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PINEHURST APARTMENTS

12303 15TH AVENUE NE, SEATTLE
DPD Project #3022681

Recommendation Meeting
Northeast Design Review Board
August 28th, 2017

PROJECT TEAM

OWNER
Pinehurst Real Estate
138 W Lake Sammamish Parkway
SE
Bellevue, WA 98008

ARCHITECT
Studio19 Architects
207½ 1st Ave S.
Suite 300
Seattle, WA 98104

LANDSCAPE ARCHITECT
AHBL
1200 6th Ave
Suite 1620
Seattle, WA 98101

SITE INFORMATION

Project Location:
12303/12309 15TH Ave NE, Seattle WA 98125

Parcel #:
0820000035, 0820000030

Lot Size: 15,613 SF

FAR Allowed: 3.25 (50,742 SF)

Base Zone: NC3P-40

Overlay Zones: Northgate Overlay District
Pedestrian Designated Zone

Design Guidelines: City of Seattle Comprehensive Plan Guidelines
Northgate Neighborhood Design Guidelines

PROPOSAL SUMMARY

Residential Gross Area: 34,450 SF
Retail Gross Area: 3,400 SF
Parking Gross Area: 13,150 SF
Overall Gross Area: 51,000 SF

FAR Allowed: 3.25 = 50,742 SF
FAR Proposed: 2.41 = 37,660 SF

Building Height: 40 FT

Number of Residential Units: 31
Number of Live Work Units: NONE
Number of Parking Stalls: 35
Number of Bike Stalls: 15

Departures:
SMC 23.71.036: Maximum Width and Depth of Structures in Northgate Overlay District
SMC 23.47A.030 & 23.71.016: Required parking

PROJECT DESCRIPTION

The proposal is to construct a 4 story new mixed-use residential/commercial development located on the southwest corner of N.E. 123rd and 15th Ave. N.E. The development will consist of 31 residential units, 3,400 sq. ft. of at-grade commercial floor space fronting 15th Ave. N.E. and below grade parking. The existing structures are to be demolished.



CONTEXT ANALYSIS SURROUNDING STRUCTURES



1 - HERITAGE PLACE CONDO
12027 15TH AVE NE | CONDOMINIUM

This condominium is 4 stories tall. It sits south of the proposed building site. The entrance of this building is down a set of steps that leads to a landing below street-level.



2- VOCATIONAL REHABILITATION
12063 15TH AVE NE | REHABILITATION CENTER

The design of this 1-story structure is a “L” shape with ground level parking. The structure is directly south of our site. Due to its height, the southern façade of our design will have views of Mount Rainier to the south. Also, the southern façade of our site will get direct sunlight from the south.



3- 12056 15TH AVE NE APARTMENTS
12056 15TH AVE NE | MULTIUSE

This multi-use building is located southeast of the site. It sits on the property edge directly against the sidewalk. This 5-story building has an underground parking lot that can be accessed from 15TH Avenue NE.



4 - SAN MARINO APARTMENTS
12317 15TH AVE NE | MULTIUSE

This project is located directly to the north of our project site. This 4-story mixed use building has street-level retail, 3-stories of apartments above, and underground parking.



5- SAFEWAY
12318 15TH AVE NE | GROCERY STORE

This large grocery store and pharmacy is located directly across from our site to the east. It is a large one story building that stretches almost the entire block including the parking lot.



6- BOUD'S PINEHURST PUB
11753 15TH AVE NE | PUB

This one story structure on the edge of the street giving a pedestrian friendly feel to the 15TH Avenue corridor. A parking lot is located on the side directly north of the building on the street corner of 15TH Ave and 120TH Street.



7- CHAIYO
11749 15TH AVE NE | THAI CUISINE

This restaurant is located inside a one story structure against the sidewalk edge of 15TH Ave. There are a few parking spaces in the back but visitors mostly rely on street-level parking and pedestrians walking by.

CONTEXT ANALYSIS SURROUNDING USES

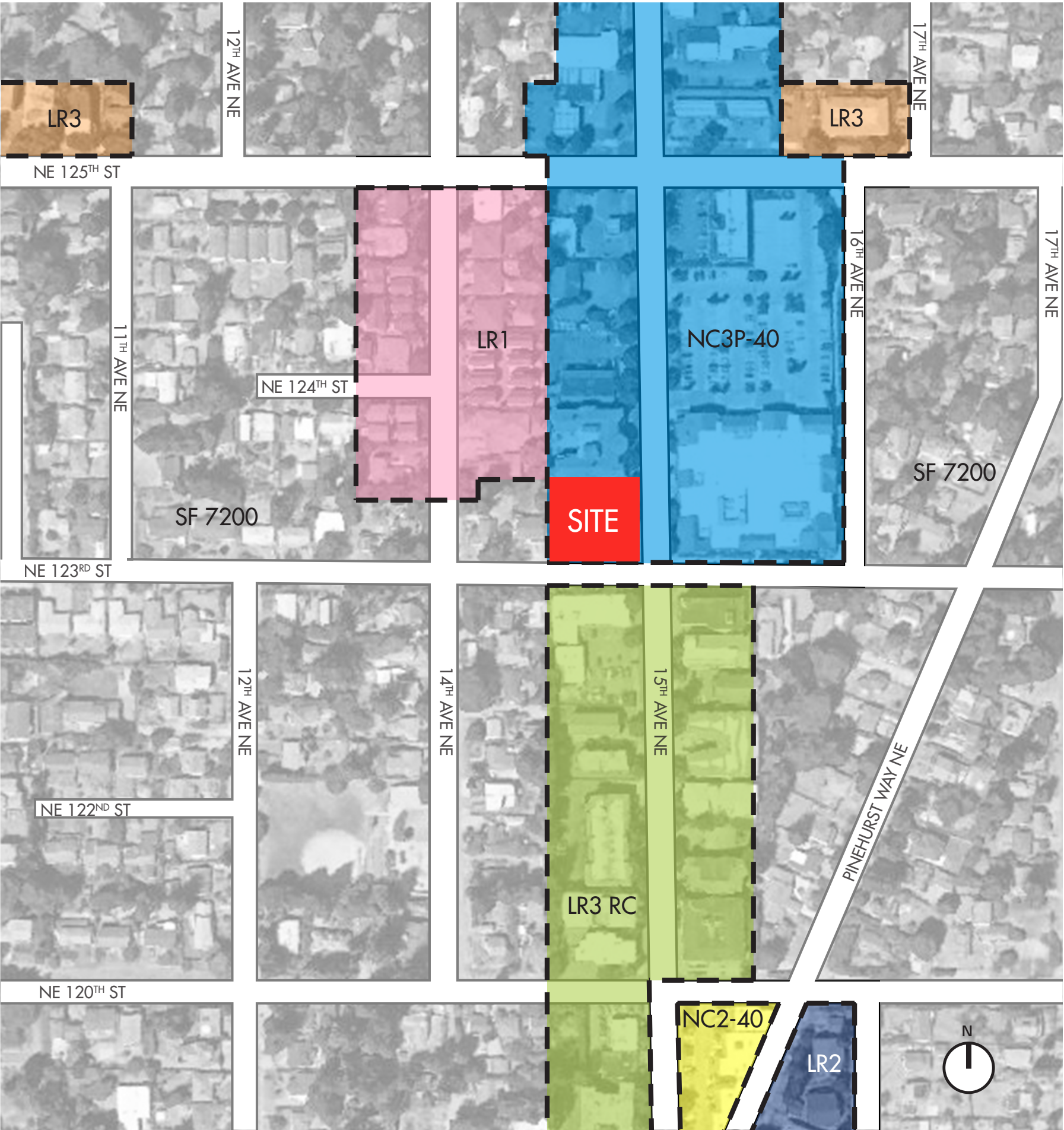


ZONING DATA SUMMARY

BASE ZONE
NC3P-40

ADJACENT ZONES
North: NC3P-40
West: SF 7200
South: LR3 RC
East: NC3P-40

OVERLAY ZONES
Northgate Overlay District
Pedestrian Designated Zone



ZONING DATA SUMMARY

SEATTLE MUNICIPAL CODE - COMMERCIAL

PERMITTED AND PROHIBITED USES | SMC 23.47A.004

- Live-work units: In all NC zones, live-work units are permitted outright and shall be deemed a nonresidential use
- In pedestrian-designated zones, live-work units shall not occupy more than 20% of street-level street-facing facade along designated principal pedestrian streets [15th Ave NE north of Lake City Way NE per SMC 23.47.005.D]

STREET-LEVEL USES | SMC 23.47A.005

Residential uses at street level:

- Residential uses may occupy no more than 20% of street-level street-facing facade in all NC zones within the Northgate Overlay District
- Along designated principal pedestrian streets, one or more of the uses listed in 23.47.005.D are required along 80% of the street-level street facing facade

STREET-LEVEL DEVELOPMENT STANDARDS | SMC 23.47A.008

23.47A.008.A

- Blank facades may not exceed 20’ in width between 2’ and 8’ above sidewalk, total of all blank facade segments many not exceed 40% of width of facade
- Street-level street facing facades shall be located within 10’ of street lot line

23.47A.008.B

- Non-residential street facade: 60% of facade between 2’-8’ above sidewalk shall be transparent
- Non-residential uses shall extend an average depth of at least 30’ and minimum of 15’ from street facing facade
- Non-residential uses at street level shall have a floor-to-floor height of 13’

23.47A.008.C

- In pedestrian-oriented zones: A minimum of 80% of the width of a structure’s street level street-facing facade shall be occupied by street-level uses

23.47A.008.D

- **At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry**

23.47A.008.E

- Live-work units along street-level street-facing facades: minimum 15’ deep

STRUCTURE HEIGHT | SMC 23.47A.012

- 40’ height limit as designated on Official Land Use Map
- 4’ height bonus allowed if floor-to-floor-height of 13’ provided at street level
- Stair and elevator penthouses may extend 16’ above height limit

FLOOR AREA RATIO | SMC 23.47A.013

- Base FAR: 3.0
- 3.25 FAR permitted in mixed use as long as either residential or non-residential uses base FAR
- Underground stories and stories no more than 4’ above existing/finished grade exempt

SETBACK REQUIREMENTS | SMC 23.47A.014

Setbacks for structures with residential uses when abutting a residentially-zoned lot:

- 15’ for portion of structure between 13’-40’ high
- Additional 2’ setback for every additional 10’ in height
- No entrance, window, or other opening permitted closer than 5’ to abutting residential lot

LANDSCAPING AND SCREENING STANDARDS | SMC 23.47A.016

- For 51-99 surface parking stalls: 25 sf landscaping required per parking space
- 1 tree required for every 10 parking spaces
- 3’ high screening required along street lot lines
- 6’ high screening + 5’ landscape buffer required abutting residential zone

AMENITY AREA | SMC 23.47A.024

- 5% of gross floor area required to be provided as amenity areas

- Minimum size of each amenity area: 250 sf, minimum horizontal dimension 10’

PARKING LOCATION AND ACCESS | SMC 23.47A.032

- In pedestrian designated zones, if access is not provided from an alley and the lot abuts two or more streets, access to parking shall be from a street that is not principal pedestrian street
- Parking to the side of a structure shall not exceed 60’ of street frontage
- In pedestrian designated zones, surface parking is prohibited abutting the street lot line along a principal pedestrian street

REQUIRED PARKING | SMC 23.54.015

- Live-work units: 0 spaces required for units 1,500 sf or less
- Multifamily: 1 space per dwelling unit
- Retail: In commercial and pedestrian oriented zones, no parking required for first 1,500 sf of each business
- After 1,500 sf: 1 space for each 500 sf

NORTHGATE OVERLAY DISTRICT

SPECIAL LANDSCAPED ARTERIALS | SMC 23.71.012

- Adjacent to special landscaped arterials (15th Ave NE), owner shall provide a 6’ planting strip + 6’ sidewalk OR a 12’ sidewalk without planting strip, along with street trees and pedestrian improvements

OPEN SPACE | SMC 23.71.014

- In commercial zones with height limit of 40’ or less, minimum of 10% lot area or 10% of proposed gross floor area shall be open space.
- Minimum 1/2 of required open space is landscaped
- Minimum 1/3 of required open space is usable
- Open space can be interior or exterior- interior can satisfy up to 20% of open space requirement
- Required landscaping of surface parking areas may count towards landscaped open space
- Usable open space shall be open to the public and provide barrier-free access

DEVELOPMENT STANDARDS FOR TRANSITION AREAS | SMC 23.71.030

- Applies to lots in NC2 and NC3 zones abutting a lot in a SF, LR1, or LR2 zone
- Rear setback of 10’ required for portions of structure between 0-20’
- Additional rear setback of 10’ for portions of structure 20’ or higher

MAXIMUM WIDTH AND DEPTH OF STRUCTURES | SMC 23.71.036

- Applies to portions of a structure within 50’ of a lot line abutting a less intensive residential zone
- NC2 and NC3 lots with height limit 40’ or higher abutting SF, LR1, or LR2: Above a height of 30’, wall length shall not exceed 80% of the length of the abutting lot line, to a maximum of 60’.

DENSITY LIMITS FOR RESIDENTIAL USES IN COMMERCIAL ZONES | SMC 23.71.040

- 40’ height limit: Density of 1 unit/600 sf lot area
- 20% increase in permitted density allowed as long as development meets street-level development standards set forth in SMC 23.47A.008.B

EDG SUMMARY MASSING OPTIONS



CONCEPT 1

- PROS:
- Strongly defined street corner
 - Retail along both 15th + 123rd
 - Live/work units provide flexibility
 - Roof deck overlooks activity along 15th + 123rd
 - Massing pulls away from single family zone to the west

- CONS:
- Surface parking is less desirable and will require screening
 - Smallest retail square footage of all 3 concepts
 - Smaller amenity spaces for residents

- DEPARTURES:
- None requested



CONCEPT 2

- PROS
- Reduced massing at street edges and intersection
 - Lots of outdoor space and landscaping
 - Retail space wraps street frontage of both streets
 - Large ground floor amenity spaces

- CONS
- Requires departure along West property edge

- DEPARTURES:
- SMC 23.71.036: NC3 lot with 40' height limit abutting SF zone: Above a height of 30', wall length shall not exceed 80% of the length of the abutting lot line to a maximum of 60 feet.



CONCEPT 3 (PREFERRED OPTION)

- PROS
- Dynamic design activates street edge with wider plaza space
 - Large interior courtyard for residents (private)
 - Abundant ground floor amenity spaces
 - Apartment orientation allows more windows in each unit
 - Retail along entirety of 15th Ave NE
 - Parking concealed in below grade garage

- CONS
- Requires departure along West property edge

- DEPARTURES:
- SMC 23.71.036: NC3 lot with 40' height limit abutting SF zone: Above a height of 30', wall length shall not exceed 80% of the length of the abutting lot line to a maximum of 60 feet.

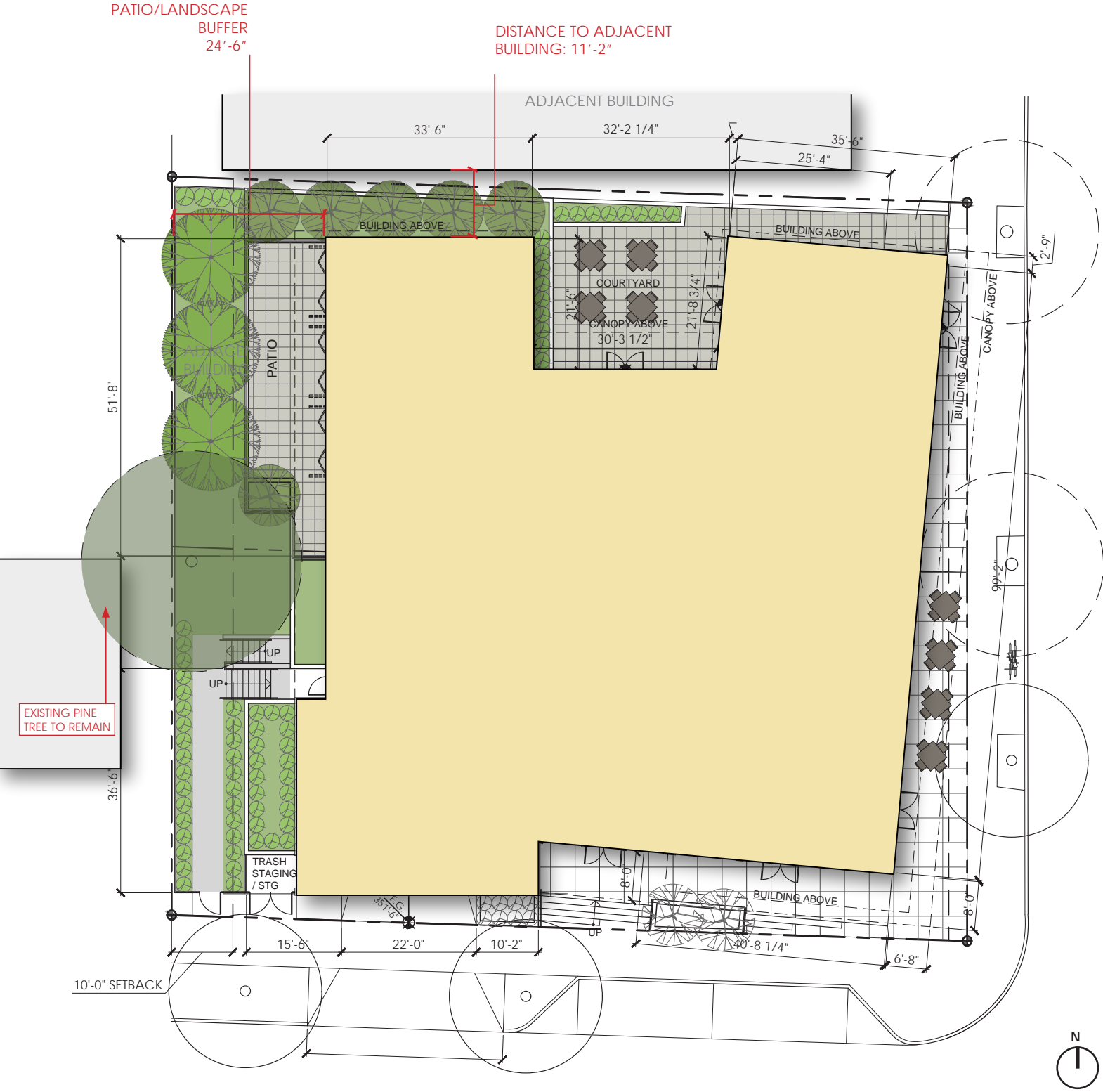
EDG RESPONSE

Board Recommendations & Responses:

1. MASSING AND CONTEXT RESPONSE

The Board was generally supportive of the preferred massing concept but had concerns about the visually massive south facing wall located so close to an existing singlefamily residence. The members felt that the wall area needed a buffer and requested that the existing 22 inch Pine tree be preserved. As an additional step, members also suggested that the building could possibly be re-oriented by reversing the massing or at least pulling the building back away from the southern property line northward in order to give the Pine tree a better chance for survival. (CS2-D, DC2-A, DC2-B, DC4-A, DC4-D)

RESPONSE: The general mass of the building is now pushed back at the ground level to create more of a buffer on the west property line. The Pine Tree is also preserved in the design per the Board’s recommendation, which will create a nice buffer to the single family residence. Additional landscaping and courtyard features have been implemented into the design to help create an outdoor space that will serve as a buffer between the building and the neighboring property. We looked at rotating the building, but that would create additional buffer issues with the development to the north and we believe that the buffer to the single family residence, with the new landscaping design and courtyard spaces as well as keeping the tree will be very adequate for the development.



EDG RESPONSE

Board Recommendations & Responses:

2. HEIGHT/BULK/SCALE

The Board supported the general approach to the preferred massing concept but wanted more information about this concept in terms of exterior outdoor spaces, the location of fences, and proximity to the adjacent apartment building located to the north. Members were concerned about potential impacts to the adjacent apartment complex in terms of balcony placement and views, and suggested that the applicant conduct additional research and outreach with adjacent neighbors. The Board also entertained the idea of truncating the building and pulling it back away from the adjacent apartment to the south as means of reducing potential visual impacts. The Board requested that additional information on the ‘closeness’ to the adjacent apartment, balcony placement and suggested that sections be developed and provided at the next meeting too. (CS2-B, CS2-D, DC2-E, DC4-D)

RESPONSE: Exterior outdoor spaces are provided for spill-out and seating for the retail spaces along both 15th Avenue and 123rd Street. An enlarged seating area and gathering space is provided at the street corner as well. Outdoor seating and gathering is provided at the building entrance for the tenants along 123rd Street. An outdoor patio space is designed as a spill-out area for the fitness room and can also be used for fitness activities. A ground floor courtyard space can be accessed from 15th Avenue and is provided in the middle of the building and will be a private area. The second floor has a roof deck that will include BBQ areas and seating for the residents.

Fences are provided along 123rd Street in the SW corner and run the entire length of the west property line to give privacy to the single family residence. The fence turns along the north property line and terminates at the raised planter bed. The planter bed then acts as the fence or buffer along the north property line, but is less private and is a softer buffer in this location due to the similar use of the adjacent property.

The design has been enhanced on the north property line to help mitigate the distance from the neighboring development. All of the proposed balconies along this façade have been eliminated and moved to other facades. Additionally the windows have been made much smaller on this façade for privacy for each development. Landscaping has also been added between the buildings to create more of a buffer.



SECTION



BIRDSEYE VIEW OF NORTH AREA FACING BUILDING

EDG RESPONSE

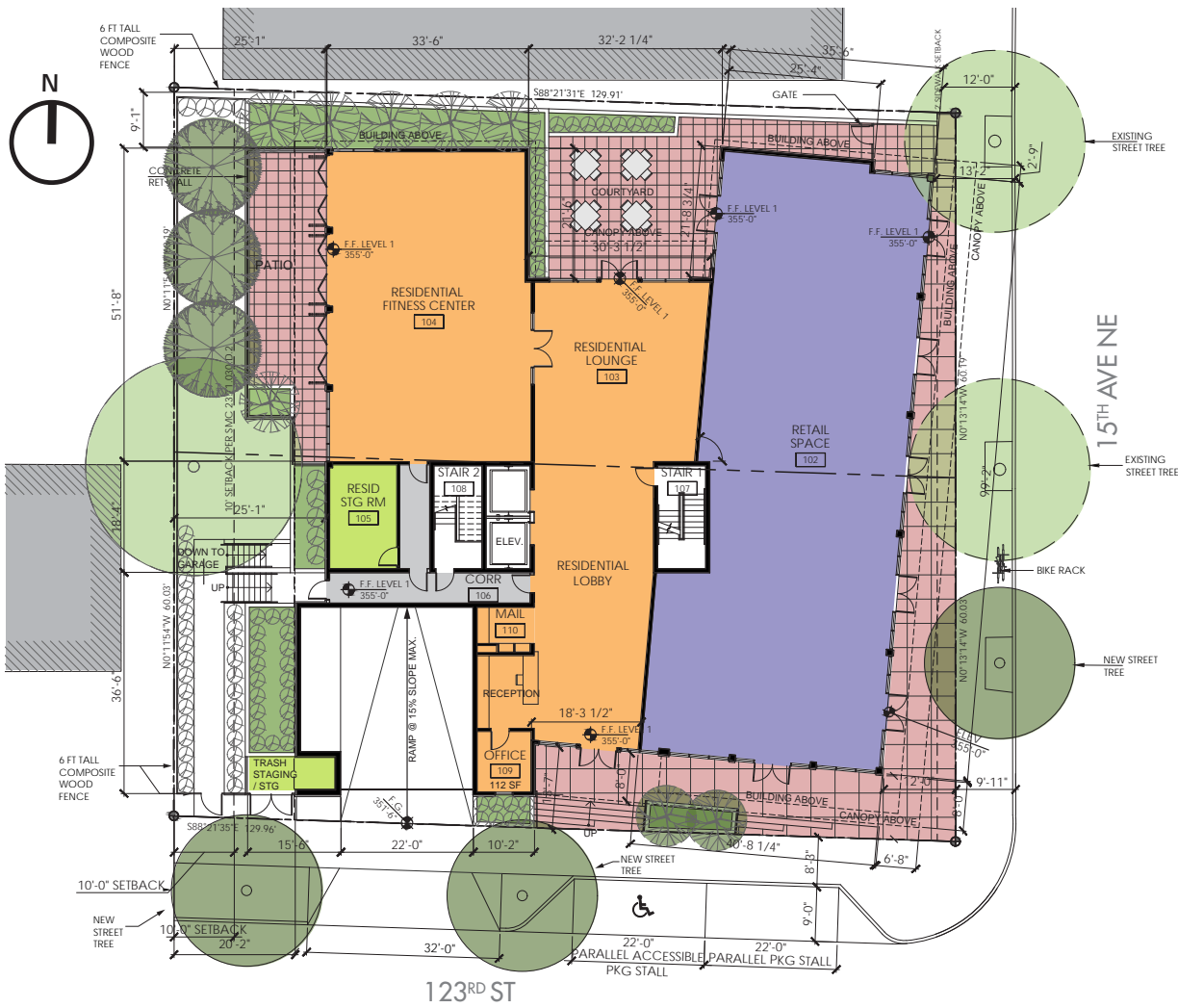
3. RETAIL

The Board liked the horizontal orientation of the first floor commercial space along 15th Ave NE and how it wrapped around the corner and continued along 123rd St. in the Concept 3, the preferred alternative. The Board suggested, however, that the façade along 123rd needs to be better articulated. The Board had questions about the stairwell that splits the two retail spaces and suggested that the stairs be reconfigured to aid in defining the interior courtyard space better and demonstrate how the interior uses may spill out into the exterior courtyard area. Members also wanted to see the inclusion of one additional street tree along 123rd St. (PL2-B, PL3-A, PL3-C, DC4-A, DC4-D)

RESPONSE: The façade along 123rd Street has been further developed and articulated to enhance the pedestrian experience along the street front. The building has been pulled back at the street corner to provide additional seating and gathering areas and has been angled to provide a wider plaza space along 123rd Street. Steps and landscaping are designed along this street as well to articulate and break up the streetfront and create smaller spaces for the pedestrians and tenants as well. Fencing and gates have been added along the SW corner for privacy along the street.

The stairs have been relocated to open up the retail space and allow for more flexibility. This also helps define the courtyard space in the building so that it can be used by the tenant and retail development.

One street tree has been added per the Board’s recommendation along 15th Avenue.



SITE PLAN



GROUND FLOOR PERSPECTIVE

EDG RESPONSE

4. ACCESS AND AMENITIES

The Board suggested that there needs to be further exploration of exterior outdoor spaces, landscaping, and fence details; especially in terms of the appearance, and the inclusion of design elements that promote safety. Members suggested that the current landscaping scheme was a bit disingenuous and the exterior courtyard spaces need to be further defined in terms of how the interior uses engage with the exterior spaces. The Board felt that the landscaping scheme depicted on page 24 of the June 27th EDG packet did not show enough information and more detail was needed. The Board wanted to see a diagram which depicts the exterior courtyard concept and that the materials need to be well composed as depicted in some of the character images on page 31 of the EDG packet. (PL3-A, PL2-D, PL3-C)

RESPONSE: Exterior outdoor spaces are provided for spill-out and seating for the retail spaces along both 15th Avenue and 123rd Street. An enlarged seating area and gathering space is provided at the street corner as well. Outdoor seating and gathering is provided at the building entrance for the tenants along 123rd Street. An outdoor patio space is designed as a spill-out area for the fitness room and can also be used for fitness activities. A ground floor courtyard space can be accessed from 15th Avenue and is provided in the middle of the building and will be a private area. The second floor has a roof deck that will include BBQ areas and seating for the residents.

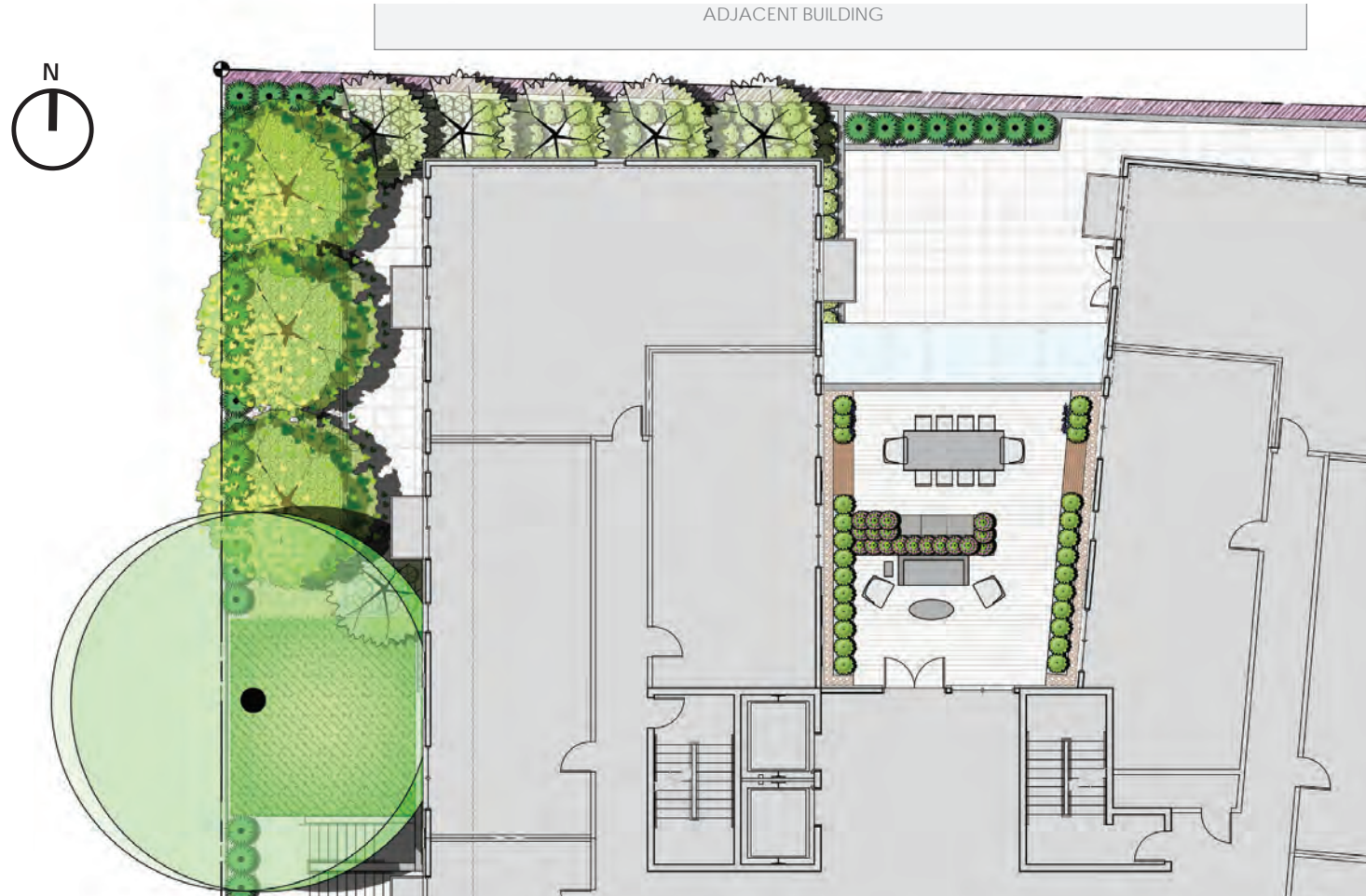
The landscaping design has been further developed and designed per the Board’s recommendation. Trees, planters and courtyards designs have been added to complement the interior areas of the building to make for better continuity between the interior and exterior.

Fences are provided along 123rd Street in the SW corner and run the entire length of the west property line to give privacy to the single family residence. The fence turns along the north property line and terminates at the raised planter bed. The planter bed then acts as the fence or buffer along the north property line, but is less private and is a softer buffer in this location due to the similar use of the adjacent property. A gate has also been added to secure the exterior patio space at the ground level courtyard.

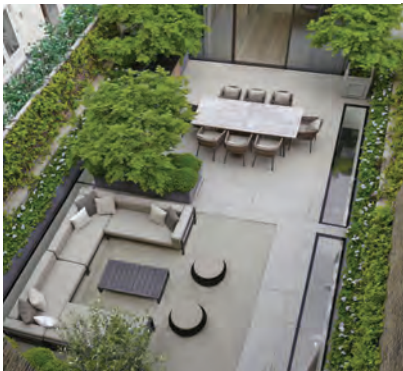
Safety concerns have been addressed with the development of the fences and landscaping planters along the property lines.



COURTYARD AREA BIRSEYE PERSPECTIVE



LANDSCAPE PLAN



ROOFTOP PLANTERS



RAISED PLANTERS



STREETSCAPE PLANTING

EDG RESPONSE

5. EXTERIOR FINISH

The Board was generally in support of the proposed transparency and placement of the ground floor retail spaces and suggested that the rest of the exterior finishes should articulate a simple and clean exterior similar to the character images on page 31 of the June 27th EDG packet and should not be over modulated. (PL3-C, DC2-E, DC4-A)

RESPONSE: The design has been further developed and is now a simple but defined color and material palette that derives from the original concept of keeping a transparent ground floor retail area and a well-defined mass for the residential area. The color scheme is subtle with pops of bright color and material variety that help to define and accent some of the modulation strategies without harming the overall look of the building as a whole. The massing is very clean and simple, while the windows are placed to create a playful pattern and the balconies add details and modulation. The building entrance is designed with an accent color as a point of welcoming and way-finding for the tenants. Openings add another layer to enrich the material and color palette of the building.

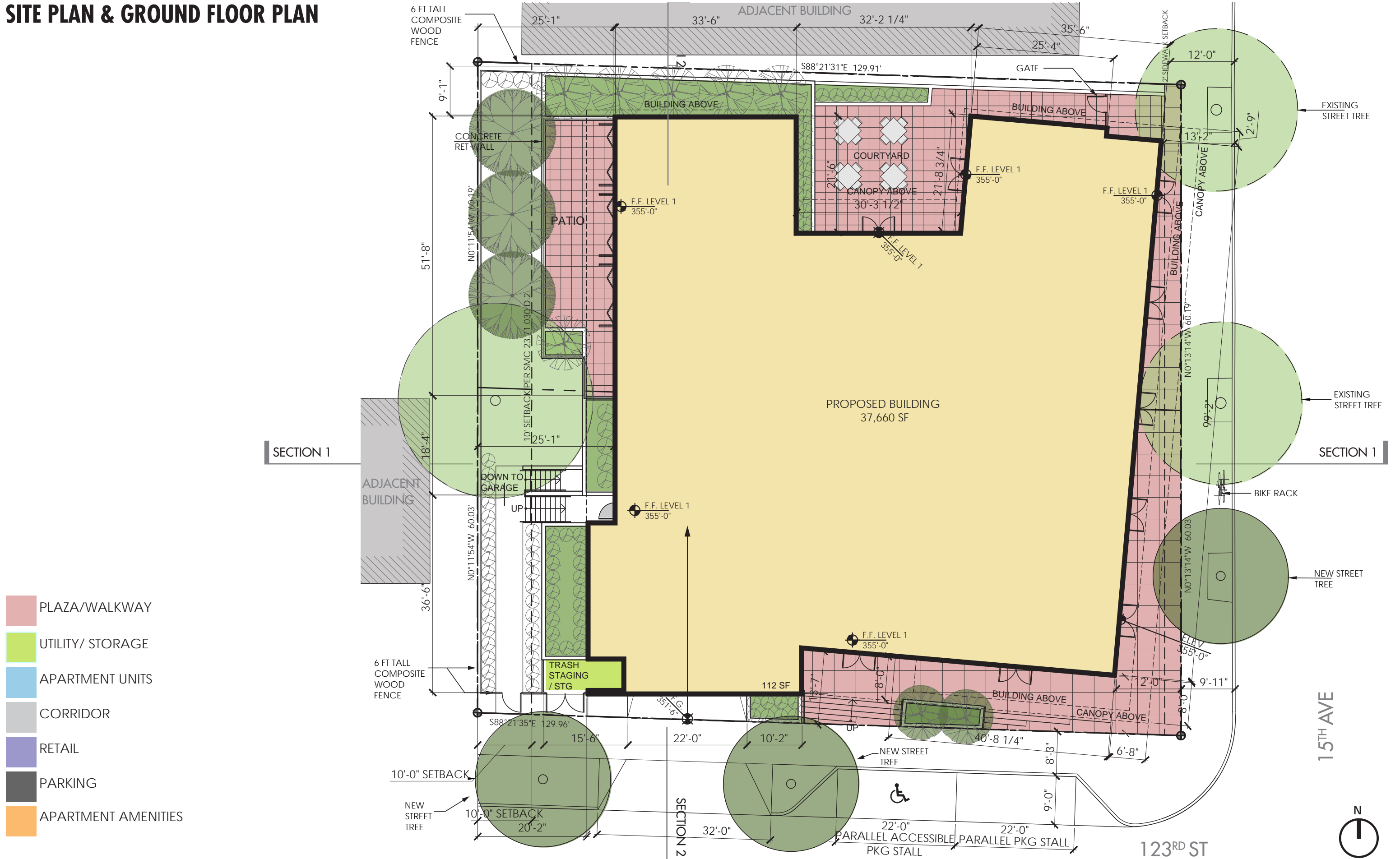


FRONT VIEW FROM 123RD ST



FRONT VIEW FROM 123RD ST

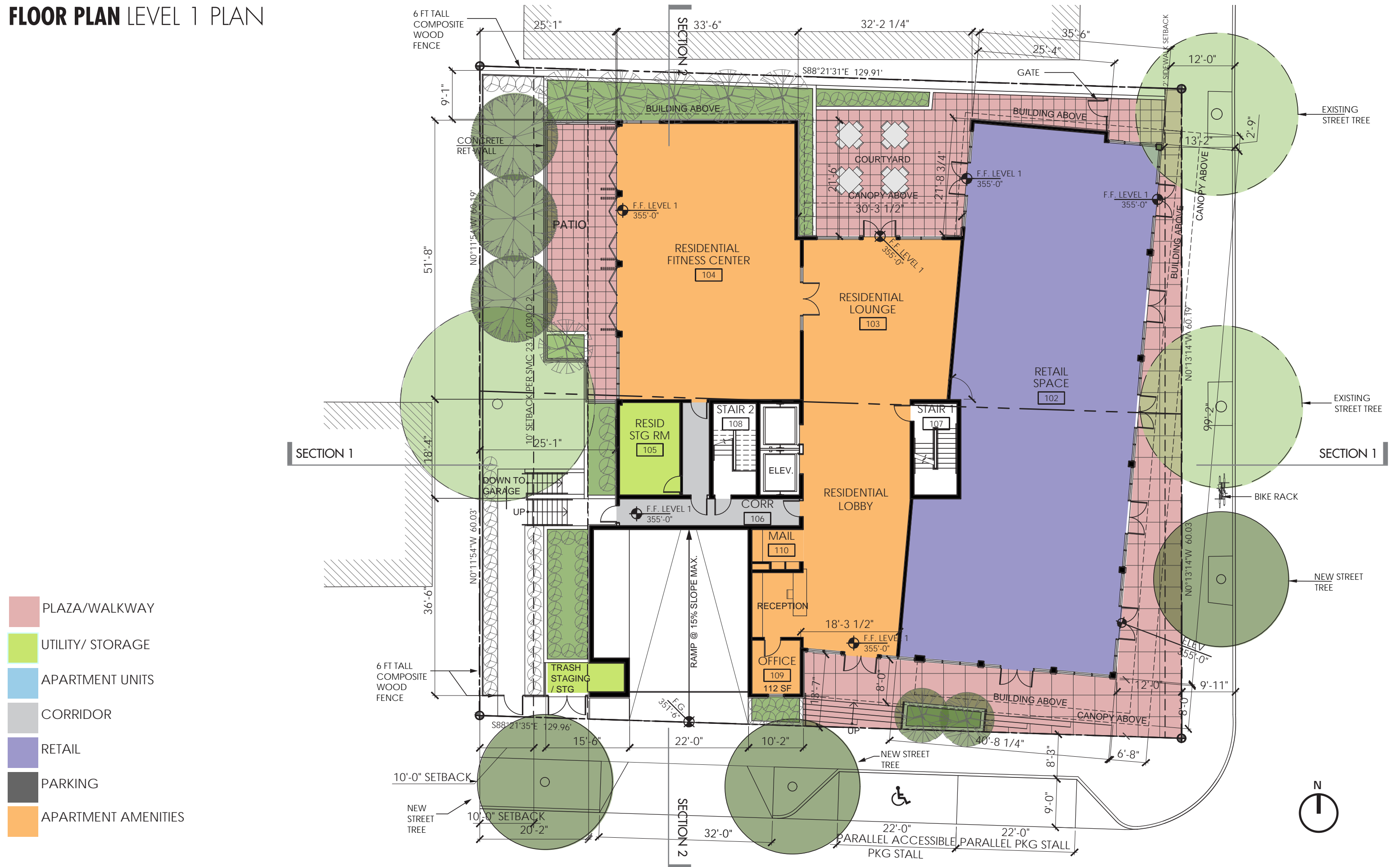
SITE PLAN & GROUND FLOOR PLAN



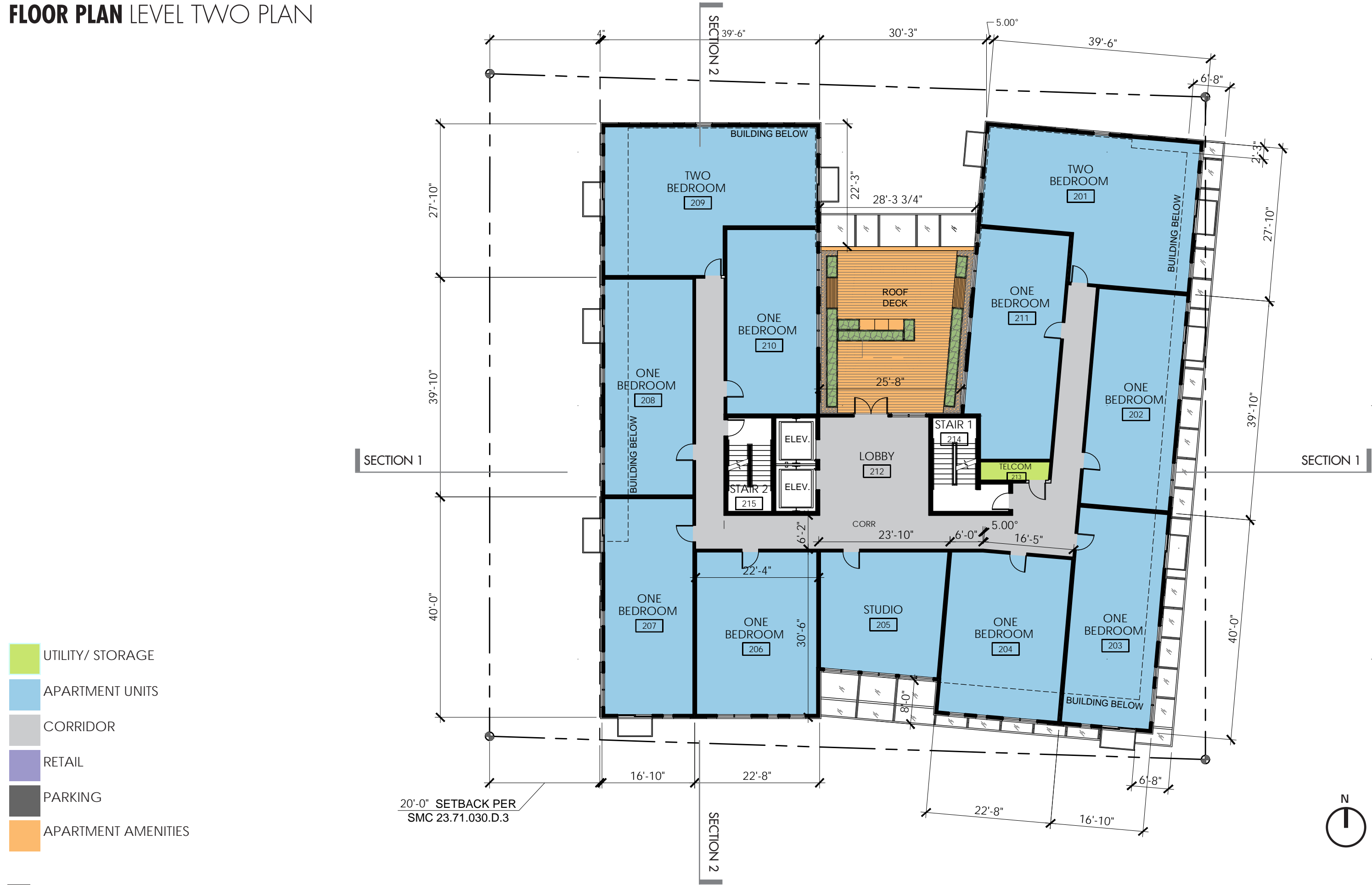
FLOOR PLAN PARKING LEVEL 1



FLOOR PLAN LEVEL 1 PLAN

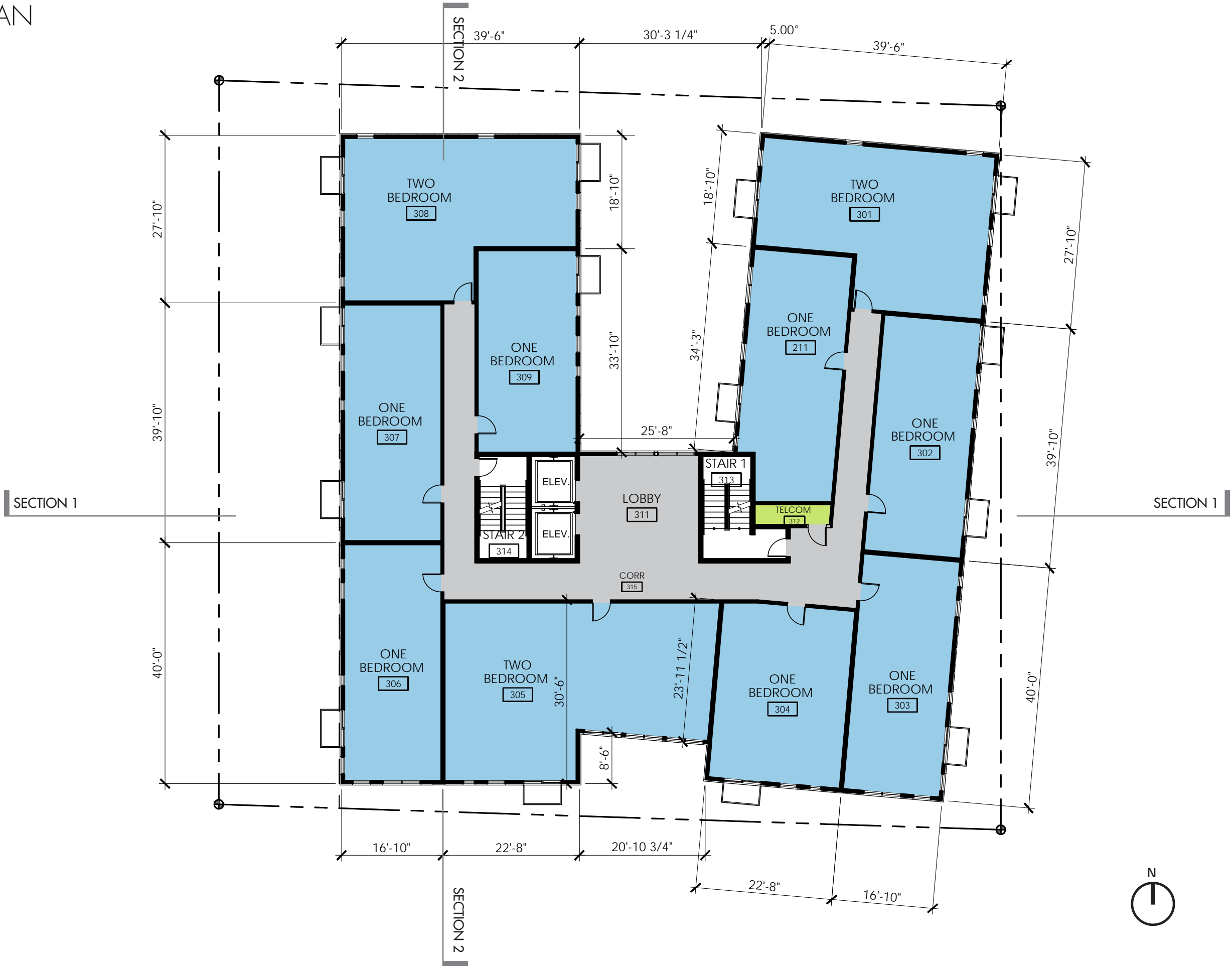


FLOOR PLAN LEVEL TWO PLAN



- UTILITY/ STORAGE
- APARTMENT UNITS
- CORRIDOR
- RETAIL
- PARKING
- APARTMENT AMENITIES

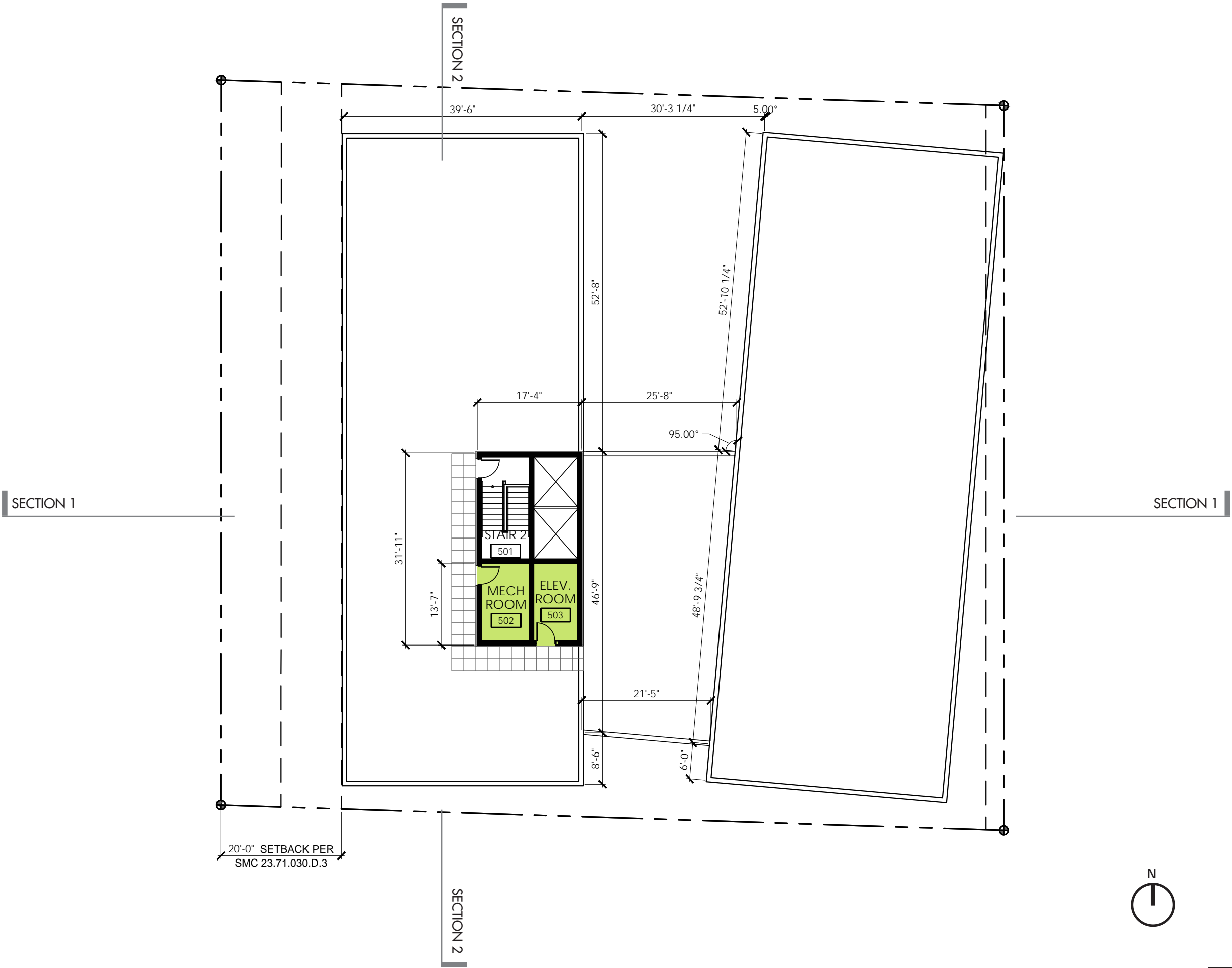
FLOOR PLAN LEVEL THREE PLAN



FLOOR PLAN LEVEL FOUR PLAN



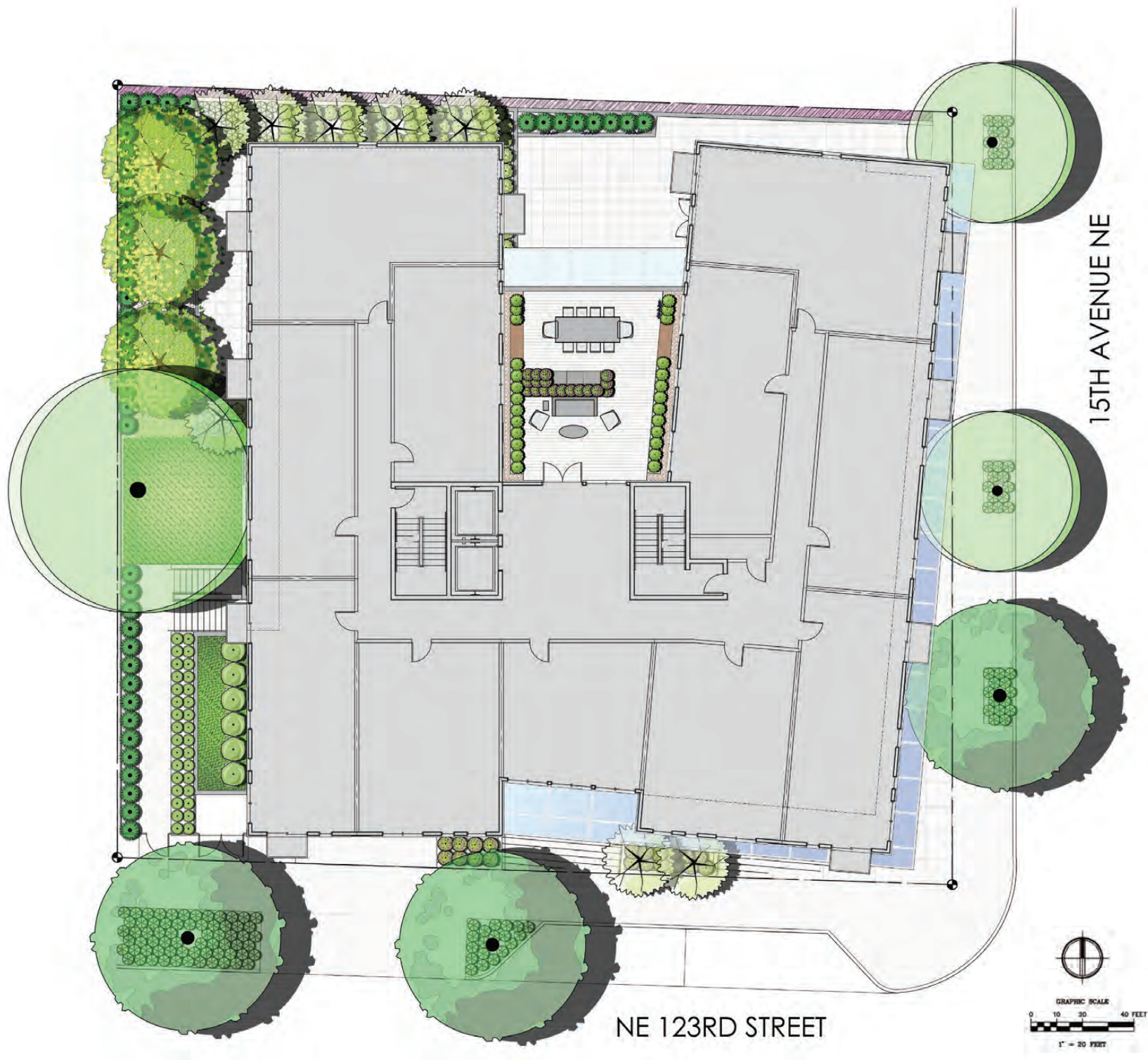
FLOOR PLAN ROOF PLAN



LANDSCAPE SITE PLAN

The landscape features for the Pinehurst Apartments include ground level amenities and streetscape improvements, as well as a private-access roof deck for residents.

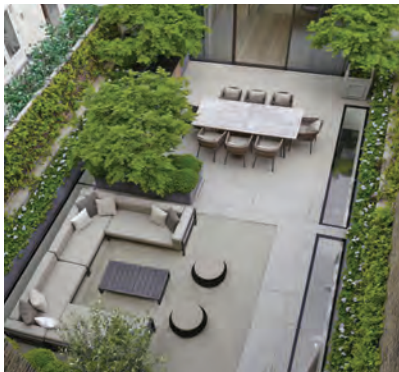
The overall plan embraces the connection to 15th Ave. NE and NE 123rd Street through planting, special paving areas, and architectural features inviting pedestrian engagement with the retail and apartment facades. The north and west sides of the property provide a more lush and private experience utilizing densely vegetated raised planters and fencing as needed.



WOOD PLANTER BENCH



ROOFTOP LOUNGE SEATING



ROOFTOP PLANTERS



TREE-FRAMED SPACES



RAISED PLANTERS



STREETScape PLANTING

LANDSCAPE LEVEL 1 FLOOR PLAN

At the ground level, three existing trees will be retained - two deciduous street trees and one large conifer at the side yard. Maintaining the existing trees will help blend the new building in with its surroundings, and help to create a welcoming pedestrian experience at the retail facades. Raised planters along the northwest corner provide screening and privacy from adjacent properties, and frame a breakout patio space off of the fitness center. There is an open and private courtyard entry connecting to the residential lounge area. The north courtyard may serve as an outdoor extension of the lounge, providing space for various owner-provided seating arrangements. Along 123rd Street, generous tree wells allow for new street trees and understory planting, framing the entry to the underground garage.



ACER JAPONICUM 'ACONITIFOLIUM'



ACER GRISEUM



TILIA AMERICANA 'REDMOND'



ARBUTUS UNEDO 'COMPACTA'



MAHONIA X MEDIA 'ARTHUR MENZIES'



TAXUS X MEDIA 'HICKSII'



LONICERA PILEATA



PIERIS JAPONICA 'CAVATINE'



PRUNUS LAUROCERASUS 'MT. VERNON'



SARCOCOCCA RUSCIFOLIA



NASSELLA TENUISSIMA



ROSMARINUS OFFICINALIS 'IRENE'



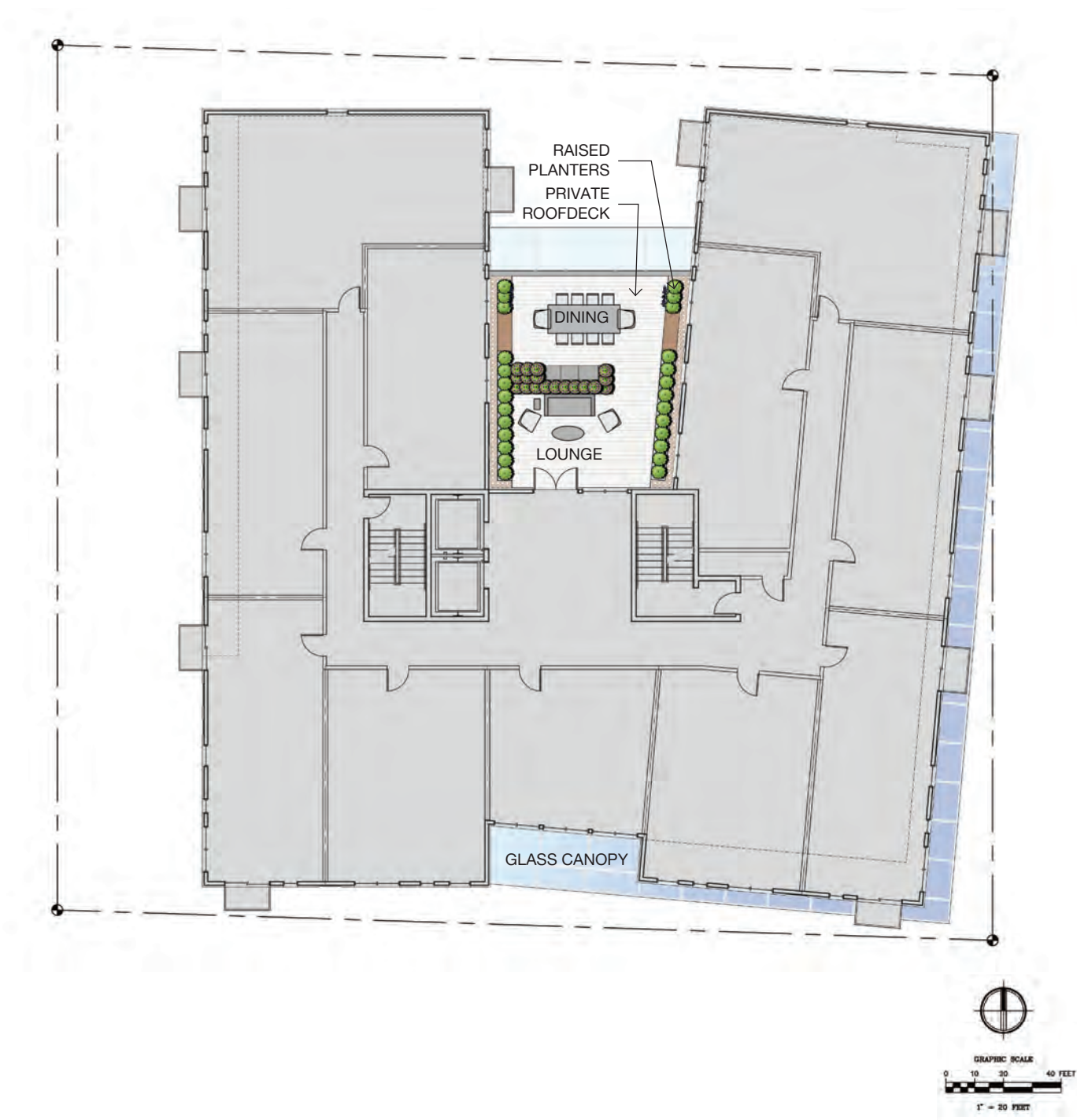
FRAGARIA CHILOENSIS 'LIPSTICK'



PACHYSANDRA TERMINALIS 'GREEN CARPET'

LANDSCAPE ROOFTOP LEVEL PLAN

The second floor provides an intimately scaled and private roof deck, framed on two sides by apartments and the back side by apartment common space. The north side is open to the courtyard below. The roof deck is designed to fit a dining area on one side of a raised planter with integral bench, with an informal lounge area on the other side. Raised planters line both sides, with evergreen planting for year round effect.



HEBE PINGUIFOLIA 'SUTHERLANDII'



NASSELLA TENUISSIMA



ROSMARINUS OFFICINALIS 'IRENE'

ELEVATIONS WEST



ELEVATIONS NORTH



COLOR 1 - BENJAMIN MOORE - PEARL RIVER - 871



01

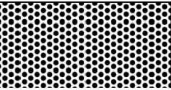
PAINTED FIBER CEMENT PANEL

04

EXTERIOR GRADE HIGH PRESSURE COMPACT LAMINATE PANEL

10

BOLT-ON BALCONY W/ PERFORATED METAL GUARDRAIL



COLOR 2 - TYGER DRYLAC POWDER COATINGS - 38/70031



02

PAINTED FIBER CEMENT PANEL

06

POWDER COATED METAL PANEL

19

EXTERIOR GRADE HIGH PRESSURE COMPACT LAMINATE PANEL

13

COMPOSITE WOOD FENCE / TRASH SCREENING



15

BOLT-ON BALCONY W/ HORIZONTAL FLAT BAR OPEN RAILING

COLOR 3 - BENJAMIN MOORE - SPARKLING SUN - 2020-30



03

PAINTED FIBER CEMENT PANEL

05

EXTERIOR GRADE HIGH PRESSURE COMPACT LAMINATE PANEL

16

POWDER COATED METAL PANEL

COLOR 4 - TYGER DRYLAC POWDER COATINGS - 38/70038



07

POWDER COATED BREAK METAL / FLAT METAL PANEL

14

4" BREAK METAL REVEAL

COLOR 5 - ANODIZED ALUMINUM STOREFRONT - BLACK



08

ALUMINUM STOREFRONT SYSTEM

09

STEEL AND GLASS CANOPY

12

GLASS AND METAL GUARDRAIL

COLOR 6 - SEALED CONCRETE



11

ARCHITECTURAL CONCRETE

ELEVATIONS EAST



ELEVATIONS SOUTH



COLOR 1 - BENJAMIN MOORE - PEARL RIVER - 871



- 01 PAINTED FIBER CEMENT PANEL
- 04 EXTERIOR GRADE HIGH PRESSURE COMPACT LAMINATE PANEL
- 10 BOLT-ON BALCONY W/ PERFORATED METAL GUARDRAIL

COLOR 2 - TYGER DRYLAC POWDER COATINGS - 38/70031



- 02 PAINTED FIBER CEMENT PANEL
- 06 POWDER COATED METAL PANEL
- 19 EXTERIOR GRADE HIGH PRESSURE COMPACT LAMINATE PANEL
- 13 COMPOSITE WOOD FENCE / TRASH SCREENING
- 15 BOLT-ON BALCONY W/ HORIZONTAL FLAT BAR OPEN RAILING

COLOR 3 - BENJAMIN MOORE - SPARKLING SUN - 2020-30



- 03 PAINTED FIBER CEMENT PANEL
- 05 EXTERIOR GRADE HIGH PRESSURE COMPACT LAMINATE PANEL
- 16 POWDER COATED METAL PANEL

COLOR 4 -TYGER DRYLAC POWDER COATINGS - 38/70038



- 07 POWDER COATED BREAK METAL / FLAT METAL PANEL
- 14 4" BREAK METAL REVEAL

COLOR 5 - ANODIZED ALUMINUM STOREFRONT - BLACK



- 08 ALUMINUM STOREFRONT SYSTEM
- 09 STEEL AND GLASS CANOPY
- 12 GLASS AND METAL GUARDRAIL

COLOR 6 - SEALED CONCRETE



- 11 ARCHITECTURAL CONCRETE

MATERIAL AND COLOR PALETTE

NOTE: THE MATERIAL BOARD WILL BE PRESENTED AT THE MEETING

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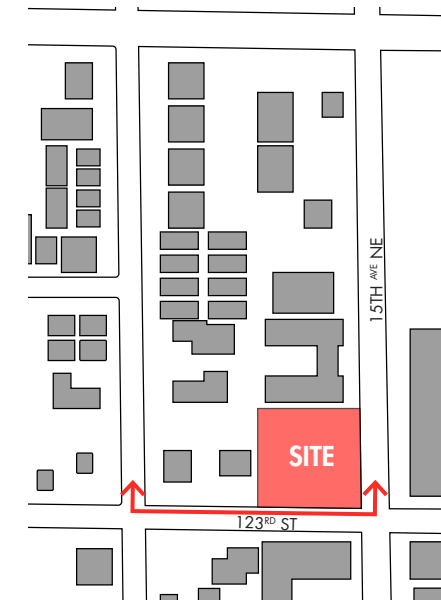
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ADJACENT CONTEXT 123ND ST



ADJACENT CONTEXT 15TH AVE



RENDERINGS



VIEW FROM 123TH ST TOWARDS RESIDENTIAL ENTRY

RENDERINGS



VIEW FROM CORNER OF 123ND ST AND 15TH AVE

RENDERINGS



AERIAL VIEW FROM NORTH TOWARD COURTYARD

RENDERINGS



VIEW FROM WEST -NORTH CORNER

LIGHTING GROUND FLOOR PLAN



A. WALL MOUNTED
LIGHT FIXTURE



B. WALL MOUNTED
STEP LIGHT



C. WALL MOUNTED
LIGHT FIXTURE



D. RECESSED CEILING
MOUNTED LIGHT



E. EXTERIOR GRADE
LED STRIP LIGHTING



F. LANDSCAPE
IN-GROUND LIGHT
FIXTURE



LIGHTING LEVEL TWO AND ROOF PLAN



A. WALL MOUNTED
LIGHT FIXTURE



B. RECESSED FLOOR
MOUNTED LIGHT



C. WALL MOUNTED
LIGHT FIXTURE



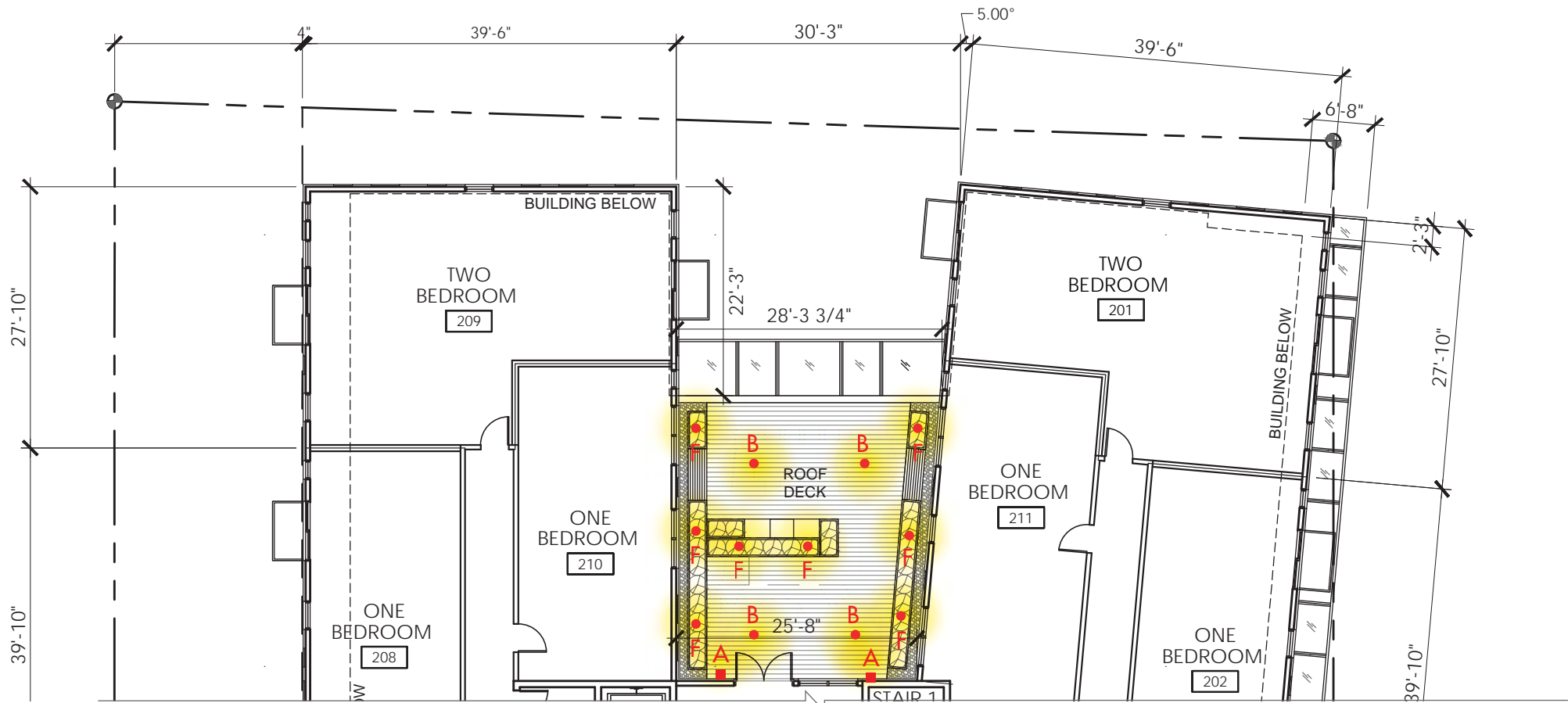
D. RECESSED CEILING
MOUNTED LIGHT



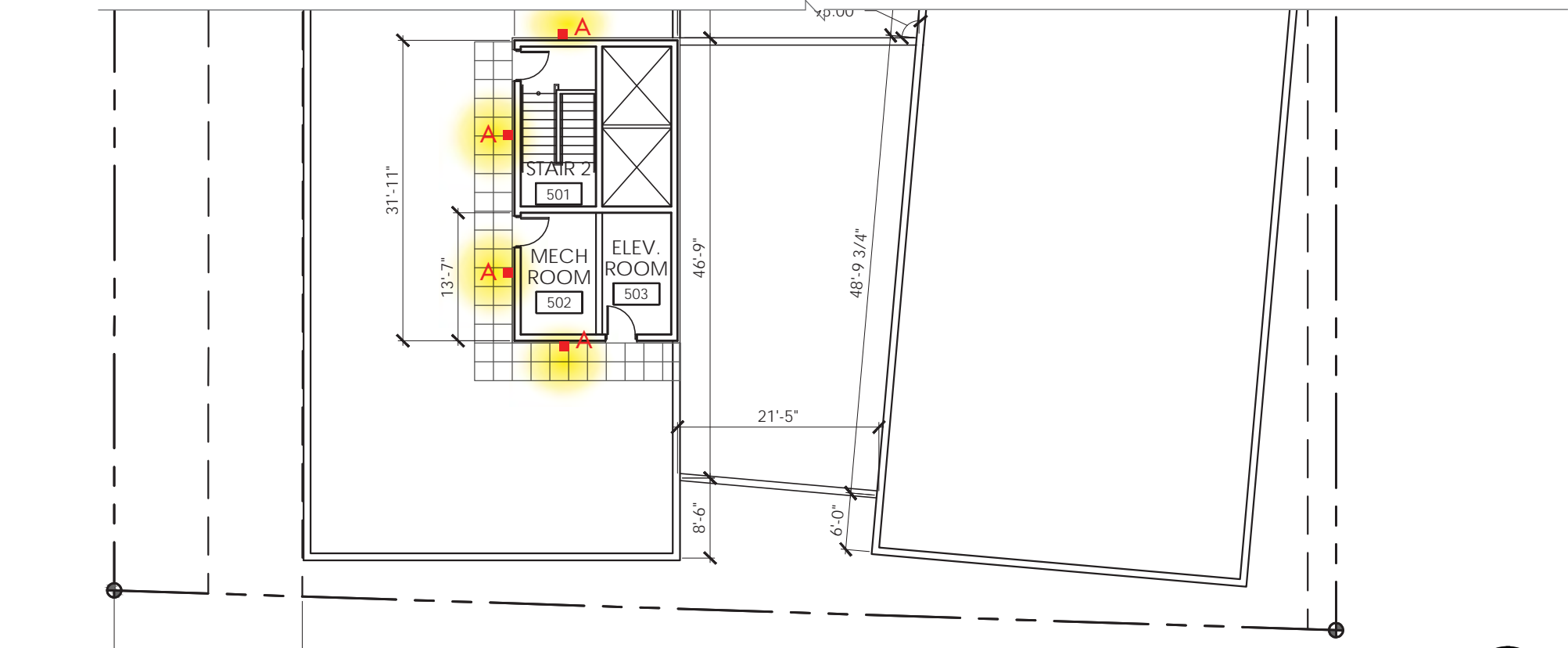
E. LED STRIP
LIGHTING



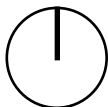
F. LANDSCAPE
IN-GROUND LIGHT
FIXTURE



LEVEL 2 PLAN



ROOF PLAN







ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



LIGHTING VISUALS



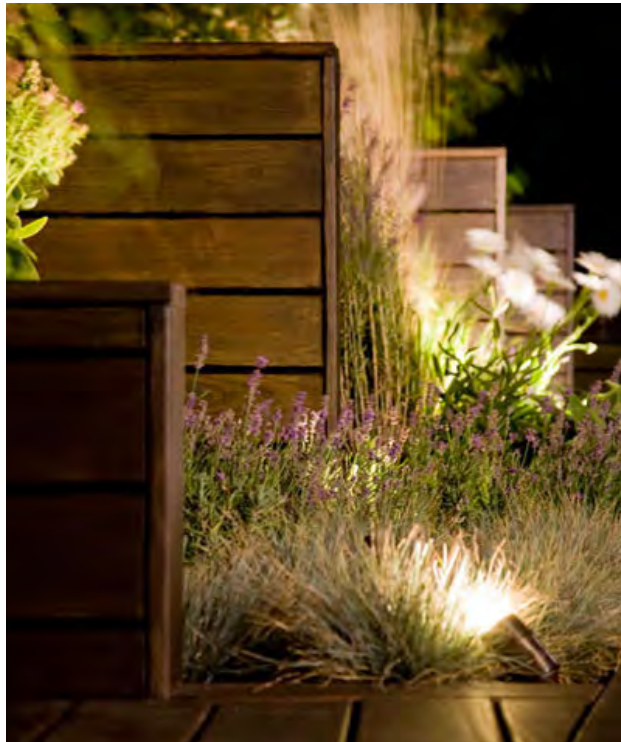
PRODUCT RENDERING
DOUBLE-SIDED VERTICAL WALL
MOUNTED SCONCE (C)



INSPIRATION IMAGE
PLANTER MOUNTED STEP LIGHT GRAZING THE WALKWAY



INSPIRATION IMAGE
DECK MOUNTED LIGHTING



INSPIRATION IMAGE
IN-PLANTER LIGHTING



INSPIRATION IMAGE
LINEAR LED STRIP AT CANOPY



PRODUCT RENDERING
WALL MOUNTED SCONCE (A)

SIGNAGE CONCEPT

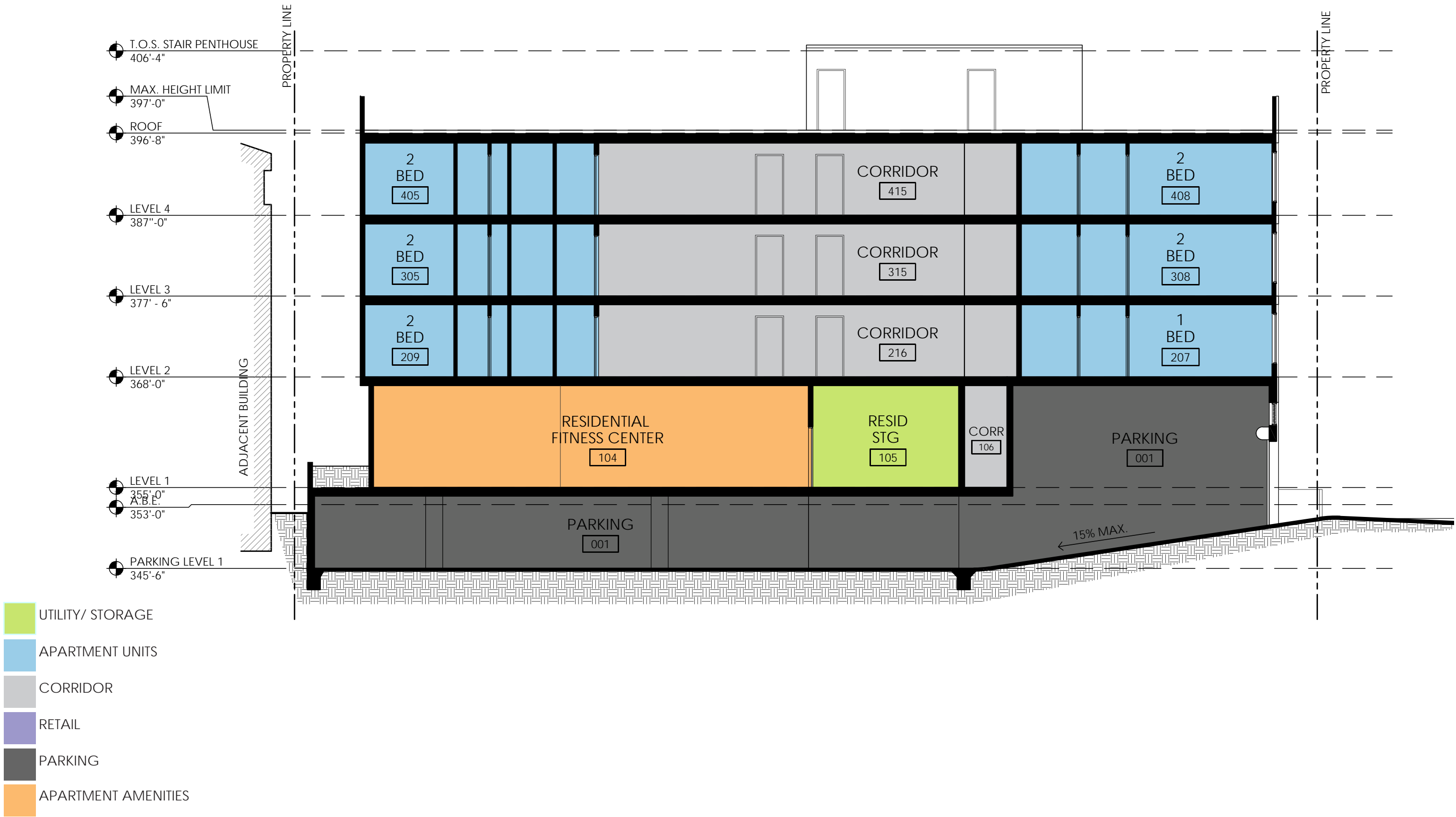


CANTILEVERED BLADE RETAIL SIGN



CANOPY MOUNTED RESIDENTIAL SIGN

SECTION 1 NORTH-SOUTH



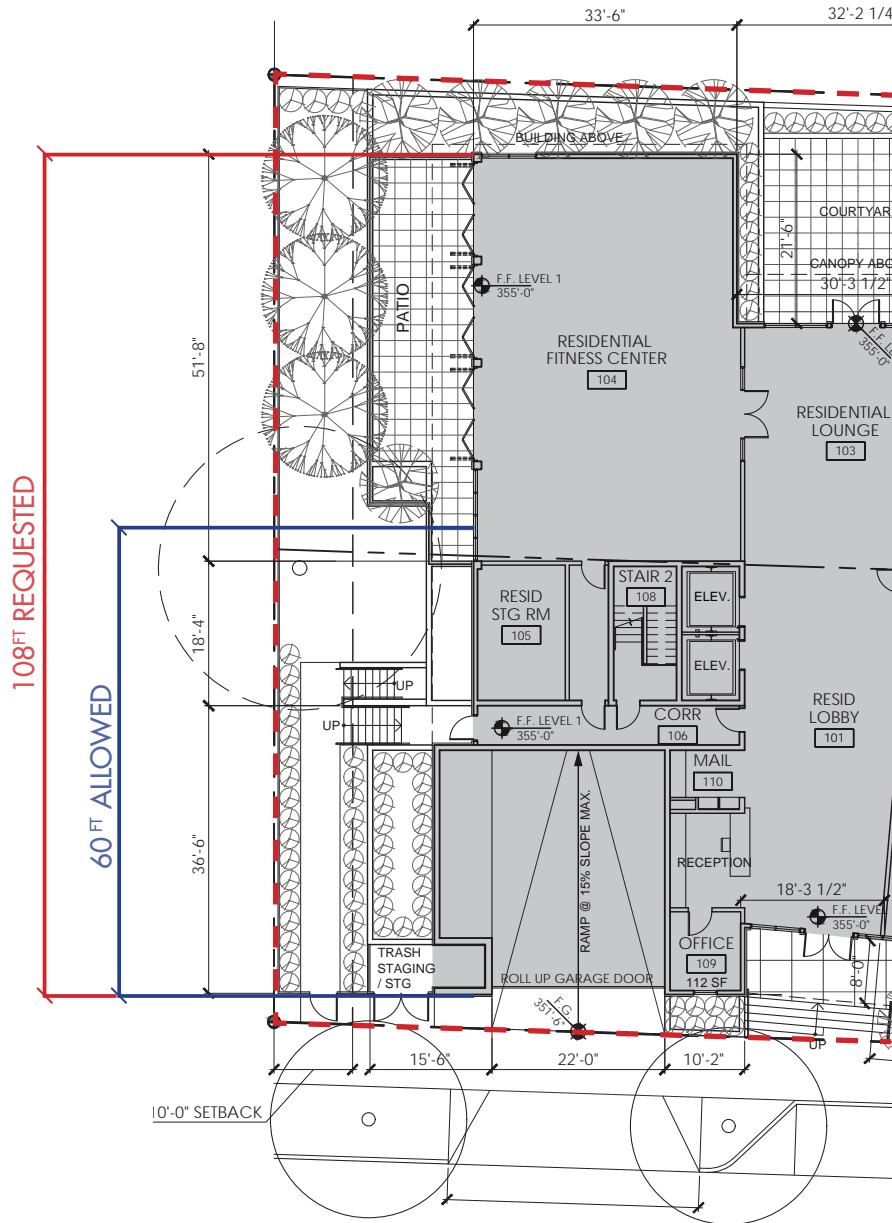
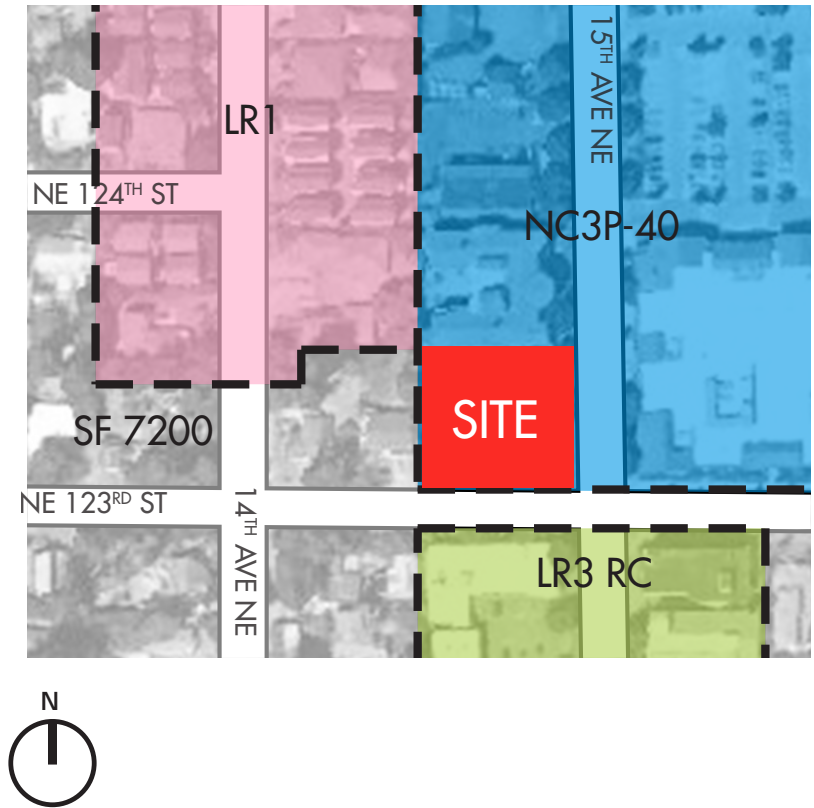
SECTION 2 EAST-WEST



DEPARTURE REQUEST 1

DEPARTURE NUMBER	REQUIRED	REQUEST	JUSTIFICATION
D1	SMC 23.71.036 - Maximum width and depth of structures. For NC2 and NC3 with 40 feet or greater height limits abutting single-family, LR1 or LR2 zones: Above a height of 30', wall length shall not exceed 80% of the length of the abutting lot line, to a maximum of 60'.	We are requesting a departure from the code required 60 foot maximum to the proposed 108'-2" adding 47'-8".	This departure has been reviewed by the Design Review Board and we have their approval moving forward as long as we retain the existing tree on the west side of the property. We will also provide a well designed landscape courtyard along the west property line that will act as a buffer between the apartment building and the residential zone. Also, the departure is only needed for the upper floor, as the lower floors would not be impacted by the maximum facade lenght. Balconies and facade treatments will also been used to break up the massing along this facade so that it will not impact the adjacent lot.

AERIAL VIEW SHOWING AREA BUFFER BETWEEN ADJACENT RESIDENTIAL ZONE AND APARTMENT BUILDING



DEPARTURE REQUEST 2

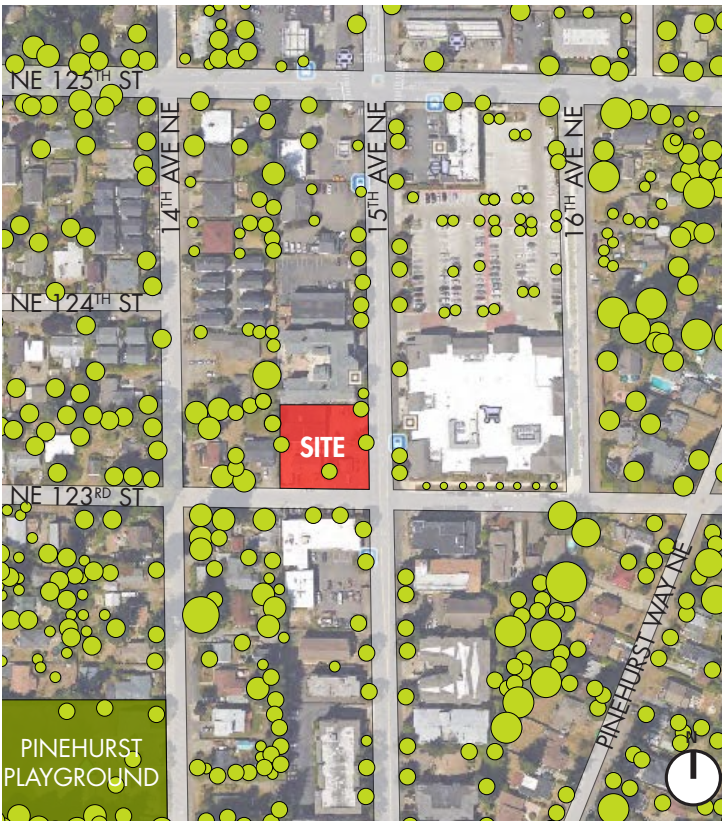
DEPARTURE NUMBER	REQUIRED	REQUEST	JUSTIFICATION
2 D2	SMC 23.47A.030 & 23.71.016.A - Required parking. For multifamily residential use, 1 space per dwelling unit, or 1 space for each 2 small efficiency dwelling units. 31 unit = 31 parking stalls required. General sales and service: Long term - min. 1/1000 sf, max. 2.4/1000 sf; short term - min. 1.6/1000 sf. 3,400 sf of retail provided minus 1,500 sf permitted by parking waiver = 1,900 sf = 1.9 long term + 3.04 short term = 5 stalls required for commercial use.	Based on the calculations for parking, the project as designed will require 31 stalls for the residential units and 5 stalls for the commercial development for a total of 36 stalls. We are requesting a departure from the required 36 stalls to 35 stalls.	In order to retain the existing tree on the west side of the property per the Design Review Board's preference, we need to step the foundations on the parking garage around the tree location, which reduces the parking count. Additionally, the residential use is primarily a night use and the retail parking use is a day use, so the proposed 35 stalls will be sufficient for the development. This would be similar to a shared parking agreement offered in other jurisdictions for mixed use development.



SITE ANALYSIS

GREEN COVERAGE

15th Ave NE is classified as a special landscaped arterial and requires additional landscaping at the street edge. There are multiple street trees to the east of the site along 15th Ave S. Due to our site being mostly surrounded by single family zoning, there is a large amount of green coverage in the area, along with a park (Pinehurst Playground) 1/2 block away.

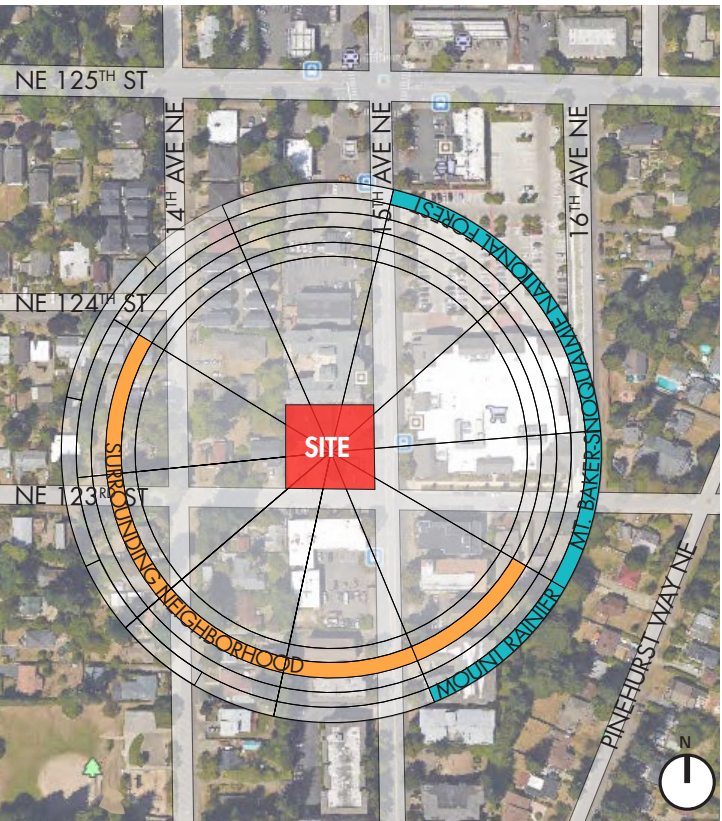


TREES LEGEND

- Site
- Trees
- Park

SIGNIFICANT VIEWS

There are no significant immediate ground level views from the project site. The upper floors and the building's rooftop potentially will have views of the surrounding neighborhood.

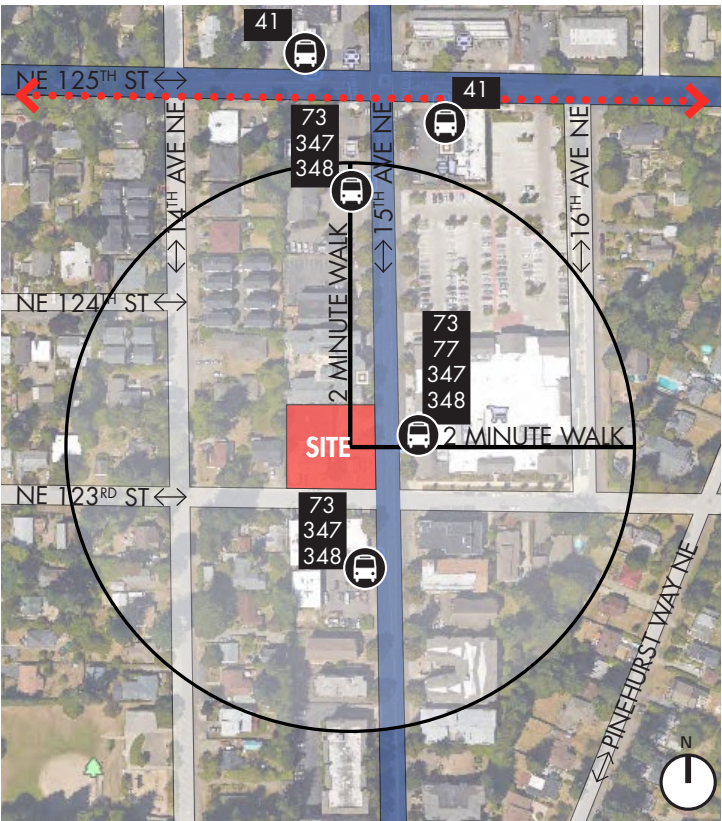


VIEWS LEGEND

- Site
- Neighborhoods and Structures
- Natural Surroundings

ACCESS OPPORTUNITIES + CONSTRAINTS

The site is surrounded by streets on the south and east side of the site. The streets include 15th Ave NE and NE 123rd Street. 15th Ave NE is the most active of the surrounding streets and is a major arterial in the Pinehurst area. There are multiple bus stops nearby. Within a half of a block there are stops that lead to places like Downtown Seattle, Northgate, Lake City, Jackson Park, Cowen Park, Richmond Beach, Mountlake Terrace, and North City. Also, along NE 125th Street there is a designated bike lane.

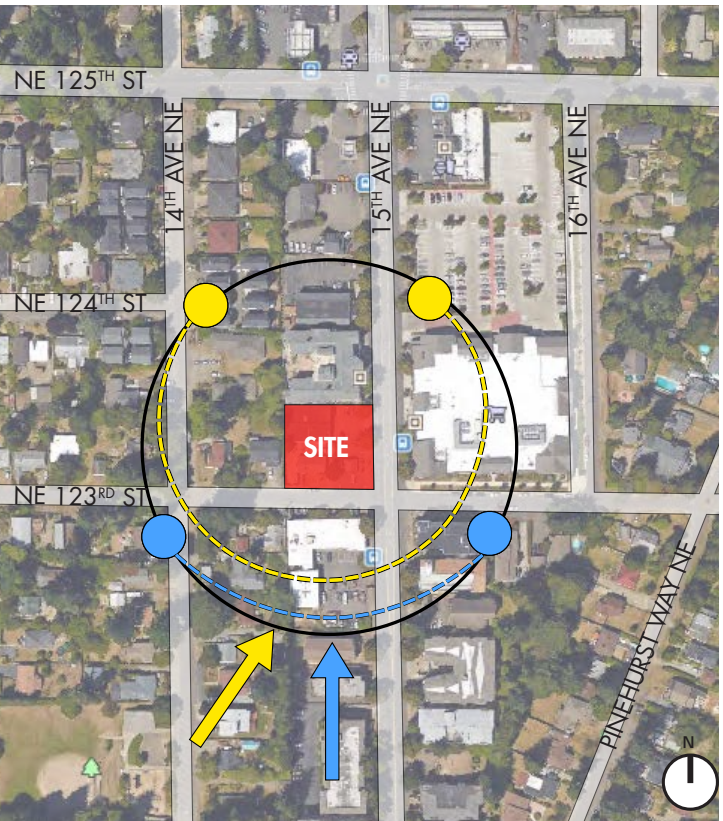


ACCESS/CIRCULATION LEGEND

- Site
- Direction of Traffic
- Arterial Streets
- Bike Routes
- Bus Stops

SOLAR EXPOSURE + PREVAILING WINDS

The site is enclosed by a 4-story apartment building to the north. To the south and east of the site are commercial buildings that don't exceed 16' in height. Due to the heights and location of these buildings, the proposed design will also have full sun exposure on the southern façade.



SOLAR/WINDS LEGEND

- Site
- Summer Sun and Winds
- Winter Sun and Winds

SITE CONTEXT STREETSCAPE



NE 123RD ST

12303 & 12309
SITE FROM 15TH AVE NE

15TH Ave NE facing West



ACROSS 15TH AVE NE

NE 123RD ST

15TH Ave NE facing East

SITE CONTEXT STREETSCAPE



DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS



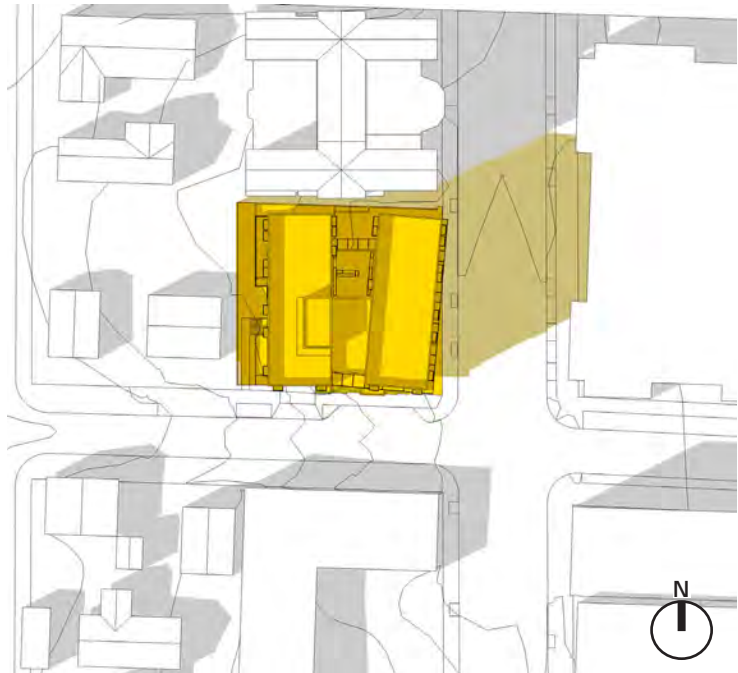
10 AM - SPRING EQUINOX
March 20, 2015



12 PM - SPRING EQUINOX
March 20, 2015



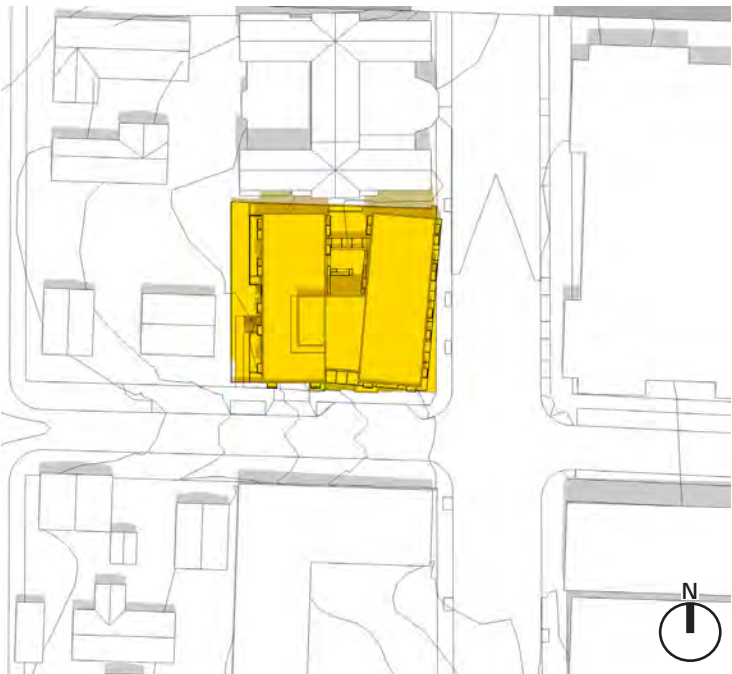
2 PM - SPRING EQUINOX
March 20, 2015



4 PM - SPRING EQUINOX
March 20, 2015



10 AM - SUMMER SOLSTICE
June 21st, 2015



12 PM - SUMMER SOLSTICE
June 21st, 2015

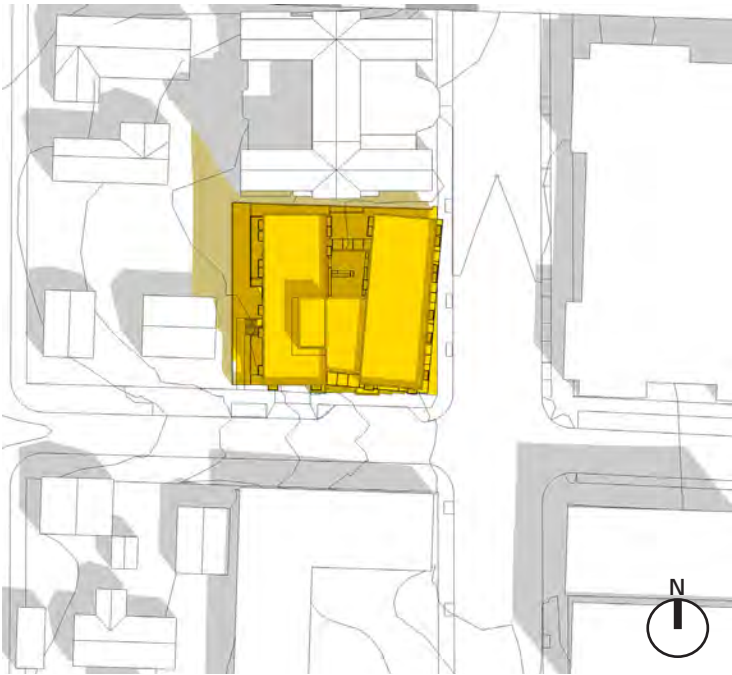


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June 21st, 2015



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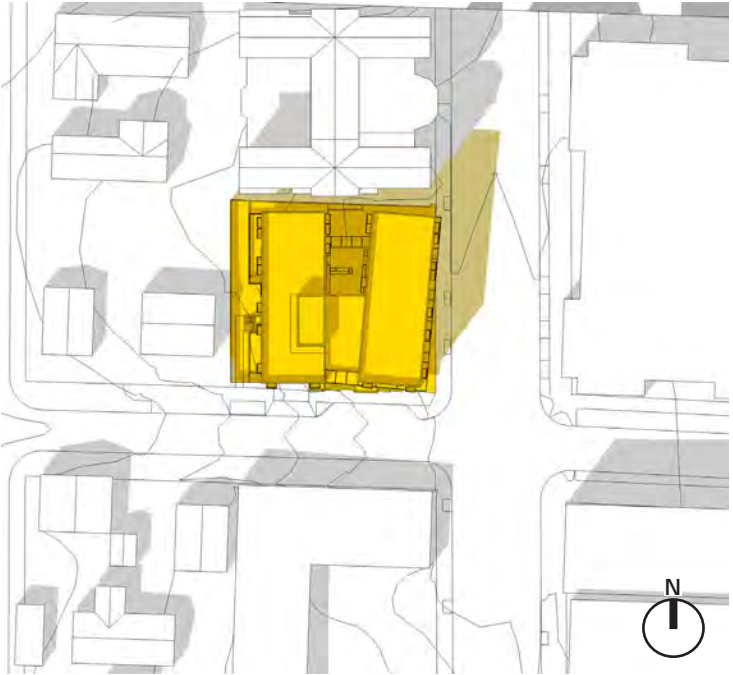
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS



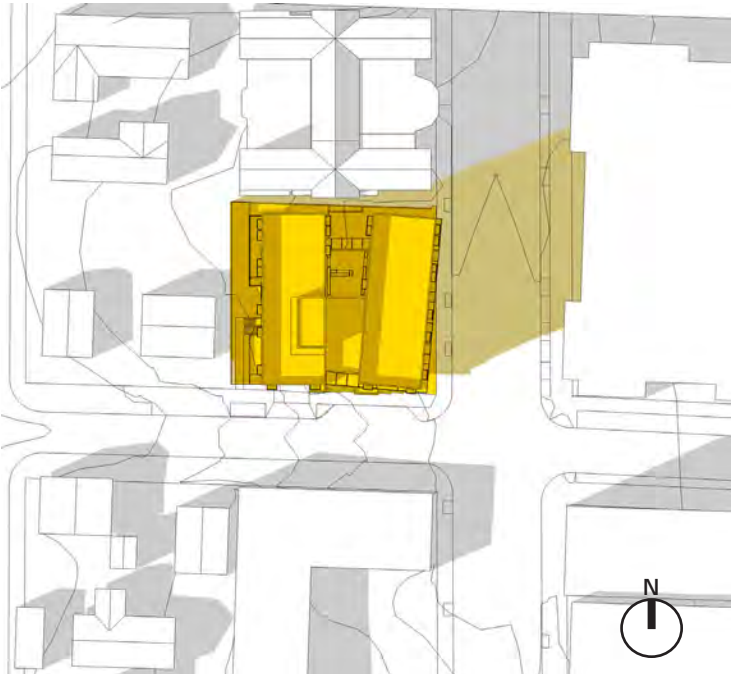
10 AM | AUTUMN EQUINOX
September 23, 2015



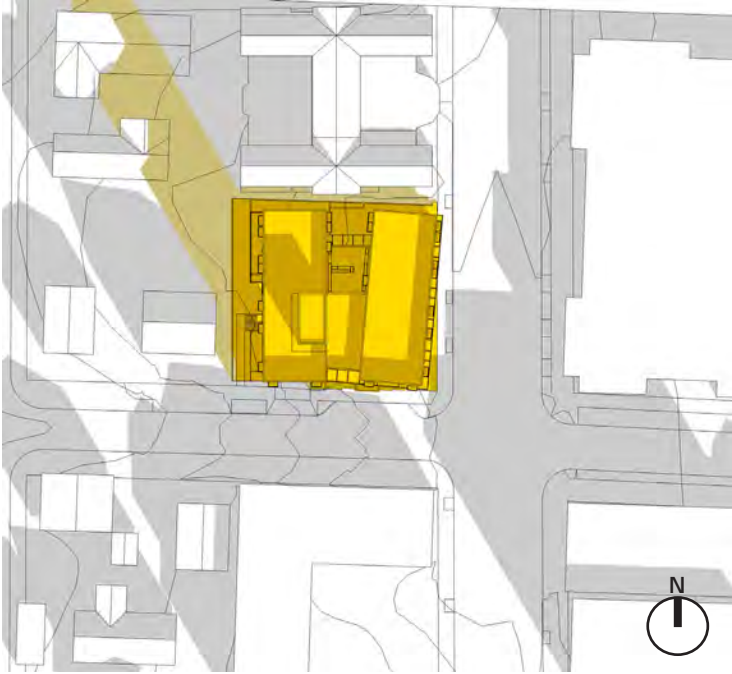
12 PM | AUTUMN EQUINOX
September 23, 2015



2 PM | AUTUMN EQUINOX
September 23, 2015



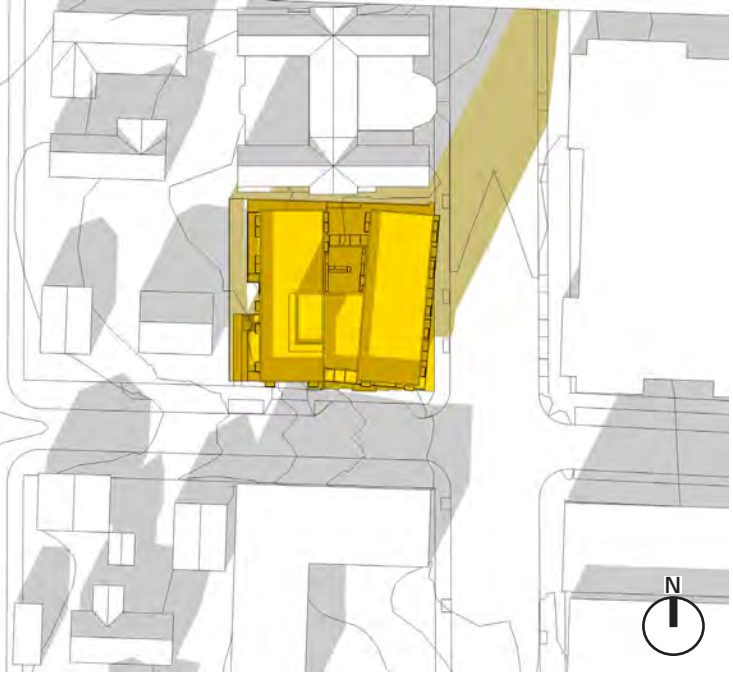
4 PM | AUTUMN EQUINOX
September 23, 2015



10 AM | WINTER SOLSTICE
December 21st, 2015



12 PM | WINTER SOLSTICE
December 21st, 2015



2 PM | WINTER SOLSTICE
December 21st, 2015



4 PM | WINTER SOLSTICE
December 21st, 2015