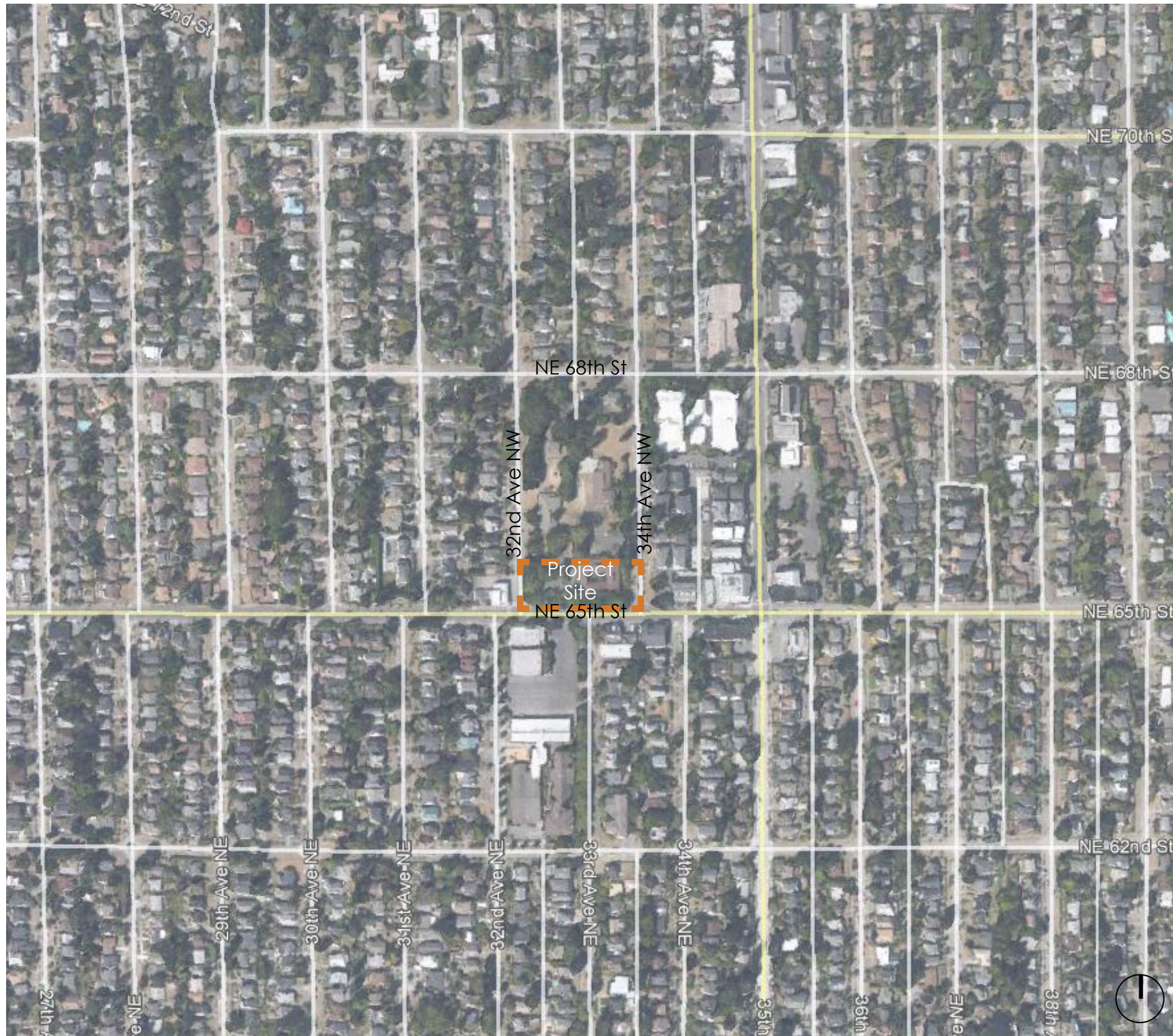


Narrative

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
Recommendation Package
21 October 2014
DPD Project # 3016051



SITE AREA

NC1-30:	32,027 sf
ALLOWABLE FAR:	80,067 sf
PROPOSED FAR:	69,765 sf

ZONING

NC1-30

PROJECT PROGRAM

Number of Residential Units:	28 units
Area of Residential Uses:	46,181 sf
Number of Live/Work Units:	8 units
Area of Live/Work Uses:	8,207 sf
Area of Commercial Uses:	4,528 sf
Number of Parking Stalls:	68 stalls
Floor Area Ratio:	2.5
Total Area and Total FAR Area	87,754 sf/69,765 sf

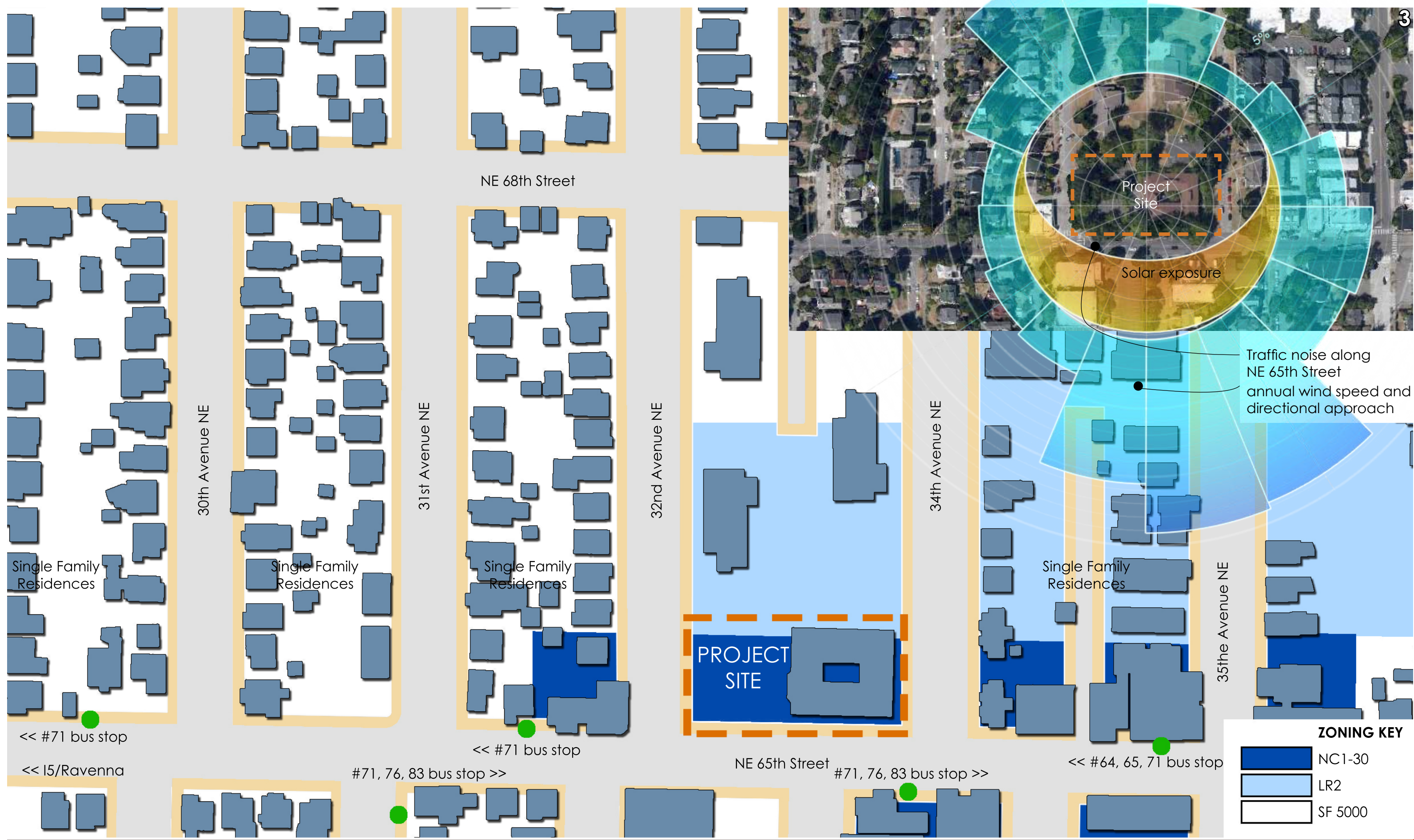
SUMMARY OF DEVELOPMENT STANDARDS

- 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
10 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)





1



2



3



4



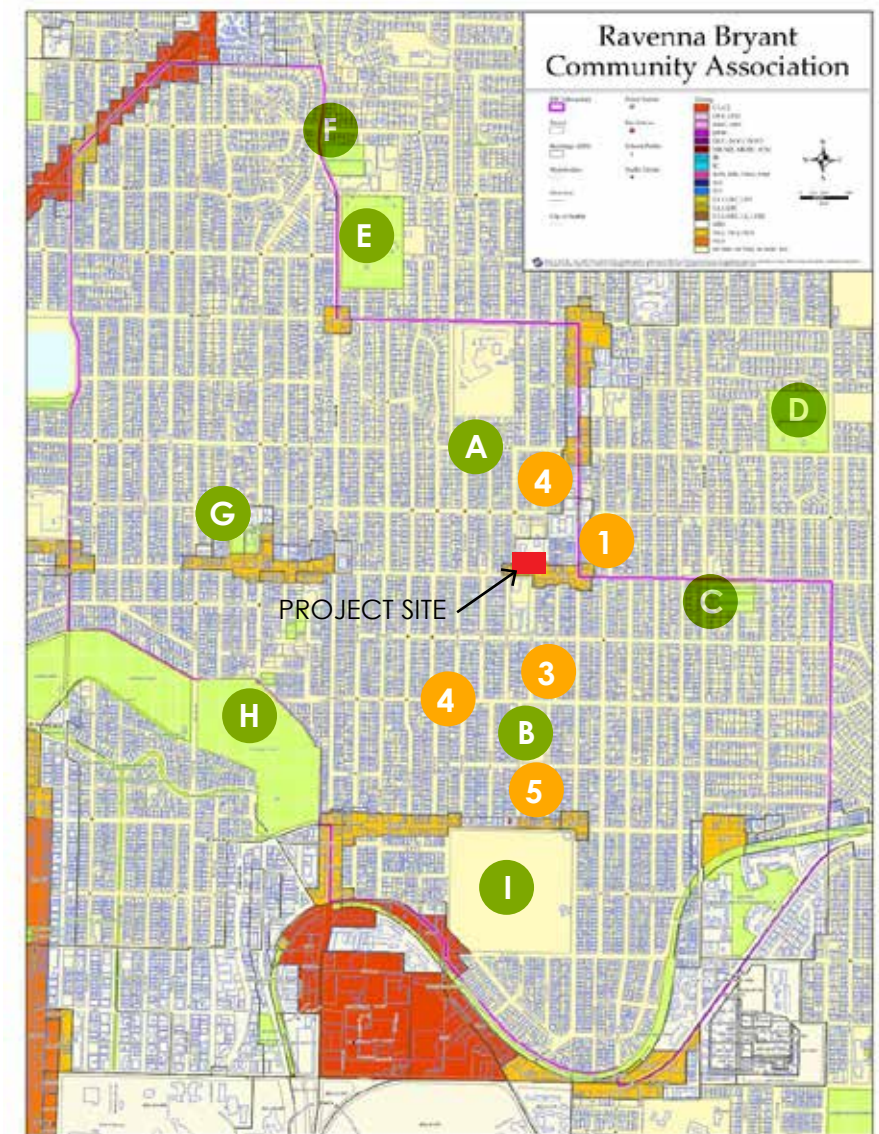
A



B



C



D



J

PARKS, FIELDS, AND OPEN SPACE

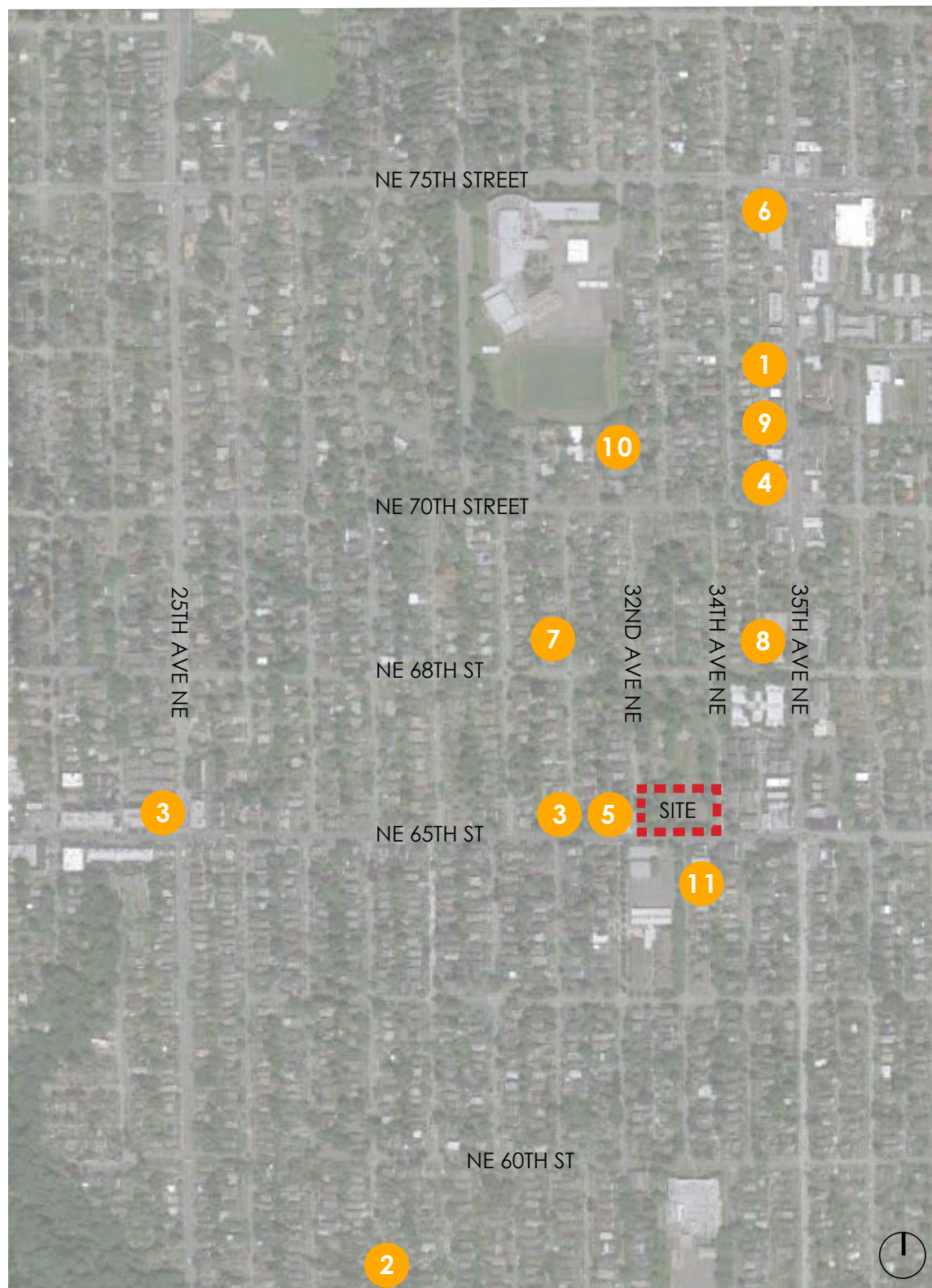
- A Eckstein Middle School
- B Bryant Elementary School
- C Bryant Neighborhood Playground
- D View Ridge Play Field
- E Dahl Play Field
- F Picardo Pea Patch
- G Ravenna Eckstein Community Center
- H Carver Park
- I Calvary Cemetery
- J Assumption-St. Bridget School and Church

1 NE Branch Library

2 Ravenna United Methodist Church

3 Theodora Senior Living

4 Wedgwood Unitarian Church



1 Recessed corner provides retail presence



2 Brick facade, corner entry, large storefront windows



3 Corner relief at sidewalk and retail



4 Modern expression in existing commercial context



5 Activation at sidewalk, corner entry



6 Brick expression in existing commercial context



7 Brick expression in single family



8 Large windows and vegetation at sidewalk



9 Recessed corner provides sidewalk relief



10 Modern expression in single family



11 Vibrant colors and pedestrian-scaled detailing



1 NE 65th Avenue looking north



2 34th Avenue NE looking west



3 32nd Avenue NE looking east



SITE PHOTOS: FROM WITHOUT



1 34th Avenue NE Looking East

ACROSS FROM SITE



2 ACROSS FROM SITE 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

future townhome development on adjacent LR site

visual connection from NE 65th to exceptional trees on LR property through break in NC

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 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



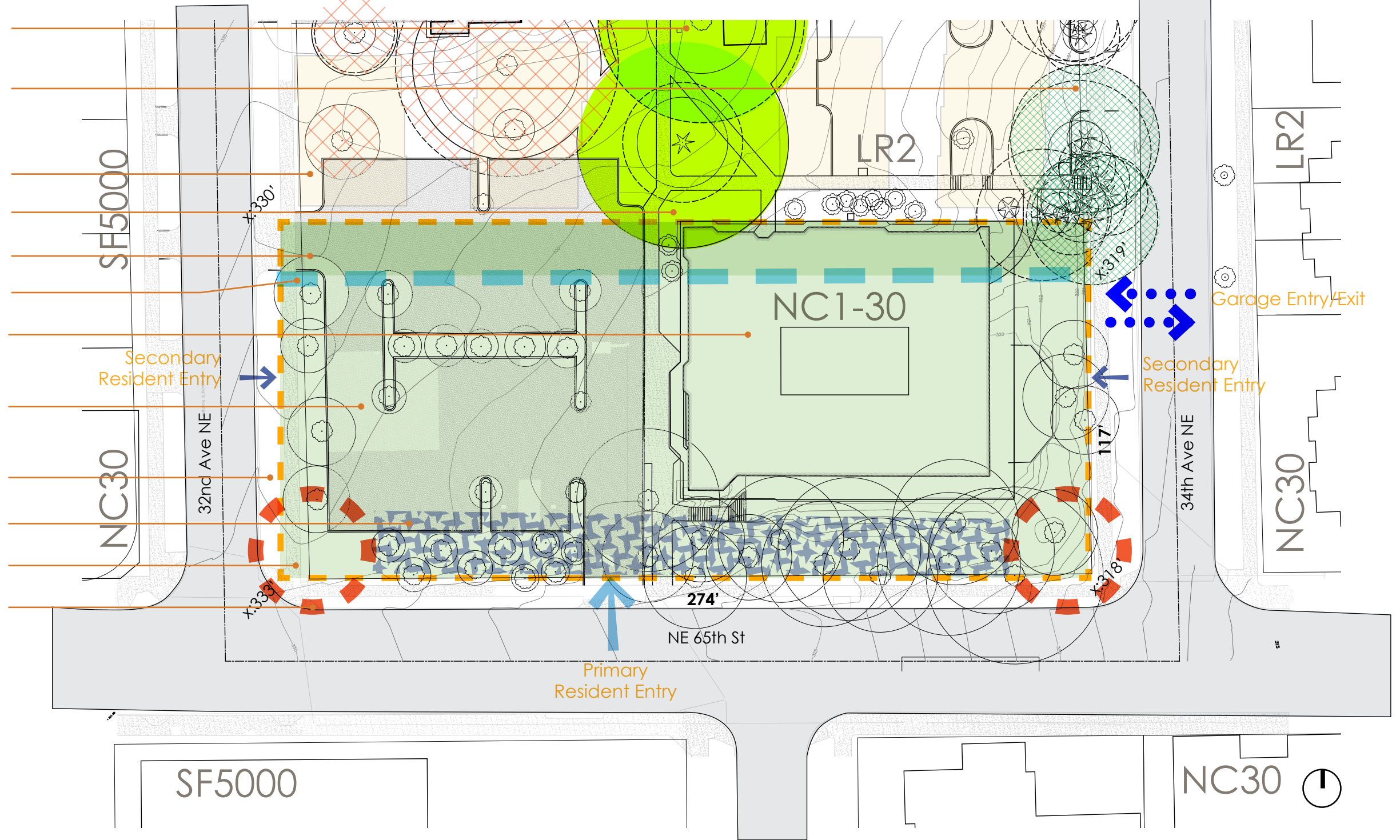
SITE ACCESS



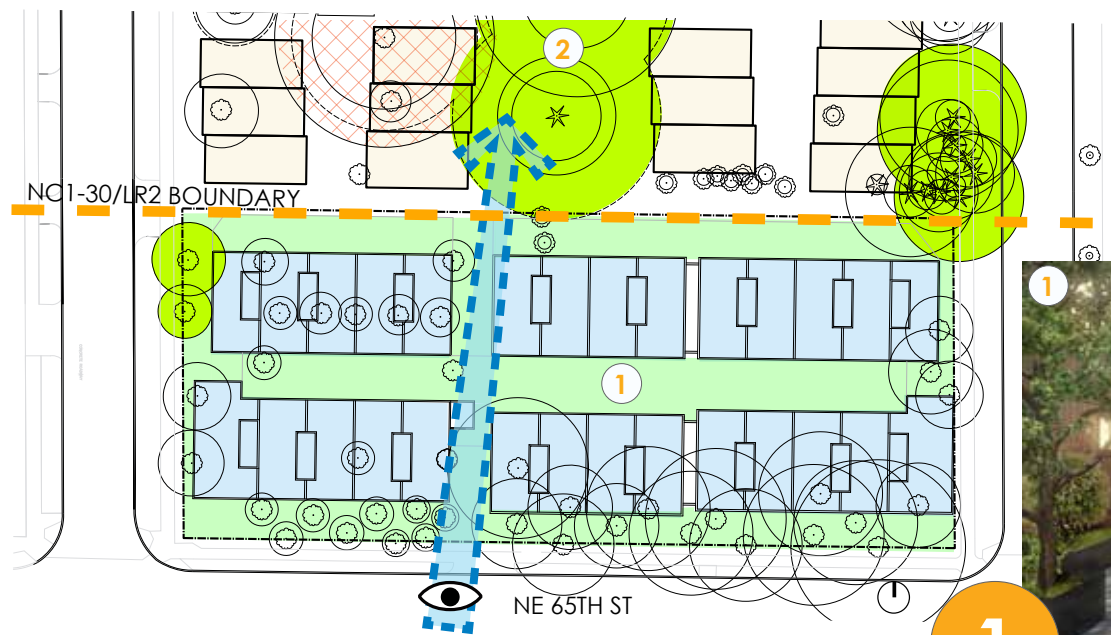
EXCEPTIONAL TREE



EXCEPTIONAL TREE; POOR HEALTH/ NUISANCE ROOT SYSTEM; RECOMMENDED FOR REMOVAL



CONSTRAINTS AND OPPORTUNITIES



1

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
- 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



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

3

Landscaped edges create a buffer between LR2 and NC30 projects. A visual connection to open space and central trees is provided from NE 65th Street via massing break



Street frontage, transparency, scale, and materiality

2

Improve pedestrian interaction at the ground floor

2

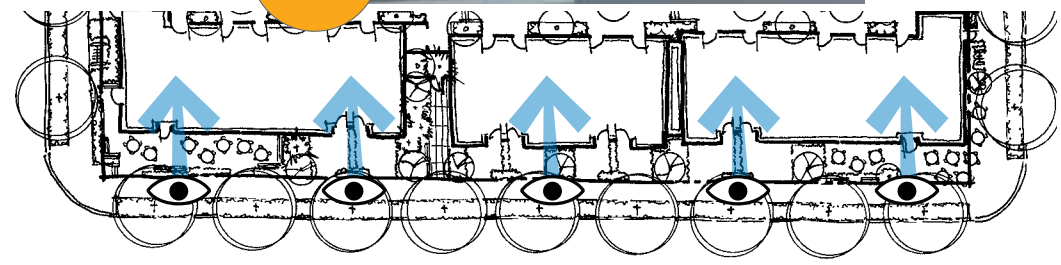
- Pedestrian-oriented open space along NE 65th street and at corners enhance the street front and pedestrian zone with plantings, benches, bike parking, and outdoor seating opportunity along NE 65th Street
- Secure residential-oriented open space at the 2nd level central open-air corridor
- Retail and 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



3

Strengthen interaction between neighboring LR2 site

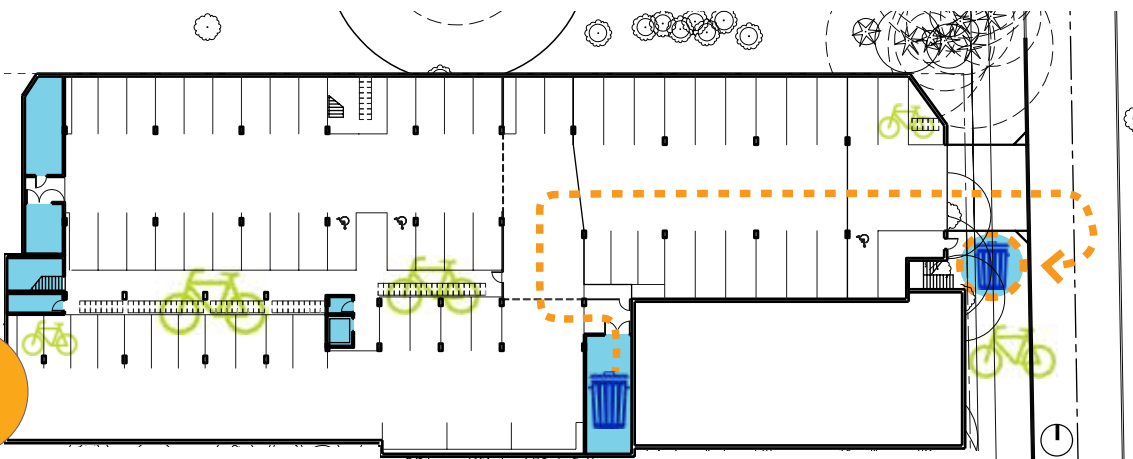
- The project is informed by two large exceptional trees on the LR2 property north of the NC boundary
- The first floor of the NC project provides 15' deep landscaped patios that will soften the transition at adjacent LR2 boundary
- Landscaping at the ground level within the LR2 development enhance vegetated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



BOARD RECOMMENDATIONS FROM PREVIOUS MEETING:

Bike parking, utility, and trash storage and collection path

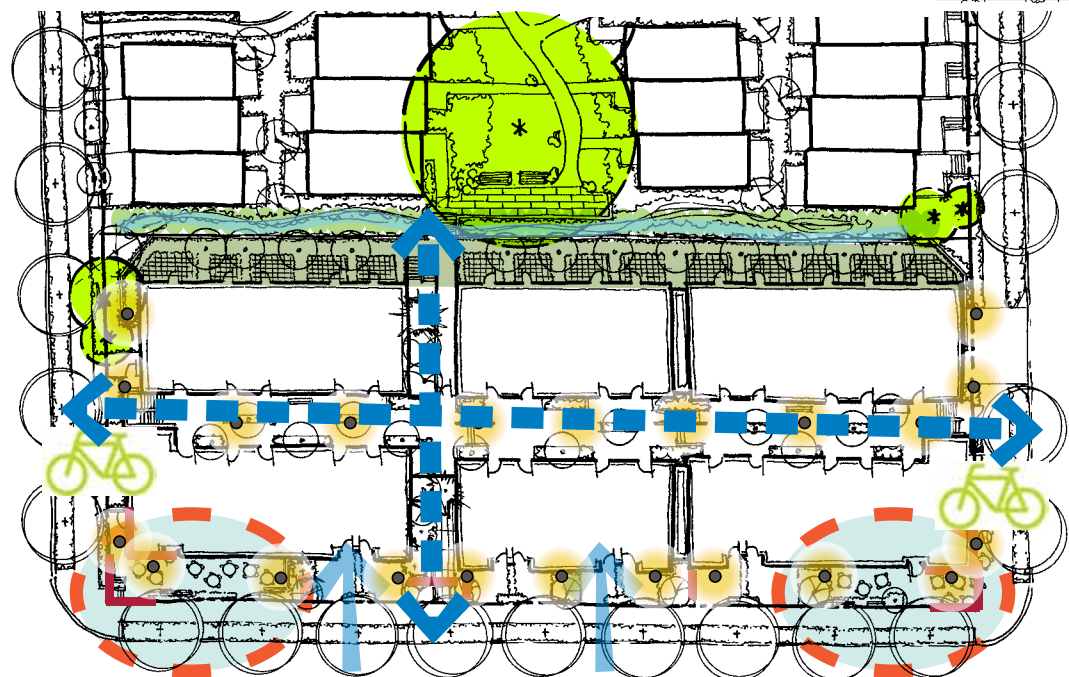
4



4

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

- Bike parking is added along the building's edge at both 32nd and 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 with a paved area adjacent to the curb for pickup.



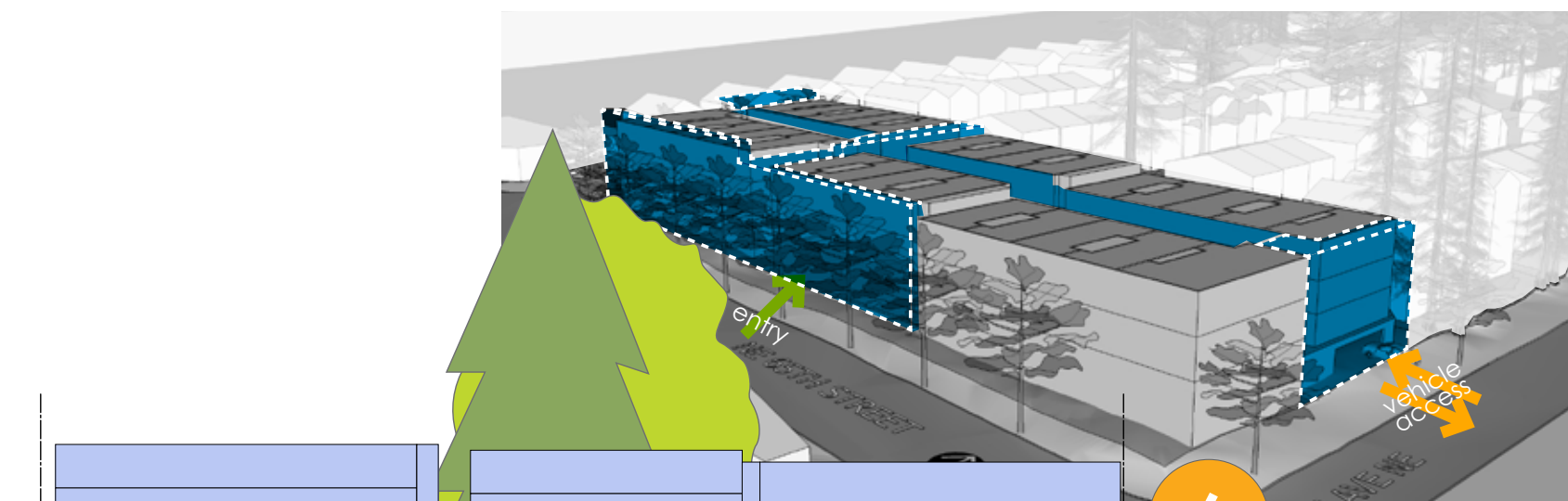
5

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

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

- 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 16'-8" 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

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**A1 RESPONDING TO SITE CHARACTERISTICS:**

The building has been broken into three parts that follow the grade along 65th, stepping down the hill. The main residential entry takes place in the passage between two of these parts. This passage has been increased in width by pushing the building blocks to east and west, and also moving the elevator out of the passageway. Several units were made smaller as well. The opening between the buildings takes advantage of views through to the large trees on the adjacent lot. The transparency of the entryway enhances this effect, acting as a glass clad gasket between the two portions of building. Original capacity calculations for this site indicated the ability to construct upwards of 50 units, however, the decision was made to reduce this number significantly in order to respect the neighborhood. It is not feasible at this time to reduce the FAR to a larger degree in order to accommodate a larger passageway.

A2 STREETScape COMPATIBILITY:

All commercial space, including the live/work units, opens directly onto the sidewalk level. The building is set back considerably from the sidewalk (as much as 13') to accommodate pedestrian activity and provide a respite from the busy traffic along 65th. Each unit will provide a welcoming face to the sidewalk and the entire ground floor level will be provided with a fully glazed storefront system for continuity. Landscape areas have been relocated to the building face, allowing for an open and continuous public space along the sidewalk. There are landscape beds separating the live/work areas from the more intensive, larger retail or café/restaurant space at the corners.

A3 ENTRANCES VISIBLE FROM THE STREET:

All retail and live/work entries face 65th with transparent storefront. Storefront sills are the same all along the frontage to ensure maximum transparency. In addition, the floor plans of the live/work spaces have been modified to emphasize retail or work space at the front of the space, with live space relegated to the rear. The residential entry is landscaped and is set back into a glass box to differentiate it from the retail and live/work units.

A4 HUMAN ACTIVITY:

Ground floor retail and live/work units have the opportunity for extensive outdoor seating and display areas, as well as large glazed areas to provide interest and views of activity within the building.

A5 RESPECT FOR ADJACENT SITES:

A 15' wide residential patio area with landscaping provides a buffer between the proposed building and the LR zone to the north. A connection through the building at the residential lobby will allow occupants to access the central green space in the lowrise townhouse zone, as well as the garage level. Private patios along this frontage are landscaped as well – see landscape plans.

A7 RESIDENTIAL OPEN SPACES:

The opening between the buildings takes advantage of views through to the large trees on the adjacent lot. The passageway has been widened to approximately 16'-8" to allow for greater views, as well as removing the elevator from this space. The transparency of the entryway enhances this effect, acting as a glass-clad gasket between the two portions of building. Original capacity calculations for this site indicated the ability to construct upwards of 50 units, however, the decision was made to reduce this number significantly in order to respect the neighborhood. It is not feasible at this time to reduce the FAR to a larger degree in order to accommodate a larger passageway.

A8 PARKING AND VEHICLE ACCESS:

The access to the parking area is located on 34th Ave NE. Secure bike parking will be located within the garage, both for commercial and for residential uses.

A10 CORNER LOTS:

While the building does occupy two corners along 65th, it also falls in the center of a larger commercial stretch of street, with significant nodes at 25th and at 35th. Given this, it was deemed by the board that a significant corner gesture was not required. Care has been given to address the corners of the building in a different way, with large steel canopies, wrap-around storefront glazing, and materials changes at the upper levels that emphasize the corner. The second floor has corner windows as well.

B HEIGHT, BULK, AND SCALE**B1 HEIGHT, BULK, AND SCALE COMPATIBILITY:**

See response to A-1 and A-7 above. The building provides a tripartite massing with the separate blocks differentiated by materials, as well as different heights and setbacks from the street.

C ARCHITECTURAL ELEMENTS AND MATERIALS**C1 ARCHITECTURAL CONTEXT:**

The building uses language from the neighborhood in materials and detailing, incorporating a finer scale into the larger mass. It takes cues from the surrounding craftsman bungalows as well as the mid-century buildings in the neighborhood. Materials include brick, wood, and the inclusion of steel railings. The design is streamlined, with careful detailing at material changes.

C2 ARCHITECTURAL CONCEPT AND CONSISTENCY:

The storefronts along 65th street shall provide the same look whether they are intended for retail or for live/work occupancy. The appearance of the ground floor shall be that of a retail oriented building. The live/work spaces have floor plans that emphasize the retail function in the front of the space, relegating living areas to the mezzanine and rear of the space. Generous storefronts and welcoming entries give the feel of retail, not residential space.

C3 HUMAN SCALE:

Detailing of materials as well as finely grained landscaping along the frontage of the building will complement the pedestrian nature of the neighborhood and the surrounding single family development. Small scale blade signage will identify retail spaces. Large canopies will provide weather protection for a significant portion of the façade. Careful attention to lighting and landscape enhance the experience.

C4 EXTERIOR FINISH MATERIALS:

Exterior finishes include brick, natural wood siding in a vertical pattern, and concrete, as well as aluminum storefront and steel canopies. Care has been taken to ensure that the building will present a quality face to the neighborhood.

C5 STRUCTURED PARKING ENTRANCES:

The parking garage entry is sited along 34th Ave.

D PEDESTRIAN ENVIRONMENT**D1 PEDESTRIAN OPEN SPACES AND ENTRANCES:**

There are three hierarchies of space along the 65th street façade – larger scale retail, smaller scale retail/live/work, and the public sidewalk. Paving and landscaping is appropriate to these scales. There will be no barriers to the live/work entrances, the sidewalk will flow from public to semi-public with a change in pattern, but not material. Small scale low landscaping will provide interest, but will not obscure views along the front of the building.

D6 SCREENING OF DUMPSTERS:

Utility and service spaces, including the trash room, will be located within the building's parking garage and will thus be screened from view. Garbage will be taken to the street by building management for pick-up. Bike storage within the garage will be ample and easy to use.

D7 PERSONAL SAFETY AND SECURITY, SIGNAGE, COMMERCIAL LIGHTING:

Exterior building-mounted lighting will be provided throughout the project site, concentrated at all building entries. A gate

D9

will enclose the stairs to the residential courtyard at each end of the building, so that it will only be available to building residents. The second level courtyard will be provided with an appropriate lighting plan for residential use. A signage plan and lighting plan will be provided at the recommendation meeting.

D10**D11 COMMERCIAL TRANSPARENCY:**

Storefront glazing at retail spaces and at live/work spaces shall be generous and of the same material. The frequency of doors at the live/work units will be the only difference.

D12 RESIDENTIAL ENTRIES AND TRANSITIONS:

The residential entry is recessed from the property. The area around this entry is landscaped, as well as being well lit. Views are through the glass lobby to the green space beyond.

E PEDESTRIAN ENVIRONMENT**E1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES:**

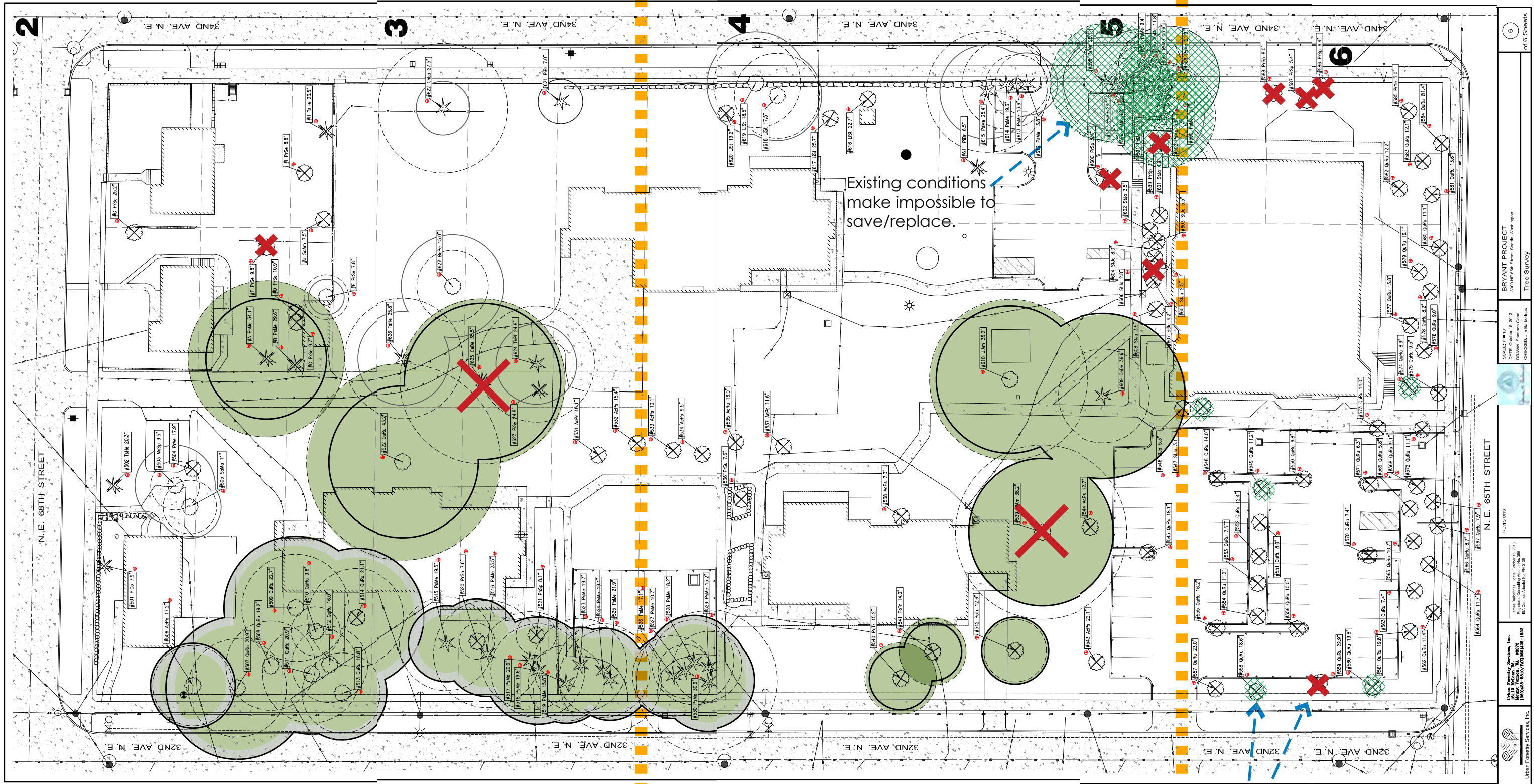
See response to A-1, A-7, and B-1. The landscape will enhance the site and will maintain continuity with the adjacent sites to the north on the same block.

E2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE:

Extensive landscaping is provided both in the public spaces and within the residential open spaces. Areas are set aside for public seating and site furniture.

E3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS:

Trees at the northeast (not on the property) shall be preserved. Several trees from the interior of the site shall be salvaged and transplanted to other areas of the property in the LR zone.



ZONING BOUNDARY



EXCEPTIONAL TREE



TREES IDENTIFIED AS MODERATE PRESERVATION VALUE



TREES IDENTIFIED IN EXTREMELY POOR HEALTH



Replace



Urban Forestry Services, Inc.
 1318 Academy Drive, Suite 100, Seattle, WA 98101
 (206) 465-7400 / www.urbanforestry.com

James Buchanan - date: October 15, 2013
 Registered Consulting Forester No. 356
 Ed Carter - date: Nov. 19, 2013
 Ed Carter - date: Nov. 19, 2013

REVISIONS

1318 Academy Drive, Suite 100, Seattle, WA 98101
 (206) 465-7400 / www.urbanforestry.com

DATE: October 15, 2013
 DRAWN: Shannon Good
 CHECKED: Jim Bannister

BRYANT PROJECT
 3300 NE 65th Street, Seattle, Washington

Tree Survey

6 of 6 Sheets

TREE SURVEY : WHOLE BLOCK





PERSPECTIVE : LOOKING EAST ON NE 65TH STREET

CURRENT SCHEME

Overview

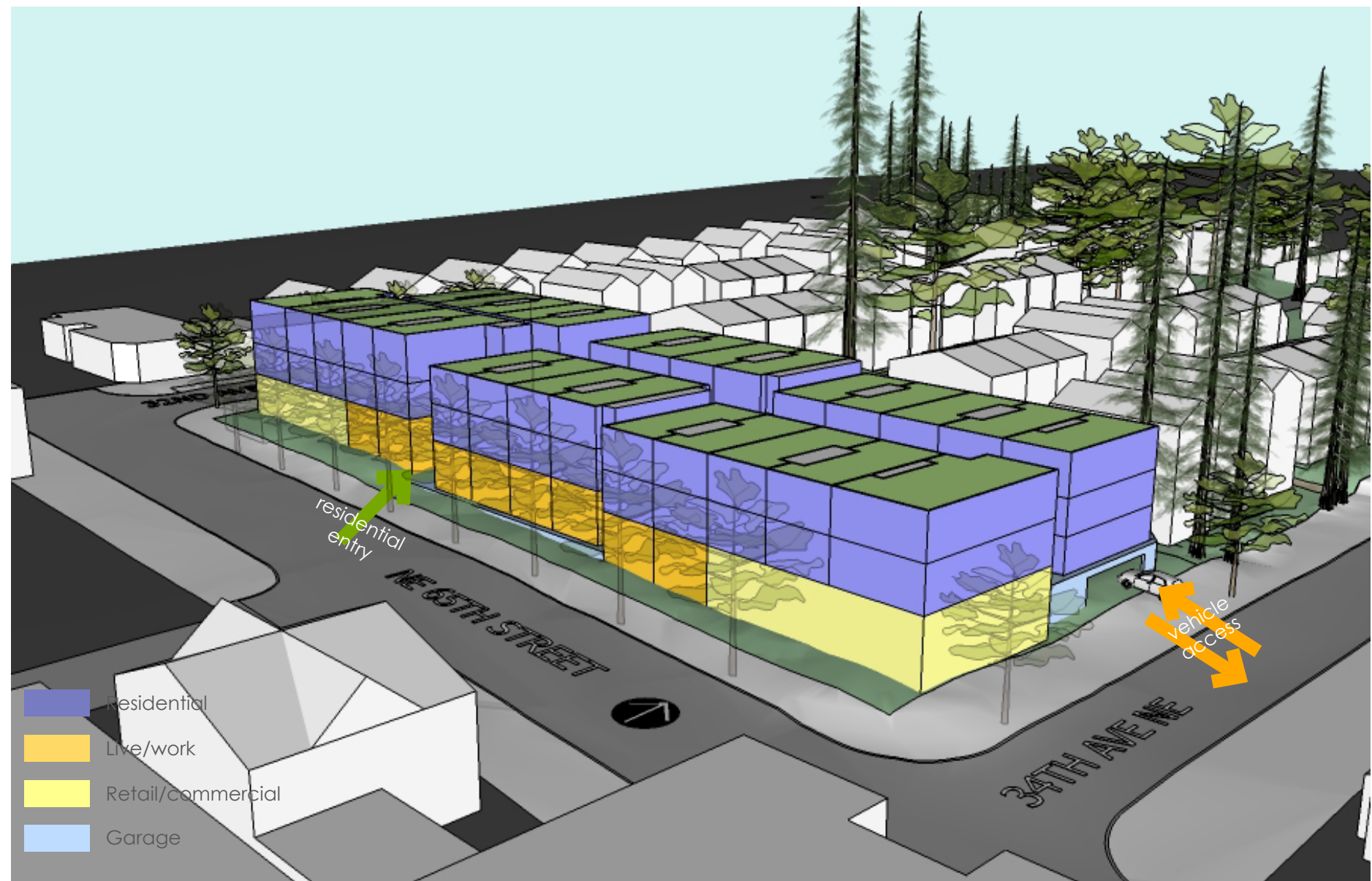
- 3-story with 14'-6" break in massing at 2nd and 3rd level
- pedestrian oriented open space at retail corners and along street front
- structure steps down and away from street at two intervals
- 2-story dwelling units above one story retail at NE 65th Ave
- 3-story dwelling units at north bar massing 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
- 68 parking spaces within NC garage
 - 55 parking spaces for commercial and NC townhomes
 - 13 reserved parking spaces for LR2 townhomes
- garage entry off of 34th Ave NE

Opportunities

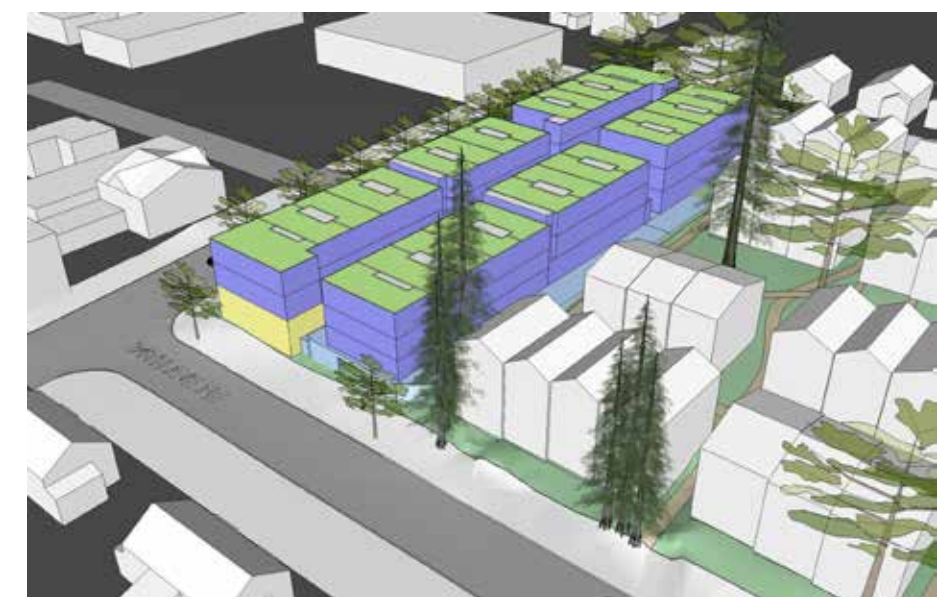
- each mass is one unit deep, providing natural daylight at either end of unit
- creates community space with interior courtyard
- mass is split apart providing greater solar access
- building is pulled back from the street; providing more pedestrian space and relief at street level
- provides additional 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 incorporating new landscape and pedestrian-scaled elements, live/work units, while retail anchors each corner along NE 65th Street.

Challenges

- at abutting LR2 zone provides minimum 15' setback of top level
- under FAR development potential



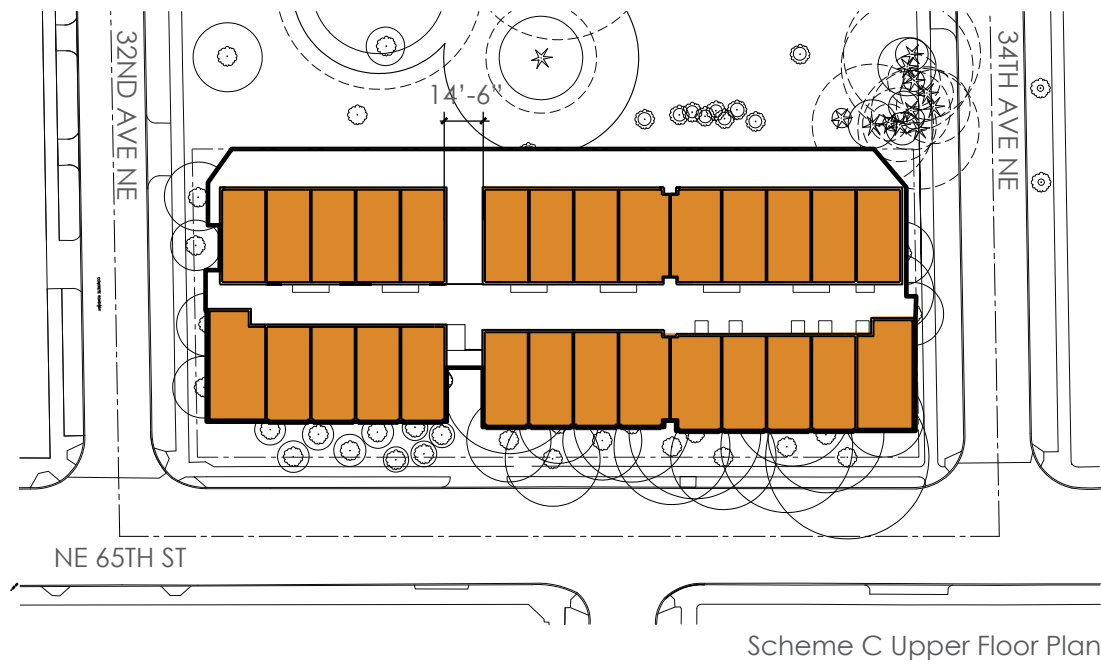
Current Scheme NC1-30 birdseye view looking northwest



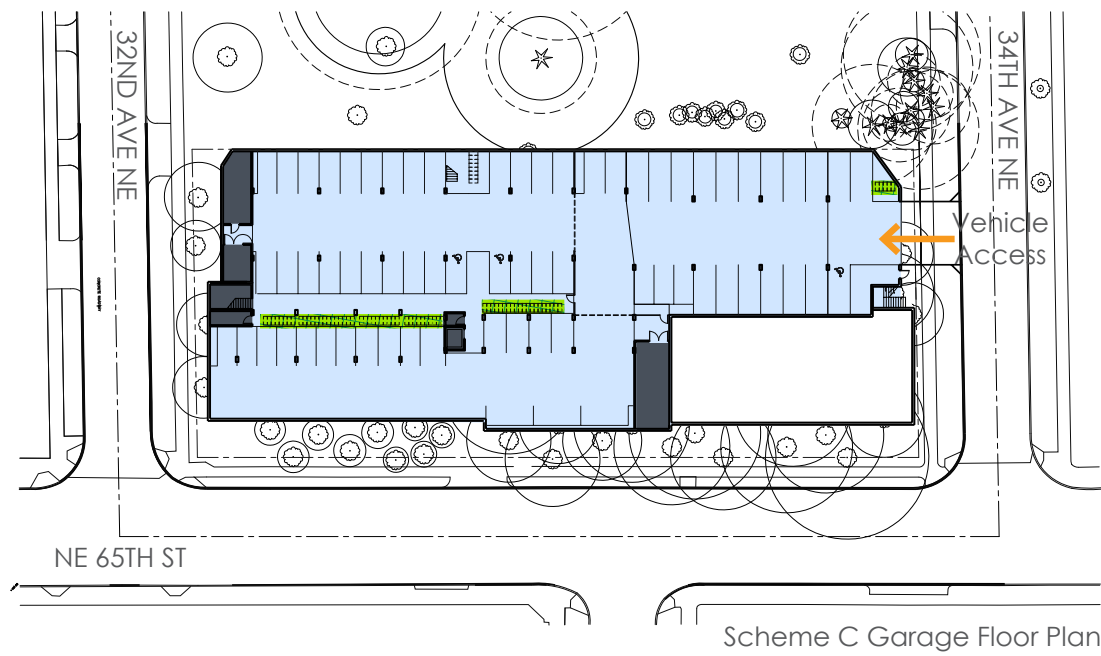
Current Scheme NC1-30 birdseye view looking west

NC1-30 MASSING:
CURRENT SCHEME

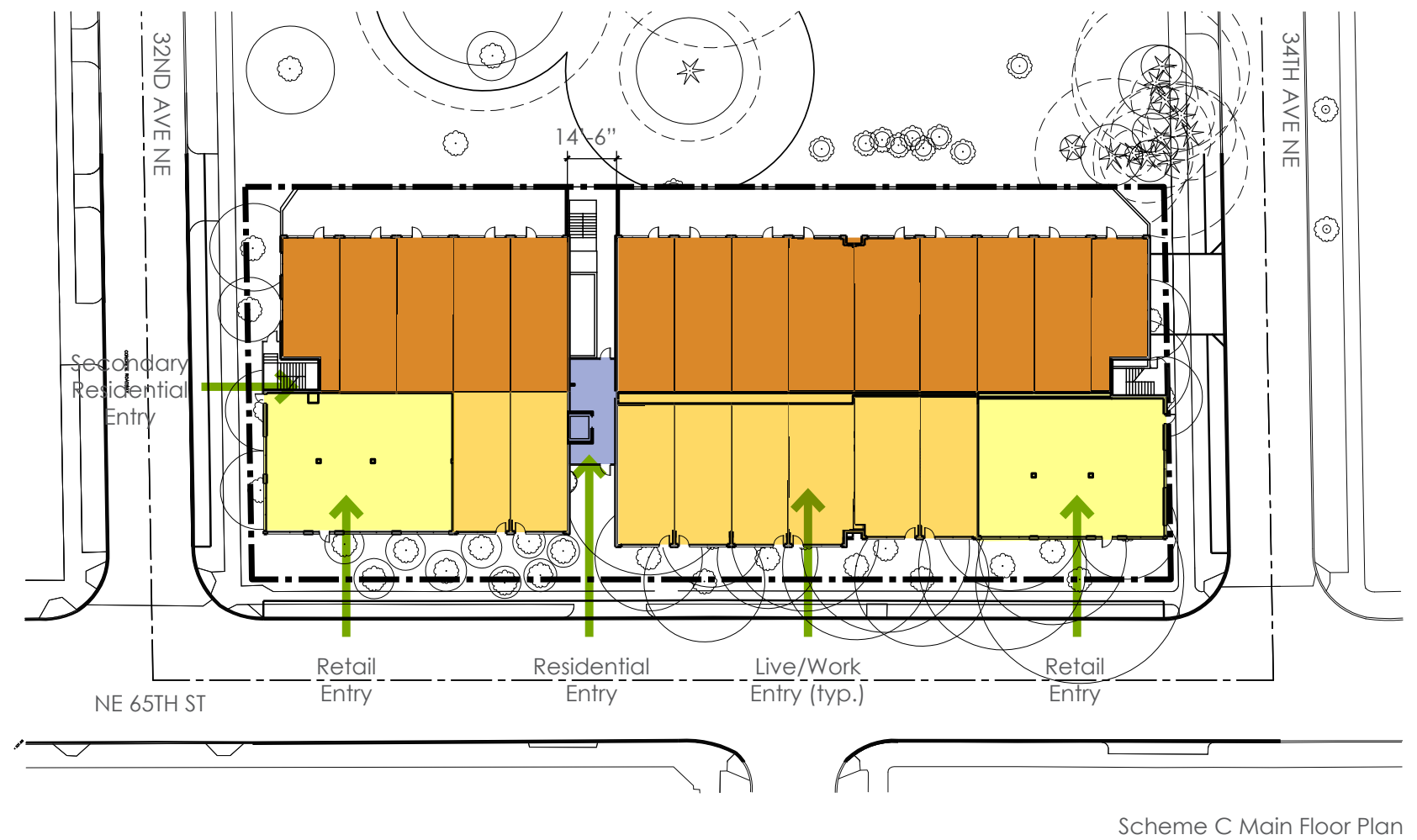
CURRENT SCHEME



Scheme C Upper Floor Plan



Scheme C Garage Floor Plan



Scheme C Main Floor Plan

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

NC1-30 MASSING:
CURRENT SCHEME



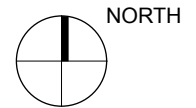
PERSPECTIVE : CENTRAL GREEN IN LOW RISE ZONE



32ND AVE NE

34TH AVE NE

NE 65TH STREET



FAZIO
 ASSOCIATES INC
 LANDSCAPE ARCHITECTS

OVERALL LANDSCAPE PLAN



FAZIO ASSOCIATES INC.
LANDSCAPE ARCHITECTS

GROUNDPLANE LANDSCAPE PLAN

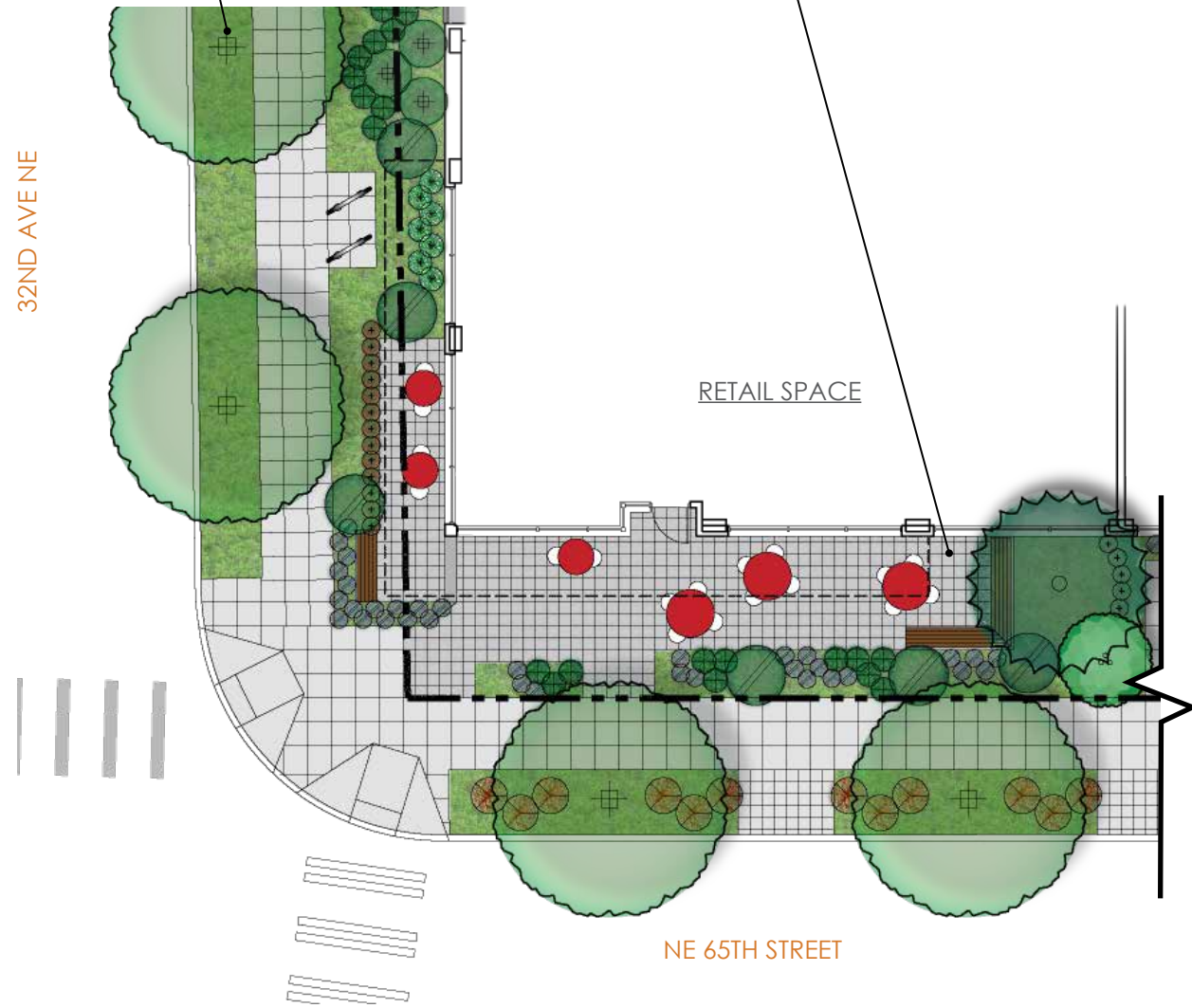


PERSIAN IRONWOOD (STREET TREE)

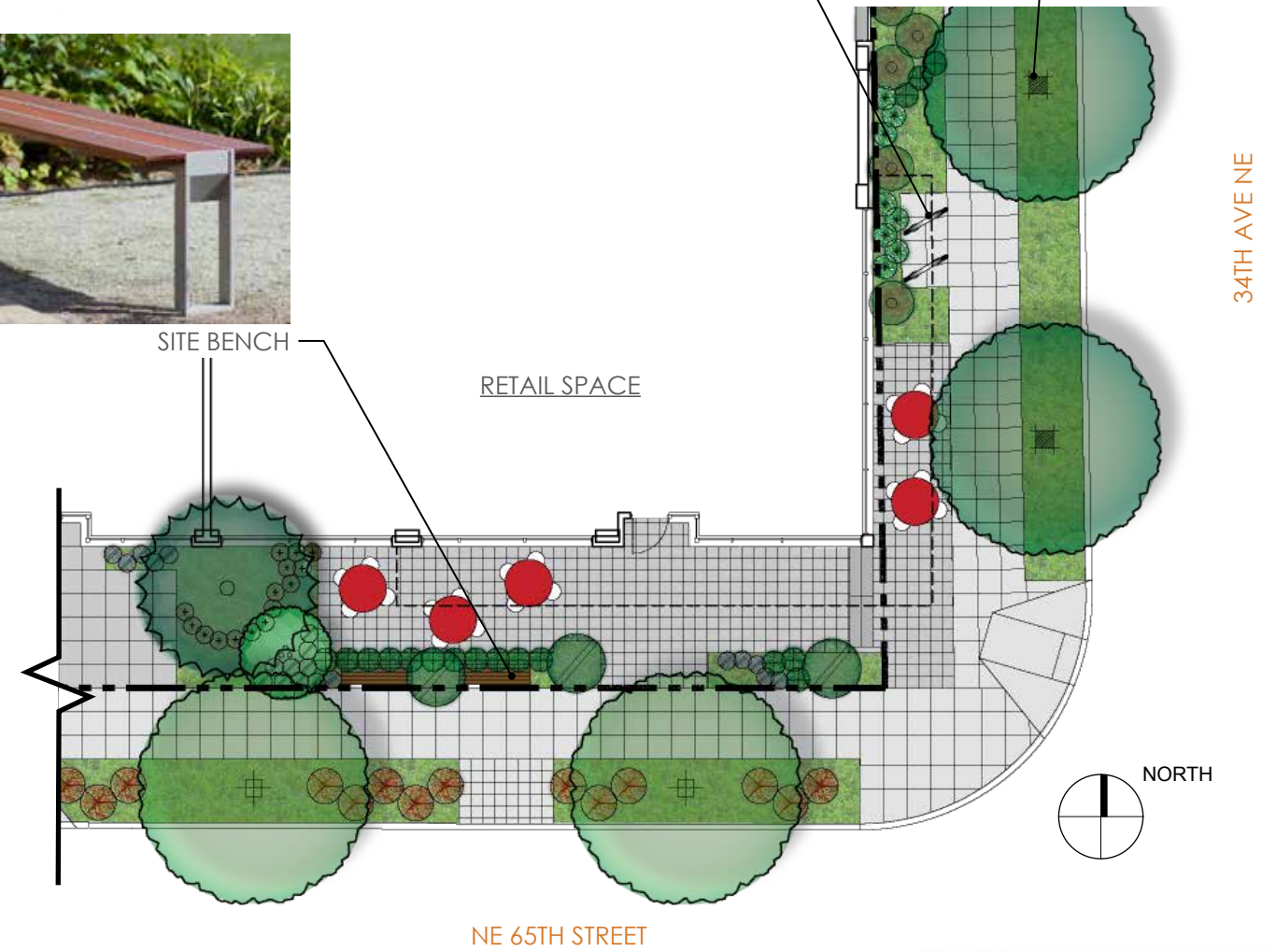
ACCENT CONCRETE

BIKE RACKS

YULAN MAGNOLIA (STREET TREE)



SITE BENCH



FAZIO ASSOCIATES INC.
LANDSCAPE ARCHITECTS

LANDSCAPE PLAN AT RETAIL CORNERS



SITE BENCH



STEEL PLANTERS



PEDESTAL PAVERS



RED PYGMY JAPANESE MAPLE



BLOODGOOD JAPANESE MAPLE

32ND AVE NE

34TH AVE NE

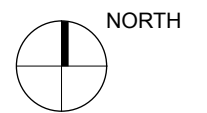
NE 65TH STREET

TOWNHOUSES

TOWNHOUSES

TOWNHOUSES

TOWNHOUSES



FAZIO
ASSOCIATES INC
LANDSCAPE ARCHITECTS

SECOND LEVEL LANDSCAPE PLAN



BLACK COBBLE



GREEN ROOF



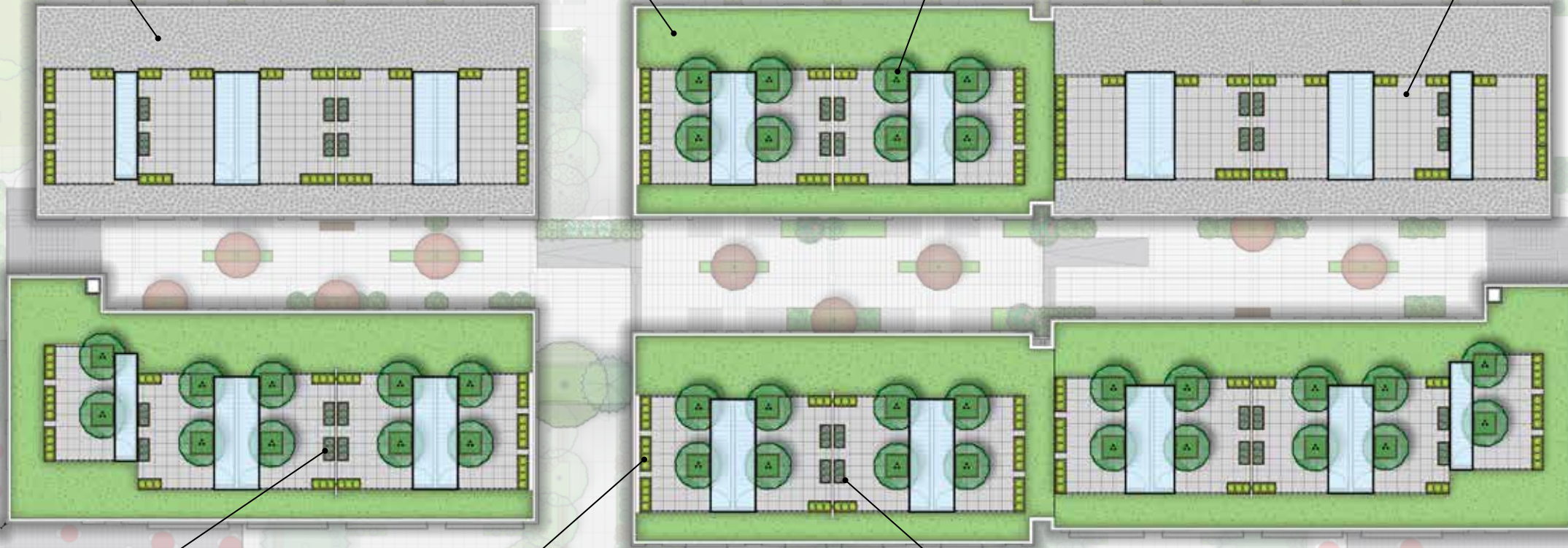
STAR MAGNOLIA



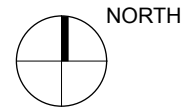
PEDESTAL PAVERS

32ND AVE NE

34TH AVE NE



NE 65TH STREET



NORTH

FAZIO ASSOCIATES INC
LANDSCAPE ARCHITECTS

ROOF LEVEL LANDSCAPE PLAN

ENGLISH LAVENDER



GOLDEN GODDESS BAMBOO



STEEL PLANTERS





PERSIAN IRONWOOD
(STREET TREE)



YULAN MAGNOLIA
(STREET TREE)



VINE MAPLE



AMERICAN HORNBEAM



MOUNTAIN HEMLOCK



STAR MAGNOLIA



SHORE PINE



BLOODGOOD JAPANESE MAPLE



RED PYGMY JAPANESE MAPLE



SMOOTH SUMAC



CLEOPATRA SASANQUA CAMILLIA



WINGED EUONYMUS



SOMERSET DAPHNE



PLANT PALETTE: TREES AND LARGE SHRUBS



GOLDEN GODDESS BAMBOO



KELSEY DOGWOOD



SARCOCOCCA



CAROL MACKIE DAPHNE



HEAVENLY BAMBOO



EVERGREEN CLEMATIS



GOLDFLAME SPIRAEA



ENGLISH LAVENDER



DEER FERN



SLOUGH SEDGE



CREEPING MAHONIA



KINNICKINNICK



GREEN ROOF MIX



PLANT PALETTE: SHRUBS, CLIMBING VINE & GROUNDCOVERS



- USE KEY
- RESIDENTIAL
 - RESIDENTIAL AMENITY
 - RETAIL
 - PARKING
 - LIVE/WORK

landscaped buffer

NE 65TH STREET

1ST FLOOR PLAN (Street Level)

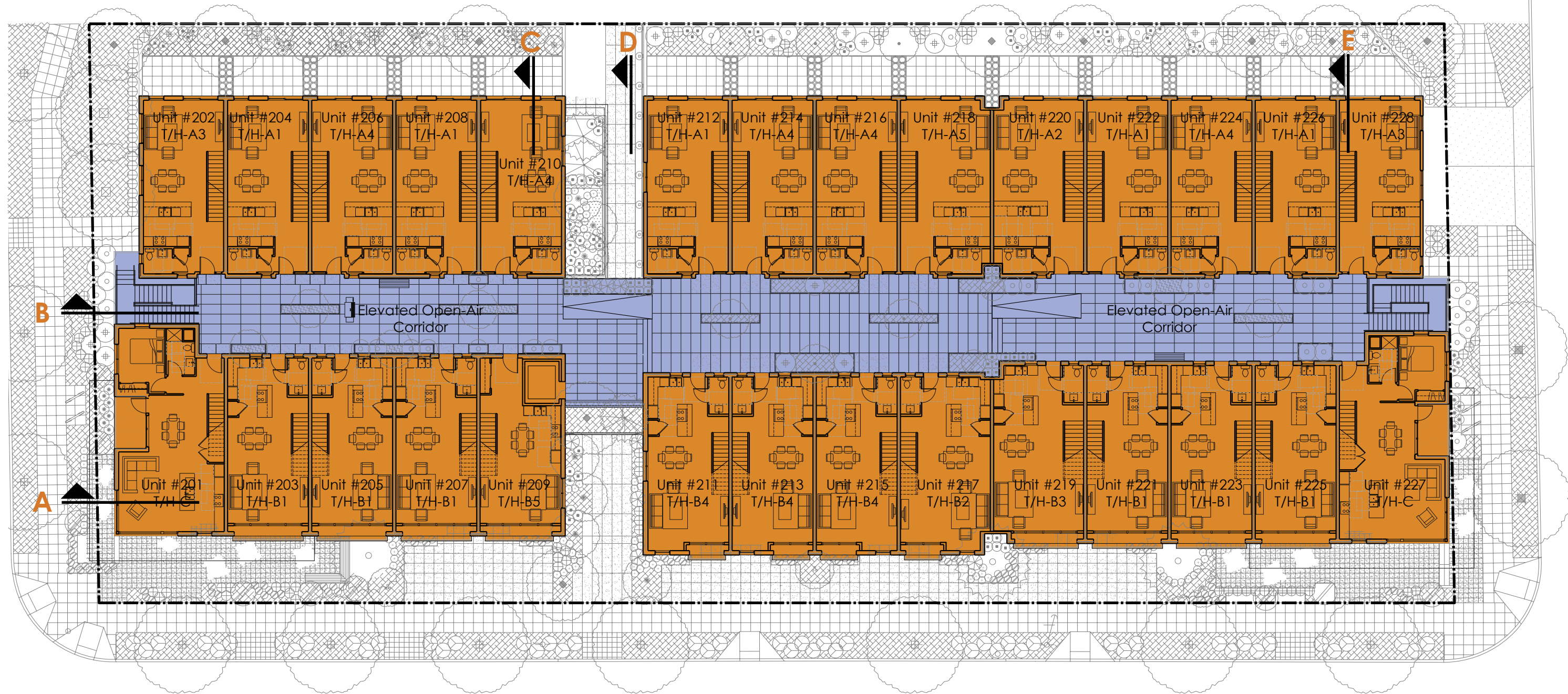
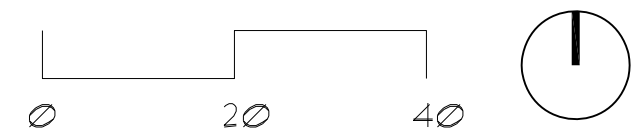


32ND AVE NE

NE 65TH STREET

USE KEY

- RESIDENTIAL
- RESIDENTIAL AMENITY
- RETAIL
- PARKING

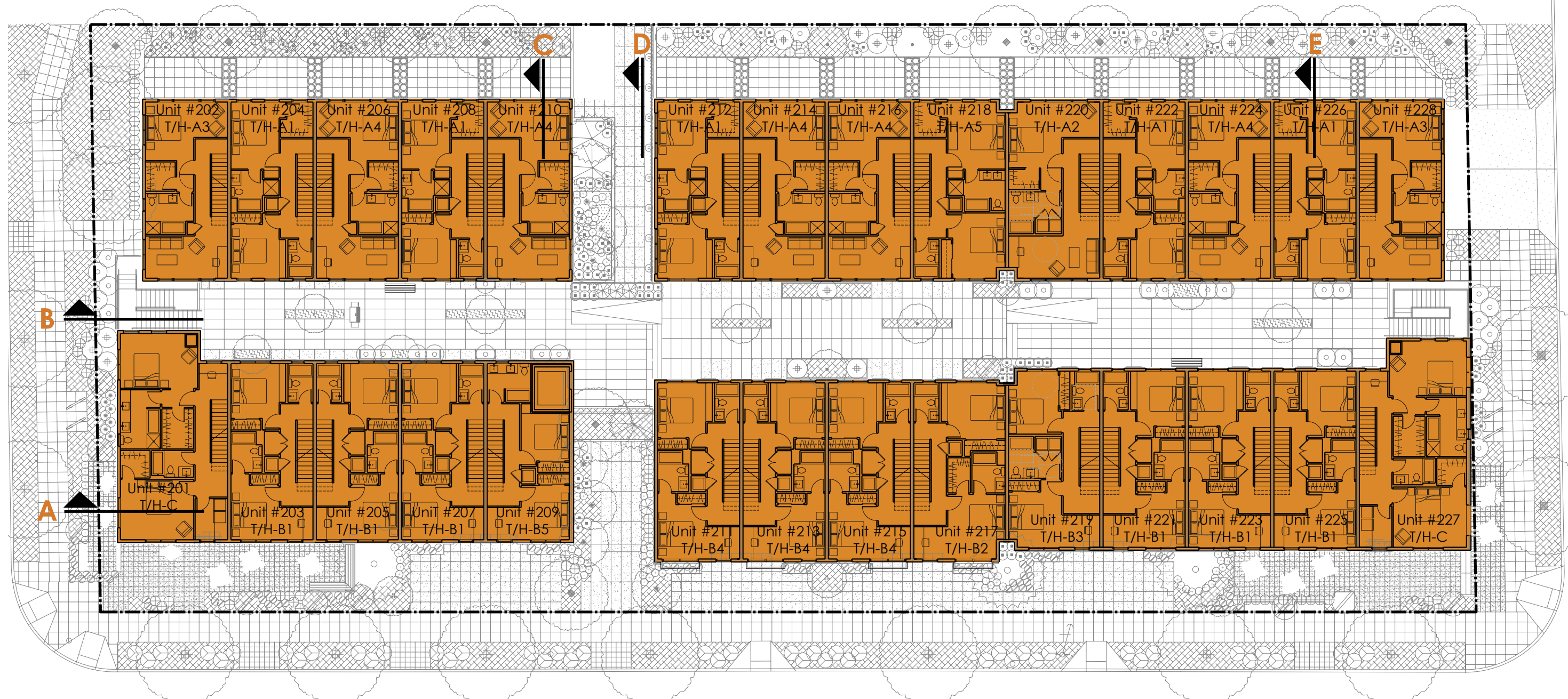


32ND AVE NE

NE 65TH STREET

USE KEY

- RESIDENTIAL
- RESIDENTIAL AMENITY
- RETAIL
- PARKING

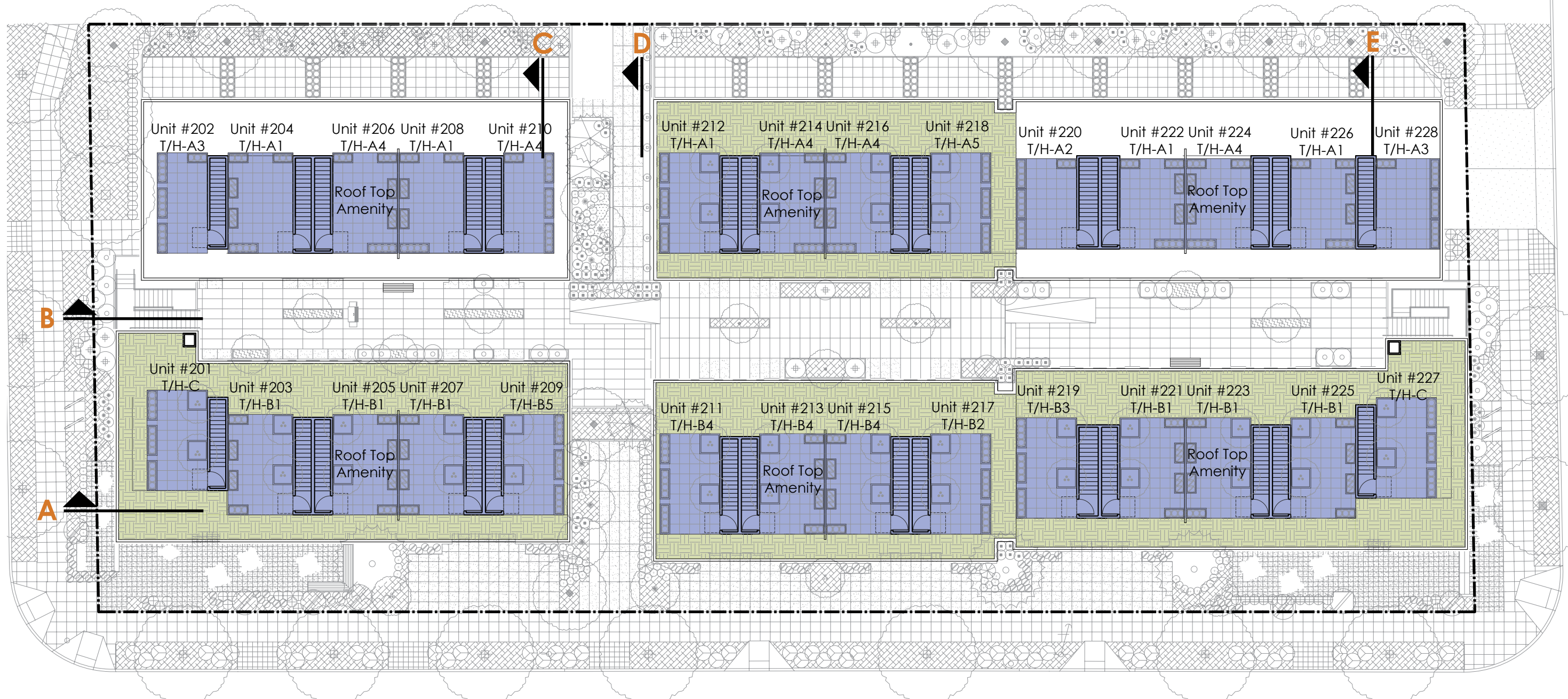
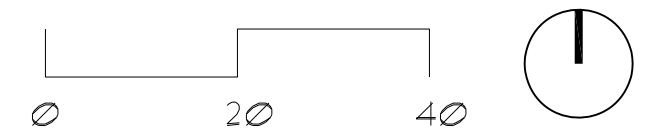


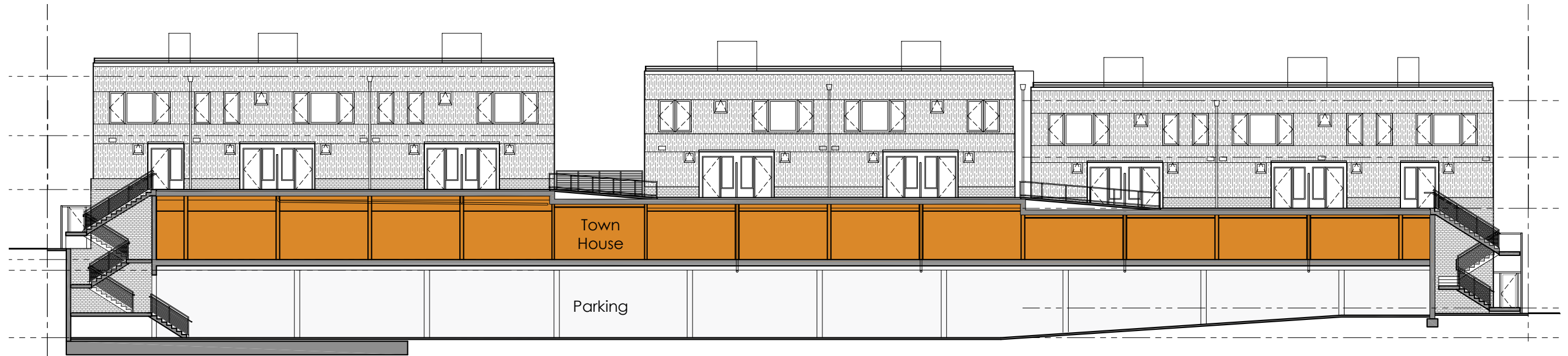
32ND AVE NE

NE 65TH STREET

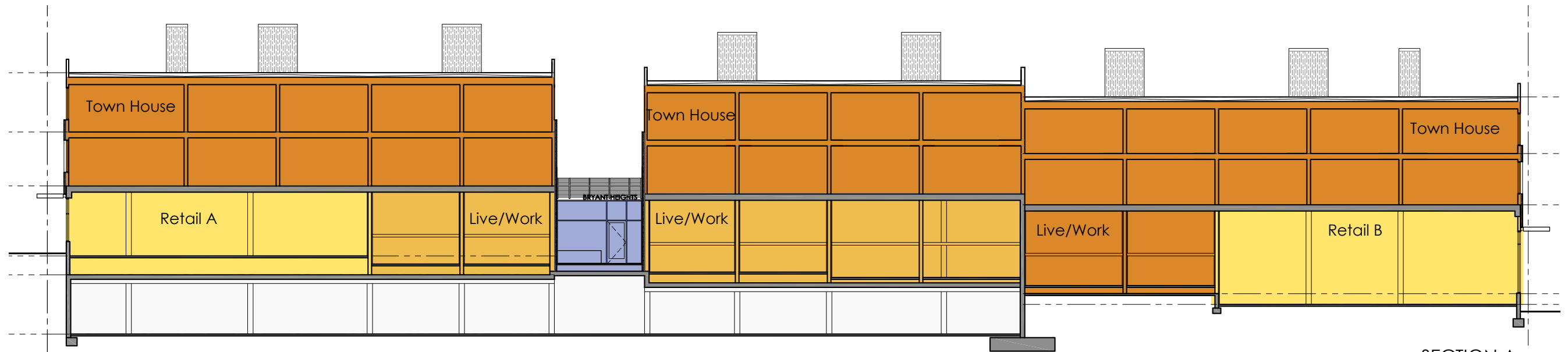
USE KEY

- RESIDENTIAL
- RESIDENTIAL AMENITY
- RETAIL
- PARKING
- GREEN ROOF





SECTION B

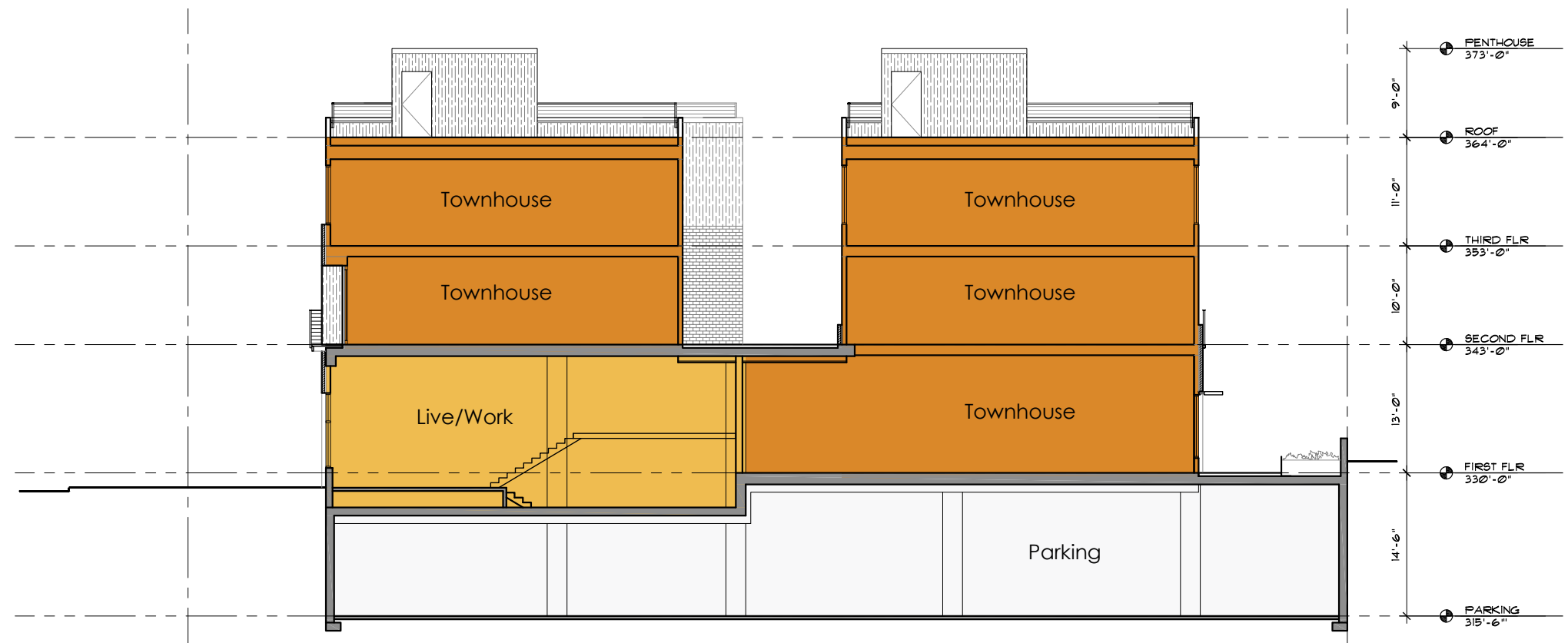


SECTION A

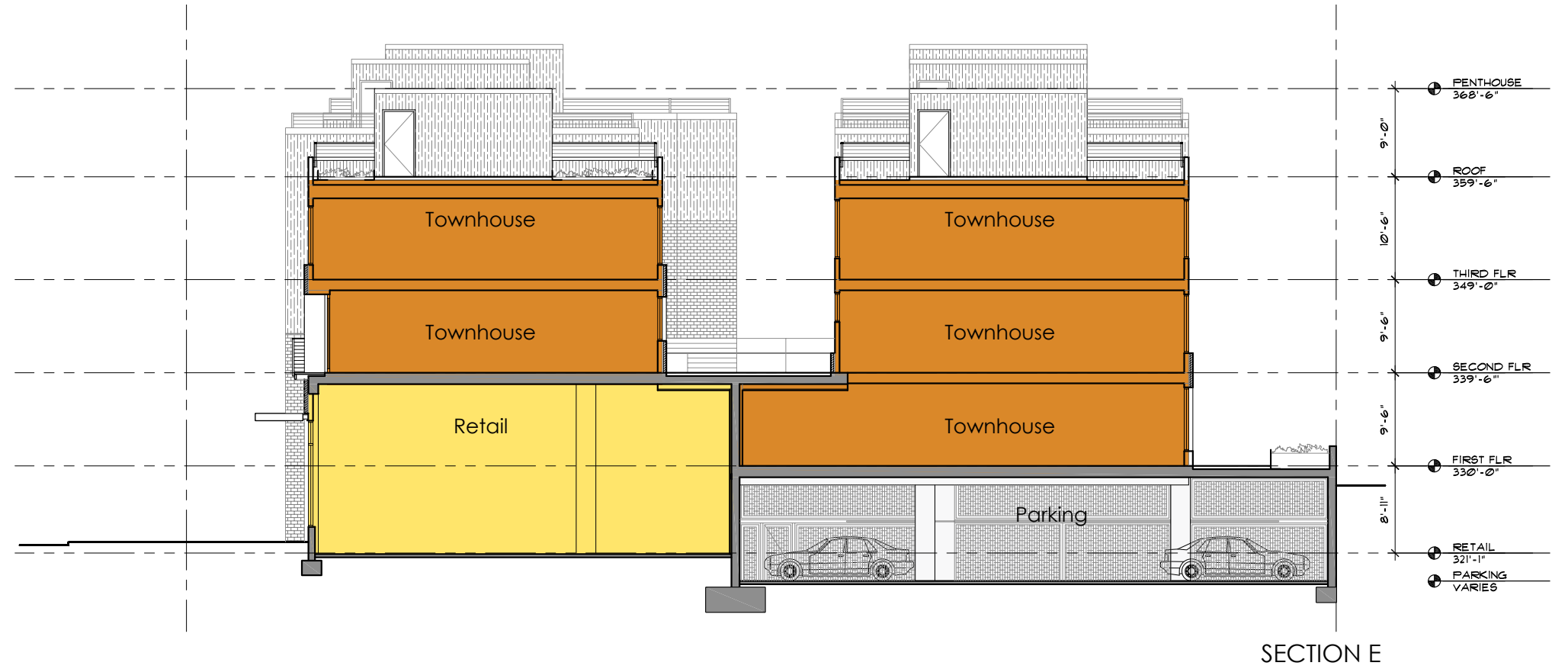
USE KEY

- RESIDENTIAL
- RESIDENTIAL AMENITY
- RETAIL
- PARKING
- LIVE/WORK

- USE KEY
- RESIDENTIAL
 - RESIDENTIAL AMENITY
 - RETAIL
 - PARKING
 - LIVE/WORK

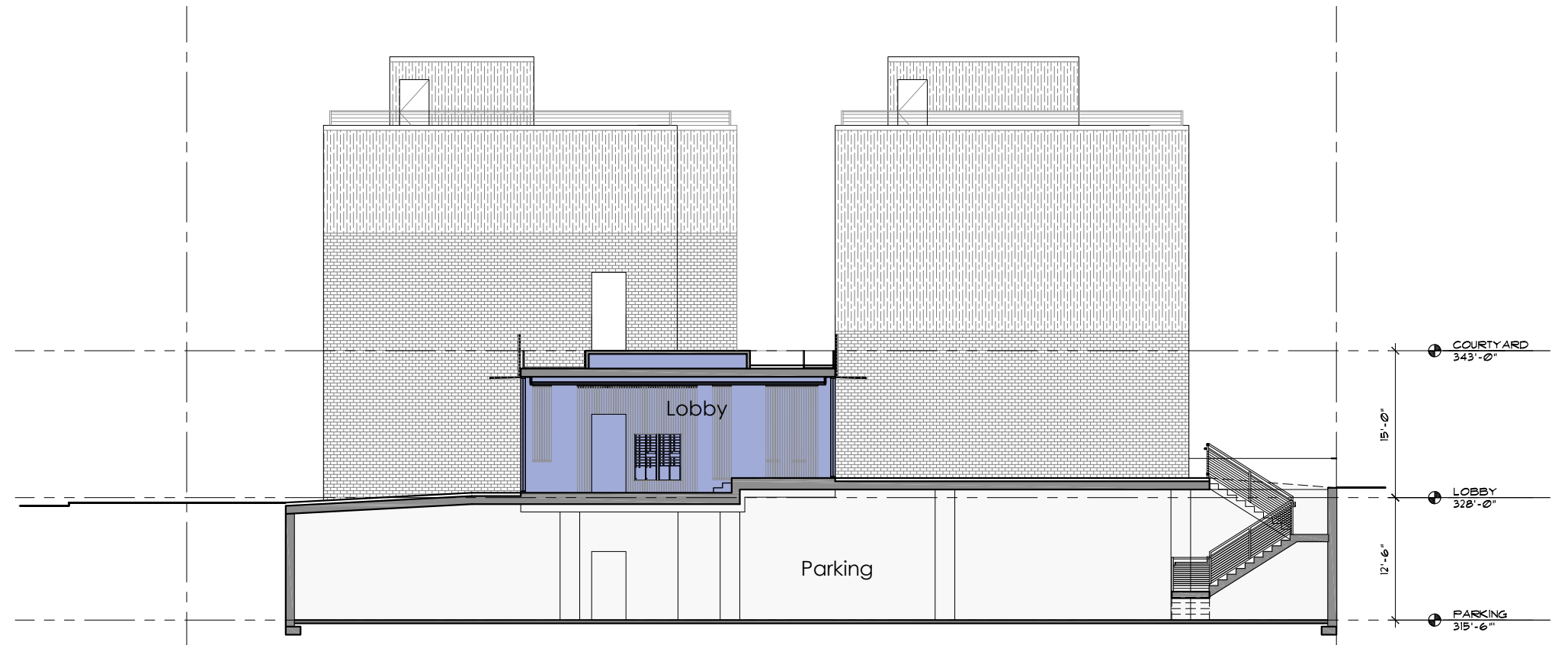


SECTION C

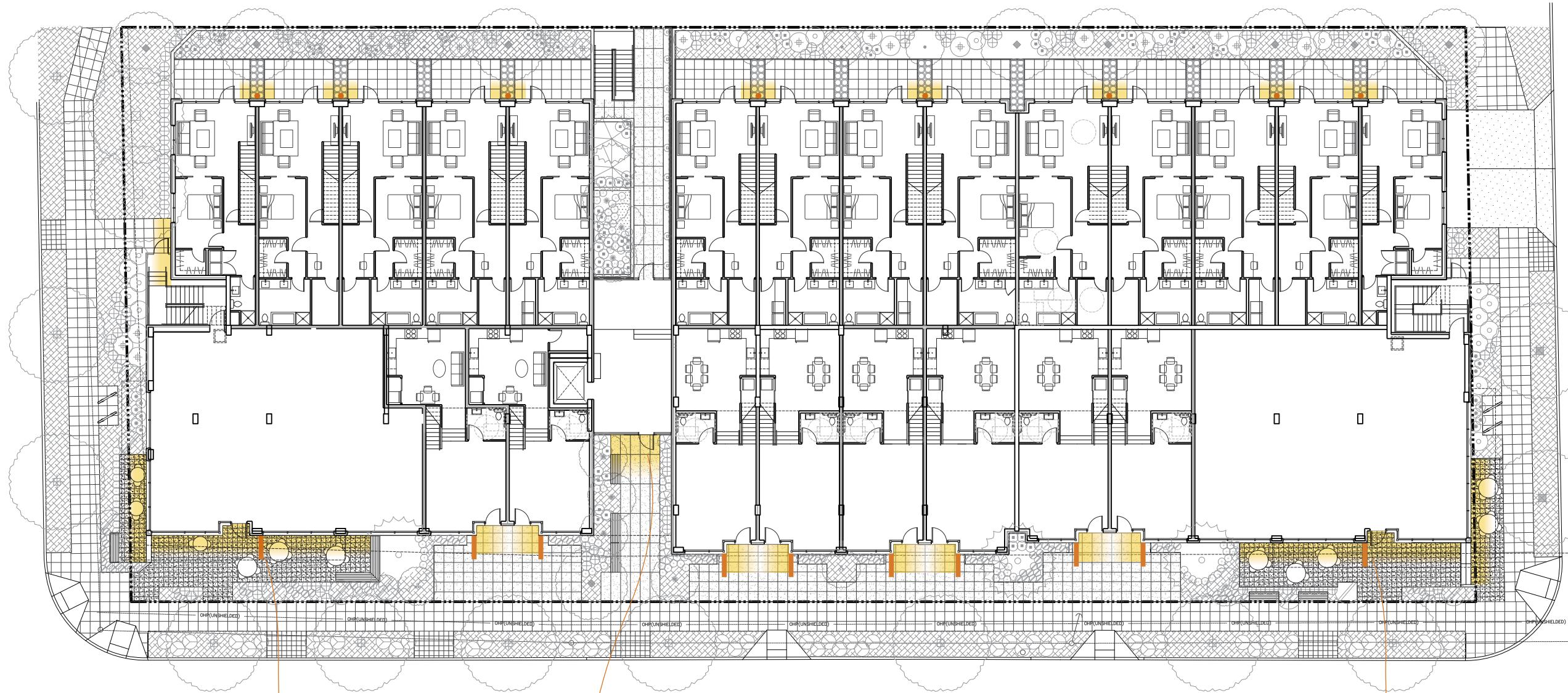


SECTION E

- USE KEY
- RESIDENTIAL
 - RESIDENTIAL AMENITY
 - RETAIL
 - PARKING



SECTION D



Externally-illuminated under-canopy blade sign

Building-mounted externally-illuminated projecting blade sign above main entry w/ building name

Externally-illuminated under-canopy blade sign



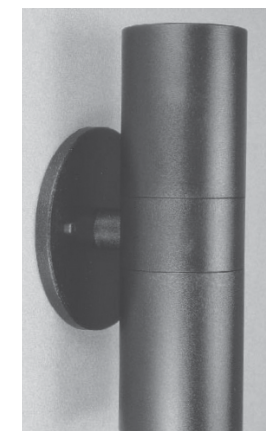
Externally-illuminated under-canopy blade sign



Internally-illuminated under-canopy neon sign



Horizontal under-canopy soffit-wash lighting



Building-mounted up-down sconce



Wall-wash uplight @ entry portal interior



ELEVATED CENTRAL OPEN-AIR CORRIDOR TO UNIT FRONT DOORS



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



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

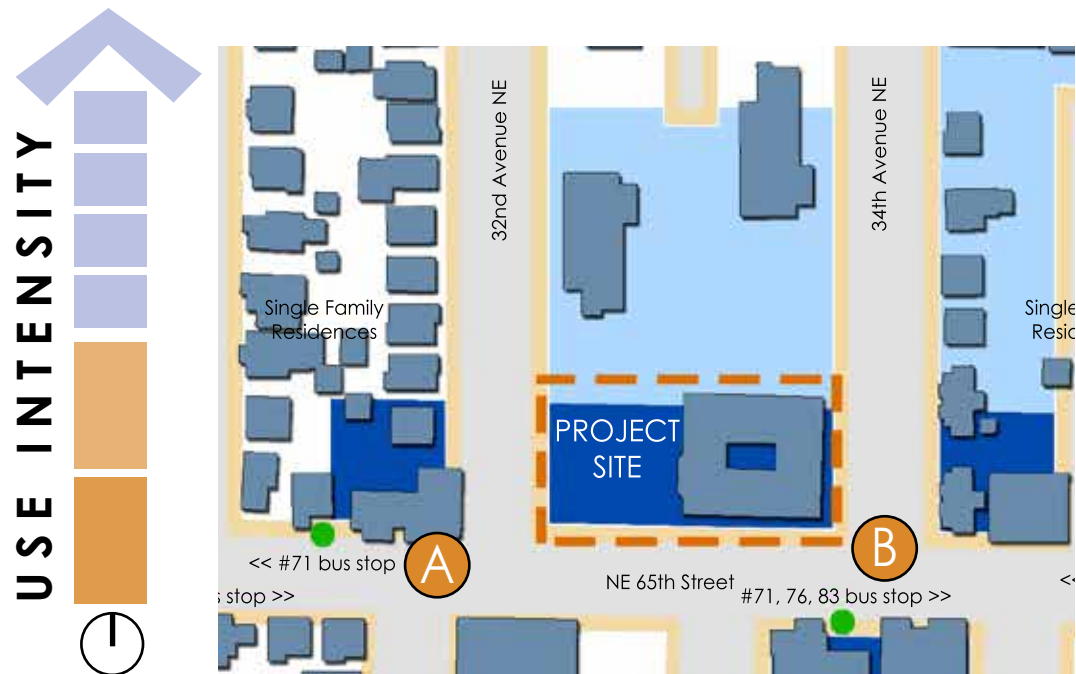
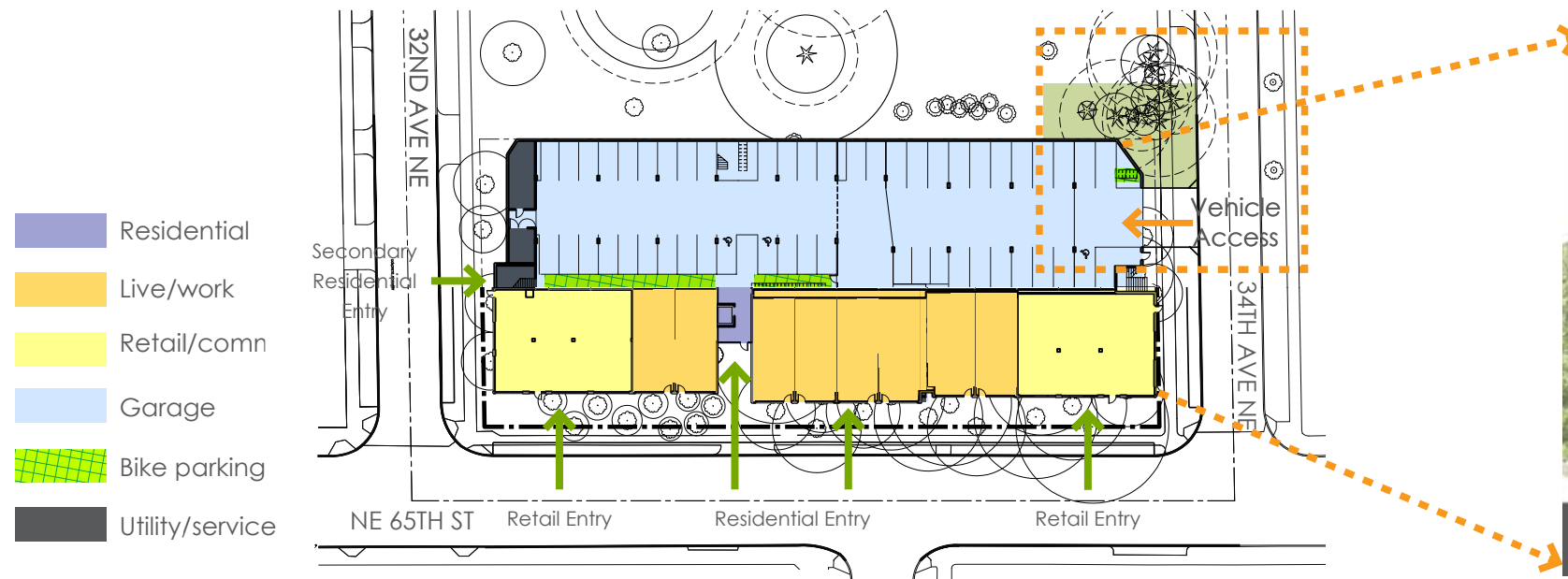
PERSPECTIVE : NE 65TH STREET



PERSPECTIVE : OPEN-AIR INTERIOR CORRIDOR

DEPARTURE REQUESTS FOR CURRENT SCHEME

DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Residential use at street frontage.	23.47A.005 A maximum of 20% of street facing facades shall be for residential use.	<u>Departure:</u> The current east façade along 34th Ave NE consists of 42' (47%) of commercial frontage, 11.5' (13%) of residential entry space, and 36' (40%) of garage entry/exit, which serves both commercial and residential uses. 15% of the garage spaces are for commercial use. Pro-rating the garage frontage per use equals 6% commercial, 34% residential. Total use percentages are 47% residential, 53% commercial. Proposing vertical landscaping at NE corner to complement existing trees to remain and mirror mature landscaping of residential use across the street.	The east elevation is a secondary façade on a less traveled street, and as such is the appropriate location for the garage entry/exit (A-2: Streetscape compatibility and A-8: Parking and vehicle access). The garage is available for both commercial and residential uses. Adjacent development across 34th is residential in nature, with both LR-2 and NC1 zoning. The LR-2 zoning is located across from the northern portion of the site, and so a more residential use facing that zoning is appropriate (A-5: Respect for Adjacent Sites). Given the proportions of the site (long and narrow, facing 65th), and the limited residential use along the 65th façade (6%), the total commercial ground floor uses when taking all three elevations into account is greater than 80%. Enhanced landscaping more appropriate than additional commercial use in context w/ neighboring sites (E-1: Landscaping to Reinforce Design Continuity with Adjacent Sites).



32nd AVENUE NE - commercial building on the corner of 32nd ave and ne 65th st.



34TH AVENUE NE - adjacent residence and landscaping



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



Steel Awning with Clear Cedar



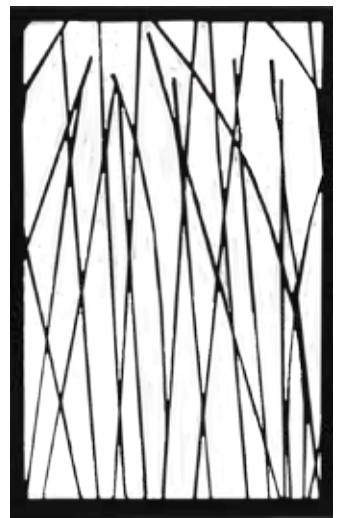
Sun Screen



Weathered Steel Panel



Cable Railing



Up-down bldg-mounted sconce lighting



Brick Siding

Black Window in Brick



Entrance doors in black anodized aluminum



Vertical Clear Cedar



Composite Wood Siding



Scored Concrete



Garage Door



Boardform concrete



Steel Blade Awning

