



LAKE CITY FAMILY HOUSING

DESIGN RECOMMENDATION MEETING

12705 30TH AVE NE,
SEATTLE WA 98125

DPD PROJECT # 3024131
NORTHEAST DESIGN REVIEW BOARD
26 SEPTEMBER 2016



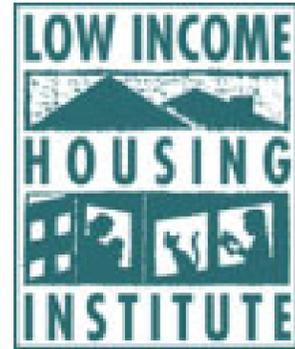
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The Low Income Housing Institute (LIHI) is a nonprofit corporation whose mission is to develop affordable housing for individuals and families in Western Washington. Founded in 1991, the Low Income Housing Institute has 25 years of experience in developing and managing housing and advocating for resources to support low income and working households. LIHI now manages over 1,800 units at 54 sites across six counties in Western Washington. LIHI serves a range of household incomes, from 0% to 60% of Seattle’s Area Median Income in a continuum of different housing communities we own and manage. The organization also has built affordable home ownership developments in long-term affordable Community Land Trusts. The Low Income Housing Institute’s mission is consistent with long-standing the City of Seattle policy to encourage the development and operation of affordable housing in well located neighborhoods along transit lines, as adopted in the City’s Comprehensive Plan and many other City policies. As apartment rents continue to escalate in the post-recession economy, more of our children, friends and neighbors are unable to afford a place to live in neighborhoods that have good access to jobs, services, schools and other amenities. Lake City Family Housing meets these criteria.

HOUSING STABILITY &
RENTERS WITH DISCRETIONARY INCOME
RESULTING IN A VIBRANT
MIXED RESIDENTIAL / COMMERCIAL NEIGHBORHOOD



URBAN DENSITY
ENHANCING EXISTING INFRASTRUCTURE
WALKABLE TO TRANSIT
LESS INDIVIDUAL VEHICLE USE
WAYFINDING PATH

AFFORDABLE, WORKFORCE HOUSING
TRANSIT-ORIENTED DEVELOPMENT
RESULTING IN LESS MISSED WORK
LOCAL BUSINESSES THRIVE

PROJECT DATA

PROPERTY ADDRESS: 12705 30TH AVE NE,

MULTIFAMILY PROJECT WITH:

- APPROXIMATELY 70 RESIDENTIAL UNITS
- APPROXIMATELY 3,600 SQUARE FEET OF ACTIVE RESIDENTIAL AMENITY ON ROOF DECK
- APPROXIMATELY 9 PARKING STALLS (4 ON-SITE SPACES, 5 OFF-SITE SPACES)
- 5 FLOORS OF TYPE-VA CONSTRUCTION (RESIDENTIAL UNITS AND AMENITIES) OVER 1 FLOOR OF TYPE-IA CONSTRUCTION (LOBBY/ TENANT AMENITIES, AND UNITS)

ORGANIZATION GOAL: AFFORDABLE WORKFORCE HOUSING

THE TRIPLE BOTTOM LINE

Social: As families and individuals are able to afford rent, their stresses are reduced, their children succeed in school, and they can save for the future. The result: vibrant, diverse communities.

Economic: Employers experience less absence and turnover when working people live near jobs and transit. Businesses thrive when people have more discretionary income.

Environmental: People who live near jobs, transit, and services drive less. The outcome: improved air quality.



A) Lake City Way NE (formerly Bothell Road), King County, 1912.



B) Image of Jolly Roger Restaurant. The Jolly Roger was a popular dancehall and restaurant built in 1929.



C) Lake City Way NE, 1942.



D) 1950 Lake City Pioneer Days parade



E) Northgate Mall and North Seattle, April 17, 1956.



F) Portion of public sculpture Gateway (Michael Sweeney, 1979) in Lake City, 2001.

1900's

The invention of automobile shaped Lake City development and neighborhood character. With the development of automobile, the commerce of the city developed along the road rather than trolley stops.

1910's

In 1916, Washington joined Prohibition, and Lake City saw an upswing in commercial activity.

1950's

In 1949, when Lake City incorporated as a township, the area had more than 40,000 residents, making it the fourth largest community in the state.

The area was annexed into the City of Seattle in the mid-1950s.

1950's-1960's

The opening of the Northgate Shopping Center in 1950 and Interstate-5 in 1967 pulled customers away from the neighborhood.

1970's

In March 1976, the Lake City Development Association organized to raise money to renovate the area along Lake City Way NE at 125th Street. Sidewalks and tree plantings made the area friendlier to pedestrians. In 1979, "Gateway" a sculpture in several parts, was added to the median as part of the Urban Spaces II program.

Some of the Neighborhood Action Teams

- Lake City Neighborhood Alliance (LCNA)
- Meadowbrook Community Council
- Pinehurst Community Council
- Victory Heights Community Council
- North Seattle Chamber of Commerce
- Lake City Greenways
- North Seattle Family Center
- Hunger Intervention Program
- Douglas Park Cooperative (DPC)
- Families for Lake City



H) Lake City Neighborhood Alliance



I) Lake City Greenway



K) Remake of NE 125th Street in Lake City



G) Lake City Visioning Project



J) Community members working with the City



L) Lake City Way Traffic Safety Action



M) Formal Award of OIS grant to Lake City Future First



N) Seattle launches integrated city planning in Lake City neighborhood

2012

In early 2012, a design studio from the University of Washington developed design concepts and worked closely with the Lake City community residents, businesses, and organizations.

2013

Neighborhood Action Teams formed

2014

Some of the projects resulting from the Neighborhood Action Teams included the Traffic Safety Corridor Project, repaving/bike lane on NE 125th Street, the Olympic Hills Greenway, and the funding for senior services.

2016

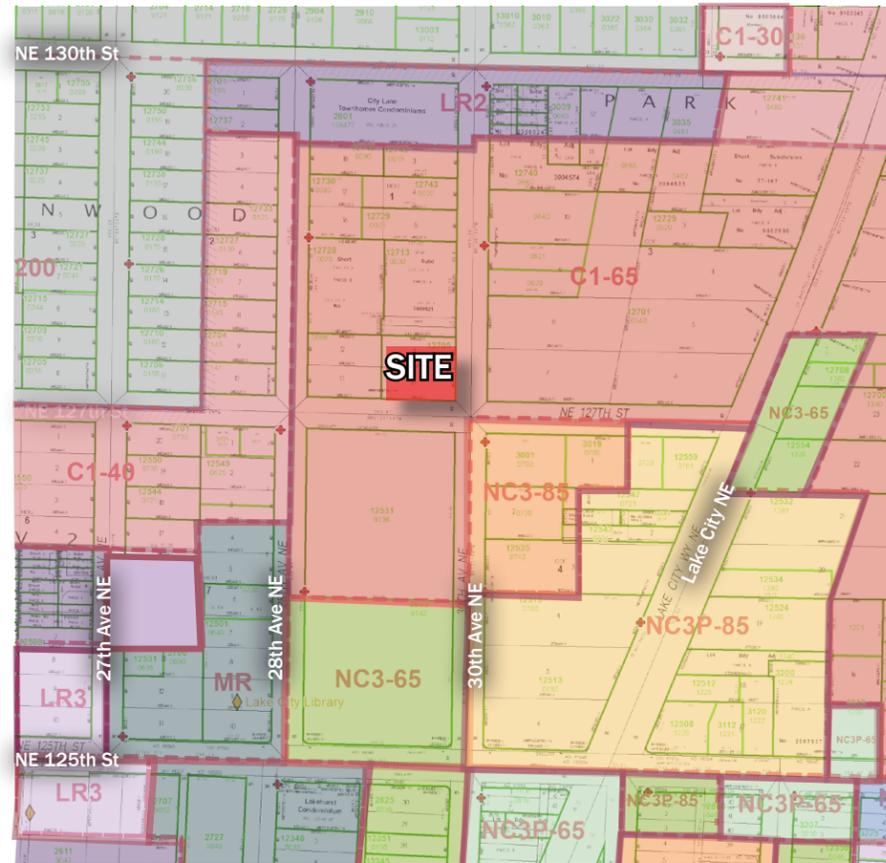
Mayor Ed Murray announced that Lake City is the first neighborhood in Seattle to benefit from a new integrated planning effort coordinated by Seattle's new Office of Planning and Community Development.

PRESENT
AND
FUTURE

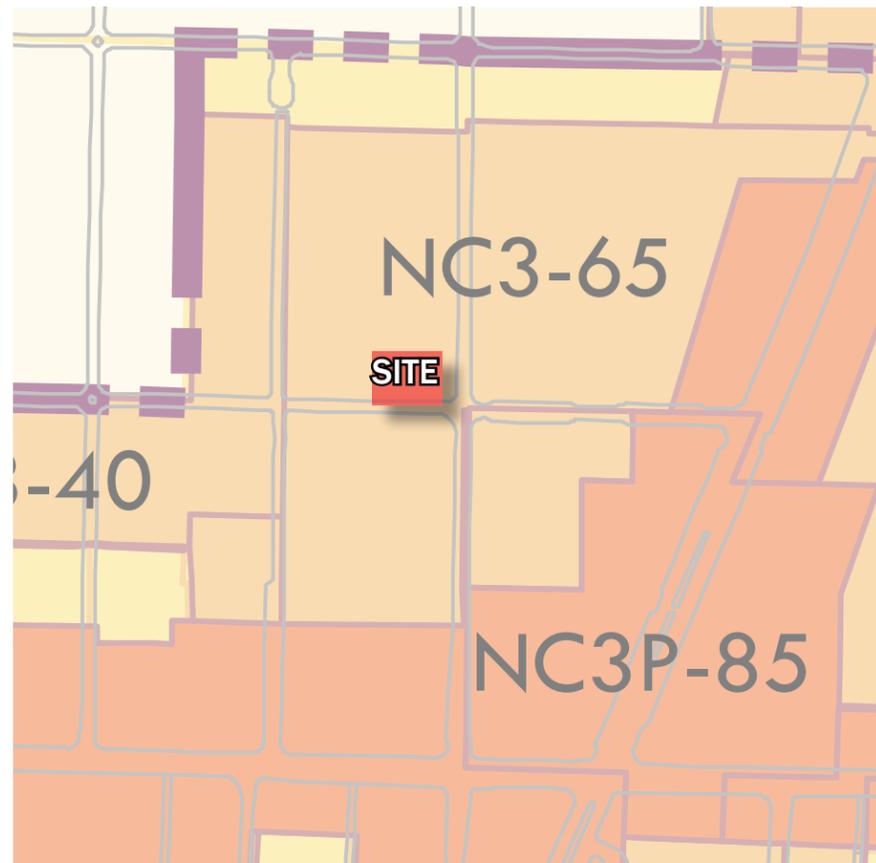
SITE CONTEXT & URBAN DESIGN ANALYSIS

ZONING MAP

CURRENT ZONING



PROPOSED REZONING BY URBAN FRAMEWORK DRAFT



SITE ZONING

- Zone: C1-65
- Overlay: Lake City Urban Village
- Street Classification: 30th Ave is a Collector Arterial
- Neighboring Zoning is C1-40, NC3-65, and NCP-65 to the east; C1-40 and MR to the west; NC3-85, NC3P-85, and NC3-65 to the South; LR2 and C1-40 to the north

23.47A.004 USES

Residential, Offices and General Sales and Services Permitted Outright

G. In the Lake City Urban Village Live-work units shall not occupy more than 20% of the street-level street-facing facade

23.47A.005 STREET-LEVEL USES

C. In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing façade; The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

A.2B Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.

B.2 Transparency for non-residential uses:

- 60% of street-facing facade shall be transparent.
- Transparent areas shall be designed to maintain view into and out of structure except for institution uses (e.g., preschool).

D.1. Where residential uses are located along a street-level street-facing facade the following requirements apply unless exempted by subsection 23.47A.008.G:

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

Information Sources: http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2399220.pdf

MAP KEY

 C1-65	 NC3P-85	 NC2P-40	 SF 7200
 C1-40	 NC3-65	 LR2	
 C1-30	 NC3P-65	 LR3	
 NC3-85	 NC2-40	 MR	

23.47A.012 STRUCTURE HEIGHT

A. Base and maximum height limits: 65 feet

C. Rooftop Features.

Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher.

In zones with height limits of 65 feet or more, solar collectors may extend up to 7 feet above the otherwise applicable height limit, with unlimited rooftop coverage.

Except as provided below, the following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height listed in this subsection 23.47A.012.C.4 does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:

Solar collectors; Mechanical equipment; Play equipment and open-mesh fencing that encloses it.

23.47A.013 FLOOR AREA RATIO PER TABLE A

- Total FAR permitted on a lot that is solely occupied by residential use or non-residential use. (4.25)
- Total permitted for any single use within a mixed-use structure (4.25)
- Total FAR permitted for all uses on a lot that is occupied by a mix of uses, provided that the FAR limit for either all residential uses or the FAR limit for all non-residential uses shall not exceed the FAR limit established in Row 1. (4.75)

A.3. Except as provided in subsection 23.47A.013.D.7, parking that is within or covered by a structure or portion of a structure and that is within a story that is not underground shall be included in gross floor area calculations.

23.47A.014 SETBACK REQUIREMENTS

C. Minimum 5 ft landscaped setback may be required per 23.47A.016.

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

A.2. Green Factor score of 0.3 or greater.

B. Street Trees

D.1.a. Landscaping for surface parking areas not required for less than 20 stalls (Table C).

D.1.b. One tree is required for every 10 parking stalls.

D.1.c. 3 ft high screening is required along street lot lines.

23.47A.032 PARKING LOCATION AND ACCESS

A.3 Structures in C Zones with residential uses shall meet requirements for NC Zones.

A.1.c. NC Zoness: if access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines per 23.47A.032.C.

B.1.a. In an NC zone, parking shall not be located between a structure and a street lot line. Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use.

B.1.c. Parking to the side of structure shall not exceed 60 feet of street frontage.

C.1. When a lot fronts on two or more streets, Director will determine which of the streets will be considered the front lot line.

23.47A.024 AMENITY AREA FOR RESIDENTIAL USES

Typical requirements; 5% of gross area in residential use.

23.54.015 REQUIRED PARKING

- TABLE D MINIMUM PARKING REQUIRED OR PUBLIC USES AND INSTITUTIONS
 - 1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children.
- Bicycle Parking shall be provided per 23.54.015 K. and Table D

23.54.030 PARKING SPACE STANDARDS

F.2.a.2. Curb cuts - Table C

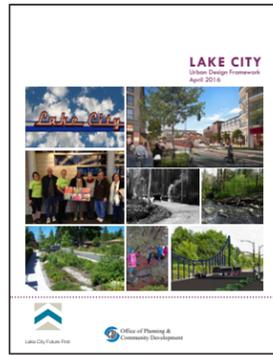
Street Frontage > 80' up to 240': 2 Permitted.

(2) Director may allow two one-way curb cuts to be substituted for one two-way curb cut (Type I decision).

SITE CONTEXT & URBAN DESIGN ANALYSIS

URBAN DESIGN FRAMEWORK

URBAN DESIGN FRAMEWORK - GUIDING PRINCIPLES*



1. Strong Sense of Place
2. Economic Vitality
3. Transportation Excellence
4. Pedestrian Orientation
5. Diversity and Housing
6. Sustainable Development
7. Environmental Stewardship

CIVIC CORE

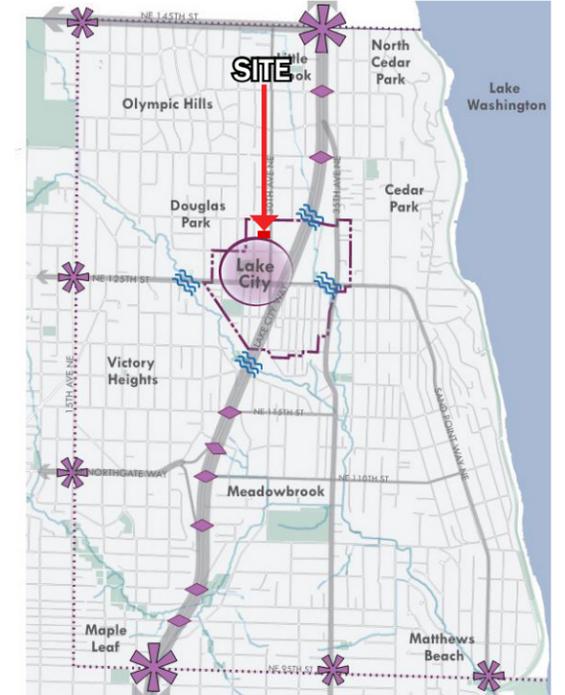
The project site is part of the Hub Urban Village of Lake City. Although, it is not located in the Civic Core of Lake City, the site is located immediately north of the border of the Core. The civic core of Lake City, including the library and community center, has long been viewed as the center of the North District. It provides the central gathering places, retail core, and visible center of Lake City. The project site is located nearby two pedestrian corridors, 29th Ave NE and NE 130th St.*



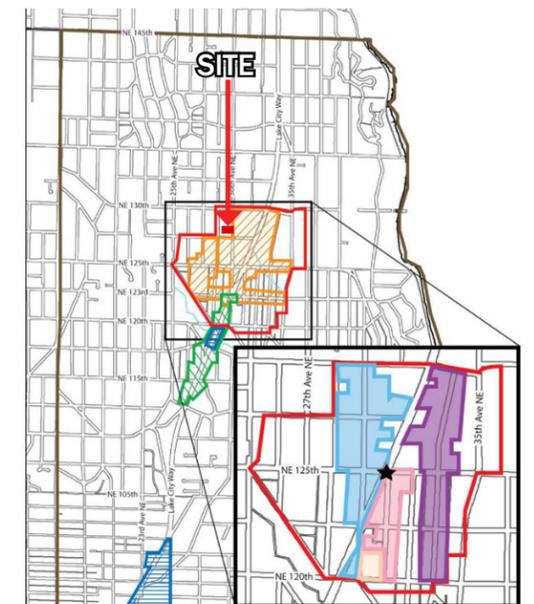
URBAN DESIGN FRAMEWORK - APPLICABLE NODES



URBAN DESIGN FRAMEWORK - GATEWAYS AND NODES



NEIGHBORHOOD DESIGN GUIDELINES



MAP KEY

- Gateways mark entrance into Lake City (the North District)
- Nodes emphasize neighborhood connections
- Public art celebrates Thornton Creek crossings
- Enhance Civic Core
- Hub Urban Village Boundary
- Hub Urban Village
- Civic Core
- Auto Row
- Thornton Creek
- 30th Street
- 31st Street
- 33rd Street
- Both 30th & 31st

Information Sources: Lake City Urban Framework (http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2422380.pdf)

GETTING AROUND THE HUB URBAN VILLAGE

BUS, BICYCLE, AND PEDESTRIAN ROUTES



MAP KEY

- ▬ Main Vehicular Route
- ▬ Bicycle Lanes (Existing)
- ▬ Bicycle Lanes (Recommended)
- ▬ Pedestrian Corridors (from Neighborhood Plan)
- ▬ Pedestrian Connections
- ↔ Pedestrian Connections
-  Bus Stops
- ▬ Bus Route
- ▬ Festival Street



To University of Washington and
Downtown Seattle



The project is located in an area where Lake City Way is critical north-south connector for residents in the area, offering vehicle and public transportation routes south to Downtown Seattle and North to Lake Forest Park and beyond. East-West movement along NE 125th St leads to Interstate 5 (West) and Burke Gilman Trail (East).

Residential streets have generally low walkability due to inconsistent sidewalks. The Traffic Safety Corridor Project and Safe Routes to School are making numerous improvements along Lake City Way and around the North District.

As part of the UDF, a streetscape concept plan will be developed to create a Festival Street in the Civic Core at 28th Avenue NE. The NE 130th Street Light Rail Station will help connect Lake City to other neighborhoods.

Information Sources: Lake City Urban Framework (http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2422380.pdf)

SITE CONTEXT & URBAN DESIGN ANALYSIS OPPORTUNITIES

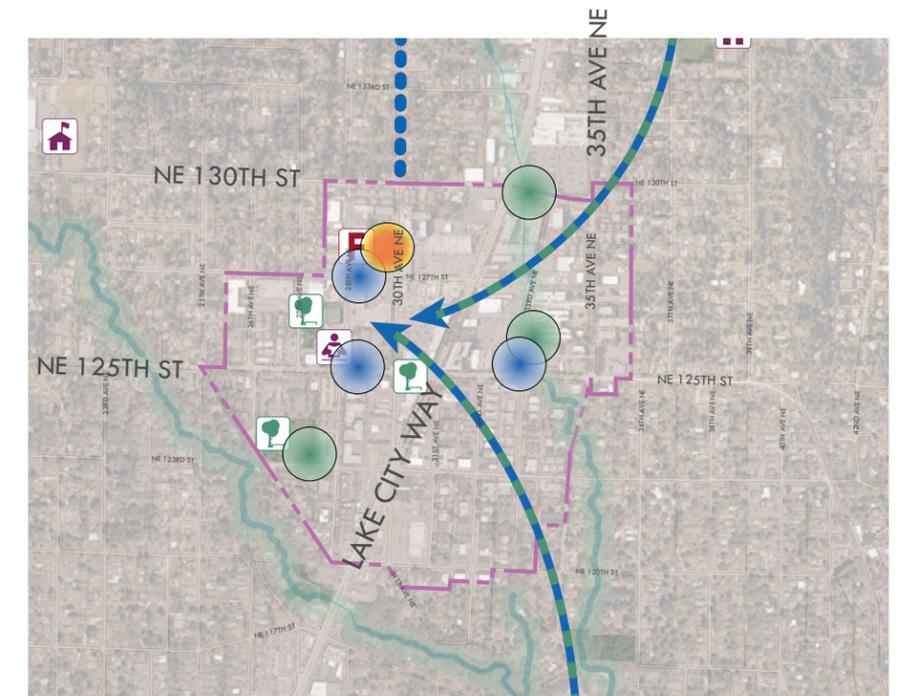
A SHARED VISION FOR LAKE CITY - GOALS

- New development standards for new buildings that create a more walkable streetscape and pedestrian-friendly neighborhood.
- Investment in future park sites in the neighborhood, improvements to existing parks, and better walking access and transportation to Meadowbrook Community Center
- New affordable housing with family-sized apartments and Seattle Preschool Program classrooms at the site of Fire Station 39
- A minimum of 20 blocks of new sidewalks to support Safe Routes to School and neighborhood walkability

On February 2016, Mayor Ed Murray announced that Lake City is the first neighborhood in Seattle to benefit from a new integrated planning effort coordinated by Seattle's new Office of Planning and Community Development. The Office of Planning and Community Development will first use an integrated planning approach involving all City departments and expanded community input in the Lake City neighborhood. OPCD is calling the effort a "Shared Vision for Lake City".

Information Sources: <http://murray.seattle.gov/seattle-launches-integrated-city-planning-in-lake-city-neighborhood/#sthash.pHxpUcSu.r4Ttz5Rq.dpbs>, http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2399231.pdf

A SHARED VISION FOR LAKE CITY - FUTURE DEVELOPMENTS



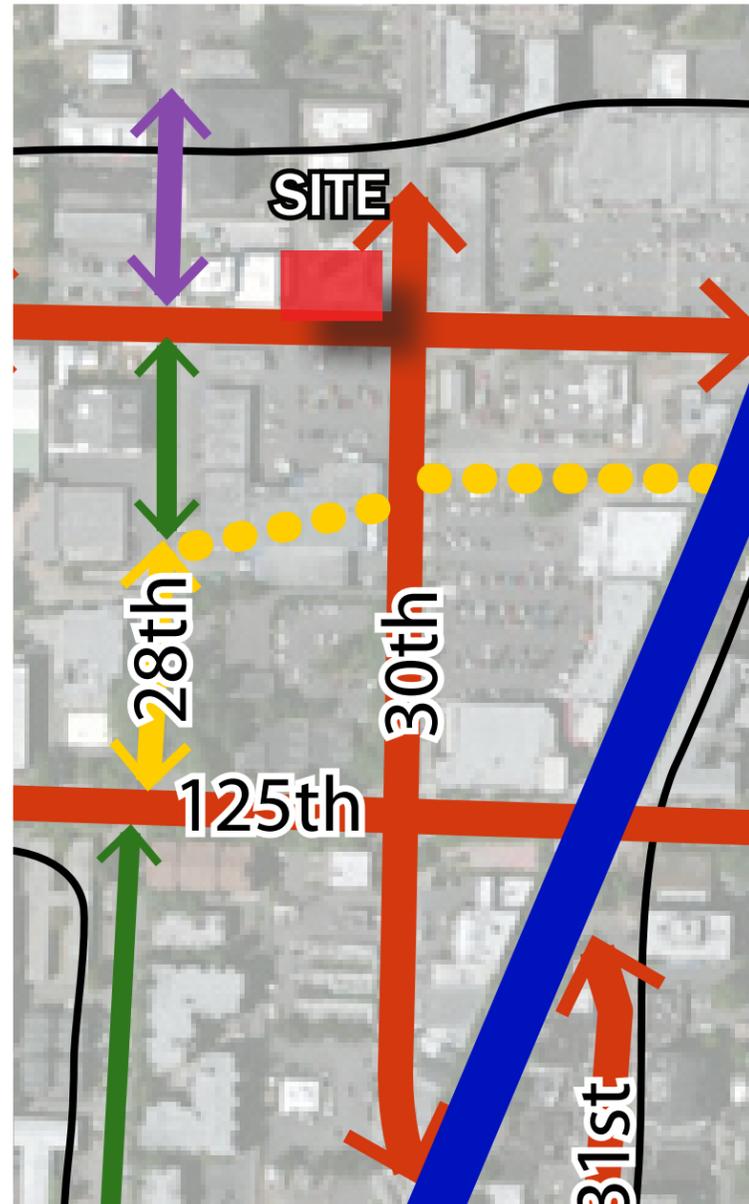
MAP KEY

- | | |
|-----------------------------------|--|
| Existing Conditions | Sidewalk |
| Community Center | 2016 |
| Library | 2017/2018 |
| Schools | New Shuttle Connections between Lake City Little Brook & Meadowbrook |
| Parks | Parks & Open Space |
| Fire Station | New Projects Affordable Housing & Seattle Preschool (SITE) |
| Urban Village boundary | Funded Pedestrian Safety Improvements |
| North Neighborhoods Planning Area | Planned Pedestrian Improvements |
| Thorton Creek | |

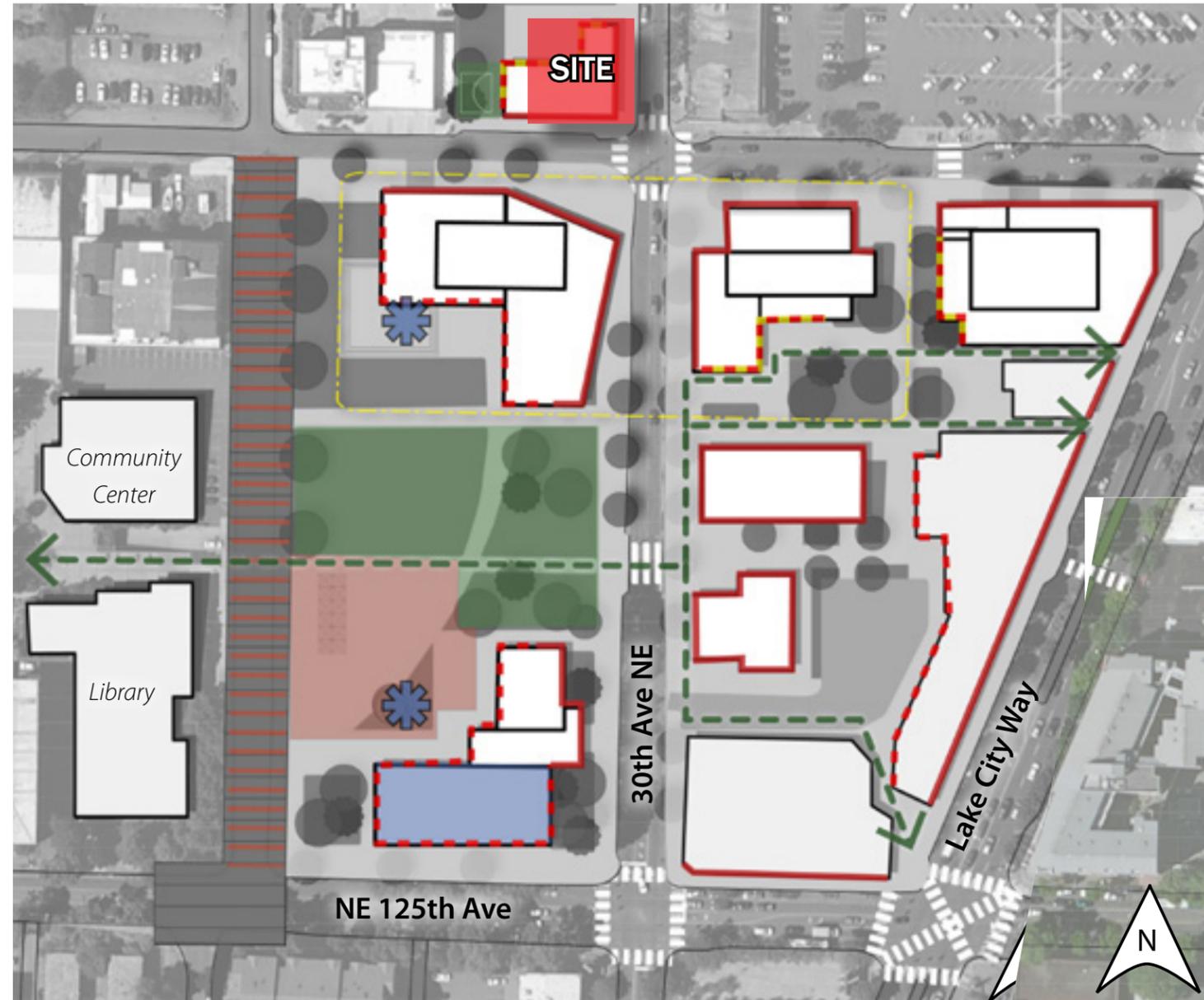
SITE CONTEXT & URBAN DESIGN ANALYSIS

OPPORTUNITIES

VISION PROJECT- PROPOSED STREET CHARACTER



VISION PROJECT - CIVIC CORE



In early 2012, a design studio from the University of Washington developed design concepts and worked closely with the Lake City community residents, businesses, and organizations.

The images on the left present a proposed vision for the civic core. The design of the Civic Core is intended to strengthen the vitality and walkability of the neighborhood center by enhancing the existing commercial character with active public spaces and uses.

Information Sources:

Lake City Way Visioning Project Final Report (https://dl.dropboxusercontent.com/u/60587864/Lake%20City_Blog/LCVP_Final_forweb.pdf)

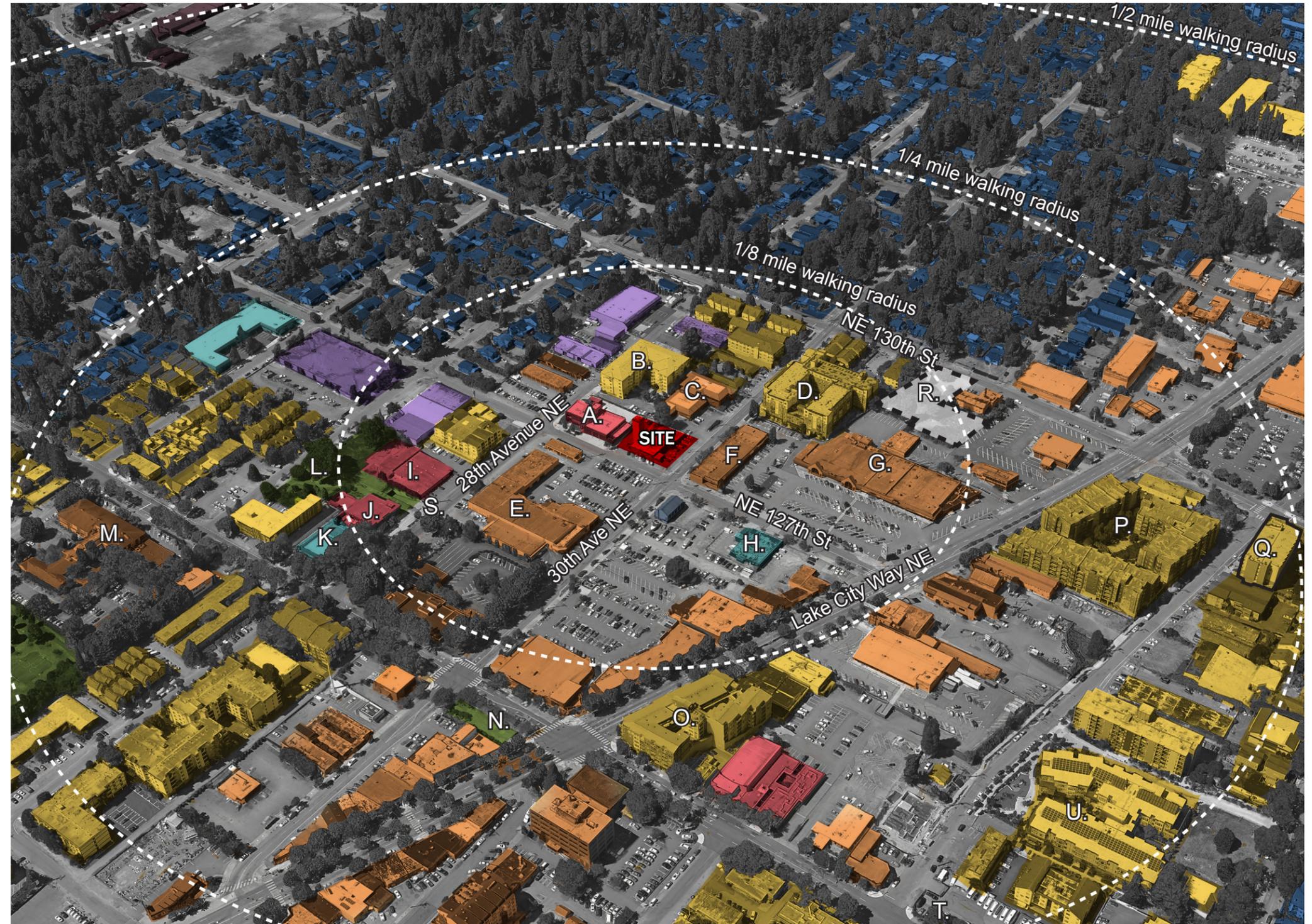
MAP KEY

- Commercial Boulevard
- Mixed Use Streets
- Pedestrian-priority Street
- Potential Mid-Block Crossing
- Neighborhood Shared Street
- Neighborhood Street
- Key Opportunity Sites
- Possible Redevelopment Sites
- Retail/Commercial
- Interior/Secondary Retail
- Mixed/Flexible Use
- Residential
- Major Public Open Space
- Dashed Connections
- Plaza
- Pedestrian Priority/Festival Streets
- Landmark/Special Area
- Landmark

CONTEXT ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES

- Recreation / Open Space
- Multifamily / Mixed-Use Residential
- Commercial / Retail / Office
- Civic / Religious
- Hotel / Motel
- Industrial / Warehouse / Storage
- Institution / Education
- Single Family Residential
- Future Development
- Vacant/Unknown



CONTEXT ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES



A. Fire Station 39



B. King Arthur Court Apartments



C. Lake City Medical Clinic



D. Shag Cedar Park



E. Bill Pierre Ford Service Center



F. Shopping Center



G. Lake City Center (Retail)



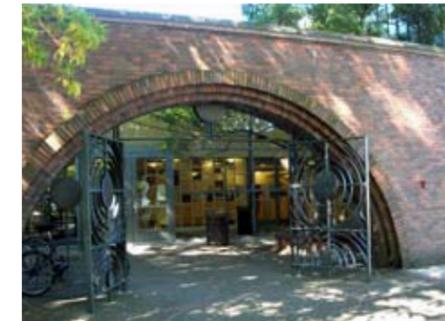
H. Post Office



I. Lake City Community Center



J. Neighborhood Center



K. Lake City Public Library



L. Albert Davis Park



M. Lake City Professional Center



N. Mini Lake City Park



O. City North Seattle Apartments



P. Solara Apartment



Q. McDermott Place



R. 3025 NE 130th Street and 3021 NE 130th Street
118 apartments and 5 townhouses



S. Farmer's Market



T. 12350 33rd Avenue NE
Live Work Residential



U. Lake City Court

Information Sources: All photos except for A, K, Q, R, S, and U were taken at site.

A. Fire Station 39 (Photo from www.millerhull.com/html/nonresidential/fs39.htm),

K. Lake City Public Library (Photo from HistoryLink.org by Paula Becker)

Q. McDermott Place (Photo from o.seattletimes.nwsources.com/html/localnews/2010963641_veteranshome03m.html)

U. Lake City Court <https://seattlehousing.org/housing/communities/locations/lake-city-court/index.html>

CONTEXT ANALYSIS

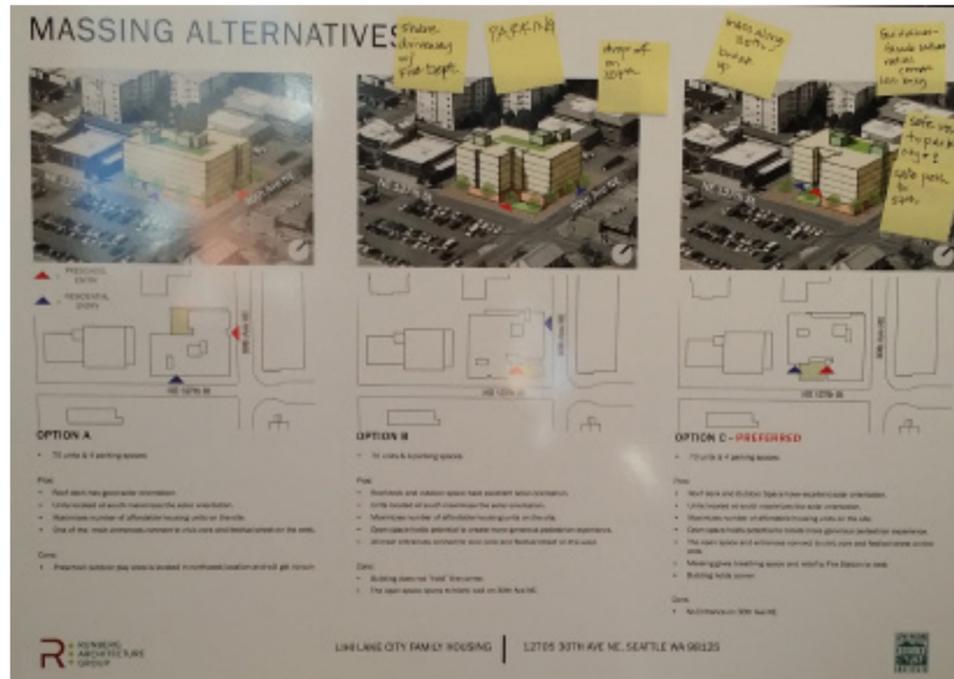
HISTORIC CHARACTER OF LAKE CITY

Lake City is not defined by any particular architectural style. But here are some of notable buildings in the area from the past and present.



Common Characteristics:

- Bold Colors,
- Dynamic Forms
- Extensive Glass



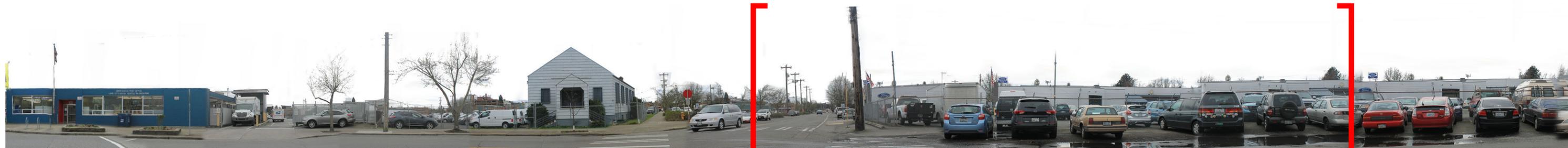
CONTEXT ANALYSIS
STREETSCAPES - NE 127TH ST

A. PROJECT SITE



28th Ave NE

B. OPPOSITE PROJECT SITE



30th Ave NE

CONTEXT ANALYSIS
STREETSCAPES - NE 127TH ST



30th Ave NE



28th Ave NE



CONTEXT ANALYSIS
STREETSCAPES - 30TH AVE NE



NE 127th St



A. PROJECT SITE



B. OPPOSITE PROJECT SITE



NE 127th St

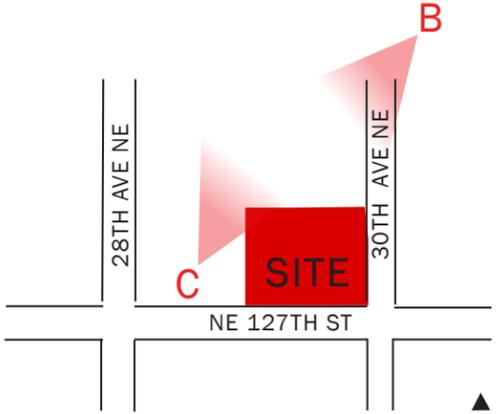


EXISTING SITE CONDITIONS

SITE PHOTOS

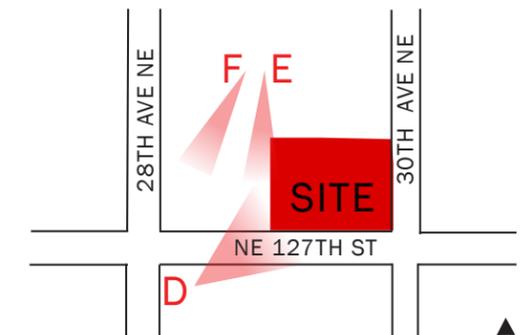


EXISTING SITE CONDITIONS
SITE PHOTOS



EXISTING SITE CONDITIONS

SITE PHOTOS

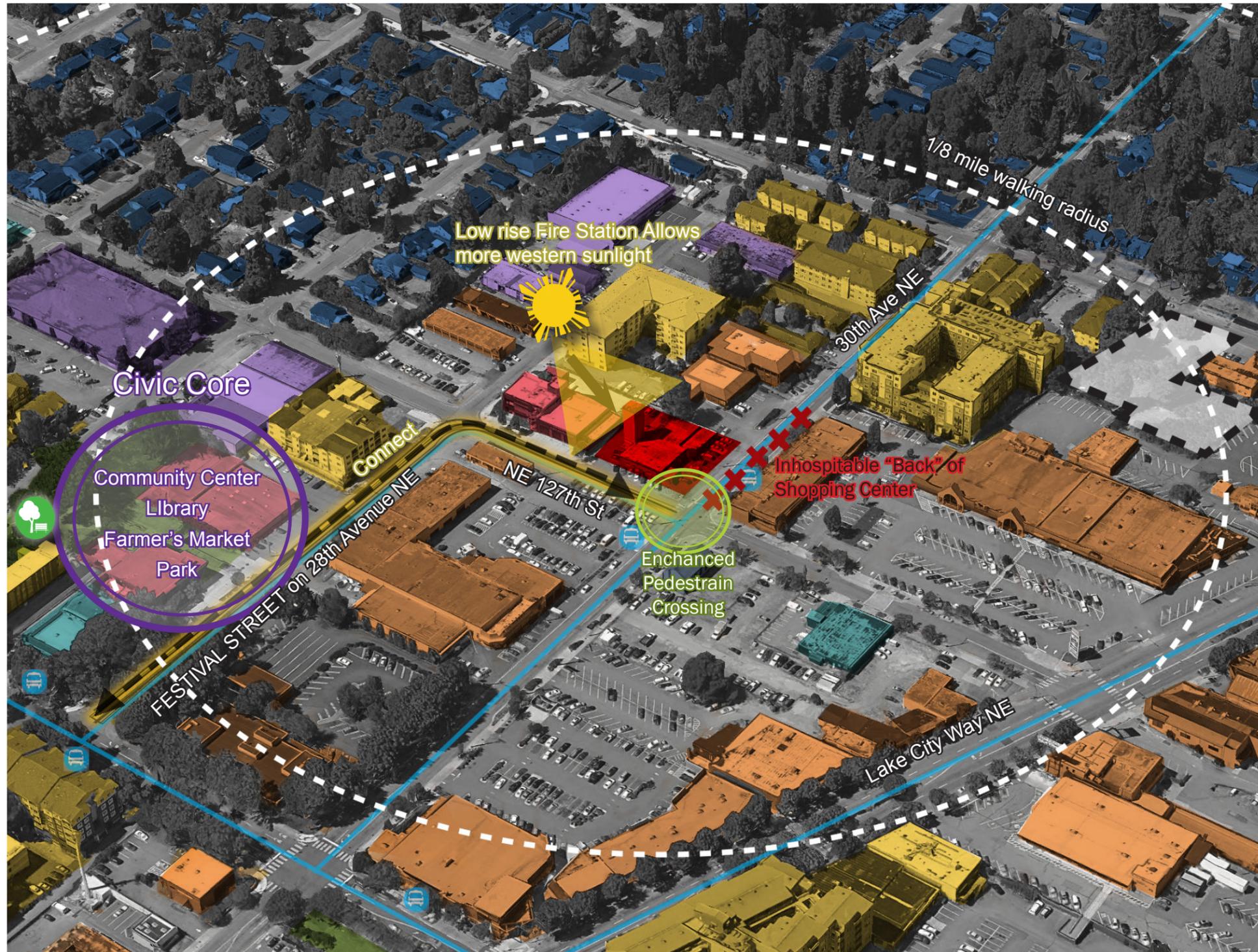


EXISTING SITE CONDITIONS CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS

Adjacent to Fire Station 39 on NE 127th St.

Lack of security on 30th Ave NE. Blank wall. No eyes on the street. 



OPPORTUNITIES

Generally flat site

Potential to help define neighborhood character

Diverse community

Increasing density

Improve pedestrian connections and crossing 

Connect to Civic Core and Festival Street on the east 

Nearby Civic Core and transit routes to Downtown Seattle, University of Washington and Northgate Mall 

Access to Parks, Institutions and Educational places 

Potential Festival Street 

Low rise Fire Station Allows more western sunlight 

21 June 2016: Sunrise 5:12 AM, Sunset 9:11 PM

21 December 2016: Sunrise 7:55 AM, Sunset 4:21 PM

EXISTING SITE CONDITIONS

TREE SURVEY



Robert W. Williams and Associates
Consulting Arborists

16749 Chilberg Avenue, La Conner, WA 98257 (360) 399-1196 (206) 522-7262

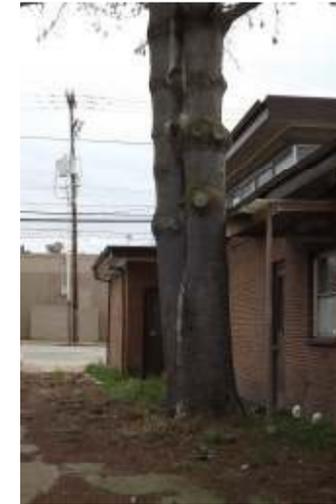
Whitney Rearick
Housing Developer
Low Income Housing Institute
2407 1st Avenue, Suite 200
Seattle, WA 98121
03 / 25 / 16

Overview

A new project located at 12705 30th Avenue in Seattle is in the planning stages. A request was made to provide an assessment of a tree growing on the future development site; to make a determination of the tree's health and structural condition in respect of present decay or defects, also whether or not the tree could be considered "exceptional" per the criteria outlined in the Director's Rule 16-2008. A site visit and field study was made on 3 / 19 / 16.

Observations

The project site is located on a residential and commercial area in the north end of Seattle. The neighborhood is comprised mainly of single family homes, older apartments, newer developed apartments, and office and commercial buildings. The site was formerly a Fire Station which has since been re-located. Currently, the building is unoccupied. One tree, shown in the photograph



at right was found on the project site and was identified as a Macedonian White Pine (*Pinus peuce*).

The tree is a mature example of the species measuring at 32" DBH (Diameter at Breast Height). As the photograph at left illustrates the trunk of the tree bifurcates at about 6' to form two trunks originating from the single trunk. Resin flow is visible from the area where the two trunks divide. This formation of growth is known as co-dominance and as the tree continues to grow laterally pressure is exerted

on the union between the stems. The pressure is increased where bark is caught between the stems and the tree is prone to failure at the crotch where the trunk divides. The structural condition of the tree is further compromised by multiple wounds caused by branch removal. Each of these wounds has introduced decay and where the wounds are in proximity to each other, decay will propagate.

Currently, the tree is surrounded by concrete. The Critical Root Zone is paved. As shown, the tree is less than 2' from the existing building. Any alterations around the base of the tree would most probably have an adverse effect on the structural condition of the trunk and roots.



Fungus was found at the base of the tree. *Armillaria* root decay is suspected. There are indications of root deterioration and decay at the root crown. Site development would further stress the tree by changing drainage and irrigation patterns and directly impacting the tree.

EXISTING SITE CONDITIONS

TREE SURVEY

The Directors Rule 16- 2008

A list of species and **Threshold Diameters** is provided in the Directors Rule. Individual trees are measured at 4.5' above the ground, the Diameter at Breast Height (DBH). The intent of the procedure is to identify **Exceptional Trees**. These are trees of particular species, of significant size, in good condition. The Directors rule states that exceptional tree determination will be attributed to trees *by virtue of size, species, condition, cultural/historic importance, age, and/or contribution as part of a grove of trees*. In designating a tree as exceptional, threshold diameters are established. Trees equal or greater than the threshold diameter are assessed for condition, historical value, projected life-span, survivability and hazard potential as determined by Risk Assessment.

Information was gathered during the field study on the form shown in the following section. The form delineates into the following categories:

- **Tree Number** Identification number as shown on the attached plan.
- **Species and Origin** Tree species common name and origin N= native nn= non-native.
- **DBH** Diameter of the trunk at 4.5' Diameter at Breast Height = **DBH**.
- **Threshold Diameter** DBH at which species are considered exceptional in reference to Table 1 of Directors Rule 16-2008 or if not listed in Table 1 the threshold diameter is 30" or 65% - 75% of the largest documented tree of the same species, whichever is less.
- **Tree Grove** Exceptional status based on a group of eight or more trees of 12" in diameter or greater that form a continuous canopy.
- **Health and structural condition** An evaluation of the tree for vitality, disease, decay, defect and form. Poor, Moderate, Good.
- **Risk Assessment** Exceptional trees that represent a significant risk of failure or are not likely to survive following construction are subject to a Risk Assessment.
- **Directors Rule status** Given the preceding criteria whether the tree should be designated as exceptional. If non-exceptional, excluded by poor condition/risk C, non-exceptional species, Spp. Below threshold size, Si.

Tree Number	Species	DBH	Threshold Diameter	Health & Structural Condition	Risk Assessment Rating	Directors rule status
1	Pine nn	32"	30"	Poor	Yes	Non - C

Conclusions



The tree in question shows poor condition. The health of the tree is also in doubt as previous treatment has failed to address issues related to diminished vitality and weak structural form. In particular the trunk co-dominance which will likely lead to failure with time.

The general health of the tree is in doubt and multiple wounds on the trunk threaten to compromise structural integrity. In addition, the location of the tree places increased pressure on weaker attachments. Grading, paving and construction have taken place within the Critical Root Zone in the past and any further work around the base of the trunk will most likely impact tree roots which are expected to be located within 12" of the surface. Given the condition of the tree and the site pressures, relative to available space, removal and replacement is recommended. Prior to any construction activities, it is further recommended that the tree be removed and replaced with appropriate plantings for the space available, once building plans are finalized.

EXISTING SITE CONDITIONS SURVEY

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

LOTS 9 AND 10, BLOCK 1 OF KENWOOD DIVISION No. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON.

2016 ALTA/NSPS SURVEY CERTIFICATION

TO: LOW INCOME HOUSING INSTITUTE (LIHI), OTHELLO PARK DEVELOPMENT LLC AND CHICAGO TITLE COMPANY OF WASHINGTON.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, 19, 21a AND 21b OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 1st, 2016.

DATED:

BY: DAN MOEHRKE, PLS 28409

PRELIMINARY REVIEW COPY



HANSON - KING ARTHUR COURT CONDOMINIUM
SESP 3009621, VOL. 265, P. 242-243

PARCEL CORNERS
NW CORNER: FOUND A 4"x4" CONCRETE MONUMENT WITH 1 5/8" BRASS DISK STAMPED WITH A "4" AND "CORNER No. 11, LS 11691" ON 4-1-2016. FENCE CORNER WEST AND SOUTH IS 0.2' S X 0.4' W AND BASE OF CONCRETE WALL IS 0.6' NORTH, BM 2, SEE ELEVATION NOTES.
SW CORNER: SET 1/2" REBAR WITH PLASTIC ID CAP No. 28409 ON 4-1-2016 AT BACK OF SIDEWALK.
SE CORNER: FOUND IRON BAR WITH PLASTIC HEX FITTING AT NE EDGE OF CONCRETE BOLLARD ON 4-1-2016.
NE CORNER: FOUND PK NAIL WITH WASHER No. 15023 IN ASPHALT PAVEMENT ON 4-1-2016.

BLOCK 1
KENWOOD, DIVISION TWO
VOL. 21, P. 28

11

FIRE STATION 39

EXISTING EL.
+/- 199.6'

EXISTING EL.
+/- 199.70'

EXISTING EL.
199.47'



VICINITY MAP
1"=1800'±



SCALE: 1" = 20'

LEGEND

WB	WATER METER BOX	SS	SANITARY SEWER
WS	WATER SERVICE	SSS	SIDE SEWER
PP	POWER POLE	GV	GAS VALVE
MS/CS	MANHOLE (STORM OR SANITARY SEWER)	GS	GAS MAIN/SERVICE
OP	OVERHEAD POWER WIRES	CCW	CONCRETE WALK
OHT	OVERHEAD TELEPHONE/CATV WIRES	WMV	WATER MAIN/VALVE
PP	UTILITY POLE WITH LAMP	MW	MONITORING WELL
		B	BOLLARD
		FH	FIRE HYDRANT

LAND SURVEYOR'S NOTES:

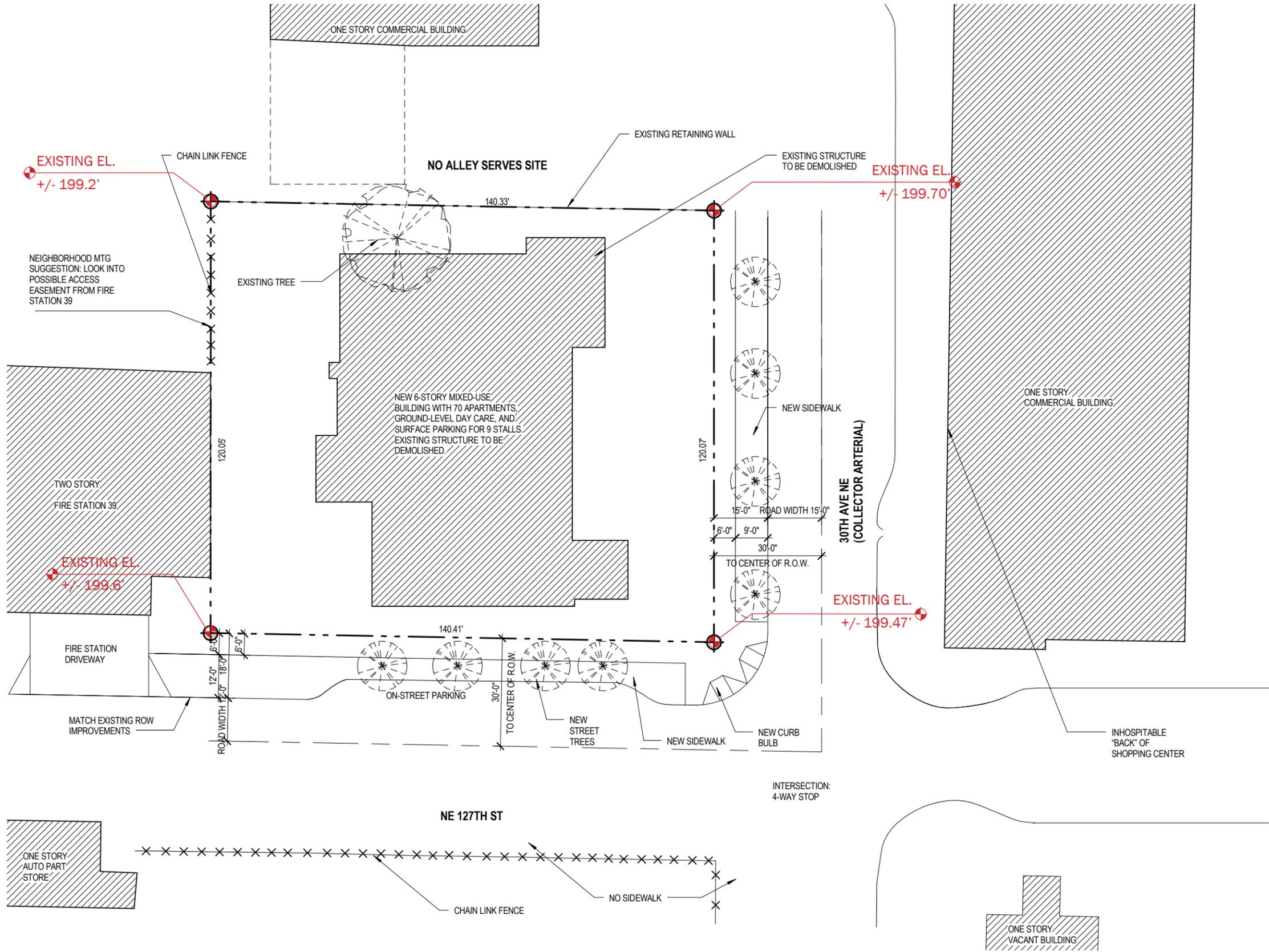
MERIDIAN: WASHINGTON STATE PLANE COORDINATE GRID NORTH ZONE (NAD83 (91))
BASIS OF BEARINGS: WSDOT GPS CONTROL MONUMENTS OF 17022-150 AND CP 17008-110
VERTICAL DATUM: CITY OF SEATTLE - NAVD 1988
BENCHMARKS: CITY OF SEATTLE BENCHMARKS AND 3711-3001, ELEVATION = 180.15 AND SHV-0066, ELEVATION = 194.54
SITE BENCHMARKS (SEE MAP):
1 = SET TACK IN LEAD IN CENTERLINE INTERSECTION OF SIDEWALKS AT THE SE CORNER OF NE 127th ST AND 30th AVE NE, ELEVATION = 200.45 ELEVATION = 199.08
2 = TOP OF BRASS DISK ON MONUMENT AT NW CORNER OF SITE.
CONTOUR INTERVAL = 1-FOOT
ALL DESCRIBED MONUMENTS LOCATED BY ARAMAKI, BORDEN AND ASSOCIATES, INC. (ABA) BY FIELD TRAVERSE SURVEY IN MARCH OF 2016. ALL SURVEY POINTS RECOVERED IN THE COURSE OF THIS SURVEY MAY NOT BE SHOWN HEREON.
STREET RIGHT-OF-WAY AND PROPERTY LINE LOCATIONS ARE BASED UPON FINDING MONUMENTATION AS SHOWN HEREON THAT WAS SET BY THE CITY OF SEATTLE ENGINEERING DEPARTMENT.
PARCEL AREA: 16,850 SQ. FT. ±
THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 30th AVE. NE AND NE 127th ST.
TAX PARCEL NUMBER 383450065
REFERENCE TO RECORDED DOCUMENT GUARANTEE BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 18, 2016, UNDER FILE NUMBER NCS-744310-WA1.
THIS PROPERTY APPEARS TO BE ZONED C1-65, COMMERCIAL WITH BUILDING HEIGHT LIMITED TO 65 FEET. SEE SECTION 23 OF THE LAND USE PORTION OF THE SEATTLE MUNICIPAL CODE.
EQUIPMENT USED: LEICA TS1200 ELECTRONIC TOTAL STATION (2-SECOND DIRECT READING ELECTRONIC THEODOLITE AND INTEGRAL DISTANCE MEASURING METER), 300 FOOT STEEL TAPE, DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED TO AN LEICA BASELINE WITHIN THE LAST YEAR. SURVEY TRAVERSE DATA MEETS STANDARDS SET BY WAC 332-130-090 AND ALTA/ACSM.
SUBSTRUCTURES: LOCATION OF UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM PUBLIC RECORDS AND MAPS AND TIED TO SURFACE LOCATIONS WHERE EVIDENT. WE ASSUME NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF SAID RECORDS OR MAPS. UNDERGROUND GAS MAINS, ELECTRIC POWER, TELEPHONE AND CABLE TELEVISION LINES AND WIRES NOT LOCATED EXCEPT AS SHOWN.
THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN) ACCORDING TO PLOTTING THE BOUNDARY ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 53033C031F.

PRELIMINARY REVIEW COPY

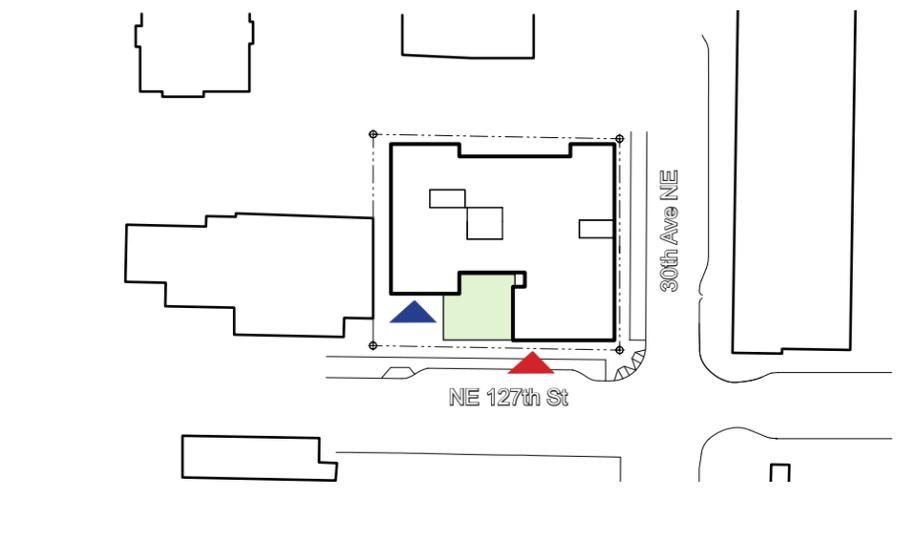
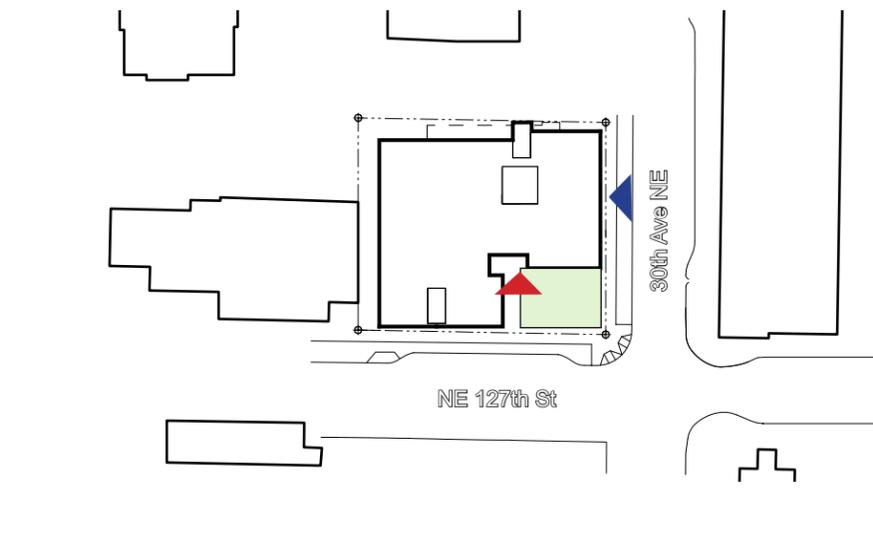
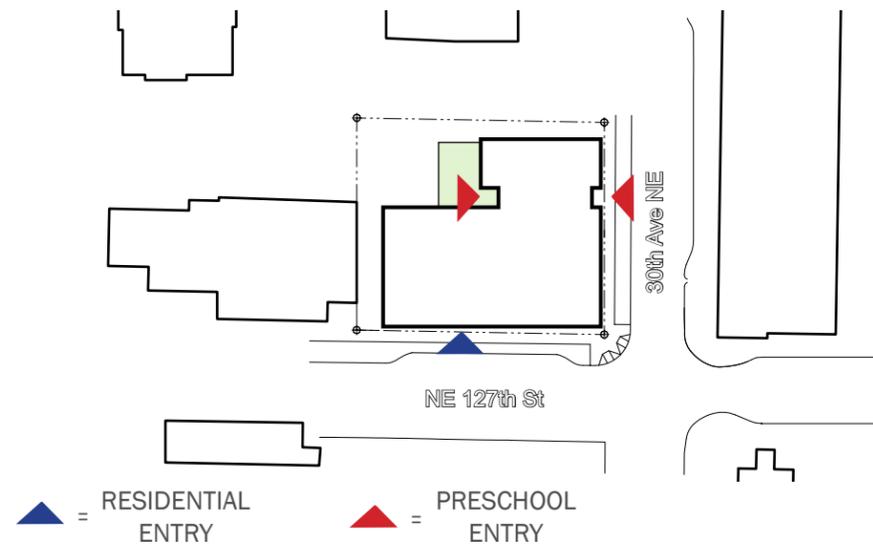
PROJECT DESCRIPTION		SCALE
12705 - 30th AVENUE NE SEATTLE, WA ALTA/NSPS LAND TITLE SURVEY		HORIZ. 1" = 20' VERT. N/A DATE 4-14-2016 F.B. NO. 562 CHKD BY BJS
REQUESTED BY:		REVISIONS
LOW INCOME HOUSING INSTITUTE 2407 FIRST AVENUE, SUITE 200 SEATTLE, WA 98121		NO. DATE DESCRIPTION
PROJECT DESCRIPTION		
12705 - 30th AVENUE NE SEATTLE, WA ALTA/NSPS LAND TITLE SURVEY		
SHEET 1 OF 1		
PROJECT NO. 816		

EXISTING SITE CONDITIONS

ACCESS CONSTRAINTS AND OPPORTUNITIES



ARCHITECTURAL DESIGN CONCEPT AND DEVELOPMENT



OPTION A - CODE COMPLIANT

Pros:

- Code compliant
- Roof deck has good solar orientation.
- Units located at south maximizes the solar orientation.
- Maximizes number of affordable housing units on the site.
- One of the main entrances connects to civic core and festival street on the west.

Cons:

- Preschool outdoor play area is located in northwest corner of the site and will receive no sunlight
- Low FAR

OPTION B

Pros:

- Roof deck and outdoor space have excellent solar orientation.
- Units located at south maximizes the solar orientation.
- Maximizes number of affordable housing units on the site.
- Open space holds potential to create more generous pedestrian experience.
- All main entrances connect to civic core and festival street on the west.

Cons:

- Departure required for more than 20% residential frontage
- Departure required for driveway width
- Building does not "hold" the corner.
- The open space opens to blank wall on 30th Street.

OPTION C - PREFERRED

Pros:

- Roof deck and Outdoor Space have excellent solar orientation.
- Units located at south maximizes the solar orientation.
- Maximizes number of affordable housing units on the site.
- Open space holds potential to create more generous pedestrian experience.
- The open space and entrances connect to civic core and festival street on the west.
- Massing gives breathing space and relief to Fire Station to west
- Building holds corner

Cons:

- Departure required for more than 20% residential frontage
- Departure required for driveway width

PRIORITIES AND BOARD RECOMMENDATIONS FROM EDG:

EARLY DESIGN GUIDANCE PRIORITIES

The Board listed the following as priorities to be addressed during Design Recommendation:

- 1) Height, Bulk, and Scale
- 2) Street Edge
- 3) Exterior Elements
- 4) Pedestrian Connectivity
- 5) Safety

1. HEIGHT, BULK, AND SCALE:

A. The Board favored the preferred massing option as the playground classrooms will activate the street. The interior layout should be expressed in the massing. Recessed windows of differing sizes should be considered to add visual interest and reflect the differing unit layouts.

CS2-D & DC2-E

CS3-B & Lake City CS2-III

B. The design should consider integration of and reference to historic Lake City architectural cues such as strong horizontals building features and bold signage.

2. STREET EDGE:

A. The building needs a strong base and corner. The pre-school classroom uses will help activate the street edge and transparency should be maintained along the public right-of-way

DC2-B

B. Explore another location for dumpsters to be hidden away so trash is not staged near the front entrance. At the next meeting, include information regarding how many days of pick-up will be required and how the impact of trash will be minimized.

DC1-C

3. EXTERIOR ELEMENTS:

The Board favored the playful fence design shown in the concept landscape plan. They acknowledged the play area needs fencing but it should work with the design of the building.

DC4-A

4. PEDESTRIAN CONNECTIVITY:

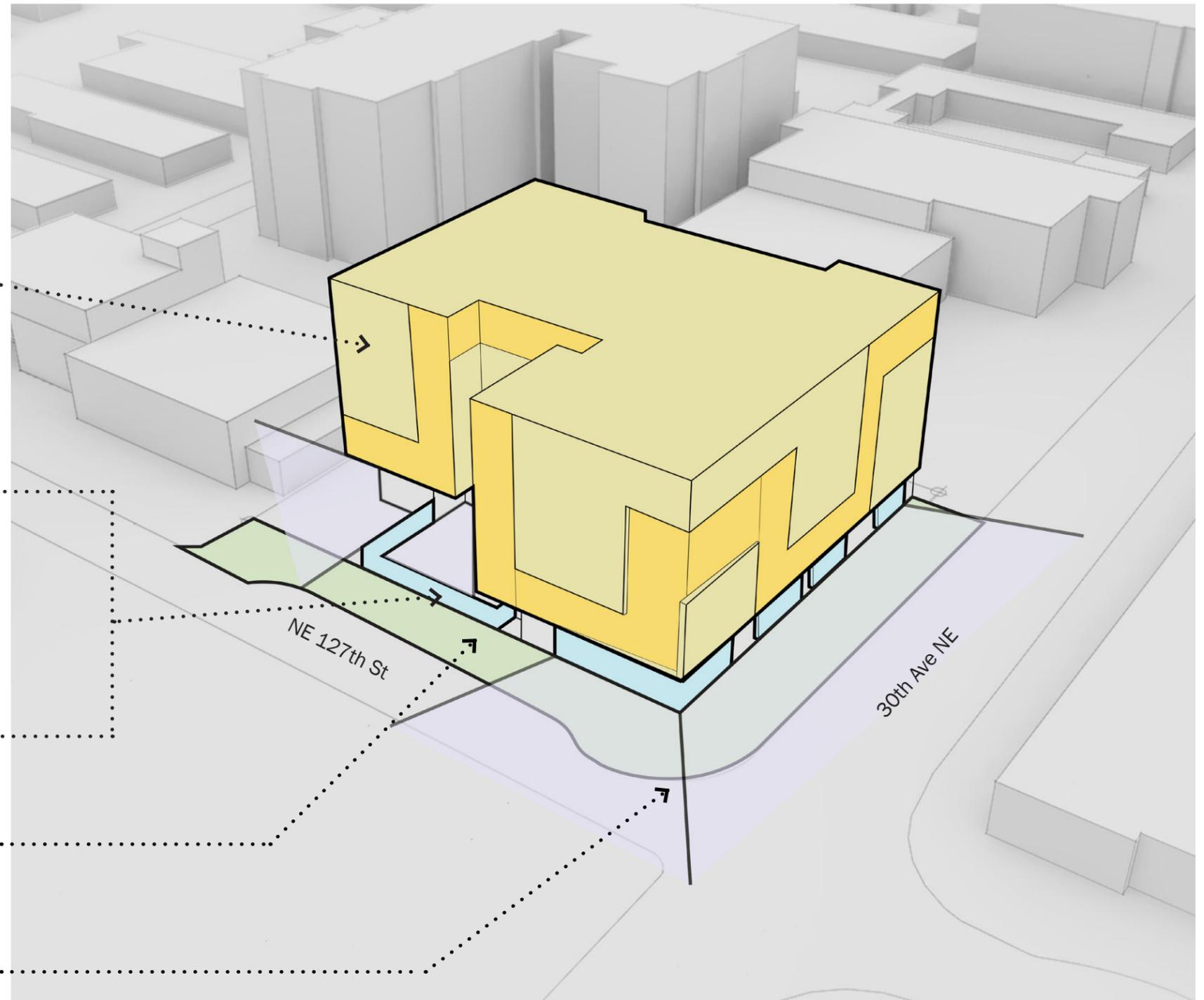
This site's improvements will allow residents to make their way over to 28th, the festival street. The Board acknowledged public concern about pedestrians, particularly children, crossing in front of the fire station.

CS2-B

5. SAFETY:

The Board acknowledged the public's concerns about safety along 30th Ave. The site design, particularly the 30th Street side, should be mindful of CPTED principles.

PL2-B & DC4-C



PRIORITY GUIDELINES IDENTIFIED BY NORTHEAST DRB AT EDG & APPLICANT RESPONSES

CONTEXT & SITE	RESPONSE
<p>CS2-B Adjacent Sites, Streets, and Open Spaces</p> <p>CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.</p>	<p>The Board and neighborhood supported providing visibility for safety along 30th Avenue NE but no entrances. The project makes strong visual connections to 30th Avenue by locating the preschool classrooms along this edge (with only emergency-only exit doors that are code-required for each classroom). Where privacy is needed for the classrooms, combination of translucent films and top-down roller shades will be used on the storefront windows as allowed by zoning code for institutional (preschool) uses. To reinforce NE 127th as the primary pedestrian street and connection to 28th Avenue NE, both entrances are located facing NE 127th. The preschool outdoor play space is also located on NE 127th, with a whimsical fence design that is in keeping with the preschool storefront design, for a cohesive aesthetic expression.</p>
<p>CS2-C Relationship to the Block</p> <p>CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.</p>	<p>The proposed design makes a strong statement at the corner, where a strong yellow accent band creates an angled recess, as it works its way around the building.</p>
<p><i>North District - Lake City Supplemental Guidance:</i></p> <p>CS2-III Height, Bulk and Scale Compatibility</p> <p>CS2-III-i. Sensitive Edge Transitions: Careful siting, building design and massing at upper levels should be used to achieve a positive transition at sensitive edges. Consider the following:</p> <ol style="list-style-type: none"> 1. Varying color, texture and materials to break up the potential monolithic character of a large structure; perhaps create more of a townhouse look facing the lower-intensity residential neighborhood 2. Articulating the building façades vertically or horizontally in intervals that respond to the existing structures or platting pattern in the vicinity 3. Using exterior siding materials that are compatible with residential structures 4. Avoiding placing decks, patios and windows in direct view of neighboring residences to preserve privacy 	<p>This site is actually at a transition from a higher NC3-85' zone to this 65' zone. Thus it was less important to the design to provide a setback at upper floors than it was to break down the mass overall in a manner that was evocative of the preschool/family housing function.</p> <p>This articulation is achieved with a large yellow accented band that makes its way (horizontally and vertically) around the entire project, to echo the dynamism and boldness of Lake City's mid-century modern heritage.</p> <p>There is no nearby lower-intensity residential zoning to transition to, nor are pitched roofs or gables evident in the immediate context.</p> <p>Exterior siding material is painted fiber cement siding (and aluminum storefront system for the ground floor), durable long-term materials compatible with residential structures. No balconies are proposed that might intrude on the privacy of adjacent buildings. A common roof deck is proposed for the residents. This is held back from the northern edge to protect privacy of any future neighboring development to the north.</p>
<p>CS3-B Local History and Culture</p> <p>CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity.</p>	<p>As encouraged at EDG, the design takes its inspiration from the bold, colorful dynamism of mid-century modernism of Lake City's heritage. Rather than an anachronistic literal application of mid-century modernism to this building, the project chose a wide yellow accent stripe that works its way around the building and other accent colors that relate the residential floors to the preschool at the ground floor, resulting in a cohesive design that reflects use as preschool / family housing. Strong colorful signage will also reinforce this connection to history and the building's identity.</p>

PUBLIC LIFE	RESPONSE
<p>PL2-B Safety and Security</p> <p>PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.</p>	<p>The preschool provides eyes-on-the-street to 30th Avenue NE and avoids setbacks along this street for maximum visibility. Screening will be accomplished via combination of translucent films and top-down roller shades on the storefront windows. The preschool play area fencing will be a combination of opaque, translucent, and transparent panels to provide visibility while maintaining privacy for the children. The residential amenity areas are also arranged to provide lines of sight that encourage safety and security (the common amenity room looks directly out to the play area, and the rooftop deck looks down onto the play area as well).</p>
<p>PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.</p>	<p>Since the street level is recessed from the floors above, even light levels are provided around the building perimeter by downlights in the soffit overhang. Entry lighting and canopy lighting will also be provided. Appropriate lighting levels at the parking area will be provided for security, aimed downward and shielded to avoid spilling onto adjacent properties.</p>

<p>PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.</p>	<p>The residential manager's office is located to provide transparency and visibility to the driveway and lobby entrance. The resident lounge/amenity room provides views to the outdoor play area. The preschool classrooms maximize transparency to NE 127th and 30th Avenue NE, with the preschool administrator's office providing visibility to the preschool front door as well as the outdoor play space.</p>
DESIGN CONCEPT	RESPONSE
<p>DC1-C Parking and Service Uses</p> <p>DC1-C-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.</p>	<p>The service uses (transformer vault, trash collection room, bike storage and parking) are located at the back of the site to minimize impacts on the building aesthetics and pedestrian realm. Per EDG guidance, the dumpster staging area is now proposed at the driveway rather than adjacent to the lobby entrance.</p>
<p>DC2-B Architectural and Facade Composition</p> <p>DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.</p> <p>DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.</p>	<p>All four façades of the project are consistently designed, with blank walls minimized and well balanced proportions in the façade modulation.</p> <p>Blank walls are minimized where possible. There is one blank property line wall along the north that will be constructed of scored concrete to provide human scale.</p>
<p>DC2-E Form and Function</p> <p>DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.</p>	<p>The project uses bright accent colors (yellow, green, red, blue) to denote the preschool functions and carries those accent colors up the building to reinforce its connection to the family housing. Yet, the storefront design is not so overly specific that it could not be well adapted to another non-residential uses in the future.</p>
<p>DC4-A Exterior Elements and Finishes</p> <p>DC4-A-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.</p> <p>DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.</p>	<p>The project proposed aluminum storefront for the preschool and painted fiber cement siding for the upper floors, both durable and maintainable materials.</p> <p>The fiber cement siding will be detailed on a rainscreen application with metal trim edges, corners, and transitions, for an aesthetically crisp, maintainable, and durable execution appropriate to Seattle's climate.</p>
<p>DC4-B Signage</p> <p>DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.</p> <p>DC4-B-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.</p>	<p>There is a clear hierarchy in the building character and identity. A strong corner sign identifies the overall building and relates to the large scale accent band that encircles the building. Each lobby entry (the preschool lobby and the residential lobby) has their own canopy and signage in keeping with the overall expression of the building and appropriate to the human scale of the lobby spaces.</p>

1 HEIGHT, BULK, AND SCALE

DESIGN GUIDELINES

North District - Lake City Supplemental Guidance:

CS2-III	Height, Bulk and Scale Compatibility
CS2-III-ii.	Sensitive Edge Transitions
CS3-B	Local History and Culture
CS3-B-1.	Placemaking
DC2-E	Form and Function
DC2-E-1.	Legibility and Flexibility

PRIORITIES AND BOARD RECOMMENDATIONS FROM EDG:

1. HEIGHT, BULK, AND SCALE:

1A. The Board favored the preferred massing option as the playground classrooms will activate the street. The interior layout should be expressed in the massing. Recessed windows of differing sizes should be considered to add visual interest and reflect the differing unit layouts. (CS2-D & DC2-E)

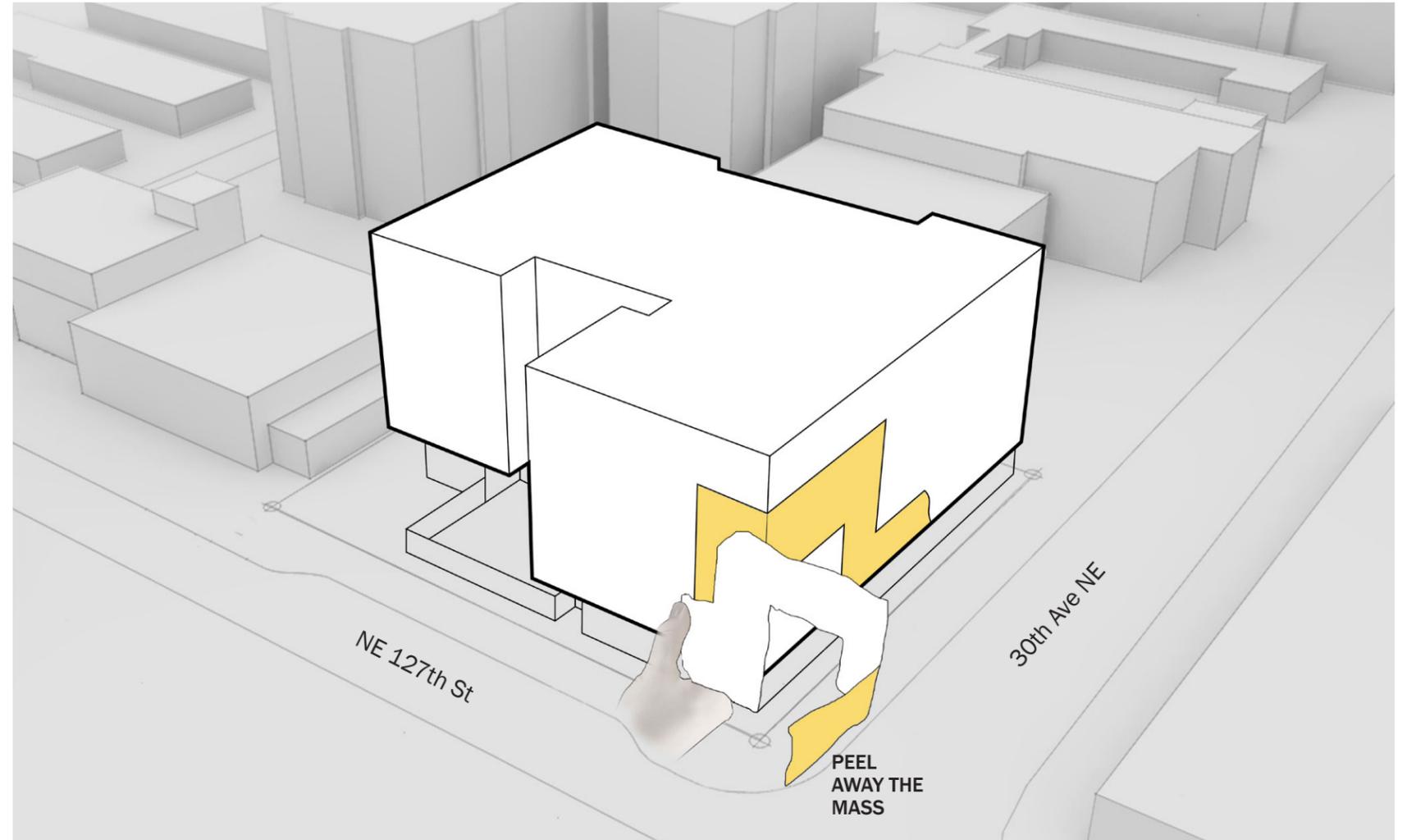
1B. The design should consider integration of and reference to historic Lake City architectural cues such as strong horizontals building features and bold signage. (CS3-B & Lake City CS2-III)

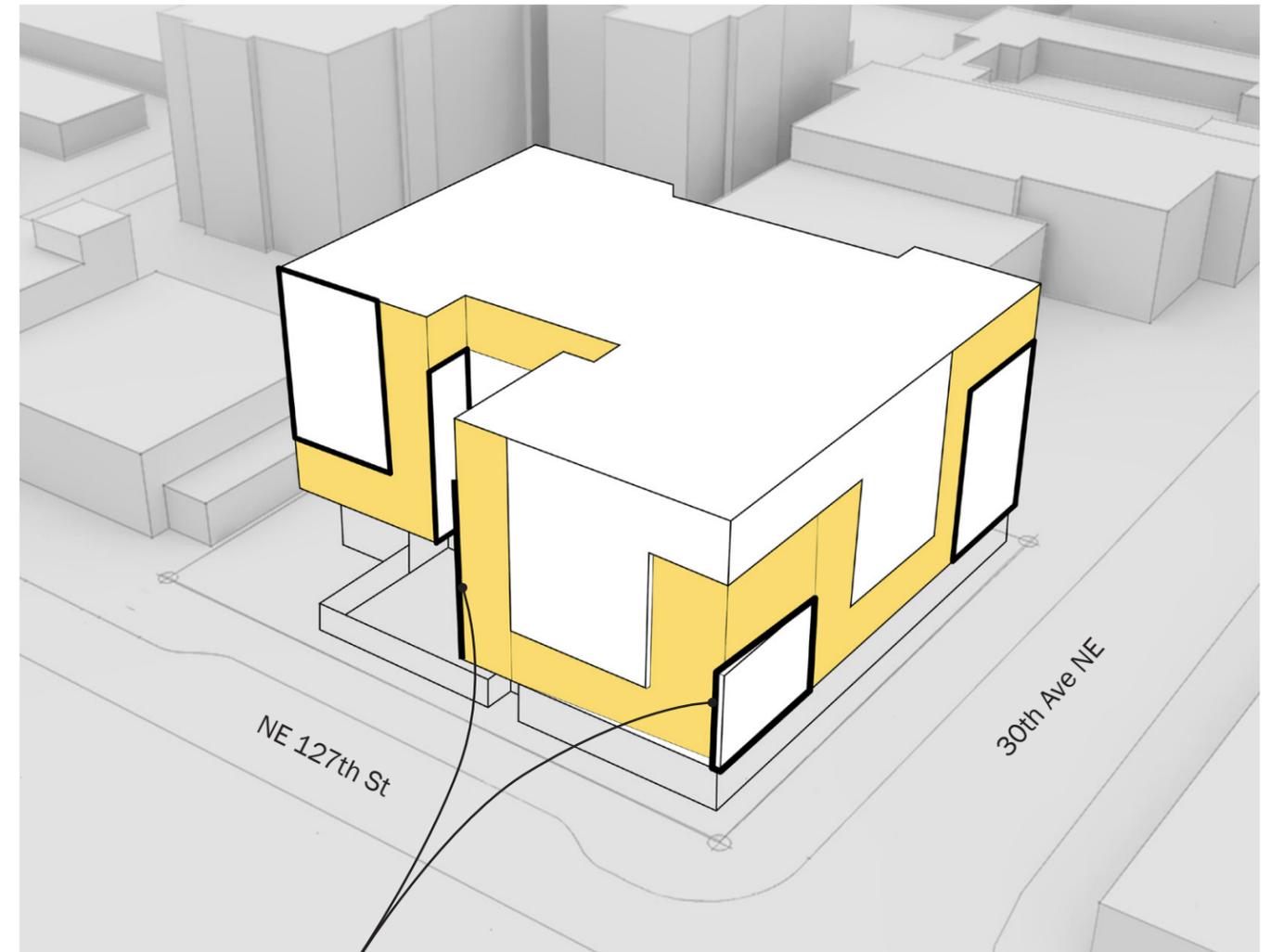
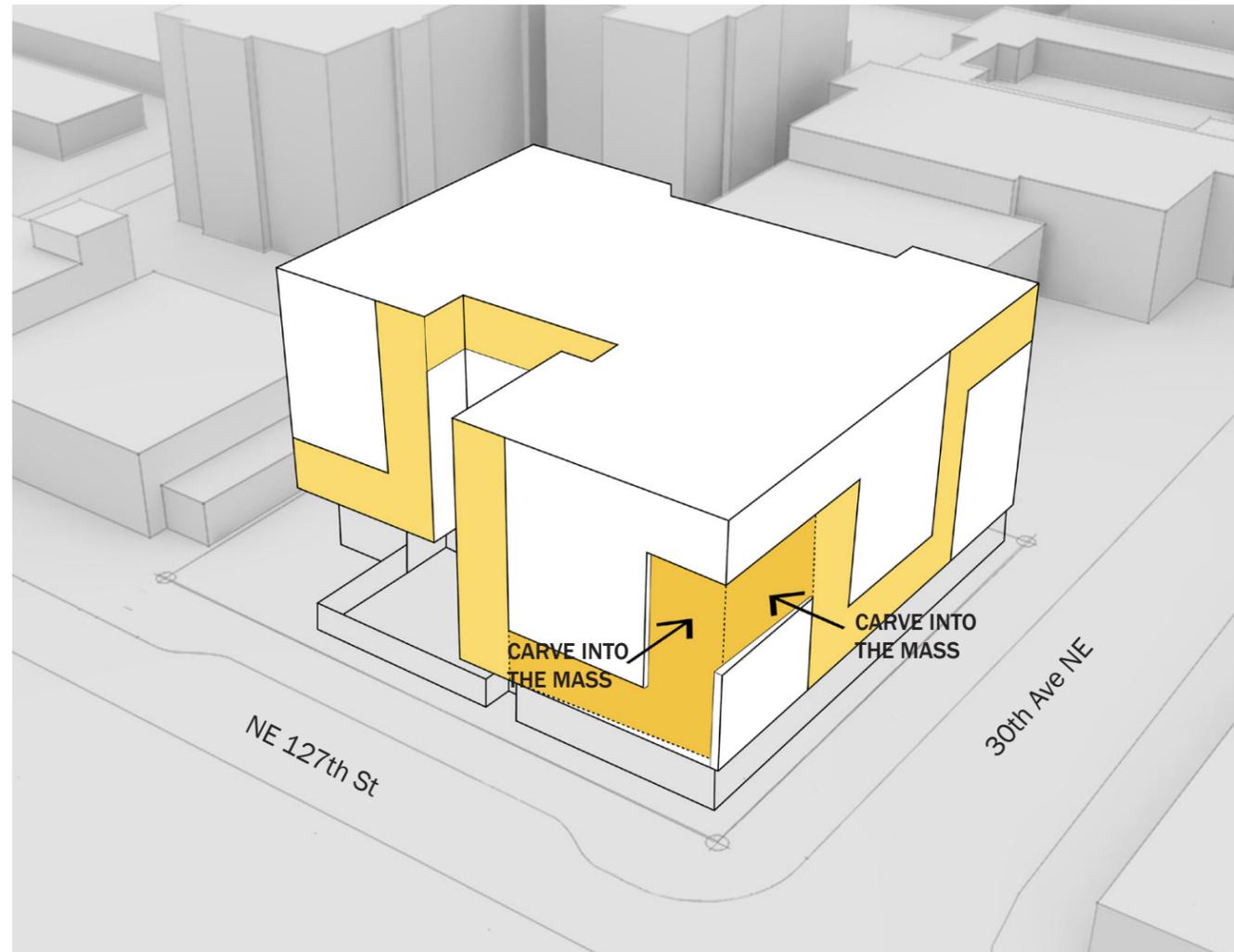
DESIGN RESPONSE:

Although the building is taller than its immediate neighbors, it is located at a transition edge to a higher 85 foot zone. To avoid a monolithic expression and to evoke the color and dynamic lines of Lake City's mid-century modernism, a yellow band makes its way around the building's residential floors, breaking down the scale and peeling away the mass at the corner.

BUILDING SKIN DIAGRAM:

"PEELING THE ORANGE"

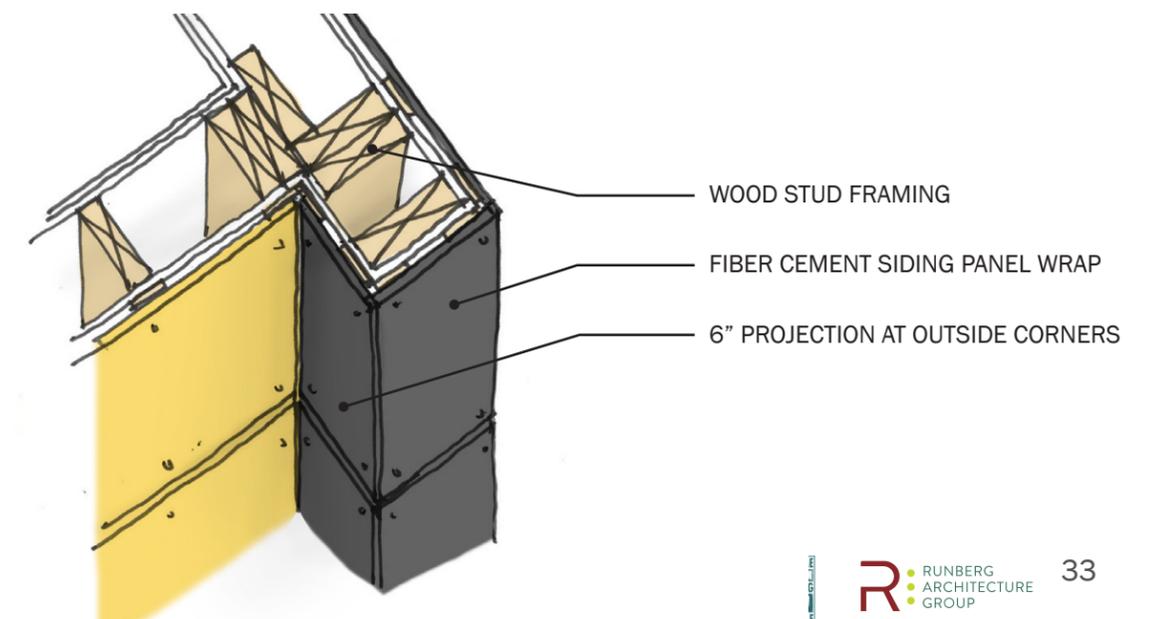




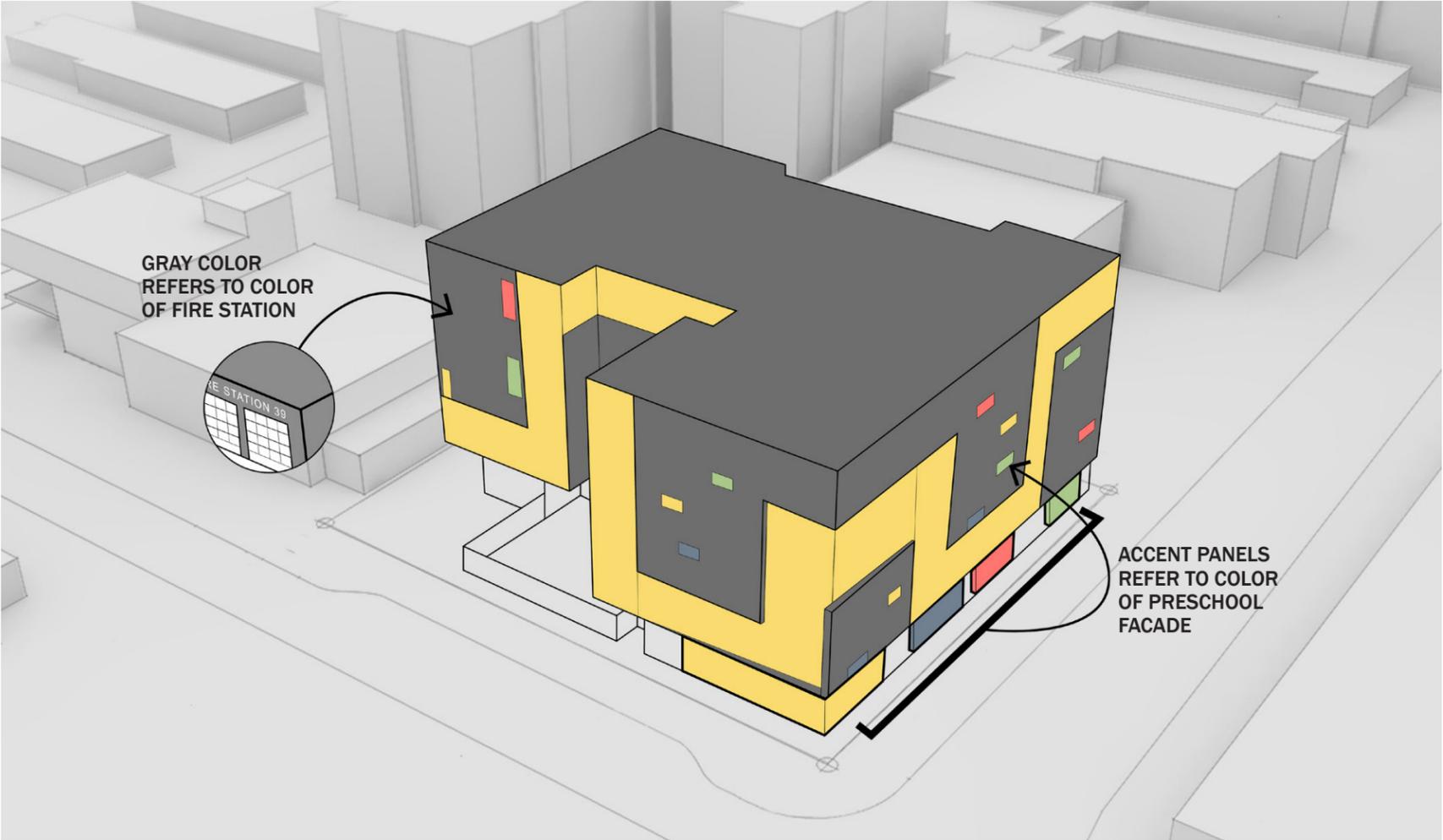
The peeling of the building's skin leaves behind a 6" offset from the main face of the building to create the contrast between 'skin' and 'pulp'. At the primary intersection between NE 127th St and 30th Ave NE, the yellow band is pushed in to create a deeper carve into the mass and alleviate the scale and bulk of the building corner.

At all other outside corners of the building, the direction of the yellow band intentionally creates a planar projection of the gray 'skin' in order to further promote the expression of the 'skin' as a thin building element.

CORNER DETAIL



1 HEIGHT, BULK, AND SCALE



EARLY COLOR STUDIES



MID-CENTURY MODERN DESIGN EXAMPLES:



HEIGHT, BULK, AND SCALE



VIEW ON 30TH AVE NE AT SE CORNER



1 HEIGHT, BULK, AND SCALE



VIEW ON NE 127TH ST AT SW CORNER





VIEW ON 30TH AVE NE AT NE CORNER



2 STREET EDGE / 3 EXTERIOR ELEMENTS



DESIGN GUIDELINES

DC1-C	Parking and Service Uses
DC1-C-4.	Service Uses
DC2-B	Architectural and Facade Composition
DC2-B-1.	Façade Composition
DC2-B-2.	Blank Walls

PRIORITIES AND BOARD RECOMMENDATIONS FROM EDG:

2.STREET EDGE:

2A.The building needs a strong base and corner. The pre-school classroom uses will help activate the street edge and transparency should be maintained along the public right-of-way. (DC2-B)

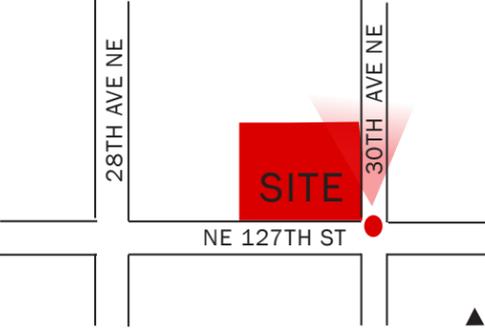
2B.The design should consider integration of and reference to historic Lake City architectural cues such as strong horizontals building features and bold signage. (DC1-C)

DESIGN RESPONSE:

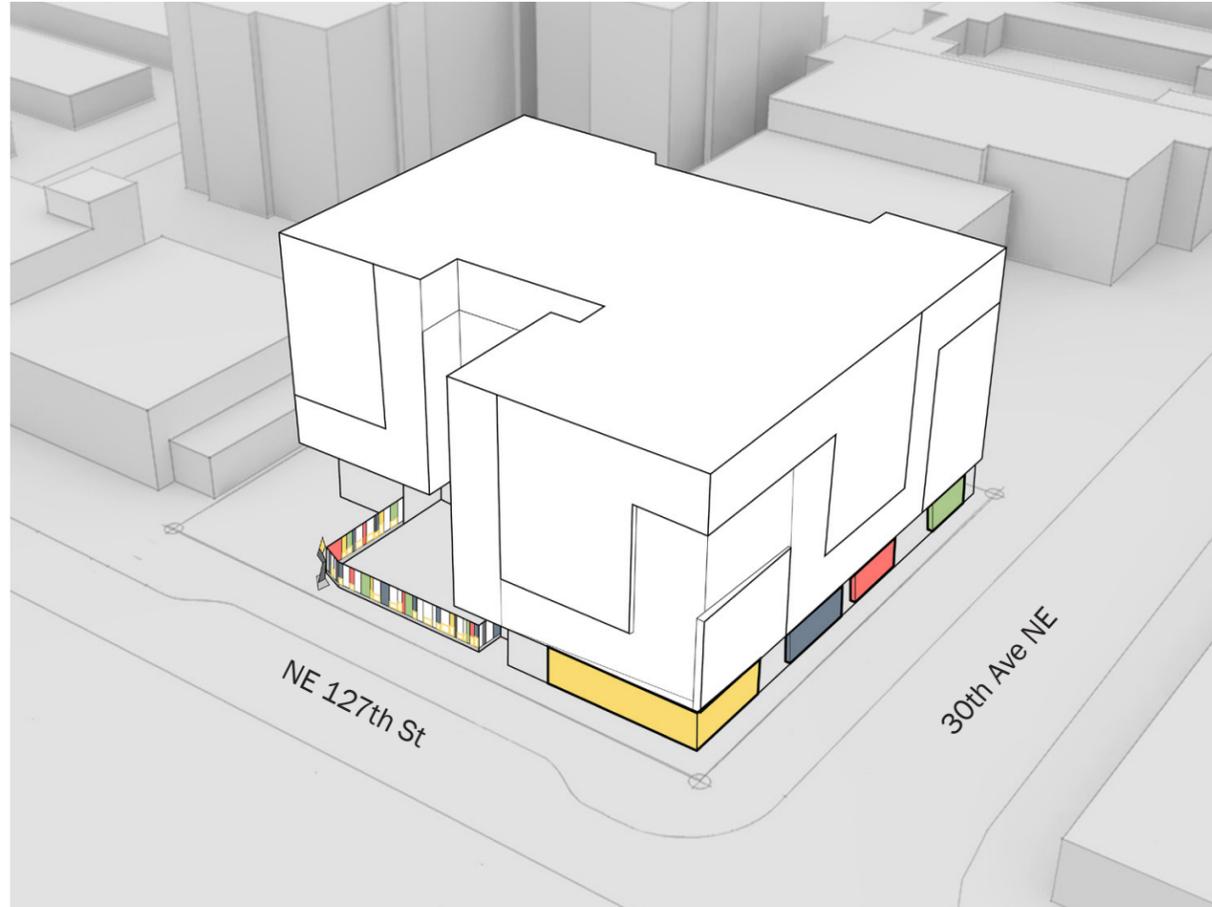
The preferred massing has been developed further, keeping the preschool classrooms located along 30th Avenue NE. The preschool's storefront windows are recessed deeply from the sidewalk and ganged together with whimsically colored boxes – yellow, blue, red, green – each color representing a separate classroom. Bottom-up roller shades will be used to provide the best environment for learning while maintaining visual interest from the exterior. Furthermore, a significant planter is provided between the windows and the sidewalk that will offer further visual interest. The bright accent colors deliberately evoke the preschool/child care use at the ground floor and are carried up to the residential levels of the building, to reinforce a consistent architectural identity. The dumpster staging area is now located at the end of the driveway in an attractive, durable CMU enclosure. Dumpsters will only be located here on pick-up days.



VIEW ALONG 30TH AVE NE LOOKING NORTH



2 STREET EDGE / 3 EXTERIOR ELEMENTS



DESIGN GUIDELINES

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials

DC4-A-2. Climate Appropriateness

DC4-B Signage

DC4-B-1. Scale and Character

DC4-B-2. Coordination with Project Design

PRIORITIES AND BOARD RECOMMENDATIONS FROM EDG:

3. EXTERIOR ELEMENTS:

The Board favored the playful fence design shown in the concept landscape plan. They acknowledged the play area needs fencing but it should work with the design of the building. (DC4-A)

DESIGN RESPONSE:

The patterning of the fence verticals and the whimsical accent colors echoes the patterning of the storefront window system of the classrooms so it is clearly integrated with the preschool design. Yellow framed glass openings at the fence, sized for a child's height, dance along the length of the fence to express movement and rhythm, a gesture to the children playing behind.



VIEW AT OUTDOOR FENCE



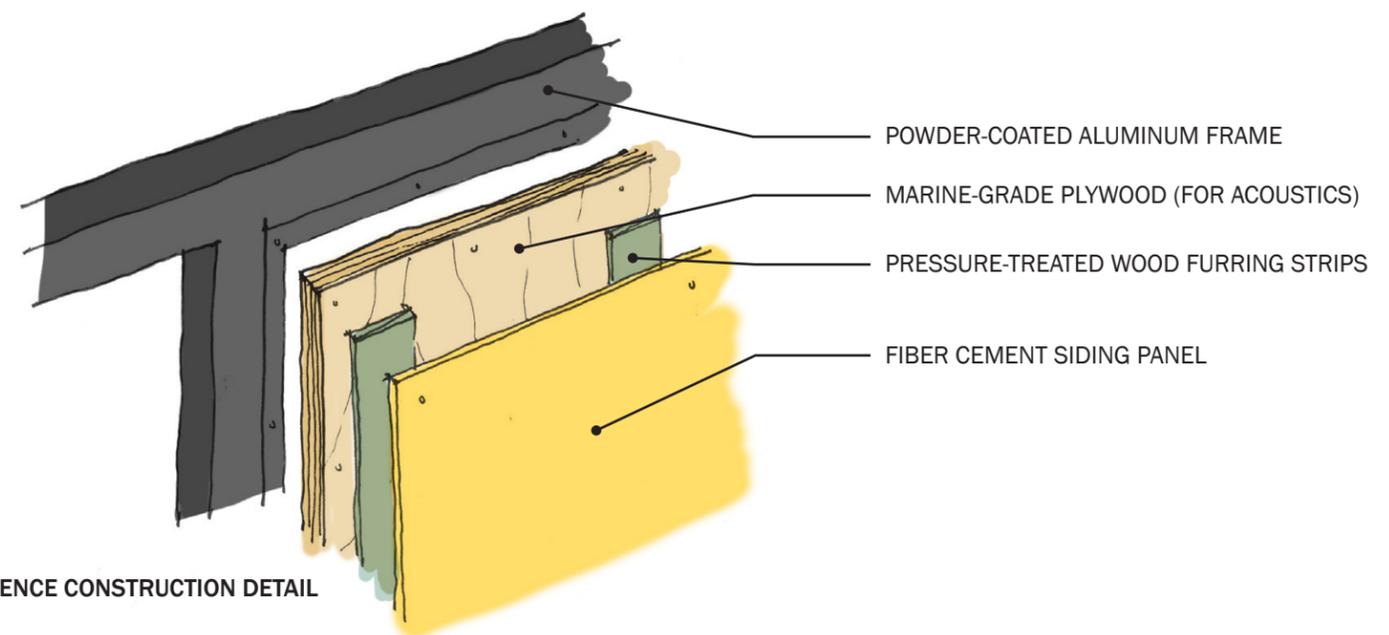
Source: New Building for Nursery and Kindergarten in Zaldiba.

Architect: Hiribarren-Gonzalez + Estudio Urgari



Source: Children's day care center in Hamburg, Germany.

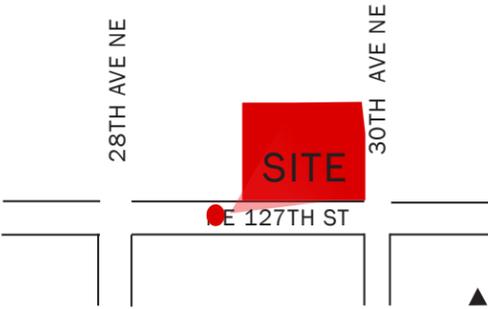
Architect: Kadawittfeldarchitektur



FENCE CONSTRUCTION DETAIL



VIEW ALONG NE 127TH ST LOOKING WEST



4 PEDESTRIAN CONNECTIVITY

DESIGN GUIDELINES

CS2-B Adjacent Sites, Streets, and Open Spaces
CS2-B-2. Connection to the Street

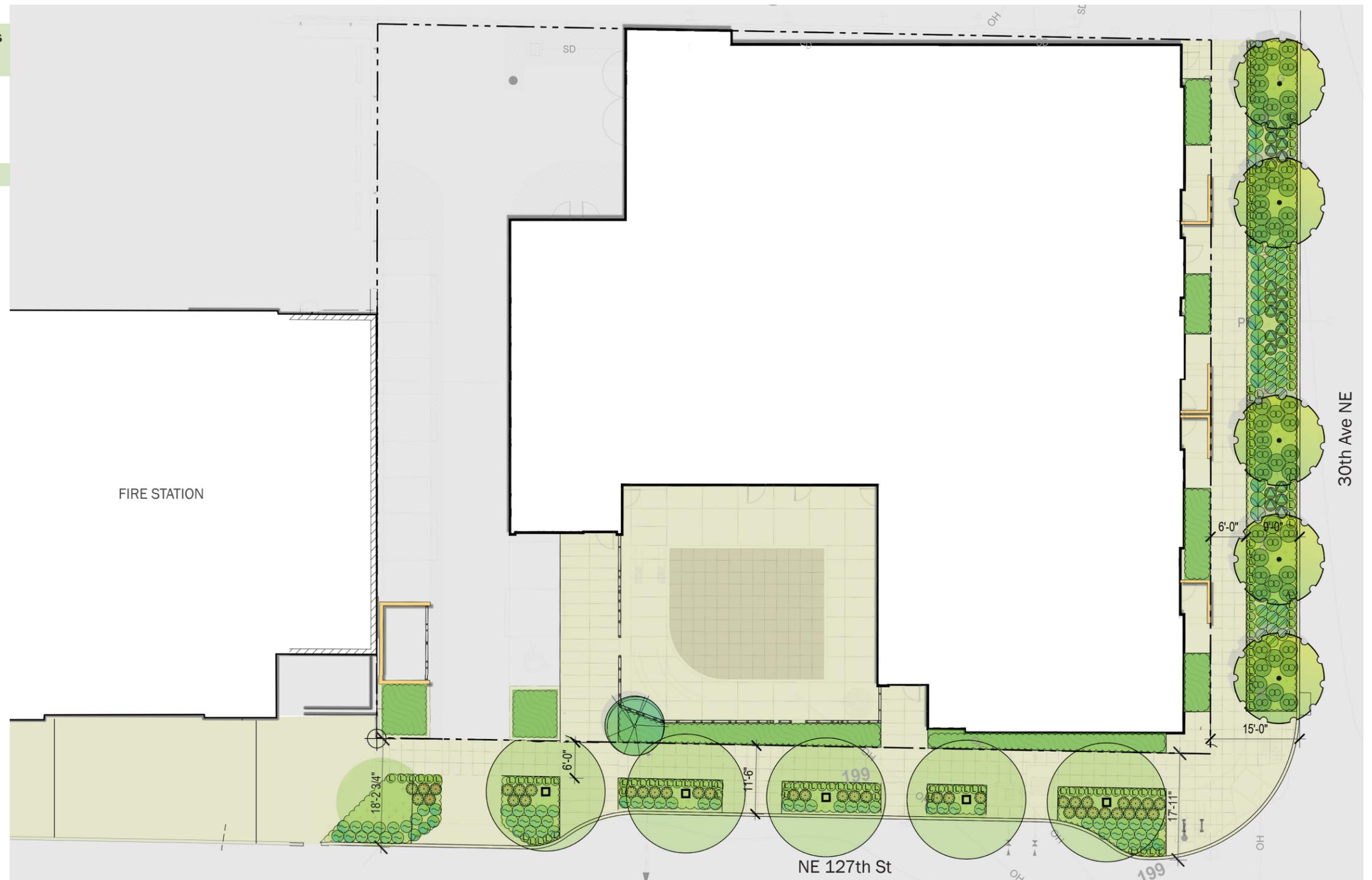
PRIORITIES AND BOARD RECOMMENDATIONS FROM EDG:

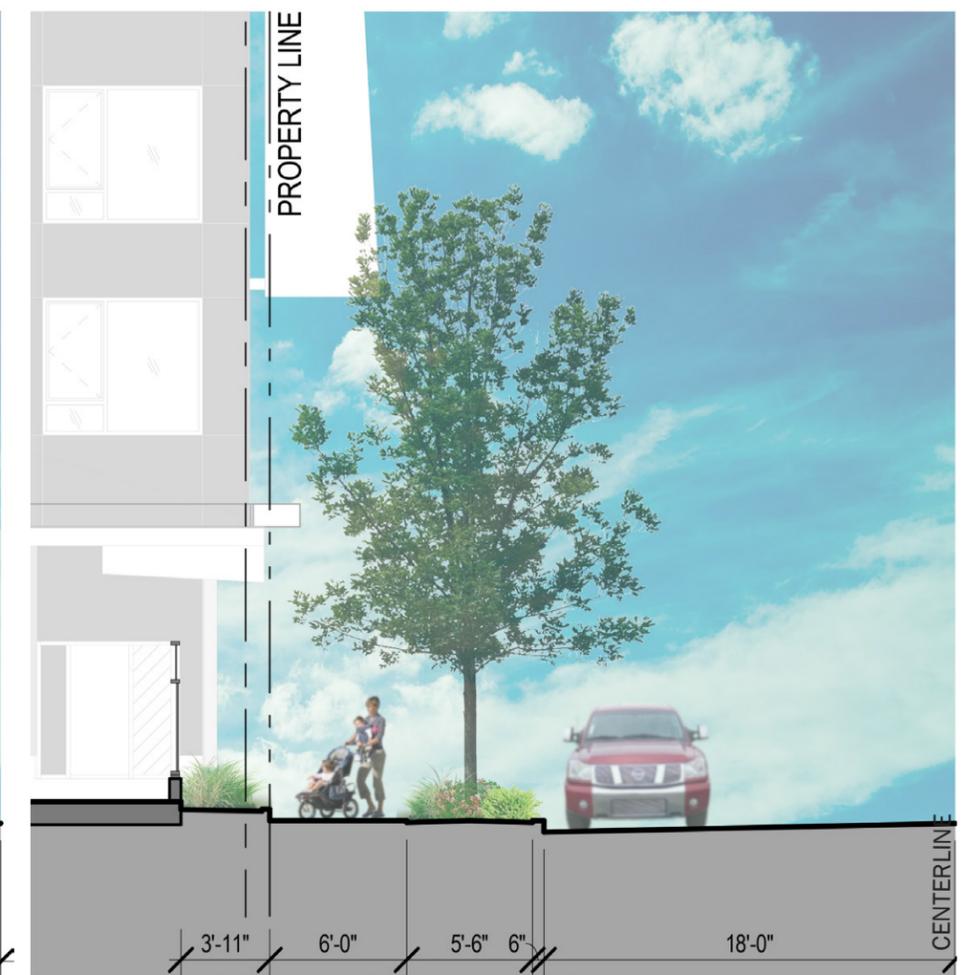
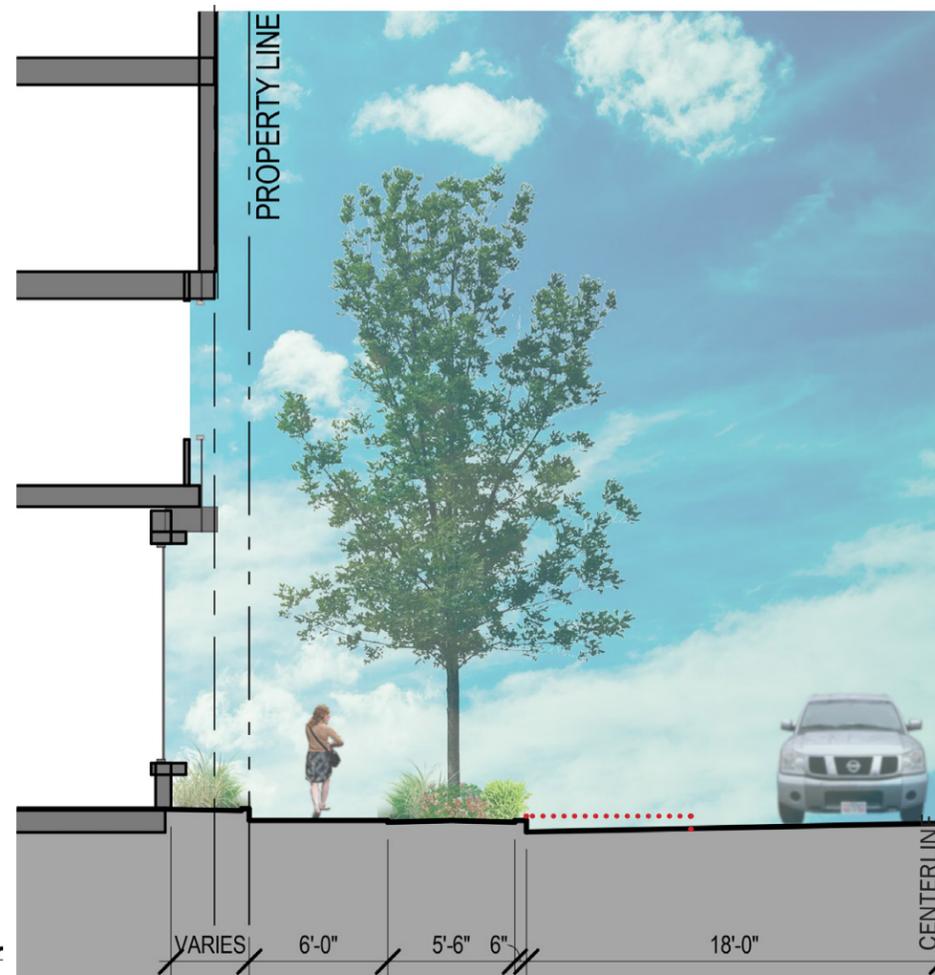
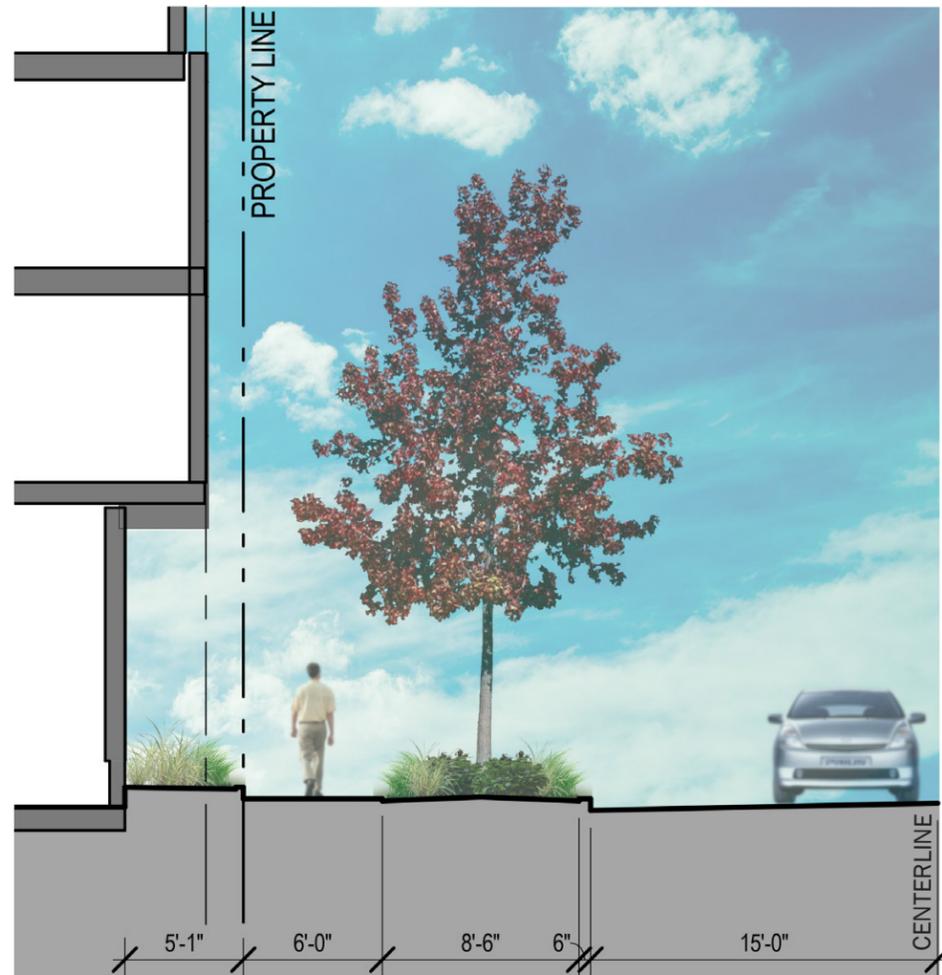
4. PEDESTRIAN CONNECTIVITY:

This site's improvements will allow residents to make their way over to 28th, the festival street. The Board acknowledged public concern about pedestrians, particularly children, crossing in front of the fire station. (CS2-B)

DESIGN RESPONSE:

The preschool's entry doors and play area are oriented towards NE 127th, with street tree spacing and differentiated sidewalk scoring pattern to reflect the building entrances. The project is also providing an enlarged curb bulb at the corner of NE 127th and 30th Ave NE, as well as a larger (8'-6") wide planting buffer along 30th Ave NE to provide better separation from the arterial street.

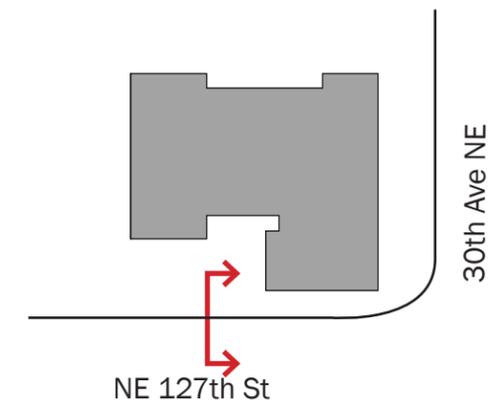
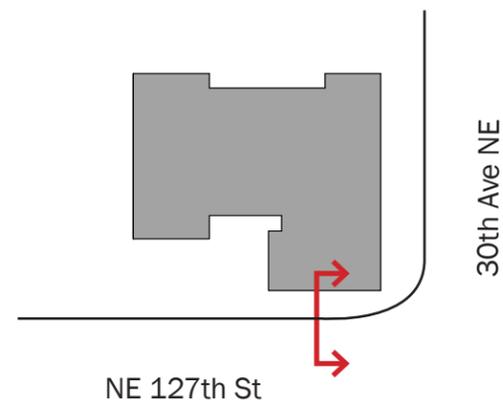
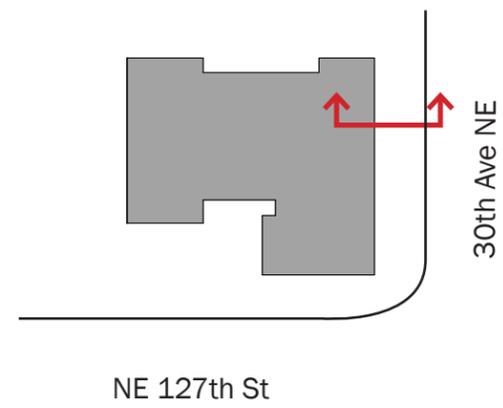




STREET SECTION: 30TH AVE NE

STREET SECTION: NE 127TH ST.

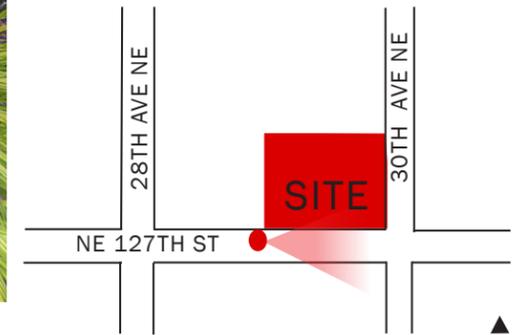
STREET SECTION: NE 127TH ST. (FENCE)



4 PEDESTRIAN CONNECTIVITY



VIEW ALONG NE 127TH ST LOOKING EAST



DESIGN GUIDELINES

PL2-B Safety and Security

PL2-B-1. Eyes on the Street

PL2-B-2. Lighting for Safety

PL2-B-3. Street-Level Transparency

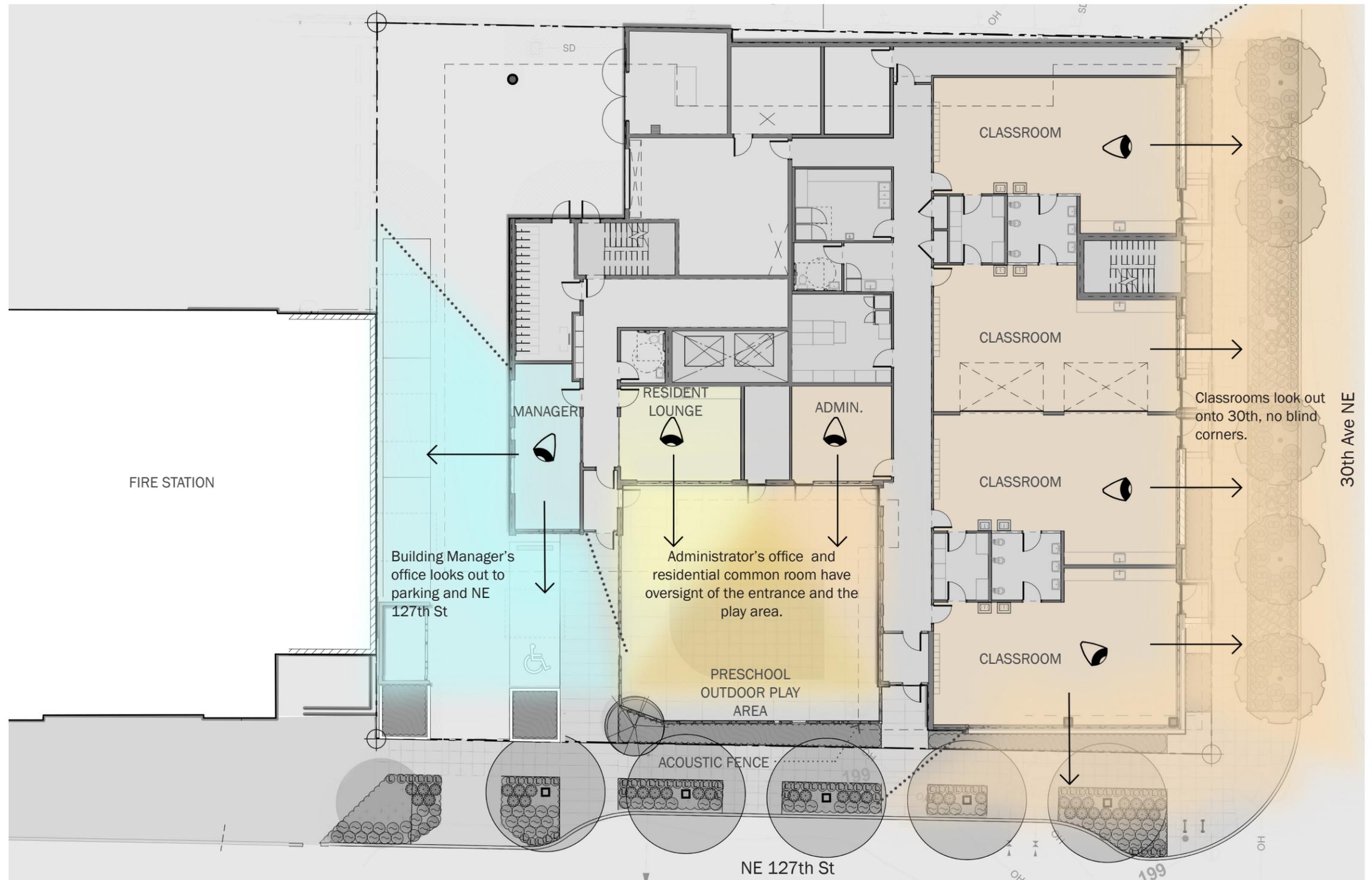
PRIORITIES AND BOARD RECOMMENDATIONS FROM EDG:

5. SAFETY:

The Board acknowledged the public's concerns about safety along 30th Ave. The site design, particularly the 30th Street side, should be mindful of CPTED principles.(PL2-B & DC4-C)

DESIGN RESPONSE:

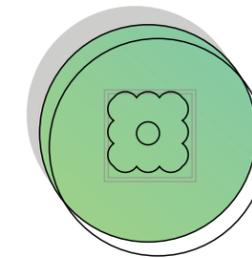
For natural surveillance, the project has located "eyes on the street" along 30th Avenue by locating the preschool classrooms there. The residential units above also look out onto 30th Avenue. The street-level design along 30th Avenue avoids recesses and blind corners to maximize visibility. Evenly spaced soffit lighting in the overhang will contribute to security and safety after dark. Administrator's office and residential common room have oversight of the entrance and the play area. Manager's office has oversight of the lobby and parking areas.



LANDSCAPE CONCEPT | ROOF CONCEPT DIAGRAM



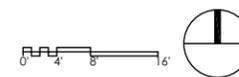
PRECAST CONCRETE PAVERS,
TEXADA HYDRAPRESSED SLABS



SMALL DECIDUOUS TREE



P-PATCH PLANTERS



BUILDING FLOOR PLANS

LEVEL 1



▲ RESIDENTIAL ENTRY

▲ PRESCHOOL ENTRY

RESIDENTIAL

PRESCHOOL

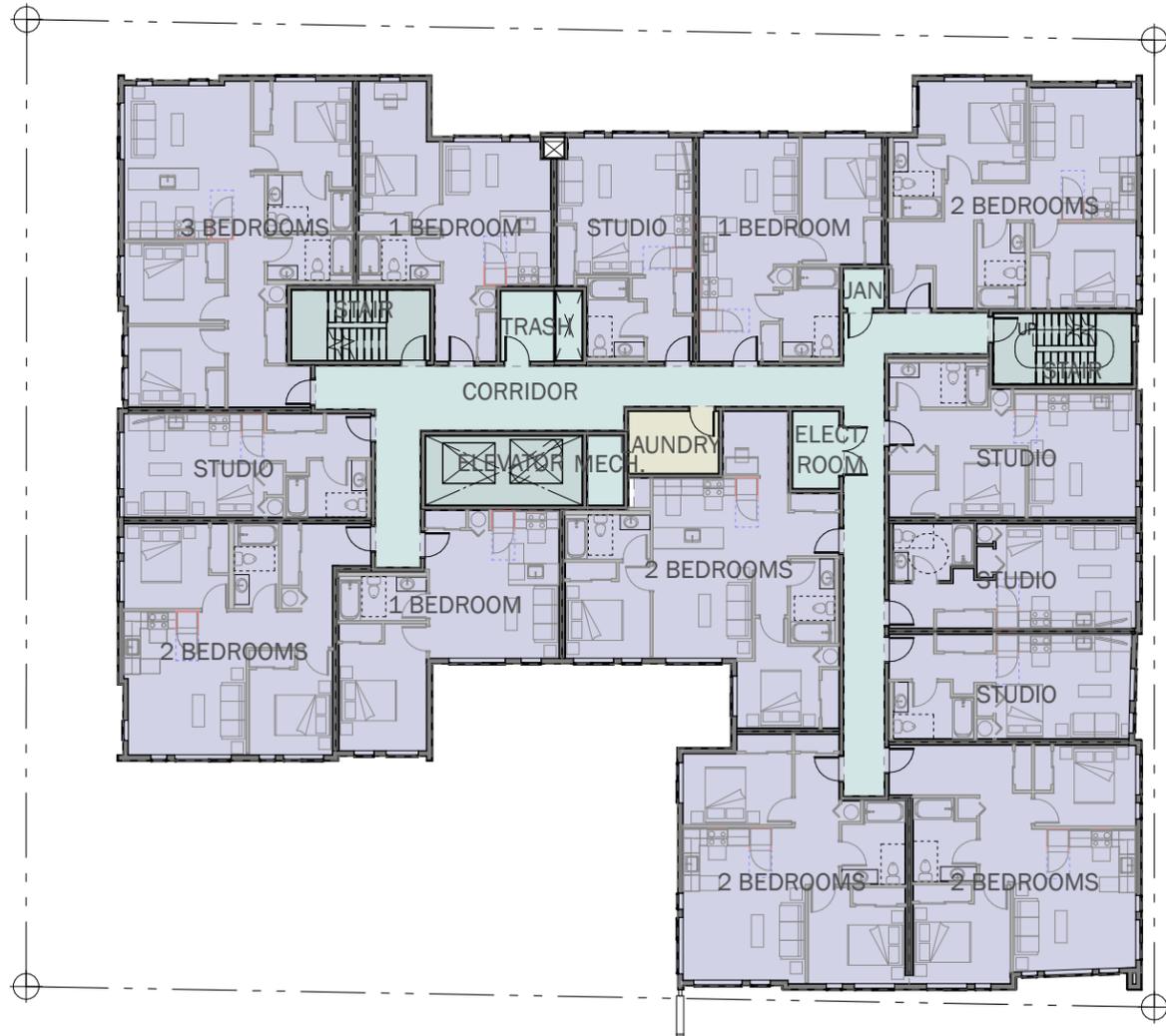
LOBBY/CIRCULATION/MECH

AMENITY

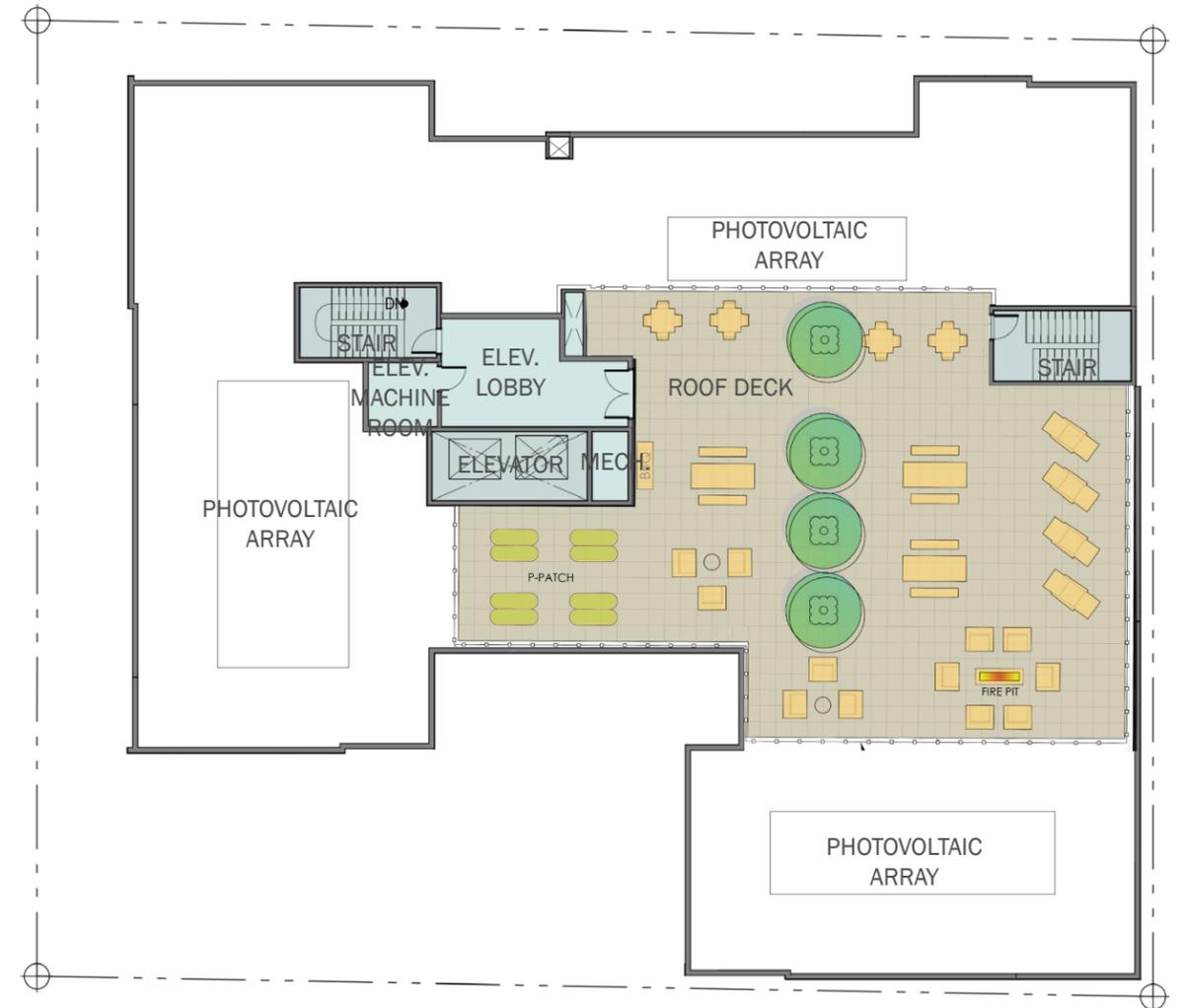
EXTERIOR AMENITY

BUILDING FLOOR PLANS

LEVEL 2-6 AND ROOF



LEVEL 2-6



ROOF LEVEL



- RESIDENTIAL
- PRESCHOOL
- LOBBY/CIRCULATION/MECH
- AMENITY
- EXTERIOR AMENITY

ELEVATION - SOUTH (NE 127TH ST)

CS3-B-1
A WIDE YELLOW ACCENT BAND THAT WORKS ITS WAY AROUND THE BUILDING

PL2-B
THE PRESCHOOL FENCING WILL USE A COMBINATION OF OPAQUE, TRANSLUCENT, AND TRANSPARENT PANELS TO PROVIDE VISIBILITY AND PRIVACY

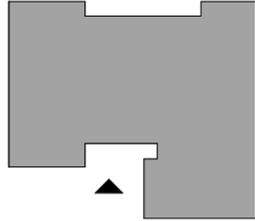
DC2-A
A FENCE DESIGN THAT IS IN KEEPING WITH THE PRESCHOOL STOREFRONT DESIGN



CS2-C
ANGLED RECESS AT CORNER

DC2-A
THE PROJECT USES BRIGHT ACCENT COLORS (YELLOW, GREEN, RED, BLUE) TO DENOTE THE PRESCHOOL FUNCTIONS (MORE ON PAGE 45)

CS2-B-2
OPPORTUNITY FOR ART AND SIGNAGE



KEY PLAN



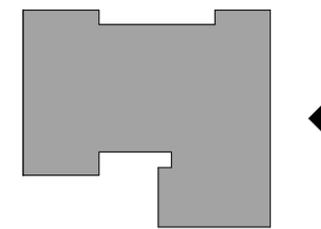
ELEVATION - SOUTH (BEHIND THE FENCE)

ELEVATION - EAST (30TH AVENUE NE)

CS2-C-1
THE STRONG YELLOW ACCENT BAND CREATES AN ANGLED RECESS



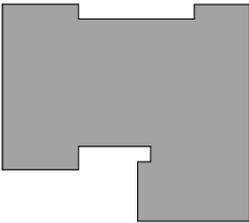
DC2-A
THE PROJECT USES BRIGHT ACCENT COLORS (YELLOW, GREEN, RED, BLUE) TO DENOTE THE PRESCHOOL FUNCTIONS



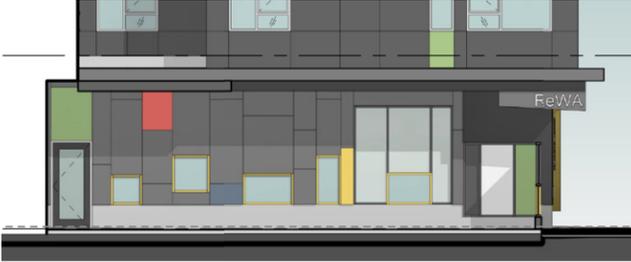
KEY PLAN

ELEVATION - WEST

CS2-III-II.ii
 A LARGE YELLOW ACCENTED BAND BREAKS DOWN THE MASS OVERALL

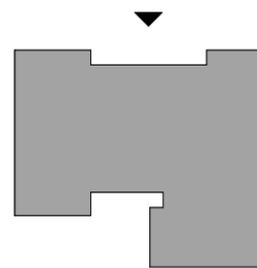


KEY PLAN



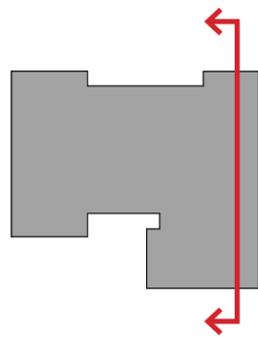
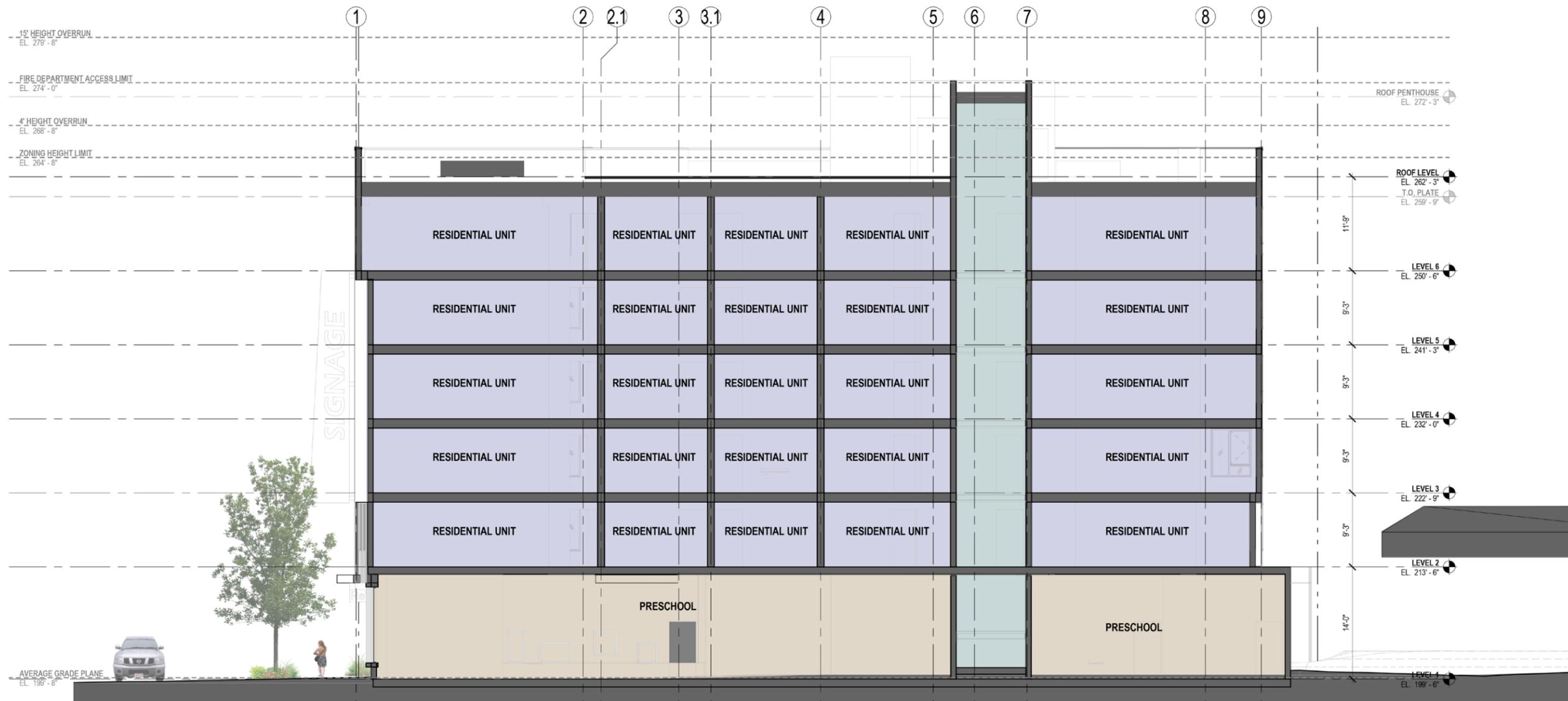
ELEVATION - WEST (BEHIND THE FENCE)

ELEVATION - NORTH

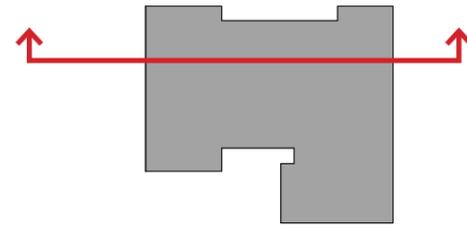
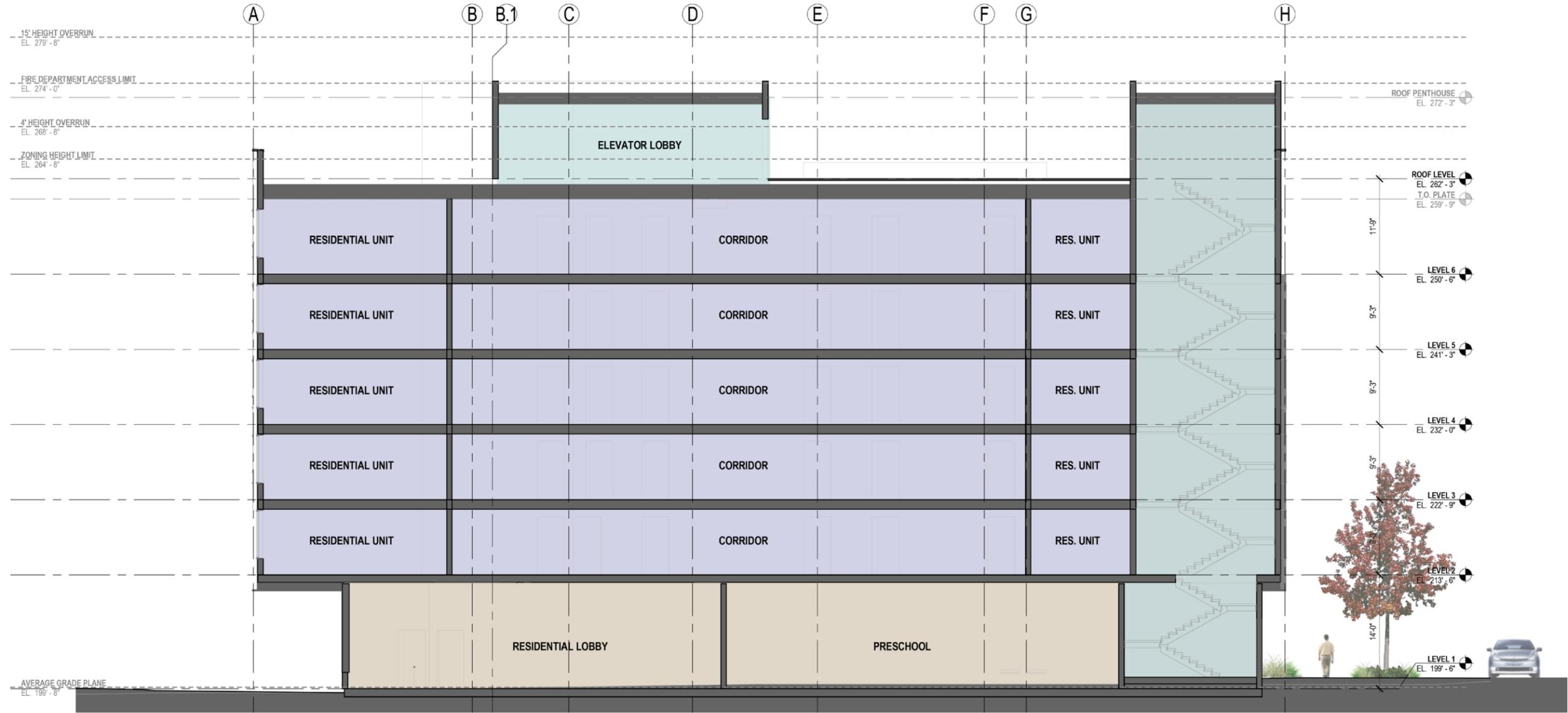


KEY PLAN

SECTION



SECTION

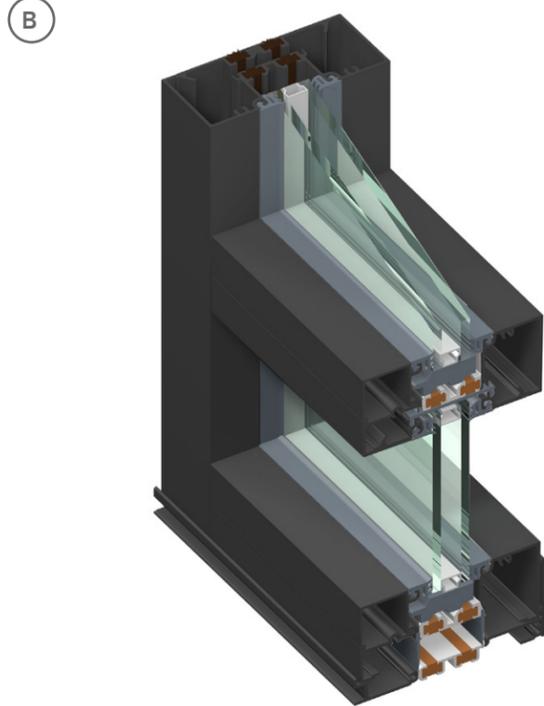


EXTERIOR FINISH MATERIALS

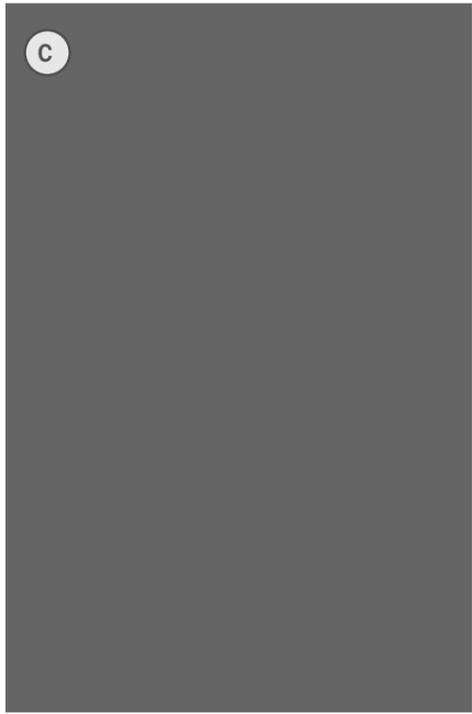
VINYL WINDOW
COLOR: WHITE



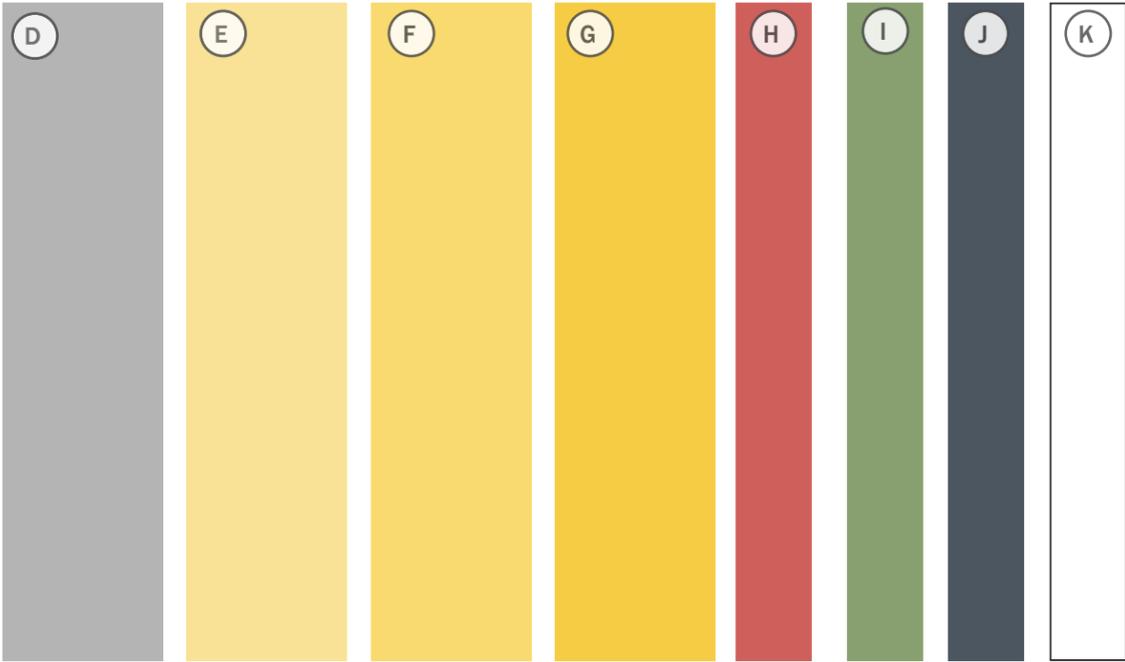
ALUMINUM STOREFRONT
COLOR: BLACK ANODIZED

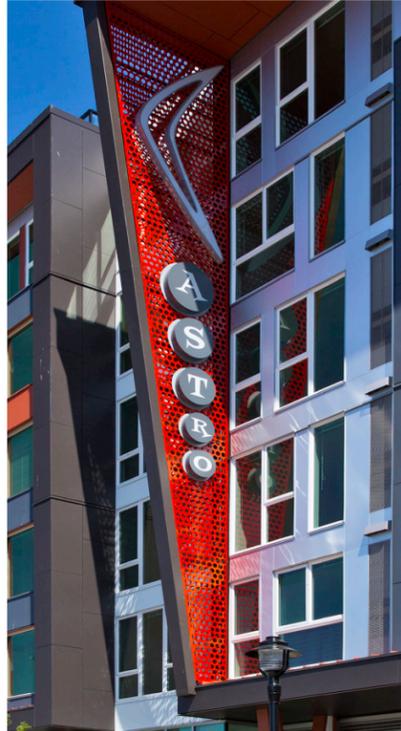


FIBER CEMENT PANEL SIDING



POWDER COAT ALUMINUM
COLOR: BLACK



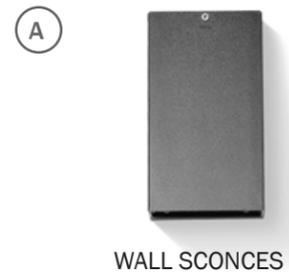


LIGHTING:



LEVEL 2-6

ROOF LEVEL



WALL SCONCES



OUTDOOR RECESSED SOFFIT DOWNLIGHTS



SURFACE MOUNTED SOFFIT LIGHTING



LANDSCAPE LIGHT



VIEW AT NIGHT ON 30TH AVE NE AT SE CORNER



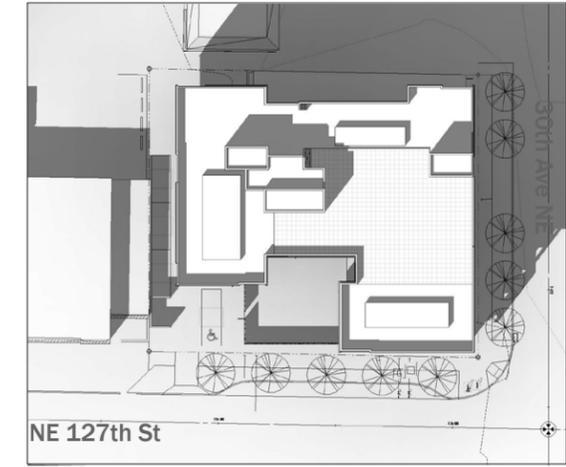
SHADOW STUDIES

10 AM

12 PM

2 PM

Equinox

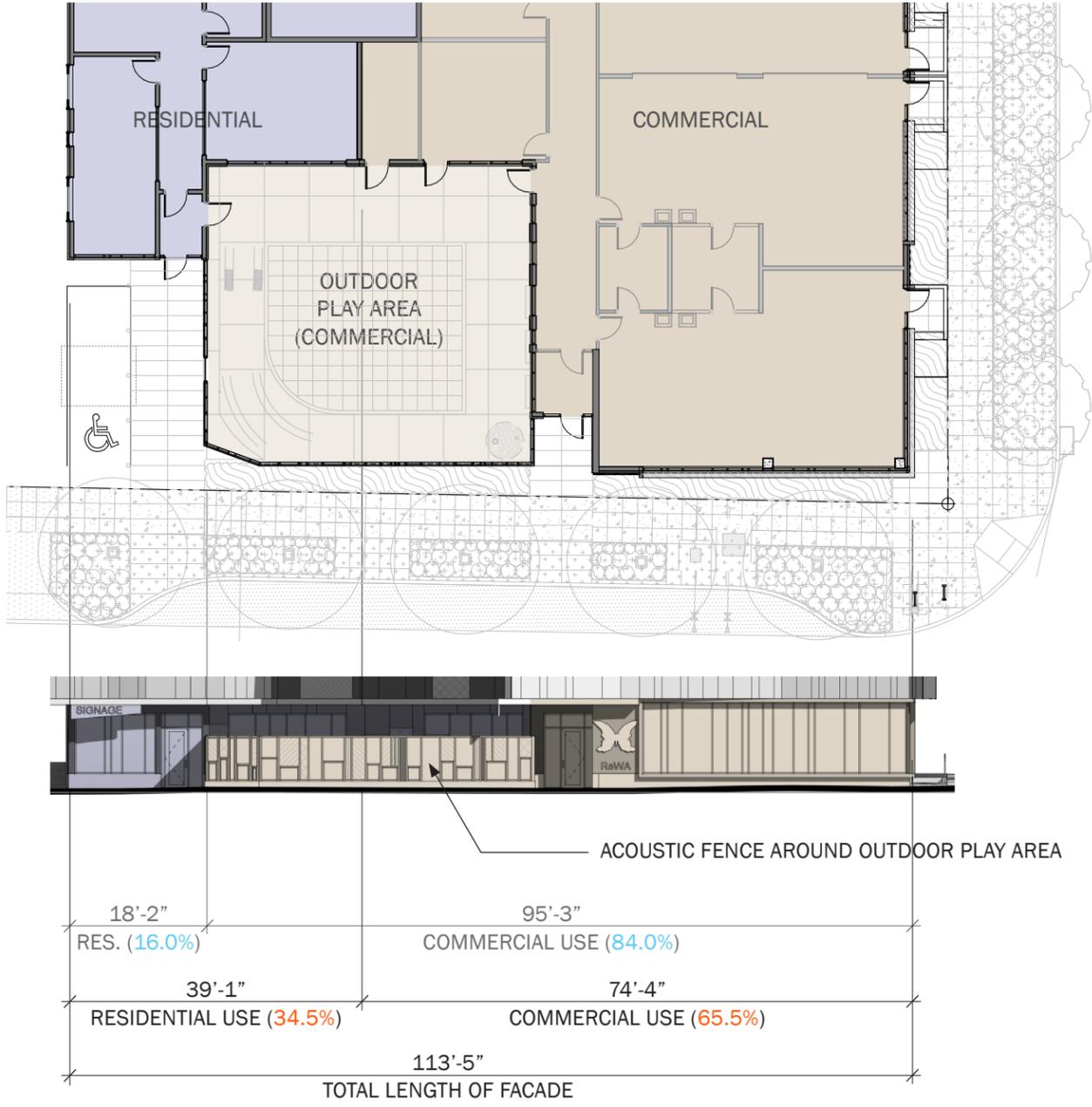


Summer Solstice



Winter Solstice





REQUESTED DEPARTURE
 CODE COMPLIANT

DEPARTURE REQUEST #1

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.47A.005.C.1.c: Residential uses at street level.1. In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations: c. In all NC and C1 zones within the Lake City Hub Urban Village.

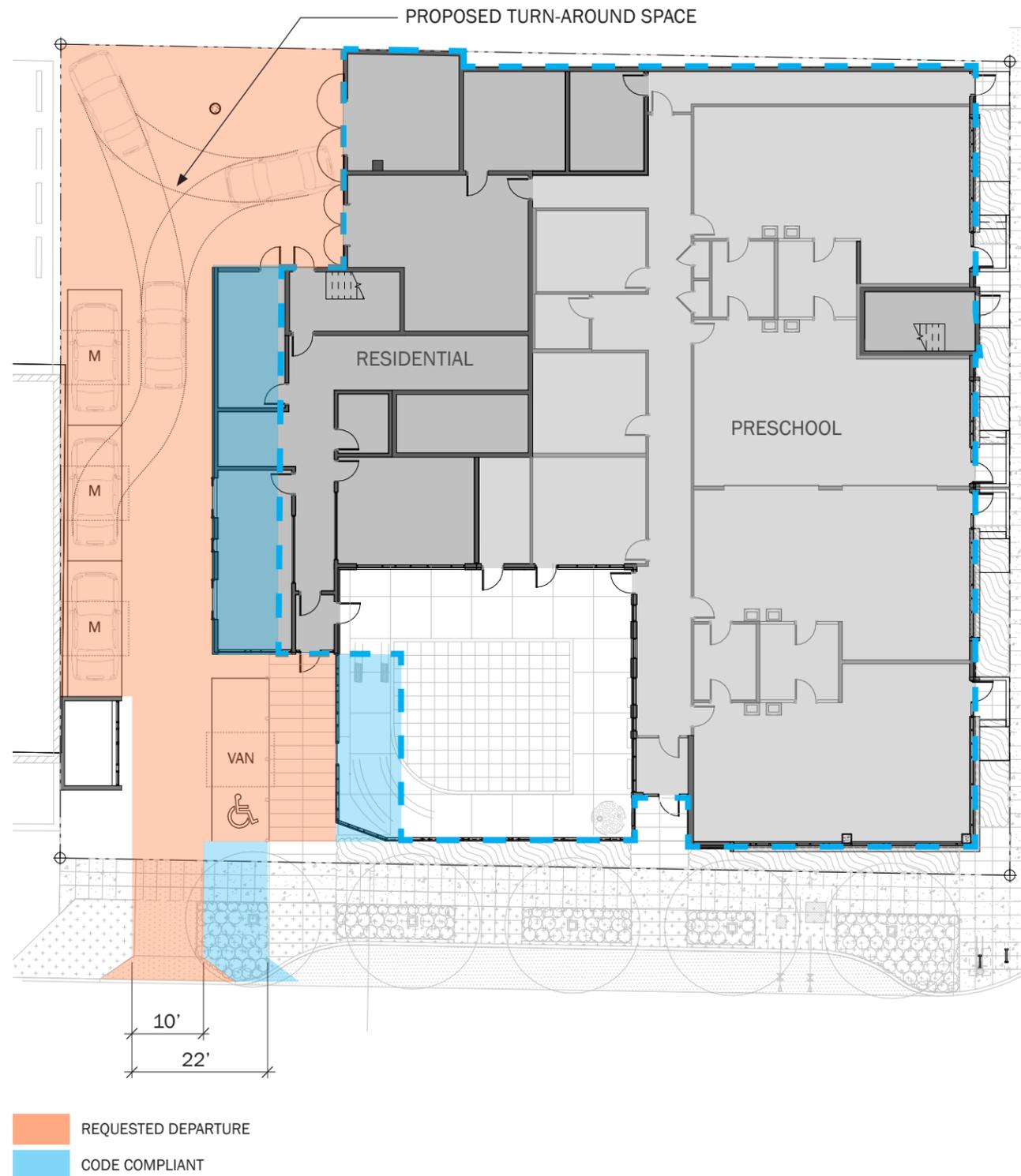
REQUEST / PROPOSAL:

The applicant proposes a lobby, common room and manager's office that constitutes 34.5% of the 127th Street façade. However, a significant portion of this residential use (the common room, which is approximately half of the requested frontage) is separated from the street by the required outdoor play space that serves the preschool (institutional use). The outdoor play area is approximately 39 feet deep. Refer to diagram on T1.4.

JUSTIFICATION:

At EDG, the Board indicated they favored the departure as the proposed common room would be activated by allowing residents to watch over the play area. (CS3-A)
 The residential use includes a common room which looks out onto the preschool play area to encourage a sense of community within the building. The Board favored this massing option which located the play area on NE 127th because it provided more street activation.

DEPARTURE MATRIX



DEPARTURE REQUEST #2

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.47A.032.B.1.a: Location of parking: 1. The following rules apply in NC zones, except as provided in subsection 23.47A.032.D. a. Parking shall not be located between a structure and a street lot line.

REQUEST / PROPOSAL:

The applicant proposes parallel parking for daycare uses to be located between the structure and the street.

JUSTIFICATION:

At EDG, the Board indicated they favored the departure as the site is not served by an alley and the possible interaction provided between the playground and the pedestrian realm would create enough activity to mitigate the impact of the parking. (CS2-C) The site is not served by any alley and thus access to parking must occur from street lot line. To maximize efficiency and to meet the minimum programmatic requirements on the site, vehicle circulation is minimized.

DEPARTURE REQUEST #3

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.54.030.D.2. Driveway requirements for non-residential uses: a. Driveway width: 1) The minimum width of driveways for one-way traffic shall be 12 feet and the maximum width shall be 15 feet. 2) The minimum width of driveways for two way traffic shall be 22 feet and the maximum width shall be 25 feet.

REQUEST / PROPOSAL:

The applicant proposes a 10' wide driveway for four cars. Refer to site plan A0.1.

JUSTIFICATION:

At EDG, the Board indicated they favored the departure as the number of cars served by the driveway is minimal and a wider curb cut would require reduced outdoor open space. Other advantages include less disruption to the sidewalk. (DS3-B & PL2). Other justification for this request is supported by the fact that 10 ft wide two-way driveway is allowed for residential uses for 30 cars or less (SMC 23.54.030.D.1). To maximize efficiency and to meet the minimum programmatic requirements on the site, vehicle circulation is minimized.

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