



417 NE 73RD ST

Early Design Guidelines Package

DPD PROJECT #3019917, 6460788
JULY 29, 2015

caron

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PROJECT INFORMATION

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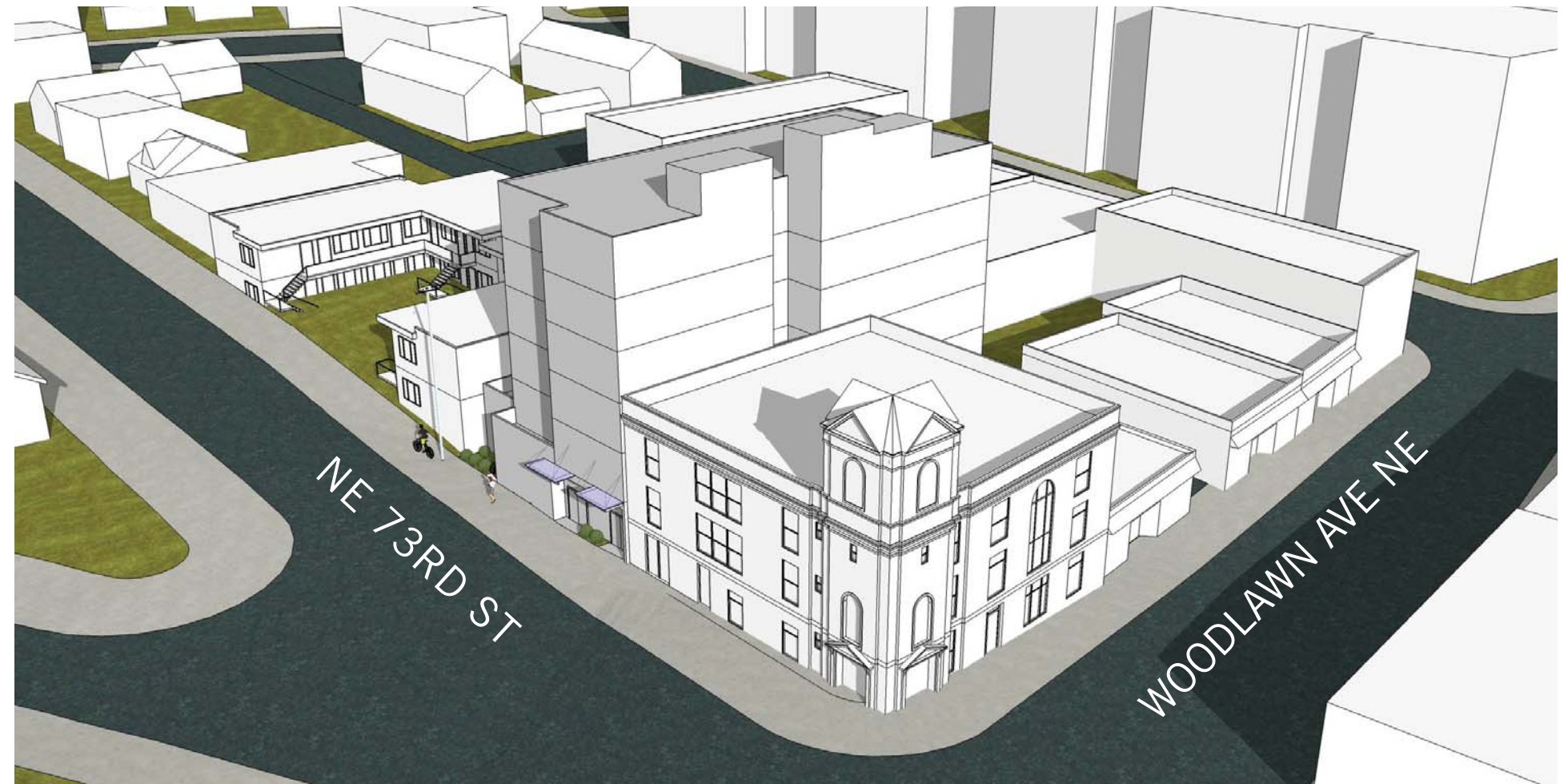
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Northwest Perspective

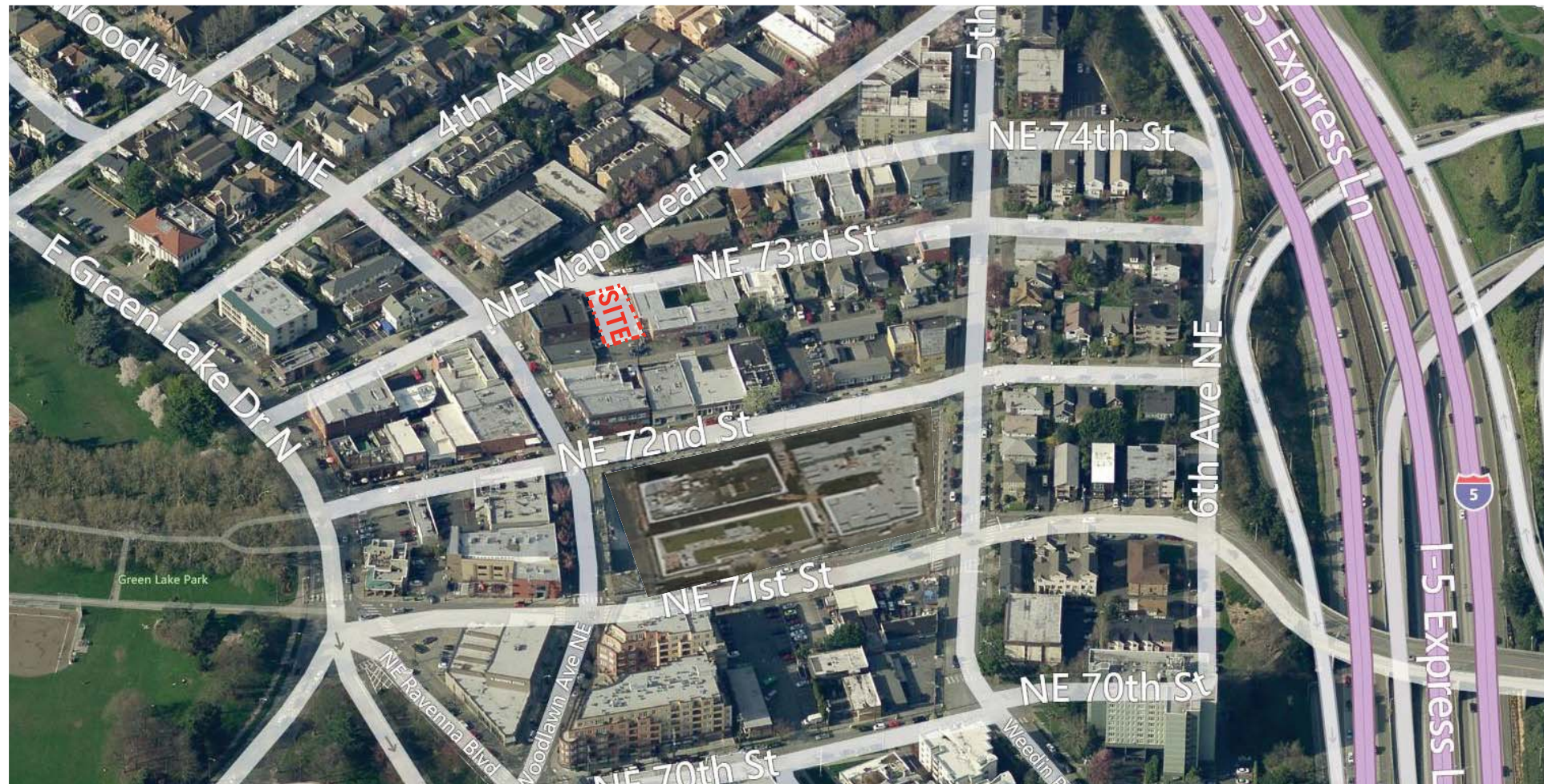
PROJECT INTRODUCTION

SITE INFORMATION:

- Site Address: 417 NE 73rd St, Seattle WA 98118
- DPD Project #: 3019917, 6460788
- Parcel(s): 952810-1455
- Site Area: 6,000 SF
- Overlay: Green Lake Residential Urban Village, Frequent Transit Overlay
- Legal Description: Woodlawn ADD to Green Lake, Plot Block: 32, Plot Lot: 3-4

DEVELOPMENT STATISTICS:

- Zoning: NCP-65
- Lot Size: 6,002 SF
- Allowable FAR: 4.75
- Proposed FAR: 4.39
- Residential Units: 45
- Parking Stalls: 11



Axonometric Map

FAR STATS

Level	Floor Height	Units	Unit Area	Amenity	Retail Area	Corridor/Exit	Mech / Utilities	Area
Roof	0	0	0	1779	0	846	0	2625
Level 6	10	9	3289	0	0	916	0	4205
Level 5	10	9	3289	0	0	916	0	4205
Level 4	10	9	3289	0	0	916	0	4205
Level 3	10	9	3289	0	0	916	0	4205
Level 2	10	9	3289	443	0	916	0	4205
Ground	13	0	0	0	2012	1471	1519	5002
Parking 1	9	0	4946	0	0	316	0	5262
Total	63	45	16445	2222	2012	7213	1519	28652

DEVELOPMENT OBJECTIVES

The proposed development will create a 6-story urban-infill apartment building with approximately 45 dwelling units and 1500 square feet of commercial space and an underground garage. This project will provide apartments in a thriving neighborhood. The site is located in a frequent transit corridor, so parking is not required; however one level of parking will be provided. The garage entry will be accessed from the alley. Bicycle storage space is required and a total 36 spaces is provided. The street facade will contain the main residential entry and commercial space. Private amenity space for the residents will be located on second floor deck. Common amenity space for the residents will be located on the roof for entertaining, relaxing and viewing the vibrant neighborhood and Green Lake Park.

ZONING ANALYSIS

- Total Site Area: 6002 SF
- Zone: NC2P-65
- Zone Area: 6002 SF
- Permitted Use: Retail & Residential

MAXIMUM ALLOWABLE

- Height Limit: 65' above Average Building Elevation
- Setback: 0' Front / 16' Alley, 6" Offset from Property Line

CONTEXT ANALYSIS

VICINITY MAP & COMMUNITY NODES



PROXIMITY OF COMMUNITY NODES TO SITE

Images below are located on the vicinity map on page 4. Biking and walking distance data acquired from Google Maps.



1 | GREEN LAKE
Biking Distance from Site: 4 min, 0.4 mile
Walking Distance from Site: 5 min, 0.2 mile



2 | GREEN LAKE ELEMENTARY SCHOOL
Biking Distance from Site: 6 min, 0.8 mile
Walking Distance from Site: 11 min, 0.5 mile



3 | WOODLAWN PARK ZOO
Biking Distance from Site: 15 min, 2.0 miles
Walking Distance from Site: 40 min, 1.9 miles



4 | SEATTLE PUBLIC THEATRE
Biking Distance from Site: 7 min, 1.1 miles
Walking Distance from Site: 19 min, 1.0 mile



5 | GREEN LAKE COMMUNITY CENTER
Biking Distance from Site: 1 min, 0.2 mile
Walking Distance from Site: 3 min, 0.2 mile



6 | GREEN LAKE BRANCH LIBRARY
Biking Distance from Site: 1 min, 0.2 mile
Walking Distance from Site: 3 min, 0.2 mile



7 | PCC NATURAL MARKETS
Biking Distance from Site: 1 min, 0.2 mile
Walking Distance from Site: 4 min, 0.2 mile



8 | GREAT HALL
Biking Distance from Site: 1 min, 308 ft
Walking Distance from Site: 1 min, 308 ft

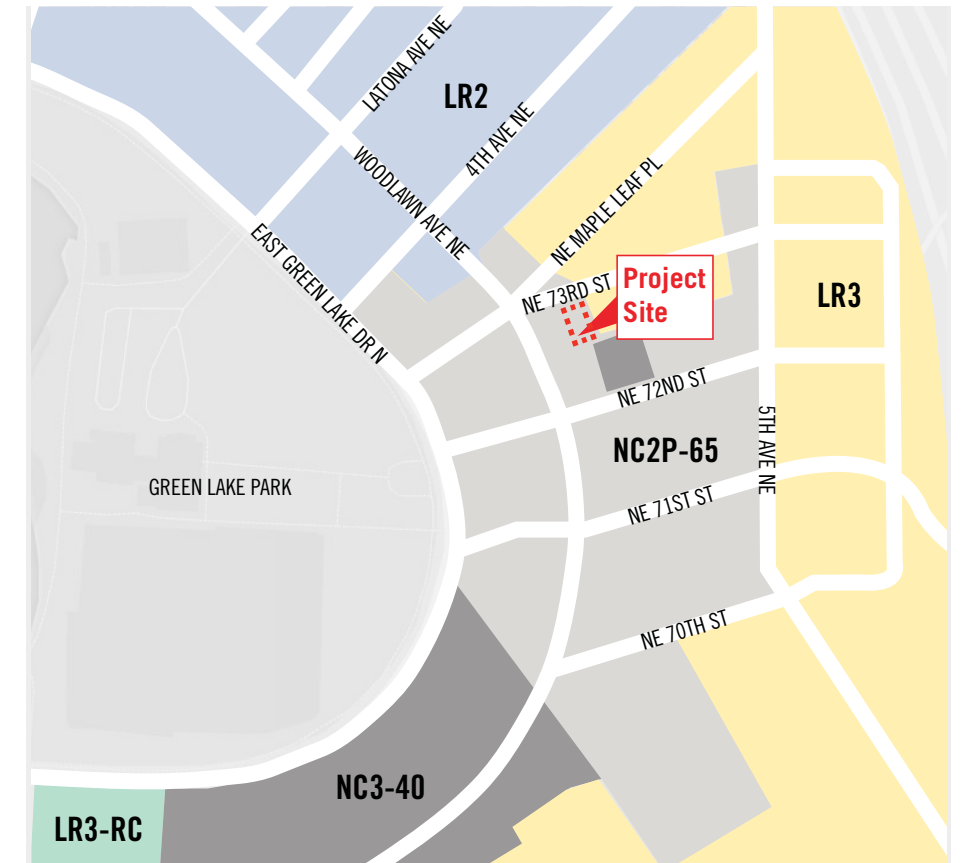
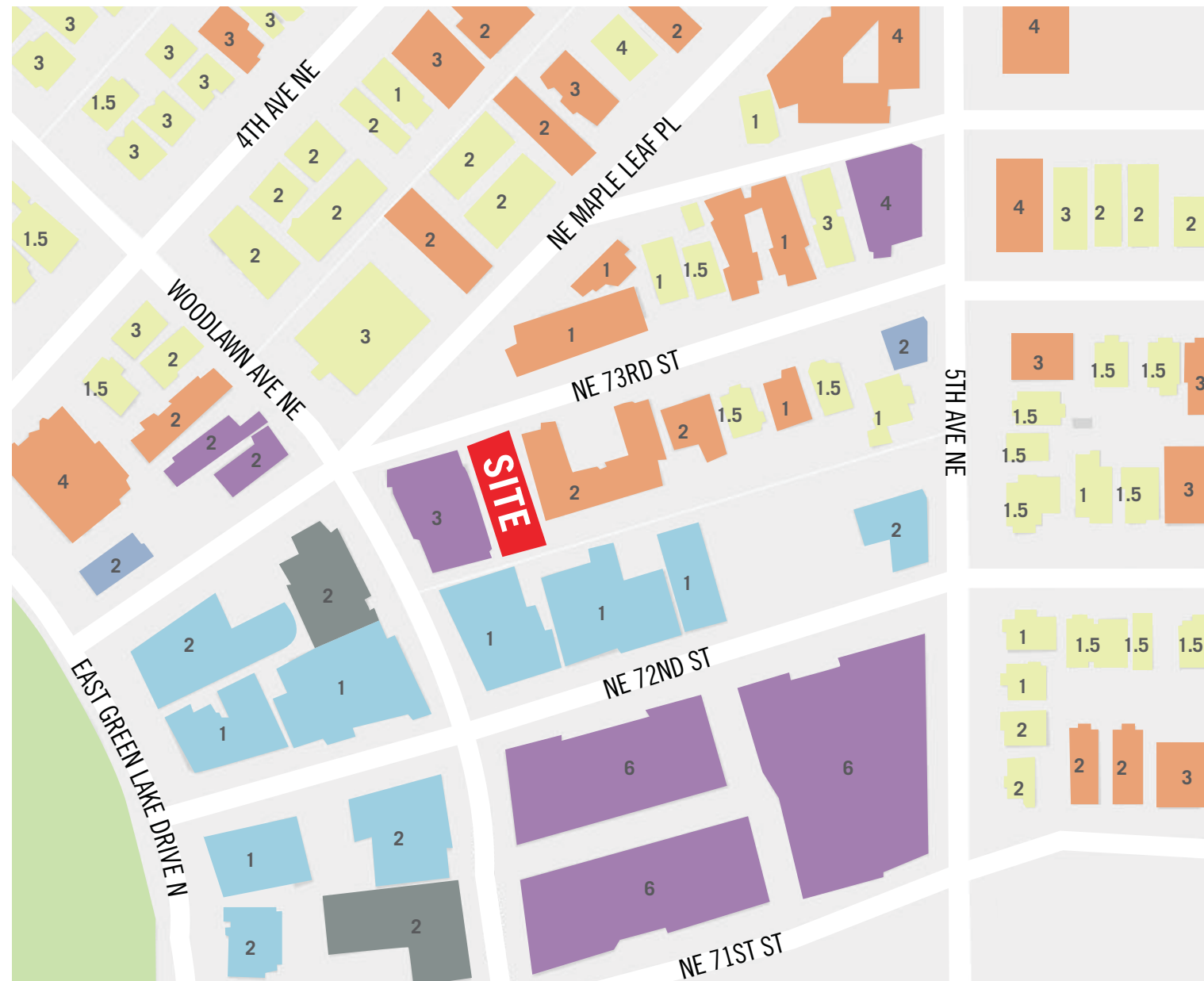
CONTEXT ANALYSIS

FIGURE GROUND & BUILDING STORIES ANALYSIS

SURROUNDING USES MAP KEY

- Site
- Mixed-Use
- School
- Service Building
- Parks
- Office
- Single Family
- Multi Family
- Retail

*NUMBER OF STORIES FOR EACH BUILDING MARKED ON THE MAP



ZONING MAP KEY

- Site
- LR3-RC
- NC2P-65
- LR3
- LR2
- NC3-40



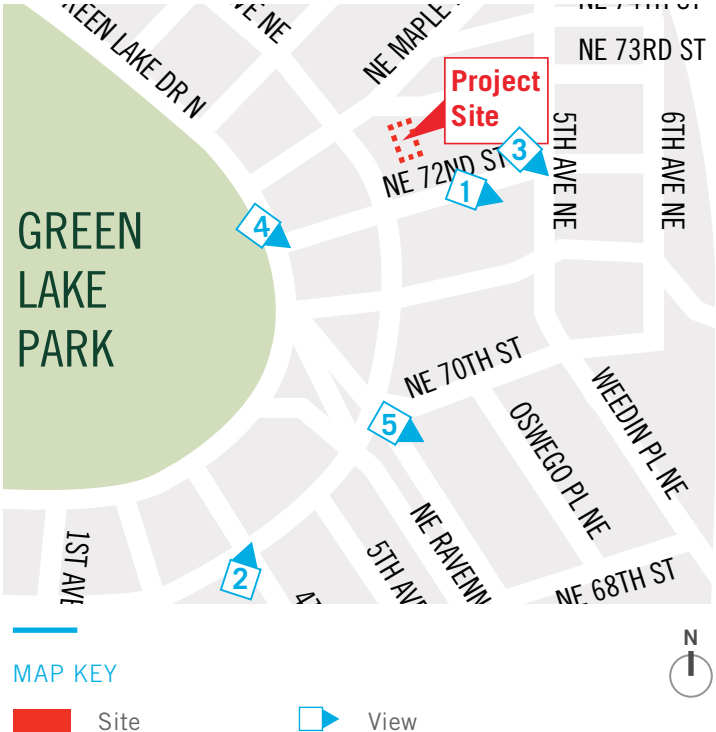
NEIGHBORHOOD DESIGN CUES & NOTABLE ARCHITECTURAL PATTERNS

WINDOWS & MODULATION

1

GREEN LAKE VILLAGE APARTMENTS AT 427 NE 72ND ST

It has a strong horizontal delineation of the ground floor with brick facade. Also, oversized windows and upper level modulation are accented by material and color variation.



COLOR & MATERIALS



2

CIRCA APARTMENTS AT 6644 4TH AVE N

This development features vertical and horizontal modulation by use of color and material.

RETAIL CONNECTION



3

GREEN LAKE VILLAGE APARTMENTS AT 427 NE 72ND ST

The building has a strong base with retail connection on the ground level.

PEDESTRIAN CONNECTION



4

SHELTER LOUNGE AT 7110 EAST GREENLAKE DR

This retail space uses natural material and simple planters to activate pedestrian connection.

TEXTURE & MATERIALS



5

FLOREA APARTMENTS AT NE 70TH & NE RAVENNA BLVD

This development has minimal color accents, and uses architectural trim to delineate horizontality on each floor.

EXISTING SITE CONDITIONS

STREETSCAPES

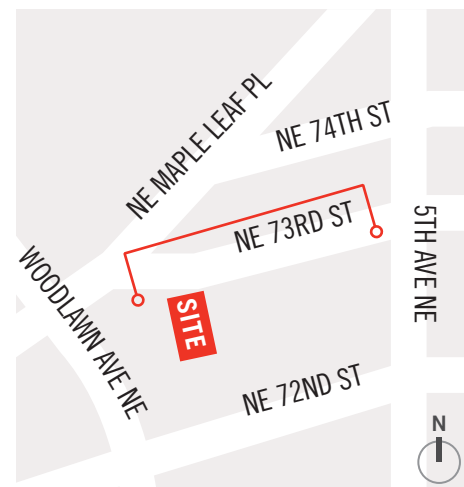
A. NE 73RD ST, LOOKING NORTH



CONDOS
3-Story Building

APARTMENTS
1-Story Building
6 Units

B. NE 73RD ST, LOOKING EAST


























APARTMENTS
White Canopies
2-Story Building

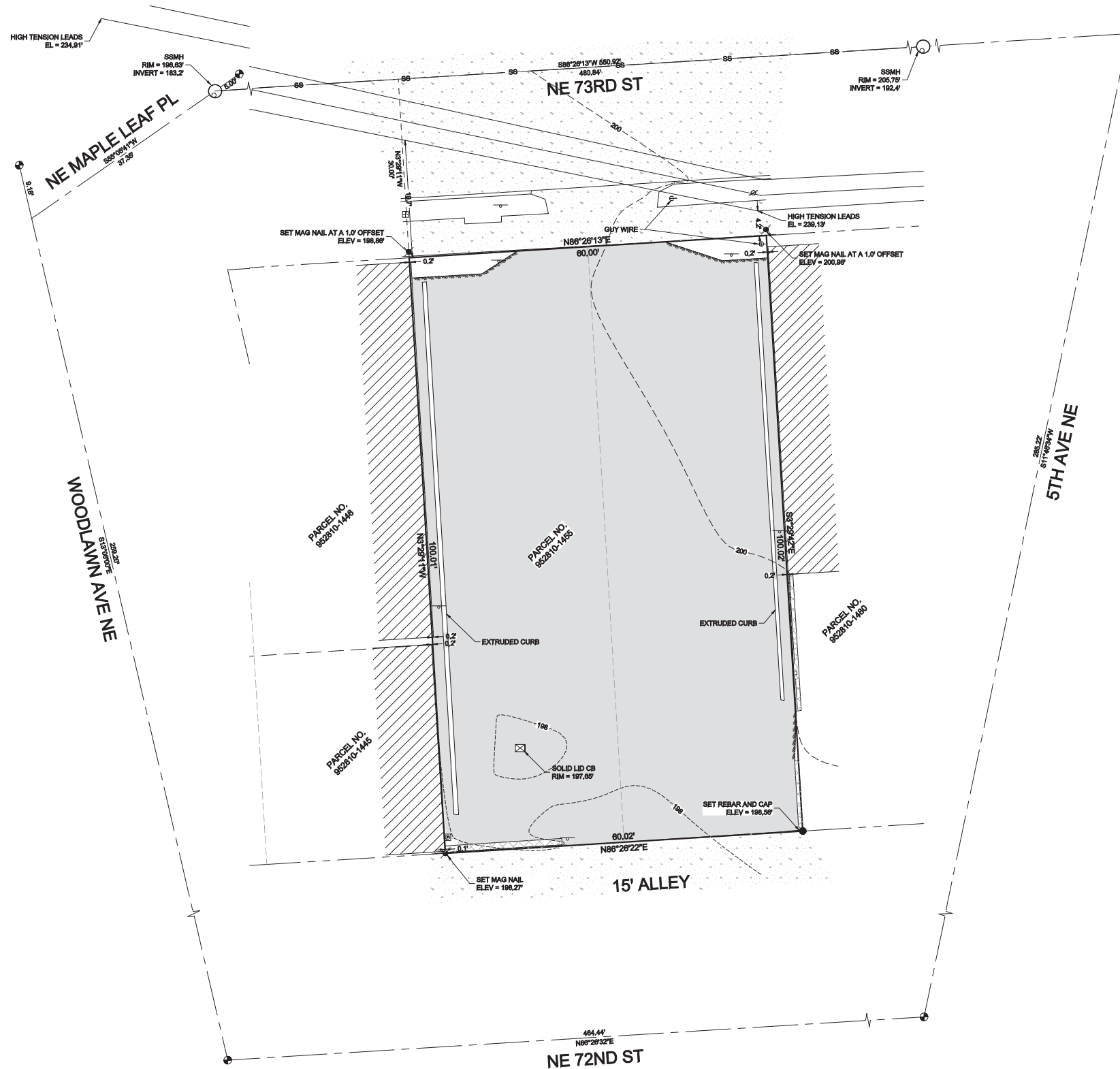
APARTMENTS
Brick, Stone Facade
2-Story Building
13 Units

GREAT HALL
Brick Facade
3-Story Mixed-Use Office, Retail &
Assembly Hall
Strong Parapet

SURVEY

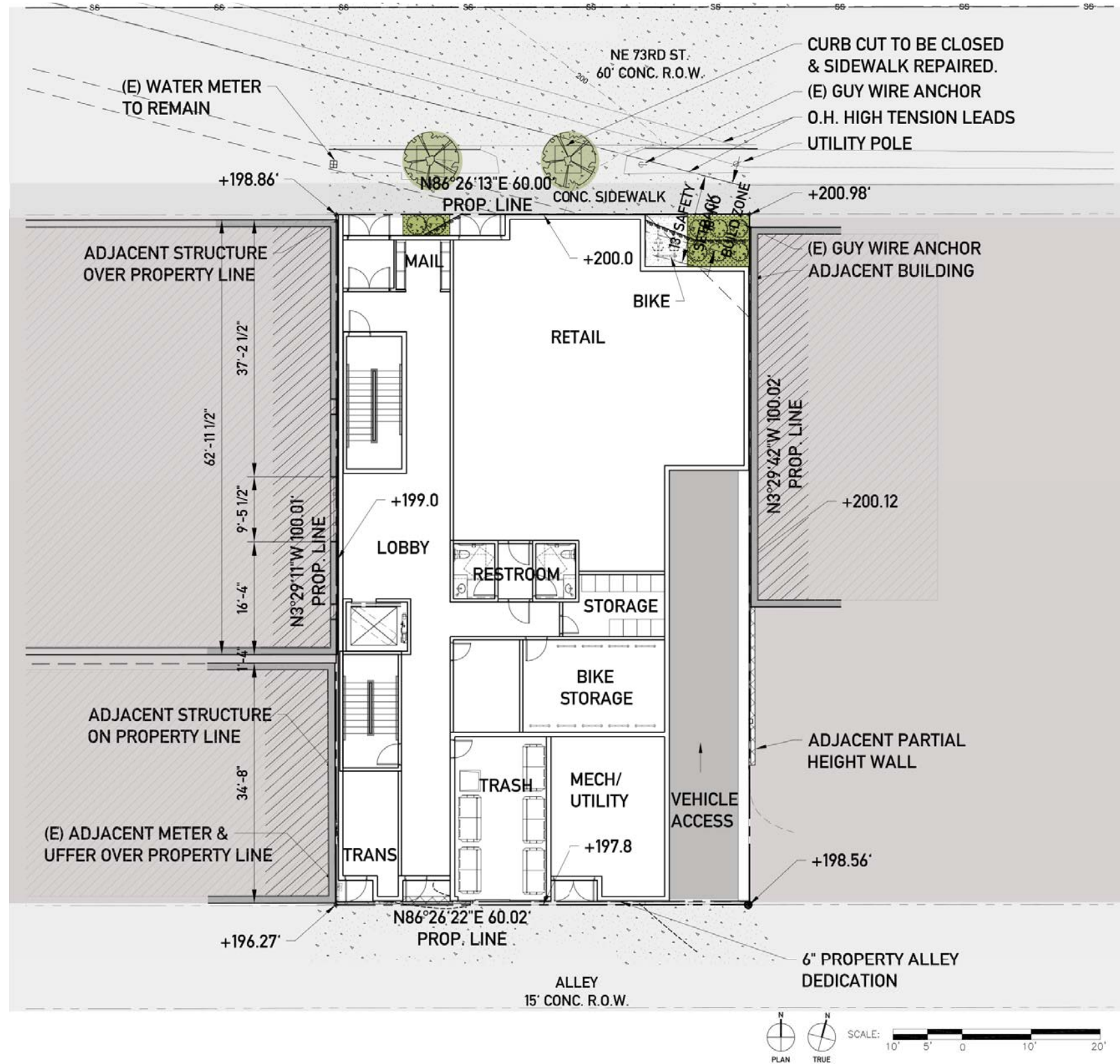
SURVEY KEY

-  FOUND MONUMENT AS DESCRIBED
-  FOUND REBAR AS DESCRIBED
-  SET 5/8" X 24" IRON ROD
W/1" YELLOW PLASTIC CAP
-  POWER METER
-  UTILITY POLE
-  GAS METER
-  STORM DRAIN MANHOLE
-  SANITARY SEWER MANHOLE
-  WATER VALVE
-  FIRE HYDRANT
-  WATER METER
-  SIGN
-  APPROXIMATE LOCATION SANITARY
SEWER LINE, PER REF. NO. 2
(UNLESS OTHERWISE NOTED)
-  APPROXIMATE LOCATION STORM
DRAIN LINE, PER REF. NO. 2
-  OVERHEAD POWER
-  OVERHEAD UTILITIES
(UNLESS OTHERWISE NOTED)
-  CHAINLINK FENCE
-  WOOD FENCE
-  CONCRETE WALL
-  ROCKERY
-  ASPHALT SURFACE
-  CONCRETE SURFACE
-  GRAVEL SURFACE



EXISTING SITE CONDITIONS

SITE PLAN



SITE ANALYSIS

The site is located at 417 NE 73rd Street, one block East of Green Lake Park in a popular neighborhood of Seattle. It is zoned NC2P-65 and is within the Green Lake Urban Village. Surrounding buildings include a variety of businesses, restaurants, multi family apartments, townhomes and single family houses. The site is within walking distance to the Green Lake Public Library, Green Lake Park, and the restaurants and shops of East Green Lake Drive Way.

The property is currently used as a parking lot for an adjacent businesses. To the east of the site is a 2 story, 13 unit apartment building. To the west of the property is a 3 story colonial style building which is listed as a Seattle Historical Site containing the "Great Hall at Green Lake".

The project site is relatively flat with a slope of about 3 feet from the northeast to the southwest side of the site. There is one power pole on northeast corner of the site. There are no environmentally critical areas or other natural features on the site.



1 | Site, Facing West



2 | Site



3 | Property Line, West of Site



4 | Across from Site



5 | Great Hall, Next to Site

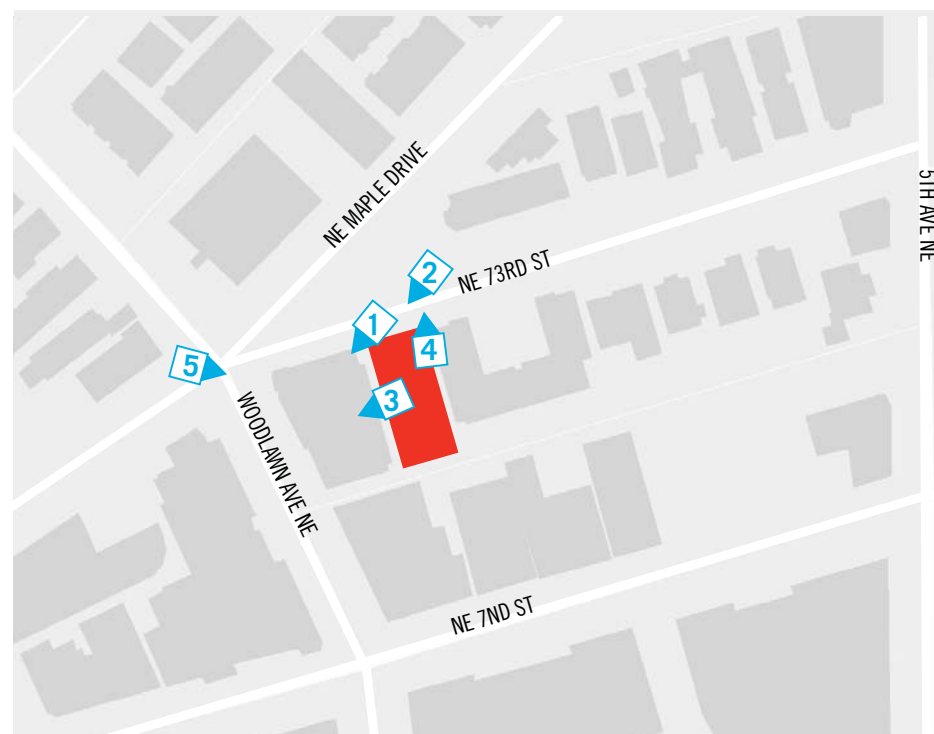


PHOTO KEY

■ Site

▶ View

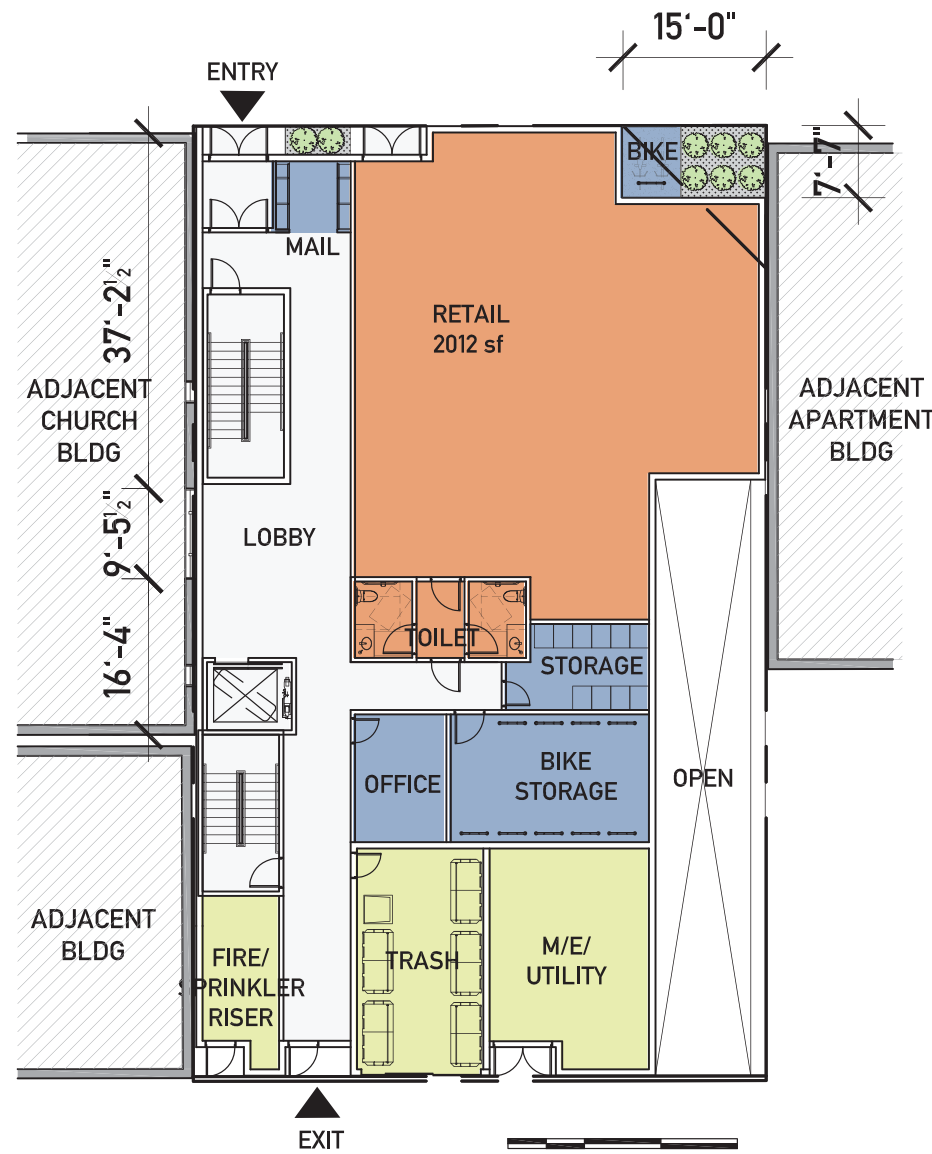


CONCEPT LANDSCAPING

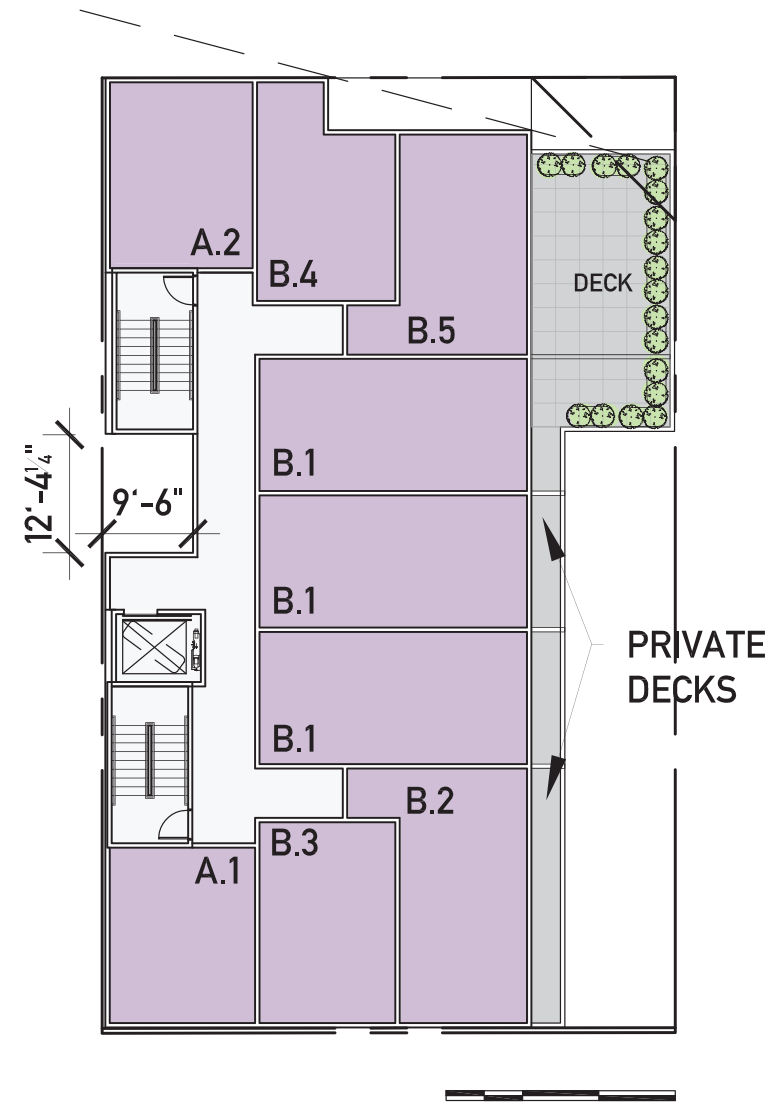
PLANS

KEY

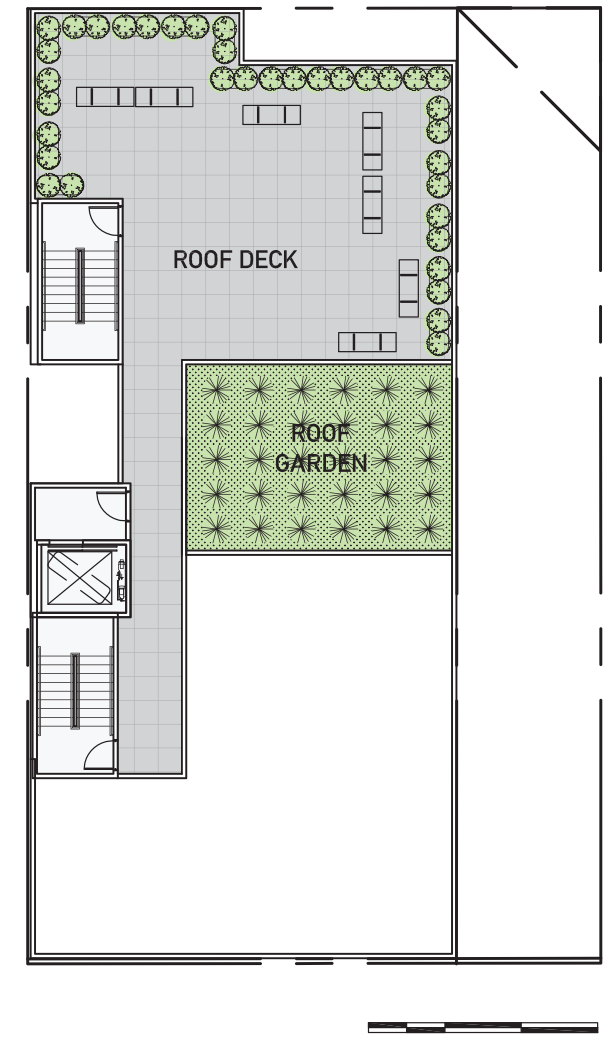
- Commercial
- Units
- Utility / BOH
- Parking
- Circulation
- Deck
- Res Amenity



GROUND LEVEL



2ND LEVEL



ROOF LEVEL

PLANT SELECTION

TREES



Bamboo On Rooftop



Bamboo On Rooftop



Golden Rain



Himalayan Birch Trees



Lush Birch Trees



Lush Birch Trees



Washington Hawthorn

SHRUBS



Allium Flower Collection



Blue Star Juniper



Boxwoods - Shade



Dogwood Ivory Halo



Dwarf Slender Deutzia



Hydrangea Annabelle



*Melaleuca Linariifolia
Claret Tops*



*Salvia Sylvestris May
Night*



Sedum Limelight Sandy

ZONING DATA

LAND USE ANALYSIS TABLE - NC2P - 65					
SMC TITLE		SMC REQUIREMENT	OPTION 1	OPTION 2	OPTION 3
23.47A.004	PERMITTED AND PROHIBITED USES	TABLE A: OFFICE & COMMERCIAL USE IS PERMITTED @ 25,000 SF; MULTI-FAMILY IS PERMITTED OUTRIGHT	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.005	STREET LEVEL USES	RESIDENTIAL USES AT STREET LEVEL MAY OCCUPY IN AGGREGATE NO MORE THAN 20% OF THE STREET-LEVEL STREET FACING FACADE IF FACING A PEDESTRIAN DESIGNATED ZONE WHILE FACING A DESIGNATED PRINCIPAL STREET OR IN AREAS DESIGNATED ON MAPS 1 THROUGH 60 IF FACING AN ARTERIAL STREET.	SITE DOES NOT FACE A PRINCIPAL PEDESTRIAN STREET. COMPLIANT	COMPLIANT	COMPLIANT
23.47A.008	STREET LEVEL DEVELOPMENT STANDARDS	LIMIT BLANK FACADES TO 20 FT WIDE AT STREET LEVEL; MIN. 60% TRANSPARENCY AT STREET LEVEL; NON-RESIDENTIAL USE SHALL EXTEND AVG. 30 FT & MIN. 15 FT. DEEP; FLOOR-TO-FLOOR HEIGHT MIN. 13 FT.;	COMPLIANT	COMPLIANT	COMPLIANT
A.3	STREET LEVEL FACADES	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.	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.011	OUTDOOR ACTIVITIES	OUTDOOR STORAGE IS PROHIBITED; OUTDOOR SALE OF FOOD OR BEVERAGE MUST BE 50 FT. FROM RESIDENTIAL LOT LINE	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.012	STRUCTURE HEIGHT	65 FT BASE HEIGHT; STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ADDITIONAL 16 FT ABOVE APPLICABLE HEIGHT LIMIT. AREA EXCEEDING HEIGHT LIMIT MAY NOT EXCEED 25% OF THE ROOF AREA (INCLUDING THE STAIR, ELEVATOR AND MECHANICAL SPACE); PARAPETS AND RAILINGS MAY EXTEND AN ADDITIONAL 4' ABOVE APPLICABLE HEIGHT LIMIT = 69 FT	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.013	FLOOR AREA RATIO	TABLE A: MIXED USE STRUCTURE - 4.75; BELOW GRADE AREA IS EXEMPT	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.014	SETBACK REQUIREMENTS	SEE BELOW			
23.47A.014.B.1	SETBACKS FOR LOTS ABUTTING RESIDENTIAL ZONES	A SETBACK IS REQUIRED WHERE A LOT ABUTS A SIDE OR FRONT LOT LINE OF A RESIDENTIAL ZONE. THE SETBACK FORMS A TRIANGLE SHAPED AREA OF TWO EQUAL SIDES OF 15' EXTENDING ALONG THE STREET AND THE ABUTTING LOT LINE AND THE HYPOTENUSE CONNECTING THE TWO.	COMPLIANT	REQUEST DEPARTURE #1: (EXCHANGE THE TRIANGULAR AREA TO SAME AREA OF 113 sf RECTANGULAR SHAPE)	REQUEST DEPARTURE #1: (EXCHANGE THE 113 sf TRIANGULAR AREA TO 119 sf RECTANGULAR SHAPE) *
23.47A.014.B.3	SETBACKS REQUIRED ALONG ANY REAR OR SIDE LOT LINE THAT ABUTS A RESIDENTIAL ZONE FOR STRUCTURES CONTAINING A RESIDENTIAL USE	A SETBACK ABUTTING AN RESIDENTIAL ZONE; 15 FT SETBACK FOR PORTIONS OF STRUCTURES ABOVE 13 FT IN HEIGHT TO A MAXIMUM OF 40 FT. FOR EACH PORTION OF A STRUCTURE ABOVE 40 FT IN HEIGHT, ADDITIONAL SETBACK OF 2 FT PER EVERY 10 FT ABOVE 40 FT. NO WINDOWS WITHIN 5 FEET OF RESIDENTIAL ZONED LOT LINE.	COMPLIANT	REQUEST DEPARTURE #2: (EXCHANGE 4,888 cf OF SIDE SETBACK ABOVE 40 FEET WITH 5,980 cf ABOVE 13 FEET AT WEST OF PROPERTY LINE NEAR ADJACENT ASSEMBLY HALL IN COMMERCIAL ZONE)	REQUEST DEPARTURE #2: (EXCHANGE 44,340 cf OF SIDE SETBACK FROM RESIDENTIAL ZONE WITH 28,298 cf AT WEST OF PROPERTY LINE NEAR ADJACENT ASSEMBLY HALL IN COMMERCIAL ZONE) *
23.47A.016	LANDSCAPING & SCREENING STANDARDS	GREEN FACTOR OF 0.30 OR GREATER; STREET TREES REQUIRED.	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.022	LIGHT AND GLARE STANDARDS	EXTERIOR LIGHTING MUST BE SHIELDED	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.024	AMENITY AREA	AMENITY AREA = 5% OF RESIDENTIAL FAR MIN.; MIN DIMENSION OF 10 FT. & 250 SF MIN. FOR COMMON AMENITY AREAS	COMPLIANT	COMPLIANT	COMPLIANT
23.47A.032	PARKING LOCATION AND ACCESS	ACCESS TO PARKING SHALL BE FROM THE ALLEY IF THE LOT ABUTS AN ALLEY.	COMPLIANT	COMPLIANT	COMPLIANT
23.54.015	REQUIRED PARKING	TABLE B.M; NO PARKING REQ'D. FOR MULTIFAMILY WHEN WITHIN 1320 FT. OF FREQUENT TRANSIT SERVICE. TABLE D.A. GENERAL SALES PARKING WAIVED FOR FIRST 5,000 SF. OF EACH SPACE. D.2 NO PARKING REQUIRED FOR FIRST 1,500 SF OF EACH BUSINESS ESTABLISHMENT. TABLE E;	COMPLIANT	COMPLIANT	COMPLIANT
	BICYCLE PARKING	BICYCLE PARKING IS REQUIRED FOR NON-RESIDENTIAL USE PER TABLE E FOR 23.54.015, A.6 (1/12000 SF - LONG TERM & 1/4000 SF - SHORT TERM)	COMPLIANT	COMPLIANT	COMPLIANT
		BICYCLE PARKING IS REQUIRED FOR RESIDENTIAL USE PER TABLE E FOR 23.54.015.D.2 (1 / 4 UNITS OR 0.75/SEDU)	COMPLIANT	COMPLIANT	COMPLIANT
23.54.030	PARKING SPACE STANDARDS	PARKING FOR RESIDENTIAL USES PROVIDED IN EXCESS OF THE QUANTITY REQUIRED BY 23.54.015 IS EXEMPT FROM THE REQUIREMENTS OF 23.54.030.A & 23.54.030.B	COMPLIANT	COMPLIANT	COMPLIANT
23.54.040	SOLID WASTE AND RECYCLE STORAGE & ACCESS	375 SF. PLUS 4 SF EACH ADDITIONAL UNIT OVER 50. PLUS 50% OF NON-RES. USE AREA OF 5001 - 15000 SF = 125 REQ'D/2 = 63 SF. OFFICE & RETAIL RECYCLING MUST BE SEPARATE FROM RESIDENTIAL-OR-PRE-APPROVAL OF ALTERNATIVE SPACE.	LOCATION AND SIZE OF SPACE HAS BEEN APPROVED BY SPU	LOCATION AND SIZE OF SPACE HAS BEEN APPROVED BY SPU	LOCATION AND SIZE OF SPACE HAS BEEN APPROVED BY SPU

* REFER TO PAGE 33 & 34 FOR DEPARTURE INFORMATION

EDG DESIGN GUIDELINES

CONTEXT & SITE: CS1 NATURAL SYSTEMS AND SITE FEATURES

I. Responding to Site Characteristics

Response: Green Lake is a vibrant and thriving neighborhood. The site is located one block west of the lake, on an interior lot between three existing buildings. The site is currently being used as a parking lot for the surrounding businesses. The adjacent properties are as follows:

- To the west of the site are two buildings: Seattle Historical Site of the Great Hall at Green Lake, (which houses rentable event space, offices and a bookstore) and south of that is a small dessert cafe.
- To the east is a two story, 1960's style, 13-unit apartment building.
- Across the street to the north is a wedged shaped block with a single-family house.
- To the south is an alley. Across the alley is a Mexican restaurant, retail space and yoga and dance studios.

The proposed 6-story structure will receive good sun exposure from the west, south and east sides. Upper level zoning setbacks from the adjacent LR-3 zoned lot to the east will help minimize the shadow cast on the adjacent structures. From the roof-top amenity space, the building will have great views of Green Lake and surrounding neighborhoods.

The property is relatively flat with a slope of about 3 feet from the northeast to the southwest side of the site. Existing buildings on both sides of the lot are built up to the property lines. To the east is a solid brick wall of the 2-story apartment building. To the west is the 3-story brick wall of The Great Hall at Green Lake. The Great Hall rents out public spaces, offices and contains a bookstore. This building has 8 windows along the property line, most notable is the Ballroom window. South of the Great Hall is a small 1-story bakery. An existing power pole is located in the landscaping strip in along the east property line.

The proposed building will fill the existing gap in the street frontage. At the ground floor the building will span from the west property line to the east. The one-story section, adjacent to the east property line and the LR-3 zoned lot, will be set back from the north property. This area will contain a garden and make a graceful transition to the neighboring 2-story apartment building. The building above the first floor will be set back 15' from the east property line. Along the west property line, the building will have light-well to provide natural light to the Great Hall's Ballroom window.

The structure will receive good solar exposure on all sides.

CS2 URBAN PATTERN & FORM

- Streetscape Compatibility
- Corner Lots
- Height, Bulk and Scale

Response: The property is located on an interior lot in a NC2P-65 zone. Adjacent properties are as follows:

- West: NC2P-65; 2-story Great Hall/bookstore, 1-story cafe
- North: NC2-40; 3-story apartment building and LR-3; 1-story single-family home

- East: LR-3; 2-story apartment building
- South: NC2P-65 and C1-40; 1-story restaurant, retail, dance and yoga studio

The Green Lake neighborhood has been undergoing rapid development of similar sized and larger projects. The proposed design will infill the existing gap created by the current parking lot use. Commercial space and residential entry uses will create a strong, lively street edge. The mid-block project will step up the height of the buildings on the block, but conforms to the height of new development on surrounding blocks. The project adds more residential units to the area, while maintaining appropriate scale and facade treatment to bridge the various surrounding zones. Materials and textures present in the neighborhood will be reflected in the pallet of the proposed project. The massing, bulk and scale is broken down by modulation, balconies, roof garden and changes in texture and materials. Proposed street uses along with canopies, landscaping, hard-scaping, signage and lighting will add to the human scale and visual interest of the project.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

I. Architectural Context

Response: The neighborhood is undergoing rapid development from a single family residential and small scale commercial structures of 1-2 stories to larger 5-6 story multifamily/mixed-use buildings. No one style is predominant, adjacent buildings are brick, with some wood siding. Newer apartments in the area emphasize stacked units with vertical bays highlighted in different siding colors or materials. The proposed project will follow these existing models. The street facade will incorporate brick in the lower floors; modulation and material/color changes at the upper levels will emphasize the stacked units.

PUBLIC LIFE: PL2 WALKABILITY

I. Pedestrian Open Spaces & Entrances

Response: Residential and commercial entries will be recessed with canopies overhead for weather protection. Each entry will be well-lit for visibility and security. Signage will demarcate entries.

PL3 STREET-LEVEL INTERACTION

- Human Interaction
- Transition between Residence & Street

Response: The existing curb-cut will be removed and the planting strip will be revitalized with new landscaping to enhance the aesthetics of the block as well as provide a protective buffer between pedestrians and the street.

DESIGN CONCEPT: DC1 PROJECT USES & ACTIVITIES

I. Parking and Vehicle Access

Response: Vehicular access will be from the alley to the underground garage. Garbage pick-up will also be off the alley.

DESIGN GUIDELINES

DC2 ARCHITECTURAL CONCEPT

I. Architectural Concept & Consistency

Response: The overall mass of the structure is weighted to the west, towards the taller/more public adjacent structure and is pulled away from the adjacent LR-3 zone. At 60', the site is quite narrow. Providing a 15' setback along the east reduces the width further to 45'. Modulation at the upper levels to articulate unit layout will dramatically emphasize the verticality of the project, juxtaposing it nicely against the low wide structures on both sides.

At the street-front, adjacent to the east property line, the one-story facade is setback. Landscaping will fill this space and provide breathing room and a pleasing transition from the adjacent 2-story 1960s style apartments.

Brick cladding at the lower levels will help the building blend into the neighborhood. Storefront windows, canopies, and landscaping will enhance the street presence.

DC3 OPEN SPACE CONCEPT

I. Residential Open Space

Response: Common residential open space will be provided at the roof. All of the eastern units on the second floor will have small private decks. Additionally, levels 3-6 will have small balconies at the east and south facing units.

DC4 EXTERIOR ELEMENTS & FINISHES

I. Exterior Finish Materials

Response: Exterior materials will be durable, attractive and easily to maintain. The street facade at the first level will be constructed of brick and storefront windows. The upper floors will be clad with fiber-cement panels and horizontal siding, and will have vinyl window. Balconies and canopies will be metal. Lighting and signage will clearly define the residential entry and commercial spaces and will enhance the human scale of the building.




II. Trees, Landscape & Hardscape Materials

Response: The proposed project will infill the existing curb cut. The existing street tree will remain and a new tree will be added. New planting in the landscaping strip will act as a protective buffer to between the sidewalk and the street and enliven the streetscape. Additional landscaping will be added adjacent to the building on the northeast corner of the lot. The selected plants will be durable, appropriate to the conditions and augment the building design.



- 1 Glass & Metal Canopy
- 2 Distinct Residential Entry
- 3 Brick Base with Storefront and Signage
- 4 Bike Rack
- 5 Entry on Right
- 6 Commercial on Left

OVERVIEW OF ALL OPTIONS

	OPTION 1	OPTION 2 PREFERRED	OPTION 3
NUMBER OF UNITS:	43	45	53
COMMERCIAL SF:	1371	2012	1047
PARKING STALLS:	11	11	11
BIKE STALLS	41 = 38 + 3	41 = 38 + 3	45 = 42 + 3
FAR SF:	26,368	26,881	29,233
AMENITY AREA SF:	2102	2222	2174
PROS:	<ul style="list-style-type: none"> • Code compliant • No departure • Largest setback from residential zone 	<ul style="list-style-type: none"> • Moderate air way to adjacent commercial assembly hall building • Combination of mixed units (one bed, open one bed & efficiency units) • Biggest commercial space 	<ul style="list-style-type: none"> • Most unit counts • Most building area counts • Largest air way to adjacent commercial assembly hall building • Setback from alley
CONS:	<ul style="list-style-type: none"> • Complete block windows of commercial assembly hall building • Blank face of residential does not get anything from setback • No airway to commercial assembly hall building 	<ul style="list-style-type: none"> • Departure of setbacks from residential zone • Departure of exchange area of triangular site to rectangular area 	<ul style="list-style-type: none"> • Most requested departures (triangular area, stairway & setback) • Block airway from residential zone / no setback • Smallest commercial space • Dead space for planting strip
PERSPECTIVE:			

ARCHITECTURAL CONCEPTS

OPTION 1



Northeast Perspective

417 NE 73rd-Briar Box - OPT 1								
	Floor Height	Units	Unit Area	Amenity	Retail Area	Corridor/Exit	Mech/Utilities	Area
Roof	0	0	0	1,151		921		921
6th level	10	7	2,479	534		921		3,400
5th level	10	9	3,030			1,048		4,078
4th level	10	9	3,219			1,048		4,267
3rd level	10	9	3,208			1,126		4,334
2nd level	10	9	3,208	417		1,126		4,334
Ground	13	0	0	0	1,371	2,217	1,446	5,034
Parking 1	9	0	4,946	0	0	316	0	5,262
Total	63	43	15,144	2,102	1,371	8,723	1,446	26,368



Southeast Perspective



Northeast Perspective



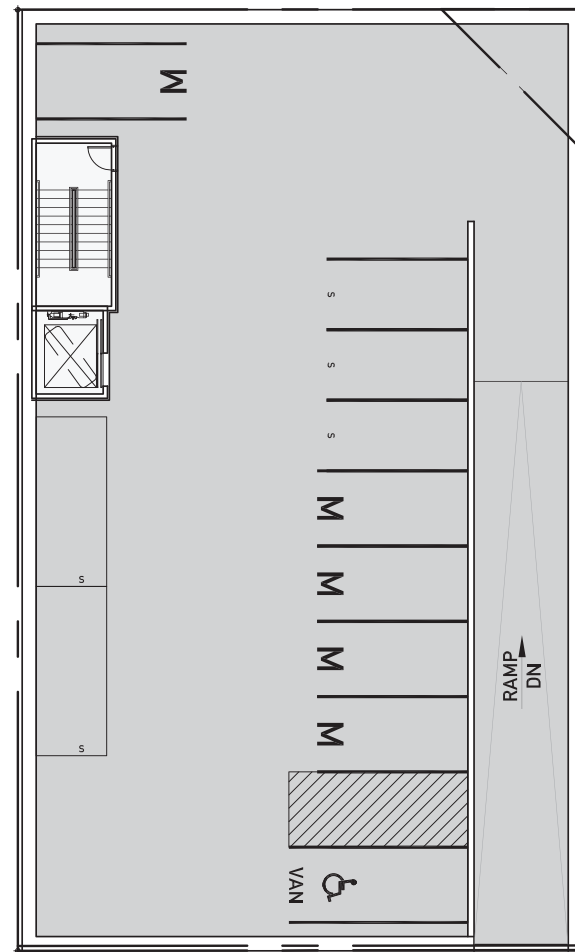
Northwest Perspective



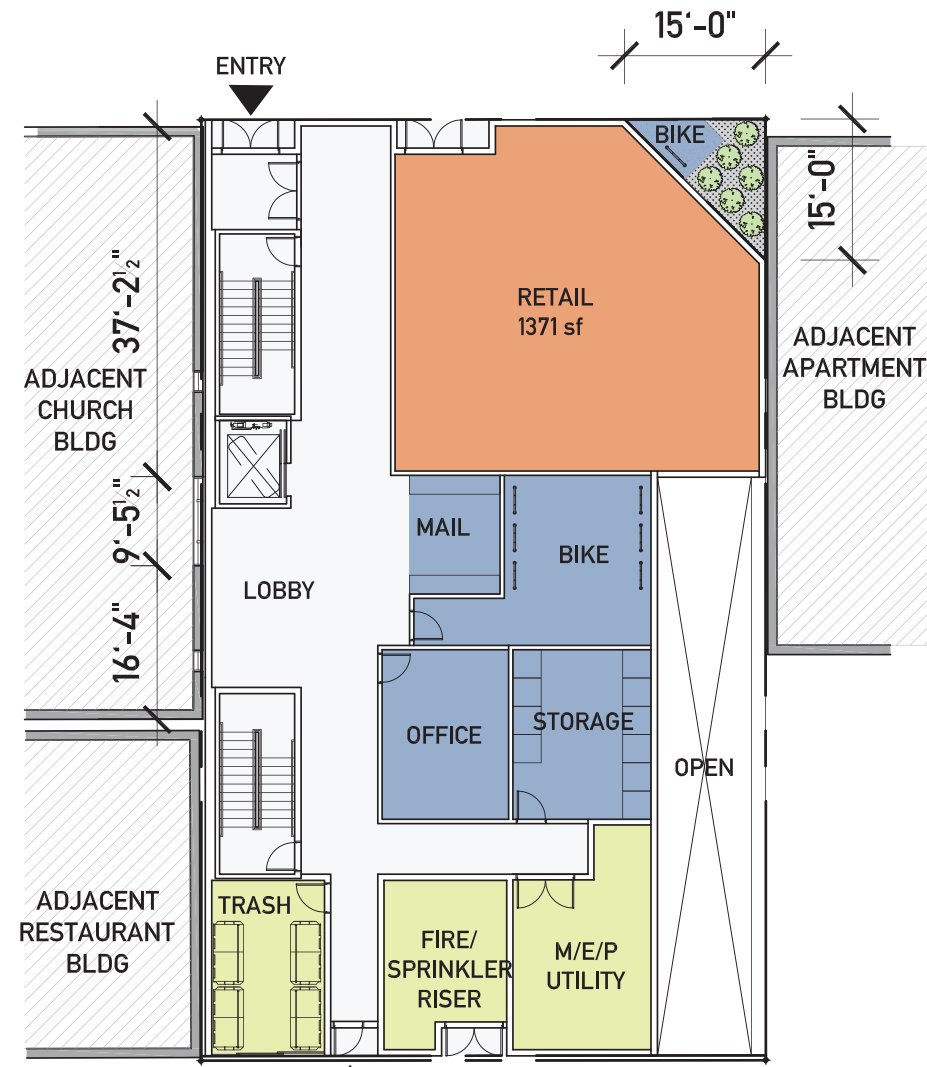
Northwest Perspective

FLOOR PLAN

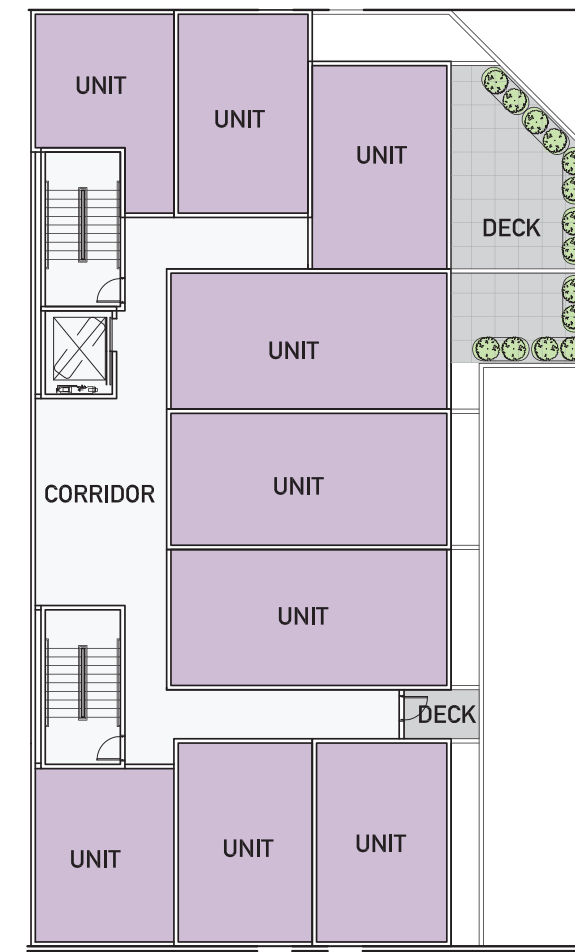
- KEY
- Commercial
 - Units
 - Utility / BOH
 - Parking
 - Circulation
 - Deck
 - Res Amenity



PARKING



GROUND



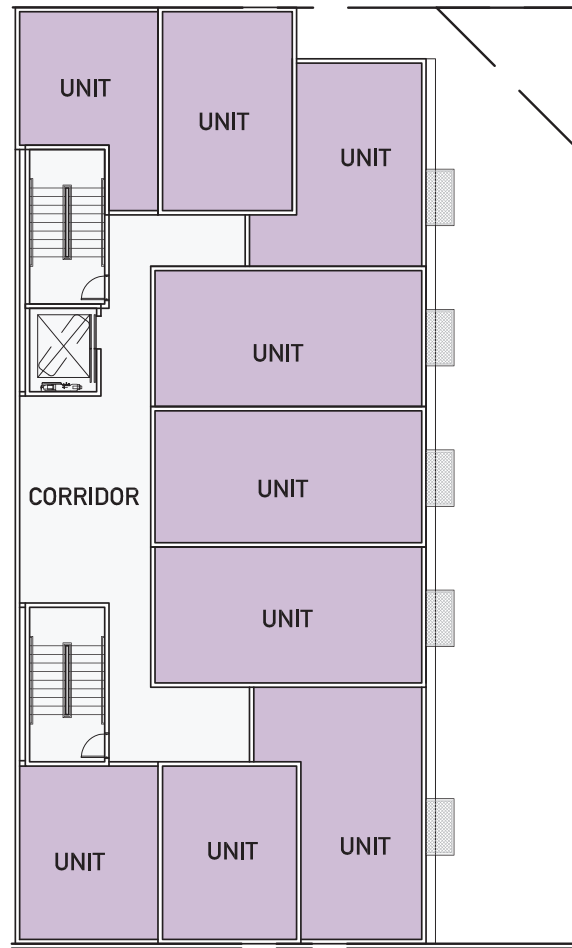
2ND - 3RD



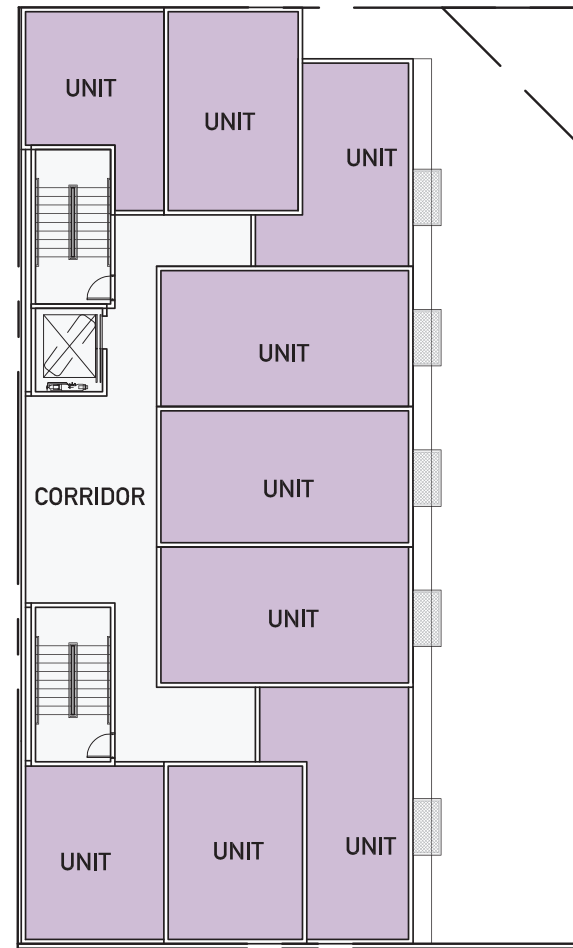
ARCHITECTURAL CONCEPTS: OPTION 1

FLOOR PLANS

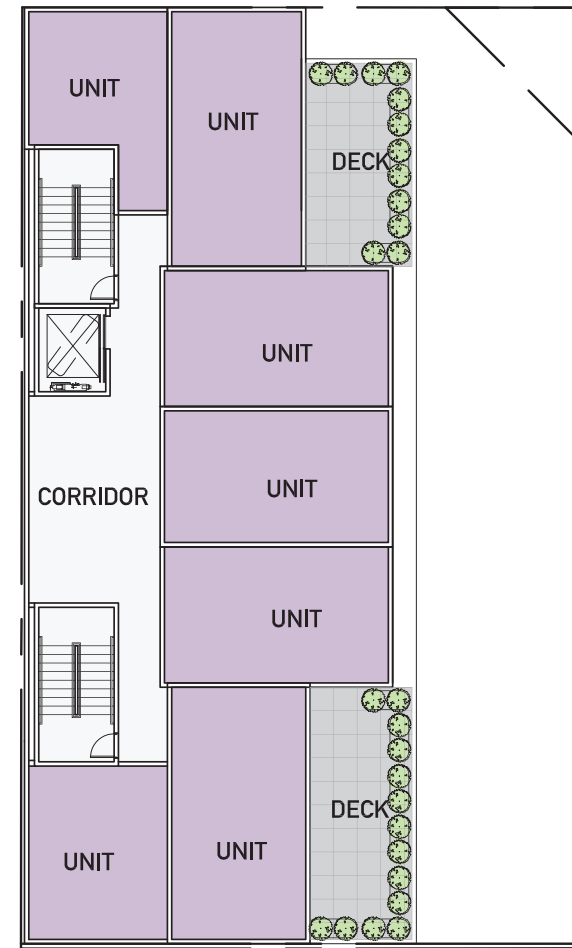
- KEY
- Commercial
 - Units
 - Utility / BOH
 - Parking
 - Circulation
 - Deck
 - Res Amenity



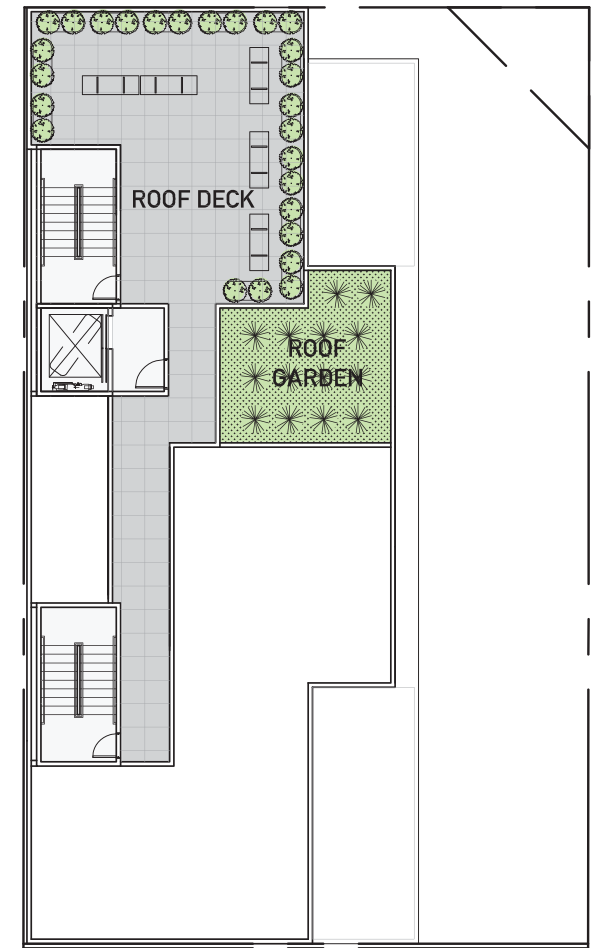
4TH LEVEL



5TH LEVEL



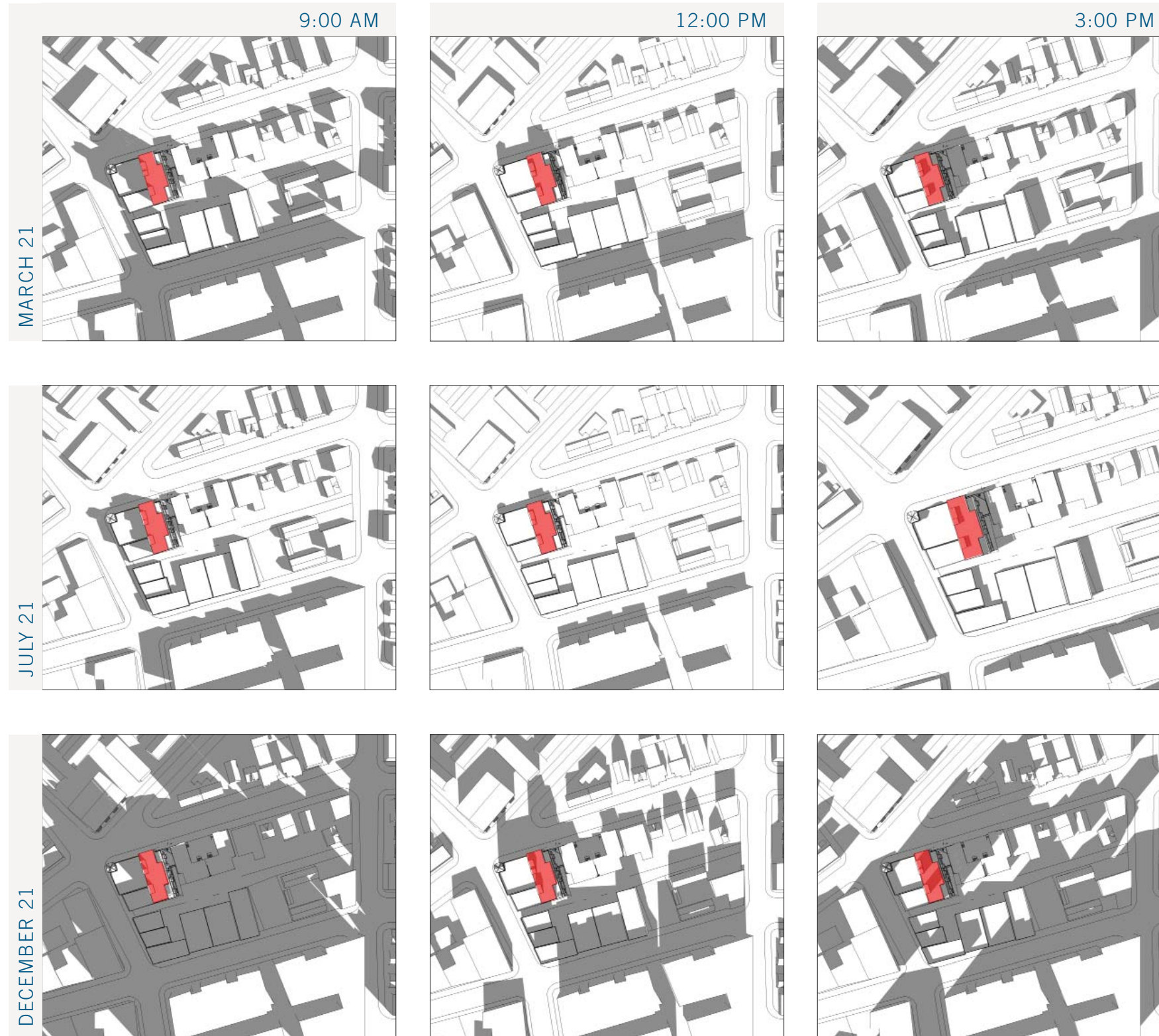
6TH LEVEL



ROOF LEVEL



SHADOW STUDY

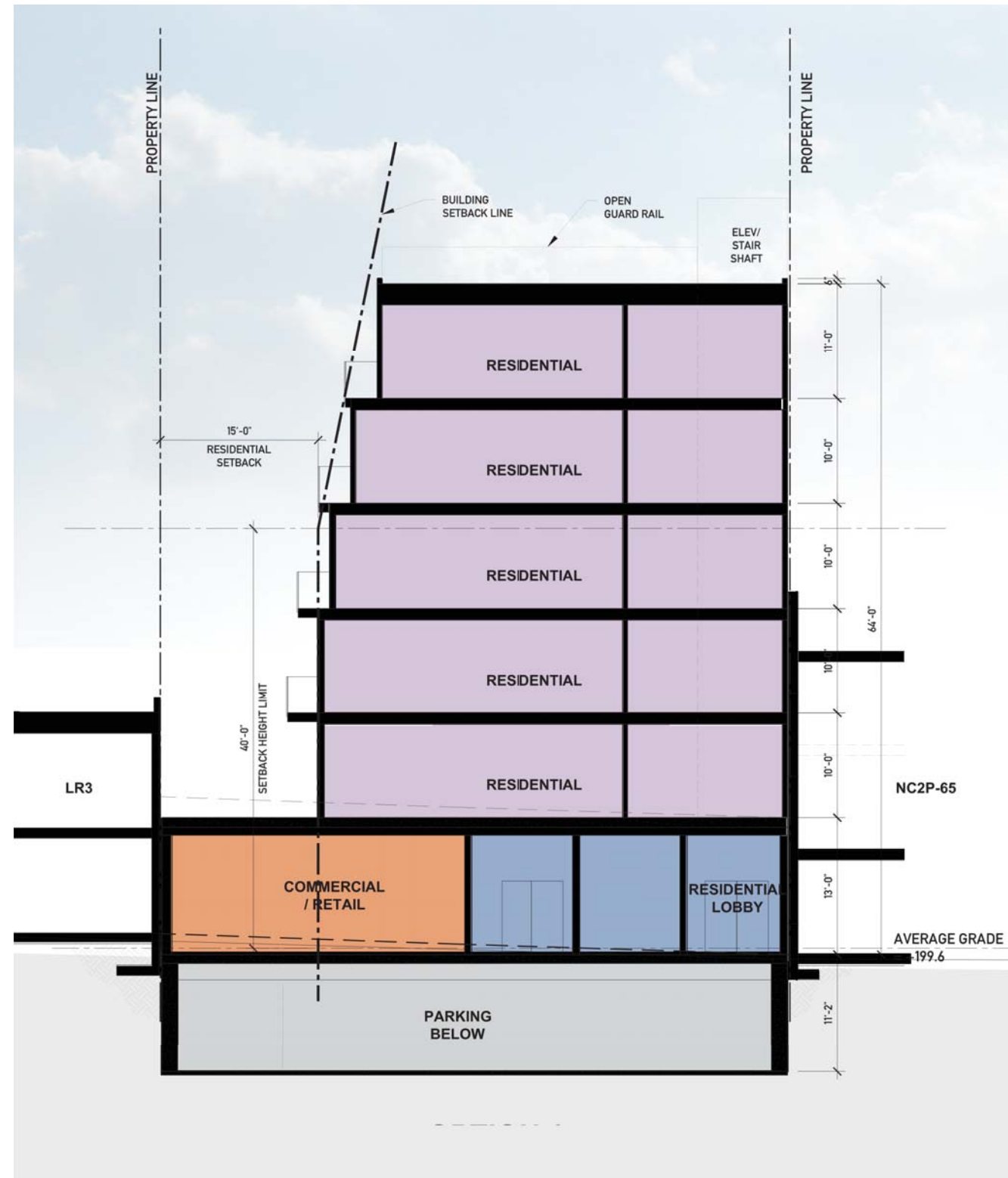


ARCHITECTURAL CONCEPTS: OPTION 1

SECTION

KEY

- Commercial
- Units
- Parking
- Res Amenity

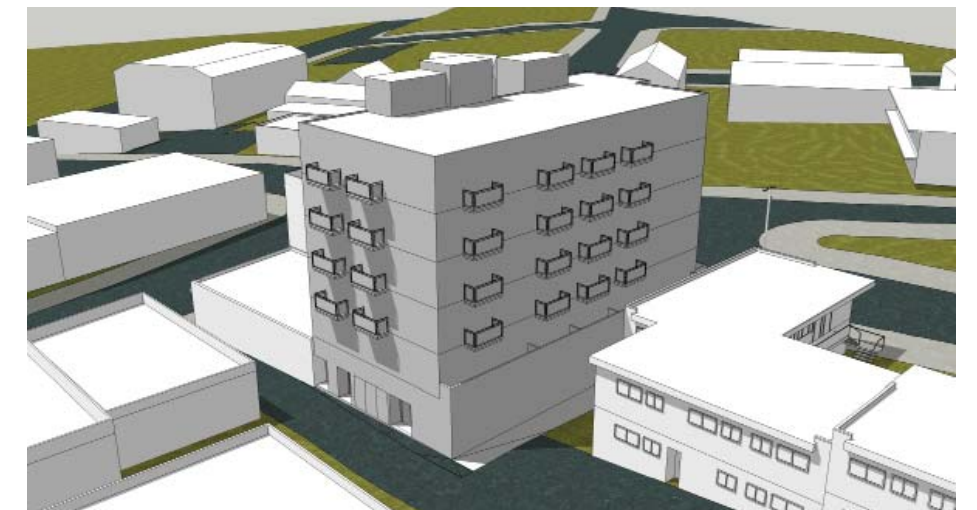


OPTION 2



Northeast Perspective

417 NE 73rd-Briar Box - OPT 2								
	Floor Height	Units	Unit Area	Amenity	Retail Area	Corridor/Exit	Mech/Utilities	Area
Roof	0	0	0	1,779		846		2,625
6th level	10	9	3,289			916		4,205
5th level	10	9	3,289			916		4,205
4th level	10	9	3,289			916		4,205
3rd level	10	9	3,289			916		4,205
2nd level	10	9	3,289	443		916		4,205
Ground	13	0	0	0	2,012	1,471	1,519	5,002
Parking 1	9	0	4,946	0	0	316	0	5,262
Total	63	45	16,445	2,222	2,012	7,213	1,519	28,652



Southeast Perspective



Northeast Perspective



Northwest Perspective

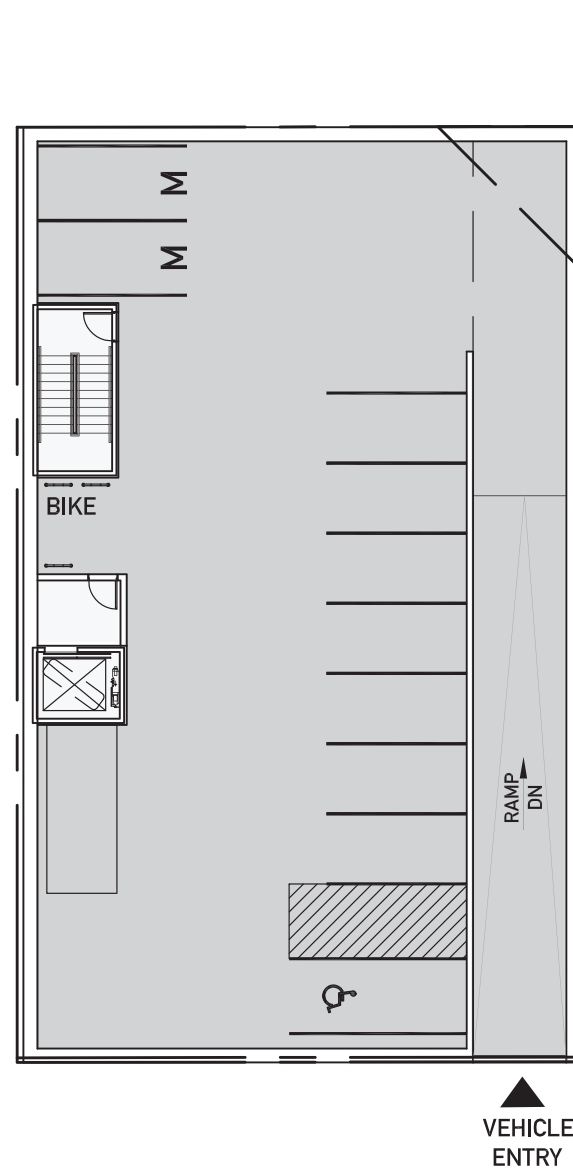


Northwest Perspective

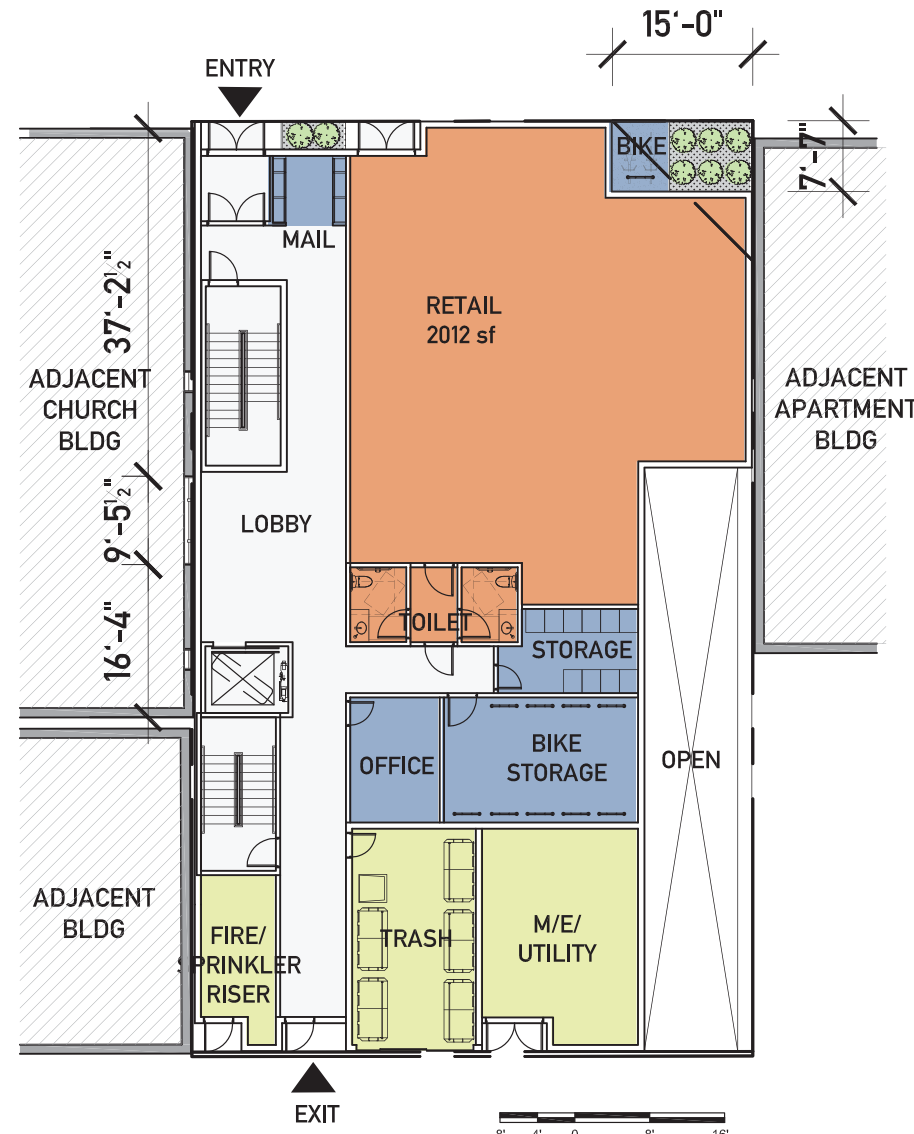
ARCHITECTURAL CONCEPTS: OPTION 2 PREFERRED

FLOOR PLANS

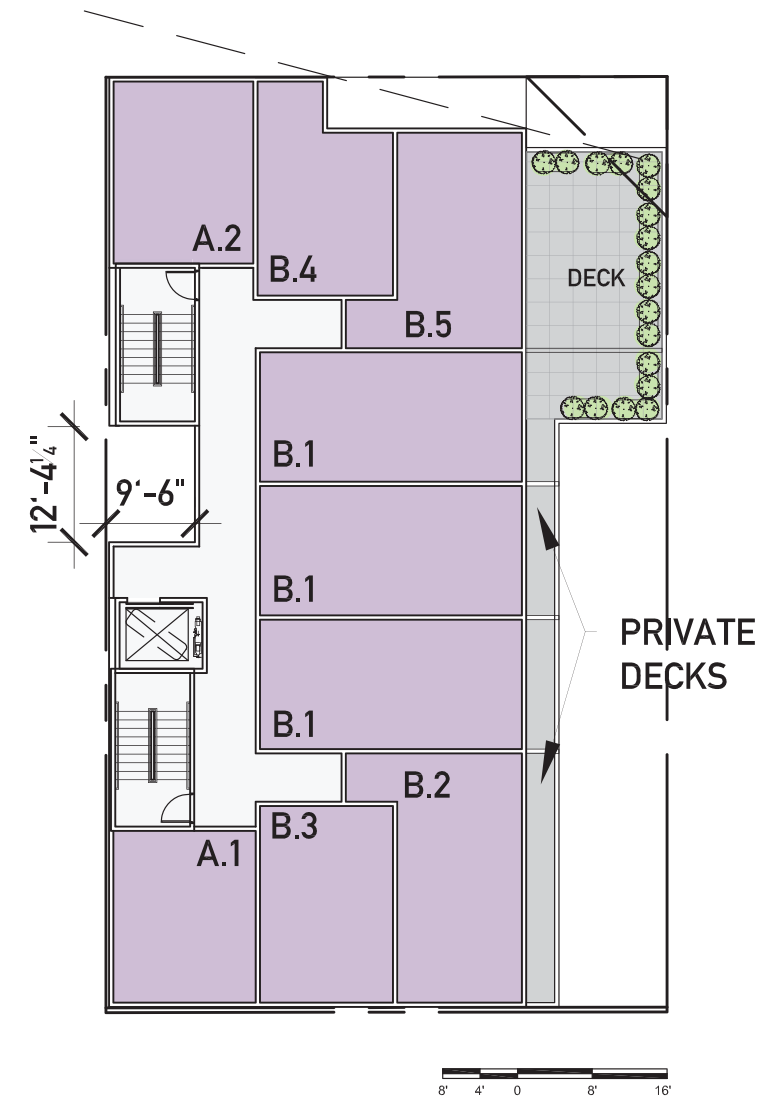
- KEY
- Commercial
 - Units
 - Utility / BOH
 - Parking
 - Circulation
 - Deck
 - Res Amenity



PARKING LEVEL



GROUND LEVEL



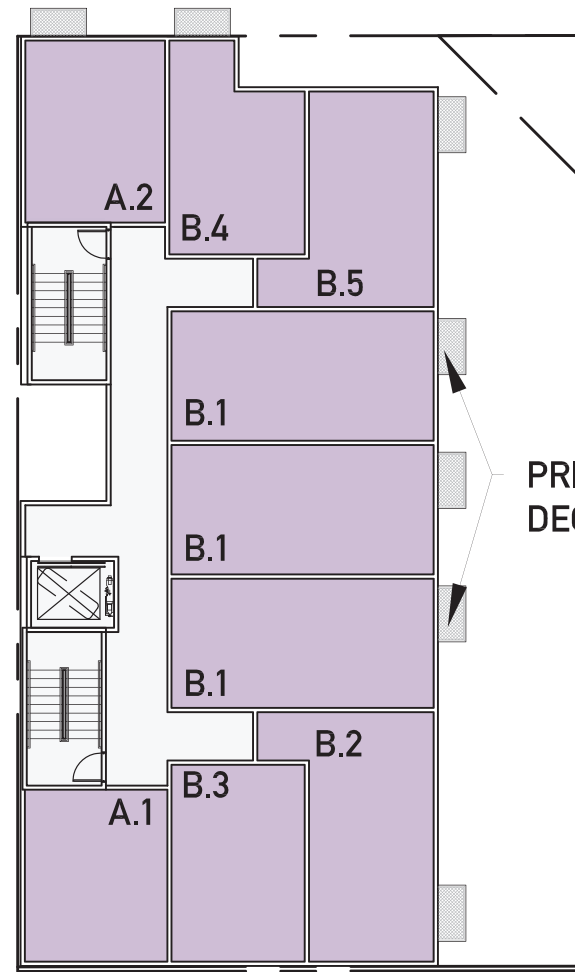
2ND LEVEL



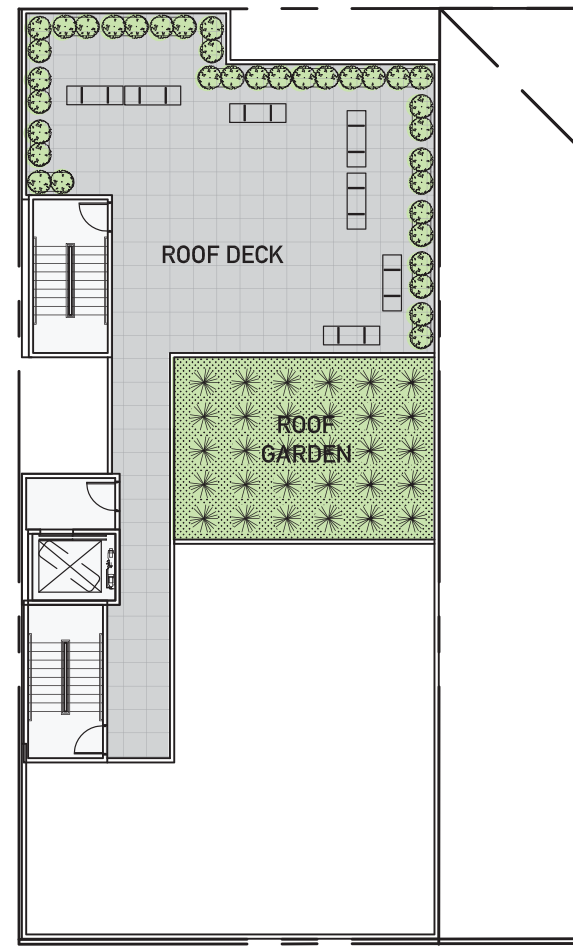
FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Parking
- Circulation
- Deck
- Res Amenity



3RD - 6TH



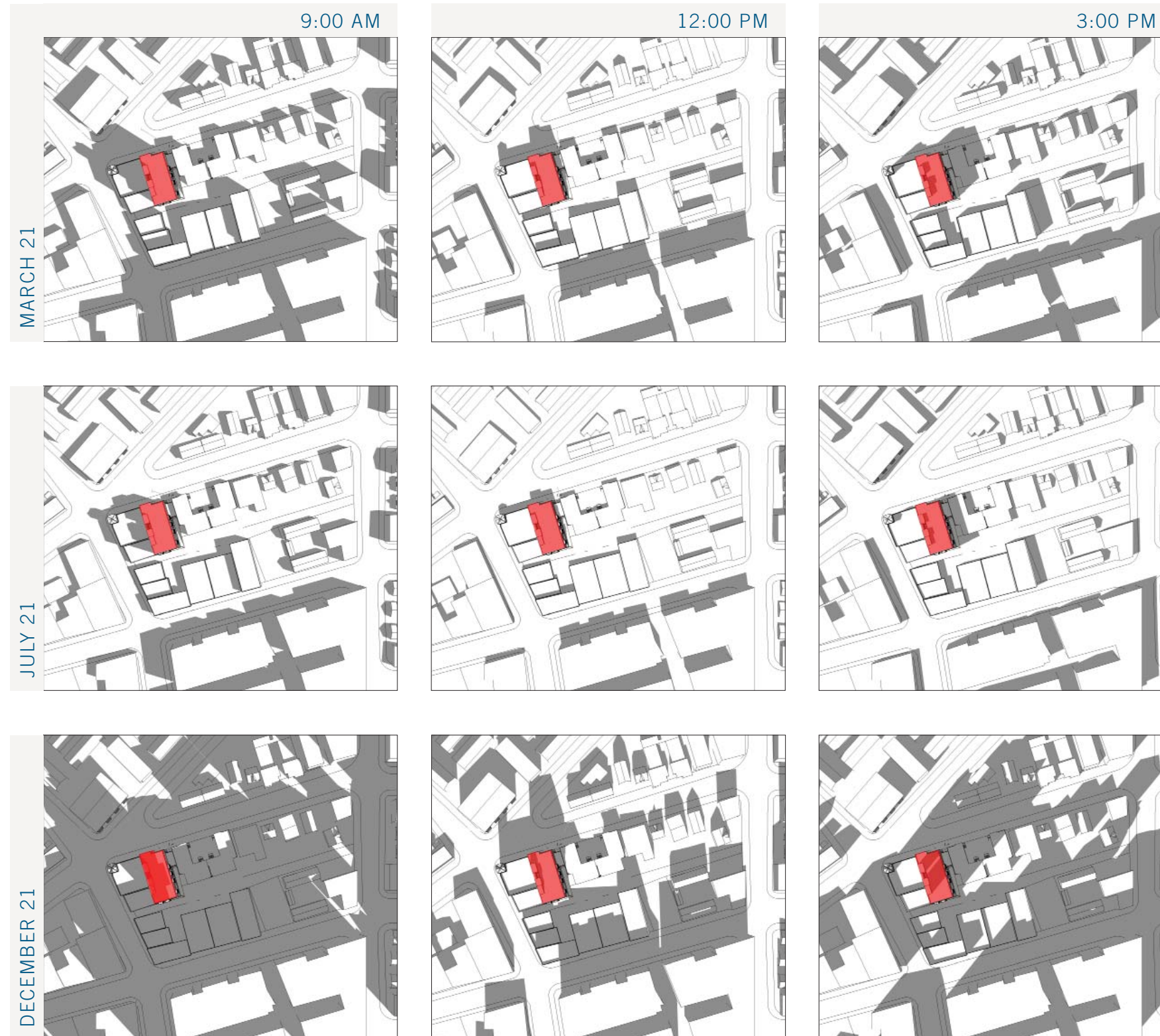
ROOF

8' 4' 0' 8' 16'



ARCHITECTURAL CONCEPTS: OPTION 2 PREFERRED

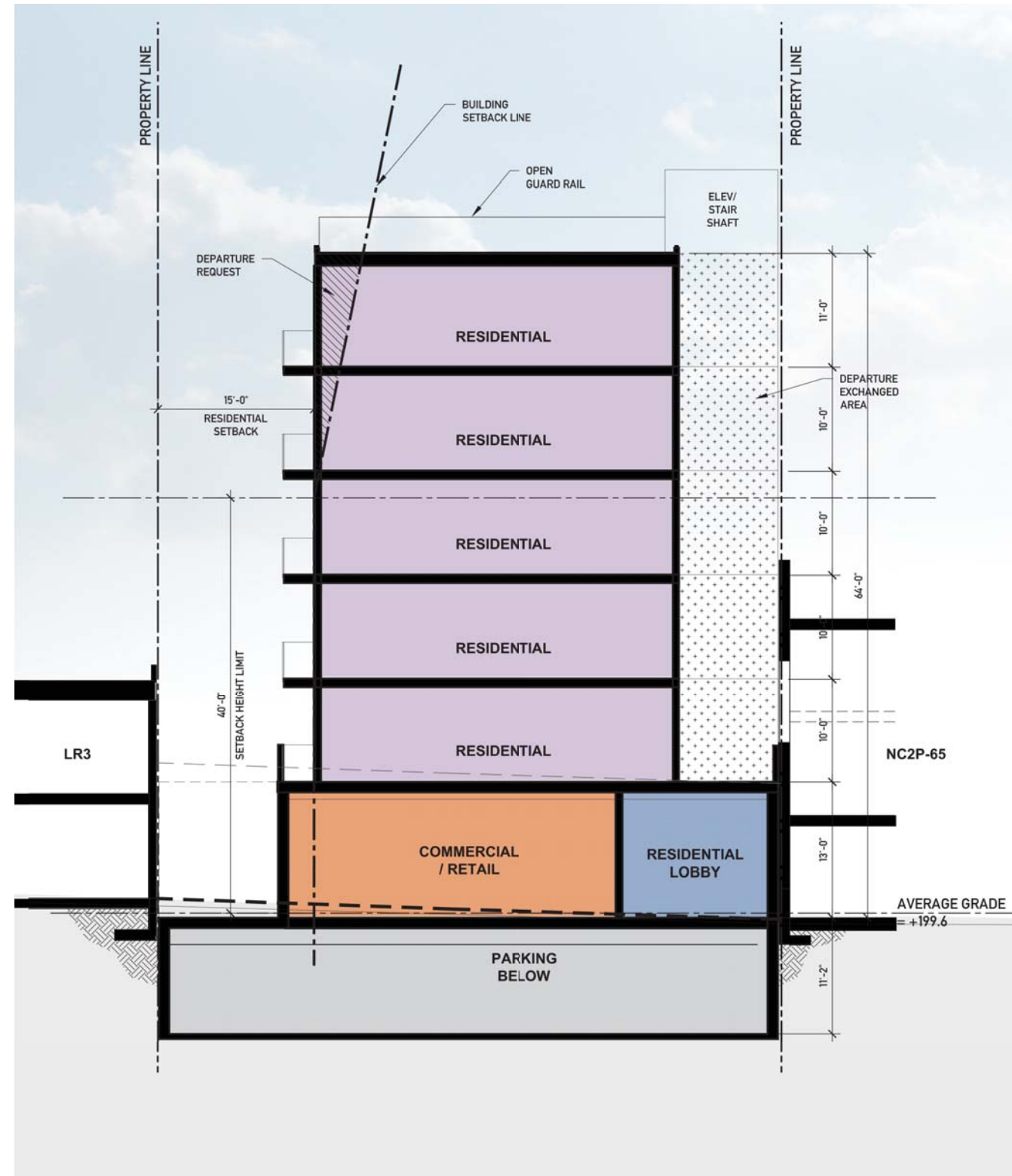
SHADOW STUDY



SECTION

KEY

- Commercial
- Units
- Parking
- Res Amenity



ARCHITECTURAL CONCEPTS: OPTION 3

OPTION 3



Northeast Perspective



Northeast Perspective



Northwest Perspective

417 NE 73rd-Briar Box - OPT 3								
	Floor Height	Units	Unit Area	Amenity	Retail Area	Corridor/Exit	Mech/Utilities	Area
Roof	0	0	0	1,813		957		957
6th level	10	11	3,609			957		4,566
5th level	10	11	3,609			957		4,566
4th level	10	11	3,609			957		4,566
3rd level	10	11	3,609			957		4,566
2nd level	10	11	3,609	361		957		4,566
Ground	13	0	0	0	1,047	3,070	809	4,926
Parking 1	9	0	4,942	0	0	316	0	5,258
Total	63	55	18,045	2,174	1,047	9,128	809	28,713



Southeast Perspective

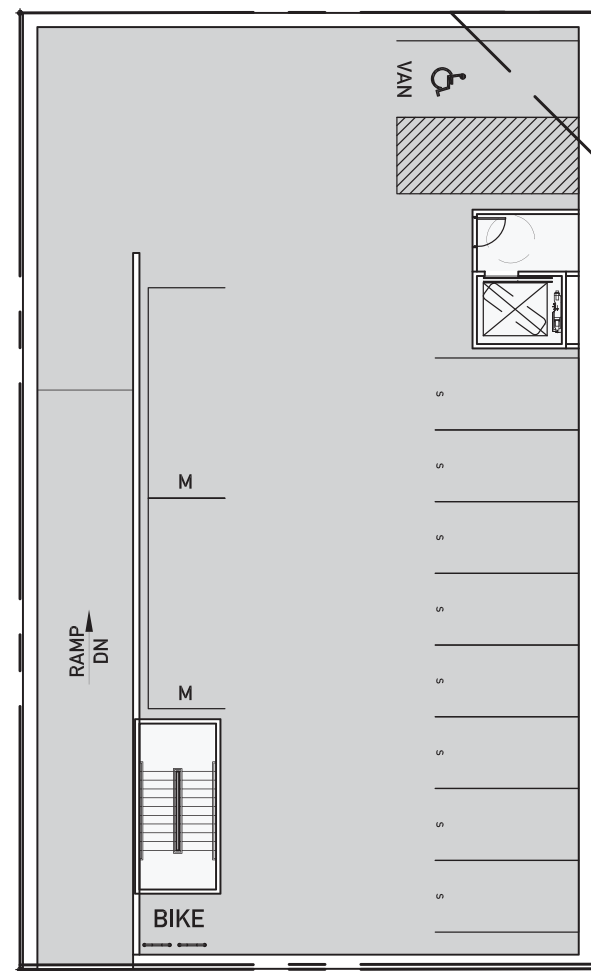


Northwest Perspective

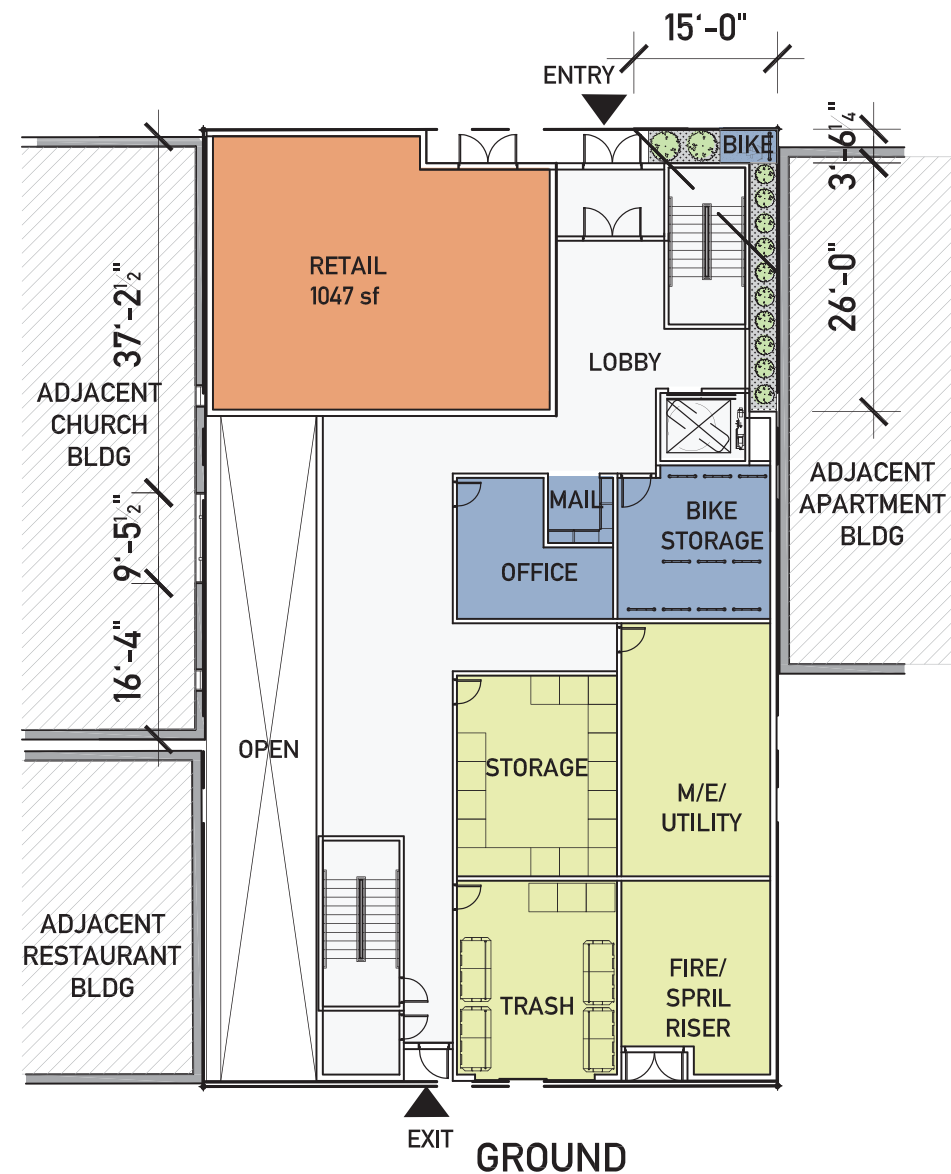
FLOOR PLANS

KEY

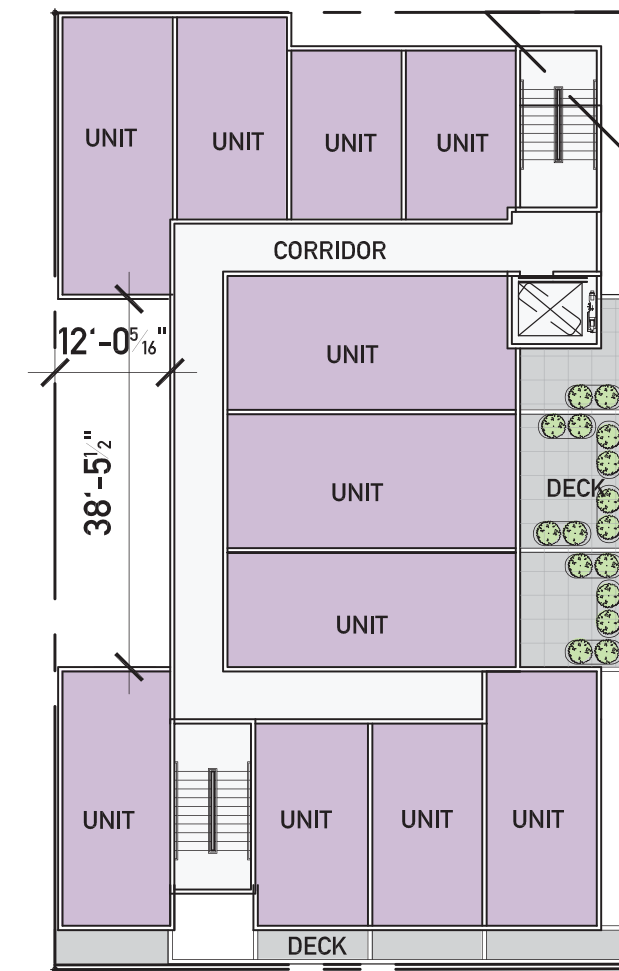
- Commercial
- Units
- Utility / BOH
- Parking
- Circulation
- Deck
- Res Amenity



PARKING



GROUND



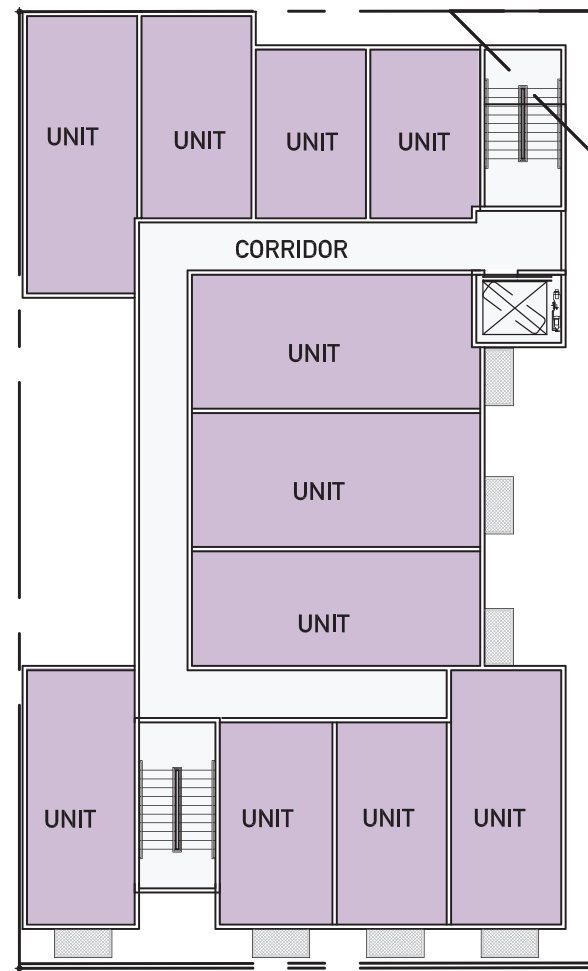
2ND LEVEL

ARCHITECTURAL CONCEPTS: OPTION 3

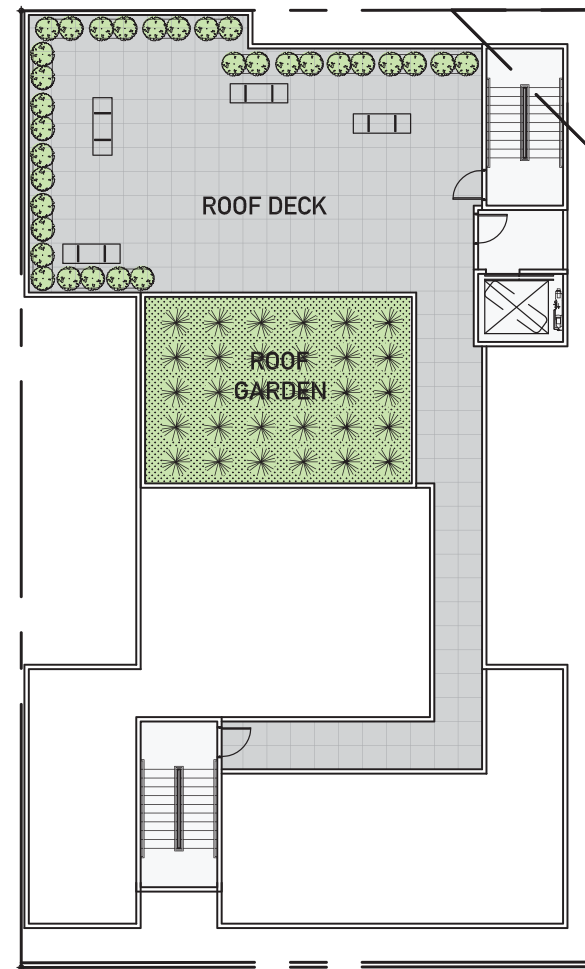
FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Parking
- Circulation
- Deck
- Res Amenity

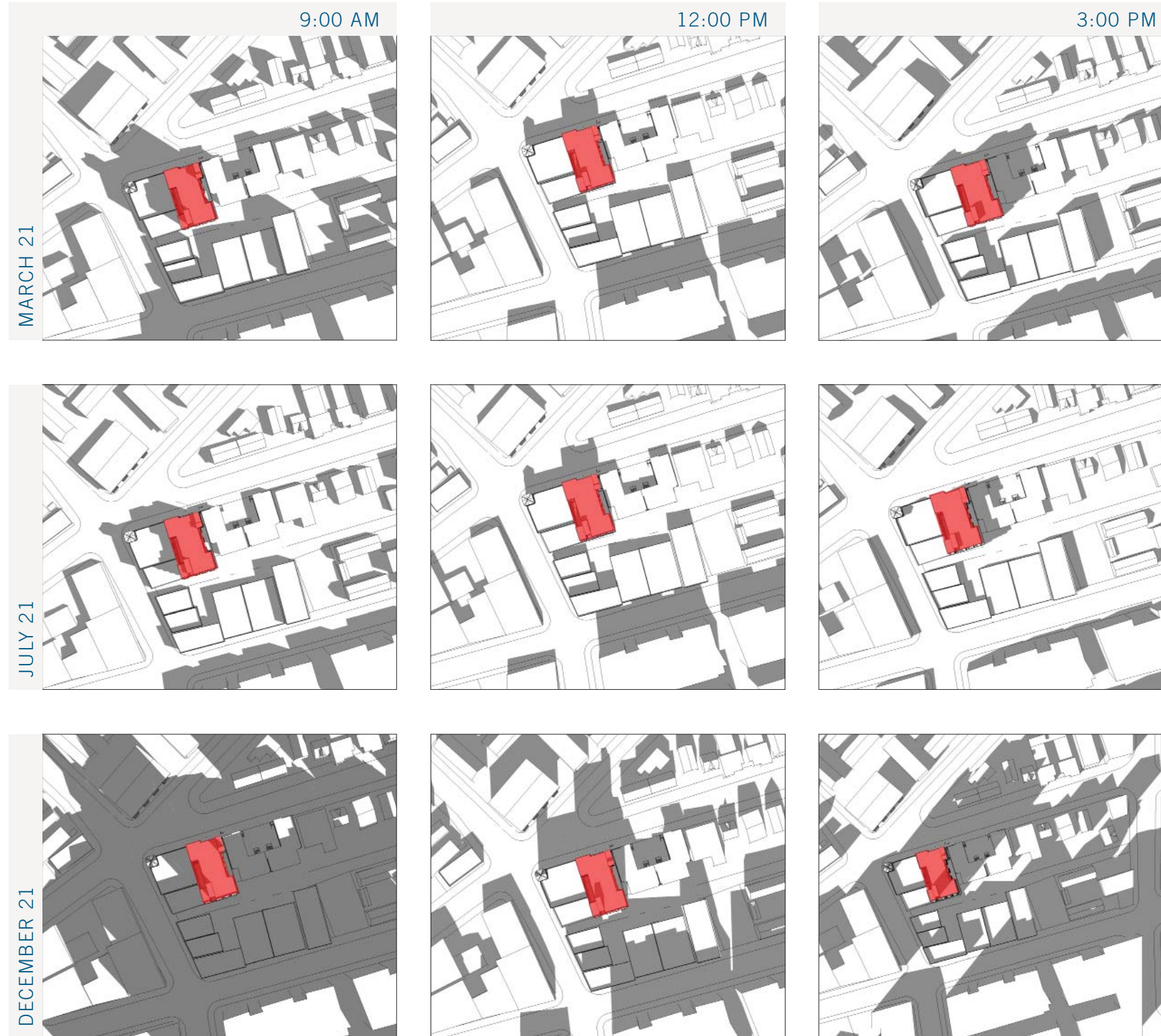


3RD - 6TH



ROOF

SHADOW STUDY

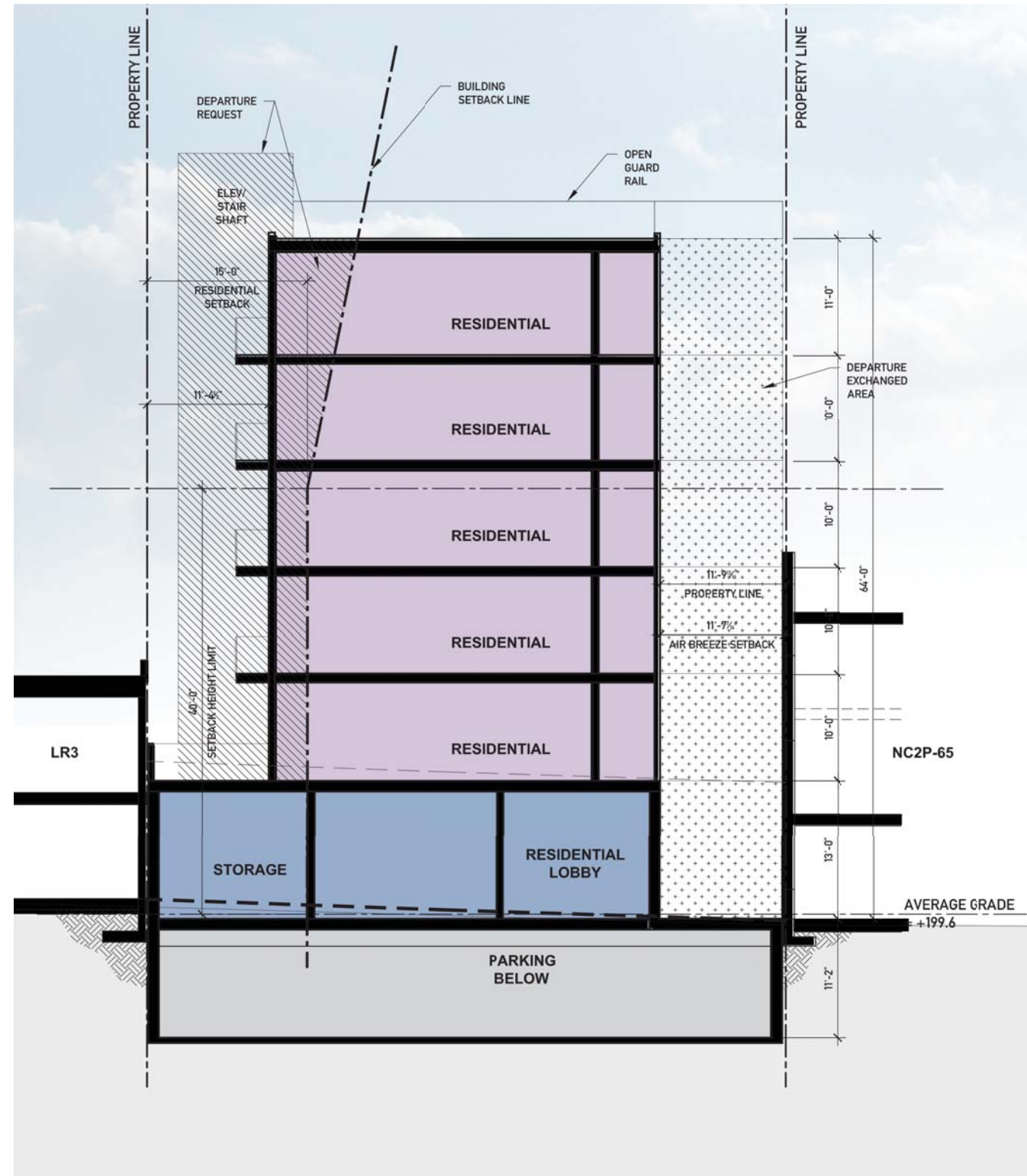


ARCHITECTURAL CONCEPTS: OPTION 3

SECTION

KEY

- Units
- Parking
- Res Amenity

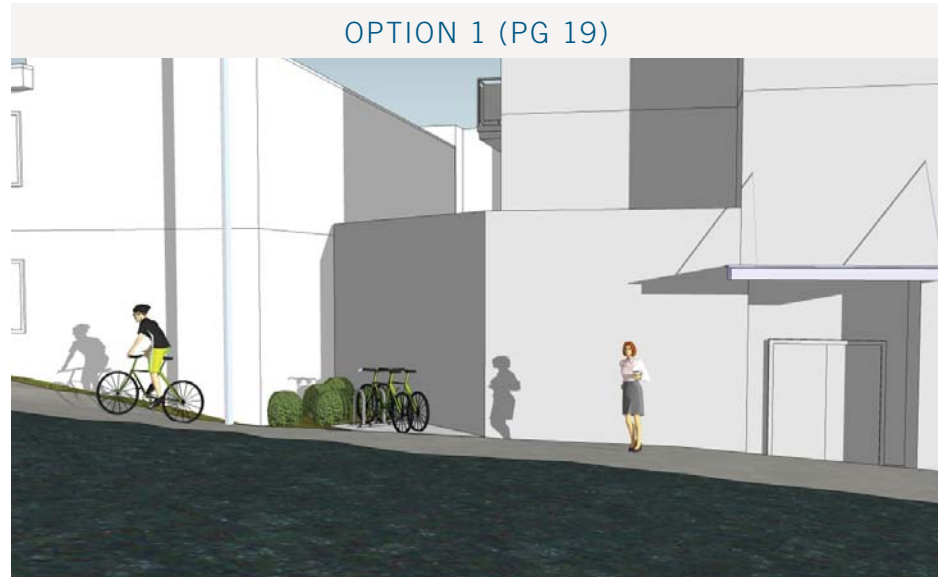


DEPARTURES 1

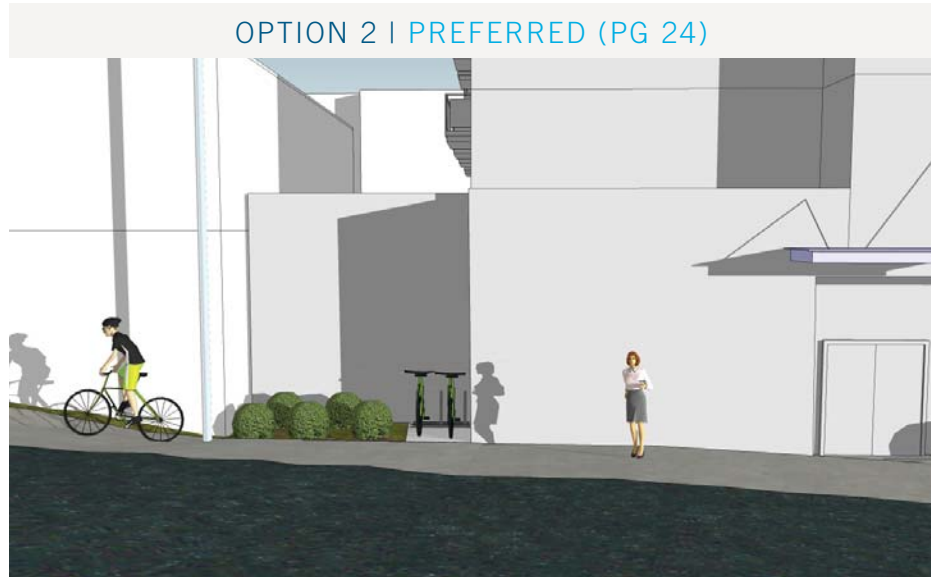
LAND USE ANALYSIS TABLE - NC2P - 65

SMC TITLE		SMC REQUIREMENT	OPTION 1	OPTION 2	OPTION 3
23.47A.014.B.1	SETBACKS FOR LOTS ABUTTING RESIDENTIAL ZONES	A SETBACK IS REQUIRED WHERE A LOT ABUTS A SIDE OR FRONT LOT LINE OF A RESIDENTIAL ZONE. THE SETBACK FORMS A TRIANGLE SHAPED AREA OF TWO EQUAL SIDES OF 15' EXTENDING ALONG THE STREET AND THE ABUTTING LOT LINE AND THE HYPOTENUSE CONNECTING THE TWO.	COMPLIANT	REQUEST DEPARTURE #1: (EXCHANGE THE TRIANGULAR AREA TO SAME AREA OF 113 sf RECTANGULAR SHAPE)	REQUEST DEPARTURE #1: (EXCHANGE THE 113 sf TRIANGULAR AREA TO 119 sf RECTANGULAR SHAPE)

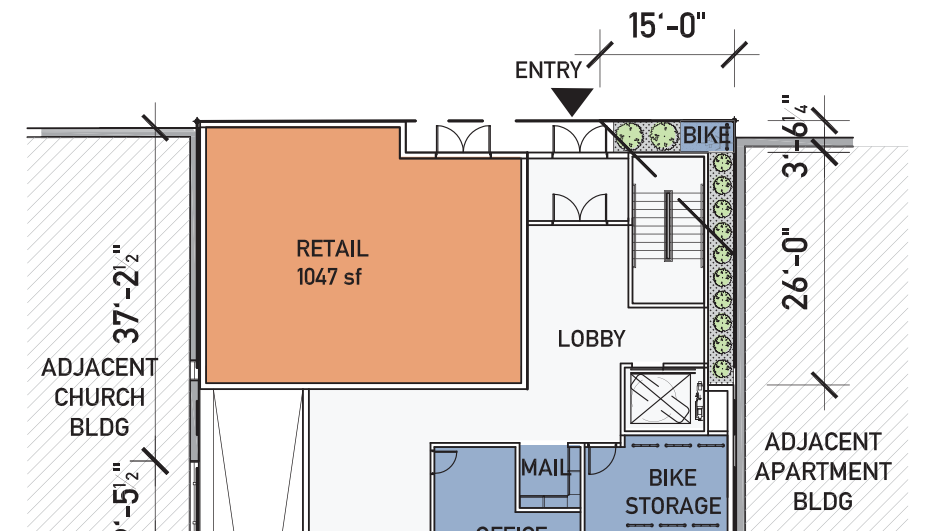
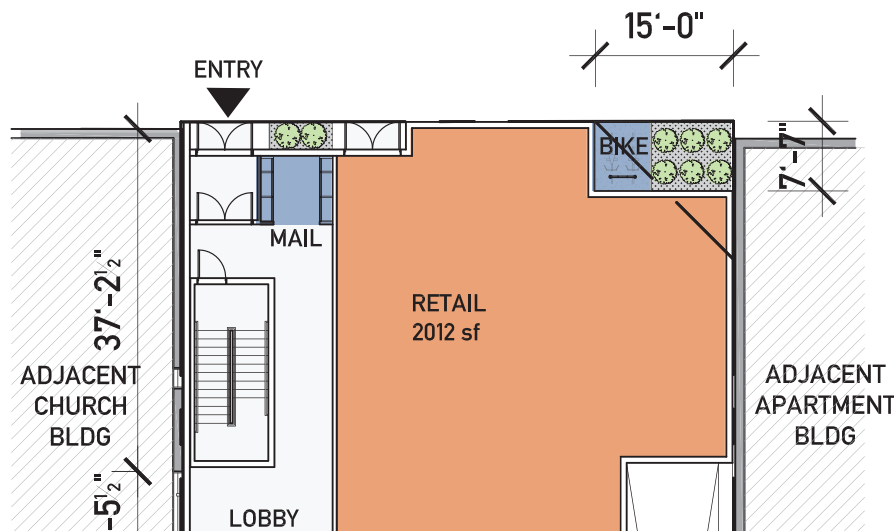
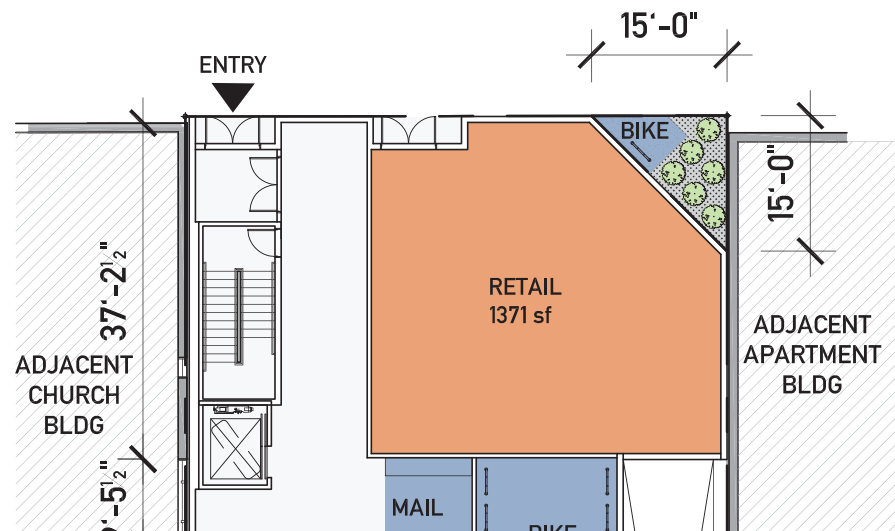
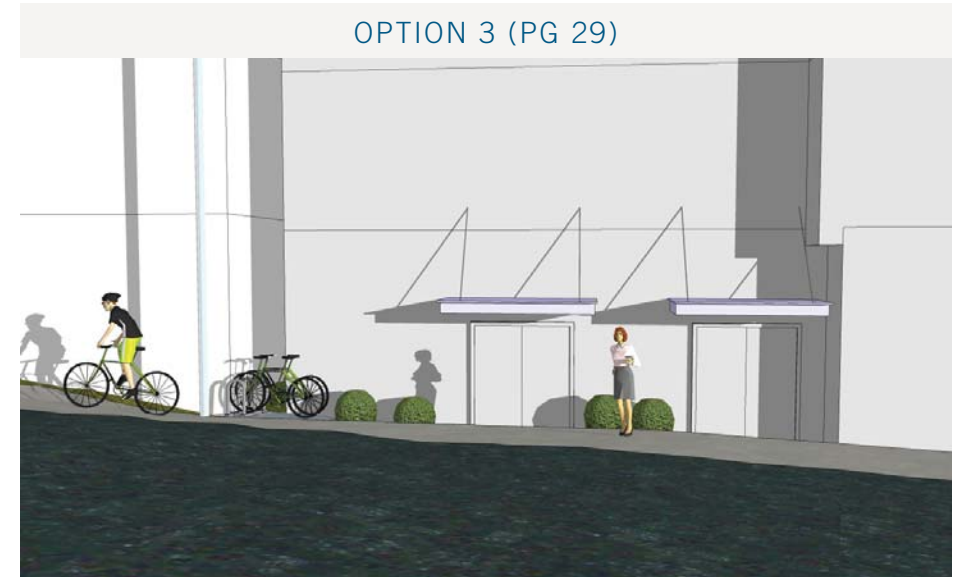
OPTION 1 (PG 19)



OPTION 2 | PREFERRED (PG 24)



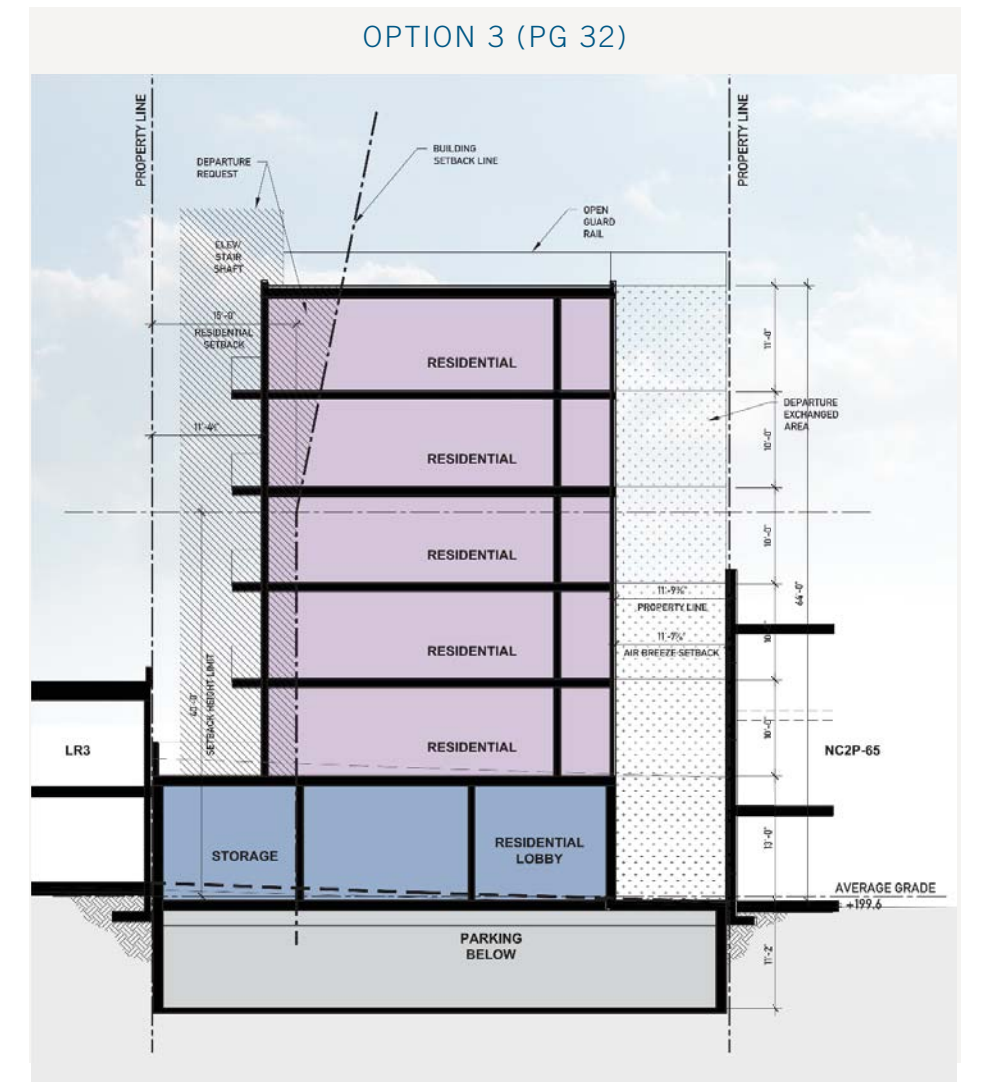
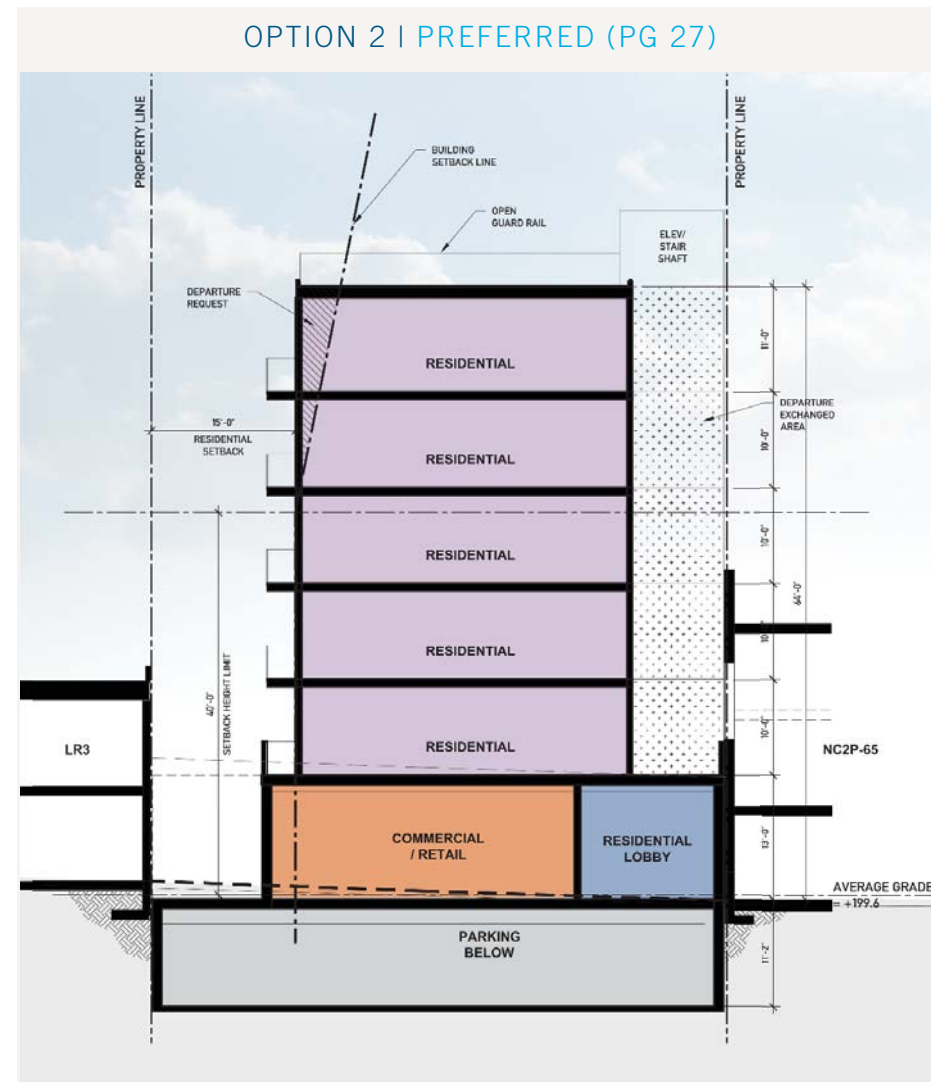
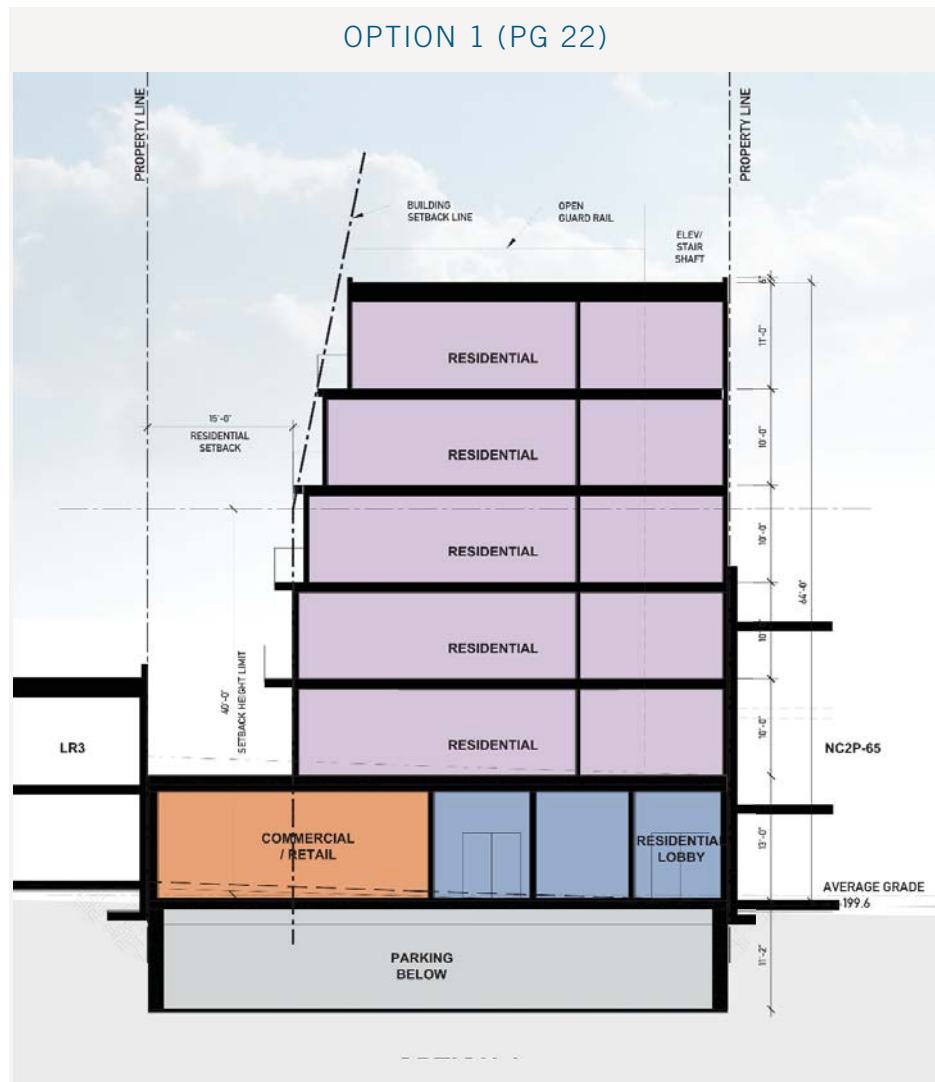
OPTION 3 (PG 29)



DEPARTURES

DEPARTURES 2

LAND USE ANALYSIS TABLE - NC2P - 65				
SMC TITLE	SMC REQUIREMENT	OPTION 1	OPTION 2	OPTION 3
23.47A.014.B.3	SETBACKS REQUIRED ALONG ANY REAR OR SIDE LOT LINE THAT ABUTS A RESIDENTIAL ZONE FOR STRUCTURES CONTAINING A RESIDENTIAL USE	COMPLIANT	REQUEST DEPARTURE #2: (EXCHANGE 4,888 cf OF SIDE SETBACK ABOVE 40 FEET WITH 5,980 cf ABOVE 13 FEET AT WEST OF PROPERTY LINE NEAR ADJACENT ASSEMBLY HALL IN COMMERCIAL ZONE)	REQUEST DEPARTURE #2: (EXCHANGE 44,340 cf OF SIDE SETBACK FROM RESIDENTIAL ZONE WITH 28,298 cf AT WEST OF PROPERTY LINE NEAR ADJACENT ASSEMBLY HALL IN COMMERCIAL ZONE)



OPTION 2 CONCEPTUAL DESIGN INSPIRATION



1. UNKNOWN

- Elegance in simple & clear material changes



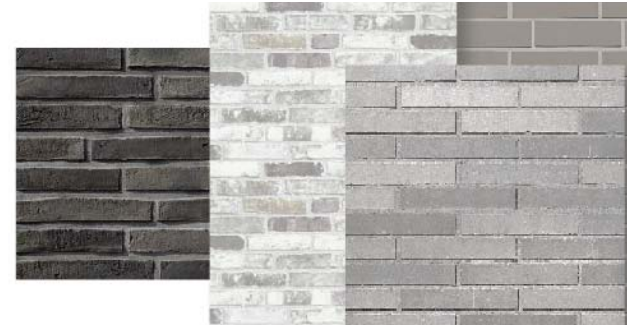
2. NEW NEARBY CONSTRUCTION

- Simple storefront, planters to create clean streetscape



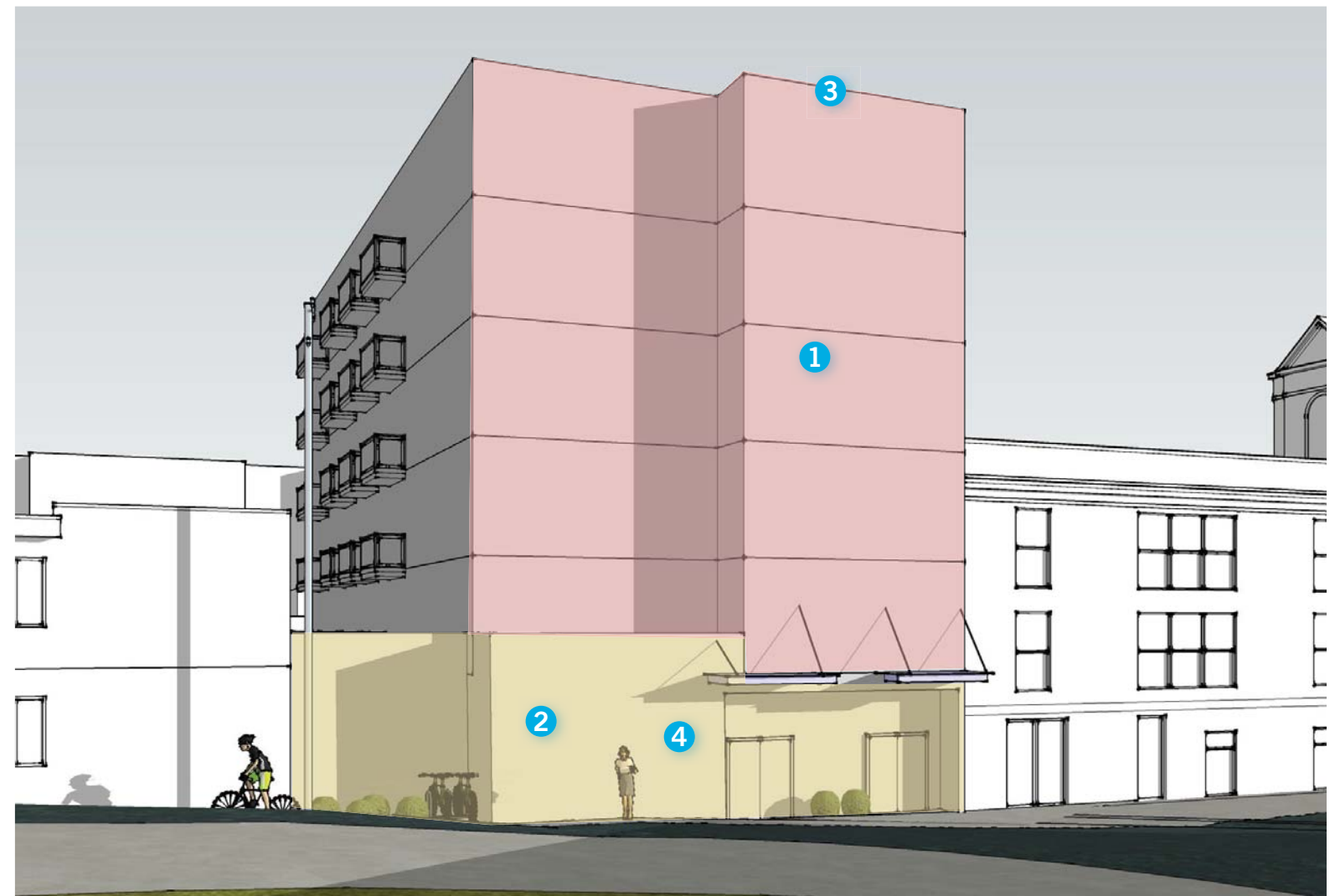
3. ROOF DECK

- Trellis and planters to provide shade for semi-private gathering



4. BRICK PATTERN

- Study of brick color, pattern & texture to integrate building with adjacent historic building while providing uniqueness for main entry.



- 1 Simple Material Changes
- 2 Clean Streetscape
- 3 Roof Deck
- 4 Brick Pattern

ARCHITECTURAL CONCEPTS

PRECEDENT CARON ARCHITECTURE PROJECTS



4128 BROOKLYN AVE NE



306QA APARTMENTS



FREMONT GREEN



LIV SEATTLE



OTHELLO STATION NORTH



THE CENTRAL