



8228 GREEN LAKE Dr N, SEATTLE

A Proposed Apartment Development Project for Goodman Real Estate Inc.

DRD RECOMMENDATION #2 MEETING

MAY 16, 2016

PROJECT# 3019810

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TITLE SHEET

CONTACTS INFORMATION

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PROJECT INFORMATION

ADDRESS:	8228 Green Lake Dr N, Seattle, WA 98103
PARCEL #:	339290-0005
ZONING:	C1-40
OVERLAY:	NONE
FREQUENT TRANSIT:	YES
OTHER :	FREQUENT TRANSIT
BASE FAR:	3 (SINGLE-USE) 3.25 (MIXED-USE)
LOT SIZE:	16,553 SF (.38 ACRES)
MAX BLDG HEIGHT:	40'-0" (+4'-0" IF NON RES FLR. TO FLR. HEIGHT > 13'-0")
SETBACK:	15' RESIDENTIAL SETBACK AT EAST PROPERTY LINE
GREEN FACTOR :	> 0.5
PARKING:	33 STALLS (USING 50% REDUCTION)

LEGAL DESCRIPTION

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.

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ADDRESSING RECOMMENDATION REPORT

1. GATEWAY CORNER

- Strive for timeless expression
 - Durable materials used at Gateway (Zinc and Glass) provide a clean, modern gateway
- Relationship and hierarchy should be harmonious and integrated
 - Landscape is gateway focal point, clean architecture is the background
- Metal frame should be proportional with corner facade
 - Windows enlarged to showcase activity and life at corner
- Integrate corner landscape design and upper massing
 - Gateway tree expands to fill corner and fit with scale of corner architecture
- Small specimen tree appears out of scale with strong massing
 - Small tree replaced with large Japanese Maple tree
- Landscape design at corner should reinforce streetscape concept
 - Landscaping at corner creates pleasant pedestrian experience suggesting an entrance to Green Lake neighborhood
- Provide adequate screening for the amenity area
 - Planting provides subtle screening for amenity area

2. STREETScape AT N 83RD ST

- The wood fencing should be protected to ensure durability
 - Wood fencing sits above concrete wall
- Add weather protection where feasible
 - Weather protection above main entrance. Live work entries protected by building overhang.
- Move live-work entry away from garage entrance
 - Live-work entry moved away from garage entrance.

3. MASSING AND ZONE TRANSITION

- Include studies provided at EDG #2
 - Perspectives, sections, elevations, and solar studies from EDG #2 included in appendix
- Provide support for vertical recessed portions of facade
 - The vertical setbacks are necessary to reduce bulk along the long facade on N 83rd St. See Northwest Corner Residential Zone Transition.
- Look at pulling in the top floor of the northwest corner
 - The top floor has been pulled in an additional 1', to connect with the vertical setback and continue along the eastern facade.



INTEGRATED GATEWAY



DURABLE GATEWAY MATERIALS

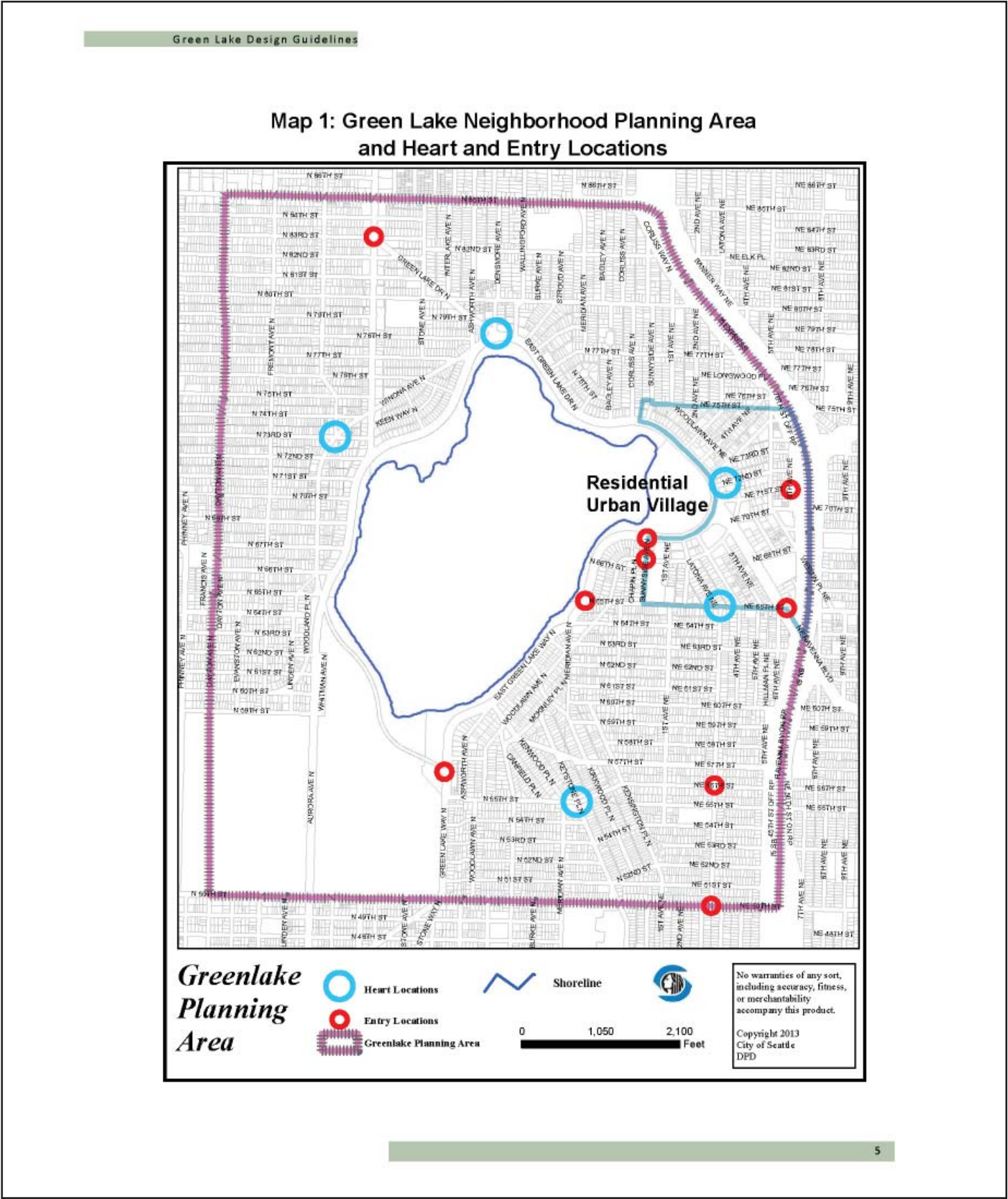


SENSITIVE RESIDENTIAL ZONE TRANSITION



RESIDENTIAL MASS BREAK DOWN

Within the Green Lake Planning Area, certain locations serve as entry points into neighborhood and commercial areas. Development of properties at these “Entry Locations” should include elements suggesting an entry or gateway. Examples include a clock tower, turret or other architectural features, kiosks, benches, signage, landscaping, public art or other features that contribute to the demarcation of the area...

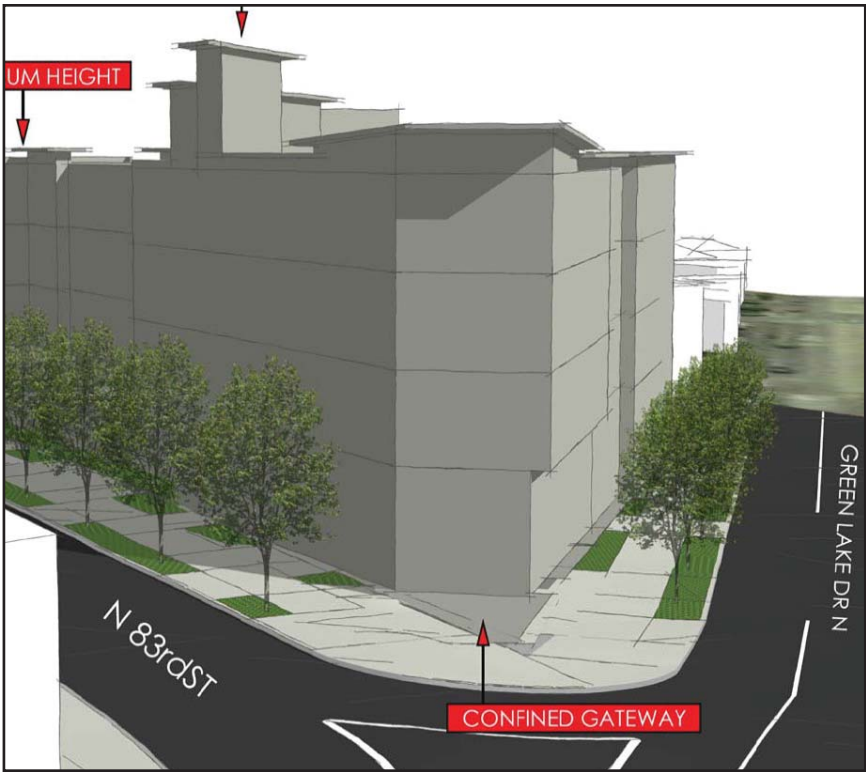


SITE PLAN



GATEWAY CORNER DEVELOPMENT

EDG : MAY 04, 2015



CONCEPT SUMMARY

Building cut at corner to respond to gateway location. Roofing projects outward highlighting prominence of site.

BOARD DIRECTION

- Provide more presence and articulation
- The building corner should be visually integrated into site
- More detail regarding design concept and relationship of open space

EDG #2 : JULY 27, 2015



CONCEPT SUMMARY

Tallest and proudest corner massing provides presence. Metal band wraps accent-colored wood siding to articulate corner. Concrete columns and glazing integrate base to site.

BOARD DIRECTION

- Architecture and landscaping should read as an integrated response to corner location
- Landscaping should relate to design of building and pedestrian experience
- Use high-quality, durable materials

REC : FEBRUARY 01, 2016



CONCEPT SUMMARY

Laser-cut metal skin connects ground level with upper level focal point massing. Small gateway tree serves as axis for formal street trees. Pedestrian path at corner enhances pedestrian experience.

BOARD DIRECTION

- Reduced scale of glazing conflicts with art
- Sculptural skin seems contrived and gimmicky
- Real tree at base creates awkward relationship with metal trees silhouette

GATEWAY CORNER DESIGN



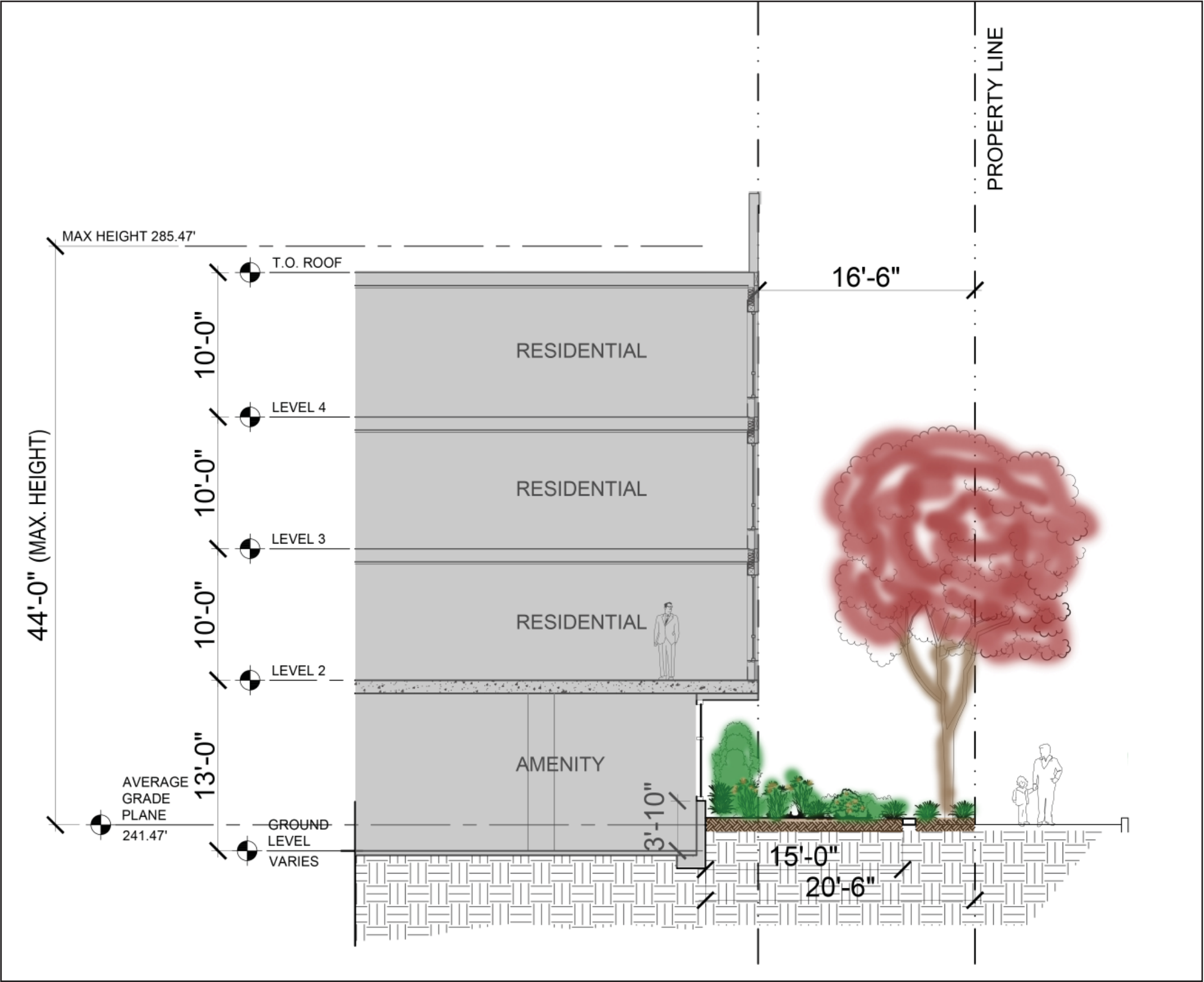
- COLORFUL TREE RESPONDS TO GATEWAY
- CLEAN ARCHITECTURE IS GATEWAY CANVAS
- LANDSCAPING ENHANCES CORNER USE

GATEWAY CORNER DESIGN

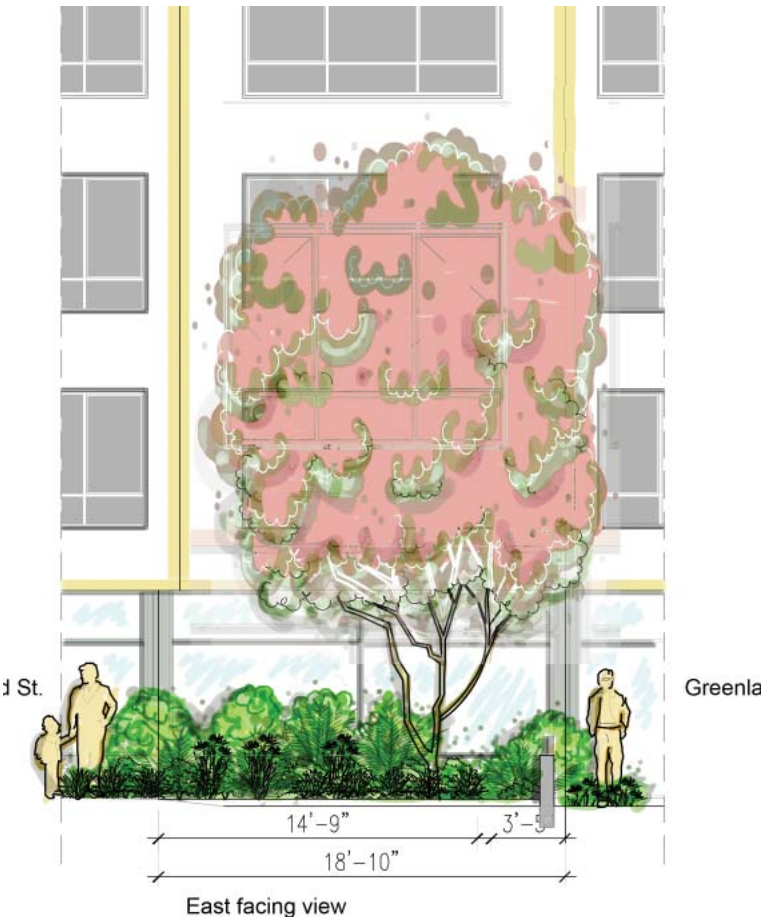


- GATEWAY TREE CANOPY SOFTENS CORNER
- LANDSCAPING SCREENS AMENITY AREA
- SIMPLE MASS FLOATS ABOVE GROUND LEVEL

GREEN LAKE GATEWAY SECTION + ELEVATION



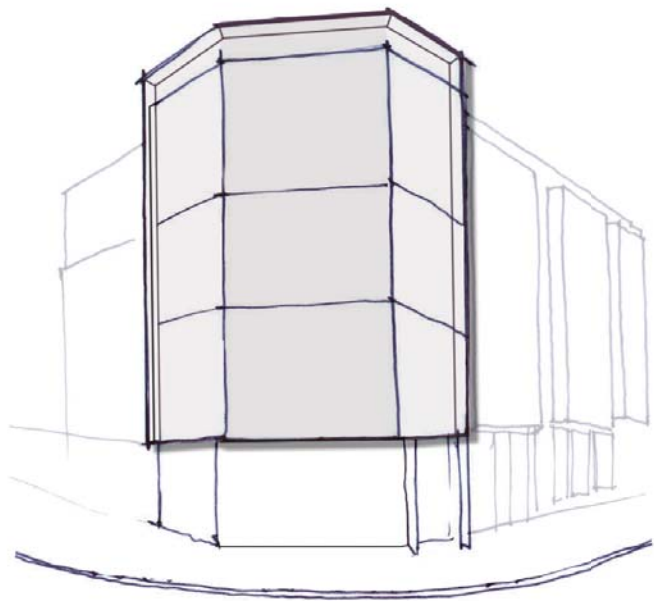
WALL SECTION THROUGH THE GATEWAY SHOWS THE RELATIONSHIP OF THE AMENITY AREA TO THE PEDESTRIAN LEVEL. THE AMENITY LEVEL SITS BETWEEN 2 AND 4 FEET BELOW GRADE. TIERED PLANTING BEGINNING AT THE GATEWAY TREE PROVIDES PLEASANT SCREENING FOR PEDESTRIANS AND TENANTS.



ELEVATION OF GATEWAY LANDSCAPE

RESPONDING TO GREEN LAKE GATEWAY

1. MASSING - BACKGROUND



Tallest and proudest massing provides backdrop to views of landscaping and responds outwards towards entire intersection.

2. LANDSCAPE - FOREGROUND

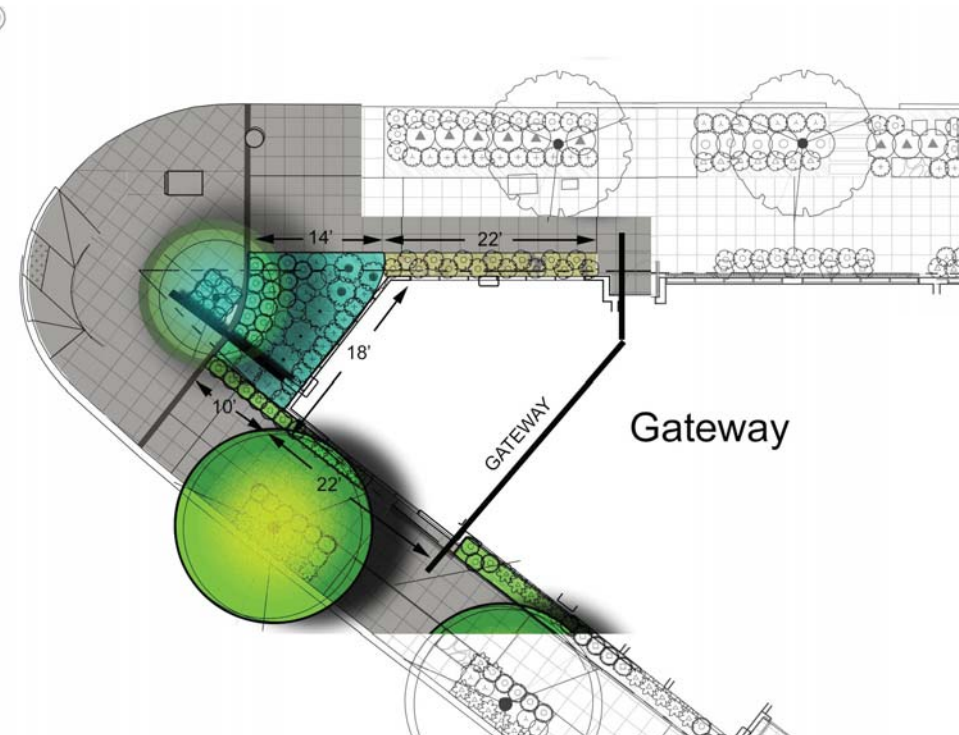
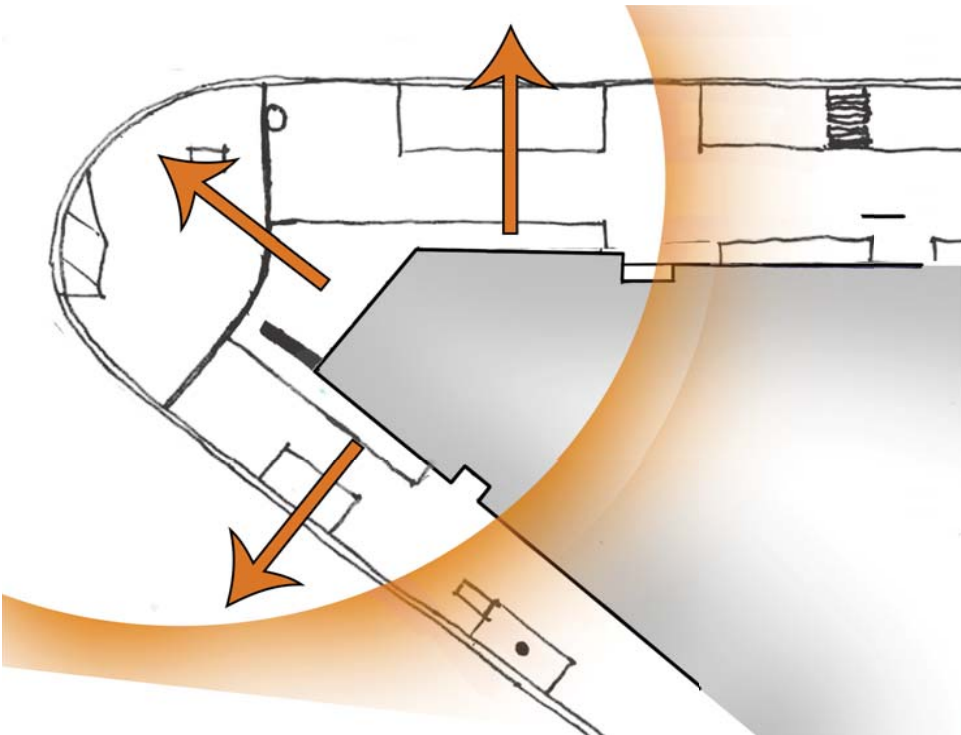


Street trees provide formal axis to frame gateway planting and signature tree.

3. INTEGRATED RESPONSE TO GATEWAY



Gateway corner architecture floats above soft landscaping at ground level. Planting screens ground level use while vertical metal panels provide high quality architectural statement.



NORTHWEST CORNER RESIDENTIAL ZONE TRANSITION

EDG : MAY 04, 2015



CONCEPT SUMMARY

Building setback 18' from east property line and 0' from north property line. Parking entrance located at NW corner of property on N 83rd St.

BOARD DIRECTION

- Provide sensitive transition in height and scale
- Reduce visual bulk of building
- Minimize noise and traffic impacts on N 83rd St

EDG #2 : JULY 27, 2015



CONCEPT SUMMARY

Building upper level setback 19' from east property line and 8' from north property line. Lowered entire building by 2'. Parking entrance relocated to Green Lake Dr away from N 83rd St.

BOARD DIRECTION

- *Massing demonstrated thoughtful response to corner location/zone transition*
- *Generous setback is appropriate response to context and zone transition*
- Landscaping should engage streetscape and enhance pedestrian experience

REC : FEBRUARY 01, 2016



CONCEPT SUMMARY

Building upper level setback 19' from east property line and 9' from north property line. Continuous vertical setbacks added. Layered landscaping and planter walls

BOARD DIRECTION

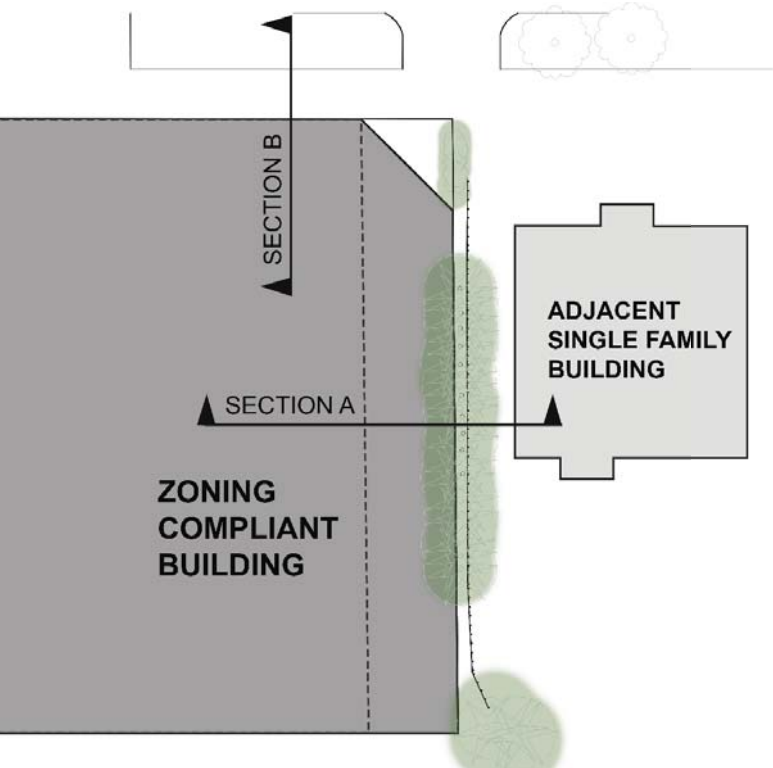
- Provide clear setbacks on drawings
- Board suggested pulling in top floor at northwest corner

ZONING TRANSITION AT DRB #2

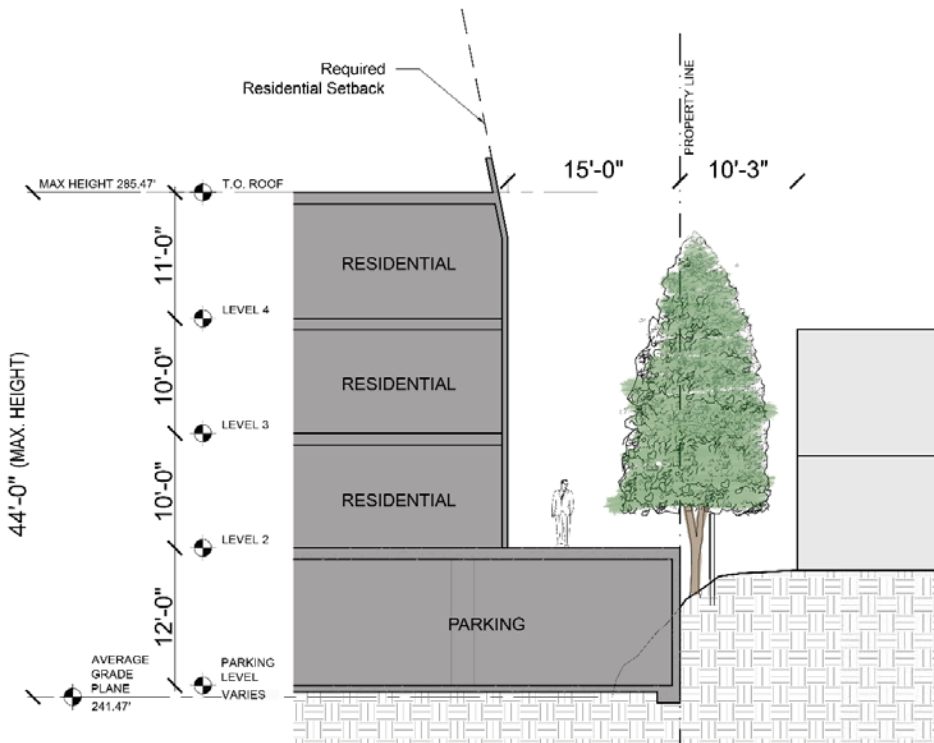


- 20' UPPER LEVEL EAST SETBACK
- 10' UPPER LEVEL NORTH SETBACK
- VERTICAL BAYS REDUCE BULK

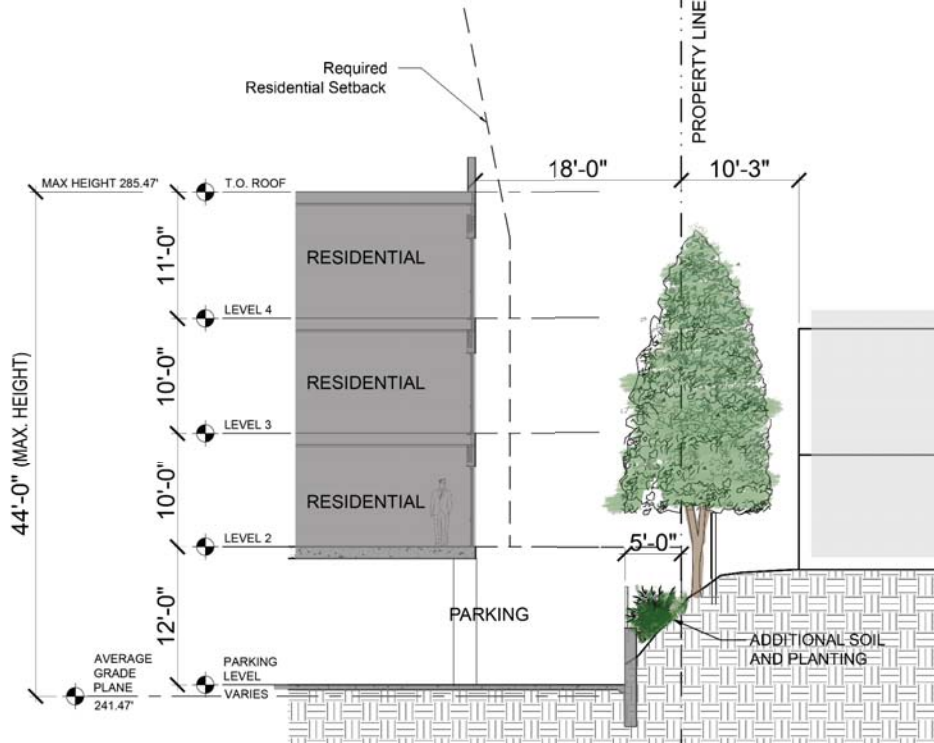
EAST ZONE TRANSITION DEVELOPMENT



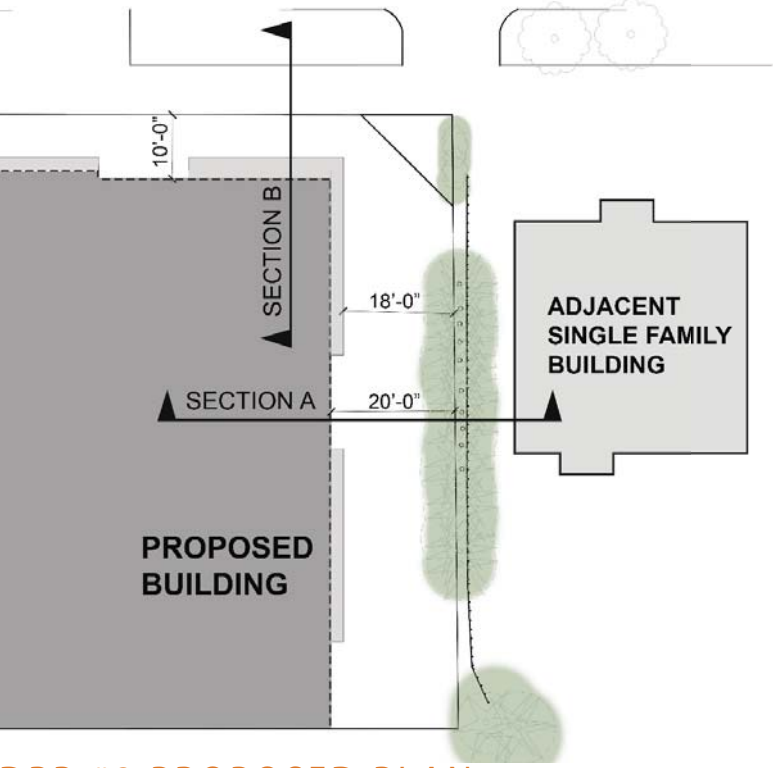
ZONING COMPLIANT PLAN



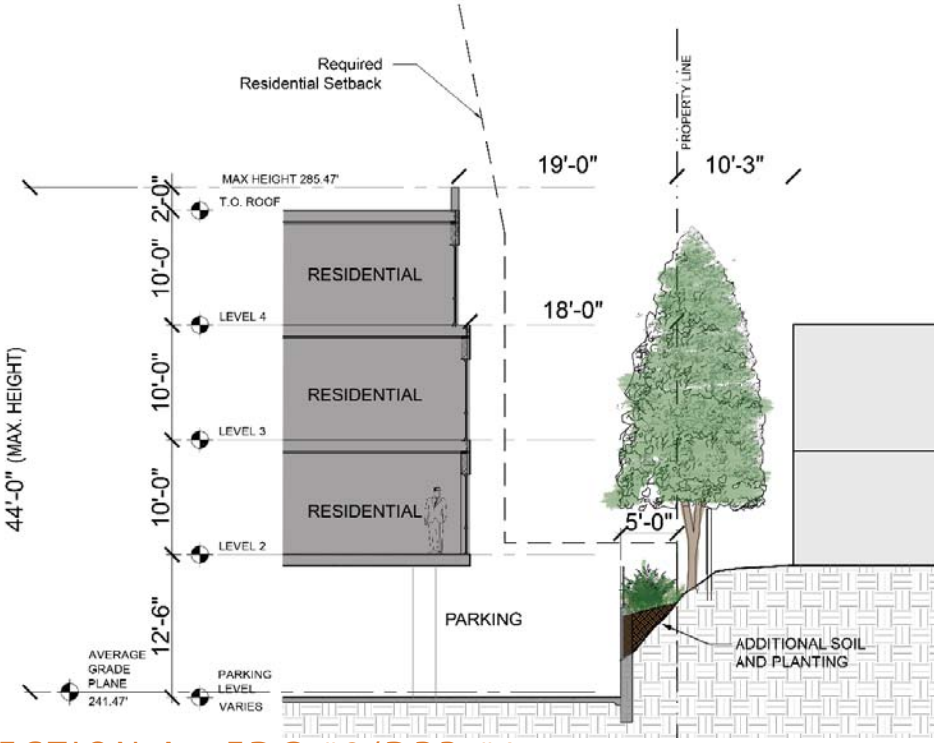
SECTION A - CODE COMPLIANT



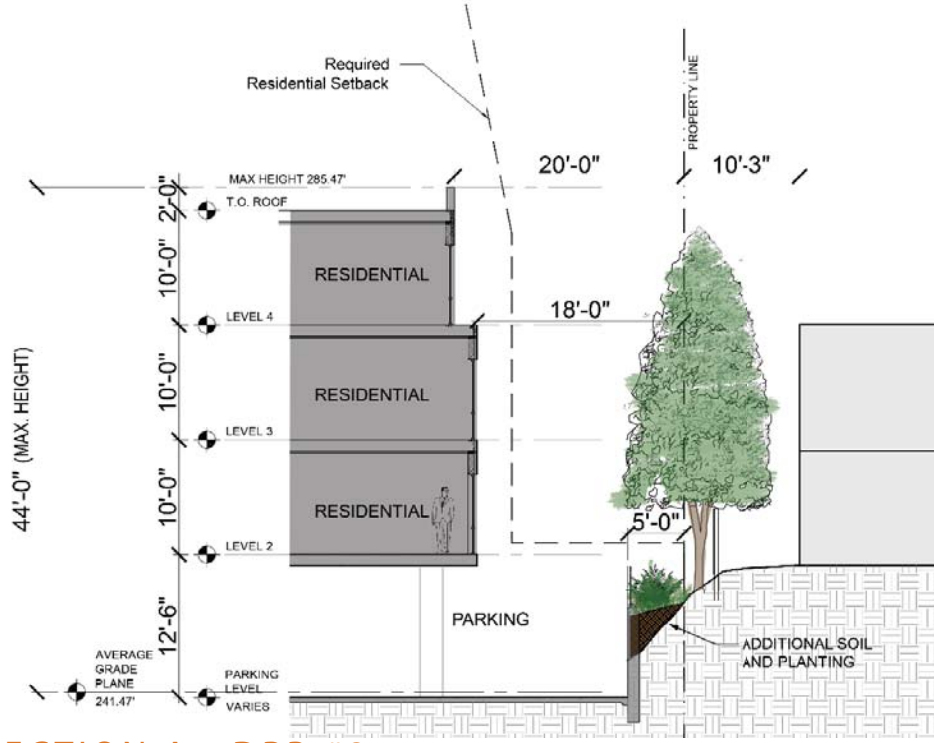
SECTION A - EDG #1



DRB #2 PROPOSED PLAN

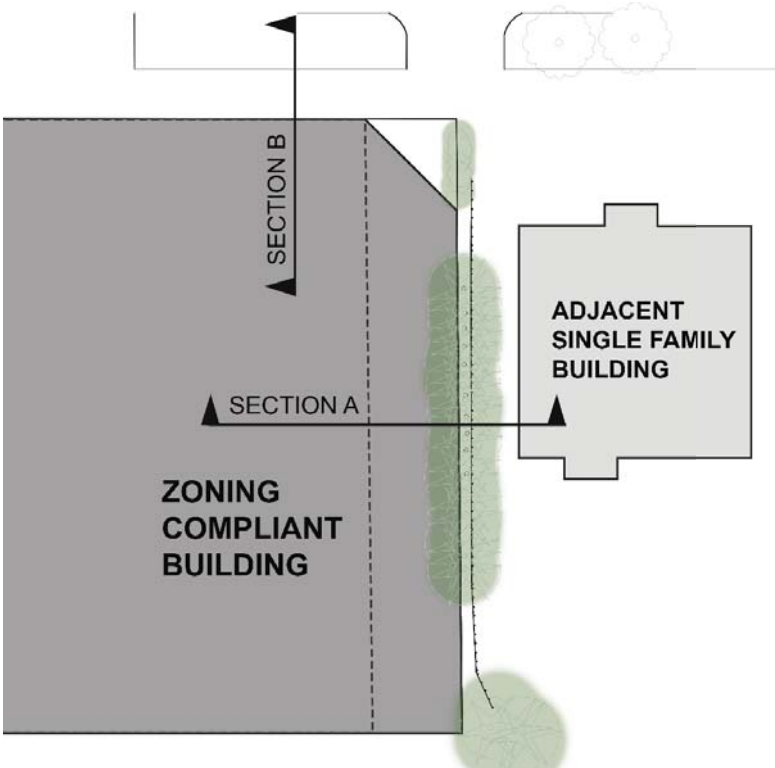


SECTION A - EDG #2/DRB #1

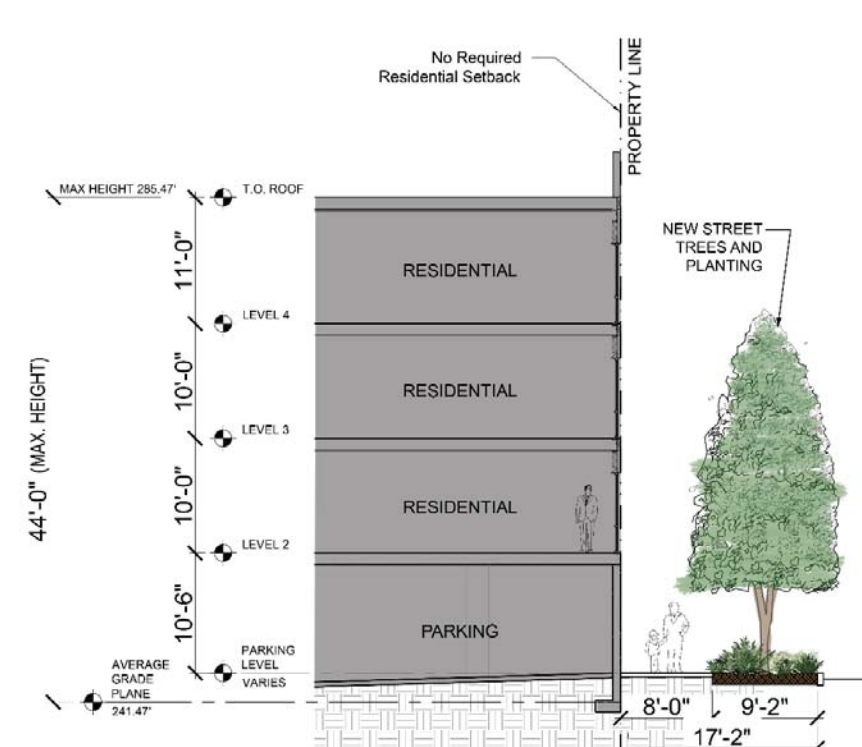


SECTION A - DRB #2

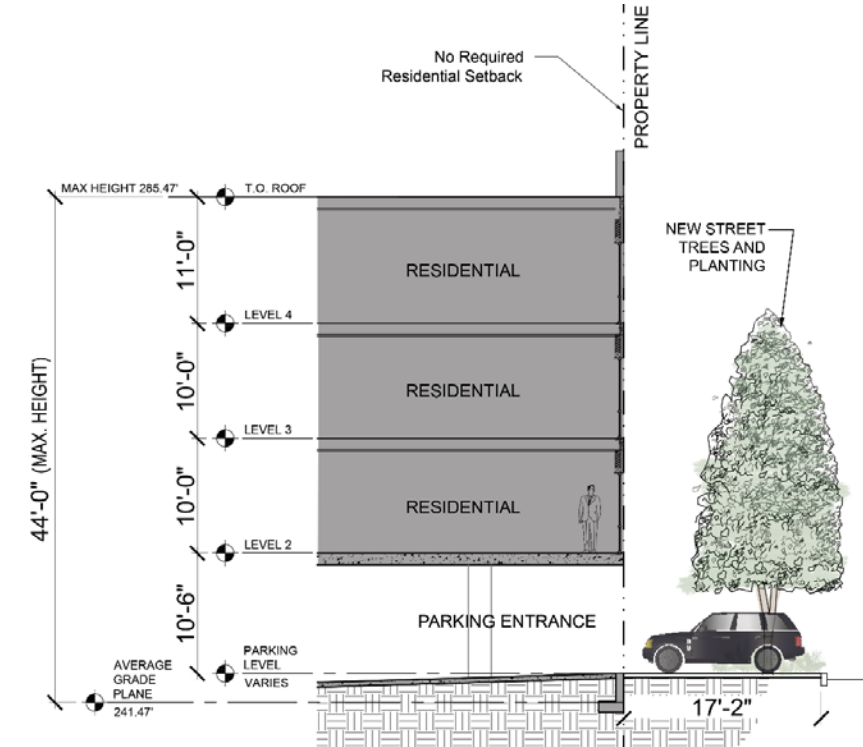
NORTH ZONE TRANSITION DEVELOPMENT



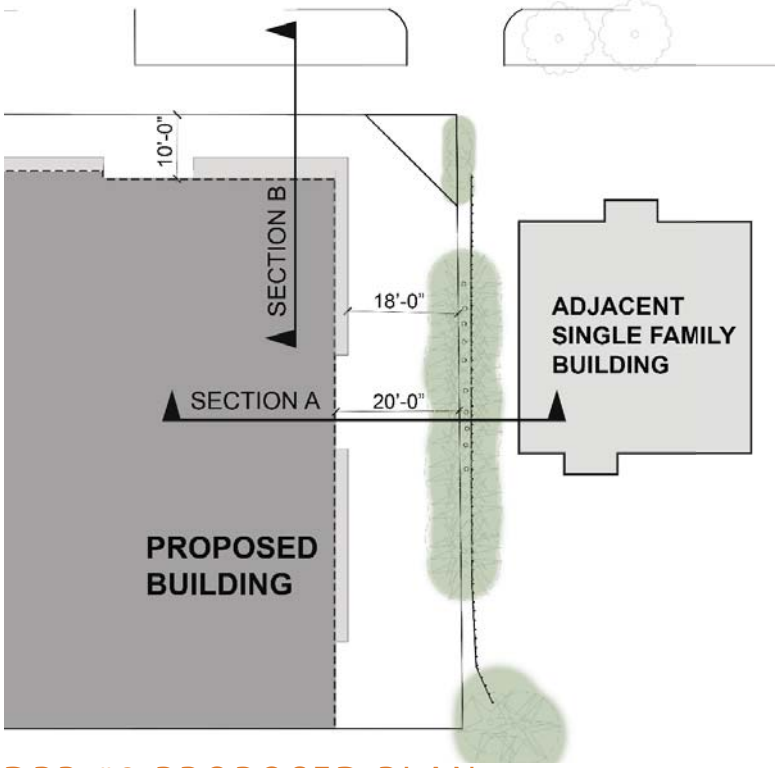
ZONING COMPLIANT PLAN



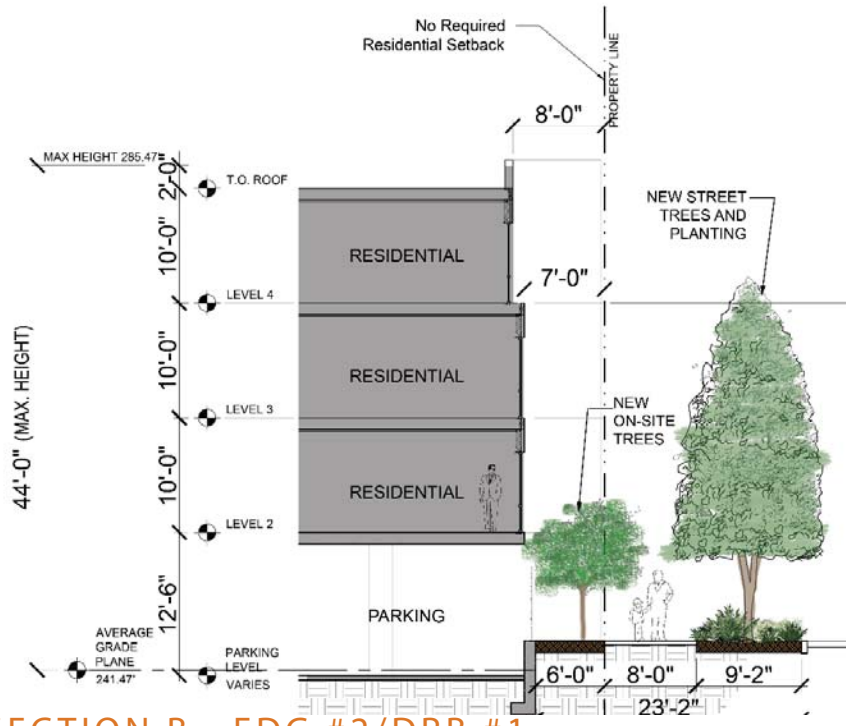
SECTION B - CODE COMPLIANT



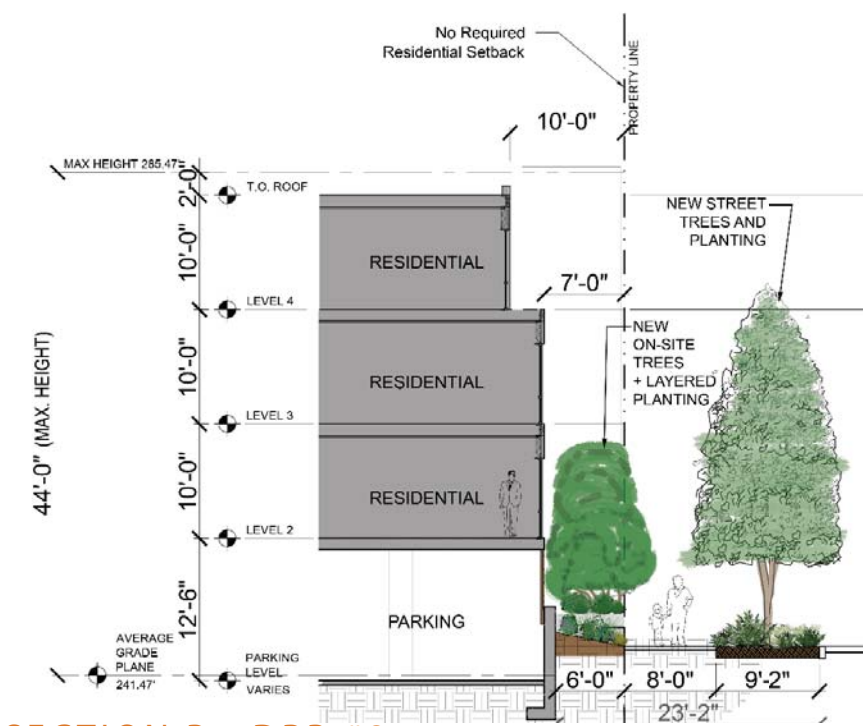
SECTION B - EDG #1



DRB #2 PROPOSED PLAN



SECTION B - EDG #2/DRB #1



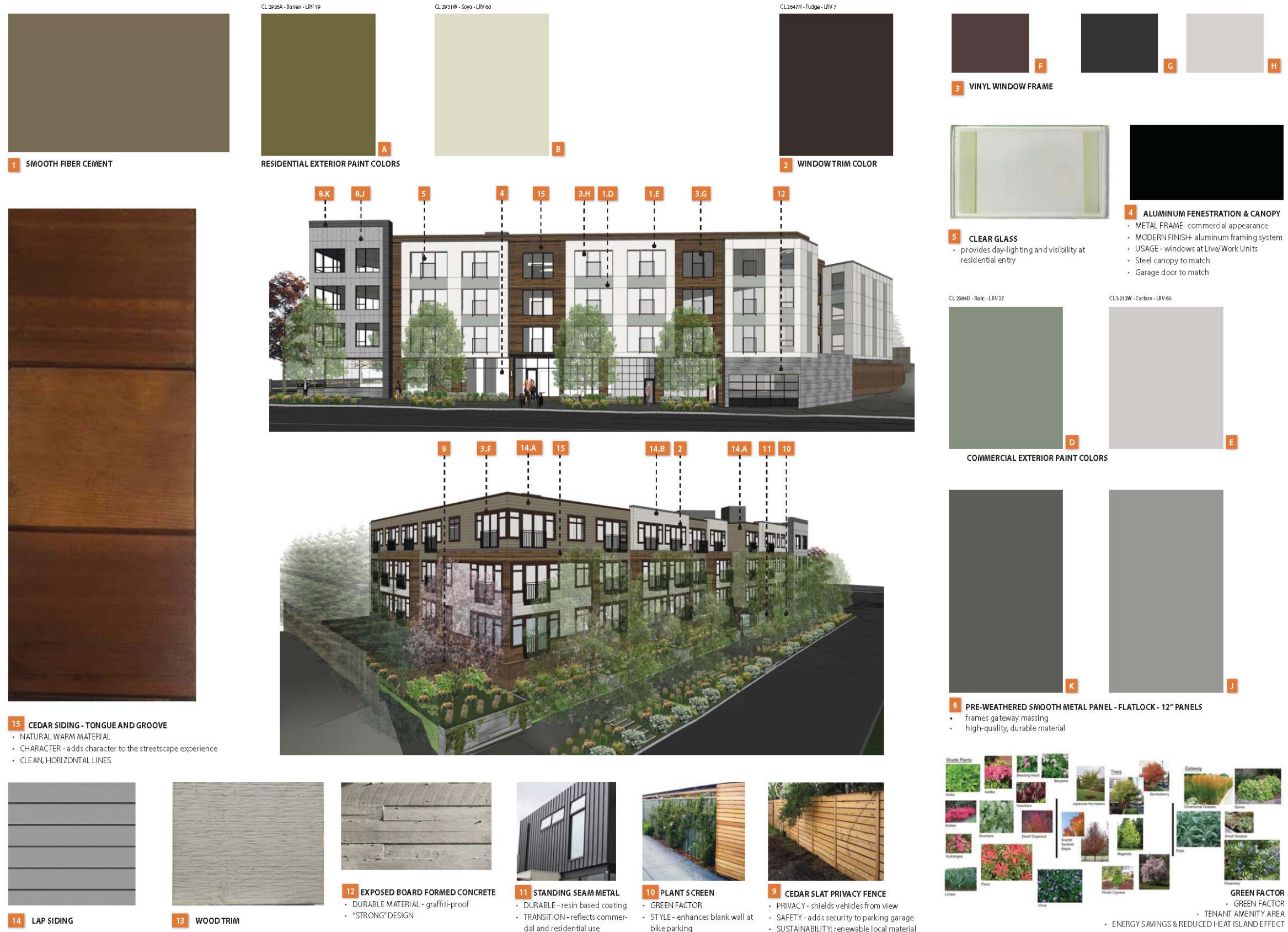
SECTION B - DRB #2

RESIDENTIAL DESIGN IMAGE

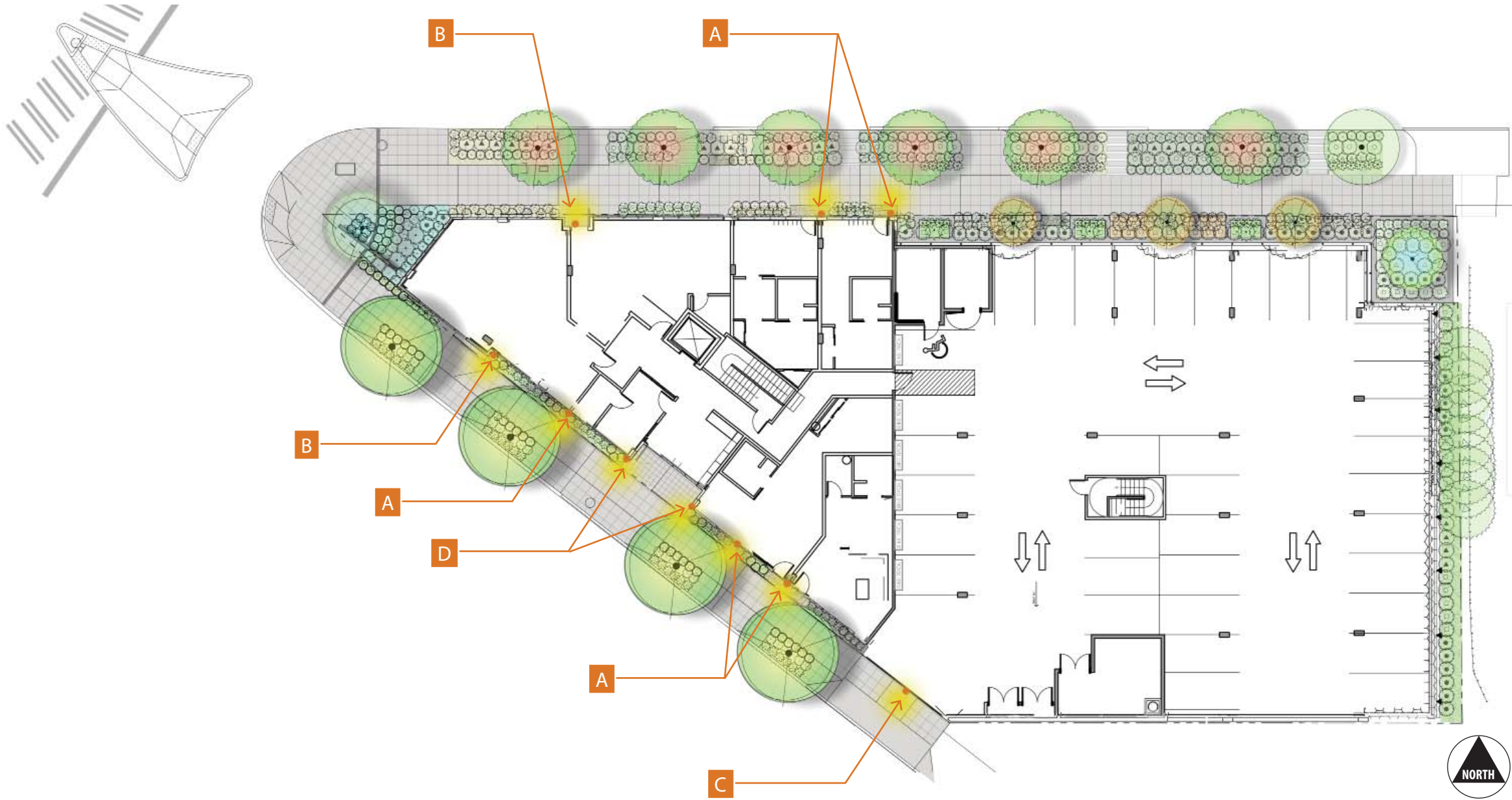


- BOARD-FORM CONCRETE PLANTERS
- APPEALING LAYERED LANDSCAPING
- BASE INTEGRATED WITH RESIDENTIAL DESIGN

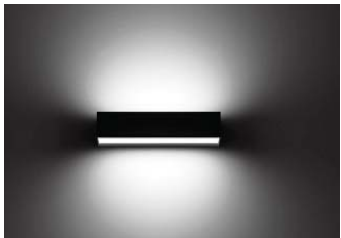
MATERIAL BOARD



CONCEPTUAL LIGHTING



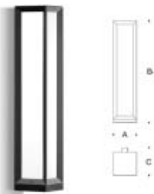
FIXTURE 'A': shielded wall luminaire- down



FIXTURE 'B': shielded wall luminaire up/down

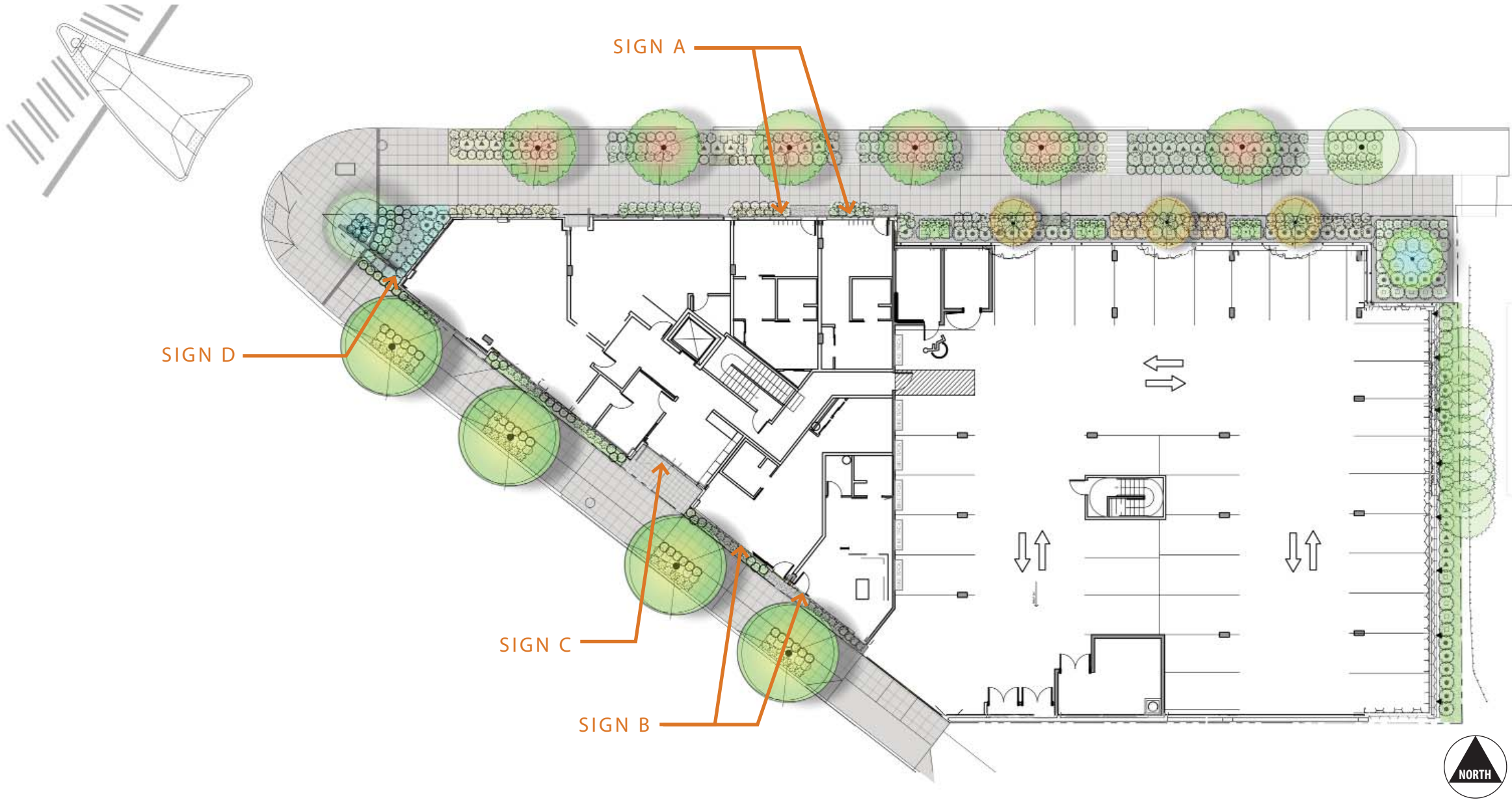


FIXTURE 'C': shielded wall luminaire- down



FIXTURE 'D': unshielded wall luminaire

CONCEPTUAL SIGNAGE



SIGN A



SIGN B



SIGN C



SIGN D



NEIGHBORHOOD CONTEXT SIGNAGE



DEPARTURE REQUEST



CONVEX MIRROR



STROBE FLASHERS

EXPLANATION OF DEPARTURE:

SMC 23.54.030.G.1
-Sight Triangle

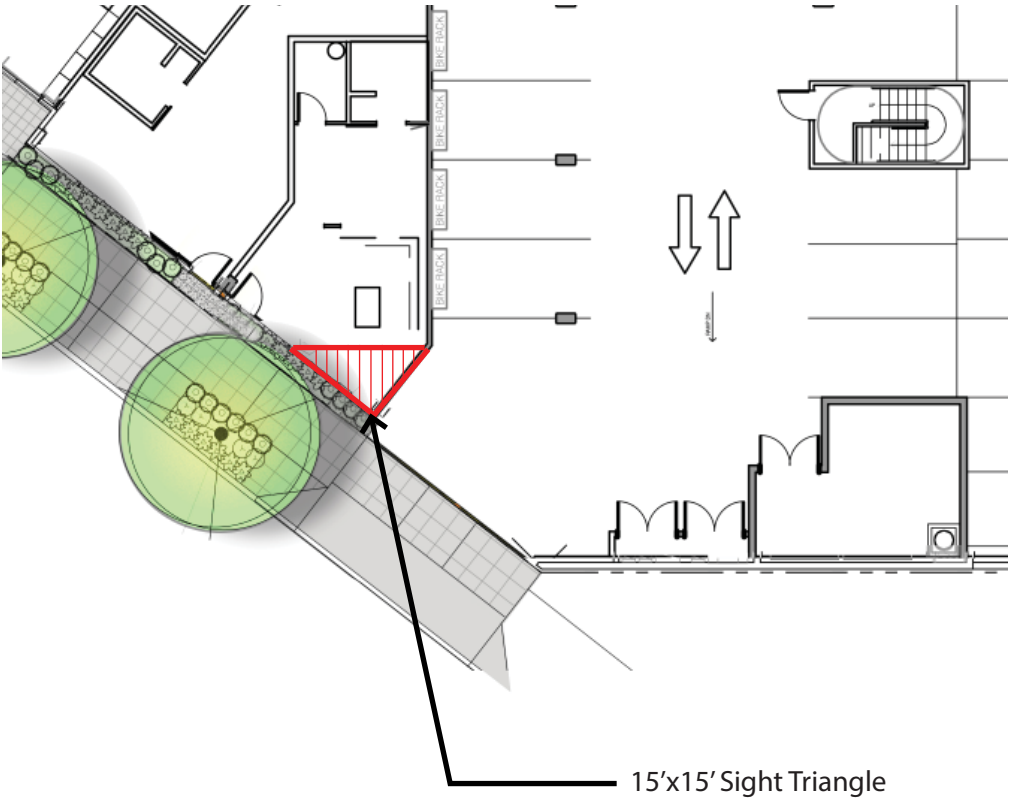
DEPARTURE REQUEST:

Allow alternative measures to meet requirements: convex mirrors and signal lights

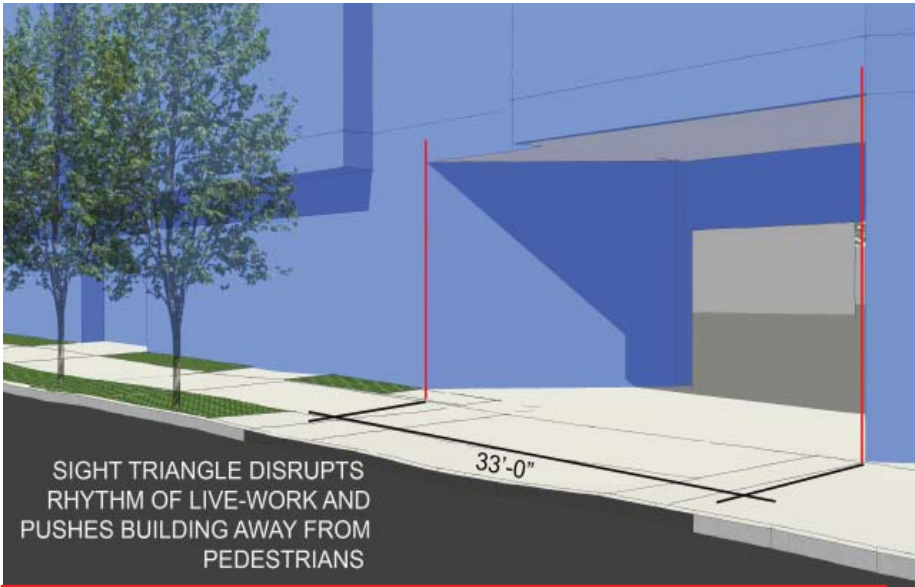
EXPLANATION OF DEPARTURE:

Guideline A-8, C-1, C-5: Use of convex mirrors and signal lights, as regularly approved by DPD for use in urban sites, will provide a similar standard of pedestrian safety while at the same time minimizing the visual impact of the parking garage entry and maintaining continuity of commercial facade.

In response to the Boards guidance, the Live-Work entry door has been moved away from the garage entrance. This provides safe access to the commercial space without disrupting the rhythm of the streetfront. The Board was in agreement with this Departure at the DRB #1.



PROPOSED LIVE-WORK AND PARKING ENTRY



PARKING WITH SIGHT TRIANGLE

LANDSCAPE PLANT PALETTE

Shade Plants



Aralia



Azalea



Hydrangea



Liriope



Astilbe



Brunnera



Pieris



Hellebore



Bleeding Heart



Huechera



Dwarf Dogwood



Vinca



Bergenia



Scarlet Sentinel Maple



Japanese Hornbeam



Magnolia



Hinoki Cypress



Coral Bark Japanese Maple



Trees



Yarrow Plants



Potentilla



Spirea



Vines

Gateway



Ornamental Grasses



Spirea



Sage



Small Grasses



Rosemary

Greenroof



Sedum Mix



Sedum Mix



Wood Fence



Eco Mesh



Wood Planter



Greenscreen



Conc Slab Pavers

Materials



Segmental Block Planter

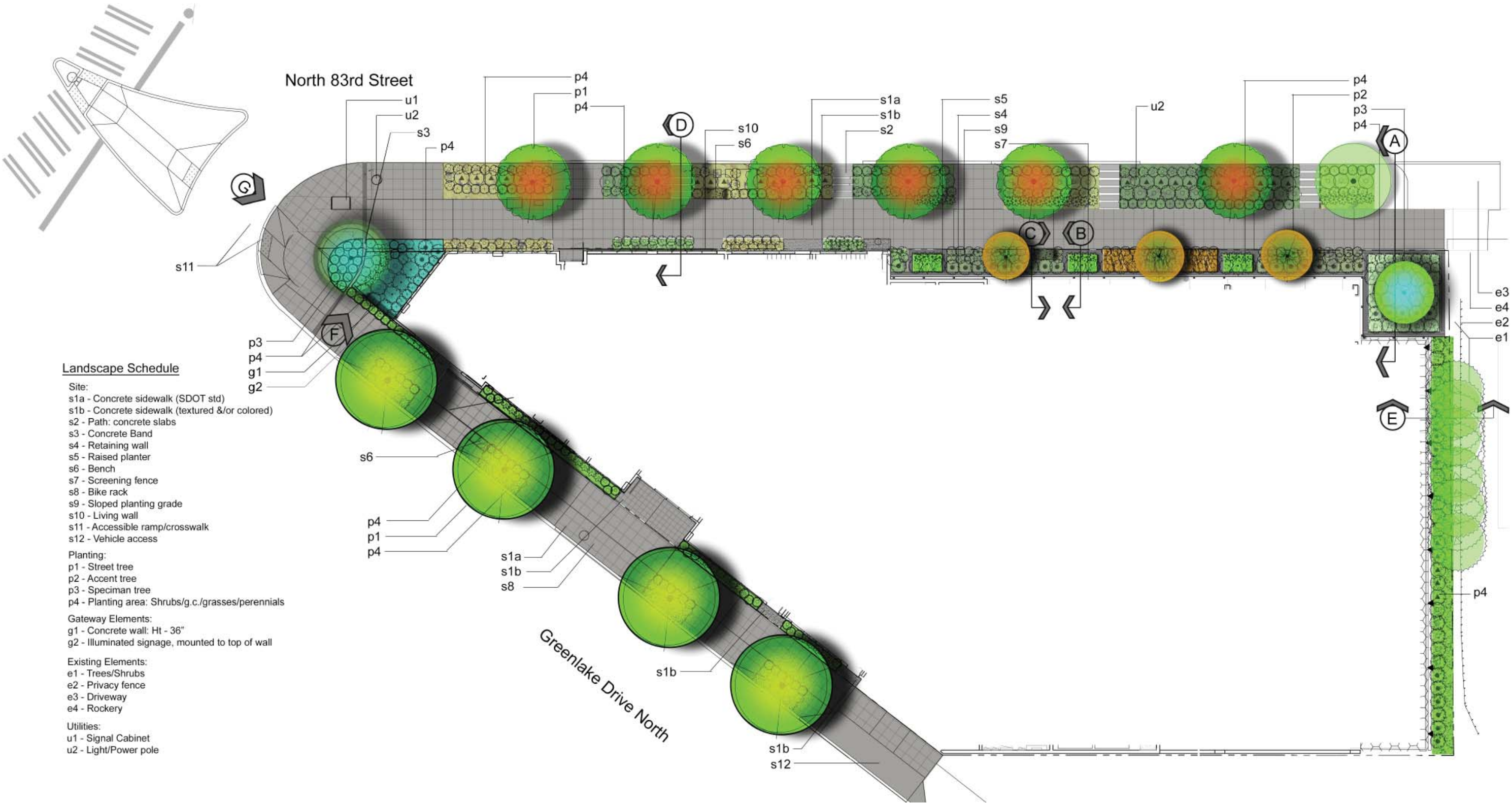


Planters

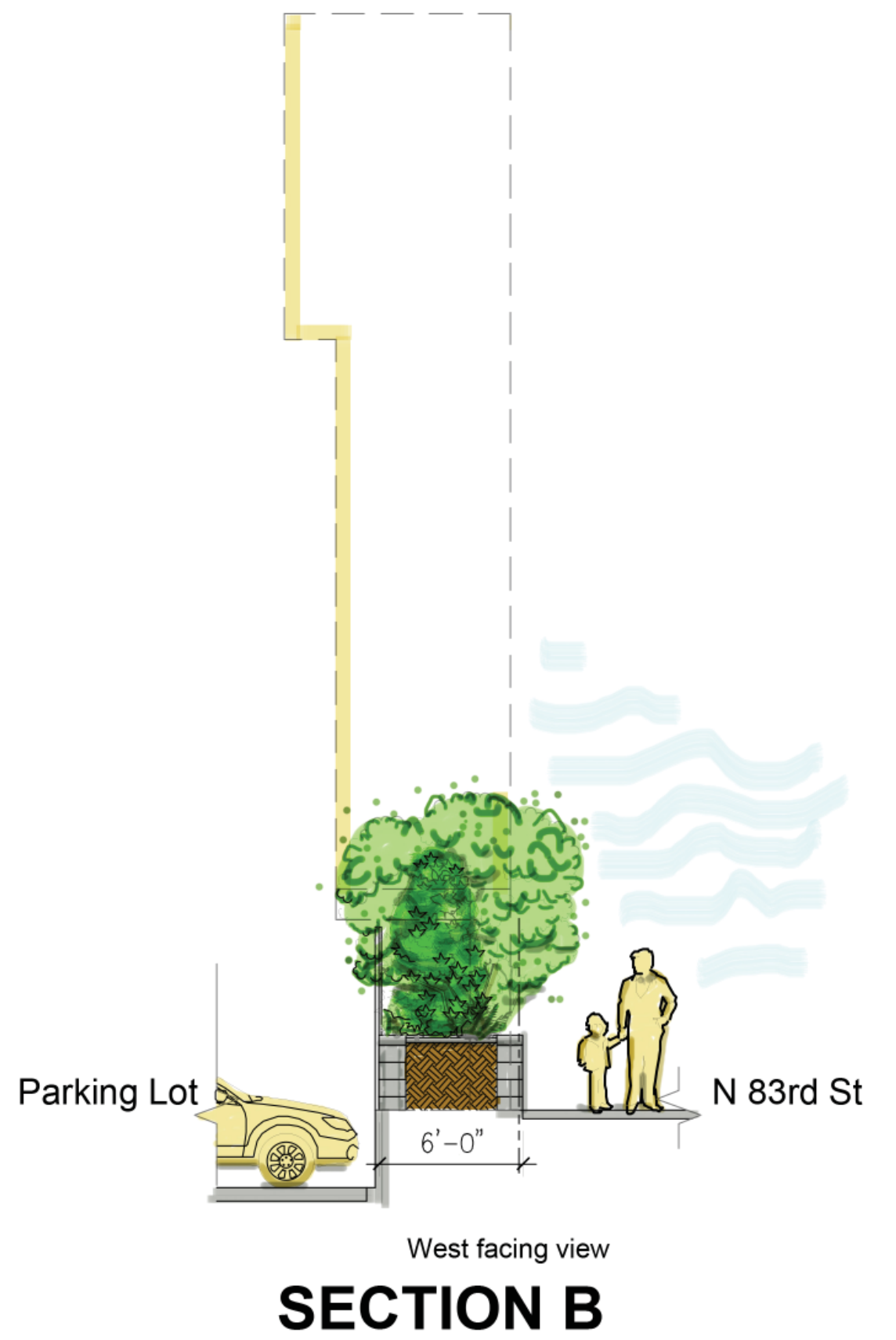
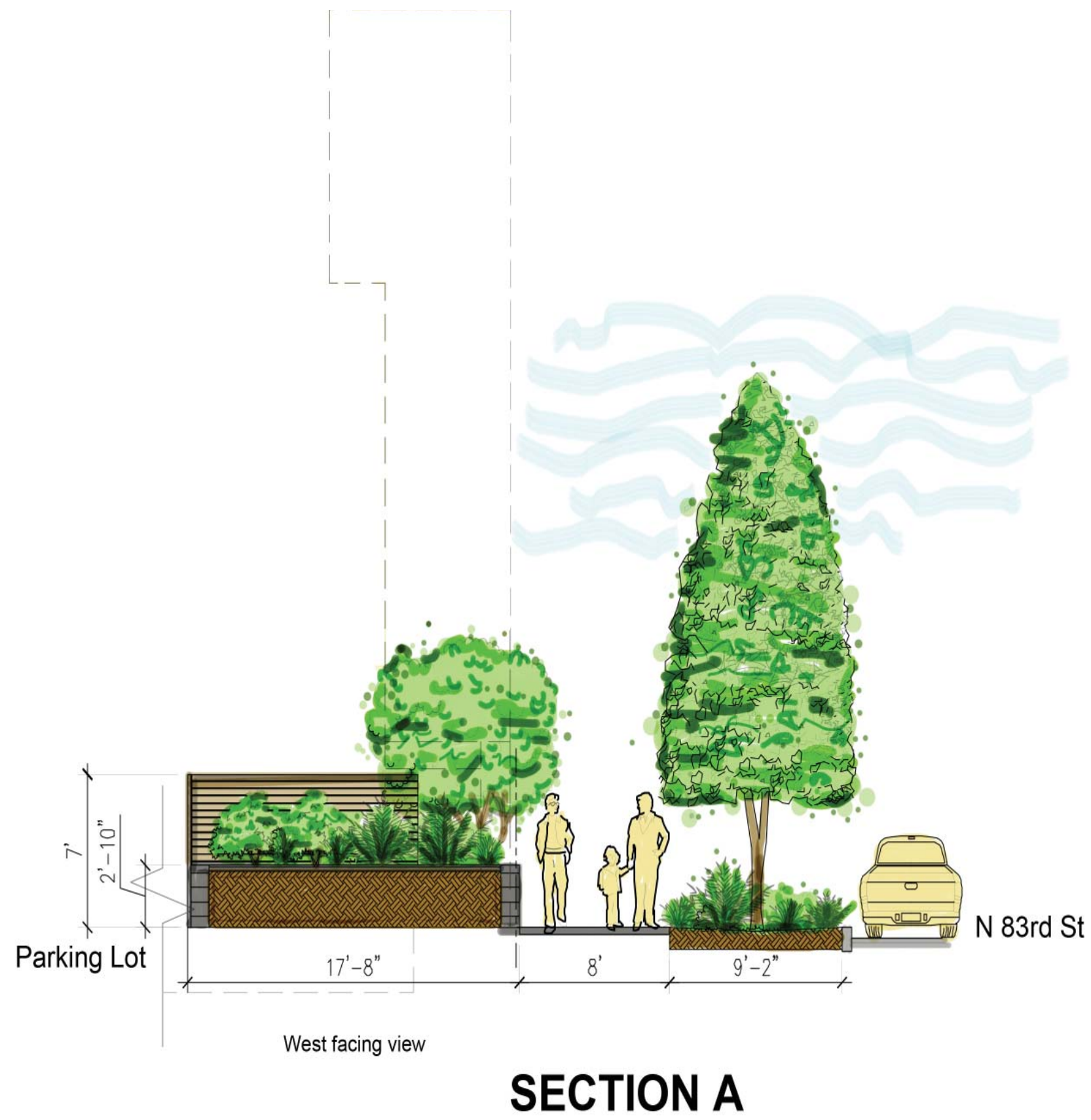


Wood Surface

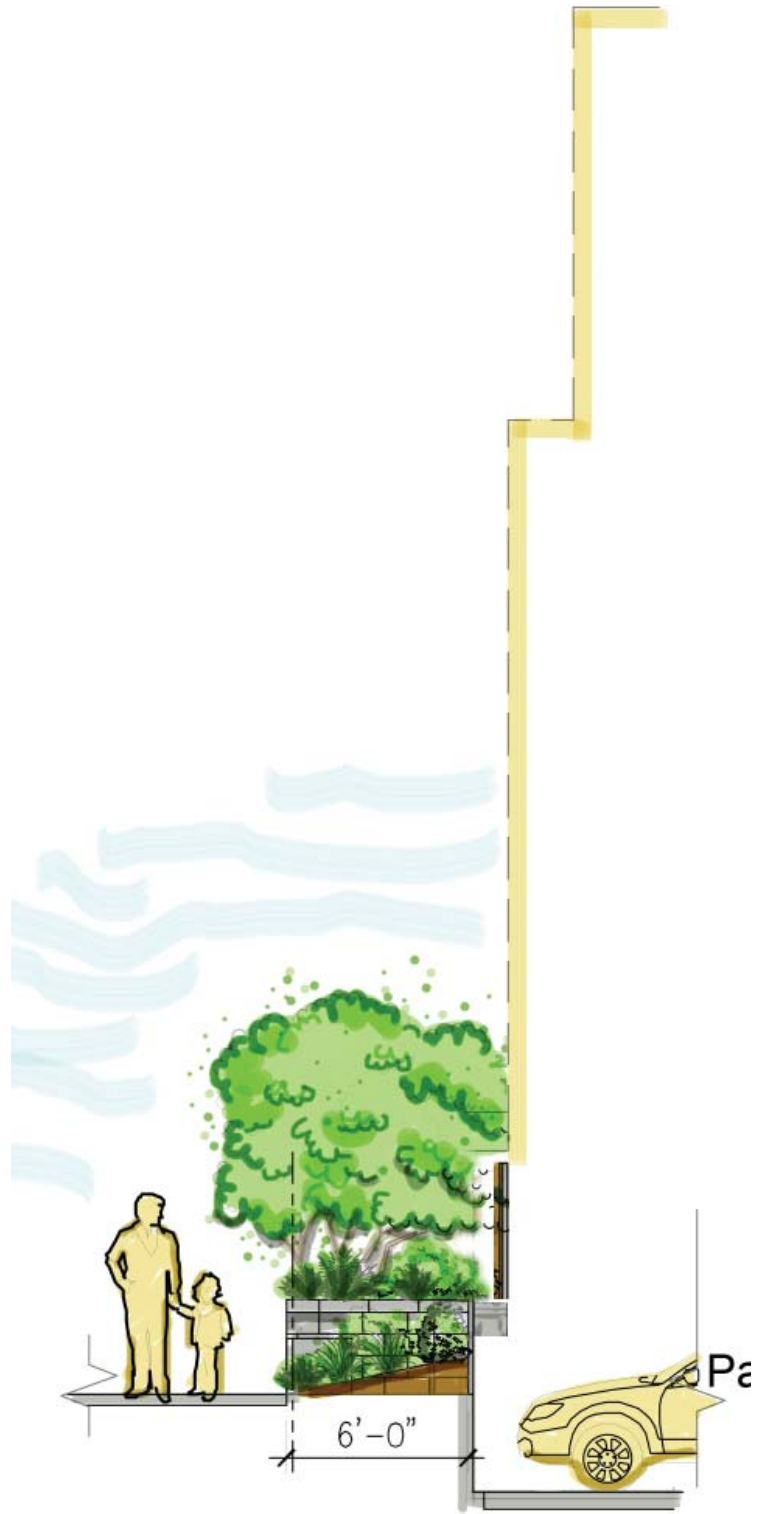
LANDSCAPE - SITE PLAN



LANDSCAPE - RESIDENTIAL SECTIONS



LANDSCAPE - RESIDENTIAL SECTIONS



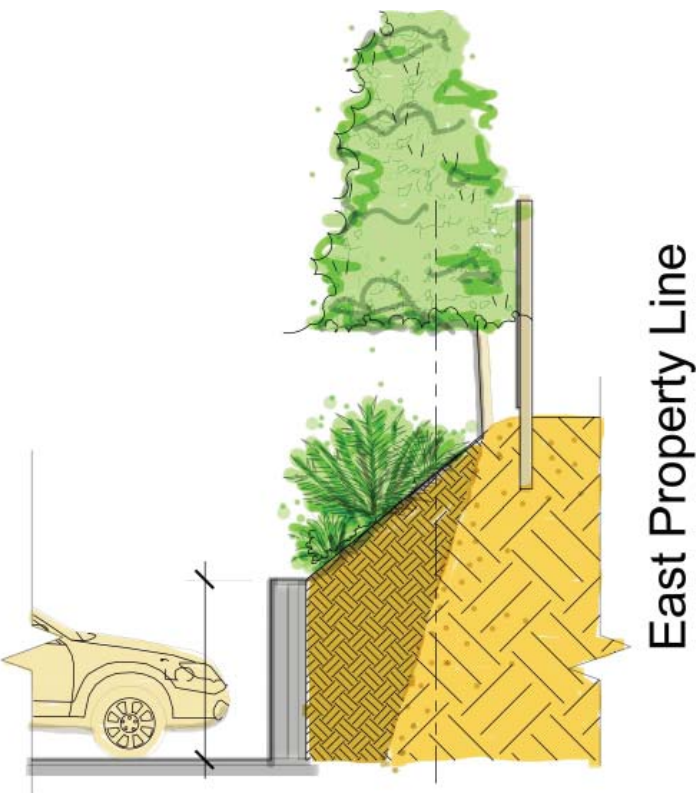
East facing view

SECTION C



West facing view

SECTION D

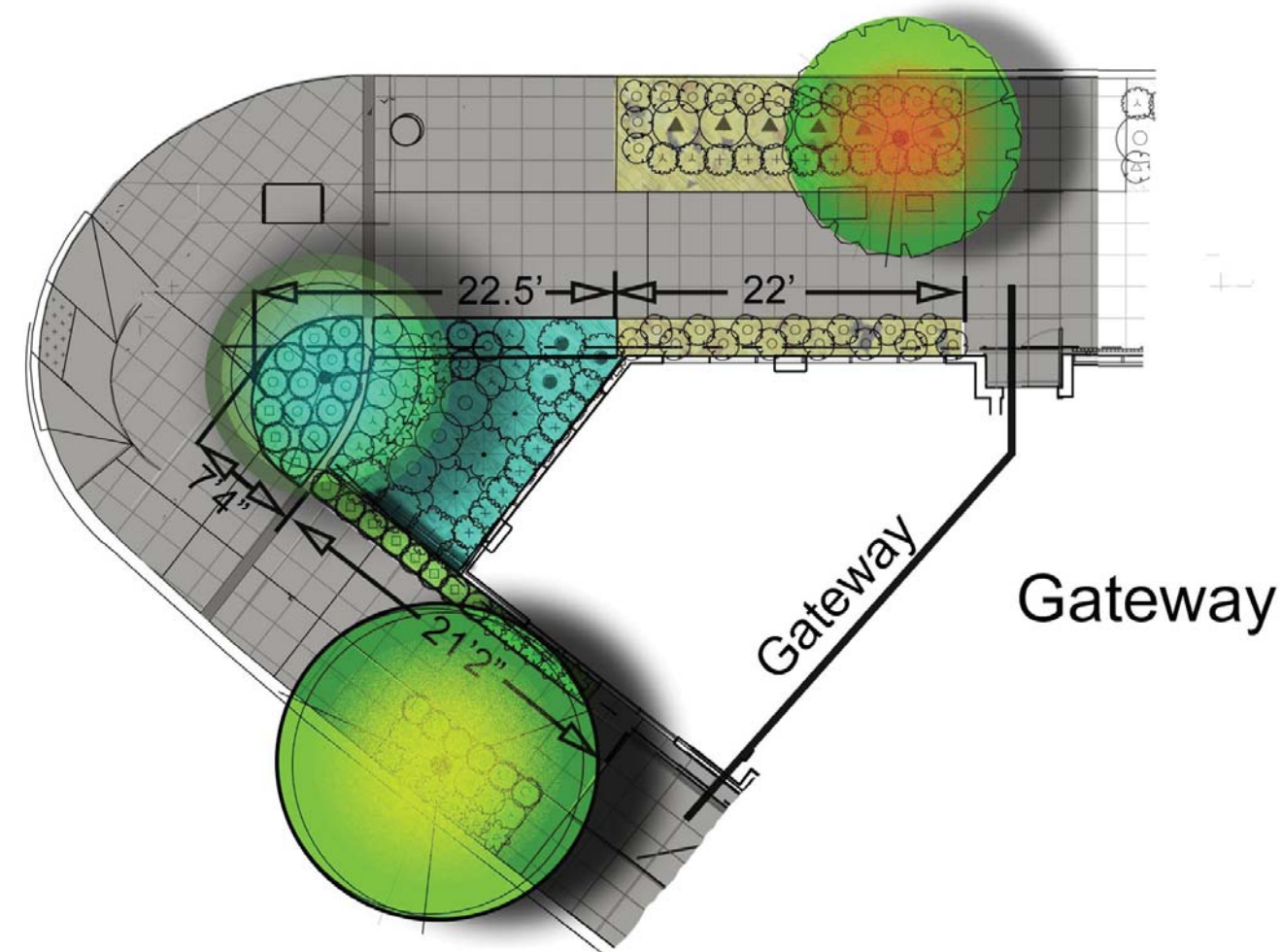


North facing view

SECTION E

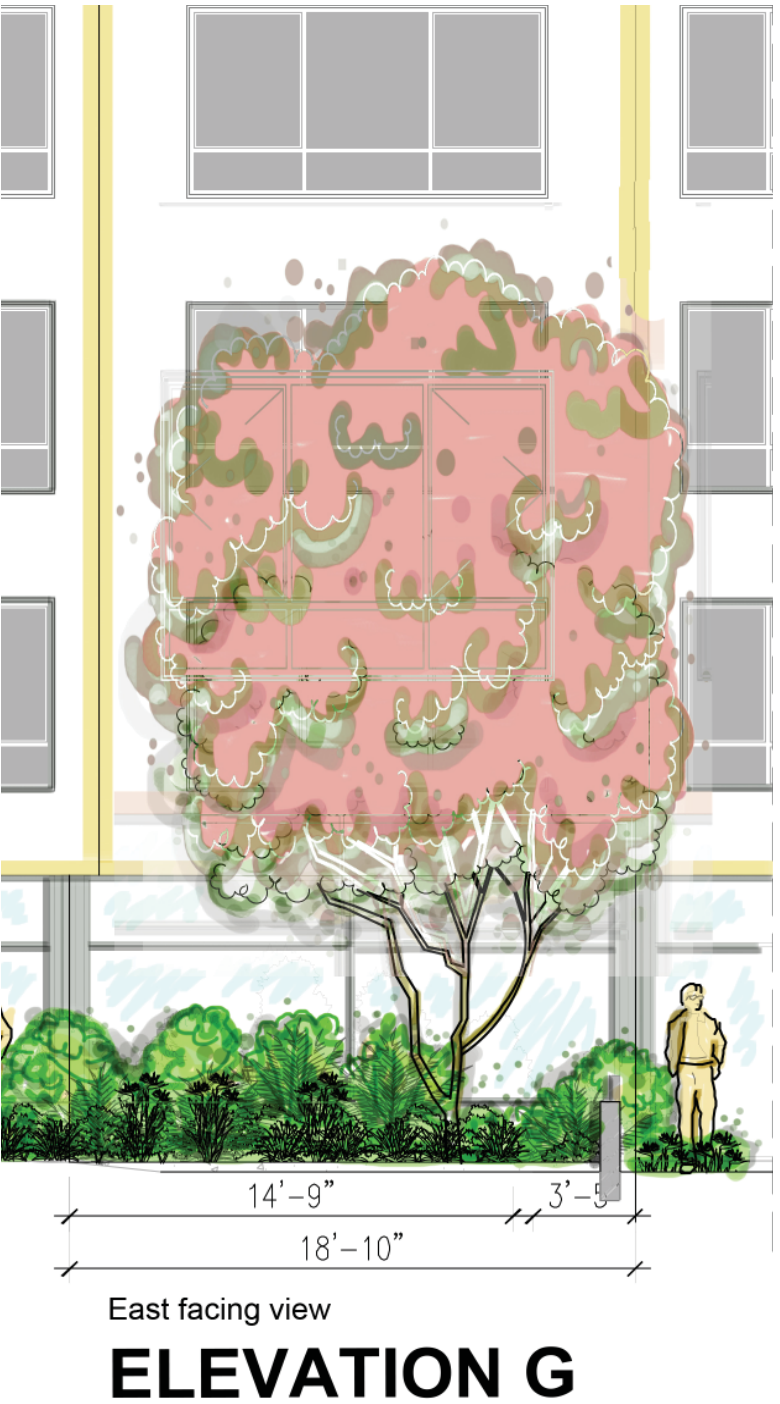
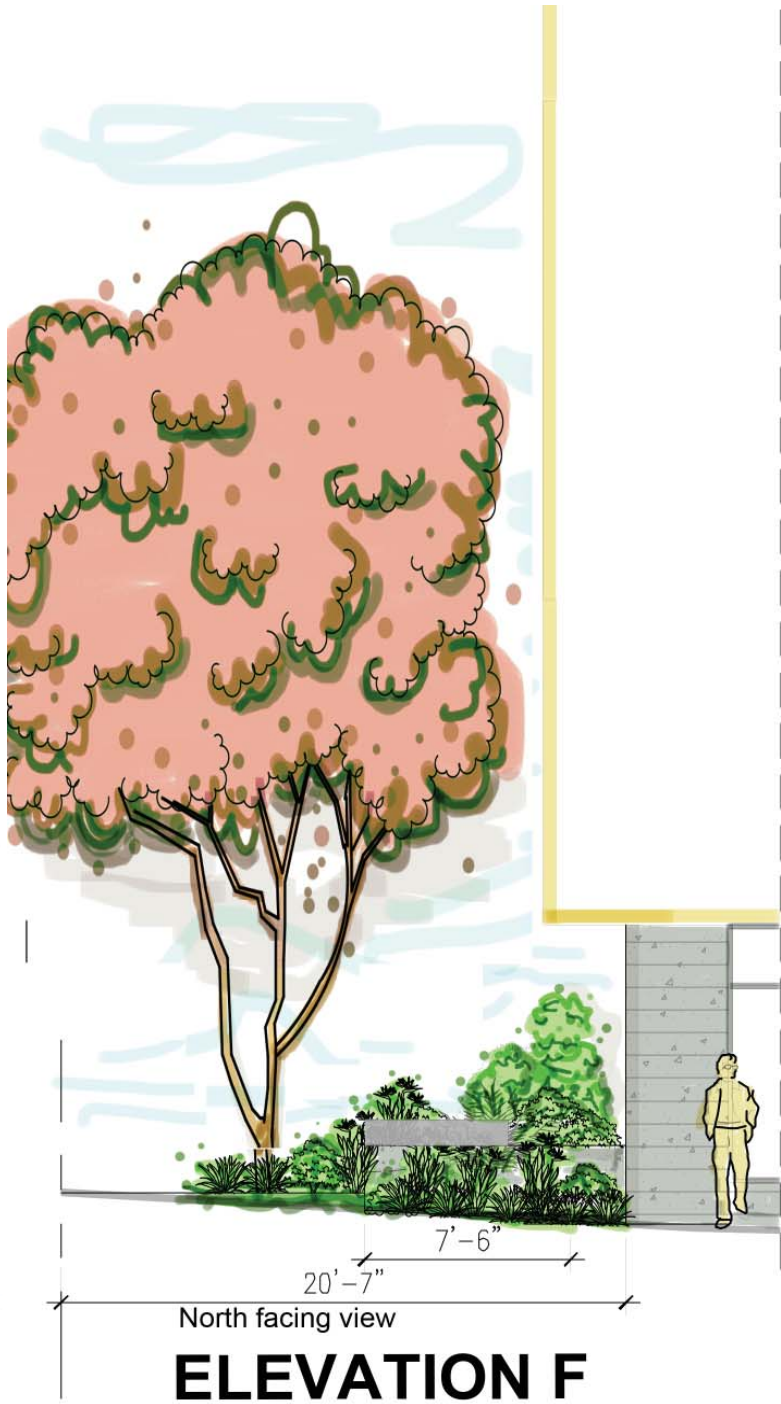
East Property Line

LANDSCAPE - GATEWAY ENLARGED PLAN

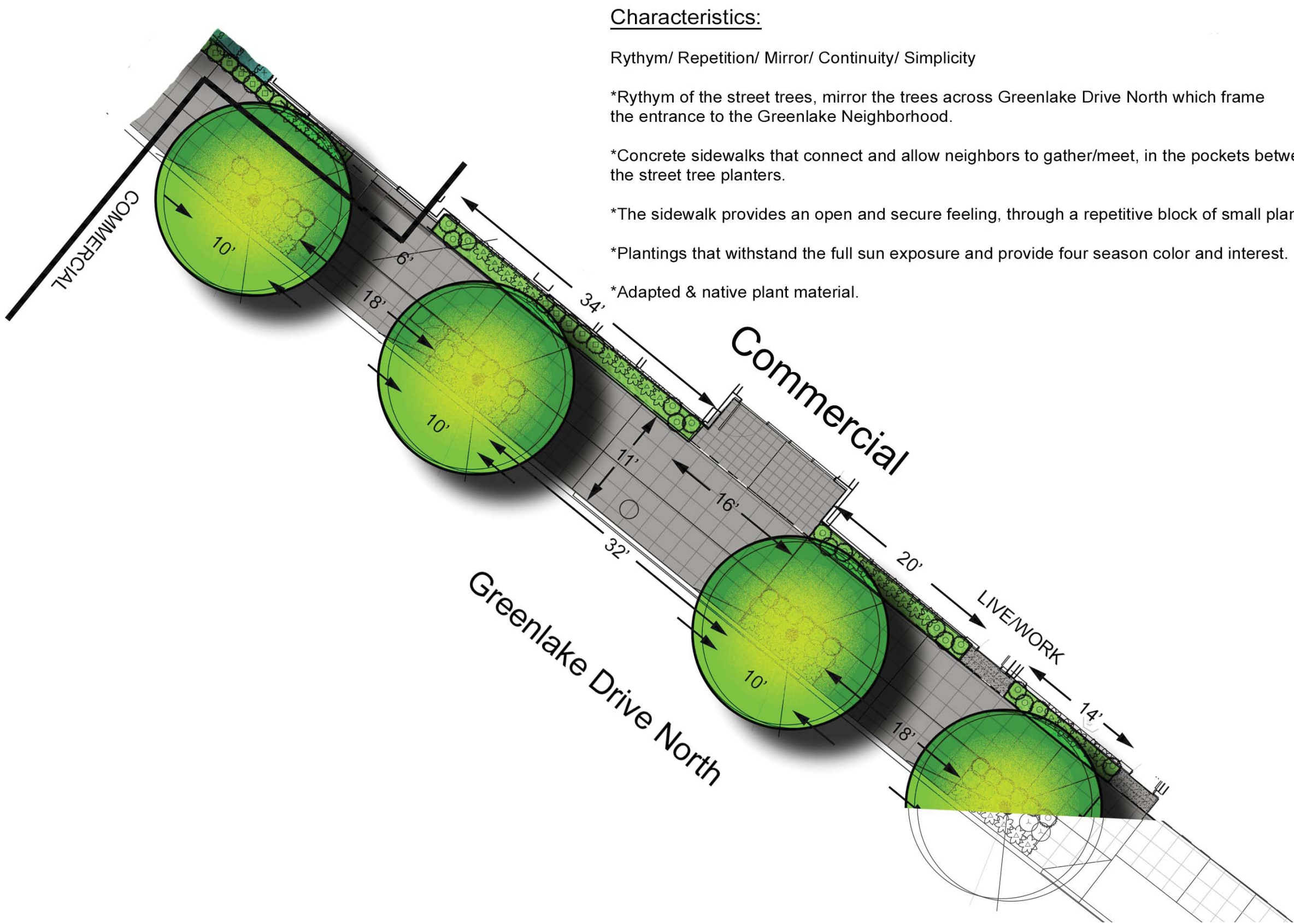


Characteristics:

- Rythm, "Begins & Ends/ Division & Unity/ Transition & Decision" starts at the entrance to the Greenlake Neighborhood.
- *The Gateway forces a division of direction and restores in unity.
- *The point of the gateway creates transition between neighborhoods and generates the decision, in either direction.
- *Concrete plaza space which allows groups or a single user to mingle or move into and beyond the gateway.
- *The single specimen tree provides identity and transition from the plaza to the building will illuminate the gateway with four seasons of color, texture, habitat, and contrast to the striking lines of the building architecture and avenues that surround this gateway.
- *Plantings which compliment the plaza space and reinforce the identity of the gateway. Utilizing adapted and native species that thrive during the four seasons and mixed exposure of the gateway.



LANDSCAPE - COMMERCIAL ENLARGED PLAN



Characteristics:

Rythym/ Repetition/ Mirror/ Continuity/ Simplicity

*Rythym of the street trees, mirror the trees across Greenlake Drive North which frame the entrance to the Greenlake Neighborhood.

*Concrete sidewalks that connect and allow neighbors to gather/meet, in the pockets between the street tree planters.

*The sidewalk provides an open and secure feeling, through a repetitive block of small plantings.

*Plantings that withstand the full sun exposure and provide four season color and interest.

*Adapted & native plant material.

BUILDING COLORED ELEVATIONS



- 1 SMOOTH FIBER CEMENT
- 2 WINDOW WOOD TRIM
- 3 WINDOW VINYL FRAME
- 4 ALUMINUM FENESTRATION & CANOPY
- 5 CLEAR GLASS
- 7 12" ZINC HORIZONTAL CLADDING-ACCENT
- 8 12" ZINC VERTICAL CLADDING
- 9 CEDAR SLAT PRIVACY FENCE
- 10 PLANT SCREEN
- 11 STANDING SEAM METAL
- 12 EXPOSED BOARD FORMED CONCRETE
- 14 LAP SIDING
- 15 CEDAR SIDING - TONGUE AND GROOVE

BUILDING COLORED ELEVATIONS



- 1 SMOOTH FIBER CEMENT
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- 12 EXPOSED BOARD FORMED CONCRETE
- 14 LAP SIDING
- 15 CEDAR SIDING - TONGUE AND

APPENDIX

GREEN LAKE DR N FRONTAGE



1.e EXPANSIVE GLAZED OPENINGS

1.e SMALLER OPENINGS AT WOOD

4.b RHYTHM CONTINUES TO SOUTH FACADE

GREEN LAKE DR N FRONTAGE



2. a FLUID TRANSITION TO GATEWAY

1. e MAXIMUM GLAZING SHOWCASES ACTIVITY

• RECESSED CENTRAL ENTRANCE

GREEN LAKE DR N FRONTAGE

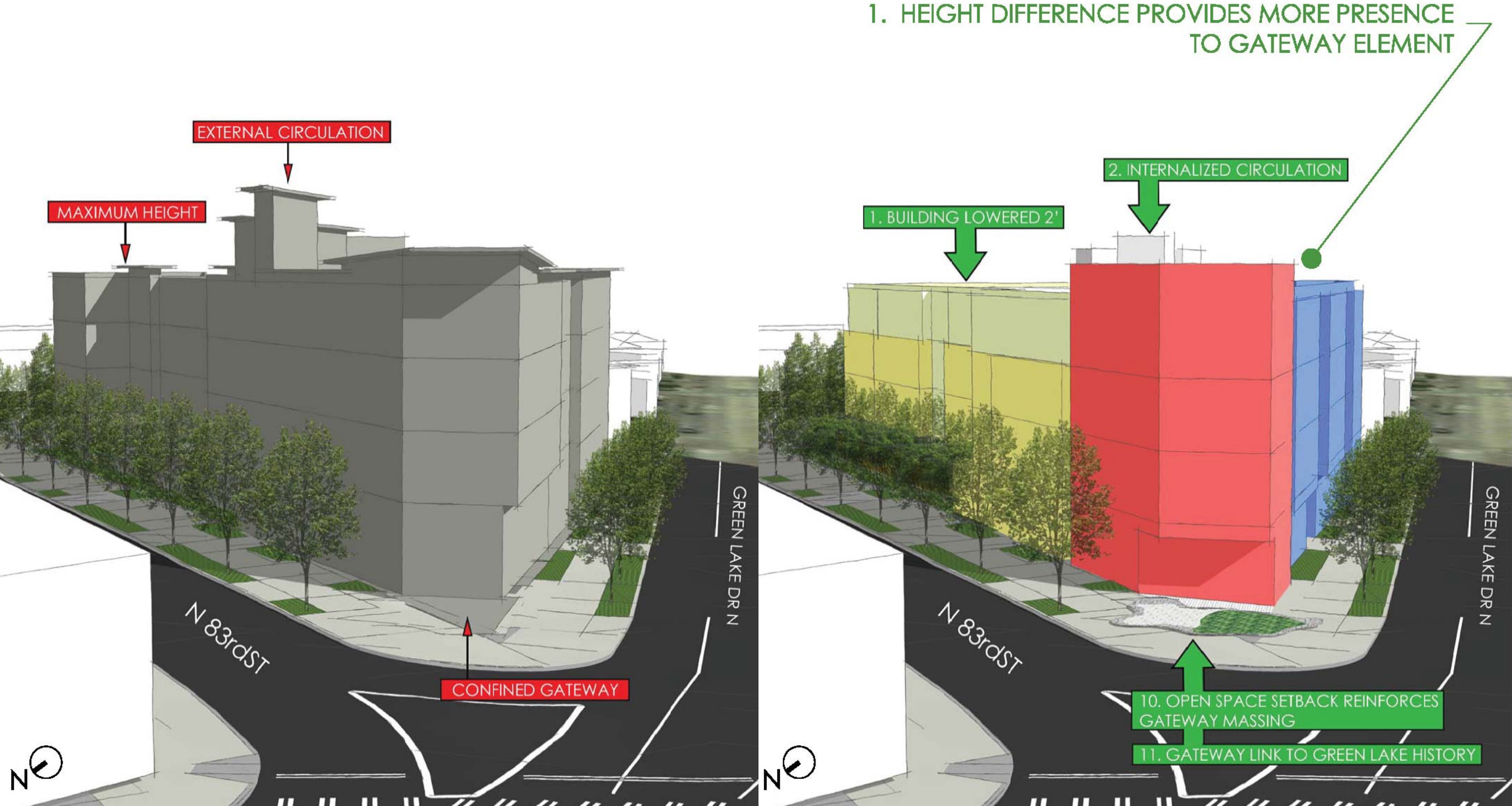


1.d

WOOD DESCENDS TO STREETScape

• COMMERCIALy ORIENTED HIGHER GLAZING

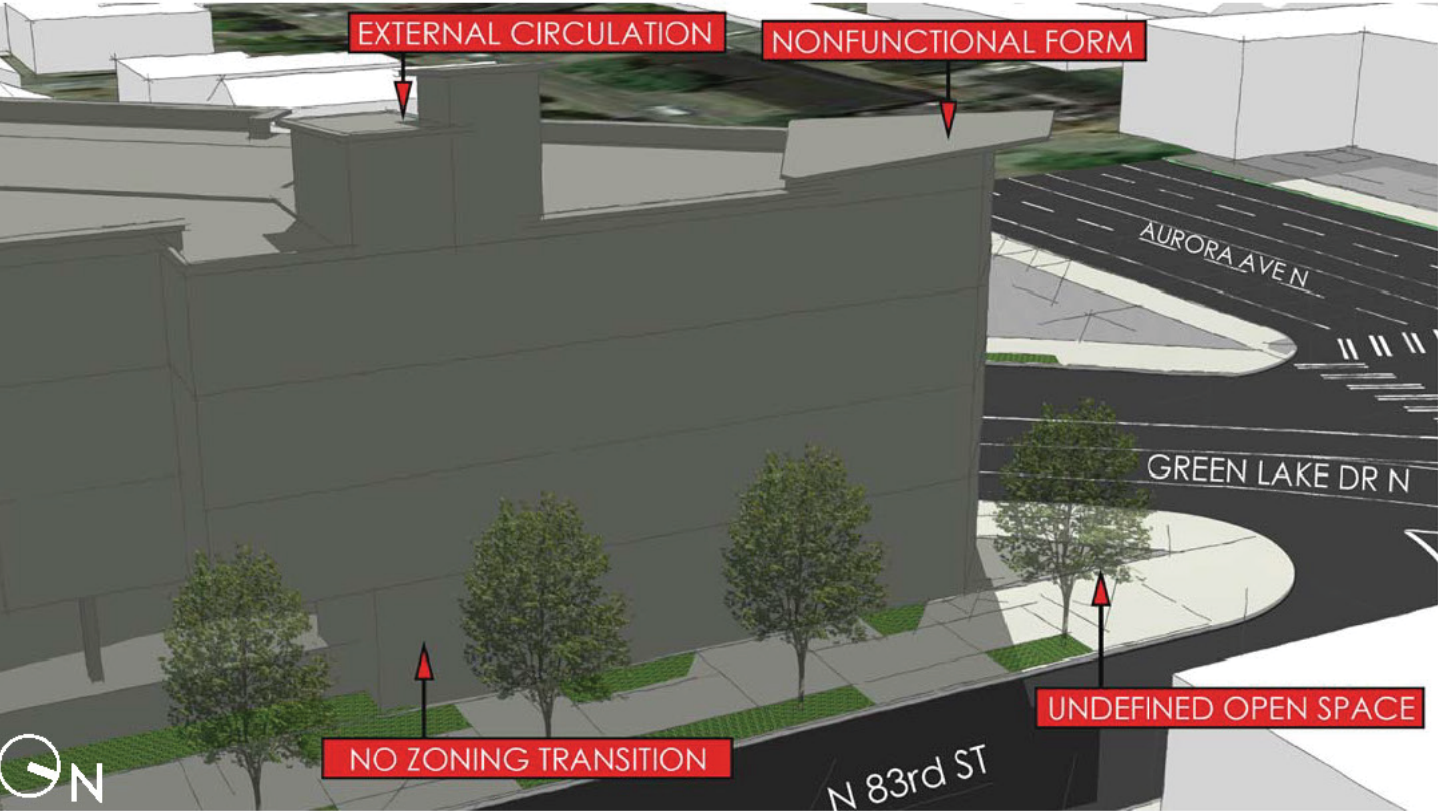
• LIVE-WORK FENESTRATION DETAIL



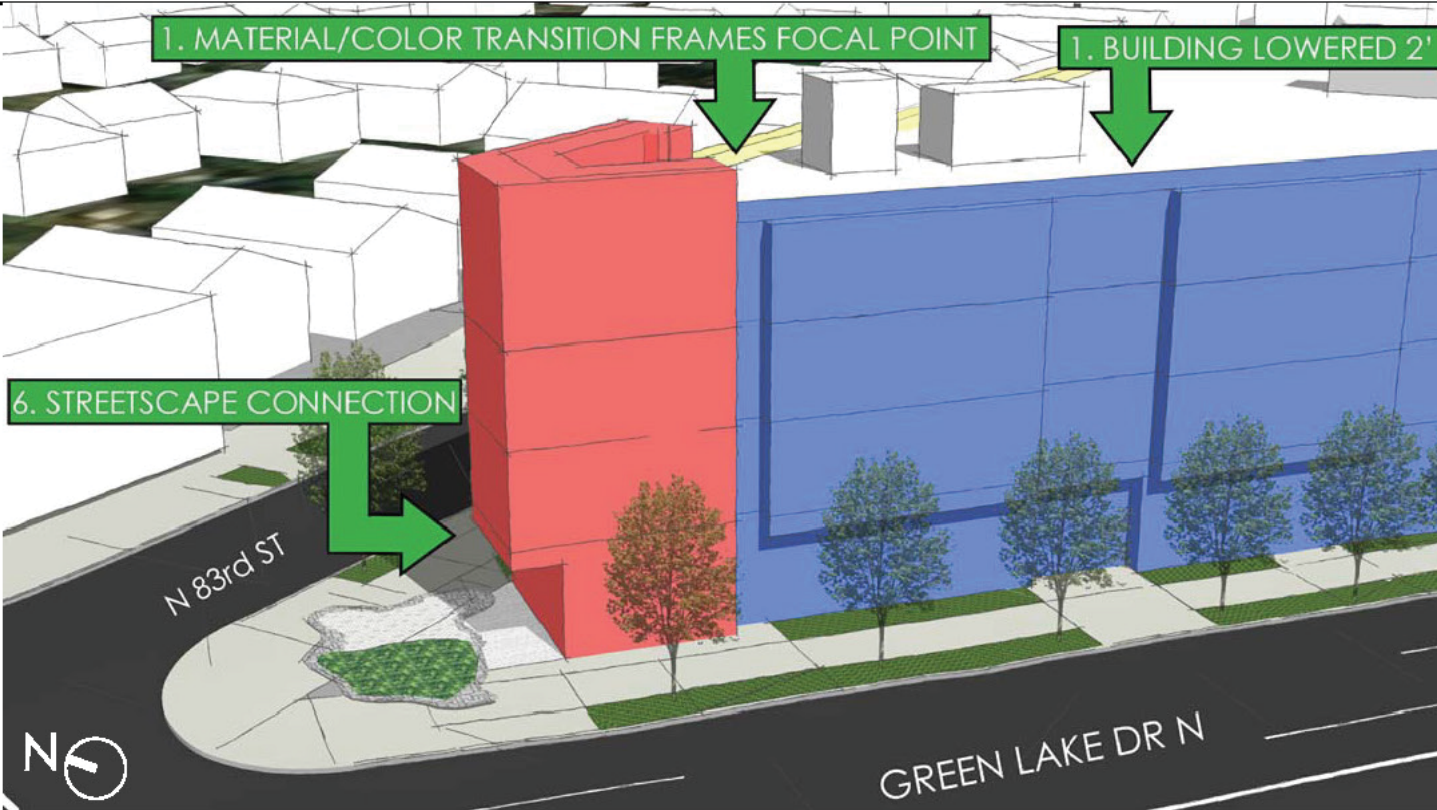
GATEWAY CONCEPT DEVELOPMENT - EDG #2



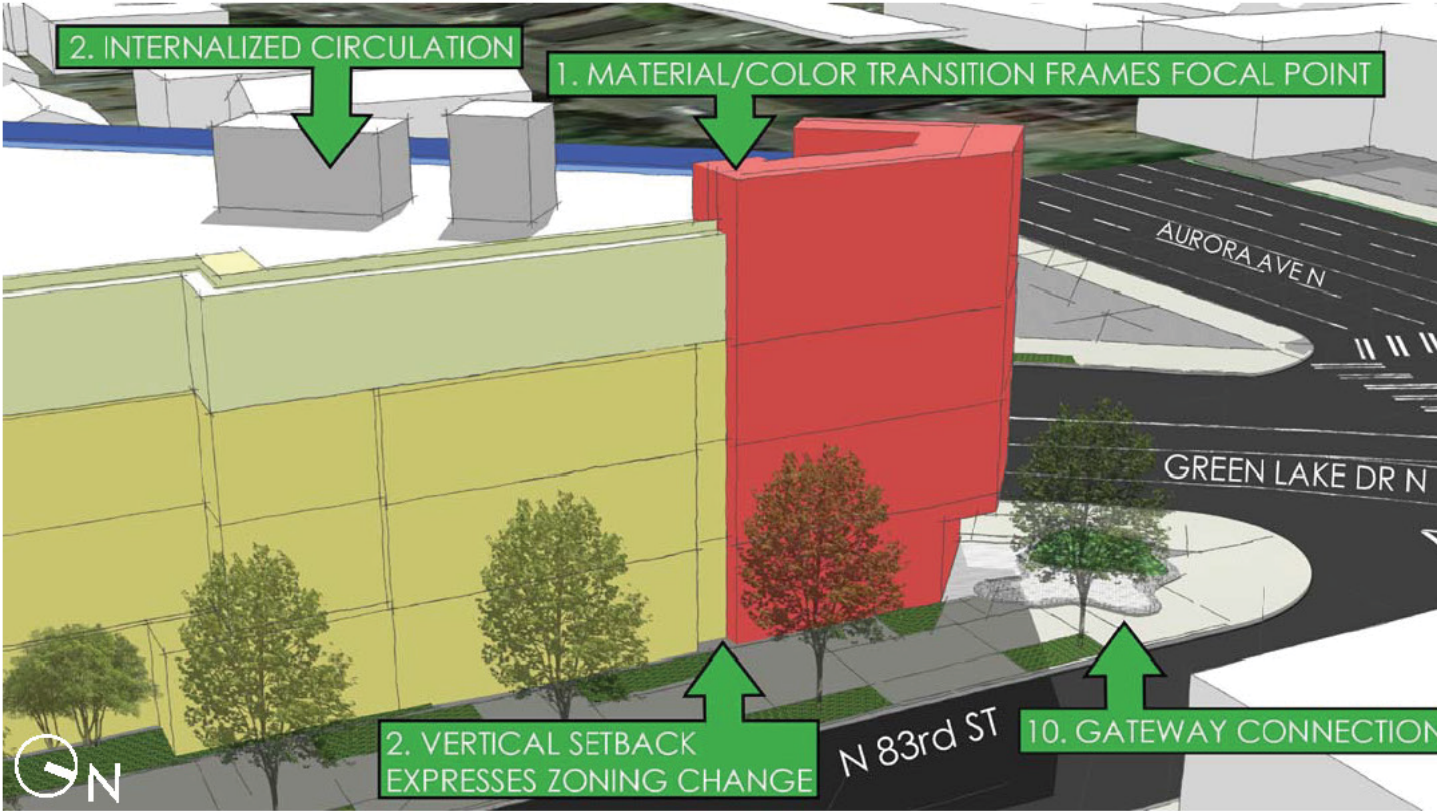
GATEWAY MASSING AT EARLY DESIGN GUIDANCE #1



GATEWAY MASSING AT EARLY DESIGN GUIDANCE #1

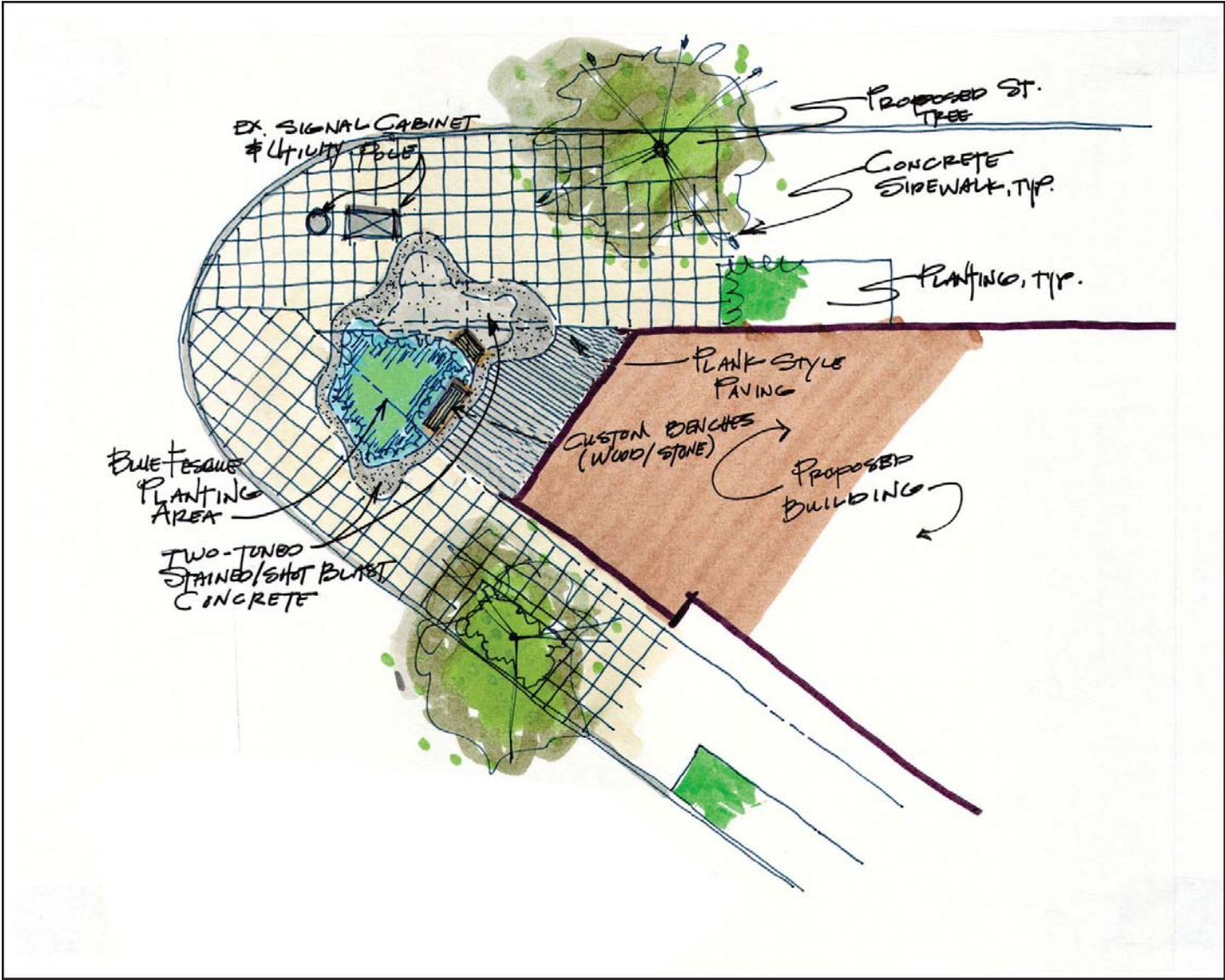


GATEWAY EDG #2 MASSING RESPONSE



GATEWAY EDG #2 MASSING RESPONSE

GATEWAY CORNER DEVELOPMENT - EDG #2



GREEN LAKE "OPEN SPACE" PLAN - (PRESENTED AT EARLY DESIGN GUIDANCE #2)

- The concept at the ground level focused on expanding the corner for pedestrian access
- The plan of Green Lake was used to provide a visual connection while entering Green Lake
- Planting and seating created a unique corner experience

ADVANTAGES

- Building setback and hardcape design allows pedestrian access at corner
- Landscaping expands past property line and opens up corner to pedestrian

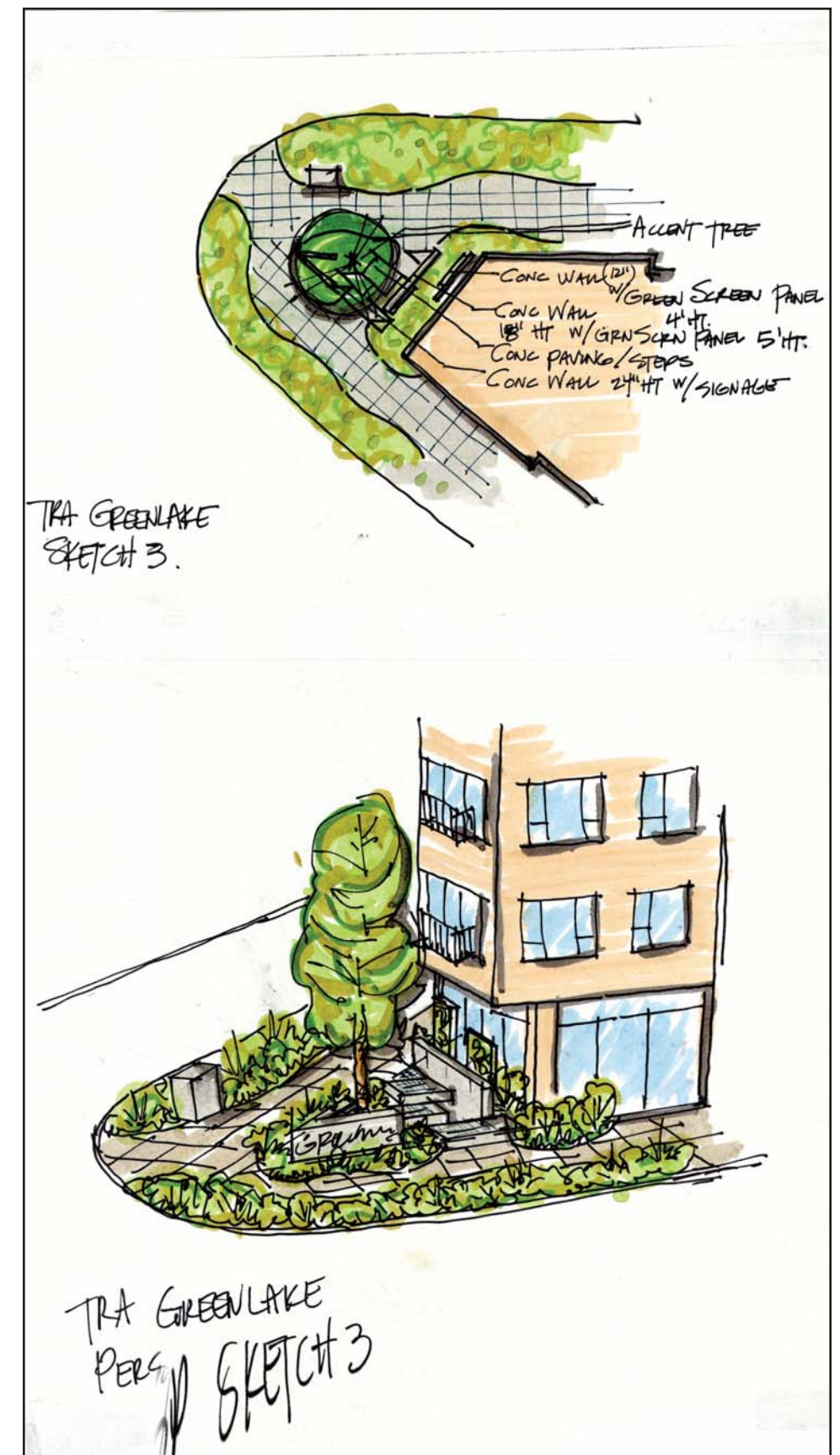
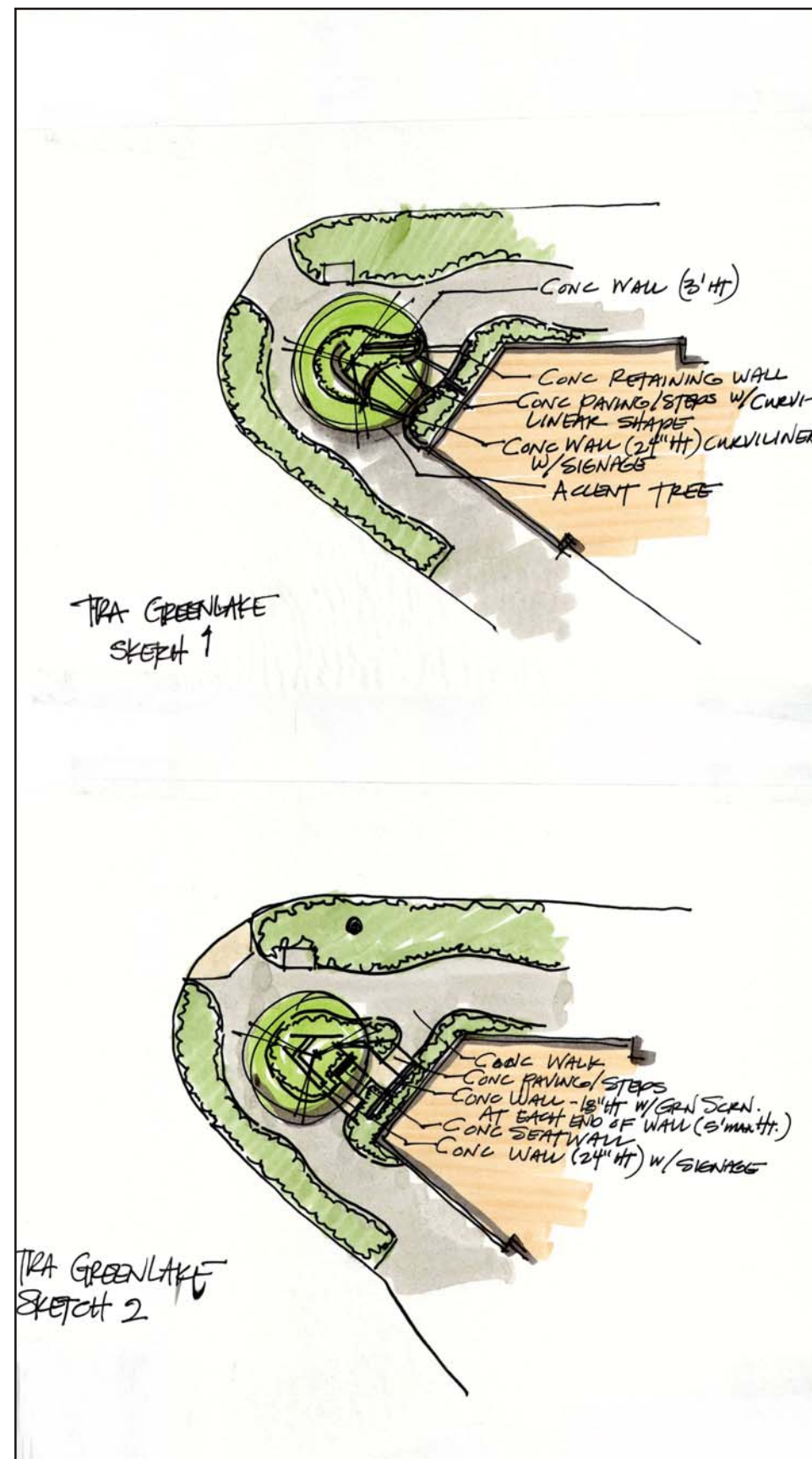
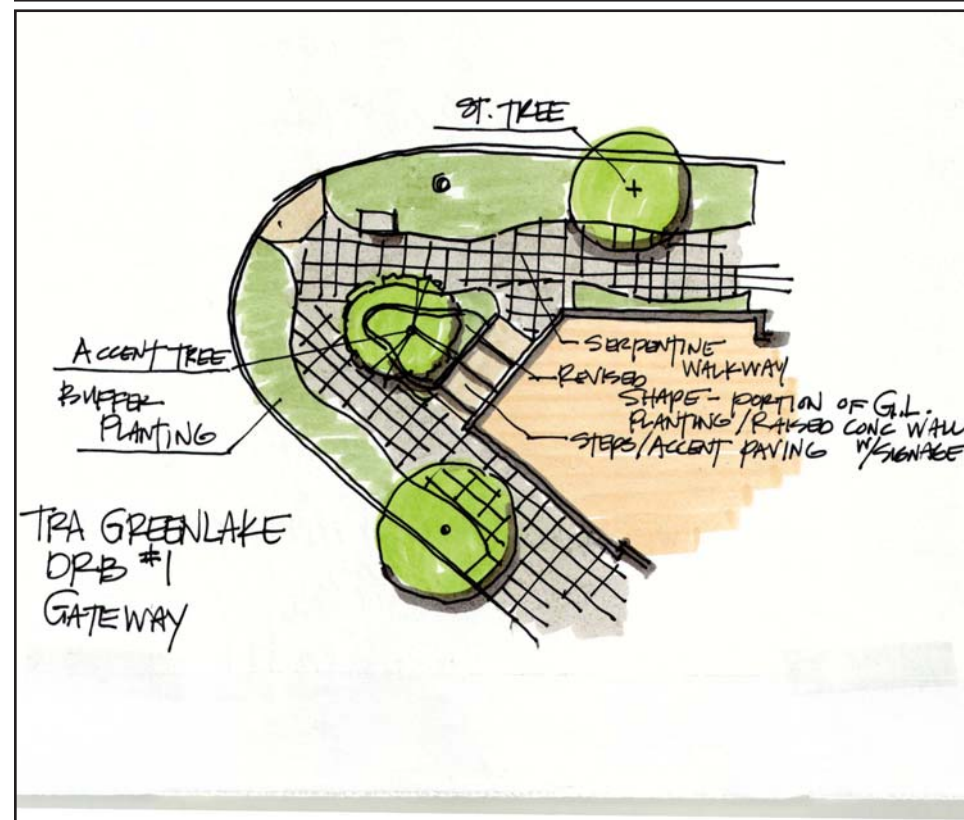
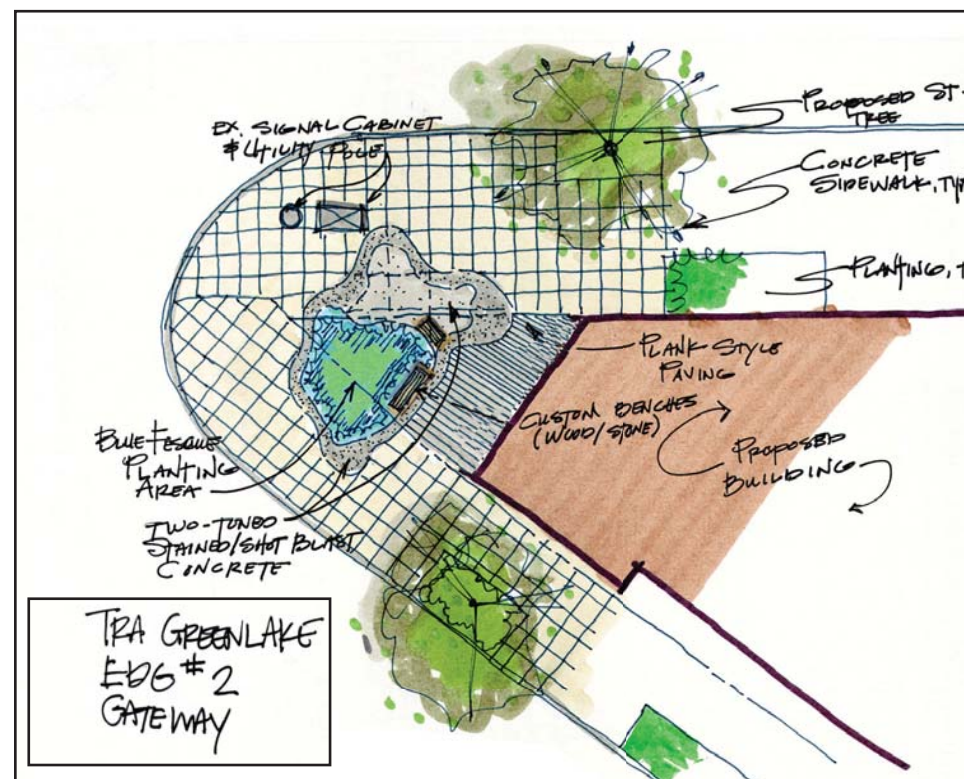


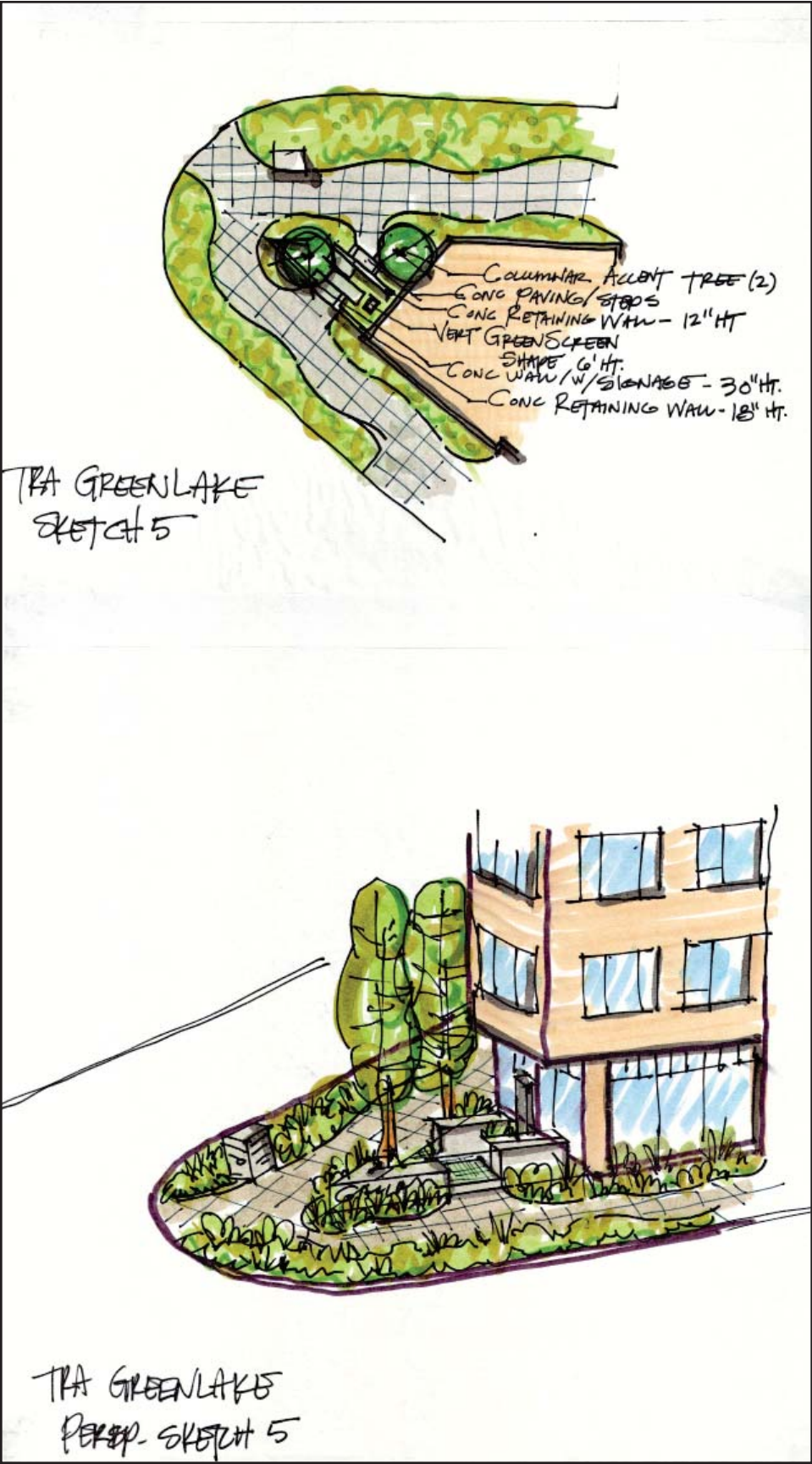
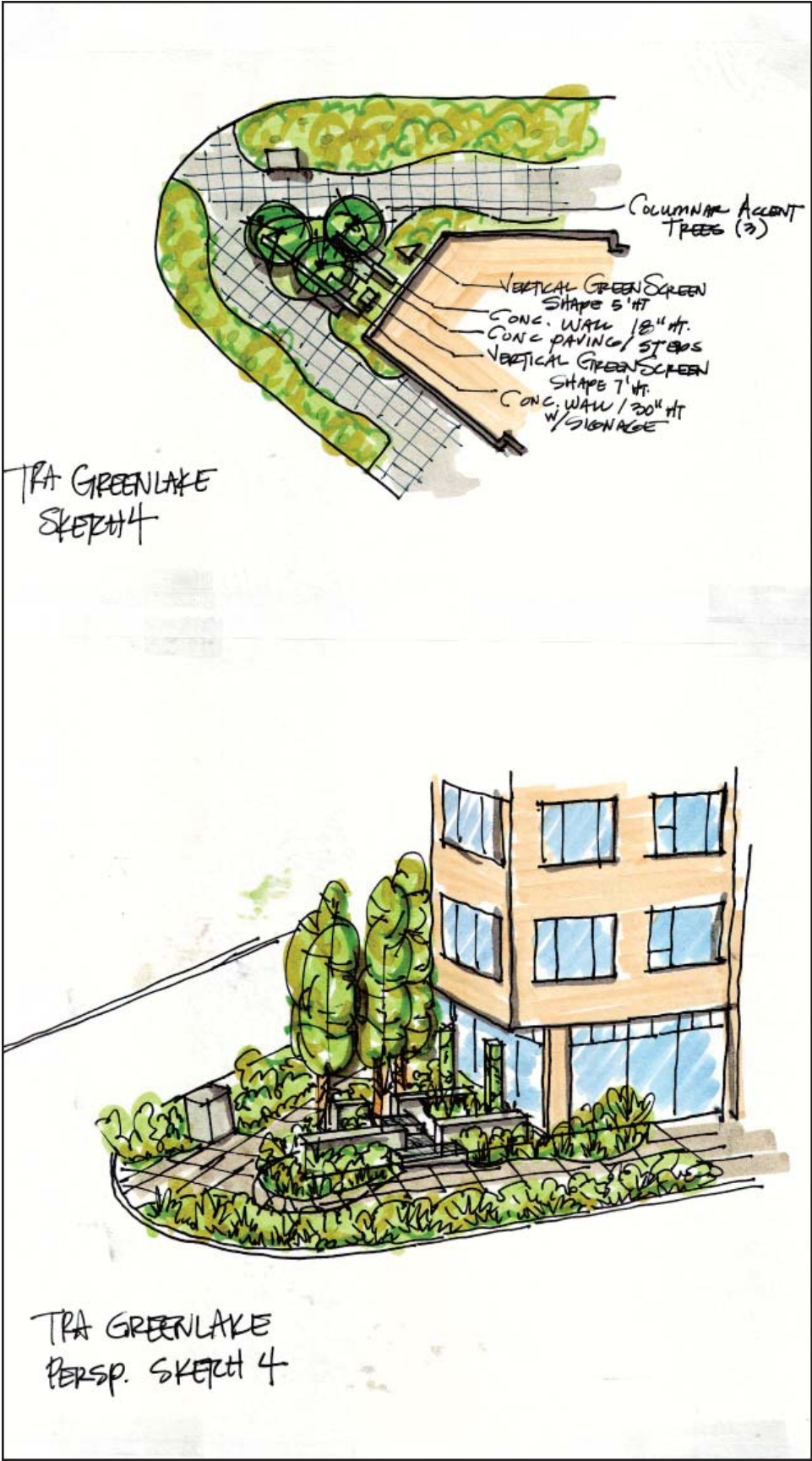
GREEN LAKE "OPEN SPACE" LIFESTYLE CONCEPT - (PRESENTED AT EARLY DESIGN GUIDANCE #2)

- The concept at the ground level focused on expanding the corner for pedestrian access
- The plan of Green Lake was used to provide a visual connection while entering Green Lake
- Planting and seating created a unique corner experience

DISADVANTAGES

- The plan of Green Lake not experienced from pedestrian and vehicle perspective
- Seating not conducive to character of corner
- Gateway landscape element feels disconnected from building





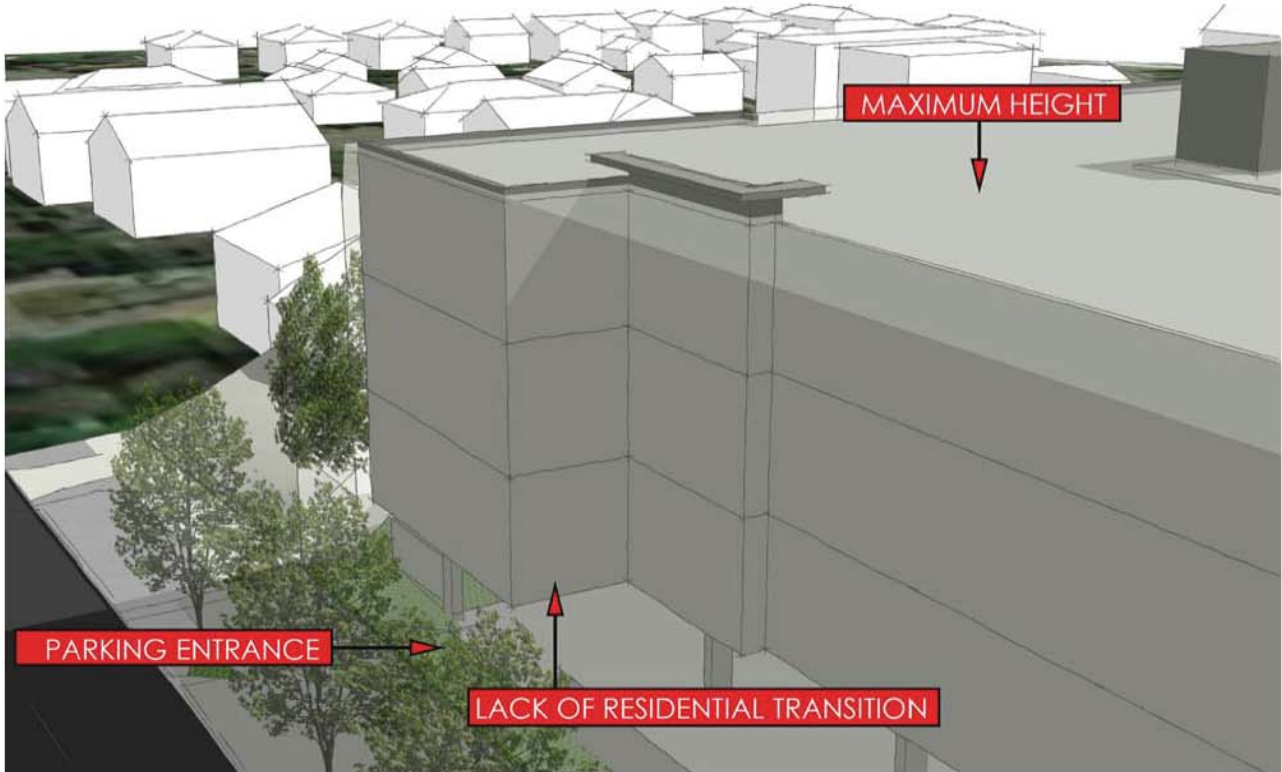
RESIDENTIAL ZONE TRANSITION - EDG #2



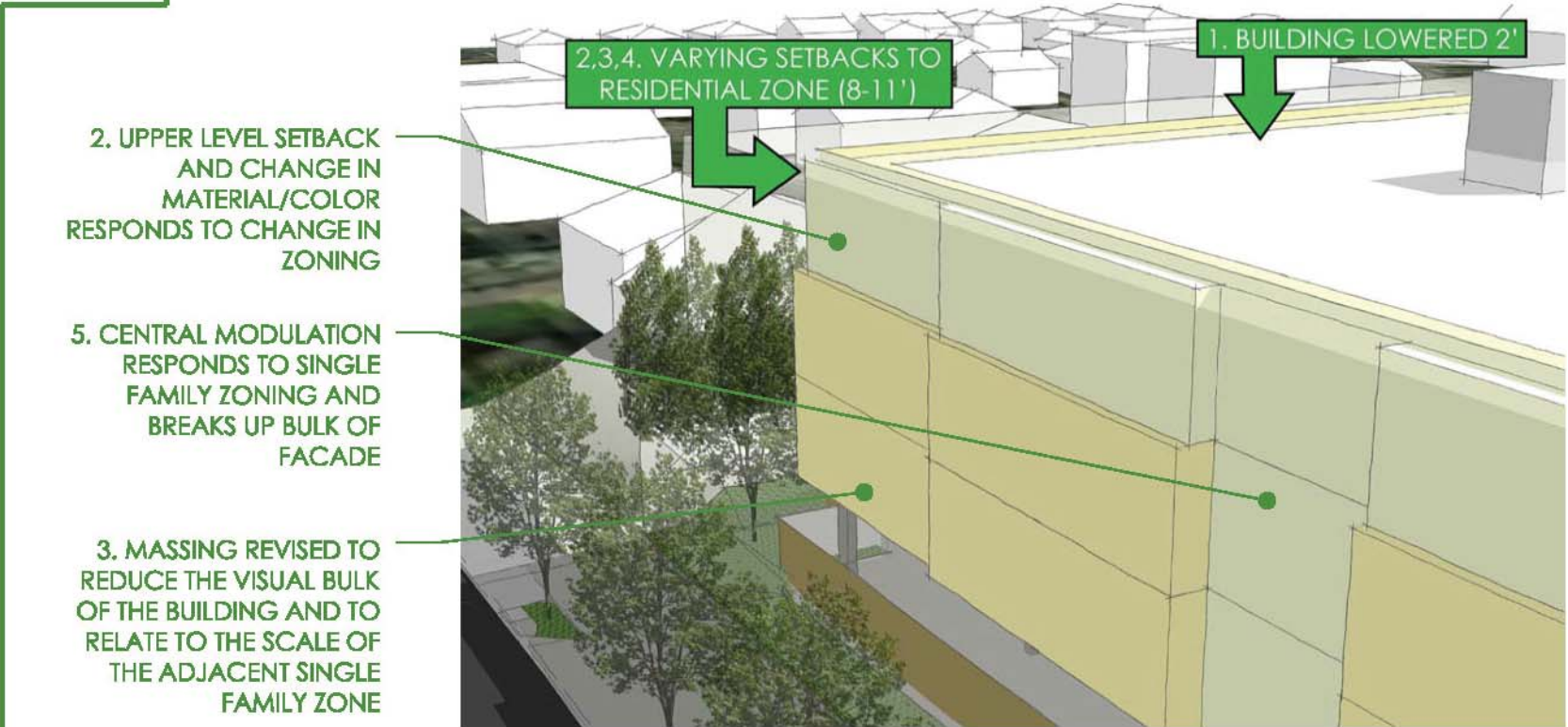
MASSING AT EARLY DESIGN GUIDANCE



MASSING EDG #2 RESPONSE



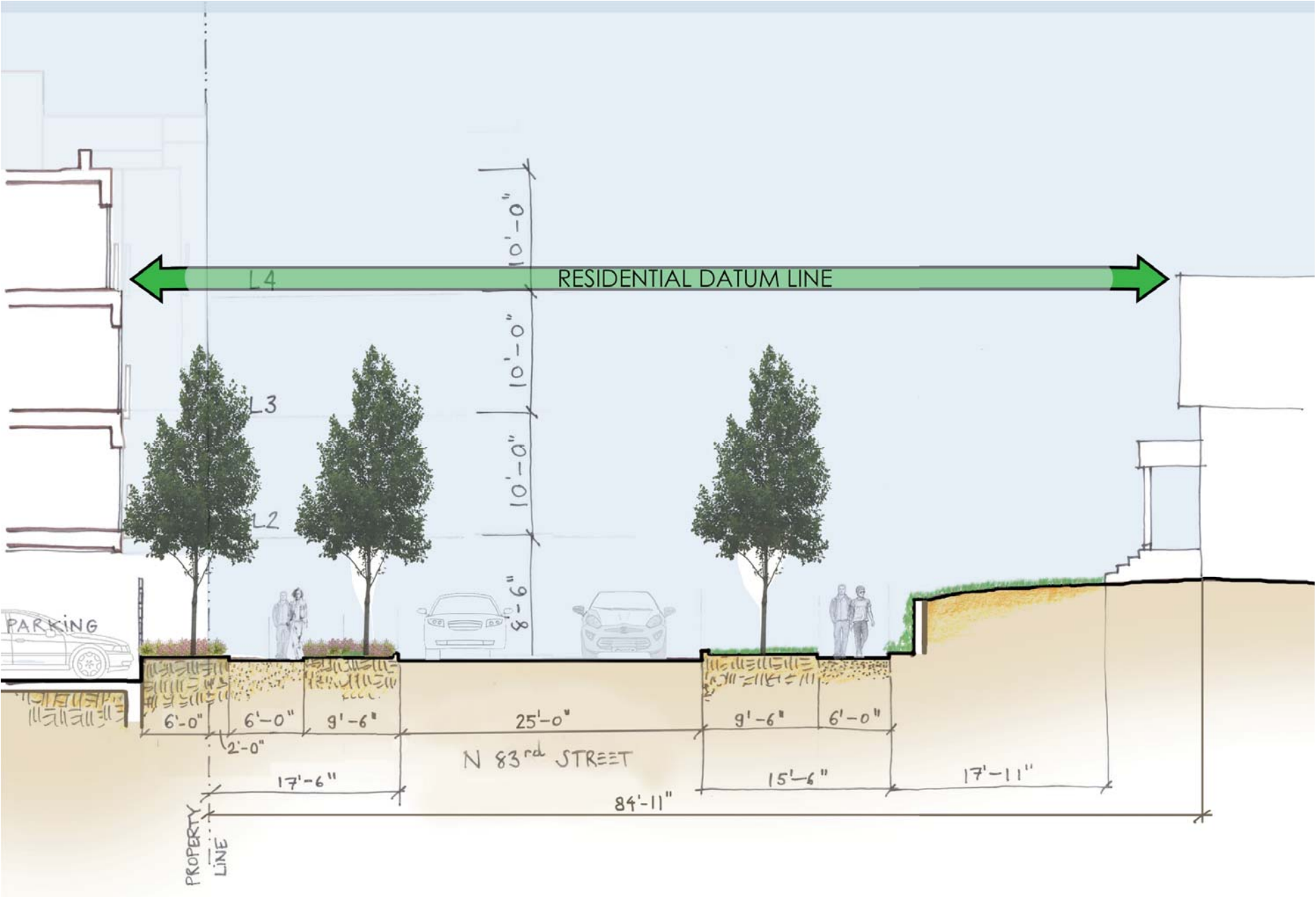
MASSING AT EARLY DESIGN GUIDANCE



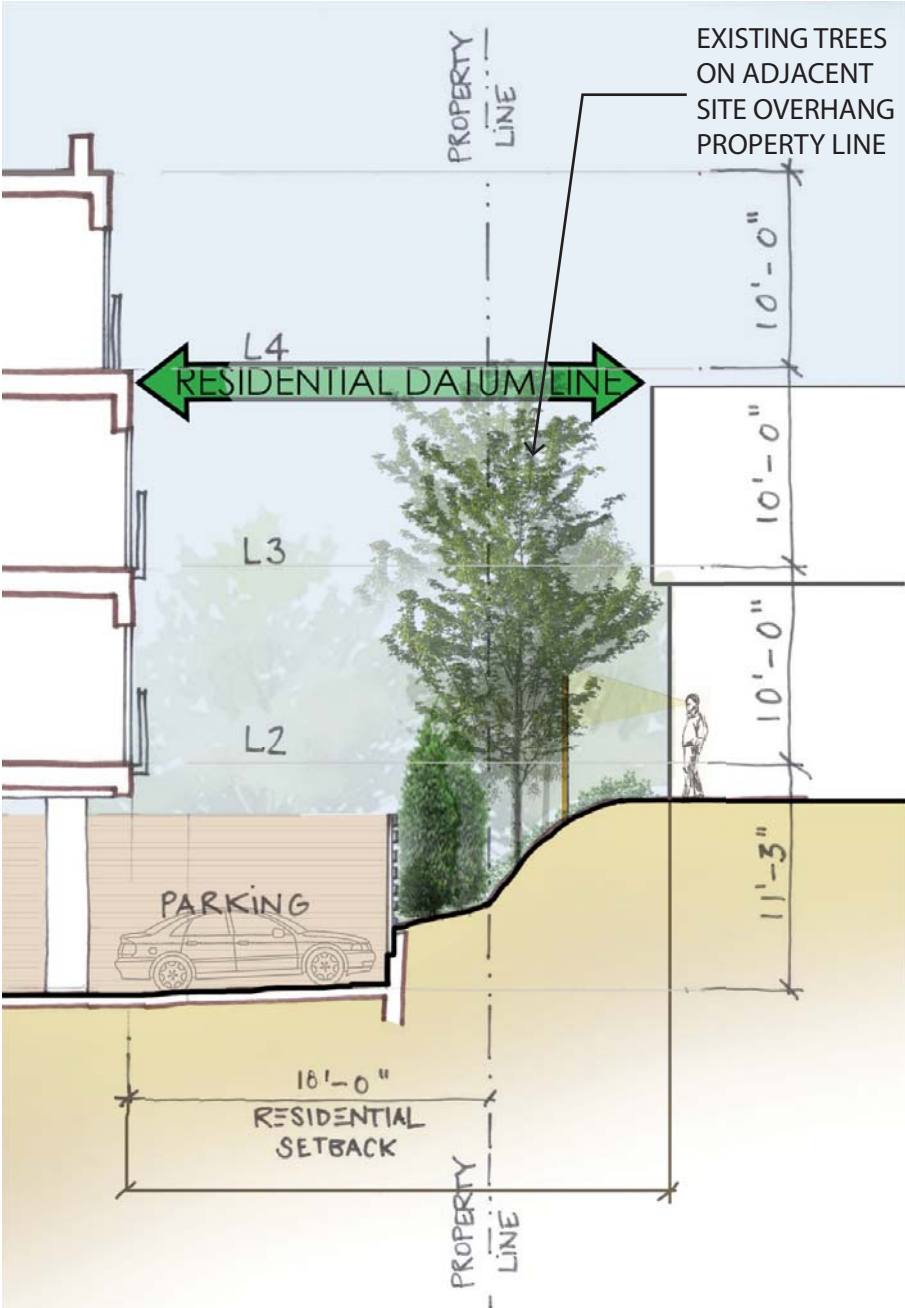
MASSING EDG #2 RESPONSE

RESIDENTIAL - CONCEPTUAL SECTIONS - EDG #2

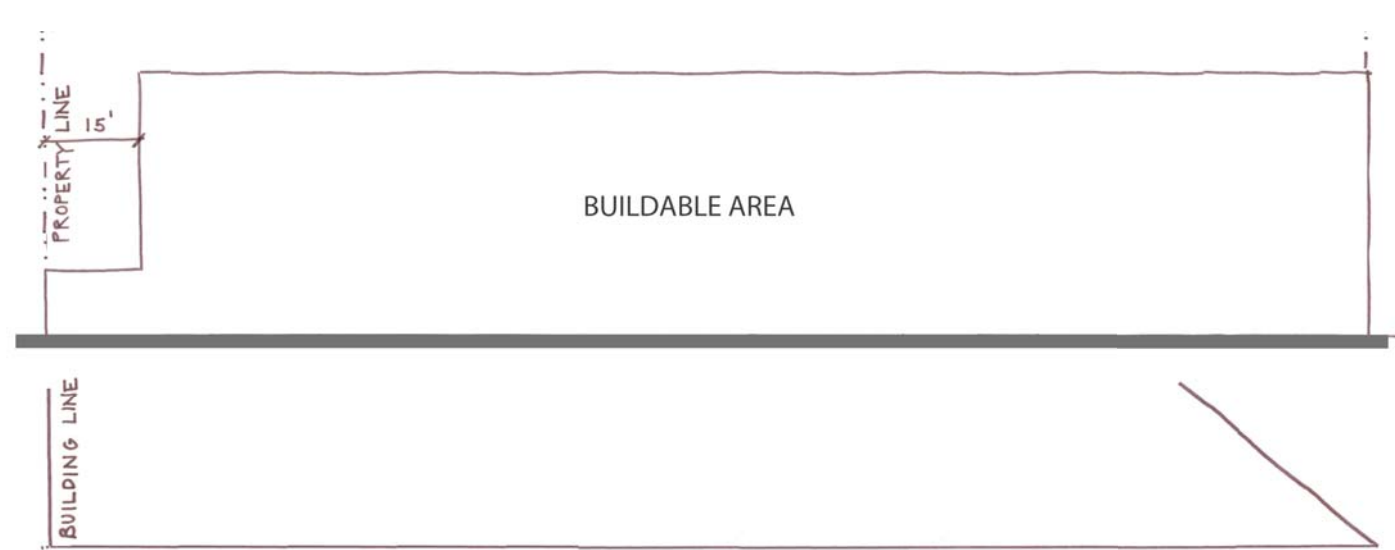
N 83RD STREET SECTION



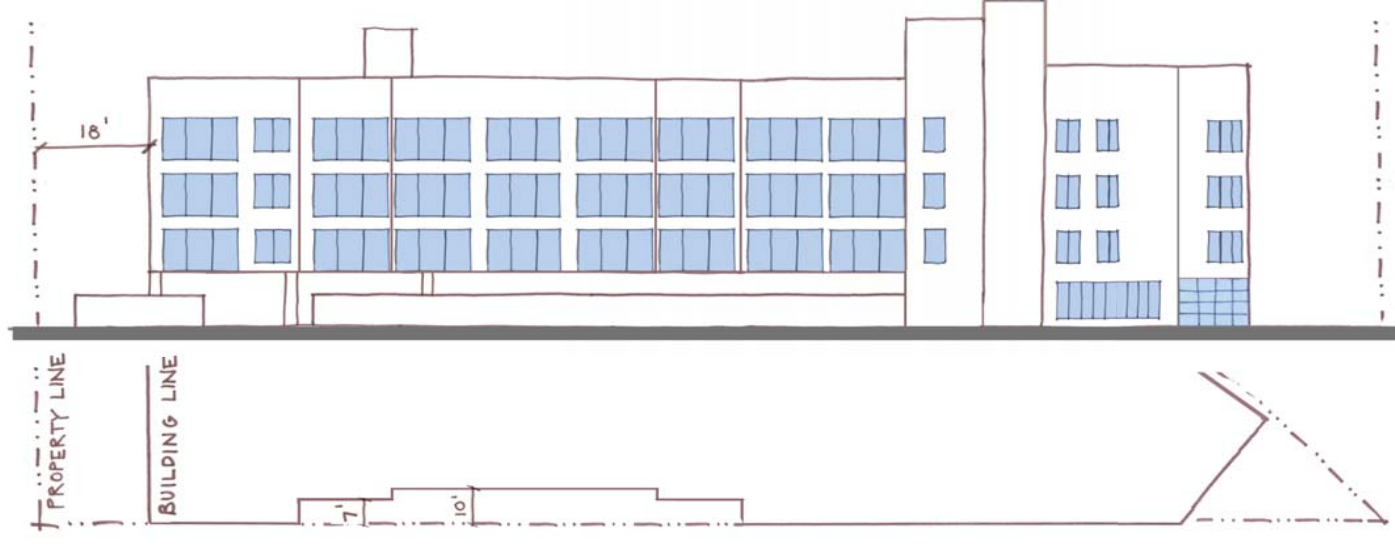
EAST PROPERTY LINE SECTION



RESIDENTIAL - FACADE DEVELOPMENT - DRB #1

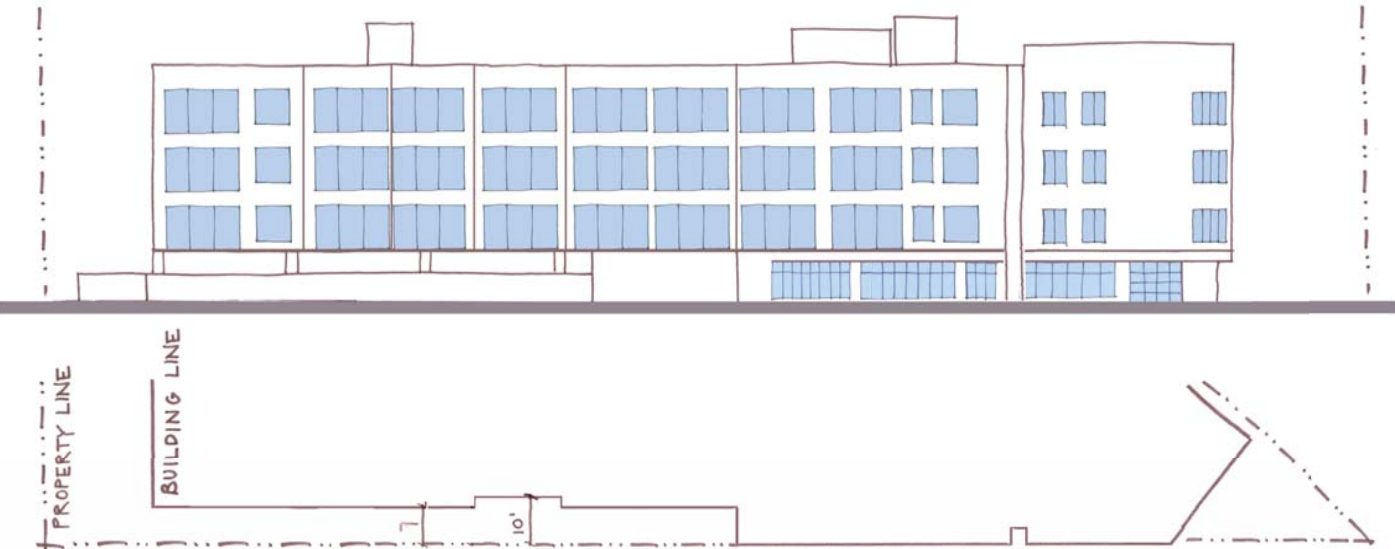


1. NORTH FACADE ZONING ENVELOPE



2. NORTH FACADE AT 1ST EDG

A 10' centralized setback and B 7' setback at north residential adjacencies. C 18' residential setback at East residential adjacency. D Parking entrance located at NE corner of site.



3. NORTH FACADE DEVELOPMENT

A Relocated parking entrance to Green Lake Dr N . B lowered building by 2' to reduce height, bulk and scale. C internalized elevator and stair circulation core to provide better transition to residential adjacencies. D Continuous vertical setback responds to residential zoning transition and demarcated gateway massing from residential massing.



4. NORTH FACADE A

A Upper level setback increased provide greater visual relief to facade. B Vertical bays modified to create unified rhythm with 3' balconies adding depth. C Material and color transition reduces bulk and scale. D Residentially sized and detailed fenestration openings relate to the scale of the neighborhood. E Landscaping and fencing carefully detailed to create pleasant pedestrian experience.



- WITHOUT VERTICAL SETBACK FACADE GAINS BULK
- BUILDING FEELS BIGGER WHEN NOT BROKEN UP INTO SMALLER CLUSTERS

RESIDENTIAL DESIGN IMAGE



1.d LIVE-WORK GRADUAL STREET TRANSITION

• LOWER LIVE-WORK RESIDENTIAL FEEL

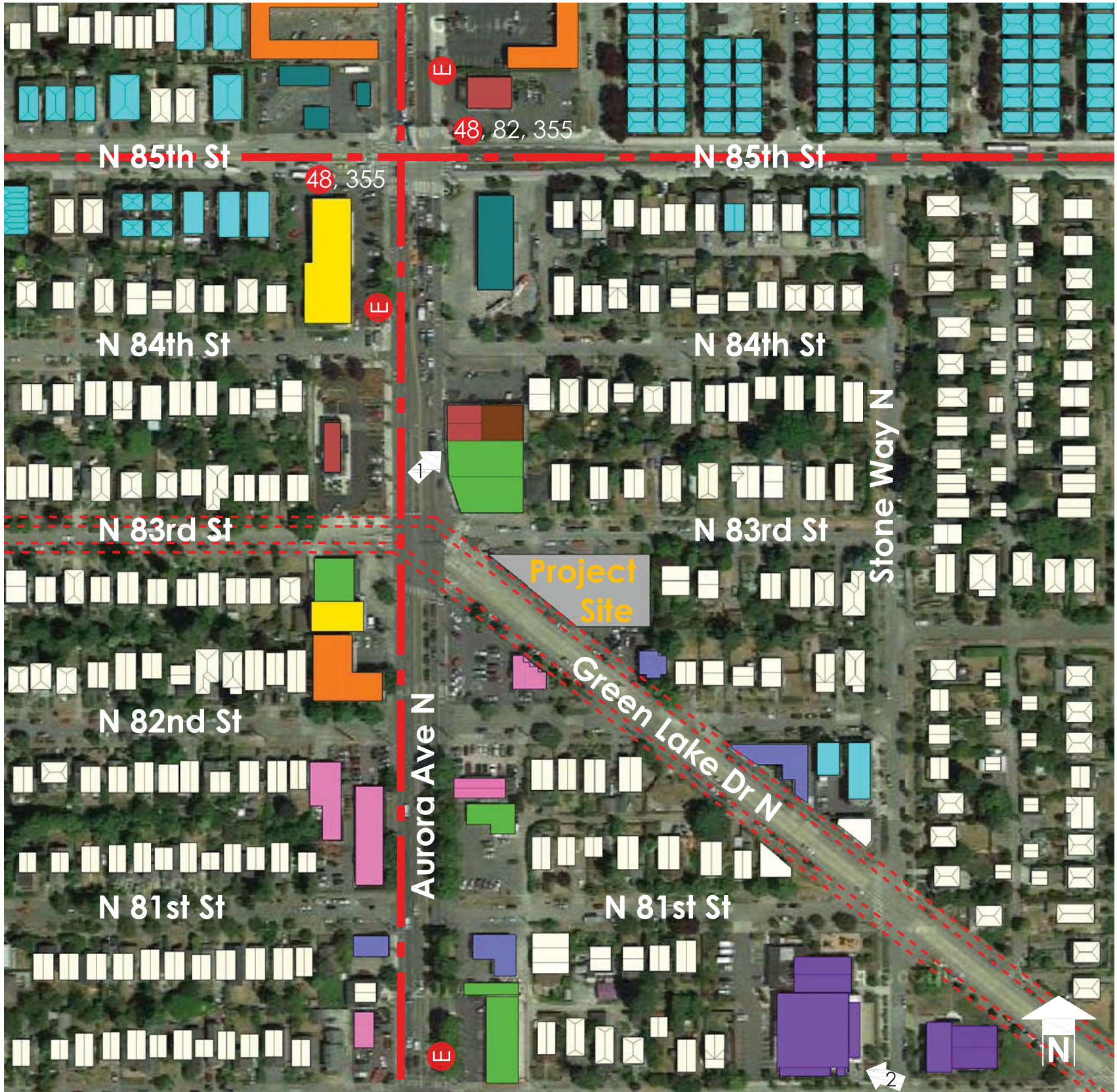
• LIVE-WORK FENESTRATION DETAIL

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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

NEIGHBORHOOD ANALYSIS



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



Greenwood Park
602 N 87th St
0.6 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



Licton Springs Park
9536 Ashworth Ave N
0.9 Miles

ENTRY LOCATION
PER GREEN LAKE
NEIGHBORHOOD
DESIGN GUIDELINES

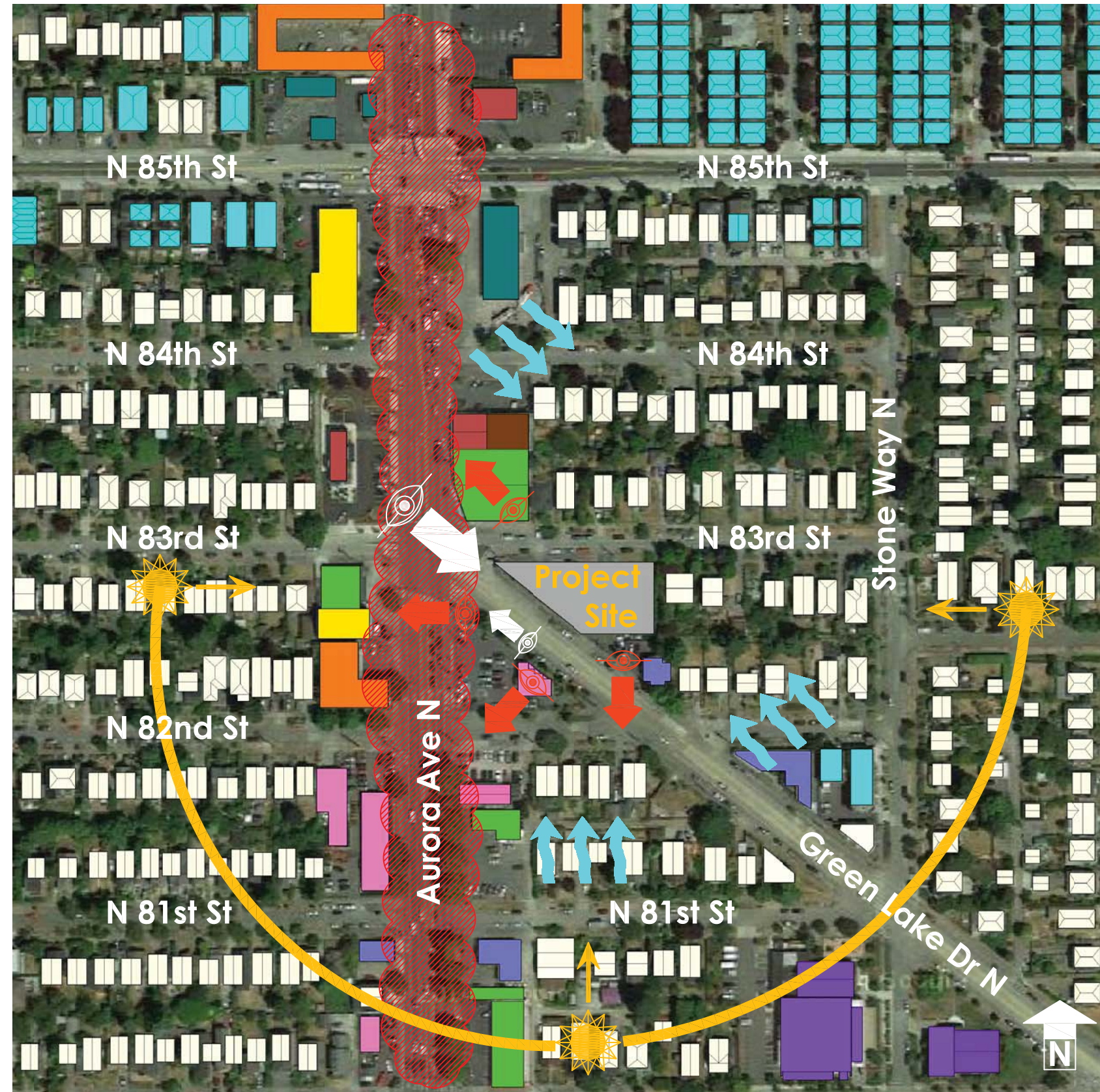


Green Lake
0.4 Miles

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)



PREVALING
WIND
S (Jan-June)
NW (July-Sept)
SSE (Oct-Dec)

SOLAR STUDY

SUMMER SOLSTICE

EQUINOX

9 AM

EDG#2 RESPONSE

UPPER LEVEL SETBACK

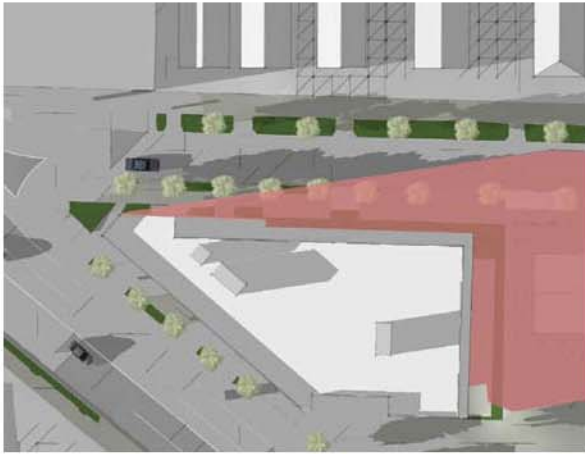
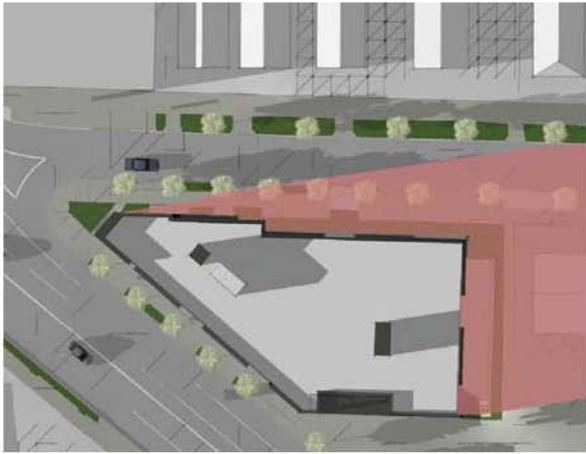
EDG#2 RESPONSE

UPPER LEVEL SETBACK

NOON



4 PM



SOLAR STUDY

WINTER SOLSTICE

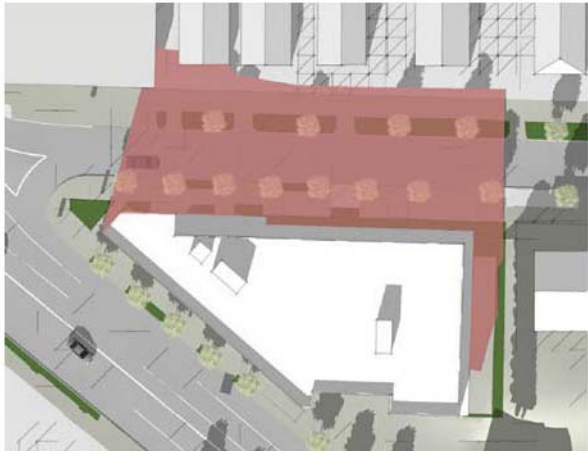
EDG#2 RESPONSE

UPPER LEVEL SETBACK

9 AM



NOON



4 PM



NEIGHBORHOOD MEETING



WALKING EAST PROP. LINE



WALKING EAST PROP. LINE



EAST NEIGHBORS



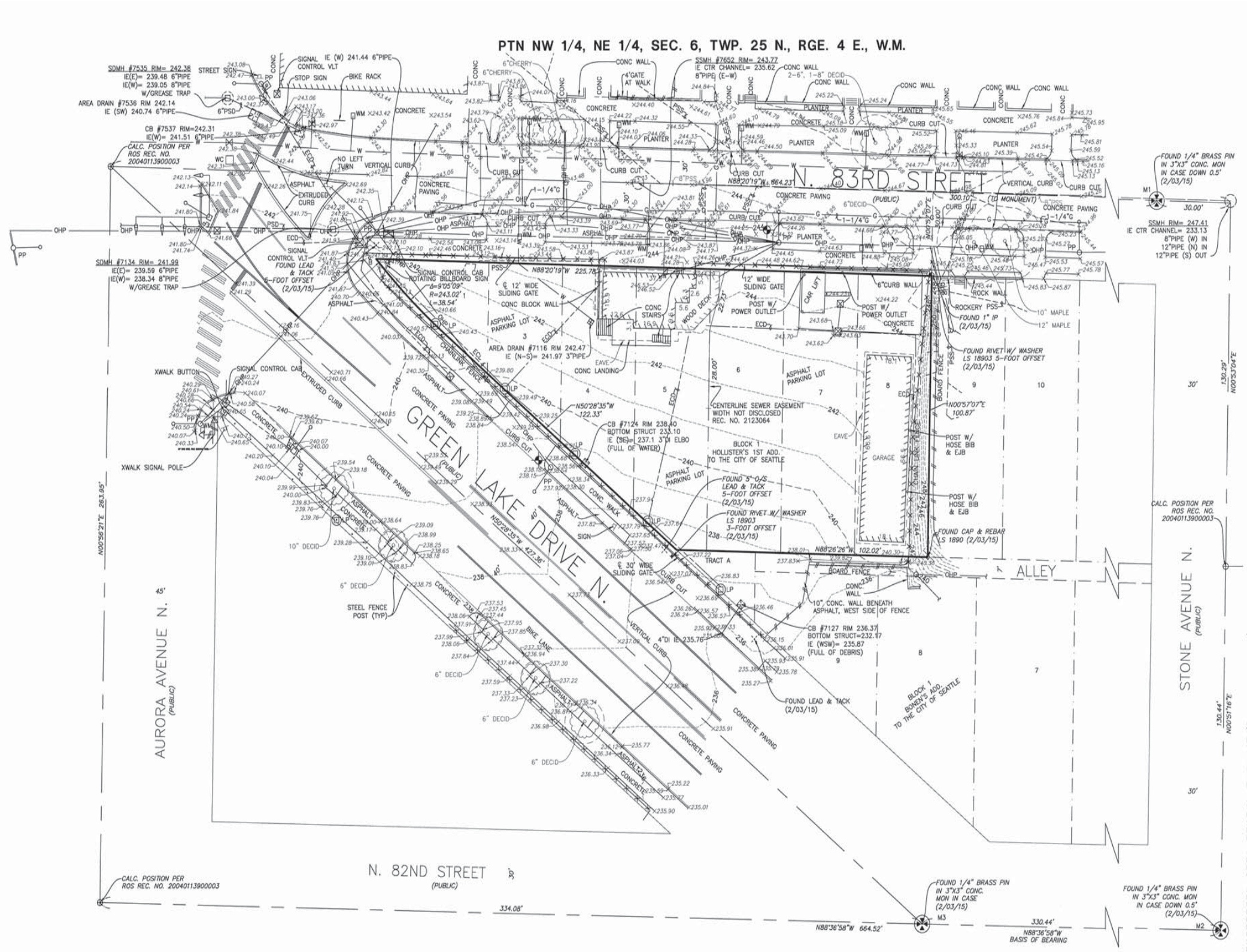
VIEW WEST FROM KITCHEN



VIEW WEST FROM LIVING ROOM



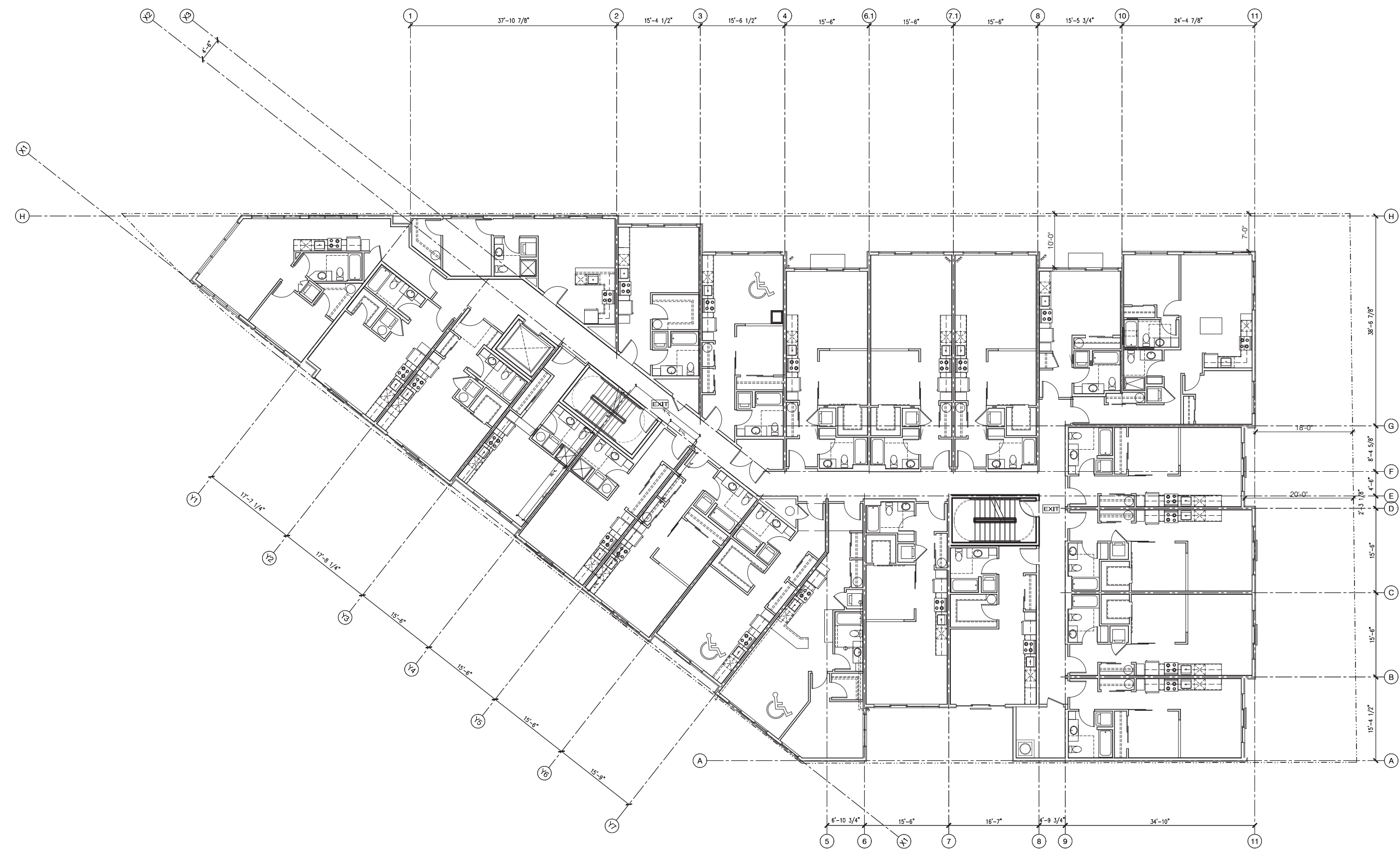
EXISTING NEIGHBOR FENCE



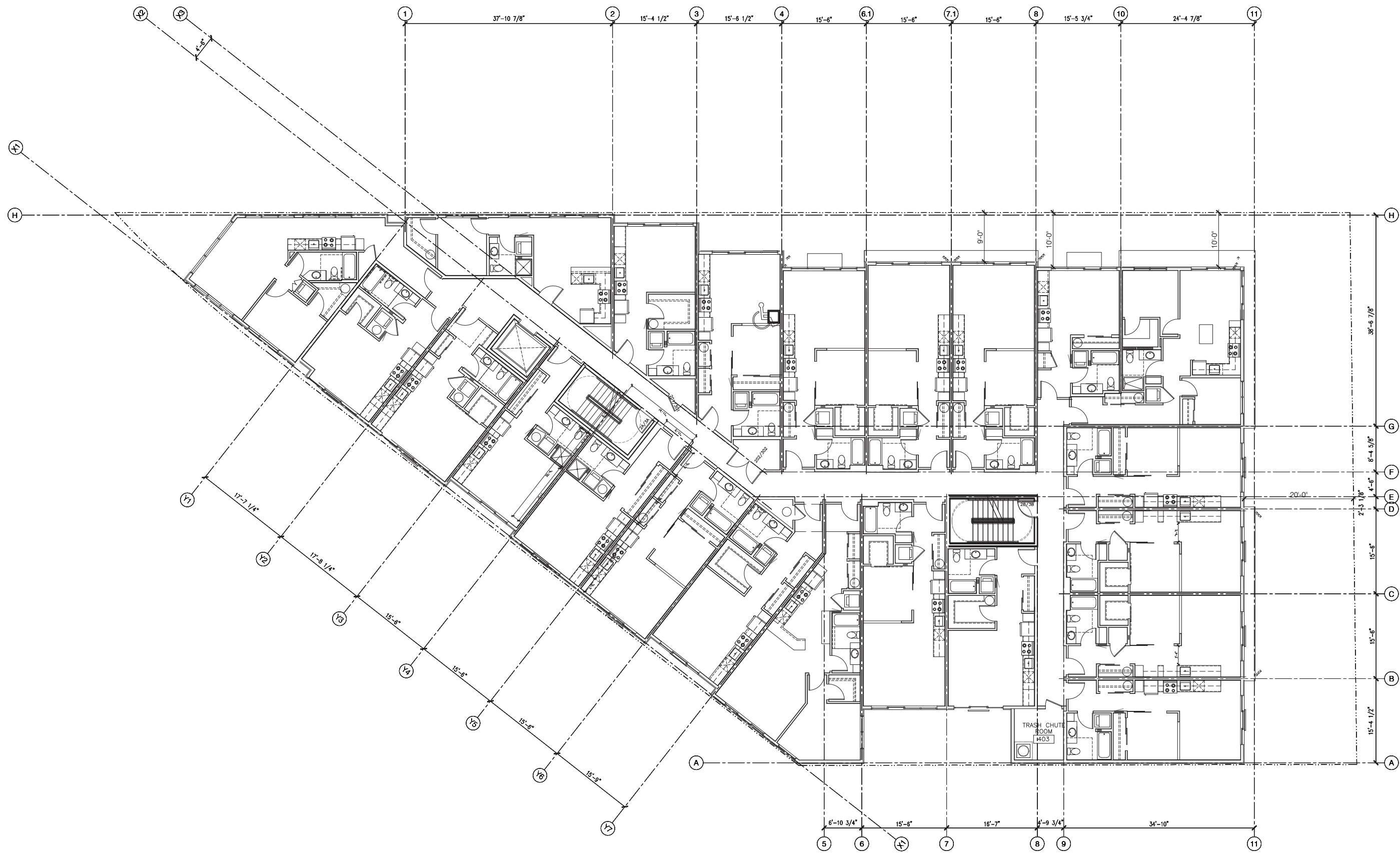
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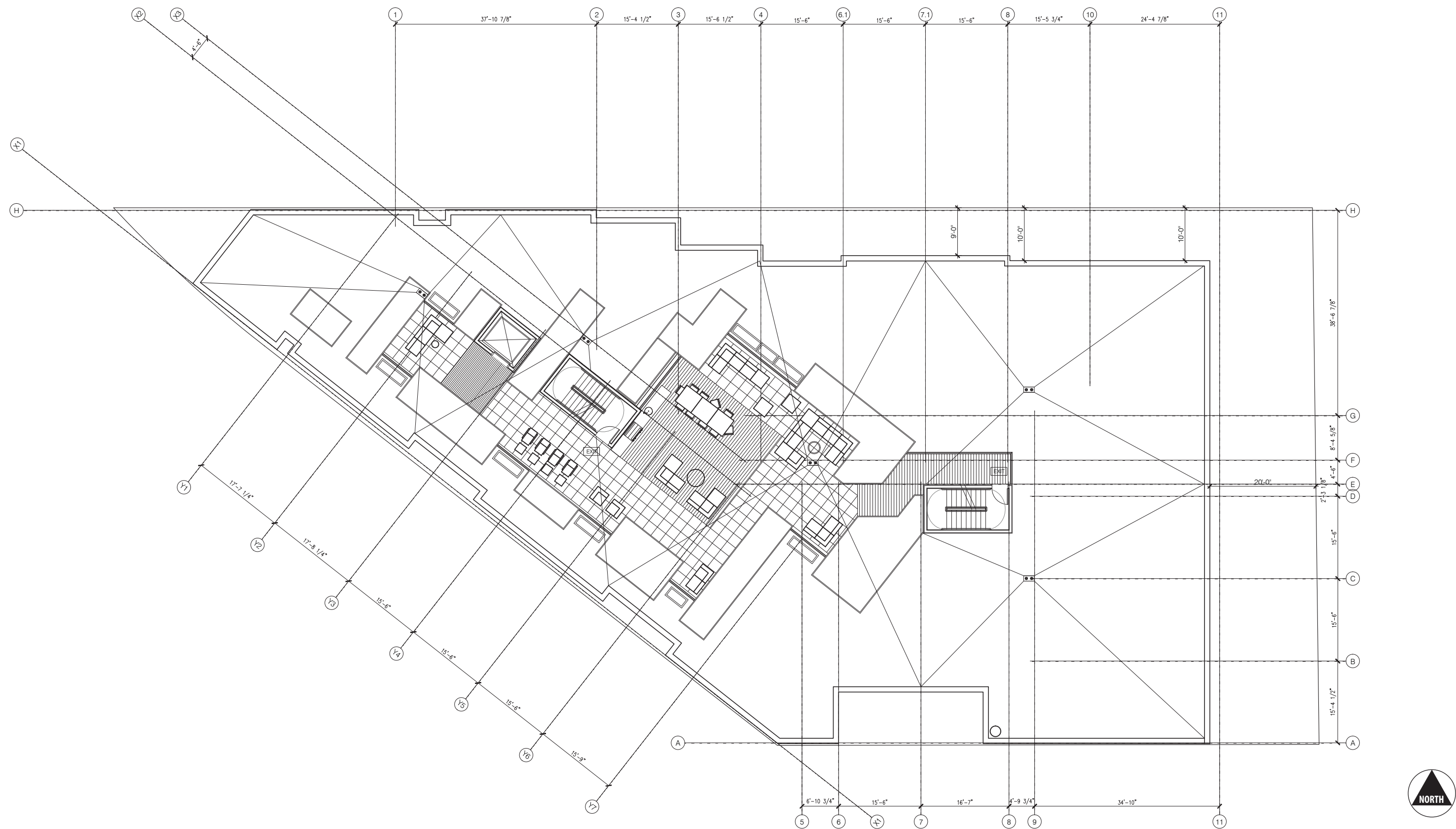
2ND-3RD FLOOR PLAN



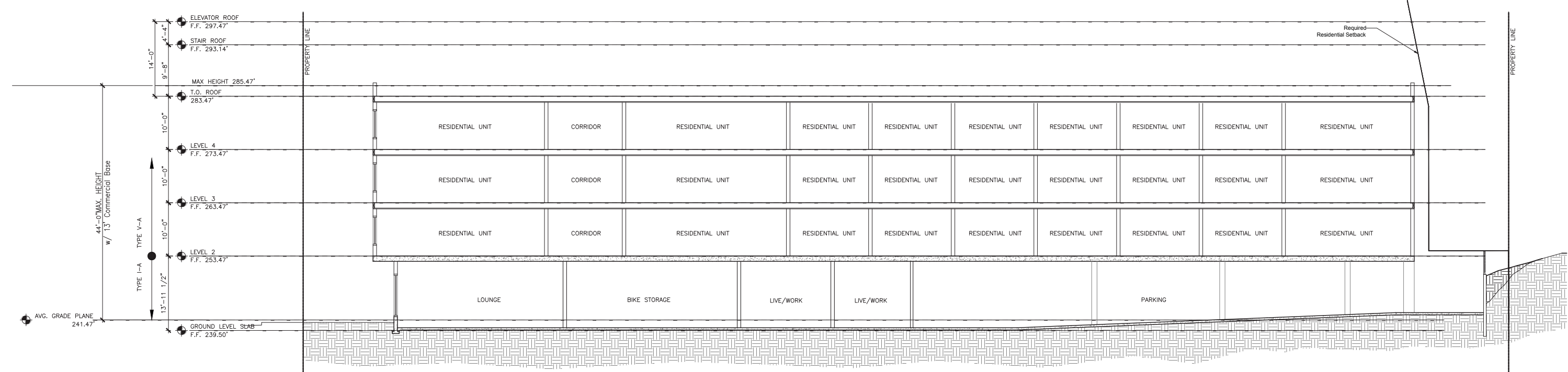
4TH FLOOR PLAN



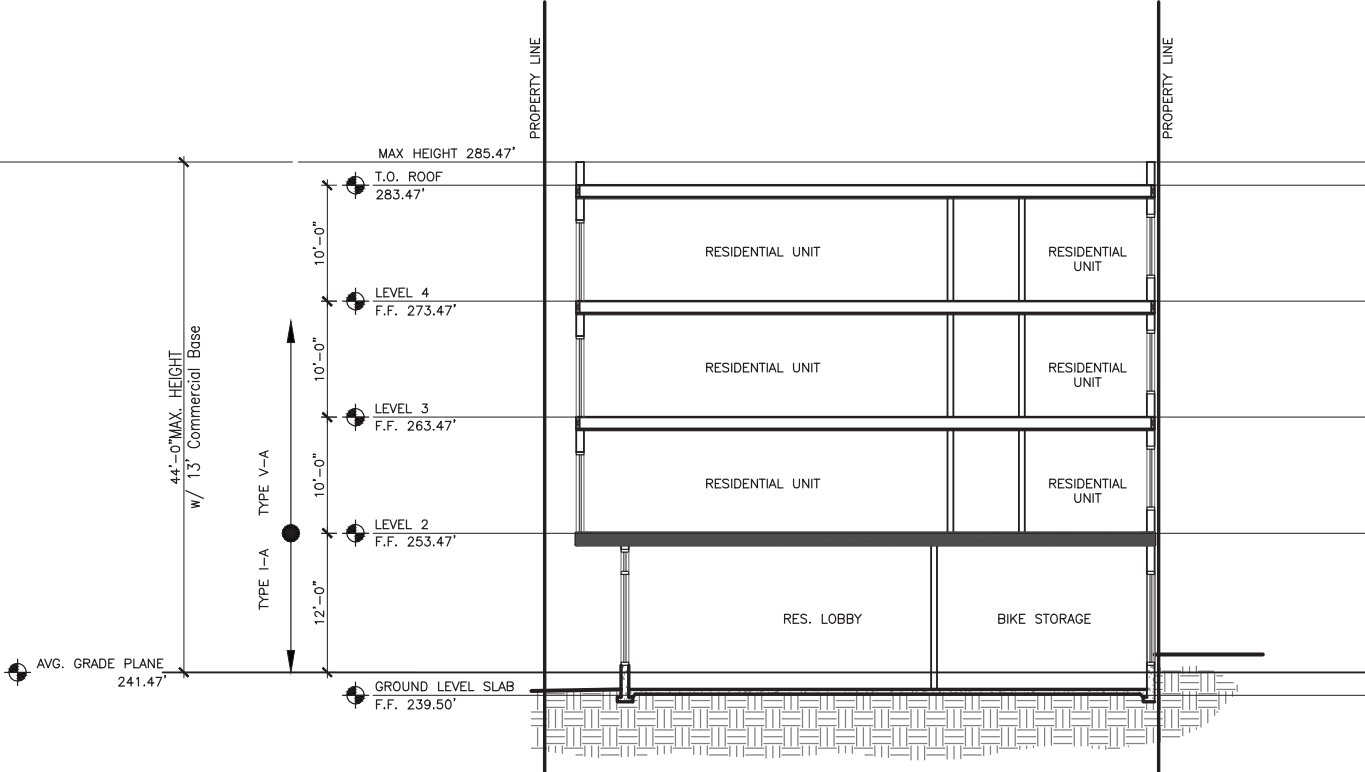
ROOF PLAN



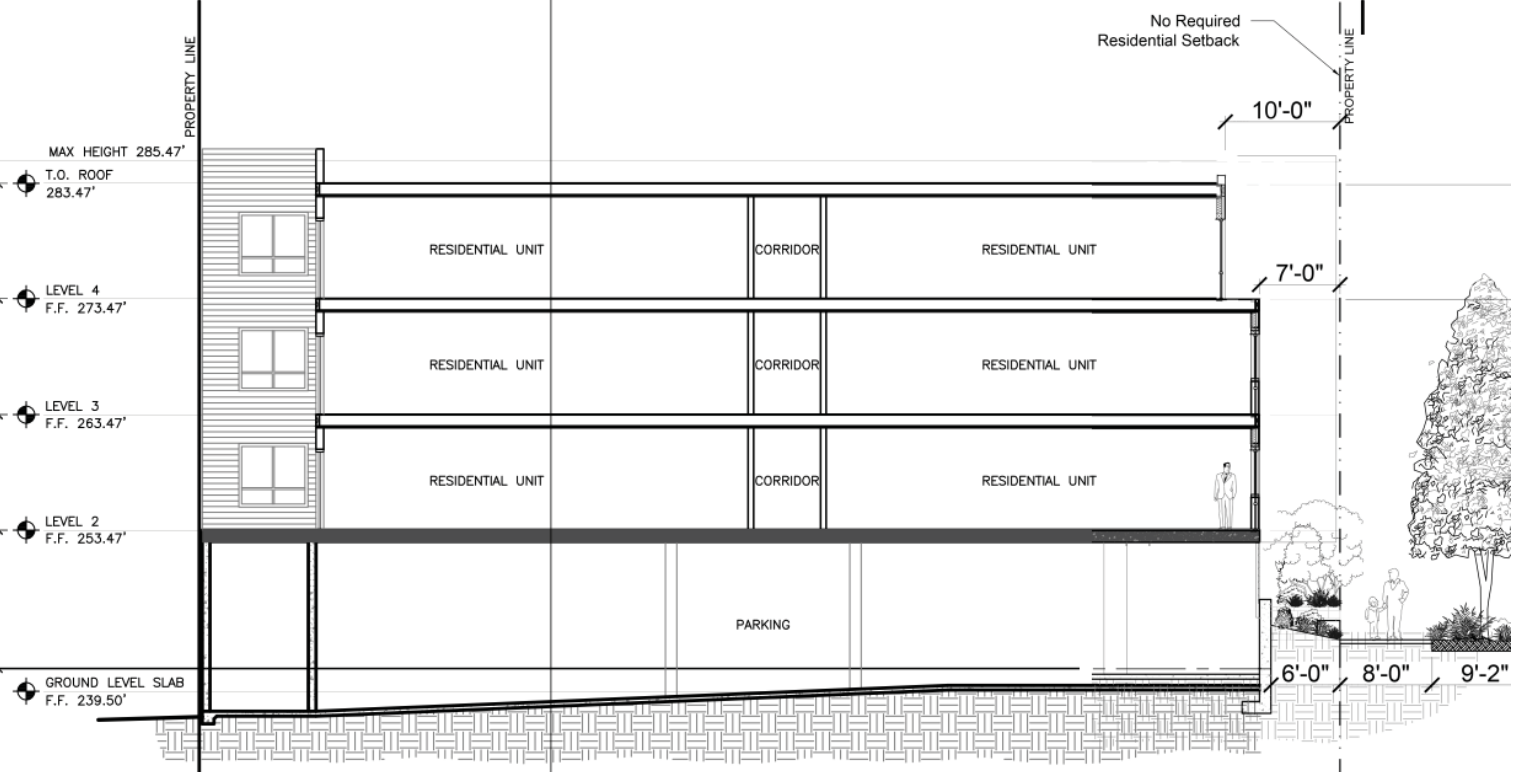
BUILDING SECTIONS



LONGITUDINAL SECTION



SECTION THROUGH LOBBY



SECTION THROUGH GARAGE

DESIGN OBJECTIVES

COMMUNITY



PLACE MAKING



CONNECTIVITY



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 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.

VICINITY MAP

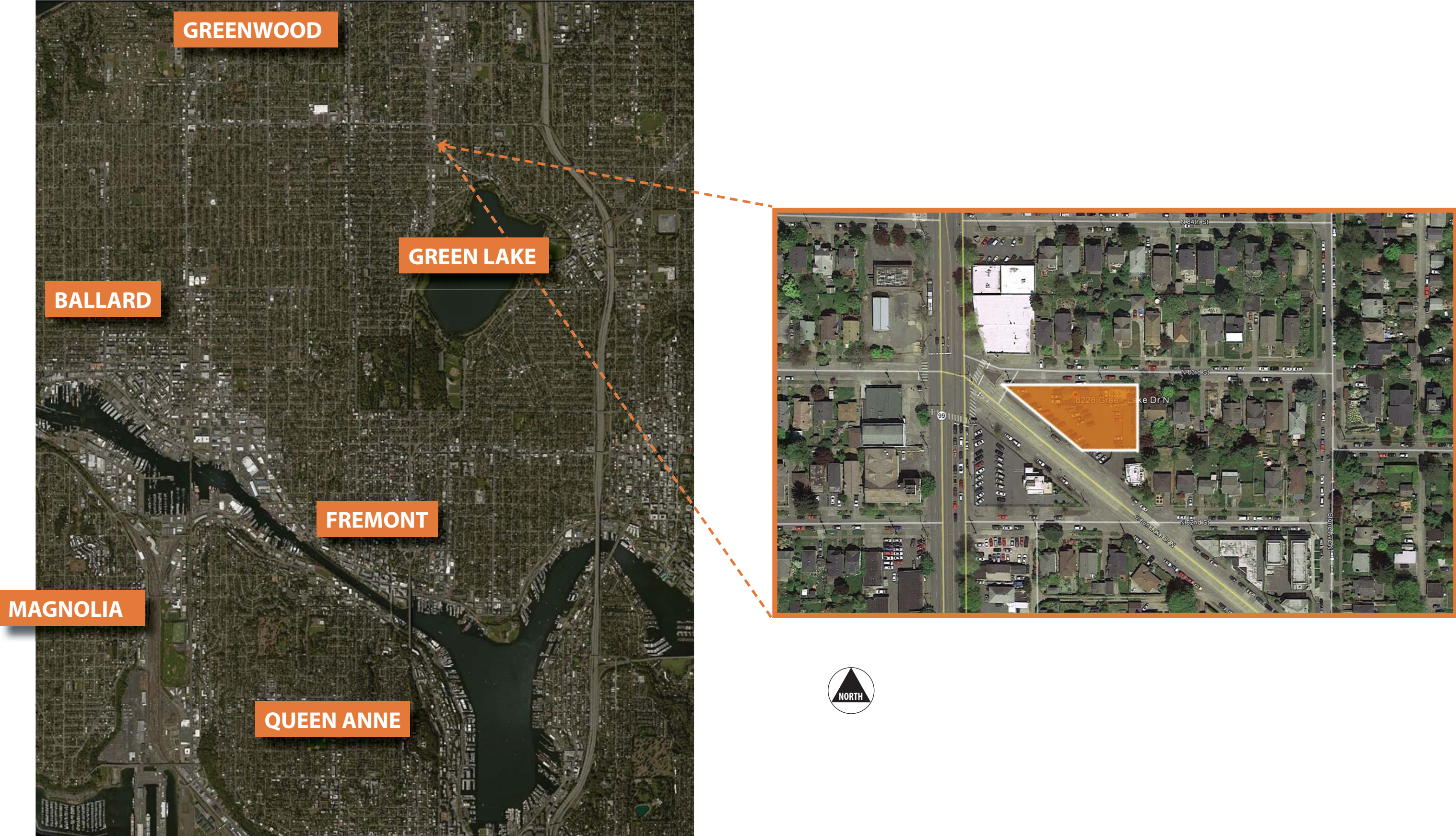


PHOTO MAP AND SINGLE-FAMILY NEIGHBORS



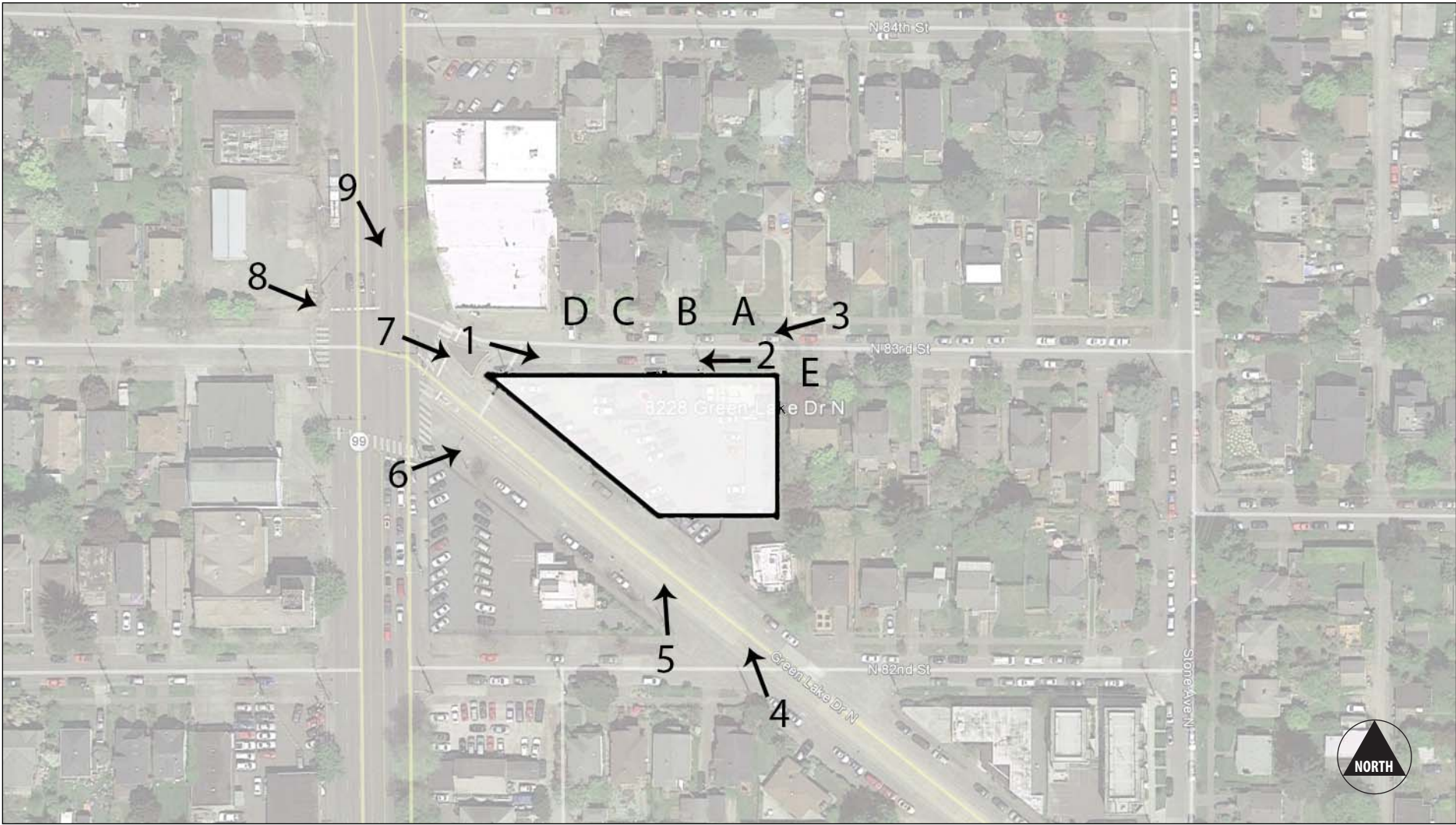
A



B



C



D



E

SITE PHOTOS



1. N 83RD ST - LOOKING EAST



2. N 83RD ST - LOOKING WEST



3. N 83RD ST - LOOKING WEST



4. GREEN LAKE DR N - LOOKING NORTHWEST



5. GREEN LAKE DR N - LOOKING NORTHWEST



6. GREEN LAKE DR N - LOOKING EAST



7. GATEWAY AT INTERSECTION

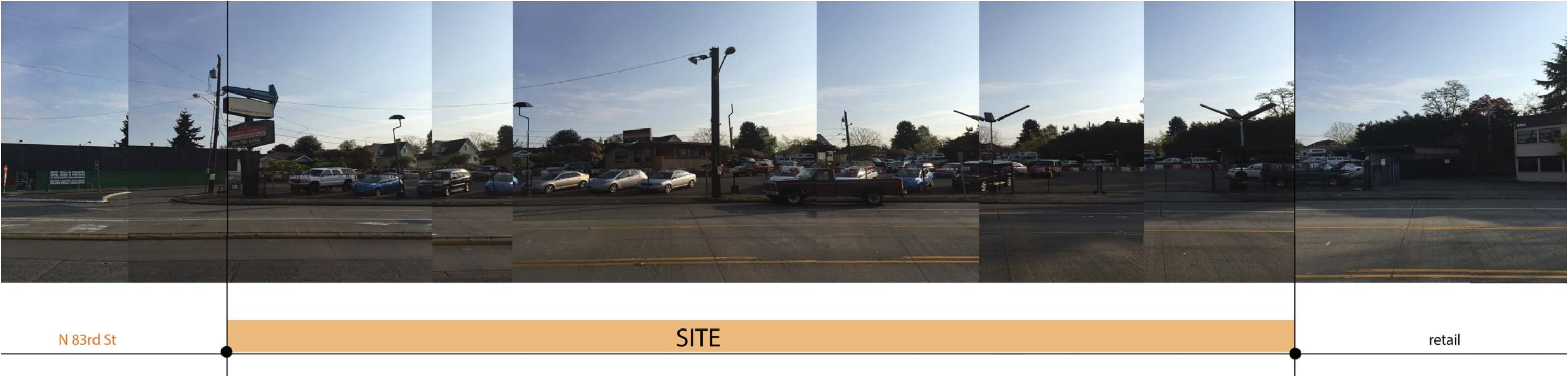


8. GATEWAY FROM AURORA AVE N



9. GATEWAY - LOOKING SOUTHEAST

GREEN LAKE DR - PHOTO MONTAGE



10. GREEN LAKE DR N MONTAGE - VIEW NORTH

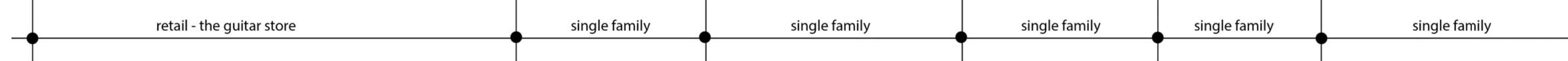


11. GREEN LAKE DR N MONTAGE - VIEW SOUTH

N 83RD ST - PHOTO MONTAGE



12. N 83RD ST MONTAGE - VIEW SOUTH TOWARDS SITE



13. N 83RD ST MONTAGE - VIEW NORTH