

RECOMMENDATION MEETING:
NORTHEAST DESIGN REVIEW BOARD
DPD# 3017341 / 3017439

OWNER
GAOFENG DUAN
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7523 119TH PLACE SE
NEWCASTLE, WA 98056
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ARCHITECT
STUDIO19 ARCHITECTS
207 1/2 1ST Ave S
Suite 300
Seattle, WA 98104

LAKE CITY WAY

3025 NE 130TH STREET
3021 NE 130TH STREET
Seattle, WA

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FIRESTATION 39



PROJECT SITE



LAKE CITY MINI PARK



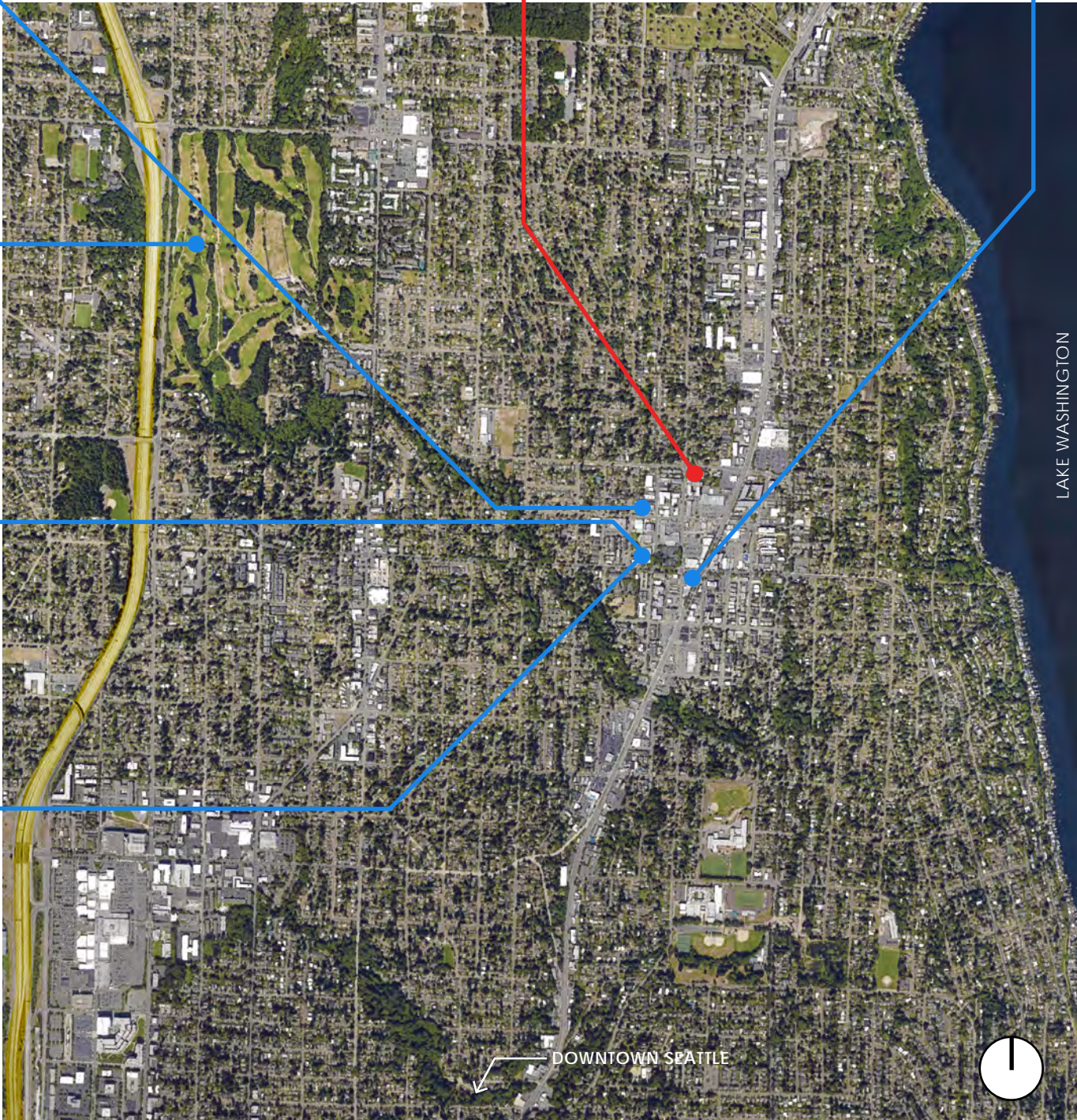
JACKSON PARK GOLF COURSE



LAKE CITY PUBLIC LIBRARY



LAKE CITY SERVICE CENTER



PROJECT

PROJECT DESCRIPTION

The proposal is to construct a 118 unit apartment building on the open commercial lot and to construct 5 attached townhouses along NE 130th with pedestrian access to the new apartment building. Each townhouse will contain off-street parking in the form of a garage accessed via a private driveway from NE 130th Street. Two levels of underground parking below the apartments are accessed via Lake City Way, providing 82 stalls for the residents. Outdoor residential amenity space is provided through private yards and shared green space at ground level for both the residents of the Townhouses and Apartments. A rooftop amenities is also provided for the residents in the apartment building.

PROPERTY ADDRESS: 3021 & 3025 NE 130TH St
Seattle, WA 98125

Parcel Number: 1453600665; 1453600482; 1453600664

ZONE: C1-65 (Commercial 1)
LR-2 (Residential, Multifamily, Low-rise 2)

OVERLAYS: Lake City (Hub Urban Village)
- Frequent Transit Corridor

APPLICABLE DESIGN GUIDELINES: City of Seattle Design Guidelines
North District/Lake City Neighborhood Design Guidelines

LOT AREA: 23,518 SF (C1-65)
9,896 SF (LR-2)

FAR: 4.25 Residential Use Only
(23,518 SF x 4.25 = 99,952 SF)

NUMBER OF RESIDENTIAL UNITS: 118 Apartments, 5 Townhomes

NUMBER OF PARKING STALLS: 82 + 5 individual garages for townhomes

BUILDING HEIGHT: Apartment Building: 65 Feet Above Average Grade
Townhouses: 30 Feet Above Average Grade

DEPARTURES: Requesting a 1'-5" reduction of required setback above 60 ft for 16% of the North facade of the apartments.
(SMC 23.47A.014)

EDG SUMMARY

OPTION A: TWO APARTMENT BUILDINGS



OPTION B: UNDER GROUND PARKING



OPTION C: WOONERF (PREFERRED OPTION)



BOARD RECOMMENDATIONS

- | | |
|--|------------------------------------|
| 1 Structure, Massing & Site Response <ul style="list-style-type: none">a. Facade articulationb. Ground Level Transparencyc. Privacy concerns for adjacent sites | 5 Security and Lighting |
| 2 Significant/Exceptional Trees | 6 Existing Building |
| 3 Pedestrian/Vehicle Access & Solid Waste Collection | 7 Replacement Tree Location |
| 4 Colors, Materials, Safety and Security <ul style="list-style-type: none">a. Visual Interest and Human Scaleb. Design Treatments to Avoid Blank Walls | |

EDG SUMMARY

OPTION A: TWO APARTMENT BUILDINGS



PROS:

- All significant trees on site will remain.
- Vehicular access to townhouses is located away from pedestrian access for the apartments.
- No underground parking allows for more area on site to be landscaped.

CONS:

- Building configuration will limit the sun exposure to existing trees.
- Townhouses lack space for back yards and due to the location of the pedestrian access for apartments privacy will be a concern.
- The reduced number of residential units and lack of apartment parking does not meet development goals.

OPTION B: UNDER GROUND PARKING



PROS:

- Large pedestrian plaza provides an area for social interaction between the occupants of the two developments.
- No driveways or surface parking on the townhouse lot allows for more areas to be landscaped and made pedestrian friendly.

CONS:

- Increased traffic along 130th Street.
- Combining underground parking increases the complexity of construction.
- Garage area lacks clear separation and increases security concerns.

OPTION C: WOONERF (PREFERRED OPTION)



PROS:

- Apartment vehicular traffic limited to Lake City Way therefore reducing traffic impact on 130th Street.
- A clearly defined pedestrian path on the townhouse site offers a safe environment for apartment occupants to access Lake City Way and beyond.
- Pedestrian path along the perimeter of apartment building responds to site conditions & soften the transition to adjacent properties.
- The design will allow for a pedestrian connection to Lake City Way in the future.

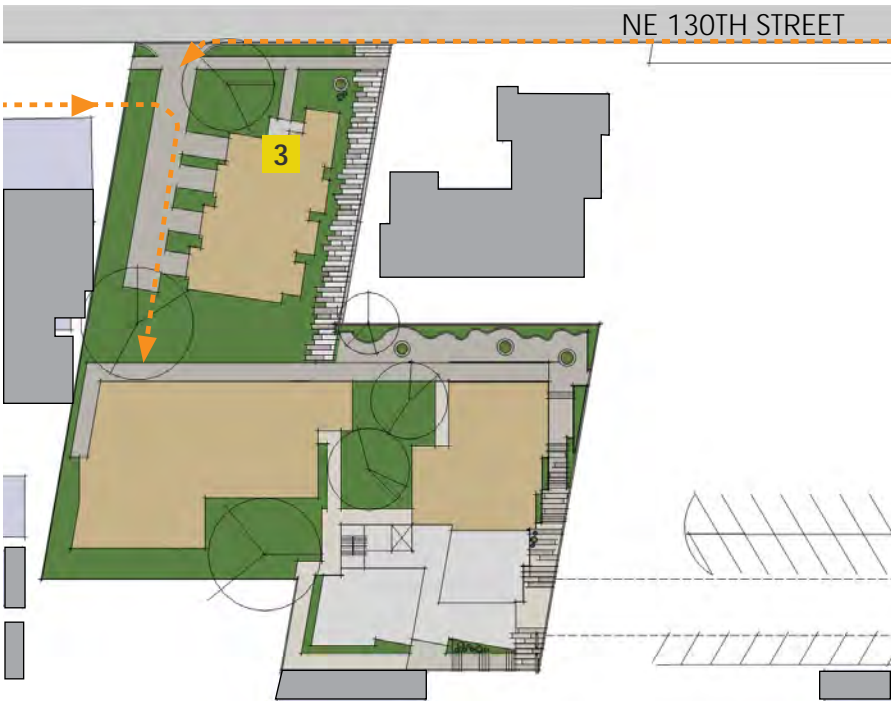
CONS:

- Townhouse driveway adjacent to pedestrian path to the apartment.

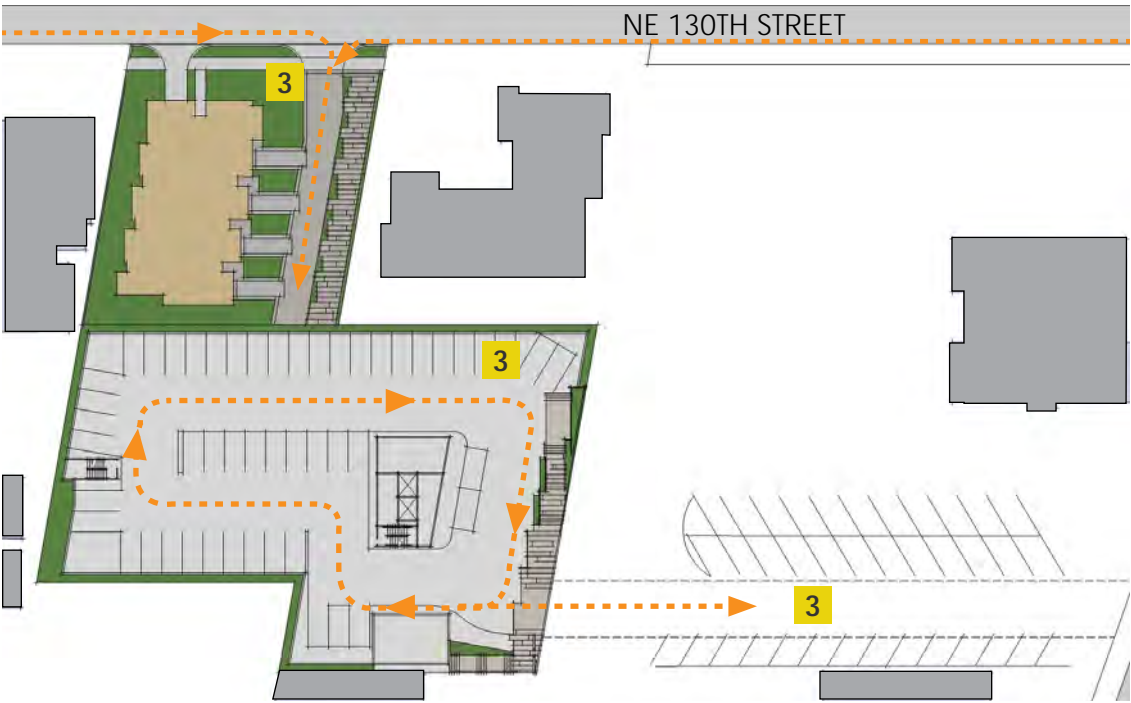
EDG SUMMARY

VEHICULAR CIRCULATION OPTIONS

OPTION A: TWO APARTMENT BUILDINGS



OPTION B: UNDER GROUND PARKING



OPTION C: WOONERF (PREFERRED OPTION)



BOARD RECOMMENDATIONS

- | | |
|--|------------------------------------|
| 1 Structure, Massing & Site Response <ul style="list-style-type: none">a. Facade articulationb. Ground Level Transparencyc. Privacy concerns for adjacent sites | 5 Security and Lighting |
| 2 Significant/Exceptional Trees | 6 Existing Building |
| 3 Pedestrian/Vehicle Access & Solid Waste Collection | 7 Replacement Tree Location |
| 4 Colors, Materials, Safety and Security <ul style="list-style-type: none">a. Visual Interest and Human Scaleb. Design Treatments to Avoid Blank Walls | |

EDG SUMMARY

OPTION 3: WOONERF (PREFERRED OPTION)
PERSPECTIVES



BOARD GUIDANCE:

- Retain the Saucer Magnolia (tree #1)
- Retain the Western White Pine (tree #2). They also
- Encourage the preservation of two trees boarding on the east property line

EDG RESPONSE

CONTEXT AND SITE



CS1-D • CS2 • CS3



2ND EDG OPTION A



2ND EDG OPTION A

PROPOSED RESPONSE:

We are proposing to save trees 1, 6 and 7. As we discovered in earlier massing studies (option A from EDG), attempting to preserve trees 3, 4 and 5 proved too difficult to incorporate into the design while still maintaining an efficient building for residents, vehicle circulation and parking. Retaining the trees in the middle of the apartment building does not allow for an efficient below-grade parking structure with the trees essentially cutting the south lot into two halves. The addition of the below-grade parking underneath the townhouses, as the Design Review Board recommended, along with separating the vehicular and pedestrian entrances, pushes the building envelope towards the southwest and does not leave enough undisturbed soil area to effectively protect tree 2.

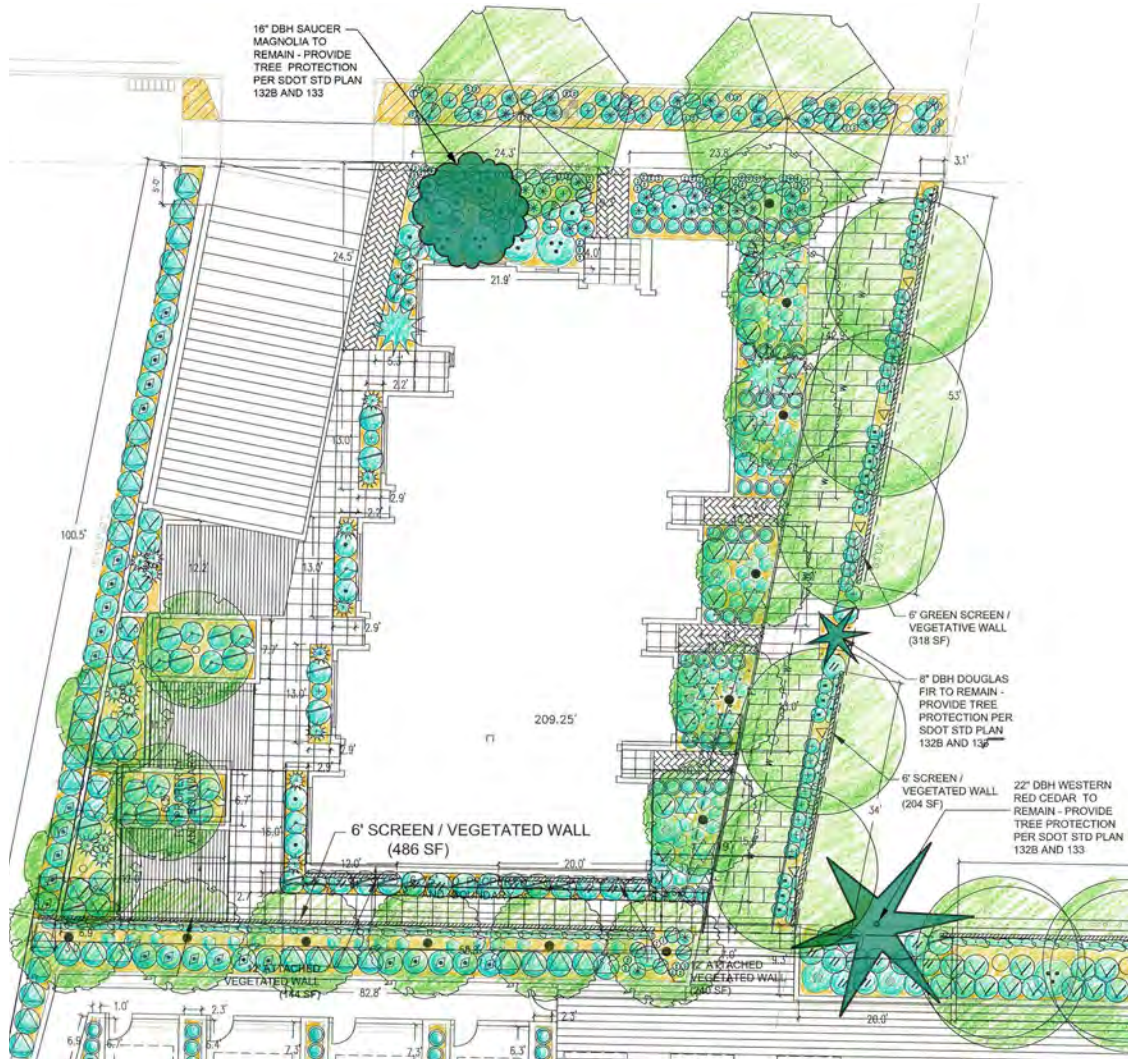
EDG RESPONSE

CONTEXT AND SITE

- BOARD GUIDANCE:**
- Retain the Saucer Magnolia (tree #1)
 - Retain the Western White Pine (tree #2).
 - Encourage the preservation of two trees boarding on the east property line



CS1-D



CS1-D

PROPOSED RESPONSE:

The Saucer Magnolia is being retained in the proposed project. We are also proposing to retain the Western White Pine (tree #6) and the Douglas Fir (tree #7) located near the south east corner of the northern property.

To compensate for the loss of the existing trees, the proposed landscape plan replaces the exceptional tree canopy with more than double the amount of replacement square footage at maturity required by code.

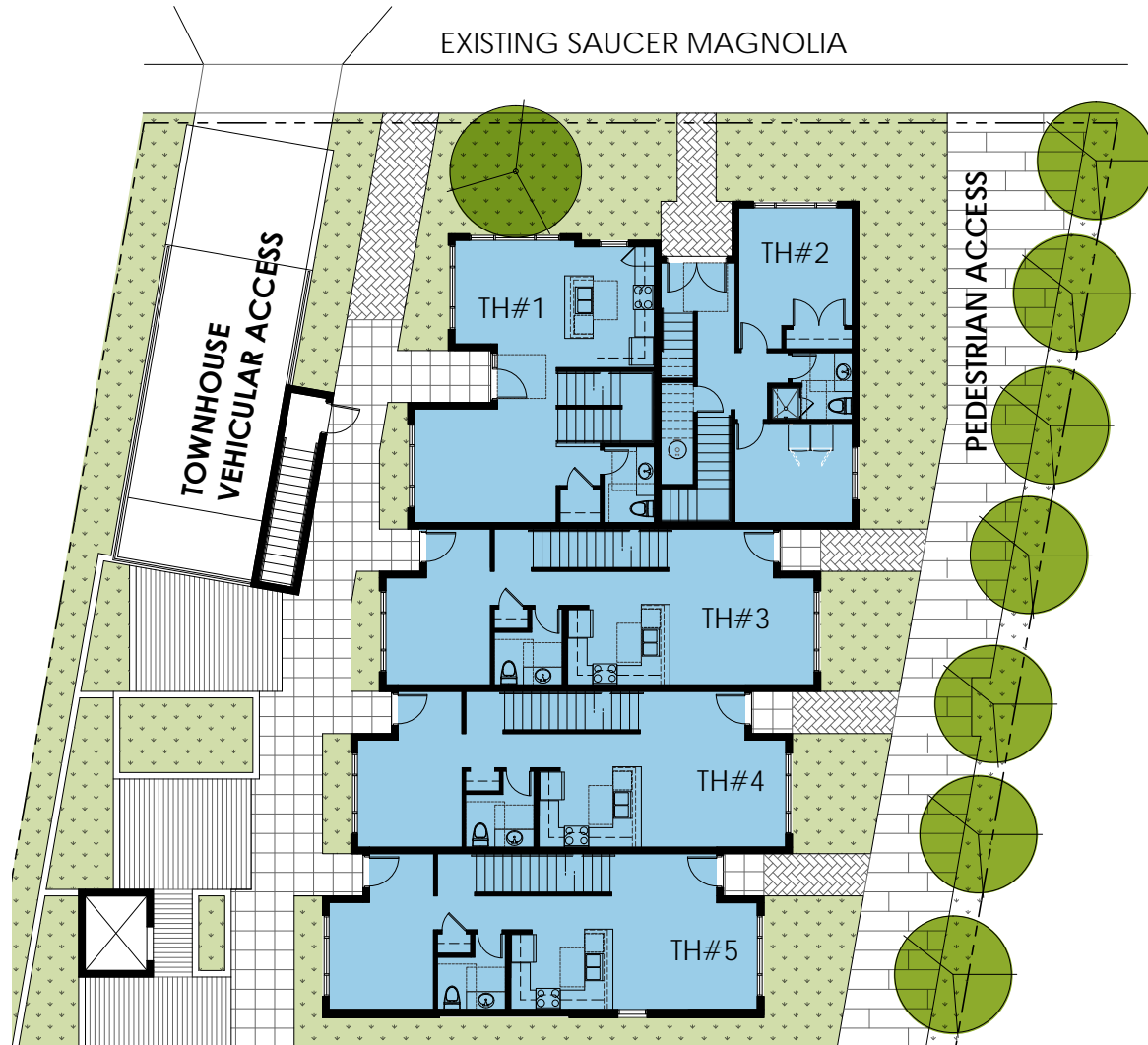
- Apartment lot: 3,031 SF removed / 6,075 SF replaced
- Townhouse lot: 1,089 SF removed / 4,845 SF replaced

EDG RESPONSE

ARCHITECTURAL CONCEPT

BOARD GUIDANCE

- ORIENTED TOWARDS STREET
- SEPARATE THE PEDESTRIAN AND VEHICULAR ACCESS TO THE SITE WITH PEDESTRIANS UTILIZING THE EASEMENT ALONG THE EASTERN SIDE OF THE PROPERTY.
- UNDERGROUND PARKING SHOULD BE PROPOSED FOR BOTH THE APARTMENTS AND THE TOWNHOUSES



CS20-DOCA-PUB-B

PROPOSED RESPONSE

- Town House Unit #2's entrance is oriented towards the street. Due to the location of the Saucer Magnolia the project is preserving, facing the entrance to Town House Unit #1 towards the street will encroach into the minimum space required to insure protection of the tree. Unit #1 retains a prominent presence to the street by incorporating large windows at the ground floor kitchen and dining room facing 130th St. This will insure eyes-on security for the residents while maintaining a buffer between the residence and the right-of-way.
- The vehicular entrance to the below-grade parking garage has been moved to the western side of the property.
- The pedestrian access is along the eastern portion of the parcel.
- Parking for the project is similar to what was proposed in Option B at the second EDG meeting, but each building will have separate below-grade garages. Only the northern lot will be accessed from NE 130th St. The two floors of parking below the apartments on the southern lot will have ingress and egress from the easement leading out to Lake City Way.

EDG RESPONSE

STRUCTURE MASSING AND SITE RESPONSE

BOARD GUIDANCE

- FACADE COMPOSITION, ARTICULATION OF MASSING, PROPOSED TEXTURES
- GROUND LEVEL TRANSPARENCY AND ACTIVATION; PEDESTRIAN EXPERIENCE AND SAFETY
- PROPOSED WINDOW LOCATION AND SCREENING AT EAST FACADE



CS2•CS3•DC2



CS2-A•CS2-B•CS2-C2•PL1•PL3•DC1-A

PROPOSED RESPONSE

- The overall design concept has progressed to use material transitions and design elements to further articulate the massing of the building. The proposed building design is now organized with strong corner and entry elements, delineating how pedestrians and vehicles interact with the site.
- The proposed design emphasizes ground level activation through the use of at all units, allowing transparency from the interior to the exterior to create safe and active pedestrian pathways. Carefully placed landscaping and changes in paving are used to delineate the public walkways from the semi-private spaces.
- Screening along the east facade at the townhomes is being provided through the planting of new trees along the eastern property frontage along with a six foot tall vegetated screen wall to enhance a sense of privacy for the adjacent property.

BOARD GUIDANCE

- UTILIZE HIGH QUALITY ELEMENTS, ARCHITECTURAL DETAILING AND MATERIALS

EDG RESPONSE

COLORS AND MATERIALS



DC2-D•DC4-A•CS3-A



DC2-D•DC4-A•CS3-A

PROPOSED RESPONSE

The following high quality materials are proposed at the street frontages, entrances and common areas:

- Brick veneer
- Aluminum storefront window and entrance system at main lobby for the apartments
- Canopies - metal, composite wood with lpe finish
- Corrugated Metal siding
- A combination of human scale pole lights and paver lighting to define pedestrian pathways

PERSPECTIVES

NE 130TH ST LOOKING SOUTH EAST



PERSPECTIVES

NE 130TH ST LOOKING SOUTH



PERSPECTIVES

NE130TH ST LOOKING SOUTHWEST



PERSPECTIVES

LAKE CITY LOOKING WEST



PERSPECTIVES

BIRDS-EYE LOOKING WEST



PERSPECTIVES

ADJACENT PROPERTY LOOKING EAST



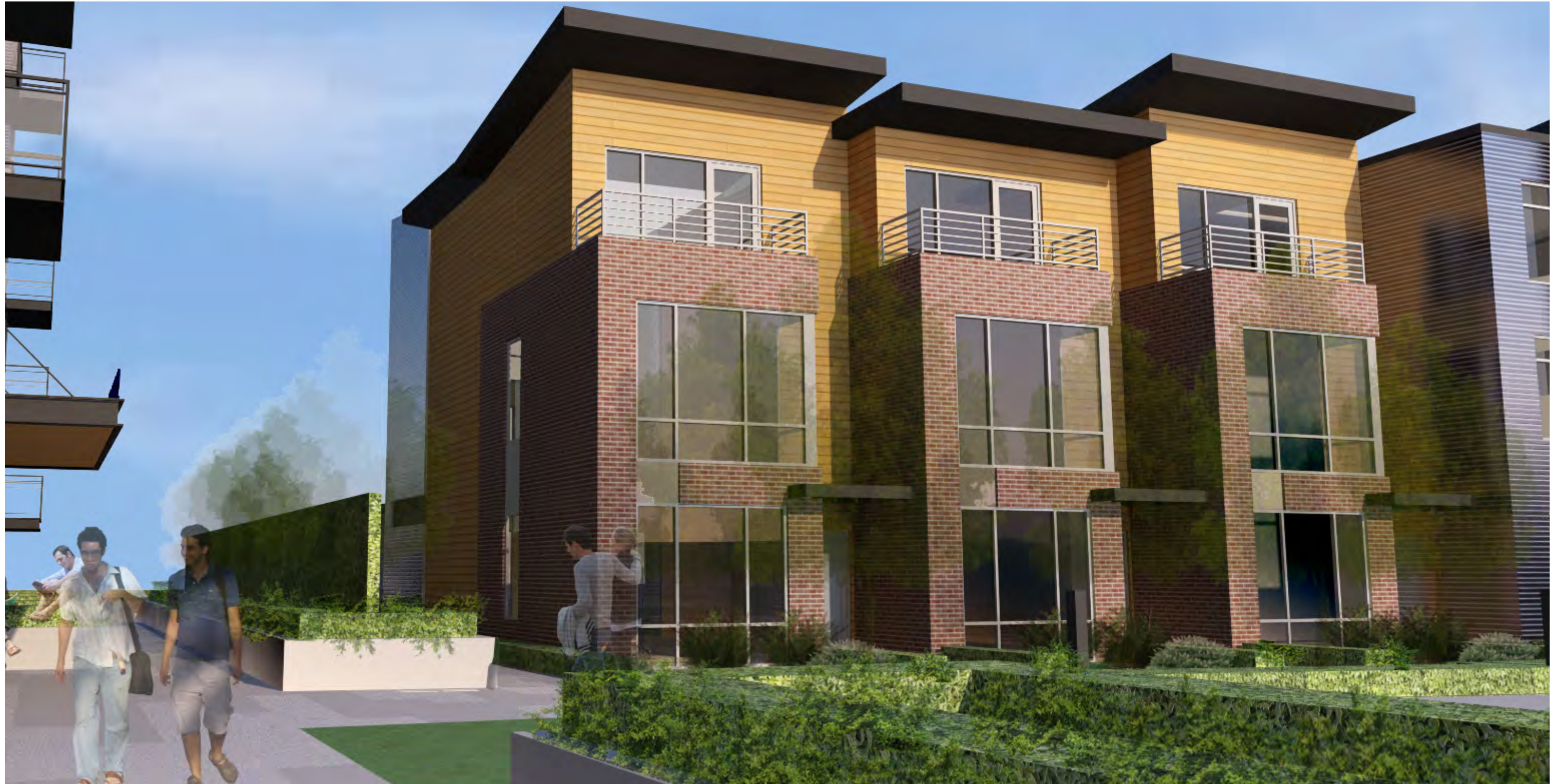
PERSPECTIVES

LOOKING NE FROM ADJACENT PROPERTY



PERSPECTIVES

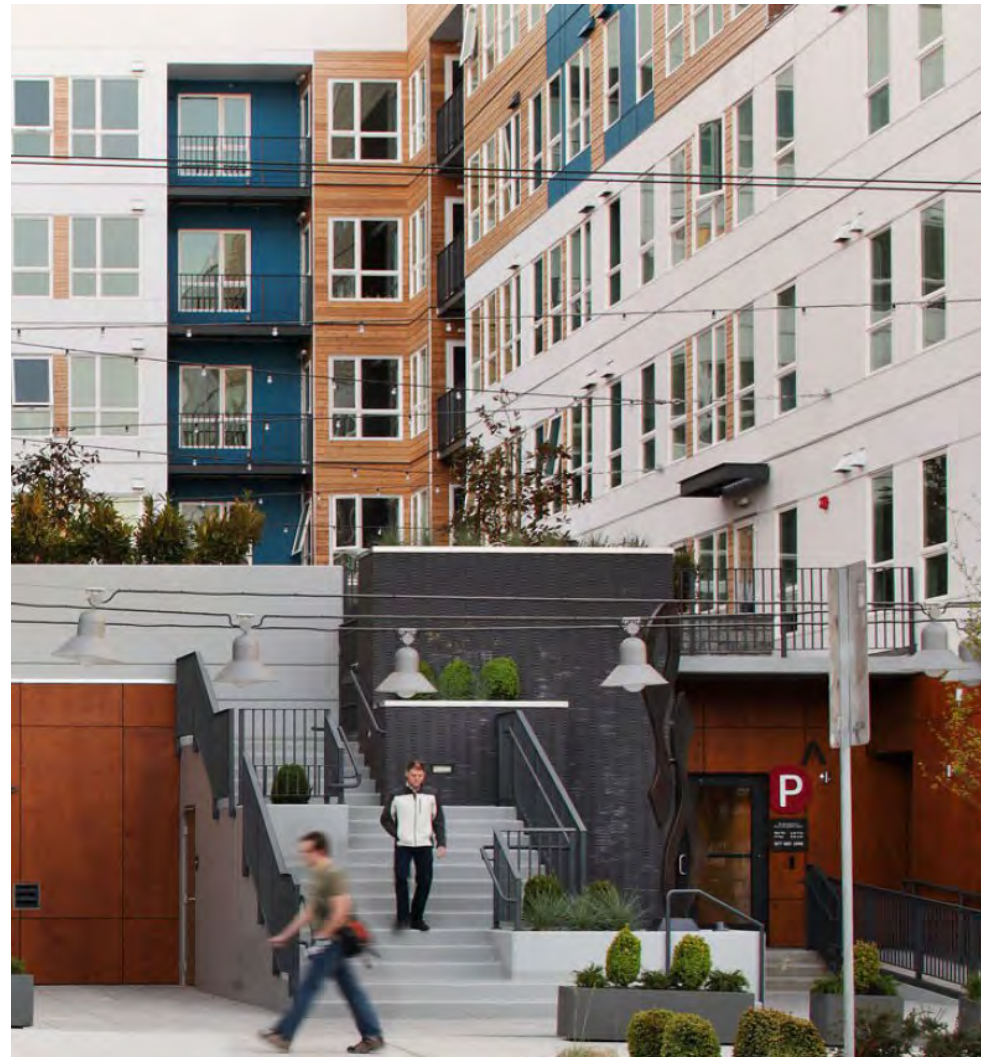
LOOKING NORTHEAST FROM APARTMENTS



DESIGN CUES



Solara Apartments: 12736 Lake City Way NE



AVA Apartments: 5555 14th Avenue NW, Seattle



Stream Belmont Apartments 500 Belmont Ave E, Seattle

DESIGN CUES



Array Apartments, 14027 Lake City Way NE



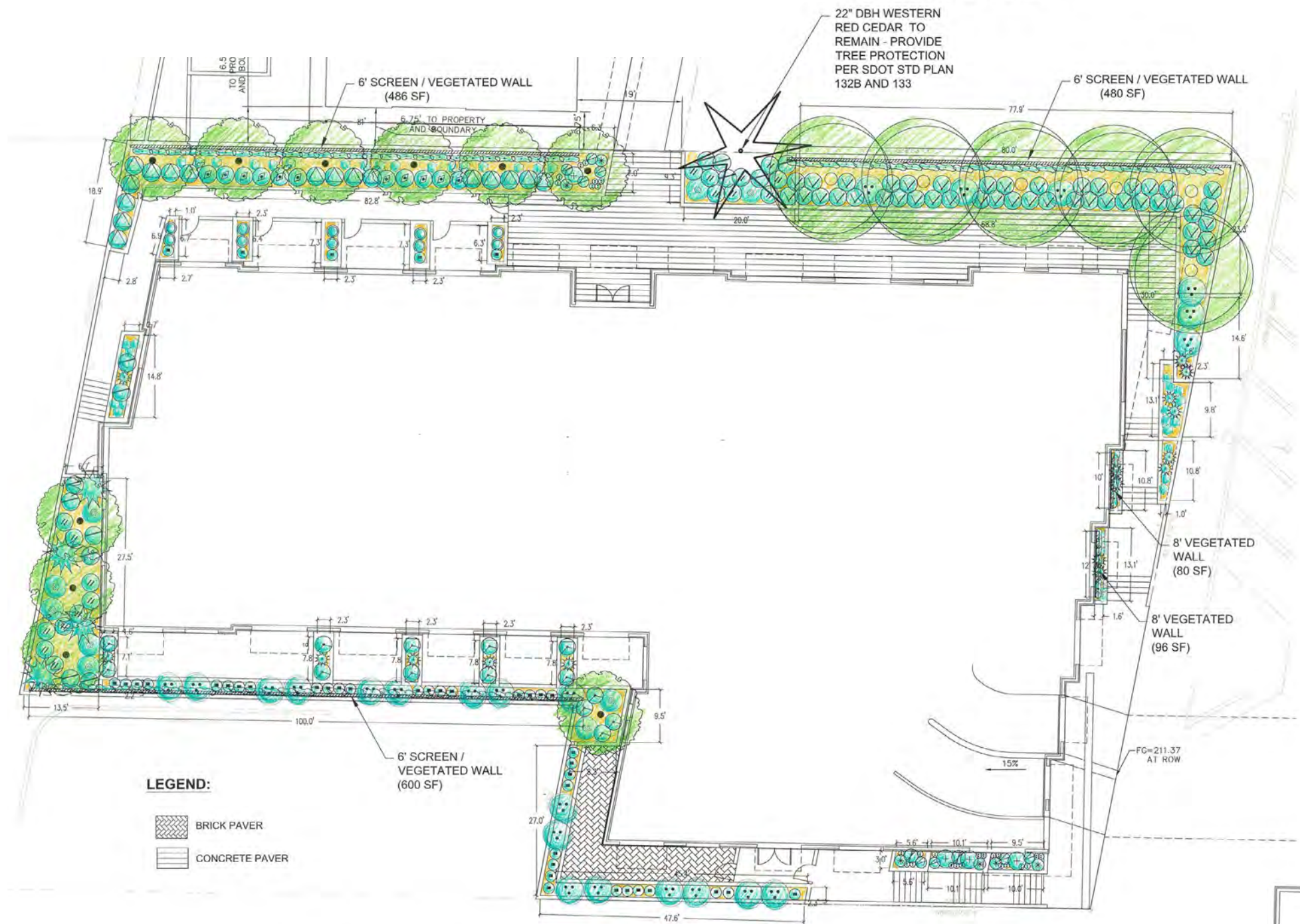
Apartments, London

SITE PLAN



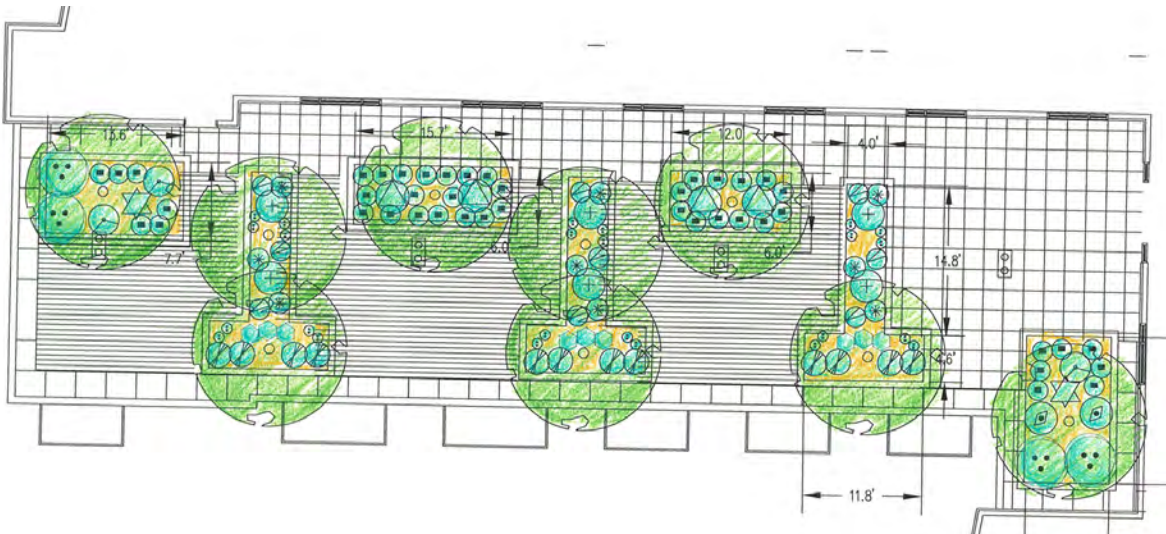
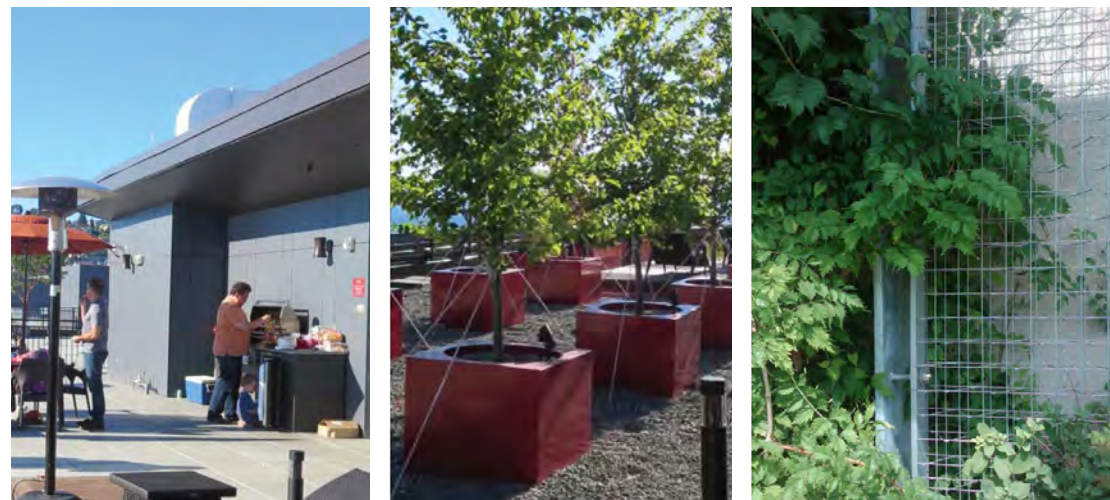
LANDSCAPING

APARTMENT LANDSCAPE PLAN

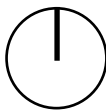


APARTMENT SITE PLAN

PLANT SCHEDULE	
BOTANICAL NAME	COMMON NAME
TREES	
EXISTING CONIFER TREE	
EXISTING DECIDUOUS TREE	
ACER JAPONICUM	JAPANESE MAPLE
PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
AMELANCHIER GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY
SHRUBS	
ILEX CRENATA X HELLERI	HELLER'S JAPANESE HOLLY
RHODODENDRON X 'RAMPO'	RAMPO RHODODENDRON
VIBURNUM DAVIDII	DAVIDS VIBURNUM
NADINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO
CHAMAECYPARIS OBTUSA 'NANA GRACILIS'	DWARF HINOKI CYPRUS
HALIMOCISTUS SAHUCII	SAHUC ROCK ROSE
HALIMOCISTUS WINTONENSIS	MERRIST WOOD CREME
BLECHNUM SPICANT	DEER FERN
MICROBIOTA DECUSATA	RUSSIAN CYPRUS
MAHONIA NERVOSA	LOW OREGON GRAPE
CARYOPTERIS 'BLUE MIST'	'BLUE MIST' BLUEBEARD
HEMEROCALLIS X 'MOND'	STARBURST DAYLILLY
CAREX TESTACEA 'INDIAN SUMMER'	PRAIRIE FIRE SEDGE
MISCANTHUS SINENSIS 'MORNING LIGHT'	VARIGATED MAIDEN GRASS
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER
HEBE OCHRACEA 'JAMES STIRLING'	ASHWIN WHIPCORD HEBE
HEMEROCALLIS FULVA 'KWANSO'	DAYLILLY
COREOPSIS 'TEQUILA SUNRISE'	TEQUILA SUNRISE TICKWEED
VINES	
JASMINUM GRANDIFLORUM	CLIMBING JASMINE
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY

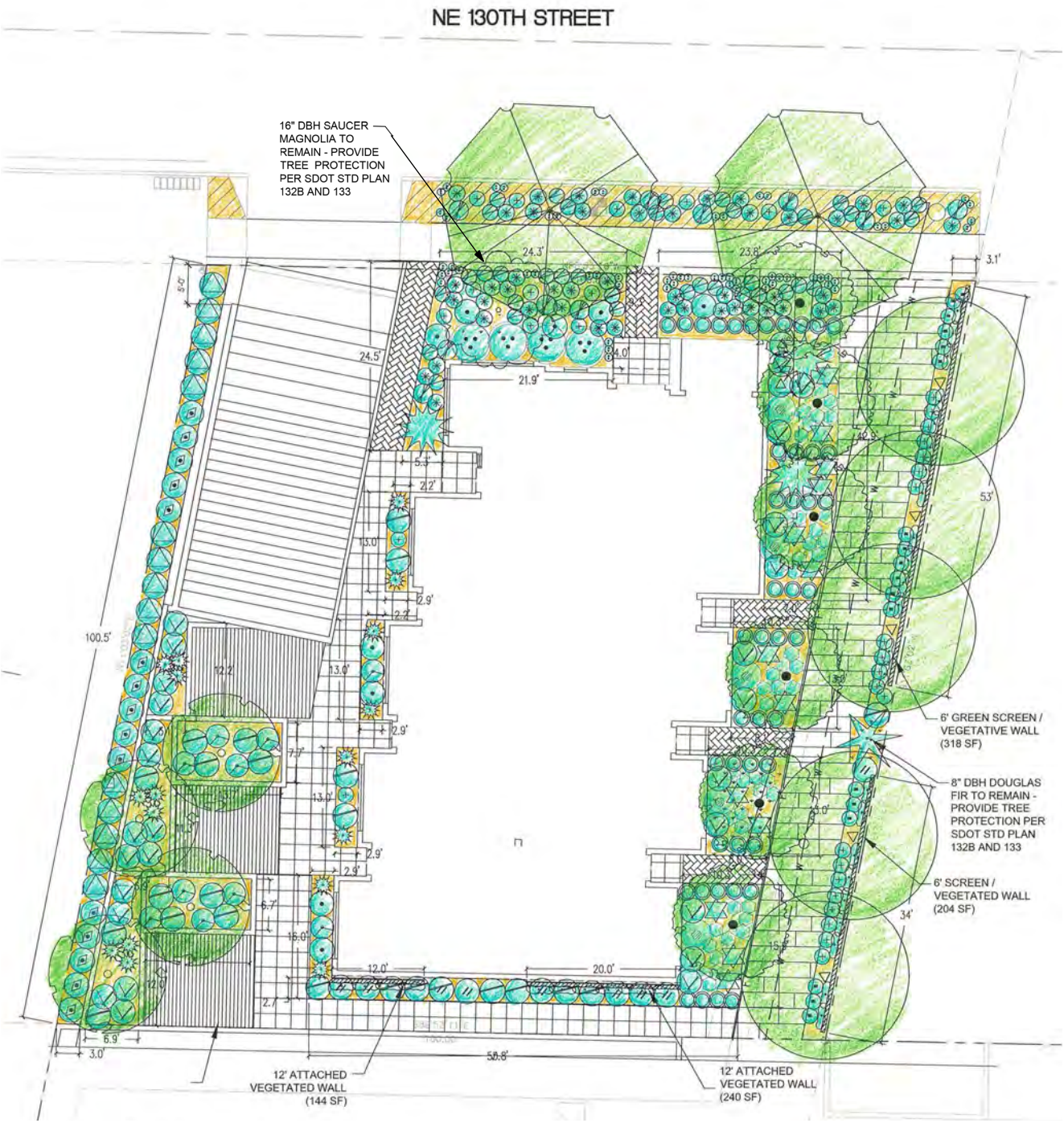


LEVEL 7 ROOF TOP DECK



LANDSCAPING

LANDSCAPE PLAN: TOWNHOUSES



TOWNHOUSE SITE PLAN

PLANT SCHEDULE	
BOTANICAL NAME	COMMON NAME
TREES	
EXISTING CONIFER TREE	
EXISTING DECIDUOUS TREE	
ACER JAPONICUM	JAPANESE MAPLE
PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
AMELANCHIER GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY
SHRUBS	
ILEX CRENATA X HELLER	HELLER'S JAPANESE HOLLY
RHODODENDRON X 'RAMPO'	RAMPO RHODODENDRON
VIBURNUM DAVIDII	DAVIDS VIBURNUM
NADINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO
CHAMAECYPARIS OBTUSA 'NANA GRACILIS'	DWARF HINOKI CYPRUS
HALIMOCISTUS SAHUCII	SAHUC ROCK ROSE
HALIMOCISTUS WINTONENSIS	MERRIST WOOD CREME
BLECHNUM SPICANT	DEER FERN
MICROBIOTA DECUSATA	RUSSIAN CYPRUS
MAHONIA NERVOSA	LOW OREGON GRAPE
CARYOPTERIS 'BLUE MIST'	'BLUE MIST' BLUEBEARD
HEMEROCALLIS X 'MOND'	STARBURST DAYLILLY
CAREX TESTACEA 'INDIAN SUMMER'	PRAIRIE FIRE SEDGE
MISCANTHUS SINENSIS 'MORNING LIGHT'	VARIGATED MAIDEN GRASS
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER
HEBE OCHRACEA 'JAMES STIRLING'	ASHWIN WHIPCORD HEBE
HEMEROCALLIS FULVA 'KWANSO'	DAYLILLY
COREOPSIS 'TEQUILA SUNRISE'	TEQUILA SUNRISE TICKWEED
VINES	
JASMINUM GRANDIFLORUM	CLIMBING JASMINE
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY



ELEVATIONS

APARTMENTS NORTH ELEVATION



- ① CORRUGATED METAL SIDING
COLOR: ROYAL BLUE
- ② CEMENTITIOUS PANEL
COLOR: SAIL CLOTH
- ③ COMPOSITE IPE PLANK SIDING
- ④ METAL WALL PANEL
COLOR: CHARCOAL GRAY
- ⑤ CEMENTITIOUS PANEL
COLOR: COBBLESTONE
- ⑥ BRICK VENEER
COLOR: RUBY



ELEVATIONS

APARTMENTS EAST ELEVATION



- ① CORRUGATED METAL SIDING
COLOR: ROYAL BLUE
- ② CEMENTITIOUS PANEL
COLOR: SAIL CLOTH
- ③ COMPOSITE IPE PLANK SIDING
- ④ METAL WALL PANEL
COLOR: CHARCOAL GRAY
- ⑤ CEMENTITIOUS PANEL
COLOR: COBBLESTONE
- ⑥ BRICK VENEER
COLOR: RUBY



ELEVATIONS

APARTMENTS SOUTH ELEVATION



ELEVATIONS

APARTMENT WEST ELEVATION



- ① CORRUGATED METAL SIDING
COLOR: ROYAL BLUE
- ② CEMENTITIOUS PANEL
COLOR: SAIL CLOTH
- ③ COMPOSITE IPE PLANK SIDING
- ④ METAL WALL PANEL
COLOR: CHARCOAL GRAY
- ⑤ CEMENTITIOUS PANEL
COLOR: COBBLESTONE
- ⑥ BRICK VENEER
COLOR: RUBY



ELEVATIONS

TOWNHOMES NORTH ELEVATION



- ① CORRUGATED METAL SIDING
COLOR: ROYAL BLUE
- ② CEMENTITIOUS PANEL
COLOR: SAIL CLOTH
- ③ COMPOSITE IPE PLANK SIDING
- ④ METAL WALL PANEL
COLOR: CHARCOAL GRAY
- ⑤ CEMENTITIOUS PANEL
COLOR: COBBLESTONE
- ⑥ BRICK VENEER
COLOR: RUBY

ELEVATIONS

TOWNHOMES EAST ELEVATION



- ① CORRUGATED METAL SIDING
COLOR: ROYAL BLUE
- ② CEMENTITIOUS PANEL
COLOR: SAIL CLOTH
- ③ COMPOSITE IPE PLANK SIDING
- ④ METAL WALL PANEL
COLOR: CHARCOAL GRAY
- ⑤ CEMENTITIOUS PANEL
COLOR: COBBLESTONE
- ⑥ BRICK VENEER
COLOR: RUBY

ELEVATIONS

TOWNHOMES SOUTH ELEVATION



- ① CORRUGATED METAL SIDING
COLOR: ROYAL BLUE
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- ④ METAL WALL PANEL
COLOR: CHARCOAL GRAY
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COLOR: COBBLESTONE
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COLOR: RUBY

ELEVATIONS

TOWNHOMES WEST ELEVATION

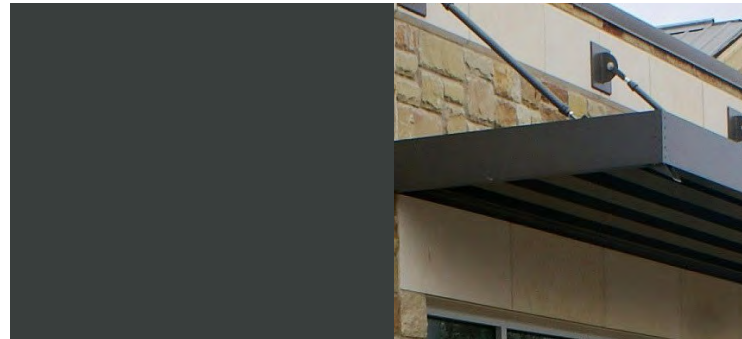


- ① CORRUGATED METAL SIDING
COLOR: ROYAL BLUE
- ② CEMENTITIOUS PANEL
COLOR: SAIL CLOTH
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COLOR: CHARCOAL GRAY
- ⑤ CEMENTITIOUS PANEL
COLOR: COBBLESTONE
- ⑥ BRICK VENEER
COLOR: RUBY

MATERIALS



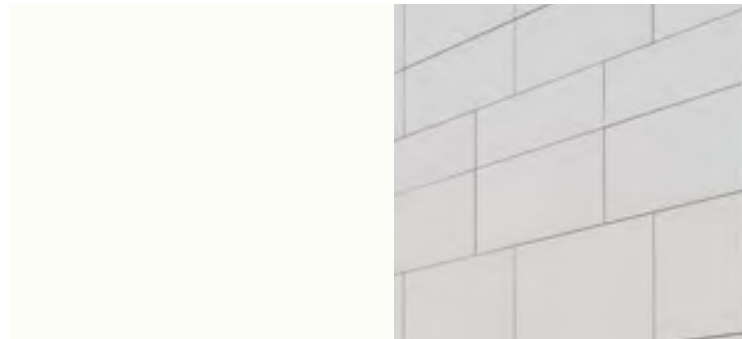
1 CORRUGATED
METAL PANEL HR-16
ROYAL BLUE



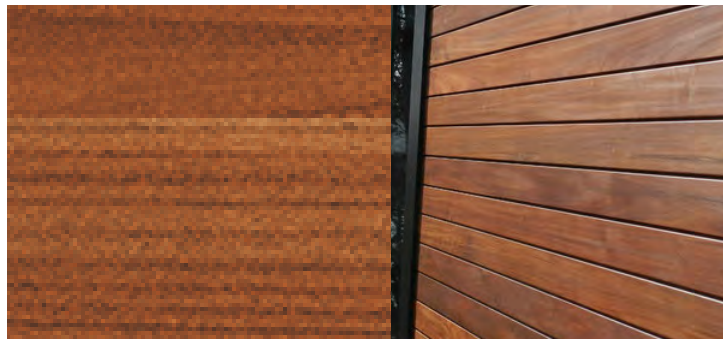
4 METAL SIDING
CHARCOAL GRAY
METAL WALL PANEL



2 CEMENTITIOUS
PANEL
SAIL CLOTH



5 CEMENTITIOUS
PANEL
ARCTIC WHITE

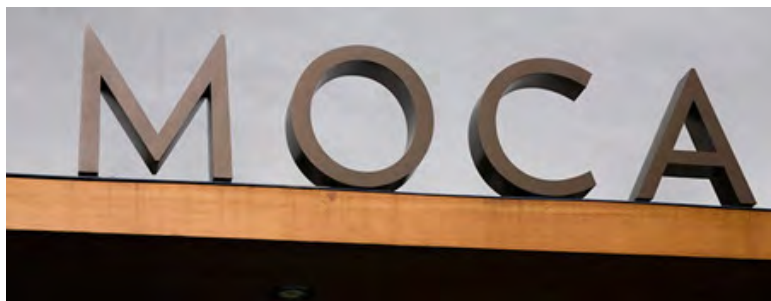


3 WOOD COMPOSITE
PANEL SYSTEM
ENGLISH CHERRY



6 BRICK VENEER
RUBY
MISSION FINISH

SIGNAGE



TOP MOUNTED SIGN

LIGHTING

EXTERIOR LIGHTING PLAN



A: WALL-MOUNTED LIGHT
FIXTURE (LIGHT FROM TOP
AND BOTTOM)



B: RECESSED CANOPY LIGHT
STRIP



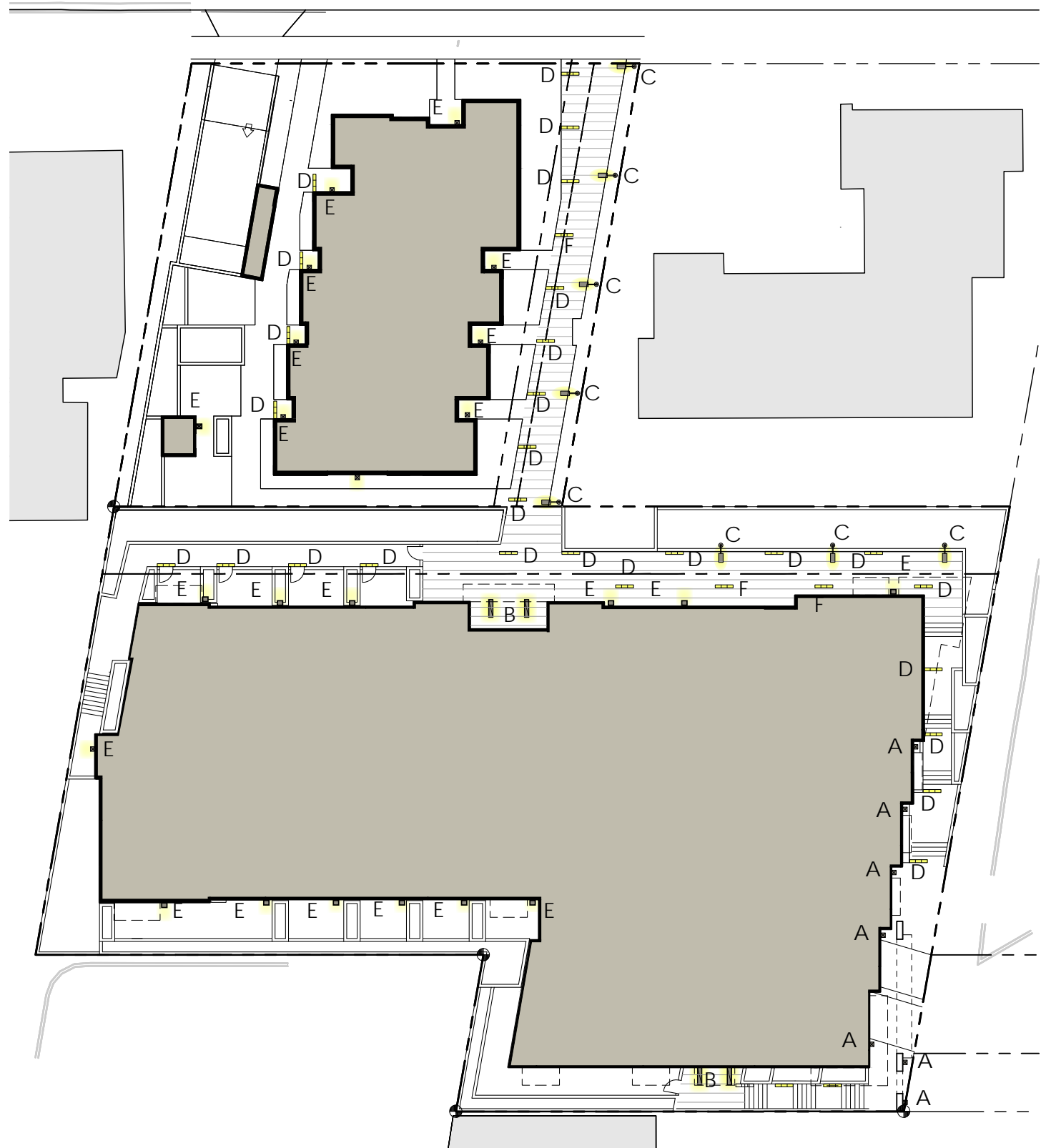
C: BOLLARD LIGHT
FIXTURE



D: PAVER LIGHT



E: WALL MOUNTED LIGHT FIXTURE



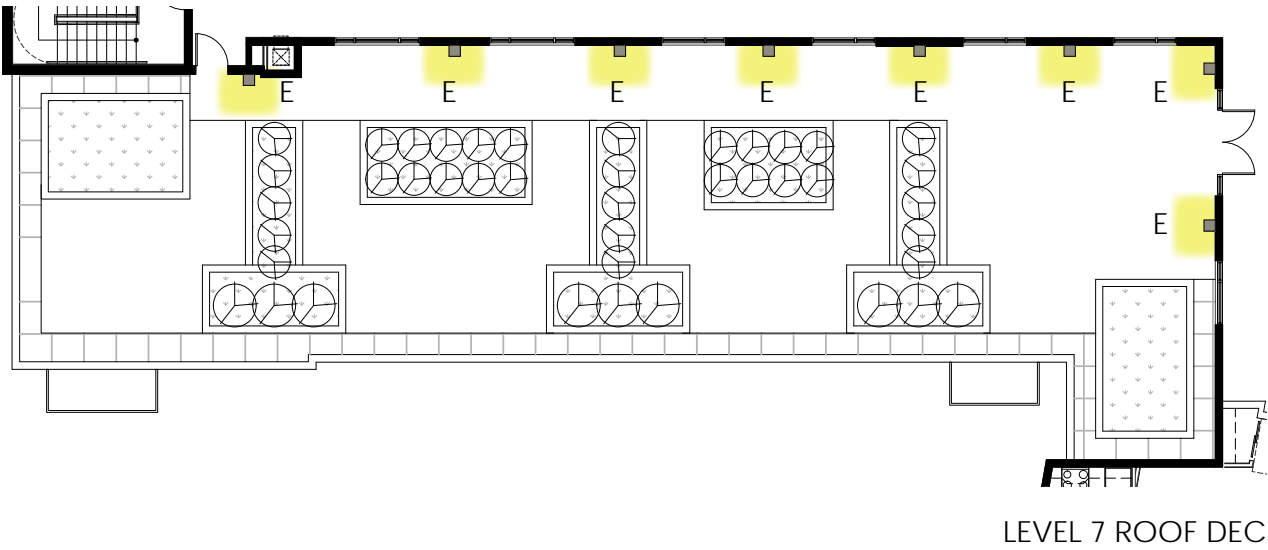
LIGHTING

APARTMENT LIGHTING CONCEPT



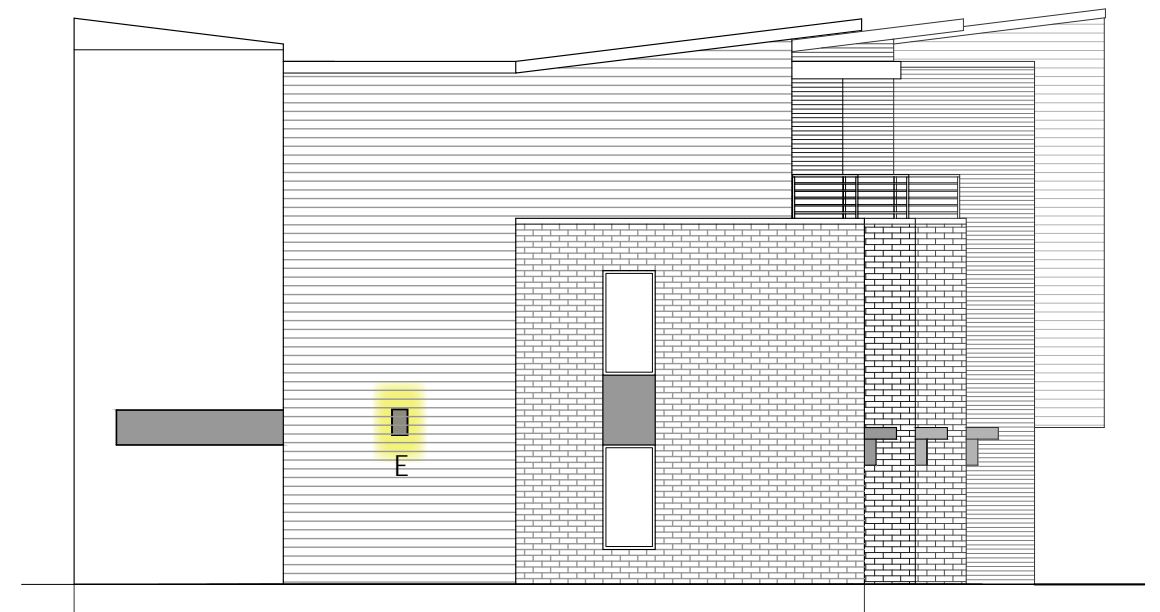
LIGHTING

APARTMENT LIGHTING CONCEPT



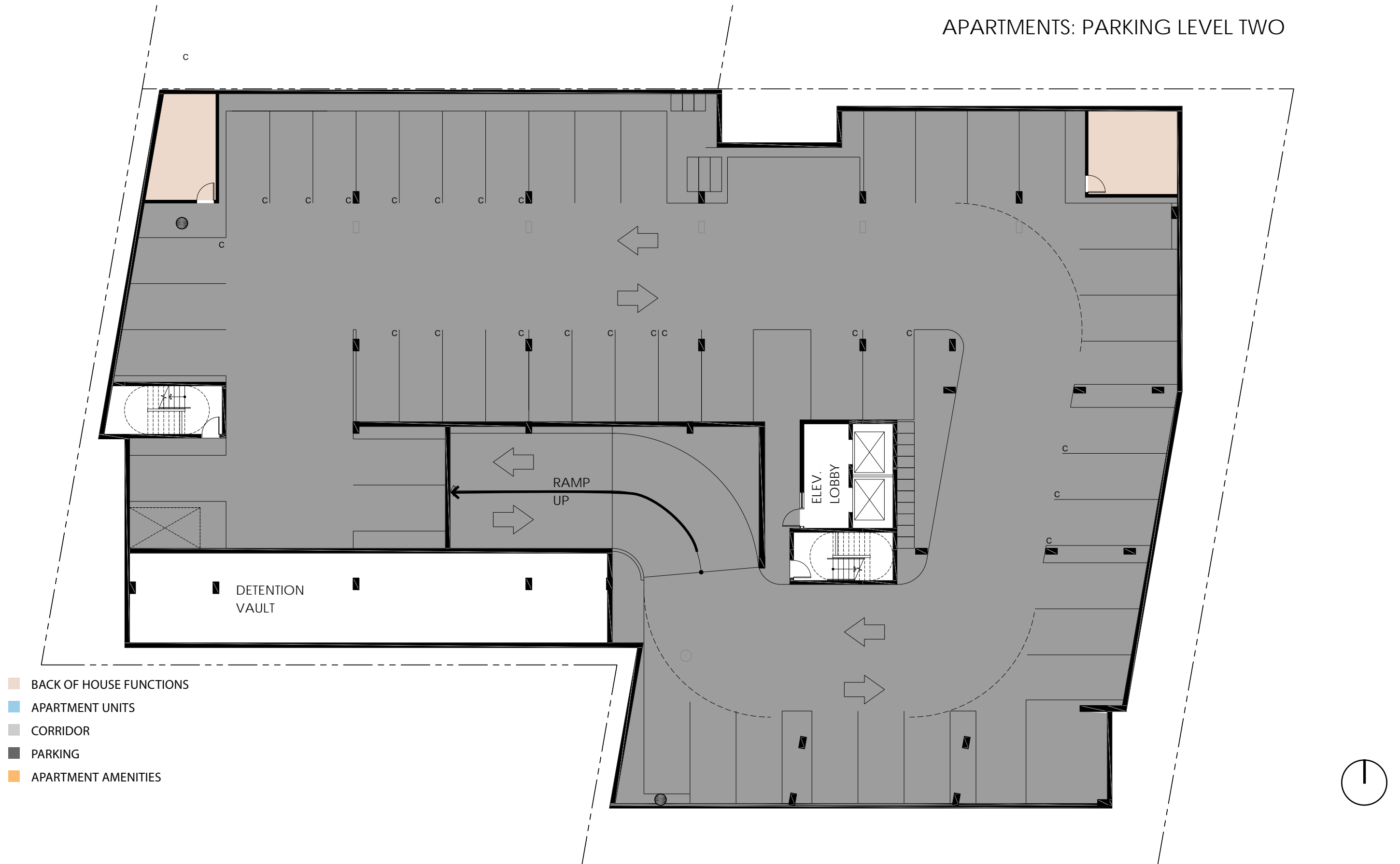
LIGHTING

TOWNHOUSE LIGHTING CONCEPT



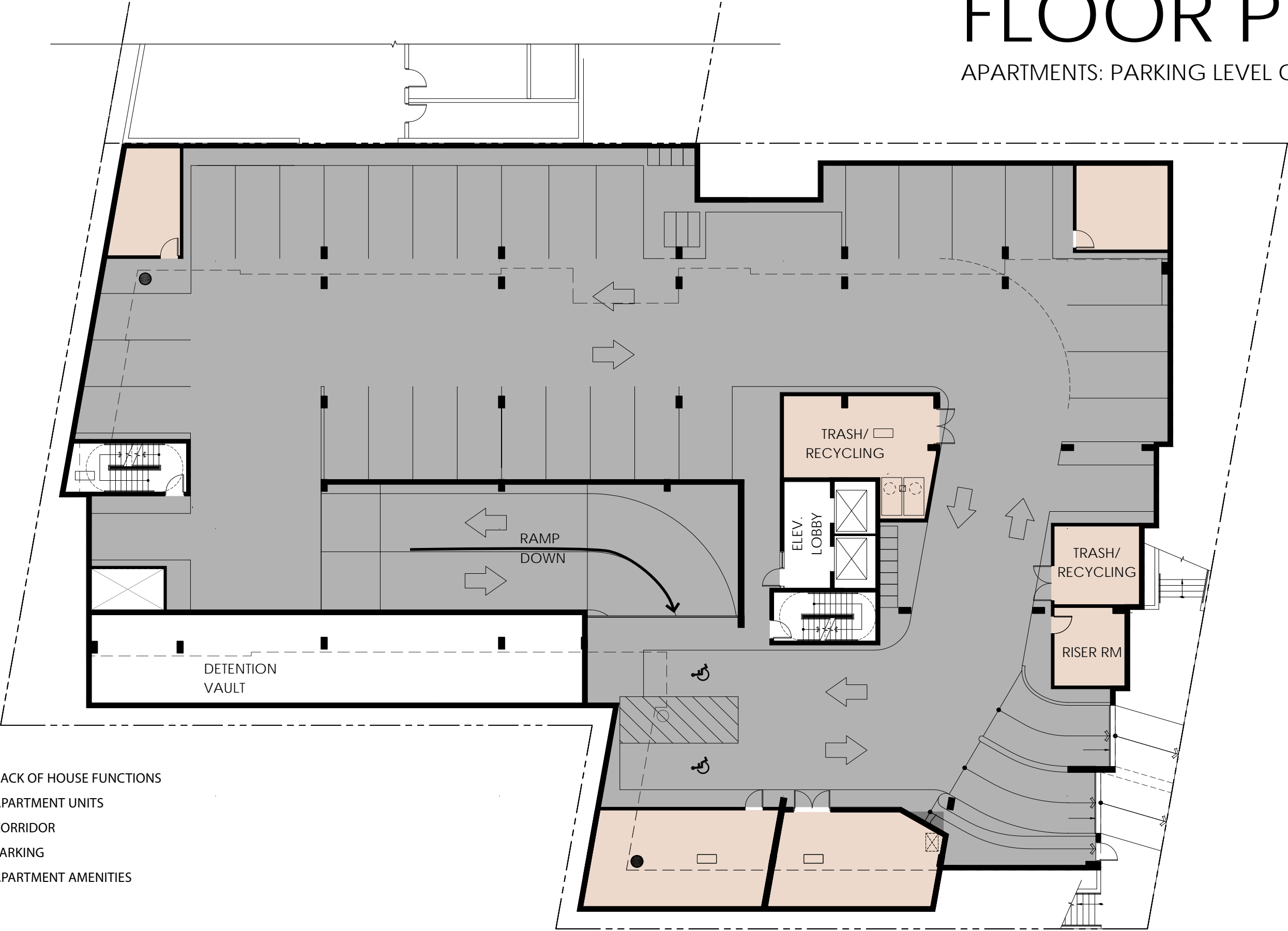
FLOOR PLAN

APARTMENTS: PARKING LEVEL TWO



FLOOR PLAN

APARTMENTS: PARKING LEVEL ONE



- BACK OF HOUSE FUNCTIONS
- APARTMENT UNITS
- CORRIDOR
- PARKING
- APARTMENT AMENITIES

FLOOR PLAN

APARTMENTS: SITE PLAN/ GROUND FLOOR PLAN



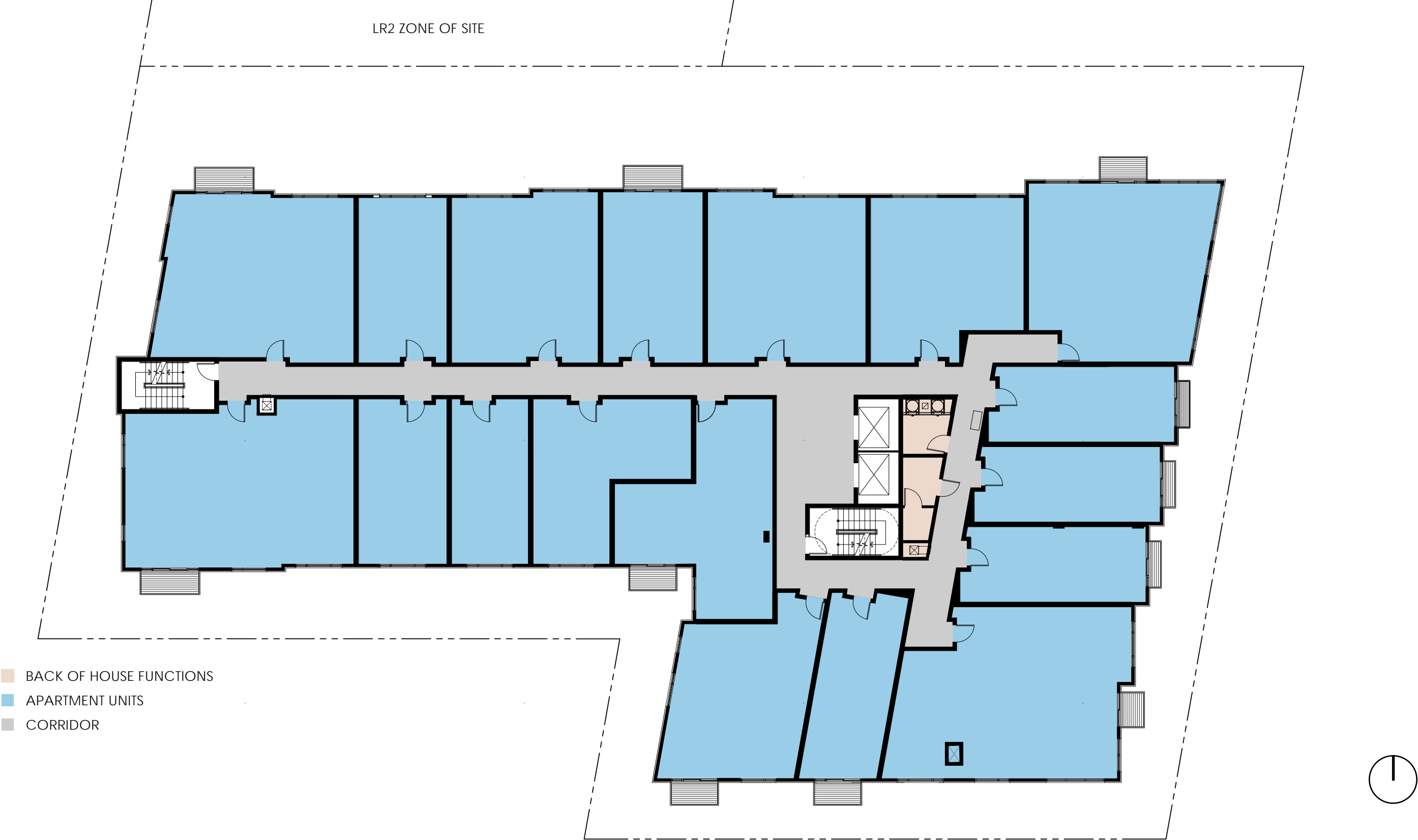
FLOOR PLAN

APARTMENTS: LEVEL TWO PLAN



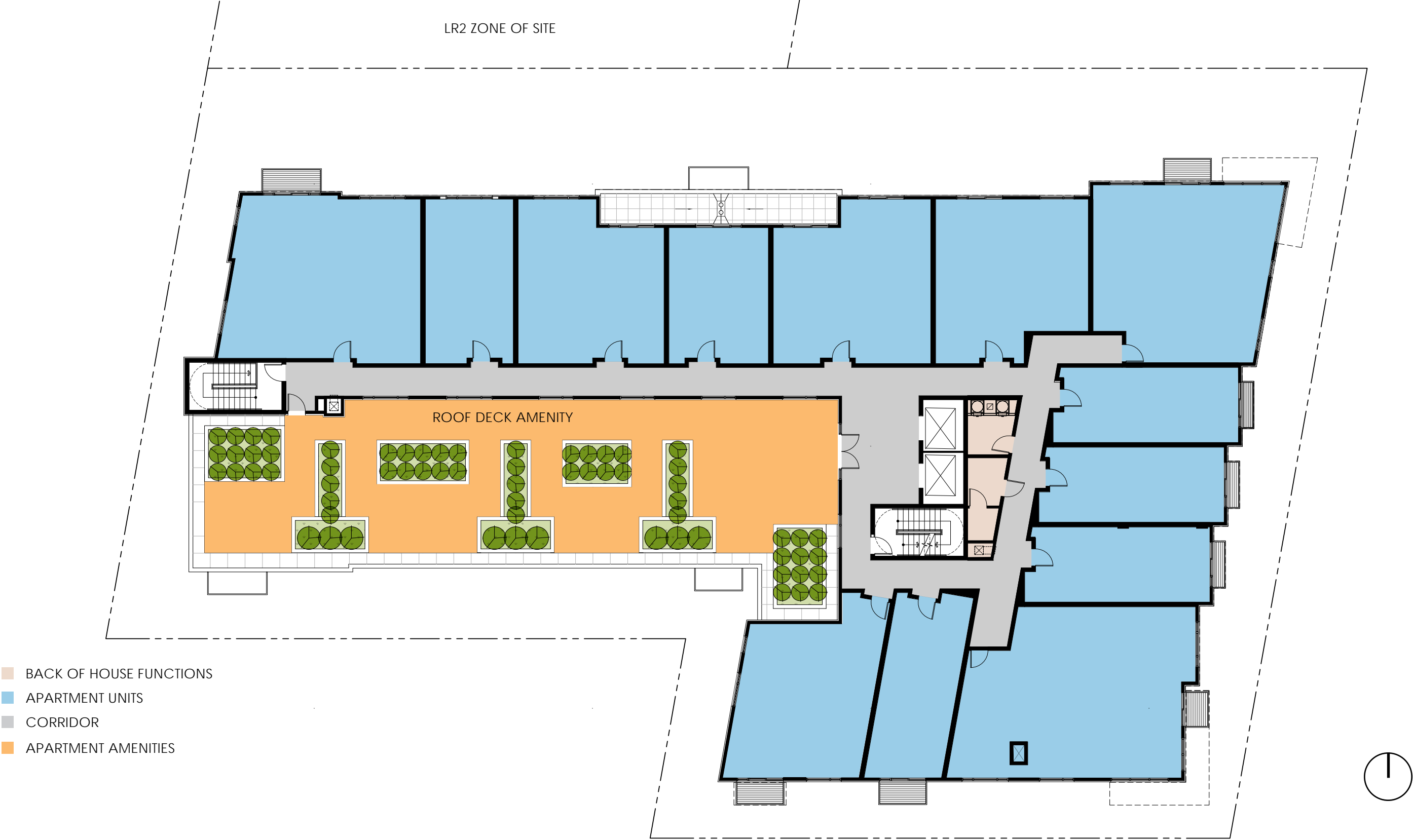
FLOOR PLAN

APARTMENTS: LEVEL THREE THROUGH SIX



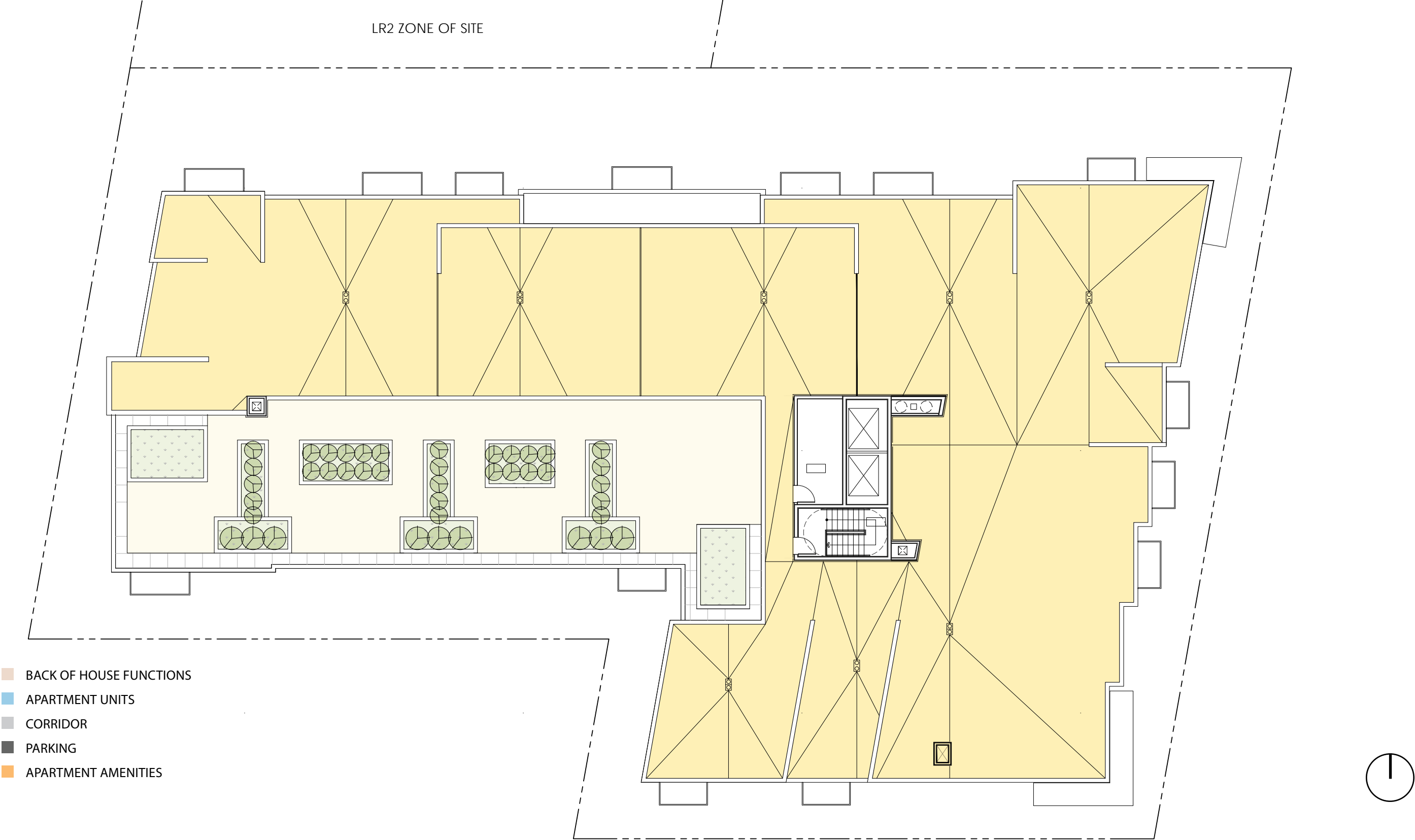
FLOOR PLAN

APARTMENTS: LEVEL SEVEN PLAN



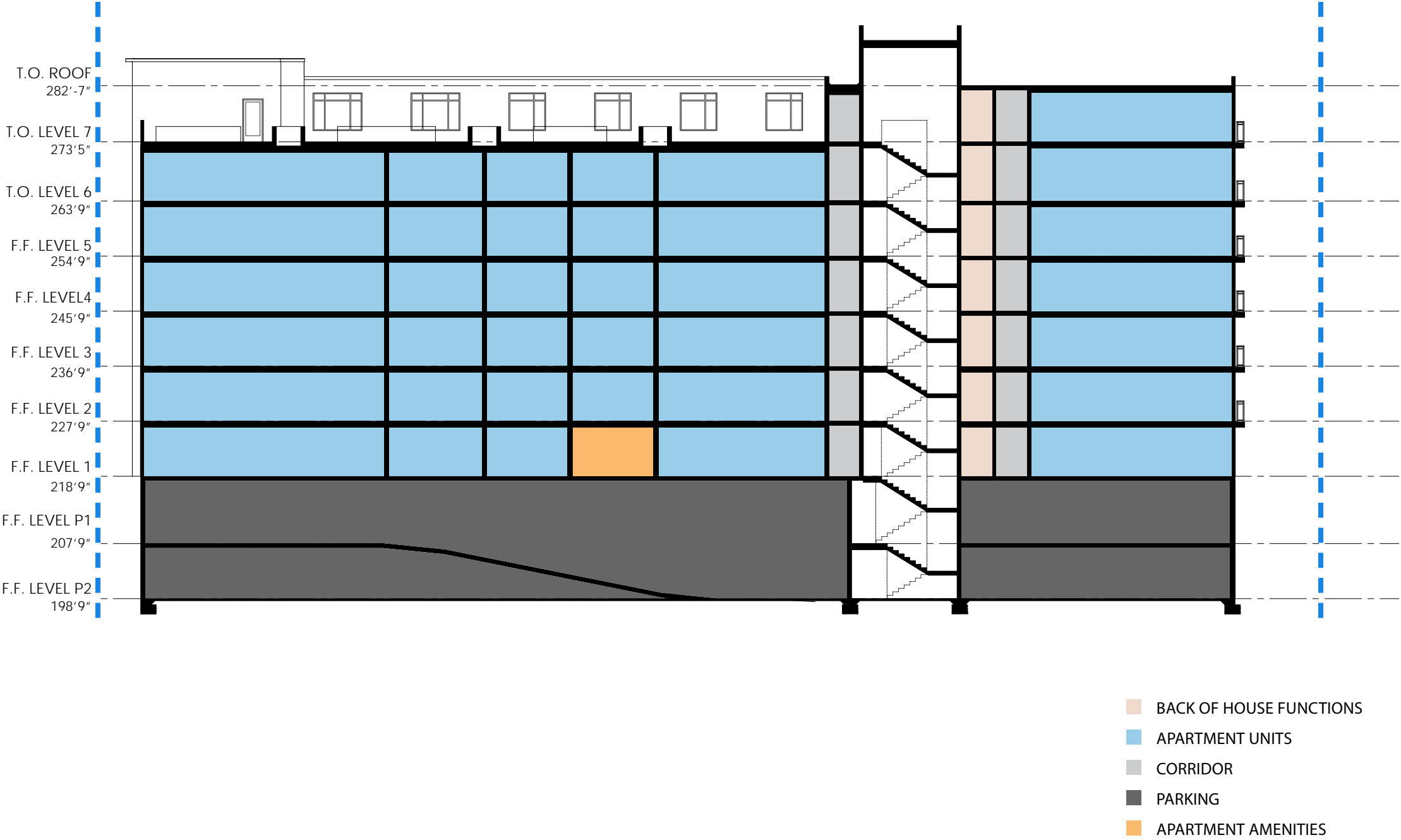
FLOOR PLAN

APARTMENTS: ROOF PLAN



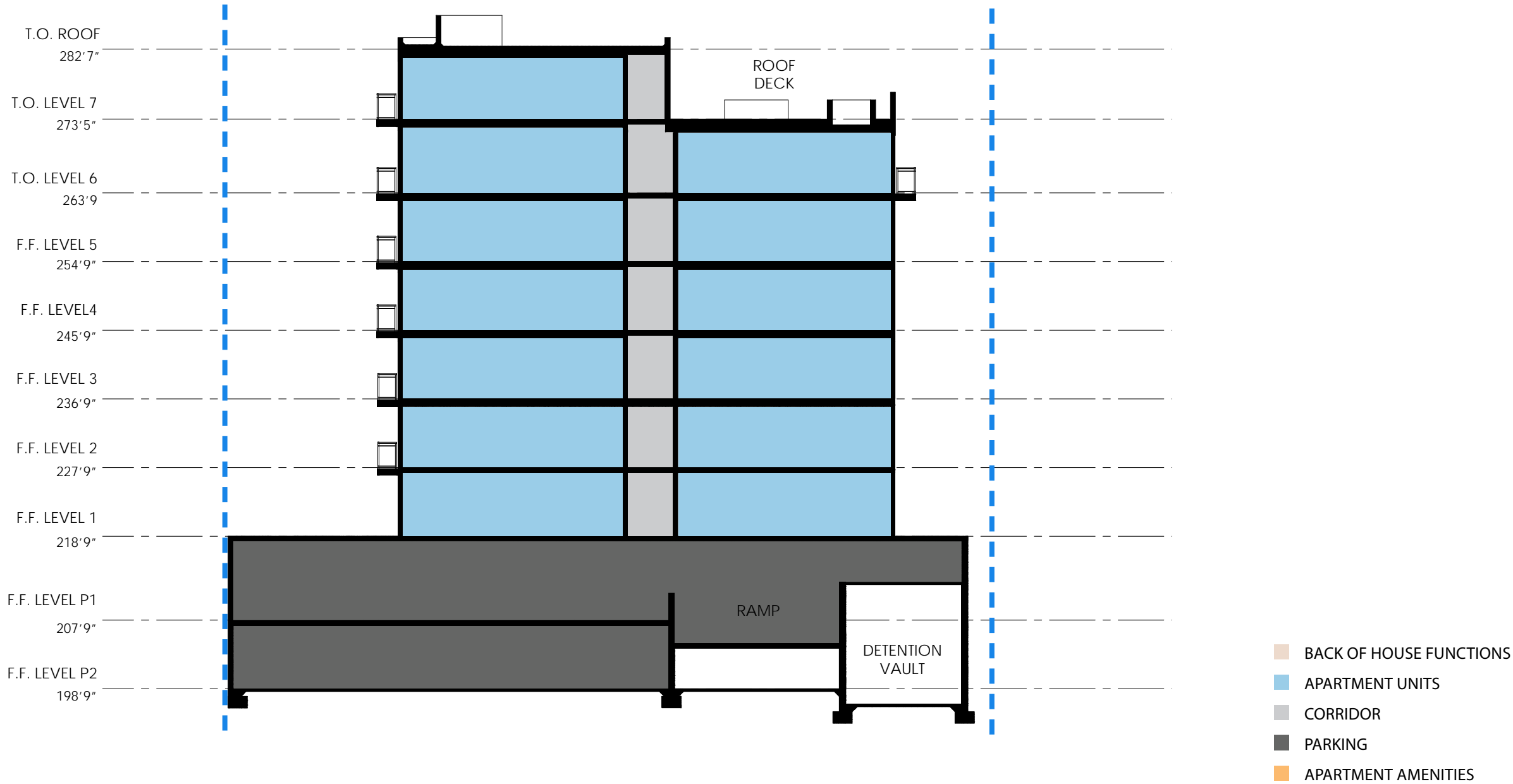
SECTIONS

APARTMENT SECTION 1



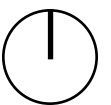
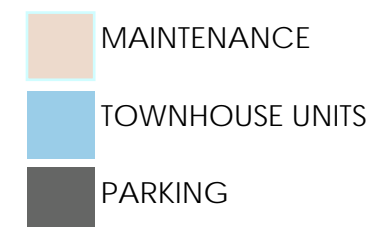
SECTIONS

APARTMENT SECTION 2



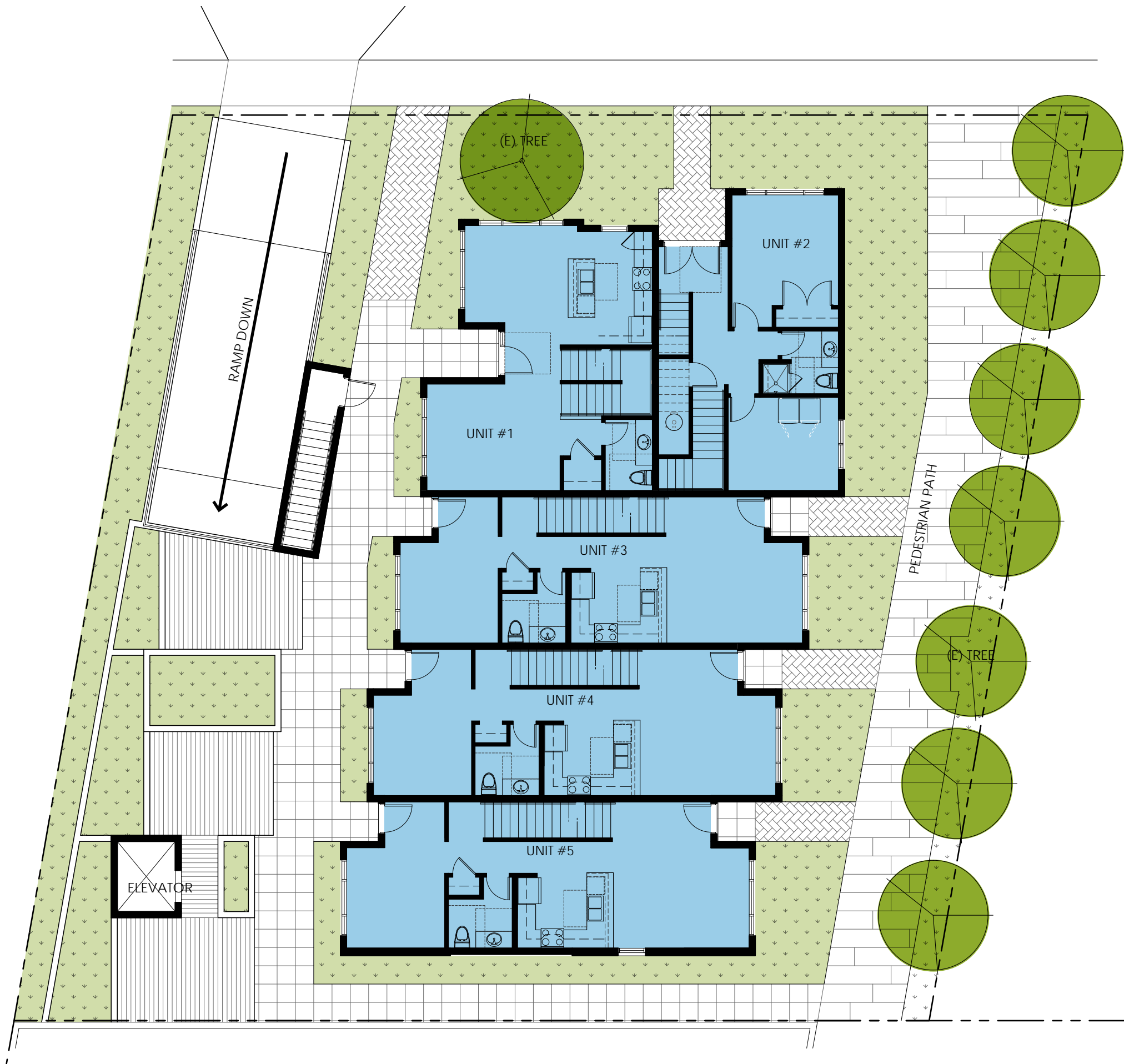
FLOOR PLAN

TOWNHOUSE PARKING LEVEL 1

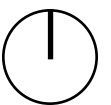


FLOOR PLAN

TOWNHOUSE LEVEL 1

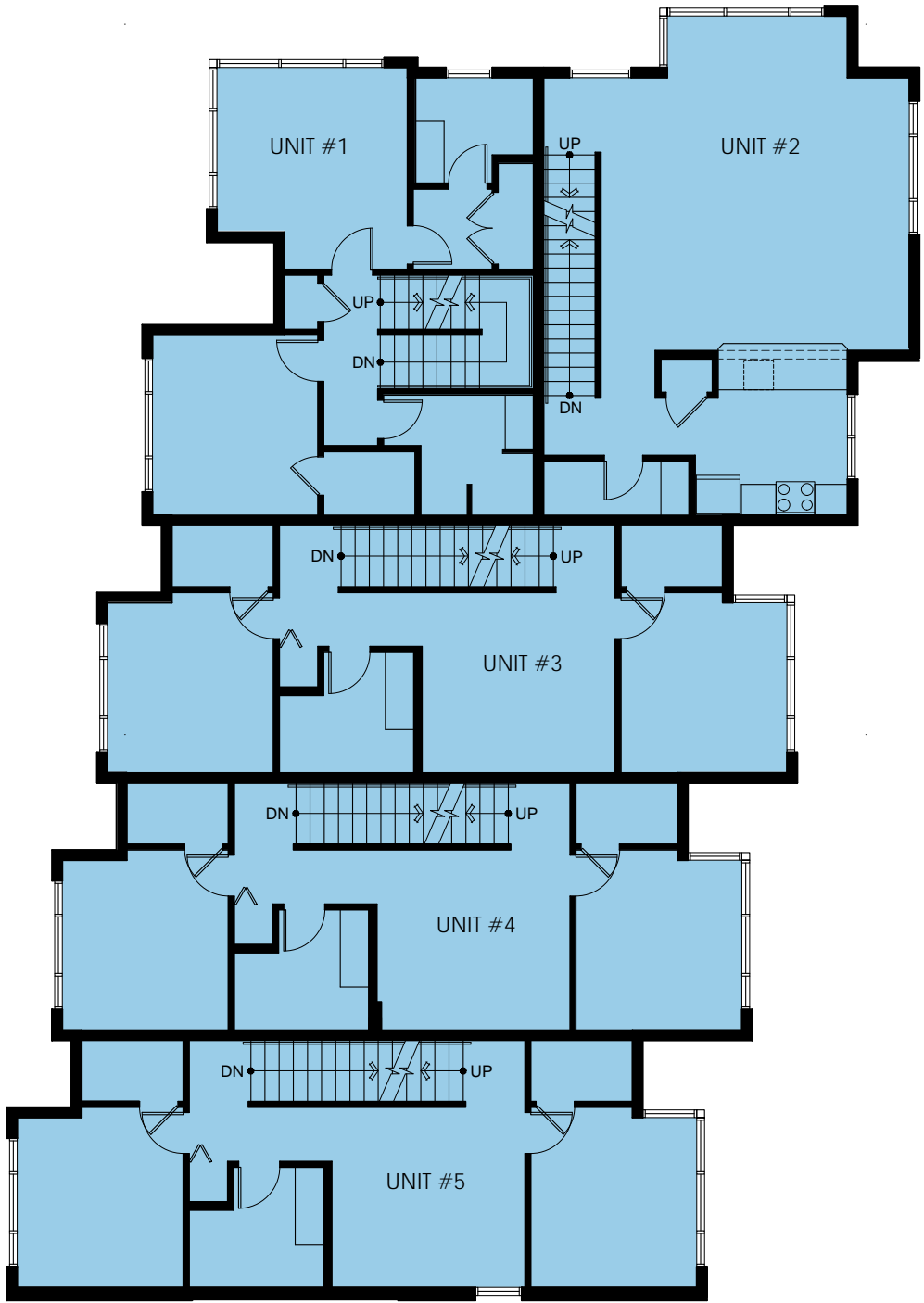


TOWNHOUSE UNITS

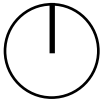


FLOOR PLAN

TOWNHOUSE LEVEL 2

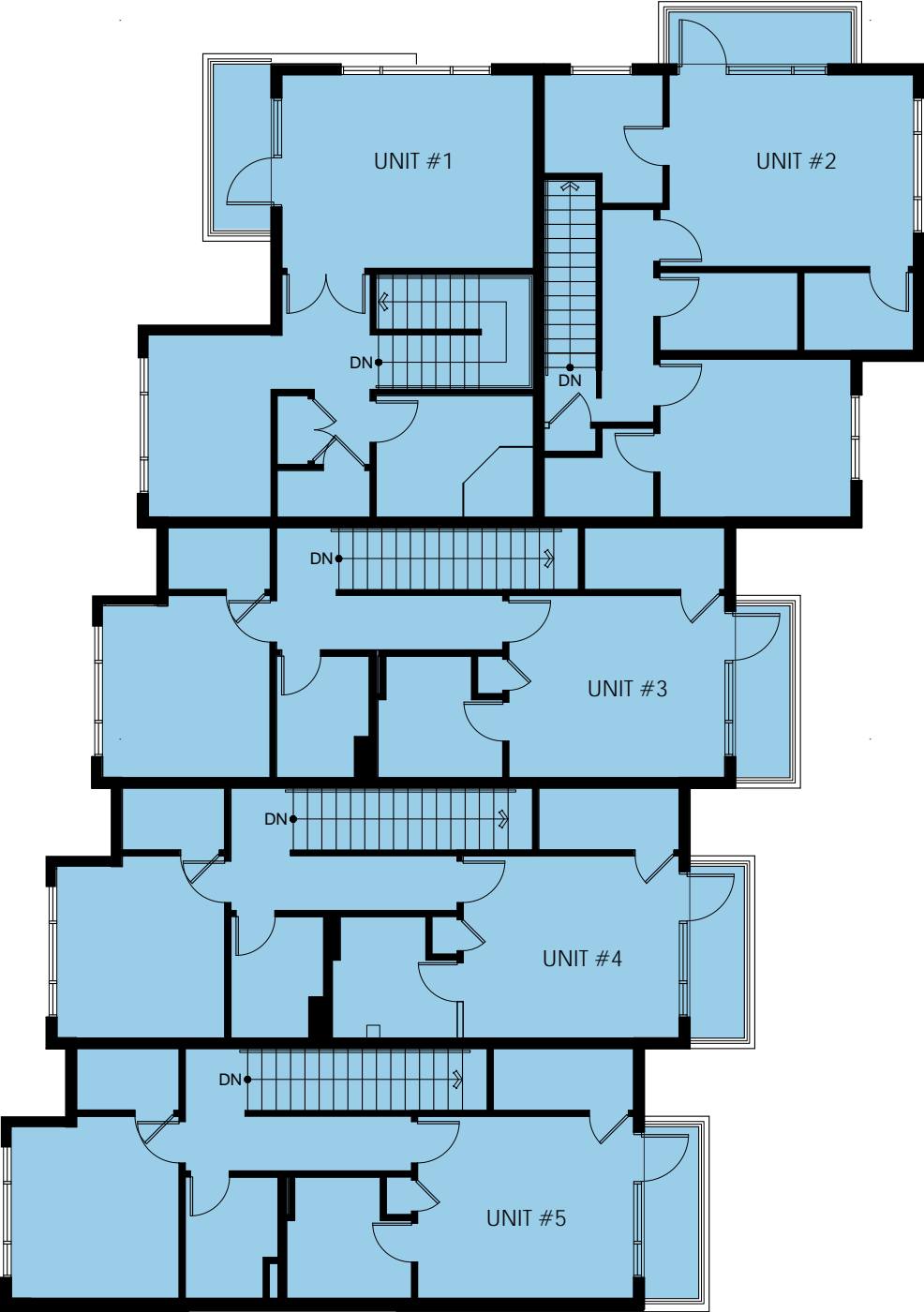


TOWNHOUSE UNITS



FLOOR PLAN

TOWNHOUSE LEVEL 3

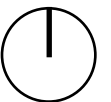
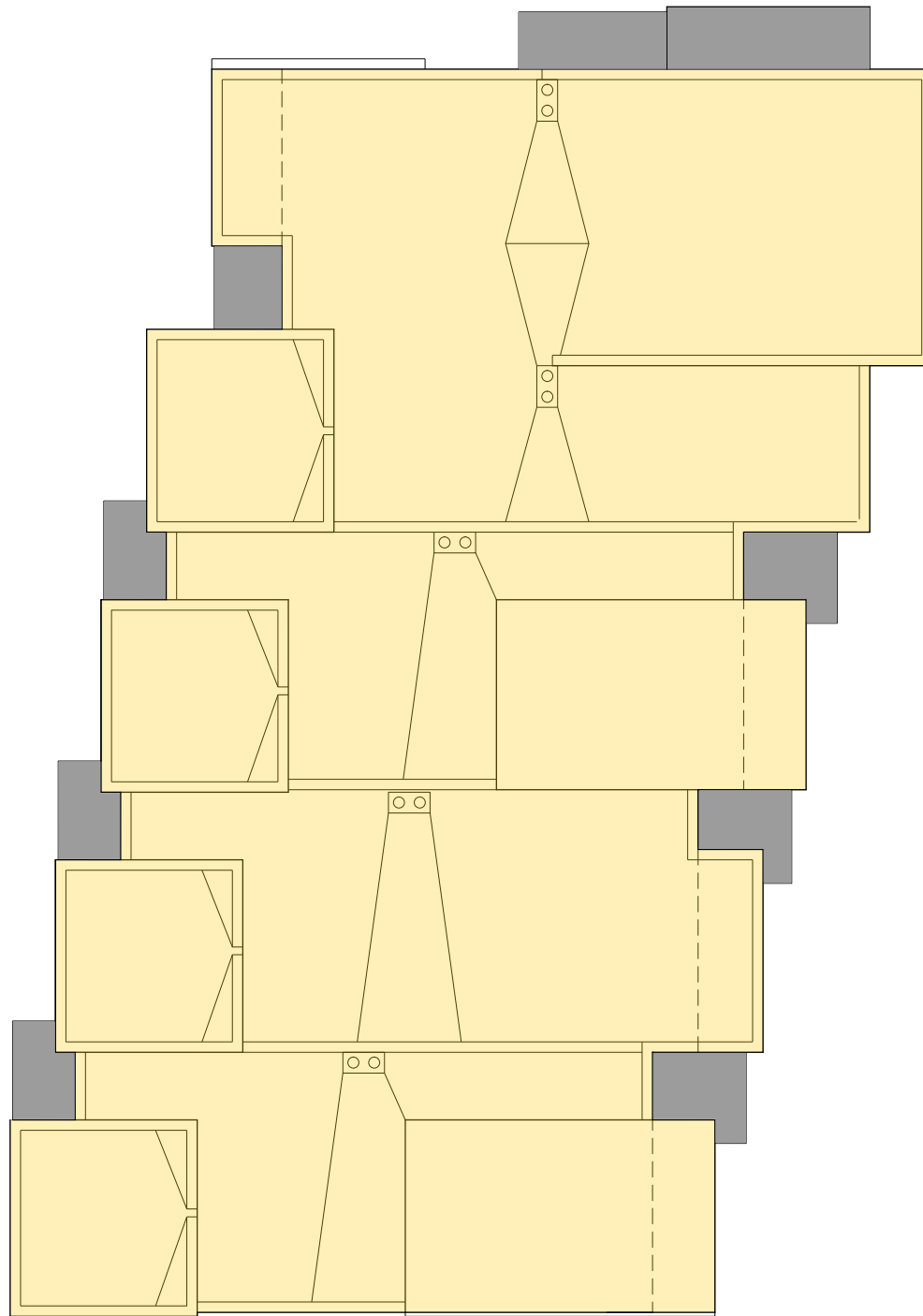


TOWNHOUSE UNITS



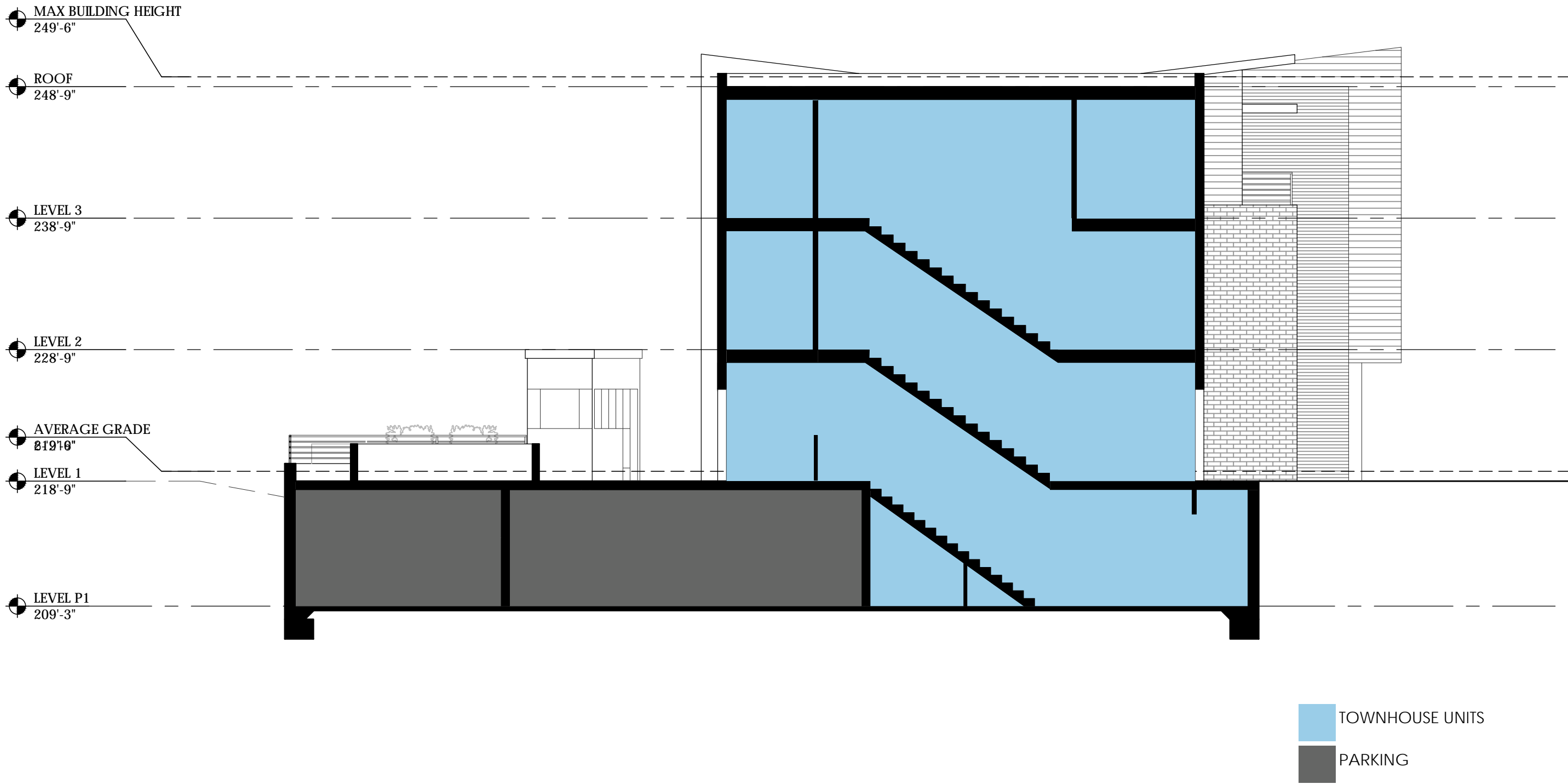
FLOOR PLAN

TOWNHOUSE ROOF PLAN



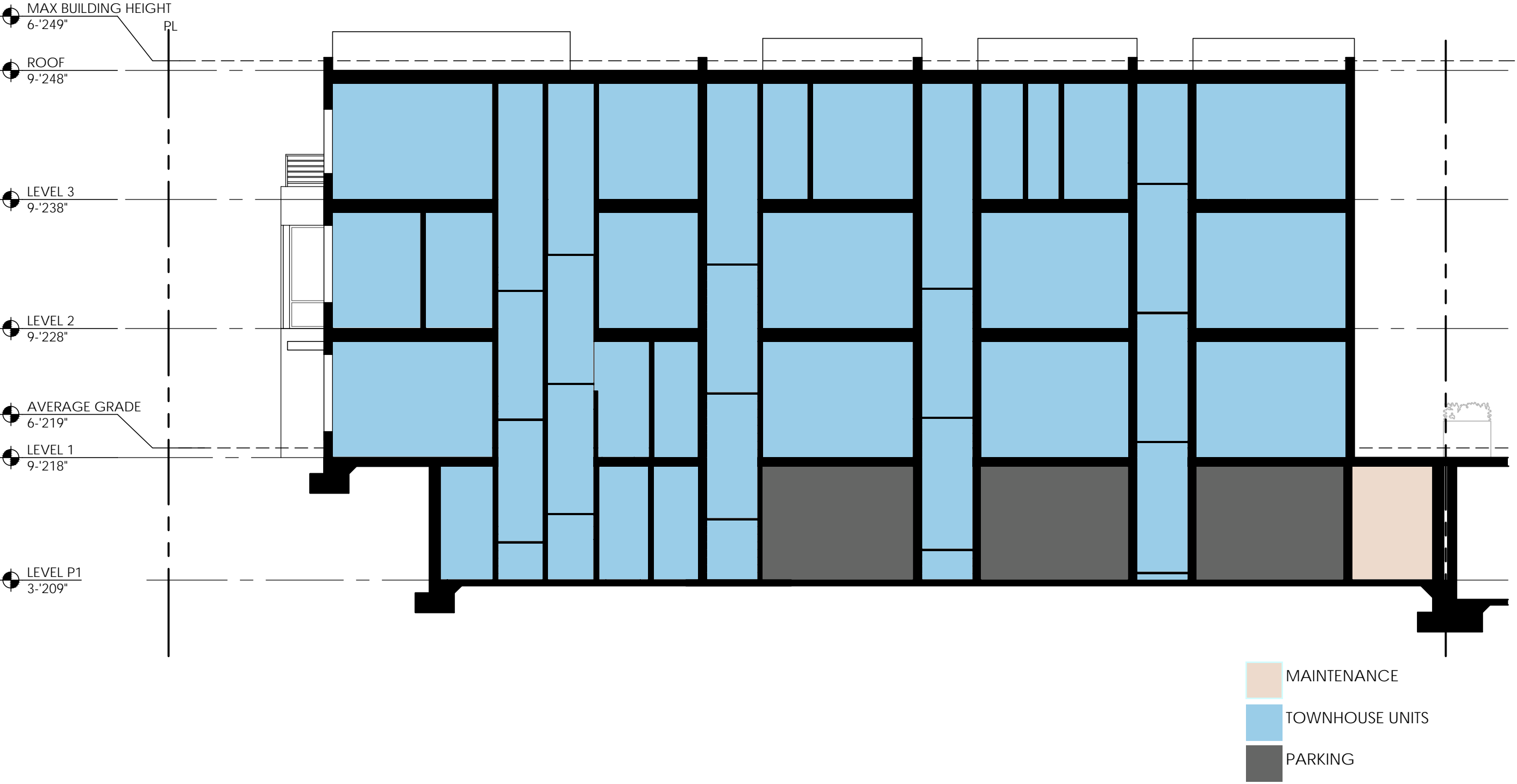
SECTION

TOWNHOUSE SECTION 1



SECTION

TOWNHOUSE SECTION 2



LANDSCAPING

PLANTINGS



AMENITIES

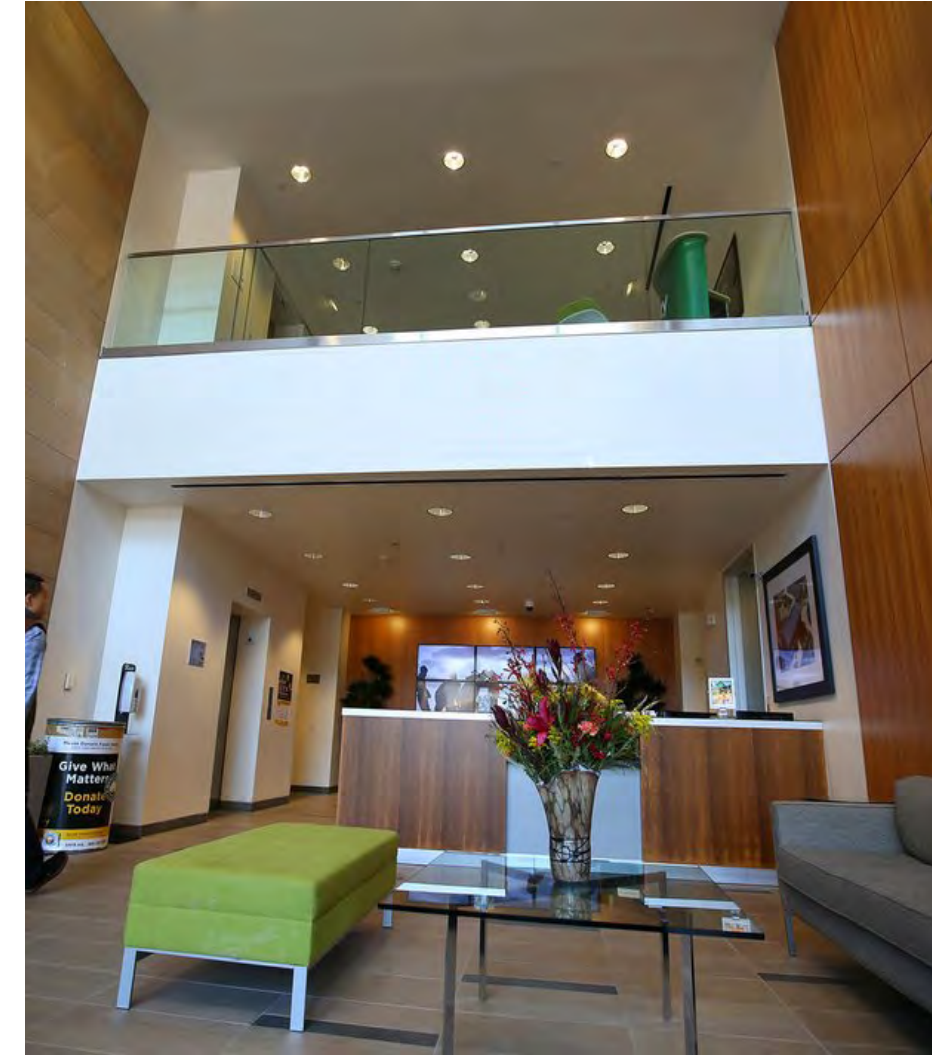
INDOOR/OUTDOOR SPACES



ROOF TOP DECK



EXERCISE ROOM

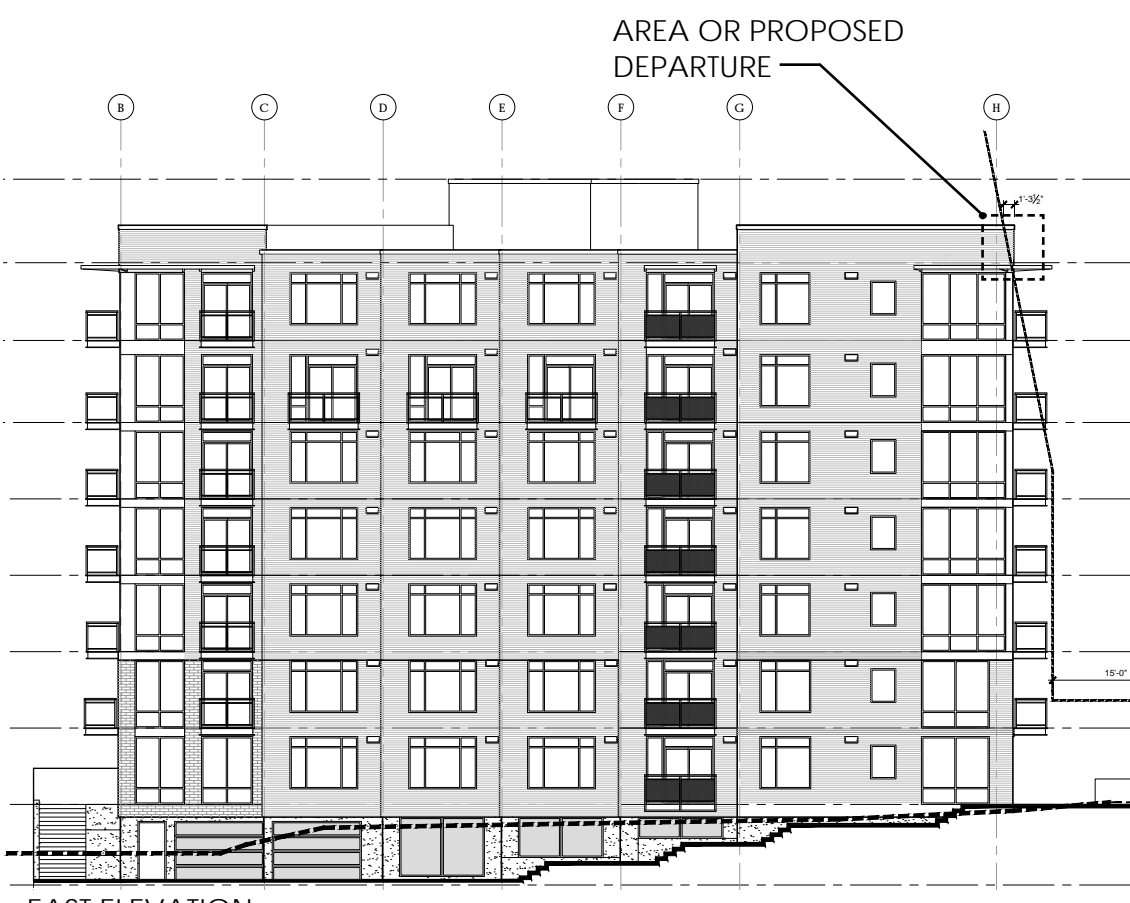


LOBBY

DEPARTURE REQUESTS

MATRIX

DEPARTUE NUMBER	REQUIRED	REQUEST	JUSTIFICATION
D1	SMC 23.47A.014 SETBACK REQUIREMENTS - 15 FT FOR PORTIONS OF STRUCTURES ABOVE 13 FT IN HEIGHT TO A MAXIMUM OF 40 FT; AND EACH PORTION OF A STRUCTURE ABOVE 40 FT IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 2 FT OF SETBACK FOR EVERY 10 FEET BY WHICH THE HEIGHT OF SUCH PORTION EXCEEDS 40 FT.	RESPECTFULLY REQUESTING A 1'-5" REDUCTION OF THE REQUIRED SETBACK ABOVE 60 FT FOR 16% OF THE NORTH FACADE.	<p>THE AMOUNT OF BUILDABLE AREA ON SITE WAS SEVERELY IMPACTED BY THE FOLLOWING DESIGN REVIEW BOARD REQUIREMENTS:</p> <p>1. THE DESIGN REVIEW BOARD REQUESTED A PEDESTRIAN CONNECTION BETWEEN THE TOWNHOUSE SITE AND THE EASEMENT THAT LEADS TO LAKE CITY WAY. THE EAST FACADE OF THE BUILDING WAS PULLED BACK 10 FT FROM THE PROPERTY LINE TO ACCOMMODATE THE REQUEST FOR A PEDESTRIAN PATH.</p> <p>2. DUE TO THE LANDLOCKED NATURE OF THIS SITE, THE DESIGN REVIEW BOARD REQUESTED ADDITIONAL LANDSCAPING AND OPEN SPACE ALONG THE PERIMETER TO SOFTEN THE TRANSITION TO ADJACENT PROPERTIES. AS A RESULT OF THE REQUEST THE BUILDING WAS SETBACK FURTHER THAN REQUIRED ALONG THE WEST AND SOUTH FACES OF THE BUILDING.</p>



DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

D. PLANTS AND HABITAT

INCORPORATE ON-SITE NATURAL HABITATS AND LANDSCAPE ELEMENTS SUCH AS: EXISTING TREES, NATIVE PLANT SPECIES OR OTHER VEGETATION INTO PROJECT DESIGN AND CONNECT THOSE FEATURES TO EXISTING NETWORKS OF OPEN RELOCATING SIGNIFICANT TREES AND VEGETATION IF RETENTION IS NOT FEASIBLE.

CS2 URBAN PATTERN AND FORM

A.LOCATION

EMPHASIZE NEIGHBORHOOD ATTRIBUTES AND ENCOURAGE ALL FACADES TO INCORPORATE DETAIL AND ARTICULATION

B. ADJACENT SITES, STREET AND OPEN SPACES

MAKE A STRONG CONNECTION TO THE STREET AND USE OPEN SPACE TO ENHANCE AND DEFINE THE PUBLIC REALM

C. RELATIONSHIP TO BLOCK

Look to adjacent sites to help define mid-block sites

D.HEIGHT, BULK AND SCALE

INCORPORATE EXISTING SITE FEATURES INTO THE DESIGN AND PROVIDE APPROPRIATE ZONE TRANSITIONS TO RESPECT ADJACENT SITES

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

EXPLORE WAYS TO INCORPORATE CONTEMPORARY DESIGN IN A POSITIVE AND DESIRABLE CONTEXT FOR OTHERS TO BUILD UPON

PL1 CONNECTIVITY

INCORPORATE QUALITY, USABLE OPEN SPACES TO ENHANCE THE SITE THROUGH INFORMAL COMMUNITY USES AND ENCOURAGE YEAR-ROUND ACTIVITY

PL2 WALKABILITY

CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES. CREATE A SAFE ENVIRONMENT BY PROVIDING LINES OF SITE AND ENCOURAGEING NATURAL SURVEILLANCE.

PL3 STREET LEVEL INTERACTION

PROVIDE SECURITY AND PRIVACY FOR RESIDENTIAL BUILDINGS THROUGH THE USE OF A BUFFER AND SEMI-PRIVATE SPACES BETWEEN THE DEVELOPMENT AND THE STREET. PROVIDE PRIVACY AND SECURITY FOR GROUND LEVEL RESIDENTIAL UNITS PROVIDE OPPORTUNITIES FOR INTERACTION AMONG RESIDENTS AND NEIGHBORS.

DC1 PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

LOCATE USES AND SERVICES FRQUENTLY USED BY THE PUBLIC IN VISIBLE OR PROMINENT AREAS, SUCH AS AT ENTRIES OR ALONG STREET FRONTS. LOCATE INTERIOR USES AND ACTIVITIES TO TAKE ADVANTAGE OF VIEWS AND PHYSICAL CONNECTIONS TO EXTERIOR SPACES AND USES. MIMIMIZE THE VISUAL IMPACT OF PARKING LOTS AND INCOPRORATE VISUALLY PROMINANT ENTRANCES AND GATHERING PLACES.

DC2 ARCHITECTURAL CONCEPT

D.SCALE AND TEXTURE

INCORPORATE ARCHITECTURAL FEATURES, ELEMENTS AND DETAILS THAT ARE OF HUMAN SCALE. DESIGN THE CHARACTER OF THE BUILDING, AS EXPRESSED IN THE FORM, SCALE AND MATERIALS TO STRIVE FOR A FINE-GRAINED SCALE.

DC3 OPEN SPACE CONCEPT

DESIGN COMMON AND PRIVATE OPEN SPACES IN MULTIFAMILY PROJECTS FOR USE BY ALL RESIDENTS TO ENCOURAGE PHYSICAL ACTIVITY AND SOCIAL INTERACTION.

DC4 EXTERIOR ELEMENTS AND FINISHES

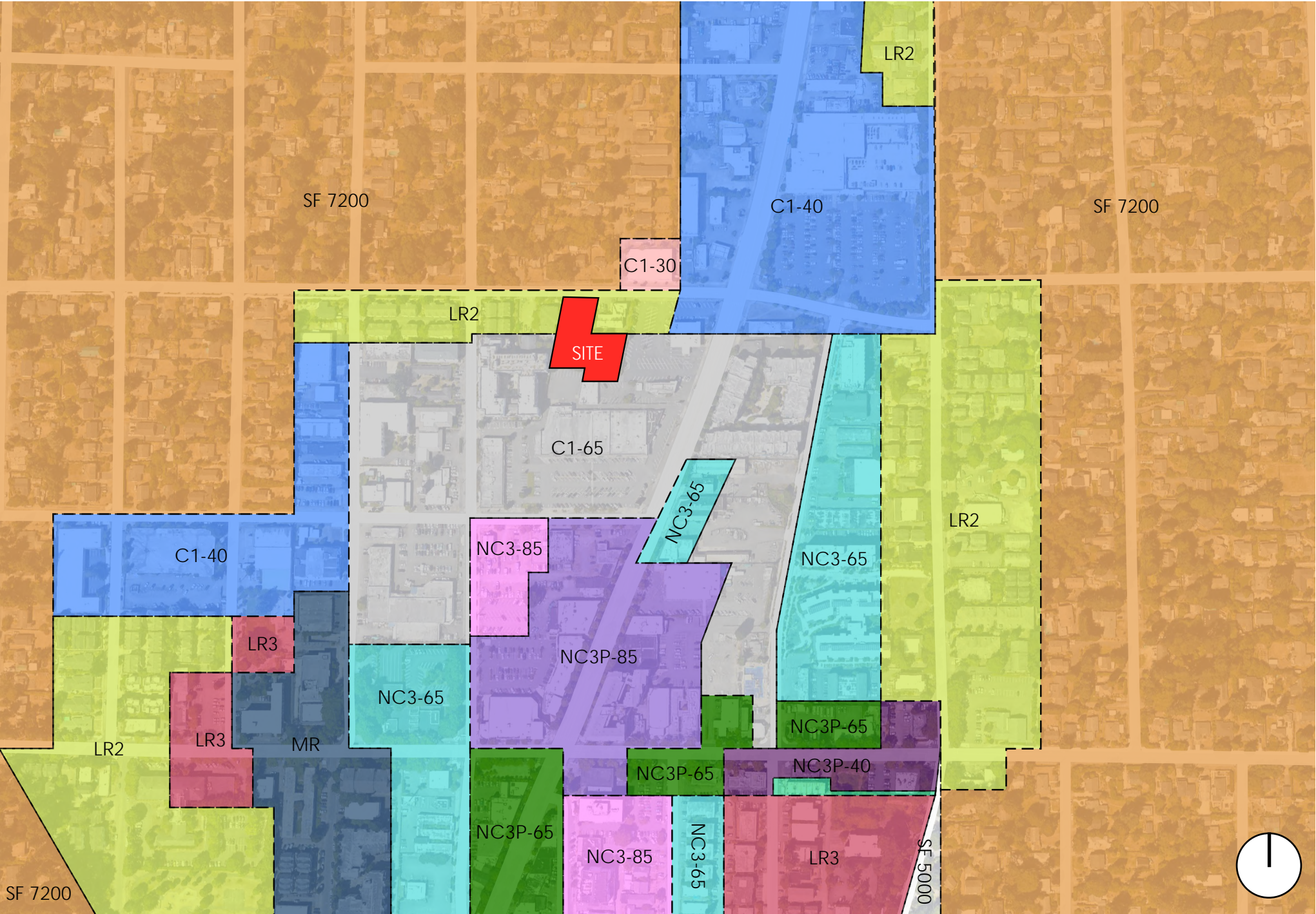
BUILDING EXTERIORS SHOULD BE CONSTRUCTED OF DURABLE AND MAINTAINABLE MATERIALS WITH A HIGH QUALITY OF DETAILING.

PL3 STREET LEVEL INTERACTION

PROVIDE SECURITY AND PRIVACY FOR RESIDENTIAL BUILDINGS THROUGH THE USE OF A BUFFER AND SEMI-PRIVATE SPACES BETWEEN THE DEVELOPMENT AND THE STREET. PROVIDE PRIVACY AND SECURITY FOR GROUND LEVEL RES-IDENTIAL UNITS PROVIDE OPPORTUNITIES FOR INTERACTION AMONG RESIDENTS AND NEIGHBORS.

SITE ANALYSIS

ZONING SUMMARY



The project site is within the Lake City Hub Urban Village is zoned C1-65. Parcels to the west, south, and east of the site are also zoned C1-65. The properties to the north are zoned L2 with single family developments beyond.

USES SMC 23.47A.004	Residential Uses Permitted
STRUCTURE HEIGHT SMC 23.47A.012	<div>1. Maximum Structure Height is 65'</div> <div>2. Open railings, planters, skylight, clerestories, greenhouses, solariums, parapets & firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4' above the otherwise applicable height limit, whichever is higher.</div> <div>3. Stair or elevator penthouses may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height listed in subsection 23.47A.012.C.4 does not exceed 25 percent of the roof area.</div>
ALLOWABLE FAR SMC 23.47A.013	4.25 FAR for Residential use only
SETBACK REQUIREMENTS SMC 23.47A.014	Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and for each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet when abutting a residential lot
LANDSCAPE STANDARDS SMC 23.47A.016	Landscaping that achieves a Green Factor score of .30 or greater
AMENITY AREA SMC 23.47A.024	5% of GFA in residential use
REQUIRED PARKING SMC 23.54.015 Table B	No minimum requirement for all residential uses within Urban Villages if the residential use is located within 1,320 feet of a street with frequent transit service
REQUIRED BIKE PARKING SMC 23.54.015K	
SOLID WASTE STORAGE SMC 23.54.040	<div>1 per 4 units for multi-family structures</div> <div>For more than 100 dwelling units, 575 SF plus 4 SF for each additional unit above 100, except as permitted in subsection 23.54.040.C</div>

SITE ANALYSIS

SITE SURROUNDINGS

Located on NE 130th Street this project sits along the northern edge of the Lake City Civic Core of the Hub Urban Village, near the transition between the commercial center and single family neighborhoods to the north. The area blends retail and offices spaces and multi-family apartments along Lake City Way and NE 30th Avenue with single family homes on adjacent blocks outside of the Hub Urban Village. The combined site is surrounded on three sides by residences. Existing retail is a mixture of restaurants, box stores, storage facilities, gas stations, a bank and apartment buildings. The site is just a short walk away from a frequent transit corridor, a major traffic artery, a grocery outlet, and the growing Hub Urban Village.

EXISTING USES & STRUCTURES

The parcel is comprised of 3 parcels under singular ownership. The lot along NE 130th is the only parcel to have street adjacency. The two land locked parcels have a single vehicle access easement to Lake City Way (LCW) through the adjacent property to the east. The LCW easement allows vehicular access to the south bound lane of Lake City only as there is a meridian preventing egress or ingress from the north bound lanes of traffic. Pedestrian Access is designed to occur along 130th St.

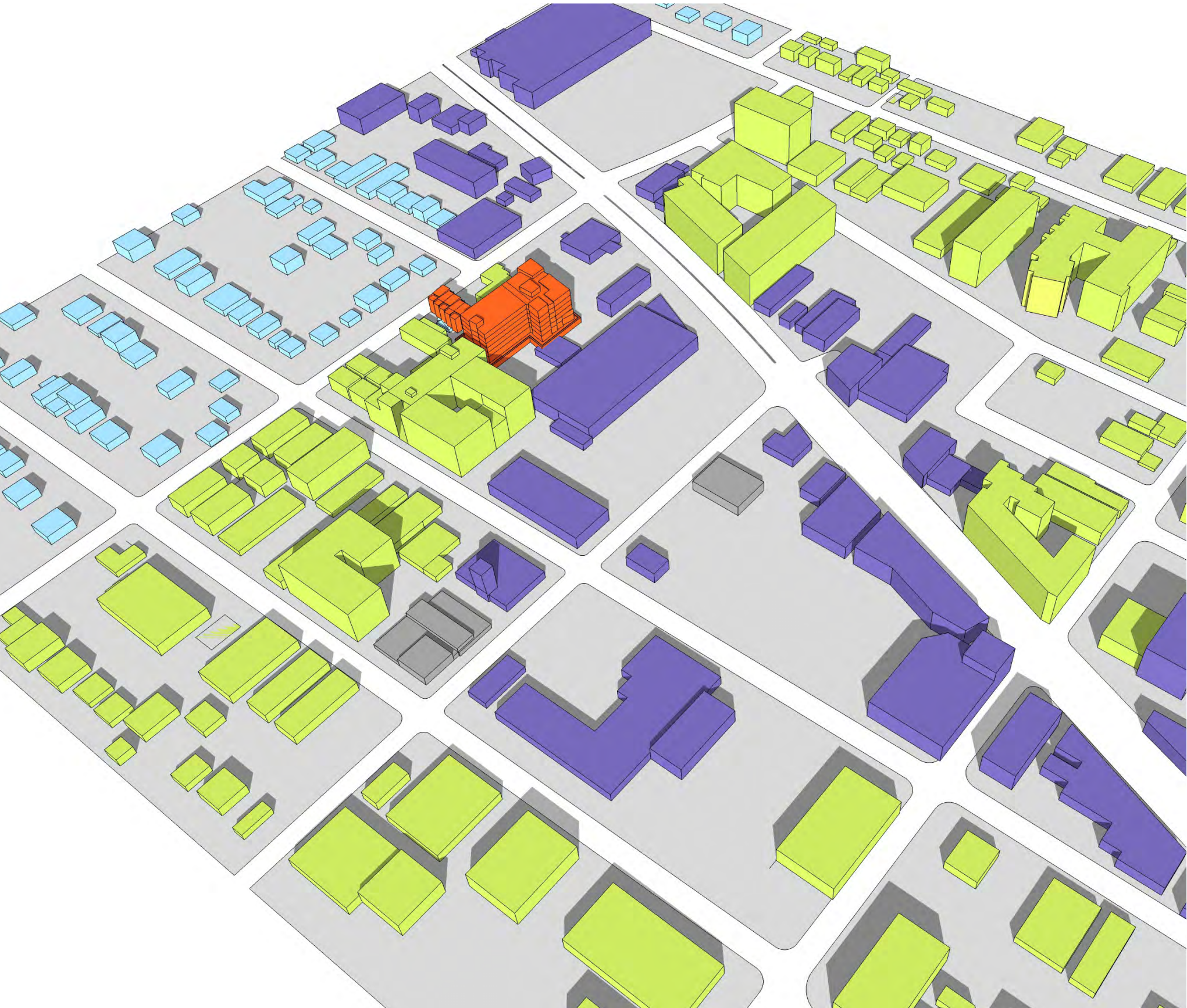
PHYSICAL FEATURES

The property is on a small knoll and has a general slope to the south east and a general slope to the north from the center of the site.

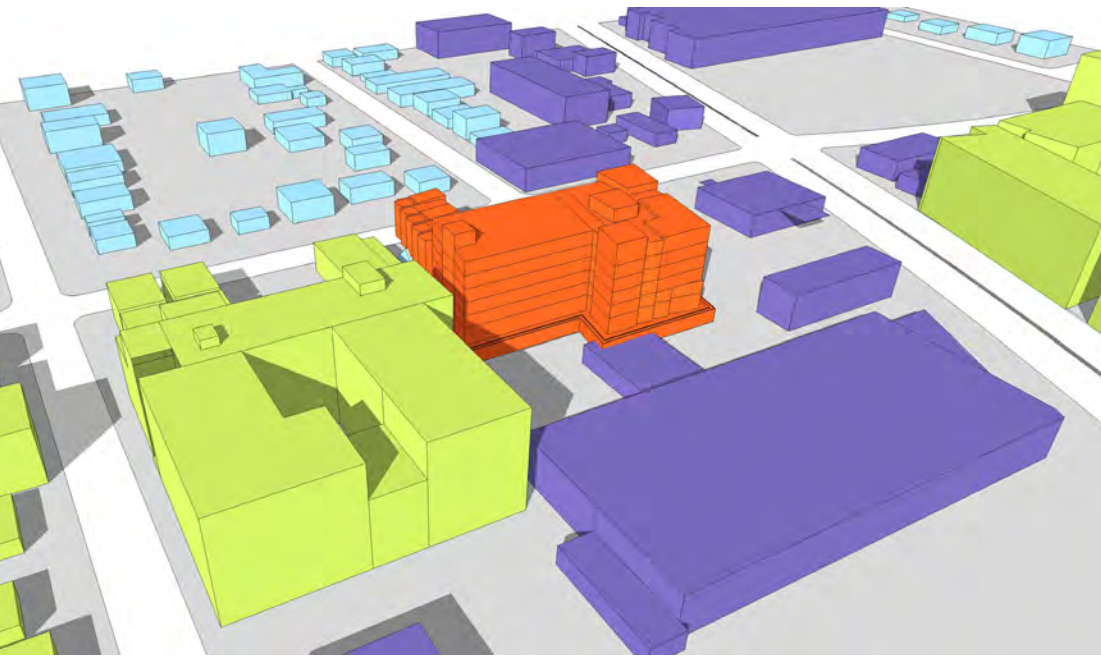


SITE ANALYSIS

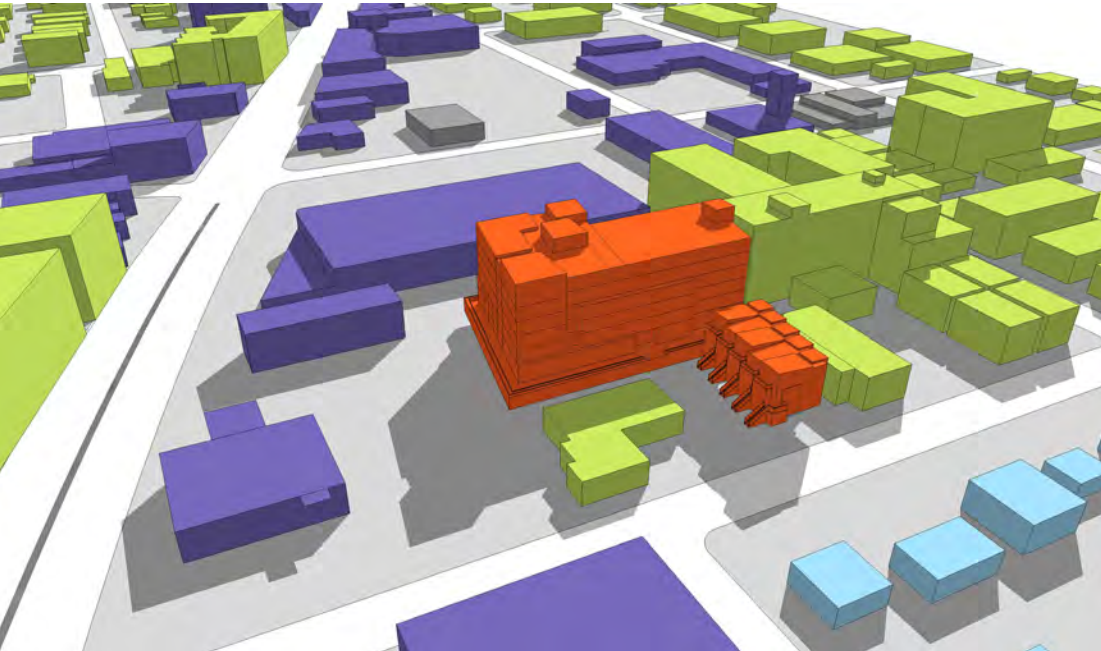
CONTEXT MASSING



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING SOUTHWEST

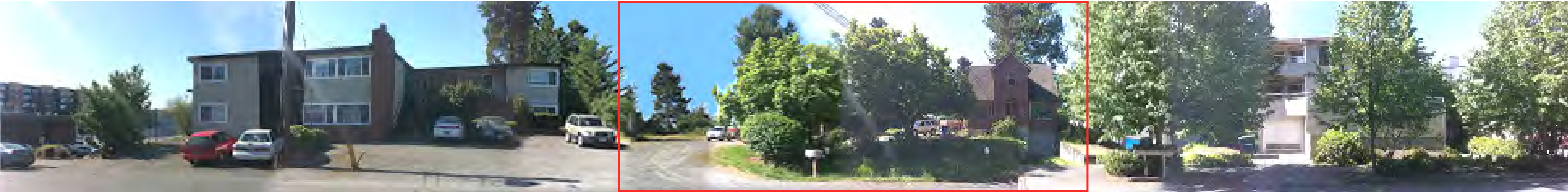
SITE ANALYSIS

NE 130TH STREET



A - NE 130TH ST - FACING NORTH

ACROSS PROJECT SITE



B - NE 130TH ST - FACING SOUTH

PROJECT SITE

SITE ANALYSIS

30TH AVENUE NE STREET MONTAGE



C - 30TH AVE NE - FACING WEST

ACROSS PROJECT SITE



D - 30TH AVE NE - FACING EAST

PROJECT SITE

SITE ANALYSIS

LAKE CITY WAY STREET MONTAGE



E - LAKECITY WAY - FACING WEST

SITE



F - LAKECITY WAY - FACING EAST

SITE



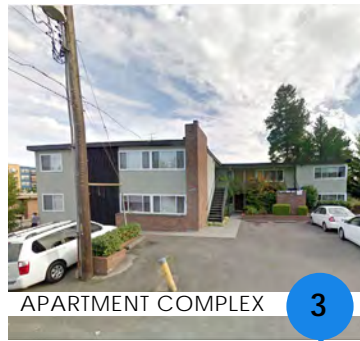
CEDAR PARK APARTMENTS

1



LAKE CITY CENTER

2



APARTMENT COMPLEX

3



WELLS FARGO

4



SOLARA APARTMENTS

5



SITE ANALYSIS

ADJACENT SURROUNDINGS

CEDAR PARK APARTMENTS:

Cedar Park Apartments are directly southwest of our project's site. The building is a six story apartment community for senior living containing 206 units. The building is fully extended to the boundaries of the property edge. Formally, the design is four masses that are combined around a central courtyard. The courtyard acts as a controlled outdoor area for the residents to enjoy.

LAKE CITY CENTER:

The Lake City Center is directly south of the project site. The building is 1-story tall allowing for the apartments on the south façade of our design to have views to the south. The overall building design, form, and aesthetic is very minimal however, the residents will benefit from having nearby access to the stores within the center. The stores include a hardware store, a cell phone provider, a pizza parlor, a chiropractor, a grocery store, and an urgent care clinic.

APARTMENT COMPLEX:

The apartment complex to the north of the site contains 10 residential units in an L-shaped, two-story structure. This will allow for the apartments on our northern facade to have ample views to the north.

WELLS FARGO:

Wells Fargo is directly east of the project site. This 1-story building will be uninteruptive to the views from our design. However, the parking lot that currently surrounds Wells Fargo sits directly against the property edge.

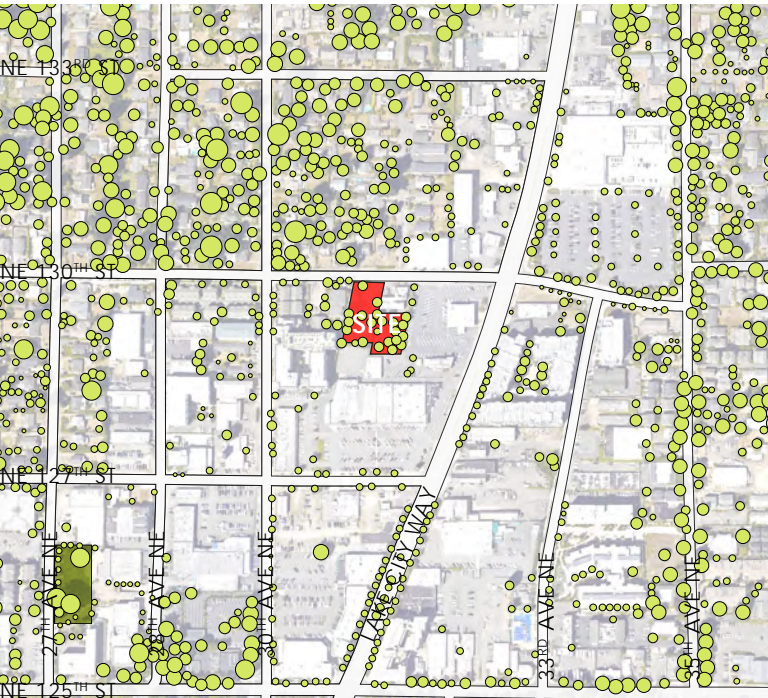
SOLARA APARTMENTS:

The Solara Apartments is a recently constructed apartment building directly east of the site across Lake City Way containing 238 units. The complex consists of three five-story masses. Two hug the property edge and one that sits parallel to Lake City Way. In the center of the three masses is a large courtyard for residential use. The facade of the Solara apartments uses color and window openings to modulate the building form.

SITE ANALYSIS

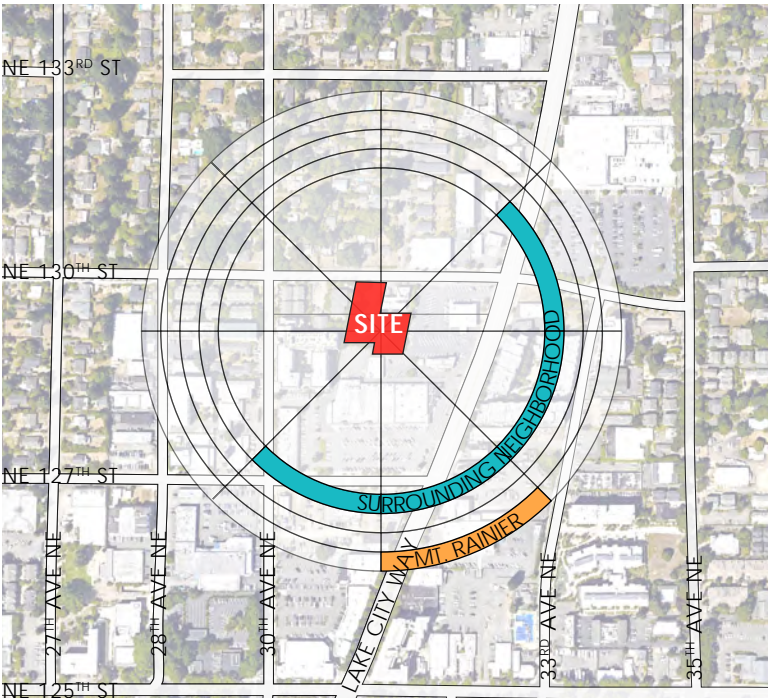
OPPORTUNITIES + CONSTRAINTS

TREES + SURROUNDING PARKS
The project site has seven existing trees as detailed in the arborist report.



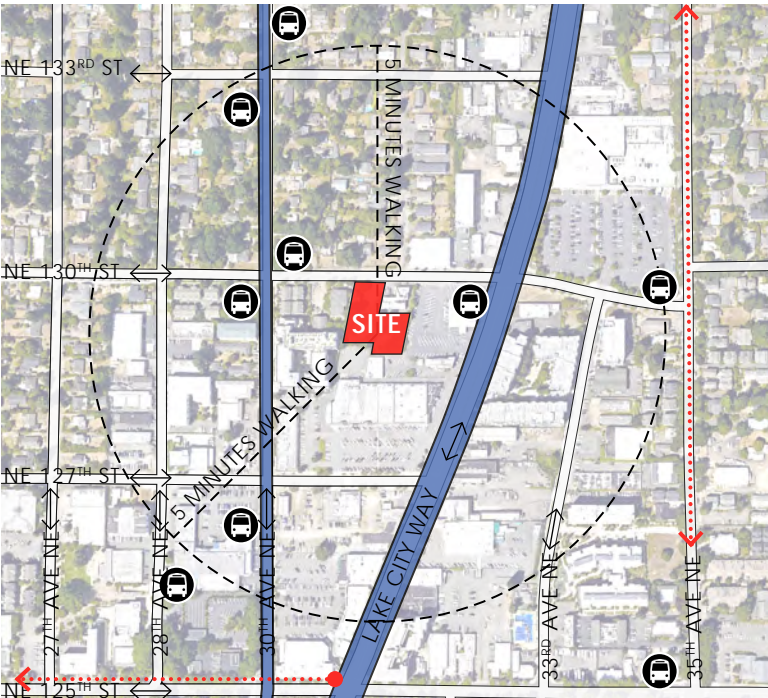
- TREES LEGEND**
- Site
 - Trees
 - Park

SIGNIFICANT VIEWS
There are no immediate ground level views due to the height of the surrounding buildings. The upper floors and the building's rooftop will have views of the surrounding neighborhood and views of Mount Rainier to the South of the project site.



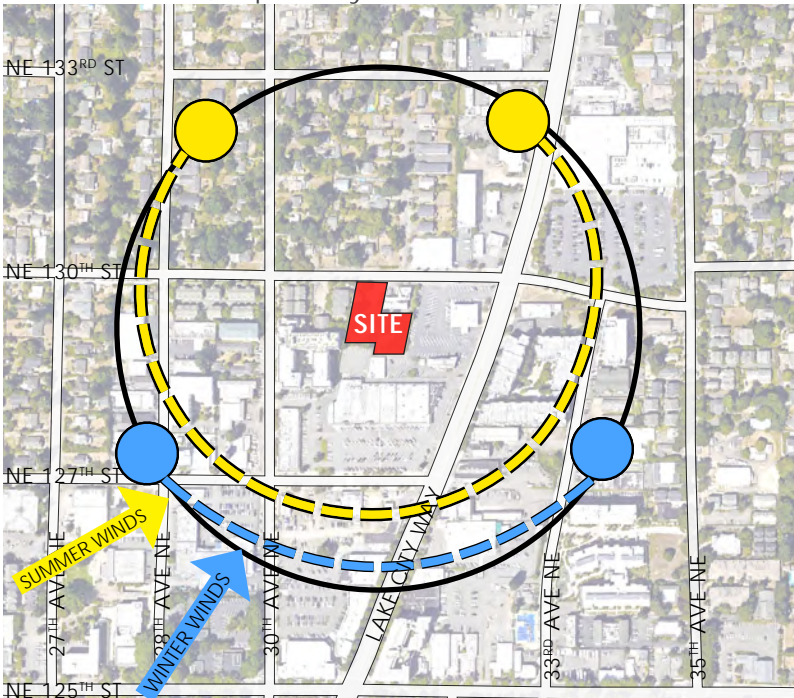
- VIEWS LEGEND**
- Site
 - Neighborhoods and Structures
 - Natural Surroundings

ACCESS OPPORTUNITIES + CONSTRAINTS
The site is located between a principal arterial and a collector arterial. Vehicles will access the project site from Lake City Way while the residential entry offers a convenient path for pedestrian s to access from NE 130th St. Bus stops of several routes are located along Lake City Way and the 30th Ave NE. Six of these stops are less than a 5 minute walk from the project site.



- ACCESS/CIRCULATION LEGEND**
- Site
 - Direction of Traffic
 - Arterial Streets
 - Bike Routes
 - Bus Stops

SOLAR EXPOSURE + PREVAILING WINDS
The two parcel site is located mid-block near the corner of Lake City Way and NE 130th Street. Though the site is surrounded by development on all sides, the western facade will have full sun exposure for the majority of the year due to the adjacent building heights. To the west and southwest of the project the buildings range from 4-7 stories tall, blocking the majority of the sun exposure on the west façade of the project. The southern façade will have sun exposure in the early morning to mid-afternoon, especially in the summer-time.



- SOLAR/WINDS LEGEND**
- Site
 - Summer Sun and Winds
 - Winter Sun and Winds

SITE ANALYSIS

SITE SURVEY

This two parcel site is located mid-block nearest to the corner of Lake City Way and NE 130th Street. The site abuts a bank to the east, office and retail buildings to the south, a six story apartment building to the west and small three story apartment buildings to the north. The lot is currently vacant.

