

RECOMMENDATION MEETING
OCTOBER 1, 2018 6:30PM

SDCI # 3027467
6860 East Green Lake Way N
Seattle, WA 98115

Applicant:
Cone Architecture
2226 3rd Avenue
Seattle, WA 98121
Contact: Tim Carter

Owner:
Blueprint 6860, LLC
4147 California Ave SW
Seattle, WA 98116
Contact: Dave Biddle

SDCI Contact:
Abby Weber
abby.weber@seattle.gov



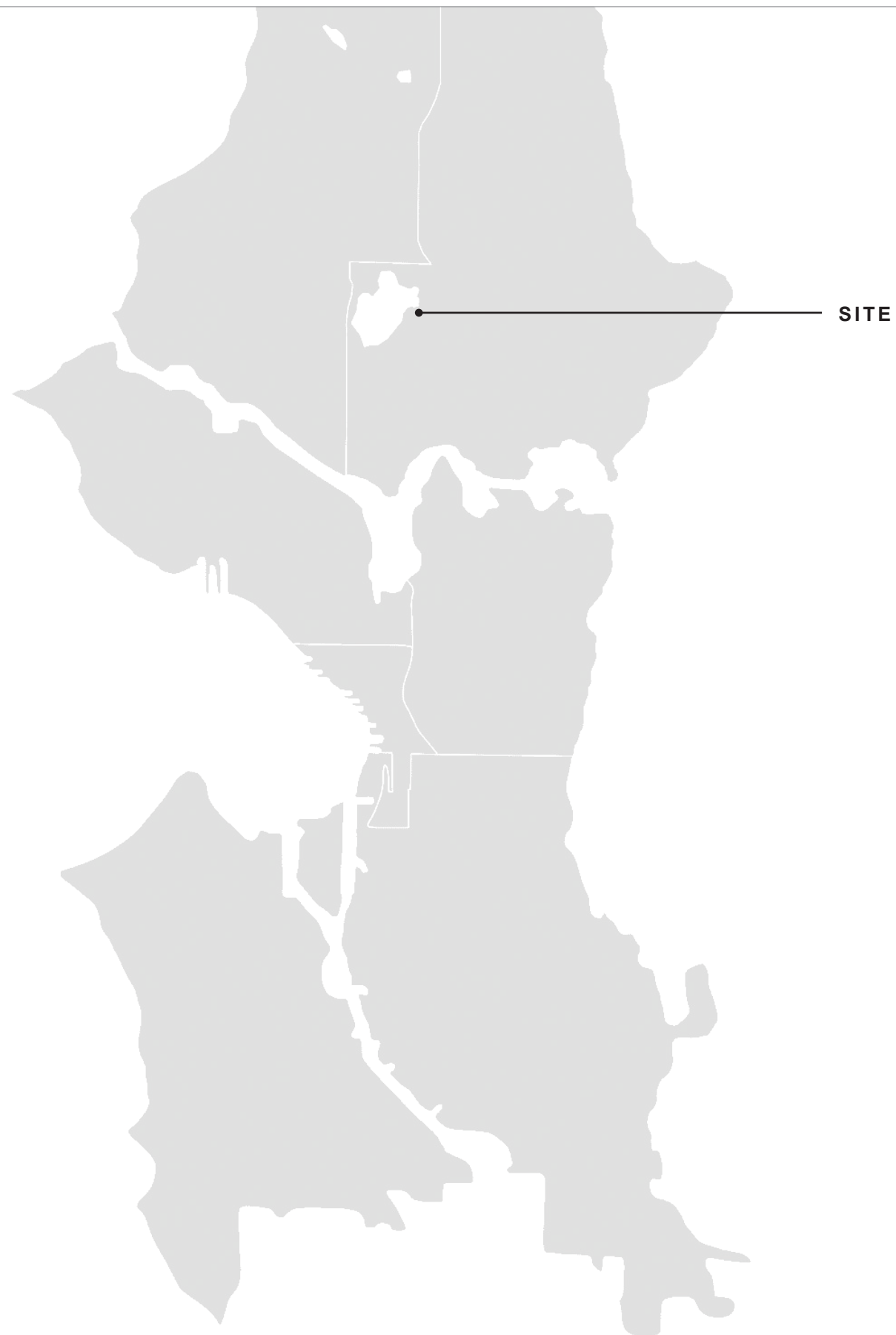


TABLE OF CONTENTS

Proposal

Project Location + Information 3

Site Conditions

Existing Site Plan 4

Proposed Site Plan 5

Context Analysis

EDG Recap 6

Response to EDG 10

Character Renderings 15

Window Details 22

Signage Details 23

Rendered Elevations 24

Building Sections 30

Pedestrian Sections 32

Building Floor Plans 34

Landscape Plans 36

Landscape Lighting Plans 38

Historical Inspiration 39

Departures 41

Design Guidelines

EDG Design Guidelines 44

Appendix

Applicable Development Standards 46

Immediate Neighborhood 47

Multi-family Context 48

Neighborhood Character 49

Neighborhood Analysis 50

Site Documentation 51

Street Views + Analysis 52



VICINITY MAP

DEVELOPMENT OBJECTIVES

The owner proposes the construction a new mixed-use apartment building with 60 apartment units that vary between small-efficiency dwelling units (SEDUs) and efficiency dwelling units (EDUs), one live/work unit, and a single, large commercial space located along East Green Lake Way N. This commercial space will provide a new home for Spud Fish & Chips restaurant to remain on site and continue to serve the neighborhood as it has since 1940. The large commercial space will be designed in collaboration with the business owner in order to fit the restaurant with an updated, expanded space enhancing both the food preparation and dining experience. The objective for the apartments is to provide upscale and attainable housing that is central to the Green Lake Urban Village, has direct access to Green Lake Park, and is easily accessible to downtown Seattle. The development of the site will follow current neighborhood development trends and will bring additional activity to a growing, vibrant neighborhood.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks in the zone are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. East Green Lake Way N is a major arterial that circumnavigates Green Lake Park. East Green Lake Way N contains a mix of restaurants, bars, and stores. A library and grocery store are nearby. Several bus lines run within two to three blocks of the project site, and provide a quick link between the neighborhood and downtown Seattle, Fremont, and the University District. Green Lake Park, a major recreation destination for neighborhood and city residents alike, is located to the north and west. The play field is located directly to the north, with the beach, boat house, tennis courts, playground and community center a short walk beyond. In general, the area is conducive to an active lifestyle, ideal for young professionals and students, and provides the necessary transportation and pedestrian links between the city center, the University of Washington, and the local neighborhoods surrounding the site.

EXISTING SITE

The project site consists of a single trapezoidal parcel (952810-0485) bordered by 4th Ave NE and East Green Lake Way N. Immediately adjacent to the site to the southwest is a two-story mixed-use building that contains a coffee shop and sandwich shop. Directly to the northeast of the site is a four-story mixed-use building that contains three-stories of residential units above another coffee shop, a fast-food burger restaurant, and a pizzeria. The subject parcel is a total of 9,137 square feet and measures approximately 100' in the north-south direction, 82' along the northern border in the east-west direction, and 100'-0" along the southern border. The site is flat; there is an approximate grade change of only 6" across the site overall. Currently there is a commercial building on the site that contains Spud Fish & Chips.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC3P-40, indicating that the structure may go up to 40'-0" plus additional applicable height bonuses. The NC zoning continues to the west one block and north for an additional 6 blocks. Generally, the NC zoning is within the first block adjacent to East Green Lake Way N before transitioning to LR zoning, but to the northeast the NC zoning continues east for two blocks. The NC zoning transitions to single-family zoning approximately one block southwest. There are no residential zoned parcels immediately adjacent to the project site. The project parcel is within the Green Lake Residential Urban Village, one block away from a pedestrian area, and is also confirmed to be in a Frequent Transit area. The project also falls within the Green Lake Neighborhood Design Guidelines.

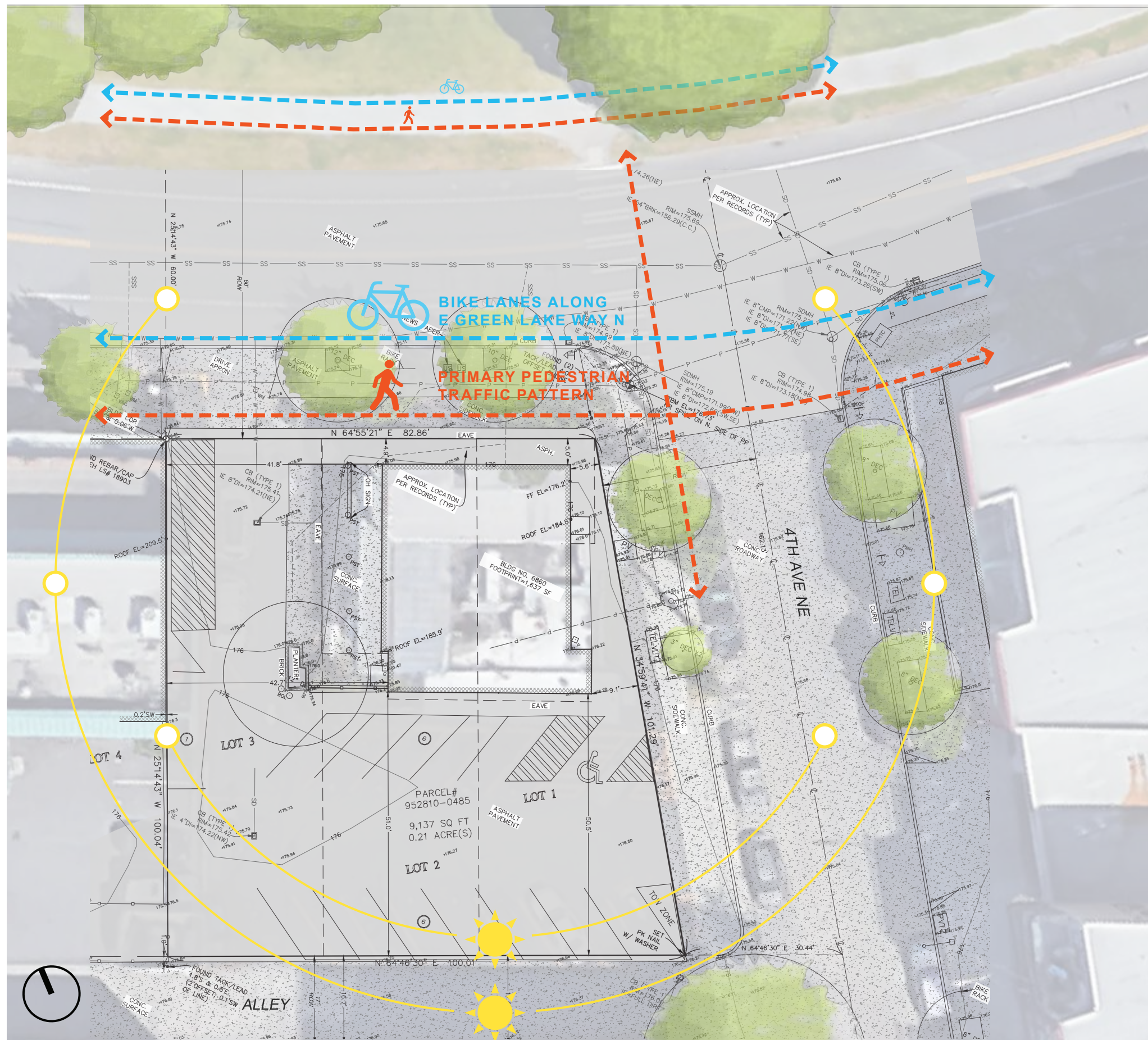


SITE LOCATION

6860 East Green Lake Way N
Seattle, WA 98115

PROJECT PROGRAM

- Site Area: 9,137 SF
- Number of Residential Units: 60
- Commercial Space: 1,208 SF (Spuds)
470 SF (Live/Work)
- Number of Parking Stalls: None required
- Required Bike Parking: 39
- Proposed Bike Parking: 42
- Total Area: Approx. 31,258 GSF
- Allowable FAR: 3.25 (29,695 SF)
- Proposed FAR: 3.24 (29,514 SF)



PROPOSED PROJECT SITE

One parcel located on the corner of East Green Lake Way N and 4th Ave NE

Site Area = 9,137 square feet; trapezoidal in shape, measures approximately 100' x 100' x 83'

TOPOGRAPHY

No significant grade change, approx. 6" over the site.

ADJACENT BUILDINGS AND USES

Existing 2-story mixed-use building to the west

Existing 4-story mixed-use building to the east

Existing 2-story commercial building to the south

ALLOWABLE BUILDING AREA

NC3P-40

Mixed-Use FAR: 3.25 (29,695 SF)

LEGAL DESCRIPTION

Lots 1, 2 and 3, Block 10, Woodlawn Addition to Green Lake according to the Plat thereof recorded in Volume 6 of Plats, Page 20, in King County, Washington.

SOLAR ACCESS & VIEWS

The site has good solar access due to existing topography and the corner location, and views of Green Lake Park to the northwest, and possibly the Downtown skyline to the southeast and the Olympic Mountains to the west.

TRAFFIC CIRCULATION

East Green Lake Way N is a minor arterial that circumnavigates Green Lake. There is parallel parking along East Green Lake Way N on the south side of the street (adjacent to the property).

A pedestrian crosswalk is located at the northeast corner of the site, crossing East Green Lake Way N for access to the park.

A bike lane in the north direction is located immediately adjacent to the site along East Green Lake Way N. It is joined with the parallel parking. The corresponding southern bike lane is on the opposite side of the street.

4th Ave NE is a residential access street with parallel parking on both sides. There is a stop sign located at the intersection with East Green Lake Way N. A paved alley is accessed from this street.

STREETSCAPE

East Green Lake Way N has a 6'-0" wide sidewalk with a 9'-6" planting strip northwest of the proposed site.

4th Ave NE has a 5'-10" wide sidewalk with a 5'-6" planting strip northeast of the proposed site.

There are currently street trees in the R.O.W. along both 4th Ave NE and East Green Lake Way N.

The concrete alley to the southeast of the proposed site is approximately 17'-0" wide.

PROPOSED SITE PLAN CONCEPT

1. HOLD THE CORNER

- Define this corner with a building footprint that holds the edges of the property

2. SEPARATE THE USES

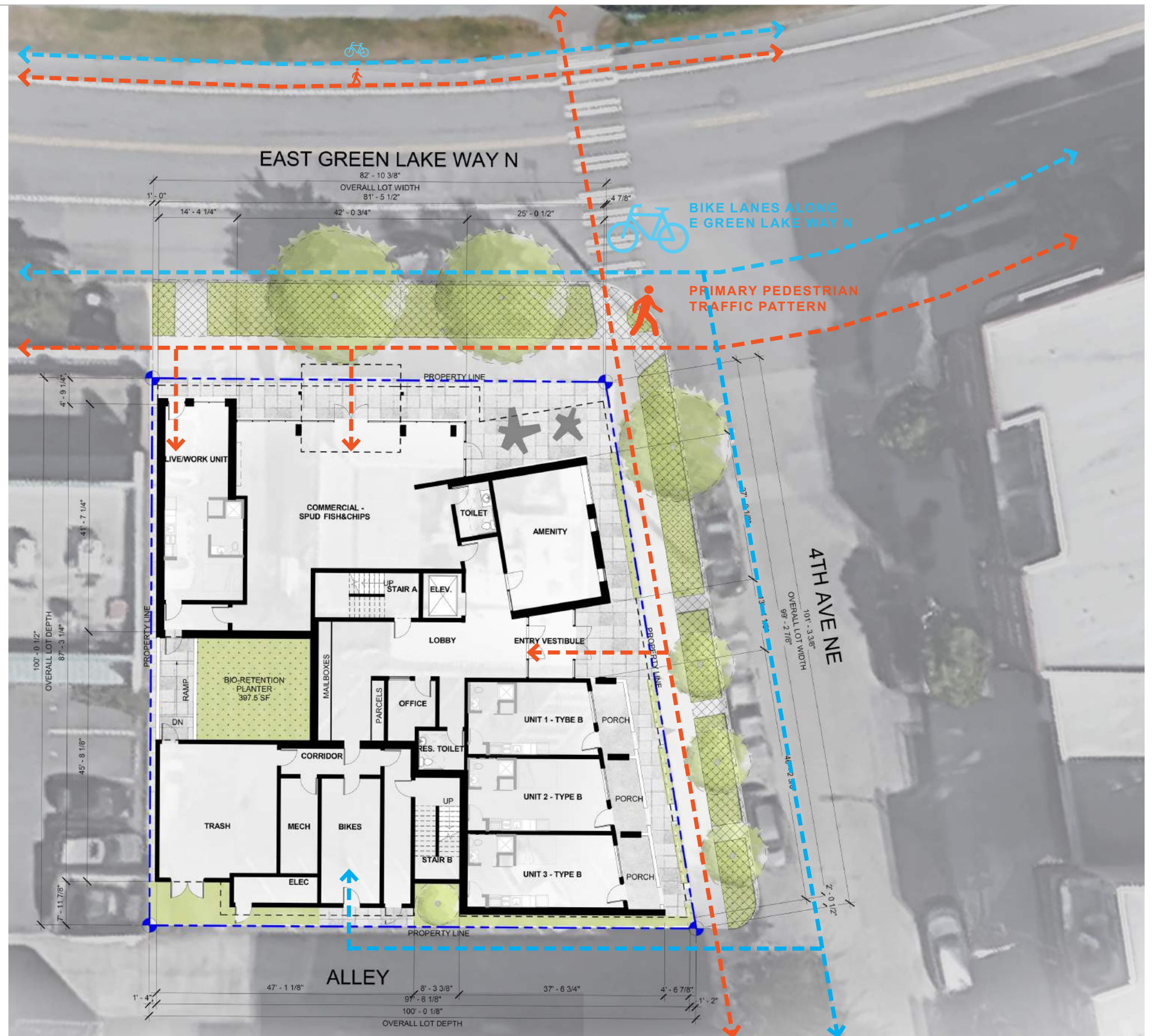
- The commercial space should embrace the pattern of commerce along East Green Lake Way
- The residential entrance at 4th Ave NE relates to nearby housing

3. REJUEVDATE THE PEDESTRIAN EXPERIENCE

- Remove onsite parking, restore large curb cuts, and add new on-street parking
- Add new ROW plantings and street trees to protect pedestrians from East Green Lake Way N traffic
- Recess the storefront to allow for wider sidewalks and opportunities for commercial spill-out
- Add deep, continuous overhang along East Green Lake Way N for weather protection and building definition
- Internalize all trash storage and pickup - no staging at the ROW.

4. CREATE A PRECEDENT

- Strong, transparent and textural street walls juxtaposed with a green, urban oasis can be a precedent for adjacent development sites.



EDG RECAP

OPTION THREE - PREFERRED

DISTINGUISHING FEATURES

- 4-story building = 30,600 GSF
- 60 apartments, 1 live/work, and 1 commercial
- 1600 GSF commercial space for Spud Fish & Chips fronting East Green Lake Way N

OPPORTUNITIES

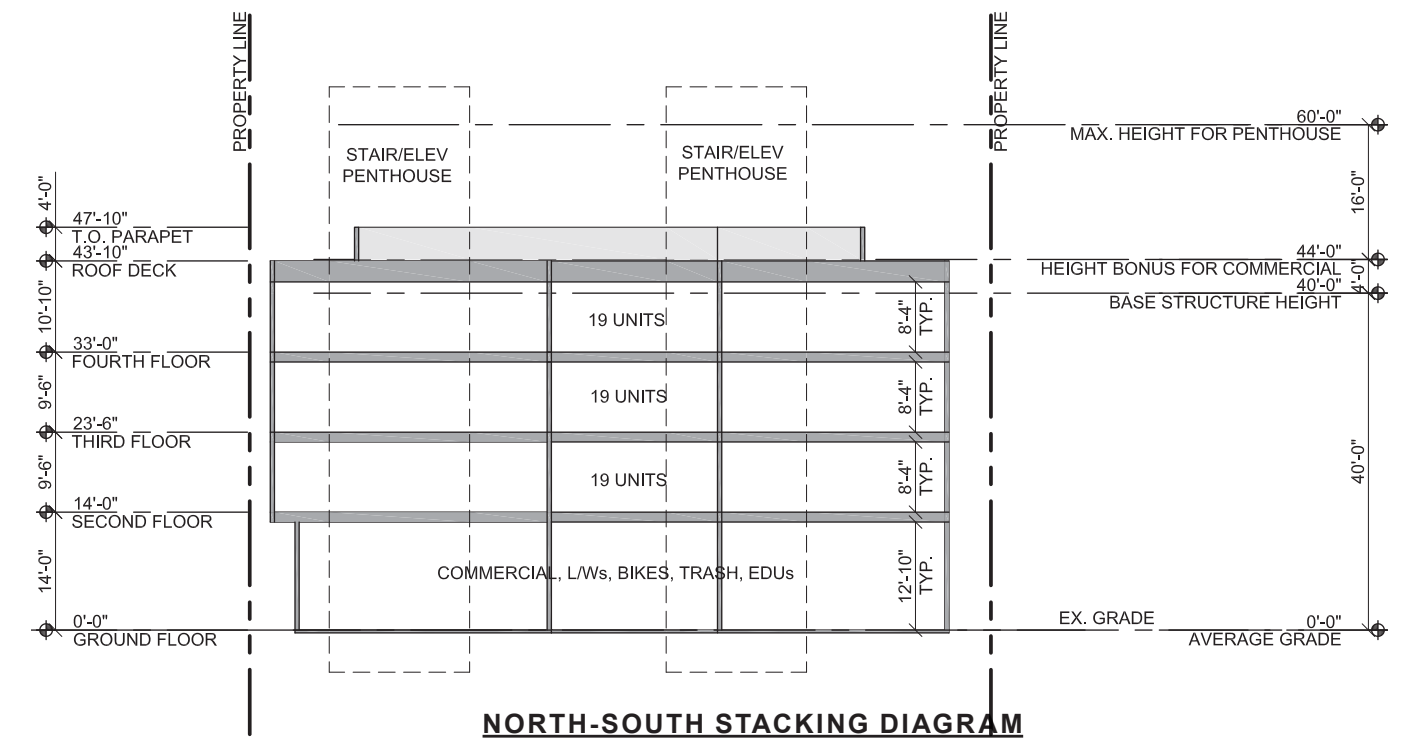
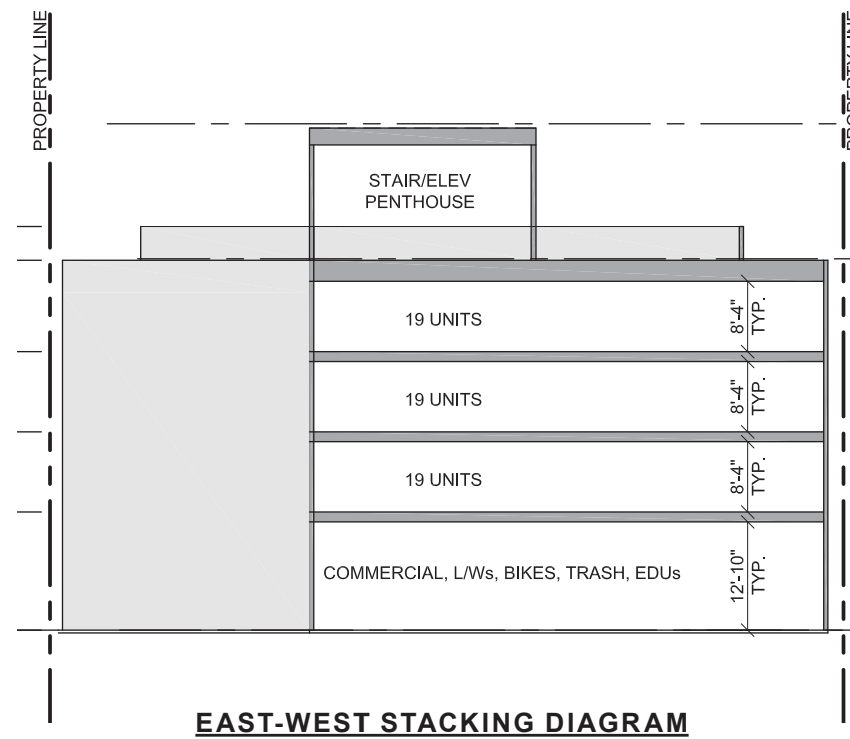
- Commercial facing E Green Lake Way N
- Commercial outdoor patio at corner
- Majority of units facing streets
- Private balconies facing Green Lake Park
- Interior units face light well allowing >25% glazing
- Maximized FAR and site allowances

CONSTRAINTS

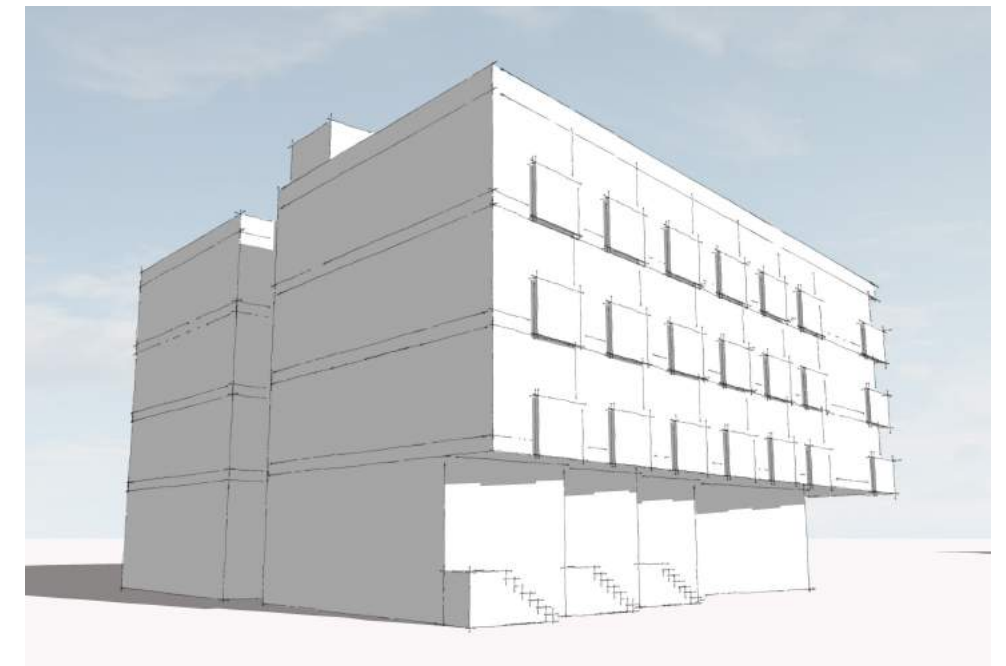
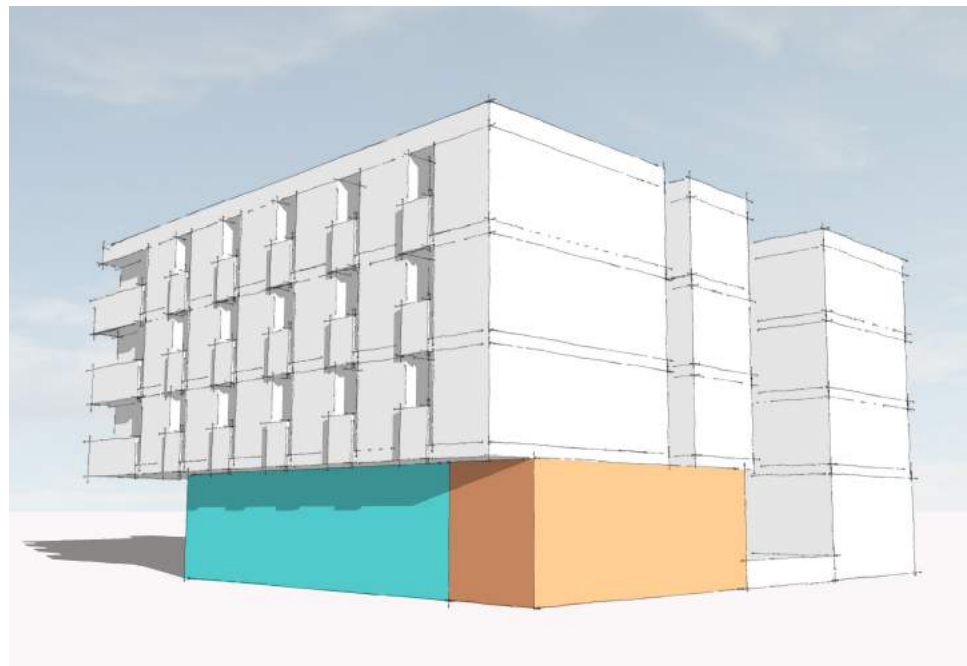
- Upper level proximity to east property line limits modulation opportunities

DEPARTURE REQUESTED:

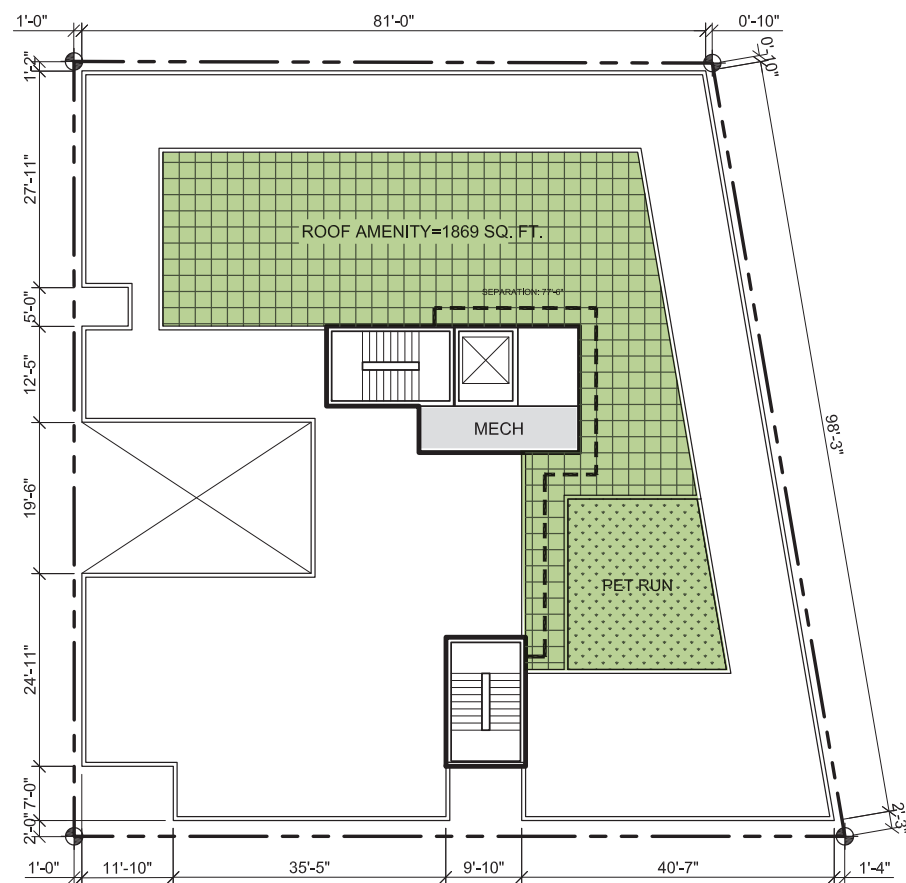
- No departures requested; code compliant



COMMERCIAL SPACE SPUD FISH AND CHIPS



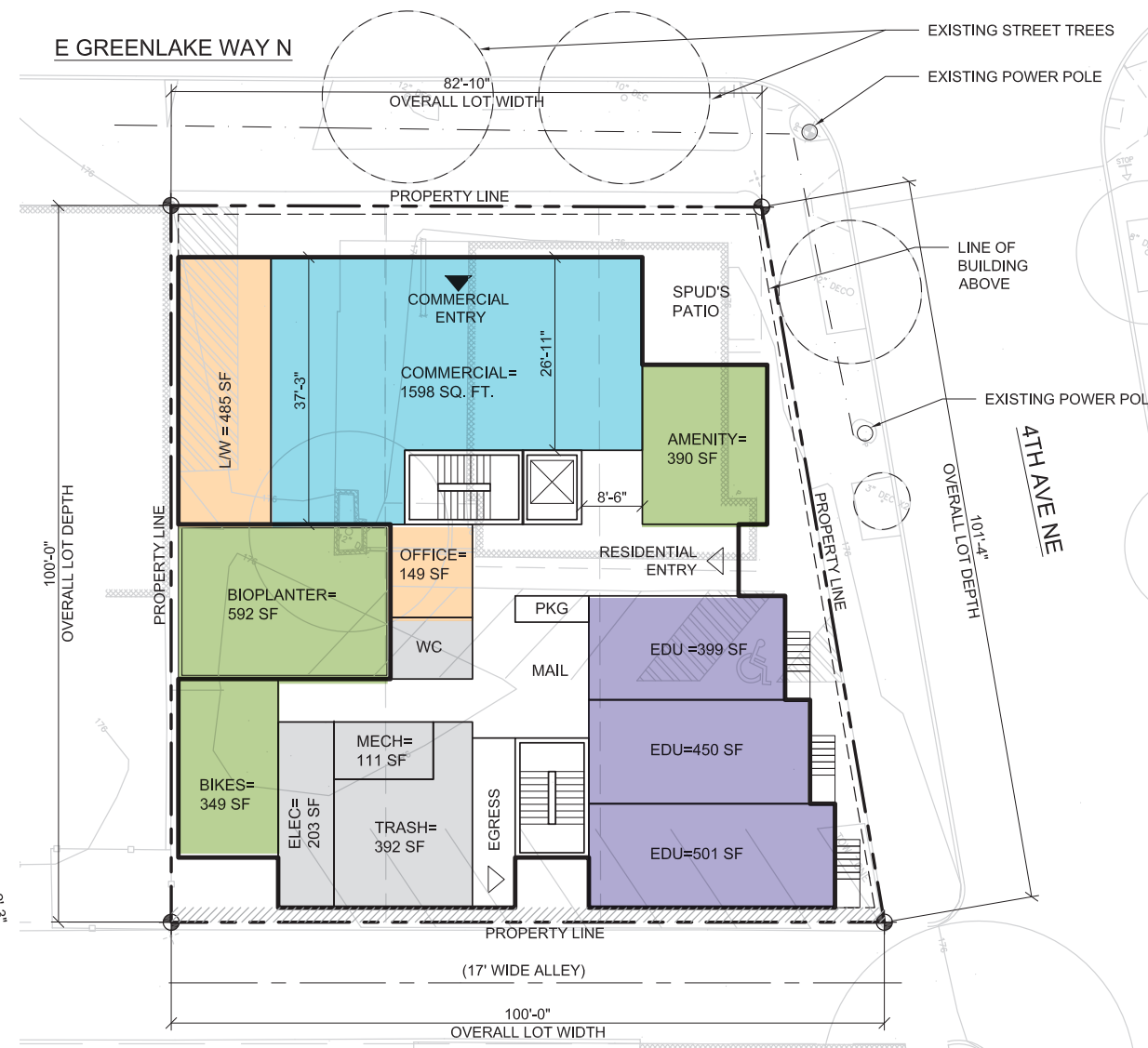
- SPUD FISH AND CHIPS
- COMMERCIAL SPACE
- AUXILIARY SPACE
- RESIDENTIAL UNITS
- AMENITY SPACE



ROOF PLAN

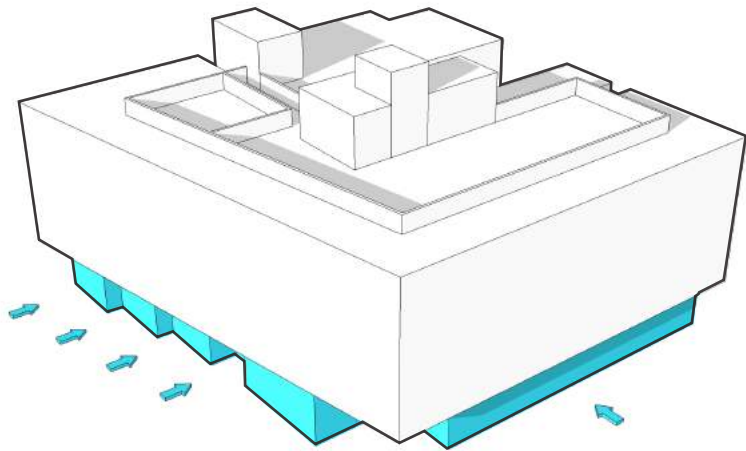


LEVEL 2-4 PLAN



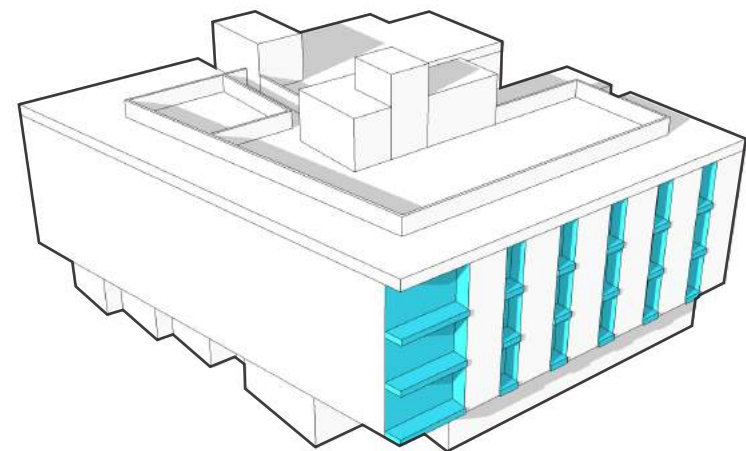
STREET LEVEL PLAN





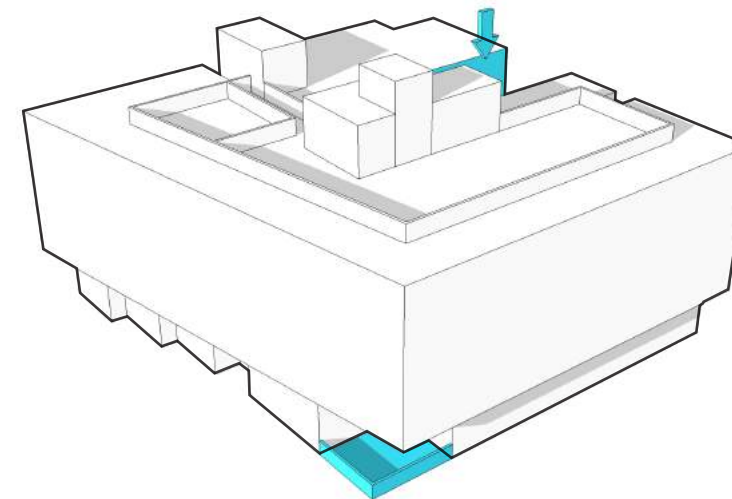
ENTRY RECESSES

The ground level commercial and residential entries will be recessed to provide wayfinding and indicate pedestrian entry. This also provides inherent overhead weather protection.



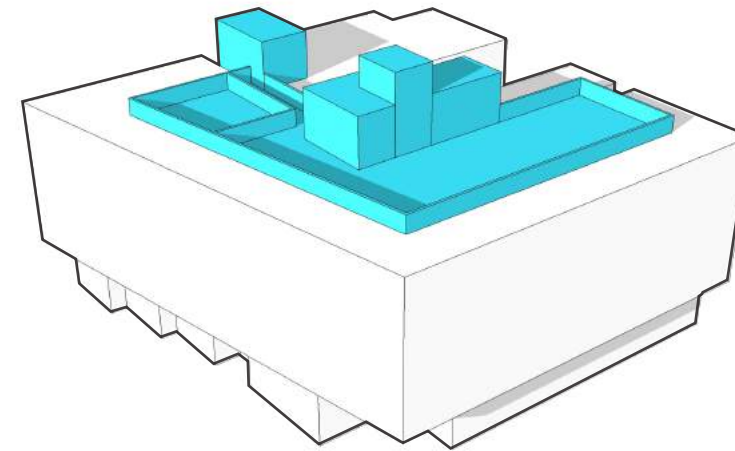
POTENTIAL DECK MODULATION

Decks provide secondary facade elements for additional modulation at the street-facing facades. These decks will also benefit from the proximity to the park.



OPEN SPACE

Outdoor commercial space located at the corner promotes activity at the street level and enhances the pedestrian experience. Building modulation along the west allows for greater glazing to bring light into internal units.



ROOF DECK LOCATION

The roof deck is focused towards Green Lake Park for access to views and light. The circulation is located toward the center of the building, keeping the tallest masses away from the building edge at the street.



ACTIVE COMMERCIAL AT CORNER



DECKS TO MAXIMIZE VISUAL ACCESS TO PARK



SIMPLE MATERIALS AND MASSING



TRANSPARENCY AT CORNER

RESPONSE TO EARLY DESIGN GUIDANCE

1. MASSING OPTIONS & FAÇADE COMPOSITION

A. The Board unanimously supported massing Option 3, the applicant's preferred massing option. Particularly, the patio located at the northeast corner as it creates opportunities for public interaction, the internal courtyard as it provides access to natural light, and the stoops on 4th Ave NE as it establishes an appropriate transition from commercial to residential uses along 4th Ave NE.

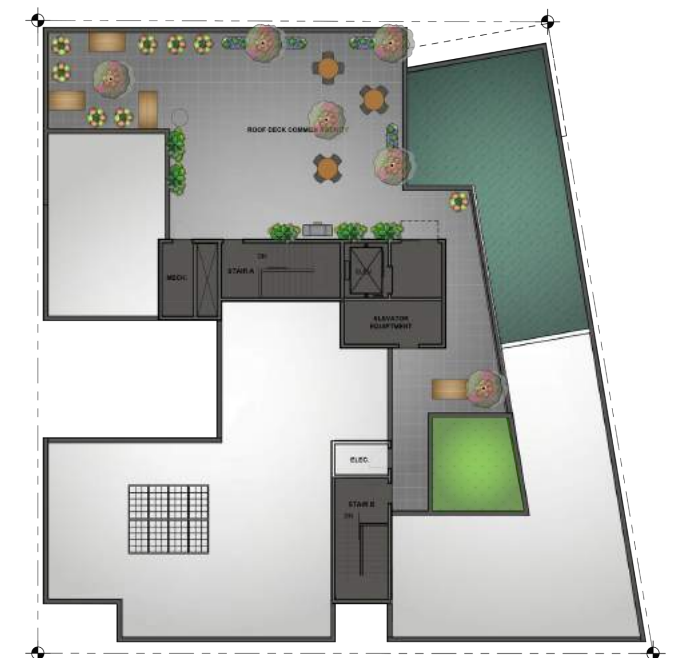
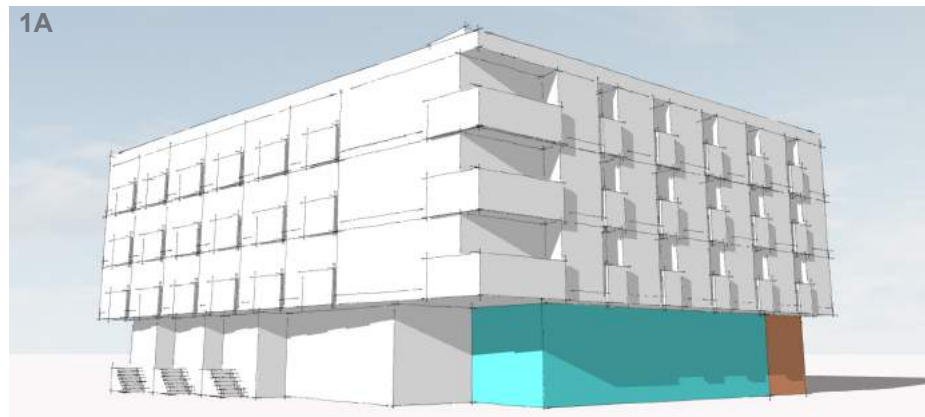
APPLICANT RESPONSE:

The applicant's preferred option presented at the EDG meeting has been further developed in response to the Board's guidance. The semi-public patio at the northeast corner of the site has been maintained and improved with a permanent seating, overhead weather protection and lighting, and a direct connection to the new Spud Fish and Chips restaurant. The internal courtyard will handle the majority of the project's stormwater while also providing opportunities for large windows for the interior-facing units. The stoops along 4th Ave NE have been removed in favor of more generously sized private patios for the adjacent units. To be sure, these units are located more than 10' away from the lot street lot line so no departure is required.

B. The Board heard public comment and noted that massing Option 3 provided greater modulation of the west façade than the other two massing options. The Board, however, directed further treatment of the blank walls along the west façade in a manner that provides visual interest – especially where highly visible.

APPLICANT RESPONSE:

The massing of the applicant's preferred option has largely been maintained – a large biplanter and courtyard space allows the building to step back considerably along the west façade. The adjacent facades are located approximately 1 foot of this lot line so therefore no windows can be located here. However, vertical standing seam metal siding is proposed to give texture and intricate shadow lines to enliven this façade. Existing street trees and the existing Pete's Coffee to the west will largely obscure the west façade.





C. The Board supported the composition of the north façade, particularly the modulated bays and decks, and encouraged further development of the east façade in a manner that is compatible with the north elevation. Suggestions included exploring alternate façade treatments, incorporating modulated bays or decks, and breaking up bulk by incorporating a vertical reveal above the residential entry.

APPLICANT RESPONSE:

Considerable thought was put into the north and east facades to create a more cohesive designed structure. The language of the modulated bays on the north façade has been replaced with stacked vertical expressions of Juliet balconies fronting the park side of this building. Eyebrow awnings and extruded metal trim add depth and order to these bays. On the east façade, a similar treatment, albeit more horizontal in nature, had been implored. Large window groupings are gathered with extruded metal trim and cedar infill panels to create horizontal lines that will lead to the park as one approaches from the south. The bulk of this building is relieved at the northeast corner where the trapezoidal geometry of the site allows these 2 masses to collide and create more visual interest as seen from the park.

D. In agreement with public comment, the Board supported the overhanging upper levels as it contributes to an appropriately scaled pedestrian realm and provides weather protection.

APPLICANT RESPONSE:

The proposal has maintained the overhanging upper levels as a strategy to provide inherent weather protection and opportunities for spill-out spaces for the building adjacent to the sidewalk.



2. ARCHITECTURAL CONCEPT

A. The Board acknowledged that the project was going through a simultaneous landmark designation process with the Landmarks Preservation Board. The Board discussed the unique architectural features and design of the existing structure, which is highly representative of the Googie style of architecture and encouraged the applicant to incorporate elements of the design into the final proposal.

B. If the actual existing architectural features are not maintained or incorporated, then the Board directed the applicant to take broader inspiration from Googie and Mid-Century Modern architectural styles. Particularly, through signage and color schemes with an emphasis on “lightness and fun”.

C. The Board would like to see concept studies documenting this exploration of historical architectural styles at the Recommendation phase.

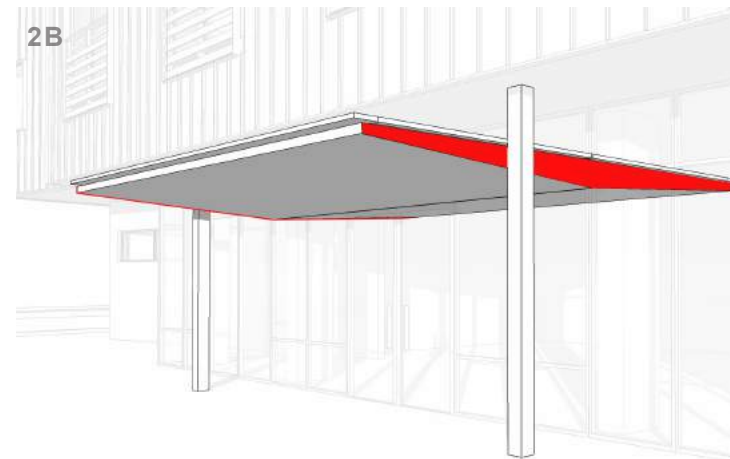
APPLICANT RESPONSE:

The Landmarks Preservation Board voted on March 21, 2018, not to designate the existing structure which houses the Spud Fish and Chips restaurant. Nevertheless, the applicant has studied the building as well as architectural styles of its era to create a more meaningful language for the proposed structure. Many design elements of the existing Spud building have been incorporated into the new restaurant space, in particular the generous glazing which wraps and allows the building to appear to float will be repeated; the butterfly roof is recalled with the similarly shaped feature awning at the new commercial entrance; and the Spud sign is to be repurposed as an interior fixture. The horizontal slats at the current Spud patio are translated into similar horizontal elements at each of the proposed Juliet balconies, and the existing covered spill-out spaces are an organizing element for the proposed ground level plan.

Overall, while there was much debate over the true architectural style at the Landmark’s Preservation meeting (Is it Googie, Roadside Attraction, or an example of Roof Architecture?), it was decided that it was most accurately an eclectic example of its era and a product the imagination of its architect. Rather than replicate this eclecticism 60 years later, the proposed structure leans on principles of the dominant architectural style of the era - Mid-Century Modern - and organizes itself around the principles of a clean lines and minimal ornamentation, contrasting materials including natural wood, and a carefully composed neutral palette.



2A



2B



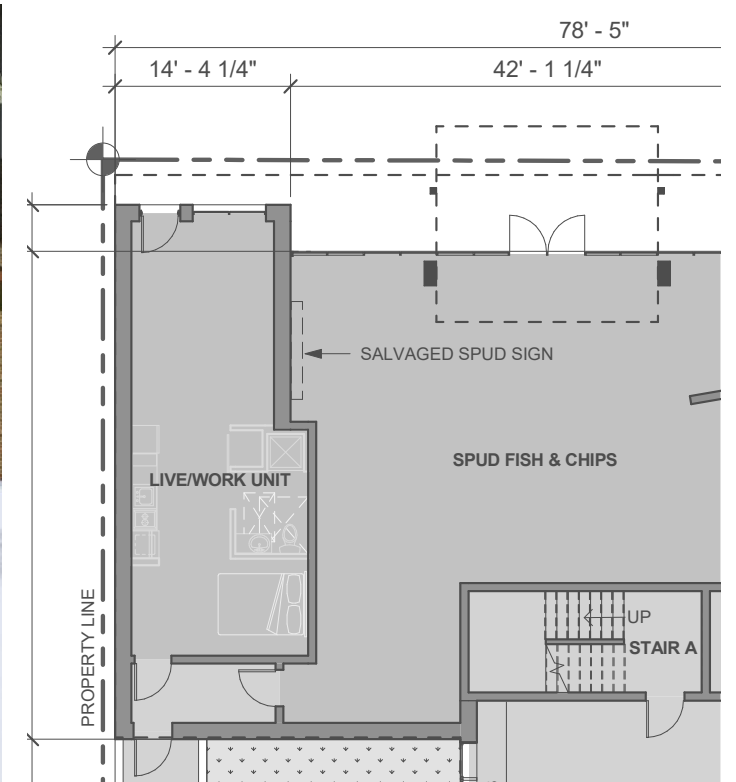
2C



2C



2C



3. STREET-LEVEL USES

A. The Board supported the proposed location and depth of the ground level live/work unit as it appeared to be a viable size and depth for a commercial function and would allow for interior separation of the live and work spaces. The Board appreciated that the live/work use was limited to East Green Lake Way N in massing Option 3, as it is a more active commercial street.

APPLICANT RESPONSE:

The location and depth of the live/work unit as proposed in the applicant's preferred option at the EDG meeting has been maintained.

B. The Board recommended the live/work storefront be designed to be visually distinctive from the larger commercial space. The Board encouraged creating distinction through an architectural gesture, rather than just signage.

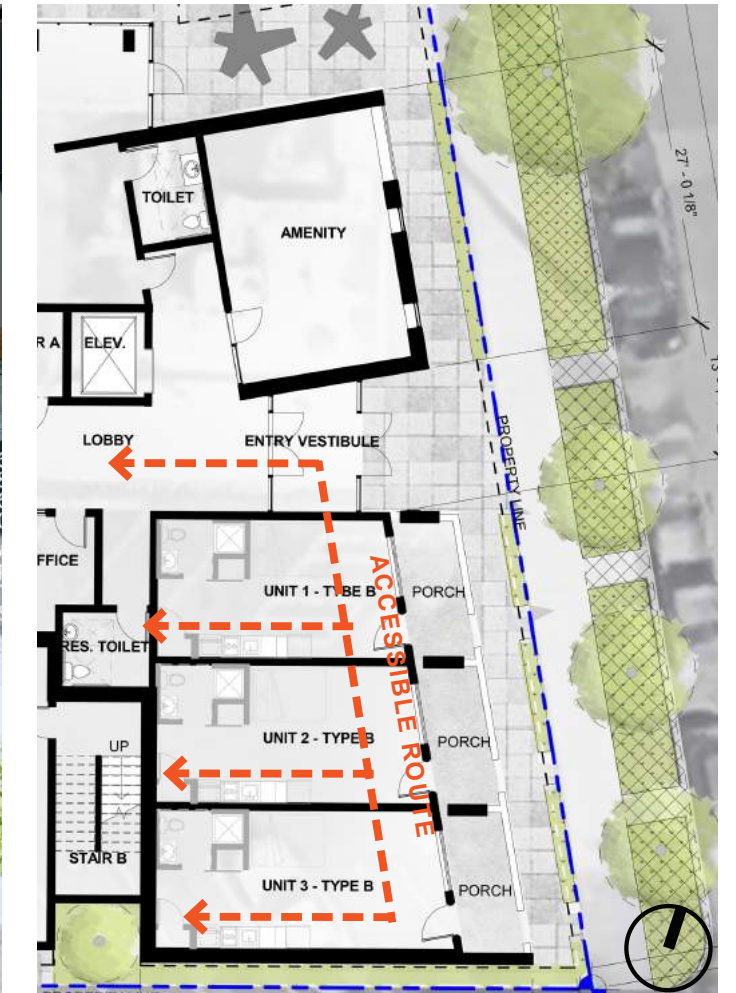
APPLICANT RESPONSE:

The live/work unit is delineated from the adjacent Spud restaurant space with a punched opening glazing strategy and its own awning and signage. Furthermore, this unit will read as a board-formed concrete box which bookends the next door heavily glazed commercial space.

C. The Board supported the individual unit entries and stoops along 4th Ave NE as they create an appropriate transition from commercial to residential uses and contribute to a human-scaled pedestrian environment. The Board, however, questioned the accessibility of these units and encouraged further consideration of access for people of all abilities.

APPLICANT RESPONSE:

Upon closer study, the stoops as originally proposed would not meet the requirements of the various accessibility codes without providing a secondary access via a ramp from the interior. This proved to be an inefficient use of space and did not function well. Instead, the units have been lowered to grade and setback further from the sidewalk. This has created larger and more usable private patios for each unit. Low garden walls, new landscaping, and the accessible route will provide additional separation from the sidewalk.



4. OPEN SPACE & STREETScape IMPROVEMENTS

A. The Board supported the proposed northeast corner patio; however, the Board was concerned about the relationship between the exterior patio space and adjacent interior residential amenity space. The two spaces should be thoughtfully designed to minimize visibility and relate well to each other.

APPLICANT RESPONSE:

The northeast corner patio has been further developed to address the concerns of the Board. A door has been added to the commercial space to connect directly to the patio. A juxtaposition of materials (abundant storefront glazing vs. board formed concrete) creates a visually interesting space and an urban refuge for one spilling out of Spud or off the sidewalk and admiring the park across the street. The high window in the wall of the adjacent amenity room creates privacy for this residential space and allows its occupants to see over the inhabitants of the patio towards views of Green Lake to the north.

B. The Board supported the proposed bioretention planter/courtyard as it provides the internal residential units with good access to natural light and visible greenery. The Board would like to see more information on the design of the bioretention planter at the Recommendation phase.

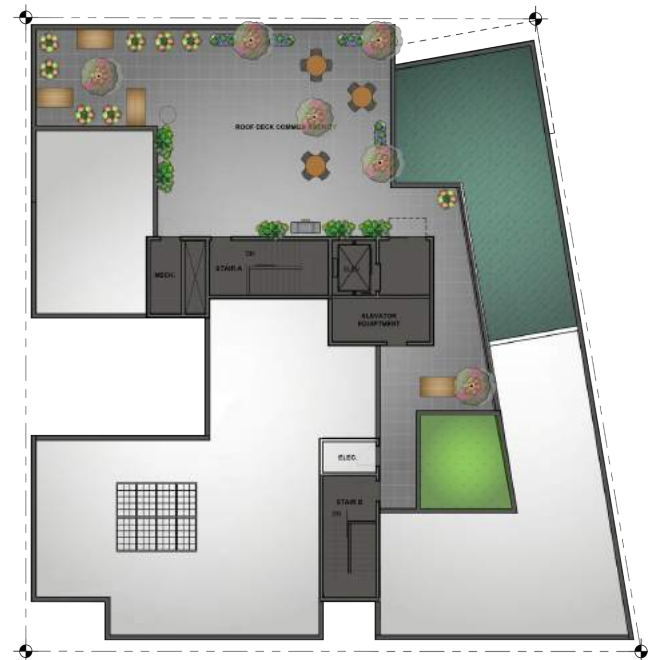
APPLICANT RESPONSE:

The bioretention planter has been preserved as an important organizing element for the building. This planter handles most of the stormwater from the project and also provides a respite space for the restaurant employees and access to the shared trash room. The setback of the facades around the courtyard allow for larger than typical windows for the inward facing units above.

C. In agreement with public comment, the Board encouraged the rooftop to be designed to be attractive when viewed from above. The Board supported the proposed conceptual roof layout, particularly how the perimeter of the rooftop amenity space was setback from the edge of the roof.

APPLICANT RESPONSE:

The EDG-approved roof concept has been further refined. The majority of the rooftop amenity deck is set back from the edge of the building, with the exception of the northern edge which has an opportunity to connect with the park and views across the street. To insure, this rooftop is attractive when viewed from above, high-quality concrete pavers, numerous planters, and areas of green roof are proposed. Please note that the code-required solar panel has been located to avoid shadow and take advantage of direct sunlight from the south.



D. In agreement with SDOT's comment, the Board encouraged adding a curb bulb into 4th Ave NE at the northeast corner to help calm traffic and shorten the crossing distance to improve the pedestrian experience and safety.

APPLICANT RESPONSE:

An SDOT paving project, including bike lane improvements, are currently being planned for in front of the project site. While this project supports elements that will provide greater pedestrian safety at the corner, it is inadvisable to provide a curb bulb until the extent of the SDOT work is fully known or implemented. The development team is contact with SDOT staff member Rachel Huck regarding the paving project.



5. BIKE FACILITIES

A. The Board questioned the location of access to the bike storage room, which is proposed to be located off the alley, as existing bike paths are located along East Green Lake Way N on the opposite side of the site. The bike storage room should be designed to be convenient and secure with good signage and lighting.

APPLICANT RESPONSE:

The presence of the bike lane on the opposite side of East Green Lake Way does not warrant a bike storage room along the building frontage here. Furthermore, it is our belief that a safer route to a bike storage room is from 4th Ave NE which is quieter and with far less vehicular traffic. The proposed bike room is located along the alley, a safe distance from the intersection of the alley and 4th Ave NE. In addition, an awning, lighting, and signage, will provide prominence and protection for the frequented space.



HISTORICAL TIES TO EXISTING STRUCTURE



GEOMETRIC CORNER WITH WRAPPED GLAZING



NORTHEAST CORNER VIEWED FROM PARK



AWNINGS INTEGRATED WITH STRUCTURE



RECESSED STREET-LEVEL FACADE



NORTH FACADE VIEWED FROM PARK



RECESSED COMMERCIAL BASE W/ WOOD SOFFIT HIGHLY TEXTURAL FACADE



NORTHWEST CORNER VIEWED FROM EAST GREEN LAKE WAY



HISTORICAL TIES TO EXISTING STRUCTURE



OVERHEAD PROTECTION OVER SEATING



PLAYFUL STAR-SHAPED BENCH SEATING



NORTHEAST CORNER PATIO



URABN PATIO



ILLUMINATED STOREFRONT



TRANSITION BETWEEN HARD/SOFT MATERIAL



RESIDENTIAL ENTRANCE



BIRDSEYE VIEW FROM THE NORTH

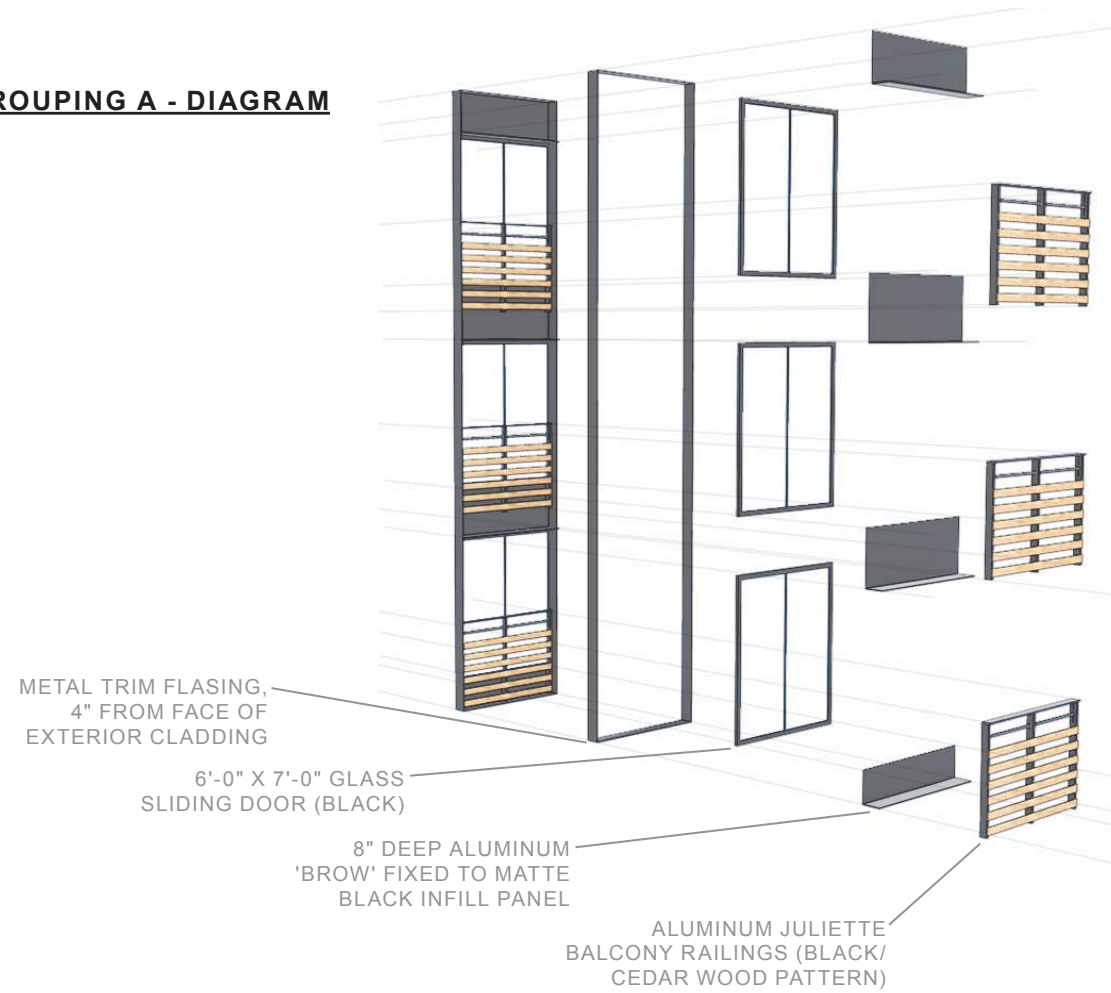


VIEW FROM SOUTHEAST AT ALLEY

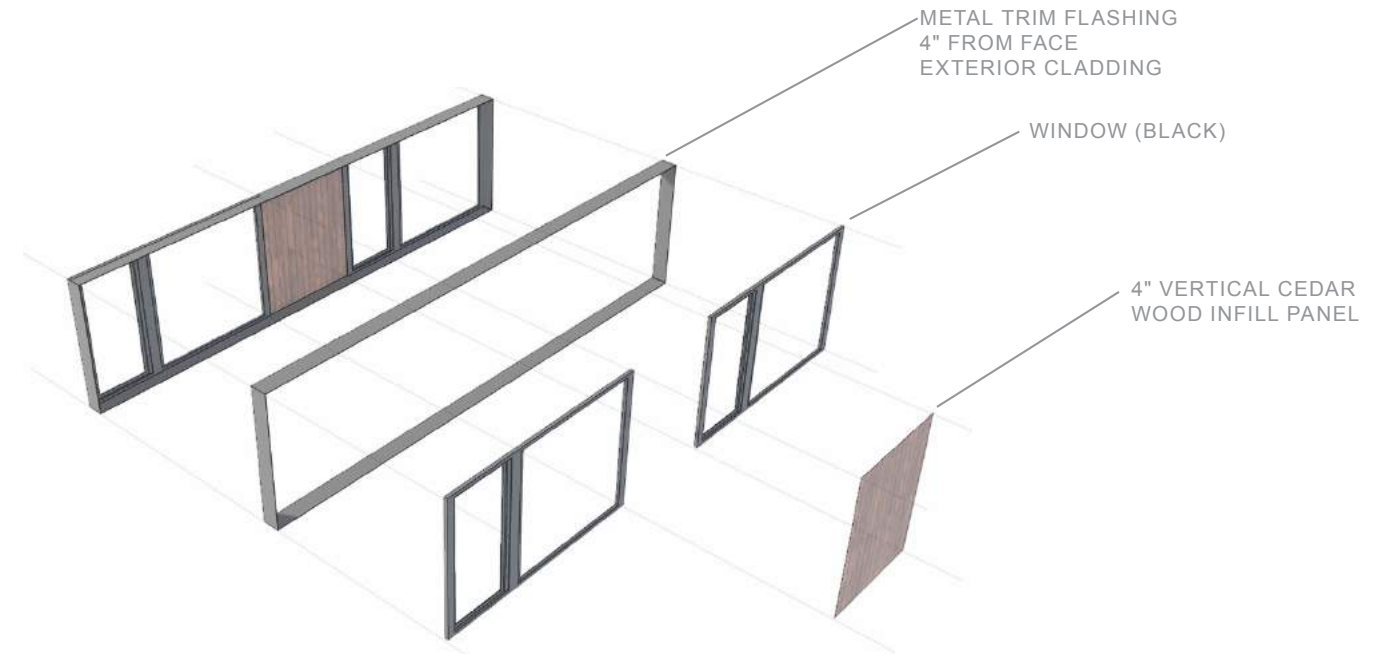


EXAMPLE OF TRIMMED WINDOW/INFILL PANEL GROUPINGS SET IN DARK METAL CLADDING

TYPICAL WINDOW GROUPING A - DIAGRAM



TYPICAL WINDOW GROUPING B - DIAGRAM



TYPICAL WINDOW GROUPING A



TYPICAL WINDOW GROUPING B



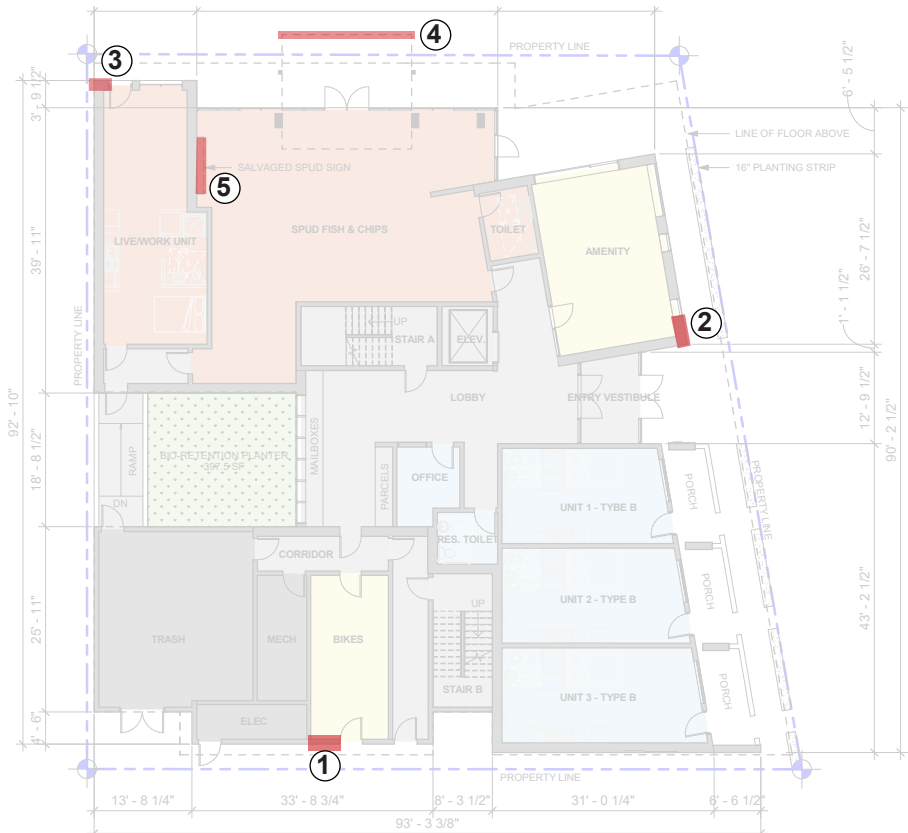
BICYCLE STORAGE ENTRY SIGNAGE



RESIDENTIAL ENTRY SIGNAGE



LIVE/WORK SIGNAGE



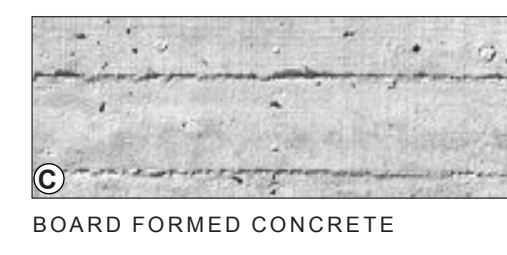
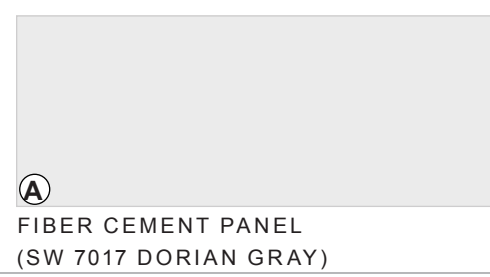
SIGNAGE PLAN



COMMERCIAL SIGNAGE



SIGNAGE PRECENT IMAGERY





EAST ELEVATION



E WOOD SIDING (CEDAR)



F VINYL WINDOW (BLACK)



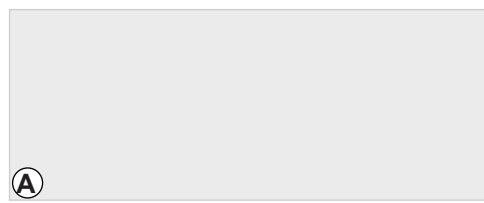
G ALUMINUM STOREFRONT, ANNOXIDIZED



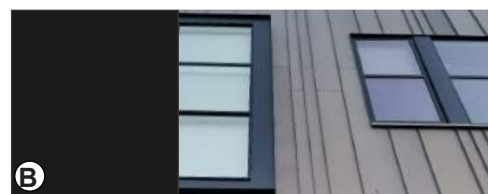
H ALUMINUM RAILING (BLACK)



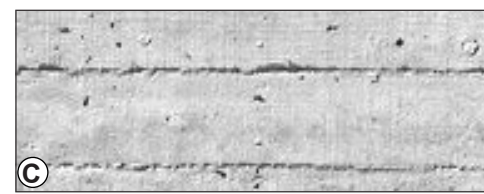
SOUTH ELEVATION



A
FIBER CEMENT PANEL
(SW 7017 DORIAN GRAY)



B
STANDING SEAM METAL SIDING,
COOL MATTE BLACK



C
BOARD FORMED CONCRETE



D
FIBER CEMENT PANEL
(SW 7606 BLUE CRUISE)



WEST ELEVATION



E WOOD SIDING (CEDAR)



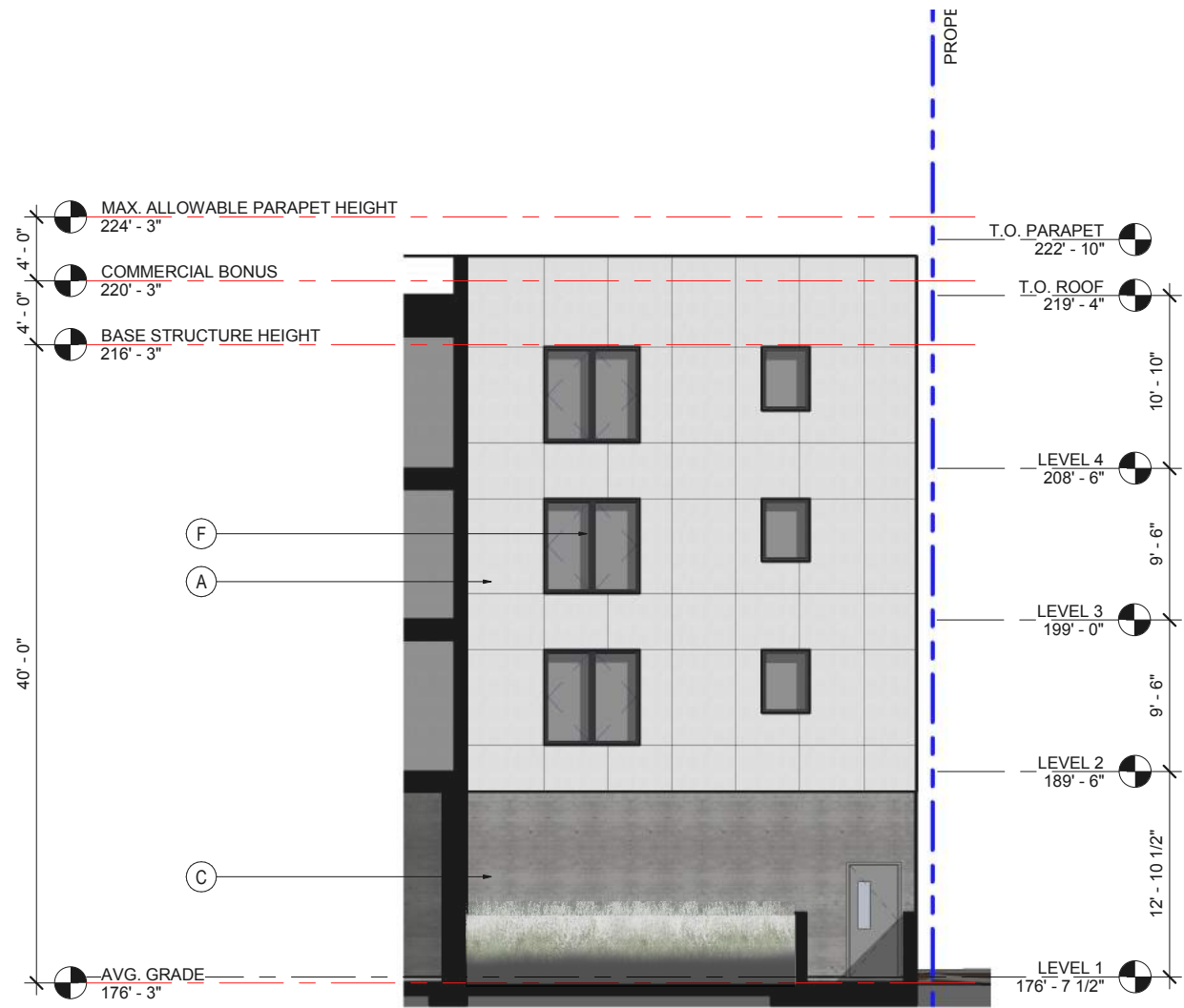
F VINYL WINDOW (BLACK)



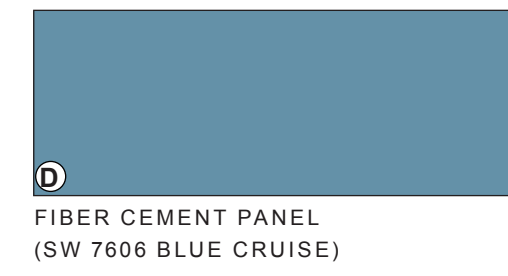
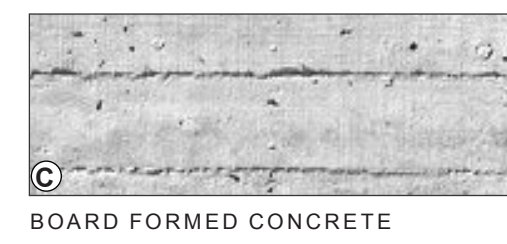
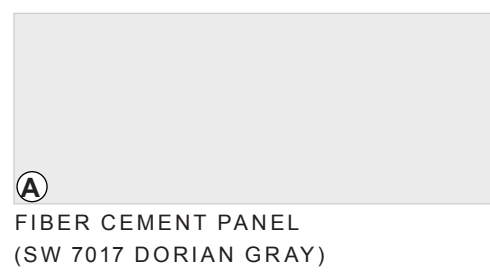
G ALUMINUM STOREFRONT, ANNOIDIZED

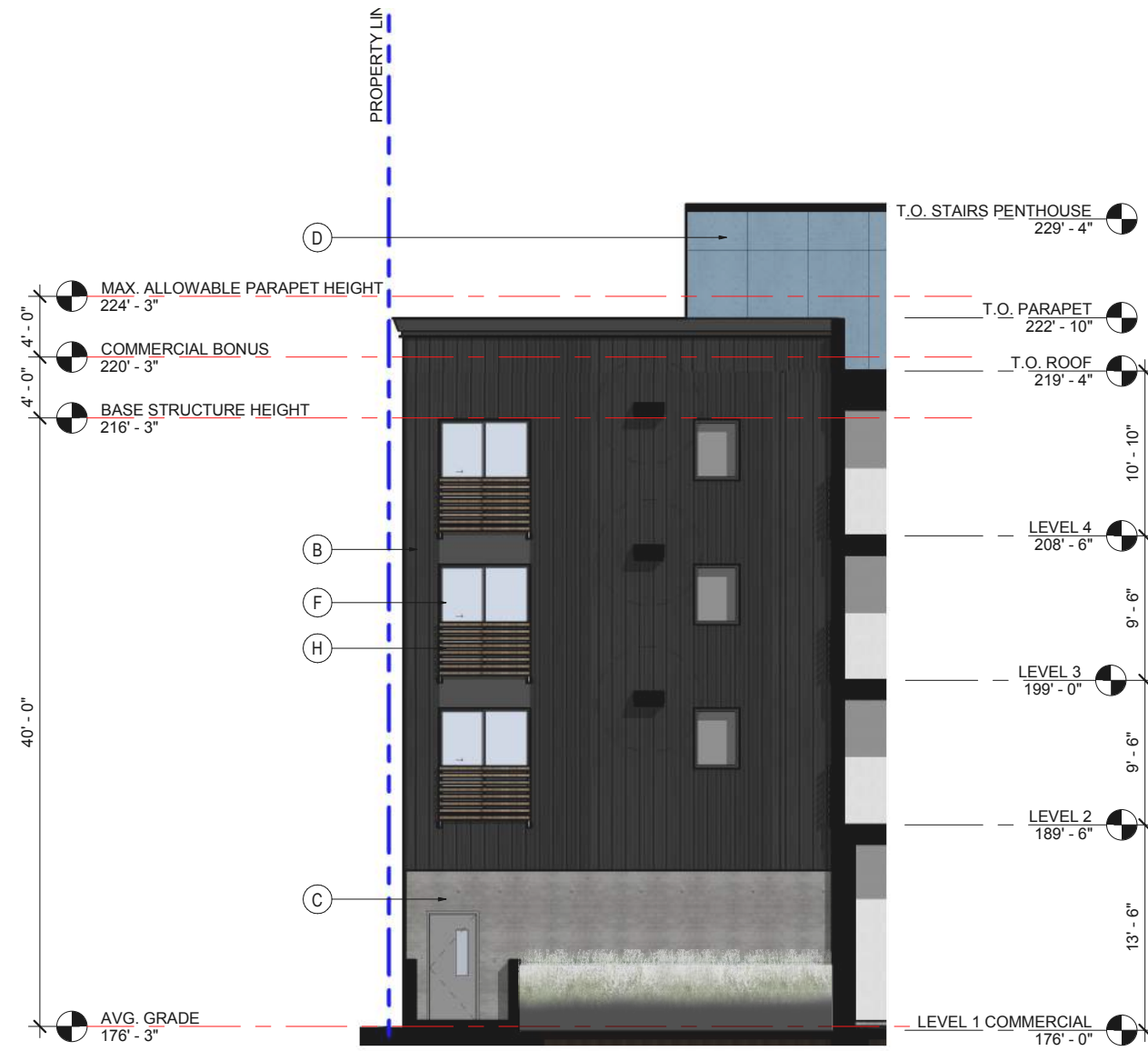


H ALUMINUM RAILING (BLACK)

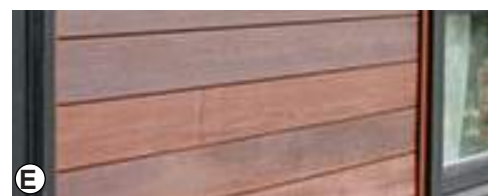


NORTH COURTYARD ELEVATION





SOUTH COURTYARD ELEVATION



E WOOD SIDING (CEDAR)



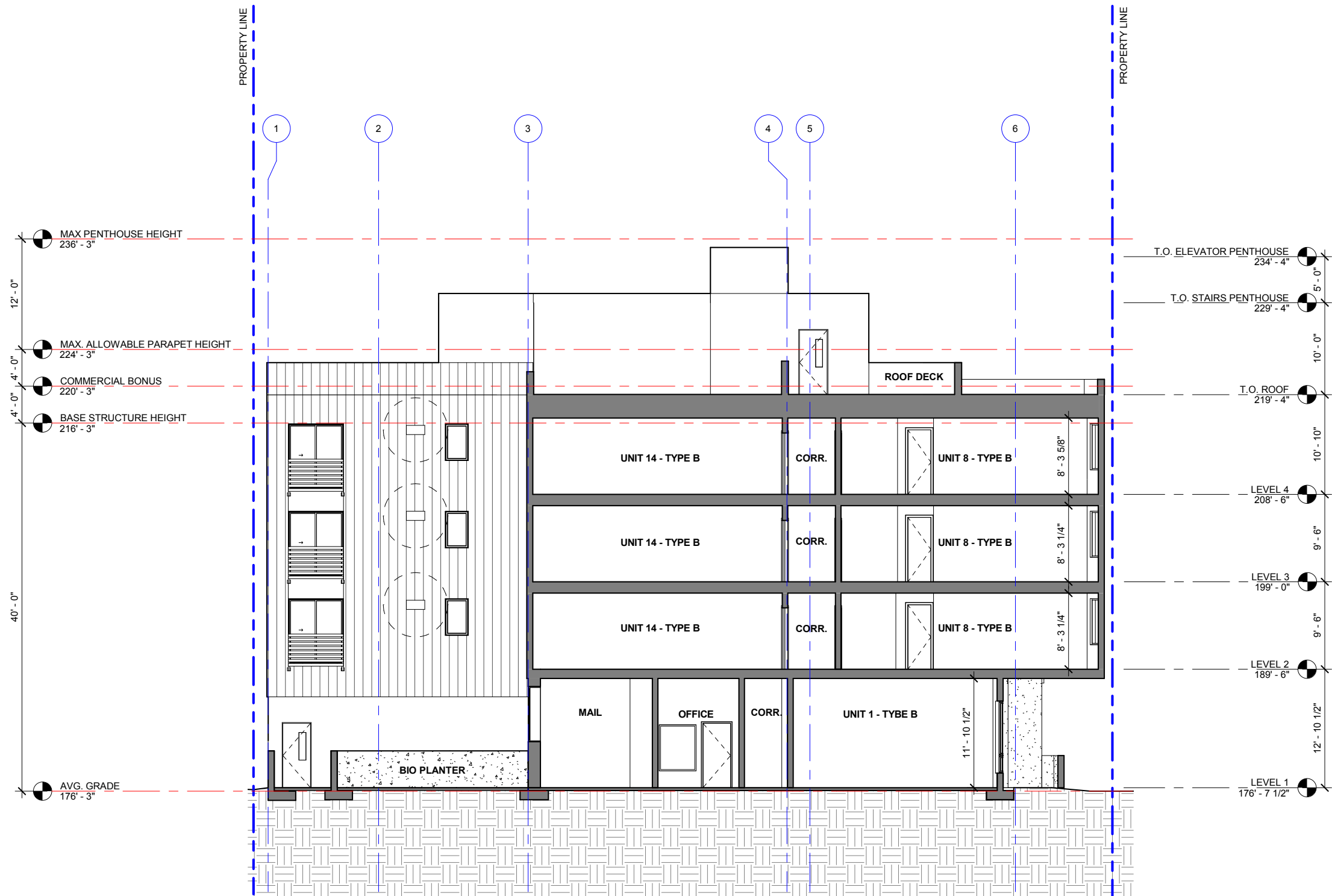
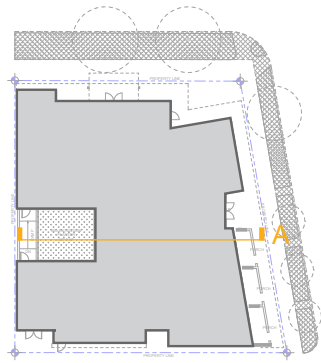
F VINYL WINDOW (BLACK)



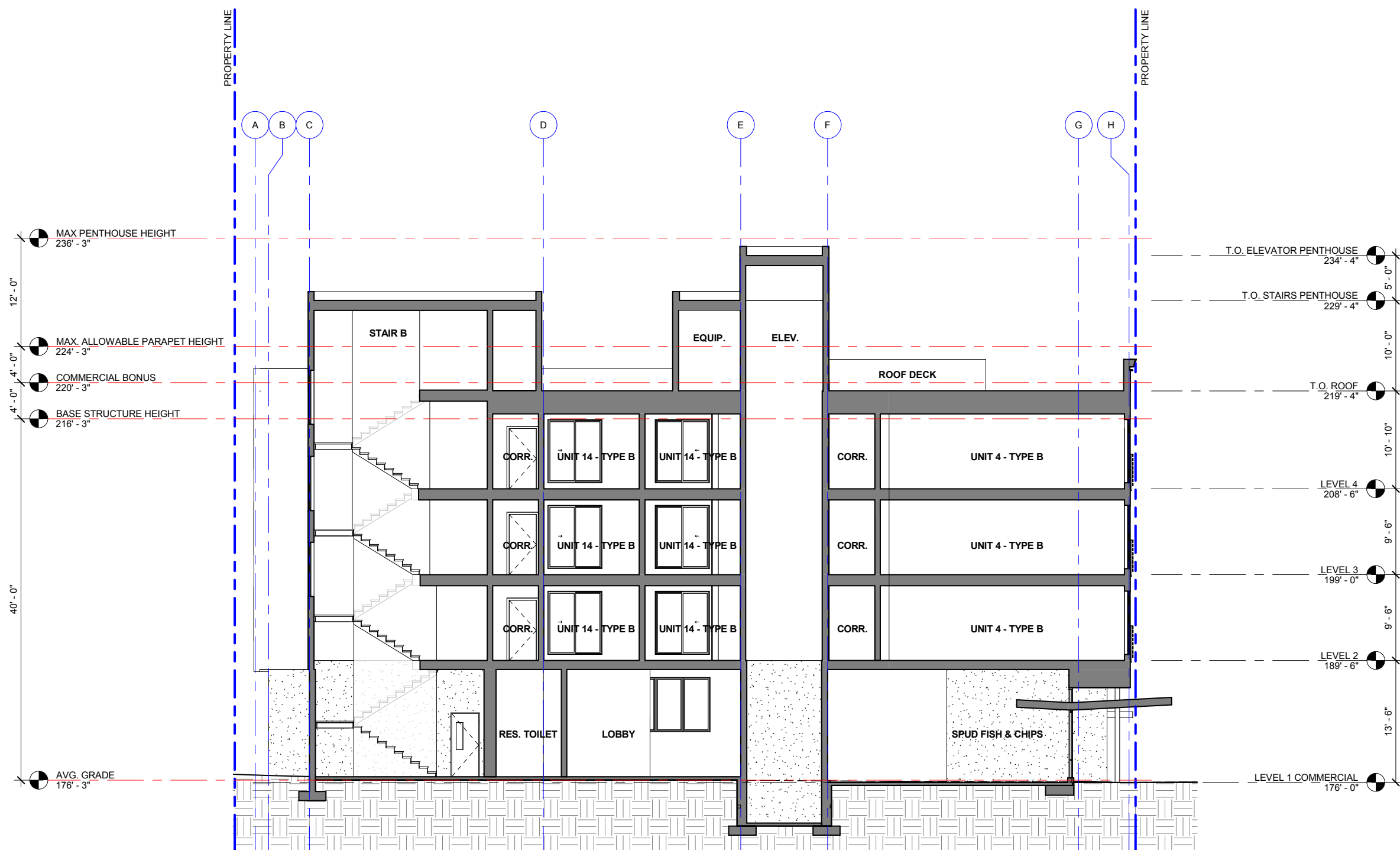
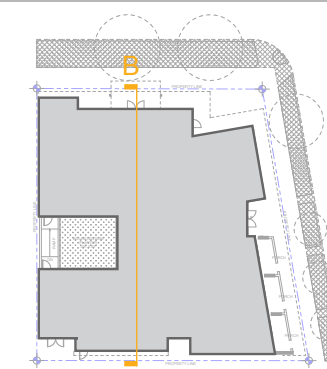
G ALUMINUM STOREFRONT, ANNOIDIZED



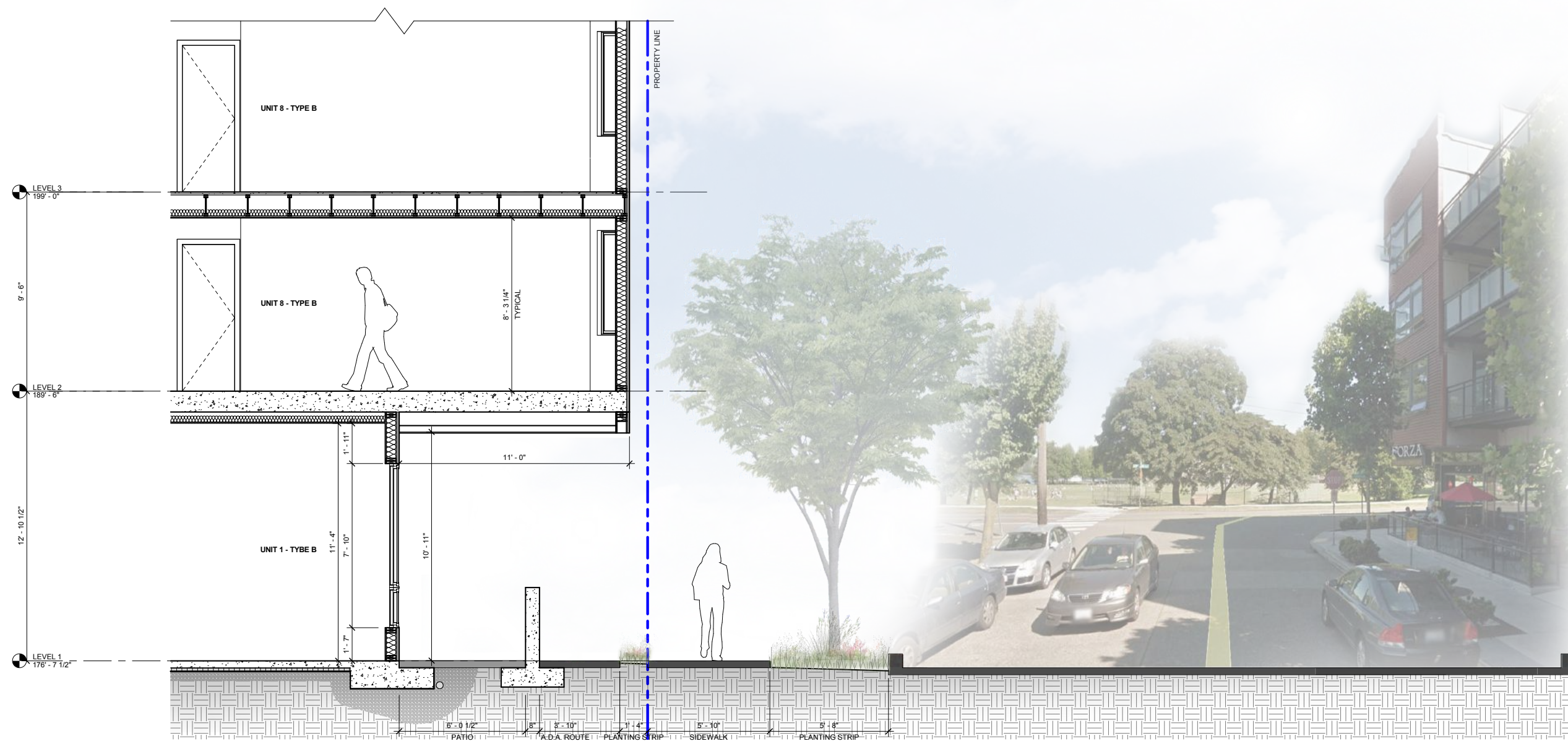
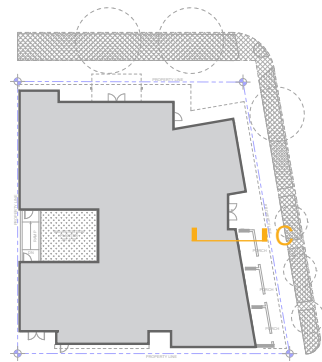
H ALUMINUM RAILING (BLACK)



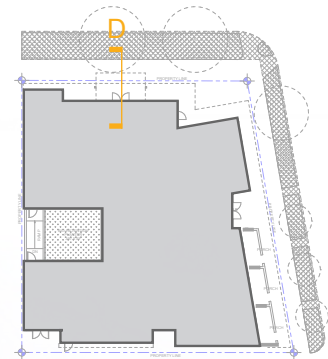
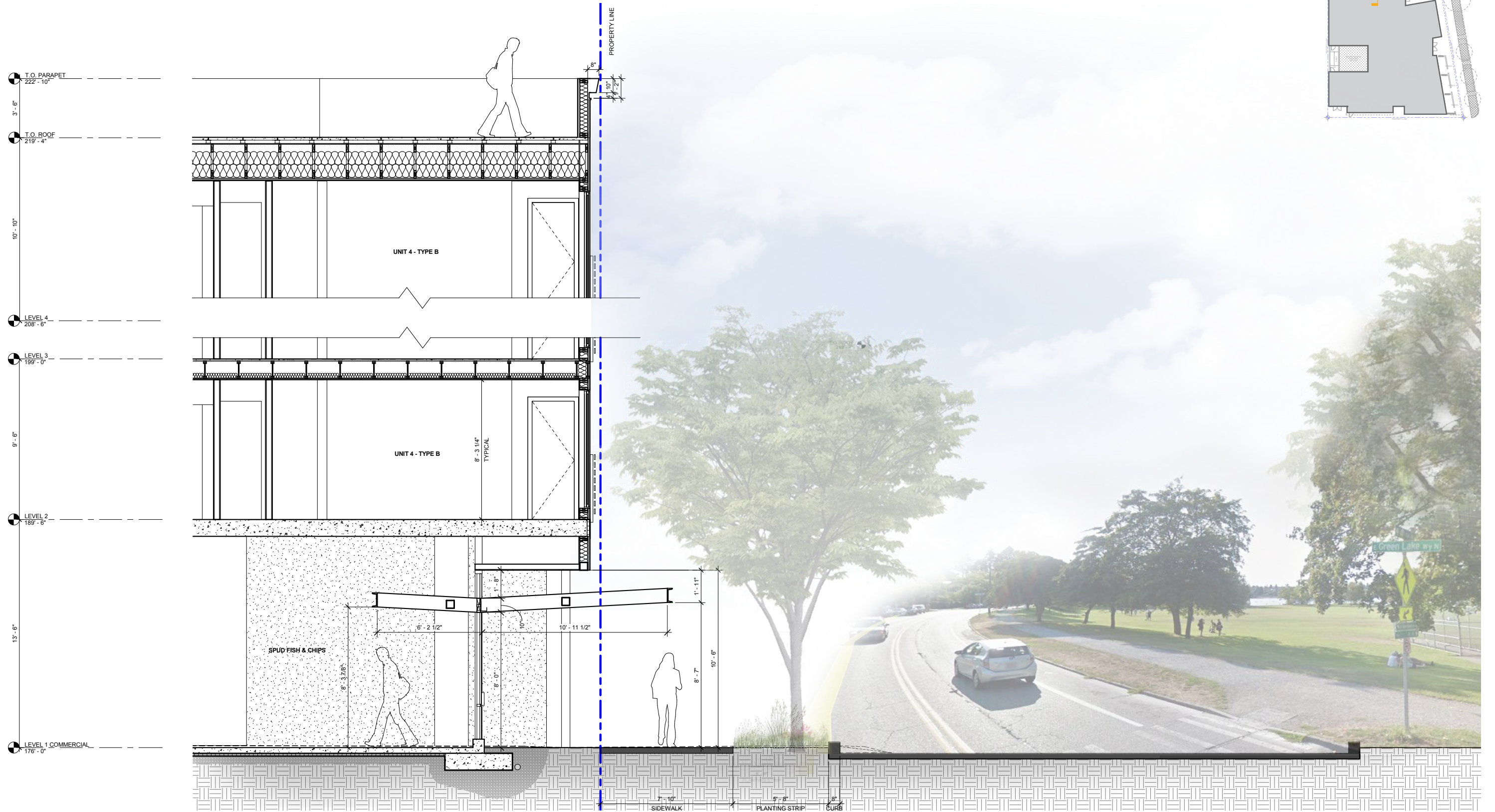
TRANSVERSE BUILDING SECTION



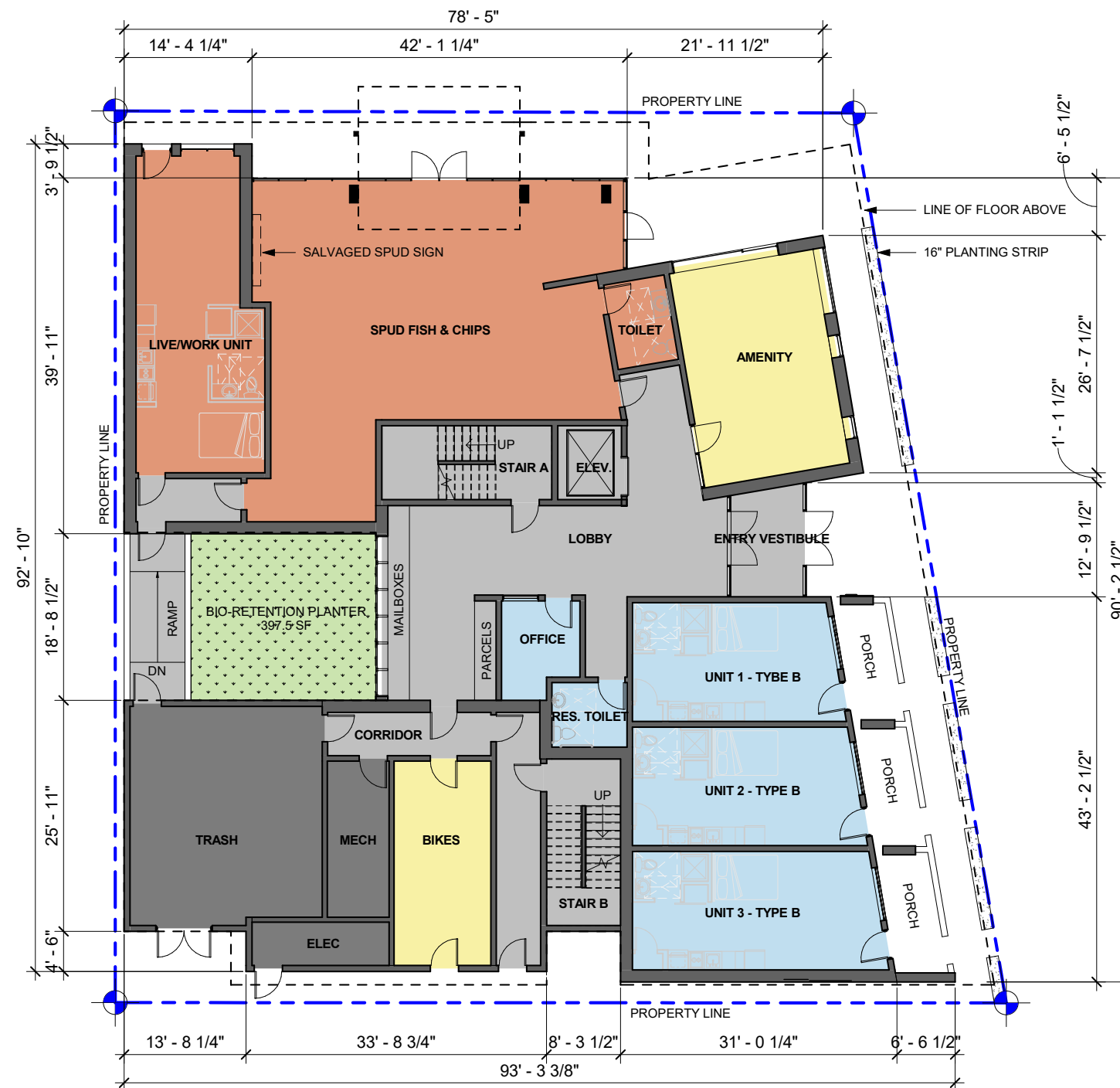
LONGITUDINAL BUILDING SECTION



PEDESTRIAN SECTION AT STREET LEVEL RESIDENTIAL UNITS



PEDESTRIAN SECTION AT COMMERCIAL ENTRY

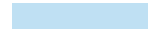


GROUND LEVEL PLAN

COMMERCIAL AREA



DWELLING AREA



SERVICE AREA



AMENITY AREA

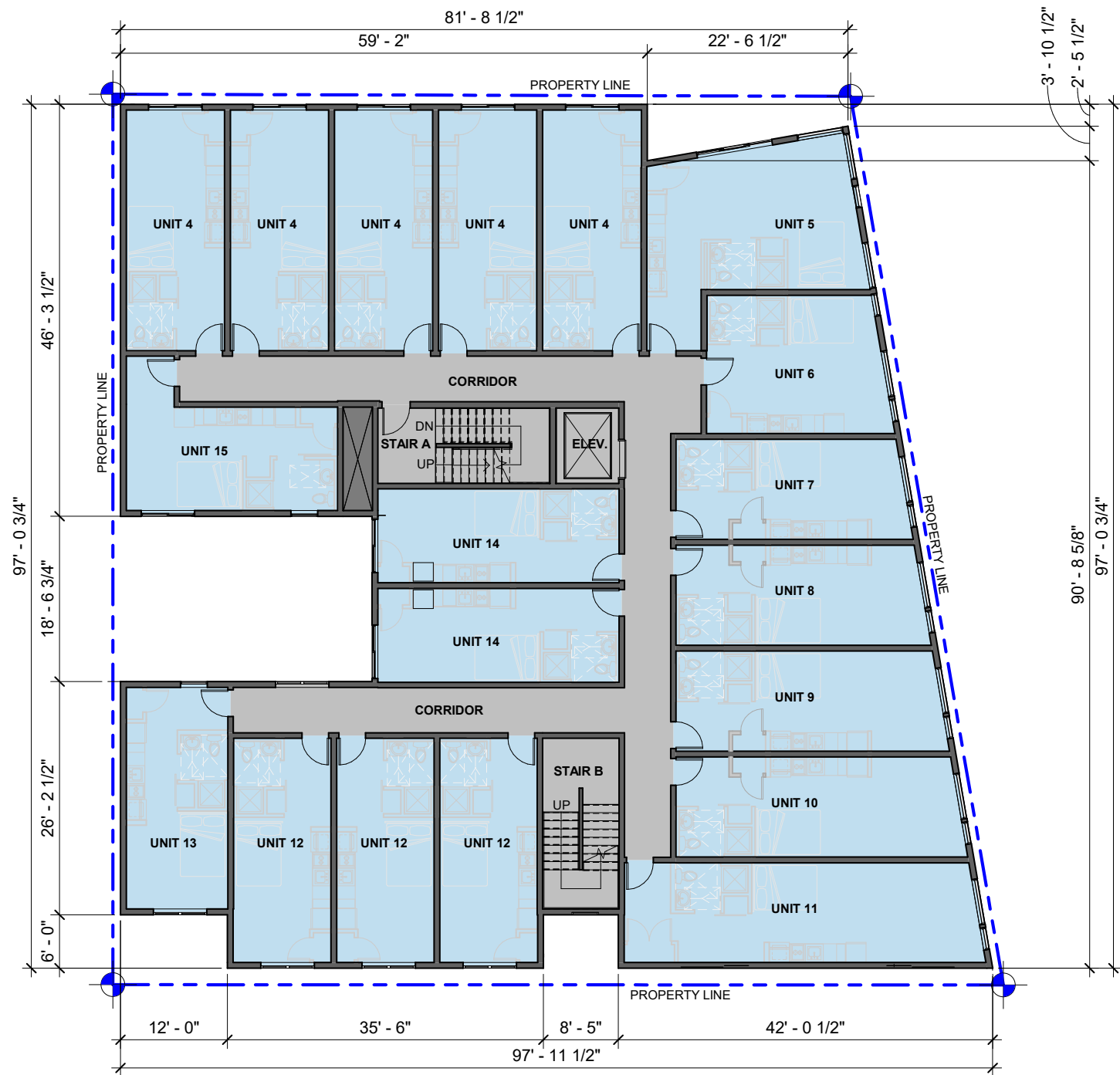


CIRCULATION

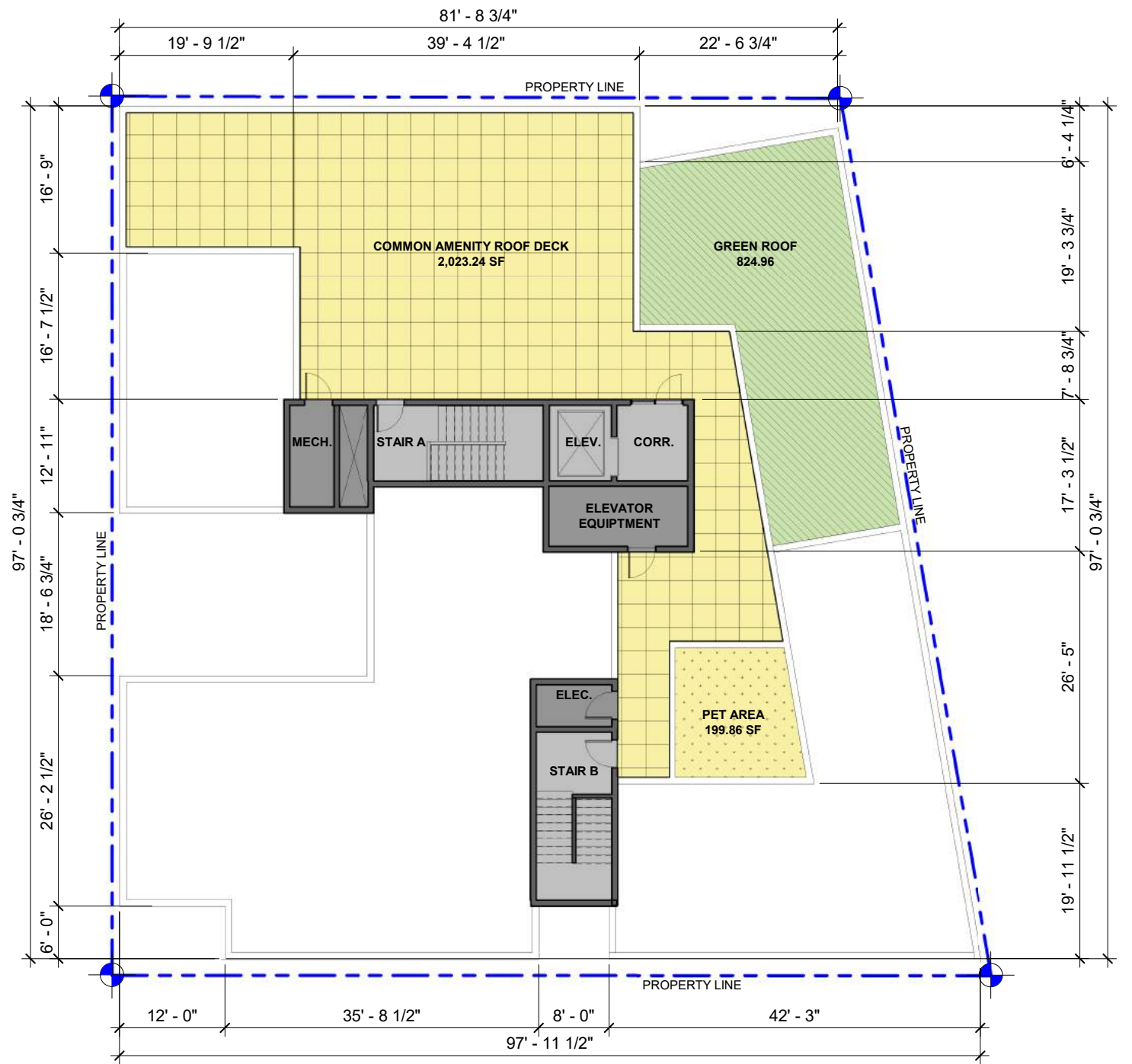


GREEN AREA





LEVEL 2-4 PLAN TYP.



ROOF PLAN

COMMERCIAL AREA DWELLING AREA SERVICE AREA AMENITY AREA CIRCULATION GREEN AREA





STREET LEVEL RENDERED LANDSCAPING PLAN

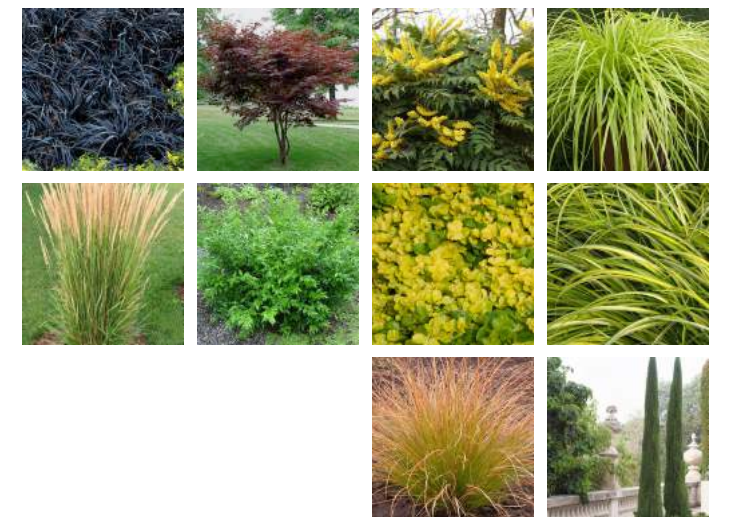


ROOF LEVEL RENDERED LANDSCAPING PLAN

GROUND LEVEL LANDSCAPE CONCEPT PLAN



ROOF LEVEL LANDSCAPE CONCEPT PLAN

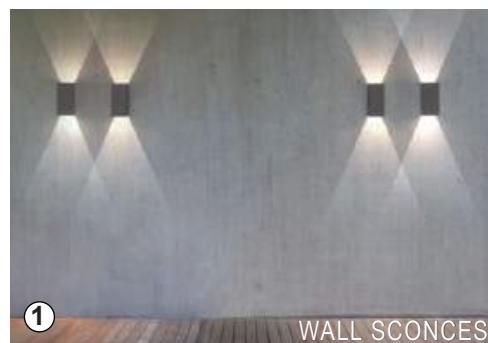




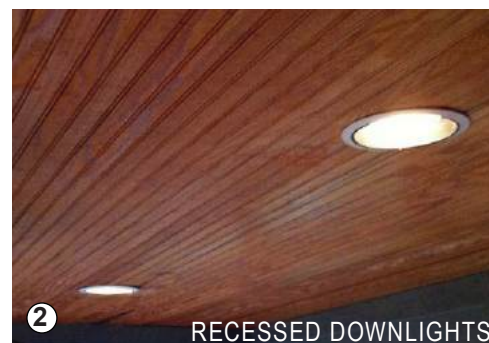
STREET LEVEL RENDERED LIGHTING PLAN



ROOF LEVEL RENDERED LIGHTING PLAN



1 WALL SCONCES



2 RECESSED DOWNLIGHTS



3 ONE-WAY DOWNLIGHT



4 MUSHROOM LANDSCAPE LIGHT



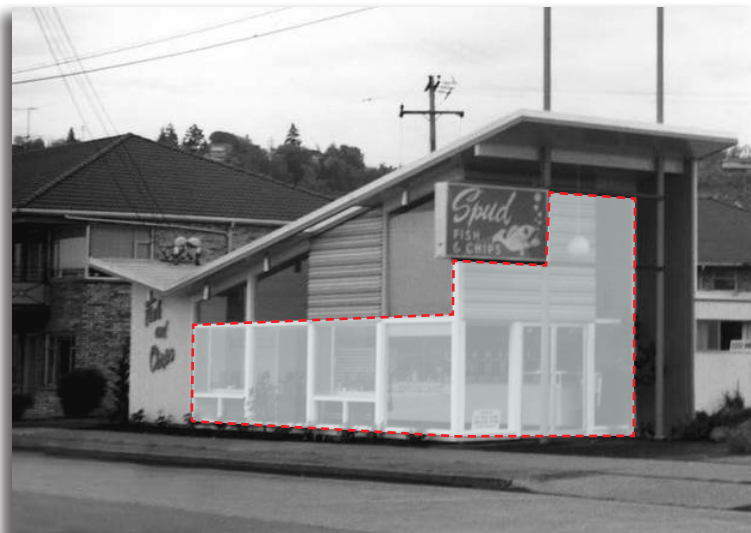
5 LANDSCAPE SPOTLIGHTS



PRESERVING ORIGINAL SIGNAGE



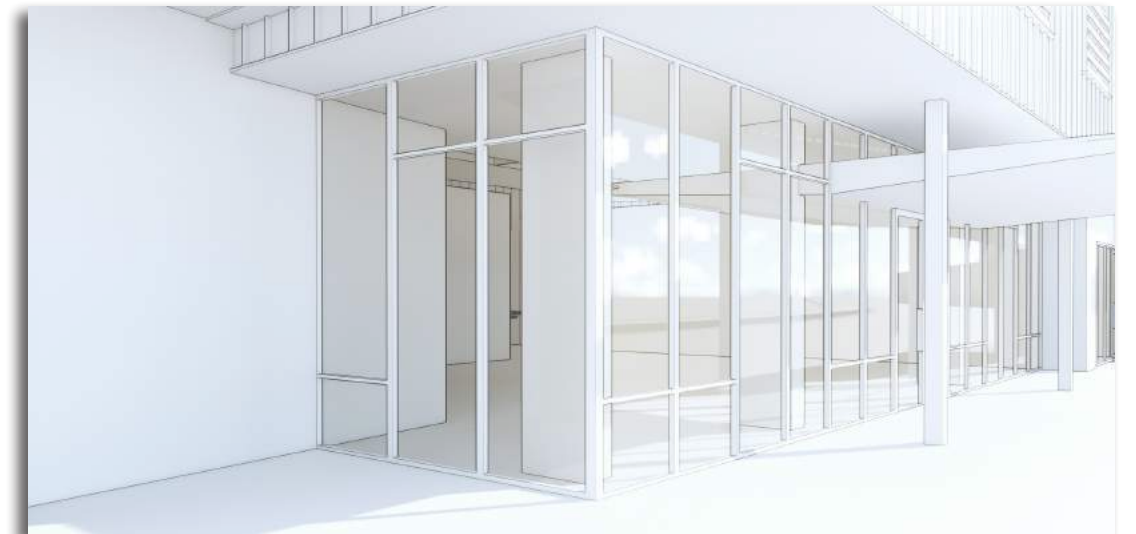
ORIGINAL SIGNAGE PLACED IN COMMERCIAL SPACE



STRUCTURAL TECTONICS / WRAPPING CORNER



RELATED LOCAL EXAMPLE



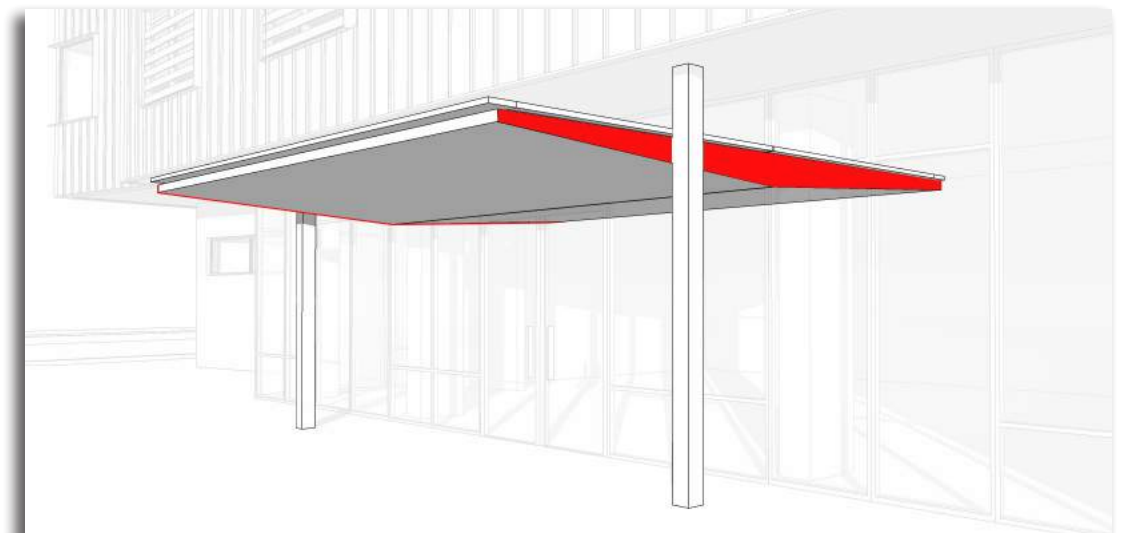
STOREFRONT WRAPPING CORNER @ COMMERCIAL SPACE



"ROOF" ARCHITECTURE INFLUENCE



RELATED LOCAL EXAMPLE



NOD TO BUTTERFLY ROOF ARCHITECTURE IN COMMERCIAL AWNING

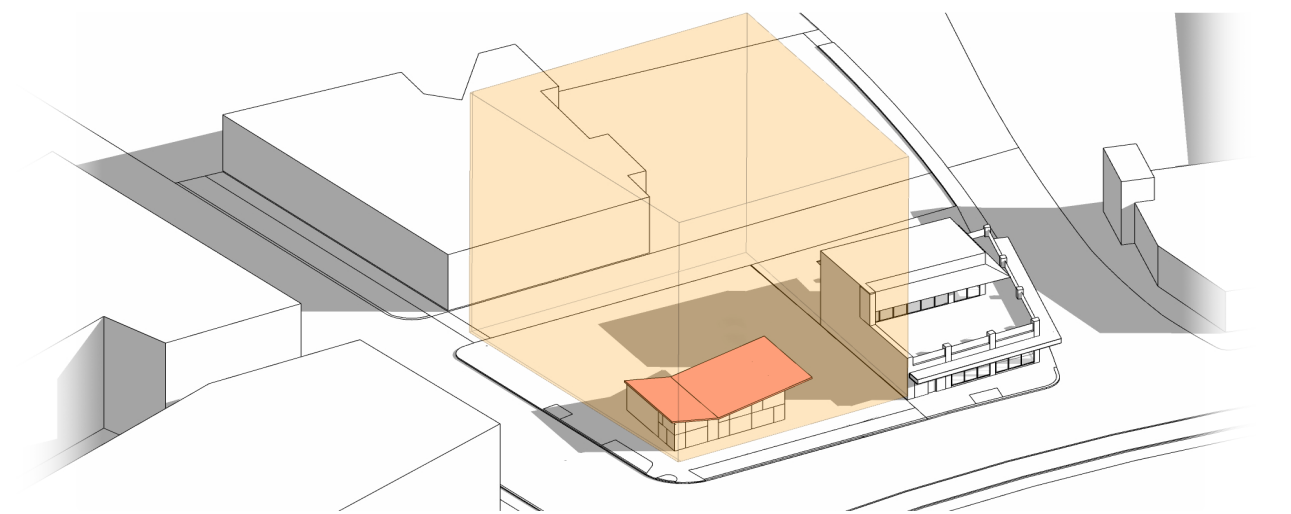
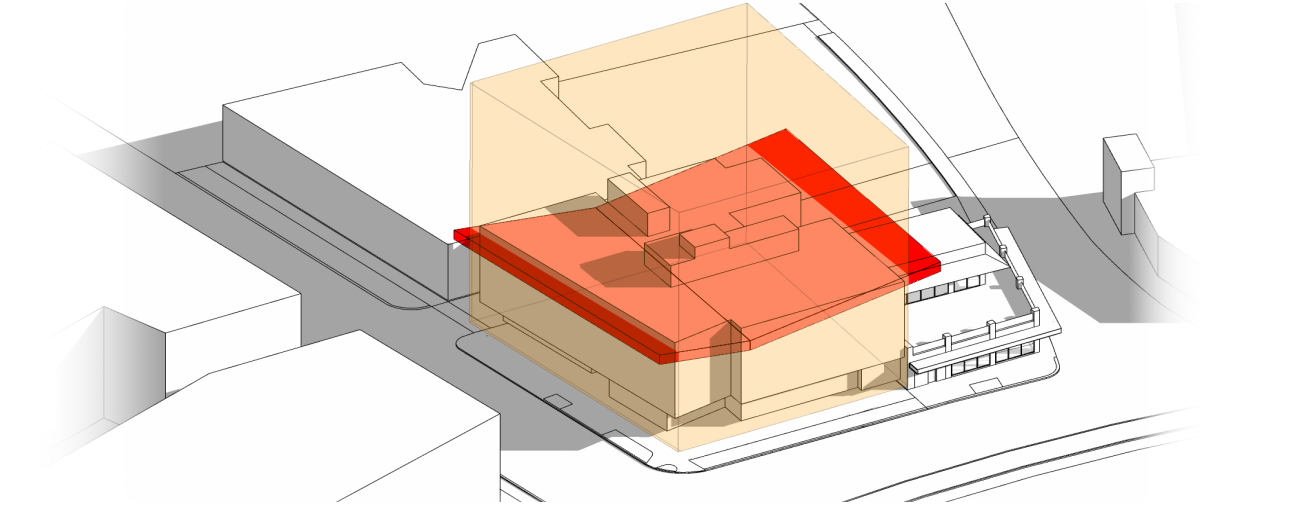
**HORIZONTAL WINDOWS + RECESSED BASE****NEUTRAL PALETTE WITH ORGANIZED OPENINGS****CONTRASTING MATERIALS****CONTEMPORARY MID-CENTURY MODERN****ROOF ARCHITECTURE STUDY**

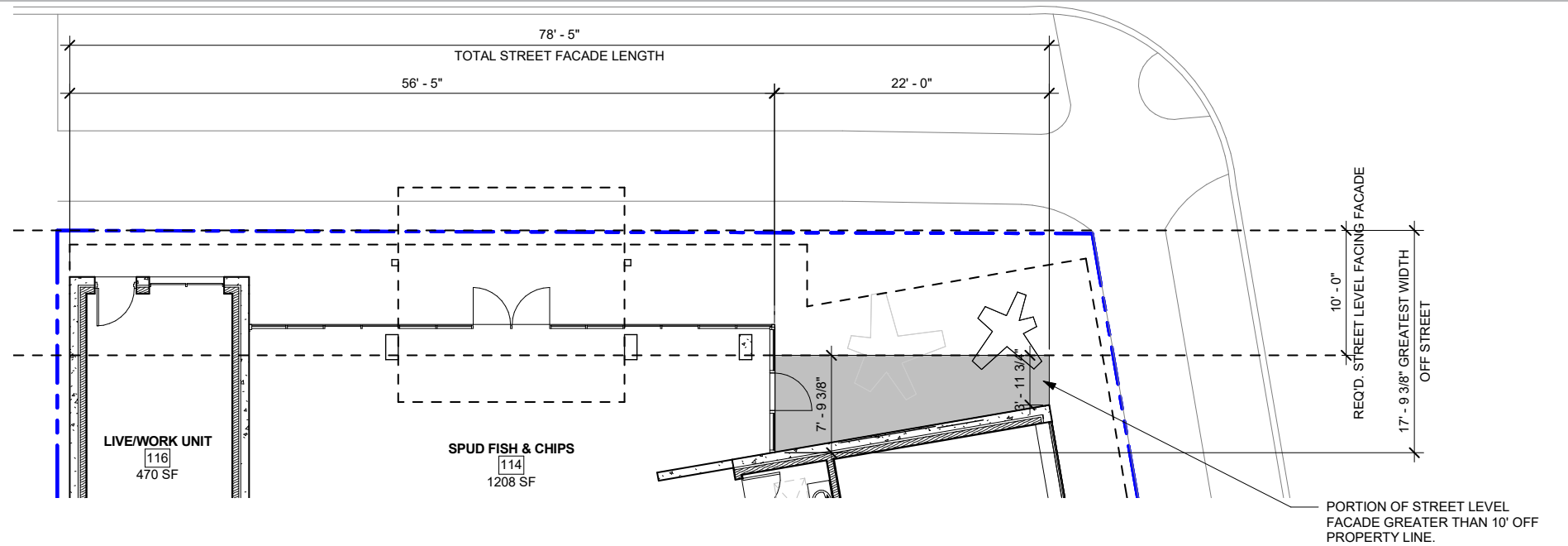
When studying means of adapting historic influence of the existing SPUD building to this project, we explored multiple ways to incorporate roof architecture into the design. Given the setbacks of the building and feasibility of the residential and commercial spaces we are proposing, applying the same roof line to the overall building roof line raises several issues. Primarily, to appropriately proportion a butterfly roof covering the extents of the building, this would require projections far beyond our property line and exceeding building height requirements.

The following diagrams illustrate the roof architecture present in SPUD Fish & Chips and a hypothetical adaptation of roof architecture in the proposed building massing. Given the infeasibility of such a gesture, we are proposing localizing the roof architecture influence to the commercial space itself which is intended to be re-occupied by SPUD.

MID-CENTURY MODERN INSPIRATION

The design team looked to the principles of Mid-Century Modern Architecture for inspiration. In particular, the team dedicated itself to a building with clean lines and minimal ornamentation, as well as a carefully composed neutral palette with contrasting materials. Simple massing relates to the functions of the building and is reinforced with natural wood, board-formed concrete, and matte black metal siding. Windows are grouped together to bring order to the overall structure and strengthen its connection to the park across the street.

**EXISTING SPUD RESTAURANT MASSING****ADAPTING HYPOTHETICAL BUTTERFLY ROOF TO PROPOSED MASSING**



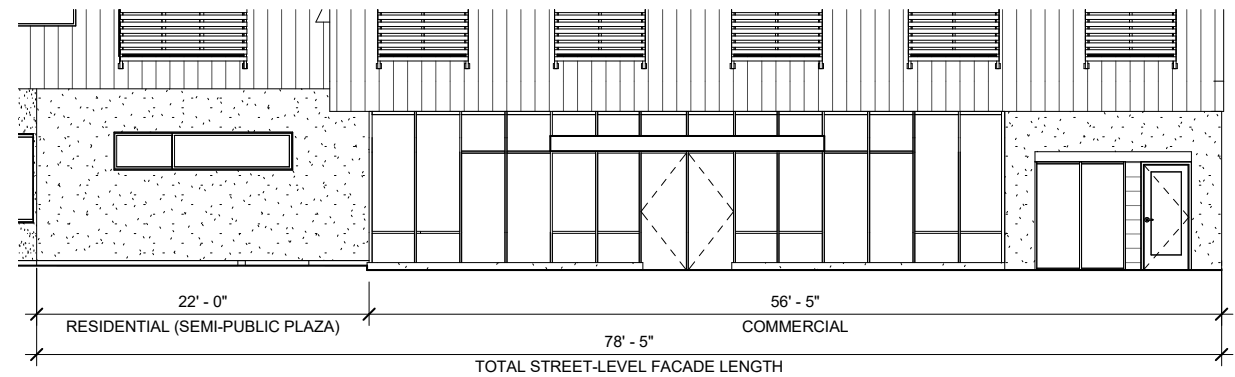
DEPARTURE	REQUIREMENT	REQUEST	RATIONALE
SMC 23.47A.008.A.3 STREET-LEVEL DEVELOPMENT STANDARDS	STREET-LEVEL FACING FACADES SHALL BE LOCATED WITHIN 10' OF THE STREET LOT LINE.	TO ALLOW 22' OF THE FRONT FACING FAÇADE TO HAVE AN AVERAGE WIDTH OF 15'-10" OFF PROPERTY LINE.	THIS DEPARTURE ALLOWS FOR A LARGER SEMI-PUBLIC PLAZA SPACE TO BE USED FOR BOTH THE COMMERCIAL AND RESIDENTIAL SPACES. THIS PLAZA HELPS FORM A CONNECTION BETWEEN THESE AREAS AND THE SIDEWALK, ALLOWING USERS OF THE DIFFERENT SPACES TO INTERACT WITH EACH OTHER AND THE ADJACENT USES.

DEPARTURE REQUEST - 1

STREET LEVEL USES ALONG GREEN LAKE WAY N

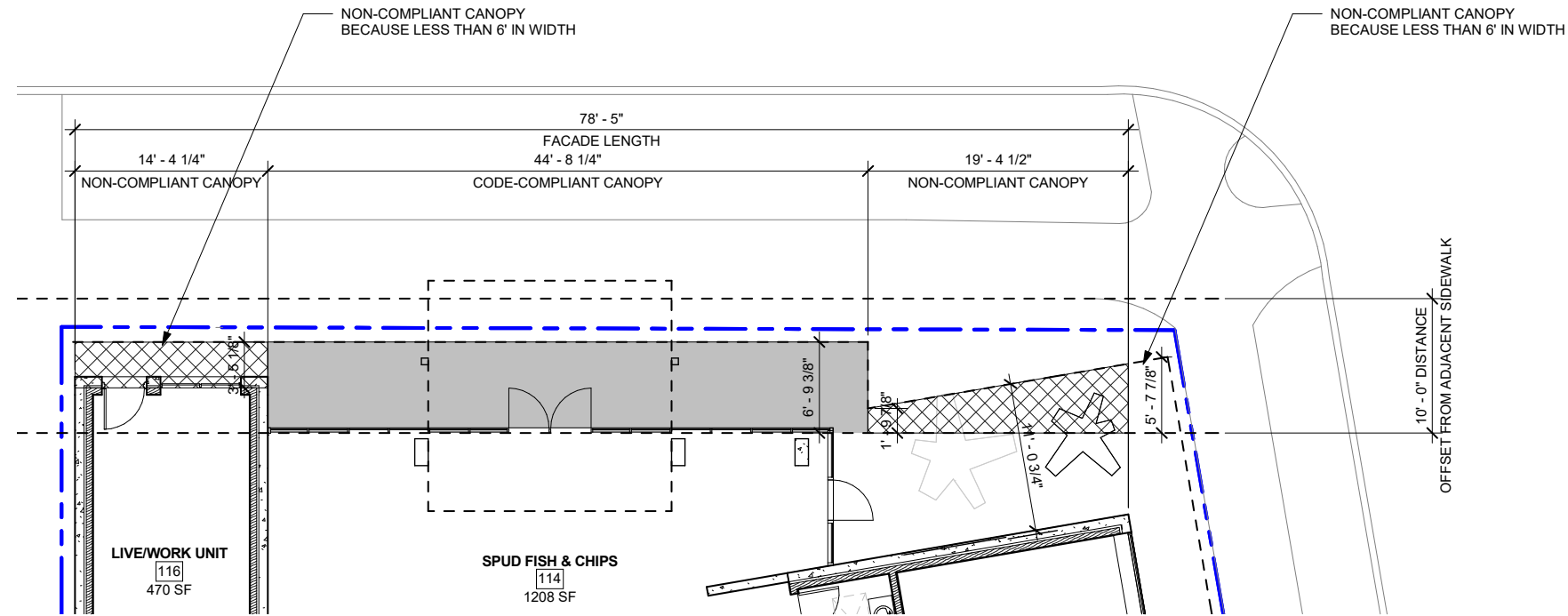
TOTAL FACADE LENGTH =	78'-5"
COMMERCIAL USES (APPROVED) =	56'-5"
RESIDENTIAL USES (NON-APPROVED) =	22'-0"
56'-5" / 78'-5" =	71.97%

71.97% OF 80% REQUIRED PROPORTION OF PROPOSED USES (SHORTAGE OF 8.03%)



DEPARTURE	REQUIREMENT	REQUEST	RATIONALE
SMC 23.47A.005.C.1 AND SMC 23.47A.005.D.1 STREET-LEVEL DEVELOPMENT STANDARDS	NON-RESIDENTIAL USES MAY NOT OCCUPY MORE THAN 20% OF THE STREET FACING FAÇADE.	TO ALLOW RESIDENTIAL USE ALONG THE NORTH STREET FACING FAÇADE TO OCCUPY 28.03%, WHICH IS 8.03% MORE THAN THE REQUIRED PROPORTION.	WE ARE CREATING A SEMI-PUBLIC PLAZA ADJACENT TO THE COMMERCIAL SPACE. THIS SEMI-PUBLIC PLAZA IS INTENDED TO BE OPEN TO THE PUBLIC AND WITH GEOMETRY OF THE UPPER RESIDENTIAL FLOORS OF OUR BUILDING, THE STREET FACING RESIDENTIAL FACADE NEEDS TO OCCUPY 28.03% TO MAINTAIN FUNCTIONALITY. THIS CORNER PLAZA ALLOWS FOR MORE OF A FLOW BETWEEN THE SIDEWALK AND THE ADJACENT COMMERCIAL AND RESIDENTIAL SPACES.

DEPARTURE REQUEST - 2



OVERHEAD WEATHER PROTECTION ALONG GREEN LAKE WAY N

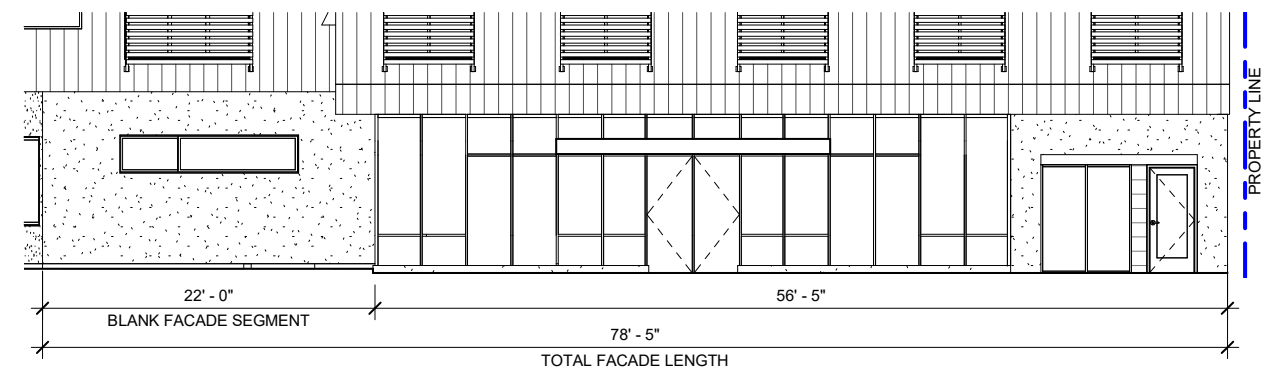
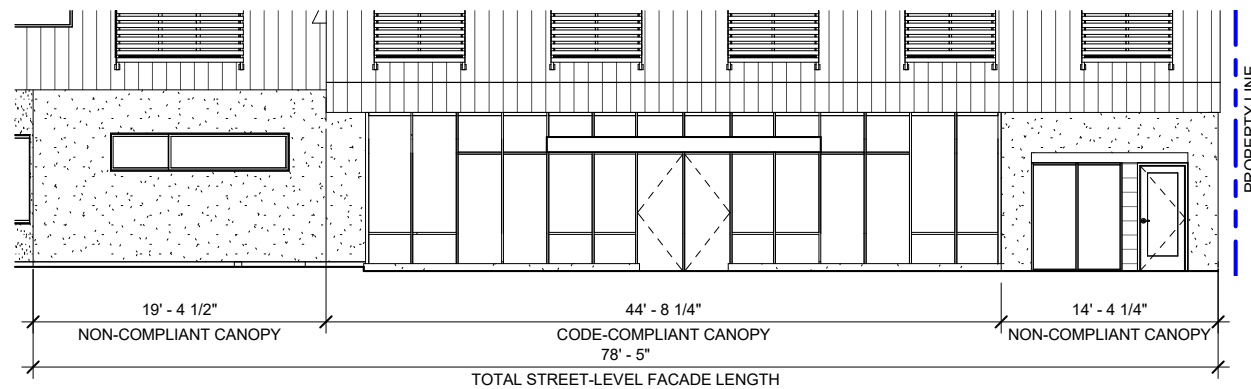
TOTAL FAÇADE LENGTH FRONTING PRINCIPAL PEDESTRIAN STREET = 78'-5"
 CODE COMPLIANT CANOPY LENGTH TOTAL = 44'-8 1/4"
 NON COMPLIANT CANOPY LENGTH TOTAL = 33'-8 3/4"
 44'-8 1/4" / 78'-5" = 56.98%

56.98% OF 60% REQUIRED PROPORTION OF PROPOSED USES (SHORTAGE OF 3.02%)

BLANK FAÇADE SEGMENTS ALONG GREEN LAKE WAY N

TOTAL FAÇADE LENGTH = 78'-5"
 BLANK FAÇADE SEGMENT LENGTH = 22'-0"

22' OF THE STREET FACING FAÇADE IS CONSIDERED A BLANK FAÇADE, WHICH IS 2' GREATER THAN THE CODE MAXIMUM OF 20'.



DEPARTURE	REQUIREMENT	REQUEST	RATIONALE
SMC 23.47A.008.C.4 OVERHEAD WEATHER PROTECTION	CONTINUOUS OVERHEAD WEATHER PROTECTION WITH A MINIMUM WIDTH OF 6' IS REQUIRED ALONG AT LEAST 60% OF THE STREET FRONTAGES ON A PRINCIPAL PEDESTRIAN STREET. THIS 6' MINIMUM WIDTH MUST BE PROVIDED OVER THE SIDEWALK, OR WITHIN 10' IMMEDIATELY ADJACENT TO THE SIDEWALK.	TO ALLOW FOR 56.98% OF THE FAÇADE LENGTH ALONG A PRINCIPAL PEDESTRIAN STREET TO CONTAIN A CODE COMPLIANT CANOPY, INSTEAD OF THE 60% REQUIRED. THIS IS A SHORTAGE OF 3.02%.	THE GEOMETRY OF THE UPPER RESIDENTIAL FLOORS OF THE BUILDING JOGS THE CANOPY OVER THE SEMI-PUBLIC PLAZA AREA TO A WIDTH OF LESS THAN 6'-0". THIS SEMI-PUBLIC SPACE HAS A DEPTH OF 11'-0 3/4" (ALL COVERED UNDER THE ABOVE FLOOR) AND ALTHOUGH IT IS BEYOND THE 10' OFFSET FROM THE SIDEWALK, THIS SPACE DOES PROVIDE A PEDESTRIAN USER FRIENDLY AREA WHICH CONNECTS THE COMMERCIAL AND RESIDENTIAL SPACES.

DEPARTURE REQUEST - 3

DEPARTURE	REQUIREMENT	REQUEST	RATIONALE
SMC 23.47A.008.A.2 STREET-LEVEL DEVELOPMENT STANDARDS	BLANK SEGMENTS OF THE STREET FACING FAÇADE BETWEEN 2' AND 8' ABOVE THE SIDEWALK MAY NOT EXCEED 20' IN WIDTH.	TO ALLOW THE TOTAL BLANK WIDTH SEGMENTS OF THE FAÇADE TO EQUAL 22', INSTEAD OF THE CODE MAXIMUM OF 20'.	THIS DEPARTURE CREATES A LARGER SEMI-PUBLIC PLAZA SPACE, WHICH ALLOWS FOR EASIER CIRCULATION AND GREATER INTERACTIONS BETWEEN THE RESIDENTIAL AND COMMERCIAL SPACES. ADDITIONALLY, THE CONTRAST BETWEEN THE ADJACENT STOREFRONT GLAZING AND THE BOARD-FORMED CONCRETE WALL (IN THE AREA OF THE BLANK FAÇADE) CREATES AN ARCHITECTURALLY INTERESTING SPACE WITH HIGH-QUALITY MATERIALS.

DEPARTURE REQUEST - 4

APPENDIX

	DESIGN GUIDELINE		EDG GUIDANCE	CONE ARCHITECTURE RESPONSE
CONTEXT & SITE	<p><i>Greenlake Supplemental Guidance:</i> CS1 Natural Systems and Site Features: <i>Use natural systems/features of the site and its surroundings as a starting point for project design.</i></p>	CS1-I RESPONDING TO SITE CHARACTERISTICS	<p>CS1-I-i. Lakefront Orientation: In areas adjacent to Green Lake Park the building should be sited to acknowledge and orient to the lake and park.</p> <p>CS1-I-ii. Views of Lake: Numerous streets offer views of, and pedestrian access to, the lake. Consider siting the building to take advantage of these views and to enhance views from the public right-of-way. Methods to accomplish this include setting the building back from lake views, placing landscape elements and street trees to frame views rather than block them, and providing pedestrian spaces with views of the lake.</p>	The building is situated such that the upper level residential units have views directly over Green Lake Park. The units on the adjacent 4th Ave NE are also afforded views over the lake given the oblique angle of the building relative to the park.
	<p>CS2 Urban Pattern and Form: <i>Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.</i></p>	<p>CS2-B ADJACENT SITES, STREETS, AND OPEN SPACES</p> <p>CS2-C RELATIONSHIP TO THE BLOCK</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>CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.</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>	The base of the building is recessed to enhance the public connection to the building. The added sidewalk space provides opportunities for semi-public benches, planters, and similar open space improvements. The recess also provides necessary overhead weather protection, thus enhancing the public experience with the building.
	<p>CS3 Architectural Context and Character: <i>Contribute to the architectural character of the neighborhood.</i></p>	CS3-B LOCAL HISTORY AND CULTURE	<p>CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.</p> <p>CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.</p>	The design picks up on several historic cues from the existing SPUD structure. We employed strategies to express the structure at the commercial space to nod to mid-century modern tectonic principles. The historic building signage is to be refurbished and reused for the building. Finally, the roadside/roof architecture influences present in SPUD will be adapted to the commercial awning.
	<p><i>Greenlake Supplemental Guidance:</i></p>	CS3-I ARCHITECTURAL CONTEXT	<p>CS3-I-ii. Residential Urban Village: Build on the core's classical architectural styles (e.g., community center, library, Marshall School, VFW building). Also, many of the existing buildings are simple "boxes," with human scale details and features (i.e., building at the NE corner of E. Green Lake Dr. and NE 72nd Street). Brick and detailed stucco are appropriate materials.</p>	Beyond SPUD's influence, the building's massing is composed primarily of massing 'blocks' with fine-grain detail applied to each facade.
PUBLIC LIFE	<p>PL1 Connectivity: <i>Complement and contribute to the network of open spaces around the site and the connections among them.</i></p>	PL1-B WALKWAYS AND CONNECTIONS	<p>PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.</p> <p>PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.</p> <p>PL1-B-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.</p>	The majority of the street-facing, ground-level facades are recessed to enhance the pedestrian experience at the sidewalk. Additionally, the street corner as well as the residential entry are further recessed to create a variety of spaces at the street level and provide opportunities for increased public connection along the building's edge.
	<p>PL2 Walkability: <i>Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.</i></p>	PL2-A ACCESSIBILITY	<p>PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.</p>	Note that all of the street-level entries are to be accessible. To provide for this, the commercial and residential ground-level floors are stepped to minimize grade change at each respective entrance.
	<p>PL3 Street-Level Interaction: <i>Encourage human interaction and activity at the street-level with clear connections to building entries and edges.</i></p>	PL3-A ENTRIES	<p>PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.</p> <p>PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.</p> <p>PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.</p> <p>PL3-A-4. 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.</p>	The grand, double-door entries of both the commercial space and residential entry draw a contrast to the adjacent ground-level residential units. The proposed landscaping, gates, and privacy fin walls between the units allow further enhance this contrast and provide a heightened sense of security and privacy.
	<p><i>Greenlake Supplemental Guidance:</i></p>	PL3-II HUMAN ACTIVITY	<p>PL3-II-i. Recessed Entries: On Mixed Use Corridors, where narrow sidewalks exist (less than 15' wide), consider recessing entries to provide small open spaces for sitting, street musicians, bus waiting, or other pedestrian activities. Recessed entries should promote pedestrian movement and avoid blind corners.</p>	The entries for both uses are to be recessed in the proposed building.
	<p>PL4 Active Transportation: <i>Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.</i></p>	PL4-B PLANNING AHEAD FOR BICYCLISTS	<p>PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.</p> <p>PL4-B-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.</p>	The pathing between the bicycle room, entered securely from the alleyway and away from car/pedestrian traffic, as well as the pathing from the primary residential entry have easily navigated routes to the vertical circulation for the building.

DESIGN GUIDELINE		EDG GUIDANCE		CONE ARCHITECTURE RESPONSE	
DESIGN CONCEPT			PL4-B-3. Bike Connections:	Facilitate connections to bicycle trails and infrastructure around and beyond the project.	
	DC2 Architectural Concept: <i>Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.</i>	DC2-A MASSING	DC2-A-1. Site Characteristics and Uses:	Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.	<i>The massing of the building is designed with the intention of maximizing views over Green Lake Park, providing scenic views for the units not overlooking the park, and to create a stimulating public relationship at the ground level. The one blank façade present on the zero lot line of the site is proposed to be finely detailed with the same facade treatment at the street-facing facades while simultaneously providing potential building signage opportunities. The groupings of windows at the street-facing facades provides added visual interest and depth to the building while also providing a pragmatic order and detailing to the proposed aluminum cladding.</i>
			DC2-A-2. Reducing Perceived Mass:	Use secondary architectural elements to reduce the perceived mass of larger projects.	
		DC2-B ARCHITECTURAL AND FACADE COMPOSITION	DC2-B-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.	
			DC2-B-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.	
		DC2-C SECONDARY ARCHITECTURAL FEATURES	DC2-C-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).	
		DC2-D SCALE AND TEXTURE	DC2-D-1. Human Scale:	Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept	
			DC2-D-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: <i>Integrate open space design with the building design so that they complement each other.</i>	DC3-A BUILDING-OPEN SPACE RELATIONSHIP	DC3-A-1. Interior/Exterior Fit:	
	DC3-C DESIGN		DC3-C-1. Reinforce Existing Open Space:	Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.	
			DC3-C-2. Amenities/Features:	Create attractive outdoor spaces suited to the uses envisioned for the project.	
	DC4 Exterior Elements and Finishes: <i>Use appropriate and high quality elements and finishes for the building and its open spaces.</i>	DC4-C LIGHTING	DC4-C-1. Functions:	Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.	<i>Lighting is provided to tastefully highlight landscaping as well as provide the necessary visibility for accessibility and egress purposes. At the recessed street-facing base facades, recessed can lighting is utilized to illuminate the widened sidewalk beneath the overhead weather protection.</i>
DC4-C-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.		
<i>Greenlake Supplemental Guidance:</i>	DC4-II EXTERIOR SIGNS	DC4-II-i. Encouraged Sign Types:	The following sign types are encouraged, particularly along Mixed Use Corridors: a. Pedestrian-oriented shingle or blade signs extending from the building front just above pedestrians. b. Marquee signs and signs on pedestrian canopies. c. Neon signs. d. Carefully executed window signs, such as etched glass or hand painted signs. e. Small signs on awnings or canopies.	<i>The primary signage strategy for the building is to restore and reuse the historic signage present on the existing SPUD building. To draw an interesting contrast to the historic elements, more modern back-lit blade signage is to be provided for the residential portion of the building.</i>	
		DC4-II-ii. Discouraged Sign Types:	Post mounted signs are discouraged.		
		DC4-II-iii. Sign Location:	The location and installation of signage should be integrated with the building’s architecture.		
		DC4-II-iv. Monument Signs:	Monument signs should be integrated into the development, such as on a screen wall.		

ADDRESSES: 6860 East Green Lake Way N
PARCEL #: 952810-0485
ZONING: NC3P-40
OVERLAYS: Green Lake Residential Urban Village
SITE AREA: 9,137 SF

23.47A.004 PERMITTED USES

Permitted outright:
 Residential, retail, restaurants

23.47A.005 STREET LEVEL USES

Residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing facade, in a pedestrian-designated zone, facing a designated principal pedestrian street.
 True commercial required per 005.D.1; Live/works limited to 20% per 004.G.2.

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.012 STRUCTURE HEIGHT

Allowed Maximum Base Height:

- 4' additional allowed for street level commercial height requirement
- 4' additional allowed for rooftop features (parapets, clerestories, etc.)
- 16' additional allowed for stair & elevator penthouses:

NC3P-40
 40'-0"
 44'-0"
 48'-0"
 60'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.47A.013 FLOOR AREA RATIO

Base FAR:
 Mixed-Use FAR:

3.00 (27,411 SF)
 3.25 (29,695 SF)

23.47A.014 SETBACK REQUIREMENTS

A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and Landscaping Standards.

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 AMENITY AREA

Required: 5% of gross floor area in residential use
 5% x (Approx.) 30,500 GSF = 1525 SF

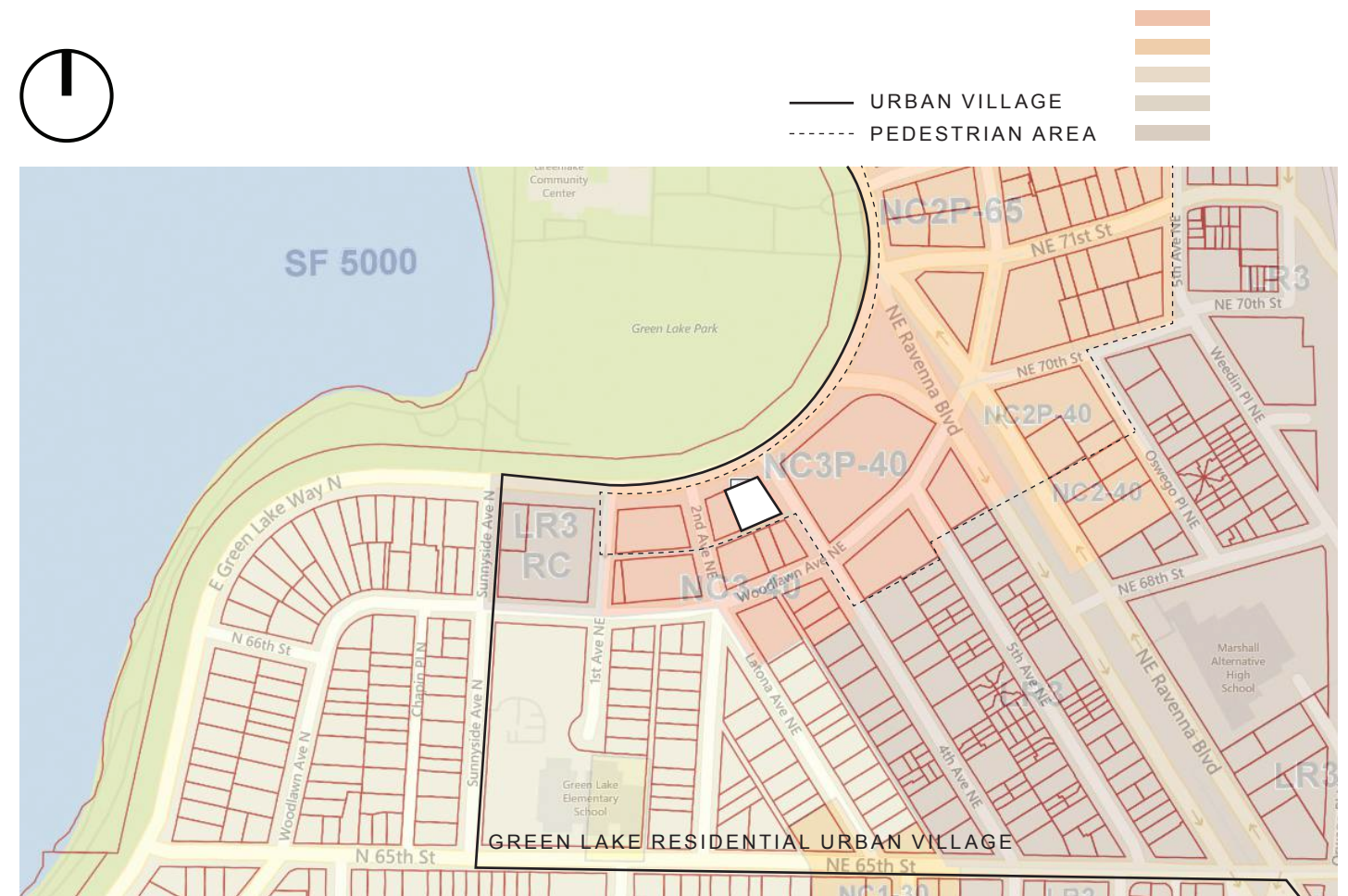
23.54.015 REQUIRED PARKING

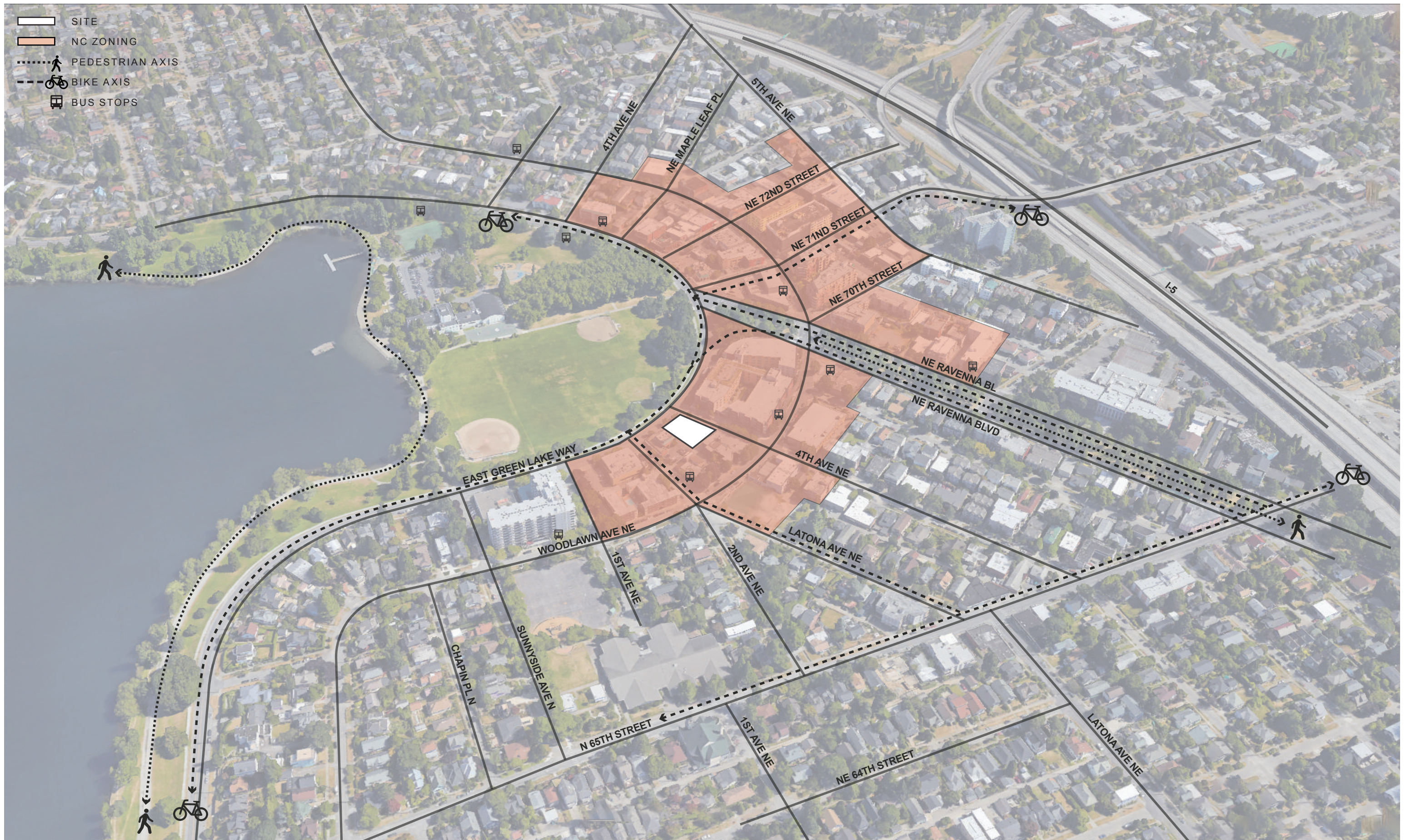
Parking is not required. The project is within an Urban Village and meets the definition of Frequent Transit.

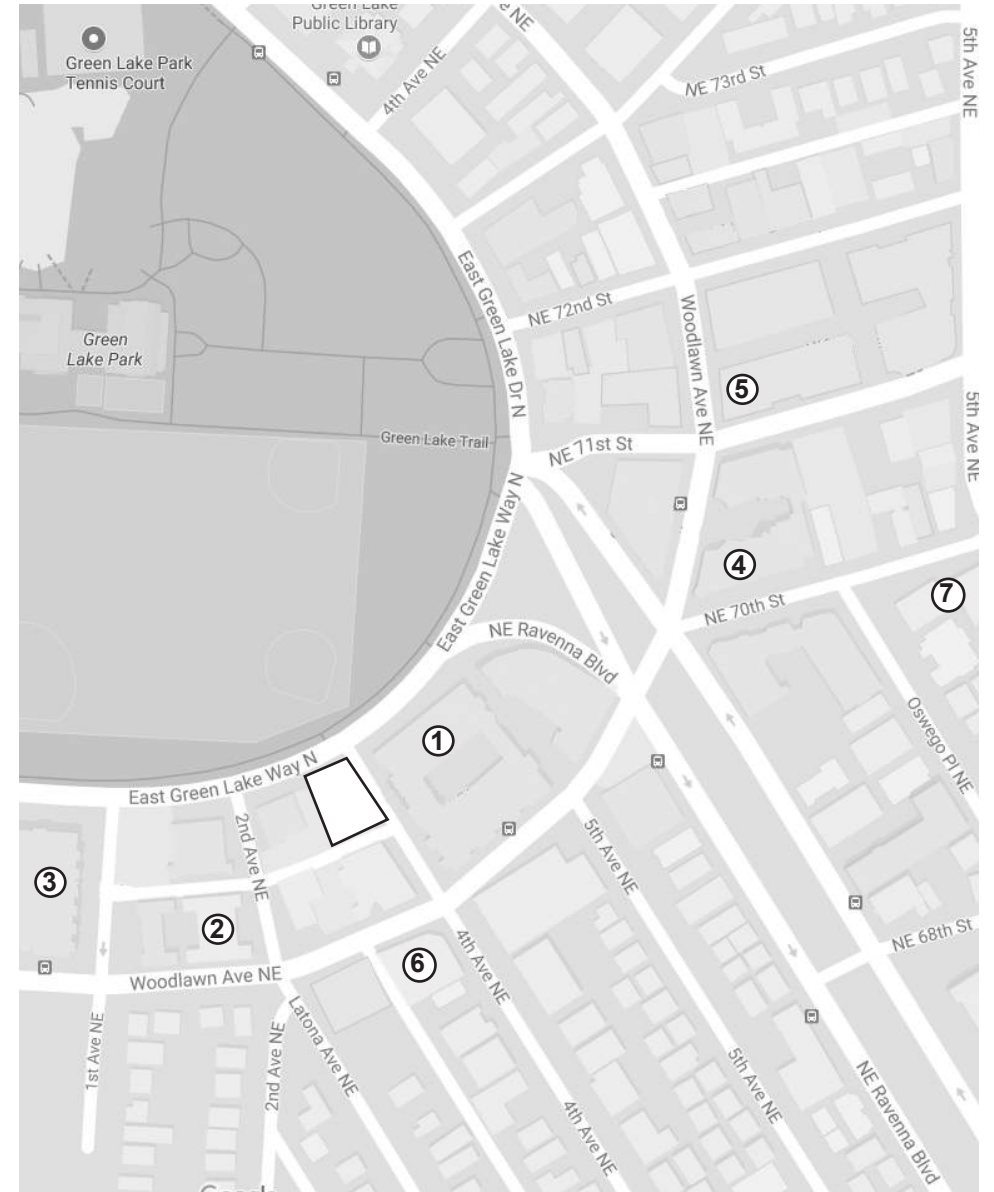
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 51-100 units: 375 SF, plus 4 SF for each additional unit above 50, or
 375 SF + (4 SF x 4 add. units) = 391 SF
 Nonresidential, 0-5,000 square feet: 82 SF x .5 = 41 SF
 Total: 375 SF + 41 SF = 416 sf

The minimum horizontal dimension of required storage space is 12 feet.









1 GREEN LAKE PARK



4 GREEN LAKE COMMUNITY CENTER



5 LOCAL NIGHTLIFE



6 LOCAL RESTAURANTS



2 LOCAL RETAIL



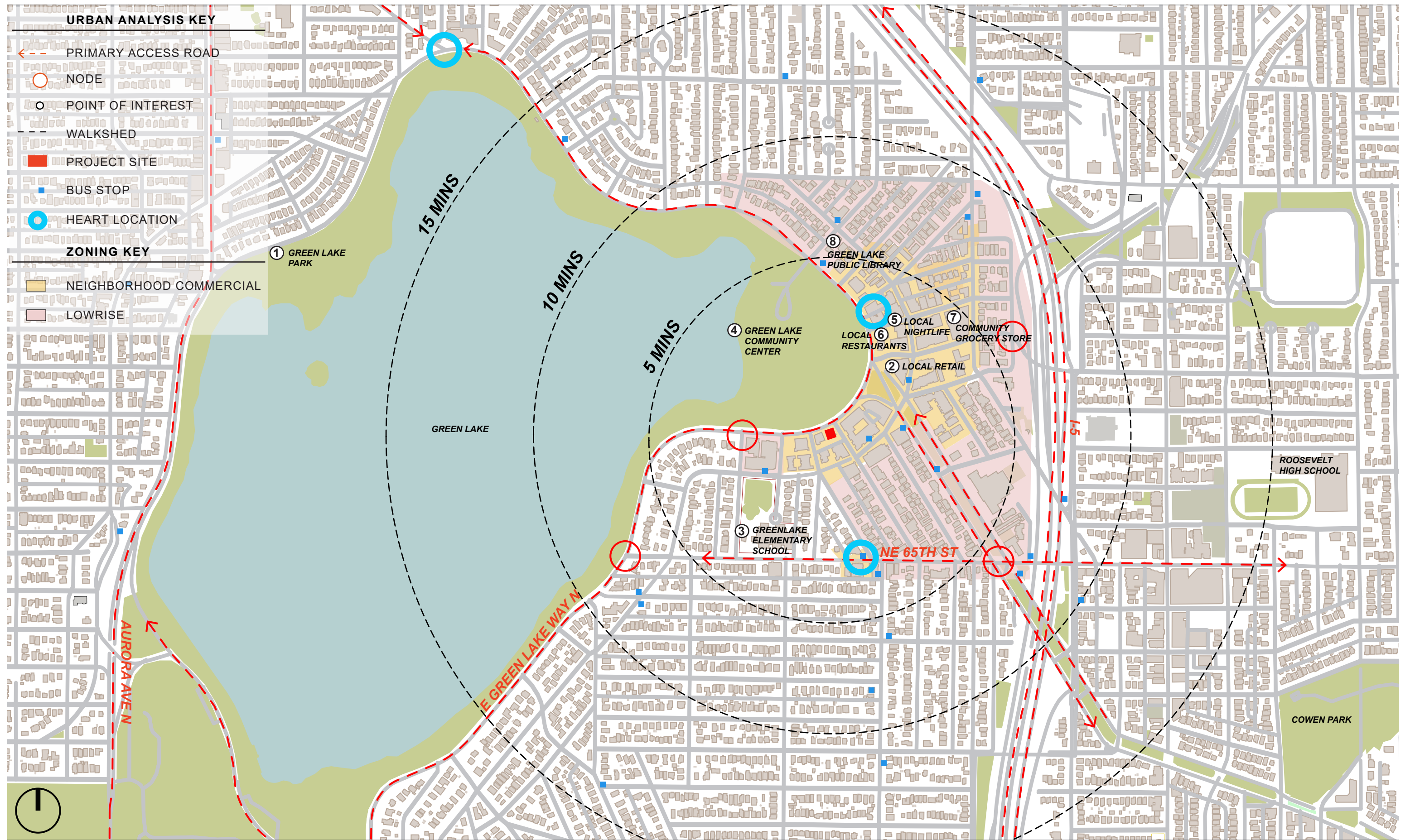
3 GREEN LAKE ELEMENTARY SCHOOL



7 COMMUNITY GROCERY STORE



8 GREEN LAKE LIBRARY BRANCH



PROPOSED SITE



VIEW OF PARK NEAR SITE



VIEW OF ALLEY

SITE DETAILS



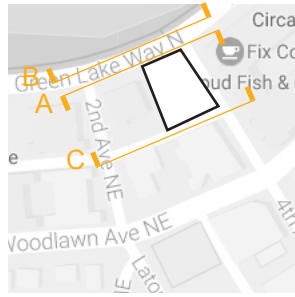
VIEW FROM E GREEN LAKE AVE N



VIEW OF SIDEWALK



VIEW OF WESTERN NEIGHBOR



SITE



STREET LOOKING SOUTH (A)

ACROSS FROM SITE

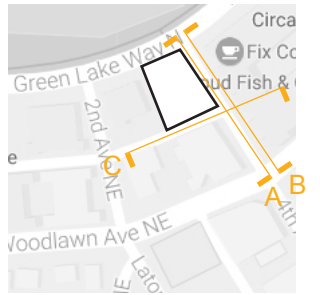


STREET LOOKING NORTH (B)

SITE



ALLEY LOOKING NORTH (C)



SITE



STREET LOOKING WEST (A)

ACROSS FROM SITE



STREET LOOKING EAST (B)

ACROSS FROM SITE



ALLEY LOOKING SOUTH (C)