

Early Design Guidance
Analytic Design Proposal Packet
8228 Green Lake Dr N, Seattle WA 98103
A Proposed Apartment Development
for Goodman Real Estate Inc.
DPD Project #: 3019810

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Early Design Guidance
8228 Green Lake Dr N

4/24/15

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2001 WESTERN AVE, SUITE 200
SEATTLE, WA 98121
tel: 206.587.3797 / fax: 206.587.0588
www.studioms.com

PROJECT CONTACTS

DEVELOPER GRE Green Lake, LLC. 2801 Alaskan Way Suite 310 Seattle, WA 98121 Phone: 206-448-0259 Fax: 206-328-9686 Contact: Matt Parent	SURVEYOR GeoDimensions, Inc. 10801 Main Street Suite 102 Bellevue, WA 98004 Phone: 425-458-4488 Contact: Ed Green	LANDSCAPING TRA 911 Western Ave Suite 202 Seattle, WA 98104 Phone: 206-682-7562 Fax: 206-380-4721 Contact: Tom Rengstorf	ARCHITECT Studio Meng Strazzara 2001 Western Avenue Suite 200 Seattle, WA 98121 Phone: 206-587-3797 Fax: 206-587-0588 Contact: Chris Davidson, AIA Lucas Branham
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PROJECT INFORMATION

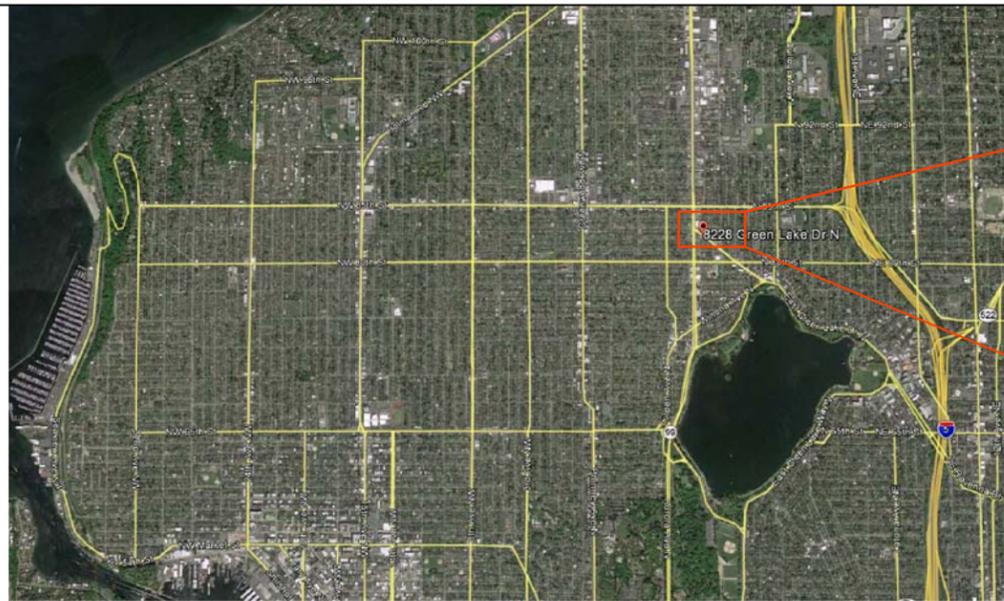
ADDRESS:	8228 Green Lake Dr N, Seattle, WA 98103	BLDG.MAX. HT.:	40'-0" (+4'-0" IF NONRES FLR. TO FLR. HEIGHT > 13'-0")
PARCEL #:	339290-0005	SETBACK:	15' RESIDENTIAL SETBACK AT EAST PROPERTY LINE
ZONING:	C1-40		
OVERLAY:	NONE		
OTHER:	FREQUENT TRANSIT		
BASE FAR:	3 (SINGLE-USE) 3.25 (MIXED-USE)		
LOT SIZE:	16,553 SF (.38 ACRES)		

LEGAL DESCRIPTION

339290-0005:
(8228 Green Lake Dr N) LOTS 1, 3, 4, 5, 6, 7, AND 8 IN BLOCK 1 OF HOLLISTERS
FIRST ADDITION TO THE CITY OF SEATTLE, AS PER
PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 71,
RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONDEMNED FOR NORTH GREEN
LAKE WAY IN KING COUNTY SUPERIOR COURT
CAUSE NO. 198433, AS PROVIDED BY ORDINANCE NO.
51536 OF THE CITY OF SEATTLE.

VICINITY MAP



SITE MAP



TITLE PAGE

Early Design Guidance - 8228 Green Lake Dr N

T1

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ZONING REQUIREMENTS FOR C1-40

PROJECT DATA

LOCATION: 8228 Green Lake Dr N
 SITE AREA: 16,553 SQ FT
 ZONE: C1-40
 OVERLAYS: NONE
 BUILDING CODE: SEATTLE AMENDMENTS TO THE 2012 IBC
 PROPOSED USE: RESIDENTIAL MIXED USE

OCCUPANCY CLASSIFICATION / SEPARATIONS:

CODE SUMMARY

POTENTIAL USE: (23.47A.004) SOME PERMITTED EXAMPLES
 RESIDENTIAL, LIVE-WORK UNITS

STREET-LEVEL DEVELOPMENT STANDARDS: (23.47A.008)

BLANK FACADES PERMITTED: NO SEGMENT LONGER THAN 20'
 (BETWEEN 2'-8')
 TOTAL BLANK FACADE <40%

STREET-LEVEL STREET-FACING FACADES SHALL BE LOCATED WITHIN 10' OF THE STREET LOT LINE. UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED.

TRANSPARENCY REQUIRED: 60% FOR NON-RESIDENTIAL USES

DEPTH OF NON-RESIDENTIAL: AVERAGE 30 FT. MINIMUM 15 FT.
 HEIGHT OF NON-RESIDENTIAL: 13 FT FLOOR-TO-FLOOR

AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT ENTRY

THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4' ABOVE OR BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10' FROM THE SIDEWALK.

LIVE-WORK UNITS LOCATED ON STREET-LEVEL STREET-FACING FACADES MUST COMPLY WITH BLANK FACADE AND TRANSPARENCY REQUIREMENTS

STRUCTURE HEIGHT: (23.47A.012)

MAX. ALLOWED: 40 FEET (+ 4'-0" BONUS)
 PROJECTIONS ALLOWED ABOVE HEIGHT LIMIT: PARAPETS, GUARDRAILS, ELEVATOR/STAIR OVERRUNS, ETC.

FLOOR AREA RATIO: (23.47A.013)

LOT AREA: 16,553 SF
 MAX. FAR FOR SINGLE USE (RESIDENTIAL): 3 (49,659 SF)
 MAX. FAR FOR TOTAL OF MIXED-USE STRUCTURE: 3.25 (53,797 SF)

SETBACK REQUIREMENTS: (23.47A.014)

15' TRIANGULAR SETBACK (NE CORNER) - LOT ABUTS INTERSECTION OF SIDE LOT LINE AND FRONT LOT LINE IN A RESIDENTIAL ZONE.
 15' SETBACK FOR PORTIONS OF STRUCTURES ABOVE 13 FT TO A MAXIMUM OF 40 FEET (EAST PROPERTY LINE)

REQUIRED LANDSCAPING: (23.47A.016)
 SEATTLE GREEN FACTOR SCORE OF .30 OR GREATER
 SURFACE PARKING ABUTTING RESIDENTIAL ZONE - 6' HIGH SCREENING ALONG LOT LINE AND 5' DEEP LANDSCAPED AREA
 SURFACE PARKING - 3' HIGH SCREENING ALONG STREET LOT LINES

LIGHT AND GLARE STANDARDS: (23.47A.022)
 INTERIOR LIGHTING IN PARKING GARAGES MUST BE SHIELDED TO MINIMIZE NIGHTTIME GLARE AFFECTING NEARBY USES.
 DRIVEWAYS AND PARKING AREAS SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A FENCE OR WALL BETWEEN 5' AND 6' IN HEIGHT, OR SOLID EVERGREEN HEDGE OR LANDSCAPED BERM AT LEAST FIVE FEET IN HEIGHT.

RESIDENTIAL AMENITY AREA: (23.47A.024)
 5% OF GROSS BUILDING AREA OF RESIDENTIAL USE
 49,500 SF x 5% = 2,475 SF

REQUIRED PARKING: (23.47A.030, 23.54.015)
 MULTIFAMILY RESIDENTIAL USES - 1 SPACE PER DWELLING UNIT
 LIVE/WORK UNITS - 0 SPACES FOR UNITS WITH 1,500 SF OR LESS
 (23.54.020.F.2) IN COMMERCIAL ZONES, MINIMUM PARKING REQUIREMENT MAY BE REDUCED BY 50 IF USE IS LOCATED WITHIN 1,320 FEET OF A STREET WITH FREQUENT TRANSIT SERVICE.
 PARKING SPACES REQUIRED = 66 RESIDENTIAL UNITS X .5 = 33 SPACES
 PARKING SPACES PROVIDED = 34 SPACES

PARKING LOCATION AND ACCESS: (23.47A.032)
 IF ALLEY ACCESS IS NOT AVAILABLE, ACCESS IS PERMITTED FROM THE SIDE STREET WHEN LOT ABUTS TWO OR MORE STREETS.
 A LOADING ZONE MAY BE REQUIRED.

PROPOSED FAR:

FLOOR LEVEL	USE	COMMERCIAL FAR	RESIDENTIAL FAR
LEVEL P1/L1	PARKING	0 SF	
LEVEL P1/L1	LIVE/WORK	2,500 SF	8,000 SF
LEVEL P1/L1	RESIDENTIAL	0 SF	-
LEVEL L2-L6	RESIDENTIAL	0 SF/ FLOOR	2,500 SF
TOTAL	52,000 SF	2,500 SF (< 4,138 SF)	13,000 SF/ FLOOR 49,500 SF (< 49,659 SF)

ADA PARKING REQUIREMENTS: (SBC 1106)

AT LEAST 2 PERCENT OF EACH TYPE OF PARKING SPACE PROVIDED FOR OCCUPANCIES IN GROUPS R-2 AND R-3 SHALL BE ACCESSIBLE.
 PARKING SPACES PROVIDED: 34 STALLS
 ACCESSIBLE PARKING SPACE REQUIRED: 1 ADA VAN STALL

AVERAGE GRADE CALCULATION

$(64 \times 242.7) + (5 \times 243.6) + (134 \times 244) + (96 \times 243.5) + (70 \times 237.7) + (22 \times 238.2) + (44 \times 238.9) + (109 \times 238.7) / 544 = 131,232 / 544 = 241.2 *$

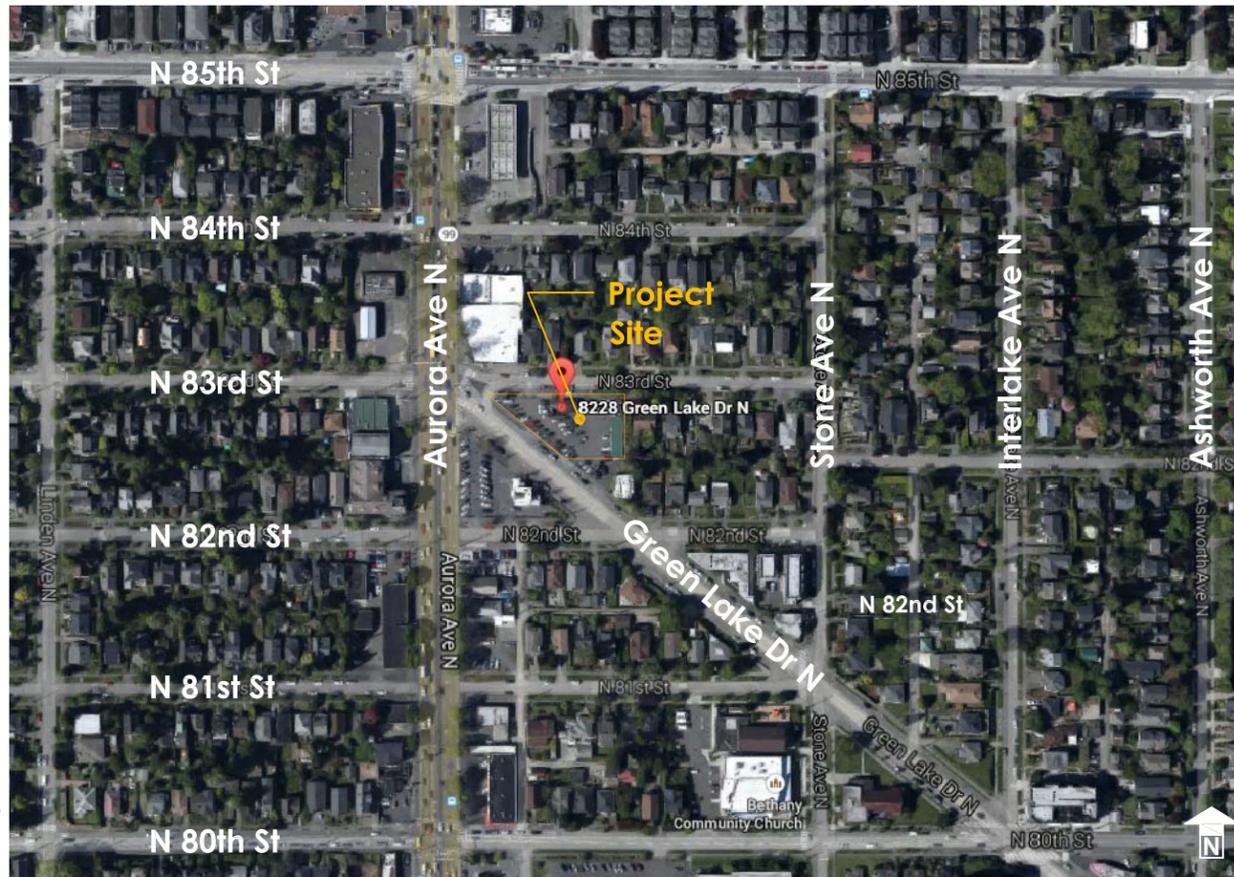
SOLID WASTE CALCULATION: (23.54.040)
 RESIDENTIAL: 439 SF (51-100 UNITS= 375 SF; >50 UNITS= +4 SF/UNIT)
 NON RESIDENTIAL: 82 SF (1-5,000SF= 82 SF)
 TOTAL= 521 SF (439 SF + 82 SF)

BICYCLE PARKING REQUIREMENT: (23.54.015.K)

BICYCLE PARKING REQUIREMENT CALCULATION		
RESIDENTIAL		
66 UNITS	1 STALL/ 4 UNITS	16.5 STALLS
SUB TOTAL		16.5 STALLS
CODE REDUCTION FOR (1/2 OF STALLS >50 STALLS)		0
TOTAL BICYCLE PARKING REQUIRED		17 STALLS

TOTAL BIKE PARKING PROVIDED: 70 STALLS

SITE AERIAL MAP



1. Please describe the existing site, including location, existing uses and/ or structures, topographical or other physical features, etc.
 The project site is located within a frequent transit zone, west of the intersection of Aurora Ave N, Green Lake Dr N, and N 83rd St. The lot area is 16,553 sf with the property lines forming a trapezoidal shape. There is an existing 596 sf 1 story wood frame building on the site, which is currently used as an auto showroom and lot. There is approximately 8 feet of grade change between the low point on the site (SW corner) and high point (NE corner).

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.
 The project site is zoned C1-40. The project site is also located within a Frequent Transit Corridor.

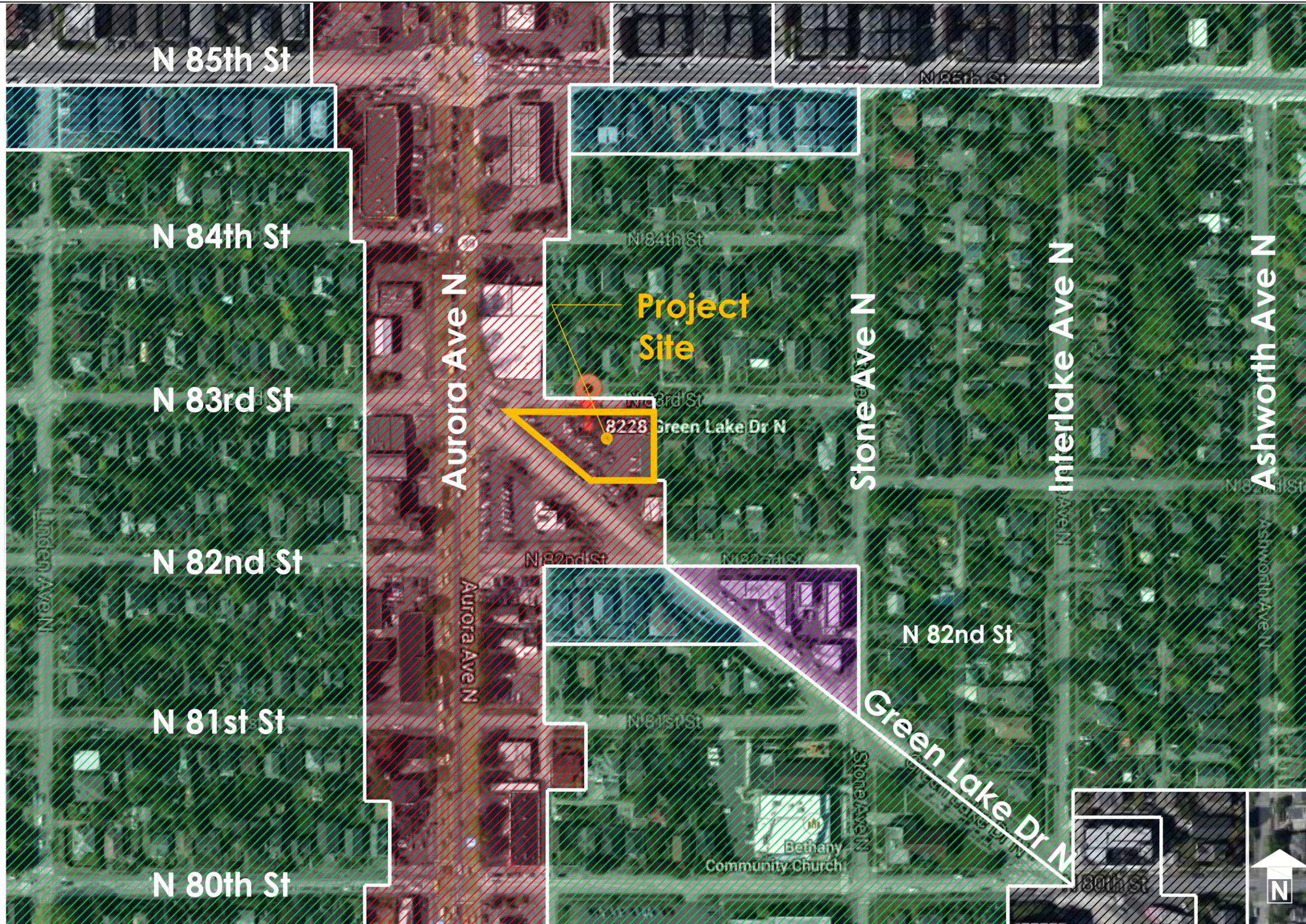
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.
 The site sits on the eastern edge of a C1-40 zone that extends N-S along Aurora Ave N. The site is adjacent to SF-5000 zoning directly to the east and across the street to the north. The surrounding neighborhood consists of buildings types ranging from hotel/motel, service use, restaurant/lounge, ,auto sales, commercial, convenient store, and single-family. The project site is situated just east of Aurora Ave N, and fronts both Green Lake Dr N and N 83rd St. The closest park is 3 blocks to the east and houses the Associated Recreation Council. The site is also located approximately 1/4 mile north west of Green Lake. There are no prominent architectural features along Aurora Ave N, with the variety of commercial and retail uses contributing to the eclectic nature of the area. Prominent views of the site are to the downtown core to the southeast and the Puget Sound and the Olympic Mountains to the east.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx.), number of residential units (approx.) amount of commercial square footage (approx.), and number of parking stalls (approx.). Please also include potential requests for departure from development standards.
 The owner's aim is to create a market rate rental community that appeals to a wide range of Green Lake neighborhood dwellers. The development will be designed with care for the surrounding single-family residences with special attention to building scale and massing. The building proposed is a 66-unit + 4 Live/Work unit 4-story structure with a rooftop deck amenity area. The design will include a surface level of vehicle parking for 34 stalls. The building will also have bike parking at a ratio of 1:1 for a total of 70 stalls along with a bike maintenance area.

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ZONING MAP

- C1-40 
- SF 5000 
- LR1 
- LR2 (RC) 
- LR3 
- NC1-40 



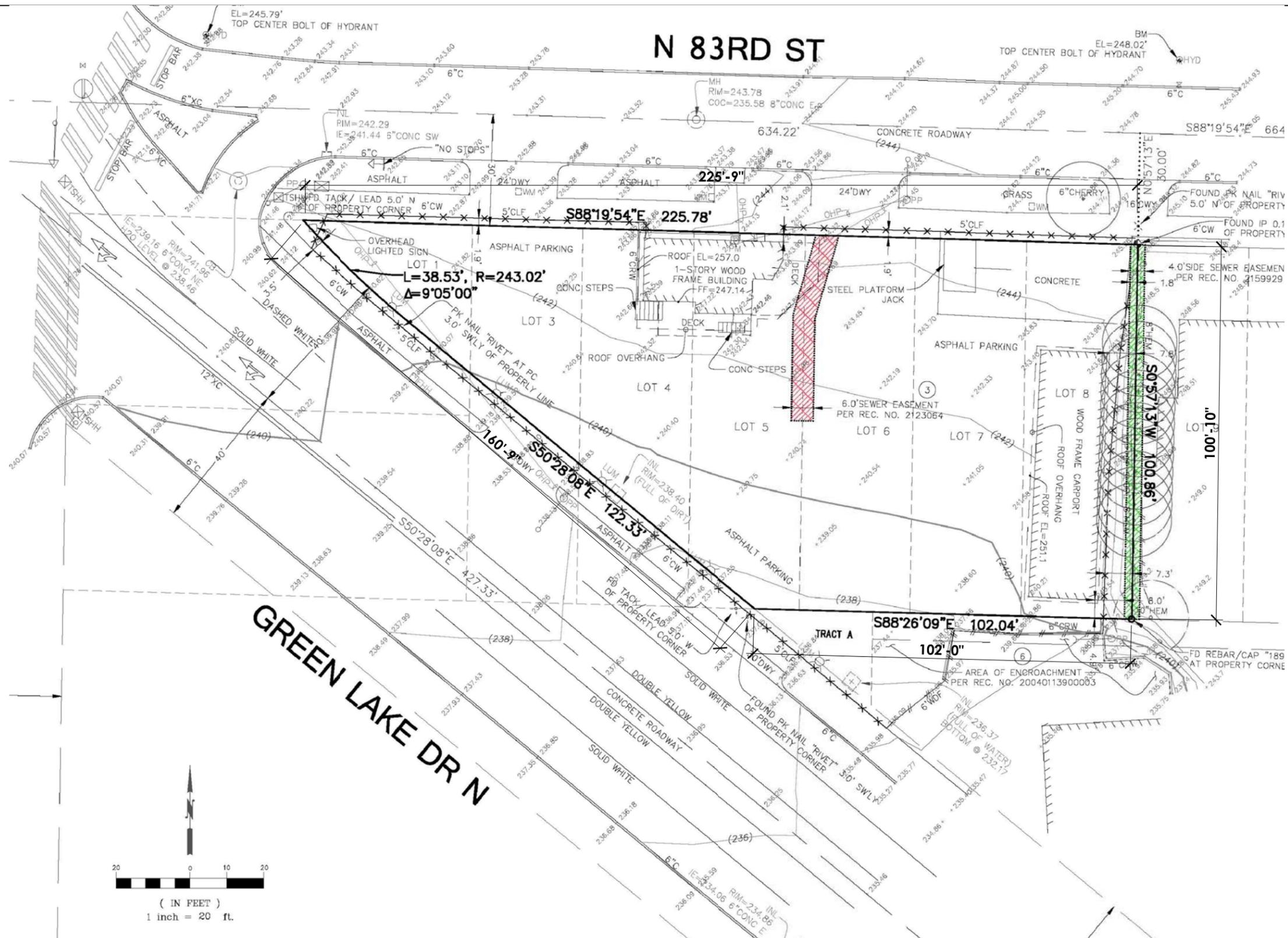
ZONING MAP
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SURVEY PLAN
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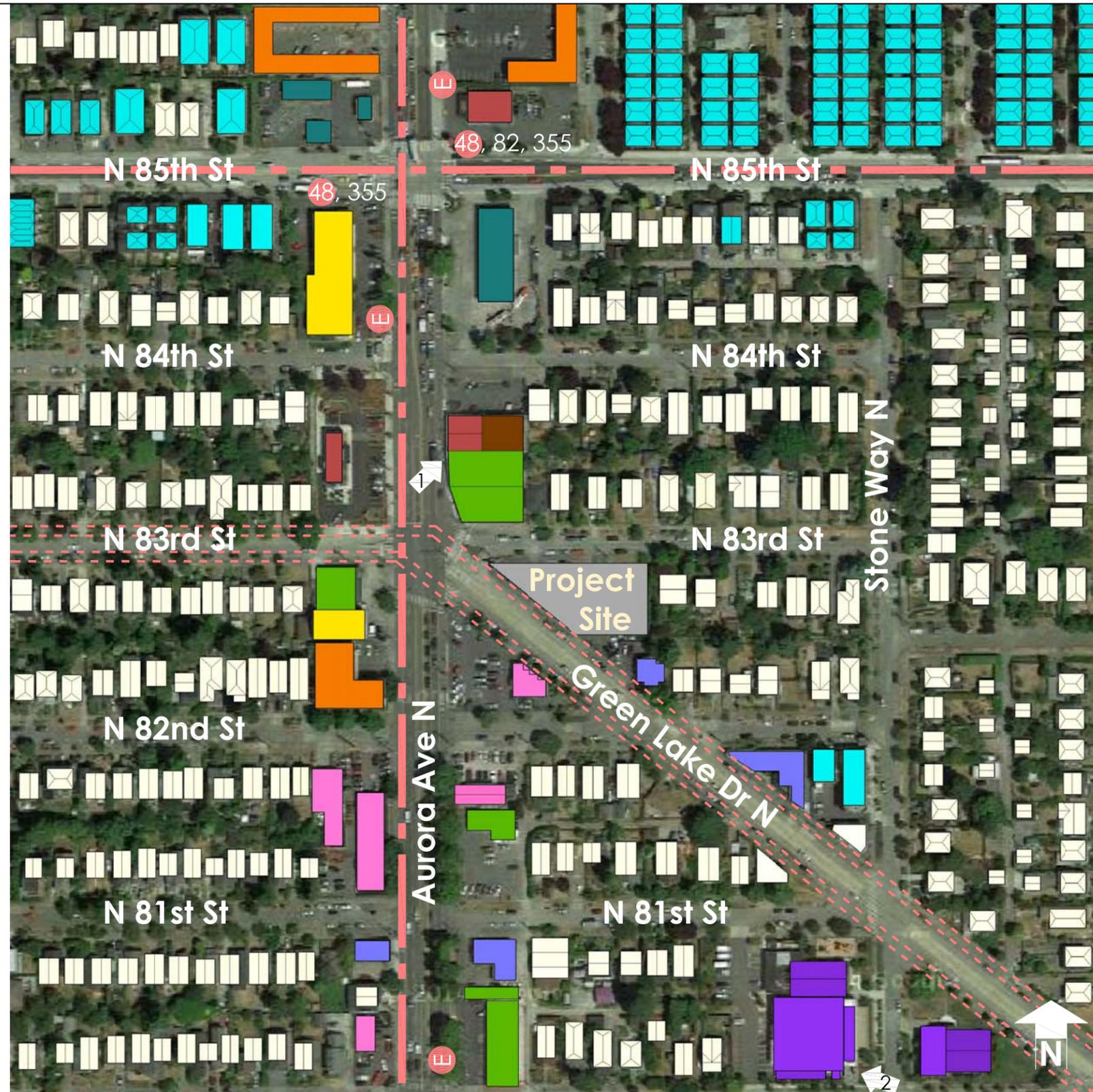
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CONTEXT ANALYSIS

KEY

- SINGLE FAMILY
- CHURCH
- RETAIL
- RESTAURANT/CAFE
- HOTEL/MOTEL
- OFFICE
- MULTI-FAMILY
- GYM
- GAS STATION
- SERVICE BUILDING
- AUTO SHOWROOM

- BUS ROUTE
- BUS STOP
- BICYCLE LANE



1. Wood Fire Pizza - Horizontal Wood Siding



2. Bethany Community Church - Concrete



InterUrban Trail
N. 110th St. and
Fremont Ave. N
1.9 Miles



Greenwood Park
602 N 87th St
0.6 Miles

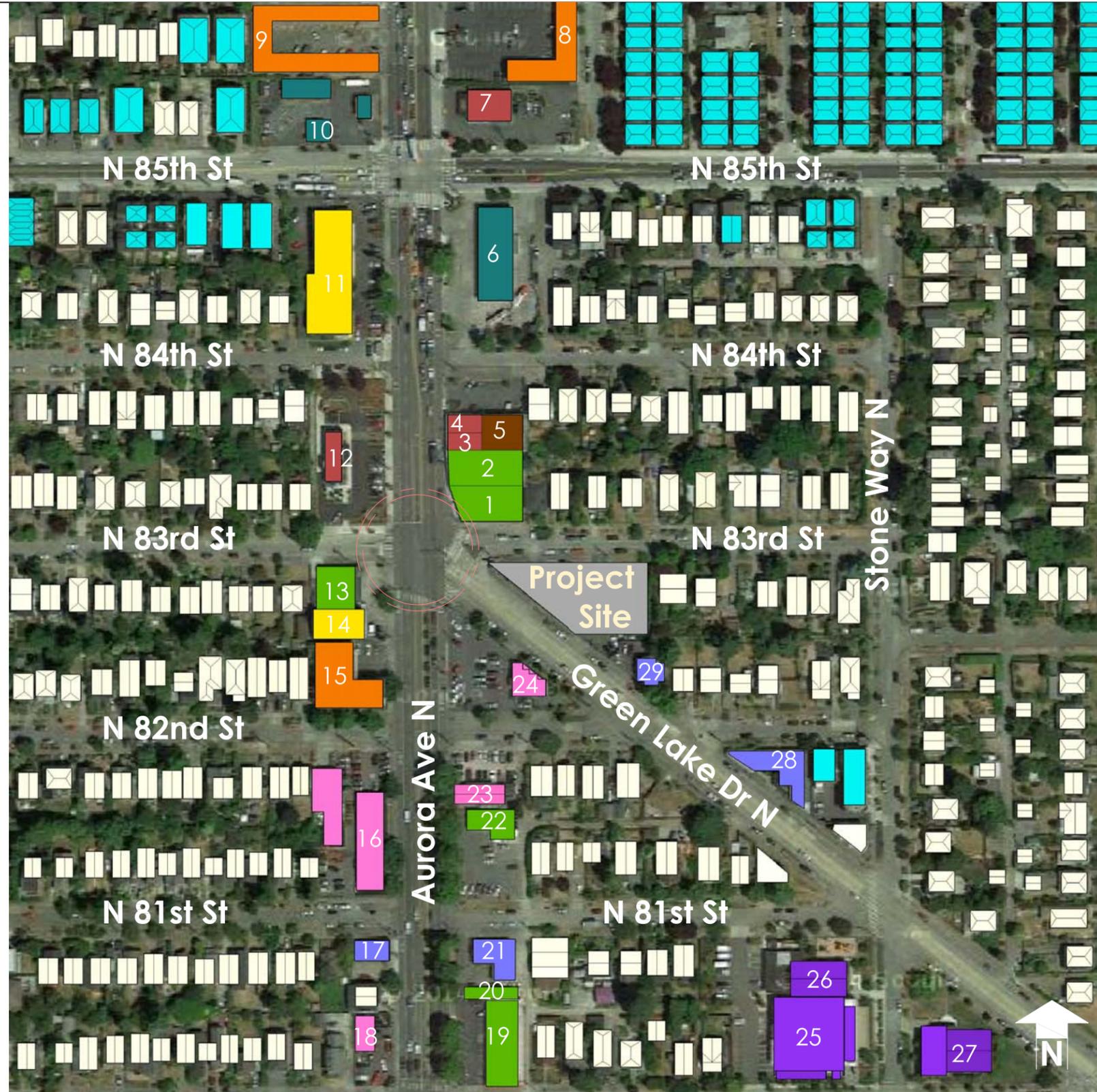


Licton Springs Park
9536 Ashworth Ave N
0.9 Miles

ENTRY LOCATION
PER GREEN LAKE
NEIGHBORHOOD
DESIGN GUIDELINES



Green Lake
0.4 Miles



1. The Guitar Store
2. Motion Board Shop
3. Wood-Fired Pizza (Coming Soon)
4. Boardroom Café
5. Seatown CrossFit
6. 76
7. Jack in the Box
8. Travelodge
9. Sun Hill
10. Arco AM/PM
11. Northwest Auto Service Center
12. Starbucks
13. Vogel's Carpet and Flooring
14. Emerald City Rug Cleaning
15. Everspring Inn
16. Reality Auto Sales
17. Green Lake Dentistry
18. Tire House
19. Benjamin Moore Paint Supply
20. eCig n' Vape
21. Medical-Dental Building
22. Mercedes BMW Parts
23. Fiesta Motors
24. Aurora Classic Coaches
25. Bethany Community Church
26. Bethany Education Center
27. Bethany Community Church
28. Greenlake Medical and Detail
29. Foster Law Office

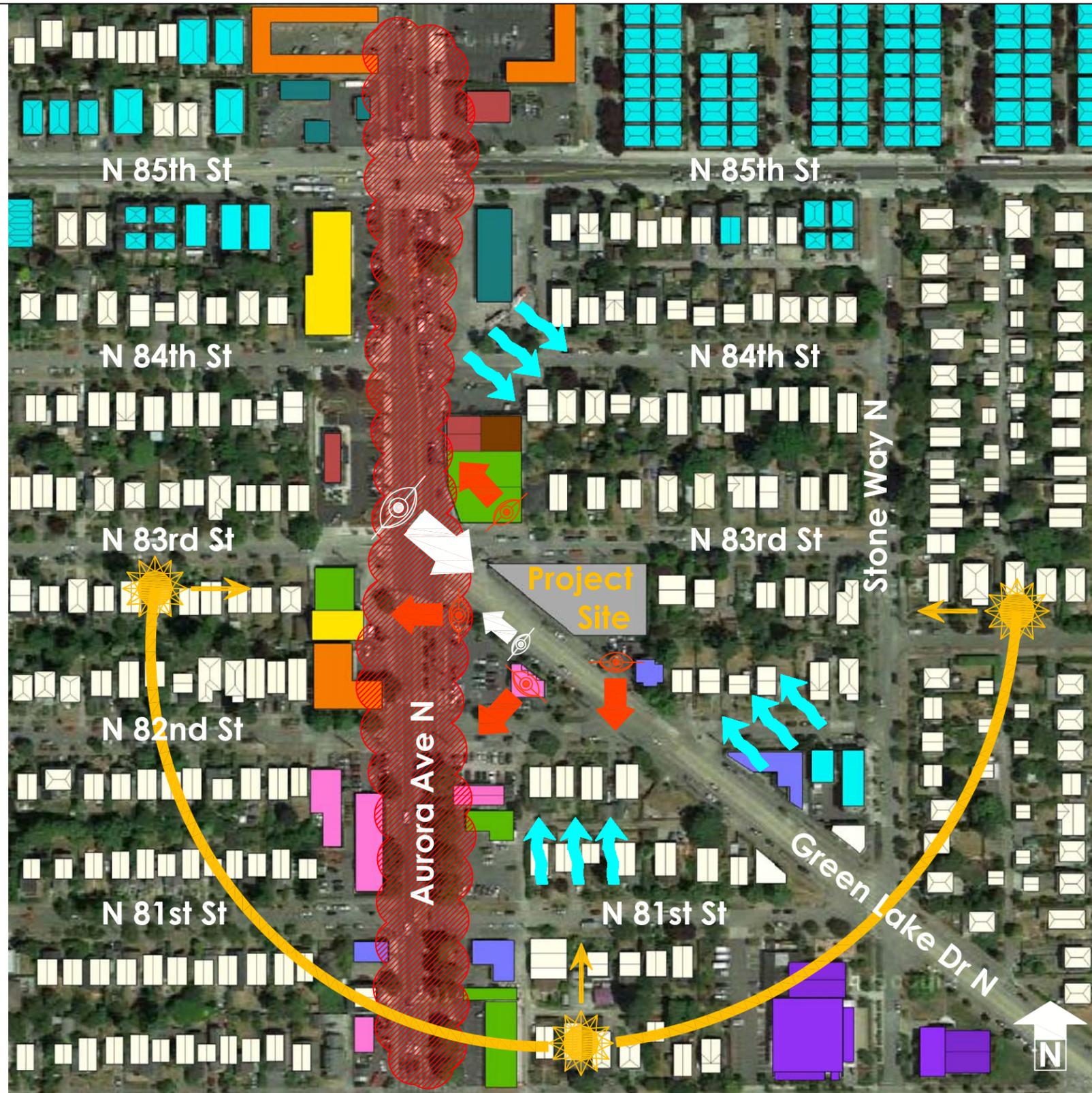
SITE ANALYSIS



Primary Entry Location View



NW view of Green Lake Entry Location Bicycle Lane to Green Lake



KEY

- SUN
- VIEW
- ENTRY LOCATION VIEW
- NOISE TRAFFIC (40k-80k VEHICLE TRIPS PER DAY)
- PREVAILING WIND
S (Jan-June)
NW (July-Sept)
SSE (Oct-Dec)

SITE PHOTOS



AURORA AVE N - LOOKING NORTH



AURORA AVE N - LOOKING NORTH



AURORA AVE N - LOOKING SOUTH



GREEN LAKE DR N - LOOKING WEST



GREEN LAKE DR N - LOOKING WEST



GREEN LAKE DR N - LOOKING EAST



N 83RD ST - LOOKING EAST



N 83RD ST - LOOKING EAST



N 83RD ST - LOOKING WEST

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SITE PHOTOS
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GREEN LAKE DR N - PHOTO MONTAGE



GREEN LAKE DR N MONTAGE - VIEW NORTH TOWARDS SITE



GREEN LAKE DR N MONTAGE - VIEW SOUTH

GREEN LAKE DR N PHOTO MONTAGE
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N 83RD ST MONTAGE - VIEW SOUTH TOWARDS SITE



N 83RD ST MONTAGE - VIEW NORTH

N 83RD ST - PHOTO MONTAGE
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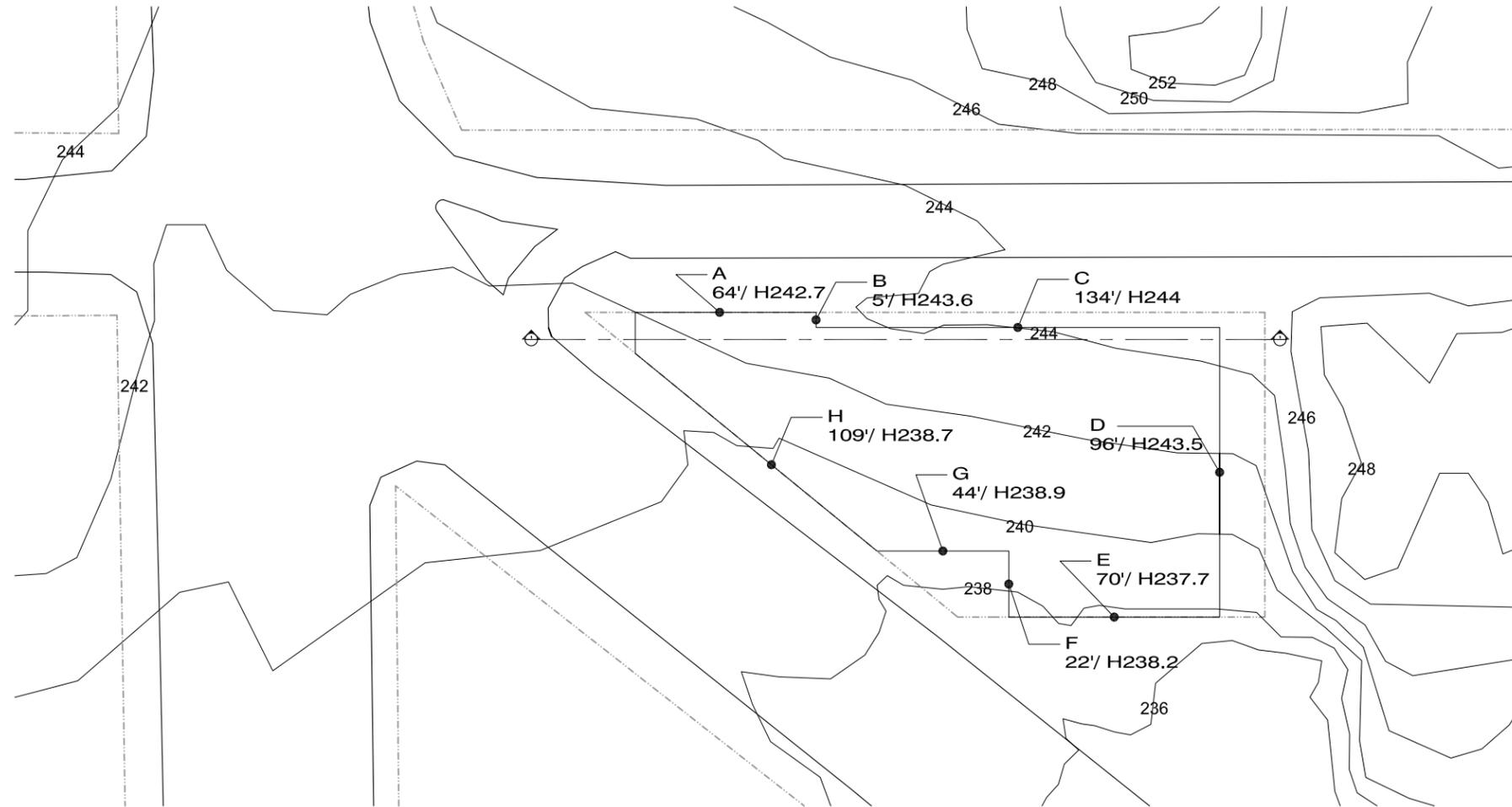
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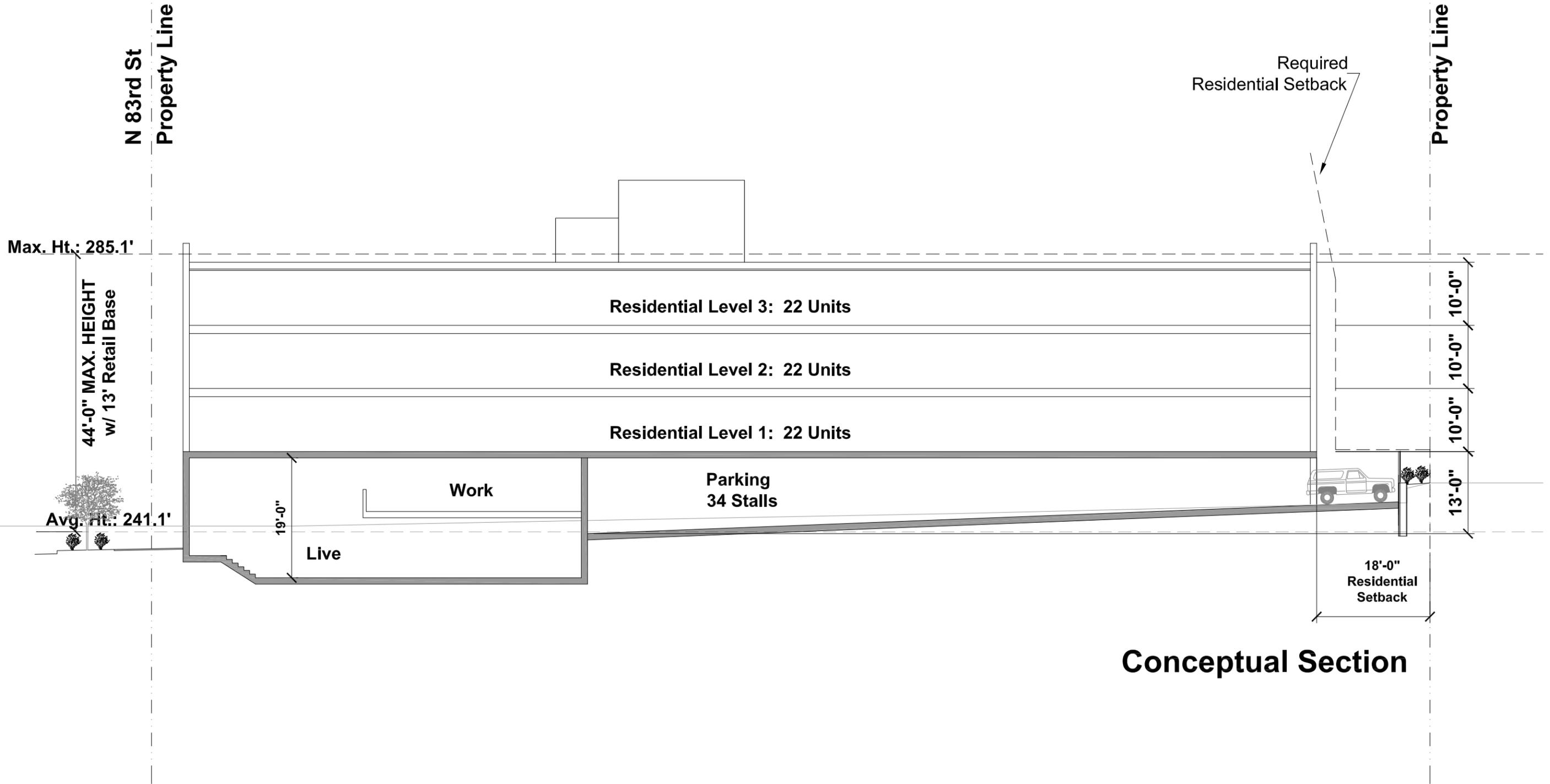
HEIGHT CALCULATION



Average Grade

$$\begin{aligned}
 &= (64 \times 242.7) + (5 \times 243.6) + (134 \times 244) + (96 \times 243.5) + \\
 &(70 \times 237.7) + (22 \times 238.2) + (44 \times 238.9) + (109 \times 238.7) / 544 \\
 &= 131,232 / 544 \\
 &= \underline{241.2} *
 \end{aligned}$$

CONCEPTUAL SECTION



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DESIGN GUIDELINES - GREEN LAKE SUPPLEMENTAL GUIDANCE

CS2 Urban Pattern and Form

- I. Responding to Site Characteristics
 - ii. Entry Locations - Open Space at NW corner of site provides area for gateway to Green Lake using signage, monument, landscaping or combination thereof. Landscaping along Green Lake Dr N to enhance features of site and frames views along Green Lake Dr N.
- II. Height, Bulk, and Scale Compatibility
 - Zone Edges - Building setback adjacent to east residential zone setback 18' from property line to provide greater separation between zones. Ground level planting and architectural fencing to create appropriate zone transition at base. Setback at the north edge provides better transition to residential neighbors to the north.
- III. Streetscape Compatibility
 - ii. Multifamily Residential Areas - Landscaping provided within street setbacks to reinforce desirable streetscape continuity.

CS3 Architectural Context and Character

- I. Architectural Context
 - ii. The site's proximity to the Aurora Avenue North Corridor allows for cues to be taken from the playfulness and variety of the streetscape.

PL2 Walkability

- I. Pedestrian Open Spaces and Entrances
 - i. Make Aurora More Pedestrian Friendly - While not fronting Aurora Ave N, the site still draws from character and views of the street. The main pedestrian entrance is designed to engage the pedestrian with its location. The facades will be viewable from the Aurora Avenue North Corridor and will be designed to provided visual interest to pedestrians with landscape screening framing the view SE from the intersection.
- Streetscape Amenities Street lighting will be provided along Green Lake Dr N. Lighting outside of live/work units to provided security at entrances.

PL3 Street-Level Interaction

- I. Human Activity
 - i. Non-storefront facade placed along quieter N 83rd St. Landscaping to be provided along north street level to provide better residential transition at base. Exterior lighting to be minimized and shielded along north facade.
- II. Mixed-Use Buildings - Main entrance placed along NW corner of site to provide active street frontage. Commercial storefront appearance still achieved at corner, and active entrance encourages building occupants to use alternative methods of transportation.

DC3 Open Space Concept

- I. Landscape Design to Address Special Site Conditions
 - i. Celebrate the Olmsted heritage - Continuous rows of street trees to create a formal axis and highlight the entry location when viewed along Green Lake Dr N.

DC4 Exterior Elements and Finishes

- I. Architectural Context
 - i. Signage - Signage located at NW corner of sight to orient to both pedestrians and vehicular traffic along Aurora Ave N. Signage to reinforce character of the building and site.
- II. Exterior Finish Materials
 - ii. Wood siding and shingles are appropriate on upper stories...



AURORA SIGNAGE



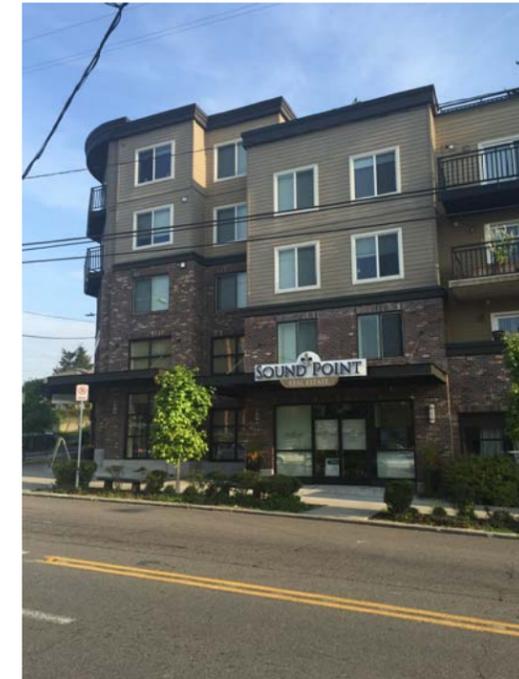
GREEN LAKE SIGNAGE



MODERN MATERIALS



URBAN TRANSIT CORRIDOR



TRADITIONAL FORM

CS1 Natural Systems and Site Features

- B. Sunlight and Natural Ventilation
 - B.2 Daylight and Shading - Large transparent sliding door and window openings along the perimeter walls provide ample daylight for interior spaces.
- C. Topography
 - C.1 Land Form - Natural slope of site allows for parking to slope with minimal grading while keeping pedestrian and live/work entrance at sidewalk grade.

CS2 Urban Pattern and Form

- A. A.1 Sense of Place - Site has prominent visibility from Green Lake Dr N and Aurora Ave N and is designated as an Entry Location in the Green Lake Neighborhood Design Guidelines.
- B. Adjacent Sites, Streets, and Open Spaces
 - B.2 Connection to the Street - NW corner of site has strong connection to street intersection. Building street frontage and massing responds to connection with massing fronting street edge and placement of landscaping along Green Lake Dr N and N 83rd St.
- C. Relationship to the Block
 - C.2 Corner Sites - NW corner setback to provide space for pedestrian entrance and location of signature design elements (signage, facade treatment, monument)
- D. Height, Bulk, and Scale
 - D.3 Zone Transitions - Project setback 18' at east property line where adjacent to single-family residence. Existing conditions on site provide ample screening between properties. Additional planting and fencing to provide screening of parking which sits 5' below adjacent grade.
 - D.4 Massing Choices - Massing provides 18' setback along east edge and 10' partial setback at north to provide visual relief at adjacent residential zones.

CS3 Architectural Context and Character

- A. Emphasizing Positive Neighborhood Attributes
 - A.4 Evolving Neighborhoods - The neighborhood of Green Lake Ave N and Aurora Ave N is still largely vehicular oriented. The eclectic uses surrounding the site include auto sales, cafe, restaurant, gas station, motel, office, retail and more. The proposed design provides positive context for the changing neighborhood while respecting adjacent sites.

PL1 Open Space Connectivity

- A. Network of Open Spaces
 - A.1 Enhancing Open Space - Open space at NW corner provides prominent main entrance.
- B. Walkways and Connections
 - B.2 Pedestrian Amenities - Green Lake Dr N frontage will have large amount of glazing to provide active frontage. Planting buffer along the street will enhance the existing condition.

PL2 Walkability

- A. Accessibility
 - A.1 Access for All - Building entry provides accessible use as it is located at grade.
- B. Safety and Security
 - B.1 Eyes of the Street - Building creates a safe environment by providing maximum eyes on the street at all facades, especially NW 51st where the glazing continues to the ground level.
 - B.2 Lighting for Safety - Adequate lighting will be provided at the main entrance, live/work entrance, and parking entrance for safety and security.

- A. B.3 Street-Level Transparency - Desired transparency is provided along the Green Lake Dr N. Along NW 83rd St less transparency will be provided across from residential use to the north.
- B.
- C. Weather Protection
 - C.1 Locations and Coverage - Canopy coverage will be provided at the main entrance

PL3 Street-Level Interaction

- A. Entries
 - A.1 Design Objectives: Common entries to multi-story residential buildings - Entry location at NW corner of site provides most prominent location on site. Planting located at corner to provide security and privacy.
- B. Residential Edges
 - B.1 Buildings with Live/Work Uses - Live/work unit layouts allow ideal placement of commercial usage towards Green Lake Dr N and residential use at the back of unit.

PL4 Active Transportation

- A. Entry Locations and Relationships
 - A.1 Serving all Modes of Travel - Preferred option has drive entry located on NE corner of site. This location is preferred for the quieter more secure access. Bike storage located within parking garage accessed through drive entry or main residential entrance.
 - A.2 Connections to All Modes - NE corner entrance relates to primary residential use of building and massing above the ground level.
- B. Planning Ahead for Bicyclists
 - B.2 Bike Facilities - Covered bike storage at ratio of 1 bike/1 unit located within parking garage.

DC1 Project Uses and Activities

- A. Arrangement of Interior Uses
 - A.1 Visibility - Public use of live/work unit is located at southeast corner of site in preferred option.
 - A.4 Views and Connections - Primary tenant amenity area located at the rooftop to take advantage of views to the Green Lake, City of Seattle, Mt Rainier, and Puget Sound.
- C. Parking and Service Uses
 - C.2 Visual Impacts - Majority of at-grade parking screened by building. Planting and architectural fencing to provide screening where parking meets adjacent site.

DC2 Architectural Concept

- B. Architectural and Facade Composition
 - B.1 Facade Composition - Preferred design option has majority of residential units facing the more busy Green Lake Dr N.
 - B.2 Blank Walls - The design concept presented avoids blank walls on facades by stepping back from property lines.

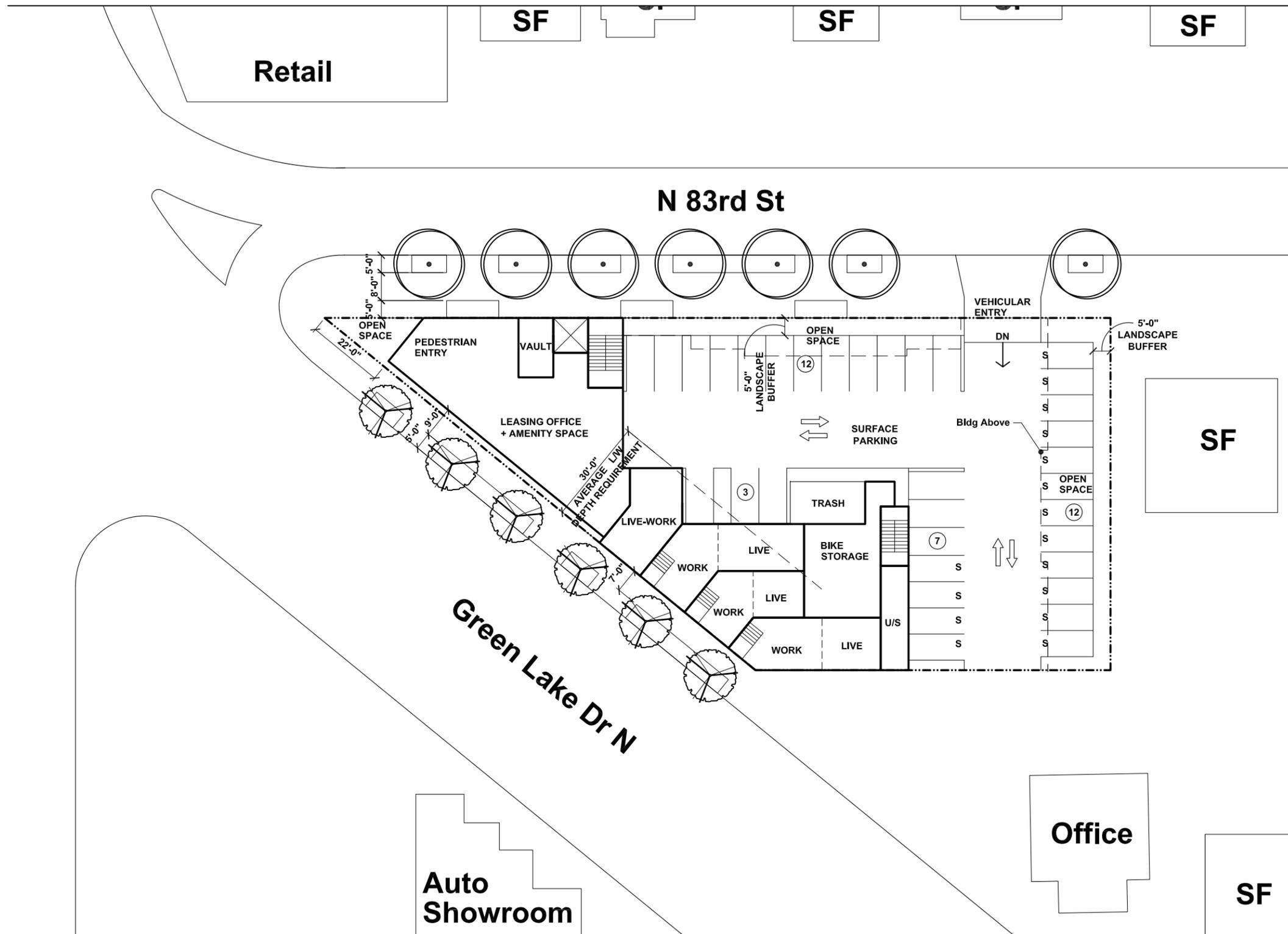
DC3 Open Space Concept

- A. Building-Open Space Relationship
 - A.1 Interior/Exterior Fit - Open space at NW corner create space to highlight entry location in Green Lake neighborhood.

DC4 Exterior Elements and Finishes

- A. Building Materials
 - A.1 Exterior Finish Materials - Building ground level to be solid material with high level of detail to provide visual interest. Materials above to be durable and suitable to NW climates.

SITE PLAN



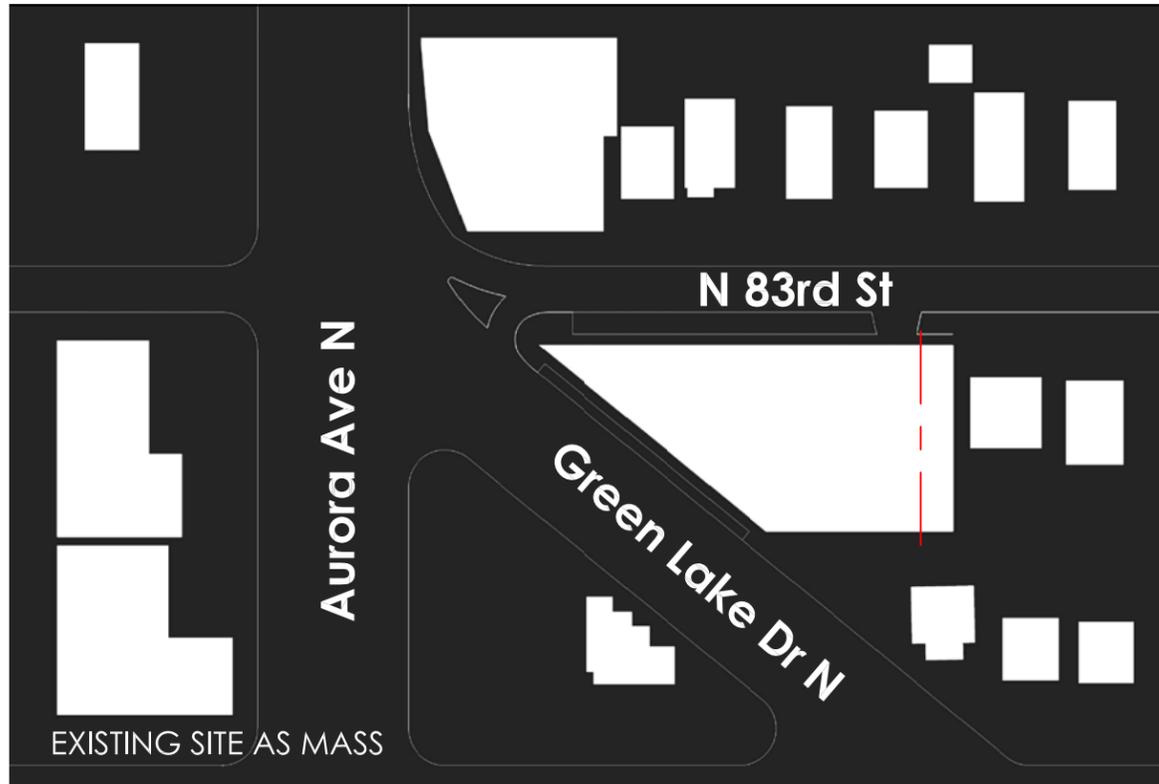
Proposed Building Summary:

Building Area: 49,500 SF Residential,
 2,500 Commercial (Live/Work Units)
 52,000 Total Square Footage
 Units: 66 Units + 4 Live/Work Units
 Parking: 34 Parking Stalls
 Bike Parking: 70 Spaces

Key Development Standards:

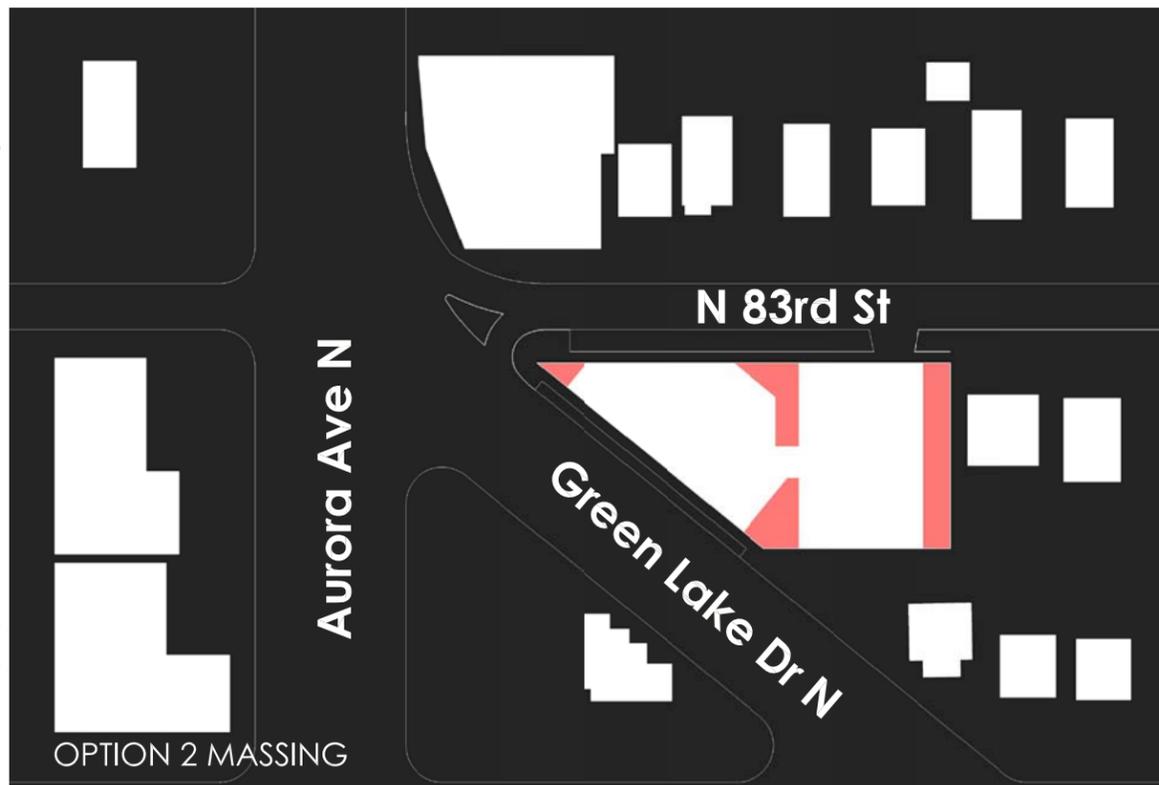
1. Main pedestrian entry engages Green Lake Entry Location
2. Live-Work units at low point of site for potential 2-story spaces
3. Residential setbacks respect adjacent sites
4. Modulation and roof lines create perceived masses along Green Lake Ave N
5. Open Area at NW corner of site provides prominent location for entry feature
6. Street trees along Green Lake Dr N create formal axis and help frame view along the street

MASSING FIGURE-GROUND DIAGRAM



■ OPEN SPACE
EXISTING SITE AS MASS
 15 FT MINIMUM EAST
 RESIDENTIAL SETBACK

- OPTION 1 MASSING
- MINIMUM EAST RESIDENTIAL SETBACK
 - 15' NW CORNER SETBACK
 - INTERNAL COURTYARD



- OPTION 2 MASSING
- MINIMUM EAST RESIDENTIAL SETBACK
 - 20' NW CORNER SETBACK
 - CENTRAL N AND S VOIDS

- OPTION 3 MASSING
- 18' EAST RESIDENTIAL SETBACK
 - 22' NW CORNER SETBACK
 - 10' NORTH AND SOUTH PARTIAL SETBACKS
 - CENTRAL MODULATION AT N, S, & E FACADES



MASSING DIAGRAM
 Early Design Guidance- 8228 Green Lake Dr N

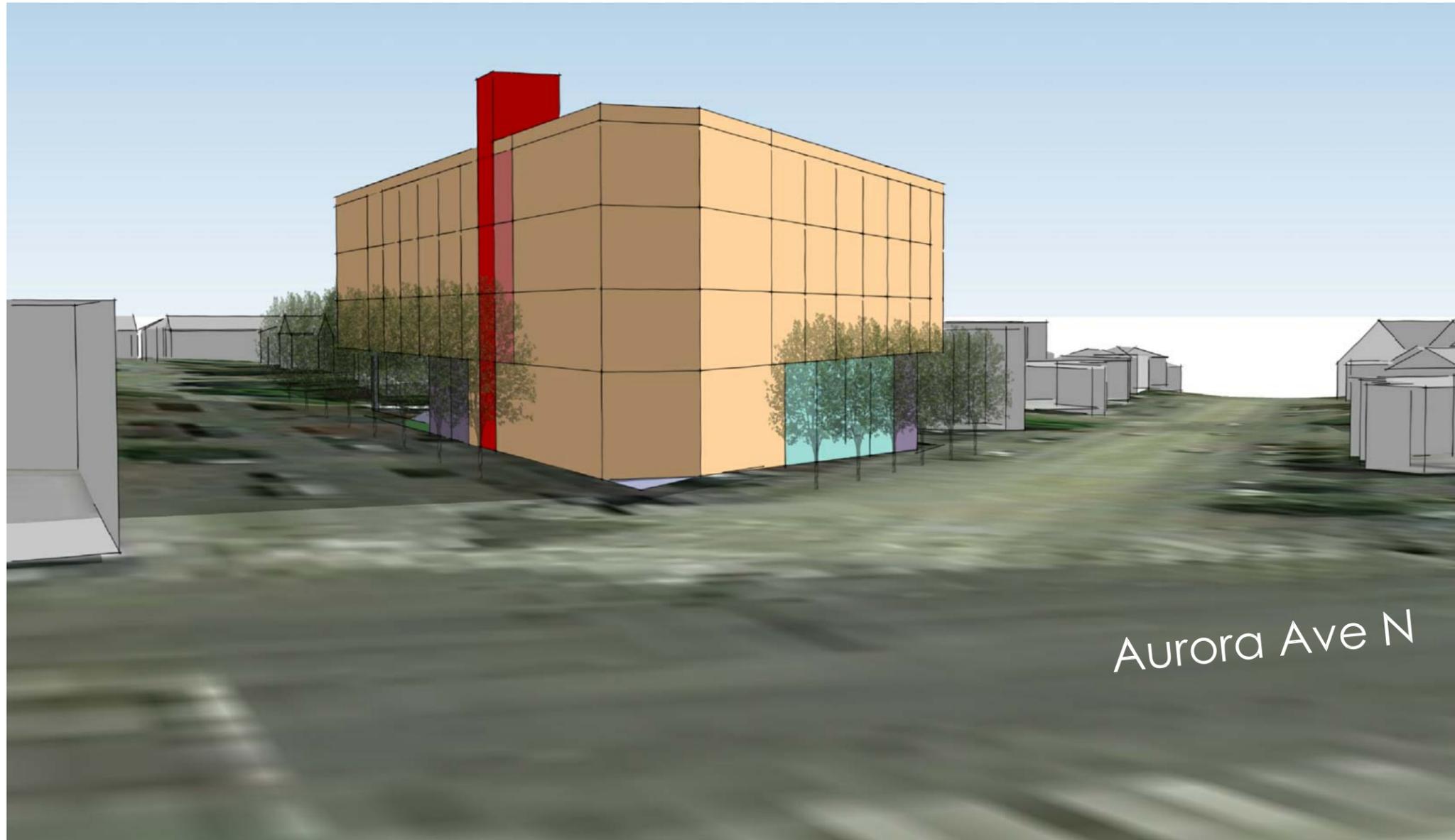
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ARCHITECTURE
 PLANNING
 CONSULTING
 2001 WESTERN AVE, SUITE 200
 SEATTLE, WA 98121
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View- Looking East



Description:

- This code-compliant option takes advantage of site location and provides units with maximize daylight and exposure.
- The building massing activates the intersection of Green Lake Dr N and Aurora Ave N with the main entrance facing the intersection and live/work units at the SW corner.
- Main vehicular entrance at SW corner of site with access of Green Lake Dr N.
- Building layout provides single loaded corridor surrounded by an interior courtyard for residents.

Advantages:

- Maximize development potential of site
- Code compliant option
- Majority of units front Green Lake Dr

Challenges:

- Largest perceived massing
- Minimal setbacks provided at residential adjacencies to north and east.
- Parking entrance off Green Lake Dr disrupts transparent facade fronting Green Lake Dr and presents line of sight issues.

View- Looking North



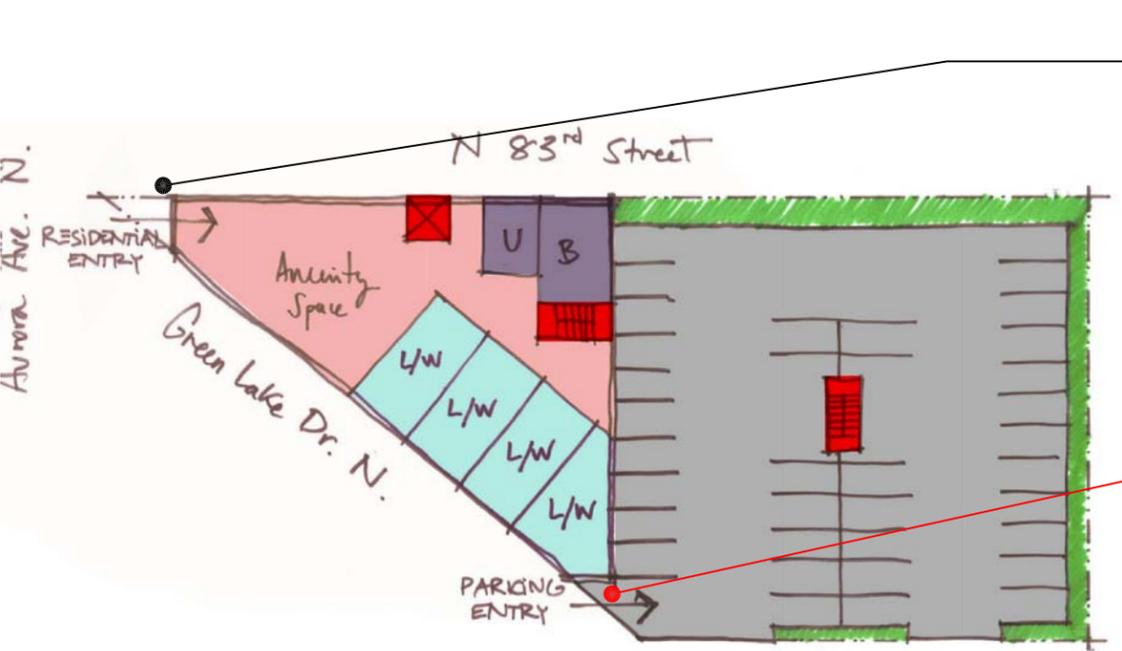
CS2, D.4
LARGEST PERCEIVED MASSING
LACKS APPROPRIATE ZONE
TRANSITION

CS2, D.3
MINIMAL SETBACK AT RESIDENTIAL
ADJACENCIES

View- Looking Southwest



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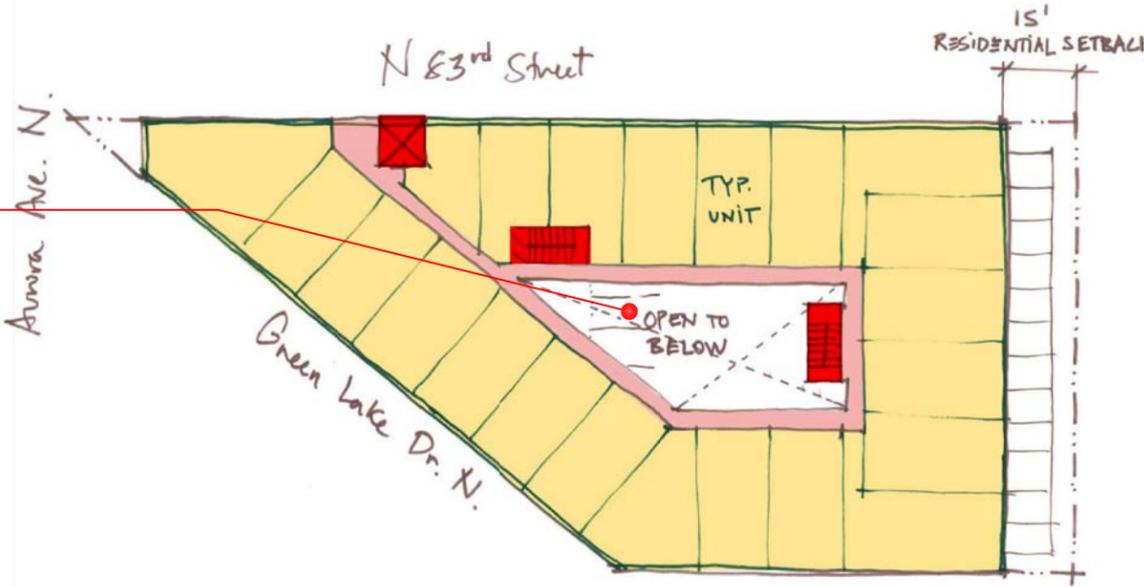


CS2.C.1
SETBACK AT CORNER SITE
PROVIDES SPACE FOR PEDESTRIAN
ENTRANCE

PL1 B.2
MAJORITY OF OPEN SPACE
CONCENTRATED INTERNALLY

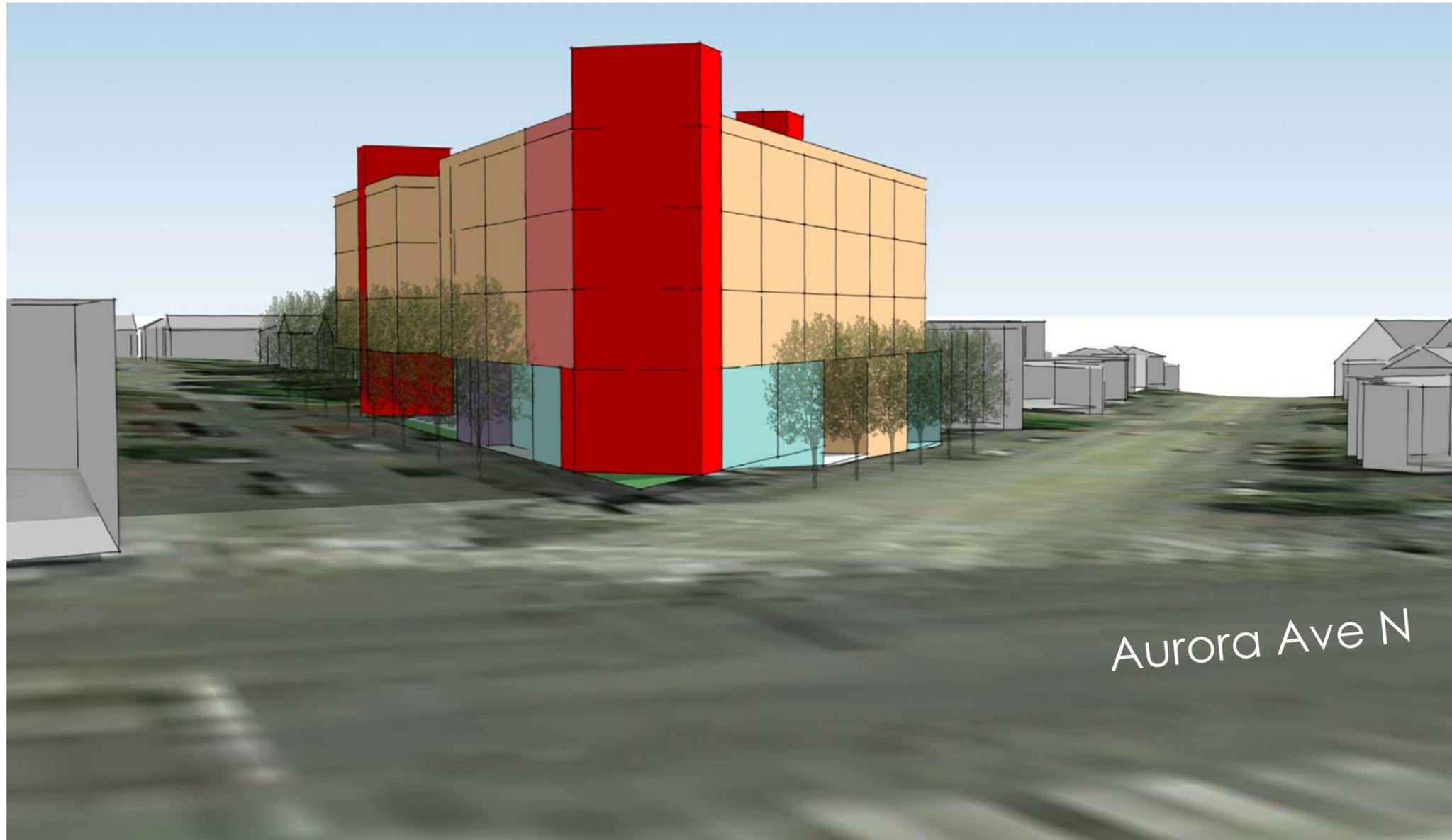
PL1
PARKING ENTRANCE LOCATED ON
BUSIER GREEN LAKE DR N
CROSSES MORE PEDESTRIAN
ACTIVE STREETFRONT

Ground Level



Residential Level

View- Looking East



Description:

- This scheme provides both covered and uncovered parking, 4 Live/Work units, leasing office, and amenity area at the ground level with residential core living spaces above.
- 3 Live/Work Units located at NW corner of site closest to Aurora Ave N
- Live/Work Units fronting both Green Lake Dr N and N 83rd St provided commercial usage along Green Lake Dr N and residential use facing North.
- Vehicular entrance to surface parking is located on north east corner of site along less busy N 83rd St.
- The building footprint provides 15' setback along east residential adjacency and large central voids to the N and S.

Advantages:

- Interesting massing achieve 2 perceived massings
- Live/Work units engage commercial frontage and residential adjacencies simultaneously
- Greater setbacks achieved along north and east facades

Challenges:

- Undesirable units created by north and south central setback
- Live/work units create separation between main entrance and street intersection
- Circulation tower facing intersection

View- Looking North



CS2.D.4,5
CODE MINIMUM SETBACK AT EAST RESIDENTIAL ZONE

CS2 D.4
N & S VOIDS NOT EXPERIENCED FROM MAJORITY OF VIEWS TOWARDS THE SITE

PL3.A.3.c
RECESSED ENTRIES ON COMMERCIAL FACADES EXHIBIT SENSITIVE TRANSITION

View- Looking Southwest

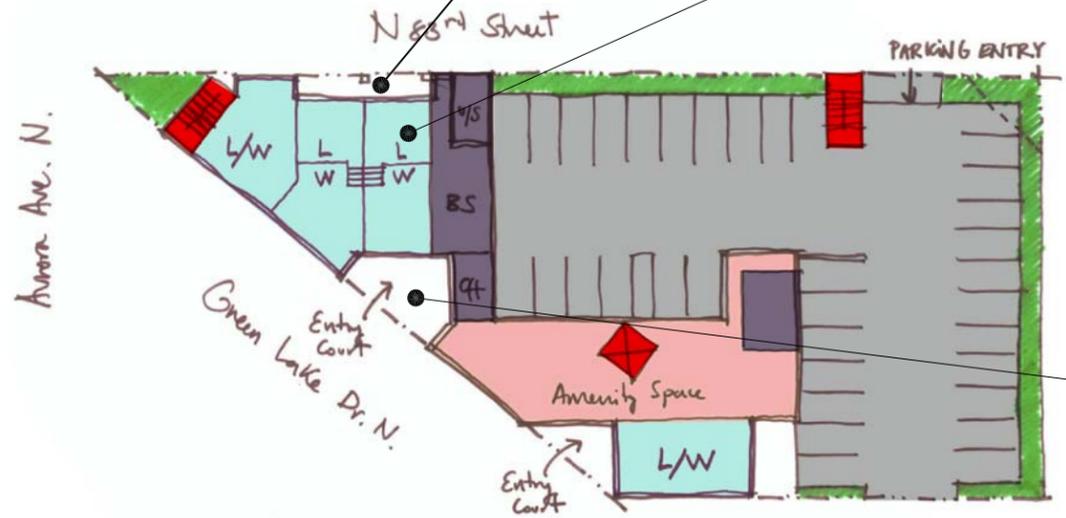


PL3.B.4
LIVE/WORK UNIT PLACEMENT ENGAGES AURORA AVE N, BUT PRESENTS DESIGN DEPARTURES

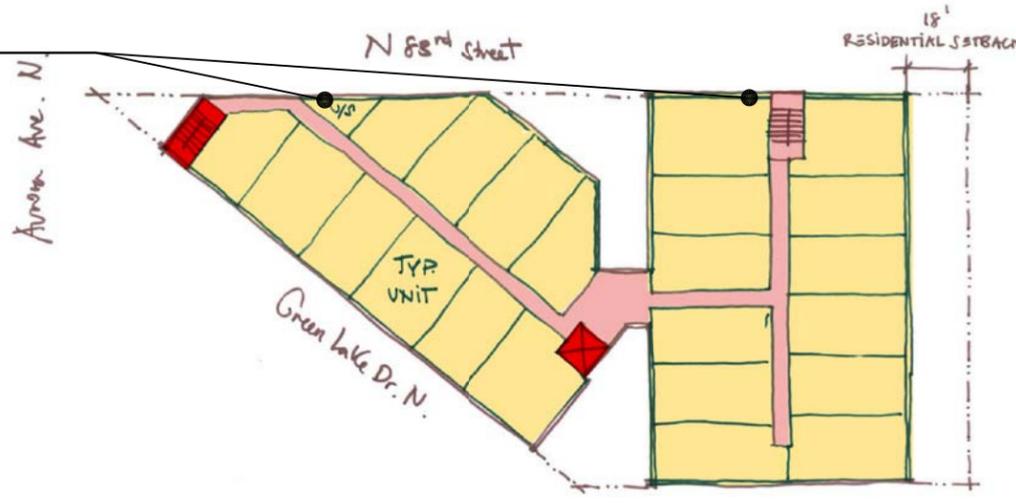
DC2.B.1
UNITS BROKEN UP TO CREATE APPEARANCE OF TWO DISTINCT MASSES

PL2.I.ii
RESIDENTIAL ENTRY LACKS CONNECTION WITH AURORA AVENUE N

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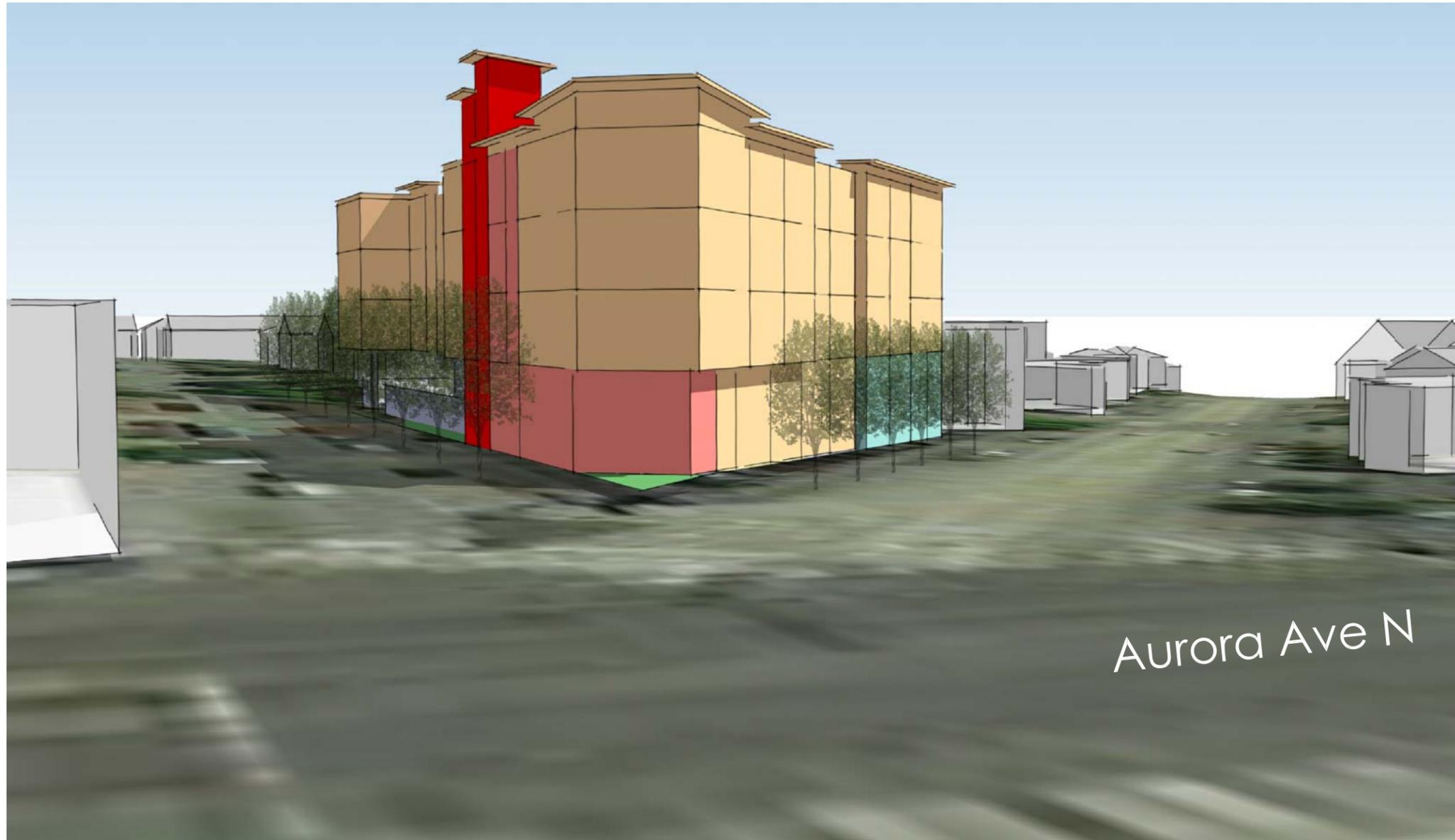


Ground Level



Residential Level

View- Looking East



Description:

- This scheme provides both covered and uncovered parking, 4 Live/Work units, leasing office, and amenity area at the ground level with residential core living spaces above.
- Main residential entrance, amenity space, and leasing office engage NW corner of site
- 4 Live/Work units located at SW corner of site
- Vehicular entrance to surface parking is located on north east corner of site along less busy N 83rd St.
- The building footprint provides 18' setback along east residential adjacency and 10' partial setback to the north and south
- Roof overhangs, modulation, and setbacks combine to break up facade massing

Advantages:

- Interesting massing created by unique site with open space distributed proportionally around adjacent sites
- Live/Work units provided along Green Lake Dr N
- Majority of residential units face Green Lake Dr N
- Provides more unique setback to explore entry location signage and landscaping

Challenges:

- Visually integrate massing into fabric of the neighborhood.

View- Looking Northwest



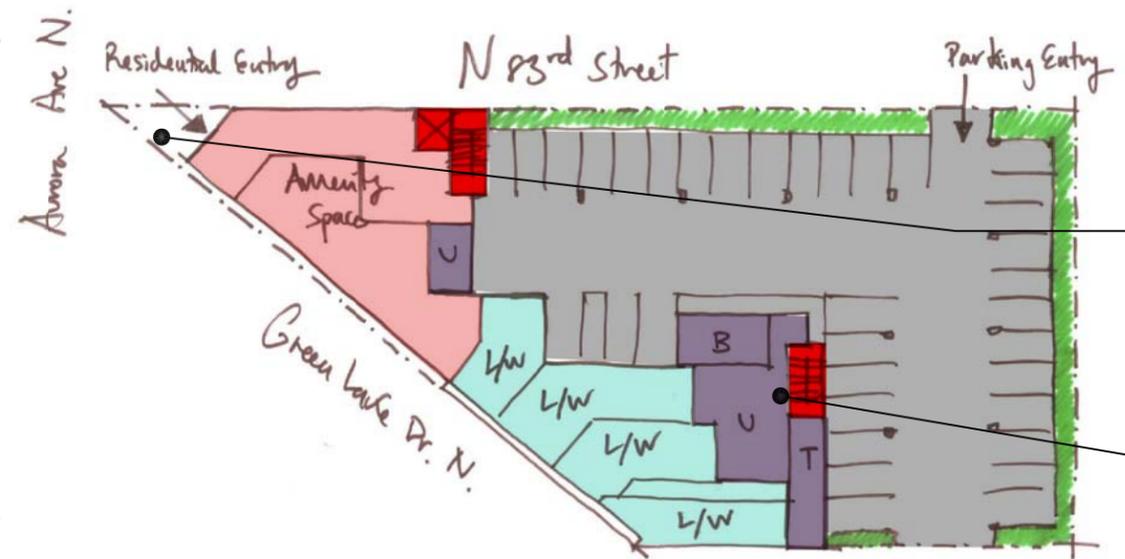
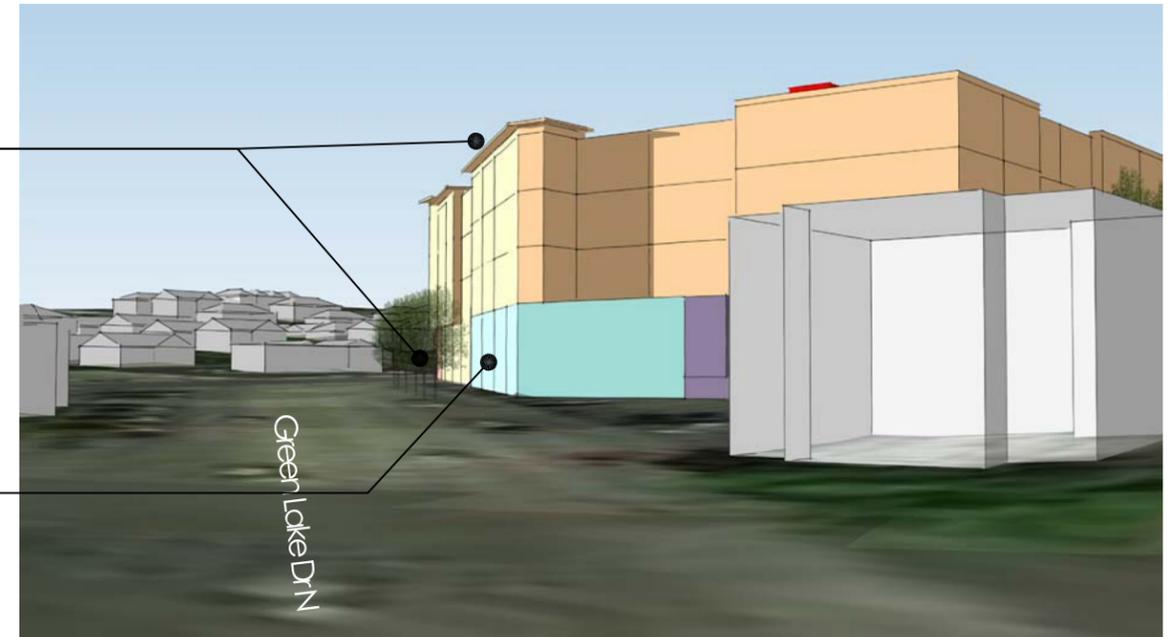
CS2.D.4.5
ROOF LINES, SETBACK, AND MODULATION COMBINE TO BREAK UP MASSING

CS2.D.4.5
GREATEST SETBACK AT RESIDENTIAL ADJACENCIES

PL3.A.3.c
LIVE/WORK UNITS PROVIDE TRANSPARENT FACADE ALONG GREEN LAKE DR N

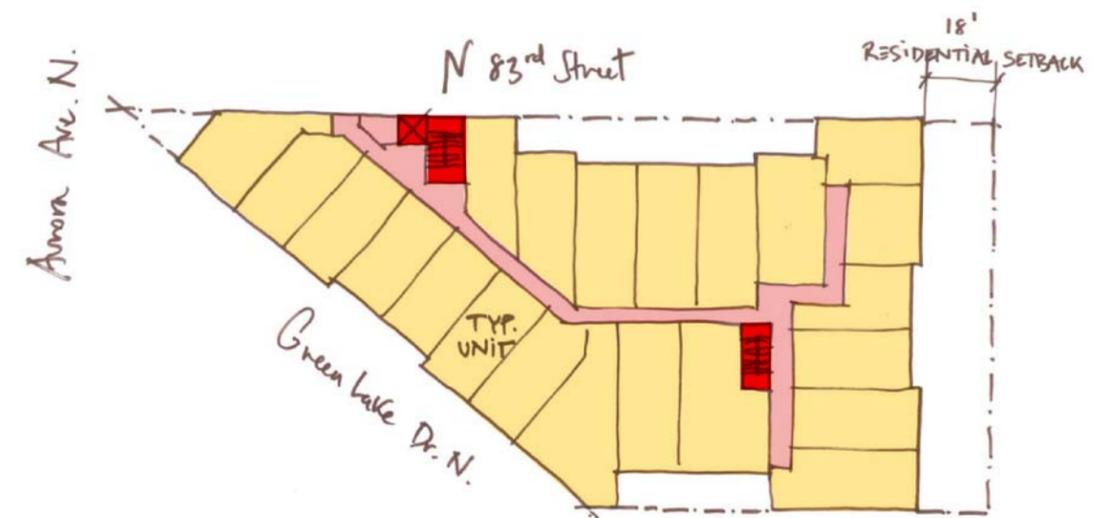
DC1.B.1
PARKING ENTRANCE LOCATED AT NE CORNER OF SITE AT LEAST BUSY AREA OF SITE

View- Looking Southwest



CS2.I.ii
BUILDING NW SETBACK DIRECTED TOWARDS INTERSECTION TO PROVIDE IDEAL LOCATION FOR ENTRY LOCATION SIGNATURE

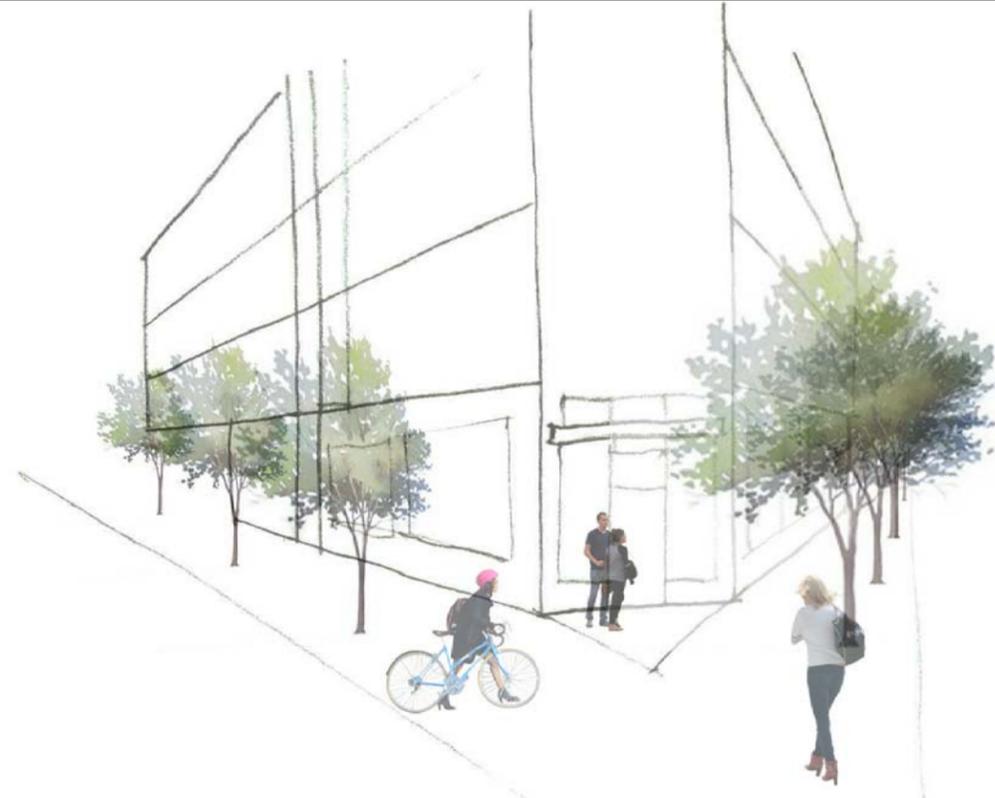
PL4.B.2
IDEAL LOCATION FOR BIKE STORAGE AND MAINTENANCE ACCESSED FROM MAIN ENTRANCE AND VEHICULAR ENTRANCE



Ground Level

Residential Level

STREET PERSPECTIVES



OPTION 1 MAIN RESIDENTIAL ENTRANCE



OPTION 2 MAIN RESIDENTIAL ENTRANCE



OPTION 3 MAIN RESIDENTIAL ENTRANCE

Design Option 1



Design Option 2



Design Option 3 - Preferred



Description:

- This code-compliant option takes advantage of site location and provides units with maximize daylight and exposure.
- The building massing activates the intersection of Green Lake Dr N and Aurora Ave N with the main entrance facing the intersection and live/work units at the SW corner.
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- Roof overhangs, modulation, and setbacks combine to break up facade massing

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SOLAR STUDY:SUMMER SOLSTICE

9 AM

NOON

4 PM

Option 1



Option 2



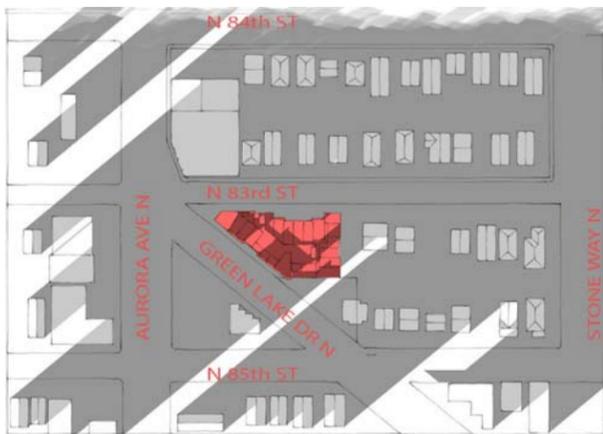
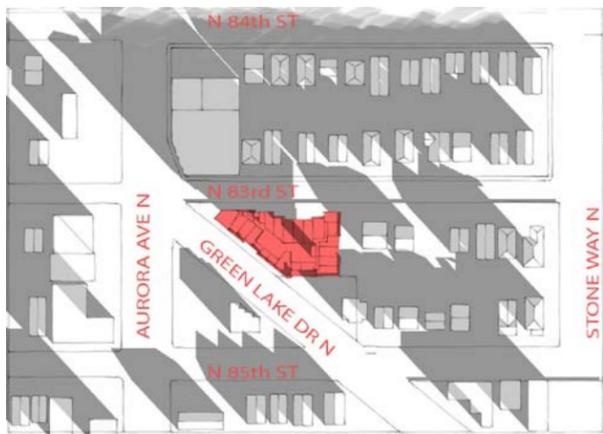
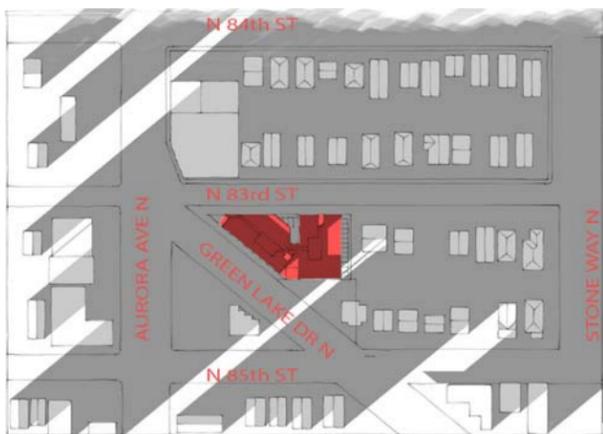
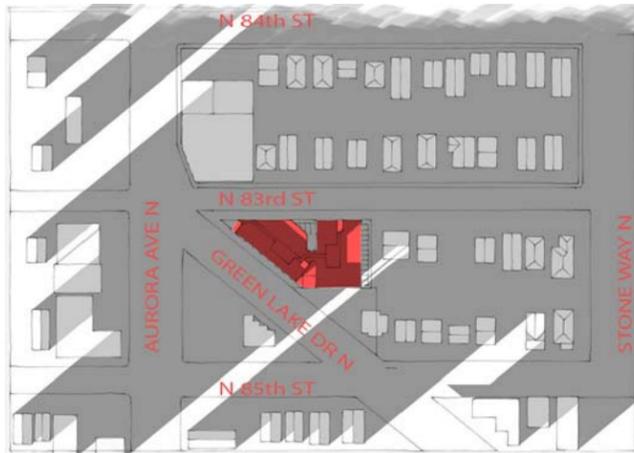
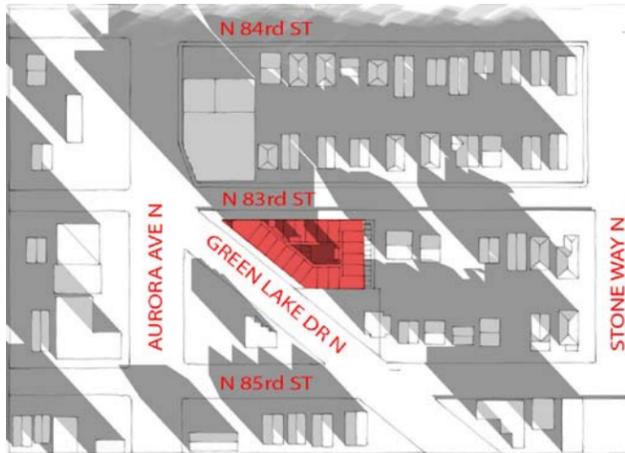
Option 3
(Preferred)



9 AM

NOON

4 PM



Option 1

Option 2

Option 3
(Preferred)

Ground Level

Residential Level

SOLAR STUDY
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CONSULTING

2001 WESTERN AVE, SUITE 200
SEATTLE, WA 98121
tel: 206.587.3797 / fax: 206.587.0588
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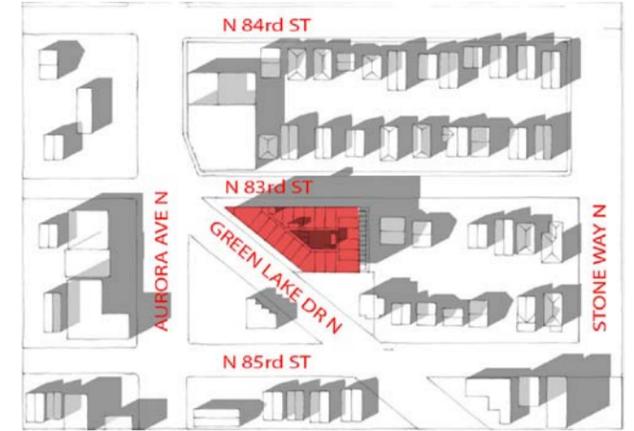
SOLAR STUDY: EQUINOX

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NOON

4 PM

Option 1



Option 2

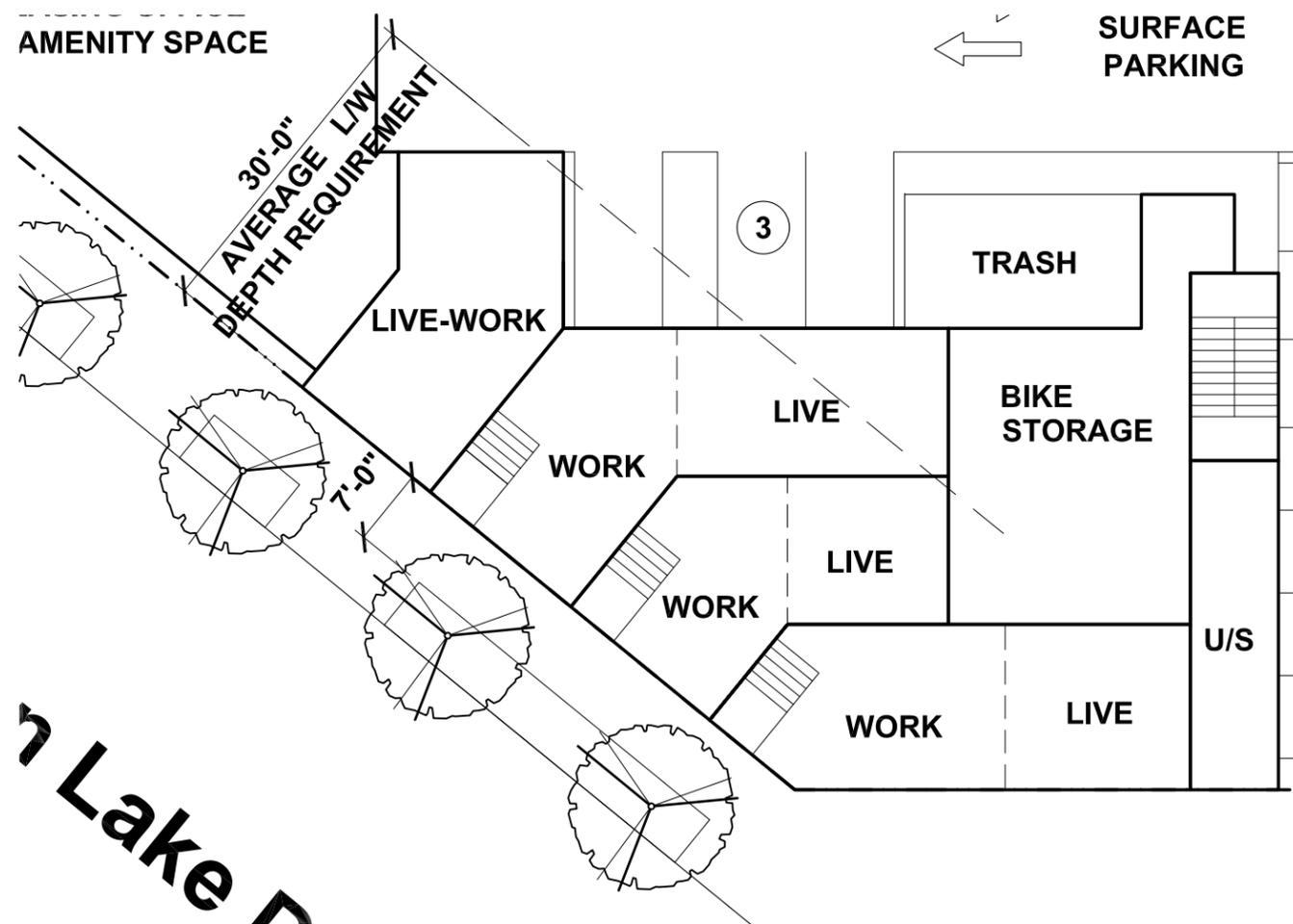


Option 3
(Preferred)

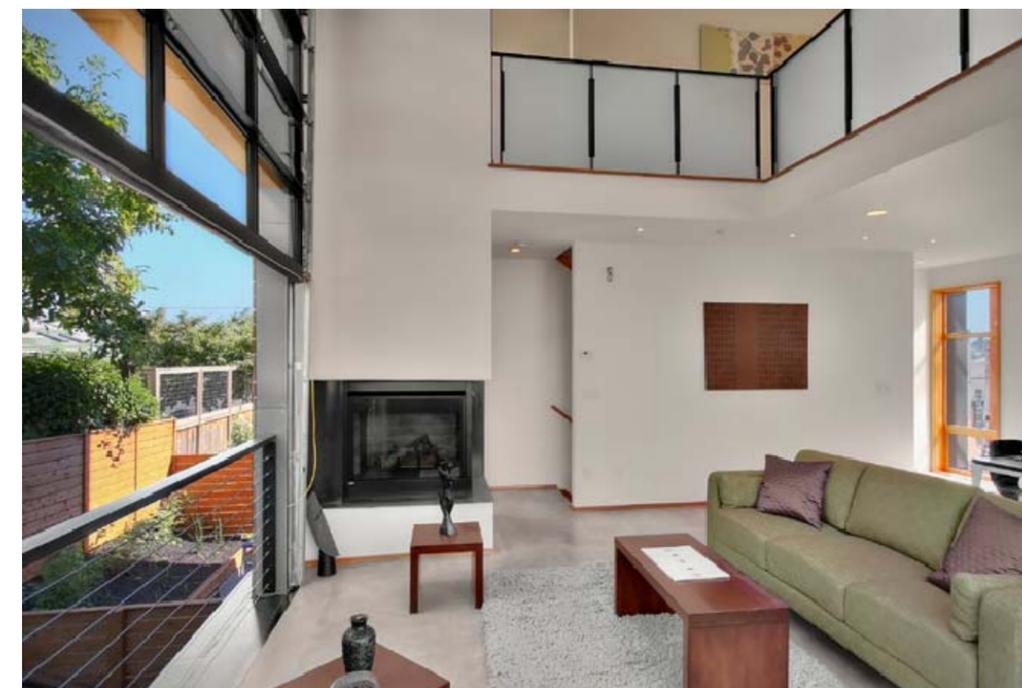


LAND USE CODE DEPARTURES

DEVELOPMENT STANDARD REQUIREMENT	REQUEST/PROPOSAL	JUSTIFICATION
1) SMC 23.47A-008-B.3a Depth of Non-Residential Use "Non-residential uses shall extend an average of at least 30 feet and a minimum of 15 feet in depth from the street-level street-facing façade"	The applicant is requesting relief from the average depth requirement for non-residential use. The average depth of the Live-Work is varies along the street frontage.	A-8 Parking and Vehicle Access 1) The current arrangement allows for a viable Live-Work units facing Green Lake Dr N. The configuration and placement of the Live-Work unit provides the potential for two-story spaces at 3 of the 4 units. This creates a more accessible, commercial frontage along the street while providing tenants with an ideal place to live.



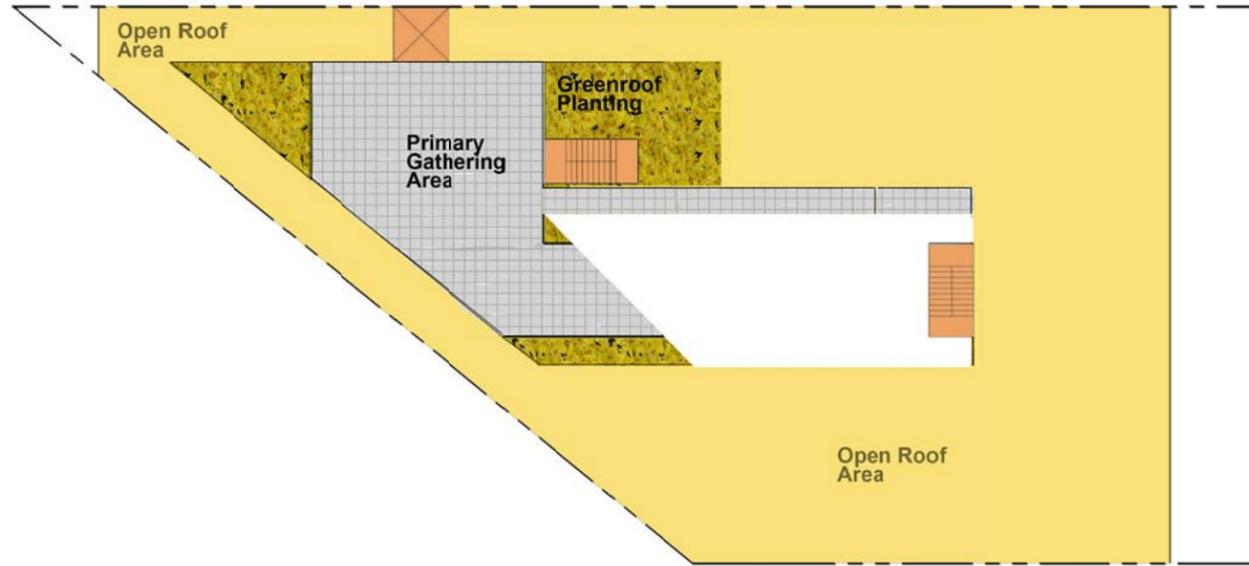
LIVE-WORK UNIT PLAN W/ AVERAGE DEPTH REQUIREMENT



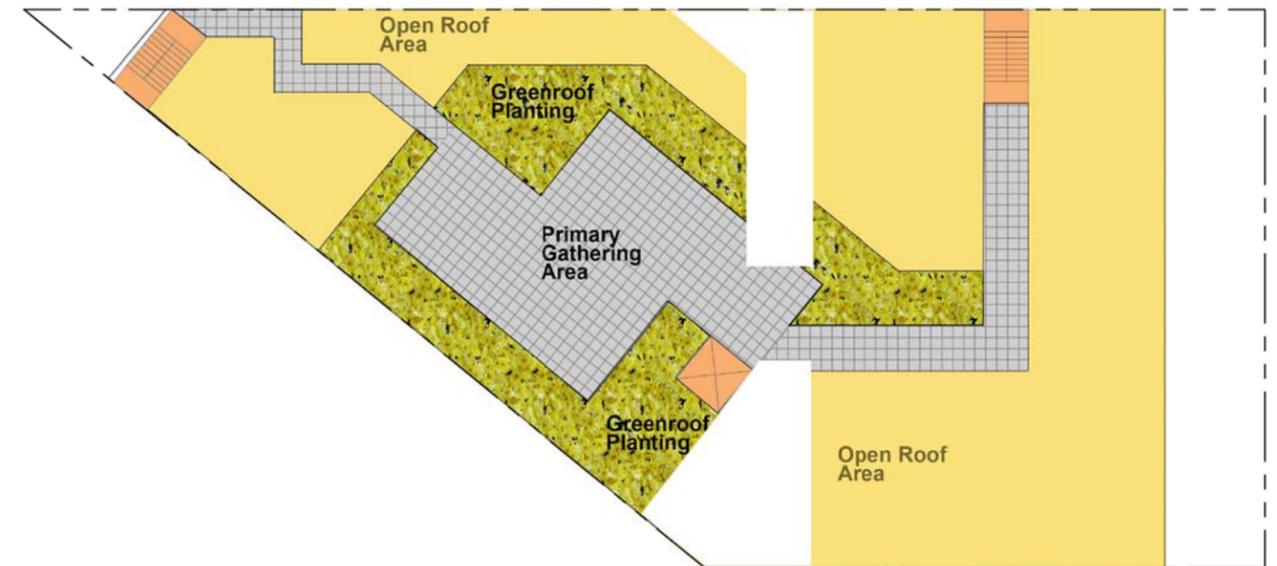
LIVE-WORK UNIT IMAGES

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LANDSCAPE DESIGN OPTION 1 + 2



LANDSCAPE OPTION 1 ROOF PLAN



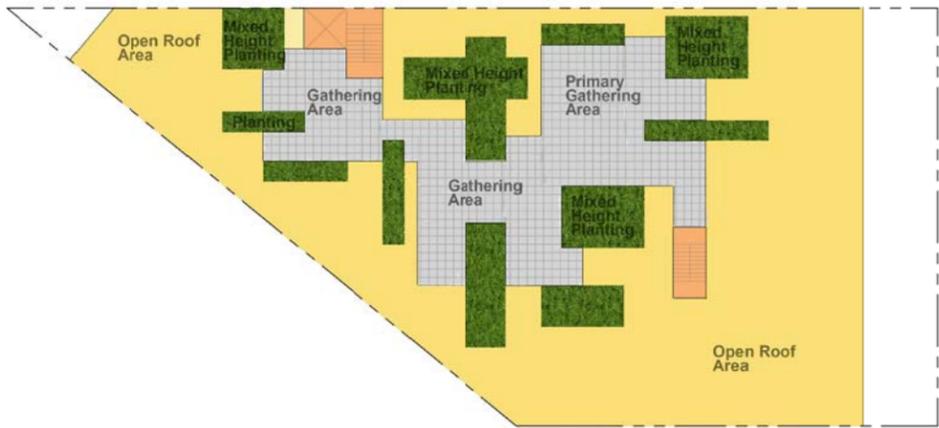
LANDSCAPE OPTION 2 ROOF PLAN



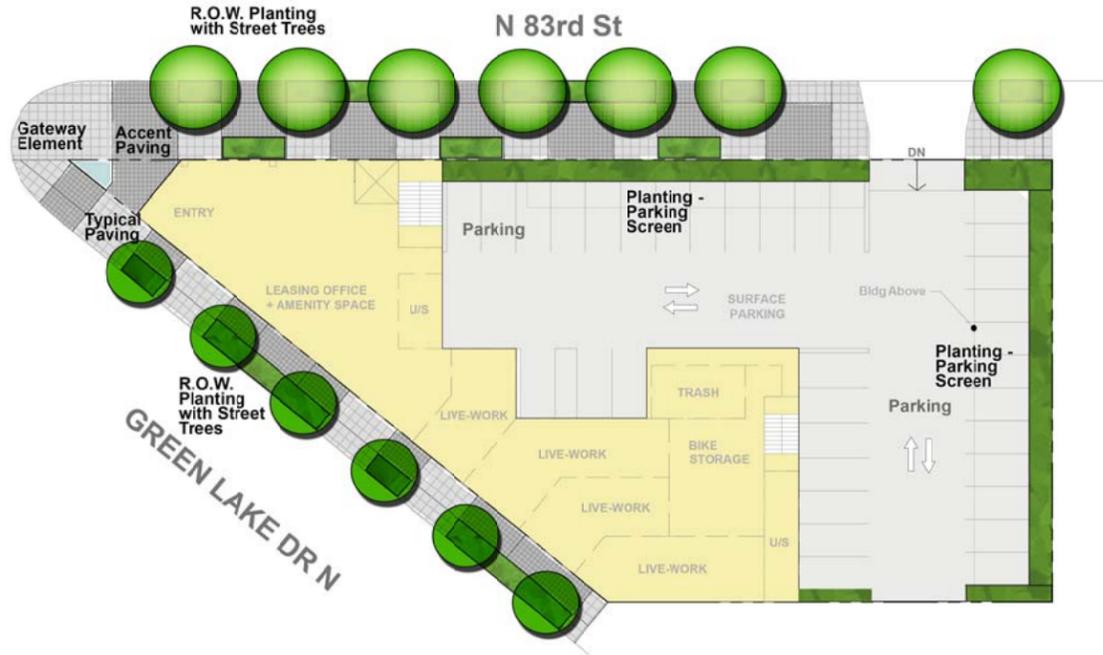
LANDSCAPE OPTION 1 SITE PLAN



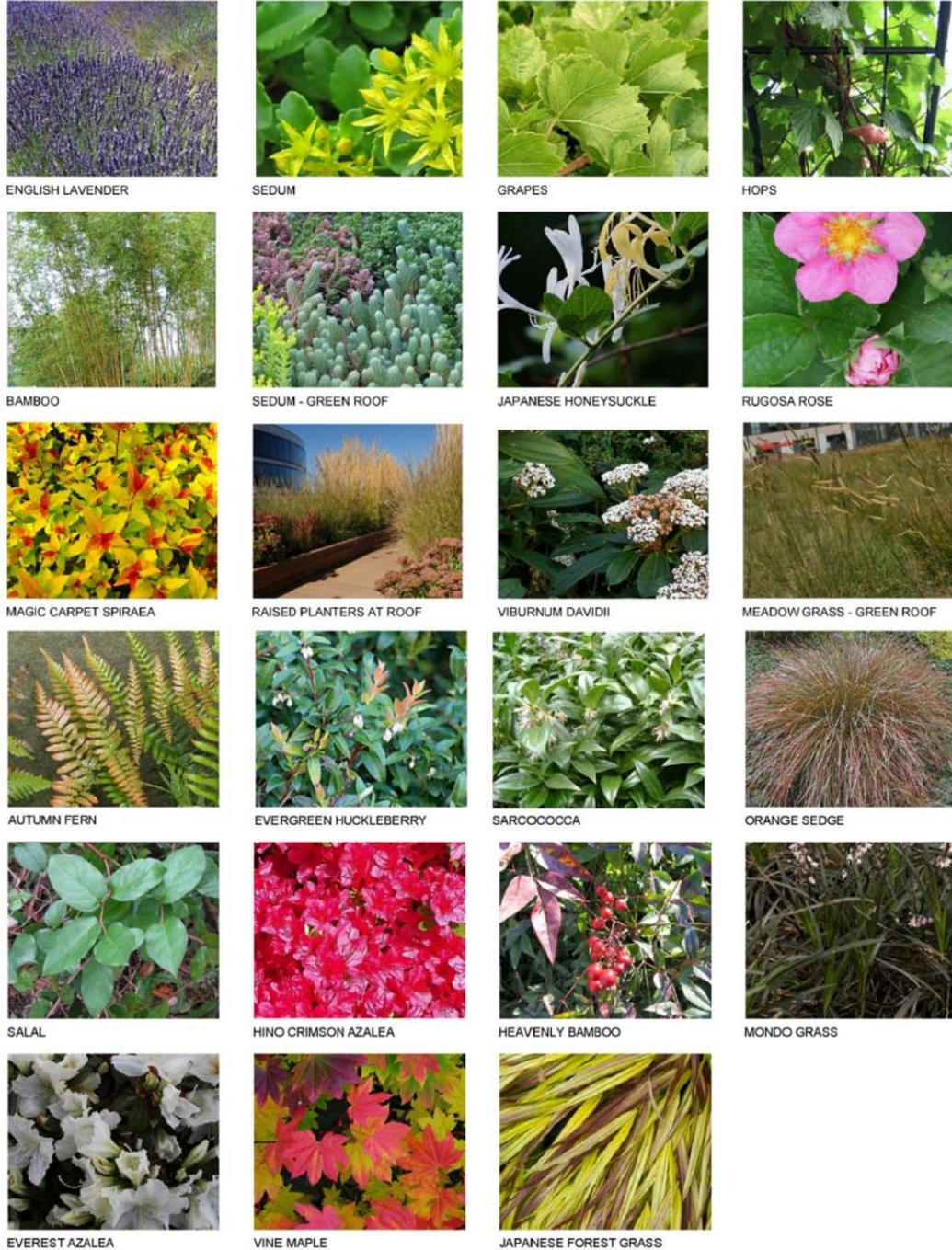
LANDSCAPE OPTION 2 SITE PLAN



LANDSCAPE OPTION 3 ROOF PLAN



LANDSCAPE OPTION 3 SITE PLAN



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GREEN LAKE DR N - CONCEPT RENDERING



CONCEPT RENDERING
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Studio Meng Strazzara Project Portfolio Examples (Architect)



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Harvard & Highland



401 East Pike



Dwell Roosevelt Condominiums



The Harvard Estate



1517 12th Ave

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PROJECTS

HISTORIC NEIGHBORHOOD
PROJECTS

HISTORIC PRESERVATION
PROJECTS

CURRENT PROJECTS



Vox Apartments



3rd & Republican



4th & Central