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EDG MEETING | June 8, 2020

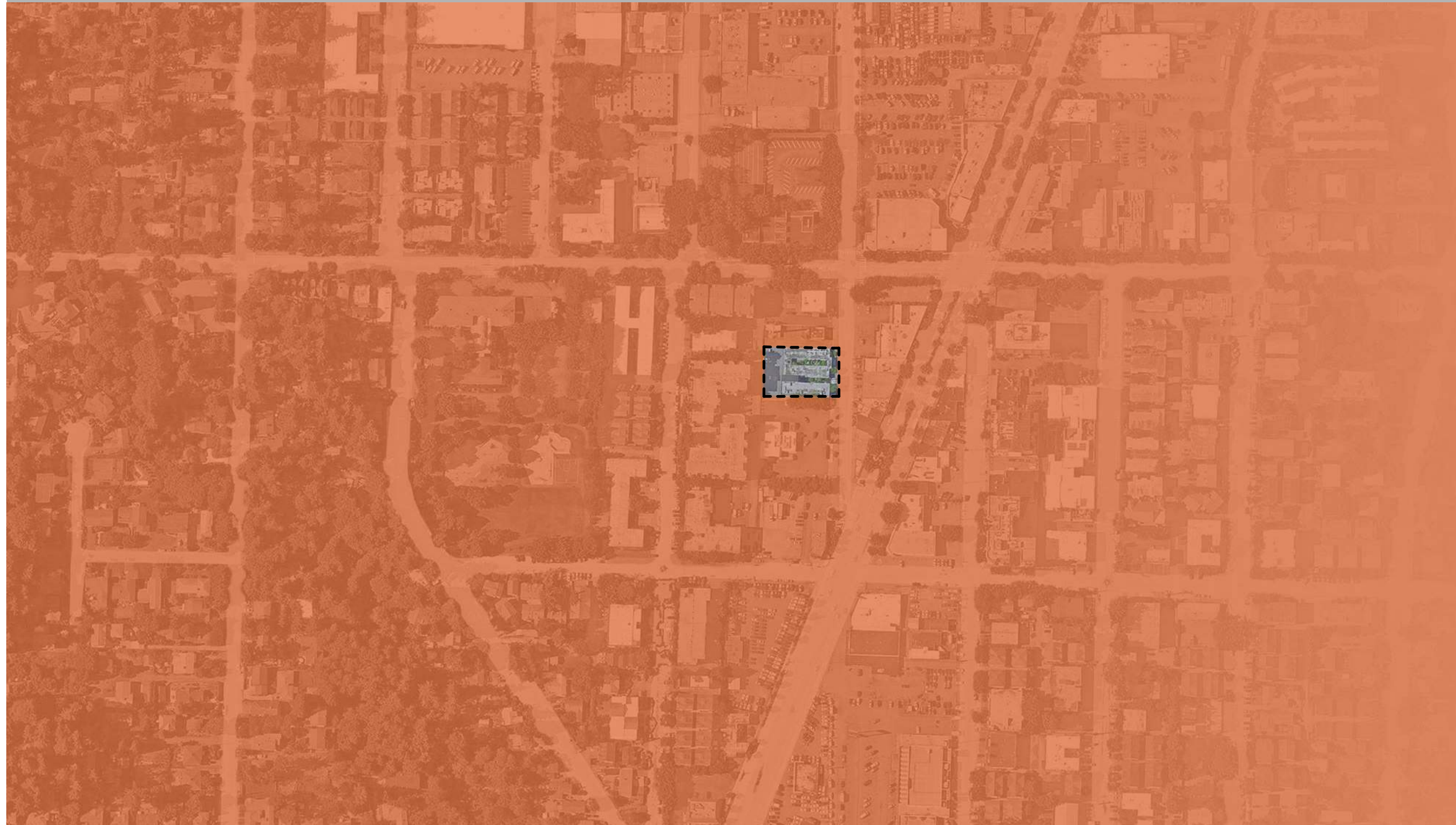
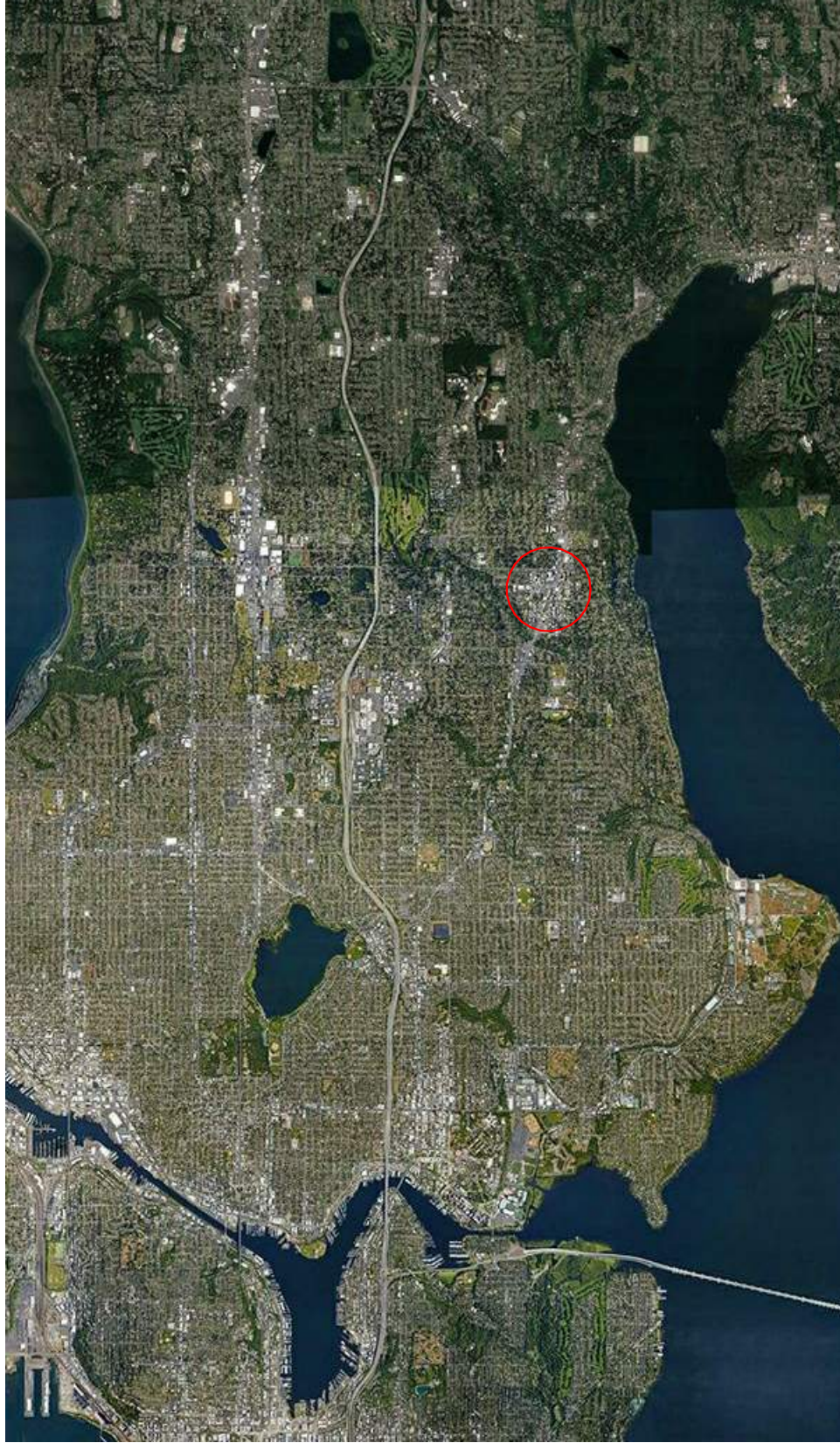


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Project Introduction



DEVELOPMENT OBJECTIVES

The proposed project is a 7 story residential building with approximately 130 units. Several below grade parking spaces will be provided on site as well as some on-grade parking accessed by the alley.

The size and massing are complementary to the Urban Hub vision and fit in with the 5, 6, and 7 story developments in the Urban Hub.

Proposed Uses: Multi-Family
Structure Height: Approx 75 feet
Number of Residential Units: Approx 130
Number of Live-Work Units: 0
Commercial Area: 0 SF
Building Area Approx: 173,000 SF
Parking Stalls Approx: 49
Bicycle Spaces Approx: 134

EXISTING SITE AND CONTEXT

The project is located in the Lake City Urban Hub, a neighborhood in Northeast Seattle. This area is developing its unique identity as Seattle continues to urbanize. Several new projects have been constructed that are of similar size and scale to proposed building.

The site consists of two parcels, midblock between NE 125th Street and NE 123rd Street. There are currently two single story office buildings on the site. There is a grade change of 4'- 2" feet along the 30th Ave NE face of the site. The most notable immediate landmark is to the south, Dick's Drive in. There are no trees on the site.

The surrounding buildings in the Urban Hub are a mix of 1 story commercial, low rise and mid-rise multifamily, as well as several civic buildings. The architectural character of this neighborhood is still developing. However, the once-automobile dominant planning is giving way to a pedestrian-friendly urban environment.

ZONING

Zoning for the project and adjacent sites are NC3-75. The Lake City Urban Hub is a mix of NC3, NC3P, LR, and MR.



Lake City Gateway proposal from 1992. Notable for acknowledging Lake City Way's auto-oriented history. Excerpt from Lake City Urban Design Framework








Zoning Summary

SITE OVERVIEW		
Address		12337-12345 30th Avenue NE, Seattle, WA 98125
Parcel Numbers		344800-0135 & 344800-0140
Lot Size		18,655 sf
ZONING OVERVIEW		
Zone	23.47A	NC3-75 (M)
Adjacent Zones		MR (M)
Zoning Overlay	23.47A.009.E	Hub Urban Village, Lake City Hub
ROW Designation	ROW 2.9	30th Avenue NE: Urban Village Neighborhood, Collector Arterial Minimum ROW: 66', Existing ROW: 60'
	23.53.030.D Table C	Alley: Minimum ROW: 20'
Permitted Uses	23.47A.004 Table A	Permitted outright: eating and drinking establishments, sales and services, institutions, live-work units, residential, offices, medical services
ECA		None
MHA	23.47A.017	M suffix, low MHA area
Design Review Equity Area		Yes
DEVELOPMENT POTENTIAL		
Allowable FAR	23.47A.013	Base FAR: 5.5 Min FAR: 2
		Area exempt from FAR limits: stories that are underground, portions of a story that extend no more than 4 feet above the lower of finish or existing grade, rooftop greenhouses, bicycle commuter facilities, required bicycle parking for small efficiency dwelling units or congregate residence sleeping rooms
Structure Height	23.47A.012	75 ft
	23.47A.012.C.2	4' above base height for clerestories, parapets, and railings, greenhouses, solariums, and firewalls
	23.47A.C.4-5	16' above base height for stair and elevator penthouses 15' for mechanical equipment, solar collectors, play equipment, communication utilities, and greenhouses dedicated to food production
Setbacks	23.47A.014 .C.1	Street: Avg 8' upper level setpack for portions above 65'
	23.47A.014.B.2	Alley: No setback required. Side: No setback required.
		Projections in required setbacks: Decks with open railings, uncovered unenclosed pedestrian bridges, detached solar collectors, dumpsters and other trash receptacles, green stormwater infrastructure
Landscaping	23.47A.016.A.2	Green factor score 0.3 or greater pursuant to 23.86.019
	23.47A.016 Table A	Landscaping required for surface parking areas: 20-25 spaces: 18 sf / parking space 52-99 spaces: 25 sf / parking space 100+ spaces: 35 sf / parking space
Amenity Area	23.47A.024	Minimum 5% of gross floor area in residential use. Rooftop areas excluded.
		Required amenity areas shall not be enclosed. Common amenity: minimum 10' and 250 sf Private balconies and decks: minimum 6' and 60 sf







STREET-LEVEL STANDARDS		
Blank Facades	23.47A.008	May not exceed 20' in width between 2'-8' above the sidewalk on the street-facing façade May not exceed 40% of the width of the façade of the structure along the street
Non-Residential Uses	23.47A.008.B.2	Transparency: Spaces greater than 600 sf shall extend an avg depth of at least 30' and min depth of 15' from the street-level street-facing façade
	23.47A.008.B.3	Depth: Spaces greater than 600 sf shall extend an avg depth of at least 30' and min depth of 15' from the street-level street-facing façade
	23.47A.008.B.4	Height: Minimum floor-to-floor height: 13'
Residential Uses	23.47A.008.C.1	Entry: Prominent pedestrian entry on street-level street-facing façade
	23.47A.008.C.2	Floor: Min 4' above or below sidewalk grade, or be setback min 10' from sidewalk
Live-Work	23.47A.008.D.1	Areas: Min 300 sf between street and residential portion of live-work. Non-residential portion shall extend the width of the street-level street-facing façade, and min 15' deep
	23.47A.008.D.2	Pedestrian Entry: Each unit must have a visually prominent entry located on street-facing façade, and provide direct access to non-residential portions
	23.47A.008.D.3	Signage: Must include exterior sign
PARKING REQUIREMENTS		
Automobiles	23.47A.015	Residential in urban village: No minimum req
	23.47A.032.A.1.a	Parking access required from existing alley
	23.27A.032.B.1	a. Shall not be between a structure and a street lot line. b. Within a structure, street-level parking shall be separated from street-level street-facing facades by another use. c. Parking to the side of a structure shall not exceed 60' of street frontage
	23.54.026	Flexible-use parking area
Bicycles	23.54.015 Table D	Multi-Family Residential: Long Term: 1 per dwelling unit Short Term: 1 per 20 dwelling units
		Commercial: Offices: Long Term: 1 per 2,000 sf Short Term: 1 per 10,000 sf

9 Block Analysis

BUILDING USE

-  Permitting/Permitted/Under Construction
-  Single Family
-  Multifamily
-  Mixed Use
-  Commercial
-  Civic
-  Open Space

CIRCULATION

-  Bus Stop
-  Bus Route (Major Route)
-  Shared Roads (Bike & Cars)
-  Principal Arterial
-  Minor Arterial
-  5 Minute Walk Zone



Vicinity Map



7 Lake City Fire Station



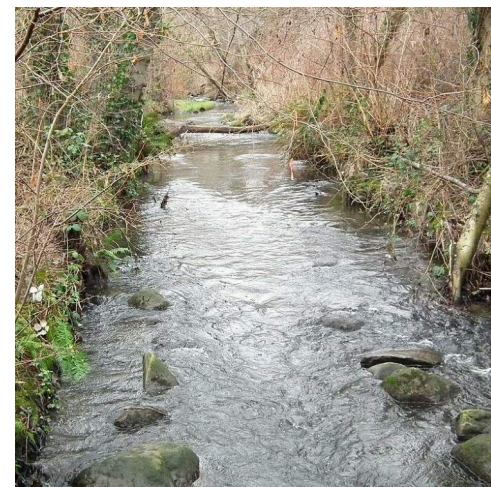
2 Dick's Drive-In



5 Lake City Memorial Park



3 Lake City Community Center



8 Thornton Creek



6 Lake City Post Office



1 Bartell Drugs



4 Lake City Library



9 Virgil Flaim Park



10 Sculptural Street Art



Commercial Natural Civic

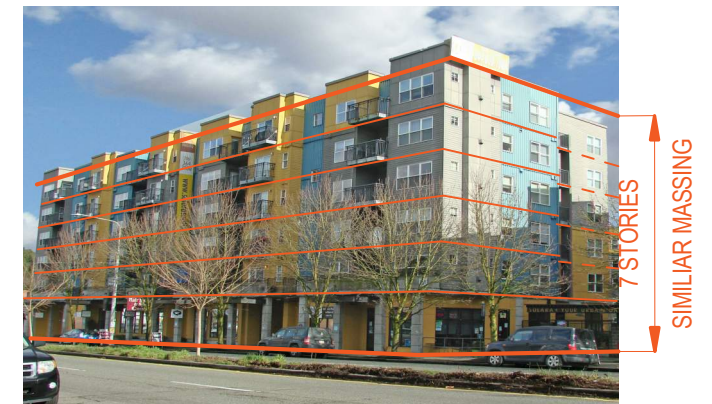
Context Precedents



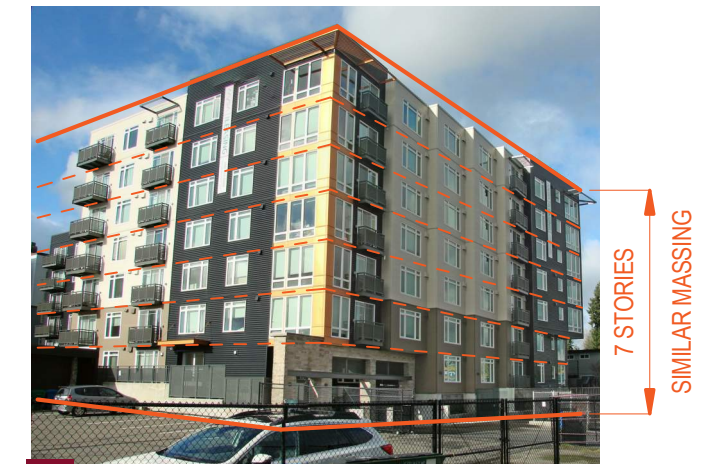
8 shag - Cedar Park
12740 30th Ave NE



1 12350 33rd Ave NE



5 Solara Apartments
12736 Lake City Way NE



6 MYSA Apartments
3025 NE 130th St

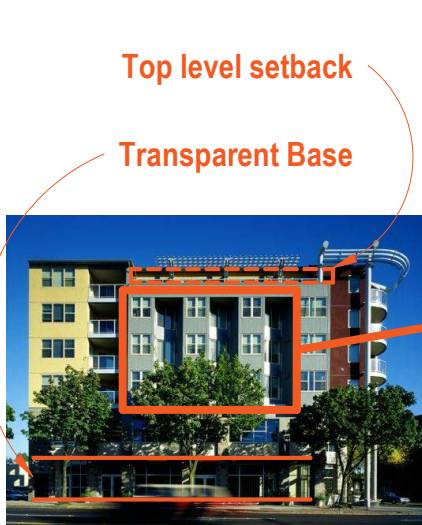


2 Willow Apartments
12048 32nd Ave NE
Immediate context multifamily wood framed massing

Context Precedents



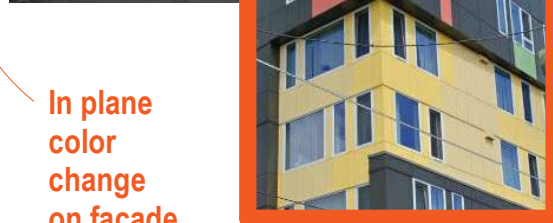
9 Origin Apartments
12311 32nd Ave NE



7 City North Apartments
12805 Lake City Way NE



Bay Windows



Subtle Modulation

3 Tony Lee Apartments
2820 NE 127th Street

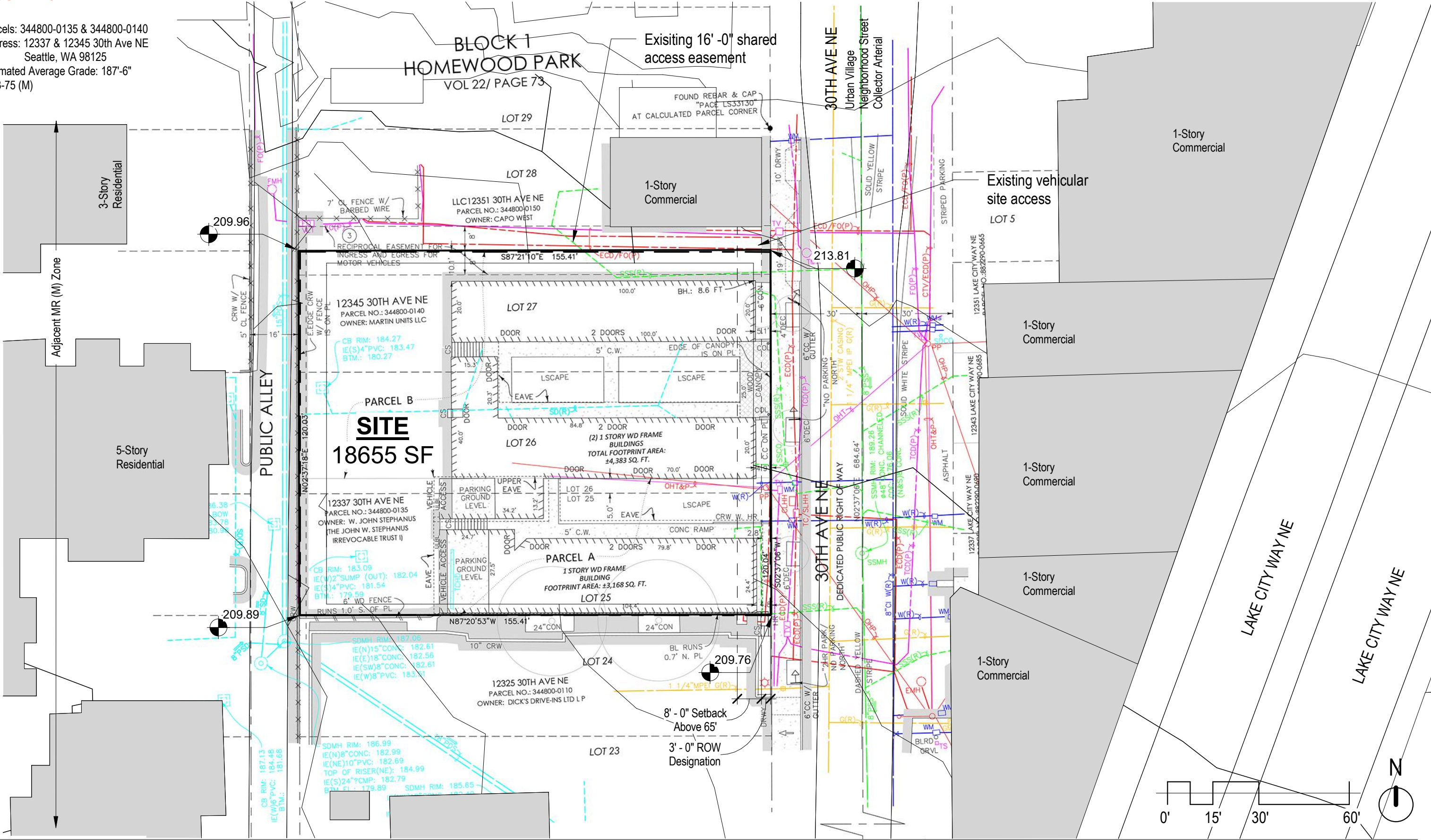


Site Analysis

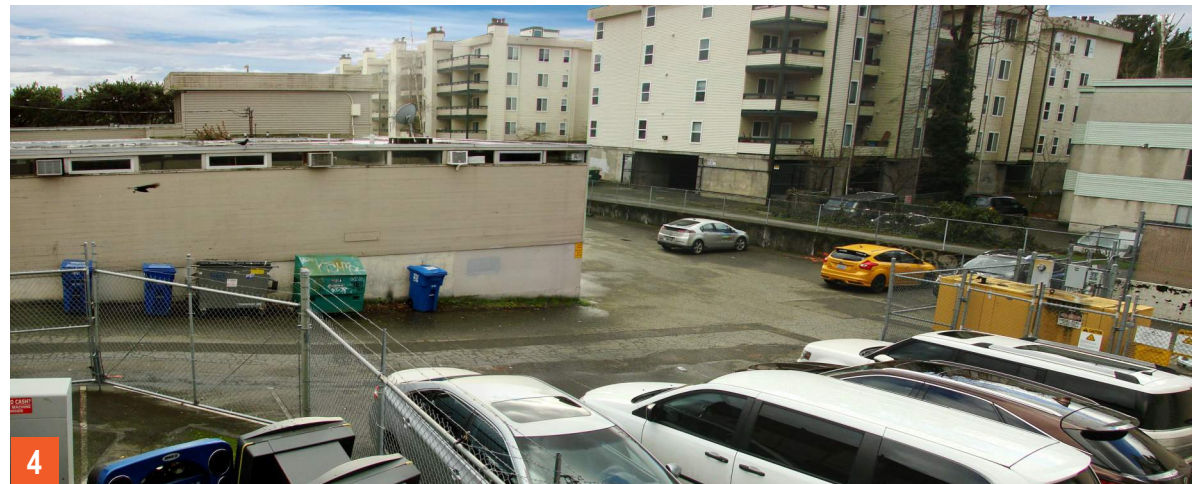
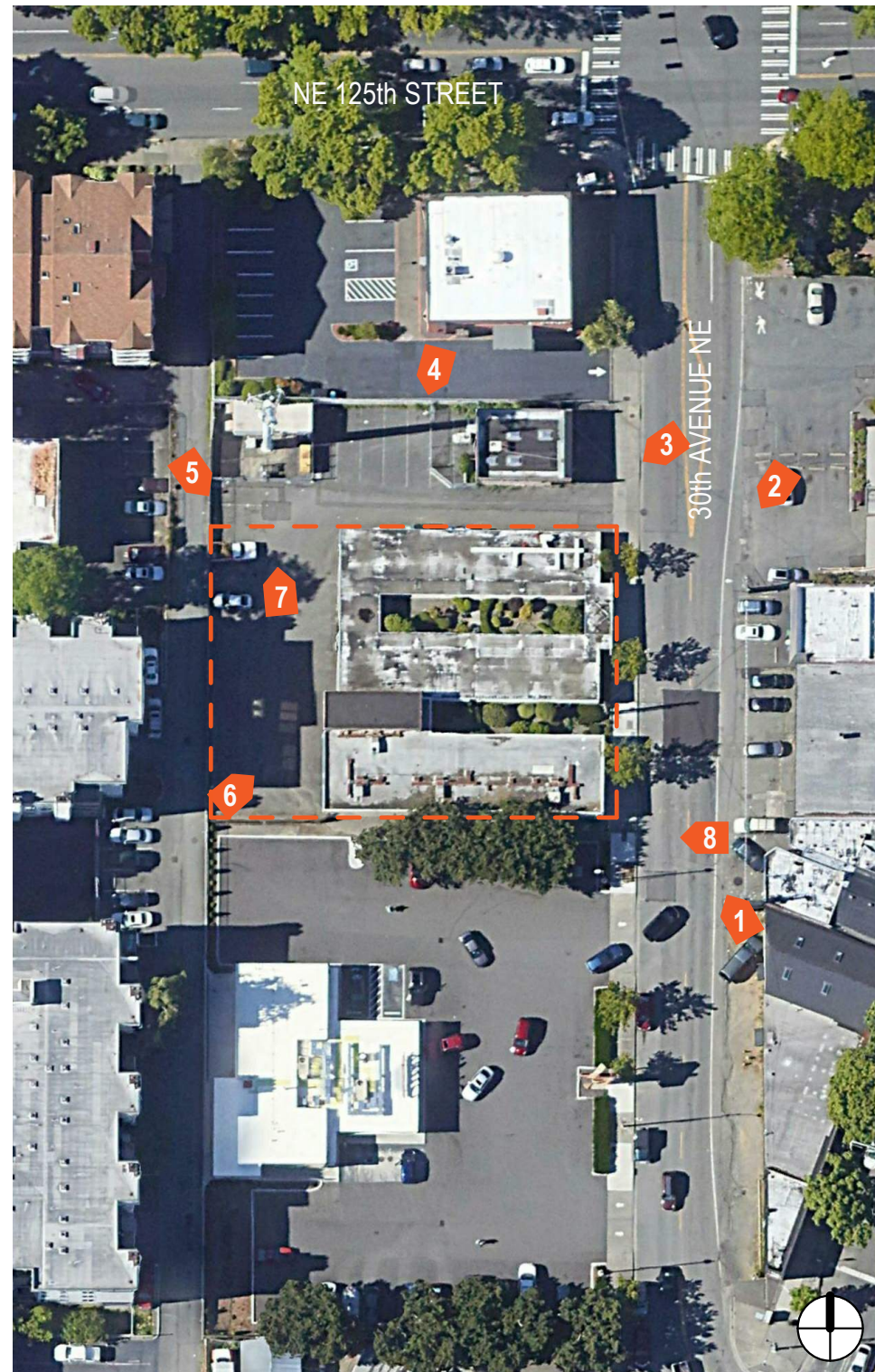


Site Plan

Parcels: 344800-0135 & 344800-0140
Address: 12337 & 12345 30th Ave NE
Seattle, WA 98125
Estimated Average Grade: 187'-6"
NC3-75 (M)



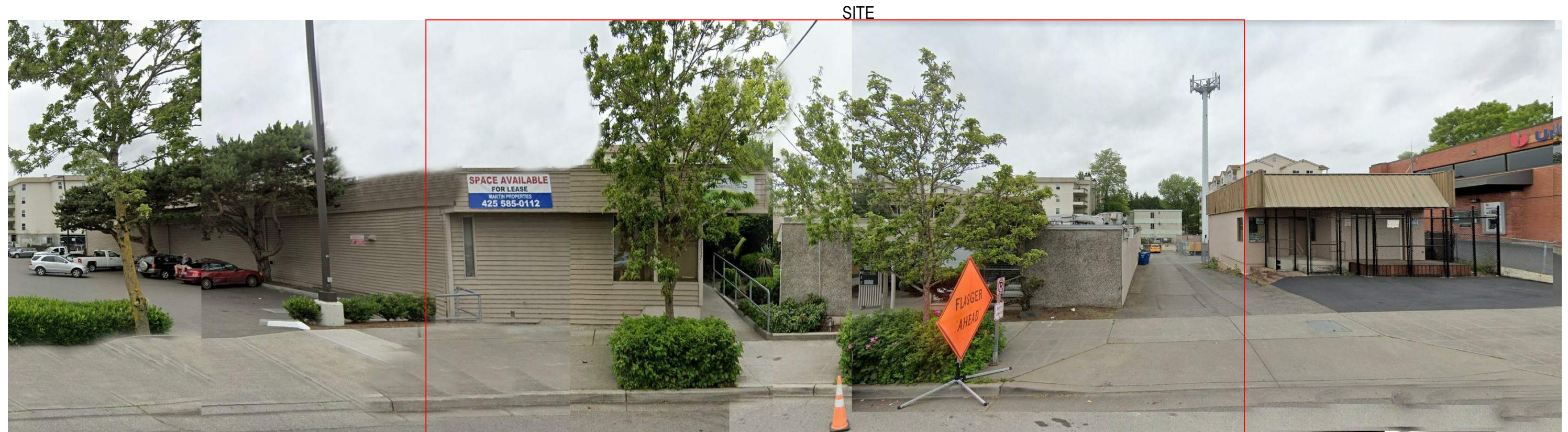
Site Photos



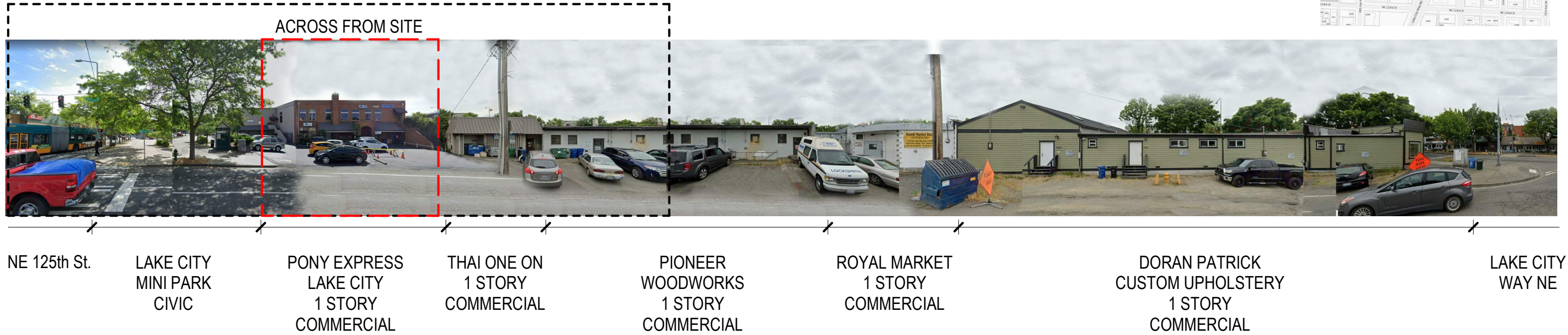
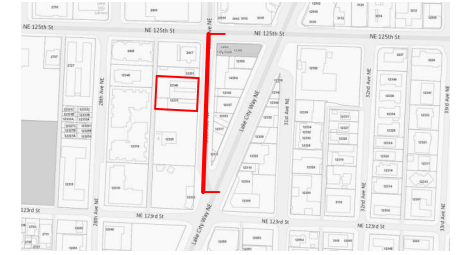
Street Scape (West)



LAKE CITY WAY NE VERIZON STORE 1 STORY COMMERCIAL DICK'S DRIVE-IN 1 STORY COMMERCIAL 1 STORY COMMERCIAL UNION BANK 1 STORY COMMERCIAL NE 125TH ST.

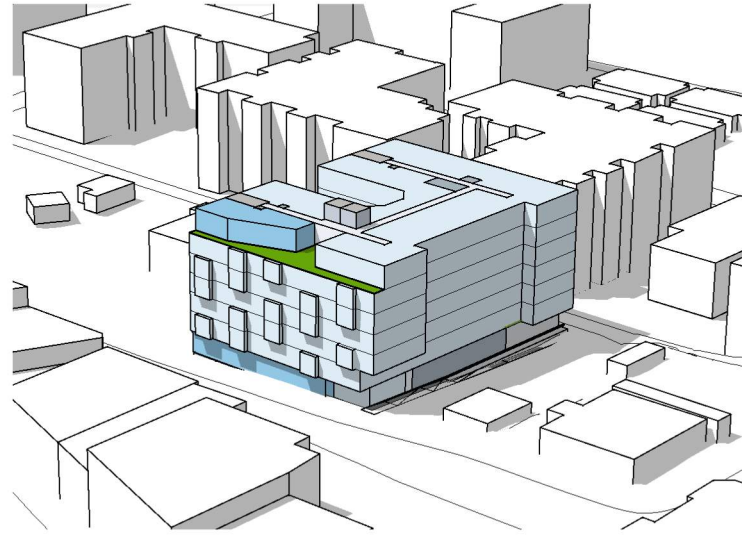


Street Scape (East)



Design Guidelines

CS2 URBAN PATTERN AND FORM



III. Height, Bulk and Scale Compatibility

iii. *Hub Urban Village:*

b. Consider stepping back upper stories to maintain scale compatibility, provide for light and air on streets and avoid a canyon effect for structures in 65-foot and higher zones.

The uppermost story above 65 feet is setback an average of 8 feet from the property line.

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

The massing of the building emphasizes horizontality through modulations on the lower and upper stories.

DC2 ARCHITECTURAL CONCEPT

II. Human Scale

Hub Urban Village:

ii. Generous street-level windows and entrances will animate the street.

The street level façade is highly transparent and will help to animate the street.

III. Architectural Concept and Consistency

i. *Hub Urban Village:*

The proper articulation of a building's façade should add to the quality and variety of Lake City's Hub Urban Village architecture.

a. Establish a building's overall appearance based on a clear set of proportions. A building should exhibit a sense of order.

The proposed massing establishes a clear relationship of base-middle-top.

b. Employ a hierarchy of vertical and horizontal elements. Use materials to unify the building as a whole. Façade articulation should reflect changes in building form and function, from the base, to the middle, to the top. Vertical lines should be carried to the base of a building.

Exterior elements and materials will express the function of the interior space. Amenities and office on Levels 1 and 7 are will contain large amounts of glazing and differentiated materials. The residential uses will be expressed with more defined windows and materiality.

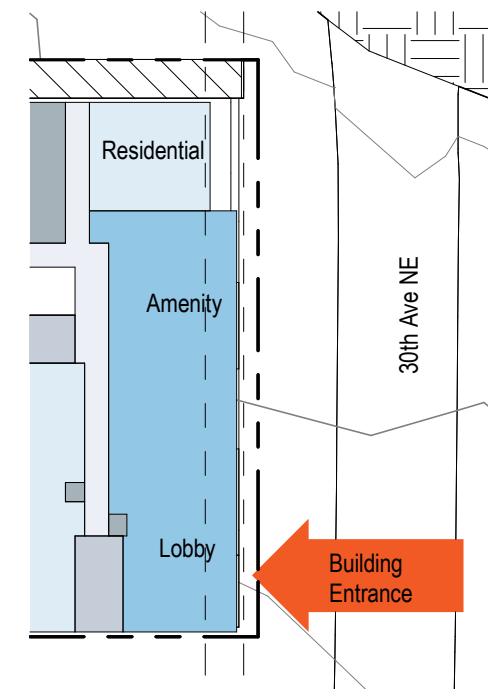
PL2 WALKABILITY

I. Pedestrian Open Spaces and Entrances

iii. *North/South Streets: 30th Avenue NE (NE 123rd St. to NE 145th St.)*

a. Pedestrian-friendly building entrances should face 30th Avenue Northeast.

The primary building entrance faces 30th Avenue NE



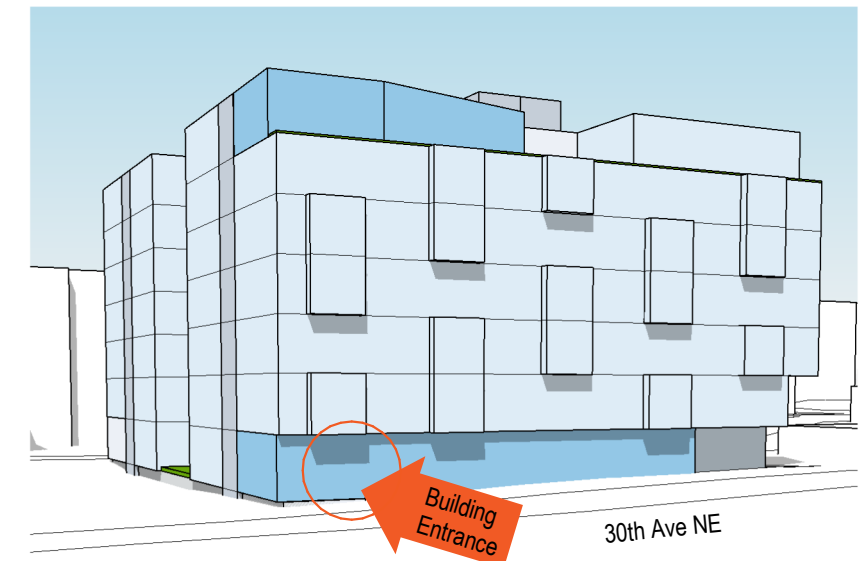
PL3 STREET-LEVEL INTERACTION

I. Entrances Visible from the Street

Hub Urban Village

i. Encourage welcoming, slightly recessed main building or shop entrances consistent with a traditional storefront design.

The primary building entrance is recessed approximately five feet with adjacent storefront closer to the sidewalk, which is akin to traditional storefront design.



Public Outreach

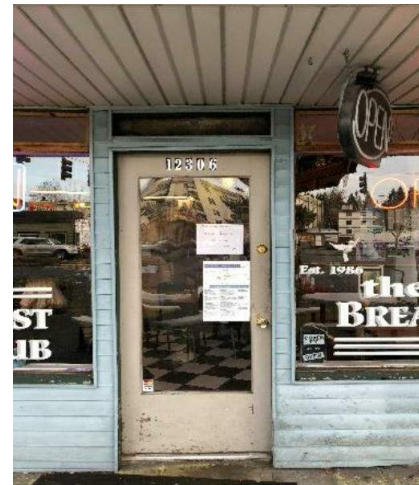


HOUSING INPUT

1. *Question:* Will the developer/owner accept section 8 vouchers, will the project have any transitional housing, or will it be senior housing.
Response: Unknown, no, and no.
2. *Question:* Will there be family sized apartments, up to 4 bedrooms?
Response: Unknown at this time.
3. *Question:* Are there tenants in the building currently?
Response: One tenant, NW Pilates.

DEVELOPMENT INPUT

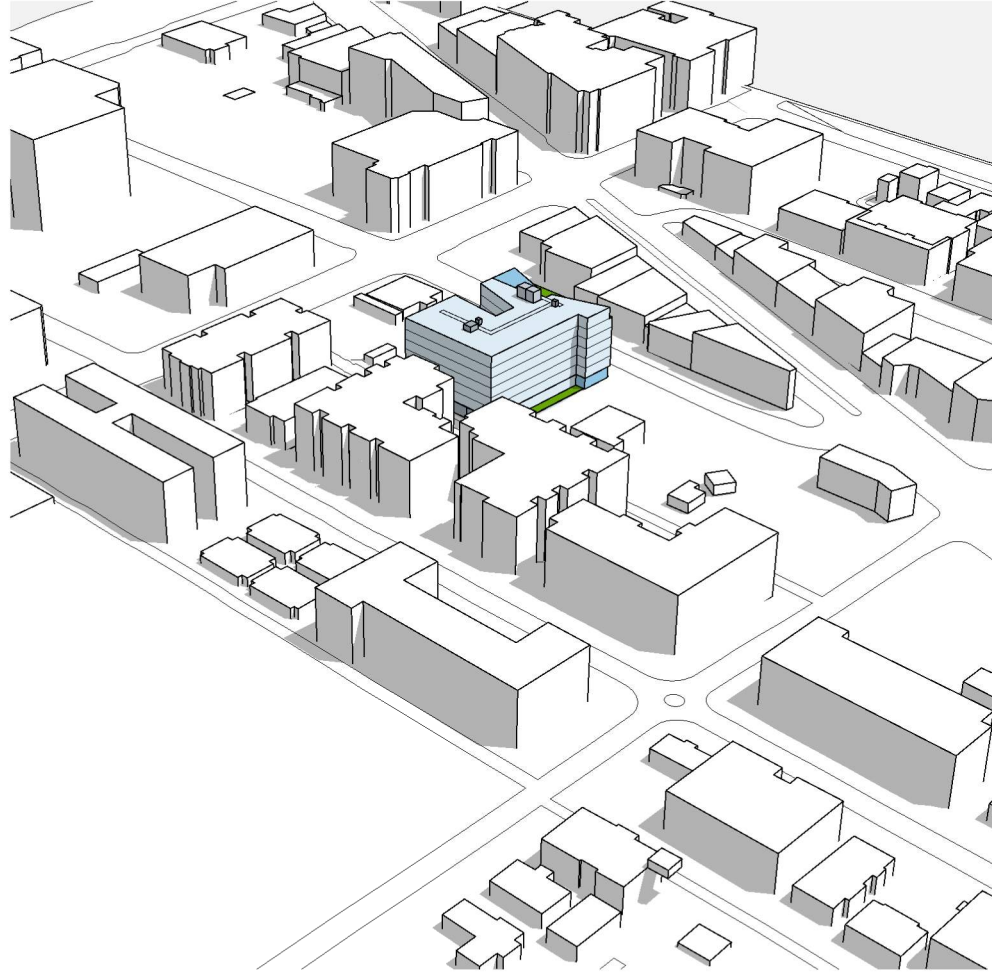
1. *Question:* What is the type of development?
Response: Multifamily Housing.
2. *Question:* Will the developer sell or hold the project?
Response: Unknown at this time.
3. *Question:* What is the height of the building?
Response: 75 feet
4. *Question:* How many units are in the development?
Response: About 130 units.
5. *Question:* What's the cost of a unit?
Response: It will be market-rate housing.
6. *Question:* How many parking stalls?
Response: About 40 stalls.
7. *Question:* Will there be a bicycle parking area?
Response: Yes, for the residents, it will comply with Seattle's bicycle storage guidelines.
8. *Question:* When will construction start?
Response: Depending on the permitting process, 1.5 years to 3 years.
9. *Question:* How does the building respond to the transit options and the pedestrian realm?
Response: The project will have transparent storefront glazing along the majority of the street to enhance the pedestrian experience. The main building entry provides convenient access to adjacent transit options.
10. *Question:* Parking is needed and important!
Response: We are including parking in the project.



Massing Overview

OPTION A - "u" NIQUE

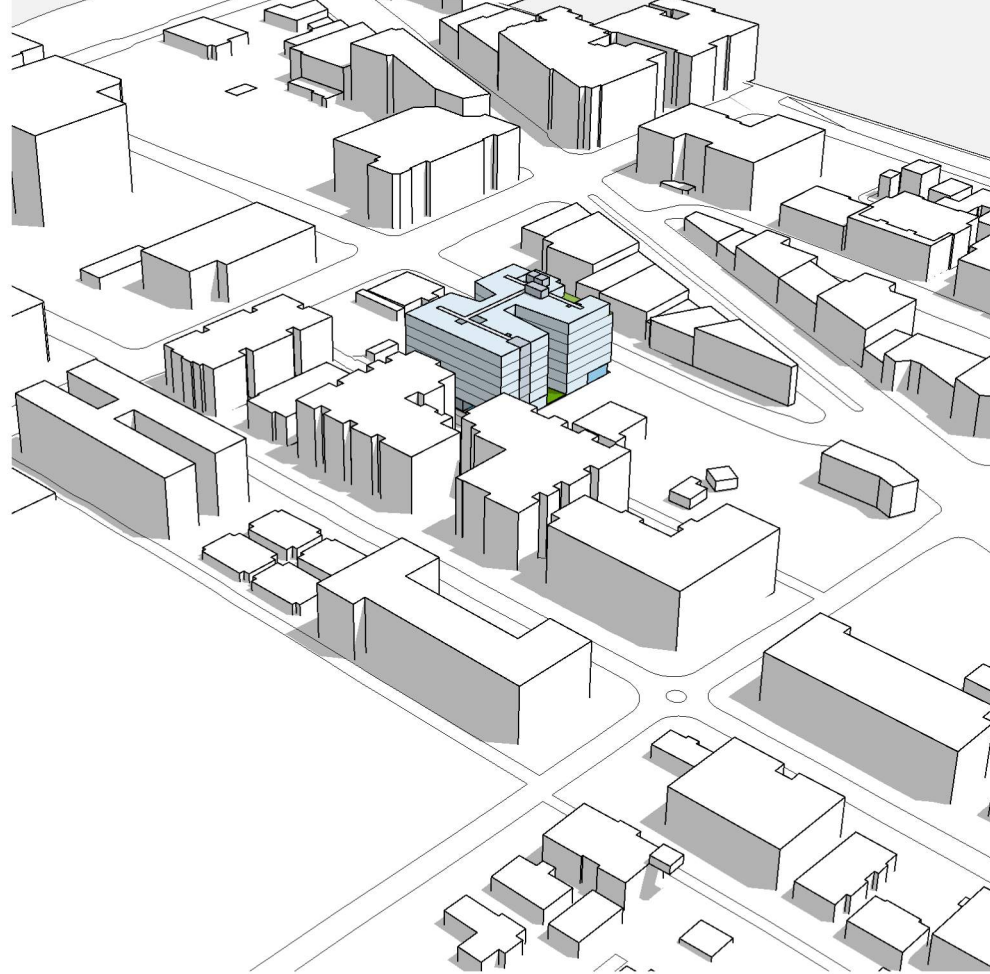
The angled courtyard to the north brings light and air into a difficult part of the building but maintains good views, avoiding the cell phone tower.



1 Aerial View

OPTION B - "CINCH"

Dual courtyards are proposed for increased light and air, but at the cost of privacy between residences.

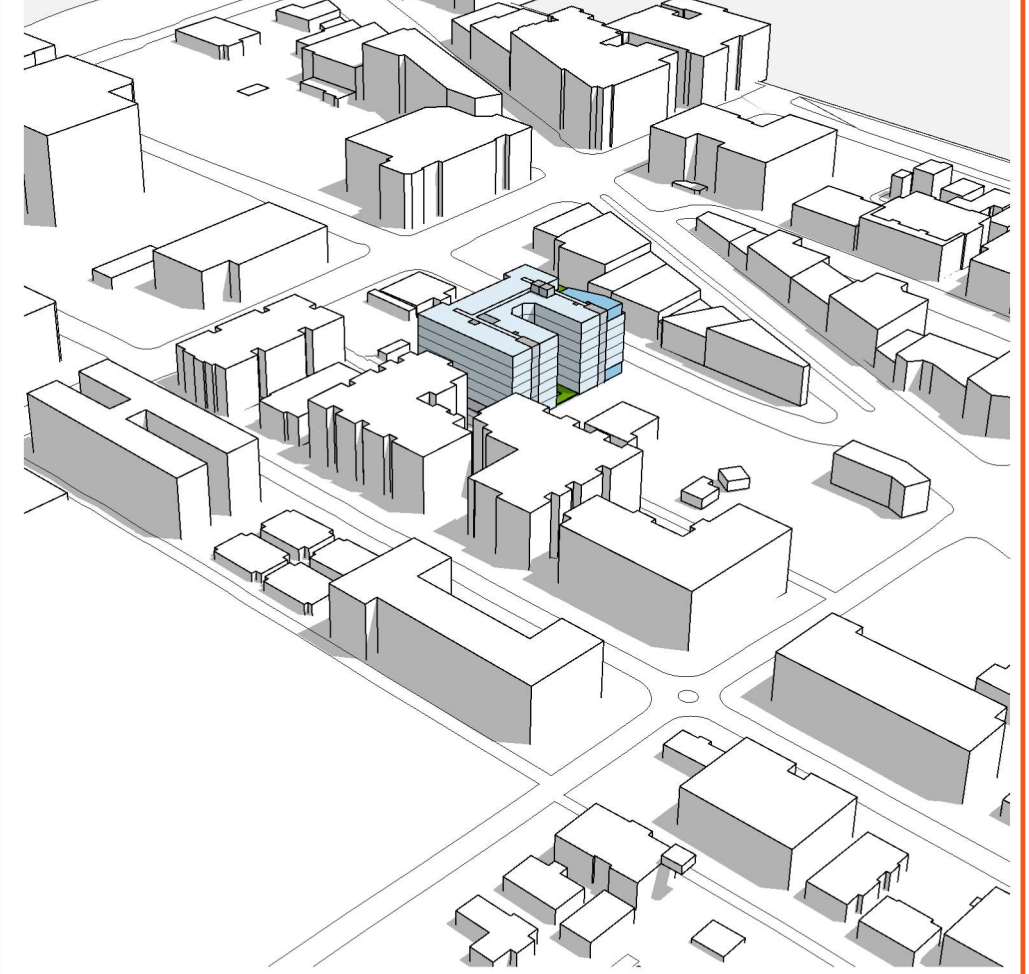


2 Aerial View

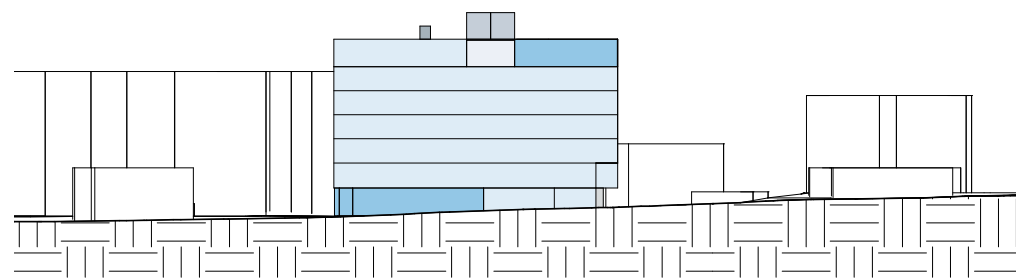
PREFERRED

OPTION C - CASCADE

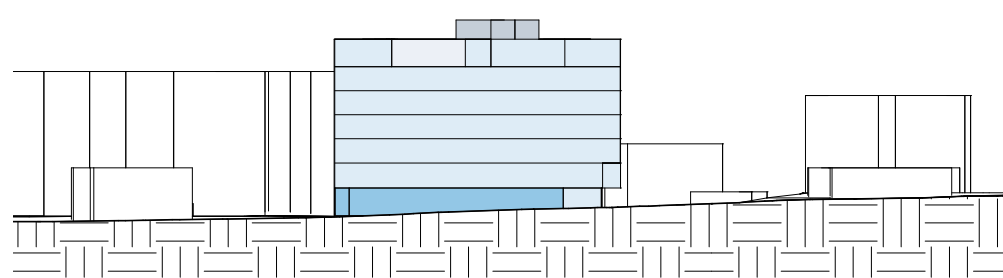
This concept features a generous, southern facing courtyard. The north face screens views of the cell phone tower.



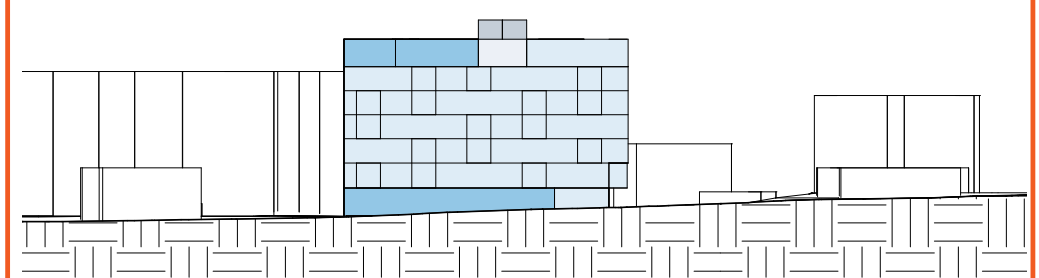
3 Aerial View



11 30th Avenue NE Street Elevation
1" = 80'-0"



12 30th Avenue NE Street Elevation
1" = 80'-0"



13 30th Avenue NE Street Elevation
1" = 80'-0"

Option A - "u" NIQUE

DC2

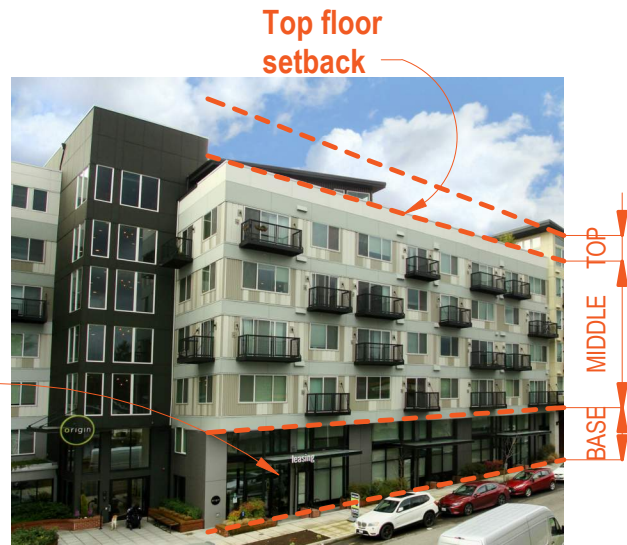
III. Architectural Concept and Consistency

- i. Hub Urban Village:
- b. ...Façade articulation should reflect changes in building form and function, from the base, to the middle, to the top.

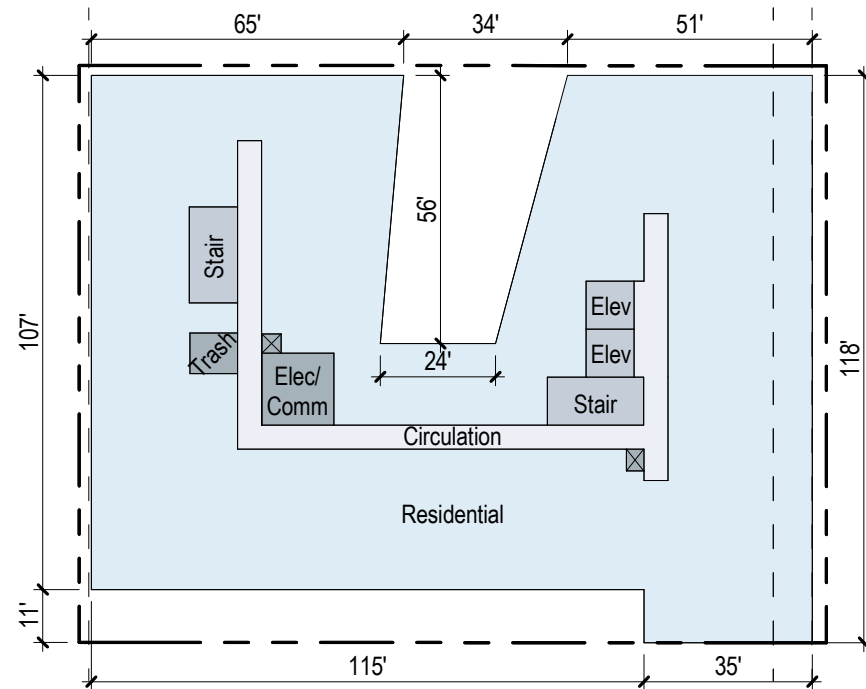
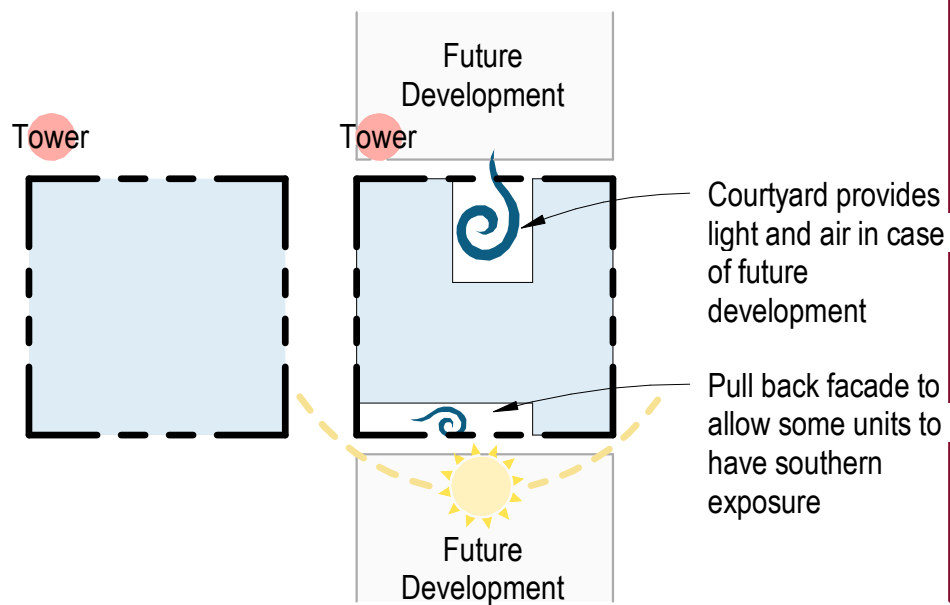
CS2

III. Height, Bulk and Scale Compatibility

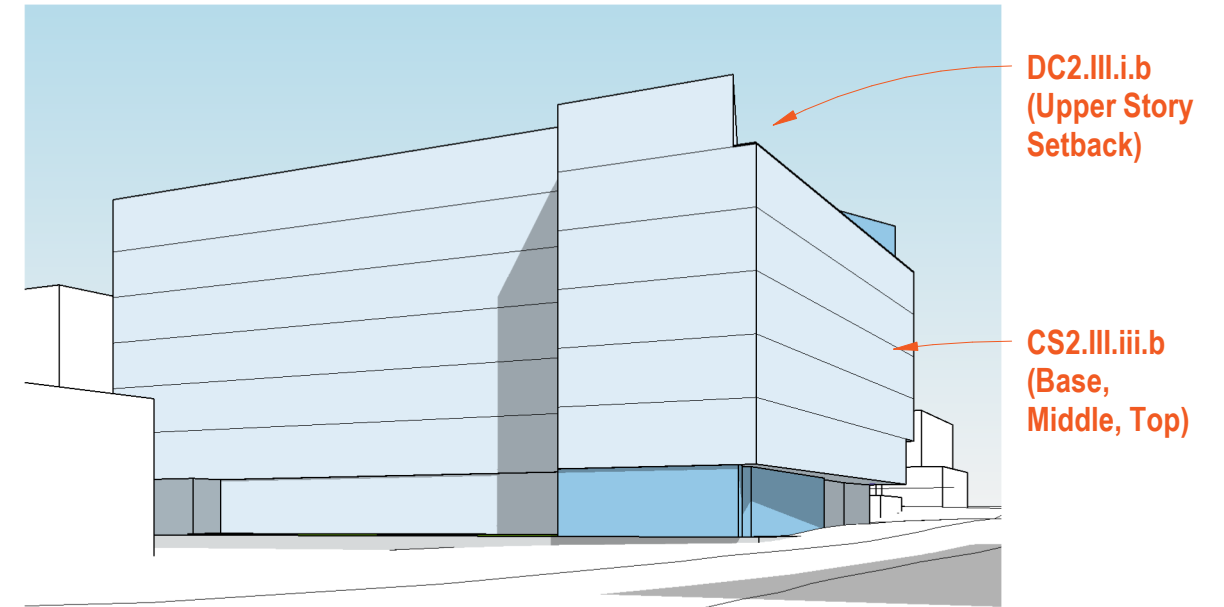
- iii. Hub Urban Village:
- b. Consider stepping back upper stories to maintain scale compatibility, provide for light and air on streets and avoid a canyon effect...



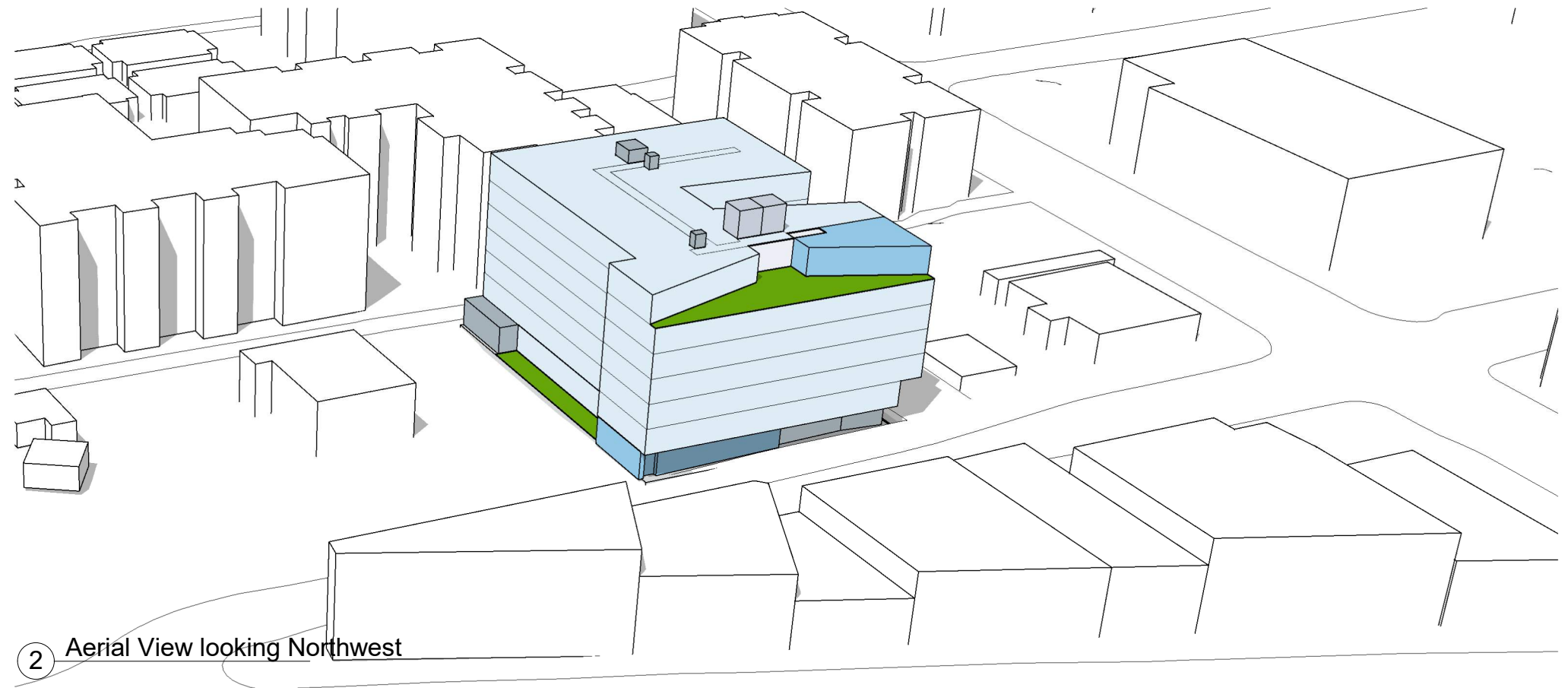
12311 32nd Ave NE, Seattle, WA 98125



3 Typical Residential Floor
1" = 40'-0"

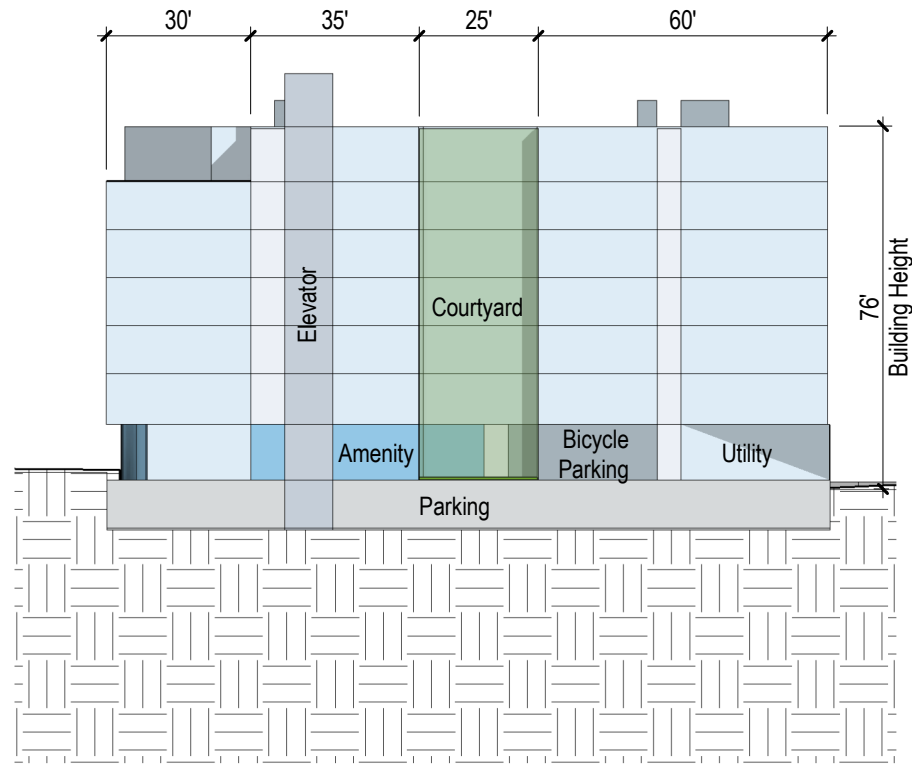


4 Street-level Perspective from 30th Ave NE

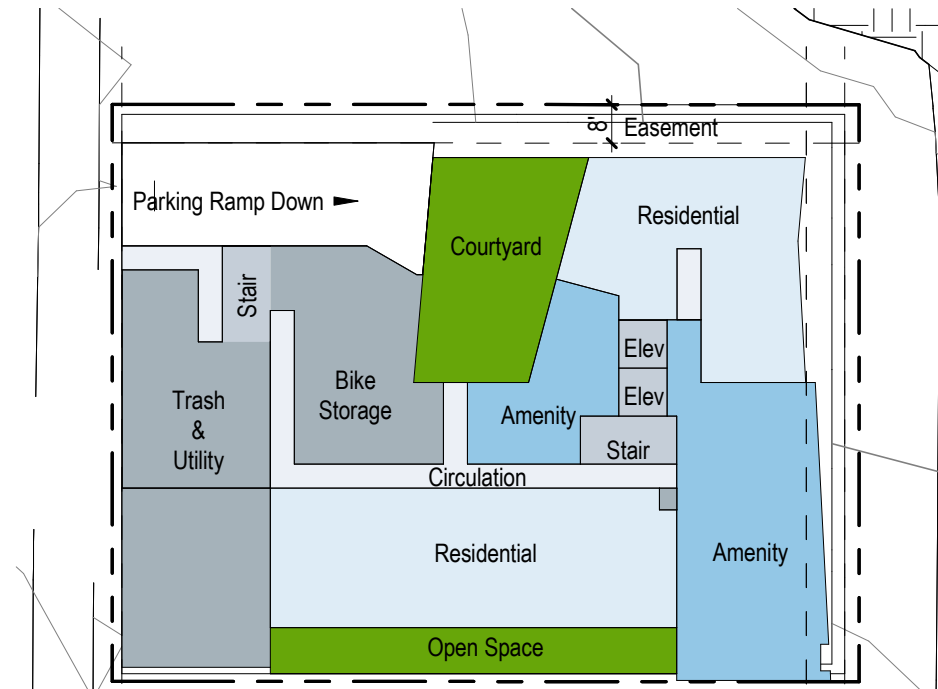


2 Aerial View looking Northwest

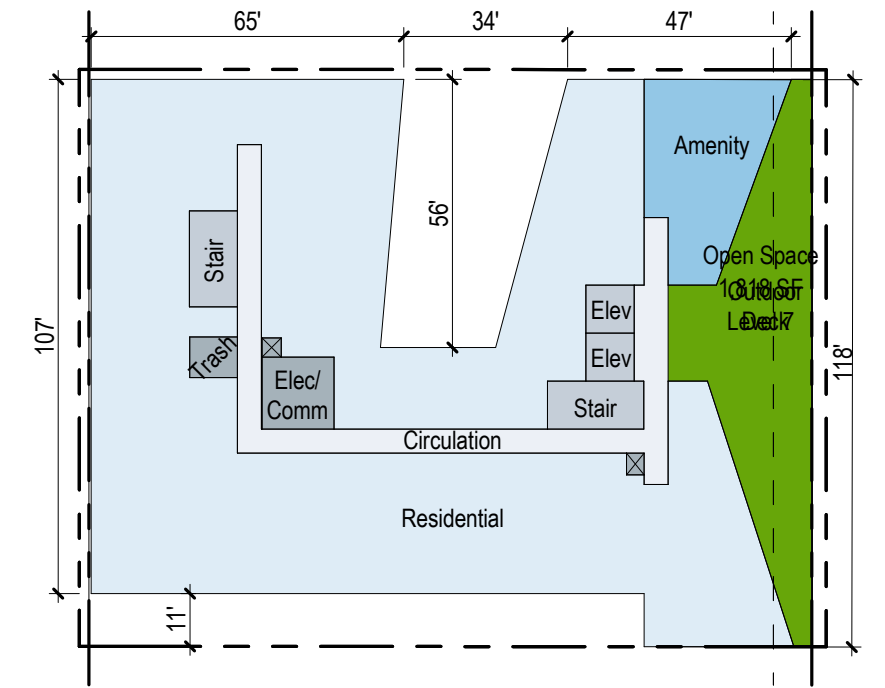
Option A - "u" NIQUE



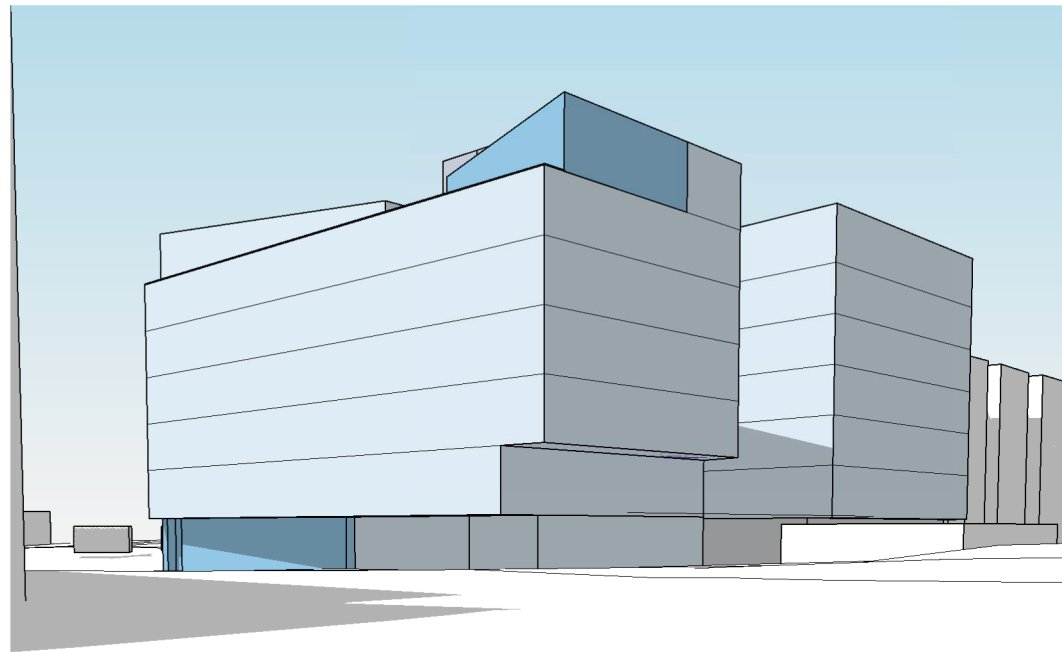
04 North - South Building Section
1" = 40'-0"



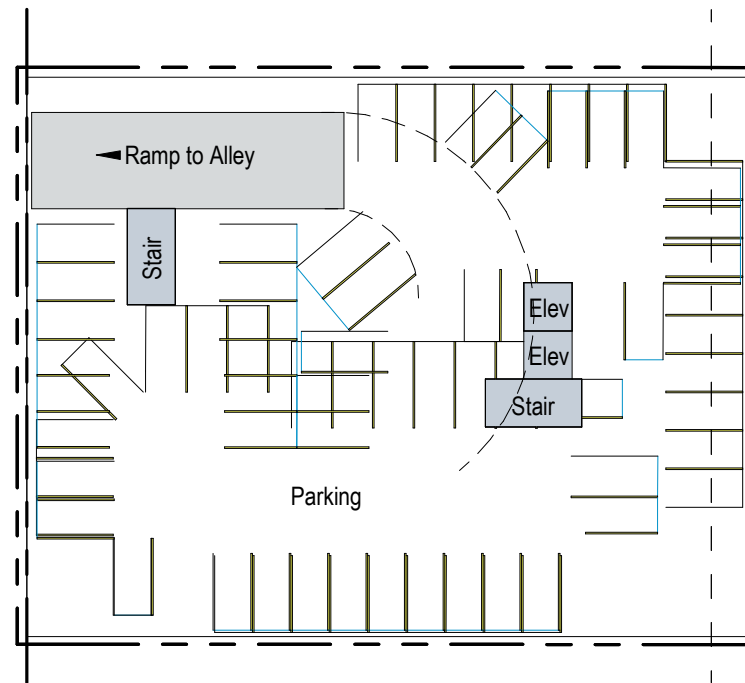
05 Ground Floor
1" = 40'-0"



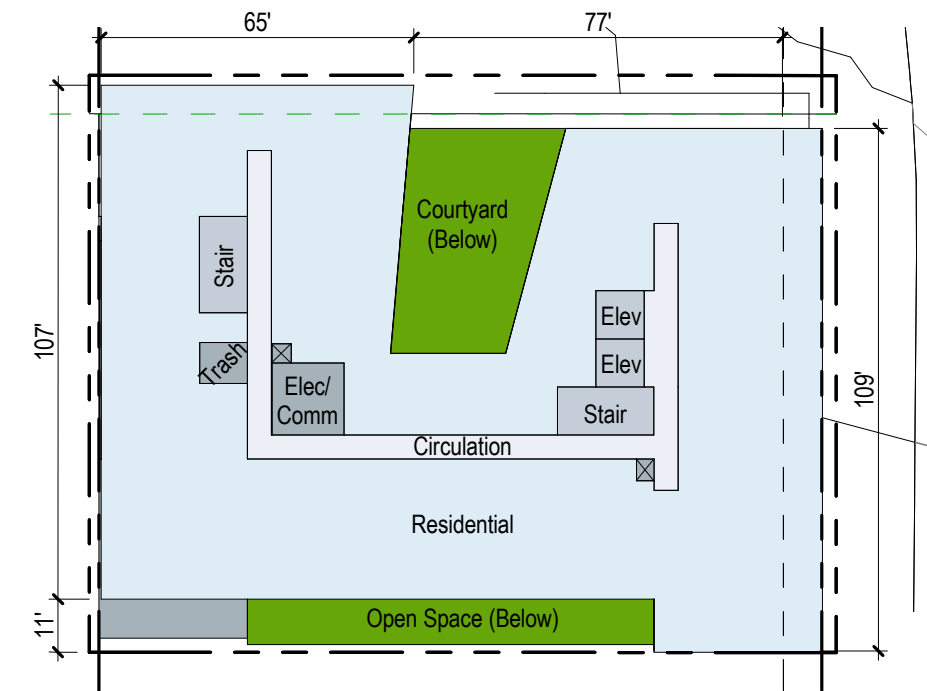
06 Level 7
1" = 40'-0"



01 Street-level Perspective from 30th Ave NE



02 Below Grade Parking
1" = 40'-0"



03 Level 2
1" = 40'-0"

Option B - CINCH

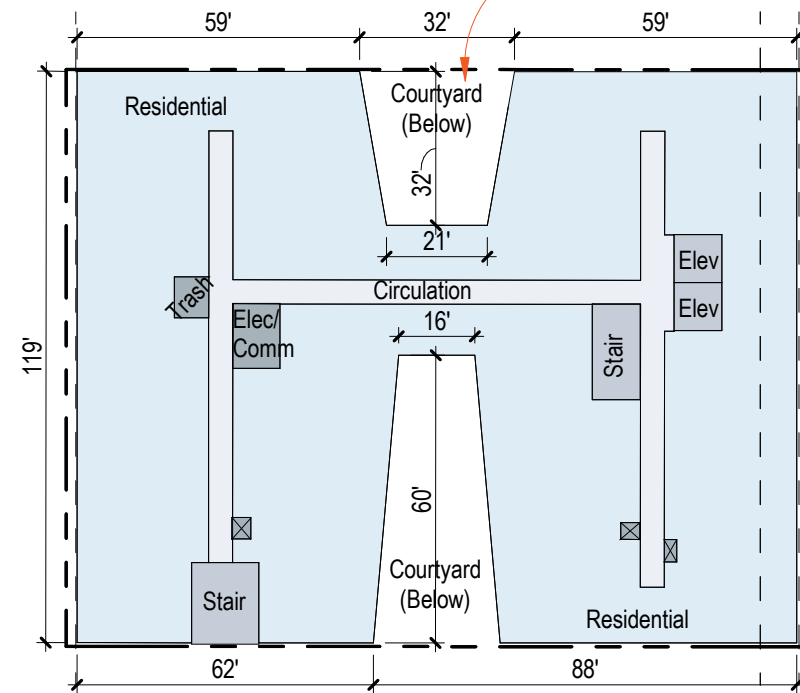
CS2 (Seattle Design Guidelines)

D. Height Bulk, and Scale

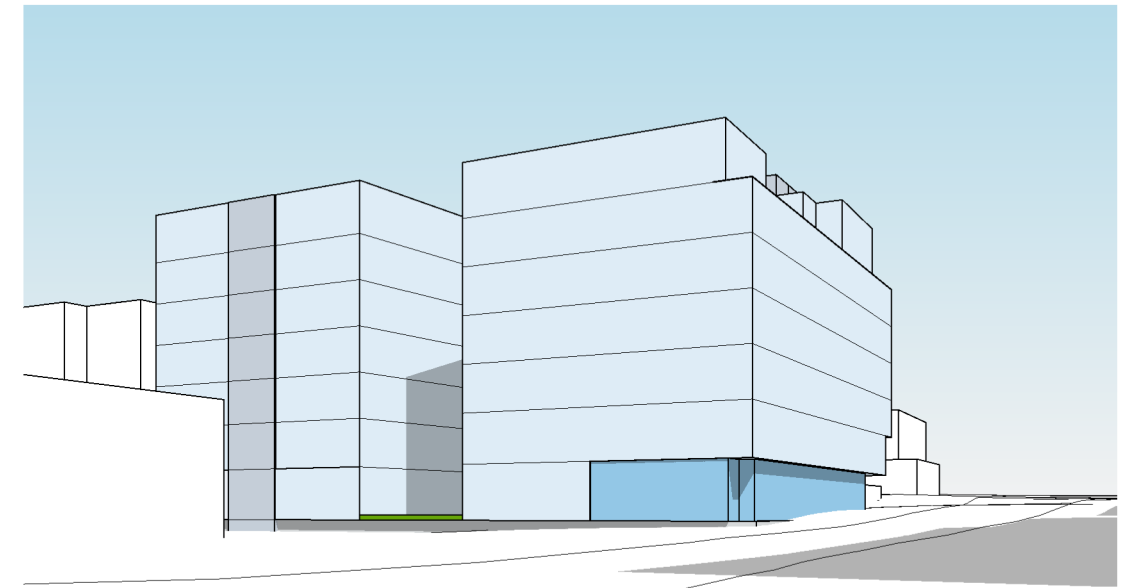
5. Respect for Adjacent Sites:

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

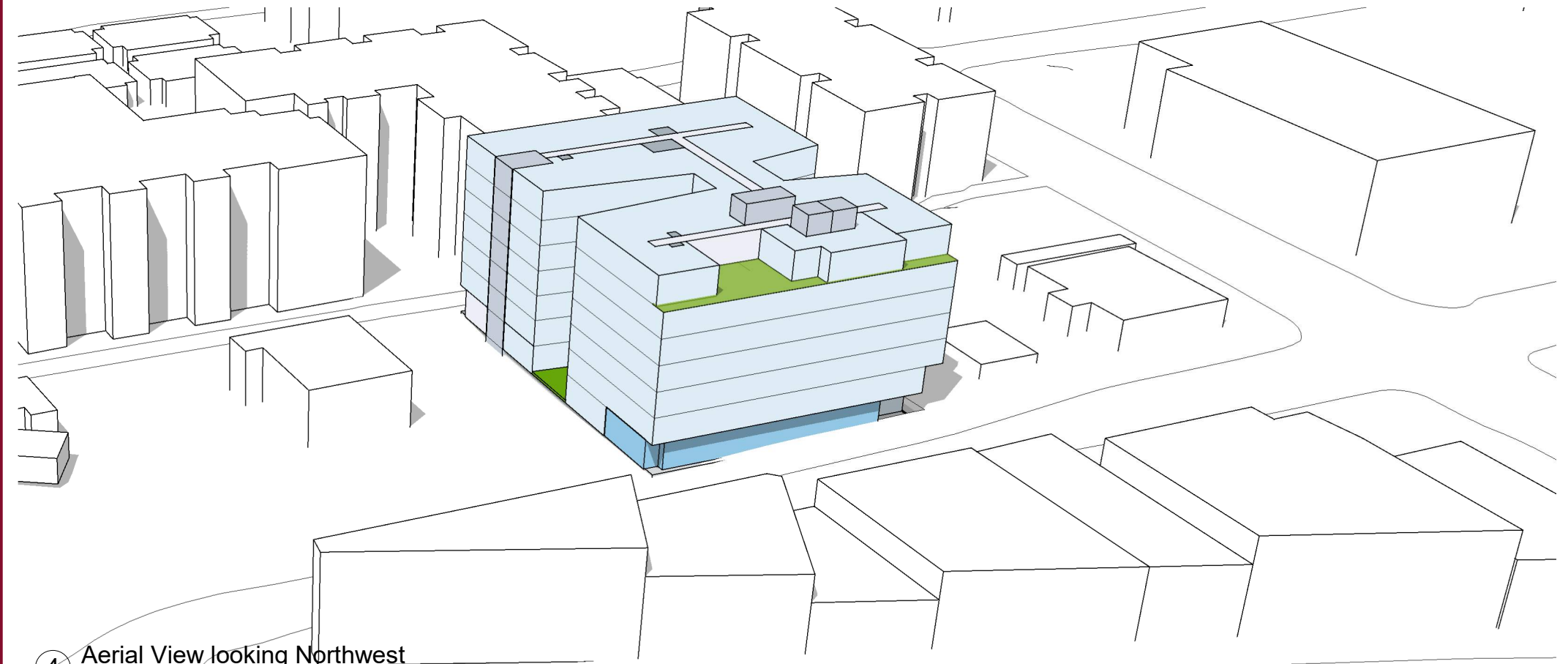
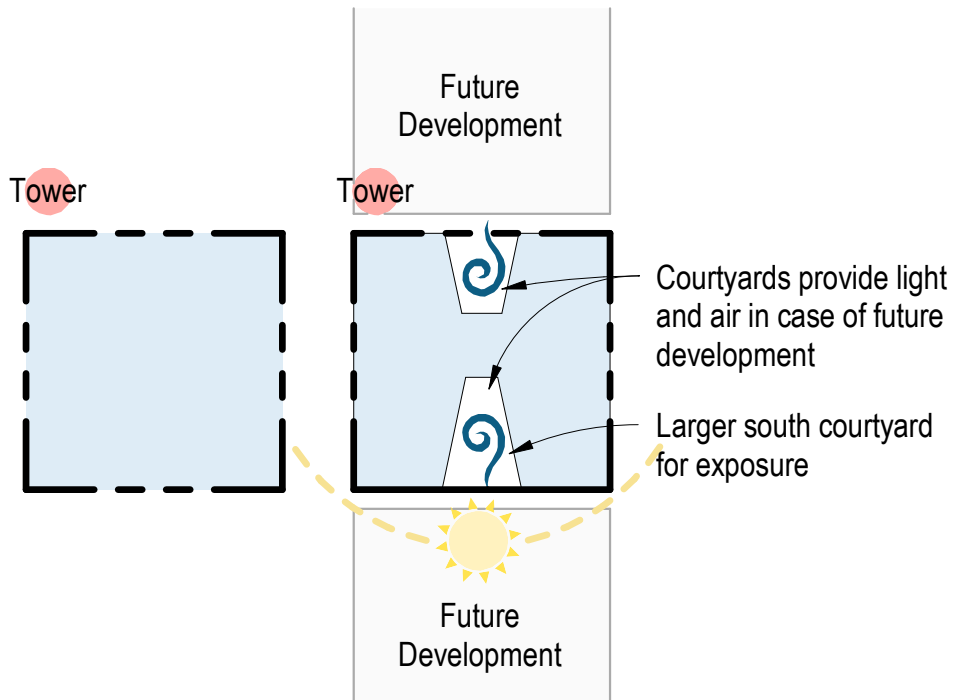
CS2.D.5 (Less Exposure to Adjacent Sites)



3 Typical Residential Floor
1" = 40'-0"

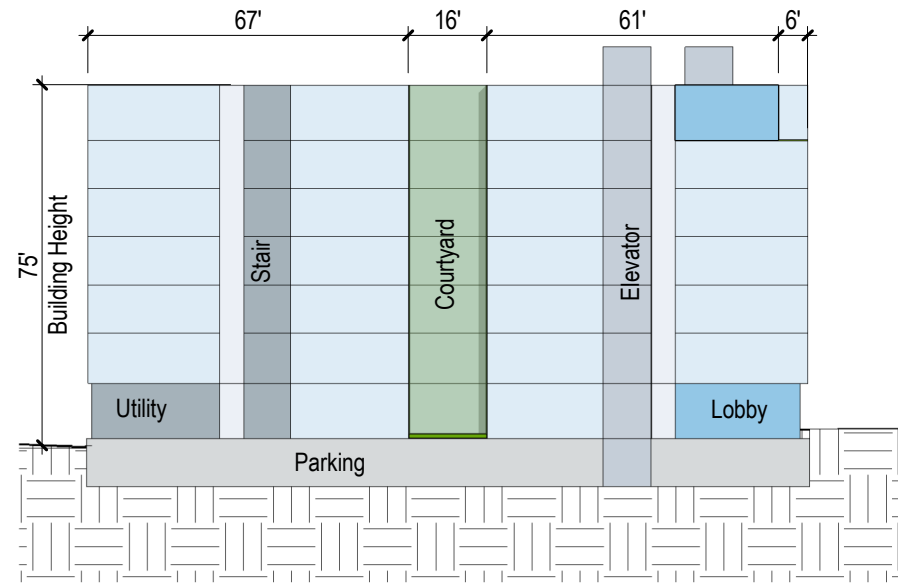


2 Street-level Perspective from 30th Ave NE

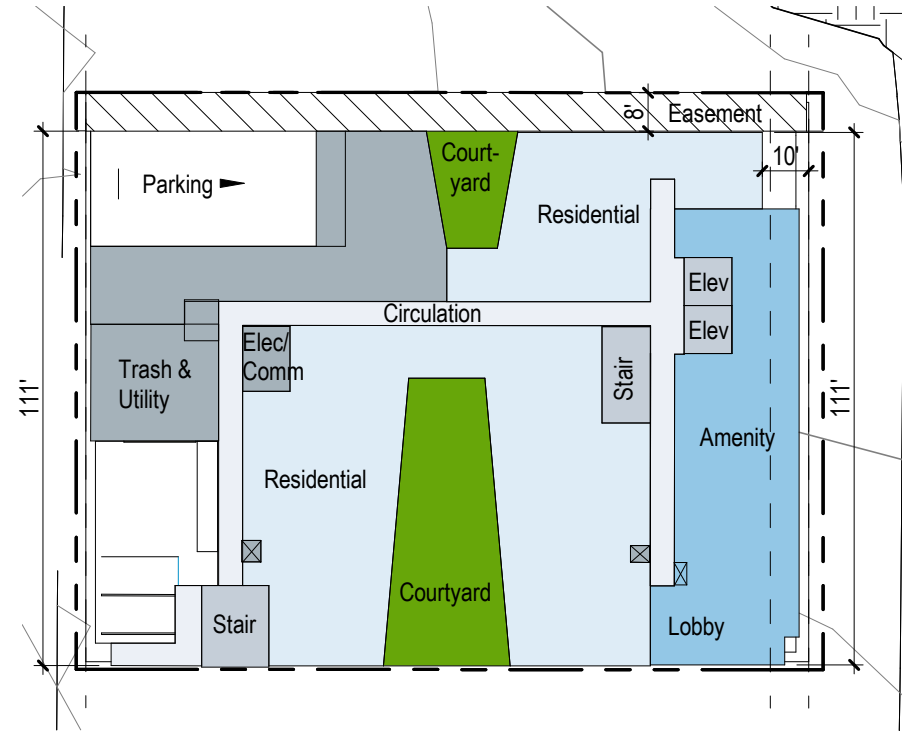


4 Aerial View looking Northwest

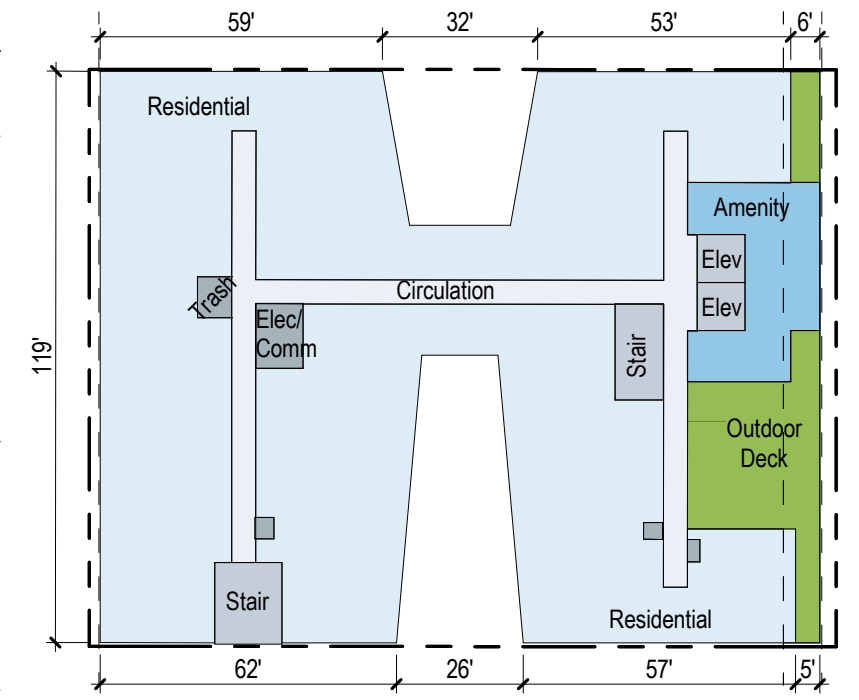
Option B - CINCH



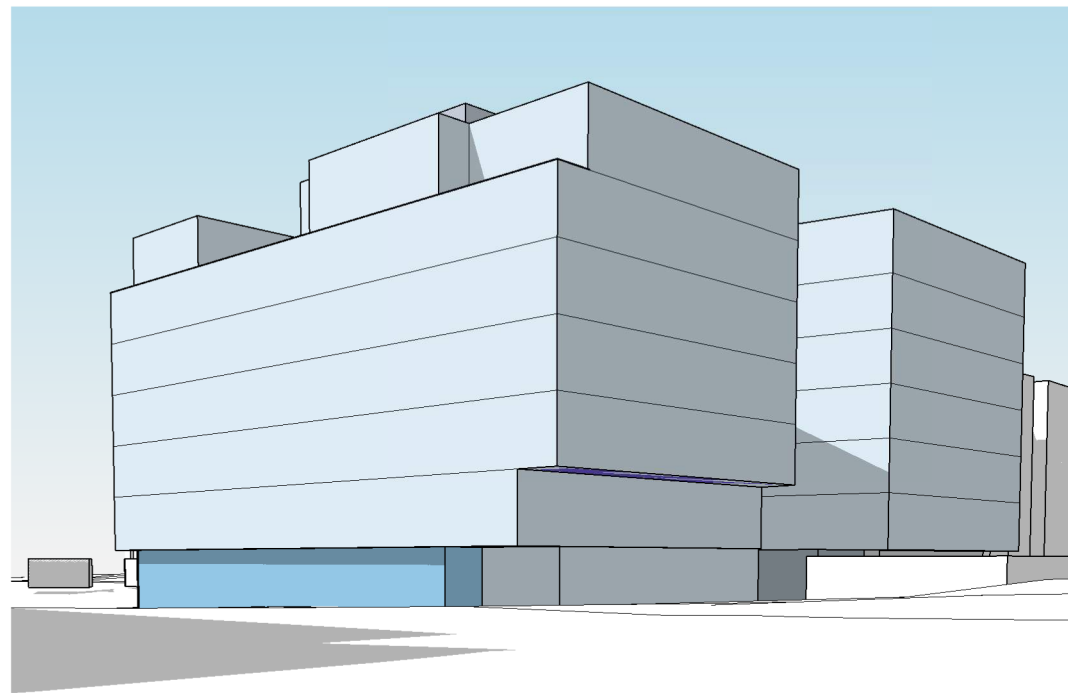
③ North - South Building Section
1" = 40'-0"



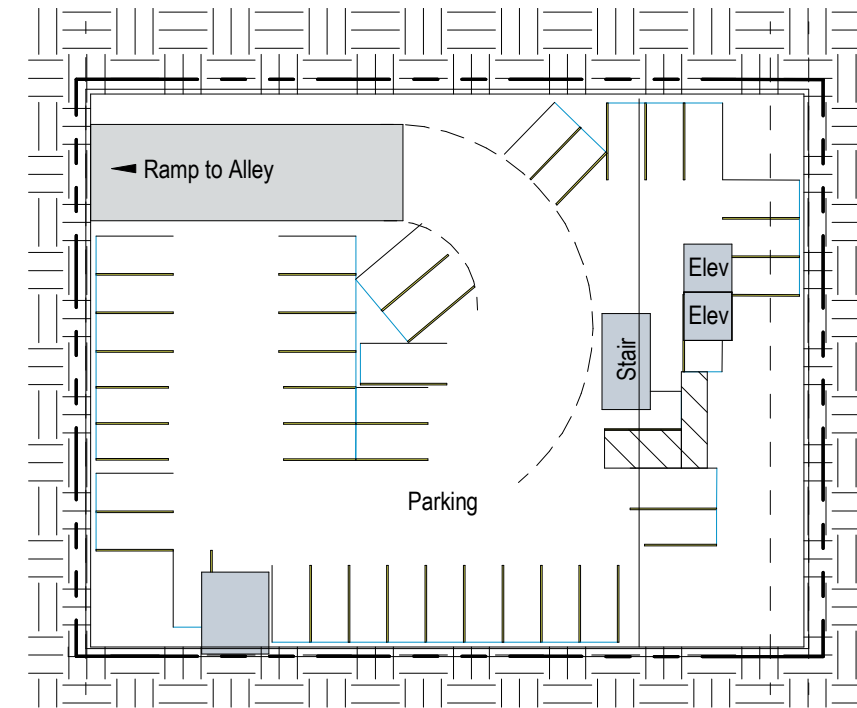
⑥ Ground Floor
1" = 40'-0"



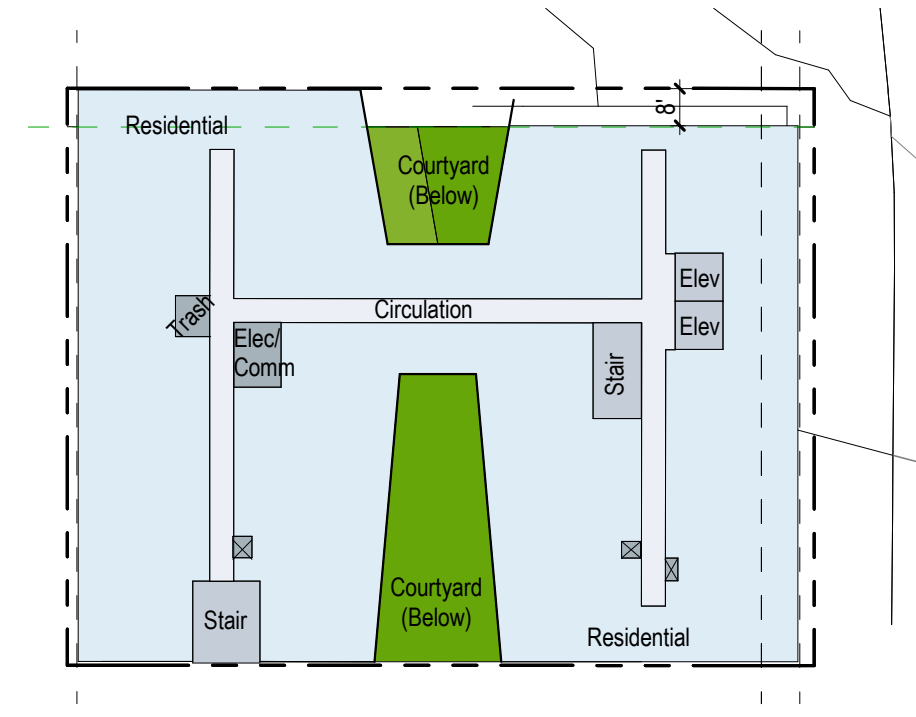
① Level 7
1" = 40'-0"



④ Street-level Perspective from 30th Ave NE



⑤ Below Grade Parking
1" = 40'-0"



② Level 2
1" = 40'-0"

Option C - CASCADE

PL1

II. Human Activity

Hub Urban Village:

- ii. Maximize the solar exposure of open spaces to the extent possible.

CS2 (Seattle Design Guidelines)

C. Relationship to the Block

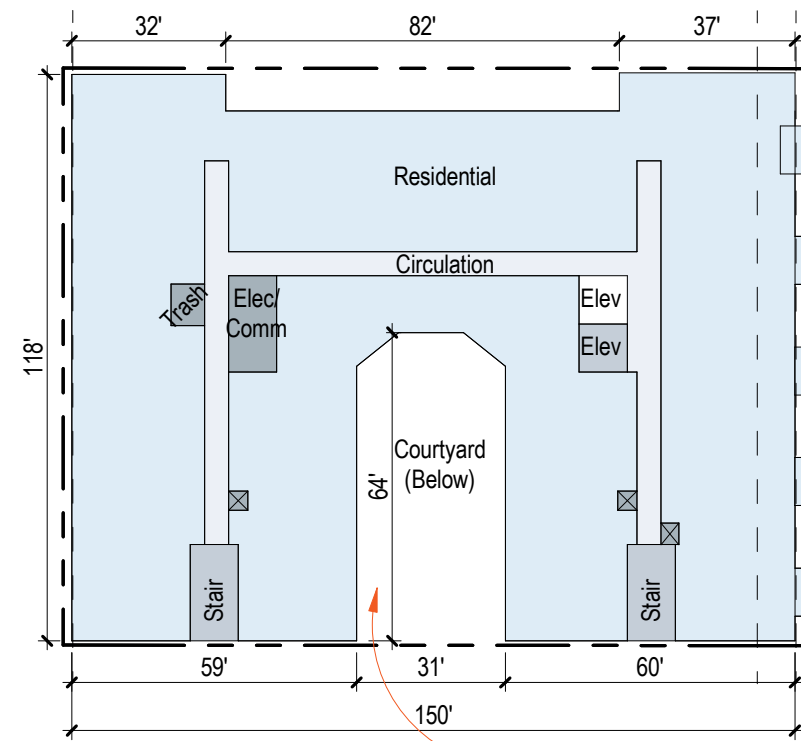
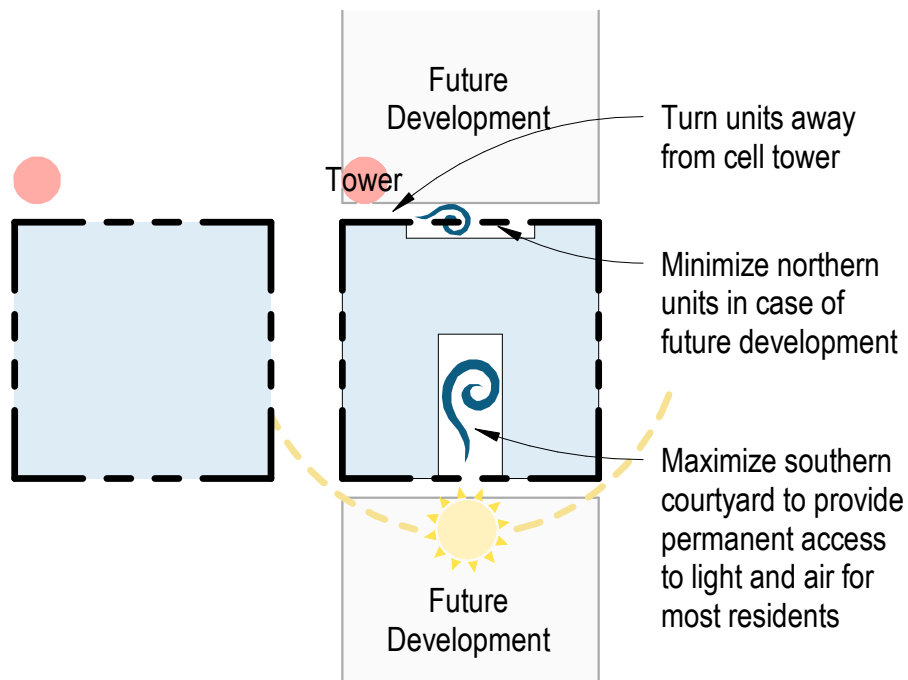
2. Mid-Block Sites:

...Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

12350 33rd Ave NE

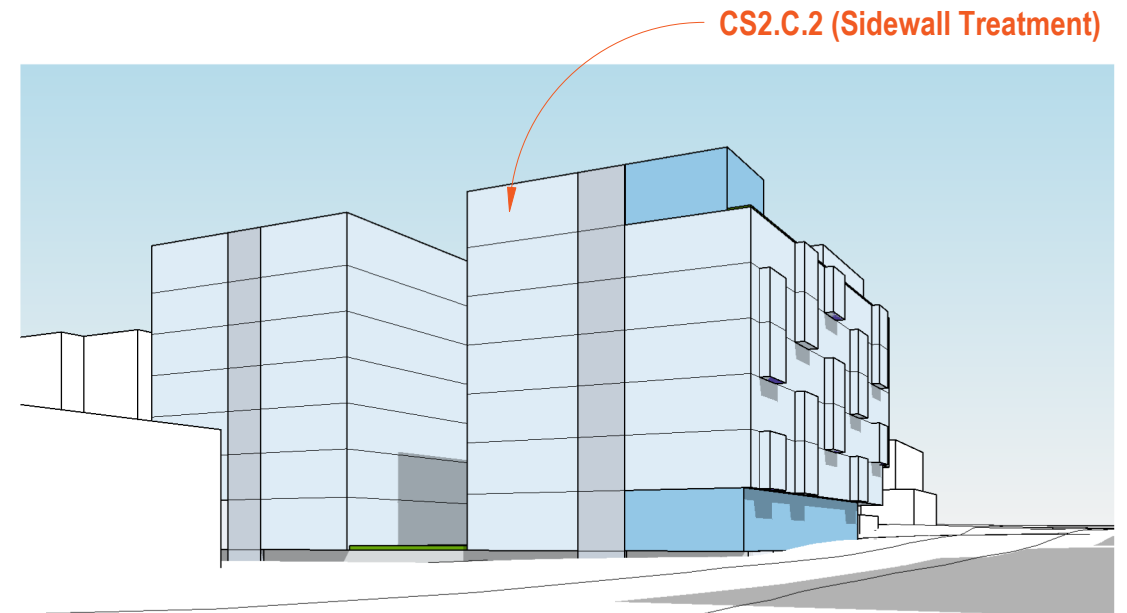


12508 Lake City Way NE

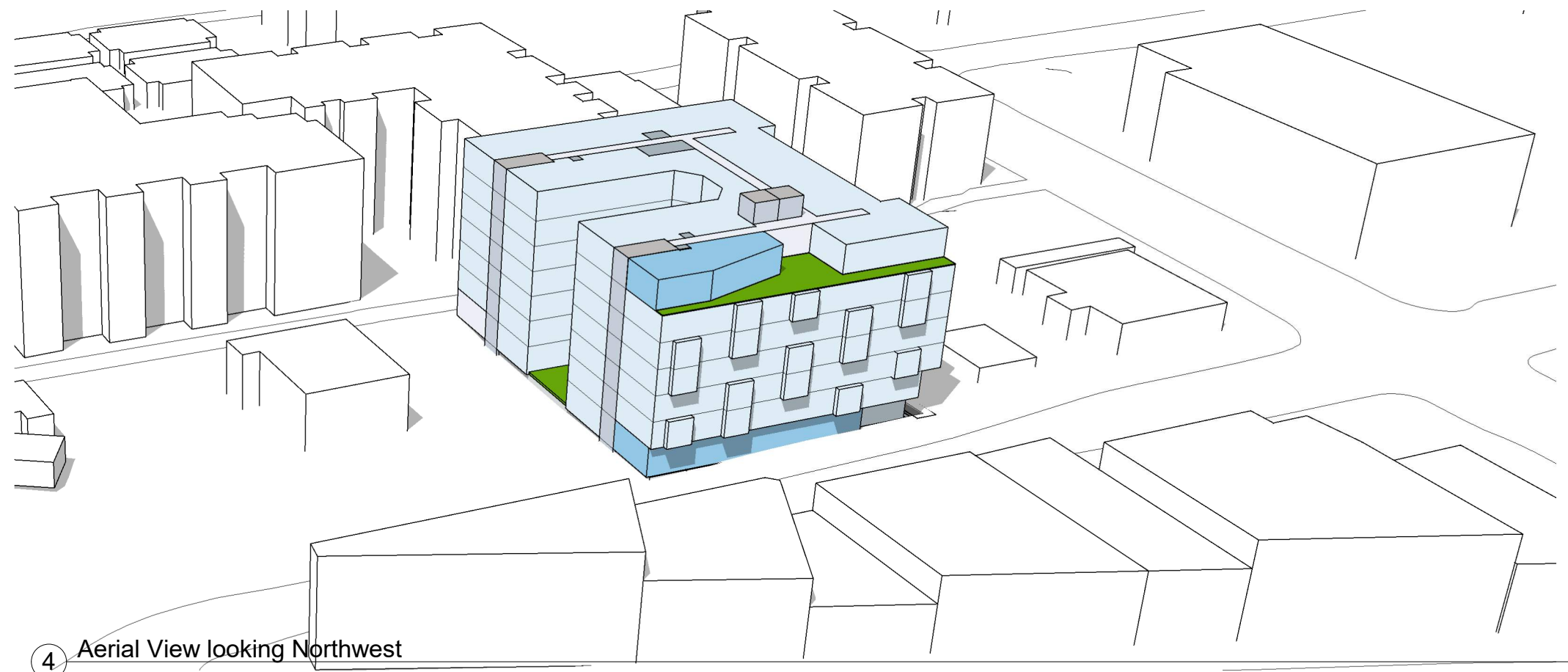


PL1.II.ii (Maximize Sun)

3 Typical Residential Floor
1" = 40'-0"

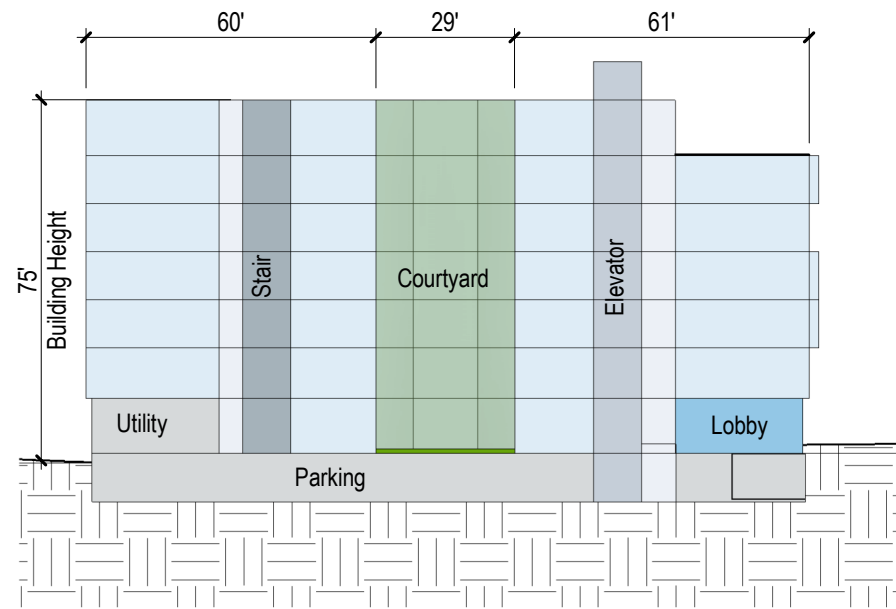


2 Street-level Perspective from 30th Ave NE

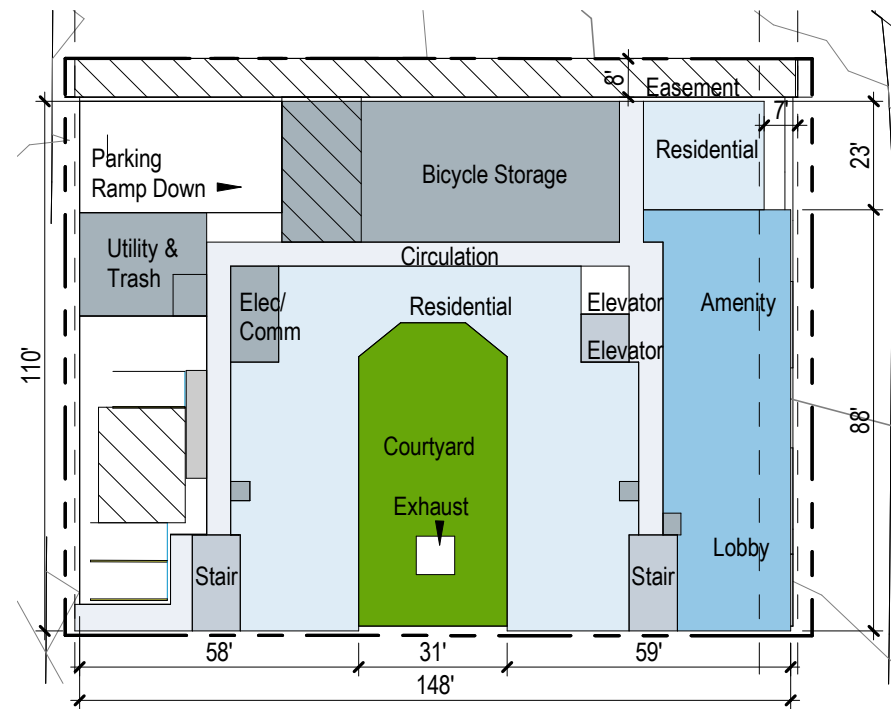


4 Aerial View looking Northwest

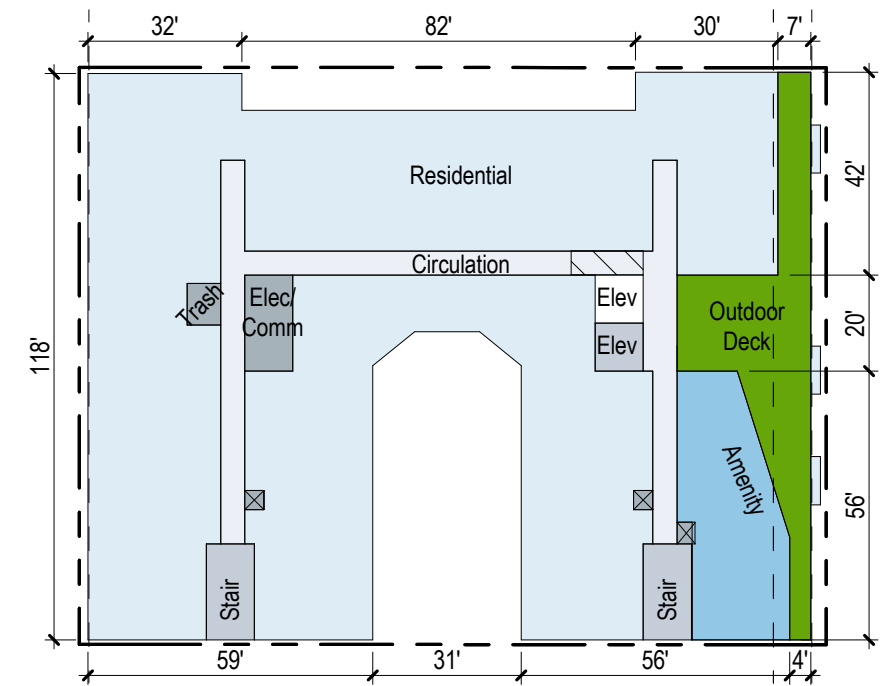
Option C - CASCADE



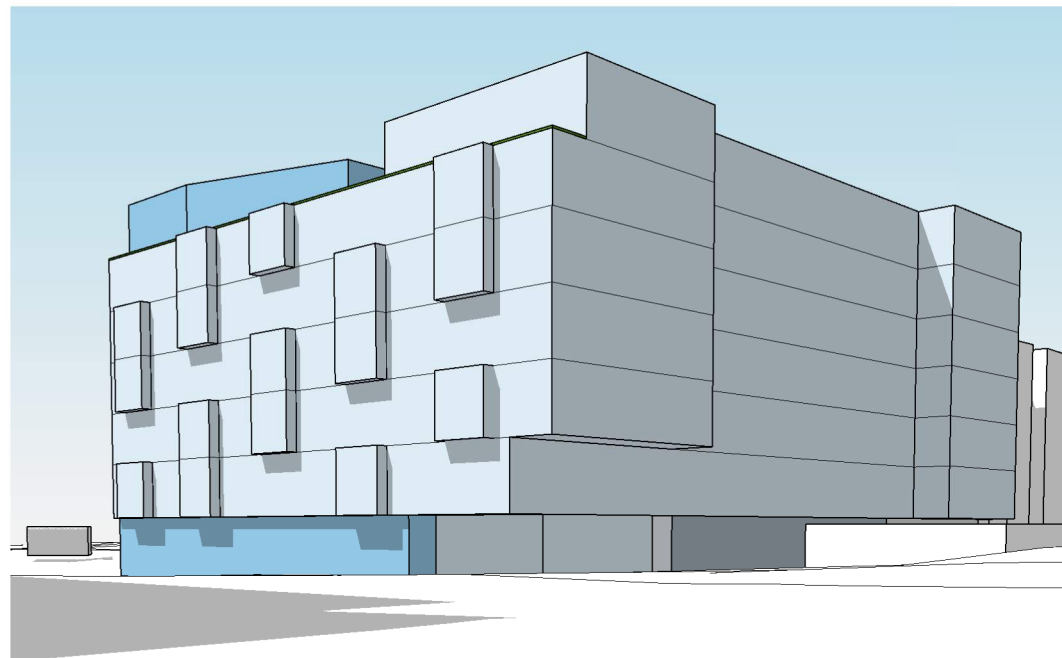
3 North - South Building Section
1" = 40'-0"



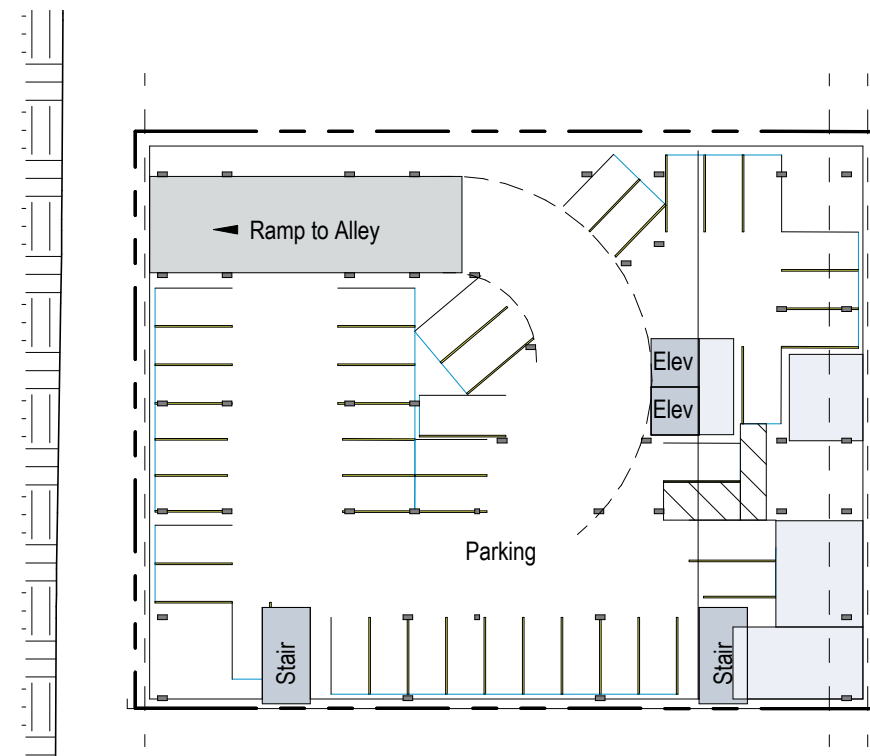
6 Ground Floor
1" = 40'-0"



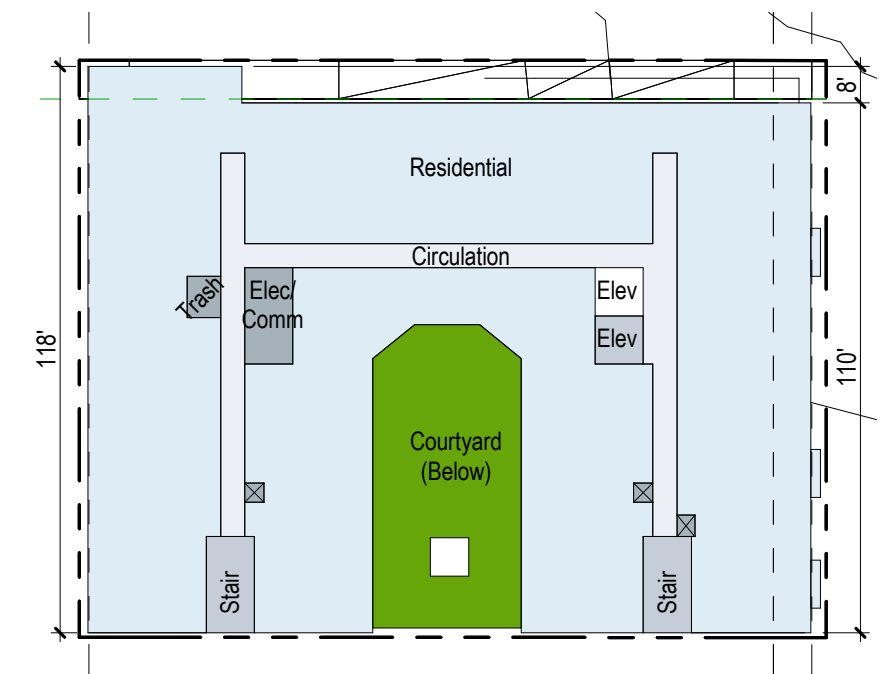
1 Level 7
1" = 40'-0"



4 Street-level Perspective from 30th Ave NE



5 Below Grade Parking
1" = 40'-0"

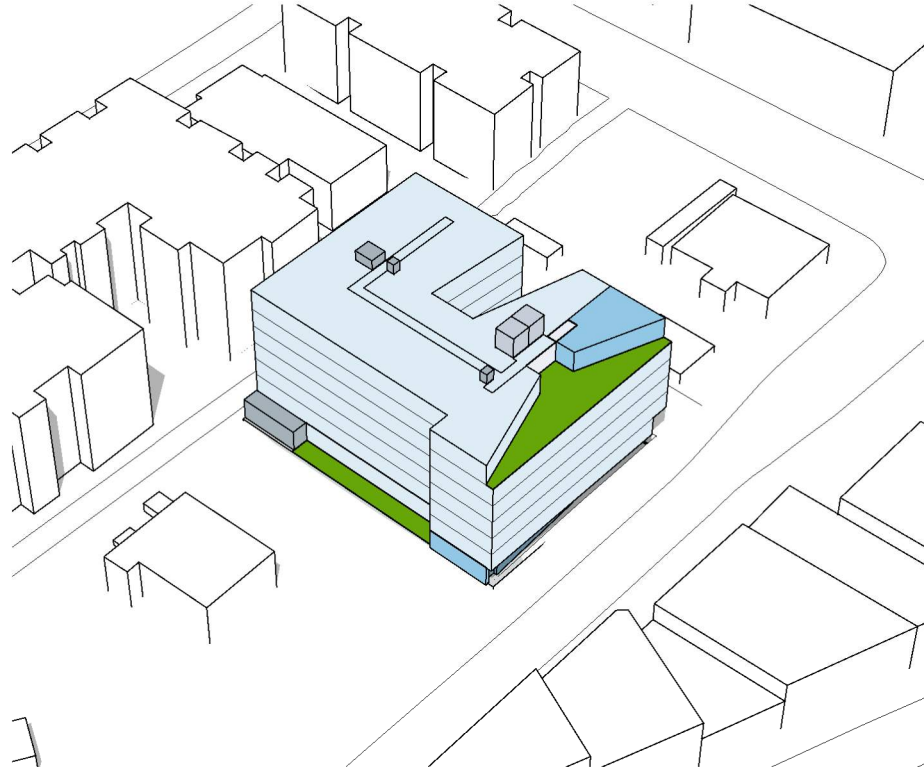


2 Level 2
1" = 40'-0"

Massing - Summary

Option A - "u" NIQUE

The angled courtyard to the north brings light and air into a difficult part of the building but maintains good views, avoiding the cell phone tower.



A Aerial View

PRO

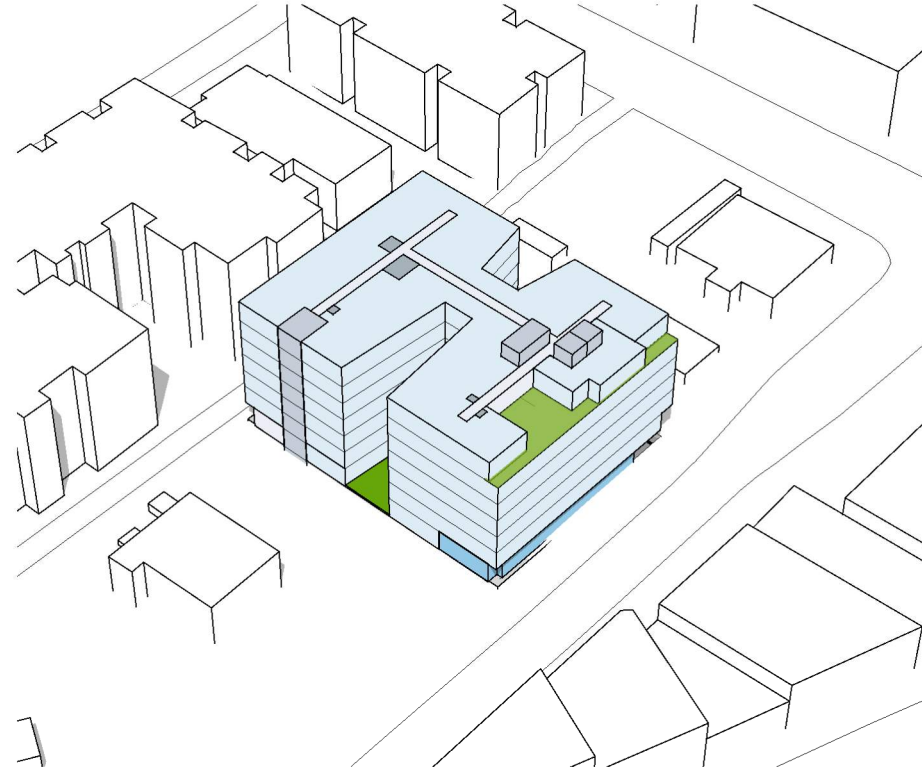
- Building form directs views to the West, East, and South
- Some units with southern exposure to sunlight
- North courtyard protects air and light in case of future development

CON

- Many units facing into northern courtyard that lacks direct sunlight
- Awkward unit configurations
- South units will lose privacy, light, and views upon development of southern property.

Option B - "CINCH"

Dual courtyards are proposed for increased light and air, even after future infill is developed, but at the cost of privacy between residences.



B Aerial View

PRO

- Dual courtyards protect air and light in case of future development
- Larger southern courtyard allows greater exposure for more units

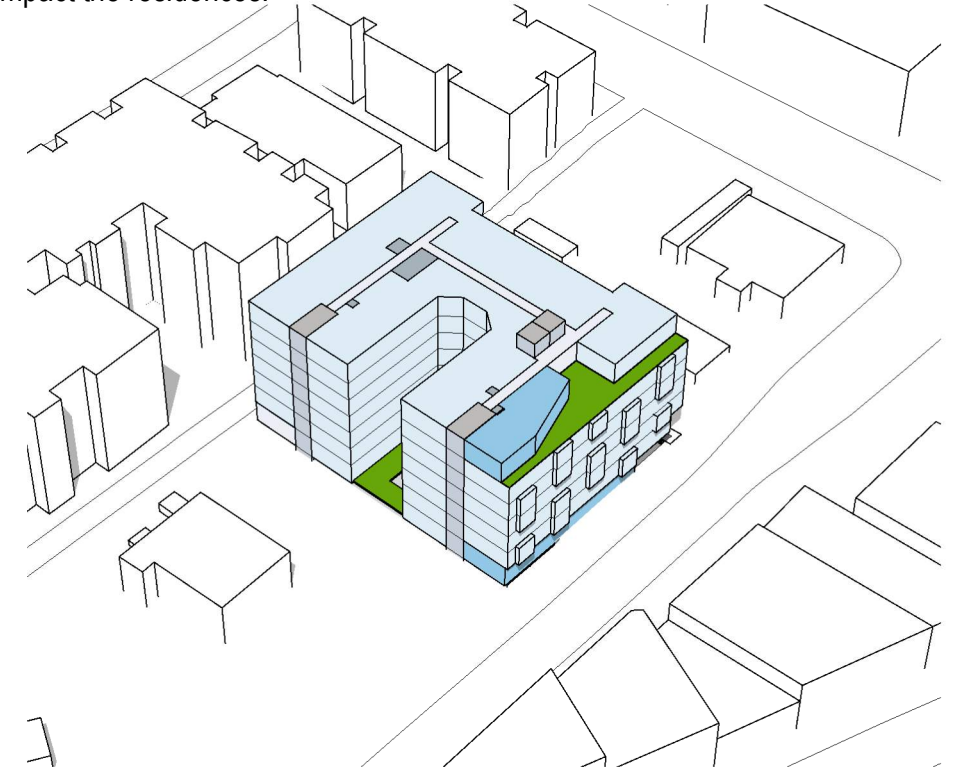
CON

- Narrow courtyards provide limited privacy between residential units
- Narrow courtyards do not maximize potential light and air
- Awkward unit configurations
- Many units facing into northern courtyard
- Level 7 mass crowds the 30th street facade

PREFERRED

Option C - CASCADE

This concept features a generous, South-facing courtyard. The North face screens views of the cell phone tower. Future development will minimally impact the residences.



C Aerial View

PRO

- Maximizes units with southern exposure
- Single Courtyard allows for a larger court area
- Southern courtyard protects air and light in case of future development
- Fewer units on north side means a better trade-off between light and air and potential future development
- Consideration for both current context and future development
- Bays provide visual interest and modulation

CON

- No units facing directly South

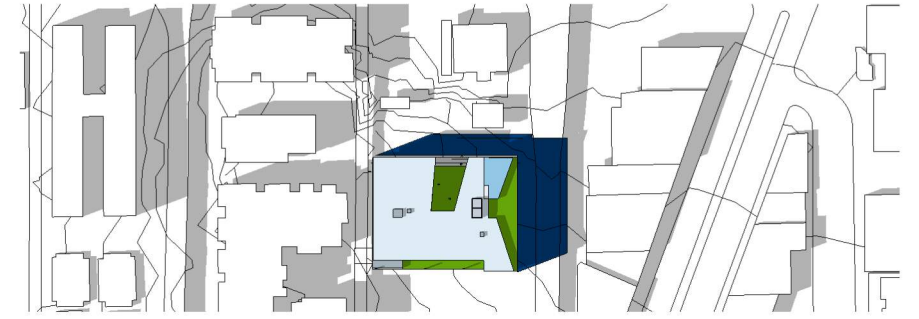
Sun Studies- Option A - "u" NIQUE



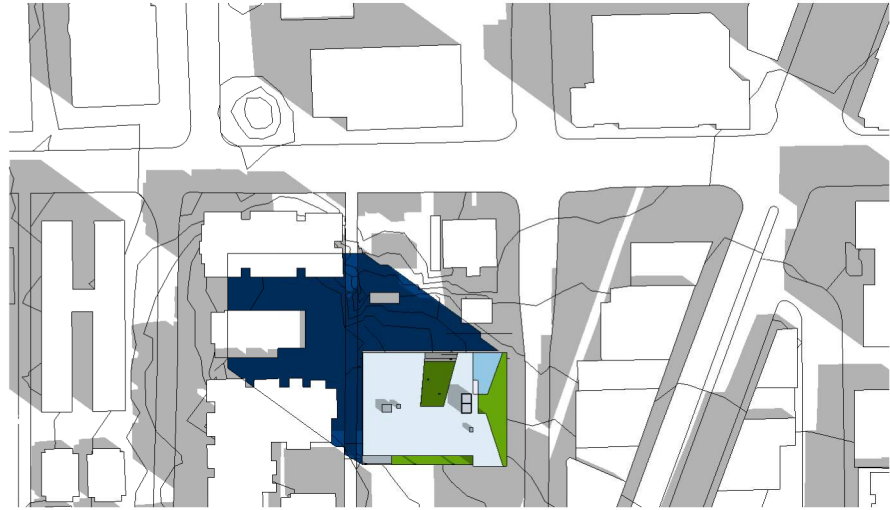
① Summer Solstice at 9 am
1" = 200'-0"



② Summer Solstice at 12 pm
1" = 200'-0"



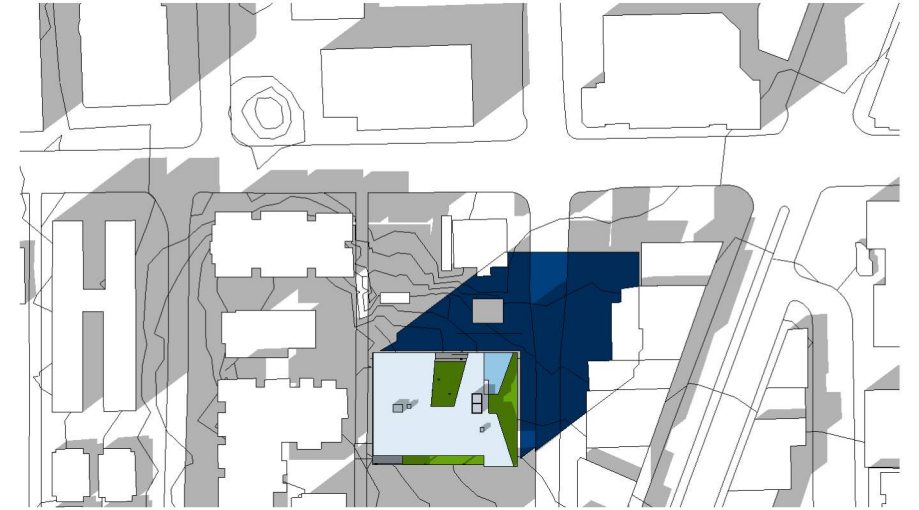
③ Summer Solstice at 3 pm
1" = 200'-0"



④ Equinox at 9 am
1" = 200'-0"



⑤ Equinox at 12 pm
1" = 200'-0"



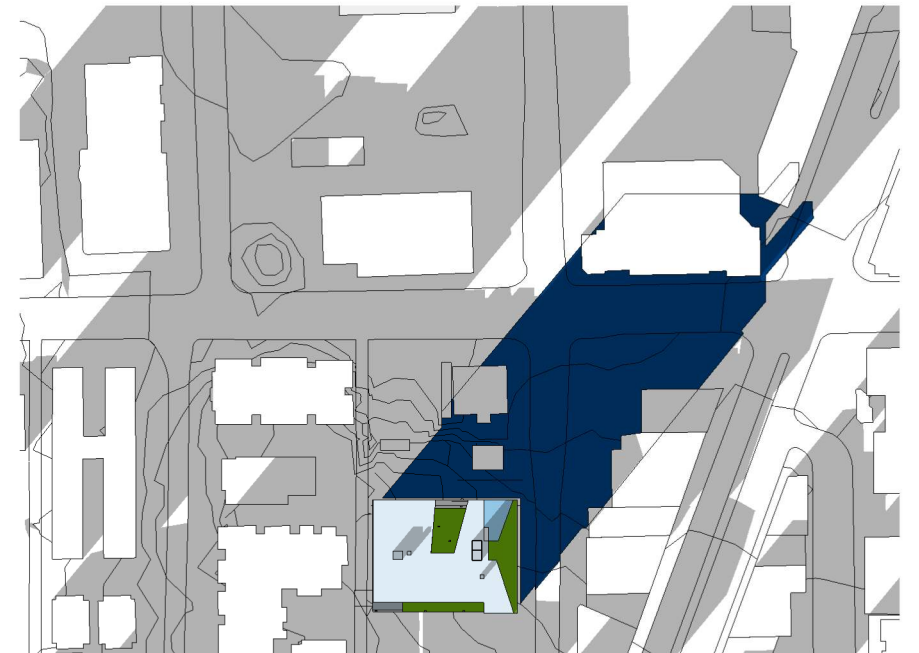
⑥ Equinox at 3 pm
1" = 200'-0"



⑦ Winter Solstice at 9 am
1" = 200'-0"



⑧ Winter Solstice at 12 pm
1" = 200'-0"

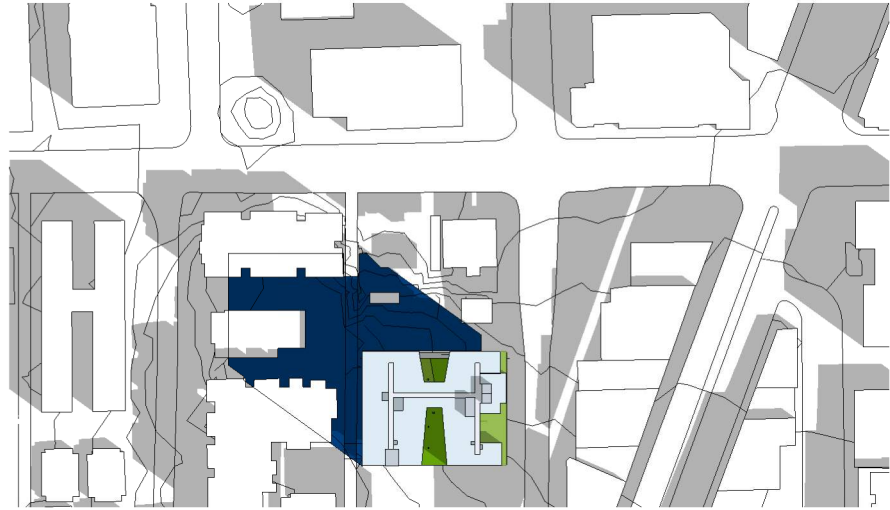


⑨ Winter Solstice at 3 pm
1" = 200'-0"

Sun Studies- Option B "CINCH"



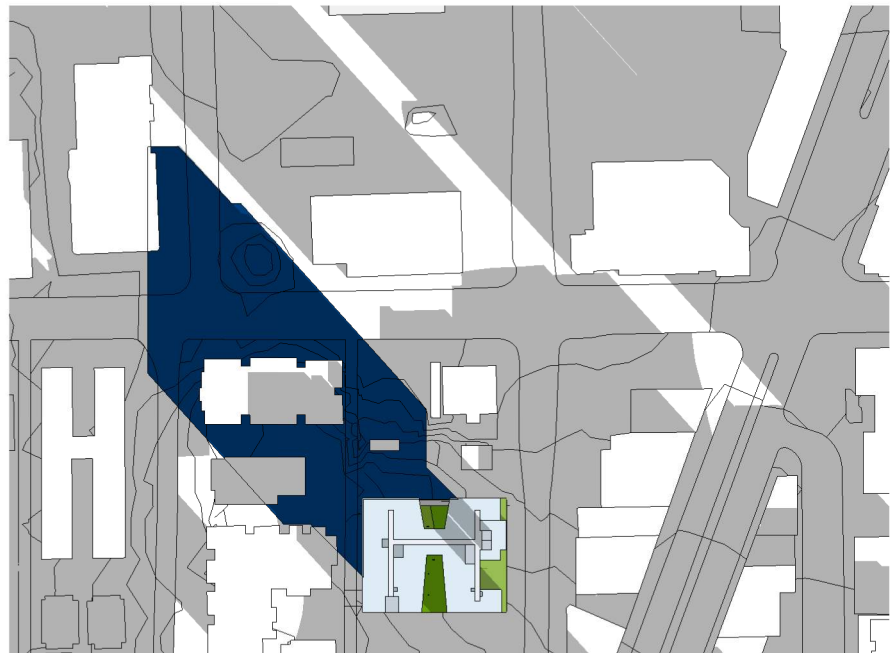
① Summer Solstice at 9 am
1" = 200'-0"



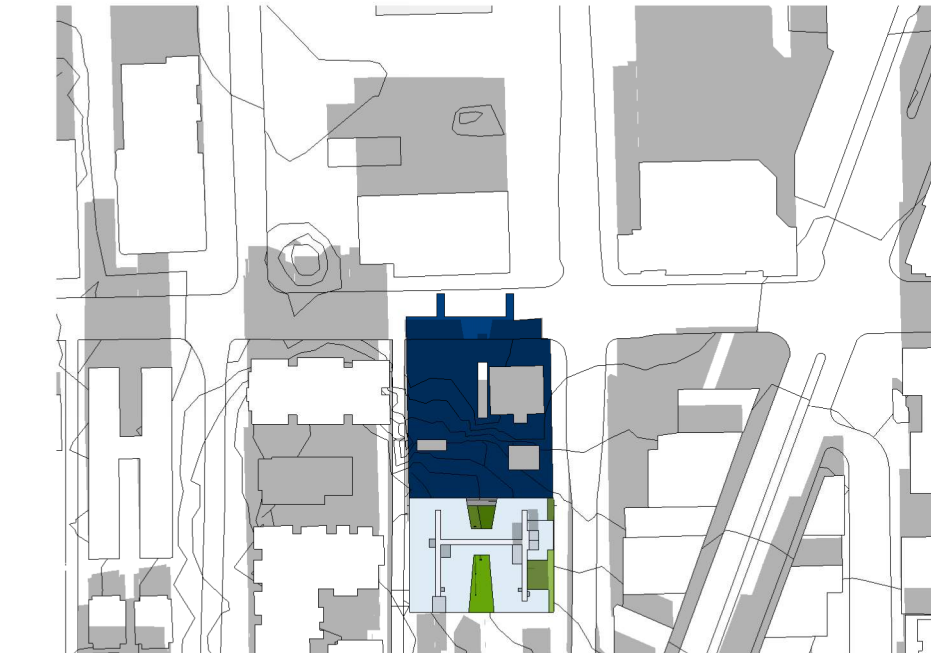
② Summer Solstice at 12 pm
1" = 200'-0"



④ Equinox at 9 am
1" = 200'-0"



⑤ Equinox at 12 pm
1" = 200'-0"



⑦ Winter Solstice at 9 am
1" = 200'-0"

⑧ Winter Solstice at 12 pm
1" = 200'-0"

⑨ Winter Solstice at 3 pm
1" = 200'-0"

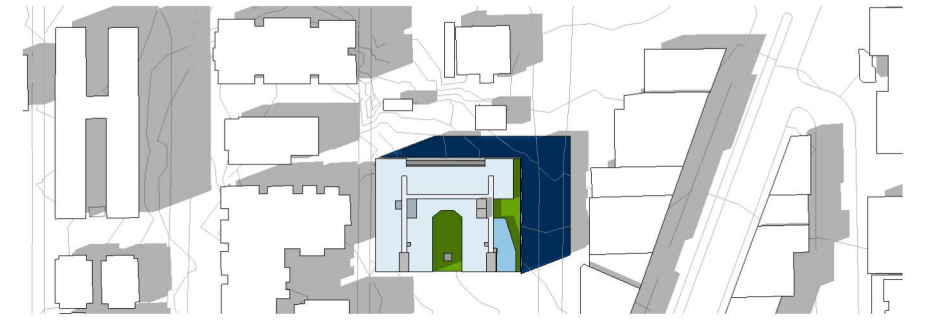
Sun Studies- Option C - CASCADE



① Summer Solstice at 9 am
1" = 200'-0"



② Summer Solstice at 12 pm
1" = 200'-0"



③ Summer Solstice at 3 pm
1" = 200'-0"



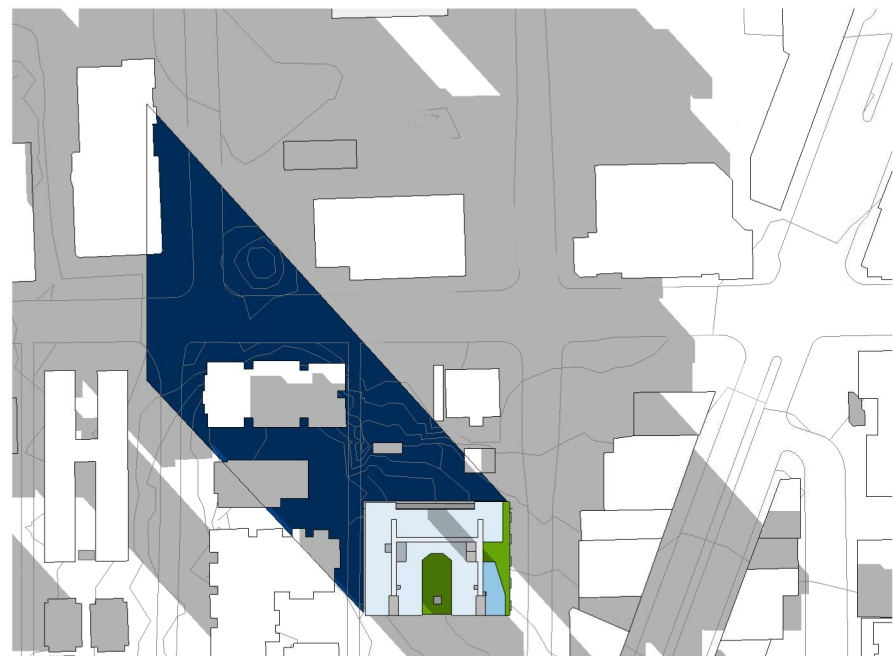
④ Equinox at 9 am
1" = 200'-0"



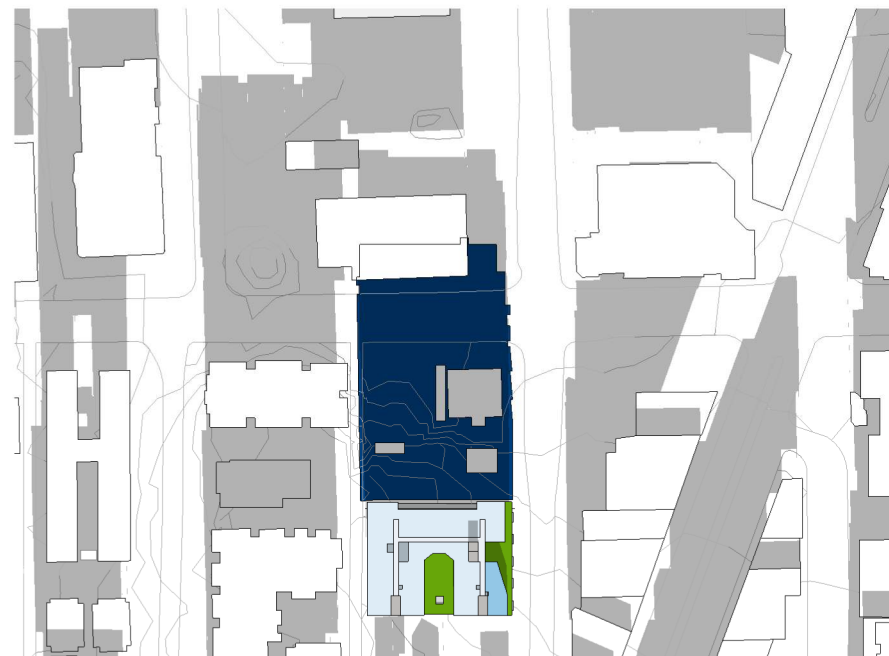
⑤ Equinox at 12 pm
1" = 200'-0"



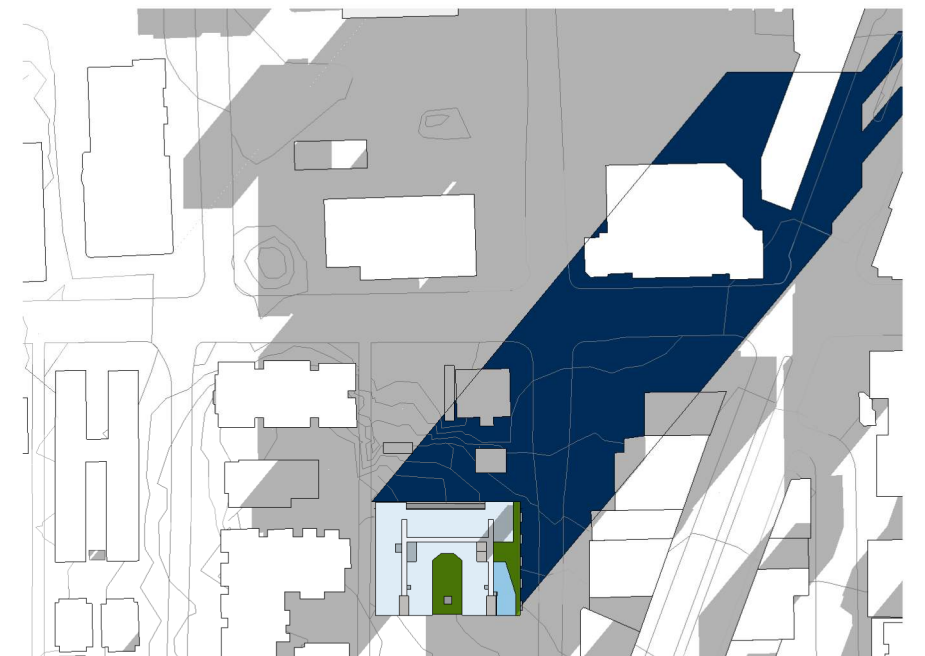
⑥ Equinox at 3 pm
1" = 200'-0"



⑦ Winter Solstice at 9 am
1" = 200'-0"



⑧ Winter Solstice at 12 pm
1" = 200'-0"



⑨ Winter Solstice at 3 pm
1" = 200'-0"

Departures

CODE CITATION

SMC 23.47A.008.D.2 "The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk."

CODE REVISION

"The floor of a dwelling unit located along the street-level, street-facing facade shall be at least **2 feet below** sidewalk grade and be set back at least **6 feet** from the sidewalk."

RATIONALE

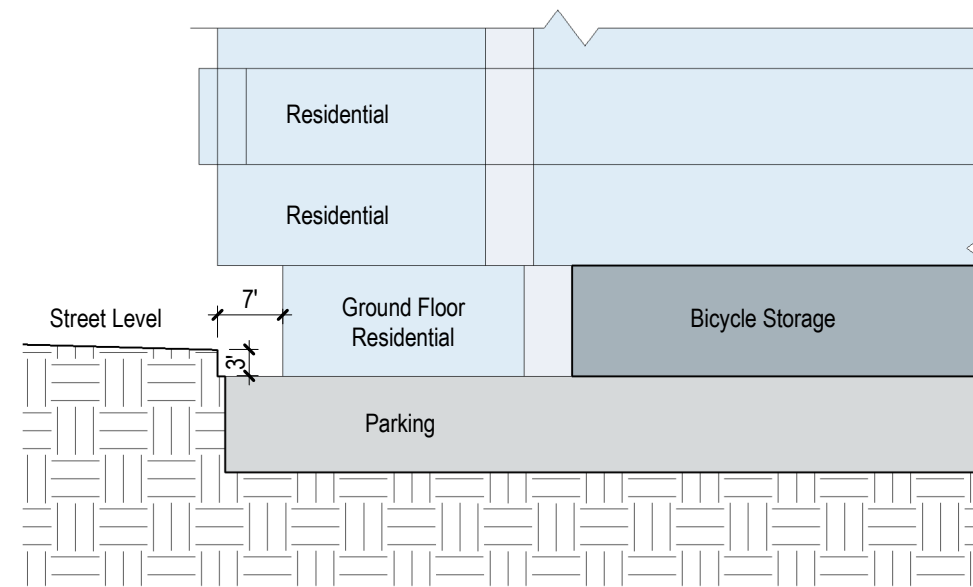
The Street Level Standards encourage separation and privacy for residential uses (pg 22 of Lake City Urban Design Framework). This is at odds with the intended design of an NC3 zoned site.

SMC 23.34.078.A.2 states that construction in this zone can achieve "Continuous storefronts or residences built to the **front lot line**".

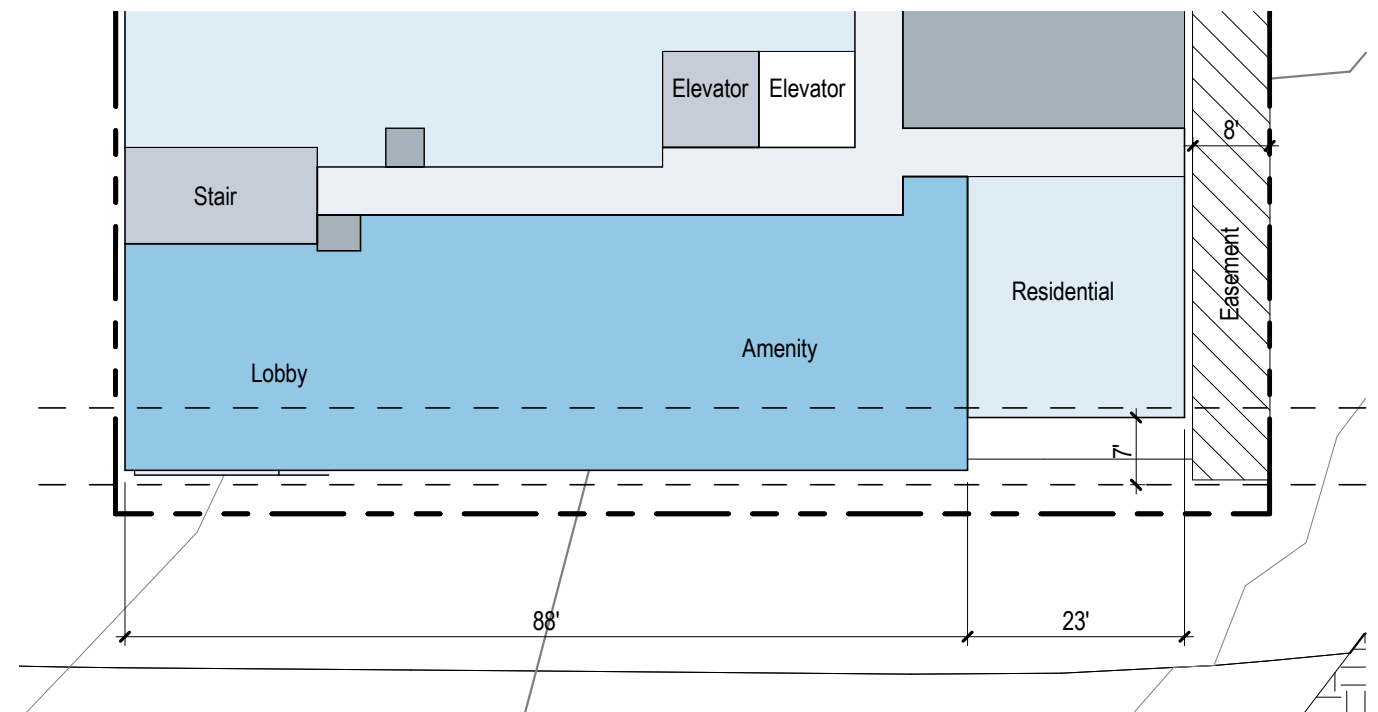
The proposed revision creates a balance between unit privacy and activating the streetscape. Avoiding the creation of a 4'-0" sunken void in the streetscape, the design places the unit level 2'-0" below the sidewalk grade.

Similarly, the spirit of the 10'-0" setback is maintained but reduced to 6'-0" to better integrate the residential use into the overall street massing concept.

30th Avenue NE is designated as an Urban Village Neighborhood Collector Arterial, which has a 6'-0" Frontage Zone for separation of pedestrians from building facades. The proposed residential setback complies with this recommendation.



② North - South Building Section
1" = 20'-0"



① GROUND FLOOR
1" = 20'-0"