

417 NE 73rd St.

MIXED-USE MULTI-FAMILY DEVELOPMENT
DESIGN REVIEW BOARD RECOMMENDATION #2 MEETING

DPD PROJECT NO.:

3019917, 6460788

MEETING DATE:

August 8, 2016

APPLICANT CONTACT:

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



STREET PERSPECTIVE

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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 05/09/2016 DRB 2 08/08/2016

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:

4.64 (27,836 SF)

RESIDENTIAL UNITS:

45

PARKING STALLS:

12 (O Required)

BIKE STALLS:

42 provided (19 Required)

Project Introduction

DEVELOPMENT OBJECTIVES

The proposed development will create a 6-story urban-infill apartment building with approximately 45 dwelling units, 1,648 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 12 parking stalls will be provided. The garage entry will be accessed from the alley. 19 bicycle storage spaces are required and a total 42 spaces (40 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	366	0	-	-
6	4,493	9	-	Residential
5	4,493	9	-	Residential
4	4,493	9	-	Residential
3	4,711	9	-	Residential
2	4,711	9	-	Residential
Ground	4,569	0	1,648	Commercial
Parking	4,810	0	-	-
Total	27,836	45	1,648	

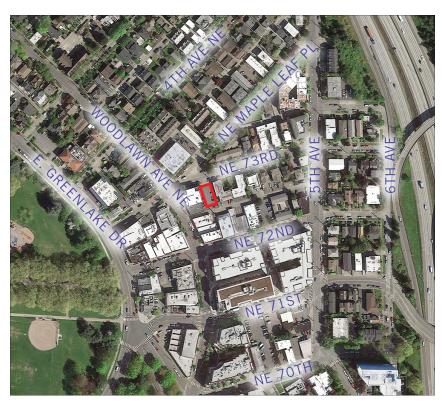
SITE DESCRIPTION & ANALYSIS

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.

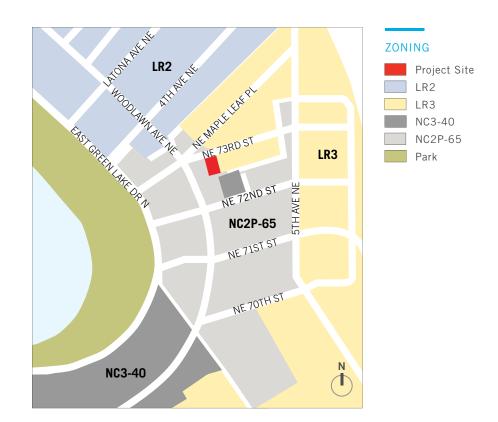
The property is currently used as a parking lot for adjacent businesses. To the east of the site is a 2-story, 13-unit apartment building. To the west of the property is a 3 story colonial style building which is listed as a Seattle Historical Site, but not protected or landmarked the Great Hall at Green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

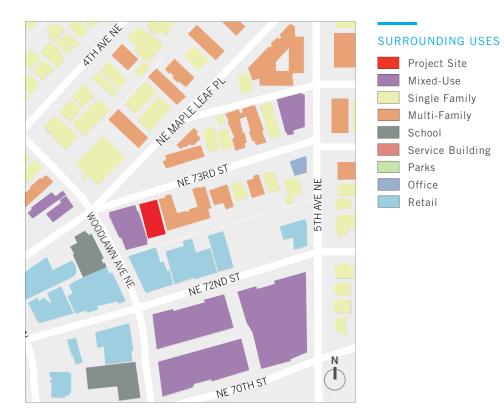


AXONOMETRIC MAP (GOOGLE EARTH)



9-BLOCK AERIAL



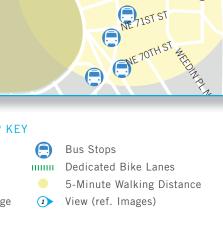


NE 76TH ST NE 75TH ST NE 74TH ST NE 73RD ST VICINITY & WALKING MAP KEY Project Site

Green Lake Urban Village

Pedestrian Area

Transit Runs



5



2 GREEN LAKE WEST OF SITE



NE 75TH ST

NE 74TH S

NE 73RD ST

ATH 7

9

3

(2)

3 GREEN LAKE COMM. CENTER 7201 E. GREEN LAKE DR N



4 GREEN LAKE BRANCH LIBRARY 7364 E. GREEN LAKE DR N.

COMMUNITY NODES/ LANDMARKS:

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.

CONCURRENT

PROJECTS UNDER REVIEW /

CONSTRUCTION:

In the block around the

project site, there is a

dense mix of

Townhouses and

detached single family

dwelling units.



1 GREAT HALL 7220 WOODLAWN AVE NE



5 414 NE RAVENNA BLVD 4-STORY, MIXED-USE BUILDING WITH 62 RESIDENTIAL UNITS



6 419 NE 71ST ST 6-STORY STRUCTURE WITH 130 RESIDENTIAL UNITS



7 7425 4TH AVE NE 3-STORY TOWNHOMES BY CARON ARCHITECTURE

NEIGHBORHOOD DESIGN CUES:

There is a consistent street pattern of building modulation, that reflects the individual structure and the narrow side yards dividing the properties in the Green Lake neighborhood.



8 GREEN LAKE VILLAGE APTS / 427 NE 72ND ST

STRONG HORIZON-TAL DELINEATION OF THE GROUND FLOOR WITH BRICK FACADE.



9 CIRCA APTS / 6644 4TH AVE N

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



10 SHELTER LOUNGE/ 7110 E GREEN LAKE DR

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



11 FLOREA APTS / NE 70TH & NE RAVENNA BLVD

THIS DEVELOPMENT HAS MINIMAL COLOR ACCENTS. AND USES ARCHITECTURAL TRIM

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.



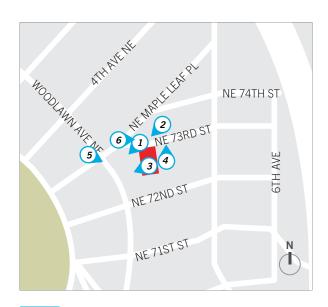
1 PROJECT SITE, FACING WEST



2 PROJECT SITE



3 PROPERTY LINE, WEST OF PROJECT SITE



MAP KEY





4 ACROSS FROM PROJECT SITE



5 GREAT HALL, NEXT TO PROJECT SITE



6 SIDEWALK ALONG NE 73RD ST

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 building13 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
ANITARY SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
WATER METER
SIGN

SS—SEWER LINE, PER REF. NO. 2
(UNLESS OTHERWISE NOTED)

APPROXIMATE LOCATION SANITARY
SEWER LINE, PER REF. NO. 2
(UNLESS OTHERWISE NOTED)

APPROXIMATE LOCATION STORM
DRAIN LINE, PER REF. NO. 2

OHP—OVERHEAD DUTILITIES
(UNLESS OTHERWISE NOTED)

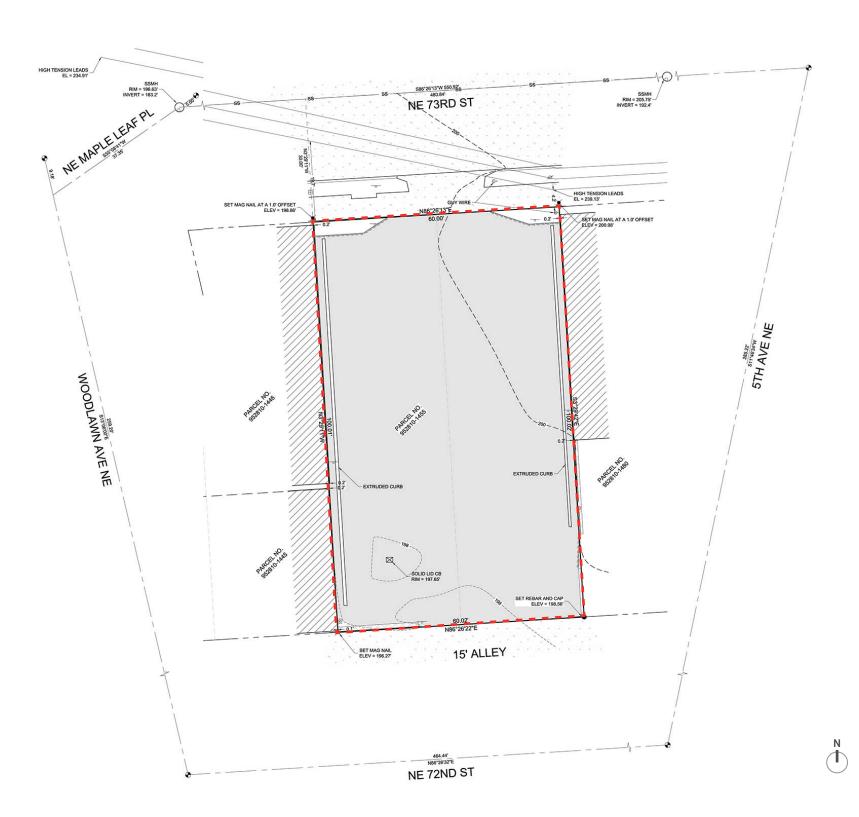
X—CHAINLINK FENCE

WOOD FENCE
CONCRETE WALL

ROCKERY

ASPHALT SURFACE

GRAVEL SURFACE



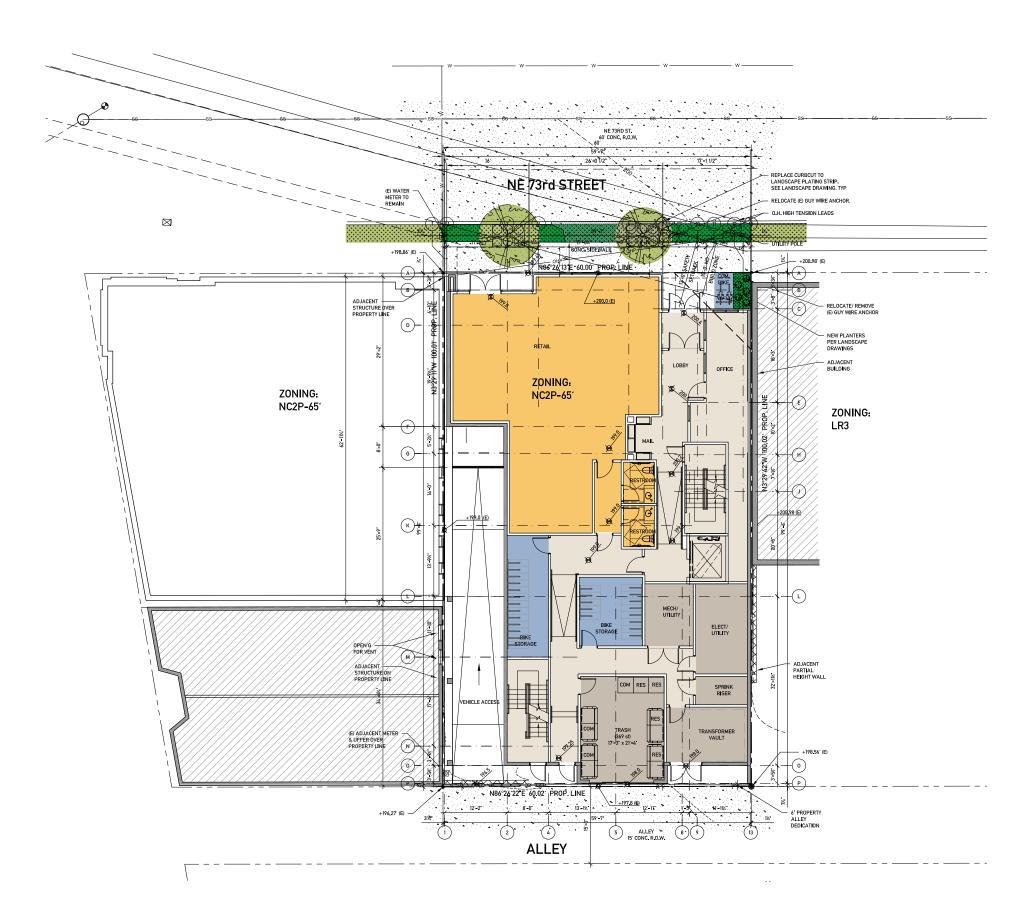
Commercial
Utility/BOH
Circulation

Existing Planting Strip

New Planting Strip

Bike Storage

KEY



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	V
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.	V
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.	V
Outdoor Activities	23.47A.011	Outdoor storage is prohibited; outdoor sale of food or beverage must be 50ft. From residential lot line.	V
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	V
Floor Area Ratio	23.47A.013	Table A: Mixed use structure - 4.75; below grade area is exempt	V
Setback Requirements	23.47A.014	See below	V
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. 39)
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. 39)
Landscaping & Screening Standards	23.47A.016	Green factor of 0.30 or greater; street trees required.	V
Light & Glare Standards	23.47A.022	Exterior lighting must be shielded	V
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	V
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.	V
Bicycle Parking	23.54.015	Bicycle parking is required for non-residential use per Table D 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 D for 23.54.015.D.2 (1/4 units or 0.75/SEDU)	V
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.	V
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: APPROVED BY SPU (SEE PG. 39)

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 a small dessert cafe to the south.
- 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.

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

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

DC2. Architectural Concept

I. Architectural Concept & Consistency

ARCHITECT RESPONSE:

EDG guidance priorities below are listed below

- 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

DRB guidance priorities are listed below

- Revise the upper three stories at northeast corner to incorporate a setback
- Notch at the east facade and setback to provide more sensitive transition to the LR3 zone
- Provide setback of the upper three stories should be incorporated to provide glazing
- Stairs and elevator shafts should be moved inboard to reduce the appearance of height, bulk and scale and improve the zoning transition
- · Color should be more muted palette to better complement and not compete with the Great Hall
- · Large areas of white cementitious panel may show dirt rather than quickly

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

Architectural Design Response

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

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.

Response to DRB on CS1. Natural Systems & Site Features

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 rooftop 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 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 make a graceful transition to the neighboring 2-story apartment building. The building above ground floor will be setback 4'-6" with 12% glazing from east property line to the neighboring 2-story apartment building. The building above the third floor will be setback 4'-6" with 13% glazing from the west property line. The building above the third floor will be set back 3'-4" from north property line with material changing from bricks to fiber-cement panels. The material change will provide a visual separation of vertical continuity and separation of the massing. The breaking line on the third level would carry out to continue the horizontal line from the adjacent Great Hall. Along the west property line, the building will have an increased recessed light-well area 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.

Response to DRB on CS2. Urban Pattern & Form

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.

Response to DRB on DC2. Architectural Concept

The overall massing and the vertical core have revised with additional setbacks. The northwest facade of upper three floors and Northeast facade of upper five floors set back 4'-6" each with approximately 13% of glazing to facilitate the relief from Great Hall and smooth transition to residential zone. Vertical core of stair and elevator shaft are moved back from the front street side and setback 4'-6" with 12% glazing and two (2) gray colored pockets from east property line to reduce the perceived massing of building and to break the scale of blank walls on the east facade per DRB guidance.

Additional massing and color strategies, such as limiting penthouse height, providing mid-site modulation, and cementitious colors have been revised per DRB guidance. On the ground floor level, commercial area is increased, stair and elevator are moved back and setback, and office area is moved to front of the street accordingly. The residential entry facade at the northeast corner, adjacent to the east property line of the LR-3 zoned lot will remain current location for the interior area program. The setback area will contain a small planting area and makes 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 on north property line. 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 a 33'-0" x 12'-0" light well with 4'-6" setback and 13% of glazing at the front of northwest corner of building. 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, greatly reduce 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. Color on light well is revised from dark brown color to green-blue color. The remainder of the west facade is colored various tones of gray with an understated pattern to reduce any visual impacts to the Great Hall. Colors on the east facade are revised in two areas. The 63'-0" length from northeast 73rd street with 12% of glazing with two (2) gray colored pockets above ground level where setback 4'-6" from the east property line is green-blue color. The second area where the remaining area on back of building is a combination colors of light and dark gray.

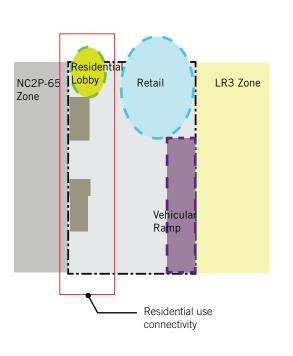
FIGURE 1 (BELOW): DESIGN PROCESS



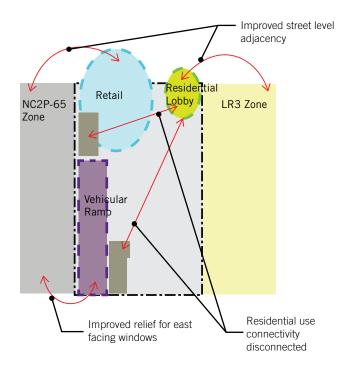
2505 3rd Avenue Suite 300C Seattle WA 98121 | 206.367.1382 CARON ARCHITECTURE

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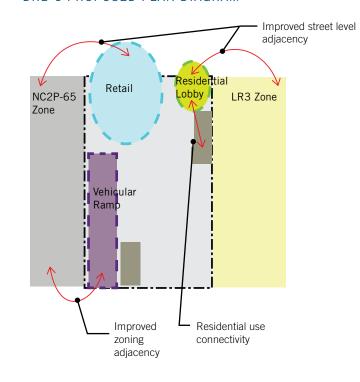
EDG OPTION 2 PLAN DIAGRAM (PREFERRED)



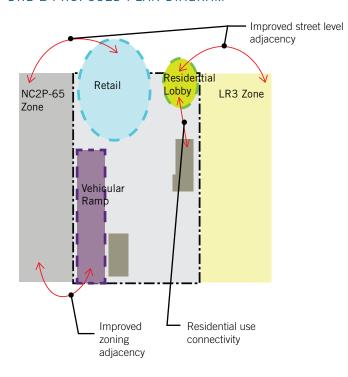
PLAN STUDY DIAGRAM



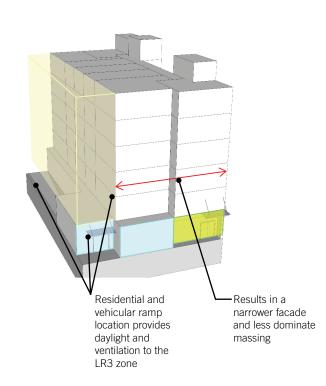
DRB 1 PROPOSED PLAN DIAGRAM



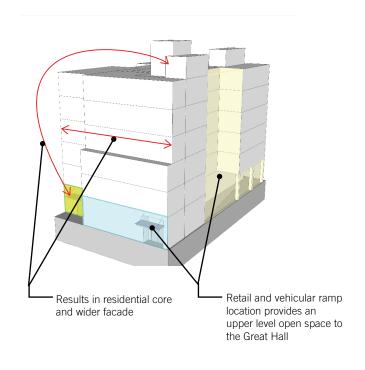
DRB 2 PROPOSED PLAN DIAGRAM



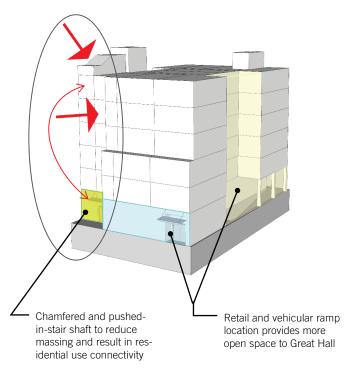
OPTION 2 SECTION DIAGRAM



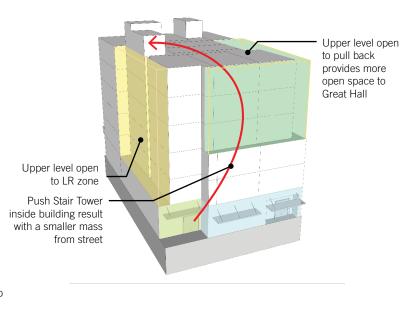
SECTION STUDY DIAGRAM

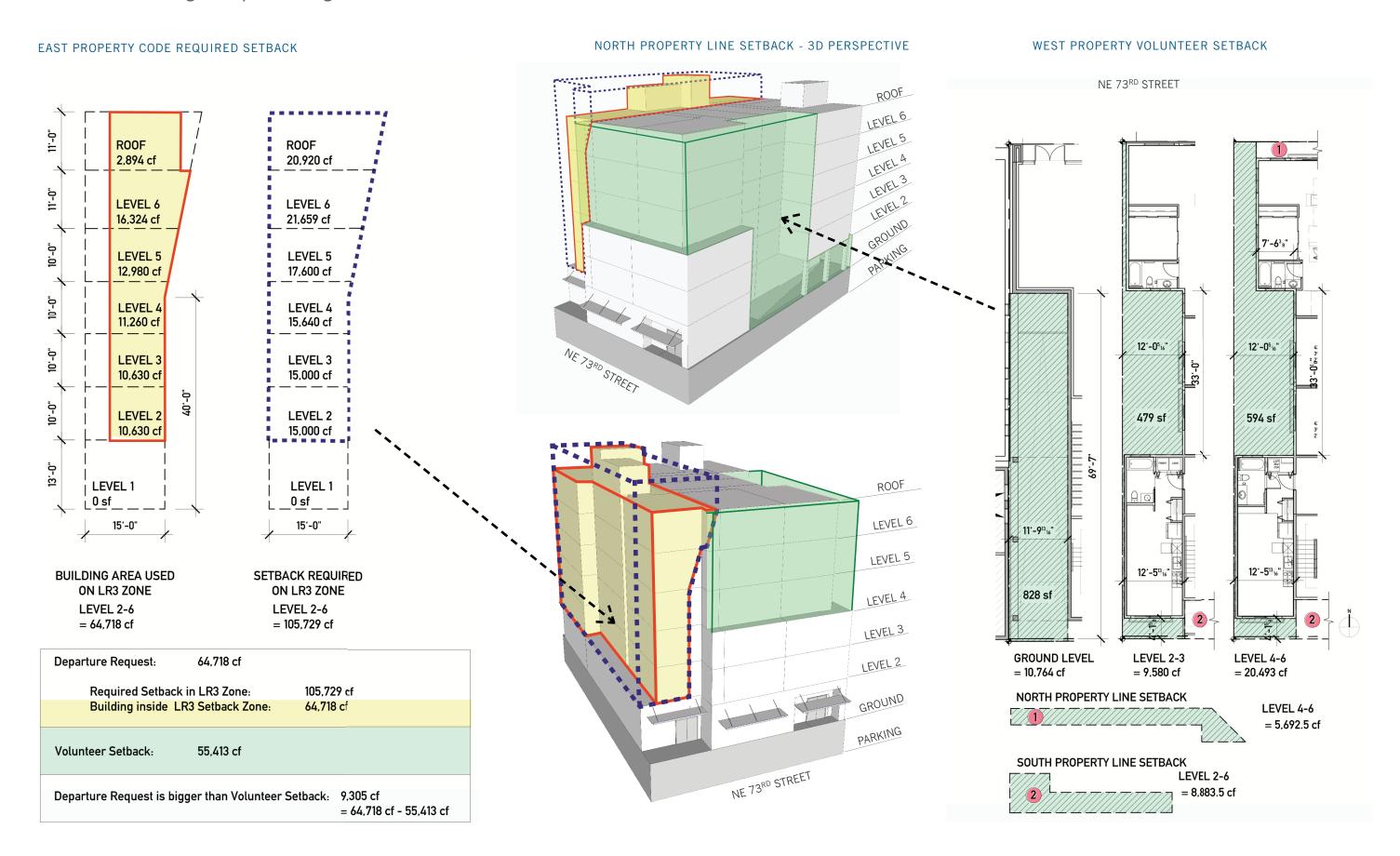


DRB 1 PROPOSED SECTION DIAGRAM



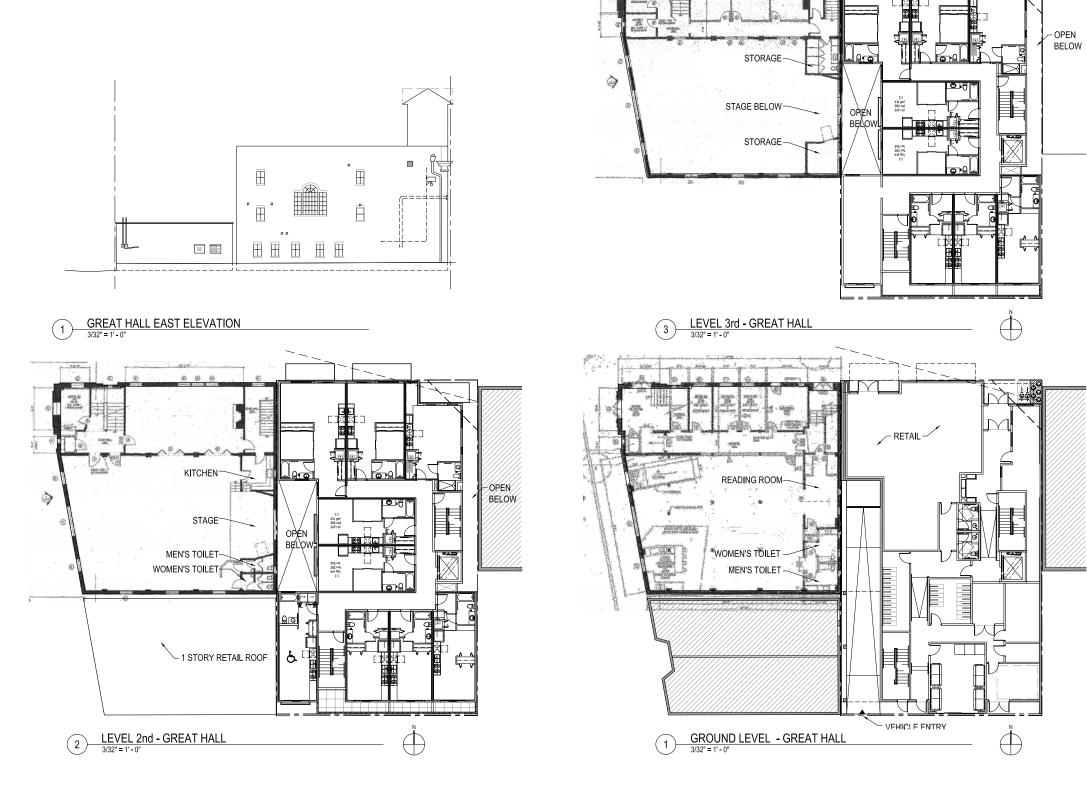
DRB 2 PROPOSED SECTION DIAGRAM





Architectural Design Response Diagrams

ADJACENT BUILDING FLOOR PLANS



Project Design History



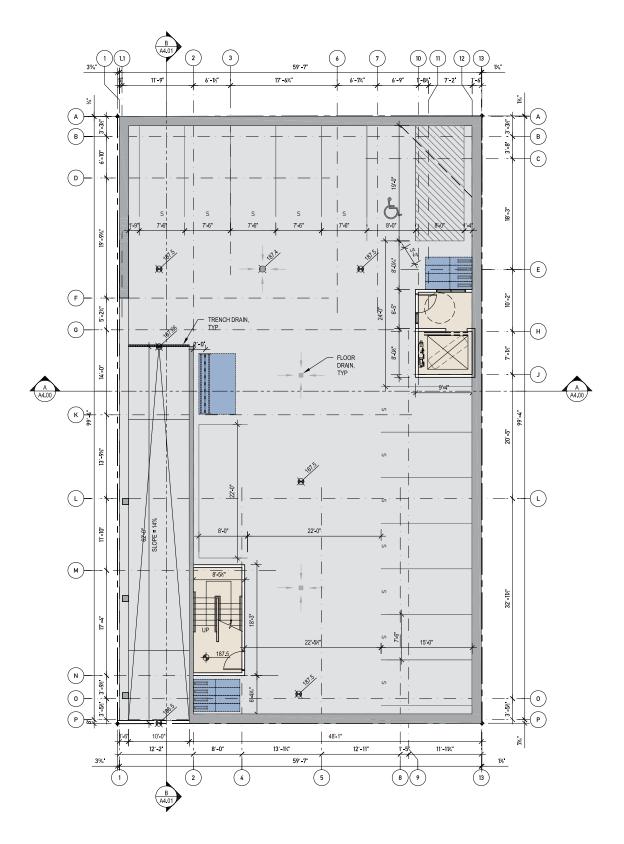




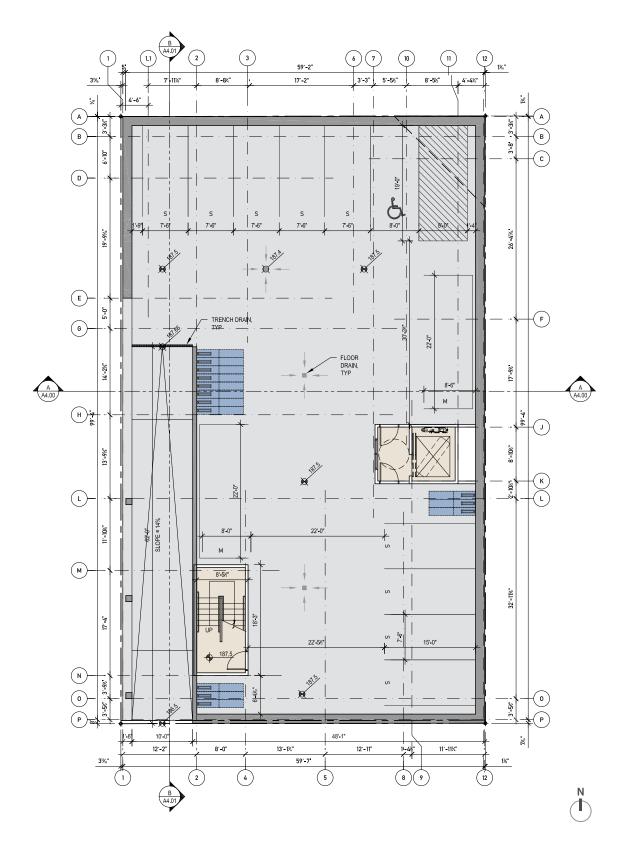
			* * *
	EDG: Option 2- Preferred	DRB 1	DRB- Developed Design
# UNITS:	45	45	45
AMENITY AREA SF	2,102 SF	2,534 SF	2,352 SF
COMM. RETAIL SF:	2,012 SF	1,389 SF	1,648 SF
PARKING STALLS:	11 - (O Required)	14 - (O Required)	12 - (O Required)
BIKE STALLS:	41 - (24 Required)	48 - (46 Indoor + 2 Outdoor), (24 Required)	42 - (40 Indoor + 2 Outdoor), (19 Required)
FAR SF:	26,881 SF - (28,510 SF Allow)	28,320 SF - (28,510 SF Allow)	27,836 SF - (28,510 SF Allow)
OPPORTUNITIES:	 Moderate air way to adjacent commercial assembly hall building Combination of mixed units (one bed, open one bed & efficiency units) Biggest commercial space 	 DESIGN REVIEW BOARD (DRB) EDG GUIDANCE PRIORITIES: 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. DESIGN IMPROVEMENTS: The preferred option has been revised and developed in response to the	 DESIGN REVIEW BOARD (DRB) EDG GUIDANCE PRIORITIES: Revised the upper three stories at northeast corner to incorporate a setback. Notch at the east facade and setback to provide more sensitive transition to the LR3 zone. Provide setback of the upper three stories should be incorporated to provide glazing. Stairs and elevator shafts should be moved inboard to reduce the appearance of height, bulk and scale and improve the zoning transition. Color should be more muted palette might be better complement and not compete with the Great Hall Large areas of white cementitious panel may show dirt rather than quickly.
CONSTRAINTS:	 Departure of setbacks from residential zone Departure of exchange area of triangular site to rectangular area 	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.	DESIGN IMPROVEMENTS: The revised option has been developed in response to the recommendations made by the Design Review Board (DRB) meeting on May 9th, 2016. Stair and elevator shaft are move back and setback 4'-6" with two (2) gray colored pockets from East property line. Additionally, 63'-0" of the front portion of buildings also setback 4'-6" with 12% of glazing. color is also changed to lighter muted color from dark brown. Furthermore 4'-6" voluntary setback on northwest corner of property has been incorporated on the west facade, provide 13% of glazing to the existing Great Hall on 3rd level above. To further, reduce the perceived overall massing of the building, top portion of stair and elevator penthouse got dark color to break vertical visual continuity. Residential lobby entry along the street is remain and office space is moved forward street side. Commercial space is increased and recessed commercial entry remain same to invite people in.
CODE COMPLIANCE:	Not compliant, departures requested	Not compliant, departures requested	Not compliant, departures requested. See page 39



DRB1: PARKING LEVEL



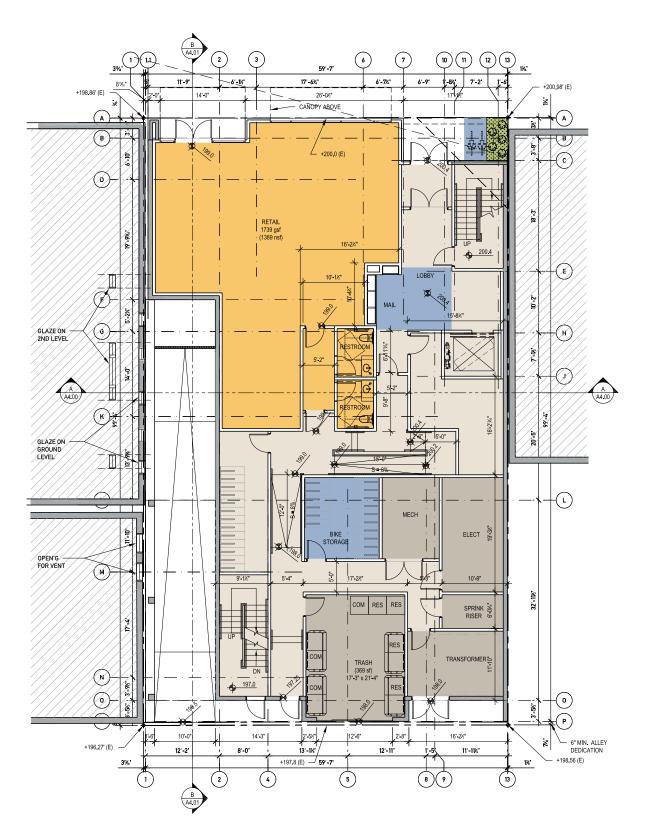
DRB2: PARKING LEVEL



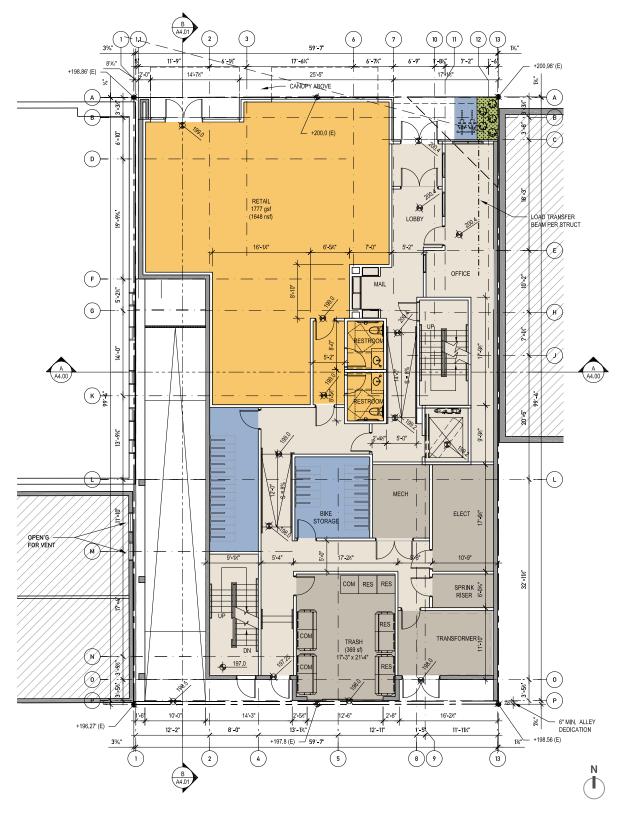
Circulation Planting Strip

Bike Storage Parking/Garage

DRB1: GROUND LEVEL

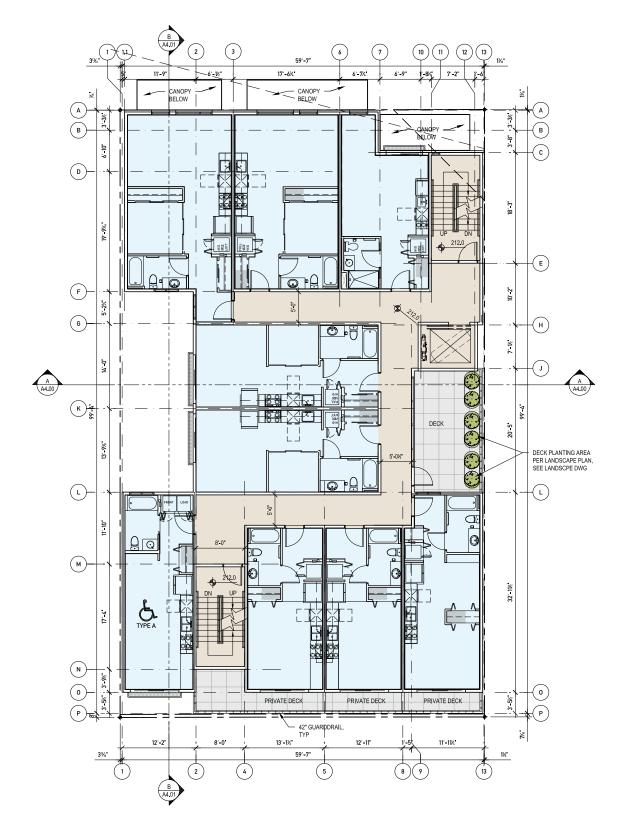


DRB2: GROUND LEVEL

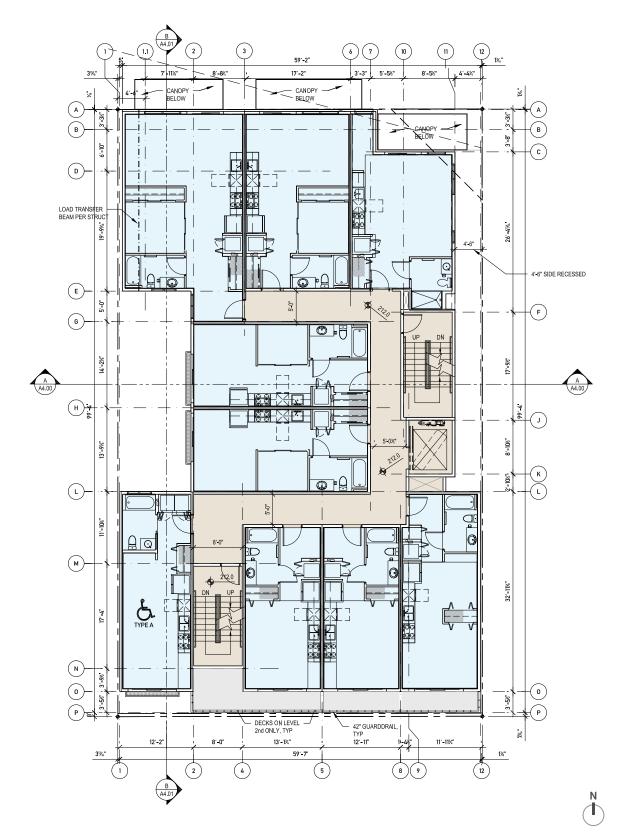




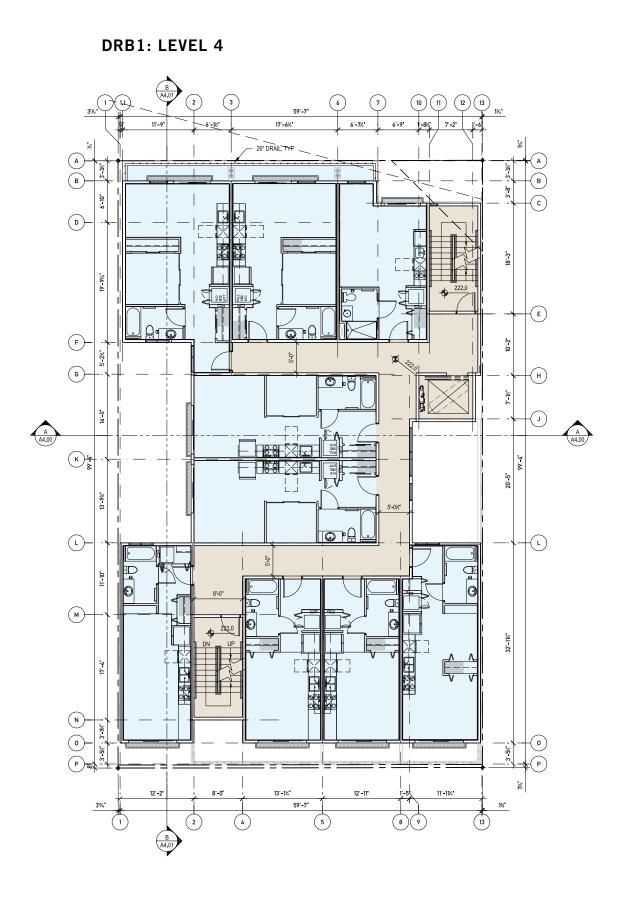
DRB1: LEVEL 2-3

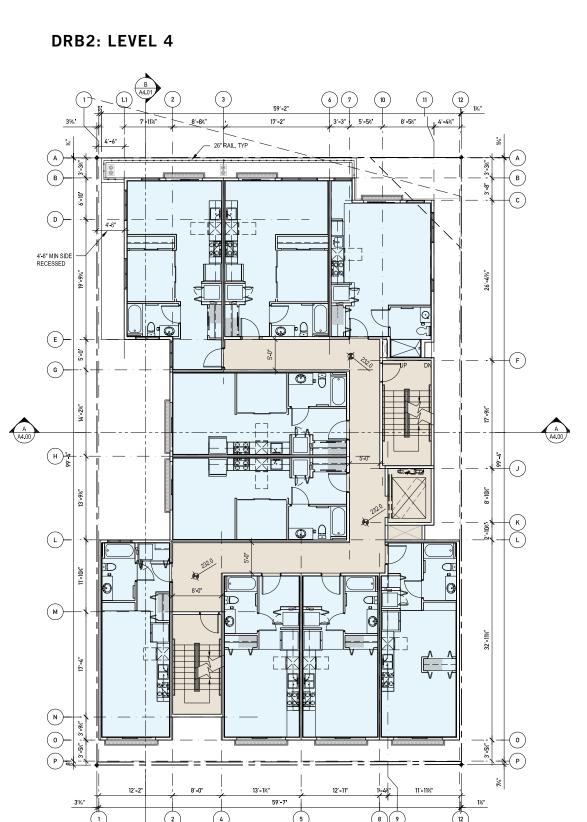


DRB2: LEVEL 2-3



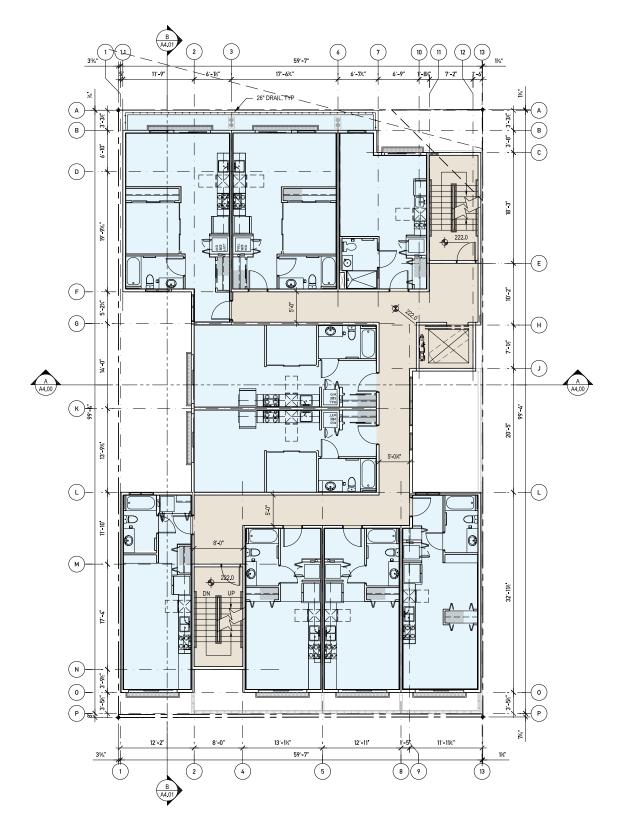




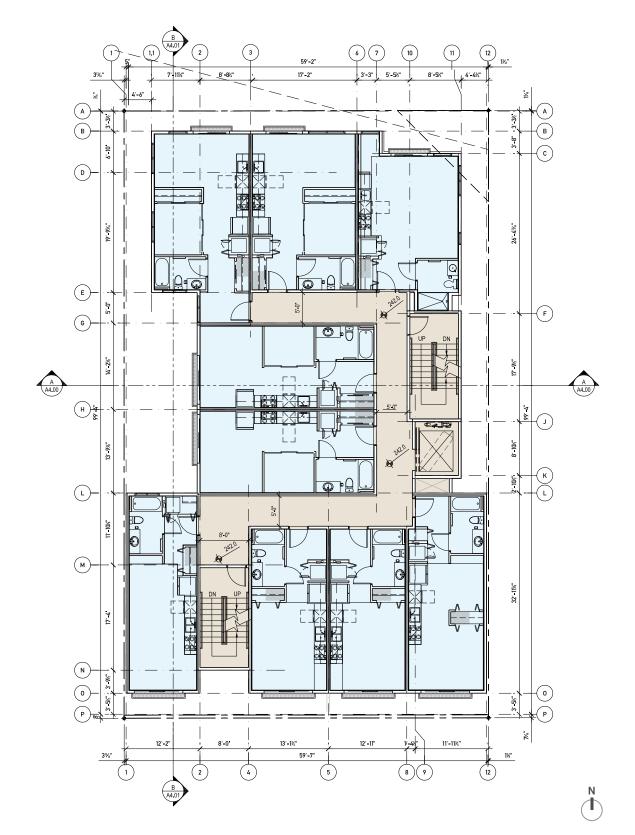


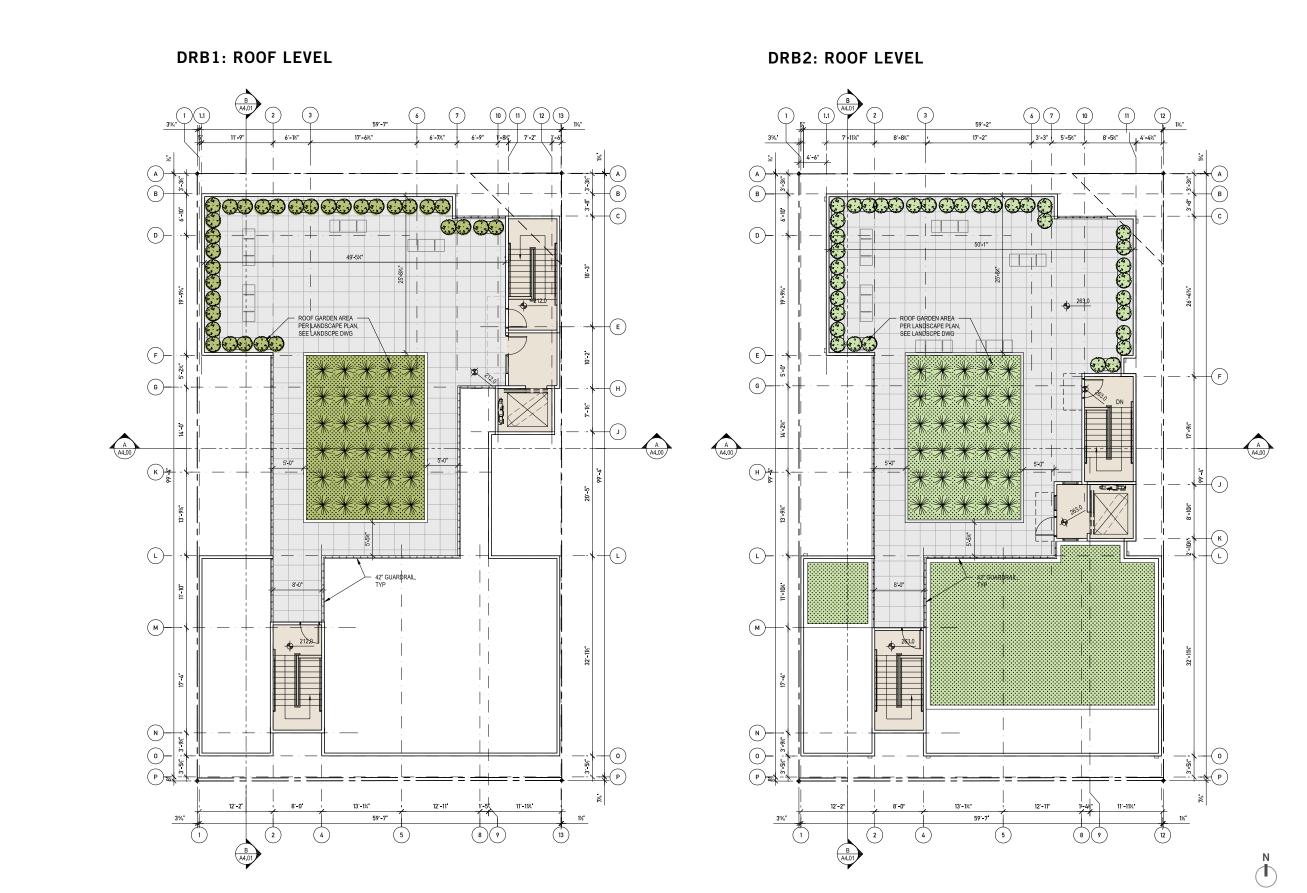
KEY Commercial Utility/BOH Circulation Planting Strip Bike Storage Parking/Garage

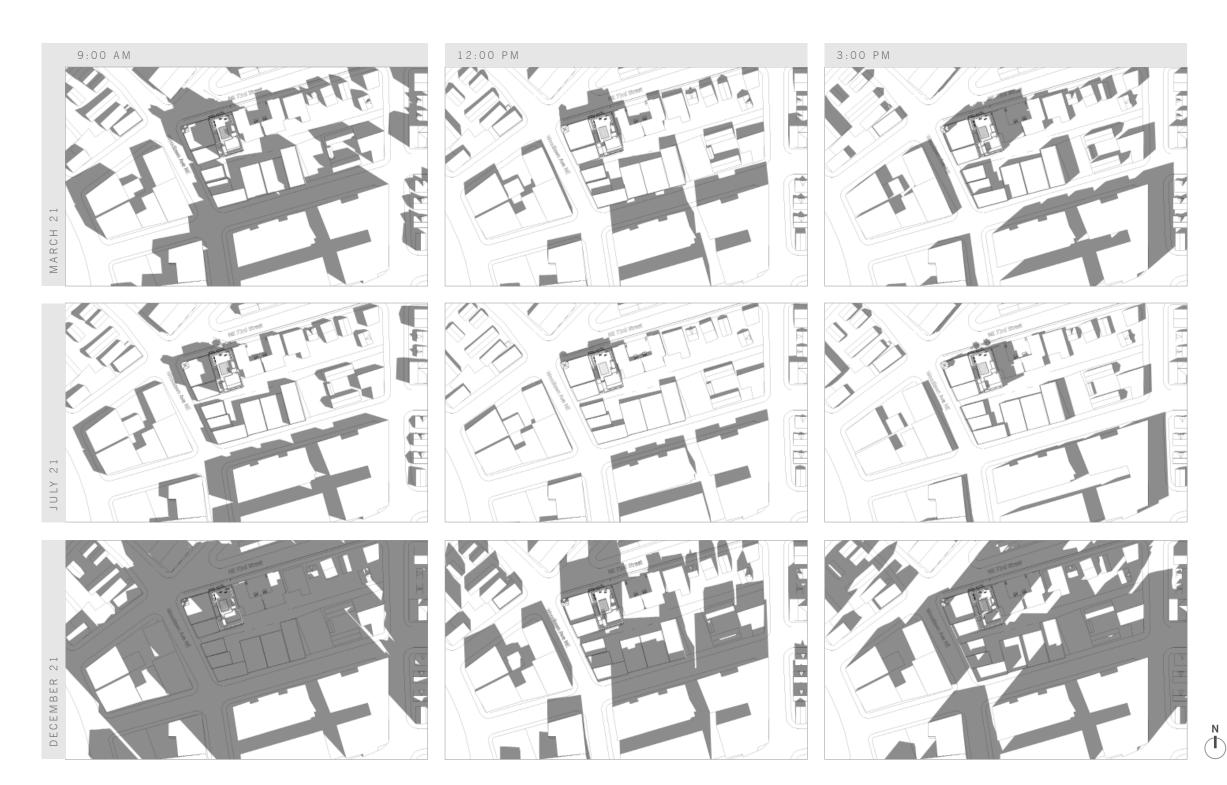
DRB1: LEVEL 5-6

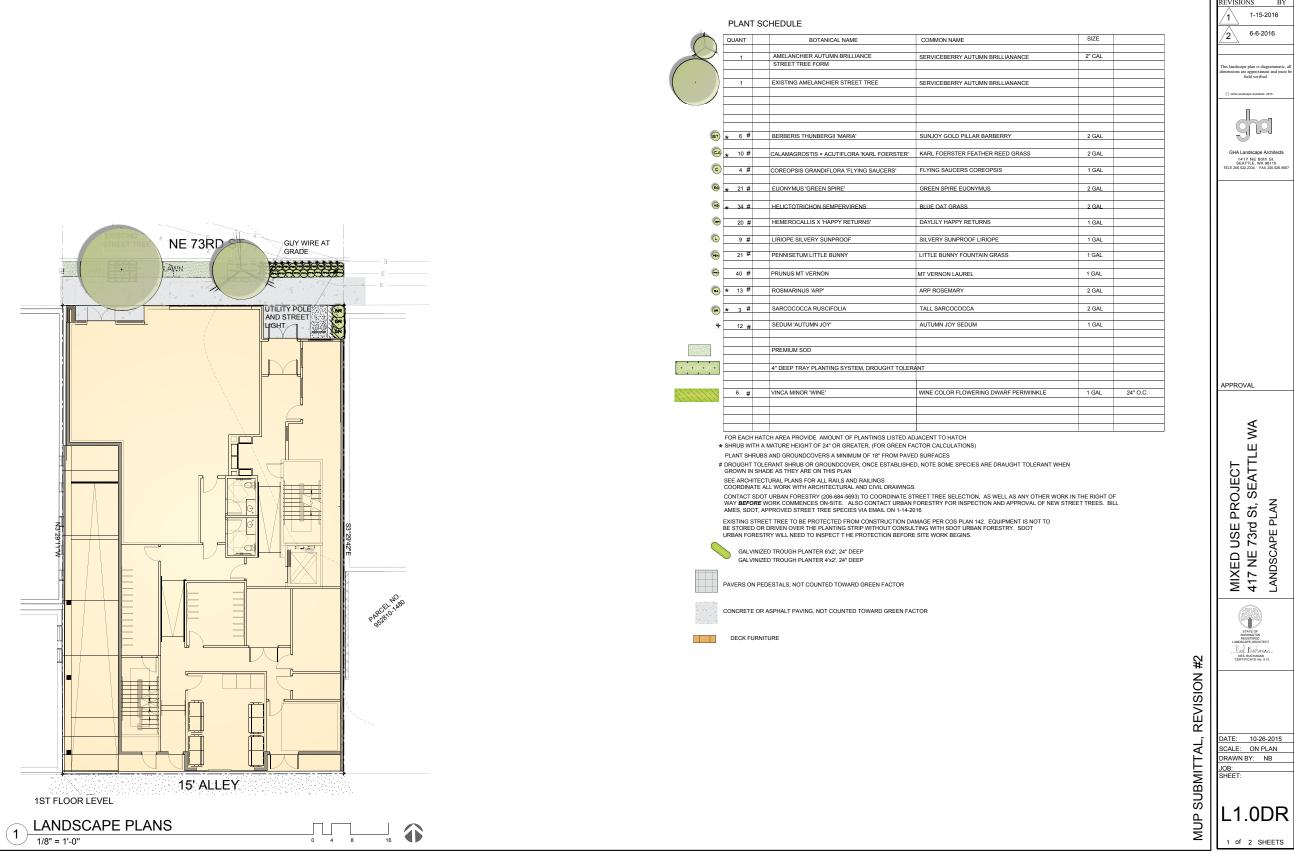


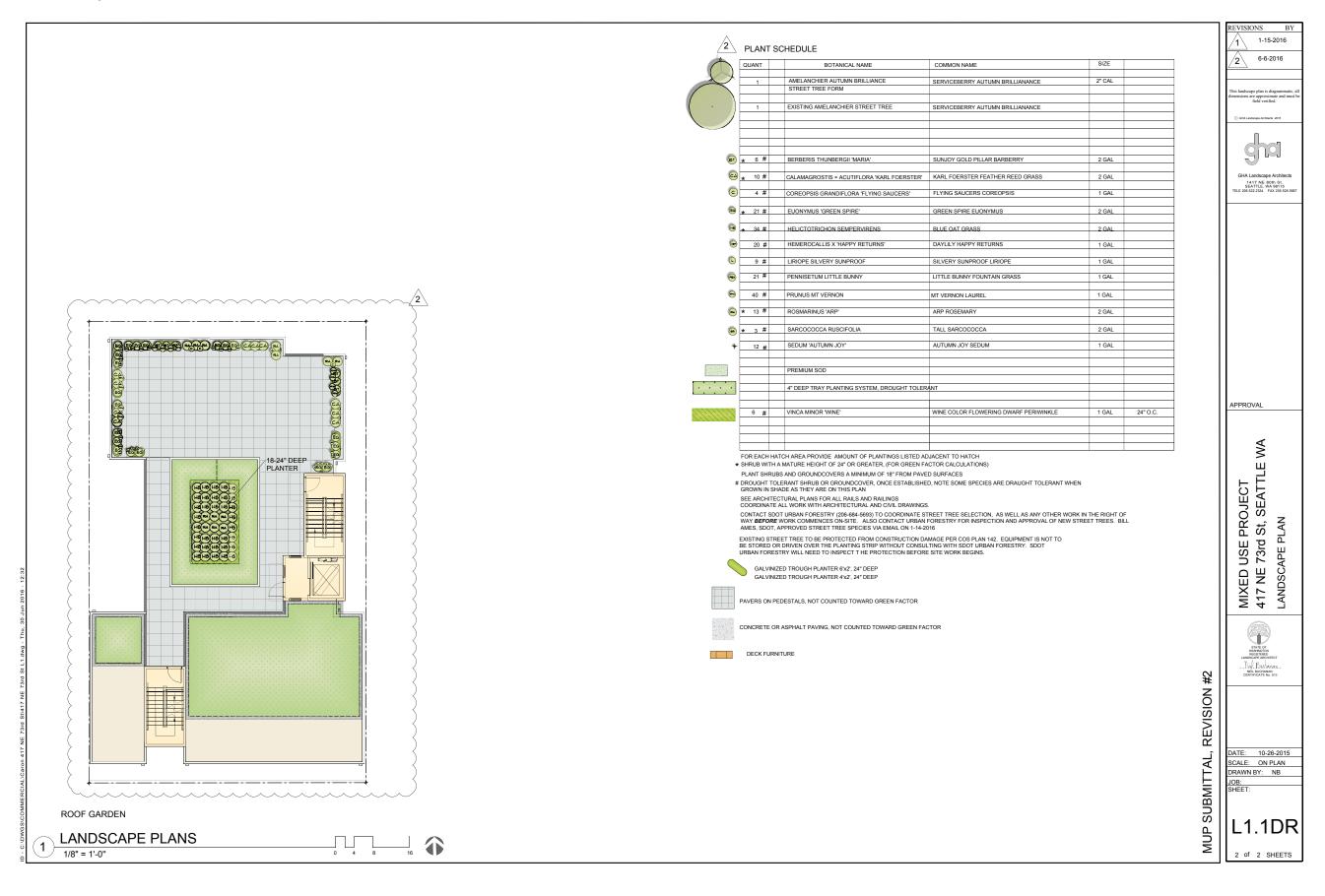
DRB2: LEVEL 5-6



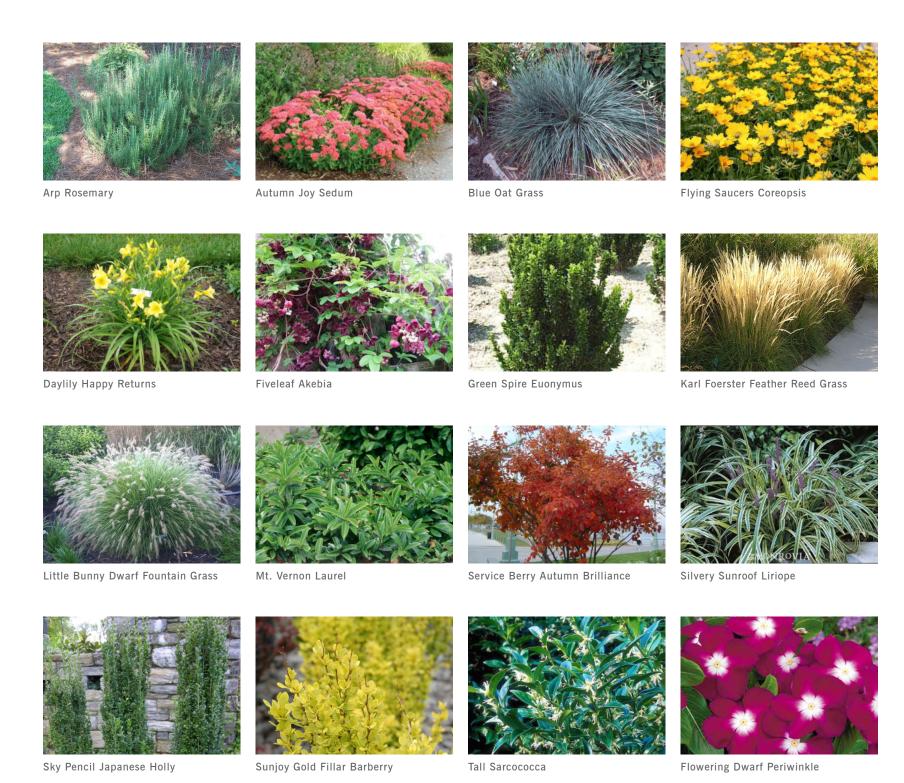








Specified Plants





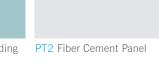
DRB2: AFTER

























B1 Brick

SHERWIN WILLIAMS RAINDROP | SW 6485 USE: BODY PANELS

SHERWIN WILLIAMS NEBULOUS WHITE | SW 7063 PASSIVE | SW 7064 USE: BODY PANELS

SHERWIN WILLIAMS USE: BODY PANELS

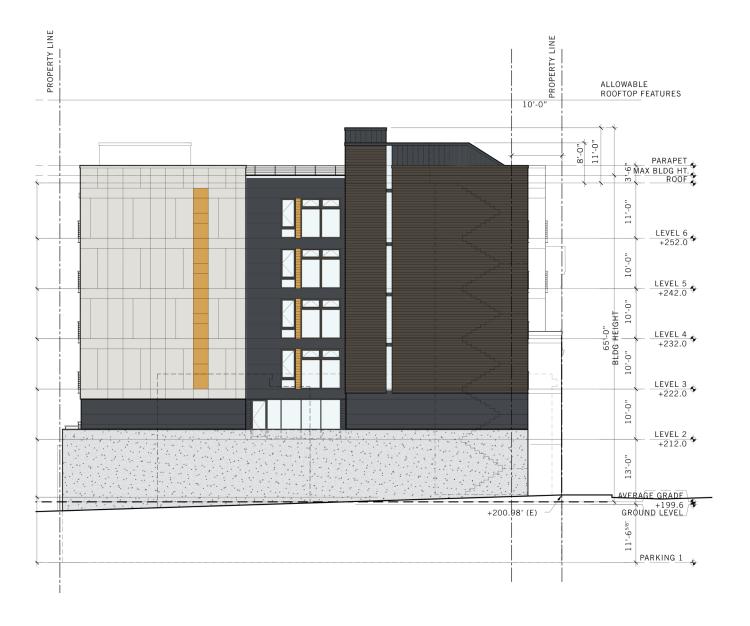
SHERWIN WILLIAMS CYBERSPACE | SW 7076 USE: BODY PANELS

AL1 Aluminum Entrance VN1 Glazed Vinyl

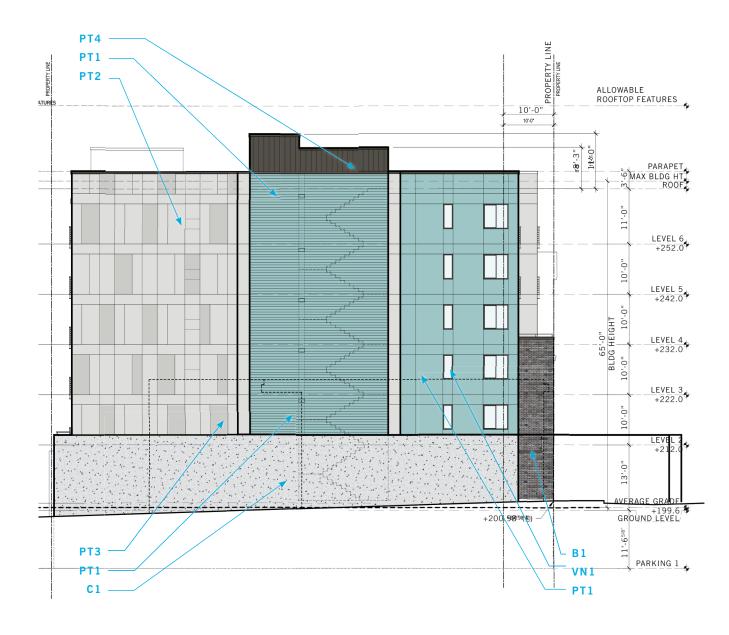
VT1 Vent Cover

CN1 Canopy

DRB1: BEFORE

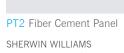


DRB2: AFTER























SHERWIN WILLIAMS RAINDROP | SW 6485 USE: BODY PANELS

SHERWIN WILLIAMS NEBULOUS WHITE | SW 7063 PASSIVE | SW 7064 USE: BODY PANELS USE: BODY PANELS

SHERWIN WILLIAMS CYBERSPACE | SW 7076 USE: BODY PANELS

AL1 Aluminum Entrance VN1 Glazed Vinyl

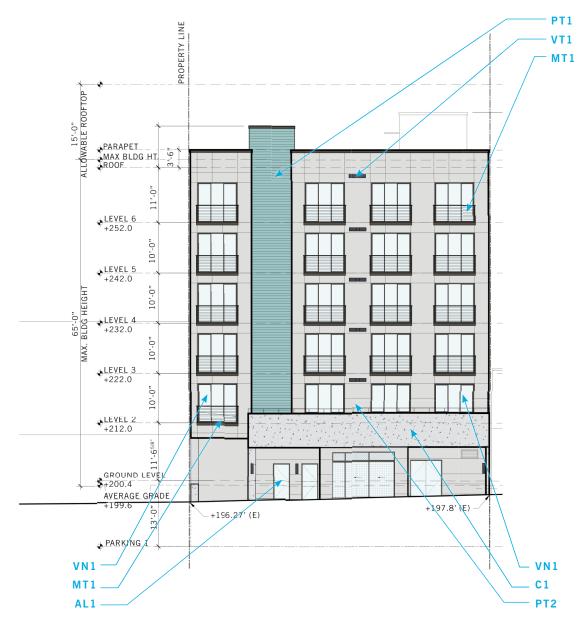
VT1 Vent Cover

CN1 Canopy

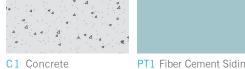
DRB1: BEFORE

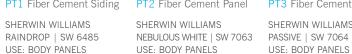


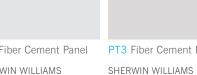
DRB2: AFTER











USE: BODY PANELS



CYBERSPACE | SW 7076

USE: BODY PANELS

PT1 Fiber Cement Siding PT2 Fiber Cement Panel PT3 Fiber Cement Panel PT4 Fiber Cement Panel MT1 Metal Railing SHERWIN WILLIAMS





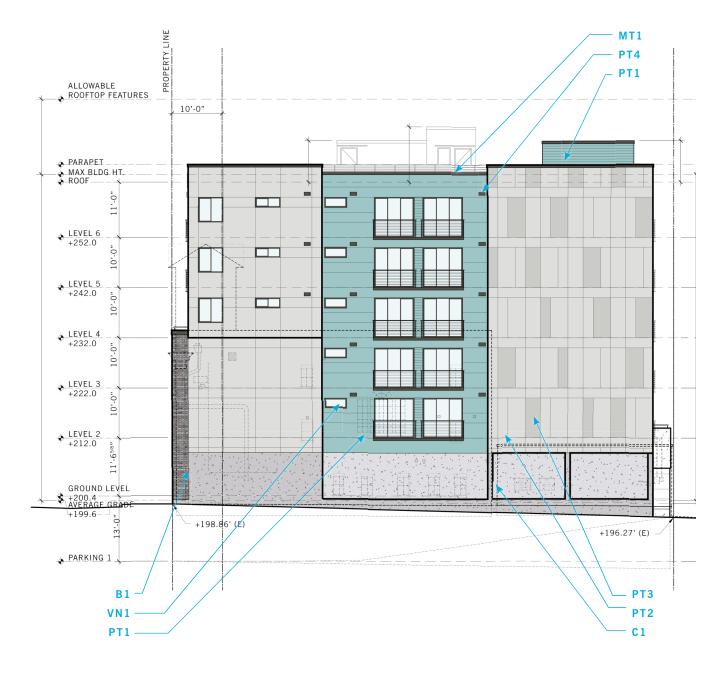






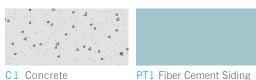


VT1 Vent Cover CN1 Canopy





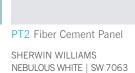




SHERWIN WILLIAMS

USE: BODY PANELS

RAINDROP | SW 6485



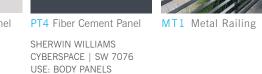
USE: BODY PANELS



SHERWIN WILLIAMS

PASSIVE | SW 7064

USE: BODY PANELS













CARON ARCHITECTURE

CN1 Canopy



DRB1: BEFORE



EAST STREET PERSPECTIVE



NORTH STREET PERSPECTIVE

DRB2: AFTER



EAST STREET PERSPECTIVE



NORTH STREET PERSPECTIVE

DRB1: BEFORE



SOUTHWEST AERIAL PERSPECTIVE

DRB2: AFTER



SOUTH WEST AERIAL PERSPECTIVE



NORTHWEST STREET PERSPECTIVE



NORTHWEST STREET PERSPECTIVE

DRB2





WEST ALLEY PERSPECTIVE





EAST ALLEY PERSPECTIVE

EAST STREET PERSPECTIVE

DRB2





ROOFTOP DECK



COMMERCIAL ENTRY



WEST STREET PERSPECTIVE

LIGHTING PRODUCTS



DRIVEWAY GUIDE LIGHT



LED SOFFIT / CANOPY LIGHT

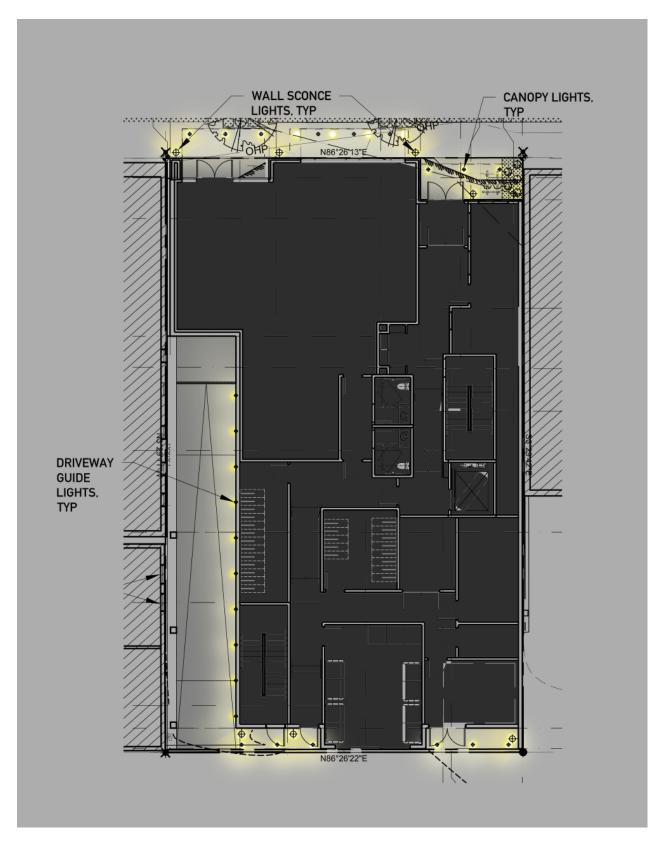


LANDSCAPE LIGHT (ROOF DECK)



WALL-MOUNTED SCONE LIGHT

OVERALL LIGHTING PLAN





SIGNAGE EXAMPLES



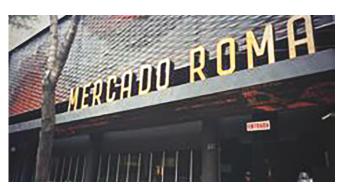
CANOPY BLADE SIGN



WALL MOUNTED SIGN



CANOPY BLADE SIGN



CANOPY SIGN

RENDERINGS



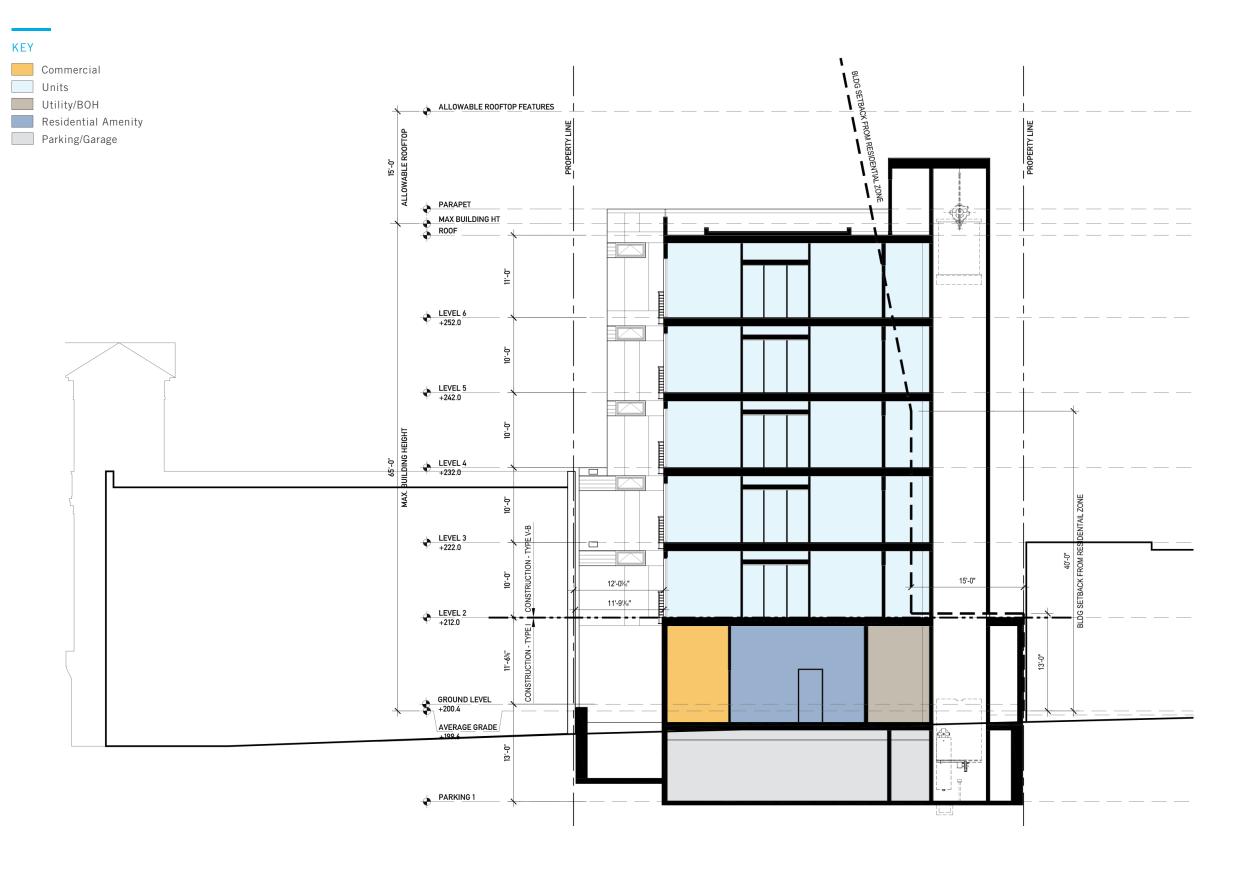
WALL MOUNTED SIGN



CANOPY SIGN

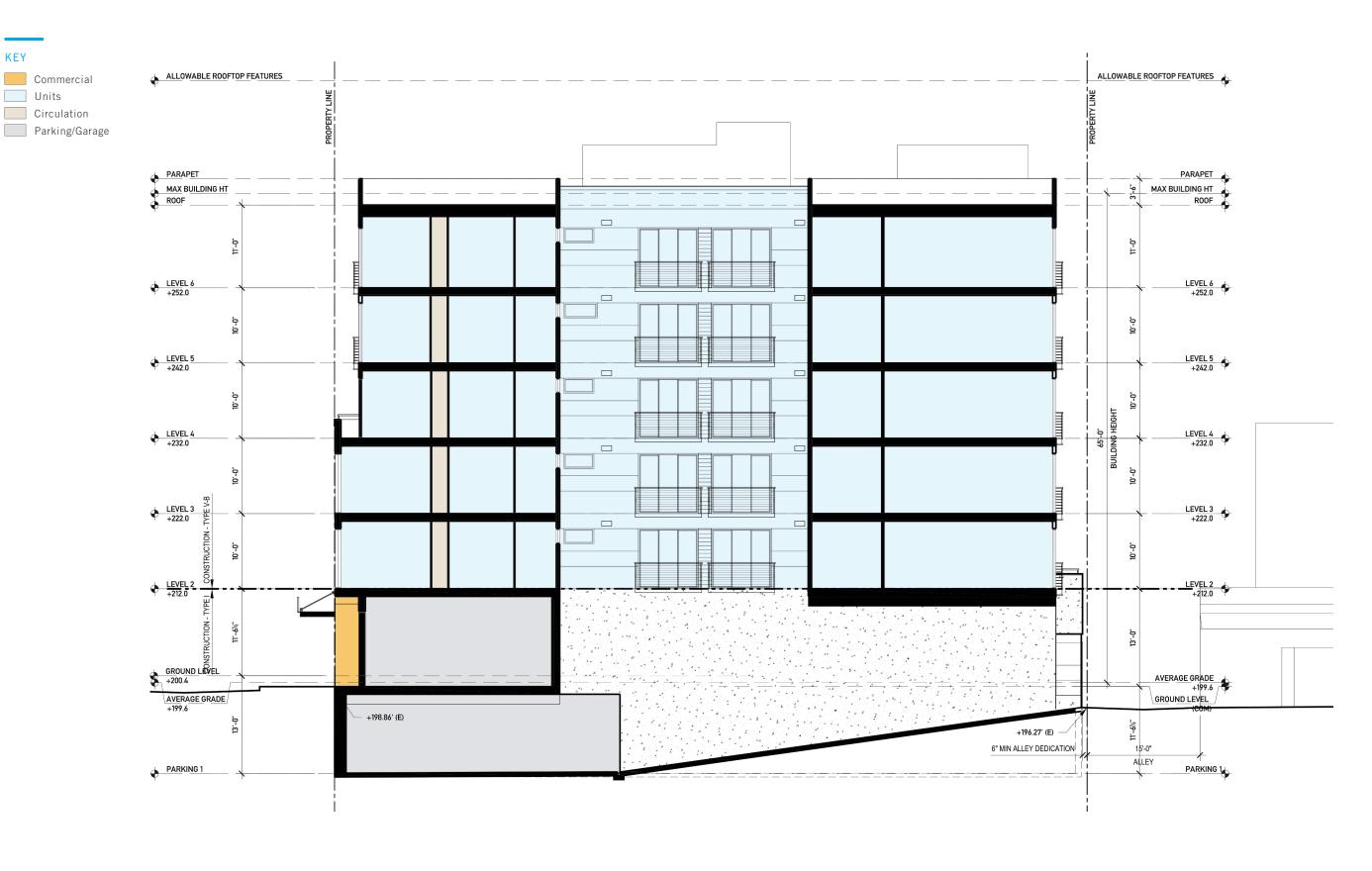


WALL MOUNTED SIGN

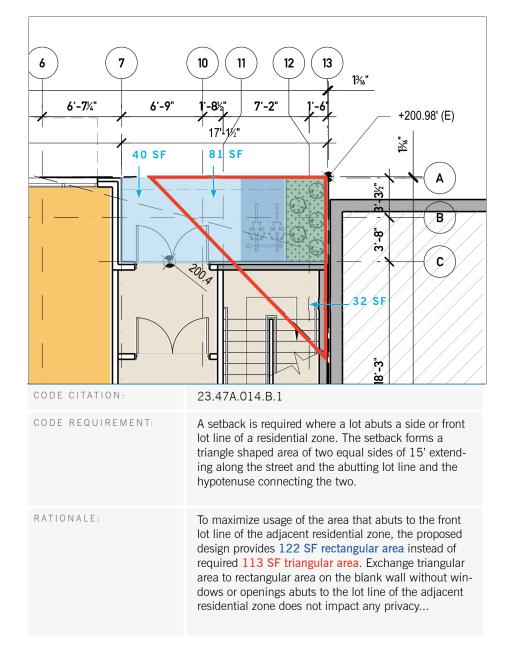


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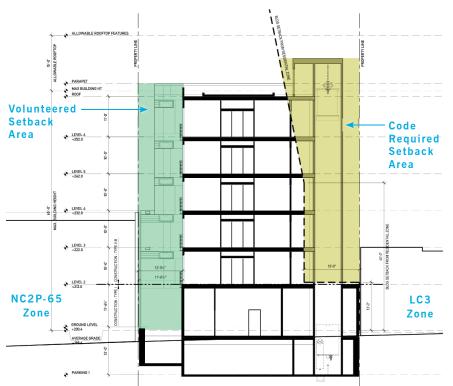
Commercial Units Circulation



REQUEST 1

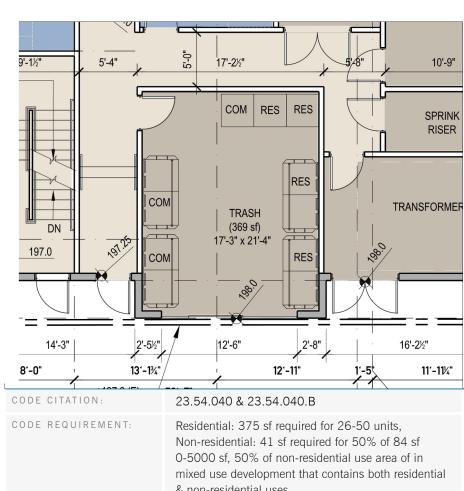


REQUEST 2



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 volunteered setback area for air breeze way, increase light well, and unblocking windows of adjacent Great Hall building that suggested by DRB at EDG and DRB meeting.

REQUEST 3



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.

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