

Green Lake North LLC

420 NE 72ND ST
SEATTLE, 98115

SDCI# 3033823-LU

**NORTHEAST DESIGN REVIEW BOARD:
RECOMMENDATION MEETING #2**

Date: 2/24/2020

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Project Information

ADDRESS	420 NE 72nd St Seattle, WA 98115
PARCELS	952810-1515 952810-1511 952810-1510 952810-1580 952810-1571
DPD PROJECT #	3033823-LU
OWNER	Green Lake North LLC 420 NE 72nd St Seattle, WA 98115
ARCHITECT	CollinsWoerman 710 2nd Ave Suite 1400 Seattle, WA 98104-1710
LANDSCAPE DESIGN	Brumbaugh & Associates 600 N 85th St Seattle, WA 98103

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CONTEXT

Aerial Context Views



Looking West. Residential Projects from left to right: The Eddy, Greenlake Village and Thrive

NOTE: Aerial photo is from January, 2020

CONTEXT
Aerial Context Views



Looking Northwest.

NOTE: Aerial photo is from January, 2020

CONTEXT

Project Metrics + Development Goals



Residential Urban Village Overlay Boundary

Pedestrian Designated Zone Boundary

LOT AREA: 24,758 sf (approx. .57 acres)

BASE ZONE: NC2P-75 (M1)

- Height: 75'
- FAR: 5.50
- Parking: no requirement
- Setbacks: avg. of 8'-0" at upper levels above 65' along facade facing NE 72nd Street
- Landscaping: conforming to GreenFactor
- Resid. Amenity: conforming at Roof Level
- Refuse/Recycling: conforming at Alley

OVERLAYS

- Green Lake Residential Urban Village
- Pedestrian oriented designation

APPLICABLE GUIDELINES

- City of Seattle Comprehensive Plan
- Green Lake Neighborhood Guidelines

PROJECT METRICS 70' bldg. hgt. to roof 74' to parapet

- 7-story mixed-use building
- 133,003 sf area (5.37 FAR) proposed
- 18,773 sf commercial area (+/-(level.01)
- 114,230 sf residential area (+/-(levels.02-07)
- 158 dwelling units (+/-)
- 143 parking stalls (+/-)
- 138 spaces for long-term bicycle storage
- 16 spaces for short-term bicycle parking

DEVELOPMENT GOAL

To produce a high caliber, attractive apartment product of efficient massing which yields a maximum, diverse unit count within market standards for the neighboring context. Also we seek to provide grade-oriented commercial space which contributes services and helps activate the sociable public realm of the Green Lake neighborhood. Potential target tenant occupancies include Healthcare, Office and/or Retail.



To Sound
Transit
Light Rail
Roosevelt
Station

October 30, 2017



July 8, 2019



February 2020



EDG: Option 3 Preferred

DRB Recommendation Meeting 01

DRB Recommendation Meeting 02

	EDG: Option 3 Preferred	DRB Recommendation Meeting 01	DRB Recommendation Meeting 02
# of Units	134	158	158
Entry Court SF	—	—	—
Commercial SF	18,016 SF	18,373 SF	18,773 SF
Parking Stalls	180	143	143
Bike Stalls	Not calculated	154	154
FAR SF	115,751 (117,600 allowed)	135,160	133,003 (136,169 SF allowed)
Building Height	65'	70'	70'

DESIGN REVIEW BOARD RESPONSIBILITIES

SMC Chapter 23.41 – Guideline Priorities, Departures and Conditions of Approval

The Project is now in recommendation meeting (step 9 in the table to the right).

History

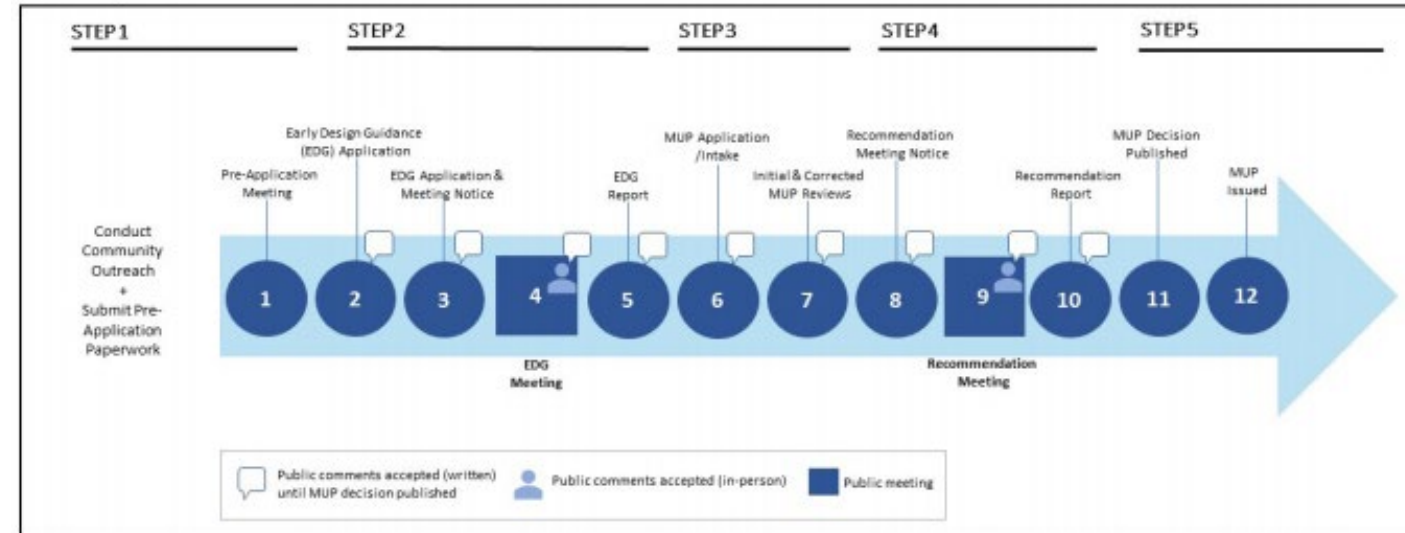
- Step 4 – EDG Meeting. October 30, 2017
- Step 9 – Recommendation Meeting #1. July 8, 2019.
- Step 9 – Recommendation Meeting #2. February 24, 2020.

The role of the Design Review Board (SMC 23.41.008.A and F) is limited to:

- Determine whether this proposed design does or does not comply with the **guideline priorities**;
- Recommend whether to approve, condition or deny any requested **departures**; and
- Recommend specific **conditions of approval** that are consistent with the guideline priorities.
- **Guideline Priorities.** Guideline priorities are the design guidelines of highest priority to the Board (SMC 23.41.014). They have been identified by this Board and included in the July 8, 2019 Recommendation memo, page 11. A copy of the Guideline Priorities is included for reference, herein (pages 9-10). Applicant provides its rationale as to why the updated design is consistent with the Guideline Priorities. **We ask that the Board limit its deliberations to whether or not the proposed design complies with the Guideline Priorities**, as is required by SMC 23.41.008.A and F.

Departures. The standard for departures is whether it would result in a development that better meets the intent of adopted design guidelines. SMC

Full Design Review Process



23.41.012.A.

A recommendation at this meeting is strongly encouraged (SMC 23.41.008.E). Design Review Board meetings are limited to two EDG meetings and one recommendation meeting unless departures are requested. The Director may require additional Design Review Board meetings above the maximum established in subsection 23.41.008.E.3 if the Director determines:

- The Design Review Board needs additional time for deliberation and evaluation of a project due to the size and complexity of the site or proposed development,
- The amount and content of public comment,
- An applicant's insufficient response to previous Board direction,
- Or at the applicant's request.
- If the Design Review Board cannot complete a recommendation, it shall identify reasons why another recommendation meeting is necessary.

Applicant asks the Board to consider the significant time and cost incurred in being required to return for additional meetings, and do whatever possible to make a

recommendation.

Applicable Design Review Guidelines per SMC 23.41.010:

- Seattle Design Guidelines, 2013
- Green Lake Design Guidelines, 2013

To the extent there are conflicts between neighborhood design guidelines and the Seattle Design Guidelines, 2013, the neighborhood design guidelines supersede (23.41.010.A).

July 8, 2019 Recommendation Meeting Priority

CS1: Natural Systems & Site



CITYWIDE/NEIGHBORHOOD GUIDELINES:

- Use natural systems and features of the site and its surroundings as a starting point for the project design
- I. Site Characteristics
 - ii. Views of Lake

Response:

- (ii.) By locating common amenity areas at the SW corner of Level L2 and the upper roof level, the residents of the building will be provided with quality views east and west along NE 72nd St, views to the south at the Green Lake Village pedestrian cut-through, as well as prominent views west to Green Lake, the Green Lake Park Community Center and athletic fields

CS2: Urban Pattern and Form



CITYWIDE/NEIGHBORHOOD GUIDELINES:

- Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area
- CS2-D-1 Existing Development and Zoning
- CS2-D-5 Respect for Adjacent Sites
- CS2-D II. Height, Bulk, and Scale Compatibility

Response:

- (CS2-B) The primary building entrances for the residential and commercial portions of the building have been separated by a landscaped open space, "entry court" in order to provide easier wayfinding for pedestrians, and to create a more distinctive and prominent sense of identity at the streetscape
- (CS2-D and CS2-II) The proposed 70' building height will be more in keeping with the development trends in the neighborhood. Specifically, providing taller, mixed-use buildings that bring greater density and commercial uses to the neighborhood commercial core consistent with current zoning
- CS2-D The proposed street level design and building massing are intended to be both compatible and complementary in nature with the scale of the surrounding neighborhood context, as well as with its pedestrian oriented character

CS3: Architectural Context & Character



CITYWIDE/NEIGHBORHOOD GUIDELINES:

- Contribute to the architectural character of the neighborhood
- I. Architectural Context
 - i. Distinct Architectural Themes and Styles
 - iii. Residential Urban Village
 - v. Facade Articulation

Response:

- (i.) The proposed building material and color palette, massing, and scale will be compatible and complementary in nature with the two projects recently completed to the south (Green Lake Village and The Eddy at Green Lake Village)
- (iii.)(v.) The proposed building massing is modulated and set back at the street and upper-level stories in order to create a balanced rhythm and perceived scale that is consistent with the neighborhood building context, as well as with the pedestrian-oriented character of the streetscape

DESIGN REVIEW

City of Seattle + Green Lake Neighborhood Design Guidelines

July 8, 2019 Recommendation Meeting Priority

PL1: Connectivity



CITYWIDE/NEIGHBORHOOD GUIDELINES:

- Complement and contribute to the network of open spaces around the site and the connections among them
- I. Residential Open Space
 - iv. Providing open space within the streetscape or other public rights-of-way contiguous with the site

Response:

- (iv.) Create an engaging and improved pedestrian-oriented experience that is consistent with Pedestrian Zone characteristics through the use of landscaped open spaces, widened sidewalks, curb-bulbs, placement of street furniture and planted areas within the sidewalk
- Consistent with Pedestrian Zone characteristics, a landscaped open space, or “entry court”, is proposed along NE 72nd St, between the residential and commercial entrances, and is intended to serve as a landscaped garden thru which building users transition to and from the main Commercial tenant entry and the public elevator to the parking garage below.

PL2: Walkability



CITYWIDE/NEIGHBORHOOD GUIDELINES:

- Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features
- I. Pedestrian Open Spaces and Entrances
 - ii. Streetscape Amenities
- PL2-D-1: Design as Wayfinding

Response:

- (ii.) Consistent with Pedestrian Zone characteristics, a landscaped open space, or “entry court” is proposed along NE 72nd St, between the residential and commercial entrances, and in combination with a widened sidewalk, street trees and sidewalk planters, bike racks, and site furniture, is intended to provide visual relief and a sense of open space adjacent to the narrow sidewalk
- The landscaped open space, or “entry court”, will also serve as a visual connection point with the Green Lake Village pedestrian cut-through and retail areas located immediately south of the project site. This approach of creating visual connections and visual cues with the surrounding context will provide improved wayfinding for pedestrians and visitors to the Green Lake neighborhood and surrounding commercial/retail areas

PL3: Street-Level Interaction



CITYWIDE/NEIGHBORHOOD GUIDELINES:

- Encourage human activity and interaction at street level
- I. Human Activity
 - ii. Recessed Entries
 - iii. Landscaping at the building base and entry
- II. Transition Between Residence and Street
 - ii. Mixed-Use Buildings

Response:

- (I.) (ii.) Consistent with Pedestrian Zone characteristics, the primary building entrances for the residential and commercial portions of the building have been separated by a landscaped open space, or “entry court”, in order to provide easier wayfinding for pedestrians, and to create a more distinctive and prominent sense of entrance and identity along the streetscape
- (I.) (iii.) Consistent with Pedestrian Zone characteristics, street trees and sidewalk level planting areas will be provided along the streetscape in order to soften the urban environment, as well as to create a better pedestrian experience
- (II.) (ii.) With the exception of the residential lobby, all residential dwelling units will be located at Level L2 above the ground level L1 commercial areas. These L2 terraced residences will also provide “eyes-on-the-street” and additional sense of activity to the pedestrian streetscape.

PL4: Active Transportation



CITYWIDE/NEIGHBORHOOD GUIDELINES:

- Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit
- B.2 Bike Facilities

Response:

- Long-term bike storage will be provided at a centralized storage area located at the B1, below-grade parking level, and will be accessible from NE 72nd St via the residential lobby, parking access ramp, and a public elevator located at the “entry court” (re: appendix)
- Short-term bike storage will be provided by means of exterior bike racks located along the street level along NE 72nd Street
- The project site is located within an area that is well-served by public transportation along East Green Lake Dr N, East Green Lake Way N, Woodlawn Ave NE, 5th Ave NE, and NE Ravenna Blvd, with all transit stops located within easy walking distances

July 8, 2019 Recommendation Meeting Priority

DC1: Project Uses & Activities



CITYWIDE/NEIGHBORHOOD GUIDELINES:

- Optimize the arrangement of uses and activities on site
- A.4 Views and Connections
- B.1.c Vehicular Access and Circulation
- C.1 Parking and Service Uses

Response:

- The proposed landscaped “entry court” along NE 72nd St. will serve as a visual connection point with the Green Lake Village pedestrian cut-through and retail areas located immediately south of the project site, and will create a more distinctive identity for the residential and commercial portions of the building
- Refuse, recycling, and loading will be provided from the existing alley
- On-site parking will be provided at below-grade building levels, B1-B3 (re: appendix)

DC2: Architectural Concept



CITYWIDE/NEIGHBORHOOD GUIDELINES:

- Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings
- A.1 Site Characteristics and Uses
- **A.2 Reducing Perceived Mass**
- B.1 Facade Composition
- **B.2 Blank Walls**
- **C.1 Visual Depth and Interest**
- **C.2 Dual Purpose Elements**
- **C.3 Fit with Neighboring Buildings**
- D.1 Human Scale
- D.2 Texture
- **L-i. Neighborhood Commercial Structures**

Response:

- (C.3)(D.1)(D.2) The proposed street level design is intended to be both compatible and complementary in nature with the pedestrian-oriented character of the streetscape
- (A.2)(B.1)(C.1)(D.1) Building massing is modulated and shaped to create a balanced rhythm, visual interest, scale, and proportions that are distinctive, but consistent with the bulk, scale, and character of the surrounding context
- (B.2) Blank facades have been minimized (C.2) A landscaped, “entry court” will serve as a visual amenity, as well as a separation between the residential and commercial entrances

DC3: Open Space Concept



CITYWIDE/NEIGHBORHOOD GUIDELINES:

- Integrate open space design with the design of the building so that each complements the other
- I. Landscape Design to Address Special Site Conditions
 - i. Celebrate the Olmsted heritage

Response:

- (i.) Consistent with Pedestrian Zone characteristics, the proposed design seeks to create an engaging and improved pedestrian-oriented experience thru the use of landscaped open spaces, widened sidewalks, curb-bulbs, placement of street furniture, and planted areas within the sidewalk
- The landscape/streetscape design strategy is integral with the overall building massing design while also incorporating design cues from adjacent projects like the Green Lake Village retail area located to the south
- At the larger, neighborhood level, the proposed design will create a streetscape character and experience that is consistent and compatible with the quality and character of the adjacent blocks and streets

July 8, 2019 Recommendation Meeting Priority

DC4: Exterior Elements and Finishes



CITYWIDE/NEIGHBORHOOD GUIDELINES:

- Use appropriate and high quality elements and finishes for the building and its open spaces
- I. Architectural Context
 - i. Signage
- II. Exterior Finish Materials
- **II-1. Building Materials in green Lake’s Individual Districts**

Response:

- (I.)(i.) Exterior signage will be incorporated with the overall building design and architectural expression, and will be constructed of high quality and durable materials
- (II.) The exterior building materials will be of a high-quality and durable nature, and are consistent with the overall building design and concept, as well as complementary and compatible with the surrounding neighborhood context

DESIGN REVISIONS

Responses to NE DRB RECOMMENDATIONS per REC MEMO dated 7.8.19, pages 7-10

The DRB comments on the design were summarized with approximately 33 items. Concerns were classified within the five categories listed below. We evaluated each item, tested it and made modifications to the original design where appropriate. We have addressed each of general categorical concerns and have incorporated changes reflecting 22 of the specific items listed. For your use, a complete listing of DRB Meeting notes is included in the Appendix (page 68)

In the pages that follow we address how we have responded to these items. We believe these design changes result in an improved design overall, and that the design is consistent with the DRB Guideline Priorities and all other applicable guidelines.

	DRB Concerns / Suggestions	Responses
Massing Options	11	5
Façade Treatments	8	6
Court and Entryways	7	7
5th Ave Streetscape	6	3
Parking (Loading) Entry	1	1
	33	22

1. Massing

- b) Provided an architectural language that involves more street activation
- f) Scaling along the north facade
- h) Modified the base relationship to the upper portion

Note that we elected to not modify the general, EDG-approved massing as we continue to believe the proportions are appropriate and correct.

2. Façade

- b) Building materials coordination
- c) Effectiveness of canted windows
- d) Not always brick at building base
- e) Stronger rhythmic pattern at upper portion windows
- e) Horizontal datums of canopies
- e) Strengthen the rhythm of the façade

3. Court / Entries

- a) Court be used to shape residential entry
- b) More intentional programming of the court
- c) Greater connection with either the residential or the commercial space
- d) Southeast corner seems disjointed
- e) Activation of the corner / more commercial entries
- f) Connect entry with the lobby

4. 5th Ave Streetscape

- a) Addressed activation
- b) Reduced distance between sidewalk and L1 finished floor
- d) Vegetation not added on

5. Parking Entry

- a) Addressed turning radius off the alley
- b) Adjusted ramp to have gentler, longer slope with greater apron at entry

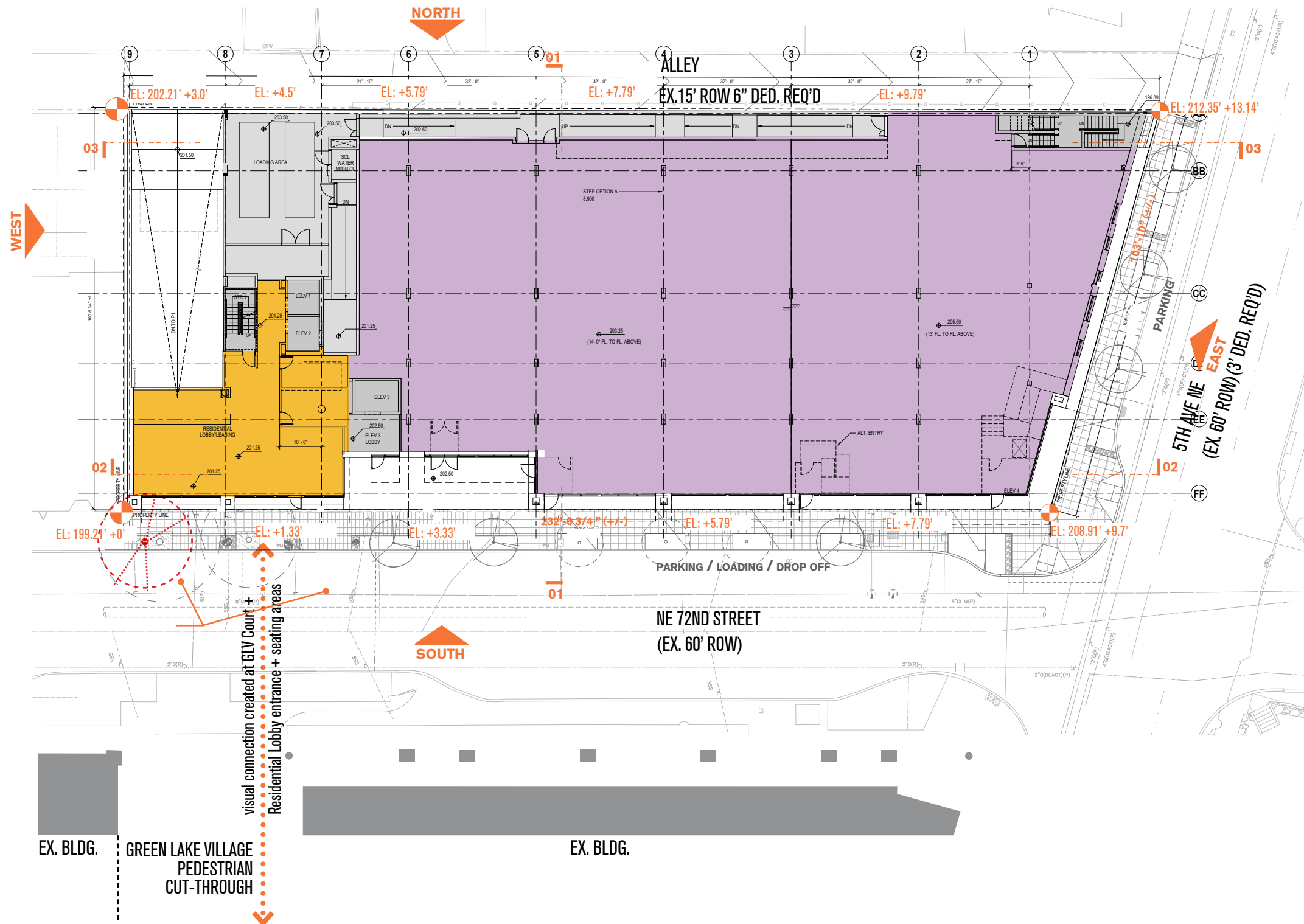
DESIGN REVISIONS

Number and letter refers to Planner notes from 7/8/2019 DRB Recommendation Meeting

00 Number refers to plan diagrams on pages 15 and 27

DRB Guidance Summary	Response	Location
1. Massing		
b) Provide an architectural language that involves more street activation	Introduced significant overhead weather protecting canopies, more commercial entries and increased glazing at level 1	L1/ South & East (04) (07) (11)
f) Improve scaling along the north facade	Provided modulation along L1 with new material and recess at concrete wall	L1/ North (alley) (18)
h) Modify the base relationship to the upper portion	Brought central facade cladding from L1-L7, dividing podium and bring upper portion of south facade into lower levels	L1-L7 / South (05)
2. Facade		
b) Provide better coordination of materials	Simplified, reportioned and aligned materials, particularly at L1-L2 of Entry Court	L1-L7/ All (01) (05) (26)
c) Increase effectiveness of canted windows	Angle of west-facing canted walls increased to provide stronger articulation of element and improving view to Green Lake	L4-L7/ North & South (23)
d) Consider alternative to brick at building base in select areas	Removed brick at center element and at removed SW corner masonry pier	L1-L2/ South (05) (14)
e) Provide stronger rhythmic pattern at upper portion windows	Provided articulation at cladding of L7 above window openings	L4-L7/ North & South (24)
e) Emphasize horizontal datum of canopies	Subtly stepping canopies conform with grade and provide a strong horizontal element across street frontage, modulated to bay size	L1/South & East (08)
e) Strength the rhythm of the upper façade	Aligned upper level railings, window and door opening	L3-L7/ North, South & East (25)
3. Court / Entries		
a) Use court to shape commercial entries	The recessed space provides grade transition and clear direction to commercial entries	L1/ South (06)
b) Simplify programming of the court	Increased planter area and eliminated open seating area making circulation more evident	L1/ South (06)
c) Create greater connection made with commercial space	Introduced multiple door locations under overhead canopies	L1/ South (09) (13)
d) Integrate southeast corner of residential block	Replace opaque concrete corner with wrap-around glazing providing a visual link to residential lobby	L1/ (03)
e) Activate corner / more commercial entries	Removed large double pier and provided commercial entry at SE corner beneath a feature canopy	L1/ SE corner of C.Y. (14)
f) Simplified wayfinding with direct connection to the lobby	Enhanced the visual relation between public realm and commercial tenant space	L1/ South & East (03)
4. 5th Avenue Streetscape		
a) Increase activation of sidewalk	Increased transparency by adding windows along 5th	L1/ East (14) (15)
b) Reduce distance between sidewalk and L1 finished floor	Allowing entries along commercial portion of south facade	L1/ South & East (20)
d) Questioned vegetation at facade walls	All planting at walls removed, in grade or raised planters only	L1/ East (15)
5. Vehicle Entries / Exits		
a) Confirm vehicle access clearances w/in R.O.W. (alley)	Addressed turning radius off the alley	L1/ North (18)
b) Consider modifications to approach and ramping	Adjusted ramp to have gentler, longer slope with greater apron at entry	L1/ North (19)

DESIGN REVISIONS

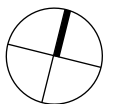


Legend:

- Commercial
- Circulation / Residential Amenity
- Residential Dwelling Units
- Core/Support
- Adjacent Context
- Building Elevations

FLOOR LVL.	FLOOR AREA (sf)	UNITS
LEVEL.01	21,377sf	0
LEVEL.02	18,901 sf	24
LEVEL.03	18,560 sf	26
LEVEL.04	18,908 sf	27
LEVEL.05	18,908 sf	27
LEVEL.06	18,908 sf	27
LEVEL.07	18,908 sf	27
LEVEL.ROOF	690sf	0

TOTAL AREA/UNITS *135,160 sf 158
 (*NOTE: TOTAL ALLOWABLE AREA = 136,169sf)



DESIGN REVISIONS

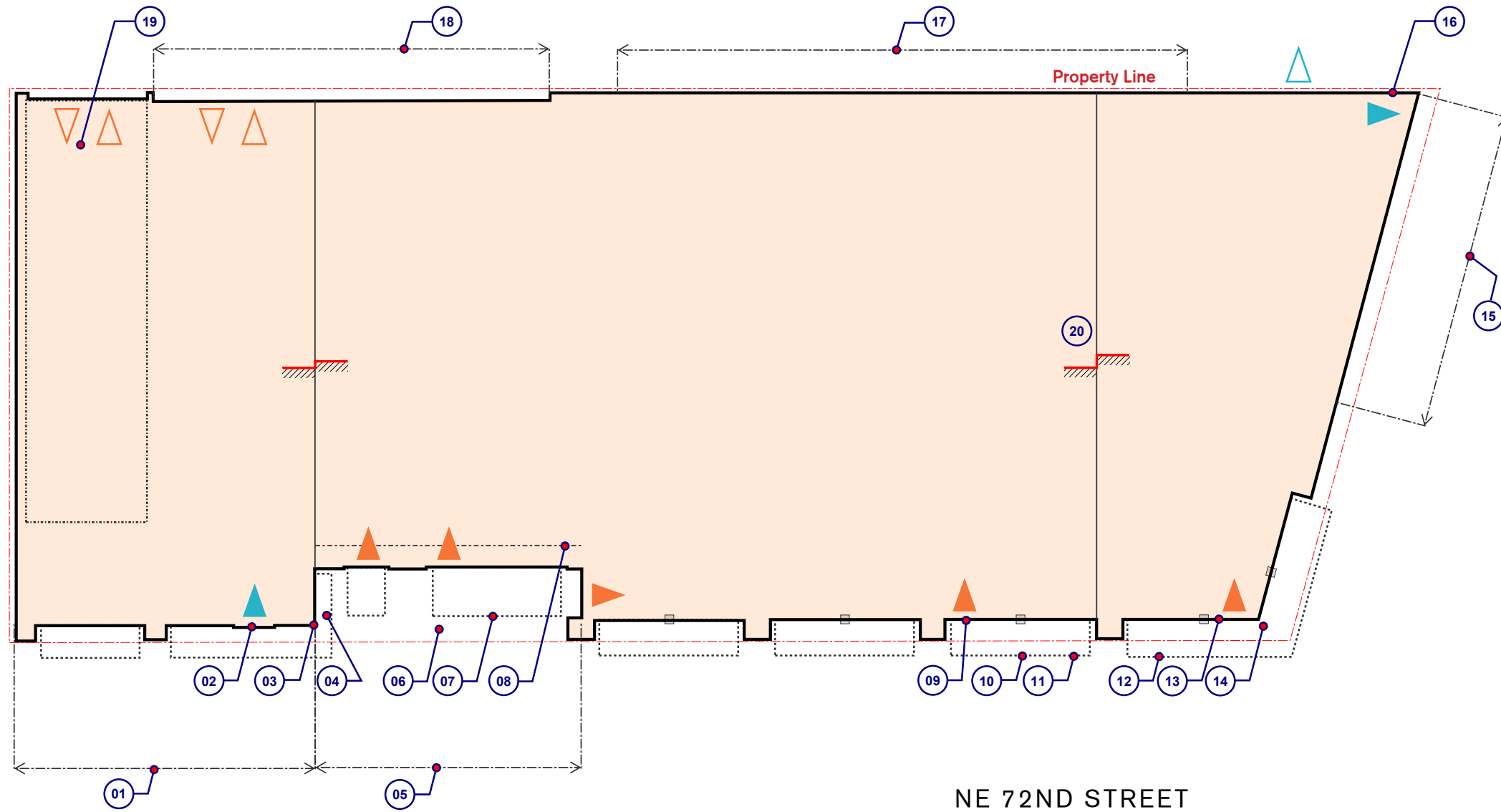
Summary for Grade & Lower Levels (L1-2)

Note: Detail description on the following pages 16-24

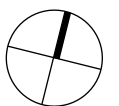
Descriptions

1. Simplified materials – change from concrete to brick
2. Adjusted location of entry and increased prominence
3. Increased visibility into Residential Lobby
4. Enlarged canopy
5. Changed recess material to express L1-L6 façade (break podium datum)
6. Reduced court, increased planting
7. Feature canopies at commercial entries
8. Balconies above
9. Introduced new entries
10. Revised storefront:
 - Increased glass
 - Reduces louvers
 - Highlighted primary frame
11. O.W.P Canopies
12. Feature canopy at corner
13. Corner entry
14. Increased visibility into Commercial space
15. Introduced windows (eliminated plant walls)
16. Chamfer corner
17. Introduced louvers
18. Recess/material intro
19. Ramp slope lessened
20. Stepped floor plate

Level 1 Plan



- Residential Entry
- Commercial Entry
- Vehicular (Residential & Commercial)
- Residential Exit
- Garage Exit (Stairwell)



DESIGN REVISIONS

Grade & Lower Levels

Recommendation Meeting 1 Comments



(DRB comment reference from Meeting Notes)

- Opaque wall at frontage (1.b)
- Minimal overhead canopy at entry (1.b, f)
- Residential main entry was somewhat hidden behind existing tree to-remain street tree (1.b)
- Cast-in-place concrete material (2.b)

Revised Design



Street level design improvements: SW corner at Residential Entry

OBJECTIVE:

To increase visibility, further define the significance of the entry point and help activate the streetscape

- 01 Replaced cast-in-place concrete with brick masonry to simplify overall number of materials
- 02 Repositioned entry door further to the east providing better visibility and clearance
- 03 Significantly increased transparency and visibility into Residential Lobby
- 04 Redesigned and expanded canopy
- 03 Opened up corner with glass wrapping onto east-facing facade

Recommendation Meeting 1 Comments



(DRB comment reference from Meeting Notes)

Opaque wall at frontage with limited east opening did not integrate Residential Lobby well with the Entry Court **(1.b)**

Small, modest canopy at entry only

Revised Design



**Street level design improvements:
SW corner at residential entry**

OBJECTIVE:

To increase visibility, further define the significance of the entry point and help activate the streetscape

03 Removed opaque concrete wall to open up corner and visually link the Residential lobby to both the sidewalk and the recessed garden entry court

04 Over 220 linear feet of overhead weather protection now provided along public sidewalk and Entry Court (this is not required by code)

DESIGN REVISIONS

Grade & Lower Levels

Recommendation Meeting 1 Comments



(DRB comment reference from Meeting Notes)

Continuation of brick podium visually separated upper levels of building from the ground plane (1.h.iv.)

Revised Design



Street level design improvements: Modify podium

OBJECTIVE:

To better integrate the facade composition with large moves that begin to stitch horizontal and vertical elements together.

05 Changed exterior skin at L1 & L2 to metal panels to bring major facade element (recess) to grade, helping to stitch upper and lower levels and breaking visual monotony of the horizontal brick podium

Recommendation Meeting 1 Comments



(DRB comment reference from Meeting Notes)

- Entry Court was considered ambiguous in use and user ownership **(3.b)**
- Entries were under-articulated **(3.b)**

Revised Design



Street level design improvements:
Definition to entry recess

OBJECTIVE:

To decrease ambiguity of the space and to provide clear wayfinding to primary (and potentially secondary) commercial tenant entry

- 06** Pulled L1&L2 facade out to reduce area of ground-plane recess to circulation depth only.
- 07** Added feature canopies along recess frontage with better defined entry points to Commercial tenant(s) and parking garage.
- 06** Increased planted area and provided integrated seating

DESIGN REVISIONS

Grade & Lower Levels

Recommendation Meeting 1 Comments



(DRB comment reference from Meeting Notes)

Minimal canopies at commercial entries (2.e / 3.g)

Masonry skin c ontinued podium language too extensively (1.h)

Opaque concrete wall at frontage presented large expanses of non-transparent facade to the east (3.d)

Revised Design



Street level design improvements: Recessed facade at Entry Court

OBJECTIVE:

To increase visibility, further define the significance of the entry point and help activate the streetscape

- 07 Introduced significant feature canopy providing better definition of major Commercial tenant and garage elevator entry points.
- 05 Changed material to metal panel to carry upper portion of the facade down to grade, interrupting the horizontality of the podium
- 08 Pulled L1&2 facade out slightly which affords balconies to L3 units beyond helping to activate the street further.

DESIGN REVISIONS

Grade & Lower Levels

Recommendation Meeting 1 Comments



(DRB comment reference from Meeting Notes) Note: Street-trees removed for clarity

Facade presented no entry points along significant stretches of sidewalk (3.e)

Minimal overhead canopy did not help define entry points (3.g)

Revised Design



Two new entry points along sidewalk work with potential tiered L1 floorplate for option of multiple tenants

Street level design improvements: Facade along SE 72nd

OBJECTIVE:

To increase visibility, further define the significance of the entry point and help activate the streetscape.

12 Feature canopy of glass + steel at entry recess connects Commercial elevator from below-grade parking to multiple Commercial tenant entry points (and to the street).

09 Canopies at each Commercial bay along street provides overhead weather-protection

DESIGN REVISIONS

Grade & Lower Levels

Recommendation Meeting 1 Comments



(DRB comment reference from Meeting Notes)

Opaque element does not respond well to the significance of the street, the corner **(3.e)**

Revised Design



Street level design improvements: SE corner at L1 Commercial space

OBJECTIVE:

To increase visibility, further define the significance of the public realm at the corner and help activate the streetscape

- 14 Increase glass area (raised window heads and eliminated spandrel panels)
- 10 Secondary geometry articulated within typical 2-story bay openings
- 12 New feature canopy of glass and steel
- 09 New entry at corner helps activate sidewalk

Recommendation Meeting 1 Comments



(DRB comment reference from Meeting Notes)

Opaque planted wall at frontage presented large expanses of opaque facade to the east **(4.a/d)**

Revised Design



**Street level design improvements:
5th Avenue Facade**

OBJECTIVE:

To increase visibility and help activate the streetscape.

15 Added new windows increasing transparency in the 2'-0" to 8'-0" commercial streetscape zone to over 68%. Note that previous Departure request is no longer required).

DESIGN REVISIONS

Grade & Lower Levels

Recommendation Meeting 1 Comments



(DRB comment reference from Meeting Notes)

Opaque wall at alley presented harsh L1 facade to neighbors immediately to North (5.a)

Garage loading bay entry portals proximity to property line along alley forced vehicle maneuvering to cross neighbors property at opposite side of the alley. (5.a)

Revised Design



Street level design improvements: Alley side wall at L1

OBJECTIVE:

To increase visibility, further define the significance of the entry point and help activate the streetscape

18 Recessed west end of alley wall off property line to afford adequate truck back-in maneuvering within alley width dimension. Established an area of north L1 wall which can accommodate material change and/or artwork.

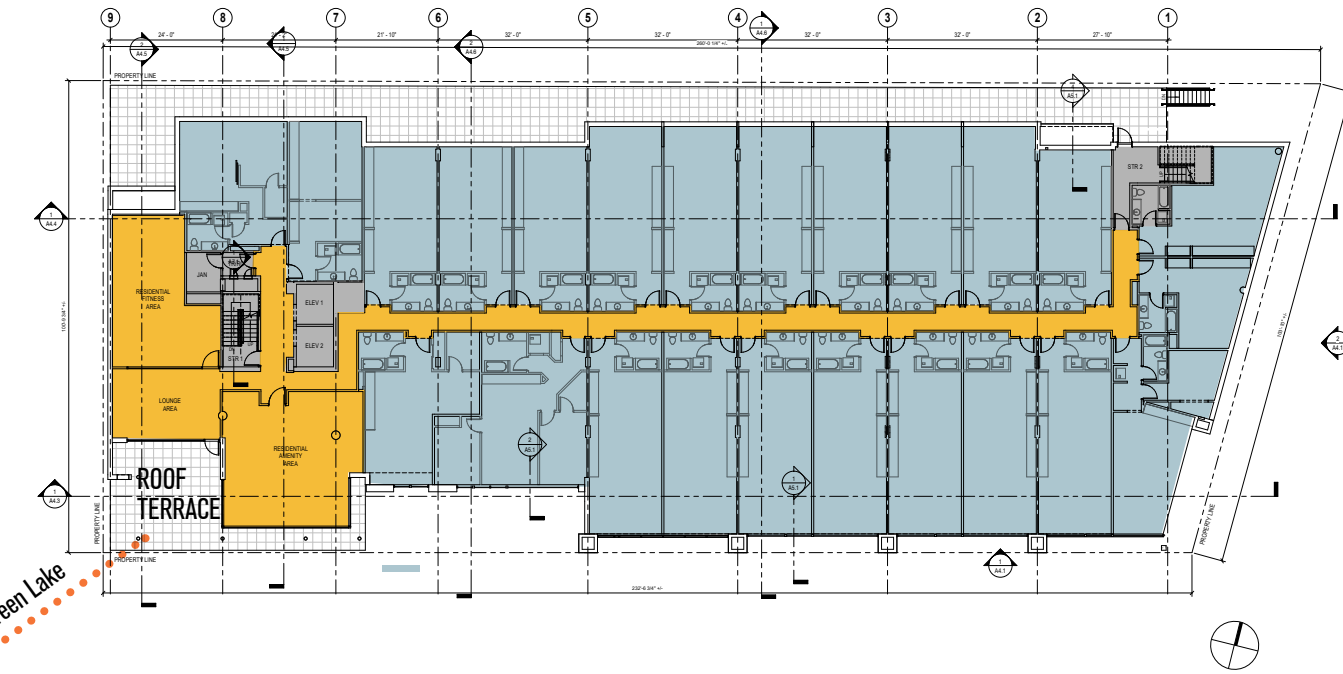
18 Relocated louvers for tenant mechanical system air from street-side to here

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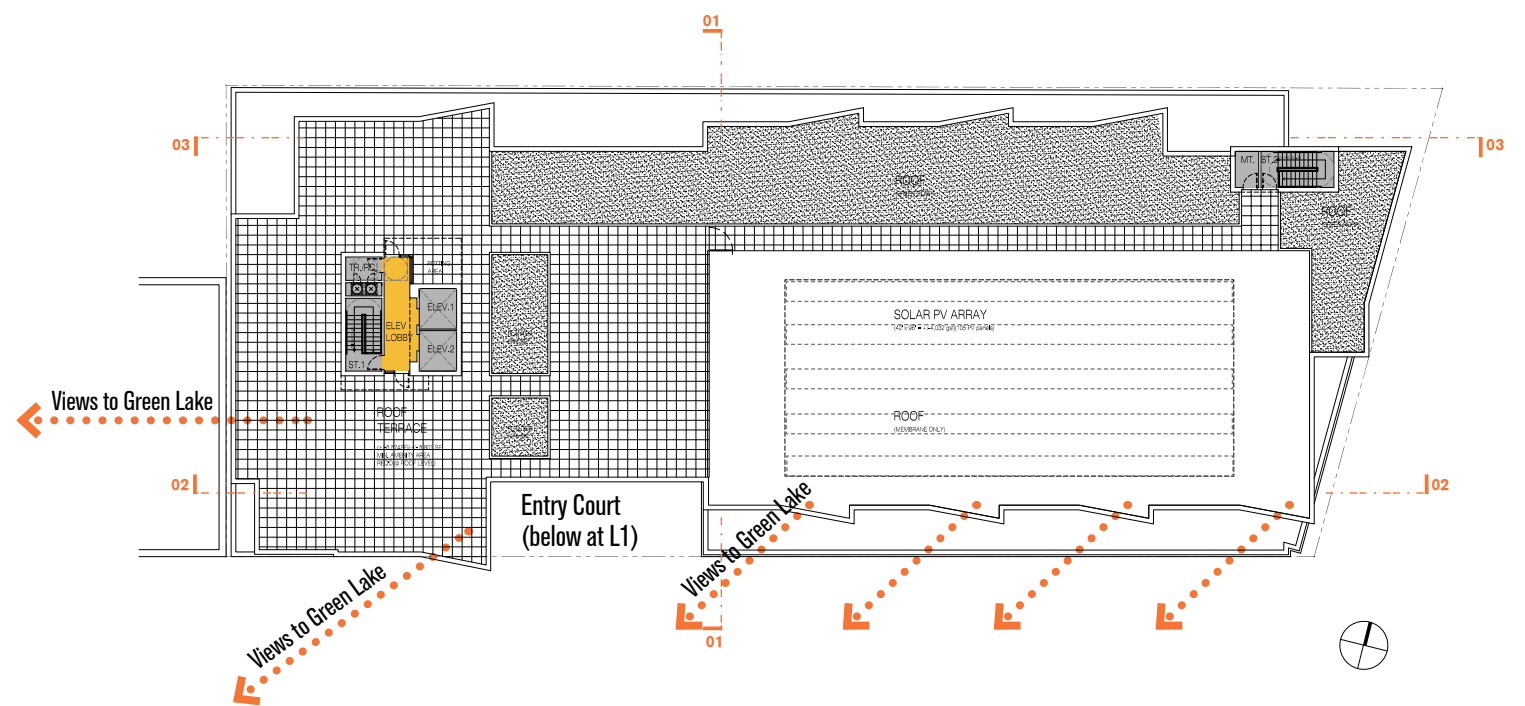
DESIGN REVISIONS

Upper Level Plans (L2-7)

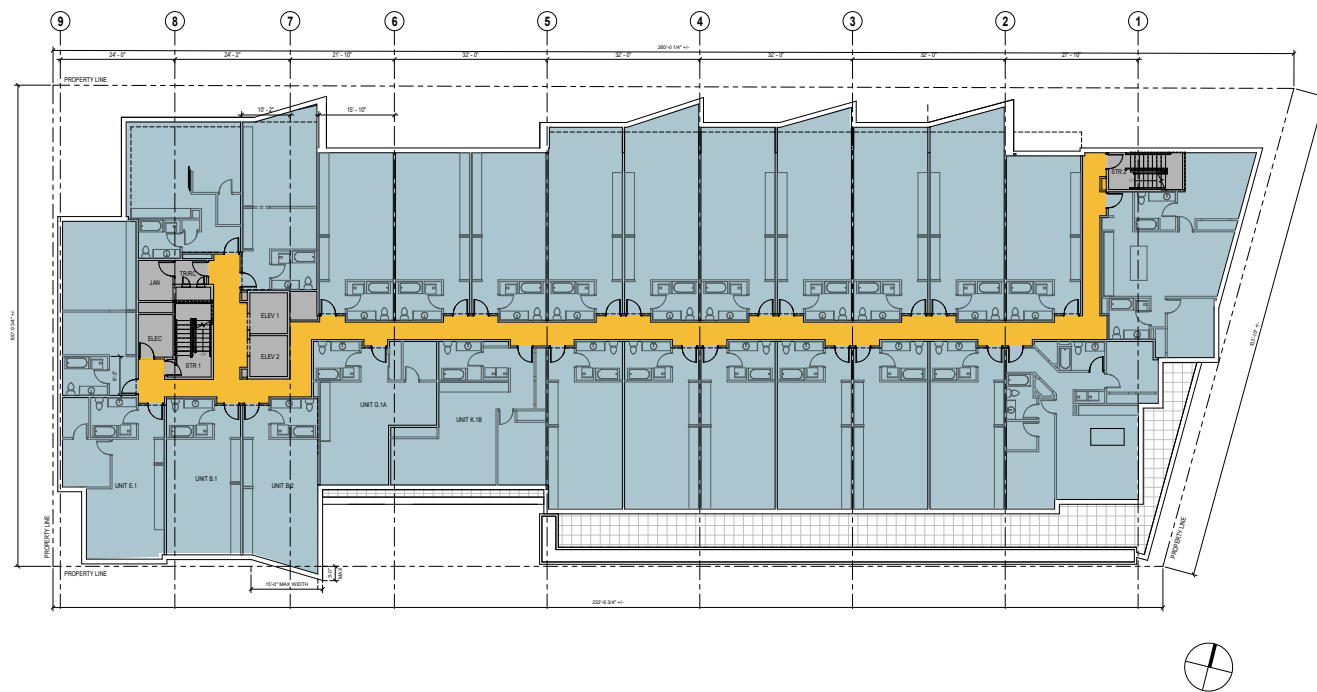
Level L2: Residential + Amenity



Roof Level (Landscaped Amenity Areas + P.V. Array)



Levels L4-L7 Typical: Residential



OPPORTUNITIES:

- Views to Green Lake at L2 and roof level amenity areas
- Landscaped public Entry Court will provide greater distinction between residential/commercial entrances
- Greater housing density consistent with Residential Urban Village + HALA/MHA development goals
- Building massing and scale relates to current and proposed building heights as well as growth trends
- Building massing is shaped to create a balanced rhythm, visual interest, scale, and proportions that are distinctive, but consistent with the bulk, scale, and character of the surrounding context
- Open space and corner curb-bulbs will create a better pedestrian streetscape and experience

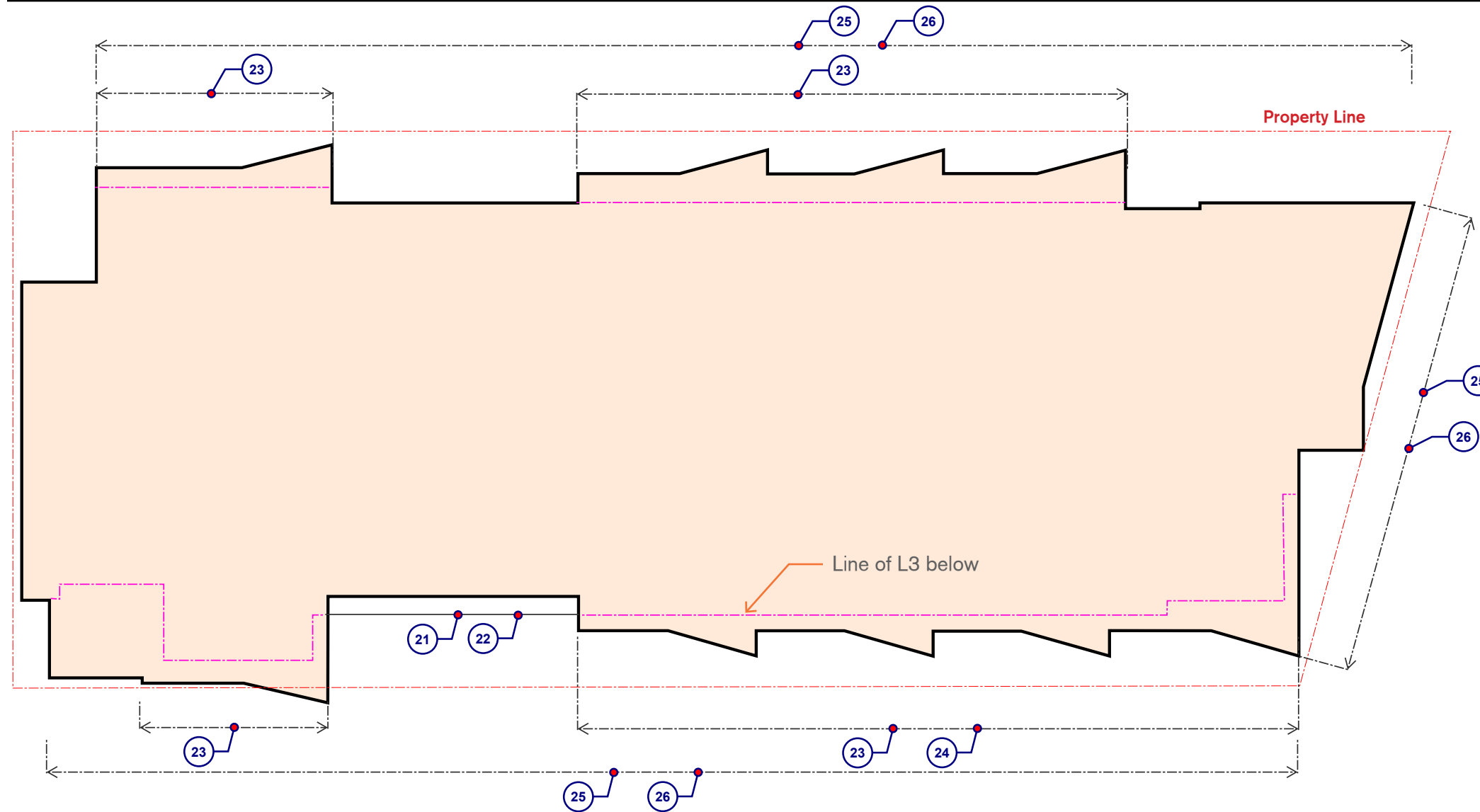
CONSTRAINTS:

- Existing sidewalk and alley grades make multiple building entries and common floor levels difficult to accommodate

DESIGN REVISIONS

Summary for Upper Levels (L3-7)

Level 3-7 Plan (Level 3 Below)



Descriptions

Note: Detail description on the following pages 28-29

- 21. New L3 balconies at adjusted façade below
- 22. Simplified material palette
- 23. Increased angle of canted façade
- 24. Top floor articulation
- 25. Aligned windows and railings
- 26. Simplified materials and color palette

DESIGN REVISIONS

Upper Levels

Recommendation Meeting 1 Comments



(DRB comment reference from Meeting Notes)

Angled facade deemed ineffective for view improvement or articulation **(2.c)**

Revised Design



Upper level design improvements: SW corner at Residential Entry

OBJECTIVE:

To increase visibility, further define the significance of the entry point and help activate the streetscape

24 Added articulation at top floor

23 Increased angle of canted facade to better articulate bays and improve views to Green Lake

Recommendation Meeting 1 Comments



(DRB comment reference from Meeting Notes)

Varied alignment and alternating balcony placement was not seen as sophisticated (2.e)

Revised Design



Upper level design improvements: Organization of facade elements

OBJECTIVE:

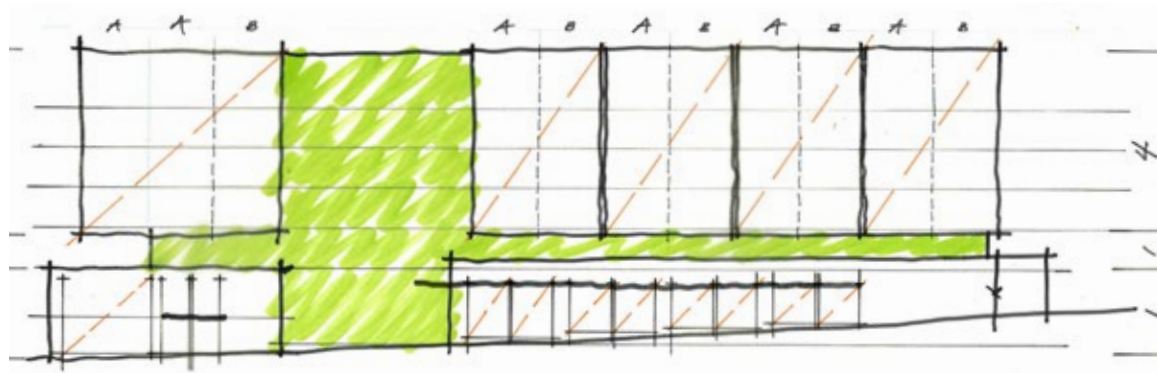
To increase visibility, further define the significance of the entry point and help activate the streetscape

25 Removed opposite handed windows and balconies to bring back facade order depicted in early design guidance sketch favored by DRB.

DESIGN REVISIONS

Comparative South Elevation

South facade diagram of massing elements – EDG design



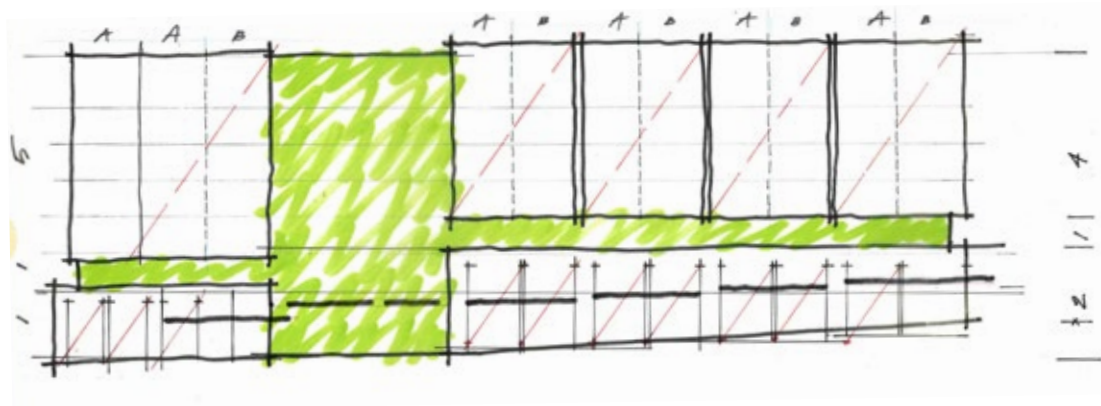
Sketch artistry from EDG is included for comparative reference.



DESIGN REVISIONS

Comparative South Elevation

South facade diagram of massing elements — current design



As a response to a recommendation of the board, we are illustrating how closely the current design follows the sketch artistry from EDG

Current design



DESIGN REVISIONS

Pedestrian Level Building View



Residential lobby is separated and distinctive from the commercial uses and entrances, and is aligned with the Green Lake Village pedestrian cut-through to create a stronger visual connection with the surrounding context

Landscaped public open space will provide greater distinction between residential and commercial entries

Landscaped public open space + widened sidewalks will create a higher quality pedestrian streetscape and experience

Building massing is modulated and shaped to create a balanced rhythm, visual interest, scale, and proportions that are distinctive, but consistent with the bulk, scale, and character of the surrounding context

DESIGN REVISIONS

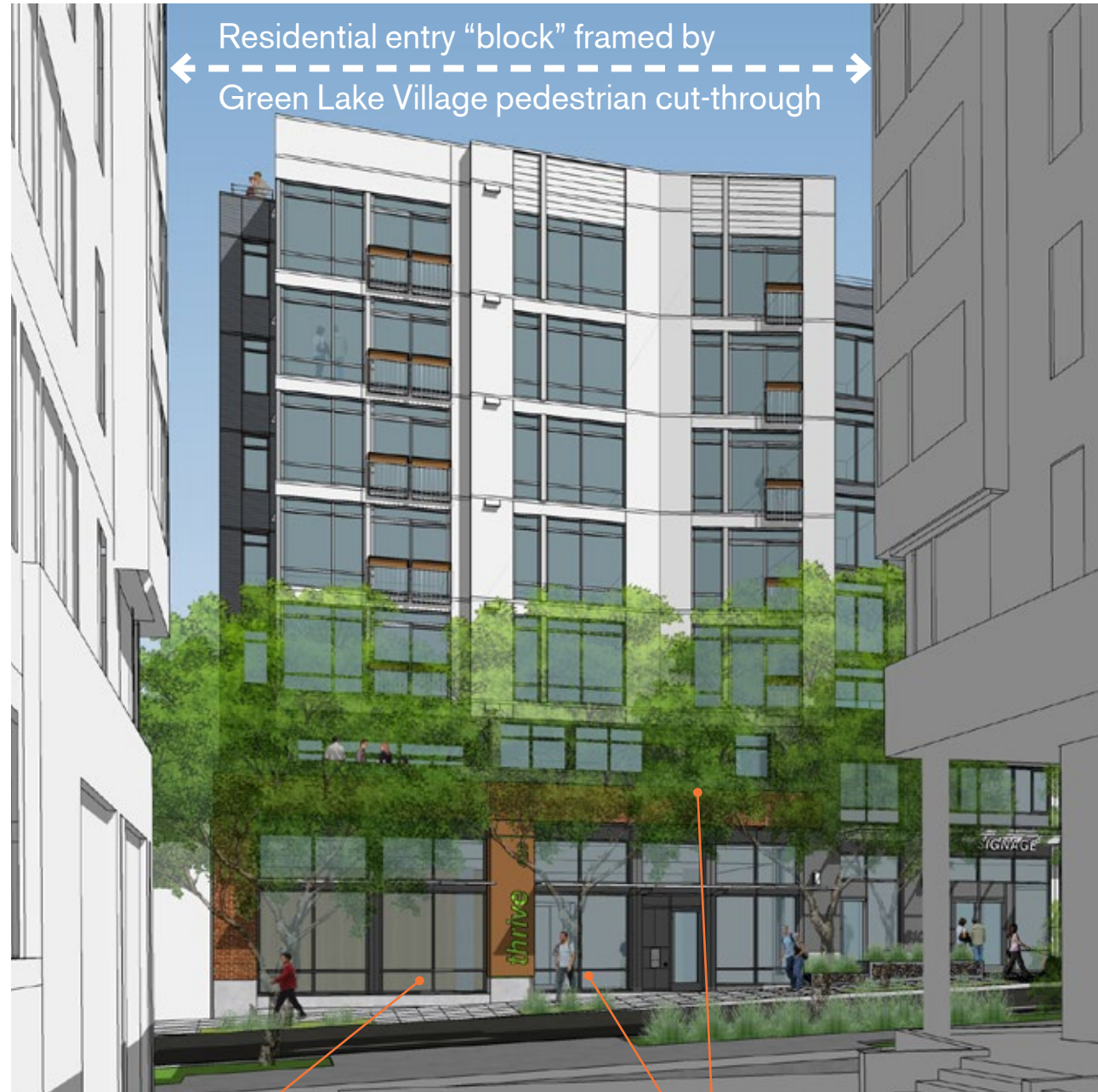
Rendering from Southeast



DESIGN REVISIONS

Sidewalk Level Building Views

View from Green Lake Village Pedestrian Cut-through



← Residential entry “block” framed by Green Lake Village pedestrian cut-through →

Residential lobby + seating area located at street-facade for visual interest + activation with view towards Green Lake Village pedestrian cut-through + court

Residential lobby and L2 roof terrace align with Green Lake Village pedestrian cut-through to create a stronger visual connection with the surrounding context

Partial View at Residential Entry



Distinctive building signage below main Commercial tenant canopy entry off Entry Court

Landscaped entry court provides 1) access to Commercial uses, 2) spatial relief from narrow sidewalk and visual interest from Residential Lobby

DESIGN REVISIONS
Sidewalk Level Building Views

Partial View at SE Corner of NE 72nd ST + 5th Ave NE



Finished ceilings at the commercial spaces are held back from glass storefront areas along the south facade and SE corner in order to allow for taller-height windows and increased transparency

Sidewalk is widened with curb-bulb and low-profile sidewalk plantings in order to improve pedestrian visibility and safety at the intersection of NE 72nd St + 5th Ave NE

The building podium at the L1 commercial space is designed and detailed to be pedestrian-oriented, and to create a neighborhood streetscape environment: similar materials (masonry matches Green Lake Village across NE 72nd), large storefront glazing and recessed building areas

Partial View at NE Alley



The building podium at the NE corner is designed with bio-retention planters

Decorative metal panel surround at exit door articulates street-facing recessed facade of alley podium

The building podium at the alley is proposed as poured-in-place concrete, and is designed with modulation to create a scale that is appropriate with the existing 2-story and recently completed 4-story buildings

(NOTE: Future 5-story buildings anticipated per the current LR-3 zoning provisions)

DESIGN REVISIONS

Pedestrian Level Views at Residential and Commercial Entries

Residential Lobby and Entry with Amenity Porch above

Landscaped planter at entry court

Overhead canopy

Framed entry door with adjacent directory/intercom box



Commercial Lobby and Entry with feature canopy above

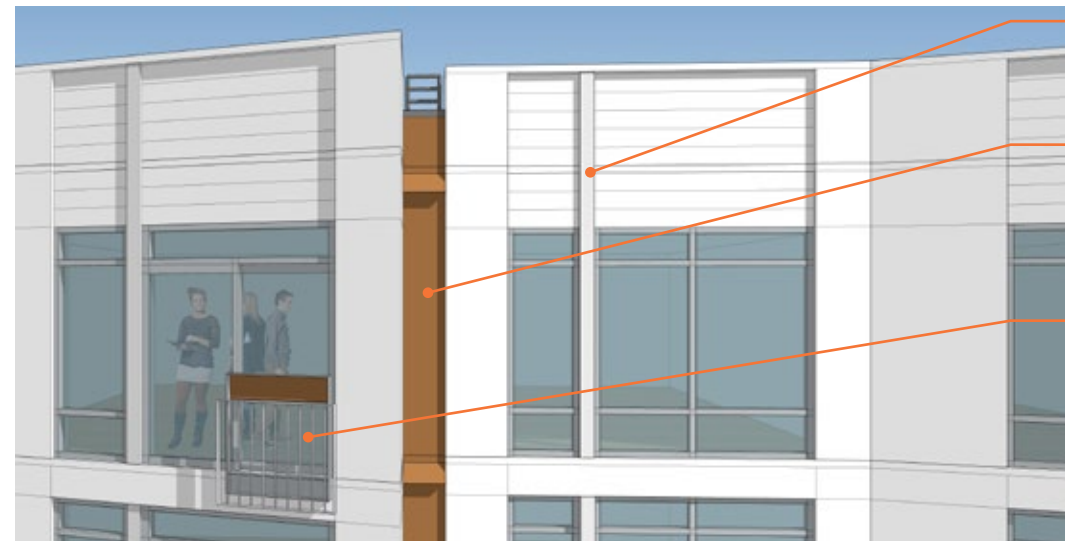
Overhead canopies with signage and building addresses identify public elevator lobby + commercial uses

Public elevator lobby connects entry court to below-grade parking levels

Tall corner window visually connects residential lobby to entry court



Top Level (7) articulation south and north facades



Super mullion emphasizes verticality

Accent color reference and pulls tone and color of podium into upper levels

Railings also incorporate accent color within a secondary rhythm

Residential Terraces at South Level 3



Commercial canopies at Entry Court



Secondary geometry emphasized within major podium bays

Glass canopy signifies main commercial entries

Residential Amenity Porch at Southeast Level 2



DESIGN REVISIONS

Mid-Level Building Views

View from Southeast



Building massing is modulated and shaped to create visual interest, scale, and proportions that are complementary but distinctive from other buildings recently completed south of the project site

Building signage for primary Commercial tenant. Secondary tenant and way-finding signage at pedestrian scale to occur beneath canopies along South and East facades.

View from Northeast

Upper level located signage for improved wayfinding to alley accessed parking levels



Added new windows increasing transparency in the 2'-0" to 8'-0" commercial streetscape zone to over 68%. Note that previous Departure request is no longer required).

DESIGN REVISIONS

Mid-Level Building Views

View from Northwest



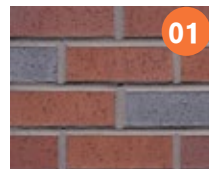
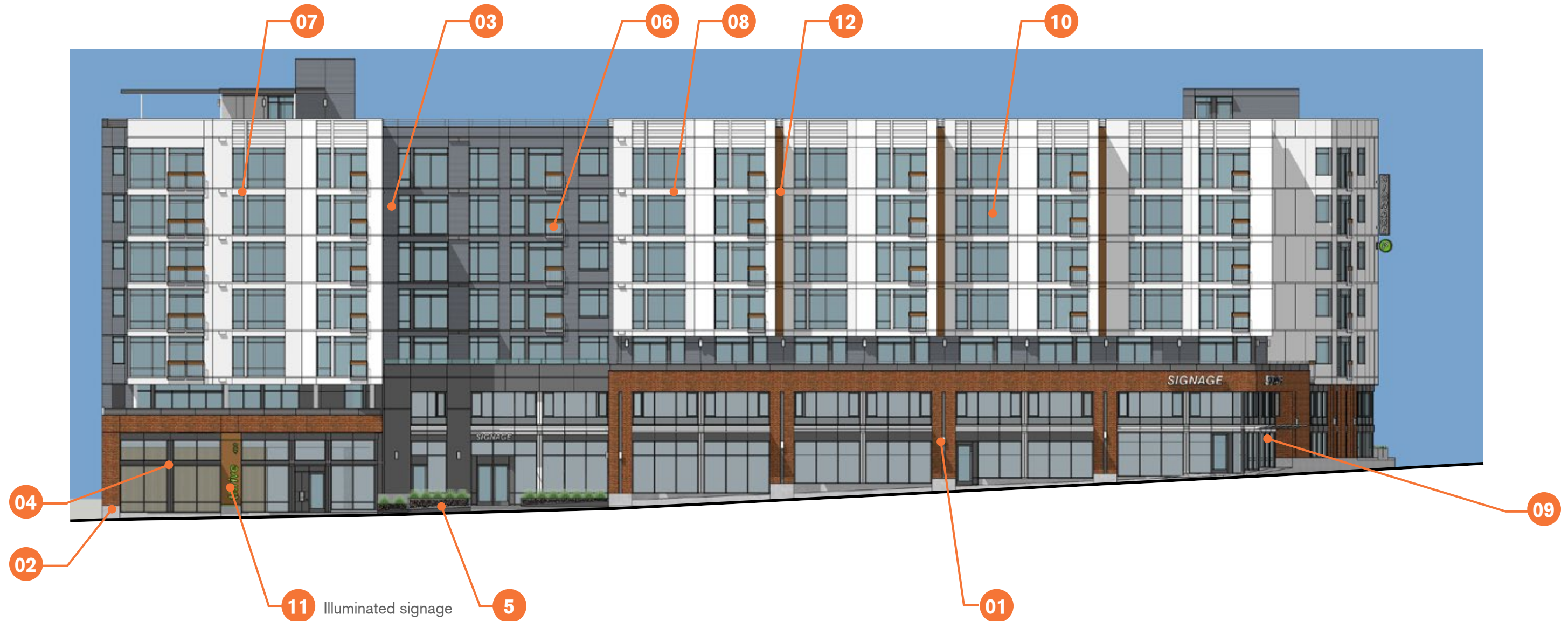
Recessed west end of alley wall off property line to afford adequate truck back-in maneuvering within alley width dimension.

View from Southwest



DESIGN REVISIONS

Exterior Materials: South Elevation



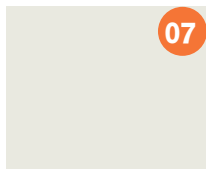
01 Brick.01:
Brick veneer, smooth faced "Autumn Blend" at Podium levels L1-L2



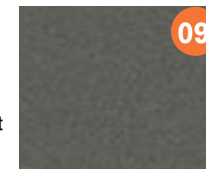
03 Metal.01:
Profiled metal panel (2"x2" Flex Series) cladding with metallic medium gray finish, and architectural flat-metal trims, AEP: "Cool-Zactique II" at levels L2-L7



05 Metal.03:
Perforated metal screen enclosure with staggered, varying size apertures PPG: "Duranar Sunstorm Tumwater II" at NE corner of Alley egress stair



07 Fcp.01:
Smooth finished fiber cement panel + reveals with painted finish, Benjamin Moore: "Grandmas China" at main facade areas of levels L3-L7



09 Window.01:
Anodized aluminum storefront window frame, PPG: "Duranar Sunstorm Tumwater II" at levels L1-L2



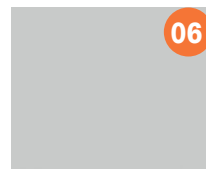
11 Exterior paint.01:
Painted finish, Benjamin Moore: "Lucky Charm Green" (or similar) at Residential Entry signage



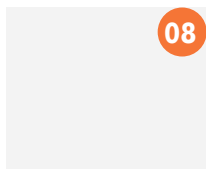
02 Concrete.01:
Exposed, poured-in-place concrete walls with formed reveals, at Podium levels L1-L2



04 Metal.02:
Architectural flat-metal trims, pipe rails, profiles, canopies PPG: "Duranar Sunstorm Tumwater II" at levels L2-L3 and Roof



06 Metal.04:
Vertical balustrade guardrails PPG: "Duranar Sunstorm Renaissance Silver" at dwelling units at levels L3-L7



08 Fcp.02:
Brake metal enclosure painted finish to match Benjamin Moore OC-69 "White Opulence" at window openings L3-7



10 Window.02:
Vinyl window frame, "Mikron-Silver" (typical) at levels L3-L7

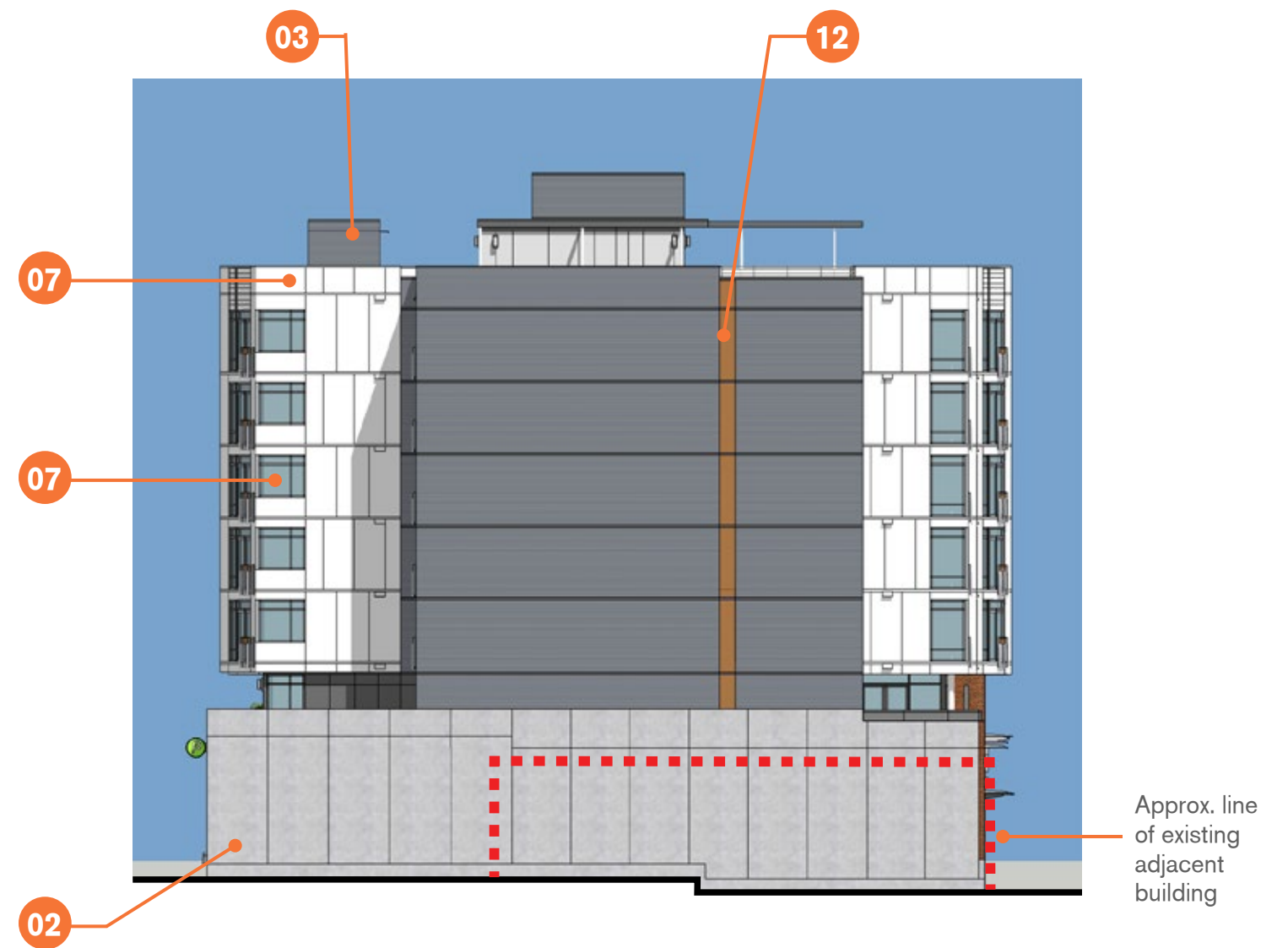


12 Fcp.03:
Smooth finished fiber cement panel at accent reveals with painted finish, Benjamin Moore: 2156-10 "Autumn Orange"

11 Illuminated signage

DESIGN REVISIONS

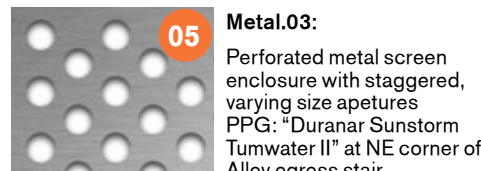
Exterior Materials: South Elevation



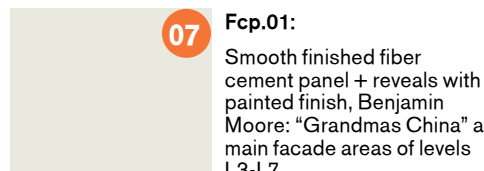
01 Brick.01:
Brick veneer, smooth faced "Autumn Blend" at Podium levels L1-L2



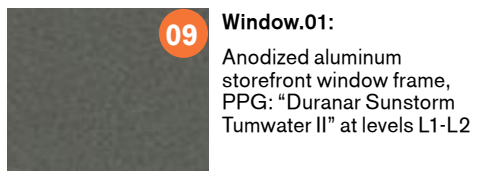
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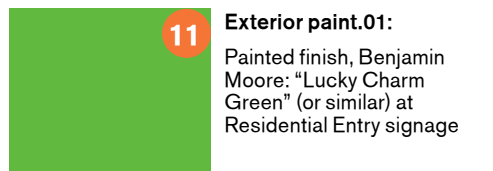
05 Metal.03:
Perforated metal screen enclosure with staggered, varying size apertures PPG: "Duranar Sunstorm Tumwater II" at NE corner of Alley egress stair



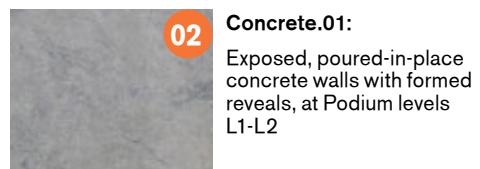
07 Fcp.01:
Smooth finished fiber cement panel + reveals with painted finish, Benjamin Moore: "Grandmas China" at main facade areas of levels L3-L7



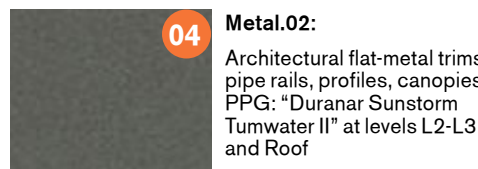
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Anodized aluminum storefront window frame, PPG: "Duranar Sunstorm Tumwater II" at levels L1-L2



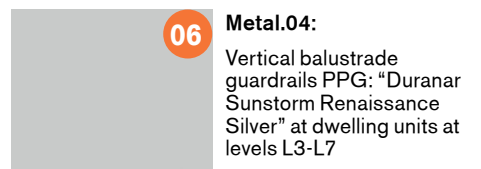
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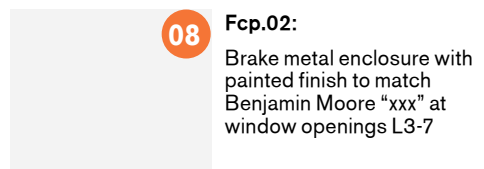
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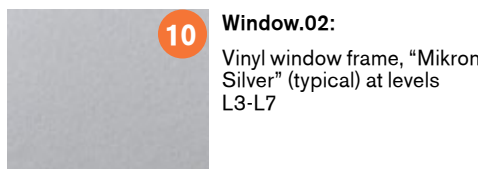
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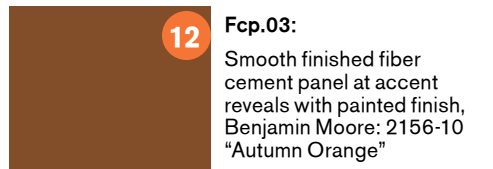
06 Metal.04:
Vertical balustrade guardrails PPG: "Duranar Sunstorm Renaissance Silver" at dwelling units at levels L3-L7



08 Fcp.02:
Brick metal enclosure with painted finish to match Benjamin Moore "xxx" at window openings L3-7



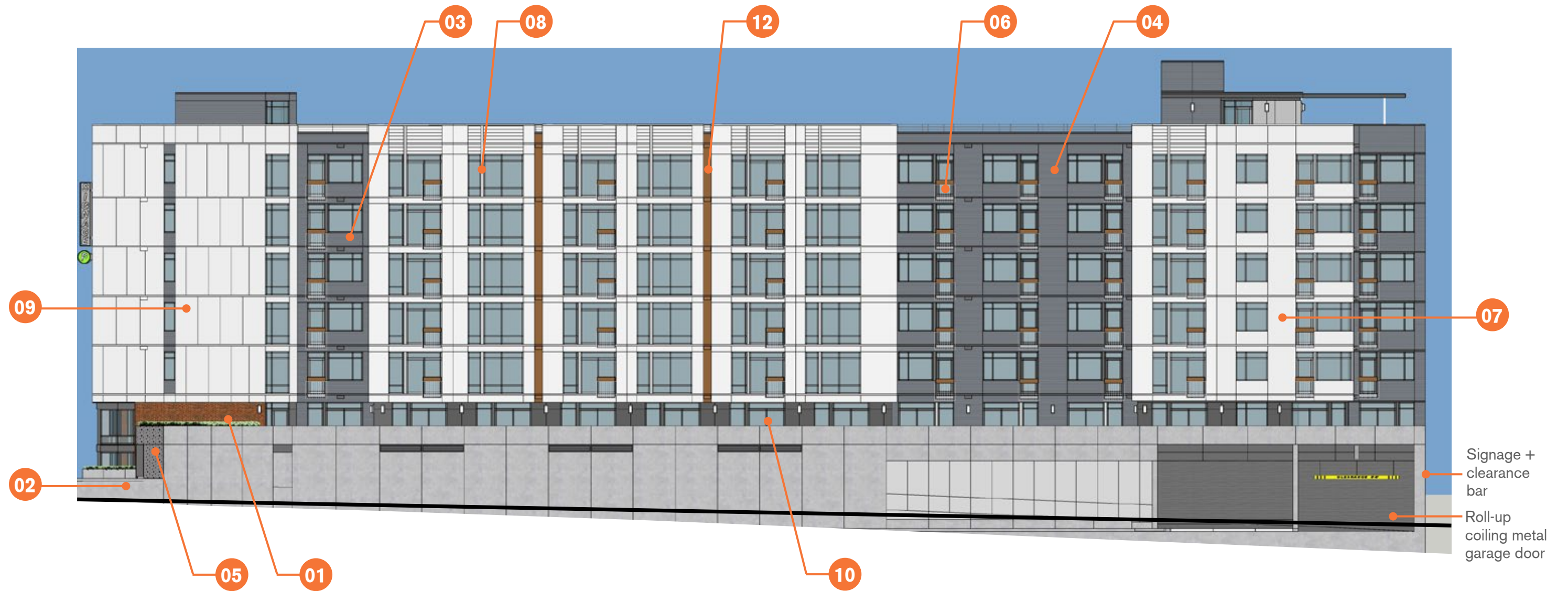
10 Window.02:
Vinyl window frame, "Mikron-Silver" (typical) at levels L3-L7



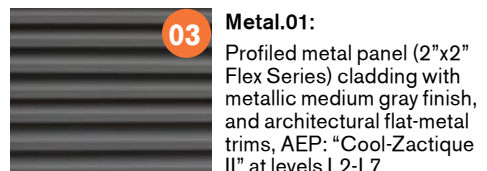
12 Fcp.03:
Smooth finished fiber cement panel at accent reveals with painted finish, Benjamin Moore: 2156-10 "Autumn Orange"

DESIGN REVISIONS

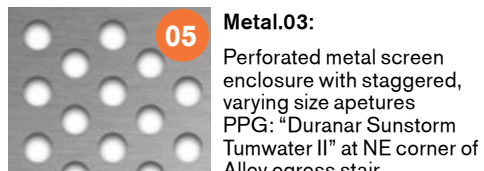
Exterior Materials: North Elevation



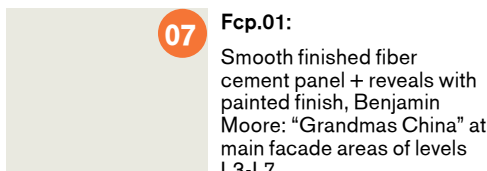
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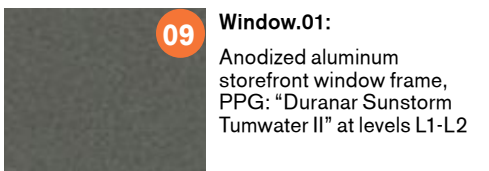
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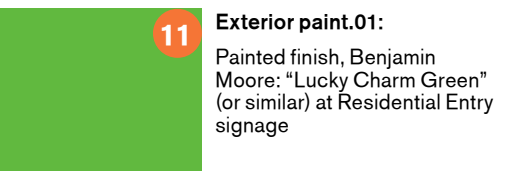
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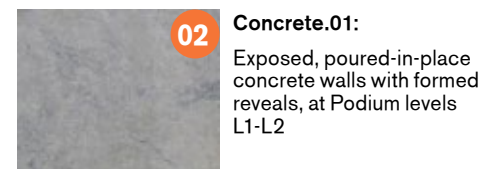
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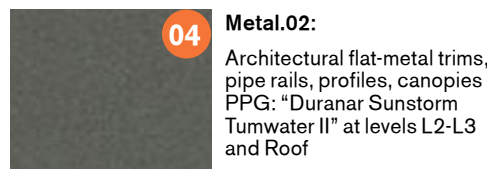
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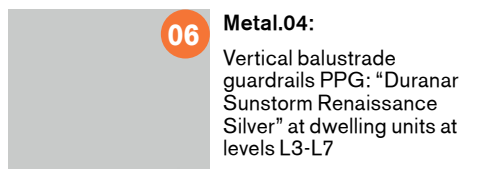
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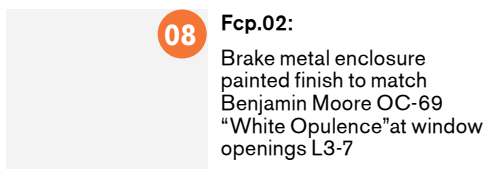
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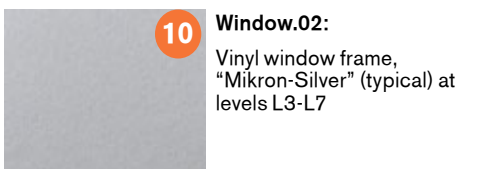
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Vinyl window frame, "Mikron-Silver" (typical) at levels L3-L7



12 Fcp.03:
Smooth finished fiber cement panel at accent reveals with painted finish, Benjamin Moore: 2156-10 "Autumn Orange"

Building Signage Approach

The primary approach of the building signage will be similar to what has been done around the Green Lake neighborhood, including the recently completed Green Lake Village and The Eddy at Green Lake Village. The primary design and aesthetics of the building signage will be simple, understated but elegant, and located for optimal visibility and wayfinding.

- 01** The main pedestrian-scaled commercial signage is proposed to be located at the Entry Court, and will be designed with the flexibility to accommodate either a single or multiple tenant configuration, and be consistent with the overall building design concept.
- 02** Additional commercial signage will be located at the upper podium level of the main street intersection of NE 72nd St and 5th Ave NE, as well as a blade sign at the upper building levels of the NE building corner adjacent to 5th Ave NE and the alley.
- 03** Parking signage will also be located at the upper building levels at the NE building corner adjacent to 5th Ave NE and the alley beneath the commercial signage. This location will provide an unobstructed view for all north-southbound traffic traveling along 5th Ave NE. Additional parking signage will be located at the alley above the parking entry garage doors, and will include a standard clearance bar. The design intent is to keep the parking signage simple, understated, and located for optimal visibility and wayfinding.
- 04** Overhead canopies will be provided along both the Residential and Commercial frontage of 72nd and 5th Avenue as shown. These would allow for additional pedestrian-oriented blade signs, hung from the underside as needed for different tenant mixes at L1 spaces
- 05** The residential building signage and address will be located adjacent to the residential lobby, and designed to create an architecturally interesting composition. The custom signage is intended to utilize lighting, materiality, and color to create a visually dynamic expression that is consistent with the overall building design concept.

Building Signage Locations



01 04 Entry Court



02 03 Corner of NE 72nd St + 5th Ave NE



05 Building signage at residential entry



03 Parking garage entry at alley



03 NE corner of 5th Ave NE + alley

DESIGN REVISIONS

Exterior Lighting + Signage

View at NE 72nd Street



DESIGN REVISIONS

Exterior Lighting + Signage



01 Fixture.01:
Wall mounted
downlight
for wall and
sidewalk level
lighting



02 Fixture.03:
Building soffit
light for accent
+ downlighting
at roof terrace
areas



03 Fixture.04:
String lighting
at amenity
roof trellis and
seating areas



(illuminated signage)

(illuminated signage)

(illuminated
signage
beyond)

02

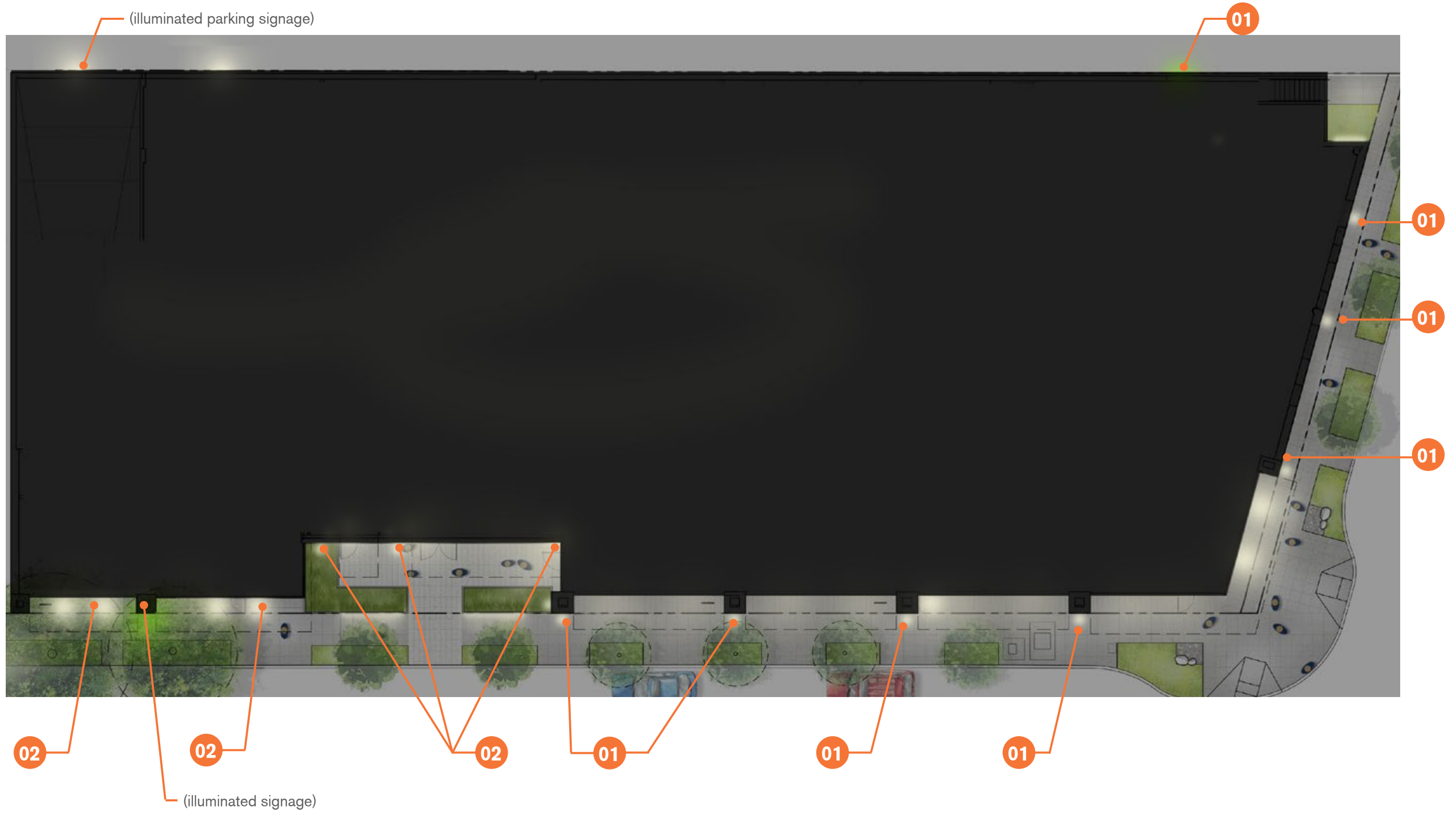
01

(illuminated
signage)

01

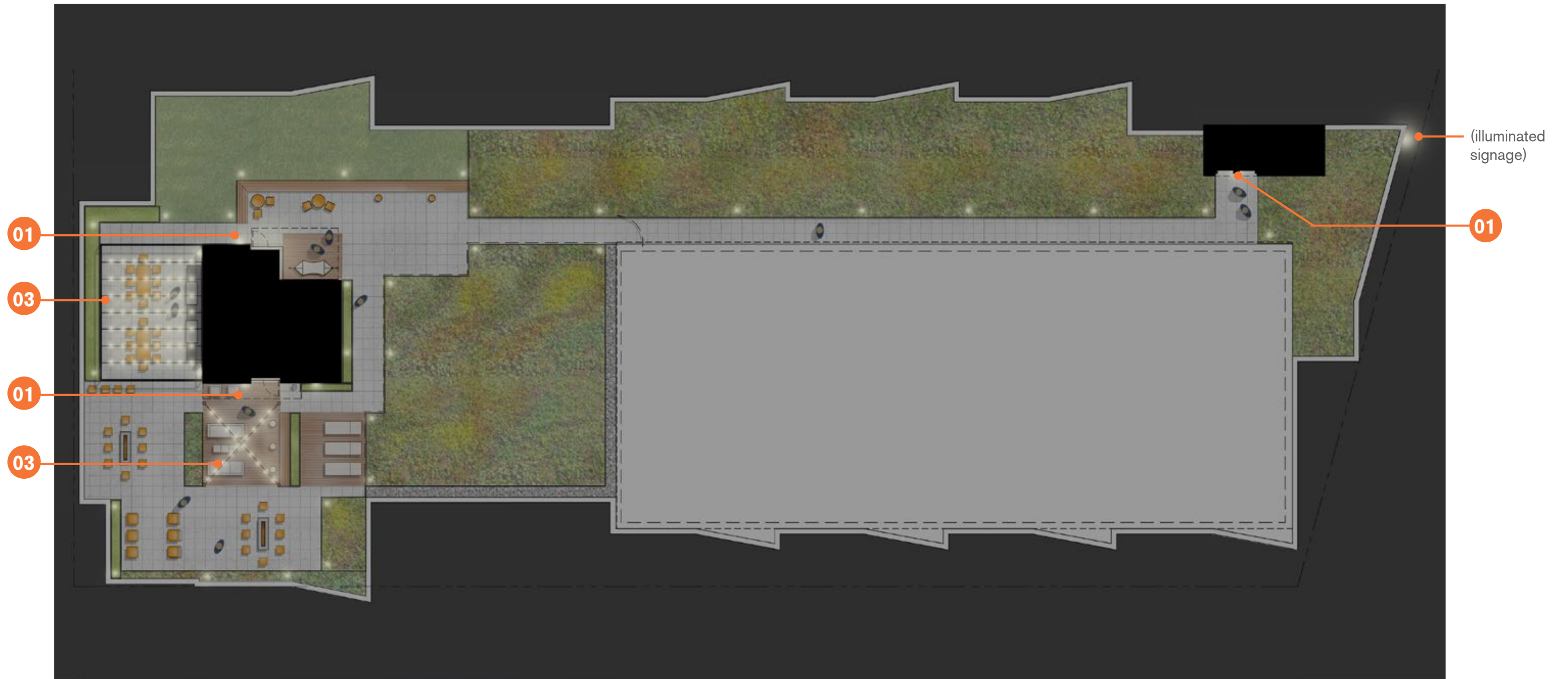
DESIGN REVISIONS

Exterior Lighting + Signage



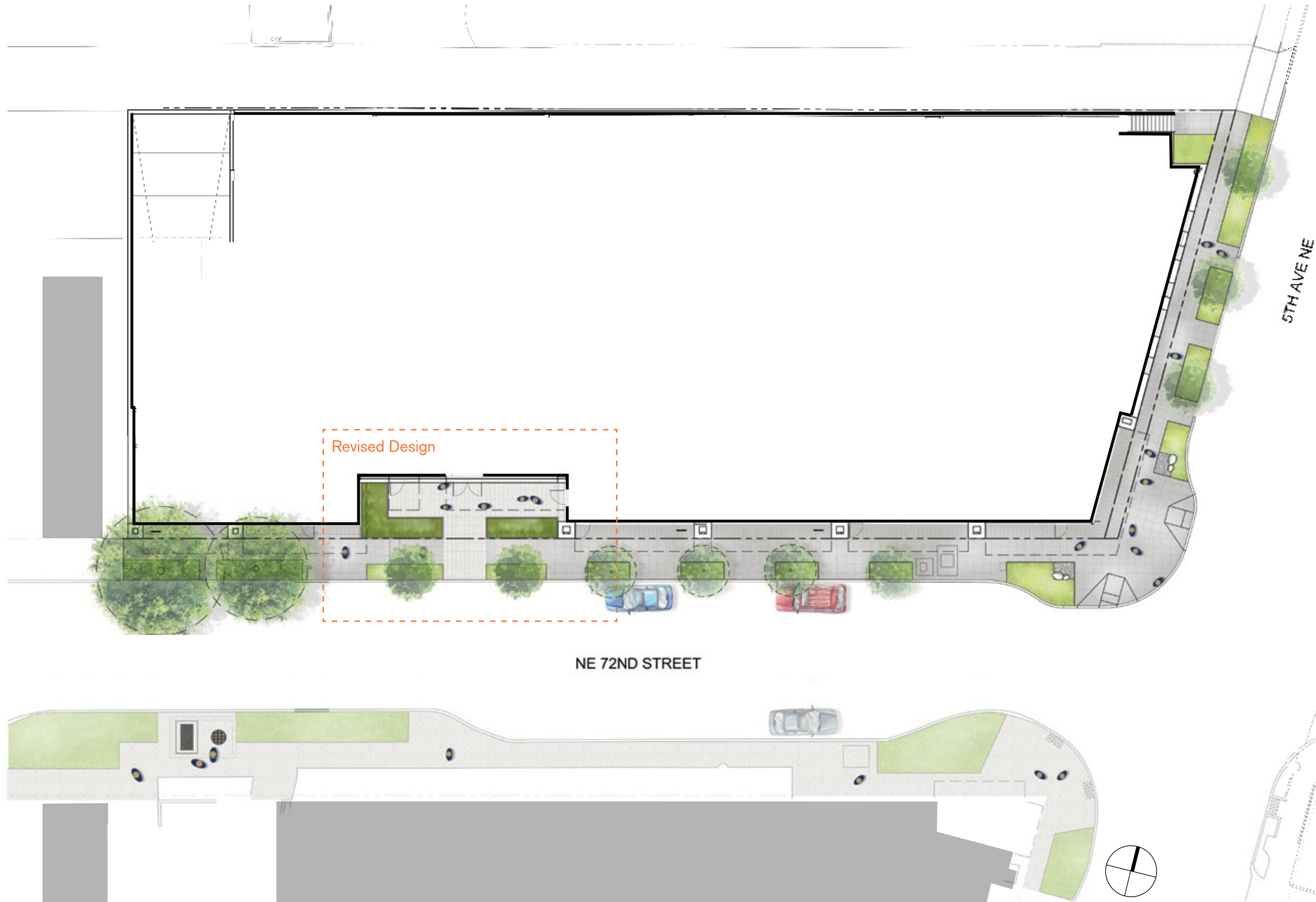
DESIGN REVISIONS

Exterior Lighting + Signage



DESIGN REVISIONS

Proposed Sidewalk Level Landscape Plan + Character Images



DOGSCAPES AT PLANTER EDGES



HUNTCO ARC - BICYCLE RACKS

DESIGN REVISIONS

Proposed Sidewalk Level Entry Court



DESIGN REVISIONS

Proposed Landscape Plantings + Trees



EXISTING RED MAPLES



PROPOSED STREET TREES



BLUE OAT GRASS



VERBENA AND MISCANTHUS



LAMBS EAR



AUTUMN FERN



EVERGREEN SPURGE



KELSEY DOGWOOD



SEDUM



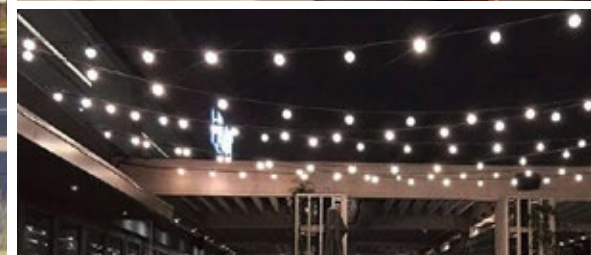
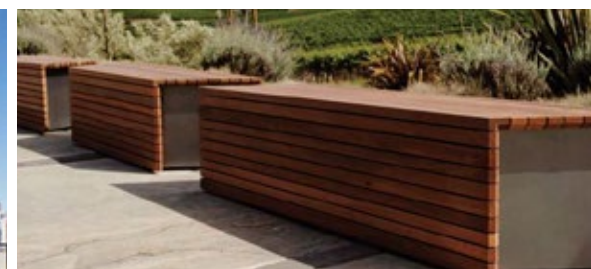
MOUNT VERNON LAUREL



JUNCUS

DESIGN REVISIONS

Proposed Amenity Roof Landscape Plan + Character Images



Proposed Amenity Roof Character Images

DEPARTURES

Requested

1 SMC 23.47A.008. - Street Level Standards (per guidance by Design Review Board)

Code Requirement:

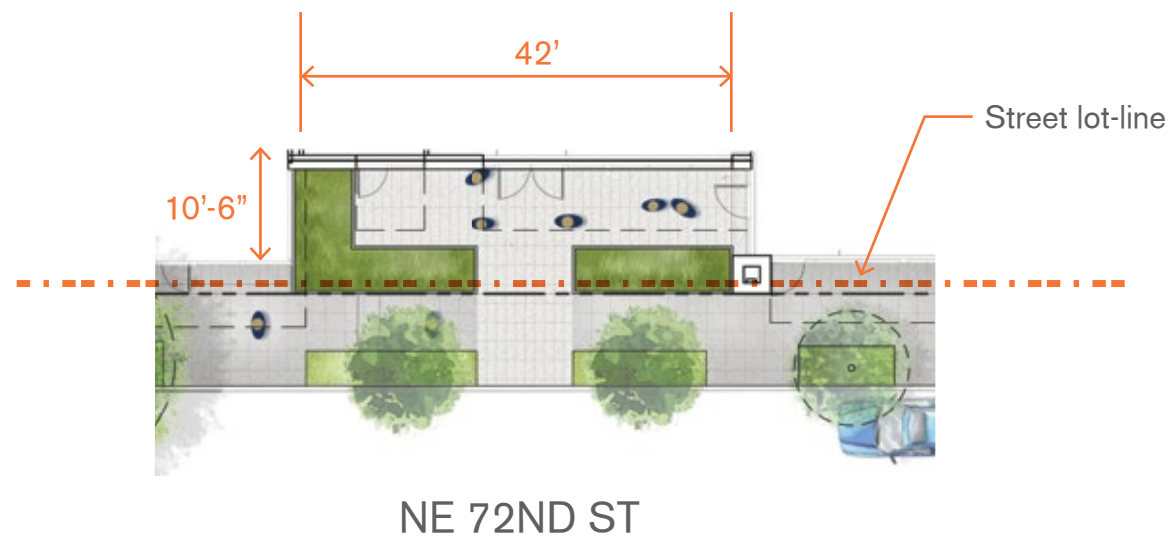
- A.3. Street-level facing facades shall be located within **10 feet** of the street lot line, unless wider sidewalks, courts, or other approved landscaped or open spaces are provided

Departure:

- The design proposes a 42'-0" wide x **10'-6"** deep entry court with elevated planters at the street level facing facade. The requested departure is for the additional 6" of depth

Rationale:

- Given the narrow sidewalk with street tree requirements, this landscaped recess at the ground level plan (and continuing up the south facade) provides a visual respite and more accommodating entry space to the commercial area as well as the parking garage elevator vestibule.
- This approach will better reconcile the existing sidewalk grades and will better accommodate various commercial configurations and entrances with a common floor level
- This allows a simplification of materials and facade alignment



2 SMC 23.47A.014 – Setback Requirements [Upper-Level Setbacks]:

Code Requirement:

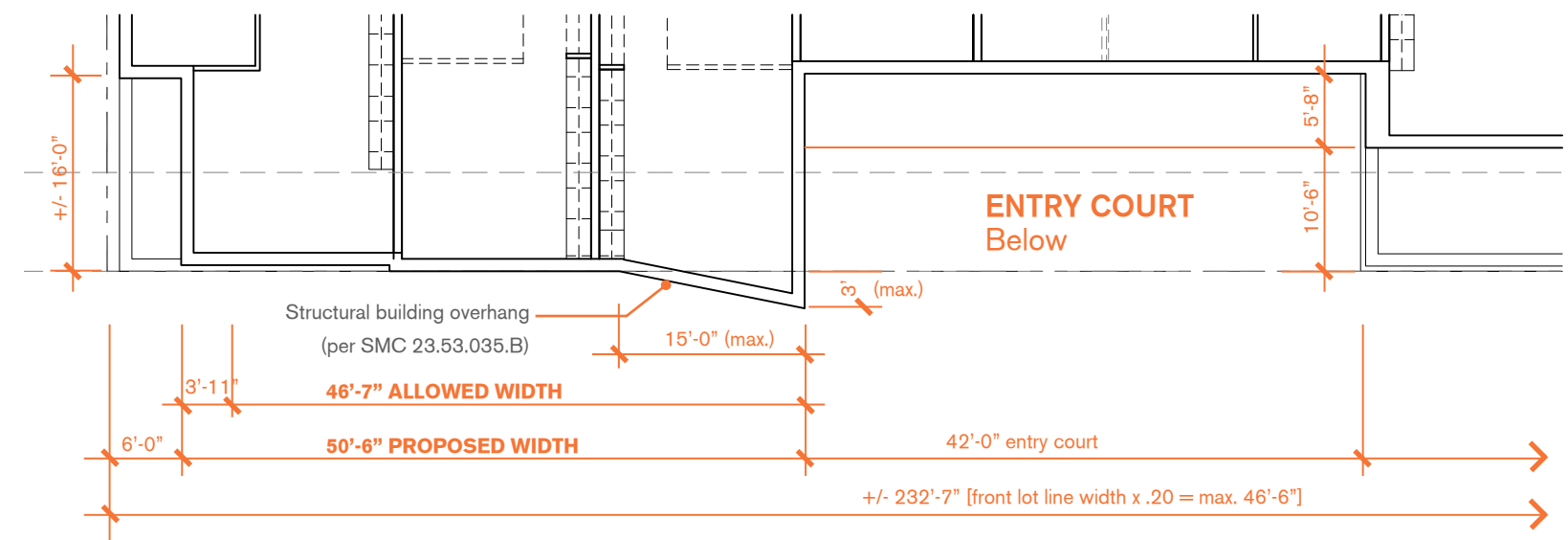
- C.3: No more than 20% of the portion of the structure that must be set back may have a setback less than 5 feet. The south facade is 232.58' and 20% of that is 46'-7"

Departure:

- Portion of facade above residential lobby has no setback and is proposed at 50'-6"— 3'-11" longer than allowed

Rationale:

- This portion of facade serves as a "primary" element for identifying the residential lobby entrance located below it, and is aligned with the pedestrian cut-thru located at Green Lake Village immediately to the south across NE 72nd St
- This portion of facade is immediately adjacent to an entry court that is setback from the property line at 10'-6" (re: departure .01), and serves as a primary means of creating facade modulation, scale, rhythm, and visual interest
- By increasing this portion of facade to improve the dwelling unit layouts, the west-facing, blank lot-line wall is able to be decreased in width by 16'-0"
- Limiting the facade to 46'-7" would have a severe impact on unit layouts and impair the city's housing affordability goals



3 SMC 23.47A.008 - Street-level development standards

Code Requirement:

5. Maximum width and depth limits

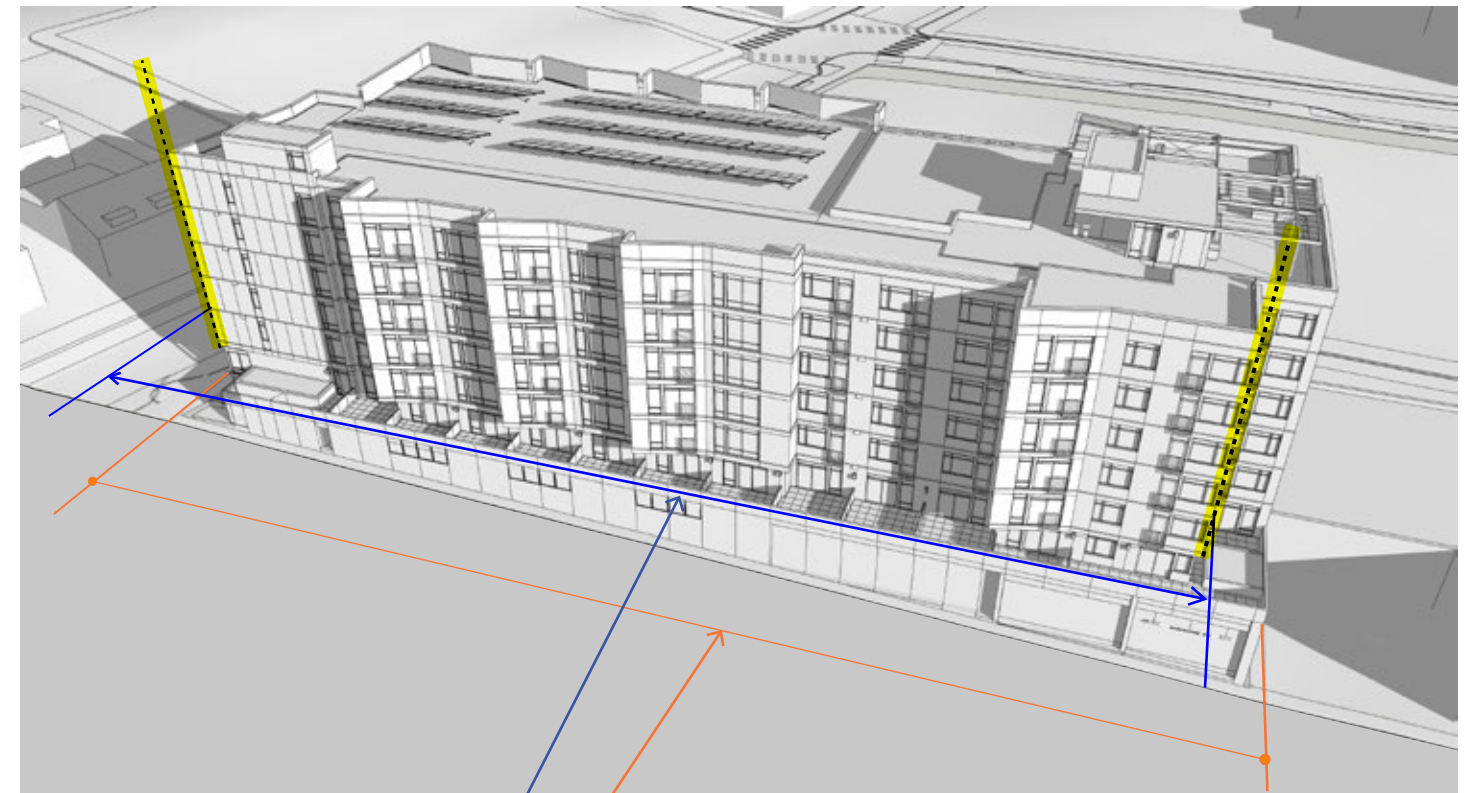
a. The maximum width (length) and depth of a structure, or of a portion of a structure for which the limit is calculated separately according to subsection 23.47A.008.C.5.b, is 250 feet.

Departure:

- Level 2 on the Alley side of the design as proposed is 251'-10" in length, which exceeds the allowable dimension by 22 inches measured at the absolute apex (NE corner).

Rationale:

- As this only occurs on Level 2, the perceived length of the main facade is more related to Levels 3-7 which is 239'-0" and is well modulated with facade depths of projecting bays and recesses up to 10'-10".
- The building geometry follows the trapezoidal geometry of the property lines and the street (5th Ave NE) along its eastern edge. Conforming with the requirement would introduce an additional angle in the east facade, essentially trimming off the corner. This is less desirable aesthetically and does not follow as clearly or simply from the site and Right of Way geometry.
- The widest portion of the building is at the NE corner and diminishes to the allowable 250' length within 8' of this corner (moving south along the east floorplate). The actual building area that exceeds the 250' length dimension is approximately 8 sf.
- This rule came into effect after the project had been designed. Preserving the straight edge along the east side of the building is a superior design to flattening the angle solely to comply with this requirement.



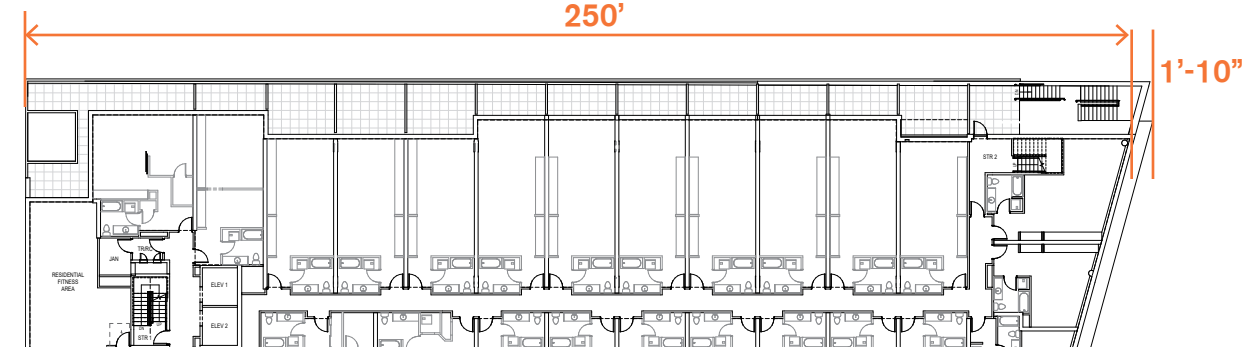
Levels 3-7 is 239'-0" maximum length

Level 2 is 251'-10" maximum length

ALLEY

250'

1'-10"



Partial plan at L2, north side

Appendix

APPENDIX

Updated Context Map from Late Jan 2020



APPENDIX

Updated Context Photos from Late Jan 2020

Please see Updated Context Map in the Appendix for location and orientation (page 55)



01 New 6-story residential project along west end of NE 73rd Street adjacent to Great Hall at Greenlake. 01.26.20.



02 Looking South at newer construction of two in-line 3-story residential buildings (left) and an existing 2 level single-family detached



03 Looking South at newly constructed 4-story residential project at corner of NE 73rd St and 5th Avenue NE. 01.26.20.



04 Looking West at newly constructed 4-story residential project at corner of NE 73rd St and 5th Avenue NE. Project site is to the left of this photo. 01.26.20.



05 Looking North at newly constructed 4-story residential project at corner of NE 73rd St and 5th Avenue NE. Project site is to the left of this photo. 01.26.20.



06 Looking NorthEast from midblock alley at newer construction of two in-line 3-story residential buildings. 01.26.20.

Please see Updated Context Map in the Appendix for location and orientation (page 55)



07 Looking North from mid-block alley to newer construction of a 2-story residential project with surface parking at rear (alley-side) yard. 01.26.20.



08 Looking northwest along alley from the existing surface parking lot on the project site. of a 2-story residential project with surface parking at rear (alley-side) yard. 01.26.20.



09 Looking East up the existing alley between NE 72nd and NE 73rd Streets. New 6-story multi-family residential project that fronts 73rd is to left. 01.26.20.



10 Looking East up the existing alley between NE 72nd and NE 73rd Streets. New 6-story multi-family residential project that fronts 73rd is to left. 01.26.20.



11 Looking southeast from the intersection of NE 72nd & Woodlawn Ave NE toward GreenLake Village. Project site is to the left, out of this photograph (across NE 72nd).



12 Looking West between 2 of the buildings at GreenLake Village along the internal pedestrian street.

APPENDIX

Updated Context Photos from Jan 2020

Please see Updated Context Map in the Appendix for location and orientation (page 55)



13 Looking North across NE 72nd to existing commercial structures. Project site is to the right.



14 Looking South across NE 72nd to GreenLake Village from the existing surface parking lot on the project site.



15 Looking South across NE 72nd to GreenLake Village from the existing surface parking lot on the project site.

APPENDIX

Existing Neighborhood Building Character



- Residential Urban Village Overlay Boundary
- Pedestrian Designated Zone Boundary

01 green lake condominium



2003 / 65' / 6 Floors / Mixed-Use Residential

02 The Eddy at green lake



2017 / 65' / 6 Floors / Mixed-Use

03 green lake village



2016 / 65' / 6 Floors / Mixed-Use

04 437 ne 73RD st



2017 / 30' / 3 Floors / Residential

05 442 NE Maple leaf place



2017 / 44' / 4 Floors / Residential

06 417 NE 73rd st



2017 / 65' / 6 Floors / Mixed-Use

07 great hall at green lake



1921 / 36' / 4 Floors / Office

08 green lake public library



1920 / 30' / 2 Floors / Governmental Service

09 masonic lodge



1922 / 24' / 2 Floors / Commercial

10 lunchbox laboratory



2027 / 16' / 1 Floor / Commercial

11 shelter lounge



2016 / 14' / 1 Floor / Commercial

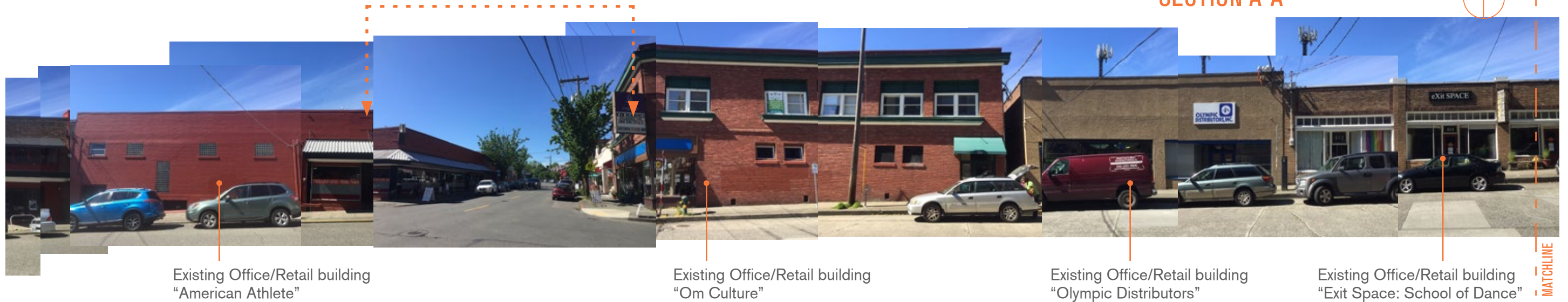
APPENDIX

Existing Streetscape

[NE 72nd Street View Looking North



WOODLAWN AVE NE



Existing Office/Retail building
"American Athlete"

Existing Office/Retail building
"Om Culture"

Existing Office/Retail building
"Olympic Distributors"

Existing Office/Retail building
"Exit Space: School of Dance"

PROJECT SITE

5TH AVE NE



Existing office building
"Vitamilk"
(to be removed)

(2) Existing street trees @ +/- 12" diameter in varying state of health (trees to be inspected by Urban Forestry for relocation or replacement)

Existing surface parking lot with +/- 21' wide vehicle curb-cut (curb-cut to be removed)

Surface Parking Lot / Billings Middle School (portable classroom structures to be relocated per lease)

(3) Existing street trees @ +/- 4" diameter (to be retained)

Existing +/- 20' wide vehicle curb-cut (to be removed)

Existing Office/Retail building "Always Running" (to be removed)

Existing SF residences located +/- 5'-10' above sidewalk at 5th Ave NE

[NE 72nd Street View Looking South



5TH AVE NE

PEDESTRIAN CUT-THROUGH

WOODLAWN AVE NE



new 3.5-story multi-family building at corner of NE 72nd St + 5th Ave NE

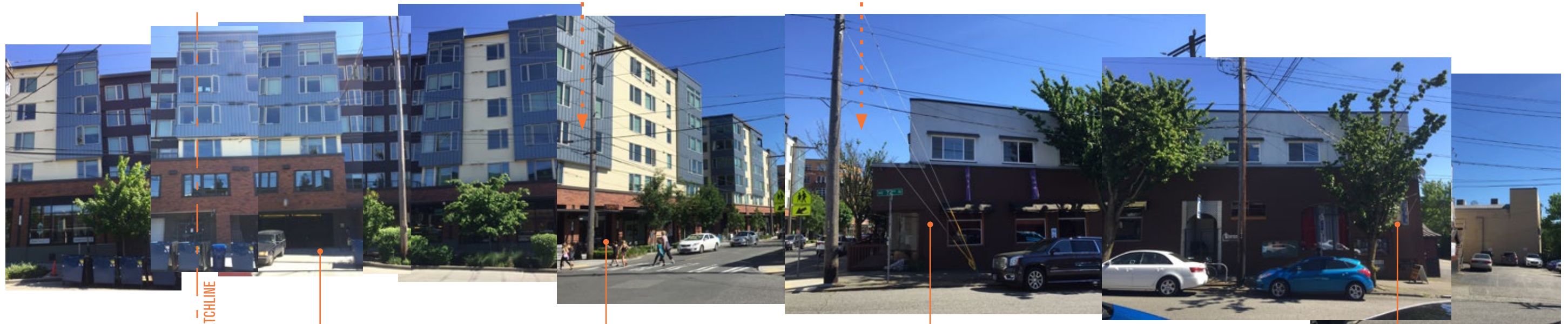
Blank building corner with access to BOH/ service areas

“Green Lake Village” commercial/residential

Mid-block pedestrian access to retail + restaurants (“The Eddy at Green Lake Village” commercial/residential beyond)

“Green Lake Village” commercial/residential

MATCHLINE



MATCHLINE

Parking garage access along NE 72nd St.

“Green Lake Village” commercial/residential

Existing Office/Retail building “Ming China Bistro”

Existing Office/Retail building, “Green Lake Martial Arts”

APPENDIX

Existing Streetscape

[View at 5th Ave NE + NE 72nd St Looking North-



SECTION C-C

PROJECT SITE



new 3.5-4 story multi-family structure + parking at NE corner of alley

Surface Parking Lot / Billings Middle School (portable classroom structures to be relocated per lease)

Existing +/-20' wide vehicle curb-cut (to be removed)

Existing fire-hydrant (to be relocated)

Existing concrete sidewalk and curb (to be rebuilt)

Existing Office/ Retail building "Always Running" (to be removed)

Existing pole (to be relocated)

Existing curb-cut and Alley access (to be retained)

NE 72ND ST

5TH AVE NE

APPENDIX

Existing Site Survey + Site Images



Pedestrian cut-through at Green Lake Village Apartments/Retail building

BOH/service/loading areas at Green Lake Village building along 5th Ave NE

New 3.5-4 story multi-family building at NE corner adjacent to alley and 5th Ave NE

(2) Existing street trees in varying state of health (trees to be inspected by Urban Forestry for relocation or replacement)

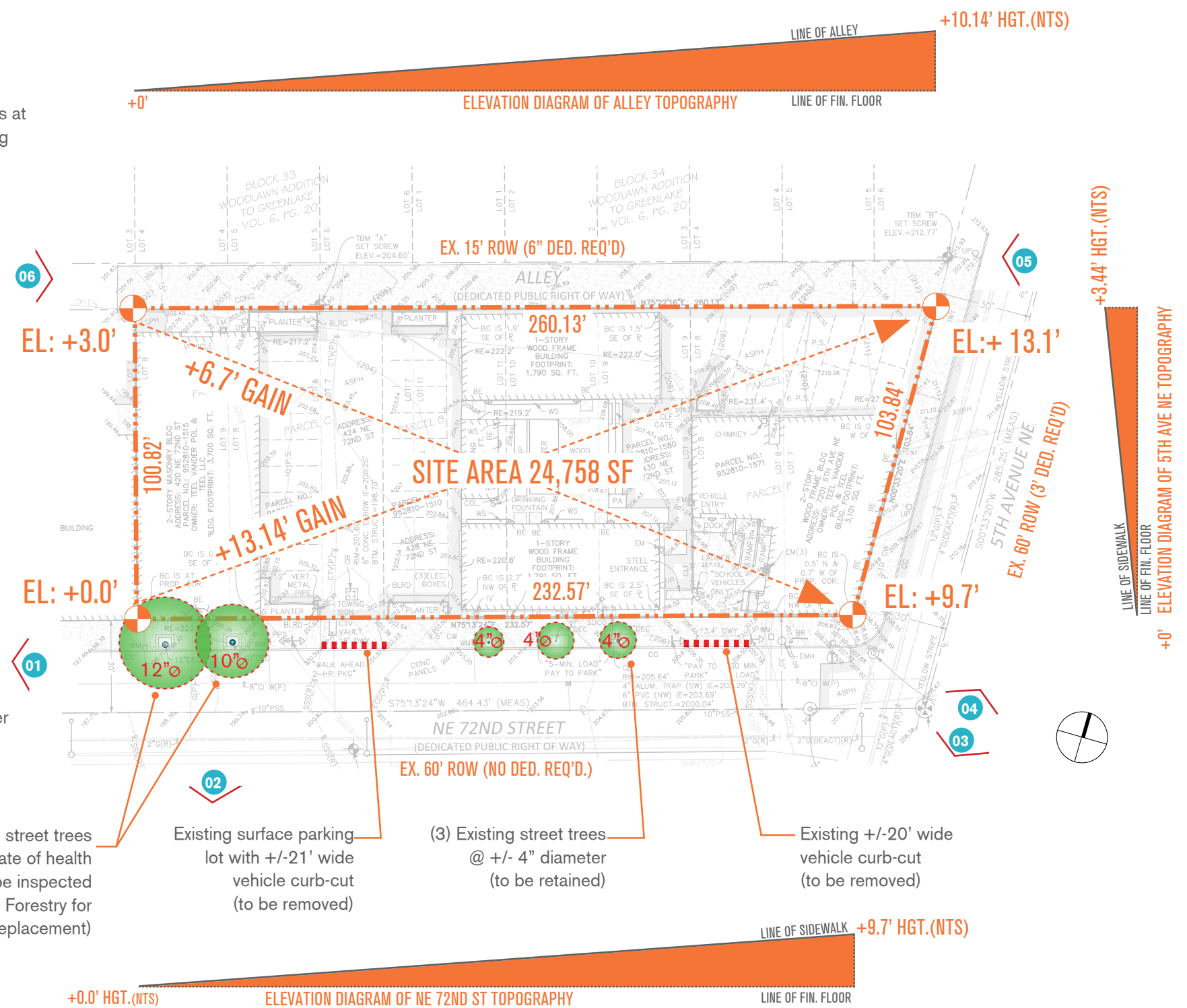
Existing surface parking lot with +/- 21' wide vehicle curb-cut (to be removed)

(3) Existing street trees @ +/- 4" diameter (to be retained)

Existing +/- 20' wide vehicle curb-cut (to be removed)

New 3.5-4 story multi-family and existing 2-story structures + parking at property lines along alley to north



West alley access with existing structures @ corners compromises visibility







APPENDIX

Current Land-Use Zoning + Overlay Designations

Legend per smc 23.45.514 (Table a):

-  LR2 (M)(+40'-44') / LR2-RC (M)(+40'-44')
Lowrise 2
-  LR3 (M)(+50'-54') / LR3-RC (M1)(+50'-54')
Lowrise 3

Legend per smc 23.47a.012.a:

-  NC2-55 (M) / NC2P-55 (M)
Neighborhood Commercial
-  NC2-75 (M1) / NC2P-75 (M)(M1) / NC3P-75 (M1)
Neighborhood Commercial
-  Residential Urban Village Overlay Boundary
-  Pedestrian Designated Zoning Boundary

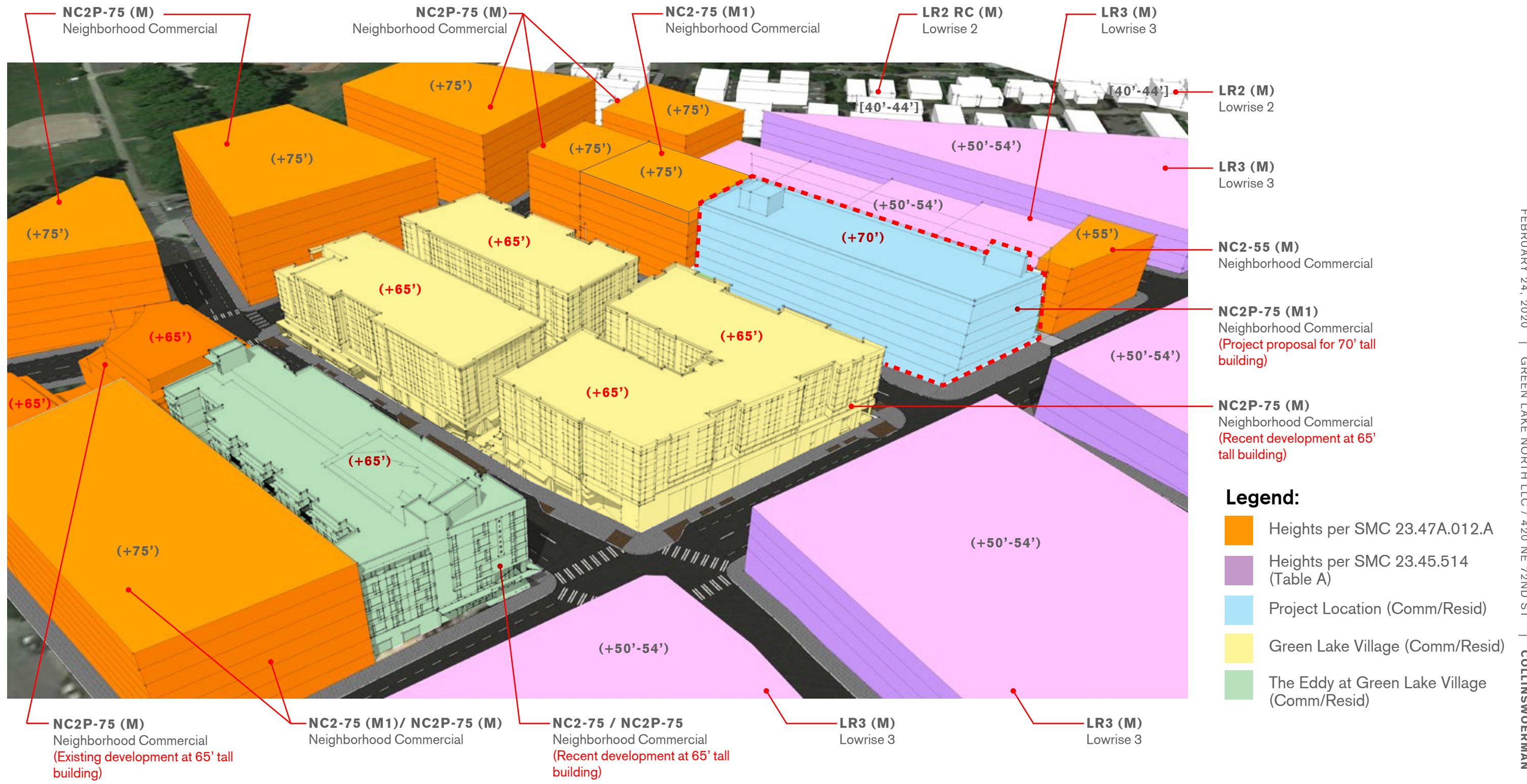
Observations:

- The project Site is located at the northeast corner of the "Pedestrian Designated Zoning Boundary" with primary pedestrian focus and travel being oriented south and southwest towards the commercial core and along NE 72nd St
- 5th Ave NE is a primarily vehicle + transit oriented roadway
- NE 72nd St and 5th Ave NE are not identified as a 'Principal Pedestrian Street'



APPENDIX

Current Land-Use Zoning + Neighborhood Development Potential



APPENDIX

EDG | Development Proposal + DRB Recommendations

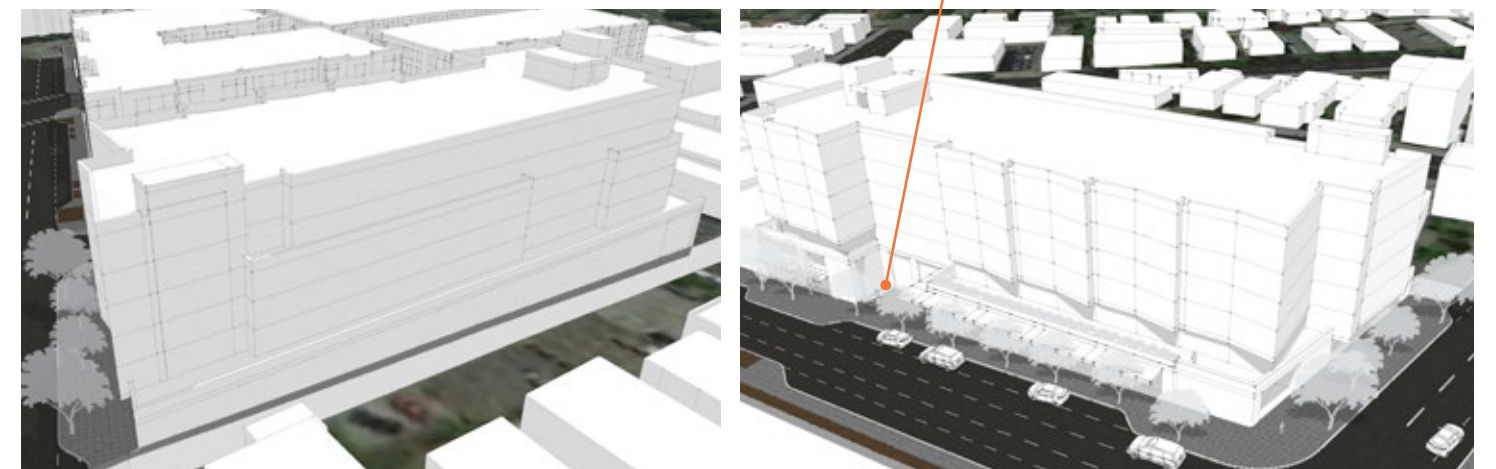
EDG | DRB Priorities + Recommendations

- 1. Massing Options:** The Board was generally supportive of the preferred massing option (Option 1) in that it had better articulation and more interesting features than the other options. The Board specifically liked the use of the recessed, double height podium and mezzanine. The Board felt strongly that Option 3 was not a viable massing solution. **(CS2-D-1, CS2-D-5, CS2-II, DC2-A-2)**
- 2. Plaza and Entryway:** The Board supported the proposed location of the front entry and the plaza open space but were concerned that it could become a dead space if it is not properly activated. The Board noticed that there wasn't a physical connection between the plaza and the residential entry. As such, Board members agreed that the space needs to be thoughtfully designed so that it does not become a depository of waste or other unwanted items. The Board agreed that the residential entry aligned well with the Green Lake Village pedestrian cut-through located on the opposite side of the block, as it helps in create a visual connection and pedestrian scale between the two developments. **(PL2-I, PL2-D)**
 - a. The Board requested more detailed information on how the plaza space is intended to be used when the project returns for the recommendation phase. **(PL2-I, PL2-D, PL2-I-ii)**
 - b. The Board gave guidance to design the wayfinding to demonstrate the location of the different uses, entries, and public realm versus the private realm in relationship to the elevator lobby. **(PL2-I, PL2-D)**
 - c. Design a stronger visual and possibly physical connection between the residential entry and the entry plaza. **(PL2-I, PL2-D, PL2-I-ii)**
- 3. Adjacent Sites:** The Board supported the notched plaza, residential entry and mezzanine aligned with the Green Lake Village Pedestrian cut through which adds visual interest and connection with the proposal site. The Board requested a better demonstration of the relationship with building structures on the opposite side of the 5th Ave NE.
 - a. Board members requested more sections and/or elevations depicting the relationship of other building structures in terms of sight lines, horizontal distances, decks and deck railings, and views downward. **(CS2-D-5, PL2-I-ii)**
- 4. 5th Avenue NE Streetscape:** The Board requested more information about how the street would be treated along 5th Ave NE in terms of the amount of transparency and other elements. While the 5th Ave NE side of the building was characterized as a 'back of house', the Board verbalized that it should not be forgotten. The Board appreciated the addition of the curb bulb for pedestrian safety as cars move quickly along this road.
 - a. Design the proposal to minimize blank wall areas, using windows and window wells. **(DC2-C-1, DC2-C-2, DC2-B-2, DC2-I-I, DC4-A-1, DC4-II-i)**
 - b. Where windows are not appropriate due to privacy concerns, use other design elements to avoid the appearance of blank walls and to make the façade more interesting. **(DC2-C-2, DC2-I-I, DC4-A-1, DC4-II-i)**
- 5. Parking:** The Board felt that it is important to identify which parking areas will be designated for different uses, and asked for floor plans demonstrating parking circulation, related to the proposed driveway slope departure." **(CS2-D-5, PL2-D)**

EDG | Recommended Massing Option



"Entry Plaza" creates visual connection + pedestrian scale **(PL2-1, PL2-D, PL2-I-ii)**



APPENDIX

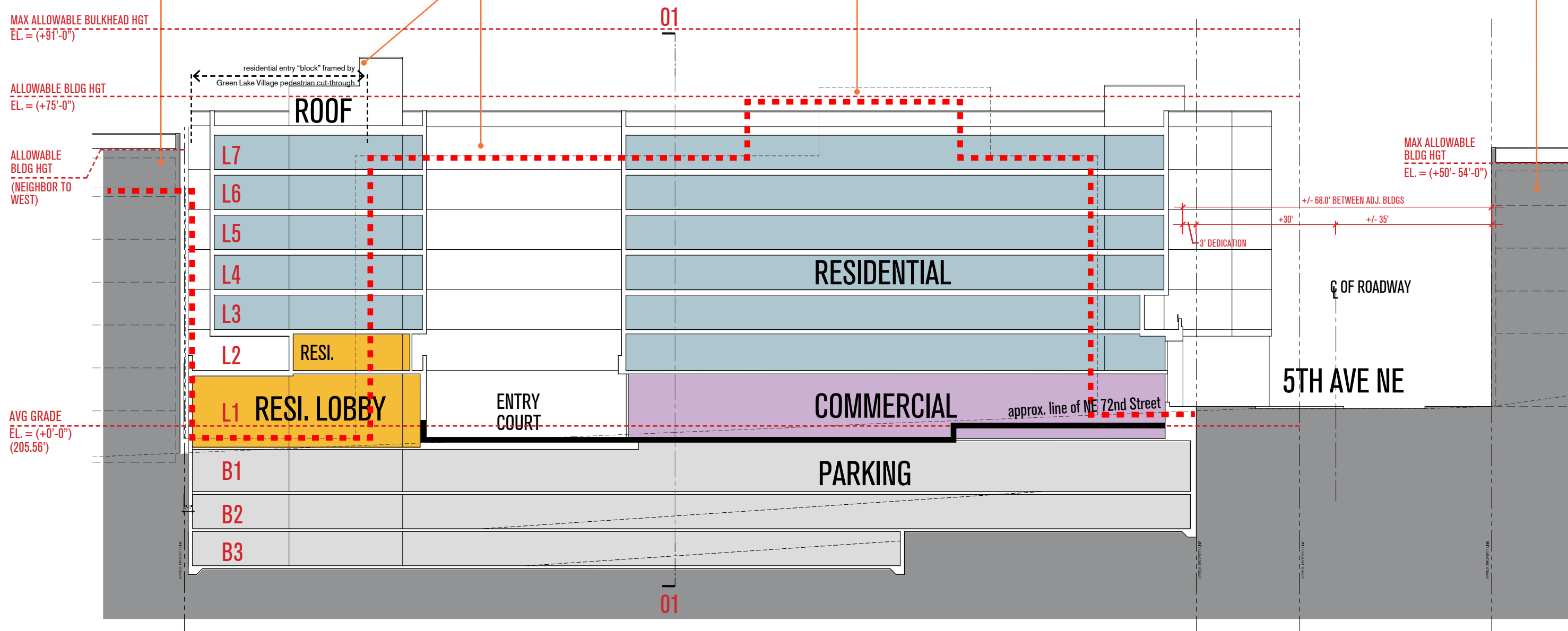
Building Sections

Adjacent sites located immediately to the west consist of existing 1 and 2-story commercial structures (non-historical status and are currently zoned NC2-75 (M1) / NC2P-75 (M) allowing for 7-story buildings with heights to (+75')

"Entry Court" set back along street-facing facade to create distinctive entrances between the residential and commercial uses for better identity and way-finding, to create a pedestrian scale, and to create a visual connection with the Green Lake Village pedestrian cut-through to the south

Building site located across 72nd consists of existing 5 and 6-story commercial/residential structures zoned NC2P-75' (M) but allowing for 7-story buildings with heights to (+75')

Adjacent sites to the east across 5th Ave NE consist of existing 2-story residences and more recent 4-story multi-family buildings. All lots in this area are currently zoned LR3 allowing for 5-story multi-family buildings with heights to (+50'-54')



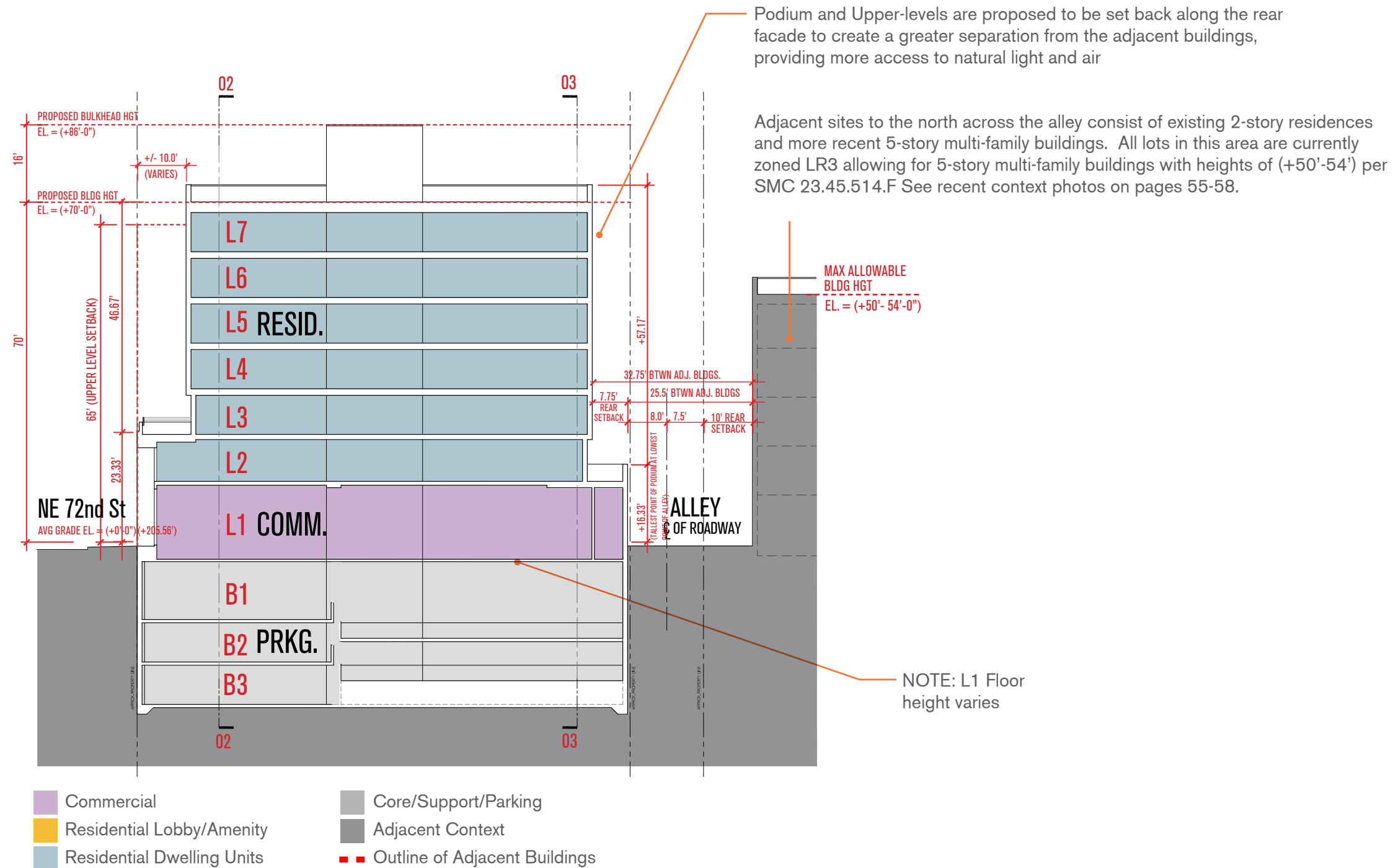
legend:

- Core/Support/Parking
- Adjacent Context
- Commercial
- Residential Lobby/Amenity
- Residential Dwelling Units
- Outline of Adjacent Buildings

APPENDIX

Building Sections

Proposed Building N-S Section Looking West



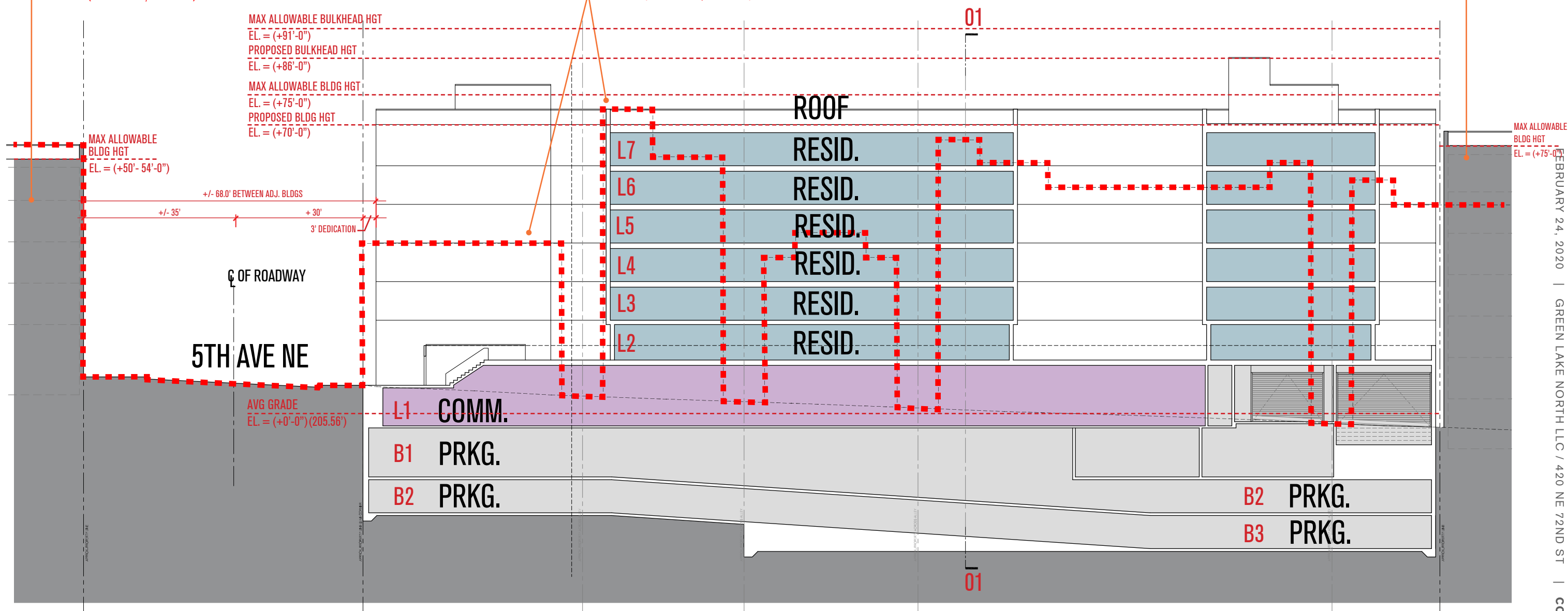
APPENDIX

Building Sections

Adjacent sites to the east across 5th Ave NE consist of existing 2-story residences and more recent 4-story multi-family buildings. All lots in this area are currently zoned LR3 allowing for 5-story multi-family buildings with heights to (+50'-54') per SMC 23.45.514.F (CS2-D-5, PL2-I-II)

Adjacent sites to the north across the alley consist of existing 1.5 and 2-story residences and more recent 5-story multi-family buildings. All lots in this area are currently zoned LR3 allowing for 5-story multi-family buildings with heights of (+50'-54') per SMC 23.45.514.F (CS2-D-5, PL2-I-II)

Adjacent sites located immediately to the west consist of existing 1 and 2-story commercial structures (non-historical status per Seattle- DON), and are currently zoned NC2-75 (M1) / NC2P-75 (M) allowing for 7-story buildings with heights to (+75') per SMC 23.47A.012 (CS2-D-5, PL2-I-II)



PROPOSED building section.03: E-W looking south

legend:

- Commercial
- Residential Lobby/Amenity
- Residential Dwelling Units
- Core/Support/Parking
- Adjacent Context
- Outline of Adjacent Buildings

FEBRUARY 24, 2020 | GREEN LAKE NORTH LLC / 420 NE 72ND ST | COLLINSWOERMAN

APPENDIX

L7 / Roof Studies

This page and the next shows the evolution of our design in response to DR comment (2. Façade)



Raising the building height and increasing the overall volume unnecessarily does not conform to efficient use of resources, materials and available budget for this project. The negative impact on neighboring properties and appropriateness of an edge zone site also does not conform with Ownership's relationship to the Greenlake community.

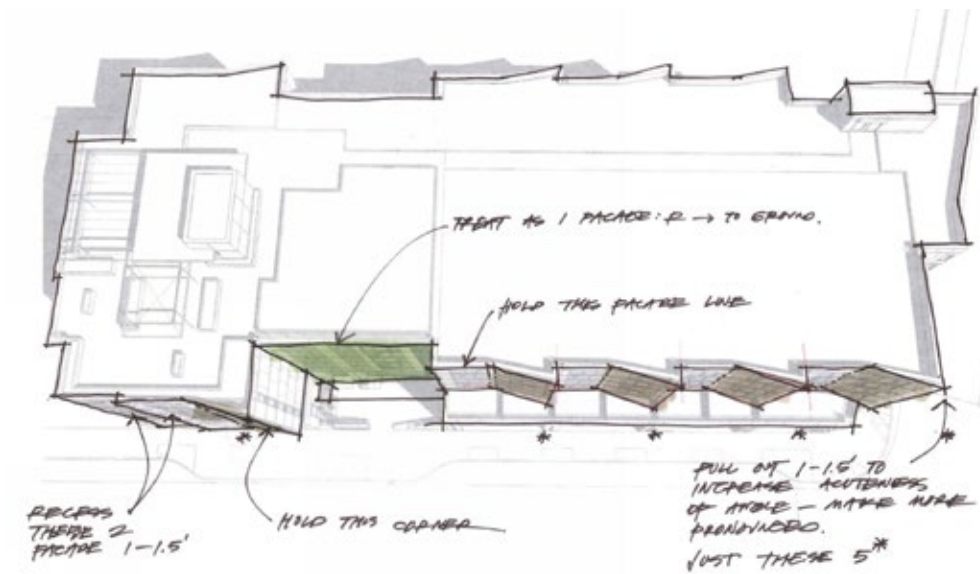
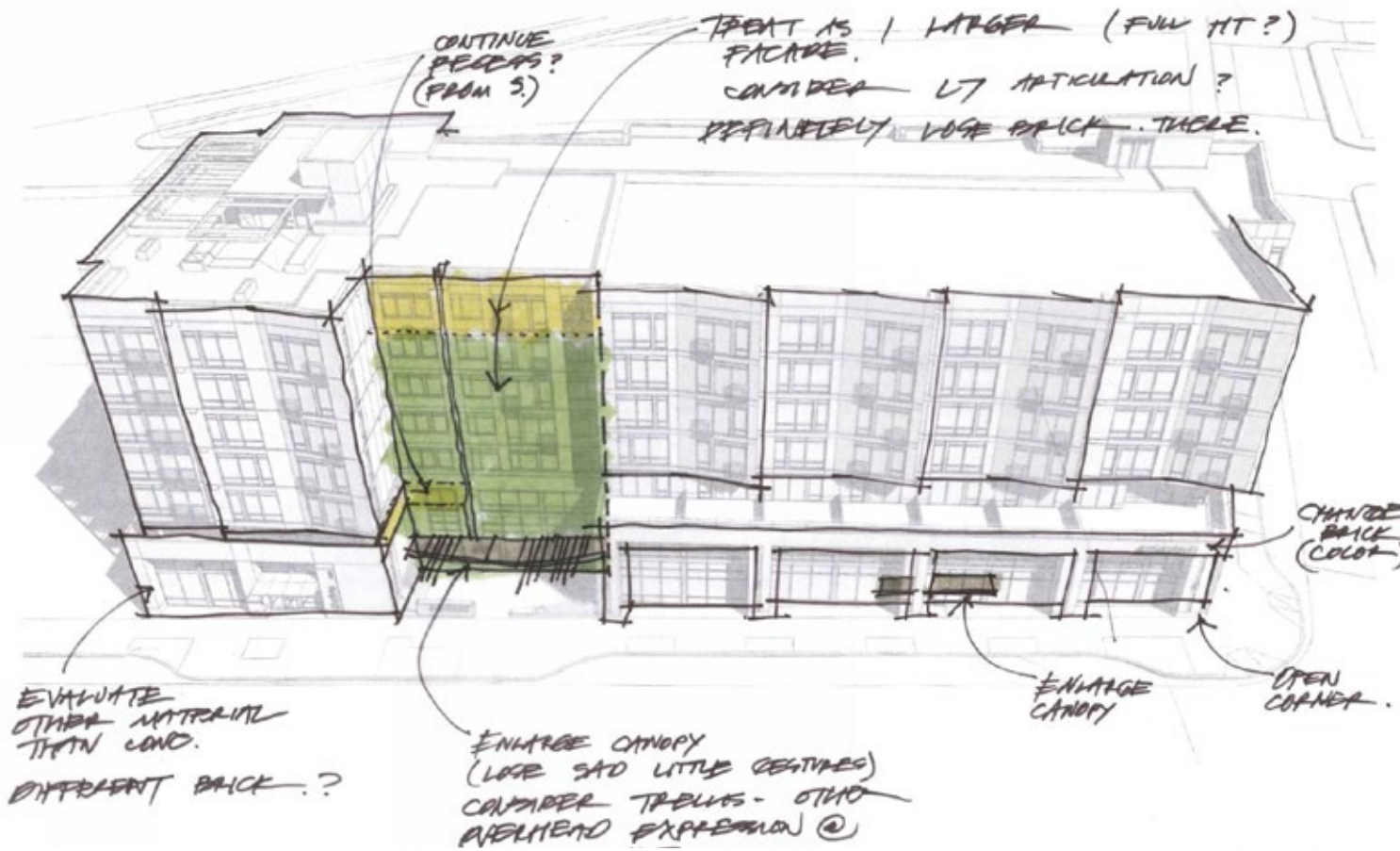
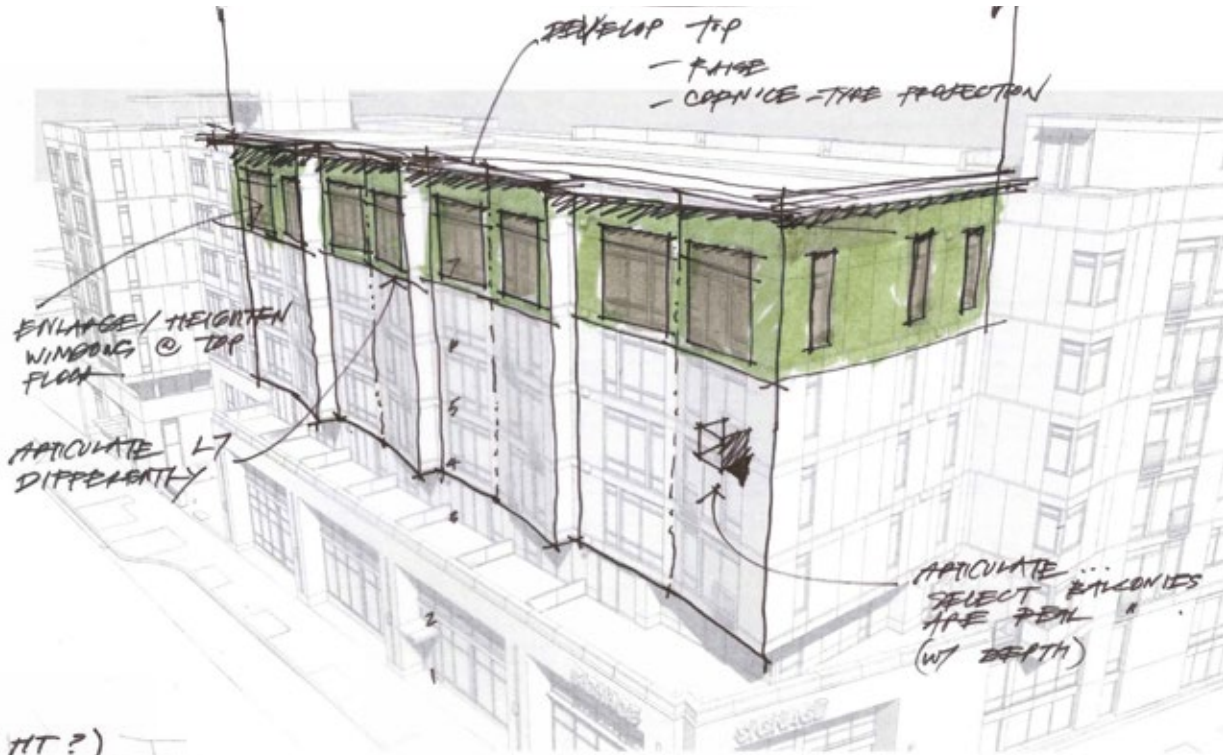
STEPPING BACK UPPER FAÇADE

Solutions which pulled back the building at the top were studied but did not result in a consistent or well-resolved massing. Additionally, the reduced floorplate did not yield adequate market size units. Ultimately the design team felt the 4 over 1 over 2 massing and façade expression was superior to what seemed an overly articulated form by recessing the top floor.

ARTICULATION AT TOP FLOOR

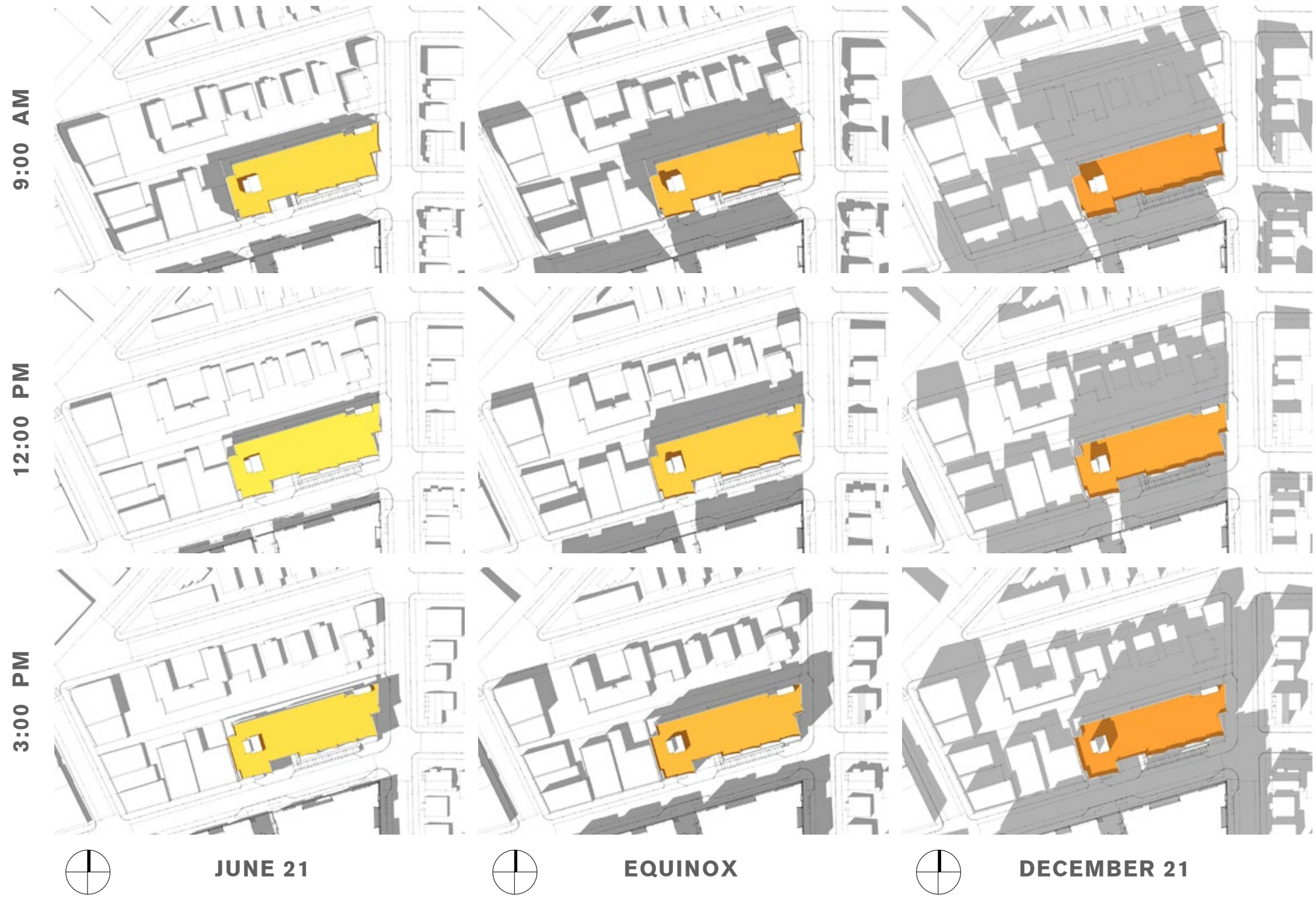
The decision to find a more subtle expression of the top floor within the more deliberate 4-1-2 layout was pursued. Studies included material changes, enlarged window assemblies and amplified parapet heights. Final design direction looked to incorporate a solution with material articulation in-line with a recessed window assembly was chosen.

APPENDIX
L7 / Roof Studies

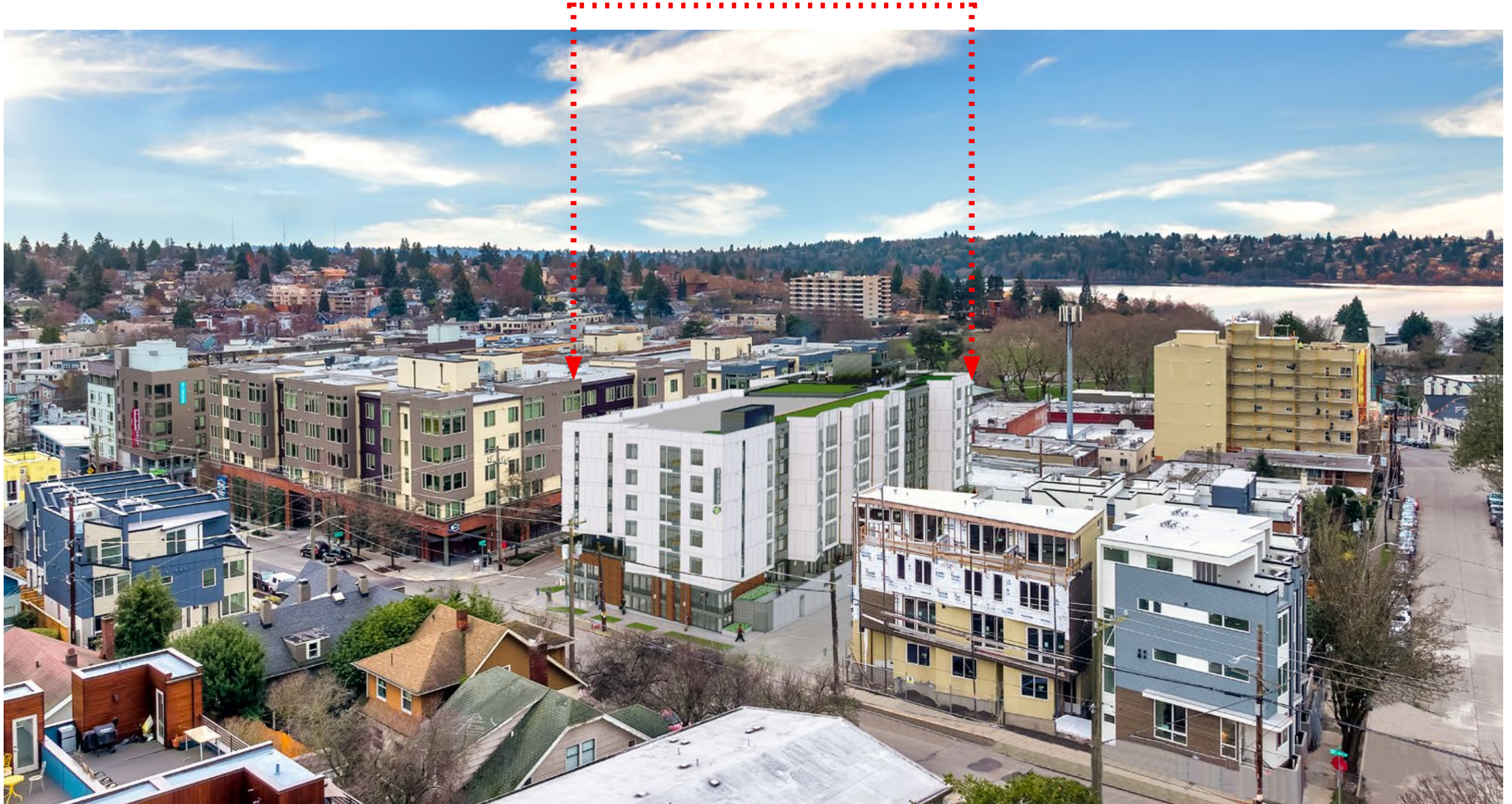


APPENDIX

Development Proposal | Shadow Studies



PROJECT SITE



NOTE: Aerial photo is from June, 2019

APPENDIX

Existing Street Classification + Circulation Patterns

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- ▬ Interstate Freeways
- ▬ Principal Arterial
- ▬ Minor Arterial
- ▬ Collector Arterial
- Ⓚ Bus Stop / Light Rail Stop
- ▬ Protected Bike Lane
- ▬ In-Street Bike Lane
- ▬ Sharrows with Uphill Bicycle Lane
- ▬ 5-10 Minute Pedestrian Walk Radius
- Pedestrian Connections + Patterns
- ▬ Residential Urban Village Overlay Boundary
- ▬ Pedestrian Designated Zone Boundary

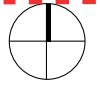
Adjacent Street classifications:

- NE 72nd St**
Non-Arterial local Access Street
- 5th Ave NE**
Minor Arterial
"In-street" lane downhill/"Sharrow" lane uphill
- Woodlawn Ave NE**
Local Collector Arterial / Transit Street
"Principal Pedestrian" Street

OBSERVATIONS:

- The project Site is on the perimeter of the Roosevelt Light Rail Station walkshed, approximately a 0.5 mile walk, or 0.4 miles as the crow flies
- Transit access from four different routes within a 1/4 mile walking distance
- Bicycle network consists of sharrows and in-street bike lanes on East Green Lake Dr N and 5th Ave NE

To Sound
Transit
Light Rail
Roosevelt
Station



NC2P-75(M1) (Basis of Design Proposal)
 Green Lake Residential Urban Village Overlay
 Zoning map: 42
 Lot area: 24,758 gsf
 Approx. Avg.1 grade: (el:+205.56')

SMC 23.47A - COMMERCIAL ZONE REQUIREMENTS:

SMC 23.47A.002 - SCOPE OF PROVISIONS: "Neighborhood Commercial-2" (NC2)

SMC 23.47A.004 - PERMITTED AND PROHIBITED USES (proposed):
 (Table A): Commercial/Medical services @ level 01 (max. 25,000 gsf)
 (Table A): Residential @ levels 02 - 07 (no restrictions)

SMC 23.47A.005 - STREET LEVEL USES:
 • Residential uses @ street level: no restrictions to size or location
 • In pedestrian-designated zones: no restrictions to size or location (note: Site does not front a "principal pedestrian street")

SMC 23.47A.008 - STREET LEVEL DEVELOPMENT STANDARDS:
 • Blank facades:
 Max. 20'-0" wide segments between 2' and 8' above sidewalk
 Max. 40% for all blank segments (NE 72nd St = 93.0' /5th Ave NE = 41.58')
 • Street-facing facades shall be located within 10'-0" of the street line unless wider sidewalks, plazas, landscaped, or open spaces are provided
 • Non-Residential street-level requirements:
 Min. 60% transparency on any street front between 2' and 8' abv. sidewalk (NE 72nd St = 838sf / 5th Ave NE = 374sf)
 Non-Residential uses greater than 600sf shall have 30' avg. depth/15' min. depth
 Non-Residential uses shall have a min. hgt. of 13' floor-to-floor @ street level
 • Pedestrian-designated zone street-level requirements:
 non-residential uses less than 600sf shall have a 20' avg. depth/10' min. depth
 • Residential street-level use requirements: Visually prominent pedestrian entry

SMC 23.47A.012 - STRUCTURE HEIGHT:
 • 75' max. bldg. hgt.
 • Rooftop features:
 Open railings and parapets up to 4' max. abv. base building hgt. limit
 Solar collectors may extend up to 7' max. abv. base building hgt. limit
 Stair/Elev. penthouses may extend up to 16' max. abv. base building hgt. limit
 with max coverage = 25% of roof area

SMC 23.47A.013 - FLOOR AREA RATIO:
 (Table A): Mixed-Use in (NC) zones: 5.50 FAR (24,758 x 5.5 = 136,169 gsf max.)
 • Below grade area is excluded from FAR calculations

SMC 23.47A.014 - SETBACK REQUIREMENTS:
 • Avg. 8'-0" upper level setback for portions of building abv. 65' facing NE 72nd Street
 • Max. 20% of facade req'd to be set back may be setback less than 5'
 • Structures allowed in setback: decks with open railings, open railings up to 4' abv. height of setback, and parapets up to 2' abv. height of setback

SMC 23.47A.016 - LANDSCAPING AND SCREENING STANDARDS:
 • Green factor: min. (0.30)sf of lot area (24,758 x .30 = 7,427.4 sf min.)
 • Street trees required per SDOT

SMC 23.47A.018 - NOISE STANDARDS:
 • all refuse compacting and recycling shall be within an enclosed structure

SMC 23.47A.020 - ODOR STANDARDS:
 • Venting of odors shall be min. 10' abv. finished sidewalk grade

SMC 23.47A.022 - LIGHT AND GLARE STANDARDS:
 • Exterior lighting must be shielded and directed away from adjacent uses
 • Interior lighting at parking garages must be shielded to minimize glare affecting nearby uses

SMC 23.47A.024 - AMENITY AREA:
 • Residential amenity: min. 5% of total resid. area: (116,011gsf x .05 = 5,801gsf)
 • Amenity areas shall not be more than 50% enclosed
 • Amenity areas shall have a min. 10' horz. dimension / min. 250sf in area

SMC 23.47A.030 - REQUIRED PARKING AND LOADING:
 • Min. required parking per SMC 23.54.015.a (Parking not required in "Residential Urban Villages")
 • Loading requirements per SMC 23.54.035 (Commercial area less than 40,000sf -no loading berths required)

SMC 23.47A.032 - PARKING LOCATION AND ACCESS:
 • Access to parking shall be from an "improved" alley per SMC 23.53.030.c
 • If access to parking is not from an alley, and the lot abuts 2 or more streets, then access is permitted across one street
 • If access to parking is not from an alley in pedestrian-designated zones, then access shall not be from a "principal-pedestrian street"
 • Location of parking (proposed below grade)

SMC 23.53 - REQUIREMENTS FOR STREETS, ALLEYS, AND EASEMENTS:

SMC 23.53.015 - IMPROVEMENT REQUIREMENTS FOR EXISTING STREETS IN RESID. AND COMM. ZONES:
 • Min. ROW width for "arterials" per ROWIM (3' dedication required at 5th Ave NE for 66' ROW width)
 • Min. ROW width for "non-arterials". (NE 72nd St meets min. ROW width requirements)

SMC 23.53.030 - ALLEY IMPROVEMENTS IN ALL ZONES:
 • Min. required width for an existing alley ROW "NC2" zones is 16', per (Table C)
 • Existing alleys that do not meet the min. required width require a ROW dedication equal to half the difference between existing and required conditions. (current alley = 15', a 6" dedication is required)

SMC 23.53.035 - STRUCTURAL BLDG. OVERHANGS AND MINOR ARCH. ENCROACHMENTS
 • Structural building overhangs:
 Shall be min. 8' abv. fin. sidewalk, and min. 26' abv. fin. alley
 Shall have a max. projection of 3', and no closer than 8' to the centerline of any alley
 Shall have a max. length of 15' for areas projecting over the property line
 Shall have a min. separation of 8' between balconies
 Total façade area shall not exceed 30% of the street-facing facade
 • Canopies shall be no closer than 6' to the face of curb (not required)

SMC 23.54 - QUANTITY AND DESIGN STANDARDS FOR ACCESS, OFF-STREET PARKING, AND SOLID WASTE STORAGE:

SMC 23.54.015 - REQUIRED PARKING
 • Non-Residential parking is not required in Urban Villages per (Table A)
 • Residential parking is not required in Urban Villages per (Table B)
 • Off-Street bicycle parking per "Table D", SMC 23.54.015:
 • medical services: 1/4,000sf (long-term > 4hrs); 1/2,000sf (short-term < 4hrs) (15,700sf/4,000 = min. 4 spaces); (15,700sf/2,000 = min. 8 spaces)
 • residential multi-family: 1/1 d.u. for first 50 + .75 for each additional (long-term); 1/20 d.u. (short-term) (50 + 108 d.u. x .75 = min. 131 spaces); (158/20 = min. 8 spaces)
 • Bicycle parking for residential uses shall be on-site
 • Shared facilities is encouraged
 • Off-Site bicycle parking may be located in the ROW per DOT approval

SMC 23.54.030 - PARKING SPACE STANDARDS
 • Large stall: 8.5' x 19'
 • Medium stall: 8' x 16'
 • Small stall: 7.5' x 15'
 • Barrier-free: 8' w/ min. 5' access aisle
 • Van-Accessible : 8' w/ min. 8' access aisle
 • Barrier-Free: min. (1) stall of 19' length
 • Column encroachments per exhibit "A", SMC 23.54.030
 • Residential parking space requirements when spaces provided: exempt
 • Non-Residential parking space requirements when spaces provided for more than (20) spaces: (min. 35% / max. 65% small ; min. 35% for large)
 • Min. vehicle clearance shall be 6'-9"; (min. 8'-2" required for H.C. van access)
 • Driveways for non-residential use: min. 22' / max. 25' for two-way traffic
 • Turning radius for two-way traffic per "Exhibit B", SMC 23.54.030
 • Driveway slope: max. 15%; or greater slope per director's determination
 • Min. parking aisle width = 22' for 90° parking angle with two-way traffic (min. 20' width for small stalls / min. 24' for large stalls served)
 • Max. parking aisle slope = 17%

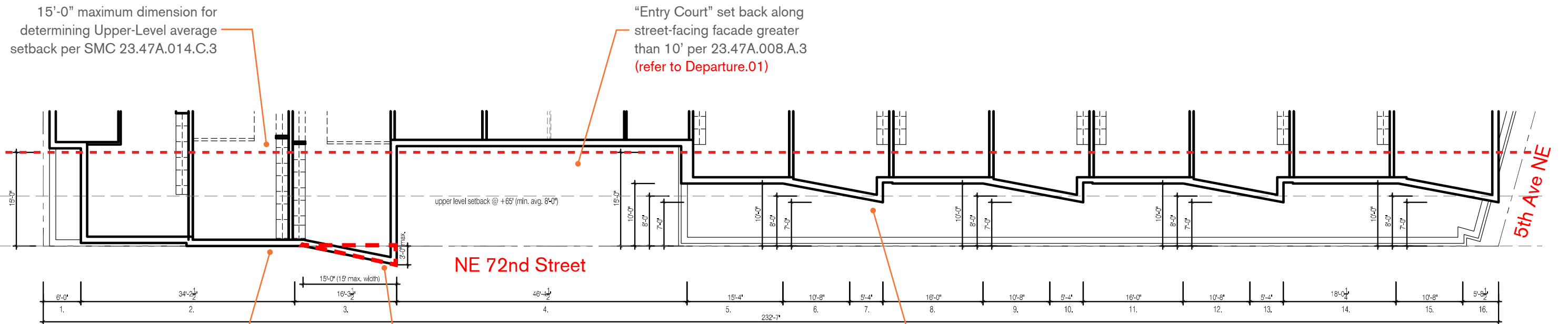
SMC 23.54.030 - LOADING BERTH REQUIREMENTS AND SPACE STANDARDS
 • Min. quantity per (Table A), SMC 23.54.035 for "low-demand" use (Commercial area is less than min. threshold of 40,000sf - no loading berths required)

SMC 23.54.040 - SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS
 • Min. residential use greater than (100 d.u.) = (575sf + (58 x 4sf) = min. 807sf)
 • Min. non-residential use (15,001 - 50,000sf) = min. 175sf
 • Mixed-Use projects may reduce non-residential space requirements by 50%: (175sf x .5 = 87.5sf min.). Recycling space required to be separated between uses
 • For residential projects with greater than (100 d.u.), space requirements may be reduced by 15% when a min. horz. dimension of 20' is provided: (total area required = 807sf resid.(.85) + 88sf non-resid. = 774sf min.)
 • Storage space shall have a 12' min. horz. dimension
 • Storage space shall be located to minimize noise and odor impacts
 • Containers 2cy or smaller may be manually pulled
 • Direct access for occupants shall be provided from an alley or street

APPENDIX

Development Proposal | Zoning Diagrams

partial plan at upper floor level (L7) above 65' hgt.



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Upper-Level setback width maximum of 50'-6" per SMC 23.47A.014.C.3 at floor levels L3-L7 (refer to Departure.03)

Structural building overhang per SMC 23.53.035.B located at floor levels L3-L7

Majority of building massing at floor levels L3-L7 is set back greater than 8'-0" along street-facing facade

Upper-Level setback along front lot line (SMC: 23.47A.014.C.1):

1.)	6.0' x 15.0'	= 90
2.)	34.21' x 0'	= 0
3.)	16.29' x 3'	= -48.9
4.)	46.37' x 15'	= 695.6
5.)	15.33' x 10'	= 153.3
6.)	10.67' x 8'	= 85.4
7.)	5.33' x 7'	= 37.3
8.)	16.0' x 10'	= 160.0
9.)	10.67' x 8'	= 85.4
10.)	5.33' x 7'	= 37.3
11.)	16.0' x 10'	= 160.0
12.)	10.67' x 8'	= 85.4
13.)	5.33' x 7'	= 37.3
14.)	18.0' x 10'	= 180.0
15.)	10.67' x 8'	= 85.4
16.)	5.67' x 7'	= 39.7
TOTAL:		1,883.06 / 232.56 = average setback = 8.10'

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