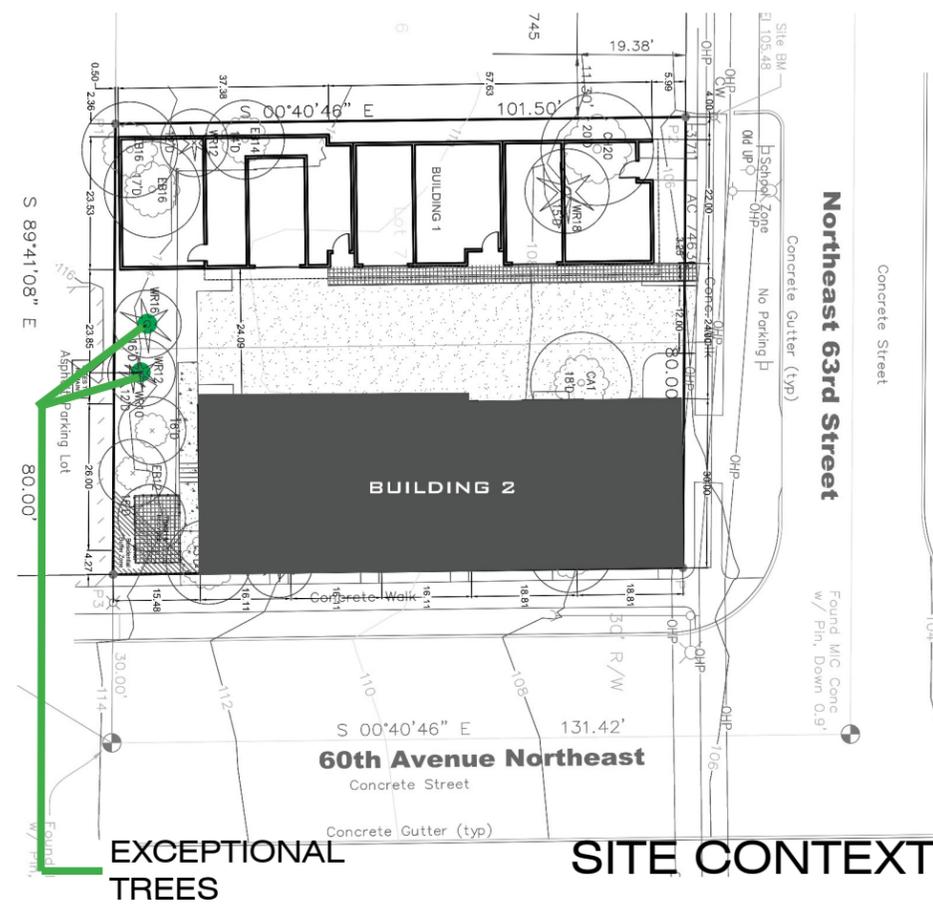




BUILDING 2 - THIRD FLOOR PLAN



BUILDING 2 - FOURTH FLOOR PLAN

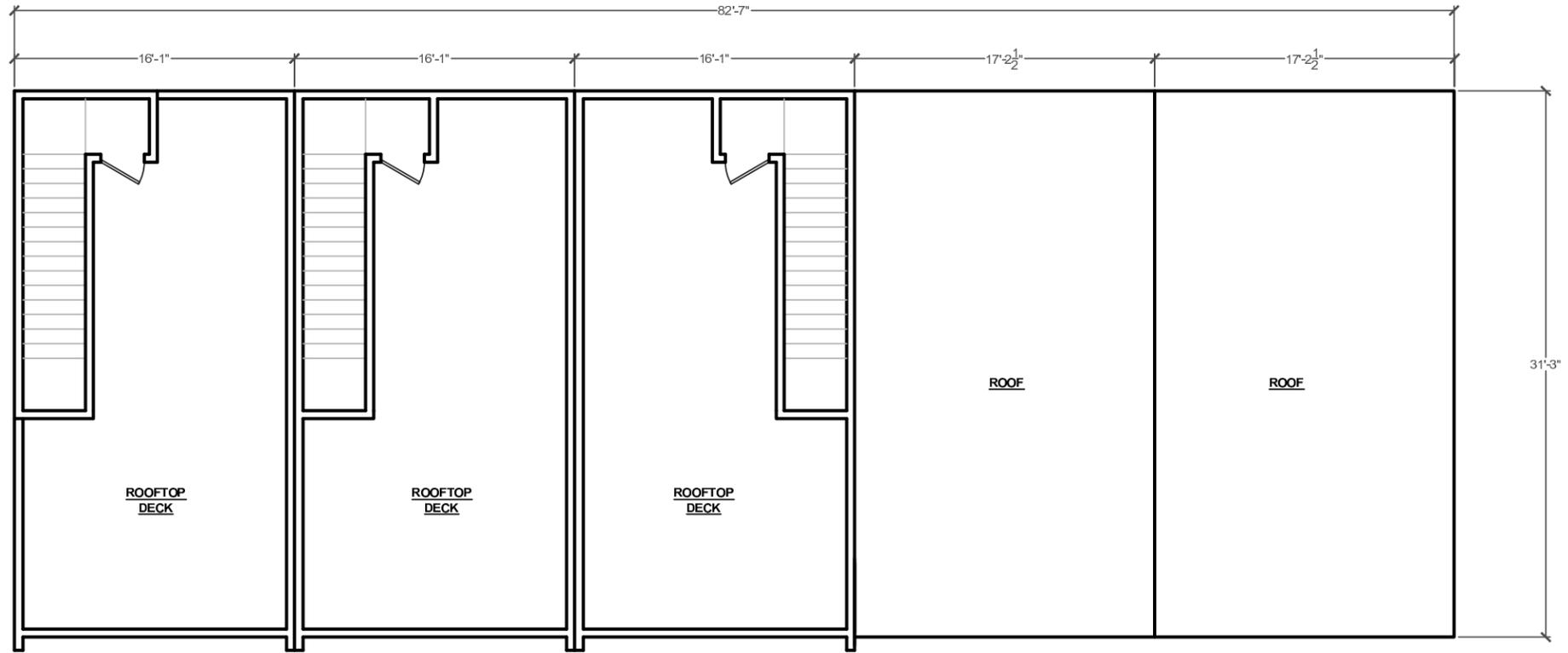


EXCEPTIONAL TREES

SITE CONTEXT

OPTION 3





BUILDING 2 - ROOF PLAN



SITE CONTEXT

OPTION 3





OPTION 3 - BIRD'S EYE VIEW



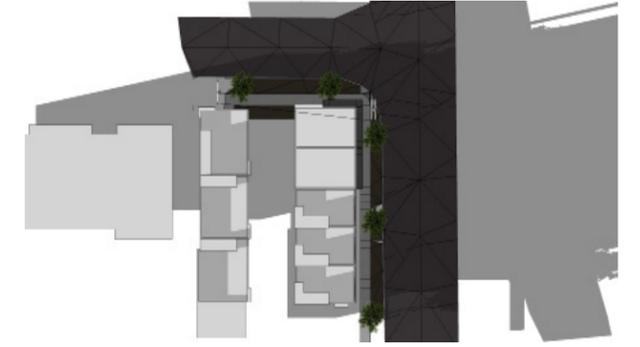
9AM - SPRING



12PM - SPRING



3PM - SPRING



6PM - SPRING



9AM - SUMMER



12PM - SUMMER



3PM - SUMMER



6PM - SUMMER

OPTION 3- SHADOW STUDY





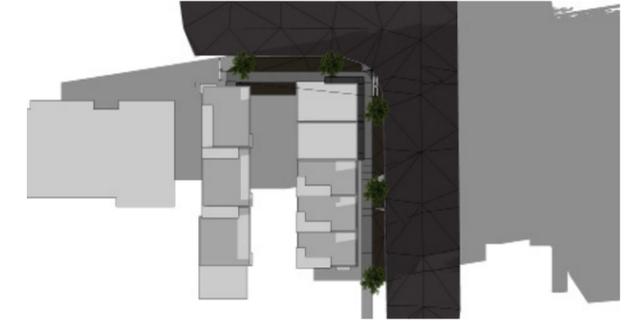
9AM - FALL



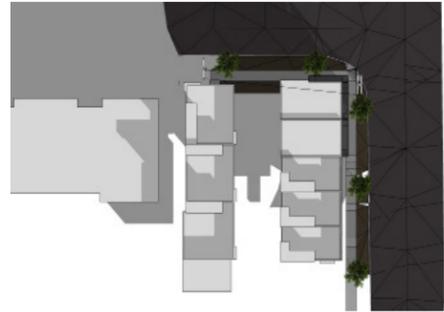
12PM - FALL



3PM - FALL



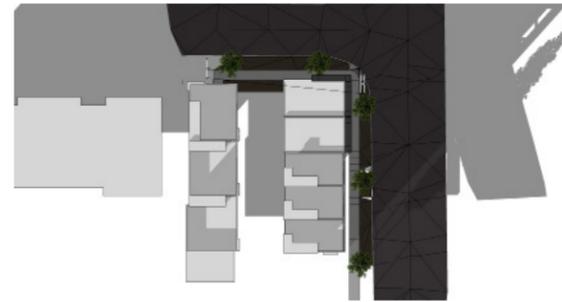
6PM - FALL



9AM - WINTER



12PM - WINTER



3PM - WINTER

OPTION 3 - SHADOW STUDY



OPTION 4 - PREFERRED OPTION

OPTION 4 DESIGN SUMMARY

THIS OPTION APPROACHED THE SITE ADDRESSING BOTH STREET FRONTAGES EQUALLY. THE PROPOSAL WRAPS THE CORNER WITH 7 UNITS FRONTING THE PUBLIC ROW. THE TOP FLOORS ARE INTENDED TO STEP BACK WHICH WILL HELP MINIMIZE THE SCALE. IN ADDITION, MAJORITY OF PARKING WILL BE SCREENED INTERNALLY BY THE USE OF A CARRIAGE UNIT.

THE THREE EXCEPTIONAL TREES ARE PROPOSED TO BE REMOVED ON PREFERRED OPTION 4. ALASKAN CEDARS ARE CONSIDERED EXCEPTIONAL AT 13 INCHES DSH PER TREES OF SEATTLE, 2ND ADDITION, BY AUTHOR LEE JACOBSON.. THE TREES ON SITE ARE: 13.9 INCHES, 13.0 INCHES AND 15.7 INCHES. PER TREE SOLUTIONS INC TREE INVENTORY AND ARBORIST REPORT DATED DECEMBER 5, 2013, THE ALASKAN CEDARS ARE STRESSED AND REMOVAL OR REPLACEMENT IS RECOMMENDED. IN ADDITION TO TREE SOLUTIONS REPORT, WE FEEL THAT THE PROPOSED OPTION 4 (PREFERRED ALTERNATIVE) PROVIDES THE BEST SITE PLAN AND OPPORTUNITY FOR A SUCCESSFUL PROJECT THAT INTEGRATES INTO THE NEIGHBORHOOD.

PROS

1. STRONG SENSE OF ENTRY ALONG PUBLIC EDGE. (CS-2)
2. UNITS STEPPED BACK TO MINIMIZE NC SCALE (CS-2)
3. PRODUCT TRANSITIONS INTO TOWNHOMES AND CARRIAGE UNITS NEAR THE SF 5000 ZONE. (PL-3)
4. DRIVEWAY LOCATION PROVIDES BUFFER FROM SF ZONE. (PL-3)

CONS

1. NO ALASKAN CEDAR TREES RETAINED, VEGETATION ALONG SOUTH PROPERTY LINE IS LOST.

OPTION 4 NOTES

NUMBER OF UNITS: 8 (4 LIVE-WORK, 3 TOWNHOMES, 1 CARRIAGE UNIT)

LIVING SQUARE FOOTAGE: 15,100

FAR: 1.85 (3.0 ALLOWED)

AMENITY SPACE: 748SQFT REQUIRED, 1925SQFT PROVIDED VIA DECK AND ROOFTOP DECKS

ON-SITE PARKING PROPOSED: 8 (6 GARAGE, 2 SURFACE)

BIKE PARKING: 2 REQUIRED, 8 PROVIDED

SETBACKS:

NORTH: 2.25'

EAST: 0.00'

SOUTH: 15.00'

WEST: 0.00'

TREES SAVED: 0 OF 3 EXCEPTIONAL TREES SAVED

CS-2 URBAN PATTERN AND FORM

In this proposal, building orientation reinforces the existing street pattern by fronting seven homes along the public edge. This plan, also, provides opportunities for small scale retail along NE 63rd st and front stoops along 60th Ave NE enhancing the urban pattern. The top floor, on units fronting NE 63rd street, have been recessed back to help minimize the scale.

CS-3 ARCHITECTURAL CONTEXT AND CHARACTER

This proposal explores how contemporary design can contribute to the development of attractive new forms and architectural styles, while relating to Sand Point neighborhood architectural characteristics.

PL-3 STREET LEVEL INTERACTION

The live work entrances are proposed Northeast 63rd St. Entrances are recessed back providing a rhythm of retail glazing and individual entrances. In addition, an awning is proposed to provide pedestrian cover along NE 63rd St. As the site turns the corner along 60th Ave NE, individual stops and planters help identify residential entrances and helps transition use down toward the single family zone.

DC-1 PROJECT USES AND ACTIVITIES

Vehicle and service areas have been design away from pedestrian circulation. Auto circulation is internal and screened from the public edge.

DC-2 ARCHITECTURAL CONCEPT

The massing of the proposed building will take into consideration the characteristics of the site and relationship to the public ROW and will use secondary architectural elements and FF elevations to reduce the perceived mass.

DC-3 OPEN SPACE CONCEPT

This proposal provides private amenity space for each unit either on rooftop, master bedroom deck or patio.

DC-4 EXTERIOR ELEMENTS AND FINISHES

The proposed buildings will be constructed of durable and maintainable materials that are attractive and climate appropriate. Lighting, landscaping will be used to enhance the building and its outdoor space.

A-1 RESPONDING TO SITE CHARACTERISTICS

The site is located at the corner of NE 63rd St and 60th Ave NE. There are existing condominiums along NE 63rd Street and Sand Point Elementary School and parking lot along 60th Avenue NE. The existing NE 63rd streetscape provides opportunity for a more urban street scape in the form of live work units. As the proposed site plan wraps the corner along 60th Ave E, townhomes are proposed to help transition down to a more residential scale.

A-2 STREETScape COMPATIBILITY

The proposed development addresses both NE 63rd and 60th Ave NE public edge. Accessible livework entrances are designed off NE 63rd while 60th Ave NE is treated with stoop townhome entrances framed by planter boxes. This provides minimal setback while still providing a soft separation from the sidewalk. The live work units 4th floor are stepped back to minimize height impacts.

A-3 ENTRANCES VISIBLE FROM THE STREET

All seven units fronting the public edge have front doors addressing the ROW. The internal carriage unit is sited to respond to the internal pedestrian path accessed from 60th Ave NE.

A-5 RESPECT FOR ADJACENT SITES

Site massing has been pushed to the edge of the ROW. The drive access is sited along the south property line to help address the corner condition. In addition, the drive aisle provides separation from the parking lot Zoned SF 5000.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

The residential entrances along 60th Ave NE are designed to be above the sidewalk elevation approximately 4 feet. This allows a separation between the public ROW and the unit entrances. In addition, this separation is softened by landscape planter boxes.

A-8 PARKING AND VEHICLE ACCESS

Parking is proposed internal to the site to help minimize impacts to adjacent properties. In addition, only one curb cut is proposed.

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

The proposed structures are proposed to appear more like 3.5 stories by either setting back the top floor or lowering the buildings into grade. This helps in providing a transition to surrounding properties.

OPTION 4 -DESIGN GUIDELINES

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The architectural live work concept provides a well-defined lower commercial façade with a strong masonry material and commercial scaled glazing. Above an awning, individual units are defined by a rhythm of large glazing and an over framed modulation. The townhome portion is defined by stoop entrances and glazing framed by extruded party wall details.

Townhome stoops are proposed with pedestrian scaled planters. This helps the scale of the building while providing pedestrian scaled features off the sidewalk. The overall contemporary feel of each building is complemented with an industrial proportioned window palette.

C-3 HUMAN SCALE

Both human scale elements are proposed for the live work building as well as the townhomes. Large live work window sets are proposed to provide a commercial connection to the public ROW. In addition, blade signs will be hung to provide an indicator for commercial space in a pedestrian scale.

C-4 EXTERIOR FINISH MATERIALS

The proposed materials have not yet been determined but, it is anticipated that the live work base will consist of a masonry product and transition to a hardie product for the upper floors. A metal commercial scaled awning would separate the material change. The townhome material would consist of a concrete stoop transitioning to a hardie siding complemented with large window sets.

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

Readable entries are proposed to help establish the presence of both residential and commercial uses at street-level. Each street facing unit utilizes top floor amenity space to capture surrounding scenic views.

D-2 BLANK WALLS

Blank walls have been avoided along the public edge. The dominating materials are glazing and the combination of planters and concrete stoops.

D-3 RETAINING WALLS

No retaining walls along the ROW are proposed.

D-5 VISUAL IMPACTS OF PARKING STRUCTURES

The proposed parking configuration has the majority of the parking stalls in garages screened from the public ROW.

D-6 SCREENING OF DUMPSTERS, UTILITIES, AND SERVICE AREAS

The garbage and recycling area is proposed internal to the site. This area will be screened from surrounding units by a fence or a siding material.

D-7 PERSONAL SAFETY AND SECURITY

The proposed site plan and architectural concepts has entrances along the entire ROW edge. This layout provides porch lighting, stops and entrances allowing more “eyes on the street”.

D-9 COMMERCIAL SIGNAGE

The live work units will have pedestrian scaled blade signs to identify the personal space. This allows for identification at a proper scale.

D-10 COMMERCIAL LIGHTING

Commercial lighting will occur on live work the ground floor. This will be achieved thorough a properly scaled exterior wall sconce.

D-12 RESIDENTIAL ENTRIES AND TRANSITIONS

The townhomes utilize stoops which provide semi-public/semi-private spaces, encourage activity in front of units, and reduce visibility into residential units.

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

Concrete planters are proposed on site along 60th Ave NE. This will provide a sense of permanence while providing a transition from ROW to unit entrances. Along NE 63rd frontage, planting area will be provided in front of the entries. In addition, the public planting strip will be landscaped to enhance the pedestrian experience.

E-2 LANDSCAPING TO ENHANCE THE BUILDING OR SITE

The proposed parking aisle will be completed in pervious pavers to help reduce the hardscape scale. This will provide a more pedestrian oriented material that is compatible with both automobile and pedestrian circulation. Internal planting beds will help break up the massing while provide framework for internal pathways.

OPTION 4 - DESIGN GUIDELINES



FACADES ADDRESS CORNER LOT, EQUAL FRONTAGE ON BOTH NE 63RD ST AND 60TH AVE NE

ENTRIES FOR ROWHOMES ELEVATED FOR SENSE OF ENTRY AND PRIVACY

METAL AWNING DISTINGUISHES COMMERCIAL PORTION OF LIVE-WORK & PROTECTS PEDESTRIAN R.O.W.

TOP FLOOR OF LIVE-WORK SET BACK 10' TO MINIMIZE HEIGHT & SCALE OF BUILDING ALONG R.O.W. @ NE 63RD ST

STORE FRONT WINDOWS SET APART COMMERCIAL PORTION OF LIVE-WORK

MATERIAL CHANGE AND BUILDING MODULATION DISTINGUISHES COMMERCIAL FROM RESIDENTIAL

OPTION 4 - PUBLIC RIGHT-OF-WAY TREATMENT

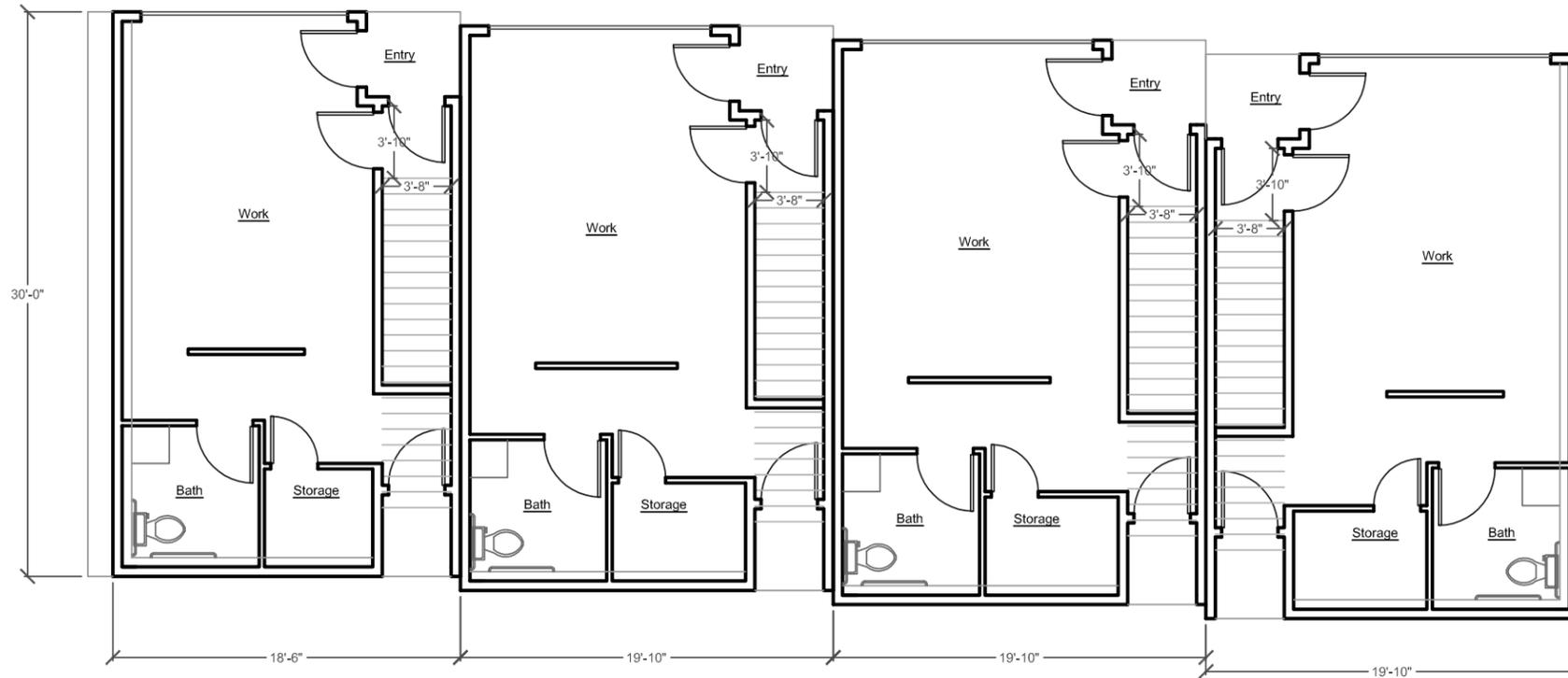


UNITS STEP DOWN, FOLLOW SLOPE OF SITE.
ROOFTOP DECKS OF ROWHOMES ARE ELEVATED
OVER LIVE-WORK UNITS TO MAINTAIN VIEW TO
NORTH

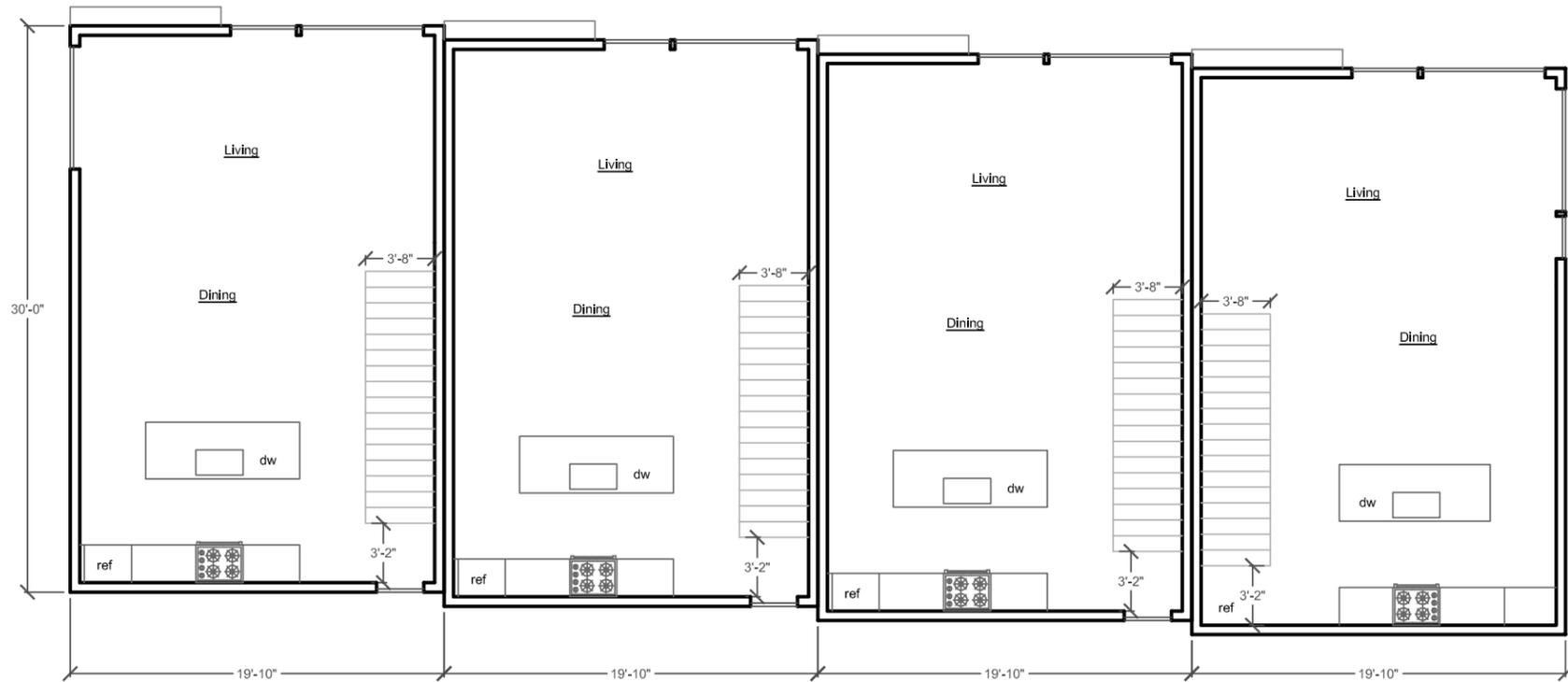
CANTILEVER ON TOP 2 FLOORS OF ROWHOMES
PROVIDES PRIVACY FOR RESIDENTIAL ENTRY WHILE
MAINTAINING CONNECTION TO R.O.W.

OPTION 4 - PUBLIC RIGHT-OF-WAY TREATMENT

LEVEL ONE

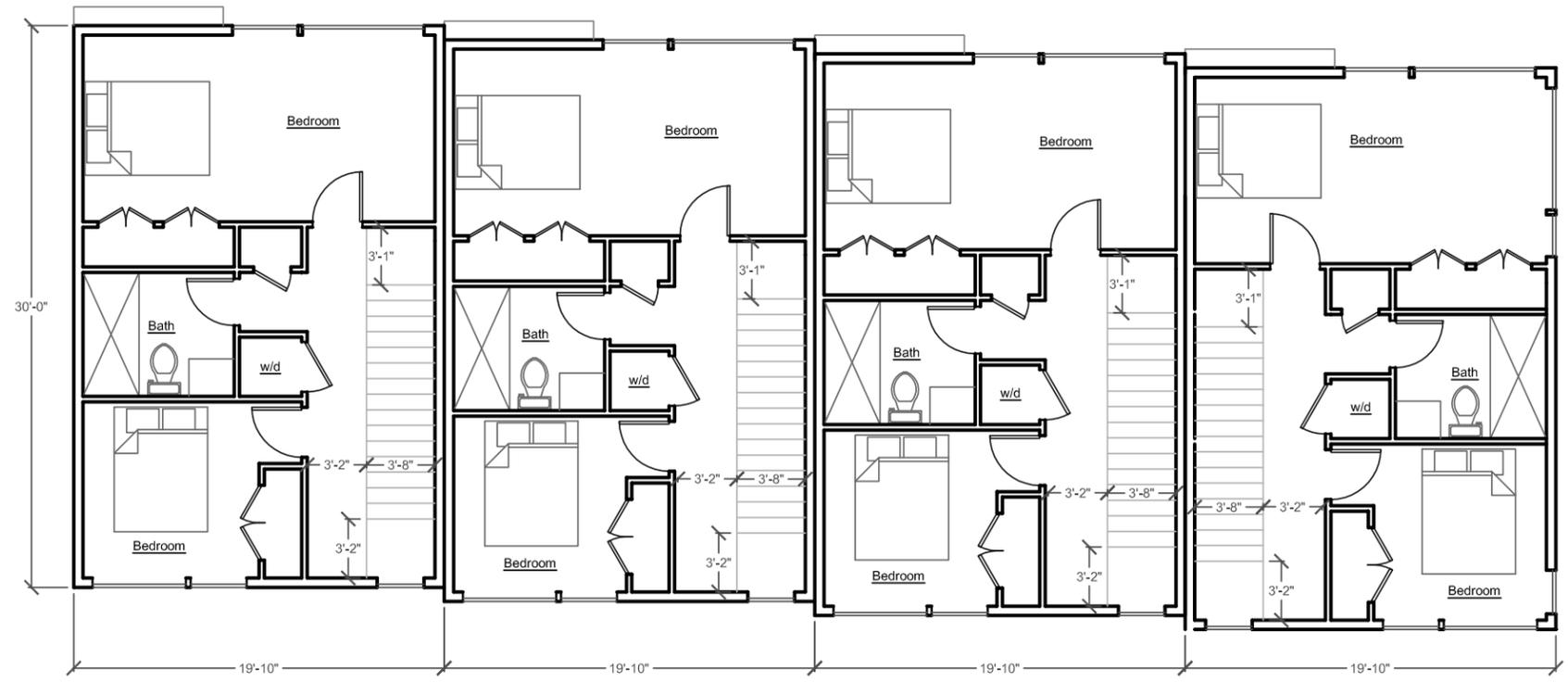


LEVEL TWO

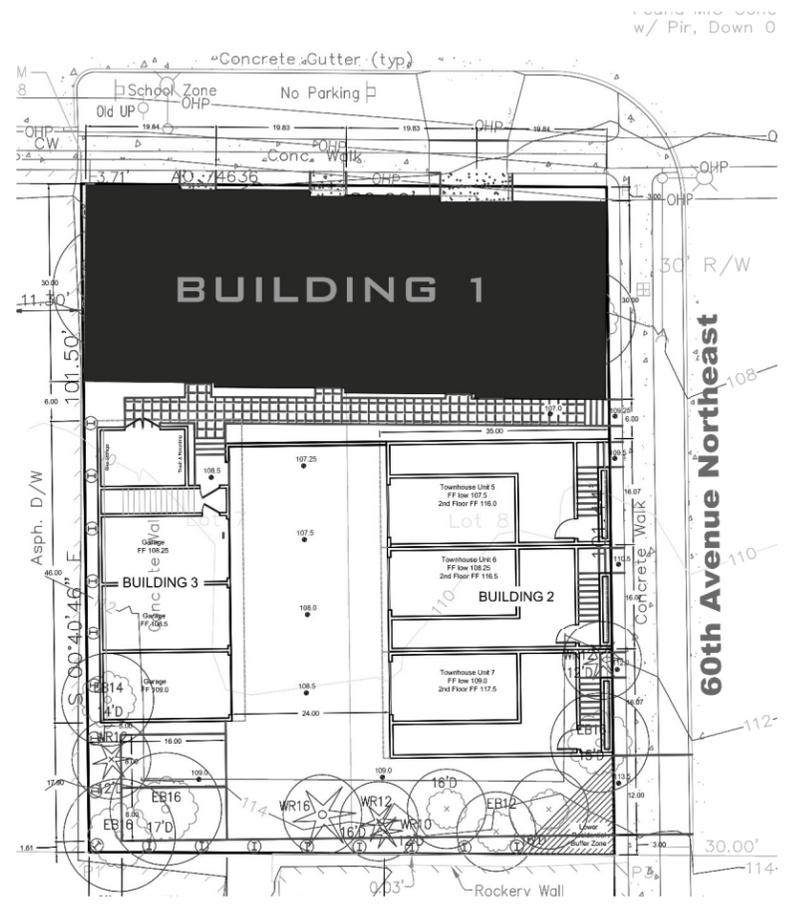
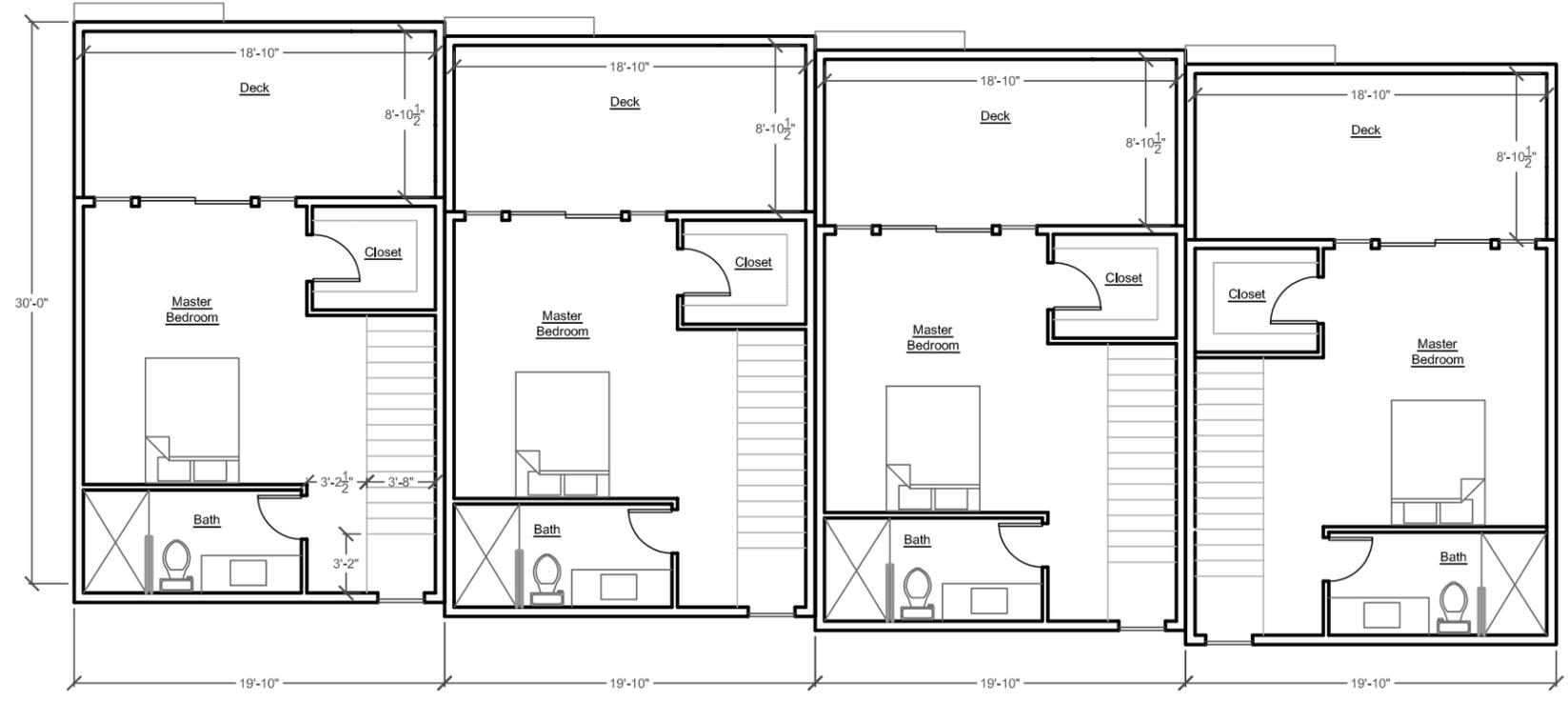


OPTION 4 - BUILDING 1 FLOOR PLANS

LEVEL THREE



LEVEL FOUR



SITE CONTEXT

OPTION 4 - BUILDING 1 FLOOR PLANS

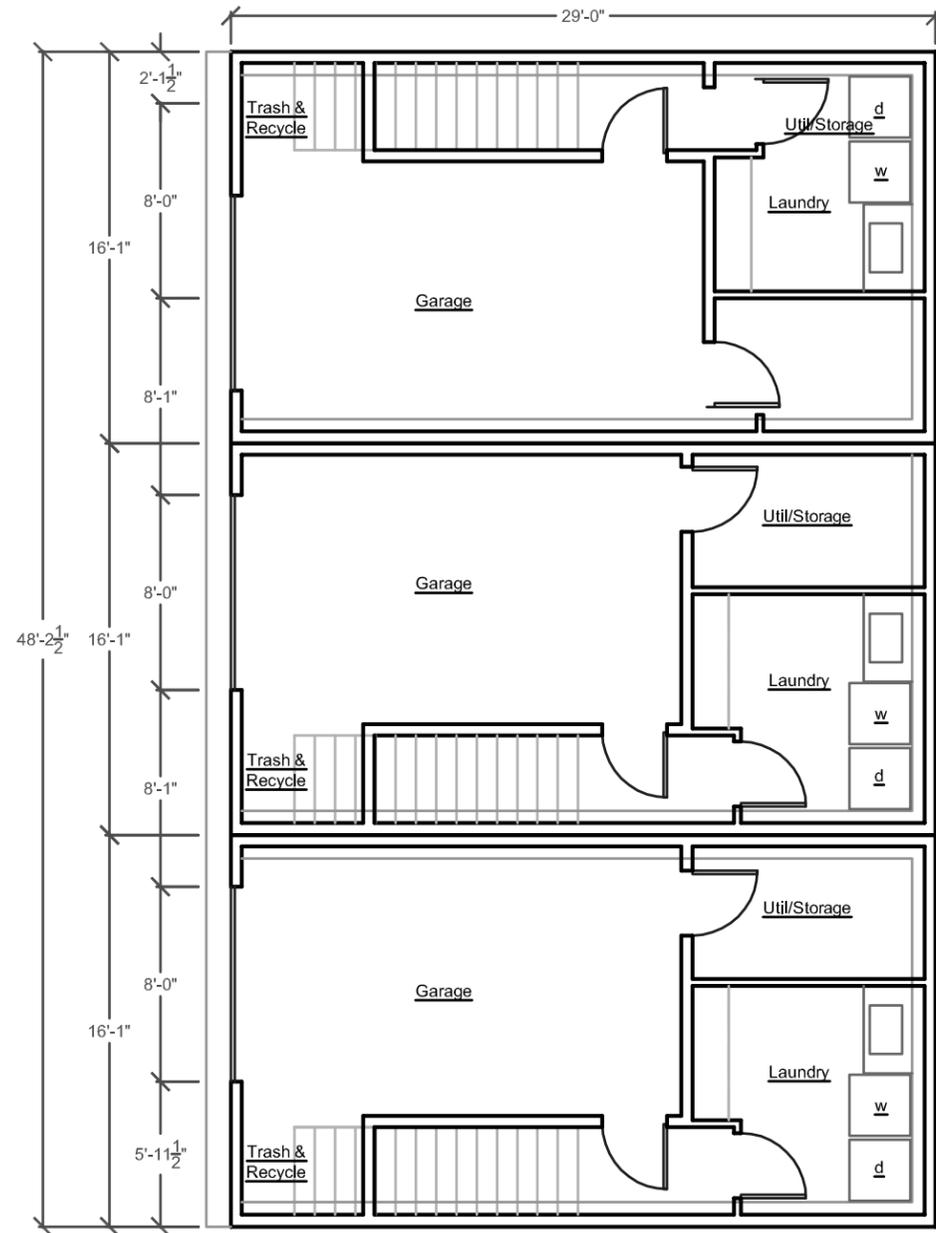




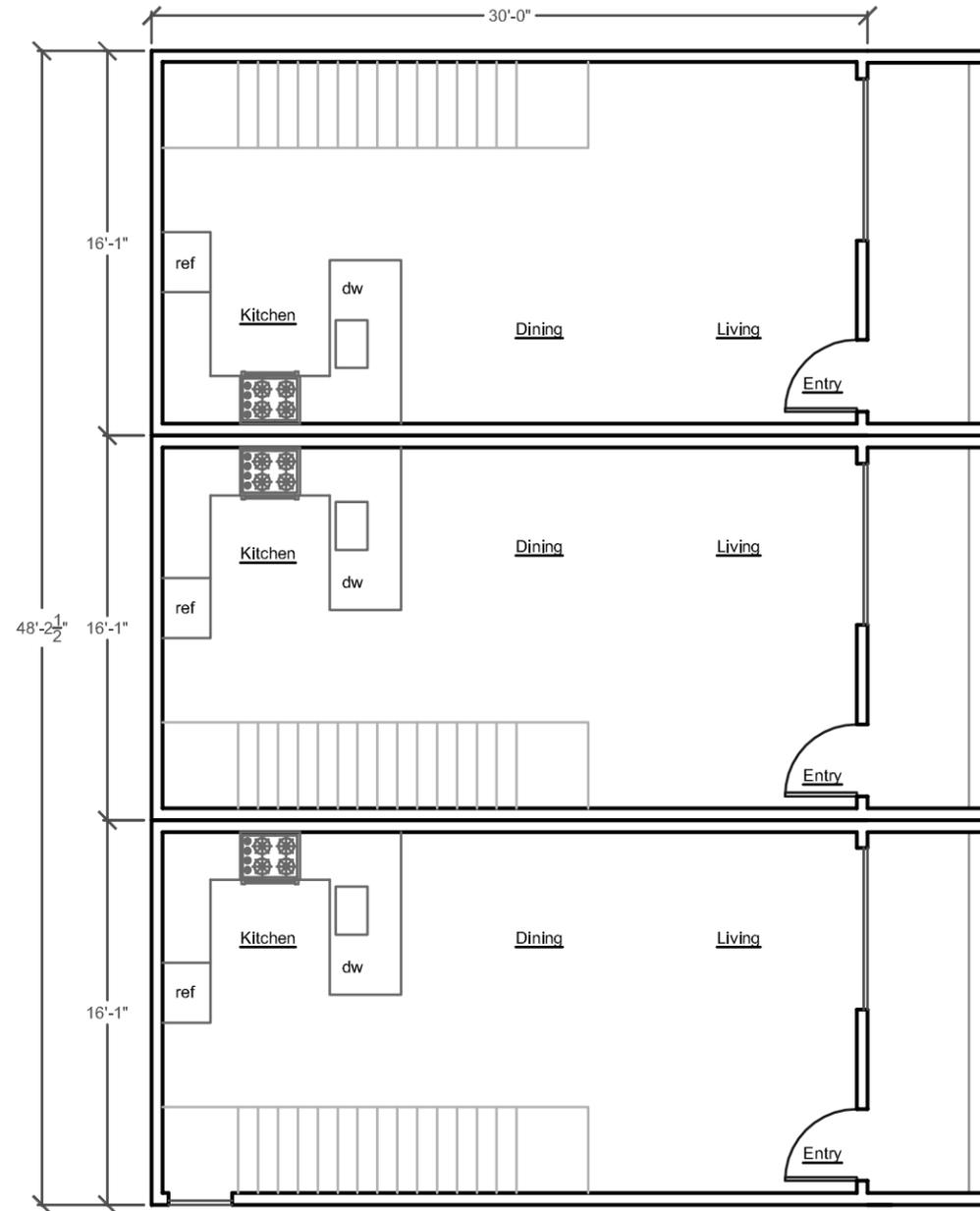
OPTION 4 - BUILDING 1 NORTH ELEVATION



OPTION 4 - BUILDING 1 PERSPECTIVE

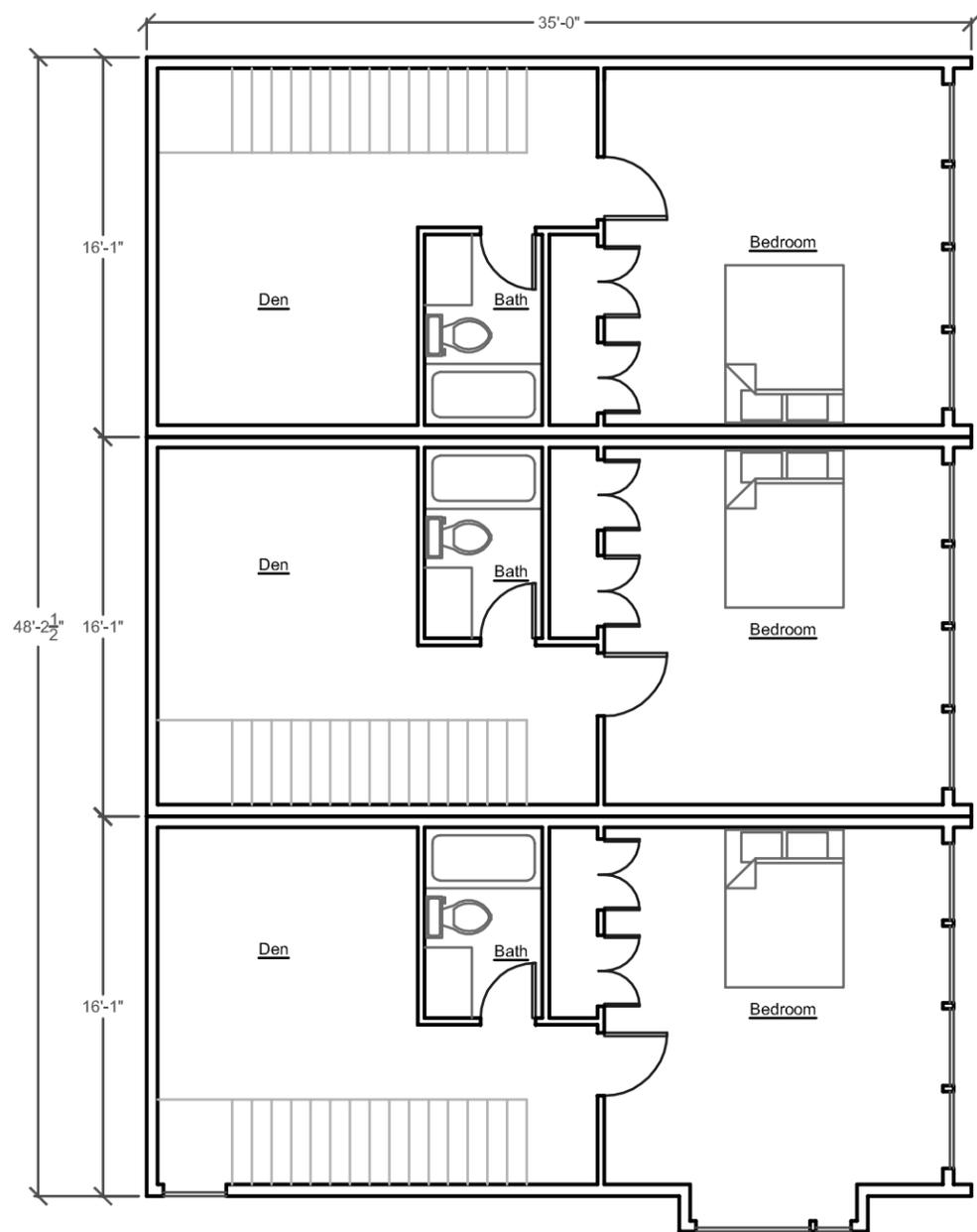


LEVEL ONE

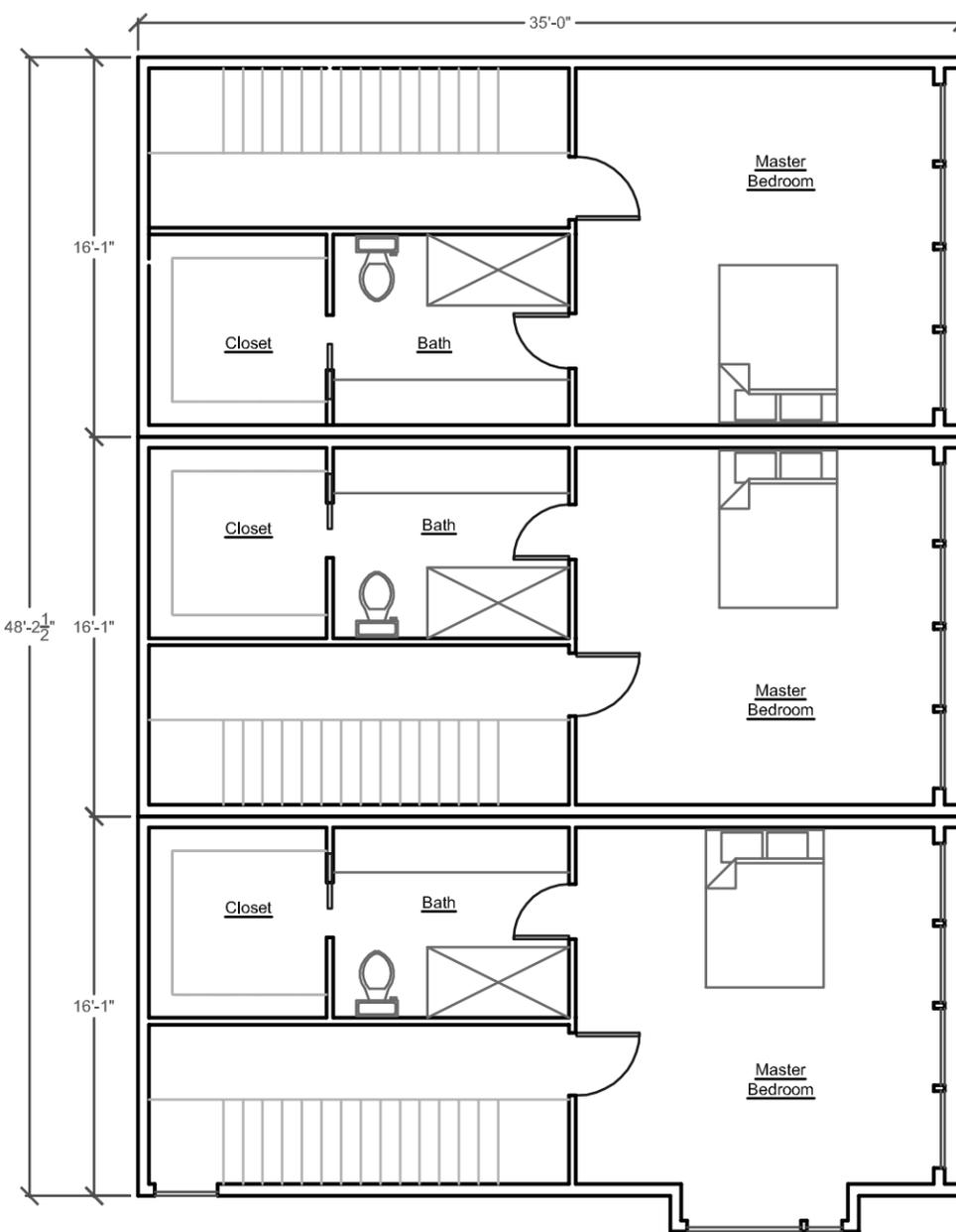


LEVEL TWO

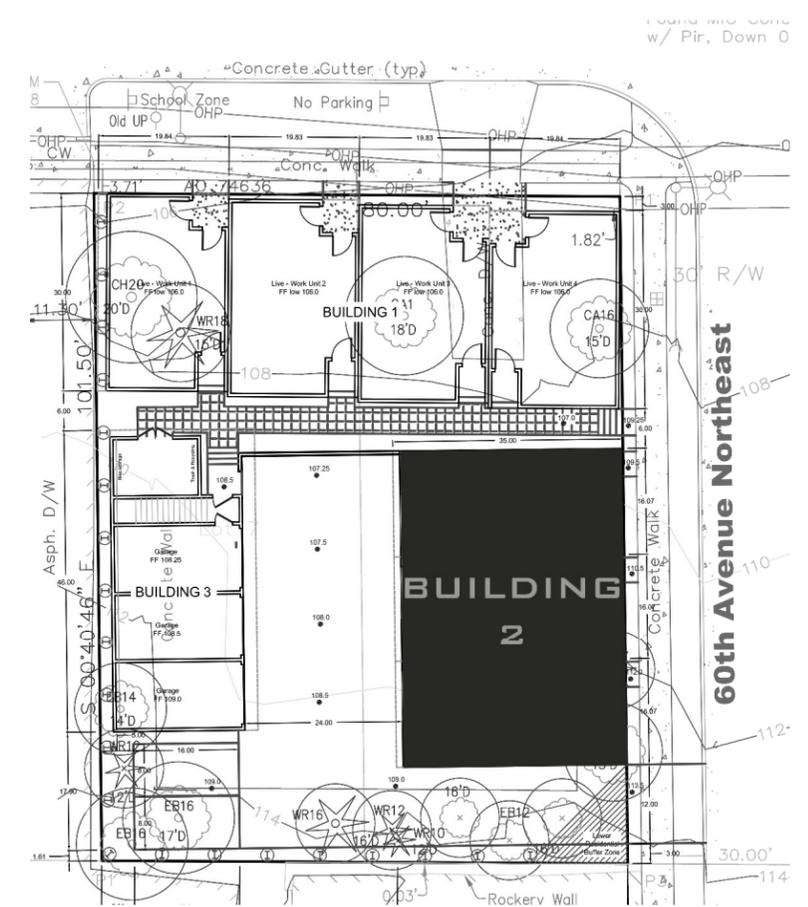
OPTION 4 - BUILDING 2 FLOOR PLANS



LEVEL THREE



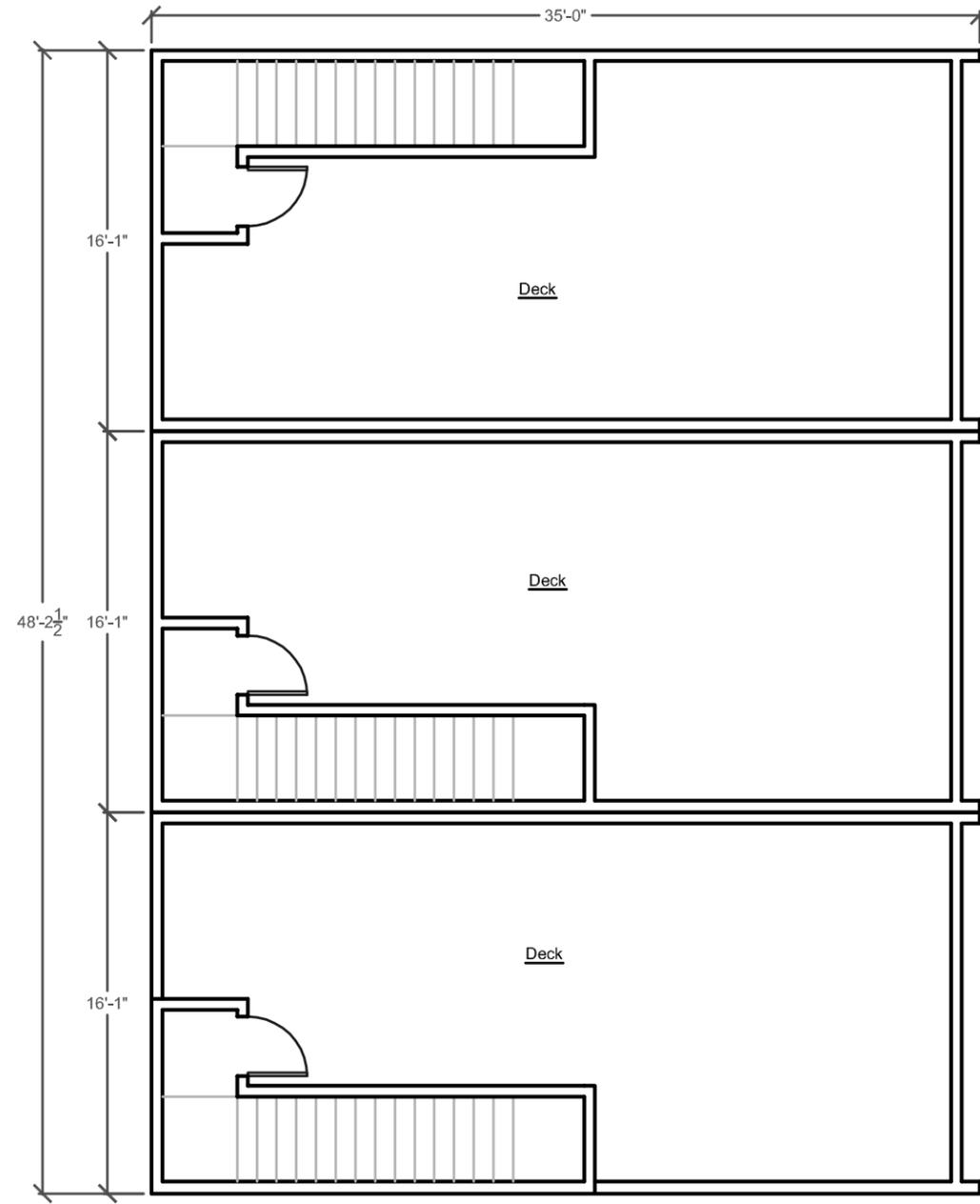
LEVEL FOUR



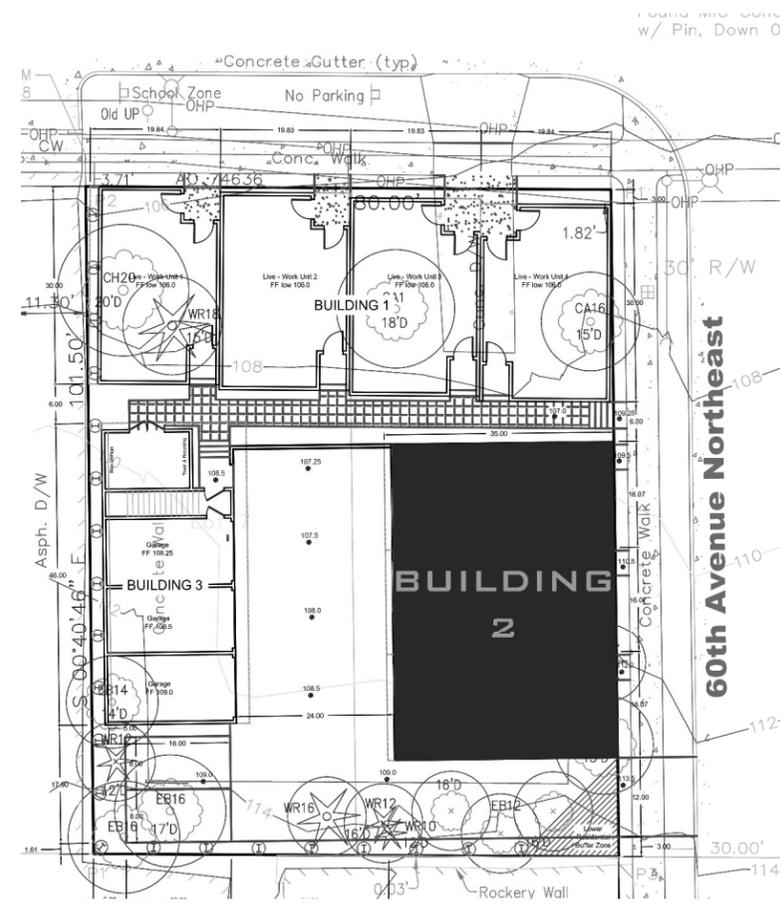
SITE CONTEXT

OPTION 4 - BUILDING 2 FLOOR PLANS





LEVEL FIVE



SITE CONTEXT

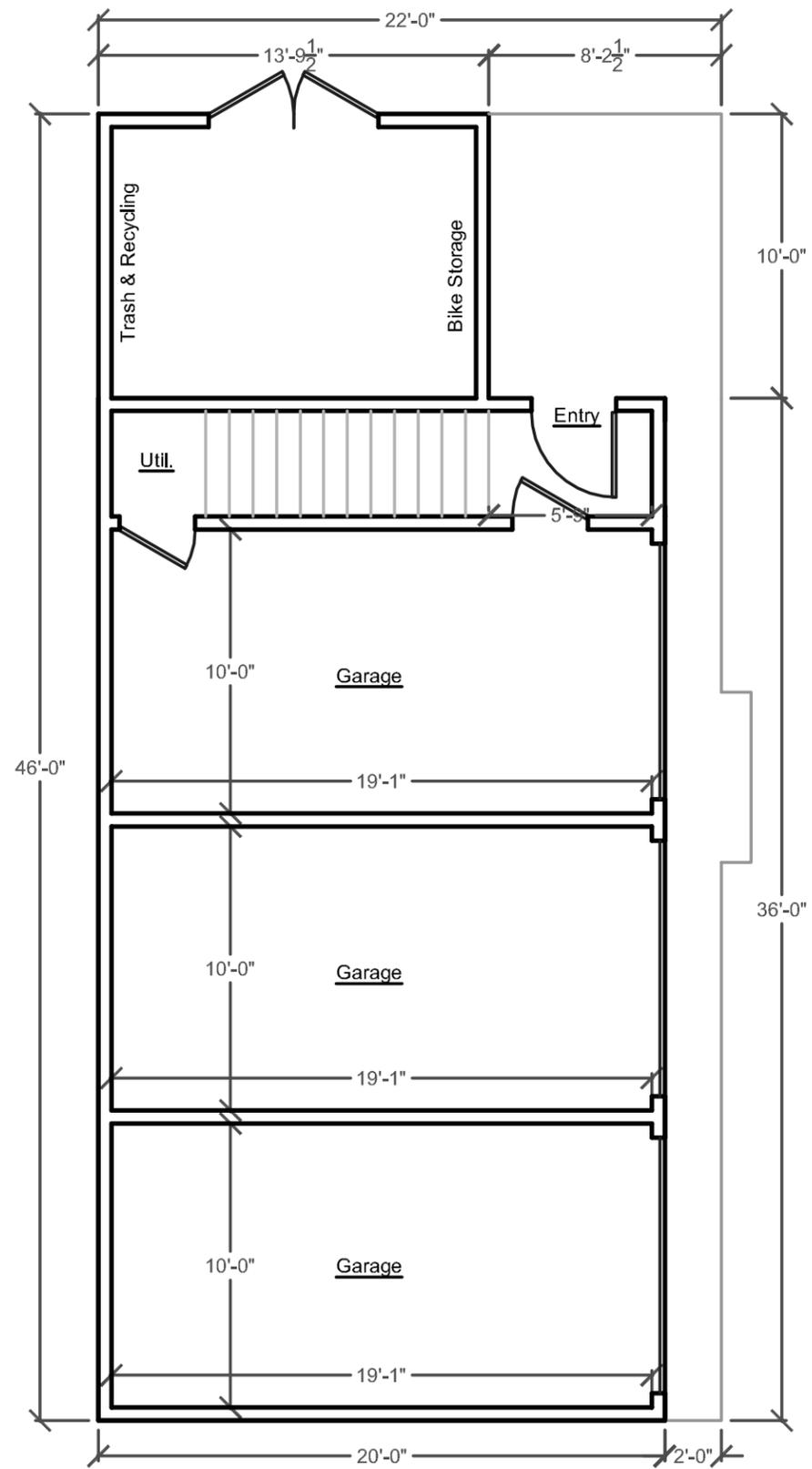
OPTION 4 - BUILDING 2 FLOOR PLANS



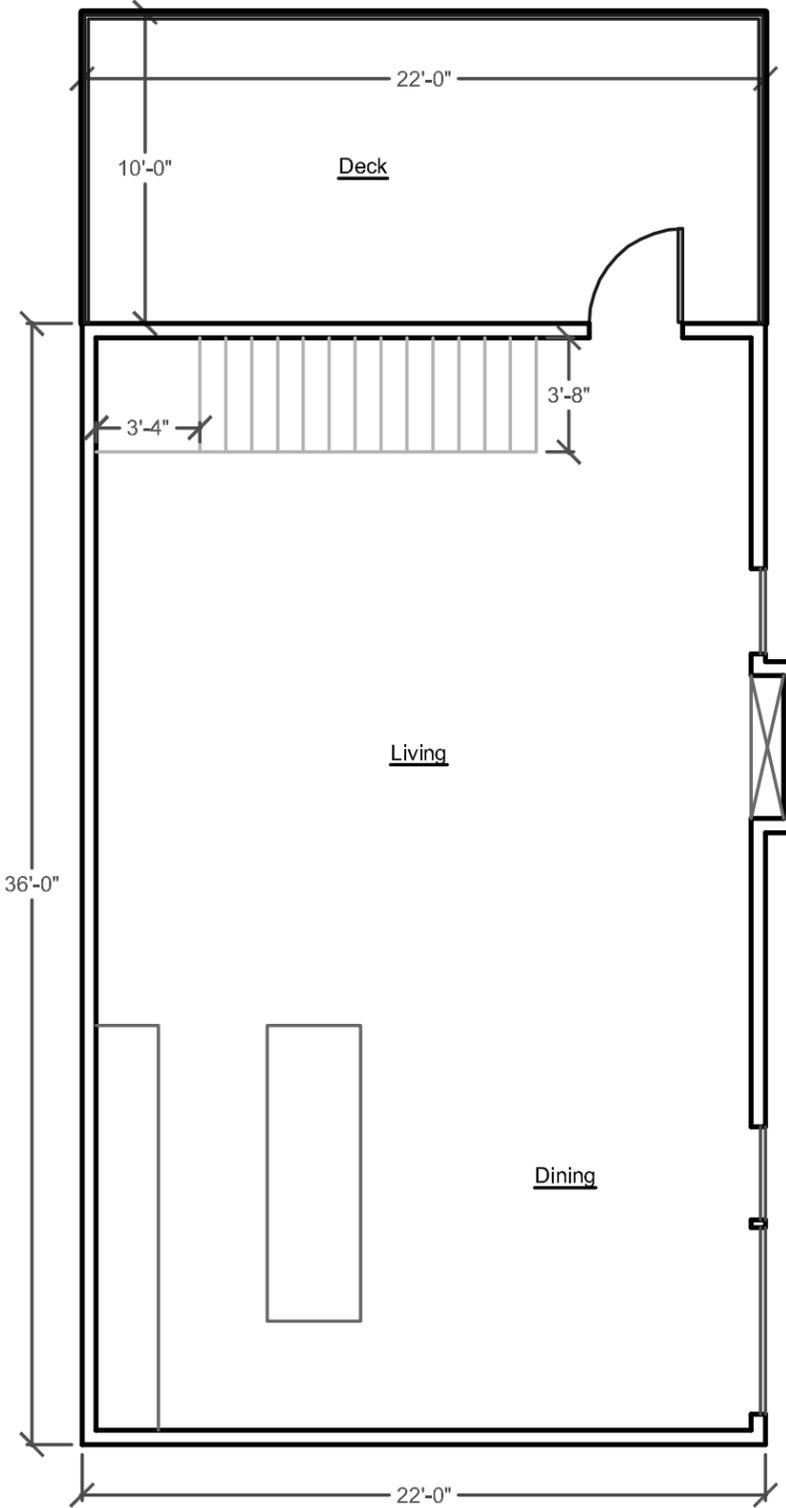


NC2-40 CONSTRAINT:
Dwelling units must be
at least 4' above, or 10'
back, from a sidewalk

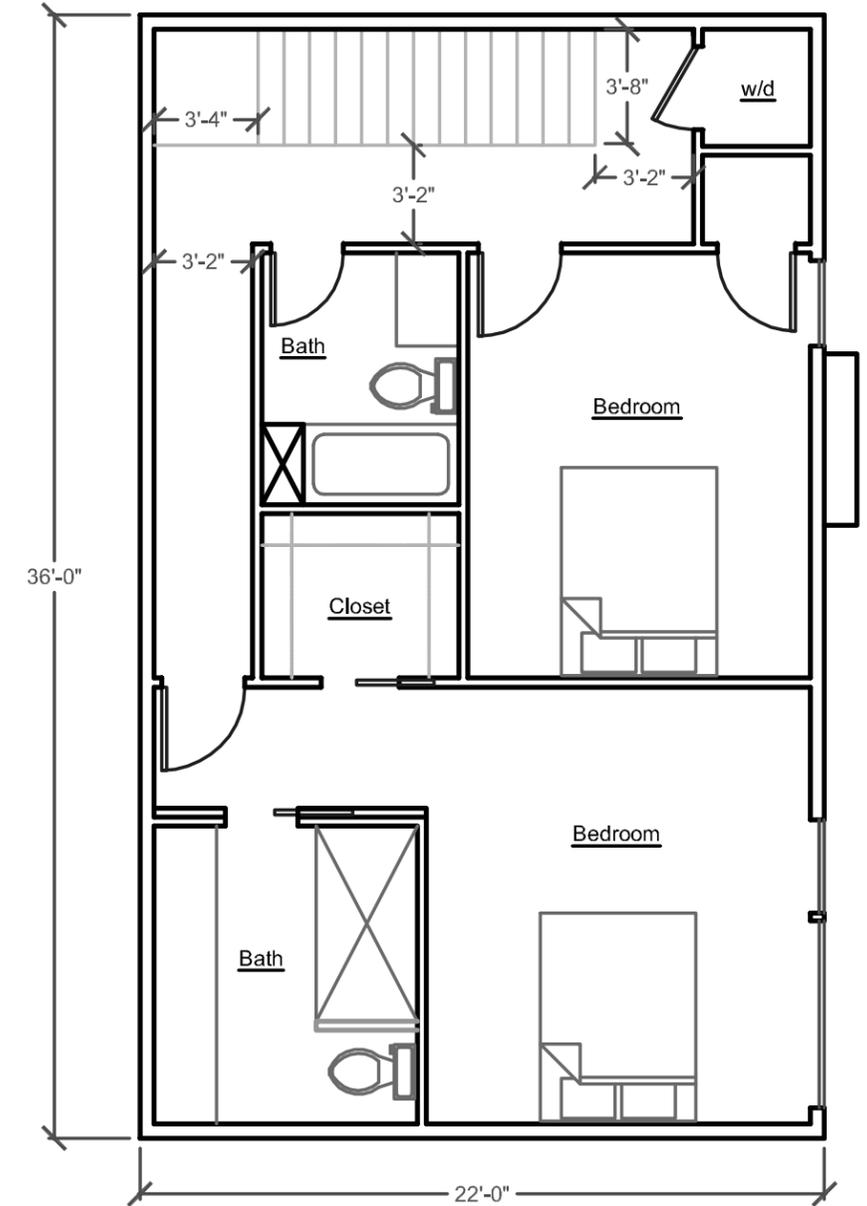
OPTION 4 - BUILDING 2 EAST ELEVATION



LEVEL ONE



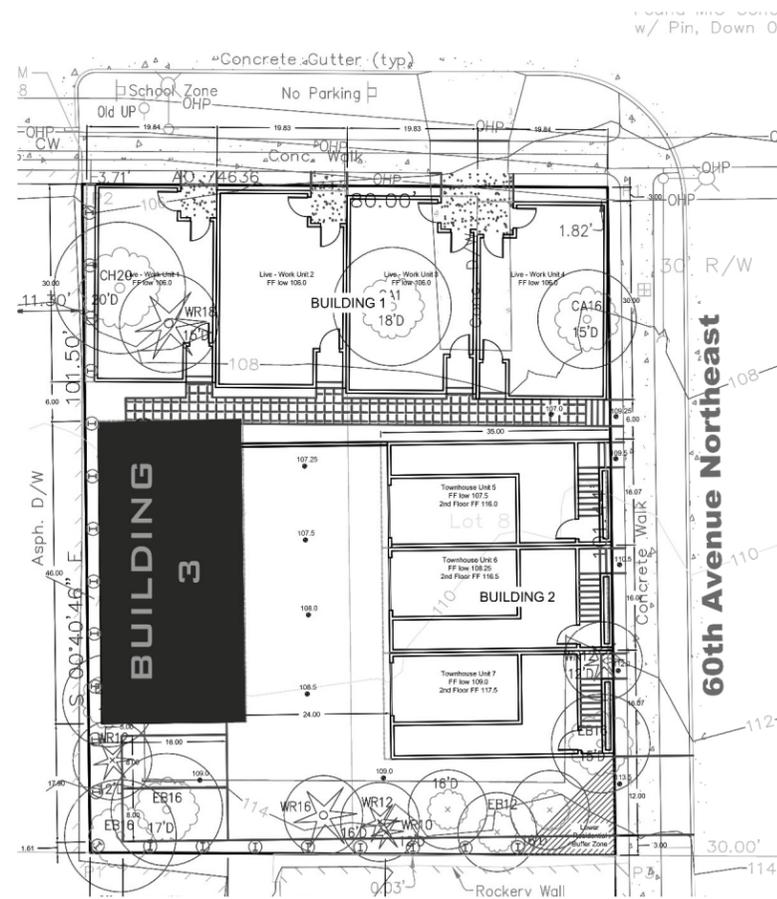
LEVEL TWO



LEVEL THREE

OPTION 4 - BUILDING 3 FLOOR PLANS



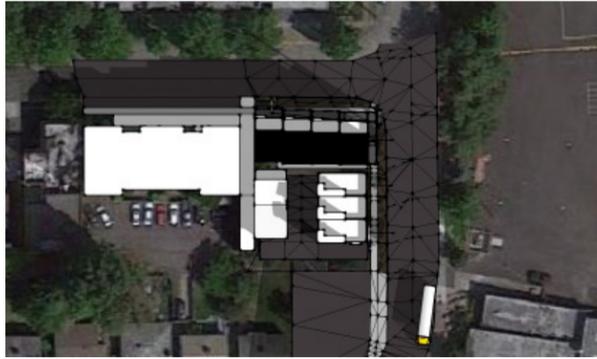


SITE CONTEXT

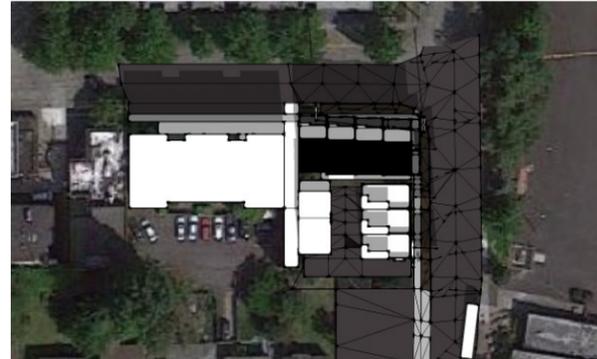


EAST ELEVATION

OPTION 4 - BUILDING 4 FLOOR PLANS & ELEVATION



9AM - SPRING



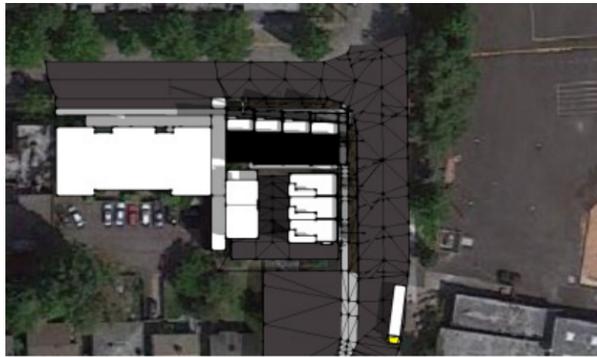
12PM - SPRING



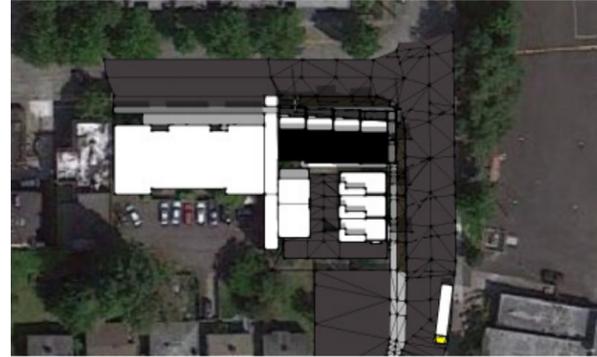
3PM - SPRING



6PM - SPRING



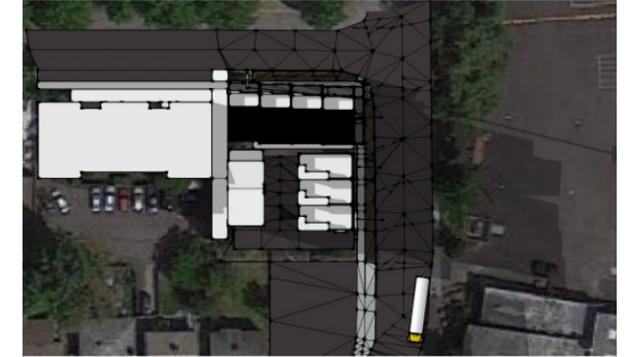
9AM - SUMMER



12PM - SUMMER



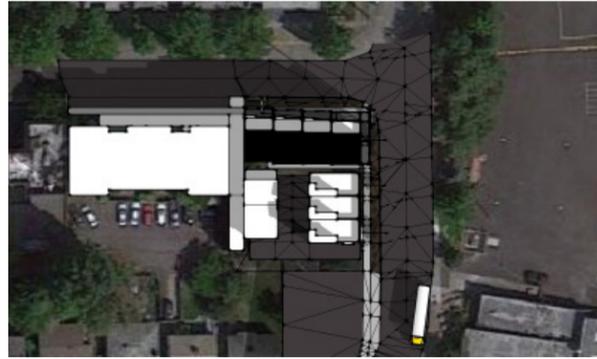
3PM - SUMMER



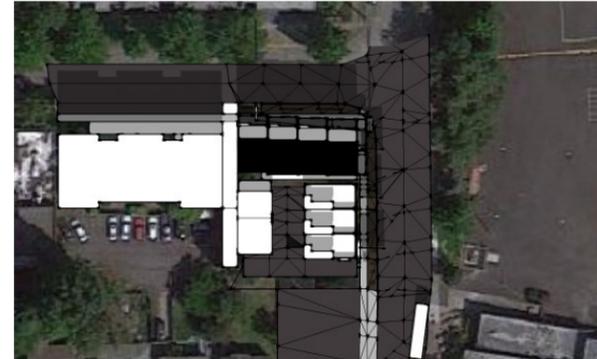
6PM - SUMMER

OPTION 4 - SHADOW STUDY

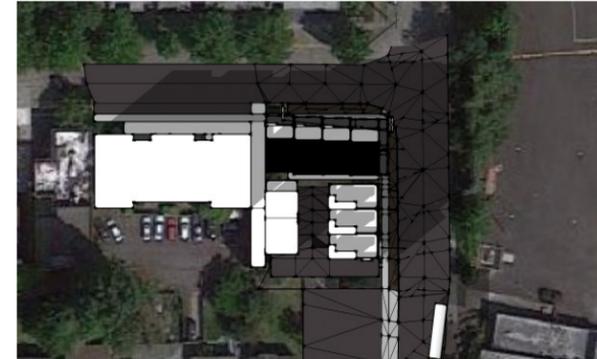




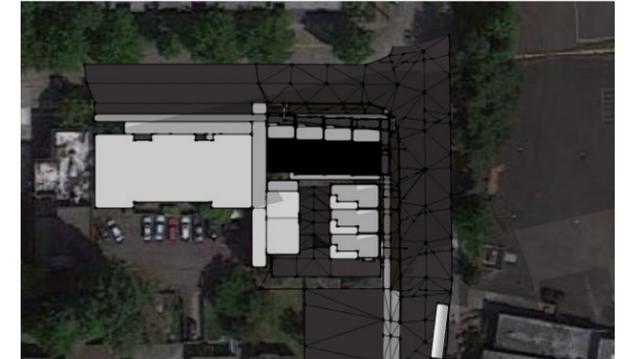
9AM - FALL



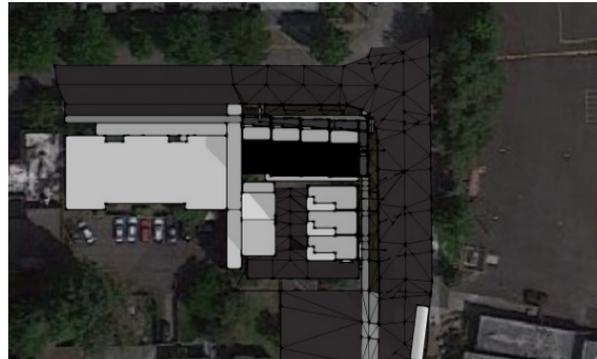
12PM - FALL



3PM - FALL



6PM - FALL



9AM - WINTER



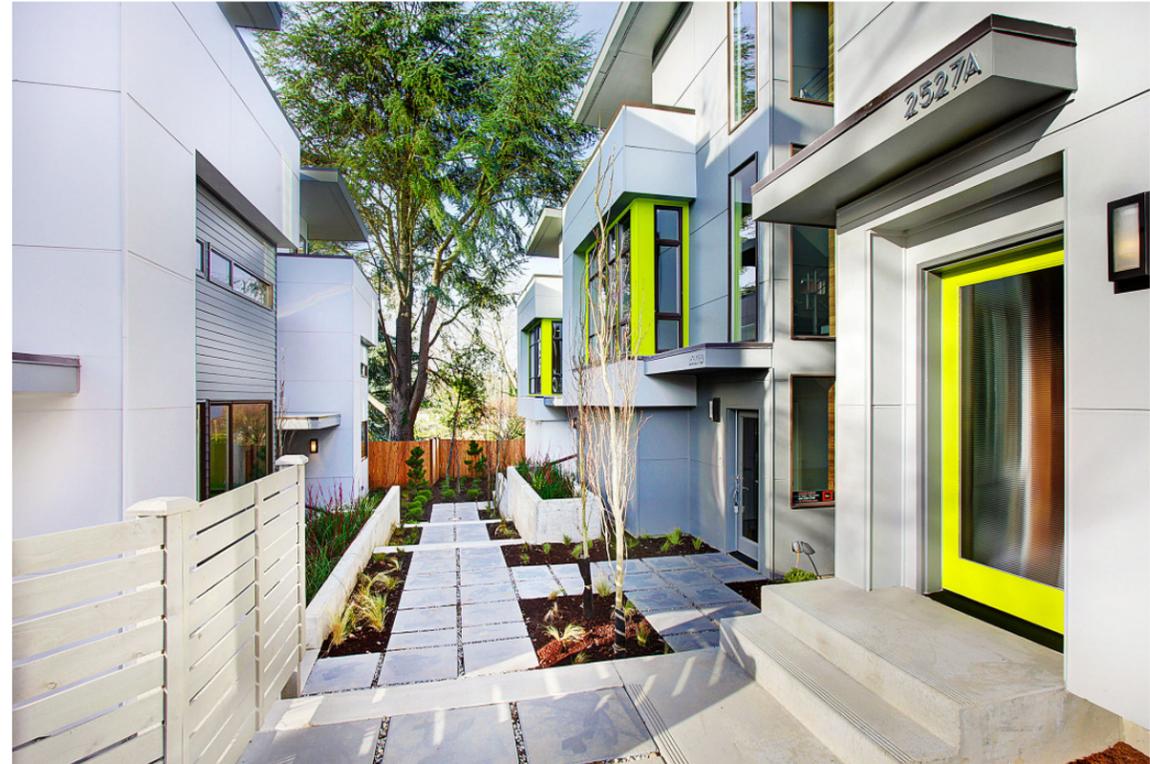
12PM - WINTER



3PM - WINTER

OPTION 4 - SHADOW STUDY





PAST WORK FROM BUILD URBAN



5755 NE 63RD AVE
DESIGN REVIEW



PAST WORK FROM BUILD URBAN

5755 NE 63RD AVE
DESIGN REVIEW

