



419 71ST STREET
DPD #3017353

GREEN LAKE MIXED-USE

EARLY DESIGN GUIDANCE MEETING

AUGUST 18, 2014

419 NE 71ST STREET
GREEN LAKE MIXED-USE

COVER SHEET
EARLY DESIGN GUIDANCE MEETING - AUGUST 18, 2014

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DESIGN OBJECTIVES

Green Lake is well established neighborhood, dating back to late 1800's. Over the years it became a hub, thanks to its proximity to downtown Seattle, easy commute and access to public transportation, bike lanes, as well as pedestrian friendly streets.

With this in mind, Green Lake Mixed Use Project was conceived. Located on SW corner of 5th Avenue NE and NE 71st Street it was meant to create a continuous dialog between the neighborhood and the project site. This is to be achieved by taking full advantage of existing neighborhood services and amenities, and being a model for efficient pedestrian/ transit oriented urban life.

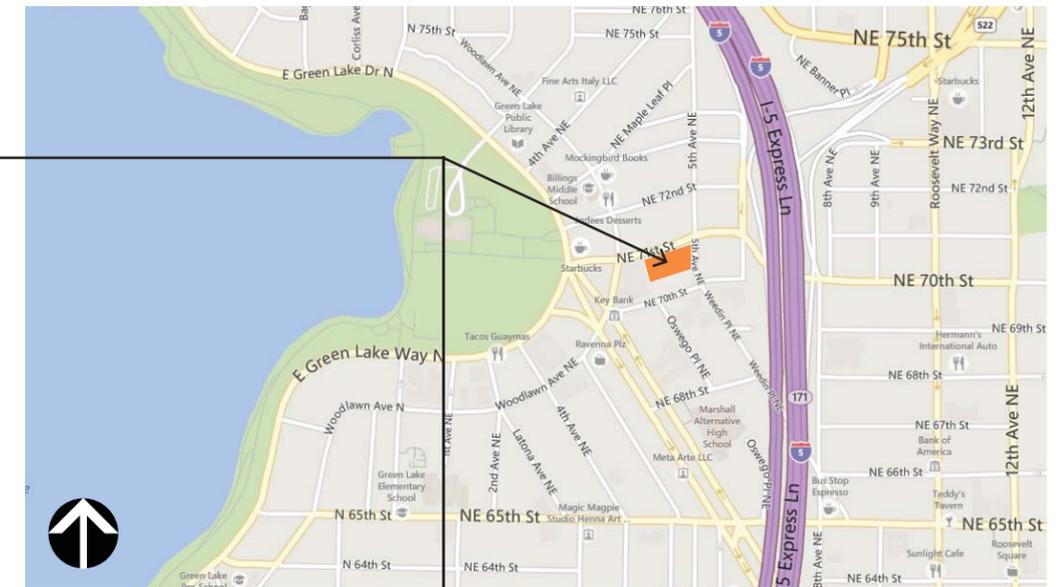
Project specifications are as follows:

- 5 stories of housing over street level commercial space, and two level underground garage
- Approximately 140 residential units, +/- 14,000 SF of street level pedestrian oriented retail
- 2 levels of underground parking garage, entering off of NE 71st St, with +/-104 stalls
- Building scale and massing to sympathetically respond to the adjacent land uses and topography, with emphasis on establishing appropriate frontage along 5th Avenue NE and NE 71st Street.

Guided by CS1- Natural Systems and Site Features- The idea behind the preferred Massing Design Option 'C' is to transition massing from the strong corner at the intersection of NE 71st St & 5th Ave NE to "lighter" and receded massing opening up towards the Green Lake.

A "plinth" –a strong, yet interactive commercial base was created with intent to relate to neighborhood context through materials and human scale characteristics. The street intersection draws attention to the corner with the void and residential entry at the street level, and visually strong projection of residential levels above. The central part of the elevation on residential levels symbolizes continuity, keeping more solid look, but introduces "erosion"- recessed pieces with different texture. As we get closer towards the lake, the "erosion" becomes more apparent, and the NW corner peels its skin, "opens up" to the lake.

SITE



VICINITY MAP



AERIAL VIEW

OWNER:
Vitamilk South LLC
c/o Wallace Properties
Development Company
Contact: Kevin Wallace
330 112th Avenue NE, Suite 200
Bellevue, WA 98004
Phone: 425.455.9976

ARCHITECT:
Baylis Architects
Contact: Kevin Cleary
10801 Main Street #110
Bellevue, WA 98004
Phone: 425.454.0566

LANDSCAPE ARCHITECT:
Brumbaugh & Associates
Contact: Kristen Lundquist
600 North 85th Street, Suite
102 Seattle, WA 98103-3826
Phone: 206.297.4430



9 BLOCK AERIAL VIEW





1 71ST STREET LOOKING NORTH



2 71ST STREET LOOKING SOUTH TOWARD PROJECT SITE



3 5TH AVENUE LOOKING WEST TOWARD PROJECT SITE



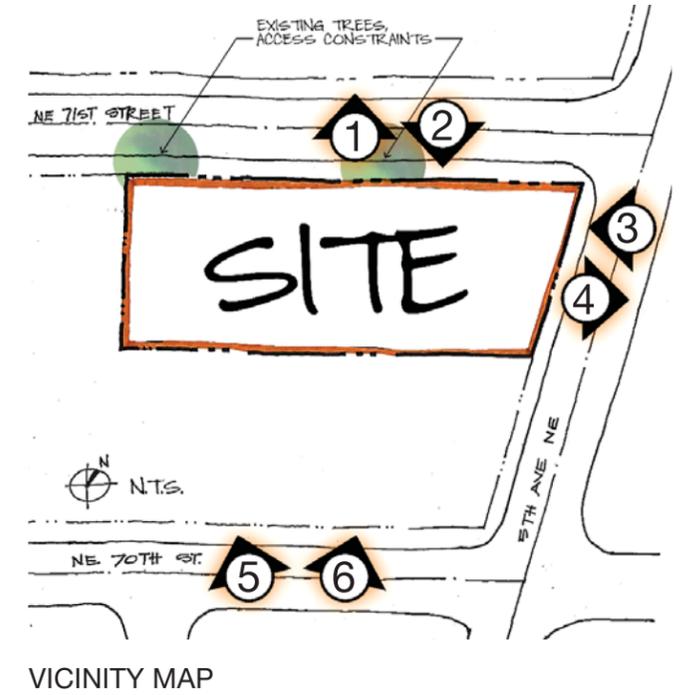
4 5TH AVENUE LOOKING EAST



5 70TH STREET LOOKING NORTHWEST



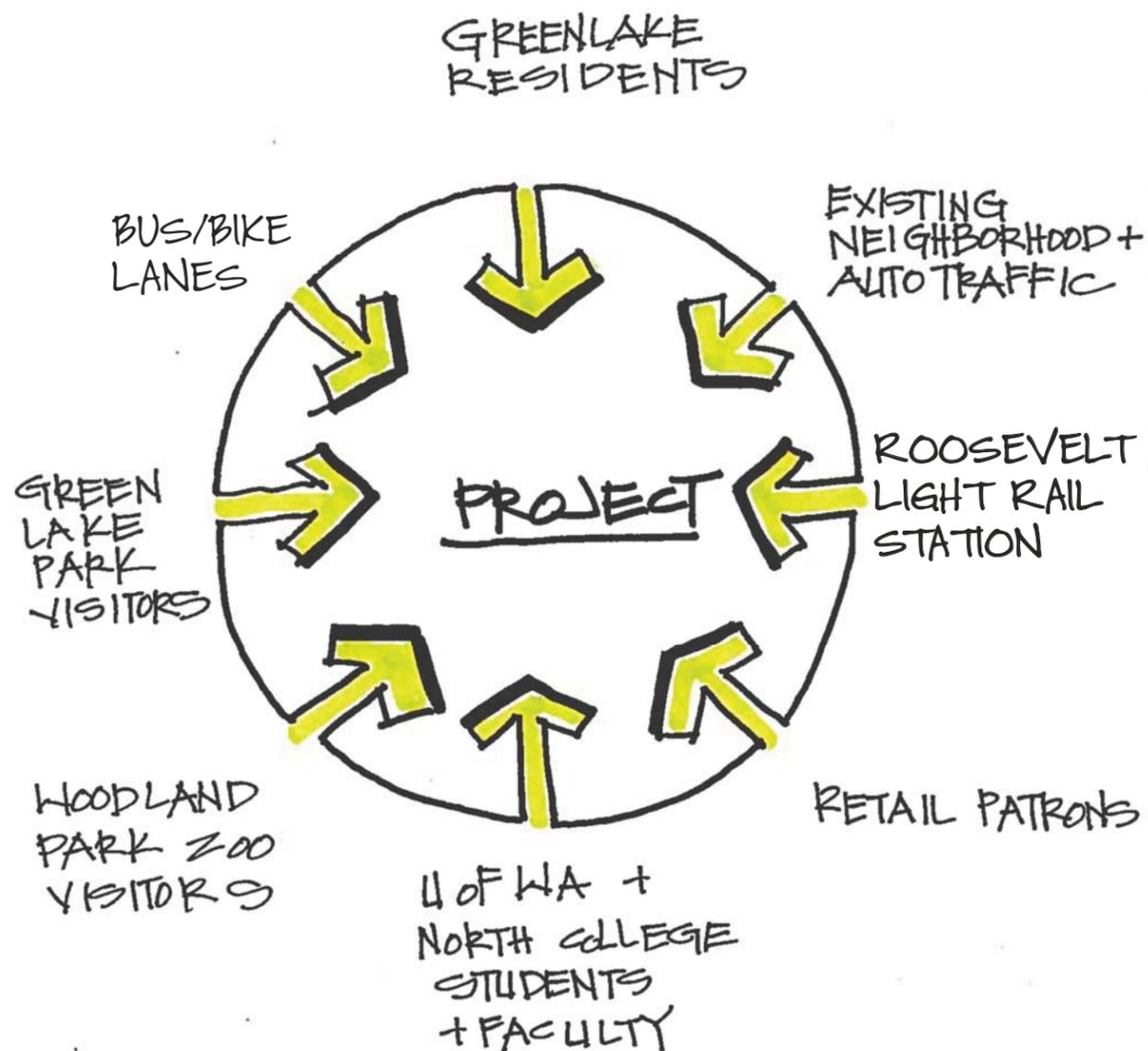
6 70TH STREET LOOKING NORTH



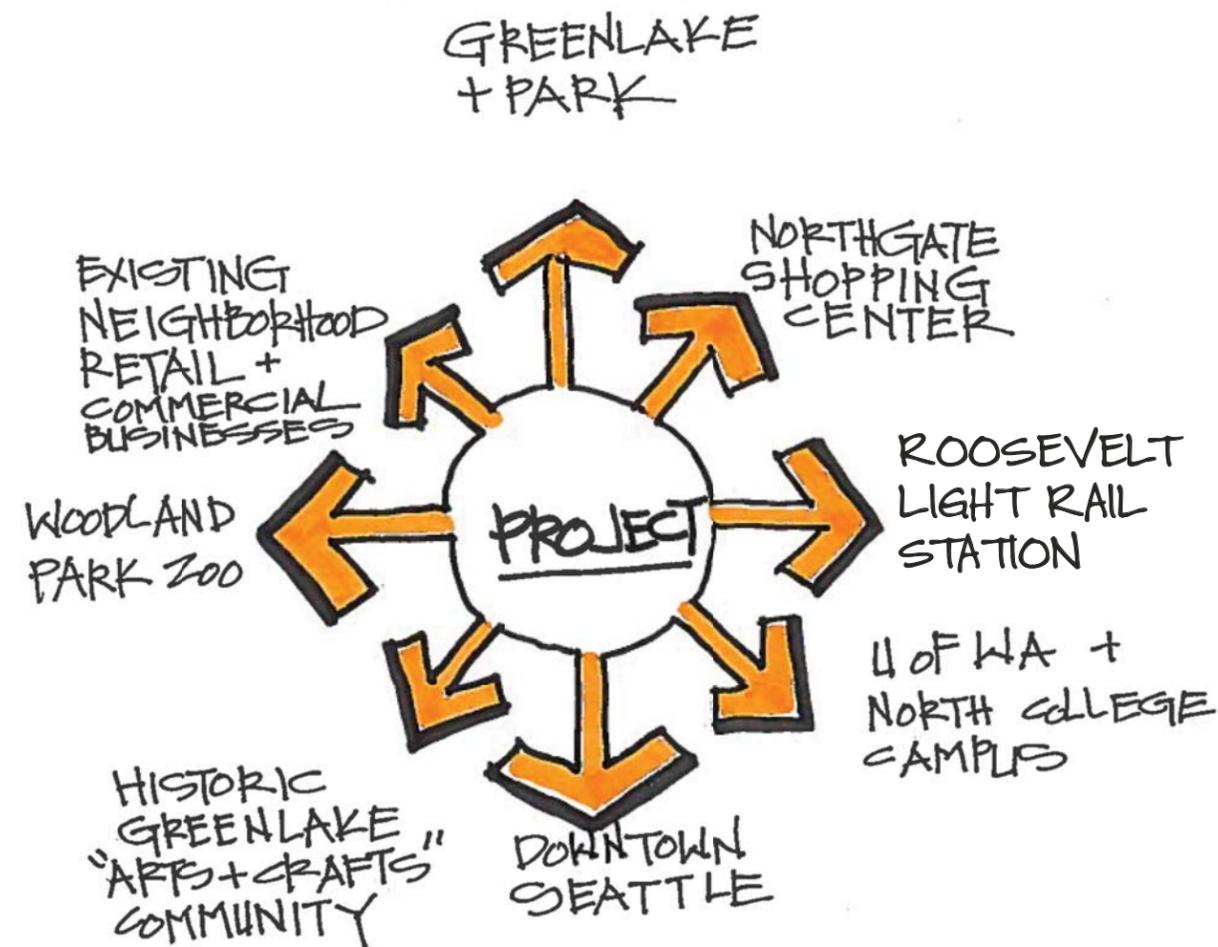
VICINITY MAP

PUBLIC ATTRACTION + NEIGHBORHOOD DISCOVERY

ATTRACTION



DISCOVERY





VISION STATEMENT

- create project that involves its surroundings.
- provide living spaces that reach out and interact with the neighborhood.
- design continuous dialog between pedestrian and the project.

LAKE

- neighborhood amenity space.
- enhancing lifestyle.
- exploration potential.

INTERACTION

- create relationship between the users and architecture.
- provide opportunities for business to become part of the neighborhood.

SOCIAL ENVIRONMENT

- provide safe gathering place.
- stimulate the users during work and play with a mix of vibrant opportunities.



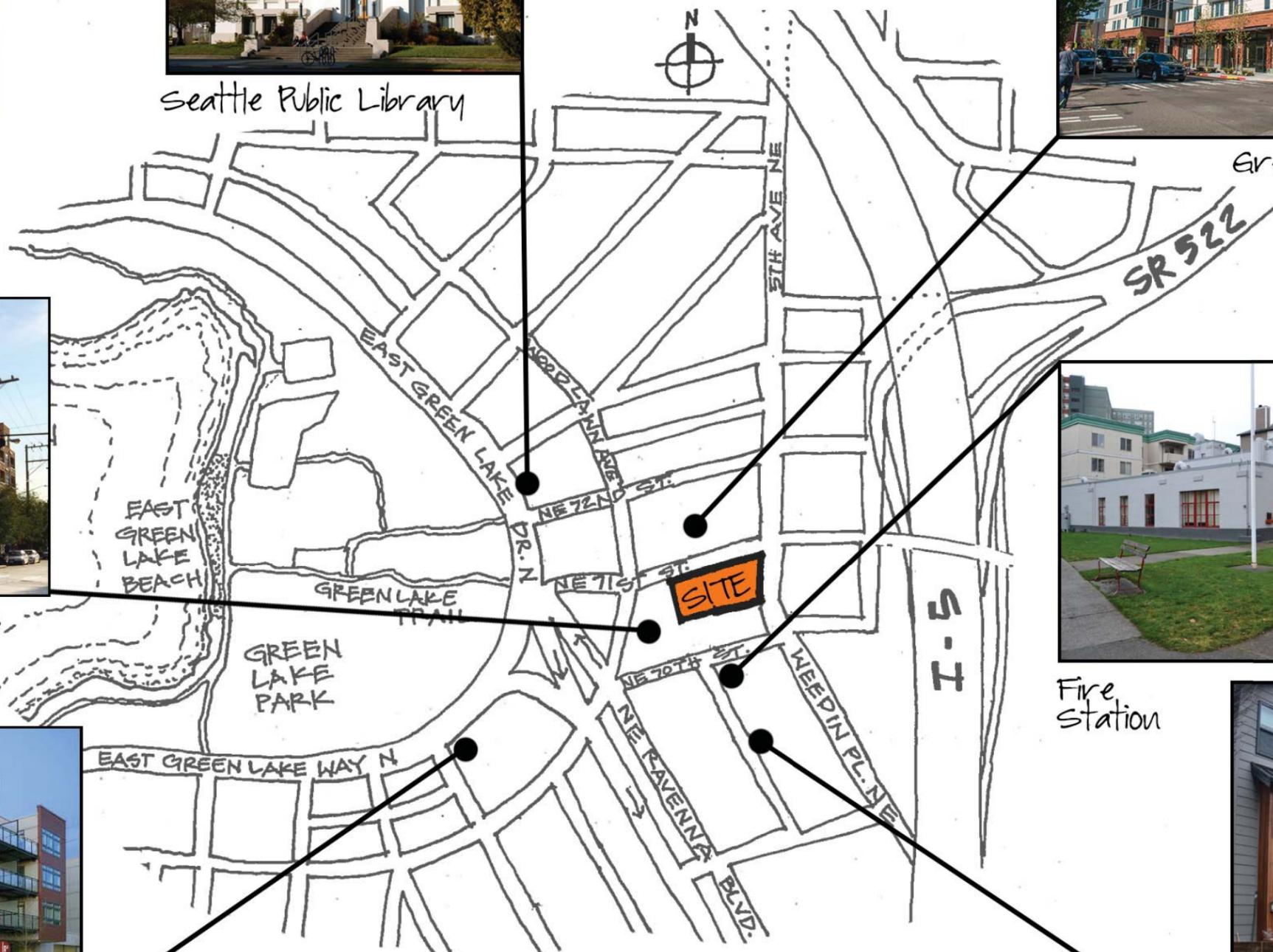
Typical Neighborhood Family Residence



Seattle Public Library



Green Lake Village



Green Lake Condominiums



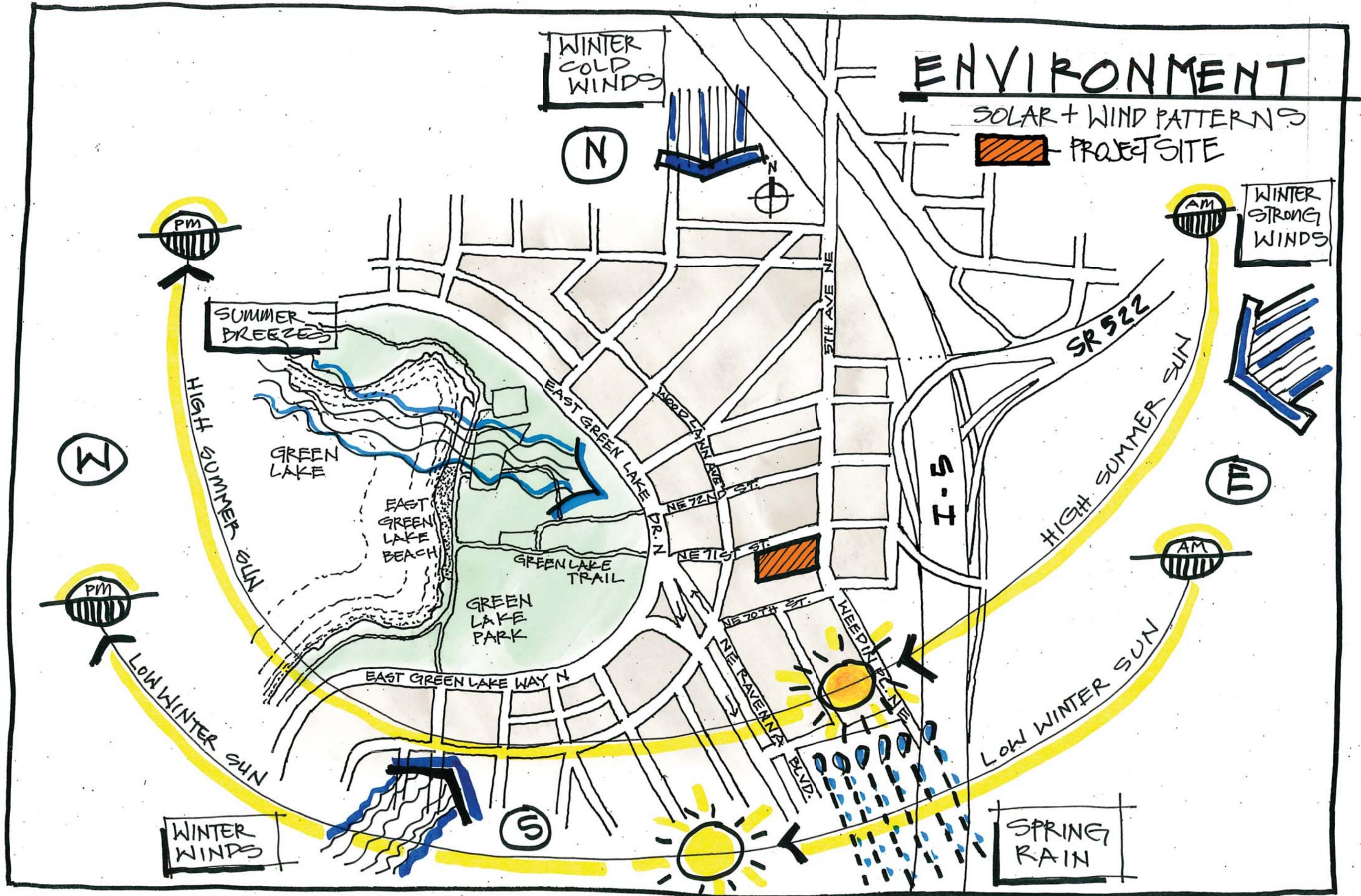
Fire Station



Circa Apartments

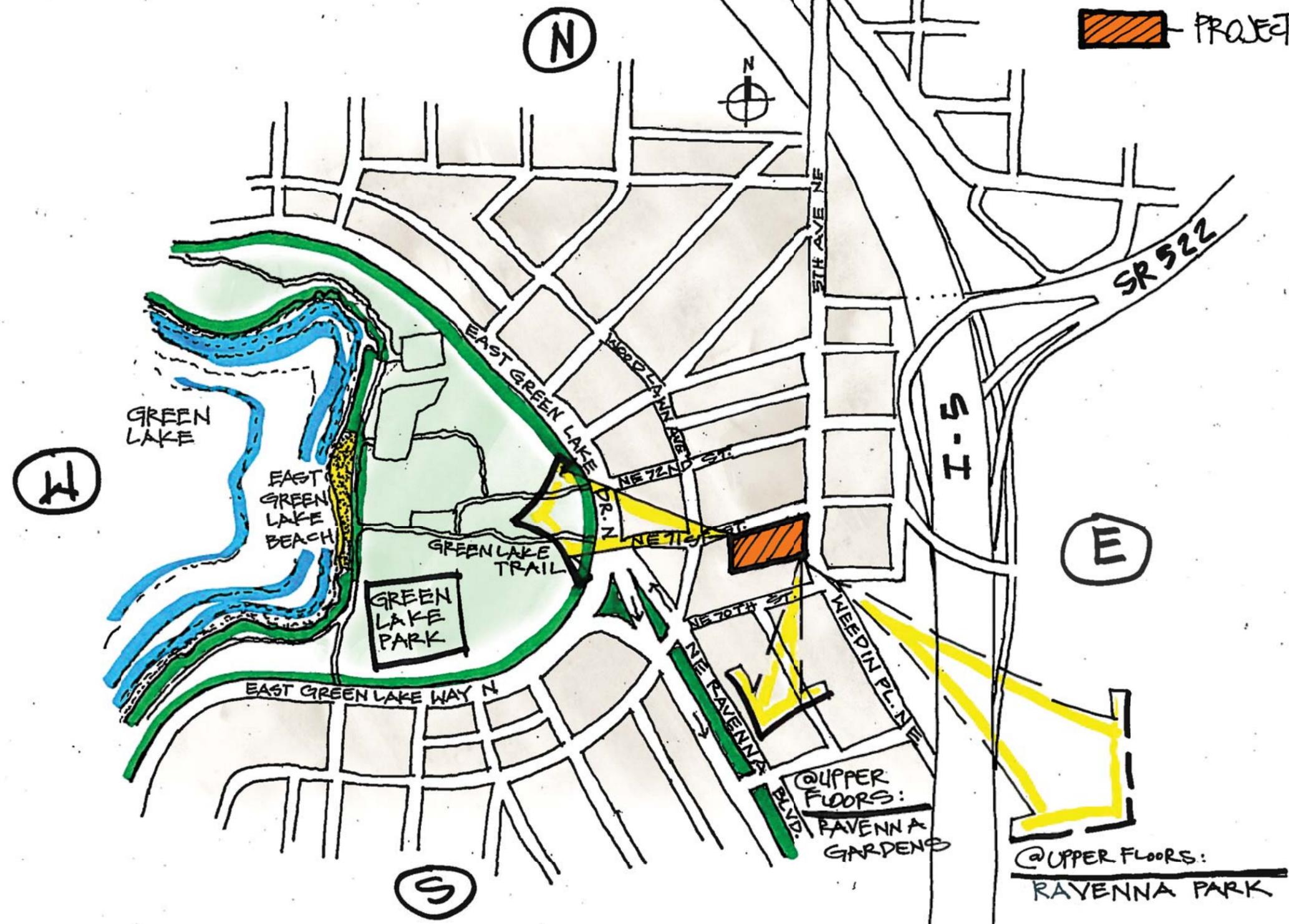


Townhomes

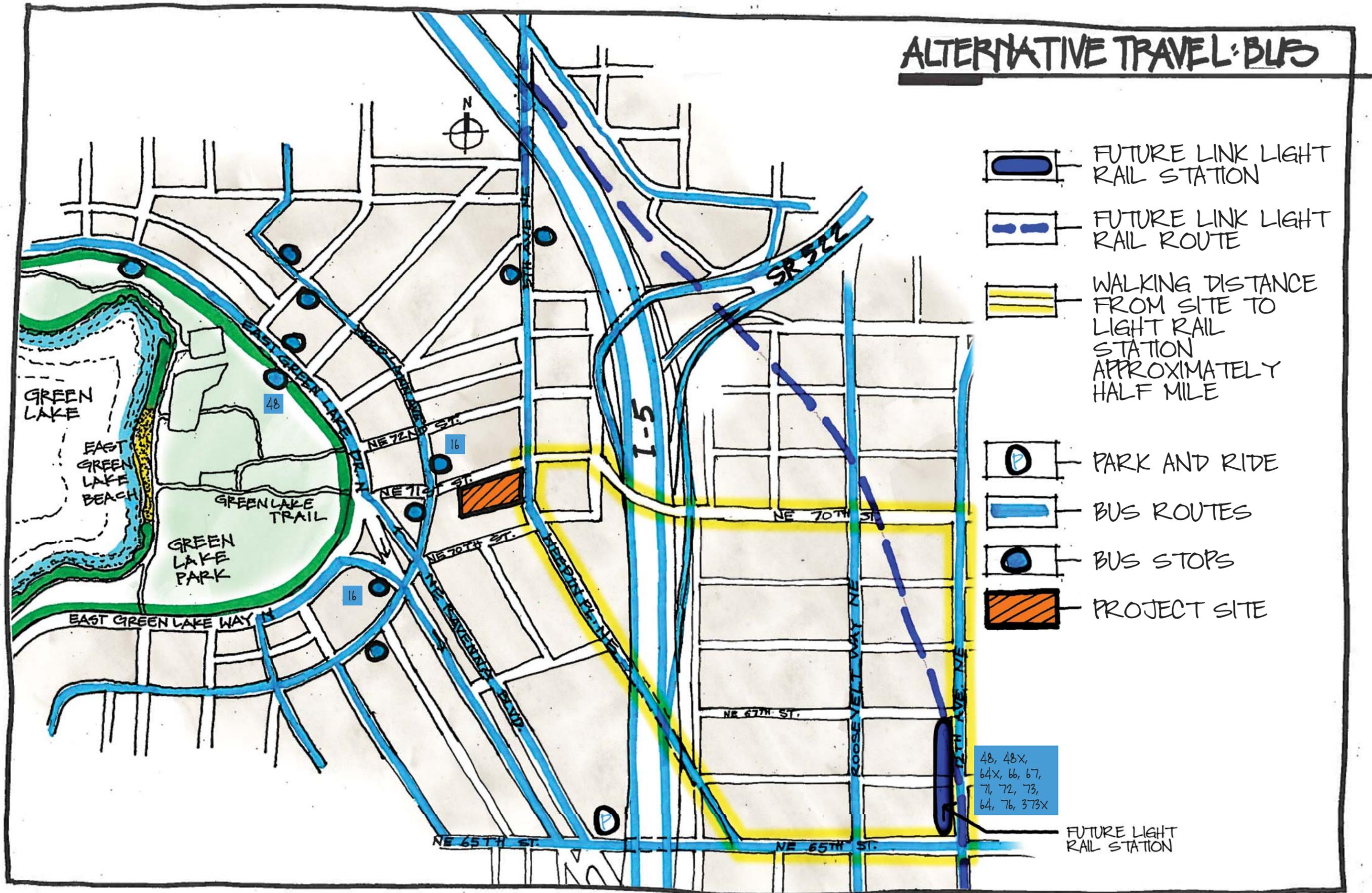


SITE VIEWS

 PROJECT SITE



@UPPER FLOORS:
RAVENNA PARK



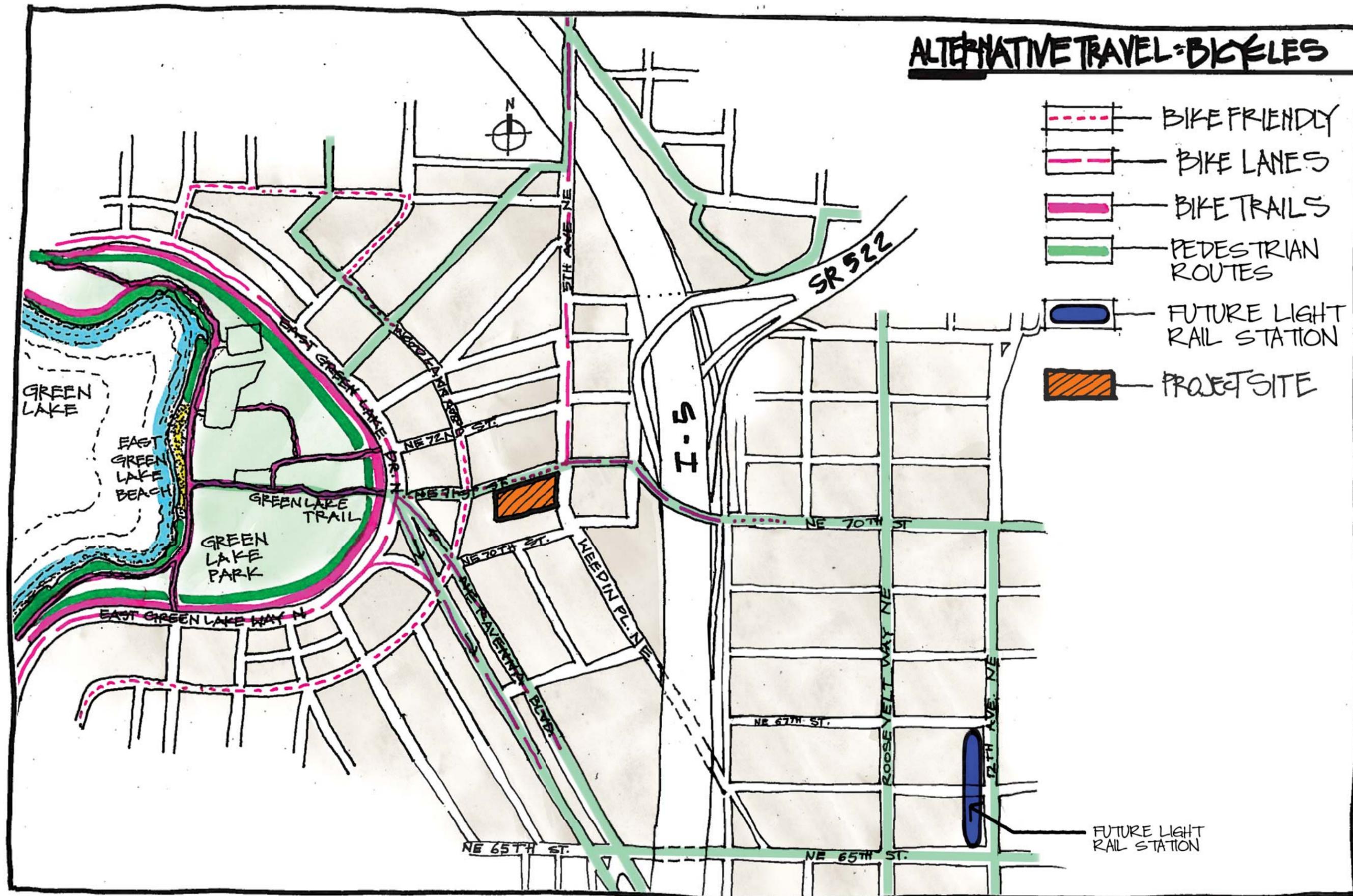
ALTERNATIVE TRAVEL: BUS

-  FUTURE LINK LIGHT RAIL STATION
-  FUTURE LINK LIGHT RAIL ROUTE
-  WALKING DISTANCE FROM SITE TO LIGHT RAIL STATION APPROXIMATELY HALF MILE
-  PARK AND RIDE
-  BUS ROUTES
-  BUS STOPS
-  PROJECT SITE

48, 48X, 64X, 66, 67, 71, 72, 73, 64, 76, 373X

FUTURE LIGHT RAIL STATION

ALTERNATIVE TRAVEL = BICYCLES



PROPERTY USE AND DEVELOPMENT AGREEMENT SUMMARY

The Site is subject to an October 25, 2005 Property Use and Development Agreement (the “PUDA”) that governs development on the subject property as well as some surrounding properties. A copy of the PUDA has been submitted along with a June 18, 2014 memorandum that addresses its criteria in greater detail (the “Memorandum”). The PUDA’s provisions subject to Design Review appear in *bold italic font* below, and Applicant’s responses are in **orange plain font** text. For clarity and consistency, capitalized terms used herein are the same as they appear in the PUDA.

The PUDA applies to three general land areas defined in the PUDA as the North, Middle and South Parcels (collectively, the “Property”). The Site is located on the South Parcel of the Property. The Property was rezoned in the fall of 2005 “to allow the Property to be redeveloped with a mixed-use project including underground parking, commercial/retail at sidewalk levels, a high level of pedestrian amenities, public and private open-space and multi-family housing above the commercial/retail uses (hereinafter the ‘Project’).” See PUDA at 3, ¶¶ C, E. The Green Lake Village project received a Determination of Non-Significance (DNS) on June 14, 2007. See Memorandum, Attachment 2. Green Lake Village was recently completed and serves as the “heart” of the Property, providing significant ground-level public open space, through-block and mid-block connections and a PCC Market grocery store. Per the PUDA, the present project is designed to complement the Green Lake Village project.

PUDA APPROVAL CONDITIONS:

PUDA Section 2. Approval Conditions. The following terms and conditions shall apply to re-development of the Property:

- a. *Development above the commercial base shall be residential and limited to 64% lot coverage. This requirement may be modified or waived by means of a Design Review Board departure and approval of DPD.*

Applicant requests that the Board grant a departure from the 64% residential lot coverage requirement set forth in this section to allow for residential lot coverage of 78% above 13 feet. In 2007, the Board recommended approval of the same departure for Green Lake Village. The present project is designed to complement and reinforce the Green Lake Village project by providing comparable levels of high-quality residential density, additional commercial uses, and complementary design that shapes an active, contiguous pedestrian corridor leading to the lake. The project includes significant street-level landscaping and pedestrian amenities with upper level massing that creates an attractive urban edge as envisioned by both the Green Lake Neighborhood and city-wide Design Guidelines. If strictly applied, the 64% residential lot coverage requirement will dramatically reduce the project’s density with no corresponding benefit. Such a reduction is also counter to the City’s Green Lake neighborhood planning efforts to encourage density and urban design at this location.



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PUDA SUMMARY
EARLY DESIGN GUIDANCE MEETING - AUGUST 18, 2014

Green Lake neighborhood planning efforts to encourage density and urban design at this location.

PUDA APPROVAL CONDITIONS (continued):

PUDA Section 2. Approval Conditions. The following terms and conditions shall apply to re-development of the Property:

h. The final design for the Project will include a mid-block, through-block pedestrian access on the Middle Parcel that will be subject to the use and transparency requirements applicable to street frontages in an NC2 zone. On the South Parcel, Applicant agrees to make a good faith effort to design a mid-block, through-block pedestrian crossing, recognizing that the existing ownership pattern on the South Parcel may make this infeasible. The open space created by the through-block connections may be credited toward the required open space for residential development[.]

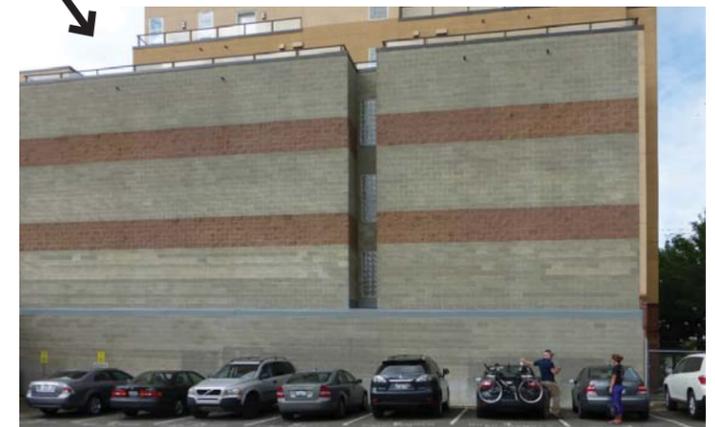
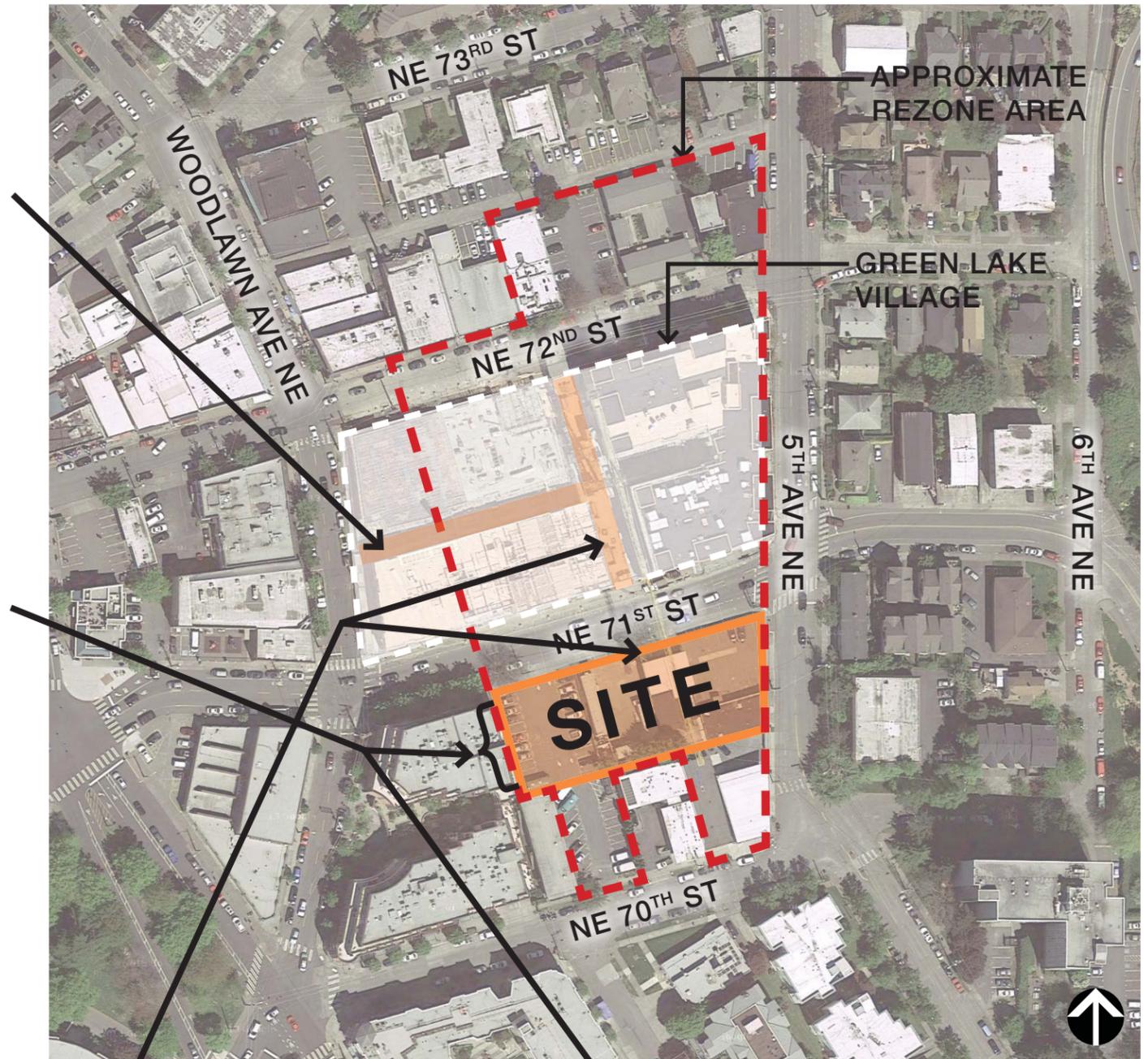
Applicant has made a good faith effort to design a mid-block, through-block pedestrian crossing, but—due in part to the fact that Applicant does not own the land on the south half of the South Parcel—a through-block crossing is infeasible. The PUDA expressly anticipated the ownership issue. Preservation of a significant tree on the west edge of the Site drives the design of the building, essentially forcing the garage entrance, retail entrance, residential entrance and trash/recycling and loading entrance to be located in their proposed locations. In turn, preservation of the tree also limits or precludes a through-block connection, as contemplated in the PUDA, as it forces the connection in what would be a canyon between the proposed building and the existing blank wall of the condominium building to the west. (It bears noting that the blank wall was likely designed as such in anticipation of an abutting, zero-setback development on the Site.)

Even were the tree to be removed, the through-block connection poses serious challenges. Although, in good faith, Applicant has prepared a design alternative to that shows the proposed connection, the connection terminates in a dead-end due to the existing apartments south of the Site. In other words, it is not a “connection” in any sense of the word.

i. A minimum of 11% of the rezone area on the Middle and South Parcels shall be publicly accessible open space, with an understanding that at Design Review, more space may need to be required in the context of the adjoining scale of the residential towers.

The Property was envisioned and developed to-date as a mixed-use ‘campus’ with the Middle Parcel providing open space and a central confluence to provide connectivity and activity with the Property and neighborhood. The open space requirement applies cumulatively to the Middle (Green Lake Village project) and South Parcels of the Property. The North and South Parcels were envisioned to complement and reinforce this connectivity and central open space. The Green Lake Neighborhood Design Guidelines emphasize the connection along 71st Street to the lake. Applicant’s proposal is consistent with these concepts in that it provides complementary pedestrian-oriented open space along N 71st Street.

Specifically, 11% of the total area of the Middle and South Parcels combined is ~10,982 square feet. The Middle Parcel, the Green Lake Village project, provided 17.2% of its site interior—that is, ~10,573 square feet—of ground level publicly accessible open space plus over 2,000 square feet of additional landscaping and sidewalk improvements. Two of the parcels that comprise the South Parcel are not under the same ownership and are not part of the Site of the current proposal. If one



VIEW OF EXISTING BLANK WALL TO THE WEST

subtracts the area of the other two parcels from the area of the South Parcel and computes pro rata open space based solely on the Site, then combined with Middle Parcel only ~267 square feet
PUDA APPROVAL CONDITIONS (continued):

of open space is required on the Site to meet the PUDA's requirement. As designed, the South Parcel project provides an additional ~285 square feet of complementary open space in addition to ~1,500 square feet of additional landscaping and sidewalk improvements for a total of ~1,785 square feet of onsite publicly accessible open space. This criterion is met with Applicant's Preferred Alternative.

Green Lake Neighborhood and City-wide Design Guidelines for Open Space.

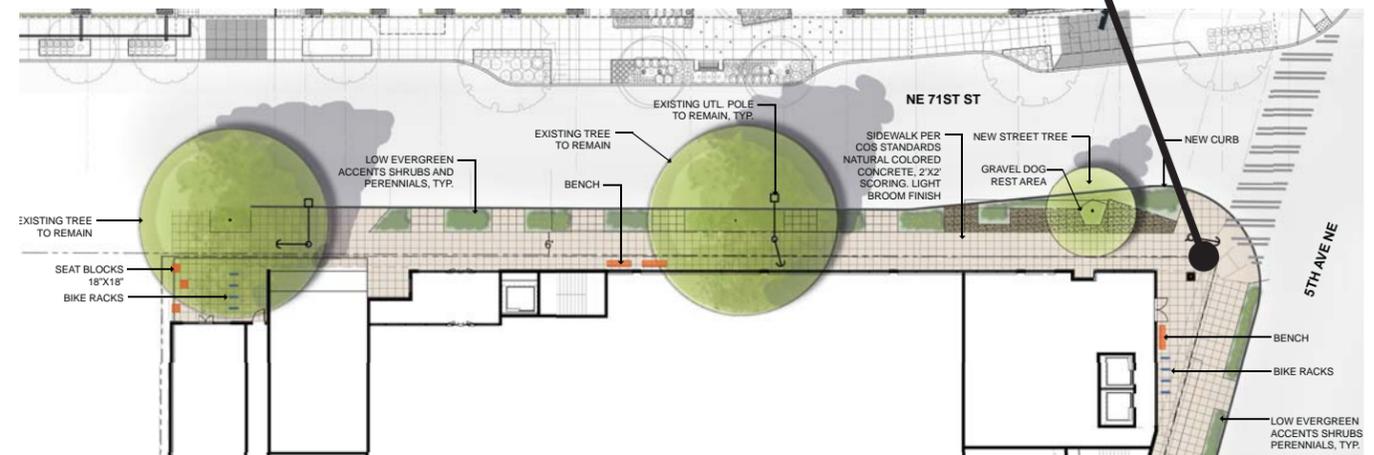
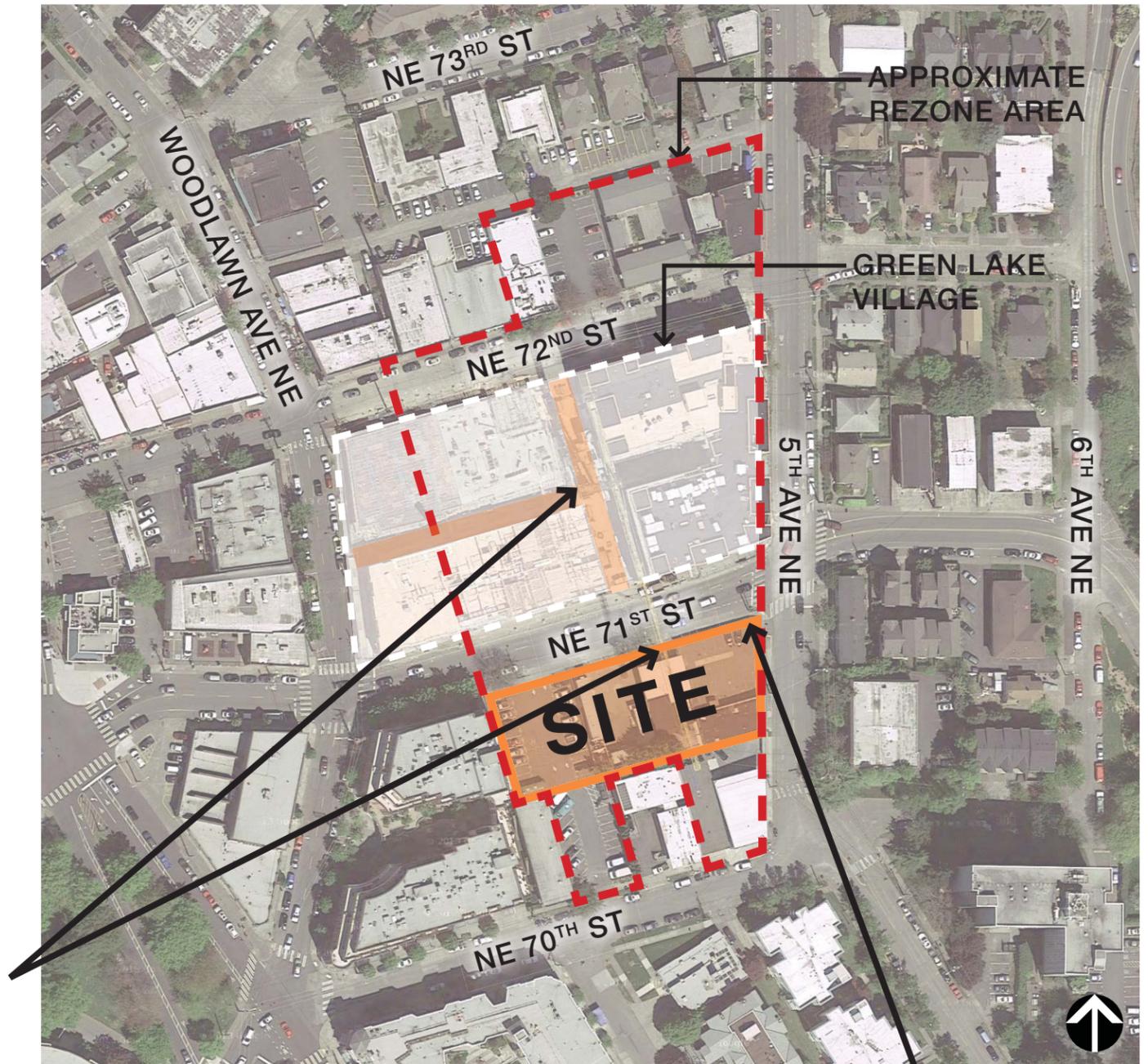
Per SMC 23.41.010, Design review guidelines, the Seattle Design Guidelines and the Green Lake neighborhood design guidelines provide the basis for Design Review Board recommendations. Accordingly, the Design Review Board may be guided by the applicable design guidelines in considering reducing the residential open space require for the project. As noted above and below, the open space provided in Applicant's Preferred Alternative is not only consistent with the PUDA, it is also responsive to the Green Lake Neighborhood Design Guidelines, which provide that the amount of required residential open space may be reduced through the Design Review process if the project substantially contributes to the objectives of the guideline by:

- i. Creating a substantial courtyard-style open space that is visually accessible to the public and that extends to the public realm.

...

- iv. Providing open space within the streetscape or other public rights-of-way contiguous with the site. Such public spaces should be large enough to include streetscape amenities that encourage gathering. For example, a curb bulb with outdoor seating adjacent to active retail would be acceptable.

Due to the generous open space provided by the related Green Lake Village project, Applicant needs only to provide an ~267 square feet of open space to meet the 11% requirement. Per the Green Lake guidelines, the Green Lake Village includes a "substantial courtyard-style open space . . . visually accessible to the public and that extends to the public realm." This is the heart of the Property and the Project. To complement the open space within Green Lake Village, Applicant now proposes to provide an additional ~1,785 square feet of "open space within the streetscape . . . contiguous with the site . . . [that is] large enough to include streetscape amenities that encourage gathering[,] including a curb bulb with outdoor seating adjacent to active retail[.]" This additional, complementary open space both meets the Green Lake design guidelines and substantially ex-



ENLARGED STREETScape PLAN OF APPLICANT'S PREFERRED SCHEME

ceeds the PUDA's open space requirement.

PUDA APPROVAL CONDITIONS (continued):

Similarly, the Seattle Design Guidelines call for open spaces and pedestrian connectivity (PL1. Connectivity), which provide in relevant part:

A. NETWORK OF OPEN SPACES

1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.83.

B. WALKWAYS AND CONNECTIONS

1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

Again, Applicant's proposed streetscape design provides for significant and enhanced pedestrian amenities along the primary east-west frontage which serves as the pedestrian connection between Green Lake and the greater Roosevelt neighborhood and future light rail station to the east. Proposed streetscape amenities include seating and other street furniture, bicycle parking, year round landscape and seasonal plantings, pedestrian scale signage, accent paving and possible art work, exterior building lighting, awnings and large storefront windows.



Property address: 419 NE 71st Street, Seattle WA
Tax Account No's: 952810-1745-00, 952810-1785-01, 952810-1790-06, 952810-1810-00, 952810-1840-04
Site Area: 25,094 SF
Zone: NC2P-65 (Neighborhood Commercial) DPD Zoning Map #42
 Green Lake Residential Urban Village
 Pedestrian Designated Zone
 Not in station area overlay (SAO)

Streets: NE 71st Street and 5th Ave NE

- 2 frontages;
- Minor Arterials (NOT principal pedestrian streets)
- 5th is a Minor Transit street

Uses:

Permitted & Prohibited uses chart 23.47A.004.A Table A
 Permitted uses include:
 Most Agricultural uses
 Most Commercial uses including:
 Restaurants and drinking establishments, theaters
 R&D Labs
 Medical services (over 10,000 require conditional use)
 Office
 Most Sales and services (gas stations and drive-ins not allowed)
 Most Institutions/Schools (including religious facilities)
 Live/ Work subject to section 23.47A.004 G
 Light manufacturing limited to 25,000sf
 Residential

Street Level Development:

Basic requirements include:
 Blank façade segments < 20' length 23.47A.008.A.2.b
 Total blank façade < 40% length facing street 23.47A.008.A.2.c
 Street façade setback < 10' lot line (unless approved otherwise) 23.47A.008.A.3
 Non- Residential Street Level Requirements: 23.47A.008B
 Transparency > 60% of street facing façade between 2' & 8' above sidewalk 23.47A.008.B.2a
 Provide unobstructed view into structure or 30" d. display windows at livework 23.47A.008.B.2b
 Uses shall have at least 30' depth 23.47A.008.B3a
 (may be averaged but w/min. 15' depth)
 Street level min. floor-to-floor height = 13' 23.47A.008.B.3
 No more than 50% of footprint is required to be non-residential 23.47A.008.B.3
 Residential Street Level Requirements: 23.47A.008.D
 Min. one street level/facing facade must have prominent pedestrian entry 23.47A.008.D.1
 Floor level dwelling unit 4' above, below or 10' setback for sidewalk 23.47A.008.D.2

Structure Height:

65' basic structure height limit DCLU Map #75
 Basic Height measurement 23.86.006
 Pitched roof +5'- not sheds or butterfly roofs, all parts must be 4:12 min. 23.47A.012.B
 Open railings, planters, parapets: may exceed ht limit by +4' 23.47A.012.C.2
 Stair & elev. penthouses and mechanical equipment: may exceed ht limit by +16' 23.47A.012.C.4
 20% max roof area, 25% max if include stair or elevator
 10' Setback required from roof edge for planters and other items per 23.47A.012.C.7

FAR:

Parking above grade is included in FAR 23.47A.013.A3
 Maximum FAR for Residential use only=4.25 (no station area overlay (SAO)) 23.47A.013.B
 Maximum FAR for Mixed Use = 4.75 @ 65' Ht. (no SAO) 23.47A.013.B
 Gross Floor Area (GFA) below grade exempt 23.47A.013.D

Max Allowed FAR: 4.75 x 25,094. = 119,196.5 GSF FAR Proposed: 118,729 SF

Setbacks:

No setbacks required (lot is not adjacent to, or across the alley from, a residential zone)

Landscaping and Screening:

Landscaping = Req'd Green Factor Score = 0.30 23.47A.016.A.2
 Street trees required 23.47A.016.B
 Parking at street façade- NA- landscape buffer not required Table D 23.47A.016.D
 Garbage screening NA if containers located within structure Table D 23.47A.016.D

Light & Glare:

Ext. lighting must be shielded, directed away from adjacent uses 23.47A.022.A
 Interior lighting in parking garages must be shielded 23.47A.022.B

Residential Amenity Area:

5% of gross residential floor area (GRFA) 23.47A.024.A
 (Mechanical/parking/residential amenities NIC in GRFA)
 Residential Amenity criteria: 23.47A.024.B

- All residents access to min. one area, public or private
- Areas may not be enclosed
- Parking and access areas not counted (except a woonerf may be 50% of req. area)
- Common areas min. horizontal dim. 10', min area 250 SF
- Private Balconies/decks: Count as open space if, min. 60 SF, min. 6' dim.
- Rooftop areas near minor communication utilities are excluded.

Amenity Area Required = Based on the GRFA there is a 5% requirement for amenity area, which is exterior area only. REQUIRED: 8,365 SF

Required Parking:

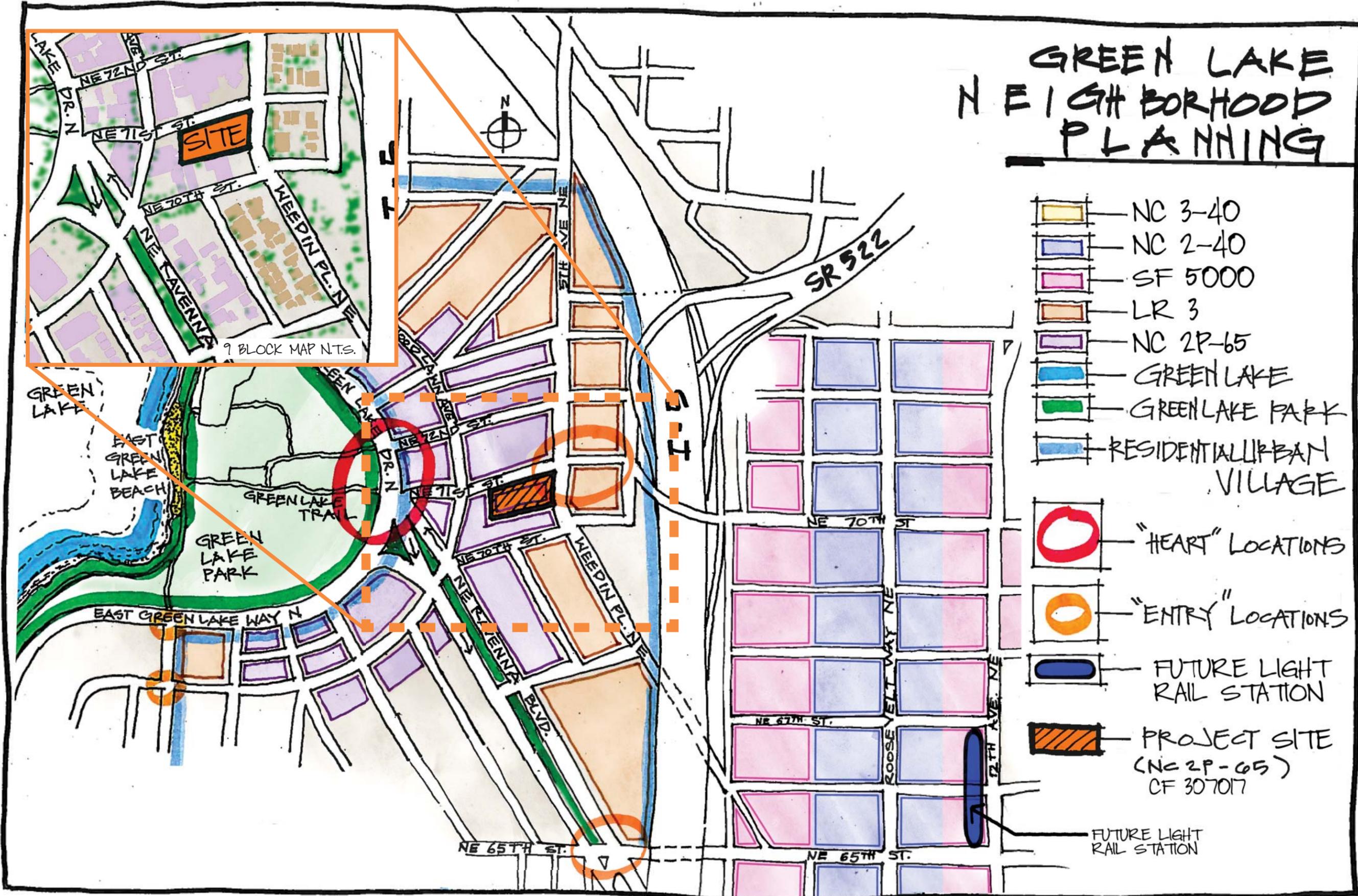
Off street parking design standards per 23.54A.015 23.47A.030.A
 Residential uses within Urban Villages, No Minimum 23.54A.015 Table B. M

Bicycle Parking 23.54A.015.K
 General sales & service – General: 1/12,000 Long Term, 1/4000 Short term
 Multi-Family: 1 per 4 Units

Bicycle Parking Required:

Commercial = 14,000 SF/12,000= 1.17 -> 2 long term bike stalls
14,000 SF/ 4,000= 3.5 -> 4 short term bike stalls
Residential = 140 units (Design Massing Scheme C)/4= 35 bike stalls

GREEN LAKE NEIGHBORHOOD PLANNING

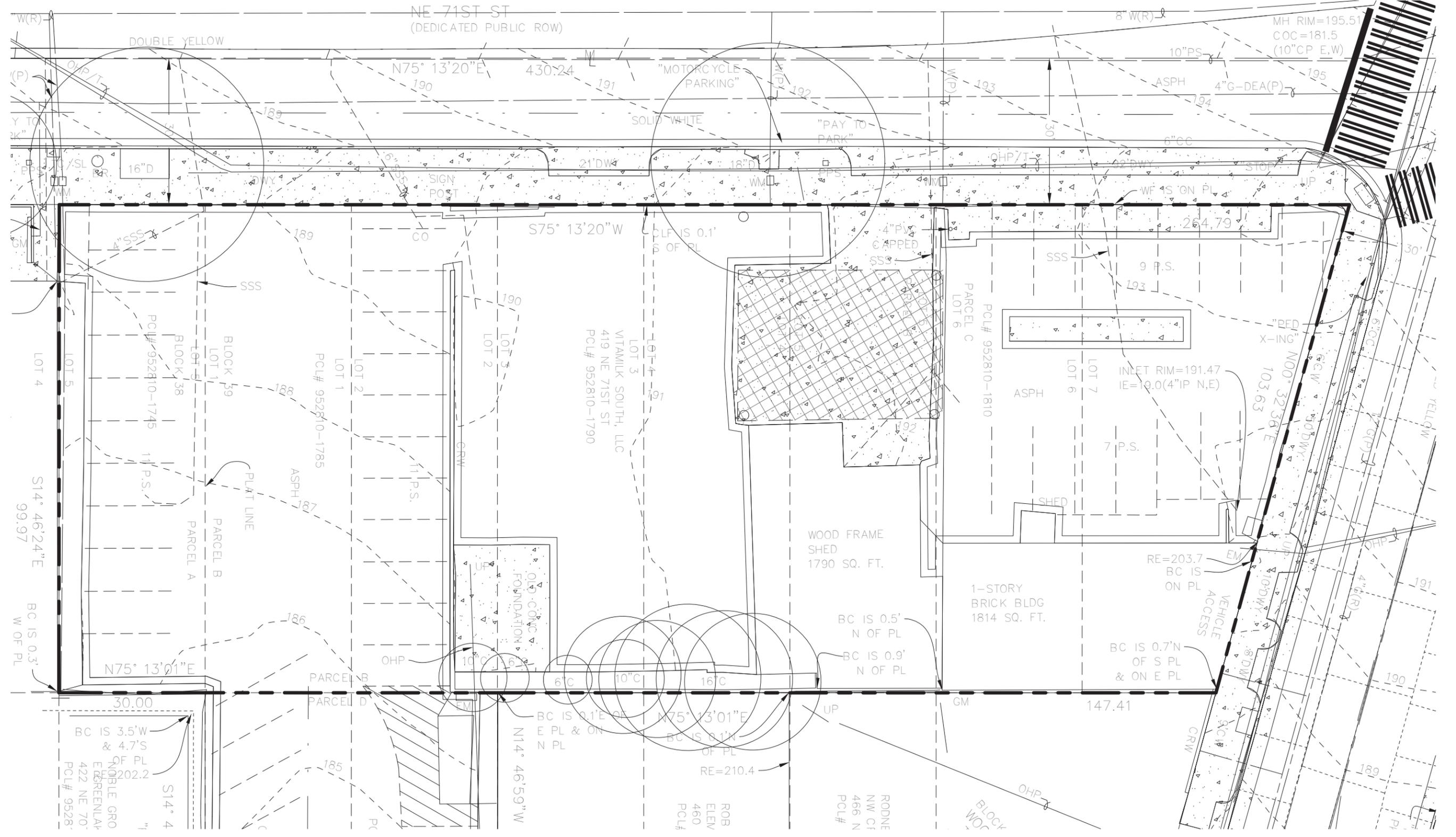


9 BLOCK MAP N.T.S.

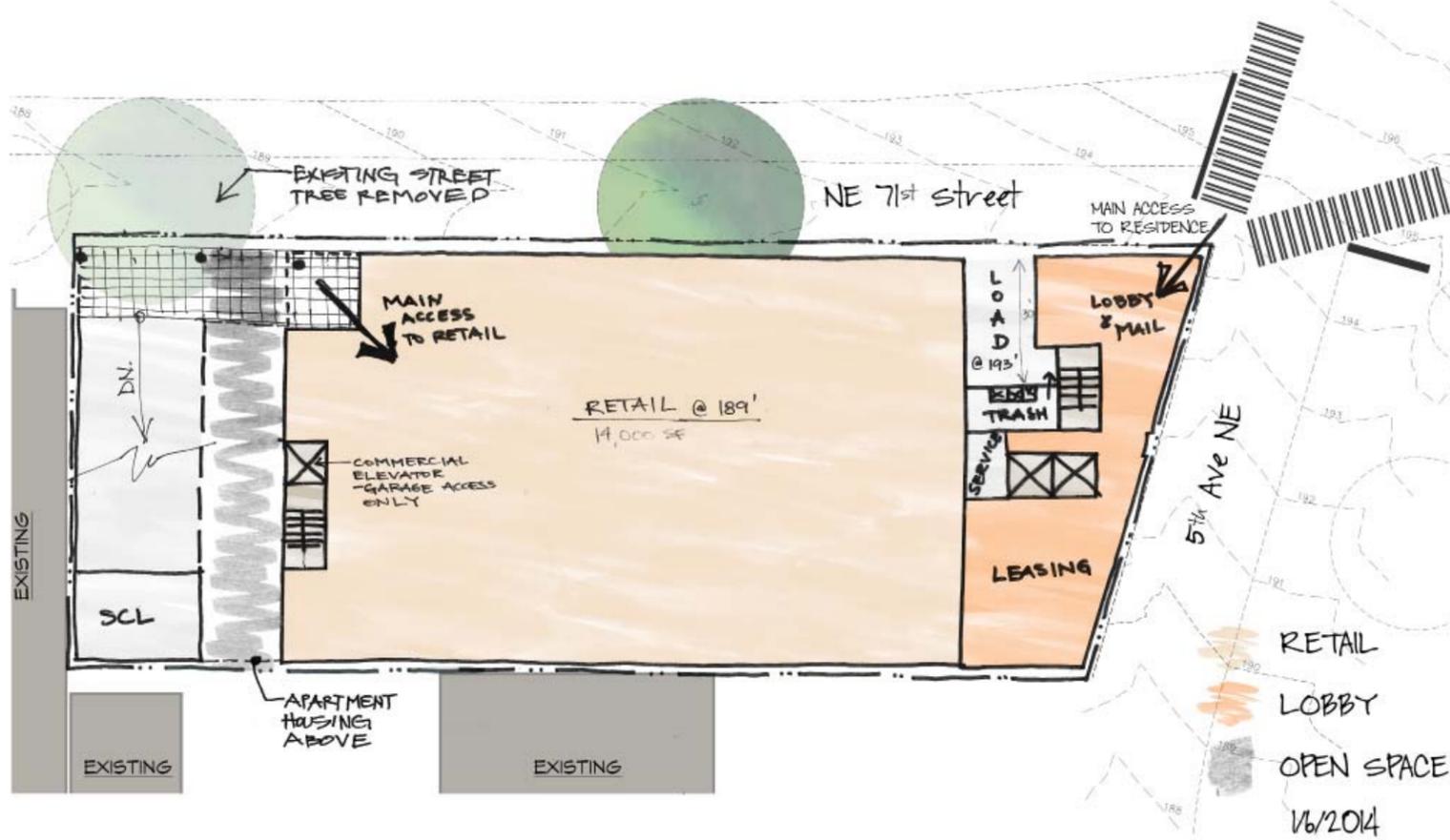
- NC 3-40
- NC 2-40
- SF 5000
- LR 3
- NC 2P-65
- GREEN LAKE
- GREEN LAKE PARK
- RESIDENTIAL URBAN VILLAGE
- "HEART" LOCATIONS
- "ENTRY" LOCATIONS
- FUTURE LIGHT RAIL STATION
- PROJECT SITE (NC 2P-65) CF 307017
- FUTURE LIGHT RAIL STATION

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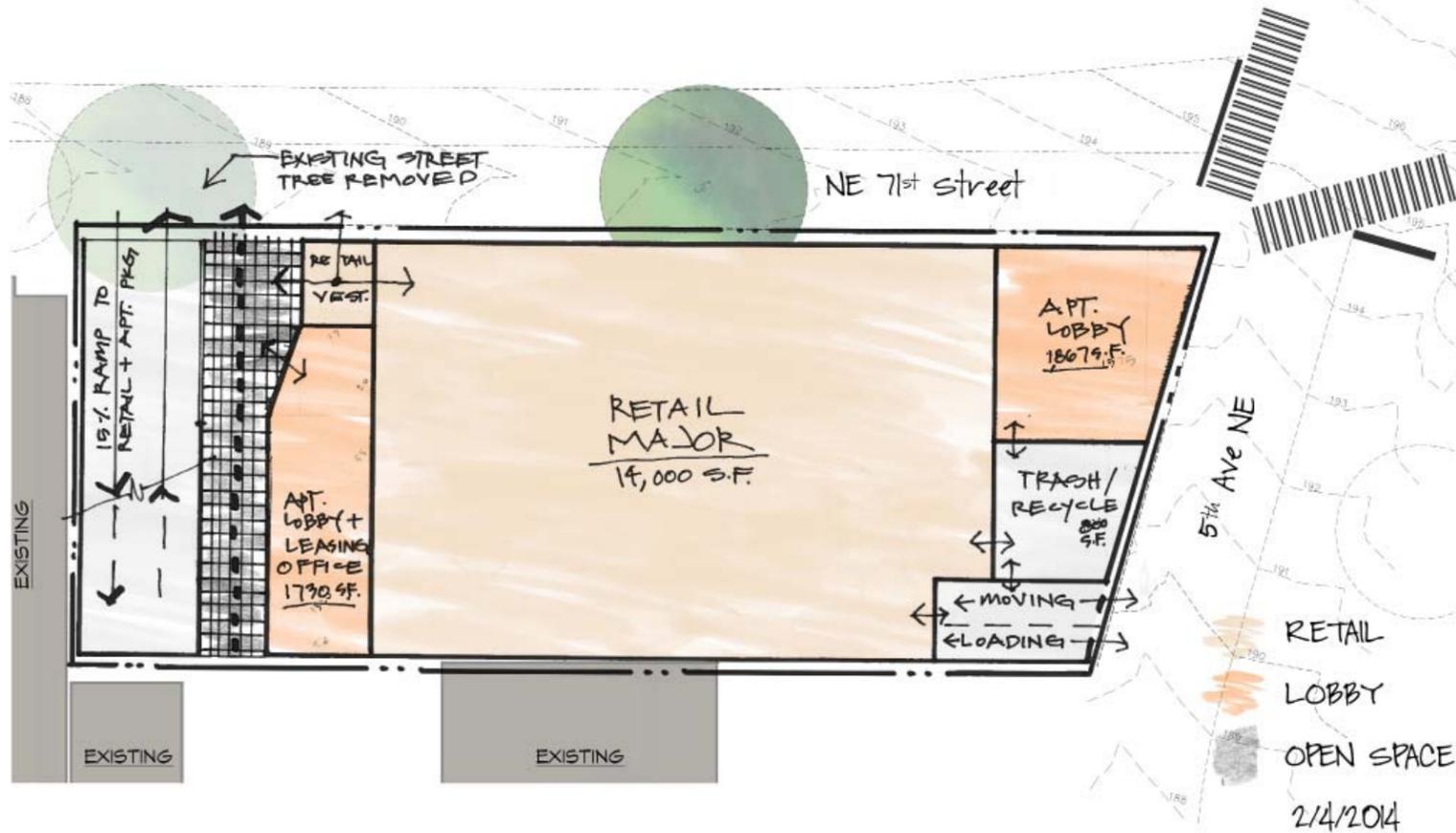


EXISTING SURVEY



OPTION A

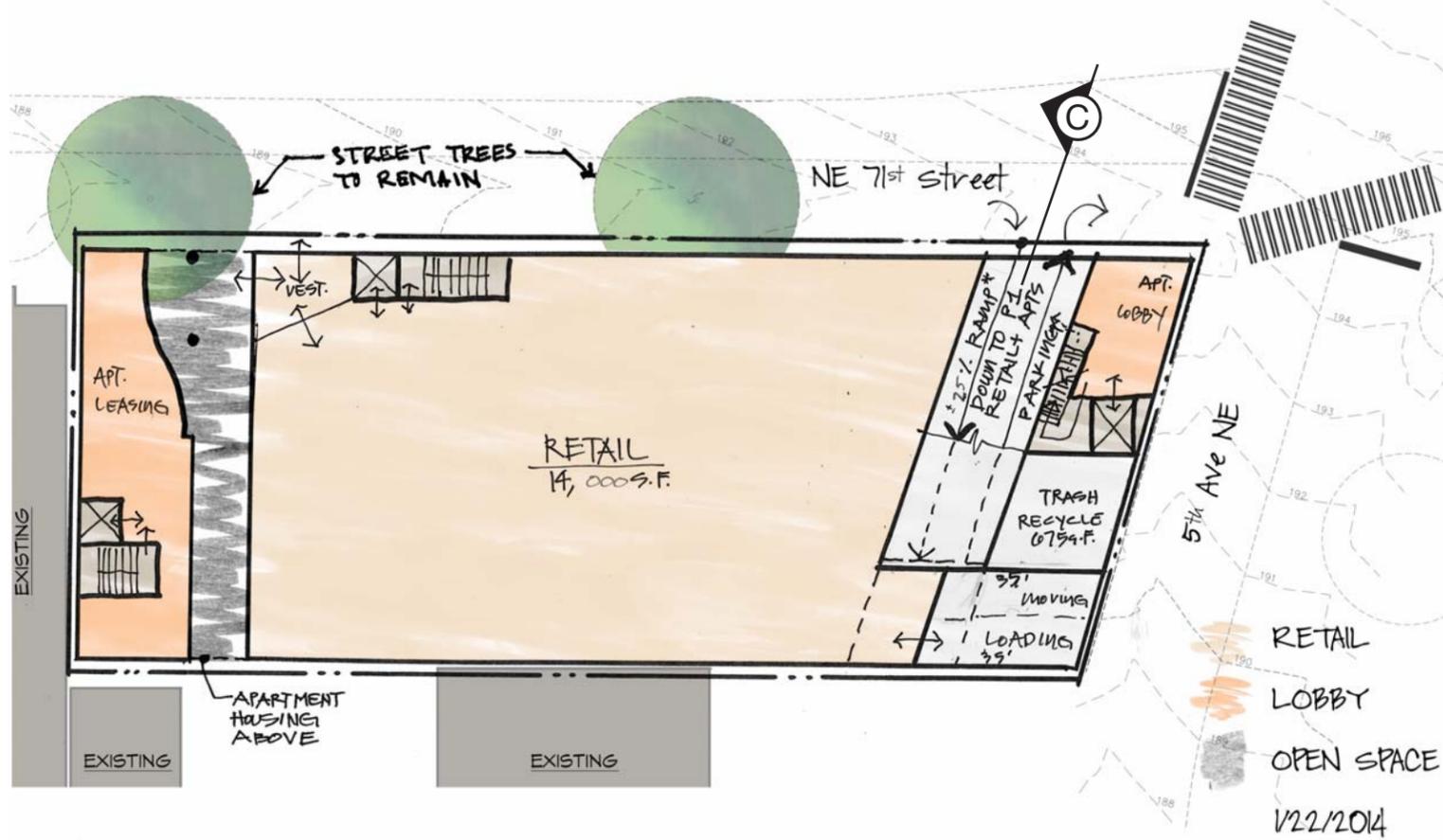
- Forces removal of the existing western tree to allow for the garage entry ramp and sliding of the through-block connector slightly to the east;
- Forces location of loading dock to a higher level from retail, closer to the intersection and directly opposite from a large loading dock at Green Lake Village, which may cause significant traffic issues;
- Requires a compartmentalized residential lobby, which is programmatically undesirable;
- Results in a through-block tunnel with units above as it is impractical and inefficient to divide the building into two;
- Limits future development to the south as the connection would need to continue through a much narrower site.



OPTION B

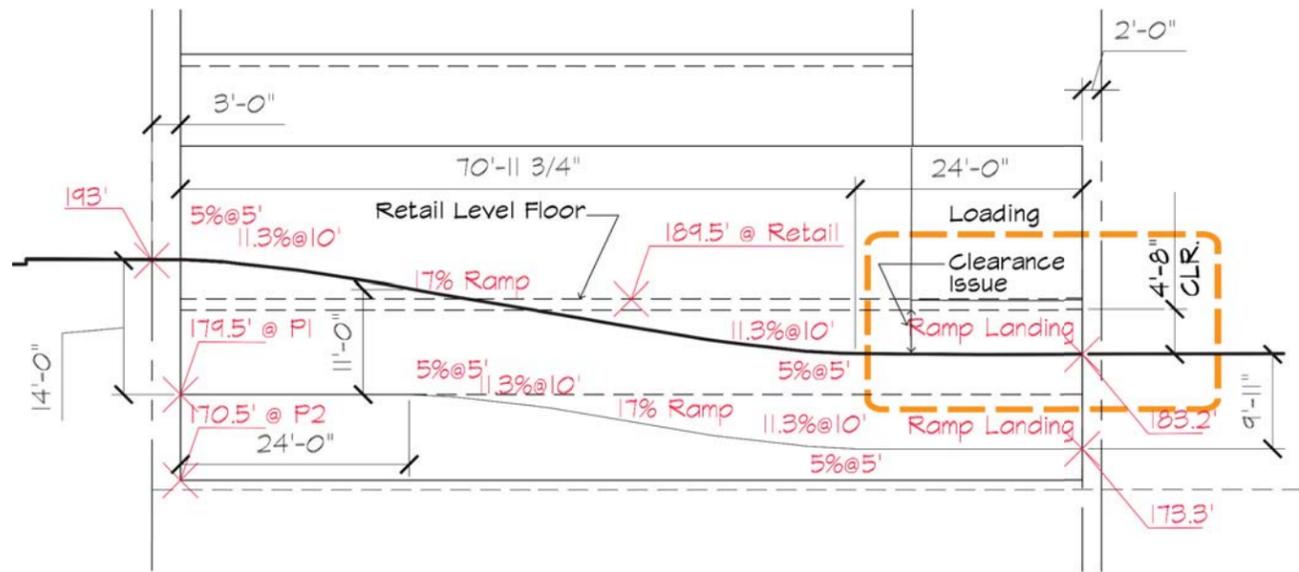
- Forces removal of the existing western tree to allow for the garage entry ramp and sliding of the through-block connector slightly to the east;
- Results in a through-block tunnel with units above as it is impractical and inefficient to divide the building into two;
- Limits future development to the south as the connection would need to continue through a much narrower site;
- Requires a split residential lobby, which is programmatically undesirable.

Pages 19 through 21 illustrate a few of the various studies we undertook to understand the complex relationships the external site conditions and the internal building program needs at the street level. These sketches show early concept ideas that did not meet the combination of constraints and thusly directed the team to the current design options as related to the street level.



OPTION C

- Results in a through-block tunnel with units above as it is impractical and inefficient to divide the building into two;
- Requires a split residential lobby, which is programmatically undesirable;
- Forces location of garage ramp entry closer to the intersection;
- Forces garage ramp to higher street elevation, resulting in unfeasibly steep ramp, or a head clearance issue as the ramp reaches area under loading dock (which is at the same level as retail);
- Limits future development to the south as the connection would need to continue through a much narrower site.



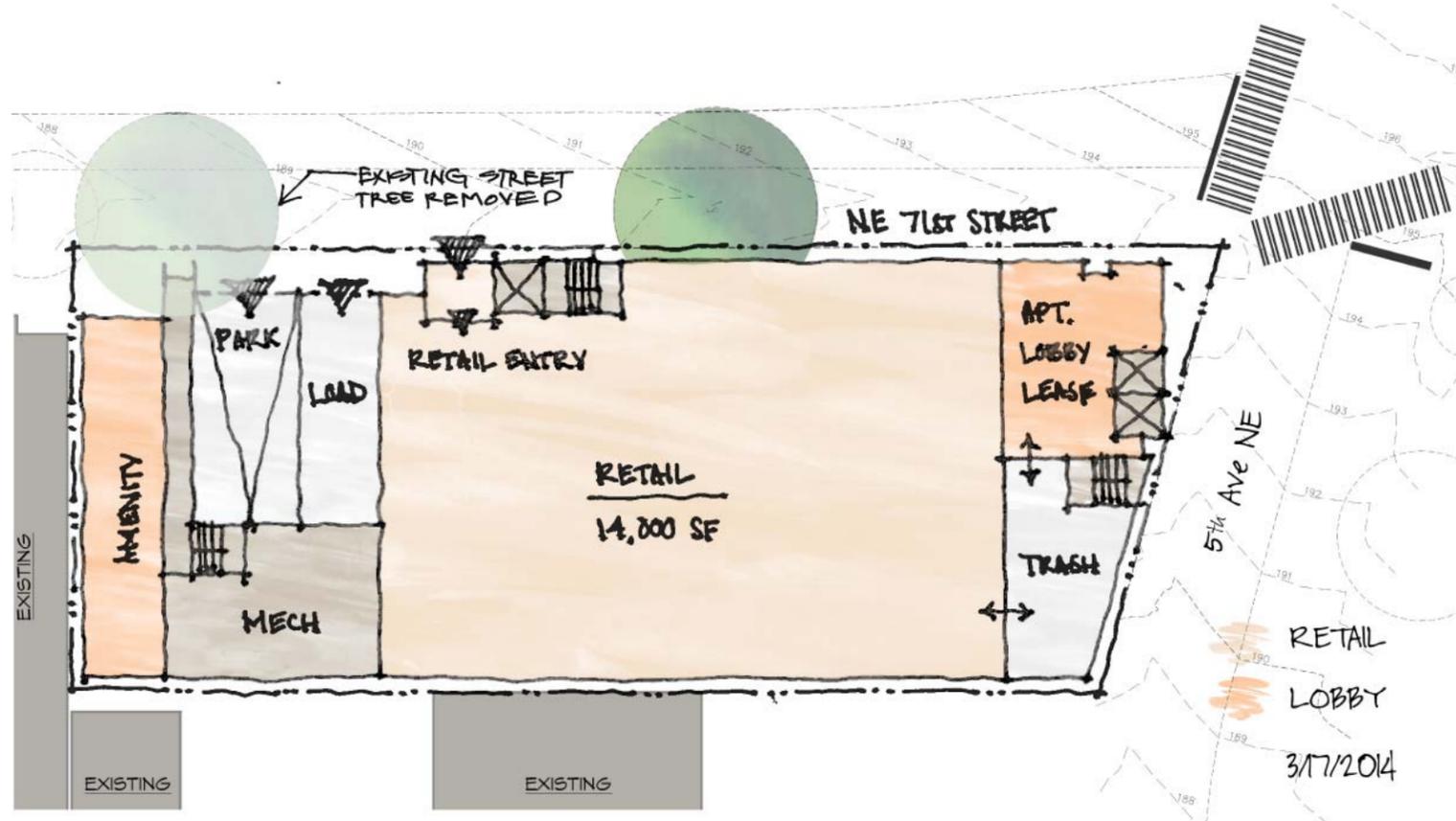
SECTION C

SECTION AT RAMP - LOOKING EAST

- Ramp too steep;
- Clearance issue with loading dock.

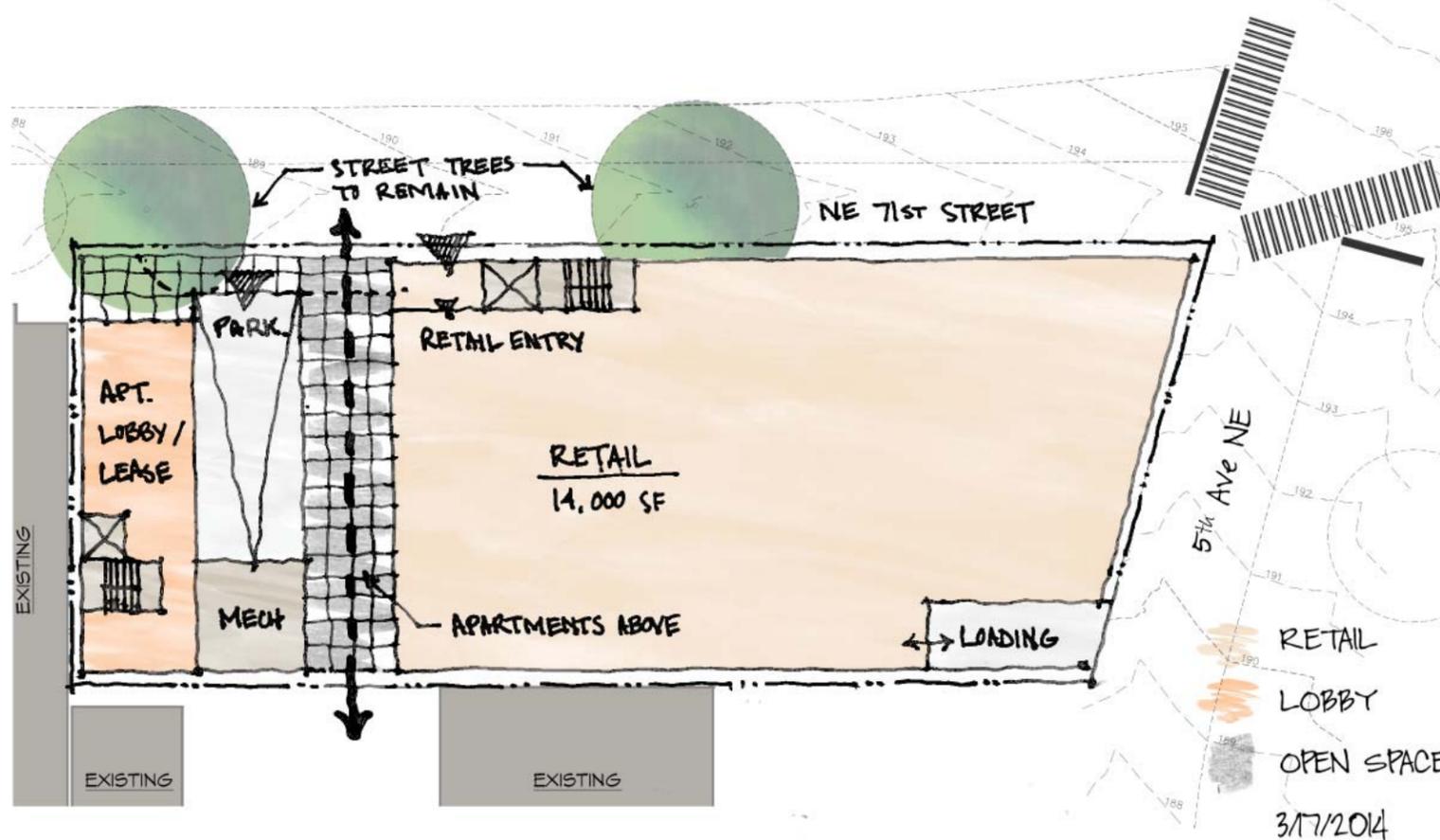
SMC 23.41.014.B. INITIAL SITE ANALYSIS
- OPPORTUNITIES AND CONSTRAINTS

SMC 23.41.014.B., Early Design Guidance Public Meeting, provides in part that "the project proponents shall present . . . [a]n initial site analysis addressing site opportunities and constraints" Per SMC 23.41.014.B.4, "the proponent is encouraged, but not required, to bring one or more development concepts or alternatives to indicate possible design options for the site." Applicant provides the Main Level Analysis to highlight site opportunities and constraints that drive the site and building program and the three design alternatives that follow.



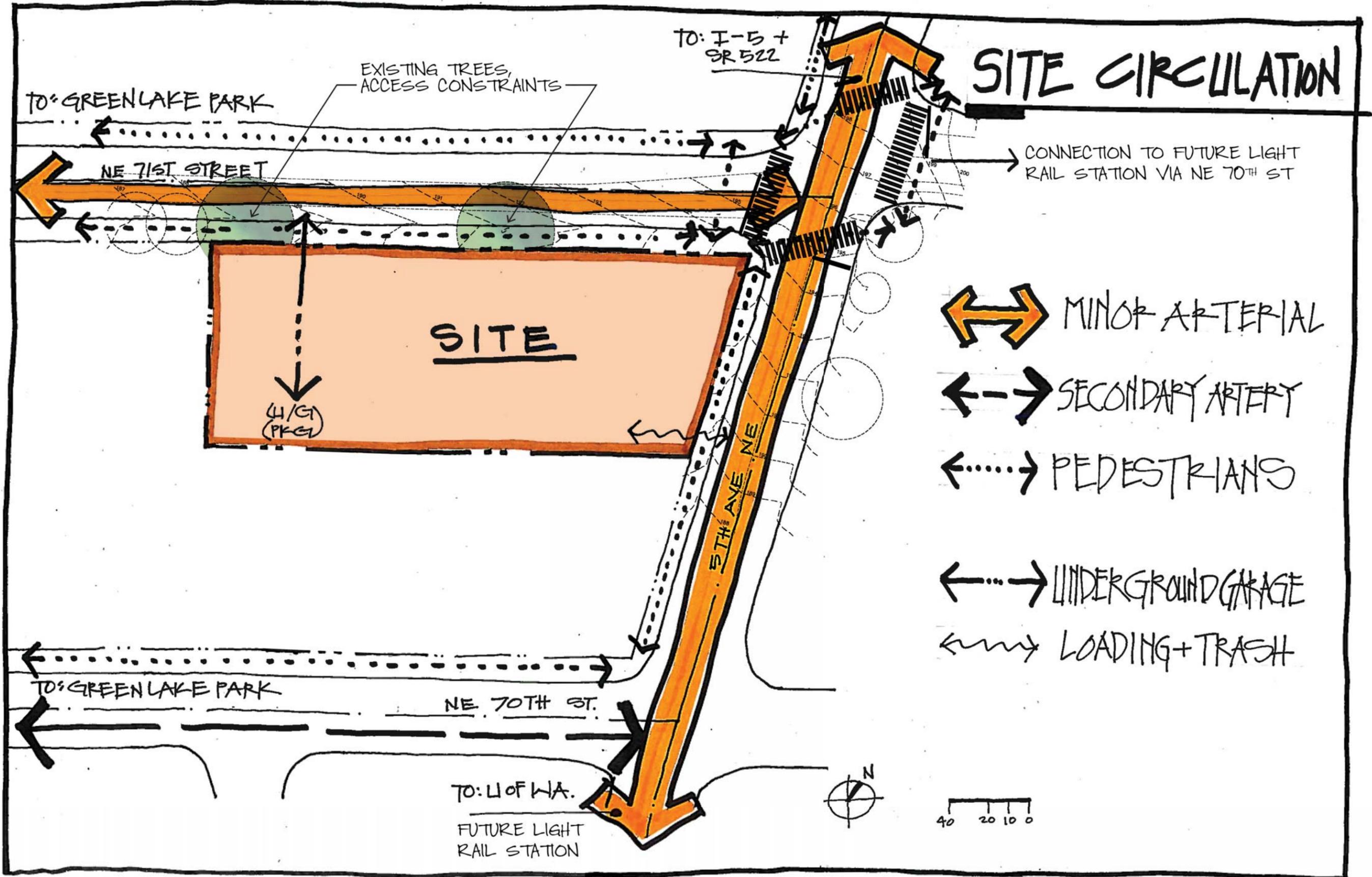
OPTION D

- Assumes connector is an option at the west property line in place of the street level amenity shown;
- Results in overly wide opening on prominent façade across from the open space at Green Lake Village project;
- Forces location of loading next to retail entry, which creates traffic and pedestrian conflicts;
- Results in diminished residential lobby, which doesn't fit the project or site program, and may conflict with design guidelines;
- Limits future development to the south as the connection would need to continue through a much narrower site.



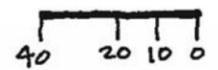
OPTION E

- Results in a through-block tunnel with units above as it is impractical and inefficient to divide the building into two;
- Results in diminished residential lobby, which doesn't fit the project or site program, and may conflict with design guidelines;
- Does not allow a retail entry at the NE site corner because the head clearance would only be around 10' floor to ceiling (even less once the ductwork is covered with a ceiling)—the code requires 13', and the market-driven target requires 16' clearance;
- Results in diminished architectural gesture at the prominent corner due to lack of articulation at street façade and no entry;
- Limits future development to the south as the connection would need to continue through a much narrower site;
- All issues note above are exacerbated the farther east the connection is placed because grade difference between NE 71st Street and NE 70th Street becomes greater moving west to east.

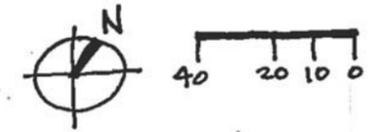


SITE CIRCULATION

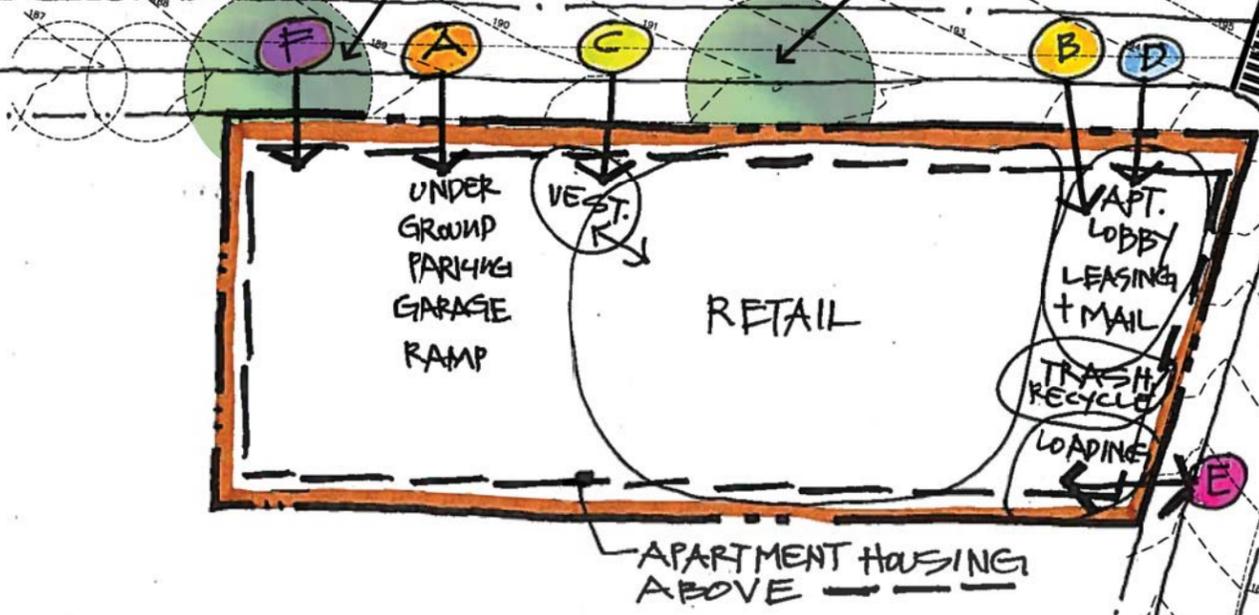
- MINOR ARTERIAL
- SECONDARY ARTERY
- PEDESTRIANS
- UNDERGROUND GARAGE
- LOADING + TRASH



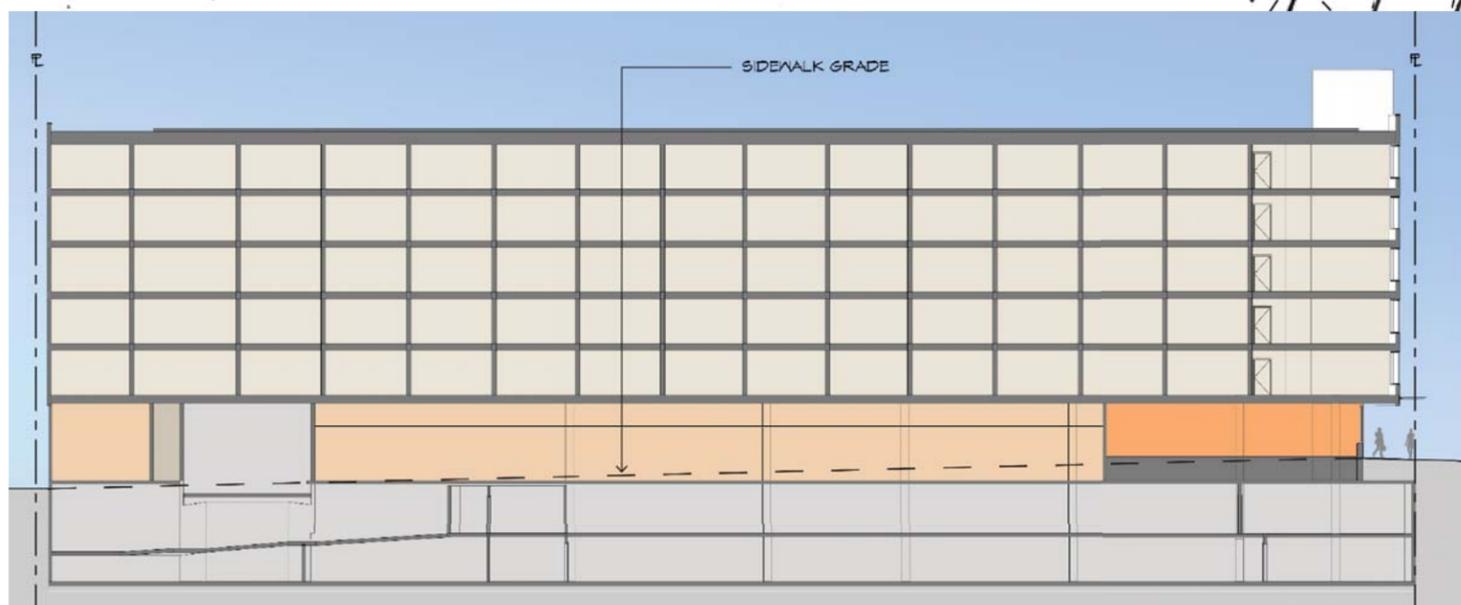
SERVICE ACCESS



NE 71ST STREET
EXISTING TREES



- A** UNDERGROUND GARAGE ENTRY/ EXIT FOR SERVICE TO ELEVATOR, UTILITIES, ETC, HVAC, ELECTRICAL.
- B** APARTMENT DELIVERY OF UPS, FED-EX, PACKAGES, ETC.
- C** RETAIL DELIVERY OF UPS, FED-EX, PACKAGES, ETC, + MAIL.
- D** APARTMENT DELIVERY OF MAIL TO RESIDENTS.
- E** RETAIL DELIVERY OF GOODS + TRASH/RECYCLING PKK UP.
- F** STREET LEVEL AMENITY SPACE.



LONGITUDINAL SECTION E-W

419 NE 71ST STREET
GREEN LAKE MIXED-USE

SERVICE ACCESS
EARLY DESIGN GUIDANCE MEETING - AUGUST 18, 2014

CS2- URBAN PATTERN AND FORM

C (Seattle Guidelines) - Relationship to the block- corner block site;

Response:

All three massing design options have a strong presence on the corner of NE 71st St. and 5th Ave NE, The main entry to the residential lobby is located at the corner of the block, marking it as a focal point. The entry will be slightly recessed in relationship to the massing above. (See Image 1 & 6)

D (Seattle Guidelines) - Height, Bulk, Scale (5) Respect for adjacent sites

Response:

Similar to what's shown on Image 5, the south façade of all three massing design options steps away from property line by about 20 feet, allowing for privacy and separation from potential future development of similar scale

III. (Green Lake Guidelines) Streetscape compatibility

Response:

Transparency by means of large storefront windows, brick, as well as weather protective canopies create more dynamic, yet pleasant and interactive stroll down the streets surrounding the site, similar as shown on Image 2.

CS3- ARCHITECTURAL CONTEXT AND CHARACTER

I- Architectural Context (Green Lake Guidelines) iii Residential Urban Village

Response:

Design elements resembling Image 2 incorporate human scale details, such as brick facade, canopies, exterior building lighting enhance the Urban Village Experience.

PL2- WALKABILITY

A (Seattle Guidelines) Accessibility 1. Access for All

Response:

Access for both retail and residential entries at street level and ADA accessible (See Image 1)

B (Seattle Guidelines) - Safety and security 1. Lighting for Safety

Response:

The design will incorporate exterior building, as well as canopy lighting to enhance safe and comfortable circulation at street level. (See Image 2)



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7

I Pedestrian Open Spaces (Green Lake Guideline)
ii Streetscape Amenities

Response:

Design intent is to create pleasant and interactive street experience by recessing main building entries, adding sidewalk bulbs at entry points to create a separation buffer between pedestrian and auto zone, as well as incorporate seating areas as part of the open spaces. (See Image 1, 6, 9)

PL3- STREET LEVEL INTERACTION (IMAGE 1, 2 & 6)

Human Activity (Green Lake Guideline)

- ii. Recessed Entries
- iii. Landscaping along the building base and entry

Response:

The intent of all 3 massing design options is to orient the commercial entry and space along NE 71st Street, facing the Green Lake Village project and its ground level commercially oriented use. The recessed residential entry will be located off of 5th Avenue NE (part of the less transparent east façade), facing the LR zone across the street. Furthermore, all the street lighting fixtures are to be shielded so not to create off-site lighting pollution. (See Image 1, 2 & 6) Landscaping at street level will be provided to soften the pedestrian experience. (See Image 9)

DC2- ARCHITECTURAL CONCEPT

- A. Massing (Seattle Guidelines)
 - 2. Reducing Perceived mass

Response:

Design modulation shall be broken into separate elements to indicate different uses, as well as to create interest and lessen the perception of mass and overwhelming presence. (See Image 7 & 8)

- B. Secondary architectural features (Seattle Guidelines)
 - 1. Visual Depth and Interest
- C. Scale and texture (Seattle Guidelines)

Response:

By using various elements such as canopies, balconies, façade recesses, as well as change of materials, we intend to create more visually stimulating and dynamic façade. (See Image 2, 6, 7 & 8)

DC4- EXTERIOR ELEMENTS AND FINISHES

- A. Building Materials (Seattle Guidelines)
- B. Signage (Seattle Guidelines) (Image 3 & 4)
- C. Lighting (Seattle Guidelines)
- D. Trees, Landscape, Hardscape Materials (Seattle Guidelines)

I – Architectural Context (Green Lake Guideline)

Response:

As noted earlier, human scale details are part of the design language dominating the street level façade. Exterior building lighting, canopies, retail and residential signage, clear delineation of the building entries are some to accentuate. (See Image 2, 3, 4 & 6)



IMAGE 8



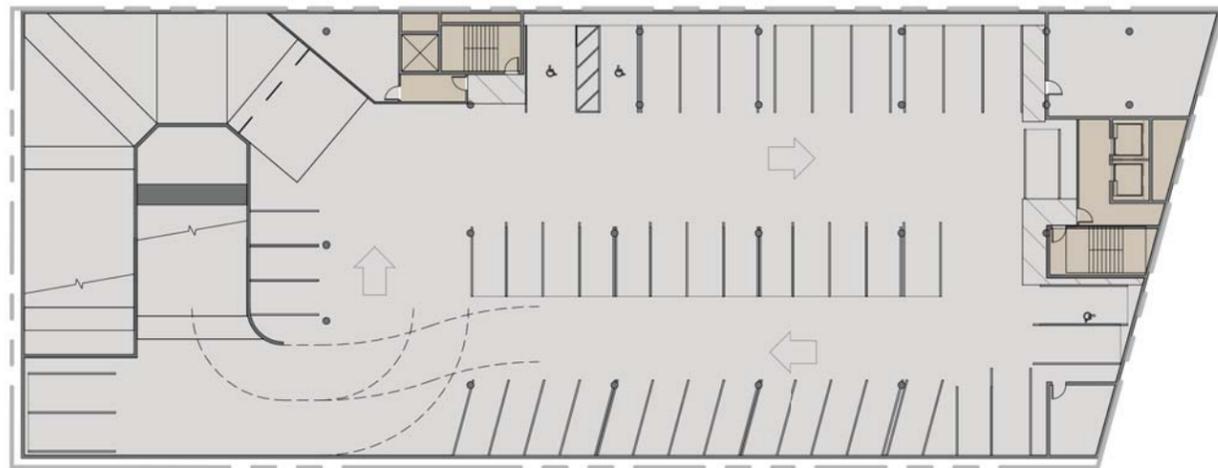
IMAGE 9

OPPORTUNITIES:

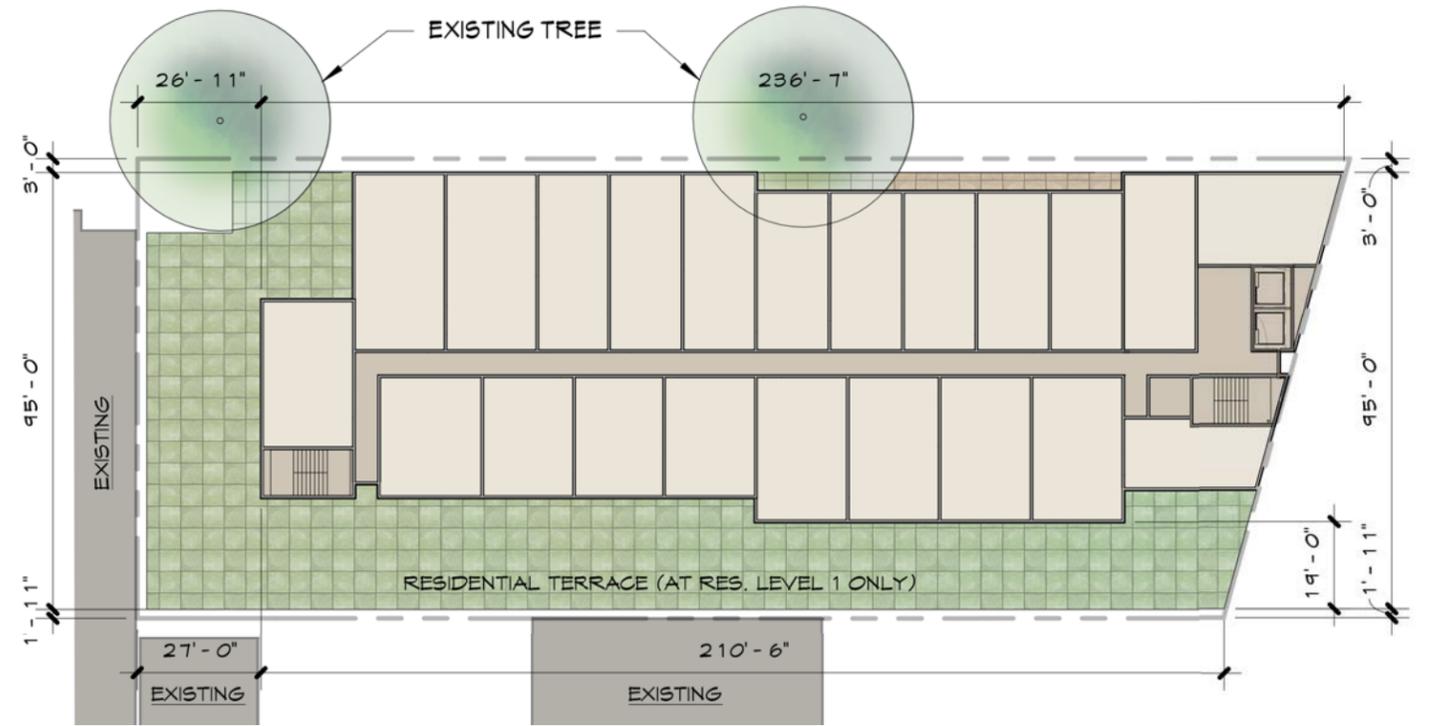
- o Prominent residential lobby at the intersection, in response to Seattle Design Guideline CS2- C -Corner block site;
- o Good separation between residential and retail entries; residential entry facing the LR zone on 5th Ave NE, allowing continuous commercial storefront along NE 71st St, in response to Green Lake Design Guideline PL3- II- ii Mixed- Use Buildings;
- o Street level amenity space provided adjacent to an open space, activating the streetscape in response to Green Lake Design Guideline PL2- I- ii Streetscape Amenities;
- o Garage entry location as far as possible from the intersection, but solution is also driven by essential objective of keeping all existing trees at the sidewalk;
- o Residential tower compliant w/ PUDA- 64% residential coverage.

CONSTRAINTS/ DEPARTURES:

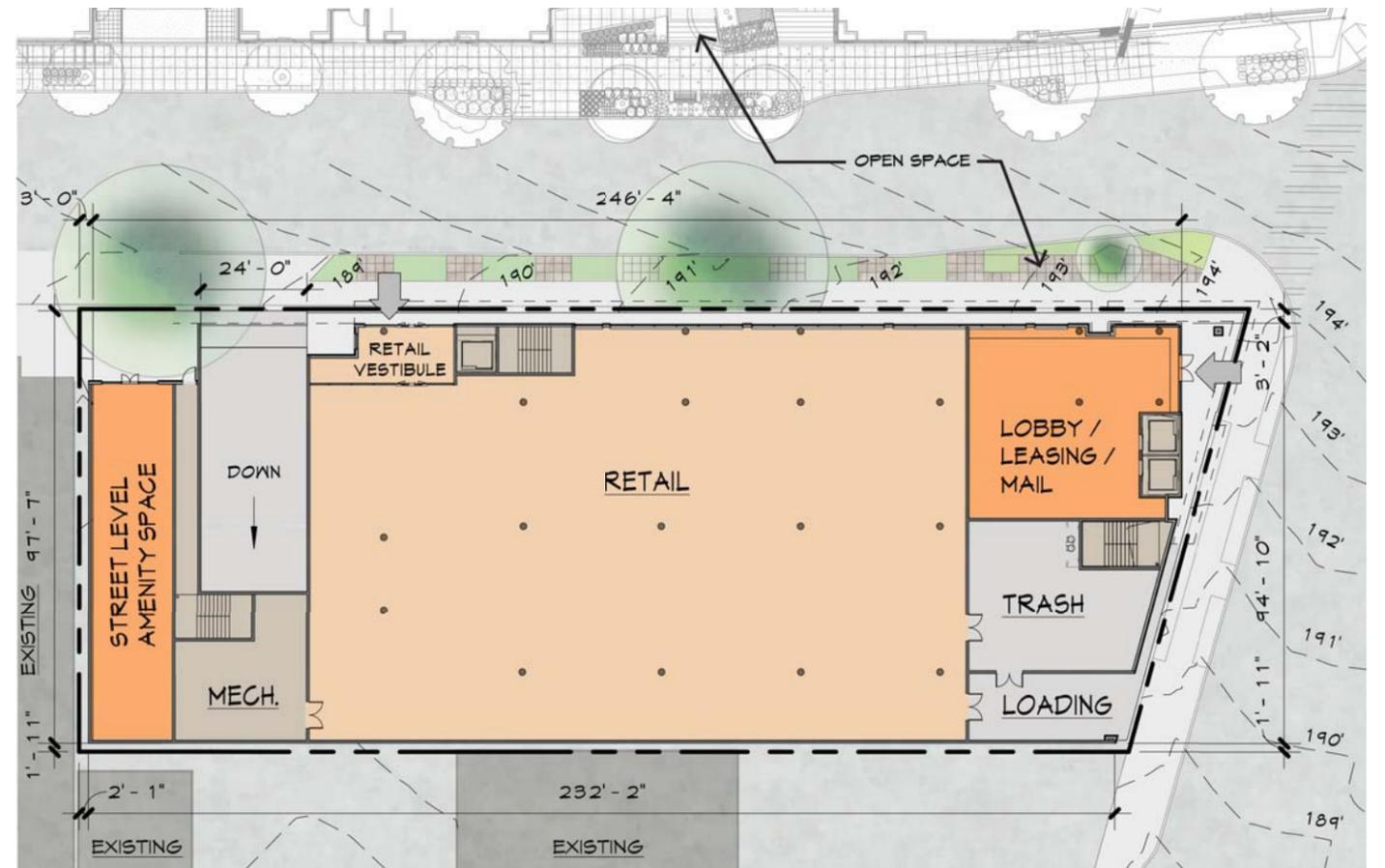
- o Insufficient density (110 DU) in conflict with Seattle Comprehensive plan- Urban Village Element- UVG27- Residential Urban Village Goal to "support densities in residential urban villages that support transit use";
- o Introducing gaps in residential mass is contradictory to the Green Lake Design Guideline CS 2- III- Streetscape Compatibility, which emphasizes the importance of a continuous street wall in GL commercial and mixed-use, pedestrian oriented areas;
- o Decreased number of units, to fulfill PUDA requirement for 64% max. residential coverage will also have an economic impact on viability of the project, which may affect the choices of building features;
- o Street Lot line setback (departure)- street level amenity façade pulled back more than 10' from property line;
- o Transparency (departure)- and blank façade on east elevation.



TYPICAL PARKING LEVEL



RESIDENTIAL LEVEL TYPICAL



MAIN LEVEL



AERIAL VIEW NORTHEAST



AERIAL VIEW NORTHWEST



AERIAL VIEW SOUTHEAST



AERIAL VIEW SOUTHWEST

OPPORTUNITIES:

- o Prominent residential lobby at the intersection, in response to Seattle Design Guideline CS2- C -Corner block site;
- o Separation between residential and retail entries; residential entry facing the LR zone, allowing continuous commercial storefront along NE 71st St, per Green Lake Design Guideline PL3- II- ii Mixed- Use Buildings;
- o Compliance with PUDA recommendation for providing mid-block connector through our site.

CONSTRAINTS/ DEPARTURES:

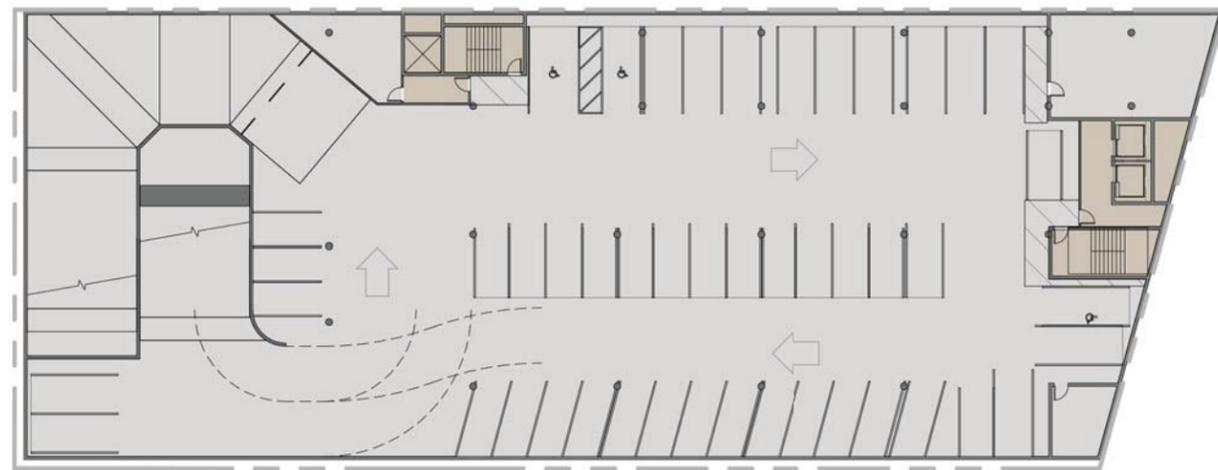
- o The most logical location for this is at the mid-block of the entire block. This allows for a contiguous development site on our site as well as for a possible future site. However, locating the mid-block connector at the west property line creates a narrow canyon between adjacent property's blank wall and our project. In addition, it ends as dead end corridor due to the apartment building to the south;
- o Moving the through-block to the east was studied in detail, but did not prove feasible. See plans and discussion on Pages 19-21;
- o In addition, SDOT confirmed that mid-block street crossing will not be approved, especially considering SIP that entails street widening, and adding bike lanes in each direction on NE 71st Street;
- o Introducing gaps in the mass is contradictory to the Green Lake Design Guideline CS 2- III- Streetscape Compatibility, which emphasizes the importance of a continuous street wall in Green Lake commercial and mixed-use, pedestrian oriented areas;
- o Street Lot line setback (departure)- street level amenity façade pulled back more than 10' from property line;
- o Transparency (departure)- and blank façade on east elevation;
- o Residential solution required a design departure from 64% residential coverage required by the PUDA.



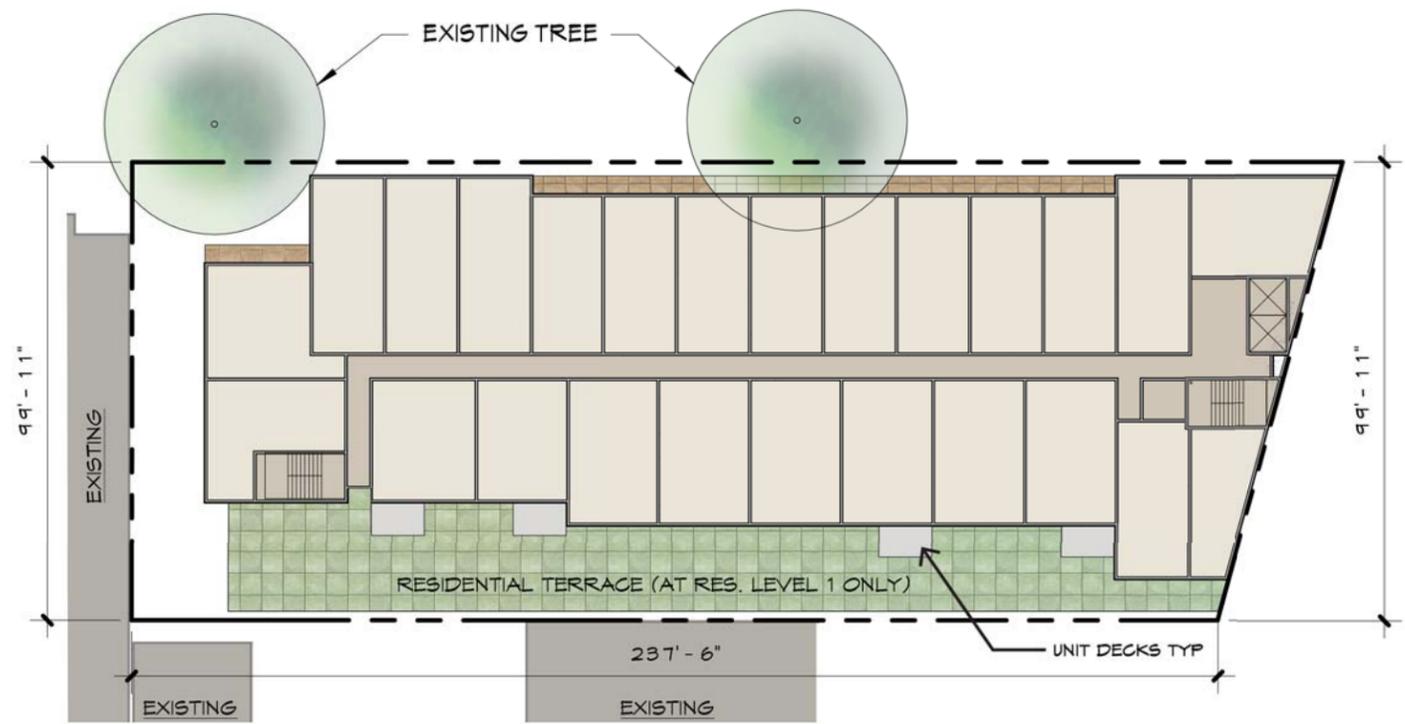
VIEW OF BLANK WALL AT WEST



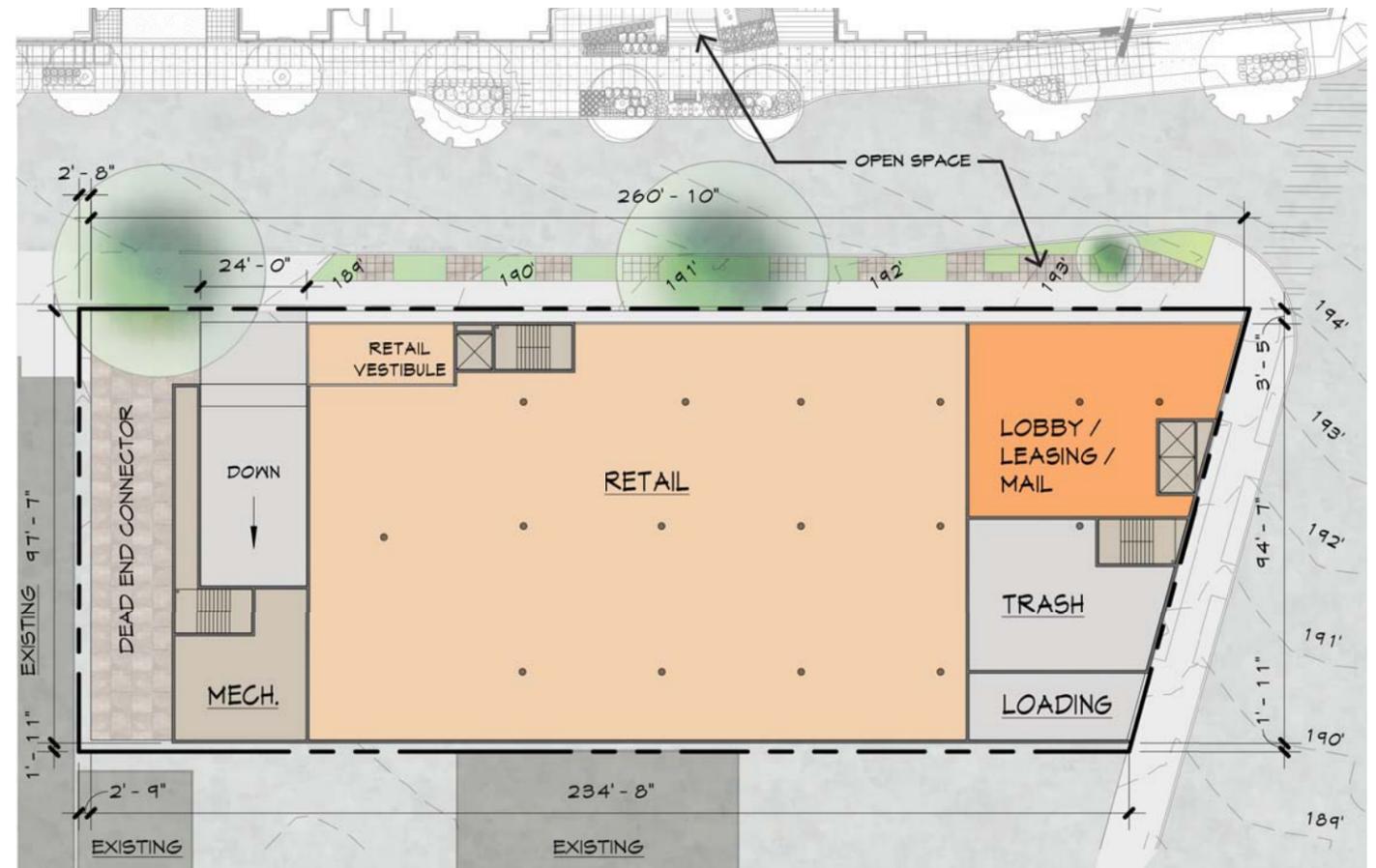
VIEW INTO DEAD END CONNECTOR



TYPICAL PARKING LEVEL



RESIDENTIAL LEVEL TYPICAL



MAIN LEVEL



AERIAL VIEW NORTHEAST



AERIAL VIEW NORTHWEST



AERIAL VIEW SOUTHEAST



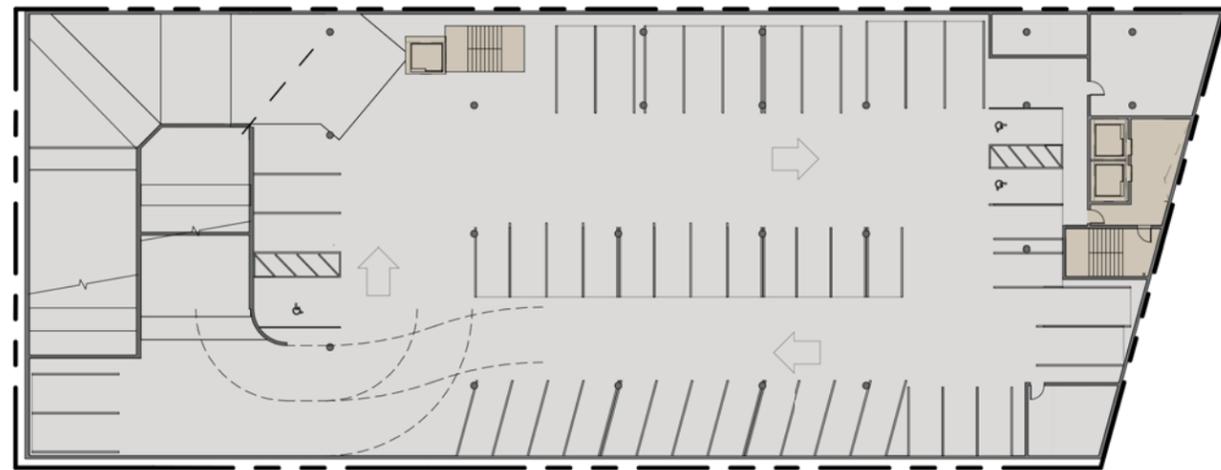
AERIAL VIEW SOUTHWEST

OPPORTUNITIES:

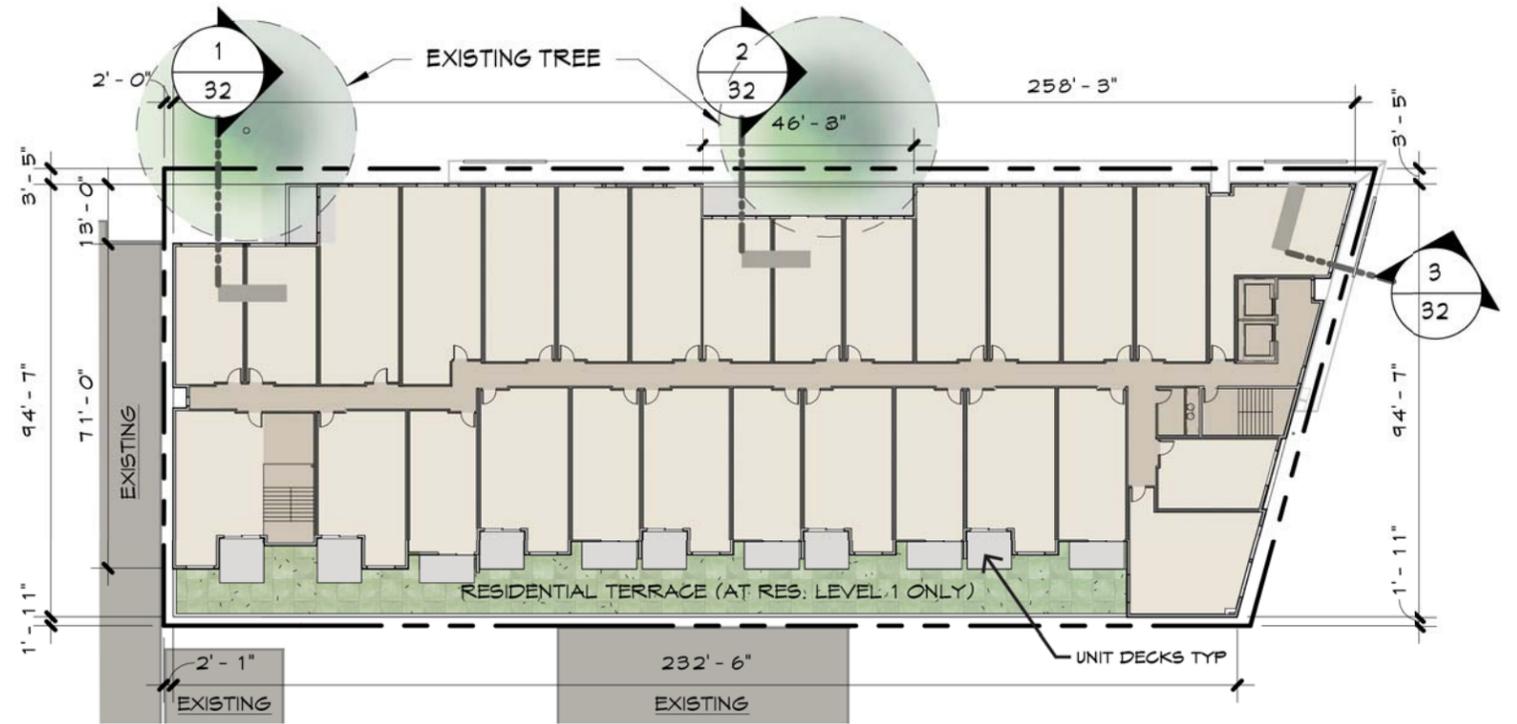
- o Prominent residential lobby at the intersection, in response to Seattle Design Guideline CS2- C -Corner block site;
- o Separation between residential and retail entries; residential entry facing the LR, allowing continuous commercial storefront along NE 71st St, in response to Green Lake Design Guideline PL3- II- ii Mixed- Use Buildings;
- o Maximizing residential FAR supports Seattle Comprehensive plan- Urban Village Element- UVG27- Residential Urban Village Goal to "support densities in residential urban villages that support transit use";
- o Additional Design guidelines essential in development of the preferred option:
 - Height/ Bulk/ Scale- Relationship to the adjacent sites- south mass pulled back not to compromise future development, urban edge with reliefs for modulation along the north and east streetscapes;
 - Streetscape compatibility & Architectural Context- interactive and enhanced building elements along the streetscape- brick, canopies, exterior building lighting, storefront windows, façade reveals;
 - Accessibility for all- all building entry points ADA compatible;
 - Safety and security- exterior building/ canopy and entry lighting;
- o Street level amenity space provided adjacent to an open space, activating the streetscape in response to Green Lake Design Guideline PL2- I- ii Streetscape Amenities. The space is envisioned as an independent entity available to the residents as storage/ maintenance space for their "activity toys" - bikes, kayaks, boards etc. Its orientation towards the lake is for visual connection. The entry is pulled back from the sidewalk to provide potential seating/ resting area for users upon their return, or prep area before their outdoor adventure;
- o Maximized housing potential allow greater economic flexibility in choices of building materials, features and amenities;
- o Revised elevator core location to reduce blank façade on the east elevation, and increase transparency along the east elevation streetscape.

CONSTRAINTS/ DEPARTURES:

- Street Lot line setback- street level amenity façade pulled back more than 10' from property line;
- Exceeded maximum allowance of residential use on 5th Ave NE;
- Residential solution required a design departure from 64% residential coverage required by the PUDA.



TYPICAL PARKING LEVEL



RESIDENTIAL LEVEL TYPICAL



MAIN LEVEL



AERIAL VIEW NORTHEAST



AERIAL VIEW NORTHWEST



AERIAL VIEW SOUTHEAST



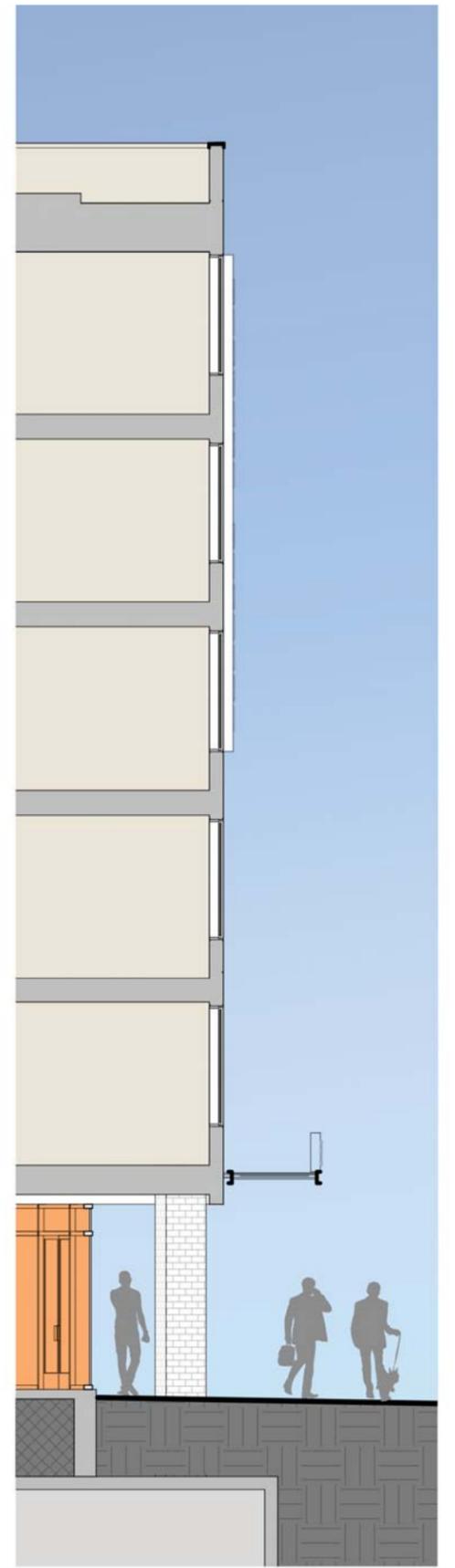
AERIAL VIEW SOUTHWEST



① STREETScape SECTION AT STREET-LEVEL AMENITY



② STREETScape SECTION AT RETAIL



③ STREETScape SECTION AT RESIDENTIAL LOBBY

Non- Residential Street Level Standards: 23.47A.008
 Street Lot Line Setback- street facing façade within 10' of property line 23.47A.008.A.3

Response:
 The code requires facades of the building to be located within 10' of street-facing property lines. The Applicant wishes to pull a small portion of the north facade back 16'-3" from the property line to allow for a street-level open space that would help the building meet its open space requirement. This open space would front a building amenity space that would open out on to it with glazing and entry doors.

Transparency > 60% of street facing façade between 2' & 8' above sidewalk. 23.47A.008.B.2a

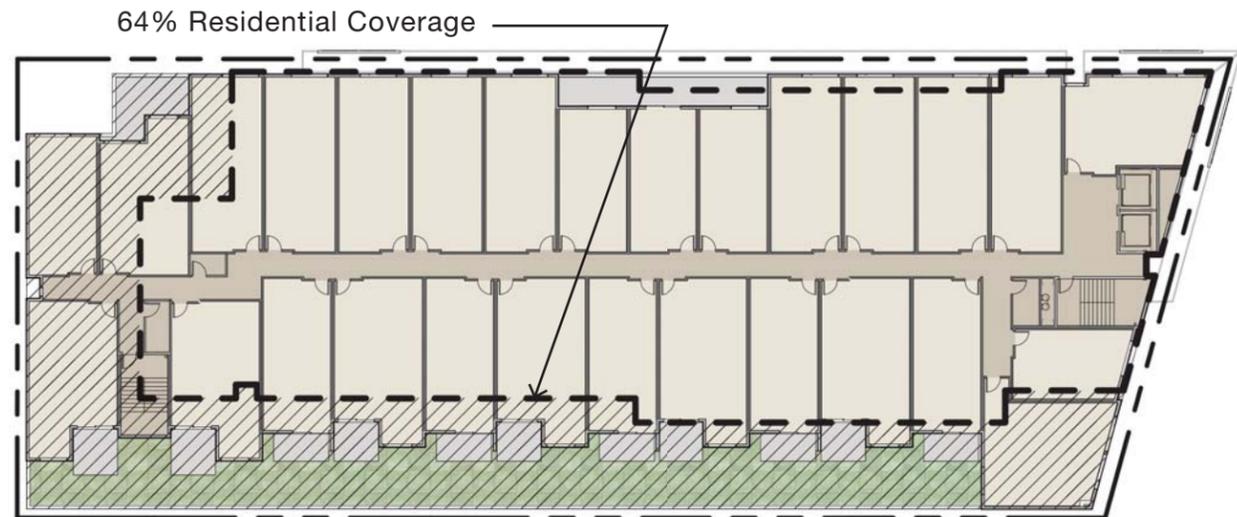
Response:
 The code requires the building to have transparency between 2' and 8' above the sidewalk along at least 60% of the length of its street-facing facades. The retail and trash loading spaces, which have been located on the east 5th Ave. facade, take up a significant percentage of the length of the east facade, which is only 96'-8" long". The Applicant wishes to provide a facade with only 19% transparency along its length. To mitigate the impact of the nontransparency and to enhance the pedestrian experience, this facade will be modulated, partially covered with an architectural canopy, and faced with high-quality building materials.

Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. 23.47A.008.A.2.b

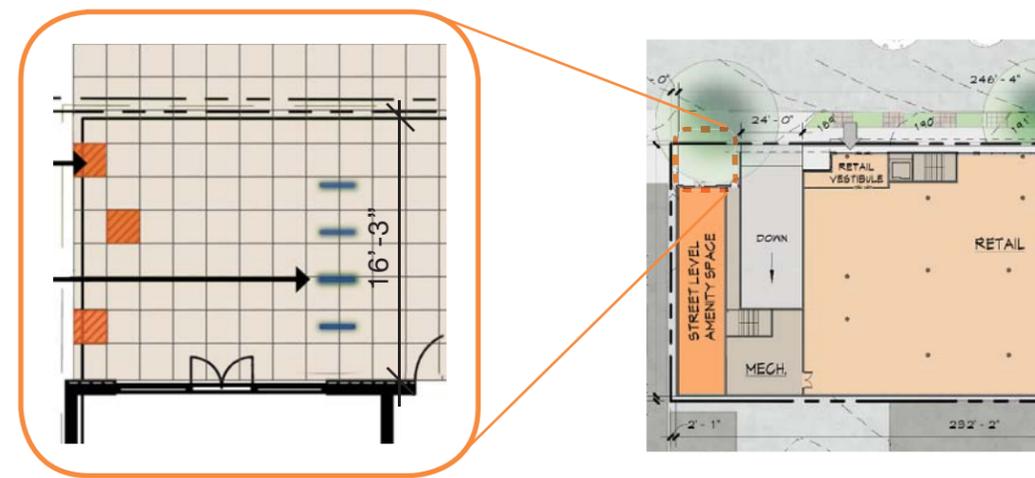
Response:
 In order to conceal the presence of the Trash room that takes up a significant percentage of the length of the 96'-8" long east façade, the applicant proposes 41'-9" of blank wall along its length. To mitigate the impact of the above mentioned, a high-quality building materials, such as brick veneer, will be used in combination with a vertical green screen to enhance the pedestrian experience.

The site is subject to a 64% residential coverage requirement per the PUDA.

Response:
 The Applicant requests that the Board grant a departure from the 64% residential lot coverage requirement set forth in this section to allow for residential lot coverage of 78% above 13 feet. In 2007, the Board recommended approval of the same departure for Green Lake Village. The present project is designed to complement and reinforce the Green Lake Village project by providing comparable levels of high-quality residential density, additional commercial uses, and complementary design that shapes an active, contiguous pedestrian corridor leading to the lake. The project includes significant street-level landscaping and pedestrian amenities with upper level massing that creates an attractive urban edge as envisioned by both the Green Lake Neighborhood and city-wide Design Guidelines. If strictly applied, the 64% residential lot coverage requirement will dramatically reduce the project's density with no corresponding benefit. Such a reduction is also counter to the City's Green Lake neighborhood planning efforts to encourage density and urban design at this location. (See also remarks on PUDA Exhibit 12.)

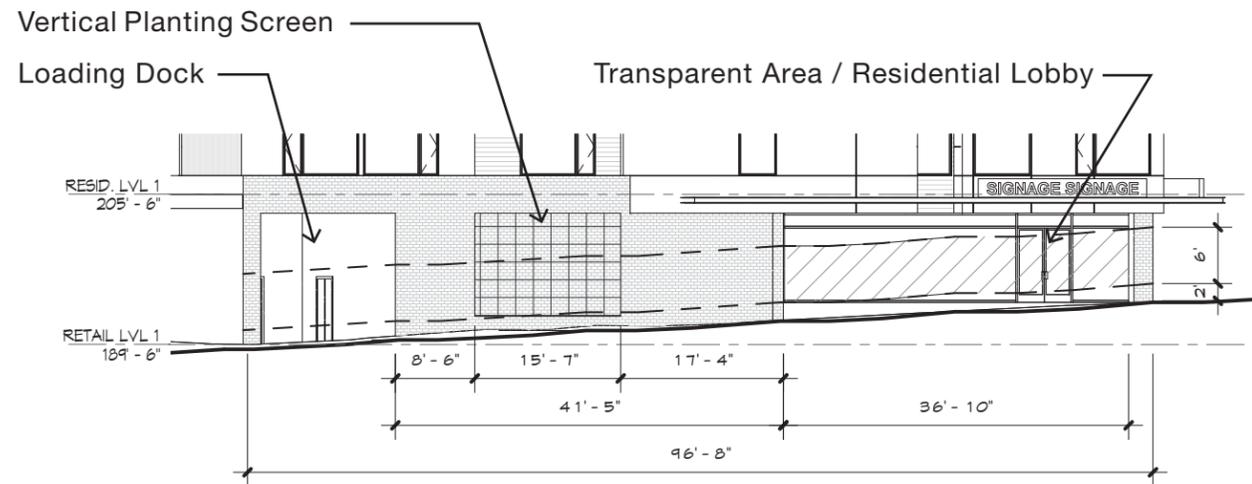


RESIDENTIAL LEVEL TYPICAL

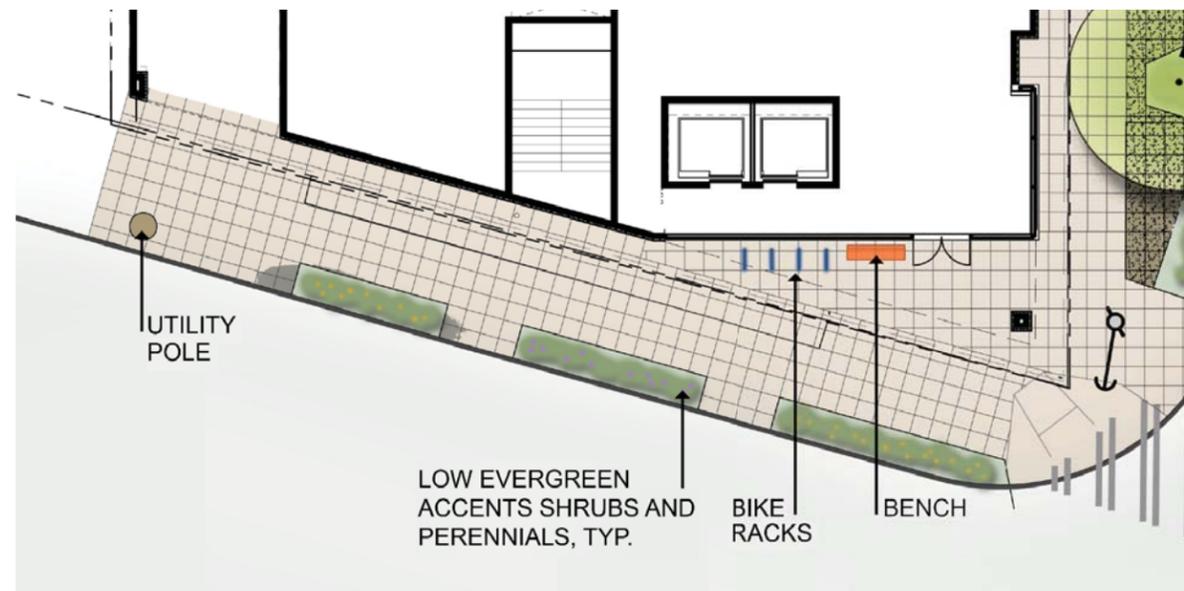


MAIN LEVEL - STREET LEVEL AMENITY SPACE N.T.S.

MAIN LEVEL



EAST ELEVATION N.T.S.



ENLARGED PLAN AT EAST ELEVATION



3PM



MARCH 22

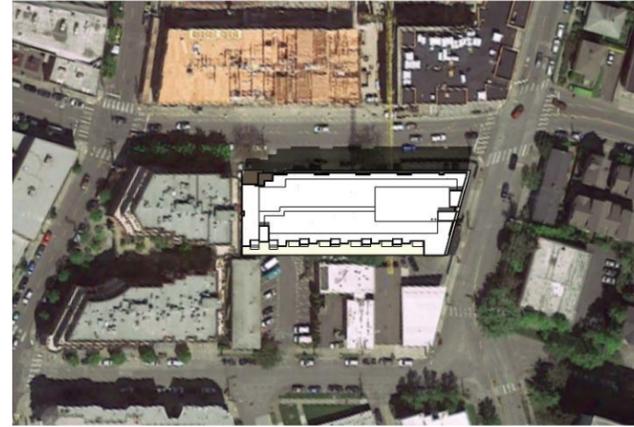
NOON



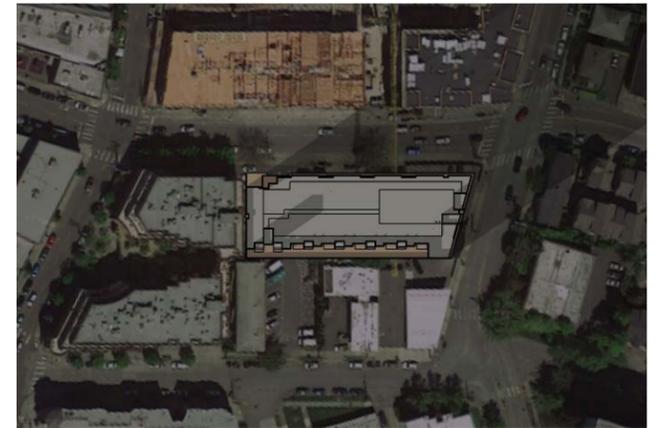
9AM



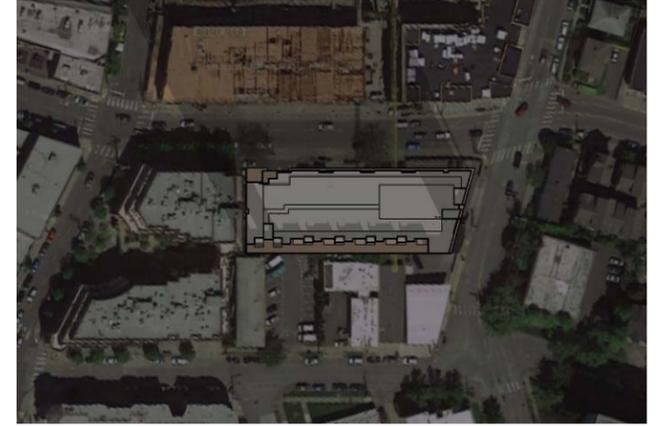
JUNE 22

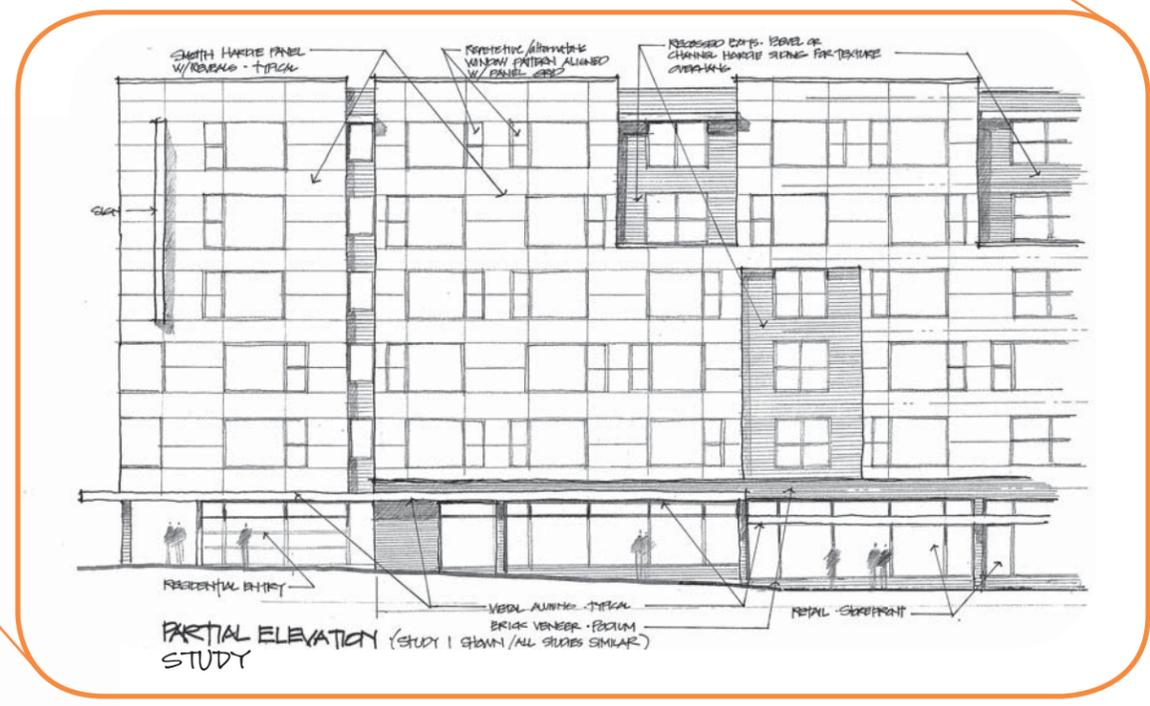


SEPTEMBER 22



DECEMBER 22



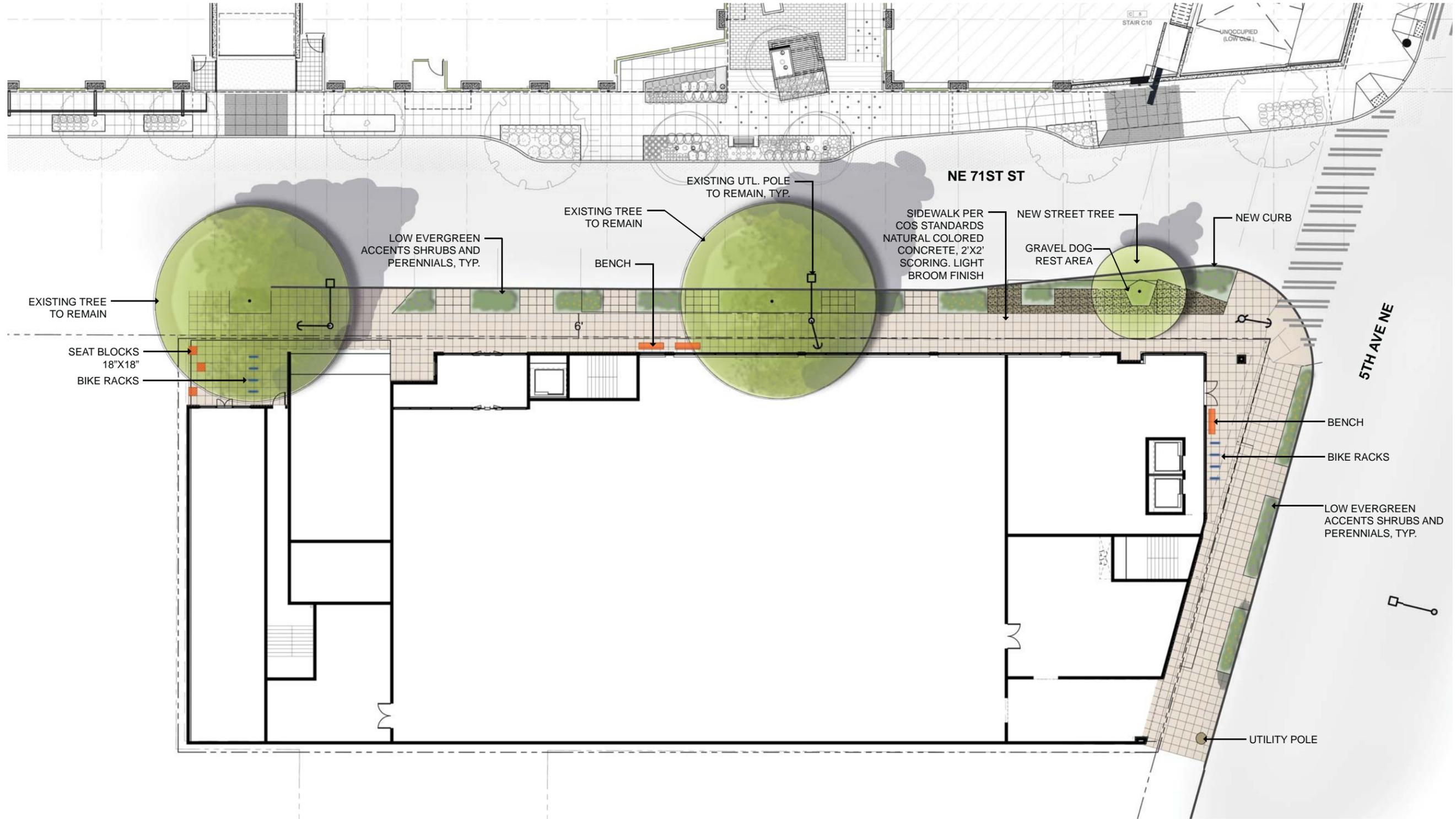


VIEW FROM THE CORNER OF 5TH AVENUE NE & NE 71ST STREET

AERIAL VIEW FROM NORTHEAST

419 NE 71ST STREET
GREEN LAKE MIXED-USE

LANDSCAPE – MAIN LEVEL PLAN
EARLY DESIGN GUIDANCE MEETING - AUGUST 18, 2014



LANDSCAPE AT STREET LEVEL

Brumbaugh & Associates
Landscape Architecture

8.1.2014



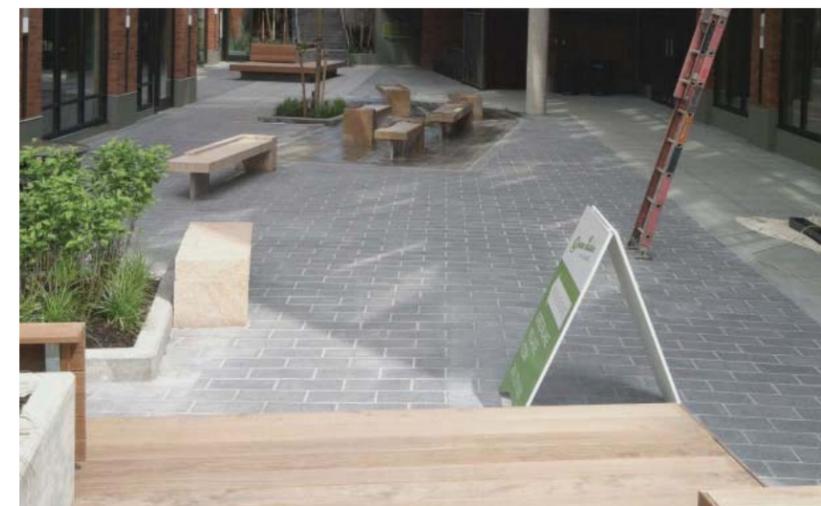
EXAMPLES: PUBLIC OPEN SPACE IN THE RIGHT OF WAY



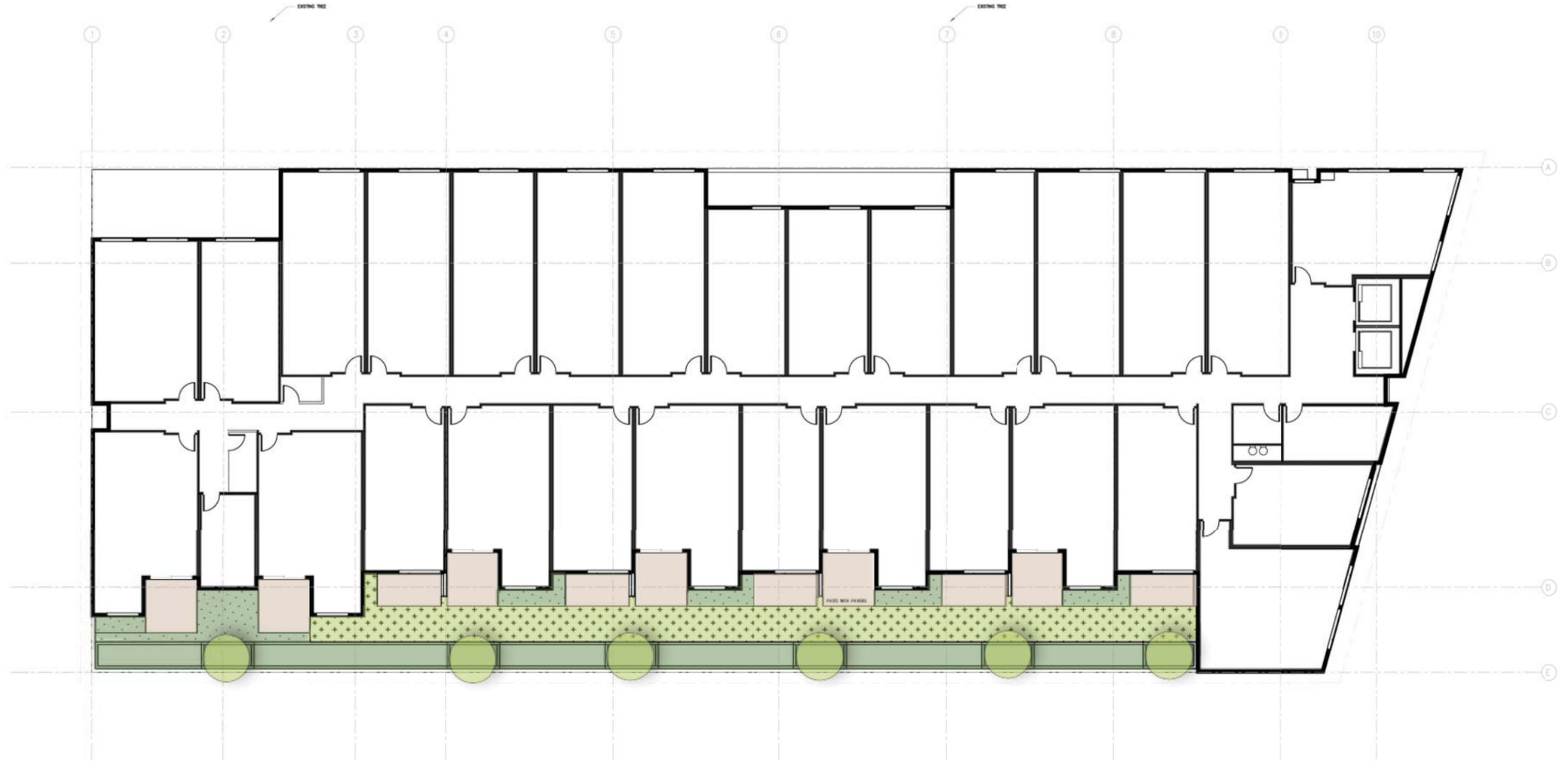
NEIGHBORING PROPERTY



NEIGHBORING PROPERTY



NEIGHBORING PROPERTY



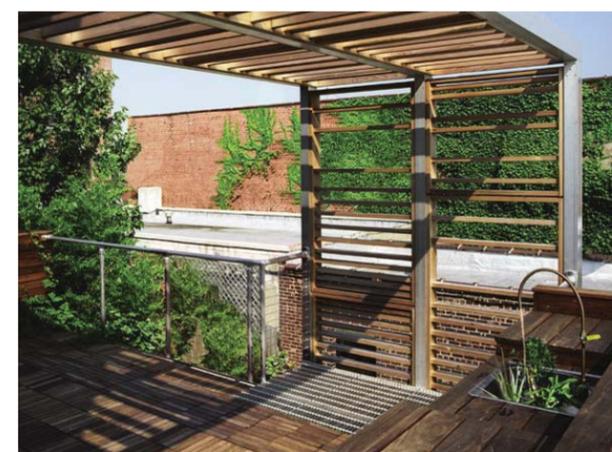
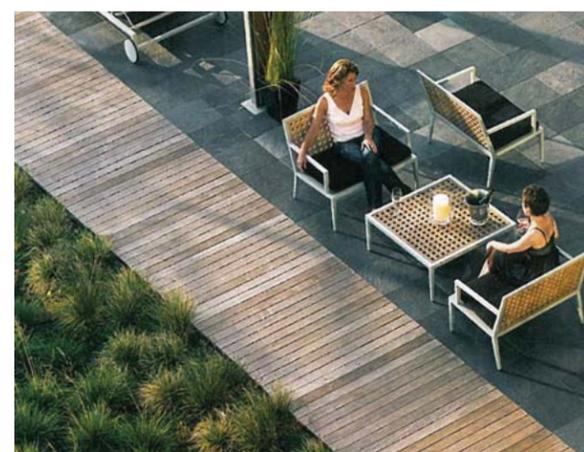
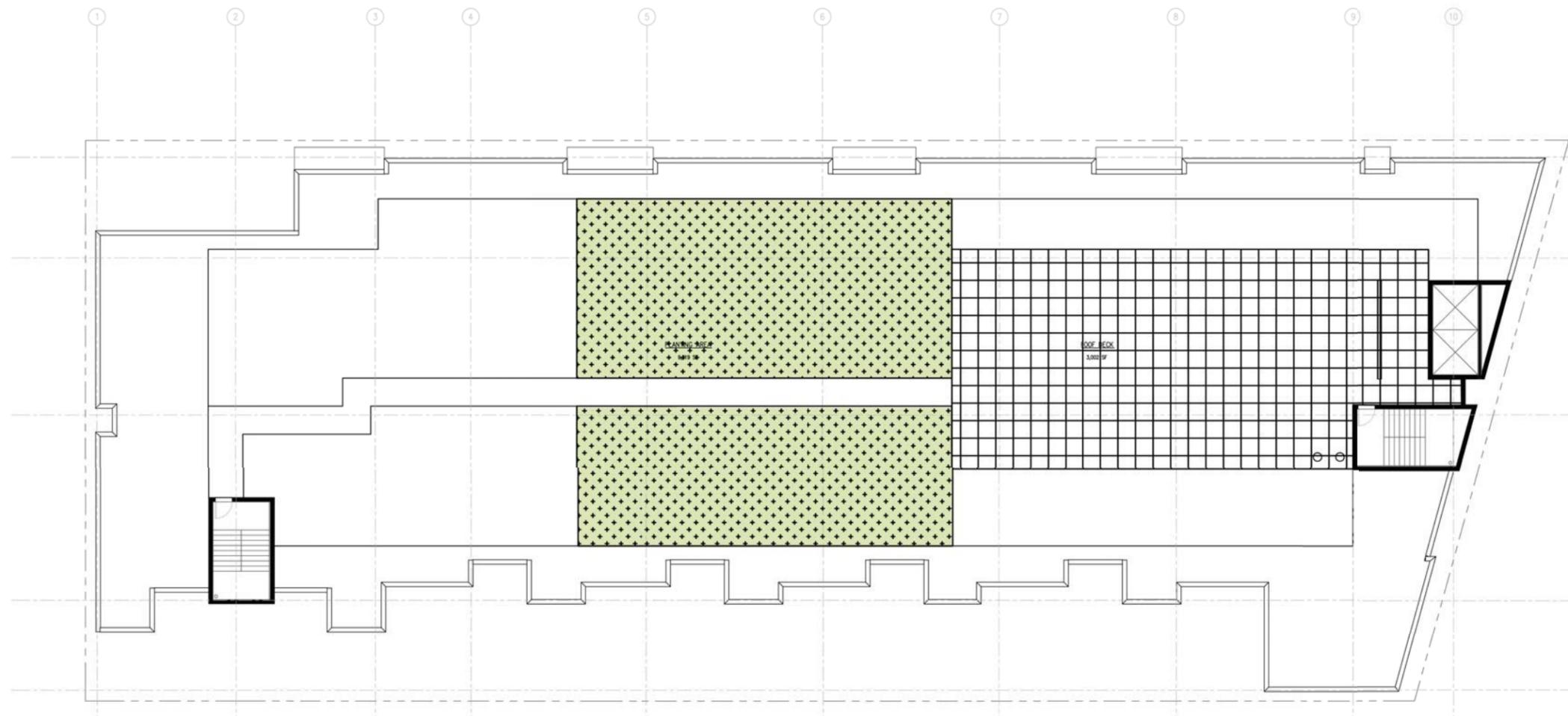
1,190 S.F. OF GREEN ROOF OVER AT LEAST 4" GROWTH MEDIUM.

1,300 S.F. OF LANDSCAPED AREAS WITH SOIL DEPTH LESS THAN 24"
CONVERT PART OF THIS TO GREATER THAN 24" TO ACCOMMODATE 6 "SMALL TREES"



3,810 S.F. OF GREEN ROOF OVER AT LEAST 4" GROWTH MEDIUM.

3,000 S.F. ROOF DECK



Revised 12/28/10

Green Factor Score Sheet



Project title: _____ enter sq ft of parcel
Parcel size (enter this value first) SCORE **0.307**

| Landscape Elements** | | Totals from GF worksheet | Factor | Total |
|---|---|---|--------------------------|---------|
| A Landscaped areas (select one of the following for each area) | | | | |
| 1 | Landscaped areas with a soil depth of less than 24" | enter sq ft <input type="text" value="1000"/> | 0.1 | 100 |
| 2 | Landscaped areas with a soil depth of 24" or greater | enter sq ft <input type="text" value="90"/> | 0.6 | 54.0 |
| 3 | Bioretention facilities | enter sq ft <input type="text" value="0"/> | 1.0 | - |
| B Plantings (credit for plants in landscaped areas from Section A) | | | | |
| 1 | Mulch, ground covers, or other plants less than 2' tall at maturity | enter sq ft <input type="text" value="800"/> | 0.1 | 80 |
| 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 <input type="text" value="250"/> 3000 | 0.3 | 900 |
| 3 | Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree | enter number of plants <input type="text" value="3"/> 225 | 0.3 | 68 |
| 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 <input type="text" value="0"/> 0 | 0.3 | - |
| 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 <input type="text" value="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 <input type="text" value="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 <input type="text" value="34"/> 680 | 0.8 | 544.0 |
| C Green roofs | | | | |
| 1 | Over at least 2" and less than 4" of growth medium | enter sq ft <input type="text" value="0"/> | 0.4 | - |
| 2 | Over at least 4" of growth medium | enter sq ft <input type="text" value="9500"/> | 0.7 | 6,650.0 |
| D Vegetated walls | | | | |
| | | enter sq ft <input type="text" value="160"/> | 0.7 | 112.0 |
| E Approved water features | | | | |
| | | enter sq ft <input type="text" value="0"/> | 0.7 | - |
| F Permeable paving | | | | |
| 1 | Permeable paving over at least 6" and less than 24" of soil or gravel | enter sq ft <input type="text" value="0"/> | 0.2 | - |
| 2 | Permeable paving over at least 24" of soil or gravel | enter sq ft <input type="text" value="0"/> | 0.5 | - |
| G Structural soil systems | | | | |
| | | enter sq ft <input type="text" value="0"/> | 0.2 | - |
| | | sub-total of sq ft = | 15,455 | |
| H Bonuses | | | | |
| 1 | Drought-tolerant or native plant species | enter sq ft <input type="text" value="9000"/> | 0.1 | 900.0 |
| 2 | Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater | enter sq ft <input type="text" value="0"/> | 0.2 | - |
| 3 | Landscaping visible to passersby from adjacent public right of way or public open spaces | enter sq ft <input type="text" value="1,394"/> | 0.1 | 139 |
| 4 | Landscaping in food cultivation | enter sq ft <input type="text" value="0"/> | 0.1 | - |
| | | | Green Factor numerator = | 9,547 |

* 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)