



2508 N 50TH ST

DPD PROJECT #3016479  
EARLY DESIGN GUIDANCE

JULY 23, 2015

**caron**

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project ref #2015.016

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**PROJECT PROPOSAL**

**DEVELOPMENT OBJECTIVES:**

The proposed development will create a 3-story, urban mixed-use apartment building, with 16 residential units on the upper levels, one Type A unit at ground level, and commercial space on the street level. The site is zoned NC1-30 in the Wallingford neighborhood.

Parking is required for this project, as it does not fall within frequent transit corridor, nor an urban village overlay. One-half parking stall is required per small efficiency unit. Nine parking stalls are required, the development is providing 10 parking stalls. On-site parking will be accessed from 1st Avenue NE.

The existing 50th Street Deli Market will be demolished.

**CONTEXT:**

Within a NC1-30 zoned pocket of Wallingford, the site is located on the northwest corner of N 50th St NE and 1st Ave NE. The neighborhood is composed of single and multi-family residential, retail, gas station, institutional and recreational uses. The site is within walking distance of Meridian Park, providing green space to residents, as well as, to the commercial establishments along N 45th St.

**PROJECT INTRODUCTION**

**SITE INFORMATION:**

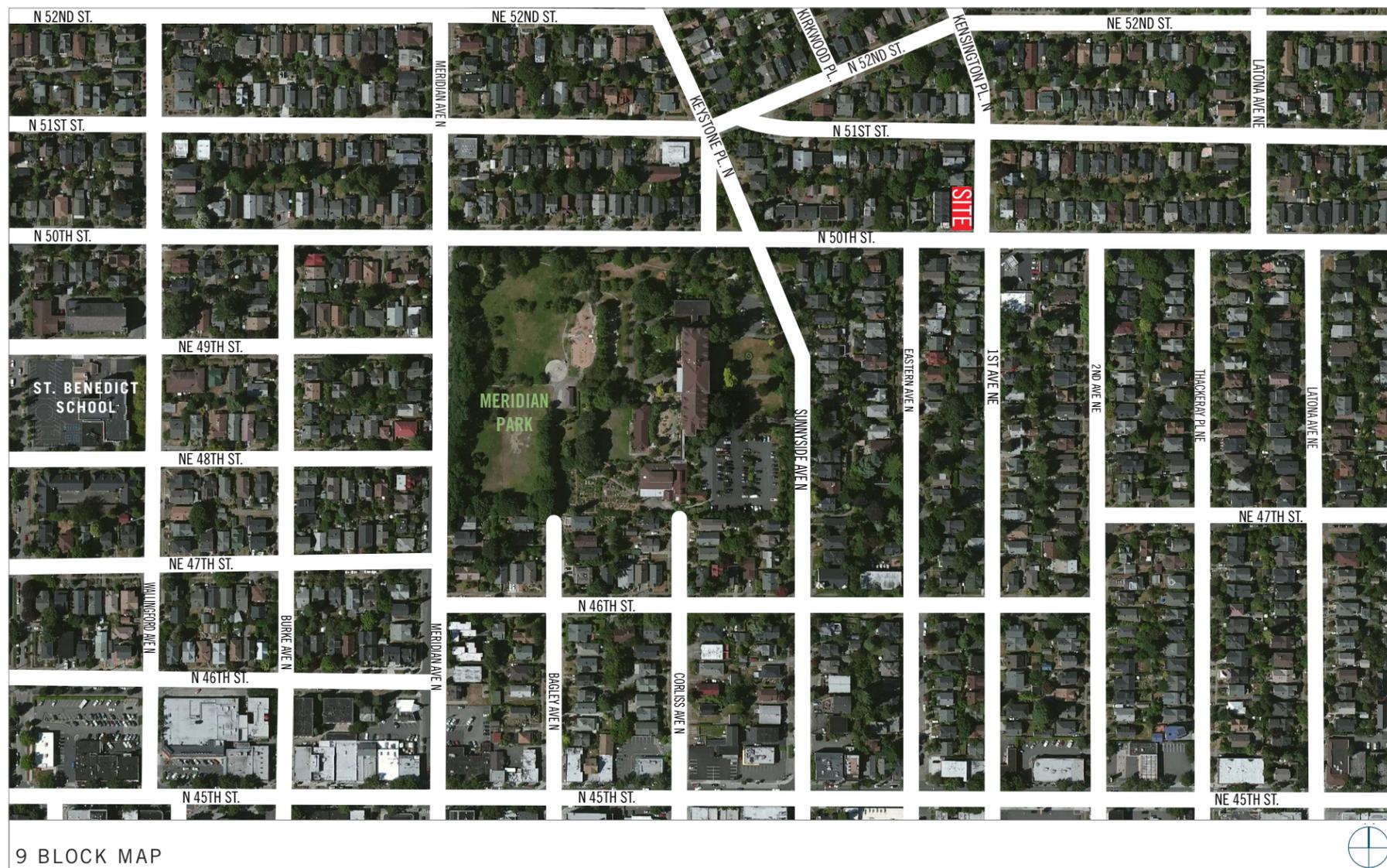
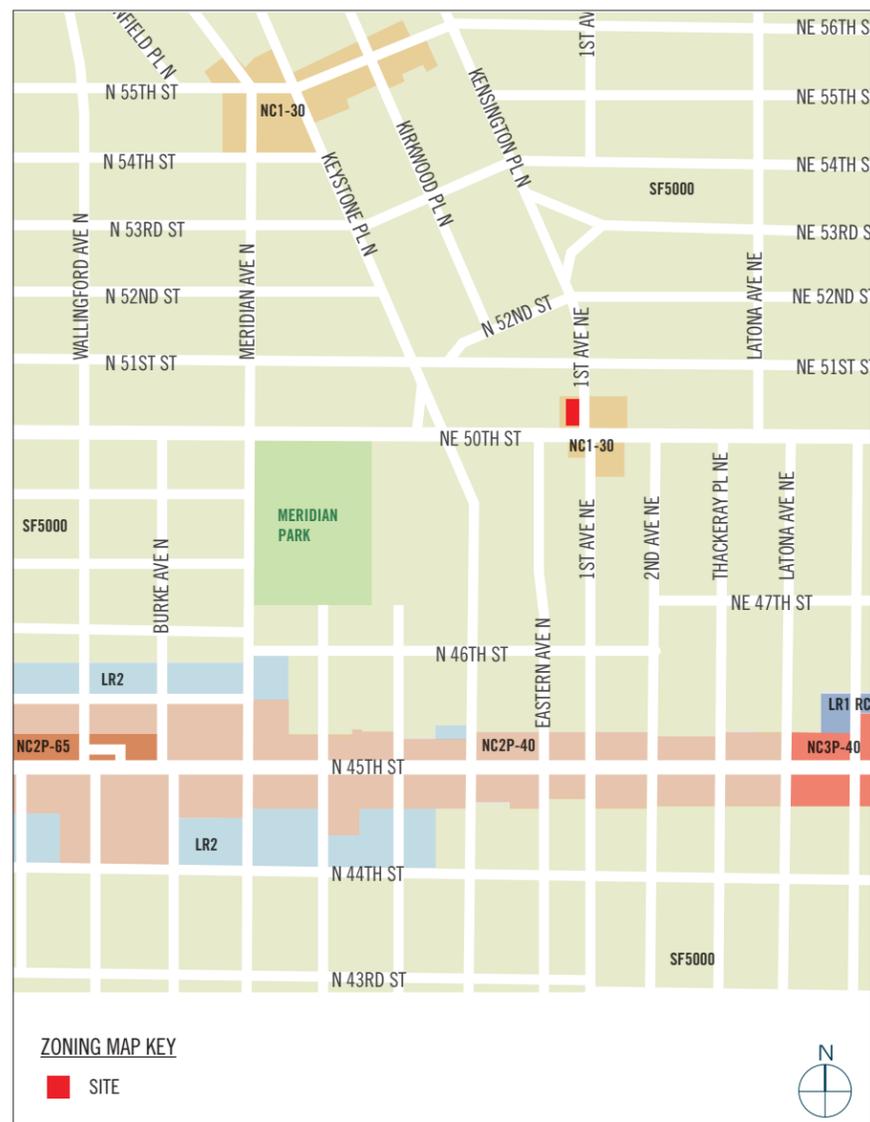
- Site Address: 2508 N 50TH ST
- DPD Project #:3016479
- Parcel: 955020-1085
- Site Area: 5,225 SF
- Overlay Designation: N/A
- Parking Requirement: 9
- Legal Description: Woods South Div Of Green Lake Add 6 & E 20 Ft Of 7

**DEVELOPMENT STATISTICS:**

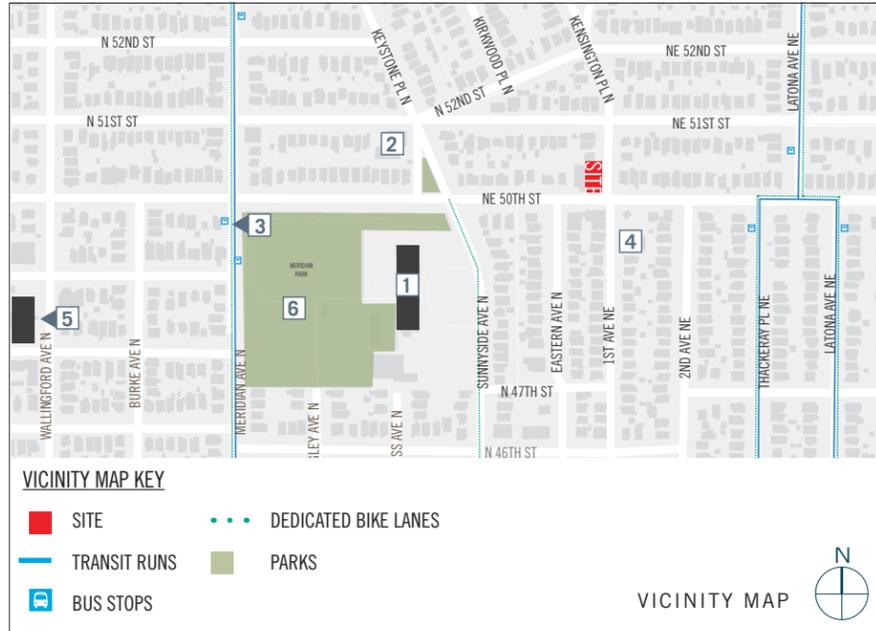
LEVEL	FAR SF	# UNITS	USE
ROOF	0	0	None
3	3,915	8	Residential
2	3,915	8	Residential
1	3,876	1	Res/ Non-Residential
<b>TOTAL</b>	<b>11,706</b>	<b>17</b>	

**DEVELOPMENT STATISTICS:**

- Zoning: NC1-30
- Lot Size: 5,225
- FAR: 2.50
- Allowable FAR: 13,063 SF
- Proposed FAR: 9,458 SF
- Residential Units: 17
- Parking Stalls: 10
- Bicycle Parking: 13



### Surrounding Uses & Community Nodes



1

GOOD SHEPHERD CENTER



2

KEYSTONE CONGREGATIONAL CHURCH



3

BUS ACCESS ON MERIDIAN AVE N



4

7-ELEVEN ON 1ST AVE NE



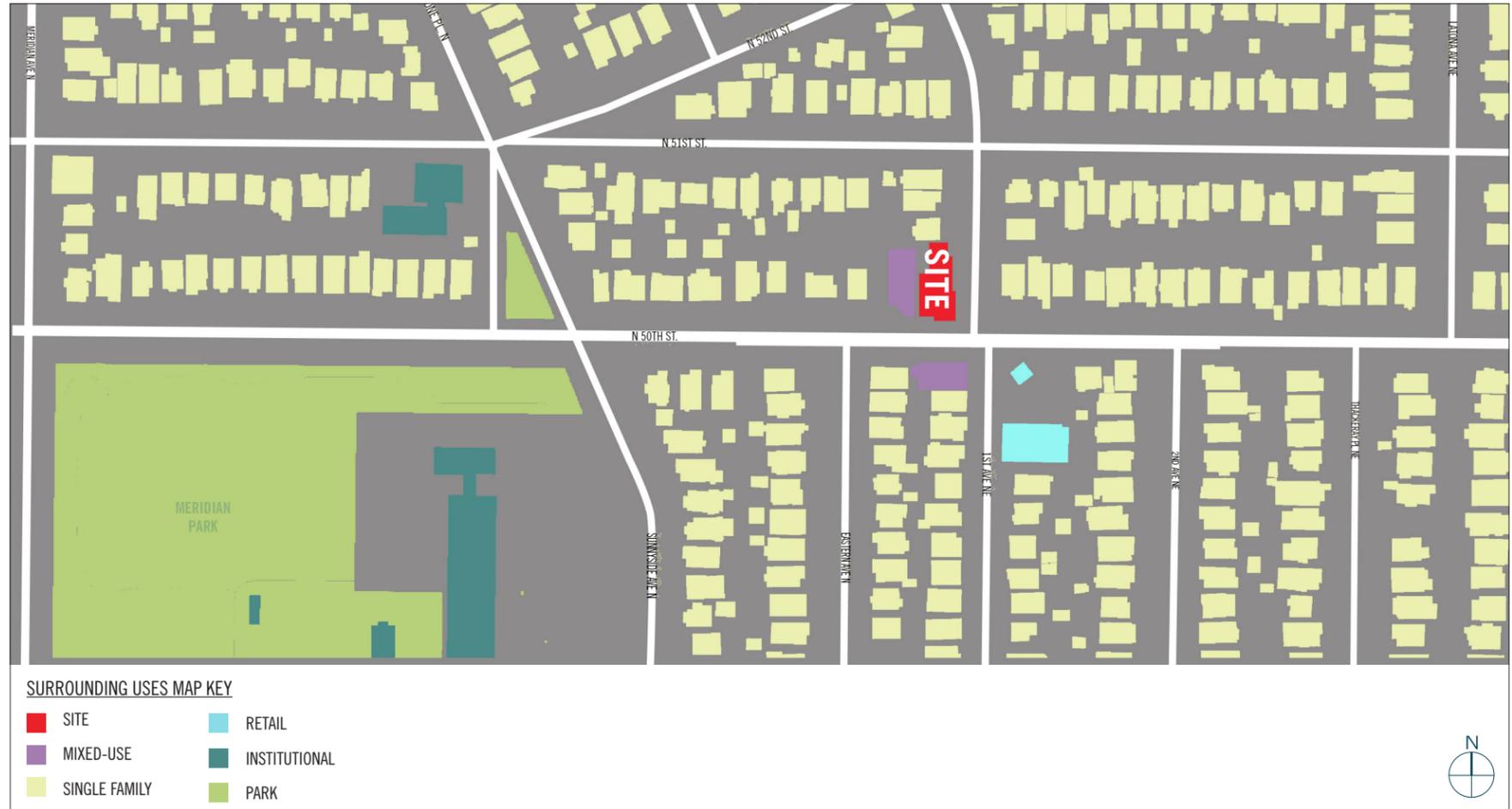
5

ST. BENEDICT SCHOOL



6

MERIDIAN PARK



CONTEXT ANALYSIS



1

COMMERCIAL BUILDING WEST OF SITE



2

WALLINGFORD CENTER



3

N 45TH ST & BAGLEY AVE N



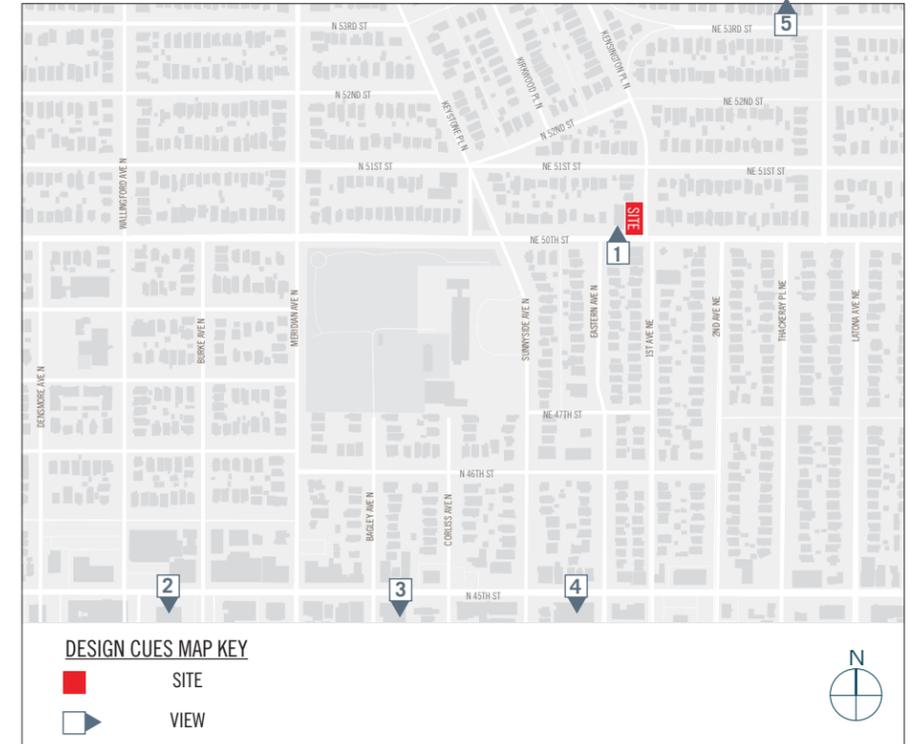
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SEATTLE ORTHOPEDIC CENTER



5

MCDONALD INTERNATIONAL SCHOOL





1



2



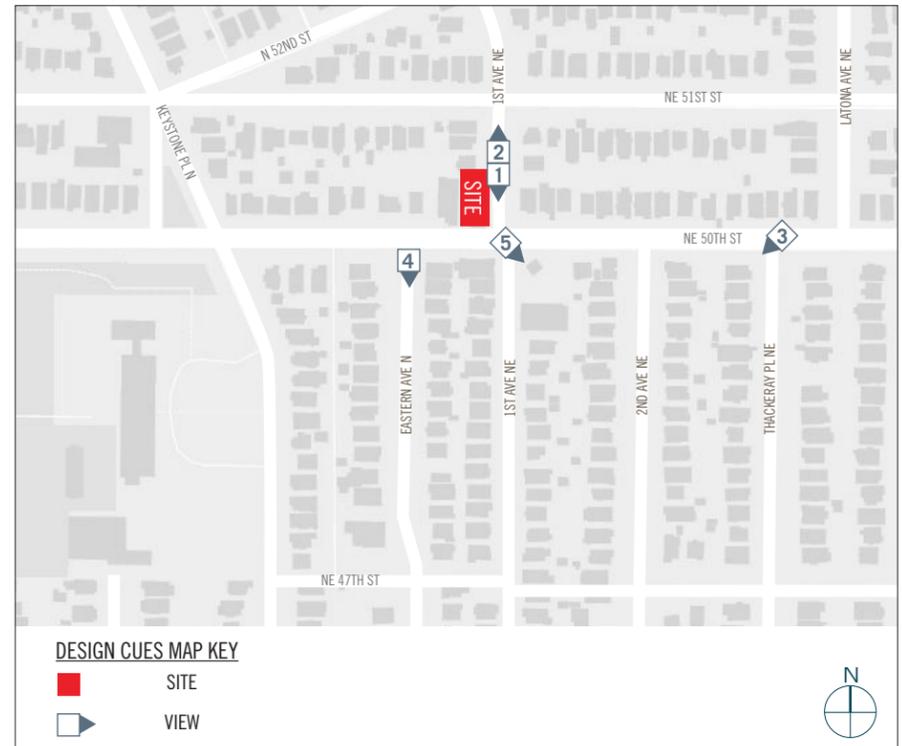
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4



5



STREETSCAPES

FACING PROJECT SITE



N 50TH STREET LOOKING NORTH

SITE ACROSS THE STREET



N 50TH STREET LOOKING SOUTH

FACING PROJECT SITE



1ST AVE NE LOOKING WEST

PROJECT SITE



PANORAMIC VIEW OF THE SITE FROM N 50TH STREET

PROJECT SITE

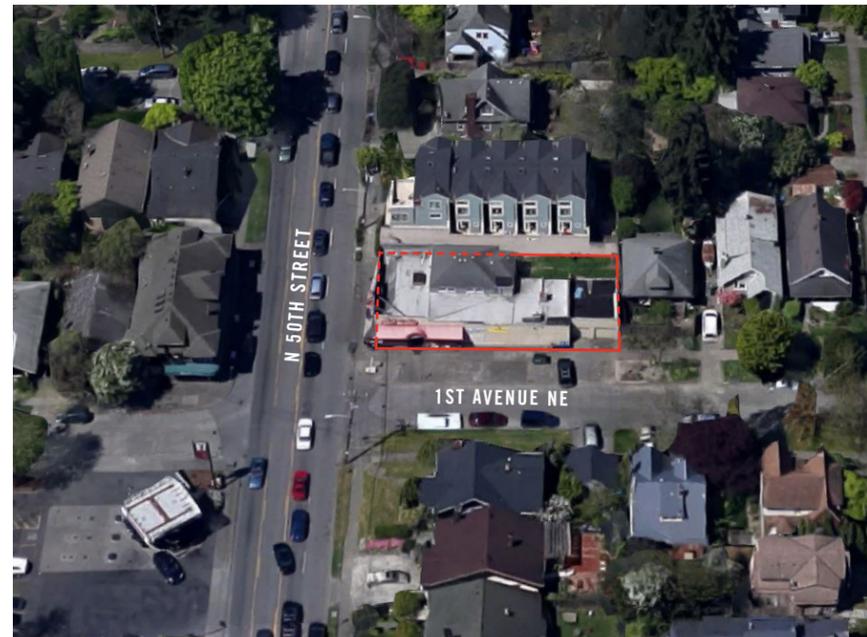


PANORAMIC VIEW OF THE SITE FROM 1ST AVENUE NE

SITE ANALYSIS

This site is currently occupied by 50th Street Deli Market. The building is comprised of commercial space with a two-cars garage. The site is relatively flat at the corner of N 50th St and 1st Ave NE. It slopes up two feet from east to west, and roughly two feet from south to north. The urban tree canopy is fairly sporadic in the area. The majority of the tree canopy is located in the single family lots.

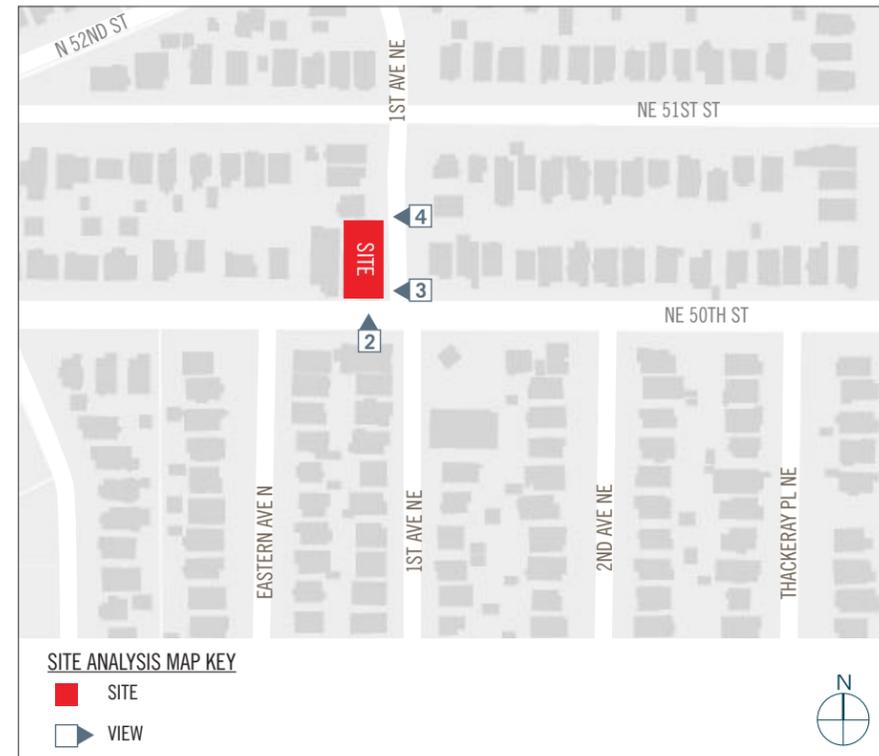
The site abuts a 3-story condominium to the west with live work at ground level. The gas station's convenient store and the laundromat across the street, generate some pedestrian traffic along N 50th St, which is a principal arterial with heavy vehicular traffic. The quieter, 1st Avenue NE and bungalow style homes provide a pleasant backdrop for the site.



1



2



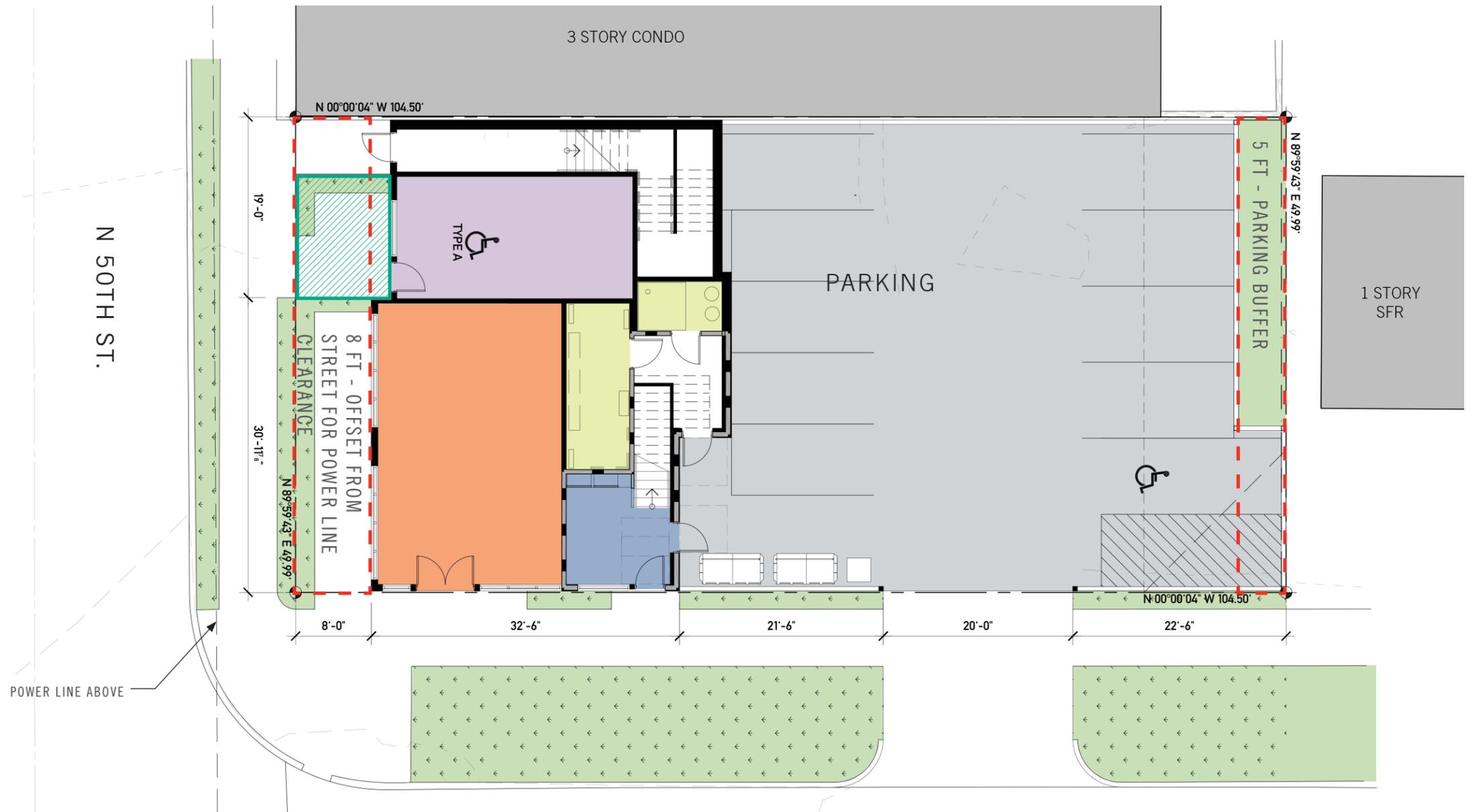
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4



SITE PLAN  
(PREFERRED OPTION)

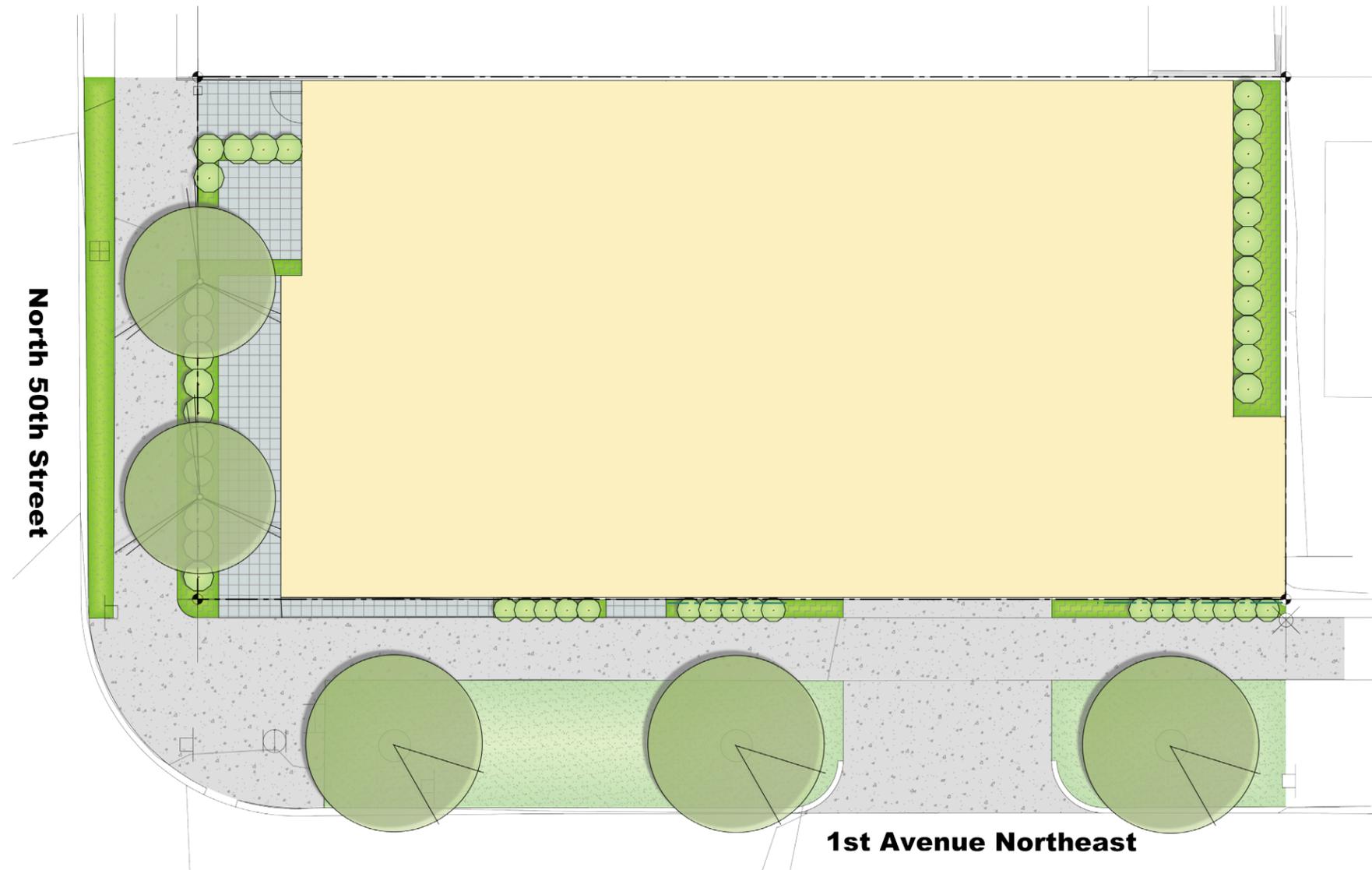


PLAN KEY

- UNITS
- COMMERCIAL
- CIRCULATION
- RESIDENTIAL AMENITY
- OUTDOOR AMENITY AREA
- PARKING
- B.O.H / UTILITY



LANDSCAPE PLAN



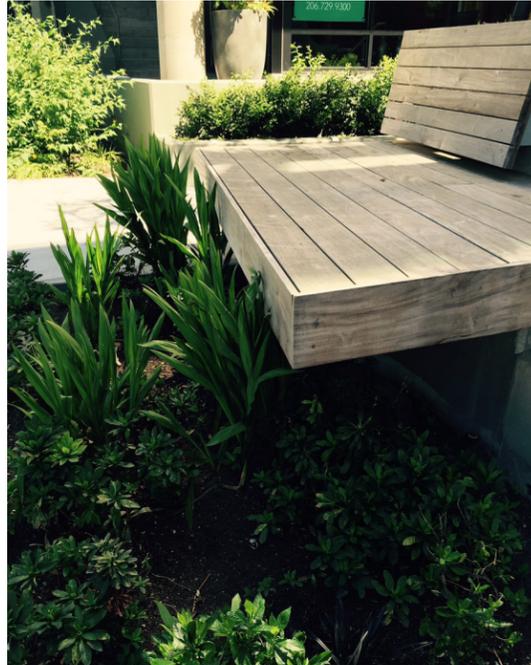
Green Factor Score Sheet		SEATTLE <i>x</i> green factor	
Project title: 2508 N 50th St, NC zone, 0.3 min. Green Factor			
Parcel size (enter this value first)		enter sq ft of parcel	SCORE
5,224		5,224	0.342
Landscape Elements**	Totals from GF worksheet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1 -
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 1415	0.6 849.0
3	Bioretention facilities	enter sq ft	1.0 -
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 1415	0.1 142
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 43	516 0.3 155
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 2	150 0.3 45
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 3	450 0.3 135.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 0	0 0.4 -
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0 0.4 -
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 0	0 0.8 -
<b>C Green roofs</b>			
1	Over at least 2" and less than 4" of growth medium	enter sq ft	0.4 -
2	Over at least 4" of growth medium	enter sq ft 0	0.7 -
<b>D Vegetated walls</b>			
		enter sq ft 0	0.7 -
<b>E Approved water features</b>			
		enter sq ft	0.7 -
<b>F Permeable paving</b>			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0.2 -
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 388	0.5 194.0
<b>G Structural soil systems</b>			
		enter sq ft 0	0.2 -
		sub-total of sq ft =	4,334
<b>H Bonuses</b>			
1	Drought-tolerant or native plant species	enter sq ft 410	0.1 41.0
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft	0.2 -
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 2,277	0.1 228
4	Landscaping in food cultivation	enter sq ft 0	0.1 -
		Green Factor numerator =	1,788

\* Do not count public rights-of-way in parcel size calculation.  
 \*\* You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

Local Landscape Design Cues



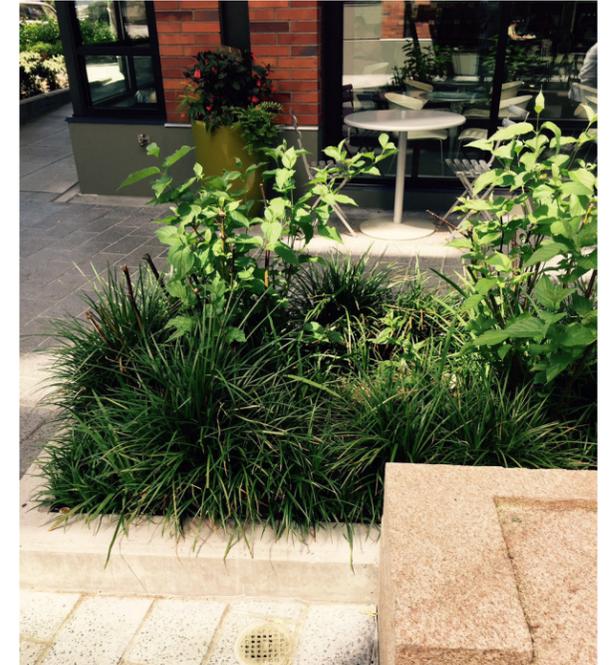
TEXTURES | greenlake village



PLANTER SEATING | greenlake village



PLANTING STRIP | village cove



PLANTED BUFFER | greenlake village



GREEN SCREEN | greenlake village



PLAZA MATERIALS | greenlake village



PRIVATE AMENITY SCREENING | village cove

Zoning Data

		SUB-SECTION	REQUIREMENT - NC1-30	PROVIDED (for preferred option)
STREET LEVEL USES	23.47A.005	C	Residential uses at street level	
		1	In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations: e. Within an NC1 zone	Residential > 20% See Departure Request on Page 35
STREET LEVEL DEVELOPMENT STANDARDS	23.47.008	B	Non-residential street level requirements	Building depth < 30ft avg See Departure Request on Page 35
		3	Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.	
STRUCTURE HEIGHT	23.47A.012	A	Base height in NC1-30 zones is 30 feet.	
		1	In zones with a 30 foot or 40 foot mapped height limit: a. the height of a structure may exceed the limit up to 4 ft, provided the following conditions are met: 1.A. A floor-to-floor height of 13ft or more is provided for nonresidential uses at street level	Floor-to-floor height of commercial is 13ft Building max height allowable= 34ft See Section on Page 33
FLOOR AREA RATIO	23.47A.013	Table A	Max FAR outside Station Area Overlay District	Allowable area per FAR: 13,063 SF
		3	Total permitted for all uses on a lot occupied by mixed uses: 2.5	
SETBACKS REQUIREMENTS	23.47A.014	B	Setback requirements for lots abutting or across the alley from residential zones.	
		1	A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially-zoned lot	See Departure Request on Page 35
LANDSCAPING AND SCREENING STANDARDS	23.47A.016	D	Screening and landscaping requirements for specific uses.	
		1.C	Screening surface parking areas. 1. Three foot high screening is required along lot lines 2. Surface parking abutting or across an alley from a lot line in a residential zone must have 6 ft high screening along abutting lot line and a 5 ft deep landscaped area inside the screening.	See Departure Request on Page 35
PARKING LOCATION AND ACCESS	23.47A.032	B	Location of Parking	
		b	Within a structure, street-level parking shall be separated from street-level, street-facing facades by another use. This requirement does not apply to access to parking meeting the standards of subsection 23.47A.032.A.	See Departure Request on Page 35
AMENITY AREA	23.47A.024	A	Amenity area required = 5% the total gross floor area in residential use ( common amenity min. horizontal dimension of 10 ft and no less that 250 SF)	250 SF minimum common amenity not fulfilled See Departure Request on Page 35
REQUIRED PARKING	23.54.015	Table B	Parking for Residential Uses I. 1 space per 2 Small Efficiency Dwelling Unit	9 Stalls Required 10 Stalls Proposed
		Table E	Parking for Bicycles D.2. 3/4 stall per Small Efficiency Dwelling Unit	13 Bike Stalls Required 13 Bike Stalls Provided
SOLID WASTE & RECYCLING STORAGE AND ACCESS	23.54.040	B	Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for non-residential development. In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided.	Residential = 150 SF Non Residential = (82 x .50)= 41 Residential + Non Residential = 191 SF Required 197 SF Provided

## Wallingford Neighborhood Design Guidelines

### CONTEXT AND SITE:

#### CS2 URBAN PATTERN & FORM

##### I. Responding to Site Characteristics

**Response:** The project aims to reinforce a neighborhood-commercial character of this intersection of N 50th St and 1st Ave NE. The relatively flat area at the southeastern corner of the site provides accesses to the building. The building steps in correlation to the slope of the sidewalk, providing building access at grade.

##### II. Streetscape Compatibility

**Response:** The building will be setback 8ft from the sidewalk and a planting buffer will maintain the street wall. The architectural elements would be thoughtfully designed to reinforce the existing streets' character.

##### III. Corner Lots

**Response:** The design responds to the corner lot site by wrapping the storefront windows and canopy around the corner. The overall design of this corner would be architecturally enhanced to visually strengthen the street intersection. Parking is accessed away from the corner on 1st Ave. NE.

##### IV. Height, Bulk And Scale Compatibility

**Response:** The scale of the building is compatible with surrounding development. The upper level setback along N 50th St is provided to maintain the view corridor. The building's mass is pulled back from the Single Family zone to the north to preserve privacy of residents in the adjacent building and minimize shadow impacts.

#### CS3: ARCHITECTURAL CONTEXT AND CHARACTER

##### I. Architectural Context

**Response:** Located on the corner lot, in a neighborhood-commercial zone, the project strives to recreate the classic commercial building feel with storefronts at street level that is visually separated from the living space above. On the upper floors, the rhythm and modulation of window openings, as well as horizontal bands, articulate the facades and give the building scale. The top of building would be clearly distinguished with the provision of parapets and cornices.

#### PUBLIC LIFE: PL1 CONNECTIVITY (CITYWIDE GUIDELINE)

##### B3. Pedestrian Amenities

**Response:** Hardscaped & landscaped open space, appropriate lighting, pedestrian scale signage, canopy, large storefront windows, and planting would be provided on the street level to liven the sidewalks.

#### PL2: WALKABILITY

##### I. Pedestrian Open Spaces And Entrances

**Response:** Entries are located on the street-level, with street-facing facades to encourage pedestrian connectivity. Open spaces adjacent to sidewalks help enhance the streetscape and pedestrian-oriented environment. Canopies are provided to protect pedestrians and create human scale on the street level.

##### II. Blank Walls

**Response:** Ground floor uses are designed to maximize transparency on street-level, street-facing facades. The parking area would be screened by green walls and landscaping.

##### III. Personal Safety And Security

**Response:** Both commercial and residential entries on the street level would have transparency and be well lighted to provide security and allow for visual surveillance for personal safety.

#### PL3: STREET-LEVEL INTERACTION

##### I. Entrances Visible From The Street

**Response:** All entrances are oriented to the street and accessed directly from the street sidewalk. The entrance to the Type A accessible unit is located along N 50th St. Upper level residential and commercial access are located on 1st Avenue NE. Both street facing facades have entrances off of the sidewalk with unobstructed visibility.

##### II. Human Activity

**Response:** Pedestrian spaces are provided along N 50th St. to encourage human activity. The incorporation of the setback along this arterial allows pedestrians and residents to meander, and increases liveliness to the current street. Building entrances are oriented closer to the N 50th St, leaving the quieter screened parking closer to the residential uses.

Wallingford. Design elements, such as canopy, clerestory, transom glazing and large storefront windows, provide human scale at the street.

## DESIGN CONCEPT: DC1 PROJECT USES AND ACTIVITIES

### I. Parking And Vehicle Access

Response: Parking entrance is located on 1st Ave NE, away from the corner intersection.

### II. Design Of Parking Lots Near Sidewalks

Parking spaces are screened from a sidewalk by a green wall and landscape buffer to the north of the property. The parking gate will be designed to complement the character of the residential street.

## DC2: ARCHITECTURAL CONCEPT

### I. Architectural Concept And Consistency

Response: The design concept aims to reestablish the presence of one-story masonry commercial buildings found in Wallingford. The building massing is broken down into two distinguish portions. The transparent commercial on the ground floor, and the predominantly solid residential floors above. This massing helps reinforce the presence of two separate functions. The appropriate signage and lighting design will be provided to reflect the pedestrian scale of the neighborhood.

### II. Human Scale

Response: The street-level facade treatment takes the design cues from traditional storefronts design found in

## DC4: EXTERIOR ELEMENTS AND FINISHES

### I. Landscaping To Reinforce Design Continuity With Adjacent Sites

Response: Street trees per SDOT standard will be provided in the planting strips on both N 50th St and 1st Ave NE. The new trees will add much-needed softscaping to the corner of N 50th St and 1st Ave NE, which is a main arterial, and help reinforce the tree-lined residential street character of 1st Ave NE.

### II. Landscaping To Enhance The Building And/Or Site

Response: Landscaping will be provided along 50th St. to maintain a street wall and filter between the semi public and public space. The green wall on 1st Ave NE will screen the parking spaces from the sidewalk. A 5 ft landscape buffer north of the site will ease the commercial zone into the single family zone along 1st Ave. NE.



## Greenlake Neighborhood Design Guidelines

### CONTEXT AND SITE:

#### CS2 URBAN PATTERN & FORM

##### I. Responding to Site Characteristics

**Response:** “Heart Locations” promote pedestrian activity and enhance the intersection. The project steps back from busy N 50th St. encouraging the public to pause and interact with the site. A permeable landscape buffer shields the patio space from the cars. This provides the opportunity for outdoor seating and dining, bringing life to the intersection of 1st Ave NE and N 50th St.

##### II. Height, Bulk And Scale Compatibility

**Response:** The scale of the building is compatible with surrounding development. The upper level setback along N 50th St is provided to maintain the view corridor. The building’s mass is pulled back from the Single Family zone to the north to preserve privacy of residents in the neighboring building and minimize shadow impacts.

#### CS3: ARCHITECTURAL CONTEXT AND CHARACTER

##### I. Architectural Context

**Response:** Located on the corner lot in a neighborhood-commercial zone, the project strives to recreate the classic commercial building feel with storefronts at street level that is visually separated from the living space above. On the upper floors, the rhythm and module of window openings, as well as horizontal bands, articulate the facades and give the building scale. The top of building would be clearly distinguished with the provision of parapets and cornices.

#### PL2: WALKABILITY

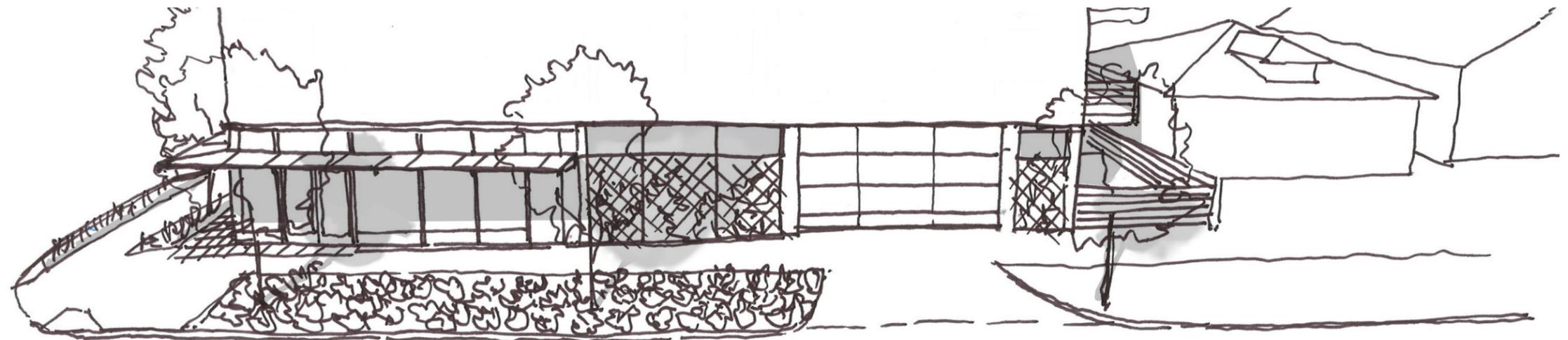
##### I. Pedestrian Open Spaces And Entrances

**Response:** Entries are located on the street-level, with street-facing facades to encourage human activity. Open spaces adjacent to sidewalks help enhance the streetscape and pedestrian-oriented environment. Canopies are provided to protect pedestrians and create human scale on the street level. Lighting will enhance visibility and safety in the later hours.

#### PL3: STREET-LEVEL INTERACTION

##### I. Human Activity

**Response:** Pedestrian spaces are provided along N 50th St. to encourage human activity. The incorporation of the setback along this arterial allows pedestrians and residents to meander, and increases liveliness to the current street. Building entrances are oriented closer to the N 50th St, leaving the quieter screened parking closer to the residential uses.



DC2: ARCHITECTURAL CONCEPT

I. Architectural Context

Response: The structure will be made of brick and detailed to enhance the existing neighborhood look. Many Wallingford and Greenlake neighborhood commercial structures pay attention to detail and are simple in form. This building will be consistent with the context; it will be a classic, yet contemporary commercial architecture.

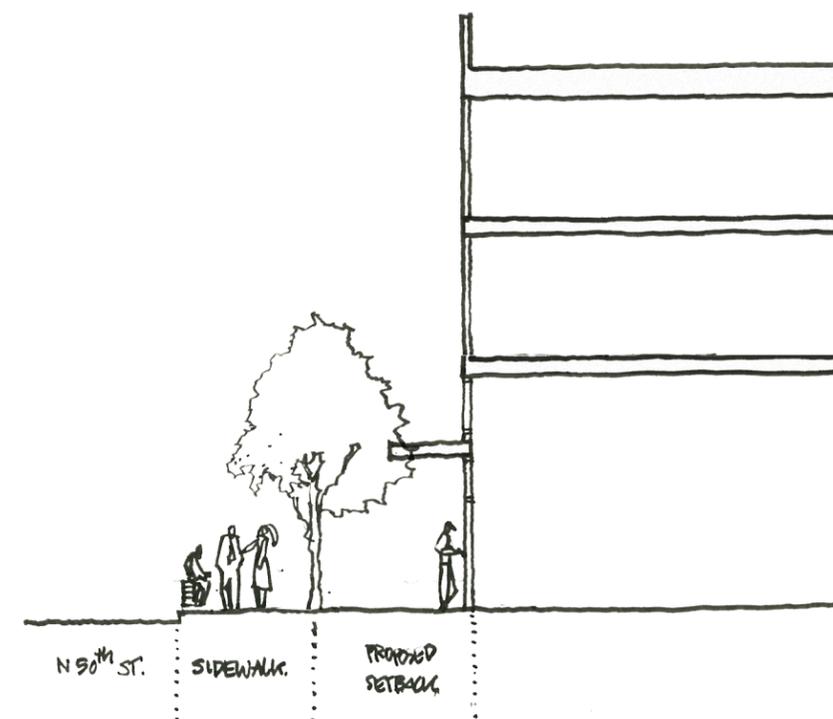
DC4: EXTERIOR ELEMENTS AND FINISHES

I. Architectural Context

Response: Different scaled signs will be included in the design. The canopy wraps the building corner to provide an opportunity to include hanging signs, that is pedestrian oriented.

II. Exterior Finish Materials

Response: The material selection will be eased into the residential neighborhood. The building will compliment other surrounding structures with a predominantly brick facade and a human-scale storefront system. Green screens at the base of the building will enhance the brick facades and provide a break to the blank faces on the building.



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Overview Of All Options

	NUMBER OF UNITS:	COMMERCIAL:	PARKING STALLS:	BIKE STALLS :	FAR:	AMENITY AREA SF:	PROS:	CONS:	PERSPECTIVE:
OPTION A CODE COMPLIANT	15	1,288 SF	7	12	11,582 SF	569 SF REQ. < 583 SF PROVIDED	<ul style="list-style-type: none"> <li>• Large commercial footprint</li> <li>• Elevated amenity area</li> <li>• No departures from Land Use code</li> </ul>	<ul style="list-style-type: none"> <li>• Not financially feasible</li> <li>• Fewer Dwelling Units</li> <li>• Less pedestrian oriented space</li> <li>• Compromised ground floor unit</li> <li>• Commercial space has no reprieve from traffic</li> </ul>	
OPTION B	17	592 SF	9	13	11,987 SF	437 SF REQ. < 551 SF PROVIDED	<ul style="list-style-type: none"> <li>• Hidden Parking</li> <li>• Maximized lobby</li> <li>• 2nd level amenity area</li> <li>• Setback along N. 50th St. to provide some relief from traffic</li> </ul>	<ul style="list-style-type: none"> <li>• Departures from street level percentage, 15 ft triangle setback adjacent with SF zone, and 30 ft commercial depth on both streets</li> <li>• 2nd and 3rd levels have unit with light-well open to adjacent building</li> <li>• Minimal utility space with long travel distance for trash bins</li> </ul>	
OPTION C PREFERRED	17	596 SF	10	13	11,706 SF	443 SF REQ. < 480 SF PROVIDED	<ul style="list-style-type: none"> <li>• Largest unit mixes, all with exterior view windows</li> <li>• Ample storage space on second and third levels</li> <li>• Maximized ground level with residential lobby and access to utilities</li> <li>• Setback along N. 50th St. to provide some relief from traffic</li> <li>• Maximizes daylight to ground floor residential unit</li> </ul>	<ul style="list-style-type: none"> <li>• Departures from street level use percentage, 5 ft landscape buffer at lot line abutting residential zone, and 30 ft commercial depth on both streets</li> <li>• Smallest commercial proposed</li> </ul>	

Option A - CODE COMPLIANT



SOUTH PERSPECTIVE



SOUTHEAST PERSPECTIVE

PLAN KEY

- UNITS
- COMMERCIAL
- CIRCULATION
- LOBBY
- AMENITY AREA
- PARKING
- B.O.H / UTILITY

OPTION A STATISTICS

LEVEL	FAR SF	# UNITS	USE
ROOF	0	0	None
3	3,715	7	Residential
2	3,715	7	Residential
1	4,151	1	Res/ Non-Residential
<b>TOTAL</b>	<b>11,582</b>	<b>15</b>	

DESCRIPTION | Option A

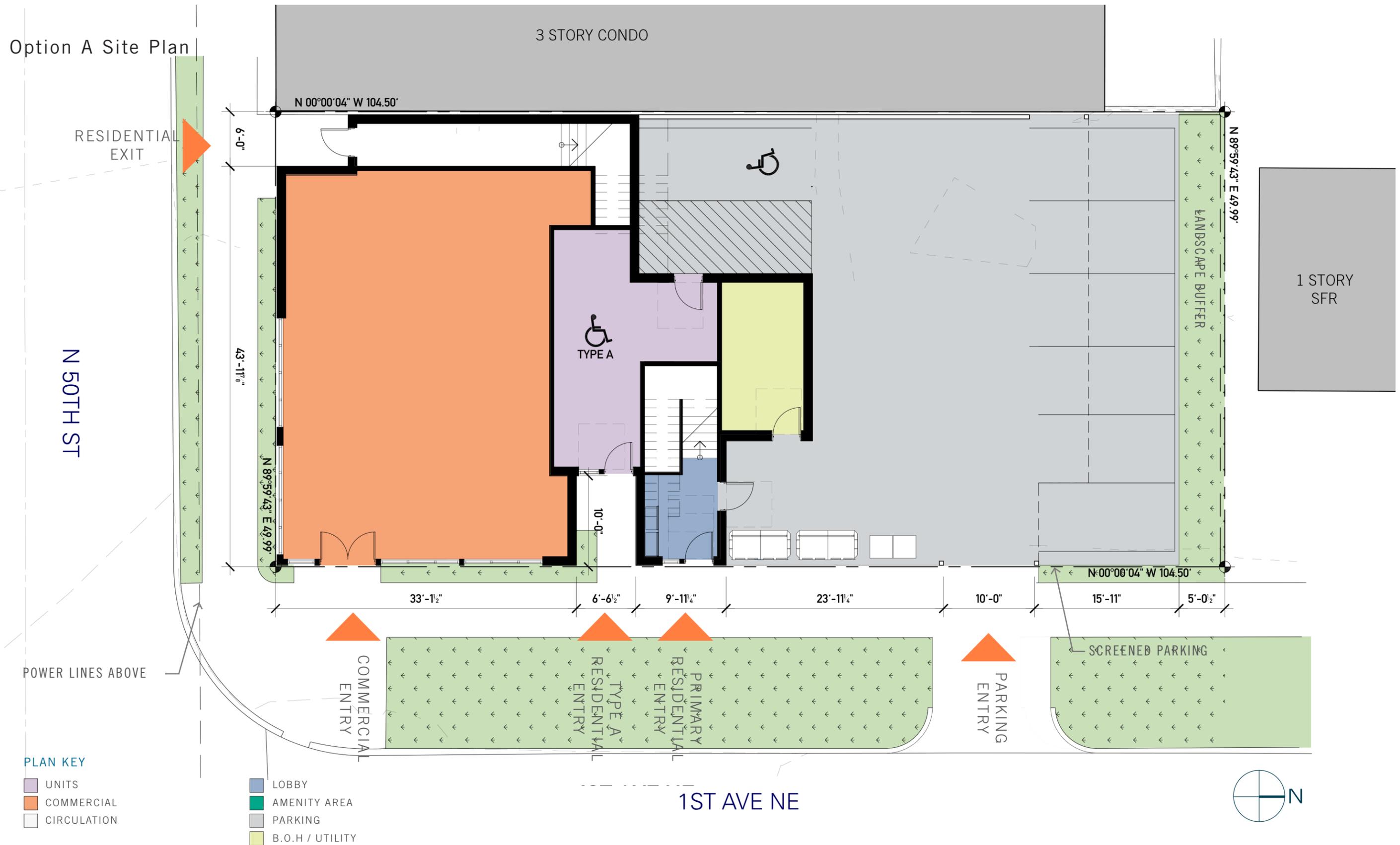
The existing commercial space currently occupying the corner of N 50th Street and 1st Avenue NE consists of a market/ delicatessen with an enclosed garage in the back.

Option A maintains commercial frontage on N. 50th Street. The residential lobby is accessed from 1st Ave NE. This provides a safer loading zone for residents. Residents also have elevated amenity space overlooking N. 50th St. The amenity space is situated above the commercial. A continuous facade connects the neighboring west live-work to the new commercial space.

The Type A accessible unit is tucked into the building, adjacent to the residential lobby. This creates an easily accessible private alcove.

Overall, the more public commercial uses front the busier N 50th Street. The quieter residential uses abut the predominantly Single Family zoned 1st Avenue NE.

Option A Site Plan

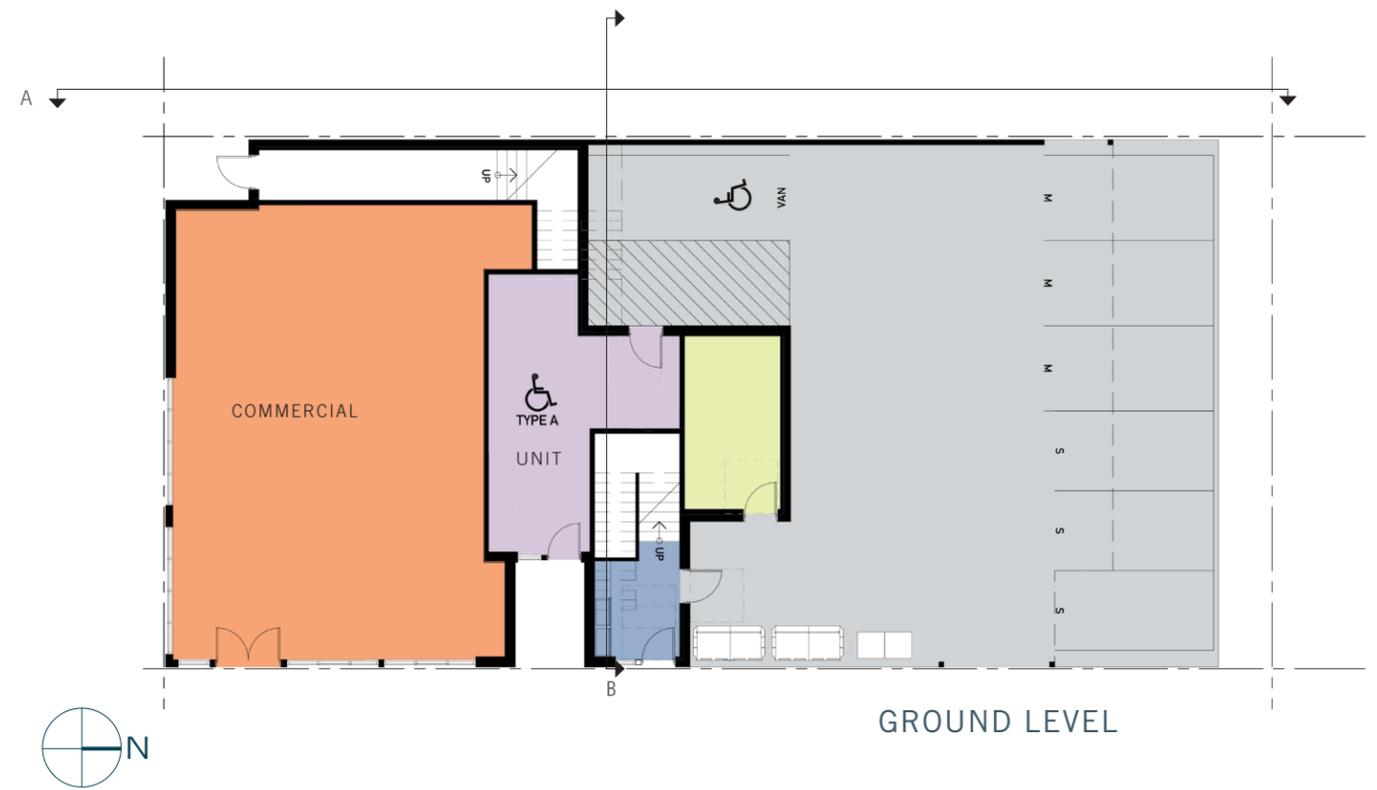
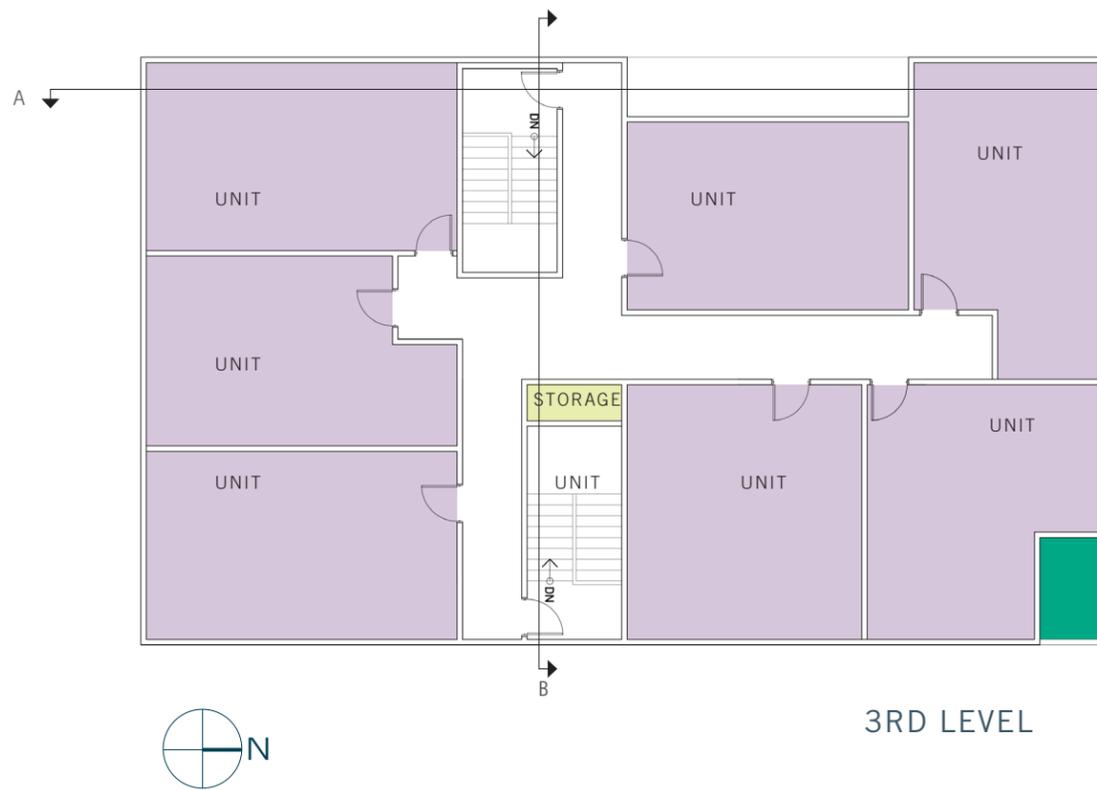
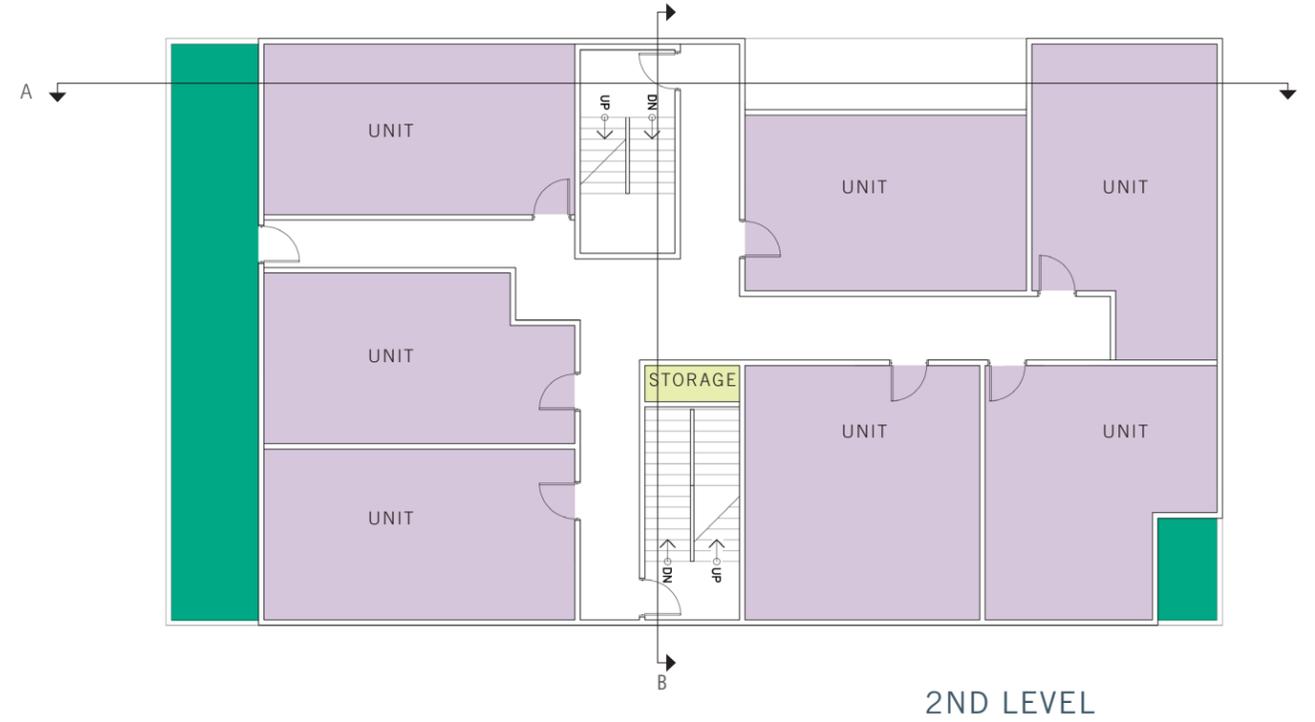


Option A Floorplans



PLAN KEY

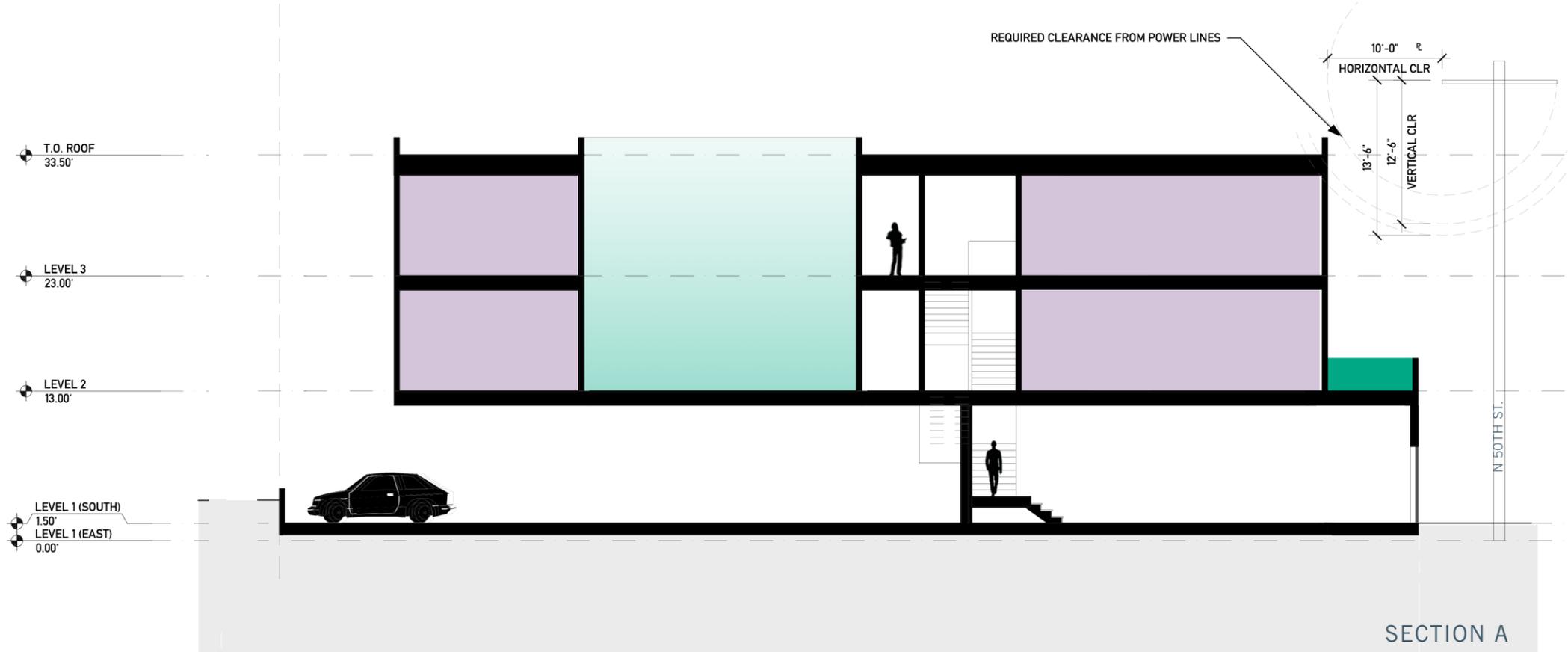
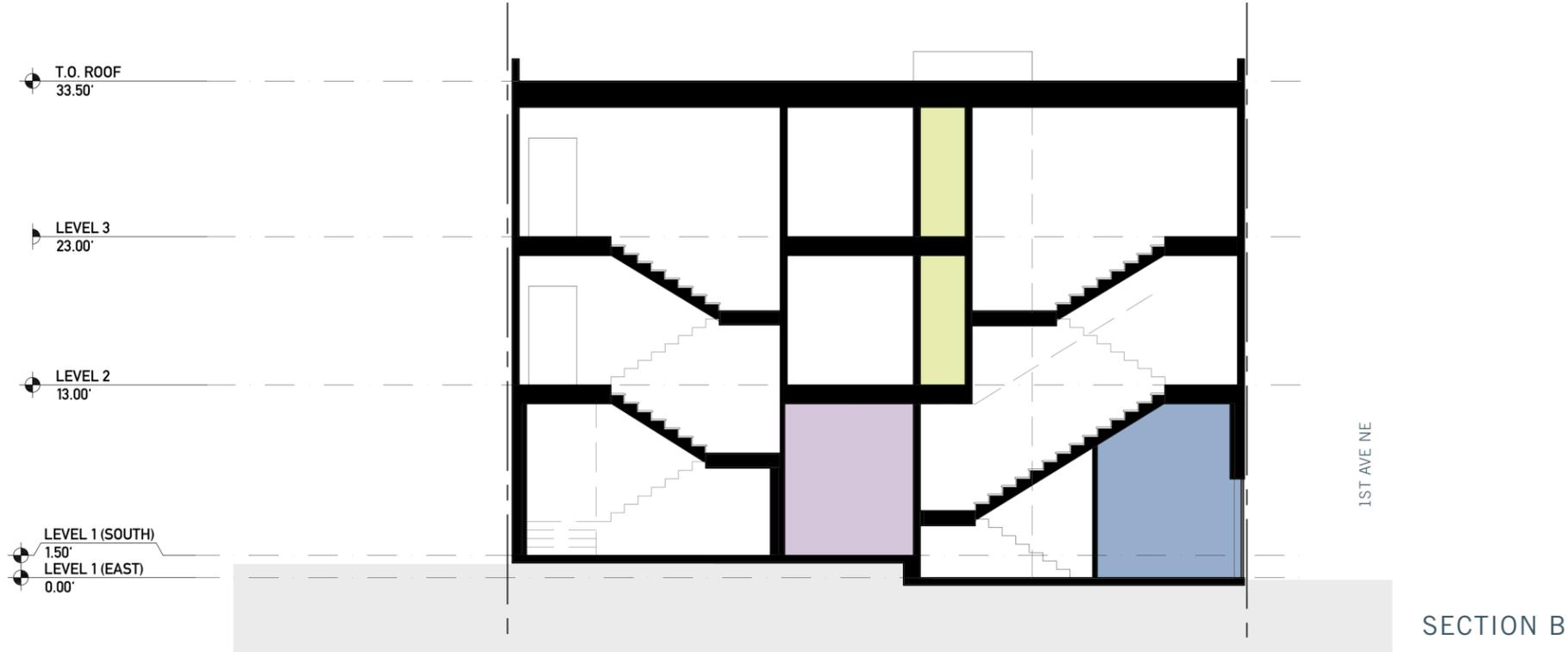
- UNITS
- COMMERCIAL
- CIRCULATION
- LOBBY
- AMENITY AREA
- PARKING
- B.O.H / UTILITY



Option A Section

PLAN KEY

- UNITS
- COMMERCIAL
- CIRCULATION
- LOBBY
- AMENITY AREA
- PARKING
- B.O.H / UTILITY



Option B



EAST PERSPECTIVE



SOUTH PERSPECTIVE



SOUTHEAST PERSPECTIVE

PLAN KEY

- UNITS
- COMMERCIAL
- CIRCULATION
- LOBBY
- AMENITY AREA
- PARKING
- B.O.H / UTILITY

OPTION B STATISTICS

LEVEL	FAR SF	# UNITS	USE
ROOF	0	0	None
3	3,772	8	Residential
2	3,772	8	Residential
1	4,445	1	Res/ Non-Residential
<b>TOTAL</b>	<b>11,987</b>	<b>17</b>	

DESCRIPTION | Option B

Option B takes a similar approach to the commercial space that is currently occupying the site, as well as in option A, by orienting the commercial use toward the southeast corner of the lot. The building steps back from the street to provide a semi-public plaza on N 50th St. The plaza has an opportunity to provide outdoor cafe seating for a restaurant or coffee house. It is shielded by landscaping on the south side, which provides shade and buffer from the busy N 50th St.

Above the commercial space resides 16 small efficiency dwelling units. A lobby west of the commercial space provides a transition off the street and into the

upper two levels of residential space. A back stairwell acts as egress out to 1st Ave NE. To ease the transition into the SF 5000 zoning, the type A accessible unit sits at the north end of the lot.

Option B weighs heavy on the entirety of the east and south facades, pushing resident traffic away from the dominant southeast corner.

Option B Site Plan



PLAN KEY

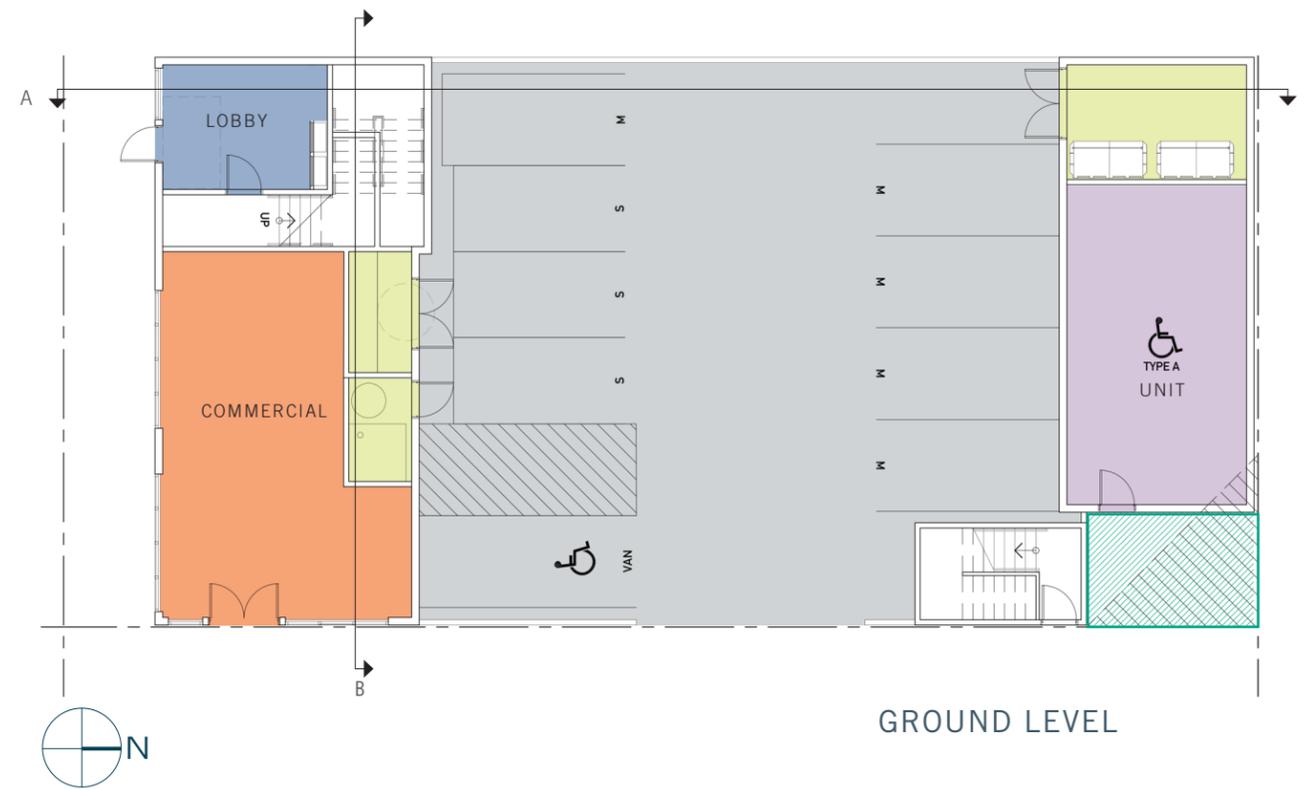
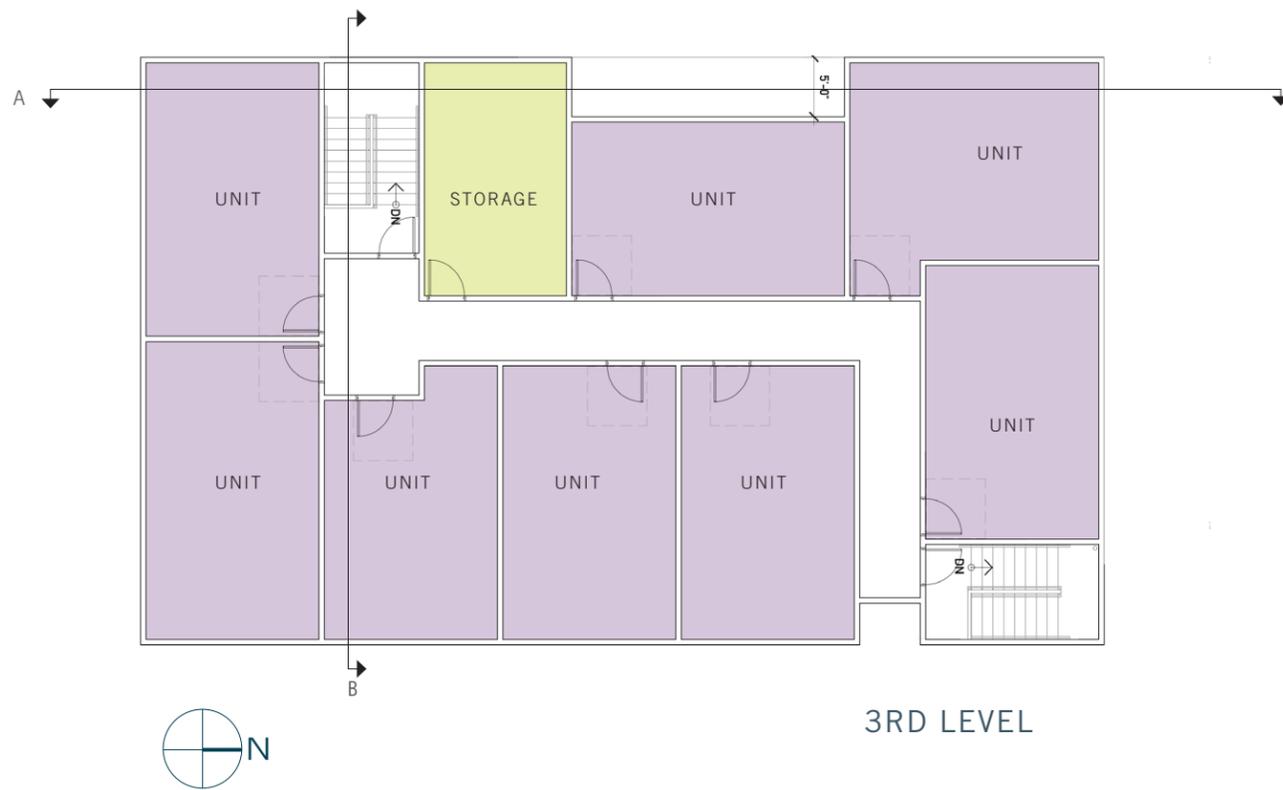
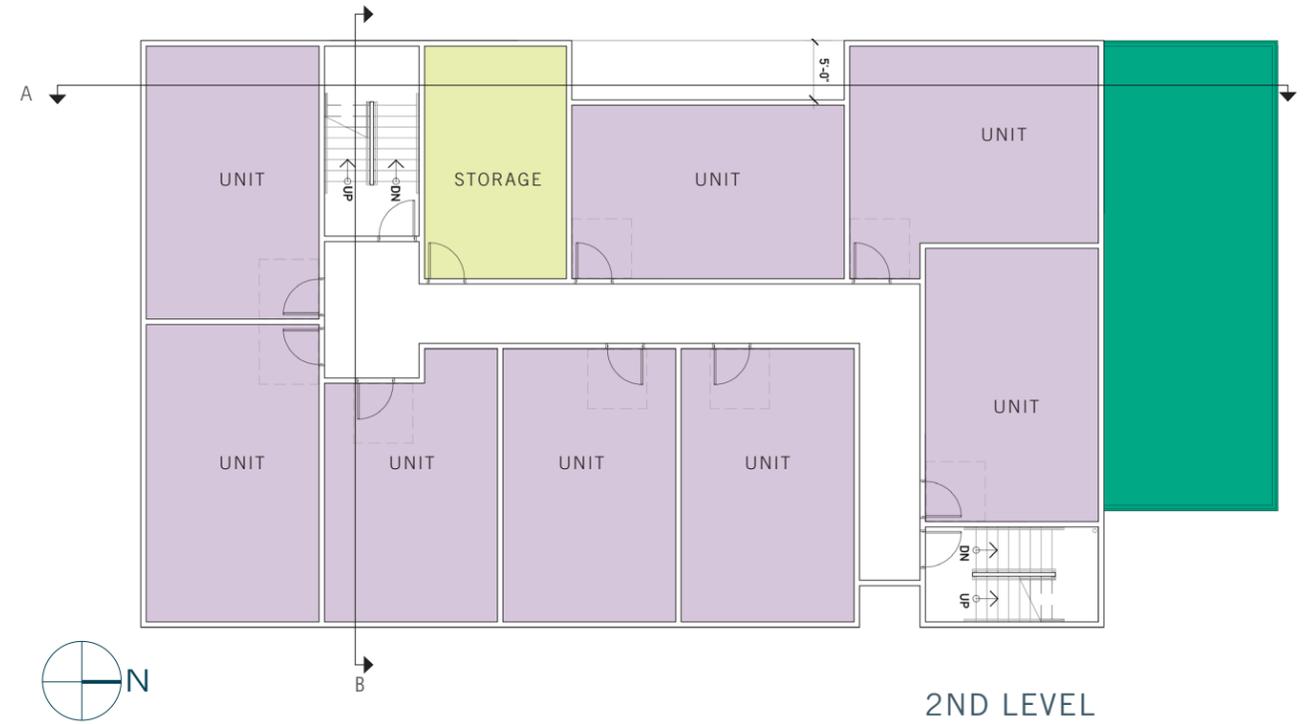
- UNITS
- COMMERCIAL
- CIRCULATION
- LOBBY
- AMENITY AREA
- PARKING
- B.O.H / UTILITY

### Option B Floorplans



#### PLAN KEY

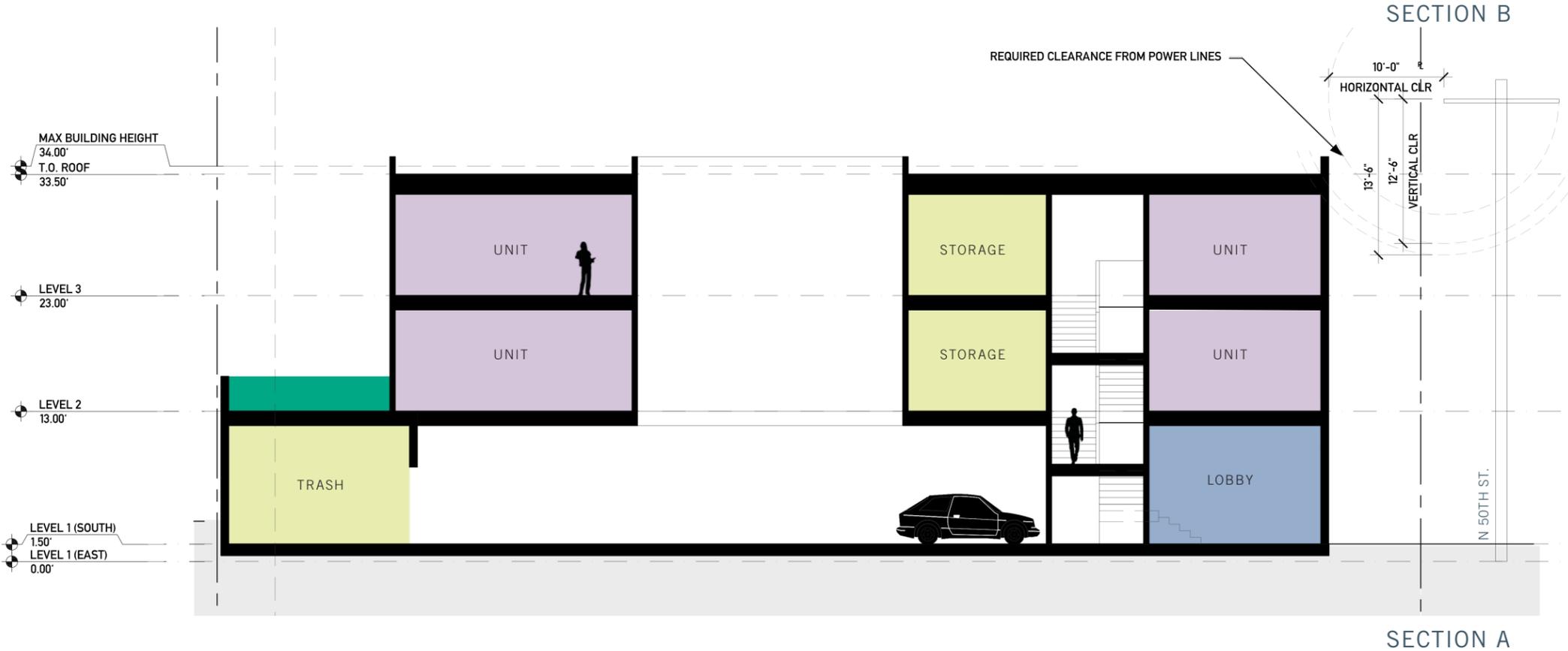
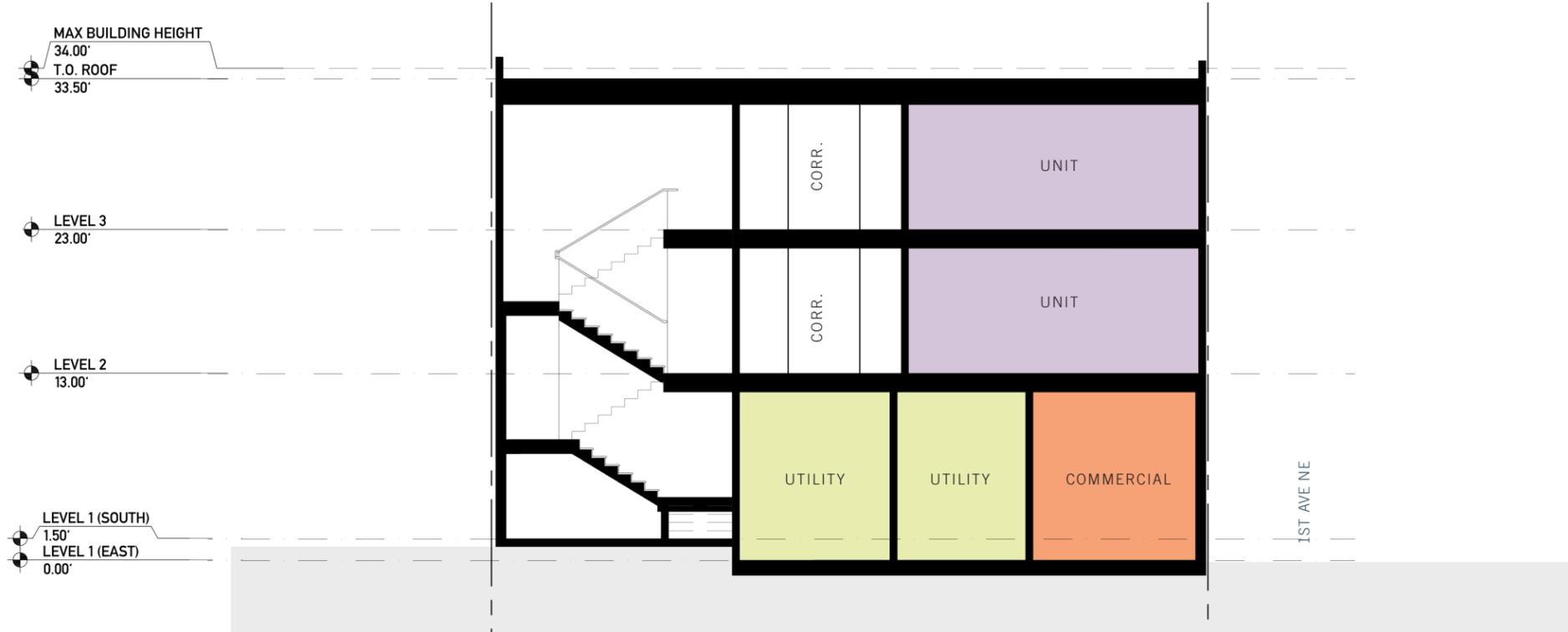
- UNITS
- COMMERCIAL
- CIRCULATION
- LOBBY
- AMENITY AREA
- PARKING
- B.O.H / UTILITY



Option B Section

- PLAN KEY
- UNITS
  - COMMERCIAL
  - CIRCULATION

- LOBBY
- AMENITY AREA
- PARKING
- B.O.H / UTILITY



Option C - PREFERRED



EAST PERSPECTIVE



N 50TH STREET

SOUTH PERSPECTIVE



SOUTHEAST PERSPECTIVE

PLAN KEY

- UNITS
- COMMERCIAL
- CIRCULATION
- LOBBY
- AMENITY AREA
- PARKING
- B.O.H / UTILITY

OPTION C STATISTICS

LEVEL	FAR SF	# UNITS	USE
ROOF	0	0	None
3	3,915	8	Residential
2	3,915	8	Residential
1	3,876	1	Res/ Non-Residential
<b>TOTAL</b>	<b>11,706</b>	<b>17</b>	

DESCRIPTION | Option C

The preferred scheme, option C, addresses the street in a similar way to option B, by orienting the commercial space toward the southeast corner. The lobby differs by facing the slower arterial on 1st Ave NE, allowing for a safer loading zone compared to N 50th Street. The type A accessible unit and the exit stairway open to a larger setback on N 50th St.

On the two upper floors, 16 small efficiency dwelling units are laid out to provide and to maximize exterior views from all units. Each individual unit layout provides larger living and usable space than option B. Balconies on the north units provide

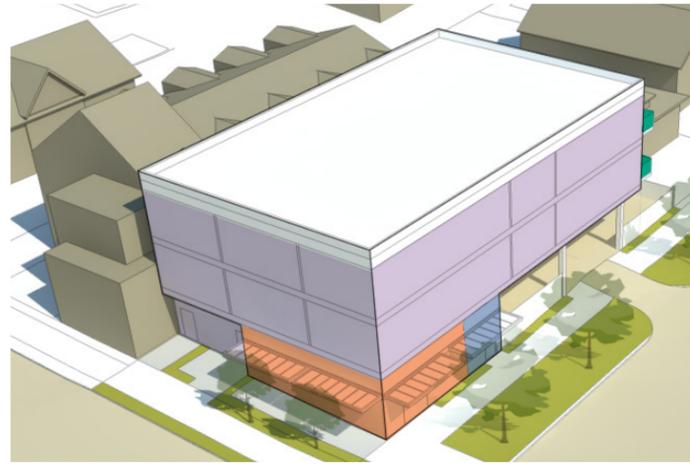
opportunity for added amenity area. Unfortunately, power lines to the south of the site prevent the practicality of southern balconies.

Option C provides a greater distance to the north property line, therefore it is less dominant to the adjacent property. The balconies provide a secondary visual separation and landscaping screens the balconies from view of the neighbors. The majority of the building foot traffic will be accessed from the southern end, leaving the residential zoned neighbors more privacy.

Option C Site Plan

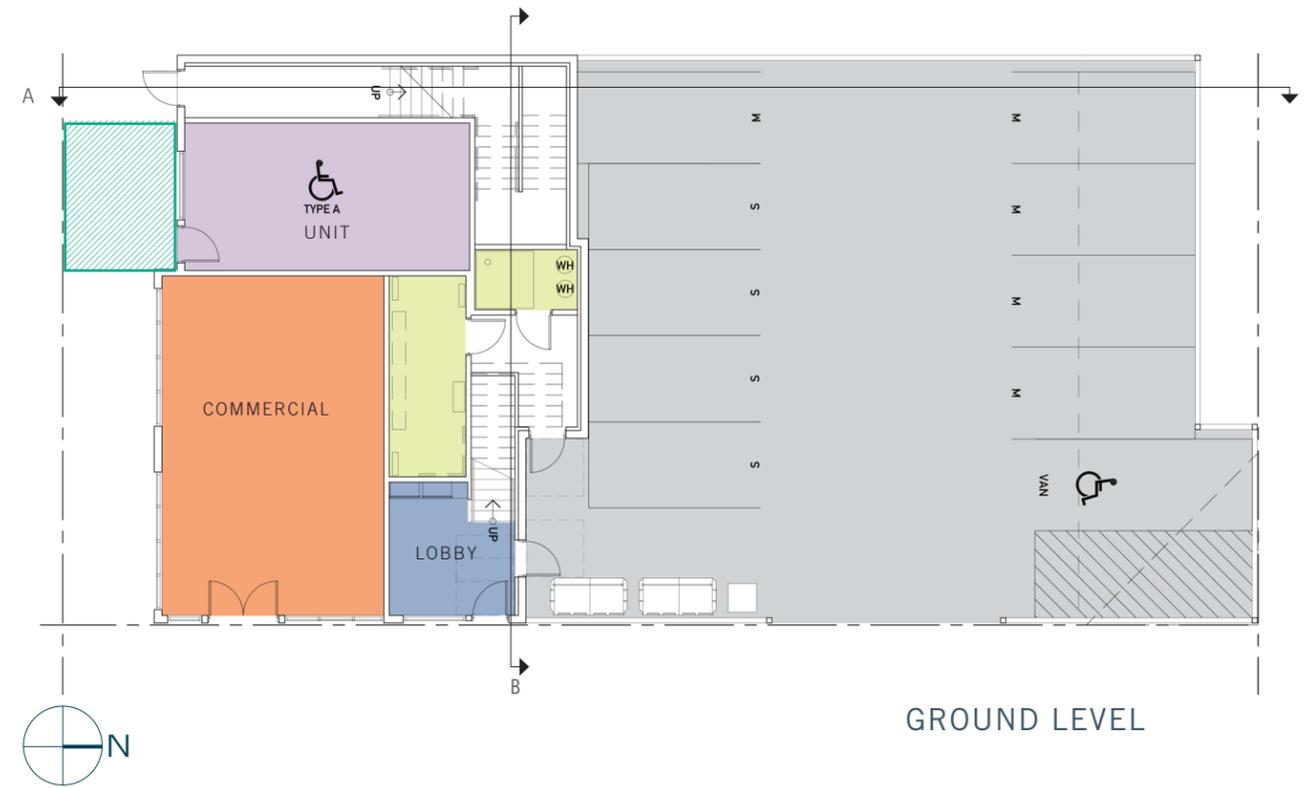
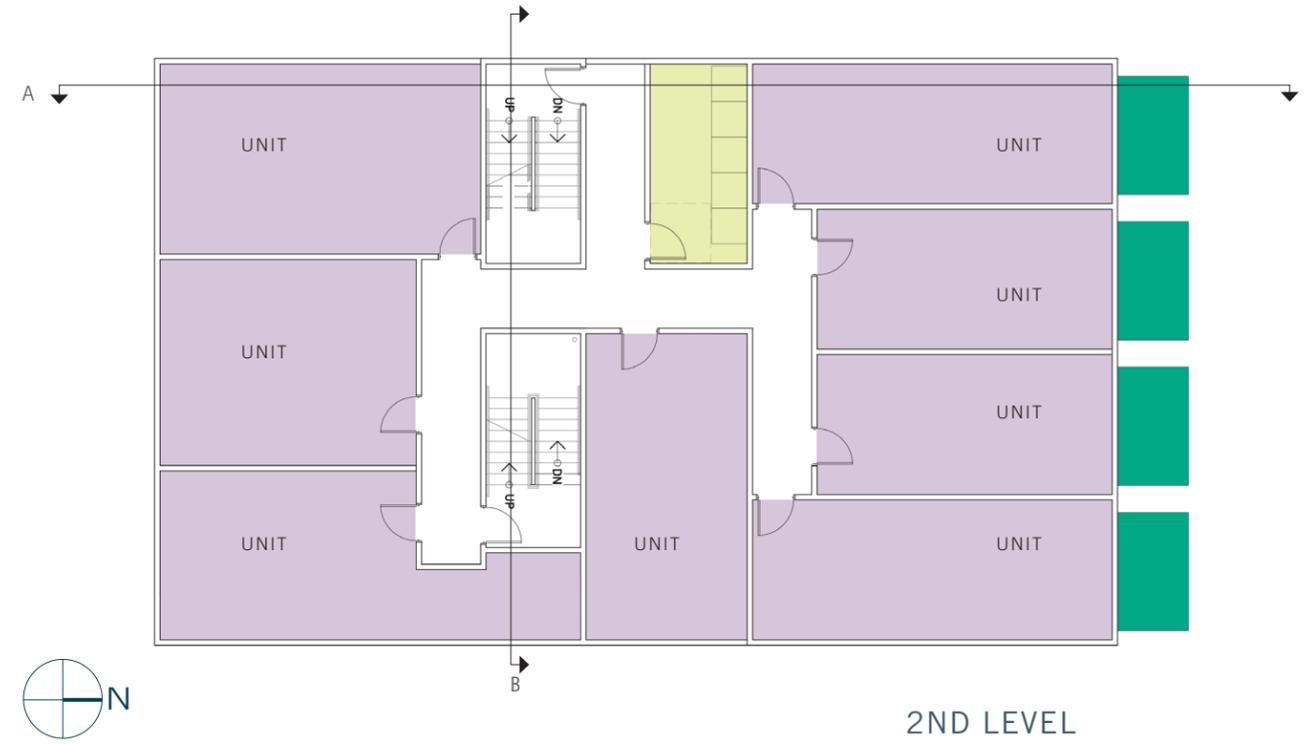
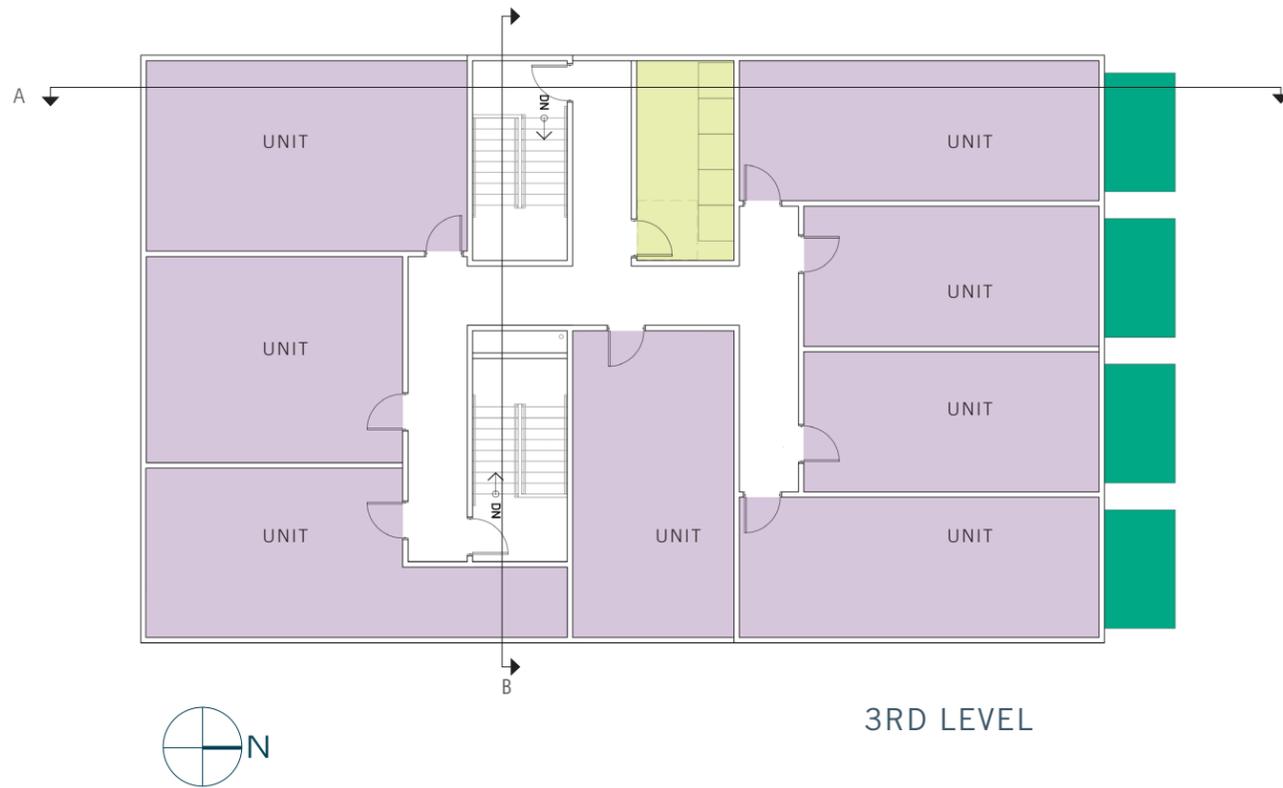


Option C Floorplans



PLAN KEY

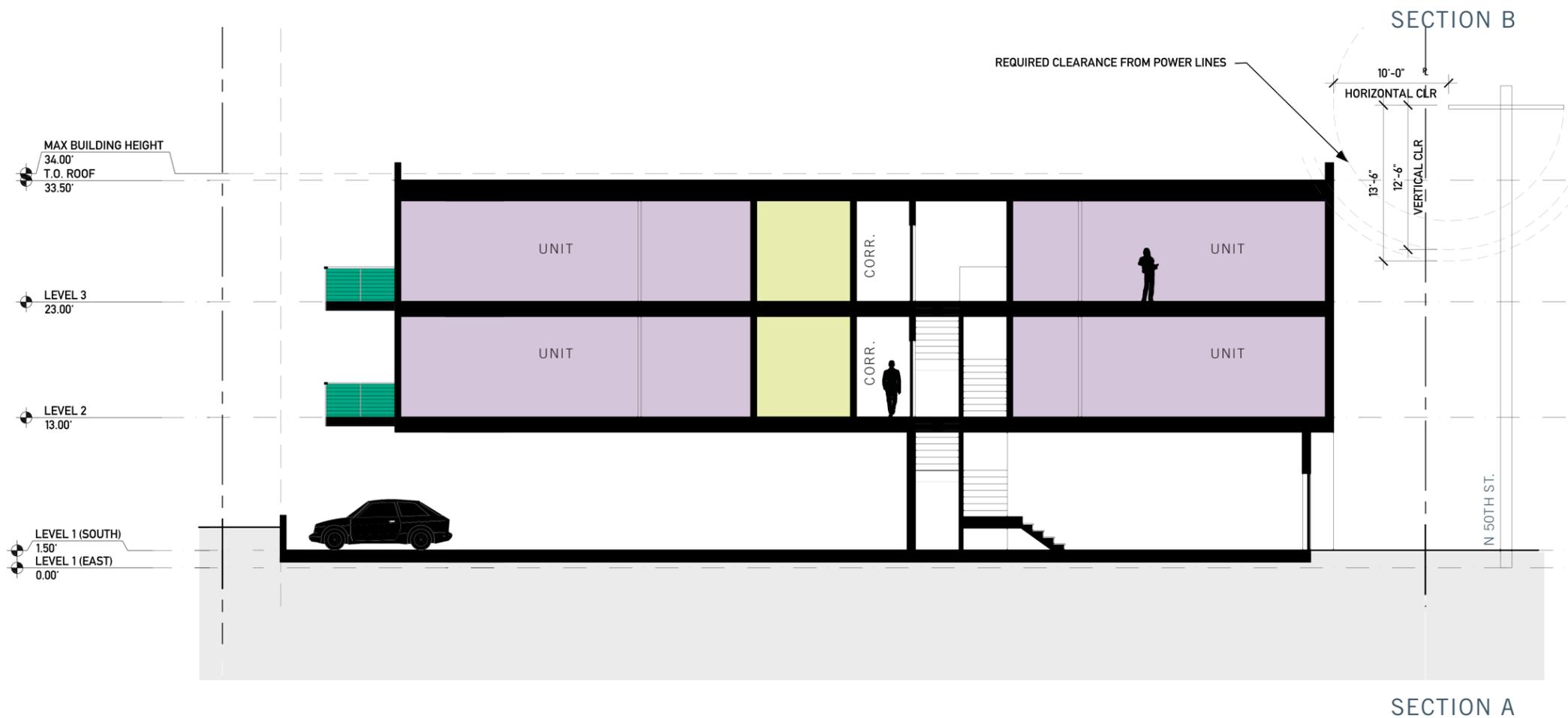
- UNITS
- COMMERCIAL
- CIRCULATION
- LOBBY
- AMENITY AREA
- PARKING
- B.O.H / UTILITY



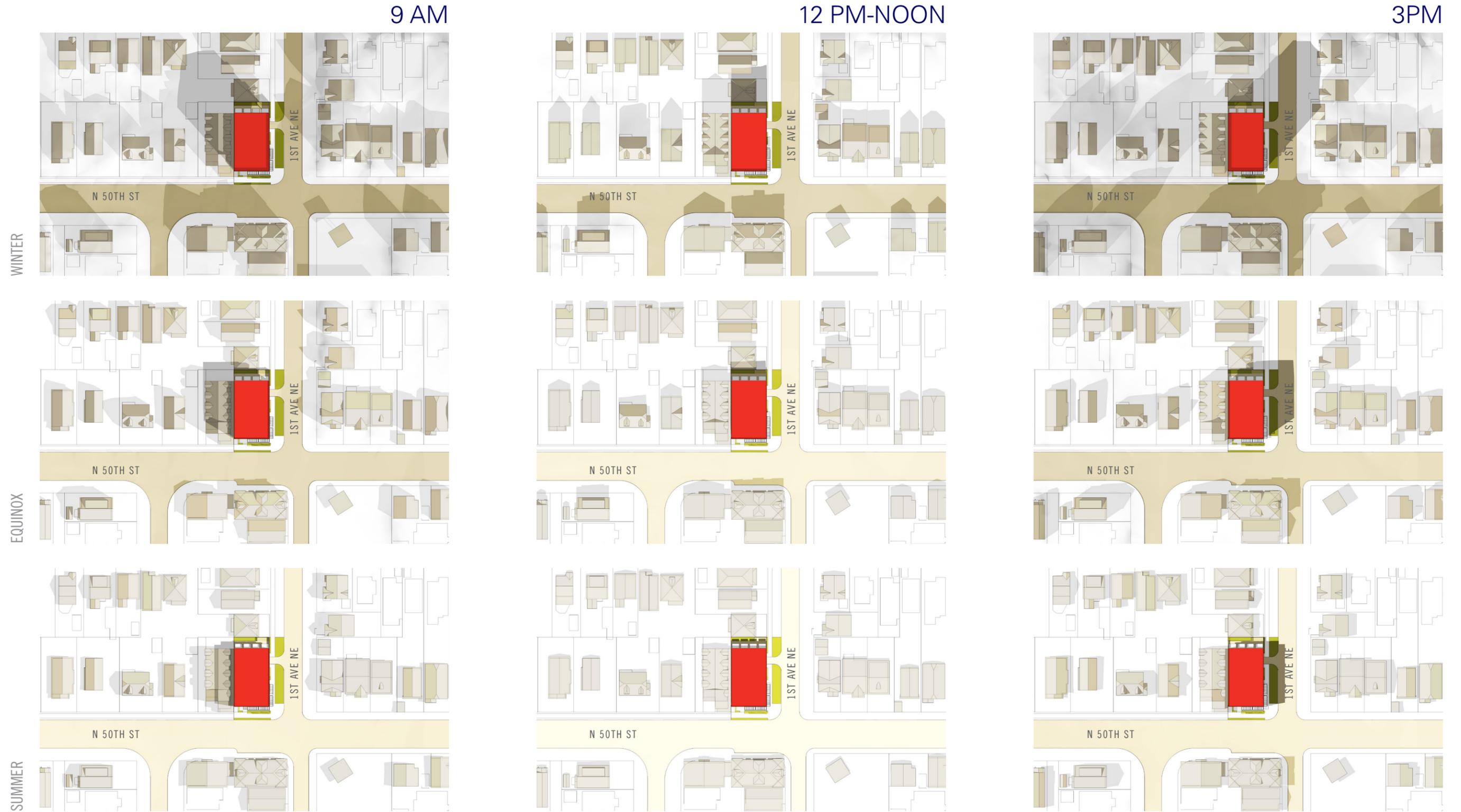
### Option C Section

#### PLAN KEY

- UNITS
- LOBBY
- COMMERCIAL
- AMENITY AREA
- CIRCULATION
- PARKING
- B.O.H / UTILITY



Option C Shadow Study



PROPOSED DEPARTURES:					
OPTION A CODE COMPLIANT					
OPTION B	<p>23.47A.005 - STREET LEVEL USES</p> <p>C.1- 20% OF STREET LEVEL - RESIDENTIAL</p> <p>34.26%</p> <p>67.86%</p> <p>RESIDENTIAL COMMERCIAL</p>	<p>23.47A.008 - COMMERCIAL DEPTH</p> <p>B.3- DEPTH = 30 FT OF COMMERCIAL AVG</p> <p>18' 3-1/8" AVG</p>	<p>23.47A.014- SETBACK</p> <p>B.1- 15 FT TRIANGLE SETBACK</p>	<p>23.47A.024 - AMENITY AREA</p> <p>B.4 - COMMON AMENITY- 250SF</p> <p>AMENITY AREA</p>	<p>23.47A.032 - PARKING LOCATION AND ACCESS</p> <p>B.1.b- WITHIN A STRUCTURE street level parking must be separated from street with another permitted use.</p> <p>1ST AVE NE USE DEPARTURE PARKING</p>
OPTION C PREFERRED	<p>23.47A.005 - STREET LEVEL USES</p> <p>C.1- 20% OF STREET LEVEL - RESIDENTIAL</p> <p>37.17%</p> <p>22.15%</p> <p>RESIDENTIAL COMMERCIAL</p>	<p>23.47A.008 - COMMERCIAL DEPTH</p> <p>B.3- DEPTH = 30 FT OF COMMERCIAL AVG</p> <p>19'-10.5"</p>	<p>23.47A.016- LANDSCAPING AND SCREENING</p> <p>D.1.C.2- 5 FT BUFFER BETWEEN PARKING AND ADJACENT RESIDENTIAL</p>	<p>23.47A.024 - AMENITY AREA</p> <p>B.4 - COMMON AMENITY- 250SF</p> <p>AMENITY AREA</p>	<p>23.47A.032 - PARKING LOCATION AND ACCESS</p> <p>B.1.b- WITHIN A STRUCTURE street level parking must be separated from street with another permitted use.</p> <p>1ST AVE NE USE DEPARTURE PARKING</p>