



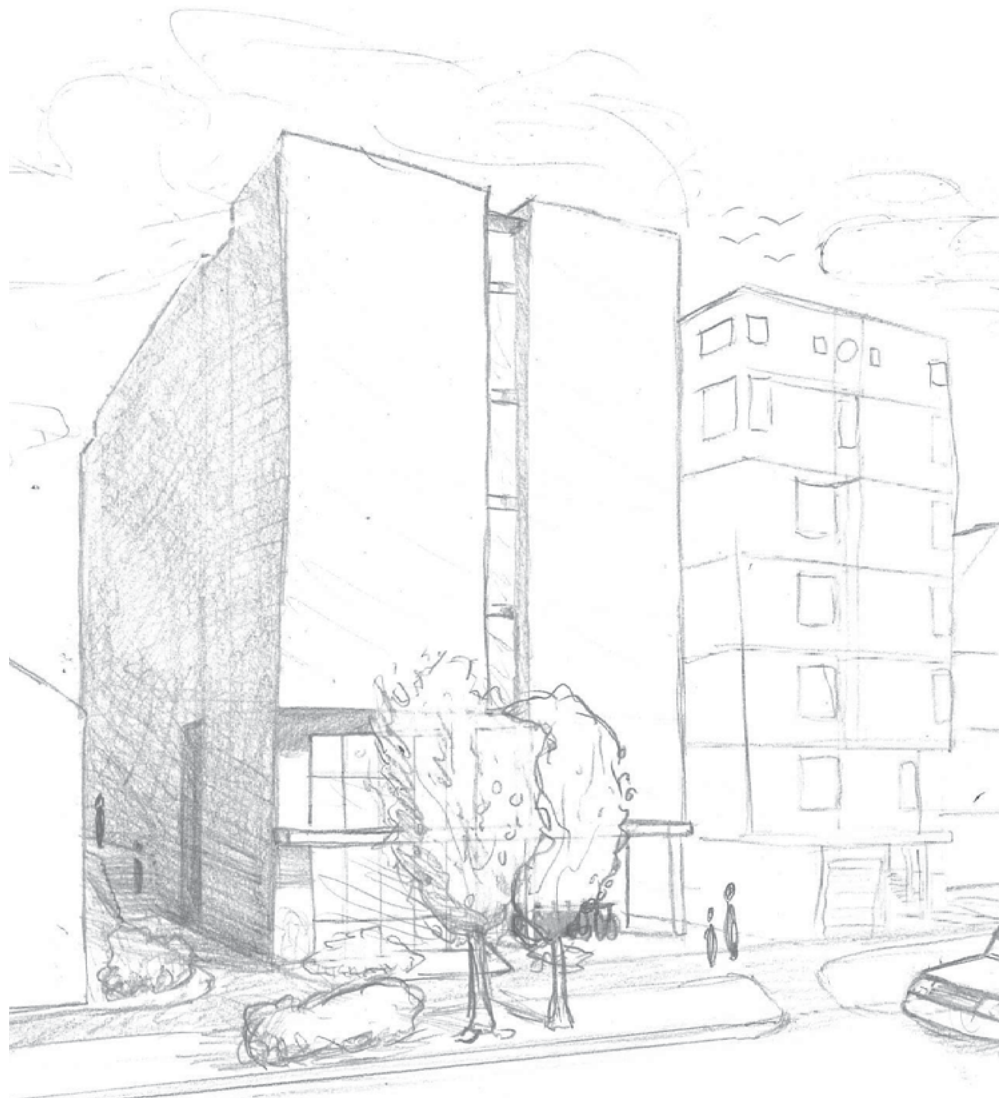
Early Design Guidance Packet

1514 NW 52ND ST.

DPD Project # 3023764



Administrative Design Review
Final packet for EDG meeting



Ecco Architecture and Design responses to the “Content” portion of the “Review / comments for submittal meeting packet” dated May 6, 2016 provided by Josh Johnson, SDCI Land Use Planner (3022986)

Content and Packet Requirements *(ecco responses in italics)*

Move the communal area to the street and the trash area to the rear of the site. The dumpster can be wheeled to the front of the property and placed on a staging pad.

Per our telephone conversation the trash will remain towards the front (south end) of the property due to the existing grade change of approximately 9 feet from the street to the rear of the property. The intent is to maintain the existing grading, which nestles the building into the site, and ties in with neighboring properties and the neighborhood. Locating the trash in the rear would require extensive shoring and retaining wall systems running from the front of the property to the rear.

The temporary load/unload area should be removed to provide more landscaping along the street. SDOT may allow designation of a load/unload space on the street.

Temporary load/unload has been removed and will be landscaped.

Show curb lines and street trees on the ground level plan, not the basement.

The basement has been relabeled basement / ground level for clarity. The basement floor will be approximately at the same elevation as the sidewalk, thus this information is shown on this level.

The two-story lobby of Option B should be incorporated in the Option C.

Per our telephone conversation, a first floor amenity area has been added to the street side and will be treated with exterior elements so that the lobby / public space is a two story space

Break up the front façade into two distinct elements, split by the hallway. Vertically integrate the 6th floor into the design as the project develops past EDG.

Break up has been revised. Floor six is only a fire access stair penthouse.

Show the 6th floor plan for Option C.

Floor / roof plan has been added. Floor six is only a fire access stair penthouse.

Show the 6th floor plan on Option C page 9 and 18.

Floor / roof plan has been added. Floor six is only a fire access stair penthouse.

Packet Requirements:

2.0 Cover

Cover updated to show meeting type

4.0 Context analysis

New Axonometric can be found on page 6

5.0 Existing Site Conditions

New Tree report can be found on page 9

6.0 Site Plan

New site plan can be found on page 22

7.0 Zoning Data

Development Standards can be found on page 2

8.0 Design Guidelines

Design guidelines can be found on page 10

9.0 Architectural Concepts

Relation to neighborhood can be found on page 4

PROJECT DESCRIPTION

Parcel No:

2767701535

Development Objective:

Construct a six story 18,000 s.f. congregate residence with approximately 60 sleeping units and 1,600 s.f. of communal area. Parking is not required and will not be provided.

Site Context:

The project is located on NW 52nd street in Ballard, Seattle. The property is surrounded by a mix of single family residences, multifamily and mixed use residential/commercial buildings. A six story multifamily building lies on the east abutting lot and a four story mixed use residential/commercial building lies on the west. Across the street is a five story multifamily apartment complex. A large Swedish medical campus exists across from 17th ave NW and the Lake Washington Ship Canal is only several blocks in the southern direction.

PROJECT TEAM

Architect:

ecco design inc.
203 North 36th Street, Suite 201
Seattle, WA 98103
206 706 3937
chip kouba
chip@eccodesigninc.com

Owner's Rep:

Calhoun Properties
1515 E Calhoun St
Seattle, WA

Survey:

Site Surveying, Inc.
21923 NE 11th ST
Sammamish, WA 98704
425 298 4412



SHEET INDEX

PROJECT DESCRIPTION

CONTEXT ANALYSIS

SURVEY

DESIGN GUIDELINES

DESIGN OPTIONS

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IMPACT ON ADJACENT STRUCTURES

PAST WORK EXAMPLES

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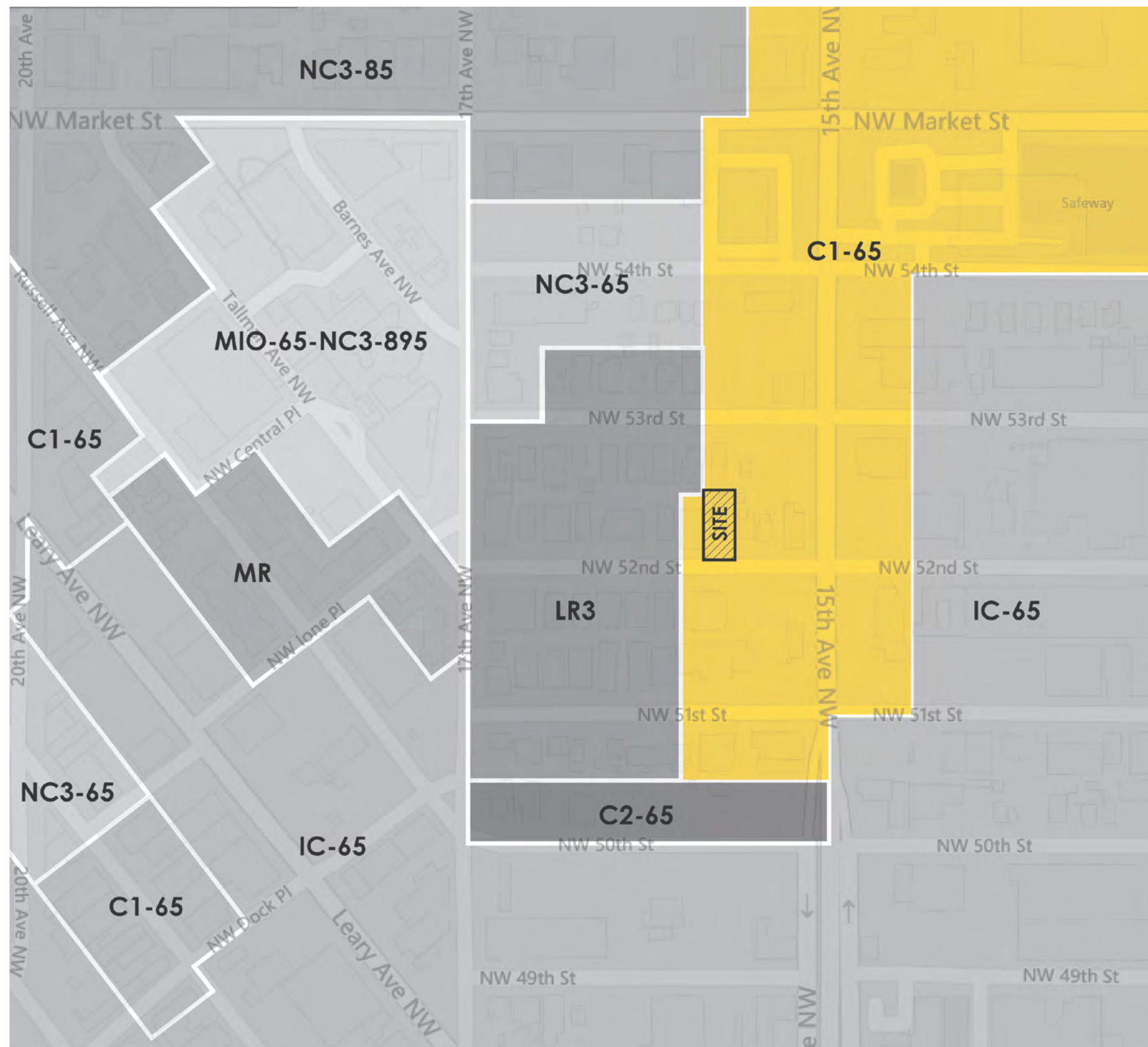
PROJECT DESCRIPTION



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ZONING ANALYSIS

Zone: C1-65
Overlay: Ballard (Hub Urban Village)
Frequent transit: Yes
ECA: None
23.47A.013 Floor area Ratio:
FAR Limit: 4.25
Lot Area: 5,000 s.f.
Max. Floor Area: 21,250 s.f.

23.47A.005 Street-level uses:

The site is not in a pedestrian-designated zone, nor located on a principal arterial, therefore no limit on the percentage of residential use at street-level.

23.47A.008 Street-level Development Standards:

Blank segments may not exceed 20 feet in width. Total of all blank segments may not exceed 40% of the street-facing facade. The floor of a dwelling unit or sleeping unit shall be at least 4 feet above or below sidewalk grade or set back 10 feet from sidewalk. Visually prominent entry.

23.47A.012 Structure height:

65' base height limit

23.47A.014 Setbacks:

None required.

23.47A.024 Amenity area:

5% of the total gross floor area of residential use required

23.47A.016 Landscaping & Screening:

Green Factor of 0.3 or greater is required.

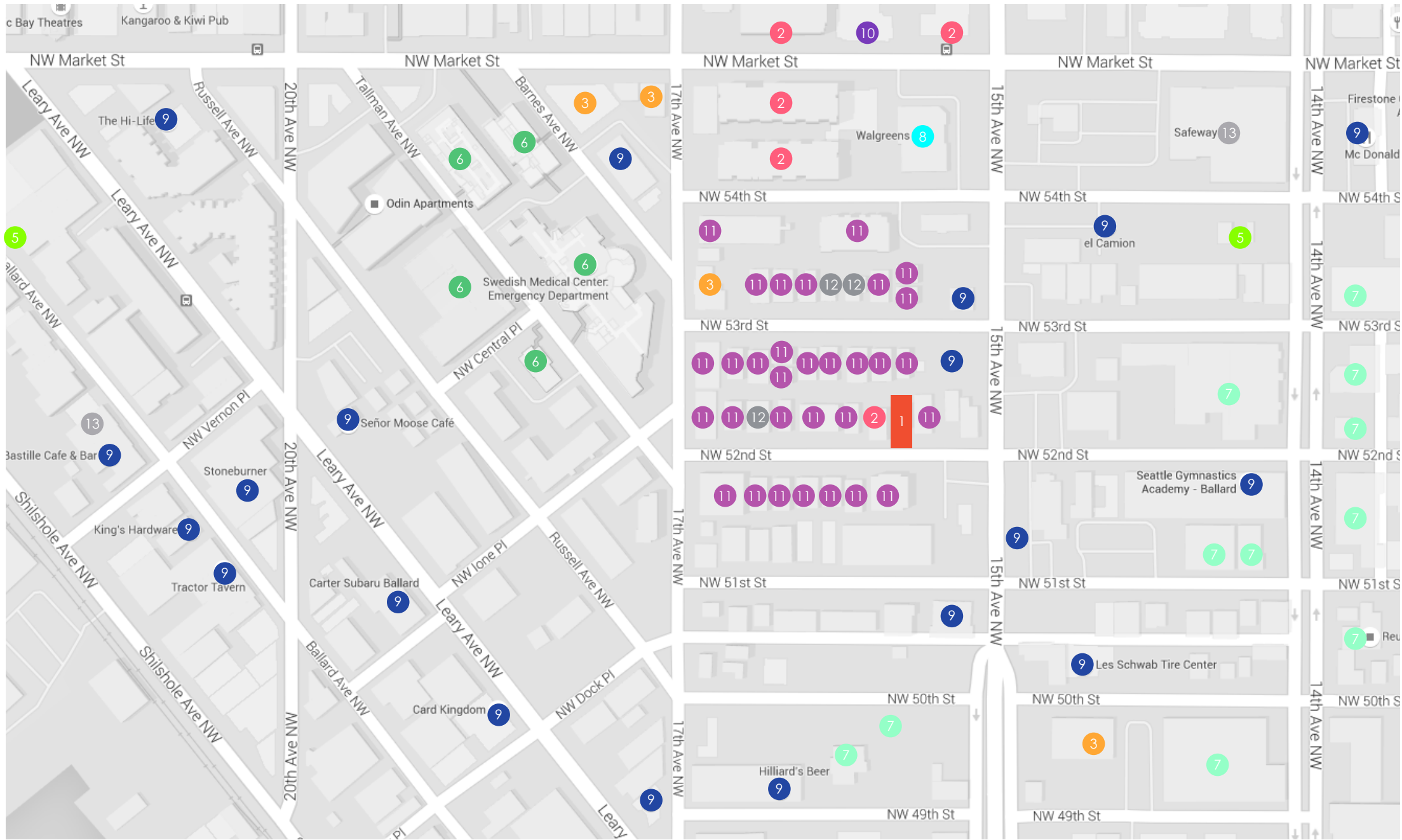
23.47A.022 Light and glare:

Exterior lighting shall be shielded and directed away from adjacent properties.

23.54.015 Parking:

None required

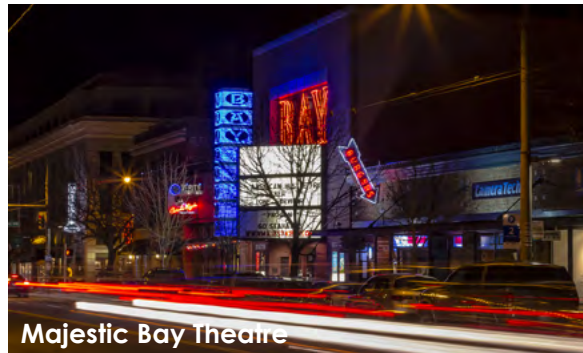




EXISTING USES IN NEIGHBORHOOD

- Project Location
- Mixed Use Residential/Commercial
- Offices
- Post Offices
- Park
- Hospital
- Industrial
- Drug Store
- Retail/Commercial/Eating & Drinking
- Fire Station
- Multifamily Residential
- Single Family Residential
- Grocery Store

- 1
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NEIGHBORHOOD EXISTING USES



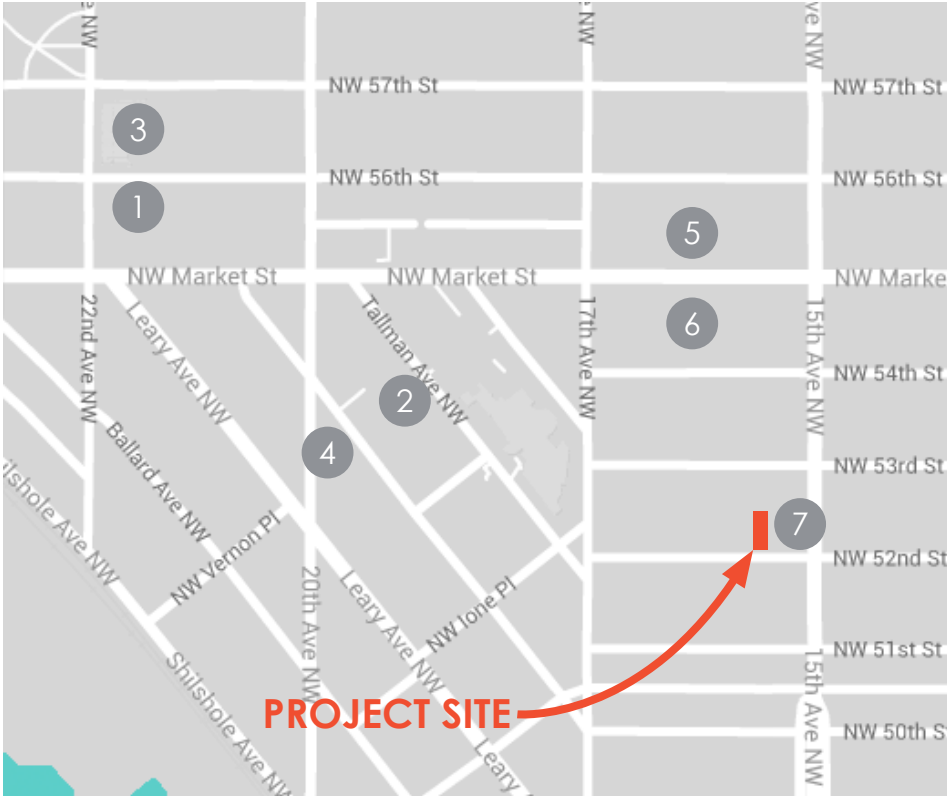
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The project site is located on NW 52nd street in Ballard adjacent to 15th ave NW, a primary road that connects Ballard to it's southernmost landmass via the Aurora Bridge; This places the site at the center of a growing and active community that focuses mainly on multi family and mixed use development. The local area puts an emphasis on providing amenities for pedestrian traffic, and is continuing to manifest this concept through its newer developments. The neighborhood is dynamic day and night.

From the Ballard Historical Society: "In Ballard, you'll find a microcosm of Pacific Northwest history, tradition and architecture. Bordered by Puget Sound, Shilshole Bay and Salmon Bay, Ballard has a rich history filled with maritime connections. Originally home to mill workers, fishermen and boat builders—many of whom emigrated from Scandinavia—Ballard was a separate city until annexed to Seattle in 1907. Today Ballard maintains its character as a small town within a big city, blessed with varied architecture and a notable Historic Landmark District"



Modern material palette and use, and transparent ground level indoor outdoor spaces blend and invite visual and experiential enjoyment to the neighborhood.



Traditional architectural grids and materials, mixed with modern materials. public/private amenity.



Vertical architecture massing and density is being added all along 57th. Pedestrian scale elements and a variety in materials add street level interest.



Material variety, balconies for scale, different materials at street level, density adjacent to open space.



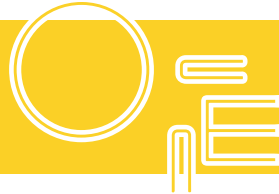
The uniqueness of the historical district adds traditional materials and proportions to the areas palette.

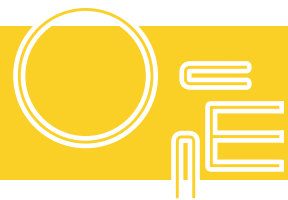
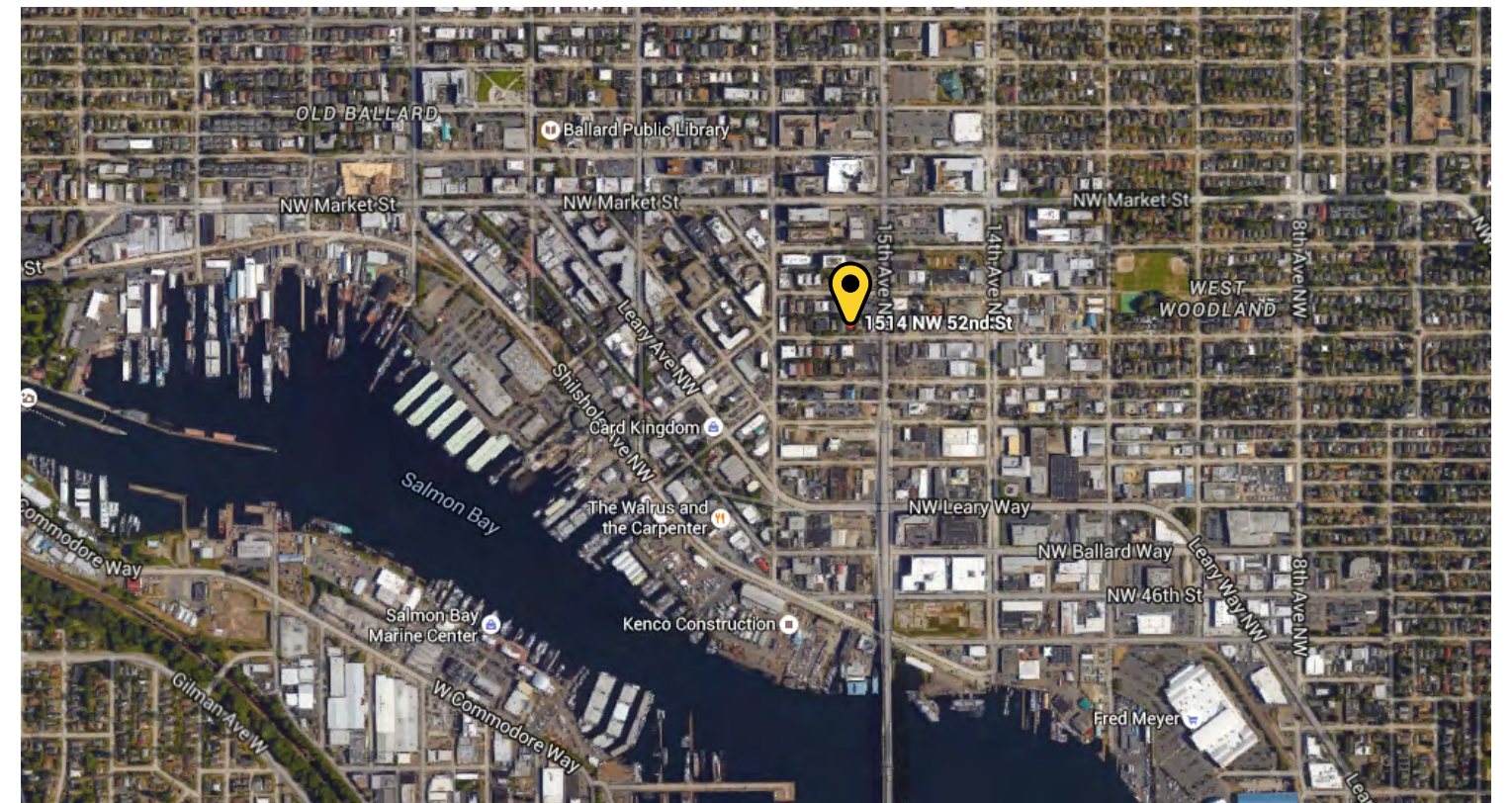
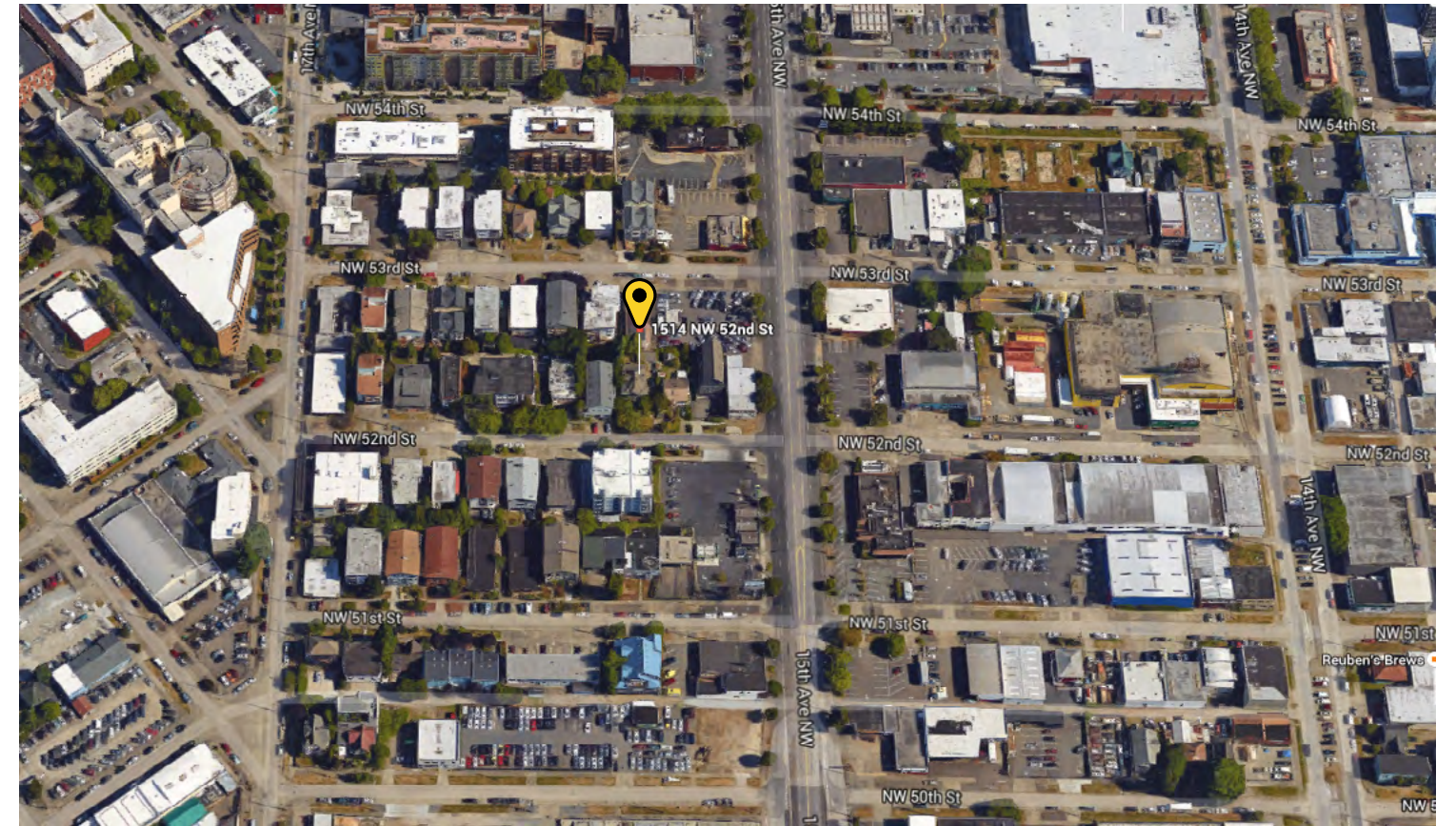


57th street has a massive focus on pedestrian life, which is demonstrated through its use of building entries and softscape. Building entries add interest and width to the sidewalk.



High density multifamily units are sprouting up in the area; this one can be found on the abutting lot on NW 57th street





AERIAL PHOTOGRAPHS

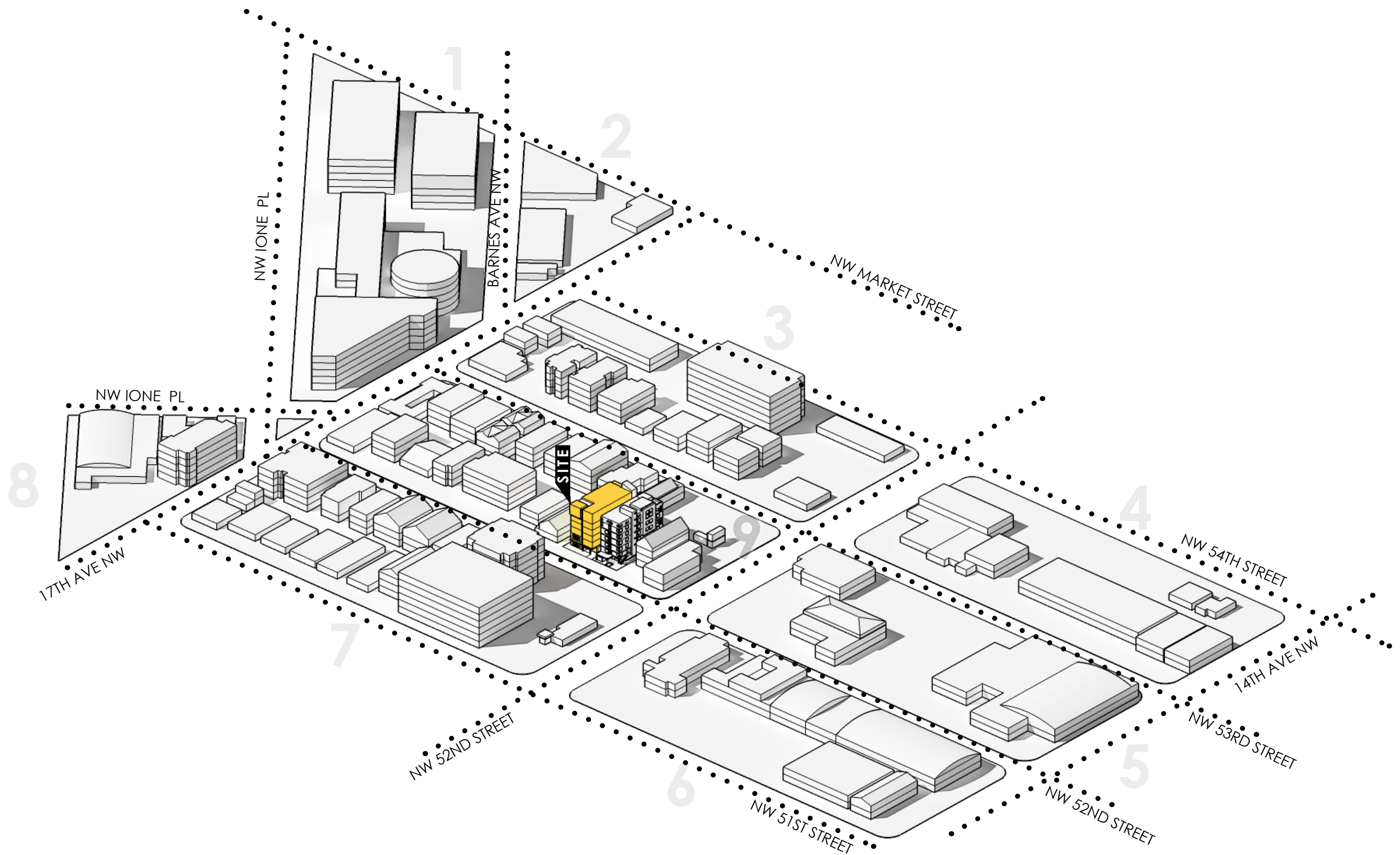


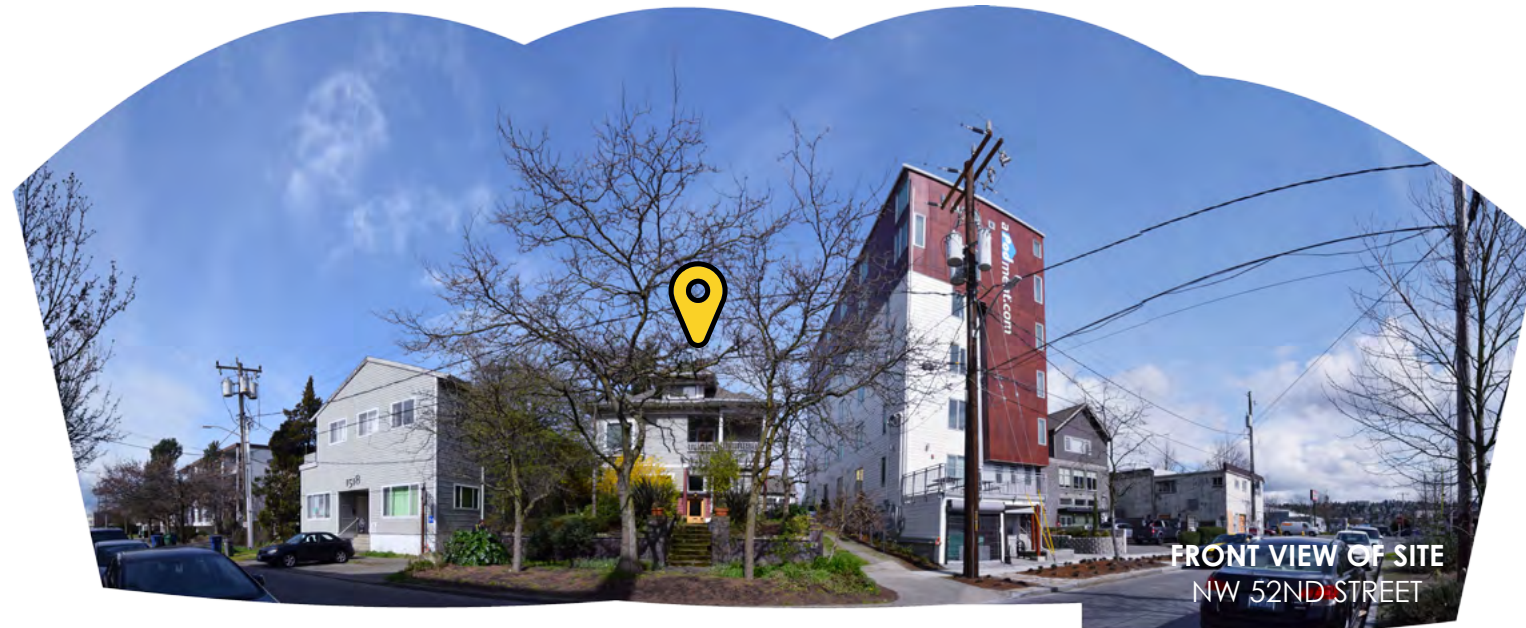
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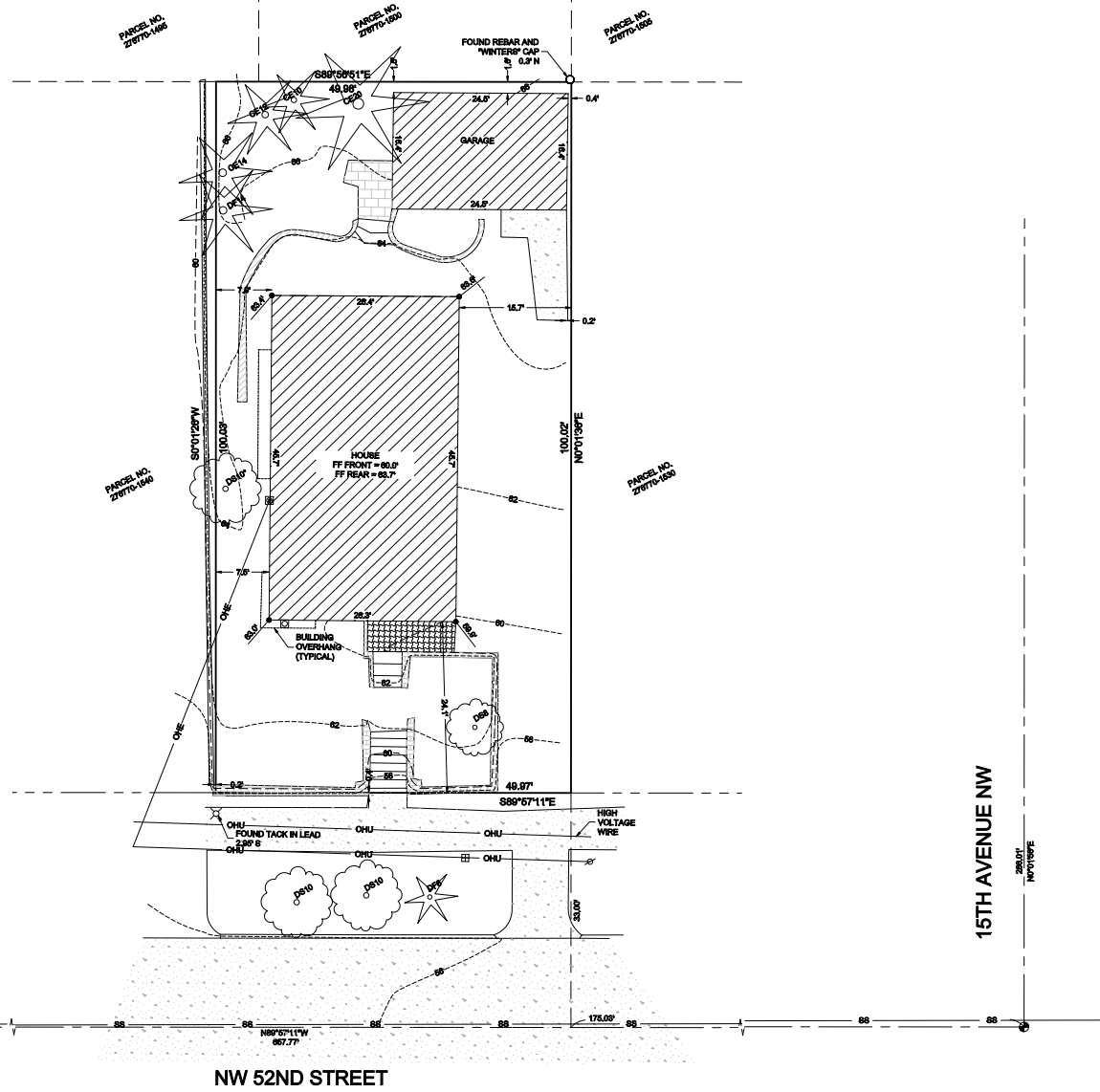
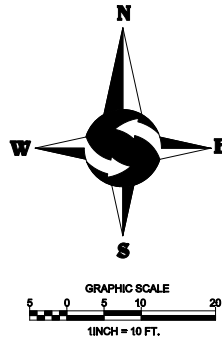
STREETSCAPE MONTAGE



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7



VICINITY MAP
NTS

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- TACK IN LEAD FOUND
- SET 8\"/>

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 6.0 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 530-140-040.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER 2015 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE WGS SURVEY DATA WAREHOUSE.

POINT ID NO. 8MP 8-12
2\"/>

LEGAL DESCRIPTION

LOT 18, BLOCK 65, GILMAN PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

THE PLAT OF GILMAN PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, IN KING COUNTY, WASHINGTON.

PROJECT INFORMATION

SURVEYOR: SITE SURVEYING, INC.
21823 NE 11TH ST
SAMMAMISH, WA 98074
PHONE: 425.286.4412

PROPERTY OWNER: CHRIS GURDJIAN
1514 NW 52ND STREET
SEATTLE, WA 98107

TAX PARCEL NUMBER: 278770-1836

PROJECT ADDRESS: 1514 NW 52ND STREET
SEATTLE, WA 98107

ZONING: O 1-05

JURISDICTION: CITY OF SEATTLE

PARCEL ACREAGE: 4,888 S.F. (0.115 ACRES)
AS SURVEYED



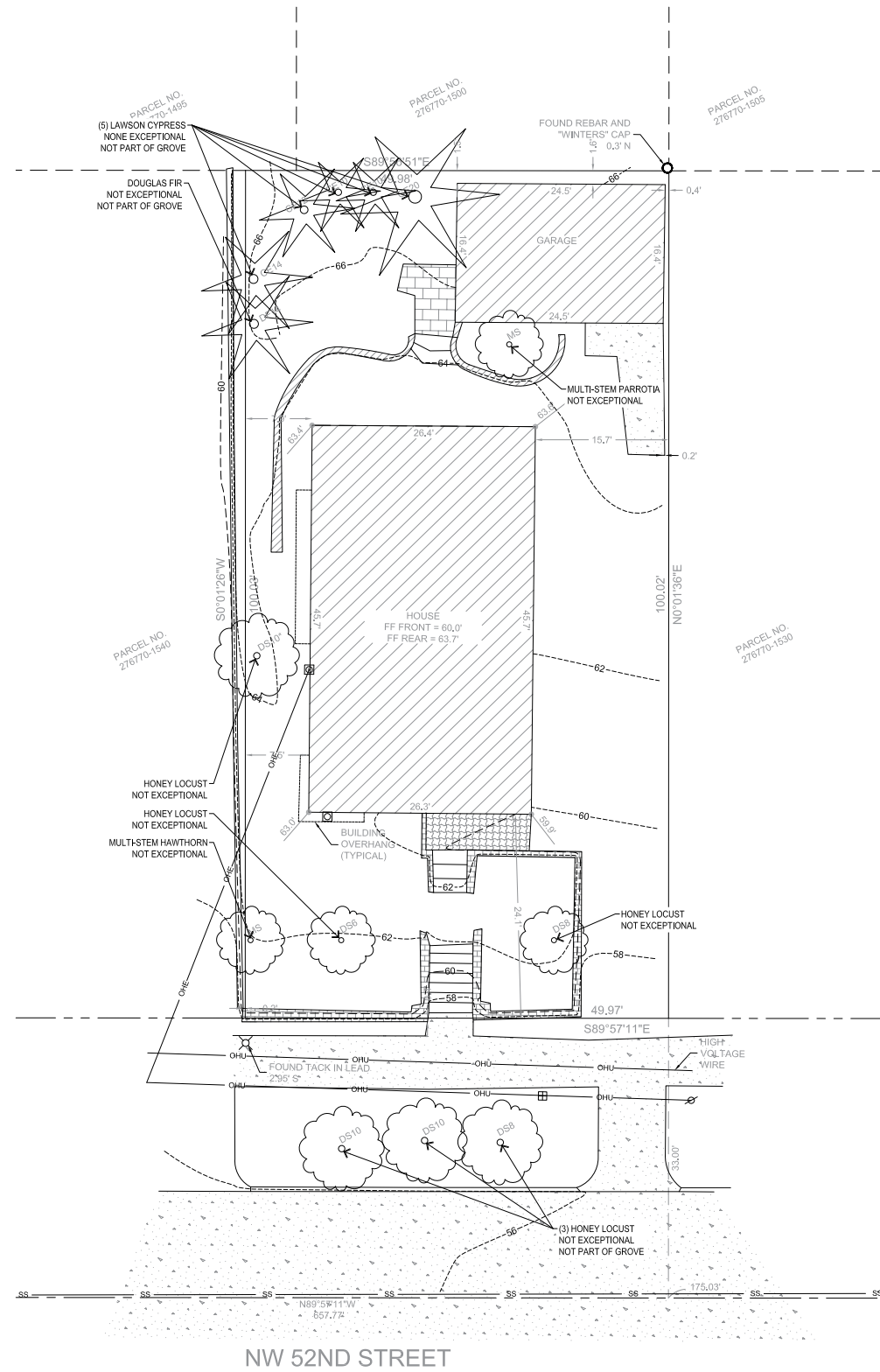
DATE	REVISION	DRN

TOPOGRAPHIC SURVEY
CHRIS GURDJIAN
1514 NW 52ND STREET
SEATTLE, WA 98107

PROJECT NO. 15-483

DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 12/21/15
SHEET 1 OF 1





- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- TACK IN LEAD FOUND
- SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- POWER METER
- UTILITY POLE
- GAS METER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SIGN
- APPROXIMATE LOCATION SANITARY SEWER LINE
- APPROXIMATE LOCATION STORM DRAIN LINE
- OVERHEAD POWER
- OVERHEAD UTILITIES
- CHAINLINK FENCE
- WOOD FENCE
- CONCRETE WALL
- ROCKERY
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- CE CEDAR
- DS DECIDUOUS
- DF DOUGLAS FIR
- MP MAPLE
- PI PINE
- * INDICATES MULTI-TRUNK

NOTE:
NO TREES FOUND ON THE SITE ARE PART OF A TREE GROVE, DEFINED AS (8) OR MORE TREES WITH 12" DBH, FORMING A CONTINUOUS CANOPY, AS DEFINED BY THE CITY OF SEATTLE DPD DIRECTOR'S RULE 16-2008.
NO TREE FOUND ON THE SITE MEETS THE SIZE THRESHOLD FOR ITS SPECIES TO BE QUALIFIED AS EXCEPTIONAL, AS DEFINED BY TABLE 1 OF THE CITY OF SEATTLE DPD DIRECTOR'S RULE 16-2008.

GIARDINO

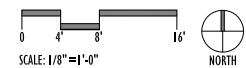
1514 NW 52ND STREET
SEATTLE, WA 98107



Issue Title	
PERMIT	
Issue Date	
05.11.2016	
DESIGNED BY: SH	
DRAWN BY: HJ	
Rev	Date Description

Sheet Title
TREE IDENTIFICATION PLAN
Sheet Number
L 1.0

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BEFORE YOU DIG
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CONTEXT AND SITE

CS1. NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND NATURAL VENTILATION

3. Managing Solar Gain

Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

D. PLANTS AND HABITAT

1. On-site Features

Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS2. URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

2. Architectural Presence

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

2. Connection to the Street

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

C. RELATIONSHIP TO THE BLOCK

2. Mid-Block Sites

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

D. HEIGHT, BULK, AND SCALE

1. Existing Development and Zoning

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

5. Respect for Adjacent sites

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

2. Contemporary Design

Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

4. Evolving Neighborhoods

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PUBLIC LIFE

PL1. CONNECTIVITY

B. WALKWAYS AND CONNECTIONS

3. Pedestrian Amenities:

Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

PL2. WALKABILITY

B. SAFETY AND SECURITY

1. Eyes on the Street

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

C. WEATHER PROTECTION

1. Locations and Coverage

Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

PL3. STREET-LEVEL INTERACTION

A. ENTRIES

1. Design Objectives

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

c. Common entries to multi-story residential buildings

2. Ensemble of Elements

Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

- a. overhead shelter: canopies, porches, building extensions.
- b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks.
- c. ground surface: seating walls; special paving, landscaping, trees, lighting.
- d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting

B. RESIDENTIAL EDGES

1. Security and Privacy

Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

PL4. ACTIVE TRANSPORTATION

B. PLANNING AHEAD FOR BICYCLISTS

2. Bike Facilities

Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

DESIGN CONCEPT

DC1. PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

1. Visibility

Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

3. Flexibility

Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

4. Views and Connections

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

C. PARKING AND SERVICE USES

4. Service Uses

Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

DC2. ARCHITECTURAL CONCEPT

A. MASSING

2. Reducing Perceived Mass

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade Composition

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

2. Blank Walls

Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

These may include:

- c. wall setbacks or other indentations.
- d. display windows; trellises or other secondary elements.

C. SECONDARY ARCHITECTURAL FEATURES

1. Visual Depth and Interest

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

3. Fit With Neighboring Buildings

Use design elements to achieve a successful fit between a building and its neighbors, such as:

- a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials
- c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

D. SCALE AND TEXTURE

2. Texture

Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC3. OPEN SPACE CONCEPT

B. OPEN SPACE USES AND ACTIVITIES

4. Multifamily Open Space

Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.

C. DESIGN

2. Amenities and Features

Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

DC4. EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS

1. Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

B. SIGNAGE

2. Coordination With Project Design

Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

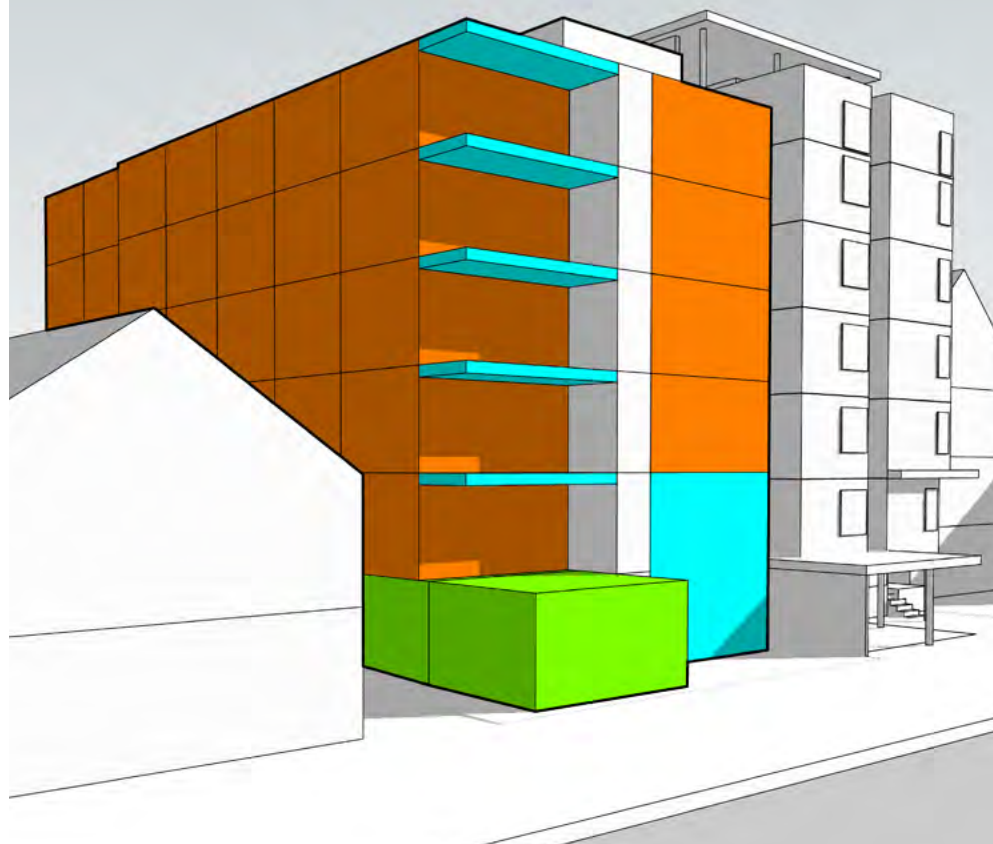
C. LIGHTING

2. Avoiding Glare

Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.



OPTION A



GROSS FLOOR AREA: 19300 sqft.
SLEEPING UNITS: 62

PROS:

- Code compliant
- Main pedestrian entrance off street level
- Multiple decks visible from street
- Facade modulation
- Most units
- Patios on street level

CONS:

- Prominent trash/recycle service door

DEPARTURES:

None

OPTION B



GROSS FLOOR AREA: 19390 sqft.
SLEEPING UNITS: 58

PROS:

- Clear entry
- Main pedestrian entrance off street level
- Facade modulation
- Deck near street level

CONS:

- Least units
- Not code compliant
- Prominent trash/recycle service door
- Street-facing stairwell

DEPARTURES:

None

OPTION C PREFERRED



GROSS FLOOR AREA: 18044 sqft.
SLEEPING UNITS: 61

PROS:

- Prominent pedestrian entrance
- Trash/recycle service door hidden from sidewalk view
- Lobby prominent at sidewalk level
- Amenity Spaces attached to indoor communal areas
- Exterior access to bike parking
- Facade modulation
- Sleeping units facing street ("eyes on the street")

CONS:

None

DEPARTURES:

None



THREE OPTIONS: + AND -



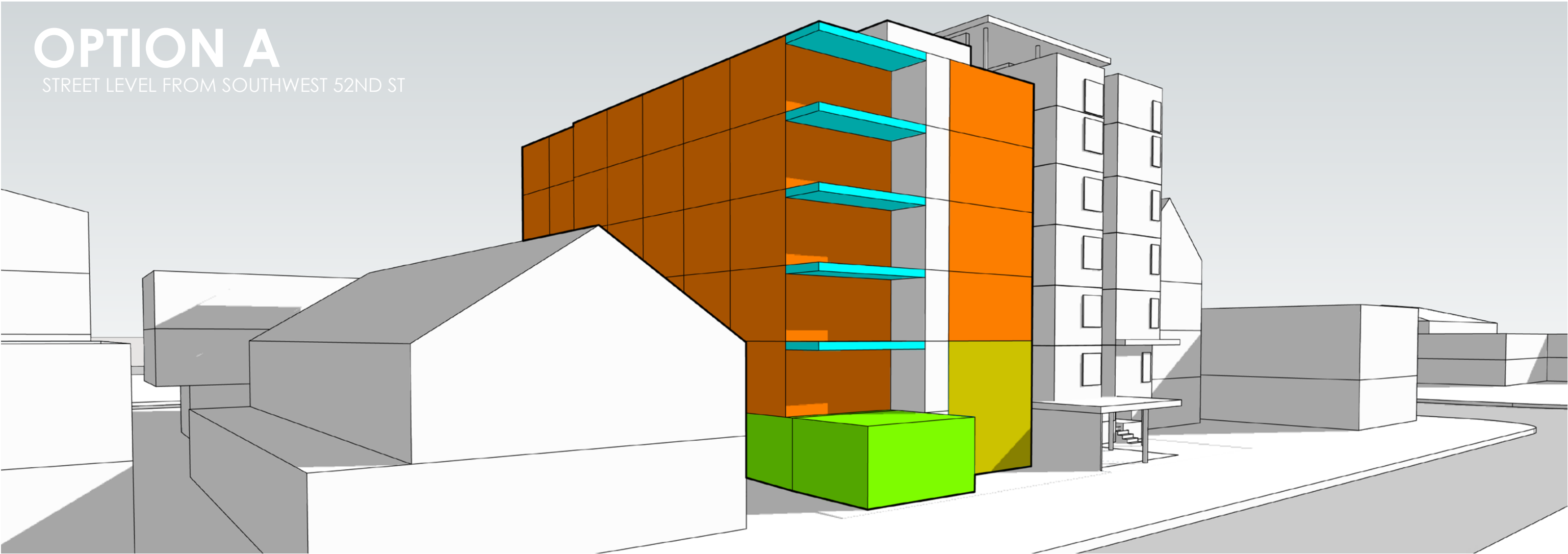
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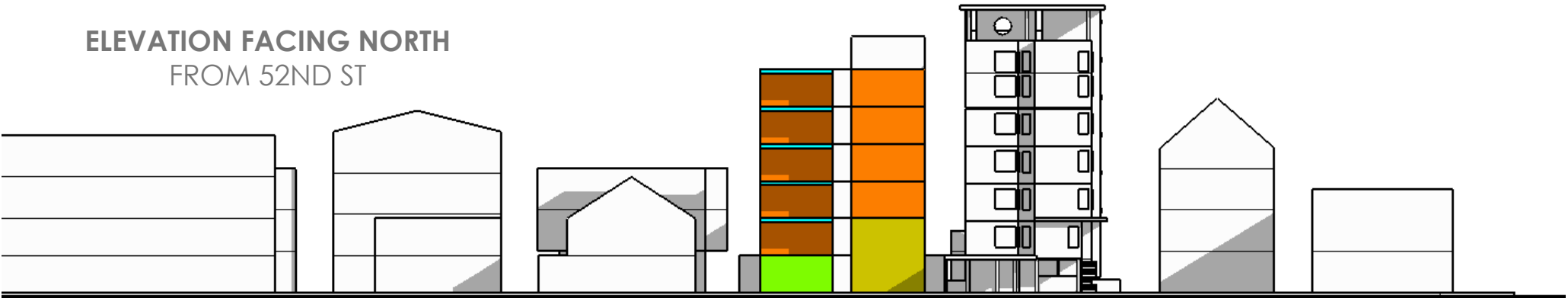
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OPTION A

STREET LEVEL FROM SOUTHWEST 52ND ST



ELEVATION FACING NORTH
FROM 52ND ST



SERVICE AREA
MECHANICAL, BIKE PARKING, GARBAGE



COMMON AREAS
KITCHENS, DECKS, LOUNGES

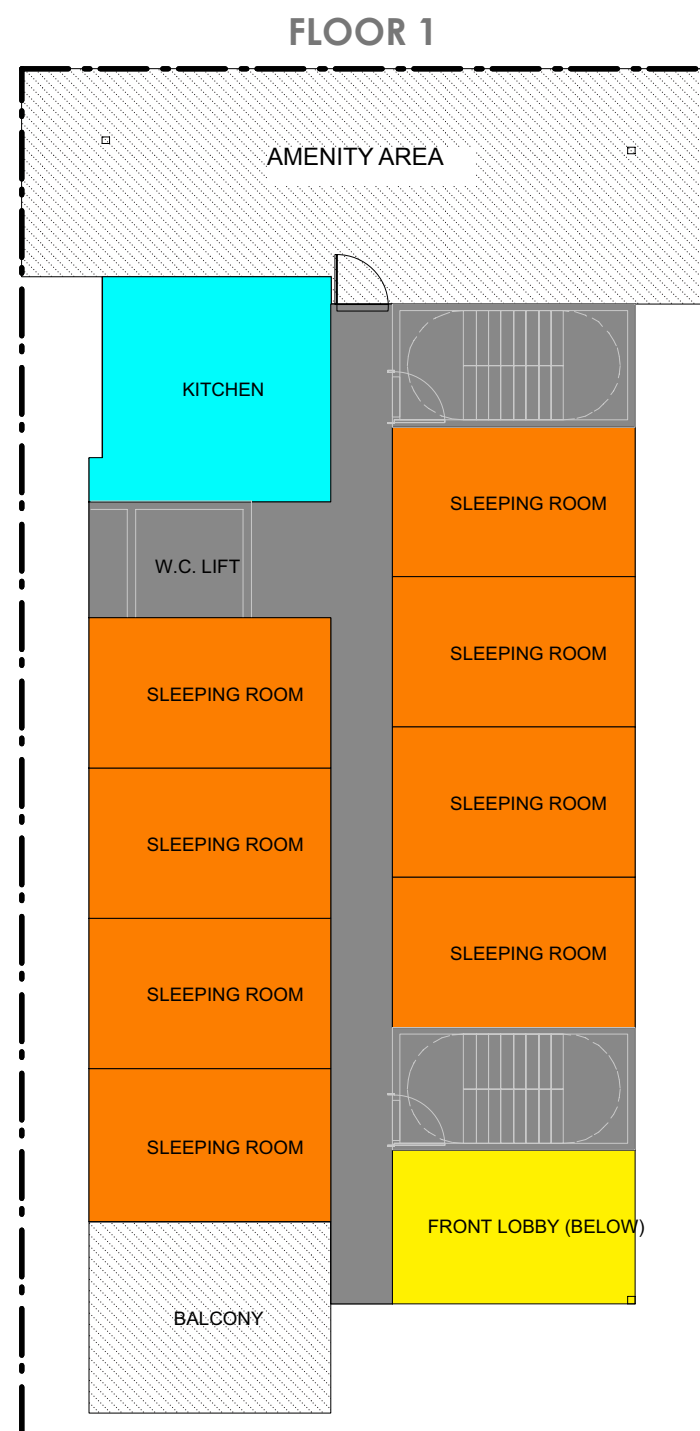


SLEEPING UNITS
STANDARD & ACCESSIBLE UNITS

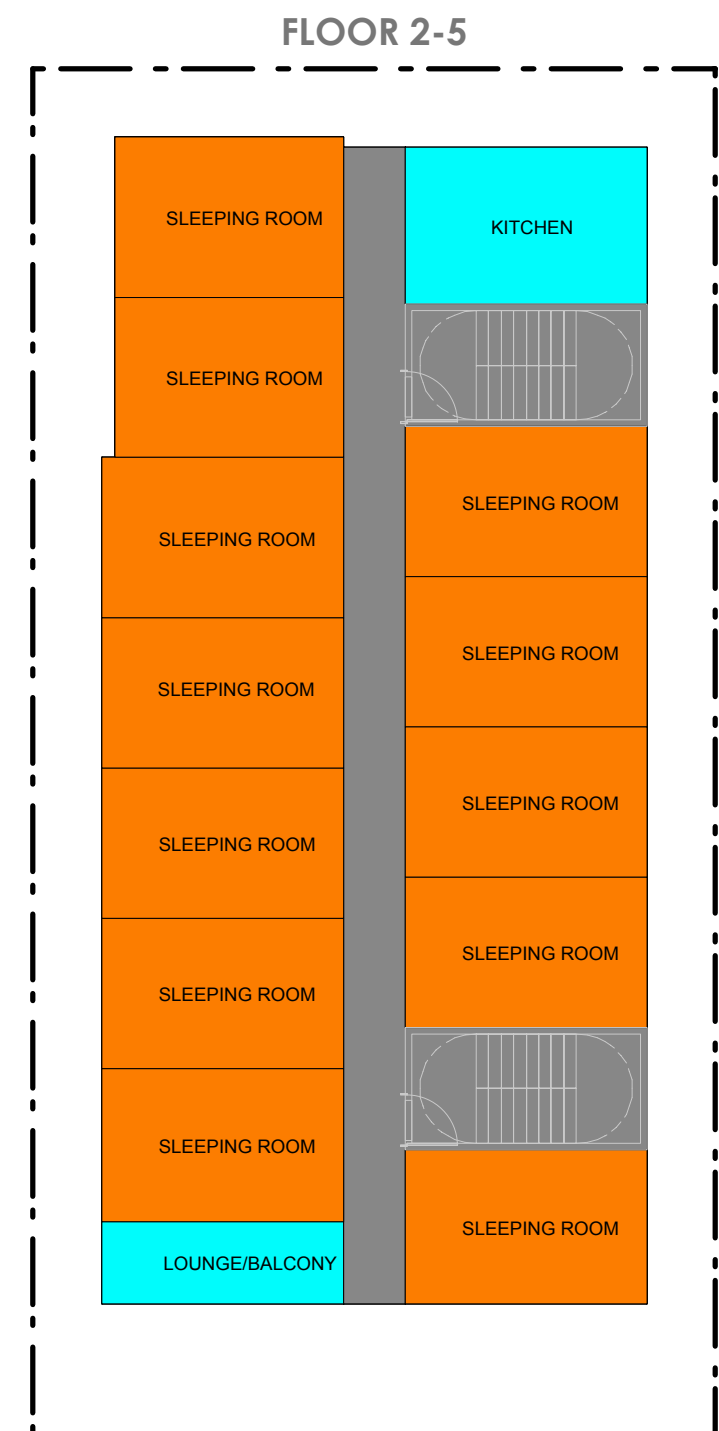


BUILDING ENTRY
FRONT LOBBY AND/OR OUTDOOR ENTRY





# of units	62
Total sqft.	19,310
Dwelling sqft.	11,090
Communal sqft.	1,866
Required:	1,664
Amenity sqft.	1,207
Required:	966



DESIGN OPTION A



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1514 NW 52ND ST
project number # 3023764

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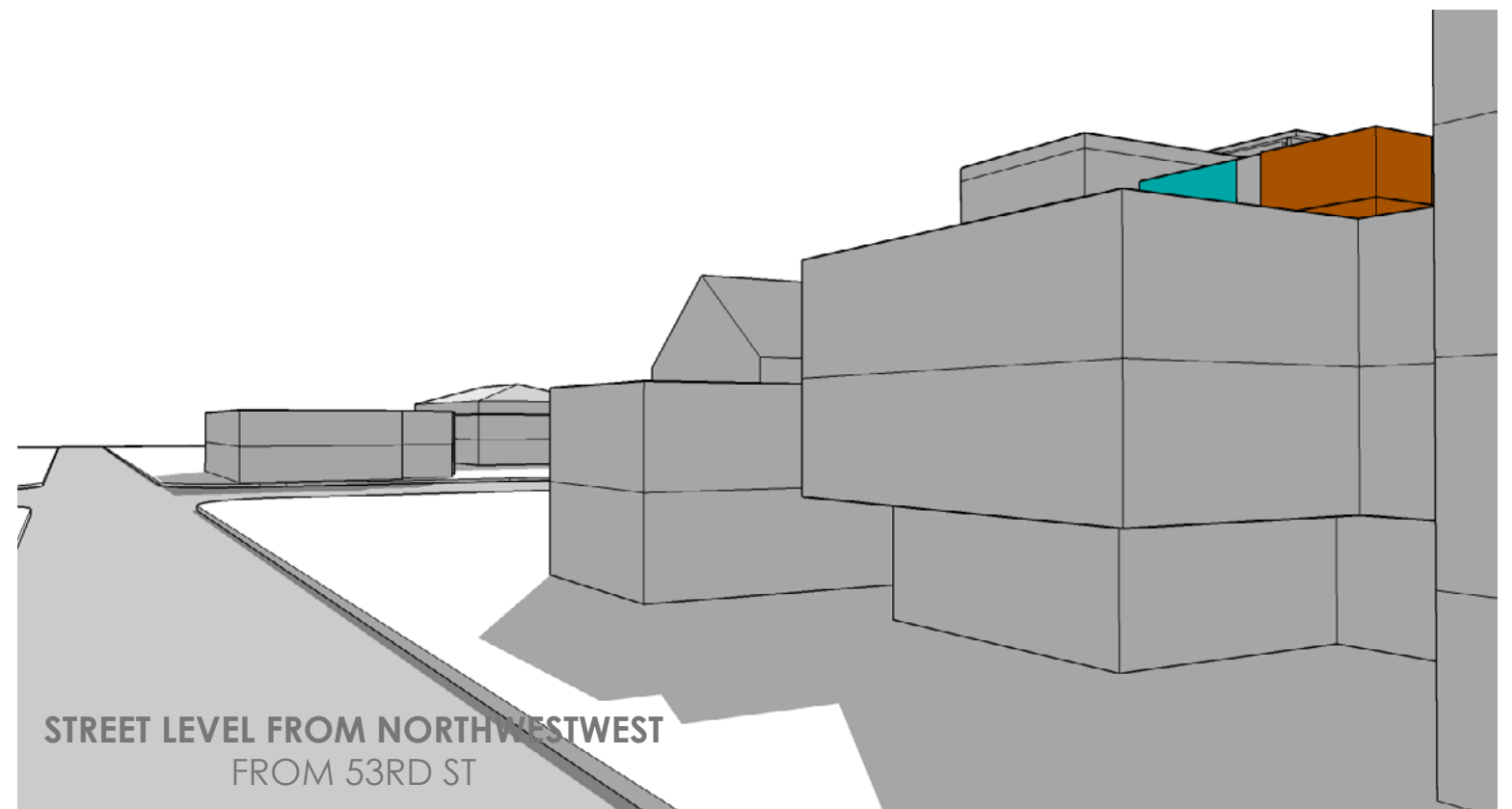
STREET LEVEL FROM SOUTHWEST
FROM 52ND ST



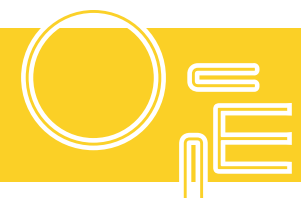
STREET LEVEL FROM SOUTHEAST
FROM 52ND ST & 15TH AVE NW

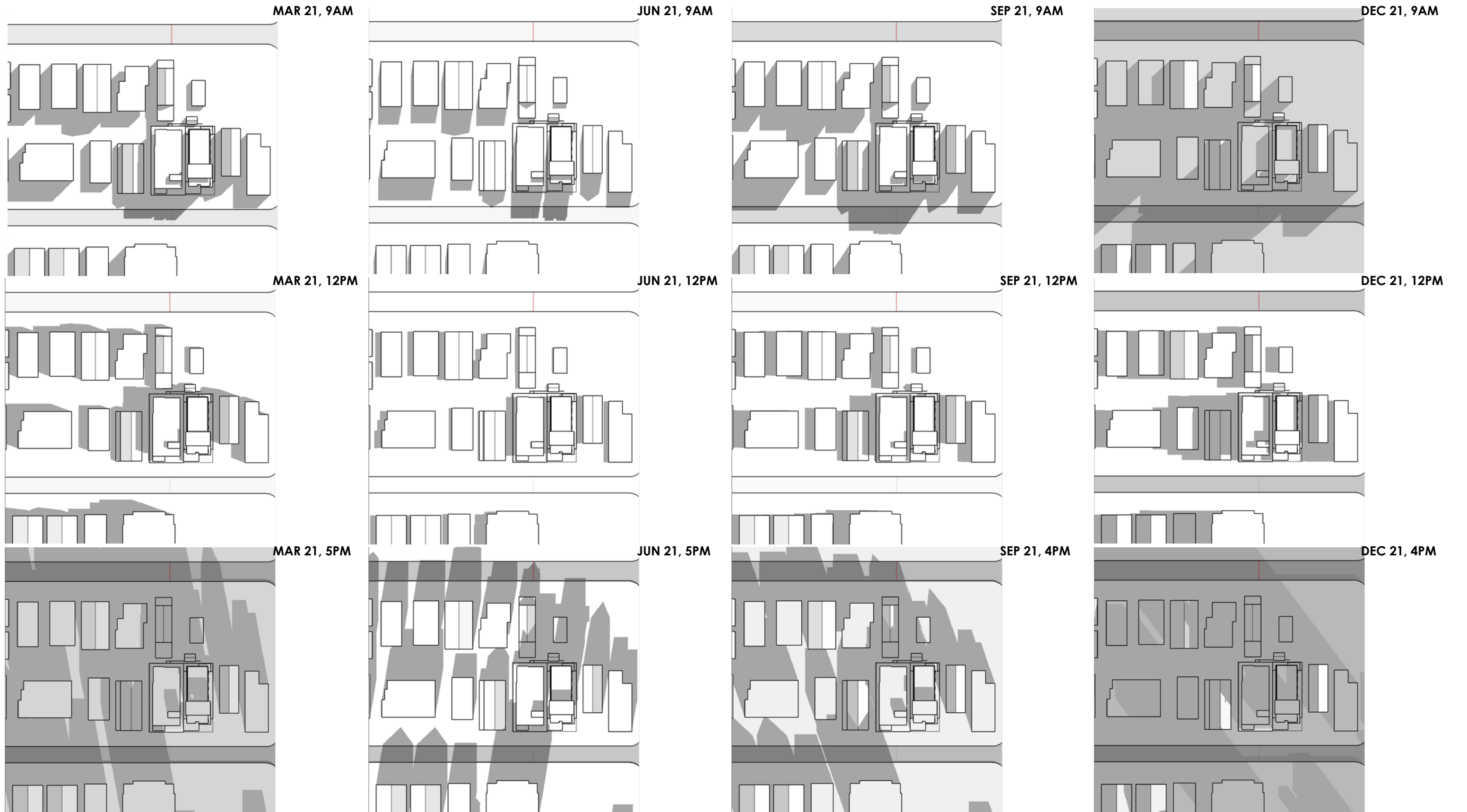


STREET LEVEL FROM NORTHEAST
FROM 53RD ST & 15TH AVE NW



STREET LEVEL FROM NORTHWEST
FROM 53RD ST





SHADOW STUDIES - OPTION A



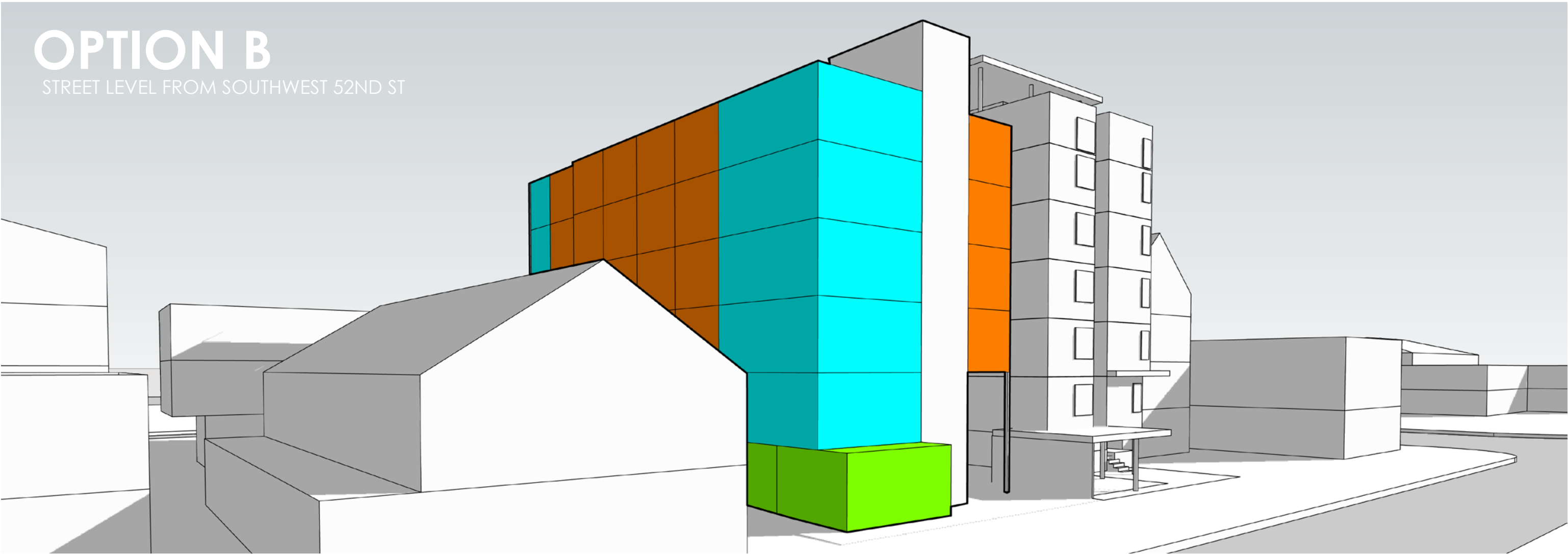
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project number # 3023764

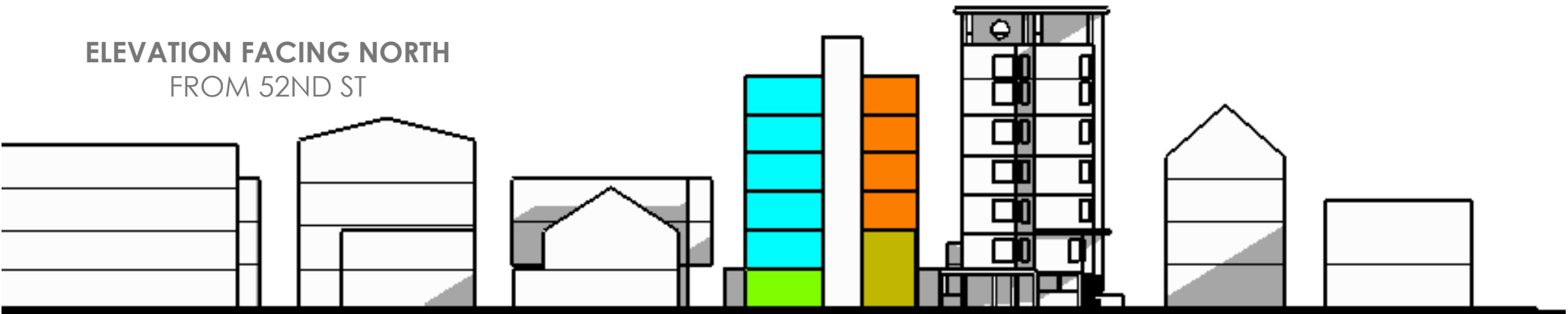
15

OPTION B

STREET LEVEL FROM SOUTHWEST 52ND ST



ELEVATION FACING NORTH
FROM 52ND ST



SERVICE AREA
MECHANICAL, BIKE PARKING, GARBAGE



COMMON AREAS
KITCHENS, DECKS, LOUNGES

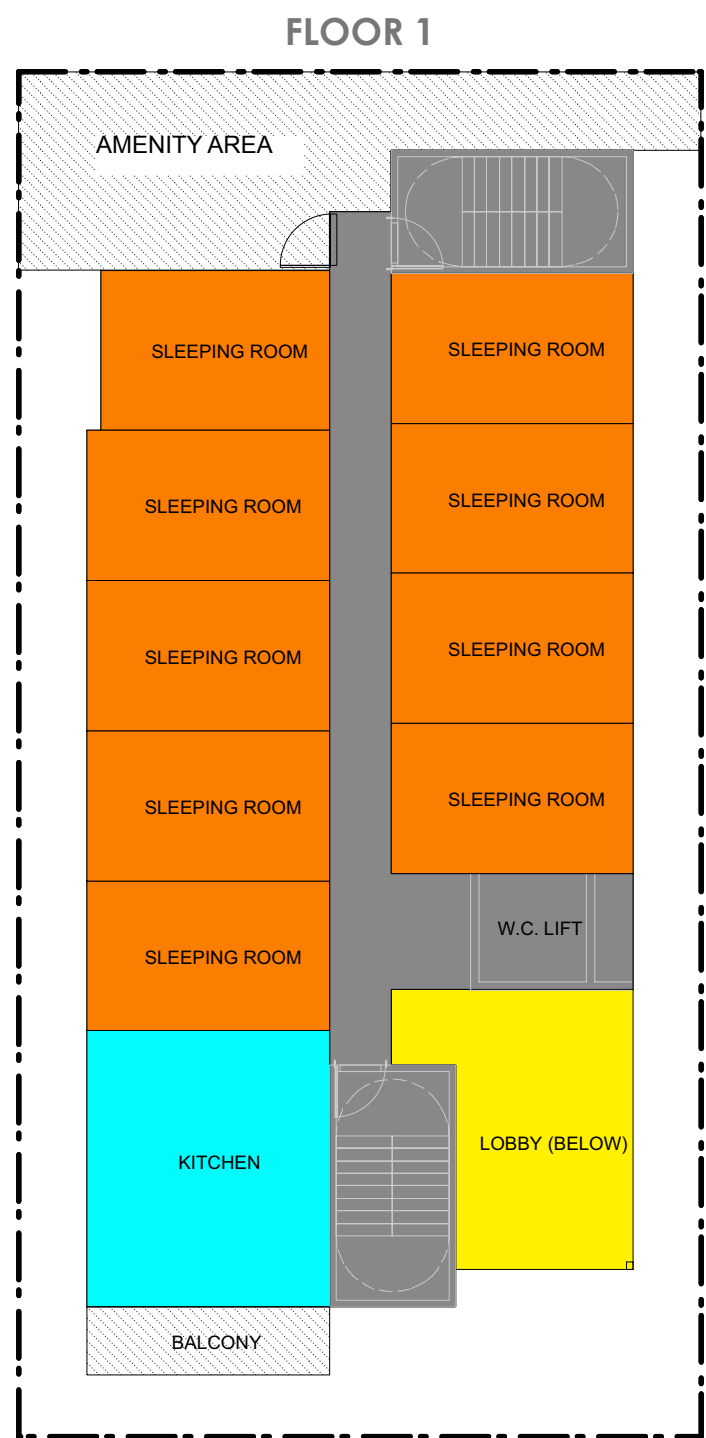


SLEEPING UNITS
STANDARD & ACCESSIBLE UNITS

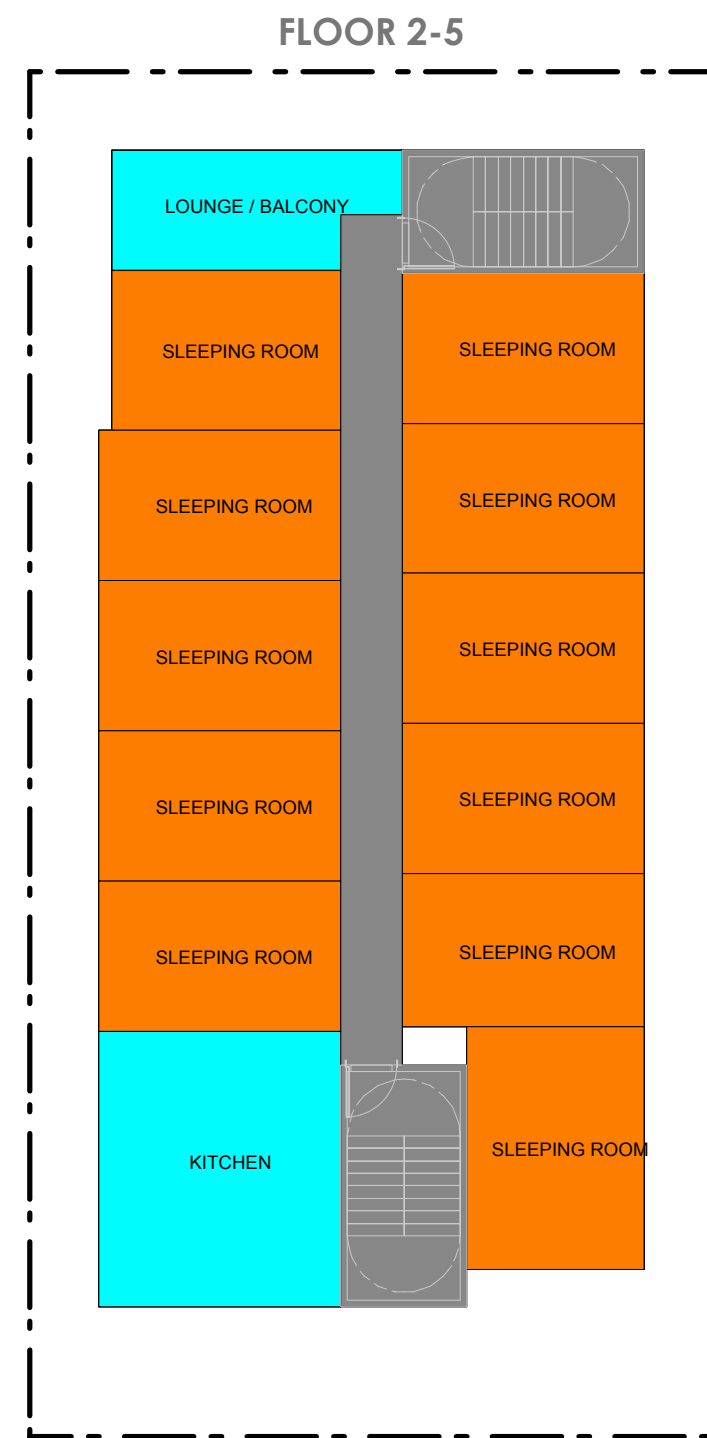


BUILDING ENTRY
FRONT LOBBY AND/OR OUTDOOR ENTRY





# of units	58
Total sqft.	19,232
Dwelling sqft.	10,361
Communal sqft.	2,787
Required:	1,554
Amenity sqft.	795
Required:	962



DESIGN OPTION B



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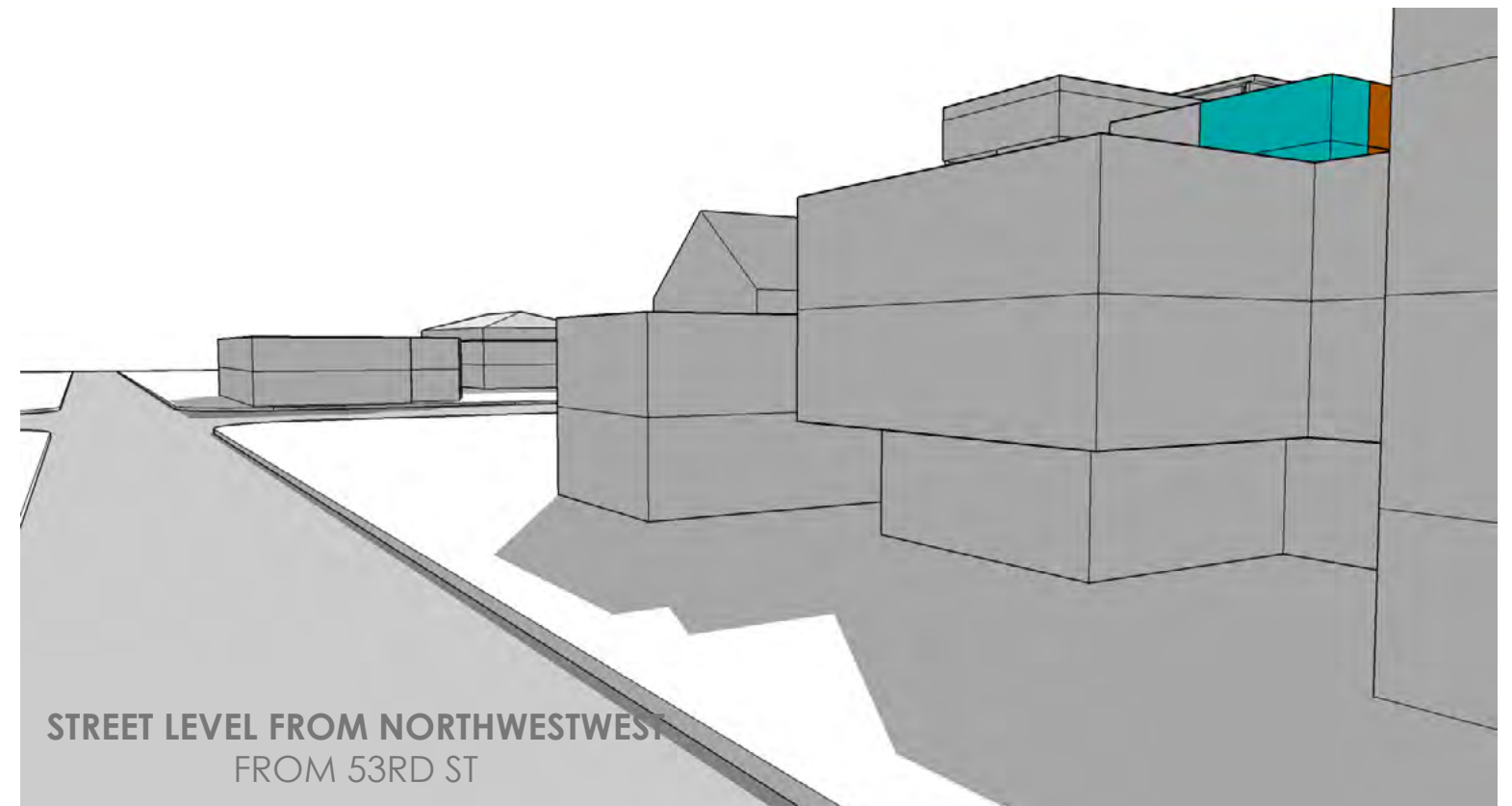
STREET LEVEL FROM SOUTHWEST
FROM 52ND ST



STREET LEVEL FROM SOUTHEAST
FROM 52ND ST & 15TH AVE NW

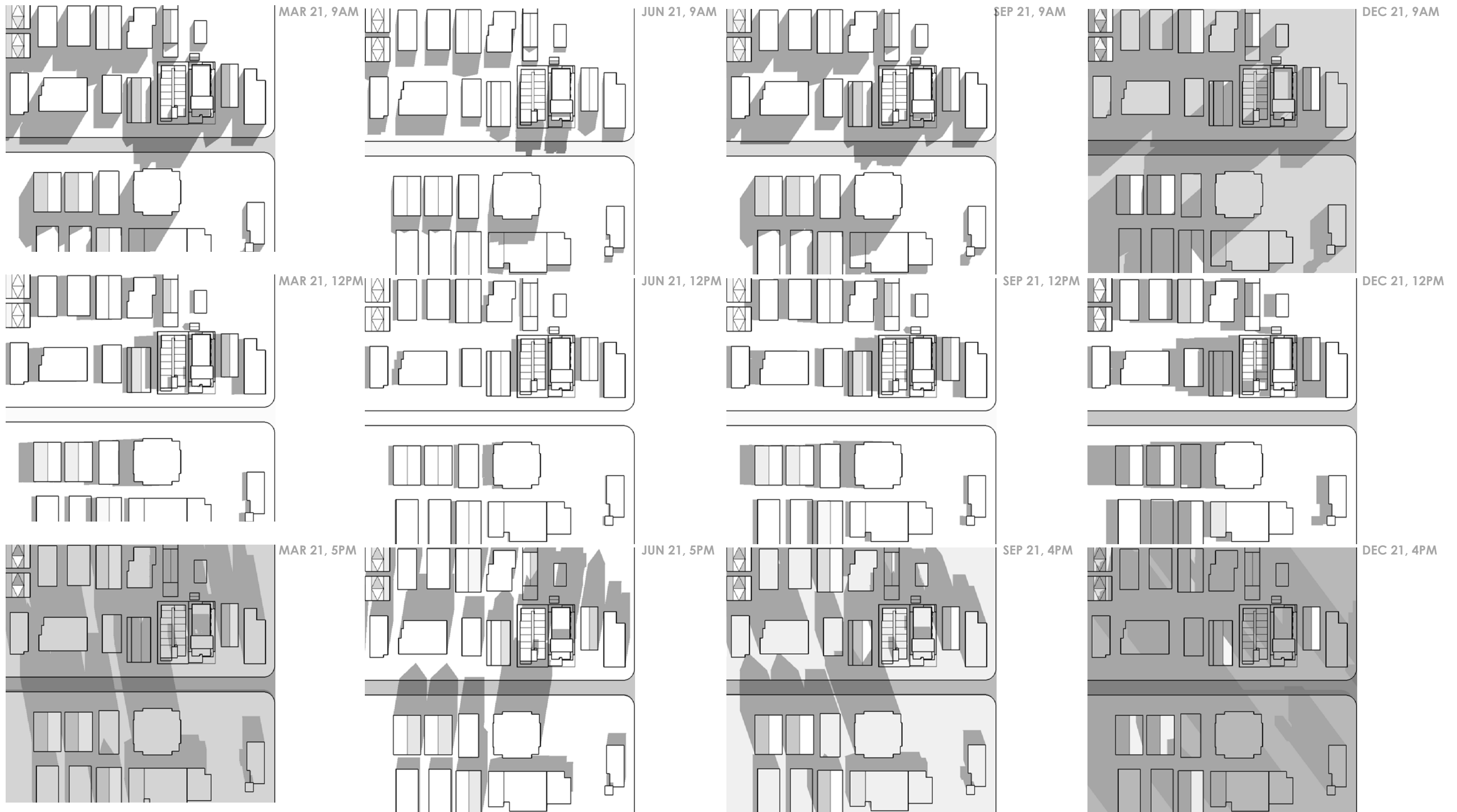


STREET LEVEL FROM NORTHEAST
FROM 53RD ST & 15TH AVE NW



STREET LEVEL FROM NORTHWEST
FROM 53RD ST





SHADOW STUDIES - OPTION B

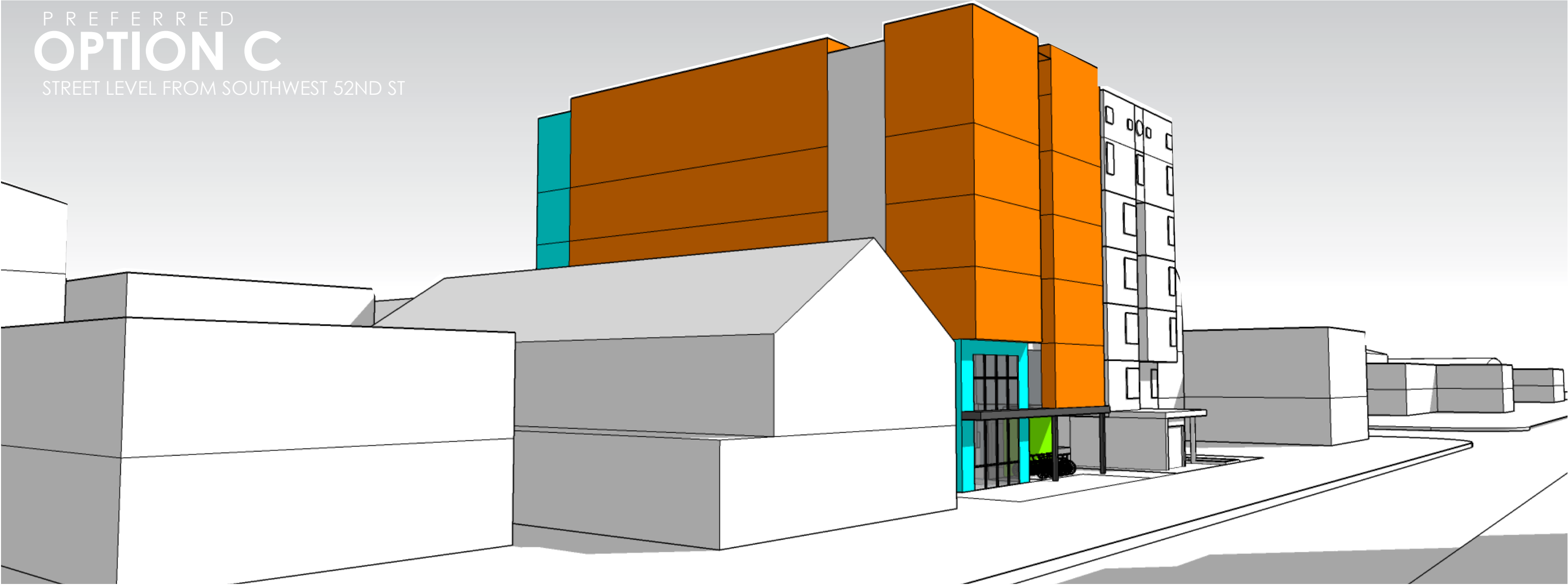


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PREFERRED
OPTION C
STREET LEVEL FROM SOUTHWEST 52ND ST



ELEVATION FACING NORTH
FROM 52ND ST



SERVICE AREA
MECHANICAL, BIKE PARKING, GARBAGE



COMMON AREAS
KITCHENS, DECKS, LOUNGES



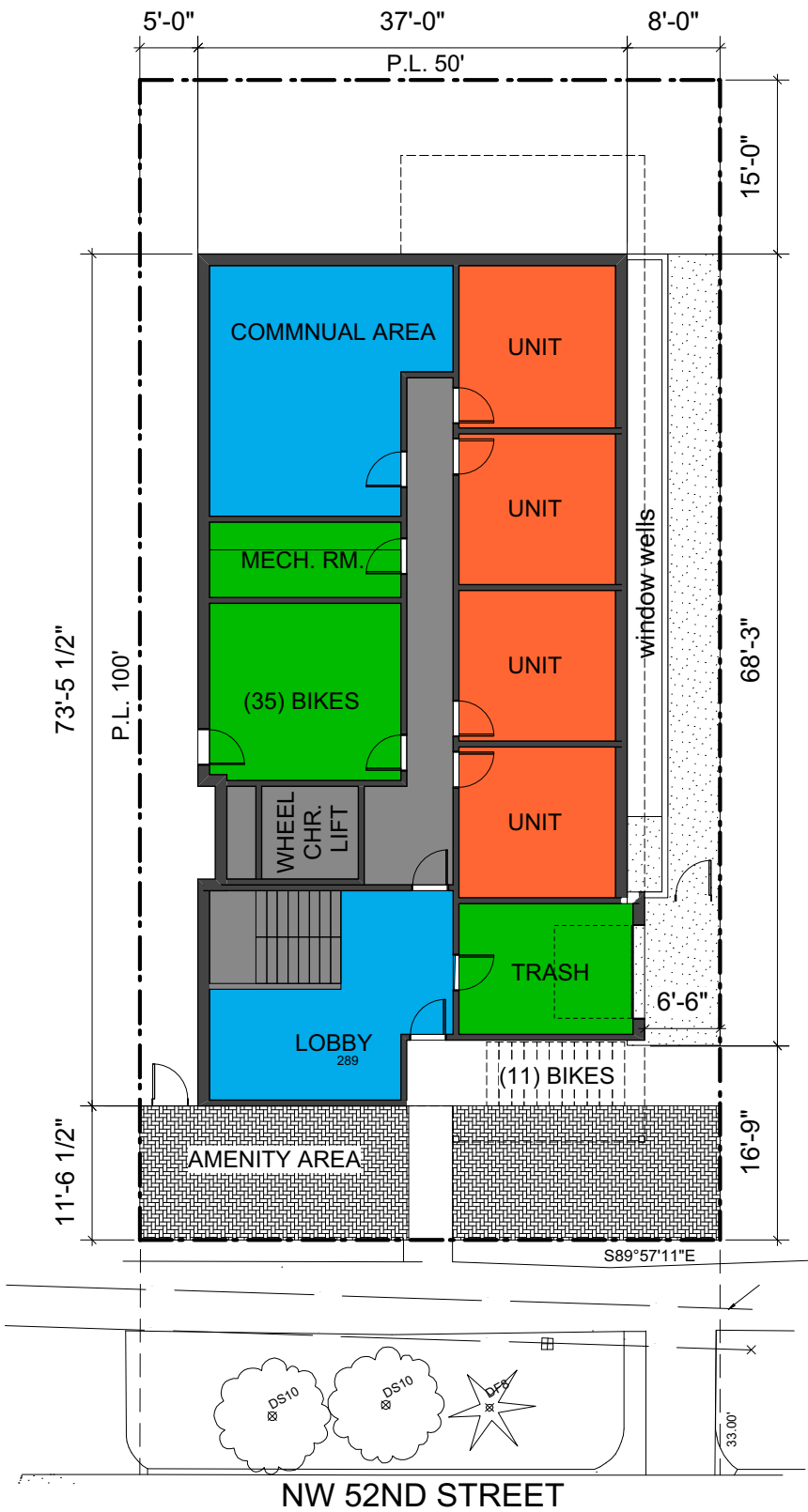
SLEEPING UNITS
STANDARD & ACCESSIBLE UNITS



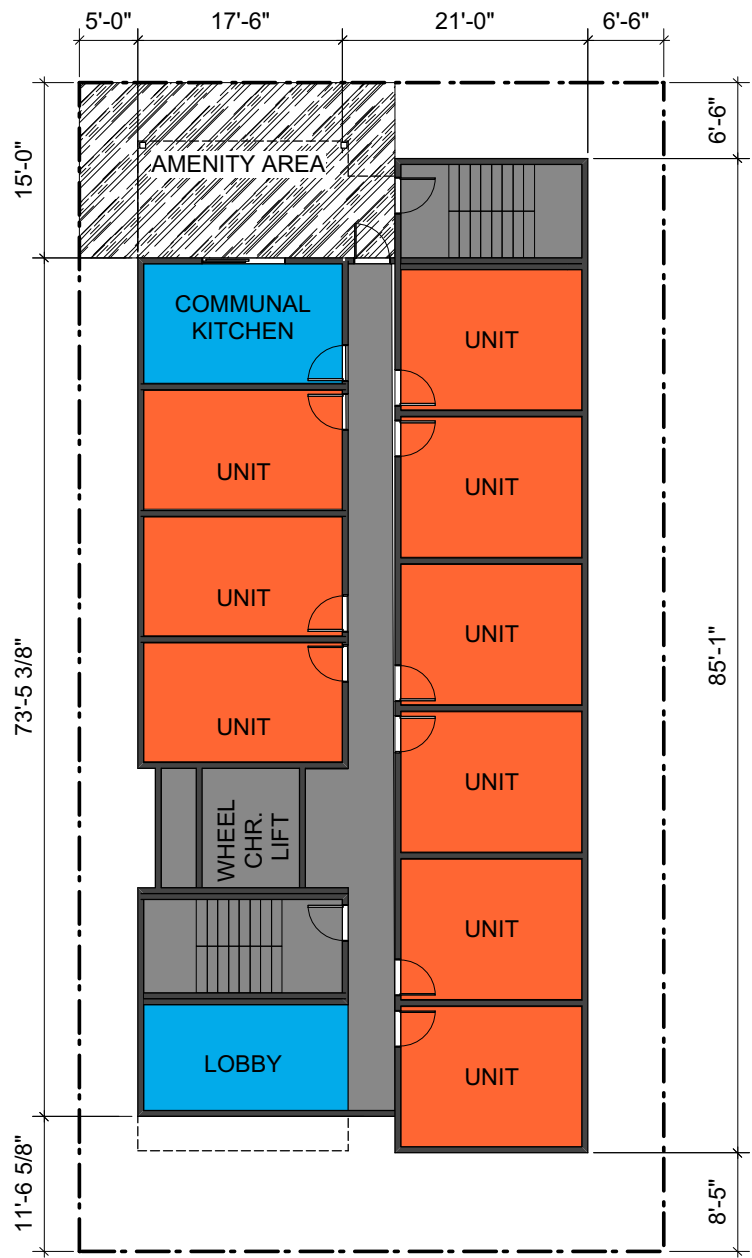
BUILDING ENTRY
FRONT LOBBY AND/OR OUTDOOR ENTRY



BASEMENT/GROUND LEVEL

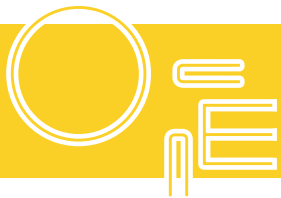
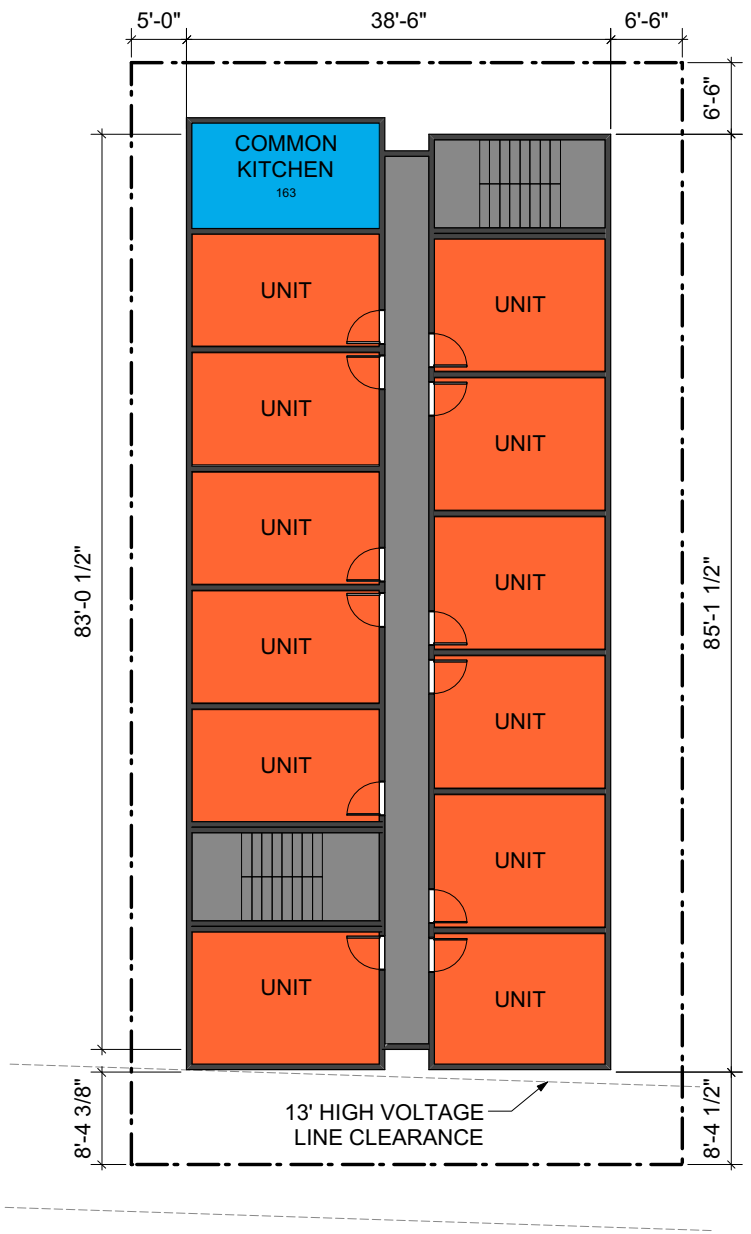


FLOOR 1



# of units	61
Total sqft.	18,770
Dwelling sqft.	10,967
Communal sqft.	1,647
Required:	1,645
Amenity sqft.	938
Required:	938

FLOOR 2-5



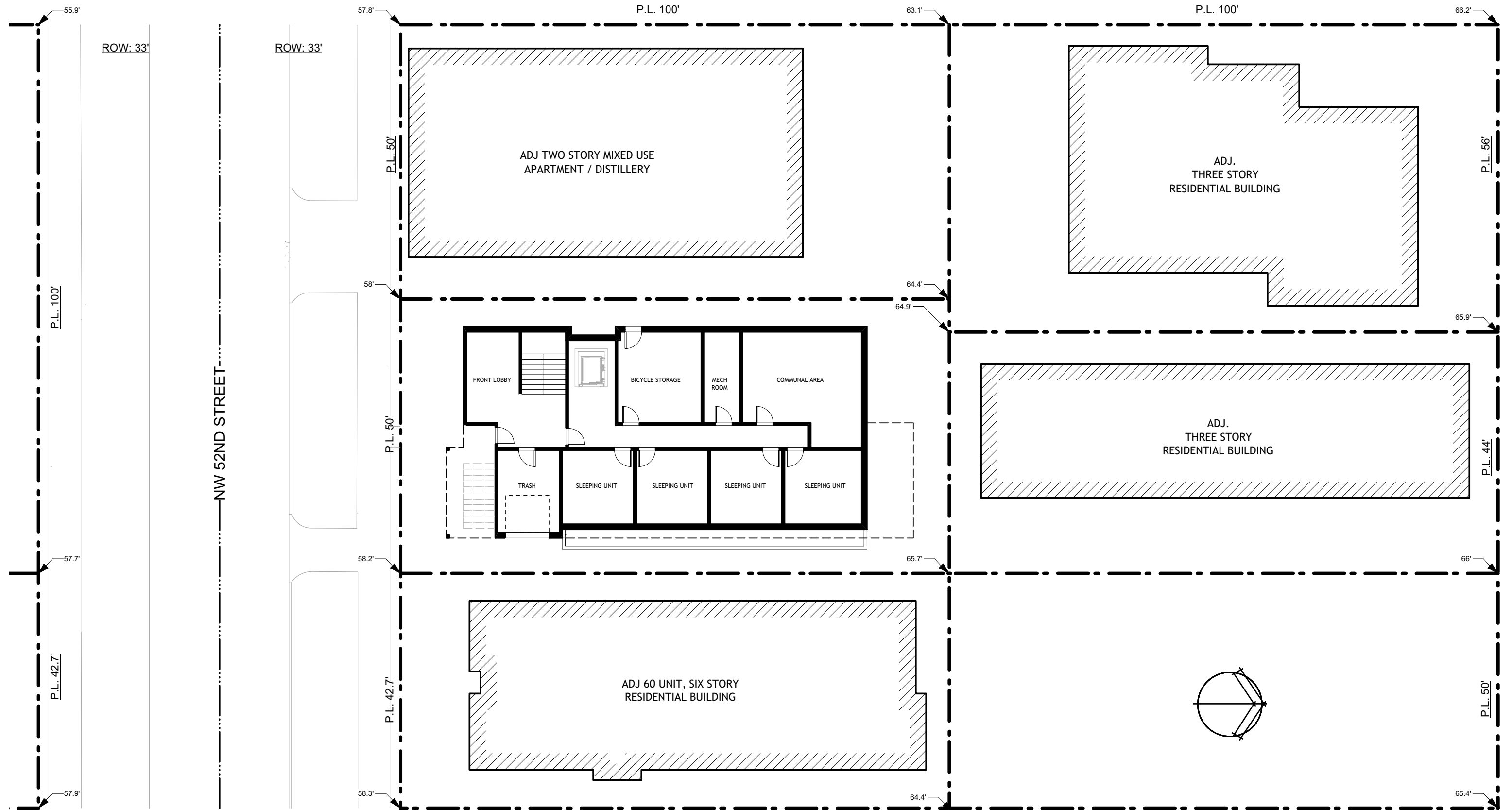
DESIGN OPTION C



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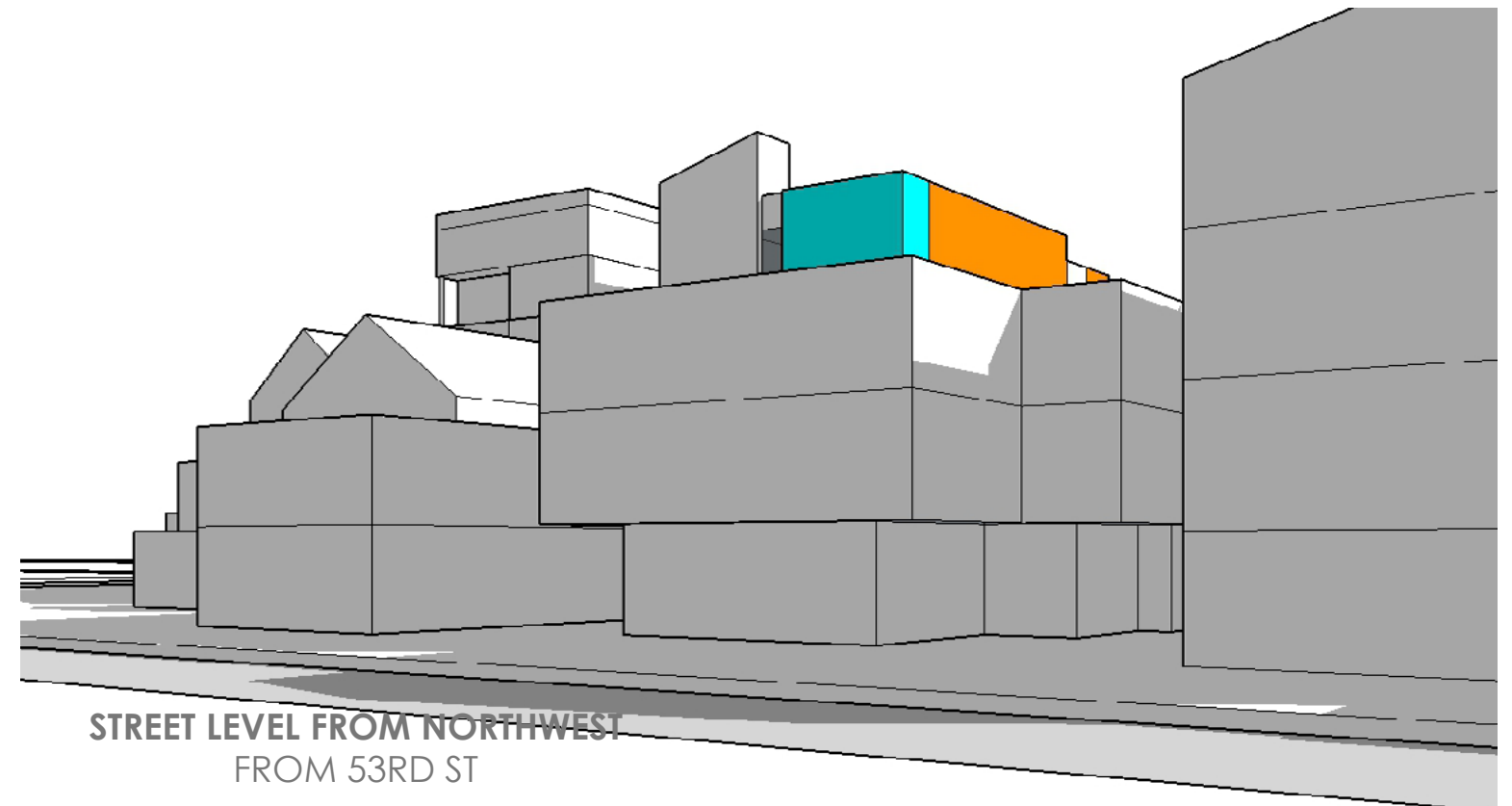
STREET LEVEL FROM SOUTHWEST
FROM 52ND ST



STREET LEVEL FROM SOUTHEAST
FROM 52ND ST & 15TH AVE NW



STREET LEVEL FROM NORTHEAST
FROM 53RD ST & 15TH AVE NW



STREET LEVEL FROM NORTHWEST
FROM 53RD ST



DESIGN OPTION C



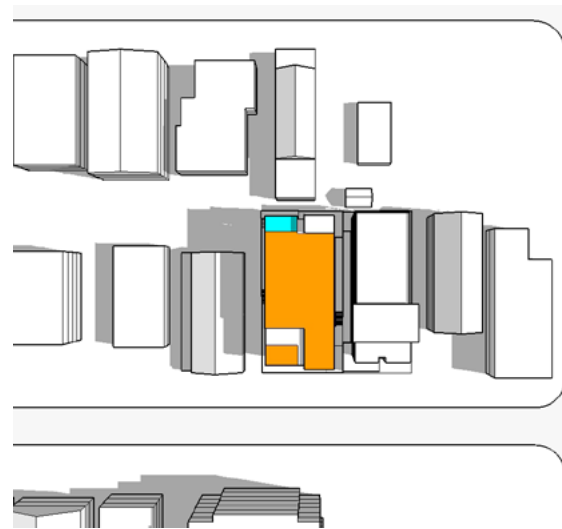
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MAR 21, 9AM



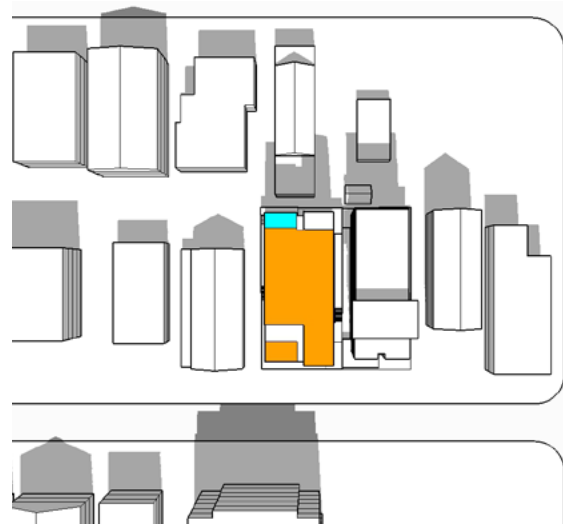
JUN 21, 9AM



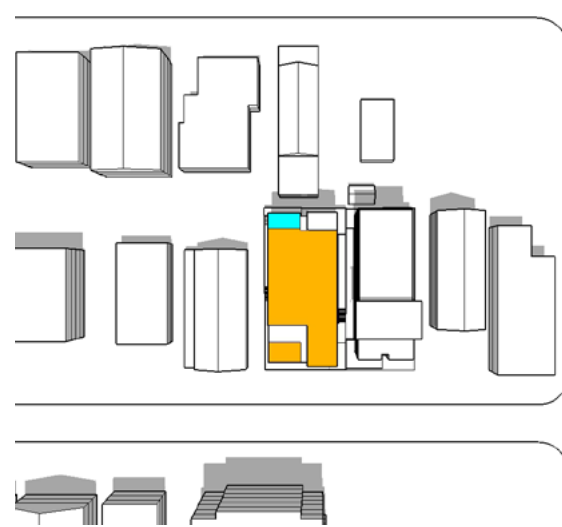
SEP 21, 9AM



DEC 21, 9AM



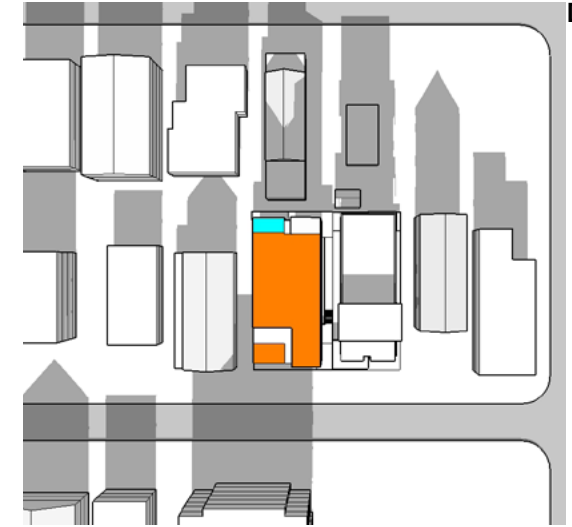
MAR 21, 12PM



JUN 21, 12PM



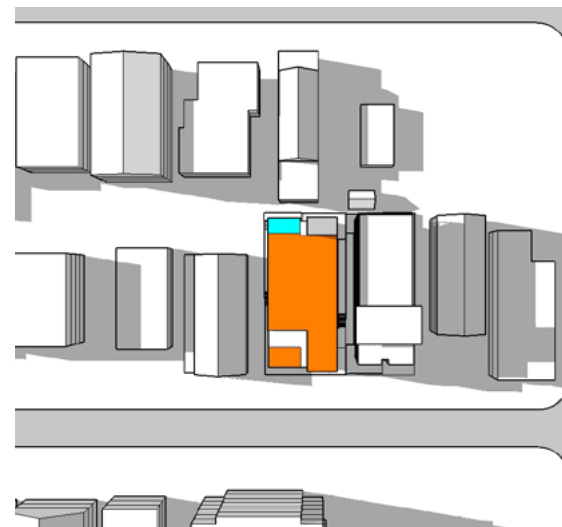
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DEC 21, 12PM



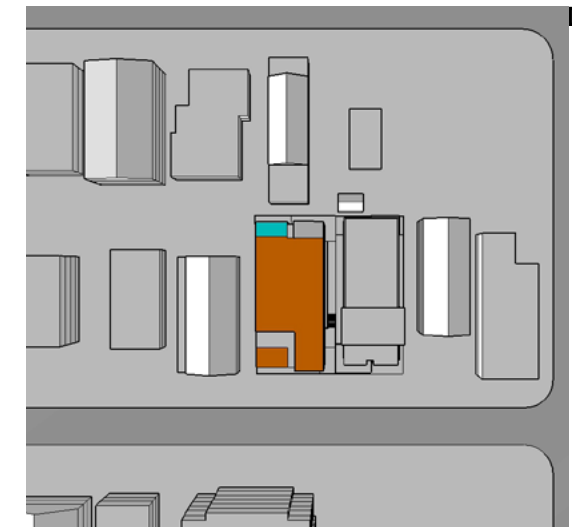
MAR 21, 5PM



JUN 21, 5PM



SEP 21, 4PM



DEC 21, 4PM





thuja pyramidalis



hinoki cypress



goatsbeard



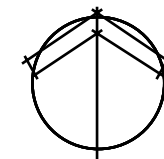
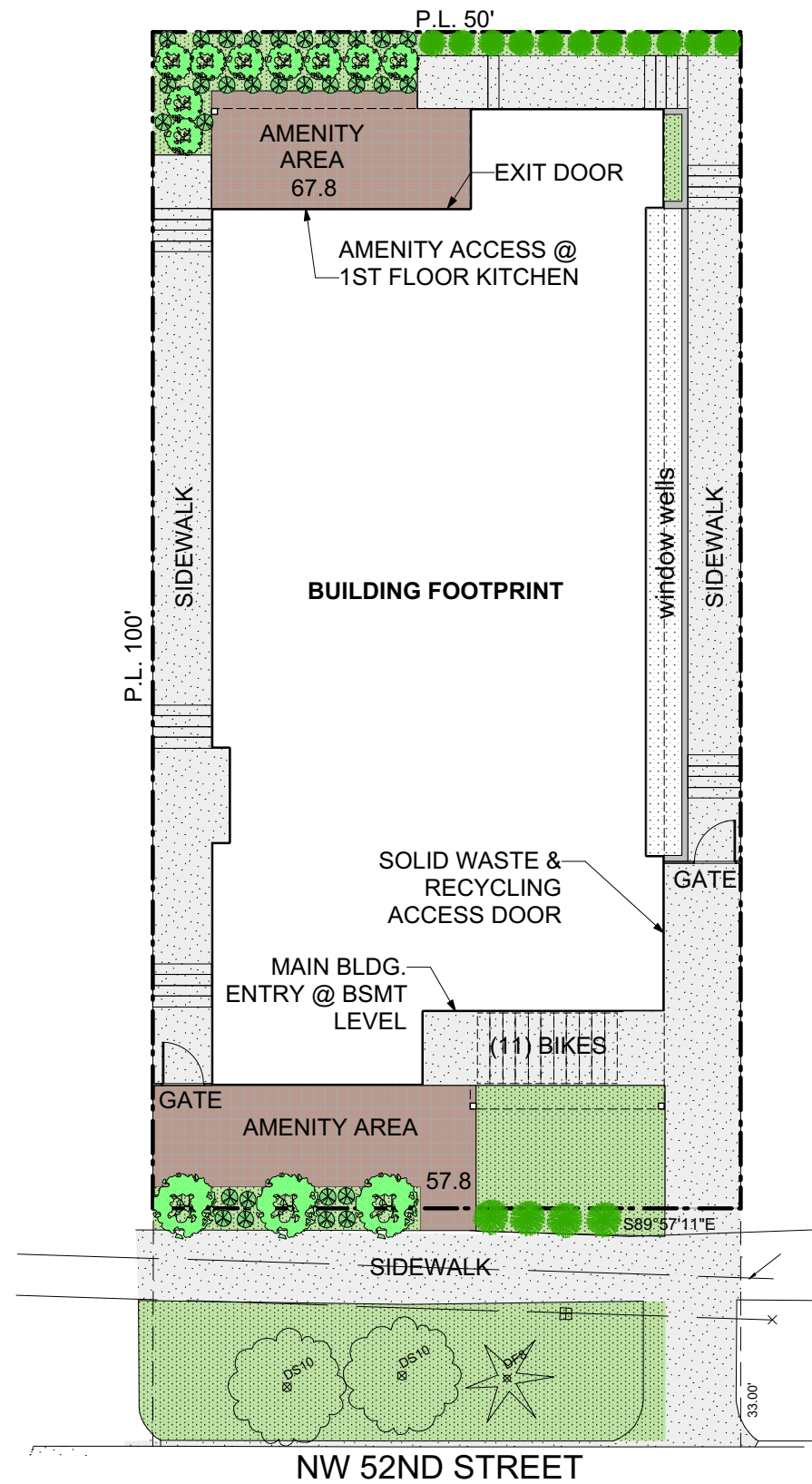
acer circinatum



spreading lirioppe



sandwort



LANDSCAPE CONCEPT - OPTION C



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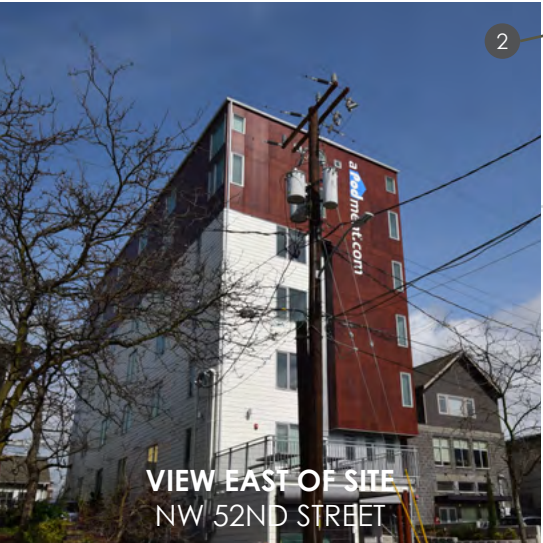
Early Design Guidance Packet
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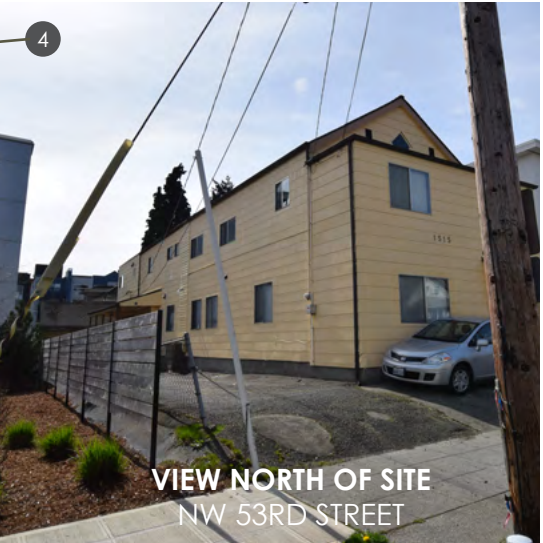
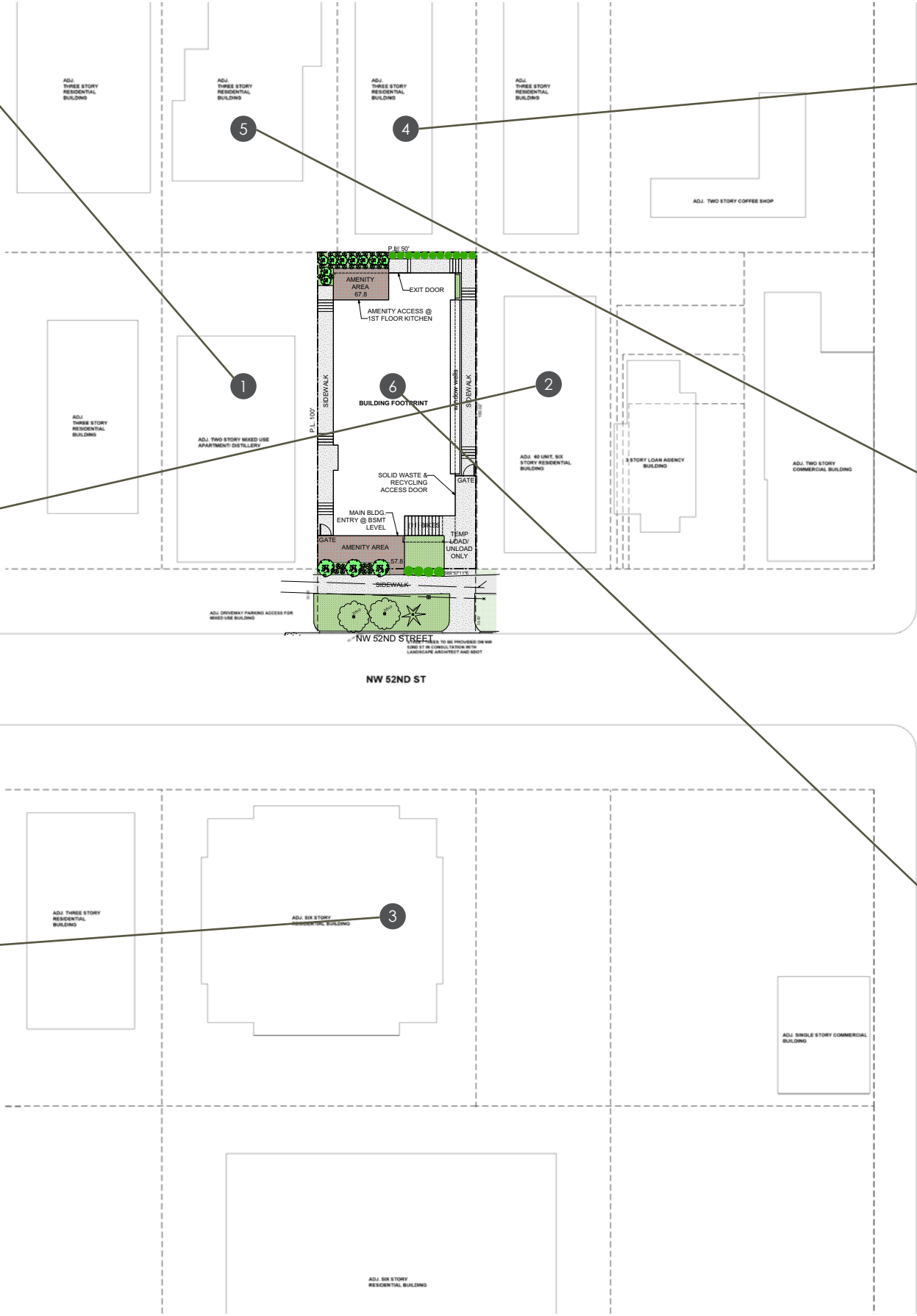
The distillery/ residential building west of the site will be affected, as sunlight will no longer be entering its eastern facade. The view is currently obstructed by trees and an existing house that is proposed to be removed.



The current resitential building east of the site will no longer have as much sunlight on the lower levels of its western facade.



The proposed structure should have minimal impact on the apartment building located directly south, affecting the buildings northern facade in some winter months during late hours of the day.



The proposed structure should have minimal impact on the apartment building located north of the site, affecting buildings south facade. This facade does not appear to contain primary windows and is already affected by existing buildings.

The proposed structure should have minimal impact on the apartment building located northwest of the site, affecting some the buildings south and east facades in morning hours. These facades do not appear to contain primary windows and are already affected by existing buildings.

A photo of the existing site is provided to understand the difference of impact between proposed and current conditions.

