

#3036083-EG
12328 33rd Avenue NE
Early Design Guidance
23 July 2020

SHW

ADDRESS

12328 33rd Avenue NE
SDCI# 3036083-EG

PROJECT TEAM

Owner	Sound Development, LLC
Architect	SHW
Landscape	Root of Design
Surveyor	Terrane
Arborist	Layton Tree Consulting, LLC

PROJECT INFO

Zoning	LR3(M)
Overlays	Lake City HUB Urban Village Parking Flexibility
Lot Area	6,600 SF
Proposed Units	46
Vehicle Parking	0
Bicycle Parking	46 long term, 4 short term

PROJECT BRIEF

The proposed project involves the demolition of an existing triplex building and the construction of an apartment building containing approximately 46 Small Efficiency Dwelling Units (SEDUs). No parking spaces will be provided.

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PRIORITY GUIDELINES

LAKE CITY GUIDELINE CS1.I RESPONDING TO SITE CHARACTERISTICS

Guideline Description: CS1.I.ii. New site development and structures are encouraged to use sustainable building practices, where possible, that reuse and retain surface water runoff on-site to recharge groundwater and reduce pollution before it enters the creek to improve the quality of the creek and the health of the wildlife.

Project Response: The building is set into the sloping site, allowing for connections to grade on two levels. The L-shape footprint is compact and allows for more vegetated areas at the west and east portions of the site. Bio-planters and permeable pavers collect water runoff on-site. See pages 22, 25, 26, 31 for demonstration.

CS2.C RELATIONSHIP TO THE BLOCK

Guideline Descriptions:

CS2.C.2 Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party wall to provide visual interest through materials, color, texture, or other means. CS2.D.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.

Project Response: The building continues the street edge of adjacent sites while also anticipating future development through scale, form, and materiality. Exterior gathering and circulation areas are located at 33rd Avenue NE and the alley, instead of in side setbacks, minimizing disruptions to north and south neighbors. Planting provides privacy at ground floor units and window wells. See pages 26, 28, 29, 30, 31 for demonstration.

CS3.A.1 ARCHITECTURAL CONTEXT AND CHARACTER: FITTING OLD AND NEW TOGETHER

Guideline Description: Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

Project Response: The roof form contributes to the architectural character of the neighborhood by responding to the traditional gable roof form of existing neighboring projects, while also establishing building scale and proportion. The roof form drives detailing, materiality, fenestration, and proportion. See page 28, 30 for demonstration.

CS3.A.4 EVOLVING NEIGHBORHOODS

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

Project Response: The site is located in the Hub Urban Village of Lake City, a few blocks away from the Civic Core. The building establishes a positive and desirable context to build upon in the future. The intersecting gables respond to the existing roof forms of neighbors, while the eave and rake details provide a contemporary aesthetic. See page 28, 30 for demonstration.

LAKE CITY GUIDELINE PL1.III PEDESTRIAN OPEN SPACES AND ENTRANCES

Guideline Description: PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

North District/Lake City Supplemental Guidance:

PL1.III.iv. When portions of a building are set back, consider providing small pedestrian open spaces with seating amenities to create a lively streetscape.

PL1.III.vi. Define outdoor spaces using a combination of building and landscape. Scale outdoor spaces for human comfort.

Outdoor spaces should be proportioned to their surroundings and envisioned use.

PL1.III.vii. Appropriate lighting, including at-grade lights, should be considered to help ensure safe pedestrian areas.

Project Response: The building entry is located on the northwest corner of the site, oriented toward Lake City's Civic Core, and provides a clear pedestrian connection onto the site. The courtyard entry provides a buffer between public and private space, and enhances pedestrian experience through a procession of seating, landscaping, and lighting. See pages 22, 25, 26, 30, 31 for demonstration.

LAKE CITY GUIDELINE PL3.I ENTRANCES VISIBLE FROM THE STREET

Guideline Description: pl3.I.i. Clearly indicate main entries to new commercial and multiple family residence buildings through design, material changes, lighting and street visibility.

Project Response: the building entry faces 33rd Avenue NE and identifies itself through a recessed entry area, accent material, lighting, and signage. See pages 22, 28, 29, 30, 31 for demonstration.

DC1.C.4 SERVICE USES

Guideline Description: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

Project Response: Service spaces are consolidated within the building to limit the impact on the residents' and pedestrian experience. See pages 22, 23 for demonstration.

DC2.A.2 REDUCING PERCEIVED MASS

Guideline Description: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

Project Response: The "L" shape provides a narrower facade at 33rd Avenue NE, while the large east setback reduces the perceived height of the building at the alley. Modulation in the building envelope breaks up facades and highlights the entry. See page 22, 28, 31 for demonstration.

LAKE CITY GUIDELINE DC2.III ARCHITECTURAL CONCEPT AND CONSISTENCY

Guideline Description: 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.

Project Response: Massing modulation at the west facade provides visual depth, breaks up the building width, and is centered on the roof ridge for a symmetrical and well-proportioned composition at 33rd Avenue NE. The modulation reflects programmatic changes between residential and circulation/entry. The sloped roof creates visual interest while responding to varied forms within the neighborhood. The vertical extension of the gable roof frames 3 facades and creates clear proportions to establish a hierarchy of elements and materials that unify the building composition. See page 22, 28, 29, 30, 31 for demonstration.

LAKE CITY GUIDELINE DC4.1 EXTERIOR FINISH MATERIALS

Guideline Description: Use materials, colors and details to unify a building's appearance; building and structures should be built of compatible material on all sides. DC4.I.d. Consider limiting the number of materials and colors used on the exterior of an individual building so that there is visual simplicity and harmony. If intense color is used it should only be used as an accent in a carefully executed or balanced color scheme. Buildings sided primarily in metal are discouraged.

Project Response: The gable roof vertical extension detail provides opportunity for material transitions to create a cohesive ensemble of building elements. Visual simplicity and harmony is achieved through a selective palette of material color, texture, and proportions. Massing modulation is emphasized with an accented material at building entry and corridor ends. See page 30, 31 for demonstration.

ZONING SUMMARY
LR3(M)

23.45.510	FAR
23.45.514	Height
23.45.514.D	Height Bonus
23.45.518.A	Setbacks
23.45.518.A.2	Upper Level Setback
23.45.522.A	Amenity Area
23.45.524.2.a	Landscape Requirement
23.45.527	Façade Length
23.54.015.K	Bicycle Parking
23.54.040.A	Waste + Recycling Storage
23.54.040.D	Waste + Recycling Storage

Lake City HUB Urban Village, Parking Flexibility

2.3 FAR.
50'.
5' for pitched roofs >3:12.
5' minimum front; 7' average. & 5' minimum side, 10' minimum w/ alley.
12' setback above 54'.
25% Lot area; 50% Common amenity @ grade.
Green factor of 0.6 minimum.
65% of lot depth.
Long Term - 1 per dwelling unit and 1 per small efficiency dwelling unit
Short Term - 1 per 20 dwelling units
26-50 dwelling units: 225 sf per approved pre-submittal minutes.
Minimum horizontal dimension of 12'.

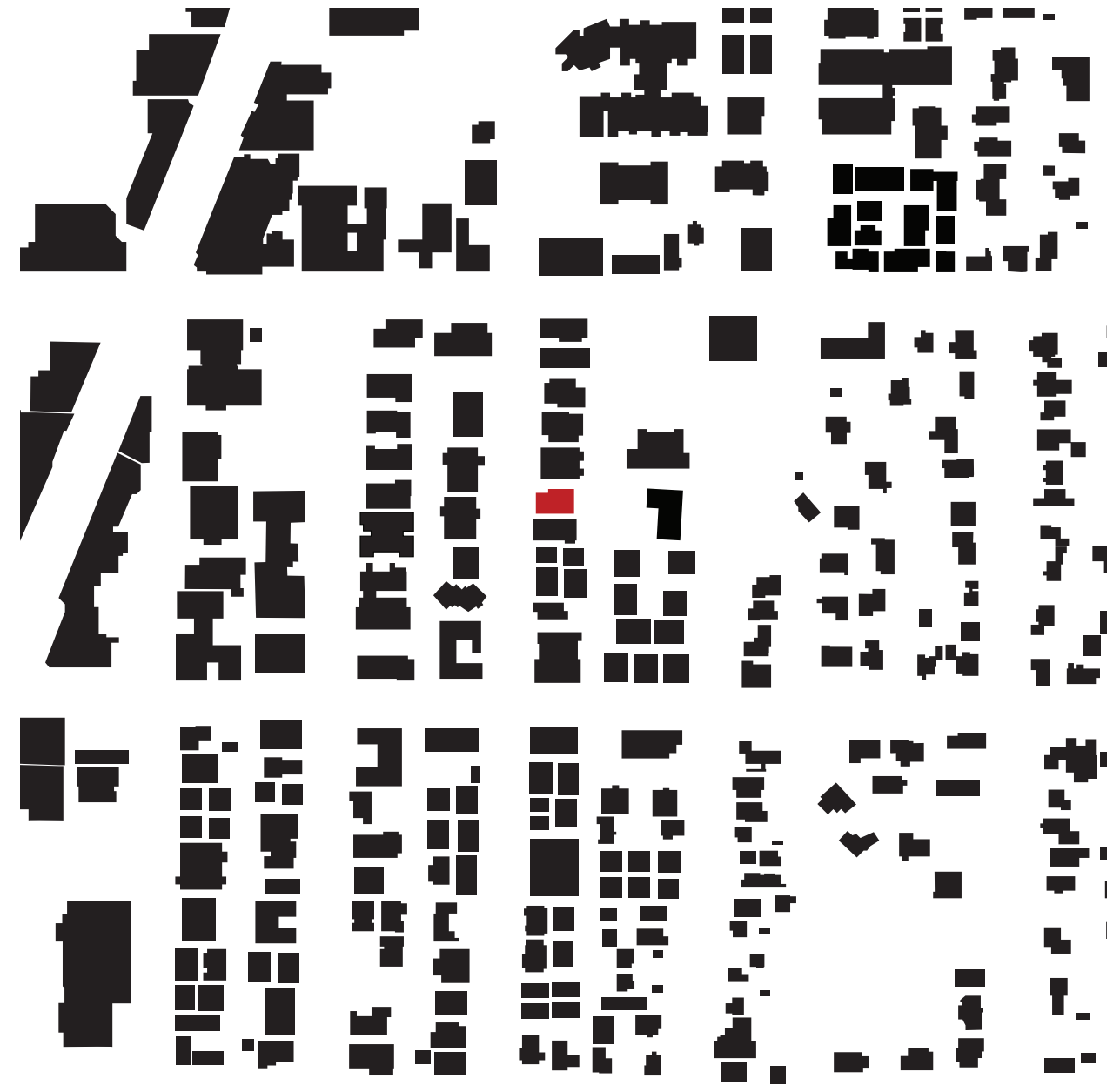
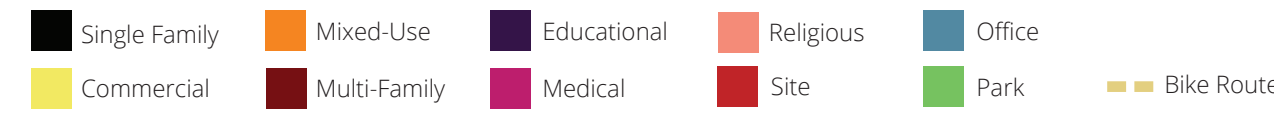
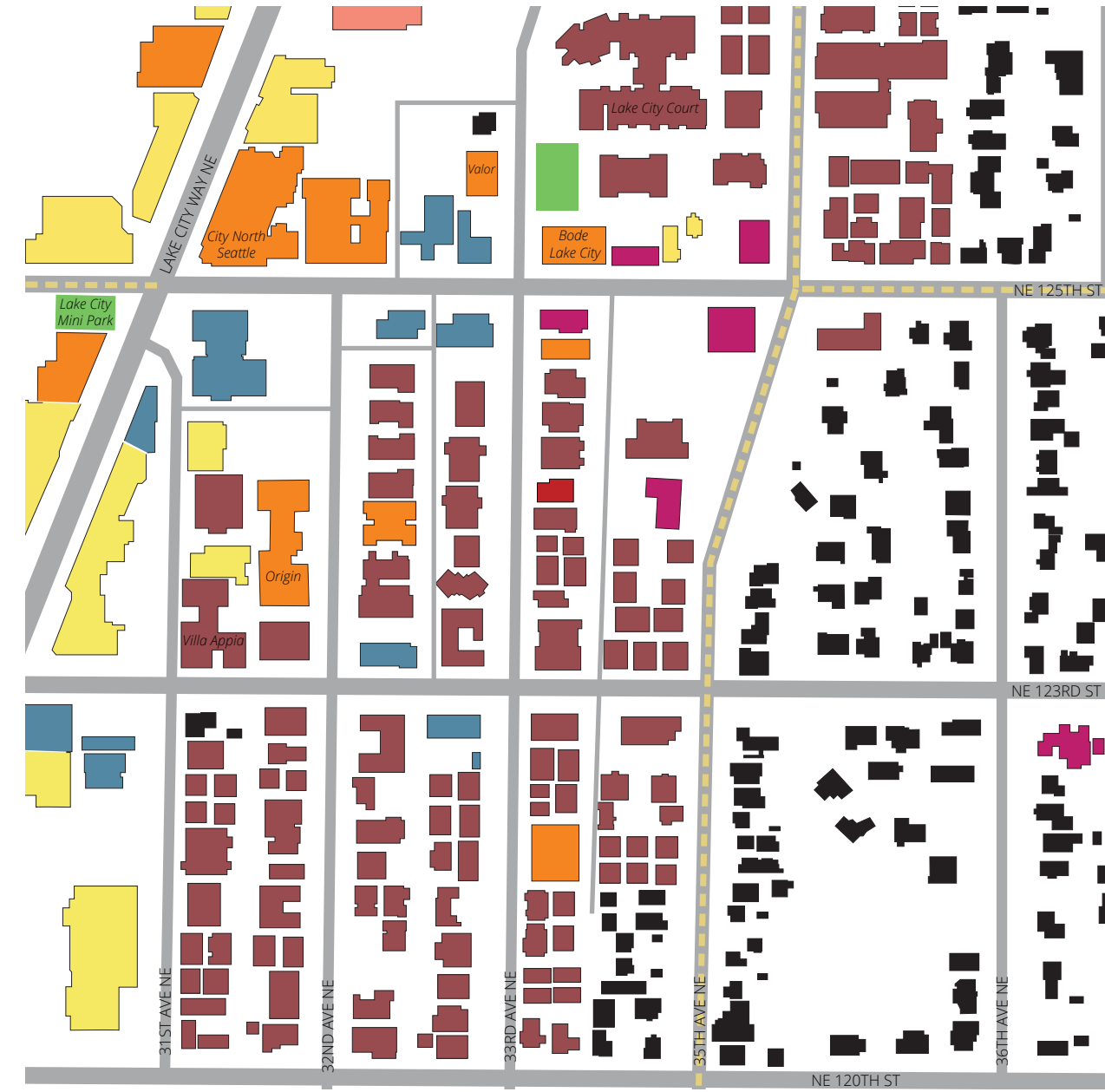
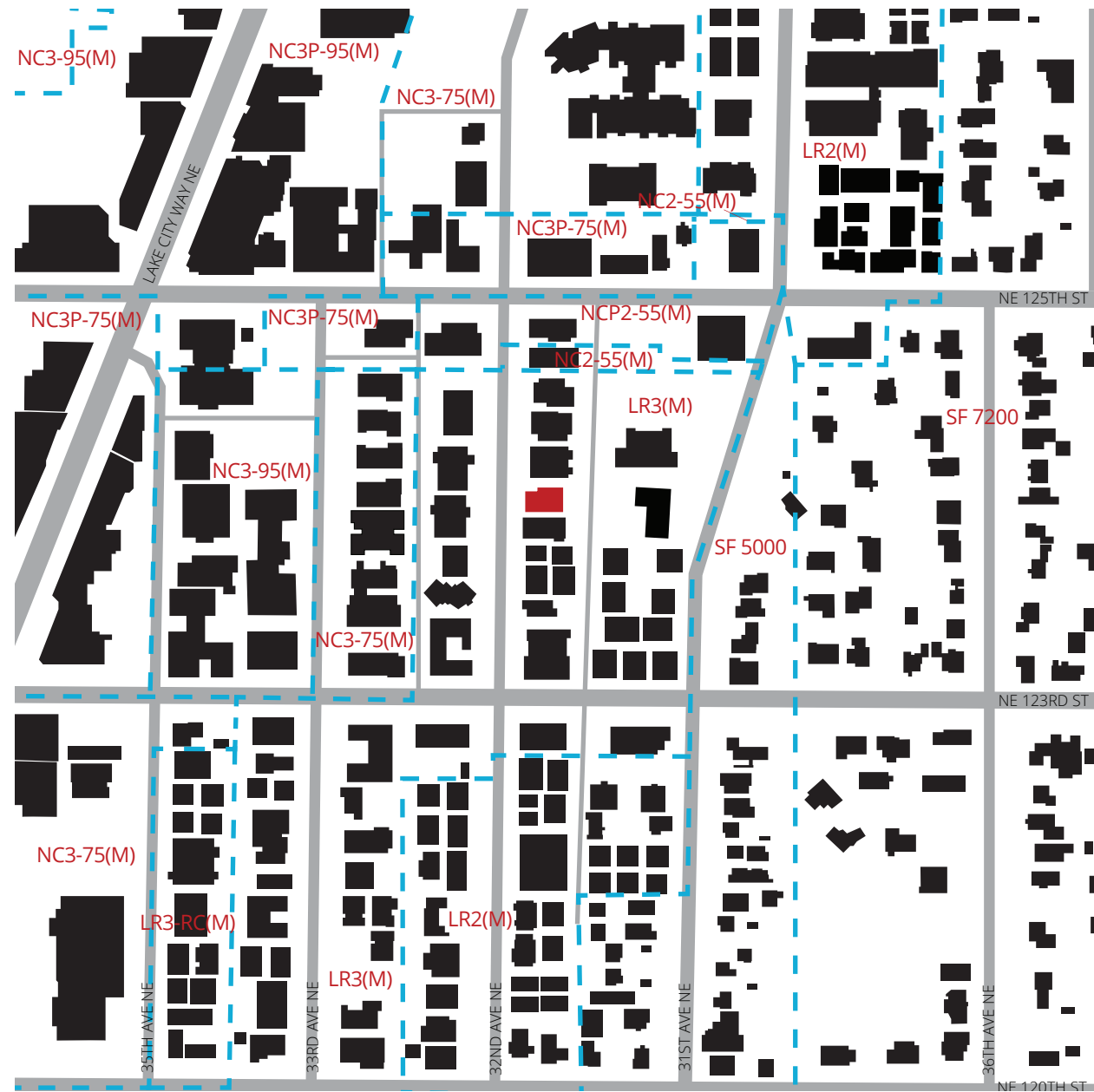


Figure - Ground

URBAN DESIGN ANALYSIS



Zoning
 The project site is zoned LR3 (M) and is located within the Lake City HUB Urban Village with a Parking Flexibility Overlay. The location is part of an intensity transition from the commercial corridors along NE 125th and Lake City Way NE to SF zones further east. The mid-block site is surrounded by the same zoning on all sides.

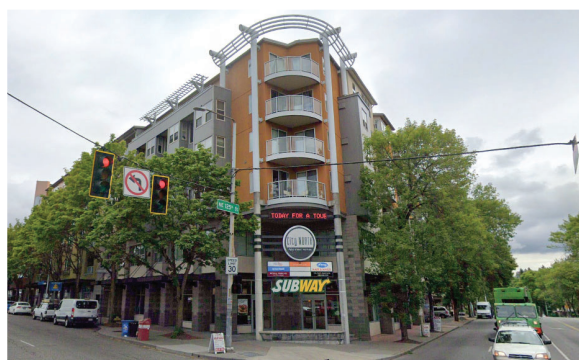
Adjacencies & Circulation
 The project site is located near two major arterials, providing good connections to downtown Seattle, Lake Washington and the University of Washington. Bus routes in the area provide direct access to these locations as well as UW Bothell. New development has mostly occurred along Lake City Way NE as commercial or mixed-use buildings filling into the existing smaller scale commercial frontages. The site's immediately adjacent uses include multi-family buildings of various vintages with a few recent apartment buildings.



Neighborhood Wayfinding



Lake City Way NE







City North Seattle



Lake City Landbanked Park Site (Under Construction)



Looking northwest (Aerial image: 07/25/2019)

- Bus Route: 75, 309, 312, 372, 522 
- Bus Route: 64, 65, 75, 330 
- Bike Route 
- Alley 



EXISTING DEVELOPMENT IN LAKE CITY



1 Lakehurst Condominiums - 2805 NE 125th Street

(Google)



2 12328 31st Ave NE

(Google)



3 The Brookview Apts - 12549 28th Avenue NE

(Google)



4 12319 33rd Ave NE

(Google)



PRECEDENT ANALYSIS

While there are several sloped roof apartment buildings in the area, there are few recent examples. Smaller scale buildings (townhomes and houses) often feature sloped rooflines. As such, the presence of sloped roofs is worth noting, and provide the following insights:

- Rooflines define massing changes, both vertical and horizontal.
- Rooflines establish a hierarchy of massing.
- The detailing of the roofline contributes to the overall architectural expression.



12510 15th Avenue NE

(H+dIT Collaborative)



12320 32nd Avenue NE

(Hybrid)



12311 32nd Avenue NE

(Google)



3500 NE 125th Street

(Hybrid)



12350 33rd Avenue NE

(Google)

PRECEDENT ANALYSIS

Recent development in the neighborhood is varied in its architectural presence. Most new projects are located within NC zoning locations, or are on much larger sites. There is little precedence for small lot multifamily infill projects.

STREETSCAPE - 33RD AVENUE NE

1. 33rd Avenue NE looking east

NE 125TH STREET

NE 123RD STREET



NCP2 - 55(M)

NC2 - 55(M)

LR3 - (M)

12328
(Site)

2. 33rd Avenue NE looking west

NE 123RD STREET

NE 125TH STREET



LR3 - (M)

12328
(Across from Site)

LR3 - (M)

NCP2 - 55(M)

3. Alley looking east

NE 125TH STREET

NE 123RD STREET



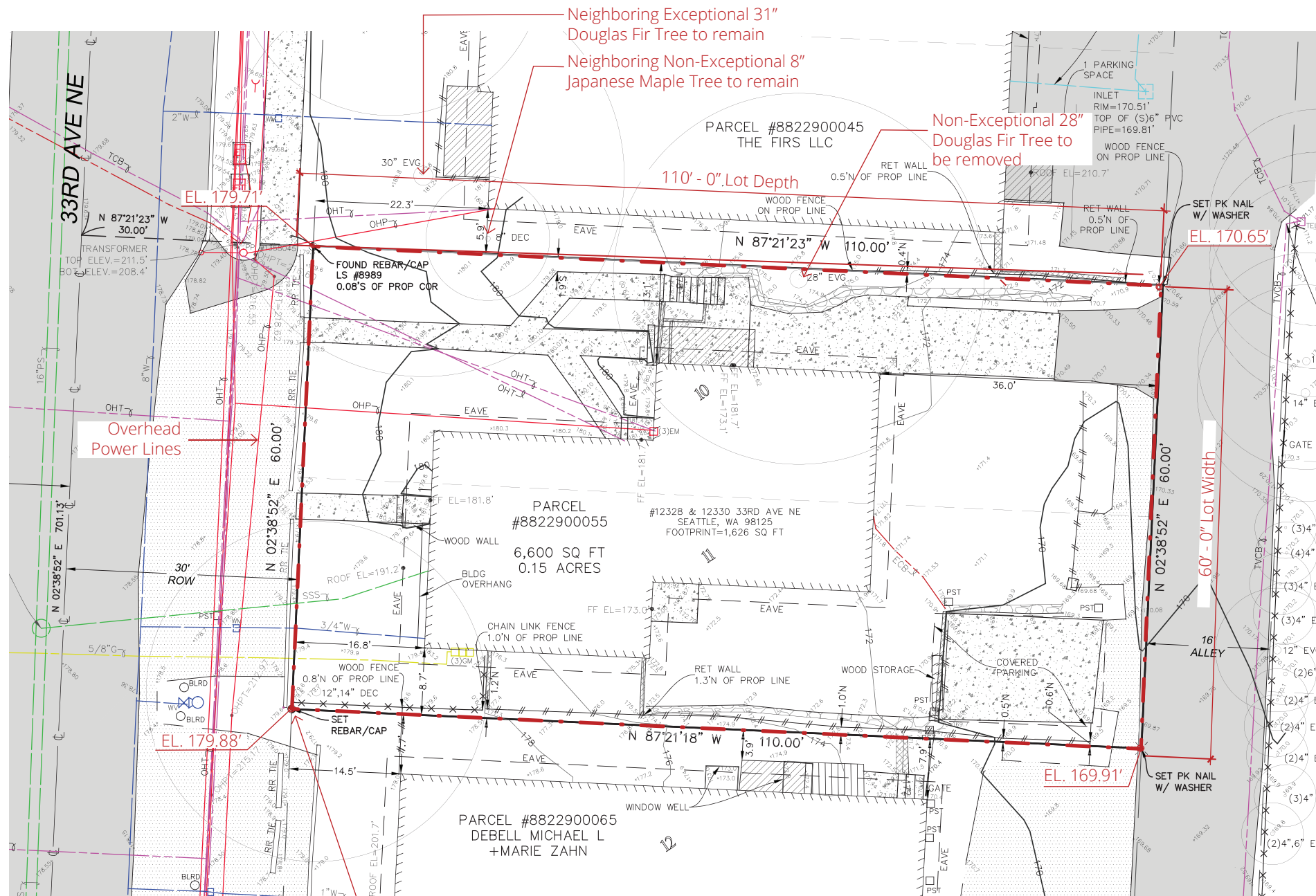
4. Alley looking west

NE 123RD STREET

NE 125TH STREET



EXISTING CONDITIONS - SURVEY



Non-Exceptional 16" Flowering Cherry Tree to be removed

Tax Parcel No. 8822900055

Legal Description
 Parcel no. 8822900055 (6,600 Sq. Ft.)
 Lot 10 and 11, block 1, University Lake Shore Park according to the plat thereof recorded under volume 19, of plats, page 61, records of King County, WA.

Surveyor: Terrane
 Date: 01/08/20

Site Considerations:

- No Exceptional trees found on site per Arborist Report prepared by Layton Tree Consulting dated December 17, 2019.
- An Exceptional tree on the north neighbor will impact the development footprint.
- Overhead power lines along 33rd Avenue NE will impact the development footprint.
- A new curb, sidewalk and planting strip will be provided along 33rd Avenue NE. One street tree will be provided.
- No alley changes required.

--- Property Line





Looking east from 33rd Avenue NE



Looking southeast from 33rd Avenue NE



Looking northwest from alley



Looking south from alley

COMMUNITY OUTREACH

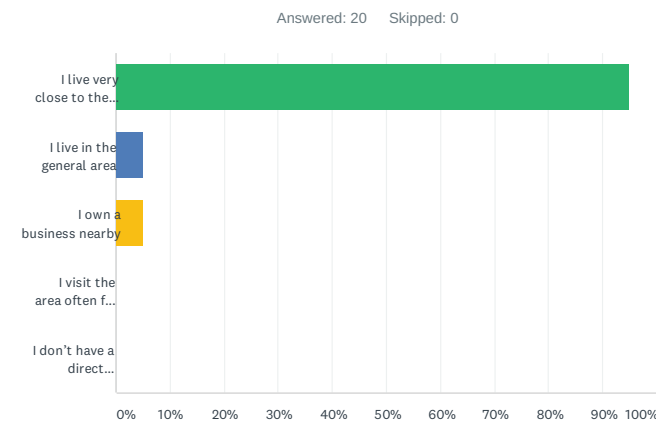
PROJECT WEBSITE RECEIVED 6 TOTAL COMMENTS. ONLINE SURVEY RECEIVED 20 TOTAL RESPONSES. PROJECT EMAIL ACCOUNT RECEIVED 8 TOTAL RESPONSES.

SUMMARY OF COMMENTS/QUESTIONS RECEIVED VIA WEBSITE COMMENT FORM, PROJECT EMAIL, AND PROJECT SURVEY:

- Height & Scale. Several respondents expressed concern that a new building will look out-of-place, block views and overwhelm smaller buildings.
- Impacts. Several respondents expressed concern impacts on the neighborhood such as increased population density for a small site and making an already-crowded place more crowded. Others expressed concern about not having sufficient services to support additional units and one respondent expressed concern about view impacts.
- Design. One respondent encouraged the design to be thoughtful to the environment and culture of the existing neighborhood. Another respondent encouraged that it not be too "slick." 42% of survey respondents suggested that the relationship to neighborhood character is the most important aspect of a new building; 21 percent suggested that it use attractive materials; and 15 percent suggested interesting and unique design.
- Exterior Space, Security. One respondent encouraged the design team to landscape with native plants or create a rain garden. A few respondents felt the new building should improve the safety and security of the entire neighborhood and encouraged secured-access and abundant lighting given increased drug use, crime in the area. 65% of survey respondents suggested lighting and safety features are the most important consideration for the exterior space; 20% suggested landscaping; 10% suggested bicycle parking.
- Pedestrian Space. One respondent encouraged improving sidewalks and public access ways around the building.
- Alley. One respondent expressed concern that children use the alley behind the proposed site to bike and play in.



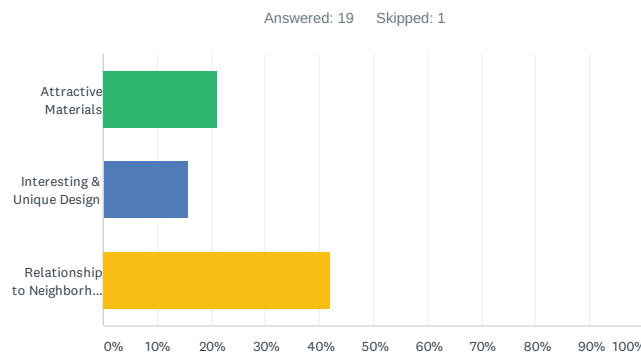
Q1 What is your connection to this development project?



ANSWER CHOICES	RESPONSES
I live very close to the project	95.00% 19
I live in the general area	5.00% 1
I own a business nearby	5.00% 1
I visit the area often for work or leisure	0.00% 0
I don't have a direct connection, but I follow growth and development in Seattle	0.00% 0
Total Respondents: 20	

#	OTHER (PLEASE SPECIFY)	DATE
1	I'm next door	6/10/2020 2:33 PM
2	I manage the building just to the North (12334 33rd Ave NE)	6/8/2020 1:04 PM

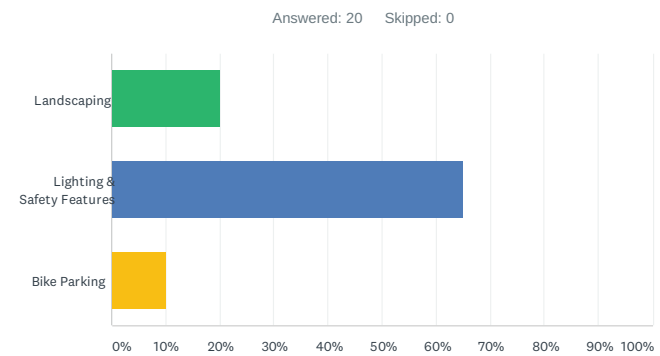
Q2 What is most important to you about a new building's design on this property?



ANSWER CHOICES	RESPONSES
Attractive Materials	21.05% 4
Interesting & Unique Design	15.79% 3
Relationship to Neighborhood Character	42.11% 8
Total Respondents: 19	

#	OTHER (PLEASE SPECIFY)	DATE
1	There needs to be parking. This street is already has a building without much parking and it is causing the tenants to park in the business parking lot at all times of the day.	6/13/2020 1:31 PM
2	Parking, please	6/10/2020 2:33 PM
3	Parking	6/8/2020 1:04 PM
4	PARKING	5/30/2020 3:25 PM
5	Parking	5/29/2020 3:23 AM
6	That 47 new units will not increase car/traffic in a neighborhood already over capacity.	5/28/2020 7:35 PM
7	Provides adequate parking for new residents	5/28/2020 6:20 PM
8	Worried about parking	5/28/2020 5:15 PM
9	This type of building does not fit on a street with buildings with a limited number of units and already limited parking.	5/28/2020 2:46 PM
10	That it provide ample parking with the structure for its tenants and or homeowners.	5/28/2020 1:37 PM

Q3 What is most important consideration for creating the exterior space?



ANSWER CHOICES	RESPONSES
Landscaping	20.00% 4
Lighting & Safety Features	65.00% 13
Bike Parking	10.00% 2
Total Respondents: 20	

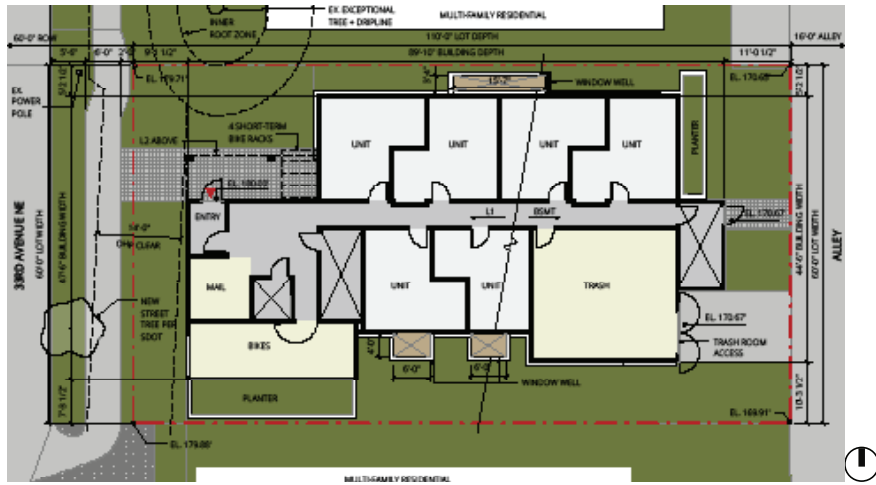
#	OTHER (PLEASE SPECIFY)	DATE
1	Car Parking	6/15/2020 9:03 PM
2	parking for cars	6/13/2020 1:31 PM
3	Parking, please	6/10/2020 2:33 PM
4	Parking	6/8/2020 1:04 PM
5	Car parking	6/5/2020 2:06 PM
6	Car parking. Building/community security.	5/30/2020 5:36 PM
7	Parking	5/29/2020 3:23 AM
8	Do not take up existing parking or street access.	5/28/2020 7:35 PM
9	Worried about parking	5/28/2020 5:15 PM
10	This building will block views and make an already crowded space more crowded. Many of the units surrounding it are maximum 12 unit buildings. A 46-47 unit building with no parking is not welcome.	5/28/2020 2:46 PM

SCHEME SUMMARY

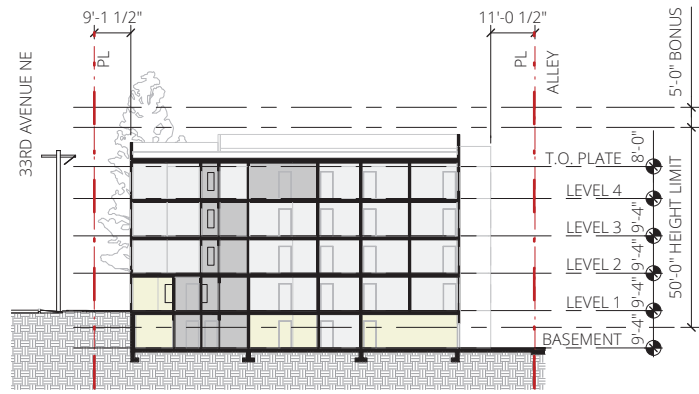
Scheme Commonalities

All schemes share a few traits that are mandated by specific departments or provided as a benefit that should be included in all three schemes:

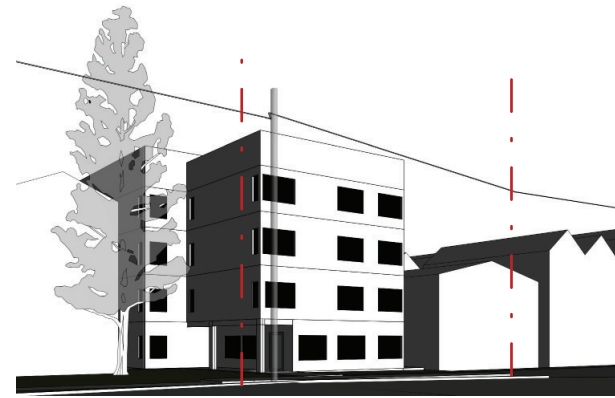
- Overhead power lines at 33rd Avenue NE require a 14' clearance that results in a larger front yard.
- Trash collection is required from the alley by SPU.
- New frontage improvements are required, but happen entirely within the ROW.
- An Exceptional tree on the north neighboring property will require open area at the northwest corner of the property.
- Primary entry located on north end of building for more direct access to NE 125th Street arterial.



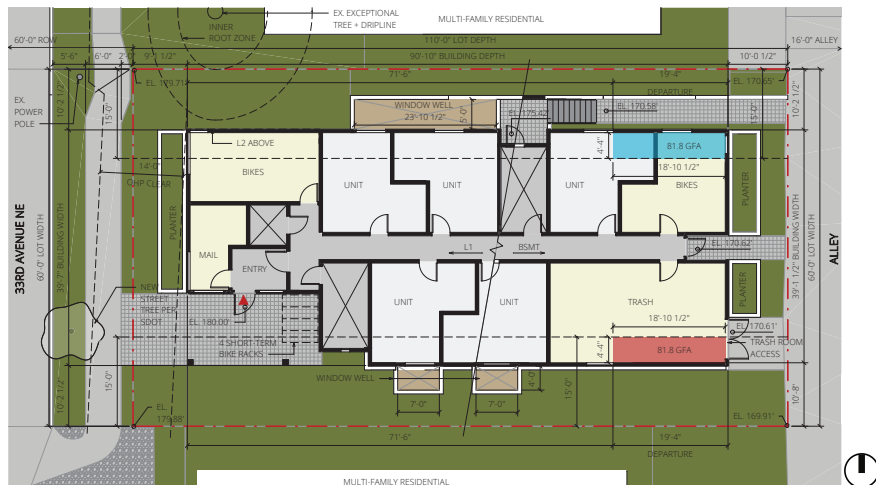
Plan - Scheme A - Code Compliant



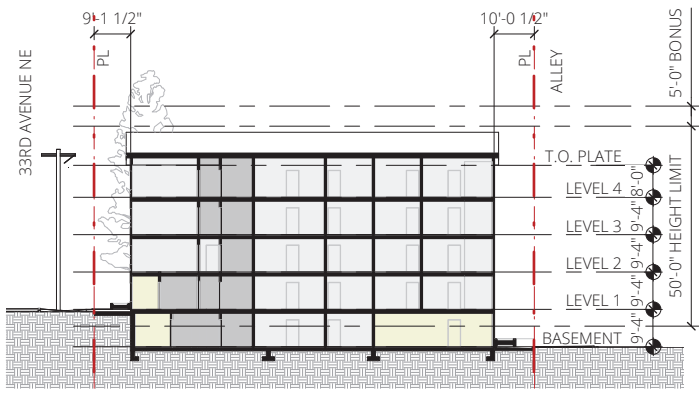
Section - Scheme A - Code Compliant



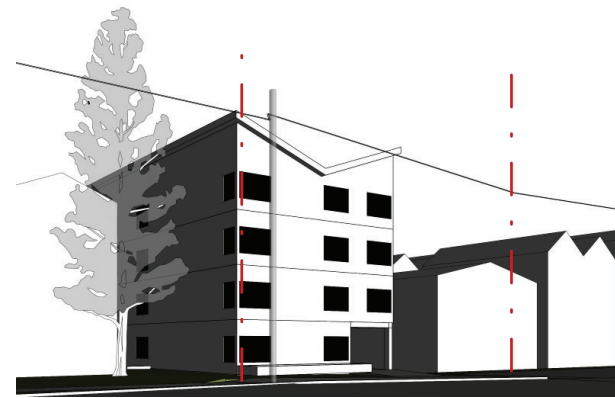
Perspective - Scheme A - Code Compliant



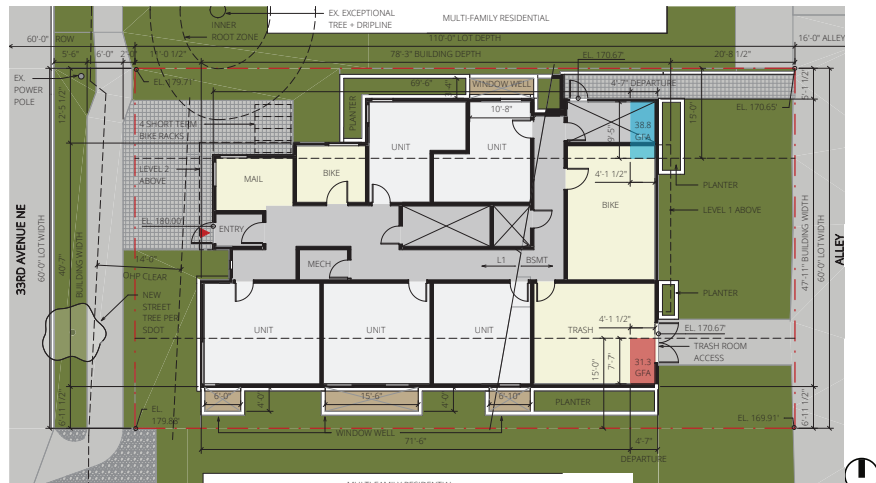
Plan - Scheme B



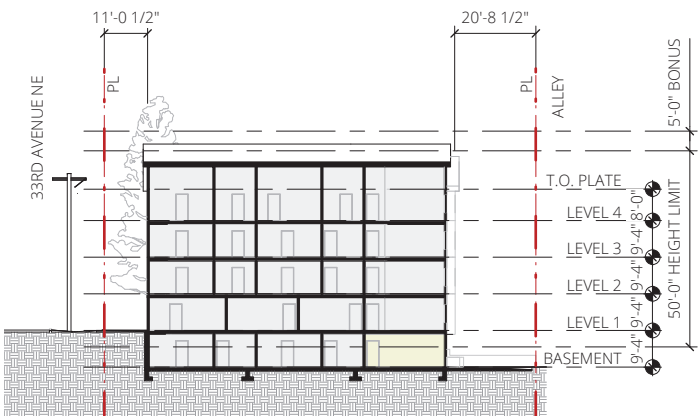
Section - Scheme B



Perspective - Scheme B



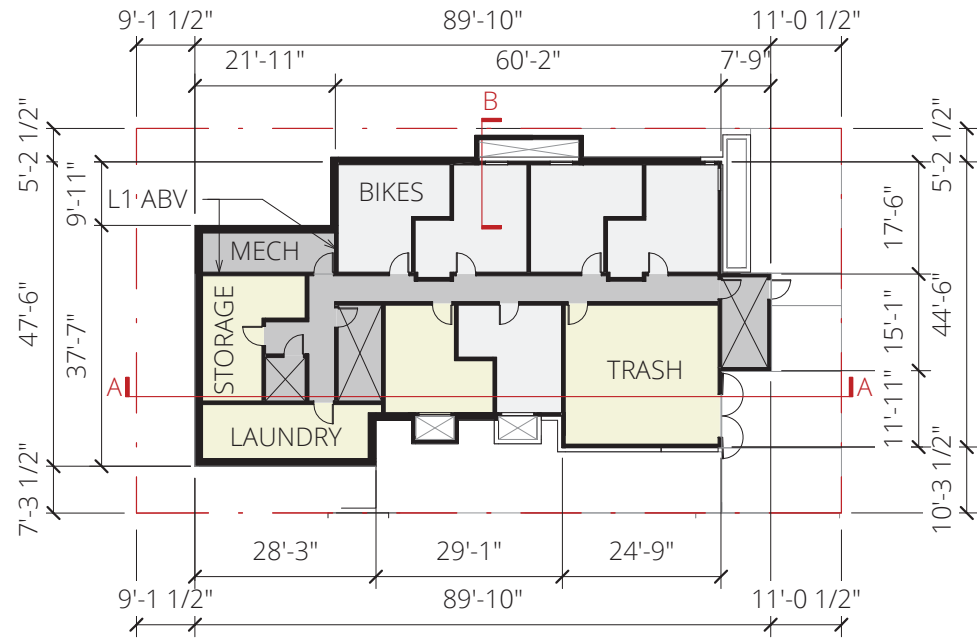
Plan - Scheme C - Preferred



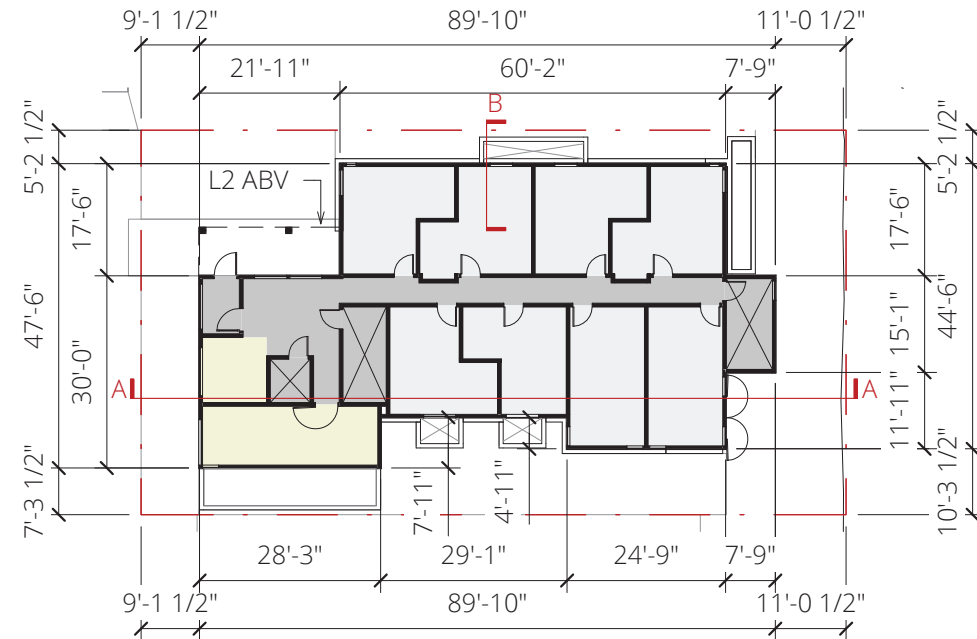
Section - Scheme C - Preferred



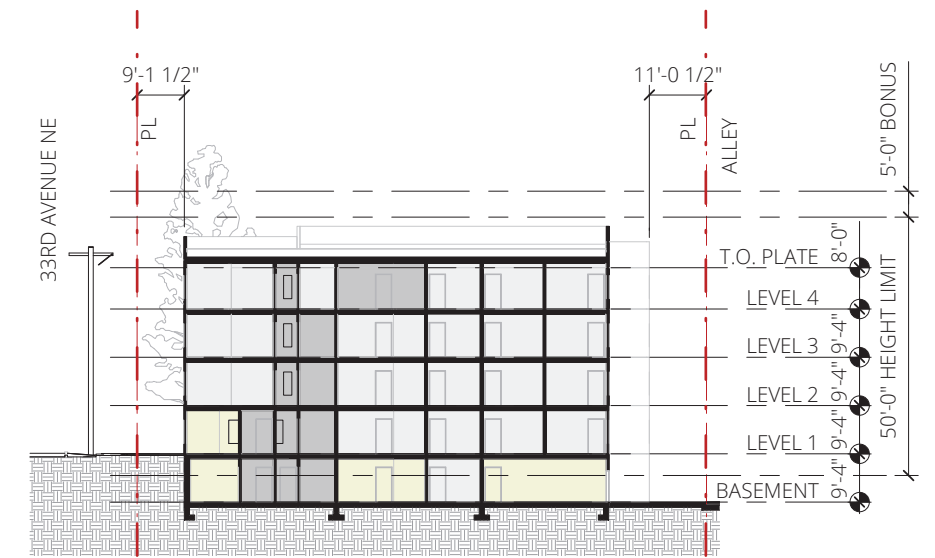
Perspective - Scheme C - Preferred



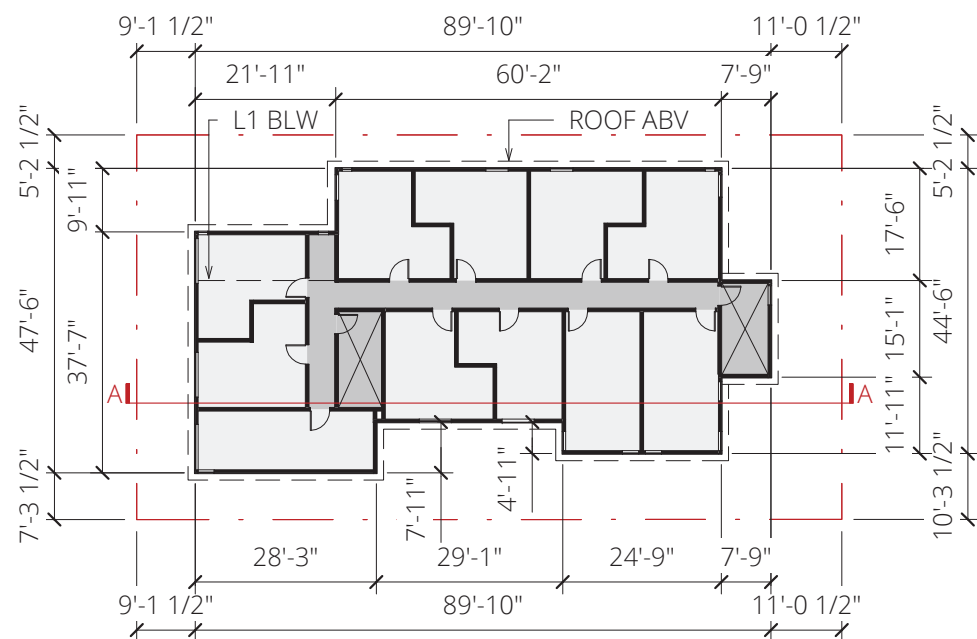
Basement



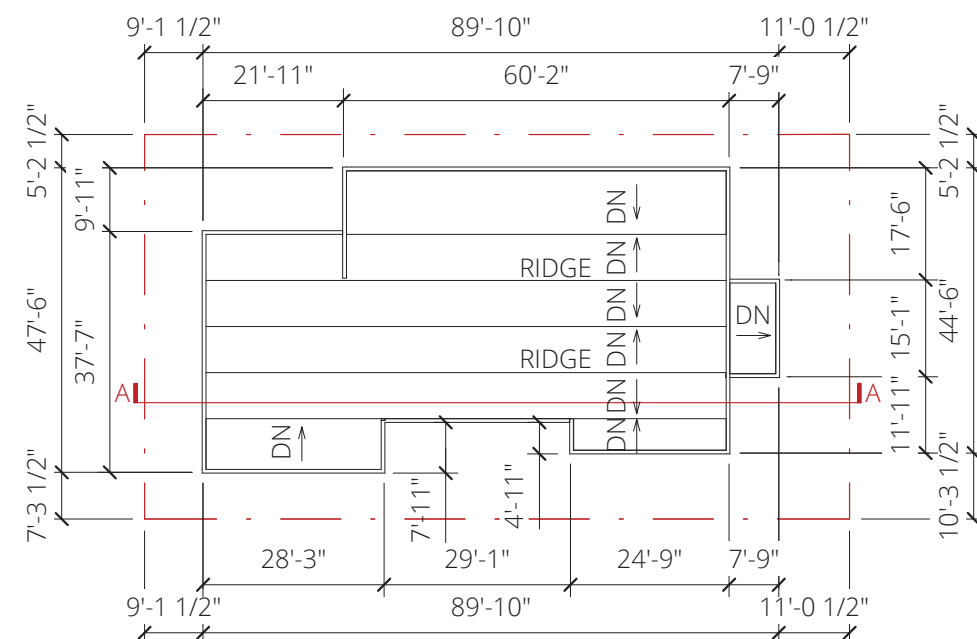
Level 1



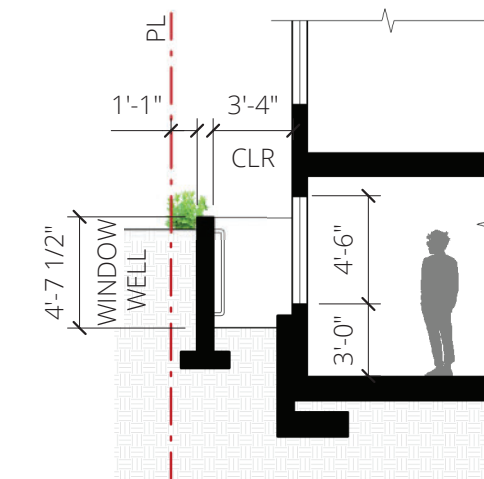
Section A



Level 2 (Levels 3-4 Sim.)



Roof

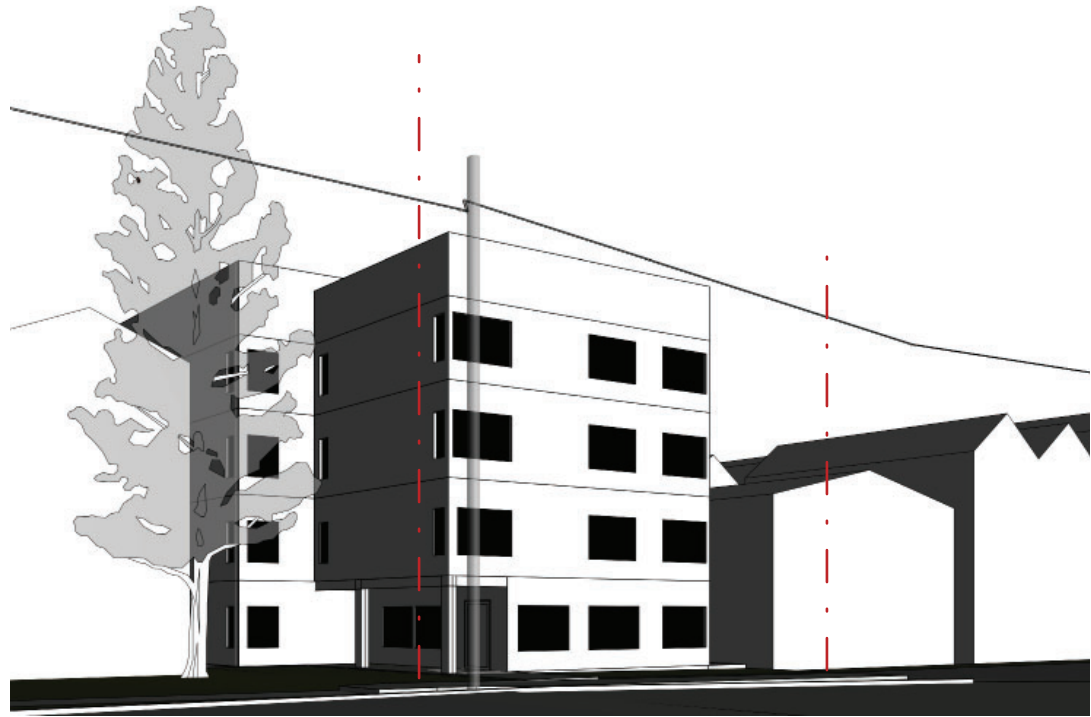


Section B

SCALE: 1/8" = 1'-0"

- Residential
- Circulation / Mechanical
- Common Building Services

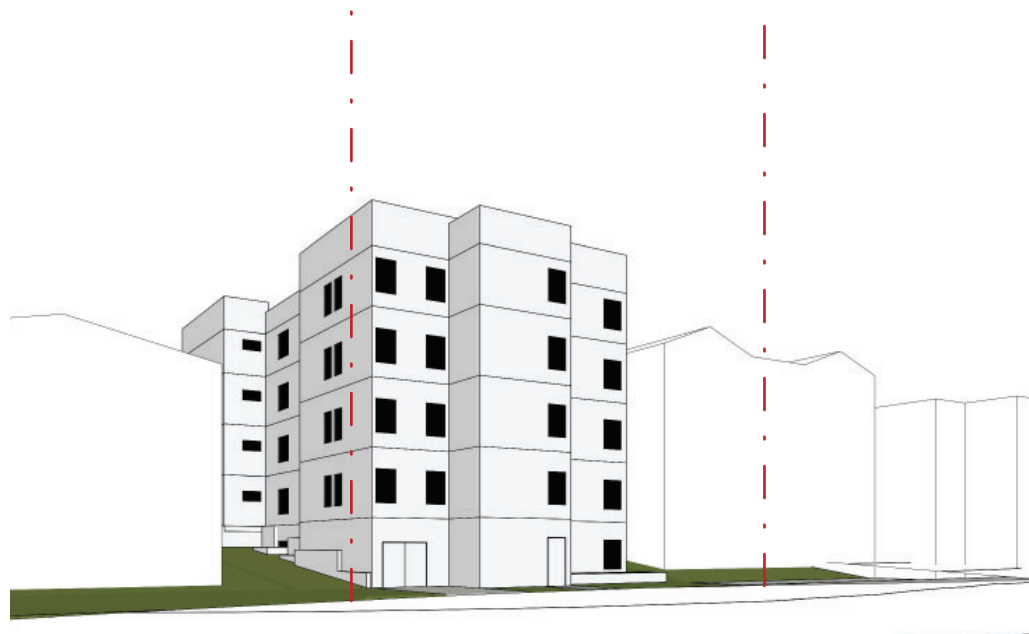
SCALE: 1" = 30'-0" UNO



Looking southeast from 33rd Avenue NE



Looking northeast from 33rd Avenue NE

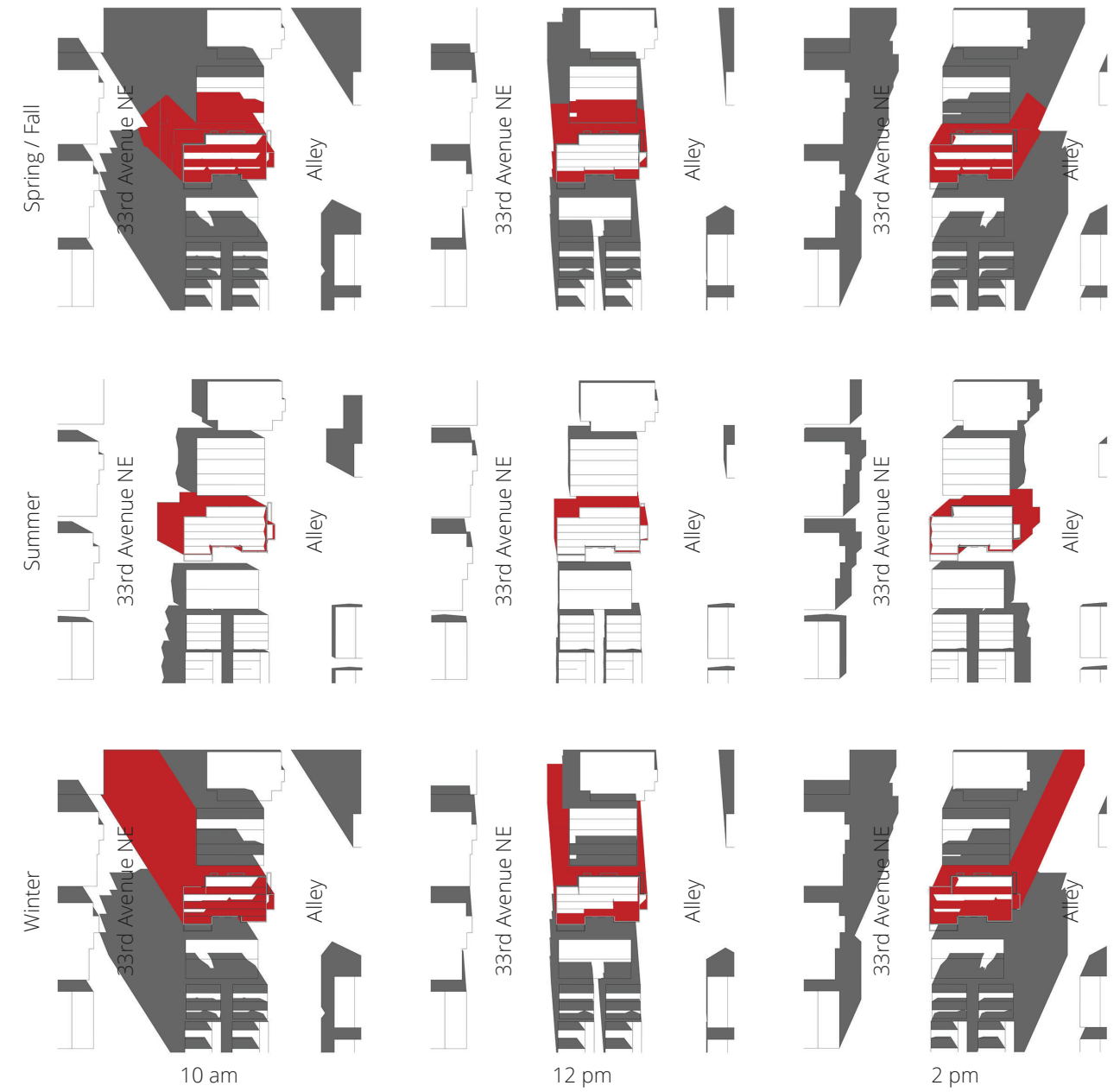


Looking northwest from alley



Looking southwest from alley

No Departure Requested



SITE PLAN - SCHEME B



SCHEME B
 Units: 46
 FAR: 2.285
 GFA: 15,080 SF
 GSF: 17,393 SF

- PROS:
- 10' side setbacks pull massing away from neighbors.
 - Break in massing provides relief at south facade.

- CONS:
- Smaller west setback increases massing at alley where grade is lower.
 - Long north and south facades face neighbors.
 - No relief at east massing at street.
 - Main entry less visible on south facade.
 - Butterfly roof causes drainage challenges with downspout centered on facades facing 33rd Avenue NE and the alley.

- Residential
- Circulation / Mechanical
- Residential
- Entry

Departures, see page 21 for more detail

- 1 SMC 23.45.527.B.1
- 2 SMC 23.45.527.B.1

SCALE: 3/32" = 1'-0"

PERSPECTIVES - SCHEME B



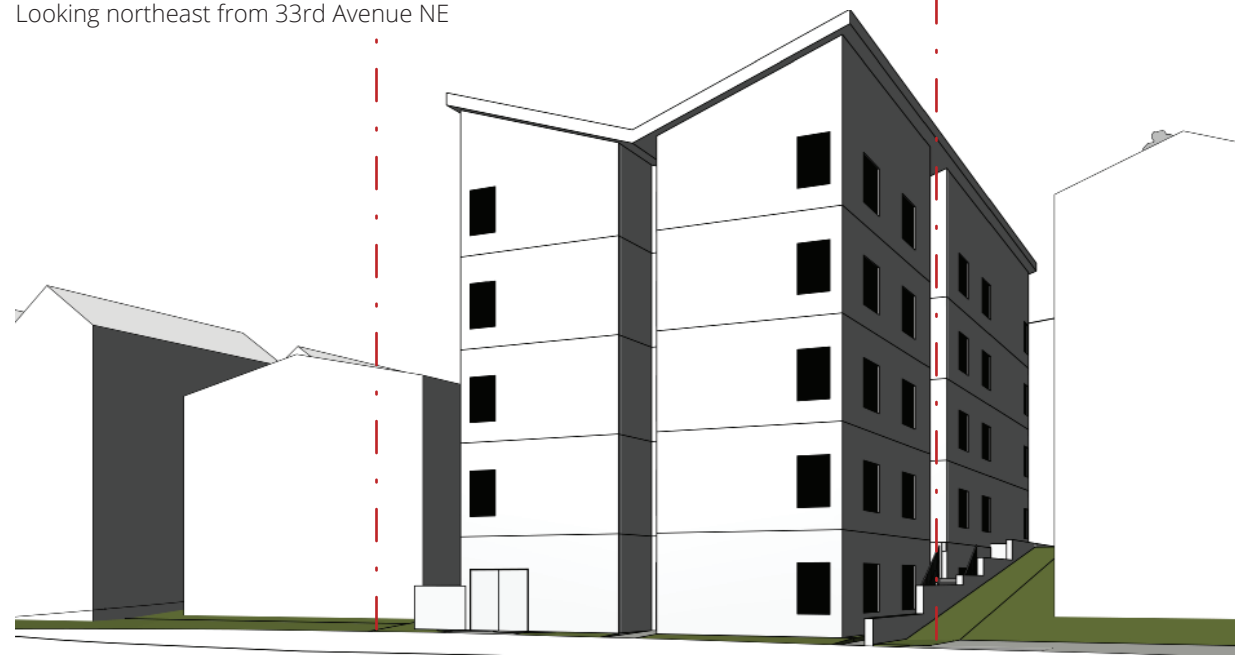
Looking southeast from 33rd Avenue NE



Looking northeast from 33rd Avenue NE



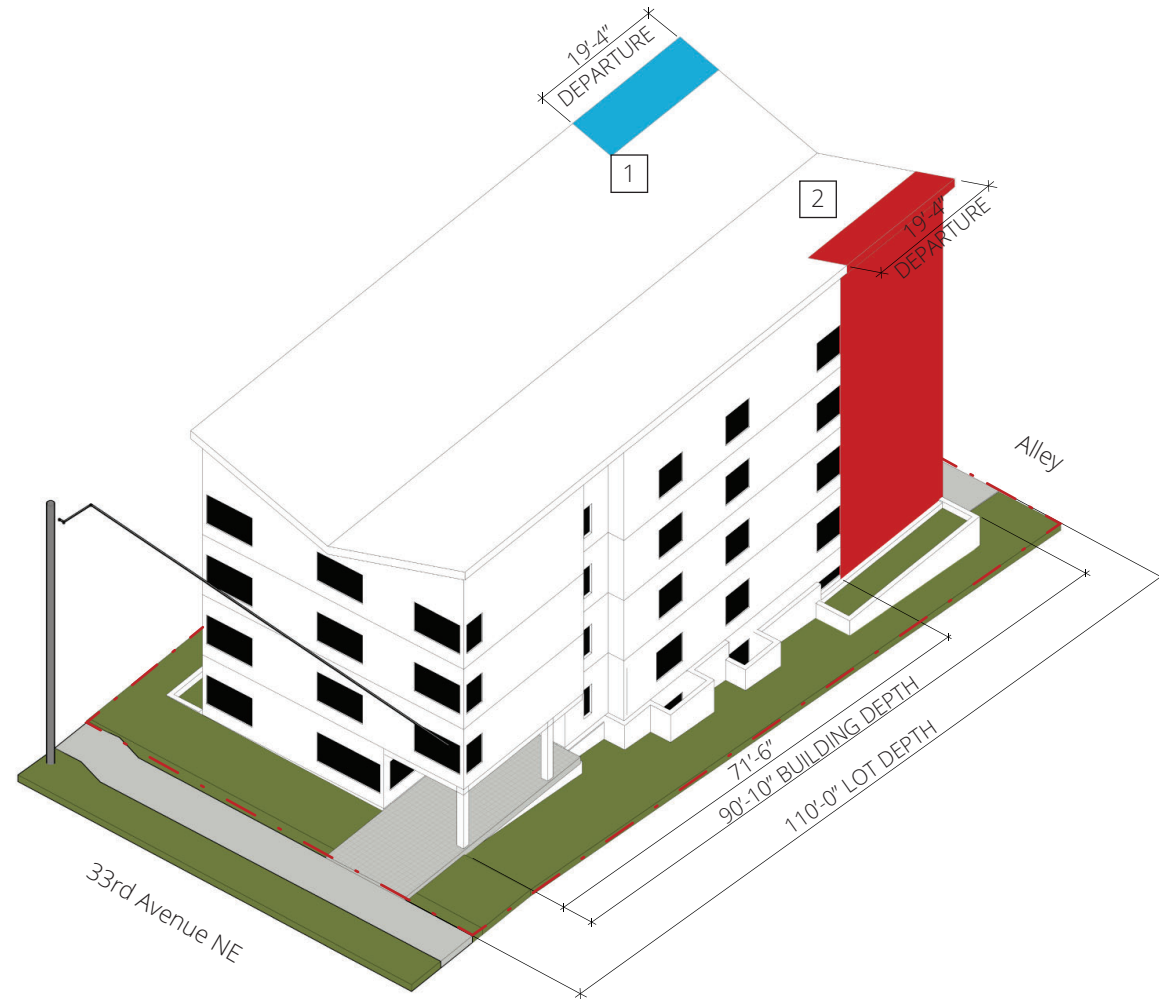
Looking northwest from alley



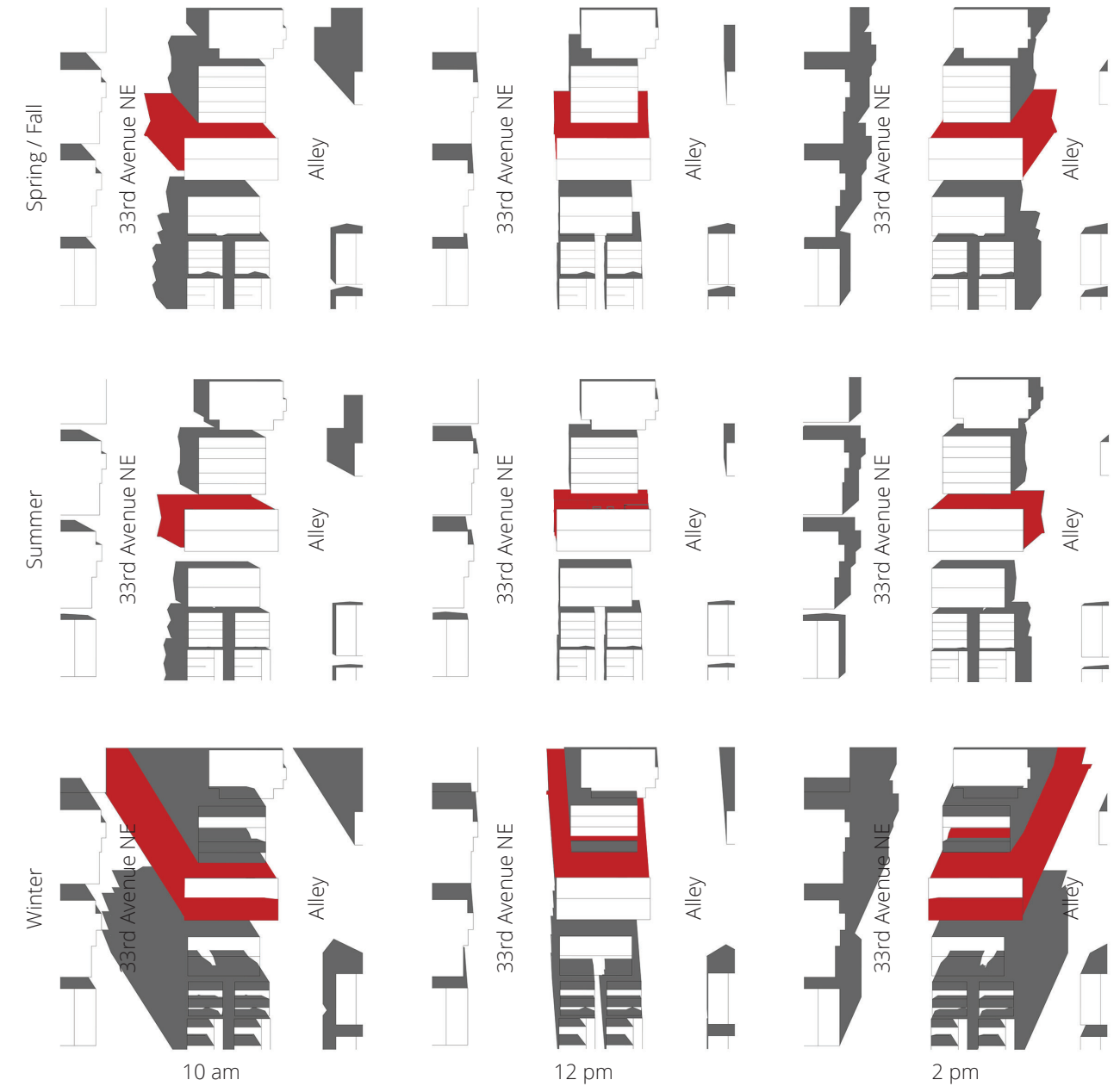
Looking southwest from alley

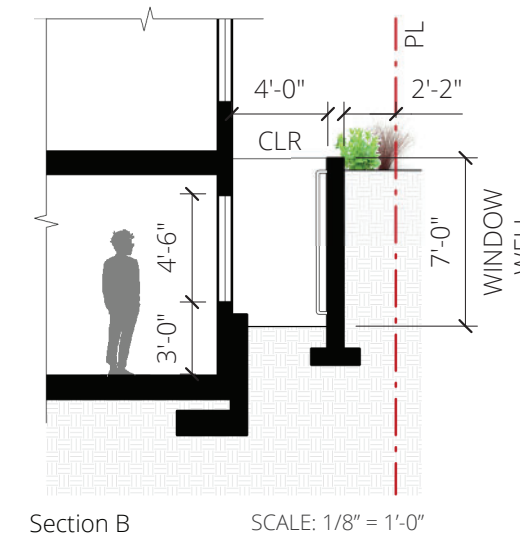
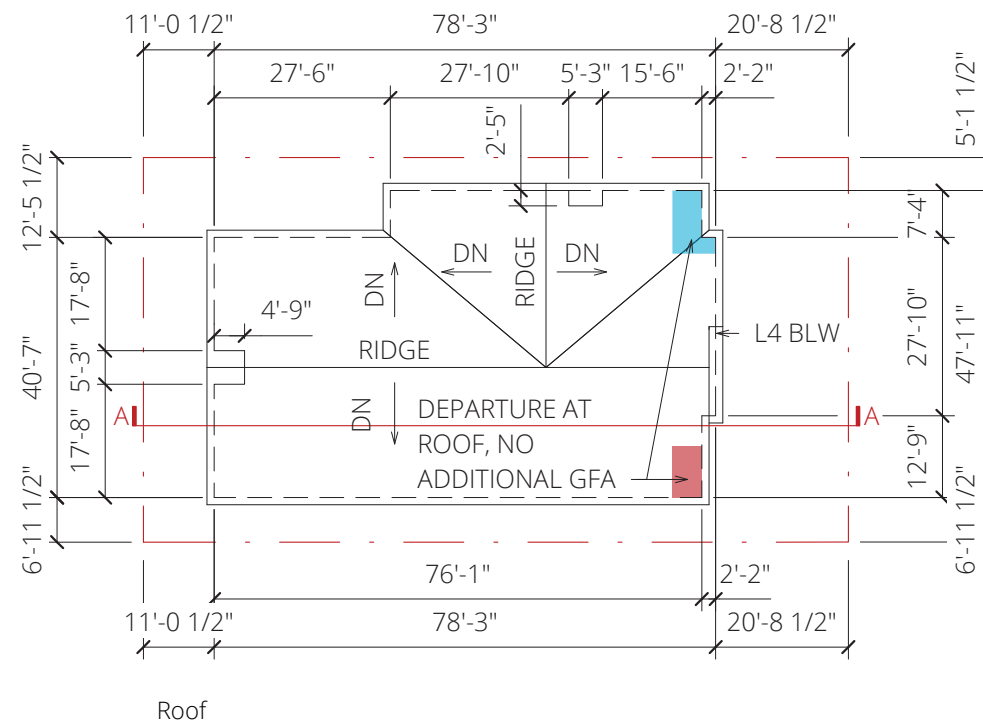
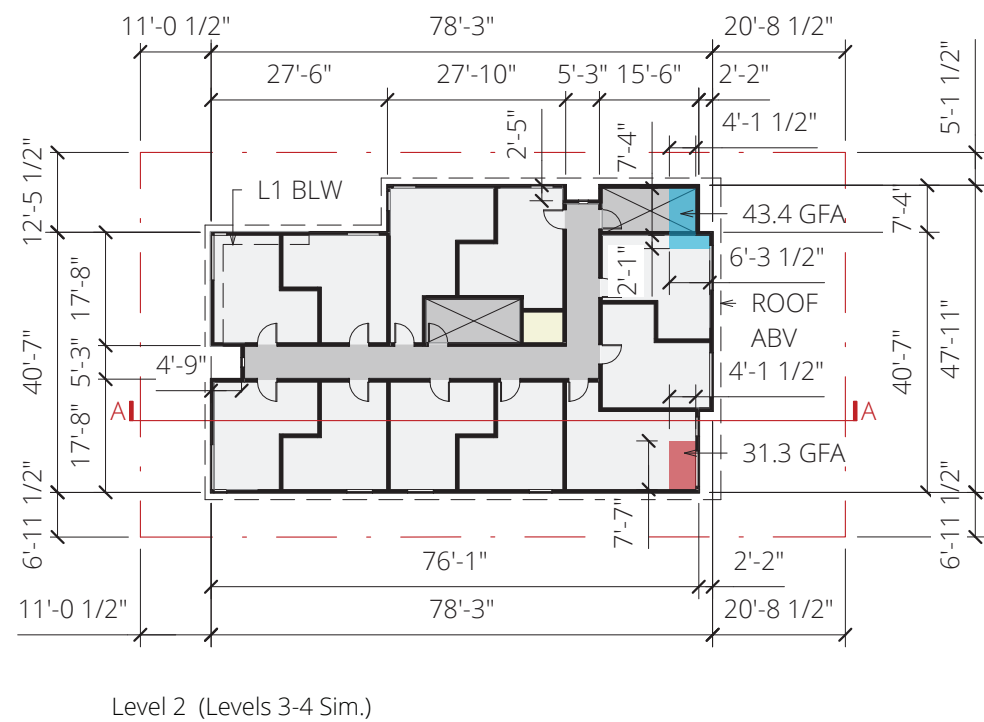
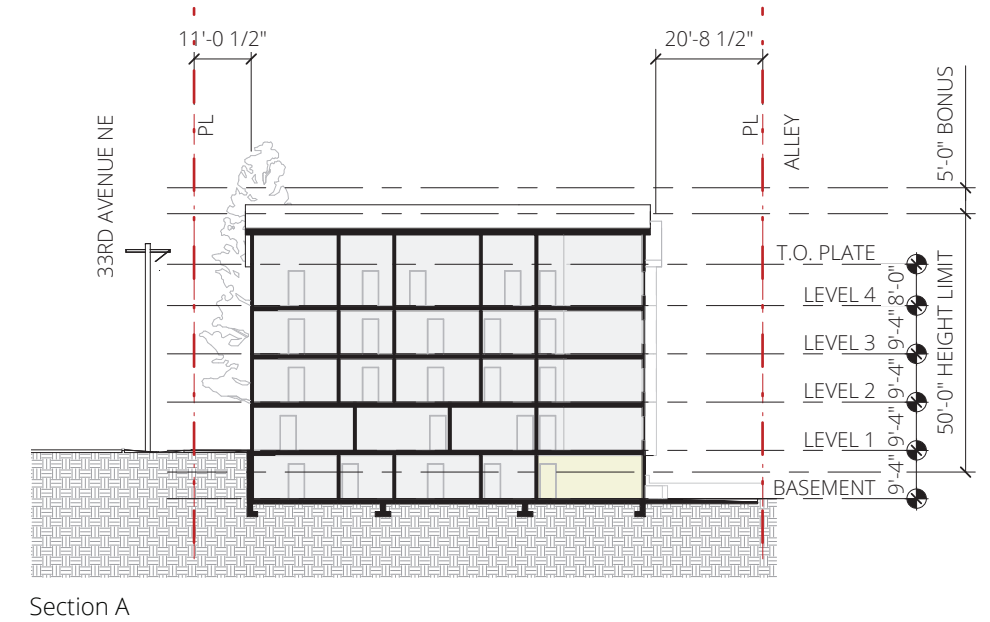
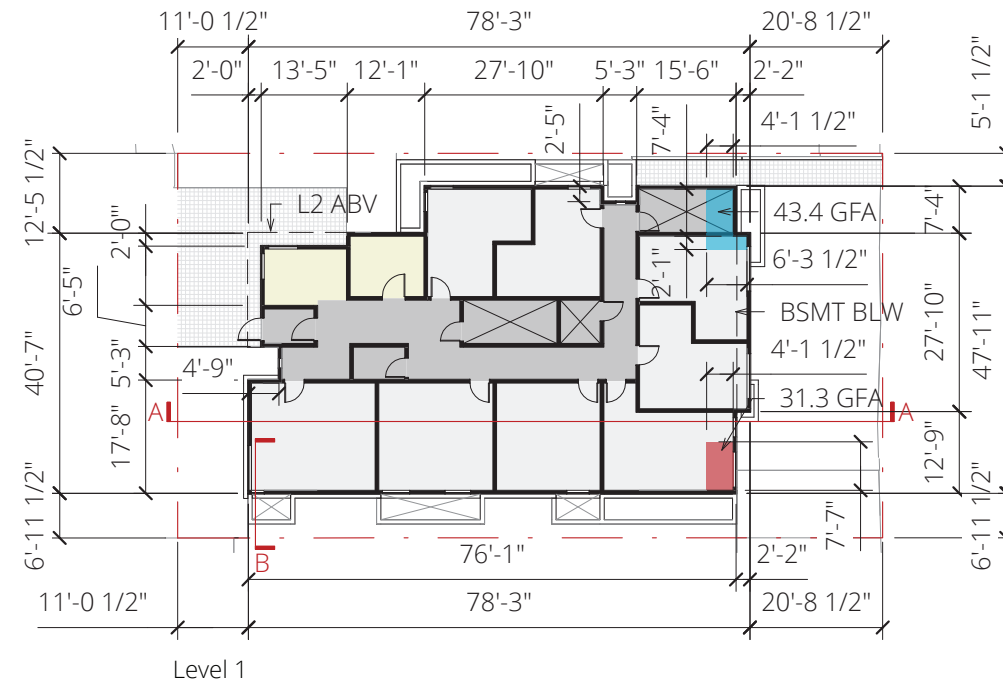
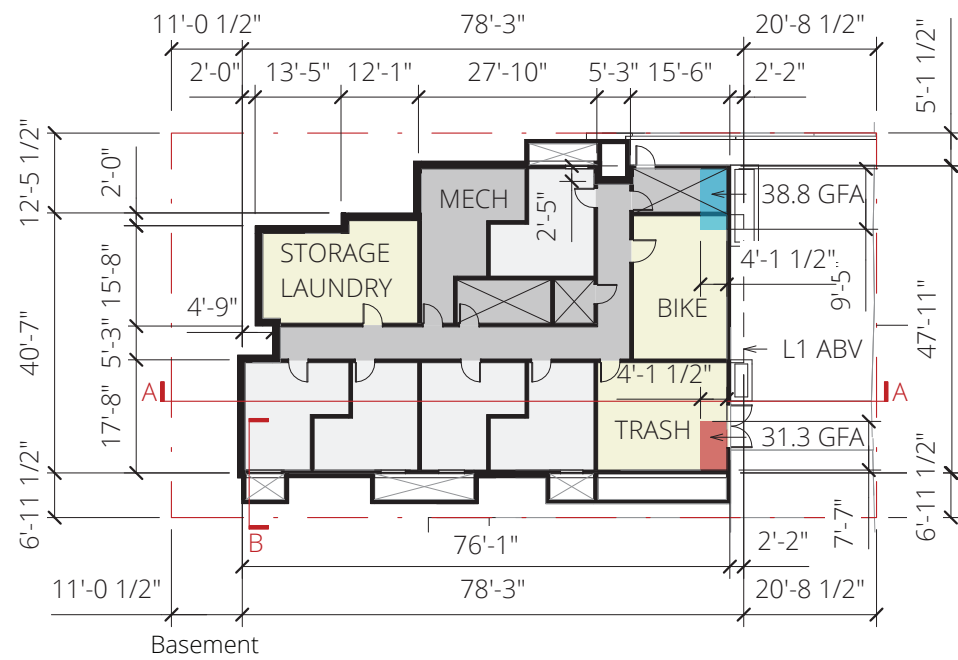
DEPARTURES - SCHEME B

- 1 SMC 23.45.527.B.1: FACADE LENGTH (NORTH)
 REQUIRED: Facades within 15' of side lot line not to exceed 65% of lot depth (110'-0" * 0.65 = 71'-6") PROPOSED: 83% of lot depth or 90'-10" facade length
 JUSTIFICATION/GUIDELINES:
 - Departure allows for generous, uniform side setbacks (CS2.C.2 Mid-Block Sites; CS2.D.5 Respect for Adjacent Sites).
- 2 SMC 23.45.527.B.1: FACADE LENGTH (SOUTH)
 REQUIRED: Facades within 15' of side lot line not to exceed 65% of lot depth (110'-0" * 0.65 = 71'-6") PROPOSED: 83% of lot depth or 90'-10" facade length
 JUSTIFICATION/GUIDELINES:
 - Departure allows for generous, uniform side setbacks (CS2.C.2 Mid-Block Sites; CS2.D.5 Respect for Adjacent Sites).



SUN STUDY - SCHEME B





- Residential
 - Circulation / Mechanical
 - Common Building Services
 - 1 SMC 23.45.527.B.1
 - 2 SMC 23.45.527.B.1
- Departures, see page 25 for more detail

SCALE: 1" = 30'-0" UNO



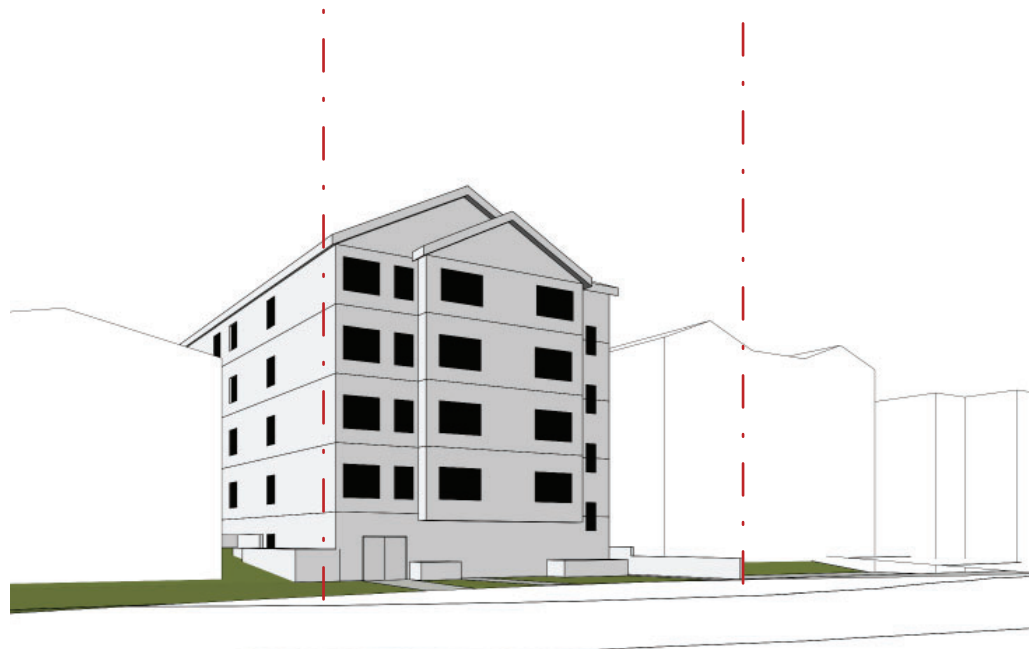
PERSPECTIVES - SCHEME C - PREFERRED



Looking southeast from 33rd Avenue NE



Looking northeast from 33rd Avenue NE



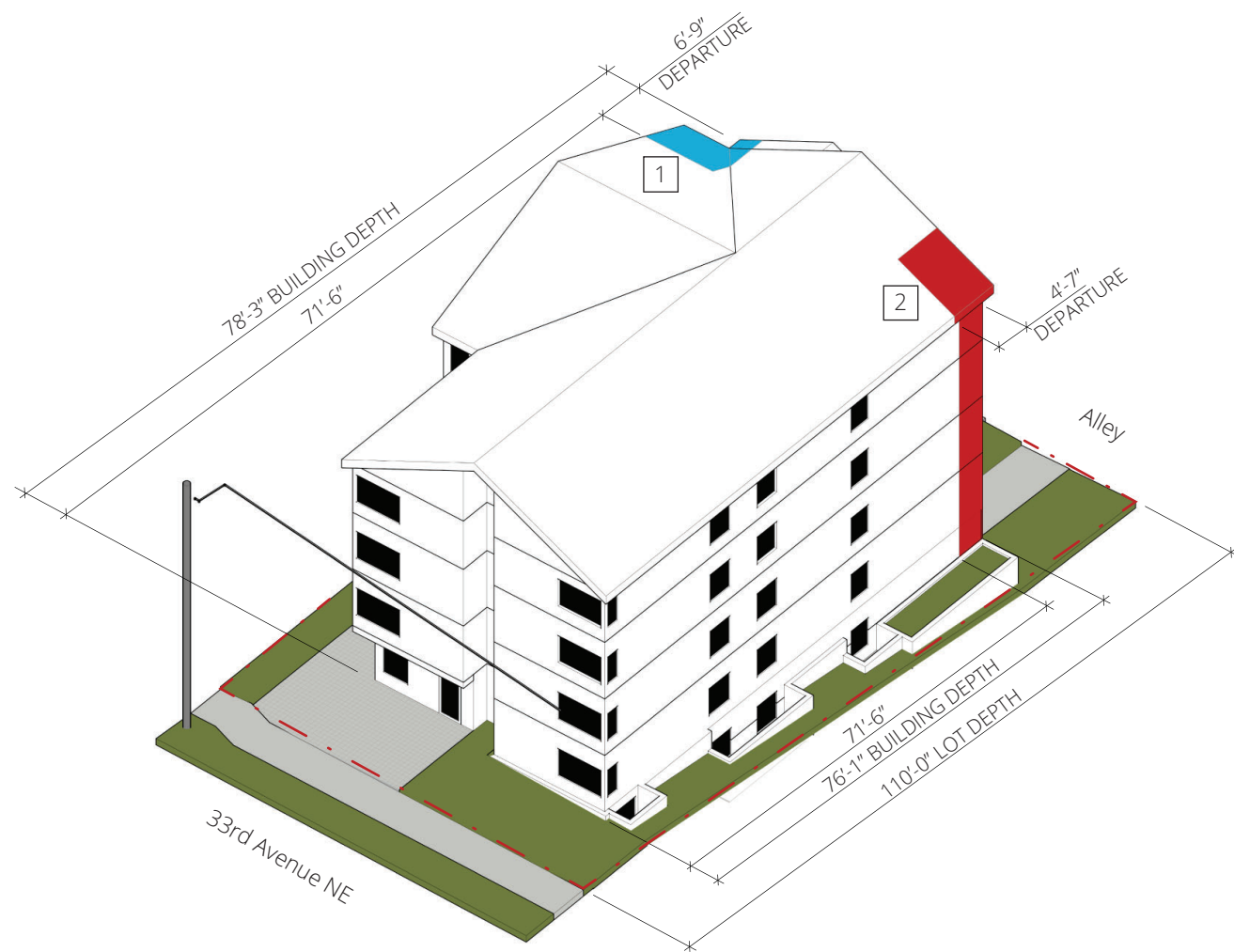
Looking northwest from alley



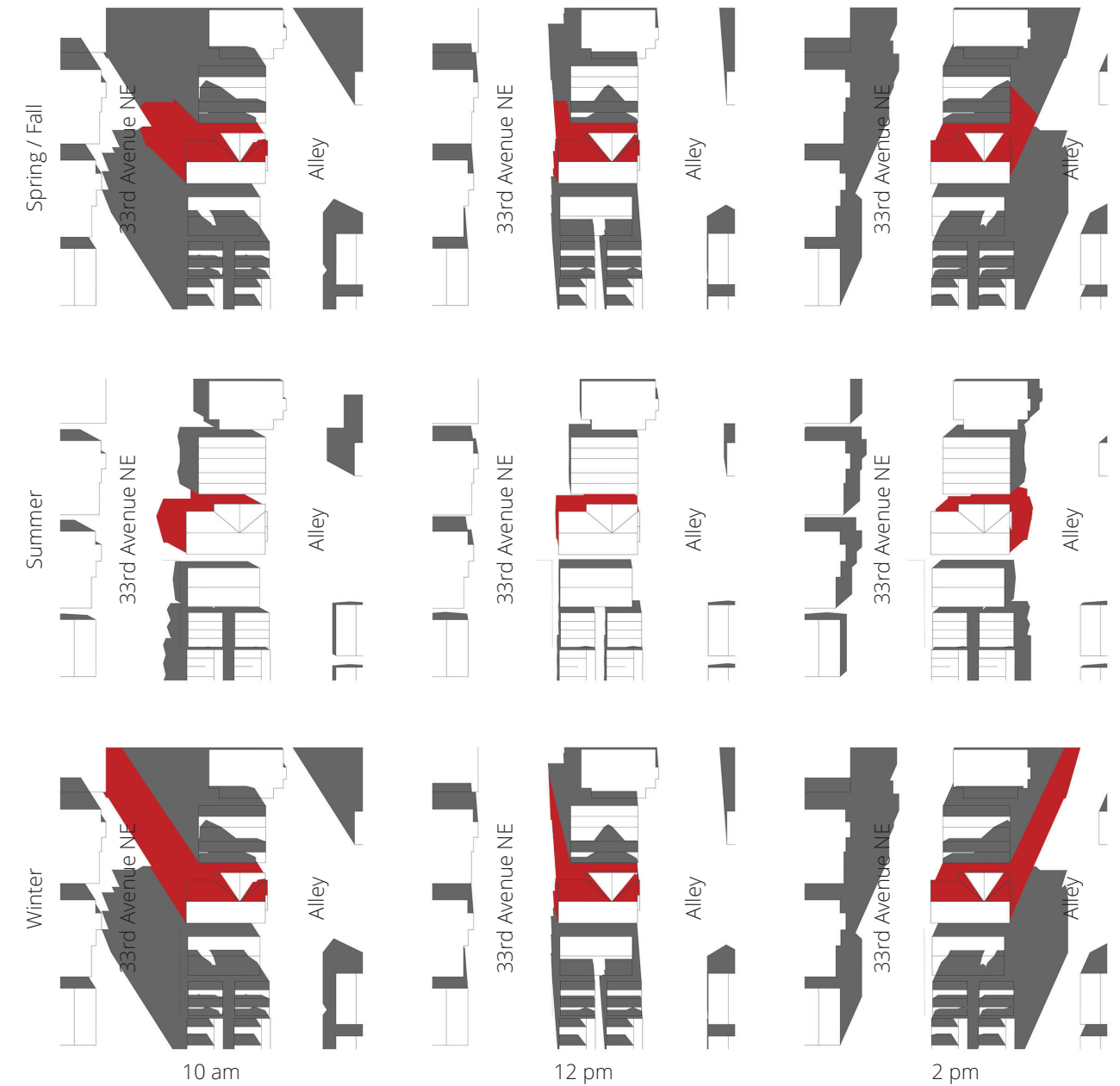
Looking southwest from alley

DEPARTURES - SCHEME C

- 1** SMC 23.45.527.B.1: FACADE LENGTH (NORTH)
 REQUIRED: Facades within 15' of side lot line not to exceed 65% of lot depth (110'-0" * 0.65 = 71'-6")
 PROPOSED: 71% of lot depth or 78'-3" facade length
 JUSTIFICATION/GUIDELINES:
 • Departure redistributes mass to allow for a "L" building form around the neighboring Exceptional Tree, creating an entry court and a large landscaped rear setback. (Lake City Guideline CS1.I Responding to Site Characteristics, Lake City Guideline PL1.III Pedestrian Open Spaces and Entrances).
- 2** SMC 23.45.527.B.1: FACADE LENGTH (SOUTH)
 REQUIRED: Facades within 15' of side lot line not to exceed 65% of lot depth (110'-0" * 0.65 = 71'-6")
 PROPOSED: 69% of lot depth or 76'-1" facade length
 JUSTIFICATION/GUIDELINES:
 • Departure redistributes mass to allow for a "L" building form around the neighboring Exceptional Tree, creating an entry court and a large landscaped rear setback. (Lake City Guideline CS1.I Responding to Site Characteristics, Lake City Guideline PL1.III Pedestrian Open Spaces and Entrances).



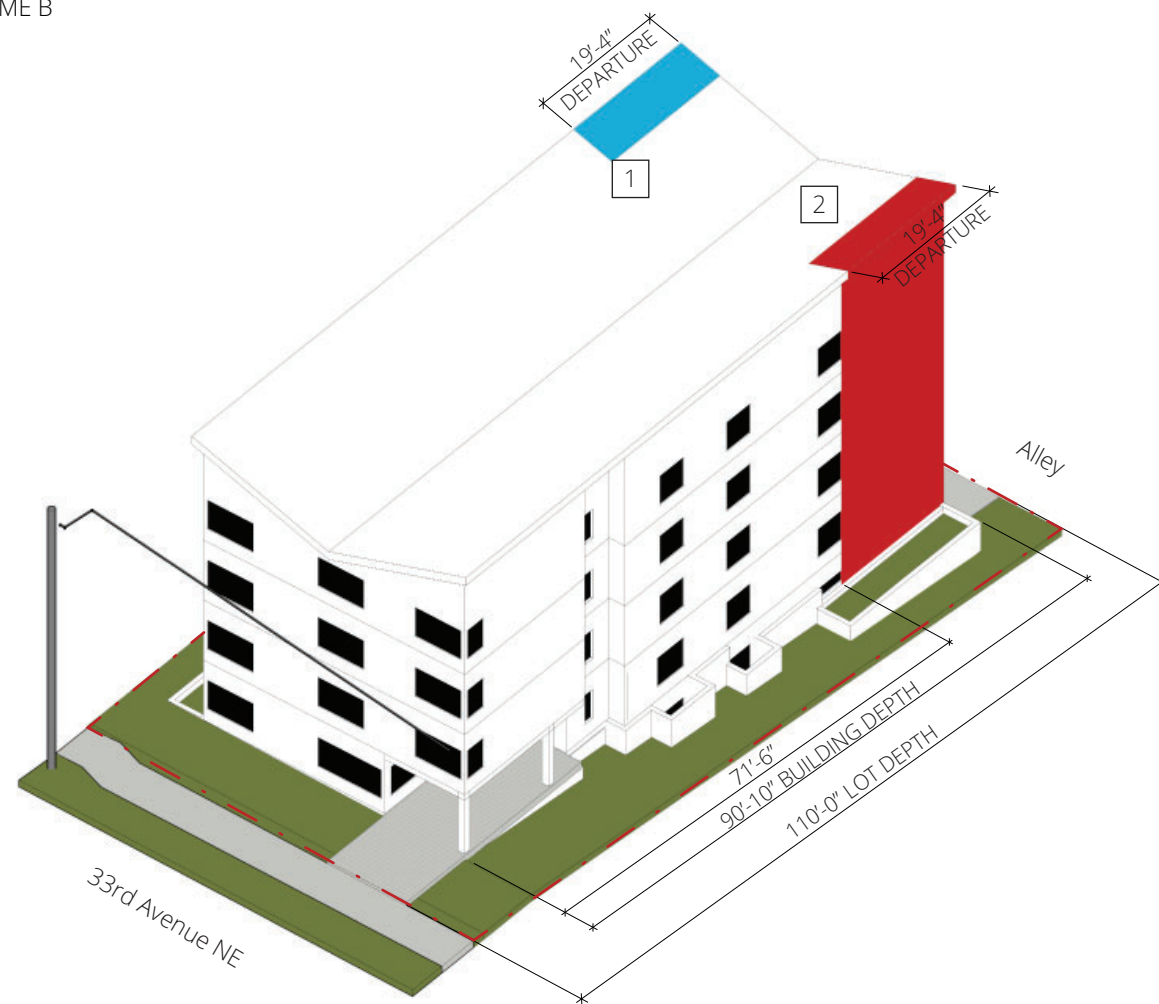
SUN STUDY - SCHEME C - PREFERRED



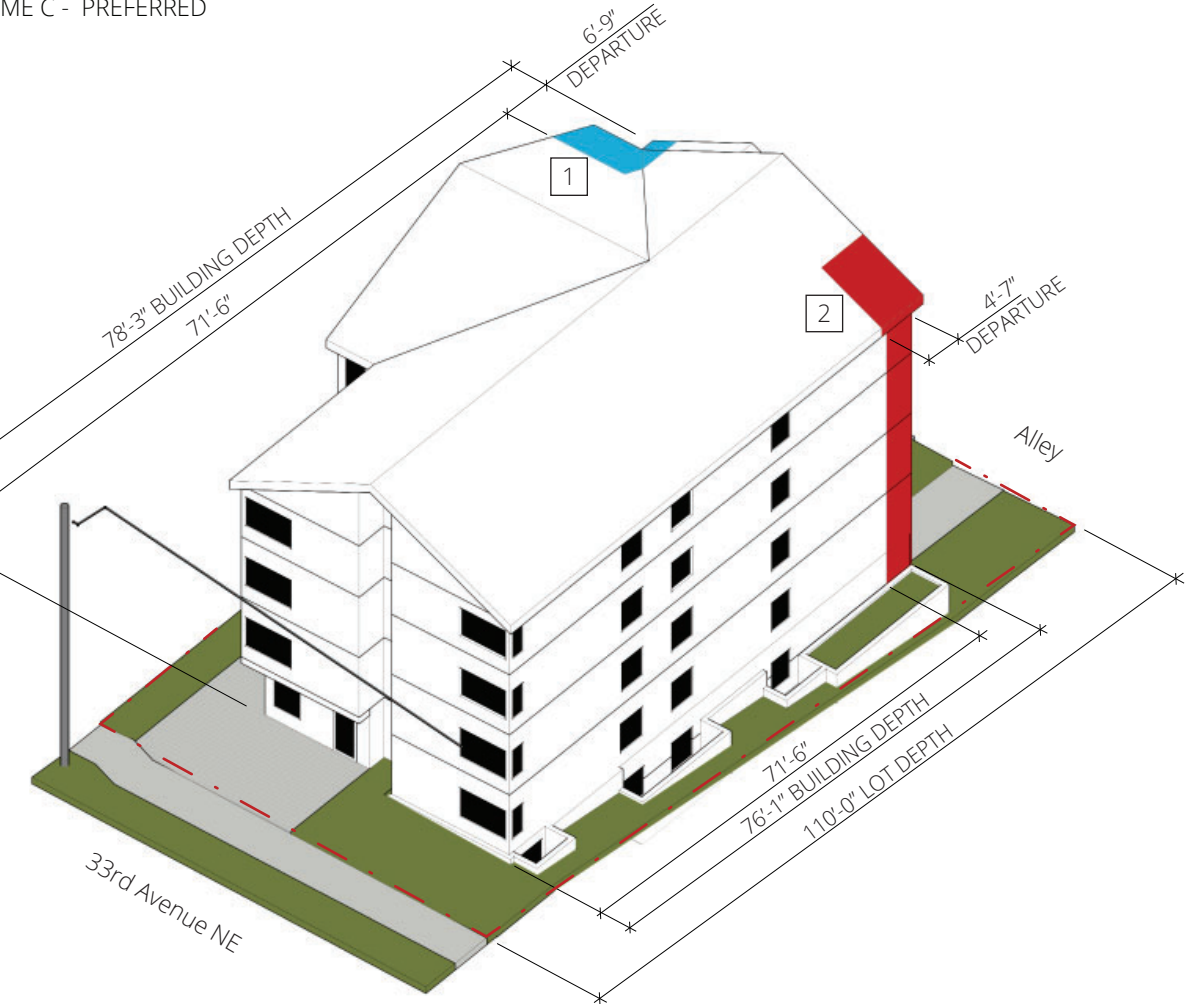
DEPARTURE COMPARISON

SCHEME A - CODE COMPLIANT
No Departure Requested

SCHEME B



SCHEME C - PREFERRED



1 SMC 23.45.527.B.1: FACADE LENGTH (NORTH)
REQUIRED: Facades within 15' of side lot line not to exceed 65% of lot depth (110'-0" * 0.65 = 71'-6")
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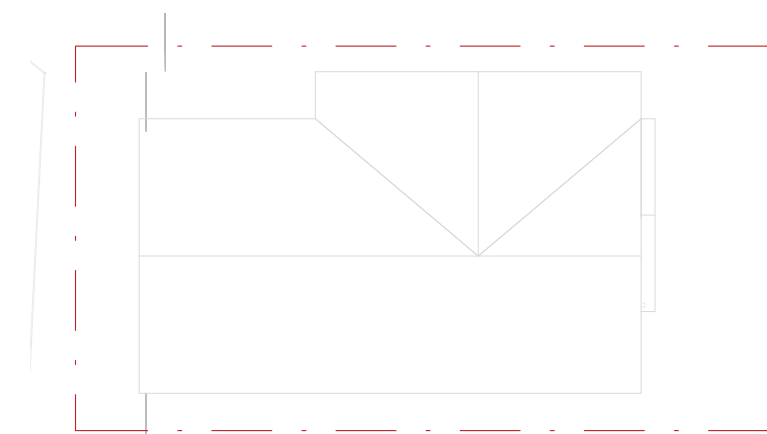
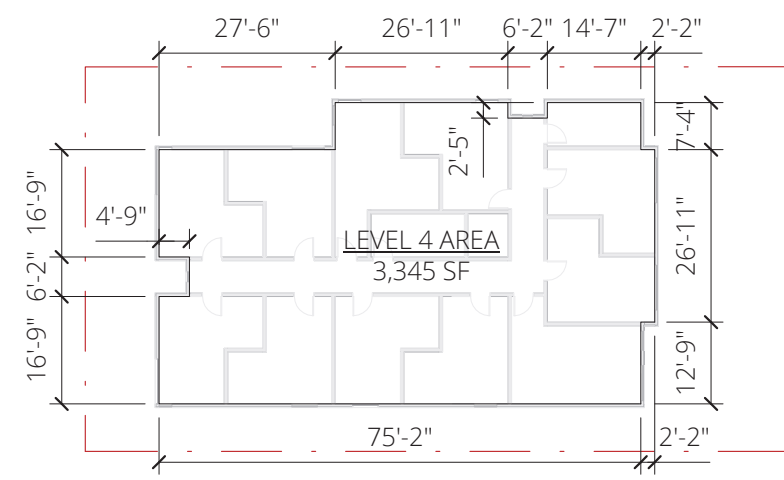
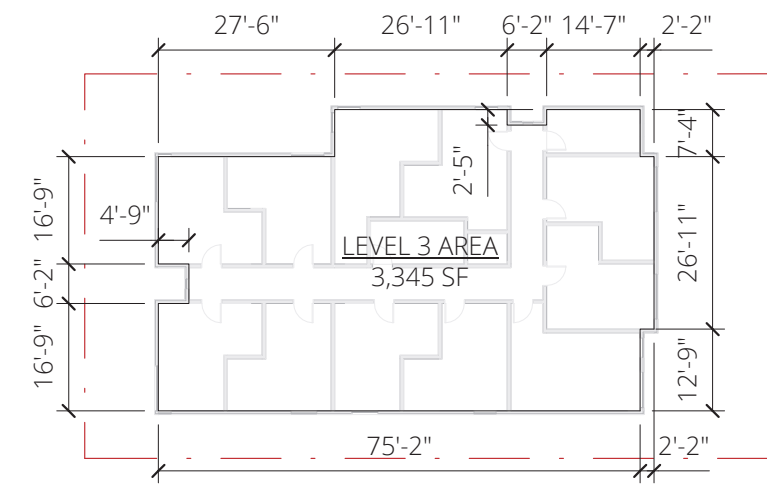
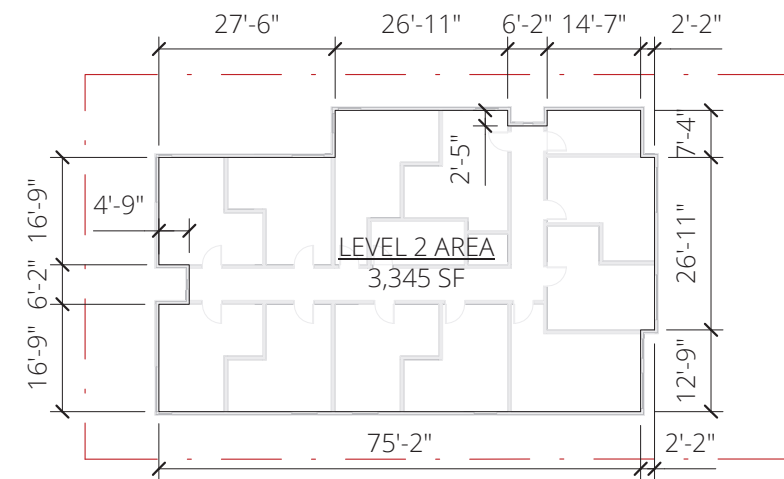
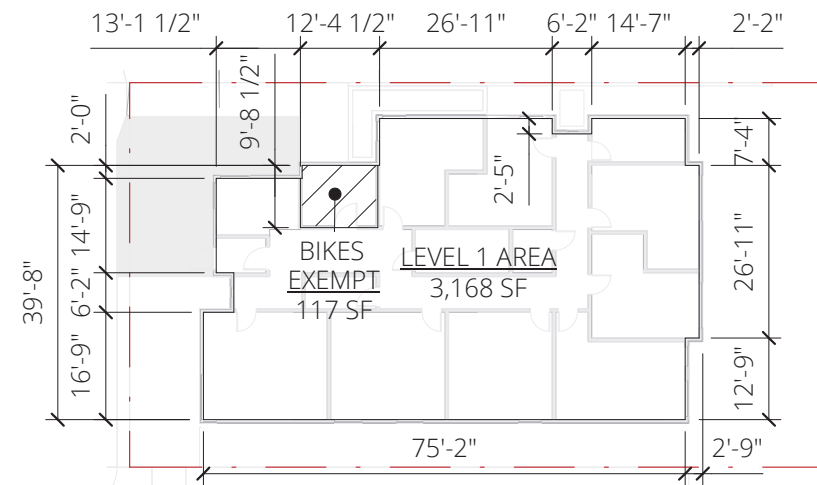
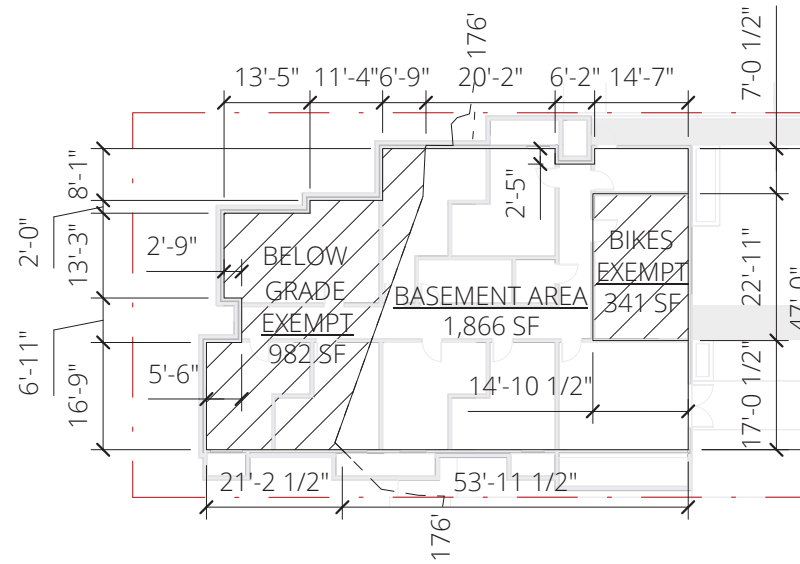
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JUSTIFICATION/GUIDELINES:
• Departure redistributes mass to allow for a "L" building form around the neighboring Exceptional Tree, creating an entry court and a large landscaped rear setback. (Lake City Guideline CS1.I Responding to Site Characteristics, Lake City Guideline PL1.III Pedestrian Open Spaces and Entrances).

TOTAL GFA FOR DEPARTURES: 818 SF, see pages 18-19 for dimensions
• FAR is achievable without departures, see Scheme A. Departures allow scheme to better meet intent of design guidelines.

TOTAL GFA FOR DEPARTURES: 369 SF, see pages 22-23 for dimensions
• FAR is achievable without departures, see Scheme A. Departures allow scheme to better meet intent of design guidelines.

SCHEME C: FAR DIAGRAMS



Lot Size: 6,600 SF
 Allowable FAR: 2.3 (15,180 SF)
 Provided FAR: 2.28 (15,069 SF)

Basement: 3,189 SF (1,323 SF Exempt)
 Level 1: 3,285 SF (117 SF Exempt)
 Level 2: 3,345 SF
 Level 3: 3,345 SF
 Level 4: 3,345 SF
 Total GFA: 16,509 SF
 Total FAR (minus Exempt GFA): 15,069 SF

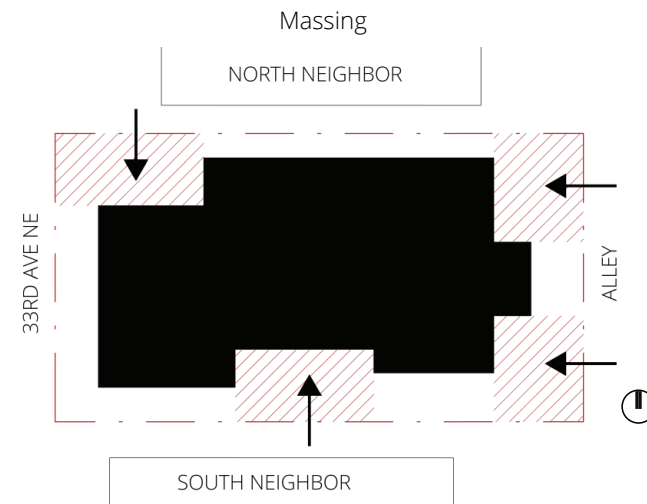
SCALE: 1/32" = 1'-0"



CONCEPT DEVELOPMENT - MASSING + FRONTAGE

SCHEME A - Code Compliant:

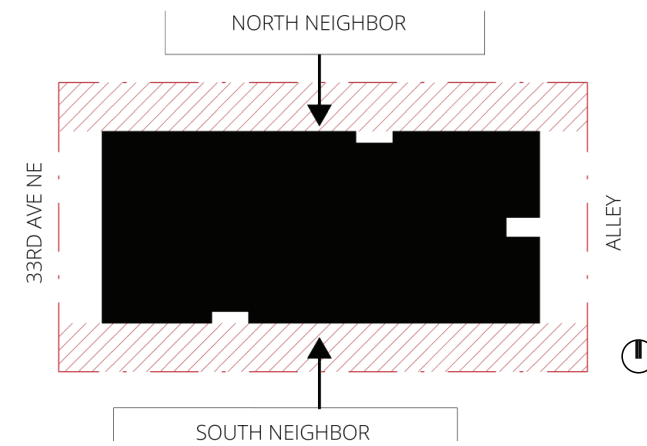
- Massing pushed in at Exceptional Tree, south neighbor, and alley.
- Thinner massing at street and wider massing at alley expressed in varied parapet height.
- Narrow street facade creates irregularity in rhythm of frontages.



Scheme A - Code Compliant

SCHEME B:

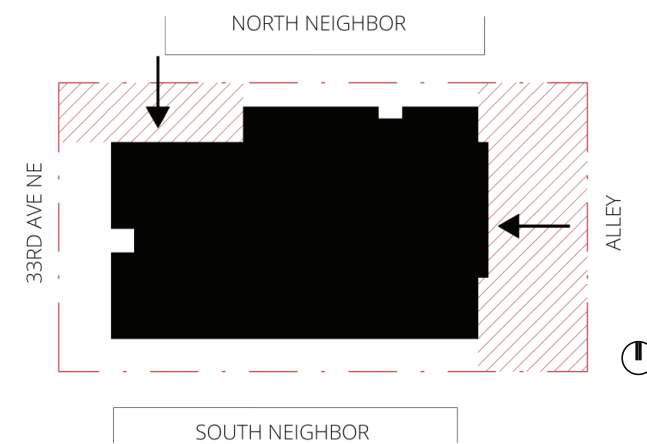
- Massing elongated east/west with generous side setbacks, but minimum alley setback.
- Long, narrow massing expressed in butterfly roof.
- Monolithic massing provides little relief in street experience.



Scheme B

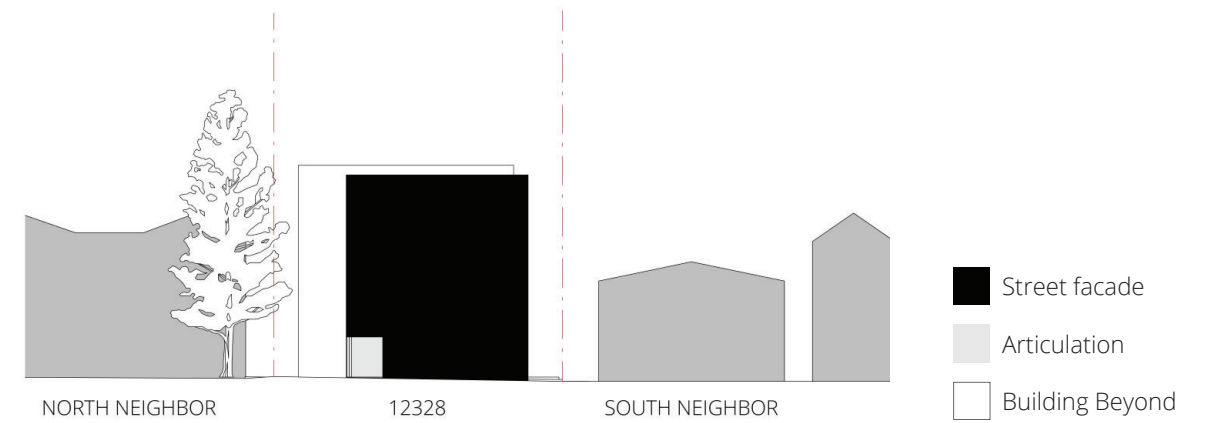
SCHEME C - Preferred:

- Massing shifted at street around Exceptional Tree to provide street-facing entry and court (CS2.C.2 Mid-Block Sites, CS2.D.5 Respect for Adjacent Sites, Lake City Guideline PL3.I Entrances Visible from the Street).
- Strong "L" shape expressed in perpendicular gable roofs (CS3.A.1 Architectural Context and Character: Fitting Old and New Together, CS3.A.4 Evolving Neighborhoods, Lake City Guideline DC2.III Architectural Concept and Consistency).
- Street facing facade articulation breaks down frontage (DC2.A.2 Reducing Perceived Mass).



Scheme C - Preferred

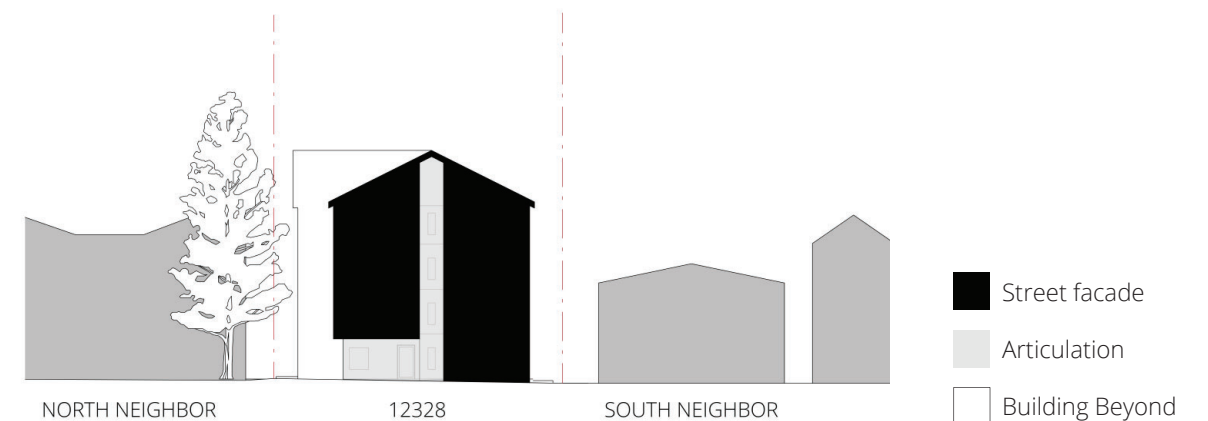
Street Wall Analysis



Scheme A - Code Compliant

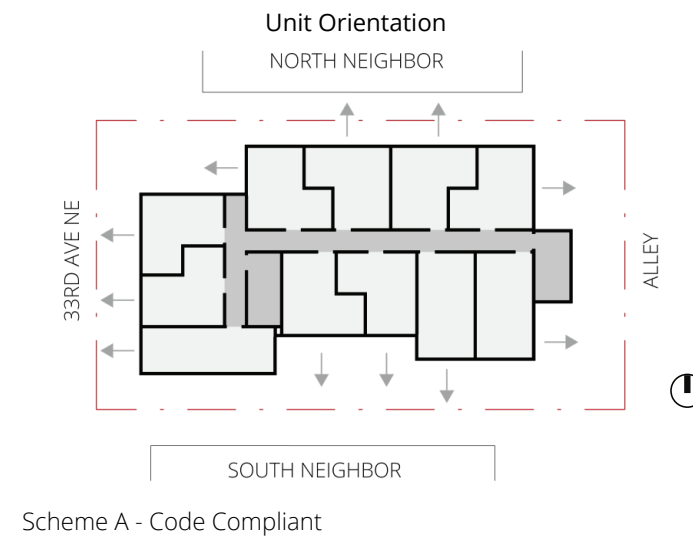
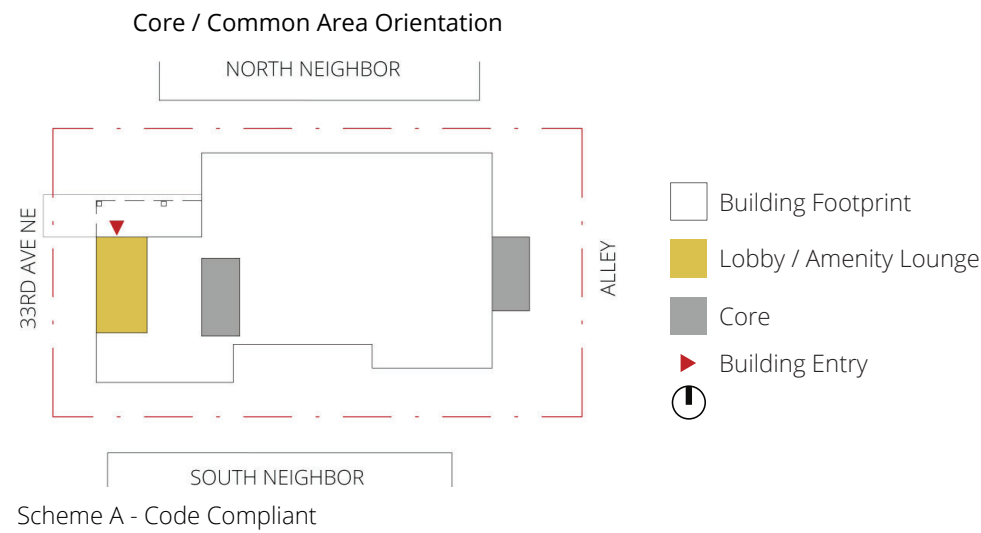


Scheme B



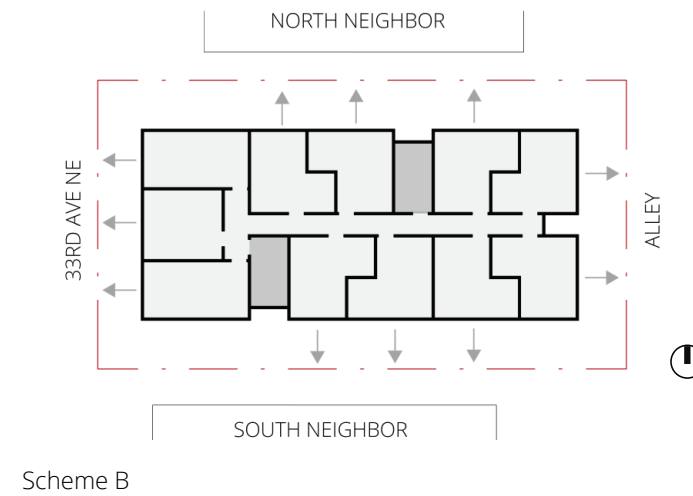
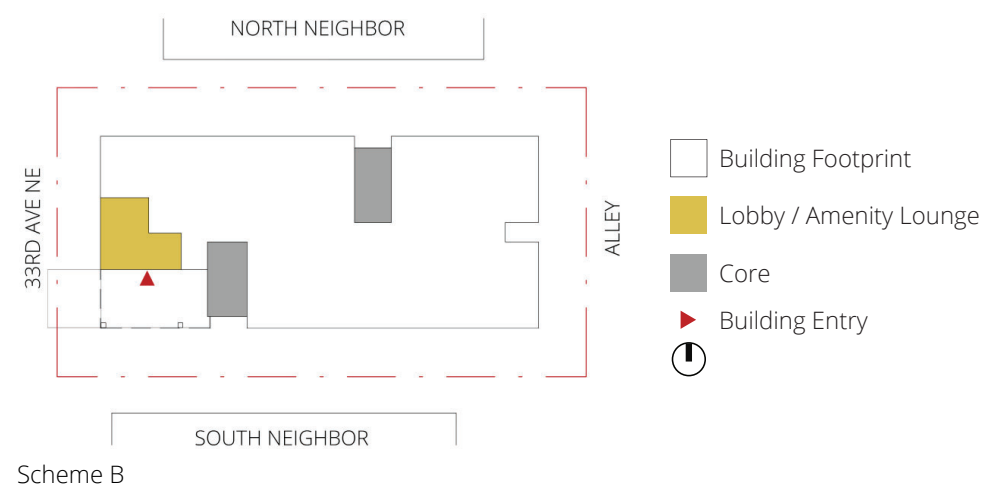
Scheme C - Preferred

CONCEPT DEVELOPMENT - ADJACENCIES + ORIENTATION



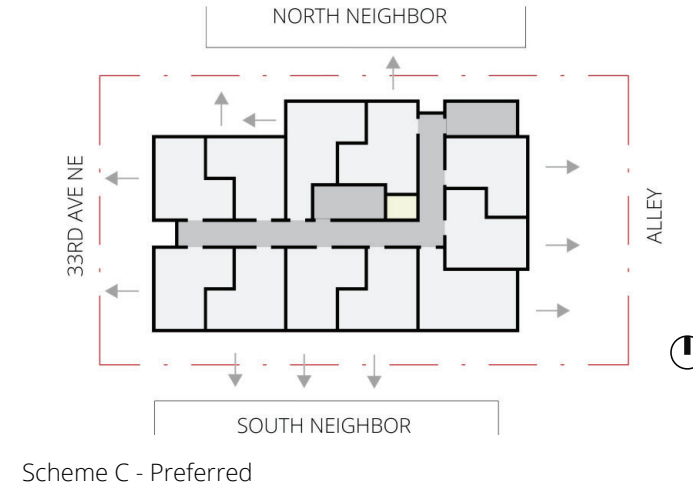
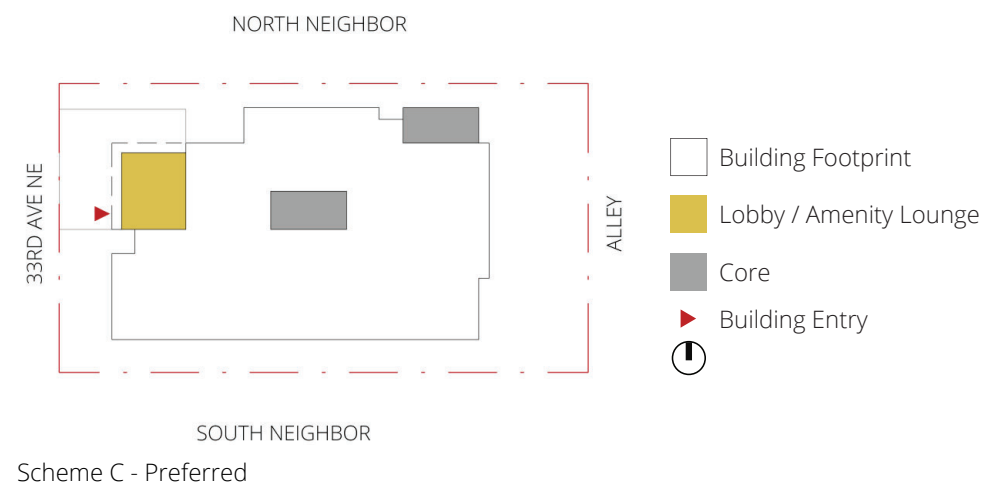
SCHEME A - Code Compliant:

- Entry faces north neighbor and is obscured under overhanging massing.
- East core dominates facade. West core contained within massing.
- Majority of units face north and south neighbors.



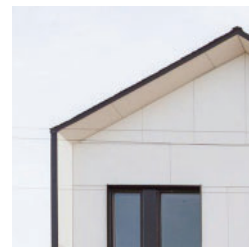
SCHEME B:

- Entry faces south neighbor and is obscured under large overhanging massing.
- Cores are contained within building massing and create subtle facade articulation.
- Majority of units face north and south neighbors.



SCHEME C - Preferred:

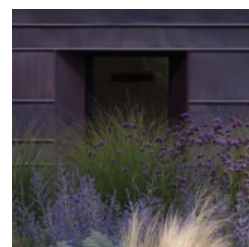
- Entry faces 33rd Avenue NE and is clearly articulated from the sidewalk (Lake City Guideline PL3.I Entrances Visible from the Street).
- Cores are integrated with the building composition (Lake City Guideline DC2.III Architectural Concept and Consistency).
- More units can be oriented east and west (CS2.C.2 Mid-Block Sites).



Extension of Roof & Wall around facade



Glazing Pattern



Planting



Large Scale Pattern



Small Scale Pattern



Vertical Pattern



Sloped roof form responds to the neighboring gabled roofs, while the eave and rake details provide a contemporary aesthetic that anticipates future development in the neighborhood (CS3.A.1 Architectural Context and Character: Fitting Old and New Together, CS3.A.4 Evolving Neighborhoods, Lake City Guideline DC2.III Architectural Concept and Consistency, Lake City Guideline DC4.1 Exterior Finish Materials).

Massing modulation provides visual depth and breaks up building width for a symmetrical and well-proportioned composition (CS2.C.2 Mid-Block Sites, DC2.A.2 Reducing Perceived Mass, Lake City Guideline DC2.III Architectural Concept and Consistency).

Entry door faces 33rd Avenue NE and the recessed entry area signals a break from the public sidewalk (Lake City Guideline PL1.III Pedestrian Open Spaces and Entrances).

Textural planting provides security and privacy for the ground-level units (CS2.D.5 Respect for Adjacent Sites, Lake City Guideline PL1.III Pedestrian Open Spaces and Entrances).

The wide walkway to the entry surrounded by landscaping distinguishes the entry on site and provides a buffer between private and public. (Lake City Guideline PL3.I Entrances Visible from the Street).

Window wells are located in the side yards instead of 33rd Avenue NE or the alley, providing more privacy for the units. Planting creates a visual and physical buffers between the window wells and north and south neighbors. Below are a few examples of successful window well conditions from past SHW projects.



2418 NW 58th Street



5902 22nd Avenue NW



1404 Boylston Avenue



Entry along 33rd Avenue NE



Enlarged Plan

CONCEPT DEVELOPMENT - SITE ELEMENTS

Facade articulation breaks down frontage to the pedestrian scale (DC2.A.2 Reducing Perceived Mass, Lake City Guideline DC2.III Architectural Concept and Consistency, Lake City Guideline DC4.1 Exterior Finish Materials).

Entry door faces 33rd Avenue NE and the recessed entry area signals a break from the public sidewalk (Lake City Guideline PL1.III Pedestrian Open Spaces and Entrances, Lake City Guideline PL3.I Entrances Visible from the Street).

A generous front setback and textural planting provide security and privacy for the ground-level units (CS2.D.5 Relationship to the Block: Respect for Adjacent Sites).

The entry court surrounded by landscaping distinguishes the entry on site and provides an opportunity for resident interaction (Lake City Guideline CS1.I Responding to Site Characteristics, Lake City Guideline PL1.III Pedestrian Open Spaces and Entrances, Lake City Guideline PL3.I Entrances Visible from the Street).



Benches + Planters



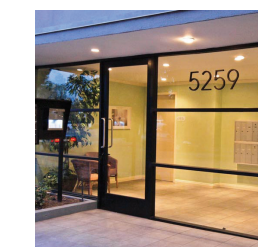
Signage



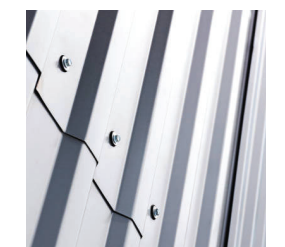
Planting



Glassy Entry



Recessed Entry



Textured Materials

RECENT WORK



4710 20th Avenue NE



5902 22nd Avenue NW



4735 32nd Avenue S w/ Sound Development



120 10th Avenue E



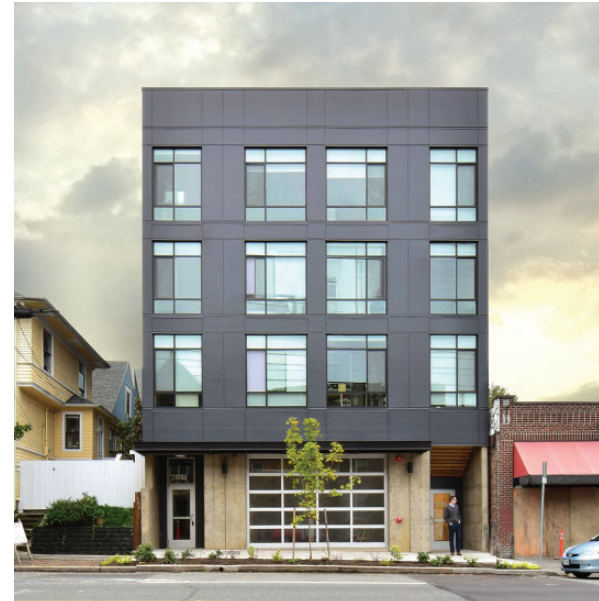
1806 23rd Avenue



2651 NW 56th Street



800 5th Avenue N (Under Construction)



1728 12th Avenue



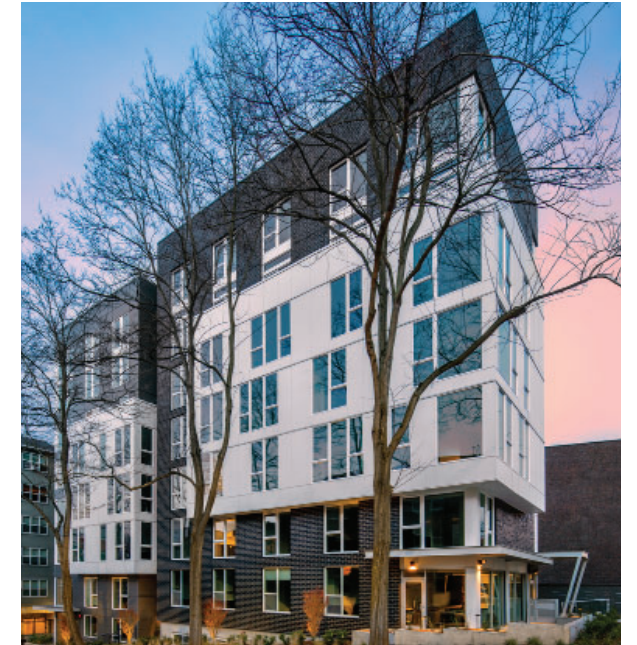
2418 NW 58th Street



6301 15th Avenue NW



1715 12th Avenue



1404 Boylston Avenue