

DESIGN REVIEW RECOMMENDATION

SDCI # 3038605-LU
7531 11th AVE NE
Seattle, WA 98115

Applicant:
Cone Architecture
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Seattle, WA 98103
Contact: John Shea

Owner:
Roosevelt Apartment Project LLC
7531 11th Ave NE
Seattle, WA 98115
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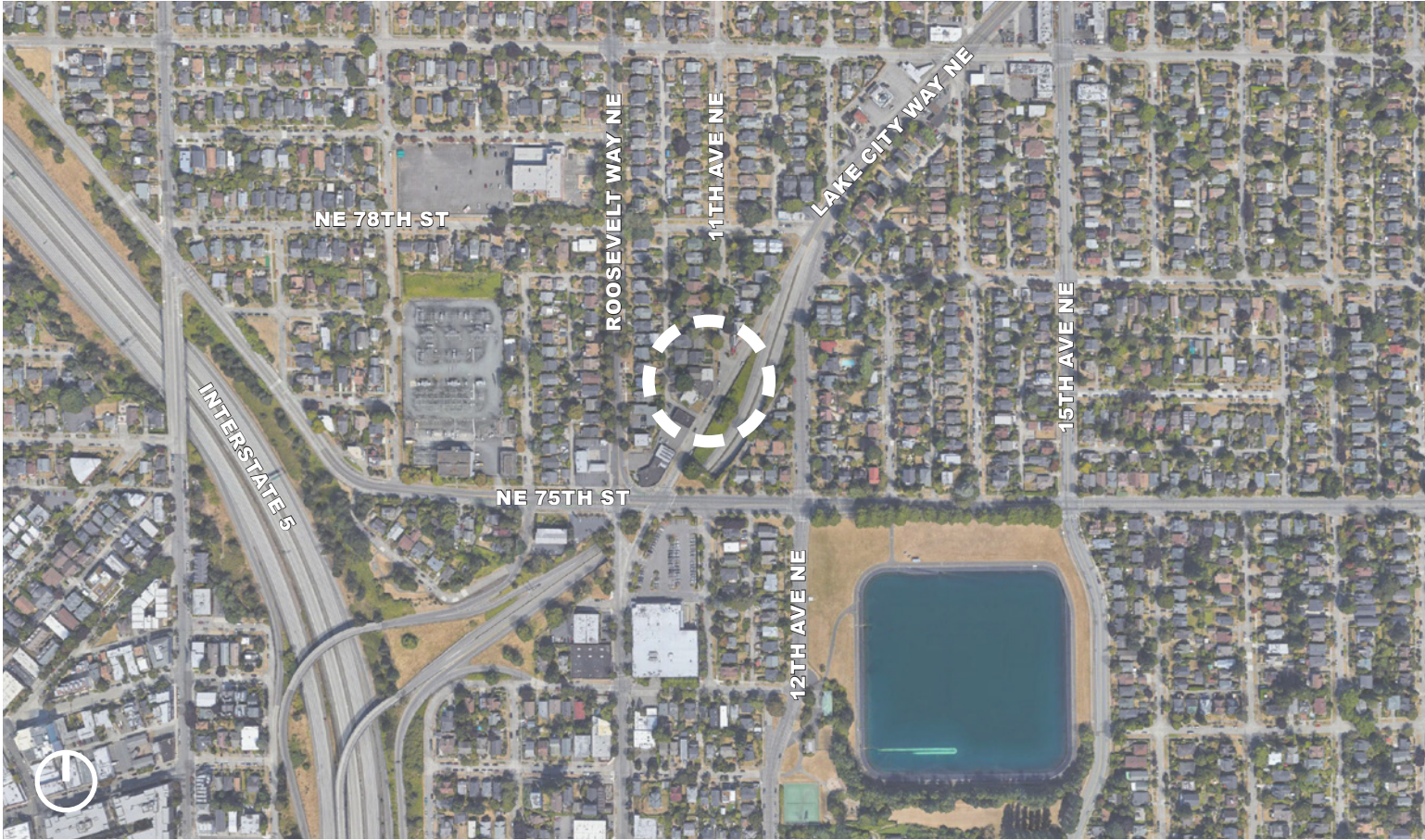
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TABLE OF CONTENTS

Table Of Contents	2
Project Location + Information	3
Conceptual Site Plan	5
Development Standards	6
Zoning Transition	7
Response to Early Design Guidance	8
Renderings	12
Building Signage	19
Material Palette	20
Rendered Elevations	21
Floor Plans	26
Sections	31
Landscape Plans	32
Appendix	36



VICINITY MAP

EXISTING SITE

The project site consists of two lots (APN 297980-0780 & 297980-0775) on 11th Ave NE and Lake City Way NE between NE 75th St and NE 78th St. The site measures approximately 75 feet wide by 125 feet deep and 8,987 SF. The western portion of the parcel is bordered by an alley. To the north is an existing single family residence, to the south a residential triplex and to the west is a single family residence across the alley.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2-55(M), indicating that the structure height limit is 55'-0" plus additional applicable height bonuses. The NC zoning continues south and expands below NE 75th St. Immediately to the north the zone switches to LR2 RC (M) for approximately 2 blocks before transitioning to C1-55(M). To the east and west is SF 5000 zoning, which generally accounts for all zoning 1 block off of Lake City Way NE.

SITE LOCATION

7531 11th Ave NE &
7533 Lake City Way NE
Seattle, WA 98115

ZONING SUMMARY

Zone: NC2-55 (M)
Overlay: Parking Flexibility Area

PROJECT PROGRAM

Site Area: 8,987 SF
Number of Units: 57 SEDUs,
2 Live-Work Units
Number of Parking Stalls: 14
Proposed Bike Parking:
59 Long Term, 4 Short Term
Allowable Floor Area Ratio: 3.75 (33,701 SF)
Proposed Floor Area Ratio: 3.61 (30,214 SF)

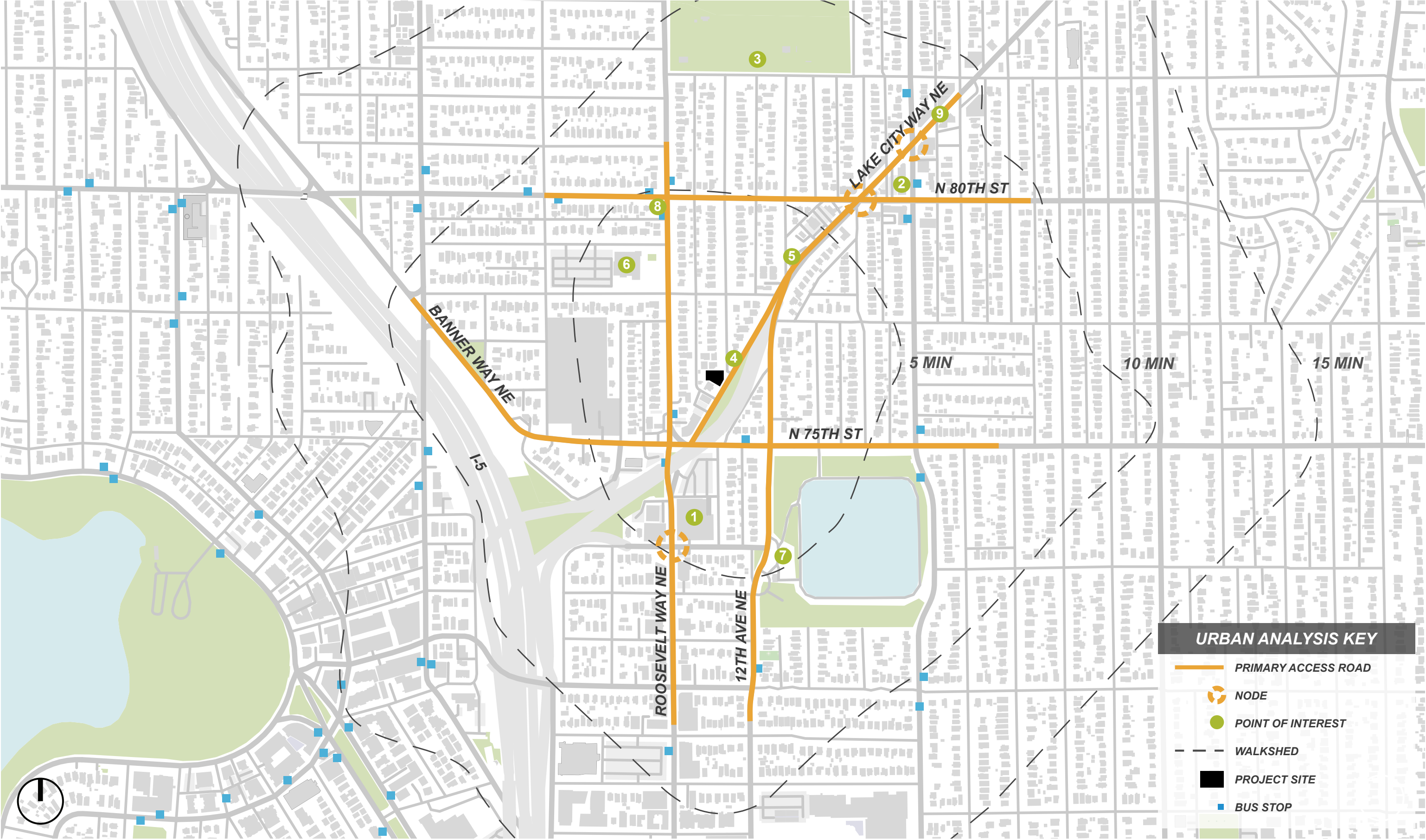
DEVELOPMENT OBJECTIVES

The project proposes the construction of a new apartment containing small efficiency dwelling units (SEDUs) and live/work units. The objective for these apartments is to provide housing that is within walking distance to the neighborhood core of Roosevelt, urban outdoor spaces, and public transportation. The new, quality demographic that will benefit most from this housing will be wage earners and young professionals in the neighborhood, or those seeking easy access to north or south commuting. These apartments will increase density in the lower Lake City and Maple Leaf neighborhoods by adding much needed housing.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks to the project site are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. There are a variety of commercial buildings along Lake City Way NE, which includes several restaurants, coffee shops, bars, various small businesses, and a grocery store within walking distance. The 522 bus line runs along Lake City Way NE and provides a quick link between the neighborhood and downtown Seattle, with route 67 providing access to Roosevelt and the University District. The proposed project will support increased housing density in the Maple Leaf neighborhood.





SETBACK REQUIREMENTS:

- A high voltage line on Lake City Way NE requires a 14'-0" radial setback from the wire.
- A 10'-0" upper level setback is required along the alley and north property lines.

SOLAR ACCESS & VIEWS

- The proposed building will have solar access from the east, west, and south. There are no immediate structures that will block solar access or cast shadows on the proposed building.
- Territorial views of the Cascade Mountains to the east and the Olympic Mountains along with Green Lake to the west will be available from the upper floors and roof deck.

TRAFFIC CIRCULATION

- There is parallel parking along Lake City Way NE & 11th Ave NE.
- An alley provides circulation to the rear of the property.
- No designated bike lanes on Lake City Way NE & 11th Ave NE.
- Currently no marked crosswalks in the immediate area.
- Lake City Way NE is one way heading south towards NE 75th Ave as it branches off from the I-5 on-ramps.

STREETSCAPE

Lake City Way NE has a sidewalk and planting strip on the west side, whereas the opposite side only has a curb. 11th Ave NE has sidewalks and planting strips on both sides of the roadway. There are currently street trees along all planting strips.

NEIGHBORHOOD PATTERNS AND POTENTIAL

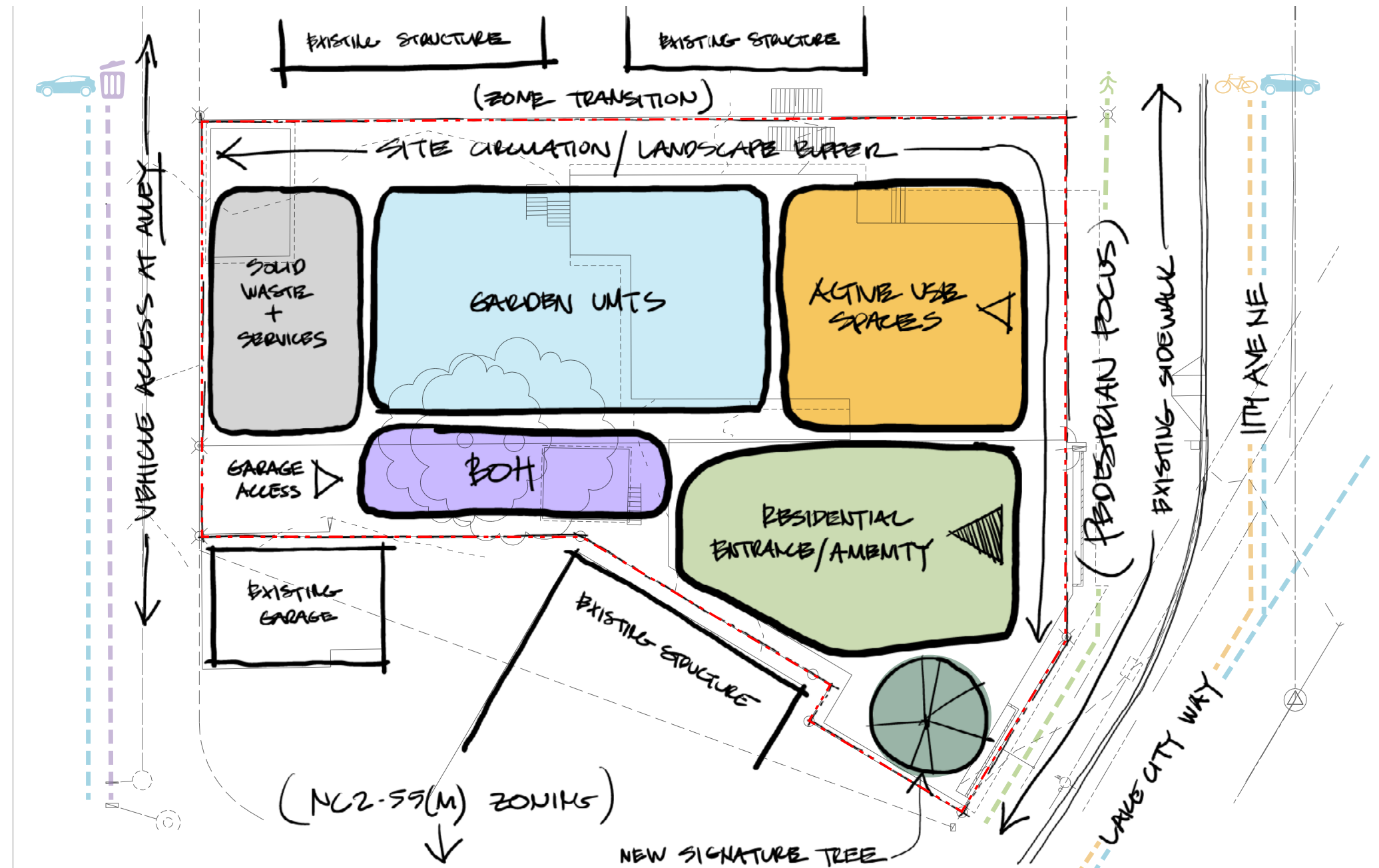
The neighborhood currently consists of a mixture of one and two level houses along 11th Ave NE and single level commercial along Lake City Way NE. Multifamily zoning extends into the single family neighborhood and neighborhood commercial zoning doesn't include any residential use.

LANDSCAPE APPROACH

Existing street trees along Lake City Way NE and 11th Ave NE will be retained with along with proposed street trees. The existing planting strip will be restored as needed to SDOT standards. Overall, the planting on the site will be mainly focused at the building edges and right-of-way. Additional plants will be provided at the roof deck common amenity space.

SITE STRATEGY

With a street corner lot, the main objective is to design an active environment for pedestrians at the streetscape. The adjacent alley to the west is to be utilized for building services (garage access, trash storage, etc) to provide more active spaces toward the streets. Centralizing the main building circulation provides more street frontage for live-work units (where proposed) and indoor/outdoor residential amenity.



ADDRESSES: 7531 11th Ave NE & 7533 Lake City Way NE
PARCEL #: 297980-0775 & 297980-0780
ZONING: NC2-55 (M)
OVERLAYS: Parking Flexibility Area
SITE AREA: 8,987 SF

23.47A.004 PERMITTED USES

- Permitted Outright:
- Residential
 - Live/Work Units

23.47A.012 STRUCTURE HEIGHT

	ALLOWED	PROPOSED
Allowed Maximum Base Height	55'-0"	55'-0"
4' Additional Allowed for Rooftop Features (Parapets, Clerestories, etc.)	59'-0"	54'-0"
16' Additional Allowed for Stair & Elevator Penthouses	71'-0"	66'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.47A.013 FLOOR AREA RATIO

	ALLOWED	PROPOSED
Maximum Floor Area Ratio:	3.75 (33,836.25 SF)	3.27 (29,951 SF)

23.47A.014 SETBACKS REQUIREMENTS

Setback requirements for lots abutting or across the alley from residential zone.
Seattle Interpretation of SBC 1205 and 1206 - SEDU Story count for natural light
High Voltage Lines - 14'-0" radial setback

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 AMENITY AREA

	REQUIRED	PROPOSED
5% of Gross Floor Area in Residential Use (27,798 SF)	1,389.90 SF MIN	1,402 SF

23.54.015 REQUIRED PARKING

	REQUIRED	PROPOSED
Parking Spaces	1 SPACE PER 4 SEDU'S	14 SPACES
Residential Use Stall Size	60% MEDIUM 40% ANY SIZE	14 MEDIUM (100%) 0 SMALL (0%)

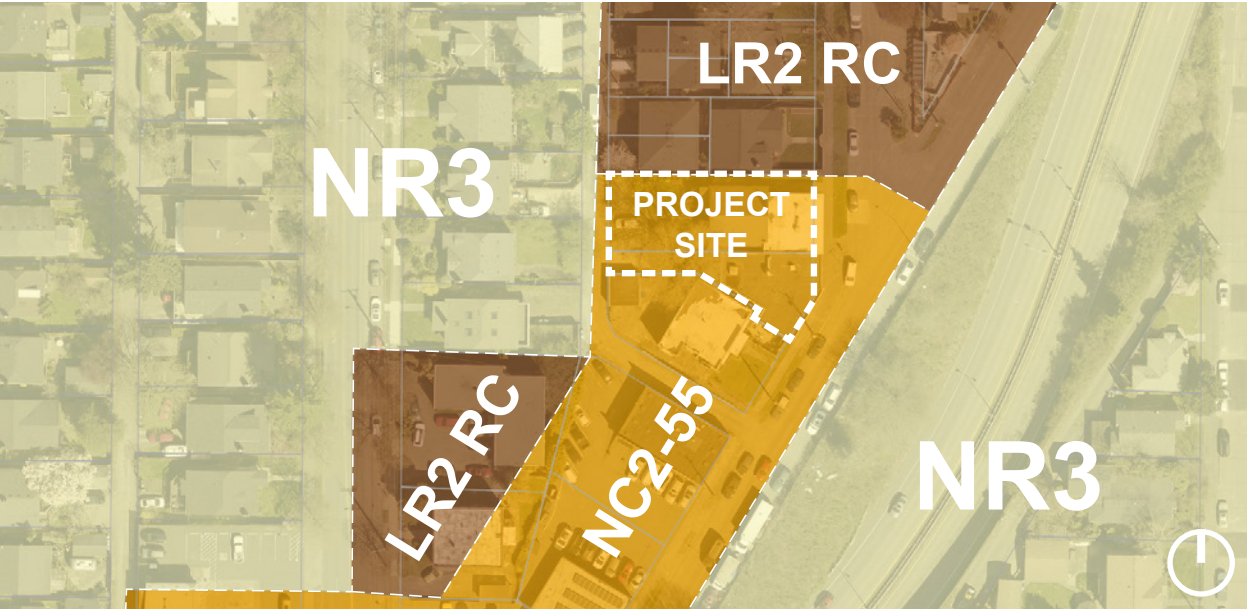
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 51-100 dwelling units: 375 SF + 4 SF for each additional unit above 50. The minimum horizontal dimension of required solid waste storage space is 12 feet.

	REQUIRED	PROPOSED
Dwelling Units	375 SF + 4 SF (EACH UNIT OVER 50)	57 SEDU'S
Total	403 SF	424 SF

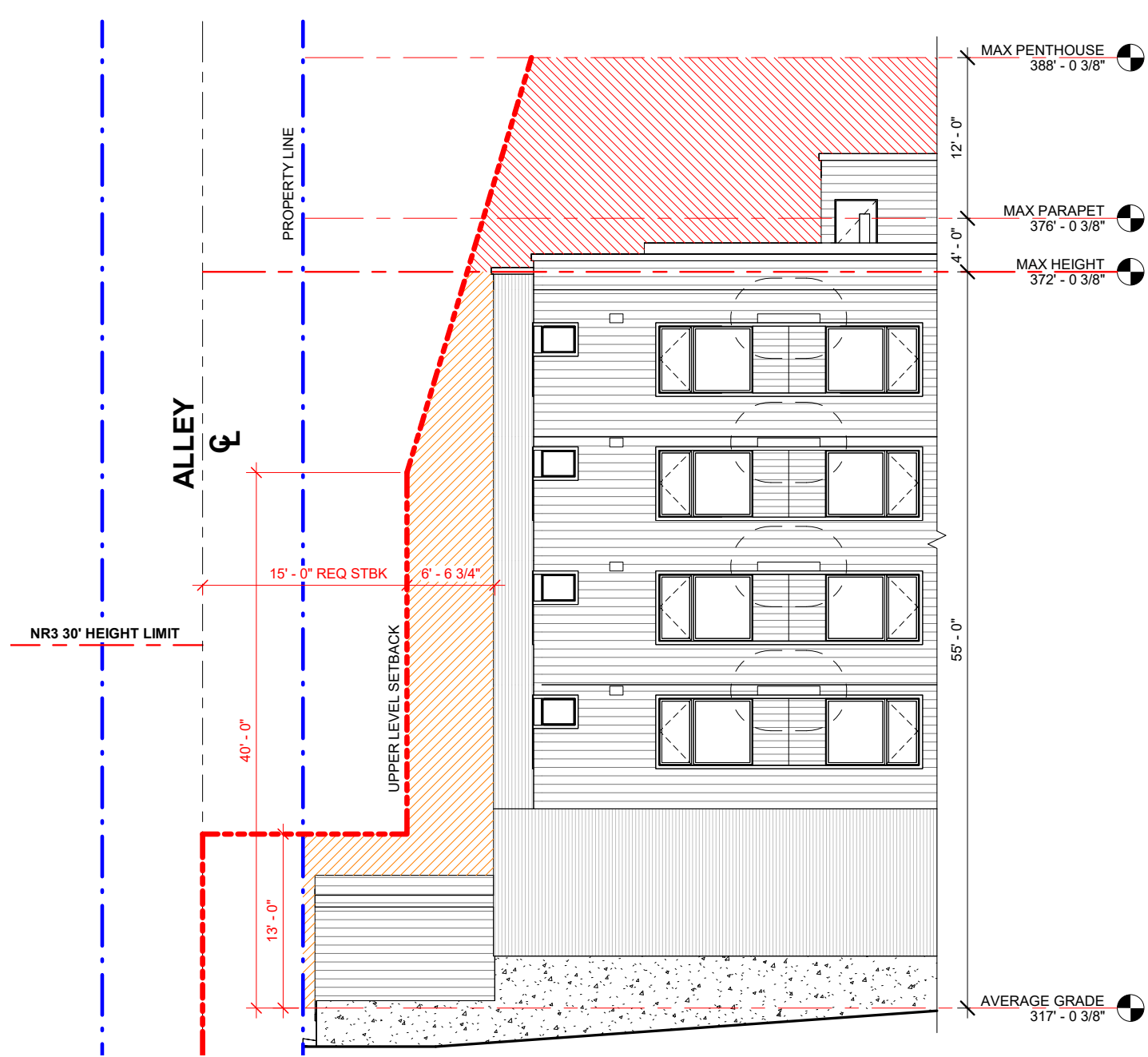
23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
- Nonresidential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.
- 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.

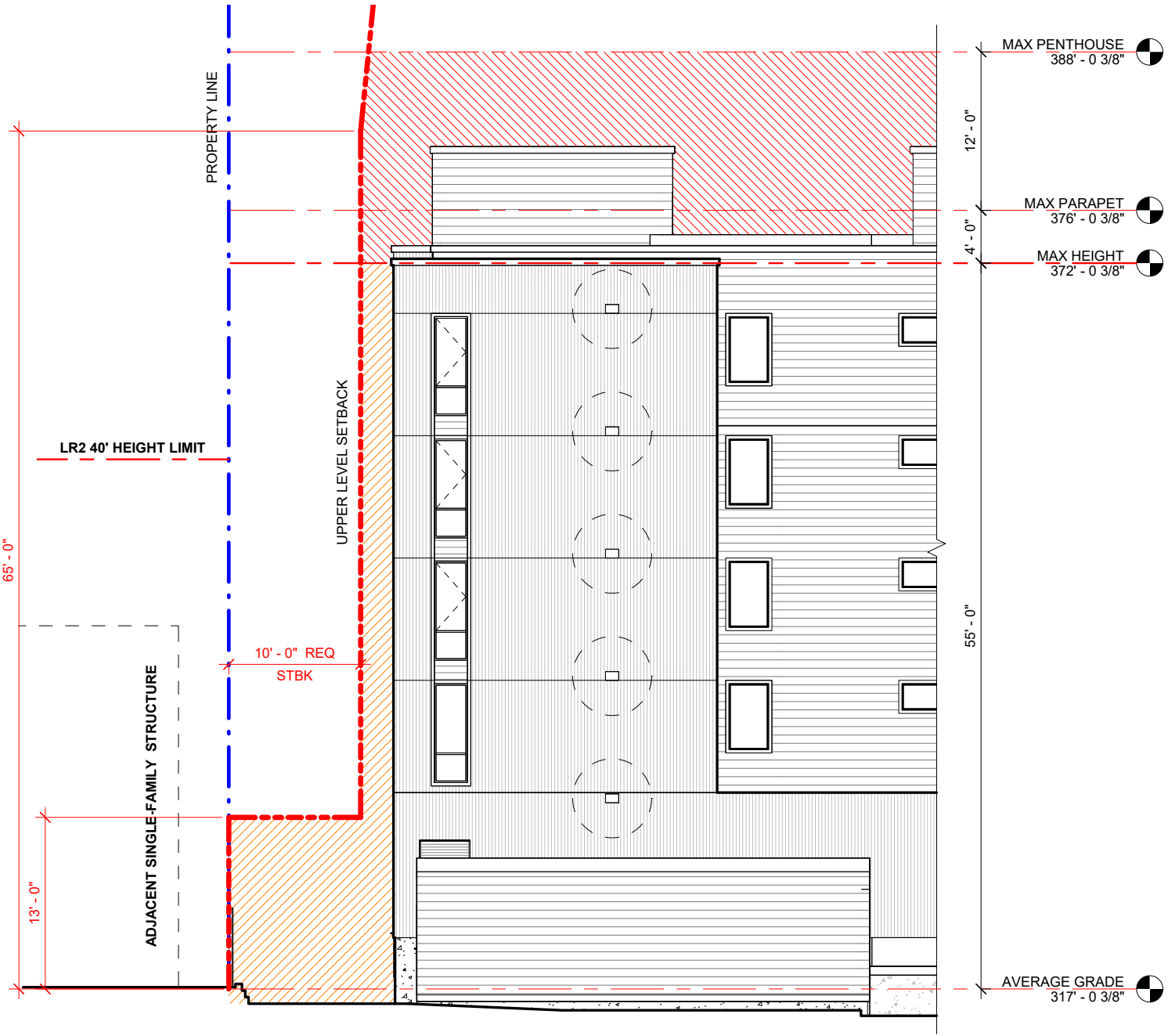


ZONING TRANSITION

While the project site itself is zoned NC2-55, adjacent zoning changes require thoughtful transitions in scale at the north and west property lines. At the alley centerline, zoning is reduced to NR3, which has a maximum height limit of 30'. While complying with upper-level setbacks, the project proposes to set back further and push rooftop penthouses away from the alley facade, reducing perceived scale. At the north property line, zoning is reduced to LR2, which has a 40' height limit. While the existing single-family house is well below this, the development potential is just 15' less in height than on our own site. To fit in with the currently existing context, the project proposes to set back further than the 10' from the north property line, from 10'-8" at the west property line to 11'-4" at the east property line. This increased setback in addition to upper-level modulation also helps reduce the perceived mass of the proposed project.



ZONING TRANSITION DIAGRAM (ALLEY)



ZONING TRANSITION DIAGRAM (NORTH)

1.A. ARCHITECTURE - MASSING

Staff appreciates the proposed breakup of massing along the 11th Ave NE and Lake City Way NE frontages. The four-story mass facing 11th Ave NE creates a strong focal point for the building when viewed from further east on Lake City Way N, while the five-story cranked massing behind it reinforces the change in geometry. The varied roof heights the two masses also contributes to the successful mitigation of the height, bulk, and scale.

APPLICANT RESPONSE:

The massing along 11th Ave NE and Lake City Way NE has been maintained and refined.

1.B. ARCHITECTURE - MASSING

Staff strongly supports the overall breakdown of the massing at the upper floors along the north and west property lines with the inclusion of significant vertical recesses. These recesses divide the overall massing into well proportioned widths that respond to development potential of the adjacent lower scaled zones and the existing context. Moving forward, Staff recommends that the applicant continue to study the height of each mass element to further minimize the visual impacts on the adjacent zones. In addition, focus more attention on the southwest corner and design it to relate better to the single-family zone to the west and the northwest corner of the property to the south.

APPLICANT RESPONSE:

The massing along the north and west property lines has been maintained with further refinement to proportion and dimensions. The massing has been pushed back at the southwest corner to set the upper levels of the building further back from the adjacent residential area, diminishing the perceived overall mass of the building and preserving the privacy of the single-family yards to the west by orienting glazing primarily southward. In addition, lap siding is proposed here to relate to the predominant single-family siding material in the neighborhood.

SEATTLE
CS2-A-2. ARCHITECTURAL PRESENCE
CS2-B-1. SITE CHARACTERISTICS
CS2-C-1. CORNER SITES
CS2-D. HEIGHT, BULK, AND SCALE
DC2-A. MASSING



PEDESTRIAN VIEW FROM NE



PEDESTRIAN VIEW FROM SE



NORTH ELEVATION



PEDESTRIAN VIEW FROM SW

1.C. ARCHITECTURE - MASSING

Staff supports vehicle access and solid waste storage as proposed from the alley. Maintain these elements at the rear of the building and continue to develop the massing so that they are an integral part of the building.

APPLICANT RESPONSE:
The solid waste and vehicle access have been maintained along the existing alley.

SEATTLE
DC1-C. PARKING AND SERVICE USES



PEDESTRIAN VIEW FROM SW



WEST ELEVATION

2.A. FAÇADE DESIGN AND MATERIAL TREATMENT

Staff appreciates the clear massing and modulation. Thoughtfully develop each façade and provide a clear architectural concept. Demonstrate how various parts of the form will be composed using fenestration, extent of glazing, and other secondary architectural elements.

APPLICANT RESPONSE:
The major massing and modulation moves have been retained. The facades have been developed further with a simple, rhythmic pattern of glazing and infill elements.

2.B. FAÇADE DESIGN AND MATERIAL TREATMENT

Staff notes that the west end of the building will be highly visible from the lower scaled single-family zone across the alley. Pay special attention to the articulation and material application to ensure that it is well-proportioned and addresses the scale difference appropriately.

APPLICANT RESPONSE:
The west façade has been developed further to relate to the adjacent single family zone across the alley. The southwest corner of the building has been set back and lowered with glazing predominantly oriented to the south to preserve the west neighbors' privacy, and the recessed volume's lap siding is residential in character. Varied parapet heights further reduce the perceived height of the building at the alley.

SEATTLE
DC2.B.1. FACADE COMPOSITION
DC2.C.1. VISUAL DEPTH AND INTEREST
DC2.C.2. DUAL PURPOSE ELEMENTS
CS2.D.3. ZONE TRANSITIONS
DC1.B. VEHICULAR ACCESS AND CIRCULATION
DC2.D. SCALE AND TEXTURE

2.C. FAÇADE DESIGN AND MATERIAL TREATMENT

Staff recommends robust study of the design of the facades that face 11th Ave NE and Lake City Way NE, to ensure that the facades are interesting when viewed from various distances away on both streets.

APPLICANT RESPONSE:

The facades facing 11th Ave NE and Lake City Way NE have been studied to ensure visual interest through glazing proportions and material applications. The cranked mass is clad with vertically oriented materials that can easily accommodate the curved facade and produce varied shadow conditions when viewed from different perspectives. The 11th Ave NE facade comes down to meet the ground and anchor the northeast corner of the building. Furthermore, the street-facing facade has been revised back to the taller windows and proportions depicted in the original MUP submittal in March 2022.

2.D. FAÇADE DESIGN AND MATERIAL TREATMENT

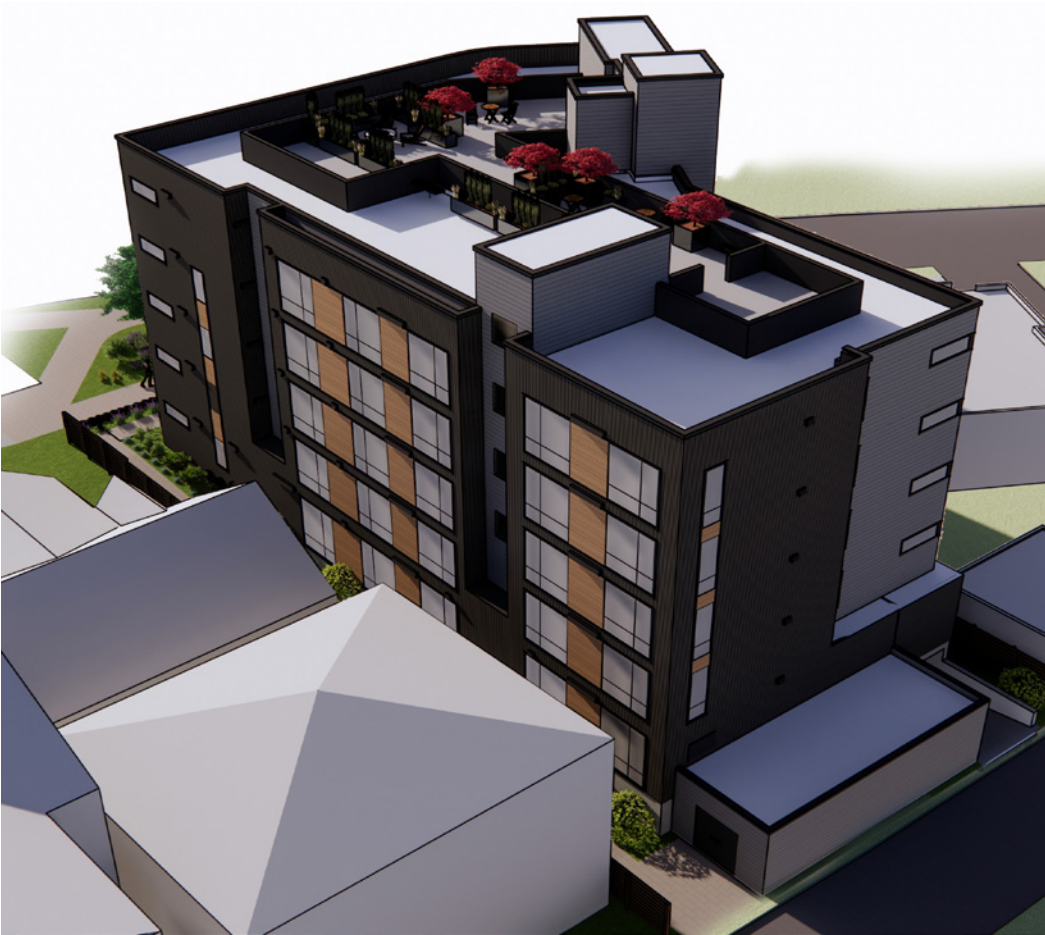
Staff encourages the applicant to look at varying the window types to help further enhance the major massing moves. Provide architectural concept diagrams or sketches to help explain the façade design.

APPLICANT RESPONSE:

A simple pattern of glazing using varying window widths is proposed on all facades, with variation introduced through the application of an A/B scheme in relation to the window sill height in the different building masses. Window proportions reinforce the overall rhythm and proportions of the major massing moves.



PEDESTRIAN VIEW FROM SE



AERIAL VIEW FROM NW

SEATTLE
DC2.A. MASSING
DC3.A. BUILDING-OPEN SPACE RELATIONSHIP
CS3.A.1. FITTING OLD AND NEW TOGETHER
DC2.B.1. FAÇADE COMPOSITION
DC2.C.3. FIT WITH NEIGHBORING BUILDINGS

2.E. FAÇADE DESIGN AND MATERIAL TREATMENT

Although the masses are well modulated, provide studies introducing varied parapet heights, overhangs, or other secondary architectural elements to provide more residential texture to the facades, specifically those that face the street frontages, the properties to the north, and the alley.

APPLICANT RESPONSE:

Varied parapet heights have been introduced to reduce the perceived height of the building as it turns the corner to the adjacent single-family zone. The parapet of the primary corrugated metal volume takes precedence, with the parapet of the lap volume kept to a minimum to reinforce the massing setback from the alley.

2.F. FAÇADE DESIGN AND MATERIAL TREATMENT

Staff strongly recommends the development of well-proportioned facades that include the use of smaller-scaled high-quality materials and various primary and secondary architectural elements found in the neighborhood. The façade design should limit the use of large, flat panel materials void of texture and should include a level of visual interest and residential character on all facades of the project.

APPLICANT RESPONSE:

The façade proportions have been maintained, and smaller-scaled materials have been introduced to reinforce the proportion and rhythm of glazing. Materials with a residential character, such as tongue and groove cedar, lap siding, and window trim details have been proposed to break down the overall building massing.

SEATTLE
CS2.D.5. RESPECT FOR ADJACENT SITES
DC2.B.1. FAÇADE COMPOSITION
DC2.C.1. VISUAL DEPTH AND INTEREST
DC2.D.1. HUMAN SCALE
DC2.C. SECONDARY ARCHITECTURAL FEATURES
DC2.D.2. TEXTURE
DC4.A.1. EXTERIOR FINISH MATERIALS
DC2.C.3. FIT WITH NEIGHBORING BUILDINGS
CS3.A.1. FITTING OLD AND NEW TOGETHER



VIEW FROM EAST (11TH AVE NE)



VIEW OF RESIDENTIAL ENTRY AND AMENITY FROM SE



STREET-LEVEL VIEW FROM SW ALLEY



VIEW FROM WEST (SERVICE ALLEY)



AERIAL VIEW FROM NW



VIEW OF ACCESSIBLE SITE CIRCULATION FROM NE



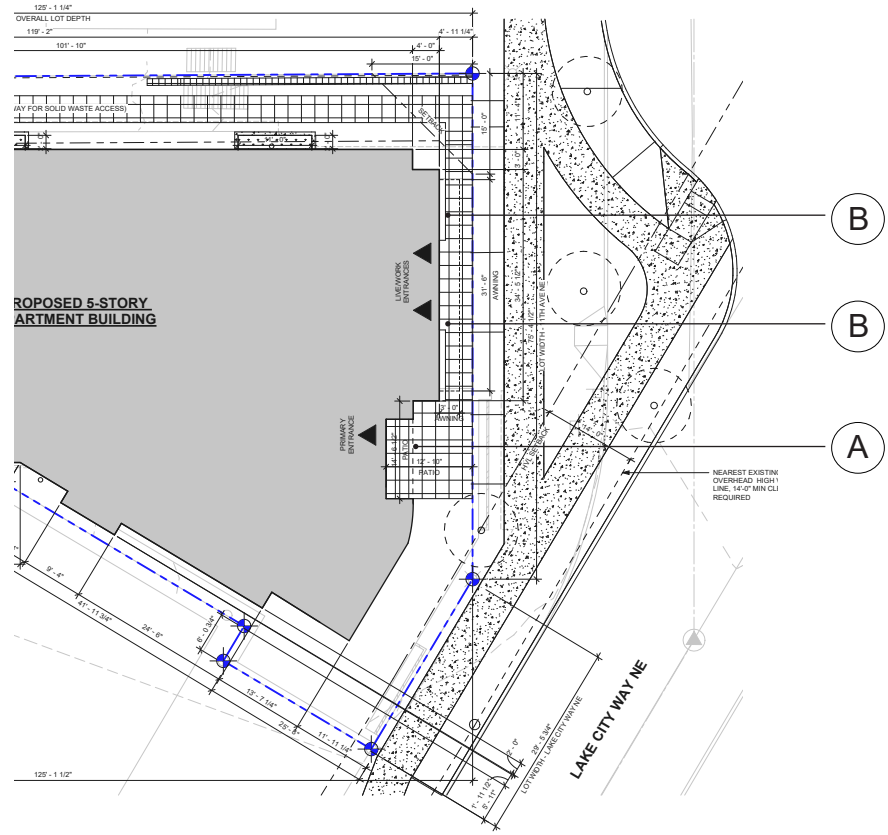
STREET-LEVEL VIEW FROM SOUTHEAST (DOWN LAKE CITY WAY NE)



MAIN ENTRY AWNING SIGNAGE



EAST ELEVATION BUILDING SIGNAGE LOCATIONS



PLAN | BUILDING SIGNAGE LOCATIONS



COMMERCIAL WALL SIGNAGE



PERSPECTIVE FROM STREET (15TH AVE NW)



VIEW OF NORTHEAST CORNER

1 **AEP SPAN NUWAVE METAL SIDING**
PAINTED COOL MATTE BLACK

A high quality currogated metal siding to be used on the most prominent facades of the project. This material provides a dominant vertical texture that will compliment the curved corner adjacent to the residential entry along the street.

2 **FACE BRICK**
MUTUAL MATERIALS, PEWTER

Mutual Materials Pewter face brick is used at the street facing facade adjacent to the resudential entry to highlight building modulation and the live-work units.

3 **FIBER CEMENT LAP SIDING (6")**
PAINTED SW7067 CITYSCAPE

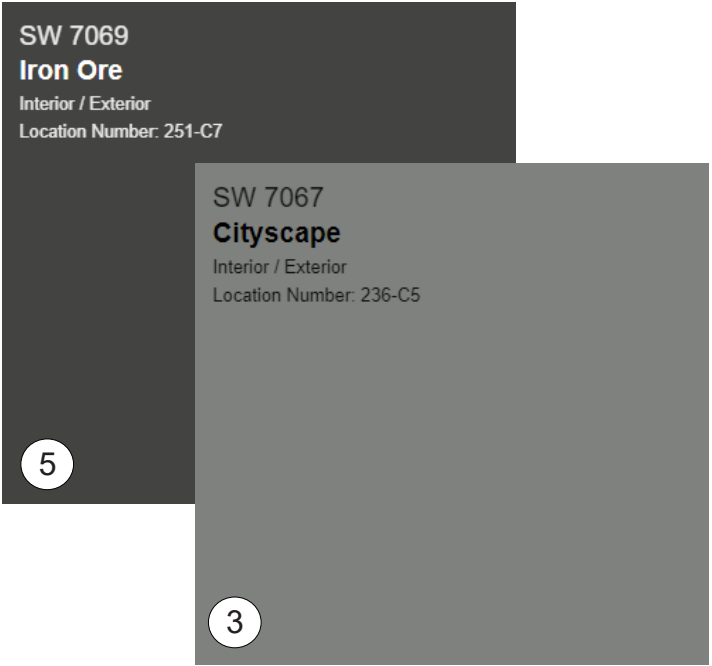
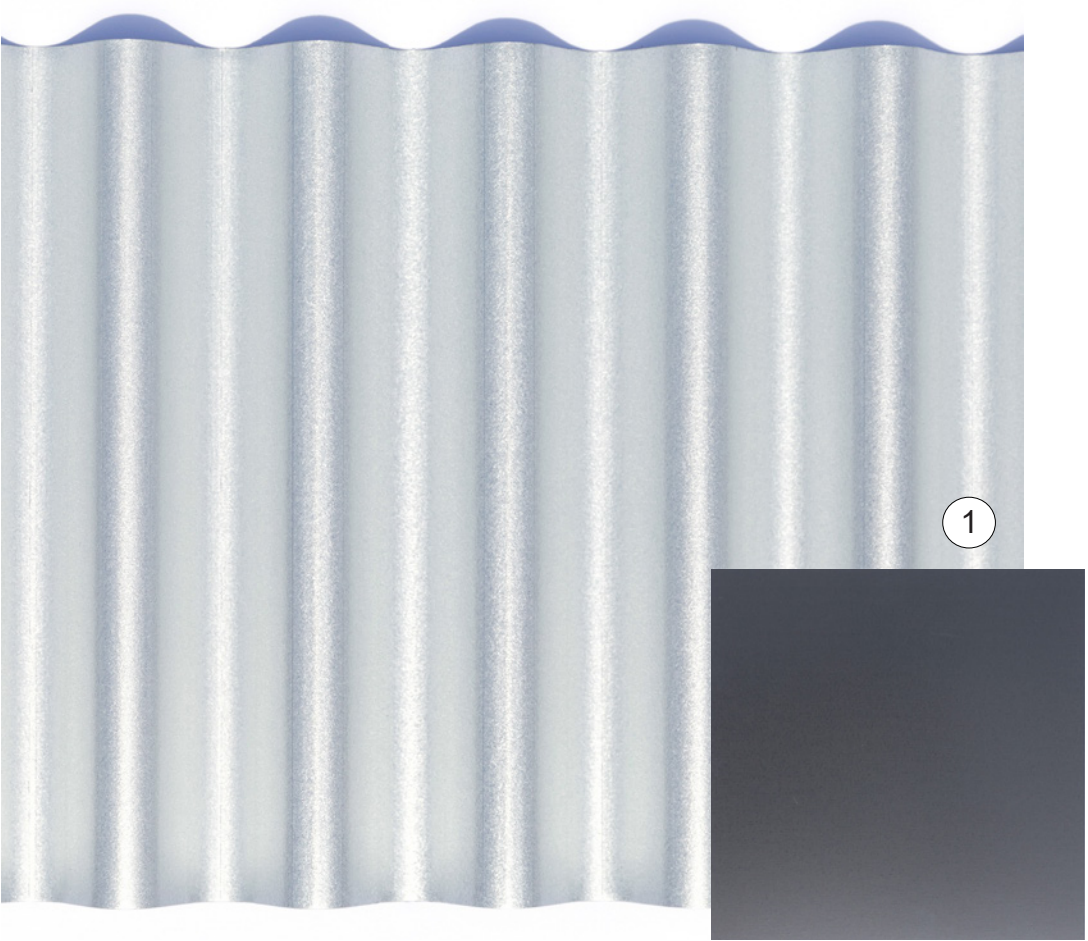
Provies a horizontal texture adjacent to the AEP Span nuwave metal siding. The lap siding is used at all facades except the street-facing.

4 **CEDAR TONGE & GROOVE SIDING**
CLEAR FINISH

To bring warmth to the materials palette, clear finished cedar is proposed at select window infill moments throughout all facades.

5 **FIBER CEMENT PANEL (5/16")**
PAINTED SW7069 IRON ORE

The Iron Ore painted fiber cement panel material supports our high quality and uncluttered material palette by providing infill moments at the southern facade.





EAST ELEVATION



FACE BRICK
Mutual Materials
Pewter

A



CORRUGATED METAL
NuWave, Vertical
Cool Matte Black

B



LAP SIDING
James Hardie Plank, 6" Smooth
SW 7067 Cityscape

C



CEDAR
Tongue & Groove Siding
Clear Finish

D



FIBER CEMENT PANEL
James Hardie Panel, 5/16" Thick
SW 7069 Iron Ore

F

ALUMINUM STOREFRONT
Black

K

VINYL WINDOW
Black

L

ALUMINUM VENT SHROUD
Paint to match adjacent

M

METAL CAP FLASHING
Black

N

METAL AWNING
Black

O



NORTH ELEVATION



FACE BRICK
Mutual Materials
Pewter **(A)**



CORRUGATED METAL
NuWave, Vertical
Cool Matte Black **(B)**



LAP SIDING
James Hardie Plank, 6" Smooth
SW 7067 Cityscape **(C)**



CEDAR
Tongue & Groove Siding
Clear Finish **(D)**

- CAST IN PLACE CONCRETE** **(I)**
- VINYL WINDOW**
Black **(L)**
- ALUMINUM VENT SHROUD**
Paint to match adjacent **(M)**
- METAL CAP FLASHING**
Black **(N)**



WEST ELEVATION



FACE BRICK
Mutual Materials
Pewter



CORRUGATED METAL
NuWave, Vertical
Cool Matte Black



LAP SIDING
James Hardie Plank, 6" Smooth
SW 7067 Cityscape



CEDAR
Tongue & Groove Siding
Clear Finish

VINYL WINDOW
Black

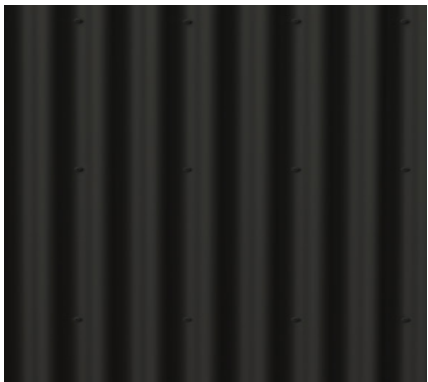
METAL CAP FLASHING
Black



SOUTH ELEVATION



FACE BRICK
Mutual Materials
Pewter



CORRUGATED METAL
NuWave, Vertical
Cool Matte Black



LAP SIDING
James Hardie Plank, 6" Smooth
SW 7067 Cityscape



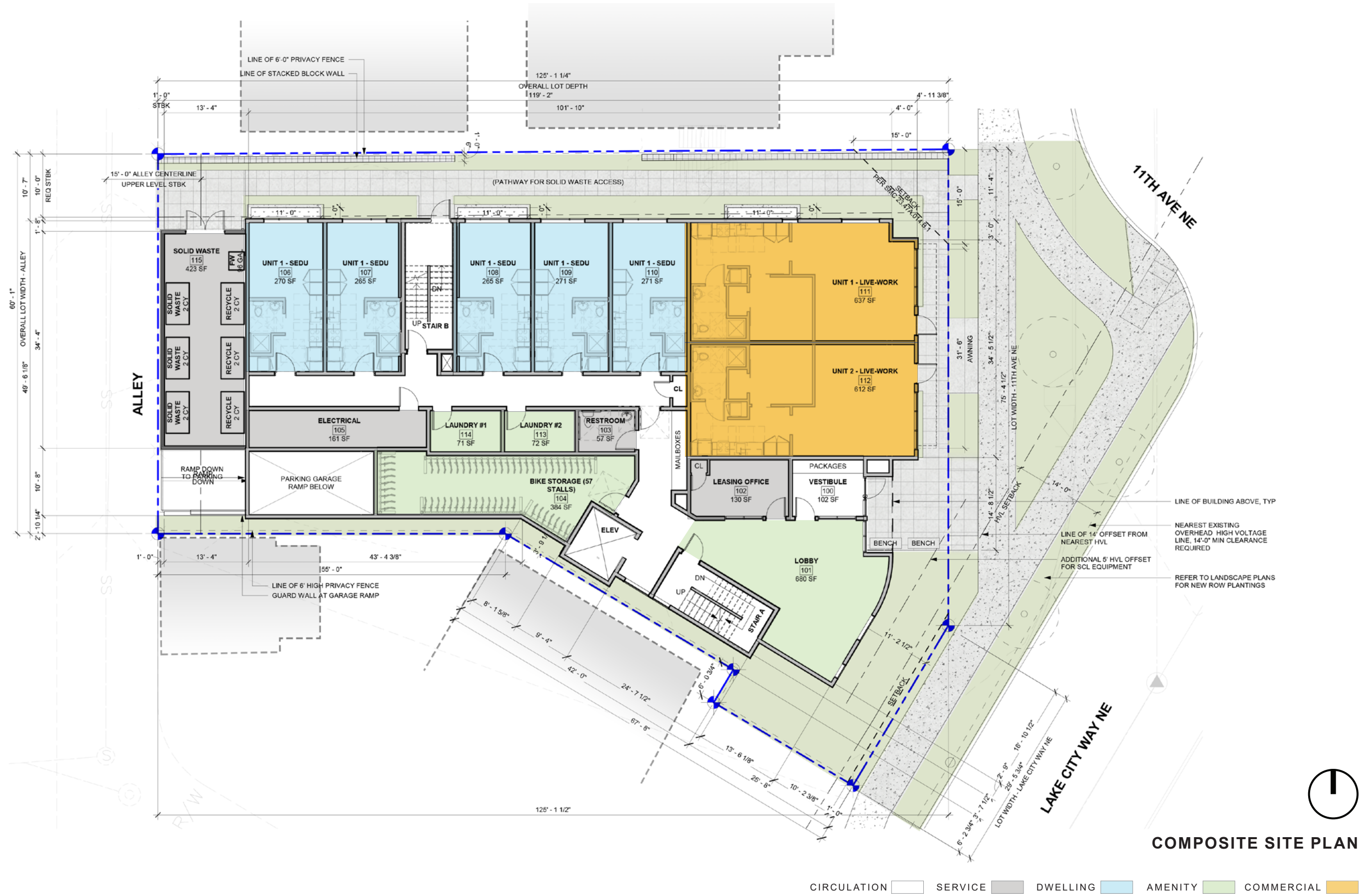
CEDAR
Tongue & Groove Siding
Clear Finish

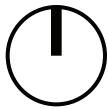
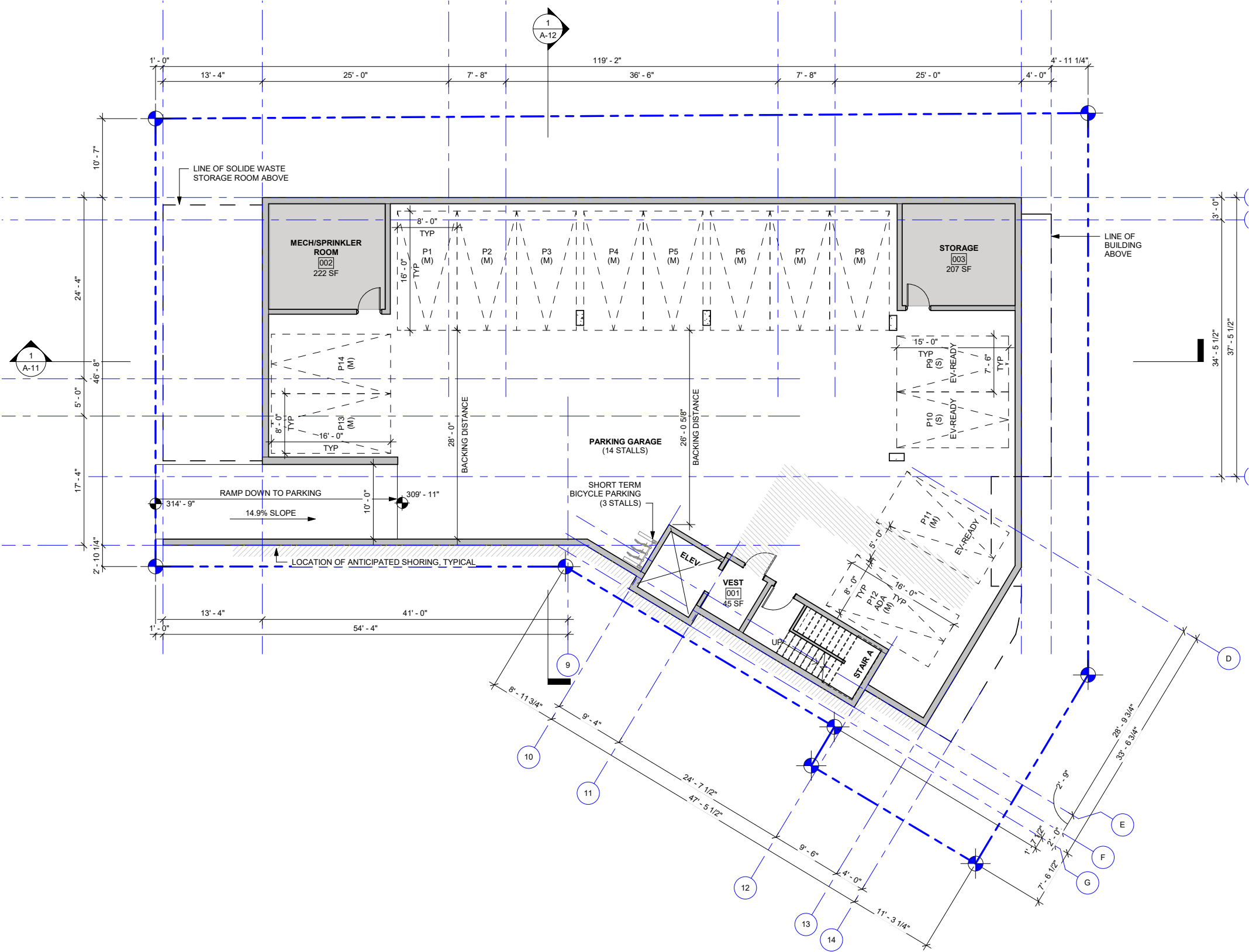
CAST IN PLACE CONCRETE (I)

VINYL WINDOW
Black (L)

ALUMINUM VENT SHROUD
Paint to match adjacent (M)

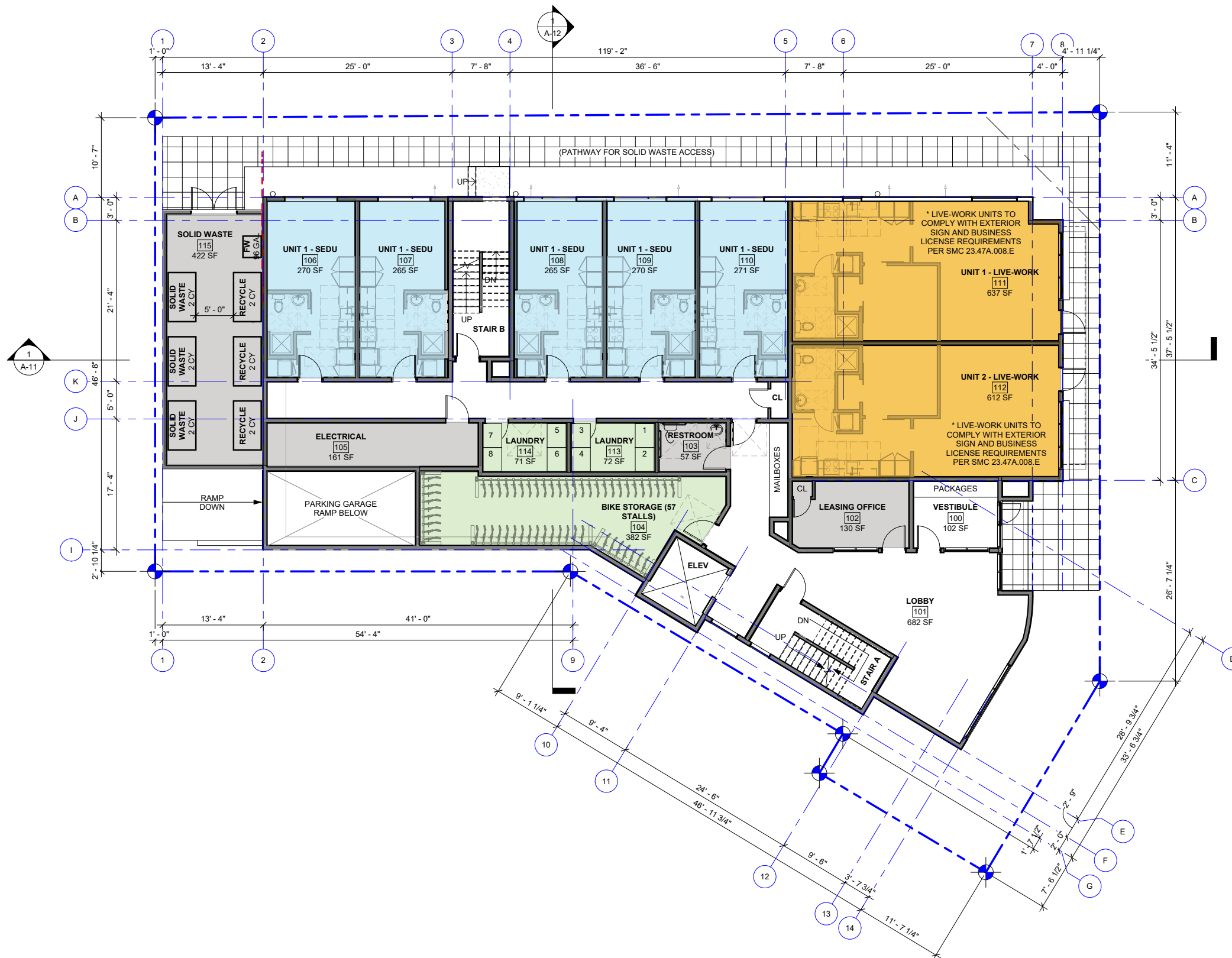
METAL CAP FLASHING
Black (N)





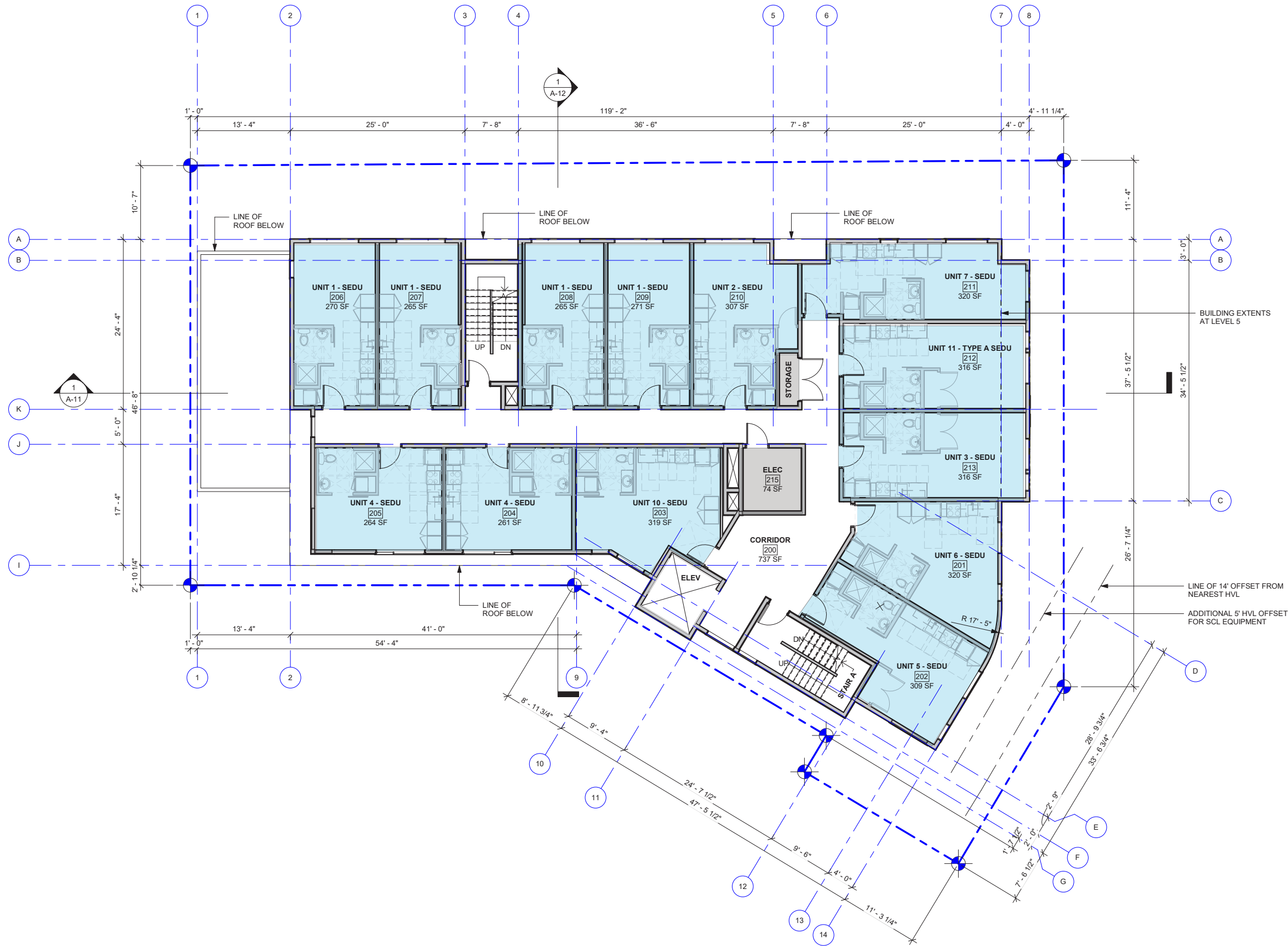
BASEMENT

CIRCULATION SERVICE DWELLING AMENITY COMMERCIAL



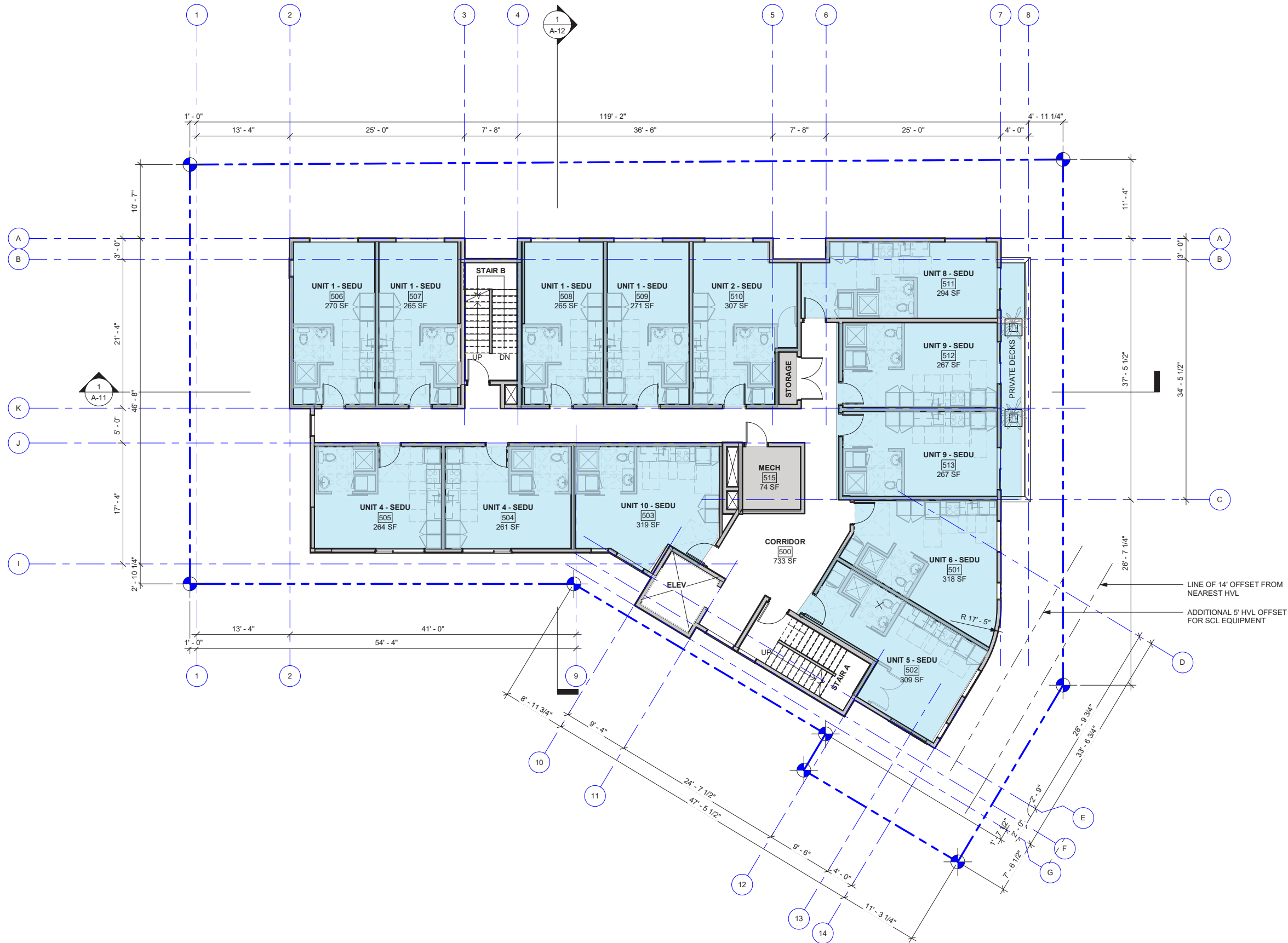
LEVEL 1

CIRCULATION SERVICE DWELLING AMENITY COMMERCIAL



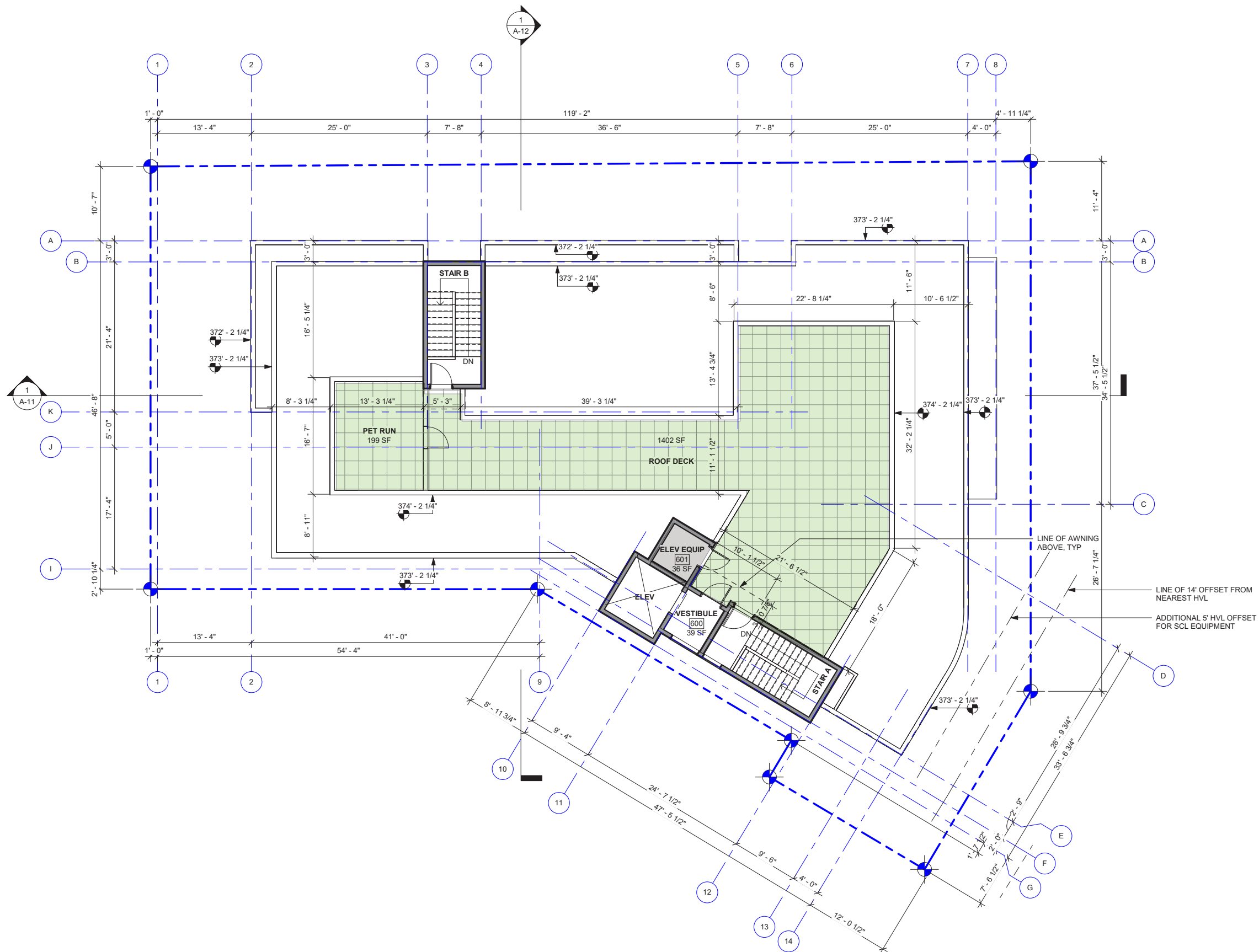
LEVEL 2-4

CIRCULATION SERVICE DWELLING AMENITY COMMERCIAL

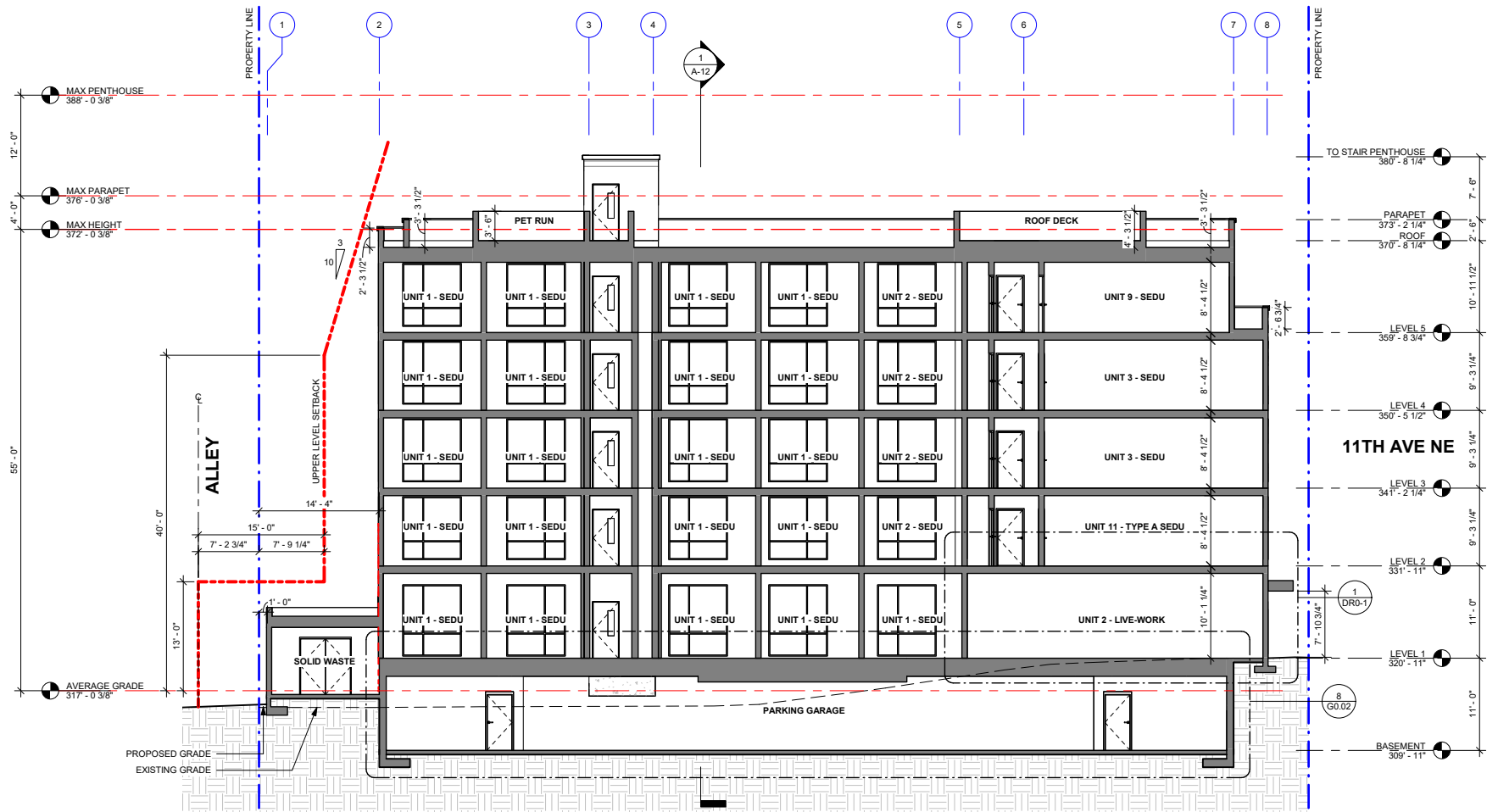
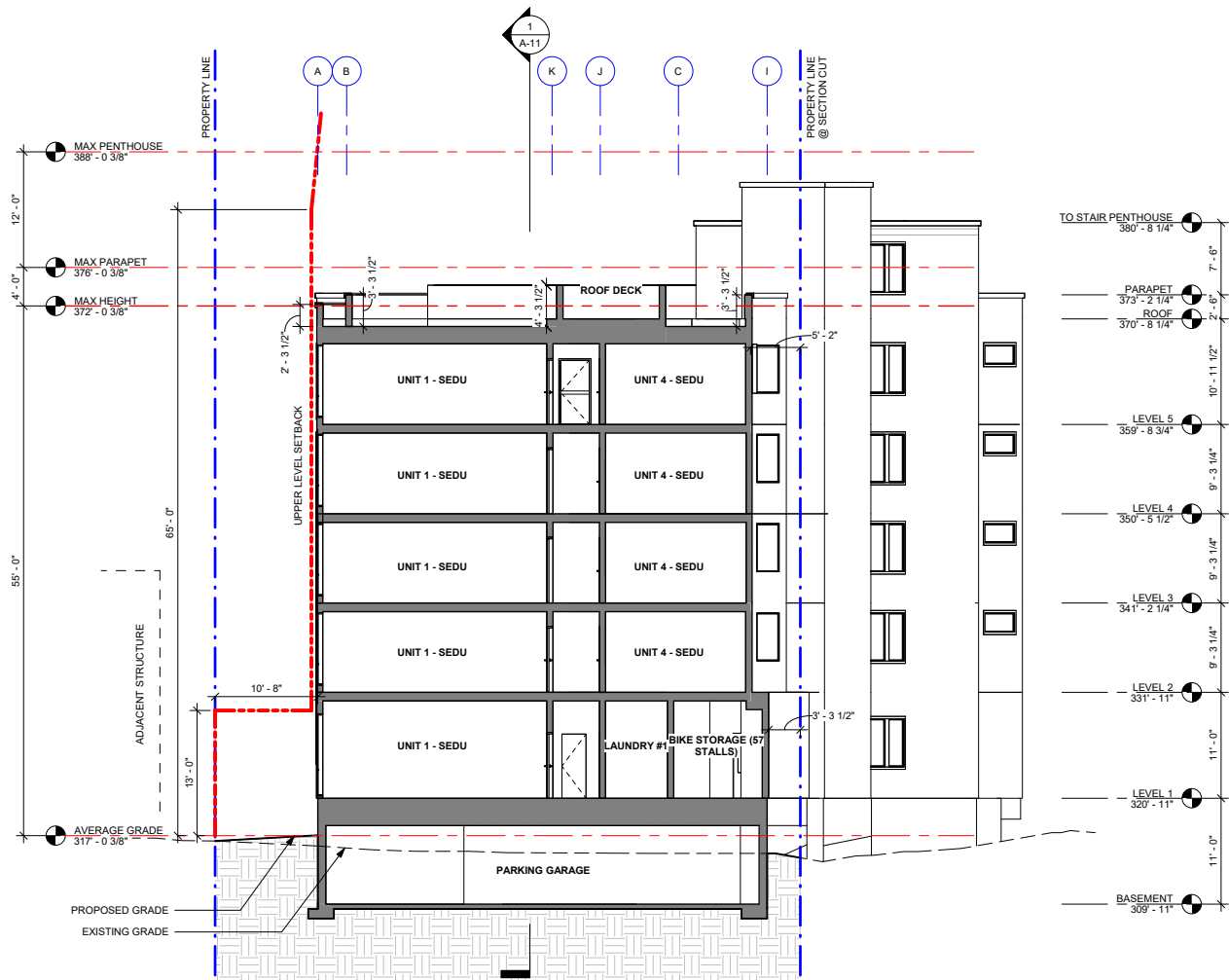



LEVEL 5

CIRCULATION  SERVICE  DWELLING  AMENITY  COMMERCIAL 



ROOF PLAN





PLANT SCHEDULE

TREES		BOTANICAL / COMMON NAME
		Acer circinatum / Vine Maple
		Calocedrus decurrens / Incense Cedar
		Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine
		Stewartia pseudocamellia / Japanese Stewartia Street Tree
		Tilia tomentosa 'Sterling' / Sterling Silver Linden Street Tree
SHRUBS		BOTANICAL / COMMON NAME
		Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
		Calluna vulgaris 'Firefly' / Heather
		Carex oshimensis 'Everillo' / Everillo Japanese Sedge
		Carex testacea / Orange Sedge
		Ceanothus thyrsiflorus 'Diamond Heights' / Diamond Heights Ceanothus
		Cupressus macrocarpa 'Wilma Goldcrest' / Wilma Goldcrest Cypress
		Evonymus japonicus 'Microphyllus' / Boxleaf Evonymus
		Heuchera x 'Obsidian' / Coral Bells
		Hydrangea quercifolia / Oakleaf Hydrangea
		Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
		Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
		Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe
		Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
		Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
		Myrica californica / Pacific Wax Myrtle
		Nandina domestica 'Sulf Stream' TM / Heavenly Bamboo
		Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
		Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass
		Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
		Physocarpus opulifolius 'Diablo' / Diablo Ninebark
BIORETENTION		BOTANICAL / COMMON NAME
		Carex obnupta / Slough Sedge
		Cornus alba / Tatarian Dogwood
		Cornus alba 'Soucheville' / Goldenleaf Dogwood
		Juncus patens 'Elk Blue' / Spreading Rush
		Sambucus nigra 'Black Lace' / Black Lace Elderberry
VINES		BOTANICAL / COMMON NAME
		Clematis armandii 'Snowdrift' / Evergreen Clematis

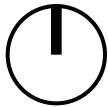
PLANT SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME	SPACING
	Ajuga reptans / Bugleweed	24" o.c.
	Herniaria glabra / Green Carpet	18" o.c.
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	24" o.c.
	Vinca minor 'Illumination' TM / Illumination Dwarf Periwinkle	24" o.c.

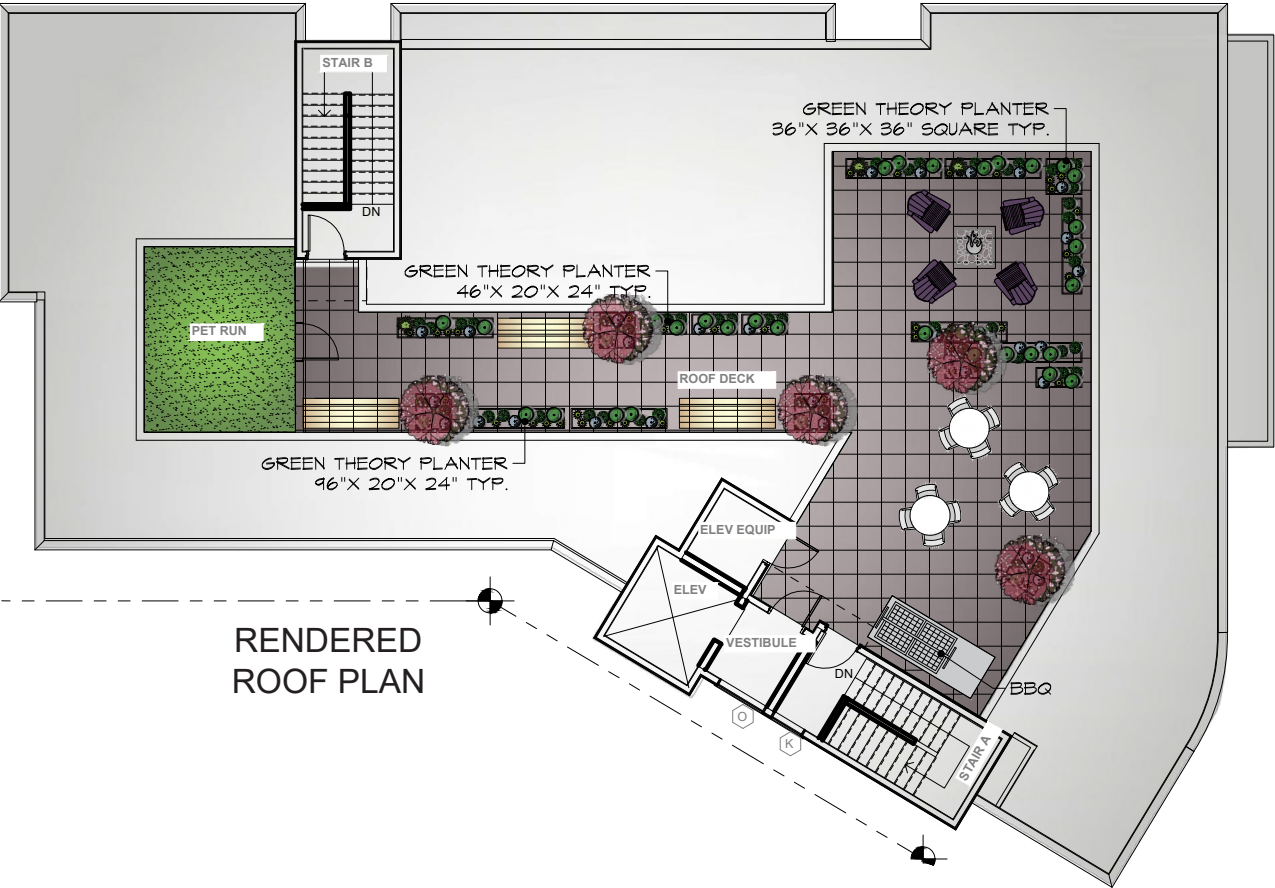


RENDERED
LANDSCAPE PLAN

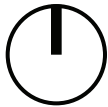
0 8 16 24 feet
SCALE: 1/8" = 1'-0"



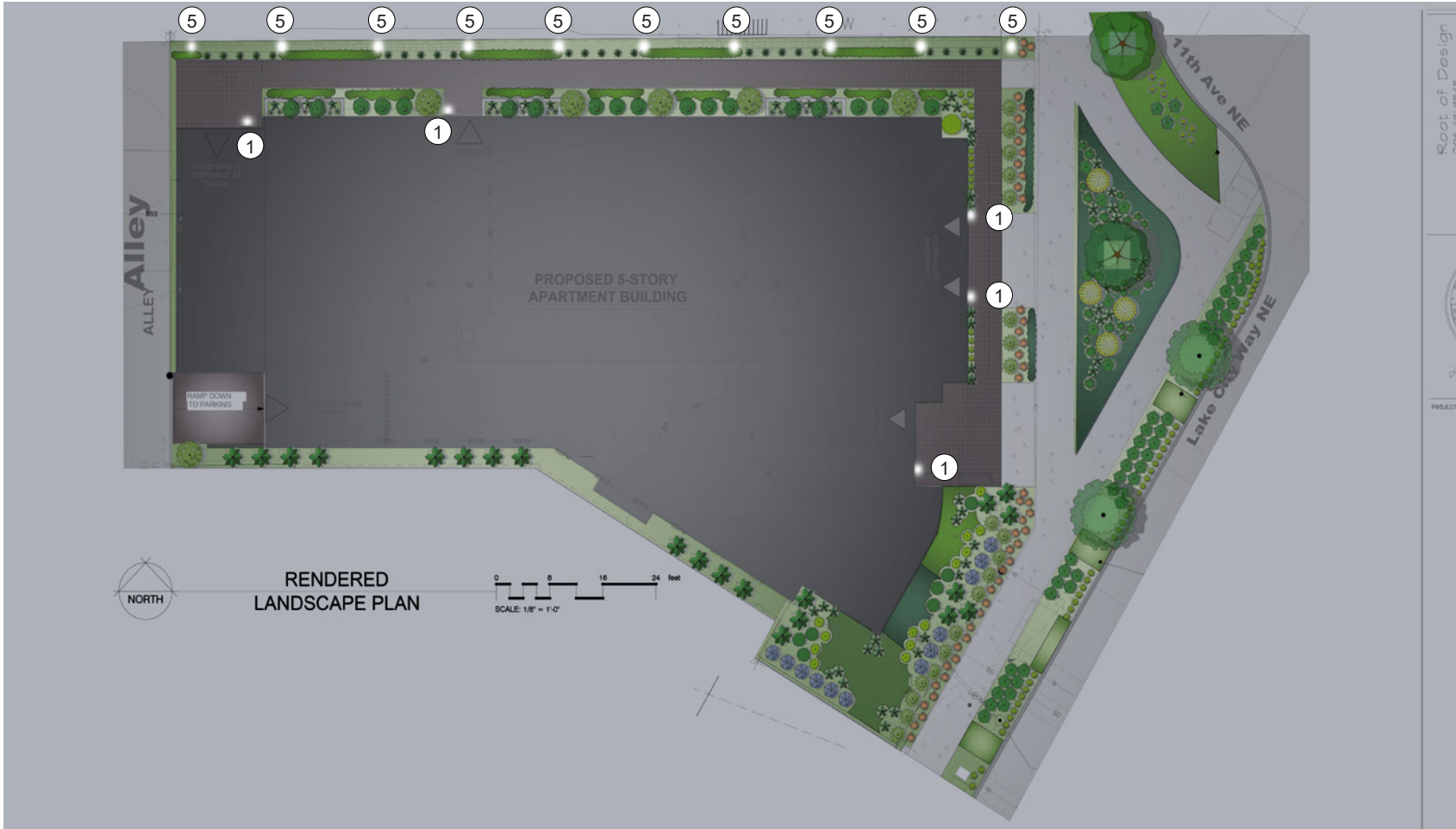
LANDSCAPE PLAN



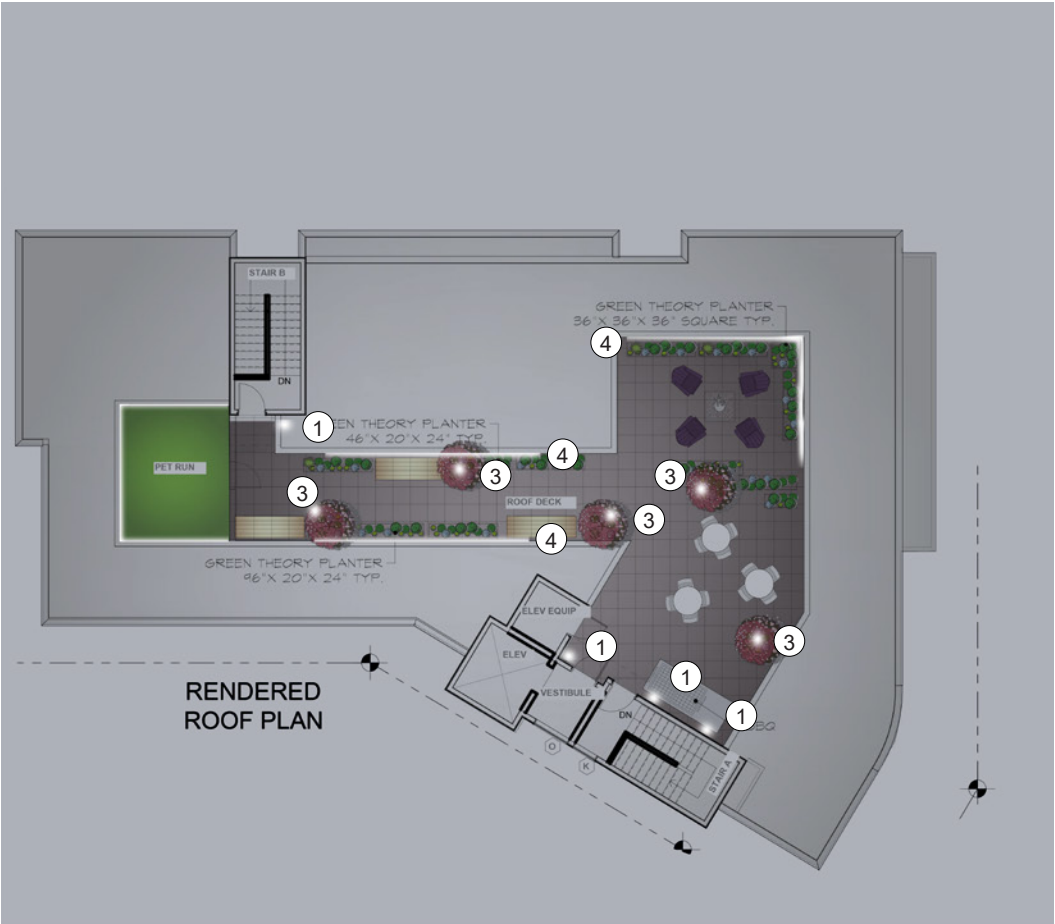
RENDERED
ROOF PLAN



ROOF AMENITY PLAN



GROUND LEVEL PLAN



ROOF AMENITY PLAN



**WALL
SCONCES** ①



**SURFACE-MOUNT
DOWNLIGHTS** ②
DARK BRONZE



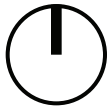
**LANDSCAPE
LIGHTS** ③



**LED ROPE
LIGHTS** ④



**PATHWAY
LIGHTS** ⑤

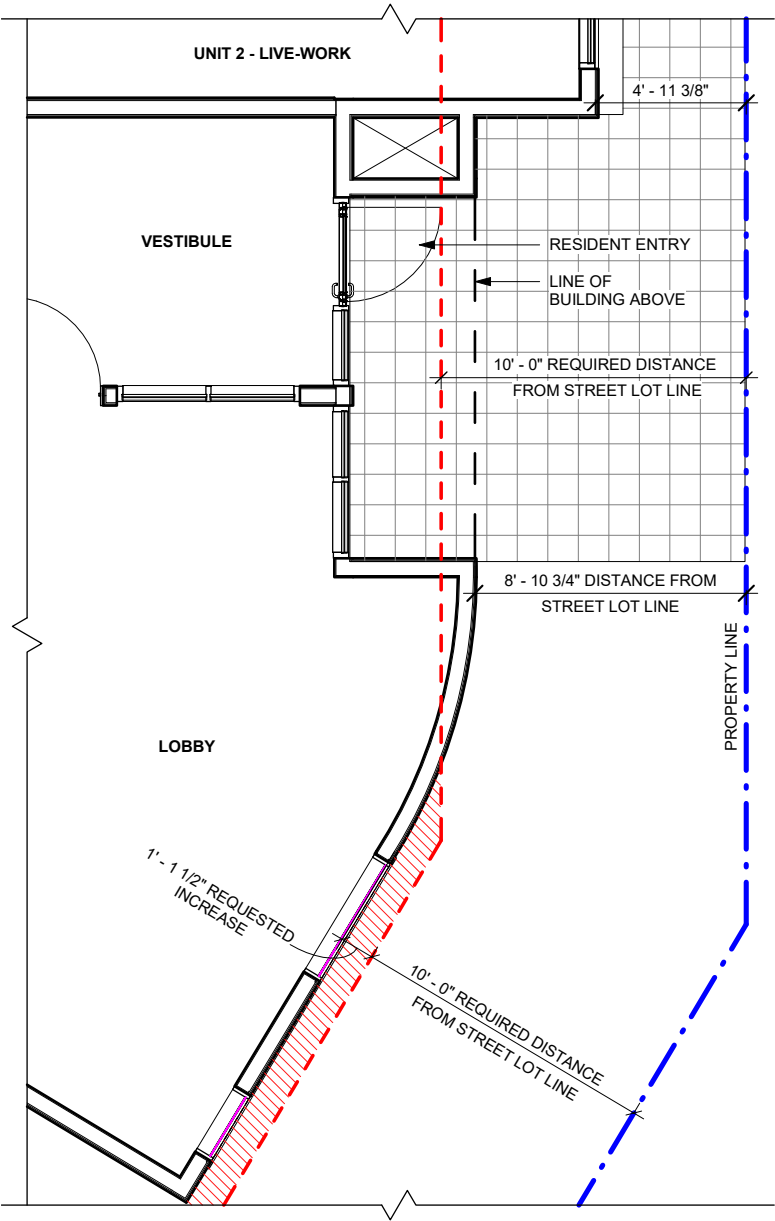


PROPOSED LIGHTING

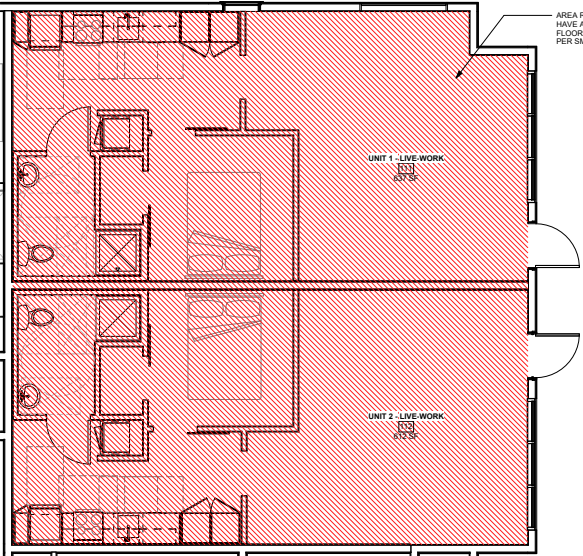
APPENDIX

DEPARTURE	REQUIREMENT	REQUEST	RATIONALE
STREET LEVEL DEVELOPMENT STANDARDS (SMC 23.47A.008.A.3)	STREET-LEVEL, STREET-FACING FACADES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE.	TO ALLOW THE DISTANCE BETWEEN THE STREET FACING FAÇADE AND STREET LOT LINE TO INCREASE FROM 10 FEET TO 11 FEET 1 1/2 INCHES, AN INCREASE OF 11.25%. (SEE DIAGRAMS ON DR0-1)	THE PROJECT AIMS TO SET A GOOD PRECEDENT FOR THIS EMERGING SECTION OF LAKE CITY WAY NE AND 11TH AVE NE BY INSTALLING NEW SIDEWALKS MEETING SDOT STANDARDS AS WELL AS PROVIDING ADDITIONAL LANDSCAPING AND HARDSCAPED PEDESTRIAN AREAS ADJACENT TO THE SIDEWALK. A GENEROUS FRONT SETBACK IS PROPOSED TO ALLOW SUFFICIENT SPACE FOR NEW PLANTINGS, AS WELL AS AN ENTRANCE PLAZA FOR THE PORTION OF THE SITE THAT FRONTS LAKE CITY WAY NE. NORTH OF THE CURVED FAÇADE, THE PROPOSED SETBACK REDUCES TO 8'-10" AND EVENTUALLY 5'-0", LEAVING THE MAJORITY OF THE STREET-FACING FAÇADE COMPLIANT. MOREOVER, DUE TO THE UNIQUE GEOMETRY OF THE SITE, WHILE WE ARE LESS THAN A 10' SETBACK ALONG 11TH AVE NE, WHEN WE TRANSITION THE ESTABLISHED MASSING OF THE BUILDING TO THE SE CORNER OF THE LOT, WE END UP BEING GREATER THAN 10' BACK FROM THE LAKE CITY WAY NE PROPERTY LINE. THIS AREA IS ALSO ADJACENT TO AN EXISTING SINGLE-FAMILY HOME, AND A GREATER SETBACK WITH ROBUST LANDSCAPING HELPS TO SOFTEN THE PROPOSED BUILDING AT THIS LOCATION. (PL1-D, PL3-A, DC2-B-1)

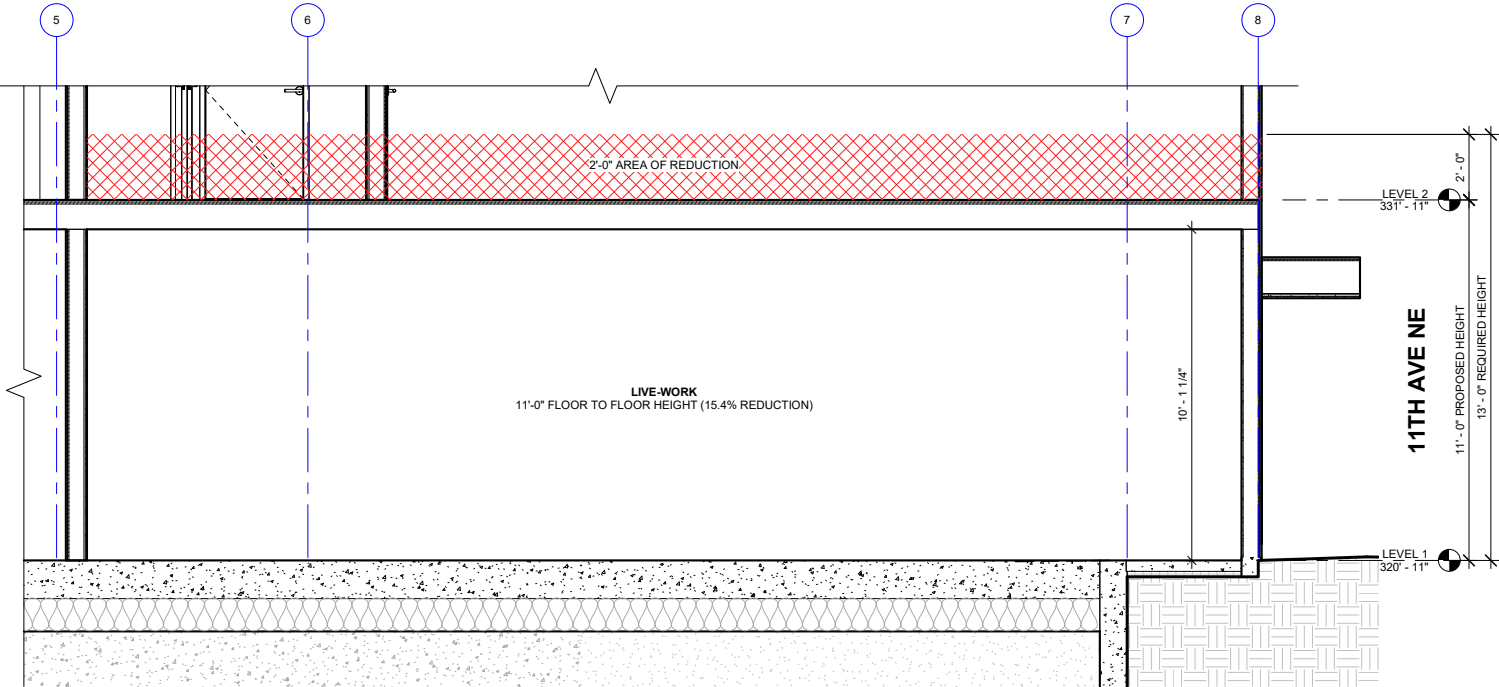
DEPARTURE	REQUIREMENT	REQUEST	RATIONALE
STREET LEVEL DEVELOPMENT STANDARDS (SMC 23.47A.008.B.4)	NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET.	TO ALLOW THE HEIGHT OF NON-RESIDENTIAL USE AT THE STREET TO DECREASE FROM 13'-0" TO 11'-0", A REDUCTION OF 15.4%. (SEE DIAGRAMS ON DR0-1)	THE PROPOSED CEILING HEIGHT OF 10' AT THE LIVE-WORKS UNITS IS AN APPROPRIATE STREET-LEVEL SCALE FOR THE NEIGHBORHOOD WHICH KEEPS WITH THE ESTABLISHED COMMERCIAL HEIGHTS FOUND TO THE SOUTH AND IS MORE APPROPRIATE HERE WHERE THE ZONING IMMEDIATELY NORTH TRANSITIONS TO LOW-RISE. MOREOVER, FOR THE PROJECT TO MEET THE EXISTING SIDEWALK GRADES FOR THE LIVE-WORK UNITS AND THE MAIN BUILDING ENTRANCE, WE HAVE SET THE STREET LEVEL ELEVATION AT 320'-11". THE AVERAGE GRADE CALCULATION IS ALMOST 4' BELOW THIS AT ~317'-0". WITH THE CALCULATED MAXIMUM STRUCTURE HEIGHT FOR THE BUILDING AT ~372'-0", WE ARE LIMITED ON THE FLOOR-TO-FLOOR HEIGHTS WE CAN PROVIDE FOR THE PROPOSED 5 STORIES. WHILE THE PROPOSED DESIGN STRUCTURE HEIGHT IS 1'-4" BELOW THE MAXIMUM ALLOWABLE STRUCTURE HEIGHT, OTHER DESIGN RESPONSES RELATED TO DESIGN GUIDELINES TO REDUCE HEIGHT, BULK, AND SCALE IN THIS TRANSITIONAL NEIGHBORHOOD, BRINGS THE IDEAL TOTAL HEIGHT OF THE BUILDING BELOW THE MAXIMUM ALLOWABLE STRUCTURE HEIGHT PER CODE. ALL TO SAY, WE CANNOT ADD EXTRA HEIGHT TO THE LIVE-WORK UNITS WHILE ALSO ACCOMMODATING A CALCULATED AVERAGE GRADE 4' BELOW THE SIDEWALK ELEVATION AND A BUILDING THAT AIMS TO NOT MAXIMIZE ITS HEIGHT DUE TO EXISTING CONTEXT AND ADJACENT ZONE TRANSITIONS. (CS2-B, DC1-C, DC2-B-1, PL1-B, PL3-A, PL3-B-3)

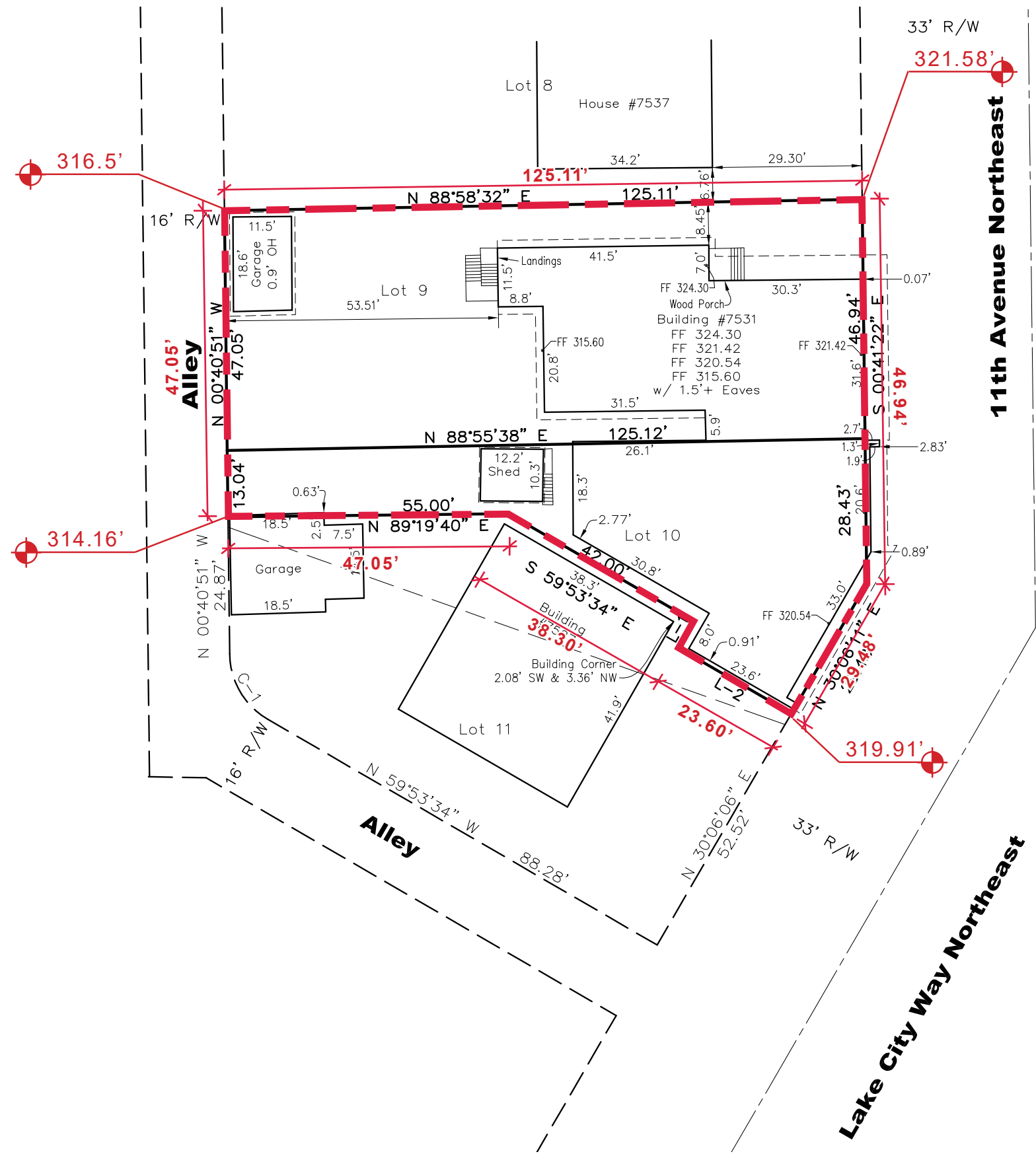


DEPARTURE #1 DIAGRAM



DEPARTURE #2 DIAGRAMS





EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

- Located at the intersection of 11th Ave NE & Lake City Way NE
- Existing 2-story building with commercial and residential uses
- Site Area = 8,987 SF
- Irregular site measures roughly 75' wide by 125' deep

TOPOGRAPHY

- 6'-0" slope down across site from east to west

ADJACENT BUILDINGS AND USES

- North: Existing single family residence (*LR2 RC(M)*)
- South: Existing residential triplex (*NC-55(M)*)
- West: Existing single family residence across alley (*SF 5000*)

LEGAL DESCRIPTION

LOT 9, BLOCK 5, GARDNER J. GWINNS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 42, IN KING COUNTY, WASHINGTON.

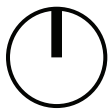
APN: 297980-0775

LOT 10, BLOCK 5, GARDNER J. GWINNS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 42, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10;
THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF SAID LOT 10 FOR A DISTANCE OF 13 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 89°19'40" E A DISTANCE OF 55 FEET;
THENCE S 59°53'34" E A DISTANCE OF 42 FEET;
THENCE S 30°06'26" W A DISTANCE OF 6.06 FEET;
THENCE S 59°53'34" E A DISTANCE OF 26 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 10;
THENCE SOUTH 30°06'26" W A DISTANCE OF 2.5 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10;
THENCE N 70°26'36" W ALONG THE SOUTH BOUNDARY OF SAID LOT 10, A DISTANCE OF 116.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10;
THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 2 FEET TO THE TRUE POINT OF BEGINNING.

APN: 297980-0780





LAKE CITY WAY NE | NORTH

PROJECT SITE - LOOKING NORTH



LAKE CITY WAY NE | SOUTH

ACROSS FROM PROJECT SITE - LOOKING SOUTH





11TH AVE NE | WEST



11TH AVE NE | EAST



ACROSS FROM PROJECT SITE - LOOKING EAST





1 ALLEY | EAST

PROJECT SITE - LOOKING EAST



2 ALLEY | WEST

