

## Narrative

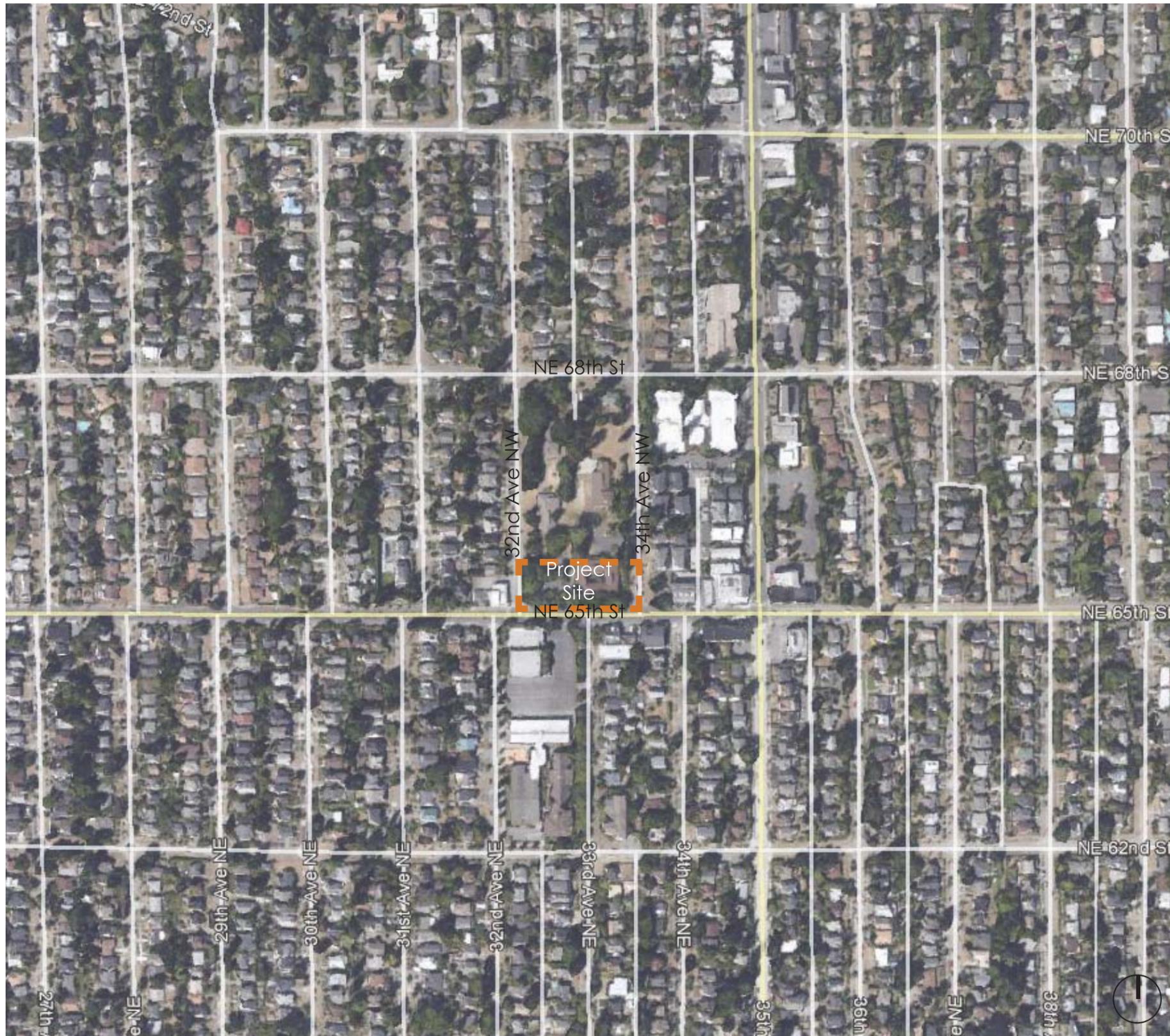
We propose to create on a 32,014 square foot site set amidst early 20th century bungalows and finely crafted mid-century institutional structures a mixed-use building compatible with the neighborhood that gently extends the commercial and institutional node along NE 65th St. The structure will provide a community of approximately 28 condominium units, 8 live-work units, and 6,500 s.f. of commercial space that feels seamless with the surroundings by incorporating landscape elements and massing methods that step down at both the pedestrian and inhabitant elevations. Our project, while adding density, will provide housing and services that support the community that forms this portion of the Bryant/Assumption, Ravenna, and Wedgwood neighborhood.

3300 NE 65TH STREET

Early Design Guidance

2 JANUARY 2014

DPD Project # 3016051



**SITE AREA**

NC1-30:	32,027 sf
ALLOWABLE FAR:	80,067 sf
PROPOSED FAR:	71,769 sf

**ZONING**

NC1-30

**PROJECT PROGRAM**

Number of Residential Units:	28 units
Area of Residential Uses:	46,708 sf
Number of Live/Work Units:	8 units
Area of Live/Work Uses:	8,363 sf
Area of Commercial Uses:	4,526 sf
Number of Parking Stalls:	70 stalls
Floor Area Ratio:	2.5
Total Area and Total FAR Area	83,769 sf/71,769 sf

**SUMMARY OF DEVELOPMENT STANDARDS**

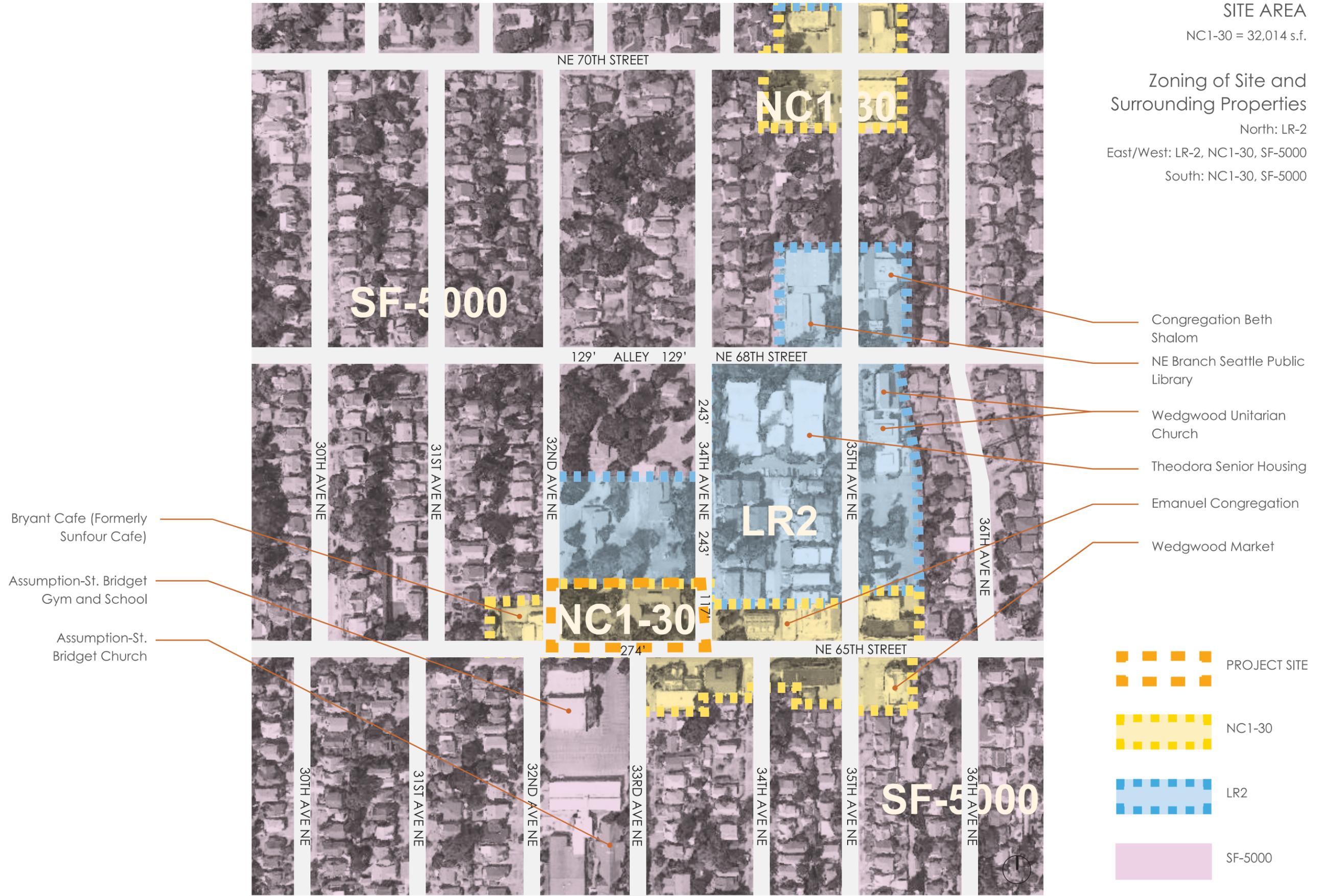
- Height limit: NC1-30:  
30' + 4' bonus for  
13' ground floor  
nonresidential use  
(SMC 23.47A.012)
  
- Parking: NC1-30:  
residential: 1/dwelling  
commercial: 1/500 sf for  
retail, 1/250 sf for restaurant  
15 available for combined uses
  
- FAR: NC1-30: 2.5 x 32,027 =  
80,067 allowable (mixed-use)  
(SMC 23.47A.013)
  
- Setbacks: NC1-30:  
15' from residential on  
upper floors above 13'  
(SMC 23.47A.014)  
15' triangle setback  
abutting residential zone  
(SMC 23.47A.014)

DEVELOPMENT SUMMARY

SITE AREA  
NC1-30 = 32,014 s.f.

### Zoning of Site and Surrounding Properties

North: LR-2  
East/West: LR-2, NC1-30, SF-5000  
South: NC1-30, SF-5000



URBAN DESIGN ANALYSIS: VICINITY MAP

potential views east to Cascades

solar exposure

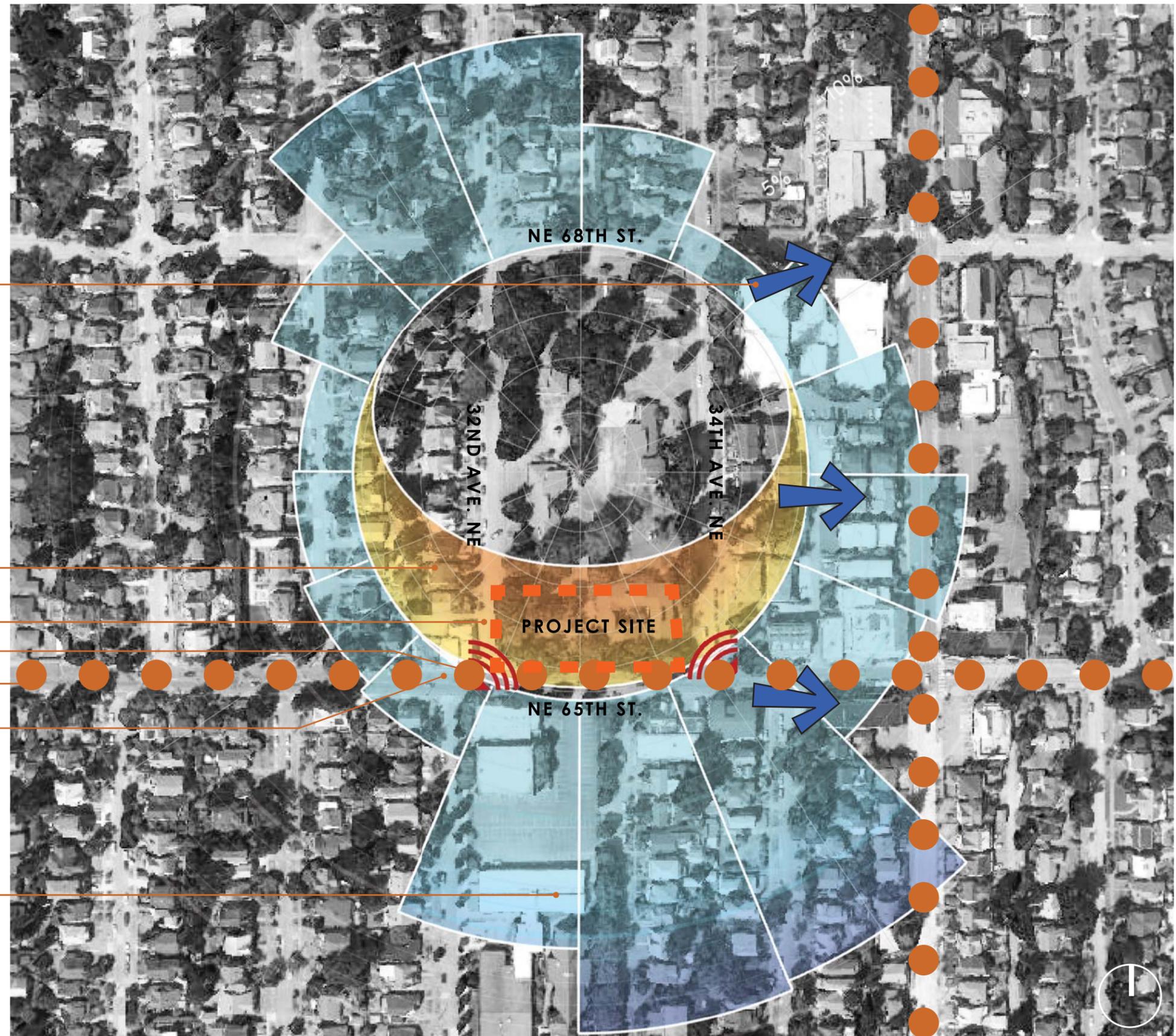
existing site access

traffic noise

arterial street/bus routes

power lines on NE 65th St.

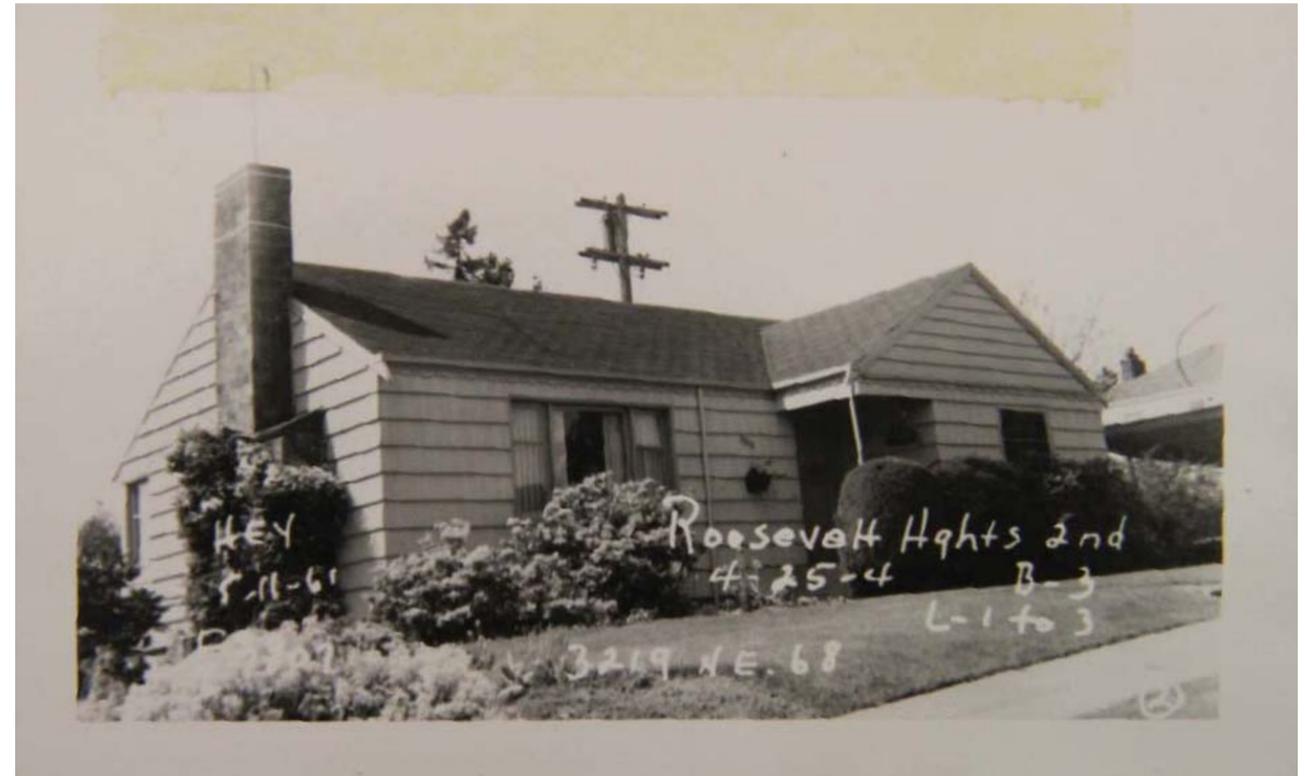
annual wind approach



URBAN DESIGN ANALYSIS: ENVIRONMENTAL CONDITION



32nd Ave NE and NE 65th St. Historic Photo of Children's Home Society (Built in 1901. Image taken in 1939)



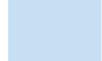
NE 68th Street Historic Photo of Children's Home Society (Built in 1945. Image taken in 1961)

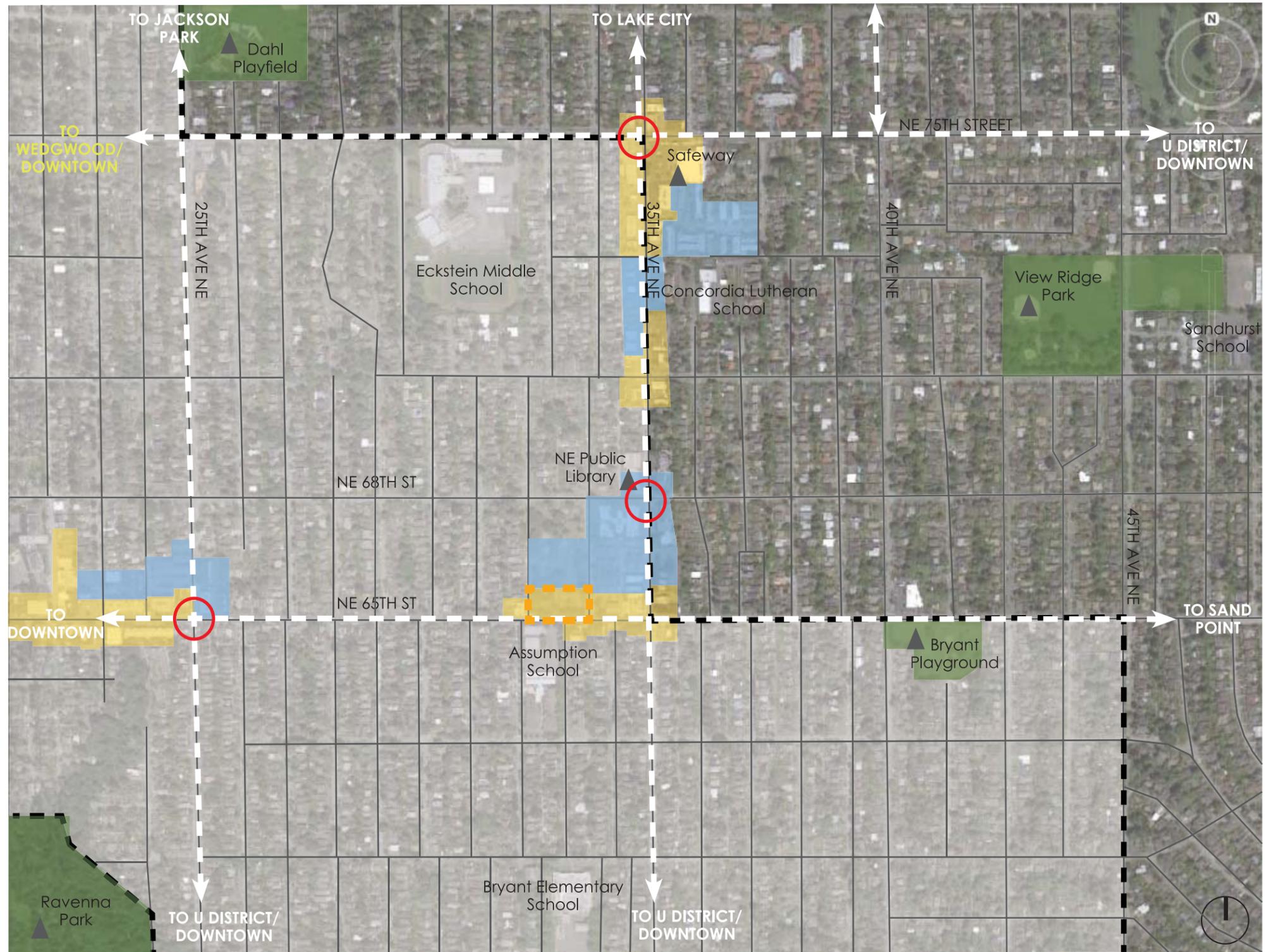


NE 65th Street Historic Photo of Children's Home Society (Built in 1908. Image taken in 1939)

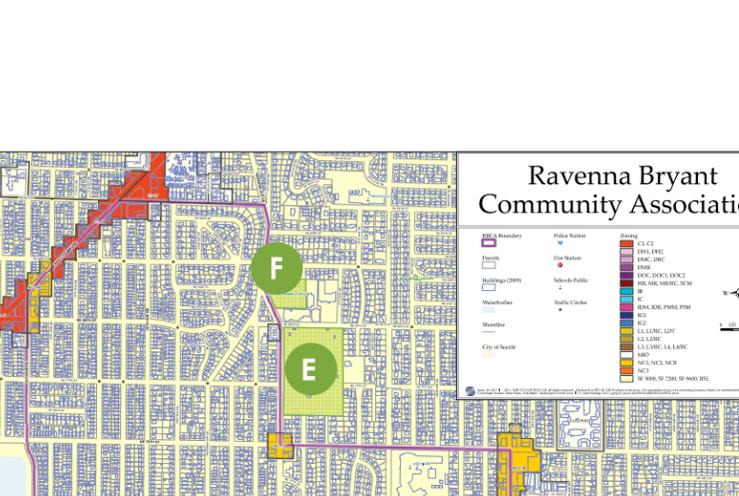


NE 65th Street Historic Photo of Children's Home Society (Built in 1905. Image taken in 1939)

-  PROJECT SITE
-  NC1-30
-  LR2
-  NODE
-  LOCAL LANDMARK
-  RAVENNA BRYANT NEIGHBORHOOD
-  BUS ROUTE



URBAN DESIGN ANALYSIS: SUCCESSFUL EXISTING FEATURES



PARKS, FIELDS, AND OPEN SPACE

- A** Eckstein Middle School
- B** Bryant Elementary School
- C** Bryant Neighborhood Playground
- D** View Ridge Play Field
- E** Dahl Play Field
- F** Picardo Pea Patch
- G** Ravenna Eckstein Community Center
- H** Carver Park
- I** Calvary Cemetery
- J** Assumption-St. Bridget School and Church

- 1** NE Branch Library
- 2** Ravenna United Methodist Church

- 3** Theodora Senior Living
- 4** Wedgwood Unitarian Church



Recessed corner provides retail presence



Brick facade, corner entry, large storefront windows



Corner relief at sidewalk and retail



Modern expression in existing commercial context



Activation at sidewalk, corner entry



Brick expression in existing commercial context



Brick expression in single family



Large windows and vegetation at sidewalk



Recessed corner provides sidewalk relief



Modern expression in single family



Vibrant colors and pedestrian-scaled detailing

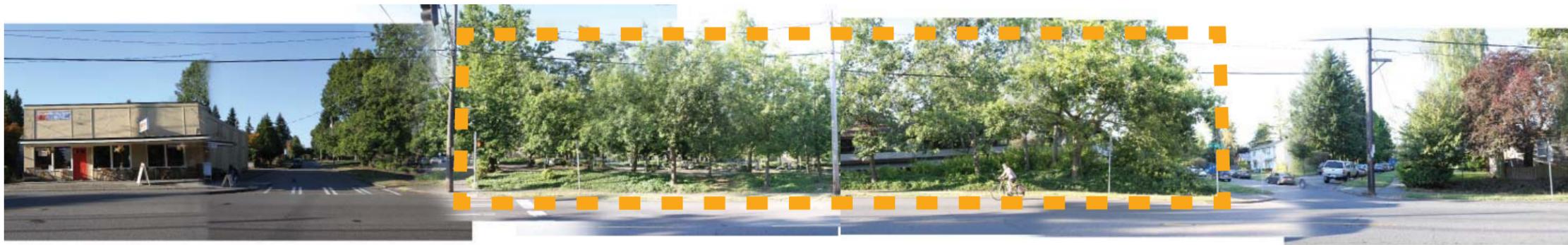
URBAN DESIGN ANALYSIS: SUCCESSFUL EXISTING FEATURES



1 32nd Avenue NE looking east



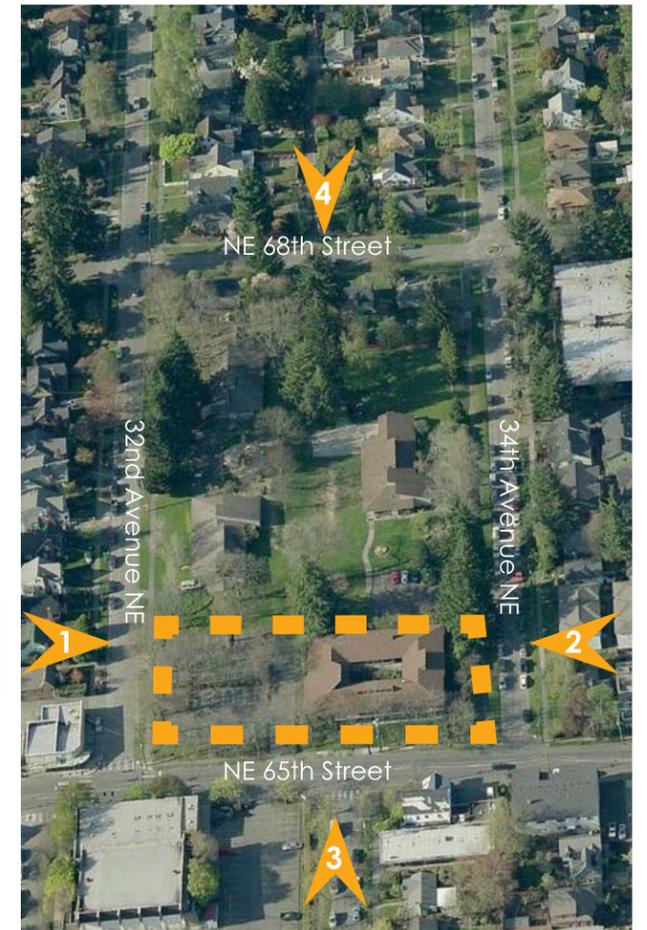
2 34th Avenue NE looking west



3 NE 65th Avenue looking north



4 NE 68th Avenue looking south



SITE PHOTOS: FROM WITHOUT



1 34th Avenue NE Looking East



2 32nd Avenue NE Looking West



SITE PHOTOS: FROM WITHIN



3 NE 65th Street Looking South



4 Site Interior (mid-block, looking East)



SITE PHOTOS: FROM WITHIN



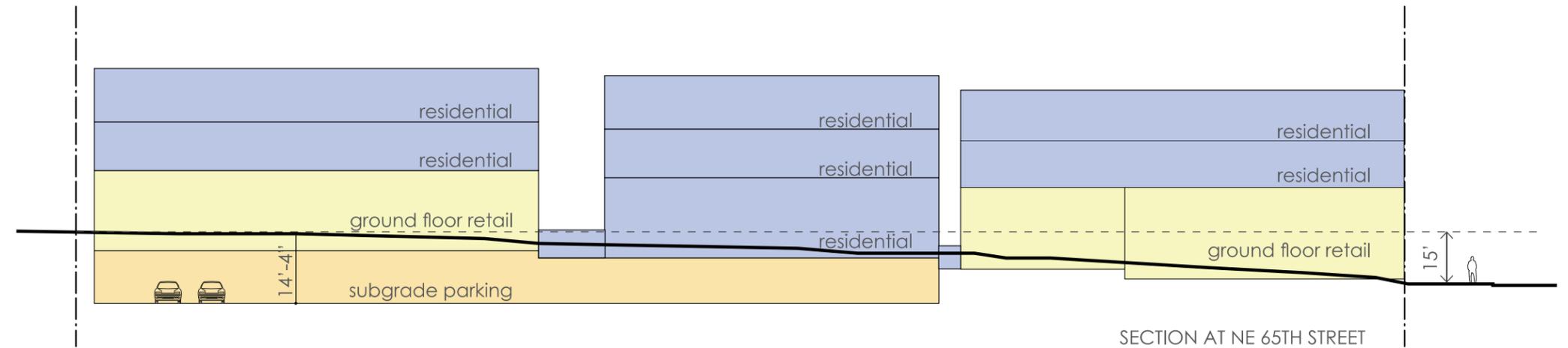
west end of site from 34th Ave NE



south end of site from NE 65th St



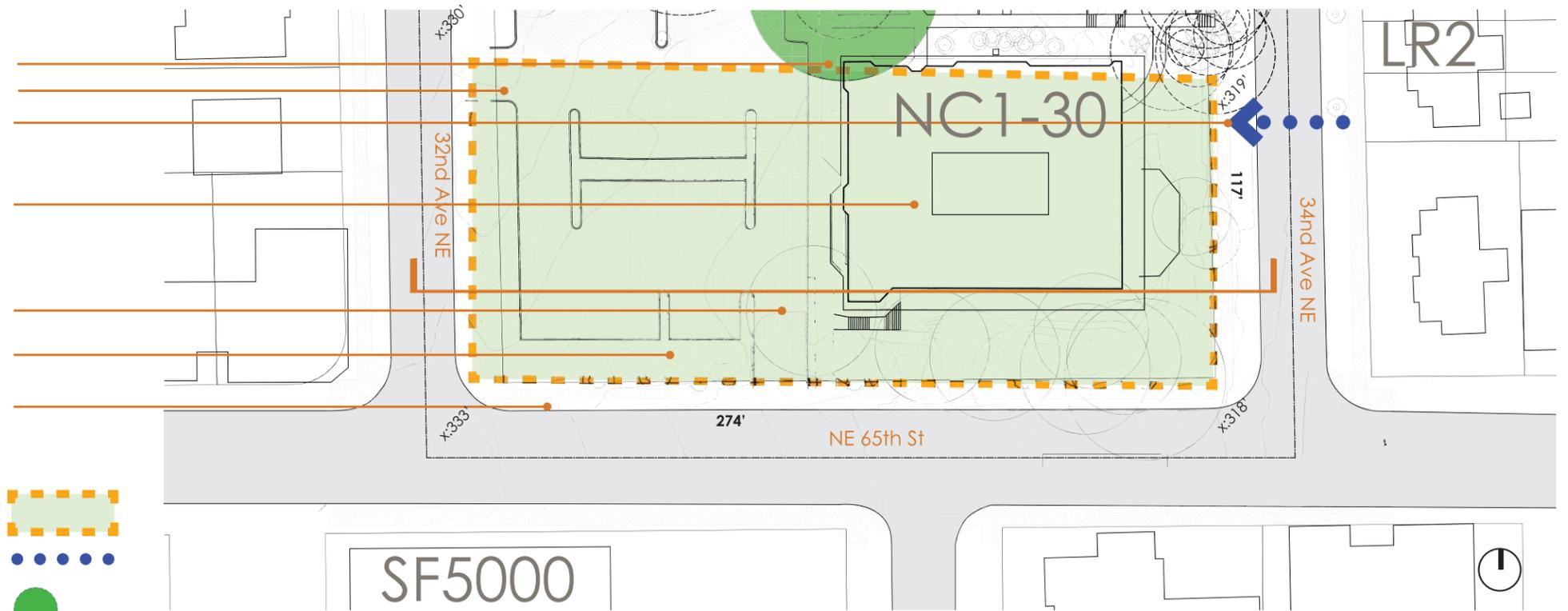
west end of site from 32nd Ave NE



exceptional tree overlaps the NC zone  
 existing surface parking and curb cut  
 proposed access to garage at side street

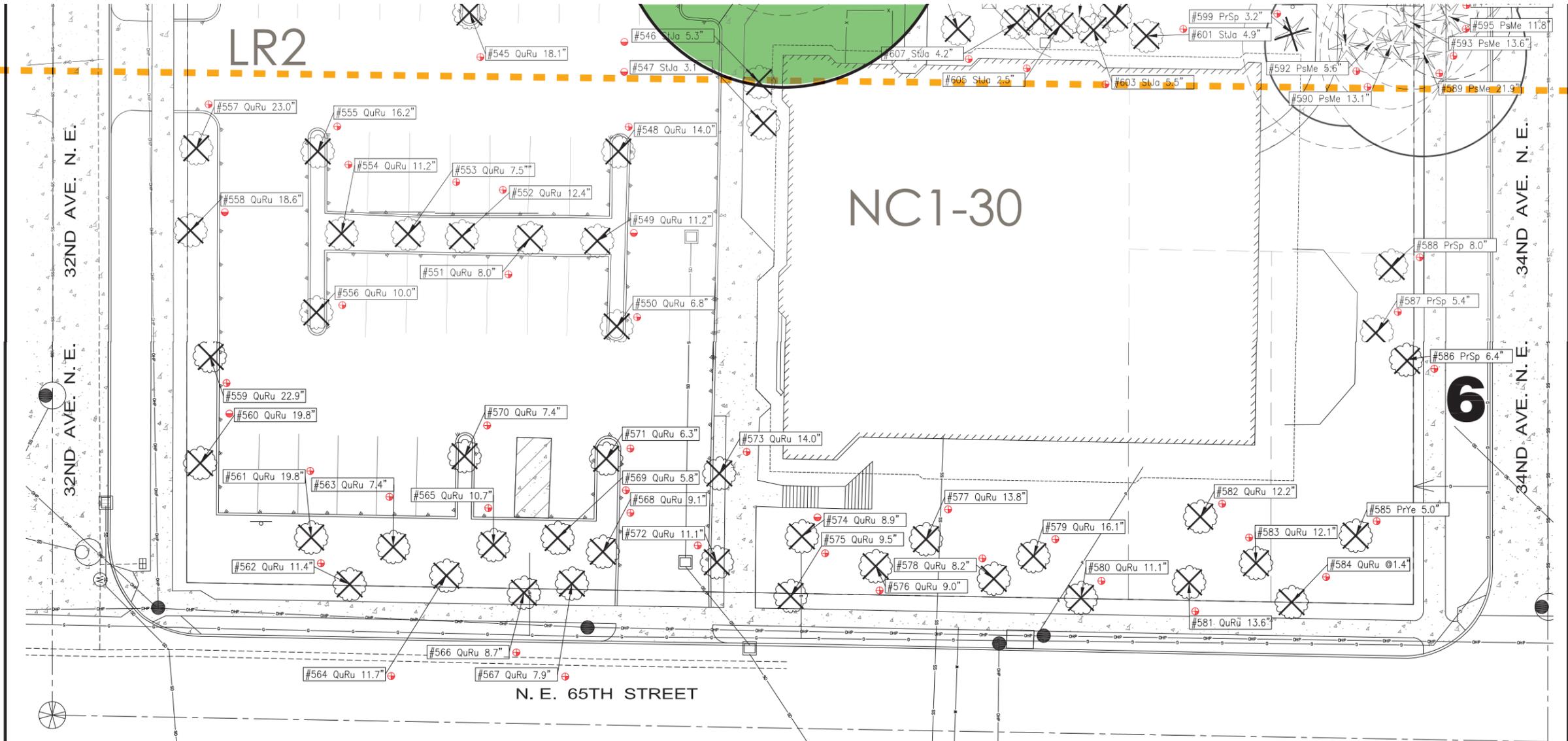
existing two-story building

existing surface parking and curb cut  
 additional setback required for powerlines  
 along NE 65th St and 32nd Ave NE  
 street frontage and pedestrian access at  
 grade change



CONSTRAINTS AND OPPORTUNITIES

NC1-30 zoning boundary



PRESERVATION VALUE SYMBOL EXPLANATION

- SPECIAL, UNIQUE SPECIES, SPECIMEN OR FORM. SAVE
- ⊕ LOW, POOR SPECIMEN OR SPECIES. HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
- ⊕ HIGH, GOOD QUALITY, CHARACTER TREE. SAVE IF POSSIBLE.
- ⊕ HAZARD OR DEAD, TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.
- MODERATE, COMMON SPECIES, FAIR CONDITION. MAY NEED SPECIAL ATTENTION TO PRESERVE

LEGEND

- DRIP LINE - RETAINED TREES
- DRIP LINE - EXCEPTIONAL TREES
- DRIP LINE - RETAINED GROVE TREES
- CRITICAL ROOT ZONE OF RETAINED TREE(S)
- ✕ TREE(S) TO REMOVE
- ✕ TREE(S) TO RETAIN

GENUS SPECIES ABBREVIATIONS:

ACPA	ACER PALMATUM	JAPANESE MAPLE	PRSE	PRUNUS SEROTINA	BLACK CHERRY
ACPS	ACER PSEUDOPLATANUS	SYCAMORE MAPLE	PRSE	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY
ACRU	ACER RUBRUM	RED MAPLE	PRSP	PRUNUS SPECIES	PLUM SPECIES
BEPE	BETULA PENDULA 'LANCINATA'	CUTLEAF EUROPEAN BIRCH	PRSU	PRUNUS SUBHIRELLA	HIGAN CHERRY
CEDE	CEQUIS DEODARA	DEODAR CEDAR	PRYE	PRUNUS X YEDOENSIS	YEDOSHINO CHERRY
CHLA	CHAMAECYPARIS LAWSONIANA	PORT OXFORD CEDAR	PSME	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
LIST	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	QURU	QUERCUS RUBRA	RED OAK
MASP	MAGNOLIA SPECIES	MAGNOLIA	SAMA	SALIX MATSUDANA	CONTORTED WILLOW
PHSP	PHOTINIA SPECIES	PHOTINIA SPECIES	SOAM	SORBUS AMERICANA	MOUNTAIN ASH
PIBR	PICEA BRACHYTYLA	SARGENTS SPRUCE	STJA	STYRAX JAPONICA	JAPANESE SNOWBELL
PICO	PINUS CONTORTA VAR. CONTROTA	SHORE PINE	THPL	THUJA PLICATA	WESTERN RED CEDAR
PISY	PINUS SYLVESTRIS	SCOTS PINE	TSHE	TSUGA HETEROPHYLLA	WESTERN HEMLOCK
POTR	POPULUS TREMULOIDES	QUAKING ASPEN	ULAM	ULMUS AMERICANA	AMERICAN ELM

ZONING BOUNDARY

EXCEPTIONAL TREE



Urban Forestry Services, Inc.  
15119 McLean Rd.  
Mount Vernon, WA 98273  
(360)428-5810/FAX(360)428-1822

James Barbofnas date: October 15, 2013  
Registered Consulting Arborist No. 356  
ISA Certified Arborist No. PN-0135

REVISIONS



SCALE: 1" = 10'  
DATE: October 15, 2013  
DRAWN: Shannon Good  
CHECKED: Jlm Barbofnas

BRYANT PROJECT  
3300 NE 65th Street, Seattle, Washington

Tree Survey

6

of 6 Sheets

TREE SURVEY



Tree #	Species	DBH (in.)	Drip-line (ft.)	CRZ (ft.)	Vigor	Structure	Defects / Comments	Target	Likelihood of Failure	Likelihood of Impacting Target	Likelihood of Failure & Impact Catic.	Consequences of Failure	Tree Risk Rating	Exceptional Tree Value / Preservation	Maintenance Recommendations
543	Sycamore maple, <i>Acer pseudoplatanus</i>	22.1	22	23	Poor-Fair	Good	The tree has sustained large basal injuries, and the root crown has fill around it. The crown has minor dieback.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	If retained complete a root crown excavation, and root invigoration treatment.
544	Sycamore maple, <i>Acer pseudoplatanus</i>	12.7	23	13	Poor-Fair	Good	The tree has sustained large basal injuries, and the root crown has fill around it. The crown is suppressed by more dominant surrounding trees.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	If retained complete a root crown excavation, and root invigoration treatment.
545	Red oak, <i>Quercus rubra</i>	18.1	22	19	Good	Good	Root growth is causing damage to surrounding curb and asphalt.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	
546	Japanese snowball, <i>Styrax japonica</i>	5.3	11	7	Good	Good	The crown contains minor deadwood.	n/a	-	-	-	-	-	Moderate	
547	Japanese snowball, <i>Styrax japonica</i>	3.1	8	5	Good	Good	The crown contains minor deadwood.	n/a	-	-	-	-	-	Moderate	
548	Red oak, <i>Quercus rubra</i>	14.0	18	15	Fair-Good	Fair-Good	Root growth is causing damage to surrounding curb and asphalt.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	
549	Red oak, <i>Quercus rubra</i>	11.2	14	12	Good	Good	n/a	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Moderate	
550	Red oak, <i>Quercus rubra</i>	6.8	16	8	Fair-Good	Fair-Good	Root growth is causing damage to surrounding asphalt.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	

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559	Red oak, <i>Quercus rubra</i>	22.9	24	24	Fair	Poor-Fair	This tree contains basal decay with several decay fruiting bodies of <i>Ganoderma applanatum</i> . The crown is suppressed, and contains deadwood upto 2 inches diameter.	Pedestrians, and parked vehicles.	Possible	High	Somewhat likely	Severe	Moderate	Low	Remove tree.
560	Red oak, <i>Quercus rubra</i>	19.8	20	21	Good	Fair	Root growth is causing damage to surrounding curb, asphalt and sidewalk. This tree is producing epicormic growth indicating stress.	Pedestrians, traffic and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Moderate	
561	Red oak, <i>Quercus rubra</i>	12.5	19	14	Fair	Poor-Fair	Root growth is causing damage to surrounding curb, asphalt and sidewalk. This tree is producing epicormic growth indicating stress. Tree has been topped for powerline clearance.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	
562	Red oak, <i>Quercus rubra</i>	11.4	19	12	Fair	Poor-Fair	Root growth is causing damage to surrounding curb, asphalt and sidewalk. This tree is producing epicormic growth indicating stress. Tree has been topped for powerline clearance.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	
563	Red oak, <i>Quercus rubra</i>	7.4	14	9	Fair	Poor-Fair	Root growth is causing damage to surrounding curb, asphalt and sidewalk. This tree is producing epicormic growth indicating stress. Tree has been topped for powerline clearance.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	

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551	Red oak, <i>Quercus rubra</i>	(4.2, 4.7, 5) 8	15	9	Fair	Poor	A multi-trunked tree grown from a decaying stump (stump stool).	Pedestrians, and parked vehicles.	Possible	Medium	Somewhat likely	Minor	Low	Low	
552	Red oak, <i>Quercus rubra</i>	12.4	19	14	Good	Good	Root growth is causing damage to surrounding asphalt. The crown contains minor deadwood.	Pedestrians, and parked vehicles.	Possible	Medium	Somewhat likely	Minor	Low	Low	
553	Red oak, <i>Quercus rubra</i>	(4.7, 4.2, 4.1) 7.5	15	8	Fair-Good	Poor	A multi-trunked tree grown from a decaying stump (stump stool).	Pedestrians, and parked vehicles.	Possible	Medium	Somewhat likely	Minor	Low	Low	
554	Red oak, <i>Quercus rubra</i>	11.2	19	12	Fair-Good	Fair-Good	Tree is producing epicormics, typically an indicator of stress.	Pedestrians, and parked vehicles.	Possible	Medium	Somewhat likely	Minor	Low	Low	
555	Red oak, <i>Quercus rubra</i>	16.2	27	17	Good	Fair-Good	Root growth is causing damage to surrounding curb and asphalt. The crown contains deadwood upto 1.5 inches diameter.	Pedestrians, and parked vehicles.	Possible	Medium	Somewhat likely	Minor	Low	Low	
556	Red oak, <i>Quercus rubra</i>	10.0	12	11	Good	Fair-Good	Root growth is causing damage to surrounding curb and asphalt. The crown contains deadwood upto 1.5 inches diameter.	Pedestrians, and parked vehicles.	Possible	Medium	Somewhat likely	Minor	Low	Low	
557	Red oak, <i>Quercus rubra</i>	23.0	28	24	Good	Fair	The crown contains deadwood upto 1.5 inches diameter, and a failed and cracked branch (traffic damage). Root growth is lifting and cracking surrounding sidewalk.	Pedestrians, and parked vehicles.	Probable	Medium	Somewhat likely	Significant	Moderate	Low	Crown clean pruning.
558	Red oak, <i>Quercus rubra</i>	18.6	27	20	Good	Good	Root growth is causing damage to surrounding curb and asphalt. The crown contains minor deadwood.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Moderate	

  
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564	Red oak, <i>Quercus rubra</i>	11.7	16	14	Fair	Poor-Fair	Root growth is causing damage to surrounding curb, asphalt and sidewalk. This tree is producing epicormic growth indicating stress. This tree has been topped for powerline clearance.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	
565	Red oak, <i>Quercus rubra</i>	10.7	11	12	Fair	Poor-Fair	Root growth is causing damage to surrounding curb, asphalt and sidewalk. This tree is producing epicormic growth indicating stress. This tree has been topped for powerline clearance.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	
566	Red oak, <i>Quercus rubra</i>	8.7	14	9	Fair	Poor-Fair	Root growth is causing damage to surrounding curb, asphalt and sidewalk. This tree is producing epicormic growth indicating stress. This tree has been topped for powerline clearance.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	
567	Red oak, <i>Quercus rubra</i>	7.9	19	9	Fair	Poor-Fair	Root growth is causing damage to surrounding curb, asphalt and sidewalk. This tree is producing epicormic growth indicating stress. This tree has been topped for powerline clearance.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	
568	Red oak, <i>Quercus rubra</i>	9.1	18	9	Fair	Poor-Fair	Root growth is causing damage to surrounding curb, asphalt and sidewalk. The tree is producing epicormic growth indicating stress. This tree has been topped for powerline clearance.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	

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569	Red oak, <i>Quercus rubra</i>	5.8	7	10	Fair	Poor-Fair	Root growth is causing damage to surrounding curb, asphalt and sidewalk. The tree is producing epicormic growth indicating stress, and has a vertical crack in the base. Tree has been topped for powerline clearance.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	
570	Red oak, <i>Quercus rubra</i>	7.4	12	8	Good	Good	Root growth is causing damage to surrounding asphalt. The crown contains minor deadwood.	Pedestrians, and parked vehicles.	Improbable	Medium	Unlikely	Minor	Low	Low	
571	Red oak, <i>Quercus rubra</i>	6.3	11	7	Good	Good	Root growth is causing damage to surrounding asphalt. The crown contains minor deadwood.	Pedestrians, and parked vehicles.	Improbable	Medium	Unlikely	Minor	Low	Low	
572	Red oak, <i>Quercus rubra</i>	11.1	17	12	Good	Fair	Root growth is causing damage to surrounding sidewalk, and asphalt. The crown contains minor deadwood, and epicormics are being produced. The crown has been cut for powerline clearance, leaving a malformed crown.	Pedestrians, and parked vehicles.	Improbable	Medium	Unlikely	Minor	Low	Low	
573	Red oak, <i>Quercus rubra</i>	14.0	14	15	Fair	Fair	Root growth is causing damage to surrounding asphalt. The crown contains deadwood upto 1.5 inches diameter.	Pedestrians, and parked vehicles.	Probable	Medium	Somewhat likely	Minor	Low	Low	Crown clean pruning.
574	Red oak, <i>Quercus rubra</i>	8.9	12	10	Fair-Good	Good	The crown contains minor deadwood.	Pedestrians, and parked vehicles.	Improbable	Medium	Unlikely	Negligible	Low	Moderate	

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575	Red oak, <i>Quercus rubra</i>	9.5	15	11	Fair	Fair	The crown contains deadwood upto 1.5 inches diameter, and has been cut to provide powerline clearance leaving a malformed crown.	Pedestrians	Probable	Medium	Somewhat likely	Minor	Low	Low	
576	Red oak, <i>Quercus rubra</i>	9.0	17	10	Fair	Fair	The crown contains deadwood upto 1.5 inches diameter, and has been cut to provide powerline clearance leaving a malformed crown.	Pedestrians	Probable	Medium	Somewhat likely	Minor	Low	Low	
577	Red oak, <i>Quercus rubra</i>	13.8	21	15	Good	Fair	The crown contains deadwood upto 1.5 inches diameter, and has been cut to provide powerline clearance leaving a malformed crown.	Pedestrians, and building.	Possible	Medium	Unlikely	Minor	Low	Low	
578	Red oak, <i>Quercus rubra</i>	8.2	14	9	Fair	Fair	The crown contains deadwood upto 1.5 inches diameter, and has been cut to provide powerline clearance leaving a malformed crown.	Pedestrians	Probable	Medium	Unlikely	Minor	Low	Low	
579	Red oak, <i>Quercus rubra</i>	16.1	21	17	Fair-Good	Fair	The crown contains deadwood upto 1.5 inches diameter, and has been cut to provide powerline clearance leaving a malformed crown.	Building	Possible	Medium	Unlikely	Minor	Low	Low	
580	Red oak, <i>Quercus rubra</i>	11.1	19	12	Poor-Fair	Poor-Fair	Epicormics are growing from the trunk and branches. The crown has been cut to provide powerline clearance leaving a malformed crown. The crown contains deadwood upto 1.5 inches diameter.	Pedestrians	Probable	Medium	Unlikely	Minor	Low	Low	

  
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581	Red oak, <i>Quercus rubra</i>	13.6	18	15	Fair	Fair	The crown contains deadwood upto 1.5 inches diameter, and has been cut to provide powerline clearance leaving a malformed crown.	Pedestrians	Probable	Medium	Unlikely	Minor	Low	Low	
582	Red oak, <i>Quercus rubra</i>	12.2	18	14	Fair-Good	Fair	n/a	Building	Possible	Medium	Unlikely	Minor	Low	Low	
583	Red oak, <i>Quercus rubra</i>	12.1	9	14	Fair-Good	Fair	The crown contains minor deadwood, and has been cut to provide powerline clearance leaving a malformed crown. Epicormics are growing from the trunk and branches.	Pedestrians, and building.	Possible	Medium	Unlikely	Minor	Low	Low	
584	Red oak, <i>Quercus rubra</i>	21.4	30	23	Fair	Poor-Fair	Epicormics are growing from the trunk and branches. The crown has been cut to provide powerline clearance leaving a malformed crown. The crown contains deadwood upto 1.5 inches diameter.	Pedestrians	Possible	Medium	Unlikely	Minor	Low	Low	
585	Yoshino cherry, <i>Prunus X yedoensis</i>	5	13	6	Fair	Poor	This tree has multiple trunks with a tight and weak codominant arrangement.	Pedestrians	Possible	Very Low	Unlikely	Minor	Low	Low	
586	Cherry species, <i>Prunus species</i>	6.4	12	n/a	Poor	Fair	Tree is in general decline.	n/a	-	-	-	-	Low	Low	Remove tree.
587	Cherry species, <i>Prunus species</i>	5.4	14	n/a	Poor	Fair	Tree is in general decline.	n/a	-	-	-	-	Low	Low	Remove tree.
588	Cherry species, <i>Prunus species</i>	8.0	10.0	n/a	Poor	Fair	Tree is in general decline.	n/a	-	-	-	-	Low	Low	Remove tree.

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Tree #	Species	DBH (in.)	Drip line (ft.)	CRZ (ft.)	Vigor	Structure	Defects / Comments	Target	Likelihood of Failure	Likelihood of Impacting Target	Likelihood of Failure & Impact Calc.	Consequences of Failure	Tree Risk Rating	Exceptional Tree Value / Preservation	Maintenance Recommendations
589	Douglas fir, <i>Pseudotsuga menziesii</i>	21.9	23	23	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Somewhat likely	Minor	Low	Low	
590	Douglas fir, <i>Pseudotsuga menziesii</i>	13.1	15	14	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Somewhat likely	Minor	Low	Low	
591	Douglas fir, <i>Pseudotsuga menziesii</i>	21.7	18	23	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Somewhat likely	Minor	Low	Low	
592	Douglas fir, <i>Pseudotsuga menziesii</i>	5.6	6	7	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Growth is suppressed by surrounding trees. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Somewhat likely	Minor	Low	Low	
593	Douglas fir, <i>Pseudotsuga menziesii</i>	13.6	18	15	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Somewhat likely	Minor	Low	Low	
607	Japanese snowbell, <i>Styrax japonica</i>	4.2	6	7	Fair	Fair	n/a	Pedestrians	Improbable	Low	Unlikely	Negligible	Low	Low	
608	Japanese snowbell, <i>Styrax japonica</i>	3.9	5	7	Poor-Fair	Fair	The crown has minor dieback.	Pedestrians	Improbable	Low	Unlikely	Negligible	Low	Low	
609	Deodar cedar, <i>Cedrus deodara</i>	36.6	21	37	Good	Fair-Good	Root growth is causing damage to surrounding sidewalk. The crown contains deadwood upto 1.5 inches diameter.	Building, and pedestrians.	Probable	Medium	Somewhat likely	Significant	Moderate	Moderate / Exceptional	Crown clean pruning.

Urban Forestry Services, Inc.  
 15119 McLean Road,  
 Mount Vernon, WA 98273  
 (360) 428-5810

## DESIGN GUIDELINES MOST APPLICABLE TO NC1-30 PROJECT

### Site Planning

- Responding to site character
- Streetscape compatibility
- Respect for adjacent sites
- Parking and vehicle access
- Corner Lots

### Height/Bulk/Scale

### Architectural Elements and Materials

- Architectural concept and consistency
- Human scale

### Pedestrian Environment

- Pedestrian open spaces and entrances
- Screening of dumpsters, utilities and service areas

### Landscaping

- Landscaping to reinforce design continuity with adjacent sites



## SCHEME A

### Overview

- double-loaded corridor with (30) 2-story and 3-story units
- 8 live-work units
- up to 6,900 sf retail commercial
- garage entry off of 34th Ave NE
- 70 parking spaces within NC garage
  - 58 parking spaces for commercial retail and NC residential
  - 12 reserved parking spaces for neighboring LR2 townhomes

### Opportunities

- maximizes square footage by maximizing foot print
- 3-story mass steps down with grade at mid-block
- cost-effective structural system
- maximizes street frontage with commercial use

### Challenges

- massing is not articulated or broken up at street level
- negotiating grade creates elevated condition for retail/commercial space above grade at east end
- primary entrance not well defined
- minimal open space at street level
- minimal opportunity for street level vegetation
- provides minimum sidewalk width



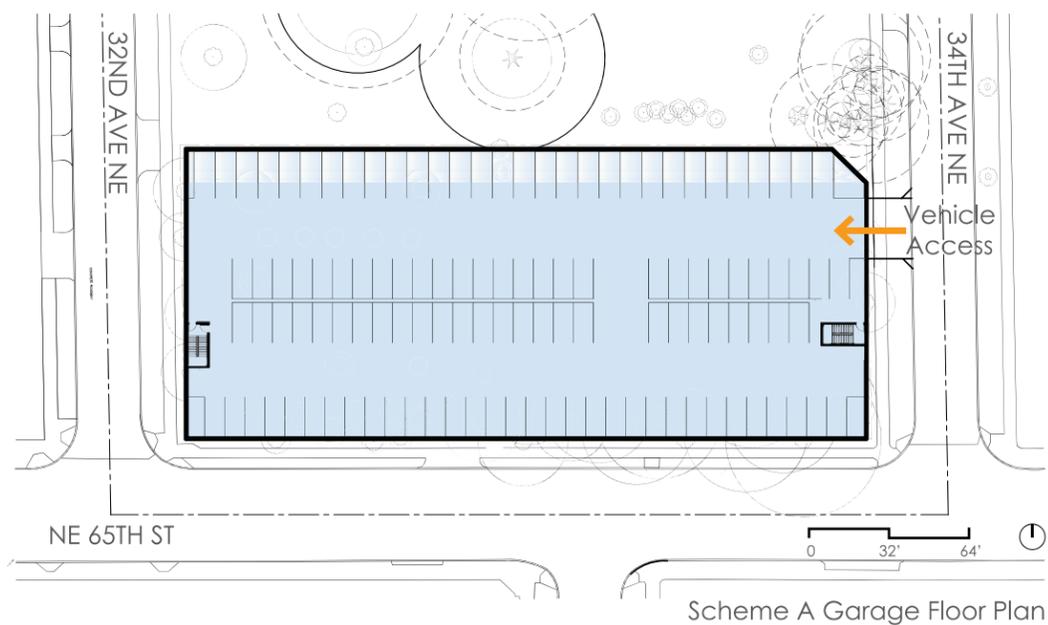
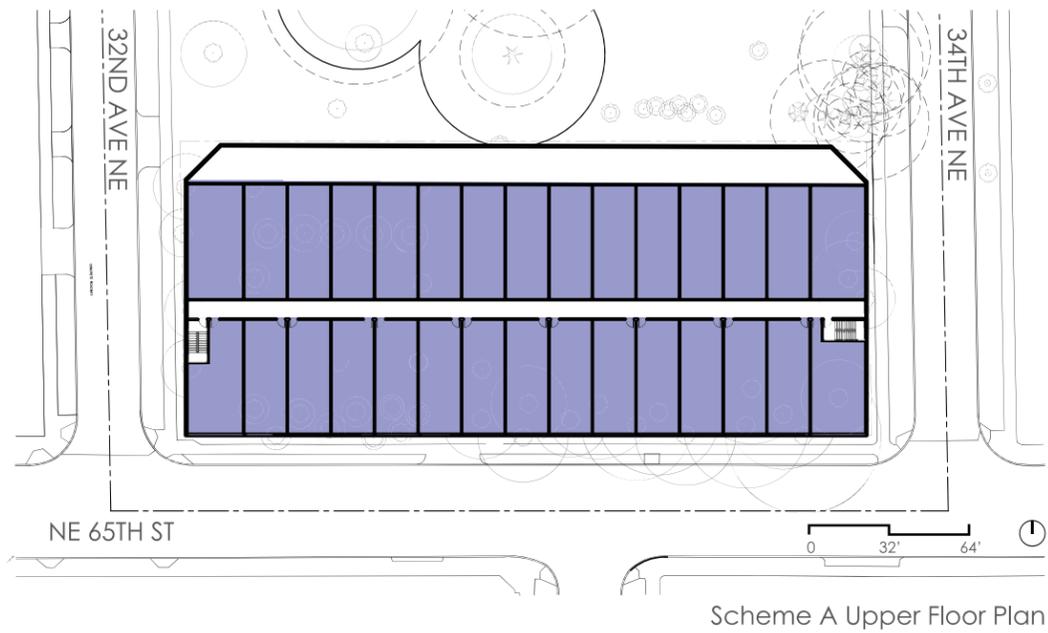
Scheme A NC1-30 birdseye view looking northwest



Scheme A NC1-30 birdseye view looking west

- Residential
- Live/work
- Retail/commercial
- Garage

# SCHEME A



- Residential
- Live/work
- Retail/commercial
- Garage

NC1-30 PLANS SCHEME A

## SCHEME B

### Overview

- 3-story U-shape mass steps down with grade at 2 intervals
- open space at elevated courtyard provided at street level and at 3rd level
- garage entry off of 34th Ave NE
- (24) 2-story and 3-story units
- (6) live-work units
- up to 8,400 sf retail commercial
- 70 parking spaces within NC garage
  - 58 parking spaces for commercial and NC townhomes
  - 12 reserved parking spaces for LR2 townhomes

### Opportunities

- increases opportunity for street level vegetation
- greater solar access to dwelling units
- maintains street presence at public spaces
- maximizes street frontage of corner commercial-use
- breaks up massing along NE 65th Street

### Challenges

- commercial is above grade at east end
- under FAR development potential
- more costly due to loss of dwelling units
- requires departure for 5' encroachment of the 15' setback at the 13' elevation at the LR2 residential abutment (north property line). Specific section of code: 23.47A.014 A3: 15 feet for portions of structures above 13 feet in height to a maximum of 40 for lots containing residential use abutting a residential zone.



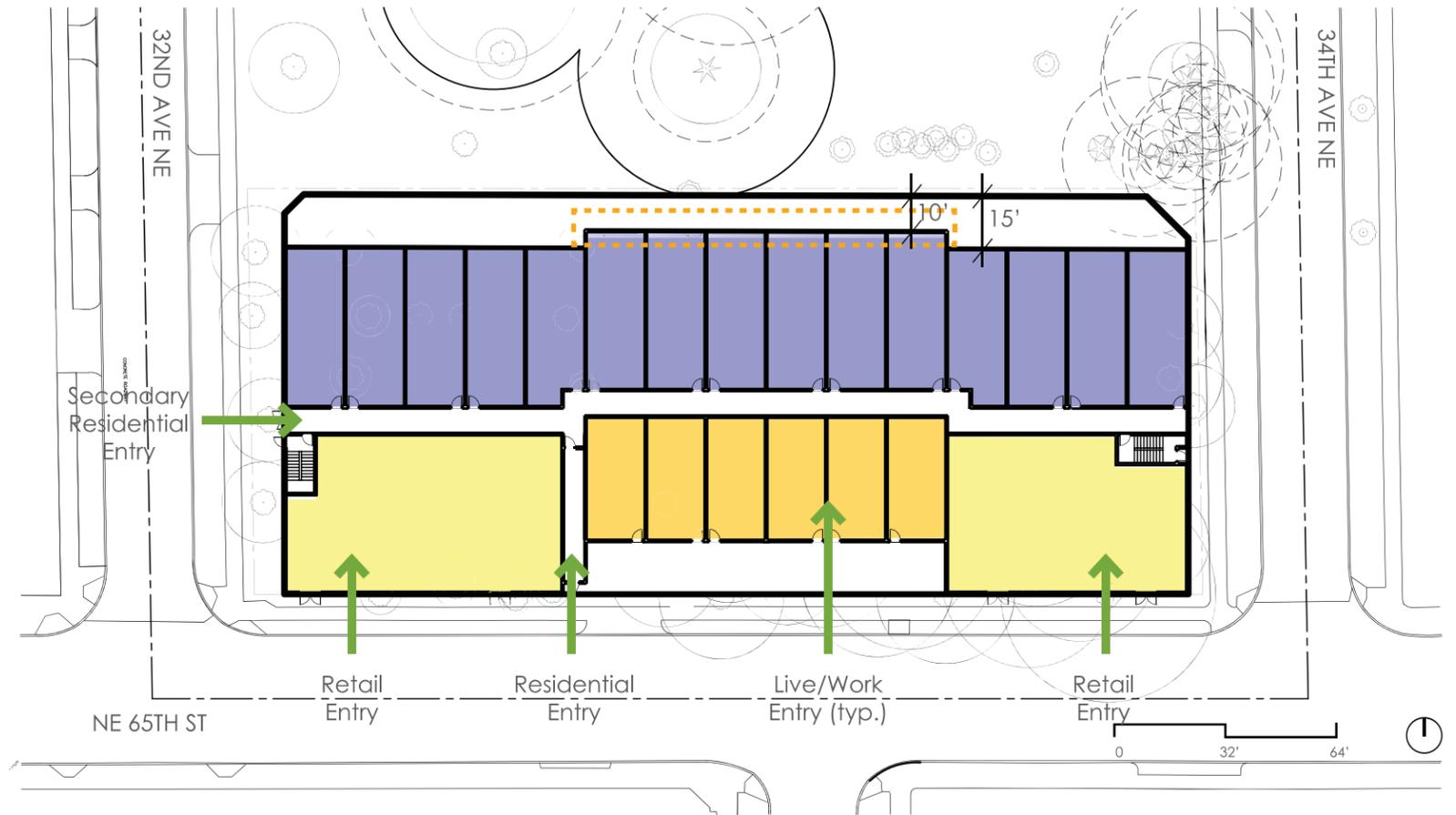
- Residential
- Live/work
- Retail/commercial
- Garage
- Area of departure

Scheme B NC1-30 birdseye view looking west

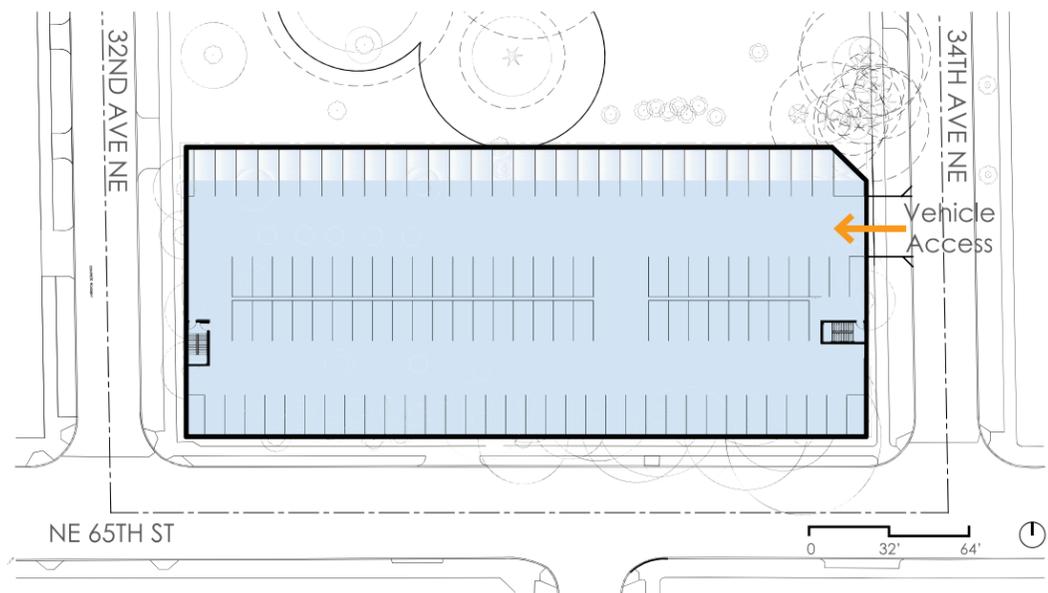
# SCHEME B



Scheme A Upper Floor Plan



Scheme A Main Floor Plan



Scheme A Garage Floor Plan

- Residential
- Live/work
- Retail/commercial
- Garage
- Area of departure

NC1-30 PLANS SCHEME B

## SCHEME C (PREFERRED OPTION)

### Overview

- 3-story mass with open space between
- structure steps down and away from street at two intervals
- 2-story dwelling units above one story retail at NE 65th Ave
- 3-story dwelling units at north bar massing over partial subgrade garage
- each massing bar is one unit deep
- open space between bars is accessed at street level from 32nd Ave NE and NE 65th Street
- (28) 2-story and 3-story units
- (8) live-work units
- up to 6,500 sf retail commercial
- 70 parking spaces within NC garage
  - 58 parking spaces for commercial and NC townhomes
  - 12 reserved parking spaces for LR2 townhomes
- garage entry off of 34th Ave NE

### Opportunities

- each mass is one unit deep, providing natural daylight at either end of unit
- creates community space with interior courtyard
- mass is split apart providing greater solar access
- building is pulled back from the street; providing more pedestrian space and relief at street level
- provides additional width at sidewalk
- provides more vegetation and green space at street level retail
- provides more opportunity for retail to engage the pedestrian zone
- maximizes pedestrian-oriented uses along the street fronts by
- retail anchors each corner along NE 65th Street

### Challenges

- at abutting LR2 zone provides minimum 15' setback of upper level
- under FAR development potential
- loss of dwelling units
- structurally more challenging



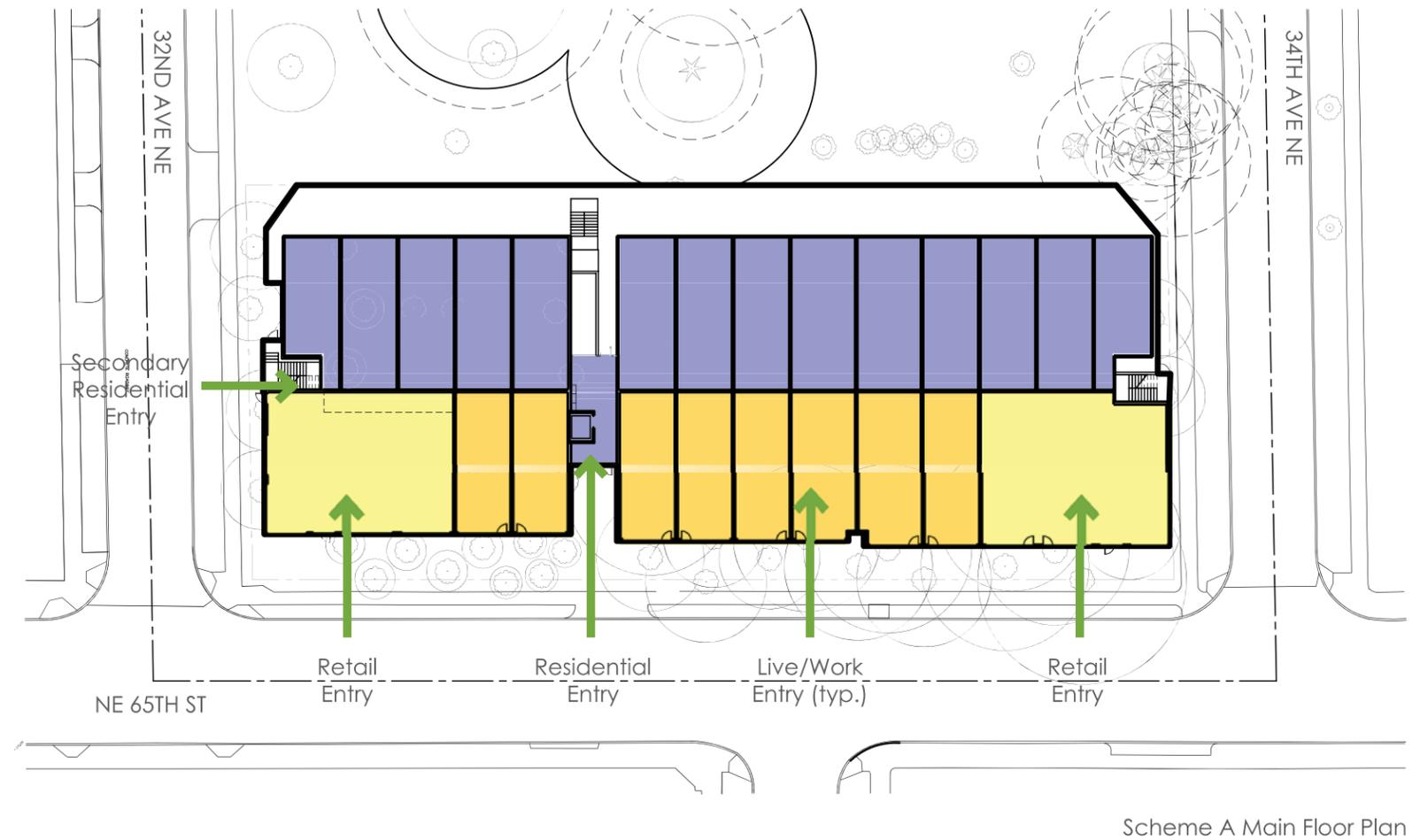
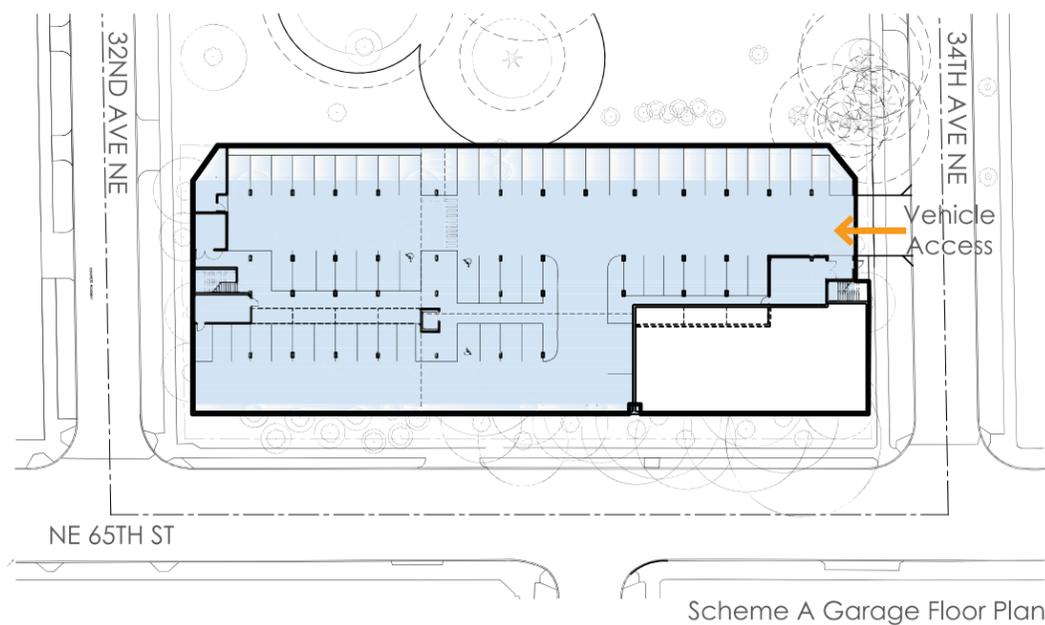
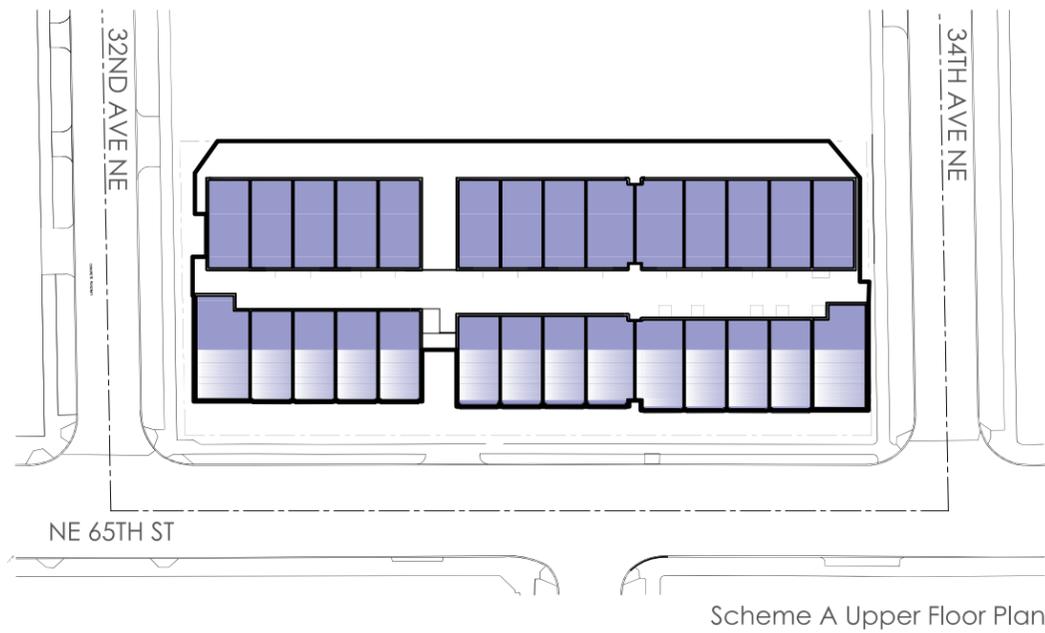
Scheme C NC1-30 birdseye view looking northwest



Scheme C NC1-30 birdseye view looking west

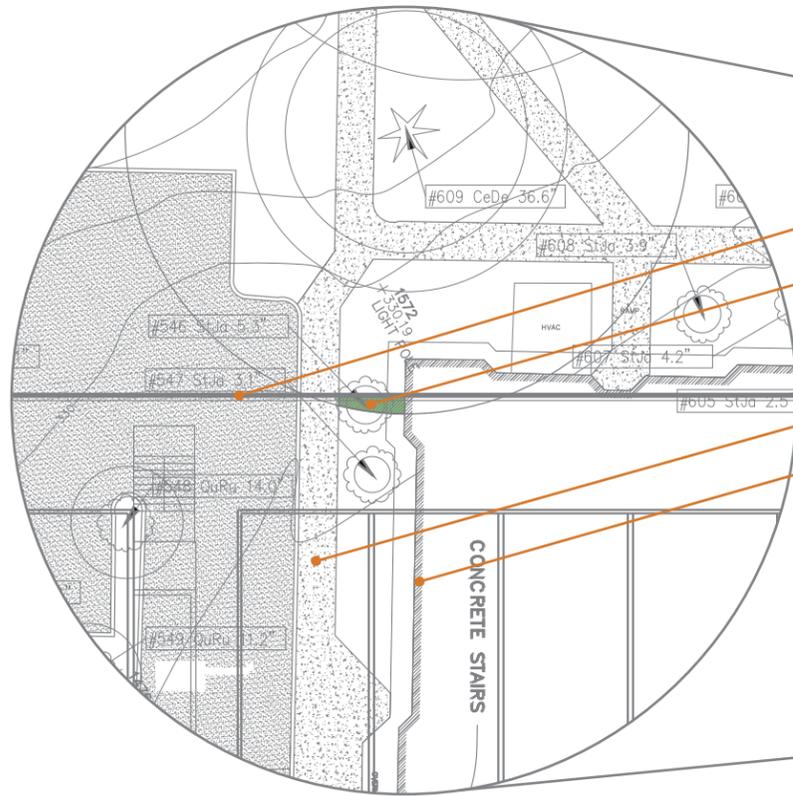
- Residential
- Live/work
- Retail/commercial
- Garage

# SCHEME C (PREFERRED OPTION)



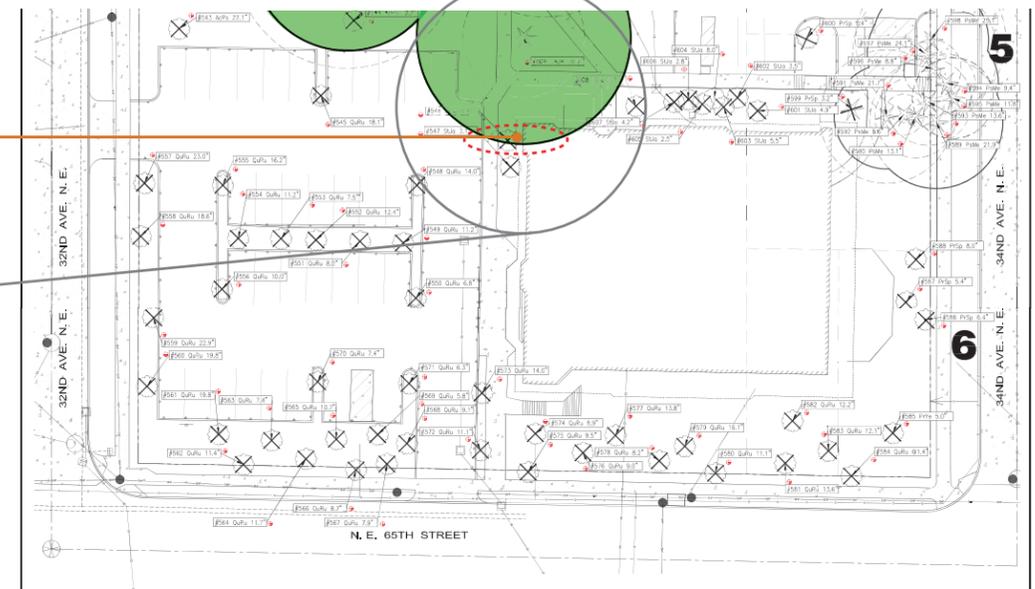
- Residential
- Live/work
- Retail/commercial
- Garage

NC1-30 PLANS SCHEME C



- proposed building extent
- 18 square feet overlap of proposed development and area of tree's dripline currently uninhibited by existing condition
- existing concrete
- outline of existing building's basement

area of tree's dripline that is interfered by existing conditions



EXISTING CONDITION

### DRIPLINE IMPACT STATEMENT

Proposed clearing, grading and construction encroach little if any into the dripline and Critical Root Zone of tree #609 at the Bryant Heights LLC., NC30 site. The proposed construction plans around this tree, indicate that all of the interior critical root zone and most of the dripline and perimeter critical root zone will be protected and not disturbed during staging, demolition, and development in this project, if the attached Tree Protection Guidelines are implemented throughout construction. It is also noteworthy that the small area that will be impacted already presents limitations to the existing root system.



area of tree's dripline that is interfered by proposed development



PROPOSED DEVELOPMENT





NC1-30 CHARACTER SKETCHES: NC INTERIOR OPEN-AIR CORRIDOR

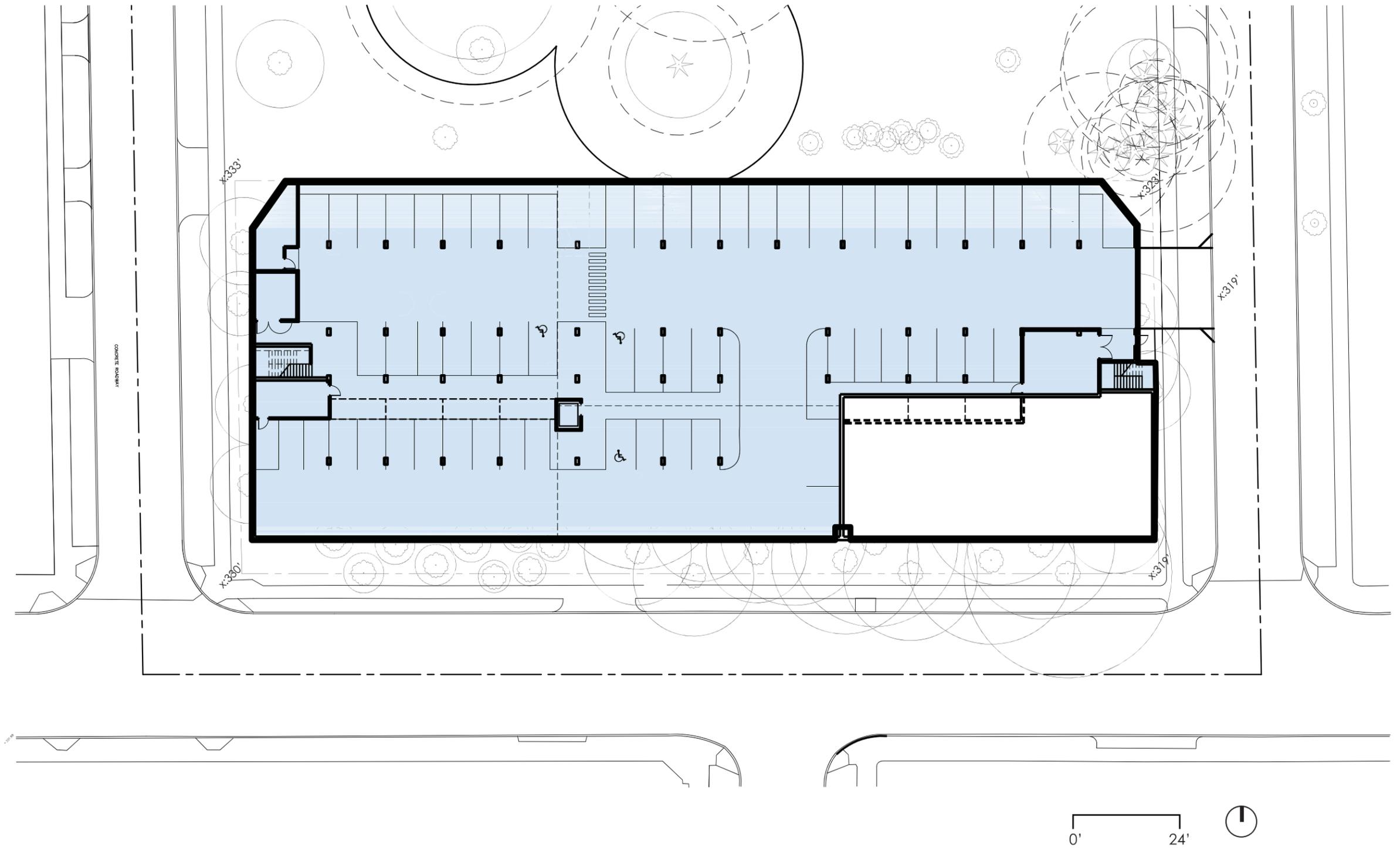


Single family homes elevation sketches within the SF-5000 development.



Townhome entry off the Central Green; Interior perspective looking south within the townhome development.

- Residential
- Live/work
- Retail/commercial
- Garage



PRELIMINARY PLAN: GARAGE

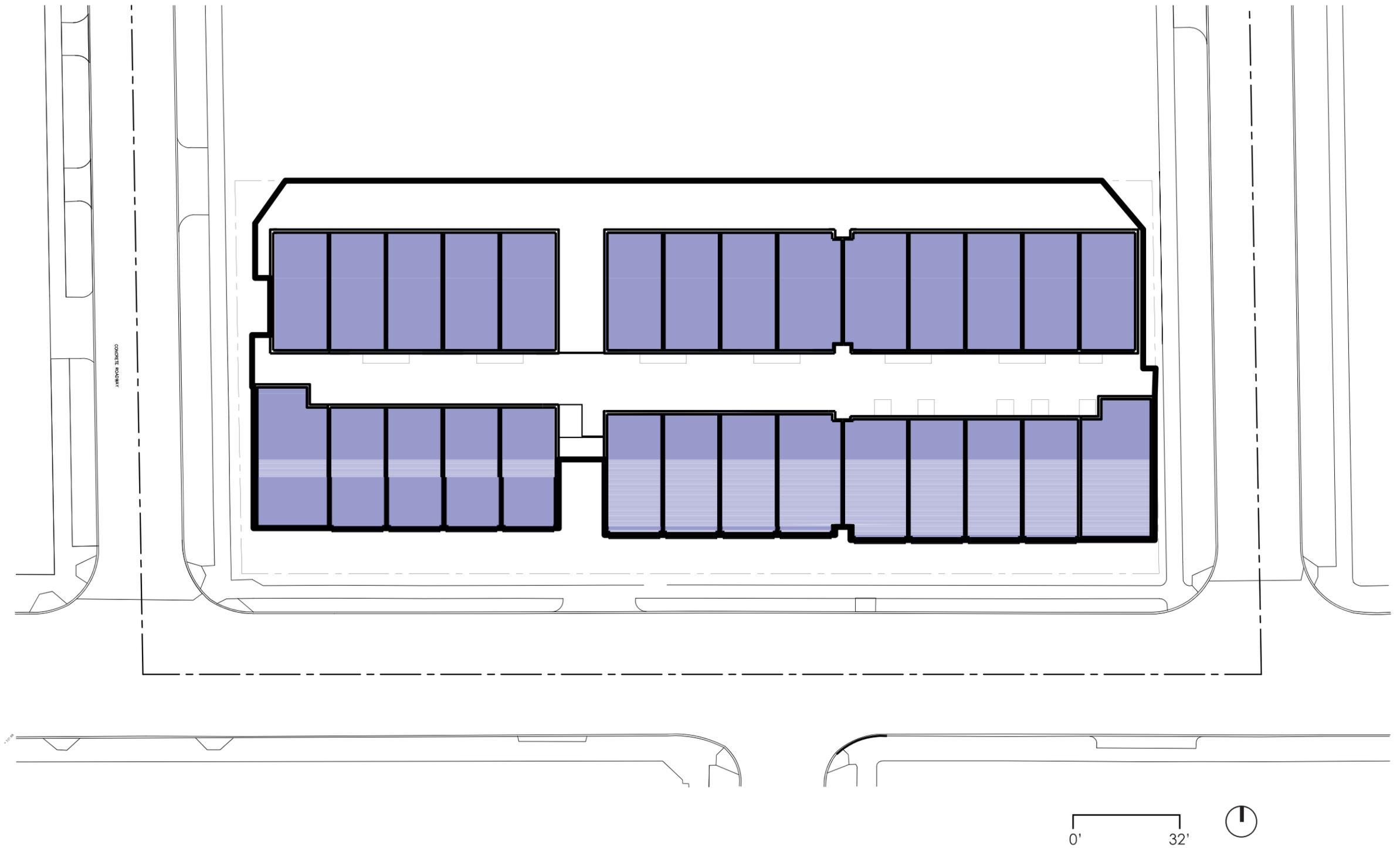


- Residential
- Live/work
- Retail/commercial
- Garage

PRELIMINARY PLAN: LEVEL ONE

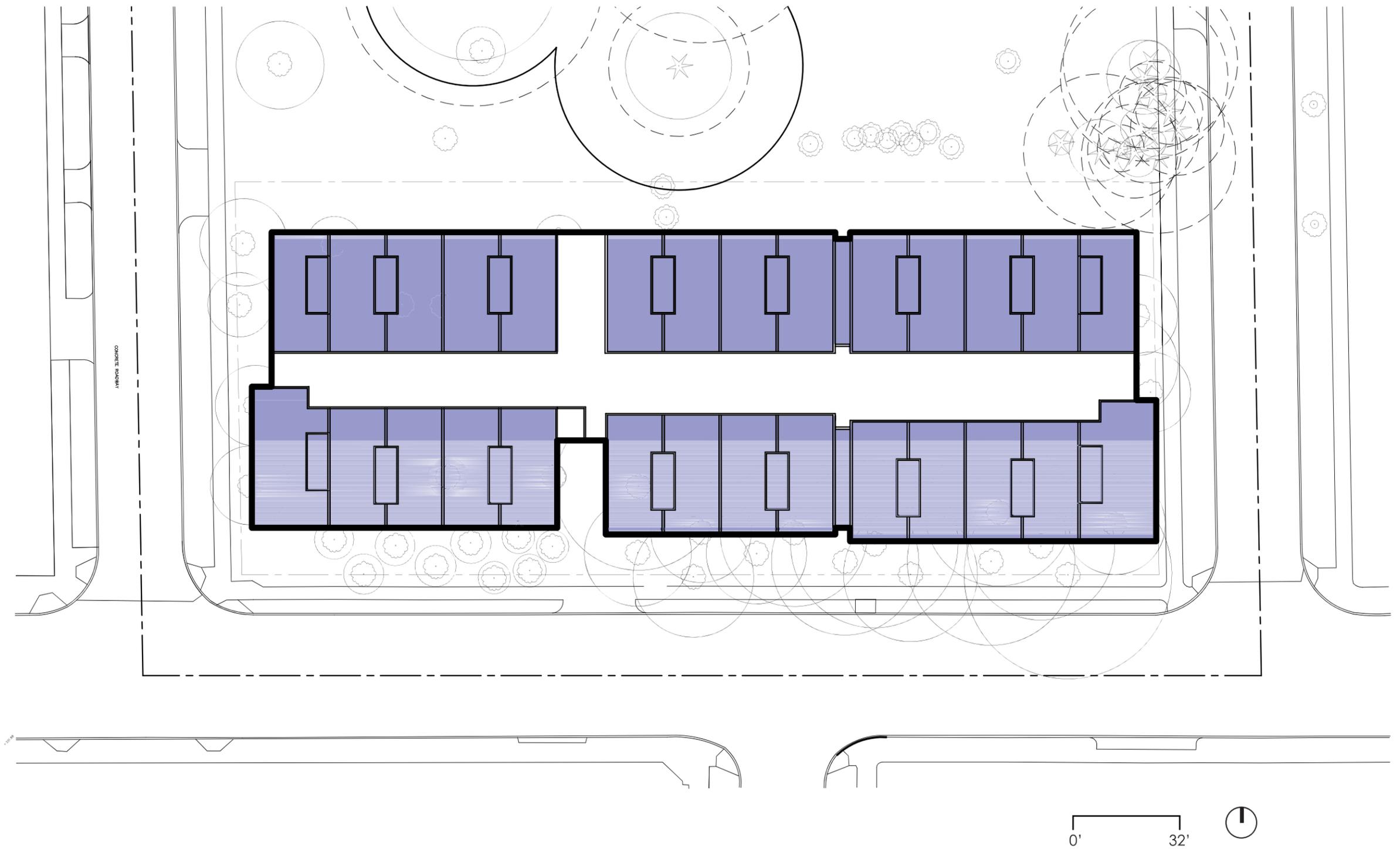


- Residential
- Live/work
- Retail/commercial
- Garage



PRELIMINARY PLAN: UPPER LEVEL

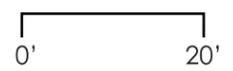
- Residential
- Live/work
- Retail/commercial
- Garage



PRELIMINARY PLAN: ROOF



GROUND AND ROOF LEVEL: HARDSCAPE AND SOFTSCAPE



**FAZIO ASSOCIATES LLC**  
LANDSCAPE ARCHITECTS

PRELIMINARY PLAN: LANDSCAPE



SOUTH ELEVATION



WEST ELEVATION; WEST BLOCK



SOUTH ELEVATION; WEST BLOCK

PRELIMINARY ELEVATIONS