

# THE AERIE

200 NE 65TH ST, SEATTLE, WA

SDCI MUP PERMIT #: 3039519-EG

## PROJECT DESIGN TEAM

### OWNER:

THE AERIE AT GREEN LAKE LLC  
122 10TH AVE  
KIRKLAND, WA 98033

### ARCHITECT:

BOHAC ARCHITECTURE PLLC  
PO BOX 812  
BELLEVUE, WA 98009

### LANDSCAPE ARCHITECT:

CPH CONSULTANTS LLC  
11321-B NE 120TH ST  
KIRKLAND, WA 98034

## DEVELOPMENT OBJECTIVES

PROPOSED NUMBER OF RESIDENTIAL UNITS: 18

PROPOSED TOTAL BUILDING AREA: APPROX. 11,184 SF  
( 9,512 SF FAR-CONTRIBUTING AREA )

PROPOSED NUMBER OF PARKING SPACES: 0 [RESIDENTIAL URBAN VILLAGE]

## PROJECT GOALS

AS ONE OF THE FIRST NEW MULTI-FAMILY PROJECTS IN A MULTI-BLOCK AREA RECENTLY UP-ZONED TO PROMOTE GREATER DENSITY WITHIN THE GREEN LAKE RESIDENTIAL URBAN VILLAGE, THE PROPOSED PROJECT IS A LOW-RISE STRUCTURE CONTAINING APARTMENTS IN A SECURE BUILDING WITH BICYCLE PARKING AND EXTENSIVE COMMON-USE AMENITY AREAS BOTH ON-GRADE AND ON A ROOFTOP DECK.

THE SITE, A RECTANGULAR LOT FRONTING ON 5TH AVE NE ALONG ITS NORTHEAST EDGE AND ABUTTING ADJACENT PROPERTIES ON THE OTHER THREE SIDES, OFFERS DIRECT AND CONVENIENT ACCESSIBLE PATHS TO BUILDING AND BICYCLE PARKING ENTRANCES AND CREATES OPPORTUNITY FOR AN ON-GRADE LANDSCAPED PUBLIC AMENITY AREA IN THE FRONT YARD AND AND LARGER PRIVATE AREA IN THE REAR YARD.

WITH AN ATTRACTIVE MODERN AESTHETIC, THE PROPOSED PROJECT WILL MAKE A POSITIVE CONTRIBUTION TO THE FUTURE APPEARANCE OF THIS NEIGHBORHOOD IN TRANSITION, AND ITS BUILT GREEN CERTIFICATION WILL OFFER A POSITIVE CONTRIBUTION TO THE ECOLOGY OF THE COMMUNITY AT LARGE.

## SUMMARY OF COMMUNITY OUTREACH AND PROJECT RESPONSES

COMMUNITY OUTREACH RESULTED IN ONE EMAIL AND THIRTEEN SURVEY RESPONSES. THE EMAIL WAS A SIMPLE INQUIRY ABOUT ANTICIPATED PROJECT SCHEDULE. A SUMMARY OF SURVEY RESPONSES FOLLOWS [92% OF RESPONDENTS INDICATED THAT THEY LIVE VERY CLOSE TO THE PROJECT; 8% THAT THEY LIVE IN THE GENERAL AREA]

ASKED 'WHAT IS MOST IMPORTANT TO YOU ABOUT A NEW BUILDING ON THIS PROPERTY':  
 RESPONSES WERE MIXED WITH 2-3 RESPONSES EACH INDICATING CONCERN FOR AFFORDABILITY TO RESIDENTS, ENVIRONMENTAL SUSTAINABILITY, "NICE-LOOKING" BUILDING, FAMILY-FRIENDLINESS, AND THAT IT PROVIDE CAR PARKING, AND WRITE-IN RESPONSES EXPRESSING OPPOSITION TO CHANGING THE 'AESTHETIC, VIBE AND CULTURE OF THE NEIGHBORHOOD' AND CAUSING 'GENTRIFICATION'.  
 PROJECT RESPONSE: THE PROPOSED BUILDING WILL BE AN ATTRACTIVE ADDITION TO THE NEIGHBORHOOD, DESIGNED AND BUILT TO MEET THE CITY'S GREEN BUILDING STANDARD.

ASKED 'WHAT IS IMPORTANT IN THE CONTEXT OF IMPROVEMENTS TO THE SIDEWALKS AND LANDSCAPING AT STREET LEVEL':  
A LARGE MINORITY (45%) OF RESPONSES PRIORITIZED PEDESTRIAN-FRIENDLINESS, ROBUST LANDSCAPING, AND LIGHTING AND SAFETY CONCERNS. A FEW RESPONSES MENTIONED ATTRACTIVE BUILDING MATERIALS AT STREET LEVEL. ONE WRITE-IN RESPONSE ASKED FOR UNDERGROUNDING OF OVERHEAD POWER LINES, AND ANOTHER WRITE-IN RESTATED A DESIRE FOR MORE PARKING.  
*PROJECT RESPONSE: THE PROPOSED BUILDING AND SITE DESIGN PRIORITIZE PEDESTRIAN FRIENDLINESS AND LANDSCAPING IN THE FRONT YARD PUBLICLY-ACCESSIBLE AMENITY AREA, AND LIGHTING WILL BE DESIGNED TO MAXIMIZE SAFETY WITHOUT NEGATIVELY IMPACTING ADJACENT PROPERTIES.*

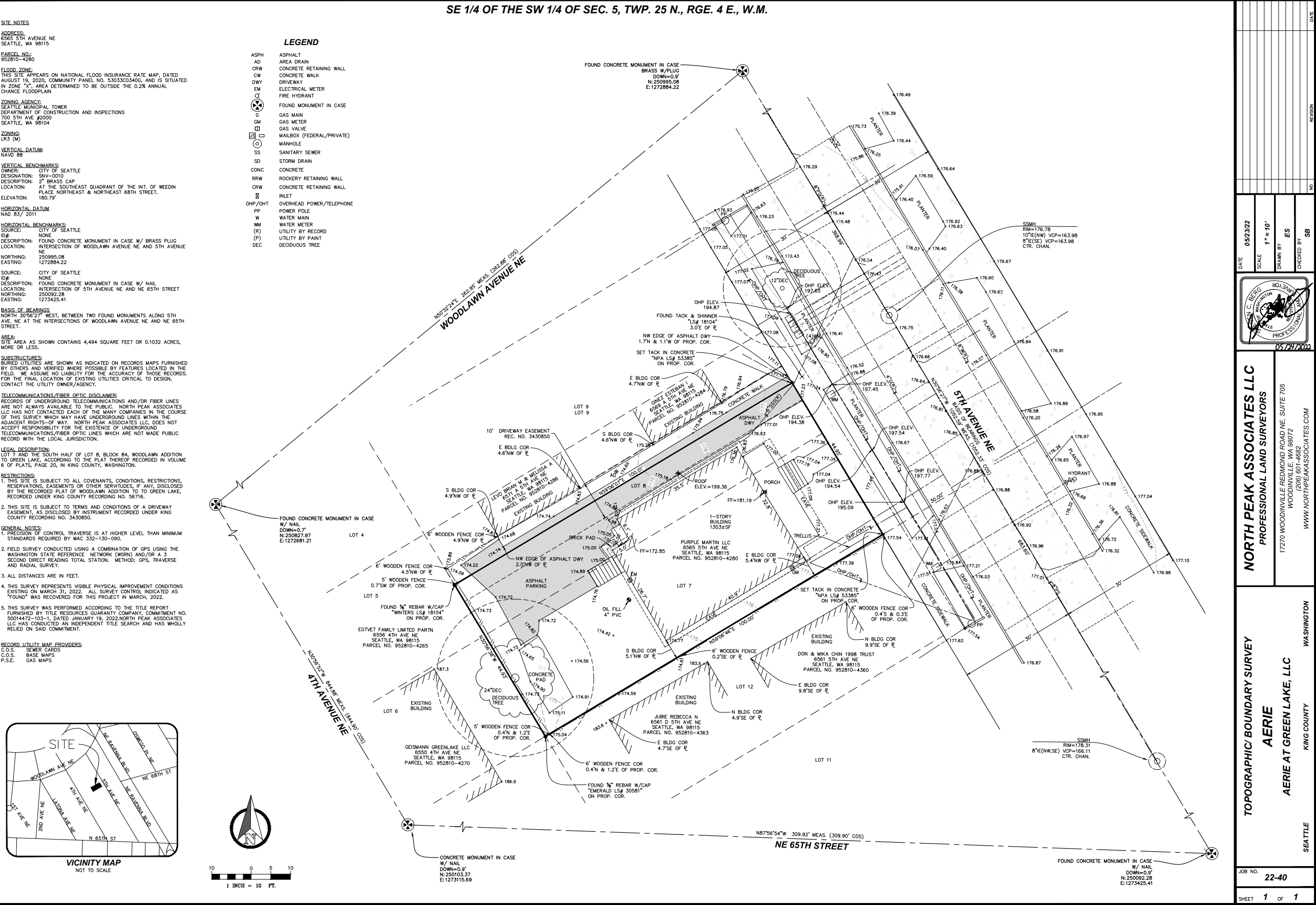
ASKED "WHAT IS THE MOST IMPORTANT DESIGN CONSIDERATION FOR THE BUILDING EXTERIOR":  
A LARGE MINORITY (45%) OF RESPONSES STATED "THAT IT FITS IN WITH NEIGHBORING STRUCTURES", AND THE OTHER 55% OF RESPONSES WERE HIGHLY VARIED, INCLUDING "DON'T HAVE AN OPINION", "TIMELESS, NOT TRENDY, AESTHETIC - PROPOSED DESIGN LOOKS LIKE A PRISON", "EFFICIENTLY HOUSES PEOPLE", "THAT IT PRESENTS AN AESTHETIC THAT IS MODERN AND REPRESENTS CURRENT TRENDS", "ECO FRIENDLY BUILDING MATERIALS", "THAT IT PRESENTS AN AESTHETIC THAT IS CURRENT FOR THE NEIGHBORHOOD AS A WHOLE", AND THERE WAS ANOTHER COMPLAINT ABOUT PARKING.  
PROJECT RESPONSE: AS A NEW STRUCTURE IN AN UP-ZONED NEIGHBORHOOD, THE PROPOSED BUILDING WILL NECESSARILY AND UNAVOIDABLY EXCEED THE SCALE OF EXISTING STRUCTURES IN THE VICINITY, BUT HAS BEEN DESIGNED TO BE AN ATTRACTIVE ADDITION TO THE COMMUNITY AND WITH THE INTENT TO MAKE A POSITIVE CONTRIBUTION TO THE STREETScape BY PROPOSING AN ESPECIALLY-DEEP LANDSCAPED FRONT YARD WITH AN INVITING CONNECTION TO THE PUBLIC SIDEWALK INTENDED TO OFFER A SMALL-SCALE PUBLIC AMENITY IN THE MIDDLE OF THIS CONGESTED BLOCK.

ASKED "WHAT CONCERNS DO YOU HAVE ABOUT THE PROJECT":  
A MAJORITY (62%) OF RESPONSES EXPRESSED CONCERN ABOUT DRIVING AND PARKING IN THE NEIGHBORHOOD. TWO RESPONSES STATED CONCERN THAT THE PROPOSED BUILDING MAY FEEL OUT OF SCALE WITH OTHER BUILDINGS NEARBY, ONE THAT THERE COULD BE CONSTRUCTION/NOISE IMPACTS, AND ONE STATED "NO SPECIFIC CONCERNS".  
*PROJECT RESPONSE: AS THIS NEIGHBORHOOD IS IN A DEFINED RESIDENTIAL URBAN VILLAGE INTENDED TO CONCENTRATE RESIDENTIAL DENSITY WHILE RELYING ON ALTERNATIVE AND PUBLIC TRANSPORTATION, ON-SITE PARKING IS NOT REQUIRED. THE PROJECT INCLUDES CONVENIENT PEDESTRIAN ACCESS AND AN INDOOR BICYCLING PARKING ROOM. REMOVAL OF THE EXISTING CURB CUT WILL CONTRIBUTE ONE NEW PARKING SPACE WITHIN THE PUBLIC WAY.*

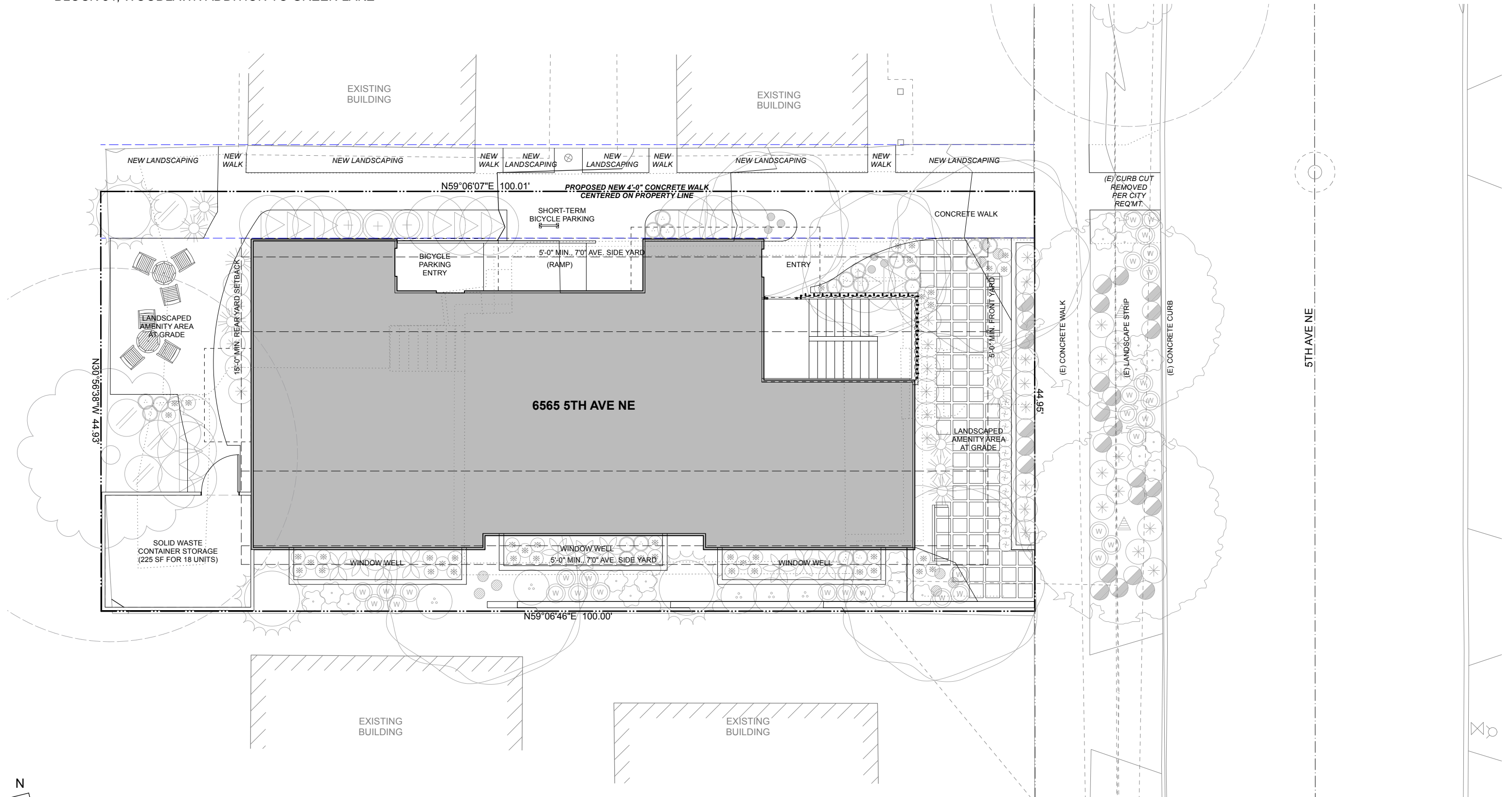
ASKED 'IS THERE ANYTHING SPECIFIC ABOUT THIS PROPERTY OR NEIGHBORHOOD THAT IT WOULD BE IMPORTANT TO KNOW':  
THREE RESPONSES MENTIONED CONCERNS ABOUT INCREASED DENSITY INCREASING PARKING CONGESTION. ONE RESPONSE NOTED THAT THE NEIGHBORHOOD IS RELATIVELY QUIET AND EXPRESSED APPRECIATION FOR THE ROOF DECK. ONE RESPONSE NOTED THAT ILLEGAL CAMPING BY HOMELESS PERSONS WAS AN INCREASING CONCERN. ONE ARGUED THAT THE BUILDING OWNERS SHOULD REFRAIN FROM BUILDING TO THE LEGAL HEIGHT / SIZE LIMITS. ONE COMPLAINED THAT THE BUILDING WOULD REDUCE ACCESS TO LIGHT FOR THE PROPERTY IMMEDIATELY TO THE NORTH AND MIGHT REFLECT HIGHWAY NOISE. ONE ARGUED THAT THE BUILDING SHOULD NOT BE A RENTAL PROPERTY.

*PROJECT RESPONSE(S): PARKING CONGESTION IS ESSENTIALLY AN UNAVOIDABLE CONSEQUENCE OF THE RESIDENTIAL URBAN VILLAGE DESIGNATION WHEN RESIDENTS FAIL TO EMBRACE PUBLIC AND ALTERNATIVE TRANSPORTATION; THE PROJECT IS OFFERING EXCELLENT PEDESTRIAN CONNECTIVITY AND SECURE, INTERIOR BICYCLE PARKING WITH A MAINTENANCE AREA AND PERSONAL STORAGE LOCKERS TO MAXIMIZE THE LIKELIHOOD THAT RESIDENTS WILL USE ALTERNATIVE MEANS OF TRANSPORTATION.*

ASKED "WHAT ELSE WOULD HELP MAKE THE NEW BUILDING SUCCESSFUL":  
(OUTREACH REPONSES RESTATED PREVIOUSLY-EXPRESSED CONCERNS ABOUT PARKING AVAILABILITY, BUILDING AESTHETIC AND SIZE.)




PROJECT ADDRESS: 6565 5TH AVE NE, SEATTLE, WA  
APN: 952180-4280  
LEGAL DESCRIPTION: LOT 7 AND THE SOUTH HALF OF LOT 8,  
BLOCK 84, WOODLAWN ADDITION TO GREEN LAKE

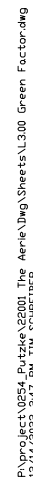


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SCALE: 1/16" = 1'-0"



Green Factor Scoresheet		PAGE 2		SEATTLE <i>green factor</i>			
<b>C Green roofs</b>							
1	Green roofs over at least 2" and less than 4" of growth medium	<div>0</div> <div>square feet</div>	0.4	<div>0</div>			
2	Green roofs 4" - 8" of growth medium	<div>0</div> <div>square feet</div>	0.6	<div>0</div>			
3	Green roofs 8"+ of growth medium	<div>0</div> <div>square feet</div>	0.8	<div>0</div>			
<b>D Vegetated walls</b>							
	NC, C, SM, and South Downtown zones only	<div>0</div> <div>square feet</div>	0.4	<div>0</div>			
<b>E Permeable paving</b>							
1	Permeable paving over at least 6" and less than 24" of soil or gravel	<div>0</div> <div>square feet</div>	0.2	<div>0</div>			
2	Permeable paving over at least 24" of soil or gravel	<div>237</div> <div>square feet</div>	0.5	<div>119</div>			
<b>F Structural soil systems</b>							
		<div>0</div> <div>square feet</div>	0.5	<div>0</div>			
			sub-total of sq ft =		<div>6,565</div>		
<b>G Bonuses</b>							
1	Landscaping that consists of drought-tolerant and/or native plant species	<div>0</div> <div>square feet</div>	0.1	<div>0</div>			
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or collected greywater	<div>0</div> <div>square feet</div>	0.2	<div>0</div>			
3	Vegetation visible to passersby from adjacent public right of way or public open spaces	<div>243</div> <div>square feet</div>	0.2	<div>49</div>			
4	Landscaping in food cultivation	<div>0</div> <div>square feet</div>	0.1	<div>0</div>			
					<div>Green Factor numerator =</div>		<div>2,708</div>
<p>* Do not count public rights-of-way in parcel size calculation.</p> <p>*** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR XX-2020).</p>							
REVISED 07-07-2020							





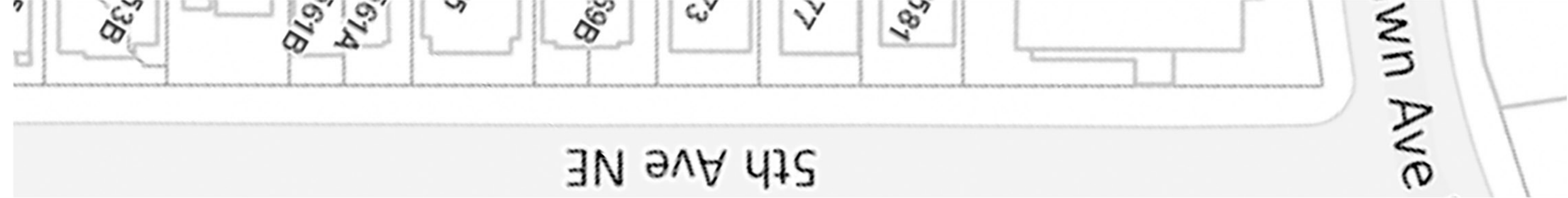




5TH AVE NE, FACING WEST (PART A - SOUTH END)



(END OF STREET, FACING NORTH)



5TH AVE NE, FACING WEST (PART B - NORTH END)





5TH AVE NE, FACING EAST (PART A - NORTH END)



5TH AVE NE, FACING EAST (PART B - SOUTH END)



# ZONING MAP



**ZONING CODE COMPLIANCE SUMMARY:**

PARCEL NUMBER: 952810-4280  
LOT AREA: 4,494 SF  
ZONING: LR3 (M) [ADOPTED 2019] WITH RESIDENTIAL URBAN VILLAGE OVERLAY (FREQUENT TRANSIT SERVICE AREA)

23.45.510 FLOOR AREA: MAX. F.A.R. 2.3 FOR LR3 (M) WITHIN URBAN VILLAGE  
ALLOWABLE F.A.R. AREA: 4,494 x 2.3 = 10,336 SF  
PROPOSED F.A.R. AREA: 9,512 SF

23.45.514 STRUCTURE HEIGHT: 50 FEET FOR APARTMENTS IN LR3 WITH MHA SUFFIX  
 ROOF FEATURE EXCEPTIONS:  
 PARAPETS, RAILINGS, PLANTERS, GREENHOUSES, PARAPETS, FIREWALL EXTENSIONS MAY PROJECT 4 FEET ABOVE LIMIT  
 IN LR ZONES, STAIR PENTHOUSES, MECHANICAL EQUIPMENT, PLAY EQUIPMENT AND OPEN-MESH FENCING  
 ENCLOSURE 5 FEET FROM A ROOF EDGE, AND CHIMNEYS MAY PROJECT 10 FEET ABOVE LIMIT, IF TOTAL  
 AREA OF SUCH IS MAX. 15% OF THE ROOF AREA (OR 20% IF INCLUDES SCREENED MECH. EQUIP.)

23.45.517 MHA REQ'MTS: MUST COMPLY WITH 23.58C (MANDATORY HOUSING AFFORDABILITY FOR RESIDENTIAL DEVELOPMENT)

23.45.518 SETBACKS: FRONT: 5 FOOT MIN.; 12 FOOT MIN. AVERAGE PROPOSED  
REAR: 15 FOOT MIN. WITH NO ALLEY; 15 FOOT MIN. PROPOSED  
SIDE: 7 FOOT AVERAGE / 5 FOOT MIN. FOR FACADES GREATER THAN 40 FEET IN LENGTH  
7 FOOT AVERAGE / 5 FOOT MIN. PROPOSED  
UPPER LEVEL FRONT SETBACK: 12 FOOT MIN. FOR PORTIONS OF STRUCTURE ABOVE 54 FEET, WITH  
PITCHED ROOF, OPEN RAILING AND PARAPET EXCEPTIONS PER 23.45.518.A.2.c / .d / .e

23.45.522 AMENITY AREA: AMENITY AREA MIN. 25% OF LOT AREA FOR APARTMENTS IN LR ZONE  
 REQUIRED AMENITY AREA: 4,494 x 0.25 = 1,124 SF MIN. REQ'D.  
 FOR APARTMENTS, A MINIMUM OF 50% OF REQUIRED AMENITY AREA MUST BE COMMON SPACE AT GRADE  
 COMMON AMENITY AREAS SHALL BE 250 SQUARE FEET MINIMUM, WITH A MINIMUM HORIZONTAL DIMENSION OF 10 FEET  
 COMMON AMENITY AREAS AT GRADE SHALL BE AT LEAST 50% IMPROVED WITH GREEN LANDSCAPING, AND ELEMENTS THAT  
 ENHANCE USABILITY SUCH AS SEATING, OUTDOOR LIGHTING, WEATHER PROTECTION, ART OR SIMILAR FEATURES  
 COMMON AMENITY AREAS AT GRADE SHALL BE ACCESSIBLE TO ALL APARTMENT UNITS  
 PROPOSED AMENITY AREAS: 926 SF AT GRADE AND 745 SF AT ROOF (1,671 SF TOTAL COMMON AMENITY AREA)

23.45.524 LANDSCAPING: GREEN FACTOR 0.6 LANDSCAPING REQUIRED FOR >1 NEW DWELLING UNIT IN LR ZONE  
STREET TREES ARE REQUIRED

23.45.527 STRUCTURE WIDTH/DEPTH LIMITS IN LR ZONES:  
 LR3 INSIDE URBAN VILLAGE APARTMENTS MAX. ALLOWABLE STRUCTURE WIDTH: 150 FEET; 33'-6" PROPOSED  
 LR ZONE MAX. FACADE LENGTH: TOTAL COMBINED WIDTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE  
 THAT IS NOT A REAR YARD OR STREET-FACING FACADE SHALL NOT EXCEED 65% OF THE LENGTH OF THAT LOT LINE  
 SIDE YARD LOT LINE LENGTH: 100.00' (65' MAX. SIDE YARD FACING FACADE LENGTH ALLOWABLE)  
 PROPOSED FACADE LENGTH WITHIN 15 FEET OF A LOT LINE: 71.5' (65% x 1.1 = 71.5% OF SIDE YARD LOT LINE LENGTH)  
PROJECT REQUESTS DESIGN STANDARD ADJUSTMENT TO INCREASE ALLOWABLE SIDE YARD FACING FACADE LENGTH BY 10%  
 AS MAY BE PERMITTED UNDER SMC 23.41.018.D.3.d IF CONSISTENT WITH THE CRITERIA STATED IN SMC 23.41.018.F.3.  
 PLEASE SEE REQUESTED ADJUSTMENT AND PROPOSED CRITERIA ON SHEET 8.0 OF THIS PACKET

23.45.529 DESIGN STANDARDS: MIN. 20% OF STREET-FACING FACADE AREA SHALL BE TRANSPARENT WINDOWS OR DOORS  
STREET-FACING FACADES EXCEEDING 750 SF SHALL BE ARTICULATED INTO SEPARATE PLANES BETWEEN 150 SF AND 500 SF  
DIFFERING IN DEPTH FROM ADJACENT PLANES BY 18 INCHES  
NON-STREET SIDE YARD-FACING FACADES EXCEEDING 1000 SF SHALL HAVE A PLANE BETWEEN 250 AND 750 SF DIFFERING IN  
DEPTH FROM ADJACENT PLANES BY 18 INCHES, -OR- THE SIDE FACADE SHALL HAVE VARIATION IN MATERIAL OR  
COLOR OVER 25% OF THE FACADE AREA  
APARTMENTS MUST HAVE A SINGLE PRIMARY ENTRY FACING EITHER A STREET OR COMMON AMENITY AREA, WHICH IS  
VISUALLY PROMINENT THROUGH USE OF COVERED STOOP, OVERHEAD WEATHER PROTECTION, RECESSED ENTRY  
OR OTHER ARCHITECTURAL ENTRY FEATURES

23.45.530 GREEN BUILDING STANDARDS:  
FOR LR3 ZONES WITHIN URBAN VILLAGES EXCEEDING 1.8 F.A.R., THE PROJECT MUST MEET THE GREEN BUILDING STANDARD, PER SMC 23.58D, AND THE PROJECT MUST DEMONSTRATE COMMITMENT / COMPLIANCE AT COMPLETION

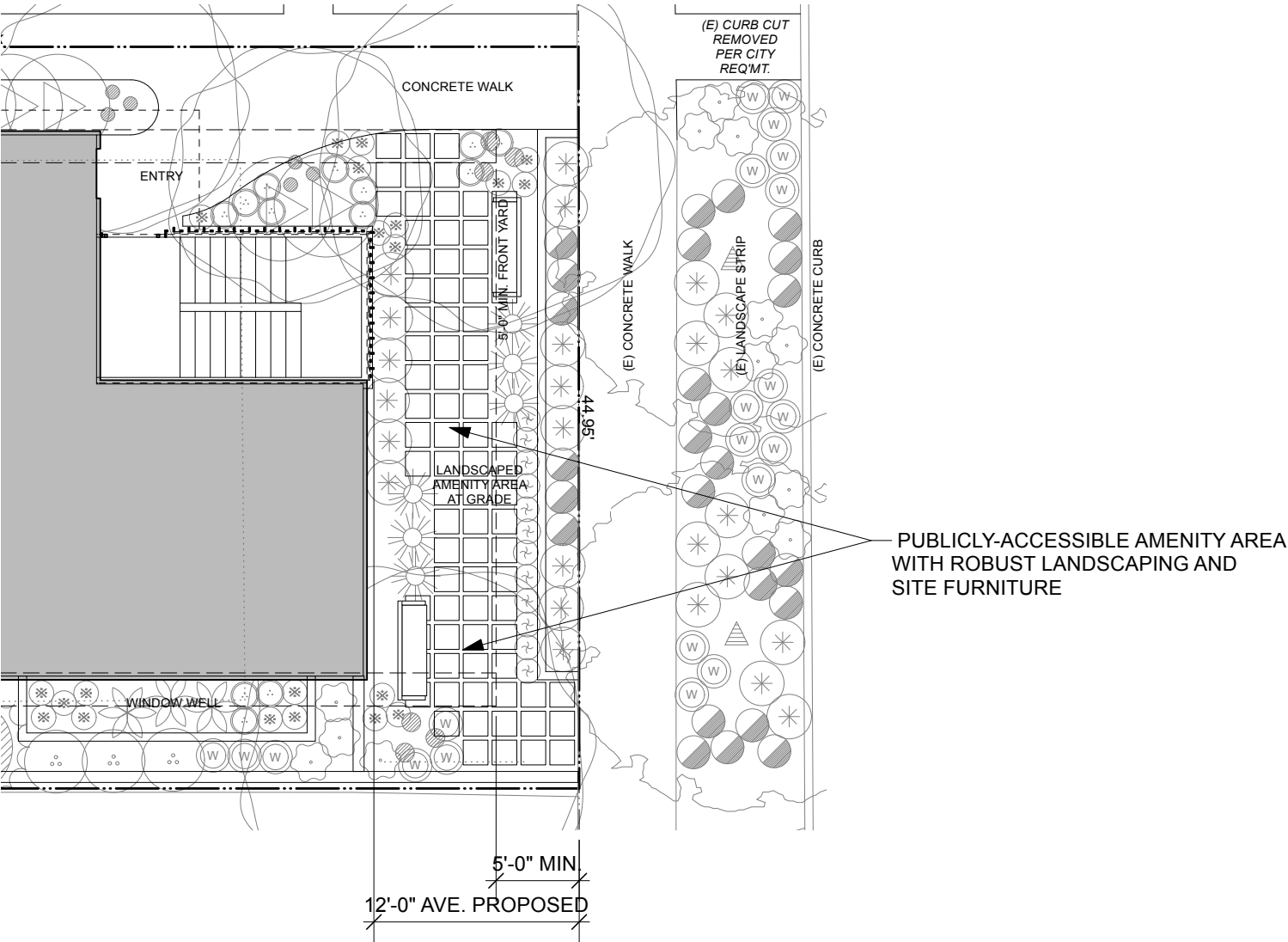
23.45.536 PARKING: MULTIFAMILY USES WITHIN RESIDENTIAL URBAN VILLAGE AND WITHIN FREQUENT TRANSIT SERVICE AREA:  
NO MINIMUM (VEHICLE) PARKING REQUIREMENT  
(ALSO 23.54) BICYCLE PARKING REQ'D: 1 LONG-TERM SPACE / DWELLING UNIT & 1 SHORT-TERM SPACE / 20 DWELLING UNITS  
LONG-TERM PARKING SHALL INCLUDE LOCKED ROOMS OR CAGES AND BICYCLE LOCKERS  
LONG-TERM PARKING SHALL BE FULLY WEATHER-PROTECTED  
18 LONG-TERM AND 1 SHORT-TERM BICYCLE PARKING SPACES PROPOSED FOR 18 DWELLING UNITS

PRIORITY DESIGN GUIDELINES AND PROJECT RESPONSES

(GREEN LAKE) 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

GREEN LAKE SPECIFIC:  
CS2, III.,ii: STREETScape COMPATIBILITY - MULTIFAMILY RESIDENTIAL AREAS  
"LANDSCAPING IN THE REQUIRED FRONT SETBACKS OF NEW MULTIFAMILY DEVELOPMENTS IS AN  
IMPORTANT SITING AND DESIGN CONSIDERATION TO HELP REINFORCE DESIRABLE STREETScape  
CONTINUITY"

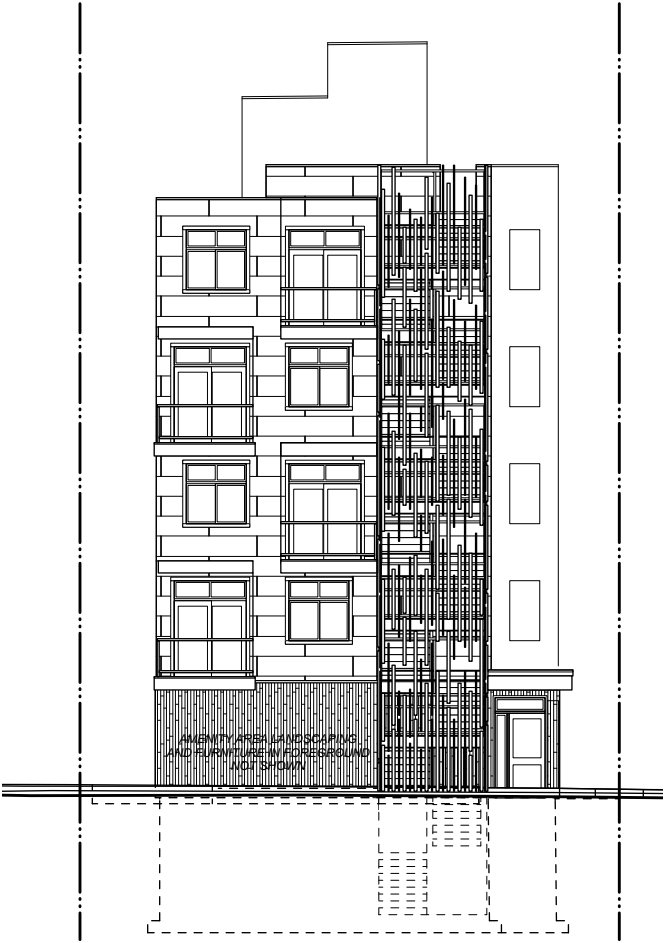
THE PROPOSED PROJECT MEETS THE INTENT OF THIS GUIDELINE BY PROVIDING A SUBSTANTIALLY  
DEEPER-THAN-REQUIRED MINIMUM FRONT YARD LANDSCAPING, WITH FEATURES DESIGNED TO  
IMPROVE THE CONTINUITY OF THE STREETScape, BY PROVIDING ADDITIONAL DEPTH AND ROBUST  
LANDSCAPING AND AMENITY FEATURES.



(GREEN LAKE) CS3: ARCHITECTURAL CONTEXT AND CHARACTER  
CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD

GREEN LAKE SPECIFIC:  
I.,iii: ARCHITECTURAL CONTEXT - RESIDENTIAL URBAN VILLAGE  
"...ALSO, MANY OF THE EXISTING BUILDINGS ARE SIMPLE 'BOXES' WITH HUMAN-SCALE DETAILS  
AND FEATURES..."..."BRICK AND DETAILED STUCCO ARE APPROPRIATE MATERIALS"

THE PROPOSED PROJECT, WHICH IS WITHIN THE RESIDENTIAL URBAN VILLAGE, IS CONSISTENT WITH  
THIS GUIDELINE BY PROVIDING A RELATIVELY SIMPLE, BOXY MASSING, WITH THE USE OF  
MASONRY VENEER AT THE GROUND FLOOR, DECORATIVE STAIR VOLUME GUARDRAIL /  
ENCLOSURE SCREENING ELEMENTS, AND FENESTRATION AND TRIM PROVIDING HUMAN-SCALE  
DETAILING AND FEATURES





PRIORITY DESIGN GUIDELINES AND PROJECT RESPONSES

(GREEN LAKE) PL1: CONNECTIVITY  
COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM

GREEN LAKE SPECIFIC:  
PL1, I.,i: RESIDENTIAL OPEN SPACE  
"THE AMOUNT OF OPEN SPACE REQUIRED BY THE LAND USE CODE MAY BE REDUCED THROUGH THE DESIGN REVIEW PROCESS, AS SET FORTH AT SMT 23.41.012, IF THE PROJECT SUBSTANTIALLY CONTRIBUTES TO THE OBJECTIVES OF THE GUIDELINE BY: i. CREATING A SUBSTANTIAL COURTYARD-STYLE OPEN SPACE ... THAT IS VISUALLY ACCESSIBLE TO THE PUBLIC AND AND THAT EXTENDS TO THE PUBLIC REALM."

- AND -

(GREEN LAKE) PL2: WALKABILITY  
CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES

GREEN LAKE SPECIFIC:  
PL2, I.,ii: PEDESTRIAN OPEN SPACES AND ENTRANCES - STREETScape AMENITIES  
"NEW DEVELOPMENTS ARE ENCOURAGED TO WORK THROUGH THE DESIGN REVIEW PROCESS AND WITH INTERESTED CITIZENS TO PROVIDE FEATURES THAT ENHANCE THE PUBLIC REALM. CODE DEPARTURES, AS SET FORTH AT SMC 23.41.012, WILL BE CONSIDERED FOR PROJECTS THAT PROPOSE ENHANCEMENTS TO THE PUBLIC REALM. THE PROJECT PROPONENT SHOULD PROVIDE AN ACCEPTABLE PLAN FOR, BUT NOT LIMITED TO, FEATURES SUCH AS: .... c. STREET FURNITURE" [EXCERPTED TO OMIT INAPPLICABLE ITEMS a. AND b.]

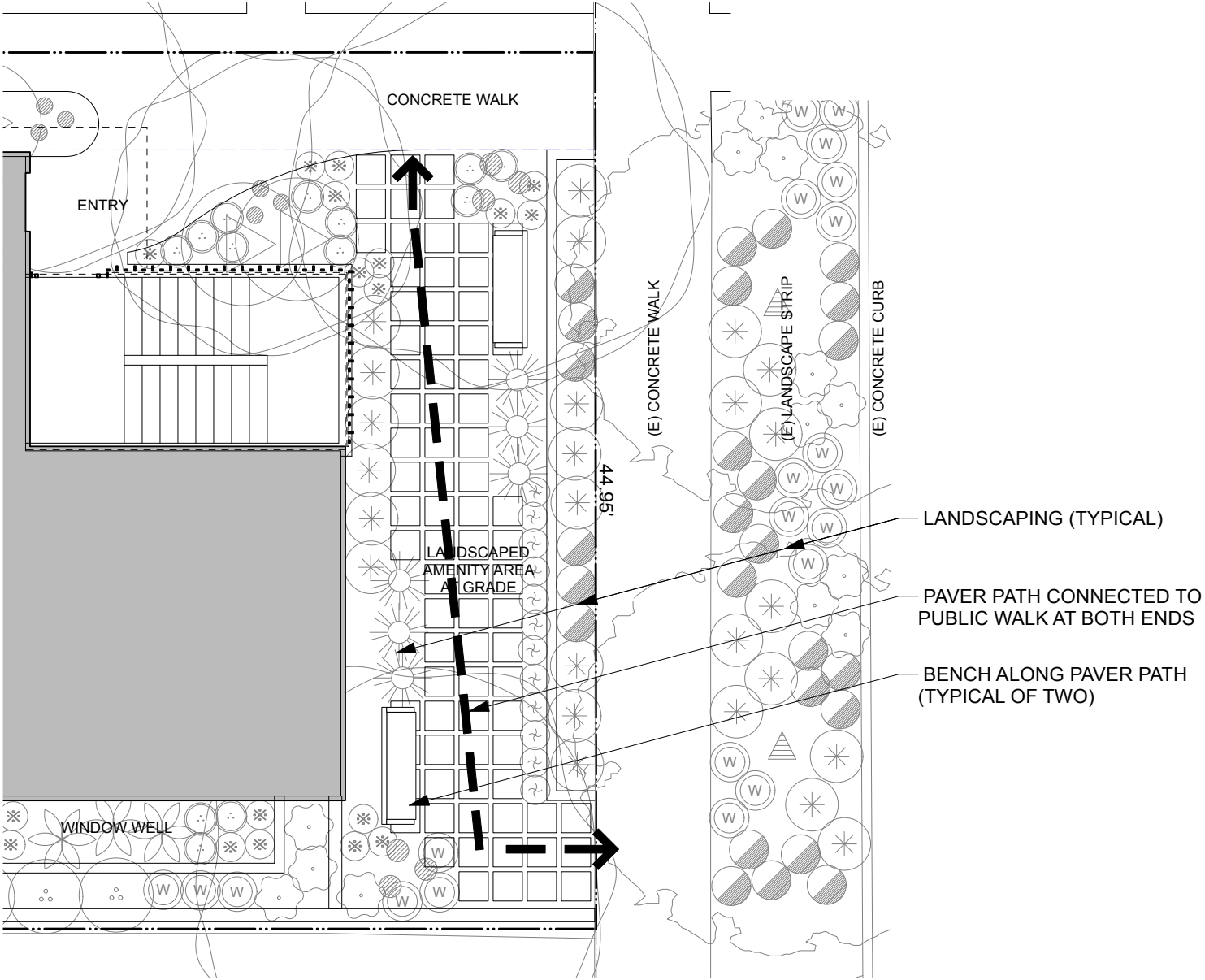
THE PROPOSED PROJECT MEETS THE INTENT OF THESE TWO GUIDELINES BY PROVIDING A PUBLICLY-ACCESSIBLE COMMON AMENITY AREA IN THE FRONT YARD FURNISHED WITH LANDSCAPING AND A BENCH ALONGSIDE A WALKING PATH CONNECTED AT EITHER END TO THE PUBLIC SIDEWALK AND TO THE MAIN ENTRY PATH FOR THE BUILDING. THIS COURTYARD-LIKE LANDSCAPED SPACE WILL CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND PROVIDE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS, OFFERING PEDESTRIANS AN OPPORTUNITY TO PAUSE IN A LESS-CONGESTED AND PLEASANTLY LANDSCAPED SPACE ALONGSIDE AN OTHERWISE CONGESTED AND SPARSE PUBLIC PEDESTRIAN ROUTE IN THE RIGHT-OF-WAY.

- THE SAME PROPOSED FEATURES WILL ALSO RESPOND TO -

(GREEN LAKE) PL3: STREET-LEVEL INTERACTION  
ENCOURAGE HUMAN ACTIVITY AND INTERACTION AT STREET LEVEL

GREEN LAKE SPECIFIC:  
PL3, II.,i: TRANSITION BETWEEN RESIDENCE AND STREET - RESIDENTIAL BUILDINGS  
"RESIDENCES ON THE GROUND FLOOR SHOULD BE RAISED FOR RESIDENTS' PRIVACY, IF ALLOWED BY SITE CONDITIONS. WELL-LANDSCAPED, SHALLOW FRONT YARD SETBACKS ARE ALSO TYPICAL AND APPROPRIATE."

ALTHOUGH RESIDENCES ON THE GROUND FLOOR CANNOT FEASIBLY BE RAISED DUE TO REQUIRED ACCESSIBLE PATHS FROM THE PUBLIC WAY TO THE MAIN ENTRY, THE PROPOSED PROJECT MEETS THE INTENT OF THIS GUIDELINE BY PROVIDING ROBUST LANDSCAPING AND AMENITY FEATURES IN THE FRONT YARD SETBACK.

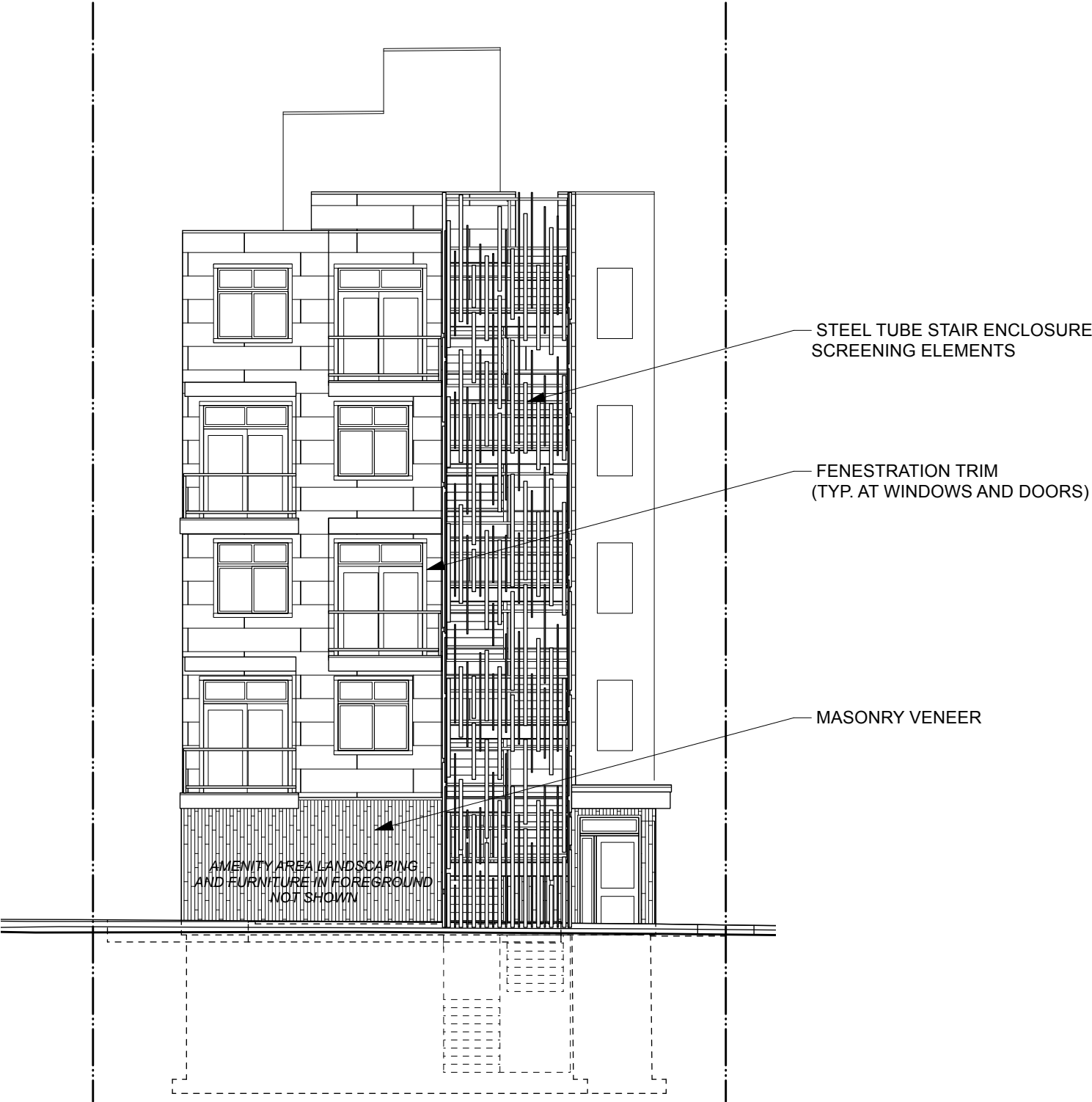


PRIORITY DESIGN GUIDELINES AND PROJECT RESPONSES

(GREEN LAKE) DC4: EXTERIOR ELEMENTS AND FINISHES  
USE APPROPRIATE AND HIGH-QUALITY ELEMENTS AND FINISHES FOR THE BUILDING AND ITS OPEN SPACES

- GREEN LAKE SPECIFIC:
- DC4, II.: EXTERIOR FINISH MATERIALS  
NEW BUILDINGS SHOULD FEATURE DURABLE, ATTRACTIVE AND WELL-DETAILED FINISH MATERIALS IN RESPONDING TO THE VERNACULAR OF THE SURROUNDING AREA, WHERE DESIRABLE. INNOVATIVE USE OF MATERIALS IS ENCOURAGED, PROVIDED THEY MEET THIS CRITERION.
  - AND -  
DC4, II, i.: BUILDING MATERIALS IN GREEN LAKE'S INDIVIDUAL DISTRICTS  
ENCOURAGE THE USE OF COMMON BUILDING MATERIALS FOUND IN GREEN LAKE'S COMMERCIAL AREAS:
    - a. GREEN LAKE RESIDENTIAL URBAN VILLAGE: SURFACE TREATMENTS ARE PRIMARILY BRICK (PAINTED OR UNPAINTED) OR STUCCO. SOME ADDITIONAL VARIATIONS EXIST SOUTH OF RAVENNA BOULEVARD.

THE PROPOSED PROJECT (WHICH IS LOCATED SOUTH OF RAVENNA AVENUE, IN A BLOCK WITH A WIDE VARIETY OF BUILDING TYPOLOGIES AND AN EQUALLY-ECLECTIC COLLECTION OF EXTERIOR FINISHES), MEETS THE INTENT OF THESE GUIDELINES BY PROVIDING DURABLE, ATTRACTIVE AND WELL-DETAILED FINISH MATERIALS, SOME OF WHICH ARE USED IN INNOVATIVE WAYS, SUCH AS STEEL TUBES ELEMENTS INSTALLED IN A SEMI-RANDOM VERTICAL PATTERN FUNCTIONING BOTH AS A SEMI-TRANSPARENT SCREEN PROVIDING VISUAL INTEREST AND TEXTURE AND AS AN INTEGRAL GUARDRAILING SYSTEM AT THE STAIR PERIMETER, AND GROUND FLOOR MASONRY VENEER EXTERIOR WALL FINISH INSTALLED VERTICALLY TO VISUALLY RELATE TO THE PATTERN OF THE STAIR SCREENING ELEMENTS. THE BODY OF THE BUILDING IS PROPOSED FINISHED IN MULTIPLE SIDING MATERIALS AND PATTERNS WITH DIFFERING TEXTURES AND COLORS IN ORDER TO EMPHASIZE THE ARTICULATION OF THE FACADES AND MINIMIZE APPARENT BULK.



PRIORITY DESIGN GUIDELINES AND PROJECT RESPONSES

(GREEN LAKE) 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

GREEN LAKE SPECIFIC:

CS2.B.2: ADJACENT SITES, STREETS AND OPEN SPACES - CONNECTION TO THE STREET  
IDENTIFY OPPORTUNITIES FOR THE PROJECT TO MAKE A STRONG CONNECTION TO THE STREET AND CAREFULLY CONSIDER HOW THE BUILDING WILL INTERACT WITH THE PUBLIC REALM.  
CONSIDER THE QUALITIES AND CHARACTER OF THE STREETScape.

- AND -

(SEATTLE CITY-WIDE) PL3: CONNECTIVITY

COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM  
PL3, B.3: OPPORTUNITIES FOR CREATING LIVELY, PEDESTRIAN ORIENTED OPEN SPACES TO ENLIVEN THE AREA AND ATTRACT INTEREST AND INTERACTION WITH THE SITE AND BUILDING SHOULD BE CONSIDERED. VISIBLE ACCESS TO THE BUILDING'S ENTRY SHOULD BE PROVIDED. EXAMPLES OF PEDESTRIAN AMENITIES INCLUDE SEATING, OTHER STREET FURNITURE, LIGHTING, YEAR-ROUND LANDSCAPING, SEASONAL PLANTINGS, PEDESTRIAN SCALE SIGNAGE, SITE FURNITURE, ART WORK, AWNINGS, LARGE STOREFRONT WINDOWS, AND ENGAGING RETAIL DISPLAYS AND/OR KIOSKS.

- AND -

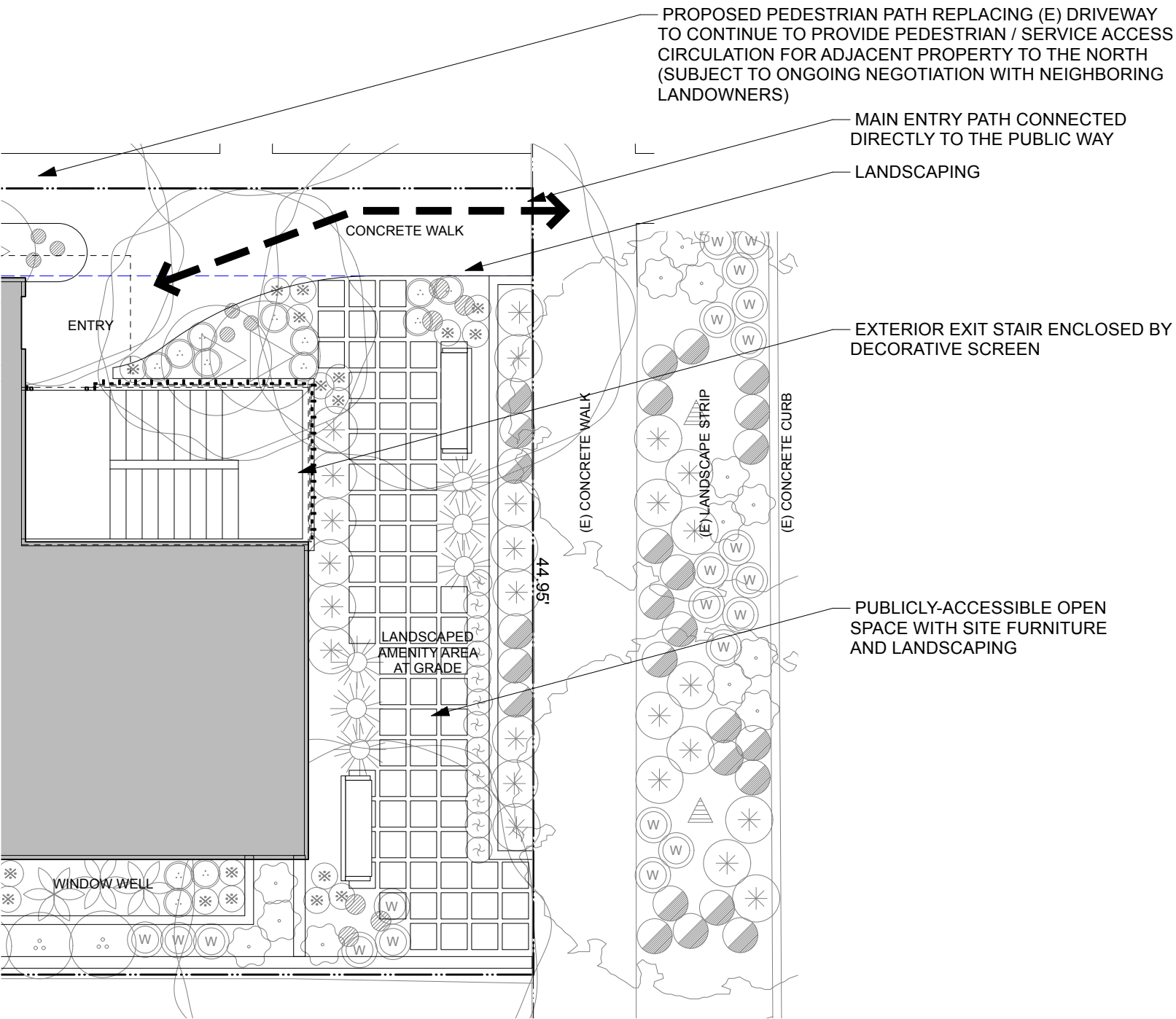
(GREEN LAKE) PL3: STREET-LEVEL INTERACTION

ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES.

GREEN LAKE SPECIFIC:

PL3.A.1.c: ENTRIES - COMMON ENTRIES TO MULTI-STORY RESIDENTIAL BUILDINGS  
COMMON ENTRIES TO MULTI-STORY RESIDENTIAL BUILDINGS NEED TO PROVIDE PRIVACY AND SECURITY FOR RESIDENTS BUT ALSO BE WELCOMING AND IDENTIFIABLE TO VISITORS. DESIGN FEATURES EMPHASIZING THE ENTRY AS A SEMI-PRIVATE SPACE ARE RECOMMENDED AND MAY BE ACCOMPLISHED THROUGH SIGNAGE, LOW WALLS AND/OR LANDSCAPING, A RECESSED ENTRY AREA, AND OTHER DETAILING THAT SIGNALS A BREAK FROM THE PUBLIC SIDEWALK.

THE PROPOSED PROJECT MEETS THE INTENT OF THE ABOVE THREE GUIDELINES BY PROVIDING A STRAIGHTFORWARD AND READILY-VISIBLE ENTRY PATH FLANKED BY LANDSCAPING INCLUDING SEATING, LEADING TO A RECESSED MAIN ENTRY SHELTERD BY A PROMINENT PROJECTING ENTRY OVERHANG WITH ADDRESS SIGNAGE ON THE FRONT FACE, ADJACENT TO A VISUALLY STRIKING STAIR ENCLOSED IN A SEMI-TRANSPARENT SCREEN OF STEEL TUBES OF VARIED DIMENSION AND LENGTH, WHICH FUNCTIONS TO PROVIDE A CLEAR WAYFINDING CUE AND A LEVEL OF PRIVACY APPROPRIATE TO THE SEMI-PUBLIC NATURE OF THE STAIR WHILE ALSO REVEALING ITS FUNCTION TO VISITORS



PRIORITY DESIGN GUIDELINES AND PROJECT RESPONSES

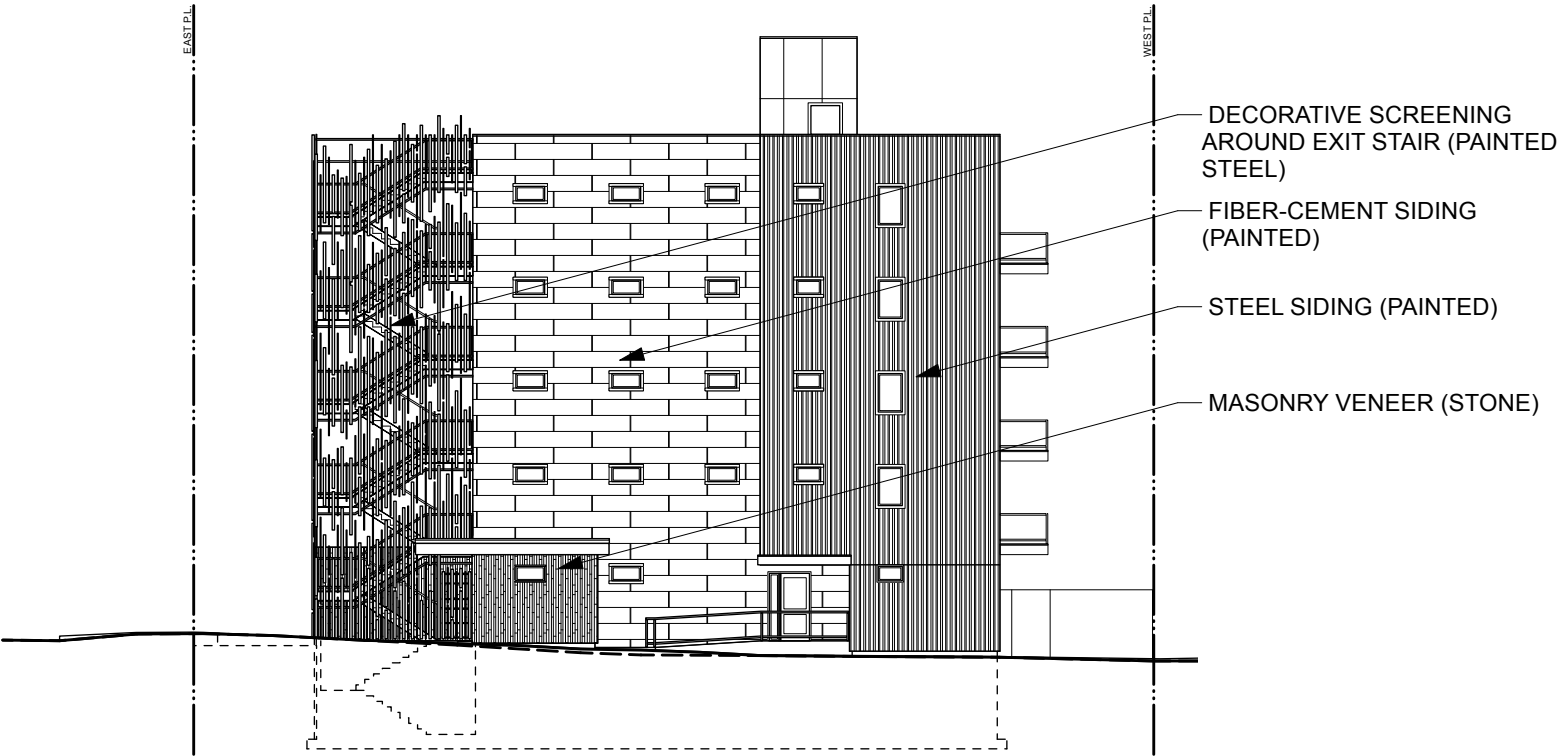
(SEATTLE CITY-WIDE) CS2: URBAN PATTERN AND FORM

STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA

CS2.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 WALLS TO PROVIDE VISUAL INTEREST THROUGH MATERIALS, COLOR, TEXTURE OR OTHER MEANS.

AS THIS IS A RECENTLY-UPZONED NEIGHBORHOOD, THE ADJACENT PROPERTIES ARE UNDERDEVELOPED WITH RESPECT TO THE TOTAL MASS AND BULK PERMITTED UNDER THE CURRENT ZONING FOR THE ENTIRE BLOCK. THE PROPOSED PROJECT MEETS THE INTENT OF THE ABOVE GUIDELINE BY CREATING VISUAL INTEREST ON THE SIDE-YARD-FACING AND REAR FACADES THROUGH USE OF A VARIETY OF MATERIALS, TEXTURE, PATTERN AND COLOR ON DISCRETE PORTIONS OF THE BUILDING MASSING. [NOTE THAT IT APPEARS INFEASIBLE TO PROVIDE ANY MEANINGFUL RESPONSE TO DATUM LINES CREATED BY ADJACENT BUILDINGS, BECAUSE SITE SLOPES AND VARIED MASSINGS AND ROOF PROFILES ESTABLISH LITTLE CONSISTENCY IN DATUM LINE ELEVATION LEVELS.]



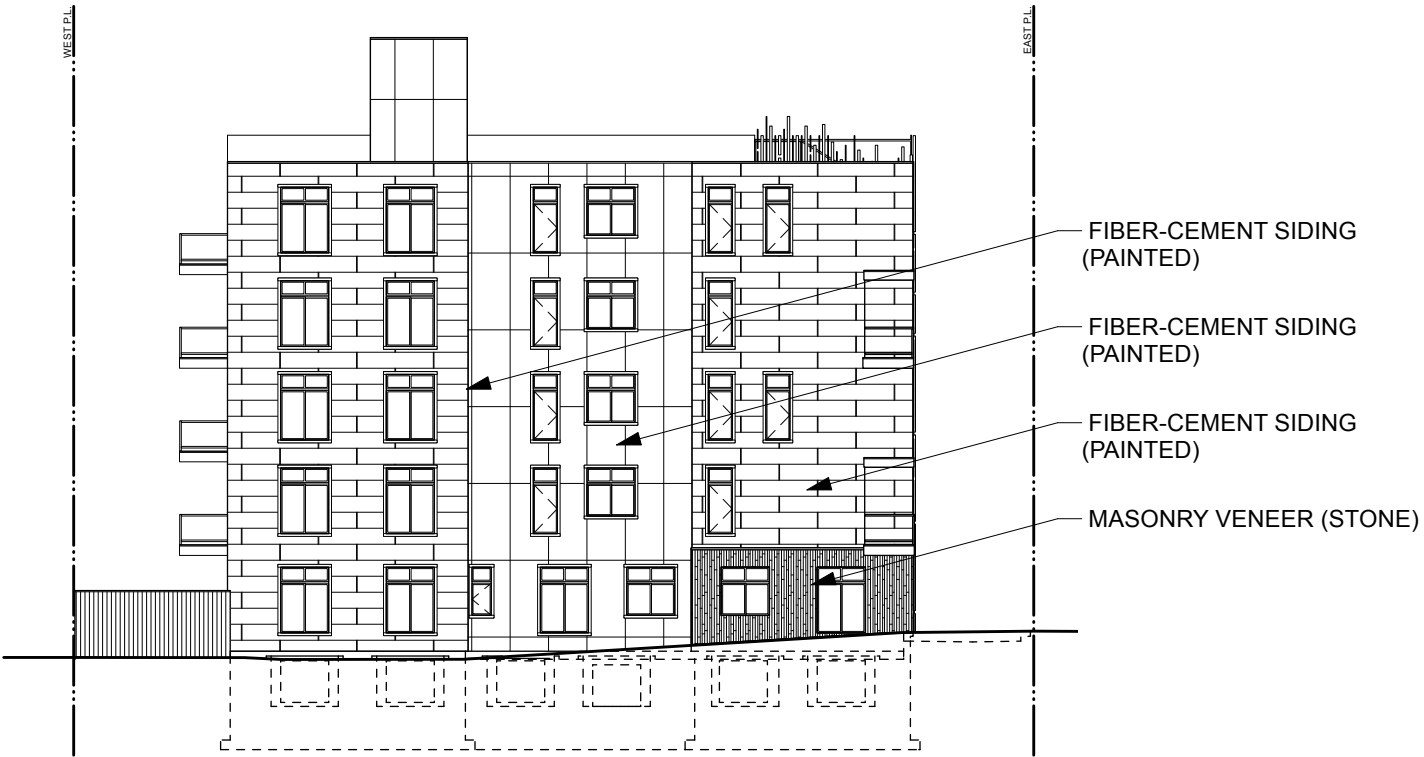
(SEATTLE CITY-WIDE) CS3: ARCHITECTURAL CONTEXT AND CHARACTER

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.

AS THIS IS A RECENTLY-UPZONED NEIGHBORHOOD, THE PROPOSED BUILDING DIFFERING SIGNIFICANTLY FROM THE MASSING AND CHARACTER OF ADJACENT STRUCTURES IN THE ENTIRE BLOCK, AND IT WOULD BE TOPOLOGICALLY INAPPROPRIATE TO MAKE USE OF SINGLE-FAMILY OR TOWNHOUSE RESIDENTIAL BUILDING FORMS, SO IS INSTEAD MEETING THE INTENT OF THIS GUIDELINE BY RELATING IN A GENERAL SENSE TO THE NUMBER OF BOXY STRUCTURES ON EITHER SIDE OF THE STREET (SEE THE STREETScape PHOTOMONTAGES) AND TO SIMILARLY-SCALED MODERN APARTMENTS AT THE END OF THE BLOCK TO THE NORTH, AND BY ESTABLISHING A SIMPLE BUT ATTRACTIVE CONTEXT FOR OTHER FUTURE DEVELOPMENT IN THE VICINITY.



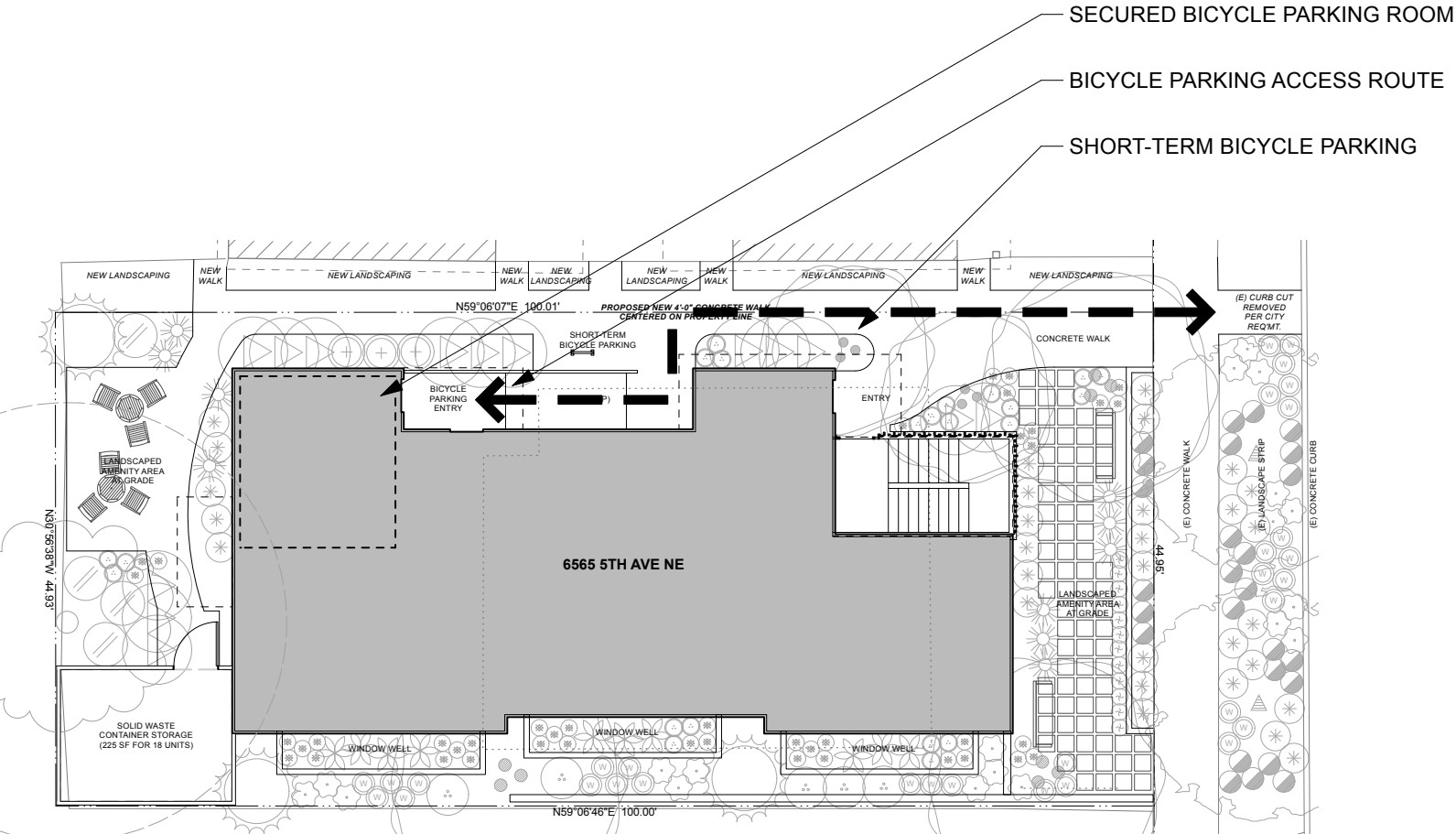
PRIORITY DESIGN GUIDELINES AND PROJECT RESPONSES

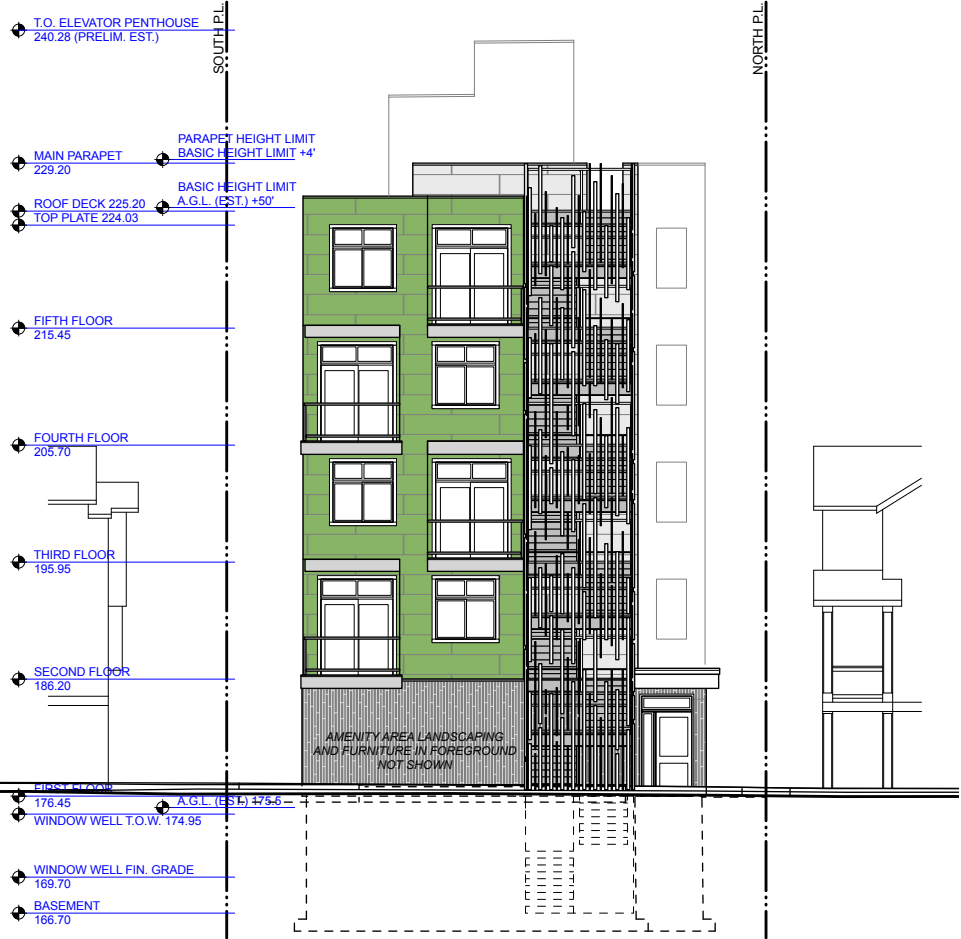
(SEATTLE CITY-WIDE) PL4: ACTIVE TRANSPORTATION  
INCORPORATE DESIGN FEATURES THAT FACILITATE ACTIVE FORMS OF TRANSPORTATION SUCH AS WALKING, BICYCLING, AND USE OF TRANSIT.

PL4.B.: PLANNING AHEAD FOR BICYCLISTS

- 1. EARLY PLANNING: CONSIDER EXISTING AND FUTURE BICYCLE TRAFFIC TO AND THROUGH THE SITE EARLY IN THE PROCESS SO THAT ACCESS AND CONNECTIONS ARE INTEGRATED INTO THE PROJECT ALONG WITH OTHER MODES OF TRAVEL.
- 2. BIKE FACILITIES: FACILITIES SUCH AS BIKE RACKS AND STORAGE, BIKE SHARE STATIONS, SHOWER FACILITIES AND LOCKERS FOR BICYCLISTS SHOULD BE LOCATED TO MAXIMIZE CONVENIENCE, SECURITY, AND SAFETY.
- 3. BIKE CONNECTIONS: FACILITATE CONNECTIONS TO BICYCLE TRAILS AND INFRASTRUCTURE AROUND AND BEYOND THE PROJECT. DESIGN BICYCLING ACCESS POINTS SO THAT THEY RELATE TO THE STREET GRID AND INCLUDE INFORMATION ABOUT CONNECTIONS TO EXISTING TRAILS AND INFRASTRUCTURE WHERE POSSIBLE. ALSO CONSIDER SIGNAGE, KIOSKS, BUILDING LOBBIES, AND BICYCLE PARKING AREAS, WHERE PROVIDED, AS OPPORTUNITIES TO SHARE BICYCLING INFORMATION.

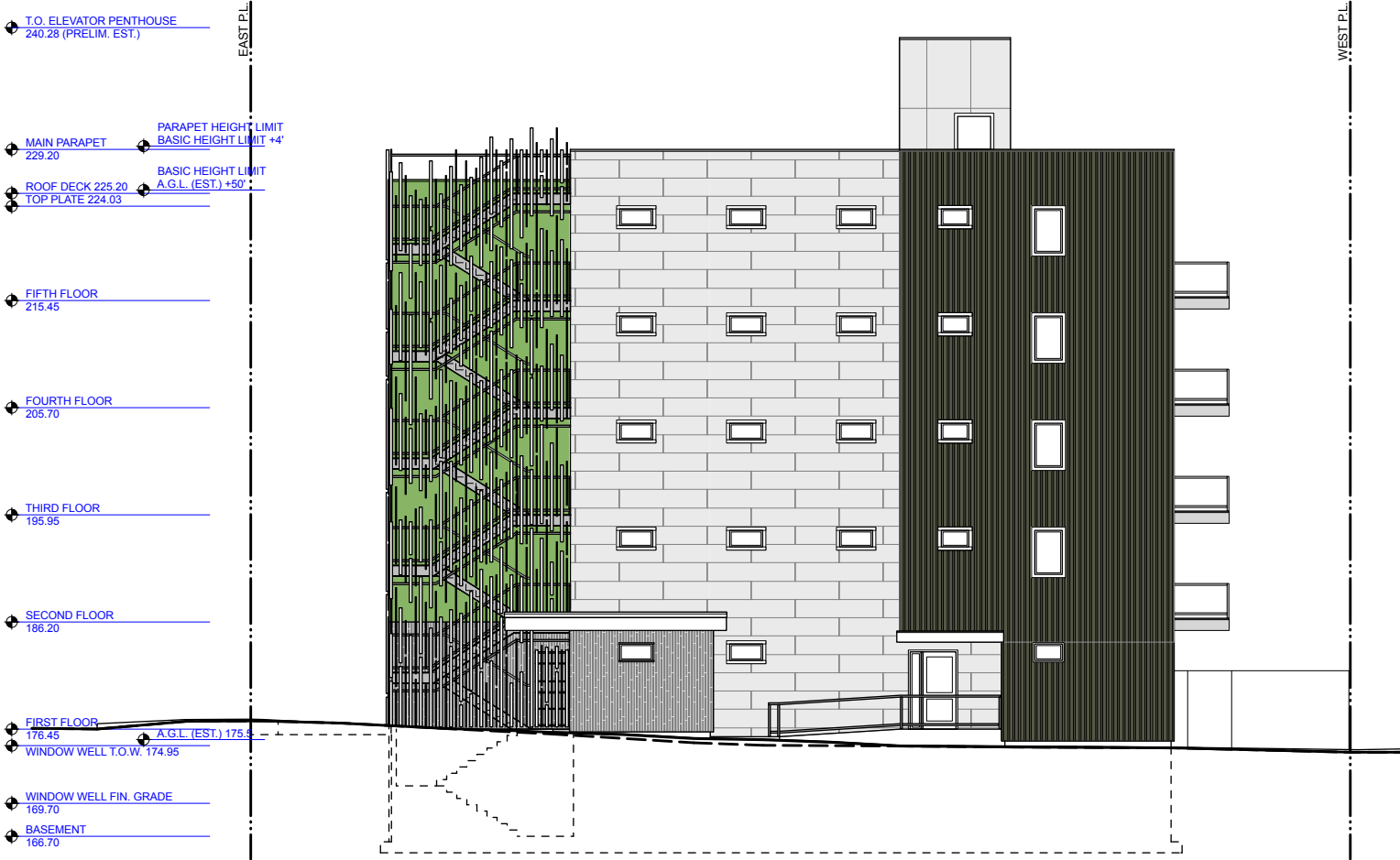
THE PROPOSED PROJECT MEETS THE INTENT OF THE ABOVE GUIDELINE BY PROVIDING A CLEAR AND DIRECT PAVED PATH IN THE SIDE YARD LEADING TO A RAMP WITH A BROAD LANDING AT A SIDE DOOR LEADING TO A SECURE BICYCLE STORAGE ROOM CONTAINING BICYCLE RACKS AND A MAINTENANCE/REPAIR STAND.





NORTHEAST (FRONT YARD) FACADE

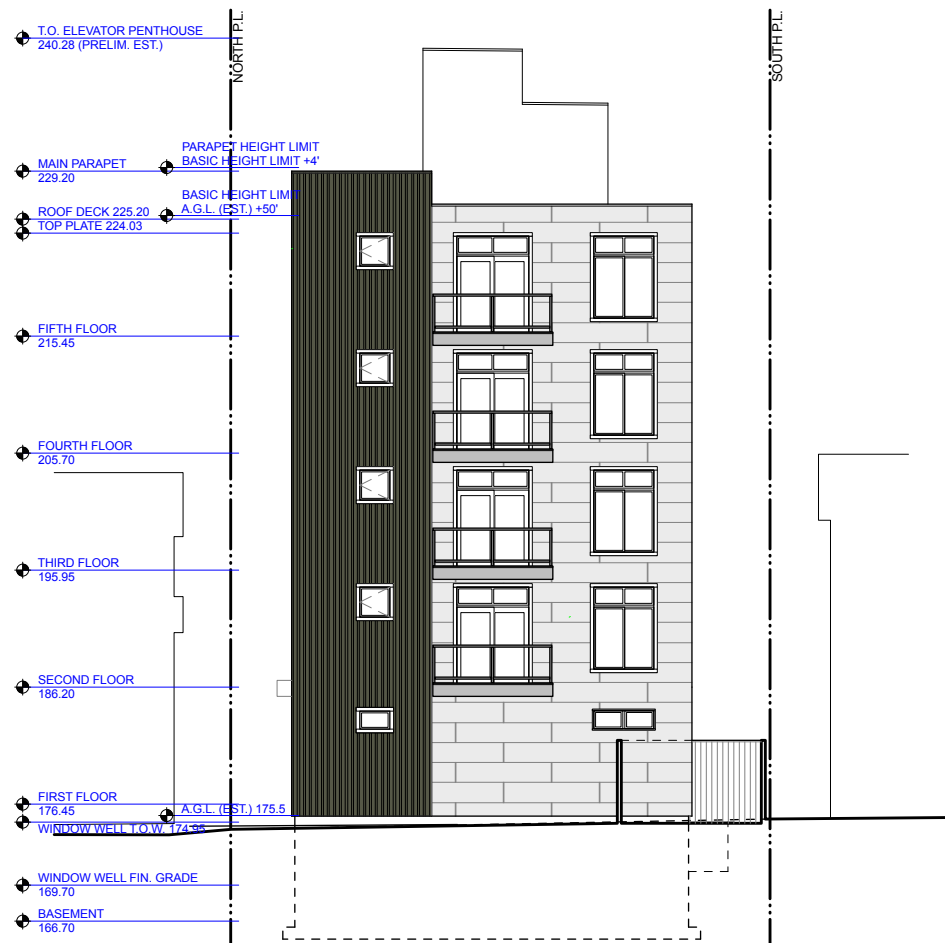
- FIBER-CEMENT SIDING IN LAPPED PANEL PATTERN, PAINTED LIGHT GREY
- FIBER-CEMENT SIDING IN PANEL PATTERN, PAINTED WHITE
- FIBER-CEMENT SIDING IN LAPPED PANEL PATTERN, PAINTED CYPRESS GREEN
- STONE VENEER, ELDORADO STONE LEDGECUT33 "BEACH PEBBLE", WITH JOINTS VERTICAL
- STEEL SIDING, NURAY METALS "WEATHERED COPPER"



NORTHWEST (SIDE YARD) FACADE

- FIBER-CEMENT SIDING IN LAPPED PANEL PATTERN, PAINTED LIGHT GREY
- FIBER-CEMENT SIDING IN PANEL PATTERN, PAINTED WHITE
- FIBER-CEMENT SIDING IN LAPPED PANEL PATTERN, PAINTED CYPRESS GREEN
- STONE VENEER, ELDORADO STONE LEDGECUT33 "BEACH PEBBLE", WITH JOINTS VERTICAL
- STEEL SIDING, NURAY METALS "WEATHERED COPPER"





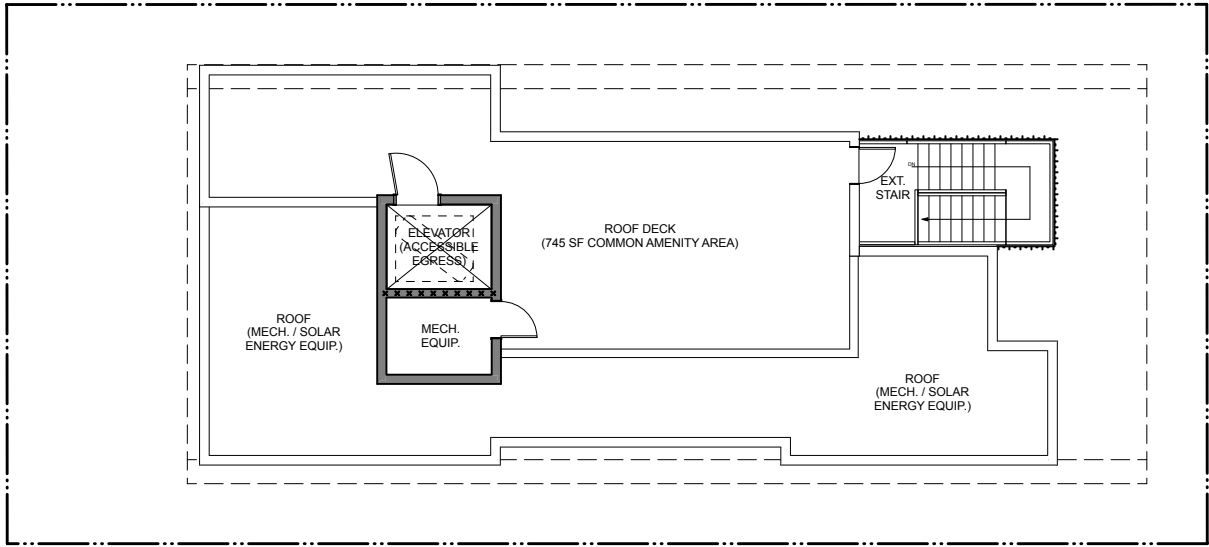
**SOUTHWEST (REAR YARD) FACADE**

-  FIBER-CEMENT SIDING IN LAPPED PANEL PATTERN, PAINTED LIGHT GREY
-  FIBER-CEMENT SIDING IN PANEL PATTERN, PAINTED WHITE
-  FIBER-CEMENT SIDING IN LAPPED PANEL PATTERN, PAINTED CYPRESS GREEN
-  STONE VENEER, ELDORADO STONE LEDGECUT33 "BEACH PEBBLE", WITH JOINTS VERTICAL
-  STEEL SIDING, NURAY METALS "WEATHERED COPPER"

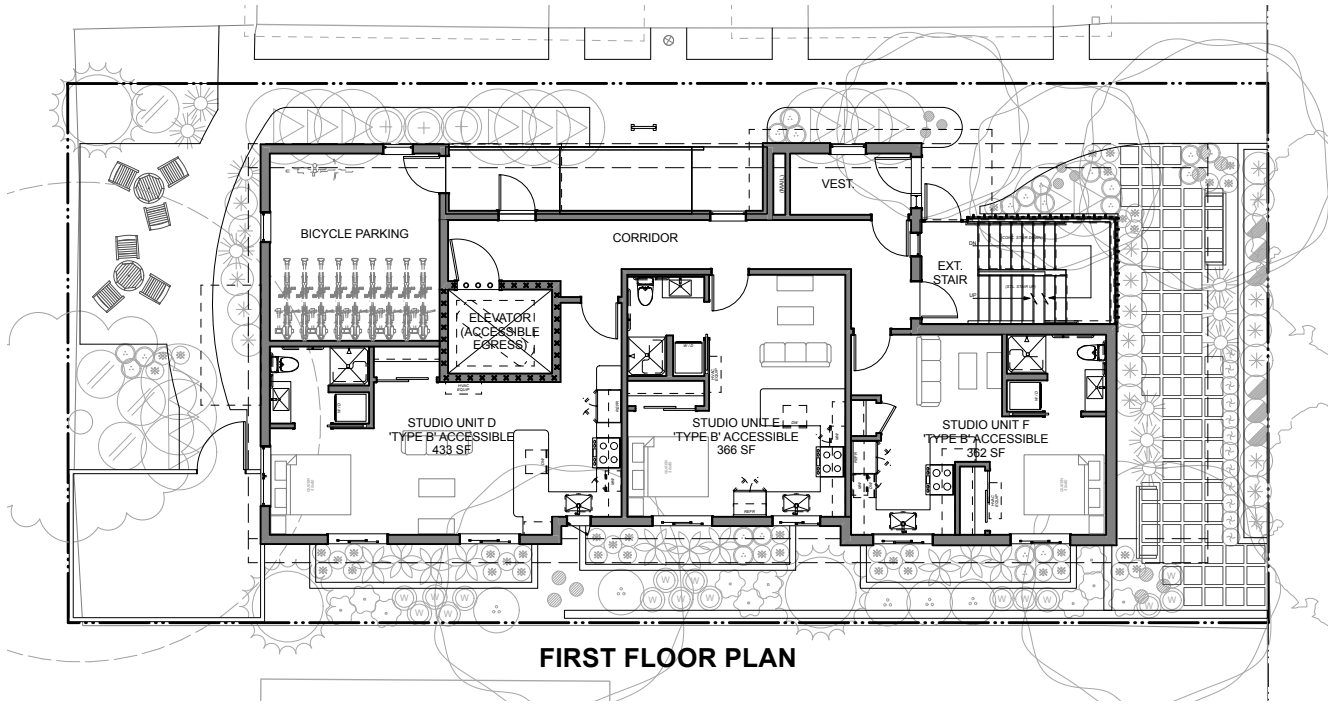


**SOUTHEAST (SIDE YARD) FACADE**

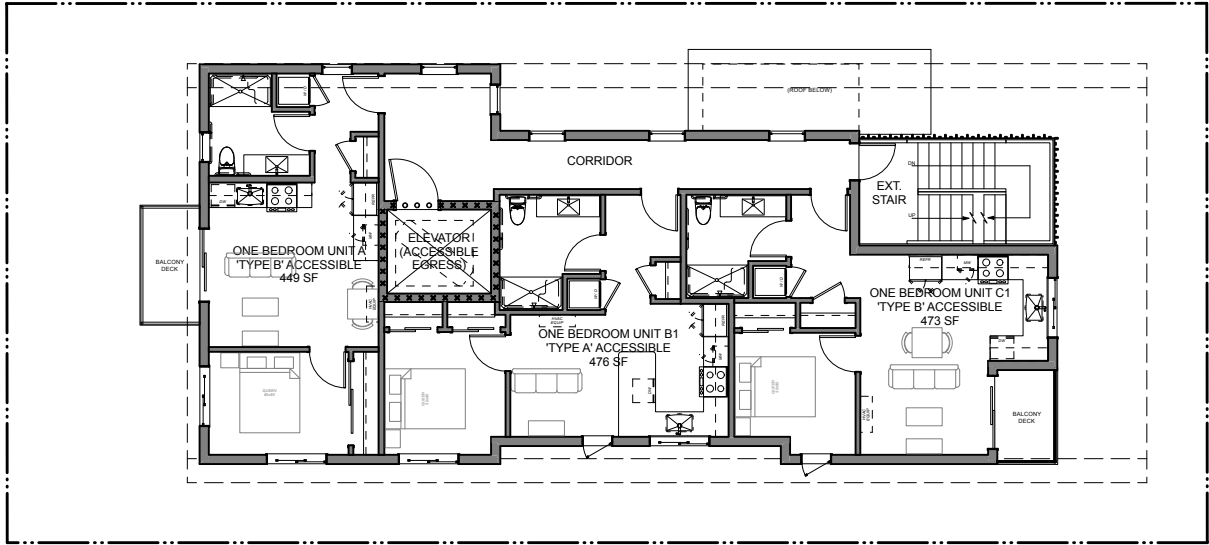
-  FIBER-CEMENT SIDING IN LAPPED PANEL PATTERN, PAINTED LIGHT GREY
-  FIBER-CEMENT SIDING IN PANEL PATTERN, PAINTED WHITE
-  FIBER-CEMENT SIDING IN LAPPED PANEL PATTERN, PAINTED CYPRESS GREEN
-  STONE VENEER, ELDORADO STONE LEDGECUT33 "BEACH PEBBLE", WITH JOINTS VERTICAL
-  STEEL SIDING, NURAY METALS "WEATHERED COPPER"



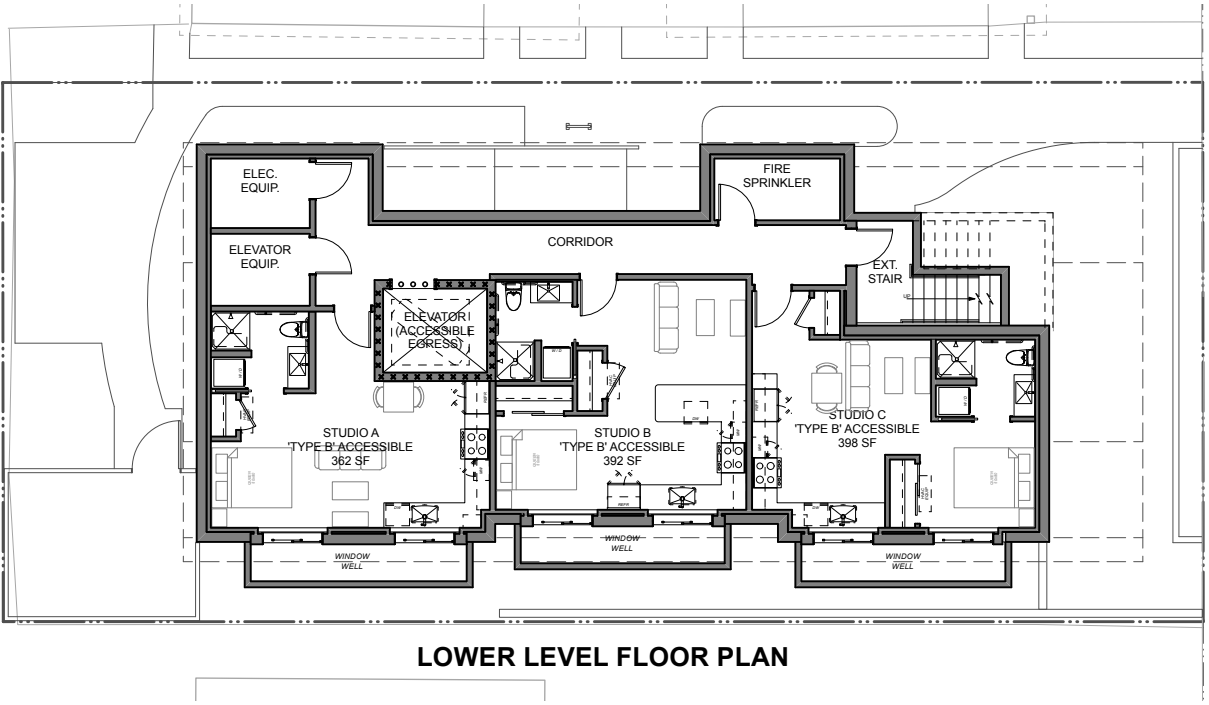
ROOF PLAN



FIRST FLOOR PLAN



SECOND / FOURTH FLOOR PLAN  
(THIRD / FIFTH FLOORS SIMILAR EXCEPT HANDEDNESS OF FRONT FACADE BALCONY DECK LOCATION)



LOWER LEVEL FLOOR PLAN







**DESIGN STANDARD ADJUSTMENT REQUEST:**

IN ACCORDANCE WITH SMC 23.41.018.D.3.d, THE PROJECT REQUESTS AN ADJUSTMENT TO INCREASE THE ALLOWABLE SIDE YARD FACING FACADE LENGTH LIMIT FOR PORTIONS OF FACADES WITHIN 15 FEET OF A SIDE LOT LINE (65% OF SIDE LOT LINE LENGTH, PER SMC 23.45.527) BY 10% TO 71.5%.

THE REQUEST IS BASED ON THE CRITERIA STATED IN SMC 23.41.018.F.3.a, FOR A DEVELOPMENT THAT "BETTER MEETS THE INTENT OF THE ADOPTED DESIGN GUIDELINES".

THE PROJECT MEETS THIS CRITERIA THROUGH THE PROPOSED RESPONSE TO GREEN LAKE SPECIFIC GUIDELINES PL1,I,i (CONNECTIVITY) AND PL2,I,ii (WALKABILITY) THROUGH PROVISION OF A SETBACK OF MORE THAN TWICE THE MINIMUM DEPTH THAT WOULD OTHERWISE BE REQUIRED, AND INCLUDING A NICELY-LANDSCAPED PUBLICLY-ACCESSIBLE COMMON SPACE WITH STREET FURNITURE.

PLEASE SEE ALSO SHEET 6.1, ILLUSTRATING THE PROJECT'S RESPONSE TO THESE GUIDELINES IN GREATER DEPTH AND WITH ILLUSTRATIONS.