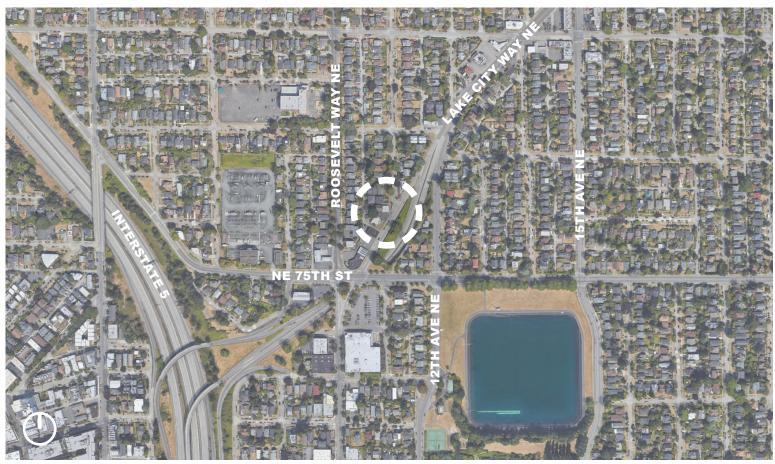


C O N E ARCHITECTURE MAPLE LEAF LOFTS



## TABLE OF CONTENTS

Proposal	
Table Of Contents	;
Project Location + Information	;
Urban Analysis	
Neighborhood Character	(
Neighborhood Zoning	•
Applicable Development Standards	
Street Views + Analysis	9
Community Outreach Summary	1:
Multi-Family Context	1
Priority Seattle Design Guidelines	1
Existing Site Plan	20
Existing Site Conditions	2
Maximum Development Potential	2:
Proposed Site Strategy	23
Option Overview	24
Option One	2:
Option Two	33
Option Three (Preferred Option)	39
Option Two Departure Requests	40



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: 3.08 (27,679 SF)

## **DEVELOPMENT OBJECTIVES**

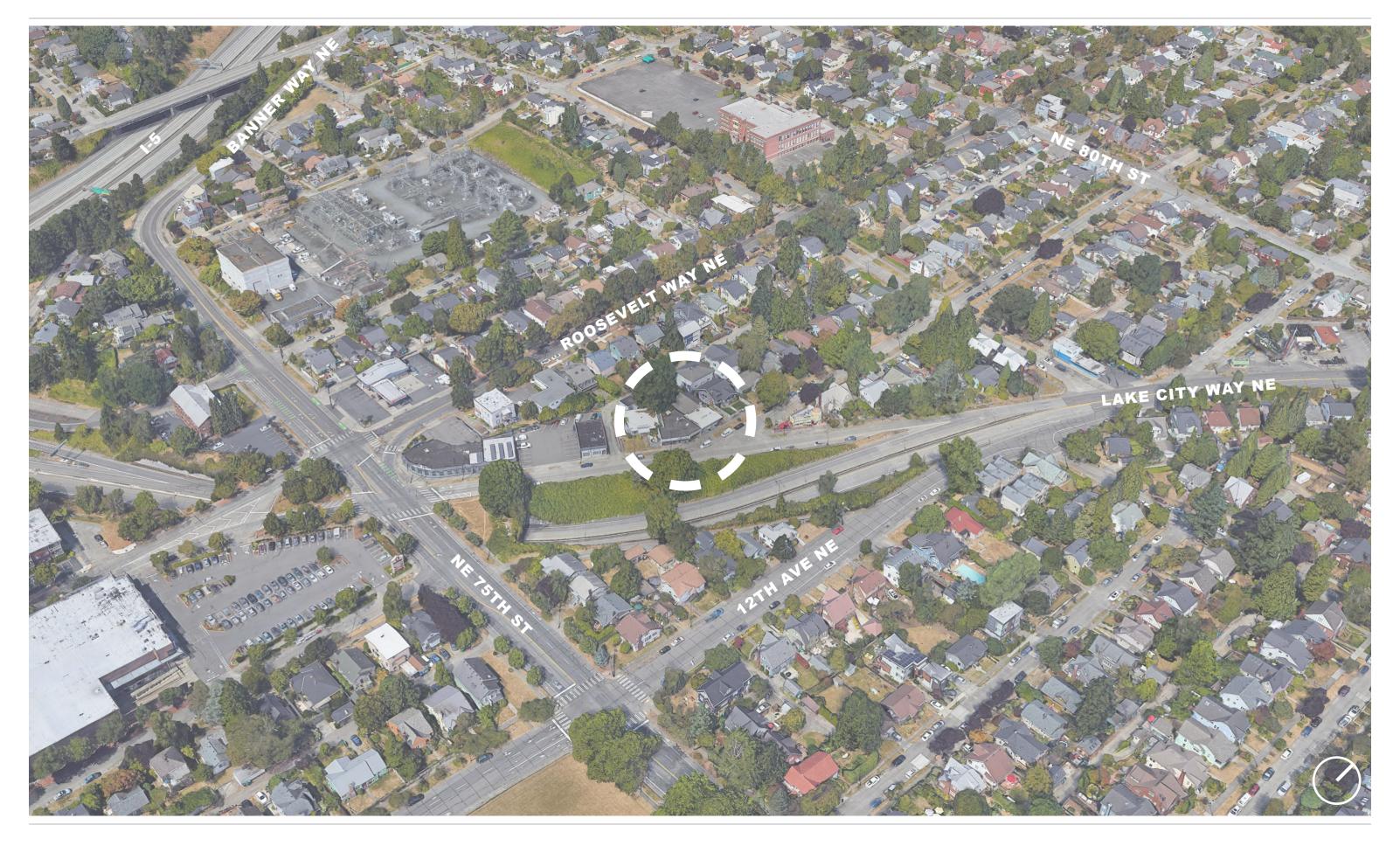
The project proposes the construction of a new apartment containing small efficiency dwelling units (SEDUs) and live/work units. The objective for these apartments is to provide housing that is within walking distance to the neighborhood core of Roosevelt, urban outdoor spaces, and public transportation. 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.

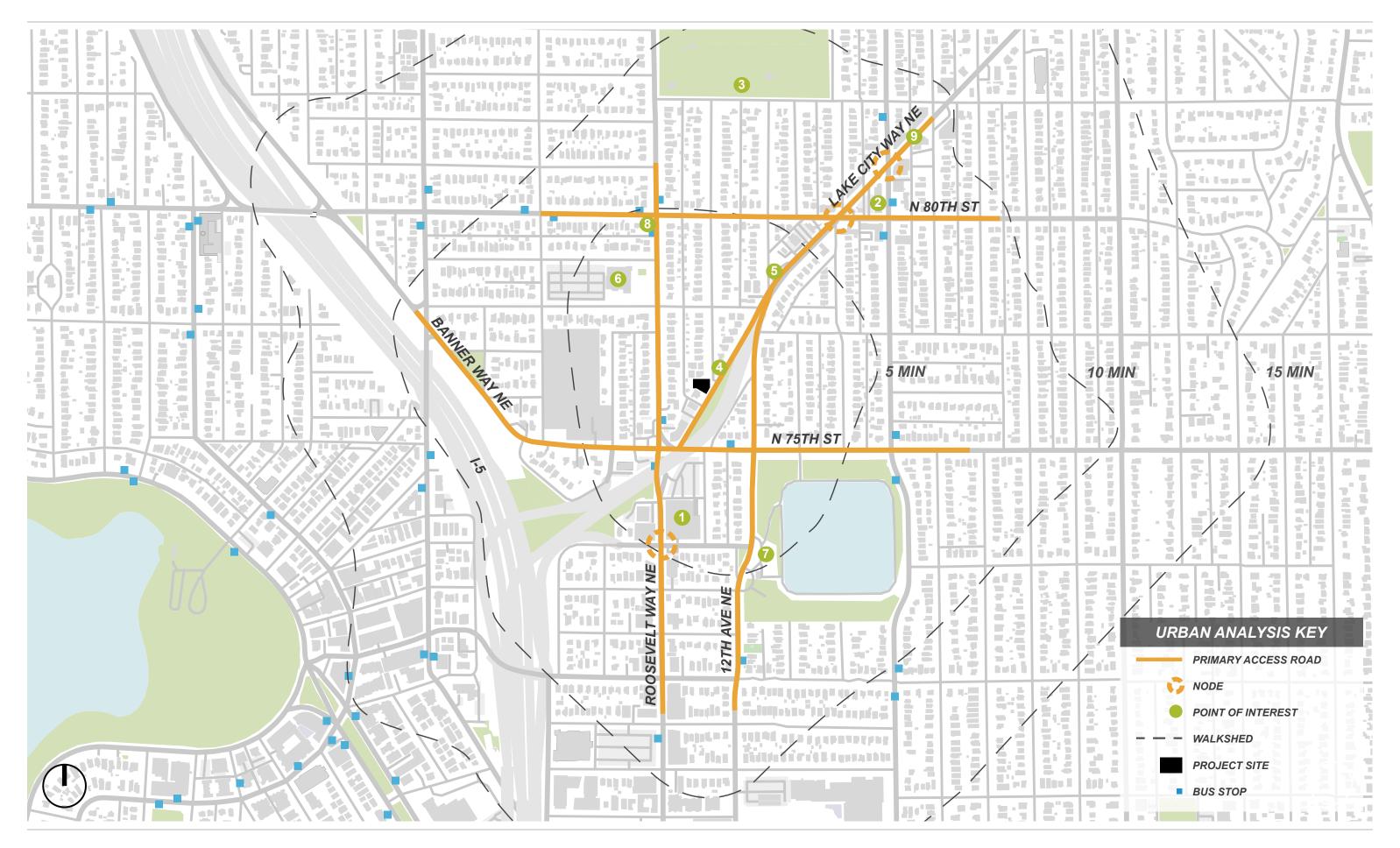
## **NEIGHBORHOOD DEVELOPMENT**

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.



C O N E ARCHITECTURE

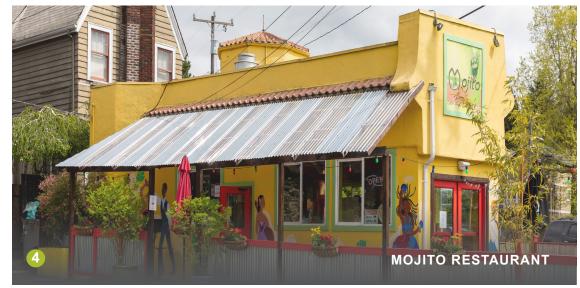














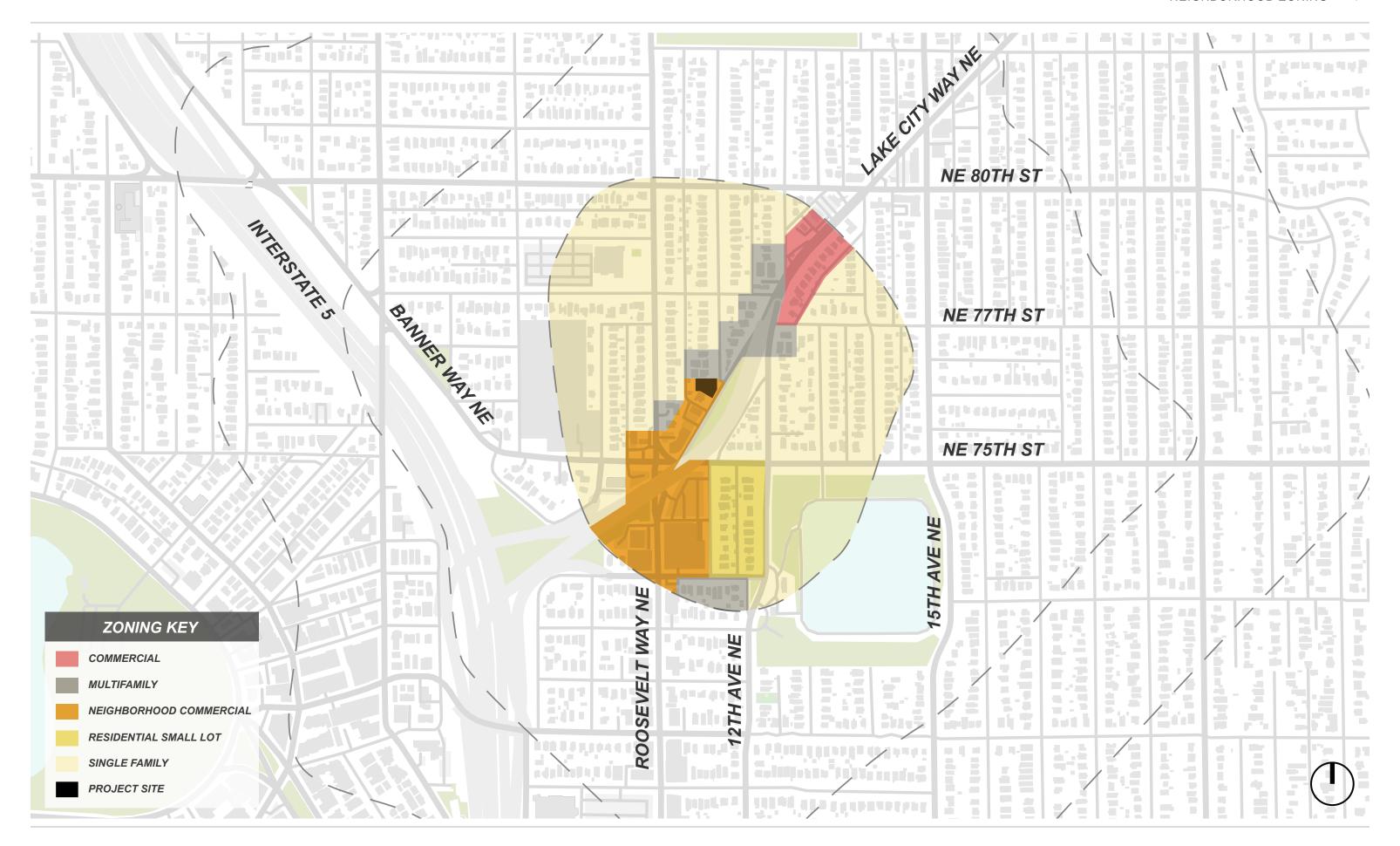








C O N E ARCHITECTURE



C O N E ARCHITECTURE

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

	<u>ALLOWED</u>	<b>PROPOSED</b>
Allowed Maximum Base Height	55'-0"	50'-9"
4' Additional Allowed for Rooftop Features (Parapets, Clerestories, etc.)	59'-0"	54'-9"
16' Additional Allowed for Stair & Elevator Penthouses	71'-0"	66'-1"

## 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	3.27
	(33.701 SF)	(29,345 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

5% of Gross Floor Area in Residential Use (29,345 SF)

REQUIRED

1,467.25 SF MIN

1,665.00 SF

## 23.54.015 REQUIRED PARKING

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

	<u>REQUIRED</u>	PROPOSED
Dwelling Units	375 SF + 4 SF (EACH UNIT OVER 50)	57 SEDU'S
Total	403 SF	403 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.



LAKE CITY WAY NE | NORTH

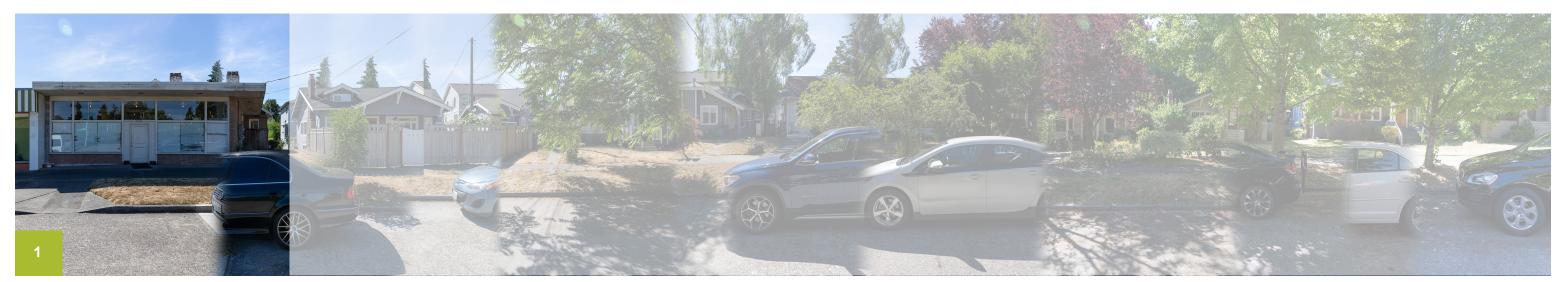
PROJECT SITE - LOOKING NORTH



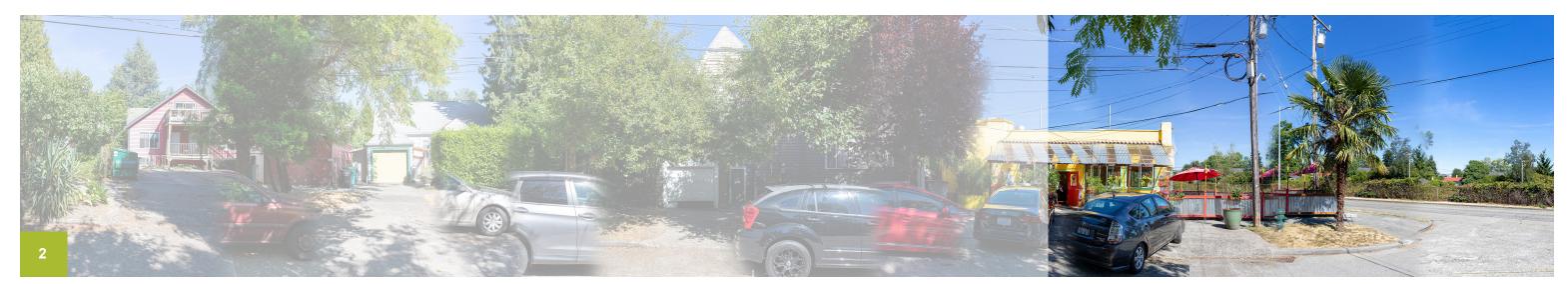
LAKE CITY WAY NE | SOUTH

ACROSS FROM PROJECT SITE - LOOKING SOUTH



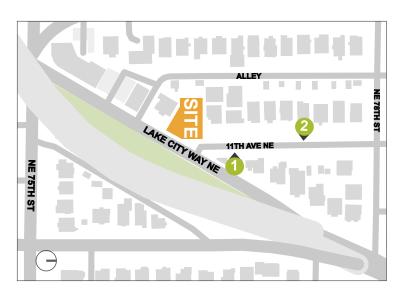


11TH AVE NE | WEST



11TH AVE NE | EAST

ACROSS FROM PROJECT SITE - LOOKING EAST



C O N E ARCHITECTURE



PROJECT SITE - LOOKING EAST



ALLEY | WEST



## **COMMUNITY OUTREACH SUMMARY**

## 1. PRINTED OUTREACH:

Printed Outreach: Cone Architecture administered direct mailings to residences and businesses within an approximate 500 ft radius of the proposed site, 7531 11th Ave NE, Seattle, WA 98115. The flier that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with a survey link, a project website link, where additional information about the project can be found, and a site location map.

Date: Fliers were mailed 10/18/2021

## 2. ELECTRONIC/DIGITAL OUTREACH:

Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement and five survey questions. Survey will be translated into Spanish.

Survey Link: https://www.surveymonkey.com/r/6L3CXZB

Public informed by: Printed Outreach Flier Date: Survey Launched 10/20/2021 Survey Closed 11/10/2021

## 3. ELECTRONIC/DIGITAL OUTREACH:

High-Impact (in lieu of In Person Outreach): Cone Architecture designed a project-specific website which presented the project via a site-location map and a summary of the project. The website also provided project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the Survey Monkey project survey with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback. Website will be translated into Spanish.

Website address: www.cone-outreach.com/mapleleaflofts

Date: Site Became Available 10/18/2021



Dear Resident, this flyer is to include you in a **PROJECT UNDER DESIGN REVIEW** in your area.

Project Name
MAPLE LEAF LOFTS

Project address
7531 11TH AVE NE

SDCI record number 3038653-EG

Project Contact
Tim Carter, CONE Architecture

2104\_MapleLeafLofts@cone-arch.com, 206-693-3133

## About the project

Roosevelt Apartment Project LLC and CONE Architecture are partnering on a development at 7531 11th Ave NE, Seattle, WA. The new development will be a 5-story apartment building with parking. Planning has just begun, and construction could start as early as Spring 2023.

## Share your thoughts

We want to hear from the community about this project. Please share your concerns and priorities for this new building and for the neighborhood overall at the interactive website or by taking the online survey. Information you share in this survey could be made public. Please do not share any personal/sensitive information.



ONLINE SURVEY www.surveymonkey.com/r/6L3CXZB Go to link or scan code. Available from October 20th - November 10th, 2021 PROJECT WEBSITE cone-outreach.com/mapleleaflofts

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

## Additional Information

To find out more about this project and track our progress through the design review and permitting process, search the project address or project number in the Design Review Calendar and the Seattle Services Portal: https://web6.seattle.gov/dpd/edms/



## Maple Leaf Lofts

Project Address: 7531 11th AVE NE, Seattle, WA 98115

## About the Project:

CONE Architecture is designing a fivestory apartment building containing livework space at the ground level and small efficiency dwelling units at this location.

## **Share your Thoughts:**

We want to hear from the community.

Please share your concerns and priorities for this new development, and for the neighborhood overall, on the project website or by taking the online survey.

Information you share in this survey could be made public. Please do not

## **Additional Information:**

information.

share any personal/sensitive

You can track our progress throughout the permitting process. Search the project address or project number (3038653-EG) in the Design Review Calendar and the Seattle Services Portal. Calendar and the Seattle Services Portal.

## Connect Online:

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

www.cone-outreach.com/mapleleaflofts

## Take an Online Survey:

Use this online survey to provide feedback. This survey will be available through 11/10/2021.



Screenshot of Filer

Screenshot of Survey Monkey

## CONE



## About the project

Fine Structures and CONE Architecture are partnering on a development at 7531 11th Ave NE, Seattle, WA. The new development will be a 5-story apartment building with parking. Planning has just begun, and construction could start as early as Fall 2022.

ADDRESS: 7531 11th Ave NE
SDCI RECORD NUMBER: 3038653-EG
APPLICANT: CONE Architecture
CONTACT: Tim Carter, 2104\_MapleLeafLofts@cone-arch.com
206-693-3133

## Take our survey

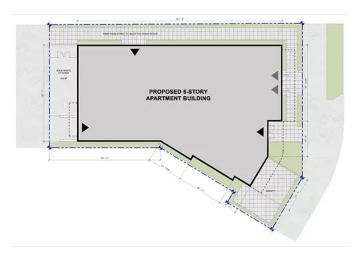
Use this online survey to provide feedback. Information you share in this survey could be made public. Please do not share any personal/sensitive information. This survey link will be available through 11/10/21.



## Additional information

You can track our progress through the permitting process. Search the project address or project number in the <u>Design Review Calendar</u> and the <u>Seattle Services Portal</u>.

To find out more about early outreach for design review, visit the <u>City of Seattle's Department of Neighborhood's</u> web page.



## Share your thoughts

Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website. Information you share in this survey could be made public. Please do not share any personal/sensitive information.

Email or phone		
Tell us more		
Submit		

## Screenshot of Project Website

## SUMMARY OF COMMUNITY RESPONSES:

- 1. Electronic/Digital Outreach: Cone Architecture received eleven (11) responses to the survey that was created through Survey Monkey. The responses received are as follows:
- What is your connection to this project?

(11) respondents I live very close to the project.

What is most important to you about a new building on this property?

(6) respondents That it is nice looking.

(4) respondents That it is affordable for residents and/or businesses.

(2) respondents That it is designed to be family friendly.

(6) respondents That it is designed with environmental sustainability in mind.

(4) respondents Other (please specify)

"First floor retail and sustainability"

"That it features retail space on the ground floor"

"That it fits stylistically with the context"

"Privacy: I don't want people looking out their windows into my back yard. This will decrease value of my home if privacy is compromised."

What concerns do you have about this project?

(6) respondents(2) respondentsConcerns for construction noise/impacts.Concerns they will not like the way it looks.

(3) respondents Concerns it will not be affordable.

(8) respondents Concerns that it may feel out of scale with other buildings nearby.

(8) respondents Concerns it will make driving/ parking in the area difficult.

(4) respondents Other (please specify)

"I'm concerned that the current plans call primarily for SEDUs. I don't think the neighborhood has enough density and amenities to support SEDUs as proposed. I'd much prefer a mixture of efficiency and 1-2 bedroom apartments than a building comprised of SEDUs."

"I would prefer that there is not an entrance or exit into the alley. Must be in street side. There will be additional usage of the alley, so it would be nice to have speed bumps and lighting added"

"I want Privacy in my backyard that is directly across the ally. I am a nurse and value my time relaxing and hanging out in my backyard I don't want to feel like there are windows and balconies where people can invade our privacy or upset or dog. I also am worried about the increased traffic in our alley where people already tend to drive fast. I don't want cars blocking our driveway that is accessible from the alley.

"Congestion, too many people, too much trash, too many vehicles, alley access. Our views of trees and mountains will be blocked by this building. 5 stories is too high."

Continues on following page...

## **SUMMARY OF COMMUNITY RESPONSES (continued):**

Is there anything specific about this property or neighborhood that would be important for us to know?

(10) respondents

"The addition of apartment complexes with small studio apartments can easily overload parking and transit in the area"

"I'm concerned that the proposal calls for SEDUs. This neighborhood isn't and I don't think the neighborhood has enough density, transit, and amenities to support the SEDUs proposed. I'd much prefer a mixture of efficiency and 1-2 bedroom apartments than a building comprised of SEDUs."

"Be kind to the single family residents that are on the alley side. We would prefer that the design of window not look straight out as we loose our privacy"

"Please be creative and design the back of the building so windows see out at angle rather than right into our backyard. Please don't put tons of windows and balconies facing to the west. I love to sit outside and don't want everyone looking into my backyard while I'm enjoying our garden, patio and hot tub. I like the idea of a coffee shop on bottom level. This is a neighborhood feel but close to the city. Please consider this when thinking about your design.

"Heck yeah. Excited to have more people in the neighborhood."

"I live a few doors down and have noticed the during heavy rains the sewer system in the area gets clogged and overwhelmed. The introduction of a multi story building down the street has me worried about the upstream impacts to our drainage in the area and how it might affect my basement."

"It's already very tight in the area and this will only make it harder. I am concerned about so many people in such a small neighborhood"

"I'm happy to see more density in my neighborhood!"

"Parking can be tight on business days and meal times (nearby restaurant). Homeless tend to park along lake city way south and east of the project."

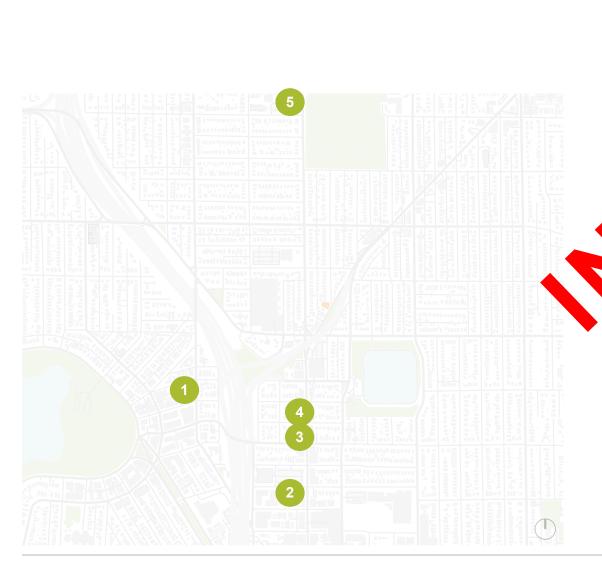
- Would you like to be contacted about this project in the future? If so, please provide your email address.
- 2. Electronic/Digital Outreach, High-Impact (in lieu of In Person Outreach):
- The comment box provided on the project website received zero comments.

## **OVERALL NEIGHBORHOOD CONCEPTS**

- Upper floor has a different material from the front facade
- Window rhythm is grouped together and framed rather than stacked
  Entry condition is prominent with metal overhang at street
  Prominent corner lots incorporate new material at corner

## **MAJOR MOVES**

- (2) 4745 40TH AVE SW This building emphasizes its corner location by changing the material and framing the upper volume windows at the street intersection. The ground level has a heavier material base.
- (5) 4600 36TH AVE SW This building has a square proportion and one massing move that extends up the entire building at the street corner. The entry location is emphasized with a large awning.















## **OVERALL NEIGHBORHOOD CONCEPTS**

- Upper floor has a different material from the Window rhythm is grouped together and fra
  Entry condition is prominent with metal ve
  Prominent corner lots incorporate new value
- at street

## MAJOR MOVES

- (2) 4745 40TH AVE SW This Juil by changing the material and the upper volume windows at the street intersection. The gra n lever has a heavier material base.
- (5) 4600 36TH AVF of This building has a square proportion and one massing move that stends up the entire building at the street corner. The entry location is emphasized with a large awning. building has a square proportion and









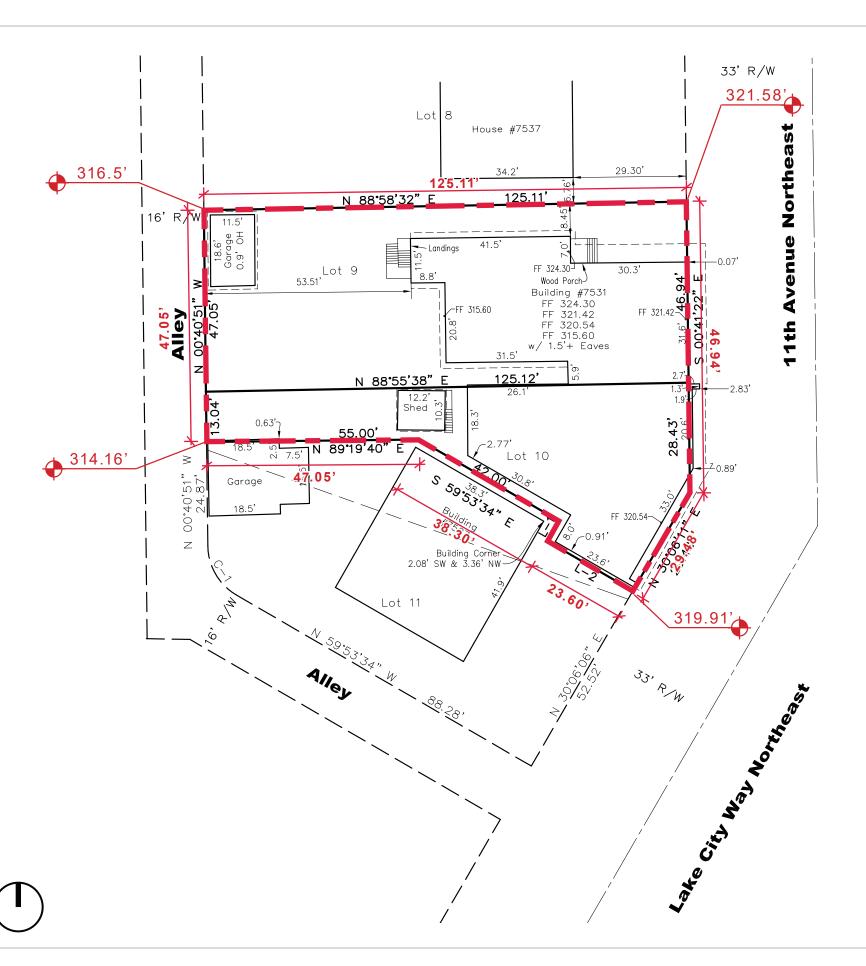






CS2. URBAN PATTERN AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	
CS2.D.4. Massing Choices	Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.	
CS3. ARCHITECTURAL CONTEXT AND CHARACTER	Contribute to the architectural character of the neighborhood.	
CS3.A.4. Evolving Neighborhoods	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.	
PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	
PL3.A.2. Ensemble of Elements	Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.	
PL3.B.3. Live/Work Uses	Maintain active and transparent facades in the design of live/work residences that are required to orient the non-residential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.	
DC1. PROJECT USES AND ACTIVITIES	Optimize the arrangement of uses and activities on site.	
DC1.B.1. Access Location and Design	Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:  a. using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use	
DC2. ARCHITECTURAL CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	
DC2.B.1. Facade Composition	Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.	
DC3. OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other.	
DC3.B.4. Multifamily Open Space	Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.	
DC4. EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces.	
DC4.D.4. Place Making	Create a landscape design that helps define spaces with significant elements such as trees.	

C O N E ARCHITECTURE



## **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



VIEW FROM LAKE CITY WAY NE (LOOKING WEST)



VIEW FROM ALLEY



VIEW FROM 11TH AVE NE



VIEW FROM LAKE CITY WAY NE (LOOKING NORTH)

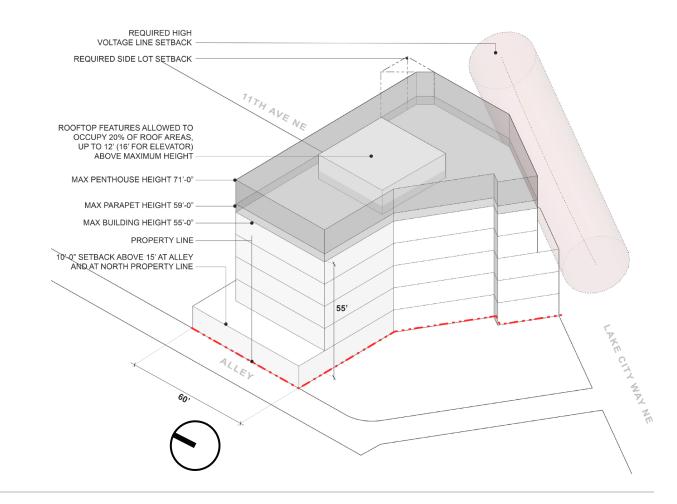
# REQUIRED SIDE LOT SETBACK MAX PENTHOUSE HEIGHT 71-0° ROOFTOP FEATURES ALLOWED TO OCCUPY 20% OF ROOF AREAS UP TO 12' (16' FOR ELEVATOR) ABOVE MAXIMUM HEIGHT MAX PARAPET HEIGHT 59-0° MAX BUILDING HEIGHT 55-0° REQUIRED HIGH VOLTAGE LINE SETBACK PROPERTY LINE PROPERTY LINE REQUIRED HIGH REQUIRED HIGH REQUIRED HIGH

## REQUIRED HIGH VOLTAGE LINE SETBACK MAX PENTHOUSE HEIGHT 71'-0" REQUIRED SIDE LOT SETBACK MAX PARAPET HEIGHT 59'-0" MAX BUILDING HEIGHT 55'-0" MAX BUILDING HEIGHT 55'-0" MAX PROPERTY LINE PROPERT

## MAXIMUM DEVELOPMENT POTENTIAL

The project site is zoned neighborhood commercial and borders LR2 RC (M) zoning immediately to the north and single-family zoning across the adjacent alley to the west. NC2-55 zoning captures the project site and continues south along Lake City Way and Roosevelt Way. The zoning (NC2-55(M)) has a 55' structure height limit which allows for a 5-story building plus height bonuses for parapets and penthouses. The commercial zoning allows the building to extend to all property lines at the ground level.

The high voltage line along the Lake City Way requires a 14'-0" radial setback.



## **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. No structures are present on this side of the roadway. 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**

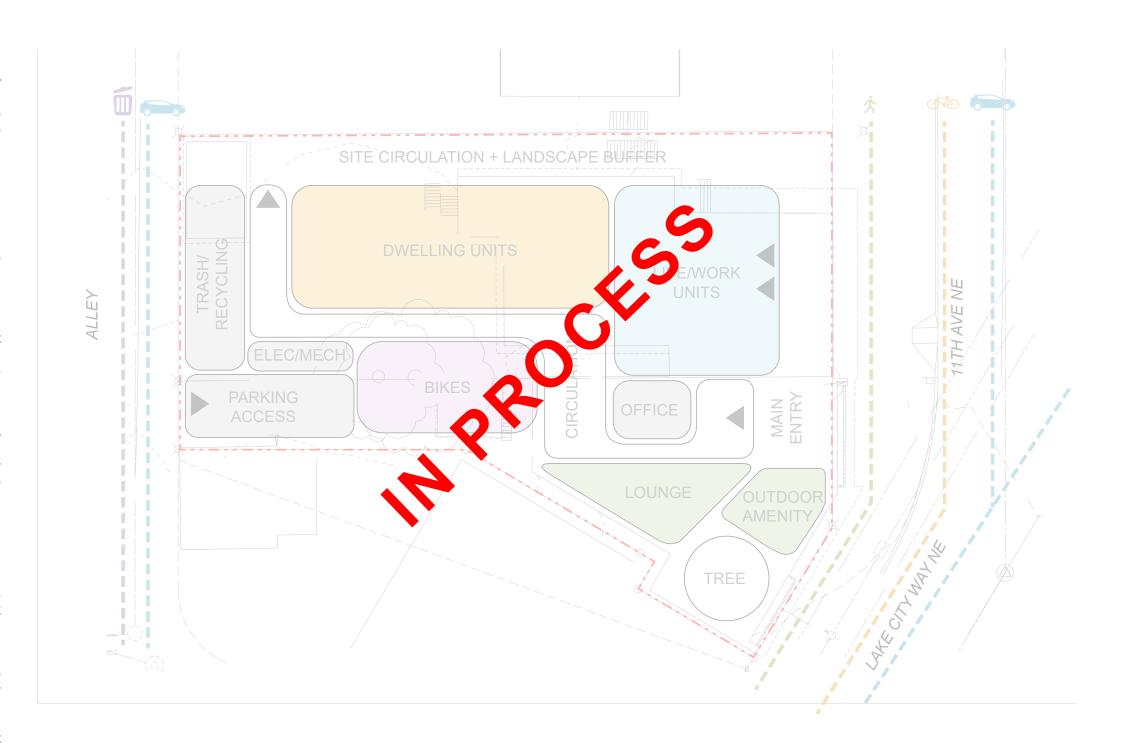
The neighborhood currently consists of a mixture of one and two level houses along 11th Ave NE and single level commercial along Lake City Way NE. Multifamily zoning extends into the single family neighborhood and neighborhood commercial zoning doesn't include any residential use.

## LANDSCAPE APPROACH

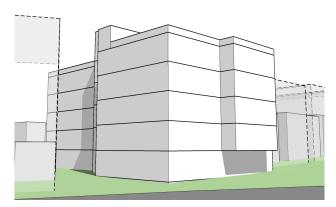
Existing street trees along Lake City Way NE and 11th Ave NE will be retained with along with proposed street trees. The existing planting strip will be restored as needed to SDOT standards. Overall, the planting on the site will be mainly focused at the building edges and right-of-way. Additional plants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







## **OPTION ONE**

## DISTINGUISHING FEATURES

- 54 Small Efficiency Dwelling Units
- 13 Parking Stalls
- FAR: 29,816 SF
- GSF: 32,797 SF

## **OPPORTUNITIES**

 Residential common areas are streetfacing to help activate the street frontage.

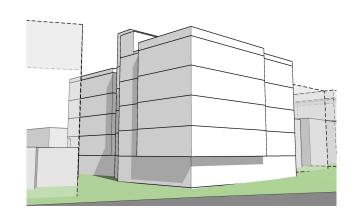
## CONSTRAINTS

- Bicycle parking located in parking garage.
- No opportunity for live-work units in NC zone
- North-south unit orientation leaves majority of units facing neighbors rather than street or alley
- Stair tower at alley building corner increases perceived mass.

## **DEPARTURES REQUESTED**

• None





## **OPTION TWO**

## **DISTINGUISHING FEATURES**

- 58 Small Efficiency Dwelling Units
- 1 Live-Work Unit
- 14 Parking Stalls
- FAR: 29,650 SF
- GSF: 32,704 SF

## **OPPORTUNITIES**

- · Street-facing units at upper levels.
- Live-work unit at the street appropriate for NC zoned neighborhood.
- Bicycle parking located on main level.

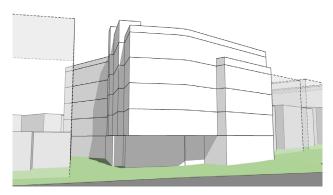
## CONSTRAINTS

- North facade encroachment into upper-level setback at zone transition.
- Stair tower at alley building corner increases perceived mass.
- Lack of street-level rhythm with single livework unit.

## **DEPARTURES REQUESTED**

• Live-Work Unit Depth < 30'





## **OPTION THREE (PREFERRED)**

## **PROJECT DATA**

- 57 Small Efficiency Dwelling Units
- 2 Live-Work Units
- 14 Parking Stalls
- FAR: 31,144 SF
- GSF: 33,140 SF

## **OPPORTUNITIES**

- Highest unit count.
- Two live-work units help establish a rhythm in NC zoning.
- Amenity pushed out towards street to activate frontage.
- Stair towers pushed away from front and rear of building, reducing percieved mass.
- · Street-facing units at upper levels.

- Irregular property lines help shape unique massing.
- Efficient parking layout.
- Increased building modulation at north and west property lines.

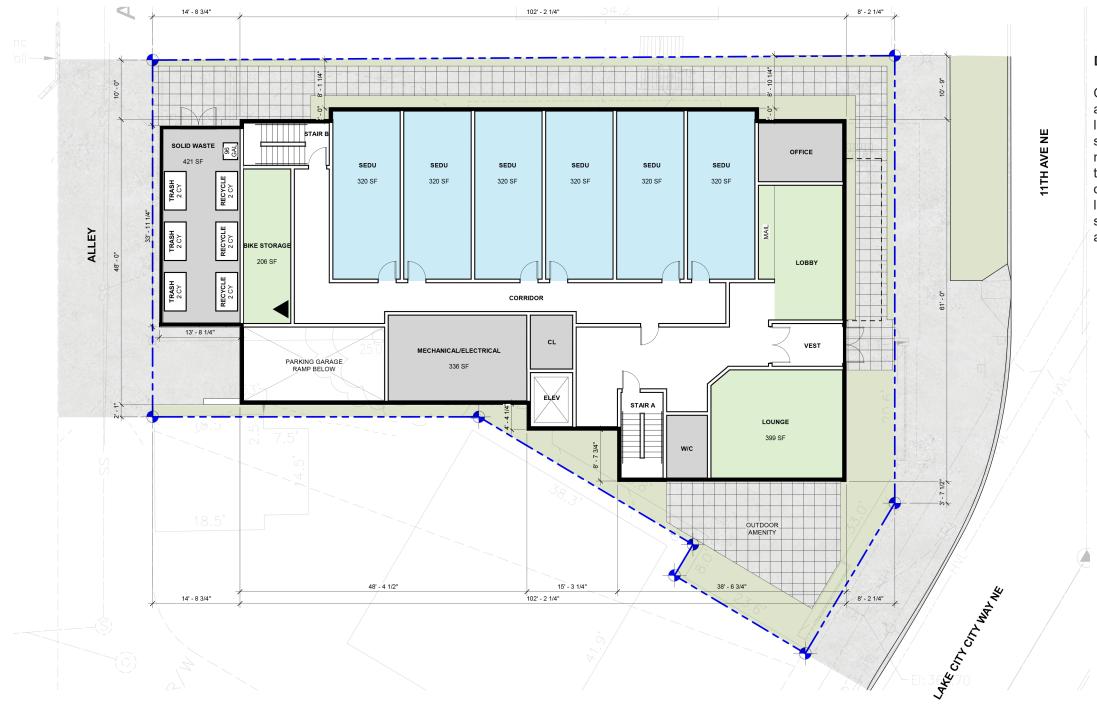
## CONSTRAINTS

Southeast units at upper levels are irregular in shape.

## **DEPARTURES REQUESTED**

None

C O N E ARCHITECTURE

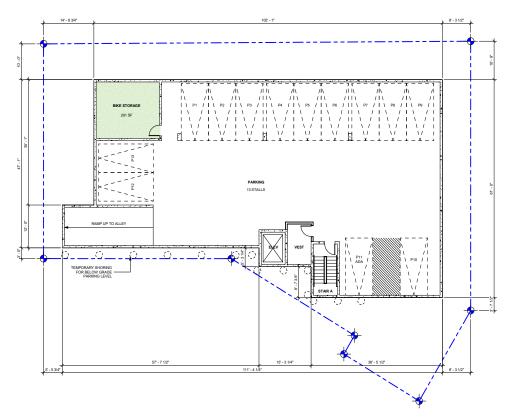


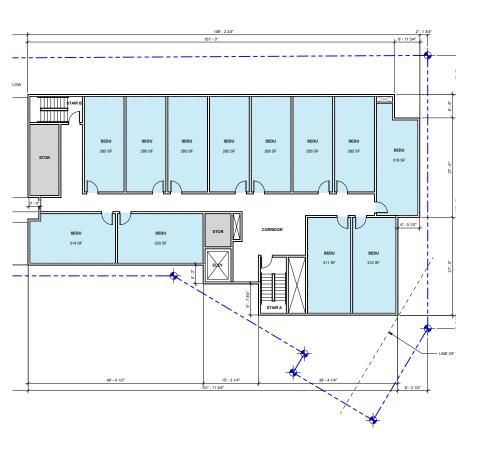
## **DESIGN NARRATIVE**

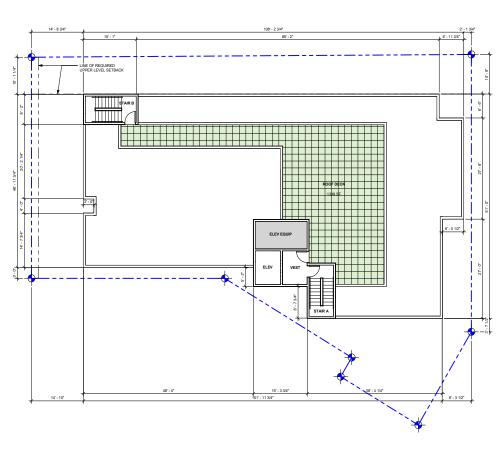
Option One fronts the street with a simple rectangular mass, and locates the residential entry midway along 11th Ave NW. A lobby, leasing office, and resident lounge are located along the street to create a more active street front. Units are oriented north-south, with the majority facing north. As a result, only two units per floor face Lake City Way NE & 11th Ave NE directly. Setbacks are present on the north and west property lines to avoid an arbitrary upper-level setback transition at the second level. Option One doesn't propose any live-work units at the street.

LEVEL 1 PLAN

SERVICE DWELLING LIVE/WORK AMENITY CIRCULATION





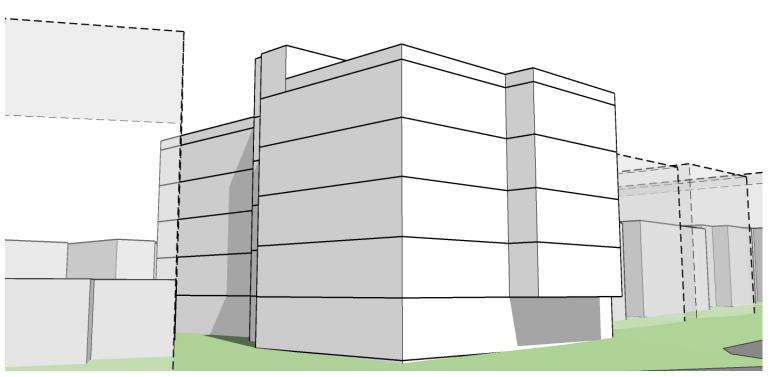


BASEMENT PLAN

LEVELS 2-5 PLAN

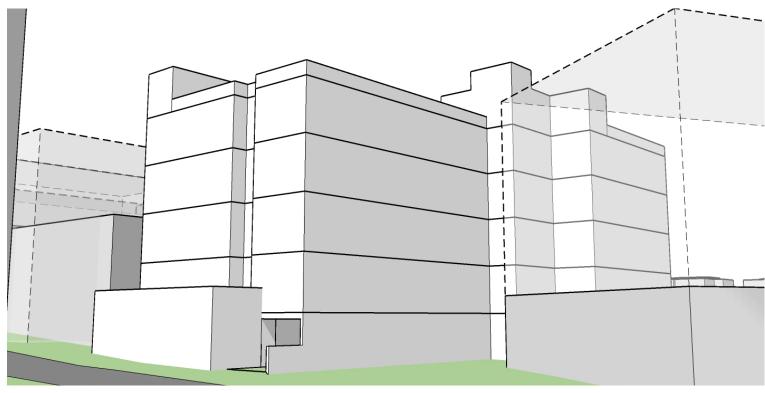
**ROOF PLAN** 

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY

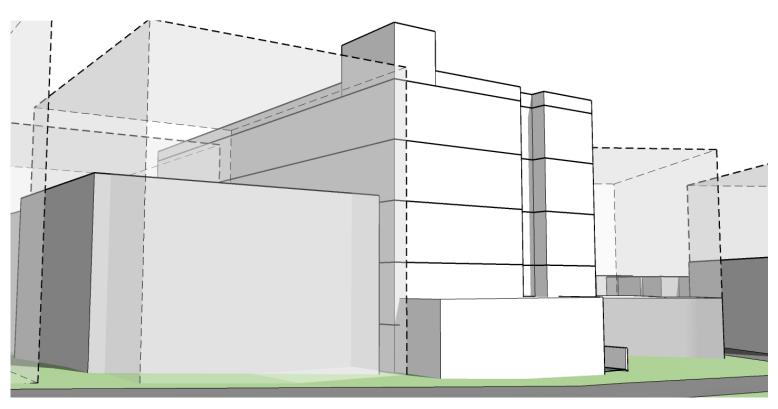


VIEW FROM SOUTHEAST CORNER (11TH AVE NE)

VIEW FROM NORTHEAST CORNER (11TH AVE NE)

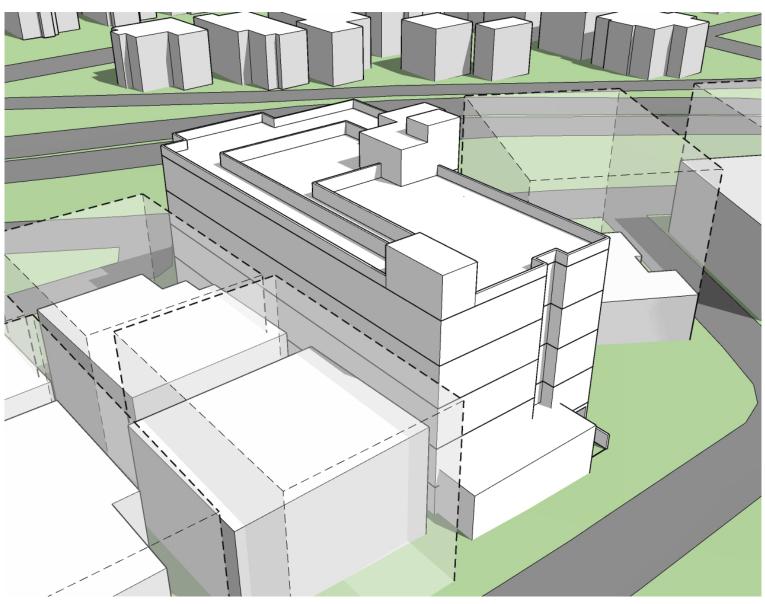


VIEW FROM SOUTHWEST CORNER (ALLEY)



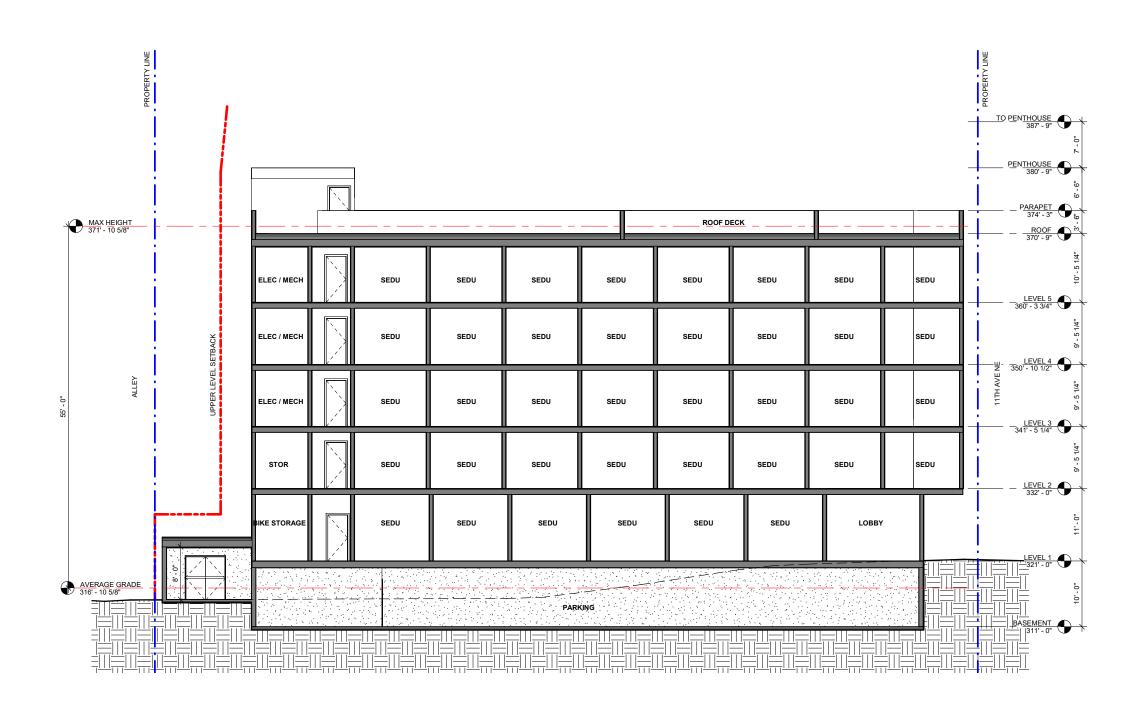
VIEW FROM NORTHWEST CORNER (ALLEY)





VIEW FROM BIRDSEYE (SOUTHEAST)

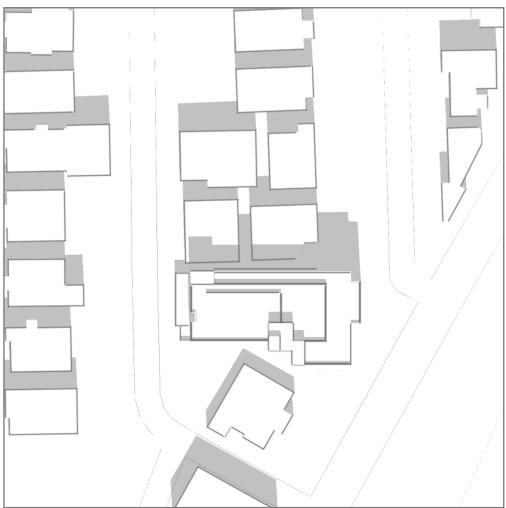
VIEW FROM BIRDSEYE (NORTHWEST)

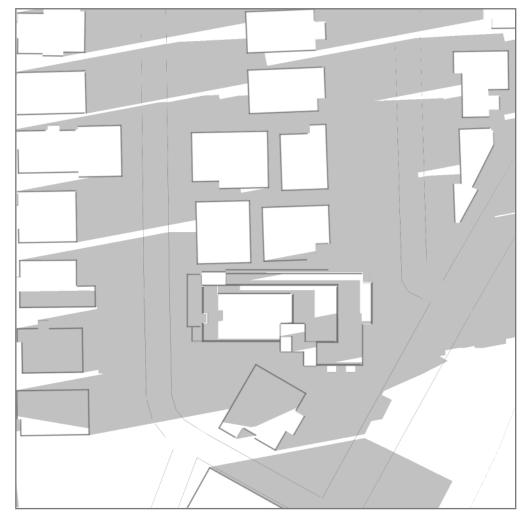


LONGITUDINAL BUILDING SECTION

TRANSVERSE SECTION







MARCH / SEPTEMBER 21, 9 AM

MARCH / SEPTEMBER 21, 12 PM

MARCH / SEPTEMBER 21, 5 PM













JUNE 21, 9 AM

JUNE 21, 12 PM

JUNE 21, 5 PM

DECEMBER 21, 9 AM

DECEMBER 21, 12 PM

DECEMBER 21, 5 PM



## **DESIGN NARRATIVE**

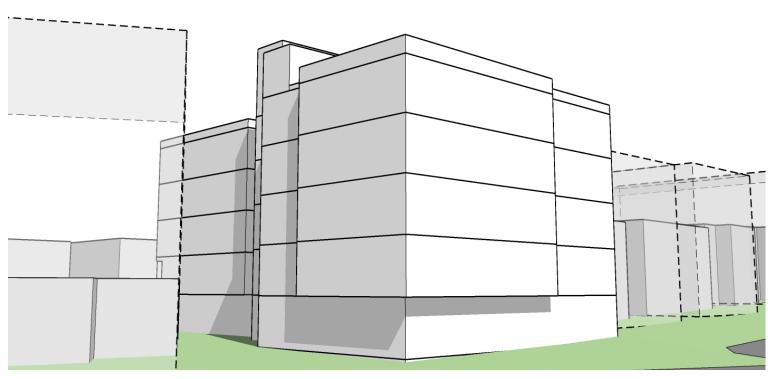
Option Two takes many elements of Option One but reorganizes more units towards the street. In addition, a live-work unit at the ground level facing 11th Ave NE will help to activate this neighborhood commercial-zoned intersection. Upper level modulation at the street facade relates to the roof deck above and is oriented to views to the south. On the north facade, modulating bays are introduced to provide a reduction in the building's mass at the zone transition.

LEVEL 1 PLAN

SERVICE DWELLING LIVE/WORK CIRCULATION

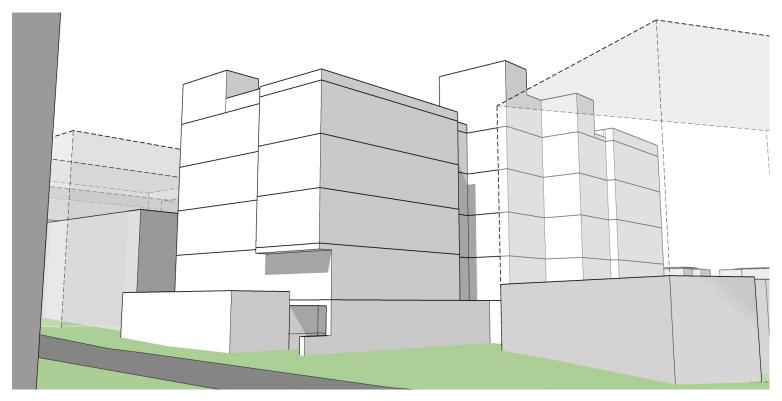


CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY

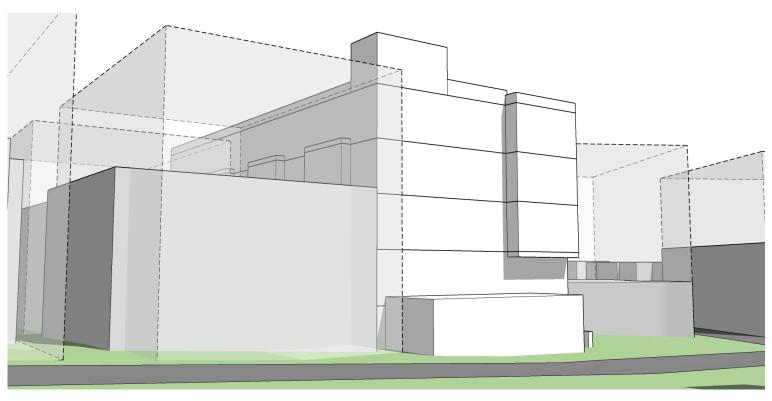


VIEW FROM SOUTHEAST CORNER (11TH AVE NE)

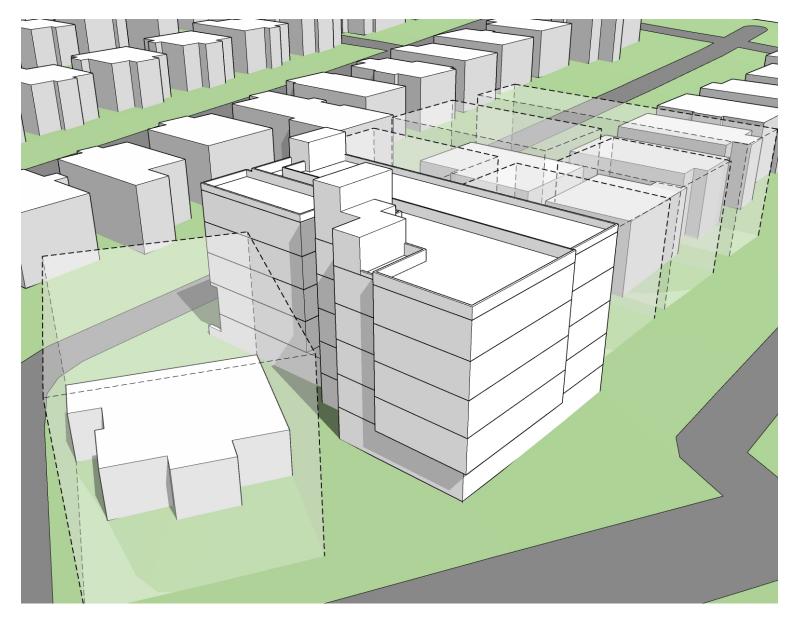
VIEW FROM NORTHEAST CORNER (11TH AVE NE)

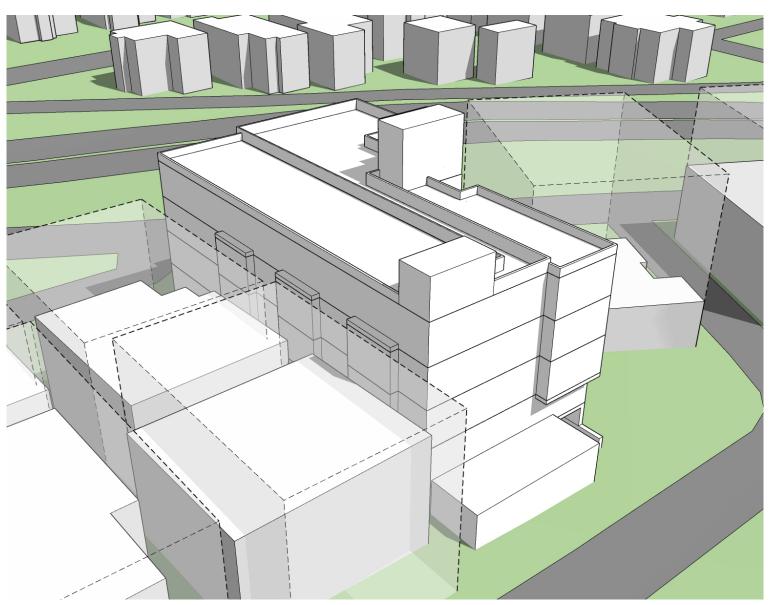


VIEW FROM SOUTHWEST CORNER (ALLEY)



VIEW FROM NORTHWEST CORNER (ALLEY)





VIEW FROM BIRDSEYE (SOUTHEAST)

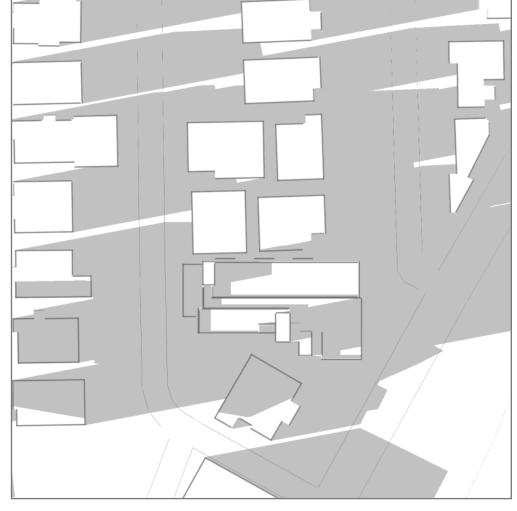
VIEW FROM BIRDSEYE (NORTHWEST)

LONGITDUINAL BUILDING SECTION

TRANSVERSE BUILDING SECTION



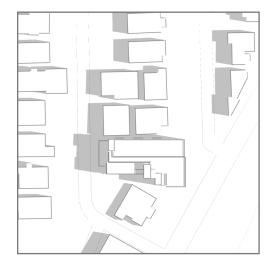




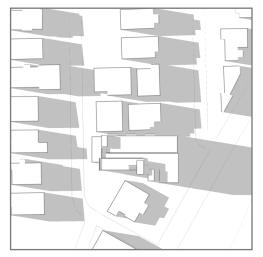
MARCH / SEPTEMBER 21, 9 AM

MARCH / SEPTEMBER 21, 12 PM

MARCH / SEPTEMBER 21, 5 PM













JUNE 21, 9 AM

JUNE 21, 12 PM

JUNE 21, 5 PM

DECEMBER 21, 9 AM

DECEMBER 21, 12 PM

DECEMBER 21, 5 PM

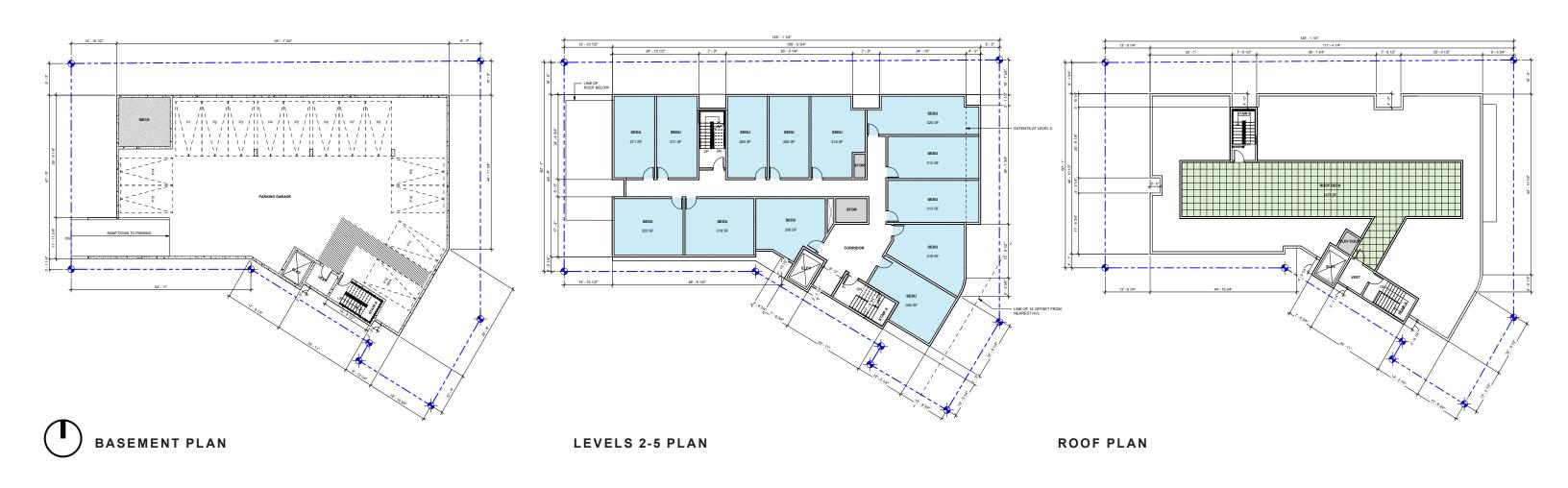


## **DESIGN NARRATIVE**

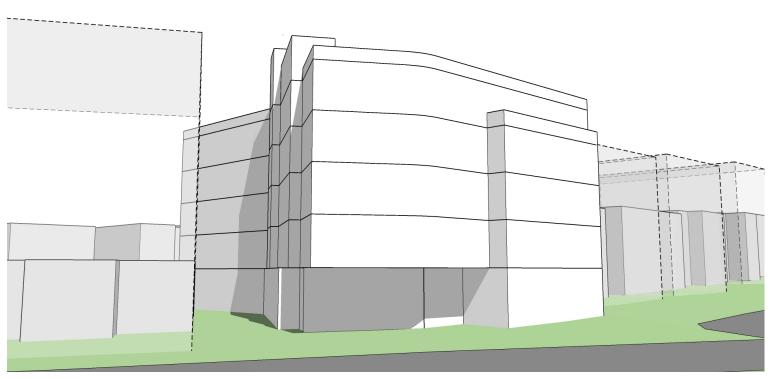
Option Three, the applicant's preferred option, takes advantage of the site's irregular property lines to create a more striking massing. Modulation is introduced at both the alley and north property lines to break down massing as it faces residential zoning. Two live-work units are located along the street edge that help establish a rhythm at the street that a single unit isn't able to accomplish. Upper level units are more evenly distributed to face north, south and east toward the street. The north and west facades incorporate large notches in the massing to provide meaningful material breaks and reduce the bulk at the zone transitions.



CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY

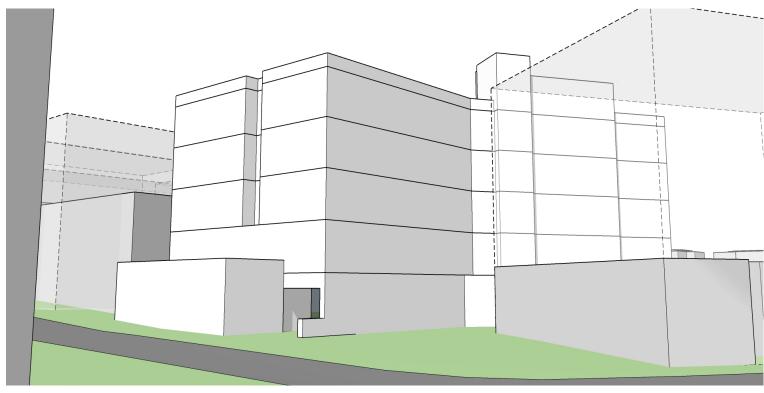


CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY

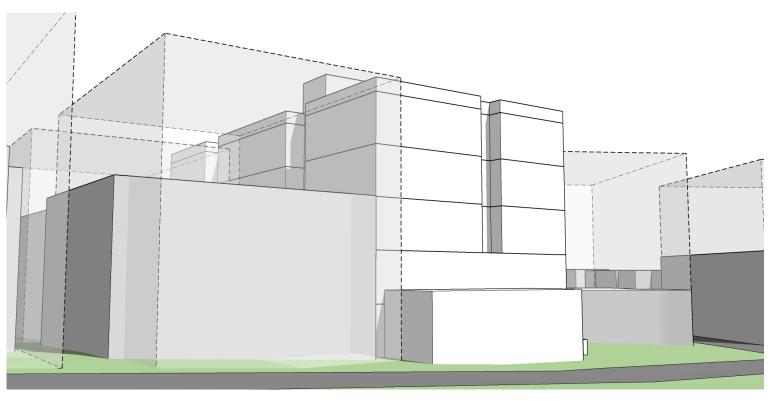


VIEW FROM SOUTHEAST CORNER (11TH AVE NE)

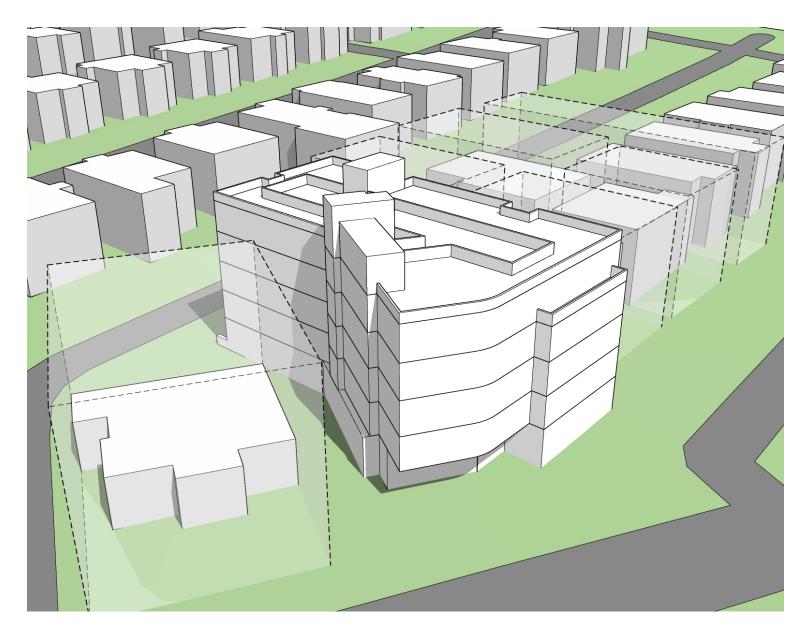
VIEW FROM NORTHEAST CORNER (11TH AVE NE)

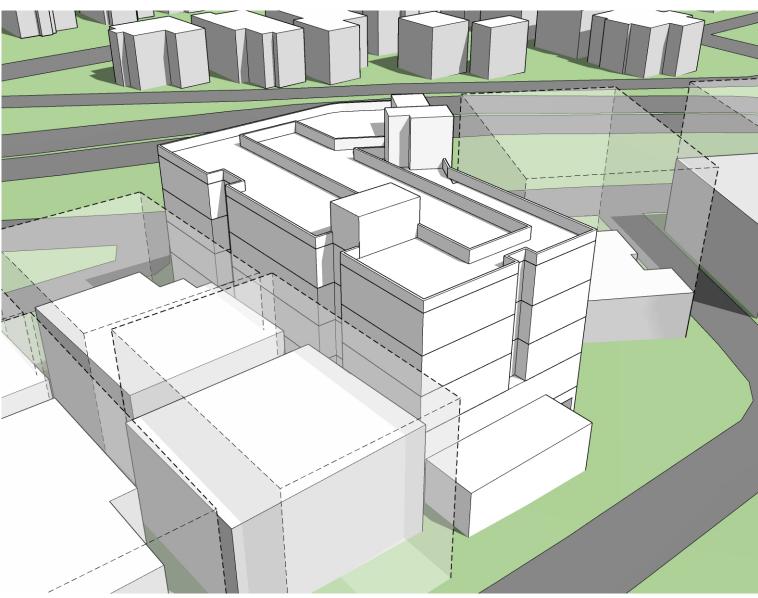


VIEW FROM SOUTHWEST CORNER (ALLEY)



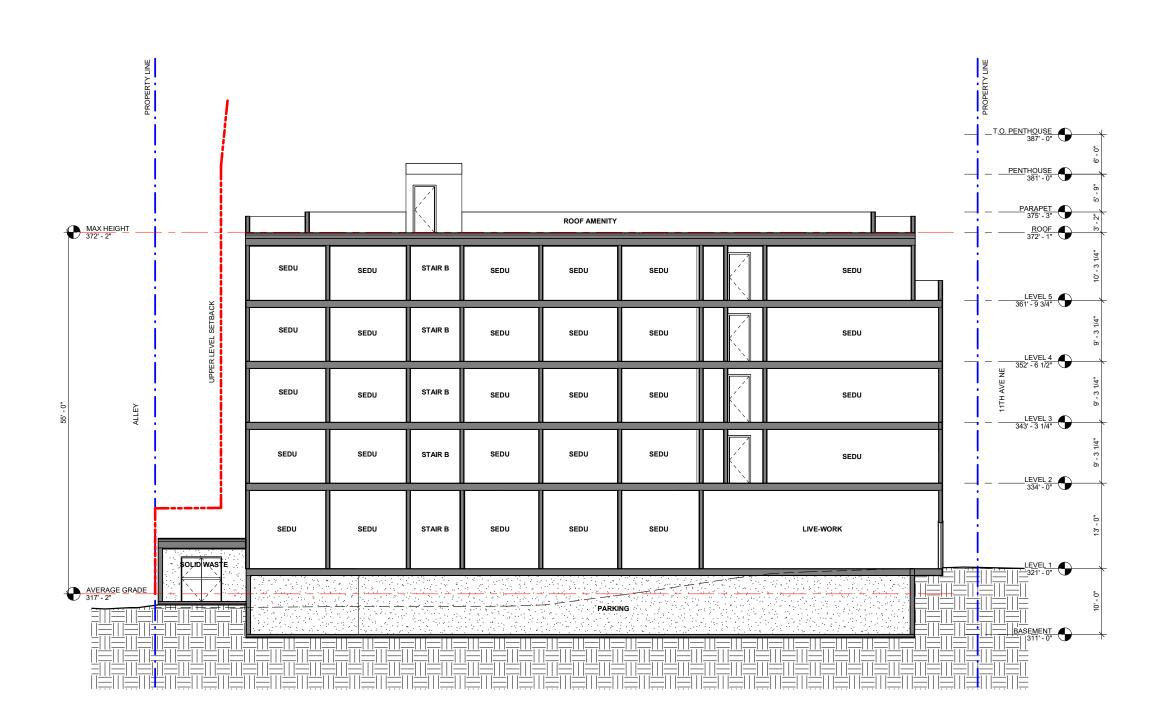
VIEW FROM NORTHWEST CORNER (ALLEY)



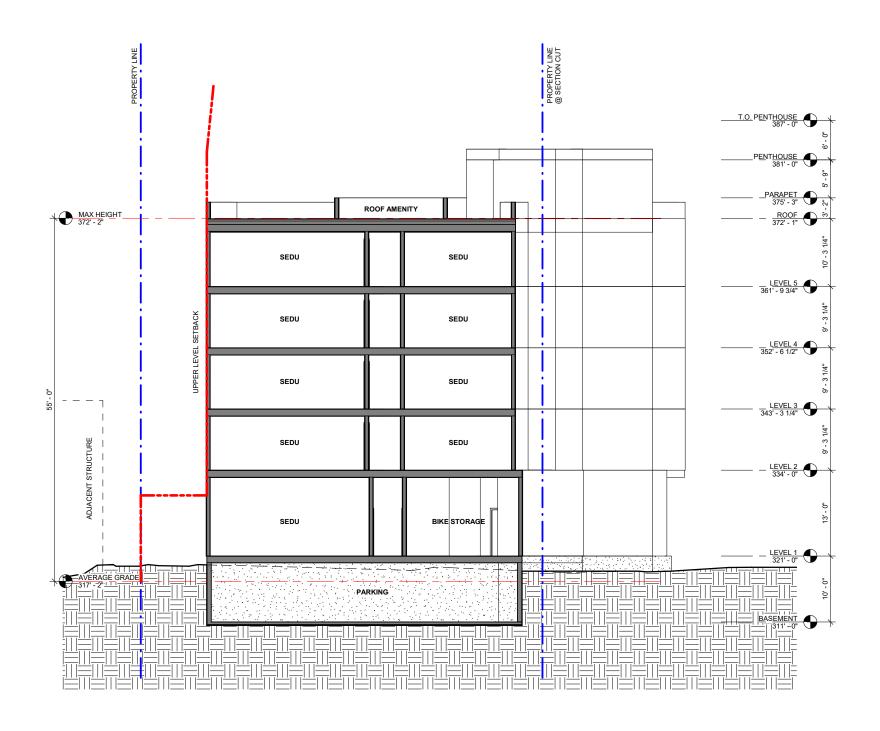


VIEW FROM BIRDSEYE (SOUTHEAST)

VIEW FROM BIRDSEYE (NORTHWEST)

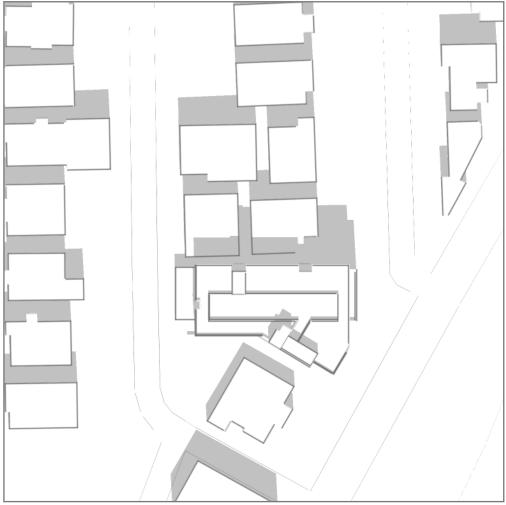


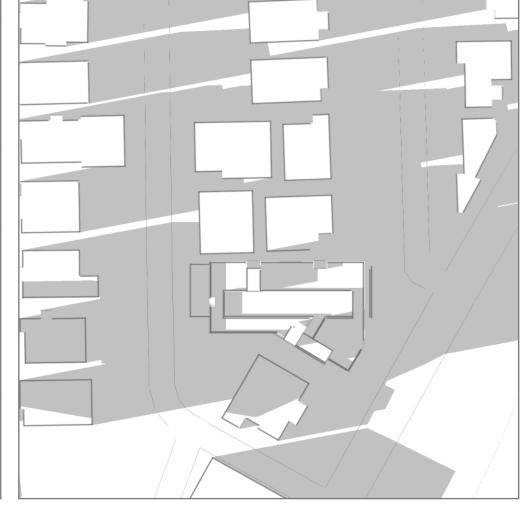
LONGITUDINAL BUILDING SECTION



TRANSVERSE BUILDING SECTION



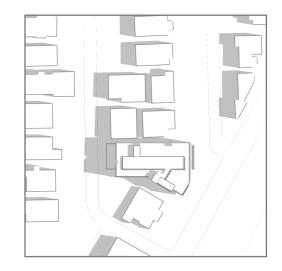




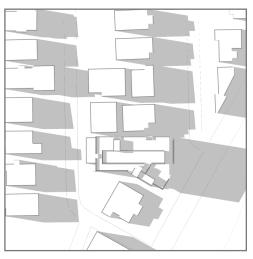
MARCH / SEPTEMBER 21, 9 AM

MARCH / SEPTEMBER 21, 12 PM

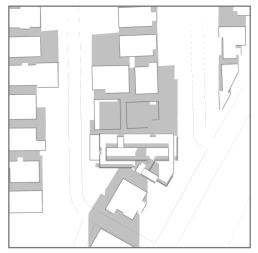
MARCH / SEPTEMBER 21, 5 PM













JUNE 21, 9 AM

JUNE 21, 12 PM

JUNE 21, 5 PM

DECEMBER 21, 9 AM

DECEMBER 21, 12 PM

DECEMBER 21, 5 PM

## DEPARTURES REQUESTED OPTION TWO

## PER 23.47A.008.E.1

The portion of each such live-work unit in which business is conducted must be a minimum of 300 square feet and must be located between the street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level, street-facing facade, shall extend a minimum depth of 15 feet from the street-level, street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub. These basic residential features shall be designed to be separated from the work portion of the live-work unit by a physical divider such as a wall or partition.

## **DEPARTURE REQUEST**

- To reduce the street-facing non-residential portion of the live-work to 65% of the total street-level facade width that faces both SW Genesee St and 42nd Ave SW.
- To allow primary features of the residential use portion of the live-work unit to be contained within the 15'-0" residential setback for 35% of the total street-level facade width that faces both SW Genesee St and 42nd Ave SW.

## **RATIONALE FOR DEPARTURE:**

The code required 300 square feet min of non-residential space was pervived between the live portion of the unit and (1) street-level, street-facing facade. The prope eddive-work unit would face SW Genesee St, which has more of a commercial influence whereas 42nd Aye of increasing predominantly residential in nature. The first 16'5 along 42nd, from the corner, will be business of ented and highly transparent. Though a residential function will be located along 42nd strategically placed that we vertical windows will provide a connection to the street to promote visual interest in line with the street general presented on page 47.

## **DESIGN GUIDELINES**

## CS2.C.1. RELATIONSHIP TO THE BLOCK

Corner Sites: Consider using a correst p p. vide extra space for pedestrians and a generous entry, or build out to the corner to provide strong urban edge to the block

Live-Works facing Genesee St will continue the strong urban commercial core further east from California Ave and connect to the Veroy Way. Providing a Live-Work at the corner will strengthen the commercial street edge and give the tenant more opportunity to activate the street with transparency.

## DC1.A.1. ARRANGEMENT OF INTERIOR USES

Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

Genesee St is a more predominantly commercial/retail corridor and pedestrian connector street, whereas 42nd Ave is largely residential and quieter. Directing the commercial portion of the live-work toward the commercial oriented street will provide a transition between public and private areas at the street-level and maintain the residential emphasis on 42nd Ave.

## PL3.C.2. RETAIL EDGES

Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

Providing a Live-Work at the street corner enables a tenant to fully utilize the maximum amount of corner glazing to promote their business and/or display products.