



Bridge Way Mixed Use

DEVELOPMENT OBJECTIVES

A **5-story** building of
12,500sf of **Apartments** 18 Units over
3500sf of **Live•Works** 5 Units over
No Parking promoting urban living

PROJECT GOALS

Continue to
Make Mornings Better
Premier Urban Living in the Area

Promote **Small Buisness**
Gateway to commercial core



PROJECT DATA

OWNER:	JEFF AND CAREY STEINGRABER
DPD PROJECT # LAND USE	3018230
DPD PROJECT # CONSTRUCTION	TBD
PROJECT DESCRIPTION:	"DEMO EXISTING 1 STORY OFFICE BUILDING"
BUILDING	CONSTRUCT 4 STORY MIXED USE
BUILDING"	
PARCEL:	1825049036
PROJECT ADDRESS:	3860 BRIDGE WAY N SEATTLE, WA 98103"
ZONE:	C1-40
URBAN VILLAGE OVERLAY:	Fremont (Hub Urban Village)
LOT SIZE:	4784 sf
FAR (All Residential):	3
	14352 sf
FAR (Mixed Use):	3.25
	15548 sf

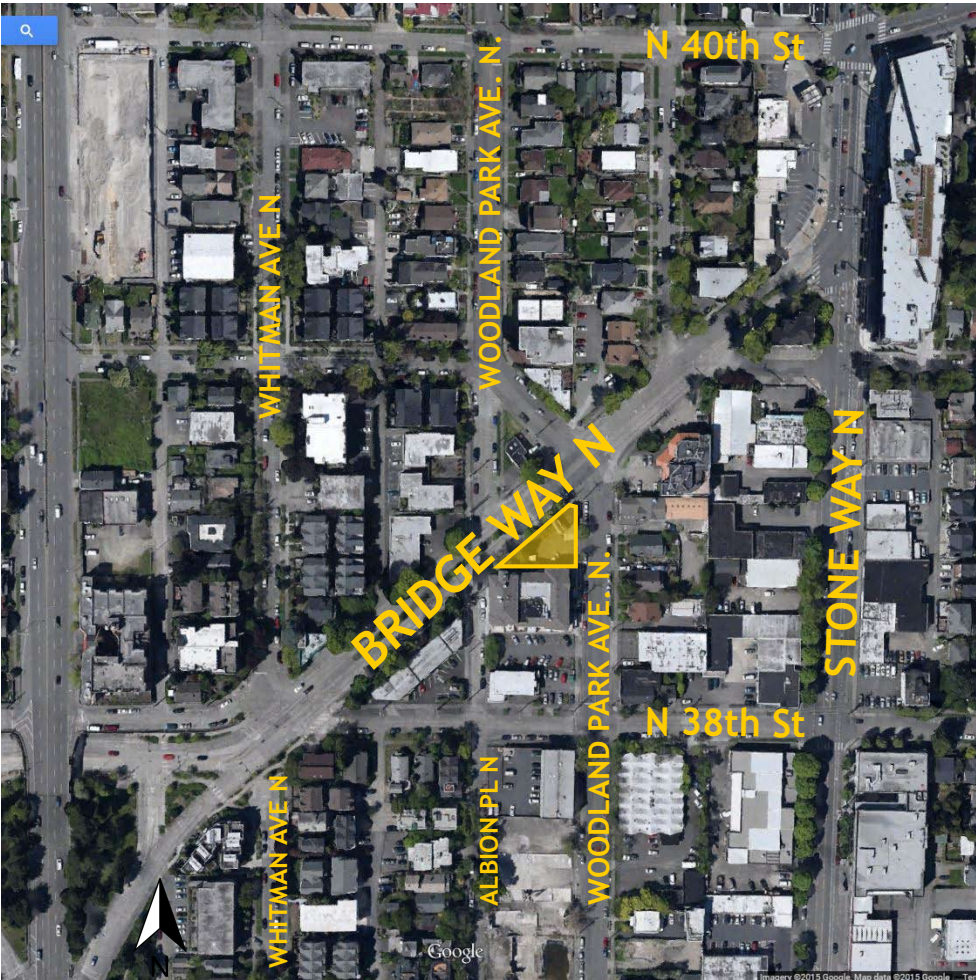


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SMC 23.47A.004 PERMITTED USES

G Live-work Units are permitted outright

SMC 23.47A.008 STREET LEVEL DEVELOPMENT

A2 Blank facades: Provide windows, doors, stairs, decks, screening

Max blank facade = 20'

B Transparency:

a. 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

b.Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30 inch depth.

E When a live-work unit is located on a street-level street-facing facade, the provisions of subsections 23.47A.008.A and 23.47A.008.B apply, and the portion of each such live-work unit in which business is conducted must be located between the principal street and the residential portion of the live-work unit.

SMC 23.47A.012 STRUCTURE HEIGHT

A Maximum Height = 40' per Official Land Use Map

A1 a. The height of a structure may exceed the otherwise applicable limit by up to 4 feet, when

a) A floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level"

C2 Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher.

C4 f. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.

SMC 23.47A.013 FLOOR AREA RATIO

Table A 3. Total FAR permitted for Mixed Uses = 3.25

D The following GFA is not counted toward maximum FAR:

D1 All gross floor area underground;

D2 All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access;

SMC 23.47A.014 SETBACK REQUIREMENTS

Zero

SMC 23.47A.016 SCREENING AND LANDSCAPE STANDARDS

A2 Green Area Factor Requirement. Landscaping that achieves a green factor score of .30 or greater is required for any new structure greater than 4 dwelling units or 4000sf

SMC 23.47A.024 RESIDENTIAL AMENITY AREA

A 5 percent of GFA in residential use.

SMC 23.53.035 STRUCTURAL BUILDING OVERHANGS

B These include bay windows, balconies, and other projections into and over public places and

1. Require an annual permit from the SDOT

2. shall be removable per Title 15.

3. shall not be part of the essential building structure or contain building systems, such as plumbing.

4. Vertical clearance: 8'

5. Depth: The maximum horizontal projection= 3 feet

6. Transparency: 50% vertical surfaces of the bay window.

Min. 60% shall be on the vertical surface most parallel to the property line

7. Length: The maximum length =15 feet

8. Bay window and balcony combinations: max length = 18 feet

9. Separation: The min. separation between bay windows, between balconies = 8'

SMC 23.54.040 SOLID WASTE & RECYCLABLE MAT'L STG.

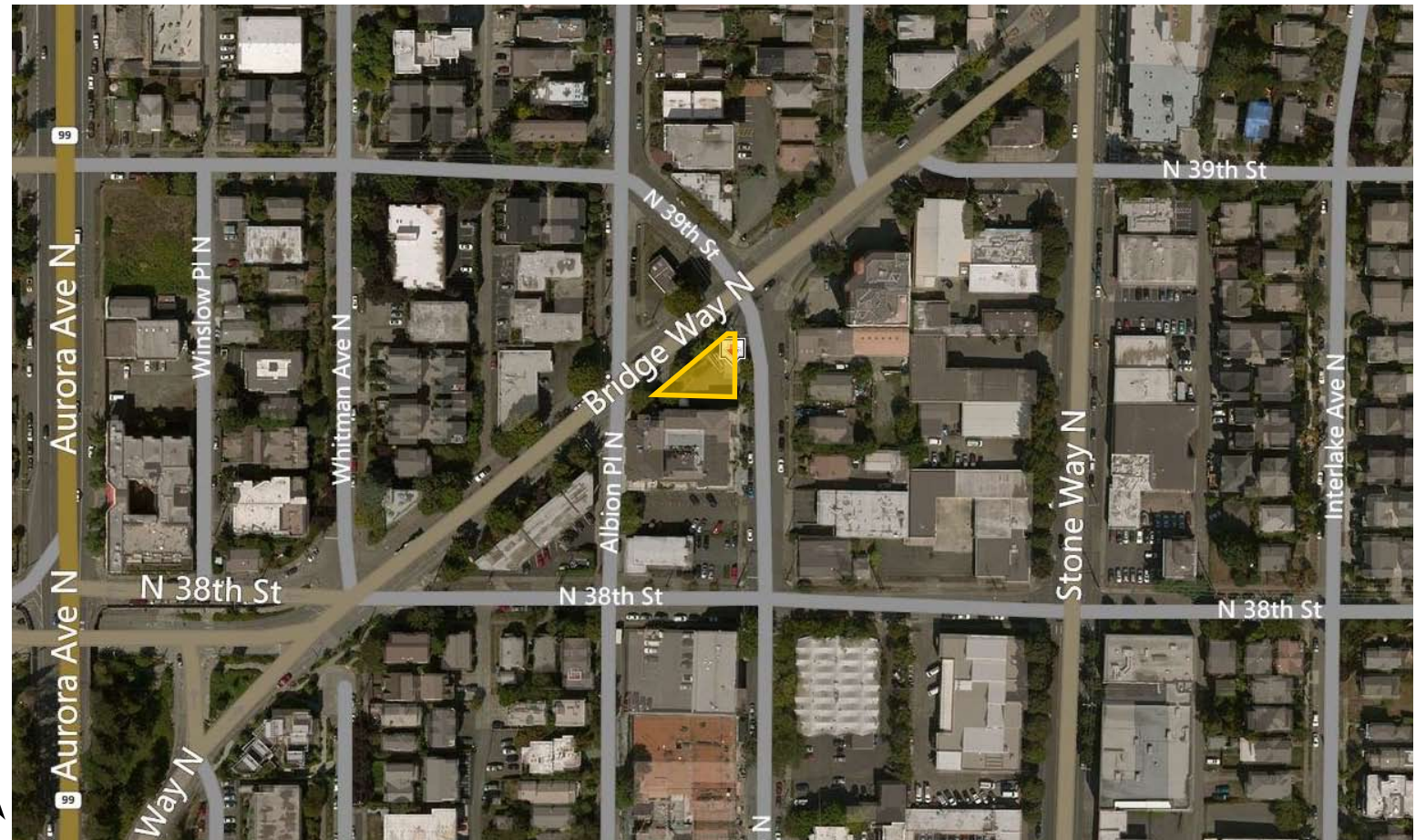
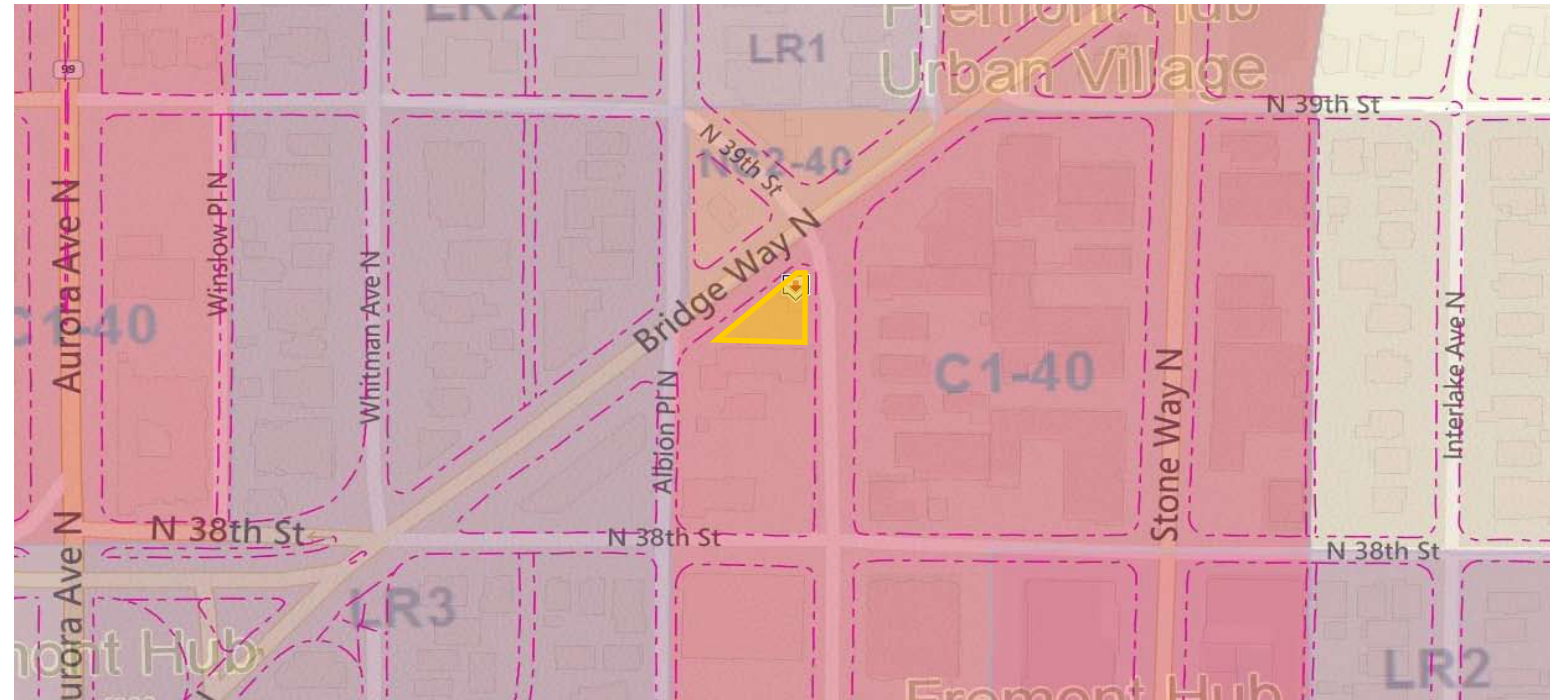
Pre-Approved thru coordinations with Liz Kain at SPU.

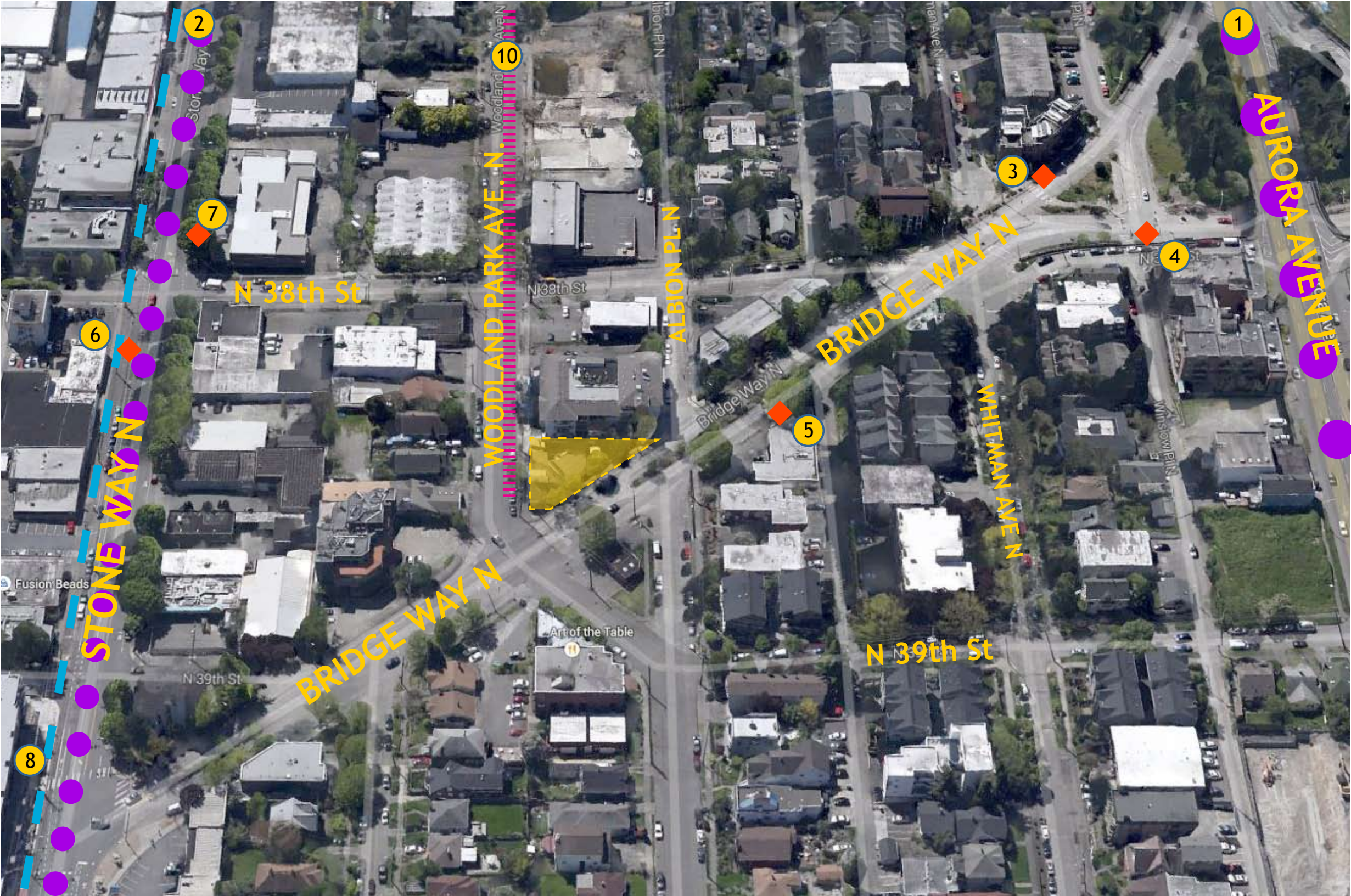
SMC 23.54.015 BICYCLE PARKING

K. Bicycle parking.

Table E "D.2 - Residential - 1 per 4 units

A.6 - Sales and services, general 1 per 12,000 sq ft (long term) 1 per 4,000 sq ft;





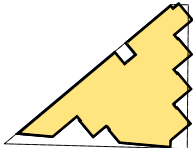
- VEHICULAR TRAFFIC FLOW** ●●●●●●●●
(per WSDOT Traffic Flow Maps 2013)
Average Annual Weekday Traffic
1 Aurora Ave 56,000
2 Stone Way N 12,500
- MASS TRANSIT STOPS** ◆
(Within 4 min. walk from site)
3 Bus 16 / Northgate
Bus 26 / East Green Lake
Bus 82 / East Green Lake
4 Bus 5 / Shoreline; Greenwood
5 Bus 16 / Downtown; Wallingford
6 Bus 31/ University District; Fremont
Bus 32 / University District; Fremont
7 Bus 31/ Central Magnolia; Fremont
Bus 32 / Seattle Center; Fremont
- BICYCLE** ———
8 On Street Bicycle Lane
9 Bicycle
- PEDESTRIANS** |||||
10 Pedestrian Friendly adjacent to Site



WEST SIDE OF WOODLAND PARK AVENUE



EAST SIDE OF WOODLAND PARK AVENUE - ACROSS THE STREET FROM THE PROJECT SITE





NORTH SIDE OF BRIDGE WAY - ACROSS THE STREET FROM THE PROJECT SITE



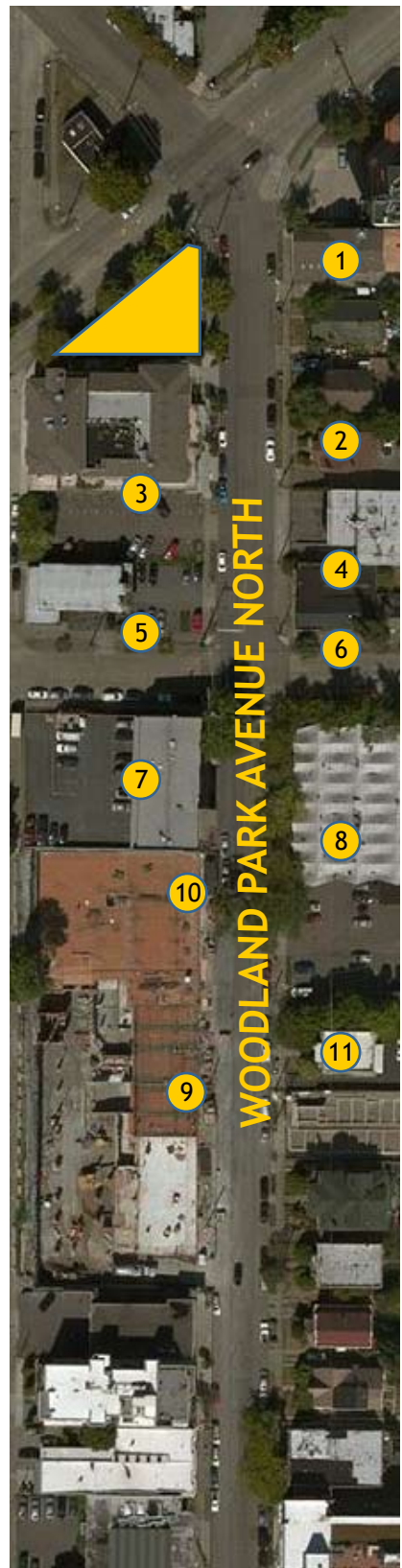
SOUTH SIDE OF BRIDGE WAY

NEIGHBORING BUILDINGS

WOODLAND PARK AVENUE NORTH

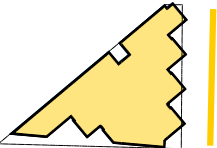


SITE CURRENTLY UNDER CONSTRUCTION



- 1 Residential Houses
- 2 Site under development
- 3 Apartments
- 4 University Reprographics
- 5 SHKS Architects
- 6 Commercial Building
- 7 Commercial Building
- 8 McNeek and Associates
- 9 Apartment Building
- 10 Apartment Building

- ANALYSIS
- Ecclectic Street
 - Mix of commerical, residential, and industrial. Low amount of traffic
 - A street under development
 - Cohesive and quality designs not apparent
 - Variation of heights from one story to five.



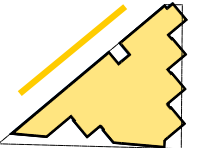
NEIGHBORING BUILDINGS

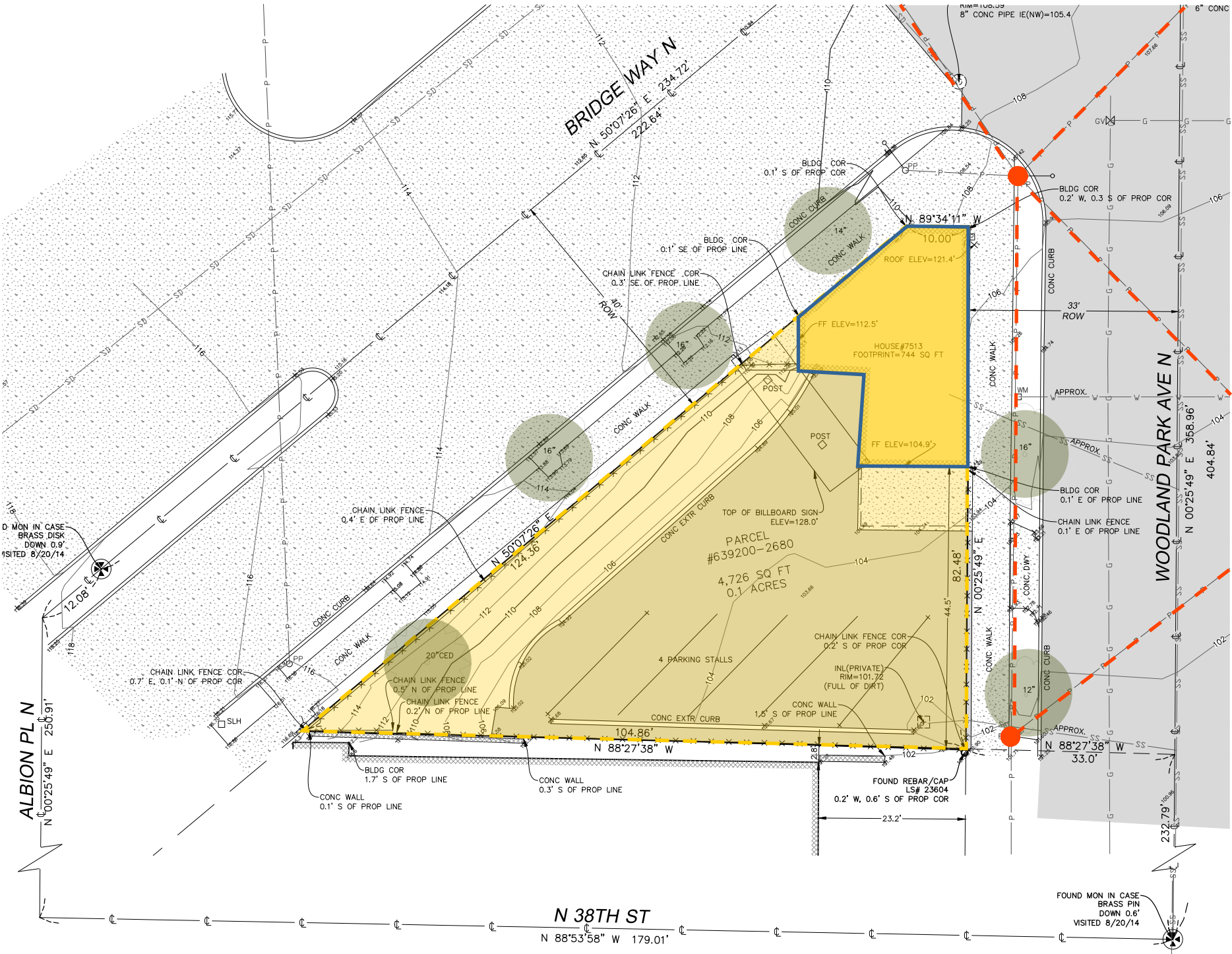
BRIDGE WAY NORTH



- 1 New Mixed Use Development
- 2 Apartment Building
- 3 New Mixed Use Development
- 4 Apartment Building
- 5 Site under development
- 6 Small Commercial: Restaurant and Cafe
- 7 Restaurant
- 8 Apartment Building
- 9 Apartment Building
- 10 Apartment Building
- 11 Townhomes

- ANALYSIS
- Ecclectic Street
 - Mix of commercial, residential, and industrial.
 - High traffic area. Direct offramp from Aurora Ave (route 99) northbound
 - Gateway to growth development area
 - Cohesive and quality designs not apparent with the notable exception of building '9'
 - Variation of heights from one story to five.
 - Noisy
 - North facing - limited sunlight
 - Not pedestrian friendly
 -





Powerlines

SITE

Shape is a Triangle
Site area is 4784sf.
Frontage along Bridge Way N is 125 lf
Frontage along Woodland Park N is 82 lf

TOPOGRAPHY

The street frontage of the site drops from an elevation of 114' at the western point to an elevation of 102'.

The elevation drop from midpoint on Bridge Way (elev. 113') to midpoint on Woodland Park (elev. 104') is approximately 9'-0"

TREES

On Site: There is an existing 20" Cedar tree in the western most point of the property.

Steet Trees: Their are five (5) existing street trees have damaged the existing sidewalks. Four of the five trees will be removed and replaced with

EXISTING BUILDINGS

There is one existing building, constucted in 1951. A Historic referral will be submitted to the Historic Preservation Board prior to scheduling the construction intake appointment.

UTILITIES

Powerlines exist along Woodland Park N.
A Service Request Application has been submitted to SCL to bury the powelines in front of the property.

EXISTING SIGNAGE

The overhead signage currently on site is rented by Clear channel and was a part of the prior LBA.
The current lease states that the owner needs to provide 30 days notice prior to removal.

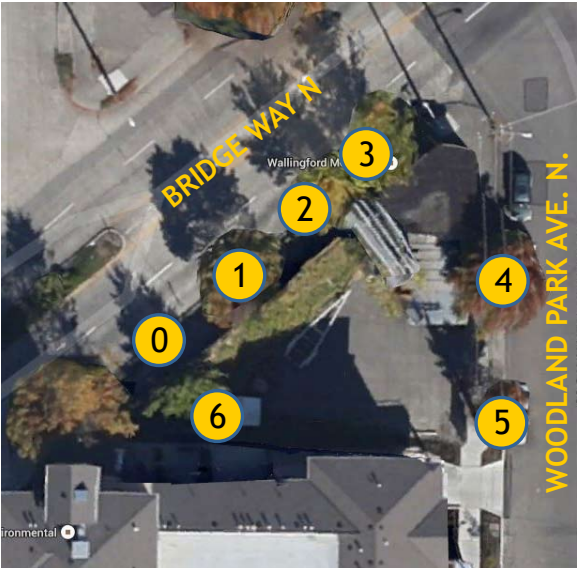
LEGAL DESCRIPTION

PARCEL A SEATTLE BLA #2104388 REC
#20050321900024 SD BLA LYING SLY OF BRIDGE WAY
N ELY OF ALBION PL N & WLY OF WOODLAND PARK
AVE N IN NW 1/4 OF SE 18-25-4

EXISTING 10 SITE

DRB Recommendation Packet
#3018230 • April 11th 2016

TREES

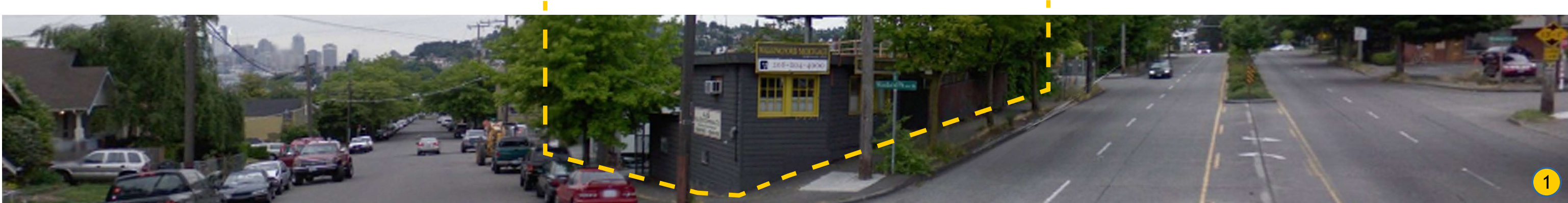
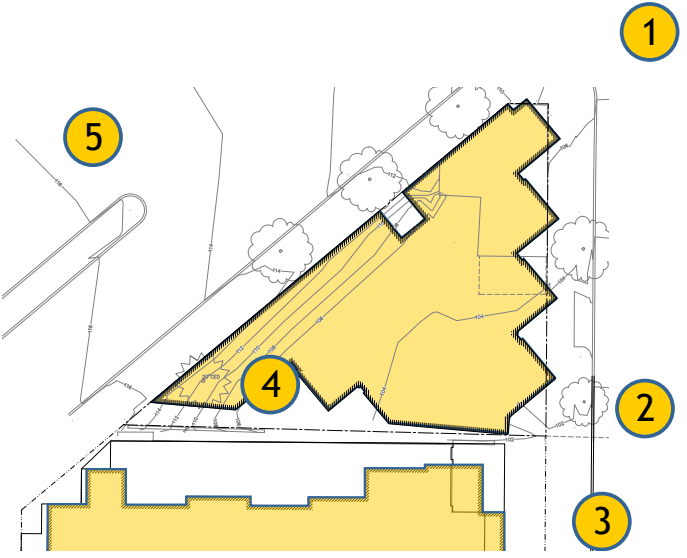


- BILL AAMES REPORT**
- 0 VACANT
 - 1 TRE 20639
14" SUGAR MAPLE
GOOD - RETAIN
 - 2 TRE 20640
11" SUGAR MAPLE
POOR - REMOVE
 - 3 TRE 20641
11" SUGAR MAPLE
MAJOR ROOT HEAVE NEAR
INTERSECTION. ASYMETRICAL CANOPY
POOR - REMOVE
 - 4 TRE 2065
14" SWEETGUM
UNDER POWER LINES
REMOVE
 - 5 TRE 2062
11" SWEETGUM OHP
POOR - REMOVE
 - 6 NON EXCEPTIONAL TREE
TO BE REMOVED

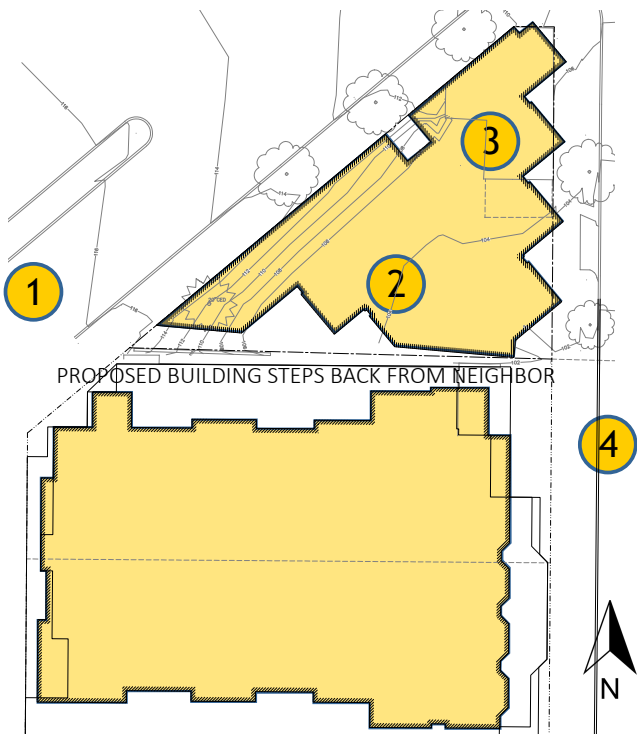
EXISTING 11 SITE



PHOTOS OF SITE

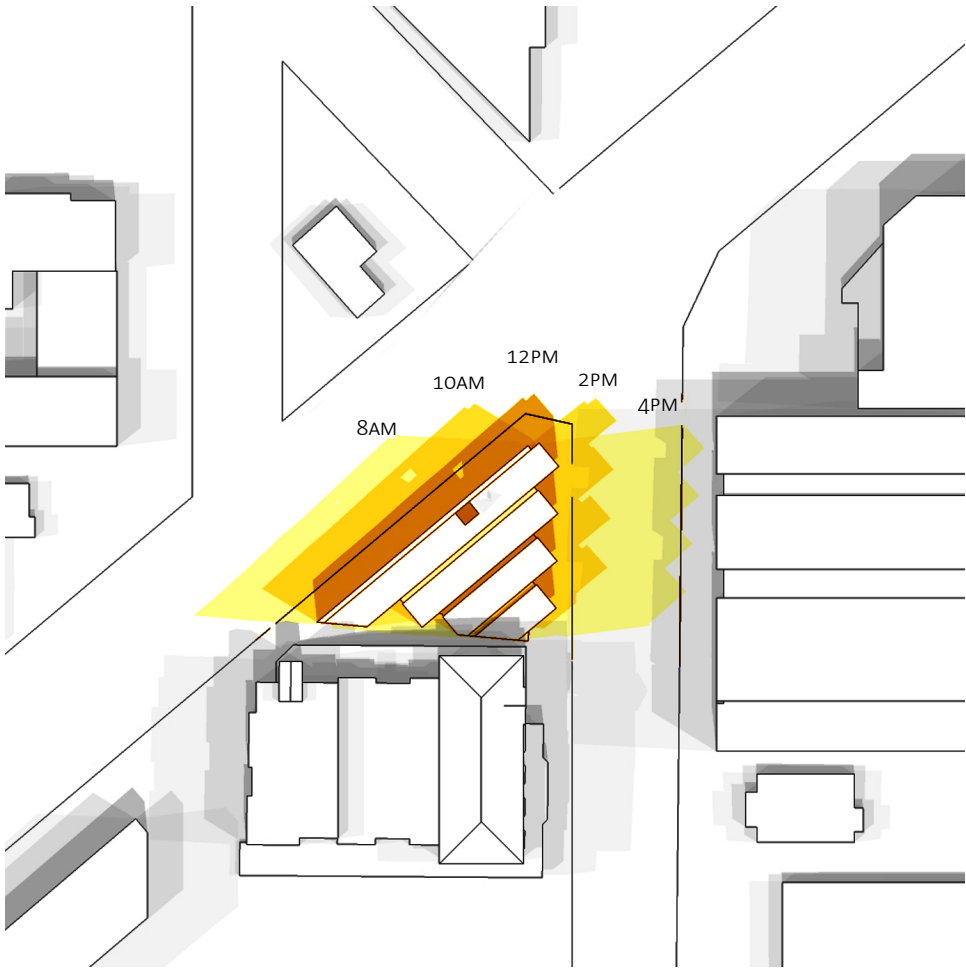


EXISTING **12** SITE

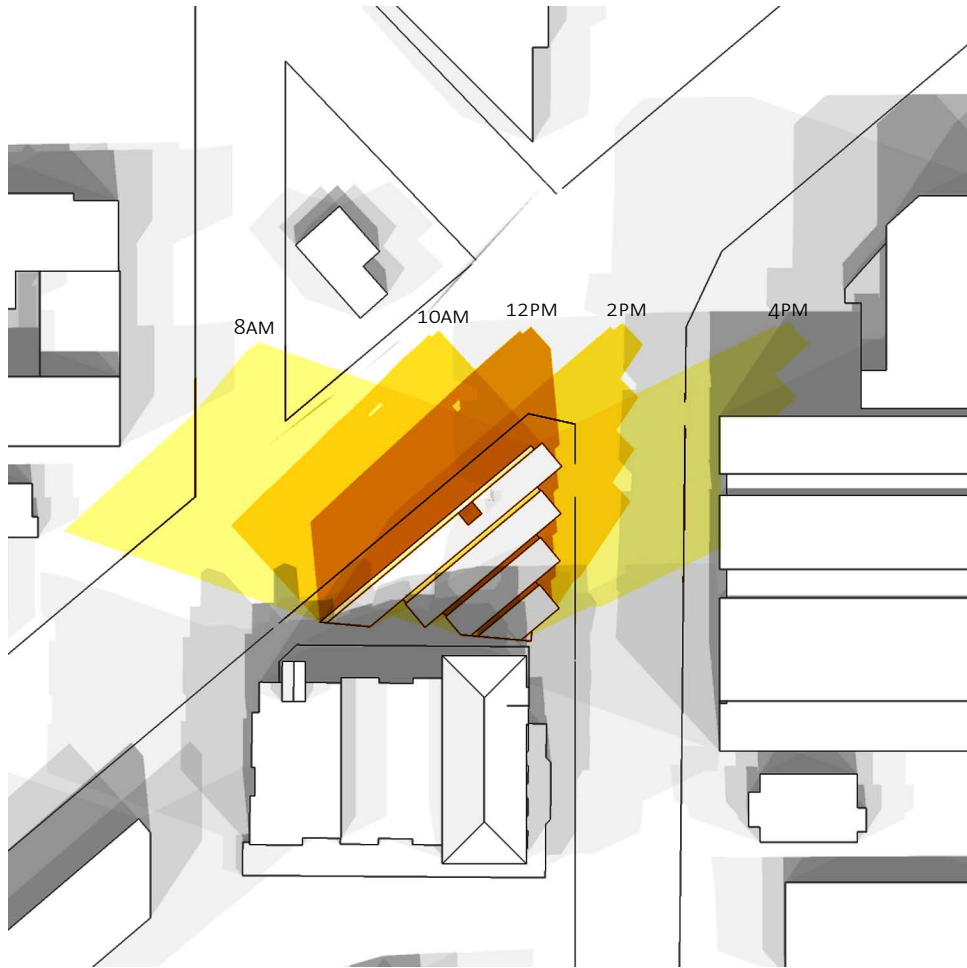


EXISTING 13 SITE

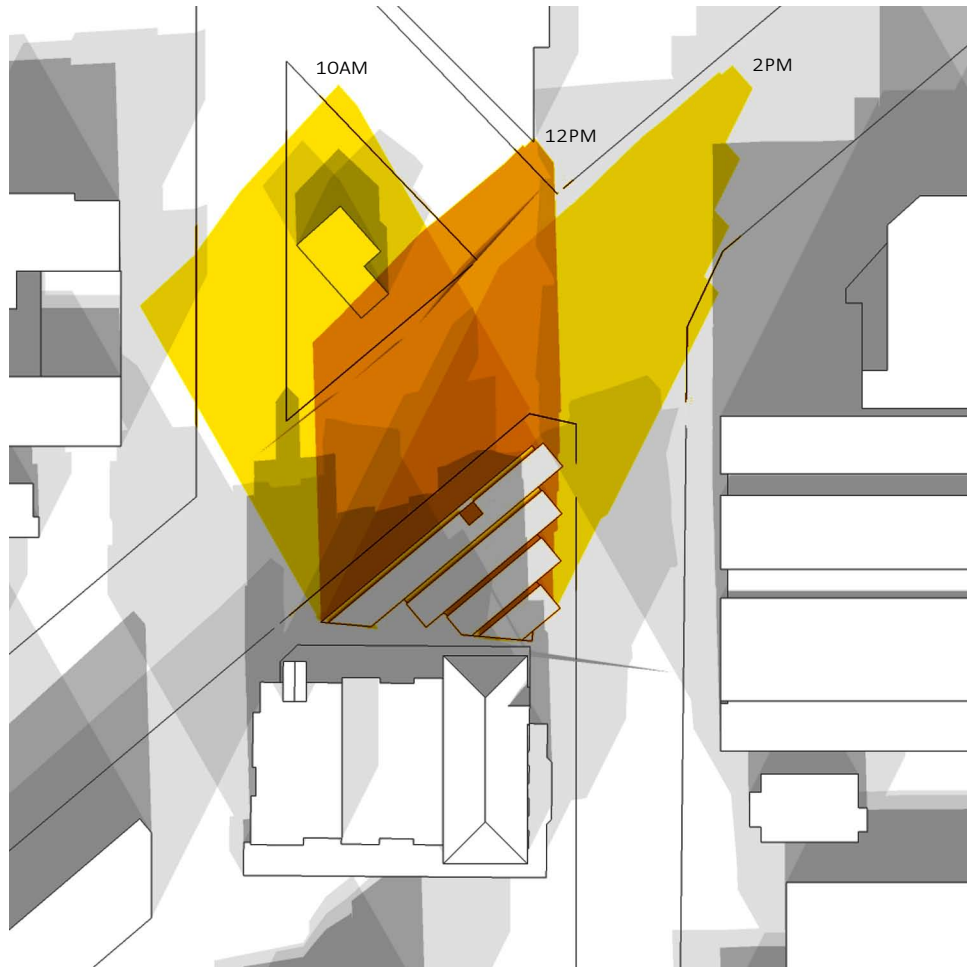
SOLAR STUDY



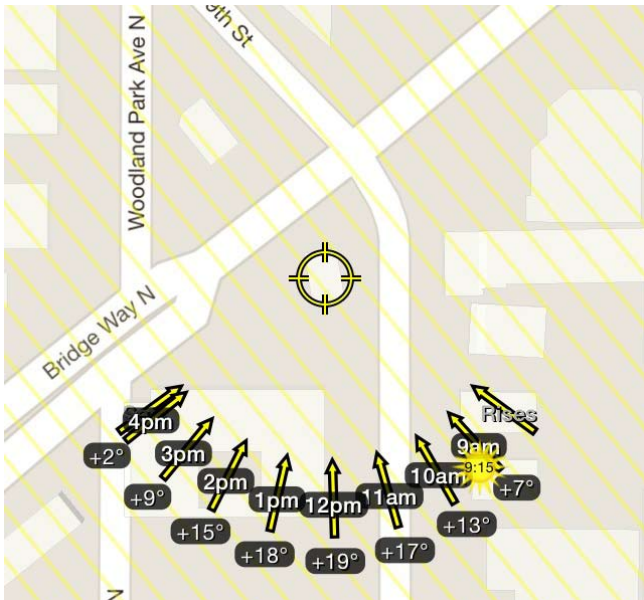
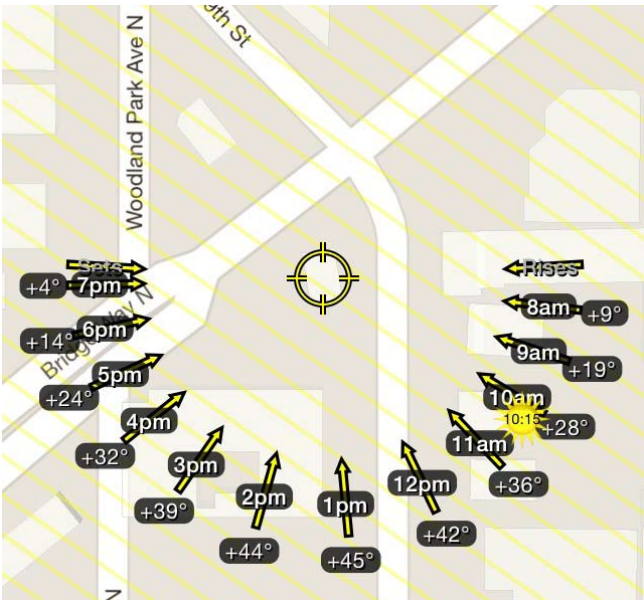
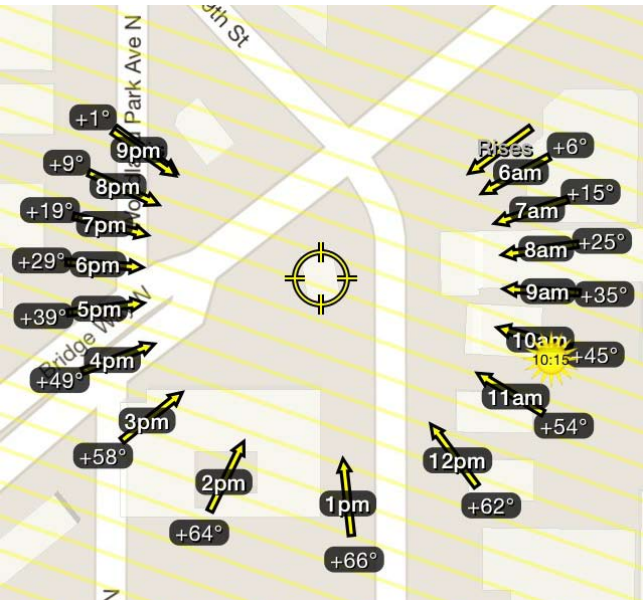
JUNE 21- SUMMER SOLSTICE



MARCH / SEPTEMBER 21- EQUINOX



DECEMBER 21- WINTER SOLSTICE



EXISTING 14 SITE

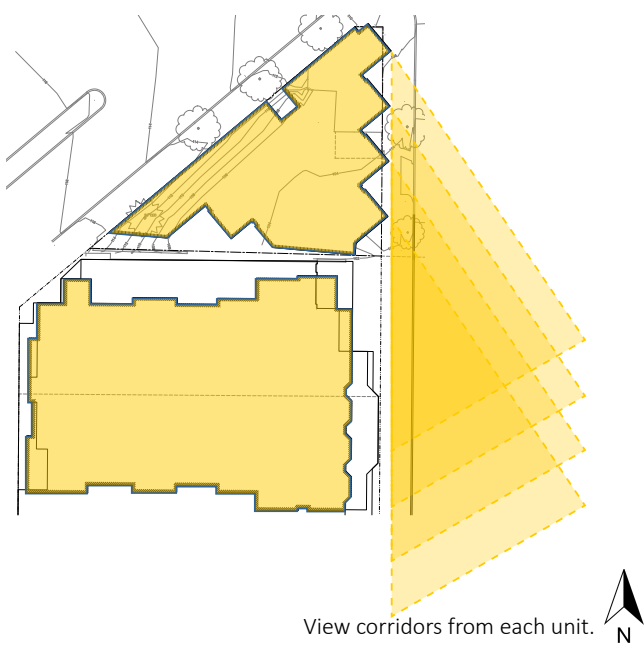
VIEW CORRIDOR ANALYSIS



View corridor to downtown and mount rainier



View corridor and picture plane to downtown



View corridors from each unit.
Angle of units runs paralled with picture plane of view



View to downtown and Mount Rainier from the proct site at Level 3

EXISTING **15** SITE

URBAN PATTERN AND FORM

CS2.A2 / ARCHITECTURAL PRESENCE

A site may lend itself to a “high-profile” design with significant presence and individual identity. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

CONCEPTUAL RESPONSE

Harmony of Opposites

GUIDELINE RESPONSE

Enjoy the strong chemistry between the dark, bold, strong, street edge of Bridge Way with the bright, light, softened street edge of Woodland park that captures and moves the viewer's eye down the street welcoming them into the neighborhood.



CS2.C1 / CORNER SITES

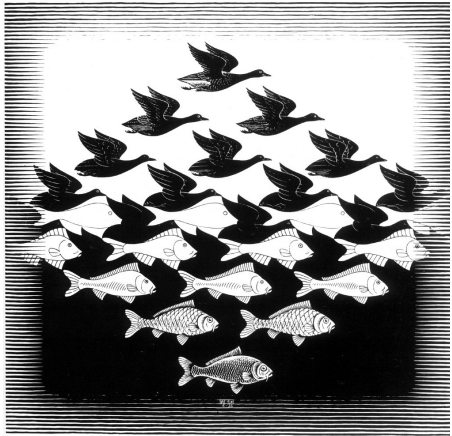
Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

CONCEPTUAL RESPONSE

Harmony of Opposites

GUIDELINE RESPONSE

As the gateway to this developing micro urban core, the project expresses the contrast, movement, pattern, and proportion between the two opposing streets thru scale, texture, color, and value.



CS2.D.5 / RESPECT FOR ADJACENT SITES

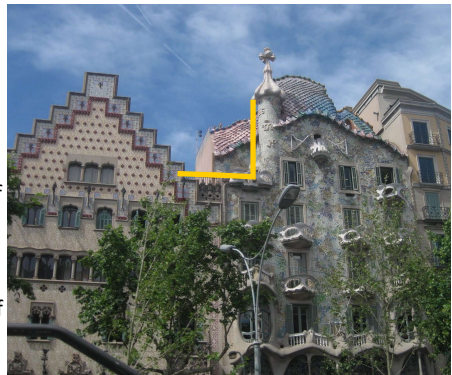
Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

CONCEPTUAL RESPONSE

Respond to Form (geometry) and Function (privacy) of the southern neighbor.

GUIDELINE RESPONSE

FORM - Proposal aligns and orients to the geometry of the southern neighbor at the street
FUNCTION - Proposal steps back from neighboring balconies and locates the core adjacent to these.



STREET LEVEL INTERACTION

PL3.A2 / 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. Consider a range of elements such as:

- a. overhead shelter: canopies, porches, building extensions;
- b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- c. ground surface: seating walls; special paving, landscaping, trees, lighting;
- d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

CONCEPTUAL RESPONSE

Repetition of 4 boxes

GUIDELINE RESPONSE

Patterned paving, reflective building surfaces, recessed entries; lighting, signage, planters, and cover over entries and integrated into each box and repeat with the rhythm of the boxes.



PL3.B3 / BUILDINGS with LIVE-WORK

Maintain active and transparent facades in the design of live/work residences that are required to orient the nonresidential 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.

CONCEPTUAL RESPONSE

Facade as Art Installation

GUIDELINE RESPONSE

Create active, playful street level experiences. Provide 2 way mirrored storefront glass adjacent to planters to reflect and visually multiply the limited nature as well as reflect and playfully engage pedestrians.

Finished floor levels of the Live-Work Units along each street are the same to allow for future flexibility of use.



PL3.A1 / ENTRIES

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

a. Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;

b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.

c. 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.

d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

CONCEPTUAL RESPONSE

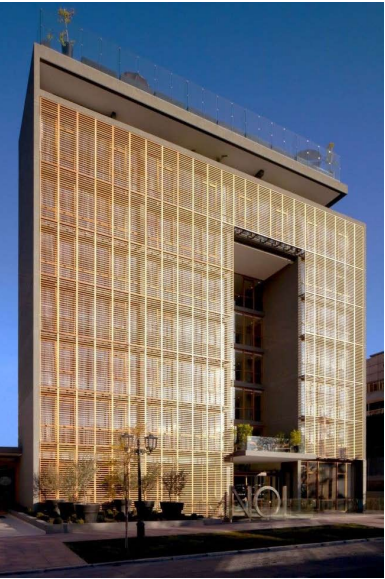
Bridge Way - Scale of the Automobile
Woodland Park - Scale of the pedestrian

GUIDELINE RESPONSE

Entries scaled to use / users.

Recessed Entries

Identified thru bold colors; a three-story void, and the articulation of the facade allowing all the entries to be seen at the same time and seen from a distance.



DESIGN 16 GUIDELINES

Bridge Way Mixed Use

3860 Bridge Way N. Seattle WA, 98103

DRB Recommendation Packet

#3018230 • April 11th 2016

KOArchitecture

www.koarchitecture.com

ARCHITECTURAL CONCEPT

DC2.E1/ LEGIBILITY AND FLEXIBILITY

Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

CONCEPTUAL RESPONSE

WOODLAND PARK	BRIDGE WAY
Quiet	Noise
Sun	No Sun
Open	Closed
Body	Shell
Pedestrian	Vehicle
Neighborhood Interior	Neighborhood exterior
Exposed	Protective
Outward	Inward
Smooth	Rough
Individuality	Monumentality
Light	Heavy
Vertical	Horizontal

GUIDELINE RESPONSE

Structural and programmatic legibility.
Functions, both urbanistic and internal, are readily determined from the exterior.
Expression of served and servant spaces



MATERIALS

DC4.A1 / EXTERIOR MATERIALS

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

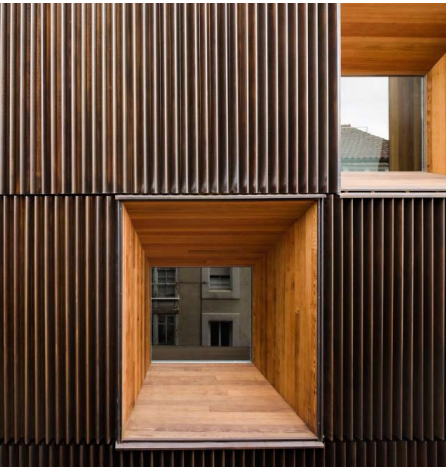
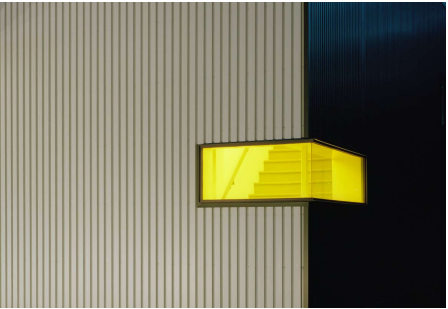
CONCEPTUAL RESPONSE

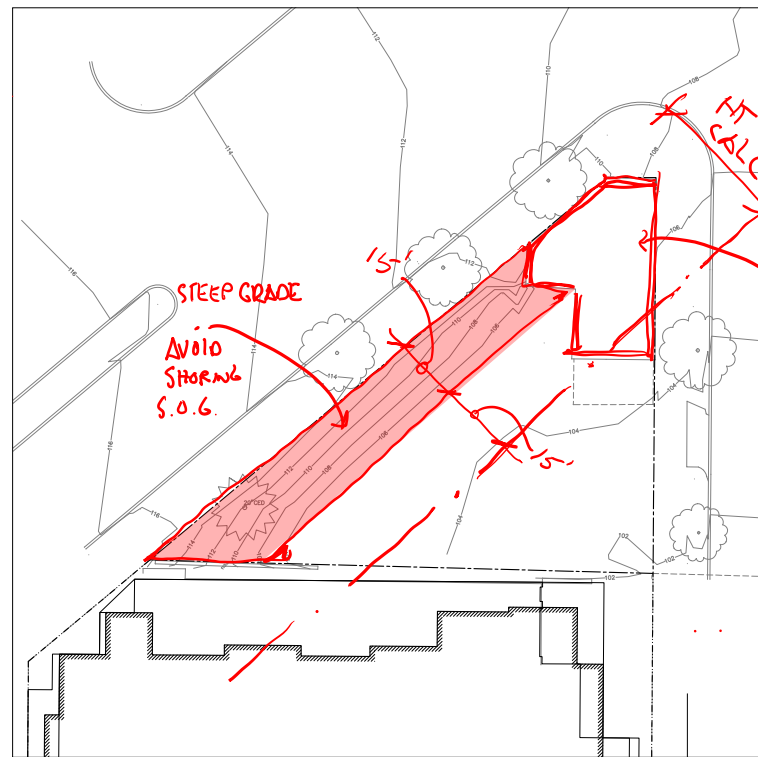
Oyster like:
Protective Dark Shell
Lively light Body

GUIDELINE RESPONSE

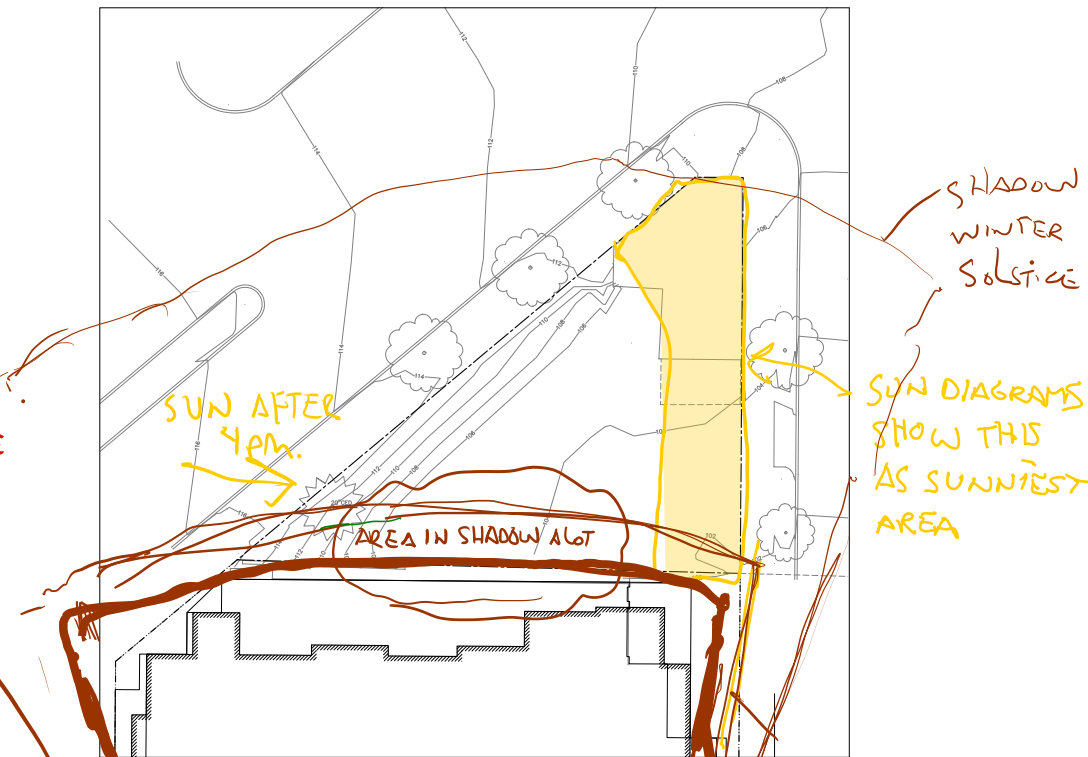
Rough Shell - The north facade along Bridge Way to be designed with a metallic or composite skin that is both protective, resistant to moss, rough texture, patterned, and low maintenance.

Pearly White Body - Woodland park to be white, reflective, fully of light and glistening life.





GRADES, STRUCTURE, HEIGHTS



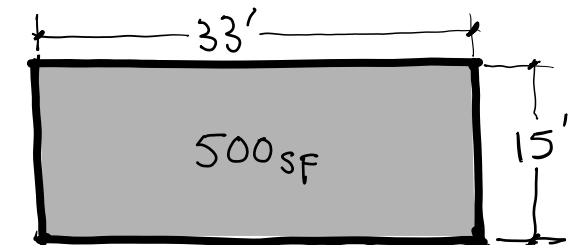
SOLAR

SHOWN SUMMER

SHADOW FROM NEIGHBOR FR. WOOD

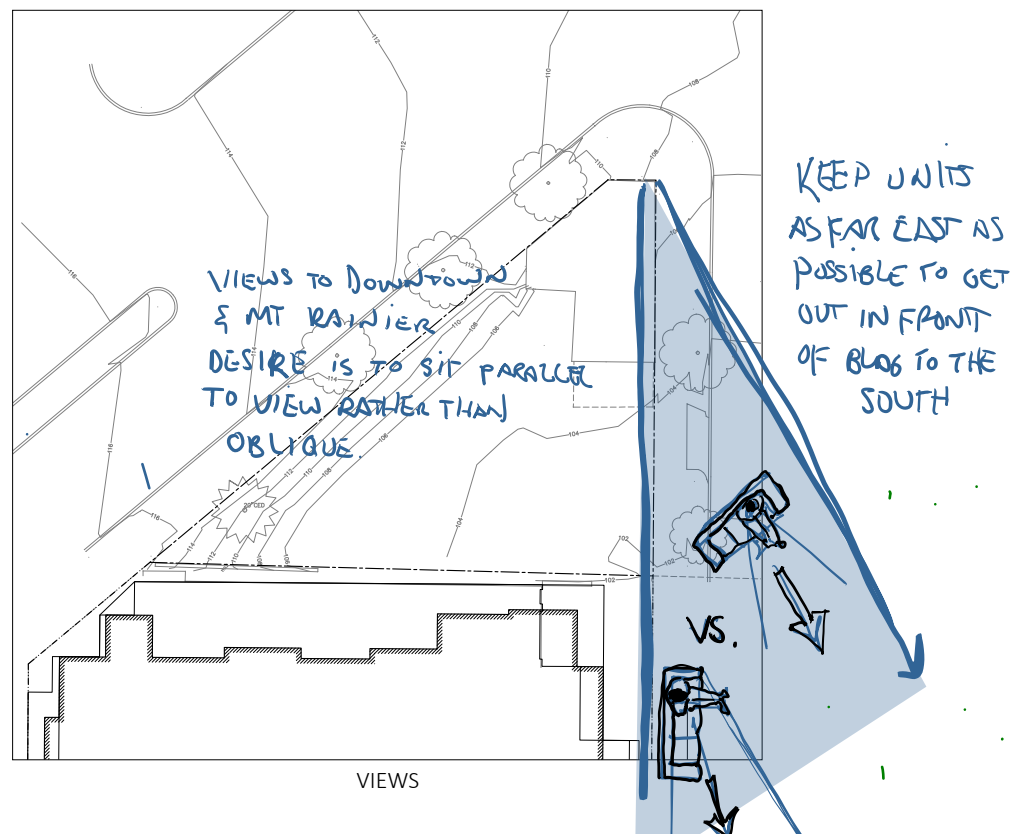
DESIGN PROCESS

PROGRAM REQUESTED 500sf UNITS
START w/ A STANDARD BUILDING MODULE
FOR CONSTRUCTABILITY & COST

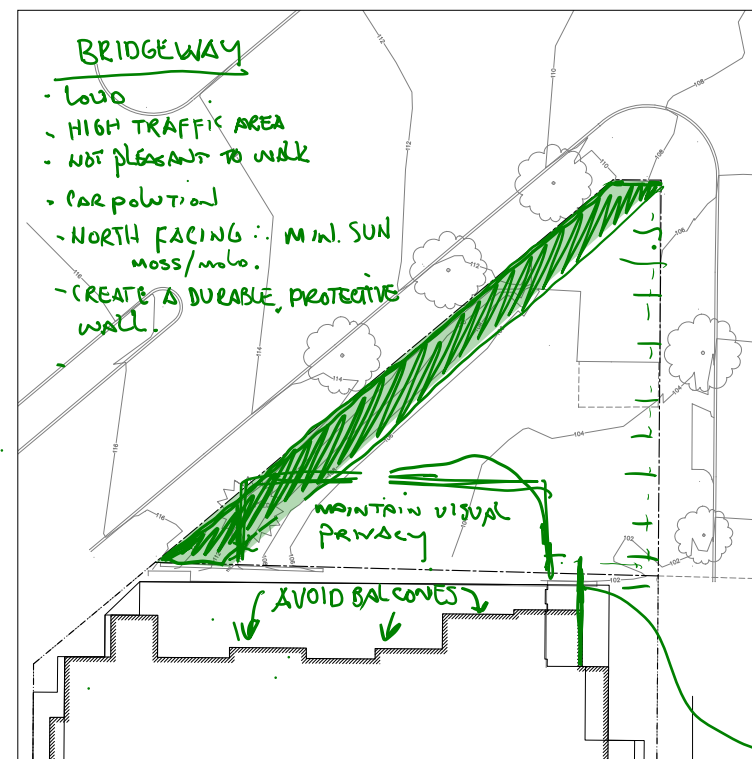


LAY OUT UNITS PARALLEL
TO: GRADE, VIEWS, HEIGHT ENVELOPE.

BUILDING MODULE



VIEWS

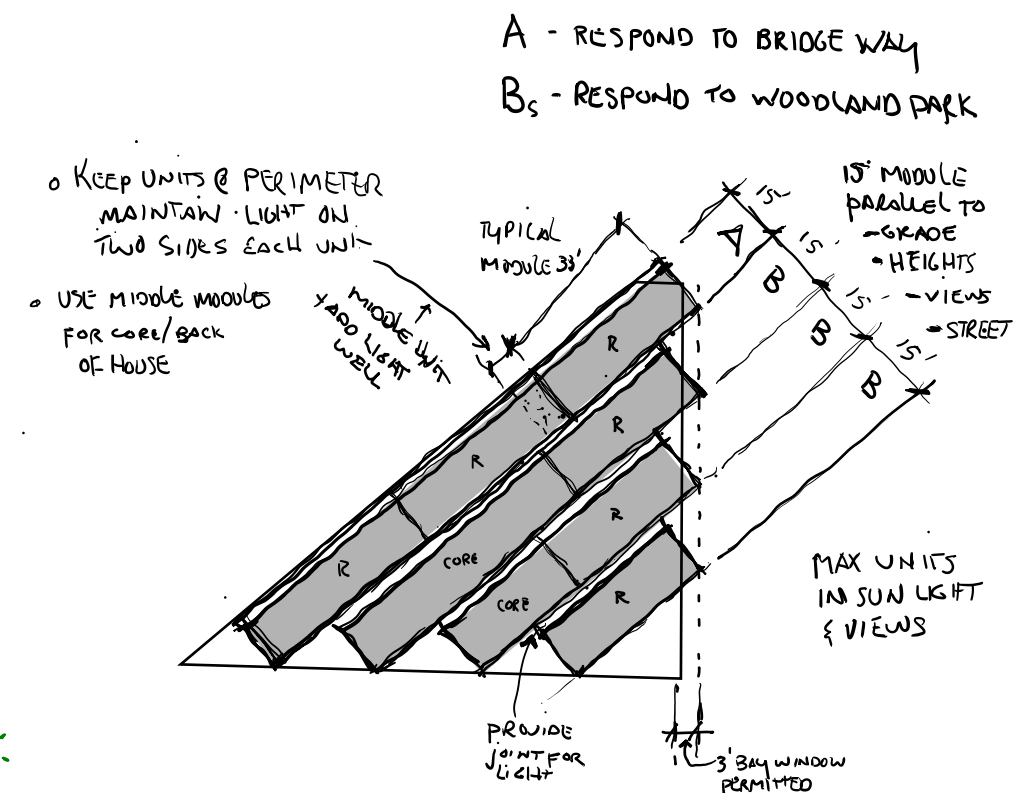


CONTEXTUAL RESPONSE

WOODLAND PARK

SUNLIGHT
LOTS OF GROWTH
PEDESTRIAN FRIENDLY
VIEWS
OPEN UP. KEEP OPEN & LIGHT
LIGHT IN/ VIEWS OUT.

STOP BACK AT GROUND LEVEL



IDEATION SKETCH

CONCEPTUAL 18 DESIGN

UNIT MATRIX				UNIT AREAS AREAS										518	559	467	546	465	515				
Level	Fir to Fir Height	CIRC.	CORE	MISC.	Units/Floor	COMM	COMM	Units/Floor	1	Units/Floor	2	Units/Floor	3	Units/Floor	4	Units/Floor	5	Units/Floor	6	Units/Floor	AMENITY	GROSS AREA	FAR
								Units/Floor	Deck / Patio	Totals per floor	Totals per floor												
5	9'	366	343					1	518	1	559	1	467	1	546					1	949 sf	2,456 sf	2,487 sf
4	9'	366	335					1	518	1	559	1	467	1	546	1	465	1	515			3,771 sf	3,556 sf
3	9'	366	335					1	518	1	559	1	467	1	546	1	465	1	515			3,771 sf	3,556 sf
2A/B	13'	238	335		2	716	927							1	546	1	465	1	515	1	57 sf	2,691 sf	3,424 sf
1		623	337	812	2	437	803															2,238 sf	2,480 sf
	40'	1959	1685	812	4	1153	1730	3	1554	3	1677	3	1401	4	2184	3	1395	3	1545	2	1,006 sf	14,927 sf	15,503 sf

- COMMERCIAL
- RESIDENTIAL
- SHARED: TRASH; MECH.; FIRE
- CIRCULATION
- VEGETATION

- 1 Residential Entry
- 2 Commercial Entry - Level 1
- 3 Commercial Entry - Level 2
- 4 Existing 5 story neighboring apartment bldg.
- 5 Bike Storage
- 6 Trash
- 7 Green Roof
- 8 Roof Deck
- 9 BBQ Area
- 10 Elevator Roof
- 11 New Street Trees and Planter Strips
- 12 Light Well
- 13 Street Level Planter
- 14 Neighbor curb cut and drive access to parking garage.
- 15 Bay Window
- 16 Solar panels



LEVEL 1 - GROUND LEVEL PLAN



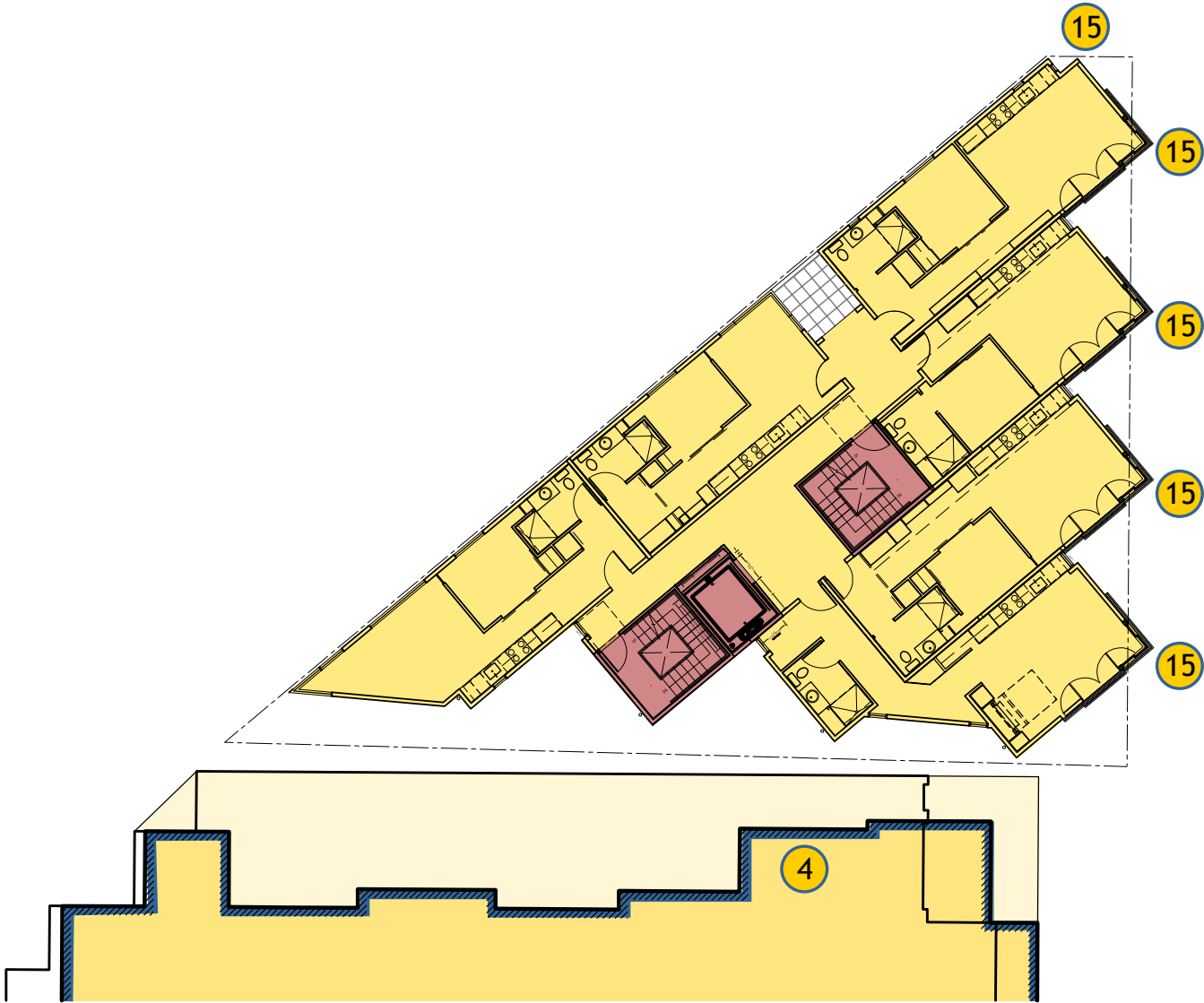
LEVEL 2 - GROUND LEVEL 2 PLAN

PROPOSED PLANS

NOTES n

- COMMERCIAL
- RESIDENTIAL
- SHARED: TRASH; MECH.; FIRE
- CIRCULATION
- VEGETATION

- 1 Residential Entry
- 2 Commercial Entry - Level 1
- 3 Commercial Entry - Level 2
- 4 Existing 5 story neighboring apartment bldg.
- 5 Bike Storage
- 6 Trash
- 7 Green Roof
- 8 Roof Deck
- 9 BBQ Area
- 10 Elevator Roof
- 11 New Street Trees and Planter Strips
- 12 Light Well
- 13 Street Level Planter
- 14 Neighbor curb cut and drive access to parking garage.
- 15 Bay Window
- 16 Solar panels



LEVEL 3 - TYPICAL RESIDENTIAL PLAN



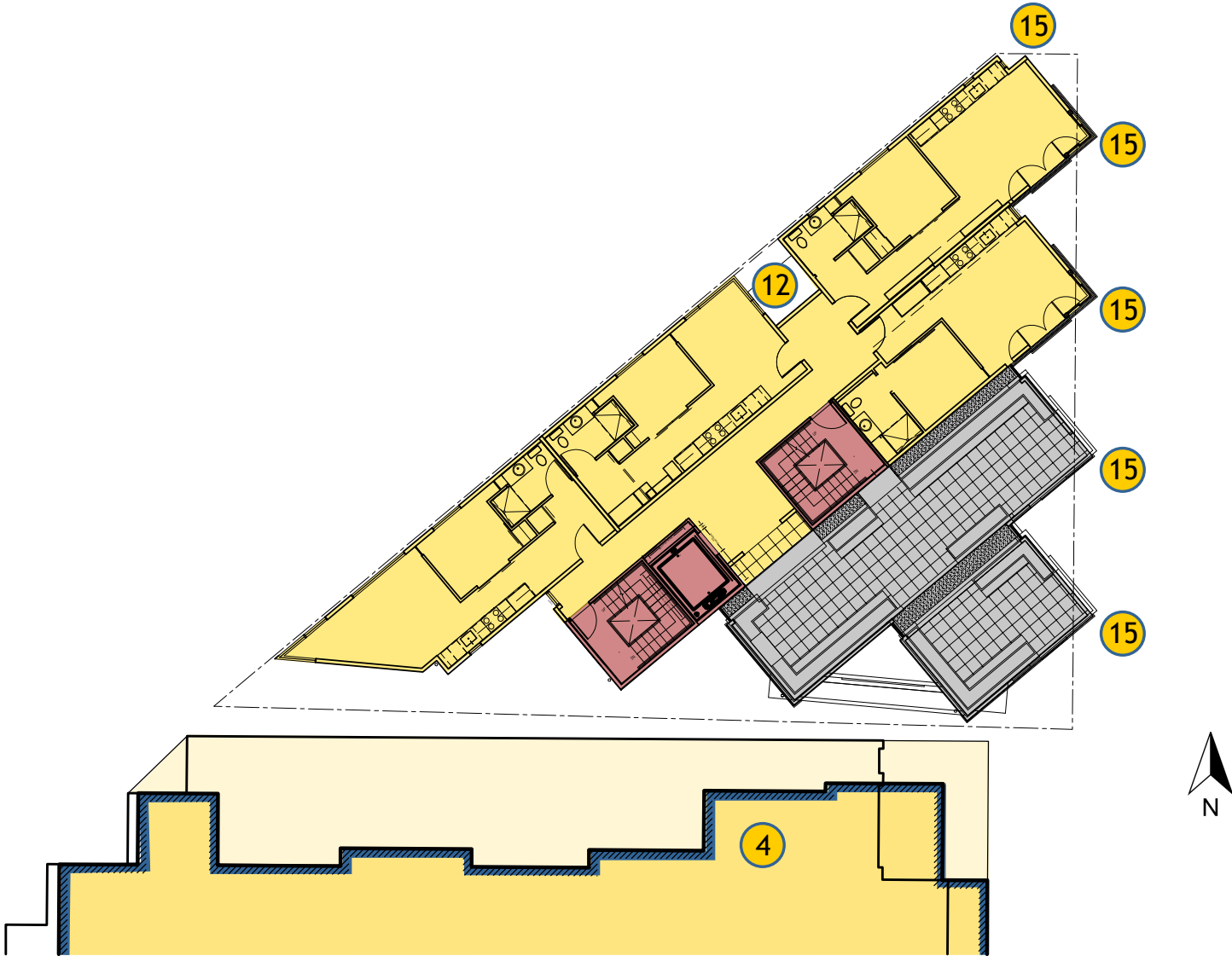
LEVEL 4 - TYPICAL RESIDENTIAL PLAN

PROPOSED PLANS

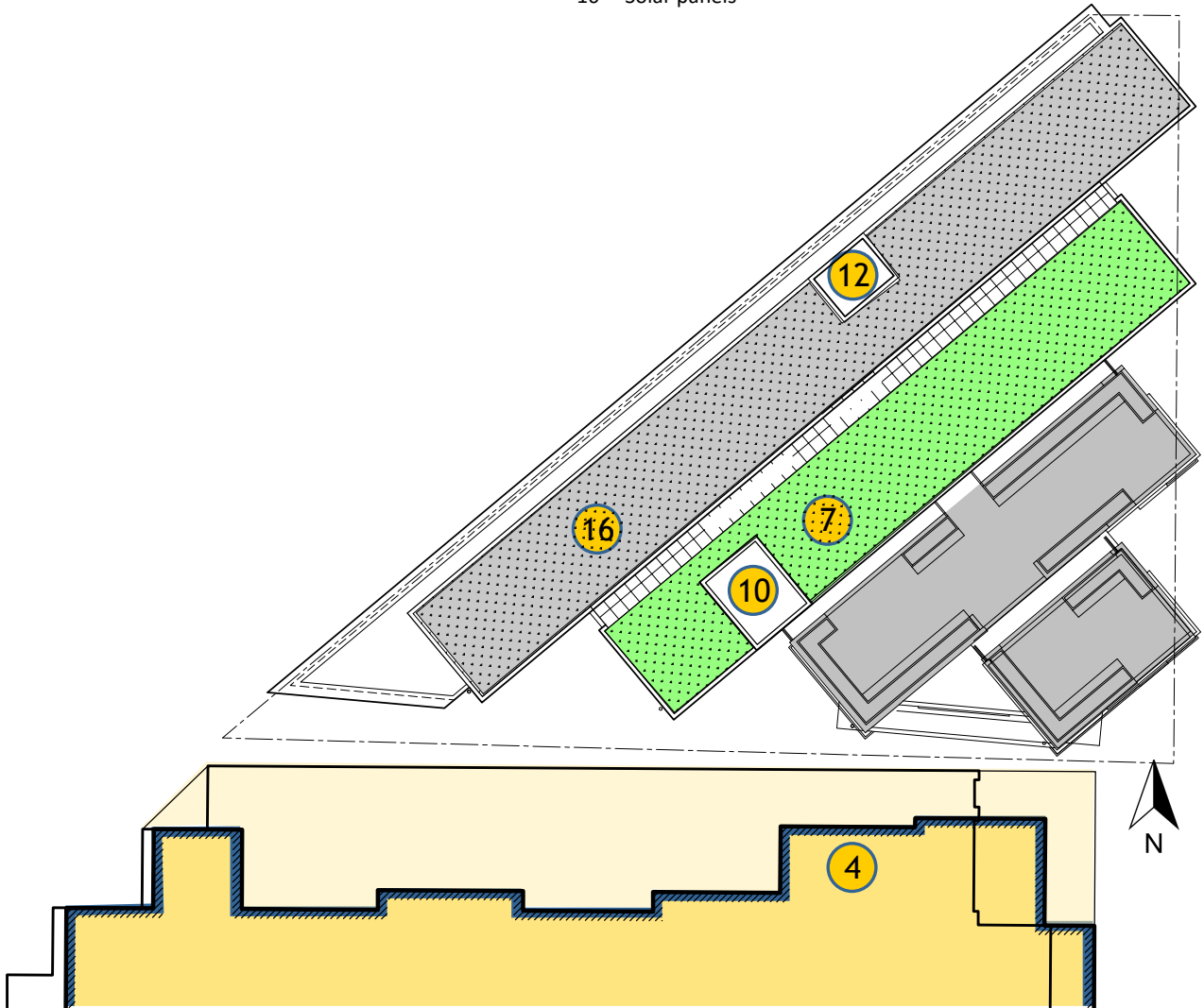
NOTES n

- COMMERCIAL==
- RESIDENTIAL
- SHARED: TRASH; MECH.; FIRE
- CIRCULATION
- VEGETATION

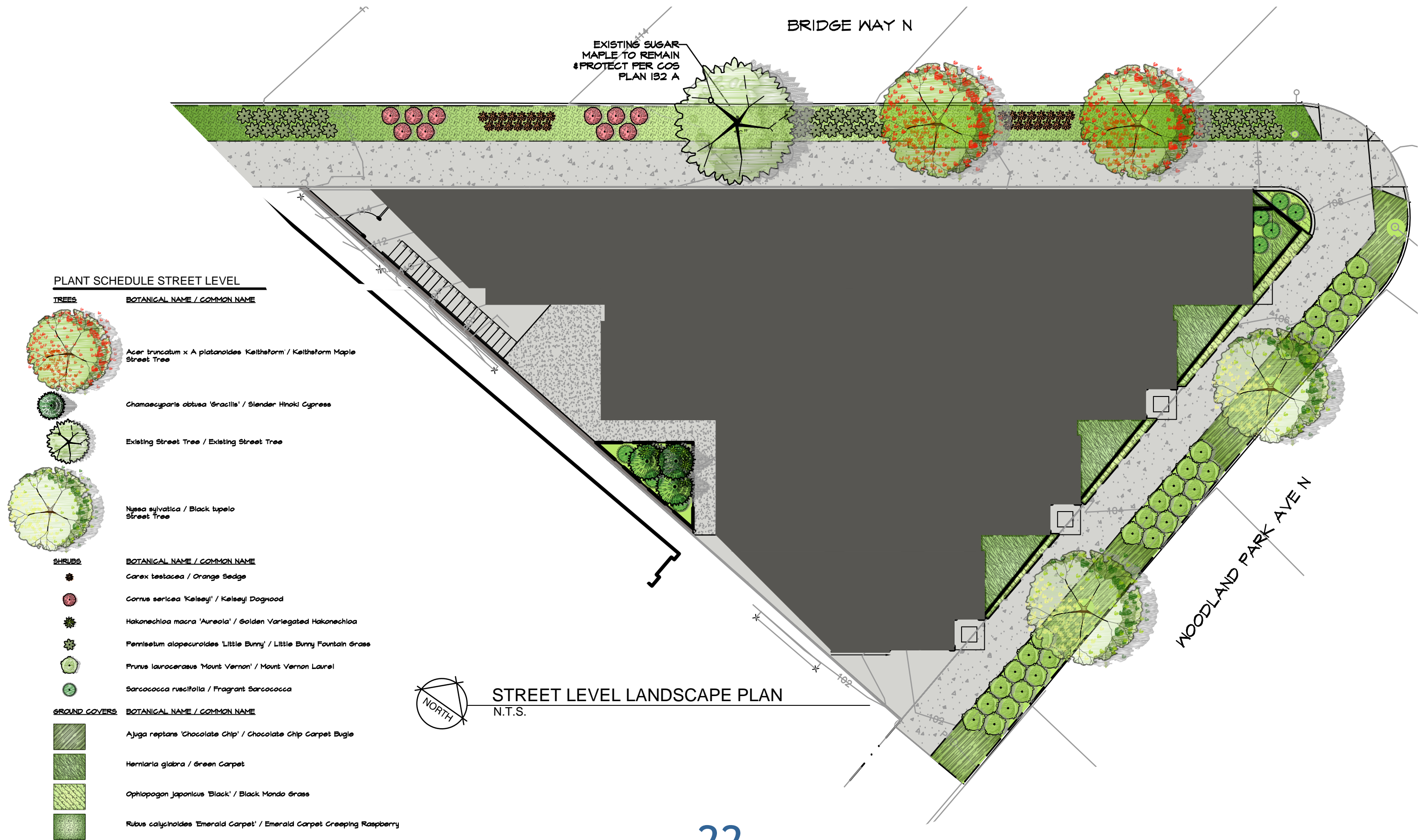
- 1 Residential Entry
- 2 Commercial Entry - Level 1
- 3 Commercial Entry - Level 2
- 4 Existing 5 story neighboring apartment bldg.
- 5 Bike Storage
- 6 Trash
- 7 Green Roof
- 8 Roof Deck
- 9 BBQ Area
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- 16 Solar panels



LEVEL 5 - RESIDENTIAL / ROOF DECK



ROOF / LANDSCAPE PLAN



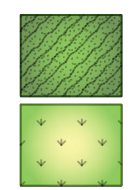
PLANT SCHEDULE ROOF LEVEL

SHRUBS

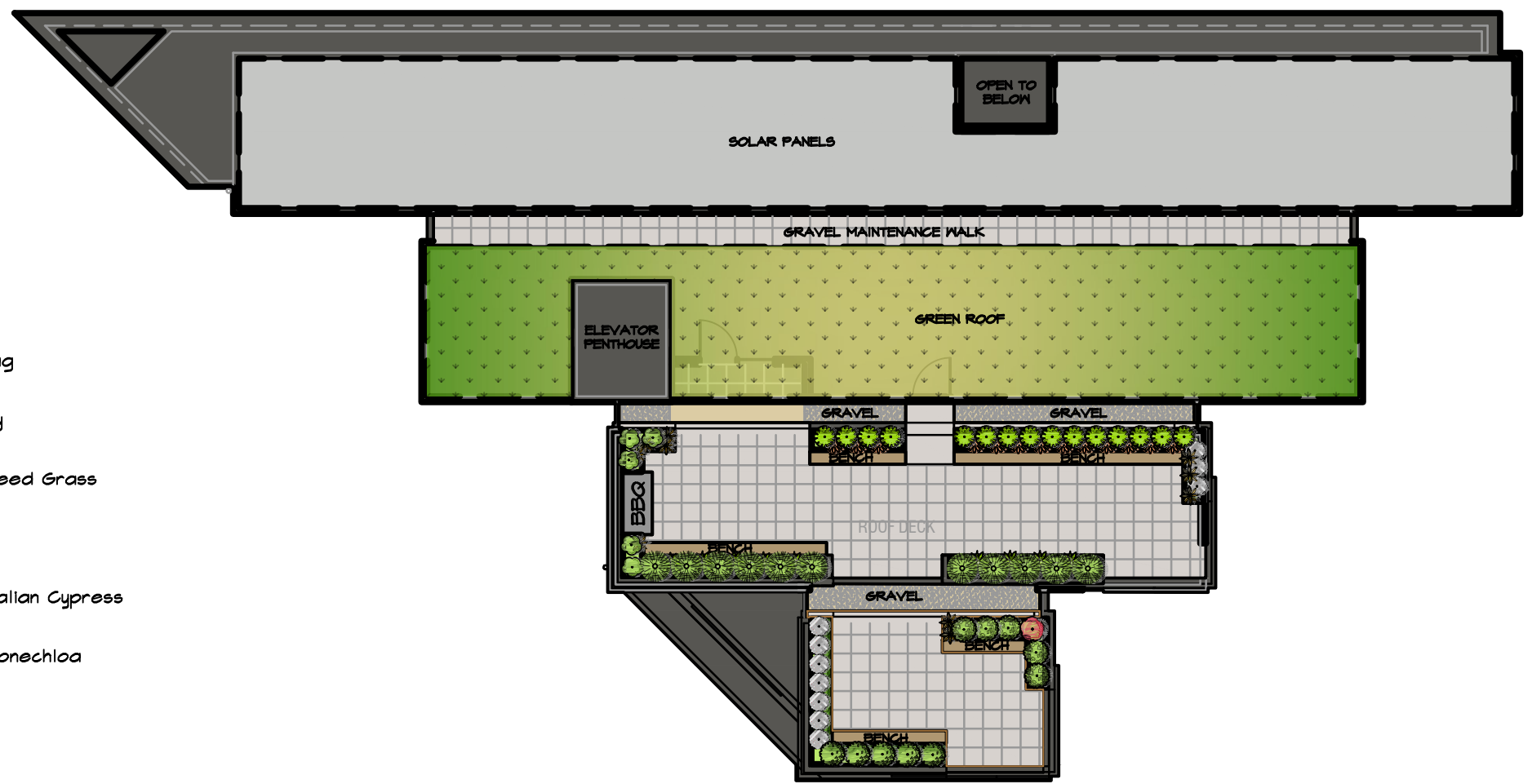


- | BOTANICAL NAME / COMMON NAME |
|--|
| <i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag |
| <i>Berberis thunbergii</i> 'Helmond Pillar' / Columnar Barberry |
| <i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass |
| <i>Carex testacea</i> / Orange Sedge |
| <i>Cupressus sempervirens</i> 'Tiny Tower' TM / Tiny Tower Italian Cypress |
| <i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa |
| <i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly |
| <i>Leucothoe fontanesiana</i> 'Rainbow' / Rainbow Leucothoe |
| <i>Nandina domestica</i> 'Harbour Dwarf' / Dwarf Heavenly Bamboo |
| <i>Taxus x media</i> 'H.M. Eddie' / H.M Eddie Yew |

GROUND COVERS



- | BOTANICAL NAME / COMMON NAME |
|--|
| <i>Ajuga reptans</i> 'Burgundy Glow' / Burgundy Glow Bugleweed |
| LiveRoof Invisible Modular Green Roofs
Cascade Native Plant Mix or Approved Equal |



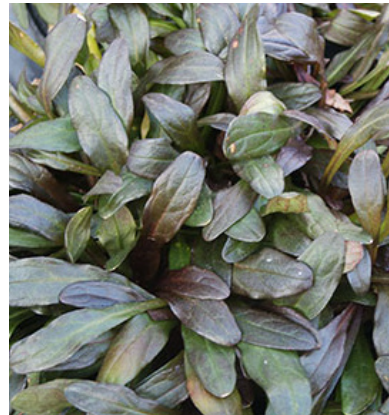
ROOF LEVEL LANDSCAPE PLAN
N.T.S.



Golden Variegated Sweet Flag



Burgundy Glow Bugleweed



Chocolate Chip Carpet Bugle



Columnar Barberry



Feather Reed Grass



Orange Sedge



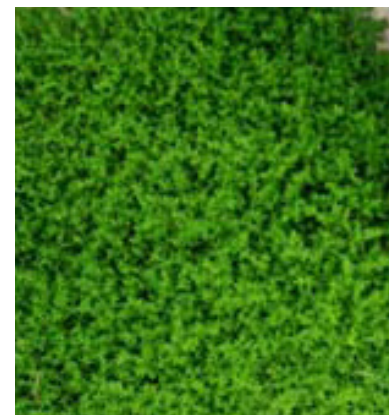
Slender Hinoki Cypress



Kelseyi Dogwood



Golden Variegated Hakonechloa



Green Carpet



Sky Pencil Japanese Holly



Kiethsform Maple



Rainbow Leucothoe



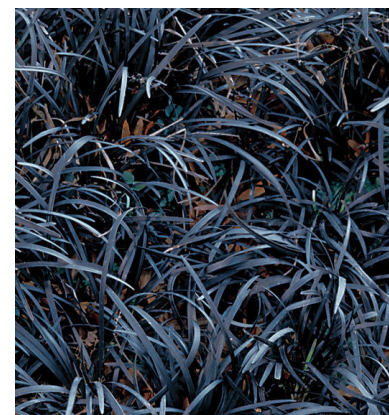
H.M. Eddies Yew



Dwarf Heavenly Bamboo



Black Tupelo



Black Mondo Grass



Mount Vernon Laurel



Emerald Carpet Creeping Raspberry



Fragrant Sarcococca



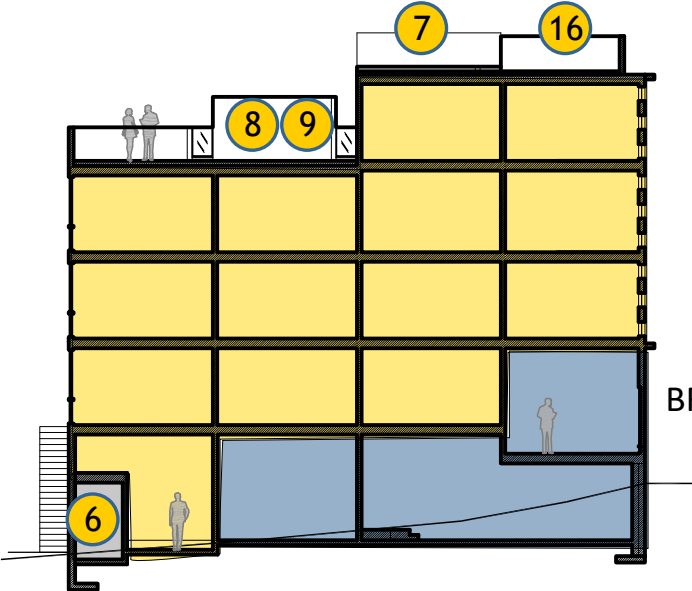
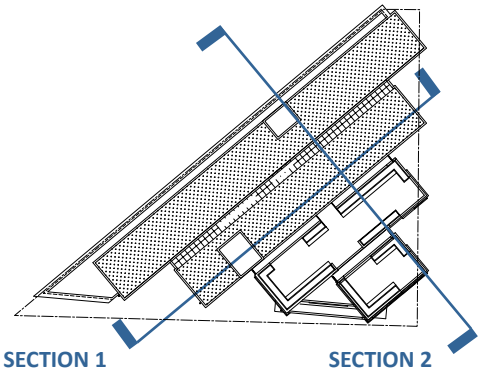
Kelseyi Dogwood in Winter

PROPOSED SECTIONS

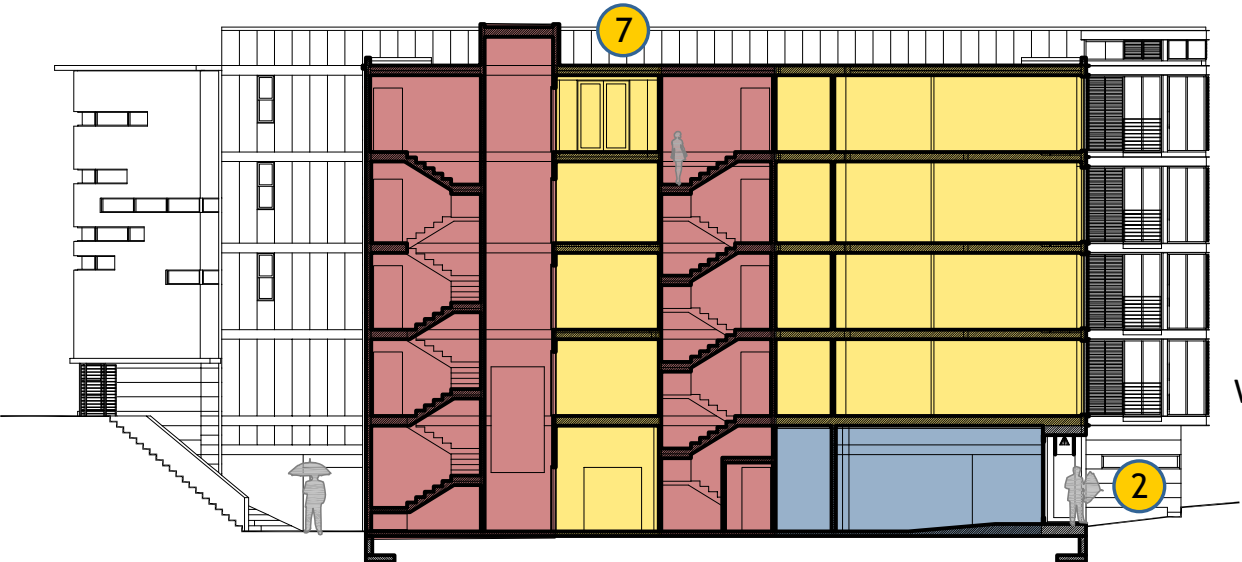
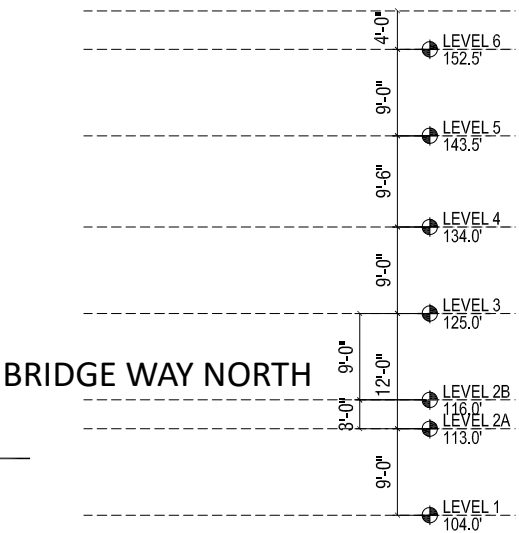
NOTES n

- LIVE WORK
- RESIDENTIAL
- SHARED: TRASH; MECH.; FIRE
- CIRCULATION
- VEGETATION

- 1 Residential Entry
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- 15 Bay Window
- 16 Solar panels



SECTION 2



SECTION 1

PROPOSED ELEVATIONS

#	ITEM	10	STOREFRONT w/ 2-WAY MIRROR GLASS	20	PARAPET
1	EXISTING GRADE	11	STOREFRONT	21	ELEVATOR PENTHOUSE
2	NEW GRADE	12	MIRROR GLASS PANEL	22	STEEL CHANNEL and TRACK FOR SCREENS
3	CONCRETE FOUNDATION WALL	13	WINDOWS	23	SLIDING SCREENS
4	CONCRETE STAIRS	14	COMPOSITE PANEL SIDING 1	24	GUTTER
5	CONCRETE PLANTER	15	COMPOSITE PANEL SIDING 2	25	DOWNSPOUT
6	COMMERCIAL ENTRY DOOR	16	HORIZONTAL COMPOSITE PANEL	26	SIGNAGE / LIGHT ELEMENT
7	RESIDENTIAL ENTRY DOOR	17	METAL SIDING	27	BICYCLE STORAGE
8	FRENCH DOORS w/ STEEL GUARDRAIL	18	STEEL RAILING	28	CMU WALL
9	SLIDING DOOR FOR TRASH ACCESS	19	SOLID WALL GUARD RAIL	29	TRIM



DESIGN **26** DEVELOPMENT

PROPOSED ELEVATIONS

#	ITEM	10	STOREFRONT w/ 2-WAY MIRROR GLASS	20	PARAPET
1	EXISTING GRADE	11	STOREFRONT	21	ELEVATOR PENTHOUSE
2	NEW GRADE	12	MIRROR GLASS PANEL	22	STEEL CHANNEL and TRACK FOR SCREENS
3	CONCRETE FOUNDATION WALL	13	WINDOWS	23	SLIDING SCREENS
4	CONCRETE STAIRS	14	COMPOSITE PANEL SIDING 1	24	GUTTER
5	CONCRETE PLANTER	15	COMPOSITE PANEL SIDING 2	25	DOWNSPOUT
6	COMMERCIAL ENTRY DOOR	16	HORIZONTAL COMPOSITE PANEL	26	SIGNAGE / LIGHT ELEMENT
7	RESIDENTIAL ENTRY DOOR	17	METAL SIDING	27	BICYCLE STORAGE
8	FRENCH DOORS w/ STEEL GUARDRAIL	18	STEEL RAILING	28	CMU WALL
9	SLIDING DOOR FOR TRASH ACCESS	19	SOLID WALL GUARD RAIL	29	TRIM



DESIGN **27** DEVELOPMENT

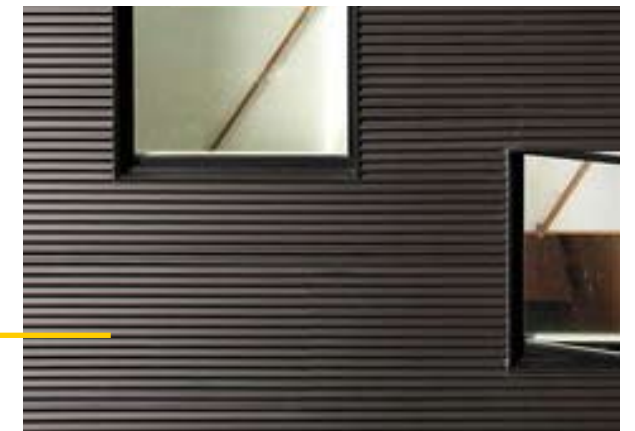
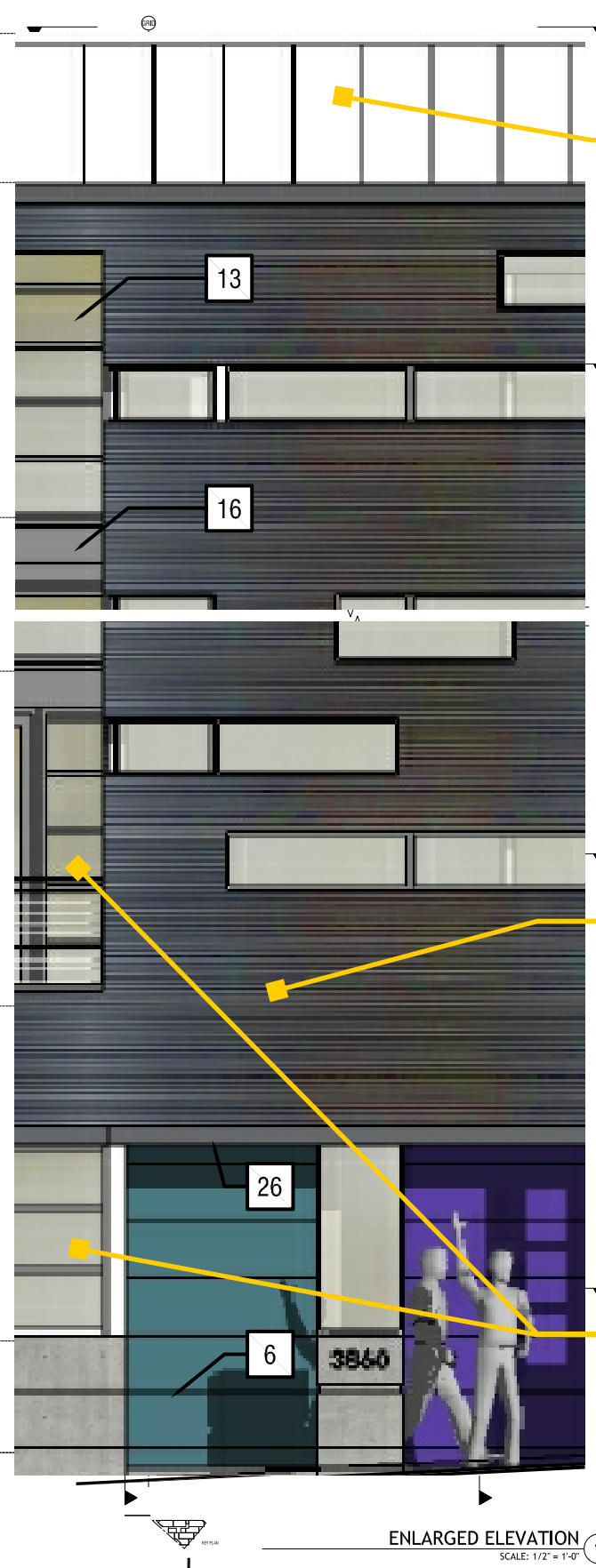
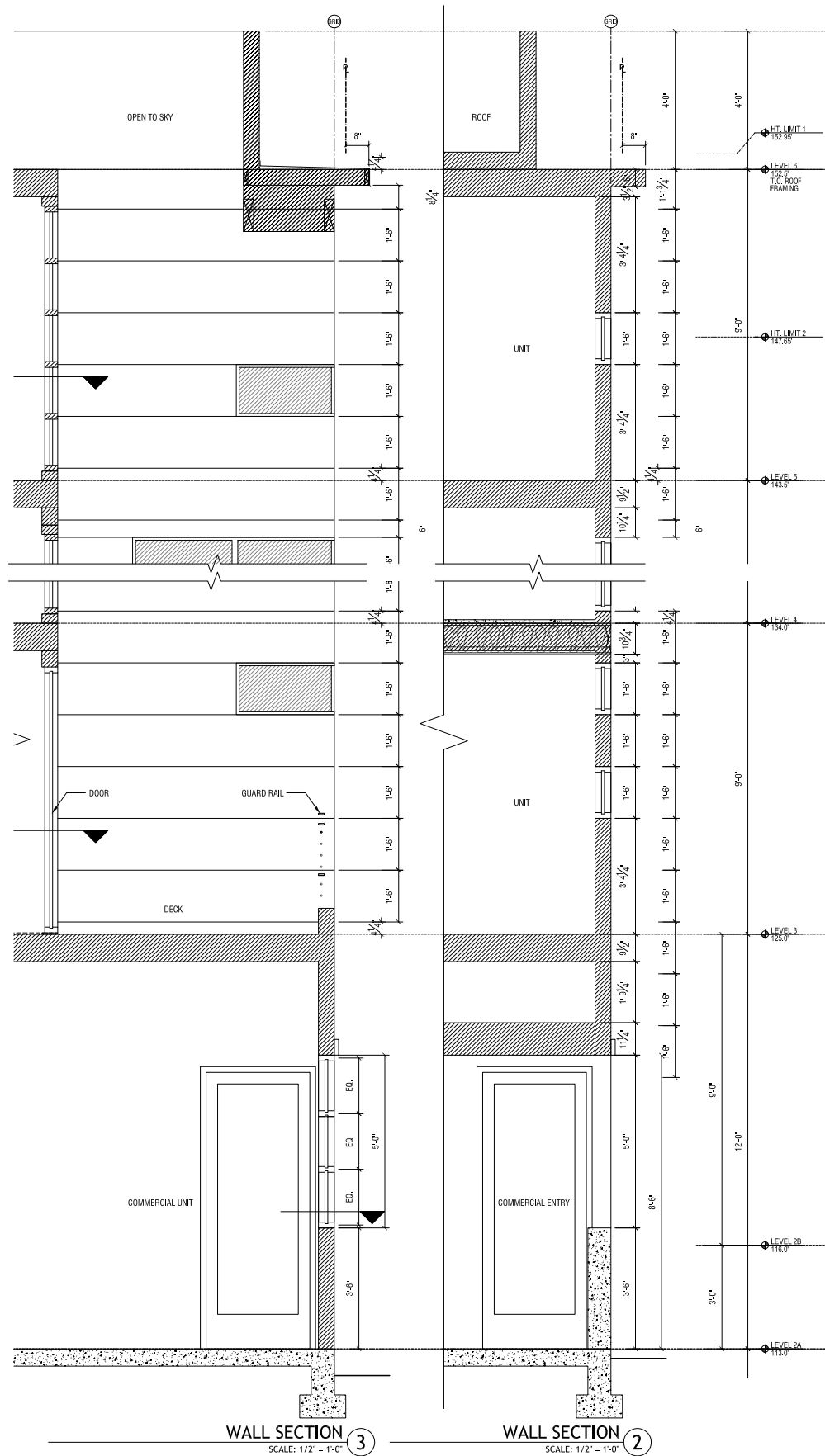
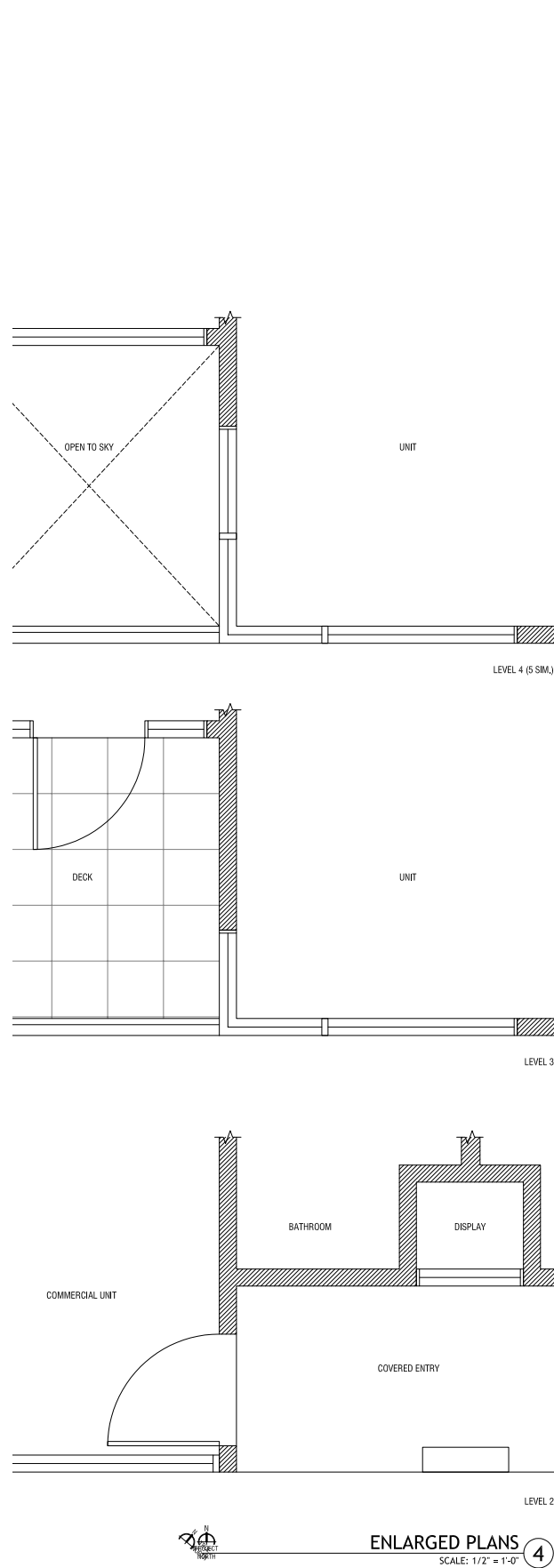
PROPOSED ELEVATIONS

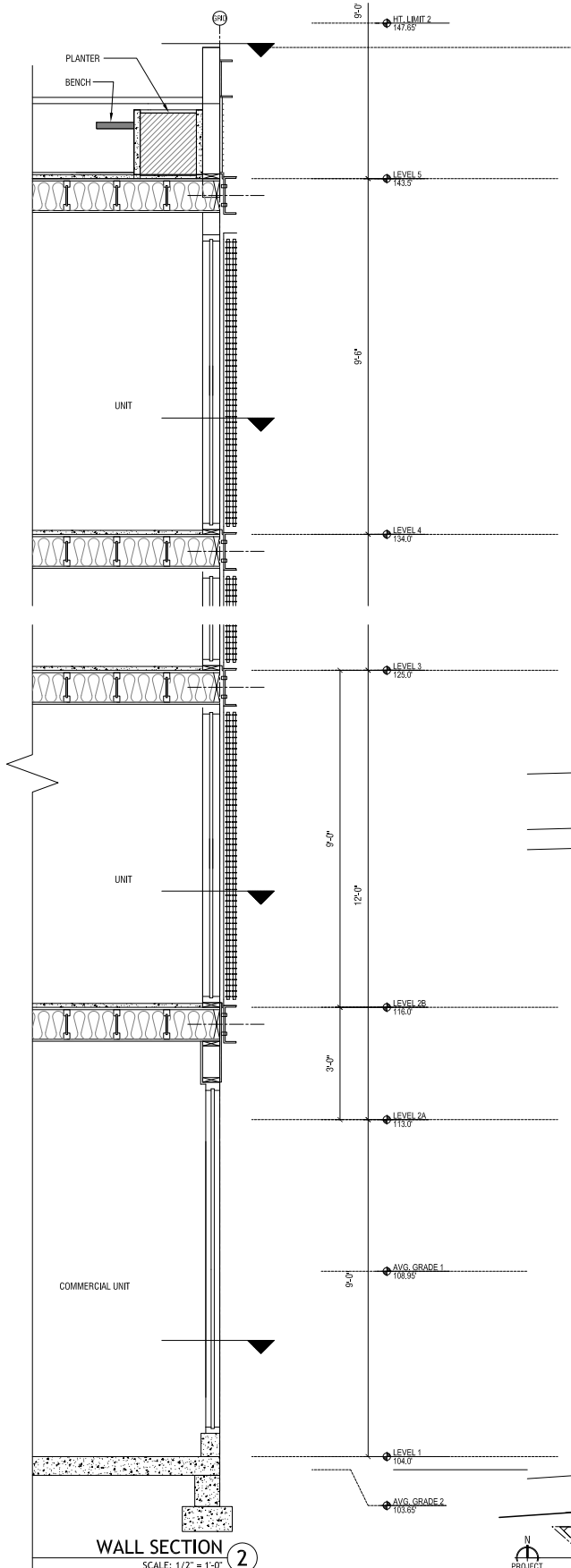
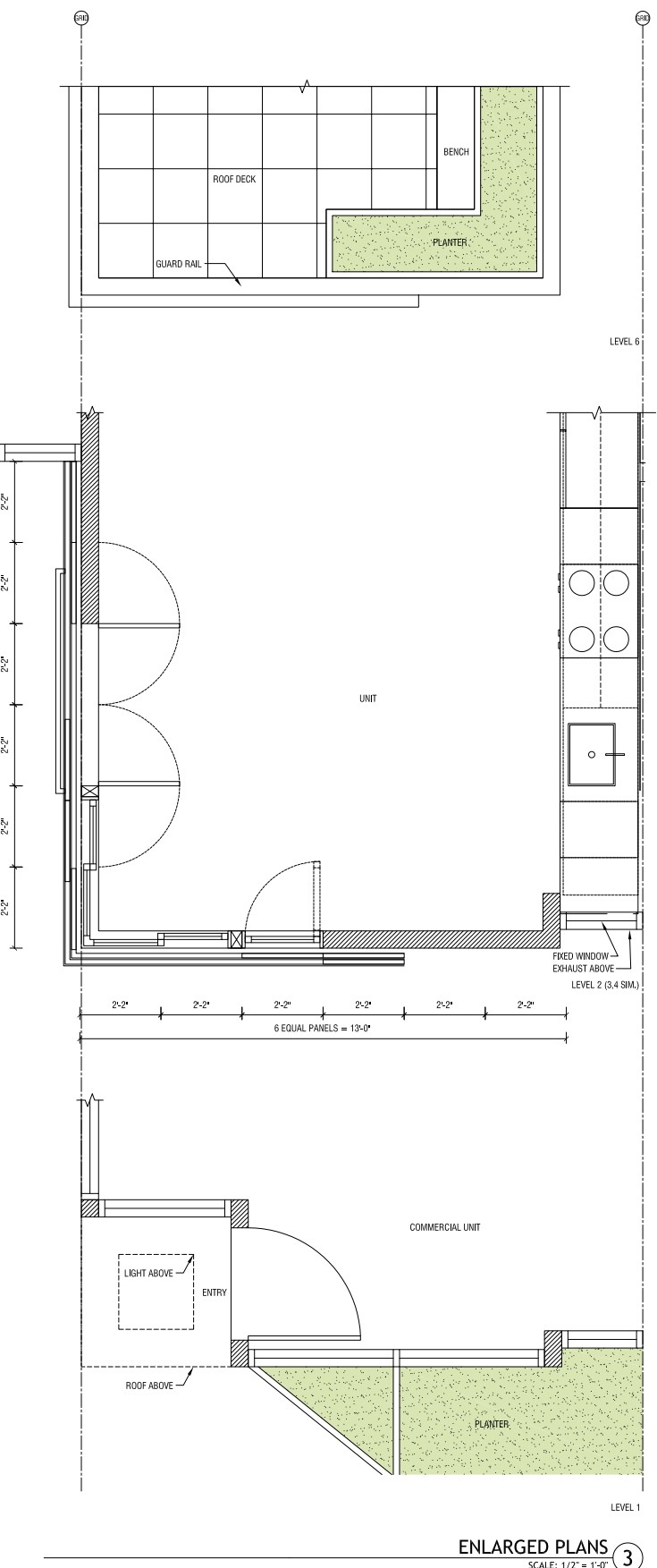
#	ITEM	10	STOREFRONT w/ 2-WAY MIRROR GLASS	20	PARAPET
1	EXISTING GRADE	11	STOREFRONT	21	ELEVATOR PENTHOUSE
2	NEW GRADE	12	MIRROR GLASS PANEL	22	STEEL CHANNEL and TRACK FOR SCREENS
3	CONCRETE FOUNDATION WALL	13	WINDOWS	23	SLIDING SCREENS
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7	RESIDENTIAL ENTRY DOOR	17	METAL SIDING	27	BICYCLE STORAGE
8	FRENCH DOORS w/ STEEL GUARDRAIL	18	STEEL RAILING	28	CMU WALL
9	SLIDING DOOR FOR TRASH ACCESS	19	SOLID WALL GUARD RAIL	29	TRIM

SEE PAGE 28



DESIGN **28** DEVELOPMENT







CS2.B,C,D - URBAN PATTERN AND FORM

SITE SHAPE AND ORIENTATION DIRECTLY INFORMED THE STEPPING SHAPE, WALKING DOWN THE STREET FROM THE CORNER TO THE CITY. THE BUILDING EXPRESSES THE DICHOTOMY OF THE CORNER TRIANGULAR SITE. THE MASSING RESPECTS THE NEIGHBORS BY BREAKING DOWN TOWARDS THE RESIDENTIAL AND MAINTAIN MASS TOWARDS THE HIGHWAY.

DC2.A,B,C / MASSING, COMPOSITION FORM

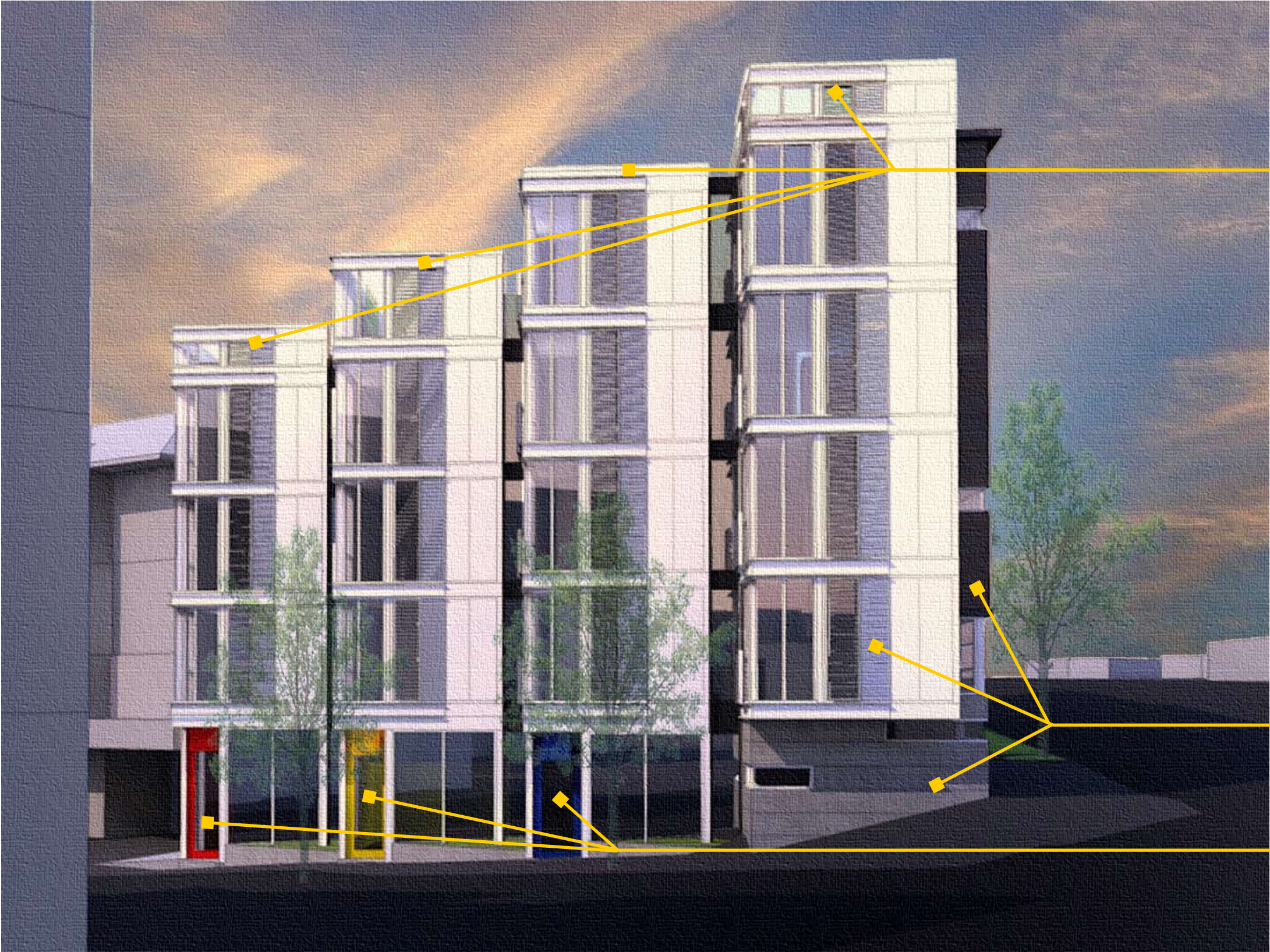
THE MASSING BREAK DOWN THE MASS THE FACADES, ALTHOUGH OPPOSITE, ARE HELD TOGETHER BY SIMILAR PROPORTIONS AND REPETITIONS IN DIFFERENT ORIENTATIONS. THE MASSING ALSO DIRECTLY EXPRESSES THE USES AND WITHIN. THE COMMERCIAL SPACES ARE DESIGNED AT THE SAME LEVEL FOR FUTURE FLEXIBILITY.

PL3.A1 / ENTRIES

PRIMARY ENTRIES ARE OBVIOUS, IDENTIFIABLE, AND DISTINCTIVE. THE LIGHT WELL PROVIDES A BRIGHT CONTRAST TO THE NORTH FACADE TO DIRECT EYES TO THE COMMERCIAL ENTRIES BELOW. THE SCALE ALLOWS VISIBILITY FROM A DISTANCE AND AT THE SPEED OF THE AUTOMOBILE.

CS2.C1 / CORNER SITES

CORNER BUILT OUT TO CREATE A STRONG URBAN EDGE TO THE COMMERCIAL AREA. THE CANTILEVER CREATES A STRONG GESTURE OF STRENGTH, PROTECTION, AND MONUMENTALITY ATOP A SOLID BASE. THIS APPROACH SHOWS THE CONTRAST OF OPPOSITES BETWEEN THE TWO STREETS IDENTIFIED IN THE GUIDELINE CONCEPTUAL RESPONSE.



DC2.E1 / LEGIBILITY AND FLEXIBILITY

THE FOUR MODULES ARE CLEARLY EXPRESSED AS A SERIES OF REPETITIVE CONSTANTS (TEXTURE, MOVING SCREENS, BASE OF COMMERCIAL WITH A STACK OF RESIDENTIAL ABOVE) AND VARIABLES (3' INCREMENTAL HEIGHT INCREASE; COLOR AT ENTRIES, AND THE EXPRESSION OF THE DIFFERENT FUNCTIONS OF EACH MODULE RELATIVE TO EACH STREET.

CS2.C1 / CORNER SITES

CORNER BUILT OUT TO CREATE A STRONG URBAN EDGE TO THE COMMERCIAL AREA. THE CANTILEVER CREATES A STRONG GESTURE OF STRENGTH, PROTECTION, AND MONUMENTALITY ATOP A SOLID BASE.

PL3.A1 / ENTRIES

PRIMARY ENTRIES ARE OBVIOUS, IDENTIFIABLE, AND DISTINCTIVE.



CS2.D5 / RESPECT FOR ADJACENT SITES

STEP BACK BUILDING TO RESPOND TO THE GEOMETRY OF, AND ALIGN WITH, NEIGHBORING BUILDING SETBACK

CS1.B,C / SUNLIGHT, VENTILATION, TOPOGRAPHY

THE STEPPING DOWN OF THE BUILDING FOLLOWS THE NATURAL TOPOGRAPHY OF THE SITE. THE STEPPING BACK FOLLOWS THE GEOMETRY OF THE SITE WHILE ALLOWING FOR SOUTH AND EAST EXPOSURE TO SUN, BREEZES, CITY VIEWS FOR MOST OF THE UNITS WITH WINDOWS ON 2 OR 3 SIDES OF EVERY UNIT.

DC2.E1 / LEGIBILITY AND FLEXIBILITY

THE FOUR MODULES ARE CLEARLY EXPRESSED AS A SERIES OF REPETITIVE CONSTANTS (TEXTURE, MOVING SCREENS, BASE OF COMMERCIAL WITH A STACK OF RESIDENTIAL ABOVE) AND VARIABLES (3' INCREMENTAL HEIGHT INCREASE; COLOR AT ENTRIES, AND THE EXPRESSION OF THE DIFFERENT FUNCTIONS OF EACH MODULE RELATIVE TO EACH STREET.

DC4.A1 / EXTERIOR MATERIALS

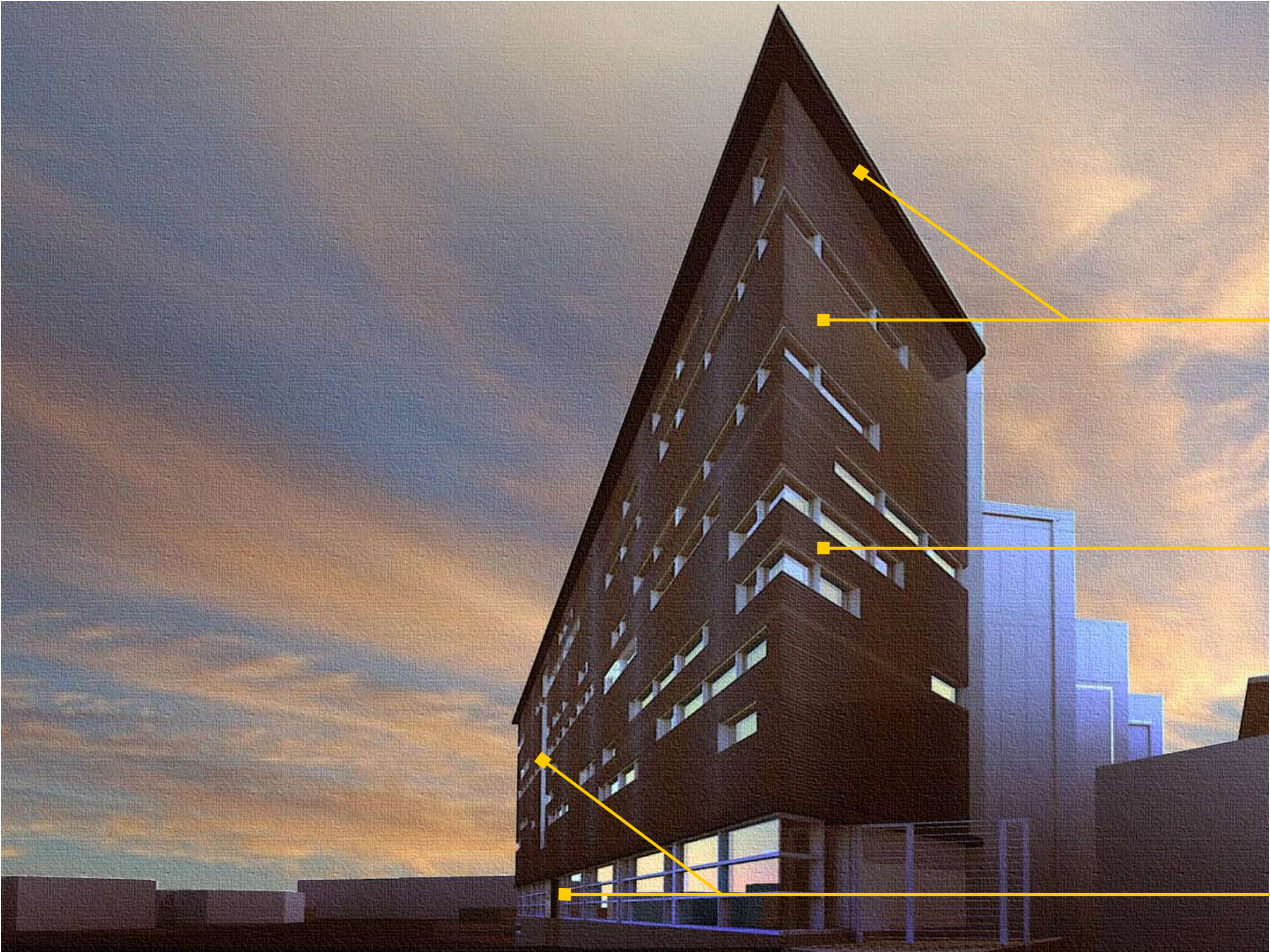
DARK COLORED, ROUGH, PATTERNED METAL PANELING AND SCREEN DETAILING DIFFERENTIATE THE 'PROTECTIVE' BRIDGWAY MODULE FROM THE FOUR WHITE, LIGHT, COUNTERPARTS. THE SCREENS, PANELS, RAILINGS, TRACKS ALL CREATE THE OVERALL TEXTURE OF EACH MODULE.

PL3.A2 / ASSEMBLY OF ELEMENTS

BUILT INTO THE FORM IS PROTECTION FOR THE ENTRIES. PLANTERS AT EACH ENTRY ARE REFLECTED INTO THE TWO-WAY MIRROR GLASS TO GIVE A SENSE OF TRIPLING THE AMOUNT OF GREEN SPACE. PLANTERS AND SIDEWALK LIGHTING ARE BUILT INTO EACH BAY. SIGNAGE AND LIGHTING ARE COLOR COORDINATED WITH EACH BAY.

PL3.A1 / ENTRIES

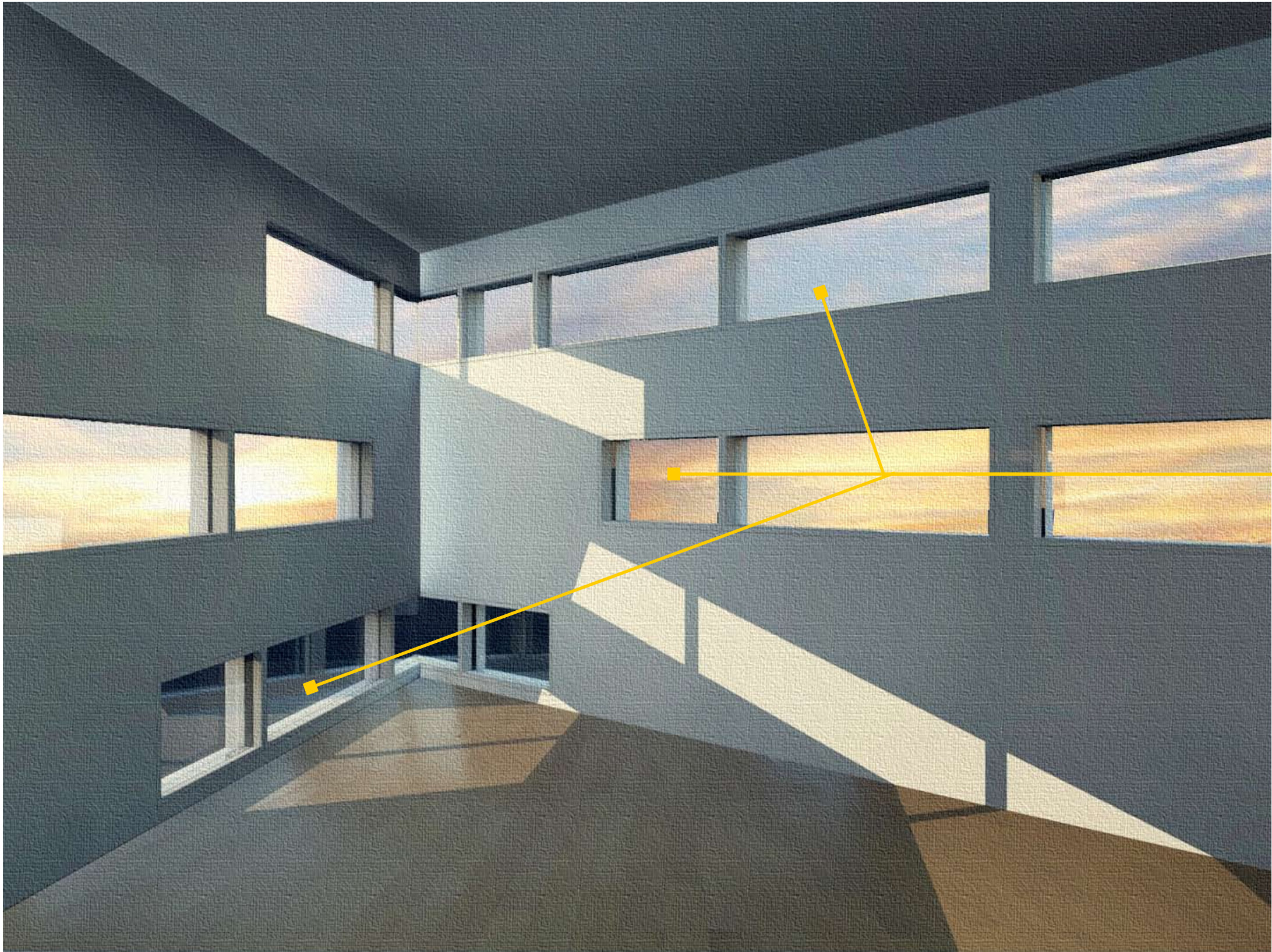
PRIMARY ENTRIES ARE OBVIOUS, IDENTIFIABLE, AND DISTINCTIVE.



CS2.C1 / CORNER SITES
CORNER BUILT OUT TO CREATE A STRONG URBAN EDGE AND GATEWAY TO THE COMMERCIAL ZONING ALONG BRIDGE WAY FROM I-99 AND THE WEST.

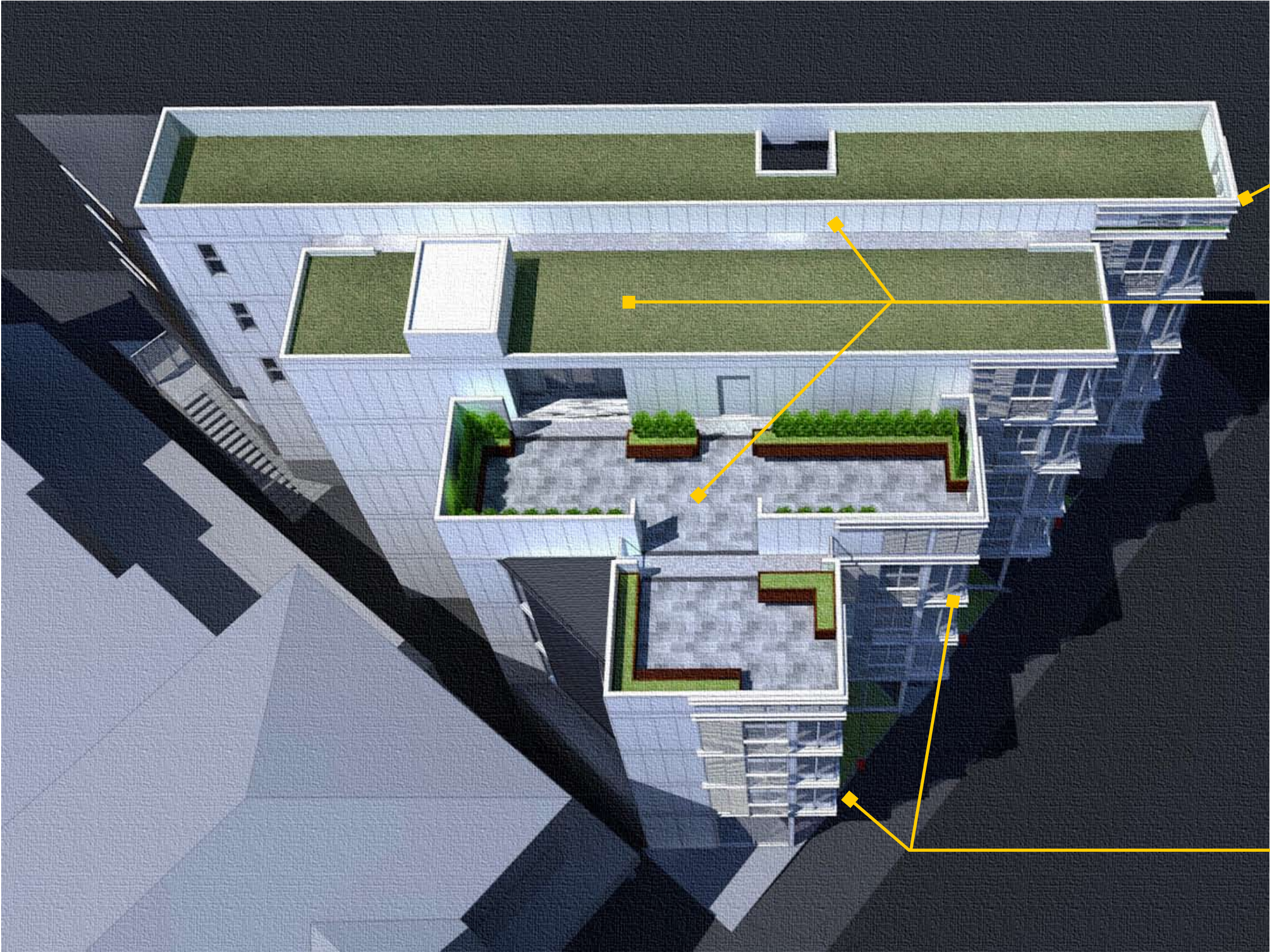
DC4.A.1 / EXTERIOR FINISH MATERIALS
CONCRETE BASE AND HORIZONTAL CORRUGATED METAL SIDING GIVE THIS FACADE A SHELL-LIKE PROTECTIVE TEXTURE THAT CONTRASTS THE SMOOTH FACADE TO THE SOUTH.

PL3.A1 / ENTRIES
PRIMARY ENTRIES ARE OBVIOUS, IDENTIFIABLE, AND DISTINCTIVE EVEN FOR CARS PASSING BY. THE LARGE OPENING IS A LARGE VISUAL CLUE TO THE ENTRIES BELOW.



CS3.A.2 / CONTEMPORARY DESIGN

THE LONG, NARROW WINDOWS ARE DESIGNED FOR PRIVACY AND MAXIMUM LIGHT ON THE INTERIOR WHILE PROVIDING A UNIFYING TEXTURE AND MASS ON THE EXTERIOR. MOSTLY NORTH FACING ALONG A BUSY STREET, THEY STRIVE TO MINIMIZE VIEWS INTO THE UNIT, WHILE TAKING ADVANTAGE OF THE LONG EXTERIOR FACADE OF EACH UNIT BY BRINGING LIGHT IN ALONG THE FULL LENGTH OF THE FACADE.

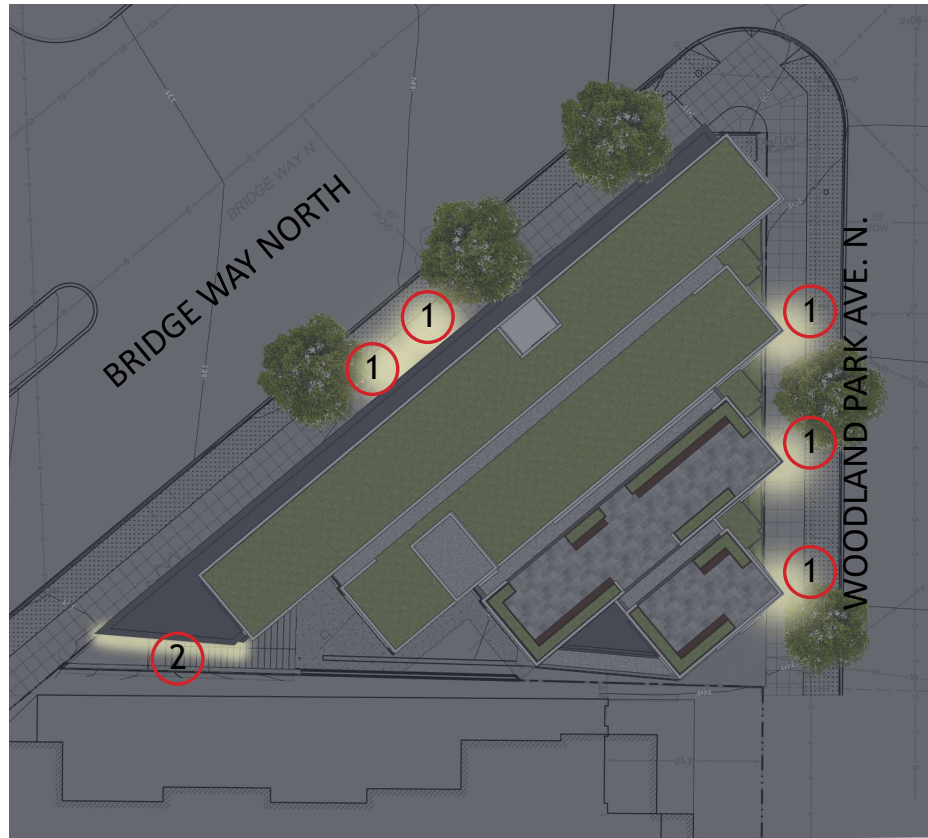


CS2.C1 / CORNER SITES
CORNER BUILT OUT TO CREATE A STRONG URBAN EDGE TO THE COMMERCIAL AREA. THE CANTILEVER CREATES A STRONG GESTURE OF STRENGTH, PROTECTION, AND MONUMENTALITY ATOP A SOLID BASE.

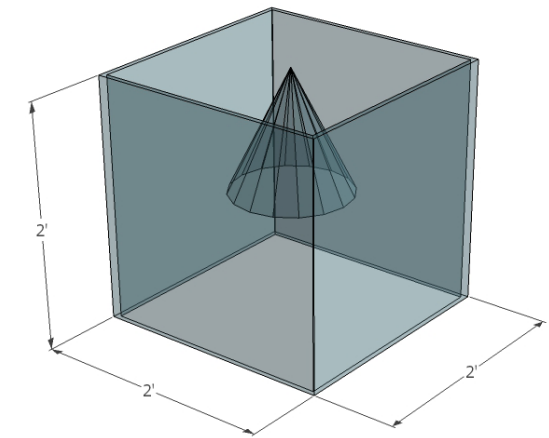
DC2.E1 / LEGIBILITY AND FLEXIBILITY
THE FOUR MODULES ARE CLEARLY EXPRESSED AS A SERIES OF REPETITIVE CONSTANTS (TEXTURE, MOVING SCREENS, BASE OF COMMERCIAL WITH A STACK OF RESIDENTIAL ABOVE) AND VARIABLES (3' INCREMENTAL HEIGHT INCREASE; COLOR AT ENTRIES, AND THE EXPRESSION OF THE DIFFERENT FUNCTIONS OF EACH MODULE RELATIVE TO EACH STREET.



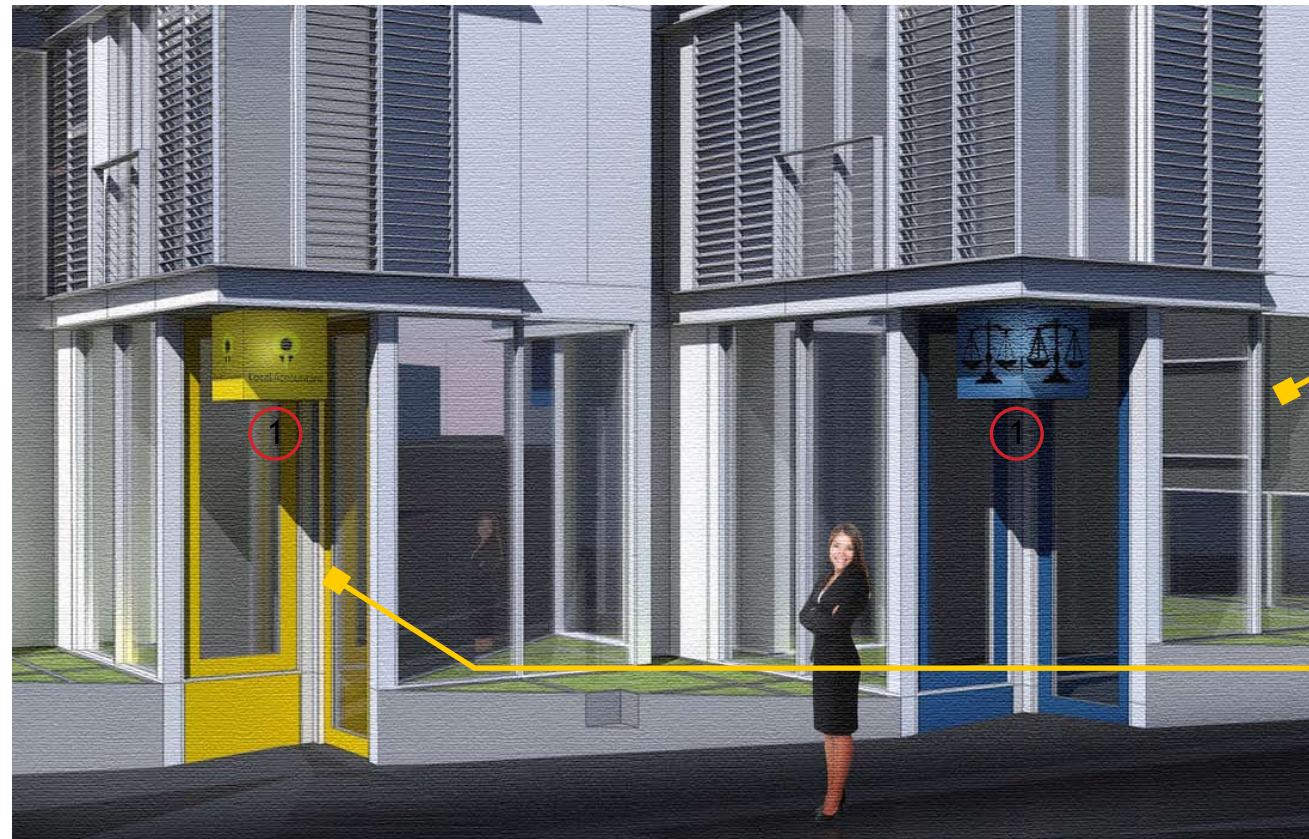
PL3.A1 / ENTRIES
PRIMARY ENTRIES ARE OBVIOUS, IDENTIFIABLE, AND DISTINCTIVE.



EXTERIOR LIGHTING and SIGNAGE PLAN



- 1 ENTRY SIGNAGE LIGHT**
Translucent Colored plastic cube, backlit with business logo adhered on two sides.
- 2 STAIR LIGHTING**
Rope light installed to underside of handrail to focus light on stairs and avoid glare for neighbors and occupants of the building.



CS2.C1 / CORNER SITES
CORNER BUILT OUT TO CREATE A STRONG URBAN EDGE TO THE COMMERCIAL AREA. THE CANTILEVER CREATES A STRONG GESTURE OF STRENGTH, PROTECTION, AND MONUMENTALITY ATOP A SOLID BASE.

PL3.A1 / ENTRIES
PRIMARY ENTRIES ARE OBVIOUS, IDENTIFIABLE, AND DISTINCTIVE.

DEPARTURE REQUESTS

Structure Height
In zones with a 30 foot or 40 foot mapped height limit:
a. The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met:
1) Either
a) A floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level; or
b) A residential use is located on a street-level, street-facing facade, and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade; and
2) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit.

REQUIRED: 13'
PROPOSED: 12'

GUIDELINES & JUSTIFICATION:
Due to the triangular shape of the lot and the topography a departure request to reduced the floor to floor height at the commercial spaces to provide more viable, accessible commercial spaces, thus activity, transparency and life on the corner.

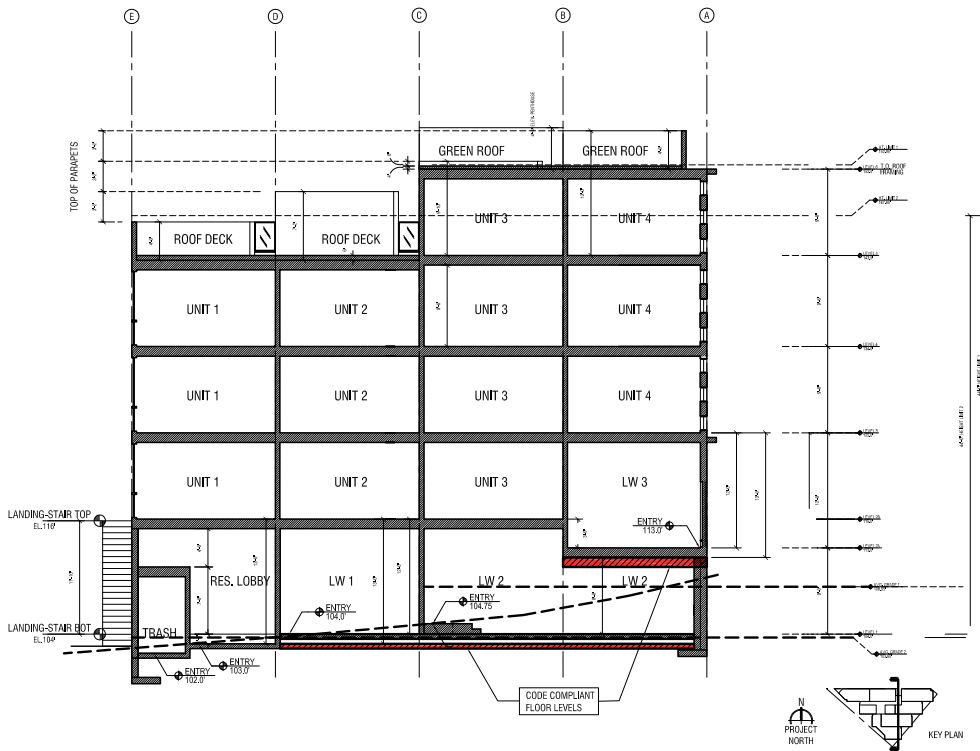
The street frontage of the site drops from an elevation of 114' at the western point to an elevation of 102'.

The elevation drop from midpoint on Bridge Way (elev. 113') to midpoint on Woodland Park (elev. 104') is approximately 9'-0"

The Sections show the code compliant solution. Commercial elevation at 103'. But the entries are at 104' and 105', thus requiring ramps. To make the pedestrian entries more welcoming and allowing more functional commercial space, the request would be to lift the Woodland Park Commercial elevation up to 104' and Bridge Way up to 113' while maintaining the height limits. Thus a 12' floor to floor.

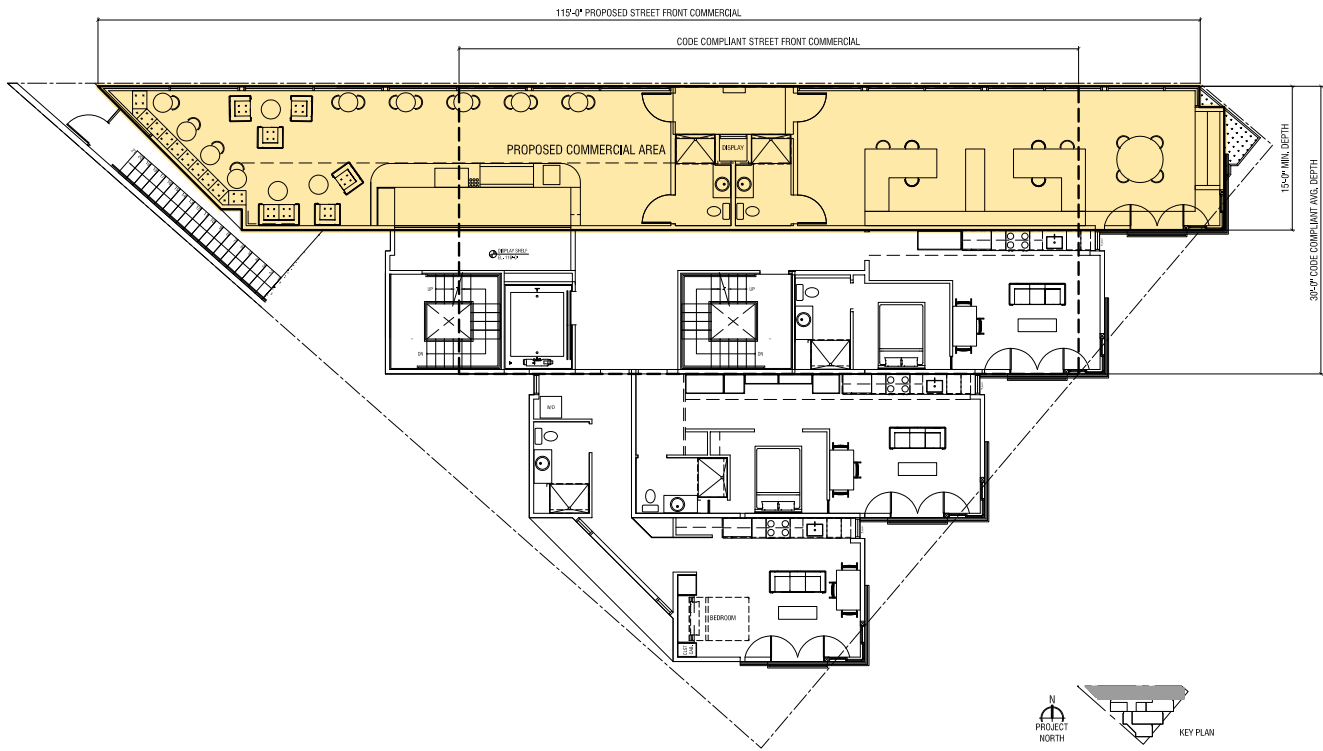
Without the departure, due to the sidewalk grades, the Live-Work units would require 1'-2' of stairs and 22'-24' of ramps and landings inside small commercial units.

Also, the 8' floor to floor at the corner where the two commercial spaces overlap - this is all commercial space and should be viewed as meeting the intent of the code.

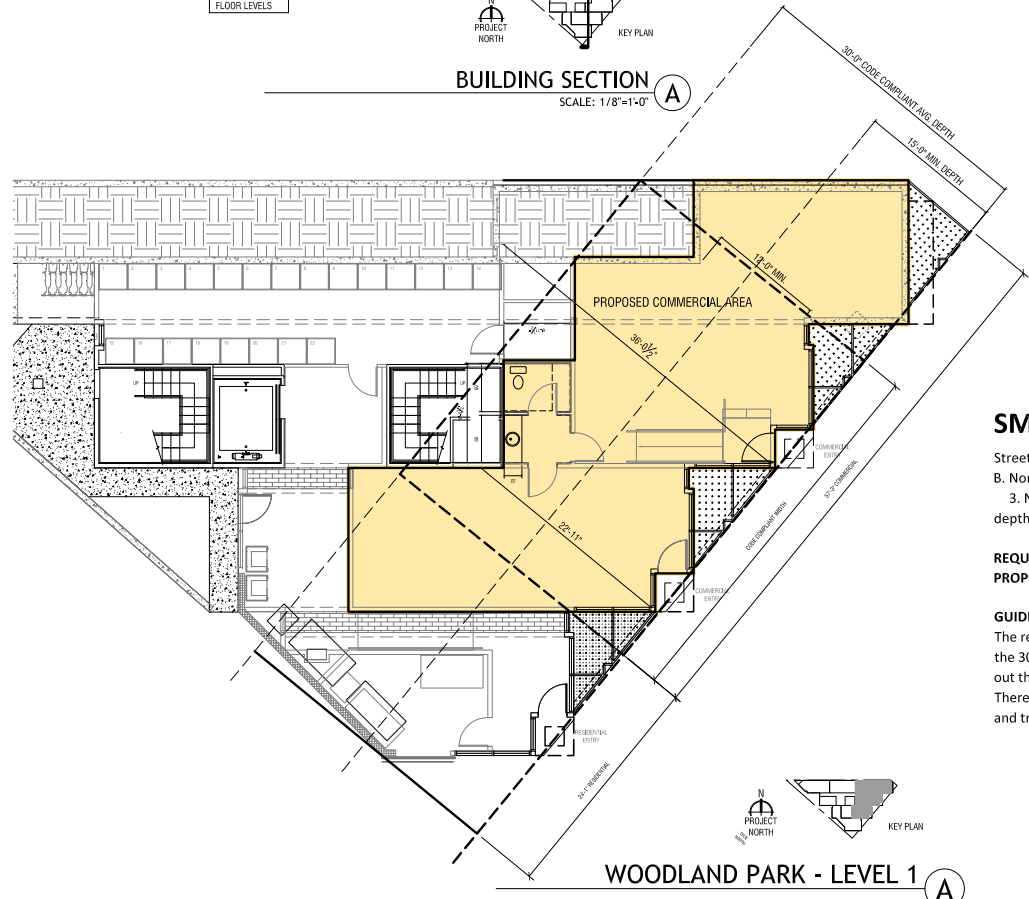


BUILDING SECTION A
SCALE: 1/8"=1'-0"

COMMERCIAL FLOOR TO FLOOR HEIGHT 2



BRIDGE WAY - LEVEL 2 B



WOODLAND PARK - LEVEL 1 A

COMMERCIAL DEPTH 1

DEPARTURE 38 REQUESTS

DEPARTURE REQUESTS

Transparency Required 60%

Transparency Provided along Bridge Way N

	ht	length	area
Total Street Facing Façade Area	6'	114'	685 sf
Total Transparent Area			344 sf
% Transparent Provided			50%

Transparency North-West corner

	ht	length	area
Total Street Facing Façade Area	6'	10'	60 sf
Total Transparent Area			7 sf
% Transparent Provided			12%

Transparency Provided along Woodland Park N.

	ht	length	area
Total Street Facing Façade Area	6'	57'	344 sf
Total Transparent Area			179 sf
% Transparent Provided			52%

TRANSPARENCY - WOODLAND PARK

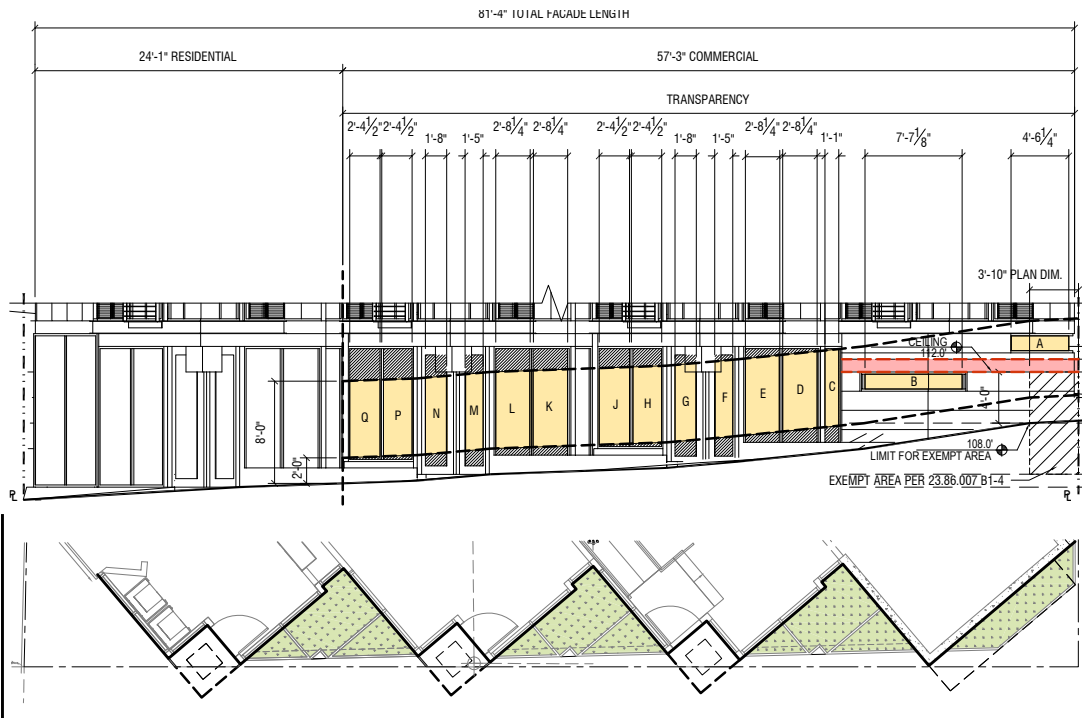
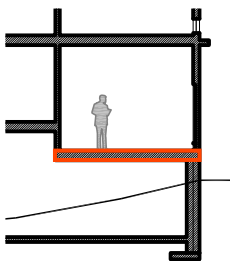
	n		n
A	5.26sf	1	5.26sf
B	8.86sf	1	8.86sf
C	6.48sf	1	6.48sf
D	16.16sf	1	16.16sf
E	15.97sf	1	15.97sf
F	9.29sf	1	9.29sf
G	9.87sf	1	9.87sf
H	13.44sf	1	13.44sf
J	14.23sf	1	14.23sf
K	16.15sf	1	16.15sf
L	15.97sf	1	15.97sf
M	9.29sf	1	9.29sf
N	10.11sf	1	10.11sf
P	13.43sf	1	13.43sf
Q	14.43sf	1	14.43sf
Total			178.94sf

TRANSPARENCY - N/E CORNER

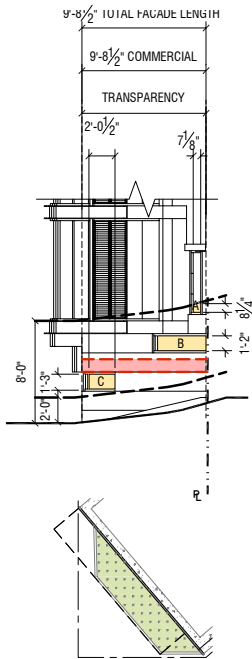
	n		n
A	0.41sf	1	0.41sf
B	4.41sf	1	4.41sf
C	2.37sf	1	2.37sf
Total			7.19sf

TRANSPARENCY - BRIDGE WAY

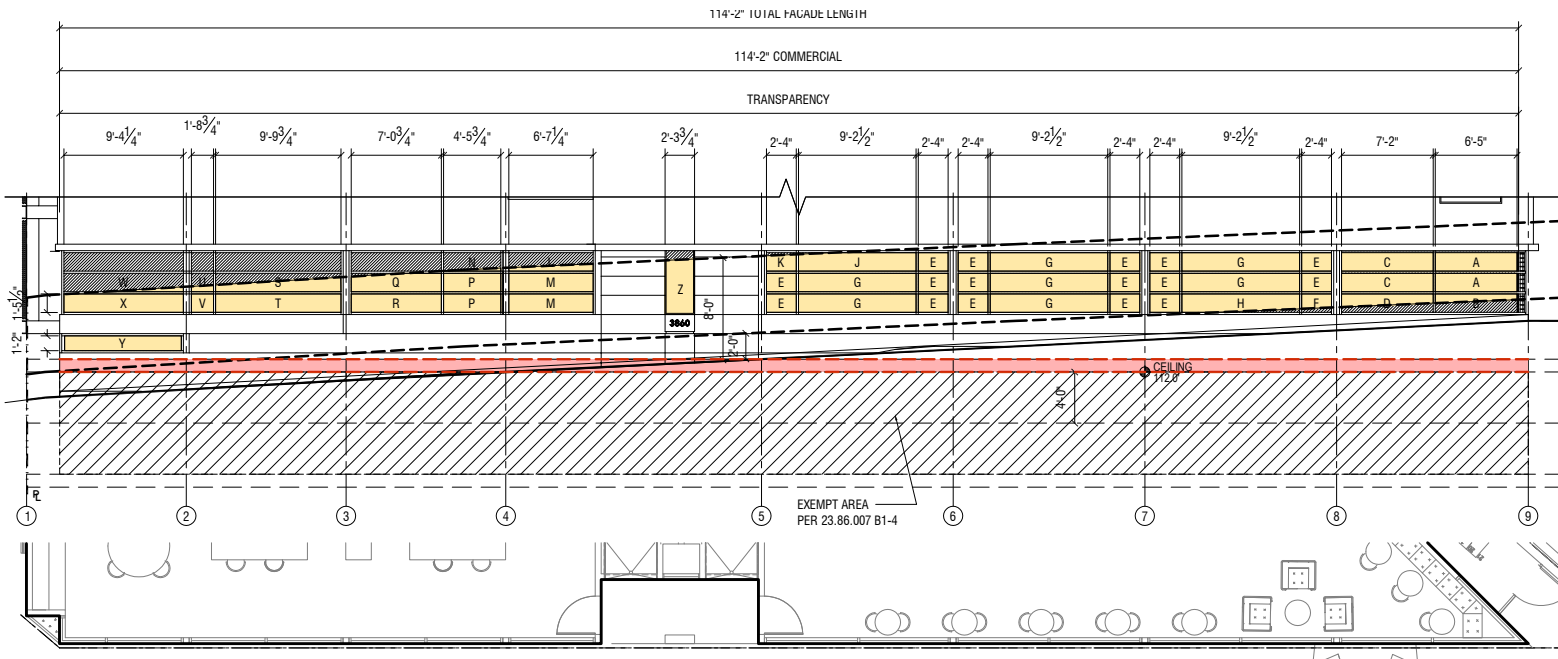
	n		n
A	9.23sf	2	18.46sf
B	3.74sf	1	3.74sf
C	10.35sf	2	20.70sf
D	6.28sf	1	6.28sf
E	3.37sf	16	53.92sf
F	2.60sf	1	2.60sf
G	13.30sf	7	93.10sf
H	12.41sf	1	12.41sf
J	13.15sf	1	13.15sf
K	2.95sf	1	2.95sf
L	2.84sf	1	2.84sf
M	9.54sf	2	19.08sf
N	0.60sf	1	0.60sf
P	6.47sf	2	12.94sf
Q	9.75sf	1	9.75sf
R	10.20sf	1	10.20sf
S	8.21sf	1	8.21sf
T	14.35sf	1	14.35sf
U	0.82sf	1	0.82sf
V	2.50sf	1	2.50sf
W	1.22sf	1	1.22sf
X	13.51sf	1	13.51sf
Y	10.65sf	1	10.65sf
Z	9.92sf	1	9.92sf
Total			343.90sf



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



N-E CORNER
SCALE: 1/8" = 1'-0"



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

TRANSPARENCY, BLANK FACADE AND FAR EXEMPT DIAGRAMS

DEPARTURE 39 REQUESTS

PROJECTS

* Projects Designed and Permitted by Kevin O'Leary while Project Manager/Designer at Pb Elemental



9TH AVENUE COMMERCIAL • 7 UNITS • WEST SEATTLE*



15TH AVENUE APARTMENTS • 28 SEDUS • UNIVERSITY DISTRICT • SEATTLE



PRIVATE RESIDENCE • VANCOUVER, CANADA



CROWN HILL LOFTS • 15 LIVE-WORK UNITS • CROWN HILL 15TH AVE • SEATTLE*



RAINIER ARTIST COLONY • 19 LIVE-WORK UNITS • RAINIER VALLEY • SEATTLE *



UNION COMMERCIAL • 4 COMMERCIAL UNITS • SEATTLE*

KOArchitecture **40** PRIOR EXPERIENCE

Bridge Way Mixed Use
3860 Bridge Way N. Seattle WA, 98103

DRB Recommendation Packet
#3018230 • April 11th 2016

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Bridge Way Mixed Use