

Early Design Guidance #2  
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 #2  
8228 Green Lake Dr N

07/27/15

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# PROJECT CONTACTS

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# PROJECT INFORMATION

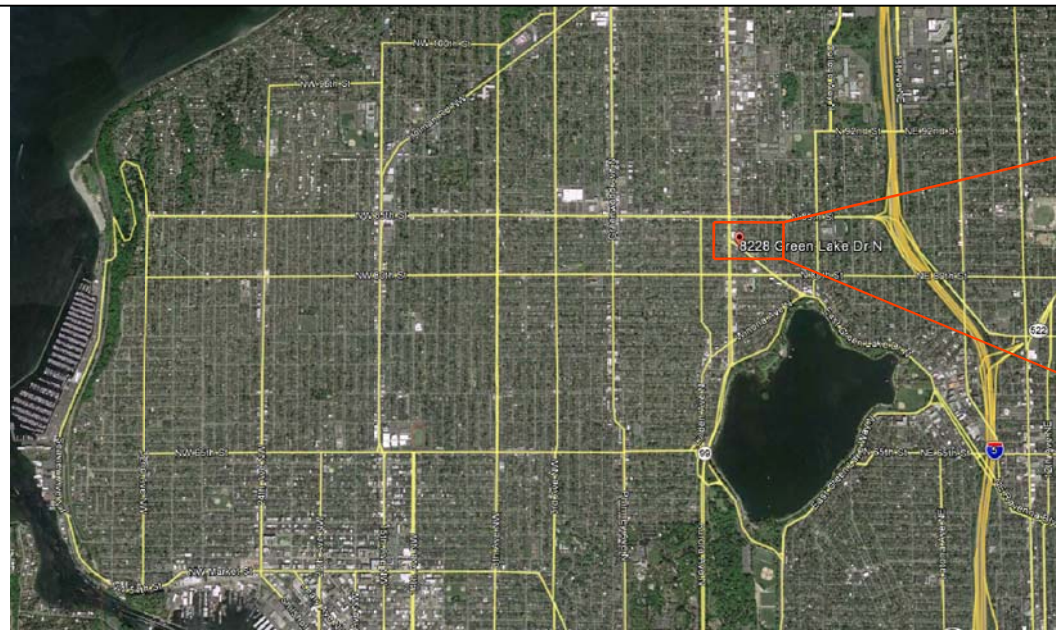
<b>ADDRESS:</b>	8228 Green Lake Dr N, Seattle, WA 98103	<b>BLDG.MAX. HT.:</b>	40'-0" (+4'-0" IF NONRES FLR. TO FLR. HEIGHT > 13'-0")
<b>PARCEL #:</b>	339290-0005	<b>SETBACK:</b>	15' RESIDENTIAL SETBACK AT EAST PROPERTY LINE
<b>ZONING:</b>	C1-40		
<b>OVERLAY:</b>	NONE		
<b>OTHER:</b>	FREQUENT TRANSIT		
<b>BASE FAR:</b>	3 (SINGLE-USE) 3.25 (MIXED-USE)		
<b>LOT SIZE:</b>	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 #2 - 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: 16,758 SF  
 MAX. FAR FOR SINGLE USE (RESIDENTIAL): 3 (50,274 SF)  
 MAX. FAR FOR TOTAL OF MIXED-USE STRUCTURE: 3.25 (54,464 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: 36 STALLS  
 ACCESSIBLE PARKING SPACE REQUIRED: 1 ADA VAN STALL

AVERAGE GRADE CALCULATION

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

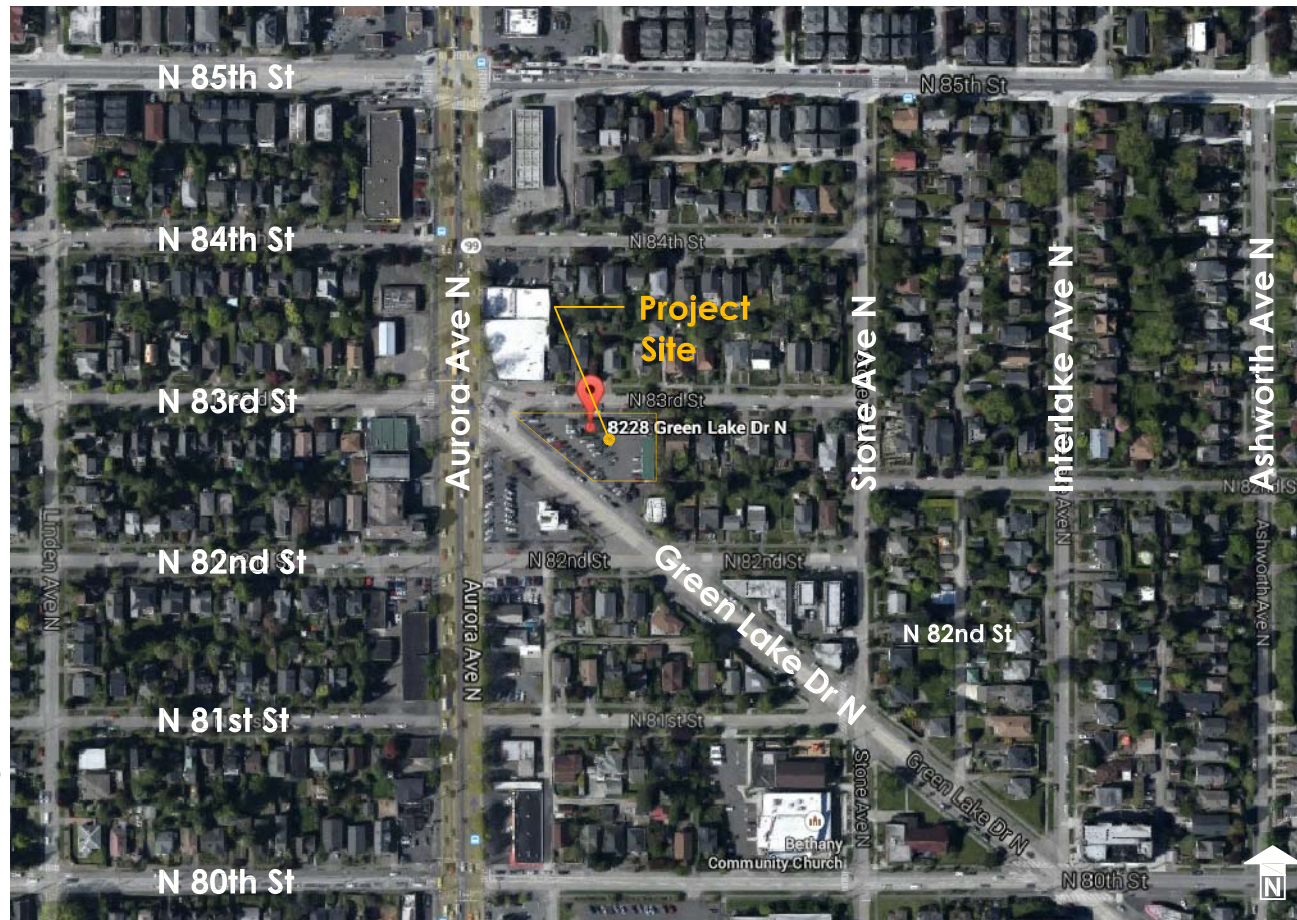
SOLID WASTE CALCULATION: (23.54.040)  
 RESIDENTIAL: 439 SF (51-100 UNITS= 375 SF; >50 UNITS= +4 SF/UNIT)  
 NON RESIDENTIAL: 82 SF (1-5,000SF= 82 SF)  
 TOTAL= 521 SF (439 SF + 82 SF)

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

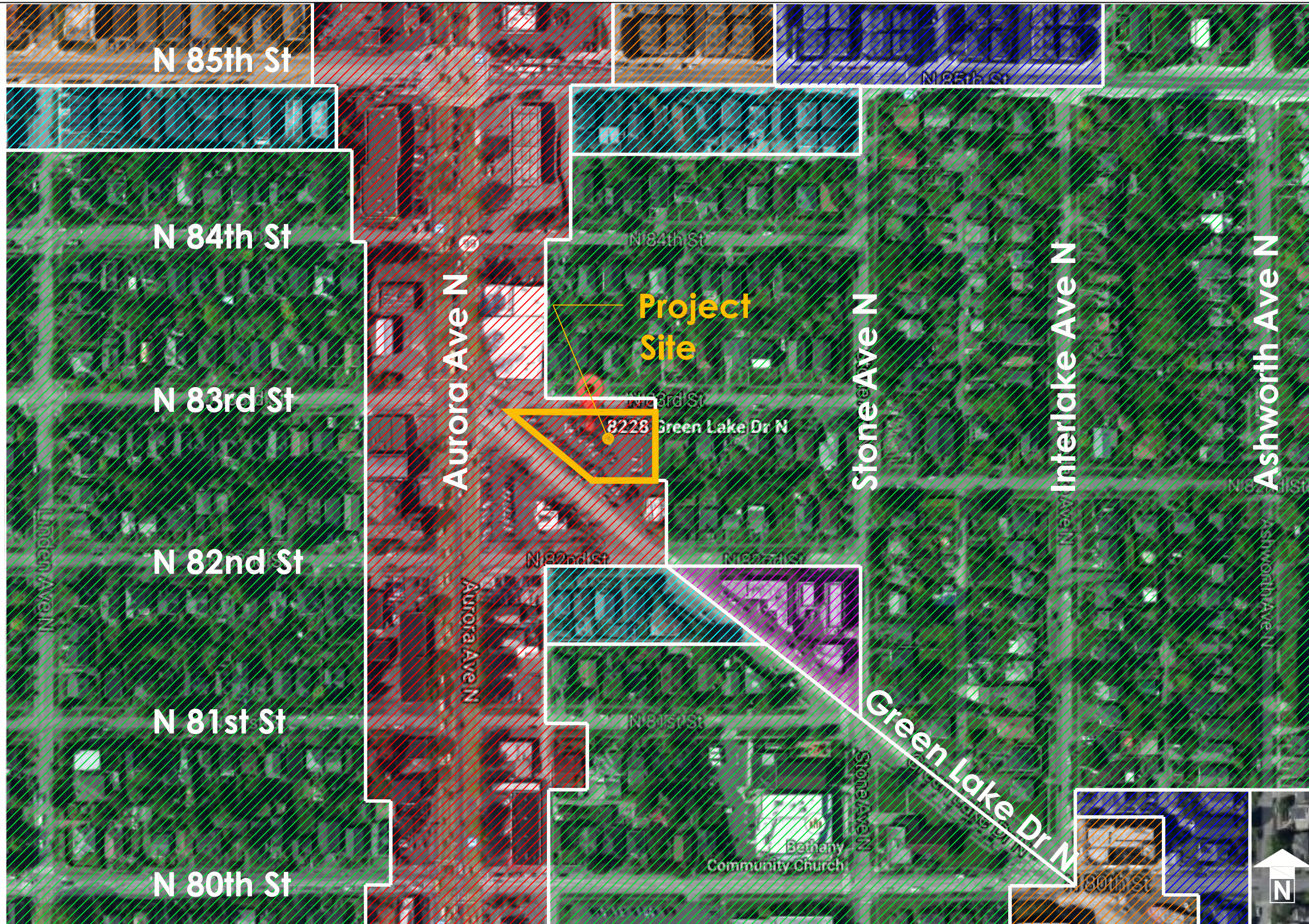


1. Please describe the existing site, including location, existing uses and/ or structures, topographical or other physical features, etc.  
 The project site is located within a frequent transit zone, west of the intersection of Aurora Ave N, Green Lake Dr N, and N 83rd St. The lot area is 16,553 sf 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 site is also located approximately ¼ mile north west of Green Lake Park. There are no singular 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 



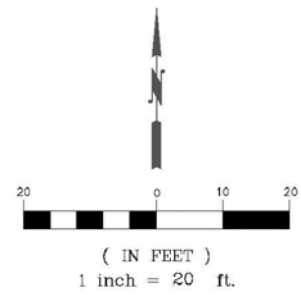
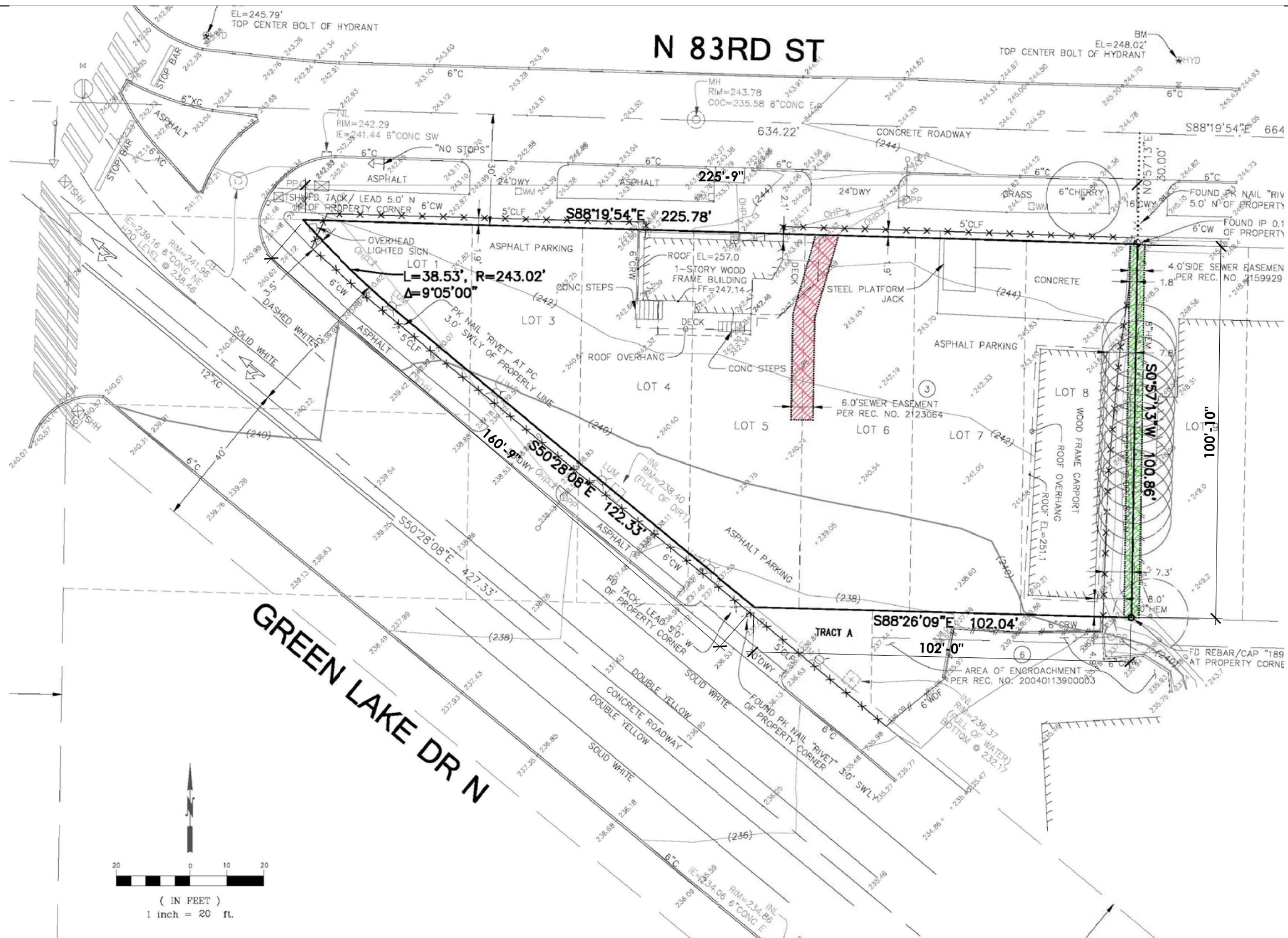
ZONING MAP  
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# GREEN LAKE DR N - PHOTO MONTAGE



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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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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RESIDENTIAL CONTEXTUAL ANALYSIS + CUES



PLANTING AND FENCING BUFFER ADJACENT TO SIDEWALK



ACCENT TRIM AT FENESTRATION OPENINGS



HORIZONTAL RESIDENTIAL MATERIAL



CONDITION AT EAST PROPERTY LINE AND ADJACENT NEIGHBOR



GREEN LAKE DR N PHOTO MONTAGE  
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**PRIORITIES & BOARD RECOMMENDATIONS**

- 1 - Provide more presence and articulation at corner element
- 2 - Massing should respond to the change in zoning to the north and east by providing a more sensitive transition in height and scale
- 3 - Revise the massing to reduce the visual bulk of the building and to relate to the scale of the adjacent single family zone
- 4 - The design should respond to the context of the single-family areas and the commercial corridor
- 5 - Modulation and secondary architectural features should be functional and may provide opportunity for design to relate to architectural context
- 6 - The building should be visually integrated into the context in regards to scale and streetscape continuity
- 7 - Vehicular access should be moved to Green Lake Dr N
- 8 - Design of the parking should minimize noise and traffic impacts with respect to N 83rd St
- 9 - The Green Lake Dr streetscape should be designed to encourage commercial uses and enhance pedestrian activity
- 10 - More detail regarding the design concept and relationship of open space at the corner to building design
- 11 - Consider Olmstedian aesthetic in the design of Green Lake Dr streetscape and corner open space

	COMMERCIAL	GATEWAY	RESIDENTIAL
		X	
		X	X
			X
	X		X
	X		X
	X	X	X
	X		
			X
	X		
		X	
	X	X	



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MASSING DIAGRAM  
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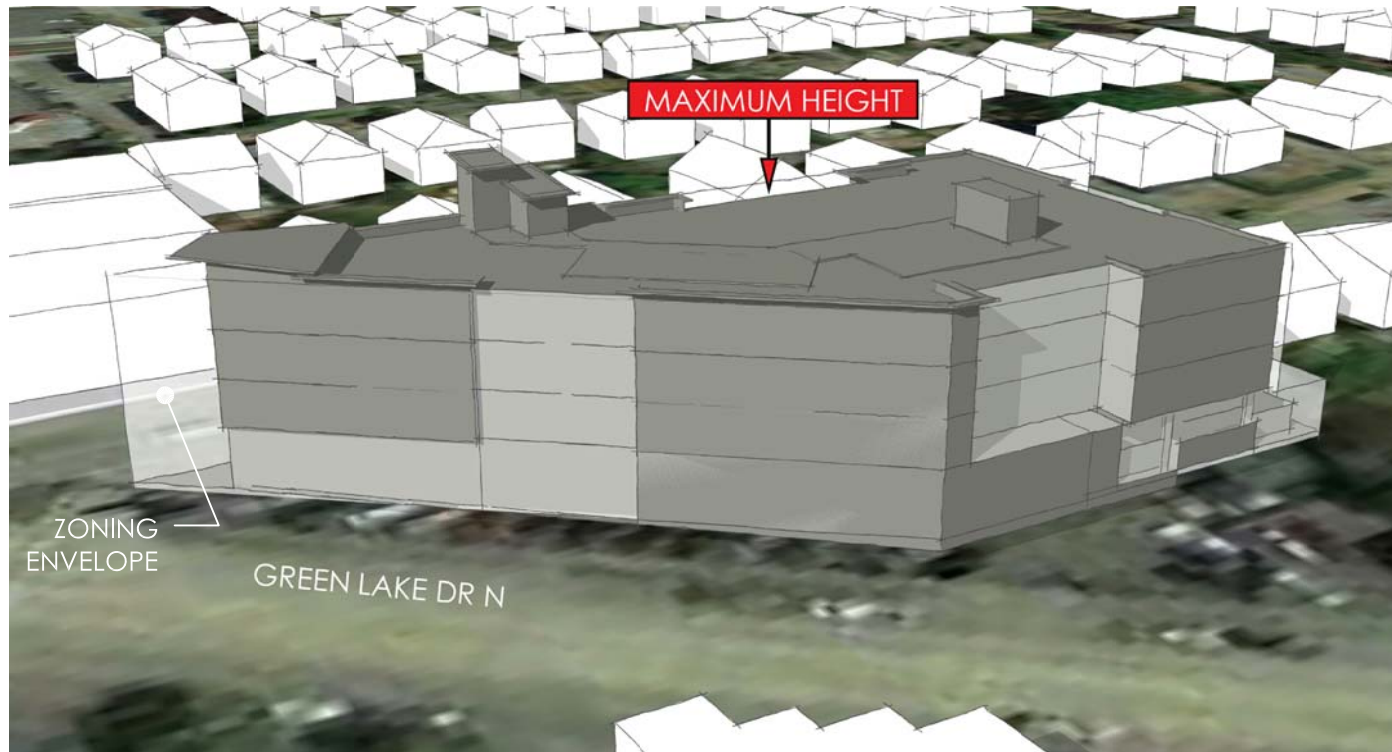
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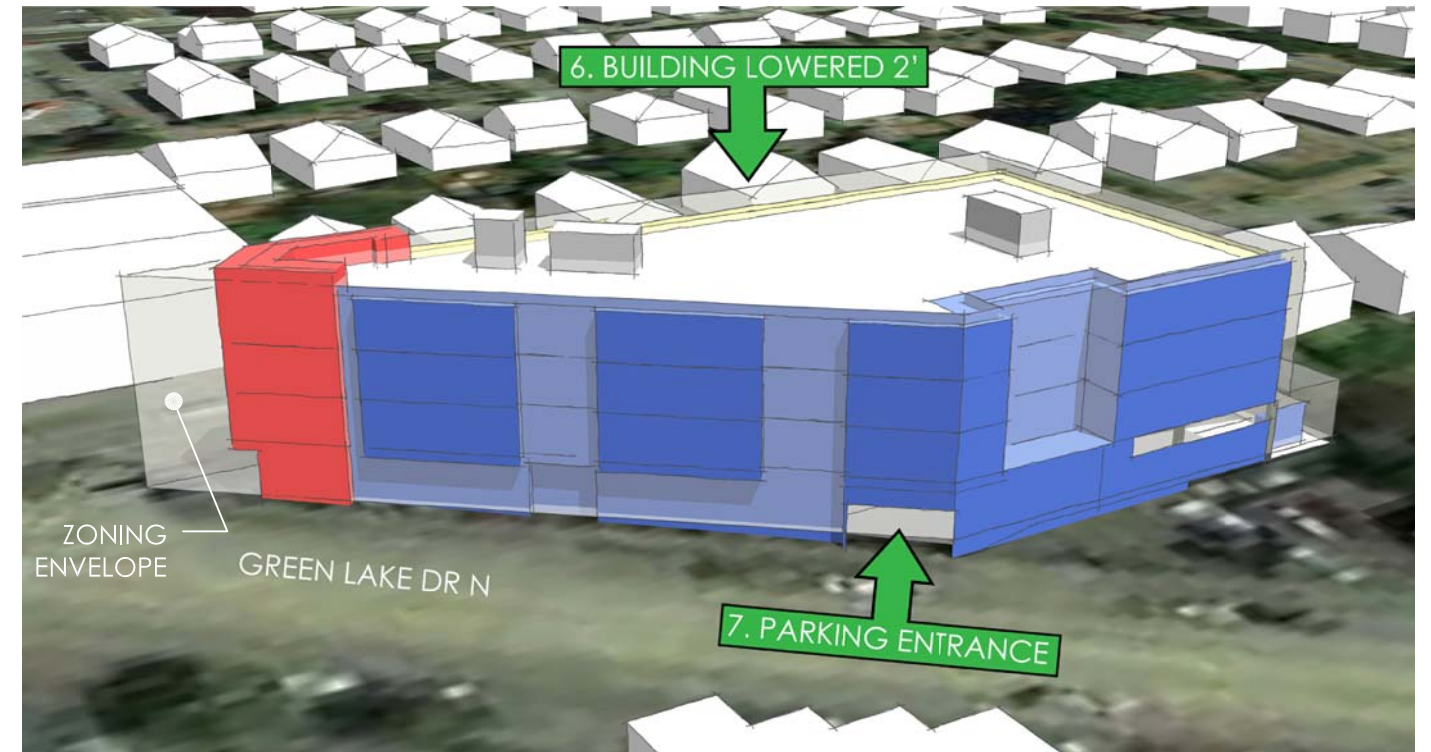
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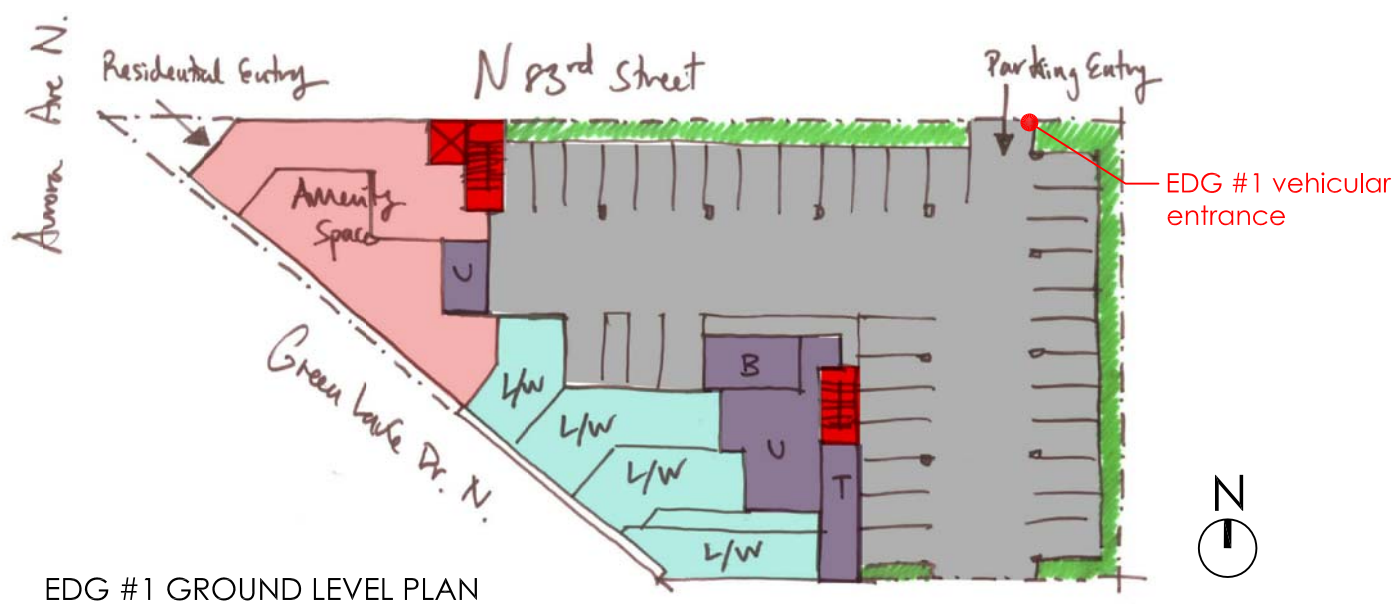
# COMMERCIAL - RESPONSE TO EDG - HEIGHT AND PARKING



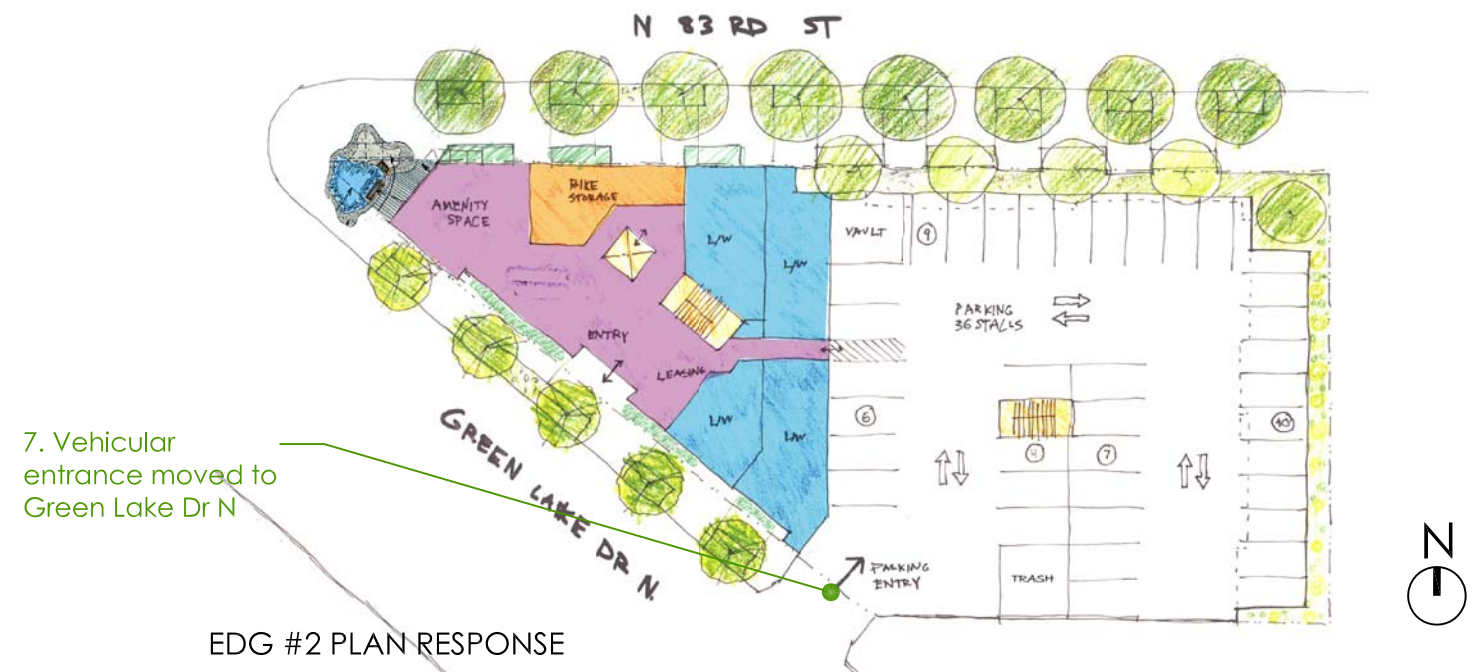
EDG #1 MASSING



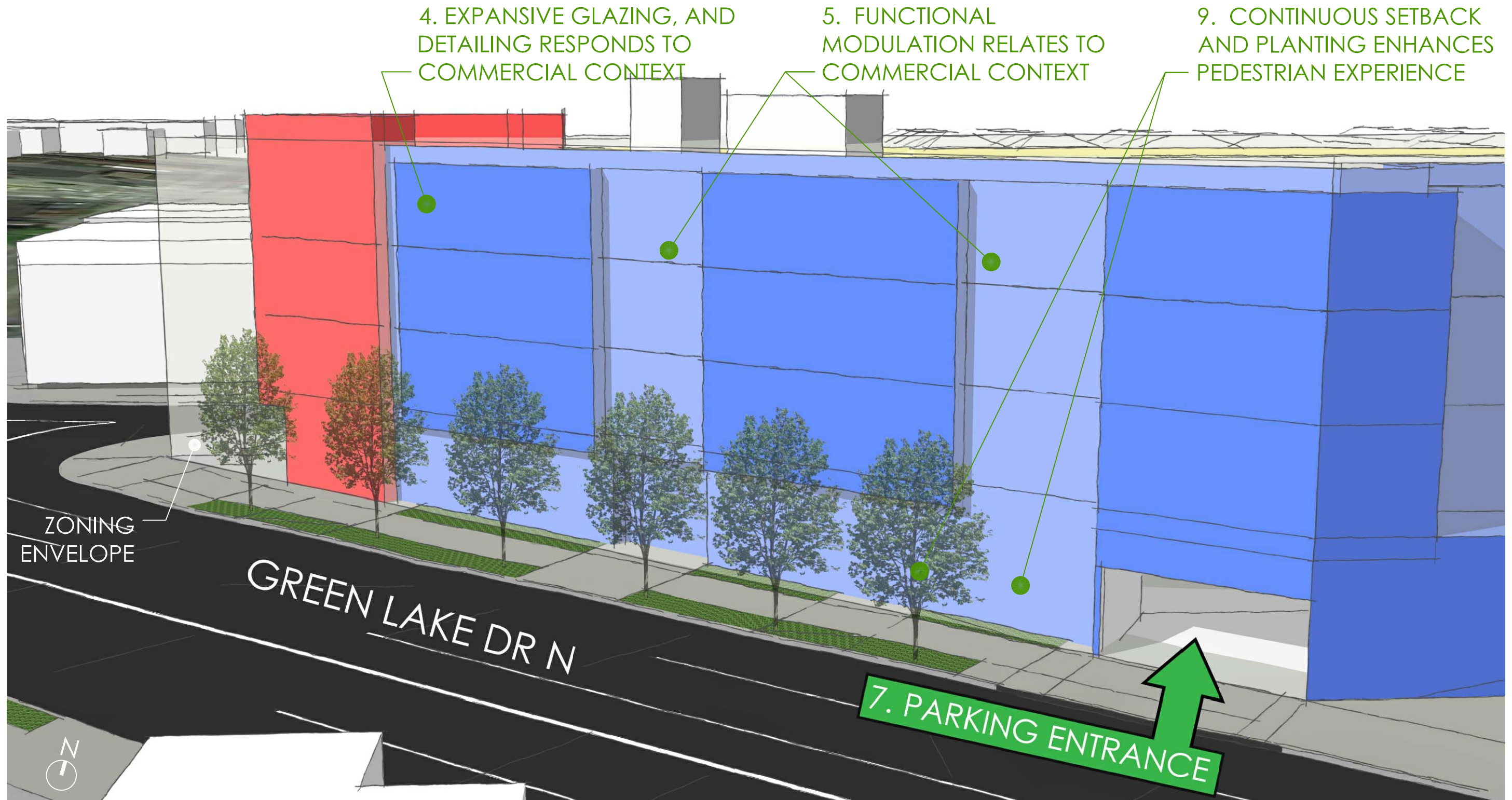
EDG #2 RESPONSE



EDG #1 GROUND LEVEL PLAN



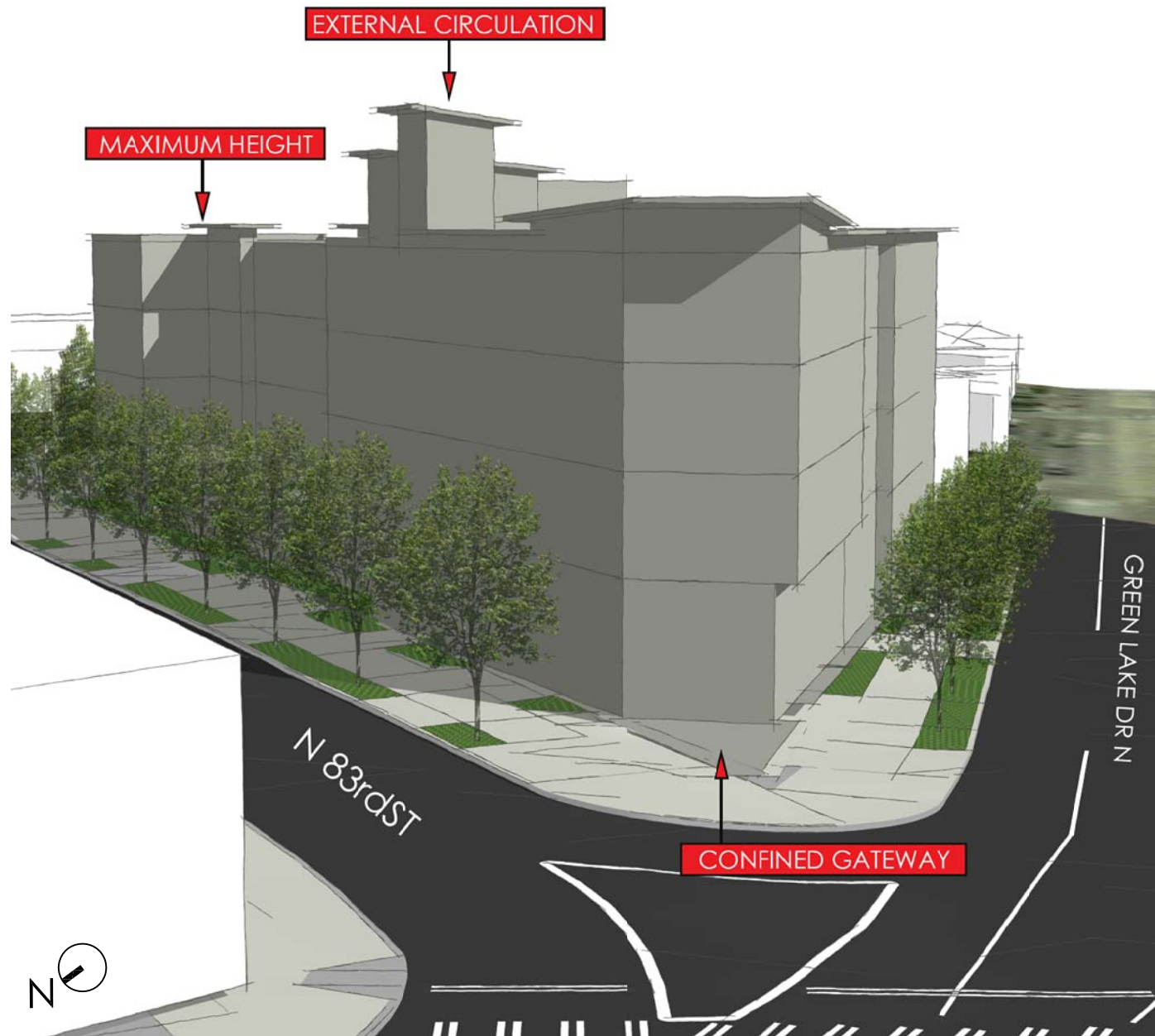
EDG #2 PLAN RESPONSE



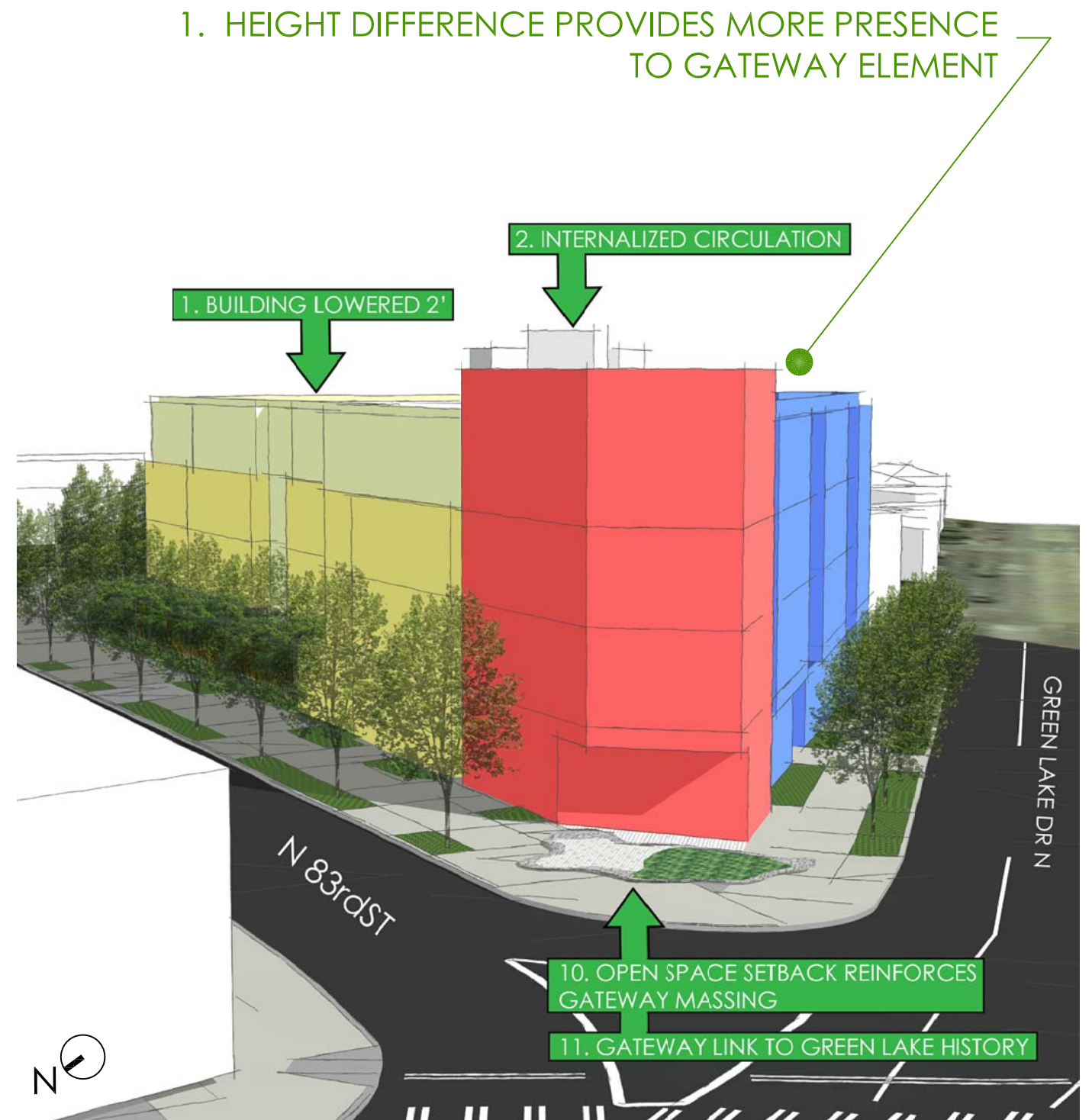
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# GATEWAY - RESPONSE TO EDG-PRESENCE



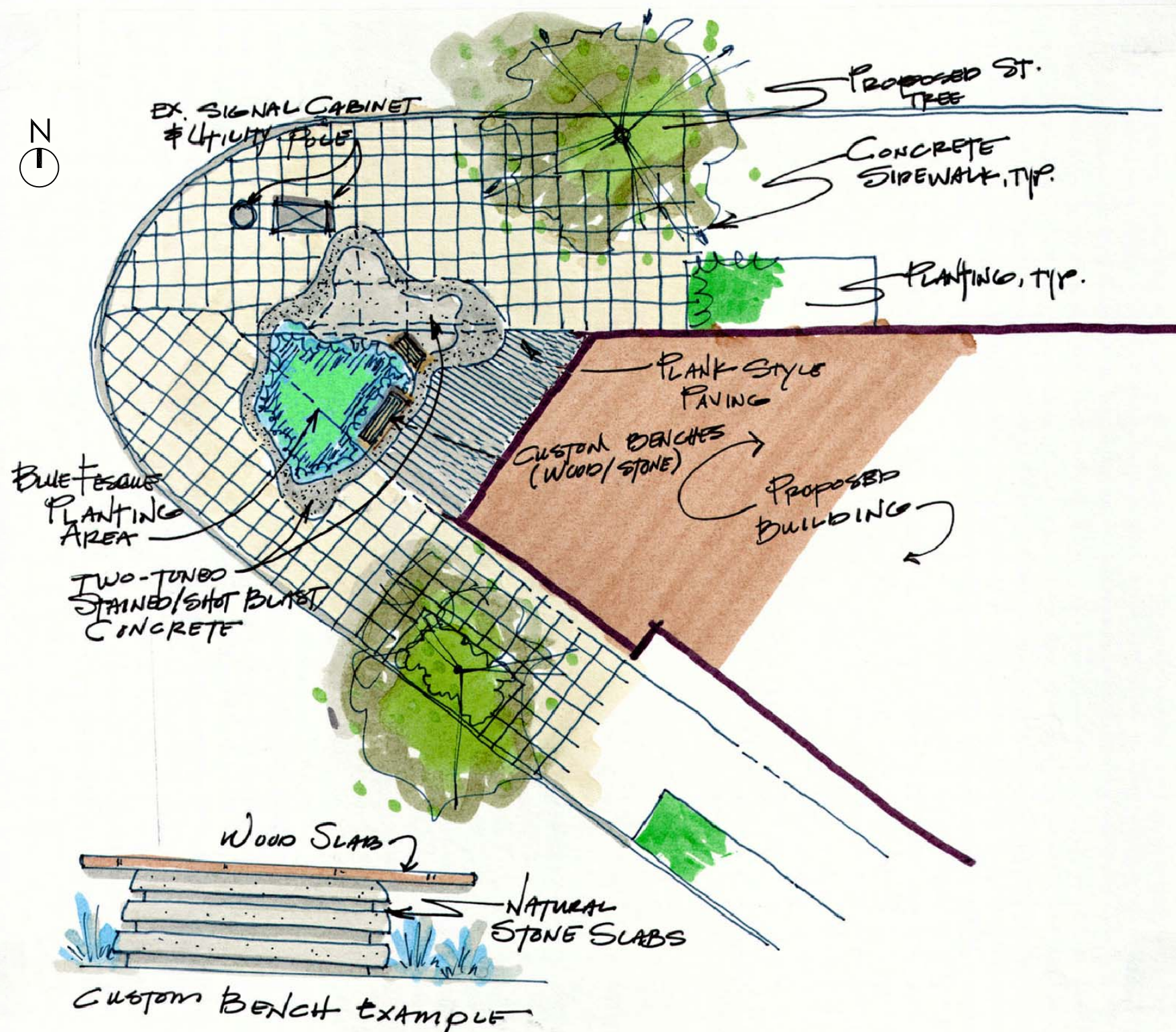
MASSING AT EARLY DESIGN GUIDANCE #1



EDG #2 MASSING RESPONSE

1. HEIGHT DIFFERENCE PROVIDES MORE PRESENCE TO GATEWAY ELEMENT





10. WOOD BENCHES, PLANTING, STAINED/TEXTURED CONCRETE MIMIC BUILDING MATERIALS. BUILDING OVERHANG PROVIDES WEATHER PROTECTION AND TIES GATEWAY TO BUILDING.

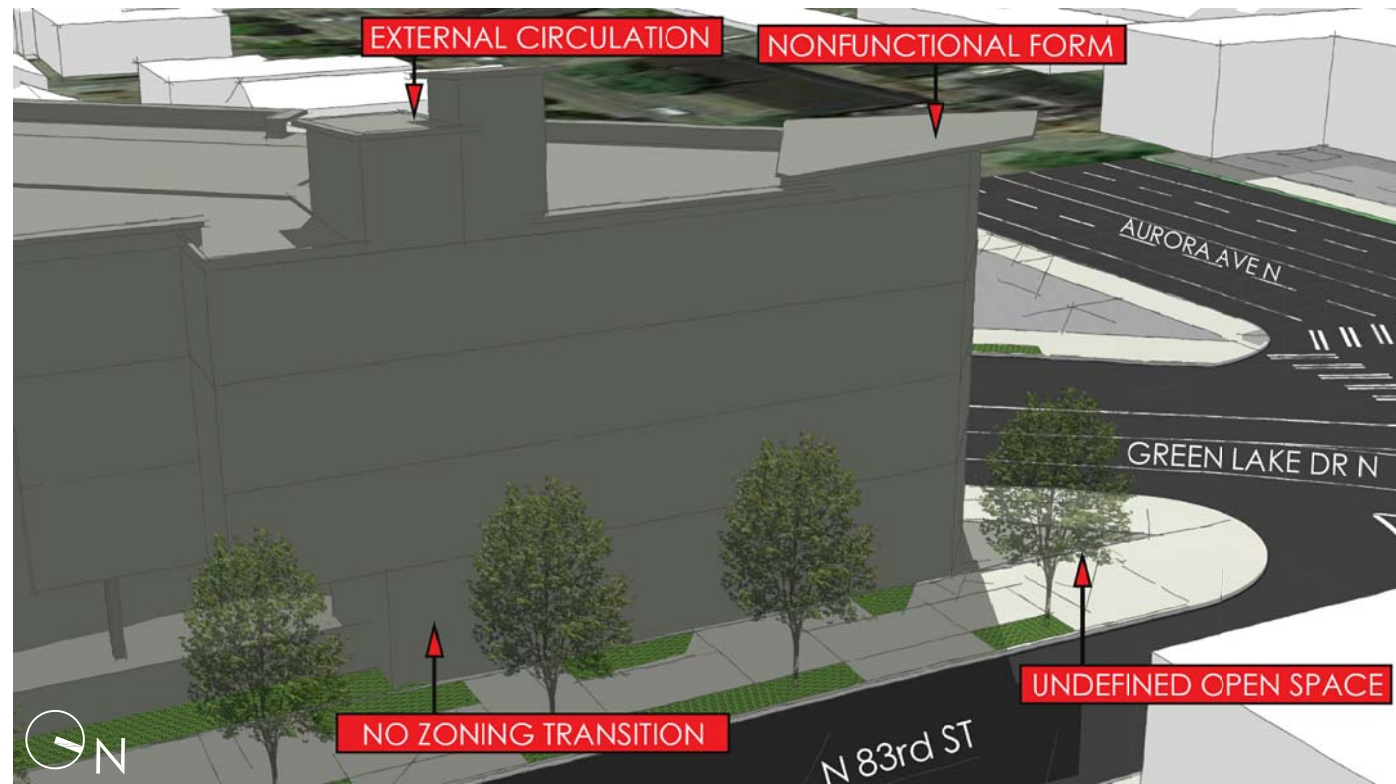
11. FORM OF GREEN LAKE AND GREEN LAKE PARK USED TO OPEN UP SPACE TO PEDESTRIAN, EXPAND NARROW NW CORNER OF SITE, AND PROVIDE LINK TO HISTORY OF GREEN LAKE

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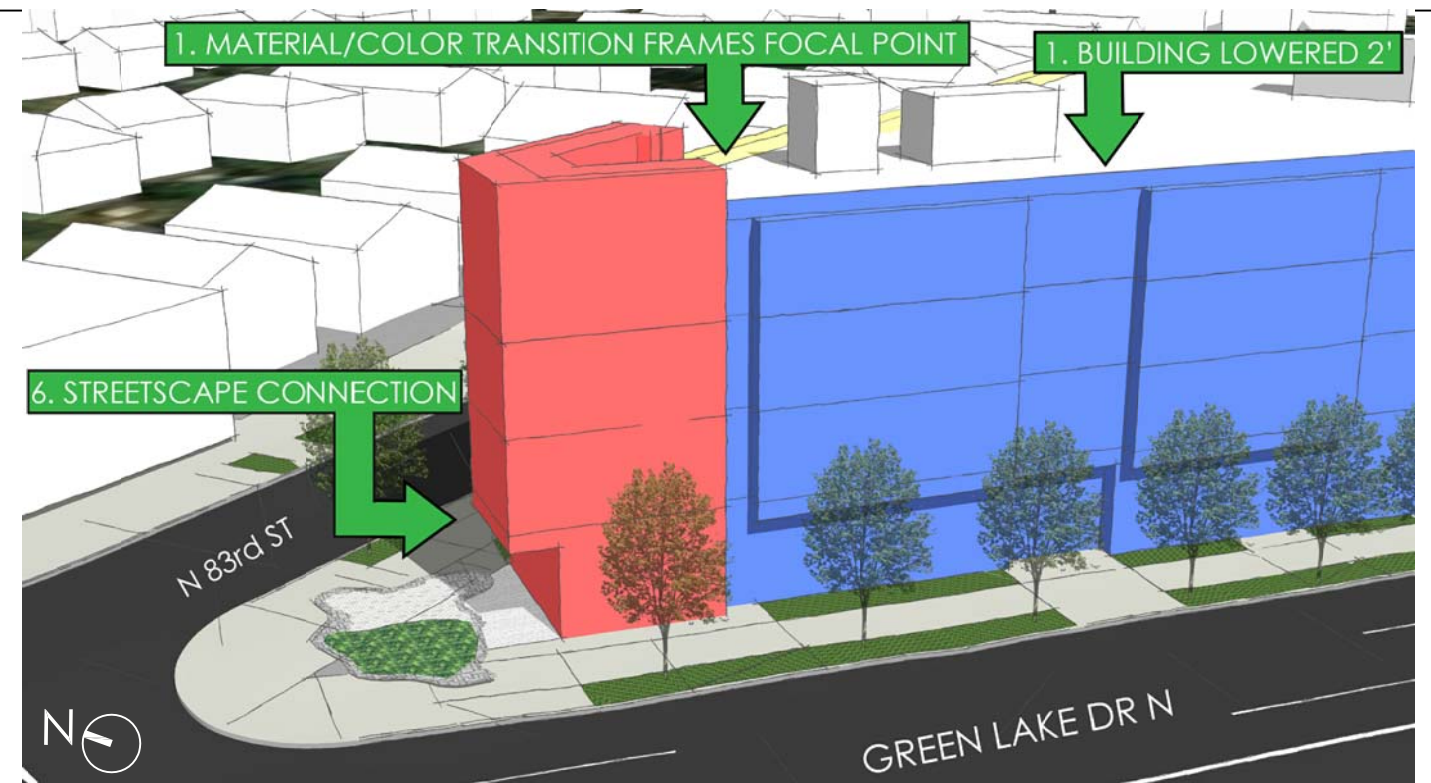
# GATEWAY - RESPONSE TO EDG - ARTICULATION



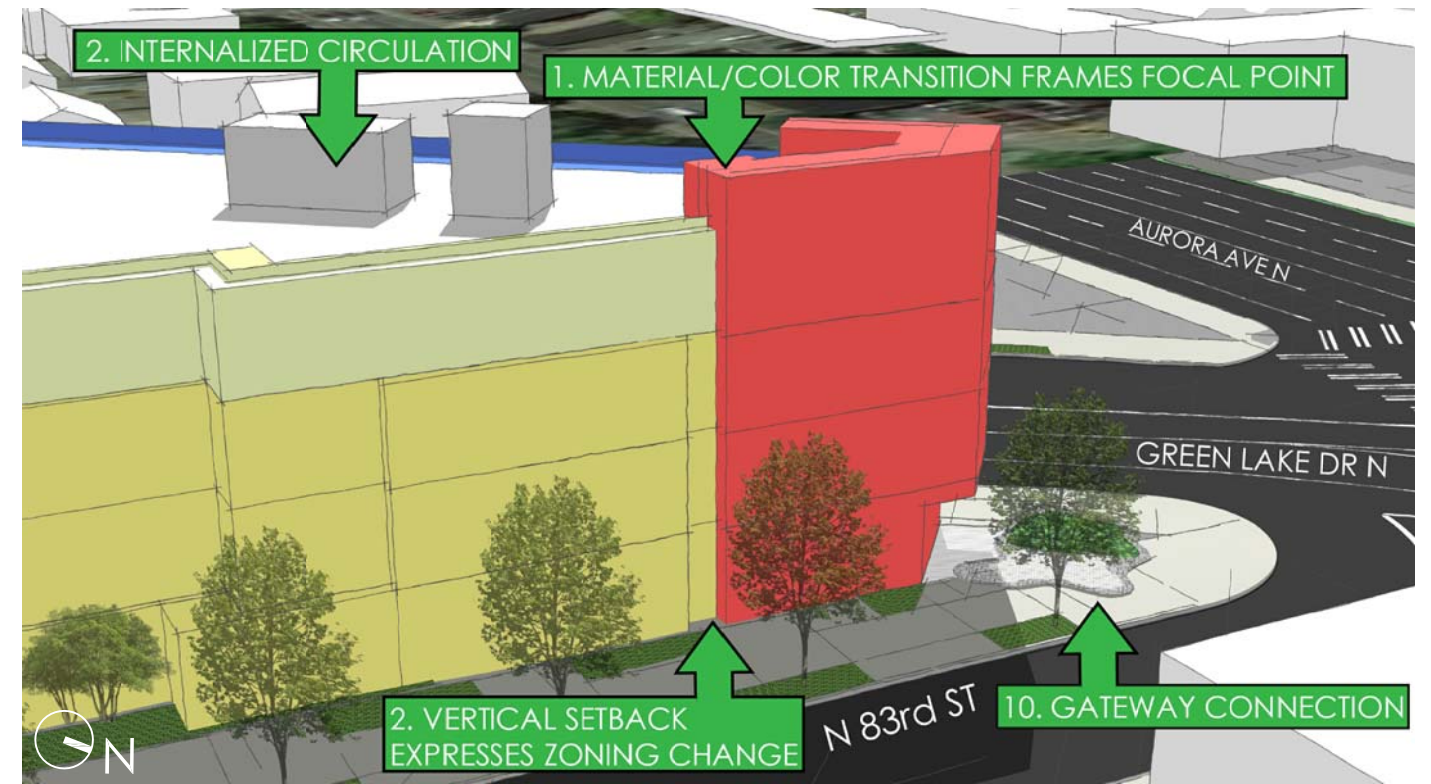
GATEWAY MASSING AT EARLY DESIGN GUIDANCE #1



GATEWAY MASSING AT EARLY DESIGN GUIDANCE #1



GATEWAY EDG #2 MASSING RESPONSE



GATEWAY EDG #2 MASSING RESPONSE

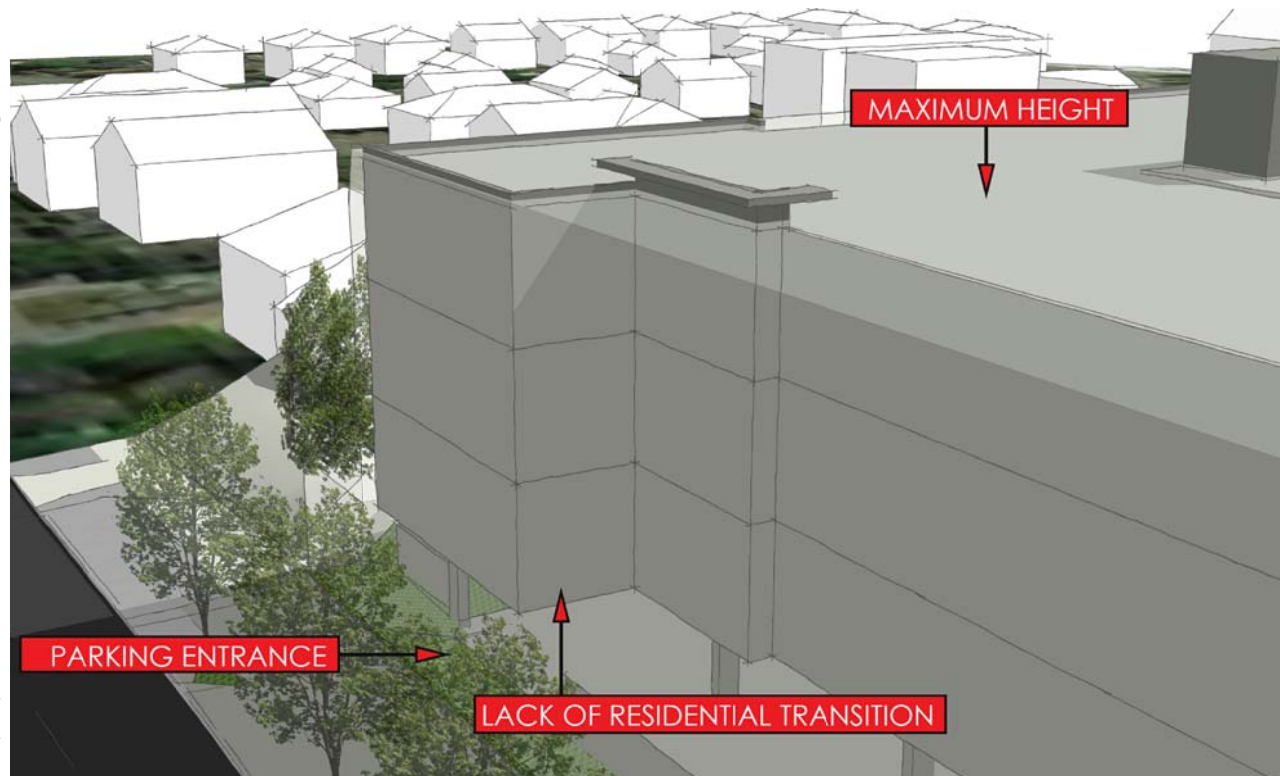
# RESIDENTIAL- RESPONSE TO EDG-BULK,SCALE,AND ZONE TRANSITION



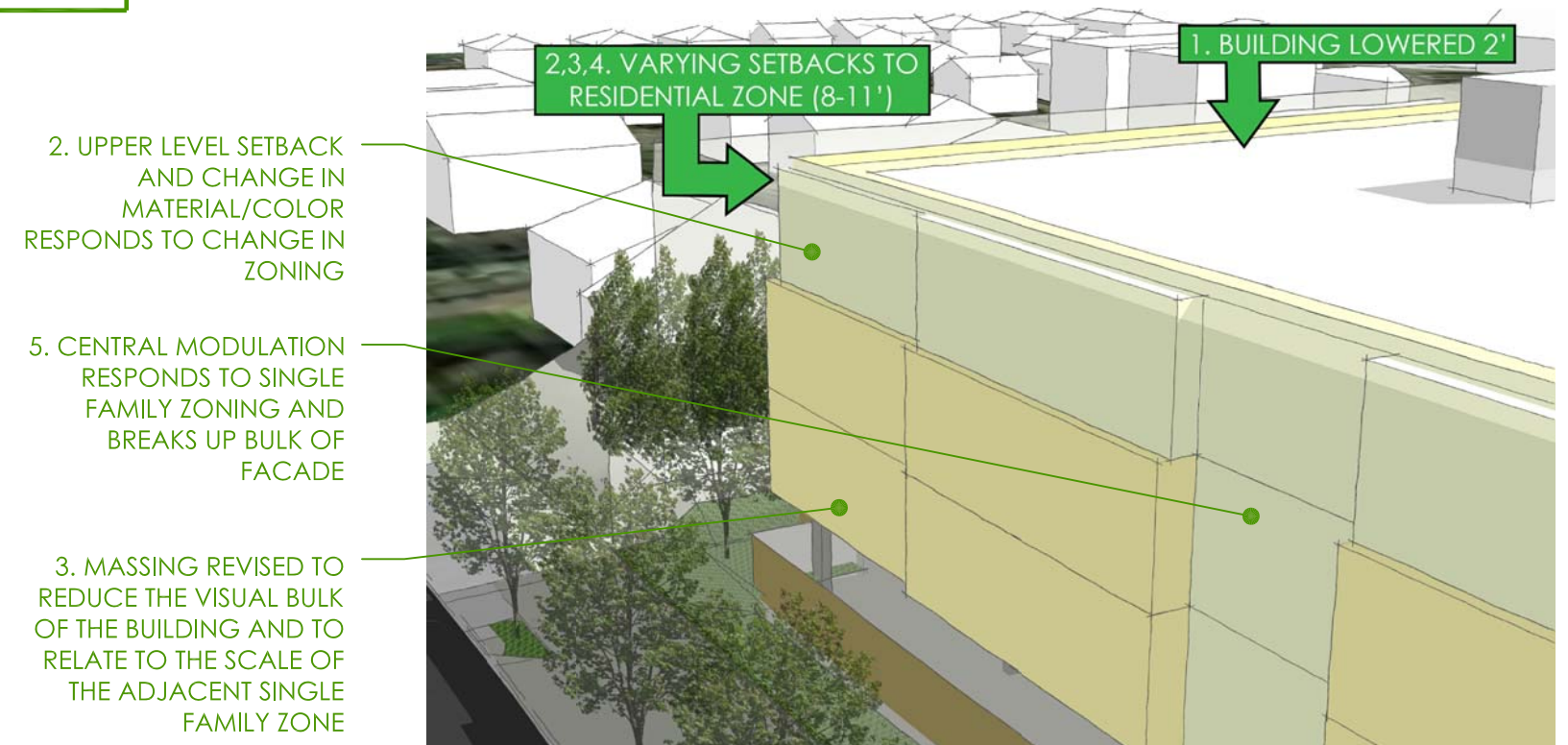
MASSING AT EARLY DESIGN GUIDANCE



MASSING EDG #2 RESPONSE

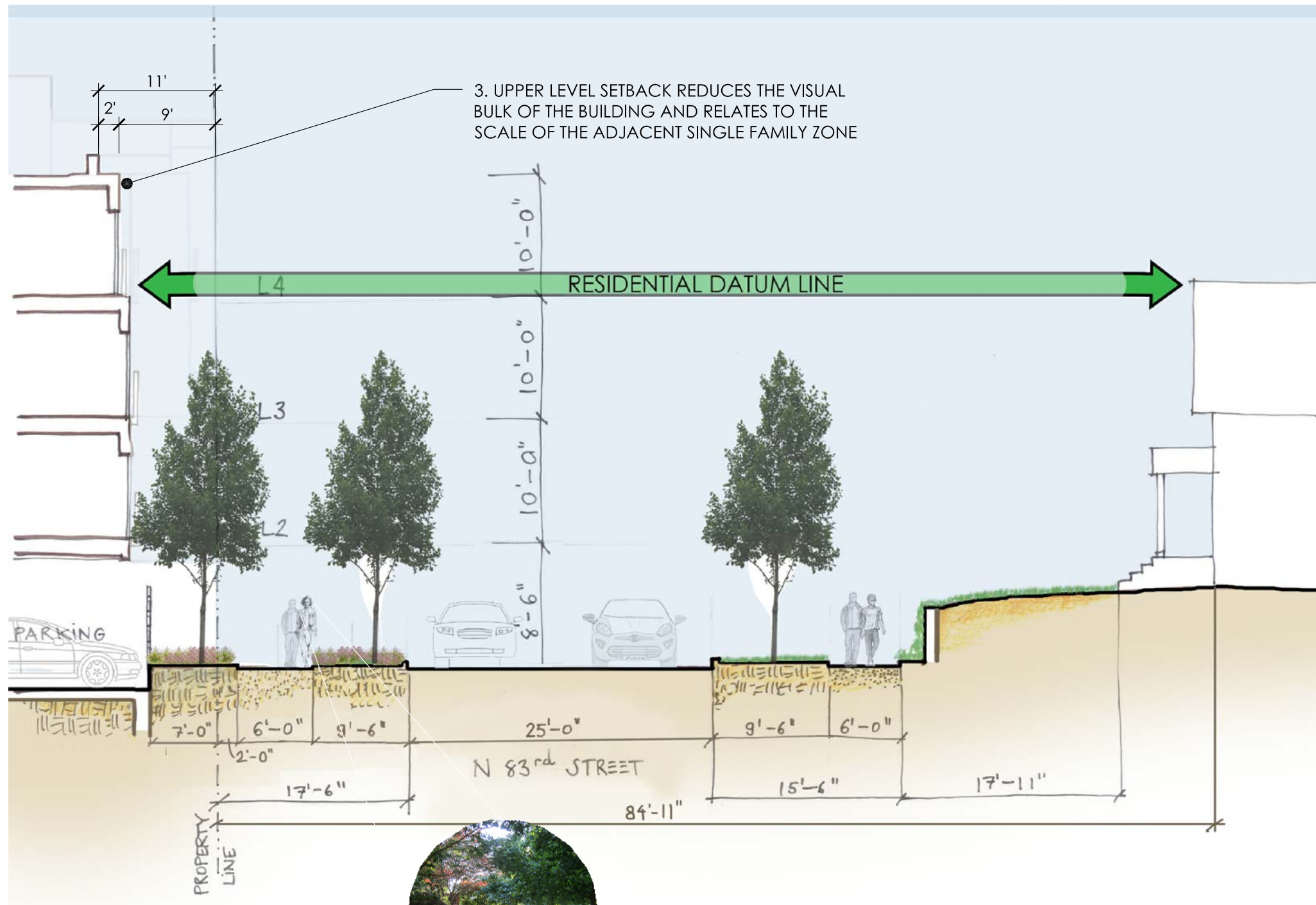


MASSING AT EARLY DESIGN GUIDANCE



MASSING EDG #2 RESPONSE

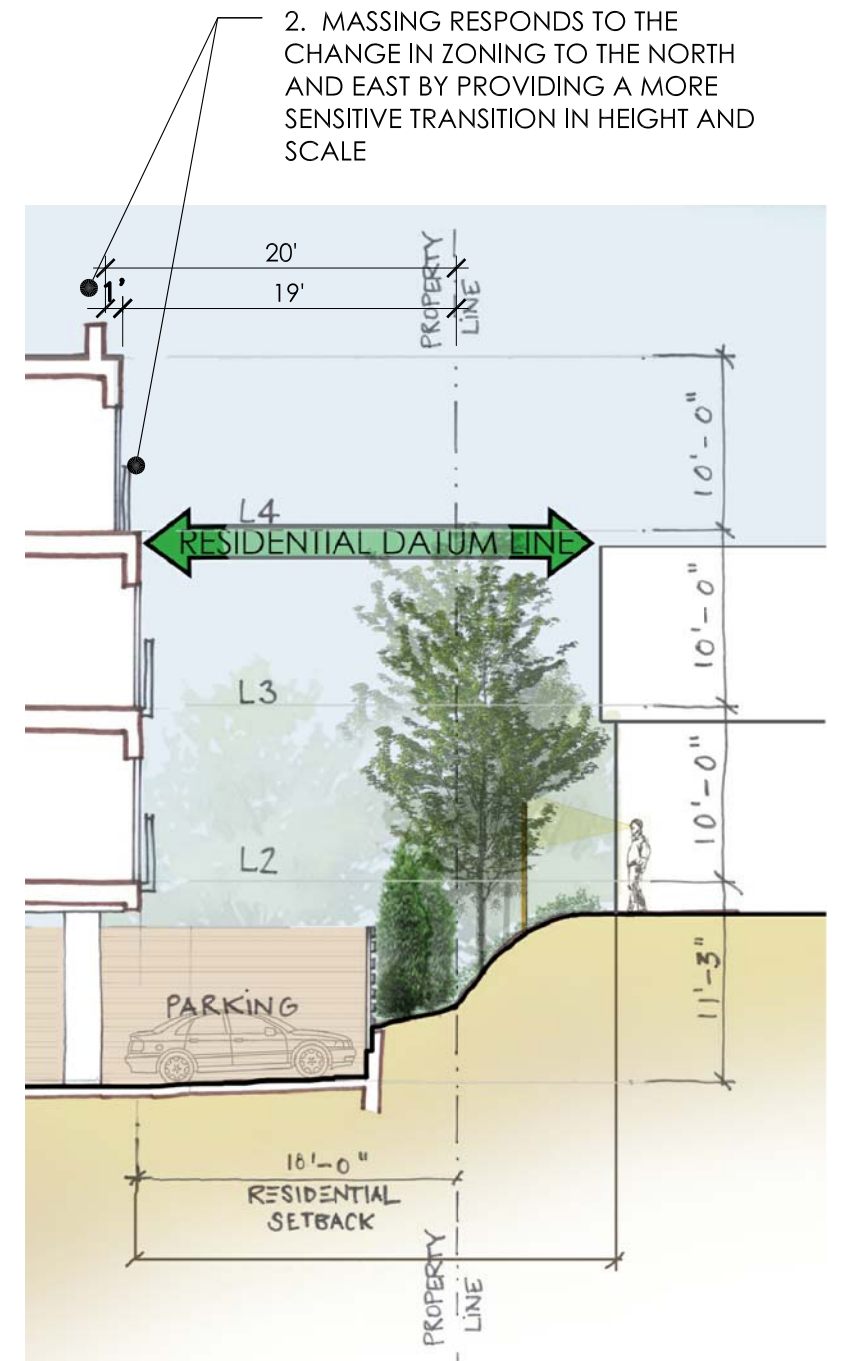
# RESIDENTIAL - BULK, SCALE, AND ZONE TRANSITION



N. 83rd ST. SECTION



6. LANDSCAPING ON BOTH SIDES OF PEDESTRIAN SIDEWALK CONTINUES STREETScape CONDITION OF RESIDENTIAL NEIGHBORHOOD - PHOTO TAKEN TWO HOUSES EAST OF SITE LOOKING WEST



EAST PROPERTY LINE SECTION

SUMMER SOLSTICE

EQUINOX SOLSTICE

EDG #2 Response

Upper Level Setback

EDG #2 Response

Upper Level Setback

9 AM



**2.** SETBACKS AT NORTH AND EAST FACADES PROVIDE MAJORITY OF OPEN SPACE FACING RESIDENTIAL ZONES

NOON



**4.** PROPOSED MASSING HAS VIRTUALLY IDENTICAL EFFECTS OF MASSING WITH LARGE UPPER LEVEL SETBACK

4 PM



WINTER SOLSTICE

EDG #2 Response

Upper Level Setback

9 AM



NOON



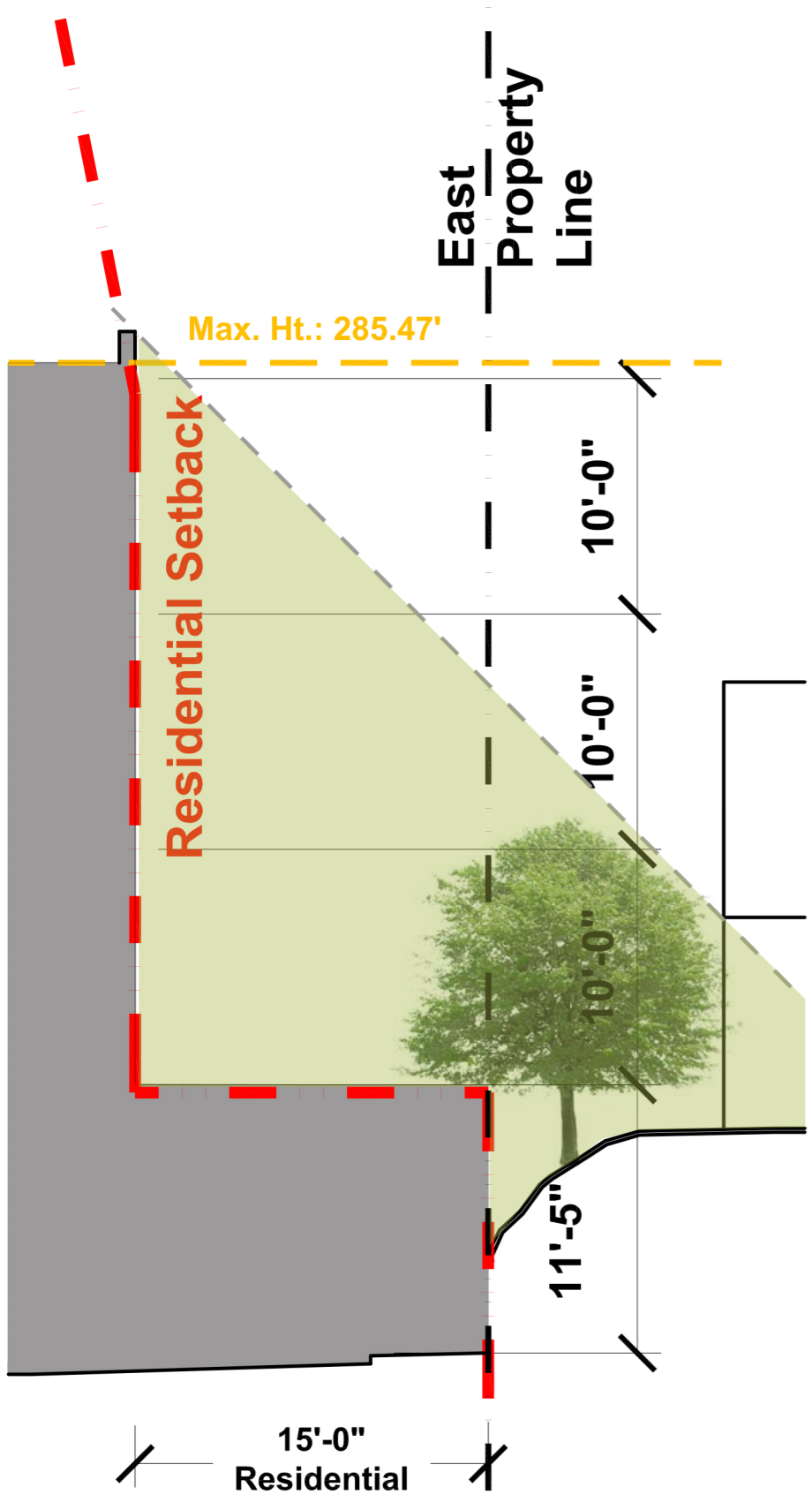
4 PM



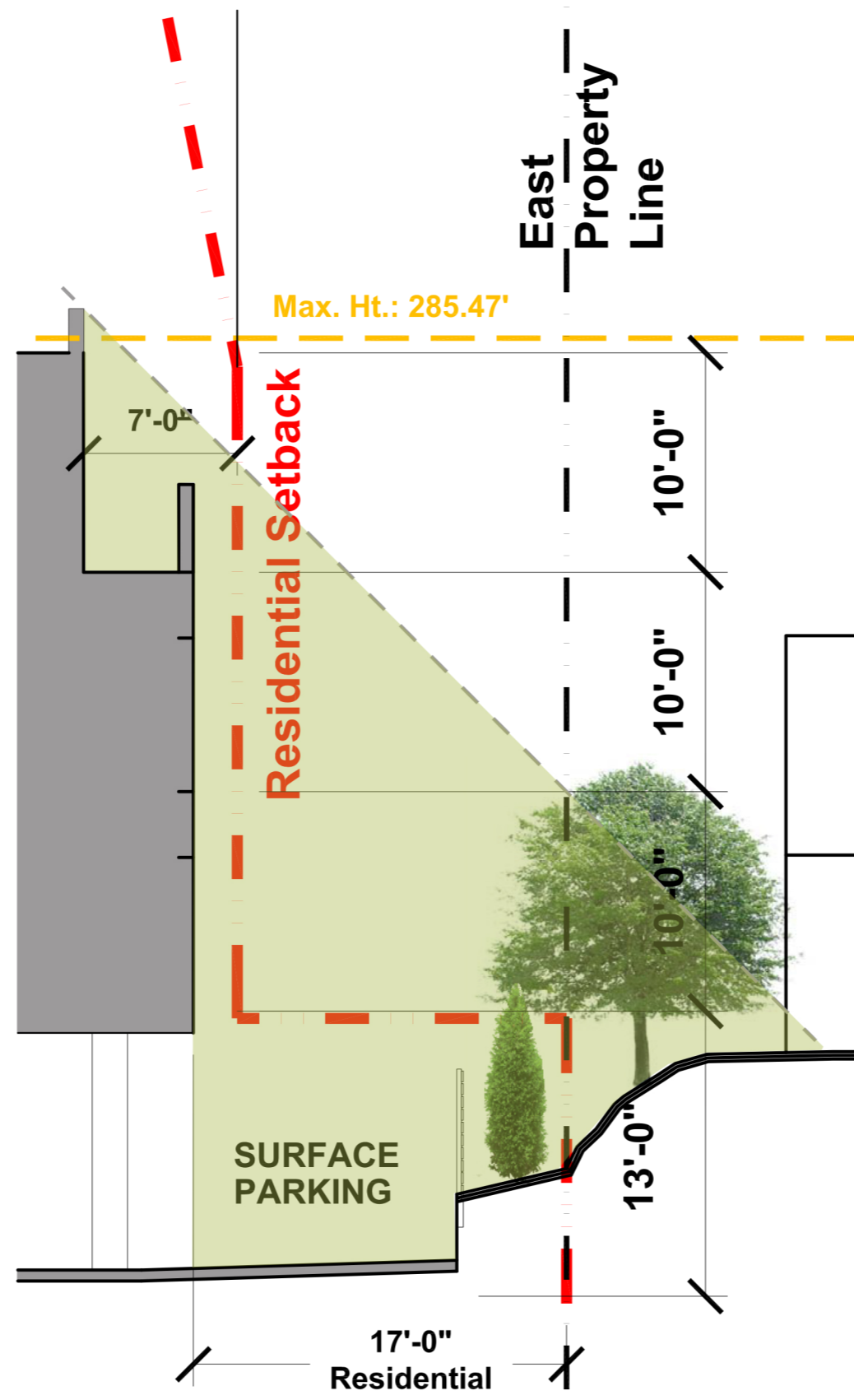
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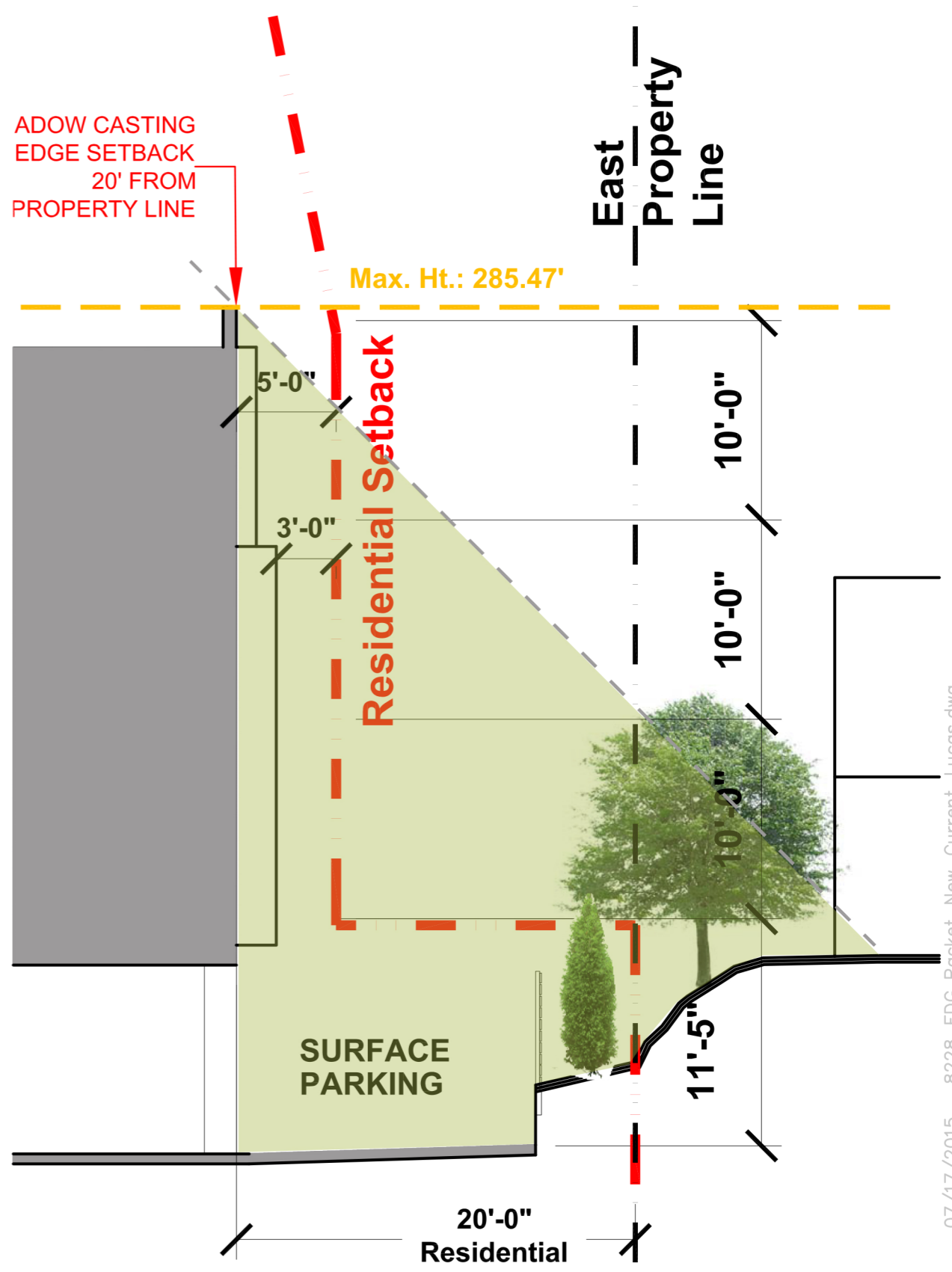
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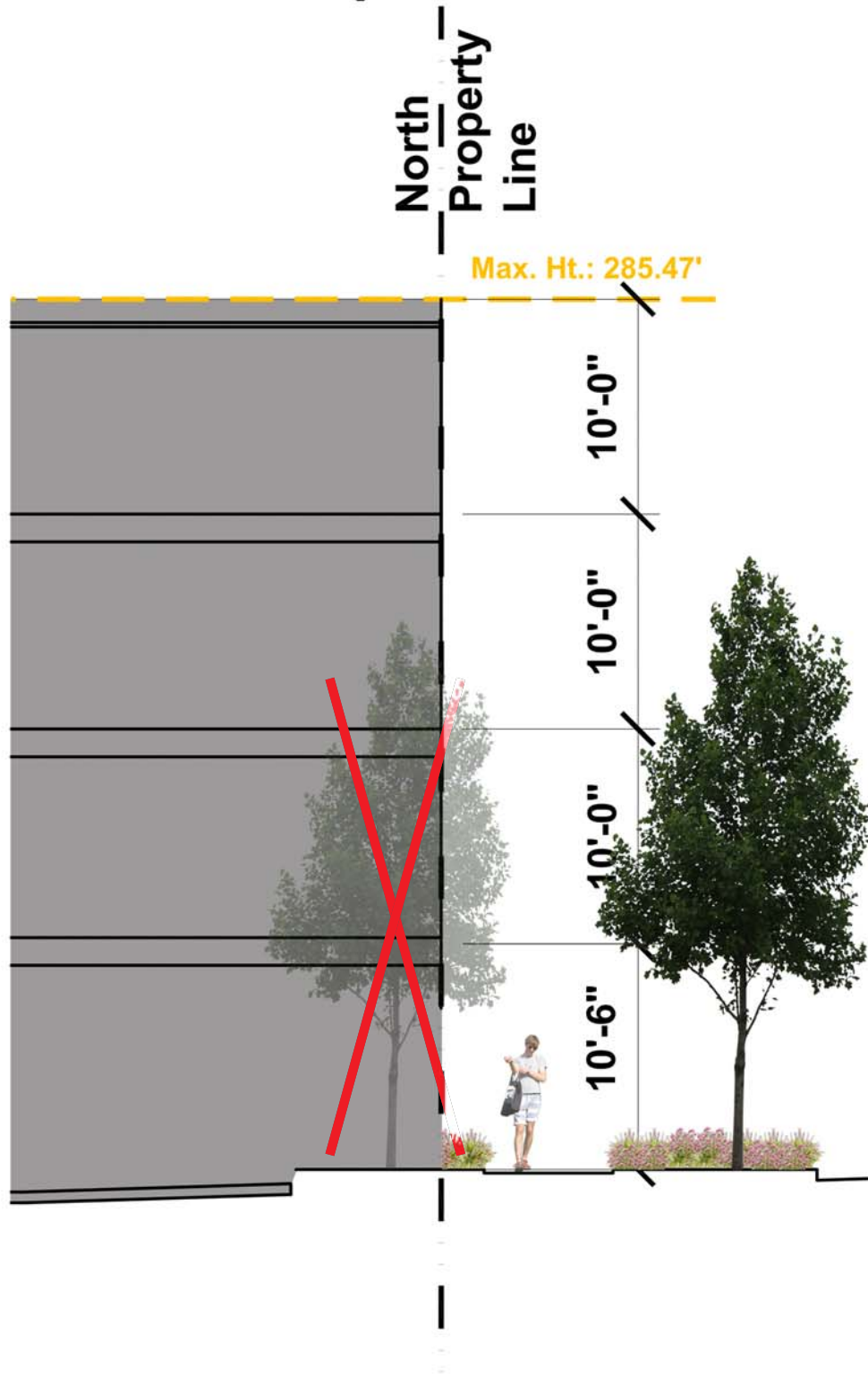
# Upper Level Setback



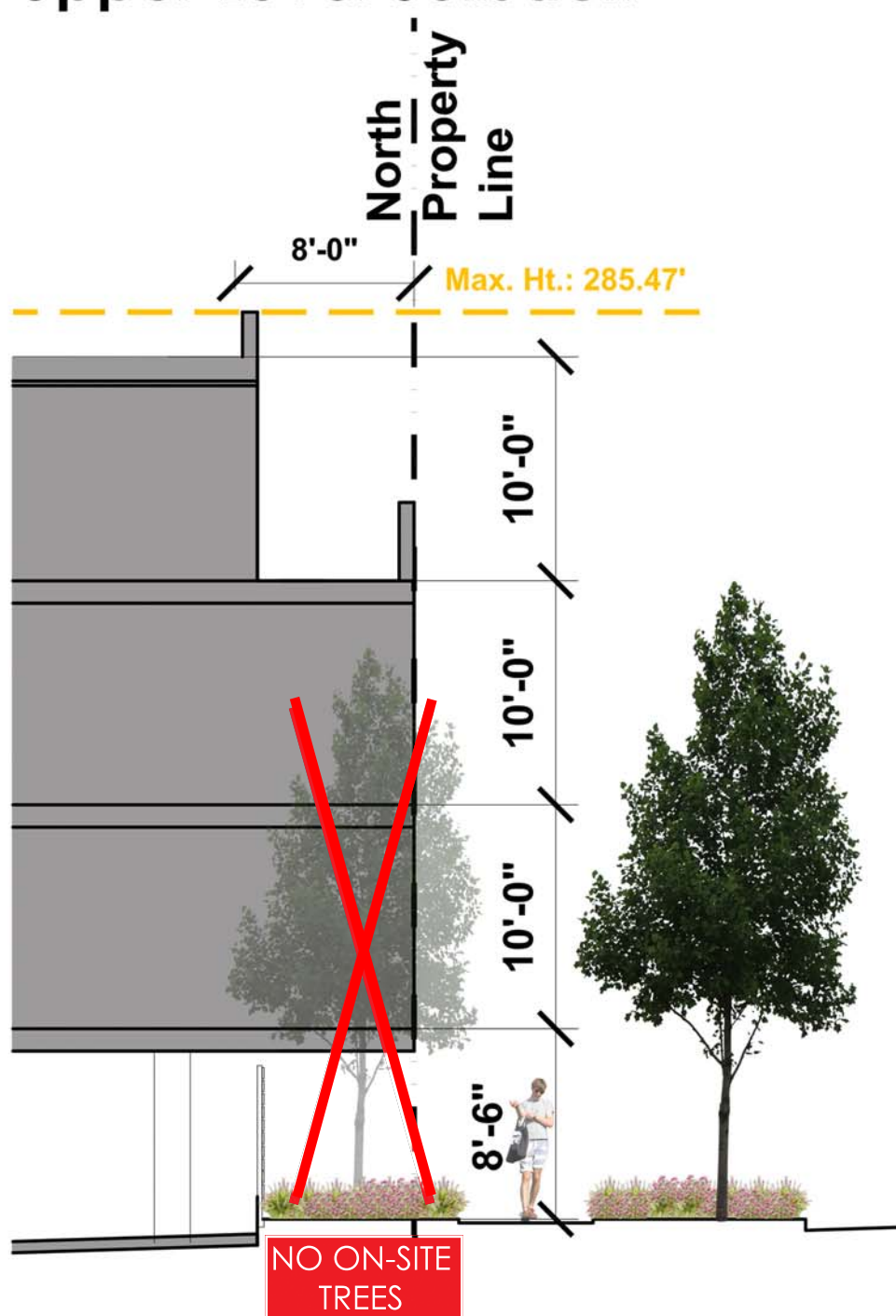
# EDG #2 RESPONSE



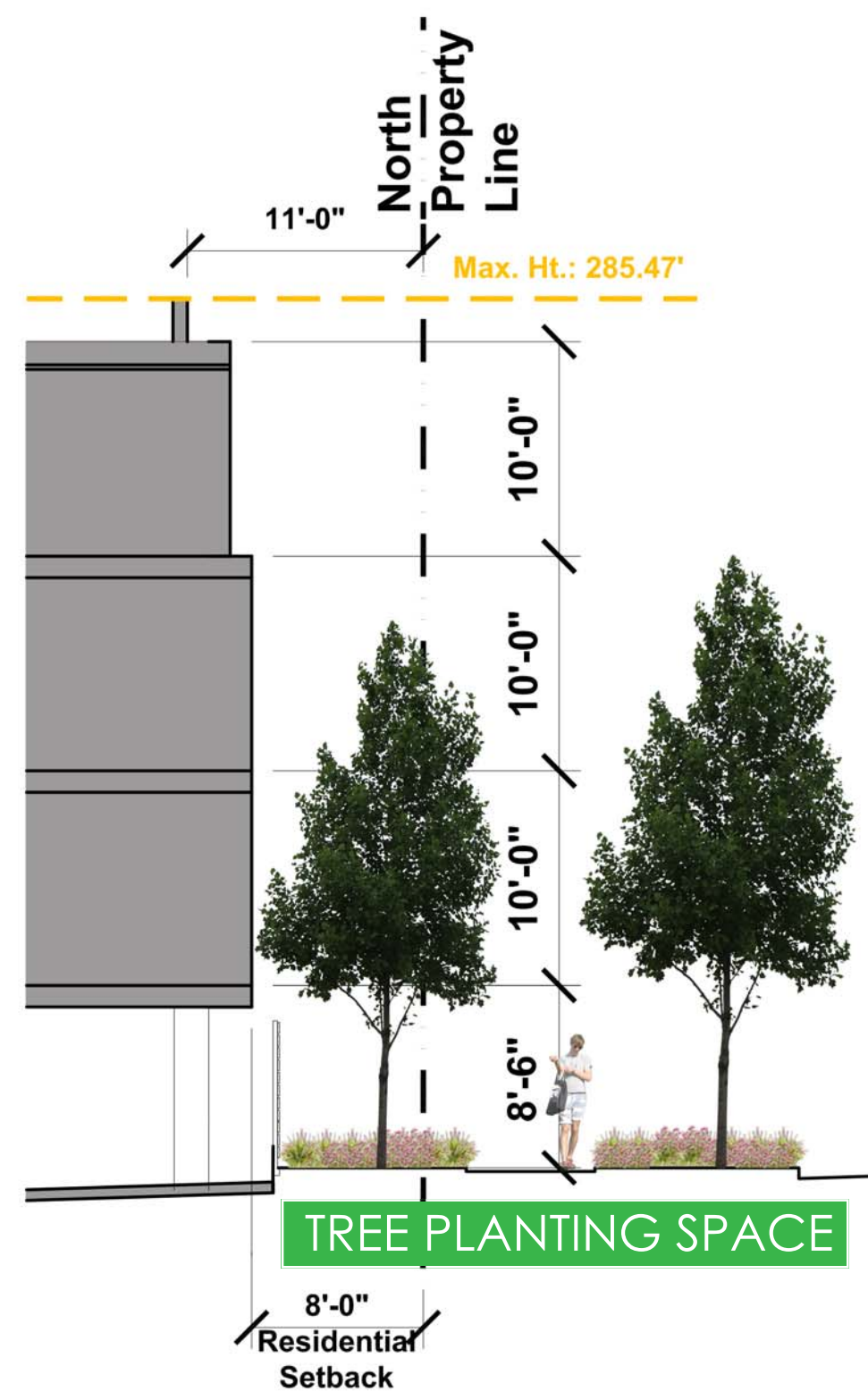
### Code Compliant



### Upper Level Setback

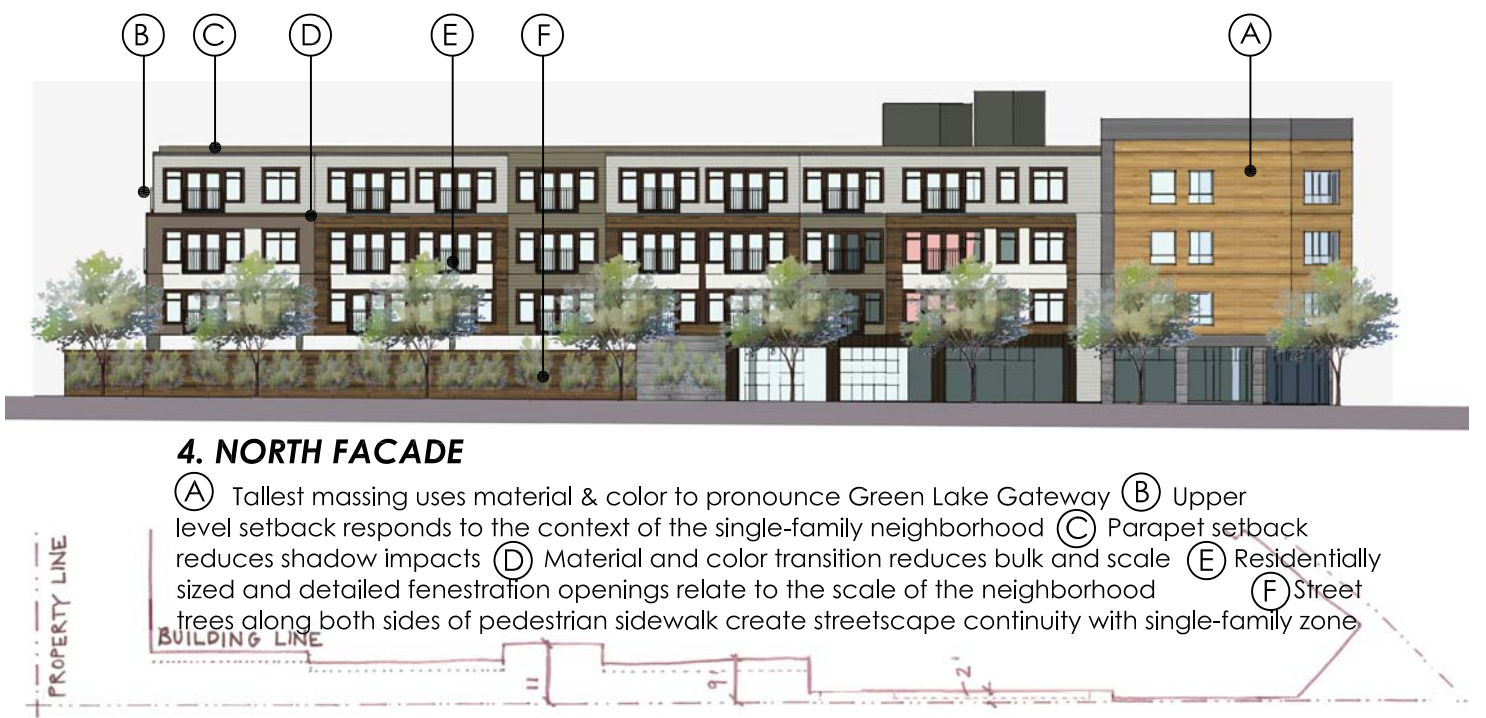
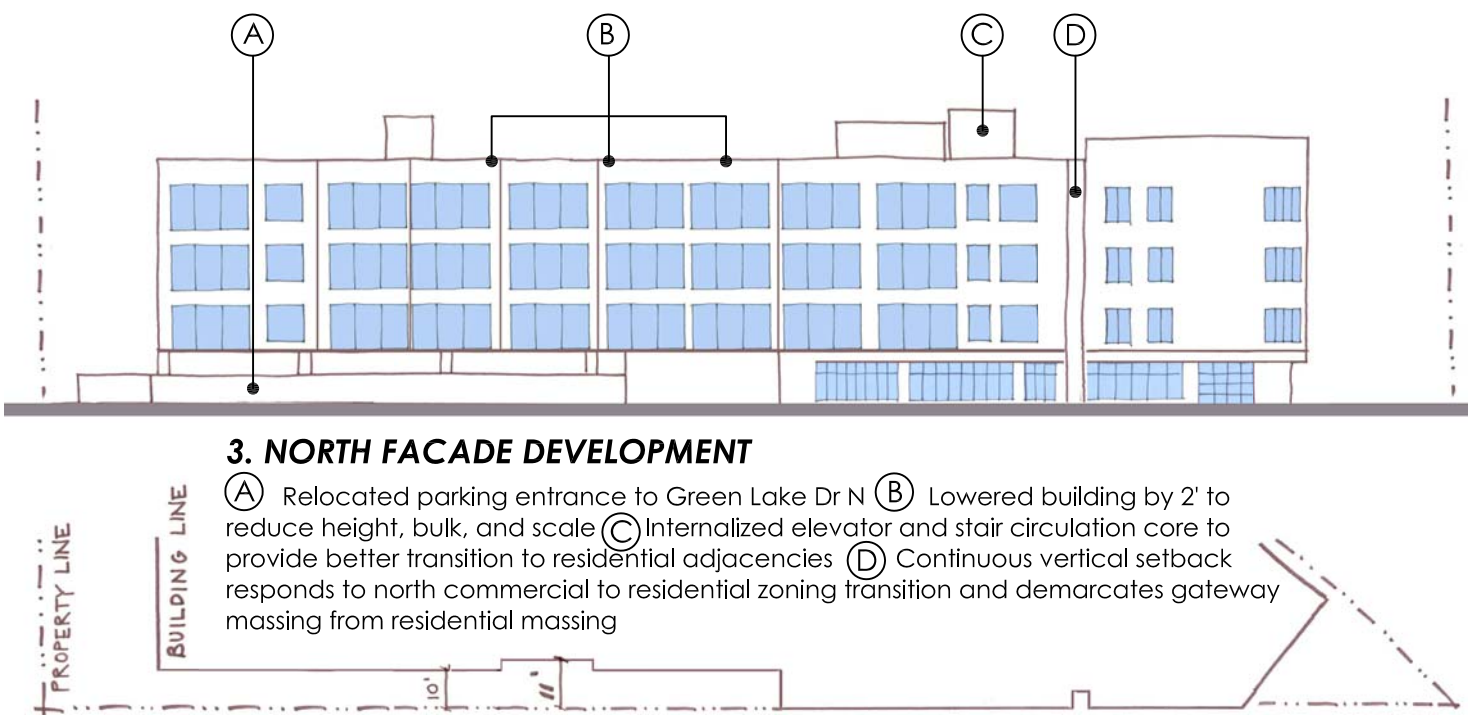
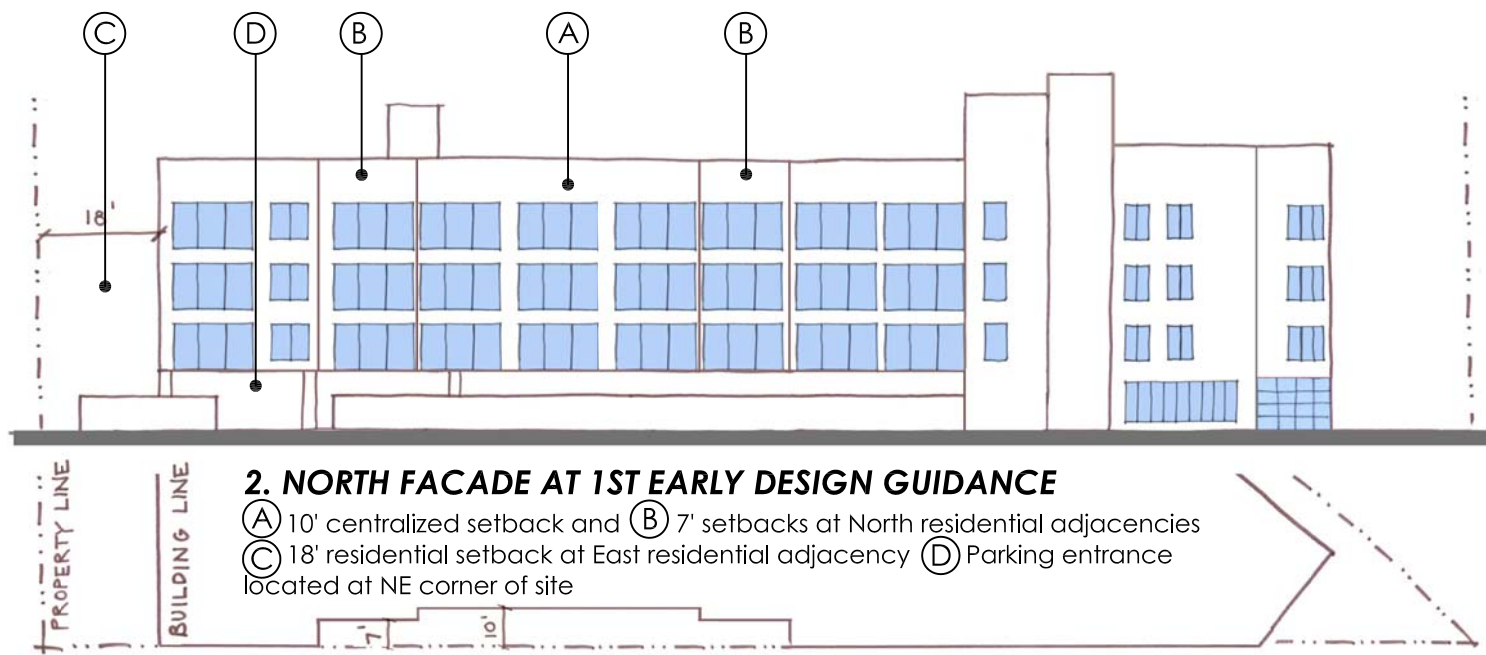
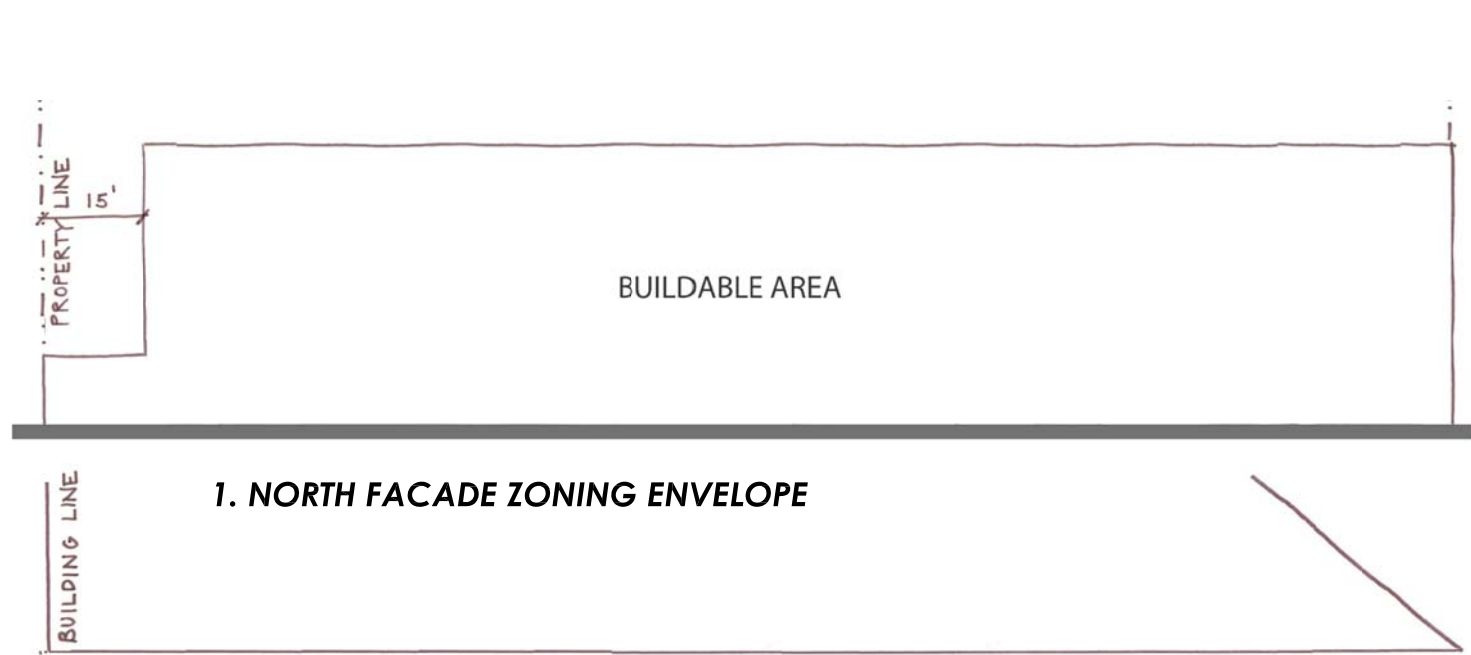


### EDG #2 RESPONSE





# RESIDENTIAL - FACADE DEVELOPMENT-EDG #2 RESPONSE



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# CONCEPT DESIGN-RESPONSE TO EDG

**GREEN LAKE CS2.I.ii, DC2.C.2**

LARGEST PROTRUDING MASSING WITH UNIQUE COLOR AND PROVIDES GREEN LAKE GATEWAY CONNECTION

**CS2.B.2, DC2.B.2**

CANTILEVERED BAYS PROVIDE VERTICAL RHYTHM ALONG FACADE AND CREATE STRONG CONNECTION TO STREET

**DC1.A.1, PL3.A.1**

GREEN LAKE DR N RESIDENTIAL AMENITY AREA PROVIDES ACTIVITY AT STREET LEVEL

**GREEN LAKE PL2.I.i, CS2.C.1**

PLANTING, BENCHES, OPEN SPACE, AND GATEWAY FEATURE AT CORNER PROVIDE ACTIVE, ENGAGING CORNER FUNCTION

**PL1-B, PL3-B, DC3-A**

LIVE-WORK UNIT PLACEMENT PROVIDES ACTIVE FACADE AND ENCOURAGES PEDESTRIAN USAGE

**PL4.A, PL4.B, DC1-B**

PARKING ENTRANCE LOCATED OFF BUSIER N 83RD ST



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## CONCEPT DESIGN-RESPONSE TO EDG

Early Design Guidance #2 - 8228 Green Lake Dr N

A23

07/27/15

studio **MENG STRAZZARA**

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CONSULTING

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SEATTLE, WA 98121  
tel: 206.587.3797 / fax: 206.587.0588  
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**CS2.A.1, DC2.A.2**

UPPER LEVEL SETBACKS AND MATERIAL TRANSITION REDUCING PERCEIVED HEIGHT, BULK AND SCALE OF MASSING - BUILDING LOWERED 2' TO PROVIDE BETTER ZONE TRANSITION

**CS2.D.5, DC2.C.1**

HORIZONTAL MATERIALS, RESIDENTIALLY SIZED FENESTRATION OPENINGS, BALCONIES, AND WINDOW AND DOOR TRIM RESPOND TO RESIDENTIAL CHARACTER OF NEIGHBORHOOD

**CS1-B, CS2-B, CS2-D**

BUILDING SETBACK SIGNIFIES COMMERCIAL TO RESIDENTIAL ZONE TRANSITION ACROSS STREET - SHADOW CASTING EDGE SETBACK TO MAXIMIZE SUNLIGHT TO NORTH NEIGHBORS

**GREEN LAKE DC3.I, DC4.D.4**

STREET TREES ALONG BOTH STREET FRONTAGES ENHANCE IDEA OF FORMAL AXIS FROM ENTRY LOCATION

**GREEN LAKE CS2.I.ii**

HIGHEST PROTRUDING MASS, MONOLITHIC COLOR CHANGE, AND SIGNAGE AT CORNER PROVIDE GATEWAY TRANSITION. GREEN SPACE, BENCHES, AND GATEWAY FEATURE SIGNIFY ENTRANCE TO GREEN LAKE NEIGHBORHOOD. PUBLIC/PRIVATE SPACES CREATE POINT OF CONNECTION FOR PEDESTRIANS AT GROUND LEVEL



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# LIFESTYLE - RESPONSE TO EDG



EXISTING CORNER



PROPOSED GATEWAY CORNER

LIFESTYLE - RESPONSE TO EDG  
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# APPENDIX

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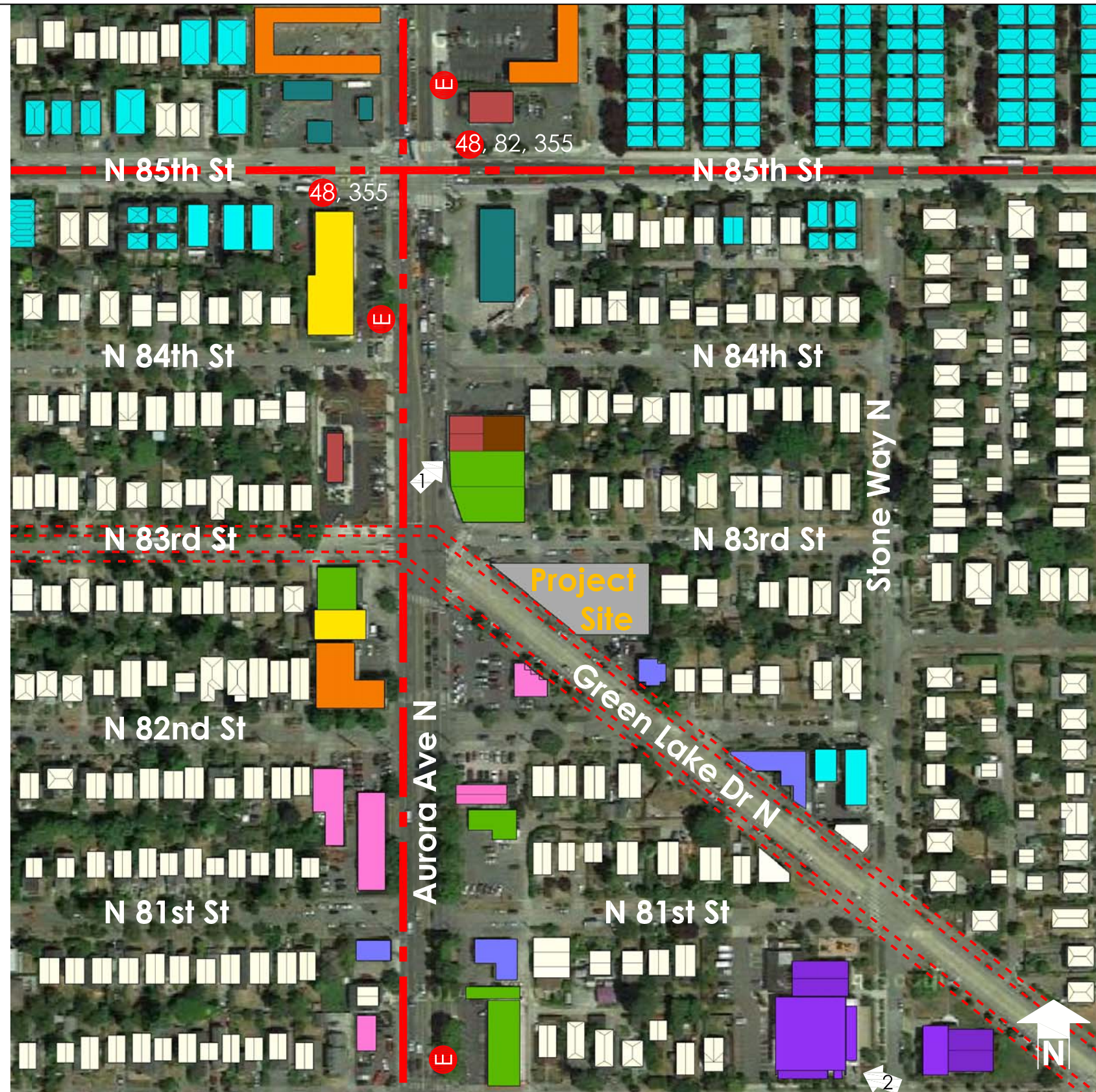
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# CONTEXT ANALYSIS

## 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



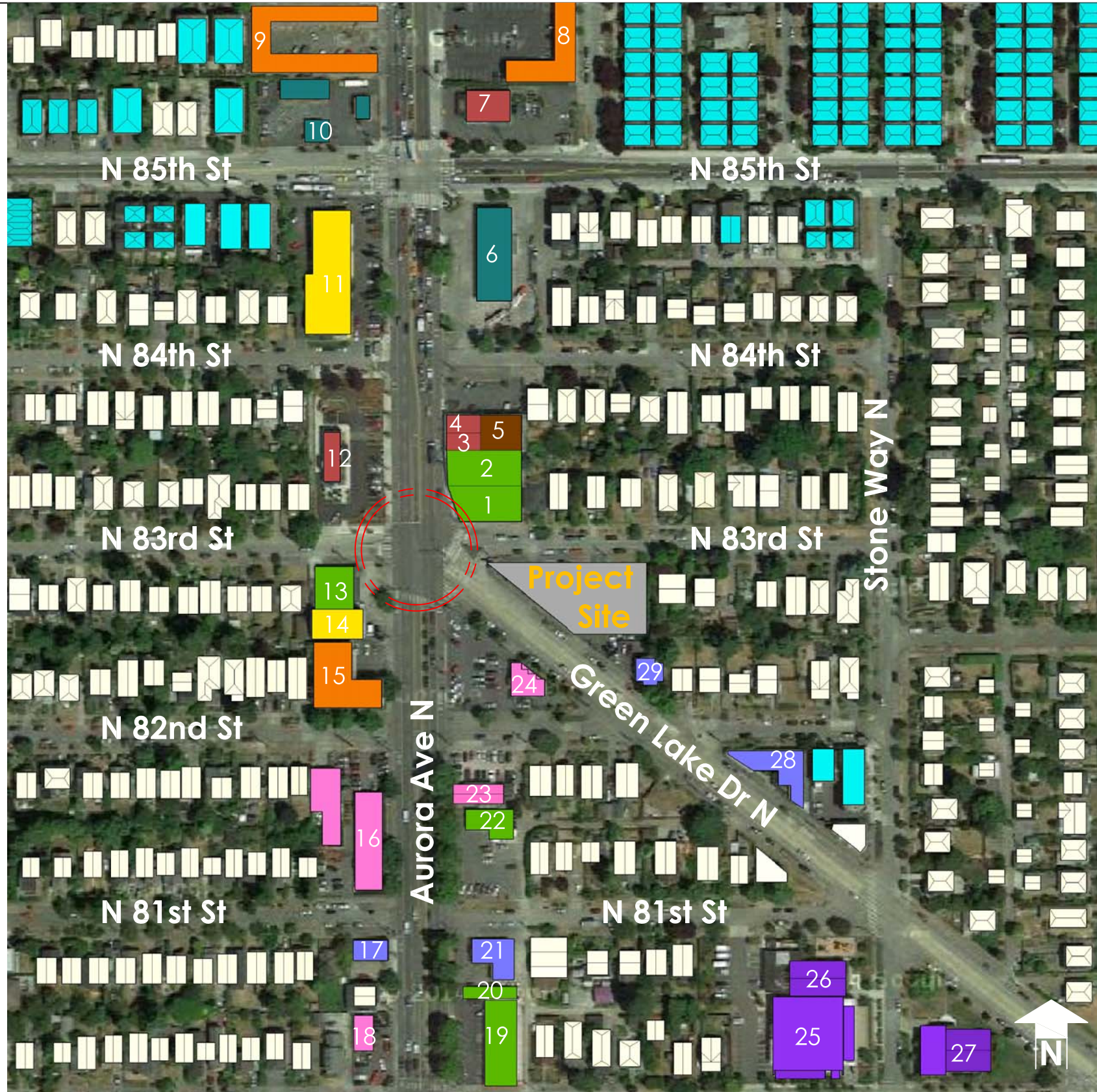
2. Bethany Community Church - Concrete



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



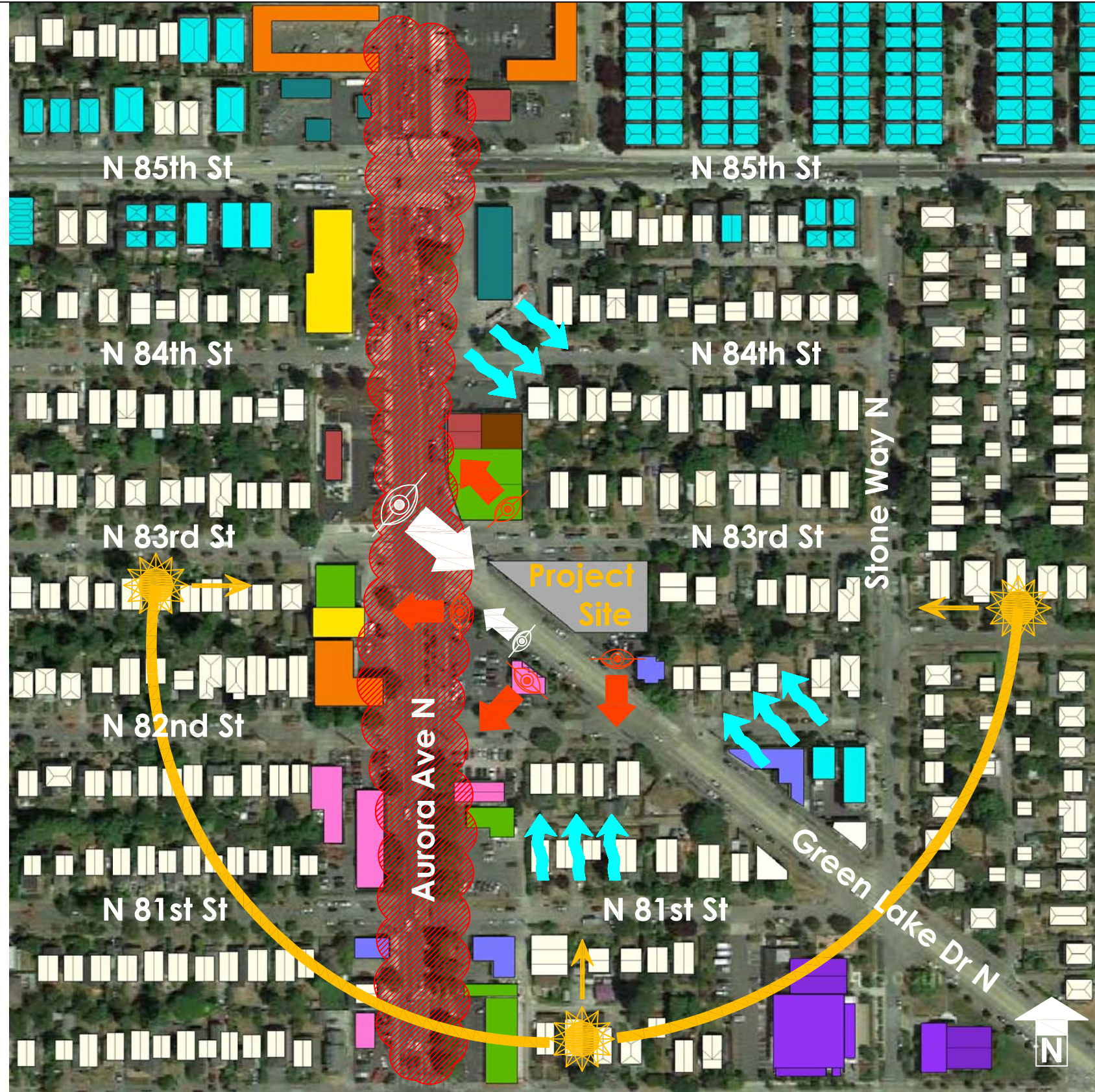
# SITE ANALYSIS











Primary Entry Location View



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



### KEY

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

## SITE ANALYSIS

Early Design Guidance #2 - 8228 Green Lake Dr N

C

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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 placement adjacent to east residential zone setback 18', 19', and 20' 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 - Continuous 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 and Green Lake Single Family residences allows building massing and facades to respond to multiple uses around the site.

## 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 central location. The modulating bays along the SW facade is viewable from the Aurora Avenue North Corridor and is 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 Green Lake Dr N to encourage pedestrian usage along the street. 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 create a focal point and highlight the entry location when viewed from the intersection of Aurora Ave N and 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 smooth cement panels along Aurora Ave N achieve successful commercial frontage. Horizontal siding, solid cement panels, wood siding, and accent trim adhere to character of residential street.



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. Smaller residentially scaled openings provide sunlight and ventilation for units adjacent to single-family residences.
- 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 use and location of signature design elements (signage, facade treatment, monument)
- D. Height, Bulk, and Scale
  - D.3 Zone Transitions - Project setback 18', 19', and 20' 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 between 3' and 10' 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. 85% of available open space on site placed at North and South of building to provide majority of open space towards single family residences.
- 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 Green Lake Dr N 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 and live-work entrances along Green Lake Dr N.

## PL3 Street-Level Interaction

- A. Entries
  - A.1 Design Objectives: Common entries to multi-story residential buildings - Entry location along Green Lake Dr N provides central access to building. Planting located at corner to provide security and privacy.
- B. Residential Edges
  - B.1 Buildings with Live/Work Uses - Live/work units placed both along Green Lake Dr N and N 83rd St to provide successful transitions towards commercial zones.

## 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 - Live-Work Units are located to provide visibility from Aurora Ave N and Green Lake Dr N.
  - 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. Parking partially below grade to reduce impact to neighborhood.

## 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.

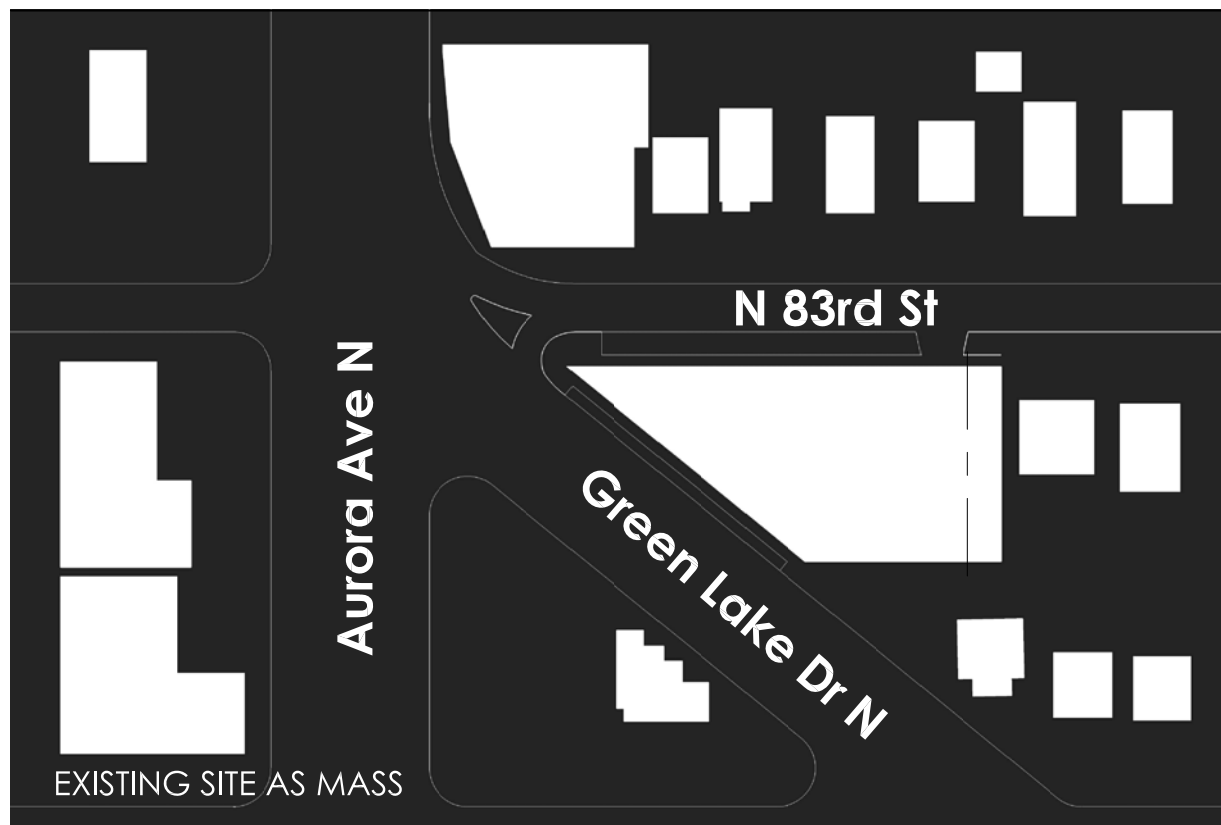
## DC3 Open Space Concept

- 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.

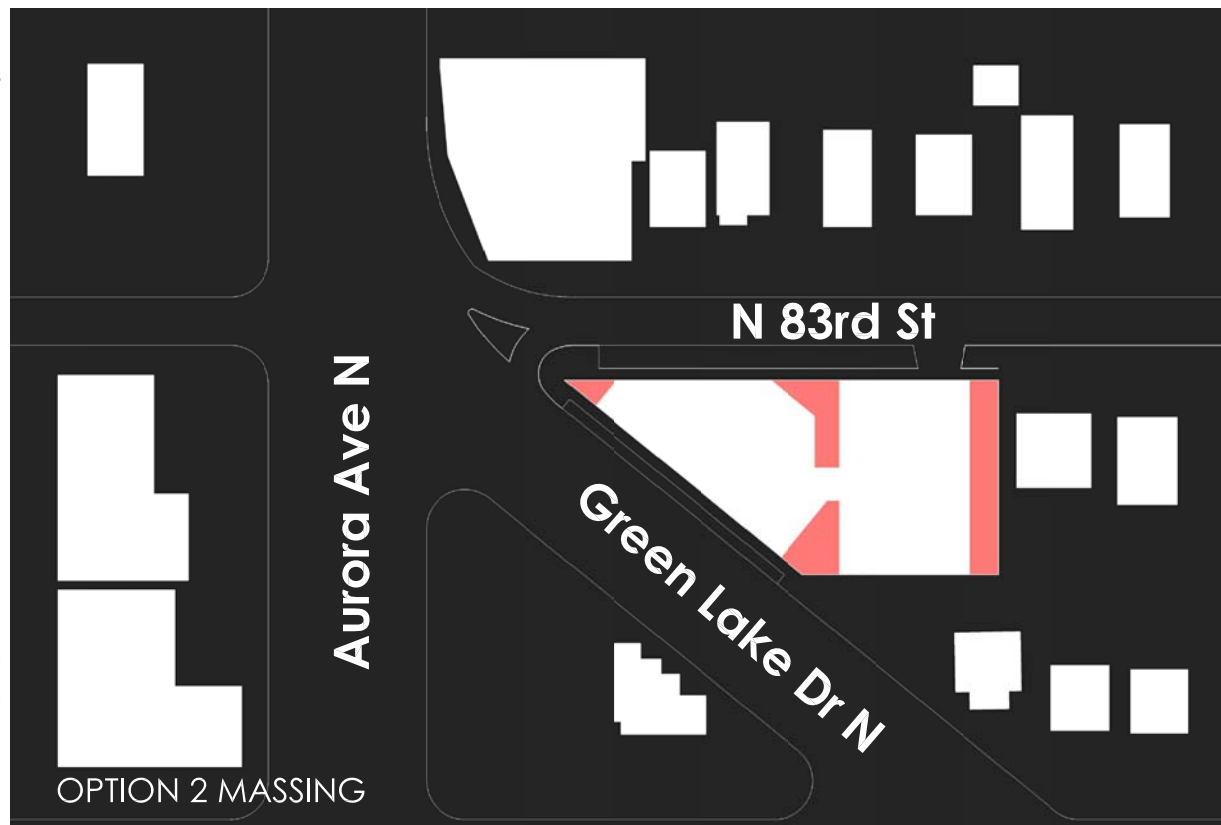
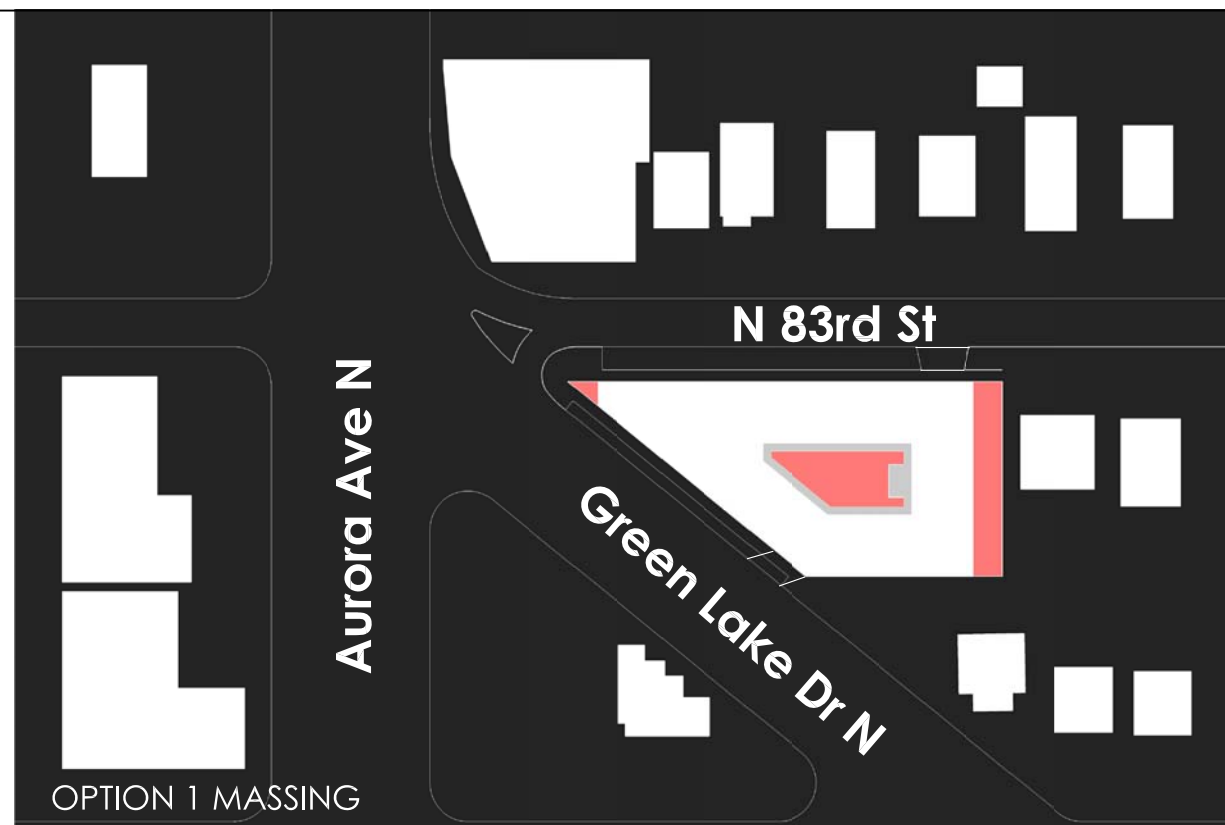
# MASSING FIGURE-GROUND DIAGRAM



**EXISTING SITE AS MASS**  
 15 FT MINIMUM EAST  
 RESIDENTIAL SETBACK

**OPTION 1 MASSING**

- MINIMUM EAST RESIDENTIAL SETBACK
- 15' NW CORNER SETBACK
- INTERNAL COURTYARD

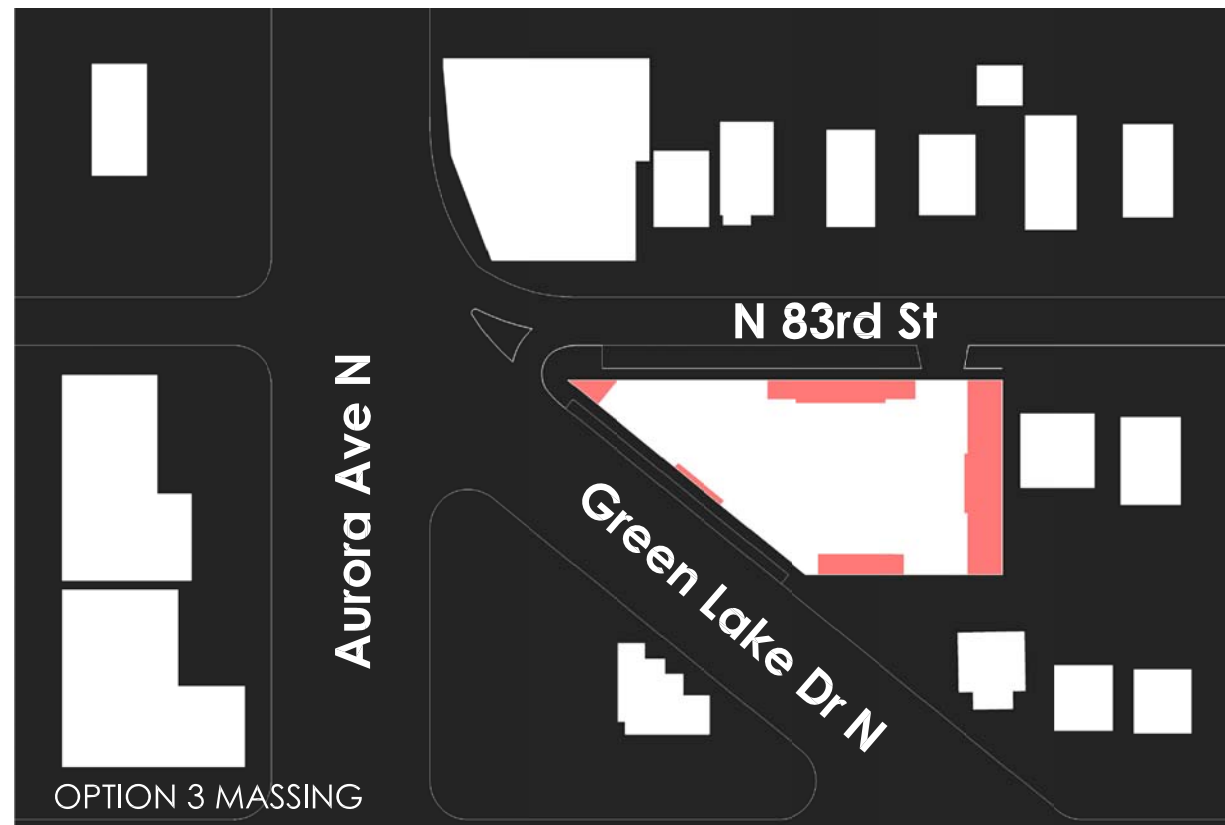


**OPTION 2 MASSING**

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

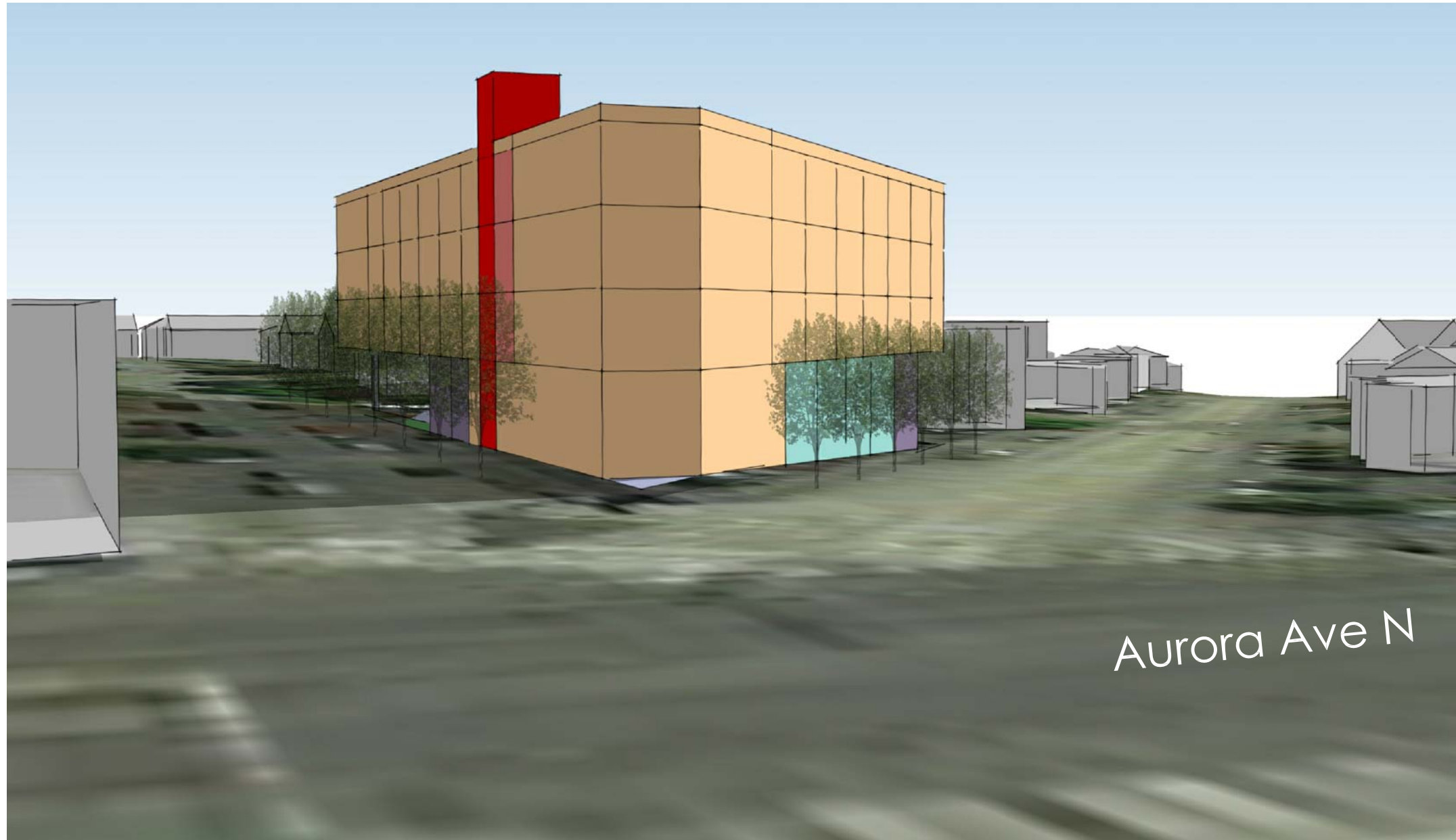
**OPTION 3 MASSING**

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



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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



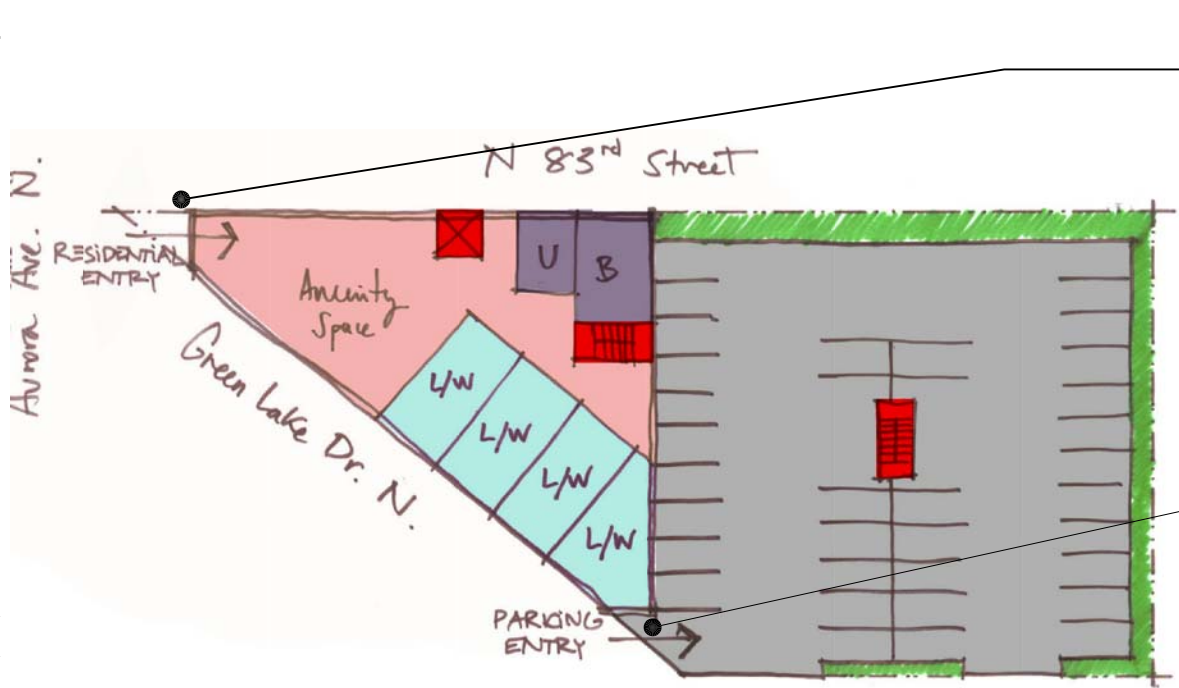
CS2, D.4  
LARGEST PERCEIVED MASSING  
LACKS APPROPRIATE ZONE  
TRANSITION

CS2, D.3  
MINIMAL SETBACK AT RESIDENTIAL  
ADJACENCIES

View- Looking Southwest



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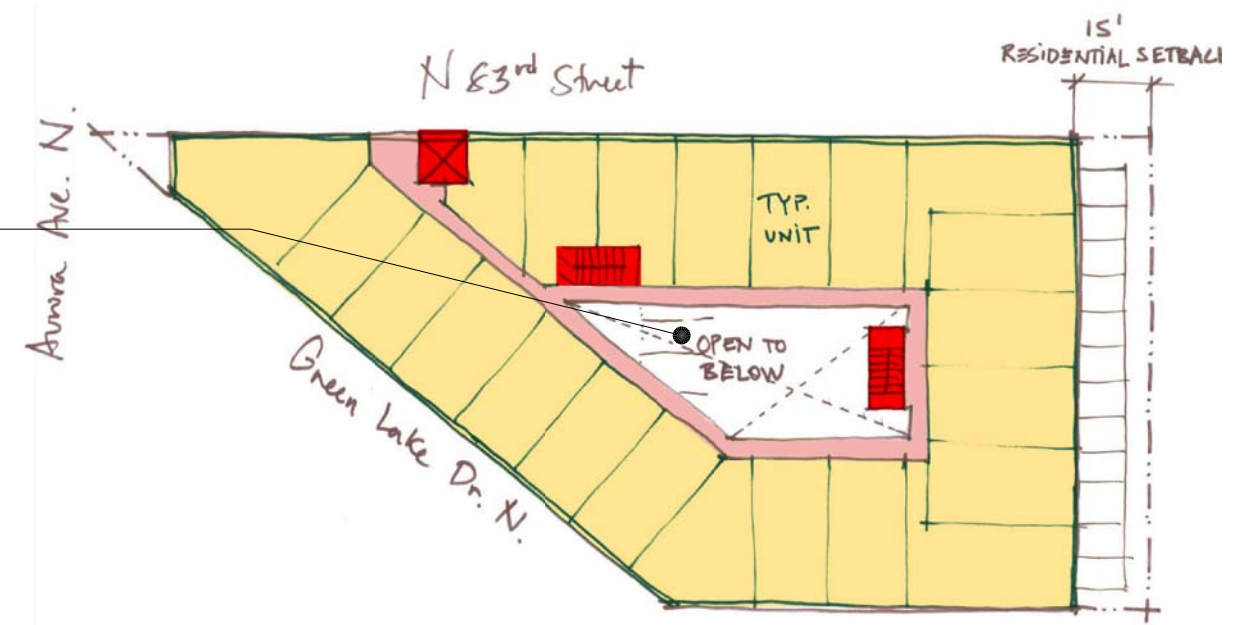


CS2.C.1  
SETBACK AT CORNER SITE  
PROVIDES SPACE FOR PEDESTRIAN  
ENTRANCE

PL1 B.2  
MAJORITY OF OPEN SPACE  
CONCENTRATED INTERNALLY

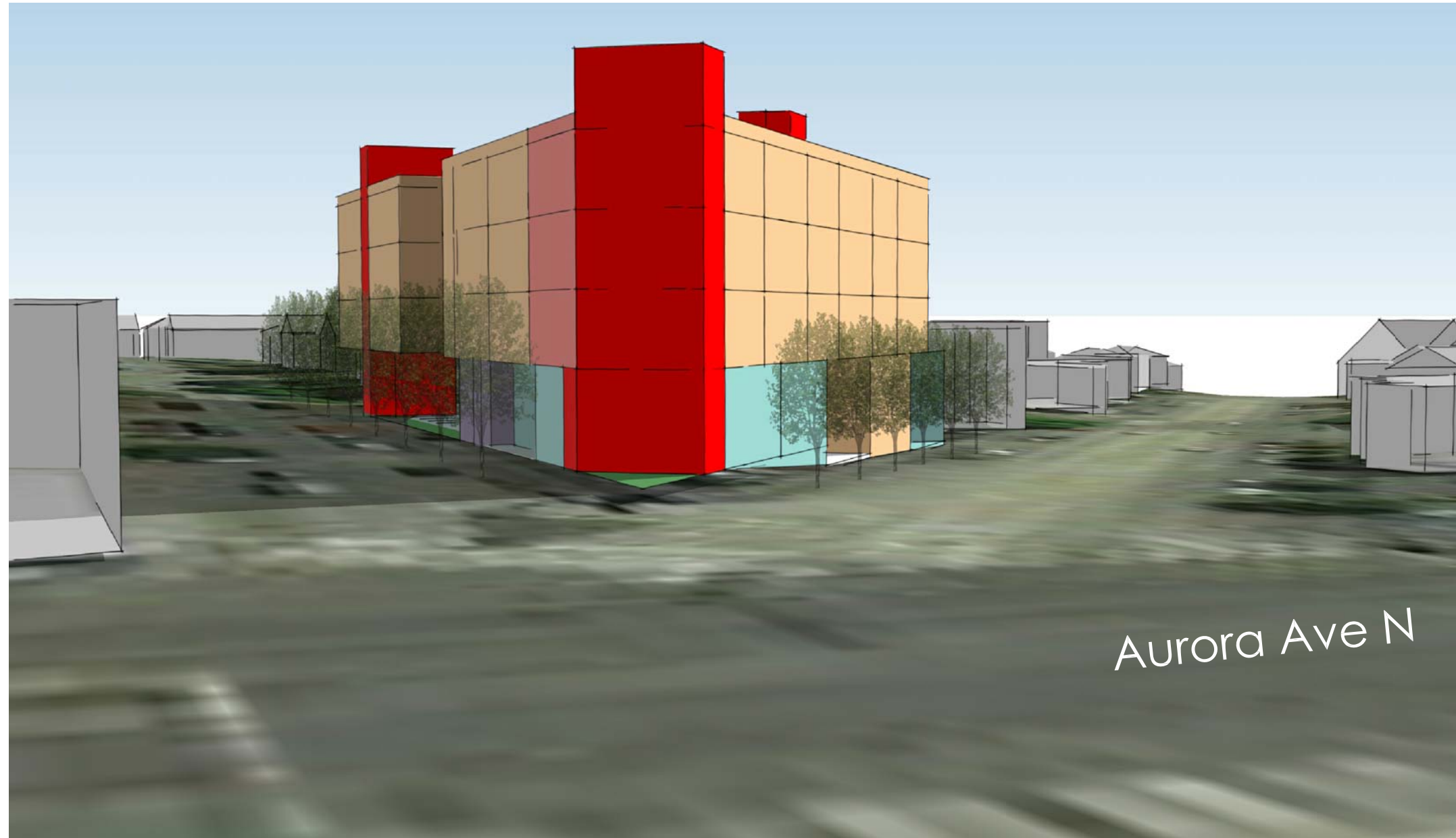
PL1  
PARKING ENTRANCE LOCATED ON  
BUSIER GREEN LAKE DR N  
CROSSES MORE PEDESTRIAN  
ACTIVE STREETFRONT

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.

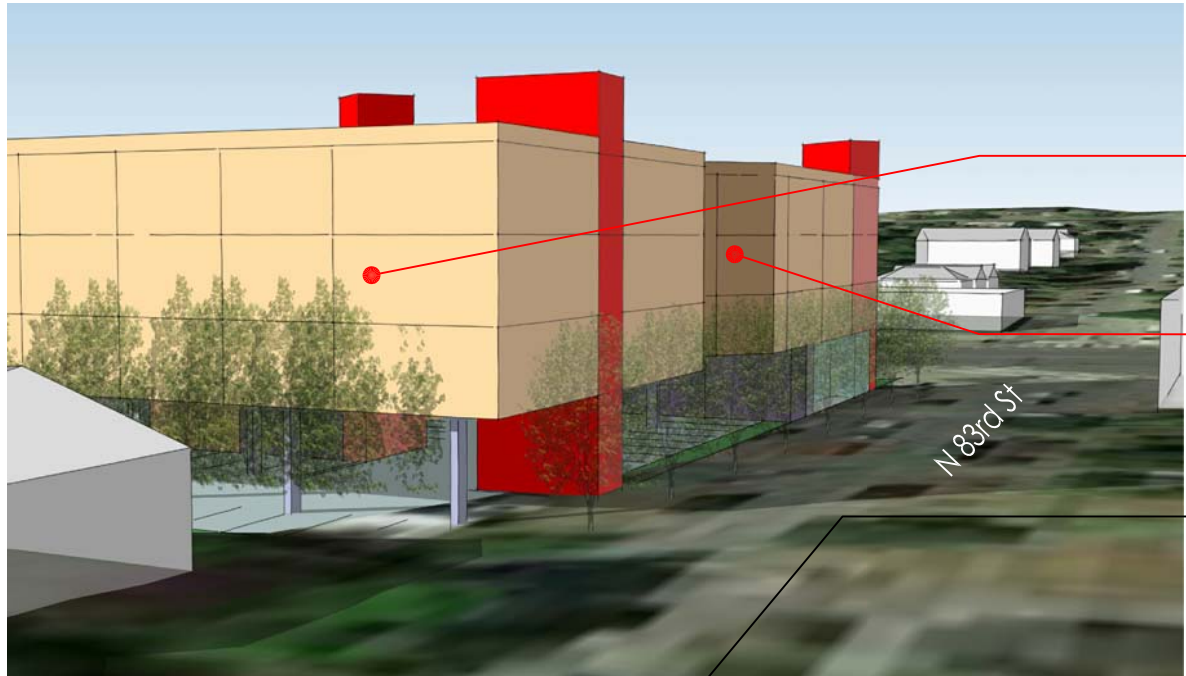
**Advantages:**

- 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

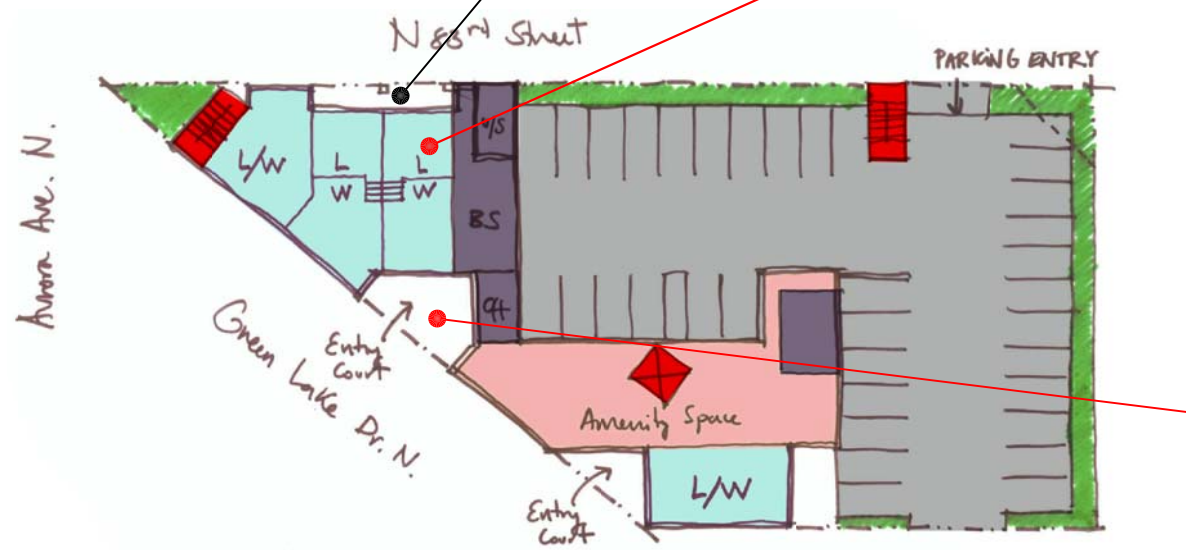


PL3.B.4  
LIVE/WORK UNIT PLACEMENT ENGAGES AURORA AVE N, BUT PRESENTS DESIGN DEPARTURES

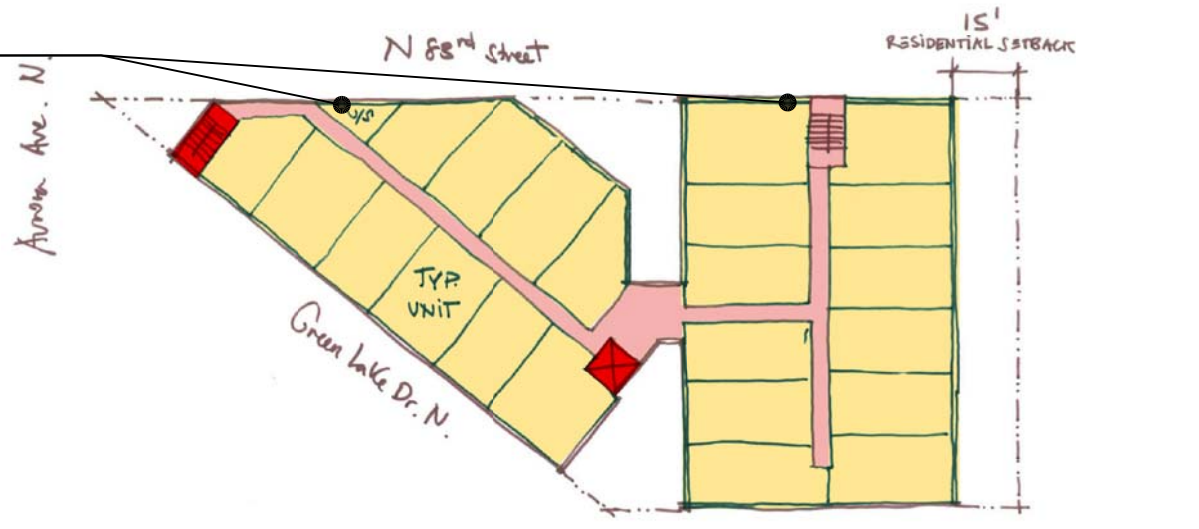
DC2.B.1  
UNITS BROKEN UP TO CREATE APPEARANCE OF TWO DISTINCT MASSES

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

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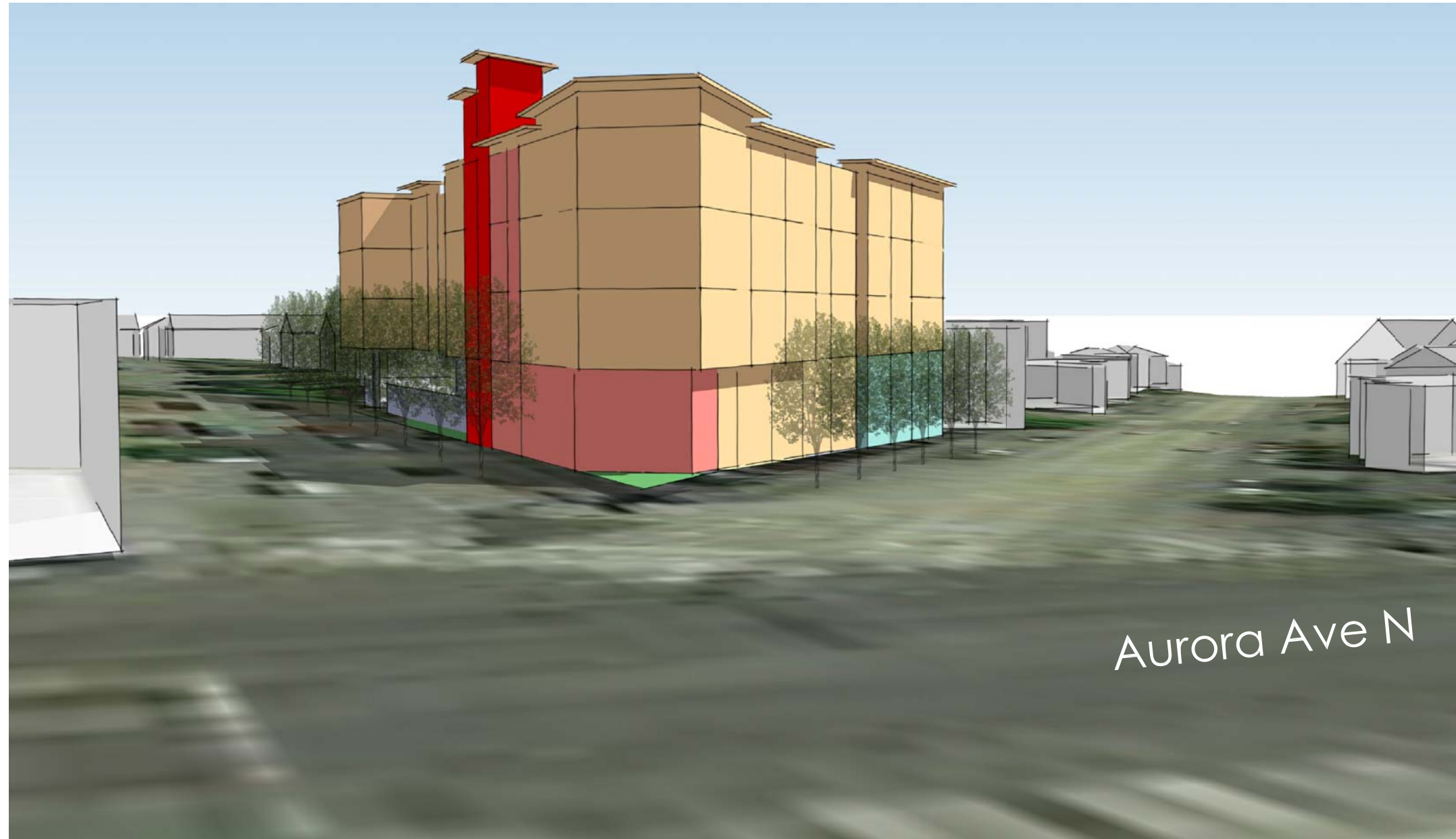
Ground Level



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



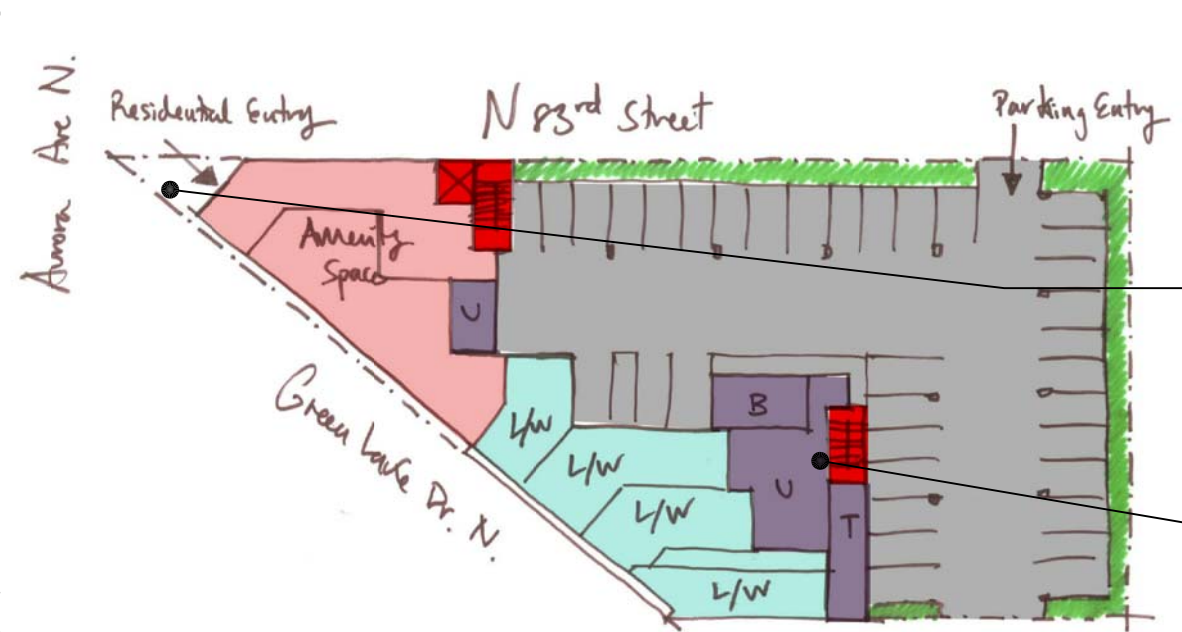
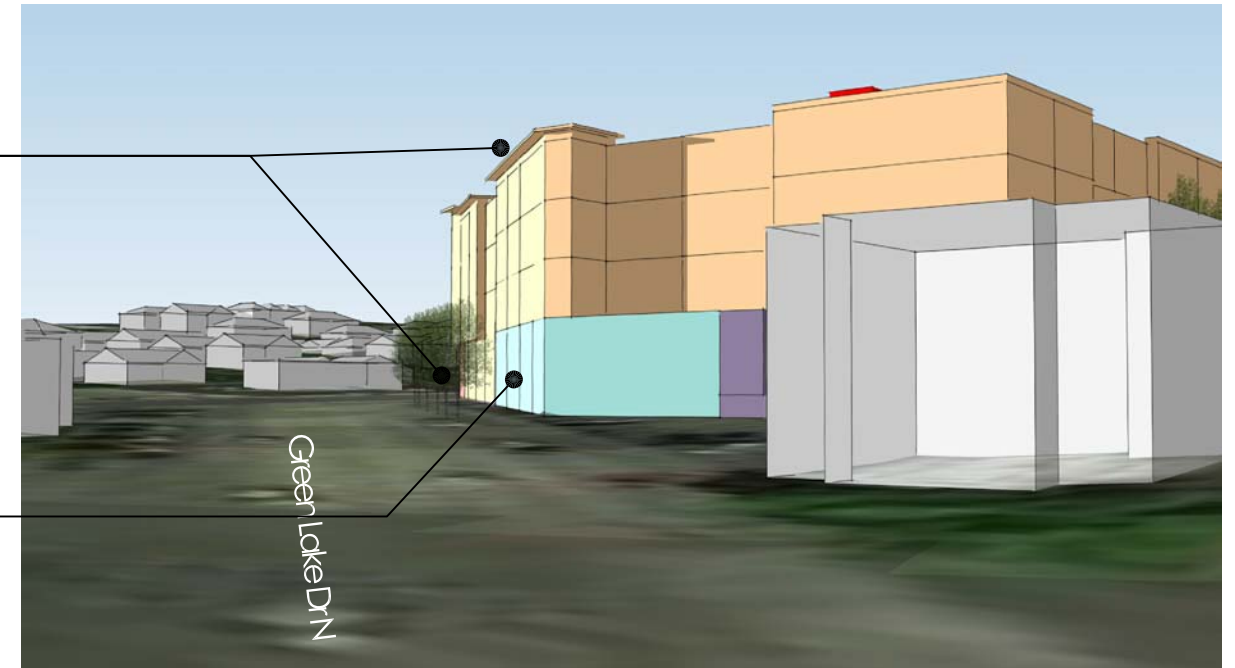
CS2.D.4.5  
ROOF LINES, SETBACK, AND MODULATION COMBINE TO BREAK UP MASSING

CS2.D.4.5  
GREATEST SETBACK AT RESIDENTIAL ADJACENCIES

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

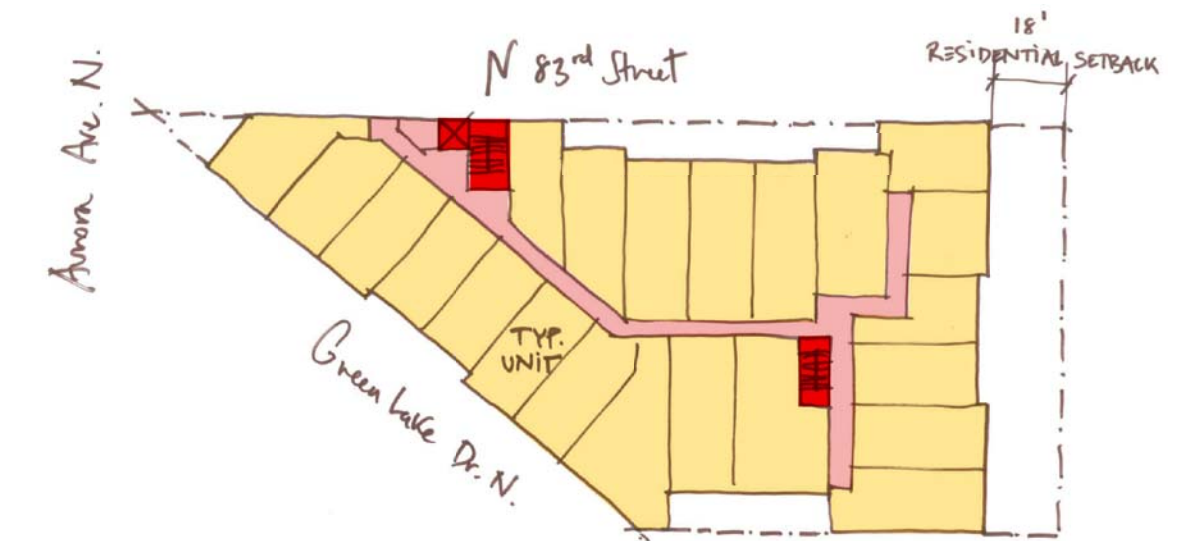
DC1.B.1  
PARKING ENTRANCE LOCATED AT NE CORNER OF SITE AT LEAST BUSY AREA OF SITE

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

# SOLAR STUDY:SUMMER SOLSTICE

9 AM

NOON

4 PM

Option 1



Option 2



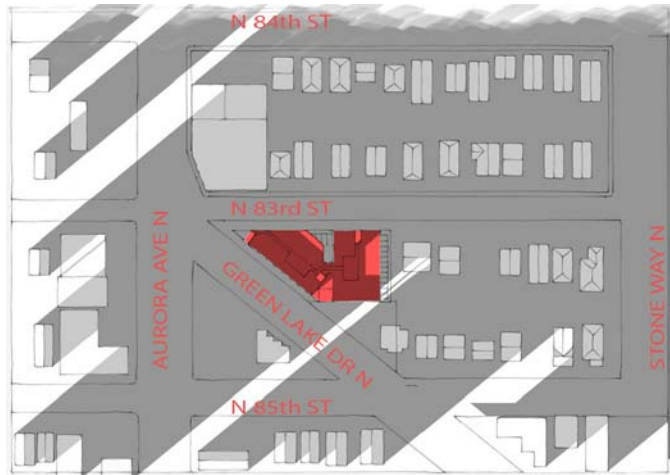
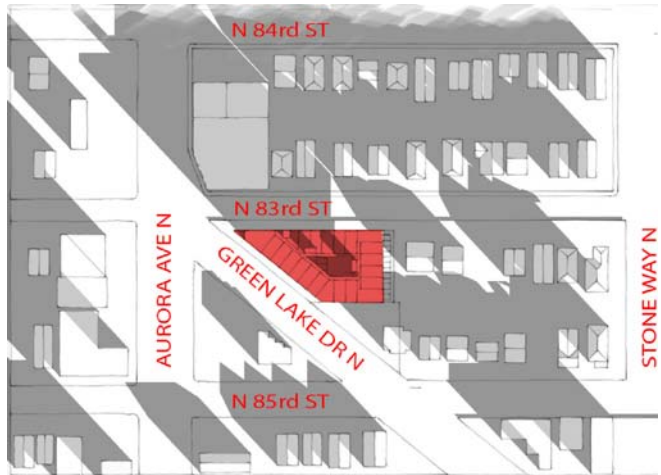
Option 3  
(Preferred)



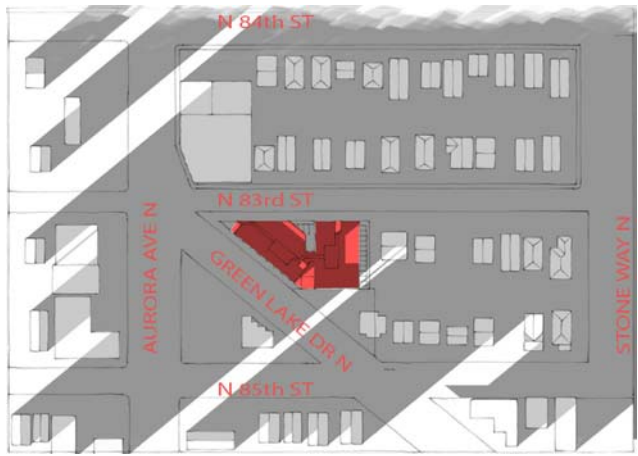
9 AM

NOON

4 PM



Option 1



Option 2



Option 3  
(Preferred)

Ground Level

Residential Level

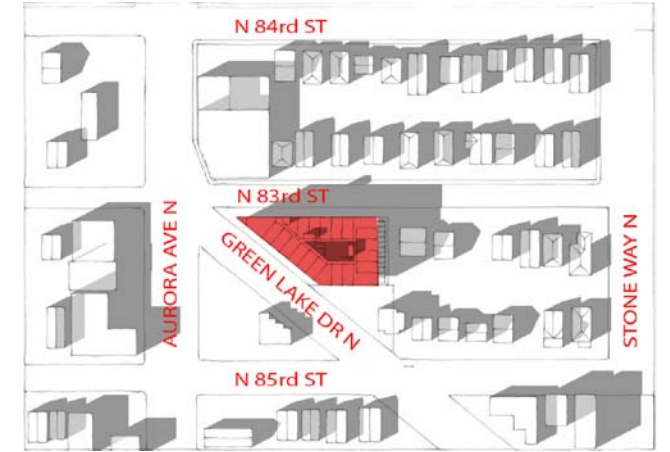
SOLAR STUDY: EQUINOX

9 AM

NOON

4 PM

Option 1



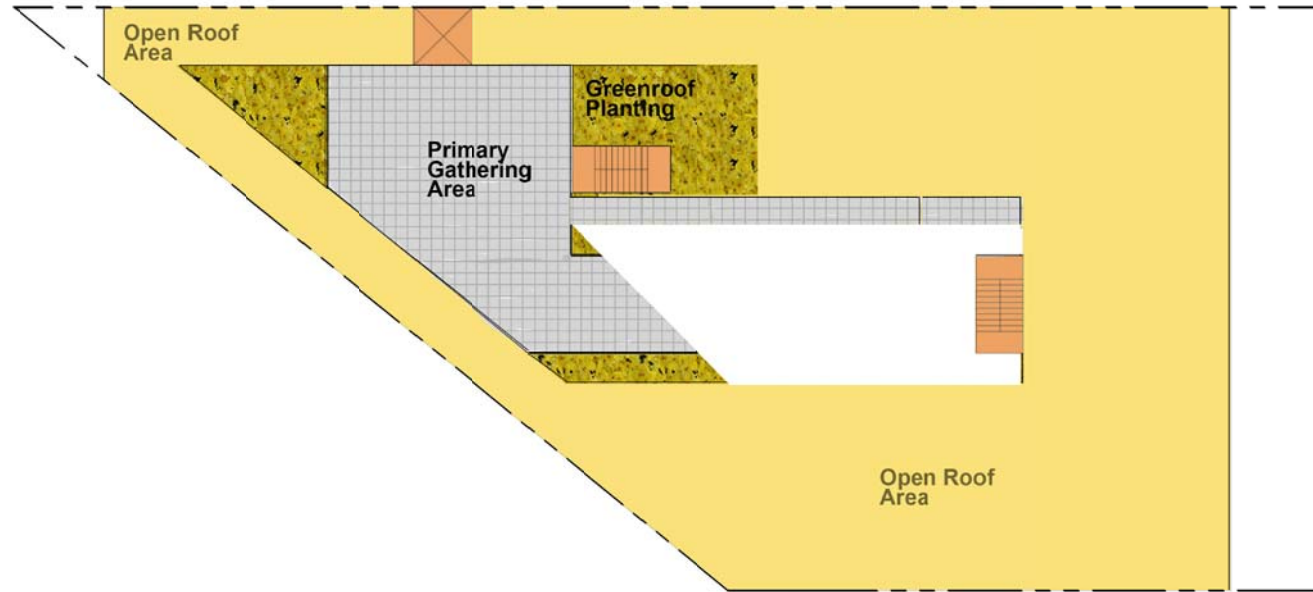
Option 2



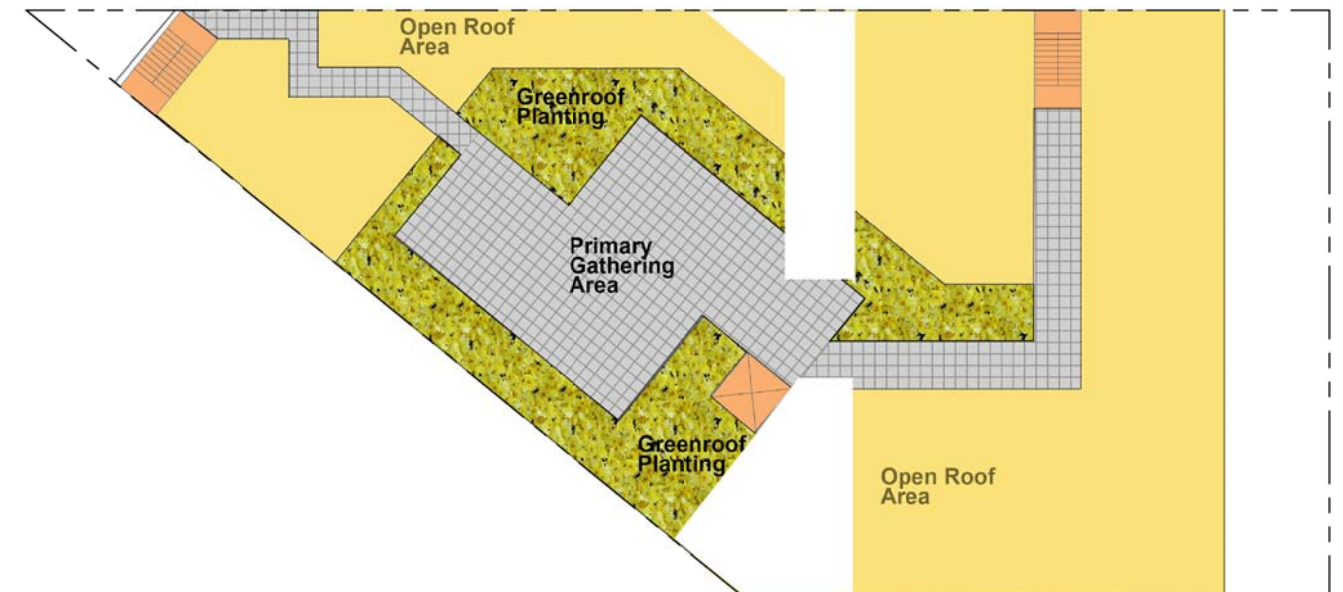
Option 3  
(Preferred)



# LANDSCAPE DESIGN OPTION 1 + 2



LANDSCAPE OPTION 1 ROOF PLAN



LANDSCAPE OPTION 2 ROOF PLAN



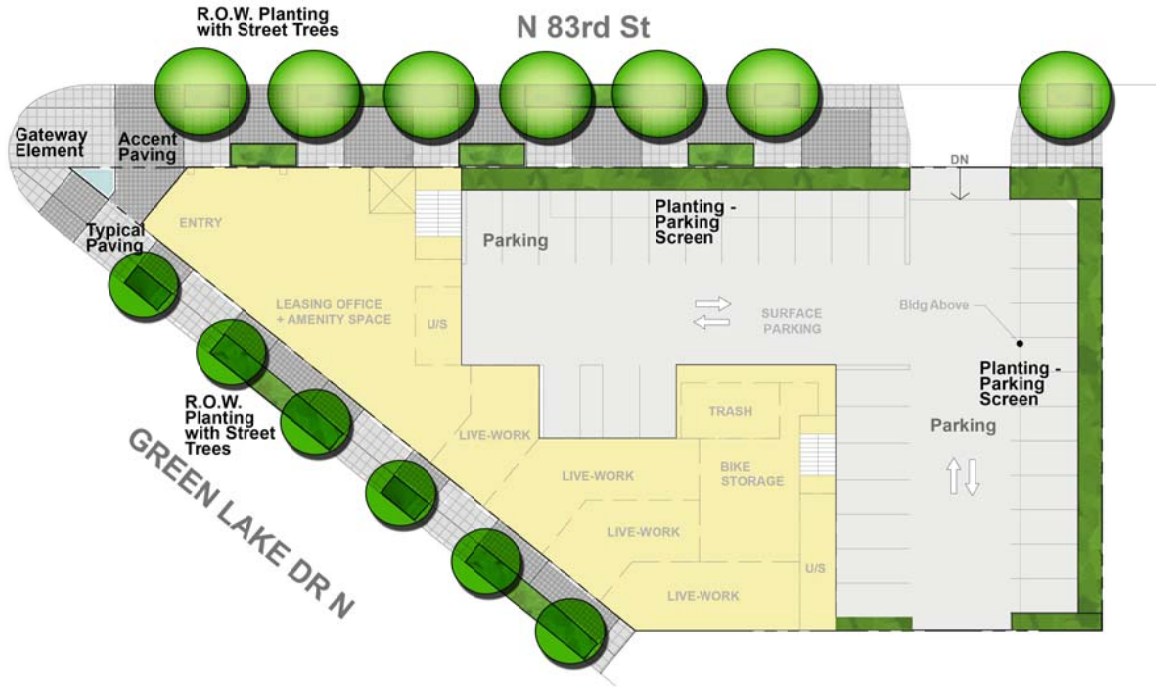
LANDSCAPE OPTION 1 SITE PLAN



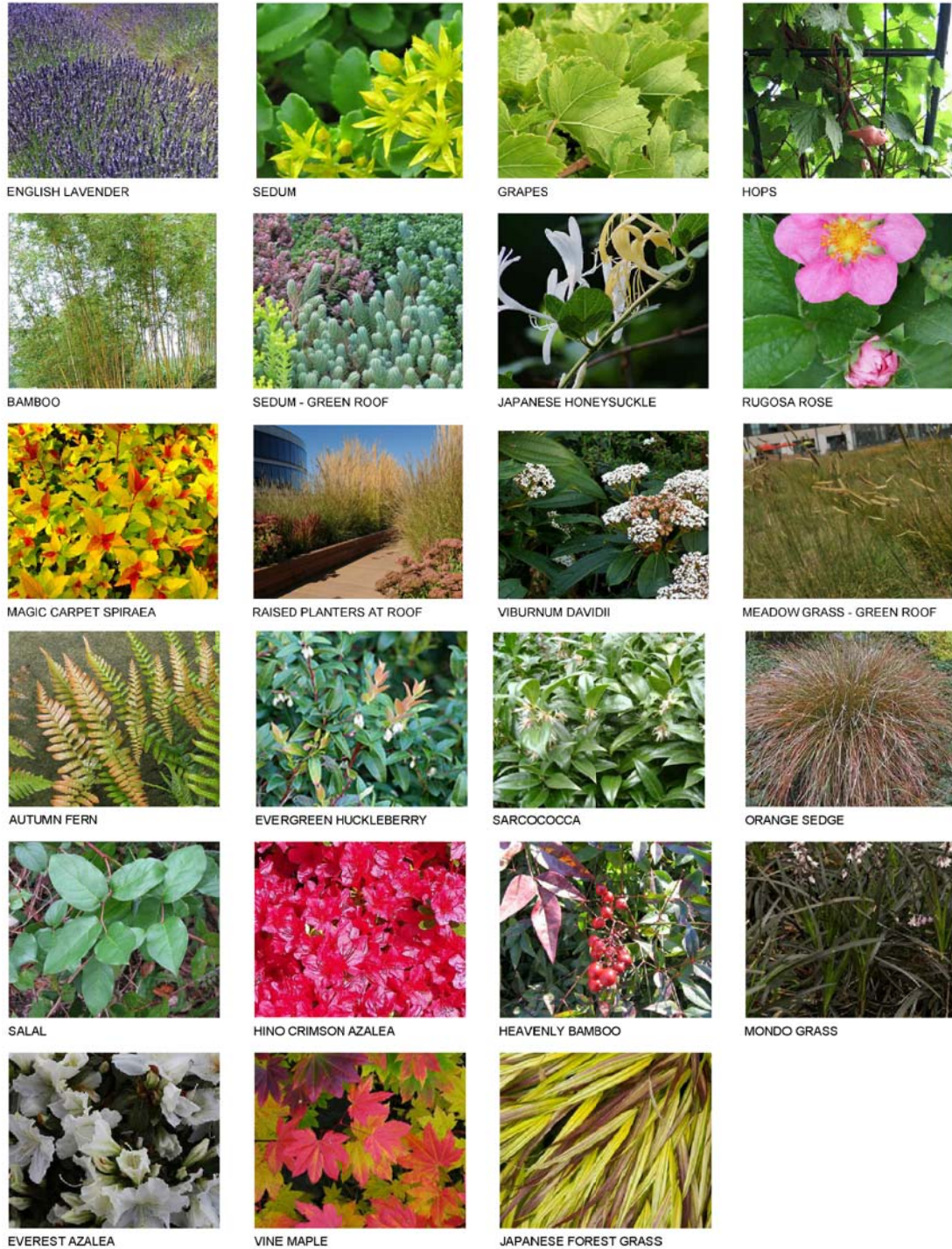
LANDSCAPE OPTION 2 SITE PLAN



LANDSCAPE OPTION 3 ROOF PLAN



LANDSCAPE OPTION 3 SITE PLAN



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Studio Meng Strazzara Project Portfolio Examples (Architect)



401 East Pike

HISTORIC PRESERVATION  
PROJECTS



Harvard & Highland

HISTORIC NEIGHBORHOOD  
PROJECTS



1620 Broadway



1517 12th Ave



The Harvard Estate



Dwell Roosevelt Condominiums

MIXED-USE  
PROJECTS

CURRENT PROJECTS



4th & Central



3rd & Republican



Vive Apartments

CONCEPT RENDERING  
Early Design Guidance #2 - 8228 Green Lake Dr N

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