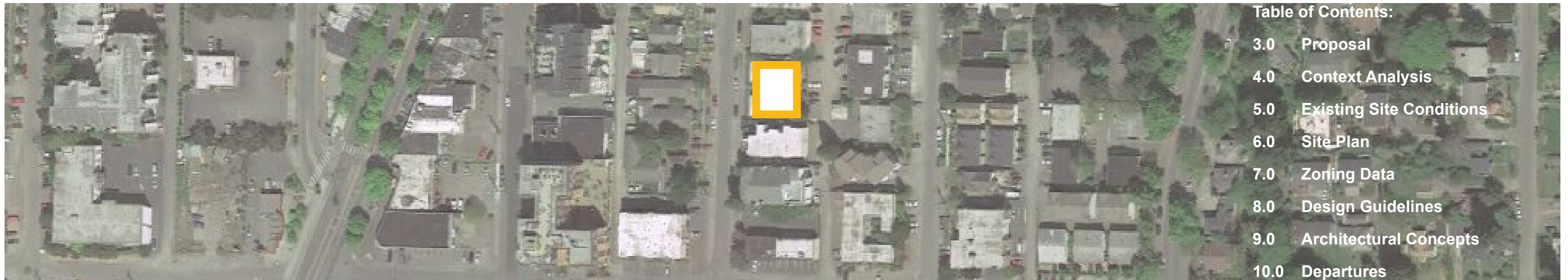
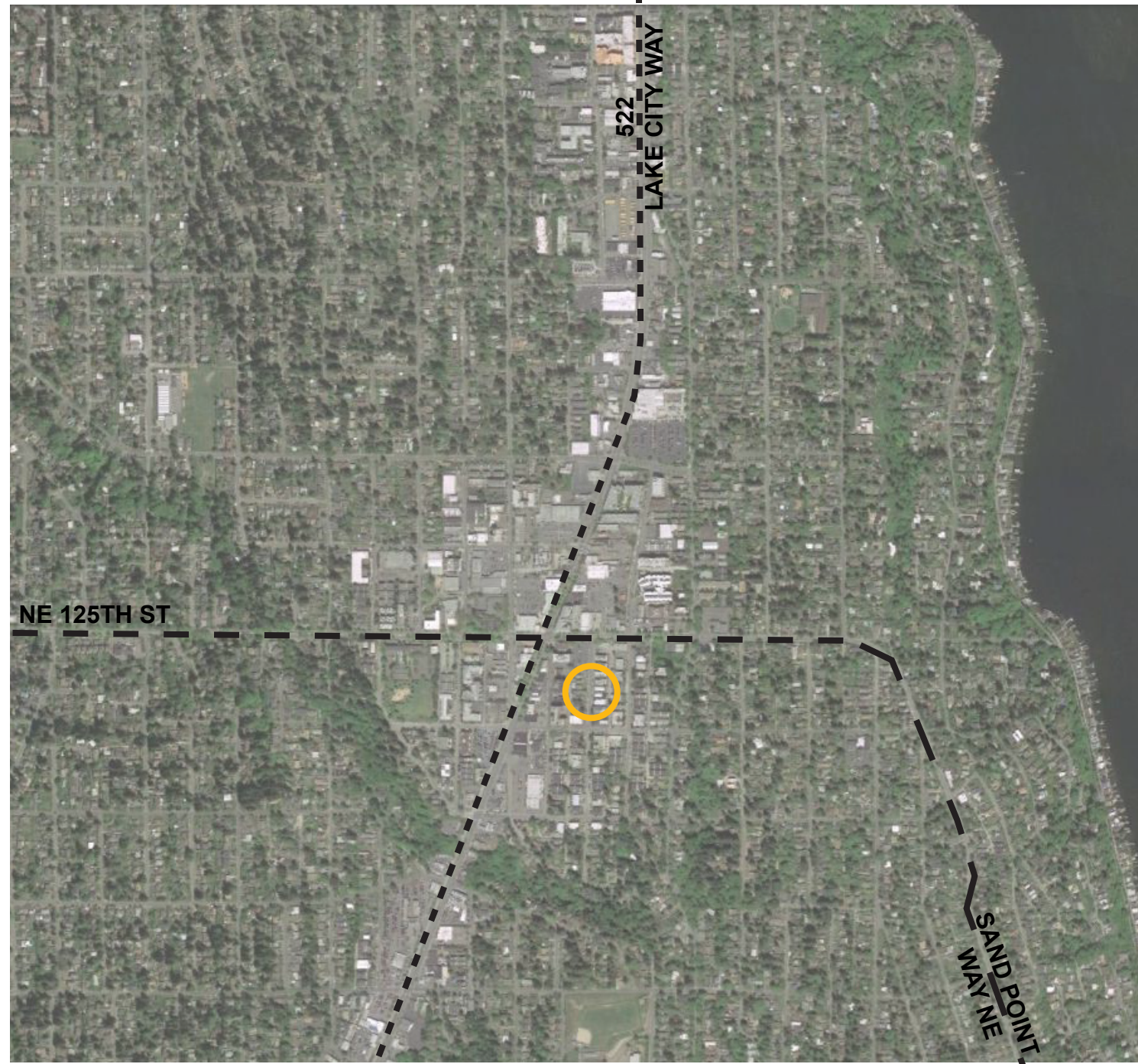
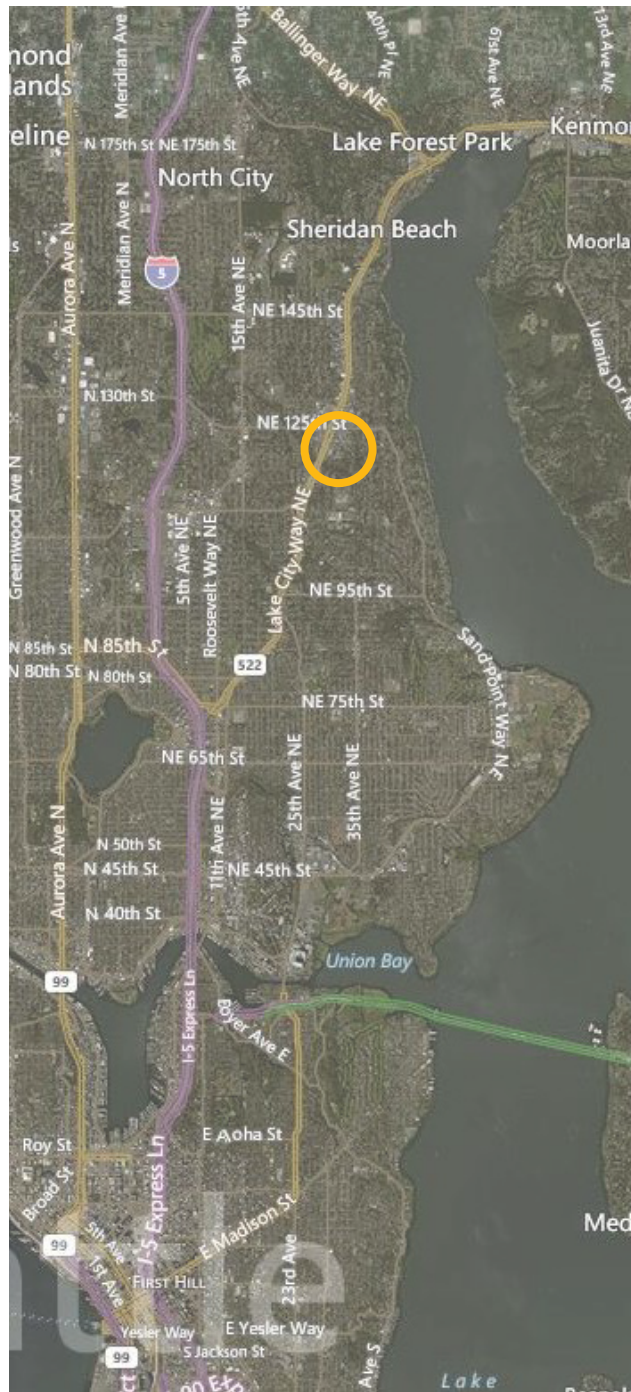


Early Design Guidance - GreenLofts Lake City
12320 32nd Ave NE # 3017669



3.0 Proposal

Early Design Guidance - GreenLofts Lake City



Project Team:

Owner Greenlofts LLC
 Architect Hybrid Architecture
 Civil DCG Inc
 Landscape Glenn Takagi
 Survey Geodimensions

Site Location 12320 32nd Ave NE
 9,891 sf

Site Zoning NC3-65
 Lake City Hub Urban Village

Floor Area Ratio 9,891 x 4.25 = 42,036 SF

Structure Height 65'

SEPA Review CAM 208 Required with construction of over 4 units in an NC zone

ECA Zone Salmon Watershed

Permitted Uses 23.47A.004 G1. In all NC and C zones live-work units are permitted outright subject to the provisions of this title.

Street-level Development 23.47A.008 D.2 The floor of a dwelling unit located along the street-level street facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

Residential Use: Approximately 107 efficiency dwelling units

Commercial Square Footage: Approx 2000 sf commercial and 5 live/work lofts

Parking Stalls:
 Automobile parking: 20 stalls
 Bike parking: 75 stalls

4.0 Context Analysis

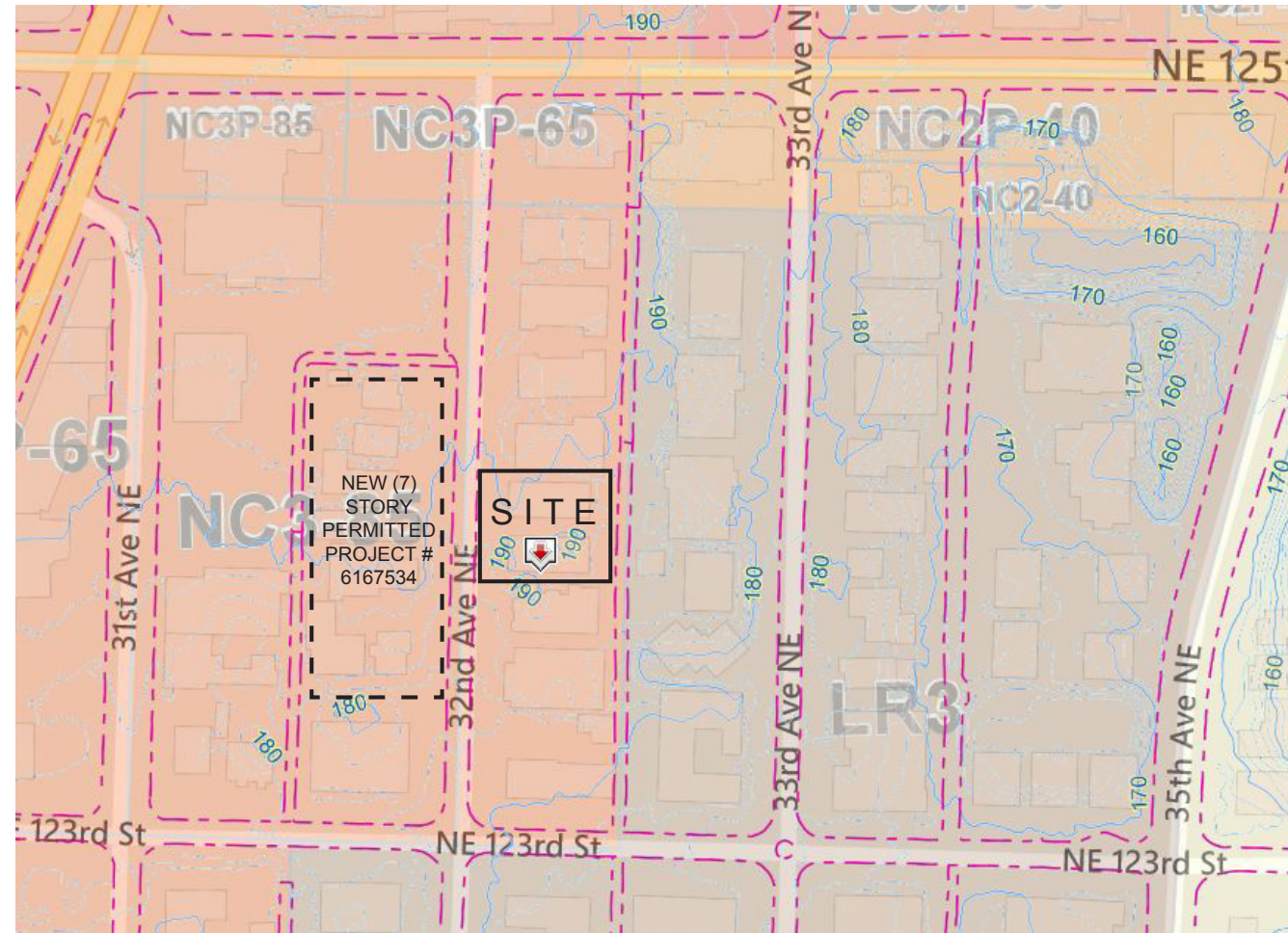
Development Objectives:

The applicants development objective is to create a transit and bike oriented development that fosters a strong sense of community for its residents and neighbors

- Provide affordable market rate efficiency dwelling units
- Increase density near transit stops
- Activate the street edges) and alley
- Add commercial opportunity to 32nd Avenue
- Live Work Units along 32nd Ave (seeking departure)
- Enhance pedestrian environment
- Foster a sense of community and security
- Break up building massing

Desired Uses:

- Shared public space to foster community.
- Maximize access to transit / bike use.
- Shared amenity space at ground level.



Early Design Guidance - GreenLofts Lake City

Site Analysis Summary

NE 125th Street

- Primarily multi-family and commercial structures
- Active Transit hub

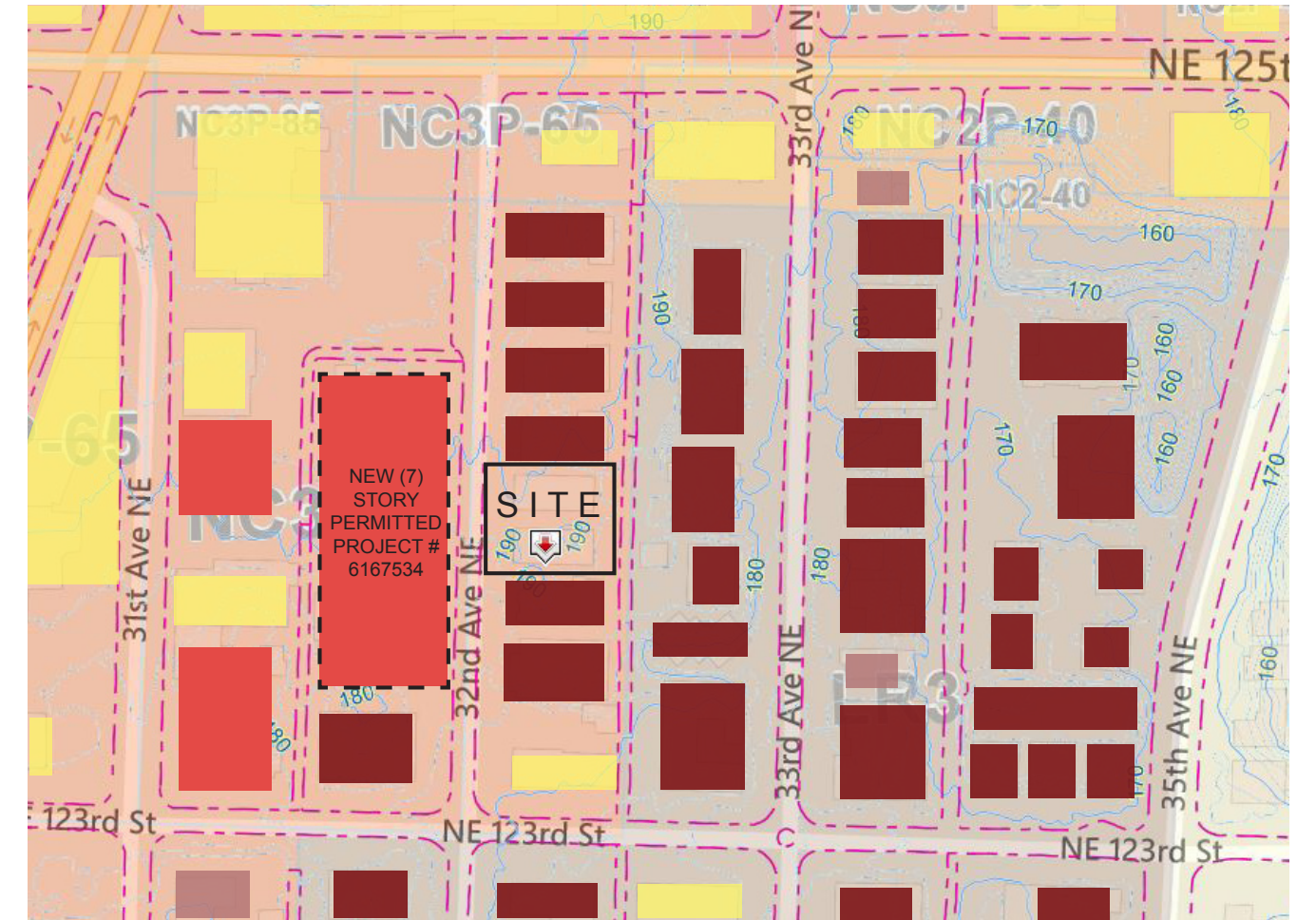
32nd Ave NE

- New 7 story Multi-family project across street
- 3-4 story multi-family projects
- Small to medium commercial projects

Alley

- Multi-family structures along partially improved alley.
- Access to trash provided along alley.
- **15' wide**

- New Large Apartments
- Apartments
- Single Family Homes
- Commercial / Mixed Use



Zoning and Use Code Summary



Lake City Community Nodes:

- Restaurants**
 - 1 Elliott Bay Brewery
 - 2 Dick's Drive In
 - 3 Toyoda Sushi
- Shops**
 - 4 Bartells
 - 5 Value Village
 - 6 Carry's Cleaners
- Automotive**
 - 7 Lake City Honda
- Grocery**
 - 8 Fred Meyer
 - 9 Grocery Outlet
 - 10 Lake City Farmer's Market
- Community & Parks**
 - 11 Seattle Mennonite Church
 - 12 Christian Science Church
 - 13 Lake City Public Library
 - 14 Lake City Post Office
 - 15 Lake City Mini Park
 - 16 Virgil Flaim Park
 - 17 Thornton Creek
- Transit:**
 - 18 Lake City Way - 522 / 306 / 312
 - 19 125th East - 75 / 74
 - 20 125th West - 41

4.0 Context Analysis



Early Design Guidance - GreenLofts Lake City

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

Adjacent Zoning:

The properties to the West are zoned as NC3-85. To the East across the alley the properties are zoned as LR3.

Neighborhood context: Land use and Architecture

The immediate context is of a neighborhood in transition with a combination new and old construction as well as vacant lots and surface parking lots.

Architectural scale varies from 4 story apartment structures to single story single family homes. There is also great variety in character and upkeep of surrounding buildings.

32nd Ave NE is a moderately trafficked street connecting NE 125th to NE 123rd St. The site is located 2 blocks away from the Lake City Way NE arterial.

Community Landmarks

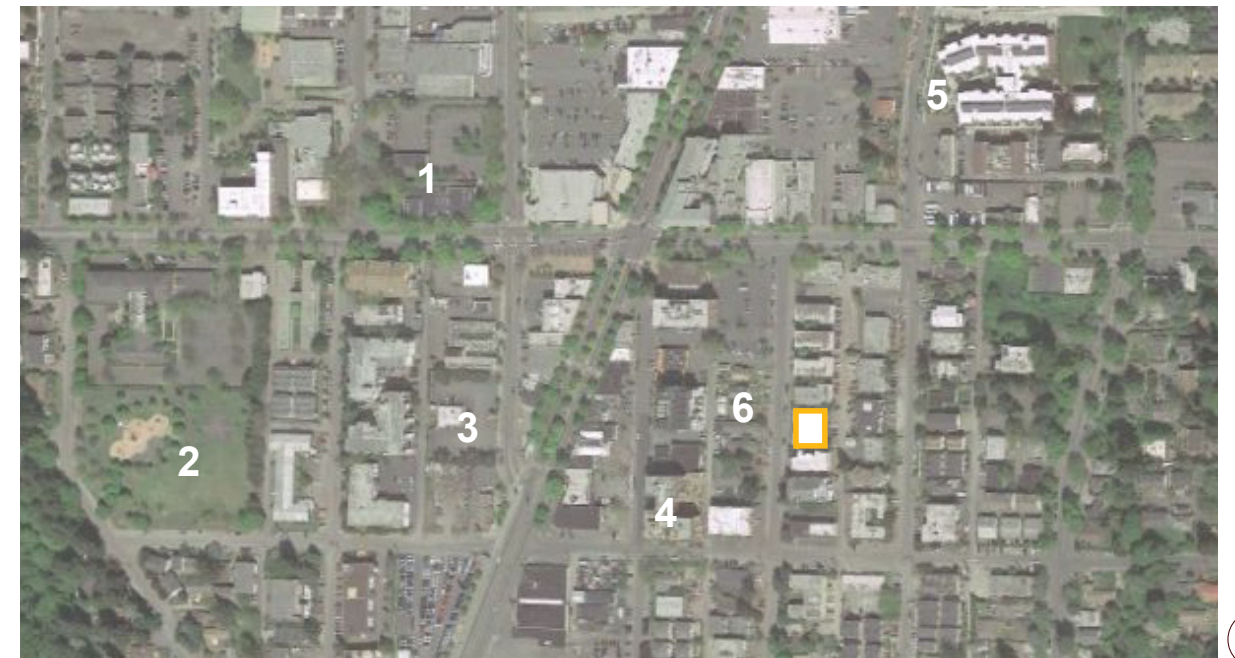
The Lake City Library and Neighborhood Service Center is located within close proximity. Additionally, Virgil Flame park is within walking distance.

Neighborhood Plan:

The site is located within the Lake City Hub Urban village. It also contains a frequent transit overlay.

Adjacent Locations

- 1. Library/Neighborhood Services
- 2. Virgil Flame Park
- 3. Dick's Drive-In
- 4. Housing Building
- 5. Housing Building
- 6. 32nd Ave SFR's



Context



32nd Avenue NE - East Elevation



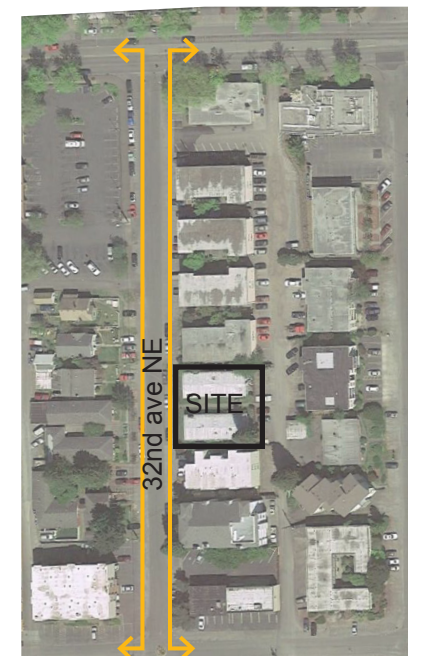
32nd Avenue NE - West Elevation

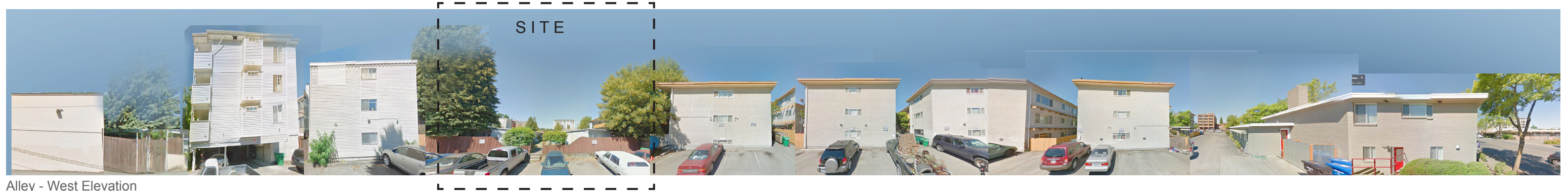
Project # 6167534

Across from Site

The east side of 32nd Avenue consists of predominantly three to four story apartment buildings. The neighbors to the north have open parking under the structure at the ground level. The street features a sidewalk to the south of the project but that sidewalk does not continue to the northern half of the street.

The west side of the street features mostly single family homes and single story apartment buildings, which are going to be demolished for the construction of a (7) story apartment building with below grad parking. To the very south of the street is a (3) story apartment building and to the northern edge of the side, a parking lot that serves an adjacent office building.





Alley - West Elevation



Alley - East Elevation

Across from Site

The west side of the alley features mostly 3-4 story apartment buildings with minimal openings. There is uncovered parking along the entire alley and minimal plantings. The alley is highly used and active for most of the day.

The east side of the alley consists of a similar 3-4 story project type; however, the projects are further set back from the alley and feature more openings and balconies. Parking for these structures is also serviced off the alley with uncovered spaces; there is a single story garage across from the site.





View to project site looking east from 32nd.

project boundary

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

EXISTING SITE

USES

There are currently 2 residential buildings on site. Each building is a 4-plex.

TOPOGRAPHY

The site is relatively flat. The NW corner is sitting close to 190', the NE corner sits close to 188', and the SW and SE corners are roughly located around 187'.

ACCESS

The site has access on 2 sides with 32nd Ave to the West, and a full length alley to the East.

32nd Ave NE is a moderately trafficked street connecting NE 125th to NE 123rd St. The site is located 2 blocks away from the Lake City Way NE arterial.

Existing Site Conditions:

Site Analysis Summary

32nd Ave NE

- Challenge for street level retail - few pedestrians
- Very little existing architectural presence on the block.
- Variety in building types / scales

Alley

- Currently partially improved.

Solar Access

- 32nd Ave NE has good solar access. Alley has good morning light (faces East). Existing neighbor to the South will partially shade the mid-day sun.

Building Mass

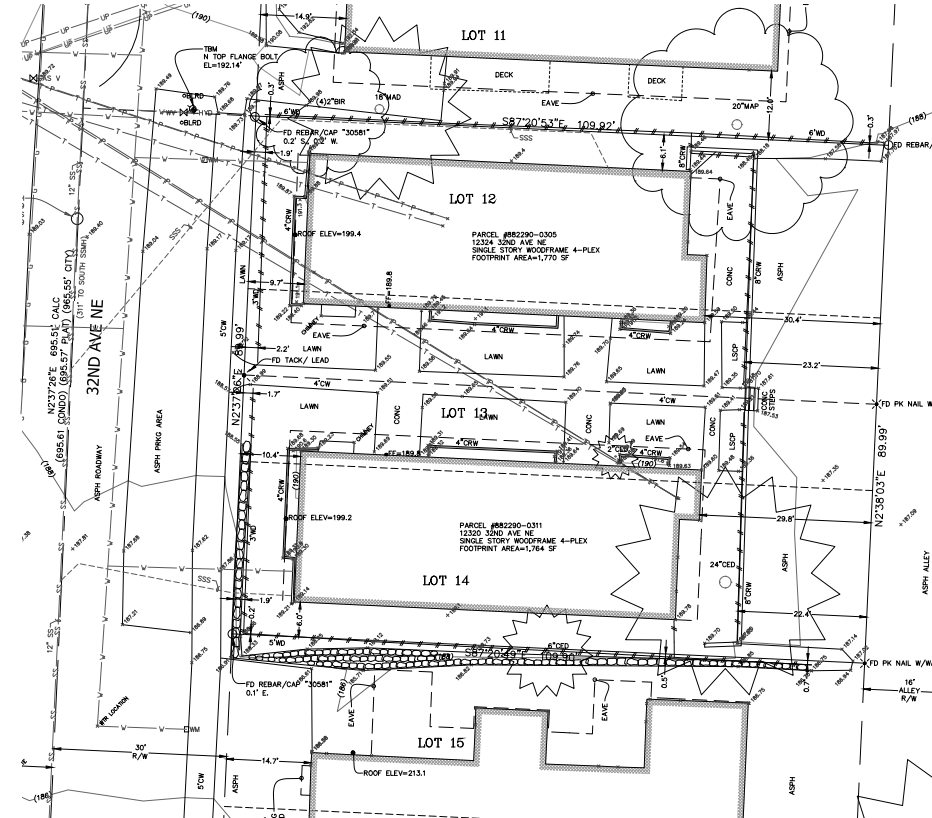
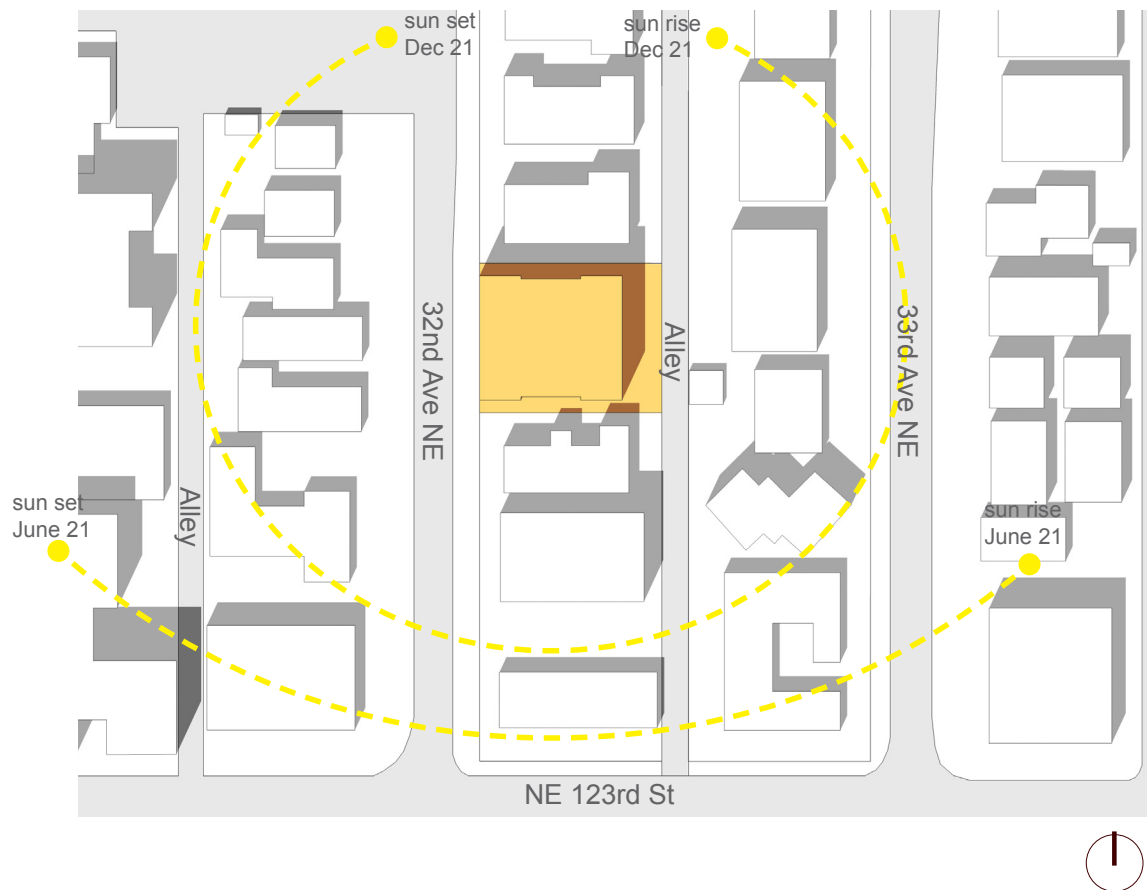
- The building should address the different building scale of its immediate neighbors by breaking down its own mass where appropriate.

Views

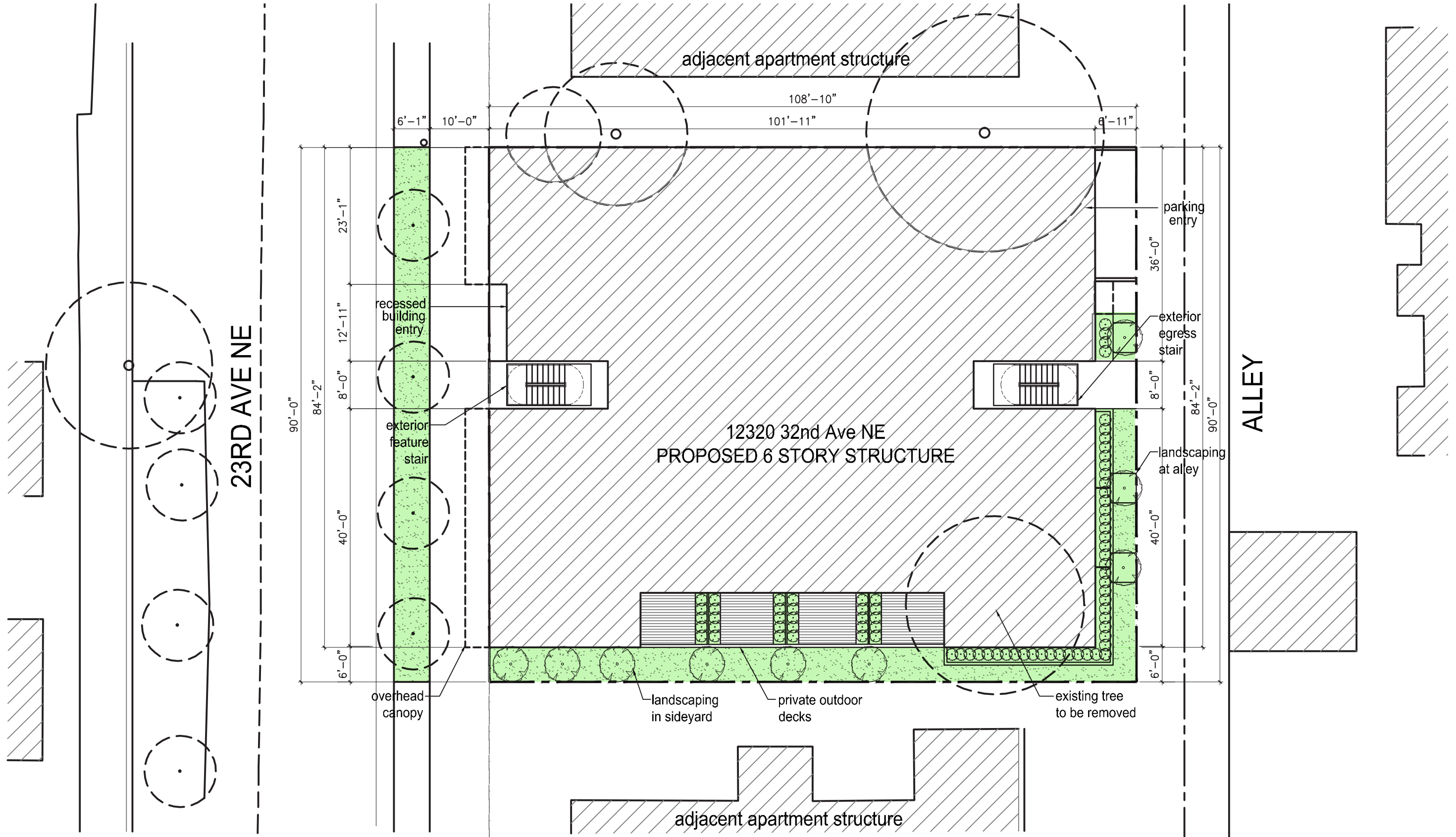
- Good view potential to the West as well as partial views to the East (over existing buildings).
- Properties to the East and North are likely to be redeveloped at some point.

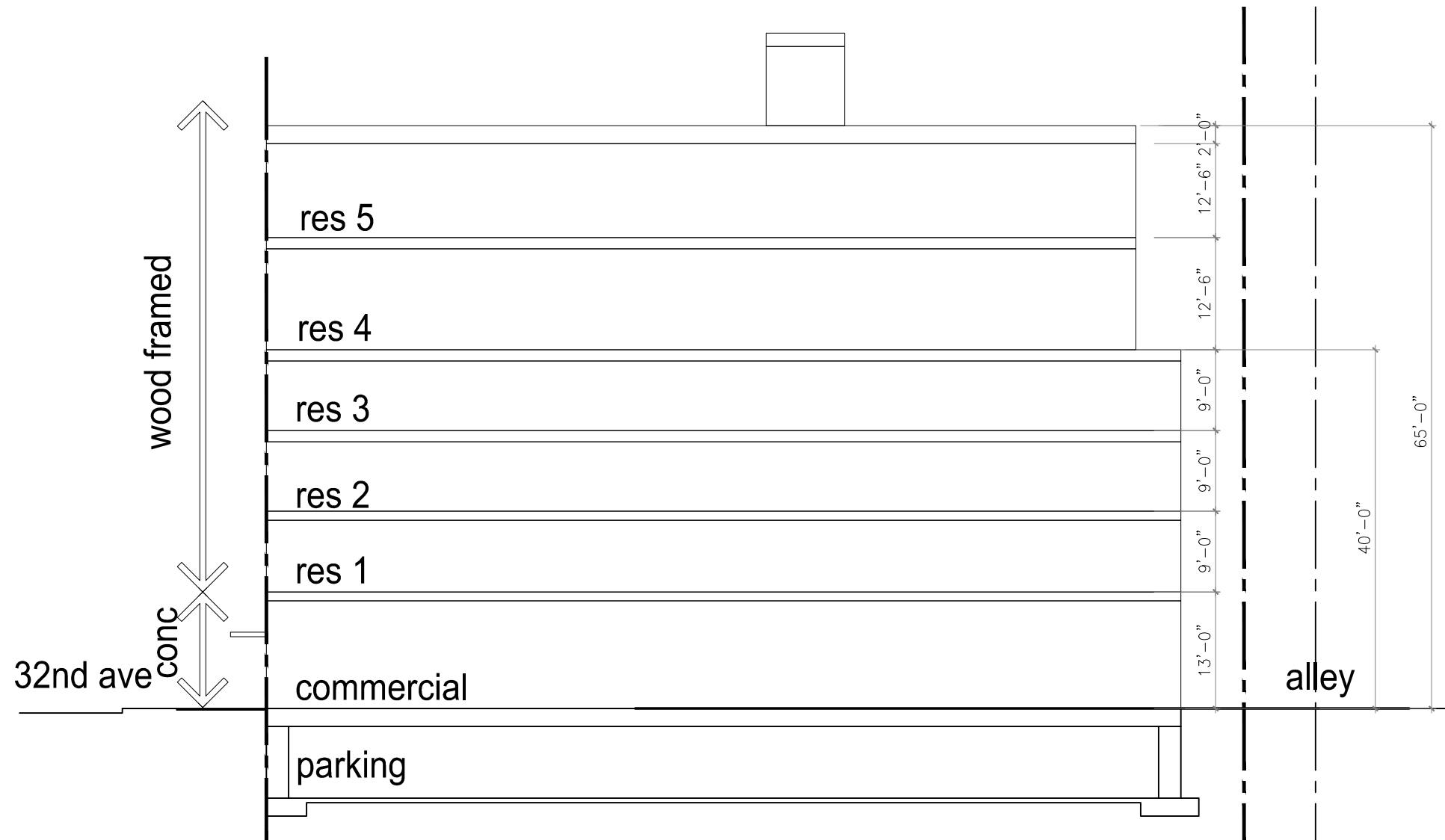
Amenities

- Virgil Flaim Park as well as the Lake City Library are located a couple blocks away across Lake City Way.



Site Analysis





Site Location	12320 32nd Ave NE 9,891 sf
Site Zoning	NC3-65 Lake City Hub Urban Village
Height 23.47A.012	Base Height 65' Max Height 69' (not inc rooftop features)
Floor Area Ratio 23.47A.013	Within Single-purpose structure 4.25 (42,036 sf) Within Mixed Use structure 4.75 (46,982 sf)
Setbacks 23.47A.014	A 15' setback is required for residential uses (from 13'-40' in height) across the alley from a residential zone. Each portion above 40' requires an add'l setback at a rate of 2' for every 10'. (adjacent multi-fam LR3 res?)
Landscaping 23.47A.016	A Green Factor scope of .30 or greater is required for (4) or more units
Amenity area 23.47A.024	5% gross floor area in residential use required

8.0 Design Guidelines

CS1 Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

ii. Use natural systems and features of the site and its surroundings as a starting point for project design.

iii. Design Departures may be considered when designing for the protective measures listed above.

III. Landscape Design to Address Special Site Conditions Entire Planning Area:

The landscape design should attempt to re-inject into the ground water resource the run-off from buildings, sidewalks, streets, parking lots and large paved areas by using surfaces which allow filtration, grassy swales or other types of water runoff courses, landscaped detention areas or permeable detention vaults and other associated treatments to filter run-off and retain it.



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CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

h. Locating features such as open space on the zone edge to create further separation and buffering from the less intensive zone

i. Avoiding placing decks, patios and windows in direct view of neighboring residences to preserve privacy

l. Setting back the structure from the property line of less intensely zoned areas

iii. Hub Urban Village:

a. Along commercial streets employ simple, yet varied masses, and emphasize deep enough window openings to create shadow lines and provide added visual interest. Monolithic buildings lacking articulation are discouraged

d. where there are zone edges between commercial and residential parcels, a vegetated buffer is encouraged between the differing zones.



8.0 Design Guidelines

PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

II. Human Activity Hub Urban Village

- i. For large developments, consider pulling back from the street edge for open spaces, such as plazas or gracious forecourts, provided continuity of the building definition of the street is not excessively interrupted along the majority of the block.
- ii. Maximize the solar exposure of open spaces to the extent possible.
- iii. Locate open spaces intended for public use at/or near street grade to promote a physical and visual connection to the street and sidewalk



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DC2 Architectural Concept

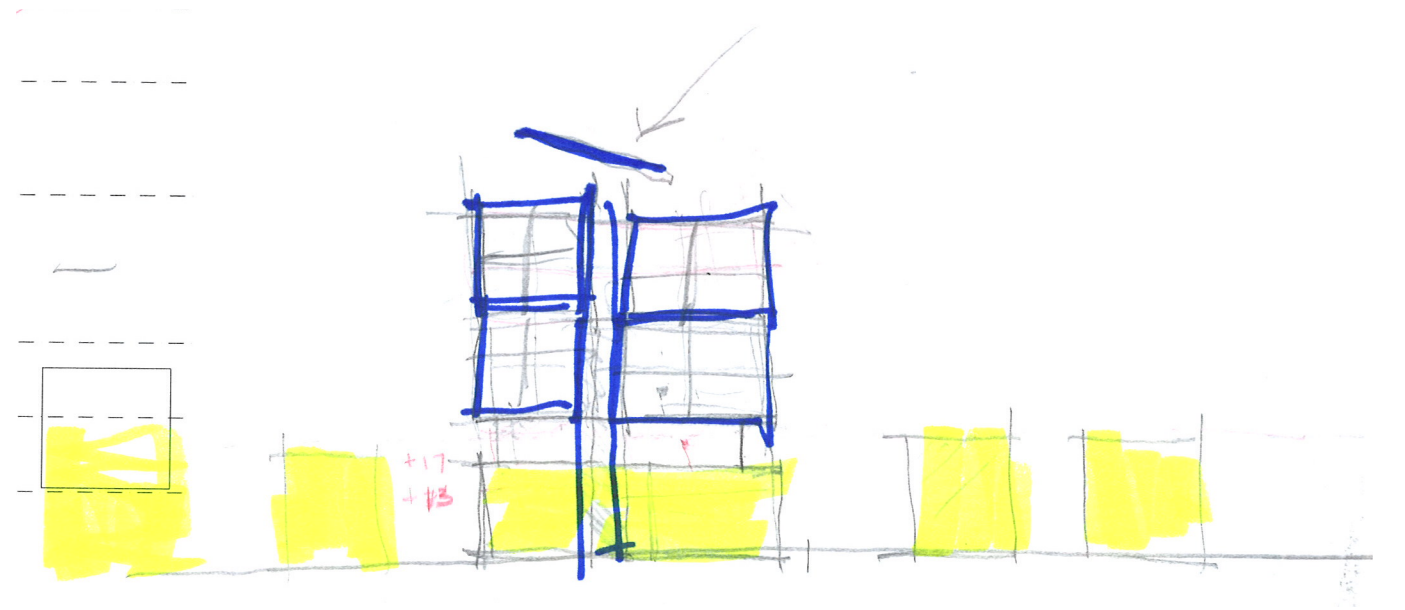
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

II. Human Scale

- i. Multi-tenant Occupancy
- ii. Generous Street Level Windows
- iii. Distinguish between ground floor and upper levels.
- v. use design elements to add interest and given a human dimension
- vi. provide continuous overhead protection for pedestrians

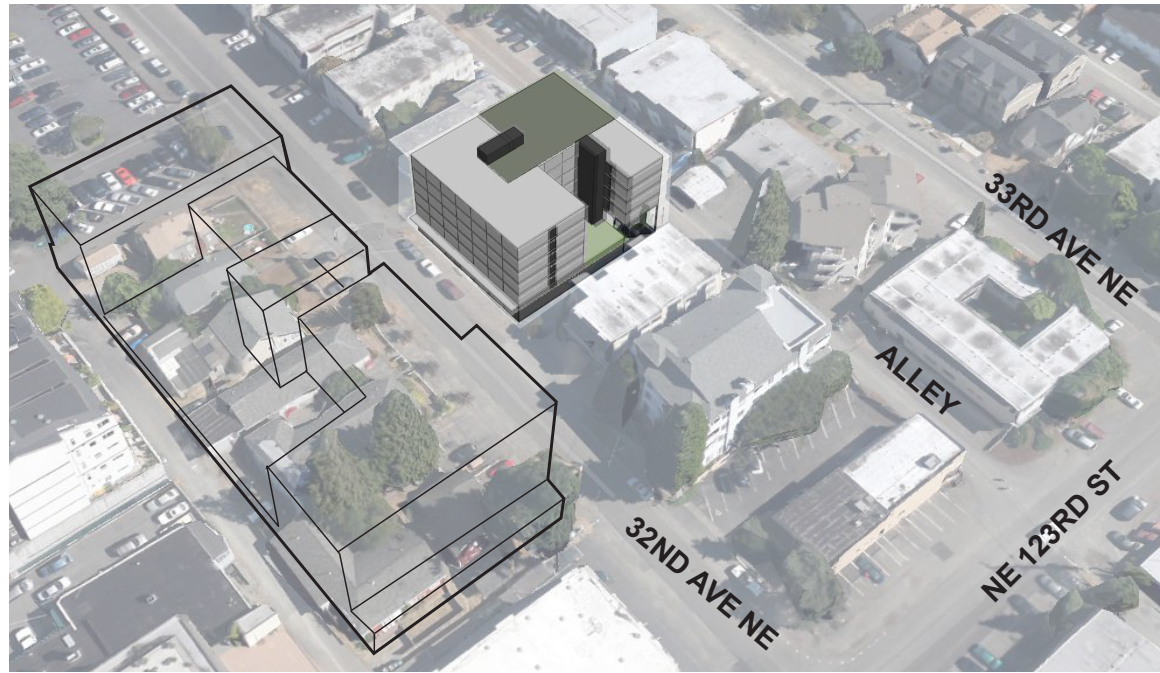
III. Architectural Concept and Consistency

- i. Hub Urban Village
 - a. clear set of proportions. exhibit a sense of order
 - b. hierarchy of vertical and horizontal elements. use materials to unify building as a whole
 - c. provide a clear pattern of building openings. recessed windows are encourage to create shadow lines



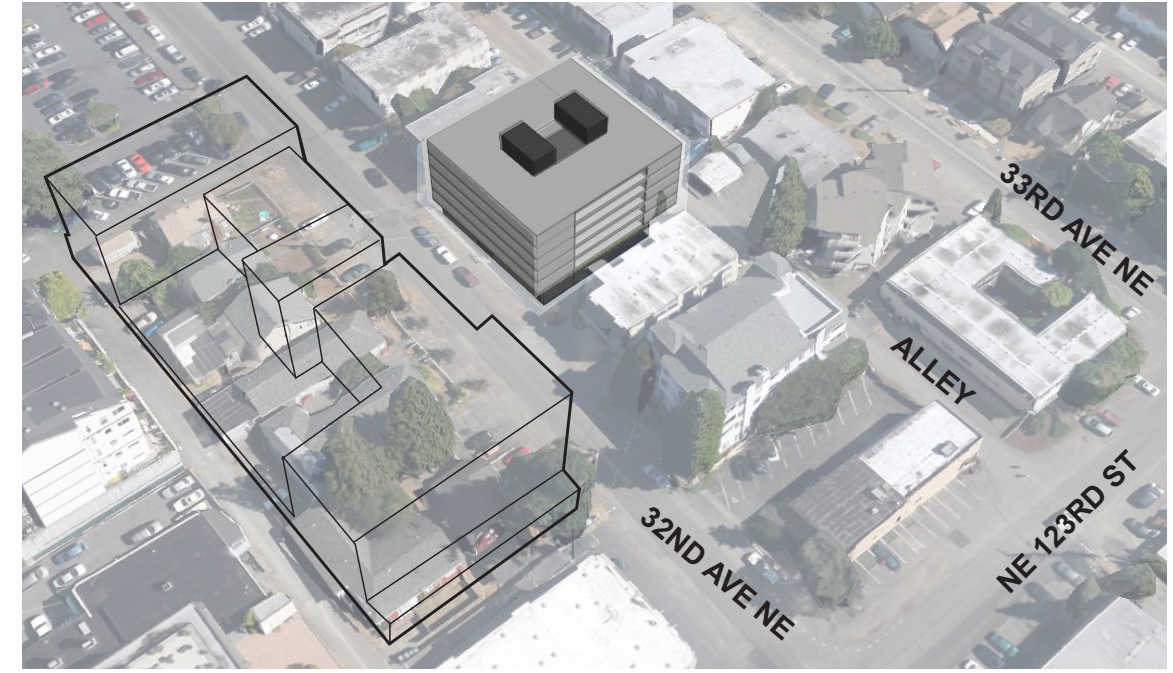
9.0 Architectural Concepts

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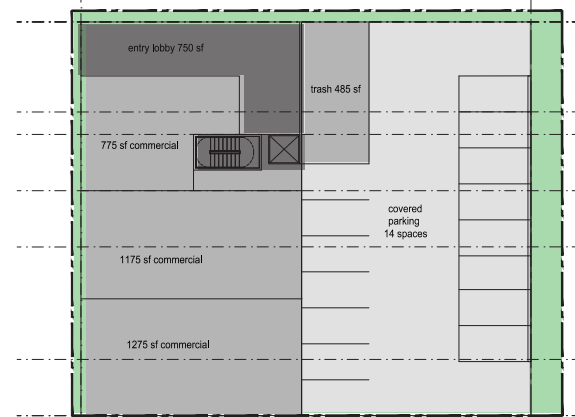
Pros:
Maximum number of units, access to light and air from the south

Cons:
Reduced parking, undesirable interior units, reduced side setback to the south.

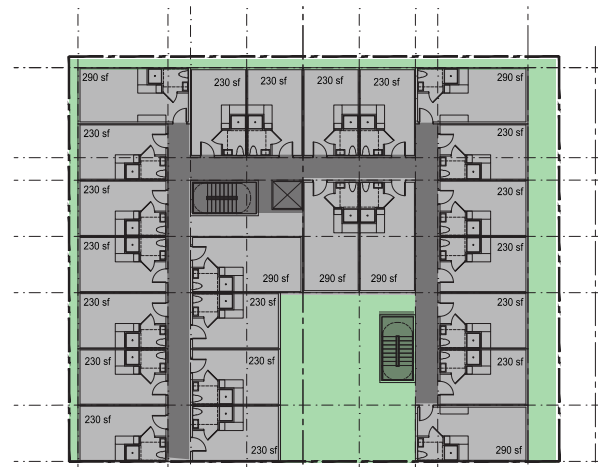


Pros:
Interior Units have desirable views & access to exterior space.

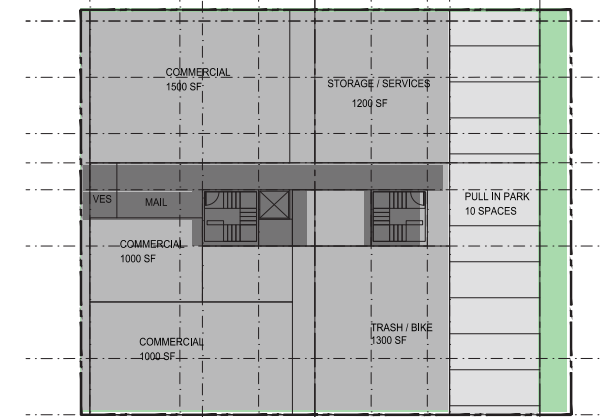
Cons:
Inefficient Core in middle of building
Reduced Parking
Minimal setbacks



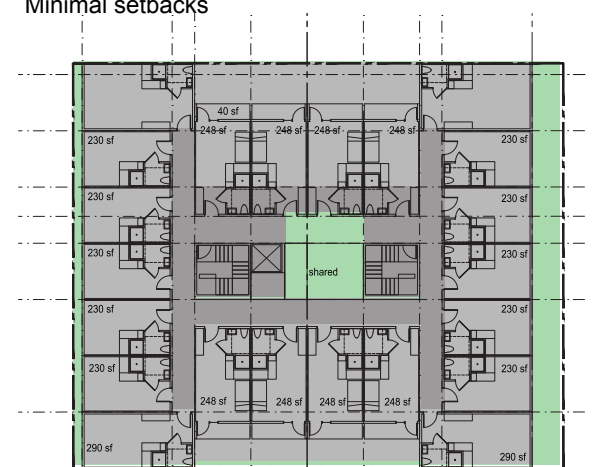
GROUND FLOOR PLAN



2-5 FLOOR PLAN



GROUND FLOOR PLAN



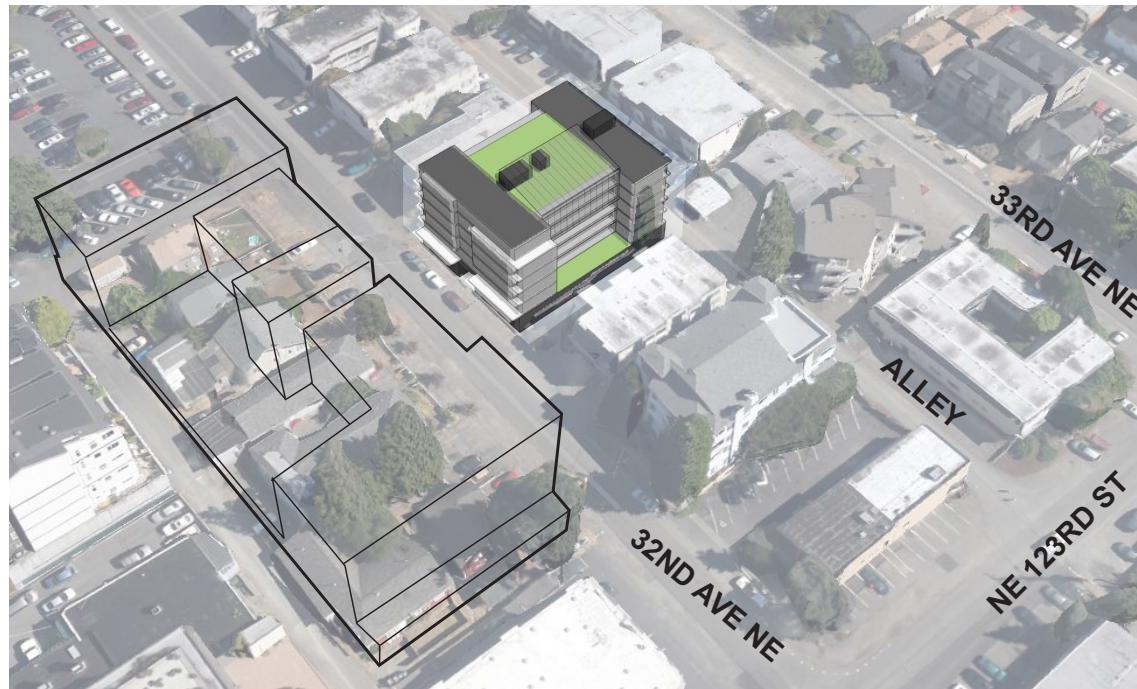
2-5 FLOOR PLAN

Massing Alternative 1 - Croissant

Massing Alternative 2 - Donut

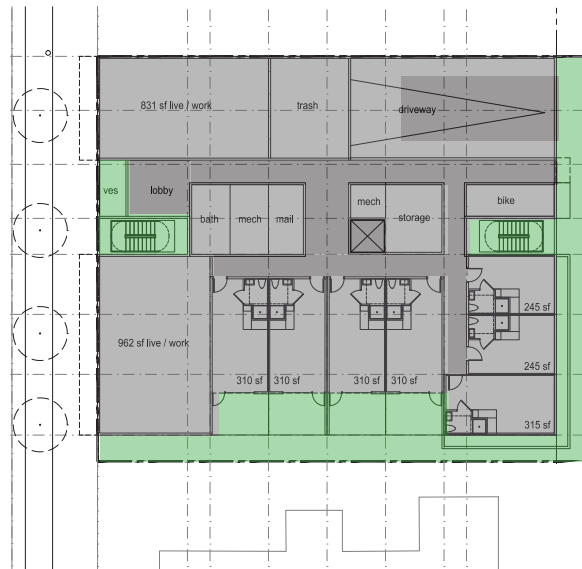
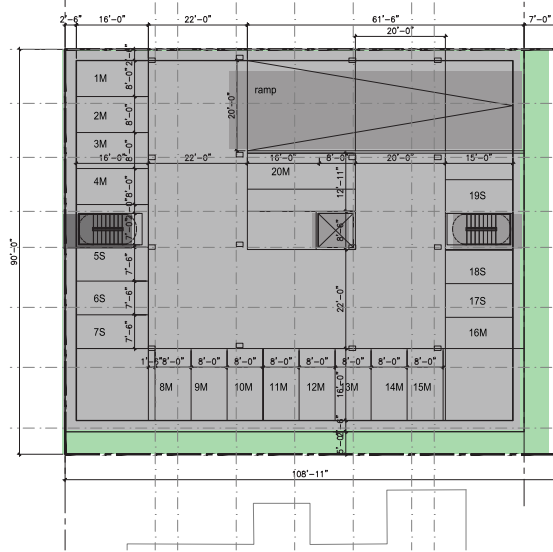
9.0 Architectural Concepts

Early Design Guidance - GreenLofts Lake City

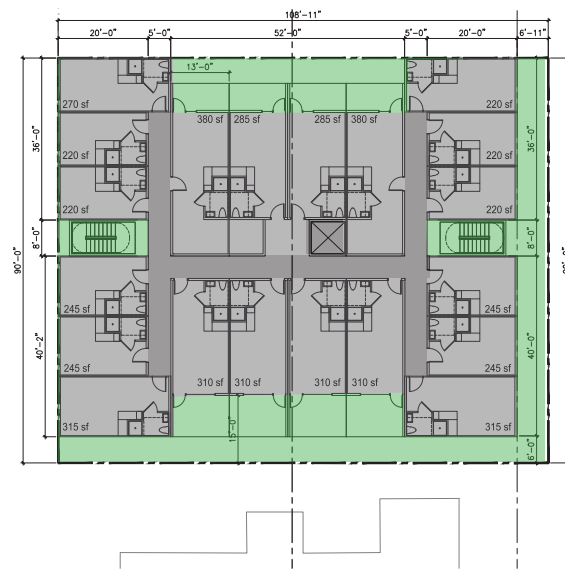


Pros:
Increased parking, Increased south setback,
Increased exposure to light and air

Efficient core allows for middle units to have
access to private balconies



Cons:
Building to the front and north property lines



Alternate A

Pros:
Maximum number of units, access to light and air from
the south

Cons:
Reduced parking, undesirable interior units,
reduced side setback to the south.

Alternate B

Pros:
Interior Units have desirable views &
access to exterior space.

Cons:
Inefficient Core in middle of building
Reduced Parking
Minimal setbacks

Alternate C (preferred)

Pros:
Increased parking, Increased south setback,
Increased exposure to light and air

Efficient core allows for middle units to have
access to private balconies

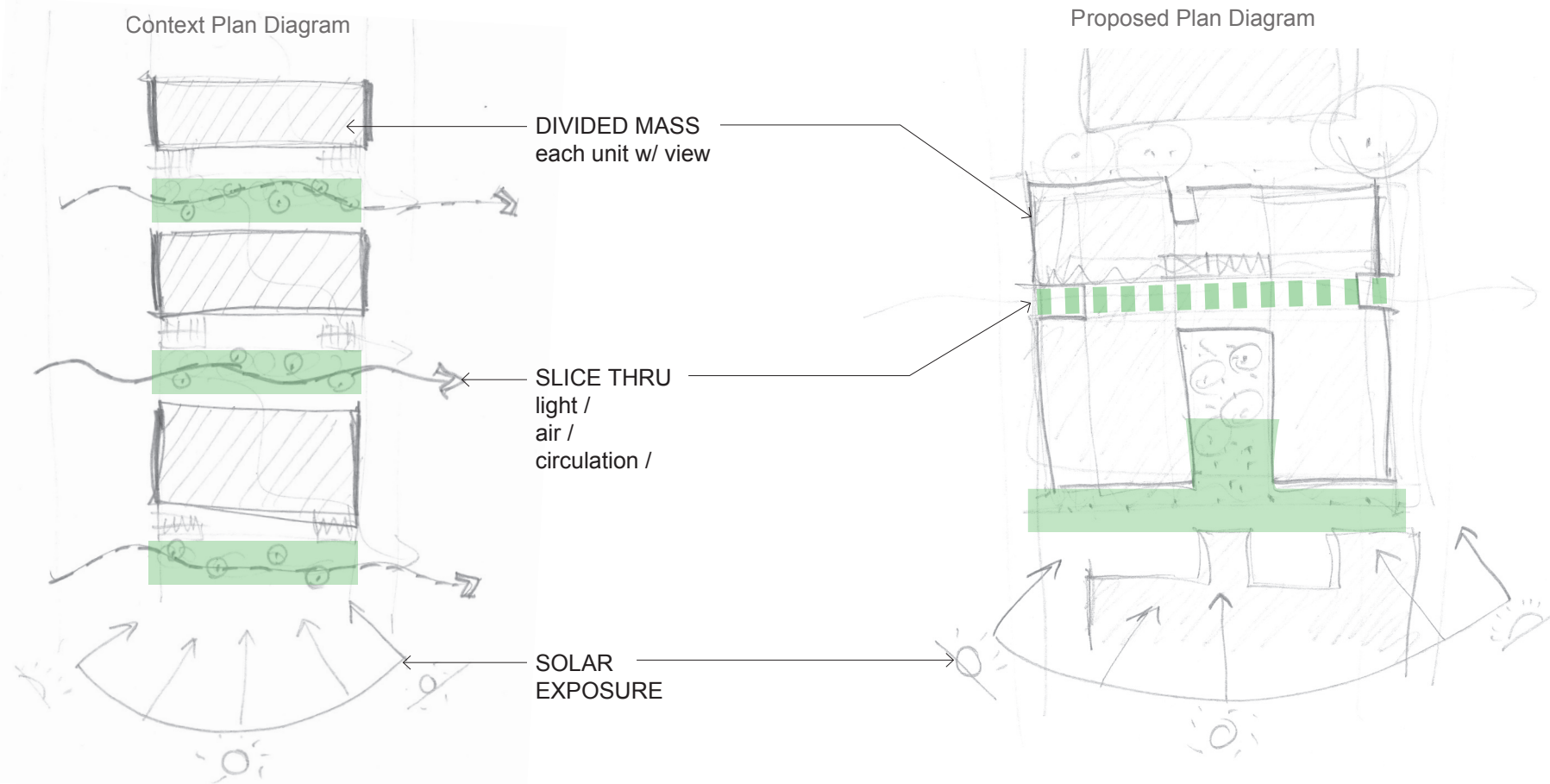
Cons:
Building to the front and north property lines

Massing Alternative 3 - Bearclaw (preferred)

Summary

9.0 Architectural Concepts

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Plan Diagram



Apartments to the North

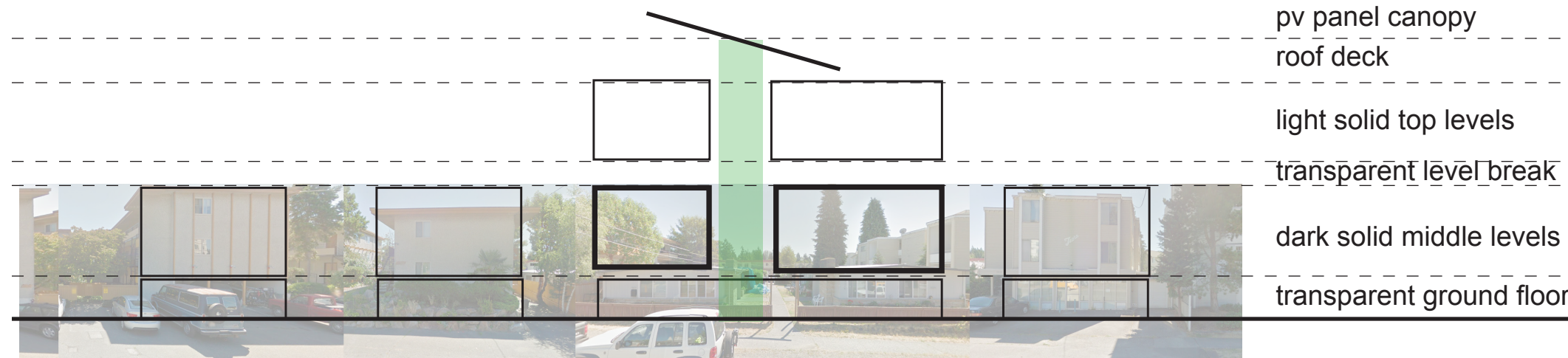
Inspired by its context, the plan of the project was generated by the need for ease of circulation and access to light and air for each unit. The plan features a linear circulation path through the project with exterior stairs at the street and alley edges.

At each corner of the project is an anchoring volume that is divided by circulation (running east / west) and the "green screen" of recessed balconies and exterior space (running north / south)

The massing of the project was derived from its context. The neighboring buildings to the south of the project feature an open ground floor, which will be carried through into this project in the form of a transparent commercial ground floor.

The neighbors to the south and north are at 3-4 stories tall. Due to the transitional nature of this block of Lake City, this project aims to reference the heights of the existing buildings in its facade and keeping that same rhythm as it extends to its upper floors.

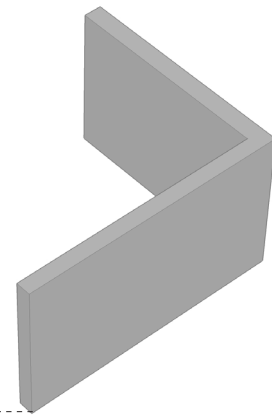
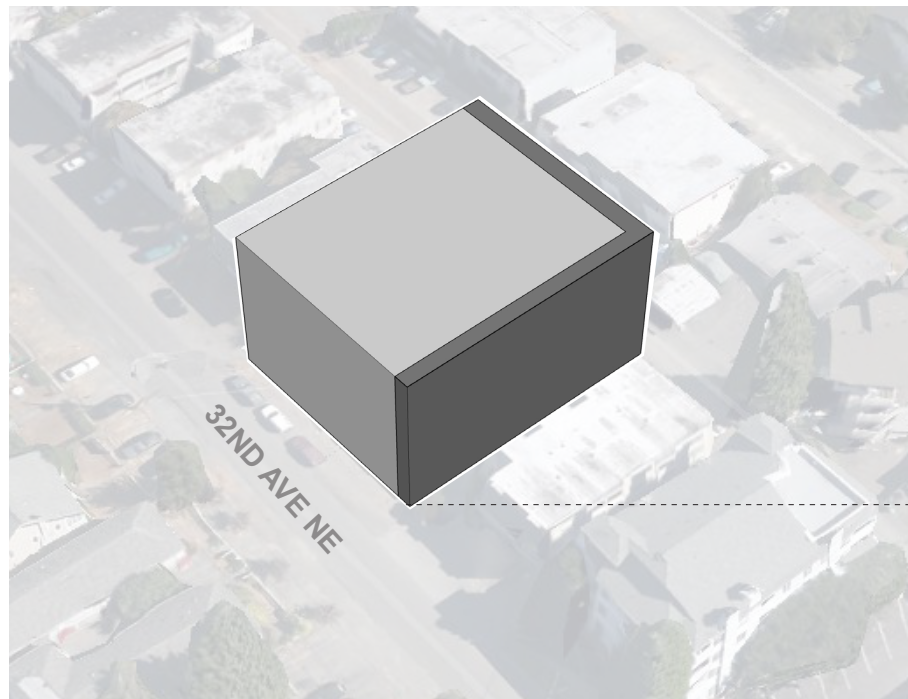
The top of the building will feature a roof top deck along with a solar canopy, which will act as both a performative element of the building but also serve as a landmark to the surrounding context when seen from afar.



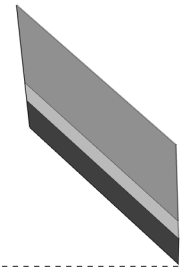
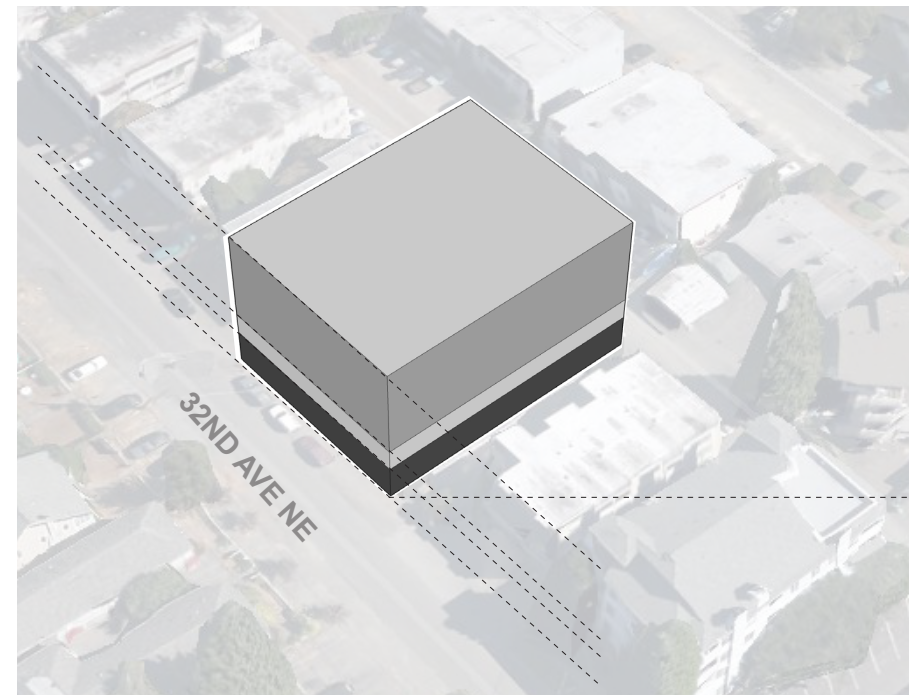
Elevation Diagram

9.0 Architectural Concepts

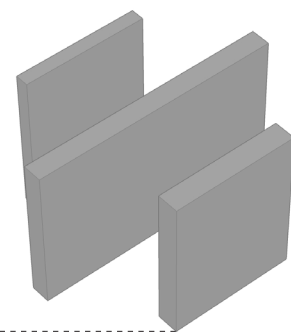
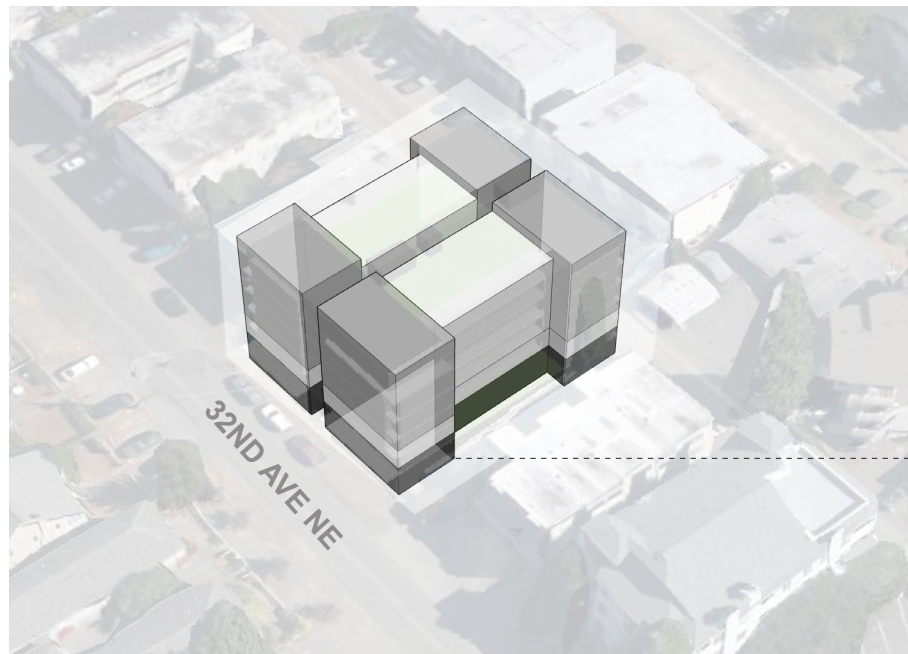
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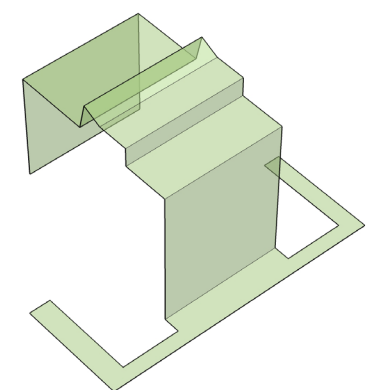
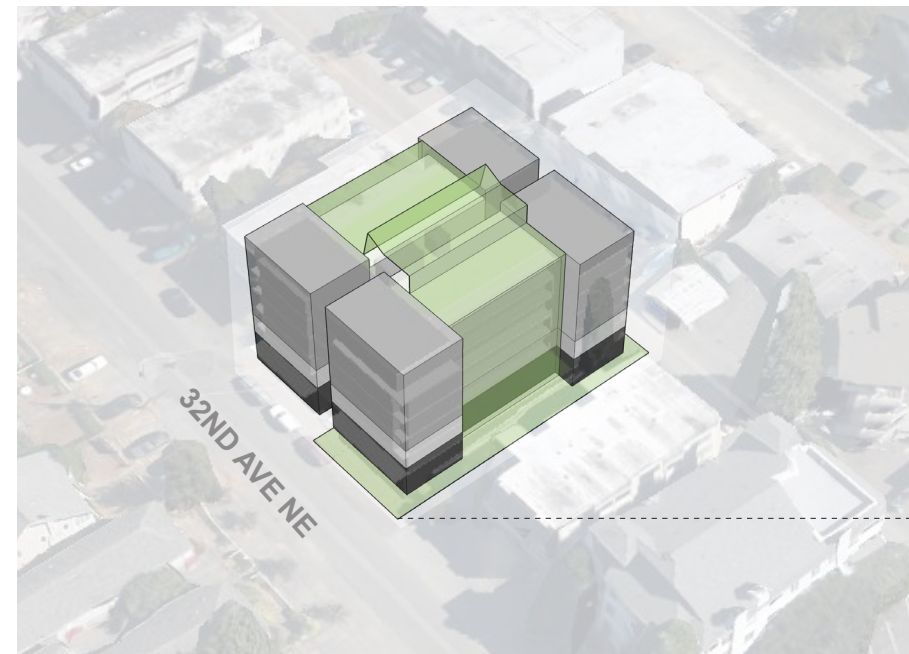
STEP 1 - REMOVE SIDE & REAR SETBACKS
Observe side and rear setbacks as well as 65' height limit. Push to north and front property lines.



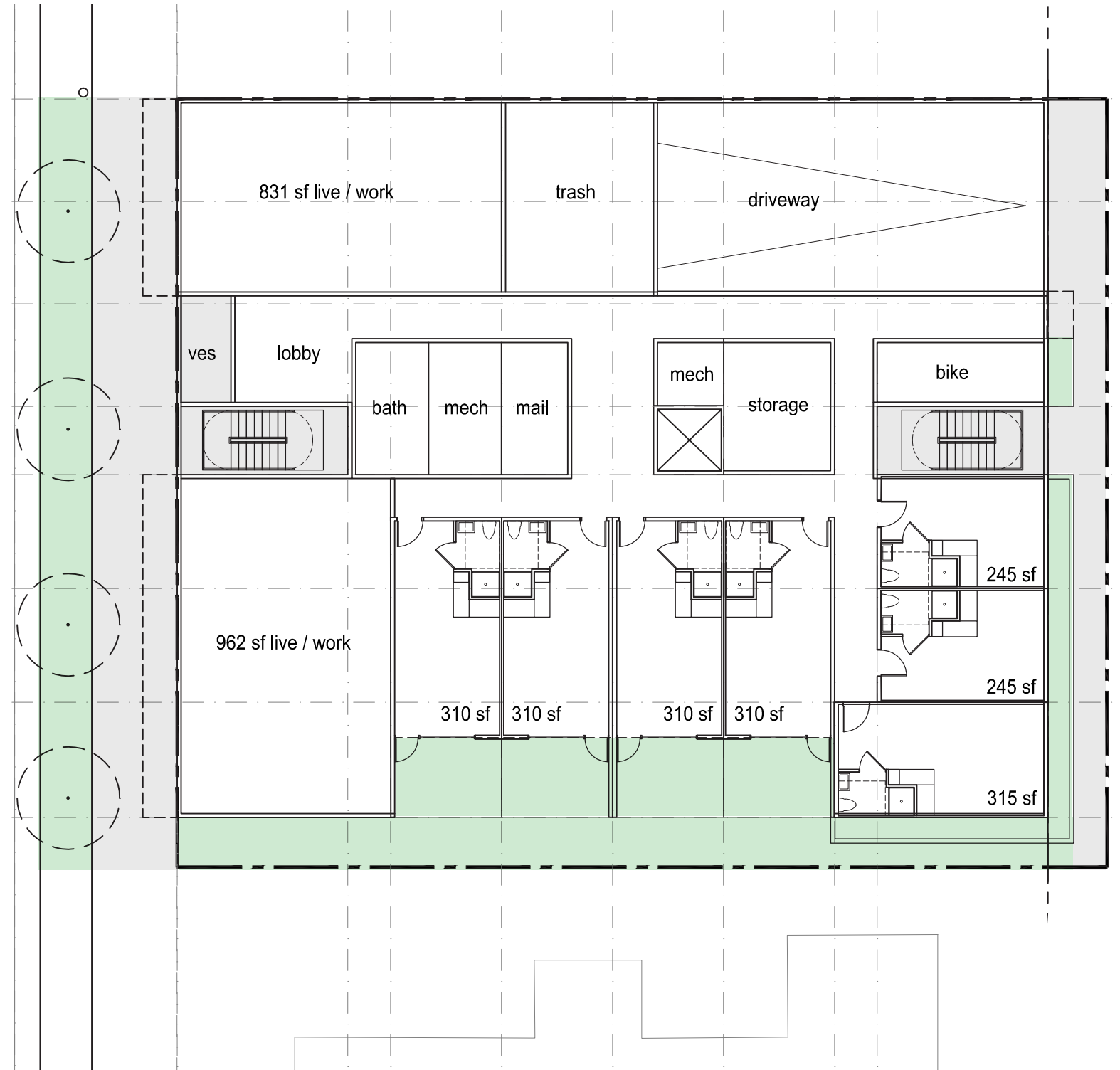
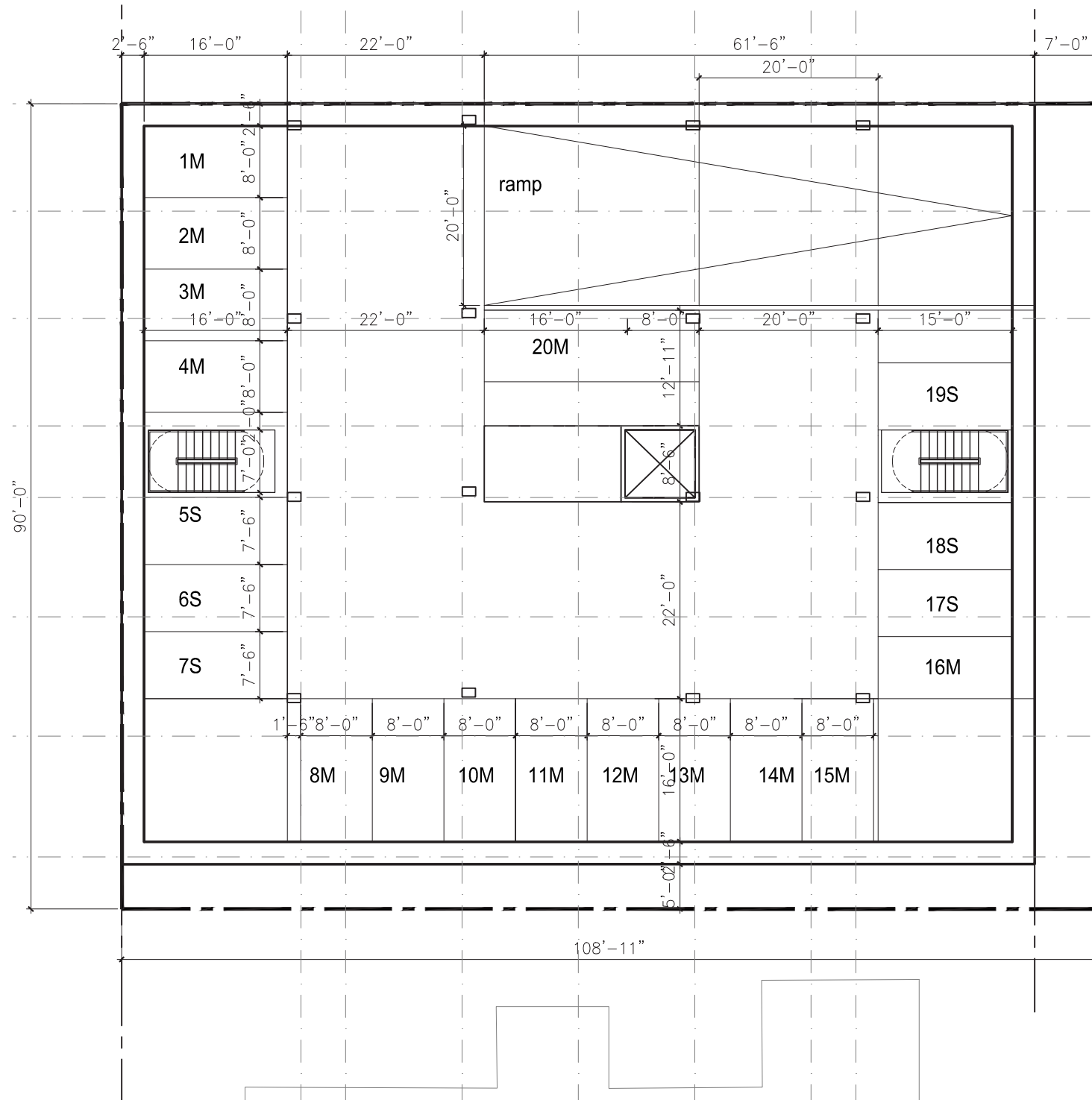
STEP 2 - BASE MIDDLE TOP
Relate to contextual elevations of neighboring structures



STEP 3 - REMOVE MASS AT SIDES / CENTER
Create a slice through the project for circulation and remove portions of the sides for private outdoor space

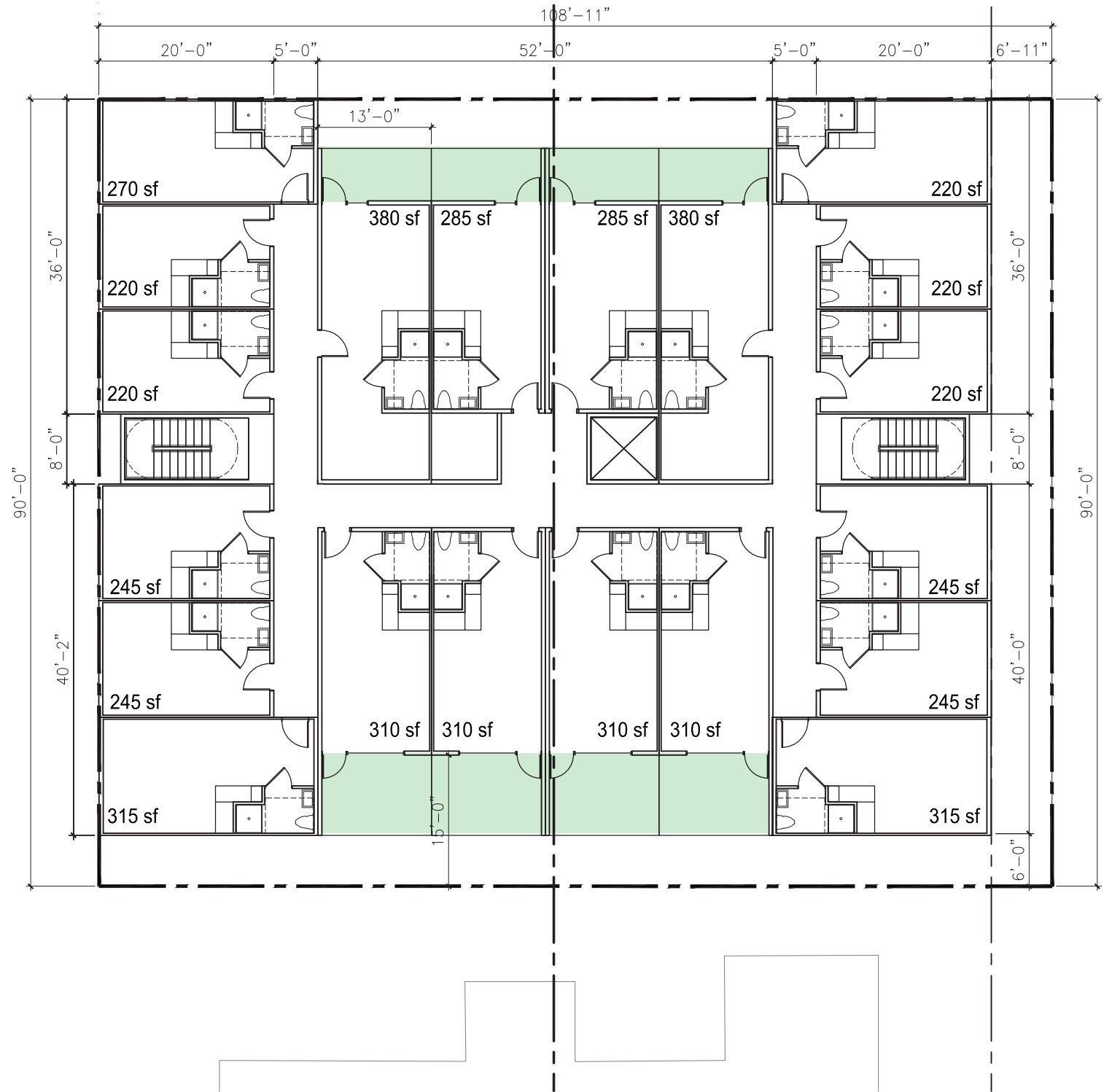


STEP 4 - GREEN CARPET
Create landscaping opportunities throughout the middle portion.

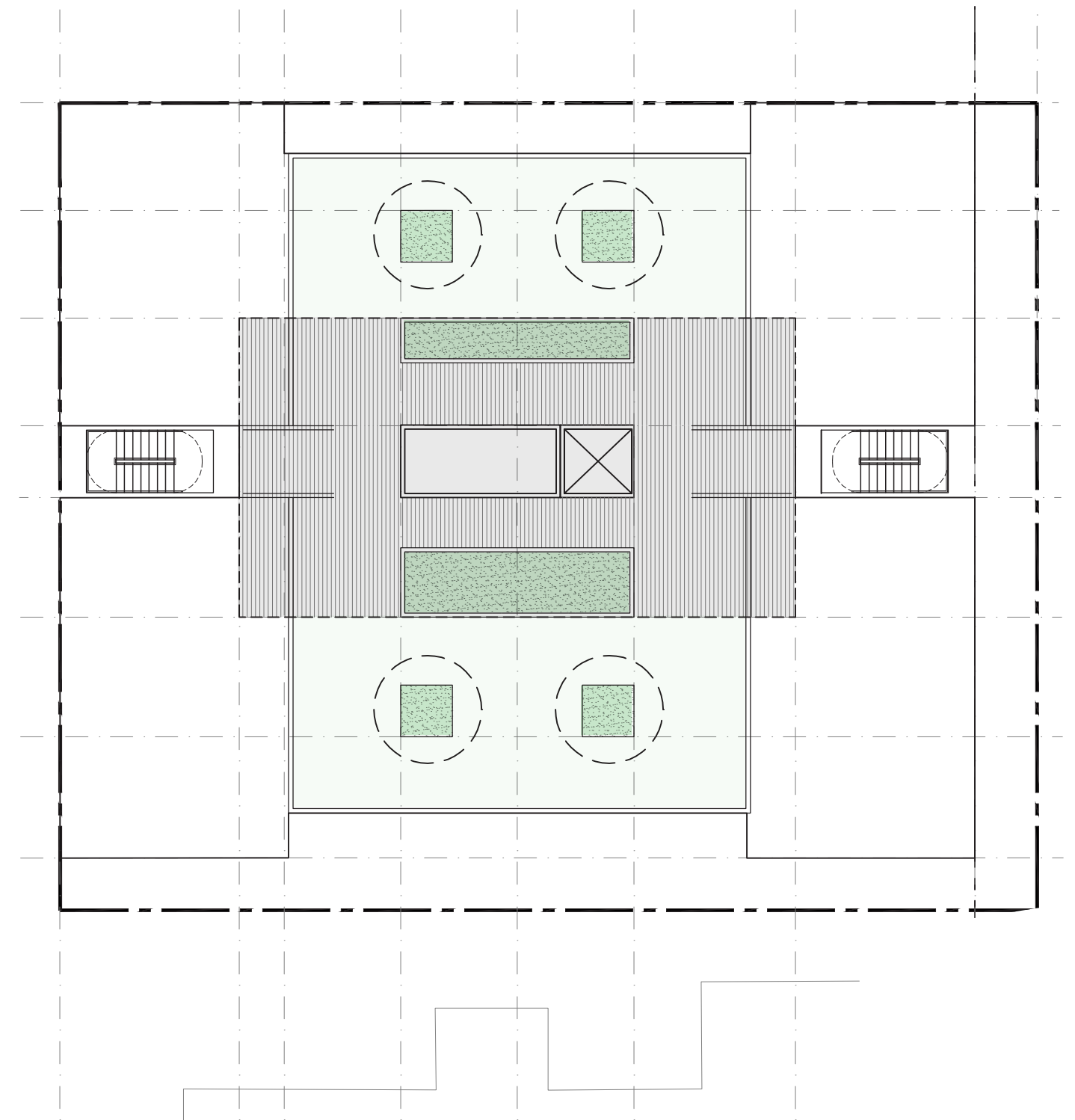


9.0 Architectural Concepts

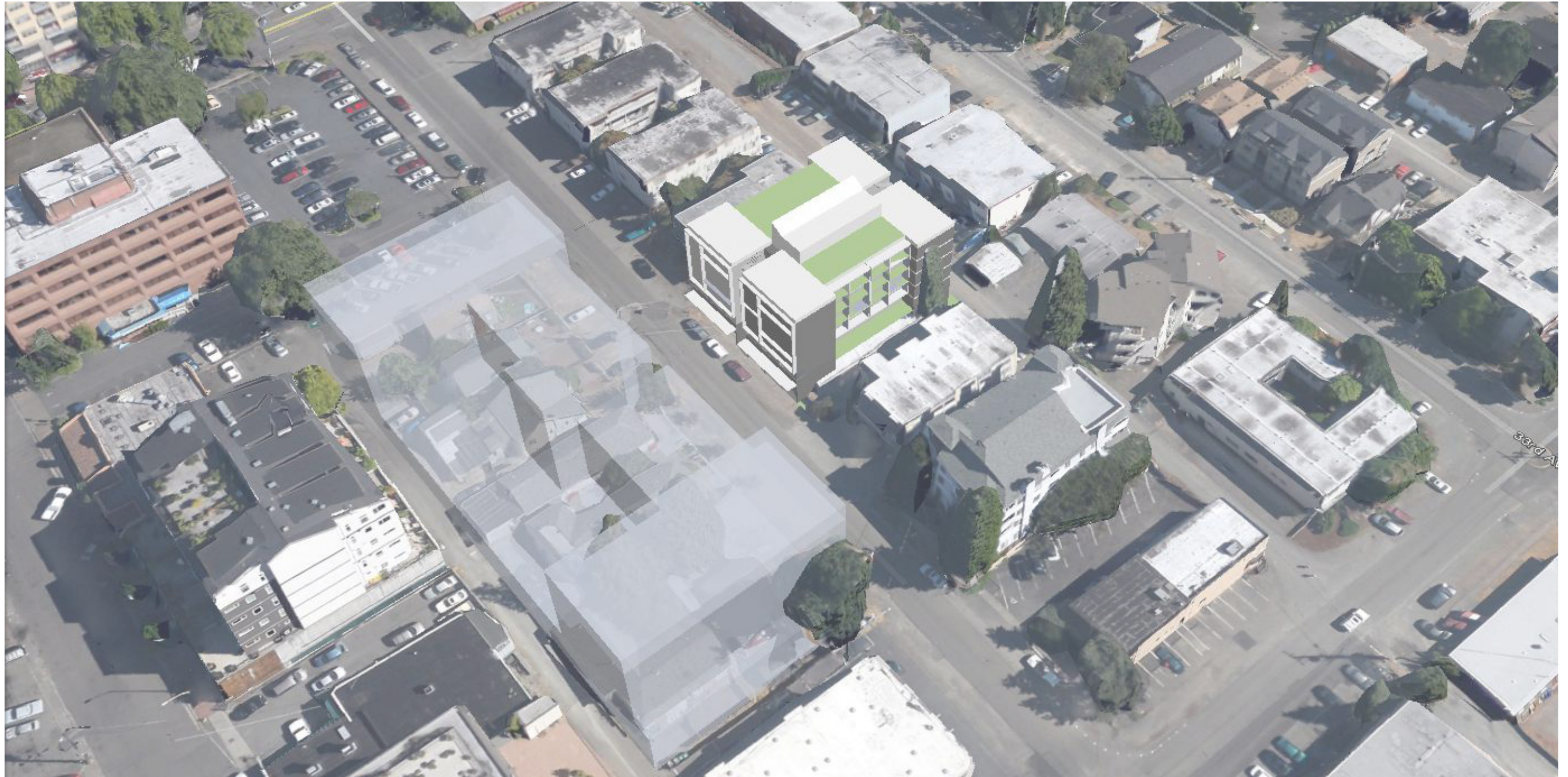
Early Design Guidance - GreenLofts Lake City



Typical Floor Plan



Roof Level Plan



10.0 Departures

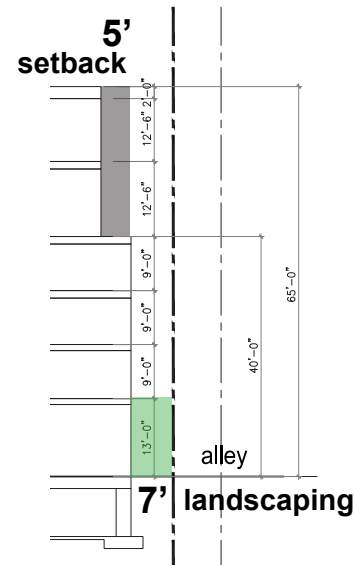
We are requesting a departure from the rear setback requirements per SMC 23.47A.014.B.3.b:

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 (Exhibit C for 23.47A.014)

Rationale

We are requesting that the top two floors are allowed to depart from the 5'-0" setback due to the ground floor relief from the rear property line. Currently the ground floor is setback 7'-0" from the rear alley setback and that space has been allocated for landscape and hardscape to help improve the quality of the alley, which is a design goal of the community.

Because we are providing space at the base of the building to improve the atmosphere of the alley we are requesting relief from the top setback.



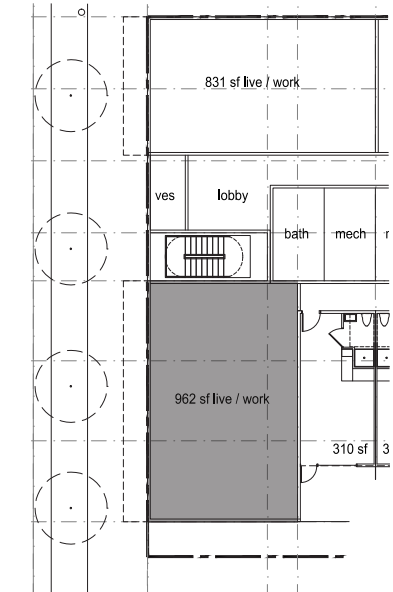
Early Design Guidance - GreenLofts Lake City

We are requesting a departure from the Lake City live/ work requirements per SMC 23.47A.004.G.3:

In the Lake City and Bitter Lake Village Hub Urban Villages, live-work units shall not occupy more than 20 percent of the street-level street-facing facade.

Rationale

We are requesting that live work units occupy greater than 20% of the street level street facing facade. Due to the transitional nature of this neighborhood, live / work units are a desirable use to help in the transition. These street facing units can be later transitioned into commercial spaces once the street and neighborhood can support the commercial use. We are requesting live work units along 50% of the street facing facade.



We are requesting a departure from the average commercial depth requirements per SMC 23.47A.008.B.3.:

Height and depth provisions for new structures or new additions to existing structures. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.

Rationale

We are requesting that the southern commercial space be allowed to have an average commercial depth of 25'-0" rather than the required 30'-0". We are requesting this relief because the commercial space to the north has an average setback of 38'-0", which would yield an overall average setback of 31'-6".

