



# Bridge Way Mixed Use





DEVELOPMENT OBJECTIVES

A **5-story** building of  
12,500sf of **Apartments** 18 Units over  
3500sf of **Live•Works** 5 Units over  
**No Parking** promoting urban living

PROJECT GOALS

Continue to  
**Make Mornings Better**  
Premier Urban Living in the Area  
  
Promote **Small Buisness**  
  
**Gateway** to commercial core



PROJECT DATA

OWNER:	JEFF AND CAREY STEINGRABER
DPD PROJECT # LAND USE	3018230
DPD PROJECT # CONSTRUCTION	TBD
PROJECT DESCRIPTION:	"DEMO EXISTING 1 STORY OFFICE BUILDING"
BUILDING	CONSTRUCT 4 STORY MIXED USE
BUILDING"	
PARCEL:	1825049036
PROJECT ADDRESS:	3860 BRIDGE WAY N SEATTLE, WA 98103"
ZONE:	C1-40
URBAN VILLAGE OVERLAY:	Fremont (Hub Urban Village)
LOT SIZE:	4784 sf
FAR (All Residential):	3
	14352 sf
FAR (Mixed Use):	3.25
	15548 sf

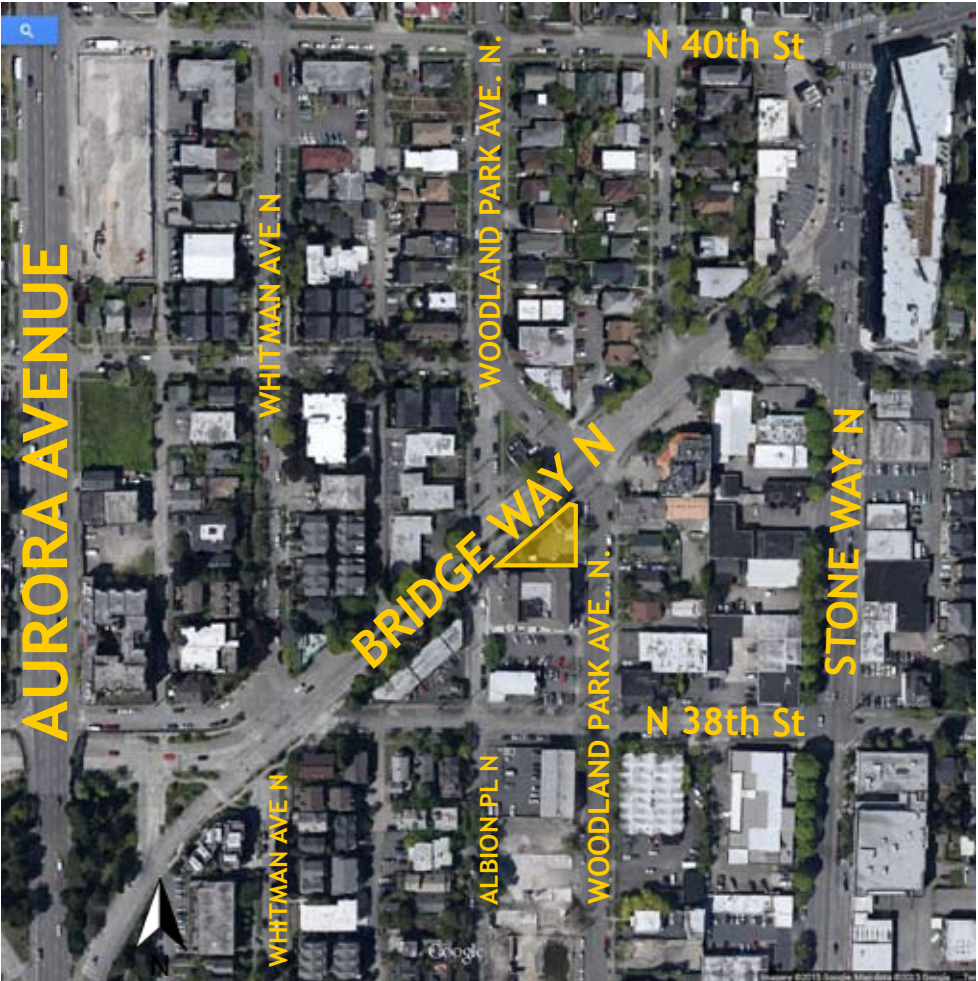


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SMC 23.47A.004 PERMITTED USES

G Live-work Units are permitted outright

SMC 23.47A.008 STREET LEVEL DEVELOPMENT

A2 Blank facades: Provide windows, doors, stairs, decks, screening

Max blank facade = 20'

B Transparency:

a. 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

b.Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30 inch depth.

E When a live-work unit is located on a street-level street-facing facade, the provisions of subsections 23.47A.008.A and 23.47A.008.B apply, and the portion of each such live-work unit in which business is conducted must be located between the principal street and the residential portion of the live-work unit.

SMC 23.47A.012 STRUCTURE HEIGHT

A Maximum Height = 40' per Official Land Use Map

A1 a. The height of a structure may exceed the otherwise applicable limit by up to 4 feet, when

a) A floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level"

C2 Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher.

C4 f. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.

SMC 23.47A.013 FLOOR AREA RATIO

Table A 3. Total FAR permitted for Mixed Uses = 3.25

D The following GFA is not counted toward maximum FAR:

D1 All gross floor area underground;

D2 All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access;

SMC 23.47A.014 SETBACK REQUIREMENTS

Zero

SMC 23.47A.016 SCREENING AND LANDSCAPE STANDARDS

A2 Green Area Factor Requirement. Landscaping that achieves a green factor score of .30 or greater is required for any new structure greater than 4 dwelling units or 4000sf

SMC 23.47A.024 RESIDENTIAL AMENITY AREA

A 5 percent of GFA in residential use.

SMC 23.53.035 STRUCTURAL BUILDING OVERHANGS

B These include bay windows, balconies, and other projections into and over public places and

1. Require an annual permit from the SDOT

2. shall be removable per Title 15.

3. shall not be part of the essential building structure or contain building systems, such as plumbing.

4. Vertical clearance: 8'

5. Depth: The maximum horizontal projection= 3 feet

6. Transparency: 50% vertical surfaces of the bay window.

Min. 60% shall be on the vertical surface most parallel to the property line

7. Length: The maximum length =15 feet

8. Bay window and balcony combinations: max length = 18 feet

9. Separation: The min. separation between bay windows, between balconies = 8'

SMC 23.54.040 SOLID WASTE & RECYCLABLE MAT'L STG.

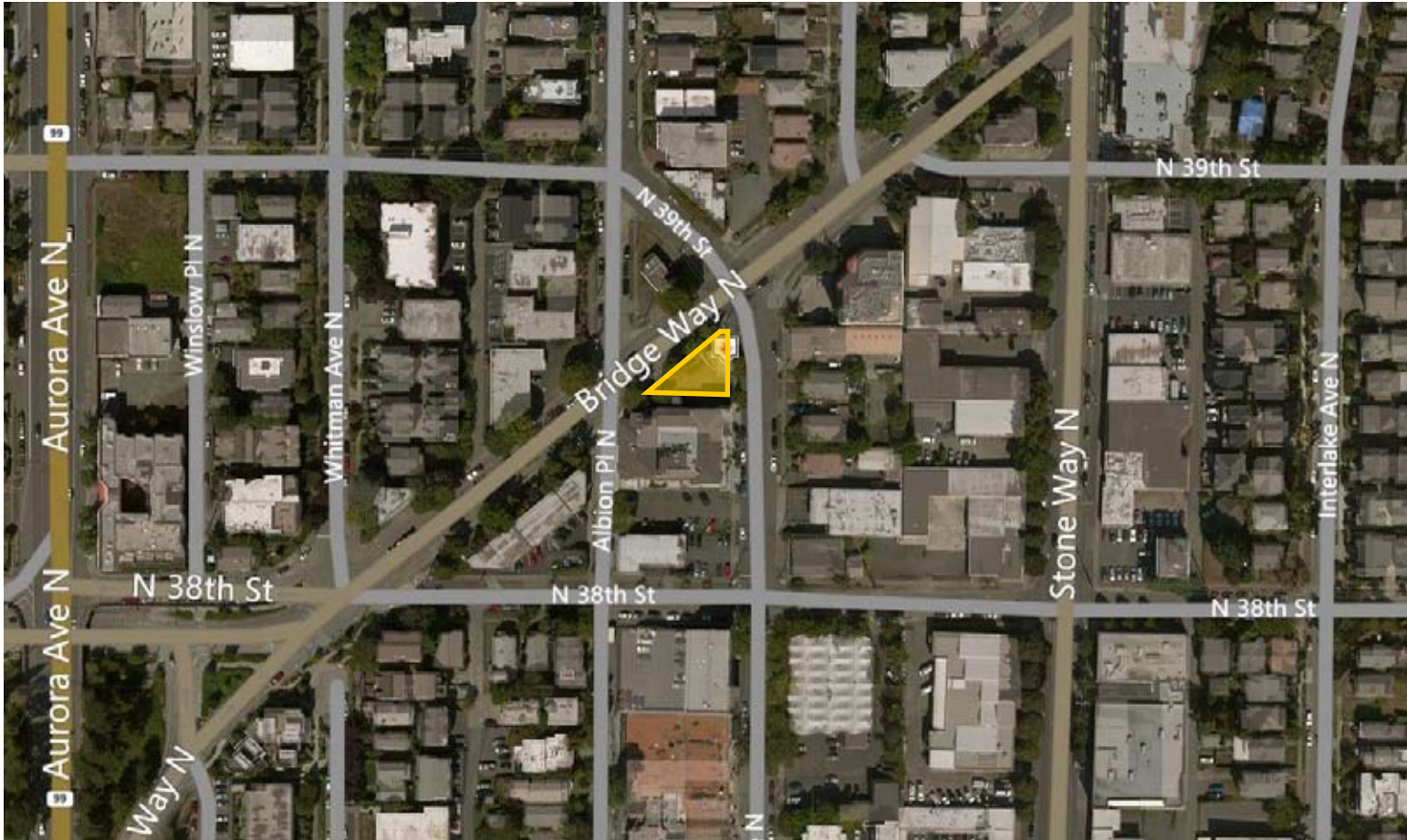
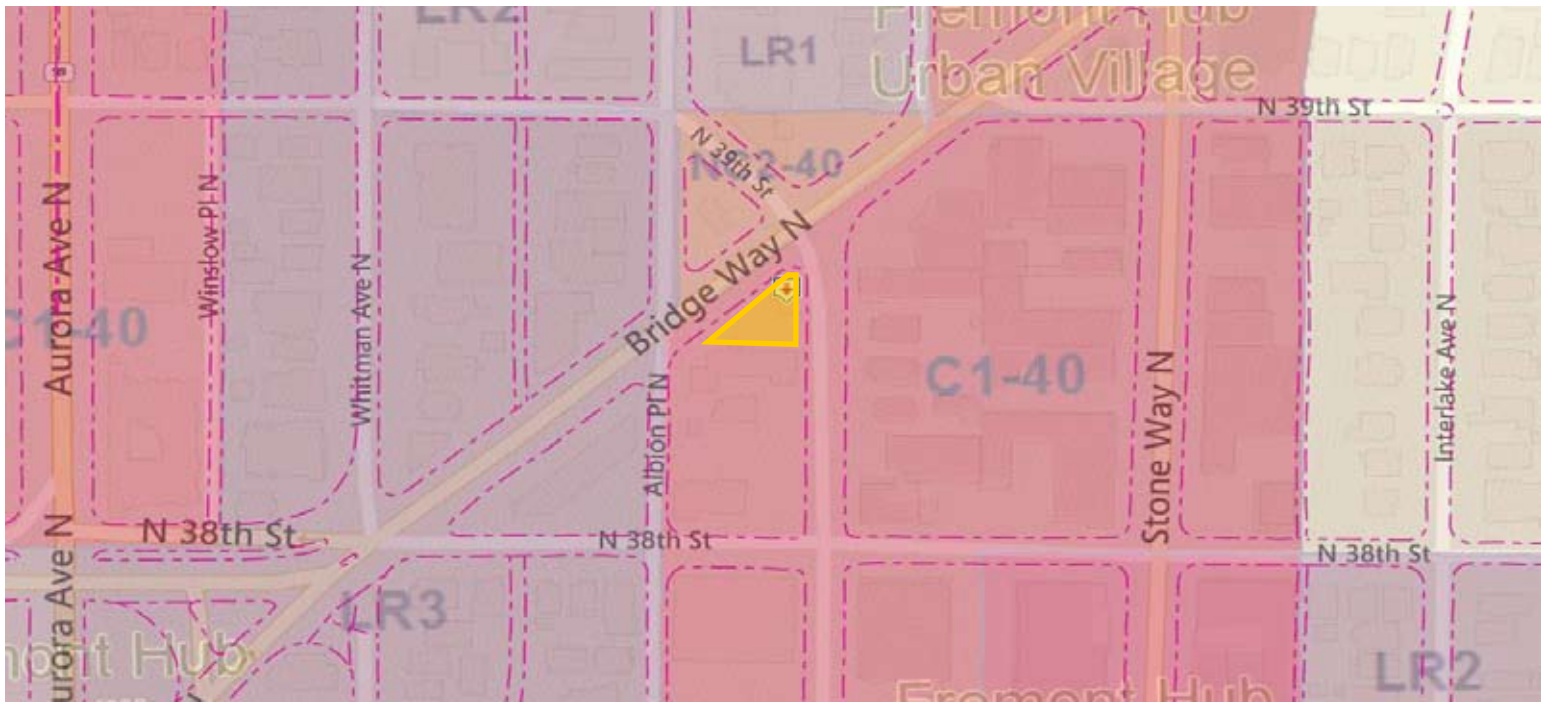
Pre-Approved thru coordinations with Liz Kain at SPU.

SMC 23.54.015 BICYCLE PARKING

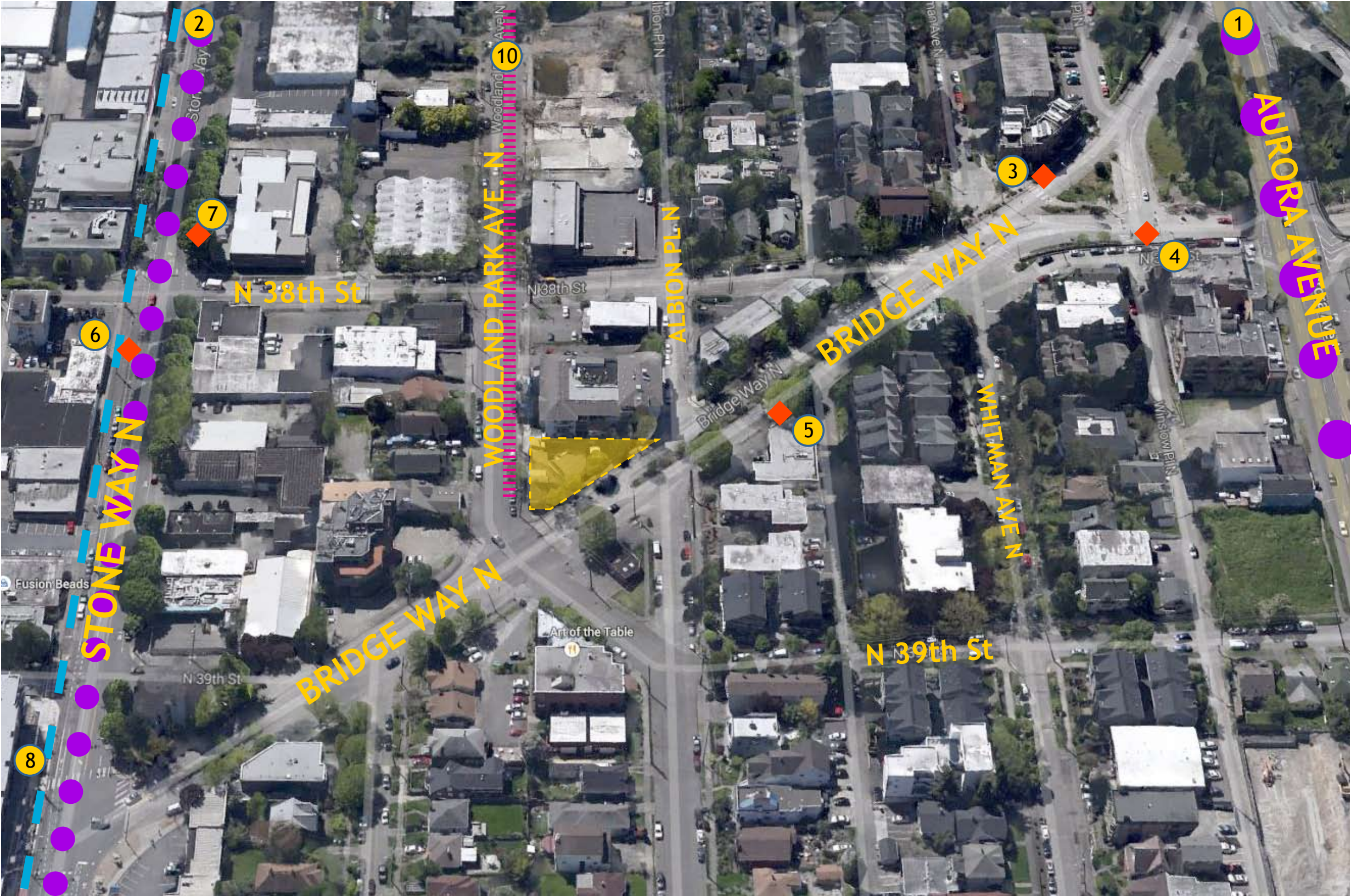
K. Bicycle parking.

Table E "D.2 - Residential - 1 per 4 units

A.6 - Sales and services, general 1 per 12,000 sq ft (long term) 1 per 4,000 sq ft;







- VEHICULAR TRAFFIC FLOW** ●●●●●●●●  
(per WSDOT Traffic Flow Maps 2013)  
Average Annual Weekday Traffic  
1 Aurora Ave 56,000  
2 Stone Way N 12,500
- MASS TRANSIT STOPS** ◆  
(Within 4 min. walk from site)  
3 Bus 16 / Northgate  
Bus 26 / East Green Lake  
Bus 82 / East Green Lake  
4 Bus 5 / Shoreline; Greenwood  
5 Bus 16 / Downtown; Wallingford  
6 Bus 31/ University District; Fremont  
Bus 32 / University District; Fremont  
7 Bus 31/ Central Magnolia; Fremont  
Bus 32 / Seattle Center; Fremont
- BICYCLE** ———  
8 On Street Bicycle Lane  
9 Bicycle
- PEDESTRIANS** |||||  
10 Pedestrian Friendly adjacent to Site



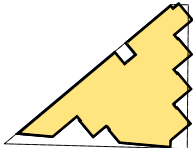


WEST SIDE OF WOODLAND PARK AVENUE



EAST SIDE OF WOODLAND PARK AVENUE - ACROSS THE STREET FROM THE PROJECT SITE

CONTEXT **6** ANALYSIS







NORTH SIDE OF BRIDGE WAY - ACROSS THE STREET FROM THE PROJECT SITE



SOUTH SIDE OF BRIDGE WAY

CONTEXT **7** ANALYSIS

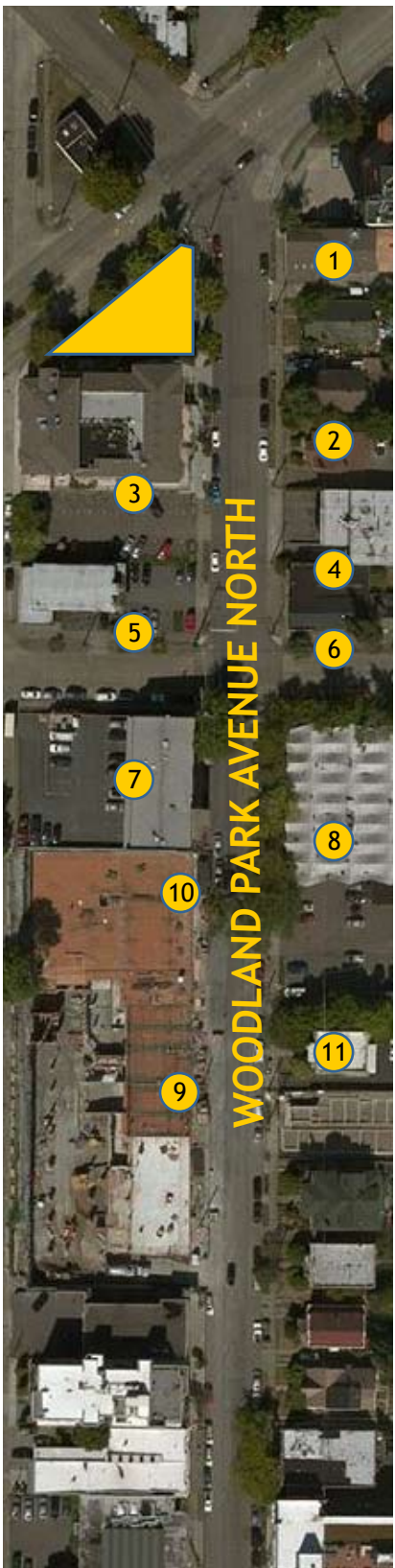


NEIGHBORING BUILDINGS

WOODLAND PARK AVENUE NORTH



SITE CURRENTLY UNDER CONSTRUCTION



- 1 Residential Houses
- 2 Site under development
- 3 Apartments
- 4 University Reprographics
- 5 SHKS Architects
- 6 Commercial Building
- 7 Commercial Building
- 8 McNeek and Associates
- 9 Apartment Building
- 10 Apartment Building

- ANALYSIS
- Ecclectic Street
  - Mix of commerical, residential, and industrial. Low amount of traffic
  - A street under development
  - Cohesive and quality designs not apparent
  - Variation of heights from one story to five.

CONTEXT 8 ANALYSIS



NEIGHBORING BUILDINGS

BRIDGE WAY NORTH

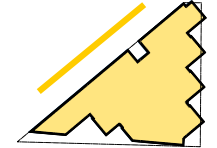


- 1 New Mixed Use Development
- 2 Apartment Building
- 3 New Mixed Use Development
- 4 Apartment Building
- 5 Site under development
- 6 Small Commercial: Restaurant and Cafe
- 7 Restaurant
- 8 Apartment Building
- 9 Apartment Building
- 10 Apartment Building
- 11 Townhomes

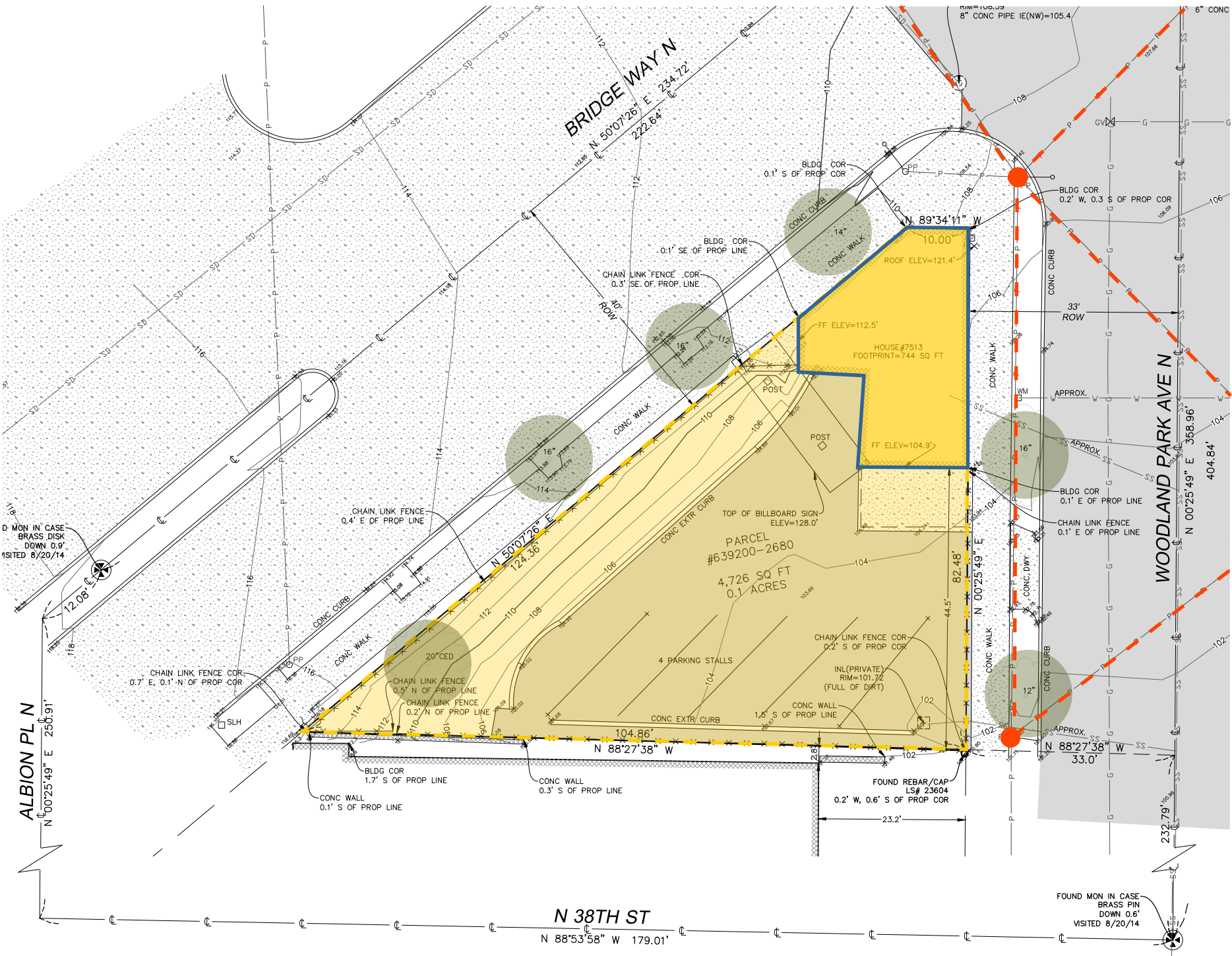
- ANALYSIS
- Ecclectic Street
  - Mix of commerical, residential, and industrial.
  - High traffic area. Direct offramp from Aurora Ave (route 99) northbound
  - Gateway to growth development area
  - Cohesive and quality designs not apparent with the notable exception of building '9'
  - Variation of heights from one story to five.
  - Noisy
  - North facing - limited sunlight
  - Not pedestrian friendly

CONTEXT 9 ANALYSIS

Early Design Guidance  
#3018230 • 13 April 2015







**SITE**  
Shape is a Triangle  
Site area is 4784sf.  
Frontage along Bridge Way N is 125 lf  
Frontage along Woodland Park N is 82 lf

**TOPOGRAPHY**  
The street frontage of the site drops from an elevation of 114' at the western point to an elevation of 102'.

The elevation drop from midpoint on Bridge Way (elev. 113') to midpoint on Woodland Park (elev. 104') is approximately 9'-0"

**TREES**  
On Site: There is an existing 20" Cedar tree in the western most point of the property.

**Steet Trees:** Their are five (5) existing street trees have damaged the existing sidewalks. Four of the five trees will be removed and replaced with

**EXISTING BUILDINGS**  
There is one existing building, constucted in 1951. A Historic referral will be submitted to the Historic Preservation Board prior to scheduling the construction intake appointment.

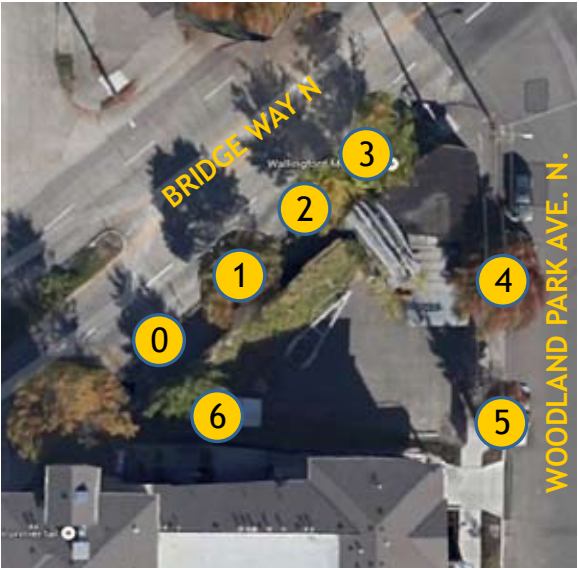
**UTILITIES**  
Powerlines exist along Woodland Park N.  
A Service Request Application has been submitted to SCL to bury the powelines in front of the property.

**EXISTING SIGNAGE**  
The overhead signage currently on site is rented by Clear channel and was a part of the prior LBA.  
The current lease states that the owner needs to provide 30 days notice prior to removal.

**LEGAL DESCRIPTION**  
PARCEL A SEATTLE BLA #2104388 REC #20050321900024 SD BLA LYING SLY OF BRIDGE WAY N ELY OF ALBION PL N & WLY OF WOODLAND PARK AVE N IN NW 1/4 OF SE 18-25-4

EXISTING 10 SITE





- BILL AAMES REPORT**
- 0 VACANT
  - 1 TRE 20639  
14" SUGAR MAPLE  
**GOOD - RETAIN**
  - 2 TRE 20640  
11" SUGAR MAPLE  
**POOR - REMOVE**
  - 3 TRE 20641  
11" SUGAR MAPLE  
MAJOR ROOT HEAVE NEAR  
INTERSECTION. ASYMETRICAL CANOPY  
**POOR - REMOVE**
  - 4 TRE 2065  
14" SWEETGUM  
UNDER POWER LINES  
**REMOVE**
  - 5 TRE 2062  
11" SWEETGUM OHP  
**POOR - REMOVE**
  - 6 NON EXCEPTIONAL TREE  
TO BE REMOVED

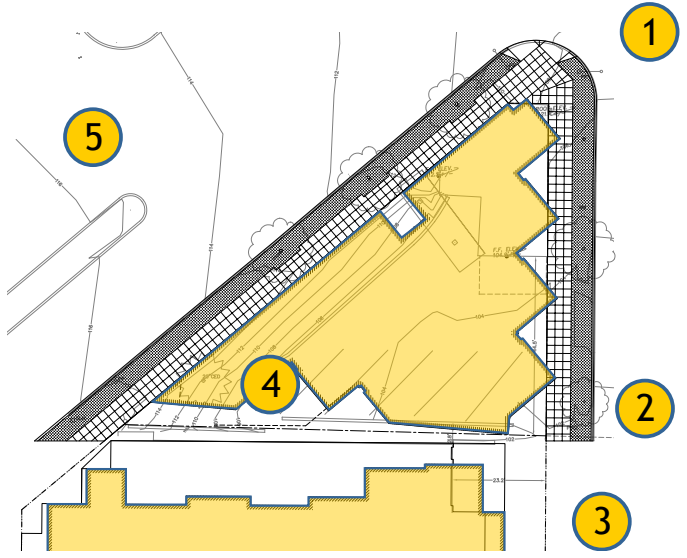
EXISTING **11** SITE

Early Design Guidance  
#3018230 • 13 April 2015



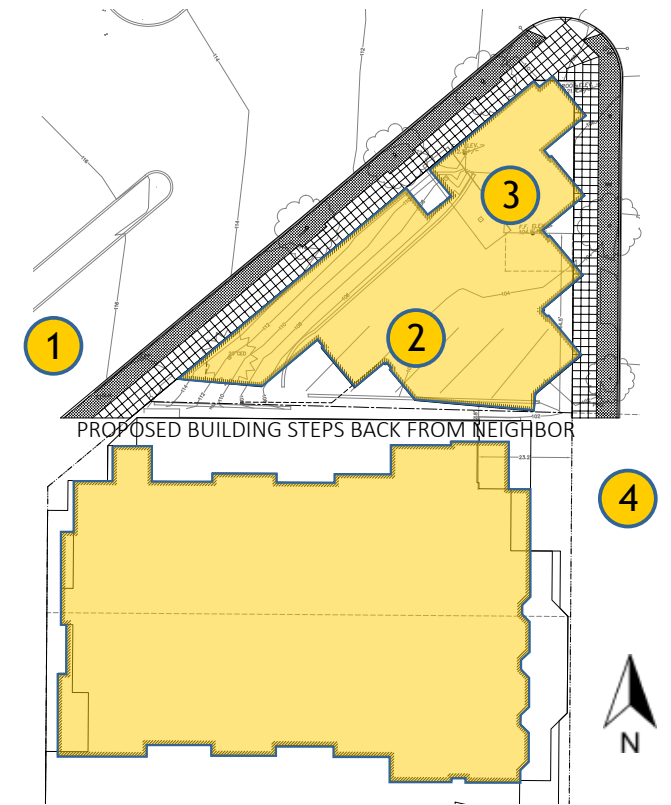


PHOTOS OF SITE



EXISTING **12** SITE

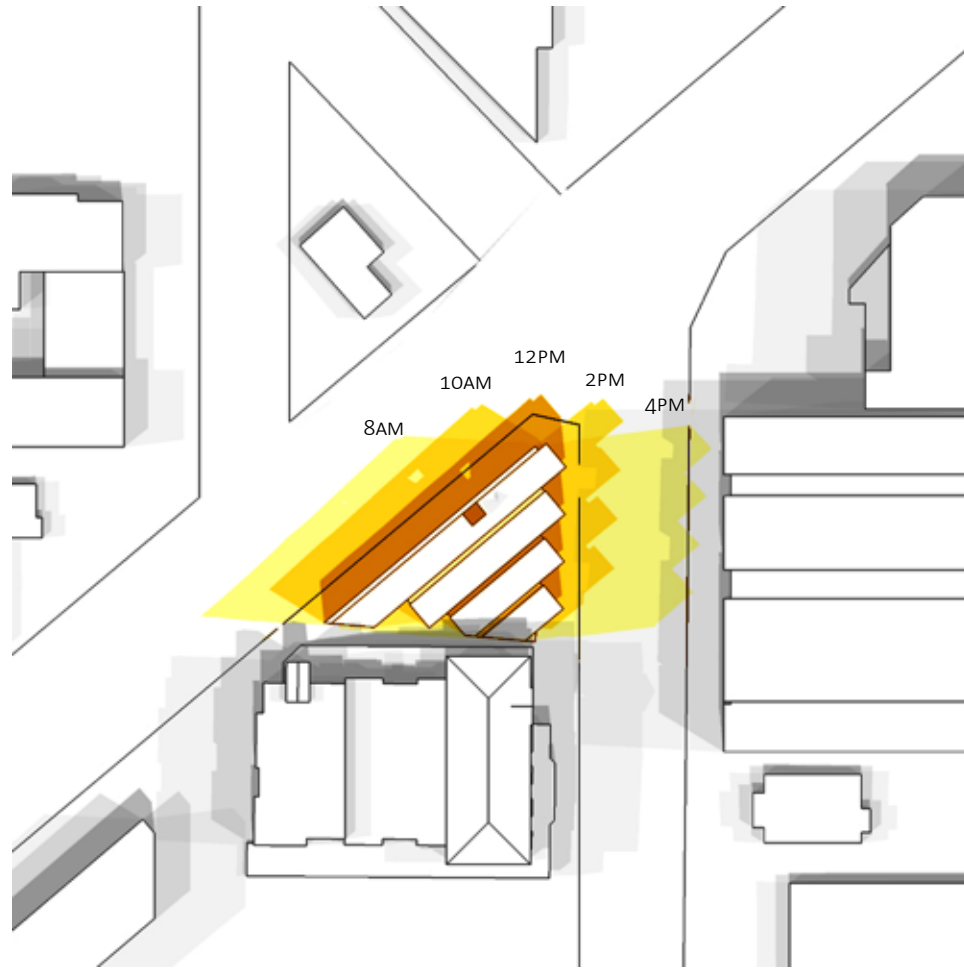




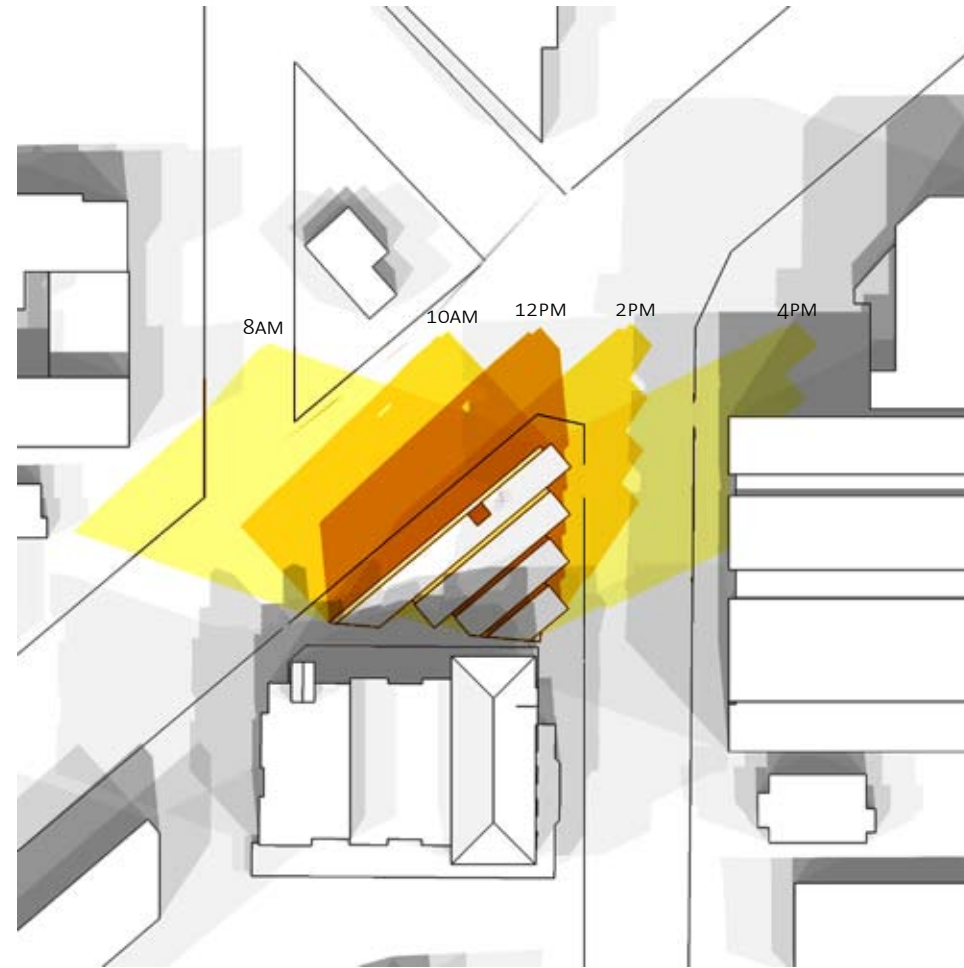
EXISTING 13 SITE



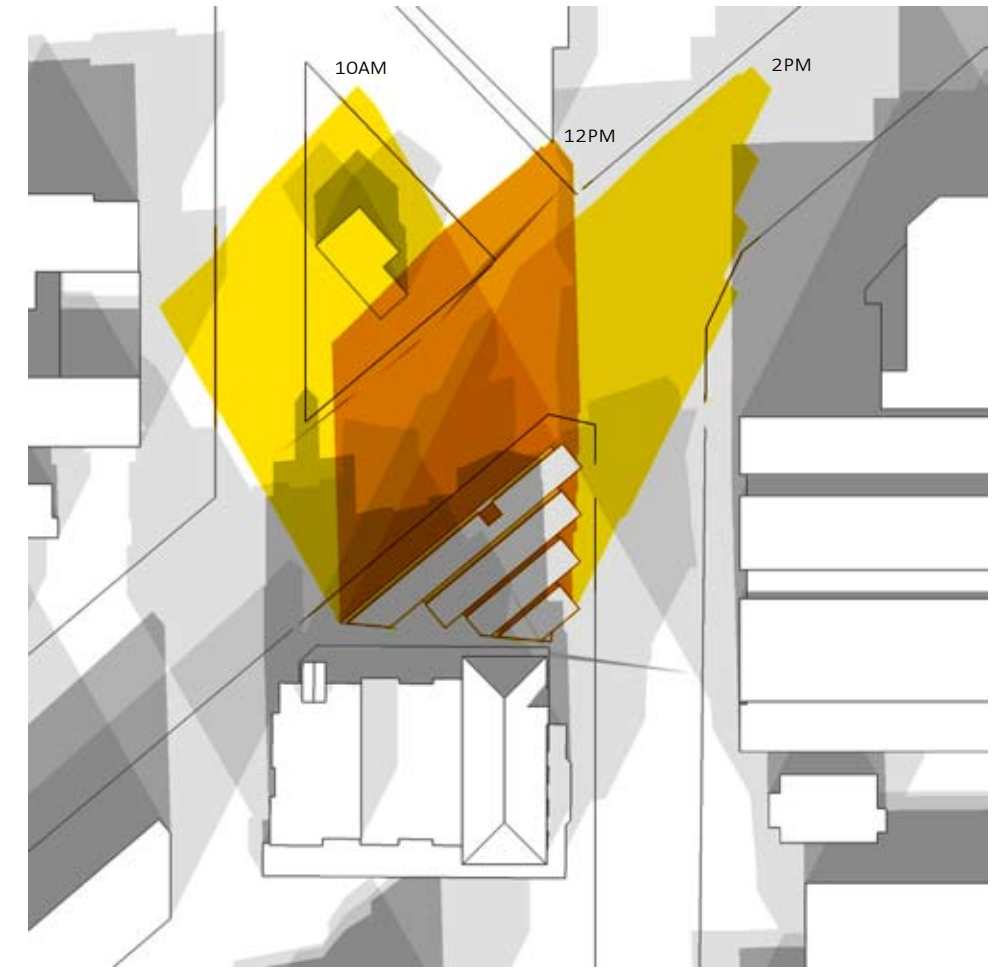
## SOLAR STUDY



JUNE 21- SUMMER SOLSTICE



MARCH / SEPTEMBER 21- EQUINOX



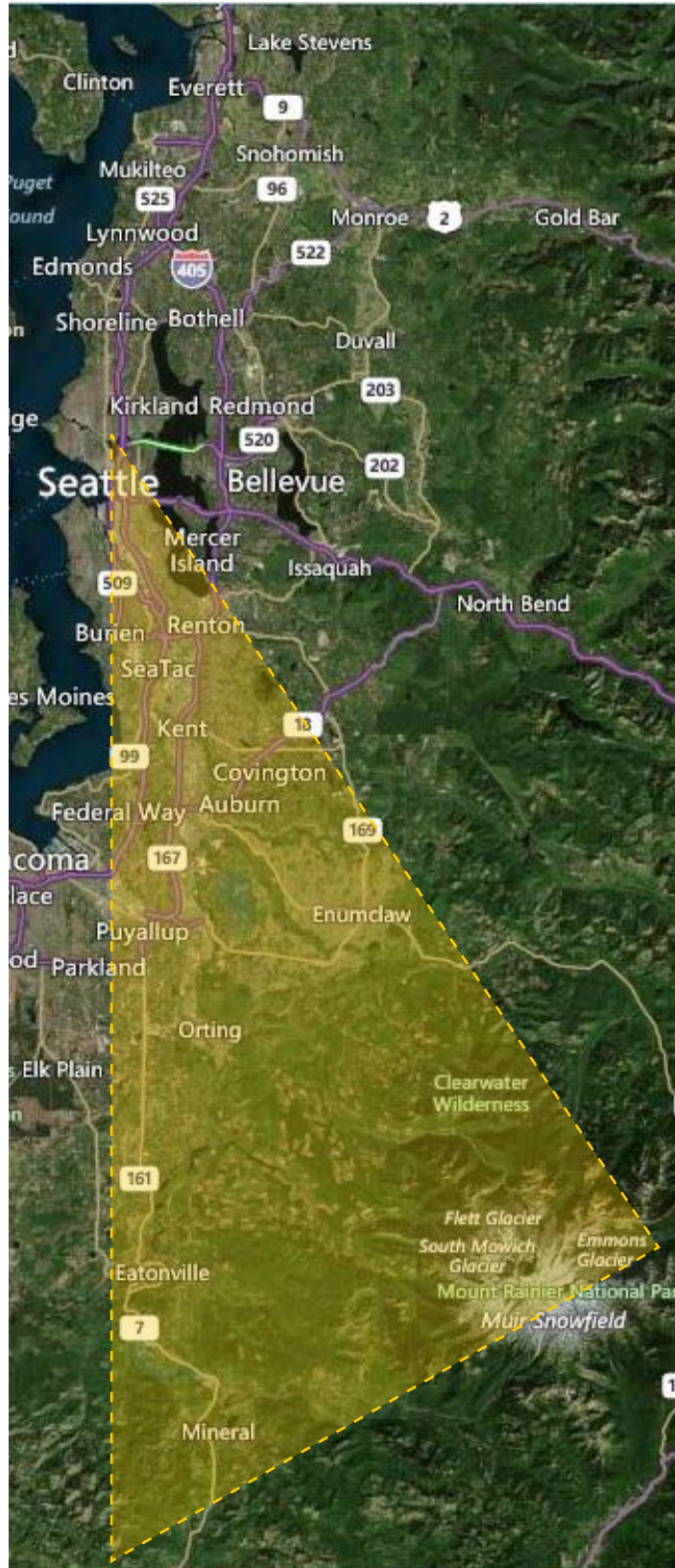
DECEMBER 21- WINTER SOLSTICE



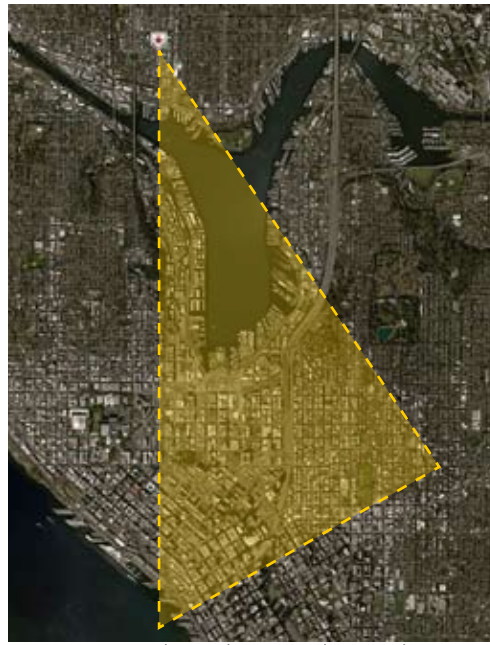
EXISTING 14 SITE

Early Design Guidance  
#3018230 • 13 April 2015



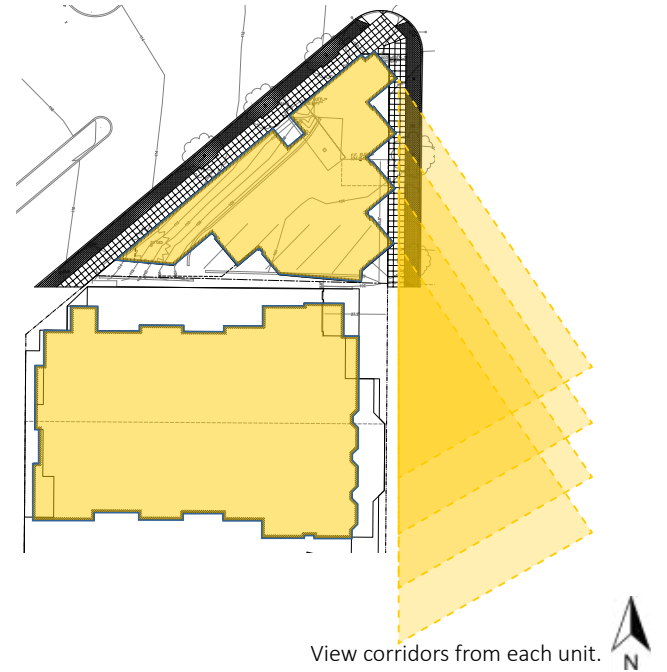


View corridor to downtown and mount rainier



View corridor and picture plane to downtown

## VIEW CORRIDOR ANALYSIS



View corridors from each unit.  
Angle of units runs parallel with picture plane of view



View to downtown and Mount Rainier from the proct site at Level 3

EXISTING **15** SITE



## URBAN PATTERN AND FORM

### CS2.A2 / ARCHITECTURAL PRESENCE

*A site may lend itself to a “high-profile” design with significant presence and individual identity. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.*

CONCEPTUAL RESPONSE  
Dicotomy on a corner

GUIDELINE RESPONSE  
The massing of four modules lends itself to an articulation along the street and a strong presence at the corner that leads the eye down into the neighborhood.



### CS2.C1 / CORNER SITES

*Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.*

CONCEPTUAL RESPONSE  
Dicotomy of Opposites

GUIDELINE RESPONSE  
As the gateway to this developing micro urban core, the massing along Bridgeway is built out to the corner to provide a strong, monolithic urban edge to the block.



Then turns the corner to individuality.

### CS2.D.5 / RESPECT FOR ADJACENT SITES

*Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.*

CONCEPTUAL RESPONSE  
Keep living pushed to the street sides of the triangle, leaving the adjacent site side of the triangle vacant for light wells. Also keep circulation uses on that facade.

GUIDELINE RESPONSE  
All the units front either Bridge Way N. or Woodland Park Avenue North.

## STREET LEVEL INTERACTION

### PL3.A2 / ENSEMBLE OF ELEMENTS

*Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:*

- a. overhead shelter: canopies, porches, building extensions;*
- b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;*
- c. ground surface: seating walls; special paving, landscaping, trees, lighting;*
- d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.*

CONCEPTUAL RESPONSE  
Continuity of facade to ground thru pattern and reflection.

GUIDELINE RESPONSE  
Patterned paving, reflective building surfaces, recessed entries; lighting, signage, planters, and the massing of the building to provide cover.



### PL3.B3 / BUILDINGS with LIVE-WORK

*Maintain active and transparent facades in the design of live/work residences that are required to orient the nonresidential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.*

CONCEPTUAL RESPONSE  
Bridge Way - Voids in a monolith  
Woodland Park - An sculptural, articulated, facade of reflectivity, depth, and nature.

GUIDELINE RESPONSE  
Bridge Way - A study of voids punched into a solid.  
Woodland Park - Provide mirrored storefront glass to reflect and visually multiply the limited nature and activity available on the site.



### PL3.A1 / ENTRIES

*Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.*

*a. Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;*

*b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.*

*c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.*

*d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.*

CONCEPTUAL RESPONSE  
Bridge Way - Community, shared  
Woodland Park - Individuality

GUIDELINE RESPONSE  
Entries scaled to use / users.  
Recessed Entries  
Identified thru bold colors; a three-story void, and the articulation of the facade allowing all the entries to be seen at the same time and from a distance.





ARCHITECTURAL CONCEPT

DC2.E1/ LEGIBILITY AND FLEXIBILITY

Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

CONCEPTUAL RESPONSE

WOODLAND PARK	BRIDGE WAY
Quiet	Noise
Sun	No Sun
Open	Closed
Body	Shell
Pedestrian	Vehicle
Neighborhood Interior	Neighborhood exterior
Exposed	Protective
Outward	Inward
Smooth	Rough
Individuality	Monumentality
Light	Heavy
Vertical	Horizontal

GUIDELINE RESPONSE

Structural and programmatic legibility.  
Functions, both urbanistic and internal, are readily determined fromt the exterior.  
Expression of served and servant spaces



MATERIALS

DC4.A1 / EXTERIOR MATERIALS

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

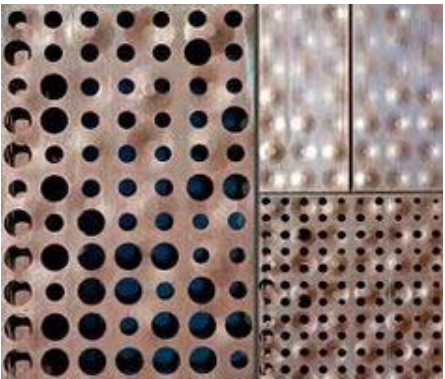
CONCEPTUAL RESPONSE

Oyster like:  
Protective Dark Shell  
Lively light Body

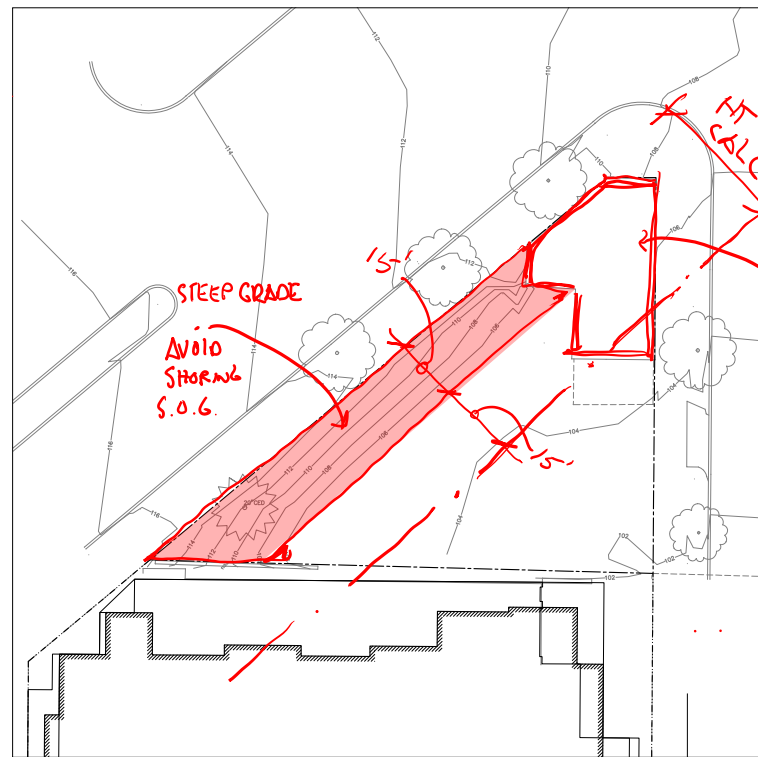
GUIDELINE RESPONSE

Rough Shell - The north facade along Bridge Way to be designed with a metallic skin that is both protective, resistant to moss, rough texture and patterned.

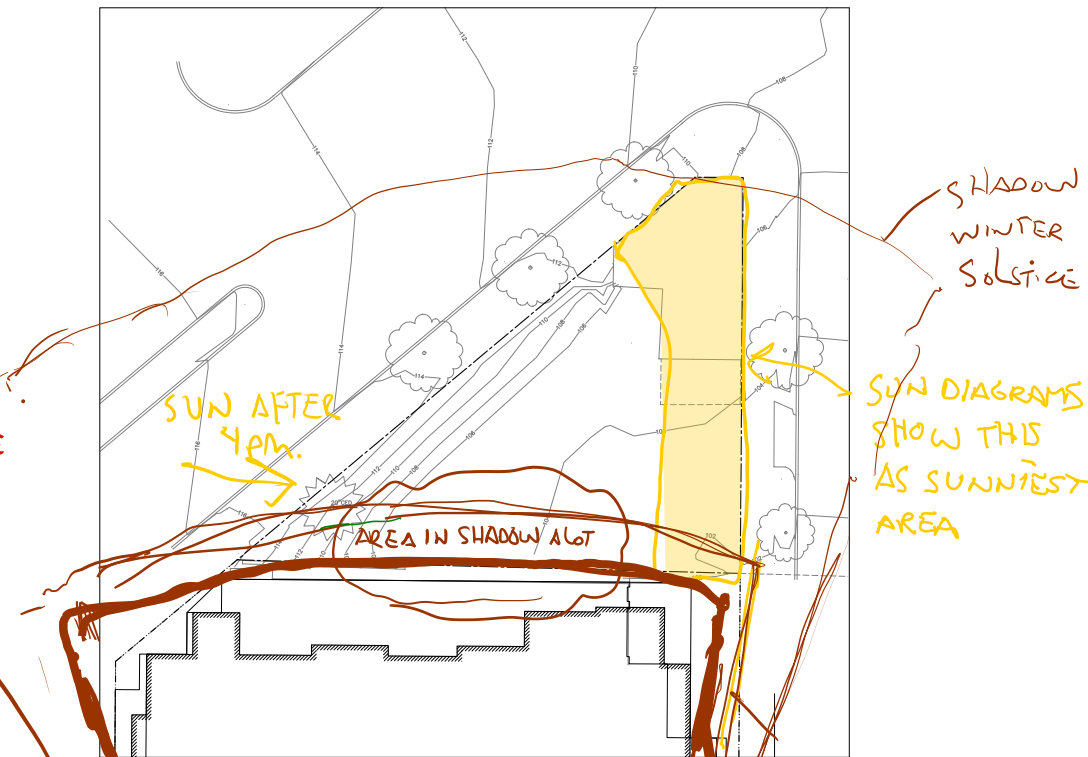
Pearly White Body - Woodland park to be white, reflective, fully of light and glistening life.



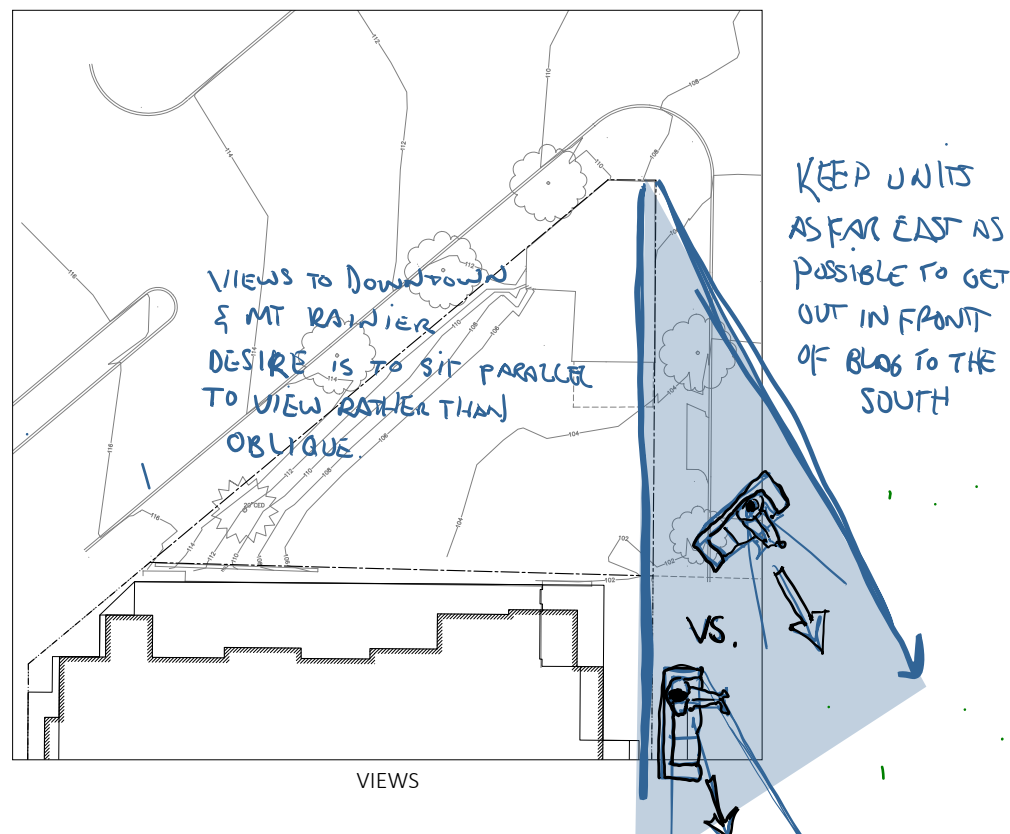




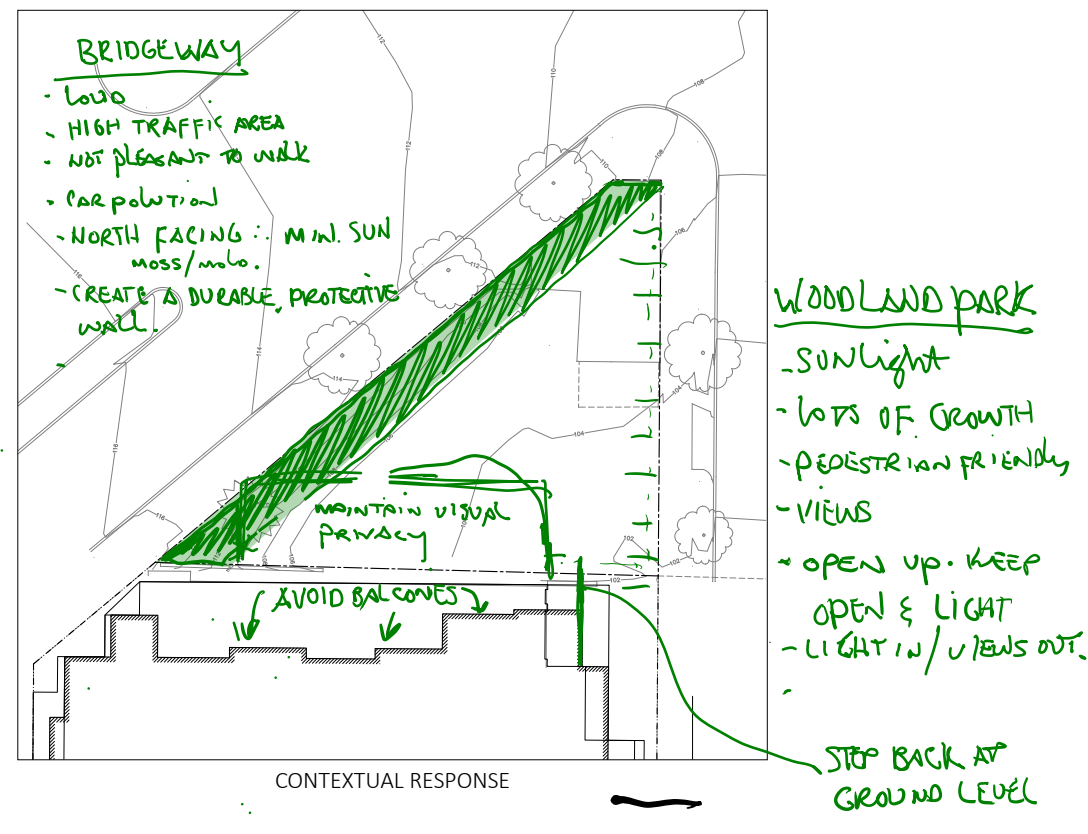
GRADES, STRUCTURE, HEIGHTS



SOLAR



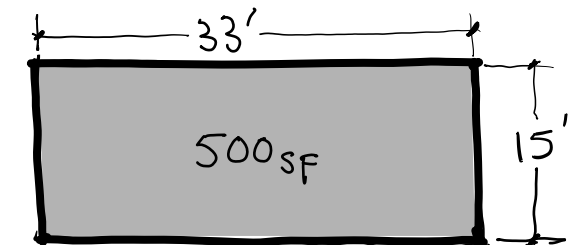
VIEWS



CONTEXTUAL RESPONSE

## DESIGN PROCESS

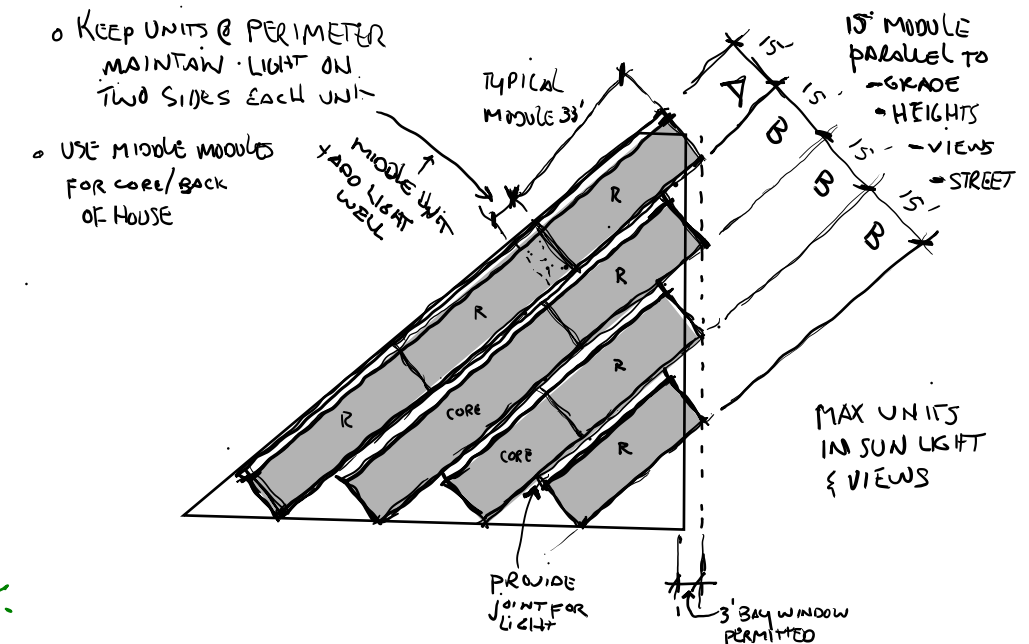
PROGRAM REQUESTED 500 SF UNITS  
START W/ A STANDARD BUILDING MODULE  
FOR CONSTRUCTABILITY & COST



LAY OUT UNITS PARALLEL  
TO: GRADE, VIEWS, HEIGHT ENVELOPE.

BUILDING MODULE

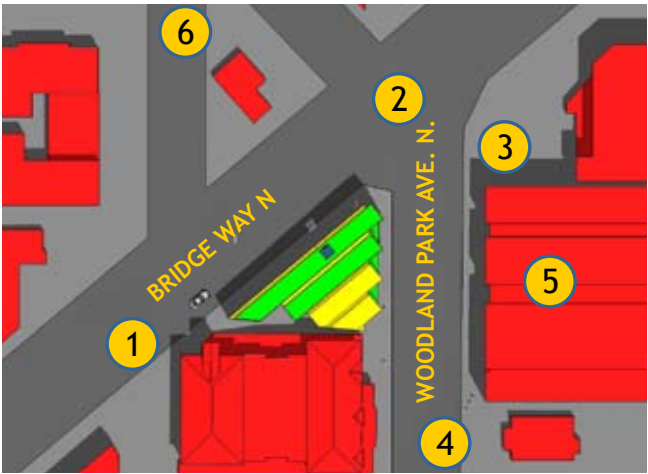
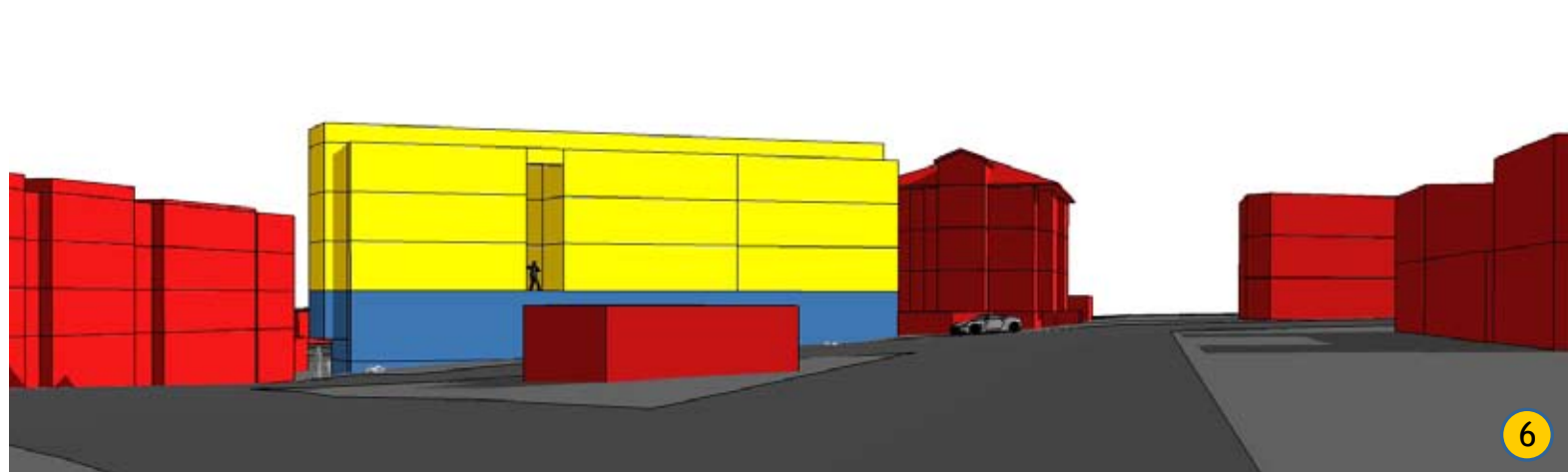
A - RESPOND TO BRIDGE WAY  
B<sub>s</sub> - RESPOND TO WOODLAND PARK



IDEATION SKETCH

## CONCEPTUAL 18 DESIGN





### OPTION 3 - PREFERRED

#### PROS

- Entries are clearly identifiable from the massing
- Open space at street level
- Legibility of design concept
- Strong corner and architectural presence
- Maximizes views to Mt. Ranier and Downtown
- All units have access to natural light and air on at least two walls.

#### AREA SUMMARY - 3

FLOOR	RES.	COMM.	UNITS
5	2450		4
4	3664		6
3	3664		6
2	1300	2223	2
1	826	1359	
	11904	3582	18
	TOTAL AREA		15486

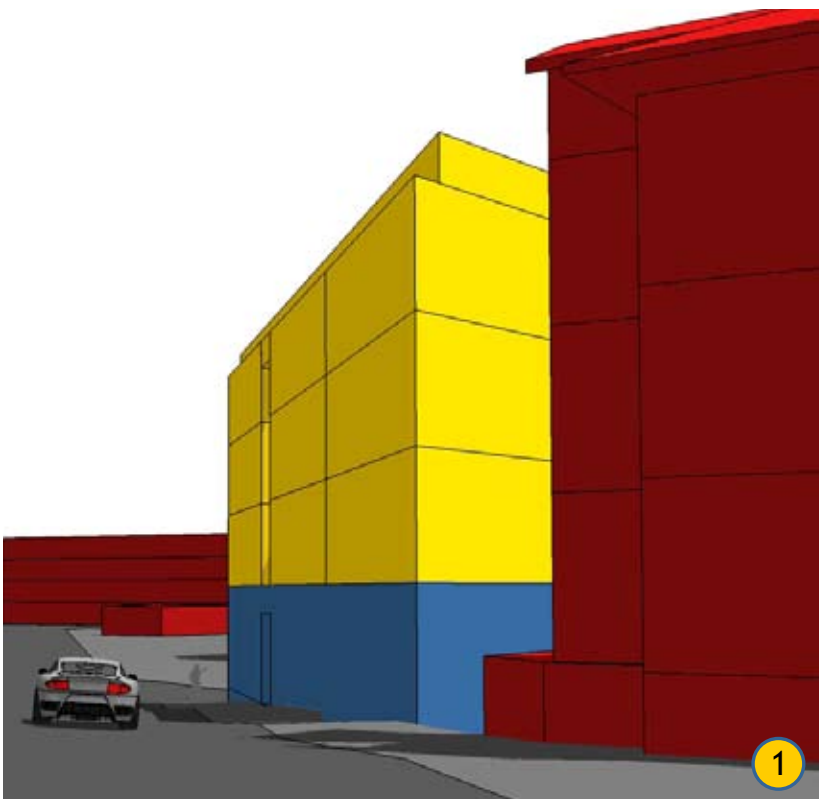
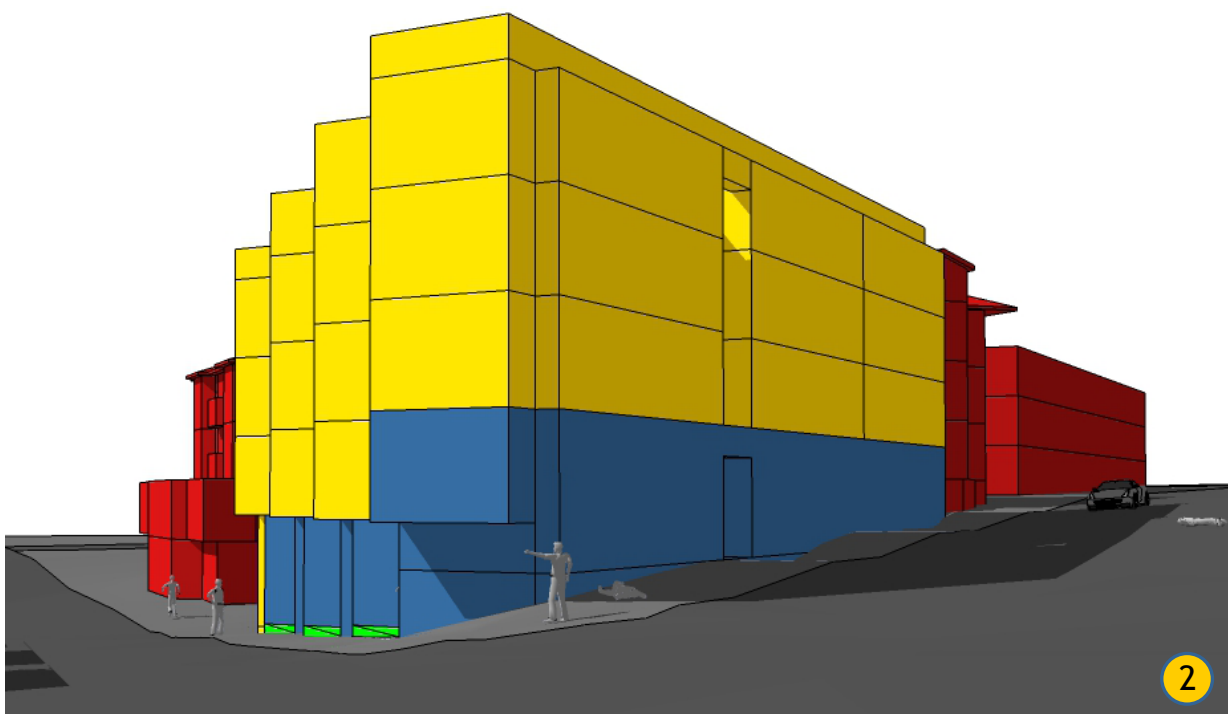
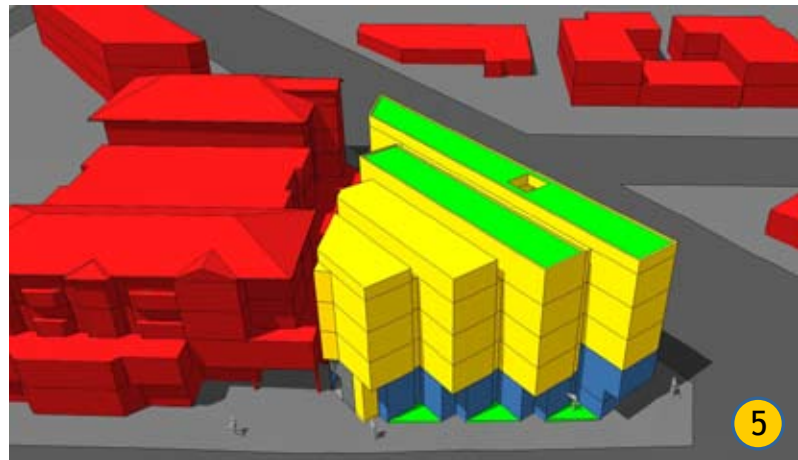
#### CONS

Requires departures for commercial depth and floor to floor heights.

#### SUMMARY

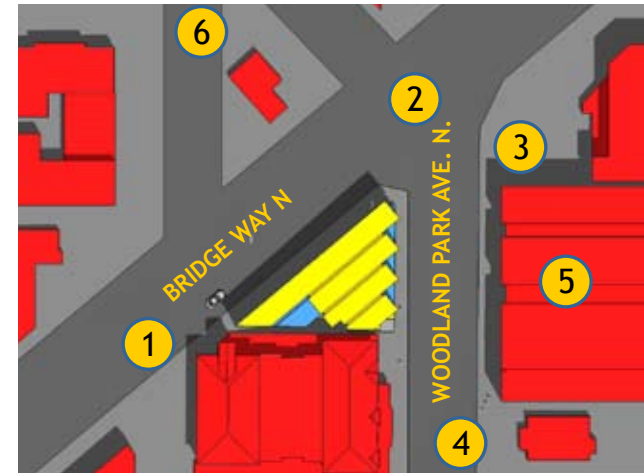
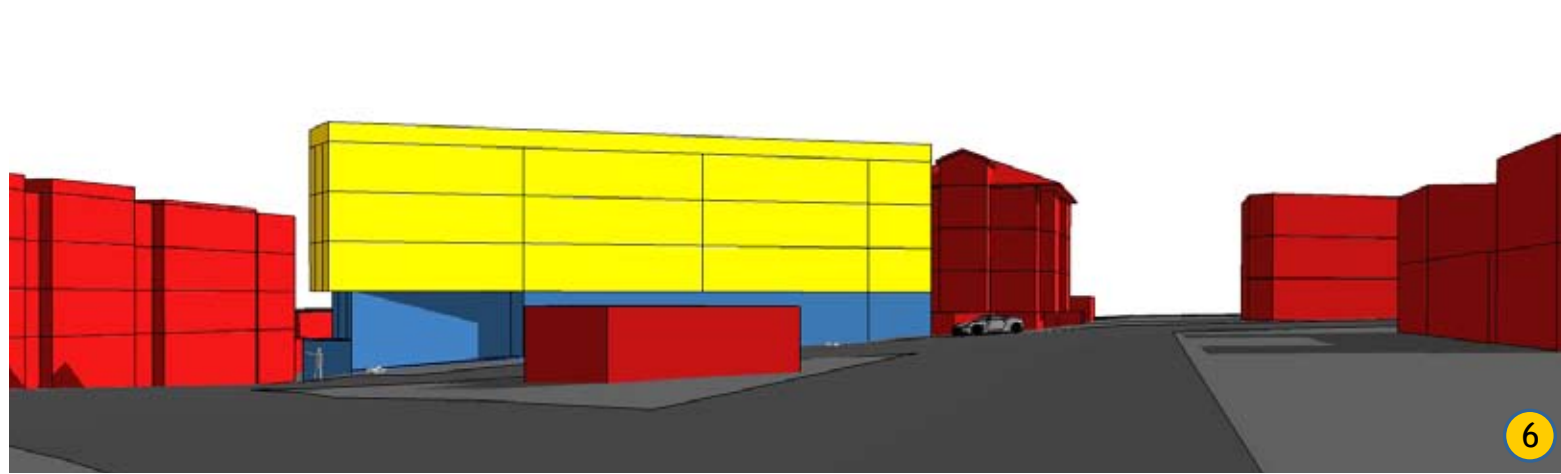
This options has the strongest balance of functionality and clear architectural ideas.

- LIVE WORK
- RESIDENTIAL
- SHARED: TRASH; MECH.; FIRE
- EXISTING BUILDINGS
- VEGETATION



## MASSING 19 OPTIONS





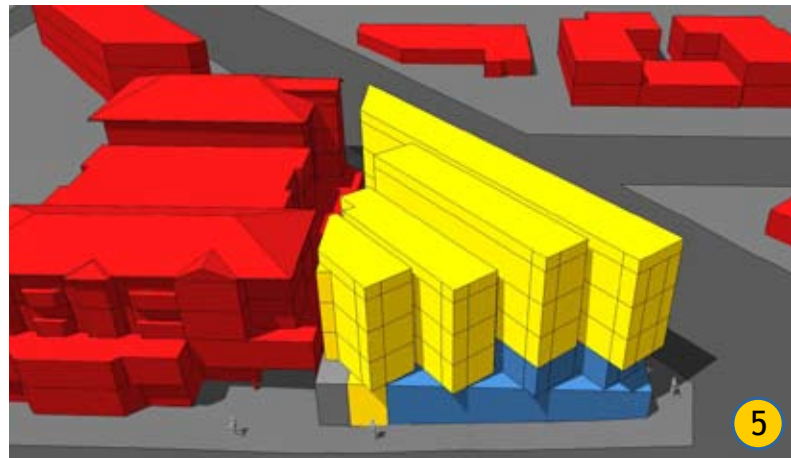
## OPTION 2

### PROS

- Entries are clearly identifiable from the massing
- Open space at street level
- Legibility of design concept
- Strong corner and architectural presence
- Maximizes views to Mt. Ranier and Downtown
- All units have access to natural light and air on at least two walls.

### AREA SUMMARY - 2

FLOOR	RES.	COMM.	UNITS
5	2450		4
4	3664		6
3	3664		6
2	1300	2223	2
1	826	1450	
	11904	3673	18
	TOTAL AREA		15577



### CONS

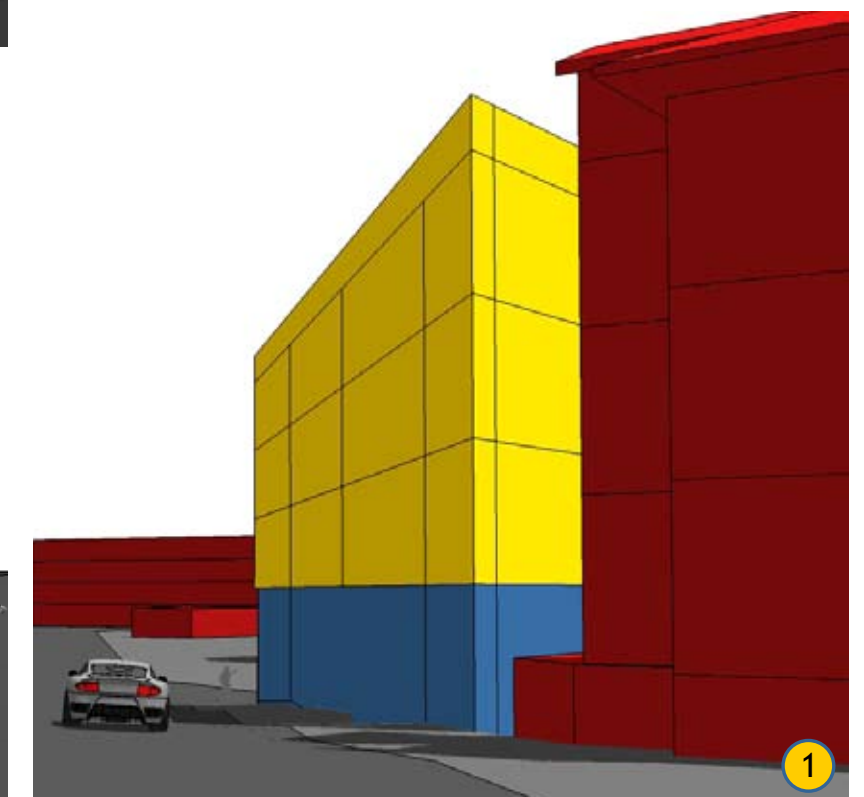
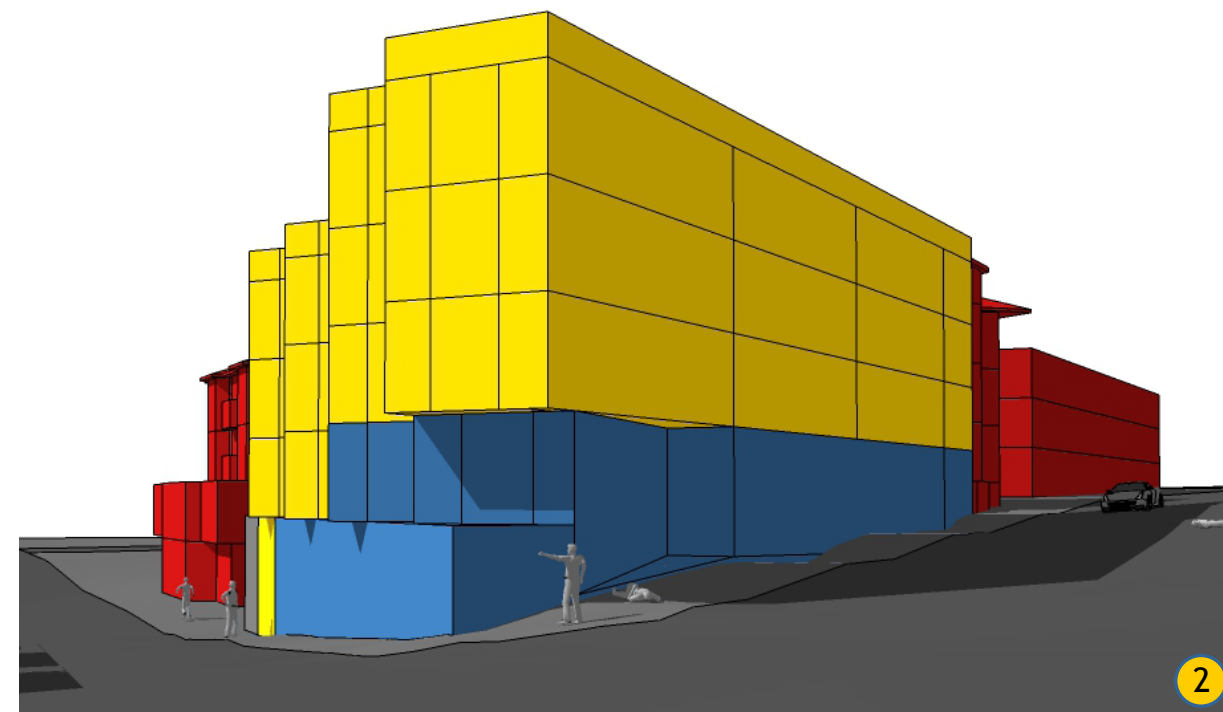
Requires departures for commercial depth and floor to floor heights.

No green space at ground level.

### SUMMARY

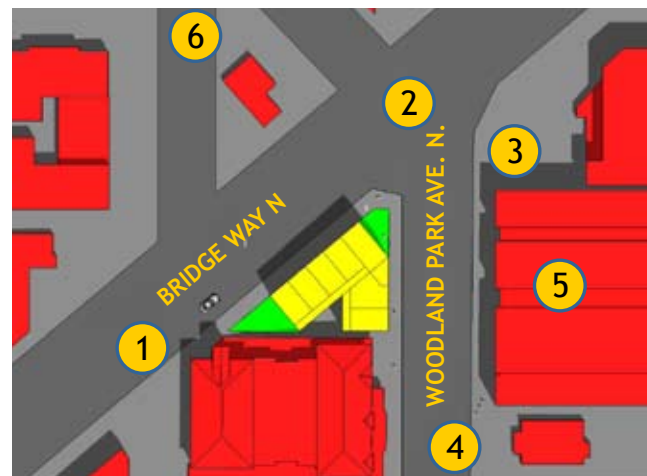
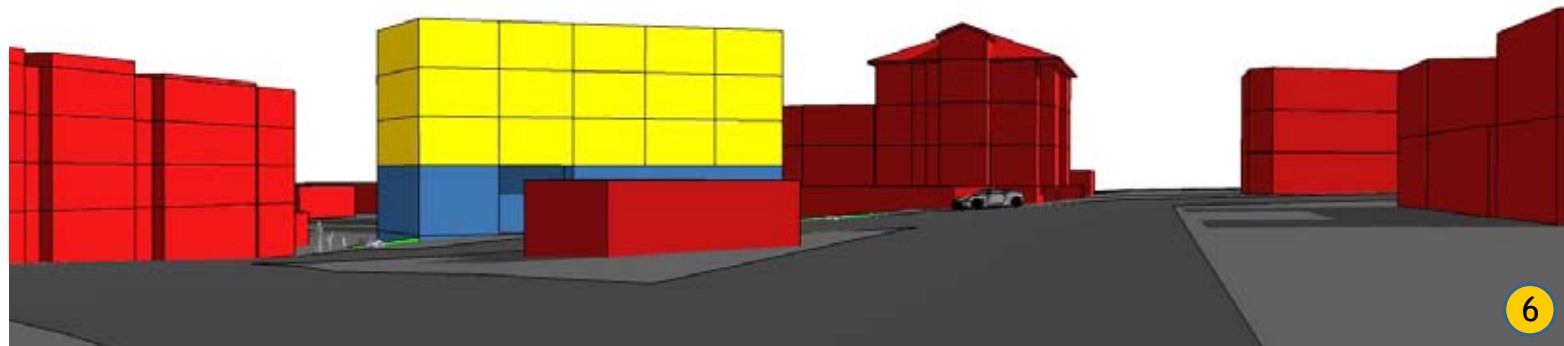
This is similar to the preferred scheme, but with a more traditional street level storefront the limits the ability to have open space and clearly identifiable entries.

- LIVE WORK
- RESIDENTIAL
- SHARED: TRASH; MECH.; FIRE
- EXISTING BUILDINGS
- VEGETATION



## MASSING 20 OPTIONS





## OPTION 1 - CODE COMPLIANT

### PROS

- No Departures
- Easier Constructability
- Larger green spaces at corners

### CONS

- Does not utilize full site or full FAR
- Lacks architectural Presence
- Lacks strong corner
- Lacks legibility
- No street level
- Does not take advantage of views
- Less desirable unit plans.

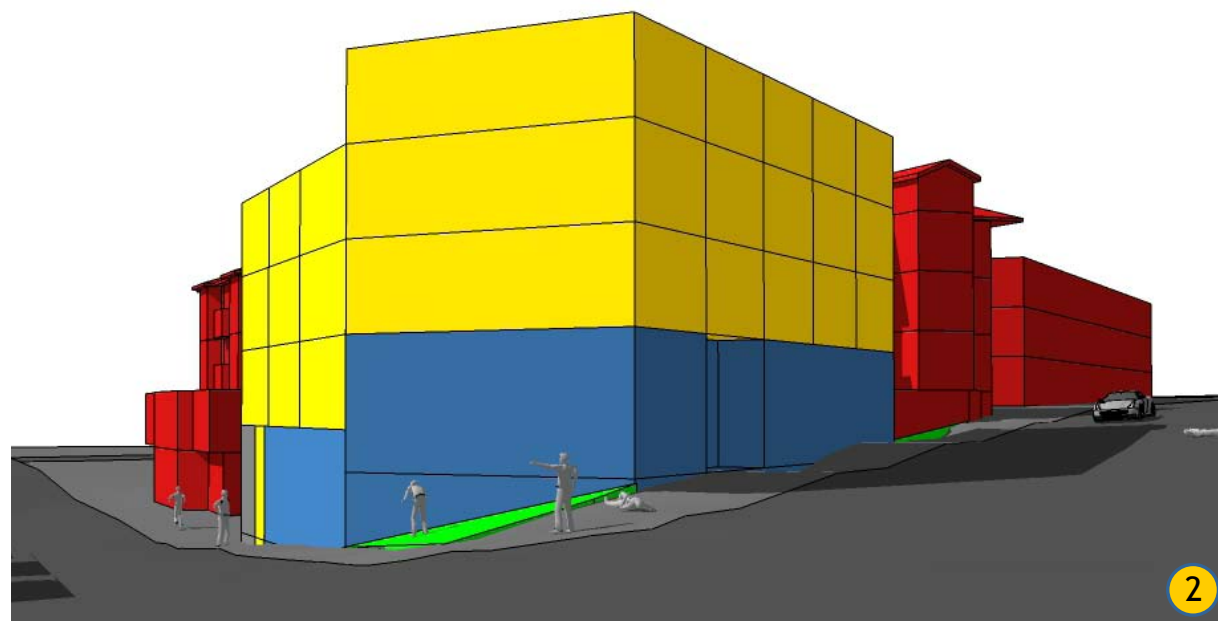
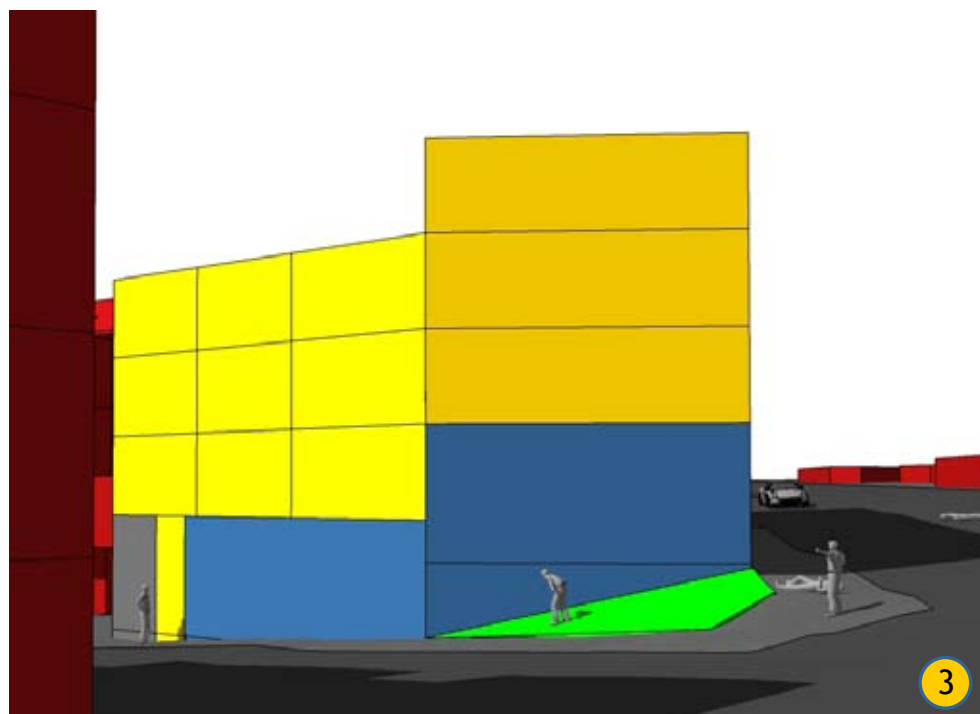
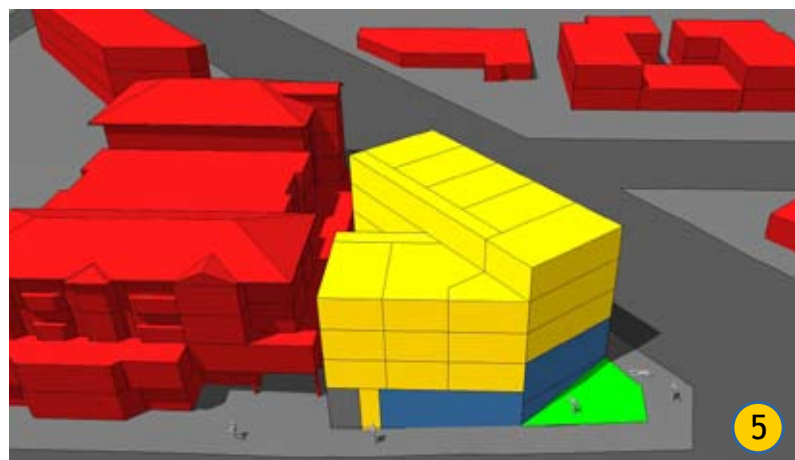
### AREA SUMMARY - 1

FLOOR	RES.	COMM.	UNITS
5	2268		4
4	3348		6
3	3348		6
2	1079	2269	2
1		1455	
	10043	3724	18
	TOTAL AREA		13767

### SUMMARY

The form was truncated due to the meeting the commercial depth requirement.

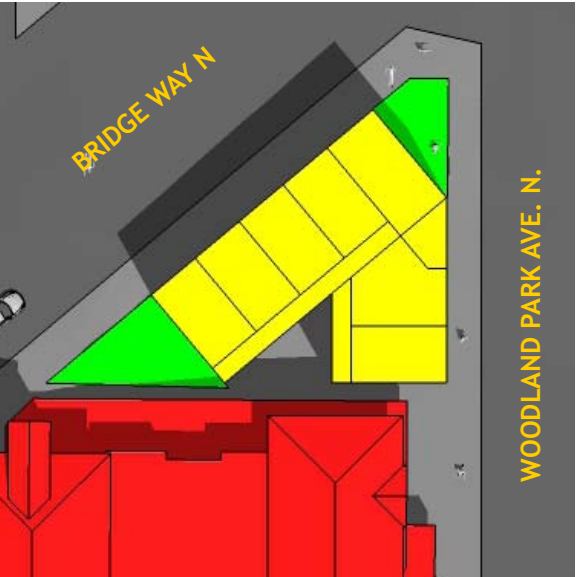
- LIVE WORK
- RESIDENTIAL
- SHARED: TRASH; MECH.; FIRE
- EXISTING BUILDINGS
- VEGETATION



## MASSING 21 OPTIONS

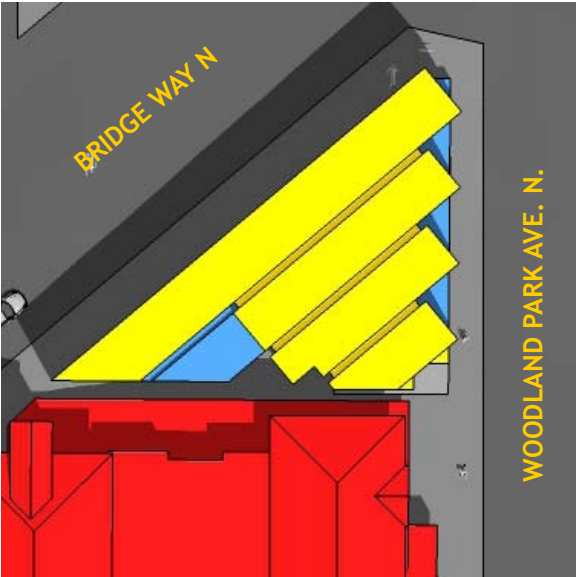


OPTION 1-CODE COMPLIANT



- PROS**
- No Departures
  - Easier Constructability
  - Open space at corner
- CONS**
- Does not utilize full site or full FAR
  - Lacks architectural Presence
  - Lacks strong corner
  - Lacks legibility
  - No street level
  - Does not take advantage of views
- SUMMARY**
- The form was truncated due to the meeting the commercial depth requirement.

OPTION 2

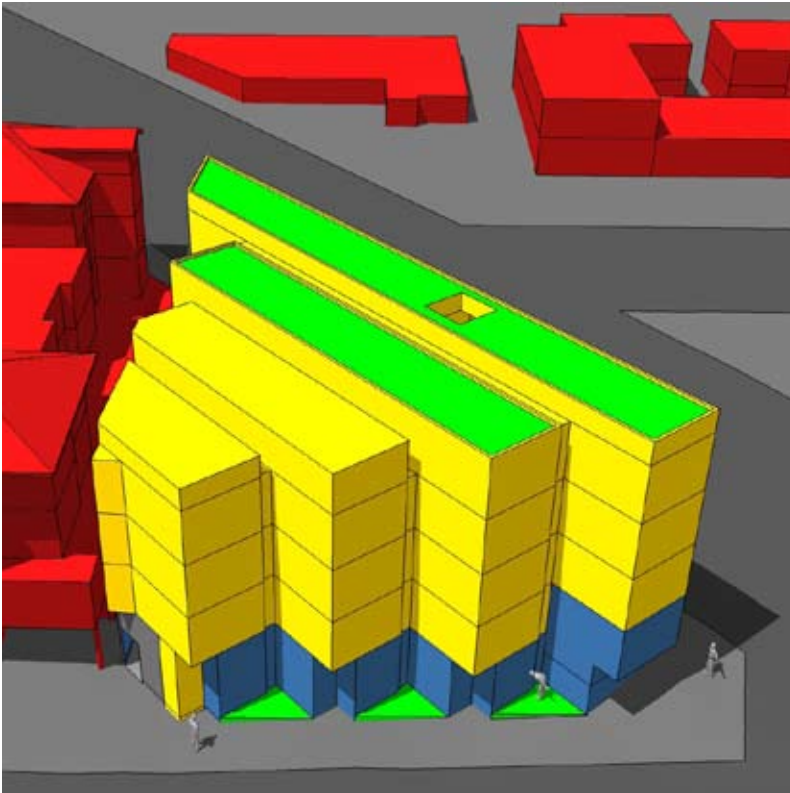
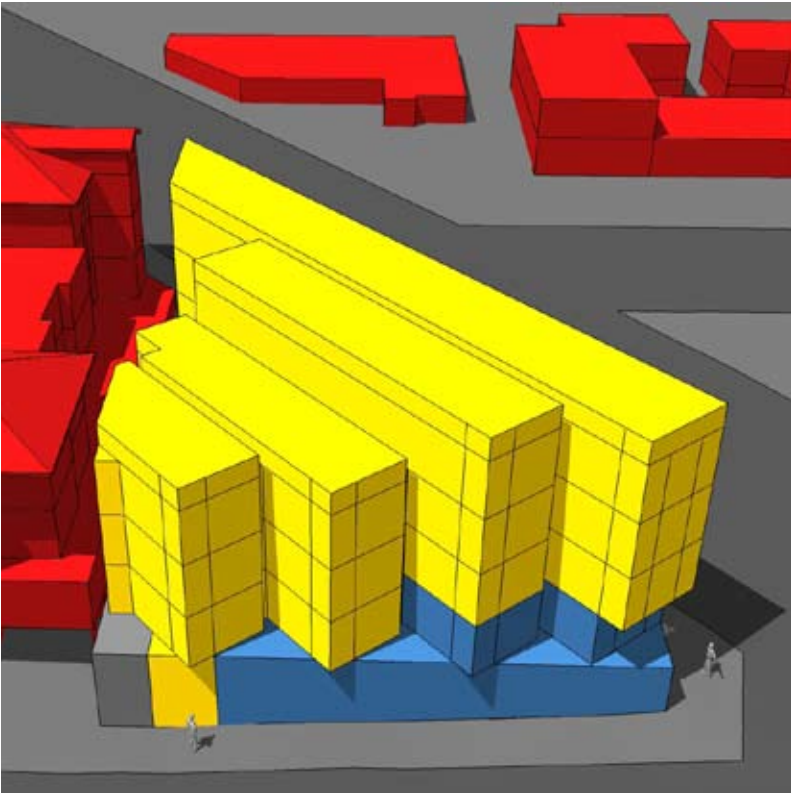
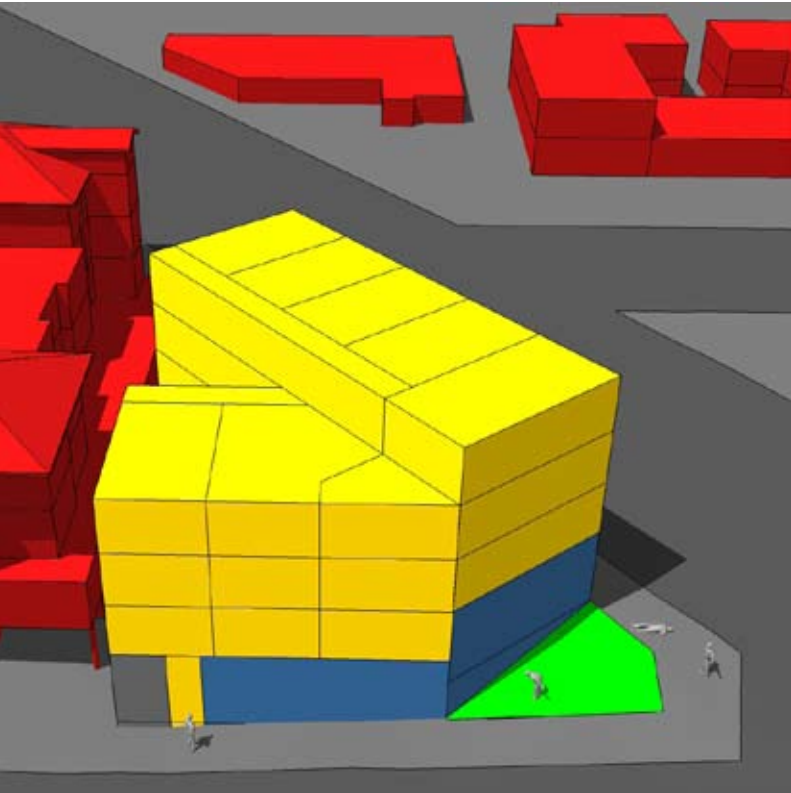


- PROS**
- Entries are clearly identifiable from the massing
  - Open space at street level
  - Legibility of design concept
  - Strong corner and architectural presence
  - Maximizes views to Mt. Ranier and Downtown
  - All units have access to natural light and air on at least two walls.
- CONS**
- Requires departures for commercial depth and floor to floor heights.
- DEPARTURES**
- Commercial Depth  
Floor to Floor Height
- SUMMARY**
- This is similar to the preferred scheme, but with a more traditional street level storefront the limits the ability to have open space and clearly identifiable entries.

OPTION 3 - PREFERRED

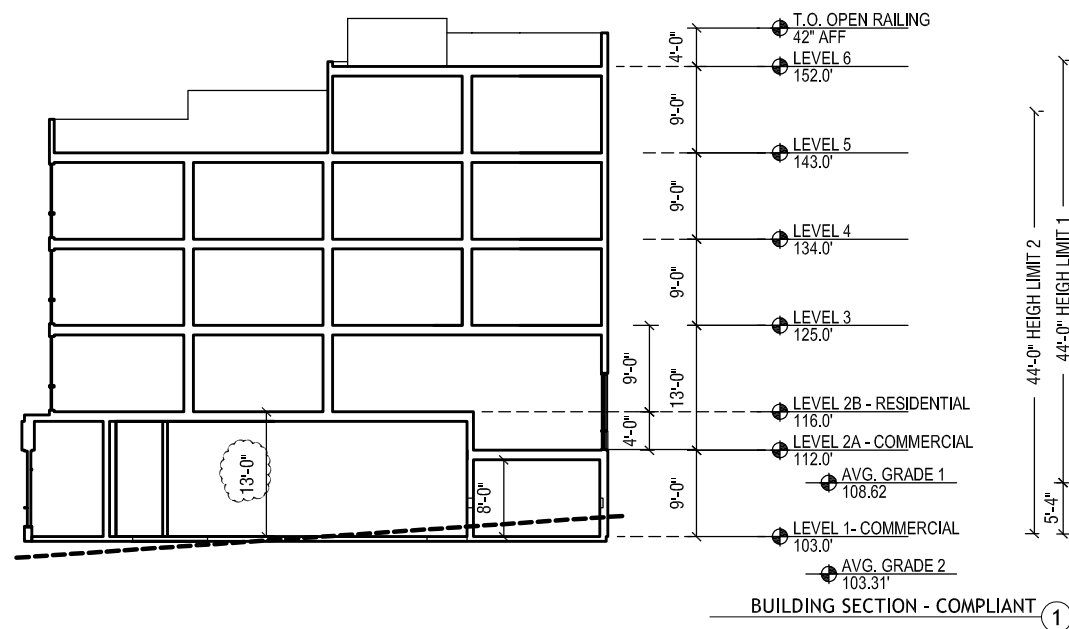
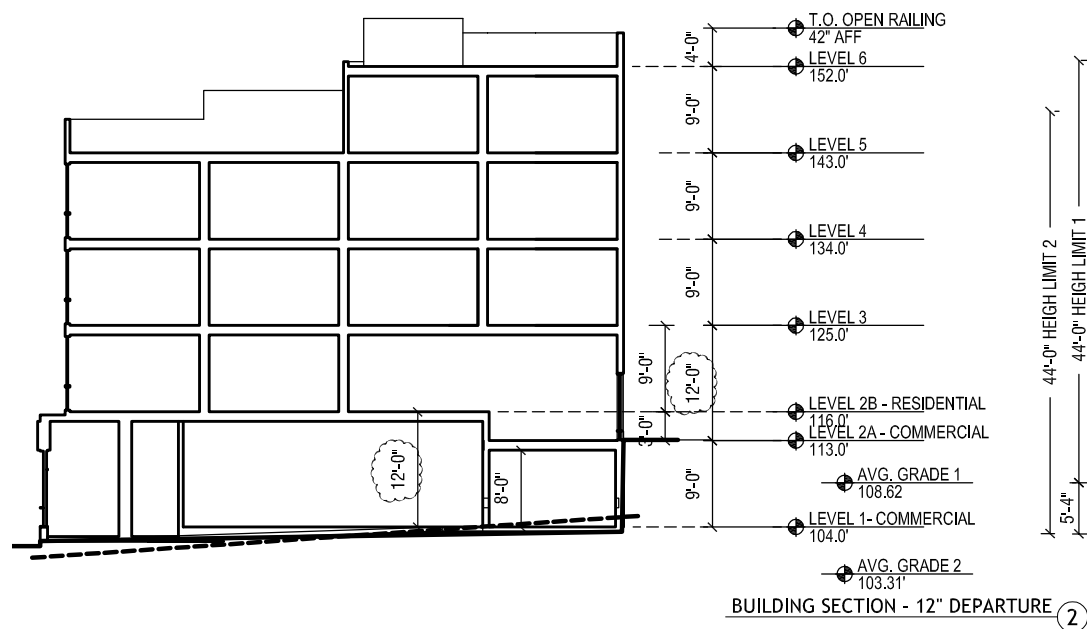
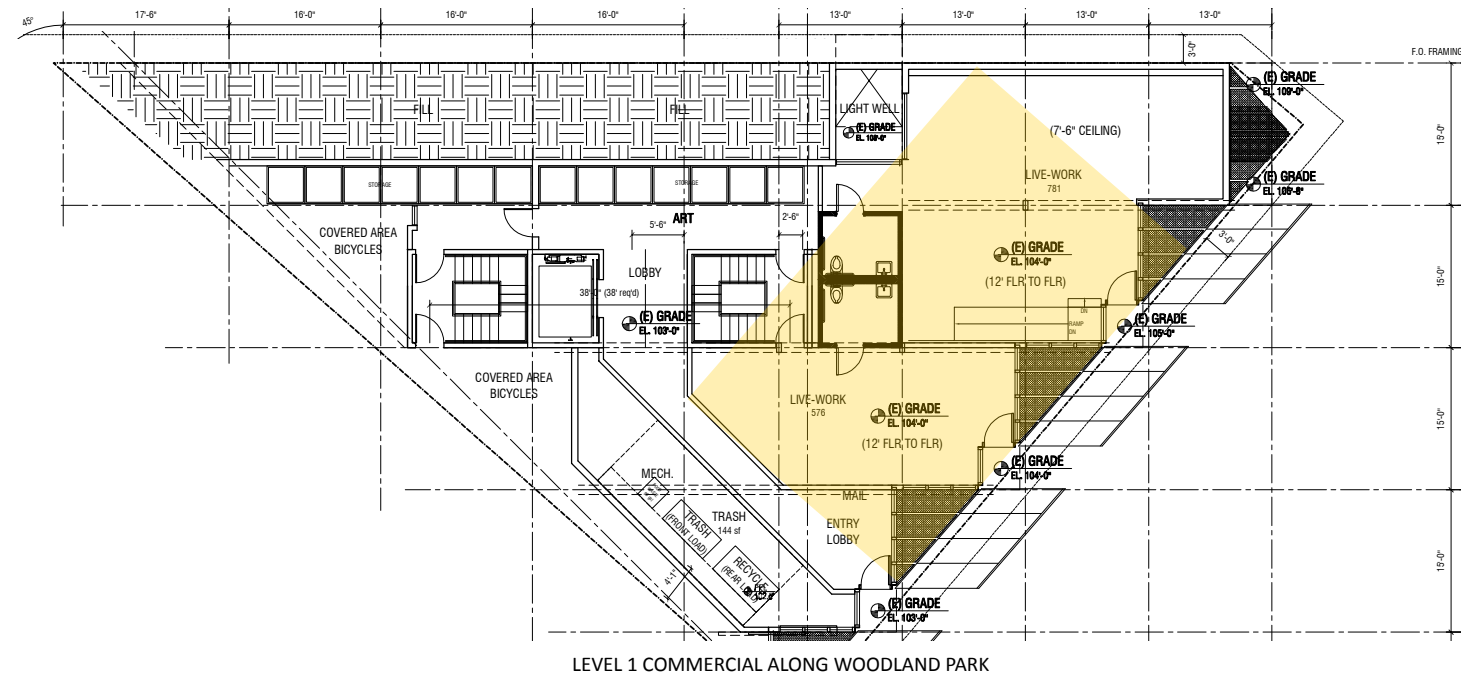
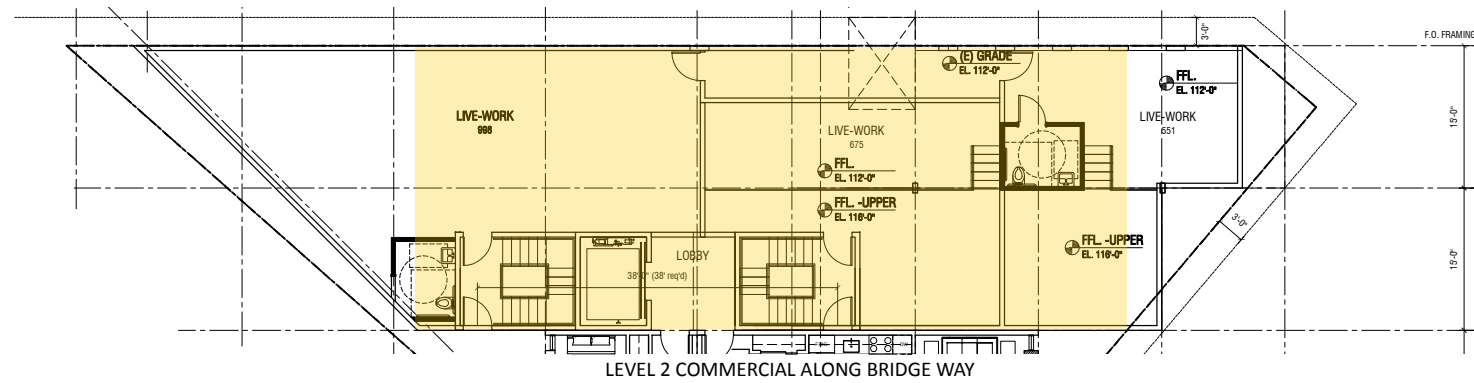


- PROS**
- Entries are clearly identifiable from the massing
  - Open space at street level
  - Legibility of design concept
  - Strong corner and architectural presence
  - Maximizes views to Mt. Ranier and Downtown
  - All units have access to natural light and air on at least two walls.
- CONS**
- Requires departures for commercial depth and floor to floor heights.
- DEPARTURES**
- Commercial Depth  
Floor to Floor Height
- SUMMARY**
- This options has the strongest balance of functionality and clear architectural ideas.



MASSING 22 OPTIONS





## DEPARTURE MATRIX

### SMC 23.47.008 B3 - COMMERCIAL DEPTH

Street-level development standards

B. Non-Residential street-level requirements

3. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.

**REQUIRED:** 30' (Yellow indicates Code Compliant option of truncated structure)

**PROPOSED:** Varies

#### GUIDELINES & JUSTIFICATION:

The request is made due to site impracticality. The lot is triangular and sloping. To maintain the 30' depth, or 15' minimum, the building would have to be truncated, rather than filling out the site and making a strong presence on this dominant corner lot.

Therefore, the proposal continues the commercial uses around the corner, filling in the lot and transitioning thru the 9'-0" grade change.

### SMC 23.47.012 A1a - COMMERCIAL FLOOR TO FLOOR HEIGHT

Structure Height

In zones with a 30 foot or 40 foot mapped height limit:

a. The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met:

1) Either

a) A floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level; or

b) A residential use is located on a street-level, street-facing facade, and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade; and

2) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit.

**REQUIRED:** 13'

**PROPOSED:** 12'

#### GUIDELINES & JUSTIFICATION:

Due to the triangular shape of the lot and the topography a departure request to reduced the floor to floor height at the commercial spaces to provide more viable, accessible commercial spaces, thus activity, transparency and life on the corner.

The street frontage of the site drops from an elevation of 114' at the western point to an elevation of 102'.

The elevation drop from midpoint on Bridge Way (elev. 113') to midpoint on Woodland Park (elev. 104') is approximately 9'-0"

The Sections show the code compliant solution. Commercial elevation at 103'. But the entries are at 104' and 105', thus requiring ramps. To make the pedestrian entries more welcoming and allowing more functional commercial space, the request would be to lift the Woodland Park Commercial elevation up to 104' and Bridge Way up to 113' while maintaining the height limits. Thus a 12' floor to floor.

Also, the 8' floor to floor at the corner where the two commercial spaces overlap - this is all commercial space and should be viewed as meeting the intent of the code.

## DEPARTURE 23 REQUESTS



PROPOSED SITE PLAN

PROPOSED SITE NOTES

- LIVE WORK
- RESIDENTIAL
- SHARED: TRASH; MECH.; FIRE
- CIRCULATION
- VEGETATION

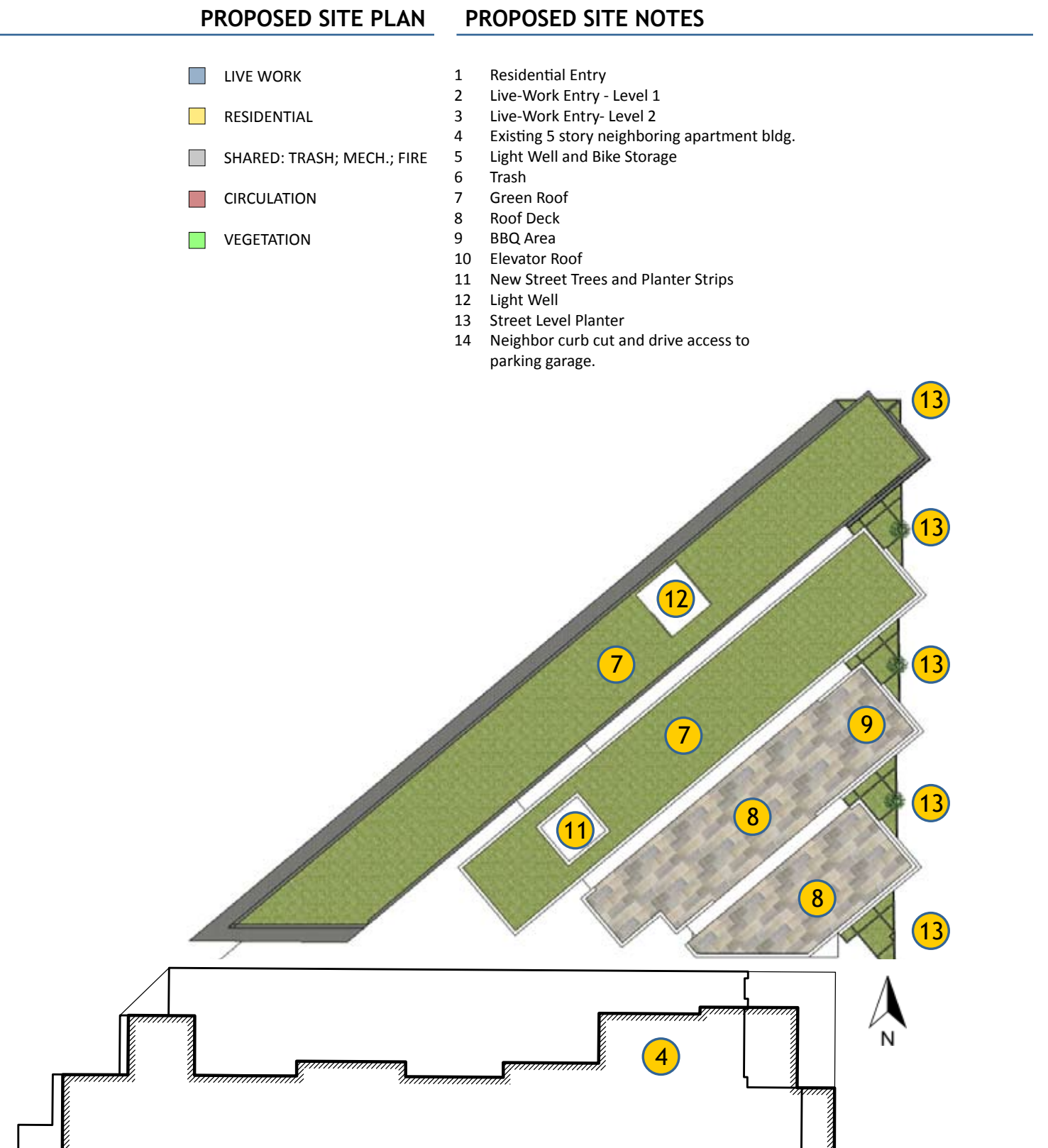
- 1 Residential Entry
- 2 Live-Work Entry - Level 1
- 3 Live-Work Entry- Level 2
- 4 Existing 5 story neighboring apartment bldg.
- 5 Light Well and Bike Storage
- 6 Trash
- 7 Green Roof
- 8 Roof Deck
- 9 BBQ Area
- 10 Elevator Roof
- 11 New Street Trees and Planter Strips
- 12 Light Well
- 13 Street Level Planter
- 14 Neighbor curb cut and drive access to parking garage.







LEVELS 3 & 4 - TYPICAL RESIDENTIAL PLANS



ROOF / LANDSCAPE PLAN





## DESIGN GUIDELINES APPLIED

### CS2.D5 / RESPECT FOR ADJACENT SITES

STEPPED THE BUILDING BACK AND LIMITED LIVING AREAS ADJACENT TO THIS AREA.

STEP BACK BUILDING TO RESPOND TO THE GEOMETRY OF, AND ALIGN WITH, NEIGHBORING BUILDING SETBACK

### DC2.E1 / LEGIBILITY AND FLEXIBILITY

THE FOUR MODULES ARE CLEARLY EXPRESSED AS A SERIES OF REPETITIVE CONSTANTS (TEXTURE, MOVING SCREENS, BASE OF LIVE-WORK WITH A STACK OF RESIDENTIAL ABOVE) AND VARIABLES (3' INCREMENTAL HEIGHT INCREASE; COLOR AT ENTRIES, AND THE EXPRESSION OF THE DIFFERENT FUNCTIONS OF EACH MODULE RELATIVE TO EACH STREET.

### DC4.A1 / EXTERIOR MATERIALS

DARK COLORED, ROUGH, PATTERNED METAL PANELING AND SCREEN DETAILING DIFFERENTIATE THE 'PROTECTIVE' BRIDGWAY MODULE FROM THE THREE WHITE, LIGHT, COUNTERPARTS. THE SCREENS, PANELS, RAILINGS, TRACKS ALL CREATE THE OVERALL TEXTURE OF EACH MODULE.

### PL3.A2 / ASSEMBLY OF ELEMENTS

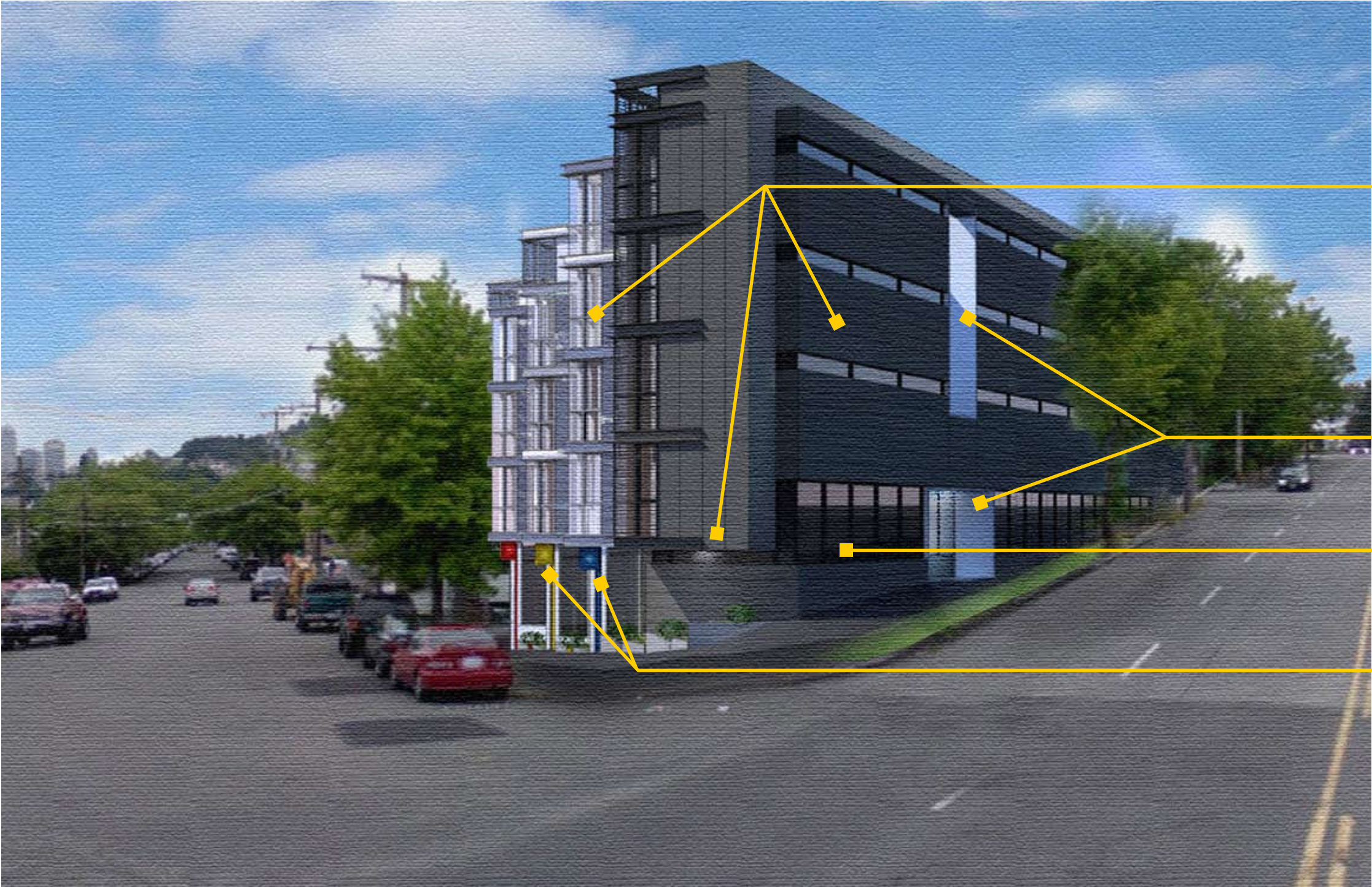
BUILT INTO THE FORM IS PROTECTION FOR THE ENTRIES. PLANTERS AT EACH ENTRY ARE REFLECTED INTO THE TWO-WAY MIRROR GLASS TO GIVE A SENSE OF TRIPLING THE AMOUNT OF GREEN SPACE. PLANTERS AND SIDEWALK LIGHTING ARE BUILT INTO EACH BAY. SIGNAGE AND LIGHTING ARE COLOR COORDINATED WITH EACH BAY.

### PL3.A1 / ENTRIES

PRIMARY ENTRIES ARE OBVIOUS, IDENTIFIABLE, AND DISTINCTIVE.

## DESIGN 26 DEVELOPMENT





**CS2.C1 / CORNER SITES**  
CORNER BUILT OUT TO CREATE A STRONG URBAN EDGE TO THE COMMERCIAL AREA. THE CANTILEVER CREATES A STRONG GESTURE OF STRENGTH, PROTECTION, AND MONUMENTALITY ATOP A SOLID BASE. THIS APPROACH SHOWS THE CONTRAST OF OPPOSITES BETWEEN THE TWO STREETS IDENTIFIED IN THE GUIDELINE CONCEPTUAL RESPONSE.

**PL3.A1 / ENTRIES**  
PRIMARY ENTRIES ARE OBVIOUS, IDENTIFIABLE, AND DISTINCTIVE. THE LIGHT WELL PROVIDES A BRIGHT CONTRAST TO THE NORTH FACADE TO DIRECT EYES TO THE COMMERCIAL ENTRIES BELOW. THE SCALE ALLOWS VISIBILITY FROM A DISTANCE AND AT THE SPEED OF THE AUTOMOBILE.

**PL3.B3 / BUILDINGS WITH LIVE-WORK**  
STRONG HORIZONTAL, TRANSPARENT FACADE FOR THE LIVE-WORK UNITS.

**PL3.A1 / ENTRIES**  
PRIMARY ENTRIES ARE OBVIOUS, IDENTIFIABLE, AND DISTINCTIVE EVEN FOR CARS PASSING BY. EACH ENTRY IS VISIBLE EVEN AT THE OBLIQUE ANGLE.





**DC2.E1 / LEGIBILITY AND FLEXIBILITY**

THE FOUR MODULES ARE CLEARLY EXPRESSED AS A SERIES OF REPETITIVE CONSTANTS (TEXTURE, MOVING SCREENS, BASE OF LIVE-WORK WITH A STACK OF RESIDENTIAL ABOVE) AND VARIABLES (3' INCREMENTAL HEIGHT INCREASE; COLOR AT ENTRIES, AND THE EXPRESSION OF THE DIFFERENT FUNCTIONS OF EACH MODULE RELATIVE TO EACH STREET.

**CS2.C1 / CORNER SITES**

CORNER BUILT OUT TO CREATE A STRONG URBAN EDGE TO THE COMMERCIAL AREA. THE CANTILEVER CREATES A STRONG GESTURE OF STRENGTH, PROTECTION, AND MONUMENTALITY ATOP A SOLID BASE.

**PL3.A1 / ENTRIES**

PRIMARY ENTRIES ARE OBVIOUS, IDENTIFIABLE, AND DISTINCTIVE.

DESIGN **28** DEVELOPMENT



## PROJECTS

\* Projects Designed and Permitted by Kevin O'Leary while Project Manager/Designer at Pb Elemental



9TH AVENUE COMMERCIAL • 7 UNITS • WEST SEATTLE\*



RAINIER MIXED USE • 73 APARTMENTS + GROUND LEVEL RETAIL • RAINIER VALLEY • SEATTLE\*



PRIVATE RESIDENCE • VANCOUVER, CANADA



CROWN HILL LOFTS • 15 LIVE-WORK UNITS • CROWN HILL 15TH AVE • SEATTLE\*



RAINIER ARTIST COLONY • 19 LIVE-WORK UNITS • RAINIER VALLEY • SEATTLE \*



UNION COMMERCIAL • 4 COMMERCIAL UNITS • SEATTLE\*

KOArchitecture

29

PRIOR EXPERIENCE

Bridge Way Mixed Use

3860 Bridge Way N. Seattle WA, 98103

Early Design Guidance

#3018230 • 13 April 2015

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