

# LAKE CITY MIXED USE.

14001 LAKE CITY WAY NE.

**ARCHITECT:**

DAVID VANDERVORT ARCHITECTS

CC: MARK WIERENGA

2000 FAIRVIEW AVE E, SUITE 103

SEATTLE, WA 98102

(206) 784-1614

**PROPERTY OWNER:**

LAKE CITY 007 LLC.

CC: ALICE WU / WEI MING YANG

PO BOX 463

ISSAQUAH, WA 98027

(425) 736-8710

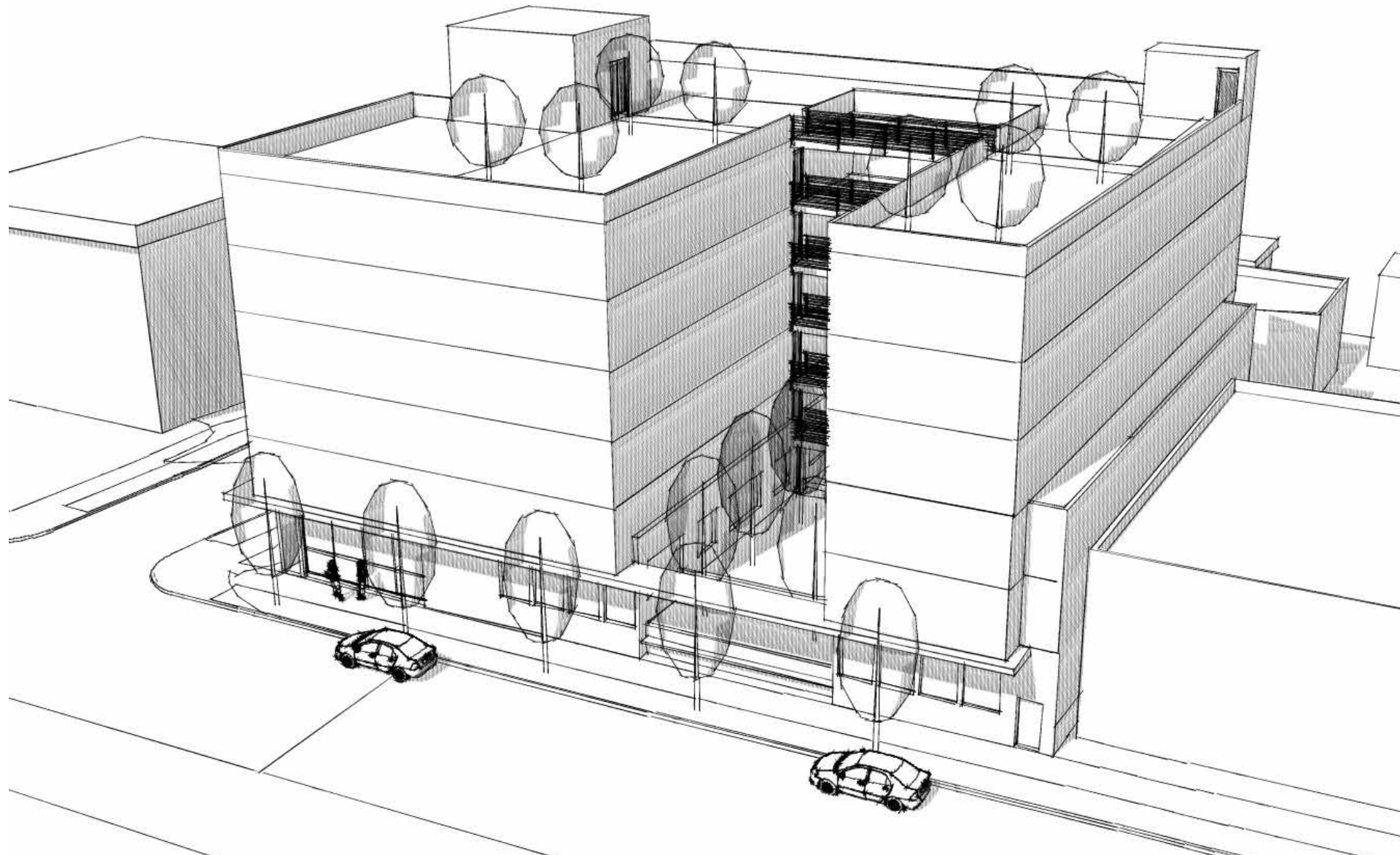


THIS PAGE INTENTIONALLY LEFT BLANK

<b>01.</b>	<b>PROJECT INFORMATION .....</b>	<b>5</b>
	PROJECT DESCRIPTION	5
<b>02.</b>	<b>SITE ANALYSIS .....</b>	<b>6</b>
	9-BLOCK STUDY	6
	VICINITY MAP	7
	PROPOSED SITE CONDITIONS - SITE PLAN	8
	EXISTING SITE CONDITIONS - SURVEY	9
	OPPORTUNITIES & CONSTRAINTS	10
	VIEWS FROM THE SITE	11
	BLOCK FACE STUDY	12
	NEARBY CONTEXT	16
	ZONING DATA	17
	SUN / SHADOW STUDY	18
<b>03.</b>	<b>DESIGN STANDARDS .....</b>	<b>20</b>
	DESIGN NARRATIVE	20
<b>04.</b>	<b>BUILDING DESIGN .....</b>	<b>22</b>
	OPTION 1 - NARRATIVE / PLANS	22
	OPTION 2 - NARRATIVE / PLANS	26
	OPTION 3 - NARRATIVE / PLANS	30
	OPIONS 1-3 COMPARISON	36
<b>05.</b>	<b>CODE DEPARTURES .....</b>	<b>37</b>
	PROPOSED PEDESTRIAN ENTRY ACCESS DEPARTURE	37
	<b>REFERENCE IMAGES / WORK SAMPLES .....</b>	<b>38</b>

THIS PAGE INTENTIONALLY LEFT BLANK

# 14001 LAKE CITY WAY NE. MIXED USE.



## PROJECT DESCRIPTION.

Our proposed apartment building is located at the northwest corner of Lake City Way NE and NE 140th Street. It is in the NC3-65 zone, and is not within any urban village or other zoning overlay area. There is no alley adjacent to this site. The property is a single lot, is roughly rectangular, and contains two fairly dilapidated structures, which will be demolished.

We propose to build (up to) 69 dwelling units with a ground level commercial space and underground parking for all of the dwelling units. It will feature a first-story garden courtyard facing Lake City Way and a shared roof deck amenity area. This building will be six stories above grade with two basement levels for parking. Access for parking will be taken from the lowest possible grade adjacent to the site, on 140th, close to the west boundary.

Our intent is to contribute much-needed market-rate housing at the north end of Seattle. The apartment dwellings will be a mix of one and two bedroom units, serving the needs of singles, couples and small families.

PROJECT #.	3029779-LU / 3032100-EG
LOT AREA.	13,270 SF
PROPOSED DWELLING TYPE.	APARTMENT MIX OF 1 & 2-BEDROOM UNITS
RESIDENTIAL UNIT #.	UP TO 69 UNITS
FLOOR AREAS (GROSS).	RESIDENTIAL: 54,080 SF COMMERCIAL: 1,020 SF GARAGE: 23,550 SF
FLOOR AREA (FAR).	ALLOWED: 13,270 X 4.75 = 63,032 SF PROPOSED: 56,263 SF
BUILDING HEIGHT.	63' PROPOSED (6 STORIES)
AUTO PARKING.	RESIDENTIAL: 1 PER DWELLING COMMERCIAL: NONE REQUIRED

**01.**  
PROJECT  
INFORMATION

**02.**  
SITE  
ANALYSIS

**03.**  
DESIGN  
STANDARDS

**04.**  
BUILDING  
DESIGN

**05.**  
CODE  
DEPARTURES

# 9-BLOCK STUDY. SURROUNDING COMMUNITY.

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES



# VICINITY MAP. LANDMARKS & TRANSPORTATION.

● BUS STOPS    ●●● BIKE FRIENDLY ROADS    ■ SITE    ●●●● BIKE TRAILS



1. ARRAY APARTMENTS



2. PROMENADE AT THE PARK



3. SHAG VICTORIA PARK



4. CLOCK TOWER APARTMENTS



5. SHORELINE HEALTH AND REHAB



VICINITY MAP.



6. LAKE CITY TOYOTA



7. GATEWAY PLACE NORTH



8. WALGREENS



9. LAKE CITY PICTURE FRAMING



10. FIRST STUDENT INC

01.  
PROJECT  
INFORMATION

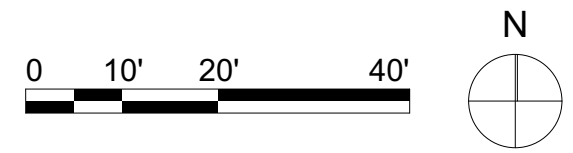
02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES

# PROPOSED SITE CONDITIONS. SITE PLAN.



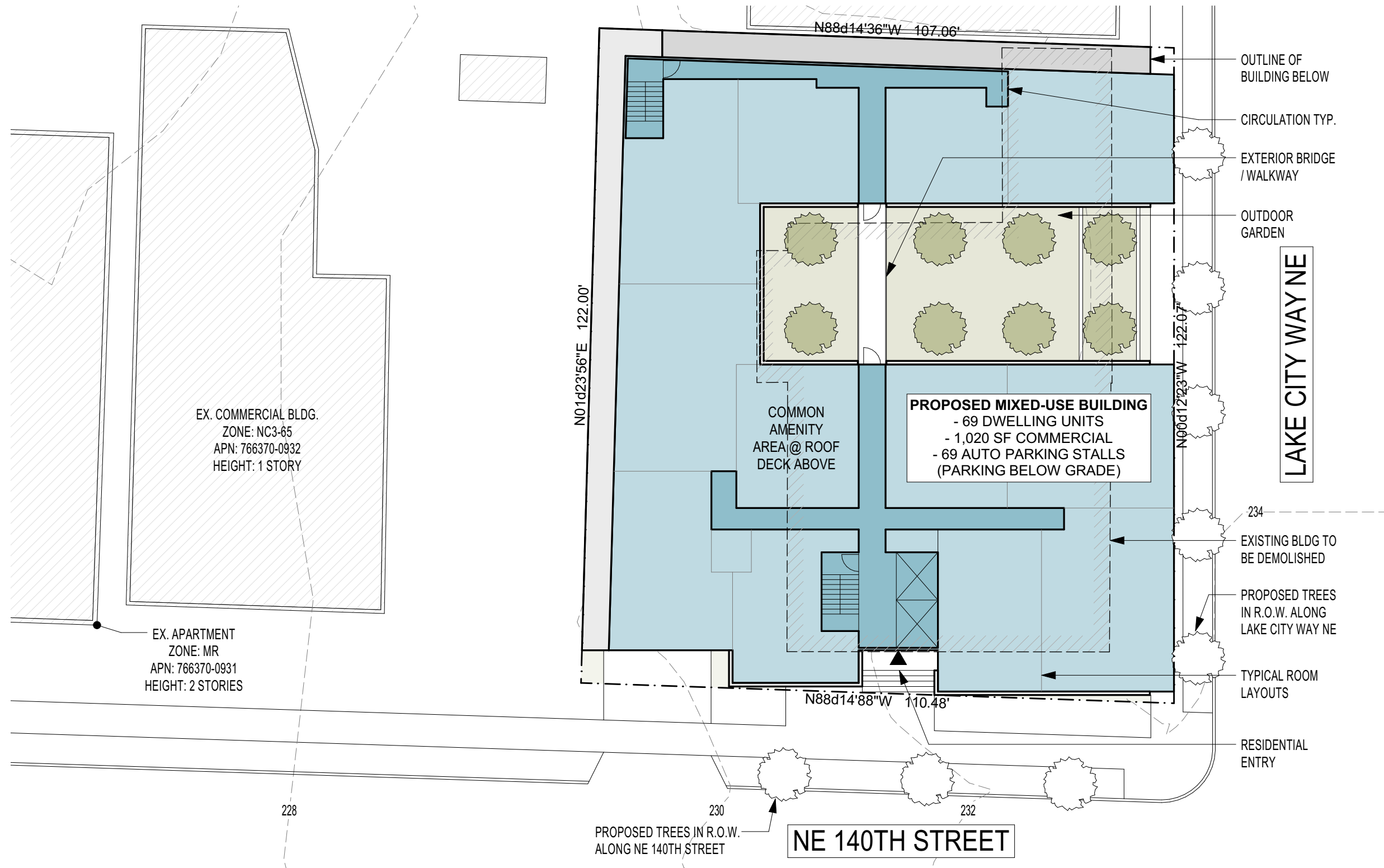
01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

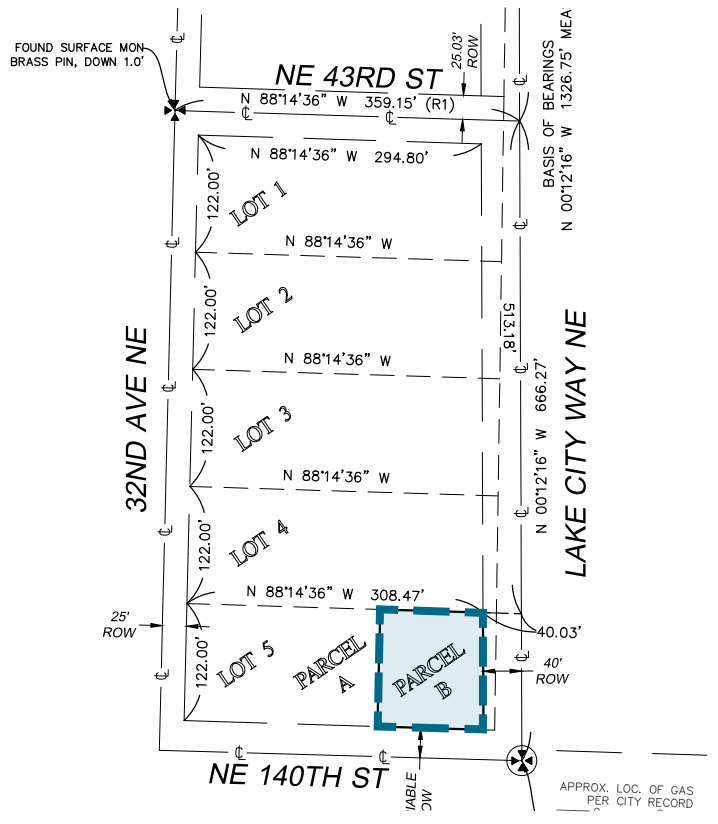
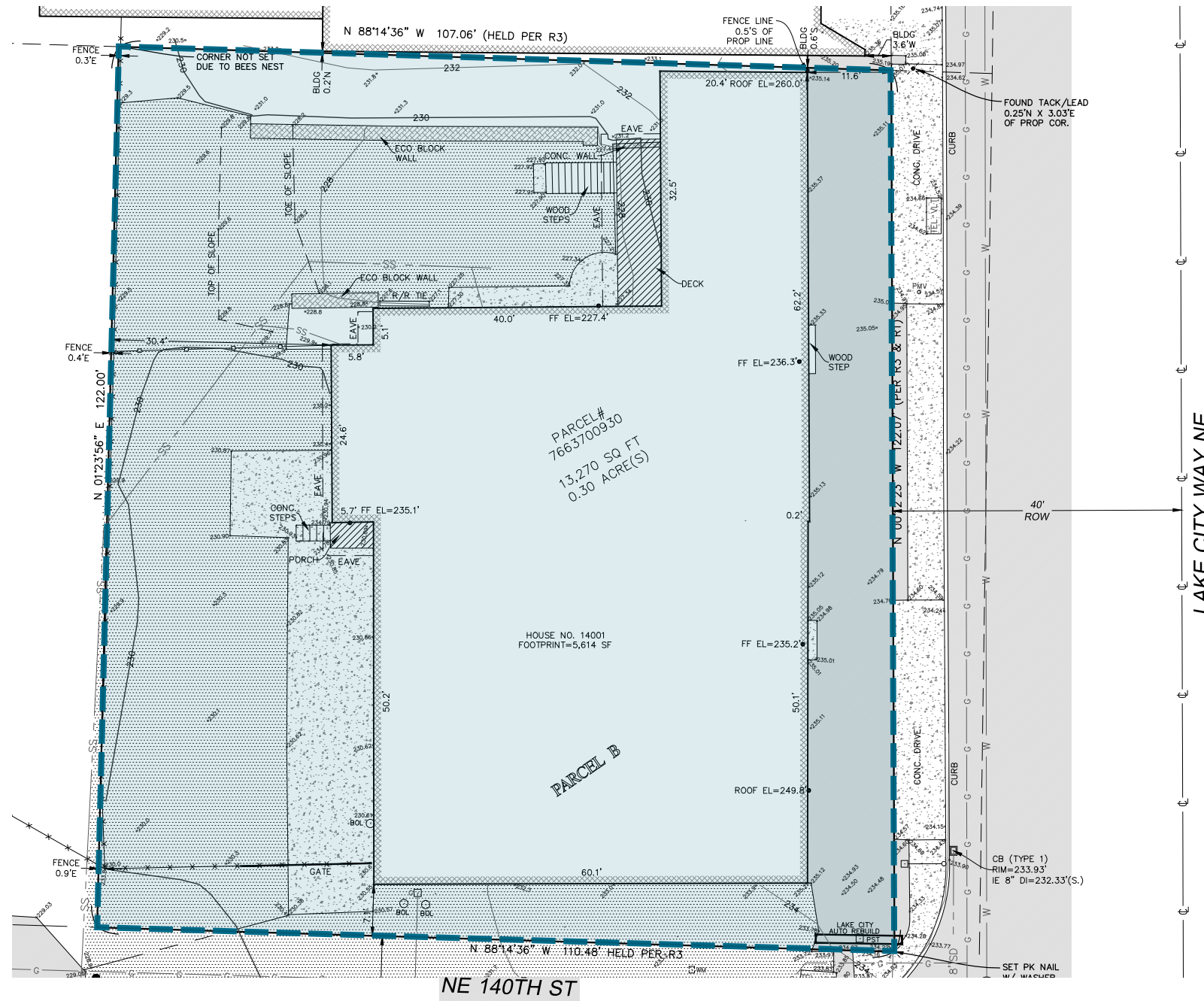
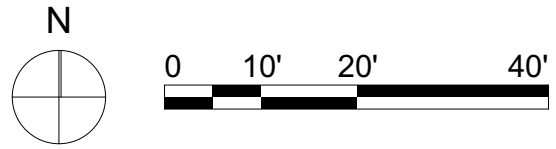
04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES





# EXISTING SITE CONDITIONS. SURVEY.



LEGEND	
	ASPHALT SURFACE
	BOLLARD
	BUILDING
	CENTERLINE ROW
	CONCRETE SURFACE
	RETAINING WALL
	DECK
	FENCE LINE (CHAIN LINK)
	FENCE LINE (WOOD)
	GAS METER
	GRAVEL SURFACE
	LIGHT POLE
	NAIL AS NOTED
	WATER METER
	WATER VALVE
	POST
	POWER HAND HOLE
	REBAR & CAP (SET)
	SEWER LINE
	SEWER MANHOLE
	SIGN (AS NOTED)
	INLET (TYPE 1)
	STORM MANHOLE
	STORM DRAIN LINE
	TELEPHONE VAULT
	WATER GATE VALVE
	WATER LINE
	FIBER OPTIC VAULT ACCESS
	ELECTRICAL VENT
	MONUMENT IN CASE (FOUND)
	MONUMENT (SURFACE, FOUND)

**LEGAL DESCRIPTION**

(PER SPECIAL WARRANTY DEED RECORDING# 20121211001809)

PARCEL B, CITY OF SEATTLE SHORT PLAT NUMBER 80-052, RECORDED UNDER RECORDING NUMBER 8007010838, IN KING COUNTY, WASHINGTON.

- 01. PROJECT INFORMATION
- 02. SITE ANALYSIS
- 03. DESIGN STANDARDS
- 04. BUILDING DESIGN
- 05. CODE DEPARTURES

# OPPORTUNITIES & CONSTRAINTS.

## IMMEDIATE AREA MAP.

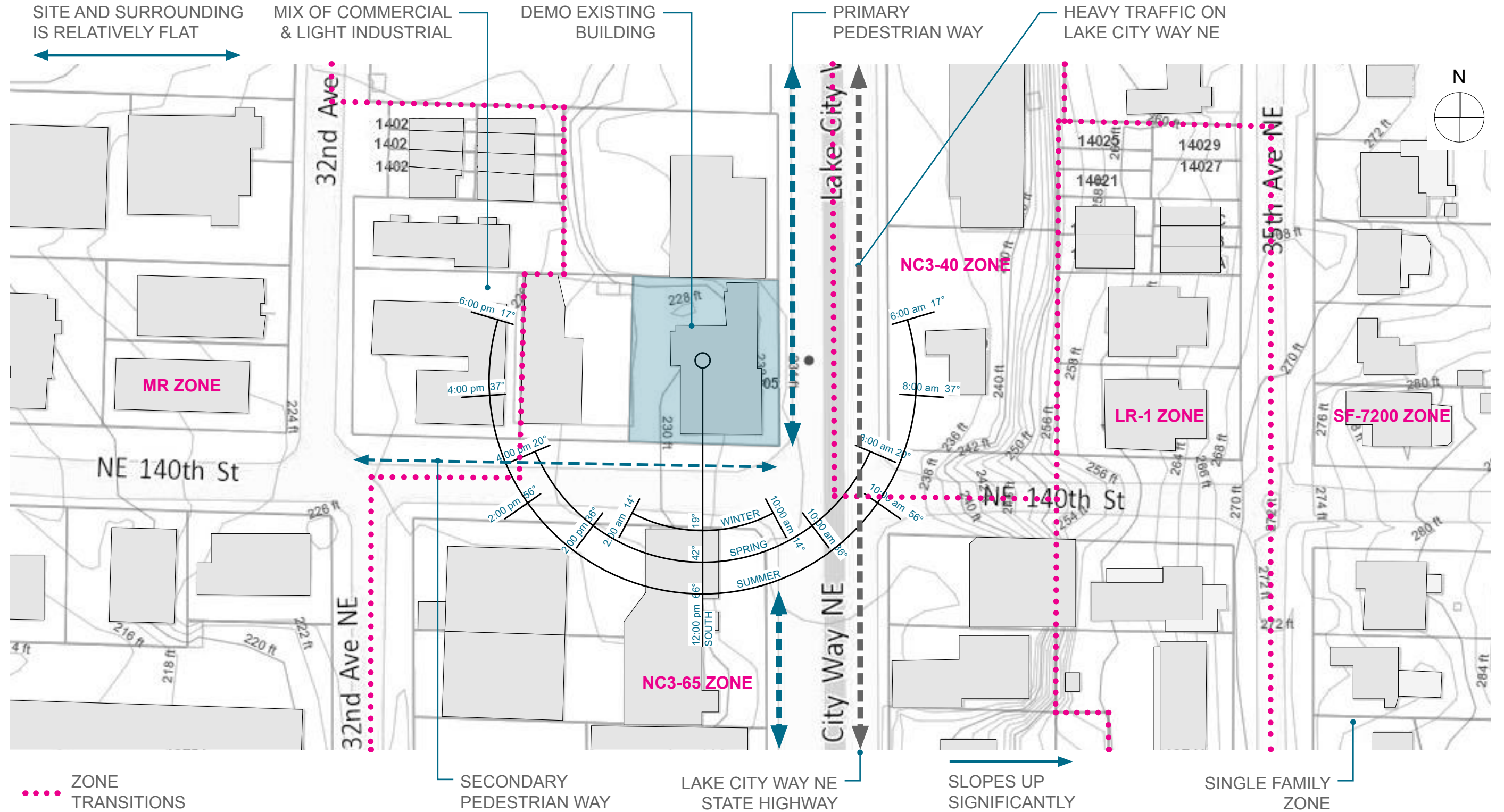
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES



# VIEWS FROM THE SITE. SITE PHOTOS



1. LOOKING NW FROM SOUTH



2. LOOKING N FROM ONSITE



3. LOOKING E FROM ONSITE



4. LOOKING W FROM ONSITE



5. LOOKING SE FROM ONSITE

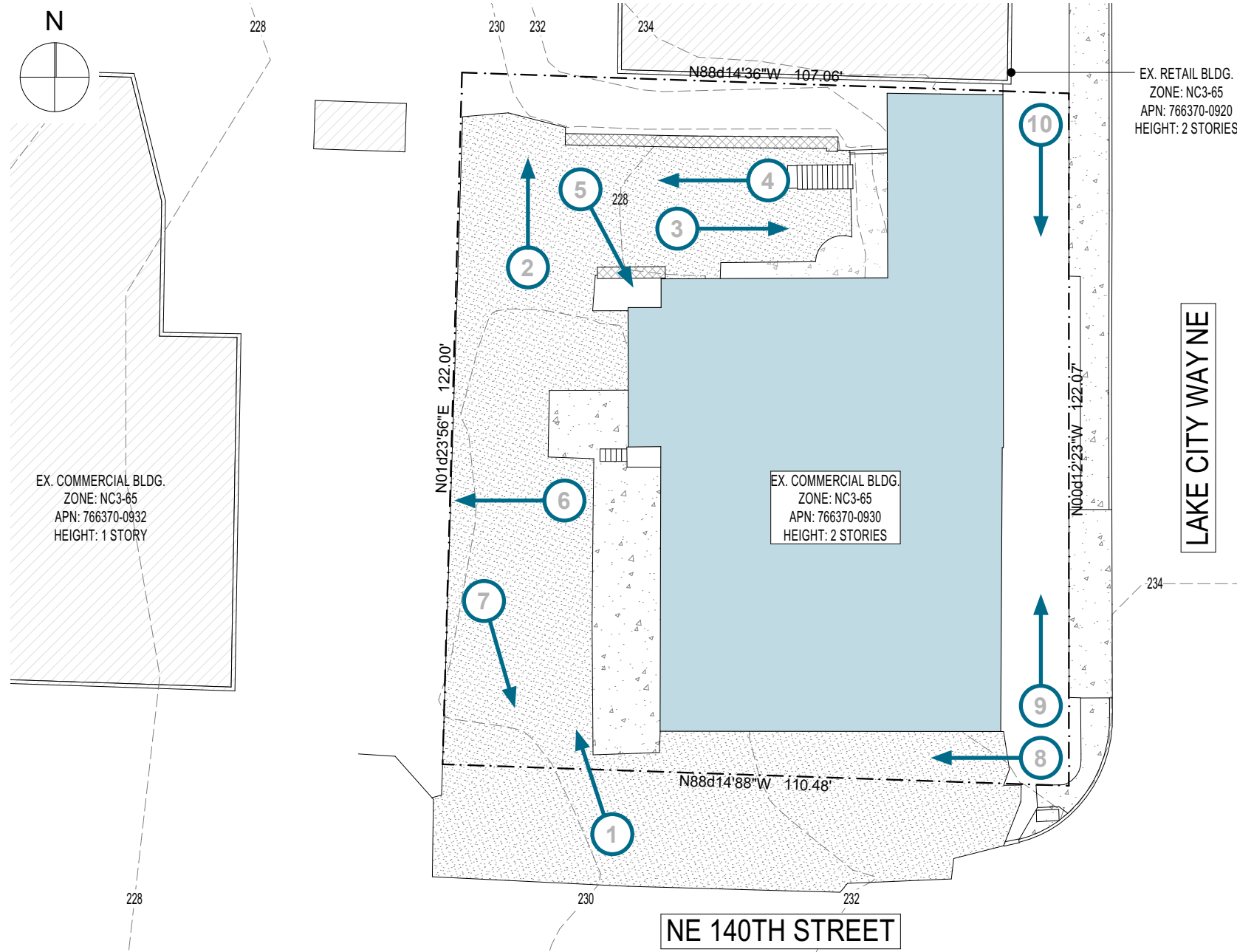


PHOTO KEY PLAN.



6. LOOKING W FROM ONSITE



7. LOOKING SE FROM ONSITE



8. LOOKING W ALONG S PROP LINE



9. LOOKING N ALONG E PROP LINE



10. LOOKING S ALONG E PROP LINE

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES

# BLOCK FACE STUDY. LAKE CITY WAY NE.

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS



03.  
DESIGN  
STANDARDS

## VIEW FROM LAKE CITY WAY NE. LOOKING EAST

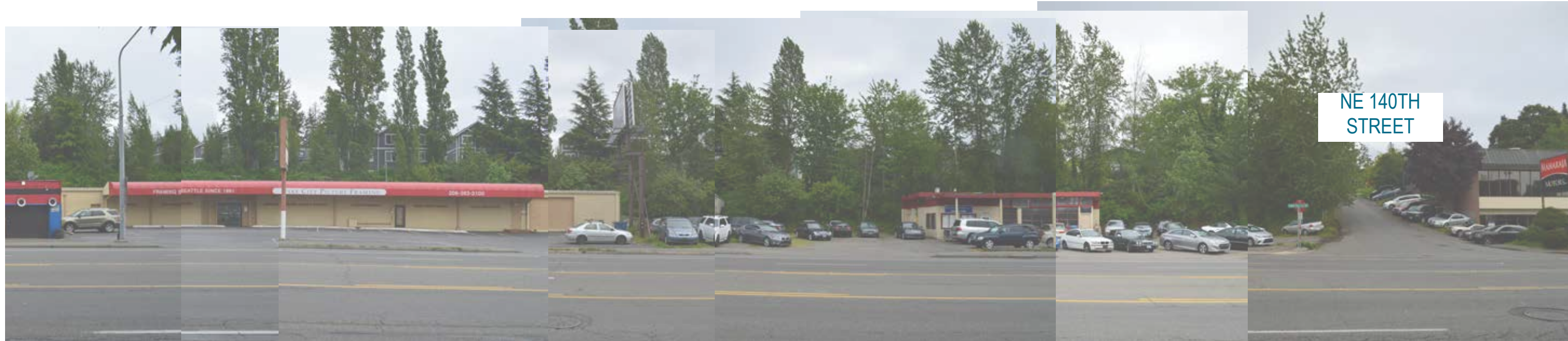
04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES



## VIEW FROM LAKE CITY WAY NE. LOOKING WEST

**BLOCK FACE STUDY.**  
LAKE CITY WAY NE.



01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

**VIEW FROM LAKE CITY WAY NE. LOOKING EAST**

03.  
DESIGN  
STANDARDS



04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES

**VIEW FROM LAKE CITY WAY NE. LOOKING WEST**

# BLOCK FACE STUDY. NE 140TH STREET.

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

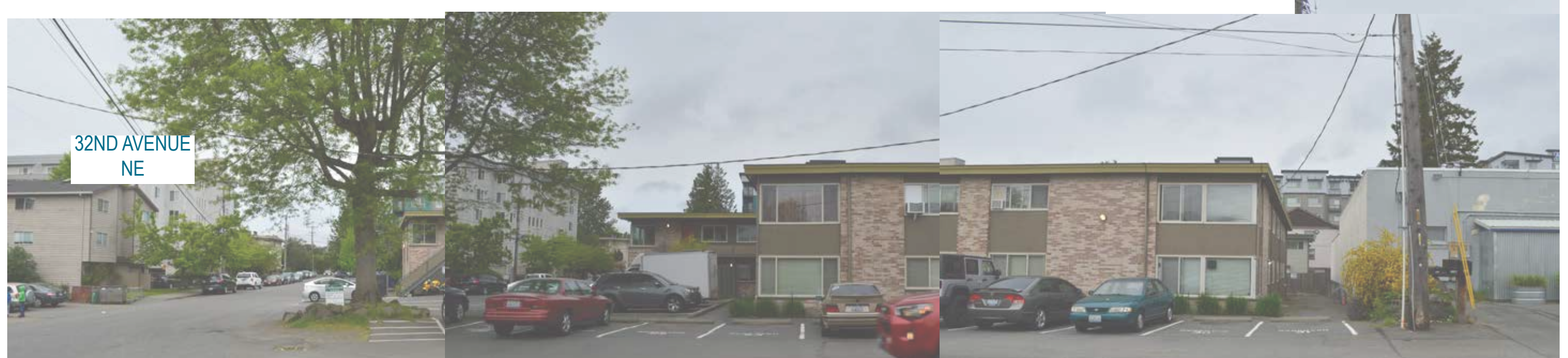


03.  
DESIGN  
STANDARDS

## VIEW FROM NE 140TH STREET. LOOKING SOUTH

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES



## VIEW FROM NE 140TH STREET. LOOKING NORTH

# BLOCK FACE STUDY. NE 140TH STREET.



VIEW FROM NE 140TH STREET. LOOKING SOUTH

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS



VIEW FROM NE 140TH STREET. LOOKING NORTH

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES

# BLOCK FACE STUDY. NEARBY CONTEXT IMAGES.

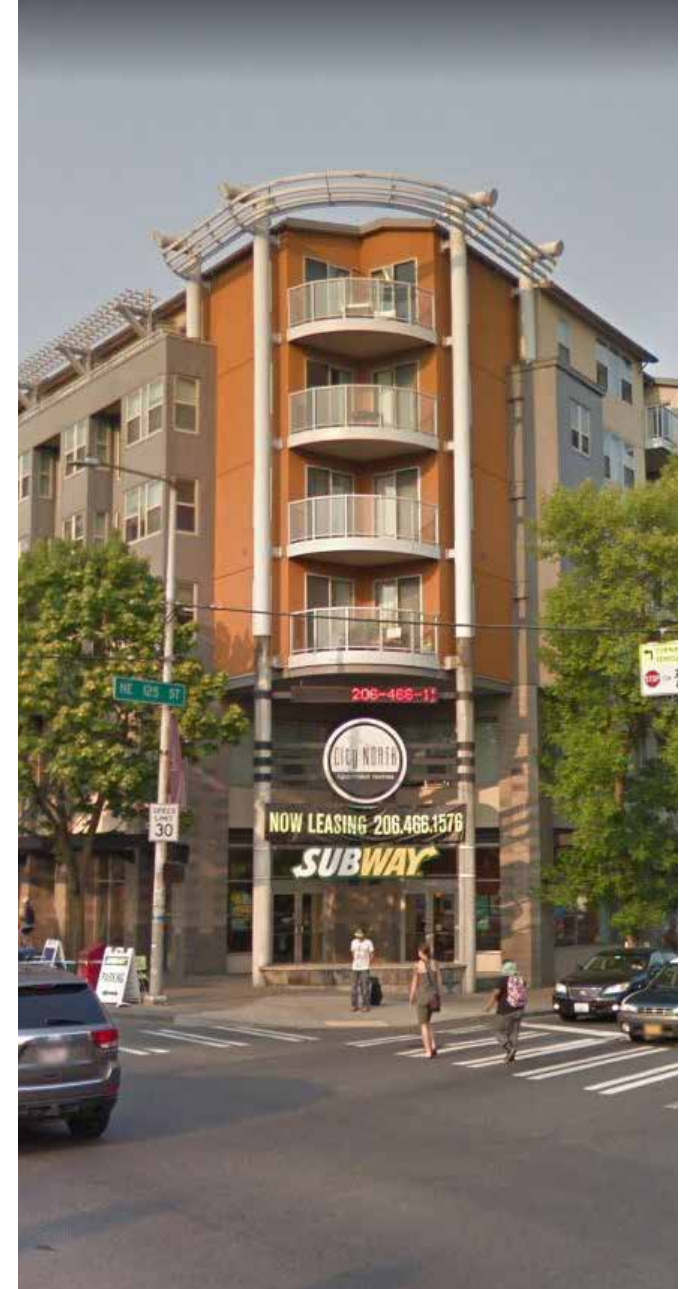
01.  
PROJECT  
INFORMATION



02.  
SITE  
ANALYSIS



03.  
DESIGN  
STANDARDS



04.  
BUILDING  
DESIGN

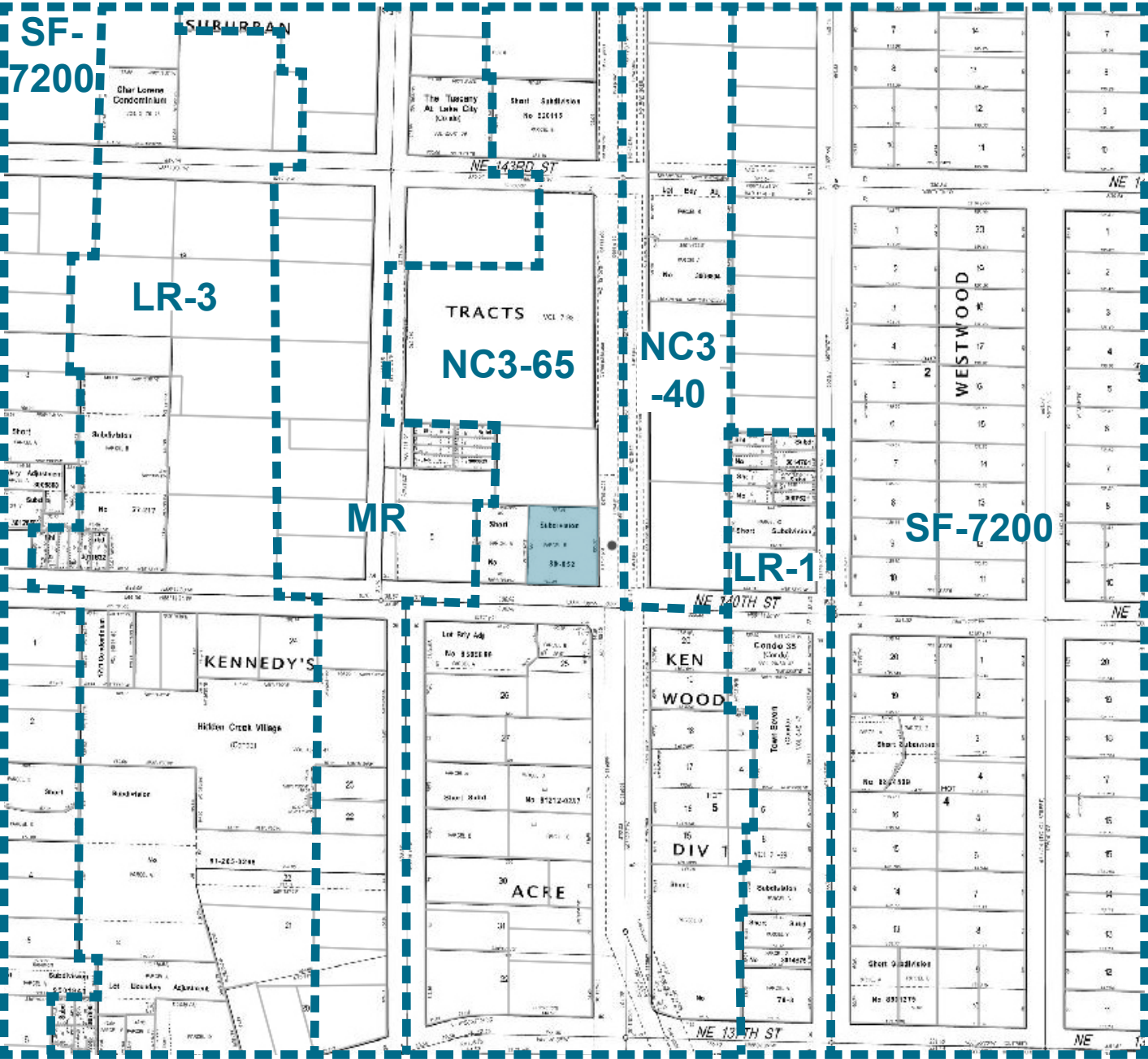


05.  
CODE  
DEPARTURES





**CODE RESEARCH.**  
**ZONING DATA.**



Lot Area:	13,270 SF
Zoning:	NC3-65
ECA:	SALMON WATERSHED
Commercial Use:	1,020 SF OF PROPOSED STREET LEVEL RETAIL
Residential Use:	UP TO 69 DWELLING UNITS
FAR:	4.75 FOR ALL USES ON SITE; 4.25 FOR ANY SINGLE USE PER TABLE A 23.47A.0B
HEIGHT:	65' PER 23.47A.012
SETBACKS:	NONE PER 23.47A.014
PARKING:	RESIDENTIAL: 1 SPACE REQUIRED PER DWELLING UNIT COMMERCIAL: 0 SPACES REQUIRED
	COMMERCIAL USE LESS THAN 1,500 SF PER 23.54.015.D.1
BICYCLE PARKING:	1 SPACE PER 4 DWELLINGS PER TABLE D 23.54.015
AMENITY AREA:	5% OF GROSS RESIDENTIAL FLOOR AREA PER 23.47A.024
GREEN FACTOR:	A GREEN FACTOR SCORE OF 0.3 IS REQUIRED FOR THIS SITE PER 23.47A.016.A.2

**01.**  
PROJECT  
INFORMATION

**02.**  
SITE  
ANALYSIS

**03.**  
DESIGN  
STANDARDS

**04.**  
BUILDING  
DESIGN

**05.**  
CODE  
DEPARTURES

# SUN / SHADOW STUDY.

## IMPACTS ON SURROUNDINGS.

01.  
PROJECT  
INFORMATION

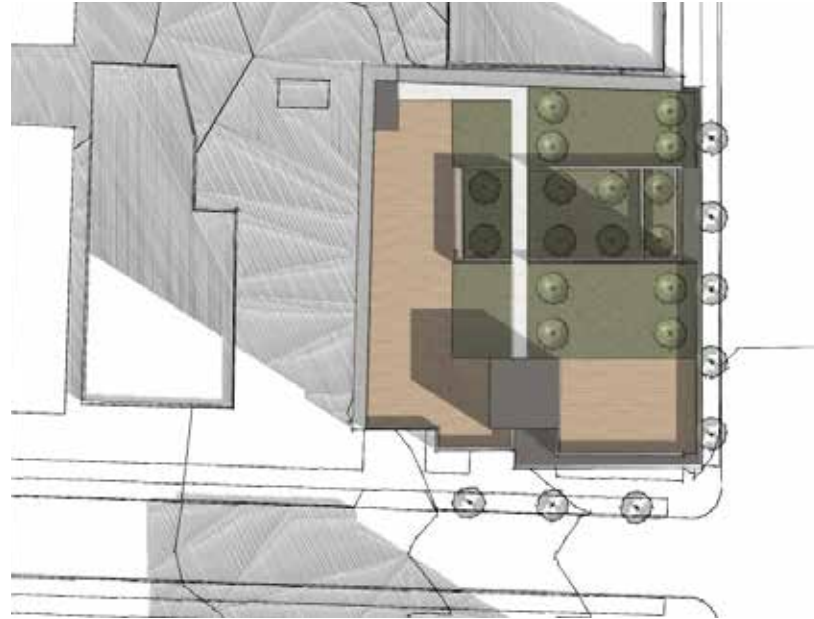
02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

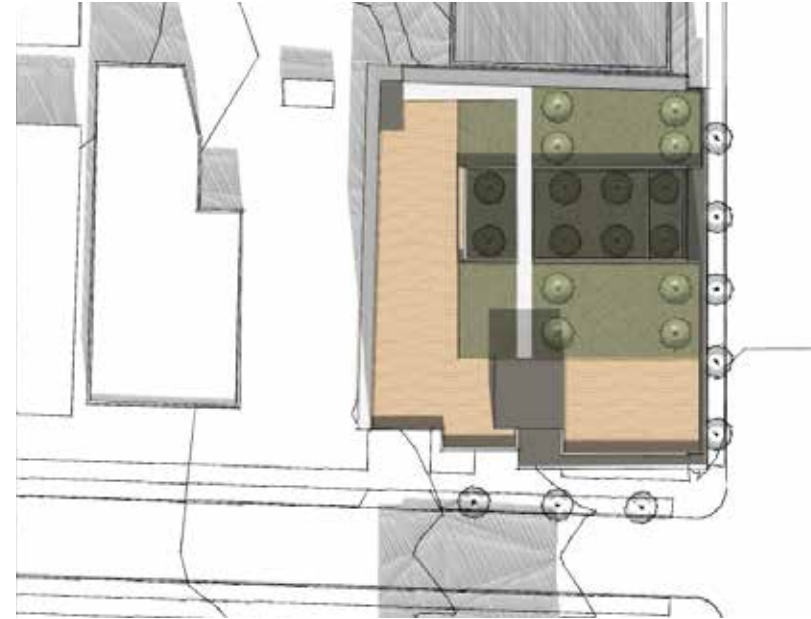
04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES

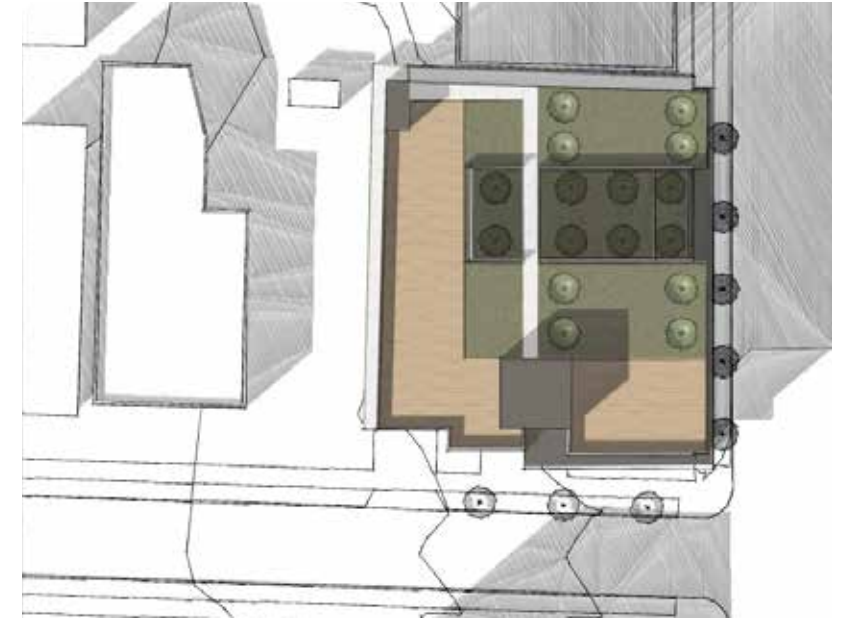
MARCH 21ST. 9:00 AM



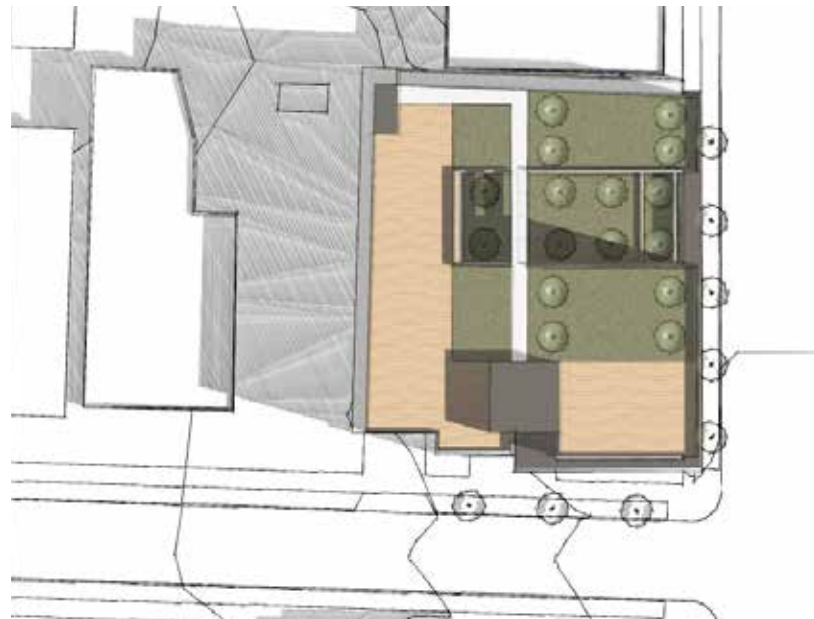
MARCH 21ST. NOON



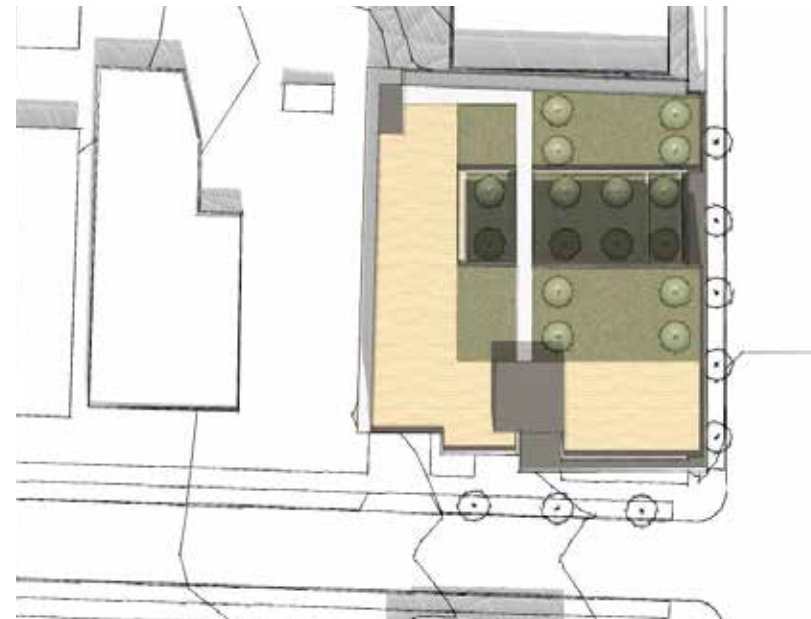
MARCH 21ST. 3:00 PM



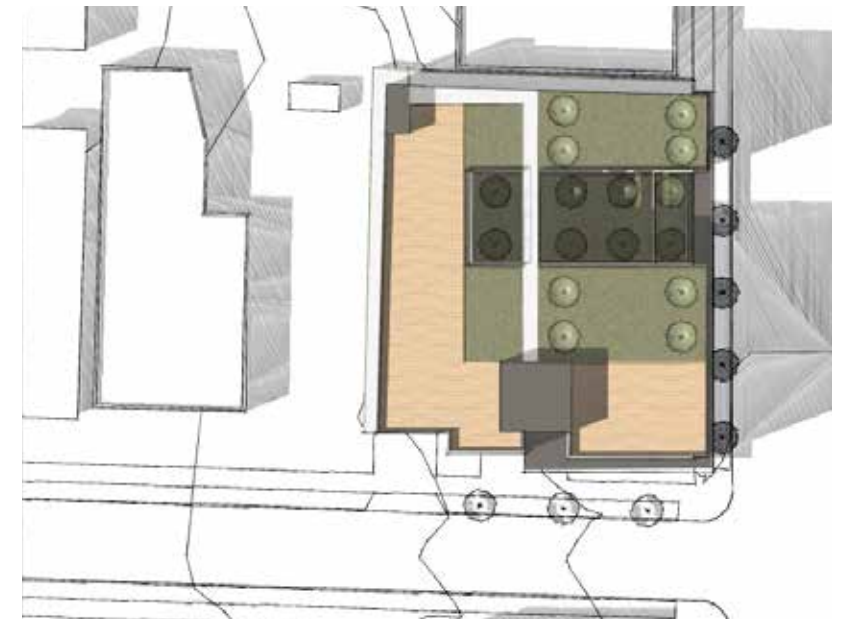
JUNE 21ST. 9:00 AM



JUNE 21ST. NOON



JUNE 21ST. 3:00 PM



# SUN / SHADOW STUDY. IMPACTS ON SURROUNDINGS.

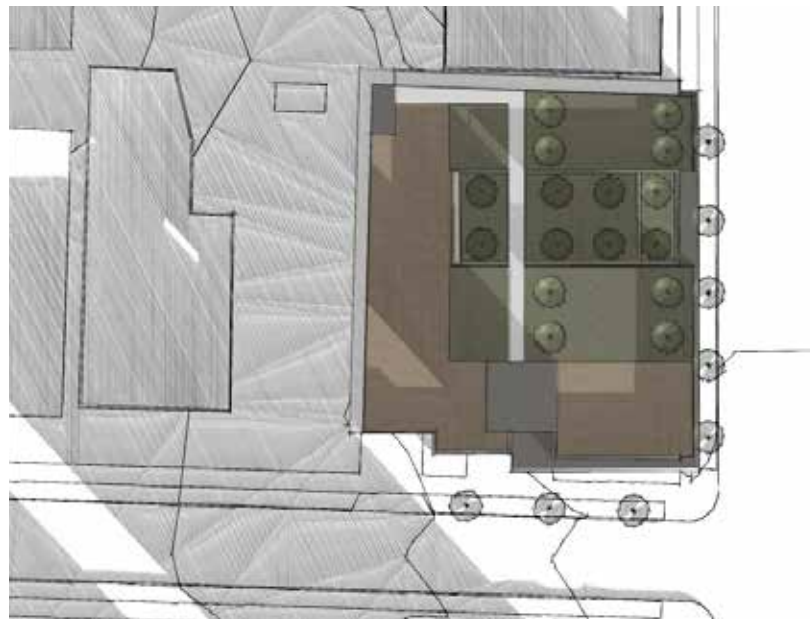
01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

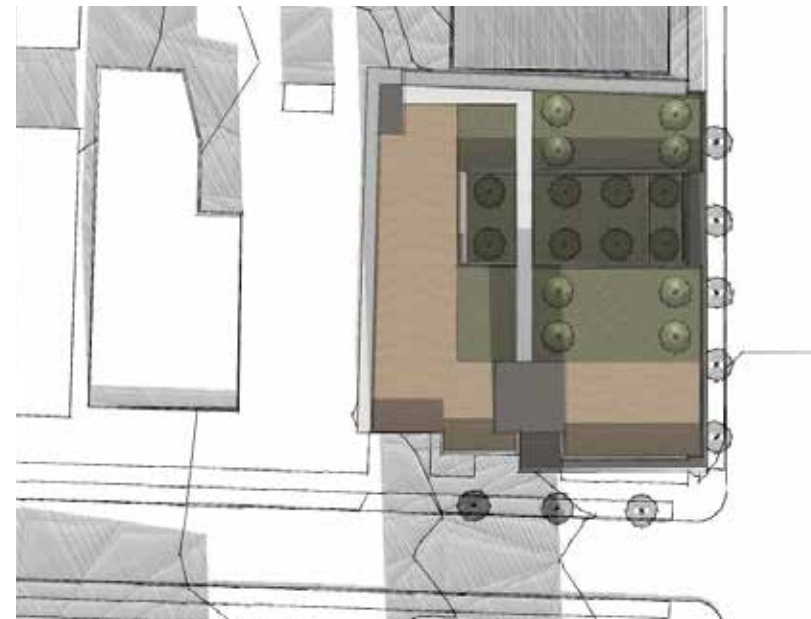
03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

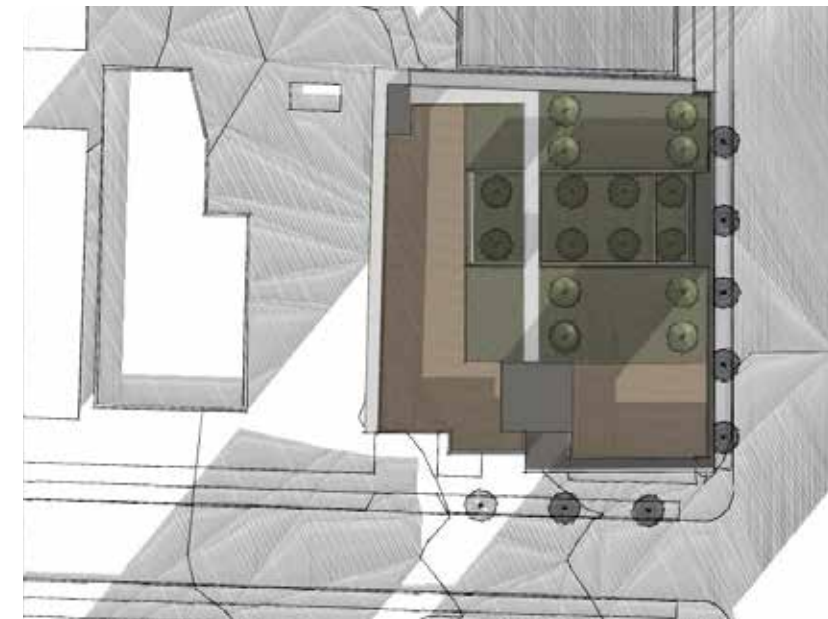
05.  
CODE  
DEPARTURES



DECEMBER 21ST. 9:00 AM



DECEMBER 21ST. NOON



DECEMBER 21ST. 3:00 PM

# DESIGN STANDARDS.

## DESIGN NARRATIVE.

### 01. PROJECT INFORMATION

#### CS1: Natural Systems and Site Features

##### B. Sunlight and Natural Ventilation

###### B.1: Sun and Wind:

By Dividing the form into two blocks oriented east/west, more of the dwelling units will have access to sunlight (direct and reflected), as well as natural ventilation.

#### CS2: Urban Pattern & Form

##### B. Adjacent Sites, Streets and Open Space

###### B.2 Connection to Street

This project connects to the streets in three main ways. First, by placing the commercial space at the corner, the intent of the Neighborhood Commercial is reinforced. A small business or service can be provided at a very well trafficked location in the city. Second, by orienting the residential entry toward 140th, the connection to existing and future residential development to the west is prioritized. Third, by creating a courtyard along LCW, visual relief and green space will be provided along this busy thoroughfare. Both LCW and 140th will be improved with planting strips and new sidewalks.

### 02. SITE ANALYSIS

### 03. DESIGN STANDARDS

#### C. Relationship to the Block

##### B.2 Corner sites

This building forms the south end of the (effective) block between NE 140th and NE 143rd Streets. The north half of this block is occupied by the Array Apartments, which is a large six-story apartment/mixed use building. Our intent is to design a building that forms a bookend to this existing pattern. We propose to build out to the corner and create a strong edge that can be continued to the south with future development in the same zone. We also intend to create a street-facing courtyard that will both provide visual relief and insert some green space into the street frontage along LCW.

### 04. BUILDING DESIGN

#### D. Height, Bulk & Scale

##### D.5 Respect for Adjacent Sites

Our decision to orient units around a forward-facing courtyard along LCW means that we will not be negatively impacting privacy on the surrounding sites to the north and the west.

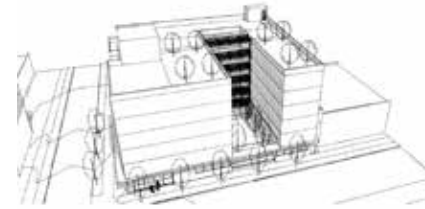
### 05. CODE DEPARTURES

#### CS3: Architectural Context and Character

##### A. Emphasizing Positive Neighborhood Attributes

###### A.4: Evolving Neighborhoods

Much of this portion of Lake City is comprised of older buildings and lots that are ready for redevelopment. Intermixed within this are several new projects that have taken advantage of the existing mixed use zoning and that set an example for future development. Our intent is to introduce a more contemporary/industrial aesthetic through the use of urban materials such as concrete masonry, metal cladding and a more urban color palette.



#### PL1: Connectivity

##### C. Outdoor Uses and Activities

###### C.3 Year-Round Activity

We are proposing two main amenity areas for this project: A first-story courtyard garden and a rooftop activity deck. The courtyard garden is intended to be a landscape amenity that will provide a visually calming foreground for occupants to enjoy year-round, planted out with vegetation that does well in shade and partial sun. The rooftop activity deck will be provided with shared amenities such as a grilling area, trees, benches, moveable tables and seating, lighting, and some areas of weather protection.

#### PL2: Walkability

##### A. Accessibility

###### A.1 Access for all

The building's main residential entry will be configured such that all occupants will be able to use it equally. We are resolving existing grade differences with ramps and/or elevators as needed to make the entry both welcoming and fully accessible.

##### B. Safety and Security

###### B.1 Eyes on the Street, B.2 Lighting for Safety & B.3 Street level transparency

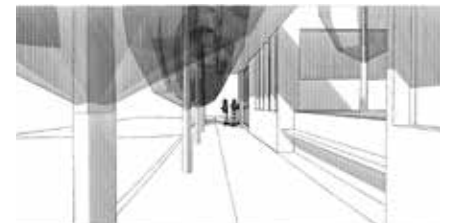
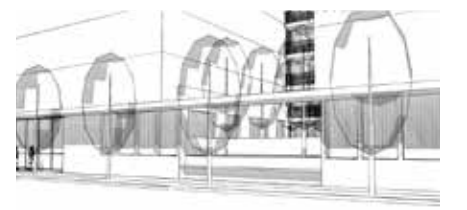
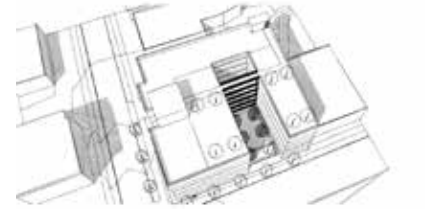
Our intent with this design is to elevate the ground level dwellings so that they have visual access to the outside without compromising privacy by allowing easy views inside. By elevating the first floor dwellings 4' above grade, this can be accomplished successfully. Dwellings that are above the first floor will have good visual connection to the street due to our proposed arrangement of orienting the courtyard to the front of the building. Fully adequate lighting will be provided along LCW in our proposed street-level canopy and at the residential entry (on 140th). Lighting will be provided in the courtyard and roof deck as needed to provide security and appropriate use levels. Street-level transparency must be carefully handled on this project. Transparency at the commercial space and the building entry is critical and will be very open. However, as mentioned above, transparency from first-level dwellings and the courtyard must be carefully controlled in order to provide safety and security for the building's occupants.

#### PL2: Walkability

##### C. Weather Protection

###### C.1 Locations and Coverage

The sidewalk for LCW will be partially built on our site. This allows for the upper stories of the building to overhang the sidewalk, creating a fully covered walkway along Lake City Way. This protection, in conjunction with the new planting strip, will make the pedestrian experience along this section of road much improved, and more pleasant to use.





**PL3: Street-Level Interaction**

**A. Entries**

**A.1 Entry types**

This project will have two primary entrance types: Entries for the commercial space at the corner of 140th and LCW, and the shared residential entry along 140th. The commercial space will have its primary entry facing Lake City, and will be provided with overhead weather protection that is integrated with the entire frontage of the building. The shared residential entry will be a slot between two primary building volumes. This lobby will be very transparent and will have a corridor that extends into the building and through the exterior courtyard.



**A.2 Ensemble of Elements**

The shared residential entry will be comprised of entry steps from 140th (and ramp from LCW), foreground landscaping, recessed entryway, glass doors with transom windows leading into lobby, and overhead canopy weather protection.

**B. Residential Edges**

**B.2 Ground Level Residential**

There are (up to) nine residential units proposed on the first floor. Most of these dwellings relate to front-facing courtyard, but some are along the sidewalk at the LCW street frontage. Our proposal provides security for these dwellings by raising them above the sidewalk by 4' (or more), and by recessing the windows in a masonry wall along the street frontage.

**DC1: Project Uses and Activities**

**B. Vehicular Access and Circulation**

**B.1 Access Location and Design**

Vehicle access for this project is located at the south west corner of the site, from NE 140th St. This separates the vehicle access from the busy intersection of LCW and 140th, and provides access at the lowest elevation possible at the site. By accessing the site at its lowest point, getting to the basement from street level is made much easier. This removes the car from potential conflicts with pedestrian access points. Pavement textures and subtle separation barriers will be included at the next step of design development.



**C. Parking and Service Uses**

**C.1 Below grade parking and C.4 Service Uses**

We are proposing two levels of below grade parking at this site. This will remove the car from the street level development at all locations except where required for access and service. Service uses (waste storage and access) are located next to the parking access and will be able to share the driveway curb cut. Waste storage will be fully separate from the building entry and will be completely enclosed (and therefor fully screened).



**DC2: Architectural Concept**

**A. Massing**

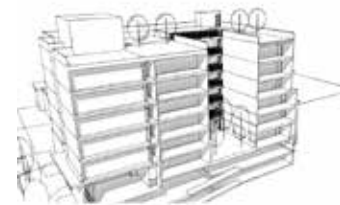
**A.2 Reducing Perceived Mass:**

The front facing courtyard does a good job of breaking the mass of the building down into two smaller masses with a gap between. Access bridges will span the courtyard at all levels connecting the two masses. These bridges will create visual depth and character and will make the courtyard more engaging to occupants and visitors.

**D. Scale and Texture**

**D.1 Human Scale**

Several elements and design moves scale down the building to help make its larger mass more relatable to pedestrians: The ground floor will be provided with a canopy and overhang that help to make the sidewalk more protected and intimate. The front facing courtyard provides a slot that can be viewed from the street, breaking down the building into smaller, more relatable elements. The building entry is large enough to be identified as the main entry, but small enough to be scale appropriate for human interaction.



**DC3: Open Space Concept**

**A. Building – Open Space Relationship**

**A.1 Interior / Exterior Fit**

Our preferred scheme depends on the success of a very integrated indoor/outdoor relationship. The courtyard is intended as a landscaped feature that can be directly enjoyed from nearly all dwelling units. The circulation path between the two blocks of the building circulate through or above this well-landscaped space. The roof deck will create a space for access to sun and air, and will be perfect for shared gatherings and some more secluded uses as well.

**DC4: Exterior Elements & Materials**

**A. Building Materials**

**A.1 Exterior Finish Materials**

Our plan is to provide a variety of materials and textures throughout the project to help delineate areas such as the entry and to further define the massing concept. Materials will be evaluated for durability, color, scale and texture. Our initial thoughts are to use materials such as concrete masonry, cast concrete, metal cladding and some fiber cement cladding.

**D. Trees, Landscape and Hardscape Materials**

**D.1 Choice of Plant Materials**

Given that the courtyard and roof deck are so important in the design of this project, plant choices will be critical to the success of the project. While the courtyard will have some access to sunlight and air, it will be fairly shady for a lot of the year. Thus, selecting shade tolerant plantings will be important at this location. The roof deck will have much more exposure to the elements, and planting choices must carefully match this criteria.

**01.**  
PROJECT  
INFORMATION

**02.**  
SITE  
ANALYSIS

**03.**  
DESIGN  
STANDARDS

**04.**  
BUILDING  
DESIGN

**05.**  
CODE  
DEPARTURES

# OPTION 1.

## DESIGN NARRATIVE / RENDERING.

### 01. PROJECT INFORMATION

#### CENTRAL COURTYARD DESIGN *(Code Complying Design):*

In this option, dwelling units are organized immediately against both the Lake City Way and NE 140th street frontages. Dwellings behind these front units are organized around a central courtyard. Access for the residential is taken off of Lake City Way and a commercial space is located at the corner of LCW and NE 140th Street. With this scheme, we are proposing eight ground floor dwellings, raised above the sidewalk by about four feet. The commercial space is at the street level. Auto/bicycle parking and waste storage functions all take access from NE 140th.

### 02. SITE ANALYSIS

#### POSITIVES:

- Complies with Land Use Code
- Organizing dwelling around central courtyard will protect dwellings from any negative privacy/light access issues due to future adjacent development

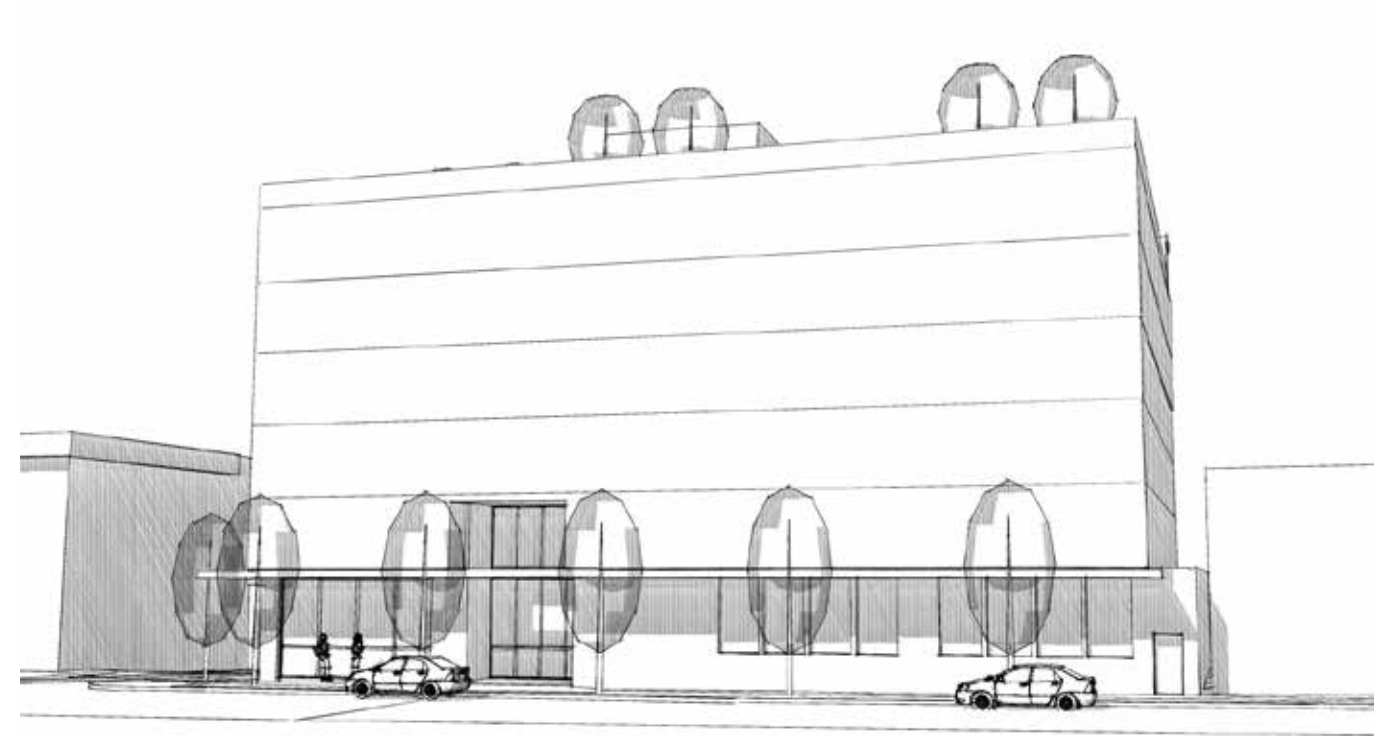
### 03. DESIGN STANDARDS

#### NEGATIVES:

- LCW is very busy; taking access from this street means that the entry will be subject to noise/air pollution related to the highway.
- The form is bulky against LCW.
- Privacy between dwelling units must be carefully controlled
- Excessive circulation space required to make this scheme work.

### 04. BUILDING DESIGN

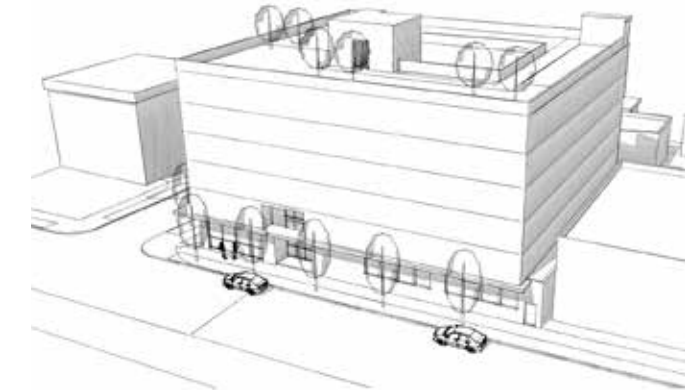
### 05. CODE DEPARTURES



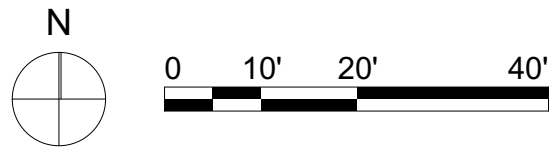
VIEW FROM LAKE CITY WAY NE LOOKING WEST.



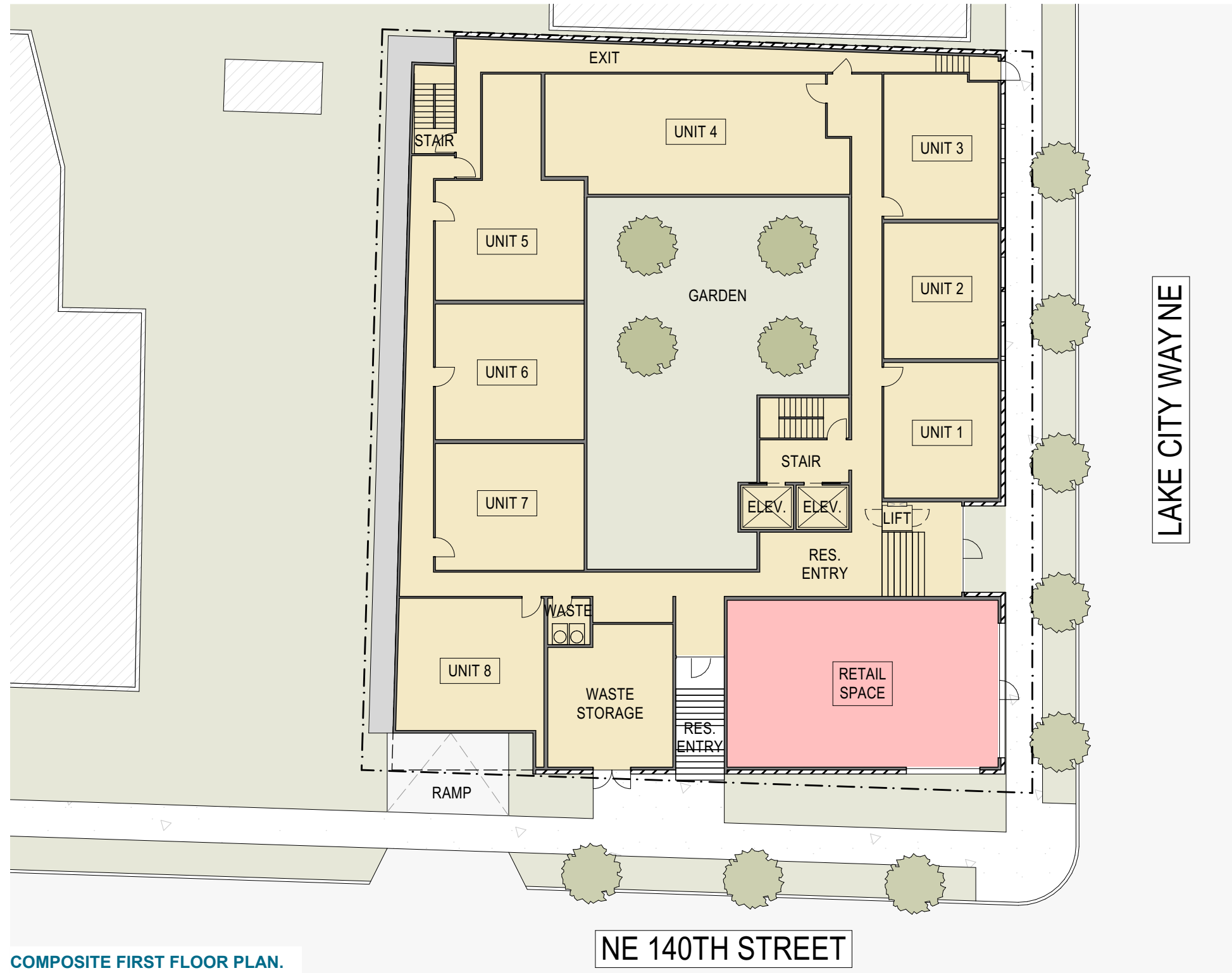
VIEW FROM LAKE CITY WAY NE LOOKING NW.



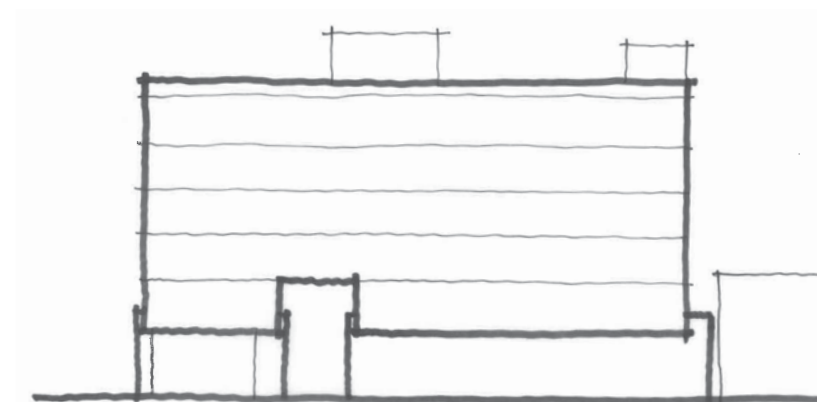
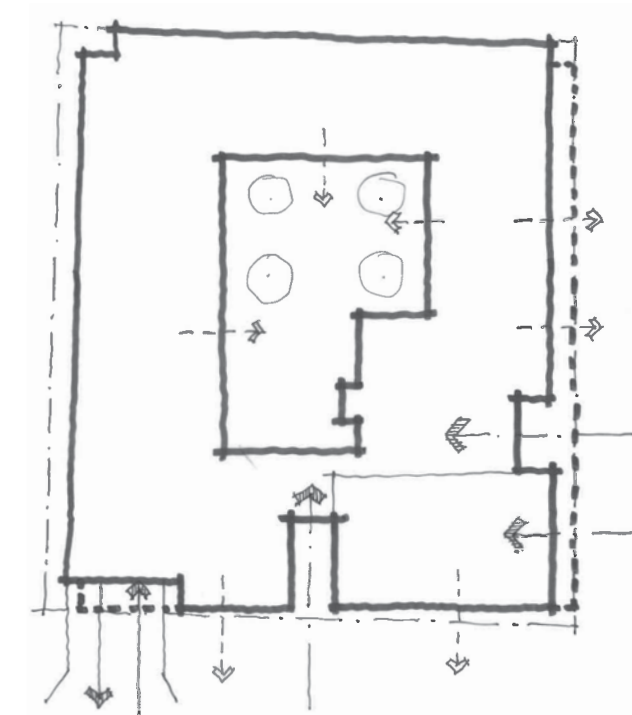
AERIAL FROM LAKE CITY WAY NE LOOKING SW.



# OPTION 1. FLOOR PLANS.



COMPOSITE FIRST FLOOR PLAN.



PLAN / ELEVATION DIAGRAMS

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES

# OPTION 1. FLOOR PLANS.



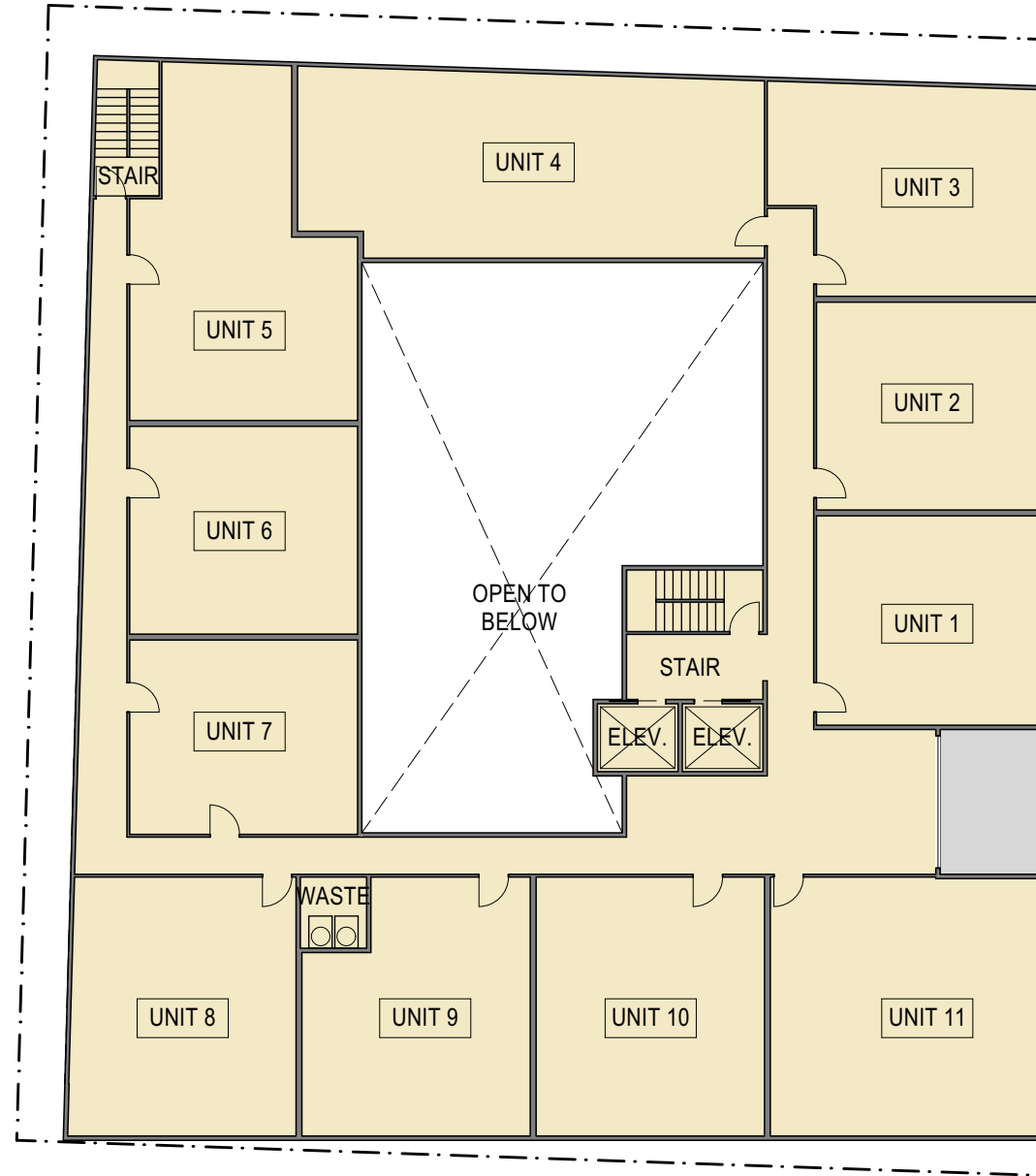
01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

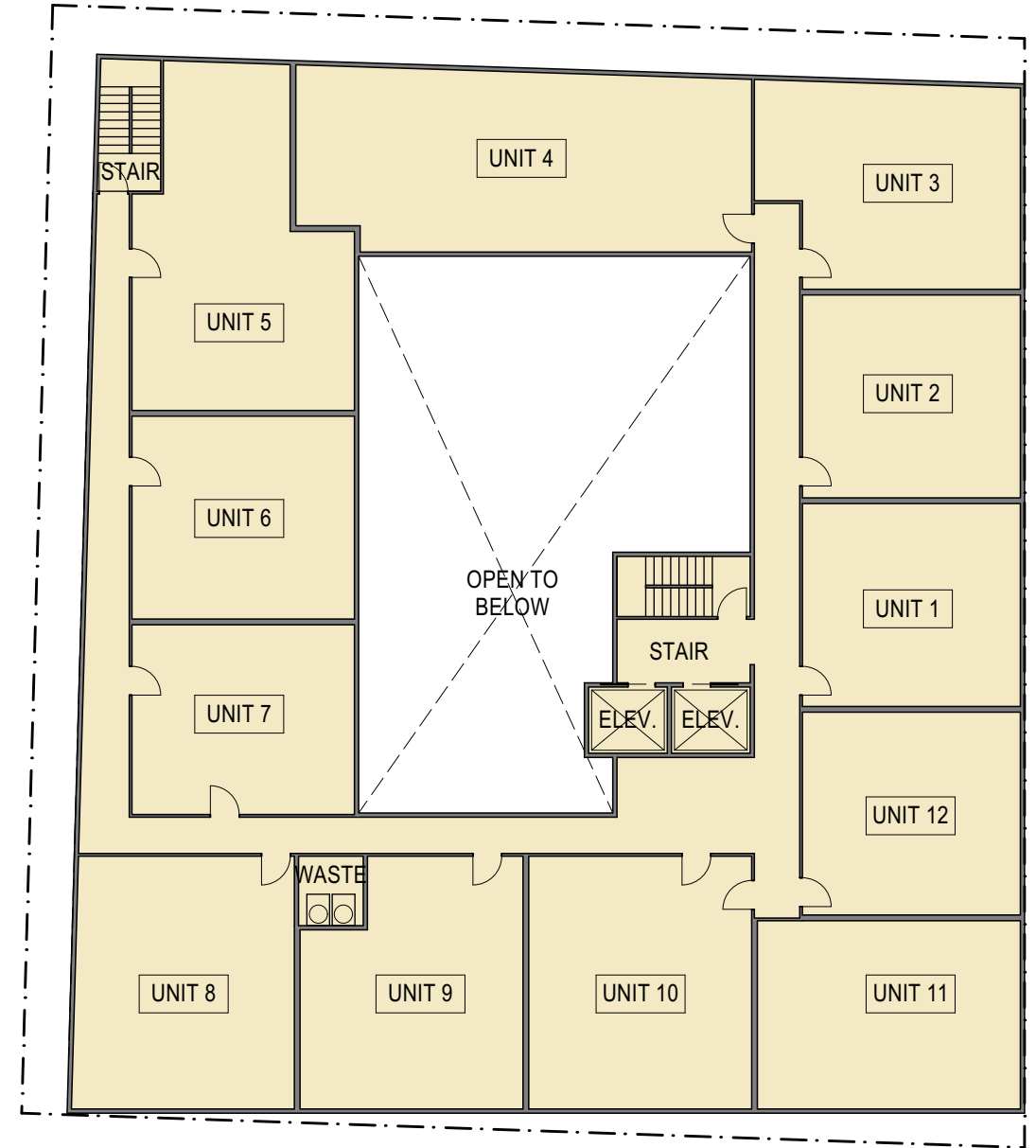
03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES

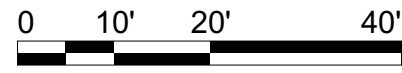
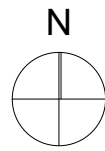


SECOND FLOOR PLAN.

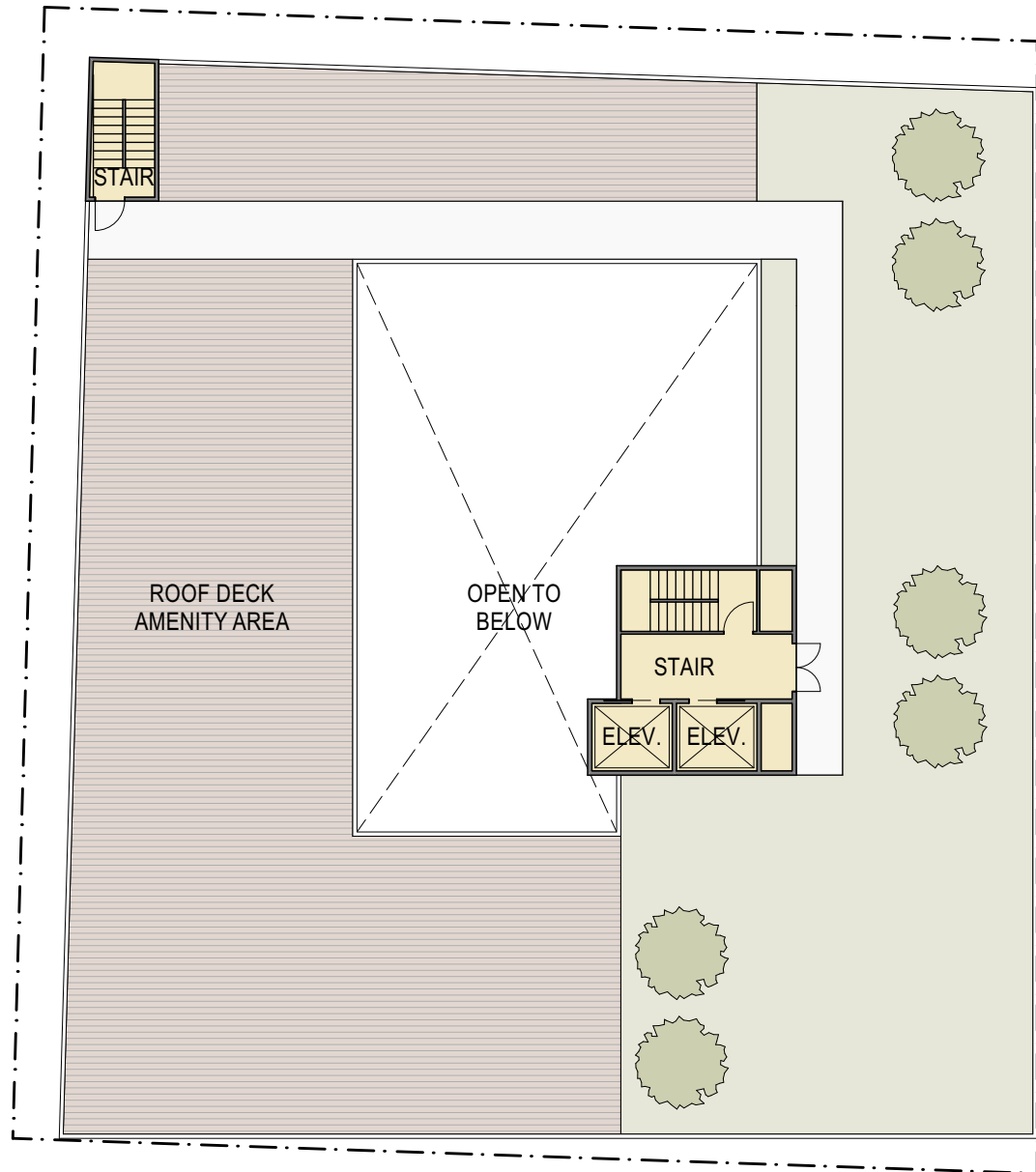


THIRD - SIXTH FLOOR PLANS.

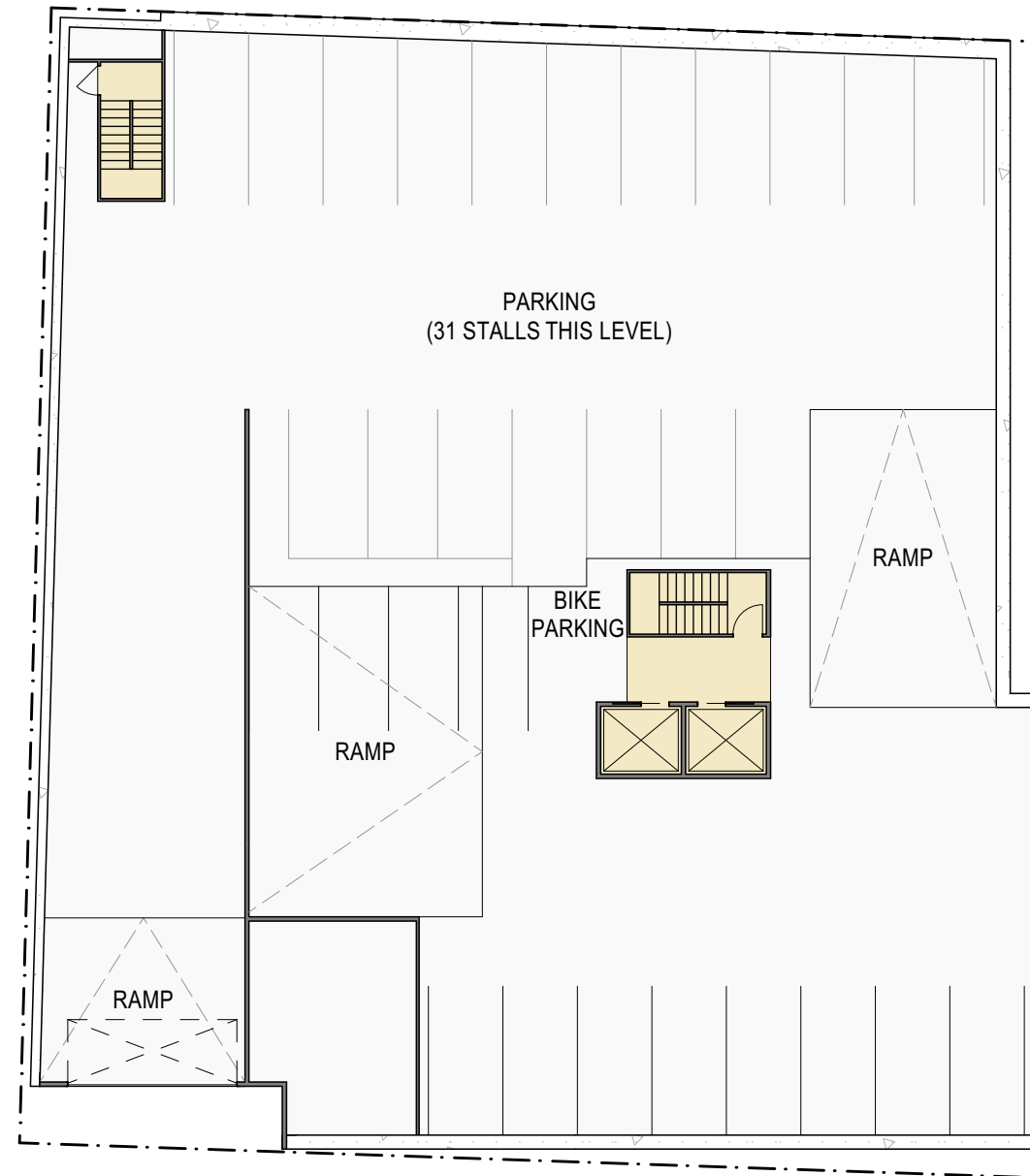




# OPTION 1. FLOOR PLANS.



ROOF DECK PLAN.



PARKING FLOOR 1 (P-2 SIM).

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES

## OPTION 2. DESIGN NARRATIVE / RENDERING.

### 01. PROJECT INFORMATION

#### REAR COURTYARD DESIGN:

In this option, dwelling units are also organized immediately against both the Lake City Way and NE 140th street frontages. Dwellings behind these front units are organized around a courtyard that opens up to the back of the site. Ground floor access for the residential use is taken from NE 140th Street and a commercial space is located at the corner. With this scheme, we are proposing eight ground floor dwellings, raised above the sidewalk by about four feet. The commercial space is at the street level. Auto/bicycle parking and waste storage functions all take access from NE 140th.

### 02. SITE ANALYSIS

#### POSITIVES:

- Entry on 140th allows for quieter, more residential experience.
- Since the courtyard opens up to the back, all of the dwelling will have long views available to them, at least until future development takes place to the west.
- A more efficient circulation scheme.

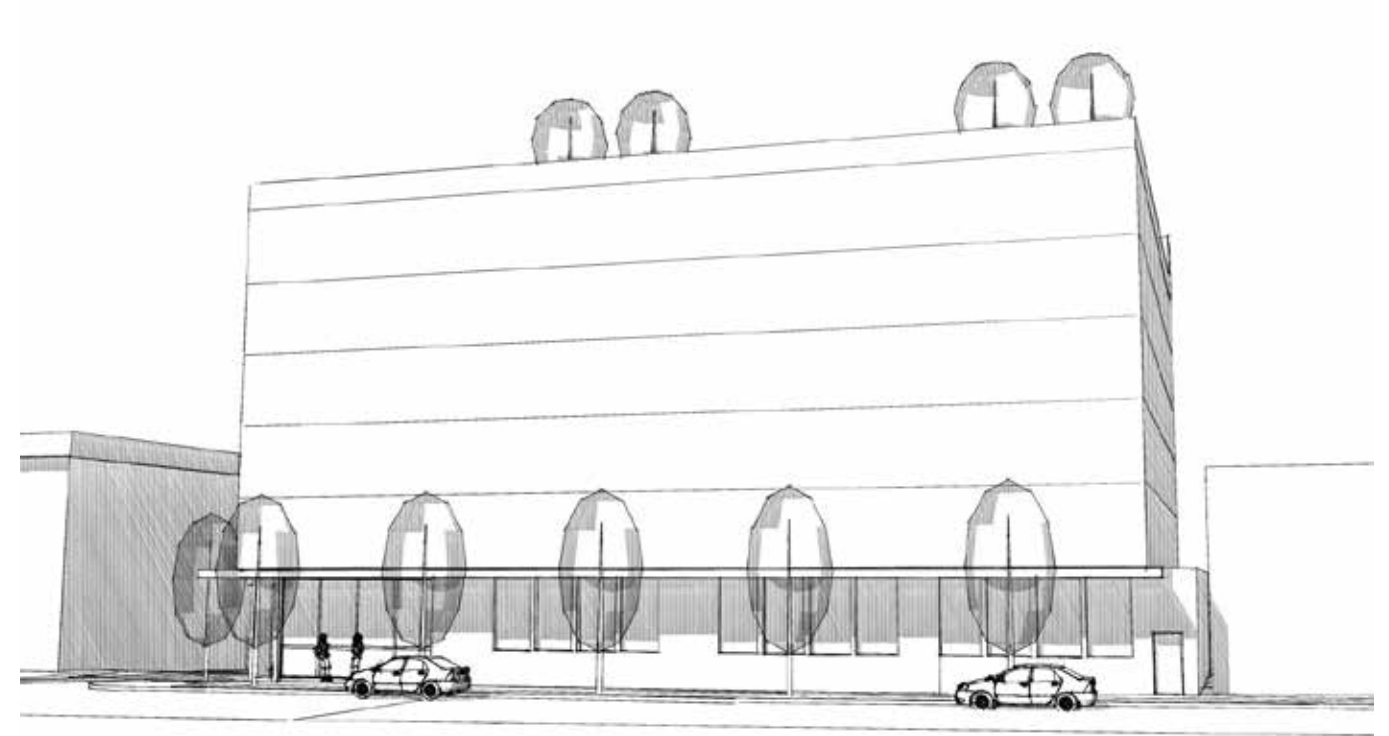
### 03. DESIGN STANDARDS

#### NEGATIVES:

- The form is bulky against LCW.
- Privacy between dwelling units is easier to manage, but must still be carefully controlled
- Requires code departure for residential entry on 140th.

### 04. BUILDING DESIGN

### 05. CODE DEPARTURES



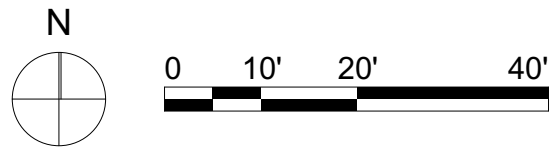
VIEW FROM LAKE CITY WAY NE LOOKING WEST.



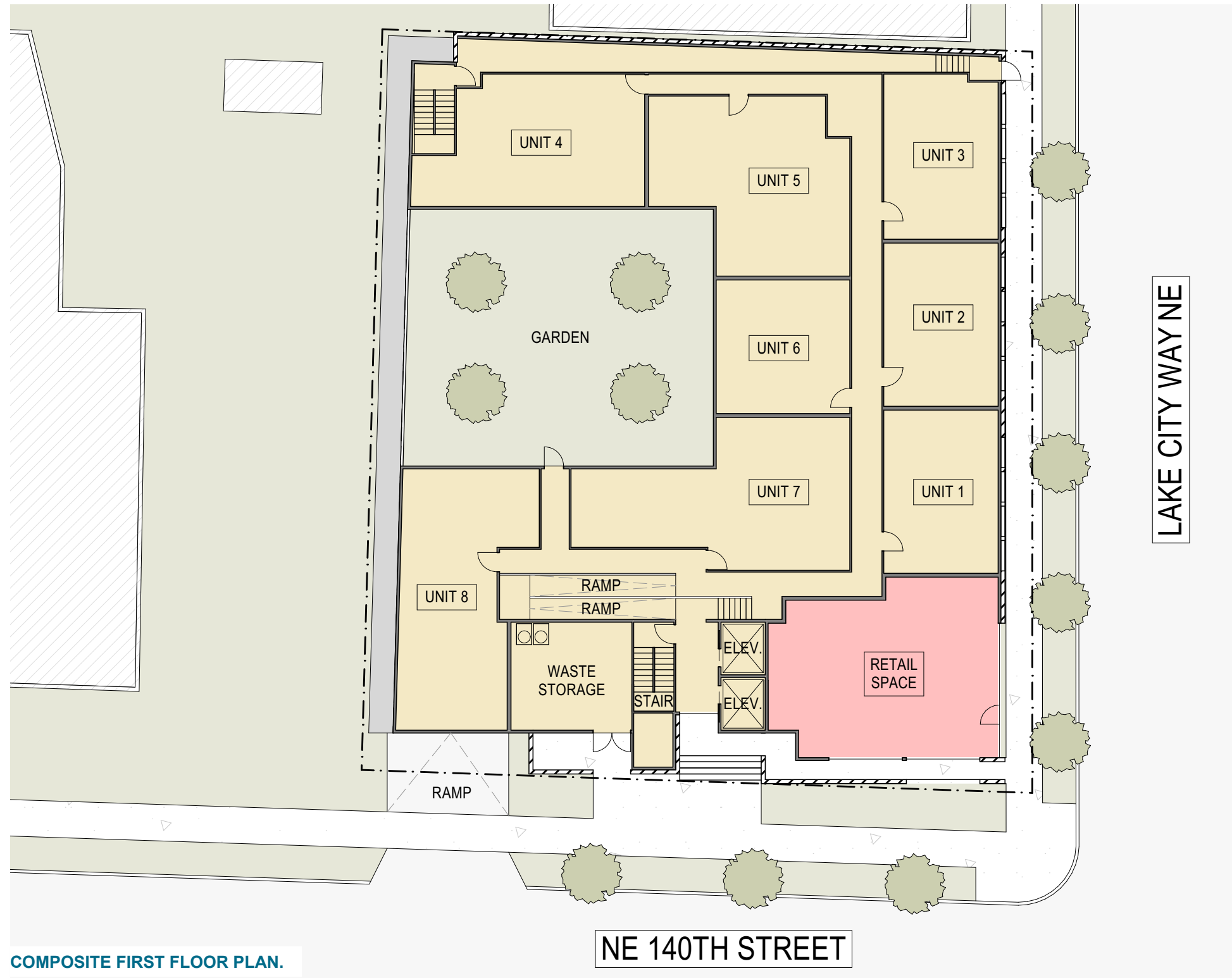
VIEW FROM LAKE CITY WAY NE LOOKING NW.



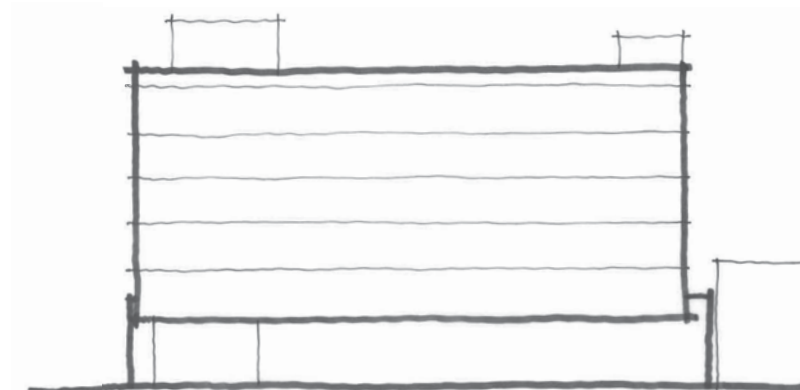
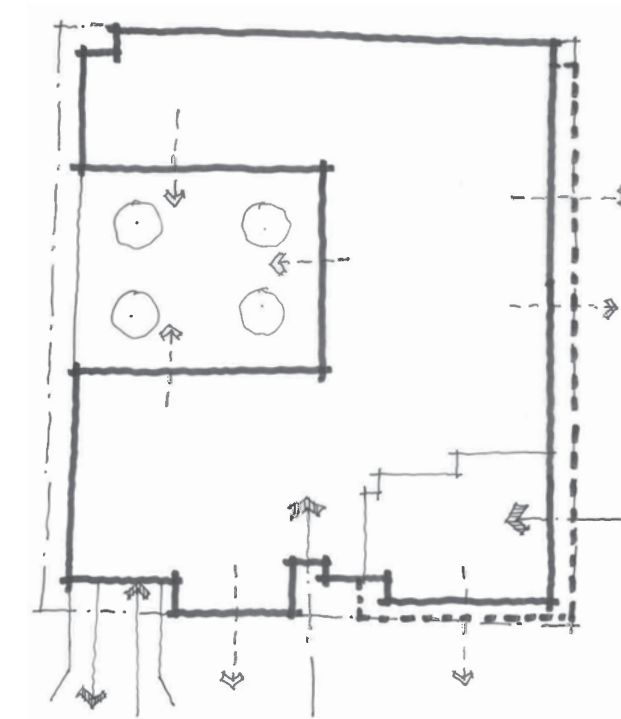
AERIAL FROM 40TH STREET LOOKING NE.



## OPTION 2. FLOOR PLANS.



COMPOSITE FIRST FLOOR PLAN.



PLAN / ELEVATION DIAGRAMS

01.  
PROJECT  
INFORMATION

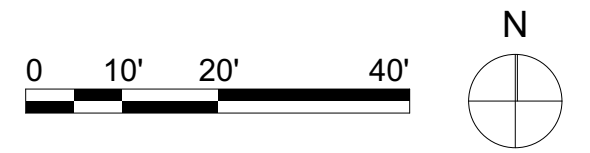
02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES

# OPTION 2. FLOOR PLANS.



01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

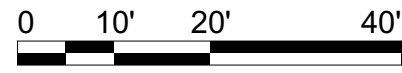
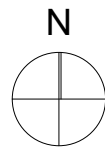
05.  
CODE  
DEPARTURES



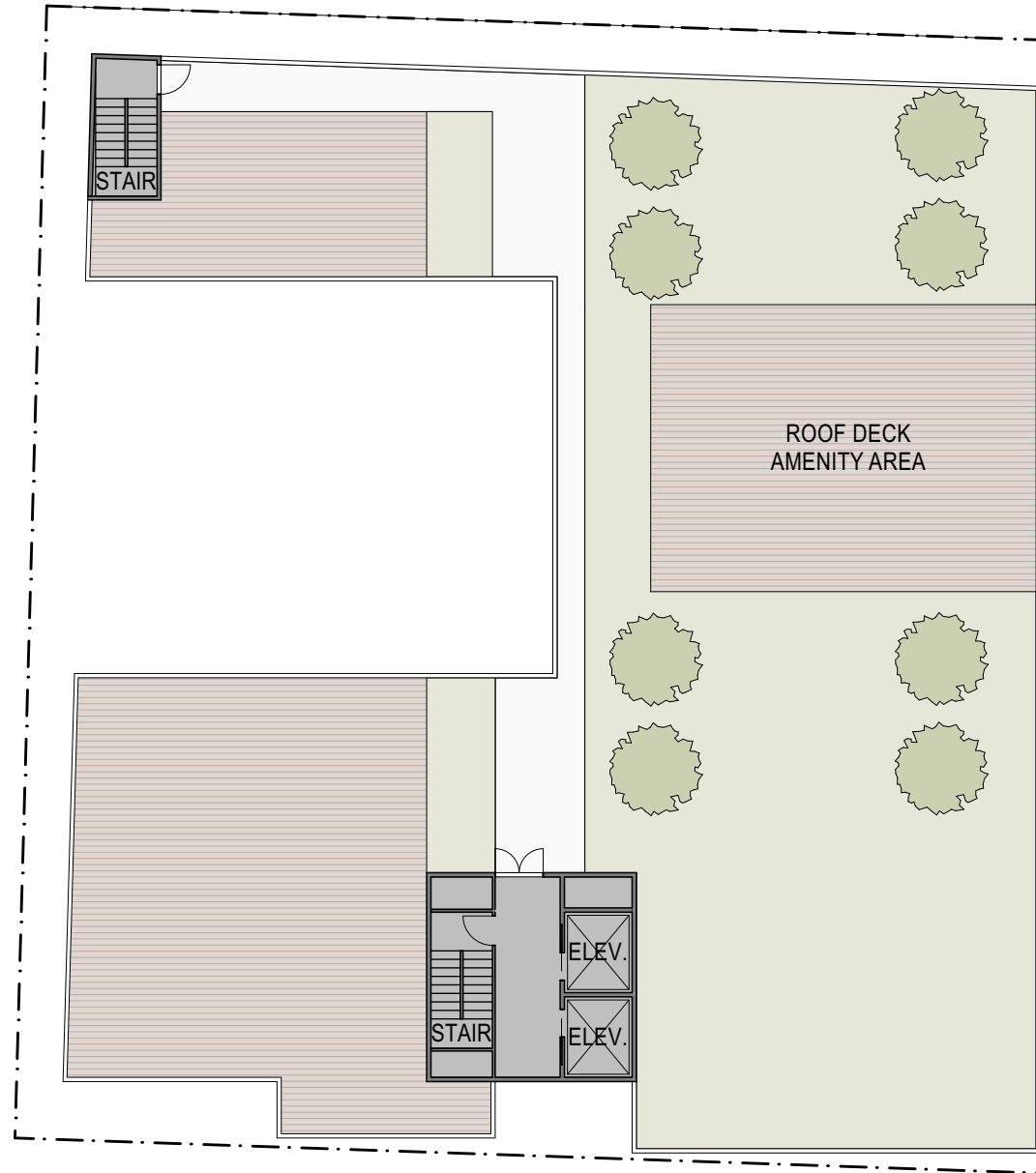
SECOND & THIRD FLOOR PLANS.



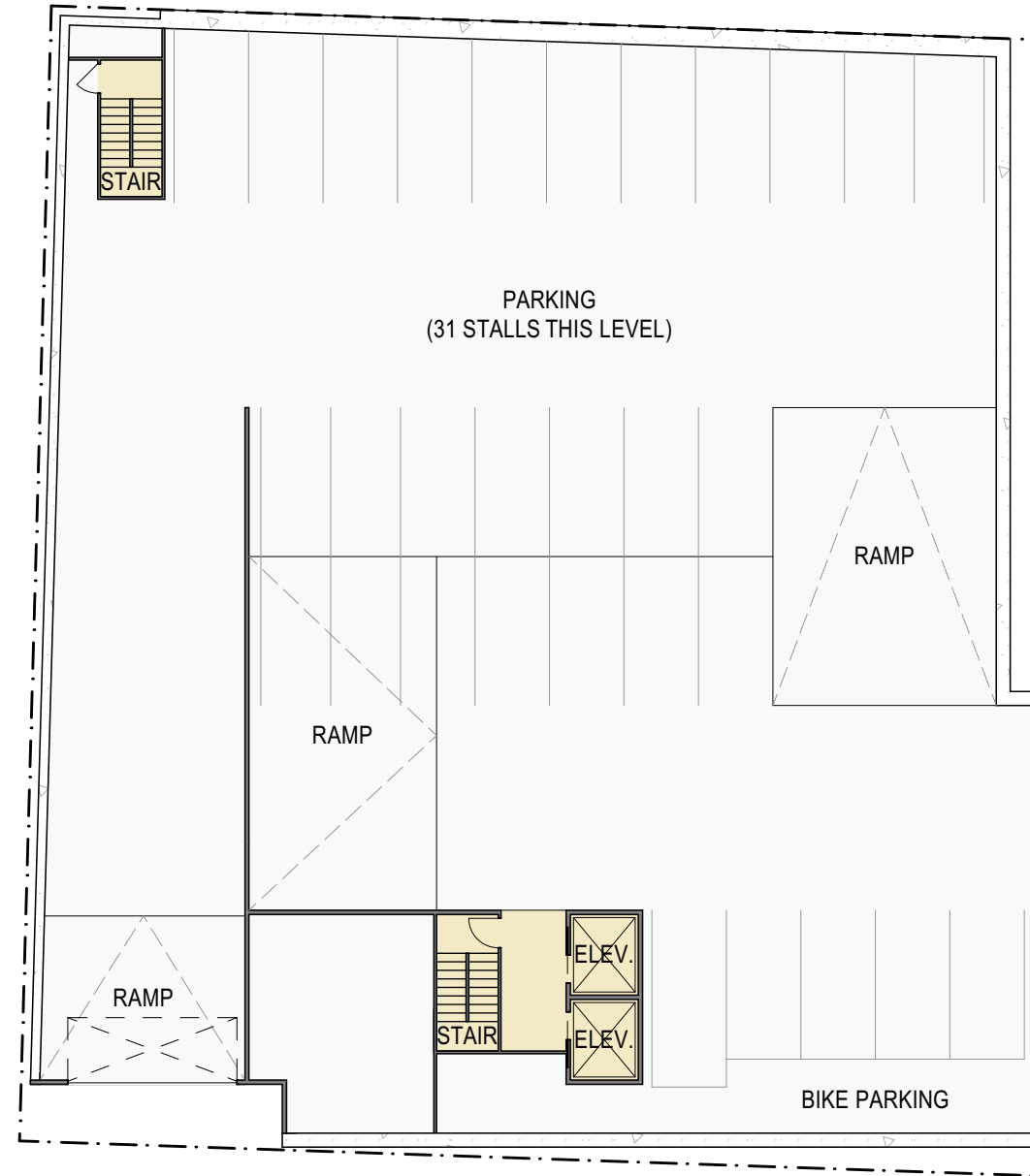
FOURTH - SIXTH FLOOR PLANS.



# OPTION 2. FLOOR PLANS.



ROOF DECK PLAN.



PARKING FLOOR 1 (P-2 SIM).

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES

# OPTION 3.

## DESIGN NARRATIVE / RENDERING.

### 01. PROJECT INFORMATION

#### FRONT COURTYARD DESIGN (PREFERRED DESIGN):

In this option, the courtyard is moved to the front of the building, dividing the building into two blocks along LCW and thus reducing the project's scale. The courtyard becomes an amenity to the occupants, as well as to the street. Ground floor access for the residential use is taken from NE 140th Street. With this scheme, we are proposing nine ground floor dwellings, raised above the sidewalk by about four feet. The courtyard/garden would step up off the street in order to create a minor vertical separation while maintaining visual access to the green space. The commercial space is at the street level, and again is placed at the corner in order to make it the most visually accessible. Auto/bicycle parking and waste storage functions all take access from NE 140th.

### 02. SITE ANALYSIS

#### POSITIVES:

- The front courtyard breaks the building down and provides visual depth along LCW.
- Since the courtyard opens up to the front, all of the dwelling will have long views available to them permanently.
- The front courtyard offers green space not only to the occupants, but to the community as well.
- Entry on 140th allows for quieter, more residential experience.
- This scheme is very efficient from a circulation standpoint.

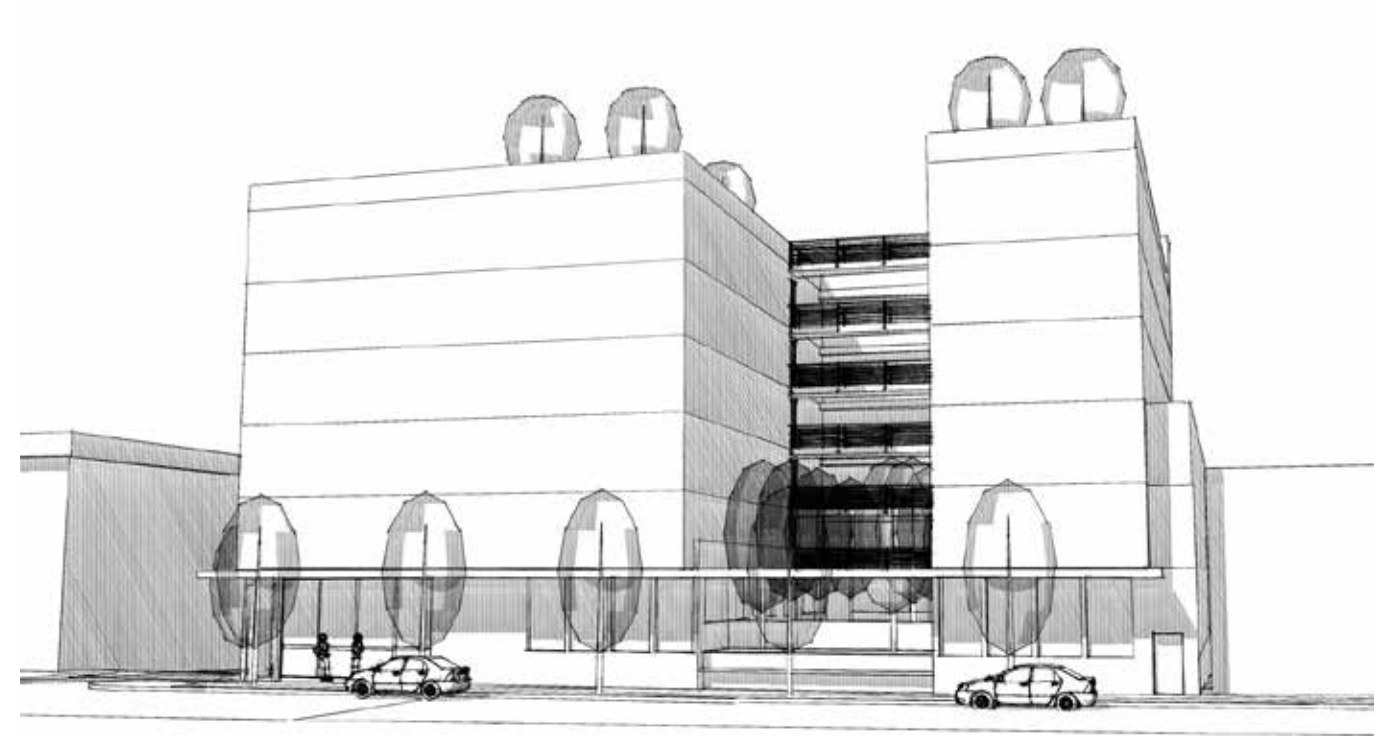
### 03. DESIGN STANDARDS

#### NEGATIVES:

- Privacy between dwelling units is easier to manage, but must still be carefully controlled
- Requires code departure for residential entry on 140th.

### 04. BUILDING DESIGN

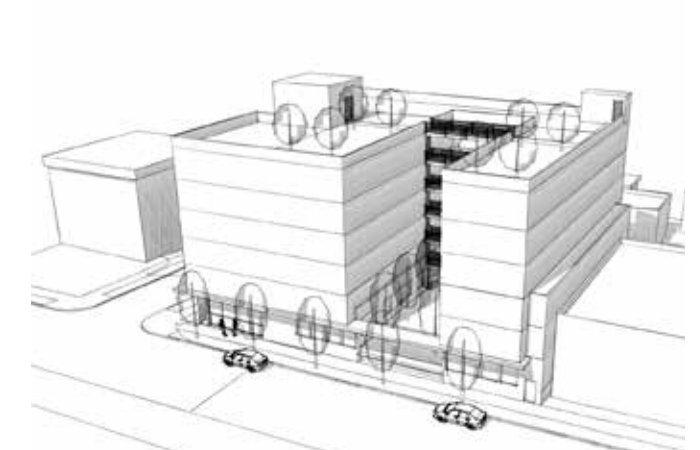
### 05. CODE DEPARTURES



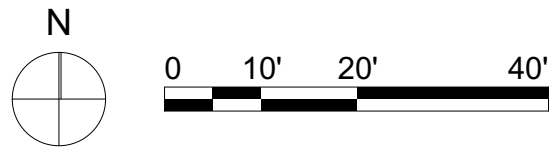
VIEW FROM LAKE CITY WAY NE LOOKING WEST.



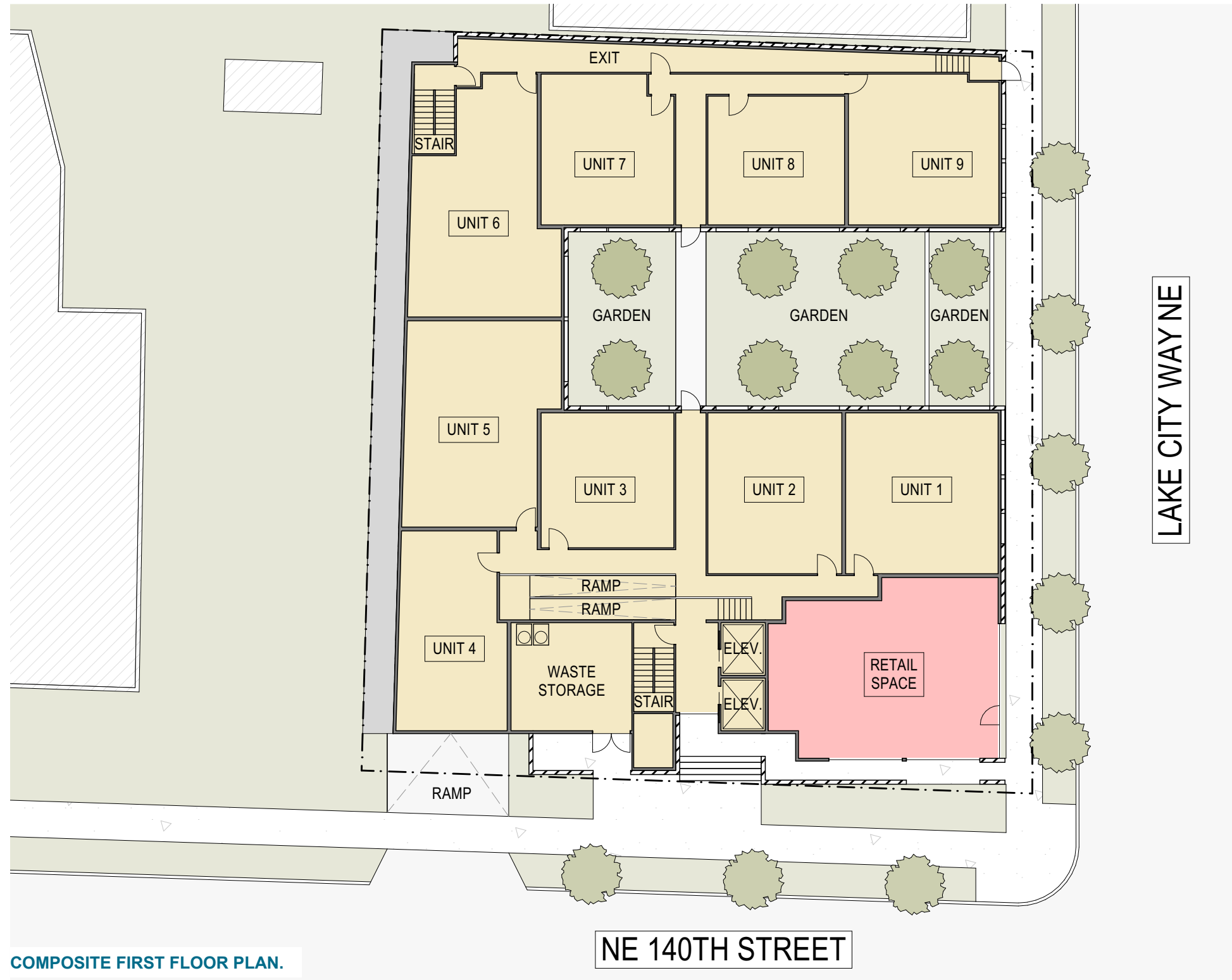
VIEW FROM LAKE CITY WAY NE LOOKING NW.



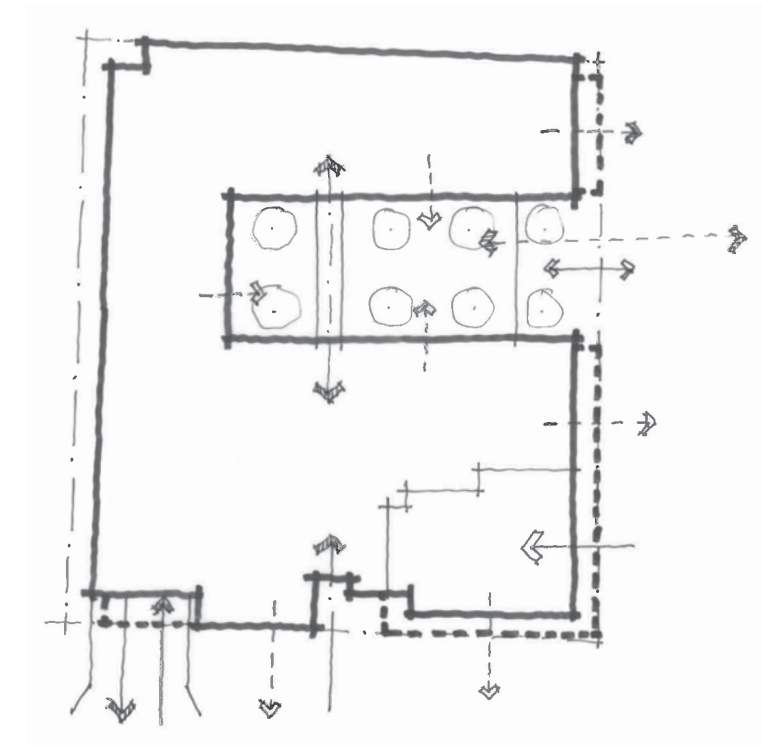
AERIAL FROM LAKE CITY WAY NE LOOKING SW.



# OPTION 3. FLOOR PLANS.



COMPOSITE FIRST FLOOR PLAN.



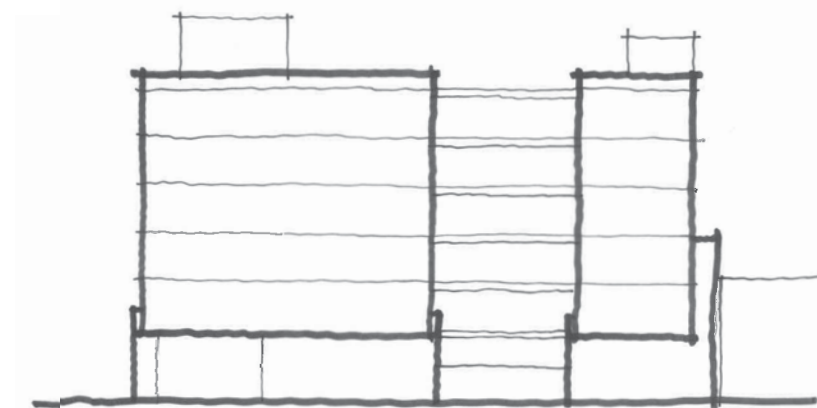
01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES



PLAN / ELEVATION DIAGRAMS

# OPTION 3. FLOOR PLANS.



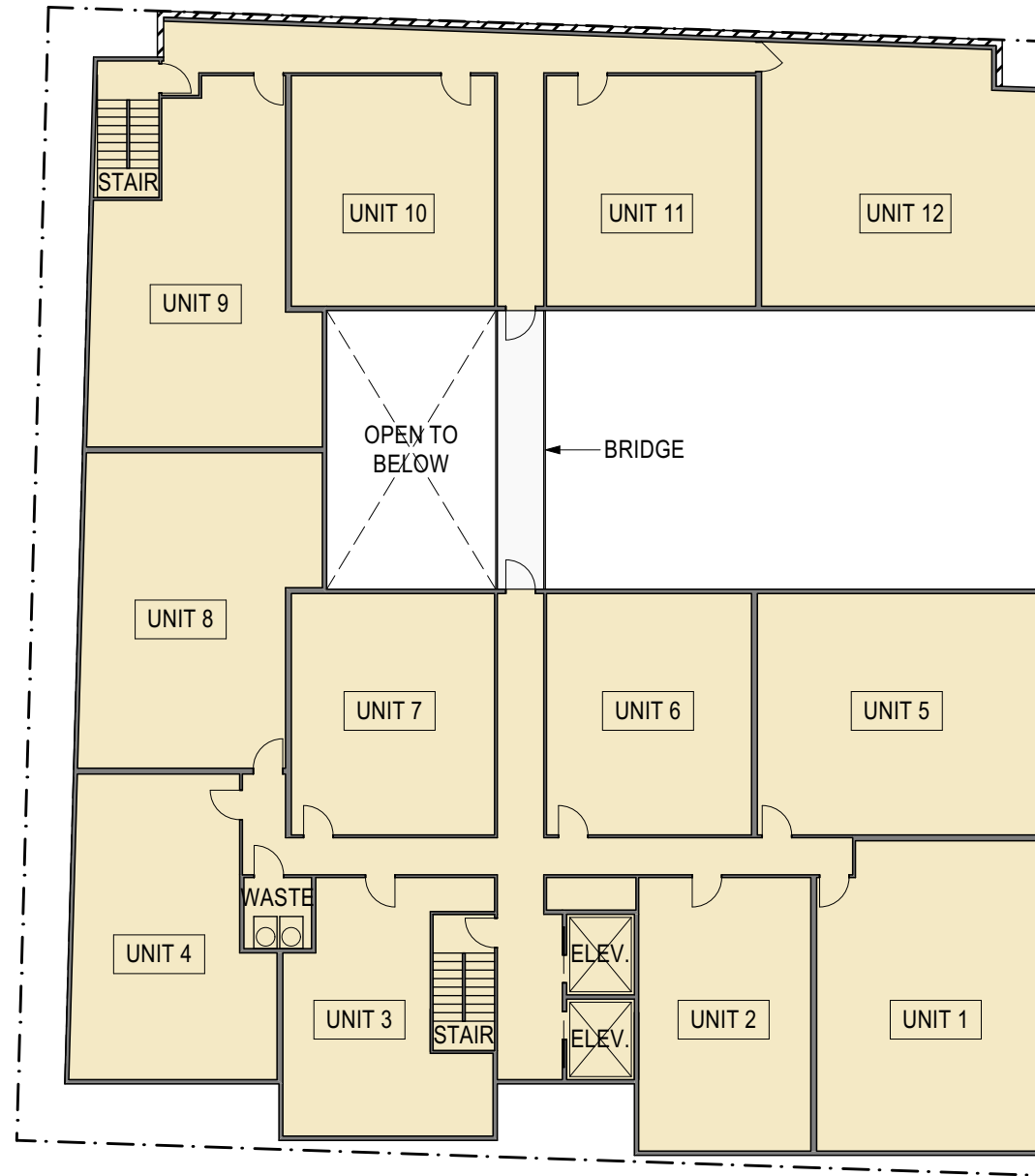
01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES

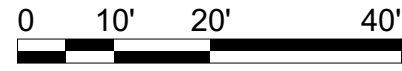
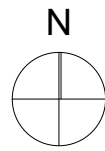


SECOND & THIRD FLOOR PLANS.

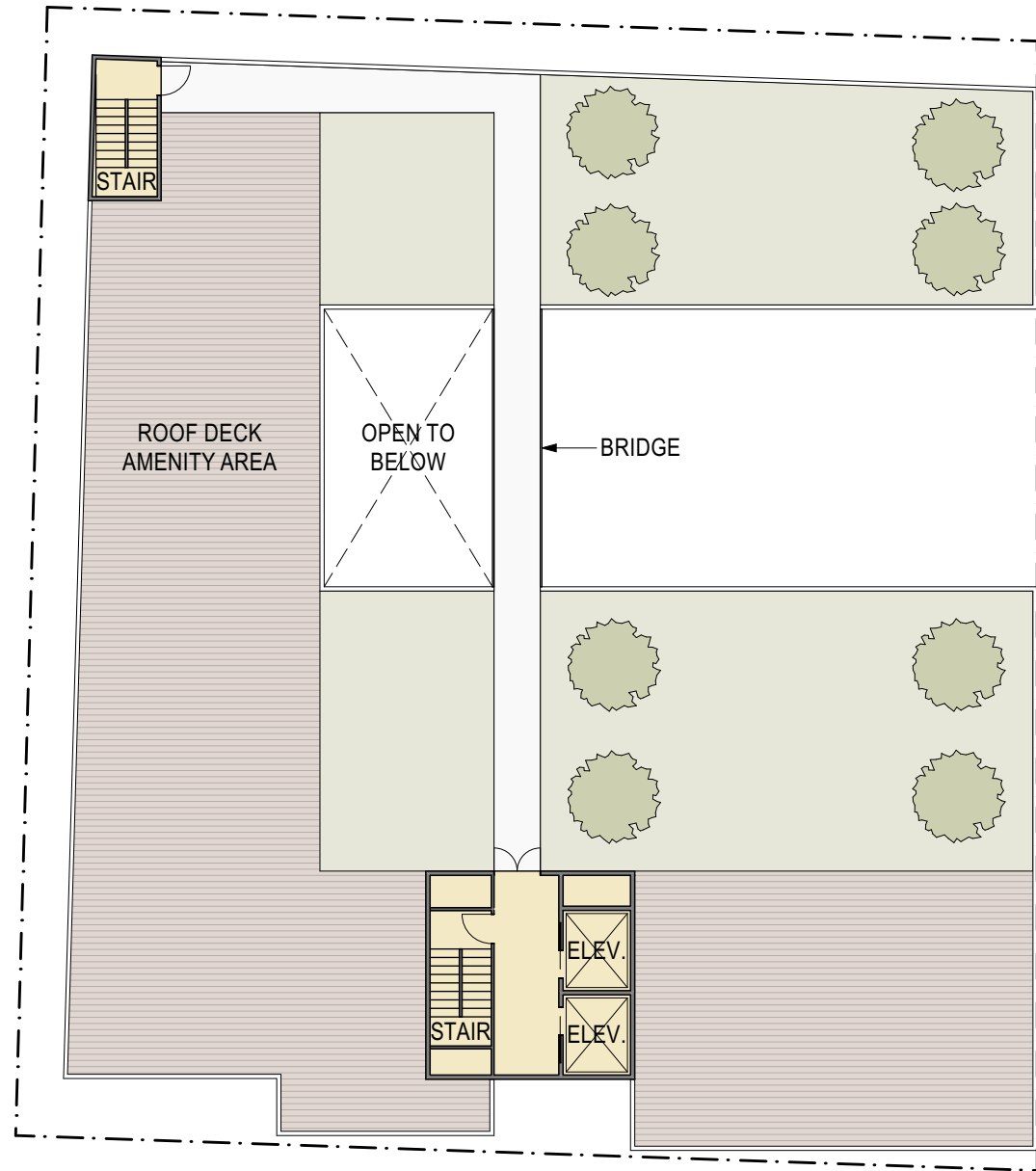


FOURTH - SIXTH FLOOR PLANS.

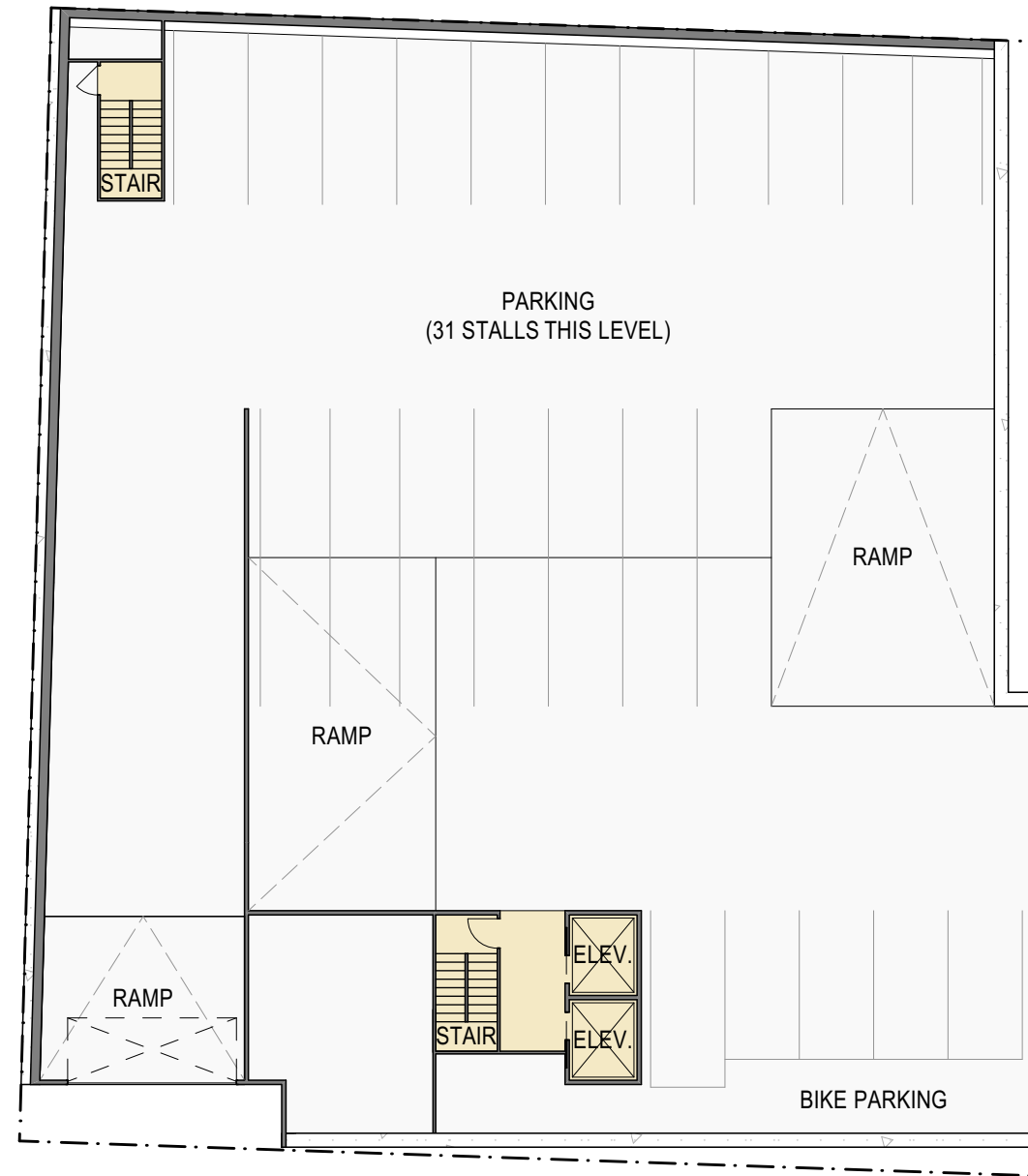




# OPTION 3. FLOOR PLANS.



ROOF DECK PLAN.



PARKING FLOOR 1 (P-2 SIM).

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES

THIS PAGE INTENTIONALLY LEFT BLANK



**OPTION 1.**  
CENTRAL COURTYARD.

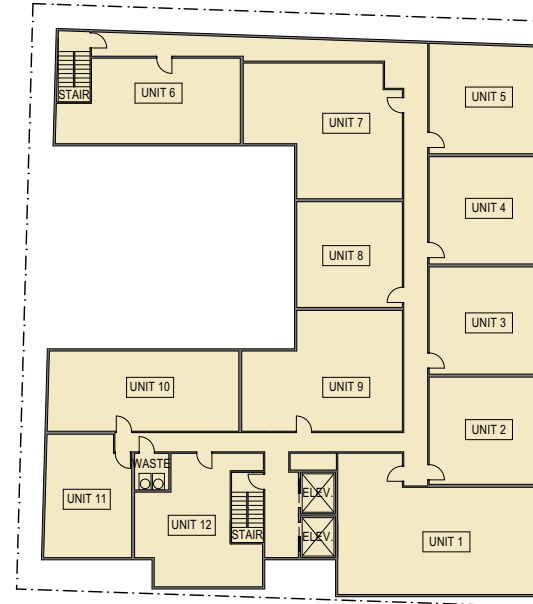
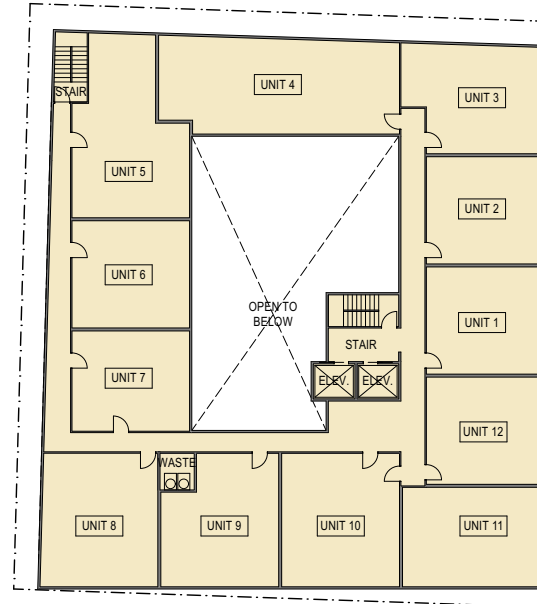
**OPTION 2.**  
REAR COURTYARD.

**OPTION 3.**  
FRONT COURTYARD.

01.  
PROJECT  
INFORMATION

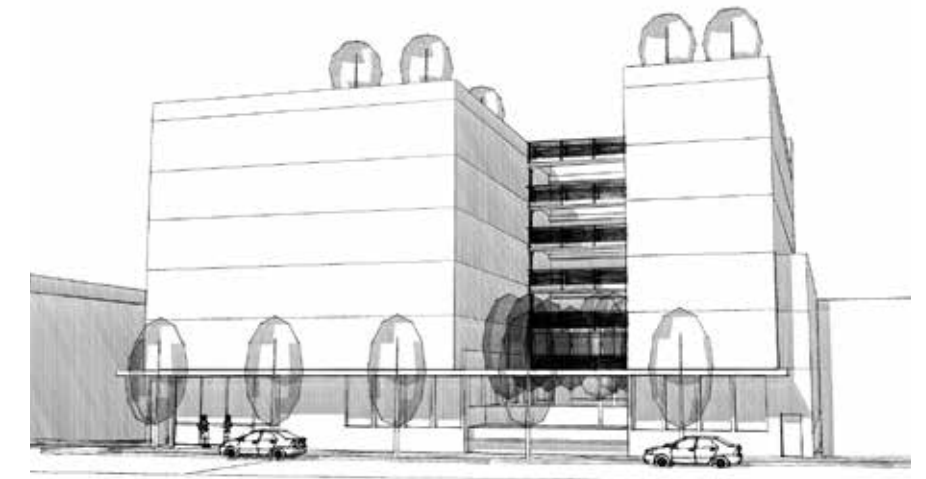
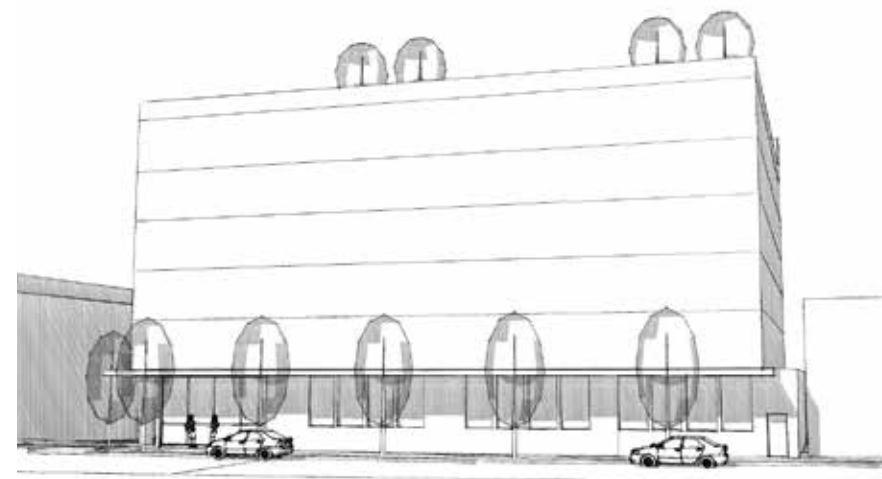
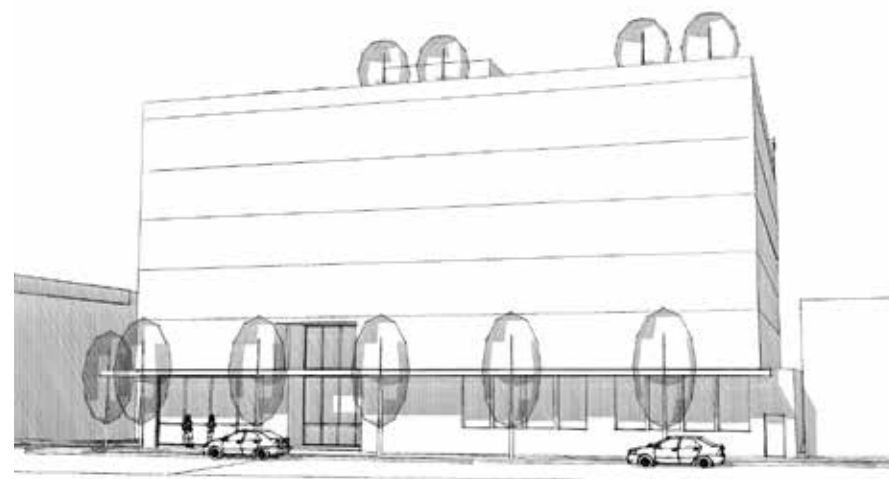
02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS



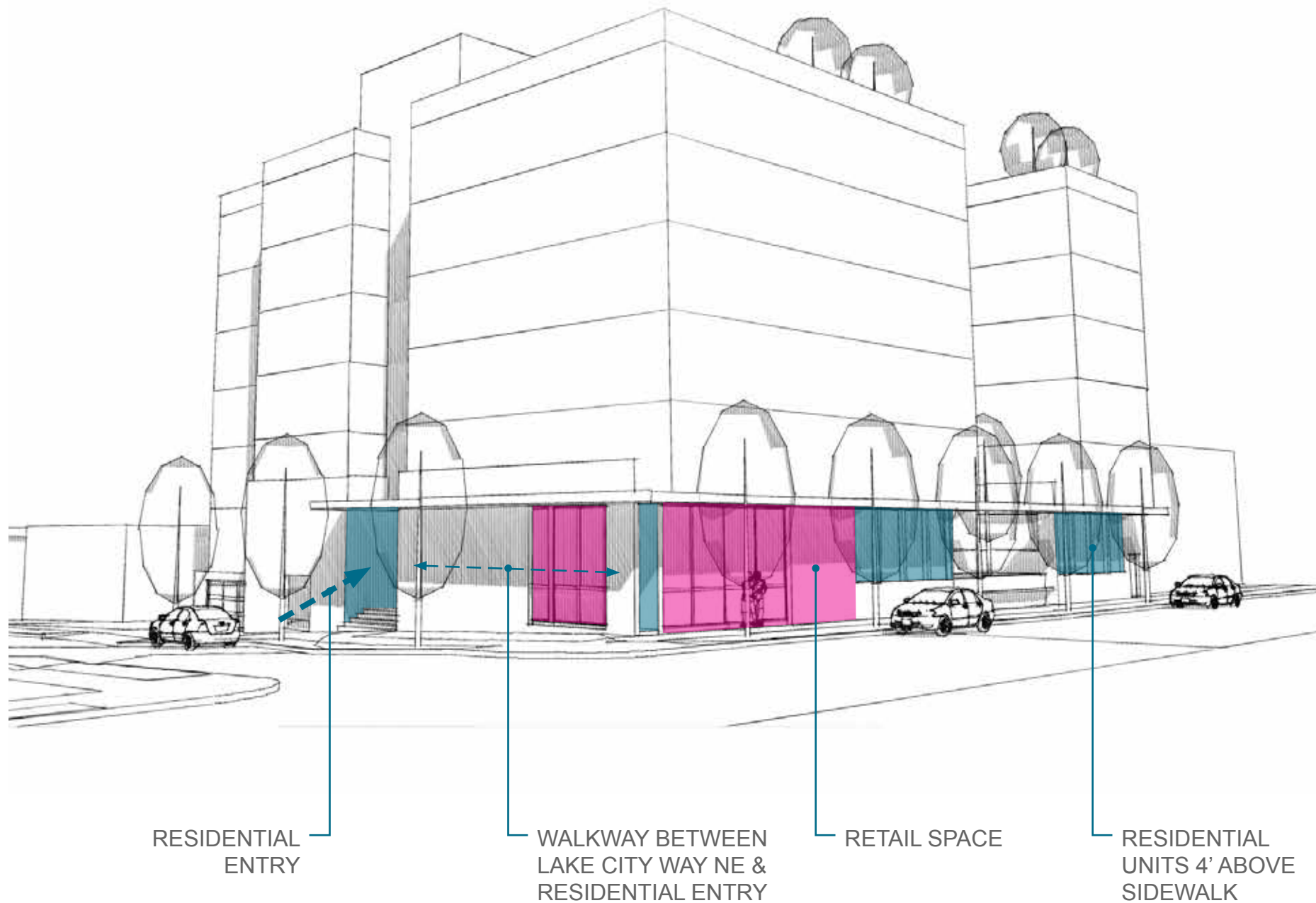
04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES



# PROPOSED DEPARTURES. PEDESTRIAN ENTRY ACCESS.

GROUND LEVEL RESIDENTIAL
  RETAIL / COMM FUNCTIONS



## PEDESTRIAN ENTRY DEPARTURE REQUEST.

Code citation: 23.47A.008.D:

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

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

**Departure request narrative:** With our proposed site configuration, the land use code requires that the residential entry be located on Lake City Way, since we do not have street-level residential uses along NE 140th St. For this site, we feel that an entry off of 140th is a better design solution. NE 140th is a quieter, more residential street and would be a more pleasant access point for occupants and visitors. Our decision to orient the central courtyard on the LCW side of the building allows for visual relief and pedestrian interaction along this facade; two benefits of a building entry. also, the commercial use at the SE corner of the site will be oriented toward LCW, further animating the east building face. By allowing the residential entry on 140th, we feel that we can attain better street-level facade activation as well as a more pleasant entry experience for the project.

### Design Guidelines in support of departure request:

**CS2.B.2 – Connection to Street:** Given the noise and activity along LCW, the best location for a residential entry is on the quieter side street of 140th. The commercial use will take access from Lake City, appropriately, and the first-level courtyard will provide a pleasant visual interface with Lake City.

**PL3.1 – Entries – Design Objectives:** One of the primary design objectives of this DR guideline is to clearly differentiate commercial and residential entries. At this site, we have the opportunity to do so by placing the entries on different streets. We have thus selected the most appropriate street for a residential entry for this project: NE 140th.

**PL3.1.C – Common entries to multi-story buildings:** As the common lobby is intended to be a semi-private space, this is better accomplished on the less-trafficked adjacent street frontage.

**PL3.B.1 – Security and Privacy:** One of the techniques suggested for creating security and privacy at the residential level is to elevated the entry above the street. Since the site slopes down on the south side, this is the best way to accomplish this vertical separation. A set of steps will lead from the sidewalk on 140th up to the residential entry lobby, while an accessible ramp will connect the residential entry to grade on the Lake City Way side of the building.

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES

# INFORMING DESIGN. DESIGN PRECEDENTS.

01.  
PROJECT  
INFORMATION



02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
DEPARTURES



FORM / MASSING.



OVERHANGS & MATERIALS.



MATERIAL VARIATION.



FORM / MASSING.



FORM / MASSING.



OVERHANGS & MATERIALS.

**DAVID VANDERVORT ARCHITECTS.**  
**MULTI-FAMILY WORK SAMPLES.**



**01.**  
 PROJECT  
 INFORMATION



**02.**  
 SITE  
 ANALYSIS



**03.**  
 DESIGN  
 STANDARDS



**04.**  
 BUILDING  
 DESIGN



**05.**  
 CODE  
 DEPARTURES

