

FULL DESIGN REVIEW



MEETING DATE: TBD



Architect
Ecco Design Inc
203 N 36th St. Suite #201
Seattle, WA 98103
206 706 3937
Chip Kouba
Chip@Eccodesigninc.com

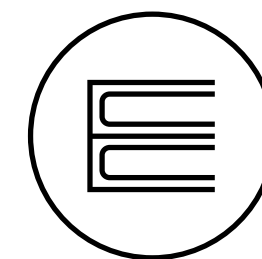
Landscape Architect
Ken Large
21803 NE 17th Court
Sammamish, WA
98074



Owner Holdings
Caspian LLC
15300 Bothell Way Ne
Lake Forest Park, WA
98155

EARLY DESIGN GUIDANCE PACKET

12729 30TH AVE NE #3028624

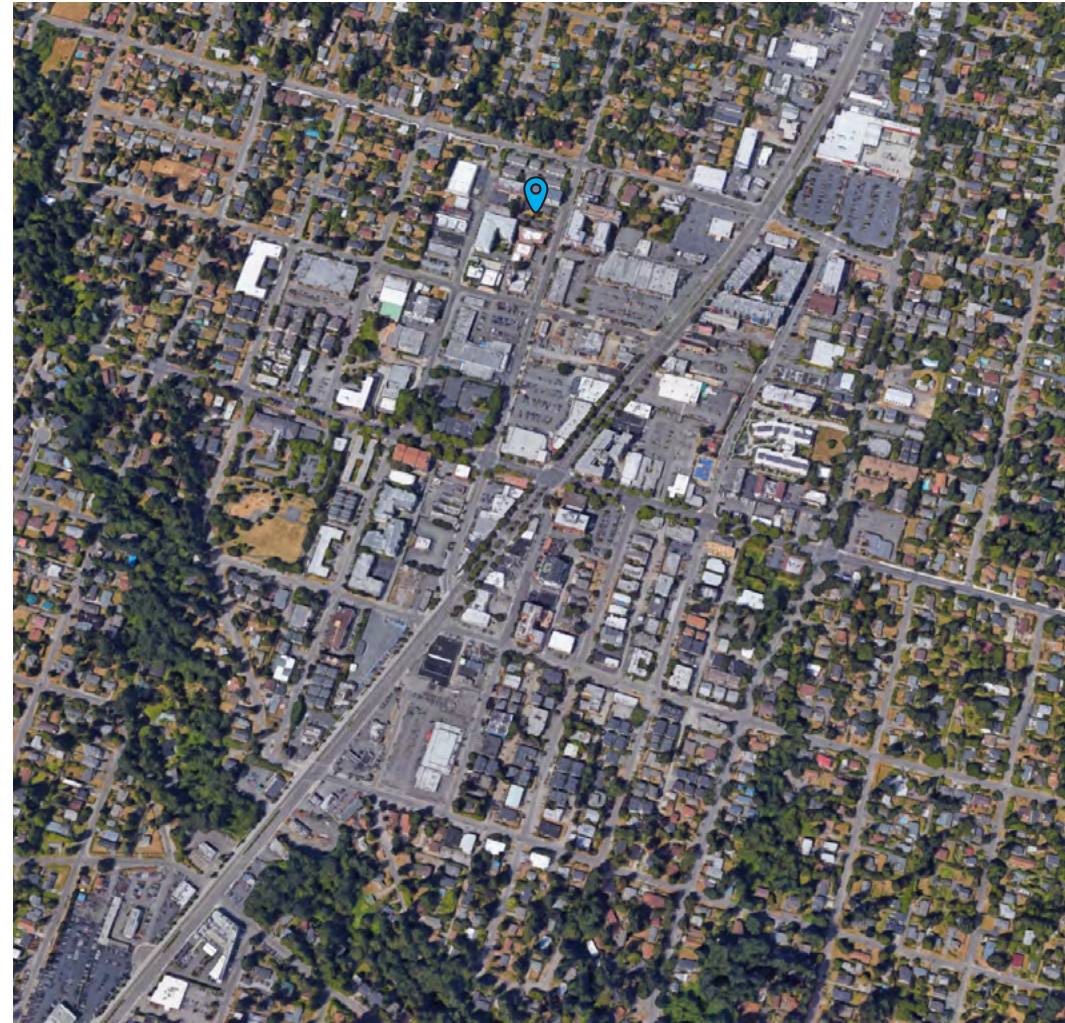


ECCO

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SURROUNDING NEIGHBORHOODS



VICINITY MAP

Parcel No:

#3834500020 & #3834500025

Development Objectives:

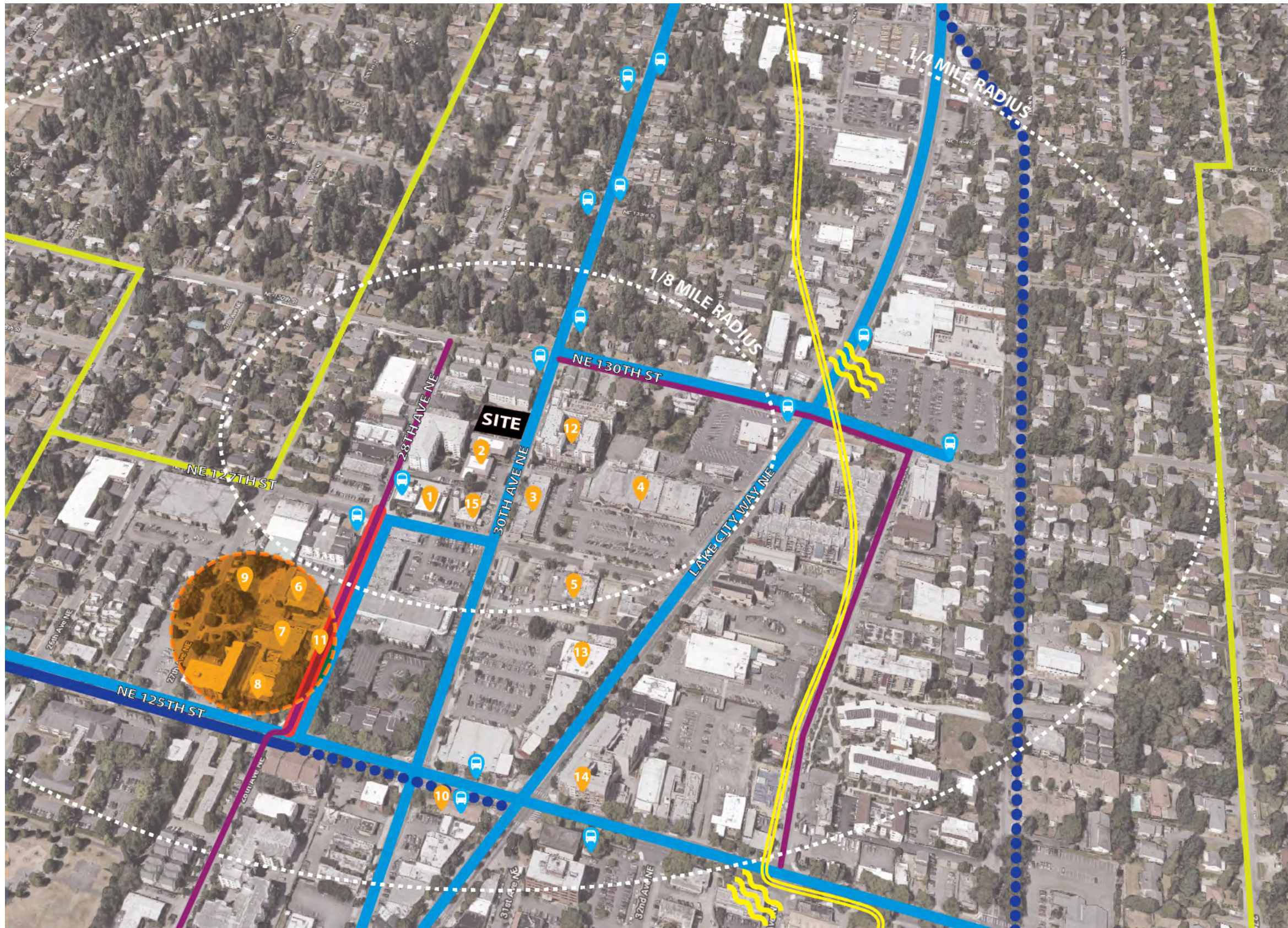
- Apply for contract rezone
- Create an urban haven for adults with Autism
- 7-story mixed use building
- Preferred plan: Approx. 250 living units
 - (228) congregate units
 - (12) 1 BR units
 - (12) 2 BR units
- Approx. 20 parking spaces
- Amenity at 1st and 2nd floor & at upper deck
- 1,208 SF commercial space
- New street improvements- sidewalk and planting strip as part of project

3 DEVELOPMENT OBJECTIVES & LOCATION

12729 30TH AVE NE
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 architecture & design
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 206.706.3937 // www.eccodesigninc.com



Site Context:

- In Lake City urban center / frequent transit area
- 21,613 SF total, 2 properties
- NC3-75
- Topography of the site slopes downward minimally
- Street frontage 120 feet
- Block away from major thoroughfare Lake City Way NE
- Similar Multifamily projects in area
- Contemporary material palette in neighborhood
- Walking distance to many public amenities, civic center, farmers market, & shopping

KEY

- Thorton Creek
- Shared Bike Lane (Sharrow)
- Protected Bike Lane
- Neighborhood Greenway
- Pedestrian Corridor
- Bus Routes
- Farmers Market
- Bus Stops
- Points of Interest
- Site Location
- Civic Core
- Thorton Creek Crossing Art

MAP OF LOCAL VICINITY ⓘ

4 CONTEXT & URBAN ANALYSIS

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1. Seattle Fire Station 39



2. Lake City Medical Center



3. Shopping Center



4. Lake City Center, grocery store



5. Post Office



6. Lake City Community Center



7. Neighborhood Center



8. Lake City Public Library



9. Alberta Davis Park



10. Mini Lake City Park



11. Farmers Market



12. Cedar Park retirement community



13. Elliot Bay Brewing Co.



14. City North Seattle Apartments



15. 12705 30th Ave Apartments (Future)

5

EXISTING NEIGHBORHOOD CONDITIONS

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1. Seattle Fire Station 39



2. Cedar Park retirement community, located adjacent to site



3. Lake City Court apartment complex



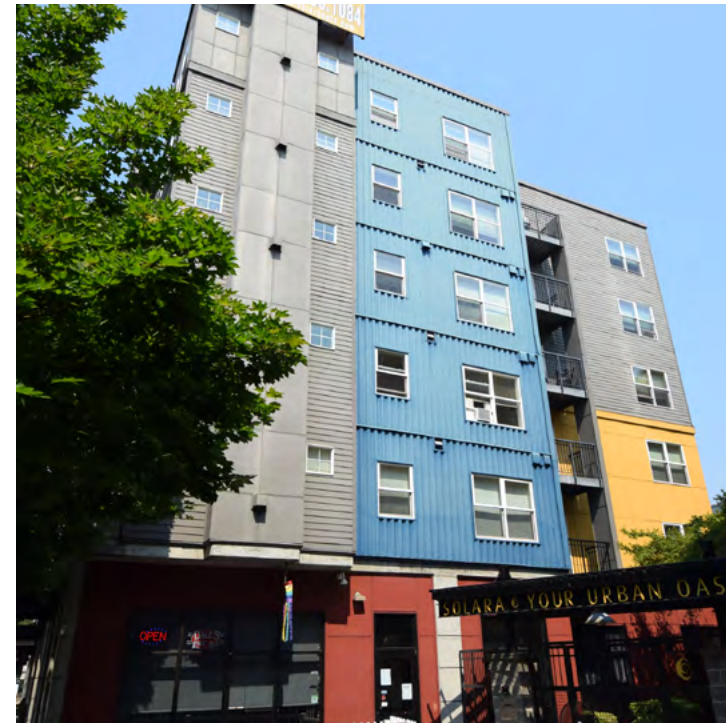
4. Elliott Bay Public House & Brewing



5. Lake City Family Housing



6. Rekhi, mixed use building off Lake City Way NE



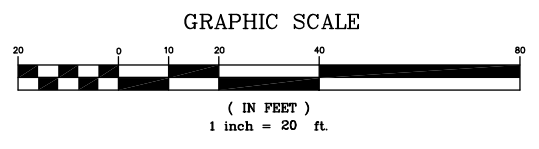
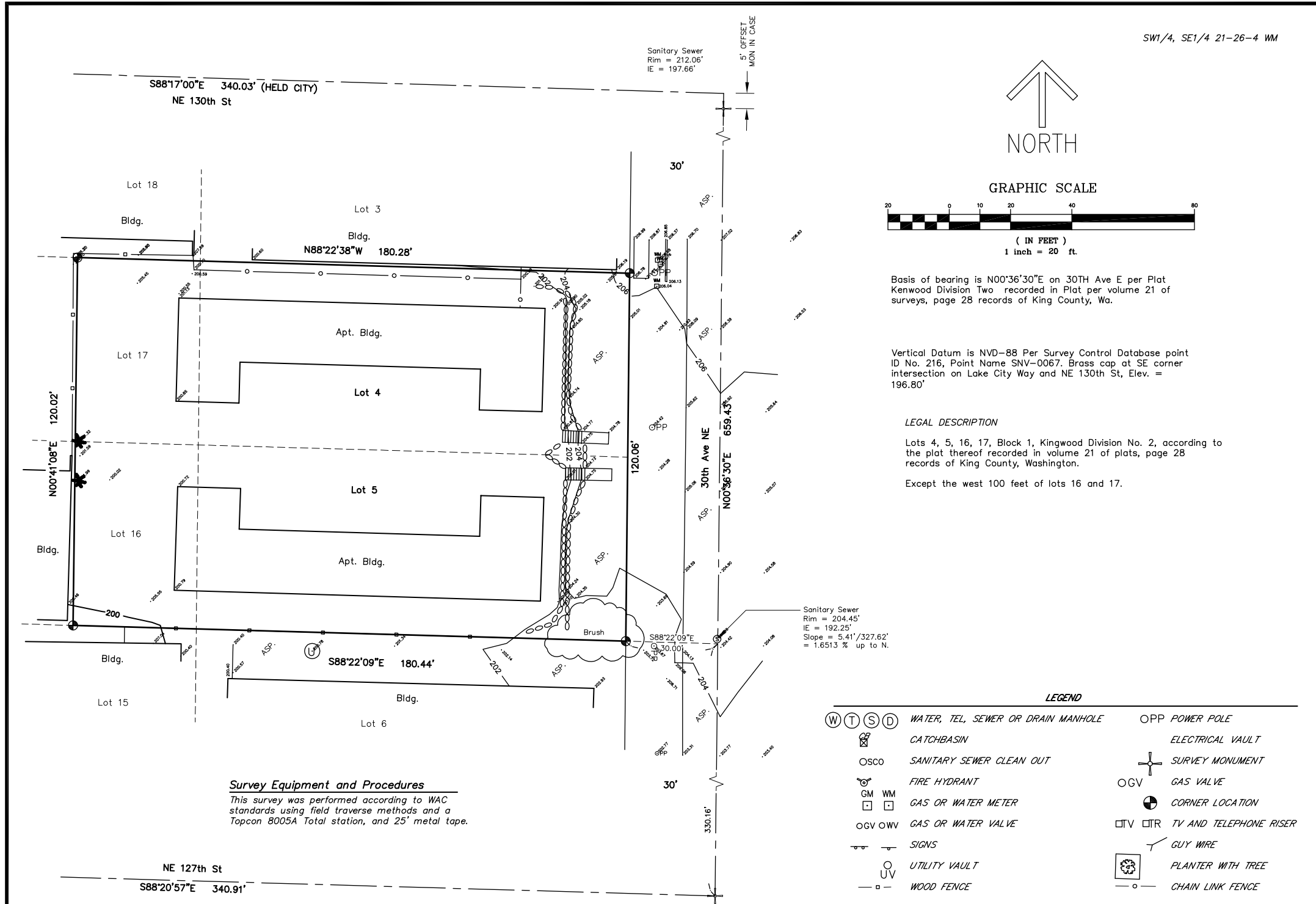
7. Solara Apartments off Lake City Way NE



VIEW LOCATION KEY PLAN

6 NEIGHBORHOOD CUES

12729 30TH AVE NE
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Basis of bearing is N00°36'30\"/>

Vertical Datum is NVD-88 Per Survey Control Database point ID No. 216, Point Name SNV-0067. Brass cap at SE corner intersection on Lake City Way and NE 130th St. Elev. = 196.80'

LEGAL DESCRIPTION

Lots 4, 5, 16, 17, Block 1, Kingwood Division No. 2, according to the plat thereof recorded in volume 21 of plats, page 28 records of King County, Washington.

Except the west 100 feet of lots 16 and 17.

Survey Equipment and Procedures
 This survey was performed according to WAC standards using field traverse methods and a Topcon 8005A Total station, and 25' metal tape.

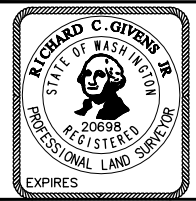
LEGEND

(W) (T) (S) (D)	WATER, TEL, SEWER OR DRAIN MANHOLE	OPP	POWER POLE
CB	CATCHBASIN	EV	ELECTRICAL VAULT
OSCO	SANITARY SEWER CLEAN OUT	SM	SURVEY MONUMENT
FH	FIRE HYDRANT	GV	GAS VALVE
GM WM	GAS OR WATER METER	CL	CORNER LOCATION
OGV OWV	GAS OR WATER VALVE	TV TR	TV AND TELEPHONE RISER
S	SIGNS	GW	GUY WIRE
UV	UTILITY VAULT	PT	PLANTER WITH TREE
WF	WOOD FENCE	CLF	CHAIN LINK FENCE

RECORDER'S CERTIFICATE
 Filed for record this ___ day of ___ 19 ___ at ___ M
 in book ___ of ___ at page ___ at the request of

 Mgr. Supt. of Records

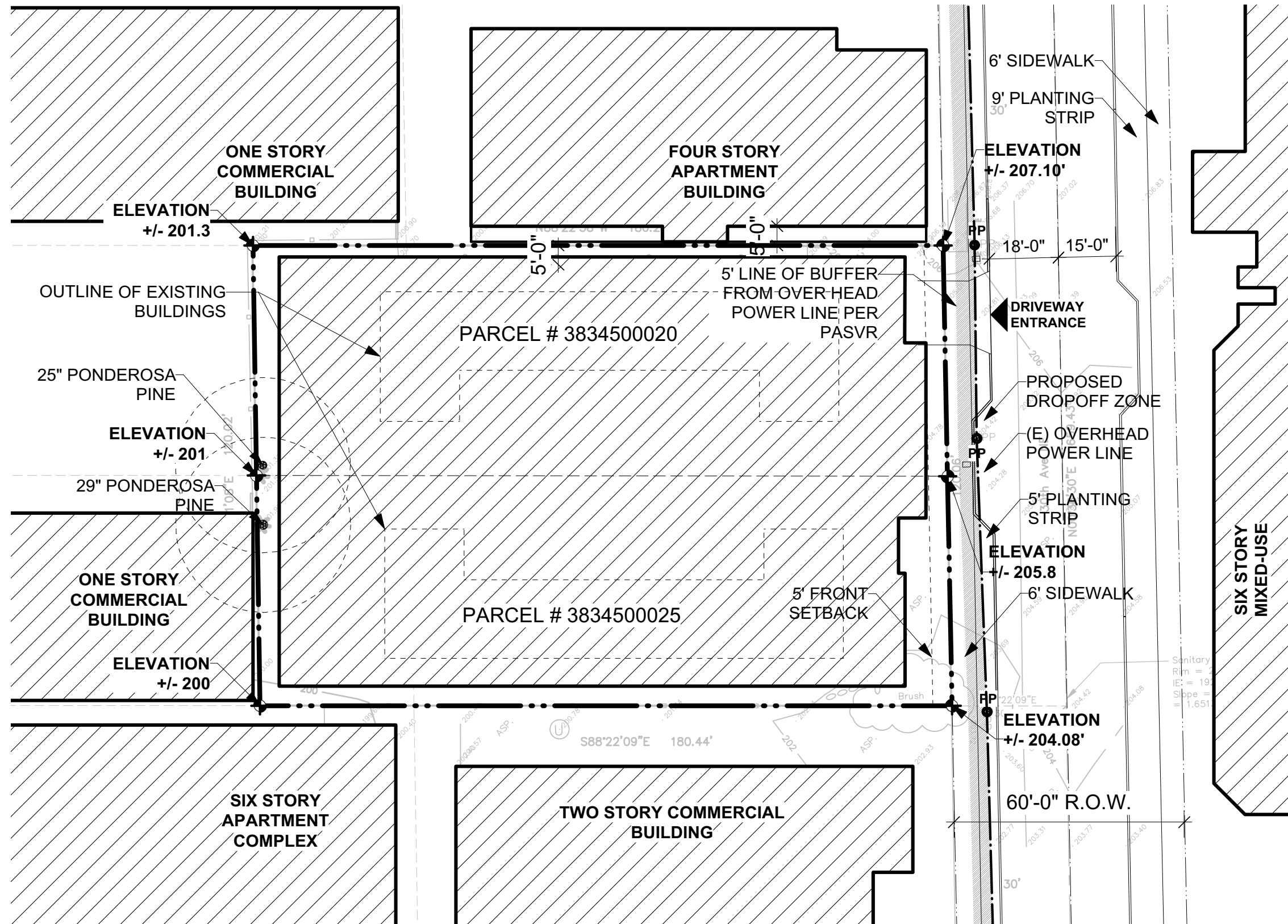
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me
 or under my direction in conformance with the
 requirements of the Survey Recording Act at the
 request of _____ in _____, 20 ___
 Certificate No. _____



Topographic Survey
 FOR
 HMS Construction
 12729 30th Ave NE
 Seattle, Wa, 98125

Rich Givens And Associates
 3837 29th Ave W
 Seattle, Wa., 98199
 (206)-524-2786

DWN. BY	RCG	DATE	02/04/08	JOB NO.	2008-03-HER
CHKD. BY	RCG	SCALE	1" = 20'	SHEET	1 OF 1



SITEPLAN



OPPOSITE TO SITE



30TH AVE NE

A. VIEW FROM SITE, FACING EAST



PANO VIEWS

SITE LOCATION



30TH AVE NE

B. VIEW OF SITE, FACING WEST

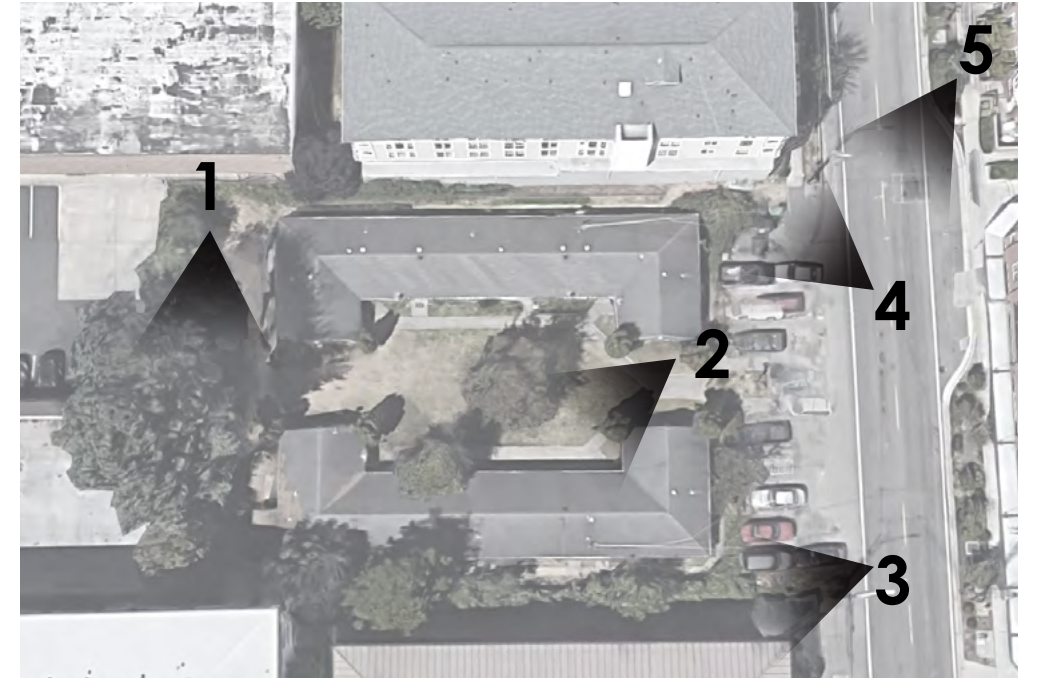




1. View from "rear" of lot, looking south towards trees located on site.



2. Southwest view of courtyard with King Apartments located in background. Apartments to be similarly scaled to other complexes within the immediate vicinity.



Perspective Locations



3. View from southeast corner of lot, looking west at neighboring building. concrete surface signifies where property ends and neighboring property begins.



4. View from northeast corner of lot, looking towards northern neighboring building. Apartments can be seen set back approximately 5' from lower level.



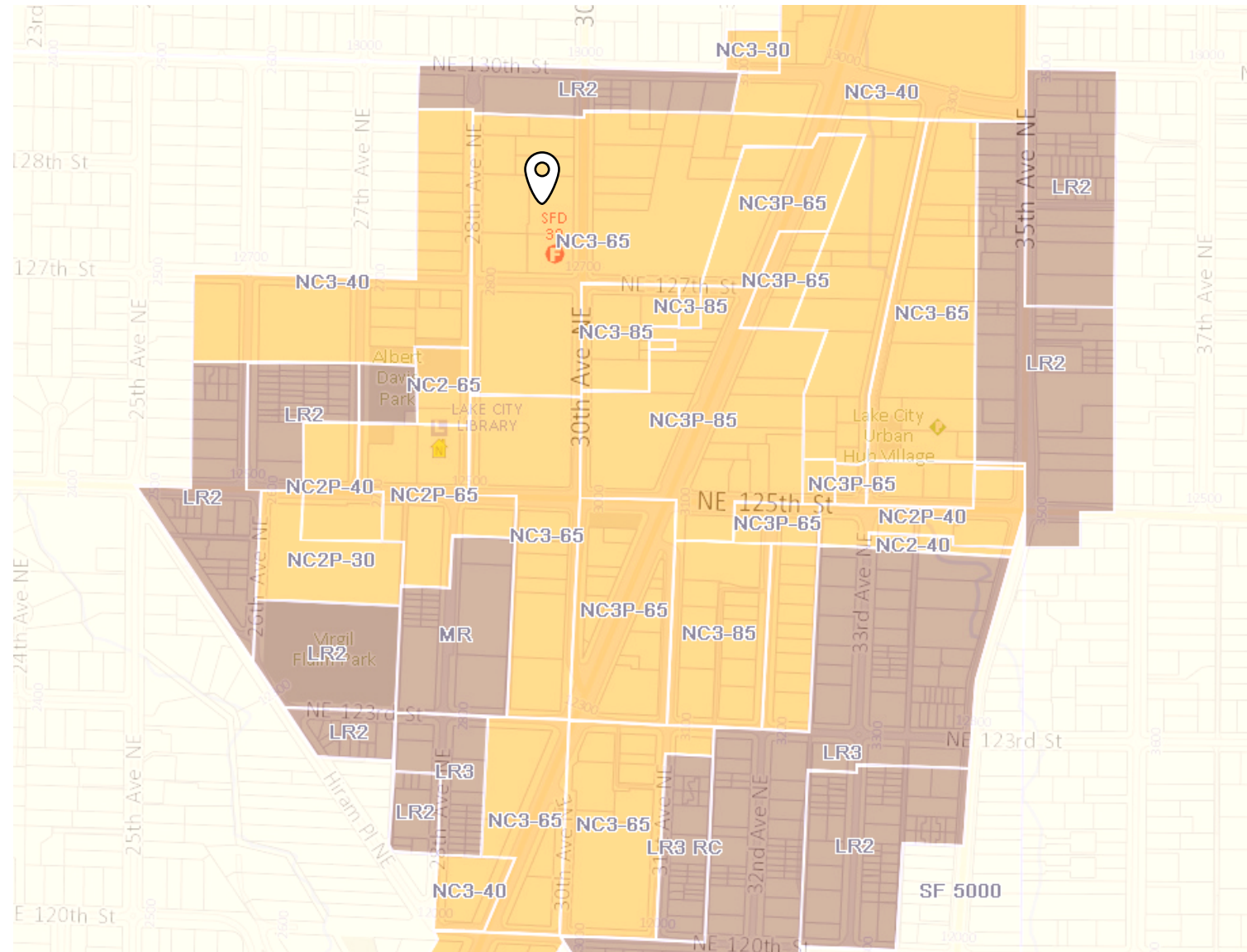
5. View from across 30th ave NE. Existing front parking is proposed to be replaced with pedestrian-friendly walkway, enhancing the neighborhood by encouraging a robust streetlife

CONTRACT REZONE

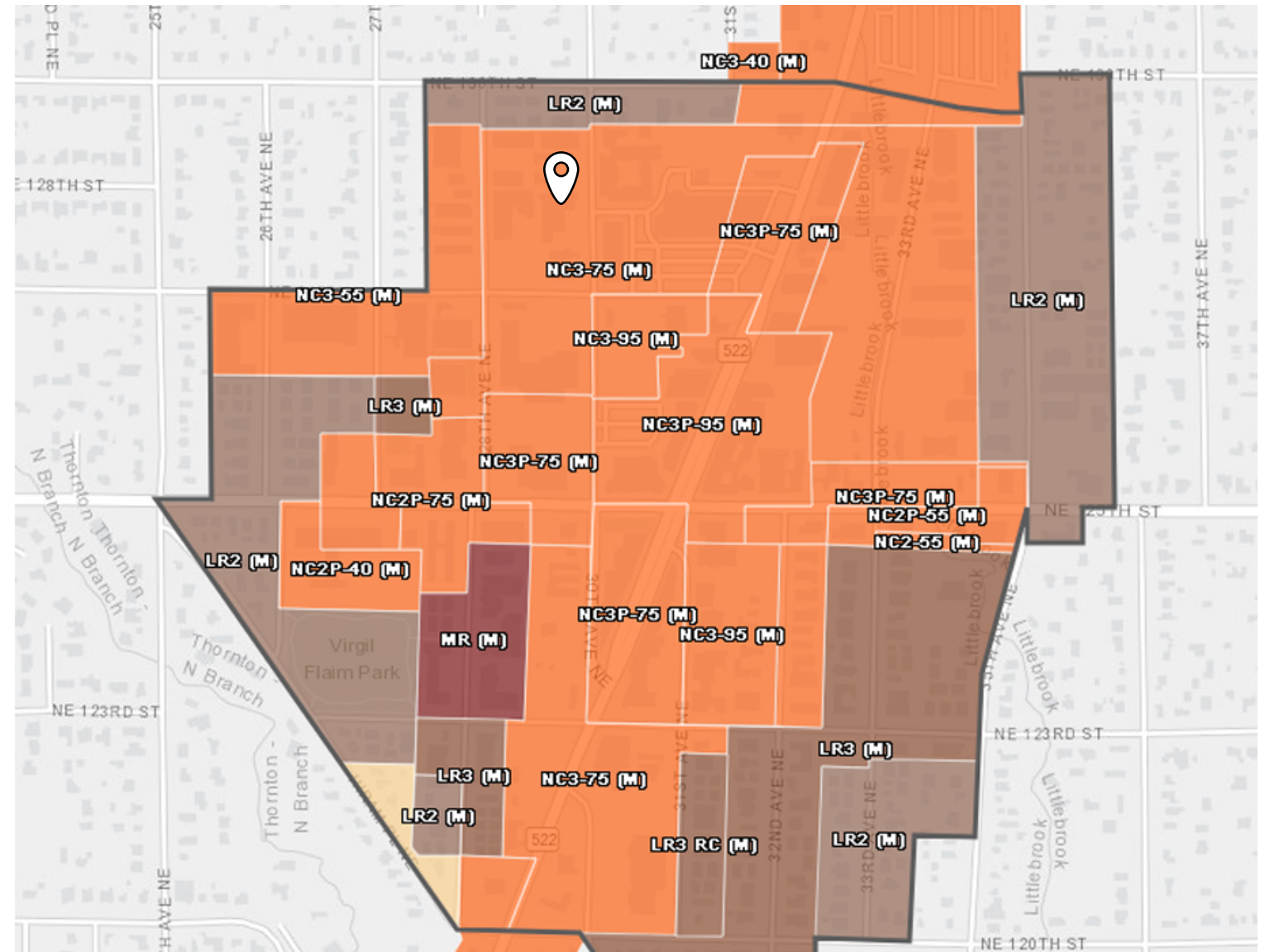
The project is currently zoned NC3-65. The project will seek a contract rezone to NC3-75(M) per the proposed citywide MHA legislation. The additional height and floor area will allow the building to provide more dwelling units, respond appropriately to the city's goals for affordable housing, and reflect the anticipated evolution of the neighborhood under the new design

standards. The options presented in this EDG packet will respond to the proposed design standard changes, including increased FAR and height limit, and new upper level setbacks. The project will designate 5% of its residential units (approximately 13 units) as affordable units as required for an MHA low area.

CURRENT ZONING



PROPOSED ZONING (PER PENDING HALA LEGISLATION)



ZONING ANALYSIS

NC3-75(M)

ZONING CODE STANDARD (Blue indicates code change per pending MHA legislation)

23.41.004 Design Review:

If more than 50% of units are SEDU's or a congregate residence is proposed, then type of design review depends on square footage of building. Full design review is required for buildings more than 20,000 sq. ft.

23.47A.004 Uses

Residential, Offices, and General Sales & Services permitted outright. No commercial space required.

23.47A.008 Street level Development Standards

Blank segments 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 percent of the width of the facade. Facade shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

23.47A.012 Structure Height

Height limit: 75 FT

Open railings, planters, skylights, clerestories, parapets, greenhouses and solariums may extend 4 feet above.

Insulation material, roof decks or soil for landscaping located above the structural roof may extend 2 feet.

Stair and elevator penthouse may extend 16 FT above height limit

Greenhouses dedicated to food production maybe extend 15 feet above height limit.

23.47A.013 Floor area Ratio:

Lot area: 21,613 SF

FAR Limit: 5.5

Max. Floor area: 118,872 SF

23.47A.014 Setbacks:

Upper-level setbacks for street-facing facades. For zones with a height limit of 75 feet, portions of structure above 65' must be set back from the front lot line an average of 8'. Portions set back beyond 15' will be counted as being set back 15' for the sake of calculating the average. No more than 20% may be set back less than 5'.

23.47A.017 Mandatory Housing Affordability:

C and NC zones with a mandatory housing affordability suffix are subject to the provisions of 23.58B and 23.58 C

23.47A.024 Amenity area:

An area equal to 5% of the total gross floor area of residential use is required. Amenity areas shall not be enclosed.

23.53.035 Structural Building Overhangs

Bay windows, balconies, and other projections (including canopies) shall be 8 feet above all sidewalk elevations, and shall extend no more than 3' into the right-of-way.

23.54.015 Parking:

No minimum requirement for residential uses within urban centers. Bicycle Parking shall be provided - 0.75 spaces for each congregate unit, 0.25 per dwelling unit; after 50 spaces are provided, the ratio is halved.

23.54.040 Solid waste and recycleable materials storage and access:

For residential uses not readily described as a discrete number of dwelling units, such as congregate residences, the Director shall determine the amount of storage space required based on the number of sleeping rooms.

Zone (per pending MHA legislation):

NC3-75(M)

Overlay:

Lake City (Hub Urban Village)

Frequent transit:

Yes

ECA:

Salmon Watershed

Alley:

No

Pedestrian Designated Zone:

No

DESIGN RESPONSE

Project is subject to Full Design Review as proposed floor area exceeds 20,000 SF

Commercial space (approx. 1208 SF) is provided along the street with residential units located on the upper floors.

Commercial uses are located on the street-level street-facing facade. Facade is located within 10' of property line, except where a plaza is provided, and meets the blank segment & transparency code standards.

Proposed structure will conform to the 75' height limit and allowed exceptions described in the proposed HALA legislation. A rooftop deck, stair & elevator penthouses and greenhouse for food production will be proposed.

Proposed Floor area:

Scheme E: 100,839 SF

Scheme C: 104,328 SF

Scheme O: 115,485 SF

Note: Rooftop Greenhouse areas are exempt from FAR per 23.47A.B5

Departure requested; Preferred option provides setback at ground level which responds to neighborhood design guidelines

The performance option described in 23.58C is selected and 5% of the total number of residential units will be set aside as affordable units.

Proposal shall provide required amenity space in a central courtyard located on Level 2 and a rooftop deck.

Canopies and provided projections shall extend no more than 3' into the right-of-way.

The site is located in an Urban Village & frequent transit area, therefore parking is not required. Approx 20 car parking will be provided for residents. Bicycle parking to be provided for 140 bikes for each scheme.

A large garage storage area is proposed within the building. Seattle Public Utilities approval for the size and access will be sought during the permitting process.



CS2. URBAN PATTERN AND FORM



D. HEIGHT, BULK AND SCALE

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

III. HEIGHT, BULK AND SCALE COMPATIBILITY

a. Along commercial streets employ *simple, yet varied masses*, and emphasize deep enough window openings to create shadow lines and provide added visual interest. Monolithic buildings lacking articulation are discouraged.

c. Design structures to appear *less overwhelming at the street-level*, for example, consider giving emphasis to the horizontal dimensions of taller buildings.

RESPONSE:

The area is slated for zoning changes through Seattle's HALA program, with increased allowable structure height and gross floor area. This project will apply for a contract rezone in order to use these increases in the design.

The street-facing facade will consist of simple massing and articulation. The facade will have a clear base, middle and top. The base will be articulated with pedestrian-scale details, including entries, canopies. The horizontal dimensions above will be emphasize by the window patterns and materials.

CS3. ARCHITECTURAL CONTEXT & CHARACTER



A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

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

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

RESPONSE:

This growing neighborhood will likely see increased density in its built environment, with many lots that don't currently take advantage of the allowable structure height and FAR. The intent of this project is to add a modern building with an elegant facade and a lively street presence.

PL1. CONNECTIVITY



II. HUMAN ACTIVITY

iii. Locate *open spaces intended for public use* at/or near street grade to promote a physical and visual connection to the street and sidewalk.

IV. PEDESTRIAN OPEN SPACES AND ENTRANCES

iv. When portions of a building are set back, consider providing *small pedestrian open spaces* with seating amenities to create a lively streetscape.

Publicly accessible open space at street level is a high priority. Plazas and courtyards can be an integral part of the social life in the commercial core. The location, size and design of an open space must be carefully considered in relation to its surroundings.

If publicly accessible open space at street level meeting these guidelines is identified as a priority for an individual project, this may be a factor in evaluating design departure requests such as reductions in private open space requirements.

RESPONSE:

A portion of the commercial street-level facade will be set back from the sidewalk to allow for a small pedestrian open space with room for cafe style seating or a landscaped respite with benches and planters.



DC2. ARCHITECTURAL CONCEPT



II. HUMAN SCALE – HUB URBAN VILLAGE:

- ii. *Generous street-level windows* and entrances will animate the street.
- iii. Use *façade treatments and changes in materials* to distinguish the ground level of a building from the upper levels, especially where a building orients to the street and/or defines public space.
- iv. Establish a *rhythm of vertical and horizontal elements* along the street-level façade. For instance, the regular cadence of display windows and shop entrances enhances the pedestrian experience.
- v. Use design elements such as *exterior light fixtures, blade signs, awnings, and overhangs* to add interest and give a human dimension to street-level building façades.
- vi. Provide continuous *overhead protection for pedestrians* in the core commercial areas between 28th and 35th Avenues Northeast, and between Northeast 123rd and 130th Streets.
- vii. *Transparent materials*, allowing light to penetrate to the street, should be considered for overhead protection.

RESPONSE:

The street-level street-facing facade is comprised of a residential main entrance and lobby, a commercial space, and a stair tower. There is also a stack of common kitchens at the south east corner. These spaces will have large windows that will remain lit at night, and a pattern of openings that will give a pedestrian-scale rhythm to the facade. A change of materials will distinguish the base from upper levels. The stair tower will provide a strong vertical element to break up the facade's massing. Transparent canopies will be proposed for weather protection.

DC2. ARCHITECTURAL CONCEPT



III. ARCHITECTURAL CONCEPT AND CONSISTENCY

- b. Employ a *hierarchy of vertical and horizontal elements*. Use materials to unify the building as a whole. Façade articulation should reflect changes in building form and function, from the base, to the middle, to the top. Vertical lines should be carried to the base of a building.
- c. Provide a *clear pattern of building openings*. The pattern of windows and doors should unify a building's street wall—not detract from it—and add to a façade's three-dimensional quality. Recessed windows are encouraged to create shadow lines and further promote three-dimensional expression.
- d. Large expanses of blank walls should be avoided.

RESPONSE:

The building will be articulated with a strong base, middle and top through use of materials and patterns created by openings. No large expanses of blank walls will be proposed.

DC4. EXTERIOR ELEMENTS AND FINISHES



I. EXTERIOR FINISH MATERIALS

- a. Consider each building as a *high-quality, long-term addition to the Lake City neighborhood*; exterior design and building materials should exhibit permanence and quality appropriate to an urban setting. A well-built structure contributes to a high-quality built environment.
- b. Employ especially *durable and high-quality materials at the street level*, minimize maintenance concerns, and extend the life of the building. Examples of appropriate building materials for use at the street level include: brick, stone, terra-cotta or tile, and transparent glass. These materials should be applied at a scale appropriate for pedestrian use.
- c. Use materials, colors and details to *unify a building's appearance*; buildings and structures should be built of compatible materials on all sides.
- d. Consider limiting the number of materials and colors used on the exterior of an individual building so that there is *visual simplicity and harmony*. If intense color is used it should only be used as an accent in a carefully executed and balanced color scheme. Buildings sided primarily in metal are discouraged.
- e. Design architectural features that are an integral part of the building. *Avoid ornamentation and features that appear "tacked-on" or artificially thin*.

RESPONSE:

Materials will be high-quality and durable. Special attention will be given to the selection of street-level street-facing materials to give some weight and permanence to the base of the structure, and visual texture along the street-level.





HEIGHT LIMIT, AS SEEN FROM STREET LEVEL ON 30TH AVE NE, SOUTH OF SITE



PERSPECTIVE VIEW ORIGIN





E
OPTION

Gross Floor Area: 103,415 sf

Total Units: 273

Unit Breakdown:

Congregate:	249
1BR:	18
2BR:	6

Anticipated Departures: None required.

Pros: Maximizes exterior wall area for windows and ventilation.

Cons: Courtyards created by the “E” shape are long and narrow and would not allow for pleasant or functional amenity areas. Careful window placement would be required to avoid privacy issues for residents. Least articulation of street-facing facade.



C
OPTION

Gross Floor Area: 103,135 sf

Total Units: 282

Unit Breakdown:

Congregate:	252
1BR:	24
2BR:	6

Anticipated Departures: None required.

Pros: Maximizes exterior wall area for windows and ventilation. Maximizes number of units. Creates two distinct masses at the street.

Cons: Courtyard created by the “C” shape is long and narrow and would not allow for a pleasant or functional exterior amenity area. It would function more as a lightwell.



O
OPTION
PREFERRED

Gross Floor Area: 118,696 sf

Units: 252

Unit Breakdown:

Congregate:	228
1BR:	12
2BR:	12

Anticipated Departures: None required.

Pros: Provides functional and pleasant exterior courtyard amenity area on Level 2. Allows for most privacy for residents, as unit windows will not be located across a narrow courtyard

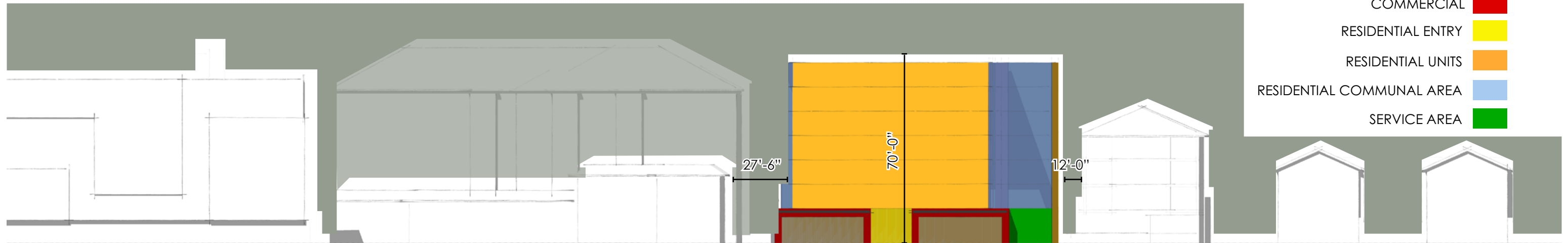
Cons: Fewer units than “E” or “C” options.



E



LOOKING NORTHWEST ON 30TH AVE



LOOKING EAST ON 30TH AVE

17 SCHEME E

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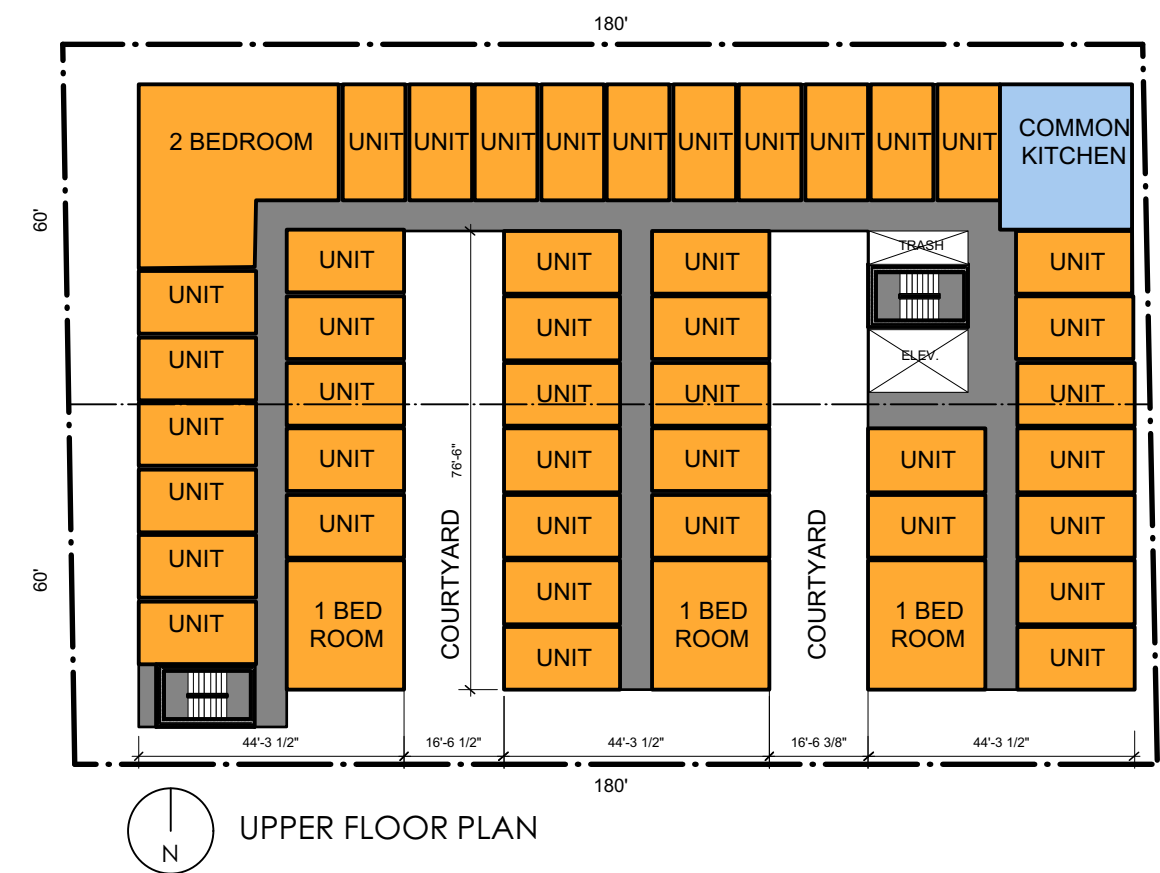
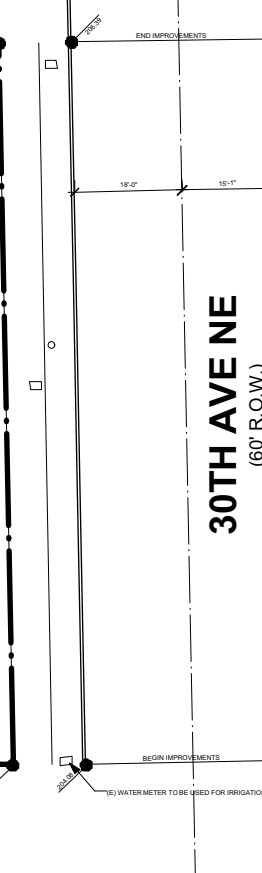
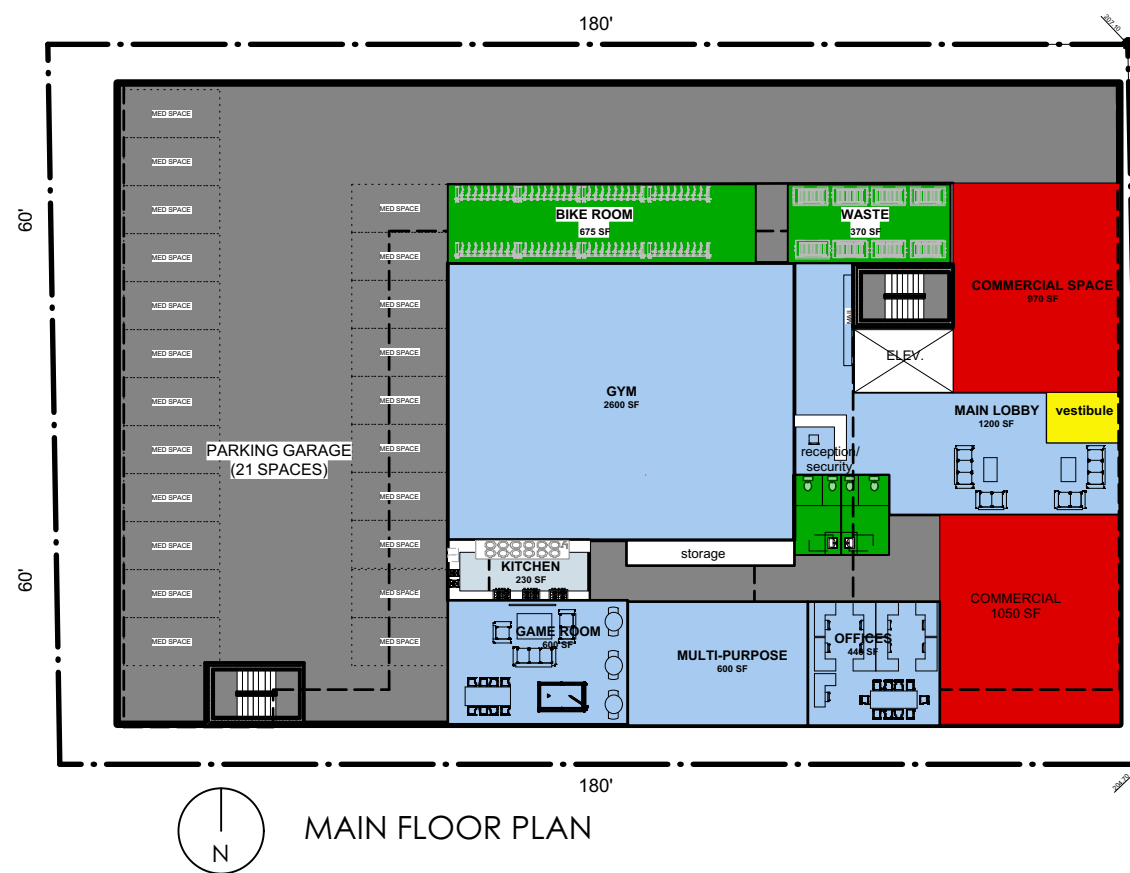


UNIT SUMMARY

TOTAL: 273
 CONGREGATE: 249
 ONE BEDROOM: 18
 TWO BEDROOM: 6

AREA SUMMARY

FAR: 4.78
 TOTAL SQUARE FEET: 103,415
 COMMERCIAL SF: 2020
 CONGREGATE UNIT SF: 51045
 COMMUNAL REQ'D: 7657
 COMMUNAL PROVIDED: 8906
 AMENITY REQUIRED: 4800
 AMENITY PROVIDED: 4800



A



LOOKING NORTHWEST ON 30TH AVE

B



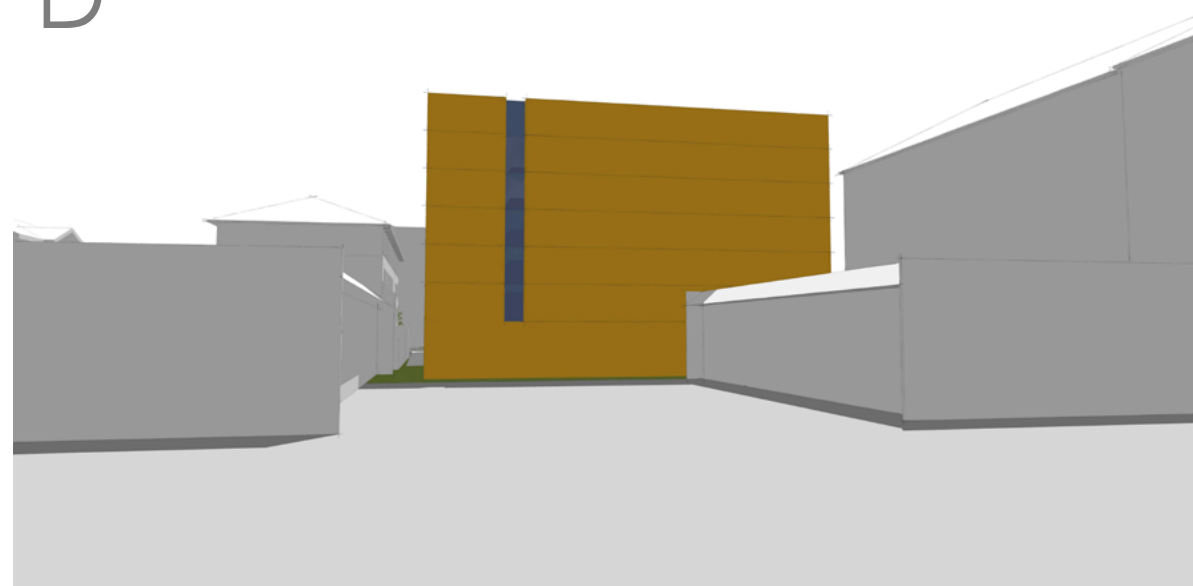
LOOKING SOUTHEAST ON 130TH ST

C



LOOKING SOUTHWEST ON 30TH AVE

D



LOOKING WEST ON 28TH AVE

E

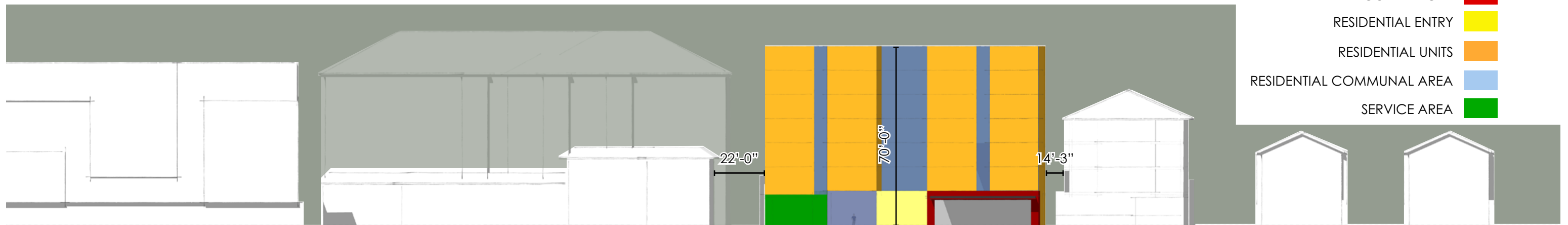




C



LOOKING NORTHWEST ON 30TH AVE



LOOKING EAST ON 30TH AVE

21 SCHEME C

12729 30TH AVE NE
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C

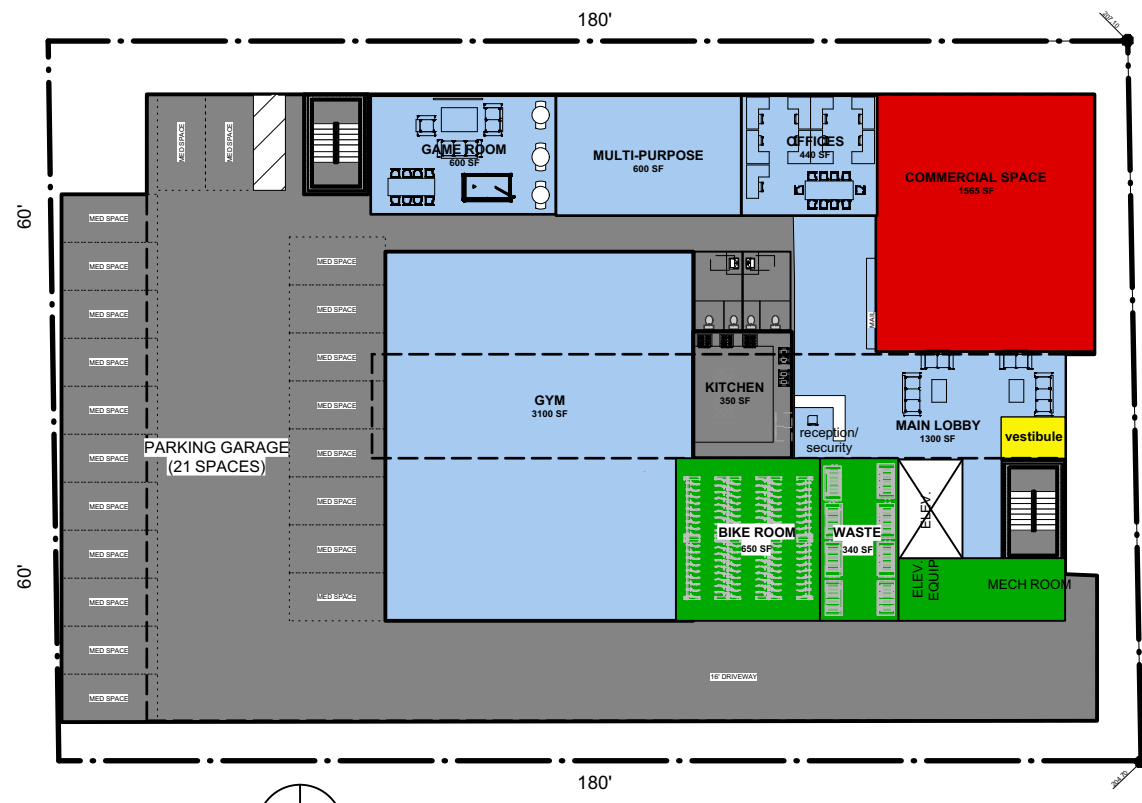


UNIT SUMMARY

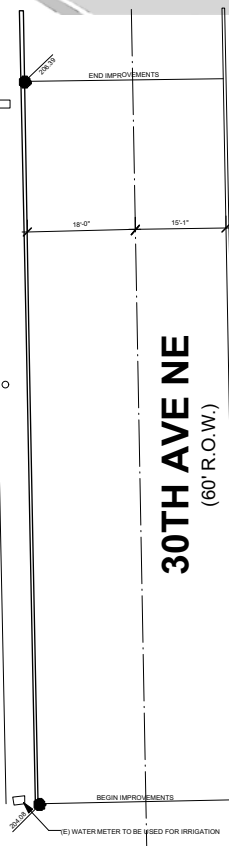
TOTAL: 282
 CONGREGATE: 252
 ONE BEDROOM: 24
 TWO BEDROOM: 6

AREA SUMMARY

FAR: 4.77
 TOTAL SQUARE FEET: 103,135
 COMMERCIAL SF: 1565
 CONGREGATE UNIT SF: 51660
 COMMUNAL REQ'D: 7749
 COMMUNAL PROVIDED: 8181
 AMENITY REQUIRED: 4900
 AMENITY PROVIDED: 4900



MAIN FLOOR PLAN



UPPER FLOOR PLAN



A



LOOKING NORTHWEST ON 30TH AVE

B



LOOKING SOUTHEAST ON 130TH ST

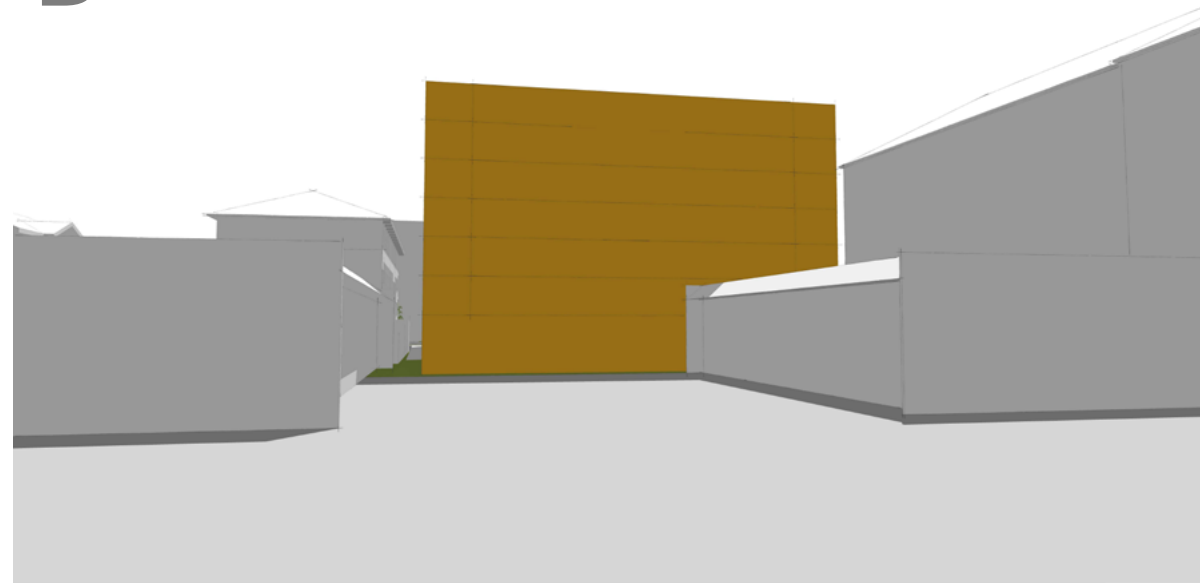
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C



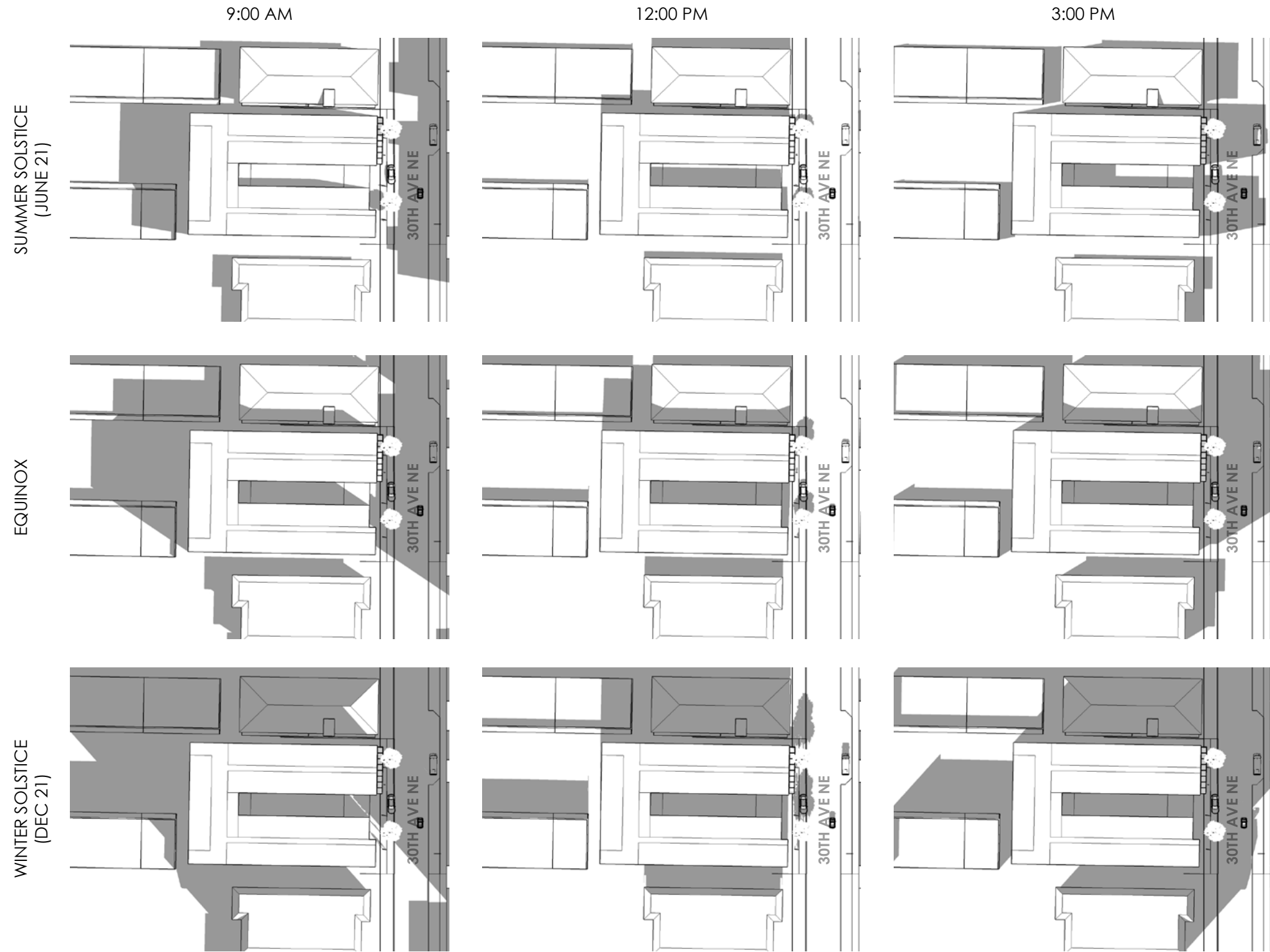
LOOKING SOUTHWEST ON 30TH AVE

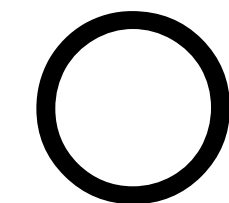
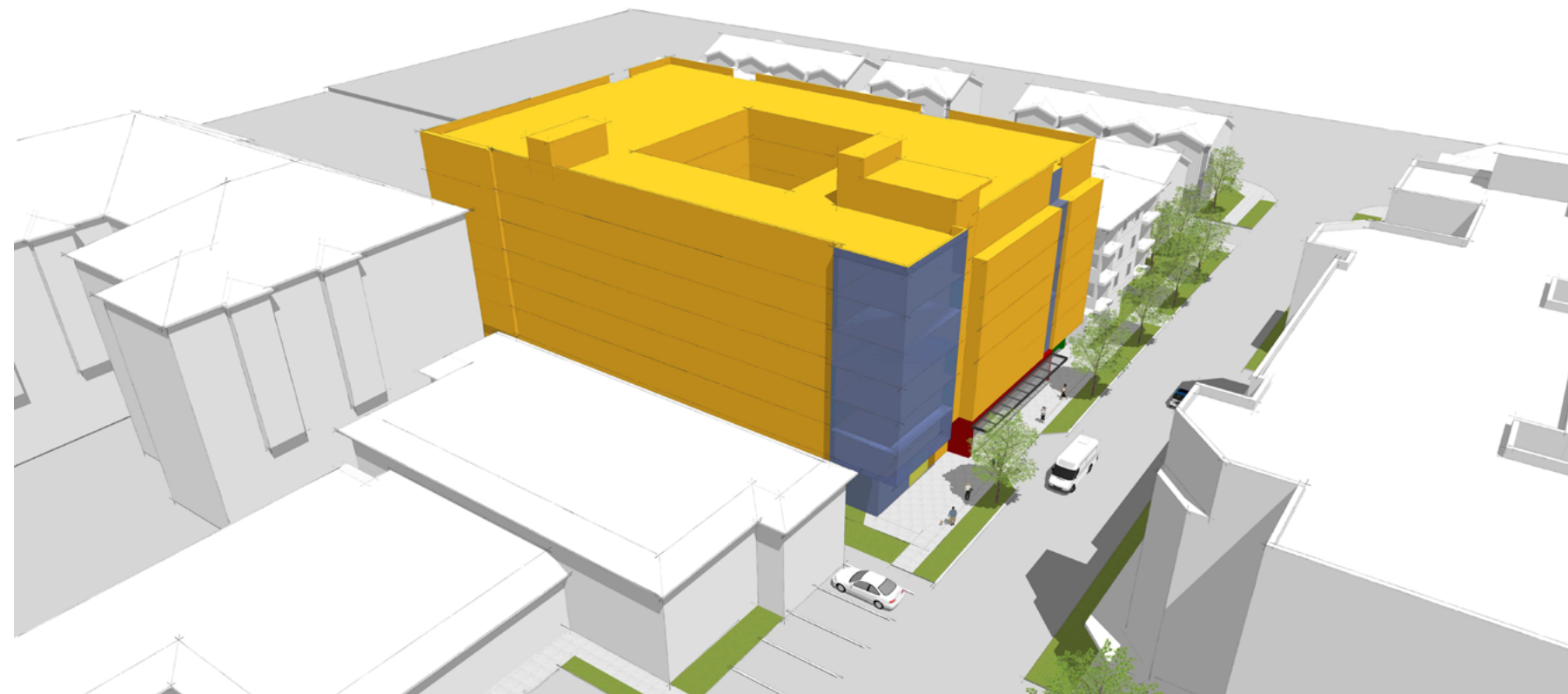
D



LOOKING WEST ON 28TH AVE







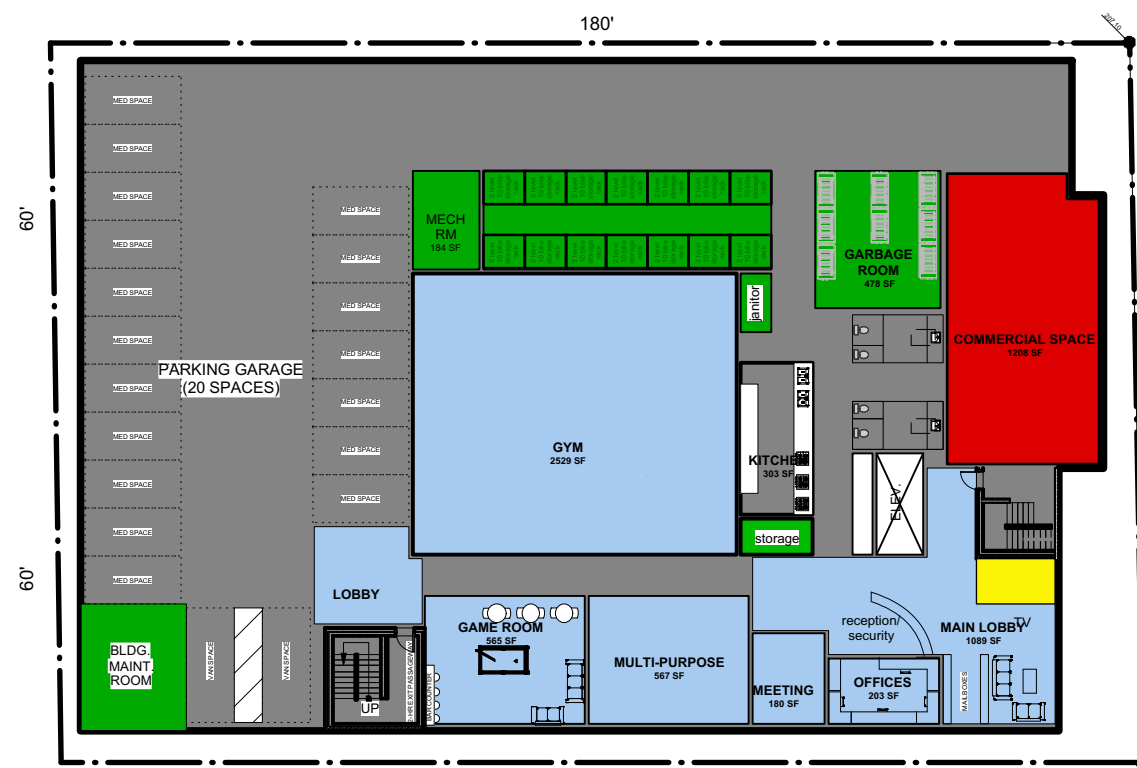
PREFERRED

UNIT SUMMARY

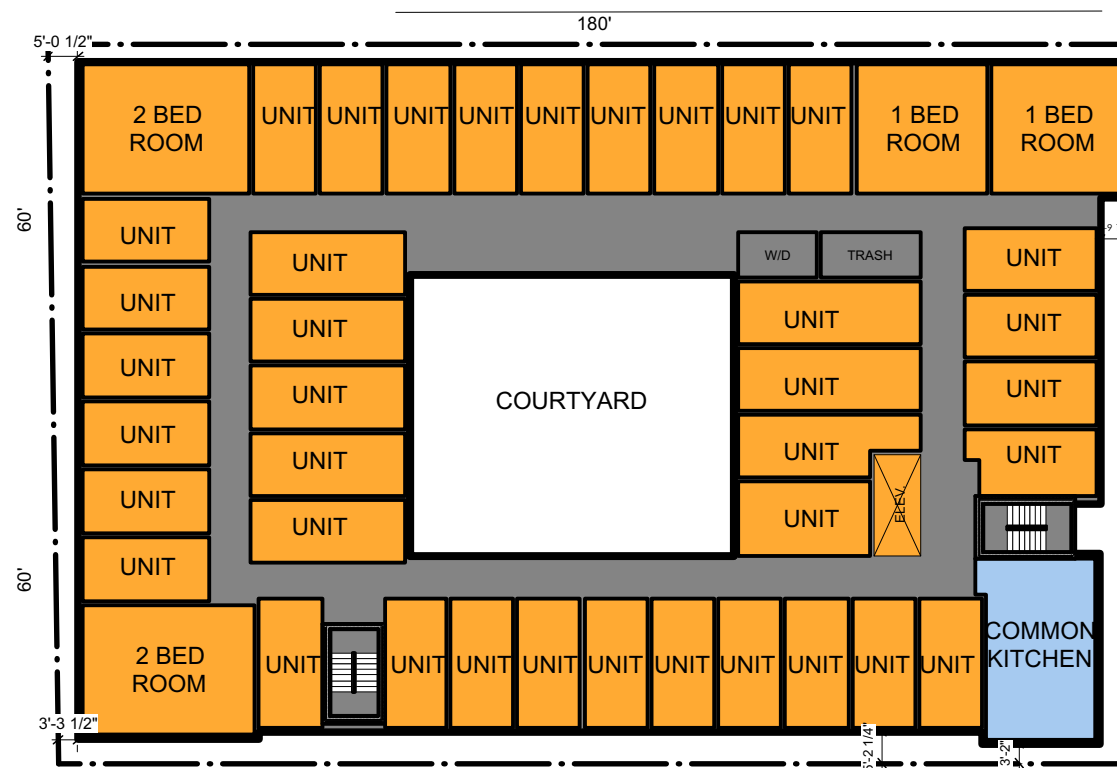
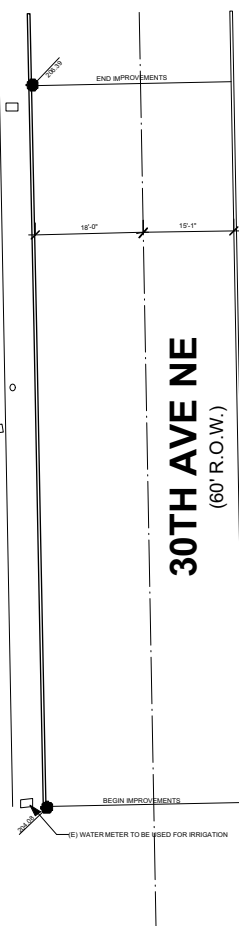
TOTAL: 252
 CONGREGATE: 228
 ONE BEDROOM: 12
 TWO BEDROOM: 12

AREA SUMMARY

FAR: 5.49
 TOTAL SQUARE FEET: 118,696
 COMMERCIAL SF: 1208
 CONGREGATE UNIT SF: 55014
 COMMUNAL REQ'D: 8252
 COMMUNAL PROVIDED: 8663
 AMENITY REQUIRED: 5700
 AMENITY PROVIDED: 5700



MAIN FLOOR PLAN



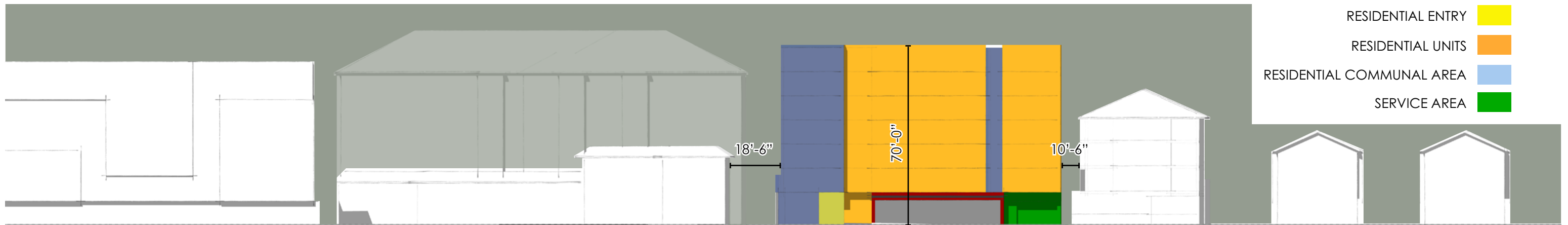
UPPER FLOOR PLAN










LOOKING NORTHWEST ON 30TH AVE


PREFERRED



LOOKING EAST ON 30TH AVE

- COMMERCIAL 
- RESIDENTIAL ENTRY 
- RESIDENTIAL UNITS 
- RESIDENTIAL COMMUNAL AREA 
- SERVICE AREA 



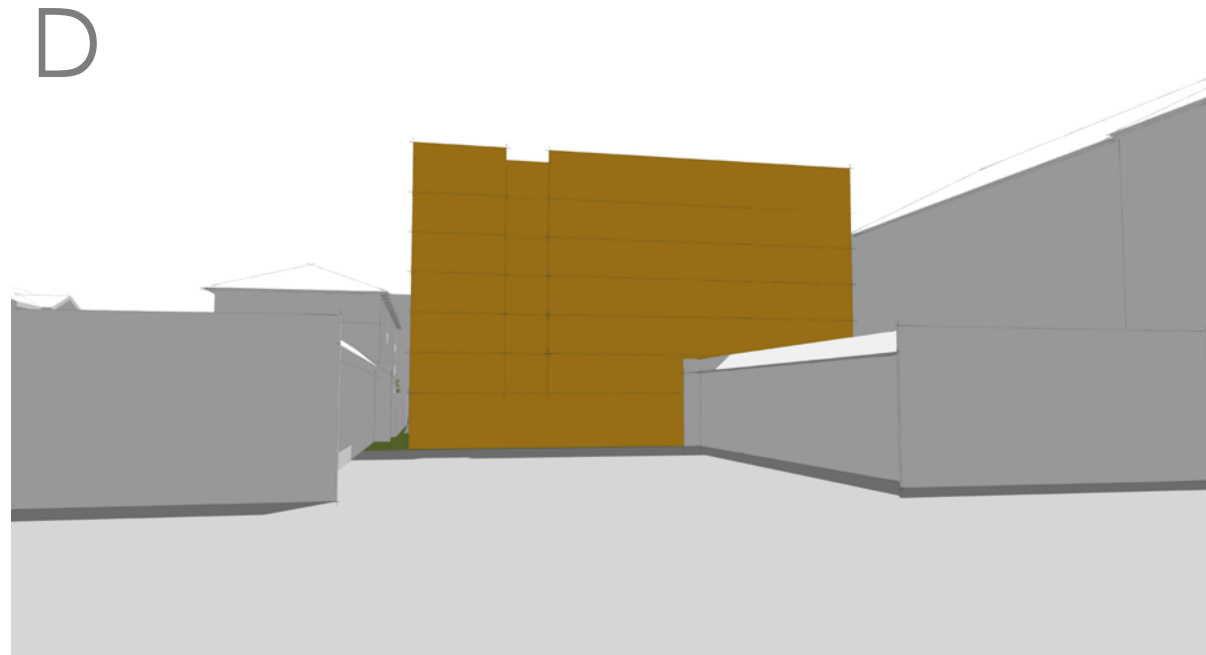
LOOKING NORTHWEST ON 30TH AVE



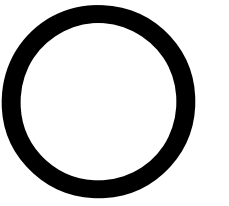
LOOKING SOUTHEAST ON 130TH ST



LOOKING SOUTHWEST ON 30TH AVE

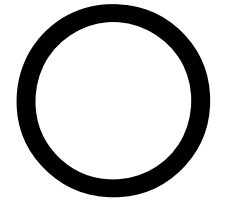


LOOKING WEST ON 28TH AVE

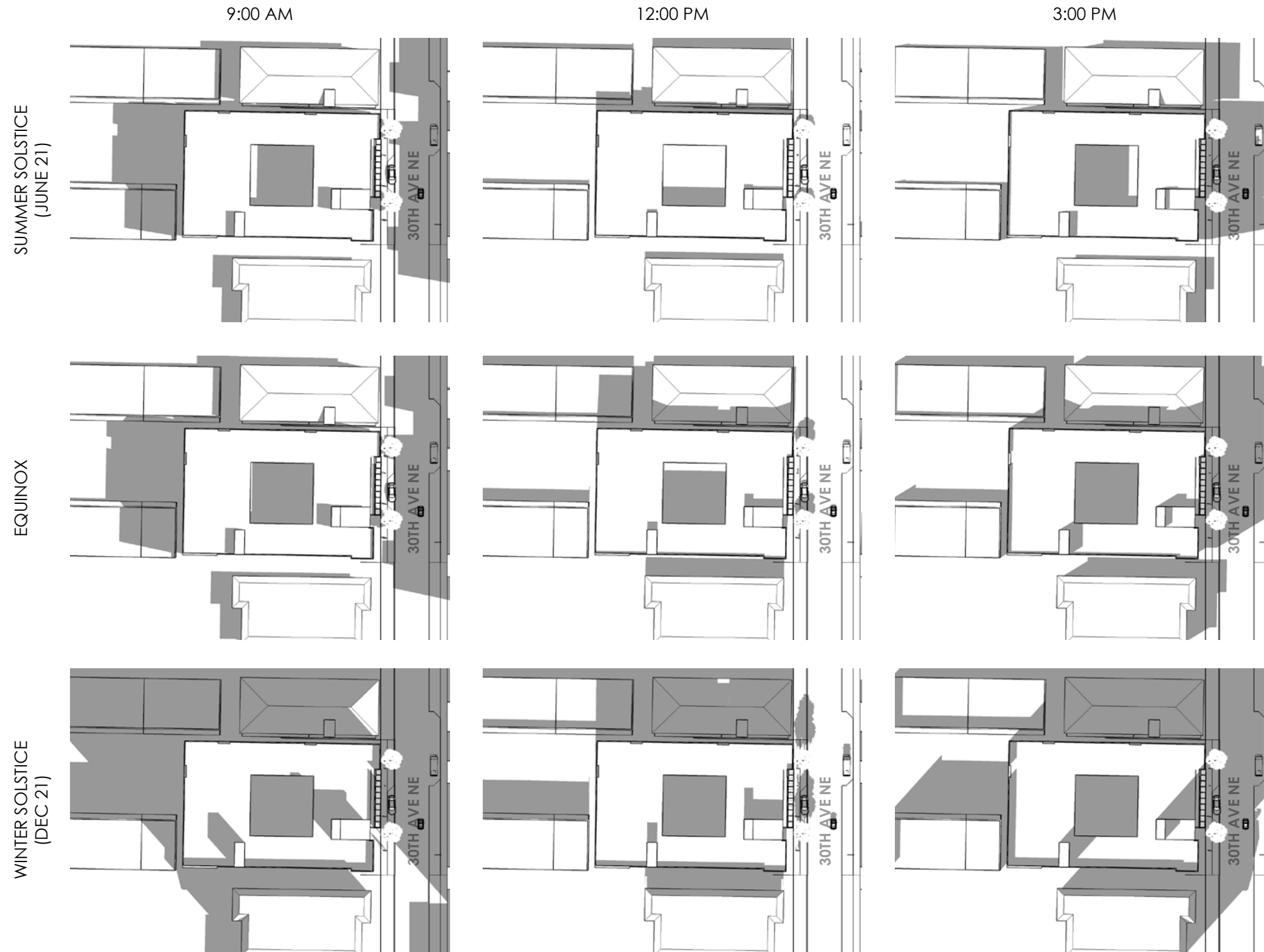


PREFERRED





PREFERRED





30th ave 90° parking looking south toward site



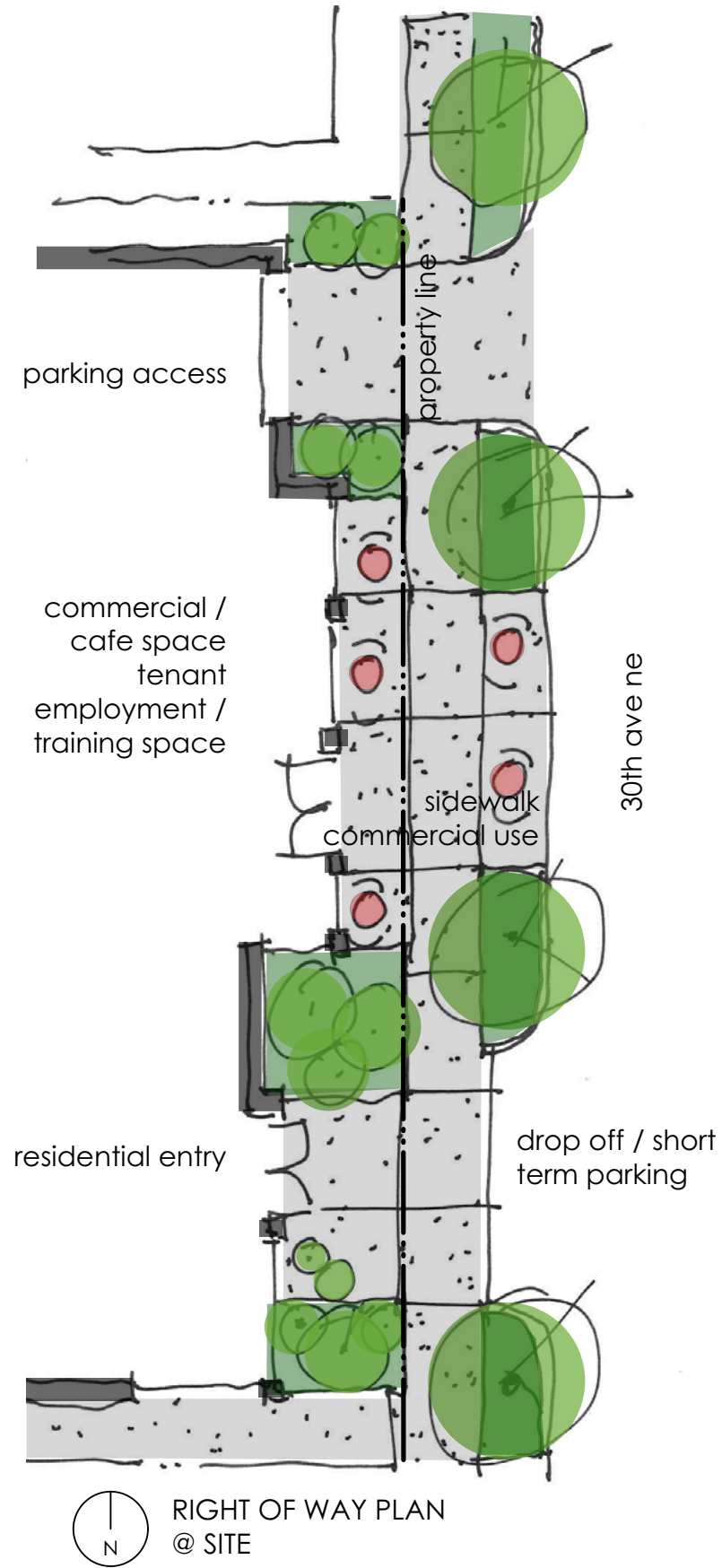
30th ave 90° parking looking north toward site



28th ave 90° parking



example of potential entry concept



example of potential sidewalk commercial use



new south neighbor commercial use / day care



example of potential sidewalk commercial use

Actek
12740 28th Ave. NE
 One Story commercial building, 5' from property line to the west. Sunlight to be affected in mornings, but only minimally as the existing building does not have eastern facing windows.



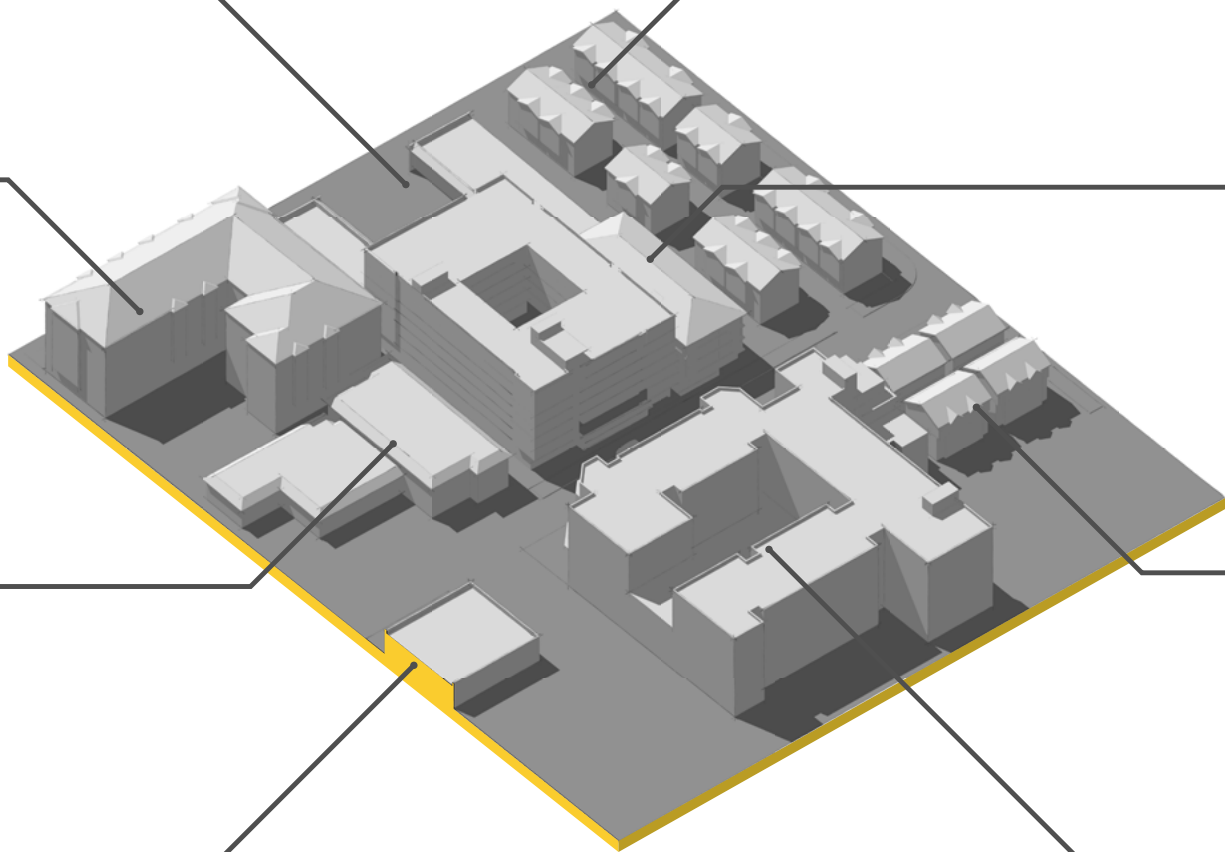
King Court Apartments
12728 28th Ave. NE
 Five story apartment over one story of parking, located to the southwest of the site. Views will be affected minimally as project is located at a diagonal from our site. Sunlight will not be affected as King Court building is located to south



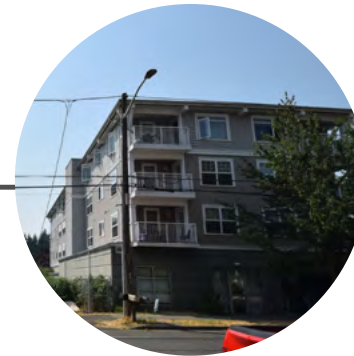
Lake City Medical Clinic
12721 30th Ave. NE
 Two story commercial building with minimal windows facing subject property, approximately fifteen feet from the southern property line. Views will be minimally affected, as the building was already fairly low to the ground in comparison with surrounding buildings. Sunlight will not be affected as the clinic is located to the south of our site



Strip Mall
3021 NE 127th St.
 One-story commercial building located southeast of the site. Building views will be unaffected as the rear of the building has no views. Commercial projects will benefit from the addition of more residents in the area.



Douglas Park Townhomes
2753-2801 NE 130th St.
 Two-story apartments over one story of parking. Located northwest of site. Sunlight to be affected during mornings in winter months, but is minimal. Views will not be affected.



Apartments
12745 30th Ave. NE
 Three story apartment over one story of parking, 5' from north property line. Most affected building. Views and sunlight will be affected by construction for south facing units.



Townhomes
12754 30th Ave. NE
 Two-story apartment over one story of parking, located to northeast of property. Townhomes will be minimally affected by sunlight in winter afternoons.



Cedar Park Retirement Community
12740 30th Ave. NE
 Five story apartment over two stories of parking and street-level commercial. Located to east of site. Territorial views from western face upper floors to be affected, sunlight to be blocked minimally on summer evenings for some westerly facing units