



## 417 NE 73rd St.

MIXED-USE MULTI-FAMILY DEVELOPMENT  
DESIGN REVIEW BOARD RECOMMENDATION MEETING

DPD PROJECT NO.:  
3019917, 6460788

MEETING DATE:  
MAY 9, 2016

APPLICANT CONTACT:  
Brian Kim, Project Manager  
Caron Architecture  
briankim@caronarchitecture.com  
206.367.1382  
2505 3rd Ave Suite 300C, Seattle WA 98121

CARON

CARON REF #2015.007





STREET PERSPECTIVE

## CONTENTS

01 Proposal	pg. 3
02 Context Analysis	pg. 4
03 Existing Site Conditions	pg. 5
04 Site Plan	pg. 8
05 Zoning Data	pg. 9
06 Design Guidelines	pg. 10
07 Design History	pg. 13
08 Design Proposal	pg. 14
09 Departures	pg. 34

## PROJECT TEAM

**OWNER**  
Chris Gurdjian  
Briar Box, LLC

**CARON ARCHITECTURE CONTACT**  
Brian Kim, Project Manager  
briankim@caronarchitecture.com  
206.367.1382  
Caron Reference No.: 2015.007

## PROJECT HISTORY

**EDG 1**  
07/26/2015

**DRB 1**  
05/9/2016

## SITE INFORMATION

**ADDRESS:**  
417 NE 73rd St, Seattle WA 98118

**DPD PROJECT NO.:**  
3019917, 6460788

**PARCEL(S):**  
952810-1455

**SITE AREA:**  
6,002 SF

**OVERLAY DESIGNATION:**  
Green Lake Residential Urban Village, Frequent Transit Overlay

**PARKING REQUIREMENT:**  
None

**LEGAL DESCRIPTION:**  
Woodlawn ADD to Green Lake, Plot Block: 32,  
Plot Lot: 3-4

## DEVELOPMENT STATISTICS:

**ZONING:**  
NC2P-65

**LOT SIZE:**  
6,002 SF

**FAR:**  
4.75 (28,509 sf)

**PROPOSED FAR:**  
4.72 (28,320 sf)

**RESIDENTIAL UNITS:**  
45

**PARKING STALLS:**  
14 (0 Required)

**BIKE STALLS:**  
46 provided (24 Required)



Project Introduction

DEVELOPMENT OBJECTIVES

The proposed development will create a 6-story urban-infill apartment building with approximately 45 dwelling units, 1,389 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 14 parking stalls will be provided. The garage entry will be accessed from the alley. 24 bicycle storage spaces are required and a total 46 spaces (44 indoor + 2 outdoor) are 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.

DEVELOPMENT SUMMARY

LEVEL	TOTAL SF	# UNIT	RETAIL SF	USE
Roof	427	0	-	-
6	4,612	9	-	Residential
5	4,612	9	-	Residential
4	4,612	9	-	Residential
3	4,735	9	-	Residential
2	4,735	9	-	Residential
Ground	4,587	0	1,389	Commercial
Parking	4,836	0	-	-
Total	28,320	45	1,389	

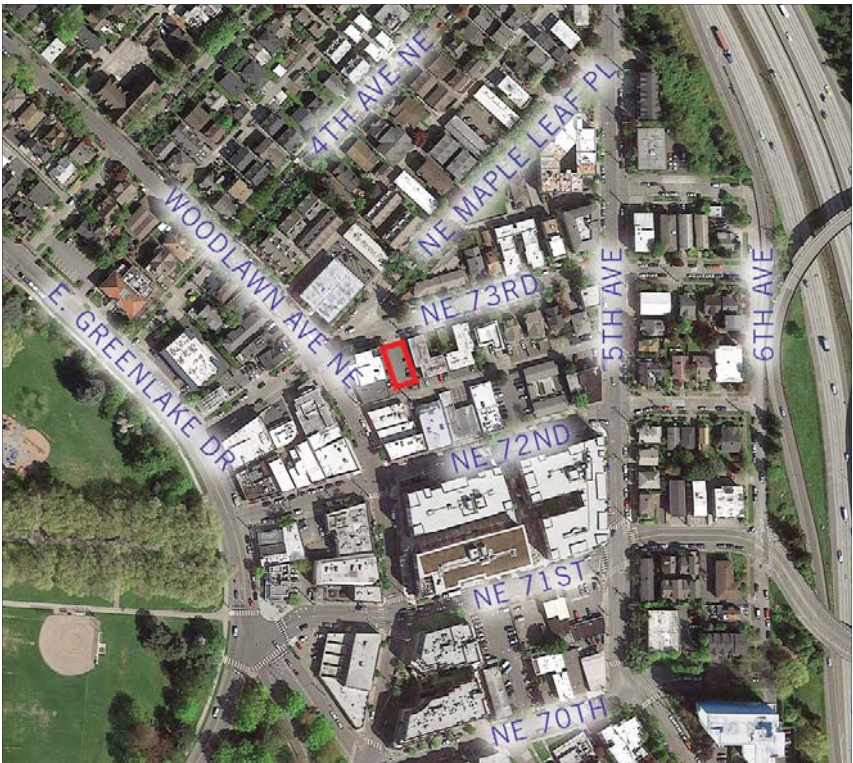
SITE DESCRIPTION & ANALYSIS

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.

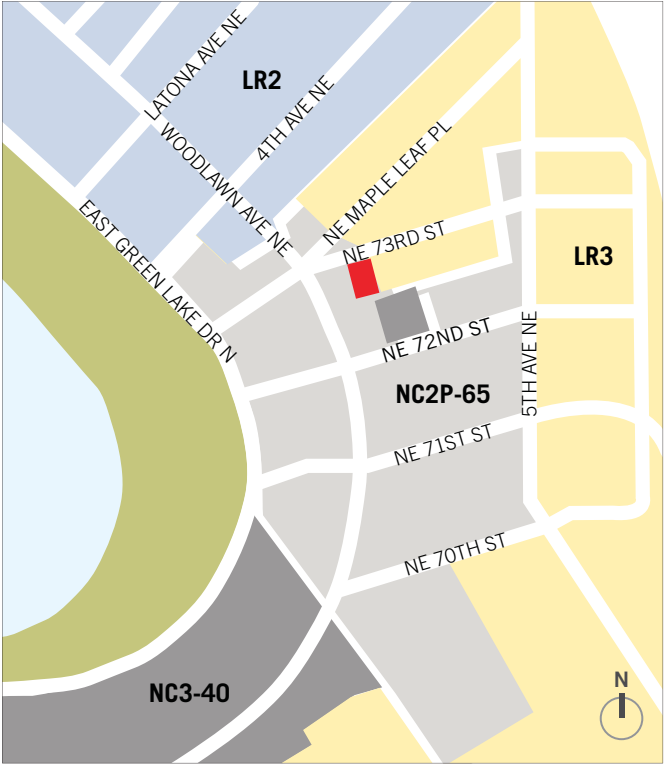
The property is currently used as a parking lot for adjacent businesses. To the east of the site is a 2-story, 13-unit apartment building. To the west of the property is a 3 story colonial style building which is listed as a Seattle Historical Site, but not protected or landmarked the Great Hall at Green 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.



AXONOMETRIC MAP (GOOGLE EARTH)

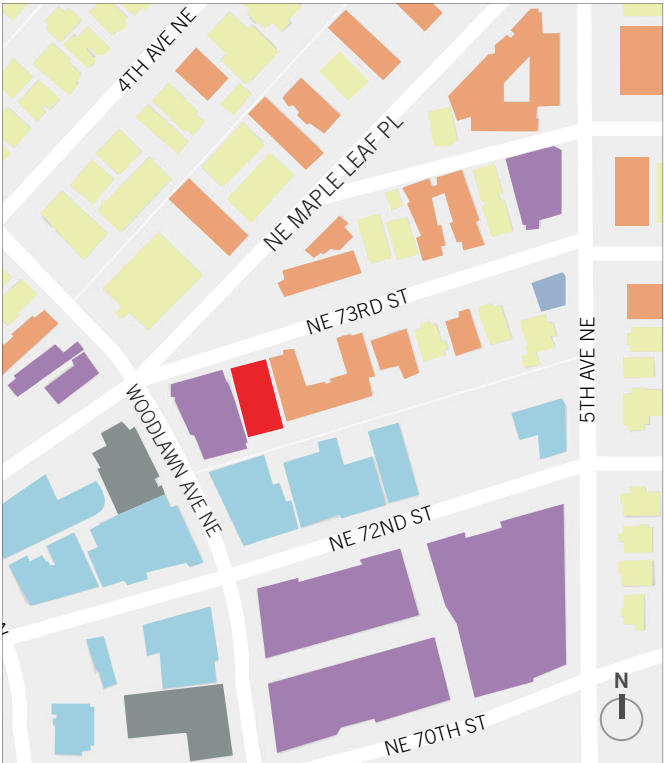


9-BLOCK AERIAL



ZONING

- Project Site
- LR2
- LR3
- NC3-40
- NC2P-65
- Park



SURROUNDING USES

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

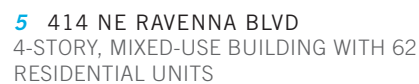


01 02 CONTEXT ANALYSIS 03 04 05 06 07 08 09

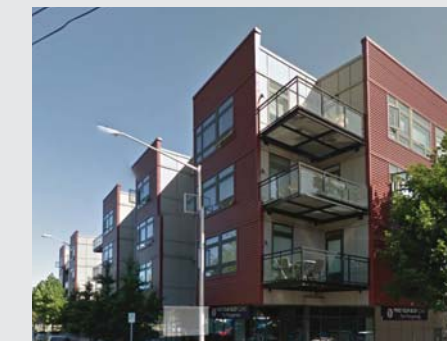
*The project site is just a block away from the commercial center of the Green Lake neighborhood, with East Green Lake park just a few blocks away.*



*In the block around the project site, there is a dense mix of Townhouses and detached single family dwelling units.*



STRONG HORIZONTAL  
DELINEATION  
OF THE GROUND  
FLOOR WITH BRICK  
FACADE.



THIS DEVELOPMENT  
FEATURES  
VERTICAL AND  
HORIZONTAL  
MODULATION BY  
USE OF COLOR AND  
MATERIAL.



RETAIL SPACE  
USES NATURAL  
MATERIAL AND  
SIMPLE PLANTERS  
TO ACTIVATE  
PEDESTRIAN  
CONNECTION.



THIS DEVELOPMENT  
HAS MINIMAL  
COLOR ACCENTS,  
AND USES  
ARCHITECTURAL  
TRIM



Site Photos

SITE ACCESS

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 1 power pole on northeast corner of the site. There are no environmentally critical areas or other natural features on the site.



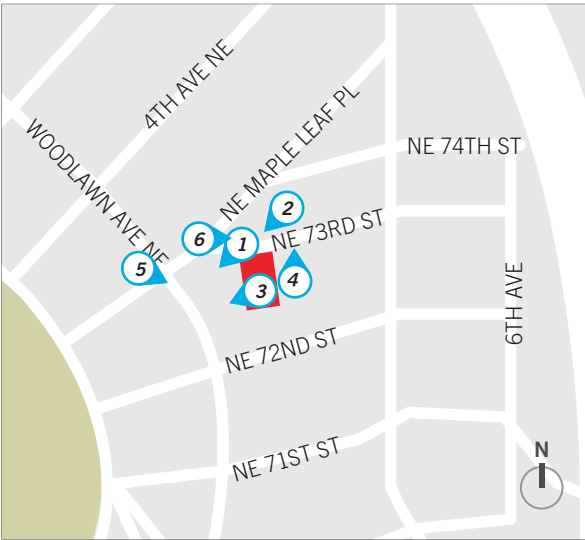
1 PROJECT SITE, FACING WEST



2 PROJECT SITE



3 PROPERTY LINE, WEST OF PROJECT SITE



MAP KEY

- Site
- View



4 ACROSS FROM PROJECT SITE



5 GREAT HALL, NEXT TO PROJECT SITE



6 SIDEWALK ALONG NE 73RD ST



Site Streetscapes

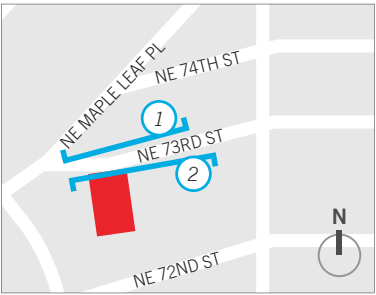
01  
02  
03 EXISTING SITE  
04  
05  
06  
07  
08  
09

1 NE 73RD ST, LOOKING NORTH



- Condos
- 3-story building

- Apartments
- 1-story building
  - 6 units
  - Raised from sidewalk



2 NE 73RD ST, LOOKING SOUTH



- Apartments
- White canopies
  - 2-story building

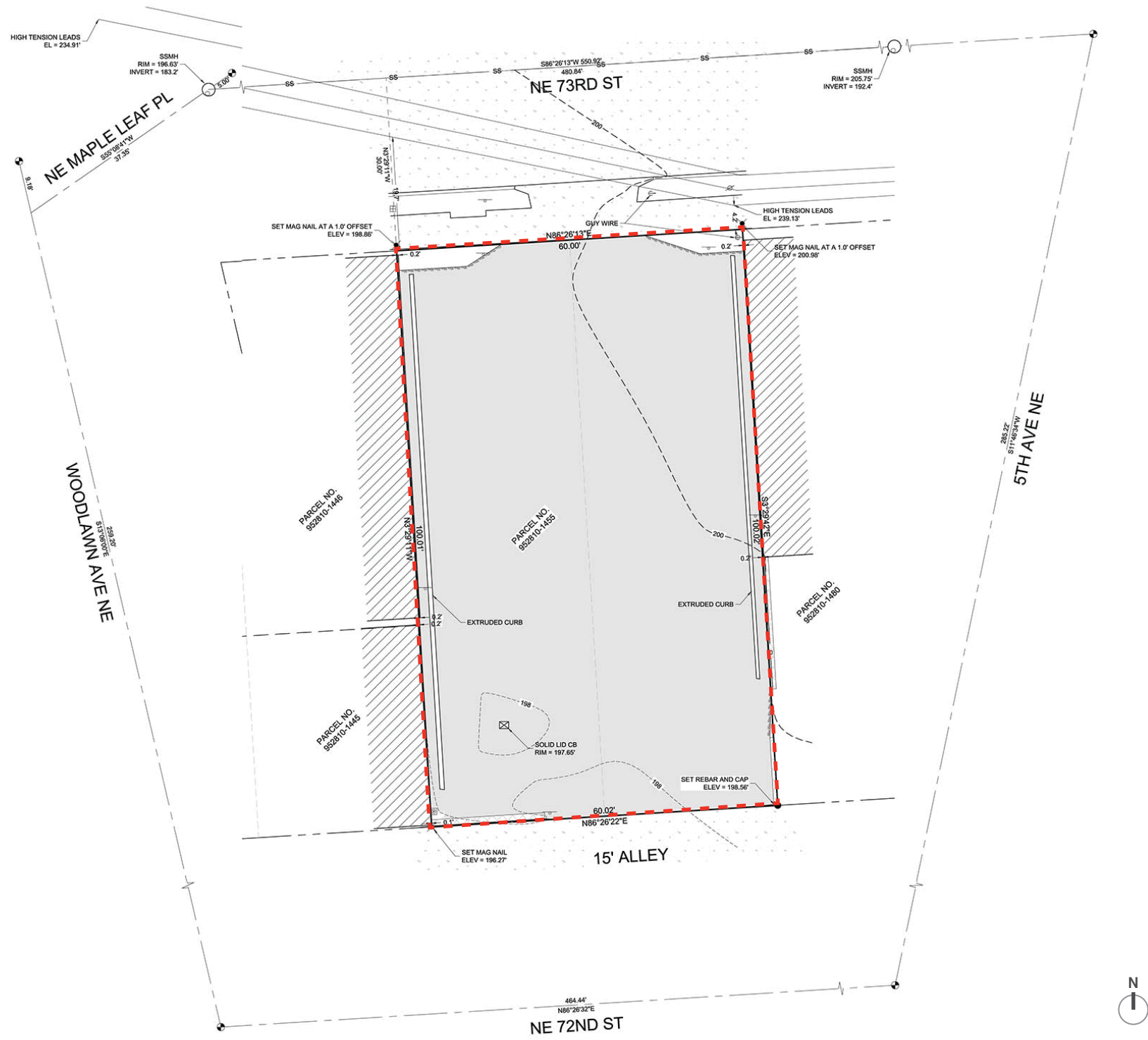
- Apartments
- Brick, stone facade
  - 2-story building
  - 13 units

- Great Hall
- Brick facade
  - 3-story mixed-use office, retail & assembly hall
  - Strong parapet



SURVEY 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
- SS - APPROXIMATE LOCATION SANITARY  
SEWER LINE, PER REF. NO. 2  
(UNLESS OTHERWISE NOTED)
- SD - APPROXIMATE LOCATION STORM  
DRAIN LINE, PER REF. NO. 2
- OHP - OVERHEAD POWER
- OHU - OVERHEAD UTILITIES  
(UNLESS OTHERWISE NOTED)
- X - CHAINLINK FENCE
- WOOD FENCE
- CONCRETE WALL
- ROCKERY
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

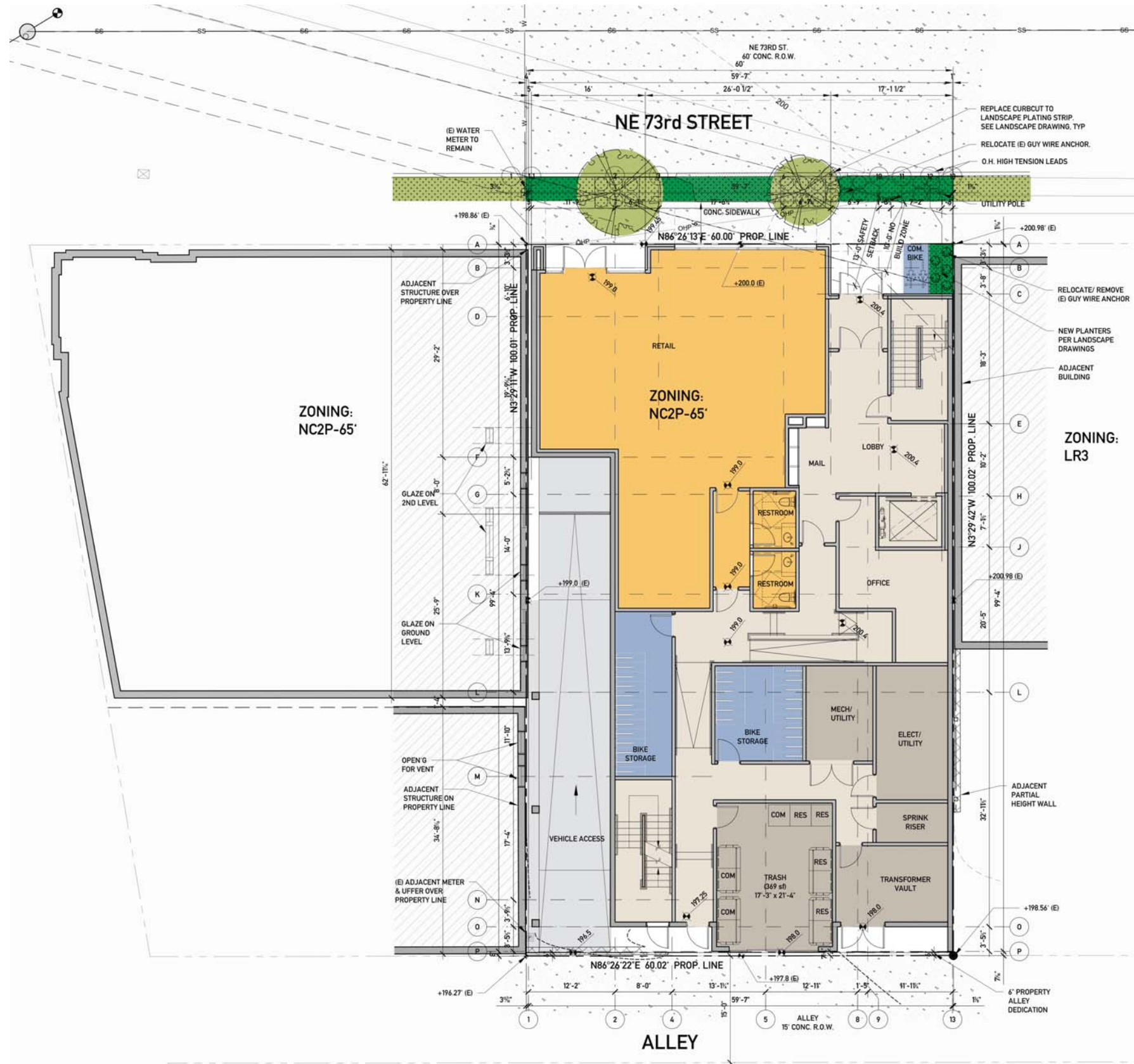




## Site Plan

## KEY

-  Commercial
-  Utility/BOH
-  Circulation
-  Existing Planting Strip
-  New Planting Strip
-  Bike Storage
-  Parking/Garage





Summary of Code Compliance

APPLICABLE ZONING	SMC-SECTION	REQUIREMENT	DESIGN OPTION
Permitted & Prohibited Uses	23.47A.004	Table A: Office & commercial use is permitted @ 25,000 SF: multi-family is permitted outright	√
Street Level Uses	23.47A.005	Residential uses at street level may occupy is aggregate no more than 20% of the street-level street facing facade if a pedestrian designated zone while facing a designated principal street or in areas designated on maps 1 through 60 if facing an arterial street.	√
Street Level Development Standards	23.47A.008	Limit blank facades to 20 ft wide at street level; min 60% transparency at street level; non-residential use shall extend avg. 30ft and min. 15ft deep; floor-to-floor height min. 13ft	√
Street Level Facades	A.3	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.	√
Outdoor Activities	23.47A.011	Outdoor storage is prohibited; outdoor sale of food or beverage must be 50ft. From residential lot line.	√
Structure Height	23.47A.012	65 ft base height: stair and elevator penthouses may extend additional 16ft 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 = 69ft	√
Floor Area Ratio	23.47A.013	Table A: Mixed use structure - 4.75; below grade area is exempt	√
Setback Requirements	23.47A.014	See below	√
Setbacks for Lots Abutting Residential Zones	23.47A.014.B.1	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.	DEPARTURE REQUESTED #1 (SEE PG. 34)
Setbacks Required Along any Rear or Side Lot Line that Abuts a Residential Zone for Structures Containing a Residential Use	23.47A.014.B.3	A setback abutting a 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 ft. of residential zoned lot line.	DEPARTURE REQUESTED #2 (SEE PG. 34)
Landscaping & Screening Standards	23.47A.016	Green factor of 0.30 or greater; street trees required.	√
Light & Glare Standards	23.47A.022	Exterior lighting must be shielded	√
Amenity Area	23.47A.024	Amenity area = 5% of residential far min. dimension of 10 ft. & 250 SF min. for common amenity areas	√
Parking Location & Access	23.47A.032	Access to parking shall be from the alley if the lot abuts an alley	√
Required Parking	23.54.015	Table A for 23.54.015, K & Table B for 23.54.015, M: Parking is not required for non-residential uses & all residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within 1,320 feet of a street with frequent transit service.	√
Bicycle Parking	23.54.015	Bicycle parking is required for non-residential use per Table E for 23.54.045.A.6 (1/12000 SF- long term & 1/4000 SF - short term). Bicycle parking is required for residential use per Table E for 23.54.015.D.2 (1/4 units or 0.75/SEDU)	√
Parking Space Standards	23.54.030	Parking for commercial and residential uses are exempt per SMC 23.54.030A and 23.54.030.B.M and provide 14 parking stalls beyond the code requirement.	√
Solid Waste & Recycle Storage & Access	23.54.040	375 SF, plus 4 SF each additional unit over 50, plus 50% of non-res. use area of 5001-15000 SF = 125 Rec’d / 2 = 63 SF. Office & retail recycling must be separate from residential-or-per-approval of alternative space.	DEPARTURE REQUESTED #3: GRANTED (SEE PG. 34)



# Architectural Design Response

## CS1. Natural Systems & Site Features

### I. RESPONDING TO SITE CHARACTERISTICS

ARCHITECT 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 rent-able 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 level, the building will span from the west property line to the east. The residential entry facade at the northeast corner, adjacent to the east property line of the LR-3 zoned lot will be set back 7'-0" from the north property line. The setback area will contain a small planting area and to make a graceful transition to the neighboring 2-story apartment building. The building above the third floor will be set back 3'-4" with material changes from bricks to fiber-cement panels. The material changed lines will provide a separation of vertical visual continuity and separation of the massing. The breaking line on the third level would carry to continue the horizontal line from an adjacent Great Hall. Along the west property line, the building will have an increased recessed light-well to provide natural light to the Great Hall's Ballroom windows and to minimize window blocking. The structure will receive good solar exposure on all sides.

## CS2. Urban Pattern & Form

### I. STREETScape COMPATIBILITY

### II. CORNER LOTS

### III. HEIGHT, BULK AND SCALE

ARCHITECT 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 neighborhood has been undergoing rapid development of similar 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.

## CS3. Architectural Context & Character

### I. ARCHITECTURAL CONTEXT

ARCHITECT RESPONSE:

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.

## PL2. Walkability

### I. PEDESTRIAN OPEN SPACES & ENTRANCES

ARCHITECT RESPONSE:

Residential and commercial entries will be recessed with canopies overhead for weather protection. Residential entry will be located near LR3 zone and commercial entry is located near NC2P-65 zone. Each entry will be well-lit for visibility and security. Signage will demarcate entries.

## PL3. Street-Level Interaction

### I. HUMAN INTERACTION

### II. TRANSITION BETWEEN RESIDENCE & STREET

ARCHITECT 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.

## DC1. Project Uses & Activities

### I. PARKING AND VEHICLE ACCESS

ARCHITECT RESPONSE:

Vehicular access will be Southwest side of property from the alley to the underground garage. Garbage pick-up will also be off the alley.



# Architectural Design Response

FIGURE 1 (BELOW): DESIGN PROCESS



## DC2. Architectural Concept

### I. ARCHITECTURAL CONCEPT & CONSISTENCY

ARCHITECT RESPONSE:

EDG guidance priorities are allowing below as

- Option 2 due to massing proportions and LR3 setback & Option 3 ground level programming.
- Relocate residential lobby to LR3 zone and commercial entry to NC2P-65 zone
- Provide maximum opening for west of property to provide light and ventilation at Great Hall windows
- To study areas behind windows at Great Hall
- Relocate vehicle entry to further west side of alley.
- To study moving the building closer to the LR3 zone allowing setback from Great Hall from some of the windows.

The overall the massing and the vertical core had to be moved to the east facade to facilitate the relief on the West side. Additional massing and color strategies, such as limiting penthouse height, providing mid site modulation, employing different material and colors to reduce perceived massing. At the ground floor level, the building will span from the west property line to the east. The residential entry facade at the northeast corner, adjacent to the east property line of the LR-3 zoned lot will be set back 7'-0" from the north property line. The setback area will contain a small planting area and to make a graceful transition to the neighboring 2-story apartment building. The building above the third floor will be set back 3'-4" with material changes from bricks to fiber-cement panels. The material changed lines will provide a separation of vertical visual continuity and separation of the massing. The facade material and massing transition are strategically placed to align with the massing at the Great Hall, creating a visual connection and respond to this historic landmark.

Brick cladding at the lower levels will help the building blend into the neighborhood. Storefront windows, canopies, and landscaping will enhance the street presence. The massing on the West facade has been revised to allow for greater light and air access as well as greater with a 33'-0" x 12'-0" light well. In addition, the balconies on the West facade are not full size balconies but are Juliet balconies which will eliminate any activity in the light well and greatly reduce any noise impacts in the light well and increase privacy between two adjacent buildings. The operable windows on the West facade are required for the unit and must remain. The remainder of the East facade is colored white with an understated pattern to reduces any visual impacts to the great hall.

## DC3. Open Space Concept

### I. RESIDENTIAL OPEN SPACE

ARCHITECT 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

ARCHITECT 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 & HARDS-CAPE MATERIALS

ARCHITECT RESPONSE:

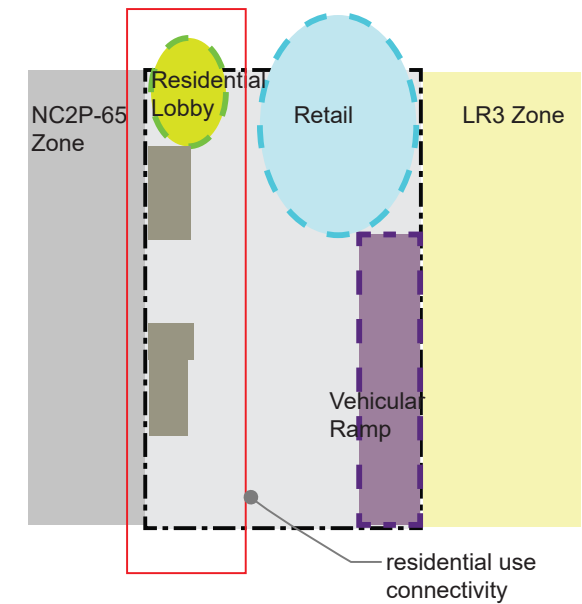
The proposed project will infill the existing curb cut. The existing street tree will remain and a new tree will be added. New planting in the landscaping strip will act as a protective buffer to between the sidewalk and the street and enliven the streetscape. Additional landscaping will be added adjacent 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.



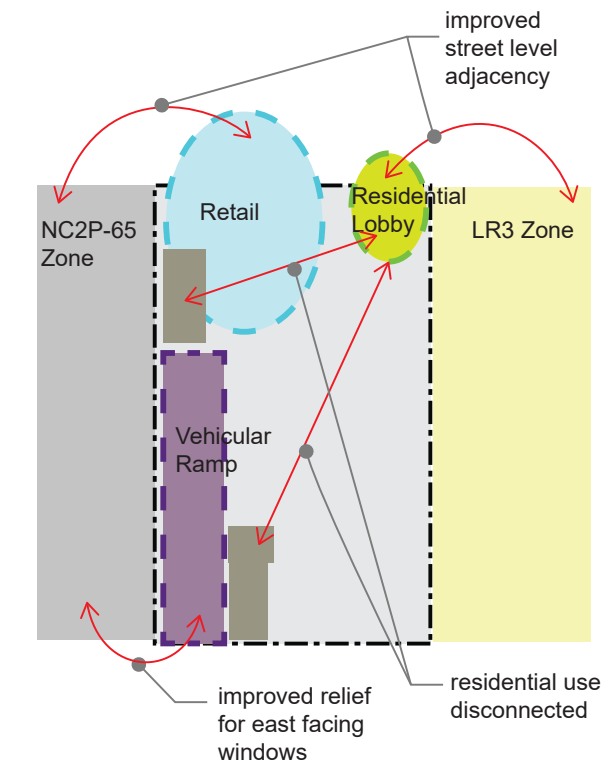
# Design Process

01  
02  
03  
04  
05  
06 DESIGN GUIDELINES  
07  
08  
09

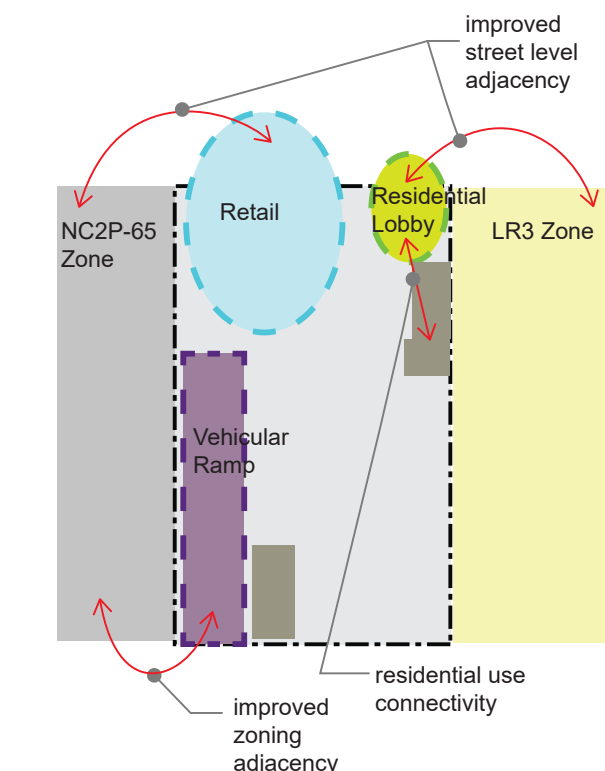
EDG OPTION 2 PLAN DIAGRAM (PREFERRED)



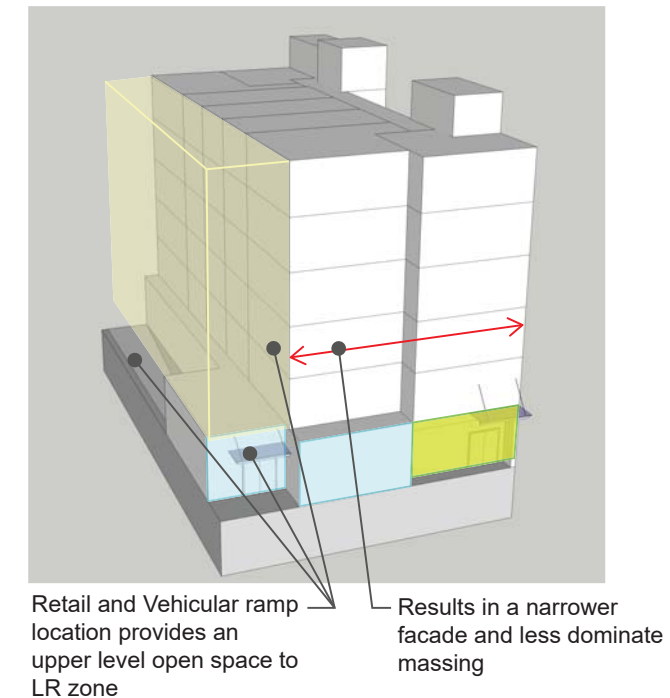
PLAN STUDY DIAGRAM



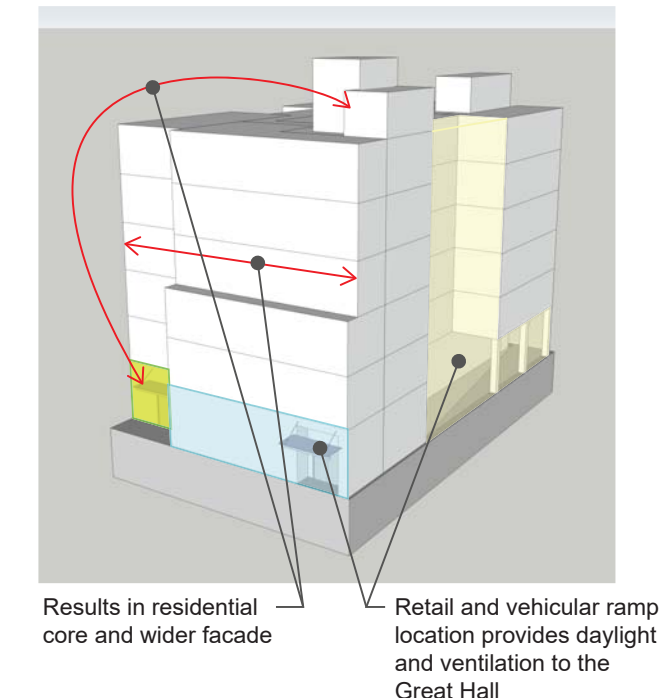
DRB PROPOSED PLAN DIAGRAM



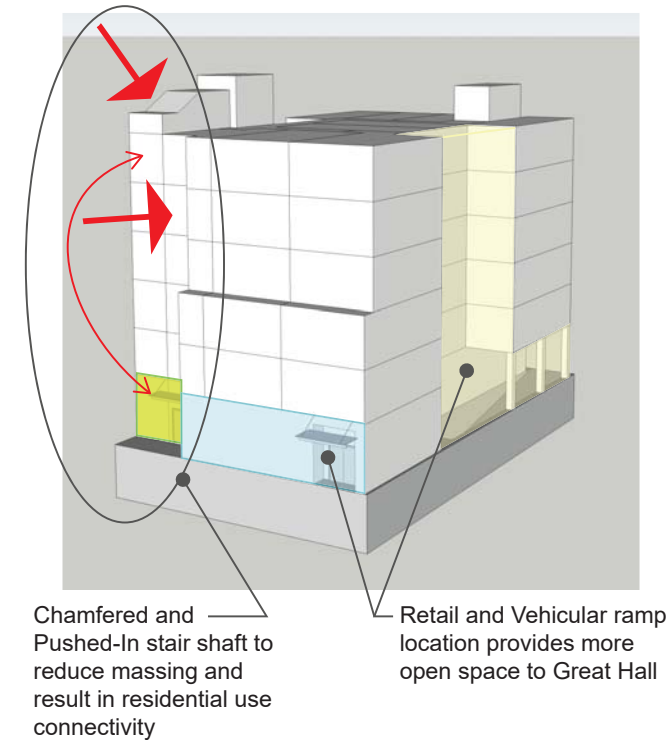
OPTION 2 SECTION DIAGRAM



SECTION STUDY DIAGRAM



PROPOSED SECTION DIAGRAM





Project Design History

				
	EDG: Option 1	EDG: Option 2	EDG: Option 3	DRB- Developed Design
# UNITS:	43	45	55	45
AMENITY AREA SF	2,102 SF	2,222 SF	2,174 SF	2,534 SF
COMM. RETAIL SF:	1,371 SF	2,012 SF	1,047 SF	1,389 SF
PARKING STALLS:	11 - (0 Required)	11 - (0 Required)	11 - (0 Required)	14 - (0 Required)
BIKE STALLS:	41 - (24 Required)	41 - (24 Required)	45 - (24 Required)	48 - (46 INDOOR + 2 OUTDOOR), (24 Required)
FAR SF:	26,368 SF - (28,510 sf Allow)	26,881 SF - (28,510 sf Allow)	28,713 SF - (28,510 sf Allow)	28,320 SF - (28,510 sf Allow)
OPPORTUNITIES:	<ul style="list-style-type: none"><li>No departures</li><li>Largest setback from residential zone</li></ul>	<ul style="list-style-type: none"><li>Moderate air way to adjacent commercial assembly hall building</li><li>Combination of mixed units (one bed, open one bed &amp; efficiency units)</li><li>Biggest commercial space</li></ul>	<ul style="list-style-type: none"><li>Most unit counts</li><li>Most building area counts</li><li>Largest air way to adjacent commercial assembly hall building</li><li>Setback from alley</li></ul>	<p>DESIGN REVIEW BOARD (DRB) EDG GUIDANCE PRIORITIES:</p> <ul style="list-style-type: none"><li>Option 2 due to massing proportions and LR3 setback &amp; Option 3 ground level programming.</li><li>Relocate residential lobby to LR3 zone and commercial entry to NC2P-65 zone</li><li>Provide maximum opening for west of property to provide light and ventilation at Great Hall windows</li><li>To study areas behind windows at Great Hall</li><li>Relocate vehicle entry to further west side of alley.</li><li>To study moving the building closer to the LR3 zone allowing setback from Great Hall from some of the windows.</li></ul> <p>DESIGN IMPROVEMENTS:</p> <p>The preferred option has been revised and developed in response to the recommendations made by the Design Review Board (DRB) from the Early Design Guidance (EDG) meeting. An increase to the voluntary setback has been incorporated on the west facade, providing a relief to the existing Great Hall. To further reduce the perceived overall massing of the design and to increase the open space facing the Great Hall, the vehicular ramp entry has been relocated to the southwest corner of the site, as directed by DRB. Second level residential deck facing the Great Hall has been removed to increase sound separation and privacy to the Great Hall. Residential lobby entry along the street has been relocated closer to adjacent residential zone and commercial entry is relocated closer to the commercial zone, as directed by DRB. Subsequently the stair shafts have to be relocated. As shown on the new site plan, landscape improvement to existing sidewalk has been provided, including new planting strip and streets trees. The segment facades on the west and east sides have been further refined. On the East facade, vertical accents have been incorporated on the blank walls along with building materials to increase visual interest. On the West facade, an wider setback has been incorporated to reduce the blank wall segments, and color and patterns are introduced to the blank segments for visual interest. Reference: Figure 1 on page 11, design Process on page 12.</p>
CONSTRAINTS:	<ul style="list-style-type: none"><li>Complete block windows of commercial assembly hall building</li><li>Blank face of residential does not get anything from setback</li><li>No airway to commercial assembly hall building</li></ul>	<ul style="list-style-type: none"><li>Departure of setbacks from residential zone</li><li>Departure of exchange area of triangular site to rectangular area</li></ul>	<ul style="list-style-type: none"><li>Most requested departures (triangular area, stairway &amp; setback)</li><li>Block airway from residential zone / no setback</li><li>Smallest commercial space</li><li>Dead space for planting strip</li></ul>	
CODE COMPLIANCE:	Yes, code compliant	Not compliant, departures requested	Not compliant, departures requested	Not compliant, departures requested (see page 34)



01 02 03 04 05 06 07 08 DESIGN PROPOSAL 09

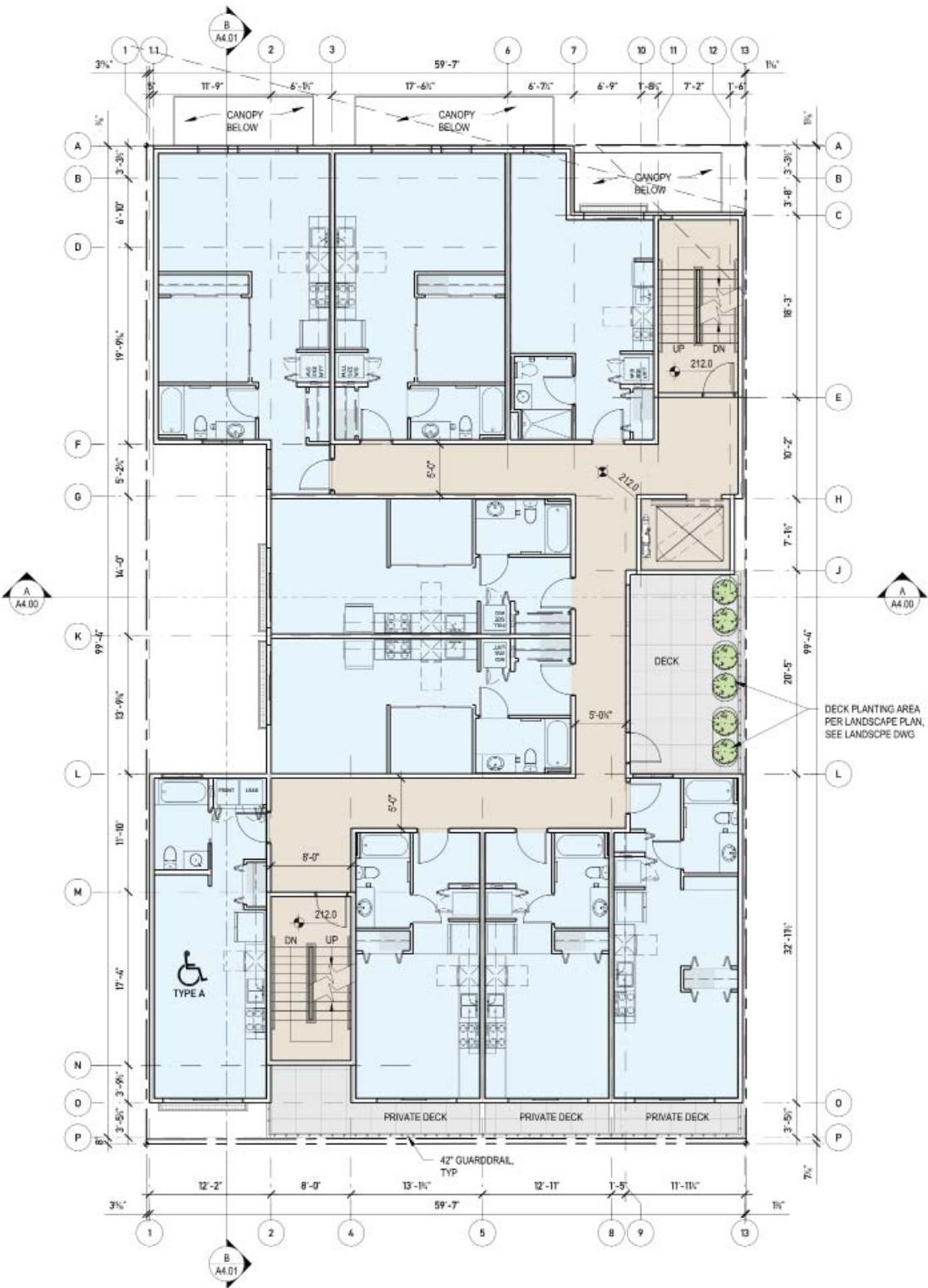


Floor Plans

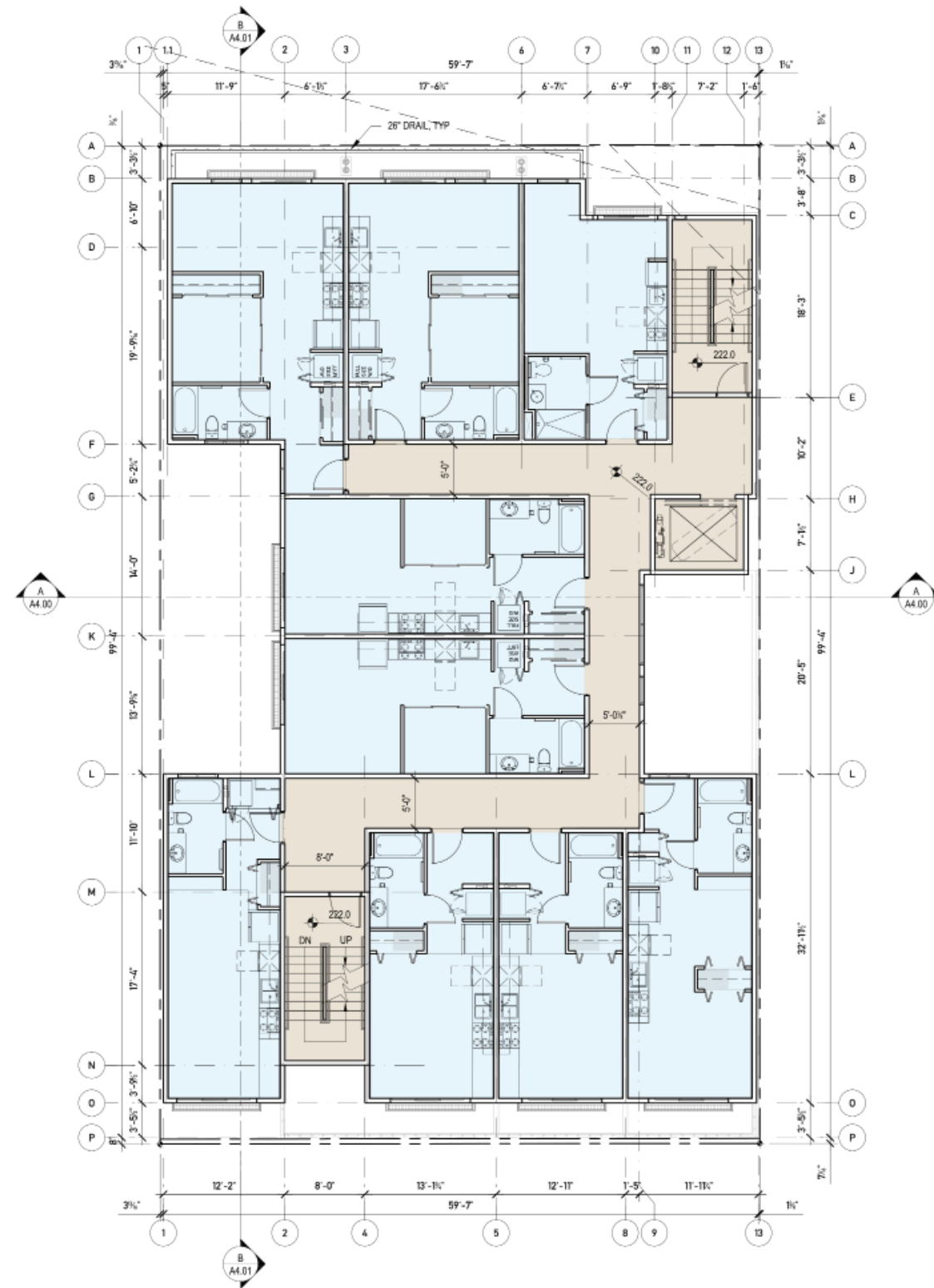
KEY

- Units
- Utility/BOH
- Circulation
- Planting Strip

LEVEL 2-3



LEVEL 4-6

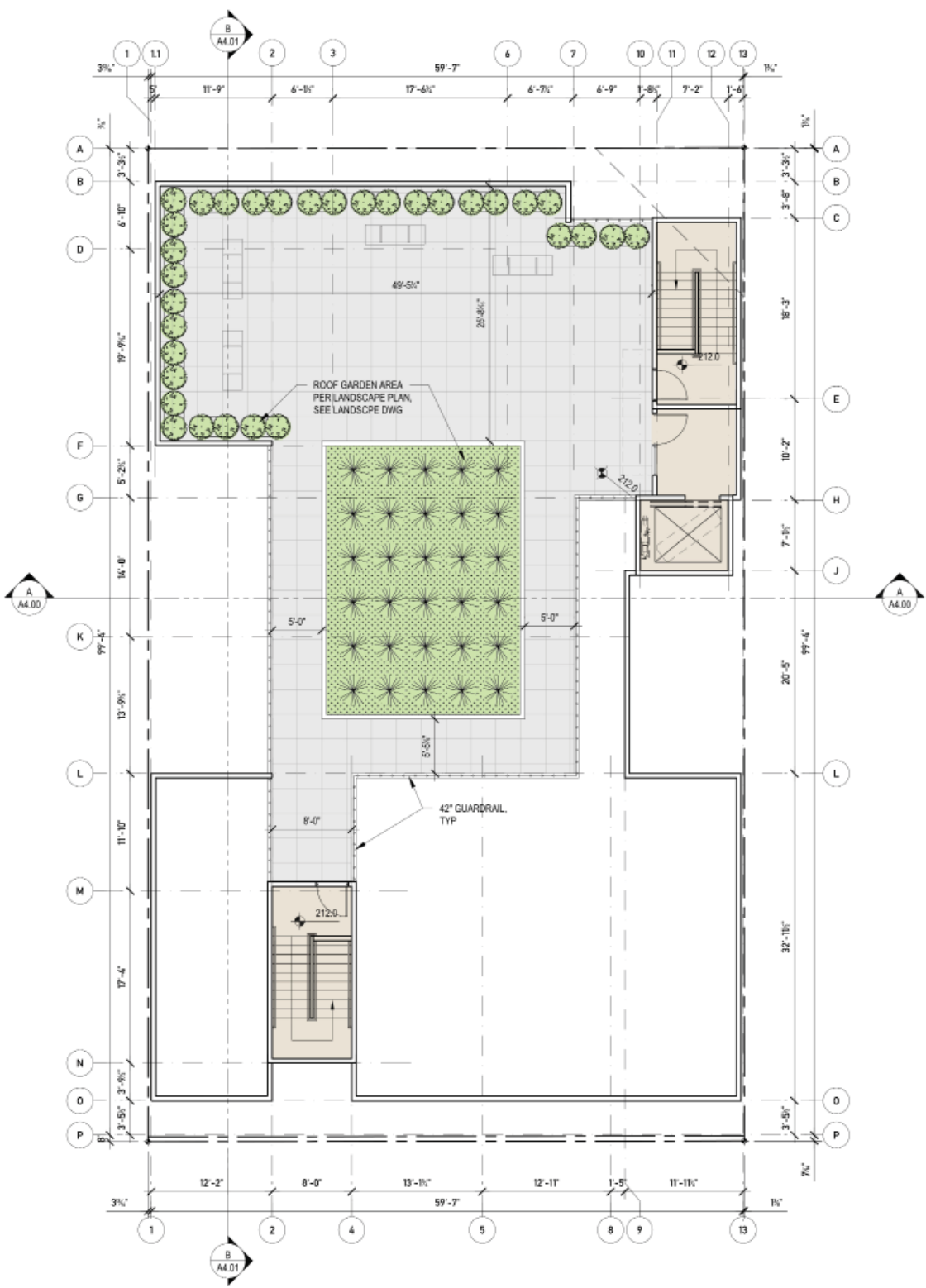


Floor Plans

ROOF PLAN

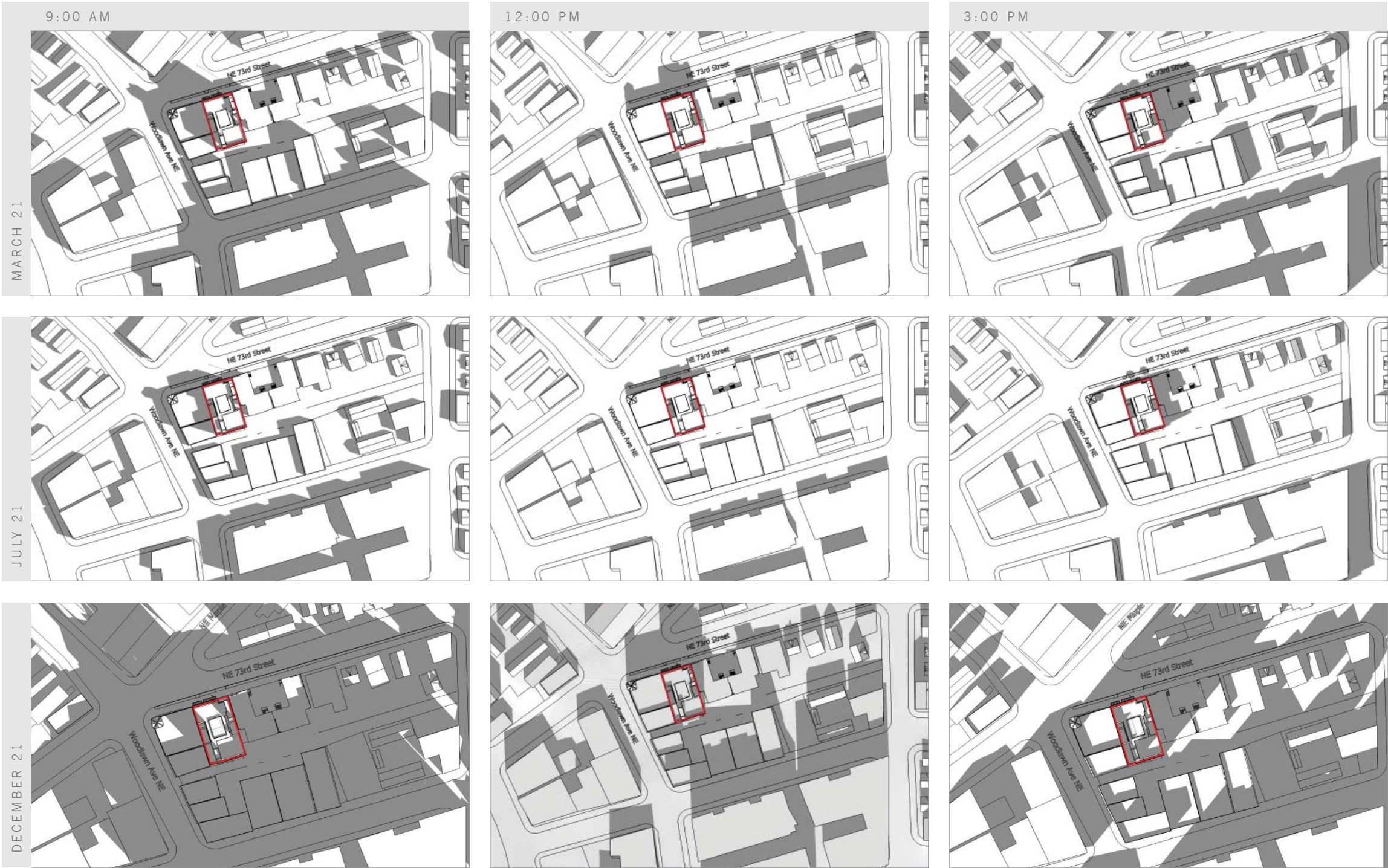
KEY

- Utility/BOH
- Circulation
- Planting Strip





Shadow Study



Landscape Plan

01  
02  
03  
04  
05  
06  
07  
08 DESIGN PROPOSAL  
09



REVISIONS

BY

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

GHA Landscape Architects 2015

gha

GHA Landscape Architects  
1417 NE 80th St.  
SEATTLE, WA 98115  
TEL: 206.522.2334 FAX: 206.526.9887

APPROVAL

MIXED USE PROJECT  
417 NE 73rd St, SEATTLE WA  
LANDSCAPE PLAN

STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
Neil Buchanan  
CERTIFICATE NO. 913

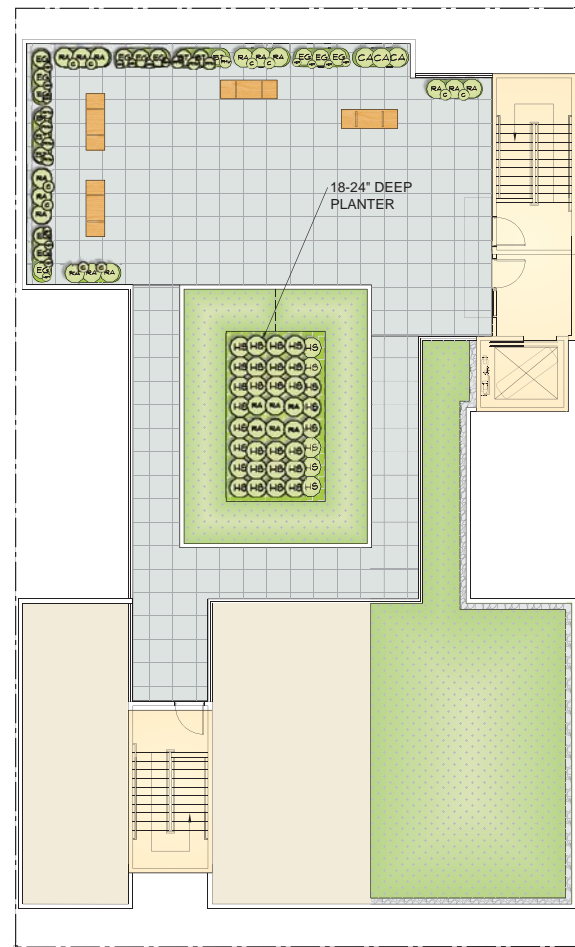
DATE: 4-11-2016  
SCALE: ON PLAN  
DRAWN BY: NB  
JOB:  
SHEET:

L1.0DR

1 of 2 SHEETS



## Landscape Plan



## ROOF GARDEN

## LANDSCAPE PLANS

$$1/8'' = 1'-0''$$


## PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE	
1	AMELANCHIER AUTUMN BRILLIANCE STREET TREE FORM	SERVICEBERRY AUTUMN BRILLIANANCE	2" CAL	
1	EXISTING AMELANCHIER STREET TREE	SERVICEBERRY AUTUMN BRILLIANANCE		
★ 6 #	BERBERIS THUNBERGII 'MARIA'	SUNJOY GOLD PILLAR BARBERRY	2 GAL	
★ 3 #	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 GAL	
10 #	COREOPSIS GRANDIFLORA 'FLYING SAUCERS'	FLYING SAUCERS COREOPSIS	1 GAL	
★ 12 #	EUONYMUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	2 GAL	
★ 34 #	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	2 GAL	
15 #	HEMEROCALLIS X 'HAPPY RETURNS'	DAYLILY HAPPY RETURNS	1 GAL	
★ 15 #	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
20 #	LIRIOPE SILVERY SUNPROOF	SILVERY SUNPROOF LIRIOPE	1 GAL	
21 #	PENNISETUM LITTLE BUNNY	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	
36 #	PRUNUS MT VERNON	MT VERNON LAUREL	1 GAL	
★ 21 #	ROSMARINUS 'ARP'	ARP ROSEMARY	2 GAL	
★ 3 #	SARCOCOCCA RUSCIFOLIA	TALL SARCOCOCCA	2 GAL	
12 #	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL	
	PREMIUM SOD			
	4" DEEP TRAY PLANTING SYSTEM, DROUGHT TOLERANT			
6 #	VINCA MINOR 'WINE'	WINE COLOR FLOWERING DWARF PERIWINKLE	1 GAL	24" O.C.
1	AKEBIA QUINATA	FIVELEAF AKEBIA	1 GAL	

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

\* SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

# DROUGHT TOLERANT SHRUB OR GROUND COVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DROUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS

COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

CONTACT SDOT URBAN FORESTRY (206-684-5693) TO COORDINATE STREET TREE SELECTION, AS WELL AS ANY OTHER WORK IN THE RIGHT OF WAY BEFORE WORK COMMENCES ON-SITE. ALL URBAN FORESTRY FOR INSPECTION AND APPROVAL OF NEW STREET TREES. BILL AMES, SDOT, APPROVED STREET TREE SPECIES VIA EMAIL ON 1-14-2016

EXISTING STREET TREE TO BE PROTECTED FROM CONSTRUCTION DAMAGE PER COS PLAN 142. EQUIPMENT IS NOT TO BE STORED OR DRIVEN OVER THE PLANTING STRIP WITHOUT CONSULTING WITH SDOT URBAN FORESTRY. SDOT URBAN FORESTRY WILL NEED TO INSPECT T HE PROTECTION BEFORE SITE WORK BEGINS.

GALVINIZED TROUGH PLANTER 6'x2', 24" DEEP

PAVERS ON PEDESTALS, NOT COUNTED TOWARD GREEN FACTOR

CONCRETE OR ASPHALT PAVING, NOT COUNTED TOWARD GREEN FACTOR

## DECK FURNITURE

■ GREEN SCREEN METAL LATTICE, SEE GREEN FACTOR EXHIBIT SHEETS FOR WIDTH BY HEIGHT DIMENSIONS

REVISIONS	BY
-----------	----

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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SEATTLE, WA 98115  
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APPROVAL

MIXED USE PROJECT  
417 NE 73rd St, SEATTLE WA  
LANDSCAPE PLAN



DATE: 4-11-2016

SCALE: ON PLAN

DRAWN BY: NB

JOB:

SHEET:

L1.1DR

2 of 2 SHEETS



Specified Plants



Arp Rosemary



Autumn Joy Sedum



Blue Oat Grass



Flying Saucers Coreopsis



Daylily Happy Returns



Fiveleaf Akebia



Green Spire Euonymus



Karl Foerster Feather Reed Grass



Little Bunny Dwarf Fountain Grass



Mt. Vernon Laurel



Service Berry Autumn Brilliance



Silvery Sunroof Liriope



Sky Pencil Japanese Holly



Sunjoy Gold Fillar Barberry



Tall Sarcococca



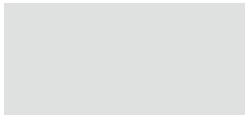
Flowering Dwarf Periwinkle



North Elevation | Materials



B1 Brick



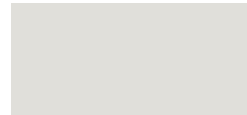
C1 Cement



PT1 Fiber Cement Panel  
SHERWIN WILLIAMS  
HONEYCOMB | SW 6375  
USE: BODY PANELS



PT2 Fiber Cement Panel  
SHERWIN WILLIAMS  
BLACK FOX | SW 7020  
USE: BODY PANELS



PT3 Fiber Cement Panel  
SHERWIN WILLIAMS  
RESERVED WHITE | SW 7066  
USE: BODY PANELS



PT4 Fiber Cement Panel  
SHERWIN WILLIAMS  
CYBERSPACE | SW 7076  
USE: BODY PANELS



MT1 Metal Railing



AL1 Aluminum Entrance



VN1 Glazed Vinyl

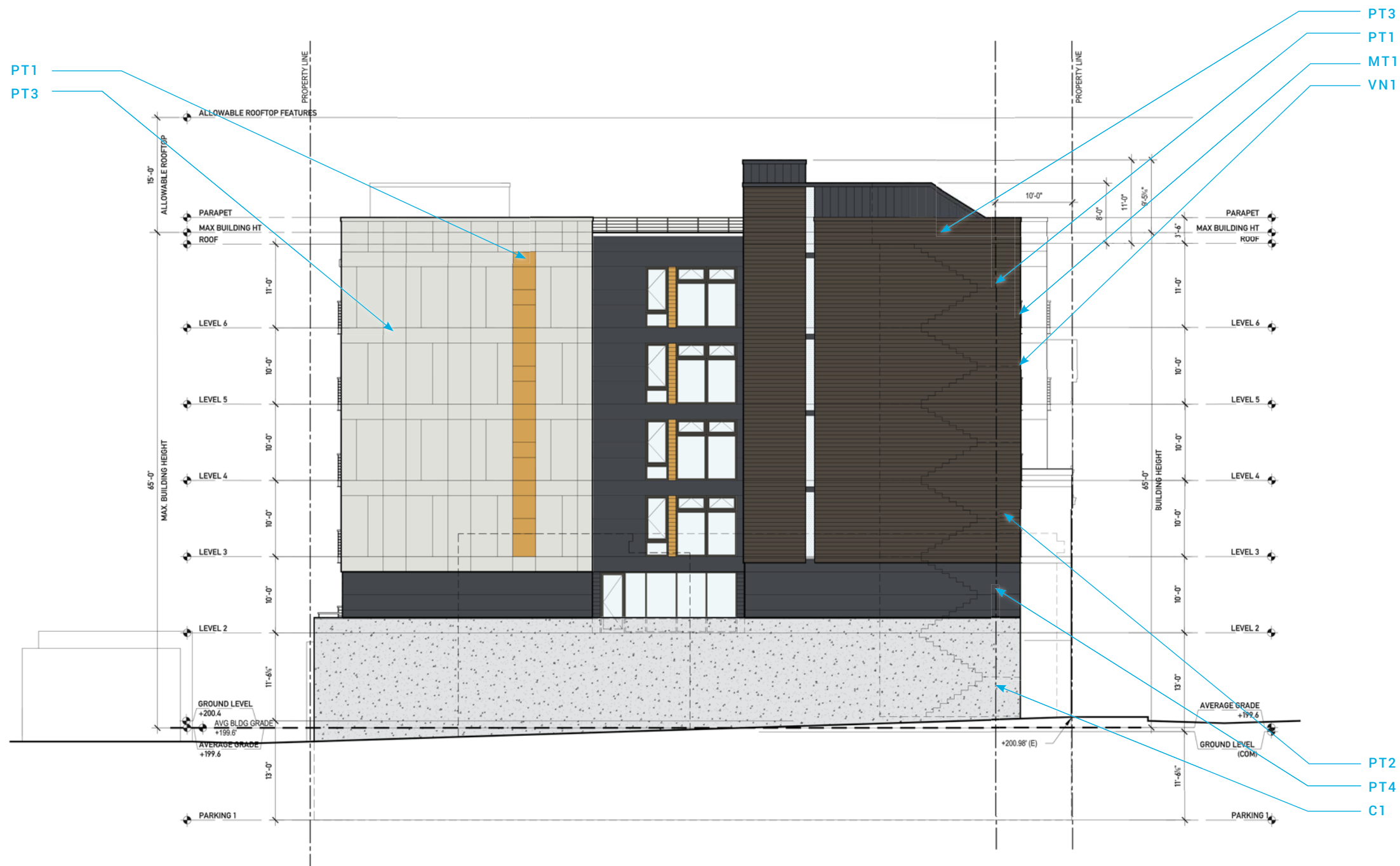


VT1 Vent Cover

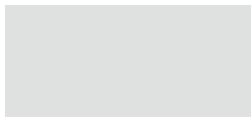


CN1 Canopy

East Elevation | Materials



B1 Brick



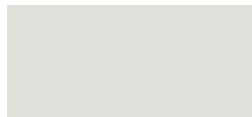
C1 Cement



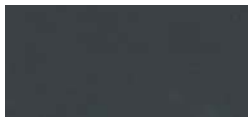
PT1 Fiber Cement Panel  
SHERWIN WILLIAMS  
HONEYCOMB | SW 6375  
USE: BODY PANELS



PT2 Fiber Cement Panel  
SHERWIN WILLIAMS  
BLACK FOX | SW 7020  
USE: BODY PANELS



PT3 Fiber Cement Panel  
SHERWIN WILLIAMS  
RESERVED WHITE | SW 7066  
USE: BODY PANELS



PT4 Fiber Cement Panel  
SHERWIN WILLIAMS  
CYBERSPACE | SW 7076  
USE: BODY PANELS



MT1 Metal Railing



AL1 Aluminum Entrance



VN1 Glazed Vinyl



VT1 Vent Cover



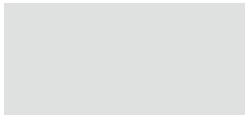
CN1 Canopy



South Elevation | Materials



B1 Brick



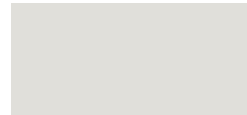
C1 Cement



PT1 Fiber Cement Panel  
SHERWIN WILLIAMS  
HONEYCOMB | SW 6375  
USE: BODY PANELS



PT2 Fiber Cement Panel  
SHERWIN WILLIAMS  
BLACK FOX | SW 7020  
USE: BODY PANELS



PT3 Fiber Cement Panel  
SHERWIN WILLIAMS  
RESERVED WHITE | SW 7066  
USE: BODY PANELS



PT4 Fiber Cement Panel  
SHERWIN WILLIAMS  
CYBERSPACE | SW 7076  
USE: BODY PANELS



MT1 Metal Railing



AL1 Aluminum Entrance



VN1 Glazed Vinyl

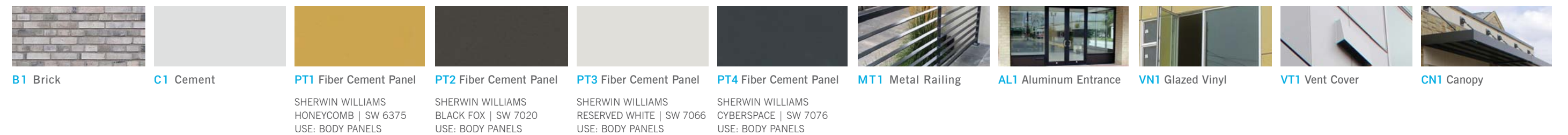


VT1 Vent Cover



CN1 Canopy

01 02 03 04 05 06 07 08 DESIGN PROPOSAL 09





Material and Color Details





## Renderings

01  
02  
03  
04  
05  
06  
07  
08 DESIGN PROPOSAL  
09



*SOUTHWEST AERIAL PERSPECTIVE*



*NORTHWEST STREET PERSPECTIVE, VIEW FROM NE 73RD ST*



*ALLEY PERSPECTIVE*



*ALLEY PERSPECTIVE*



Renderings



ROOF DECK



AERIAL VIEW OF PROJECT



EAST STREET PERSPECTIVE



NORTH STREET PERSPECTIVE



## Renderings



RESIDENTIAL ENTRY, EAST STREET PERSPECTIVE



EAST STREET PERSPECTIVE





WEST STREET PERSPECTIVE



COMMERCIAL ENTRY, WEST STREET PERSPECTIVE



Exterior Lighting Products & Plan



Driveway Guide Light



LED Soffit / Canopy Light

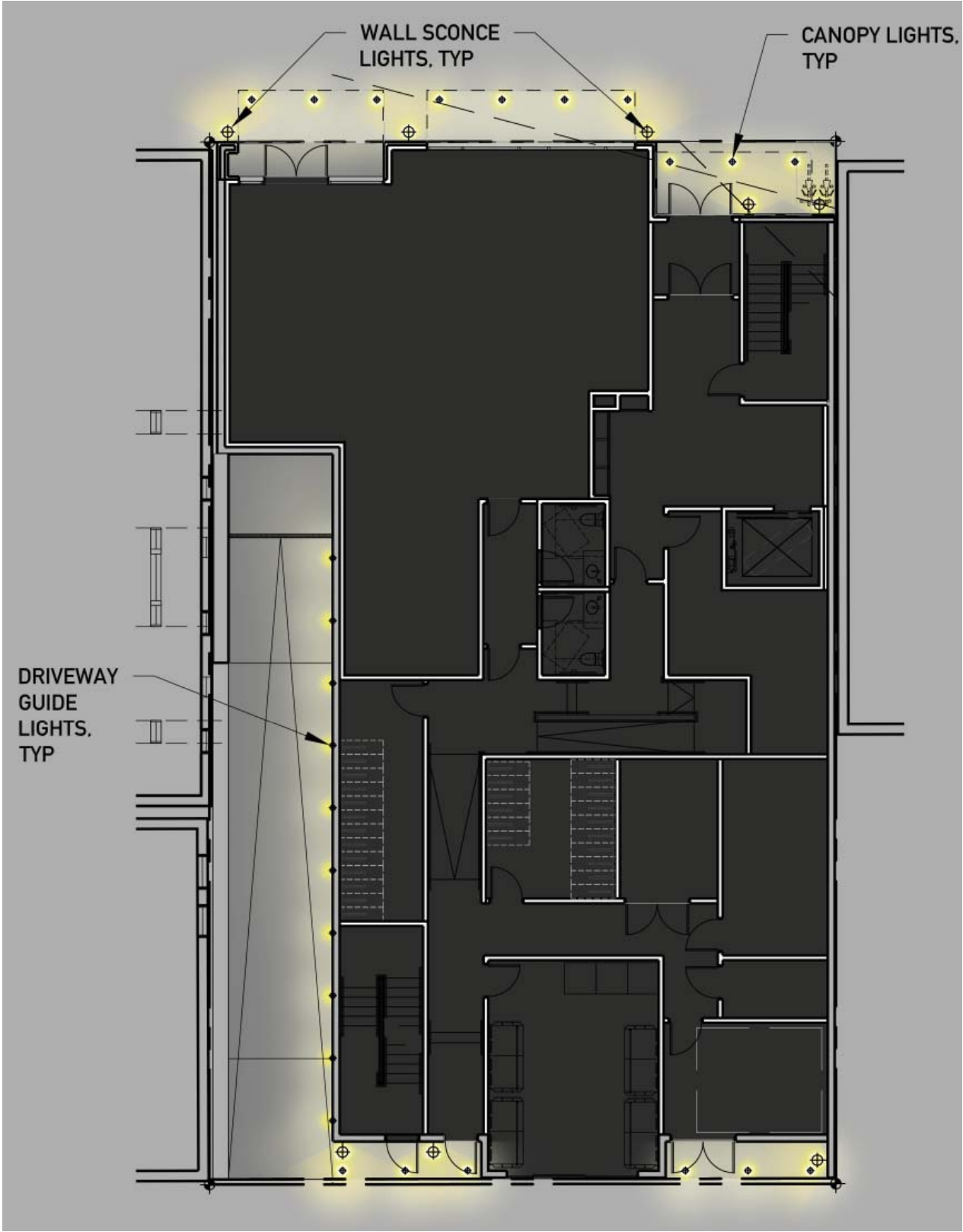


Landscape Light (Roof Deck)



Wall-mounted Scone Light

OVERALL LIGHTING PLAN





Signage Concept Plan



WALL MOUNTED SIGN



CANOPY SIGN



WALL MOUNTED SIGN

SIGNAGE EXAMPLES:



CANOPY BLADE SIGN



WALL MOUNTED SIGN



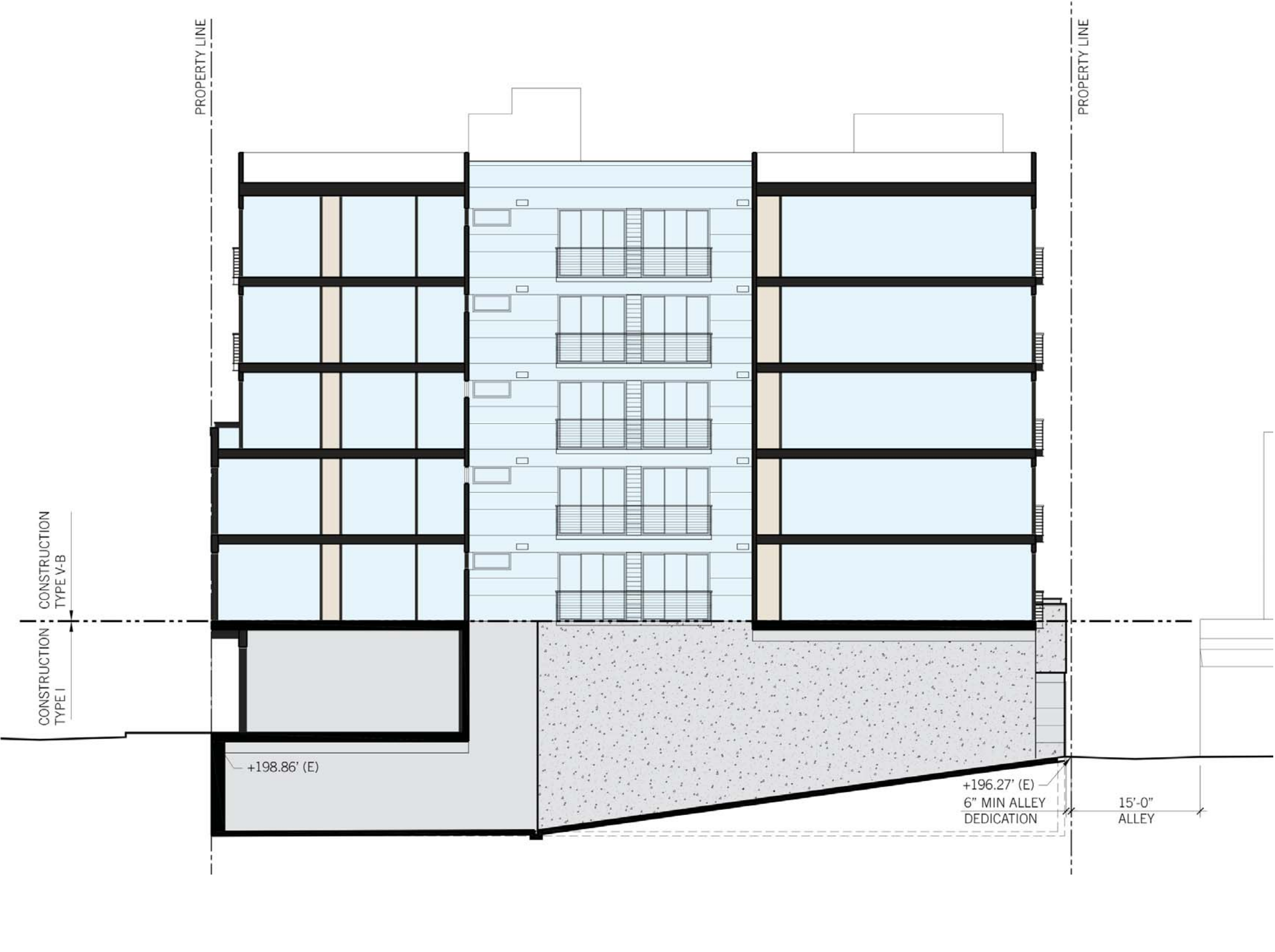
CANOPY BLADE SIGN



CANOPY SIGN

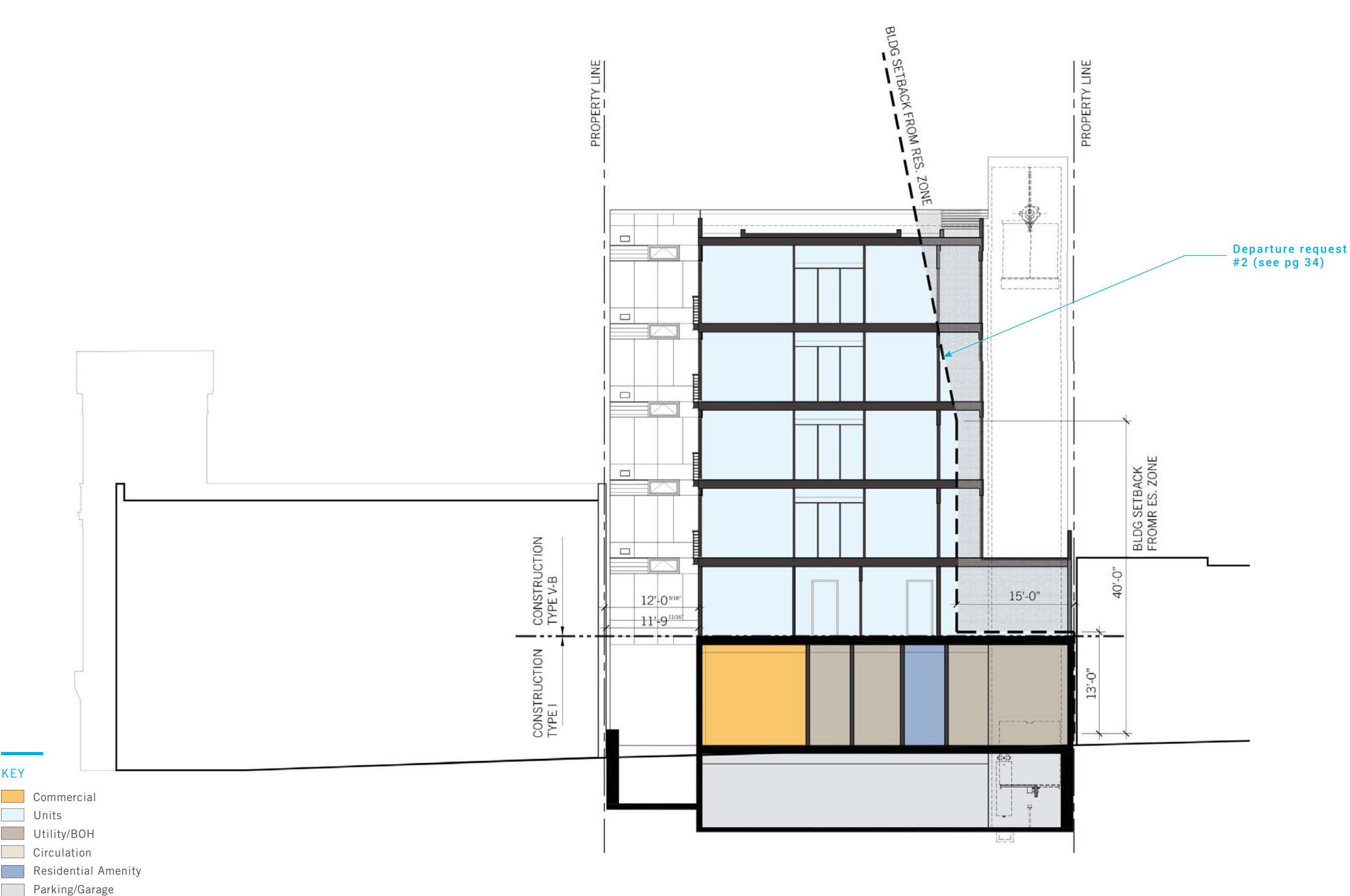


Building Section





Building Section



Departures

REQUEST 1

CODE CITATION:	23.47A.014.B.1
CODE REQUIREMENT:	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.
RATIONALE:	To maximize usage of the area that abuts to the front lot line of the adjacent residential zone, the proposed design provides 122 SF rectangular area instead of required 113 SF triangular area. Exchange triangular area to rectangular area on the blank wall without windows or openings abuts to the lot line of the adjacent residential zone does not impact any privacy...

REQUEST 2

CODE CITATION:	23.47A.014.B.3
CODE REQUIREMENT:	A setback abutting a 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.
RATIONALE:	To provide recessed area for air breeze way, increase light well, and unblocking windows of adjacent Great Hall building, invade residential setback is unavoidable choice and suggested by DRB at EDG meeting.

REQUEST 3

CODE CITATION:	23.54.040 & 23.54.040.B
CODE REQUIREMENT:	Residential: 375 sf required for 26-50 units, Non-residential: 41 sf required for 50% of 84 sf 0-5000 sf, 50% of non-residential use area of in mixed use development that contains both residential & non-residential uses.
RATIONALE:	Approved by SPU: 416 sf (375 sf + 41 sf) recycle space is required, but 369 sf of recycle space is provided. Recycle bins are separated and marked as residential use and commercial use per requested by Seattle Public Utilities.