

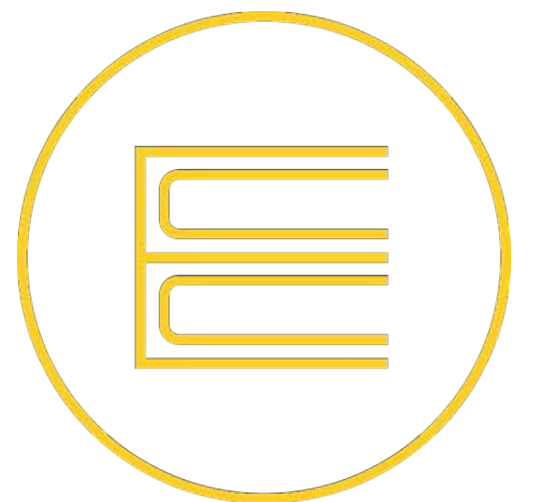
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12727 30th Ave NE

Recommendation Design Guidance Meeting

Meeting Date: March 30, 2019

**Address: Good Shepherd Center
4649 Sunnyside Ave N
Room 202**



ECCO

**ecco architecture and design
203 north 36th street
suite 201
eccodesigninc.com
206 706 3937**



DEVELOPMENT OBJECTIVES

Owner:
The Caspian LLC
PO Box 15865
Seattle, WA 98115

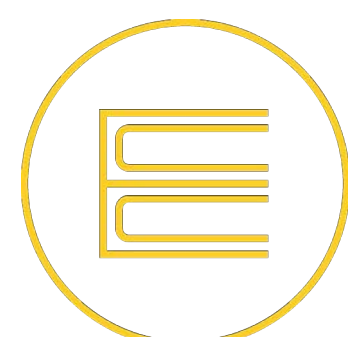
Architect
ecco architecture and design
203 North 36th Ave NW
Suite 201
Seattle WA
98103

Building Summary:

Dwelling units: 210 (congregate, 1-BR, 2-BR)
Gross floor area: 115,333 SF
Parking: 20 spaces

Development Objectives:

1. To provide housing options for neuro-diverse and neuro-typical adults.
2. Provide training, recreation and therapy areas for neuro-diverse adults.
3. Provide a pedestrian-oriented development for a primarily pedestrian tenant base and to provide a positive addition to the mixed use community already in place.
4. Provide a developed streetscape replacing parking in the right of way with street trees, sidewalks and bike parking.
5. Add street level activity by putting building uses that are active on the first two floors, including two-story building lobby that will have around-the-clock occupancy and a communal training area for tenants that will open to the sidewalk.
6. Add a vibrant building to the community, visually emphasizing urban living. The active façade will provide eyes on the street with common areas and an abundance of street-facing apartment units.
7. Foster a sense of community and security for tenants and the neighborhood.



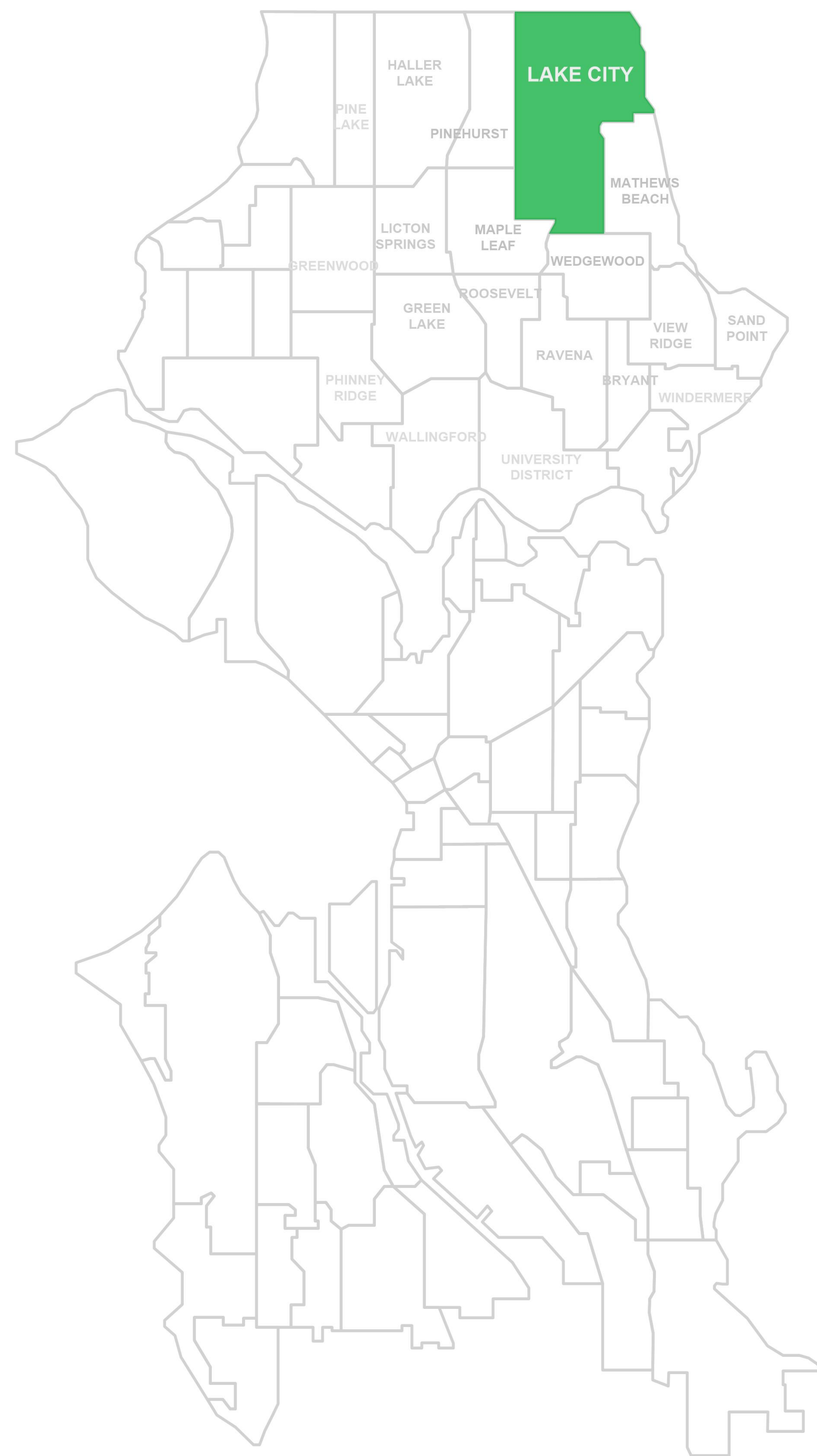
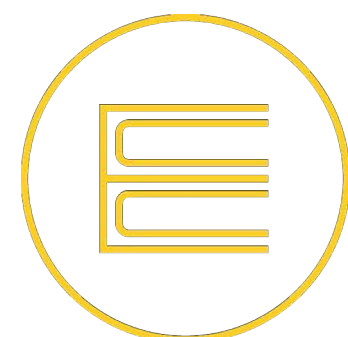
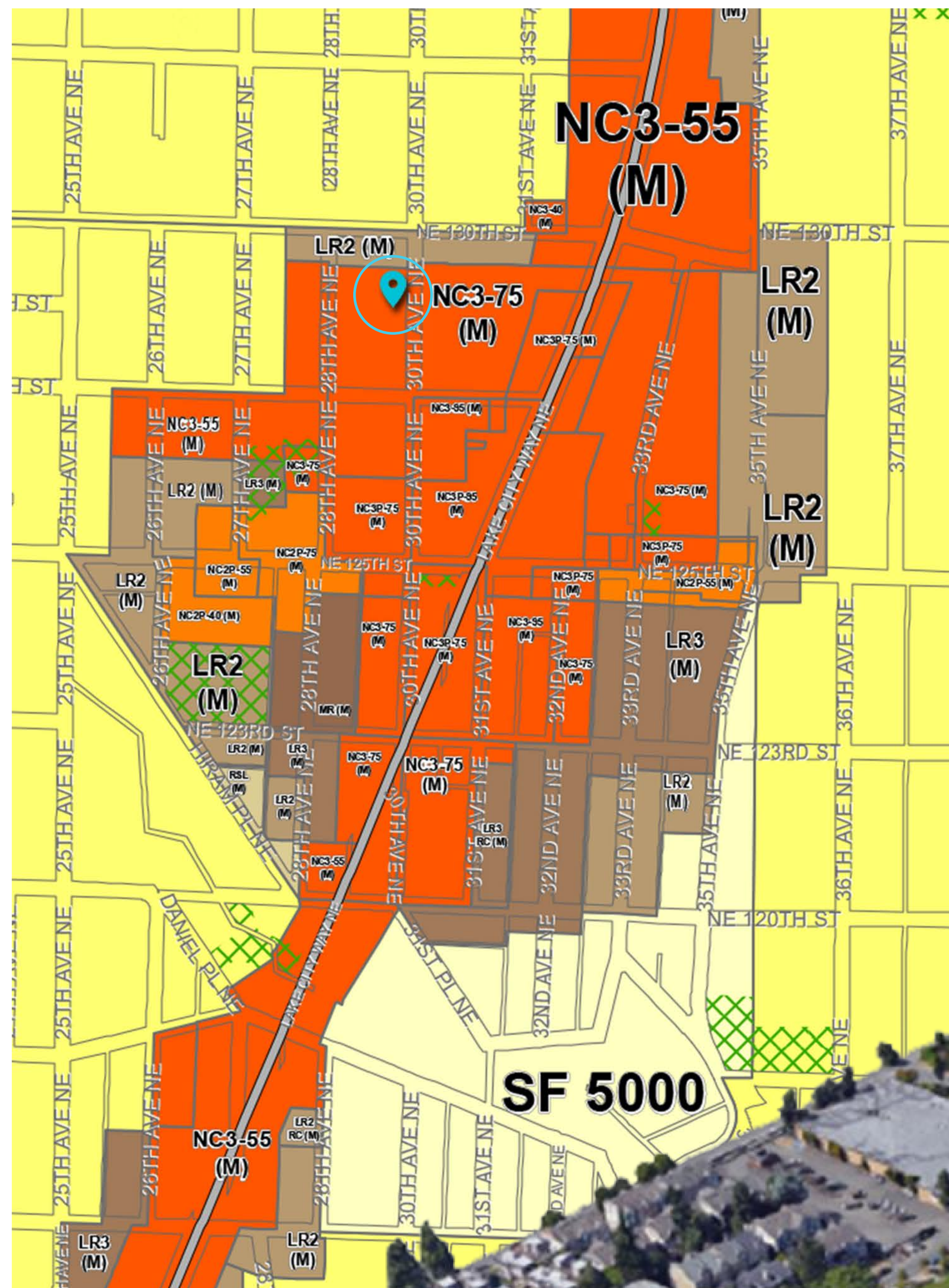


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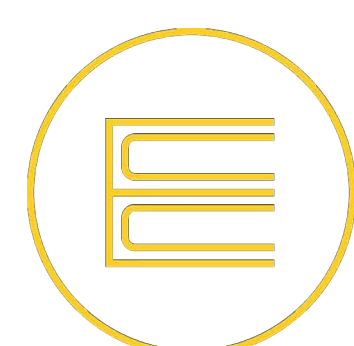


ZONING SUMMARY:

Lot Size:	21,613 SF
Site Zoning:	NC3-75(M) Lake City Hub Urban Village Frequent Transit Area
ECA:	Salmon Watershed
SEPA Review:	Required
FAR:	5.5 (5.5 x 21,613 SF = 118,871.5 SF)
Structure Height:	75'












NEIGHBORHOOD CONTEXT

- One block from major thoroughfare Lake City Way NE
- Walking distance to many public amenities, civic center, farmers market & shopping
- Similar multifamily projects in area with contemporary material palette
- Neighborhood transitions to less dense low-rise and single family zones to the north





KEY

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

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. Farmers Market
11. Cedar Park Retirement Community
12. Elliot Bay Brewing Co.
13. City North Seattle Apartments
14. Lake City Family Housing



1



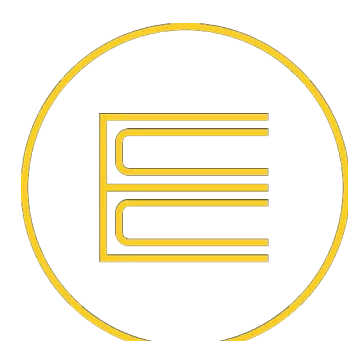
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Context and Site Analysis

12727 30th Avenue North East | The Caspian

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**Actek
12740 28th Ave NE**

- One-story commercial building.
- Sunlight to be affected in mornings, but only minimally as the existing building does not have east-facing windows.



**King Court Apartments
12728 28th Ave NE**

- Five-story apartment over one story parking.
- 5' from property line.
- Views will be minimally affected as project is located diagonally from proposed structure.



**Lake City Medical Clinic
12721 30th Ave NE**

- Two-story commercial building
- Minimal windows facing subject property.
- 15' +/- from property line.



**Strip Mall
3021 NE 127th St**

- One-story commercial building.
- No windows facing subject property.



**Douglas Park Townhomes
2753-2801 NE 130th St**

- Two-story apartments over one story parking.
- Views not affected.
- Sunlight will be affected during mornings in winter



**Apartments
12745 30th Ave NE**

- Three-story apartment over one story parking.
- Views and sunlight for south facing windows will be impacted.



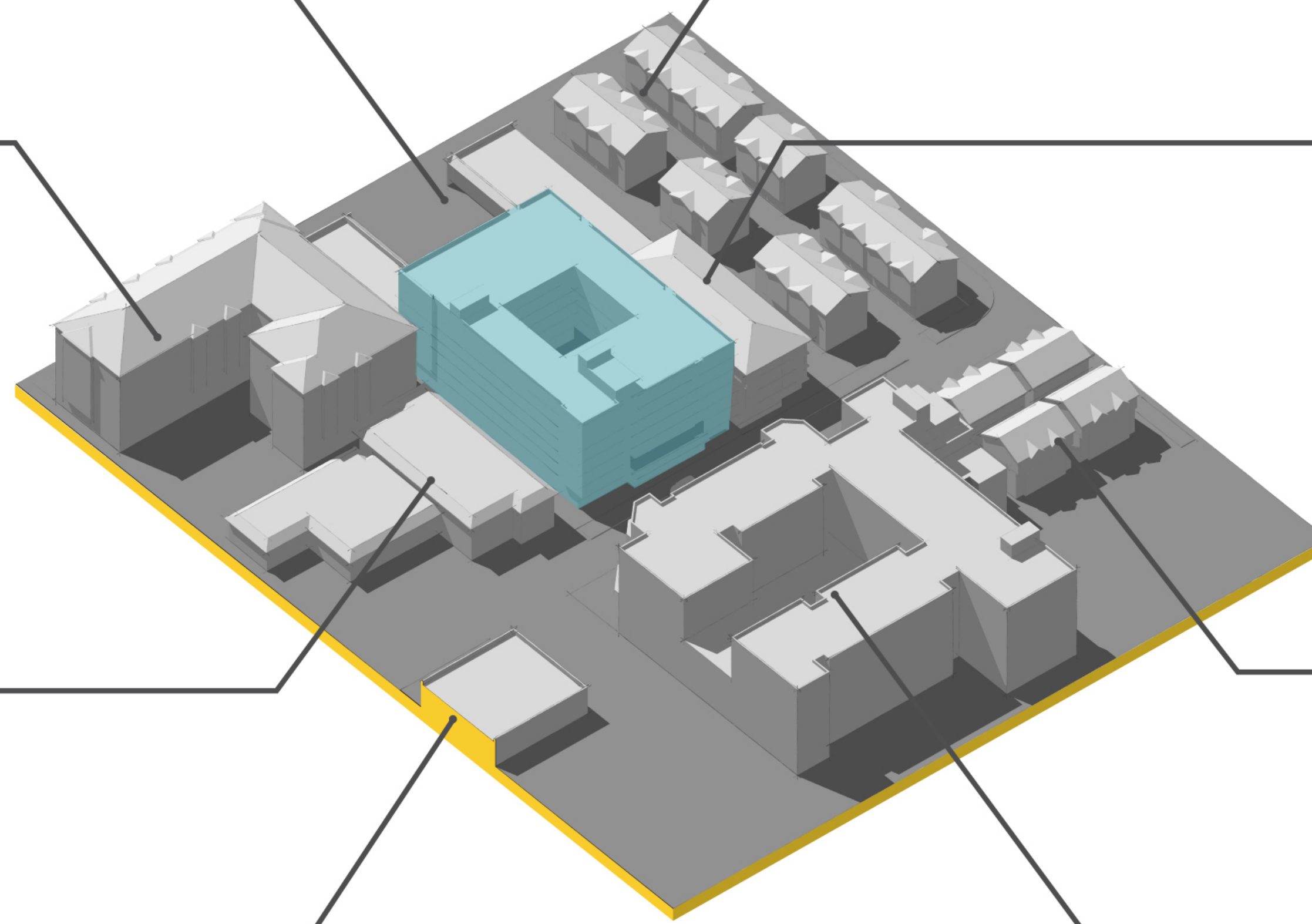
**Townhomes
12754 30th Ave NE**

- Two-story apartment over one story parking

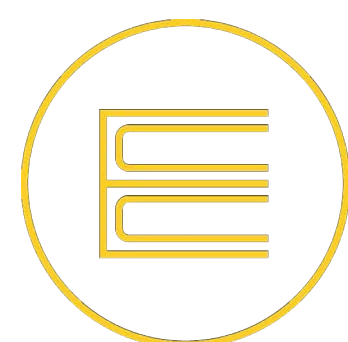


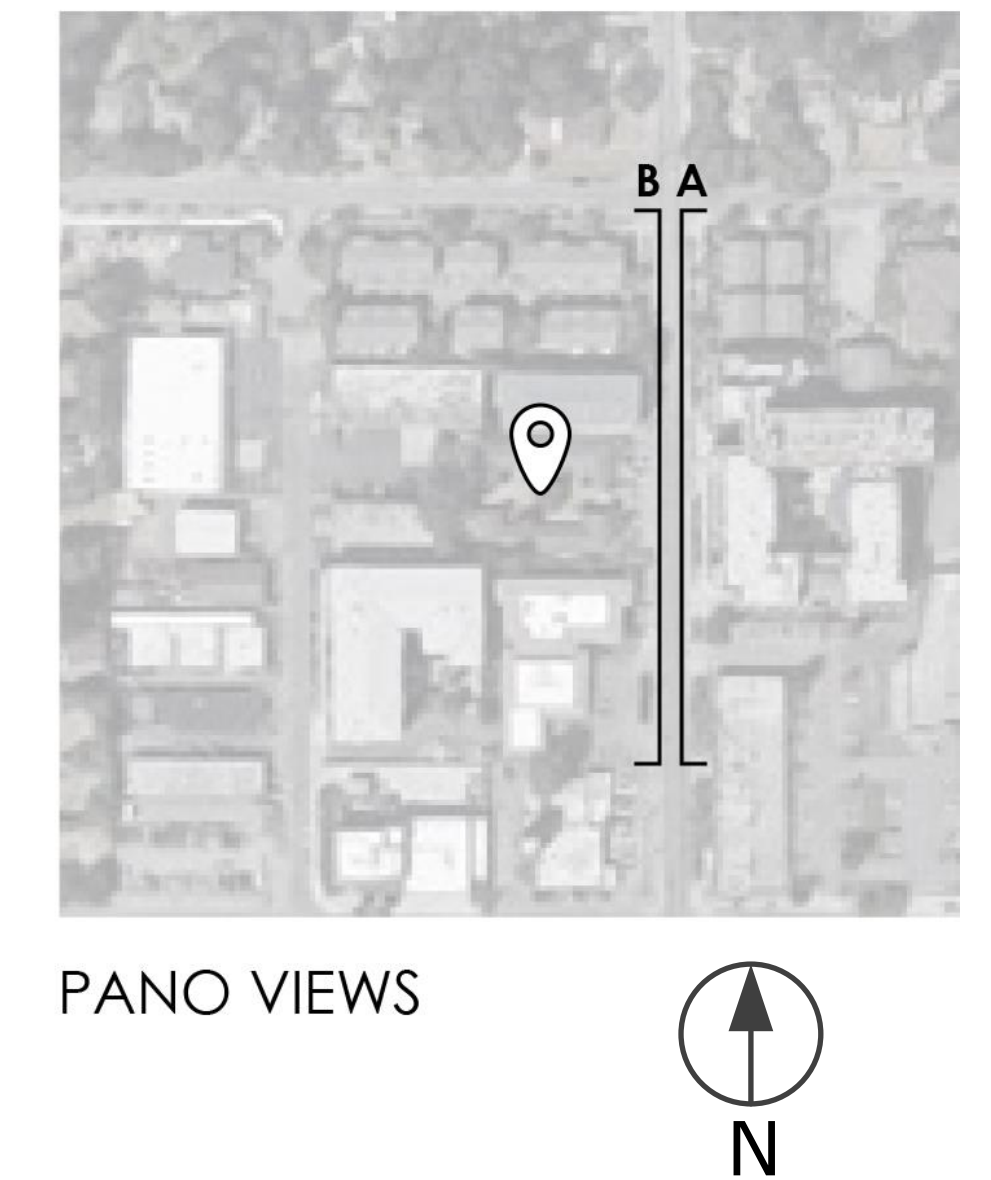
**Cedar Park Retirement Community
12740 30th Ave NE**

- Five-story apartment over two stories of parking and street-level commercial.
- Territorial views from upper west-facing windows will be affected.
- Sunlight from west-facing windows on summer evenings for some west-facing units.



NEIGHBORING PROPERTIES & IMPACTS





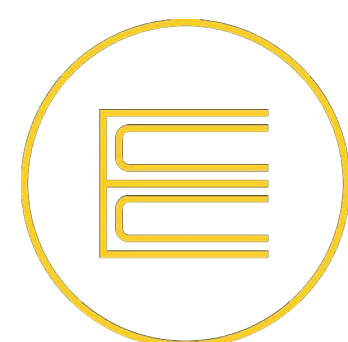
30TH AVENUE NE - STREET CHARACTER

EAST (OPPOSITE THE SITE):

- Variety of building massing
- 3-story townhomes
- 6-story senior living community
- Back side of one-story strip mall
- Parking lot
- Sidewalks & planting strips

WEST

- New 6-story mixed use apartments/preschool
- 2-story medical clinic
- Apartments & townhomes to the north
- Gap in sidewalk in front of subject property and adjacent medical clinic to the south

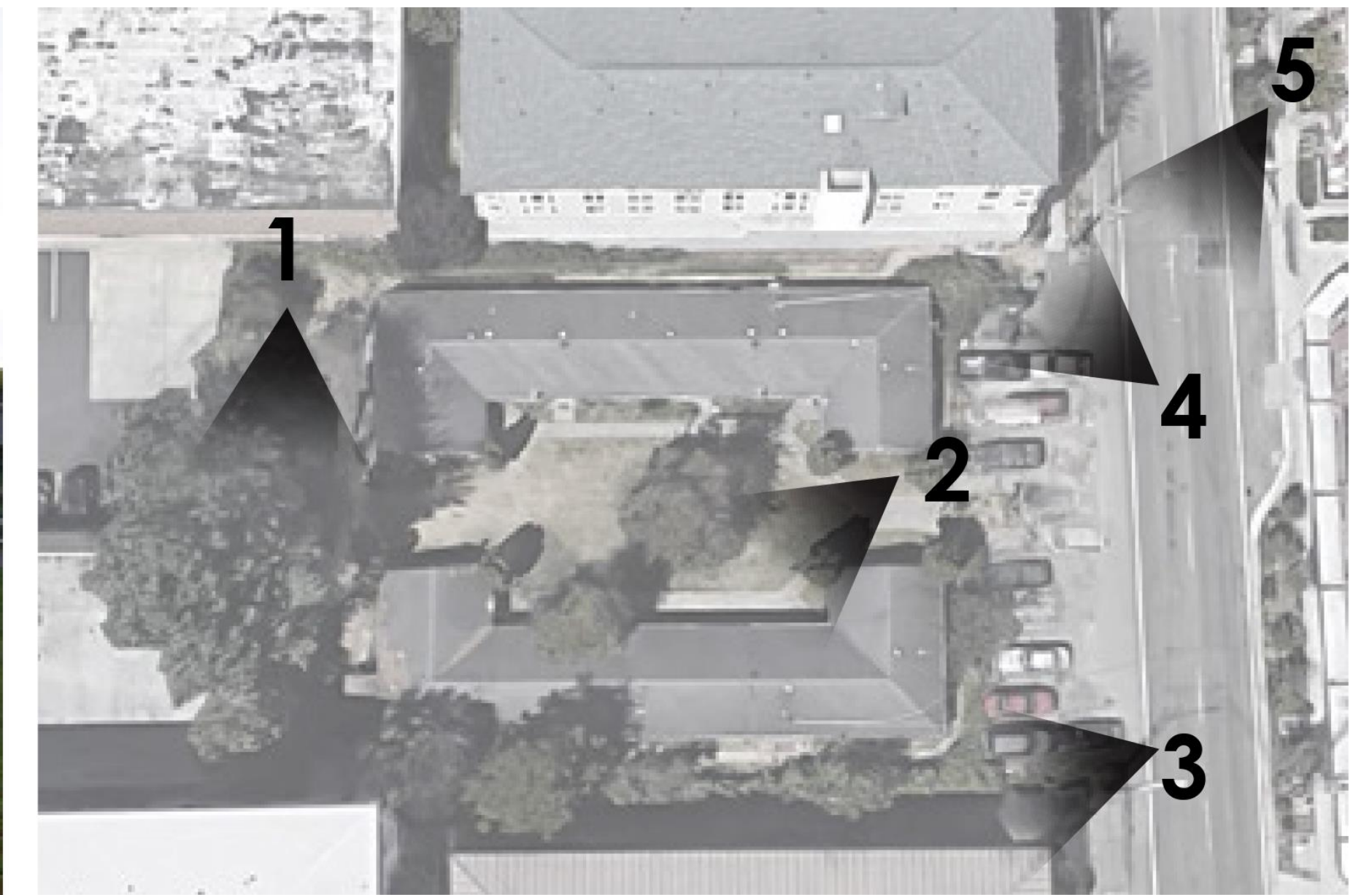




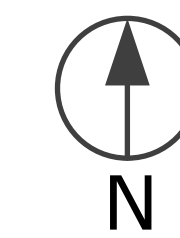
1. View from “rear” of lot, looking south towards trees located on site.



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.

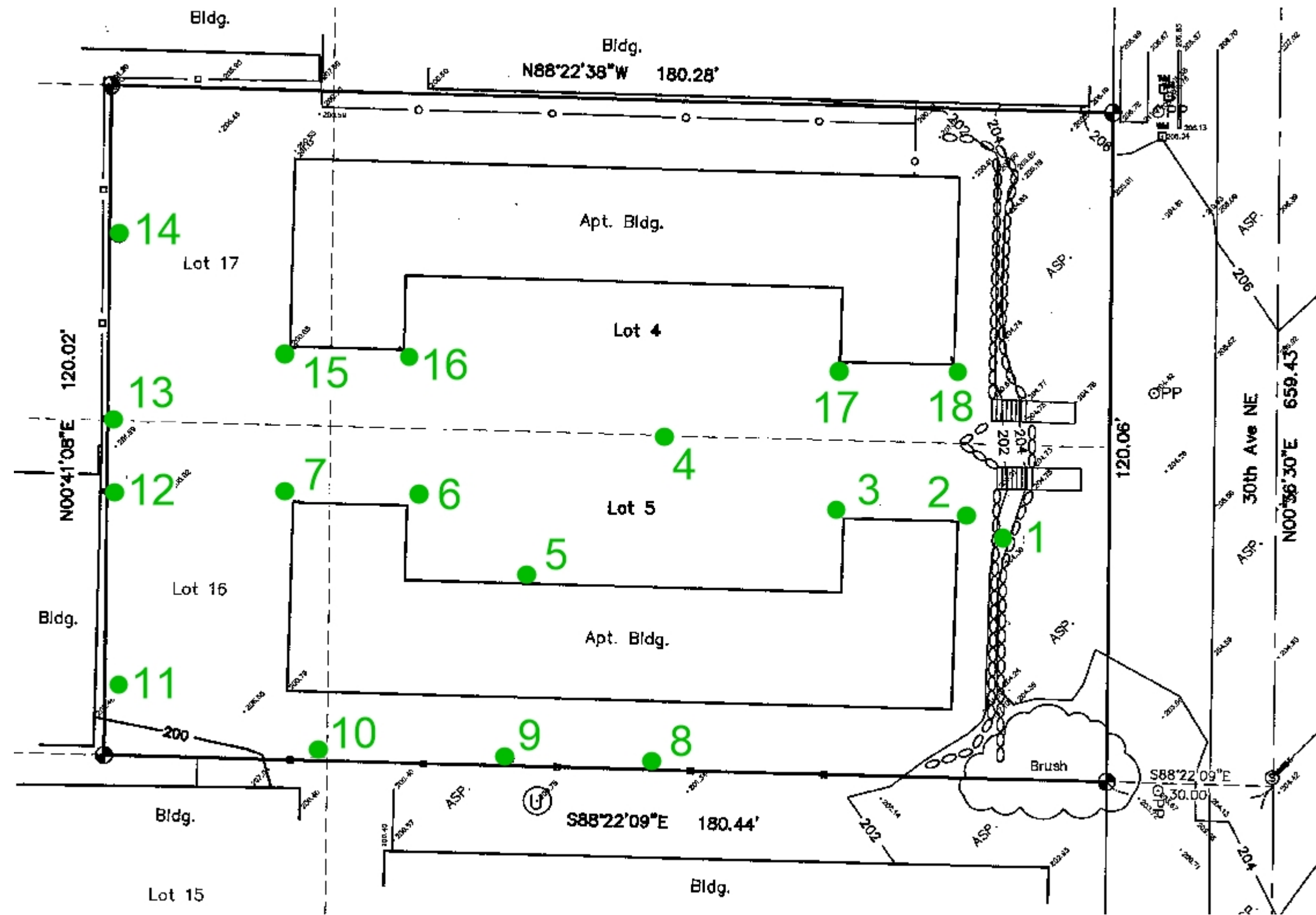


4. View from northeast corner of lot, looking towards northern neighboring building. Apartments can be seen set back approximately 5' from lower level.



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

PROPERTY LINE CONDITIONS

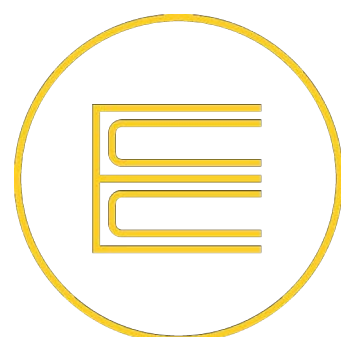
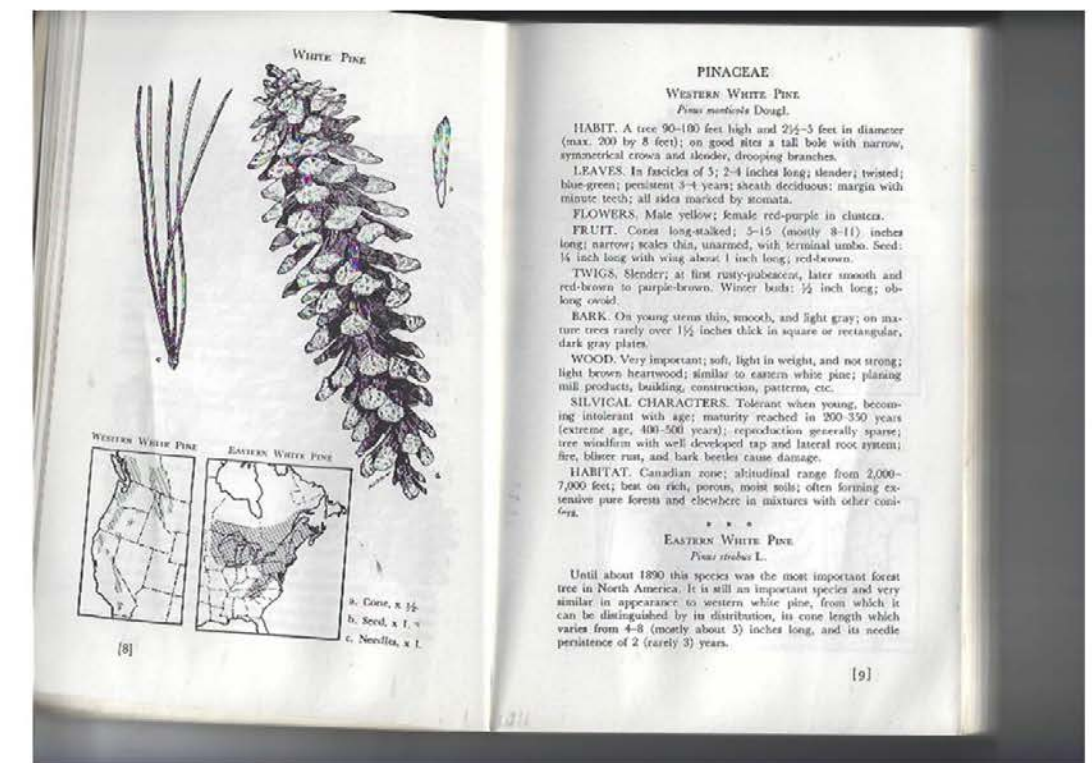


Tree number	Caliper (DBH)	Tree type
1	8	PRUNUS SP. /CHERRY
2	5 / 2	THUJA PRYRAMIDALIS/ ARBORVITAE
3	6.5	THUJA PRYRAMIDALIS/ ARBORVITAE
4	DBL 12/14	MALUS SP/ APPLE
5	10	PRUNUS SP. / CHERRY
6	4 / 4	THUJA PRYRAMIDALIS/ ARBORVITAE
7	4	THUJA PRYRAMIDALIS/ ARBORVITAE
8	4	ILEX AQUIFOLIUM/ HOLLY
9	9	ALIANTHUS/ TREE OF HEAVEN
10	TRIPLE 3/5/5	ACER MACROPHYLLUM/ BIG LEAF MAPLE
11	DBL 6/8	SORBUS AUCUPARIA/ MOUNTAIN ASH
* 12	29	PINUS MONTICOLA/ WESTERN WHITE PINE
* 13	27	PINUS MONTICOLA/ WESTERN WHITE PINE
* 14	17	SALIX SP/ WILLOW
15	4	THUJA PRYRAMIDALIS/ ARBORVITAE
16	5	THUJA PRYRAMIDALIS/ ARBORVITAE
17	5 / 4 / 3	THUJA PRYRAMIDALIS/ ARBORVITAE
18	3 / 4	THUJA PRYRAMIDALIS/ ARBORVITAE

* Meets the definition of an exceptional tree per DR 16-2008. Trees are in poor condition and will be removed as part of the project See tree assessment report on next page.



Pine Identification: Pinus monticola, Western White Pine



EXISTING TREE SURVEY



"We take pride in our work and our customers"

December 18, 2019

H.Herman Mohazzabfar
The Caspian, LLC.
PO Box 15865
Seattle, WA 98115
206-313-1961
herman@dreambuildinc.com

RE: Trees at 12727 30th Ave NE in Seattle WA.

On Friday December 6th 2019 I met with Mr. Mohazzabfar to assess 3 trees at the above property address. 2 Pine trees and 1 Willow. These 3 trees were at the west side of the property and adjacent to the property at 12730 28th Ave NE

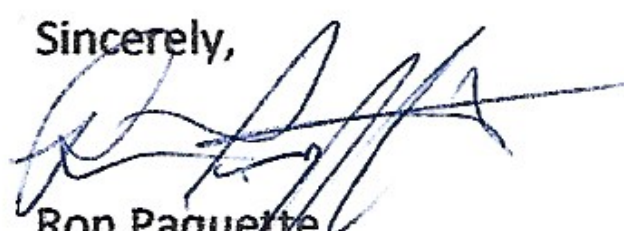
Tree #1 is a Pine tree with a dbh of 30" and height of 100' and crown diameter of 38'. This tree is of poor health and vigor with a lot of dieback branches. It is within 12" of the building at 12730 28th Ave NE This means the root plate and main stem are affecting the structural integrity of the cinder block exterior wall and the foundation of the building. There are large branches extending over the roof with a history of failures from similar branches. This tree should be removed before permanent damage occurs.

Tree #2 is the same species Pine tree with a dbh of 28" with a height of 100' and crown spread of 26'. It is 10ft from the other Pine tree and Building. It is of similar health and vigor with a root plate that extends to the building and parking lot. It has branches that extended over into the parking area of the lot behind. This tree should be removed.

Tree #3 is a Corkscrew Willow tree, *Salix matswana*, with a main stem dbh of 14" with 2 co-dominant stems of 8" and 9", a height of 30' and a crown spread of 30'. It has an unnatural lean of 20 degrees. There is inclusion between the 2 co-dominate stems and decay in the main stem. There are broken branches in the crown. The overall condition of this tree is poor and should be removed and replaced.

Because of the new construction and hazards these trees represent, they should be removed and replaced.

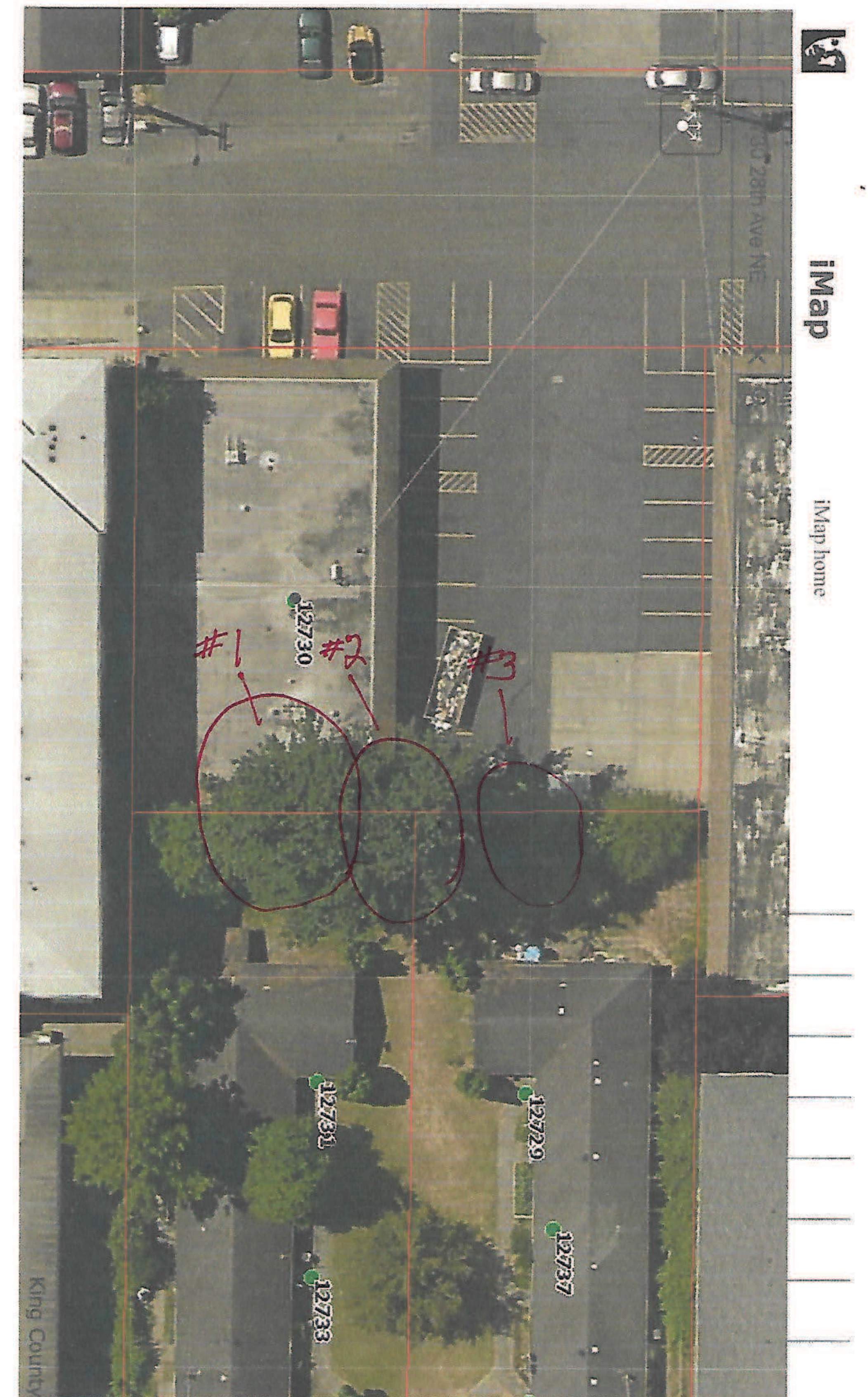
Sincerely,


Ron Paquette
Certified Arborist PN- 5728-A
Qualified Tree Risk assessor (TRAQ)
Eastside Tree Works
206-235-1134
ron@eastsidetreeworks.com

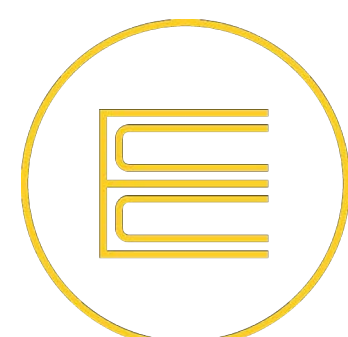
838 286th AVE SE, Fall City 98024-7402 | Main: 206-396-9998 | Fax: 425-222-0887
office@eastsidetreeworks.com | www.EastsideTreeWorks.com | #EASTSTW9179S



47.72216 -122.29717 Degrees



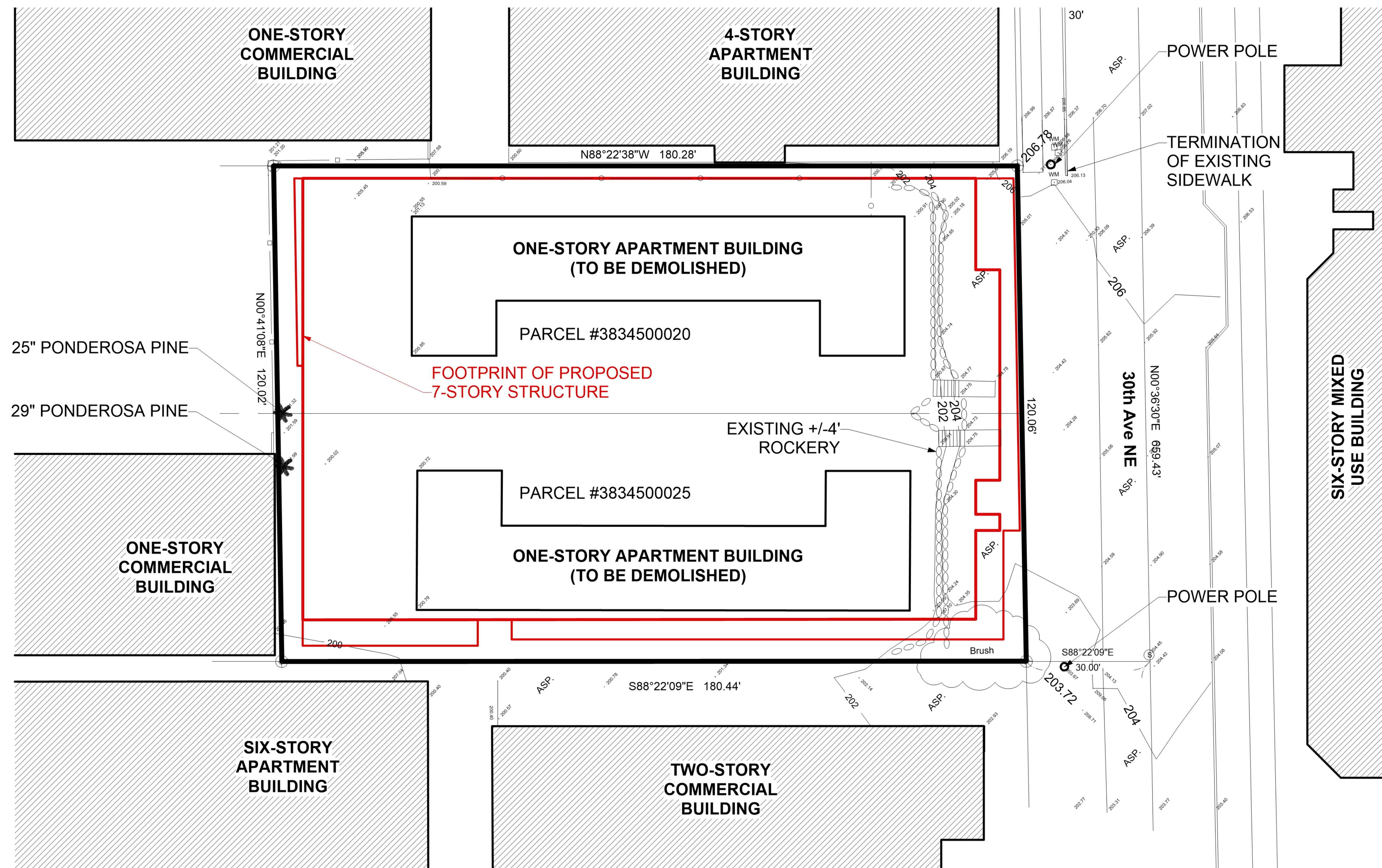
THE FULL TREE ASSESSMENT REPORT WILL BE PROVIDED
IN THE MUP PLAN SET



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TREE ASSESSMENT

Context and Site Analysis



SITE ANALYSIS SUMMARY

USES

There are currently two single story residential apartment buildings on site.

TOPOGRAPHY

The site drops down a couple of feet from the street at an existing rockery. The site is then relatively flat.

ACCESS

The site is mid-block with access on 30th Ave NE. There is no alley. There is no existing sidewalk at this site or the one directly to the south.

SOLAR ACCESS

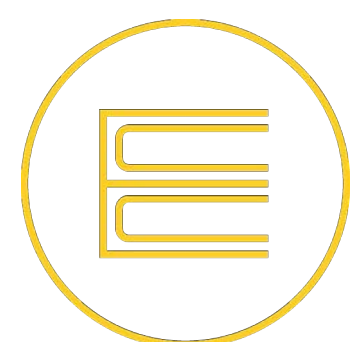
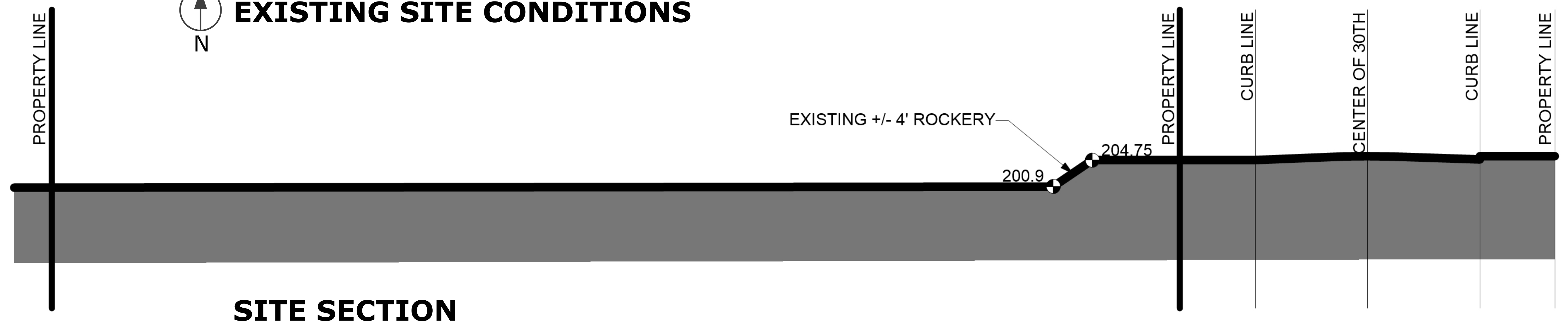
There is a parking lot adjacent to the property on the west allowing for afternoon light. The street will allow on the east side will allow for morning light. The existing building to the south is a 2-story medical clinic.

VIEWS

Potential views to the west and south. There is a 6-story senior living community building across the street which will limit views to the east.



EXISTING SITE CONDITIONS





E option

gross floor area: 103, 415 s.f.
 total units: 278
 Pros: Maximizes exterior wall area for windows and ventilation
 Cons: Courtyards created would not allow for pleasant or functional amenity areas.
 Privacy for residents would be minimal.
 Minimal articulation of the street façade.



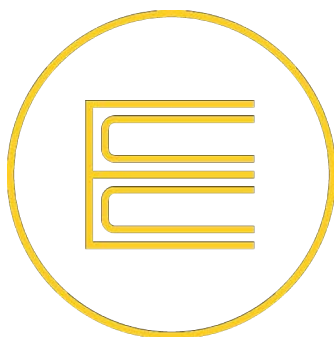
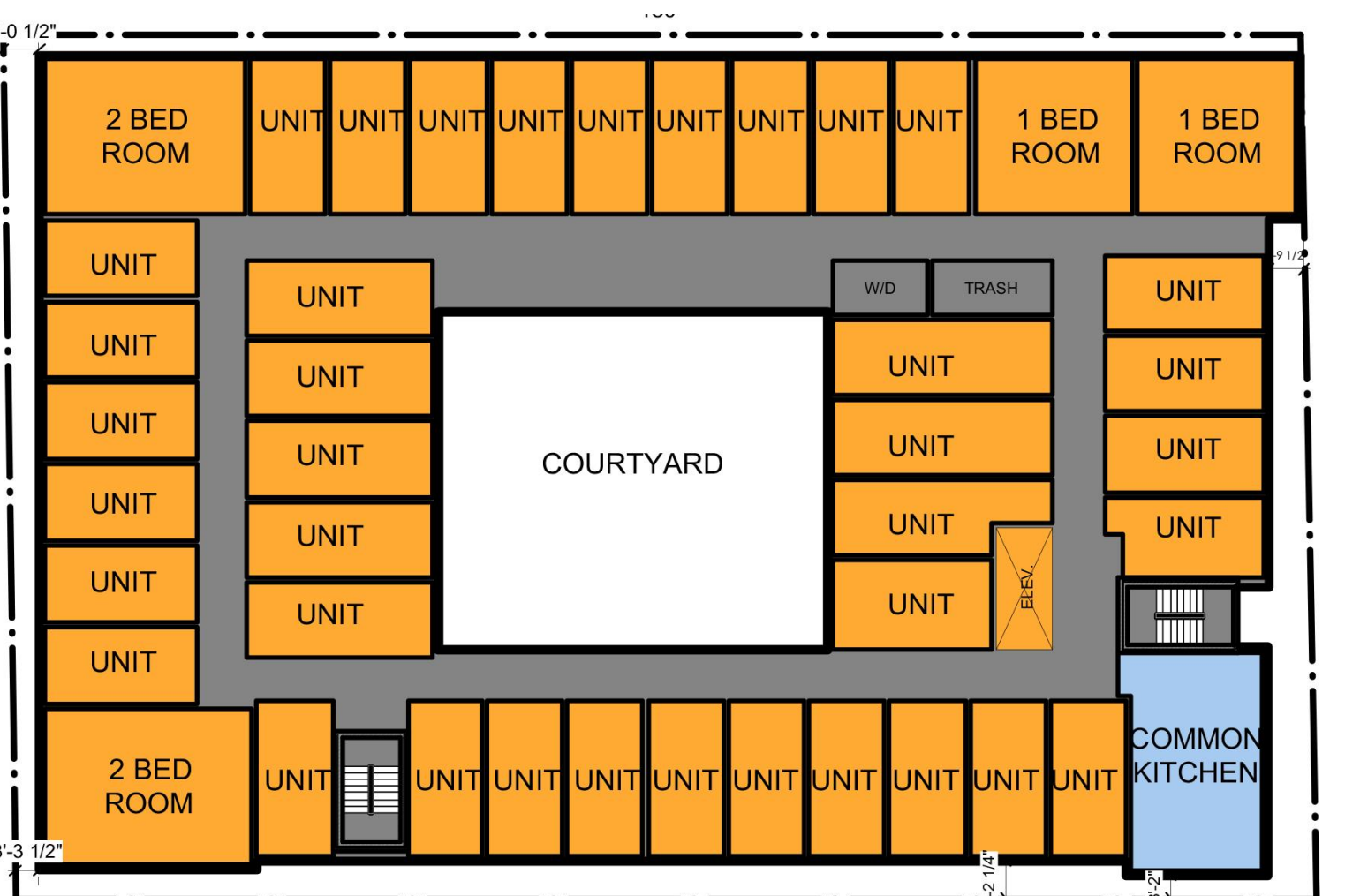
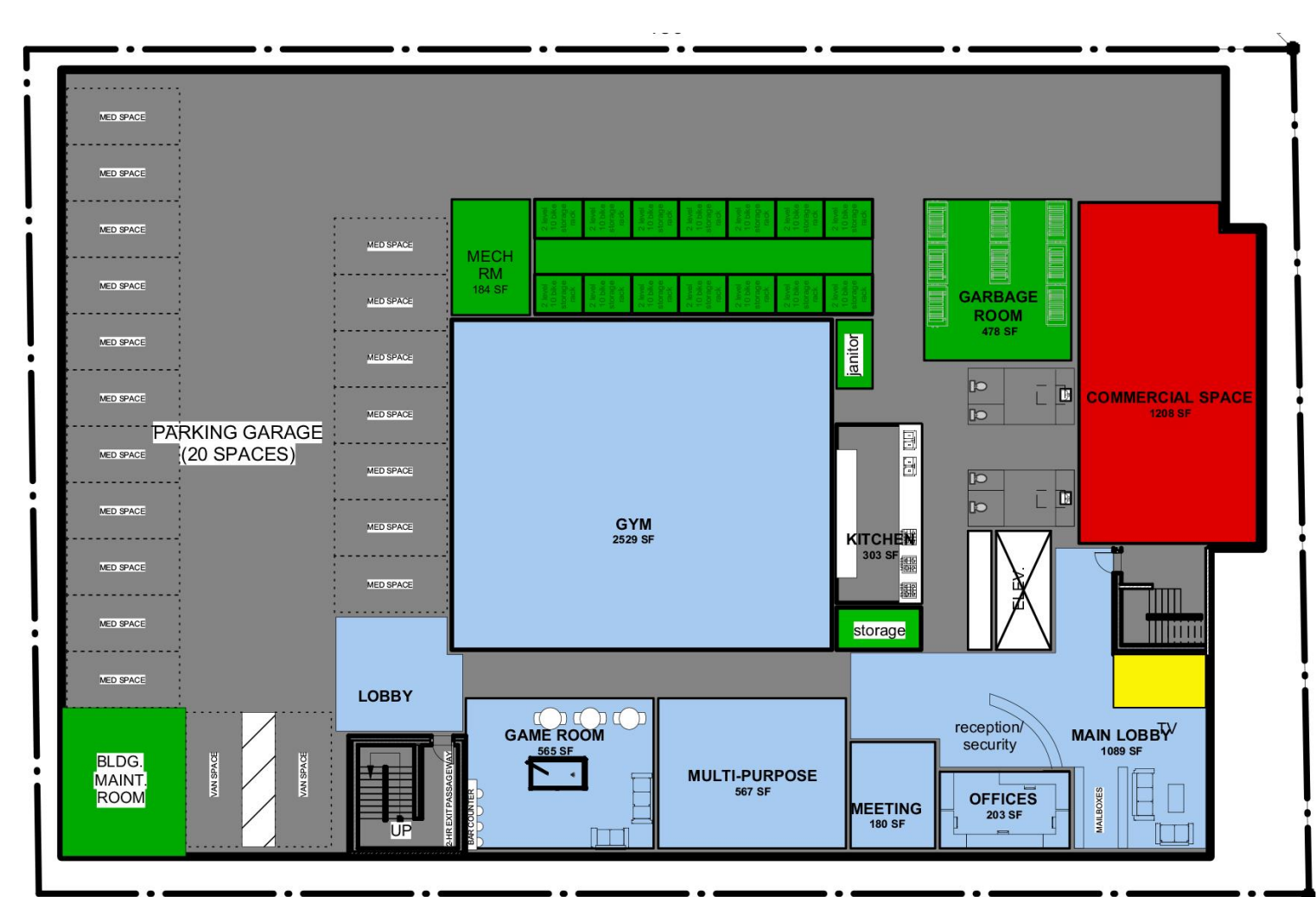
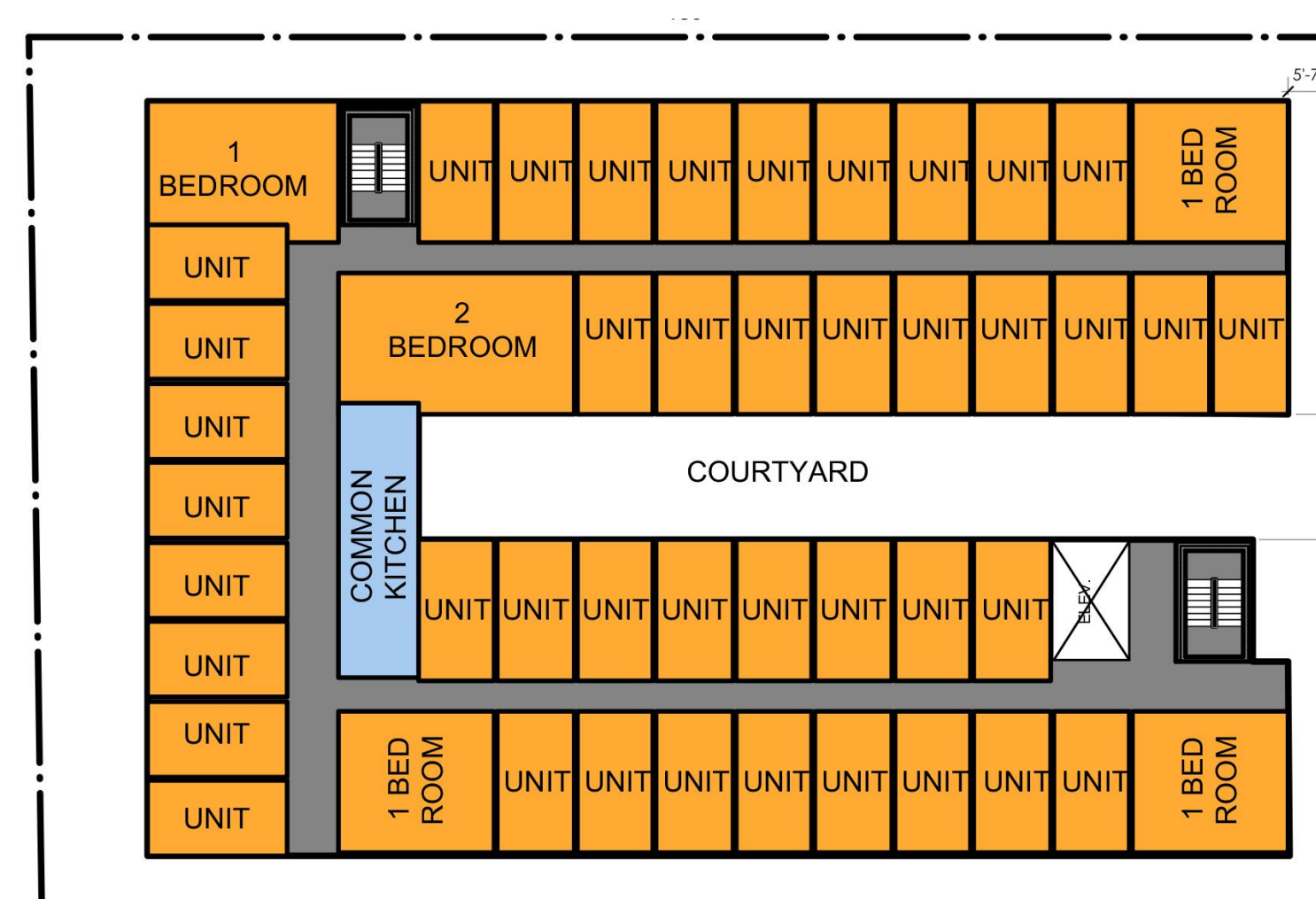
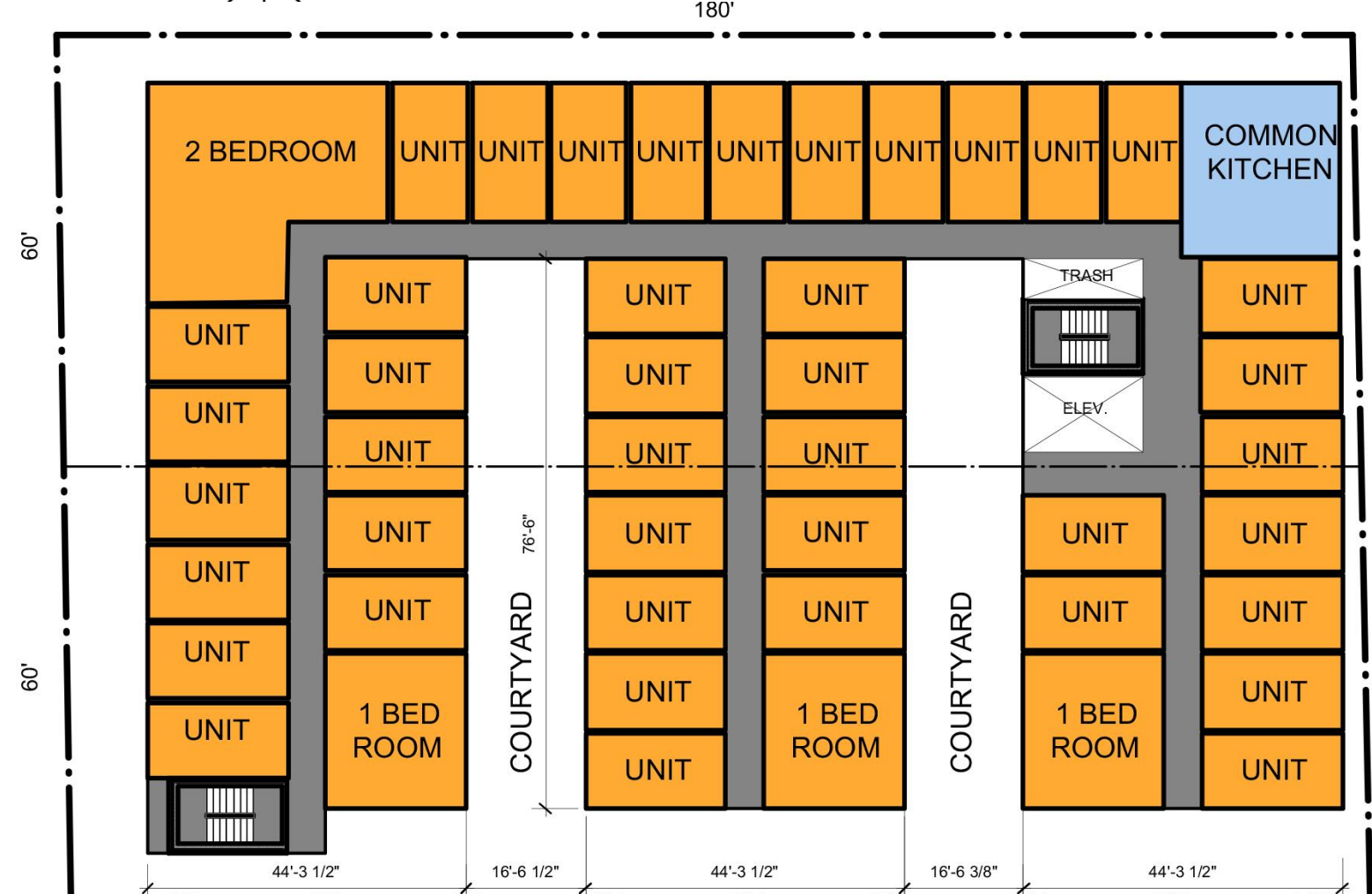
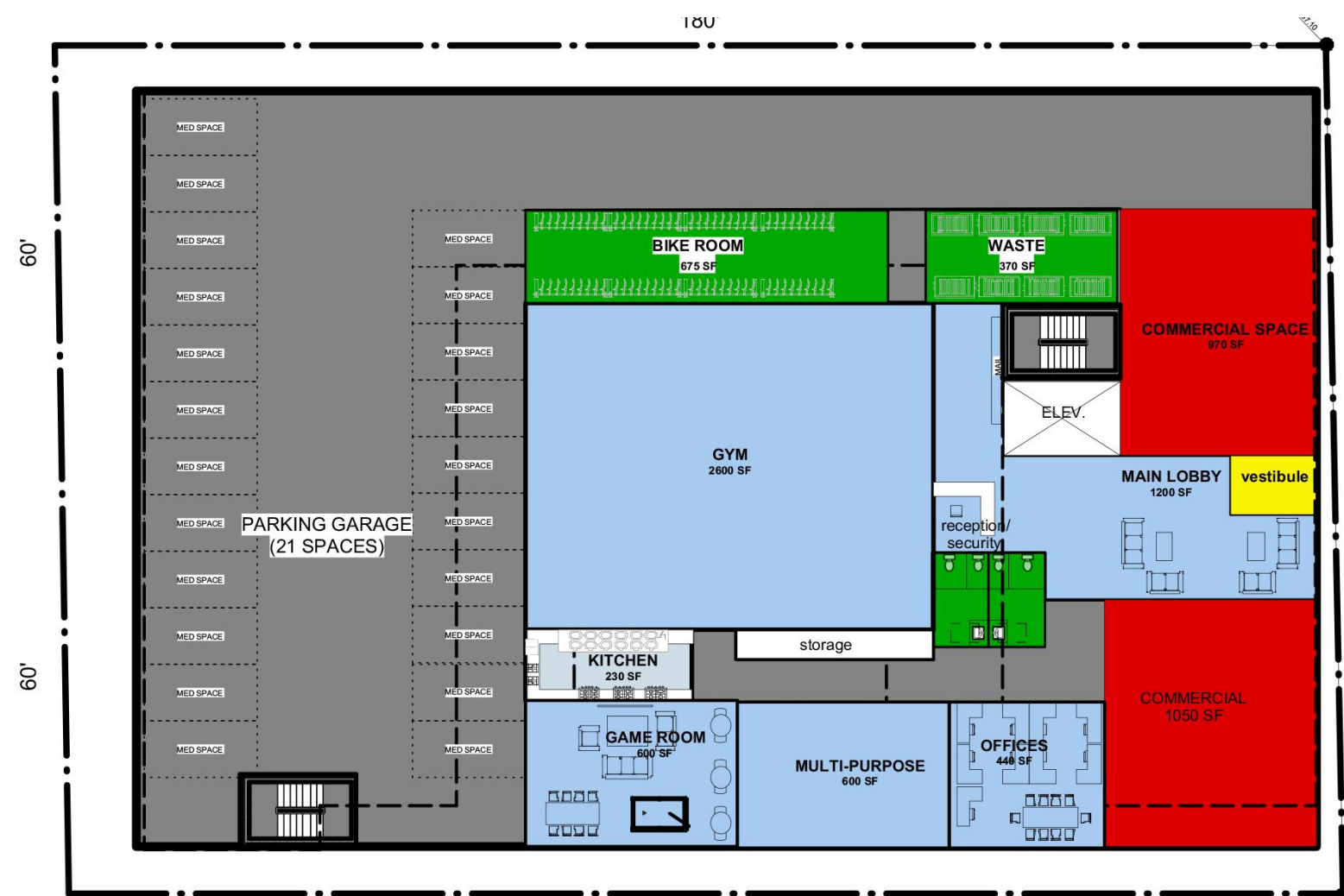
C option

gross floor area: 103, 135 s.f.
 total units: 282
 Pros: Highest unit count.
 Maximizes exterior wall area for windows and ventilation.
 Two distinct masses at street front.
 Cons: Courtyards created would not allow for pleasant or functional amenity areas.
 Privacy for residents would be minimal.

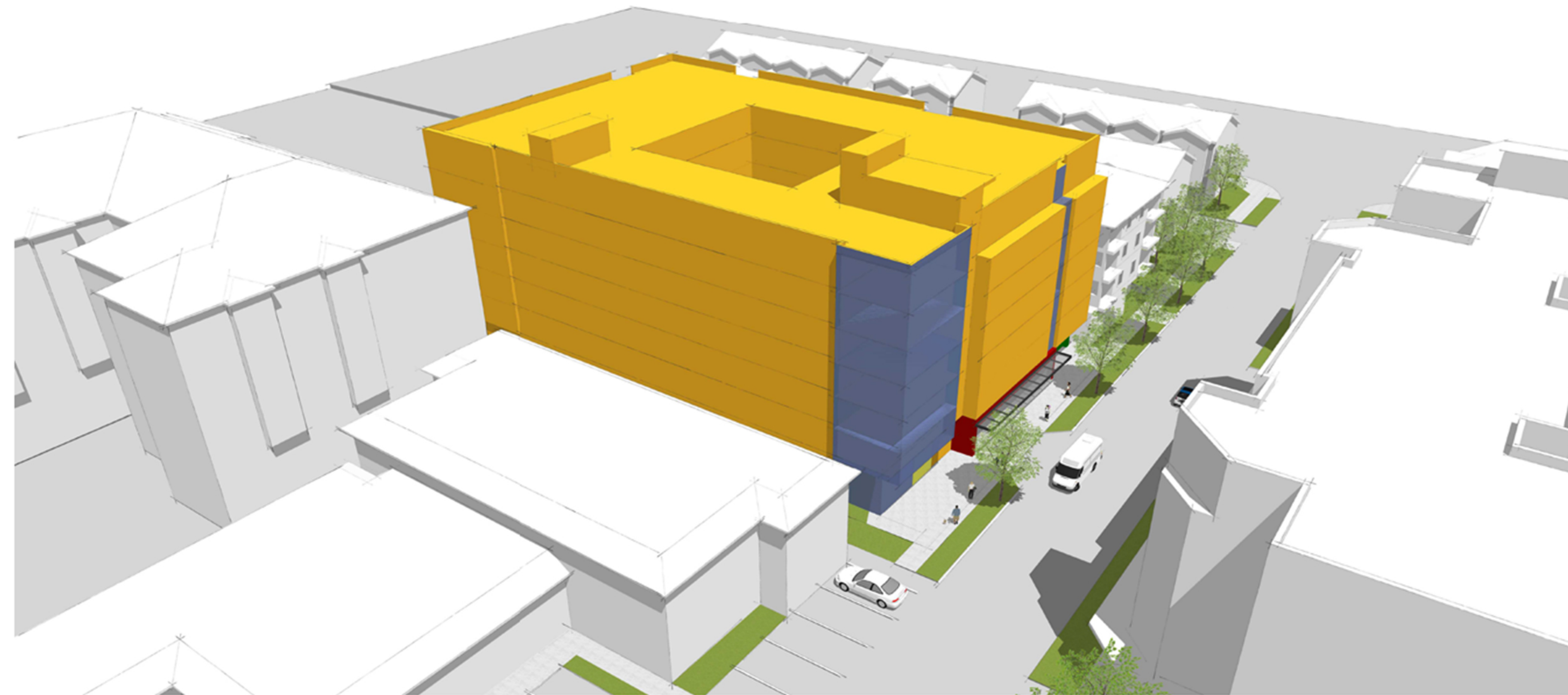


O option - preferred

gross floor area: 113, 421 s.f.
 total units: 210
 Pros: Private interior courtyard best serves residents.
 Interior court provides greatest distance between interior facing walls.
 First two floors are common amenity area bringing activity to the street facing façade.
 Cons: Lowest unit count



O SCHEME DESIGN CONCEPTS



LANTERN

Stacked lounges with plenty of glazing at most public building corner form a strong vertical massing element that will be lit up at night.

STRONG BASE

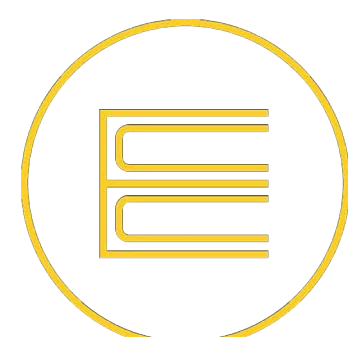
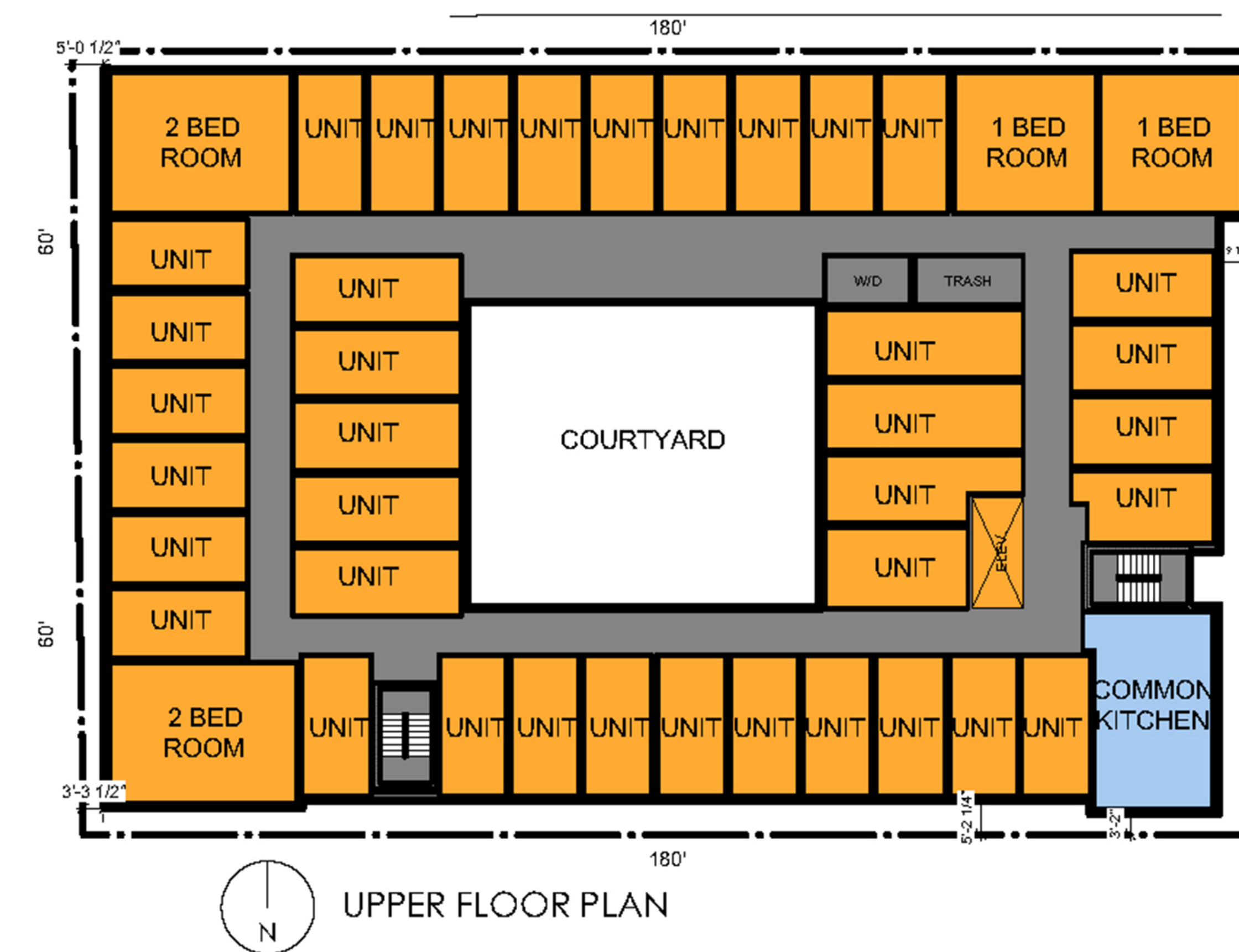
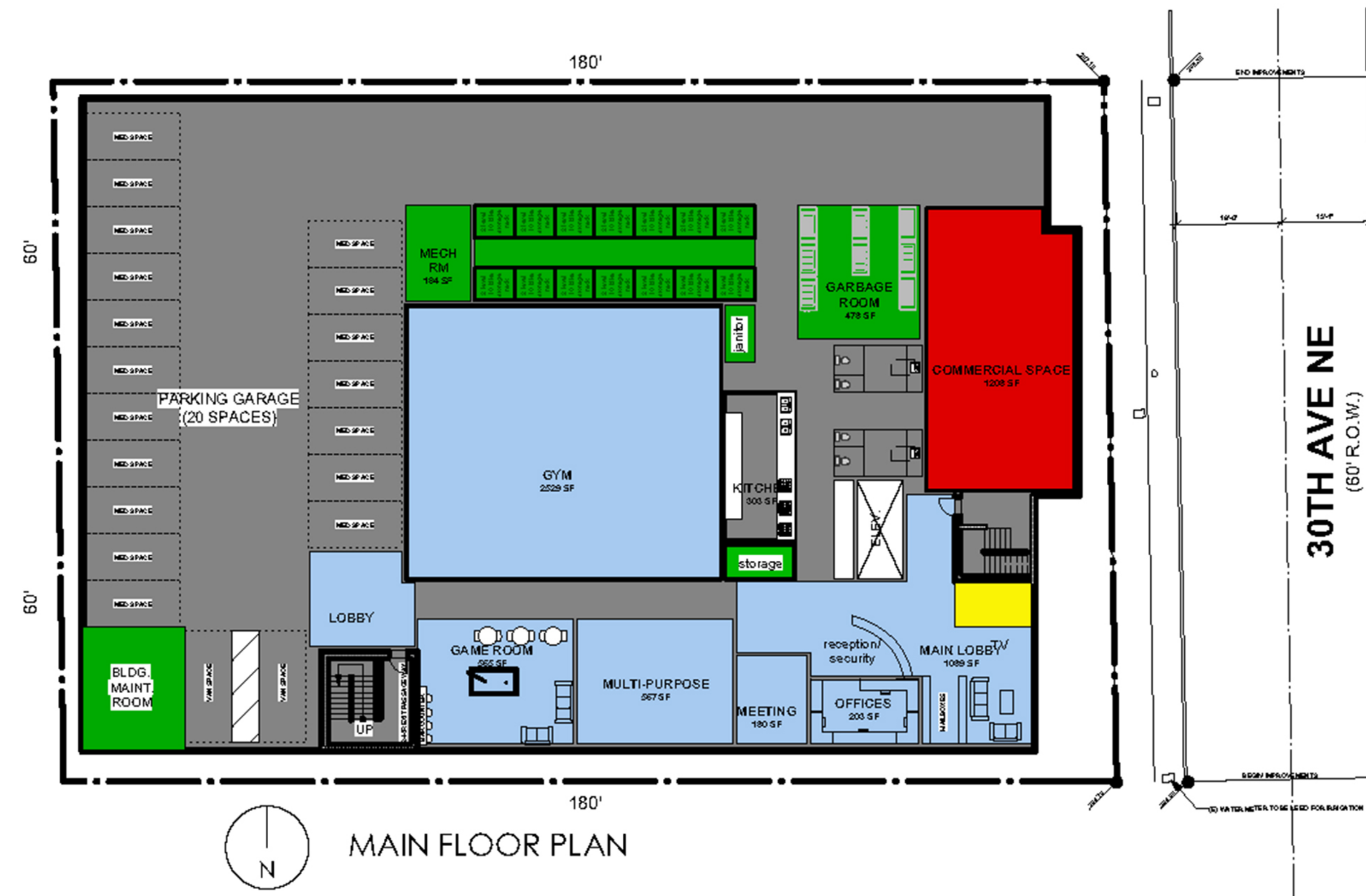
The façade at street-level is differentiated from the massing above through modulation & materials.

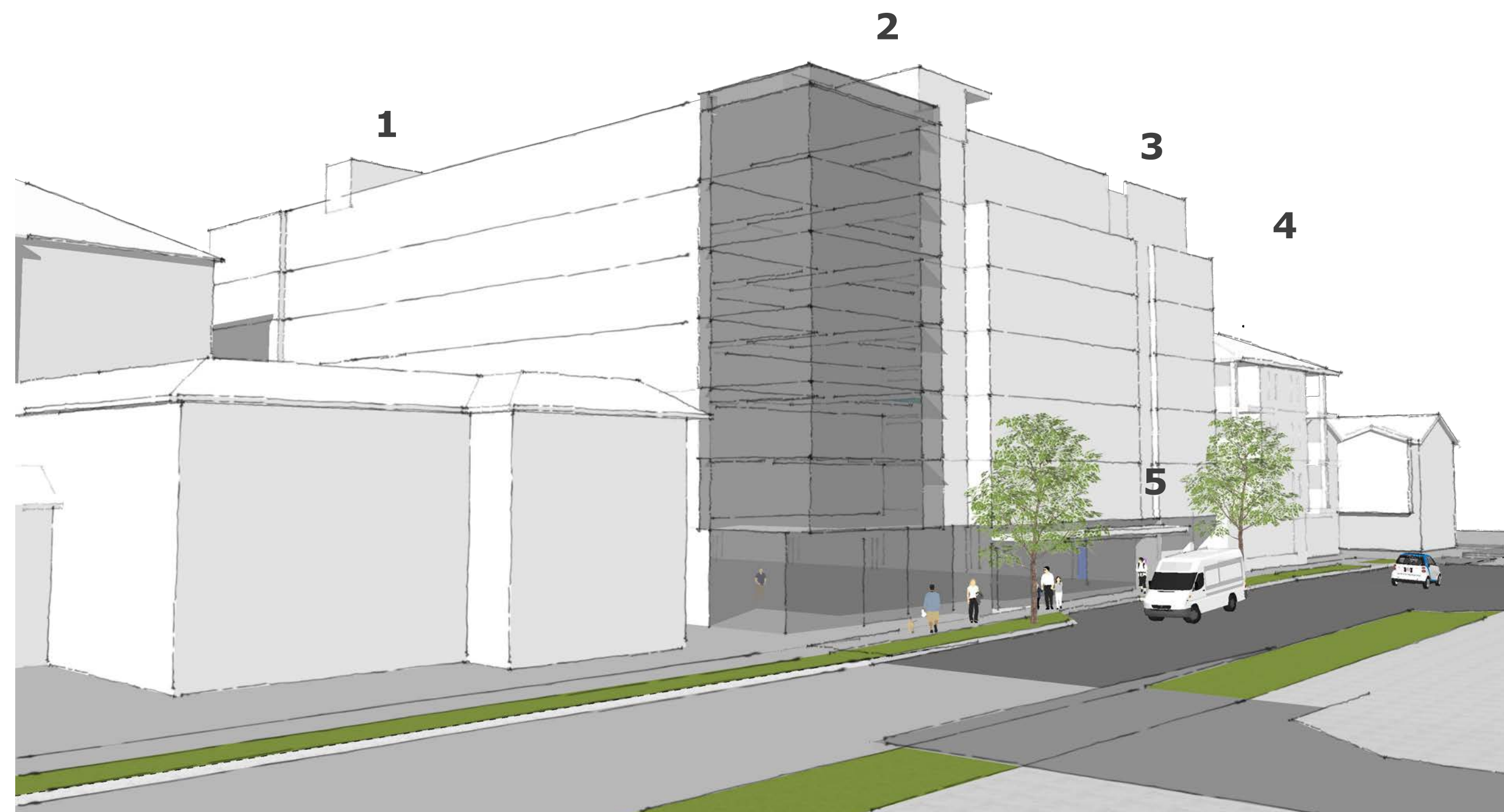
ACTIVE STREET

Large residential lobby and community center with sidewalk café-style seating.

VARIETY OF OUTDOOR SPACES

A large community roof deck and more intimate central courtyard provide two different outdoor experiences, along with café style seating at the ground level.





EDG MASSING MODEL

STRONG BASE

The second story is now dedicated to residential amenities. It was previously shown as residential units. This use will serve the users needs best and provide an active street front and dynamic two story architectural base differentiated from above through massing and materials.

LANTERN

The SE corner has been developed into a strong visual element, with plenty of windows, a bright pop of color and building signage integrated into the design.

MODULATION & FACADE DEVELOPMENT

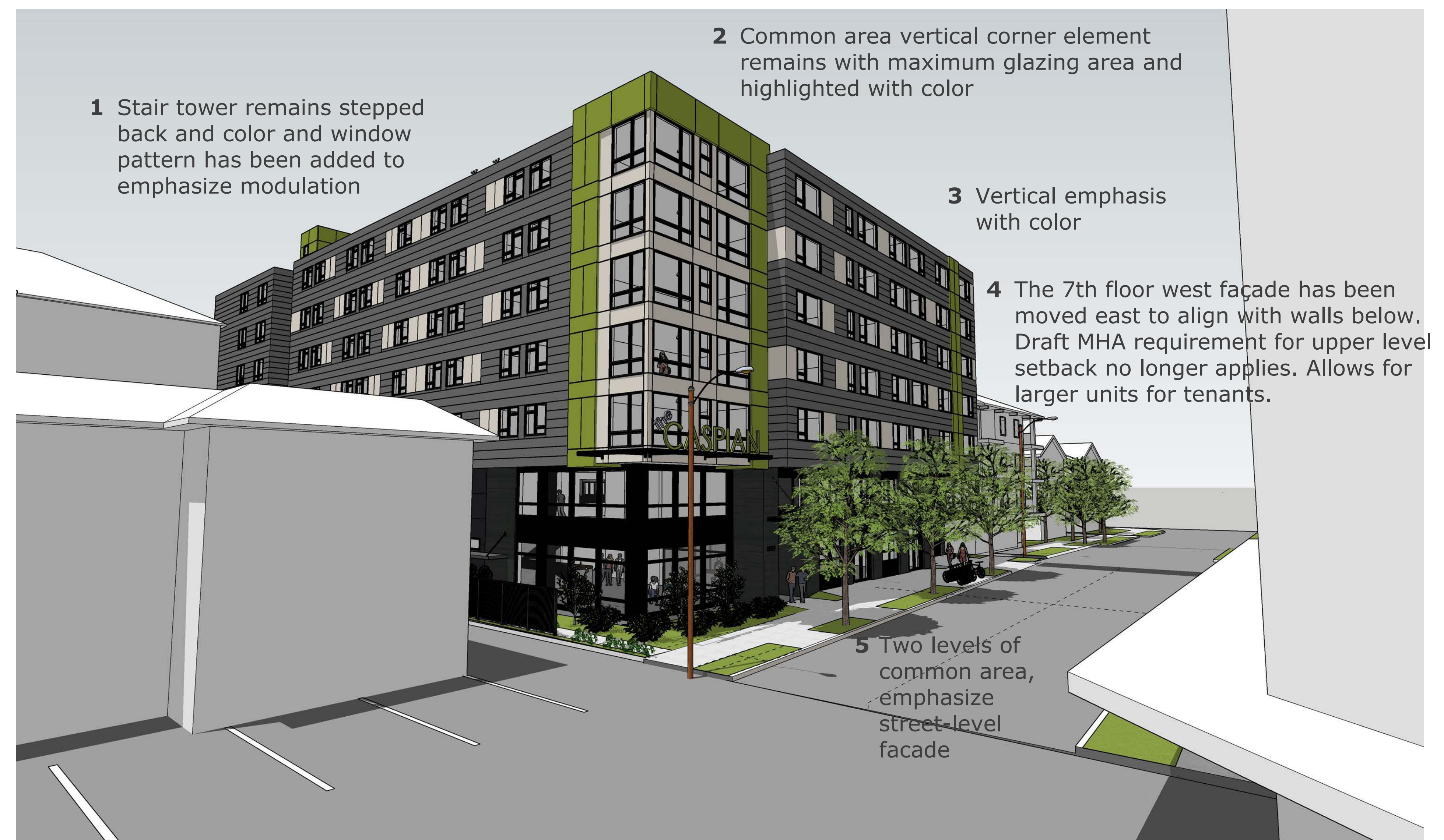
The street facing façade now has a large cantilever which is angled in comparison to the two floors below. The west elevation also has an angled cantilever. The south elevation has increased modulation as well.

Specific, distinct window types are now shown to relate to building modulation and property line setbacks. Siding also has been developed to activate building facades.

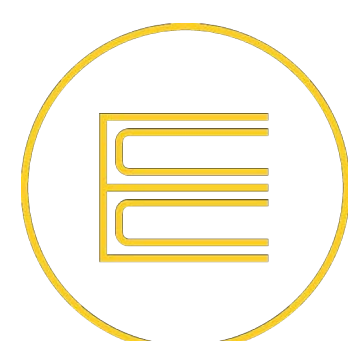
OUTDOOR SPACE & LANDSCAPING

The South setback has increased for the lower floors to provide a buffer between the proposed building and its southern neighbor. This will also provide visual pockets of green and open space in the increasingly hardscaped urban center of Lake City.

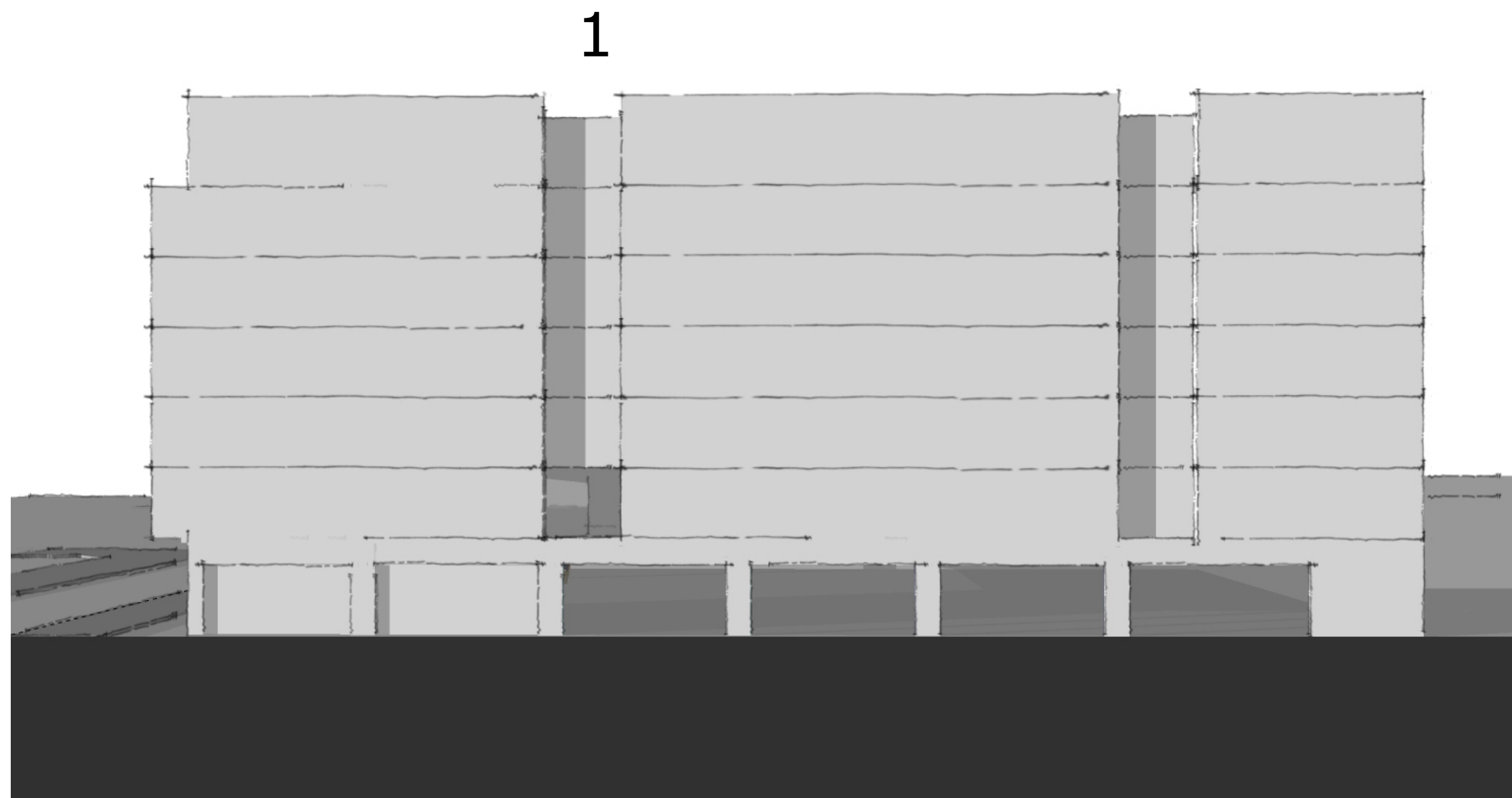
DESIGN DEVELOPMENT SUMMARY



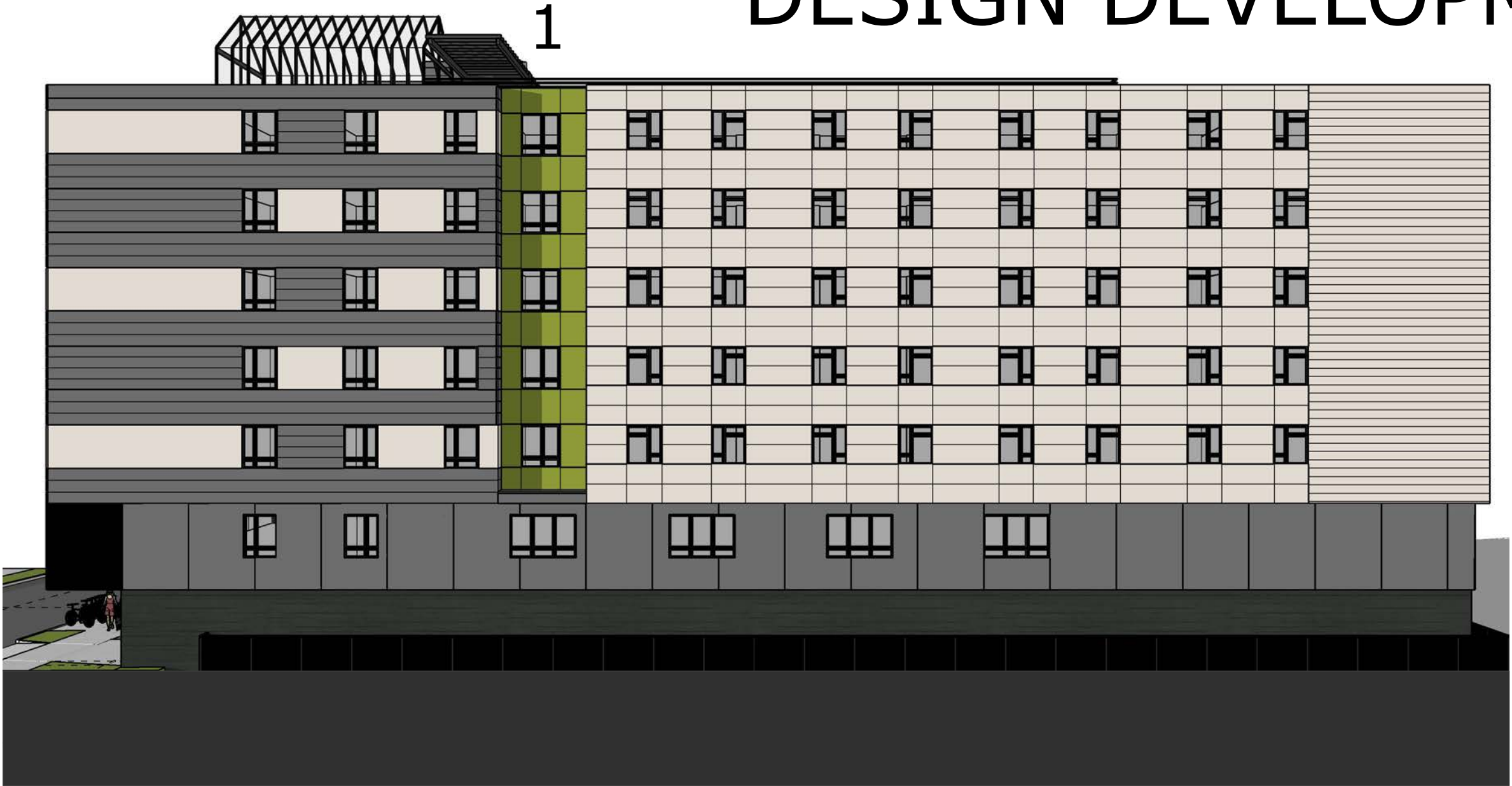
CURRENT MASSING MODEL



DESIGN DEVELOPMENT SUMMARY

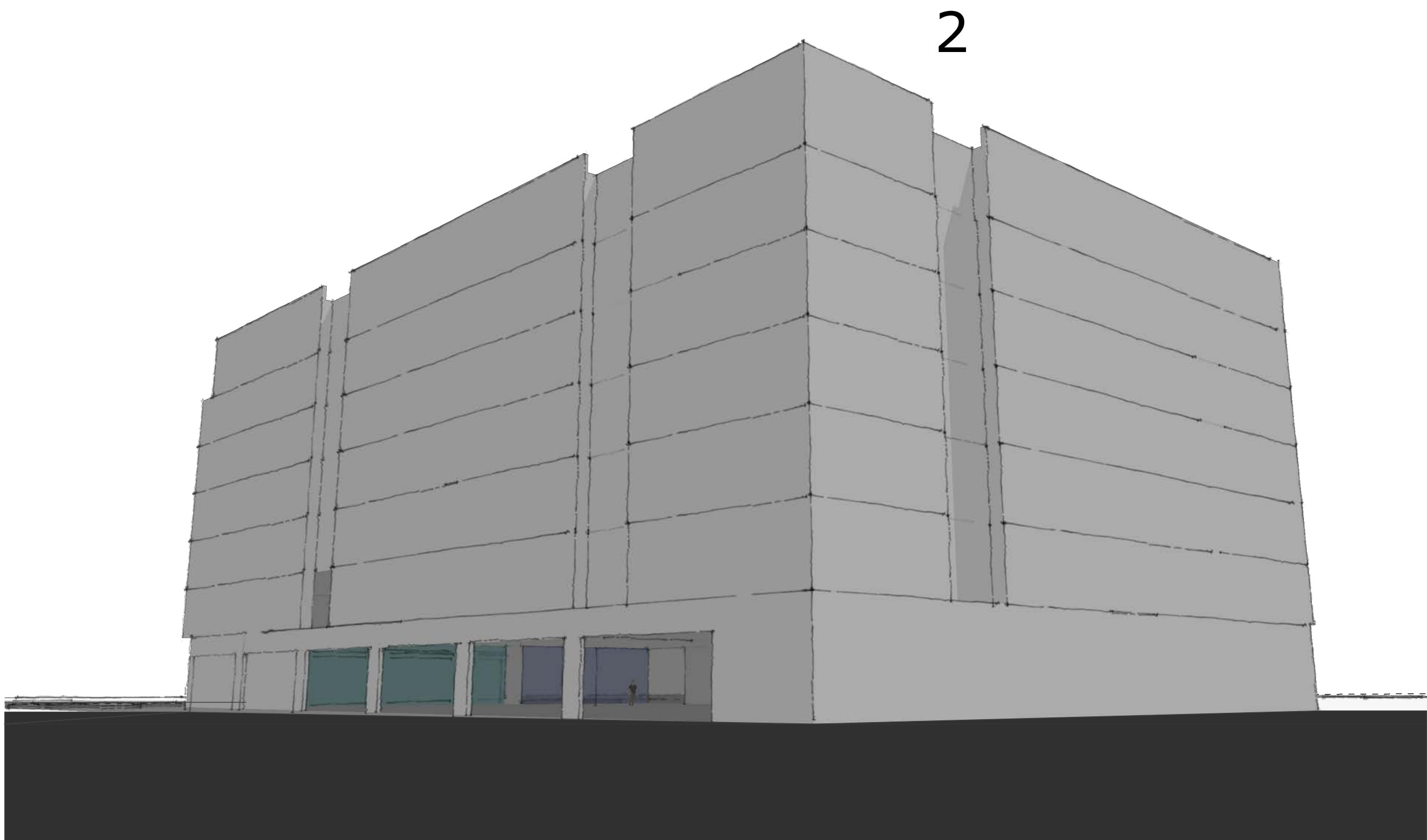


NORTH ELEVATION - EDG



NORTH ELEVATION

1
Façade recess on the north has been maintained with bold color added to break up the overall massing.



NORTHWEST CORNER - EDG



NORTHWEST CORNER

2
The northwest corner is cantilevered to the west to correlate with the change in siding.

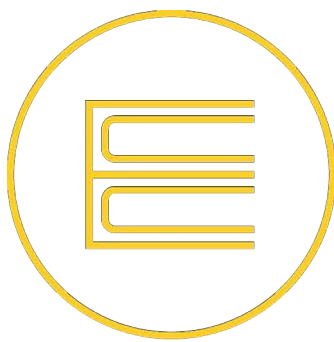


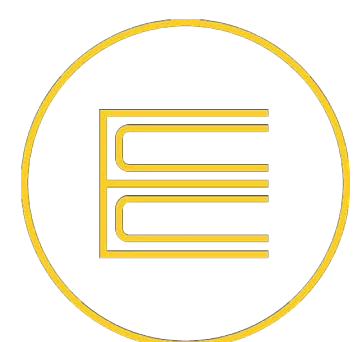
PARTIAL NORTH ELEVATION



PARTIAL SOUTH ELEVATION

3
Window types and color changes have been developed to add variety and emphasize the overall massing and modulation.





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Current Renderings

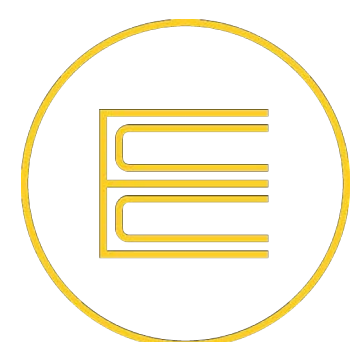
Design Development

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STREET-FACING FACADE RENDERING



EDG RESPONSE



EDG MASSING MODEL



Guideline: Massing and Site Response

Guidance:

The board supported the preferred scheme O as the most appropriate for creation of an urban haven for adults with autism. The board also supported larger commercial space, the stacked communal kitchens on the upper floors and their location over the building lobby.

CS2-D-5: Adjacent Sites
CS3-A-2: Contemporary Design
DC1-A-4: Views and Connections

Response:

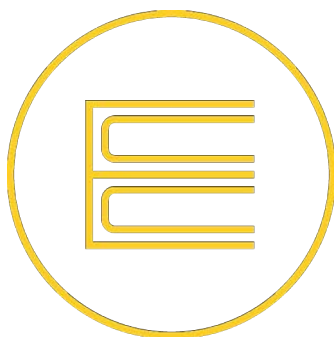
- The O scheme has been further developed with the goal of providing secure and active spaces for the intended tenants.
- Commercial space has evolved into a residential amenity space to be used by the tenants for regular activities.
- The 2nd floor street front spaces will also be active community spaces for tenants. The combination of two story lobby and first and second floor street-facing communal spaces provides a dynamic street-facing facade.
- The vertical communal kitchen stack will extend this active façade to the full building height and provide a striking visual feature at night.



2-STORY LOBBY & VERTICAL KITCHEN STACK



2-STORY BLDG BASE WITH COMMUNAL SPACES



EDG RESPONSE



5th Floor North Corridor



Courtyard Interior

Guideline: Courtyard

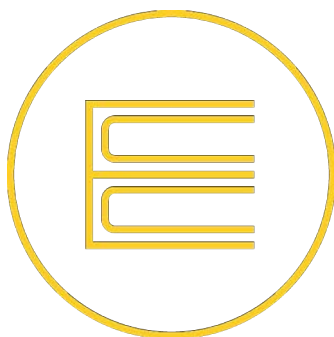
Guidance:
The board suggested using the courtyard as a skylight opportunity for the multi purpose spaces below. And in general to integrate interior and exterior spaces as much as possible to the benefit of the user and public.

- DC1-A-2: Gathering Spaces
- DC1-A-4: Views and Connections
- DC3-A-1: Open Space Uses and Activities, Interior/Exterior Fit

- Response:**
- The skylight option was reviewed. However, because the ground-level multipurpose space will feature some activities that require daylight control, the skylight was found to be problematic.
 - The entire 2nd floor will consist of residential amenities, along with spaces for learning and therapy. The courtyard will connect them all with activity and daylight.
 - Along with the roof deck, the courtyard provides tenants with a variety of outdoor space.
 - Fresh air, light games, some sun and eating and quiet time.
 - Courtyard feature will bring daylight and air into upper floor corridors



Section thru courtyard looking north



EDG RESPONSE

Guideline: Architectural Concept

Guidance:
Because of the smaller setbacks, window area will be limited. Study ways to provide interest in composition. Look at materials and random patterns and architectural elements, like the stairs, to break up the composition. Interesting shapes and colors are welcome.

The board also noted that this will be the first building of this height and thus will have high visibility, as such, consideration should be given to all facades.

DC2-I-i: Entire Planning Area
DC2-I-ii: Hub Urban Village
CS2-D-1: Existing Development and Zoning
PL2-I-i: Pedestrian Open Spaces - Amenities, Civic Core

Response:

- Overall concept: Street-facing facade is most active, north and south facades begin to quiet, and the west side has a more classical simplicity.
- Bold color overframing at southeast corner to highlight common kitchen/lounge stack
- Design of large building sign incorporated into architecture
- 2-story textured pilasters of stained board form concrete at 8' intervals along street-level façade
- Each large massing move has own window style & siding color/composition
- Bold color is used to break up larger building masses



East



South



West



North



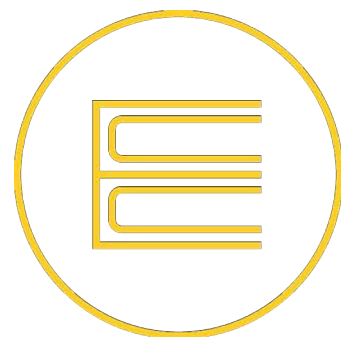
Overframing in a bold color at SE corner



Large sign design incorporated into architecture



2-story textured stained board form concrete pilasters



EDG RESPONSE



EDG Massing Model

Guideline: Streetscape

Guidance:

The board recommended a thoughtful design approach to the street frontage improvements and activating the street with this proposed project. The board also asked the design team to review proposed improvements for this block by SDOT and any City Light easements attached to this or the adjacent property that might be affected by this development.

DC2-I, DC2-I-ii:HUB Urban Village
PL2-I-i: Civic Core
CS2-D-2: Existing Street Features
CS2-D-3: Zone Transitions

Response:

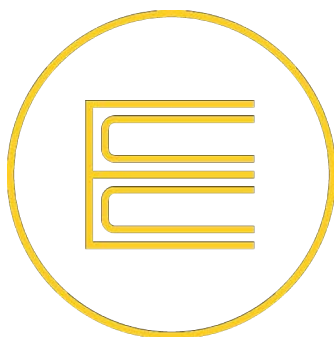
- No easements will be impacted by this development
- SDOT currently has no plans for this block
- 2-story glass lobby set back from the sidewalk by a lush landscaped area
- Black metal canopy with a warm wood soffit hung from a series of textured stained concrete pilasters
- Glass overhead doors into residential activity room
- Short-term bicycle parking located in the ROW.
- Street facing façade recessed from sidewalk to provide generous pedestrian area with café style seating
- 2-stories of common spaces provide light and eyes on the street

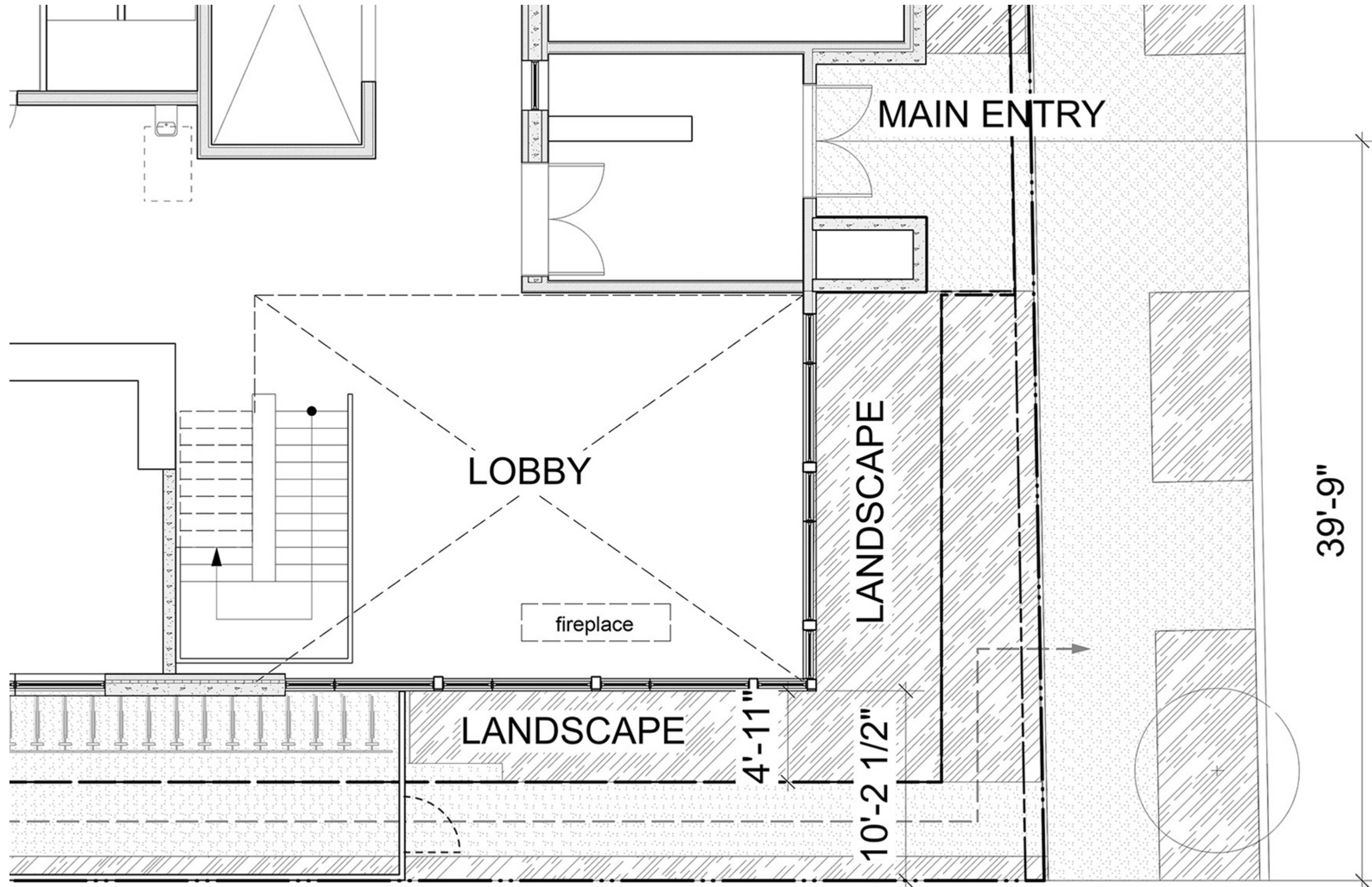


Landscaping in front of 2-story glass lobby at SE corner



Warm wood canopy & textured stained concrete





PARTIAL GROUND FLOOR PLAN

EDG RESPONSE

Guideline: Solid Waste

Guidance:

The board is concerned that the south neighbors storage of solid waste containers in the public right of way will negatively impact the this projects main entry. Suggests coordinate placement with adjacent buildings.

CS2-D-2: Existing Street Features

CS2-D-5: Respect Adjacent Sites

Response:

- Per code, the storage of solid waste is not allowed in the right of way. Presumably, the installation of new sidewalk, curb and planting strip will encourage the relocation of the south property's dumpster storage location.
- Proposed main building entry is 39'-9" from the southeast corner of the property.
- Lobby windows are pulled back 10' from the south property line to allow for landscaping that will mitigate the visual impact of the south neighbor's dumpsters.
- A gas fireplace is planned for the south side of the lobby which will further obstruct the view of the neighboring dumpsters.
- Solid waste storage for the proposed building is indoors with curbside pickup at the northeast.



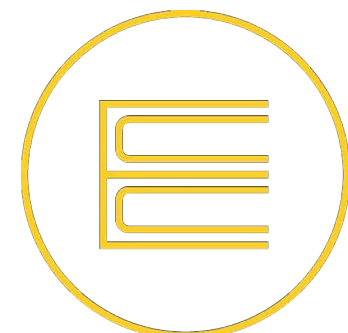
SITE PHOTO

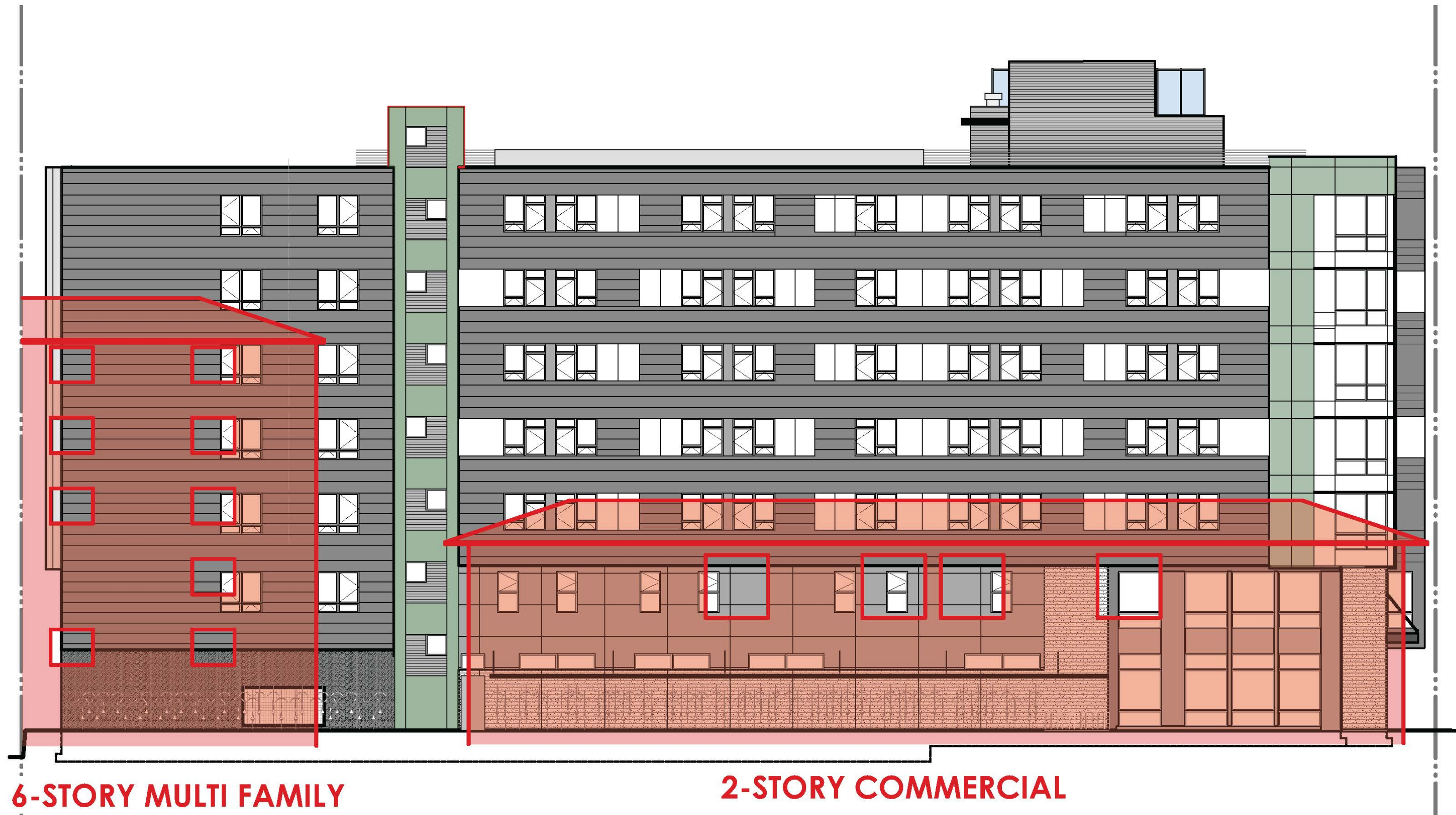


MODEL VIEW FROM SOUTHEAST

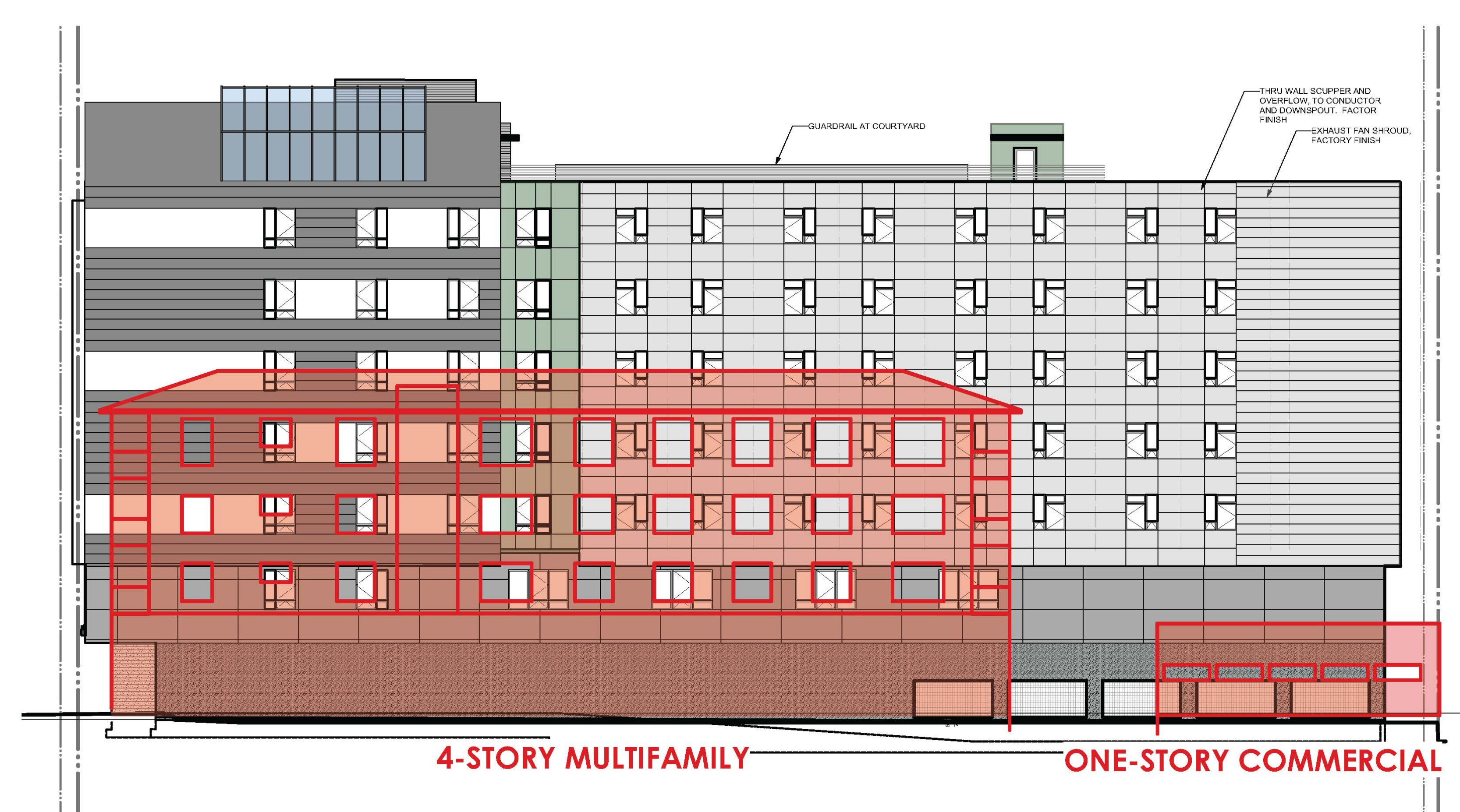


MODEL VIEW OF MAIN ENTRY LOOKING SOUTH





SOUTH ELEVATION



NORTH ELEVATION

EDG RESPONSE

Guideline: Adjacent Sites

Guidance:

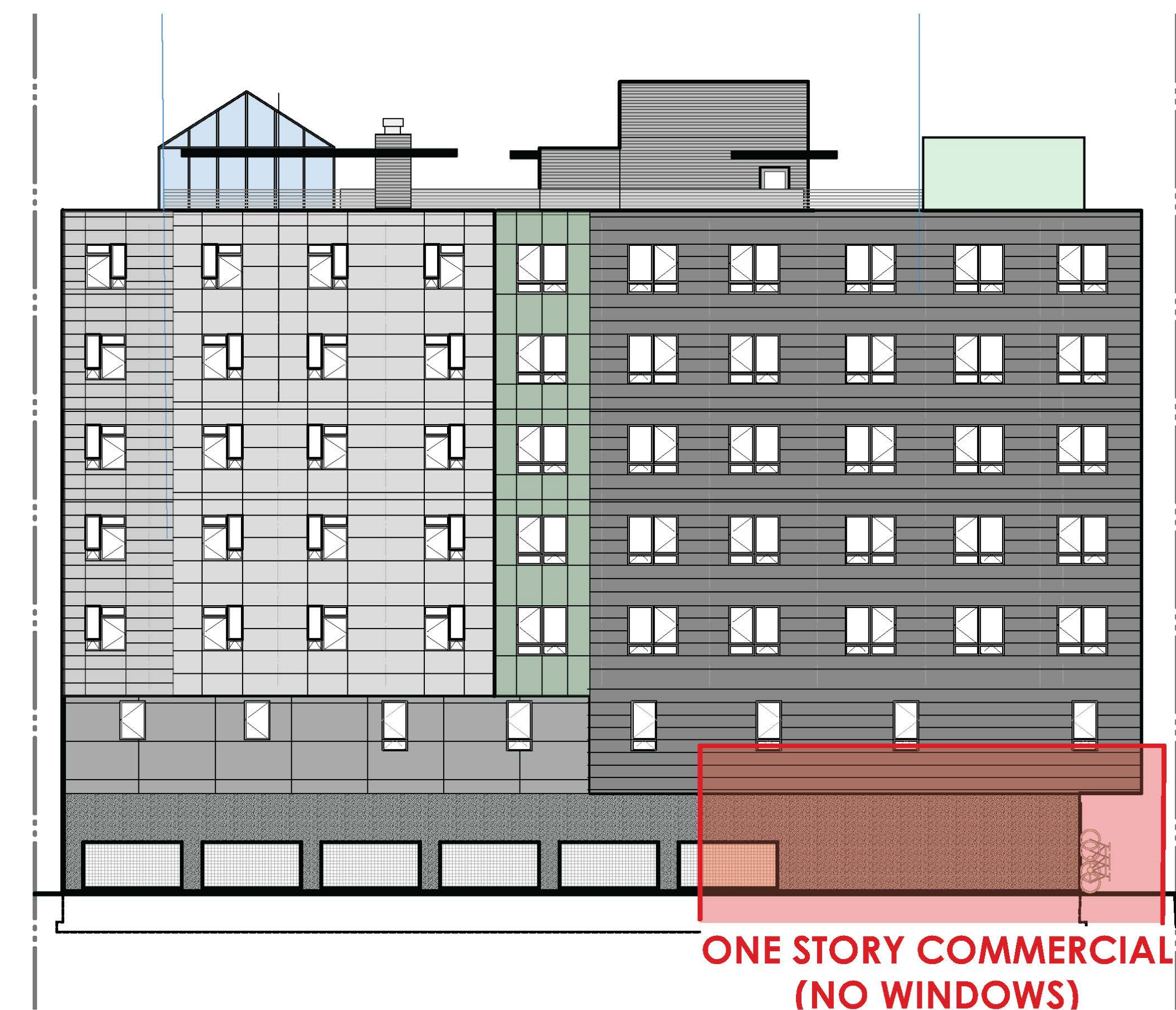
The Board requested a window overlay study.

CS2-D-2: Existing Street Features

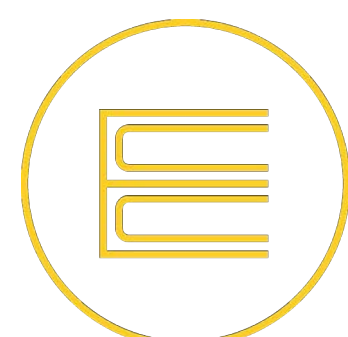
CS2-D-5: Respect Adjacent Sites

Response:

- Window overlay study is provided.
- Adjacent buildings to the south and west will see little to no impact from proposed window locations.
- North building appears to have windows opposite proposed window locations. Given the narrow sizing of the proposed efficiency units it is difficult to adjust a great deal within the units.



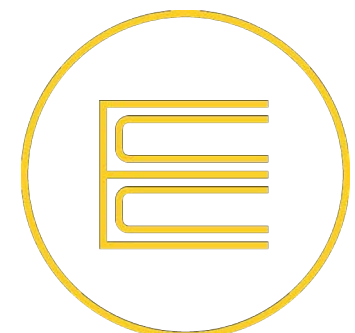
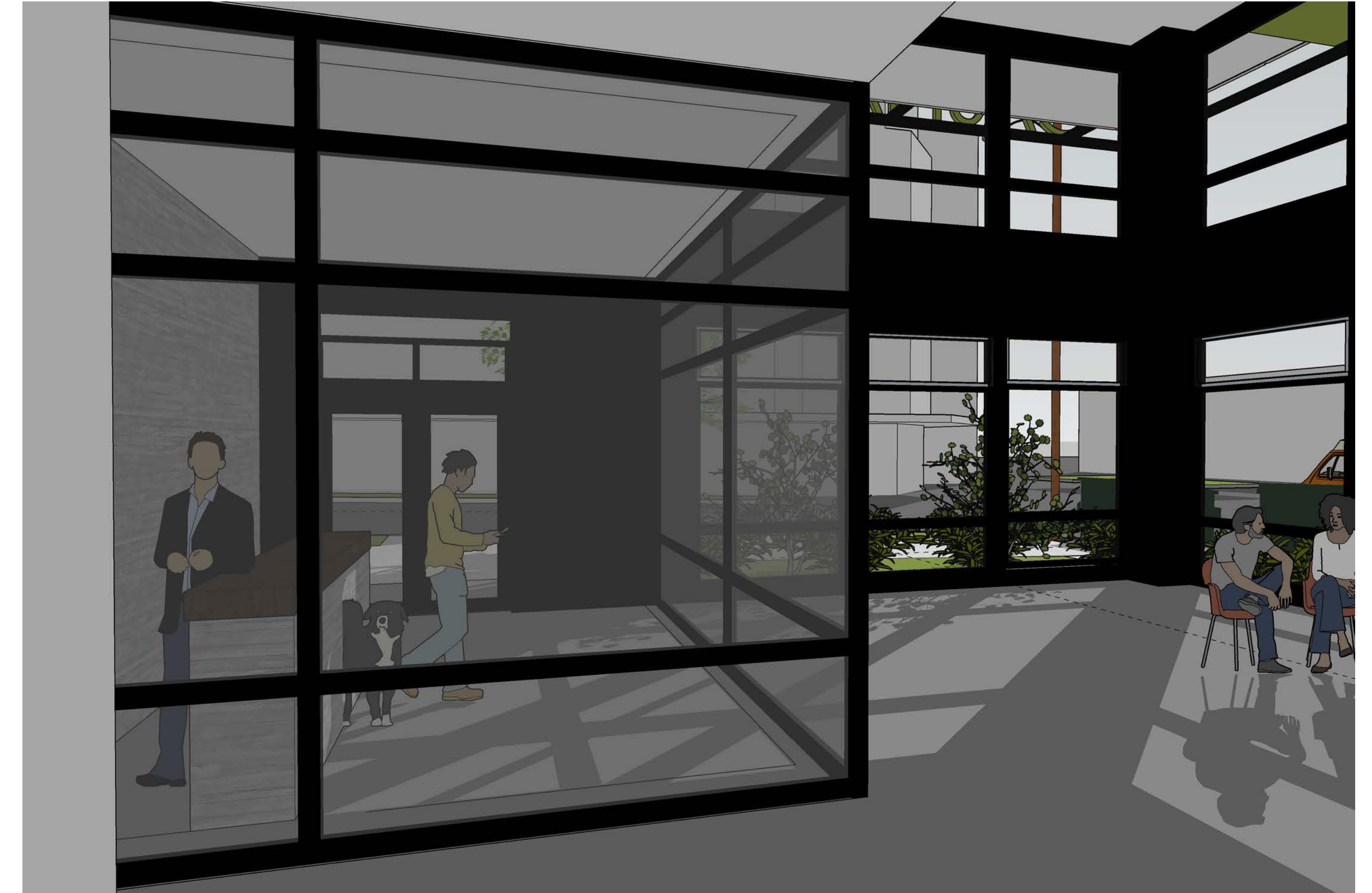
WEST ELEVATION





ENTRY SEQUENCE

- Recessed residential entry set back from the sidewalk approximately ten feet, visually prominent with weather protection.
- A large vestibule which will be staffed full time by a door person to assist residents and visitors.
- A large two story lobby staffed with reception and featuring a stair to the second floor community spaces and exterior courtyard.



TYPE I DIRECTOR'S DECISION: BICYCLE PARKING

SMC 23.54.015 Table D

Request:

A reduction in the amount of required bicycle parking is requested as a Type I decision.

Rationale:

A primary function of this building is to serve the adult autistic community. The ownership team, who has had long-term involvement with this community, has stated that the required 170 bike parking spaces required by code is far in excess of what the residents would actually use. This project proposed 85 long-term bicycle parking spaces and 13 short-term spaces.

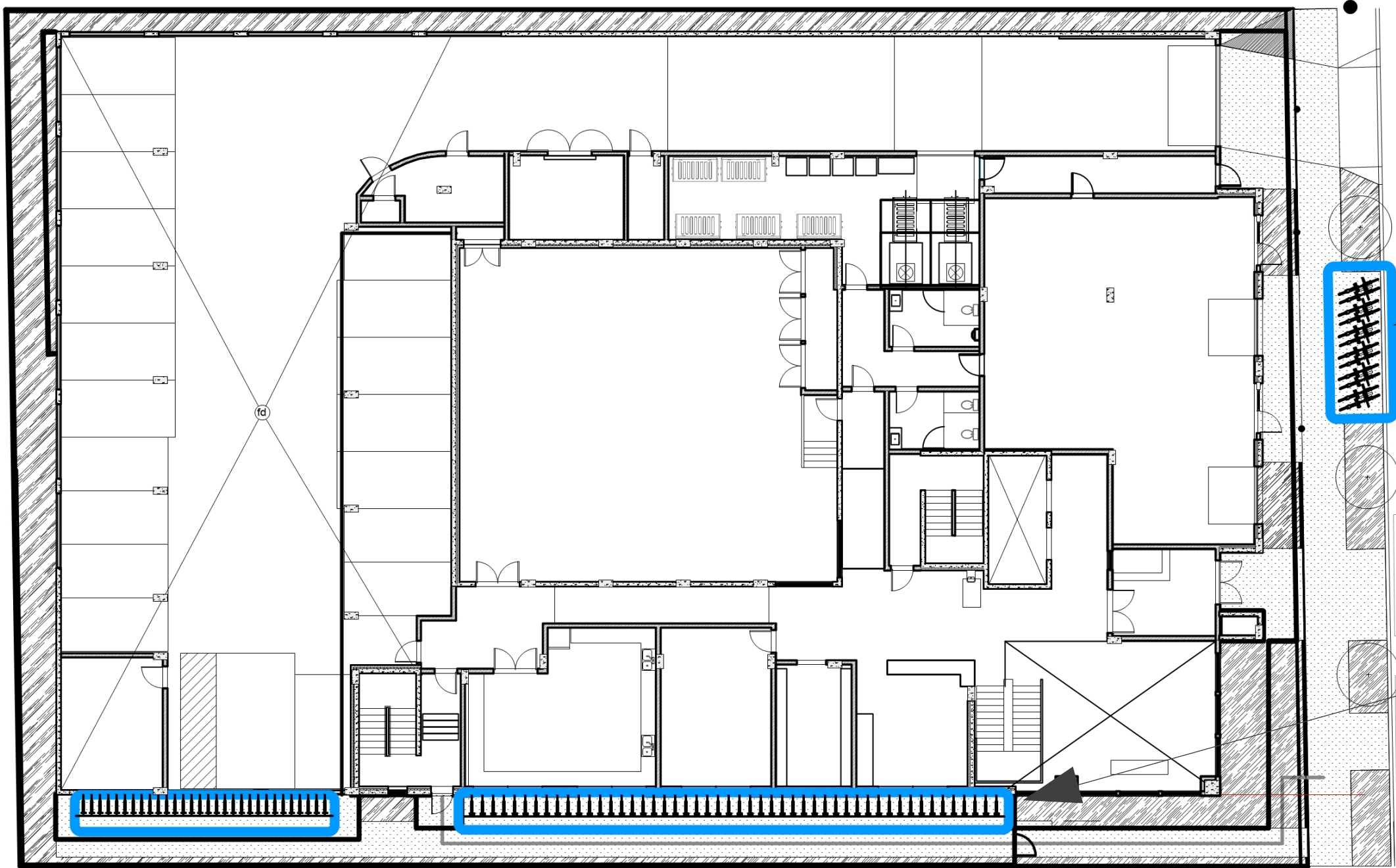
Code Standard:

USE	LONG-TERM	SHORT-TERM
Congregate Residences	1 per sleeping room	1 per 20 sleeping rooms/2 min.
Multi-family Structures	1 per dwelling unit 1 per SEDU	1 per 20 dwelling units round up to next even #

After the first 50 spaces, additional spaces are required at .75 per dwelling unit

Required per code: (210 Units)	LONG-TERM	SHORT-TERM
	50 + ((210-50)x.75)	210 / 20 = 10.5
	50 + 120 = 170 spaces	12 spaces (rounded per code)

Proposed:	LONG-TERM	SHORT-TERM
	85	13



SITE DIAGRAM: BICYCLE PARKING LOCATION

13 SHORT-TERM SPACES

85 LONG-TERM SPACES

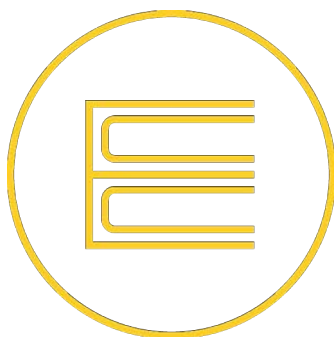


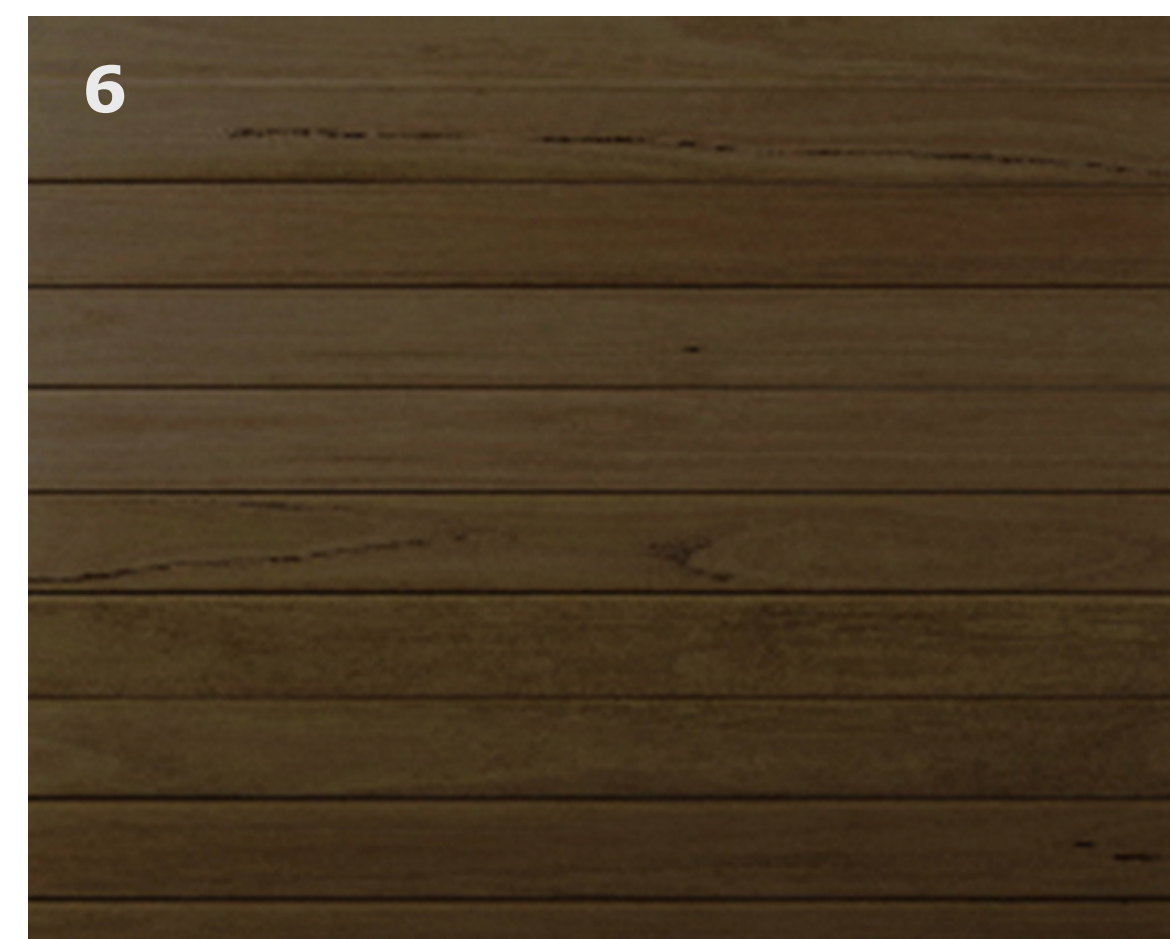
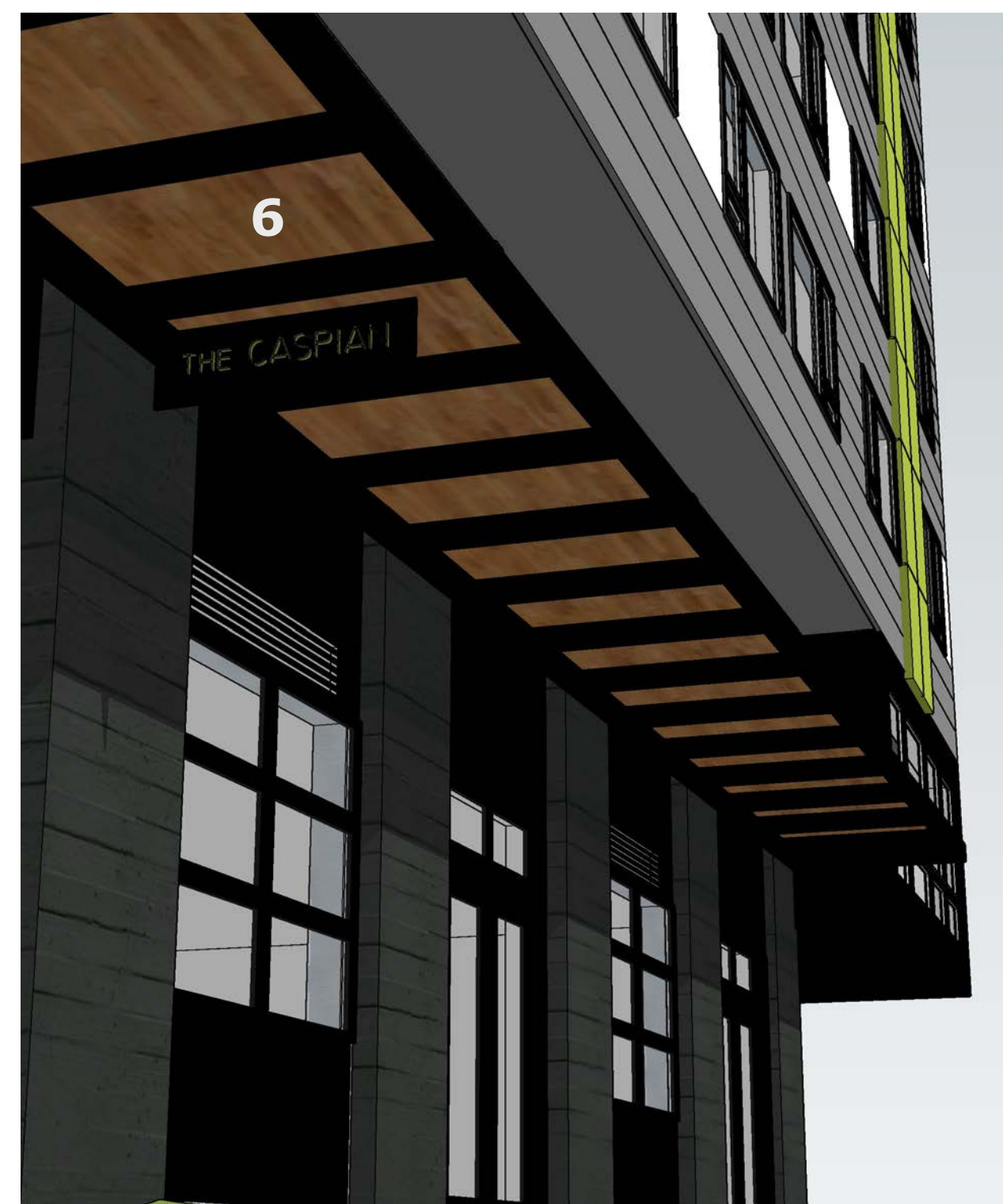
LONG-TERM BIKE PARKING AREA AT SOUTH YARD



SHORT-TERM BIKE PARKING IN ROW

Bicycle Parking

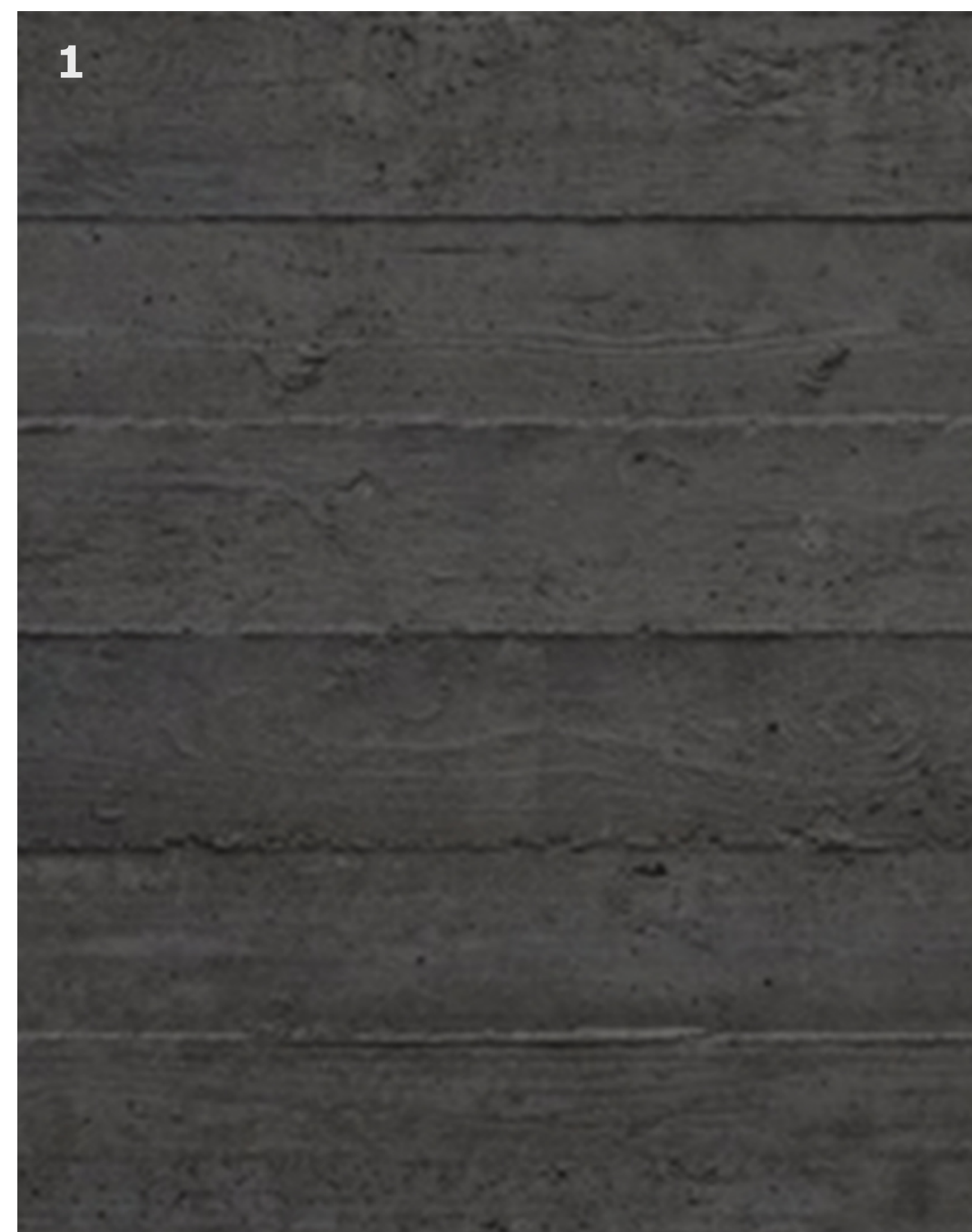




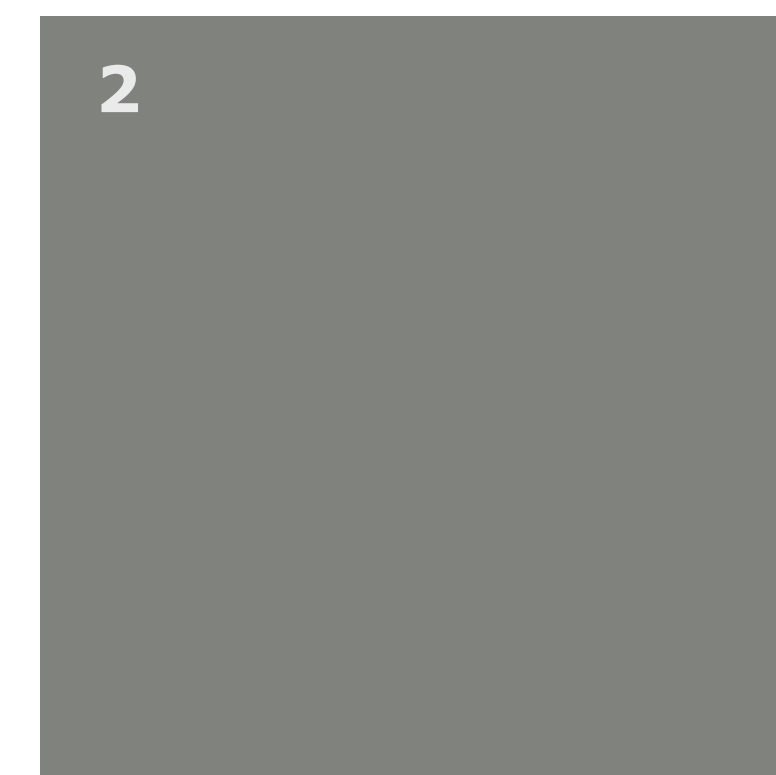
6
STAINED WOOD CANOPY SOFFIT



7
BLACK ACCENTS:
METAL @ CANOPIES, RAILS, ETC.
BLACK STOREFRONT @ LOBBY & STREET
BLACK VINYL WINDOWS



1
BOARD FORMED CONCRETE WITH INTEGRAL COLOR



2
SW 7076 CITYSCAPE



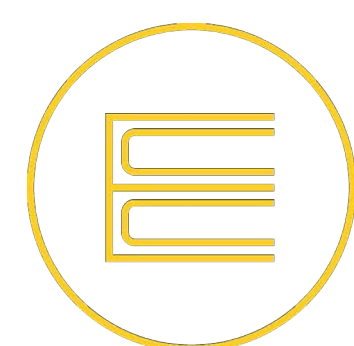
3
SW 7063 NEBULOUS WHITE

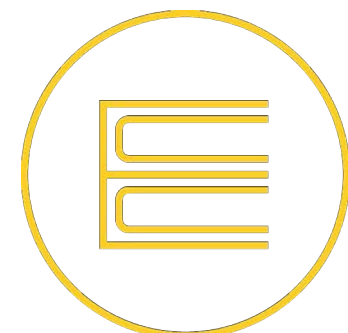
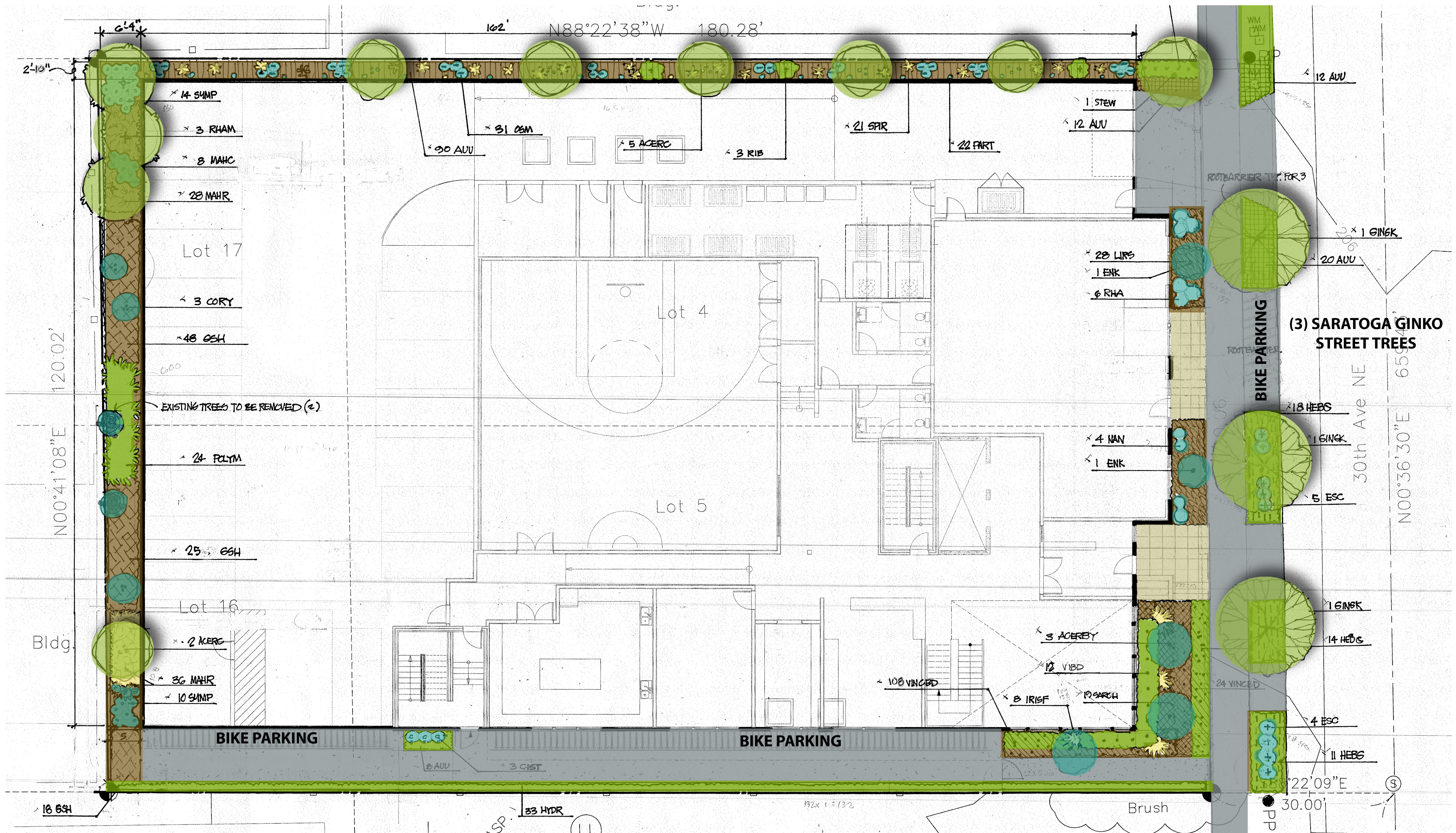


4
SW 7674 PEPPERCORN

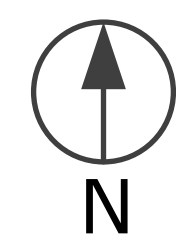


5
SW 9032 STAY IN LIME





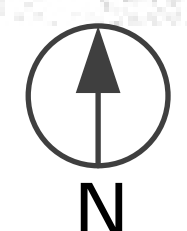
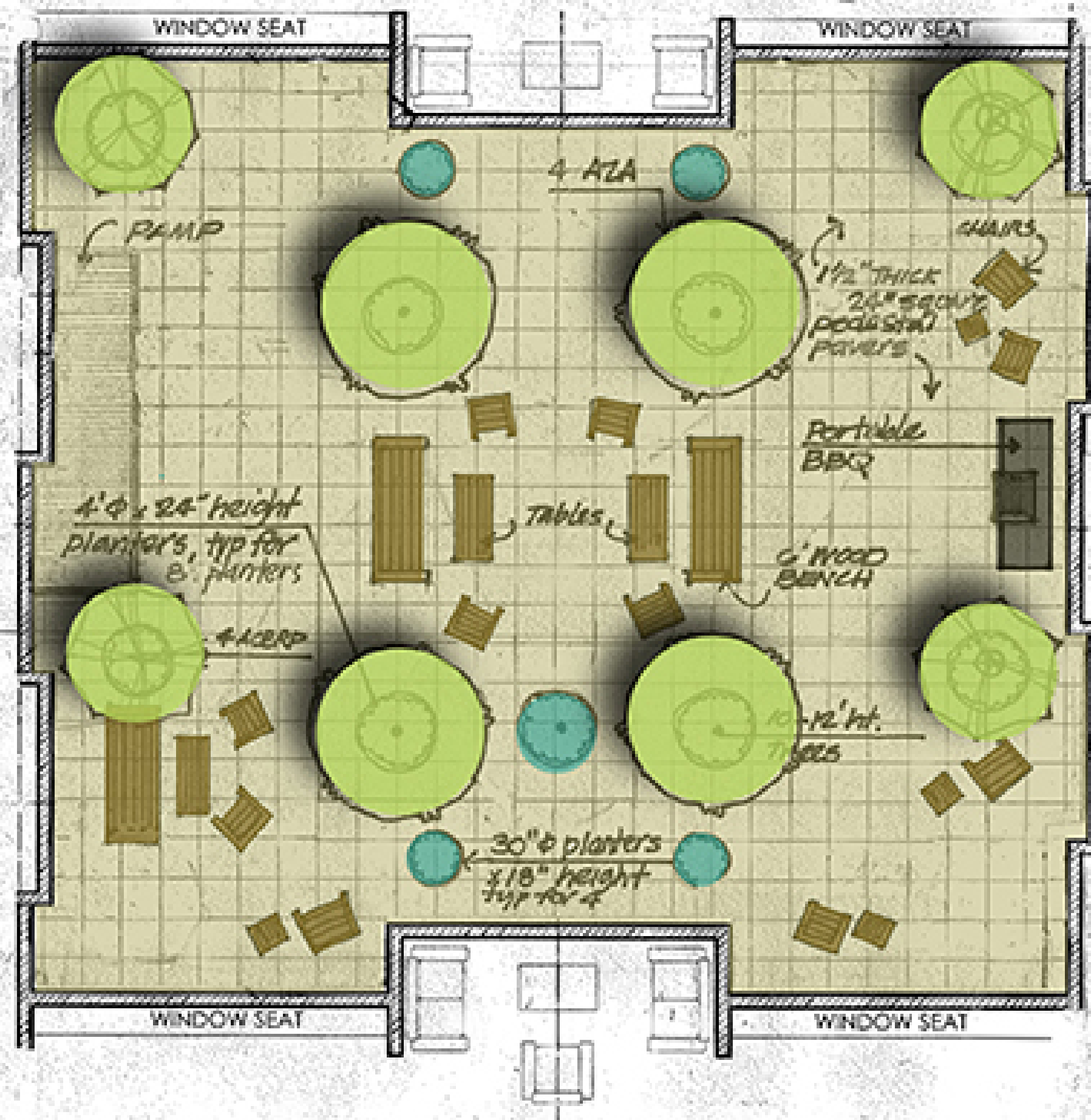
ECCO



LANDSCAPE PLAN - Ground Level

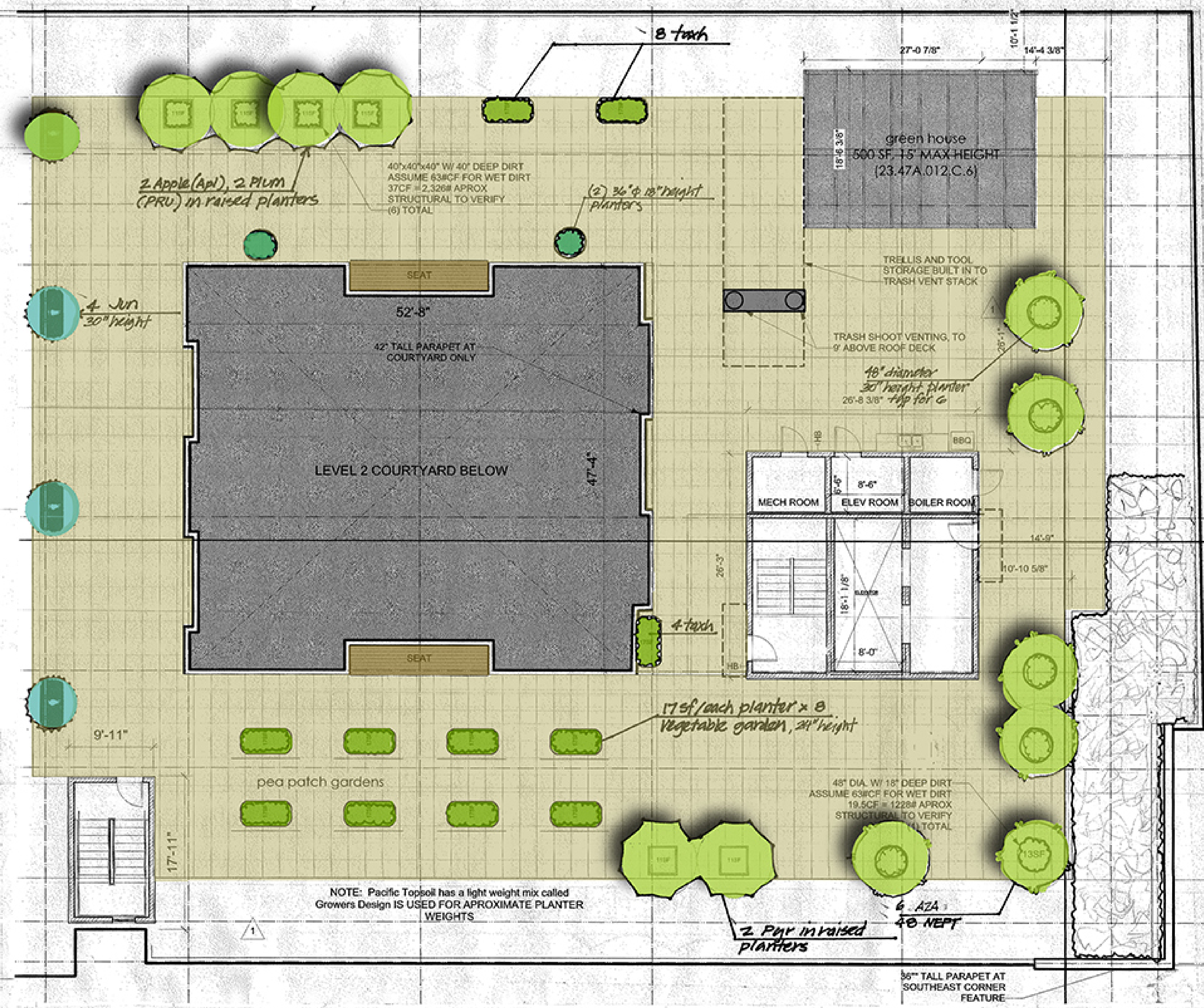
SEE PLANT LIST ON PAGE 28

Landscape Plan



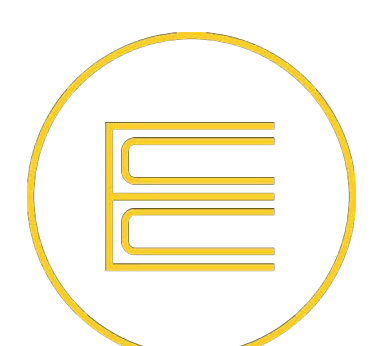
LANDSCAPE PLAN Level 2 Courtyard

SEE PLANT LIST ON
PAGE 28



LANDSCAPE PLAN - Roof Deck

SEE PLANT LIST ON PAGE 28



PLANT LIST

GRAPHIC SYMBOL	QUANTITY	SYMBOL	PLANT NAME	SIZE SPACING	DROUGHT TOLERANT/ NATIVE
	3	ACERBY	ACER SEIRYU/ PURE STREAM MAPLE	10-12' B/B	Moderate watering to establish
	7	ACERC	ACER CIRCINATUM/ VINE MAPLE	6-8' b/b multi trunked	Native
	4	ACERP	ACER PALMATUM / GREEN SEEDLING JAPANESE MAPLE	6-10' B/B MULTI-TRUNKED	Moderate watering to establish
	142	AUU	ARCTOSTAPHYLOS UVA URSI MASSACHUSETTS	1 GALLON CAN	Native Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	10	AZA	AZARA MICROPHYLLA	1.5" CALIPER	DROUGHT TOLERANT ONCE ESTABLISHED
	3	CIST	CISTUS COBARIENSIS/ ROCK ROSE	5 GALLON CAN	Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	3	CORY	CORYLUS CORNUTA/ HAZELNUT	4-5"	Native Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	2	ENK	ENKIANTHUS CAMPANULATUS	6-7' B/B	Moderate watering to establish
	9	ESC	ESCALLONIA COMPACTA	5 GALLON CAN	Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	3	GINK	GINKGO BILOBA SARATOGA SARATOGA GINKO	2' CALIPER	REQUIRED BY CITY ARBORIST. SDOT approved for City Streets DROUGHT TOLERANT

	91	GSH	GAULTHERIA SHALLON SALAL	4" POTS	Native Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	43	HEBG	HEBE GLAUCIFOLIA	1 GALLON CAN	Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	33	HYDR	HYDRANGEA PETIOLARIS/ CLIMBING HYDRANGEA	1 GALLON CAN	Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	8	IRISF	IRIS FOETIDISSIMA	1 GALLON CAN	Drought tolerant
	4	JUN	JUNIPERUS VIRGINIANA	5-6' B/B	Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	28	LIRS	LIROPE SPICATA/ SPREADING LIROPE	QUARTS AT 18" TRI SPACING	Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	8	MAHC	MAHONIA CHARITY/ CHARITY OREGON GRAPE	5 GALLON CAN, 18" HEIGHT 3' TRI. SPACING	Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	64	MAHR	MAHONIA REPENS	1 GALLON CAN 18" TRI SP	Native Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	419	NAN	NANDINA DOMESTICA GULF STREAM/ HEAVENLY BAMBOO	5 GALLON CAN	Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	48	NEPT	NEPTETA CATARIA WALKERS LOW CATNIP	1 GALLON CAN	perennial
	31	OSM	OSMANTHUS DELEVAVII	5 GALLON	Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	22	PART	PARTHENOCEISSUS TRICUSPIDATA/ BOSTON IVY	1 GALLON CAN	Genus on Seattle Green Factor Plant List 2010

					DROUGHT TOLERANT
	24	POLYM	POLYSTICHUM MUNITUM SWORD FERN	1 GALLON CAN	Native Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	3	PYR	PYRUS "CHOJURO"	1.5" CALIPER	Moderate watering to establish
	5	RHA	RHODODENDRON PURPLE SPLENDOR	15-18"	Moderate watering to establish
	3	RHAM	RHAMNUS PERSHIANA/ CASCARA	2-3'	Native Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	3	RIB	RIBES SANGUINEUM CURRENT	1 GALLON CAN	Native Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	19	SARCH	SARCOCOCCA HUMILIS	1 GALLON CAN	Moderate watering to establish
	21	SPIR	SPIRAEA LIMEMOUND	5 GALLON CAN	Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	1	STEW	STEWARTIA PSEUDOCAMELLIA	2" CALIPER	Moderate watering to establish
	24	SYMP	SYMPHIOCARPUS ALBUS SNOWBERRY	1 GALLON CAN, 18" HEIGHT	Native Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	13	TAXH	TAXUS HICKSII	5 FOOT, B/B	Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	12	VIBD	VIBURNUM DAVIDII	1 GALLON CAN	Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT
	132	VINCBD	VINCA BLUE DART PERIWINKLE	1 GALLON CANS	Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT

Specifications:	
General	Electrical
<ul style="list-style-type: none">• One piece Aluminum construction with sealed top• Powder coat Bronze (-20, White (-30) or Black (-31) outer finishes• Interior finish matches exterior finish	<ul style="list-style-type: none">• Medium based ceramic socket with nickel plated brass screw shell• Pre-wired
Mounting	Labeling
<ul style="list-style-type: none">• Ceiling mount• Covers standard outlet box• Outlet box mounting strap included	<ul style="list-style-type: none">• UL-CUL wet location listed

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Site plan showing the building footprint, parking areas, and lighting layout. The plan includes dimensions, a grid, and various annotations for lighting placement and egress paths.

Lighting Layout:

- Building Perimeter:** Yellow circles with numbers indicating light placement. Numbers include 1, 2, 3, 4, and 5.
- Garage Door:** 14' GARAGE DOOR with 2 lights.
- Store Entry:** STORE ENTRY with 2 lights.
- Main Entrance:** MAIN ENTRANCE with 2 lights.
- Path of Egress:** PATH OF EGRESS with 3 lights.
- Security Gate:** SECURITY GATE with 1 light.

Dimensions and Annotations:

- Overall Dimensions:** 105'-7 1/2" (width), 105'-0" (depth).
- Grid:** 10' x 10' grid.
- Property Line:** PROPERTY LINE SITE TRIANGLE PER EXHIBIT E 23.54.030.
- Other Annotations:** FENCE, EGRESS, CYLANDER LIGHTS AT CANOPY AND AT CANTILEVER AT SECOND FLOOR, ALIGN.

Notes:

- (30) LONG TERM BIKE PARKING SPACES-23.54.015 K-SEE A0.4 FOR RACK DETAILS - RACKS @ 14" O.C.
- (55) LONG TERM BIKE PARKING SPACES-23.54.015 K-SEE A0.4 FOR RACK DETAILS - RACKS @ 18" O.C.



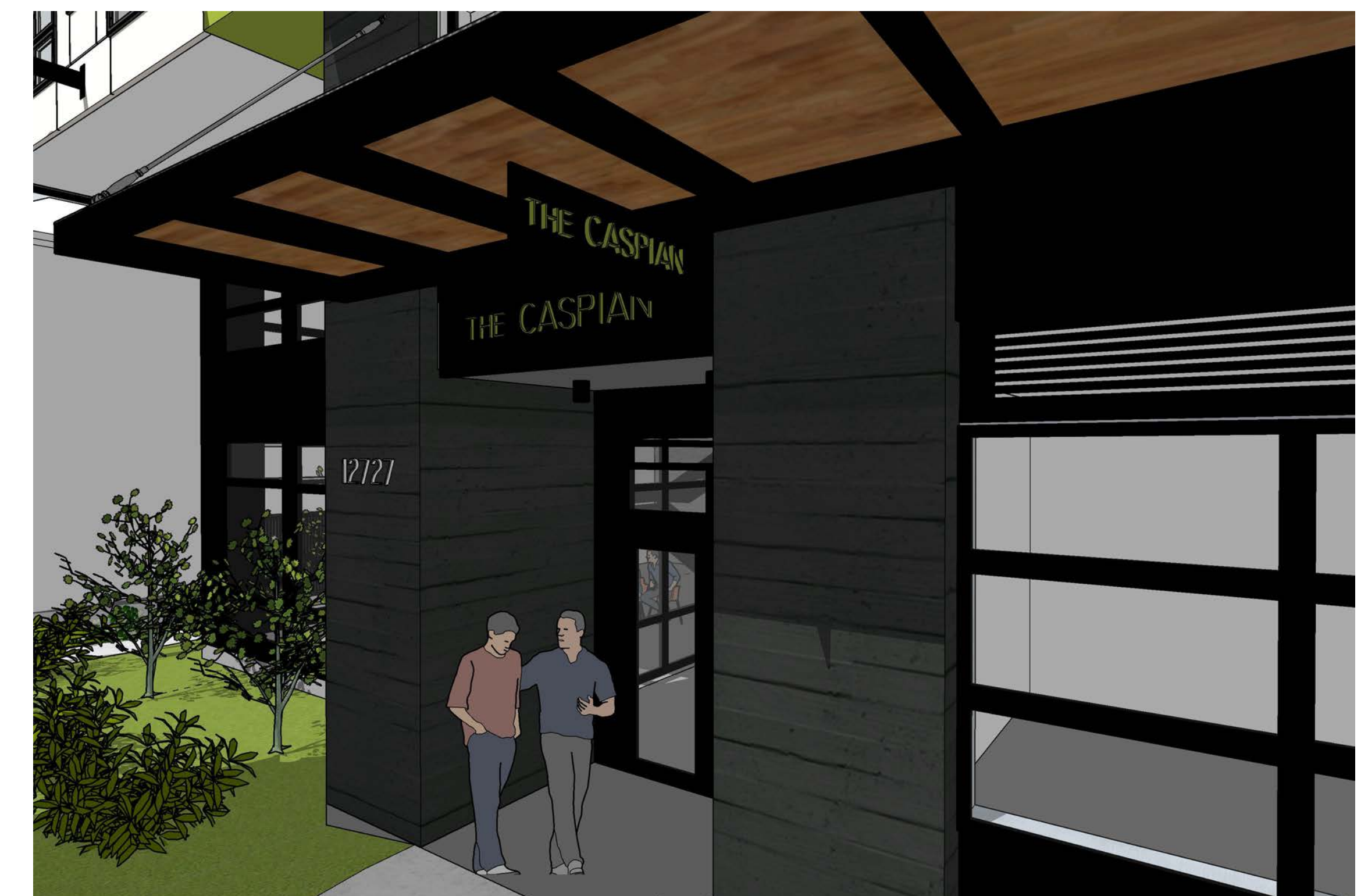
Model



Inspiration images

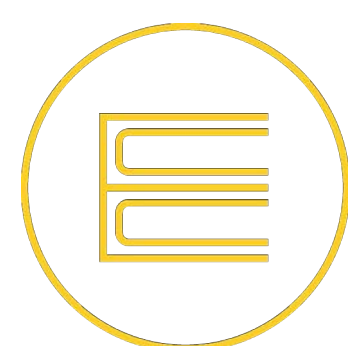


Inspiration images



Model

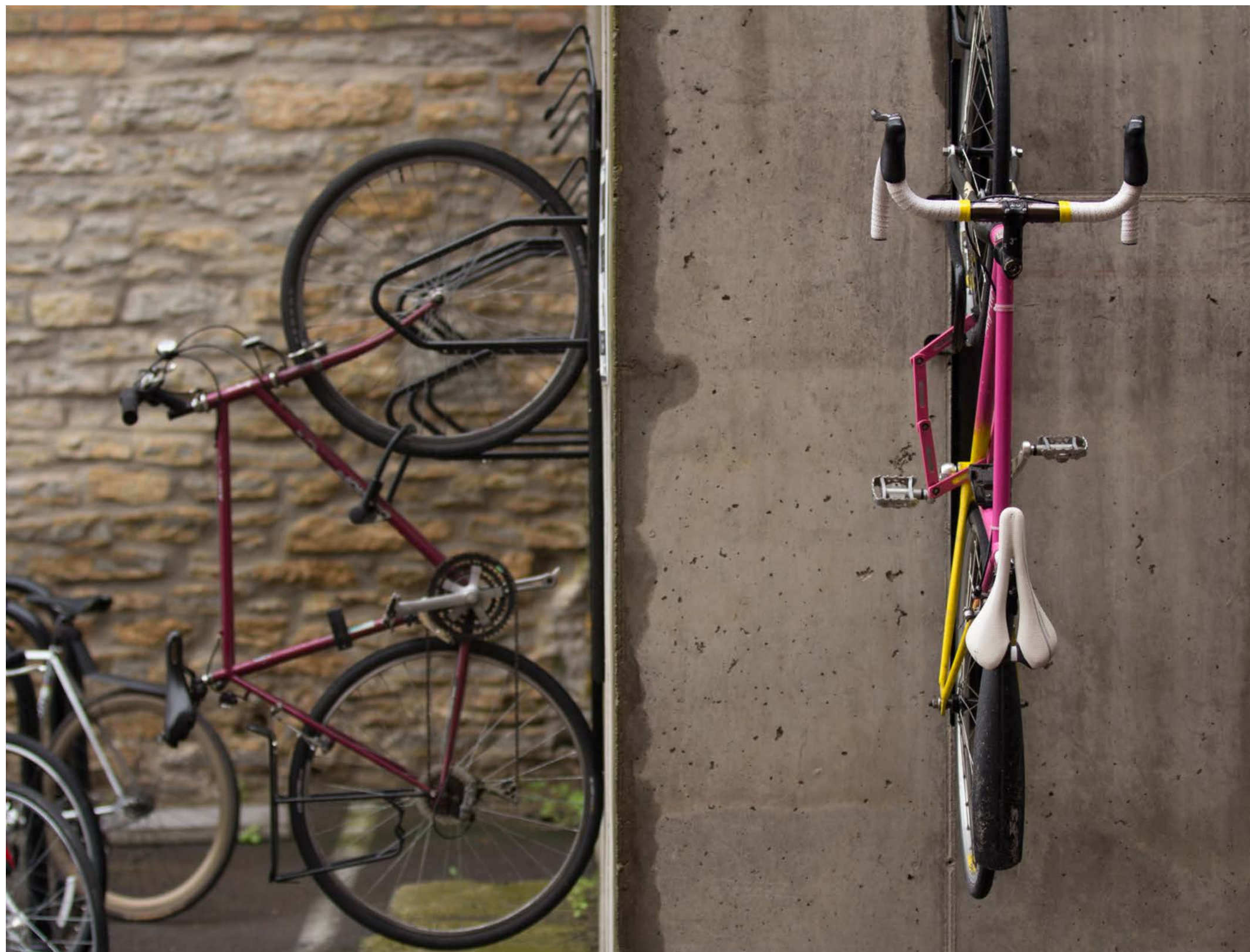
Signage



EXTERIOR ELEMENTS



Pedestal pavers - inspiration image



Wall-mounted bike racks



Trough Planters



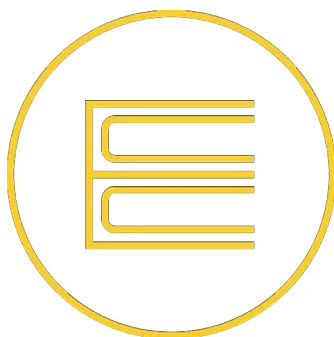
Inspiration image

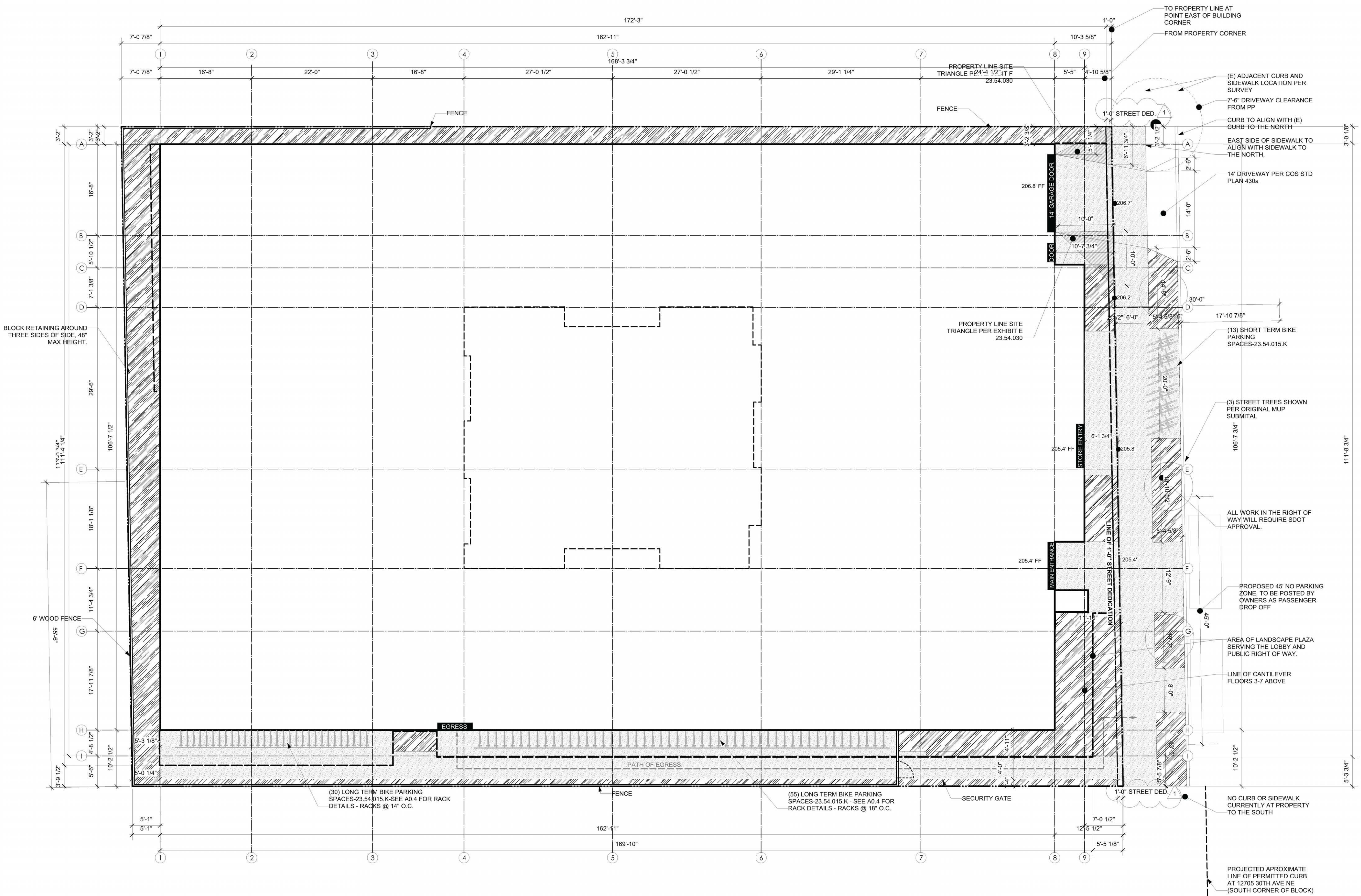


Model view of fence at south property line



Tree Planters

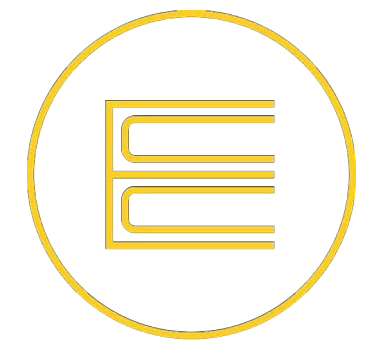




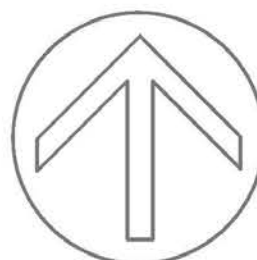
SITE PLAN

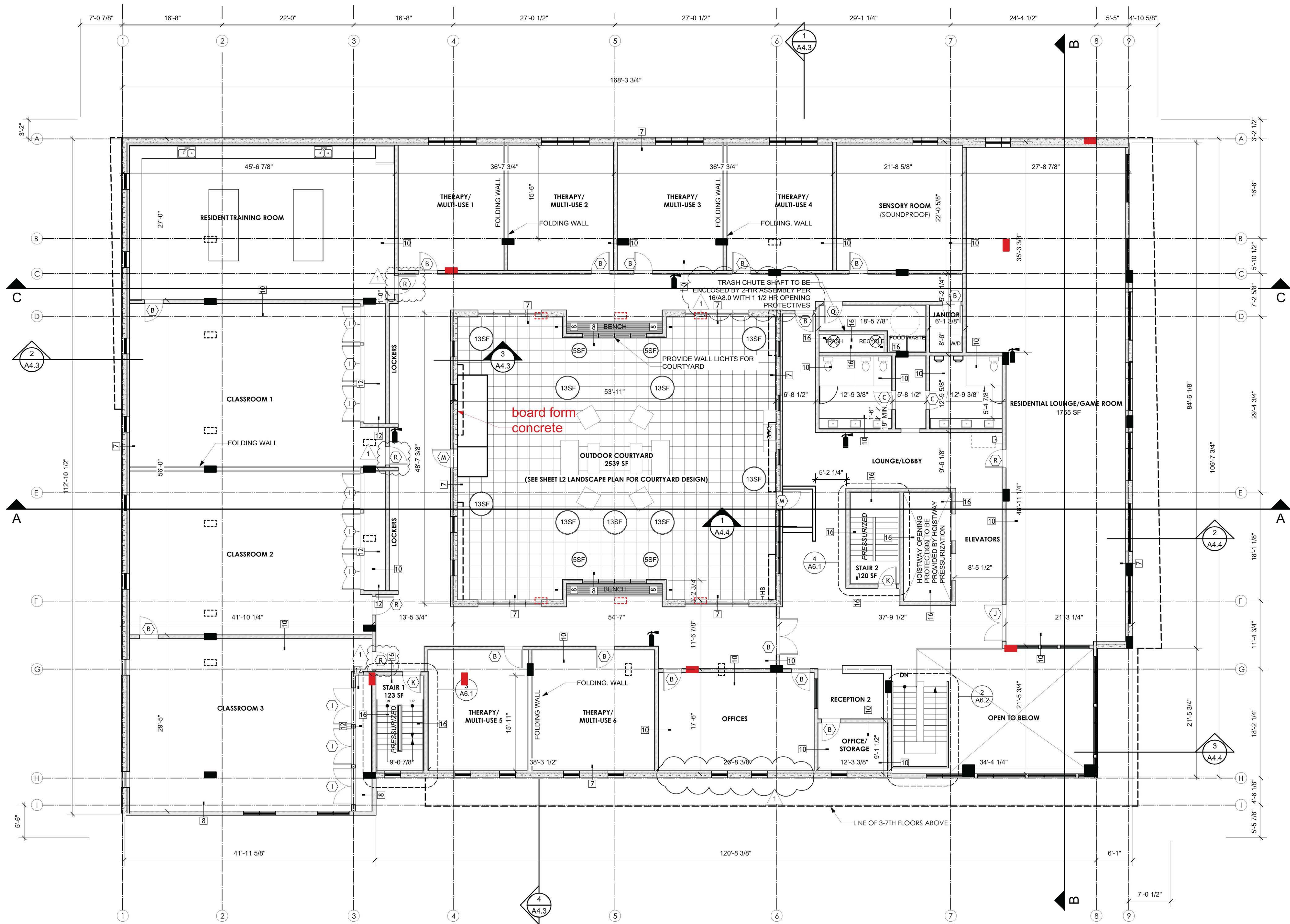
1/8" = 1'-0"

**ALL WORK IN THE
RIGHT OF WAY WILL
REQUIRE SDOT
APPROVAL.**



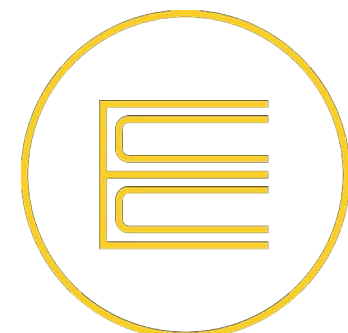
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$$1/8'' = 1'-0''$$

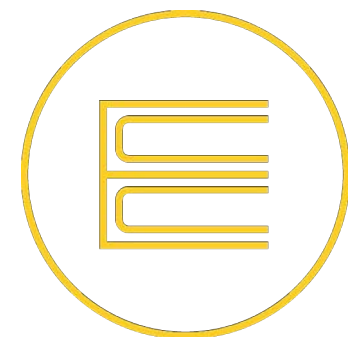
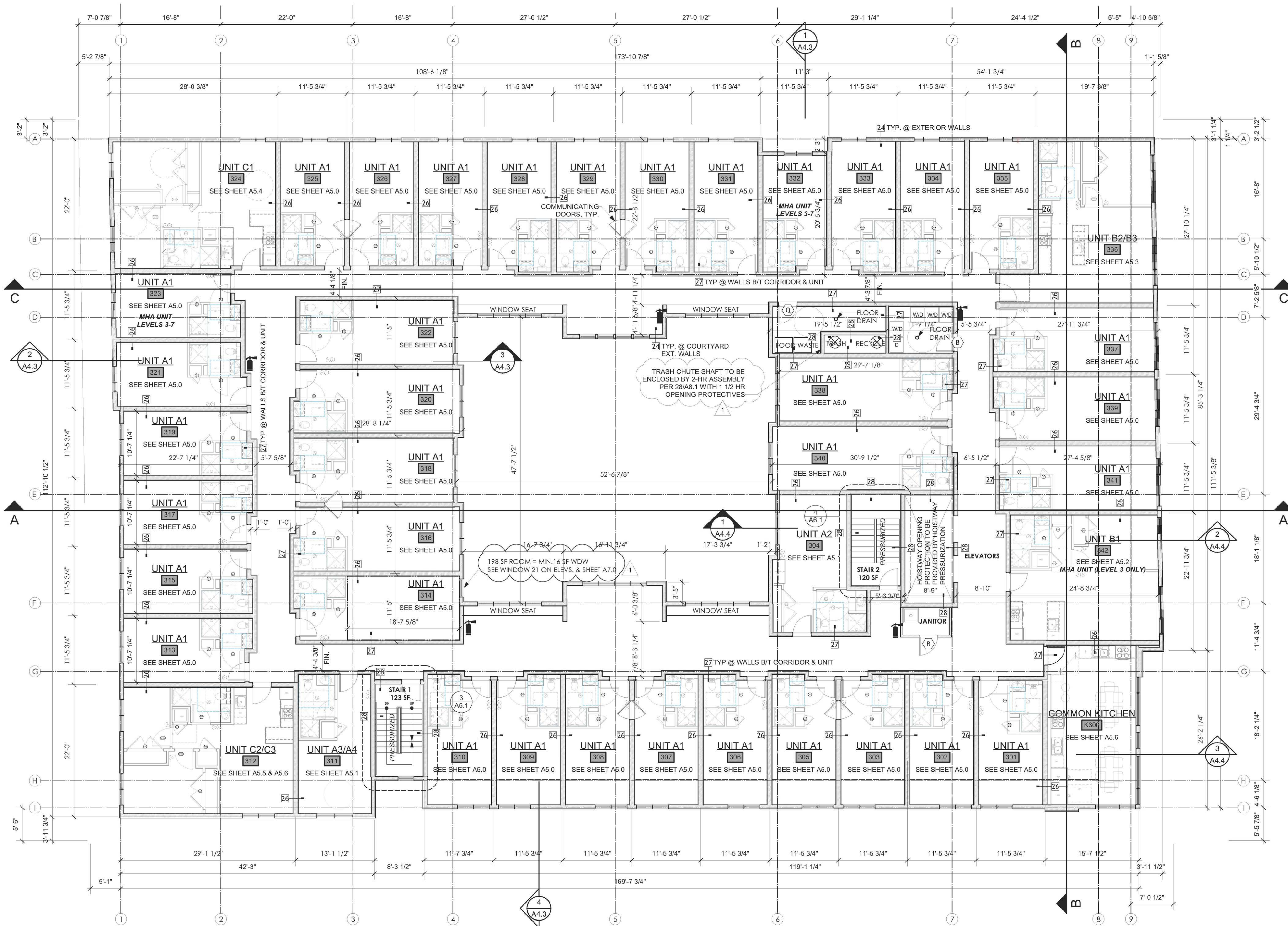



second FLOOR PLAN

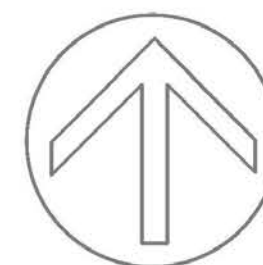
1/8" = 1'-0"



ECCO



ECCO



three thru seven FLOOR PLANS

1/8" = 1'-0"

Project Documents: 3rd-7th Floor Plan

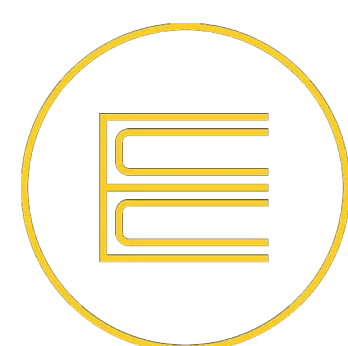
12727 30th Avenue North East | The Caspian





EAST ELEVATION

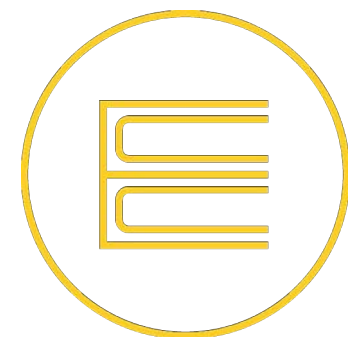
1/8" = 1'-0"



ECCO

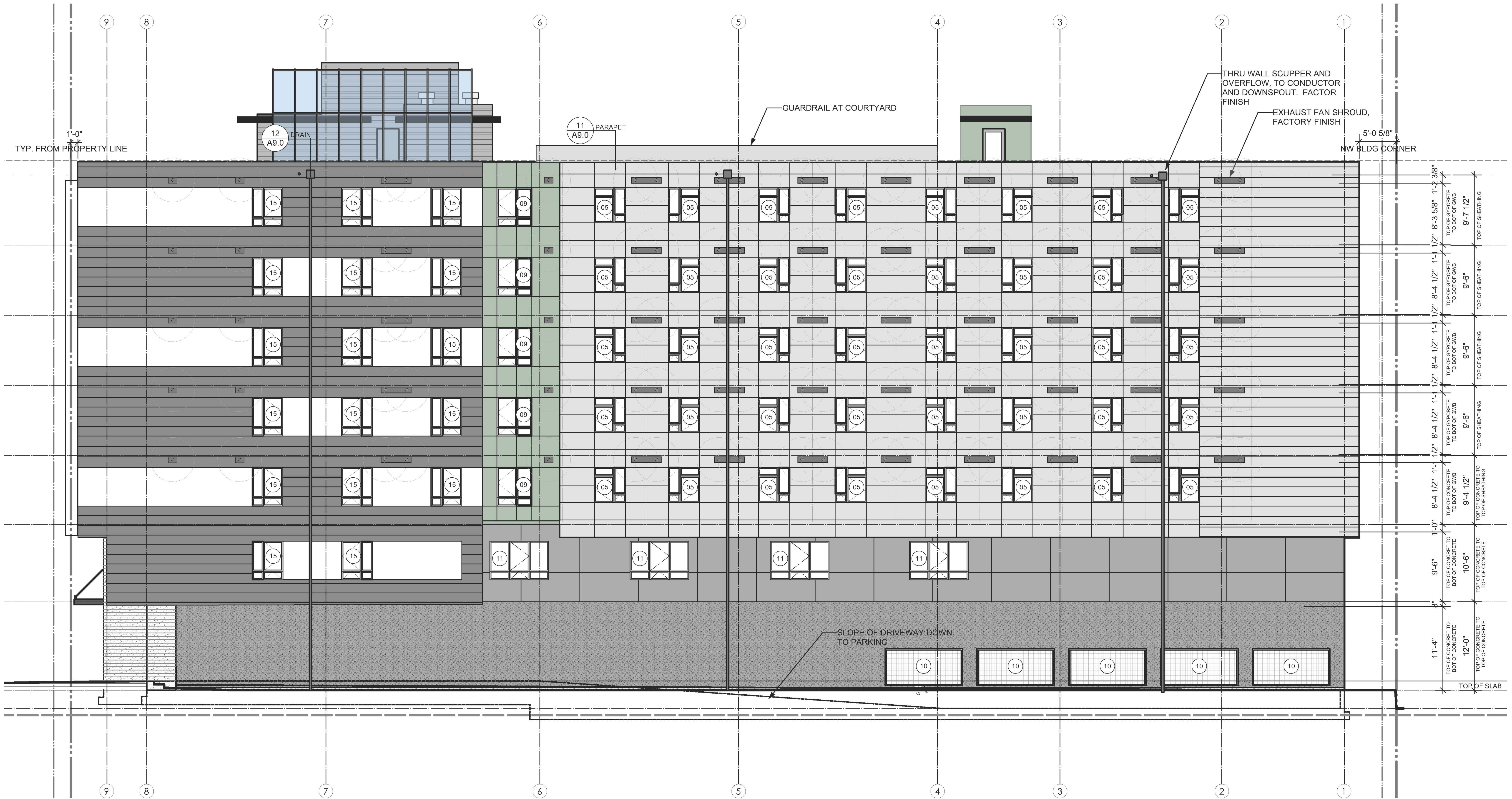


SOUTH ELEVATION
1/8" = 1'-0"

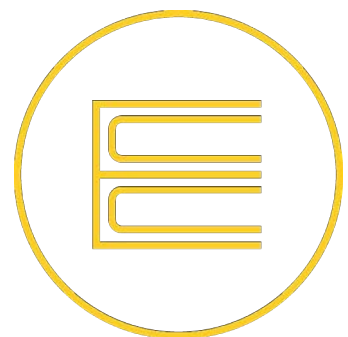
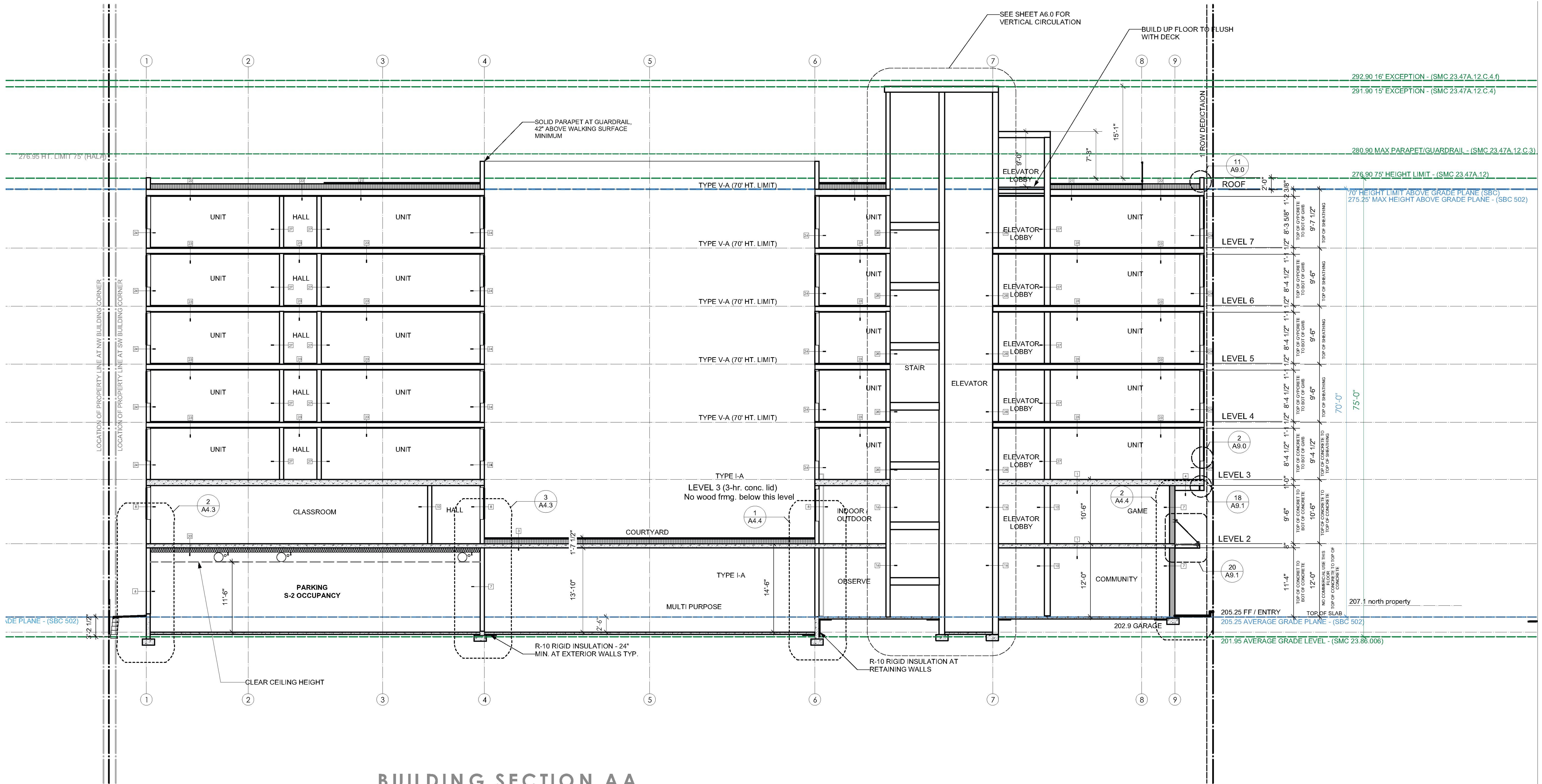


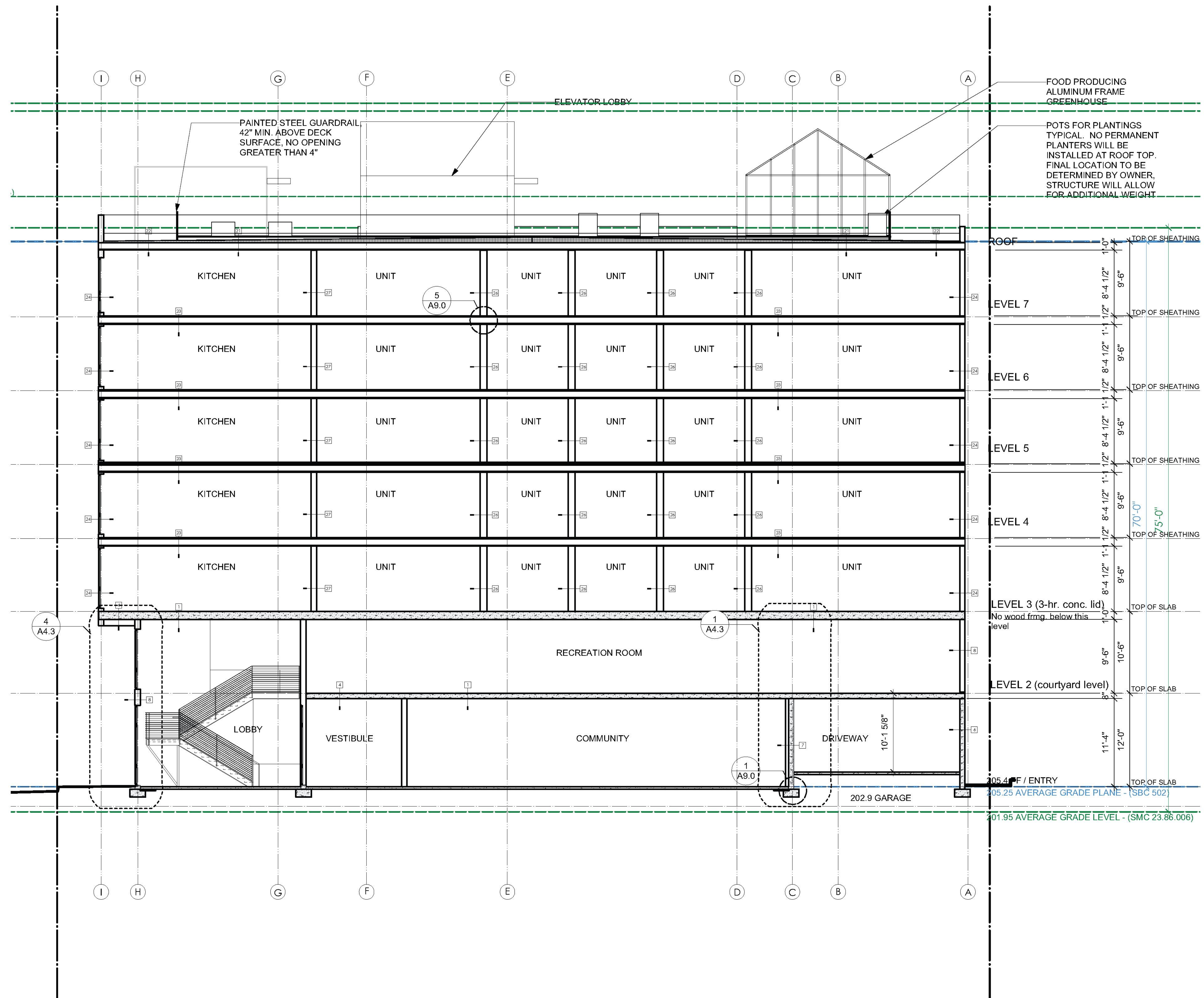


WEST ELEVATION
1/8" = 1'-0"



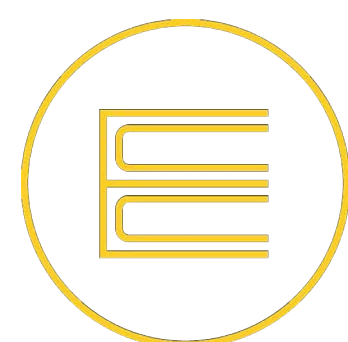
NORTH ELEVATION
1/8" = 1'-0"



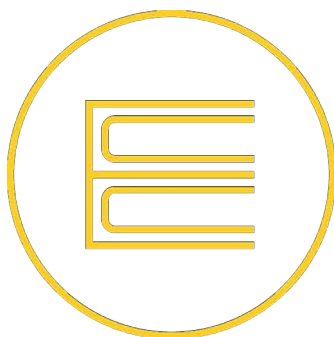


BUILDING SECTION BB

1/8" = 1'-0"



ECCO



ZONING SUMMARY

ZONING SUMMARY																					
CODE SECTION	CODE STANDARD	PROPOSED	CODE SECTION	CODE STANDARD	PROPOSED																
23.42.048 CONFIGURATION OF DWELLING UNITS	<p>Congregate Residences shall be provided with communal areas such as Common Kitchens, Lounges, Recreation Rooms, Dining Rooms, Living Rooms, Foyers And Lobbies accessible to all residents.</p> <p>The total amount of Communal Area shall have a floor area that is at least 15% of the total floor area of all sleeping rooms.</p>	See diagrams on Sheet A1.4	23.54.015 Table A, Part II, line J REQUIRED PARKING (non-res.) 23.54.015 Table B, Part II, line L REQUIRED PARKING (residential)	No minimum requirement for commercial and residential uses within urban villages with frequent transit service.	None required. Project is located in the Lake City Hub Urban Village with frequent transit service. 20 spaces proposed.																
TABLE A 23.47A.004 USES IN COMMERCIAL ZONES	Residential uses other than congregate are permitted outright. Congregate residences are permitted in NC3 Urban Villages. Commercial uses are permitted in NC3	Apartments Congregate residence Commercial - specific use as allowed in 23.47A.004 will be defined in a separate T.I. permit application.	23.54.015 Table D, line A.1, D.1 and D.2 REQUIRED BIKE PARKING	<table><tr><th>Use</th><th>Long Term</th><th>Short Term</th></tr><tr><td>Congregate residences</td><td>1 per sleeping room</td><td>1 per sleeping rooms, 2 spaces min.</td></tr><tr><td>Multi-Family</td><td>1 per dwelling unit</td><td>1 per 20 dwelling units</td></tr></table> <p>Footnotes to Table D 3. For residential uses, after the first 50 spaces, additional spaces are required at three quarters ratio.</p> <p>Performance standards. Provide bicycle parking in a highly visible, safe, and convenient location, emphasizing user convenience and theft deterrence.</p> <p>a. Provide secure locations and arrangements of long-term bicycle parking. The bicycle parking should be installed in a manner that avoids creating conflicts with automobile accesses and driveways.</p> <p>b. Provide pedestrian and bicycle access to long-term bicycle parking that is separate from other vehicular entry and egress points.</p> <p>c. Provide adequate lighting in the bicycle parking area and access routes to it.</p> <p>d. If bicycle parking facilities are not clearly visible from the street or sidewalk, install directional signage in adequate amounts and in highly visible indoor and outdoor locations in a manner that promotes easy wayfinding for bicyclists. Wayfinding signage shall be visible from adjacent on-street bicycle facilities.</p> <p>e. Long-term bicycle parking shall be located where bicyclists are not required to carry bicycles on stairs to access the parking.</p> <p>f. Where practicable, long-term bicycle parking shall include a variety of rack types to accommodate different types of bicycles.</p> <p>g. Install bicycle parking hardware so that it can perform to its manufacturer's specifications and any design criteria promulgated by the Director of the Seattle Department of Transportation, allowing adequate clearance for bicycles and their riders.</p> <p>h. Provide full weather protection for all required long-term bicycle parking.</p>	Use	Long Term	Short Term	Congregate residences	1 per sleeping room	1 per sleeping rooms, 2 spaces min.	Multi-Family	1 per dwelling unit	1 per 20 dwelling units	<div>RESIDENTIAL LT: 210-50 = 50 + 160 X.75= 120 = 170 TOTAL ST: 210/20 = 11 REQ'D</div> <div>TOTALS LT: 170 REQ'D ST: 11 REQ'D</div> <div>PARKING TO BE SECURED BEHIND FENCING AND COVERED FROM WEATHER.</div> <div>TYPE 1 DIRECTORS DECISION: A PRIMARY FUNCTION OF THIS BUILDING IS TO SERVE THE ADULT AUTISTIC COMMUNITY. THE OWNERSHIP TEAM, WHO HAS LONG TERM INVOLVEMENT WITH THIS COMMUNITY, FEELS THAT THE REQUIRED 170 BIKE PARKING SPACES IS FAR IN EXCESS OF WHAT THE USERS WOULD REQUIRE. THIS PROJECT PROPOSES 70 LT SPACES AND 15 ST SPACES.</div> <div>SEE SHEET A1.0 SITE PLAN FOR BIKE PARKING LAYOUT</div>							
Use	Long Term	Short Term																			
Congregate residences	1 per sleeping room	1 per sleeping rooms, 2 spaces min.																			
Multi-Family	1 per dwelling unit	1 per 20 dwelling units																			
23.47A.005 STREET-LEVEL USES	Residential uses may occupy no more than 20% of the street facing facade in the circumstances listed in this code section (pedestrian zone, Bitter Lake, Northgate, 85 foot+ height limit, located on Maps A-D).	Code section does not apply to this site. No limit on street-level residential use.																			
23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS	<p>Blank facades: Blank segments of the street-facing facade between 2 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 facade along the street.</p> <p>Non-residential street-level requirements: 60% of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent. The width of a driveway, not to exceed 22 feet, may be subtracted from the width.</p> <p>Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.</p> <p>Non-residential 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.</p> <p>Non- residential uses at street level shall have a floor to floor height of at least 13 feet.</p> <p>Where residential uses are located along a street-level street-facing facade at least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.</p>	See diagrams on Sheet A1.4.																			
23.47A.012 STRUCTURE HEIGHT	<p>75 feet</p> <p>Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher. Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with subsection 23.47A.012.C.2.</p> <p>In zones with height limits of 65 feet or more, solar collectors may extend up to 7 feet above the otherwise applicable height limit, with unlimited rooftop coverage.</p> <p>The following may extend up to 15 feet above the height limit, as long as the combined total (including eaves & canopies) does not exceed 25 percent of the roof area:</p> <p>Solar collectors, mechanical equipment, play equipment, stair & elevator penthouses</p> <p>Greenhouses that are dedicated to food production may extend 15 feet above the height limit if the combined total of all features gaining additional height does not exceed 50 percent of the roof area, and the greenhouse adheres to the setback requirements in 23.47A.012.C.6</p> <p>The rooftop features listed in this subsection 23.47A.012.C.7 shall be located at least 10 feet from the north lot line unless a shadow diagram is provided that demonstrates that locating such features within 10 feet of the north lot line would not shade property to the north on January 21st at noon more than would a structure built to maximum permitted height and FAR: Solar collectors; Planters; Clerestories;Greenhouses and solariums; Minor communication utilities and accessory communication devices, permitted pursuant to the provisions of Section 23.57.012; Non-firewall parapets; Play equipment.</p>	<p>75' Base height limit</p> <p>PROPOSED ROOFTOP FEATURES</p> <p>2 feet above height limit: Insulation Rooftop deck</p> <p>4 feet above height limit: Open railings Planters Parapets</p> <p>15 feet above height limit (25% max. roof area): Stair penthouses Elevator penthouse</p> <p>15 feet above height limit (50% max. combined with above): Greenhouse for food production</p> <p>See Roof Plan Sheet A2.4</p>	23.54.030.A PARKING SPACE SIZES	<table><tr><th>Vehicle Size</th><th>Width</th><th>Length</th><th>Aisle size (for 2way traffic)</th></tr><tr><td>Large</td><td>8.5'</td><td>19'</td><td>22' (for residential only)</td></tr><tr><td>Medium</td><td>8'</td><td>16'</td><td>22'</td></tr><tr><td>Small</td><td>7.5'</td><td>15'</td><td>20'</td></tr></table> <p>Barrier-free 8' + 5' access aisle When more than one space is provided one shall be 19' long & the other can be any size (small medium or large)</p> <p>Barrier-free van 8' + 8' access aisle</p> <p>Columns or other structural elements may encroach into the parking space a maximum of 6 inches on a side, except in the area for car door opening. 5 feet from the longitudinal centerline or 4 feet from the transverse centerline of a parking space (see Exhibit A for 23.54.030). No wall, post, guardrail, or other obstruction, or lot line, is permitted within the area for car door opening.</p> <p>If the parking space is next to a lot line and the parking space is parallel to the lot line, the minimum width of the space is 9 feet.</p>	Vehicle Size	Width	Length	Aisle size (for 2way traffic)	Large	8.5'	19'	22' (for residential only)	Medium	8'	16'	22'	Small	7.5'	15'	20'	See parking layout Sheet A2.0
Vehicle Size	Width	Length	Aisle size (for 2way traffic)																		
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			23.54.030.B1 PARKING SPACE REQUIREMENTS FOR RESIDENTIAL USES	When more than five parking spaces are provided, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size. Forty percent of the parking spaces may be striped for any size category in subsection 23.54.030.A, provided that when parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.	TWENTY SPACES (20) ARE PROPOSED, TWELVE OF WHICH MUST BE MEDIUM. PROPOSED: (12) MEDIUM (7) SMALL (1) VAN See garage layout on Sheet A2.0																
			23.54.030.D1 DRIVEWAYS - RESIDENTIAL USES	<p>Except for driveways serving one single-family dwelling unit, driveways more than 100 feet in length that serve 30 or fewer parking spaces shall either:</p> <p>1) be a minimum of 16 feet wide, tapered over a 20 foot distance to a 10 foot opening at the lot line; or</p> <p>2) be a minimum of 10 feet wide and provide a passing area at least 20 feet wide and 20 feet long. The passing area shall begin 20 feet from the lot line, with an appropriate taper to meet the 10 foot opening at the lot line. If a taper is provided at the other end of the passing area, it shall have a minimum length of 20 feet.</p> <p>Driveway slope for all uses. No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent.</p> <p>The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag.</p>	See parking layout Sheet A2.0																
23.47A.013 & 23.47A.017 FLOOR AREA RATIO	5.5 x 21,613 SF (lot area) = 118,871.5 SF MAX.	See diagrams Sheet A1.3																			
23.47A.014 SETBACK REQUIREMENTS	None required.		23.54.030.F CURB CUTS	<p>Table B for 23.54.030 Street frontage 160' or less: 1 curb cut permitted</p> <p>Curb cut width. Curb cuts shall not exceed a maximum width of 10 feet except that:</p>	Curb cut is proposed to be 10' width. See Site Plan Sheet A1.1																
23.47A.016 LANDSCAPING & SCREENING STANDARDS	<p>Green Factor score of 0.3 or greater required.</p> <p>Street trees are required</p>	See Green Factor worksheet on Sheet L1 and Landscape Plan on Sheet L2. See sheet L1.																			
23.47A.022 LIGHT & GLARE STANDARDS	Exterior lighting shall be shielded and directed away from adjacent properties.	Exterior lighting shall be shielded and directed away from adjacent properties.																			
23.47A.024 AMENITY AREA	<p>5% of the total gross floor area of residential use is required.</p> <p>All units shall have access to at least one common or private amenity area.</p> <p>Amenity areas shall not be enclosed.</p> <p>Common amenity areas shall be at least 250 s.f. with a min. dimension of 10 feet.</p> <p>Private balconies and decks shall have a minimum area of 60 SF and no horizontal dimension less than 6 feet.</p>	See amenity area diagrams on Sheet A1.3	23.54.030.G SITE TRIANGLE	<p>For exit-only driveways and easements, and two way driveways and easements less than 22 feet wide, a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk, as depicted in Exhibit E for 23.54.030.</p> <p>When the driveway or easement is less than 10 feet from the lot line, the sight triangle may be provided as follows: The driveway or easement may begin 5 feet from the lot line, as depicted in Exhibit F for 23.54.030.</p>	See site triangle on Site Plan Sheet A1.1																
23.47A.032 PARKING LOCATION AND ACCESS	Access to parking NC zones If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut.	See Site Plan for garage entry Sheet A1.1	23.54.030 PEDESTRIAN ACCESS TO GARAGE	<p>Pedestrian access to garage. For new structures that include a garage, in a zone where flexible-use parking is permitted, at least one pedestrian access walkway or route shall be provided between a garage and a public right-of-way, which may be an alley, including a side-hinged door for pedestrian use. A fire exit door, or other access through lobbies, may serve this purpose if the access route and doors are accessible for ingress and egress by garage users.</p>	See pedestrian access door to garage, on Sheet A2.0																
23.47A.033 TRANSPORTATION CONCURRENCY LEVEL-OF-SERVICE STANDARDS	Proposed uses in NC zones or C zones shall meet the transportation concurrency level-of-service standards prescribed in Chapter 23.52.	See LU code notes for 23.52	23.54.040 SOLID WASTE & RECYCLING STORAGE	<p>Residential development, more than 100 dwelling units: 575 SF plus 4 SF for each additional unit above 100.</p> <p>Note: for residential uses that are not readily described as a discrete number of dwelling units, such as congregate residences, the Director shall determine the amount of storage space required.</p> <p>Non-residential development, 0-5000 SF: 82 SF required</p>	667 SF. Most of the proposed residential units are congregate sleeping units. Written review provided by Angela Wallis See Sheet A1.5																
23.53.006 PEDESTRIAN ACCESS AND CIRCULATION	Within urban centers and urban villages, if the existing sidewalks, curbs, curb ramps, and accessible crossings do not comply with the Right-of-Way Improvements Manual, they shall be brought into compliance when development is proposed that abuts any existing street in any zone.	A sidewalk and curbs will be provided that comply with the ROW Improvements Manual.																			
23.53.015 IMPROVEMENT REQUIREMENTS FOR EXISTING STREETS IN RESIDENTIAL AND COMMERCIAL ZONES	<p>Improvements to arterial streets (without existing curbs), arterials shall be improved according to the following requirements:</p> <p>1. If a street is designated as an arterial by the Seattle Department of Transportation, a paved roadway and pedestrian access and circulation as required by Section 23.53.006, drainage facilities, and any landscaping required by the zone in which the lot is located shall be provided in the portion of the street right-of-way abutting the lot, as specified in the Right-of-Way Improvements Manual.</p> <p>2. If necessary to accommodate the right-of-way and roadway widths specified in the Right-of-Way Improvements Manual, dedication of right-of-way is required. If an existing arterial street has less than the minimum right-of-way width established in subsection 23.53.015.A.6, dedication of additional right-of-way equal to half the difference between the current right-of-way width and the minimum right-of-way width established in subsection 23.53.015.A.6 is required.</p>	<p>Per the ROW Improvements Manual, the street is designated a Collector Arterial. The existing ROW is 60'. The required ROW is 62'</p> <p>We have shown the line of a 1' dedication on sheet A1.1.</p>																			