

## 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.



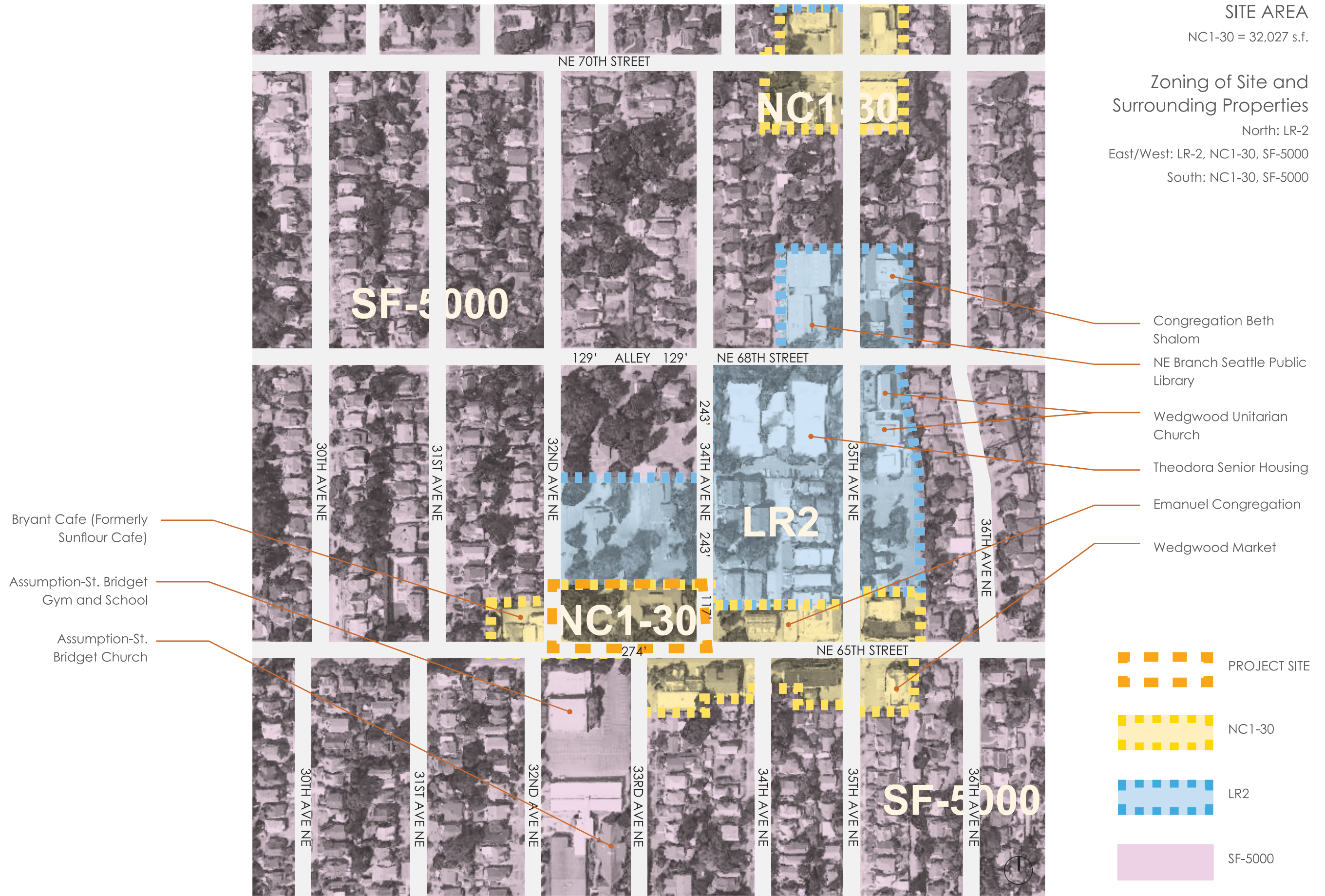
3300 NE 65TH STREET  
Early Design Guidance  
24 February 2014  
DPD Project # 3016051

### Zoning of Site and Surrounding Properties

North: LR-2

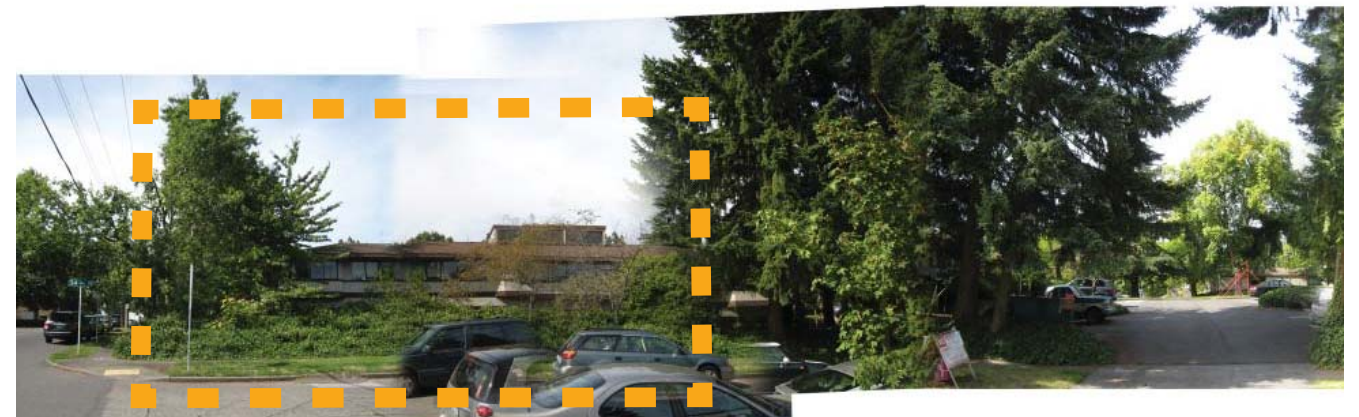
East/West: LR-2, NC1-30, SF-5000

South: NC1-30, SF-5000





1 32nd Avenue NE looking east



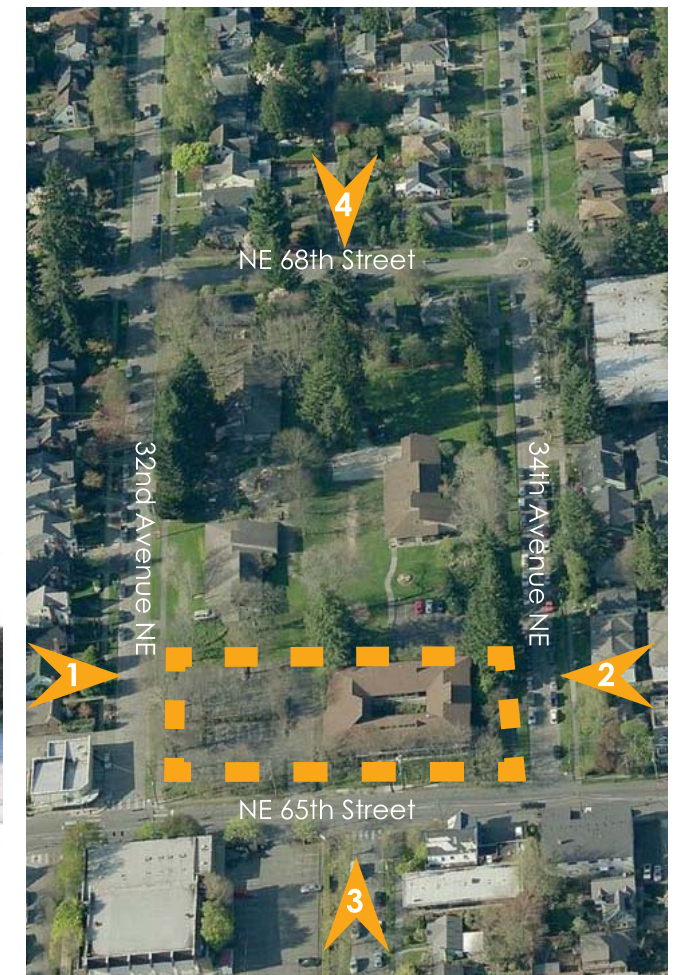
2 34th Avenue NE looking west



3 NE 65th Avenue looking north



4 NE 68th Avenue looking south



SITE PHOTOS: FROM WITHOUT



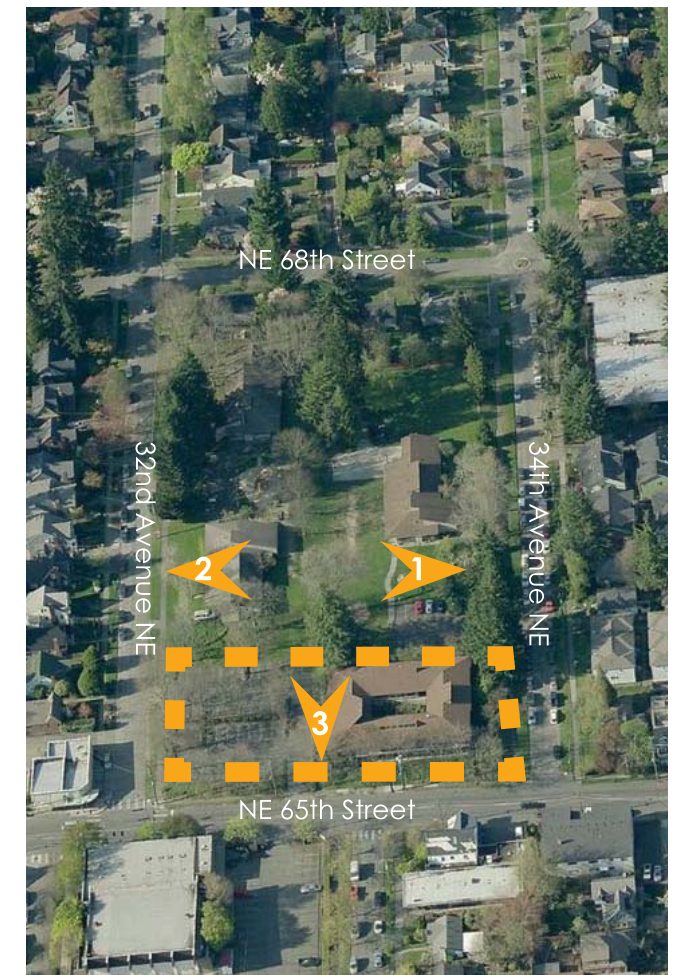
1 34th Avenue NE Looking East



2 32nd Avenue NE Looking West



3 NE 65th Street Looking South



SITE PHOTOS: FROM WITHIN



east side of site from 34th Ave NE



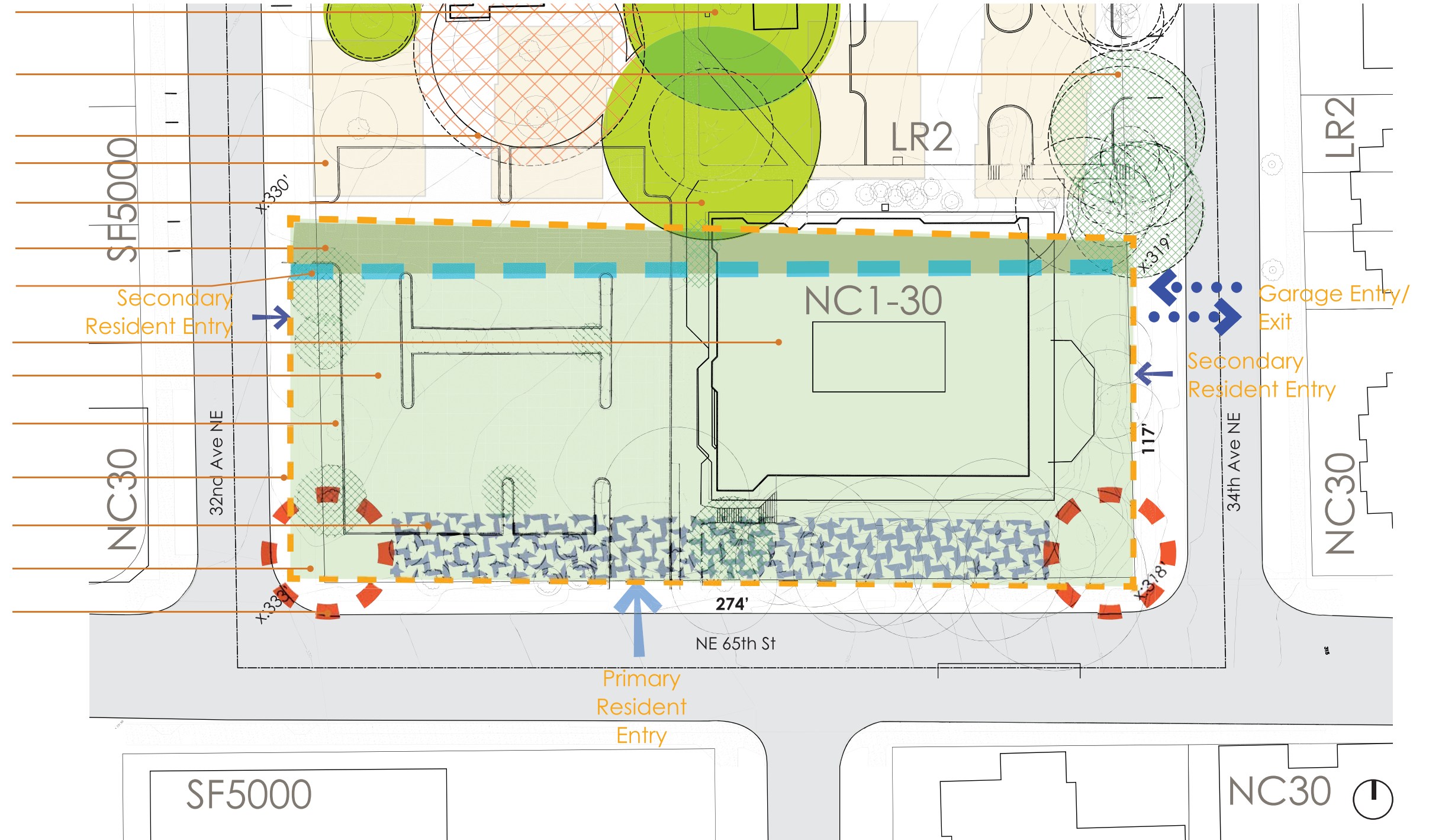
south side of site from NE 65th St



west side of site from 32nd Ave NE

- retention of exceptional Elm and Cedar tree within adjacent LR zone maintains established neighborhood character
- retention of Douglas Fir cluster in adjacent LR zone maintains established neighborhood character
- exceptional elm in poor health; to be removed
- future townhome development on adjacent LR site
- visual connection from NE 65th to exceptional trees on LR property through break in NC massing
- building addresses exceptional trees with landscaped buffer
- facade setback address buffer at adjacent lowrise boundary
- existing two-story building
- existing surface parking and curb cuts
- existing mature site trees to be relocated within project
- existing overhead powerlines along NE 65th St and 32nd Ave NE
- existing grade provides opportunity for subgrade garage
- existing grade provides opportunity to anchor retail at street level
- prominent corners articulated with hard and softscape

- PROJECT SITE 
- SITE ACCESS 
- EXCEPTIONAL TREE 
- TREE TO BE RETAINED 
- EXCEPTIONAL TREE IN POOR HEALTH; REMOVAL RECOMMENDED 



CONSTRAINTS AND OPPORTUNITIES

## BOARD RECOMMENDATIONS FROM PREVIOUS MEETING:

Maintain mature trees and wooded character and provide open space

1

- Saving cluster of Doug Fir trees on LR2 property at NE NC boundary
- Two large exceptional trees on LR2 property at center north
- Saving 2 mature Red Oaks at west edge of NC property
- Red Oak trees in parking lot on NC to be relocated within development to preserve wooded character
- Sightline to exceptional Cedar and Elm tree in LR2 property from NE 65th St is enhanced through a north to south break in building's massing
- The wooded character of the adjacent property is preserved by retaining mature trees, landscape design, open space, and the mindful siting of townhomes
- A mixture of public and private open space is achieved by setting back the building from property lines and the strategic allocation of the building's massing
- The 18' wide central open-air corridor serves residential front doors at the second level elevation
- The 15' deep landscaped patios at the north edge serve private residential open space at the first level and buffer the adjacent LR2 boundary



1

Open space, tree preservation and sightline from NE 65th Street

Improve pedestrian interaction at the ground floor

2

- Pedestrian-oriented open space along NE 65th street and at corners enhance the street front and pedestrian zone with plantings, benches, bike parking, and outdoor seating opportunity along NE 65th Street
- Secure residential-oriented open space at the 2nd level central open-air corridor
- Retail and live/work glazing patterns enhance transparency
- Retail and live/work entries are articulated with individual awnings
- Live/work units are clustered at the middle of the building to enhance corner-oriented retail
- Recessed and between two massings, the primary residential entry court is accessed from NE 65th St
- The exterior finish materials reflect the quality of the neighborhood through the use of brick and wood



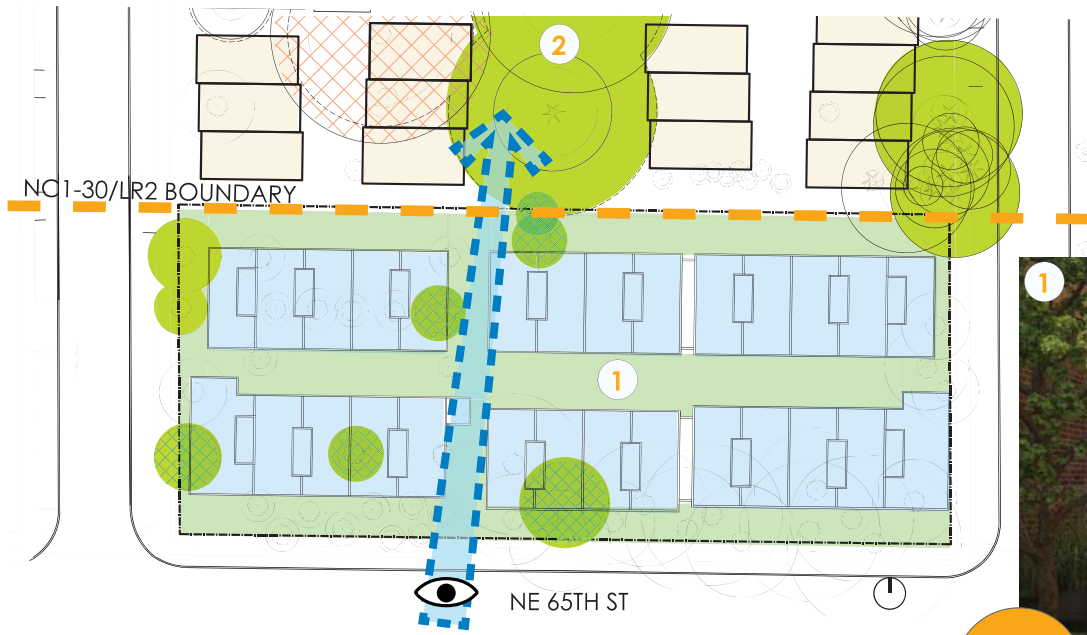
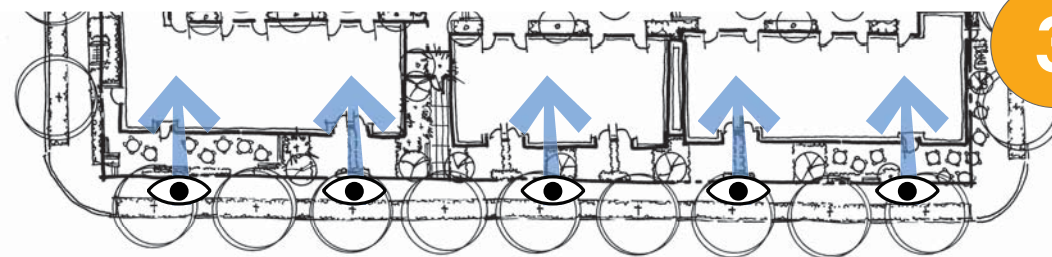
2

Street frontage, transparency, scale, and materiality

Strengthen interaction between neighboring LR2 site

3

- The project is informed by two large exceptional trees on the LR2 property north of the NC boundary
- The first floor of the NC project provides 15' deep landscaped patios that will soften the transition at adjacent LR2 boundary
- Landscaping at the ground level within the LR2 development enhance vegetated open space between the two projects



3

Landscaped edges create a buffer between LR2 and NC30 projects. A visual connection to open space and central trees is provided



## BOARD RECOMMENDATIONS FROM PREVIOUS MEETING:

4

Provide bike parking, garage screening, conceal trash and identify collection route

- Bike parking is added along the building's edge at 34th Ave NE and 44 bike spaces are allocated within the garage
- The single vehicle access point to the NC garage is sited across from LR2 and NC1-30 properties on 34th Ave NE
- The building's north mass containing garage access steps away from the street to provide screening and planting opportunities
- Trash is concealed within the garage and transferred to a screened structure behind building at NE corner for pickup

5

Strengthen landscape design, improve transparency at street front, show relationship with LR2 development, and provide lighting and signage

- Retail corners are enhanced with benches, landscaped edges and opportunity for spillover outdoor rooms
- Live/work barriers have been removed at entries on NE 65th and enhanced with greater transparency and consistent rhythm and scale via glazing pattern and entry configuration
- 15' deep landscaped patios along the LR2 boundary softens the zoning transition with a vegetated buffer and increases privacy for residents
- A designed water mitigation feature to the north, within the LR property reinforces the landscape design and enhances the buffer at NC boundary
- Clear commercial signage is set below awning
- All street level entries provide lighting
- Nighttime illumination is provided via wall-mounted sconces

6

Strategic massing configuration enhances public and private space

- The building perimeter jogs in response to existing site trees along the west and northeast edges
- Visual relief along the 274' property line is accomplished by stepping the building away from the street and breaking the mass into 3 parts along NE 65th St and into 2 masses along 32nd and 34th Ave NE
- A 14'-6" wide break in the massing along NE 65th Street provides a sightline to exceptional trees within the LR2 property
- Two massings are articulated at either side street with an 18' wide central open-air break at the 2nd and 3rd level elevations
- East and west massing step back from the street to soften transition at adjacent LR2 and SF zones

Bike parking, utility, and trash storage and collection path

4

5

Landscape strengthens relationship between LR and NC projects and provides articulated open space within, at edges, and between projects

6

Massing articulation, FAR forfeiture and taking advantage of site's existing grade with partial subgrade garage

SECTION AT NE 65TH STREET

## A SITE PLANNING

1

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

- > Maintaining the site's wooded character represents an important consideration. The Board encouraged the preservation of the cluster of mature trees that borders this project's northeast corner along 34th Ave NE.
- > The project should provide much greater transparency through the site to allow pedestrians and residents to enjoy the site's mature trees.
- > The building sets back from east property line to retain grouping of Doug Firs on LR2 property
- > The building sets back from the west property line to retain two Red Oak trees
- > Existing mature trees are relocated within the project to maintain wooded character
- > Building massing is broken up to provide sightlines from NE 65th to exceptional Elm and Cedar trees on LR2 property
- > Existing grade facilitates street level entries by burying garage

2

**BOARD'S COMMENTS: Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.**

- > The preliminary work by the architect conveys a respect for the streetscape. The Board, however, dismissed the architect's idea of placing planters and gates between the street and the live/work units, preferring direct access from the sidewalk to the commercial operations that occur at street level.
- > Barriers have been removed to entries at NE 65th
- > Increased transparency has been added at the glazing along street frontage
- > The project sets back from NE 65th to provide benches, plantings, and nighttime illumination

3

**BOARD'S COMMENTS: Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.**

- > The Board requested further elaboration of the various commercial and residential entrances along the three streets. At the follow-up EDG meeting, the development team must place greater emphasis on identifying and illustrating the entrances.
- > Recessed and between two massings, the primary residential entry court is accessed from NE 65th St
- > Retail and live/work entries have increased transparency
- > Retail and live/work entries are articulated with individual drawings

4

**BOARD'S COMMENTS: Human Activity. New development should be sited and designed to encourage human activity on the street.**

- > Other than the expansion of the NE branch library and the addition of townhouses, the neighborhood has not witnessed significant redevelopment for several years. The proposed project has an opportunity to create a special sense of place for the neighborhood by focusing on small scale retail along NE 65th St. and providing quality open space along it.
- > Massing is pulled back to provide spillover seating opportunity for potential restaurants anchored at the corner retail > Benches, plantings, and nighttime illumination have been added along street frontage
- > Bike parking is added at NE 34th and garage

5

**BOARD'S COMMENTS: Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.**

- > The lack of information provided about the adjacent proposed townhouse development (Lowrise zone) to the north unsettled the Board as the relationship between the proposed mixed use structure and the townhouses is an important consideration. Is the intention to develop a fluid landscape between the separate projects? Does the larger building turn its back to the townhouses? Are there fences or other landscape features that separate them? The two development sites share 273 linear feet of border.
- > The NC first floor will have 15' deep landscape patios along north edge between the two zones/properties
- > Soft separation is achieved with a landscaped 1st floor patio edge at north provides privacy between LR and NC developments
- > A designed water mitigation feature runs along northern edge of project

7

**BOARD'S COMMENTS: Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.**

- > Much of the project's success hinges on the quality of its open space. Only one design scenario addressed open space in a direct manner. In scheme C, the Board found the central open space too narrow, serving mostly as light well. The applicant will need to produce alternative massing options that reconsider the open space(s) as a key element to the parti. The Board conveyed its strong interest in visually connecting the exceptional trees behind the subject site in the LR2 zone with the sidewalk along NE 65th St. This would create a larger break in the building allowing opportunities for open space in the

north/south direction. An open space on 65th would provide a plaza mixing both residential tenants and commercial users. An open space on the north side would embrace the green vista through the center of the lowrise zone with its proposed townhouses.

- > The project sets back from south property line at NE 65th to provide open space for benches, plantings, and opportunity for an outdoor room experience
- > The project sets back from west property line at 32nd Ave NE to retain 2 mature Red Oaks
- > Residential front doors at secured 2nd level open onto an 18' wide open-air corridor
- > North boundary is softened by 15' deep landscaped patios at level 1
- > North-south sightline through building massing allows visual access to exceptional trees on LR2 property
- > Private landscaped roof-top decks are provided for residents

8

**BOARD'S COMMENTS: Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.**

- > At this point in time, the Board supported the logic of locating the garage entrance on 34th Ave. NE.
- > Staff note: a traffic study will most likely evaluate the safety and functional aspects of placing access on 34th Ave. NE.
- > Clarify the location of bike storage for the complex for the next meeting.
- > A single access point to the NC garage is adjacent to LR2 and NC1-30 properties on 34th Ave NE.
- > The garage provides 44 bike parking spaces and additional spaces along 34th Ave NE

10

**BOARD'S COMMENTS: Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.**

- The building's corners, particularly the ground level at 32nd and 34th Avenues, represent a key element in the design. Generous glazing at the corners and space for a sidewalk café would enhance the commercial uses. The corner open spaces would not substitute for true residential open space as the structure should anchor the two intersections.
- > The building pulls away from the west property line to retain two Red Oak trees
- > The building pulls away from the northwest property line to retain cluster of Douglas Fir trees located on LR's property
- > North mass at 34th Ave NE contains garage access and steps away from the street to provide screening and planting opportunities

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## B HEIGHT, BULK, AND SCALE

- BOARD'S COMMENTS: Height, Bulk, and Scale Compatibility.** Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

- > The Board supports the clear articulation of a tripartite massing along NE 65th St. The division should assist, along with quality detailing, in reducing the apparent mass along the street.
- > Parts of the subject site lie across from both single family and lowrise zoned properties. The architect should consider this proximity when reconsidering the massing and uses during the development of the design.
- > Massing along NE 65th is broken thrice with a 14'-6" wide site line to exceptional trees that lie north of the project
- > Two massings are articulated at either side street with an 18' wide gap between them from the 2nd level elevation
- > East and west massing step back from the street to soften transition at adjacent LR2 and SF zones.
- > A landscaped buffer softens the boundary shared by the LR zone to the north

## C ARCHITECTURAL ELEMENTS AND MATERIALS

- BOARD'S COMMENTS: Architectural Context.** New buildings proposed for existing neighborhoods with a welldefined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

- > Discussion focused on the character of the neighborhood with its Tudor style houses, craftsman bungalows and its refined mid-century institutions and apartments. The latter provides a strong design antecedent that could be incorporated into the design.
- > The building uses wood and brick to reflect the existing neighborhood material palette

- BOARD'S COMMENTS: Architectural Concept and Consistency.** Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

- > The ground plane should reflect the building's uses. Rather than allowing the live/work units to spill over into the two flanking masses along 65th St., confine the units to the central block. Treat the live/work units as true commercial
- > Retail and live/work street frontage along NE 65th share same glazing rhythm scale

- BOARD'S COMMENTS: Human Scale.** The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.
- > The sketches presented at the public meeting begin to convey the architect's appreciation of the nuances of designing at a fine grain.
  - > Visual relief is accomplished by stepping the building away from the street and breaking the mass into 3 parts along NE 65th St and into 2 masses along 32nd and 34th Ave NE
  - > Street front entries have individual awnings
  - > Landscaped edges and benches enhance the pedestrian experience

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

- > By the next EDG meeting, the development team should illustrate its exploration of material choices through character sketches.
- > The exterior finish materials reflect quality of the neighborhood through the use of brick and wood

- BOARD'S COMMENTS: Structured Parking Entrances.** The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

- > The garage contains single access point adjacent to NC and LR zones off of 34th Ave NE

## D PEDESTRIAN ENVIRONMENT

- BOARD'S COMMENTS: Pedestrian Open Spaces and Entrances.** Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be

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

> How does the design team articulate the NE 65th St. edge in the design of its open space and entrances? The Board endorsed the notion of extending the commercial street front along this portion of NE 65th. Nuanced pedestrian oriented spaces at the corners and along the frontage of the building should complement the commercial storefronts.

- > Retail and live/work street frontage along NE 65th share same glazing rhythm scale
- > Opportunity for outdoor seating is provided by building stepping away from property line
- > Individual awnings announce each entry along the street front
- > Benches and planted beds articulate the edge

- BOARD'S COMMENTS: Screening of Dumpsters, Utilities, and Service Areas.** Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

- > By the next EDG meeting, the plans should clearly demonstrate the location of solid waste / recycling storage and how transference of material occurs.
- > Trash is concealed within the garage and transferred to screened structure behind building along NE 65th Street

- BOARD'S COMMENTS: Personal Safety and Security.** Project design should consider opportunities for enhancing personal safety and security in the environment under review.
- > Consider the quality and width of the sidewalks surrounding the project site. The design of the setbacks and the landscaping near and in the right of way should emphasize the neighborhood's pedestrian character.

- > Residential entries are secure at the 2nd level elevation and accessed via secured entry points along NE 65th, 32nd, and 34th Ave NE

- BOARD'S COMMENTS: Commercial Signage.** Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.
- > At the Recommendation meeting stage create a commercial signage plan for Board review.
  - > Clear commercial signage is set below awning and at corners at street front

- 10 BOARD'S COMMENTS: Commercial Lighting.** Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

> By the Recommendation meeting, produce a lighting concept plan for Board review.

> All street level entries provide lighting

> Nighttime illumination is provided via wall-mounted sconces

- 11 BOARD'S COMMENTS: Commercial Transparency.** Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

> In addition to generous amounts of glazing at the commercial spaces, proposed live/work units should resemble in the amount of glazing and character of detail the larger commercial spaces.

> Live/work units and retail corner spaces share greater transparency and consistent rhythm of scale via glazing pattern

- 12 BOARD'S COMMENTS: Residential Entries and Transitions.** For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians.

> The primary residential entry court along NE 65th is a secured recessed entry between two articulated massings

> Entries at street level have individual awnings

## E LANDSCAPING

- 1 BOARD'S COMMENTS: Landscaping to Reinforce Design Continuity with Adjacent Sites.** Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

>With a city designated exceptional tree close to the dividing line between the LR2 and NC1 zones, the Board seeks to ensure that the proposal preserves the tree's longevity by setting back an appropriate distance. Preserving a sightline from NE 65th St to the tree also interested the board members.

> The relationship between the mixed use project and the townhouses, as discussed in A-5 above, serves as an important key as to how the block maintains its open and wooded character.

> Mature interior trees will be relocated to other parts of development

> The building pulls away from property lines to retain mature trees along the west and northeast edges

> 18' wide open-air corridor provides residential landscaped entry

> 15' deep landscaped patios provide buffer at adjacent LR2 zone

- 2 BOARD'S COMMENTS: Landscaping to Enhance the Building and/or Site.** Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

> A landscape site plan outlines soft and hardscape features, plantings, and seating

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

>As mentioned in A-1, preserving the tree cluster to the northwest of the subject development site represents a priority.

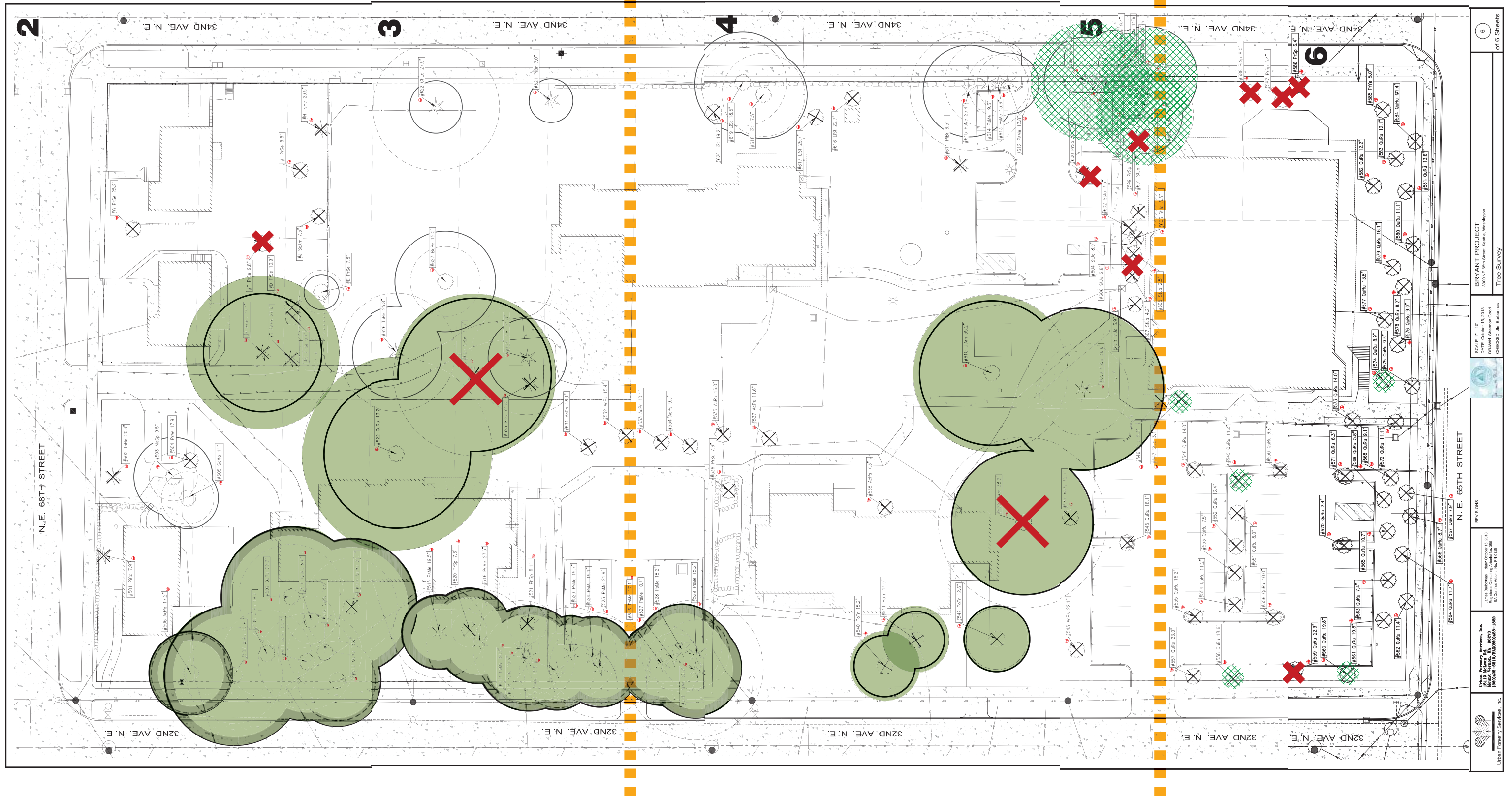
> The building perimeter jogs in response to existing site trees along the west and northeast edges

> Sightline to exceptional trees preserved through break in massing

SF-5000

LR-2

NC1-30



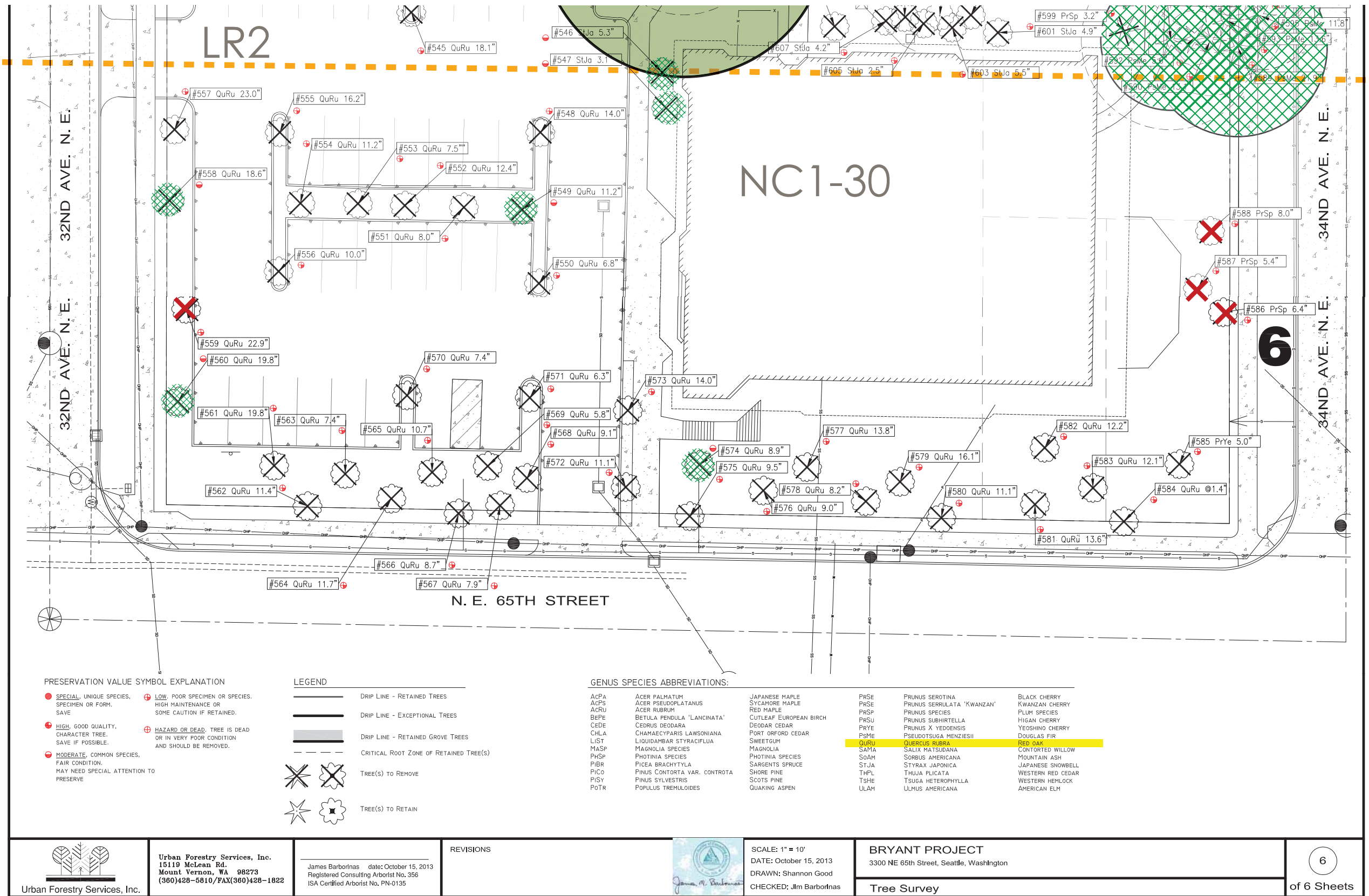
ZONING BOUNDARY

EXCEPTIONAL TREE

TREES IDENTIFIED AS  
MODERATE  
PRESERVATION VALUE

TREES IDENTIFIED IN  
EXTREMELY POOR  
HEALTH

NC1-30 zoning boundary



ZONING BOUNDARY

EXCEPTIONAL TREE

TREES IDENTIFIED AS MODERATE PRESERVATION VALUE

TREES IDENTIFIED IN EXTREMELY POOR HEALTH

TREE SURVEY : NC1-30

## SCHEME A

### Overview

- In response to EDG comments, openspace has been allocated to middle section of 3-story mass with 17'-6" wide open space on west side of the building and 5' open space on east side of building
- (28) 2-story and 1-story residential units
- (8) live-work units
- up to 6,377 s.f. of retail commercial

### Opportunities

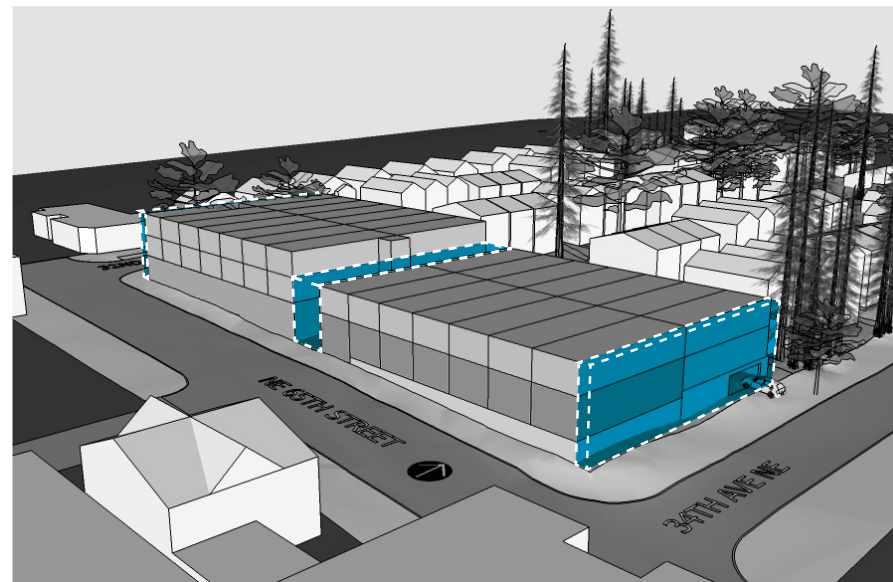
- west edge of site provides generous amount of open space
- massing steps down with grade

### Challenges

- southeast corner is not grounded, creates wall at pedestrian level
- massing is not articulated or broken-up along NE 65th Street
- minimizes opportunity at open space for pedestrians along NE 65th Street
- requires costly undergrounding of power lines
- more costly construction method
- at abutting LR2 zone provides minimum 15' setback of upper level



Scheme A NC1-30 birdseye view looking northwest



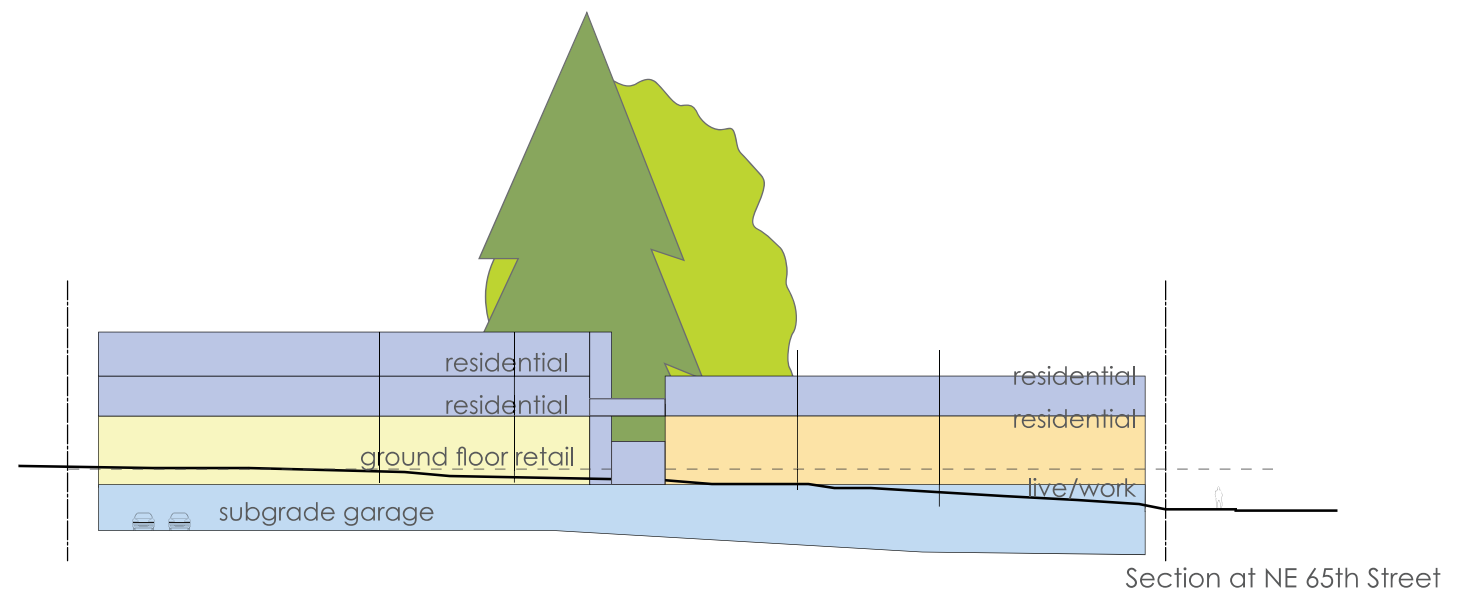
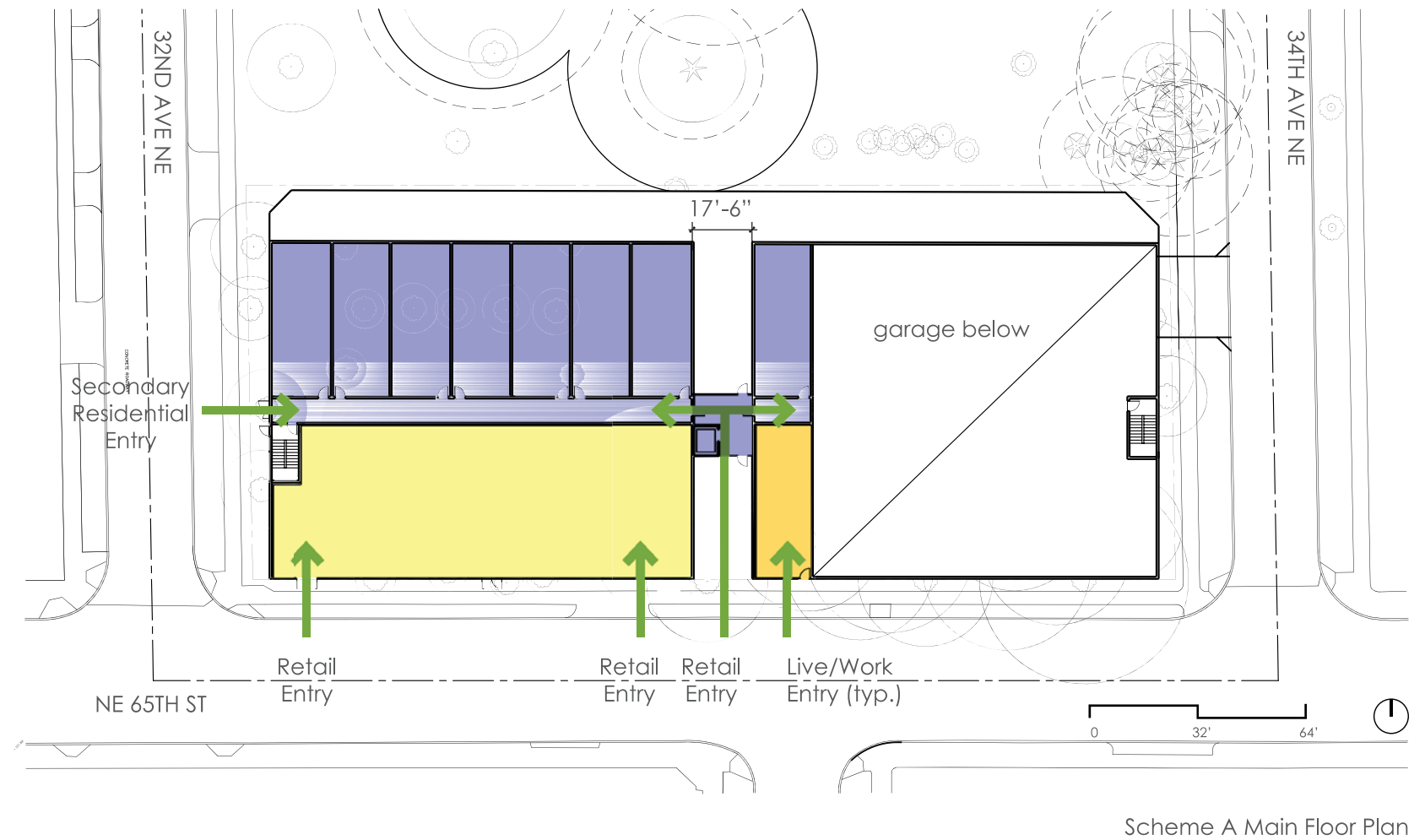
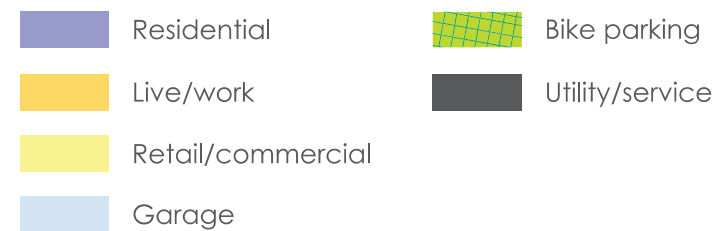
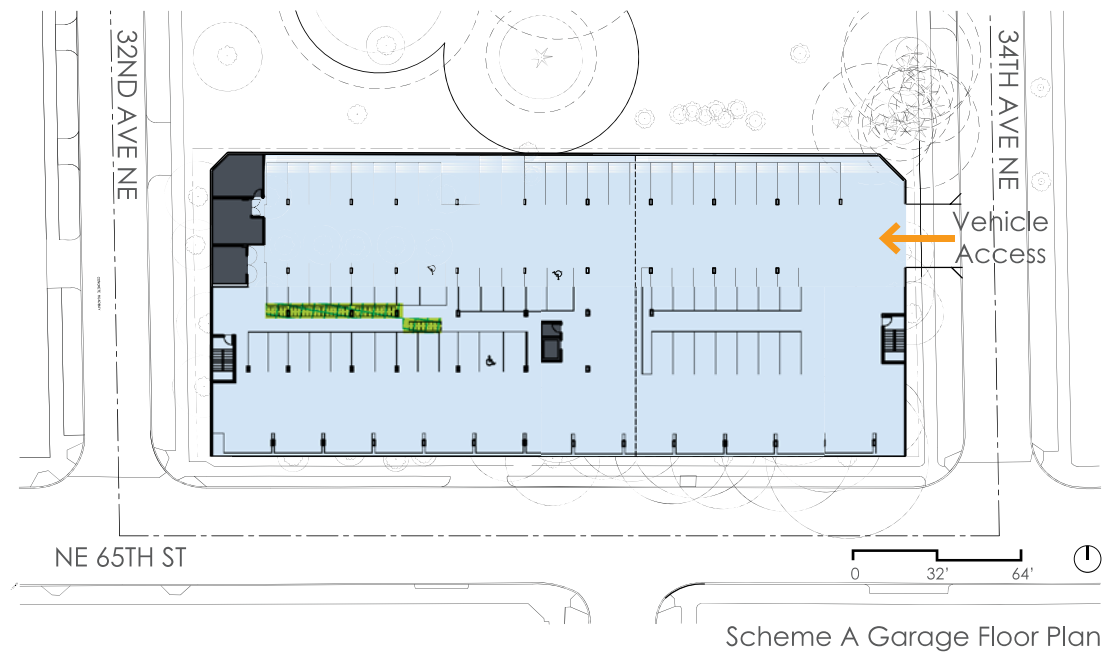
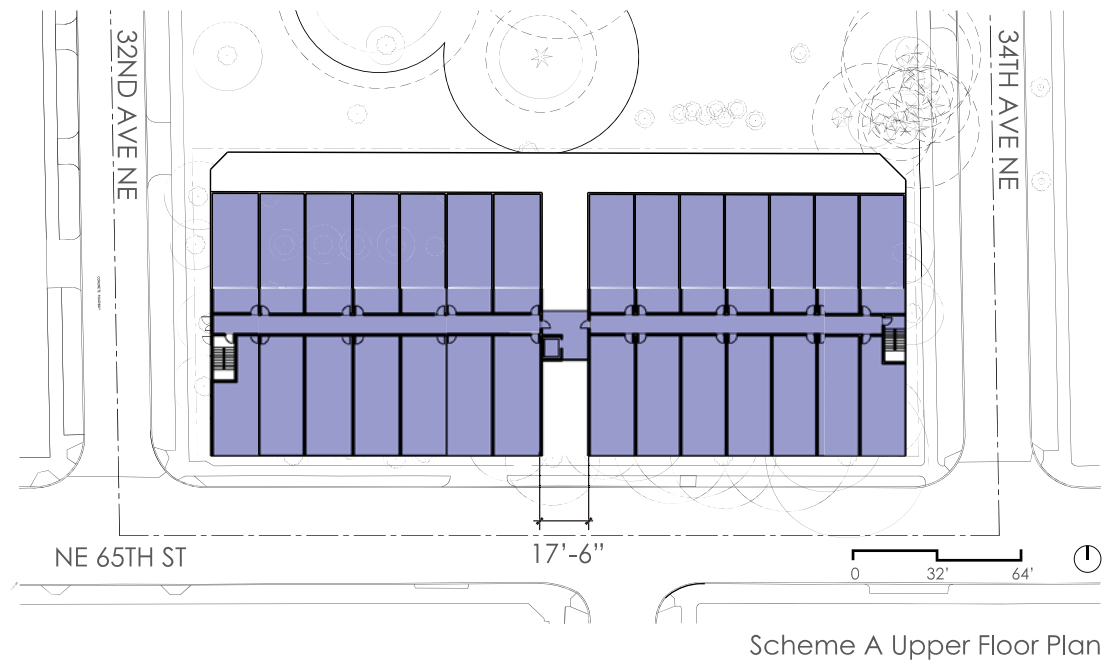
Scheme A highlights FAR forfeit



Scheme A NC1-30 birdseye view looking west

NC1-30 MASSING SCHEME A

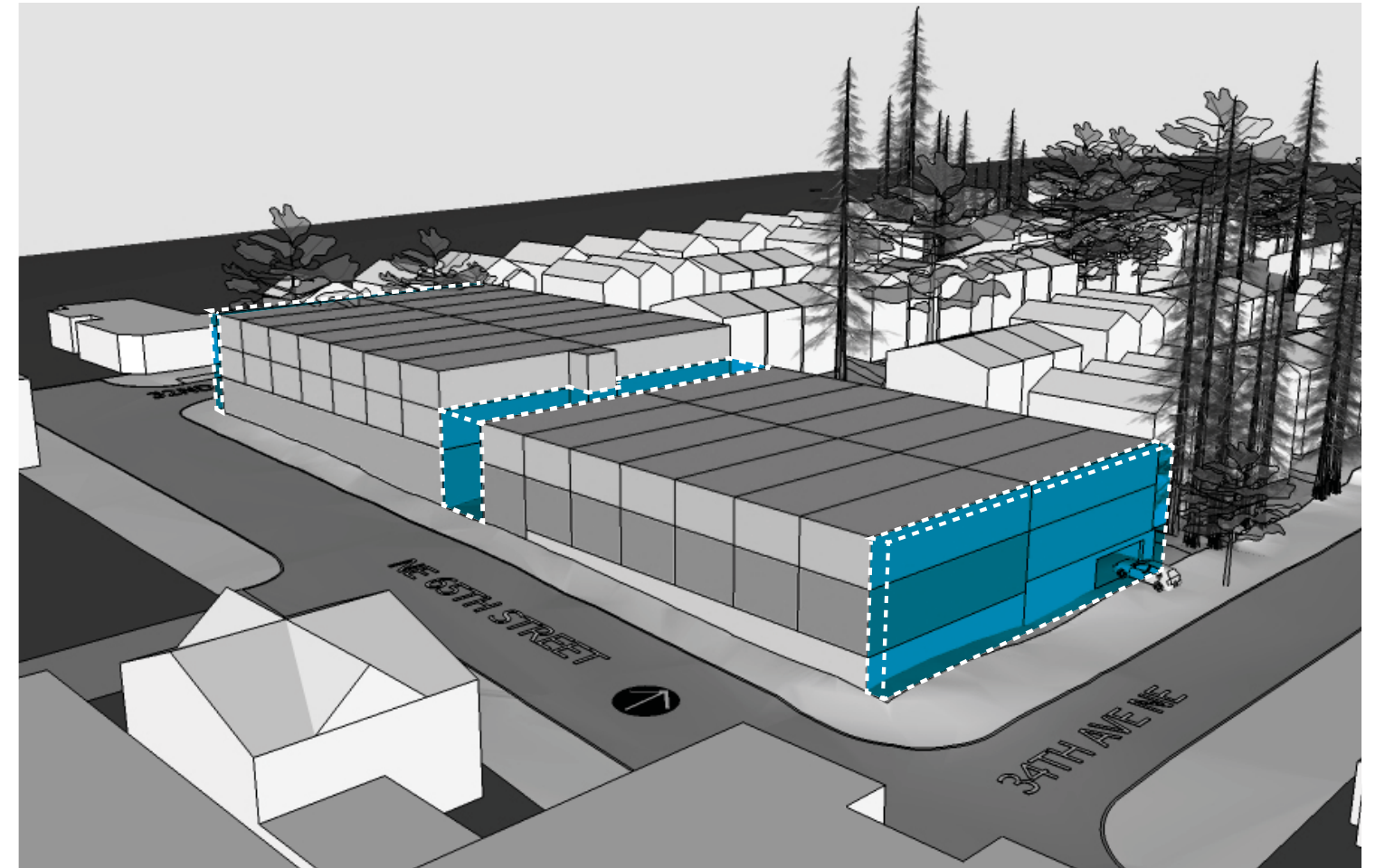
## SCHEME A





OPTION A  
PUBLIC OPEN SPACE: 4.8% OF TOTAL LOT AREA

PUBLIC OPEN SPACE : 1,537 s.f.  
PRIVATE OPEN SPACE : 28,407 s.f.  
(PRIVATE OPEN + ROOF SPACE : s.f. 3,327 + 25,196.7 s.f.)



FAR forfeit

OPTION A  
7.2% UNDER FAR

NC30 SITE : 32,027 s.f.  
FAR ALLOWABLE : 80,067 s.f.  
FAR USED : +/- 74,288 s.f.  
FAR FORFEIT : 5,779 s.f.

FAR FORFEIT AND PUBLIC OPEN SPACE : SCHEME A

## SCHEME B

### Overview

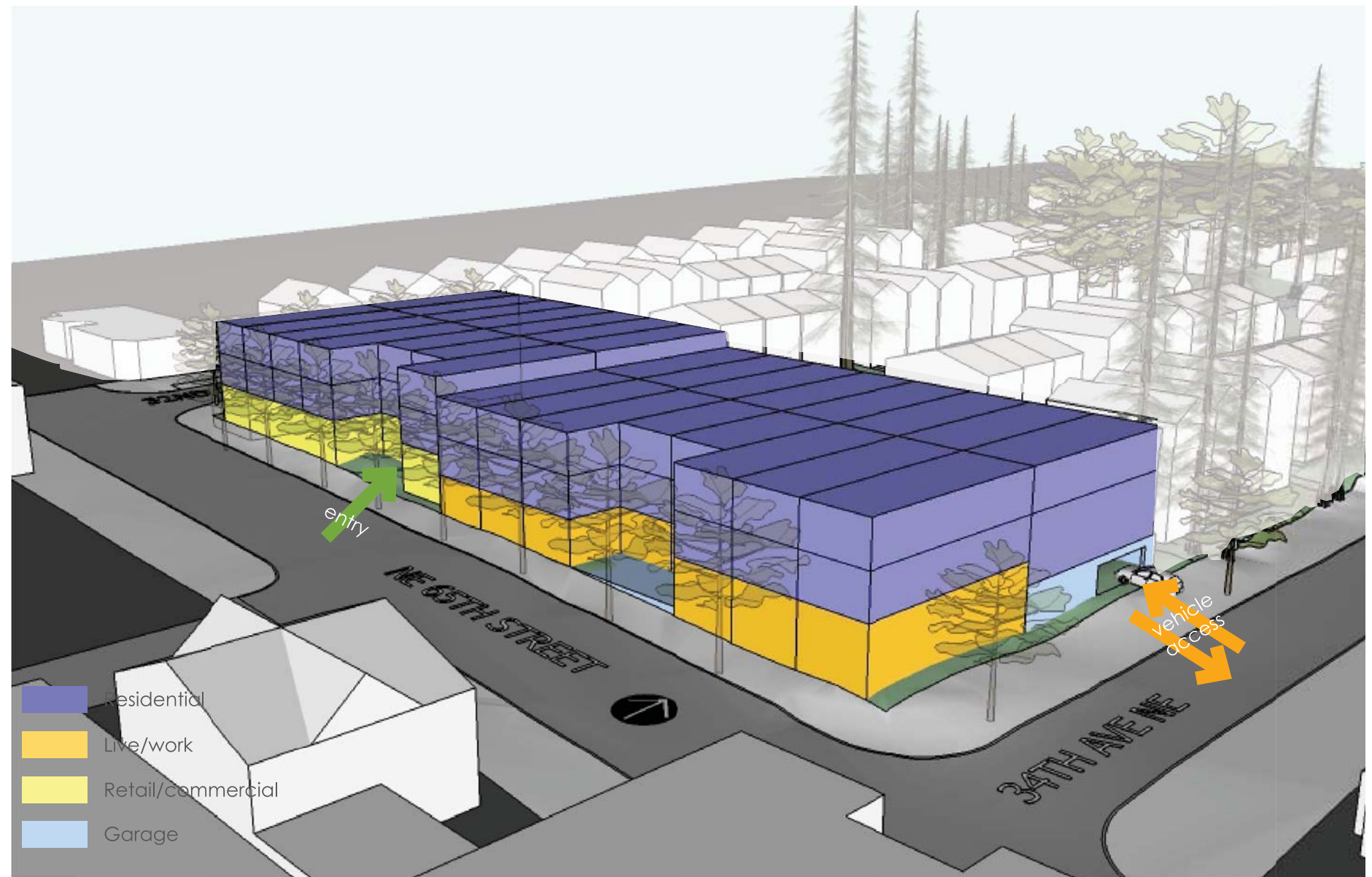
- 3-story mass with 17'-6" wide open space on west side of the building and 5' open space on east side of building
- (30) 2-story residential units
- (8) live-work units
- up to 6,389 s.f of retail commercial

### Opportunities

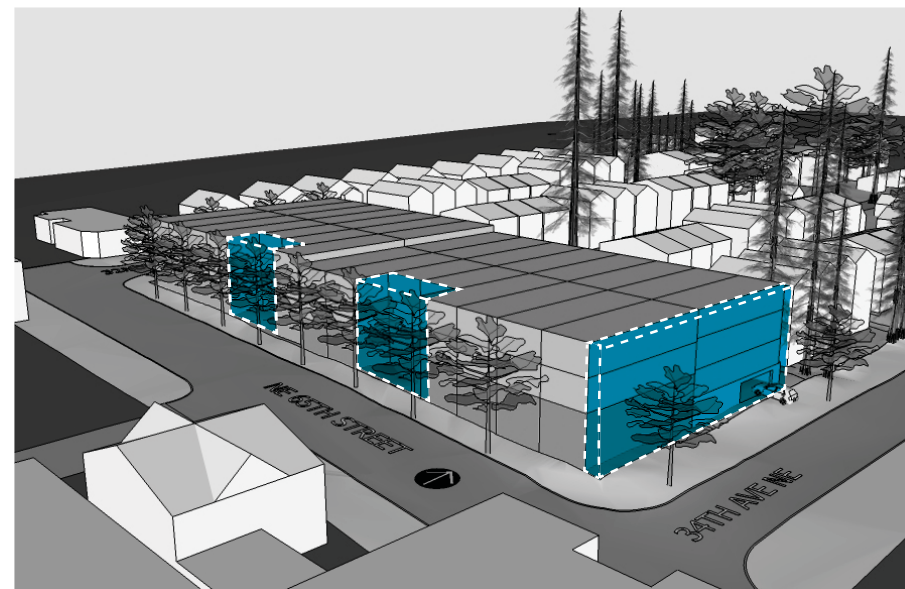
- west edge of site provides generous amount of open space
- massing steps down with grade

### Challenges

- southeast corner is not grounded, creates wall at pedestrian level
- massing is not articulated or broken-up along NE 65th Street
- minimizes opportunity at open space for pedestrians along NE 65th Street
- requires costly undergrounding of powerlines
- more costly construction method
- at abutting LR2 zone provides minimum 15' setback of upper level



Scheme B NC1-30 birdseye view looking northwest



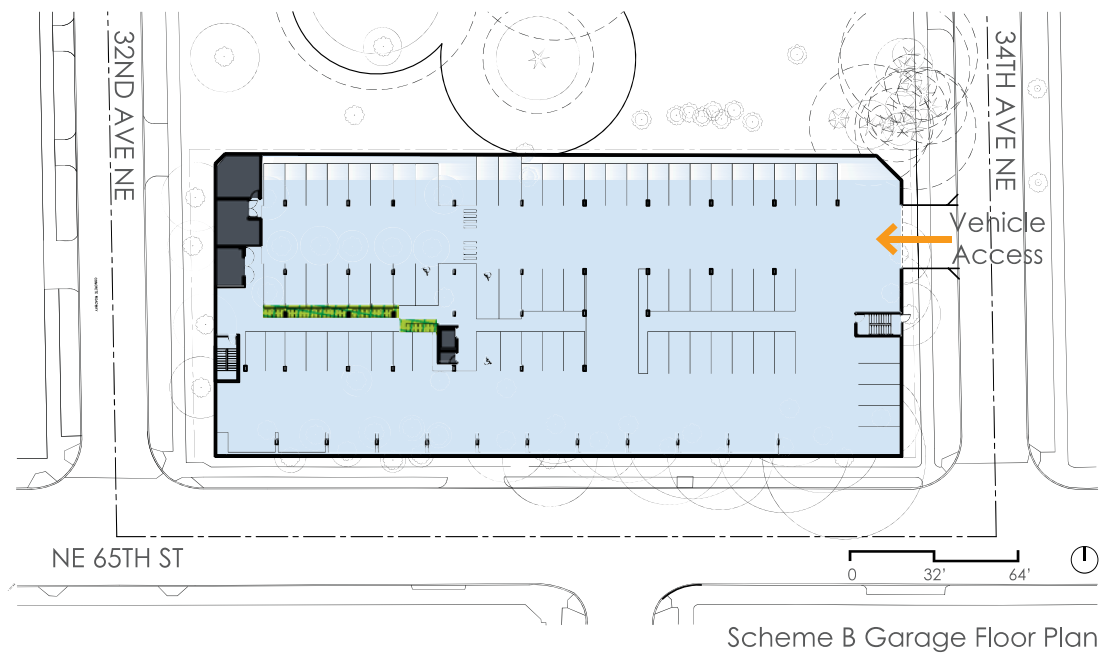
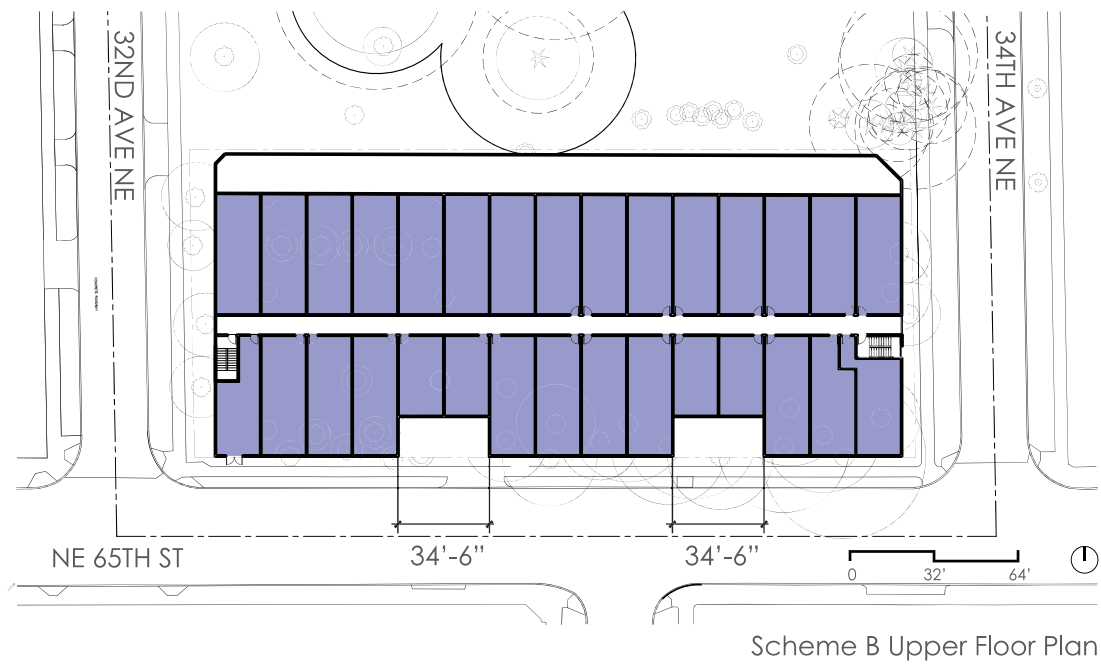
Scheme B highlights FAR forfeit



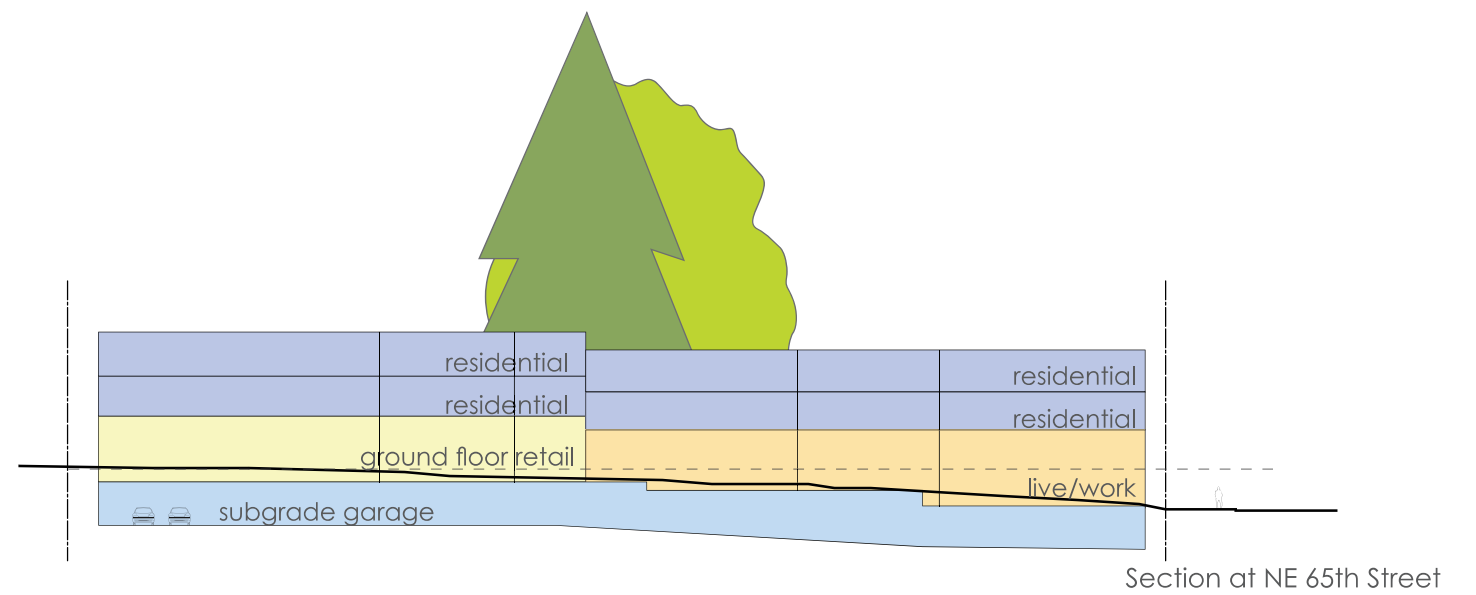
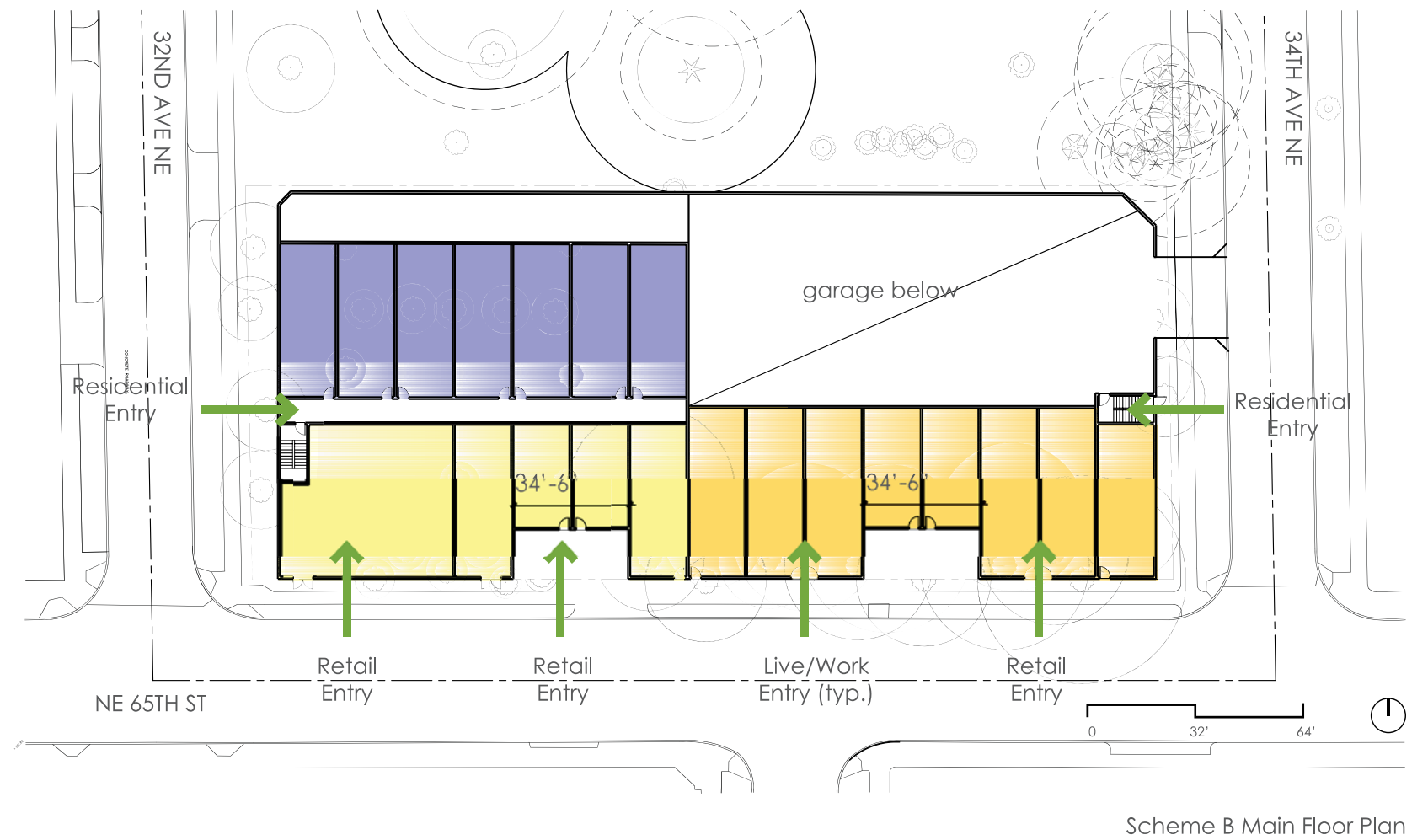
Scheme B NC1-30 birdseye view looking west

NC1-30 MASSING SCHEME B

## SCHEME B



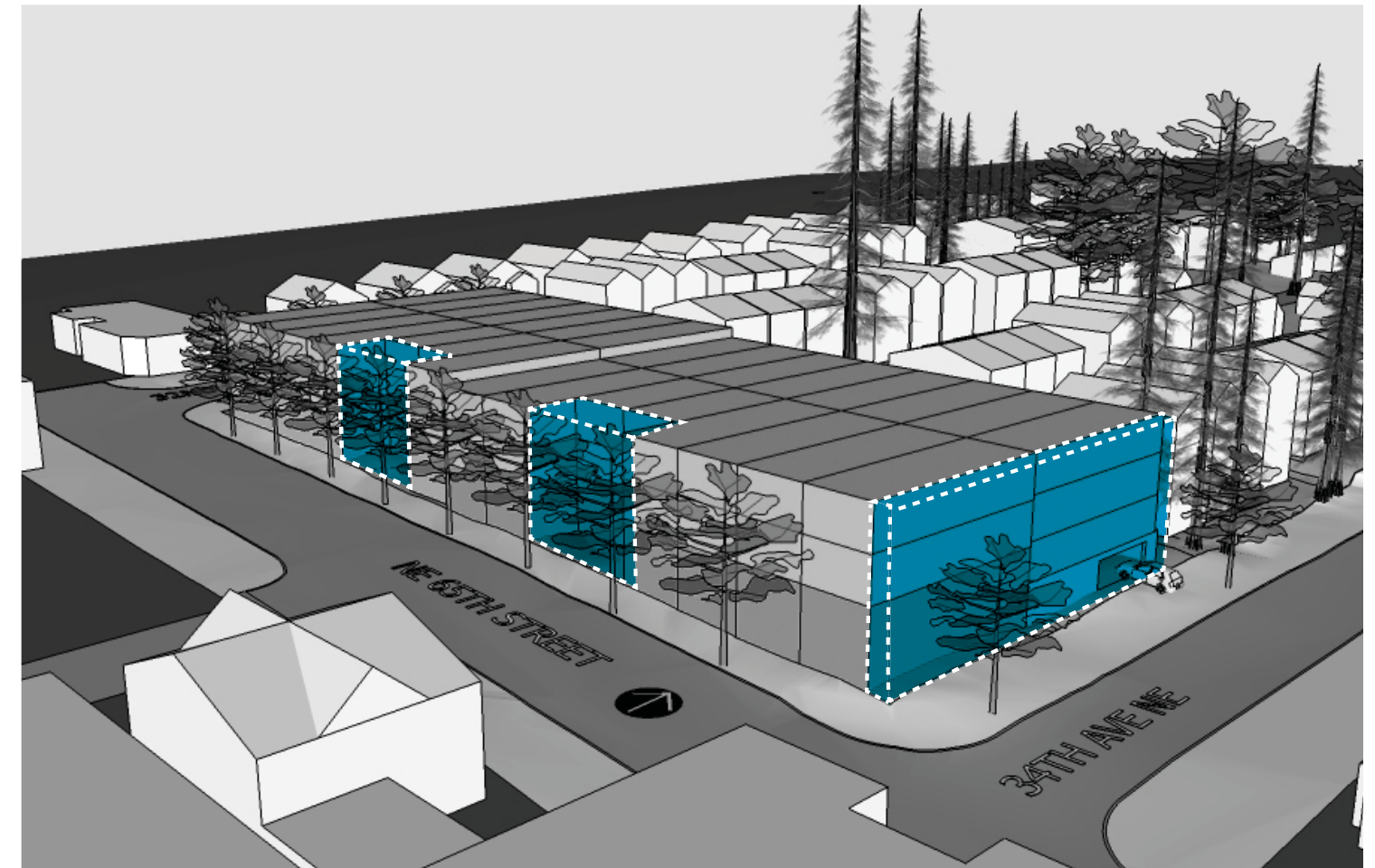
- Residential
- Live/work
- Retail/commercial
- Garage
- Bike parking
- Utility/service





OPTION B  
PUBLIC OPEN SPACE: 7.9% OF TOTAL LOT AREA

PUBLIC OPEN SPACE : 2,557 s.f.  
PRIVATE OPEN SPACE : 29,347 s.f.  
(PRIVATE OPEN + ROOF SPACE : 3,900 s.f. + 25,447 s.f.)



FAR forfeit

OPTION B  
5.4% UNDER FAR

NC30 SITE : 32,027 s.f.  
FAR ALLOWABLE : 80,067 s.f.  
FAR USED : +/- 75,705 s.f.  
FAR UNUSED : 4,362 s.f.

FAR FORFEIT AND PUBLIC OPEN SPACE : SCHEME B

## SCHEME C (PREFERRED OPTION)

### Overview

- 3-story with 14'-6" break in massing at 2nd and 3rd level
- pedestrian oriented open space at retail corners and along street front
- 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
- 66 parking spaces within NC garage
  - 53 parking spaces for commercial and NC townhomes
  - 13 reserved parking spaces for LR2 townhomes
- garage entry off of 34th Ave NE

### Opportunities

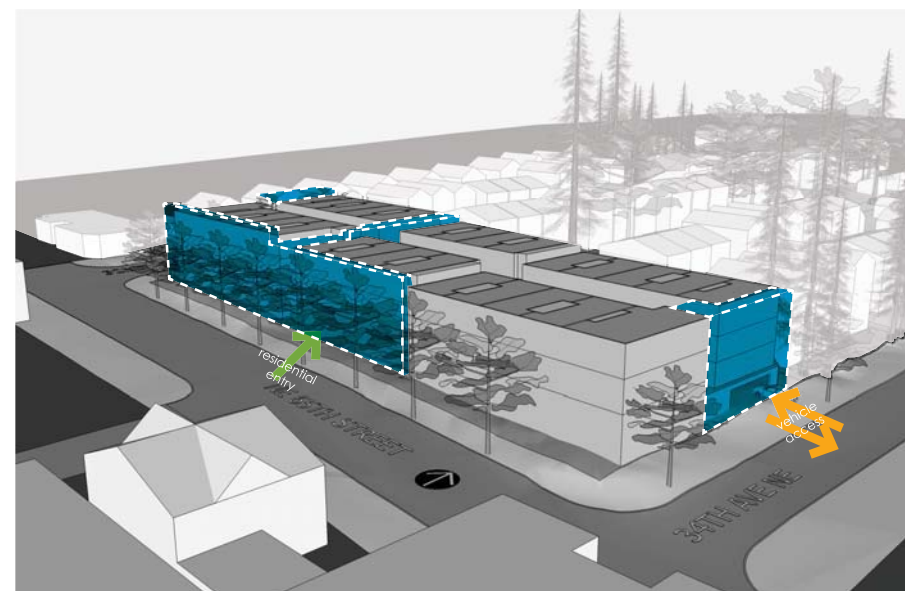
- each mass is one unit deep, providing natural daylight at either end of unit
- creates community space with interior courtyard
- mass is split apart providing greater solar access
- building is pulled back from the street; providing more pedestrian space and relief at street level
- provides additional 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 top level
- under FAR development potential
- loss of dwelling units
- structurally more challenging



Scheme C NC1-30 birdseye view looking northwest

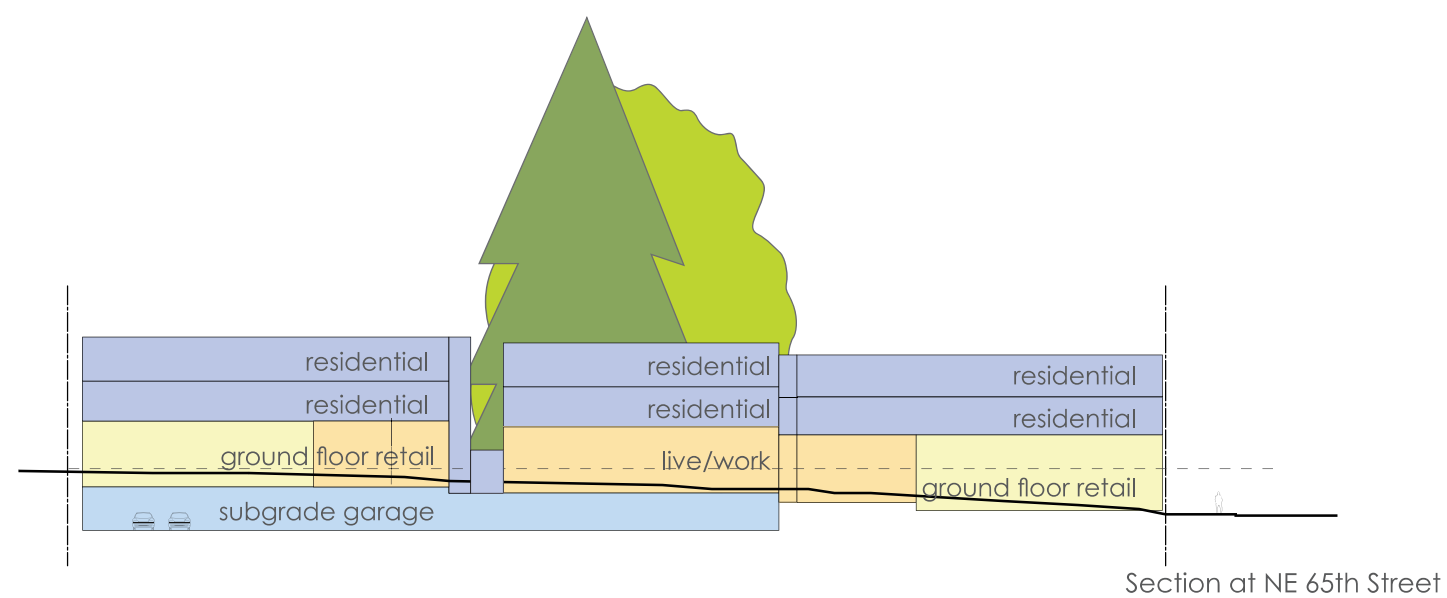


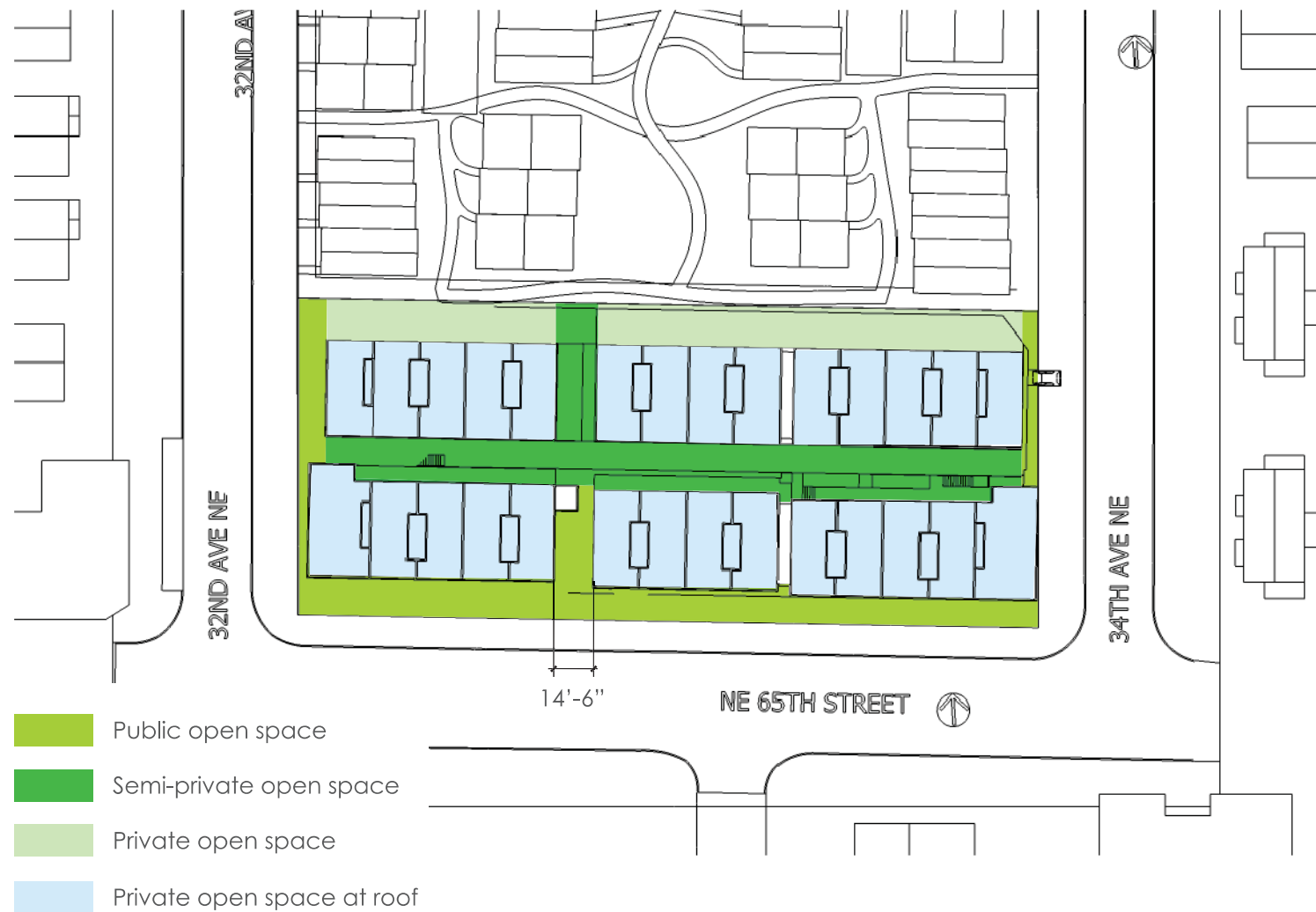
Scheme C highlights FAR forfeit



Scheme C NC1-30 birdseye view looking west

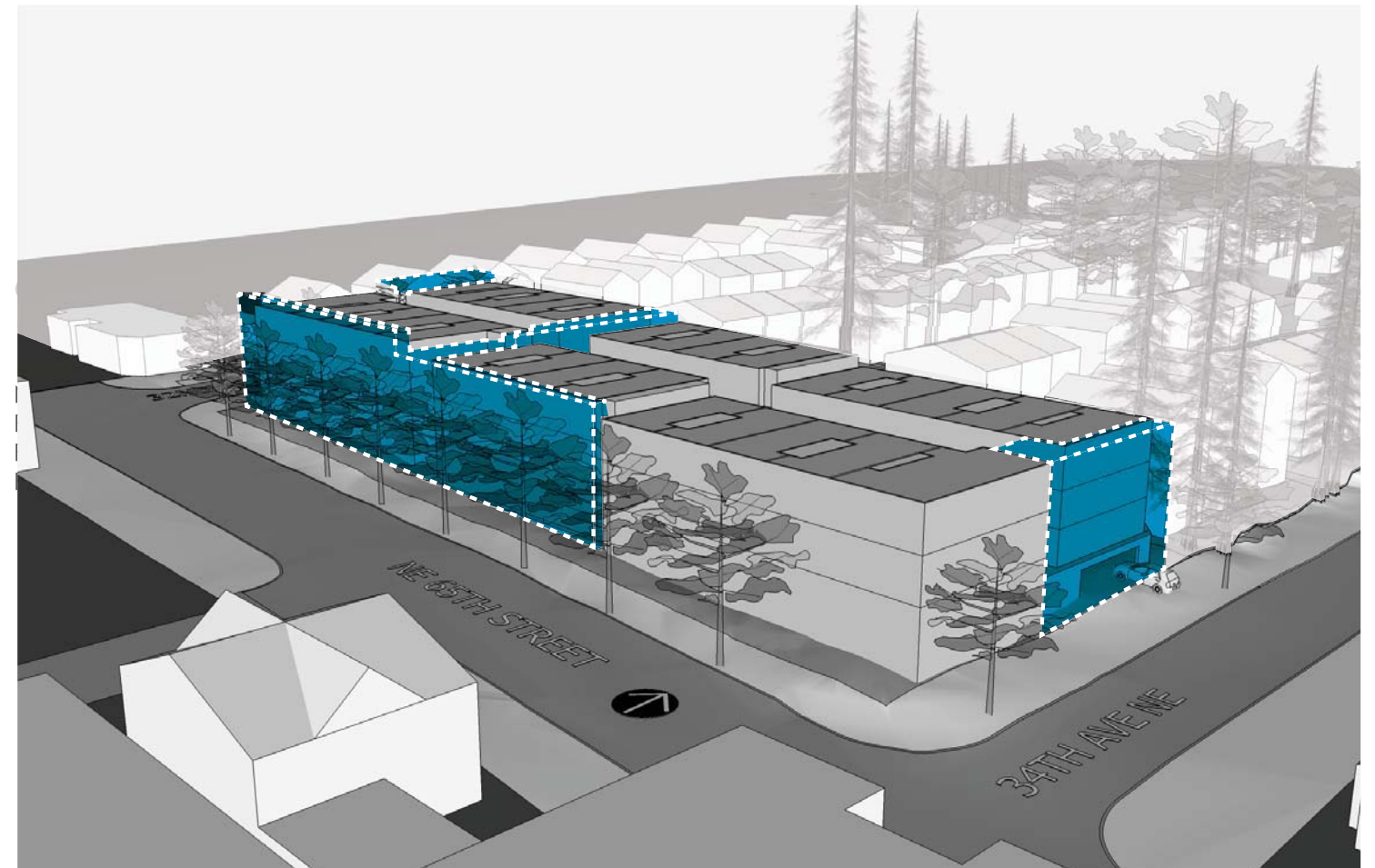
NC1-30 MASSING: SCHEME C  
PREFERRED OPTION





OPTION C (PREFERRED SCHEME)  
PUBLIC OPEN SPACE: 14.6% OF TOTAL LOT AREA

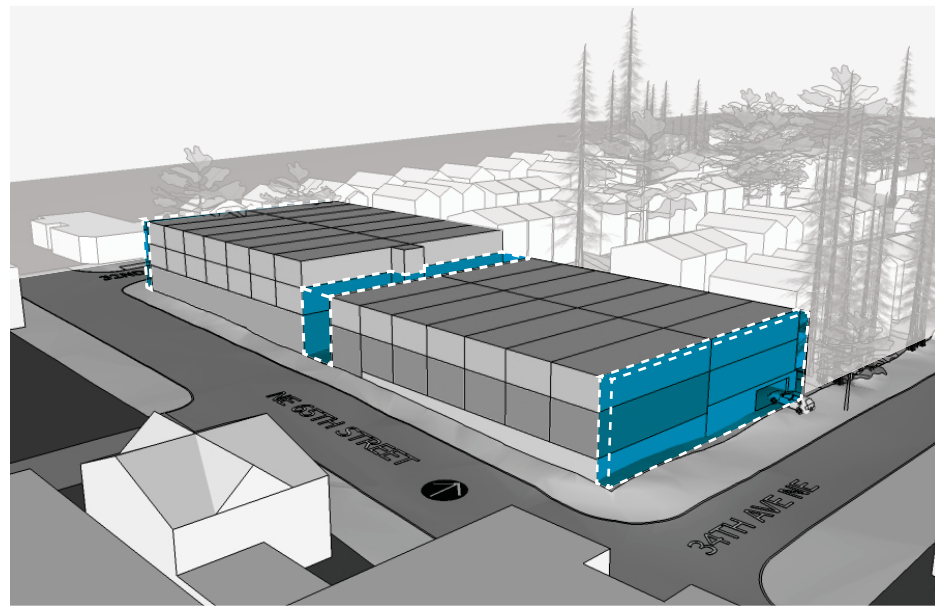
PUBLIC OPEN SPACE : 4,681 s.f.  
PRIVATE OPEN SPACE : 26,238 s.f.  
(PRIVATE OPEN + ROOF SPACE : 8,504 s.f. + 17,734 s.f.)



FAR forfeit

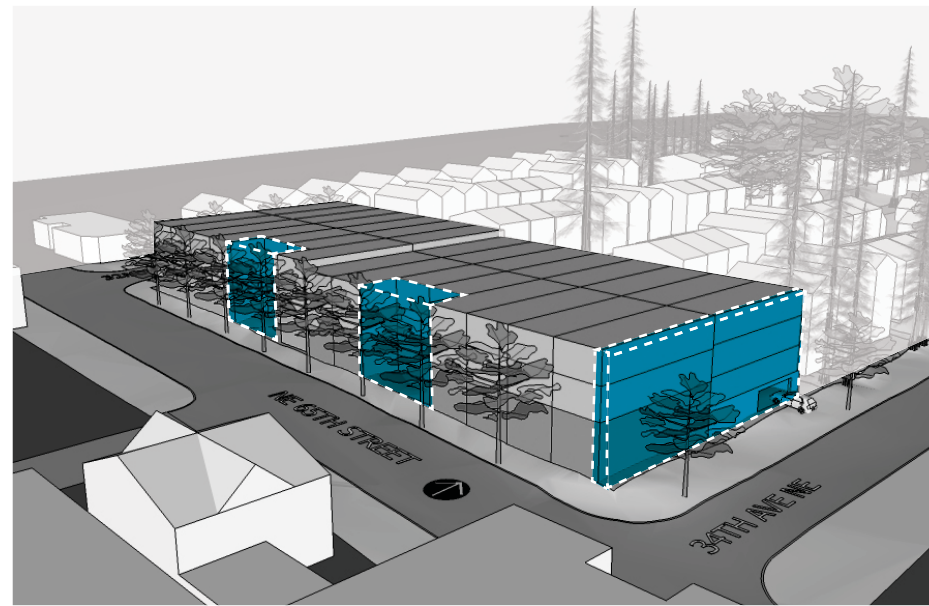
OPTION C (PREFERRED SCHEME)  
PUBLIC OPEN SPACE: 6.2% OF TOTAL LOT AREA

PUBLIC OPEN SPACE : 1,996 s.f.  
PRIVATE OPEN SPACE : 8,504 + roof s.f.  
(PRIVATE OPEN + ROOF SPACE : s.f. + s.f.)



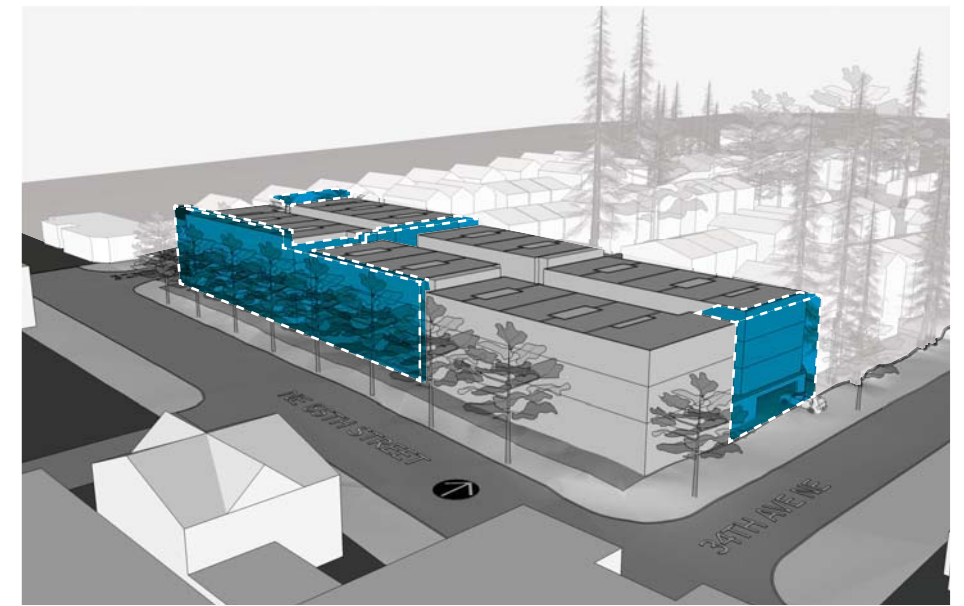
OPTION A  
7.2% UNDER FAR

NC30 SITE : 32,027 s.f.  
FAR ALLOWABLE : 80,067 s.f.  
FAR USED : +/- 74,288 s.f.  
FAR FORFEIT : 5,779 s.f.



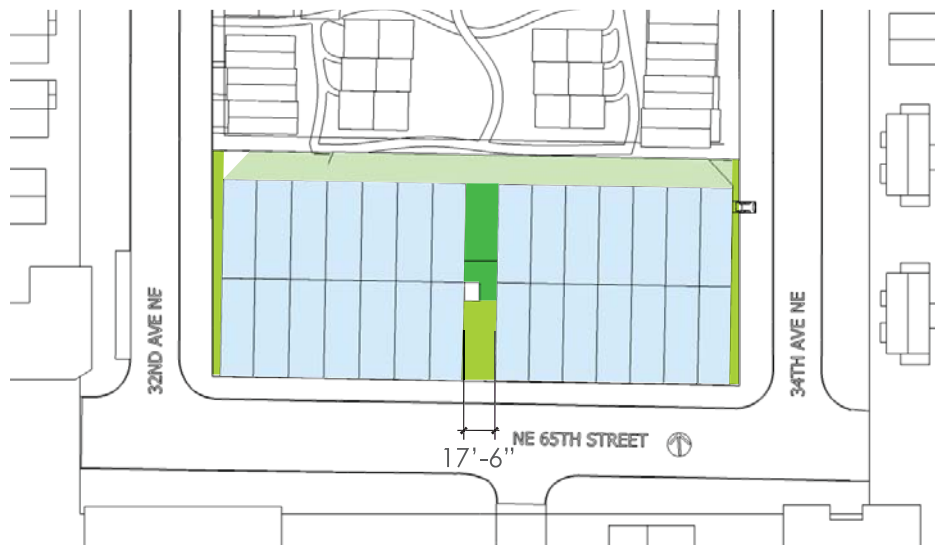
OPTION B  
5.4% UNDER FAR

NC30 SITE : 32,027 s.f.  
FAR ALLOWABLE : 80,067 s.f.  
FAR USED : +/- 75,705 s.f.  
FAR UNUSED : 4,362 s.f.



OPTION C (PREFERRED SCHEME)  
10% UNDER FAR

NC30 SITE : 32,027 s.f.  
FAR ALLOWABLE : 80,067 s.f.  
FAR USED : +/- 71,769 s.f.  
FAR UNUSED : 8,108 s.f.



OPTION A  
PUBLIC OPEN SPACE: 4.8% OF TOTAL LOT AREA

PUBLIC OPEN SPACE : 1,537 s.f.  
PRIVATE OPEN SPACE : 28,407 s.f.  
(PRIVATE OPEN + ROOF SPACE : s.f. 3,327 + 25,196.7 s.f.)



OPTION B  
PUBLIC OPEN SPACE: 7.9% OF TOTAL LOT AREA

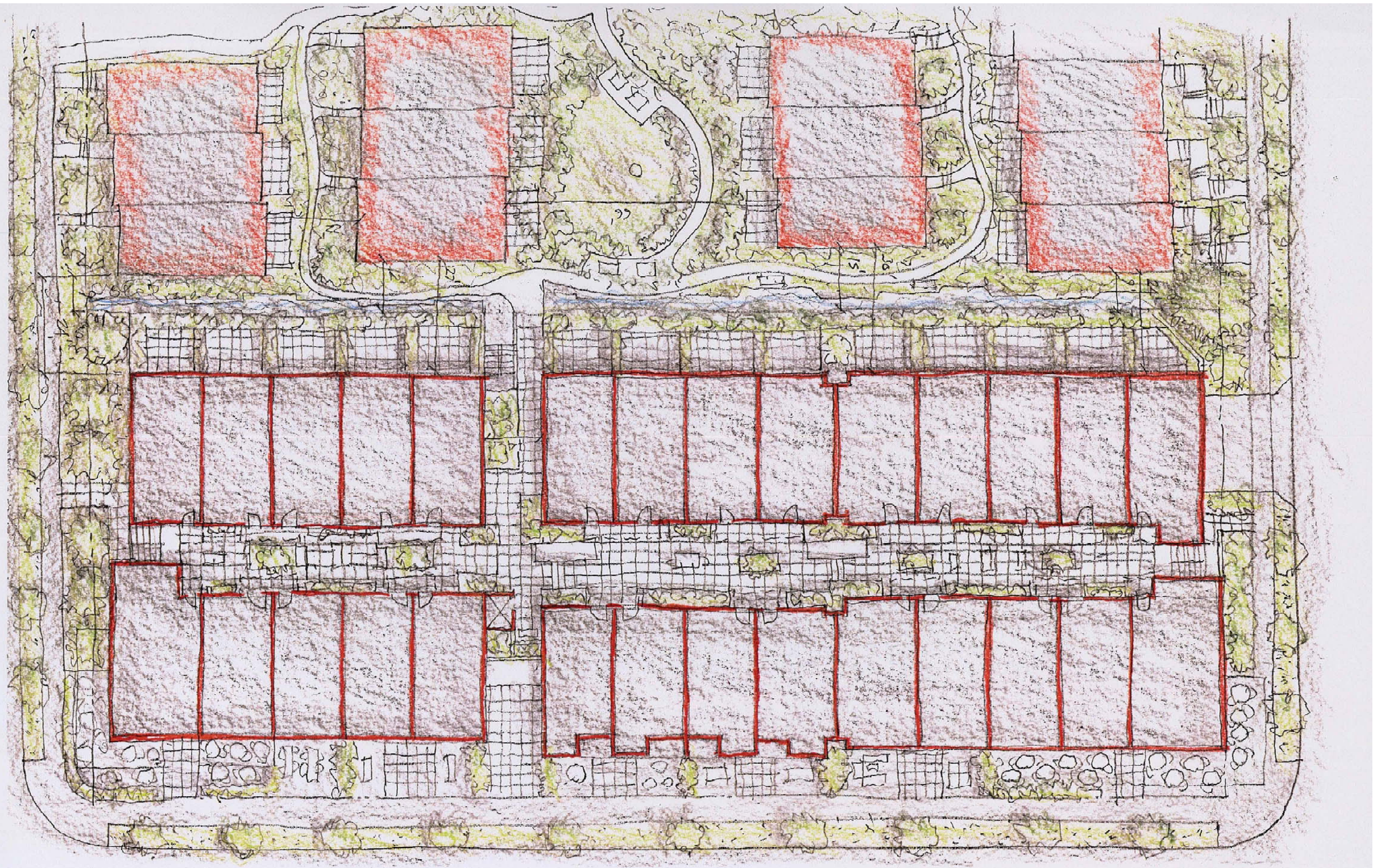
PUBLIC OPEN SPACE : 2,557 s.f.  
PRIVATE OPEN SPACE : 29,347 s.f.  
(PRIVATE OPEN + ROOF SPACE : 3,900 s.f. + 25,447 s.f.)



OPTION C (PREFERRED SCHEME)  
PUBLIC OPEN SPACE: 14.6% OF TOTAL LOT AREA

PUBLIC OPEN SPACE : 4,681 s.f.  
PRIVATE OPEN SPACE : 26,238 s.f.  
(PRIVATE OPEN + ROOF SPACE : 8,504 s.f. + 17,734 s.f.)

■ FAR forfeit ■ Public open space ■ Semi-private open space ■ Private open space ■ Private open space at roof

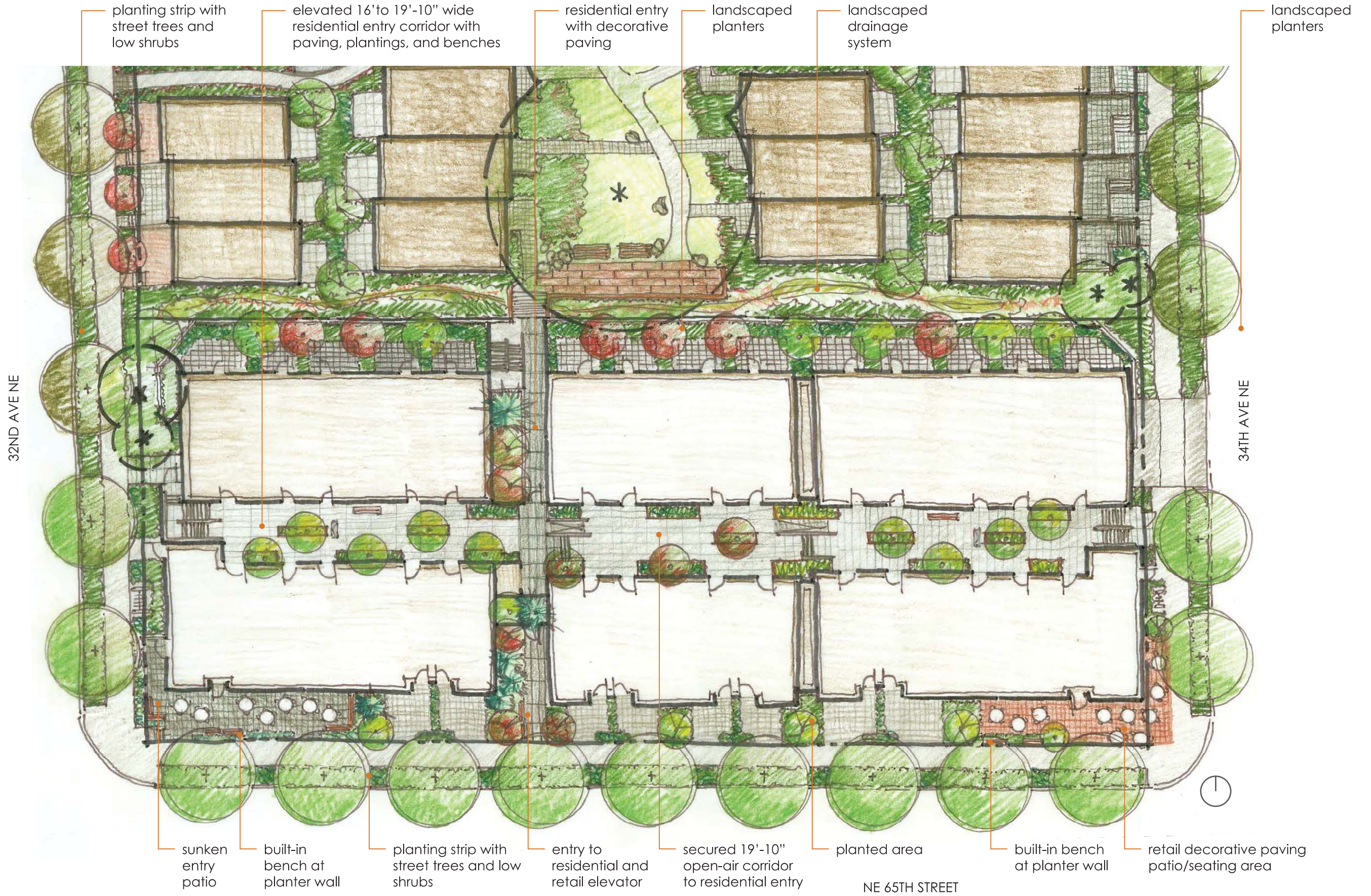


NC1-30 PRELIMINARY SITE PLAN



GROUND: HARDSCAPE AND SOFTSCAPE

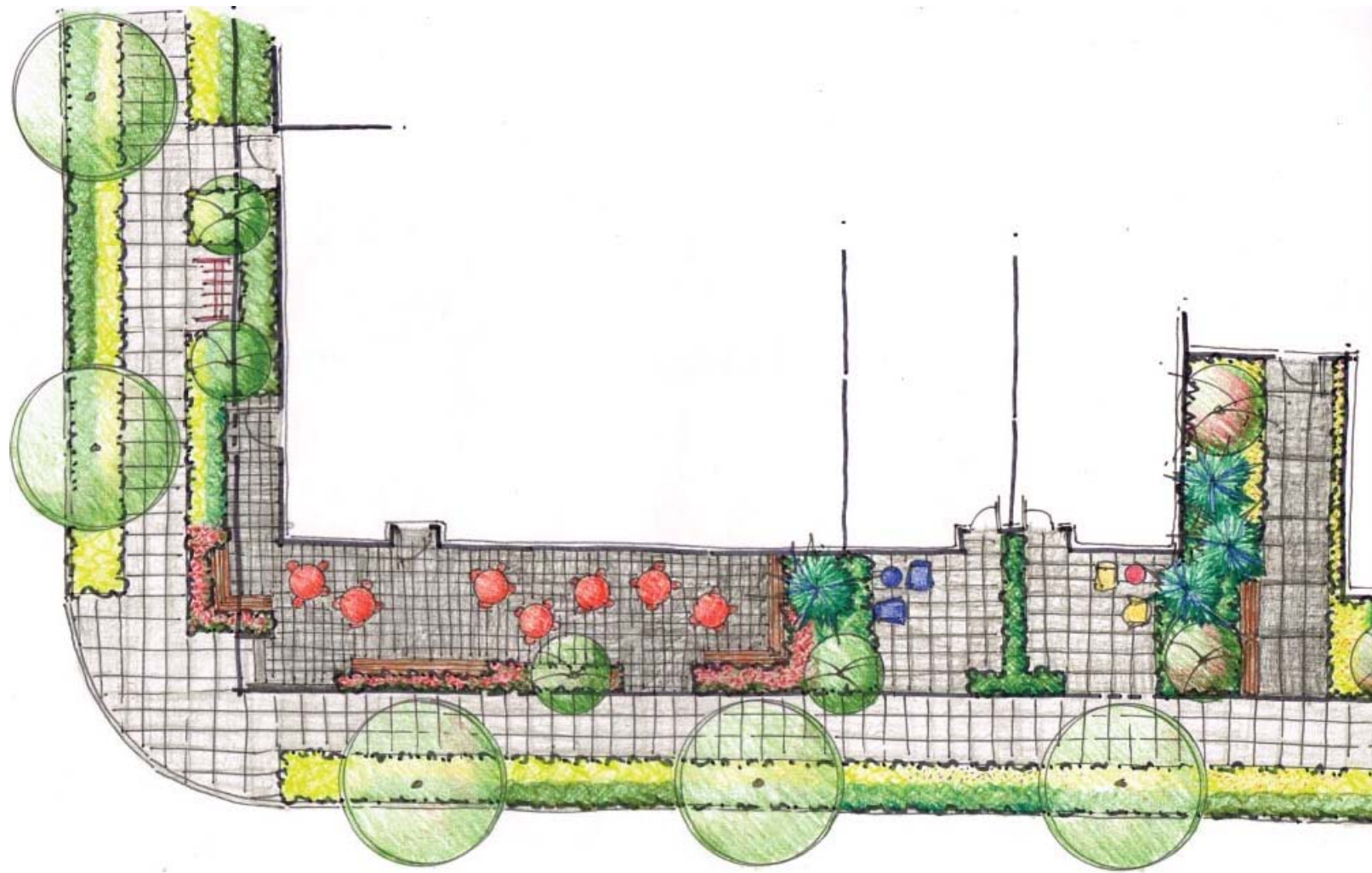
**FAZIO**  
ASSOCIATES LLC  
LANDSCAPE ARCHITECTS



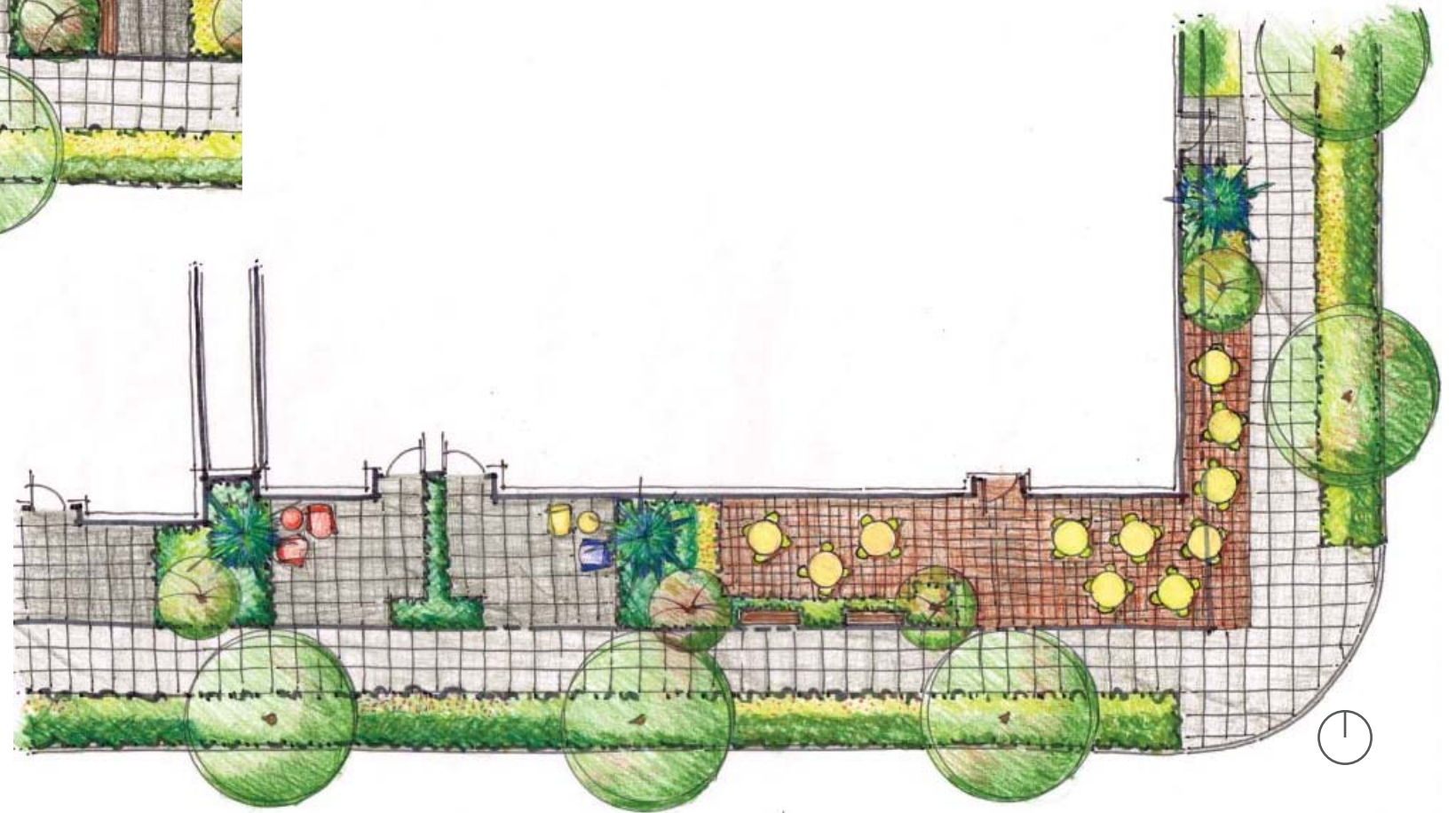
GROUND: HARDSCAPE AND SOFTSCAPE

**FAZIO**  
ASSOCIATES LLC  
LANDSCAPE ARCHITECTS

NC1-30 PRELIMINARY LANDSCAPE PLAN



WEST CORNER AT NE 65TH STREET



EAST CORNER AT NE 65TH STREET

**FAZIO**  
ASSOCIATES LLC  
LANDSCAPE ARCHITECTS





ELEVATED CENTRAL OPEN-AIR CORRIDOR TO UNIT FRONT DOORS





PRELIMINARY PERSPECTIVE : LOOKING EAST ON NE 65TH STREET



PRELIMINARY PERSPECTIVE : LOOKING WEST ON NE 65TH STREET

Storefront and pedestrian experience enhanced by eliminating barriers and adding individual awnings to live-works

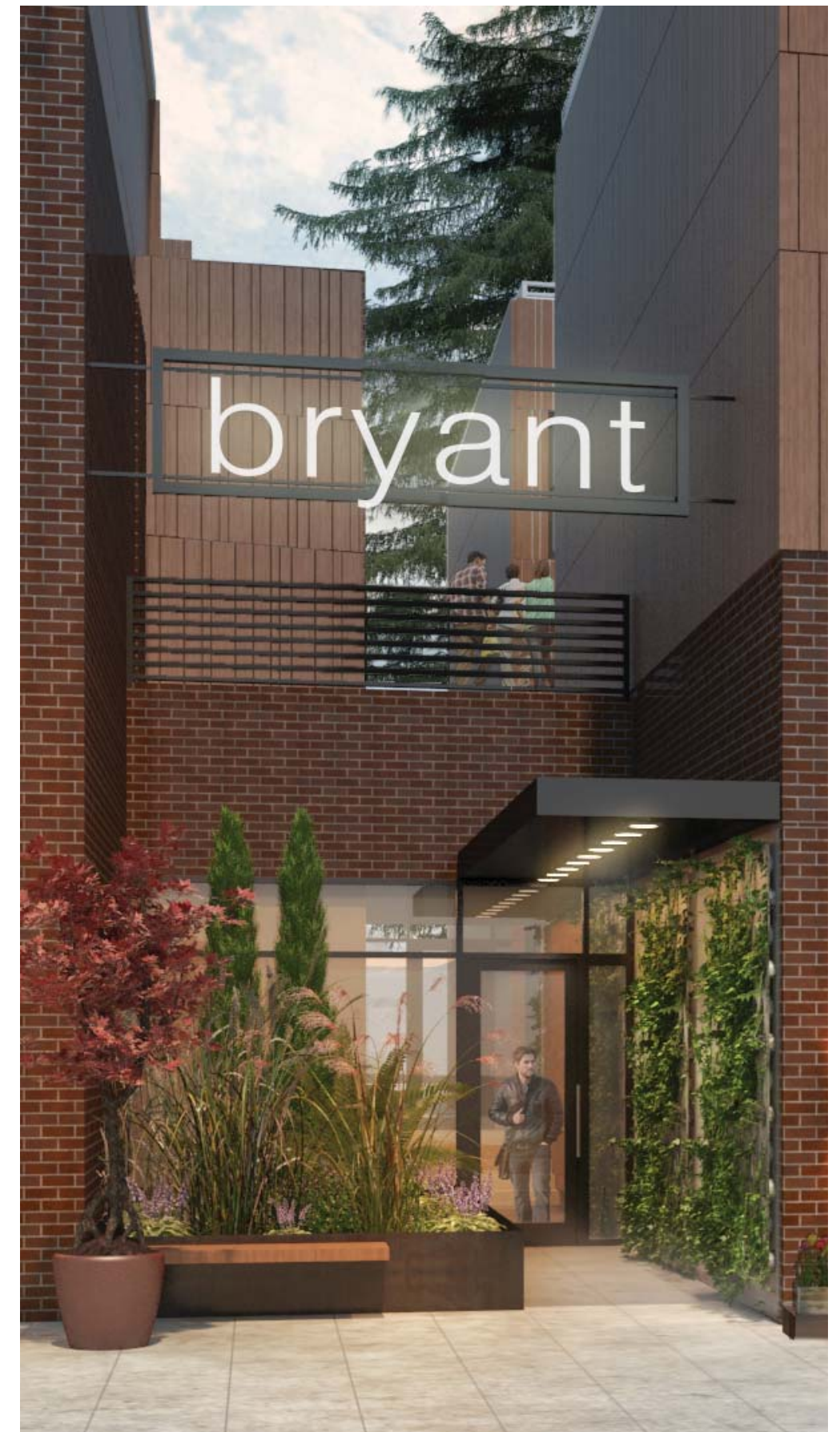
Increased transparency and consistent glazing rhythm and scale between live-works and retail corners improves pedestrian connection at street front



LIVE-WORK STREET FRONT ON NE 65TH STREET

Break in massing above recessed entry lobby on NE 65th Street improves view to exceptional trees that lie behind the NC property to the north

The building is setback from the south property line to provide benches and landscape that enhance the pedestrian experience



RESIDENTIAL ENTRY LOBBY AND ELEVATOR ACCESS ON NE 65TH STREET

PRELIMINARY PERSPECTIVE : NE 65TH STREET



PRELIMINARY PERSPECTIVE : OPEN-AIR INTERIOR CORRIDOR



PRELIMINARY PERSPECTIVE : CENTRAL GREEN IN LOW RISE ZONE



SOUTHEAST PERSPECTIVE



RESIDENT ENTRY AT NE 65TH STREET



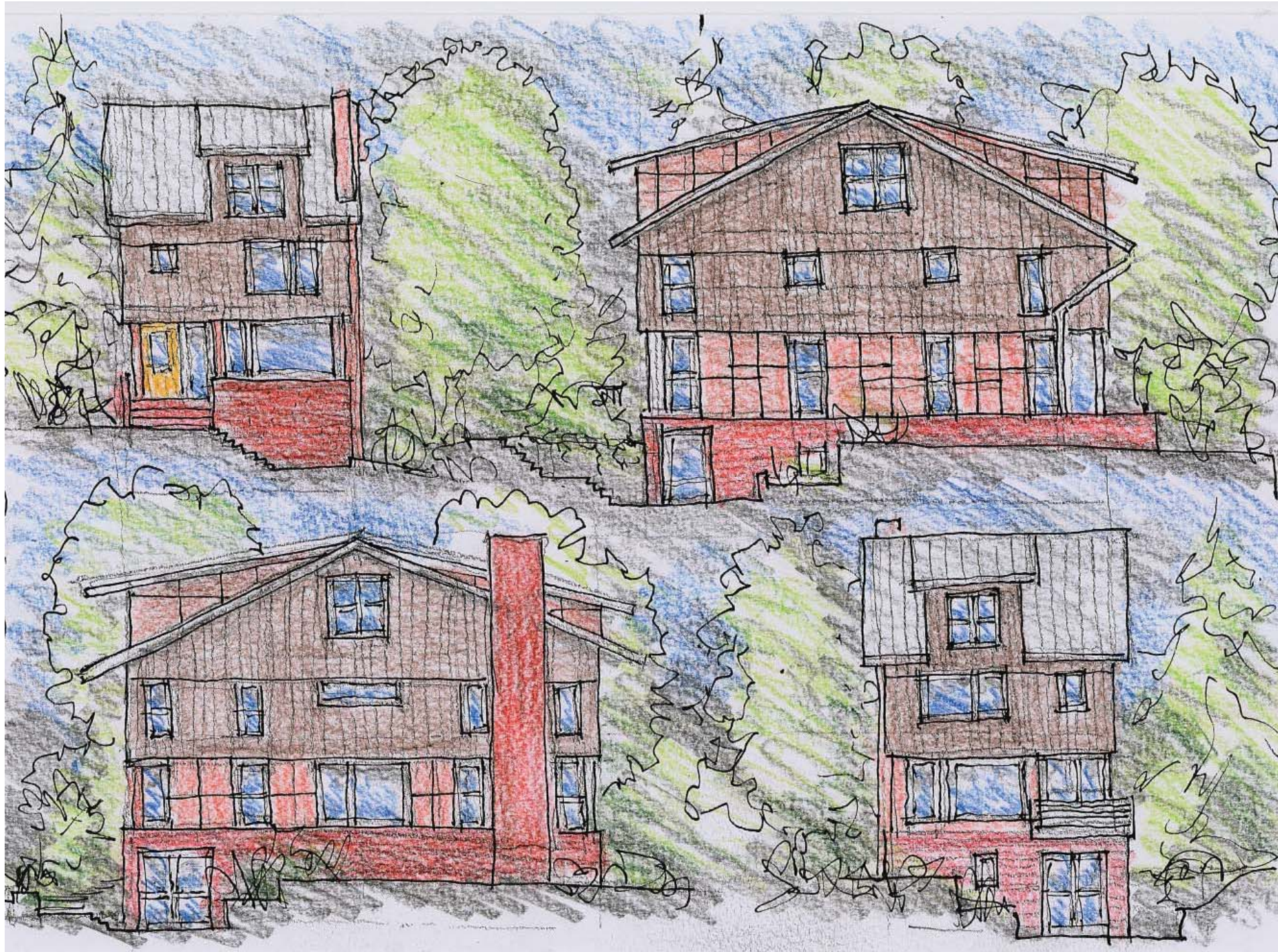
SOUTH ELEVATION



WEST ELEVATION; WEST BLOCK



SOUTH ELEVATION; WEST BLOCK



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



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



PRELIMINARY PERSPECTIVE : LOOKING EAST ON NE 65TH STREET

## APPENDIX

PP 38: NC1-30 DEVELOPMENT SUMMARY

PP 39: URBAN DESIGN ANALYSIS: ENVIRONMENTAL CONDITION

PP 40: URBAN DESIGN ANALYSIS: HISTORY

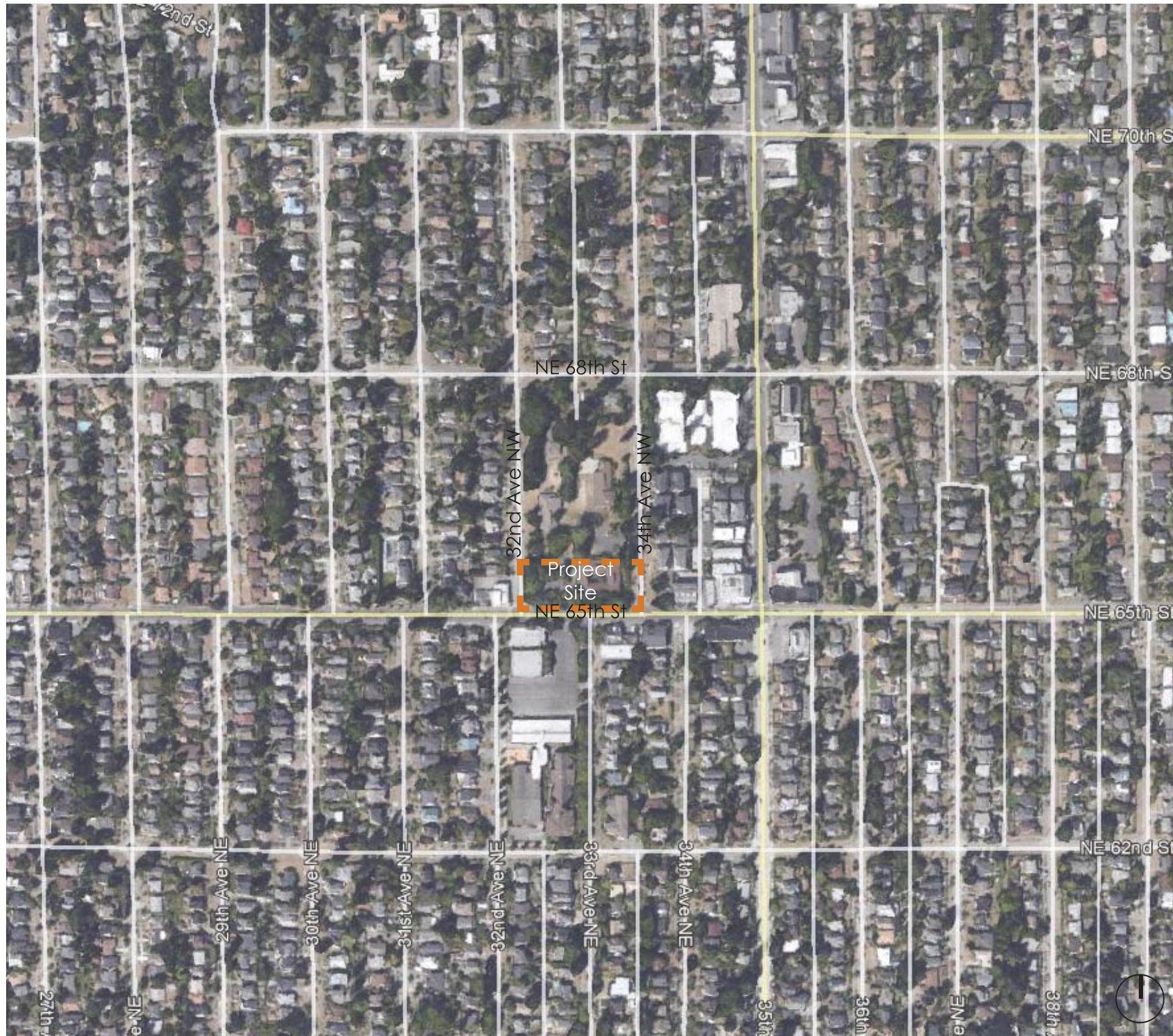
PP 41: URBAN DESIGN ANALYSIS: SUCCESSFUL EXISTING FEATURES

PP 42: URBAN DESIGN ANALYSIS: COMMUNITY CONTEXT

PP 43: URBAN DESIGN ANALYSIS: SUCCESSFUL EXISTING FEATURES

PP 44: SITE PHOTOS: FROM WITHIN

PP 45: SITE PHOTOS: FROM WITHIN



## SITE AREA

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

## ZONING

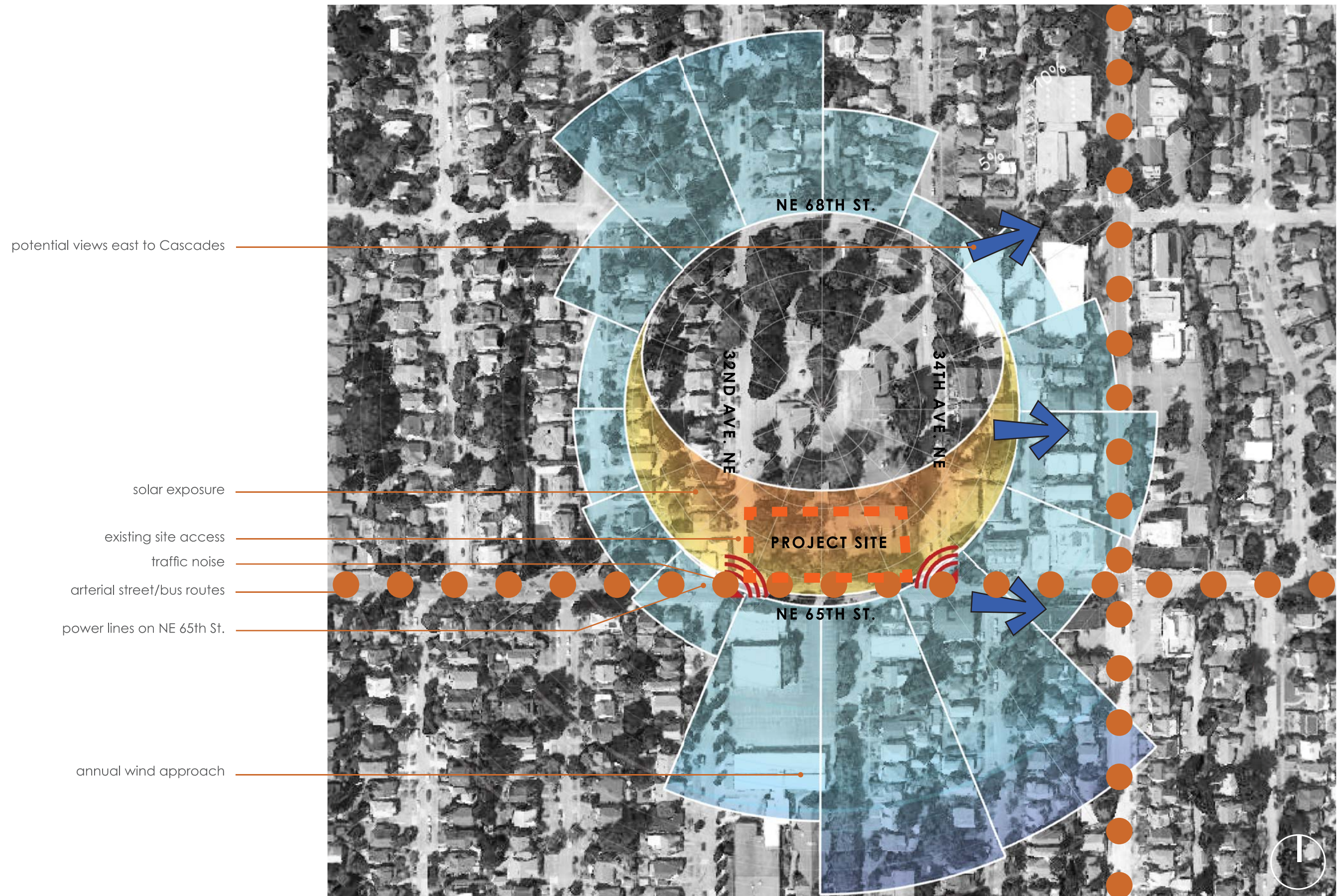
NC1-30

## 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:	64 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: $2.5 \times 32,027 =$ 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)





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)

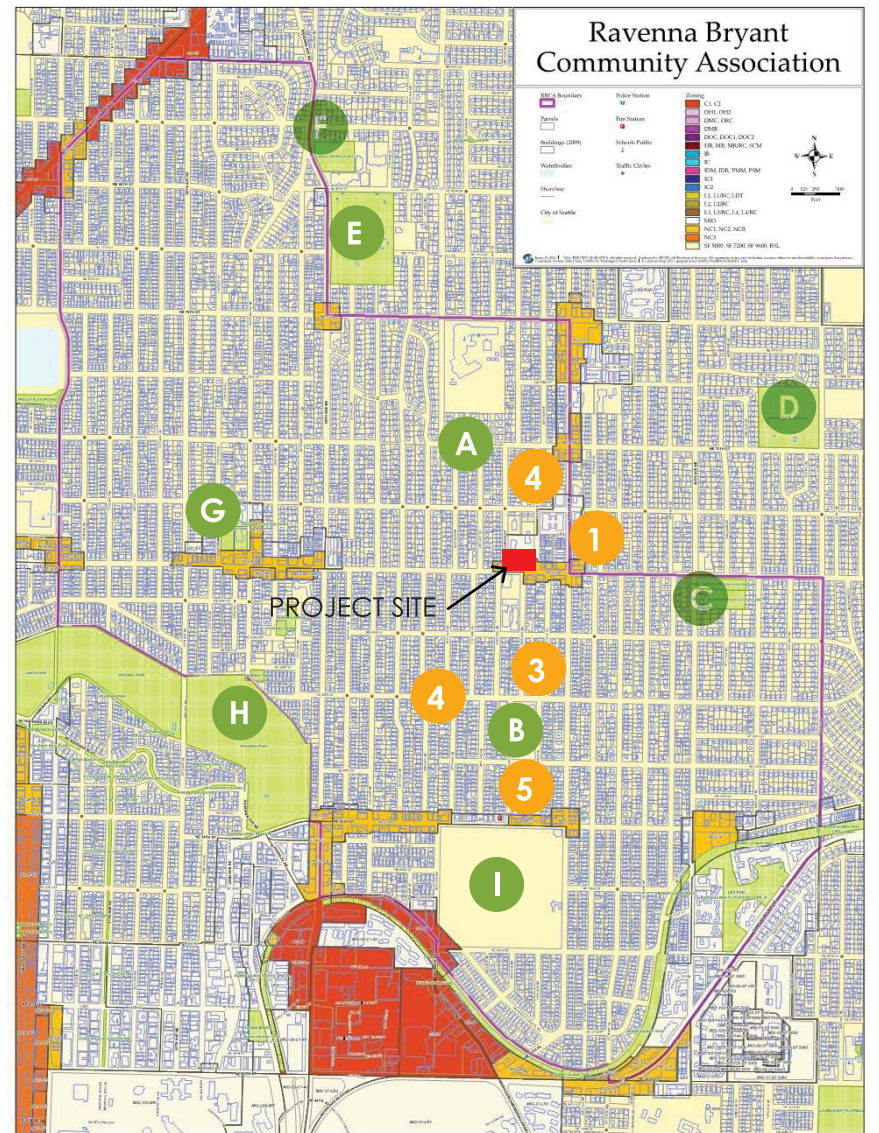


NE 65th Street Historic Photo of Children's Home Society (Built in 1908. Image taken in 1939)



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





#### PARKS, FIELDS, AND OPEN SPACE

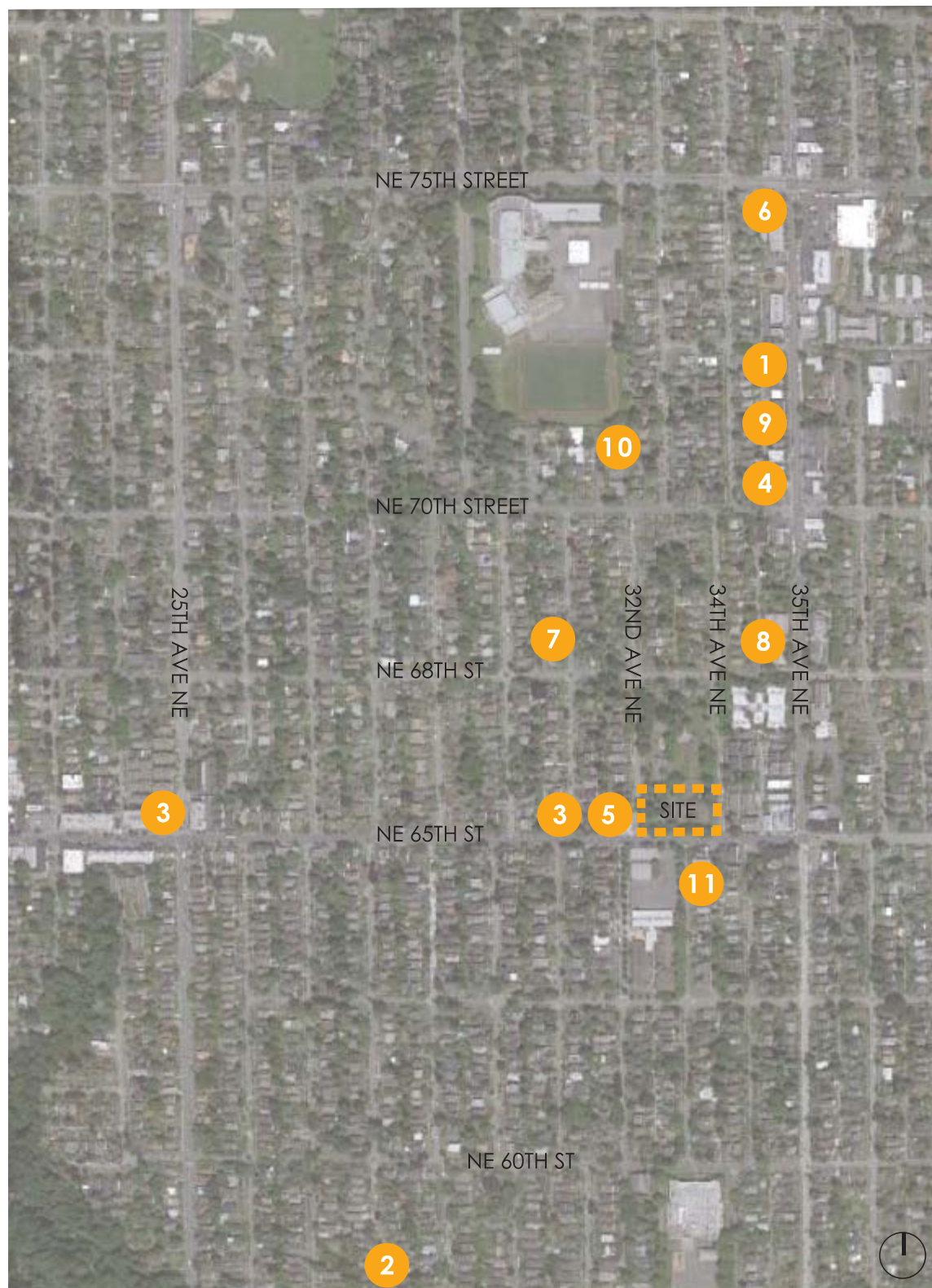
- A** Eckstein Middle School
- B** Bryant Elementary School
- C** Bryant Neighborhood Playground
- D** View Ridge Play Field
- E** Dahl Play Field
- F** Picardo Pea Patch
- G** Ravenna Eckstein Community Center
- H** Carver Park
- I** Calvary Cemetery
- J** Assumption-St. Bridget School and Church

**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



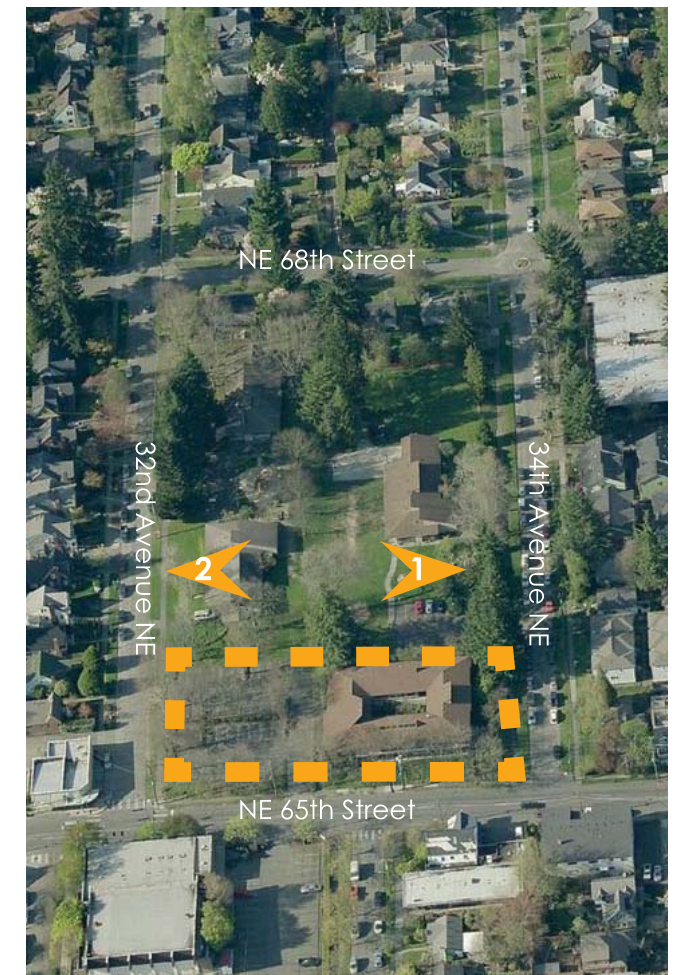
Vibrant colors and pedestrian-scaled detailing



34th Avenue NE Looking East



32nd Avenue NE Looking West



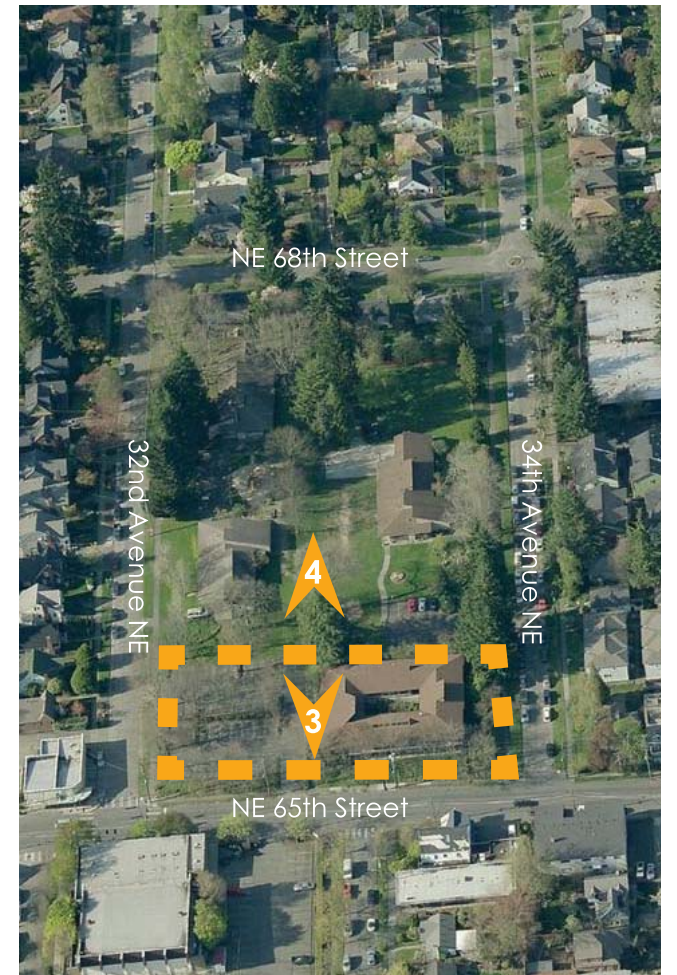
APPENDIX : SITE PHOTOS: FROM WITHIN



3 NE 65th Street Looking South



4 Site Interior (mid-block, looking East)



APPENDIX : SITE PHOTOS: FROM WITHIN