802 NE 66TH

DESIGN REVIEW RECOMMENDATION
NORTHEAST BOARD
NOVEMBER 14TH, 2016
DPD PROJECT #: 3020751
ADDRESS: 802 NE 66TH
SEATTLE WA

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skidmore janette | architecture planning design
5309 22nd ave nw suite b | seattle wa 98107



PROPOSAL

802 NE 66TH ST, SEATTLE WA

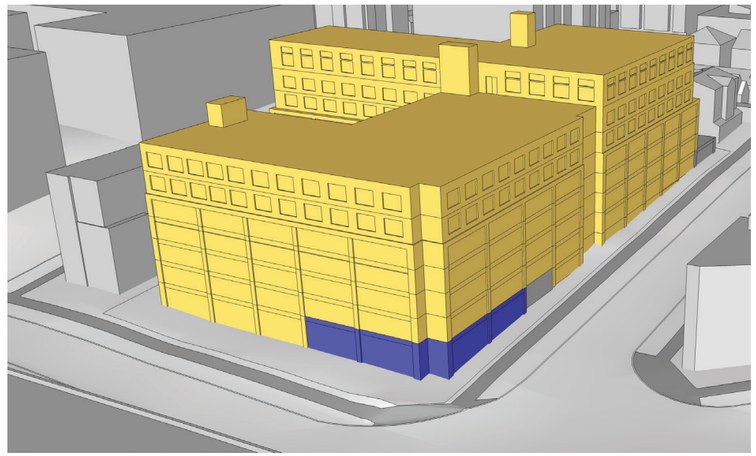
This proposal is addressing a need for housing within the city's urban neighborhoods. The objective is to provide an opportunity for safe, simple, efficient living within our urban centers. This achieves several objectives such as reduced commuting and encourage keeping people and their contributions in the city rather than outlying suburbs; all the while utilizing the cities pre-established systems. Our commitment to the neighborhood, great design, and the health and well-being of our residents has resulted in several exciting up and coming communities throughout Seattle.

- Zoned MR
- Site area - 43,739 SF +/-
- 7 Story residential building w/ below grade parking
- 231 units
- Demolition of existing structures
- 132 parking stalls provided below grade
- Potential to construct project in multiple phases

DESIGN OBJECTIVES AND CHALLENGES DRAWN FROM ANALYSIS

- The scale of the neighborhood is evolving. Current single family home and low-rise residential in the form of apartment buildings and townhouses are giving way to larger commercial and residential mid-rise structures.
- The unique shape of the site, coupled with its large size, provide opportunities to break the building into several smaller buildings, allowing the development to better stitch into the existing scale, while still relating to the retained, smaller scale residential buildings.
- The site has high access via incoming transit, as well as existing bus routes and arterial roads with connections to other parts of the city. Siting and designing the building to respond to the flow of traffic and pedestrians will be crucial.

DESIGN COMPARISONS



OPTION A



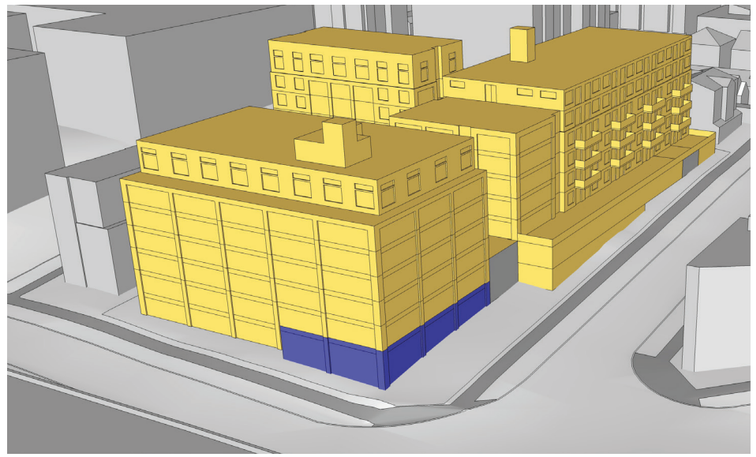
Single building, with upper level setbacks, and stepping down to follow topography. Primary entry at corner of 8th & 66th

Departures:

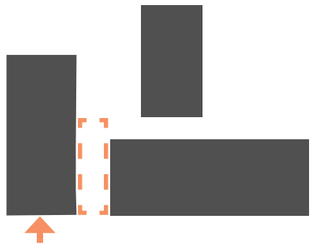
None - Code Compliant

Pros:
- Highly Efficient
- Better transition to smaller scale development to East
- Uniform vocabulary throughout project

Cons:
- Single, unified massing is inconsistent with scale of existing & upcoming neighborhood
- Main entry is located at a less pedestrian focused location
- Less opportunity for architectural variation



OPTION B



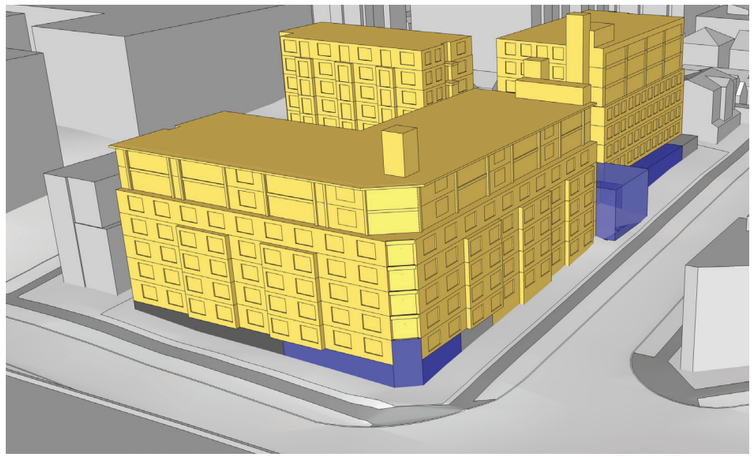
Three buildings, linked by parking & exterior bridges. Primary entry at corner of 8th & 66th

Departures:

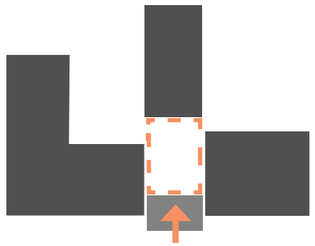
Projections into side setback as shown on floor plans on pg 22.

Pros:
- Building massing is broken down to relate to neighborhood scale and patterns
- South facing courtyard separates building masses and provides open space
- Separate buildings facilitate varied architectural expressions

Cons:
- Largest structure is mid-block, inconsistent with neighborhood patterns
- Main entry is located at a less pedestrian focused location
- Connectivity of North building to overall project is weaker than preferred option.



OPTION C - PREFERRED



Three buildings, linked by central courtyard and high transparency entry. Primary entry mid block along 66th.

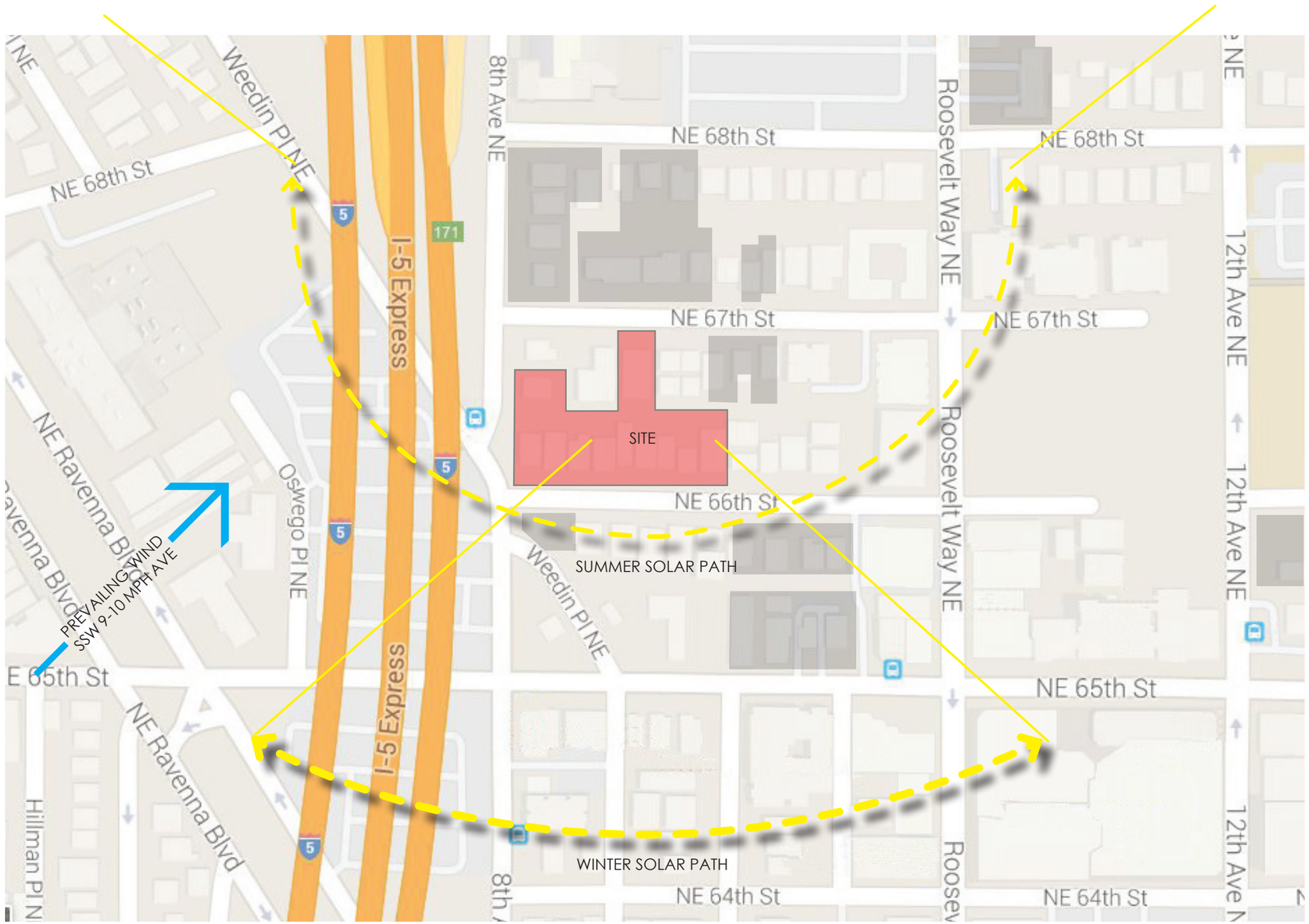
Departures:

Projections into side setback as shown on floor plans on pg 24.

Pros:
- Building mass is broken down to relate to neighborhood scale and patterns. Largest building to West creates a strong corner expression. Buildings reduce in mass as they move East to stitch into the smaller scale developments.
- Centralized, south facing courtyard reinforces existing open space patterns in the neighborhood and unifies the separate buildings.
- Primary entrance is located mid-block, closer to transit and amenities.
- Separate buildings facilitate varied architectural expressions.

Cons:
- Internalized courtyard creates less sensitive condition to Eastern adjacencies.

ENVIRONMENTAL ANALYSIS



CIRCULATION & AMENITIES

KEY

- MAIN
- ARTERIAL
- BIKE ROUTE / LANES
- T TRANSIT STOP
- TRANSIT ROUTE

01 EAST GREEN LAKE BEACH
02 FROULA PARK
03 CALVARY CHRISTIAN ASSEMBLY
04 SEATTLE EVENING SCHOOL
05 BANK OF AMERICA
06 LIGHT RAIL STATION (UNDER CONSTRUCTION)
07 ROOSEVELT HIGH SCHOOL
08 EAST WEST BOOKSHOP
09 ROOSEVELT SQUARE
10 COWEN PARK



ZONING & ADJACENT USES



KEY

MR	NC2-40
NC3-85	LR3
NC3-65	SF 5000



KEY

MIXED USE	INSTITUTIONAL
COMMERCIAL	PARKING
MULTI-FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL



NEIGHBORHOOD VICINITY MAP



01. 6800 Roosevelt Way



02. 836 NE 67th St



03. 800 NE 67th St



04. 829 NE 67th St



05. 6616 8th Ave



06. 6520 Weedin Pl NE



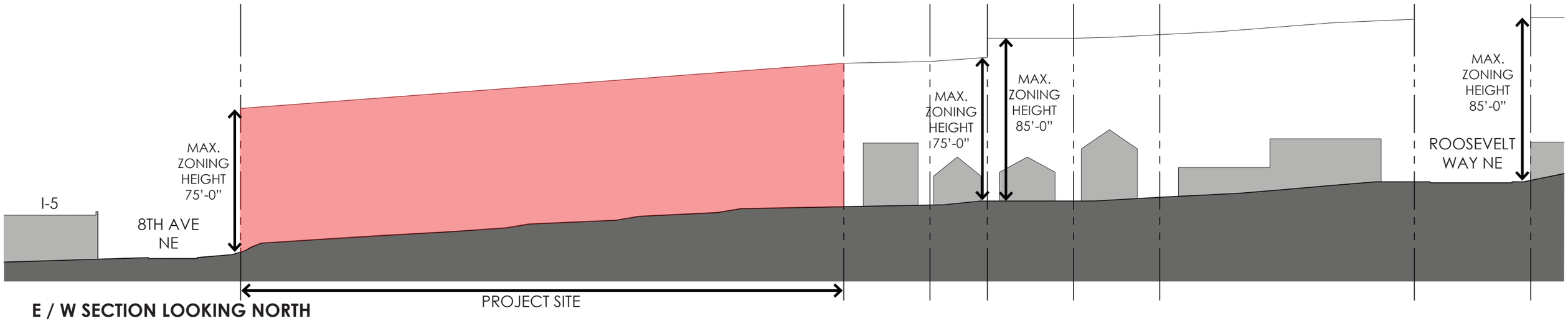
07. 900 NE 65th St

NEIGHBORHOOD CONTEXT | SUMMARY

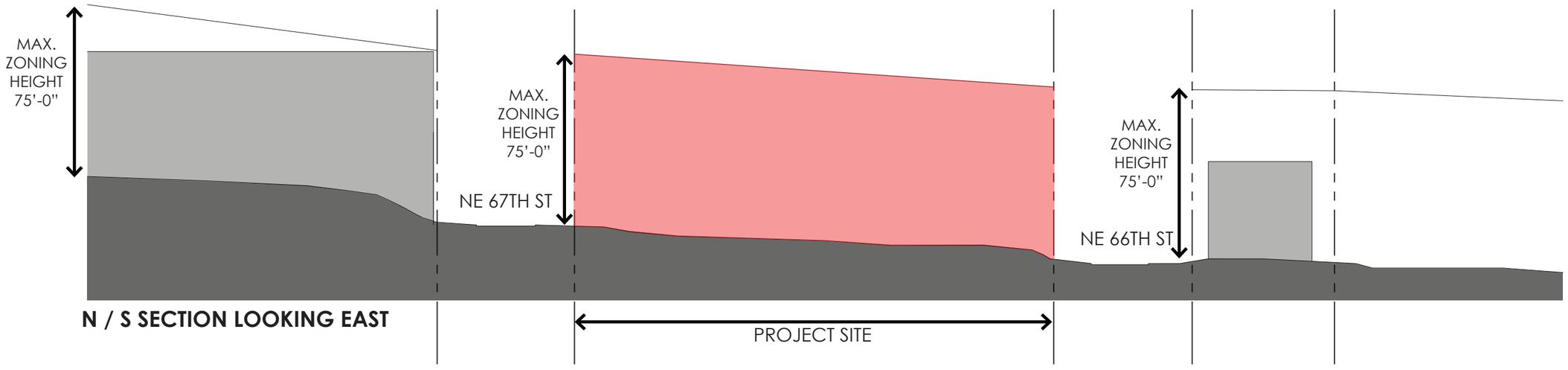
The neighborhood is a mix of single family and multi-family developments, with a trend towards mid-rise multifamily developments, particularly in the immediate vicinity of the site. The area will continue to become more populated and urban in nature with the arrival of mass-transit via the light rail station set for 2021.

There does not seem to be one prominent or dominant architectural vernacular, so the aesthetics will be informed by the function of the building, as well as the characteristics of the site. Striving towards a refined, elegant aesthetic.

NEIGHBORHOOD SECTIONS



E / W SECTION LOOKING NORTH



N / S SECTION LOOKING EAST

SITE PHOTO LOOKING NE ACROSS WEEDIN PLACE



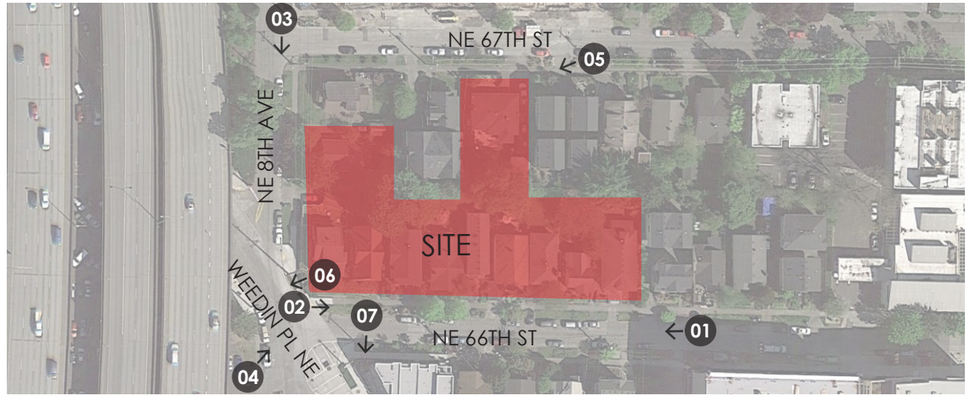
SITE



SITE ALONG 8TH



SITE ALONG 66TH



SITE VICINITY MAP



01. LOOKING WEST ALONG 66TH ST



02. LOOKING EAST ALONG 66TH ST



03. LOOKING SOUTH ALONG 8TH AVE



04. LOOKING NW ACROSS INTERSECTION OF WEEDIN PL, 8TH, & 67TH ST



05. LOOKING WEST ALONG NE 67TH ST



06. LOOKING WEST FROM SITE ACROSS WEEDIN PL



07. LOOKING SOUTH FROM SITE ACROSS 66TH



08. SITE FROM I-5 NORTHBOUND

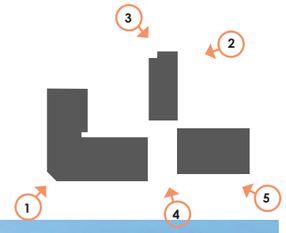


09. SITE FROM I-5 SOUTHBOUND

SITE CONTEXT | SUMMARY

The approximately 43,700 SF site sits at the corner of 8th and 66th St. The site fronts nearly half of the North side of 66th St, and a large portion of 8th Ave between 66th St and 67th St. The project site reaches out to the North to have 60' of frontage along 67th St. The site slopes significantly, rising approximately 28' from the SW corner to the NE corner of the site.

8th Ave is a busy neighborhood arterial, near I-5 above to the West. 66th is a residential street, trending from single family to multi-family with the relatively recent addition of 2 large mixed use buildings and a townhouse style residential building on the South side of the street, opposite the site. There are also permitted multi-family projects to the North and Northeast of the site.





1 | SOUTHWEST CORNER



2 | LOOKING SOUTHWEST ACROSS 67TH ST



3 | LOOKING SOUTHEAST ACROSS 67TH ST



4 | LOOKING NORTH



5 | SOUTHEAST AMENITY AREA



1 | AERIAL FROM SOUTHWEST CORNER



2 | AERIAL FROM SOUTHEAST CORNER



3 | AERIAL FROM NORTHEAST CORNER



4 | AERIAL FROM NORTHWEST CORNER





5 | WEST BUILDING FROM I5



6 | NORTH AND WEST BUILDING FROM I5

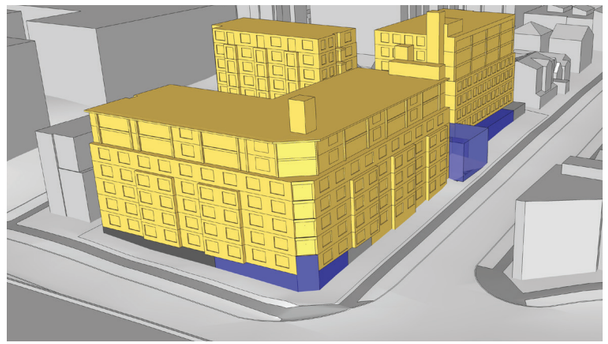
EARLY DESIGN GUIDANCE RESPONSES

1 | Board Guidance: Massing & Context

The Board acknowledged the complexity of the site, including the shape, adjacencies and topography, and agreed that Option C demonstrated a thoughtful massing response to context and specific site conditions. The Board supported moving forward with the general massing concept of three buildings gathered around a central open space. Option C provides the most consolidated and usable open space that relates well to the adjacent interior uses. The Board noted that the south-facing open space would allow for more light access to the site as well as to the adjacencies to the parcels on the north side of the block. Breaking the massing into three distinct portions, as proposed in Option 3, relates to the scale and character of the context, and reduces the height, bulk and scale on 66th Street.

Applicant Response:

The proposed design is a further development of the Option C presented at the EDG meeting, with three distinct buildings arranged around a South facing courtyard.



EDG PROPOSAL, OPTION “C”



CURRENT PROPOSAL

2 | The Board noted the differing characters of each elevation and context of each street, and that the massing, scale, and façade composition should respond appropriately.

Applicant Response:

The three buildings are incorporating distinct elevation character and massing, but are unified with materiality and detailing to unify the overall project. The west building provides a contemporary, yet timeless composition to anchor the highly visible corner from I-5. The eastern building utilizes similar material cues to establish a compatible urban pattern and form, while the massing is more contemporary with clean lines and simple geometry. The north building is more unique in its expression as its street front scale and massing are very different from the west and east buildings. The developing context along 67th is more modern/contemporary in nature as seen by the entitled development currently under construction. The mid-block pedestrian path is celebrated through form and materiality on the north building connecting to the main lobby entry at the south edge of the site.



WEST BUILDING

- Material palette (brick, fiber cement, black metal accents) is consistent with other buildings
- Articulated base and top expression.
- Masonry frame expression uses traditional material in a contemporary way



EAST BUILDING

- Material palette (brick, fiber cement, black metal accents) is consistent with other buildings
- Masonry base establishes base and top expression, with detail patterning to relate to residential scale.
- Corner “lantern” expressions on upper levels provide interest



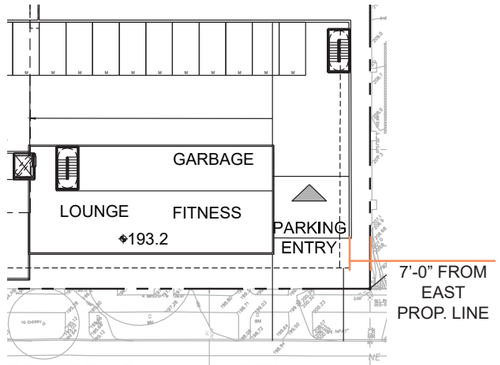
NORTH BUILDING

- Material palette (brick, fiber cement, black metal accents) is consistent with other buildings
- Northwest corner “tower” echoes lantern corner expression on east building
- Masonry frame expression echoes west building

3 | The parking entry on NE 66th should be moved as far west as possible to minimize the impacts on the residential development to the east. The board appreciated the internalized garbage area.

Applicant Response:

The parking entry has been located further west from the eastern property line and now resides 31’-0” +/- from the eastern property line per the board’s direction. The garbage area remains internal to the project.



EDG PROPOSAL, OPTION “C”

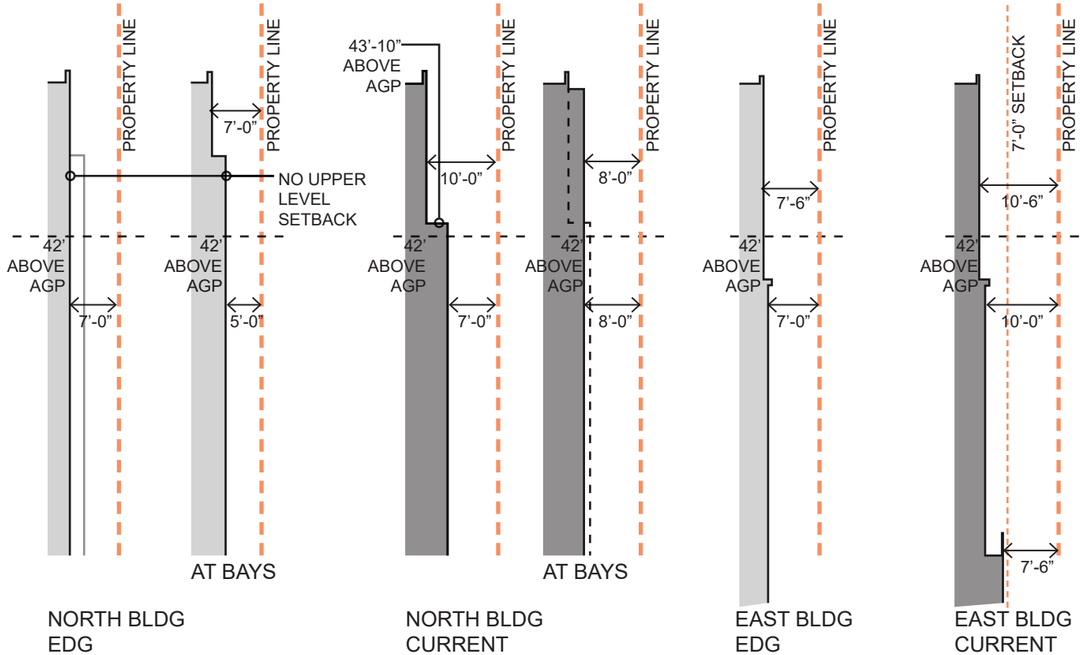


CURRENT PROPOSAL

4 | The board would like to see the massing revised to provide greater relief at the east property line to allow increased access to light and air, and to improve the transition in scale. The board encouraged a greater setback at the property line, as well as an upper level setback to reduce the perceived bulk and height.

Applicant Response:

The project increased the eastern setback from the required 7’-0” to 10’-0” for the lower massing and sets back further than the 10’-0” required to 12’-0”. The 16’-0” to 20’-0” between structures mitigates the massing and provides more light and air.



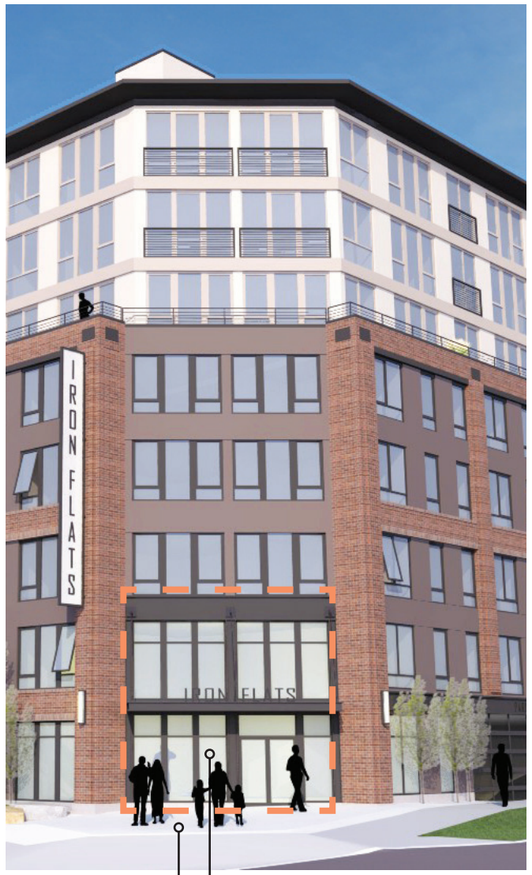
EARLY DESIGN GUIDANCE RESPONSES

5 | Board Guidance: Residential Entries & Streetscape Design

The Board supported the concept of multiple entries that serve a distinct use and reflect a character specific to the context and intended use. The Board felt the west entry at the corner of NE 66th Street was appropriate for a more utilitarian entry that relates to the uses to the west, including Green Lake and major bike routes. The lobby should capitalize on the opportunity to express a gateway expression. The Board requested a bolder gesture at the entry that ties into the architectural concept for the corner. The Board suggested a minimum two-story expression at the corner to emphasize the lobby and relieve the constrained proportions, and agreed that the lobby need not be a two-story space. The Board noted the evolving nature of 8th Avenue NE, and encouraged the design of the southwest lobby and related open space to add to the street life and enhance the pedestrian experience.

Applicant Response:

The corner has been shaped to reflect the chamfered geometry of the site and establishes a full-height, high-transparency expression to celebrate the unique corner. The entry lobby is emphasized with a two-story volume, weather protection, and the black metal accent material found at the other building entries. The entry court formed by the generous setback at the southwest corner provides an elegant transition from the public way. The robust landscape design terminates gracefully at the corner plaza expressing storm water management strategies in a beautiful way.



Two story lobby volume anchors the prominent southwest corner. Is differentiated by a change in materiality and overhead weather protection.

Chamfered geometry both reflects unique site shape and creates additional space for an entry court at grade.

6 | The Board supported the central lobby on NE 66th Street as the main pedestrian entry from the future light rail, and as the “show lobby” for the development. The Board supported the concept of “glass box” that allows for visual access to the open space at the courtyard above. As the design develops, the lobby should continue to celebrate the open space by allowing the courtyard to visually spill down to the landscaping at the street level. The Board encouraged the development of public open space at grade adjacent to the lobby.

Applicant Response:

The design has continued to strengthen the primary entry expression and its relationship to the pedestrian realm. A robust entry court gracefully transitions the pedestrian by connecting the lobby with leading geometry of the landscape and building design, and highly expressive architectural cues (pronounced roofline, material expression, craft and detail of material junctions, etc...) The grand stair offers a visual connection from the pedestrian realm up to the central courtyard and ability to view the upper courtyard activity is further supported by a high-transparency lobby.



High transparency lobby & adjacent grand stair provide visual connection between public space at grade and courtyard above

Angled front of East building at grade provides additional public space and leading geometry emphasizes entry volume and stair.

Large landscaped public open space adjacent to lobby

7 | The scale of the central lobby should reinforce the transition to the smaller scale of the residential development to the east. The board requested the applicant study a recessed mass for the central lobby, as opposed to the protruding mass as presented at EDG. The board noted this may provide an opportunity for open space at grade.

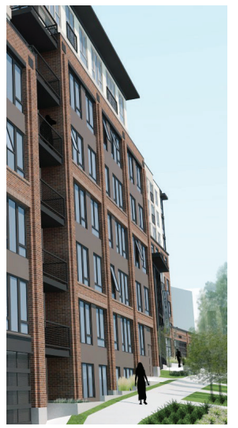
Applicant Response:

The applicant explored a concave entry and concluded that it did not enhance the transition to the eastern properties. Instead the lobby remains protruding as it relates to the plan to remain visible from both the east and west directions. As a more powerful gesture, the design steps the entire east building north to better respond to the setbacks that occur at the eastern property and provide a more robust courtyard / landscape opportunity with upper level building setbacks to enhance the pedestrian scale.





PROPOSED
In the proposed design, the lobby is visible as you approach the building from both east & west and the protruding lobby helps frame the public space at grade, producing a terminus for the westbound pedestrian. Additionally, it softens the scale of the east and west buildings by stepping down the massing.





RECESSED
With the lobby recessed, it is not visible as you approach from the West, and is less apparent when approaching from the east. The high-transparency volume is less effective at creating a connection between the public space and the courtyard above.

EARLY DESIGN GUIDANCE RESPONSES

8 | Board Guidance: Corner Expression

The board discussed the merits of the options provided for the corner design. As the corner will be highly visible from I-5, the design language should reflect an appropriate scale. The board encouraged further development of the design concept shown as Option 1 on P.33 of the EDG packet, due to expression of the depth of the heavy masonry facade, chamfered corner that relates to the site configuration, and balance of massing. The board supported the setback at the upper levels at the corner, noting that this massing move should be strengthened with variation in materials and facade expression. As the design of the corner develops, it should emphasize the presence of the lobby and integrate this expression into the overall architectural composition.

Applicant Response:

The design has continued in the direction as designated above. A masonry frame expression at the lower levels establishes a strong "base" and the upper stories retreat and the siding lightens significantly, creating a "loft" expression for the upper stories. As mentioned in the response to "Residential Entries" the entry lobby is part of the overall, integrated corner expression, The lobby has a two-story volume with high transparency and an entry canopy further celebrating its unique street presence

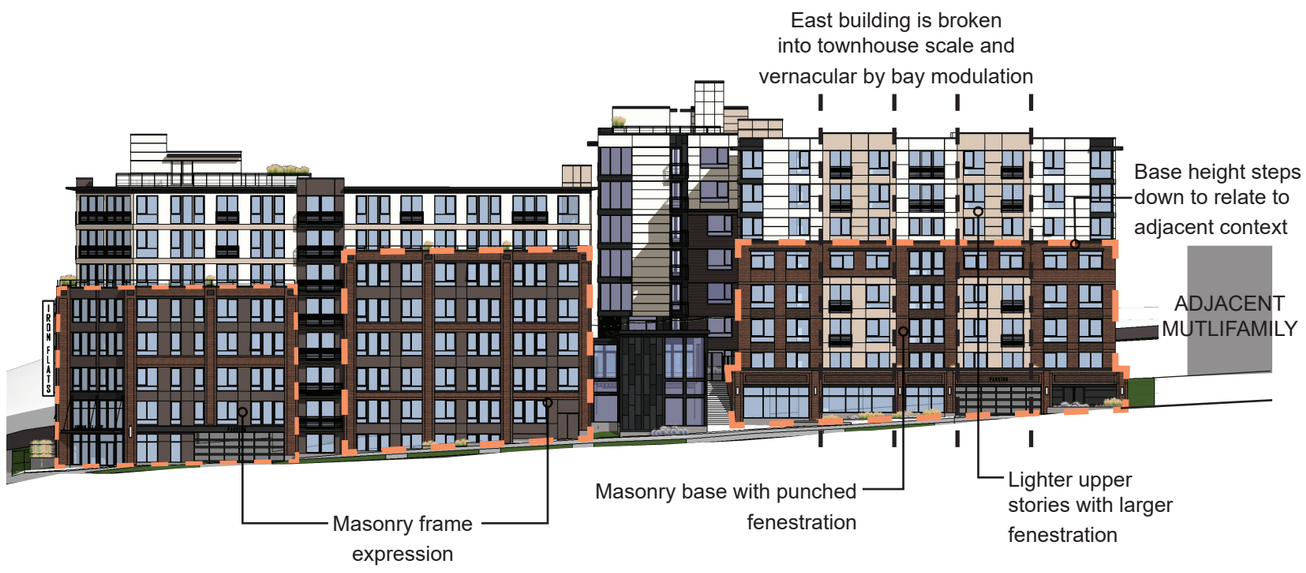


Board Guidance: Architectural Concept & Expression

9 | The board supported the concept of using differing fenestration at the upper and lower levels to further reinforce the architectural concept. The board requested an elevation study that demonstrates how the design and massing transitions to a smaller scale that relates to the residential uses to the east of the site. The board encouraged a thoughtful exploration of the expression of scale in materials and fenestration. The board requested a study of proportions as they relate to the design language and facade expression.

Applicant Response:

On the west building the upper and lower levels are differentiated by a significant plane change between the masonry frame expression at the base and a lighter value fiber cement above to reduce the perceived mass at the upper levels. On the east building, the different fenestration sizes from the Early Design Guidance scheme are preserved, with slightly smaller windows at the heavier masonry facade and larger windows at the bay projections and upper stories. Overall, the building utilizes less fenestration on the eastern facades of the east and north building to minimize the visual overlook on the eastern properties. Plan modulations and generous setbacks mitigate the height, bulk and scale of the eastern building. Additionally, the building "base" on both the west and east buildings step with the topography, creating a composition that responds to the site conditions.



West building has a simple overall building mass with a brick frame base that responds to the rising topography and an upper story "penthouse" expression.

East building mass is broken into a base, middle, and top expression to break down the overall mass and transition to the height of the adjacent multi-family.

SITE PLAN

N 0 10 30

67TH ST
60'-0"
14'-6" 12'-0" 26'-6" 7'-0"
NE 67th ST
NE 67TH STREET
POWERLINE
POWERLINES
PROPOSED 5-STORY MULTI-FAMILY
90'-0"
63'-0"
9'-6"
10'-6" 7'-0"
EXISTING 3-STORY MULTI-FAMILY
209.5'
214.0'
ENTRY
LOBBY (LEVEL 1)
NORTH BUILDING
7 STORY BUILDING
48 UNITS
208.2'
EXISTING TOWNHOUSES
STORMWATER PLANTER
OUTLINE OF ROOF DECK
189.25'
198.0'
7'-0"
10'-0" 7'-0"
103'-0"
100'-0"
88'-0"
7'-7" 7'-5"
68'-0"
58'-0"
60'-0"
85'-0"
105'-0"
105'-0"
10'-0"
PRIVATE AMENITY (LEVEL 1)
15'-0"
196.3'
201.2'
205.8'
211.5'
STORMWATER PLANTERS
204.2'
PRIVATE AMENITY (LEVEL 1)
PRIVATE AMENITY (LEVEL 1)
14'-0"
52'-0"
COMMON AMENITY (LEVEL 1)
208.2'
42'-9"
EAST BUILDING
7 STORY BUILDING
63 UNITS
8TH AVENUE NE
8TH AVE NE
147'-0"
128'-4"
BIKE STORAGE
90 SPACES
(LEVEL P2)
OUTLINE OF ROOF DECK
WEST BUILDING
6 STORY BUILDING
120 UNITS
132 BELOW GRADE
PARKING STALLS
GARBAGE
EXISTING 3-STORY MULTI-FAMILY
68'-0"
103'-0"
LOBBY (LEVEL P2)
183.2'
ENTRY
183.75'
183.2'
18'-7"
LOBBY (LEVEL P1)
195.0'
ENTRY
COMMON AMENITY (LEVEL P1)
PRIVATE AMENITY (LEVEL 1)
31'-4"
212.2'
9'-0"
12'-0"
STORMWATER PLANTER
STORMWATER PLANTER
PARKING ENTRY
PARKING ENTRY
EXISTING STREET TREES TO REMAIN
66TH ST
NE 66TH STREET
18'-7"
130'-0"
32'-4"
110'-2"
7'-0"
305'-9"

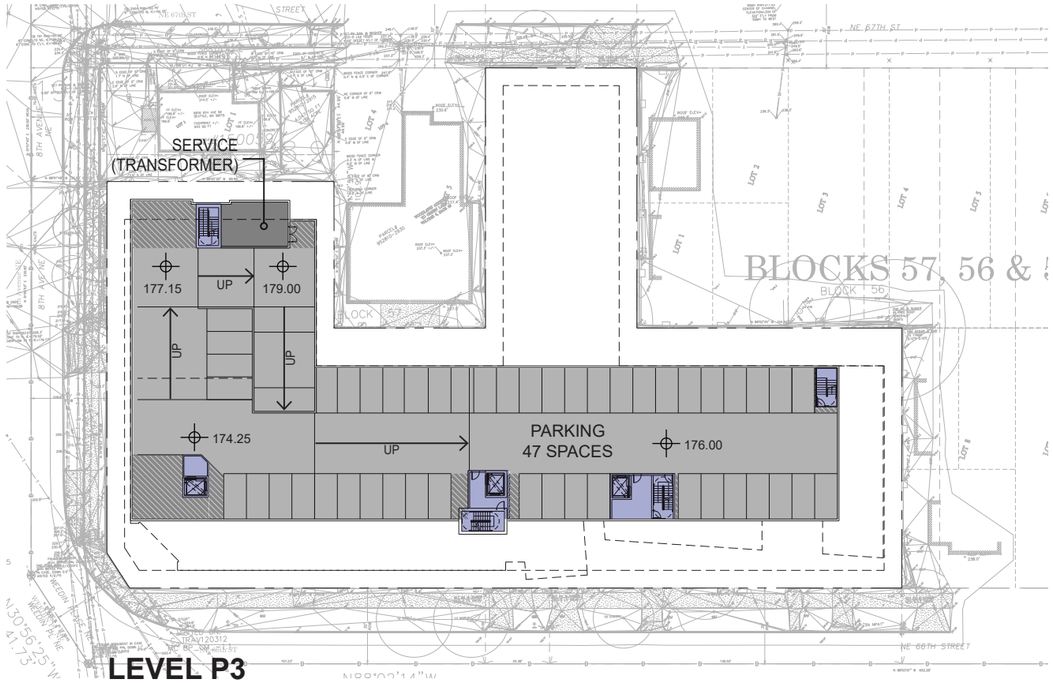
BLOCKS 57, 5
BLOCK

FLOOR PLANS - PARKING

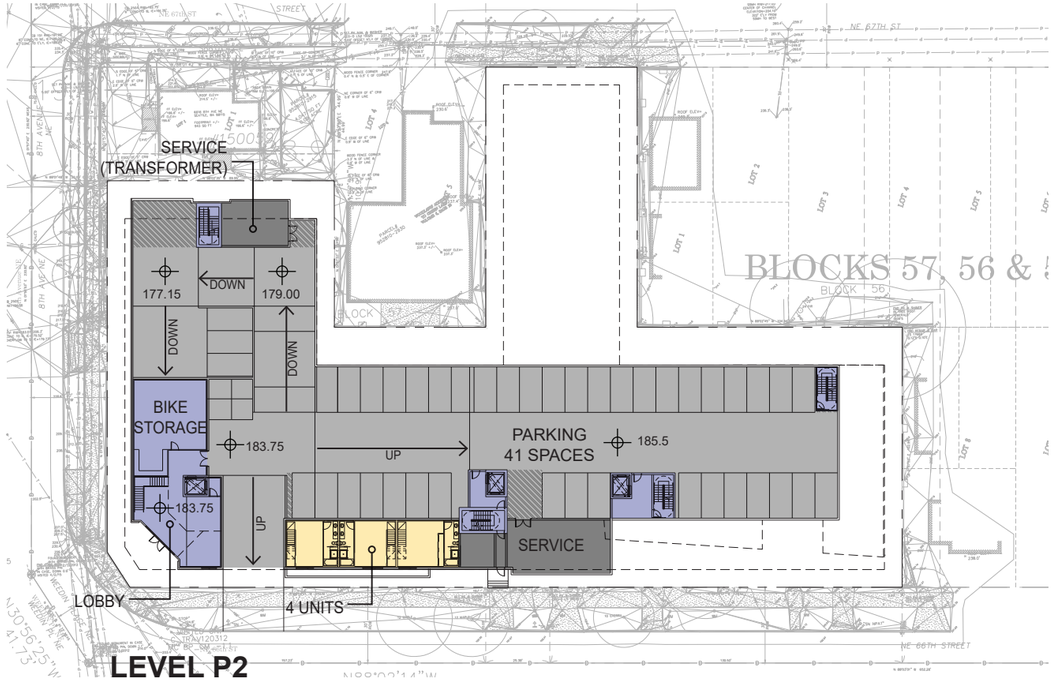
KEY

- RESIDENTIAL
- PARKING
- LANDSCAPE
- LOBBY / COMMON
- UTILITY

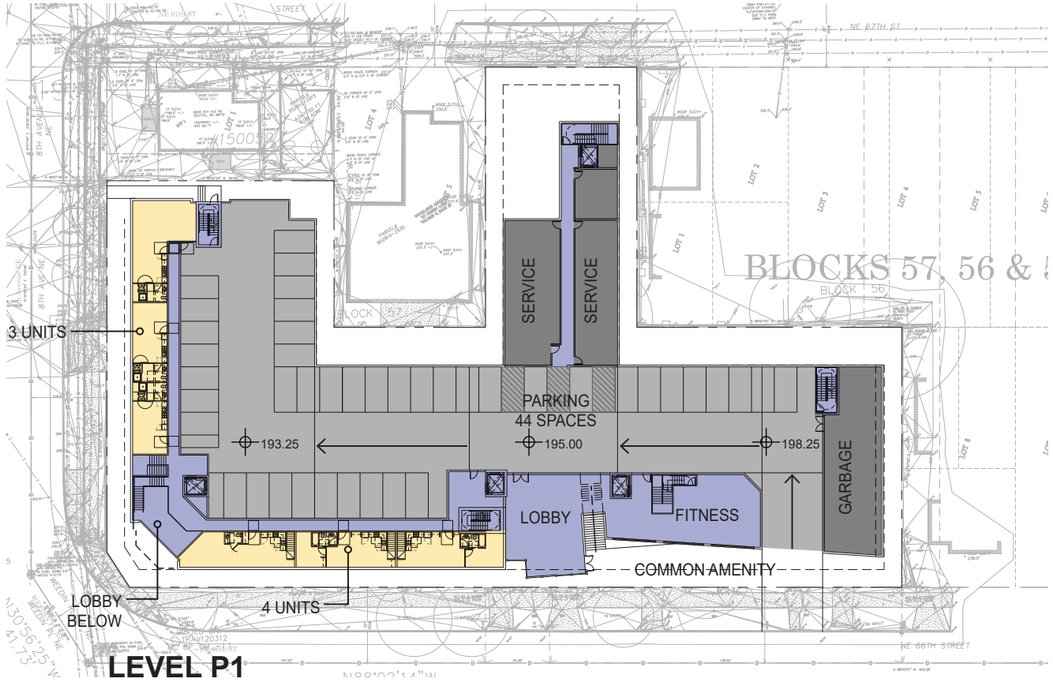
N 0 20 60



LEVEL P3



LEVEL P2



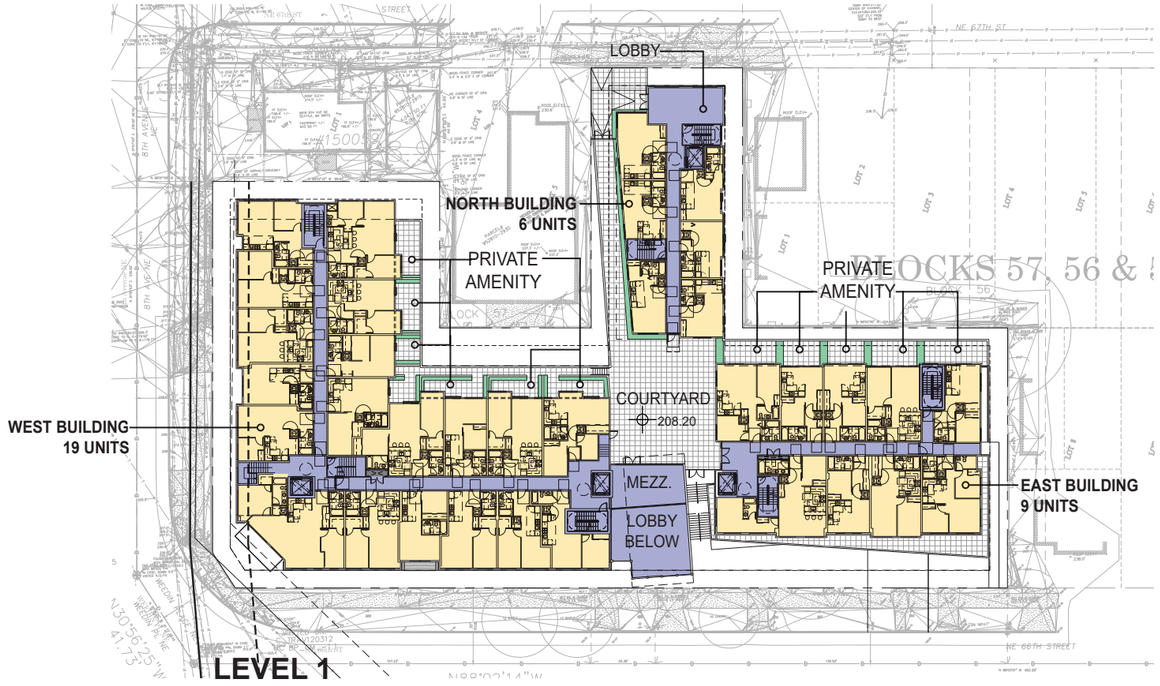
LEVEL P1

FLOOR PLANS - LEVELS 1 - 3

KEY

RESIDENTIAL
PARKING
LANDSCAPE
LOBBY / COMMON
UTILITY

N 0 20 60



LEVEL 1



LEVEL 2



LEVEL 3

FLOOR PLANS - LEVELS 4 - 6

KEY

RESIDENTIAL
PARKING
LANDSCAPE
LOBBY / COMMON
UTILITY

N 0 20 60



LEVEL 4



LEVEL 5



LEVEL 6

FLOOR PLANS - LEVEL 7 & ROOF

KEY

RESIDENTIAL

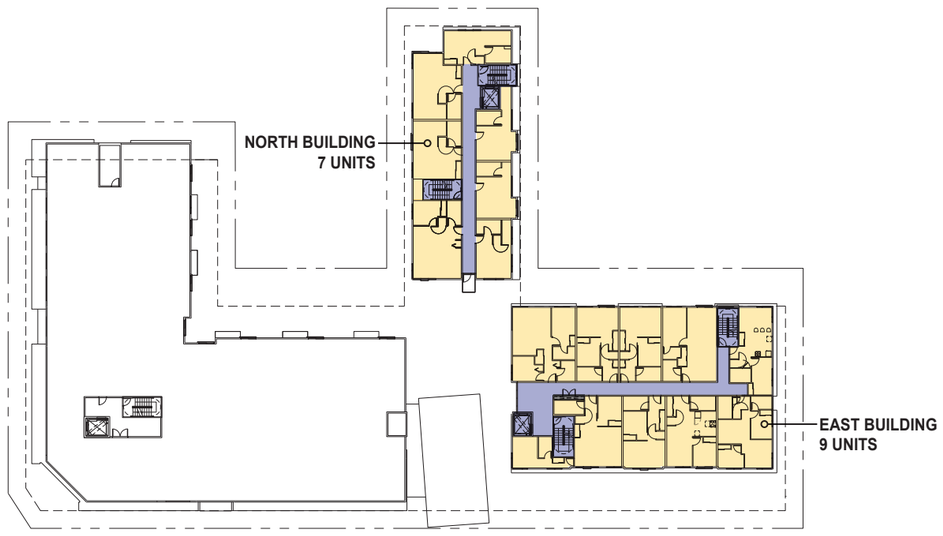
PARKING

LANDSCAPE

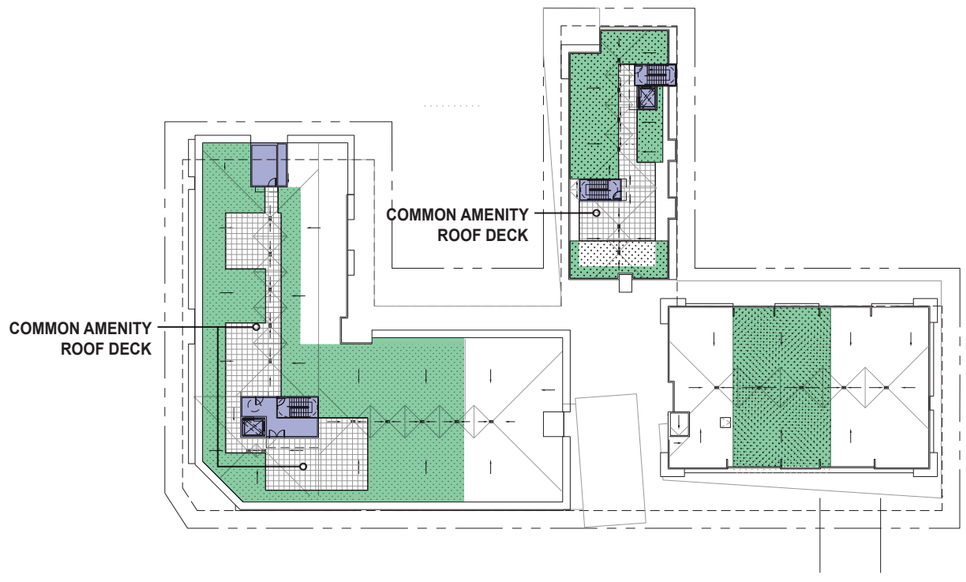
LOBBY / COMMON

UTILITY

N 0 20 60

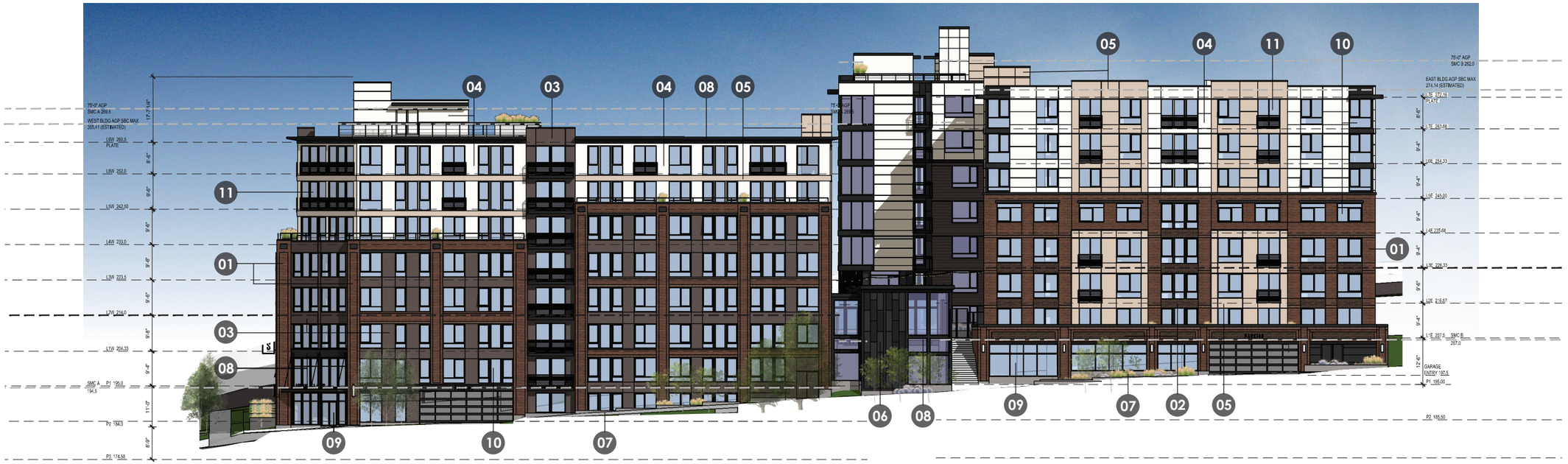


LEVEL 7

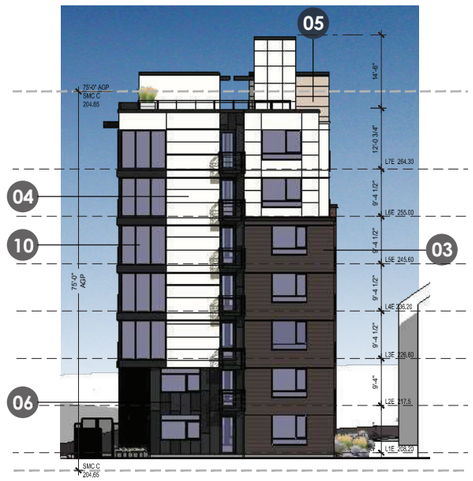


ROOF

BUILDING ELEVATIONS



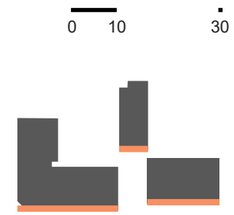
SOUTH ELEVATION - WEST & EAST BUILDINGS



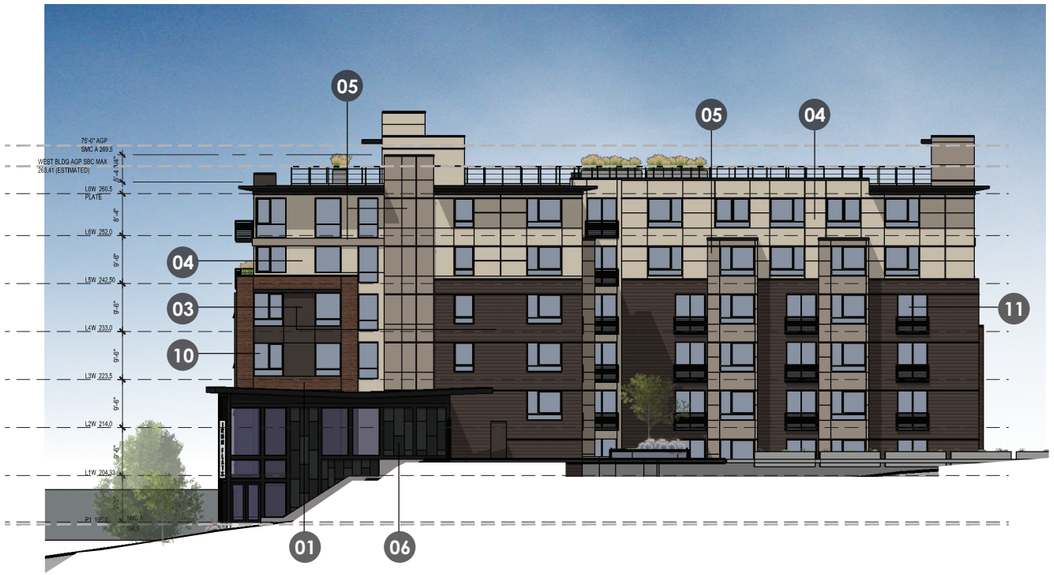
SOUTH ELEVATION - NORTH BUILDING

KEY

01 BRICK | CUSTOM BLEND | RUNNING BOND
02 BRICK | CUSTOM BLEND | FLEMISH BOND
03 FIBER CEMENT PANELING & LAP SIDING | BLACK BEAN SOUP, BM
04 FIBER CEMENT PANELING | OYSTER BAR, SW
05 FIBER CEMENT PANELING | STICKS 7 STONES, SW
06 METAL PANELING | EBONY
07 CAST IN PLACE CONCRETE | SITE WALLS
08 METAL TRIM, CANOPY, ACCENTS | BLACK
09 STOREFRONT | BLACK ANODIZED ALUMINUM
10 VINYL WINDOWS | BLACK
11 VINYL WINDOWS | TAN



BUILDING ELEVATIONS



EAST ELEVATION - WEST BUILDING



EAST ELEVATION - EAST & NORTH BUILDINGS

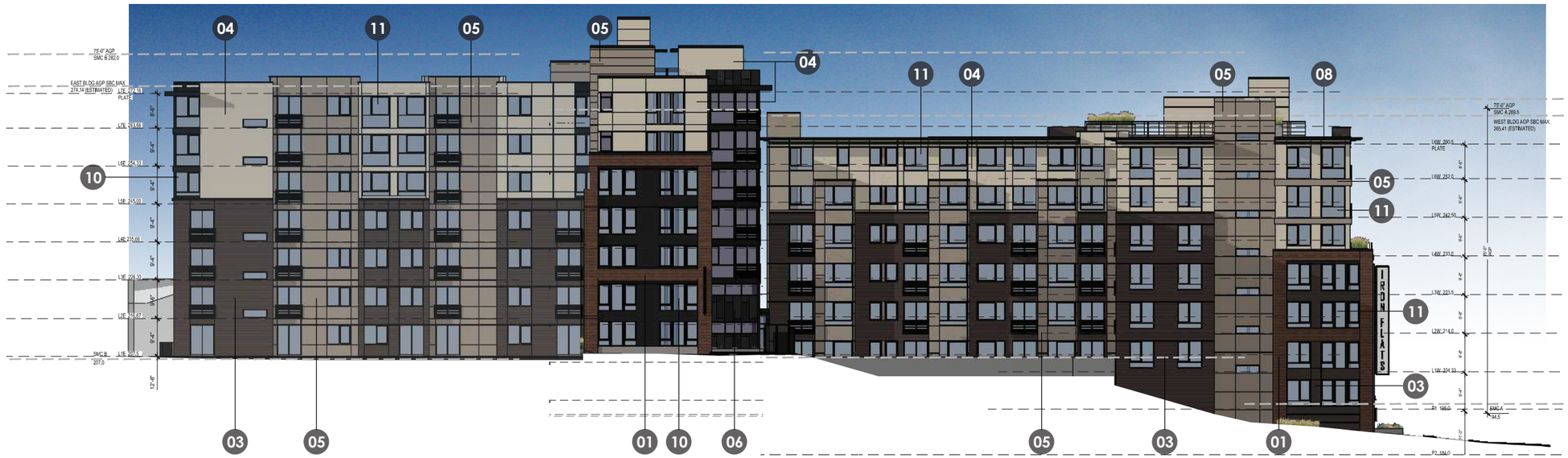
KEY

01 BRICK | CUSTOM BLEND | RUNNING BOND
02 BRICK | CUSTOM BLEND | FLEMISH BOND
03 FIBER CEMENT PANELING & LAP SIDING | BLACK BEAN SOUP, BM
04 FIBER CEMENT PANELING | STICKS & STONE, SW
05 FIBER CEMENT PANELING | OYSTER BAR, SW
06 METAL PANELING | EBONY
07 CAST IN PLACE CONCRETE | SITE WALLS
08 METAL TRIM, CANOPY, ACCENTS | BLACK
09 STOREFRONT | BLACK ANODIZED ALUMINUM
10 VINYL WINDOWS | BLACK
11 VINYL WINDOWS | TAN

0 10 30



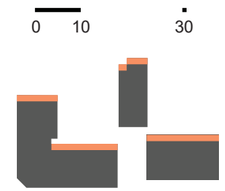
BUILDING ELEVATIONS



NORTH ELEVATION

KEY

01 BRICK | CUSTOM BLEND | RUNNING BOND
02 BRICK | CUSTOM BLEND | FLEMISH BOND
03 FIBER CEMENT PANELING & LAP SIDING | BLACK BEAN SOUP, BM
04 FIBER CEMENT PANELING | STICKS & STONE, SW
05 FIBER CEMENT PANELING | OYSTER BAR, SW
06 METAL PANELING | EBONY
07 CAST IN PLACE CONCRETE | SITE WALLS
08 METAL TRIM, CANOPY, ACCENTS | BLACK
09 STOREFRONT | BLACK ANODIZED ALUMINUM
10 VINYL WINDOWS | BLACK
11 VINYL WINDOWS | TAN



BUILDING ELEVATIONS



WEST ELEVATION - WEST BUILDING



WEST ELEVATION - NORTH & EAST BUILDINGS

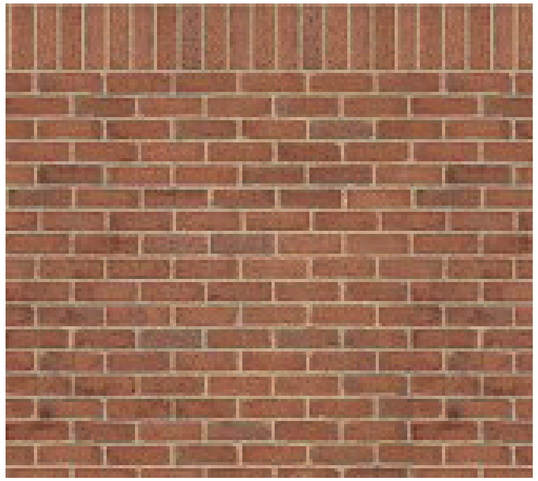
0 10 30



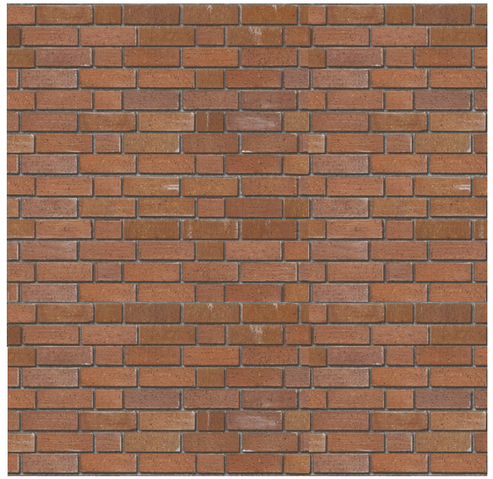
KEY

01 BRICK | CUSTOM BLEND | RUNNING BOND
02 BRICK | CUSTOM BLEND | FLEMISH BOND
03 FIBER CEMENT PANELING & LAP SIDING | BLACK BEAN SOUP, BM
04 FIBER CEMENT PANELING | STICKS & STONE, SW
05 FIBER CEMENT PANELING | OYSTER BAR, SW
06 METAL PANELING | EBONY
07 CAST IN PLACE CONCRETE | SITE WALLS
08 METAL TRIM, CANOPY, ACCENTS | BLACK
09 STOREFRONT | BLACK ANODIZED ALUMINUM
10 VINYL WINDOWS | BLACK
11 VINYL WINDOWS | TAN

MATERIALS



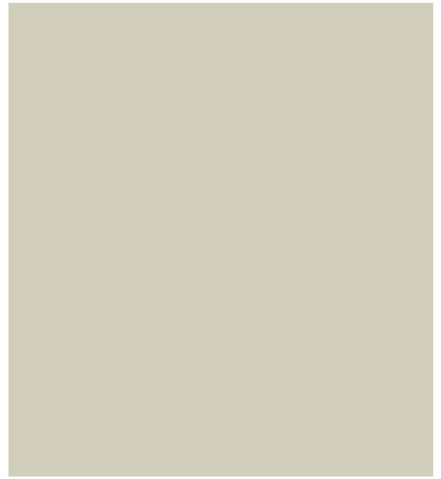
BRICK | CUSTOM BLEND |
RUNNING BOND & SOLDIER COURSE
BRICK FACADE



BRICK | CUSTOM BLEND |
FLEMISH BOND
BRICK FACADE

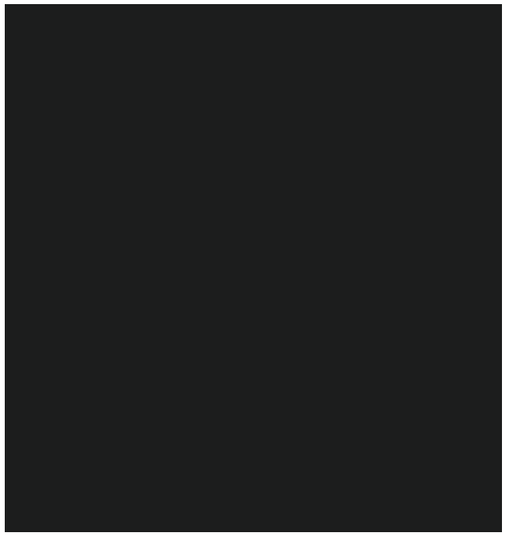


MAIN FIELD |
FIBER CEMENT PANELING & LAP SIDING
BLACK BEAN, BM 2130-10



SECONDARY FIELD |
FIBER CEMENT PANELING
STICKS & STONES, SW 7515

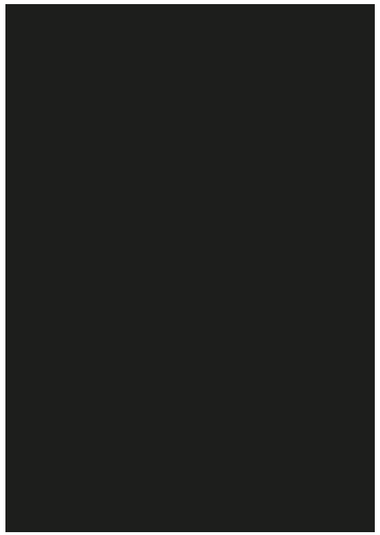
SECONDARY FIELD|
FIBER CEMENT PANELING
OYSTER BAR, SW 7565



ACCENT CLADDING
METAL PANELING - EBONY



SITE WALLS
CAST IN PLACE CONCRETE



METAL ACCENTS | BLACK
CANOPY, TRIM, RAILINGS



STOREFRONT
BLACK ANODIZED ALUMINUM



WINDOWS | BLACK
VINYL



WINDOWS | TAN
VINYL

SIGNAGE



WEST & EAST BUILDINGS



NORTH BUILDING

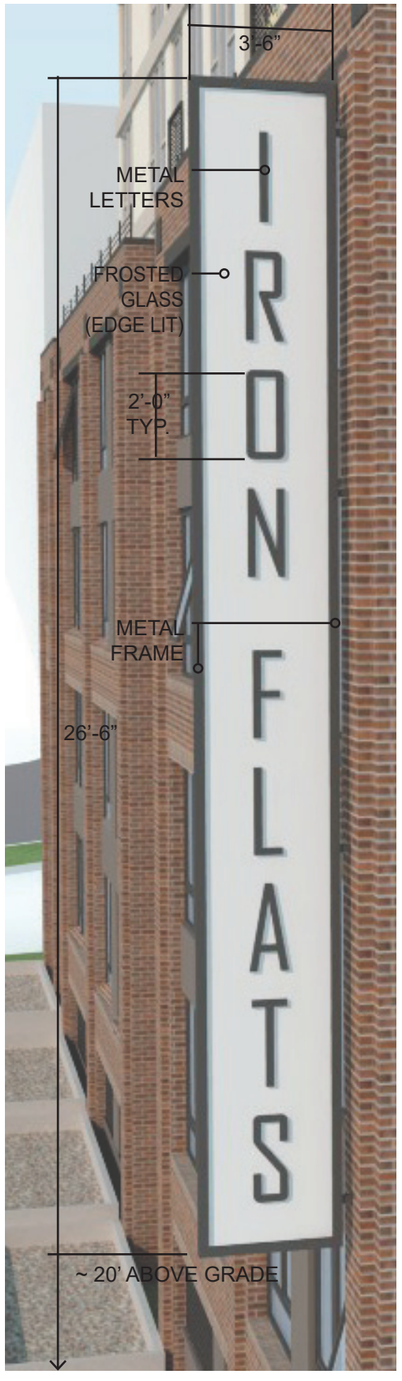
D

LARGE “IRON FLATS” SIGNAGE

LOCATION:
SW CORNER,
WEST FACADE

SIZE:
26’-6” X 3’-6”

MATERIALS :
- METAL LETTERS (BLACK)
- METAL FRAME (BLACK)
- FROSTED GLASS (EDGE LIT)



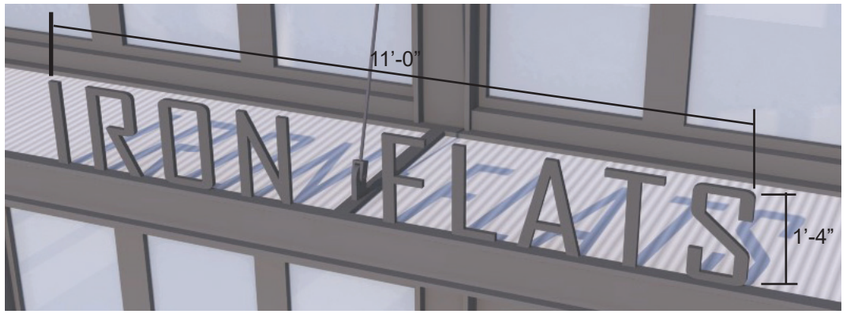
A

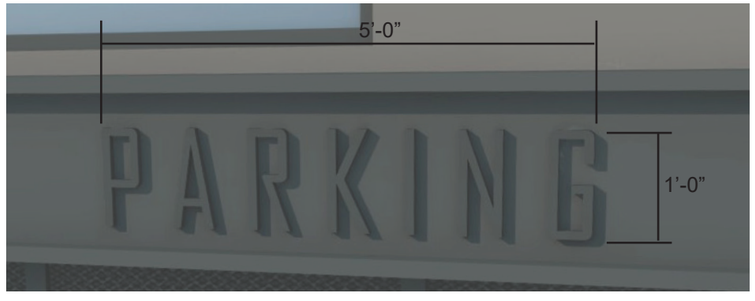
“IRON FLATS” CANOPY SIGNAGE

LOCATION:
SOUTHWEST LOBBY ENTRY

SIZE:
11-0” X 1’-4”

MATERIALS :
- METAL LETTERS (BLACK)





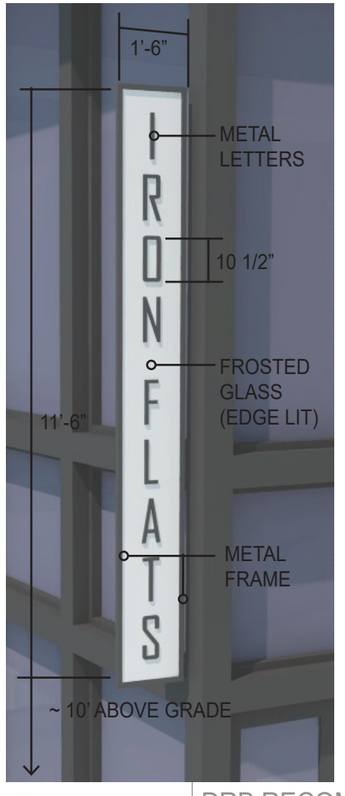
B

PARKING SIGNAGE

LOCATION:
WEST PARKING ENTRY,
EAST PARKING ENTRY

SIZE:
11-0” X 1’-4”

MATERIALS :
- METAL LETTERS (BLACK)



C

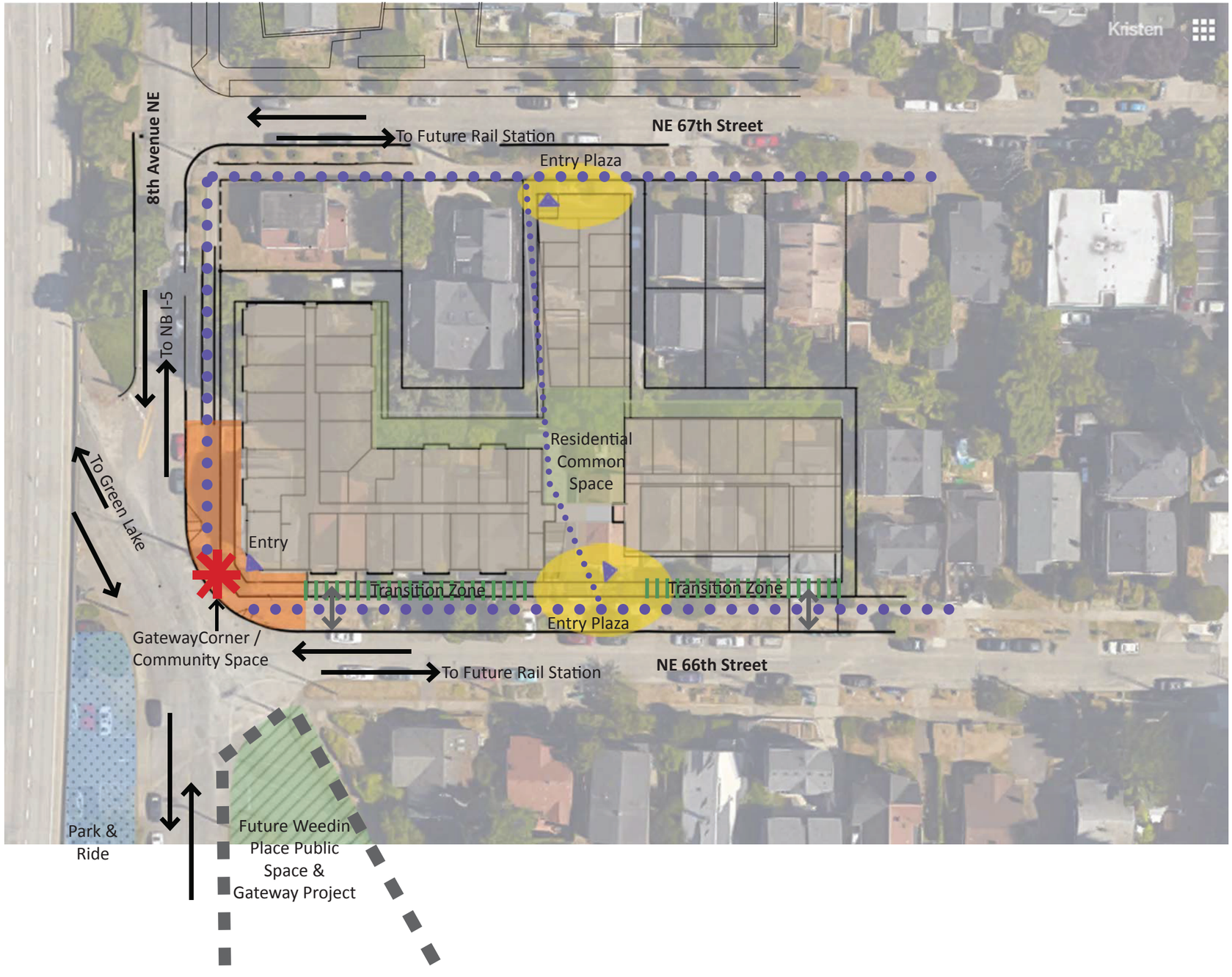
SMALL “IRON FLATS” SIGNAGE

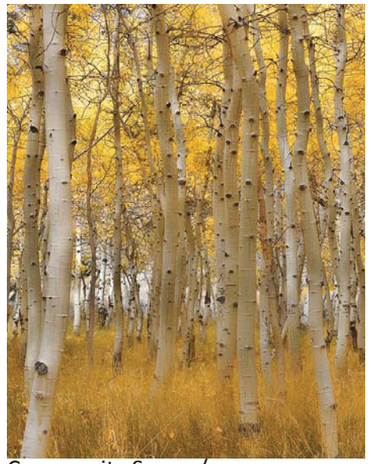
LOCATION:
CENTRAL LOBBY
NORTH BUILDING ENTRY

SIZE:
11-6” X 1’-6”

MATERIALS :
- METAL LETTERS (BLACK)
- METAL FRAME (BLACK)
- FROSTED GLASS (EDGE LIT)

LANDSCAPE PROGRAM





Community Space / Gateway Elements

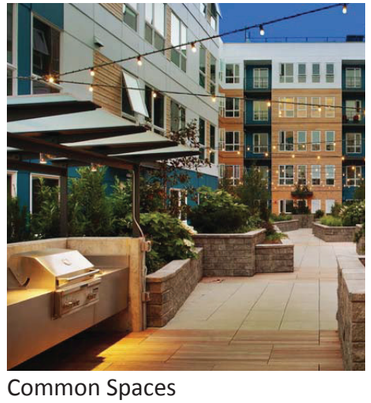






Entry Plaza

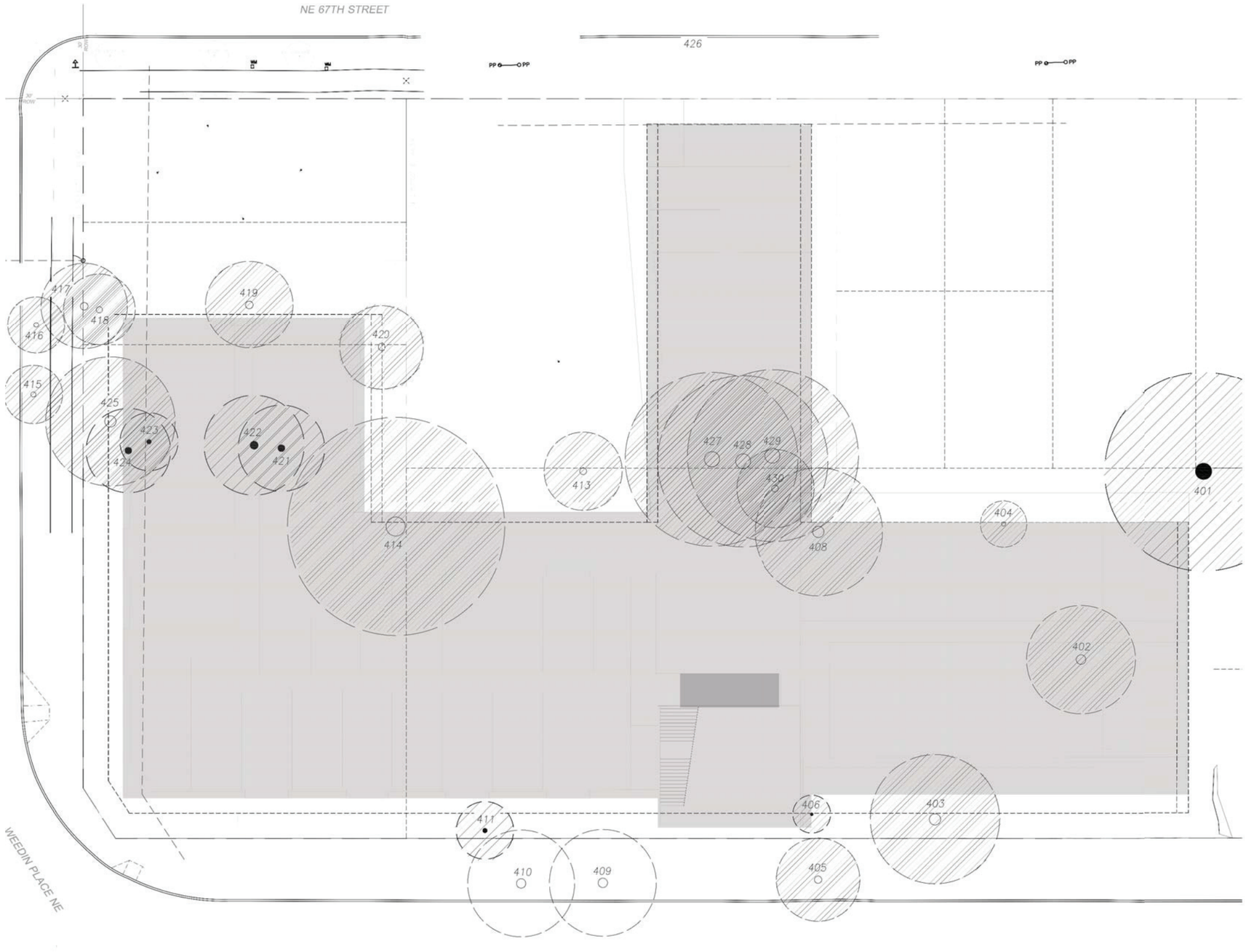




Common Spaces



EXISTING TREE PLAN



TREE LEGEND

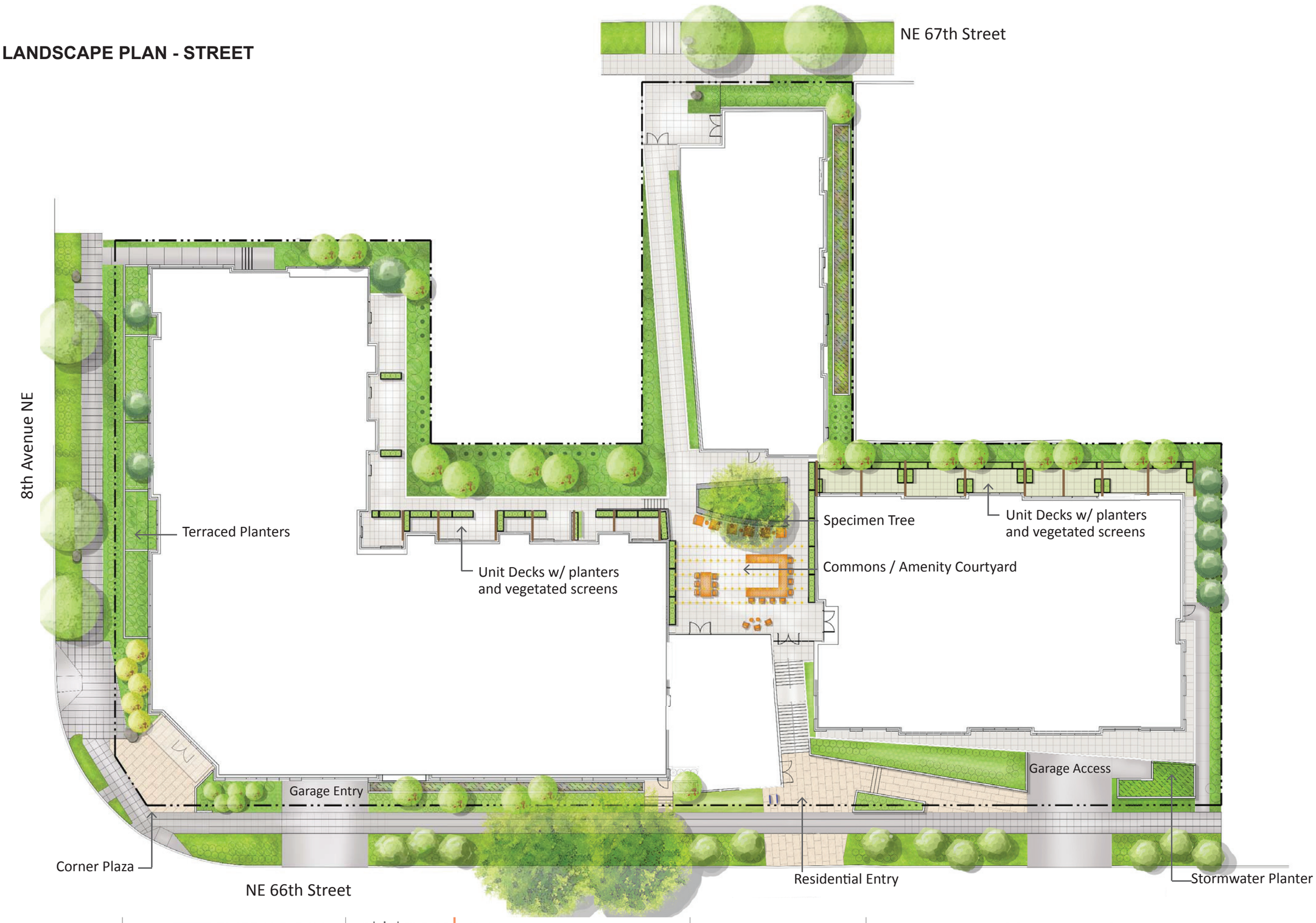
SIGNIFICANT DECIDUOUS TREE TO BE REMOVED

SIGNIFICANT EVERGREEN TREE TO BE REMOVED

SIGNIFICANT DECIDUOUS TREE TO REMAIN

401	Spruce	25.6"	
402	Fruiting Cherry	7"	
403	Fruiting Cherry	19"	
404	Fruiting Cherry	23"	
405	Fruiting Cherry	11"	
406	Fir	NS	
407	Fruiting Cherry	19.3"	Not shown on survey. Arborist reports poor condition, remove
408	Sweetgum	13"	
409	Linden	11.5"	
410	Linden	13.1"	
411	Fig	6.1"	
412	J. Birch	6.5"	Arborist reports poor condition, recommends removal.
413	Fruiting Cherry	13.2"	Arborist reports dying condition, recommends removal
414	Big Leaf Maple	47.5"	This tree meets the deisgnation of Exceptional Tree based on caliper size. Arborist reports poor condition, recommends removal.
415	Plum	NS	
416	Plum	NS	
417	English Holly	17" Clump	
418	Fruiting Cherry	21.6"	Arborist reports poor condition, recommends removal.
419	Pear	8.2"	
420	Pear	7.5"	Arborist reports poor condition, recommends removal.
421	English Holly	7.1"	
422	English Holly	8.1"	
423	Hemlock	12.9"	Arborist reports poor condition, recommends removal.
424	English Holly	11.2"	
425	J. Birch	13.6"	Arborist reports dying condition, recommends removal
426	Hawthorn	10.5"	
427	Birch	20"	
428	Birch	6.7"	Arborist reports poor condition, recommends removal.
429	Birch	20"	
430	Birch	20.5"	

LANDSCAPE PLAN - STREET

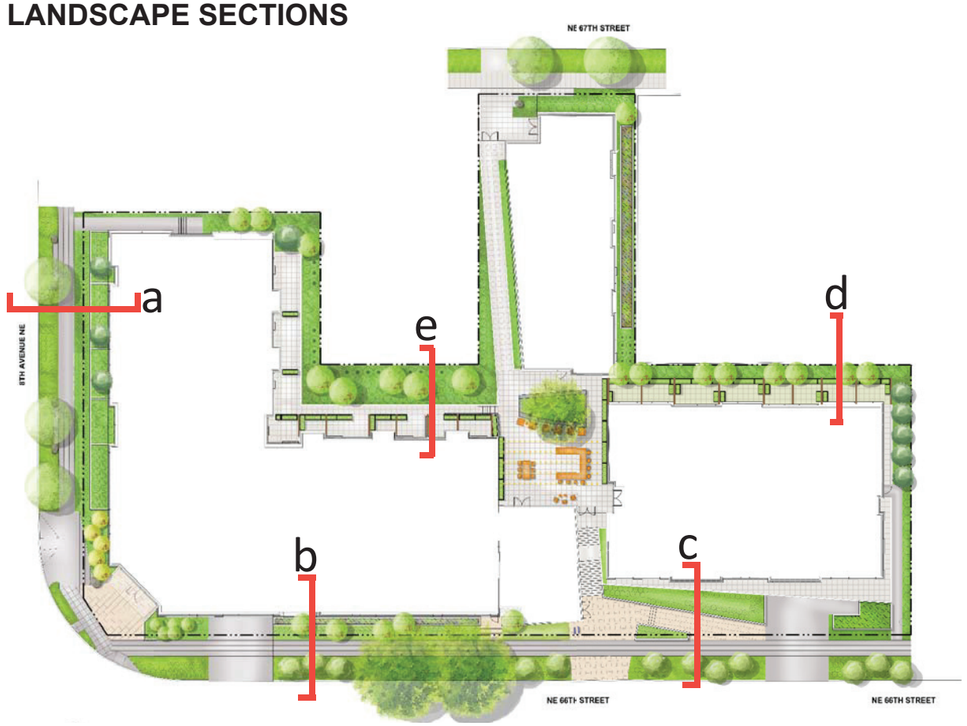


LANDSCAPE PLAN - ROOF



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LANDSCAPE SECTIONS





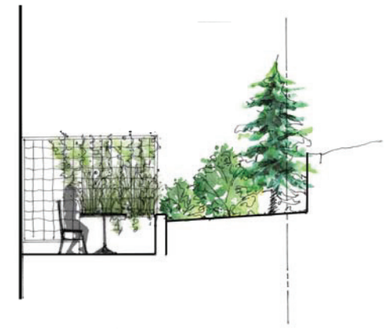
a Looking North Along NE 8th



b Looking West Along NE 66th



c Looking West Along NE 66th



d Looking West Along North Perimeter



e Looking West Along North Perimeter



1 | SOUTHWEST ENTRY



2 | SOUTHWEST ENTRY



3 | 8TH AVE, LOOKING SOUTH



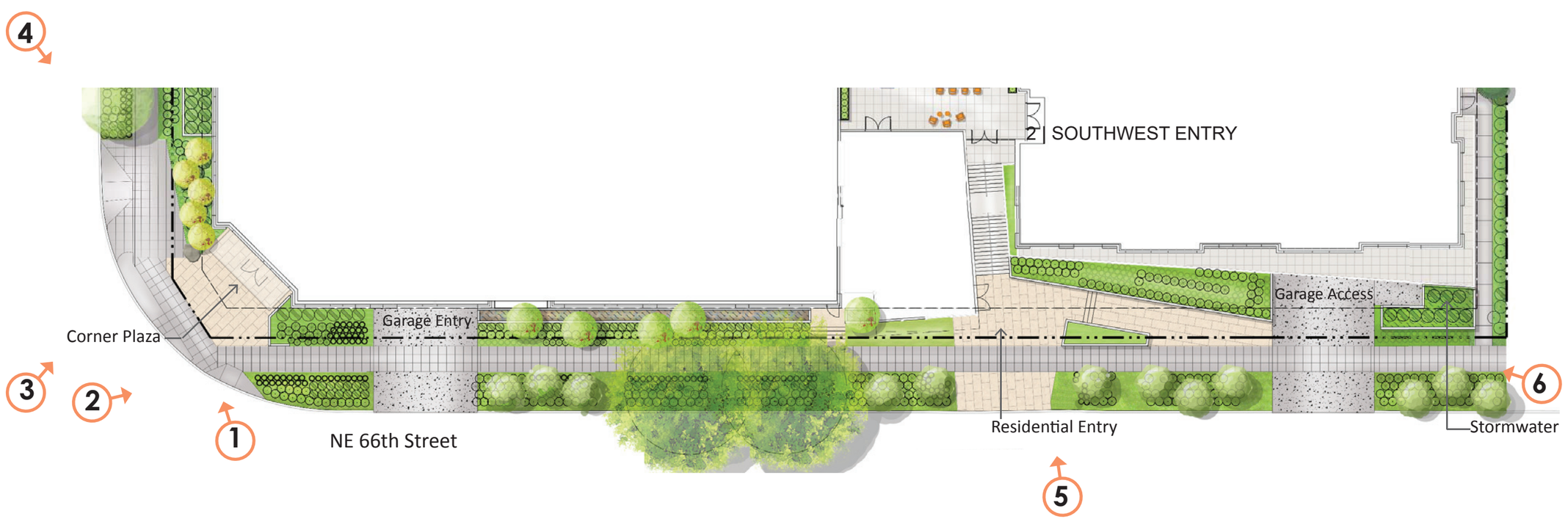
4 | 8TH AVE, LOOKING NORTH



5 | CENTRAL LOBBY & STAIRS TO UPPER CORUTYARD



6 | SOUTHEAST COURTYARD

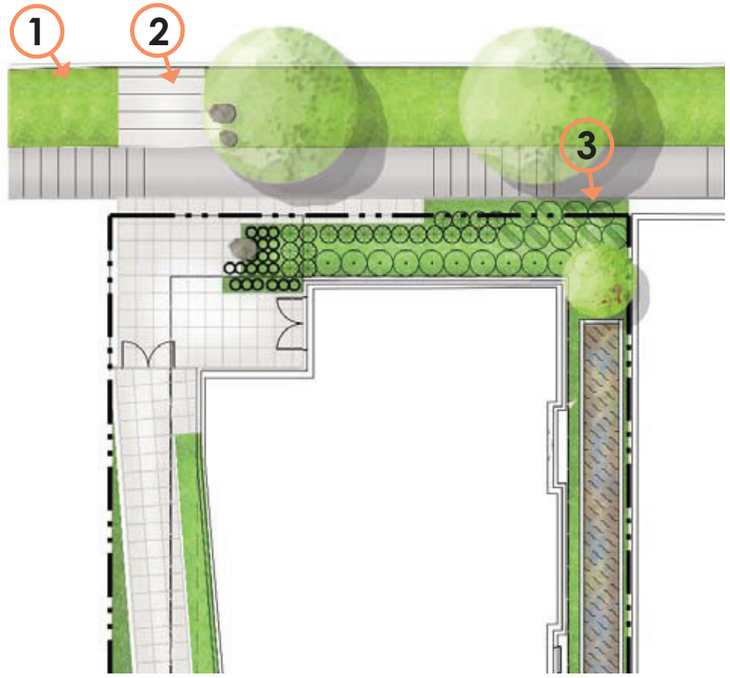




1 | NORTH BUILDING



2 | WALKWAY AND NORTH BUILDING ENTRY





3 | EAST EDGE OF NORTH BUILDING



1 | CENTRAL COURTYARD



2 | WEST BUILDING PRIVATE AMENITY



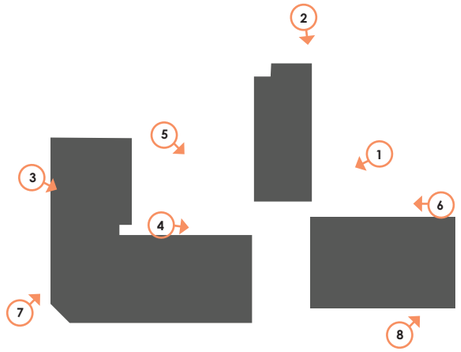
3 | CENTRAL COURTYARD AERIAL



4 | CENTRAL COURTYARD



1 | ROOFTOP AMENITY DECK - LOOKING WEST

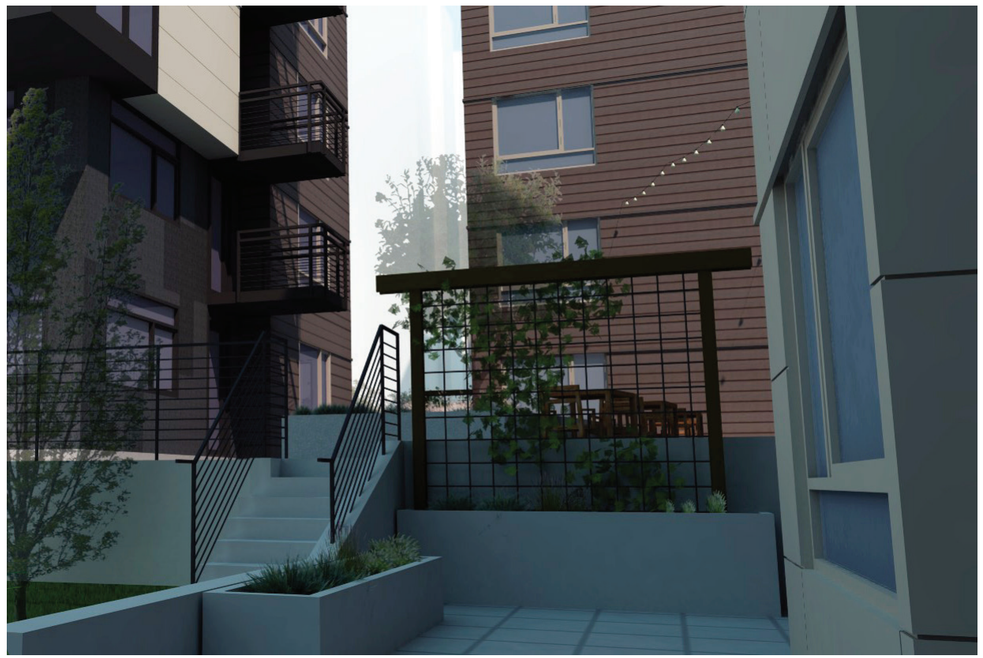




2 | ROOFTOP AMENITY DECK - LOOKING SOUTH



3 | WEST BUILDING ROOFTOP AMENITY DECK



4 | WEST BUILDING PRIVATE AMENITY



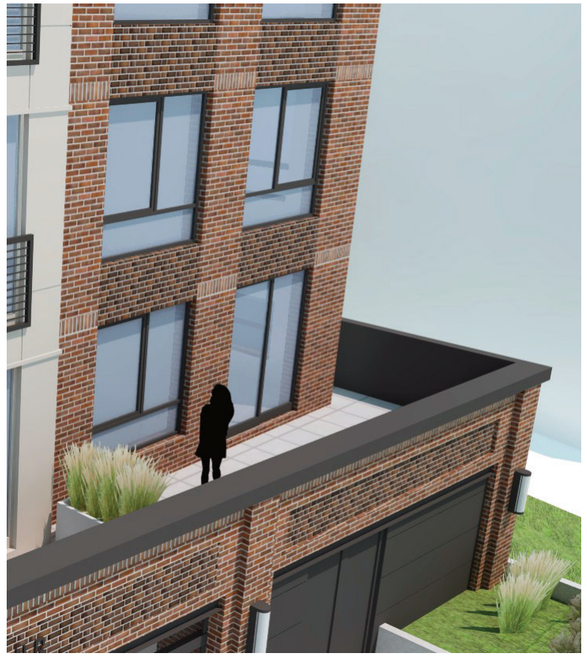
4 | WEST BUILDING PRIVATE AMENITY SECTION



4 | EAST BUILDING PRIVATE AMENITY



5 | WEST BLDG PRIVATE AMENITY @ LEVEL 4



5 | EAST BLDG PRIVATE AMENITY @ LEVEL 1

BUILDING SECTIONS

KEY

RESIDENTIAL

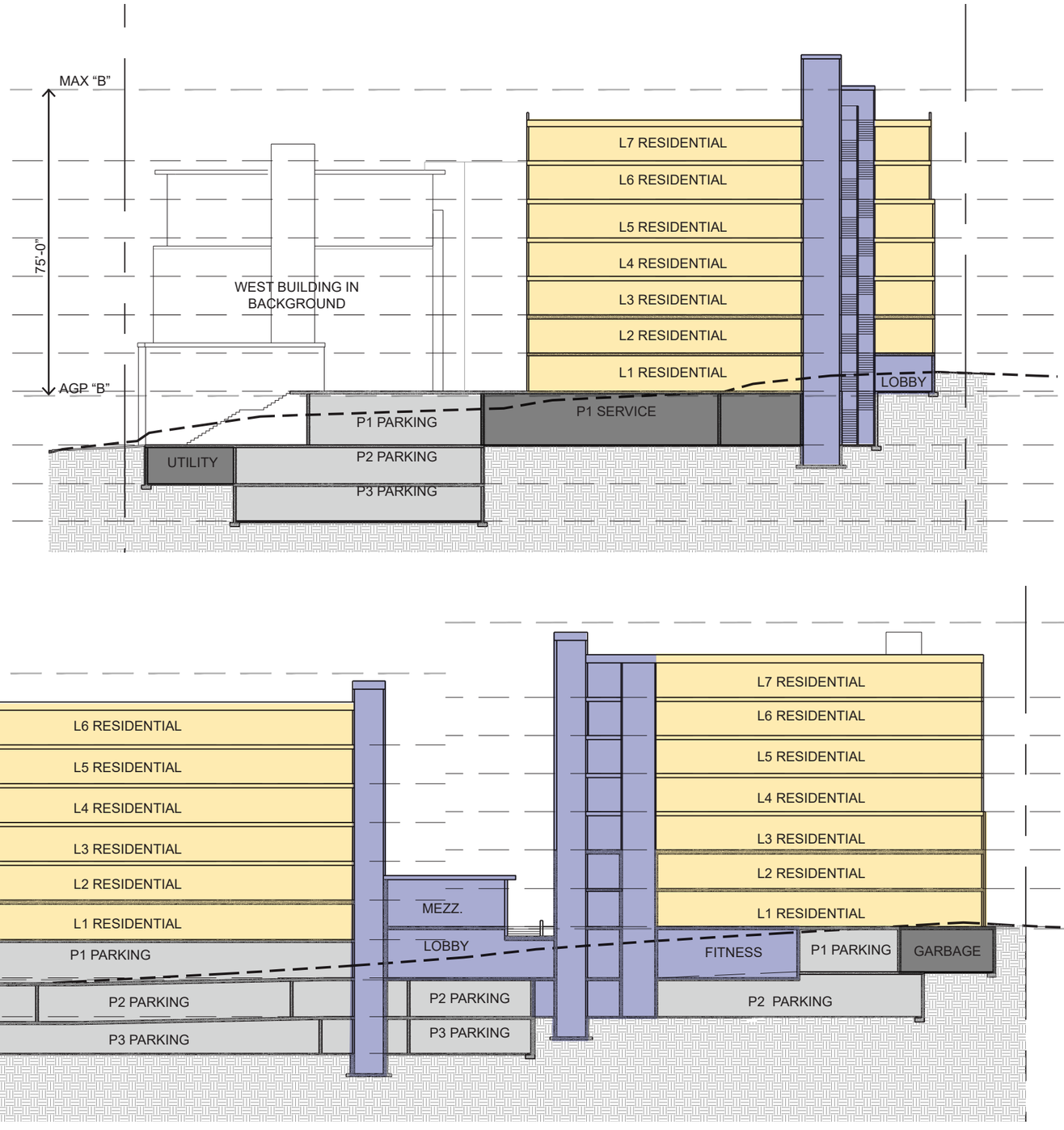
PARKING

LOBBY / COMMON

UTILITY

0 10 30







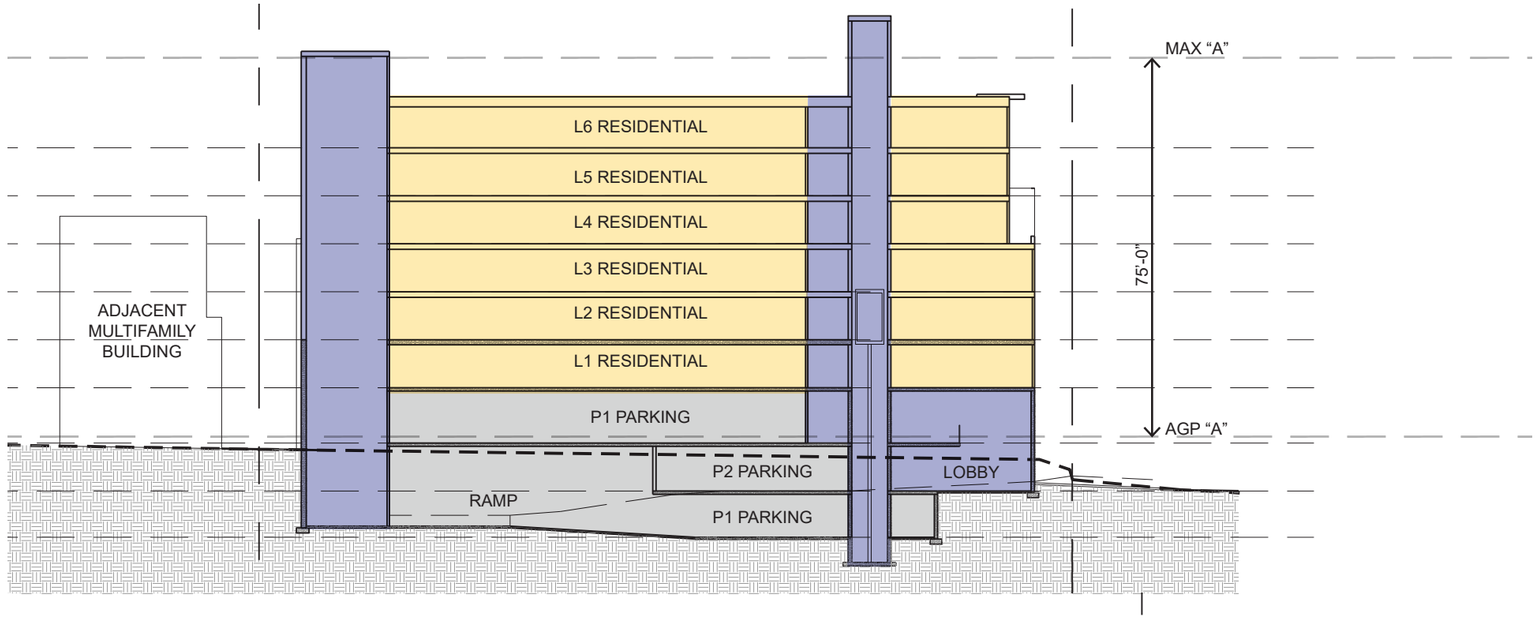
BUILDING SECTIONS

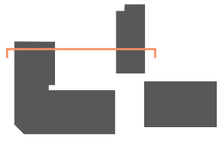
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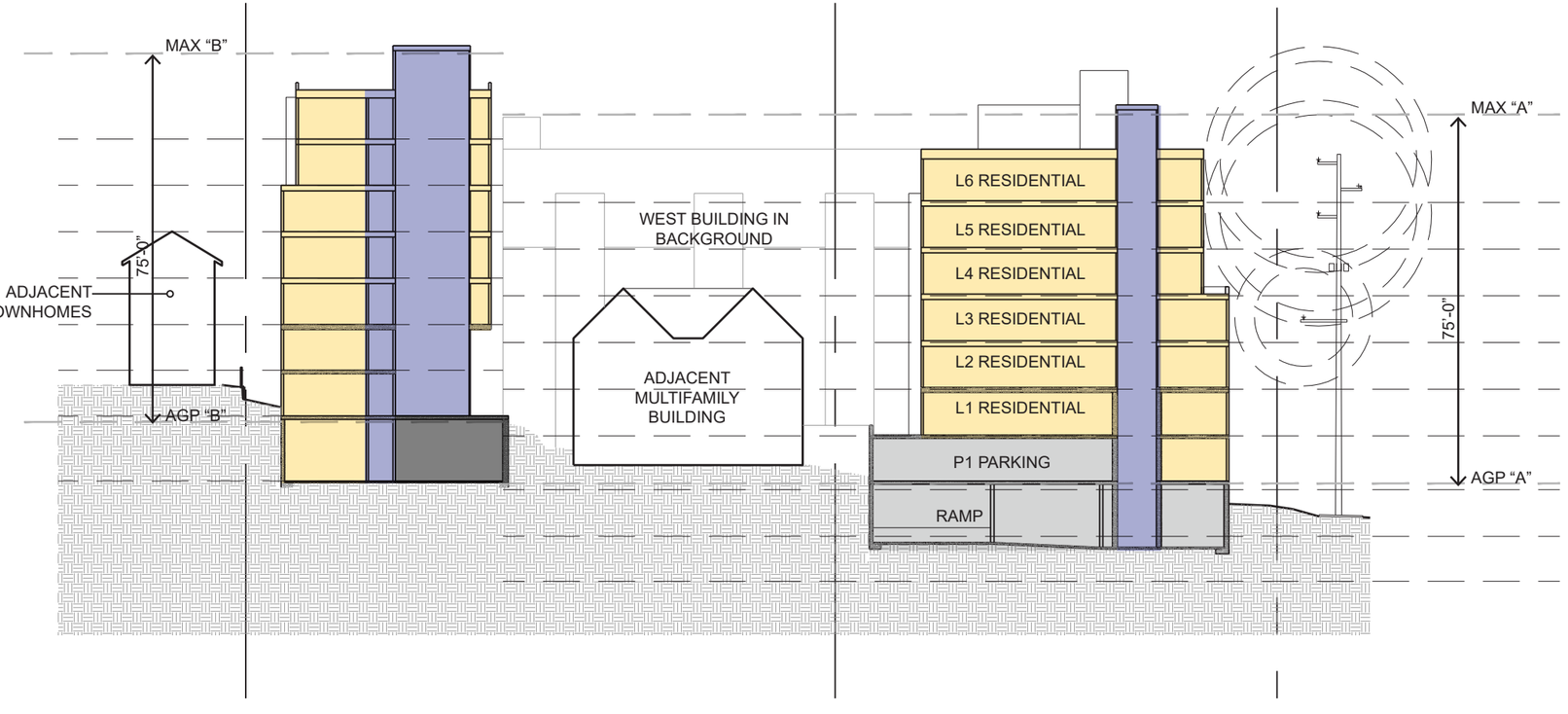
RESIDENTIAL
PARKING
LOBBY / COMMON
UTILITY

0 10 30

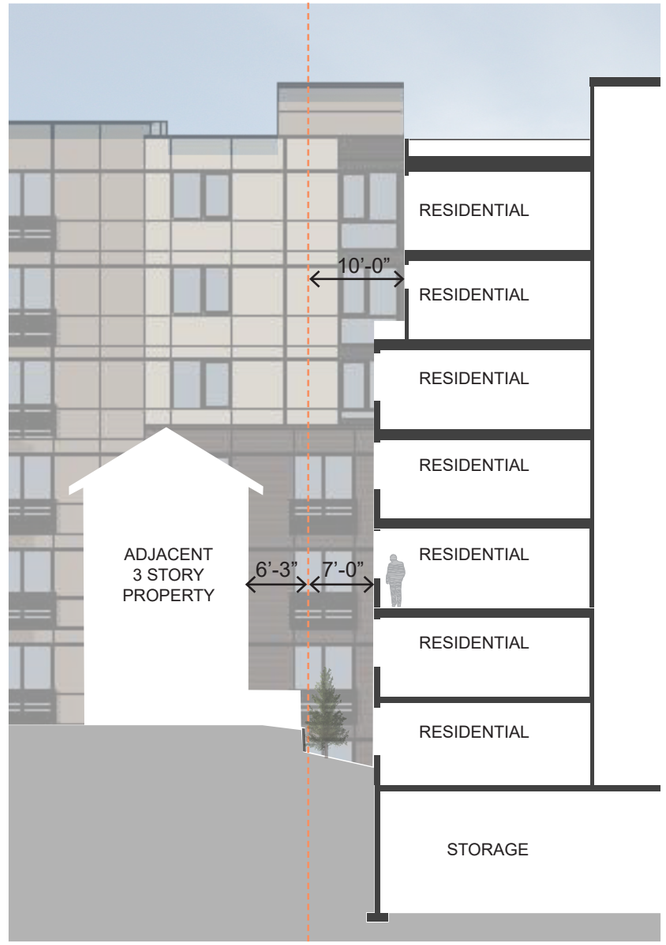






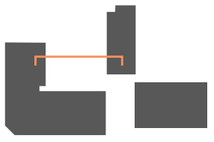


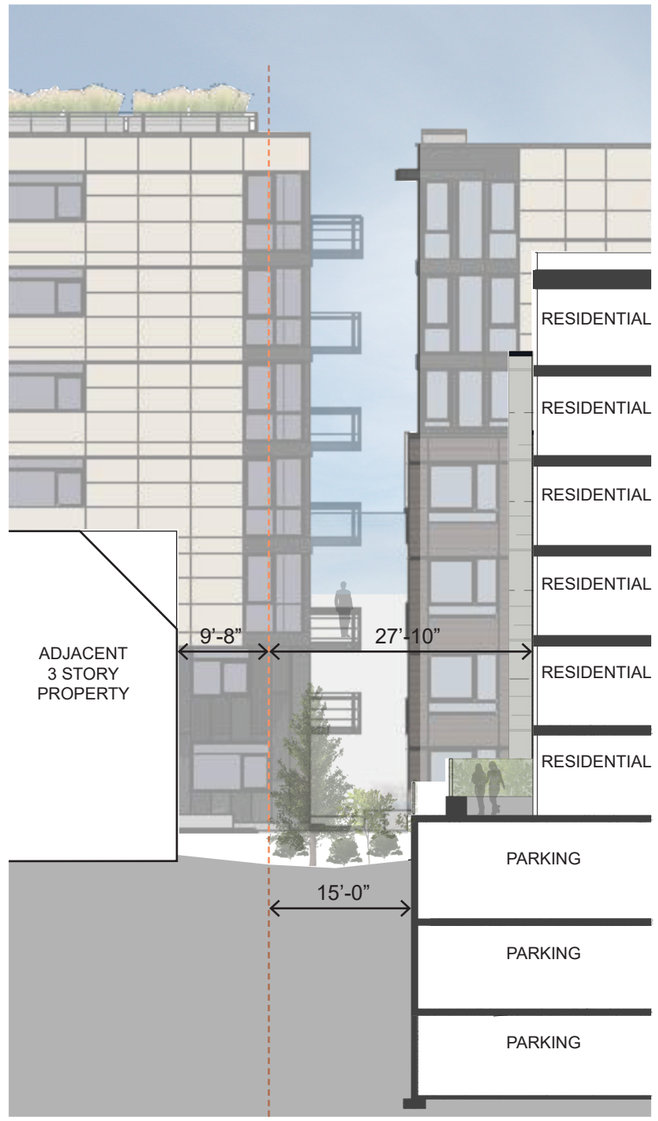
ADJACENCIES

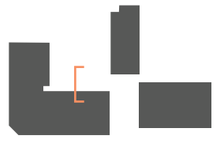


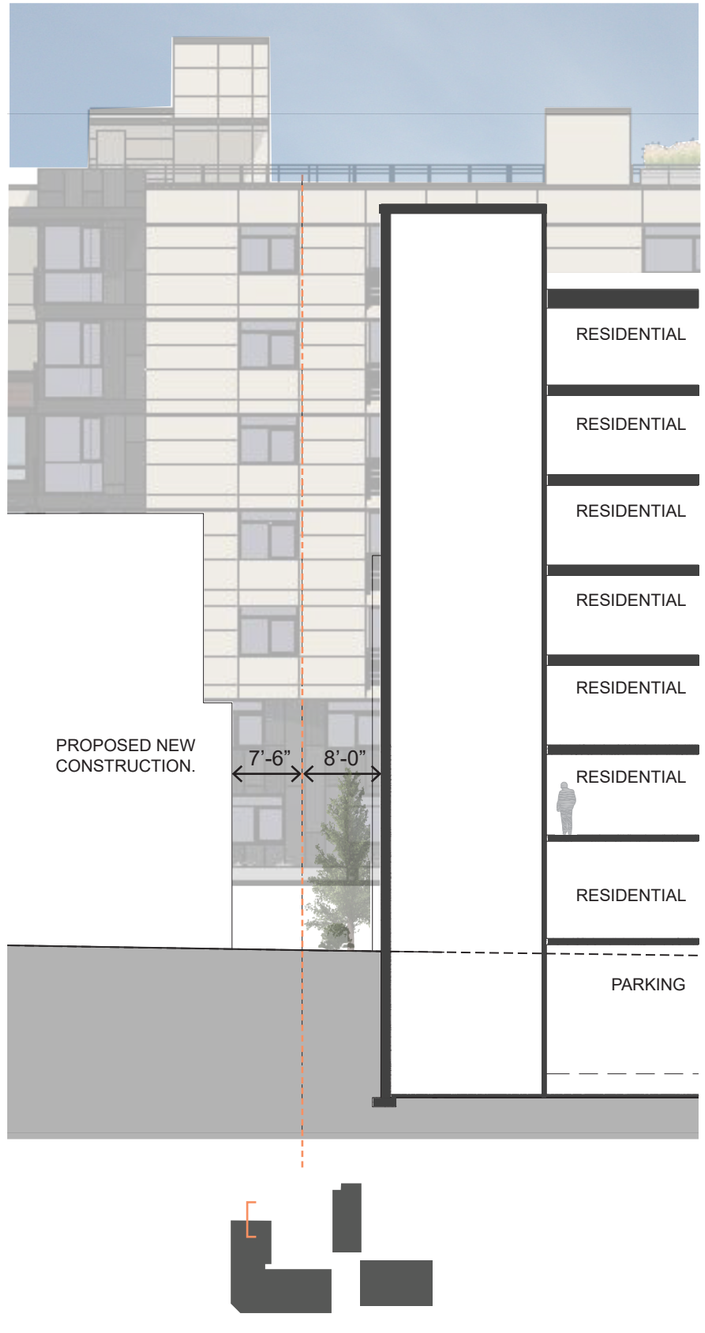


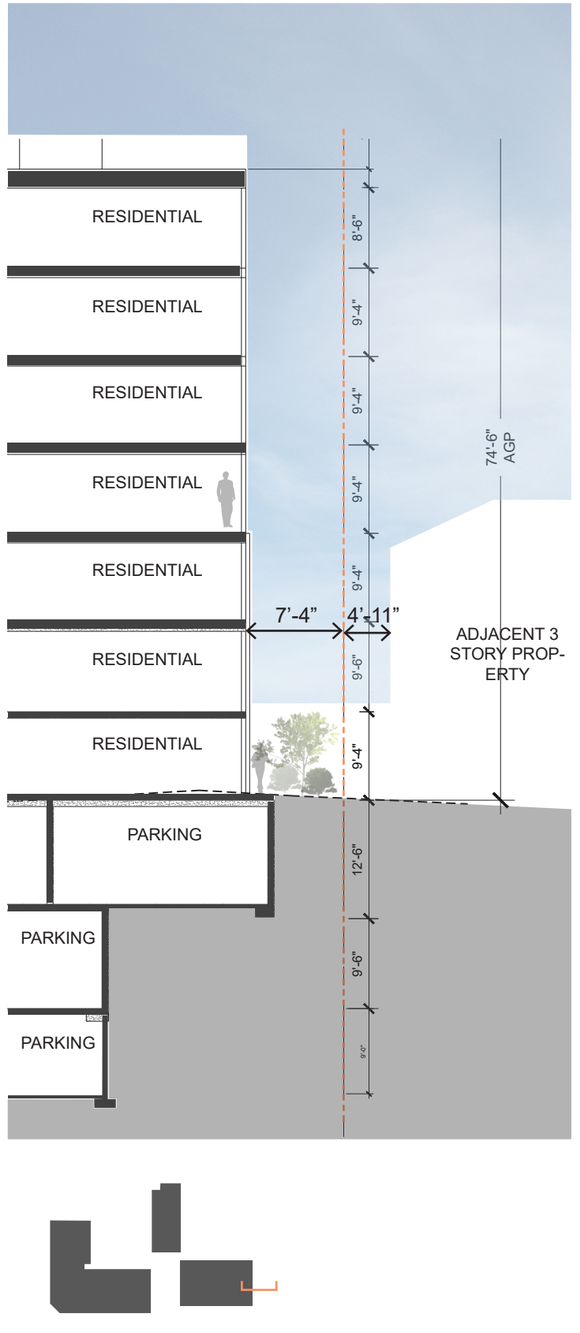

RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
10’-0”
13’-6”
6’-9”
ADJACENT 3 STORY
PROPERTY
6’-7”
17’-6”
STORAGE
7’-0”
PARKING
7’-0”
TRANS/ELEC



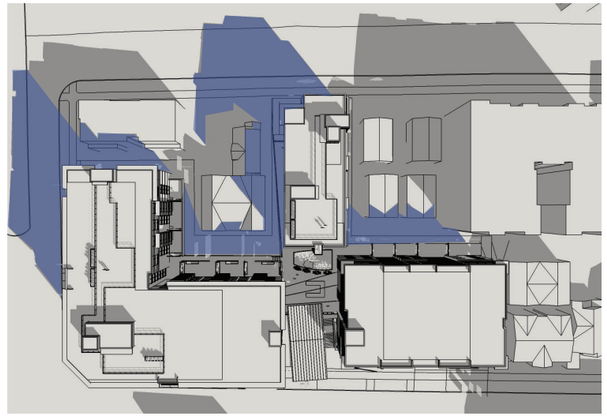

RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
ADJACENT
3 STORY
PROPERTY
9’-8”
27’-10”
PARKING
15’-0”
PARKING
PARKING



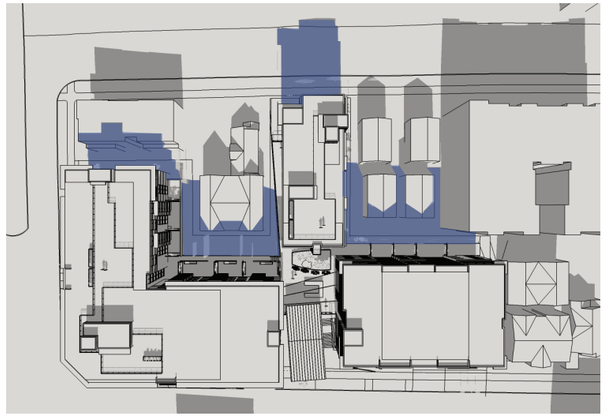

RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
PARKING
PROPOSED NEW
CONSTRUCTION.
7'-6"
8'-0"


RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
PARKING
PARKING
PARKING
8'-6"
9'-4"
9'-4"
9'-4"
9'-4"
9'-6"
9'-4"
12'-6"
9'-6"
7'-4"
4'-11"
74'-6"
AGP
ADJACENT 3
STORY PROP-
ERTY

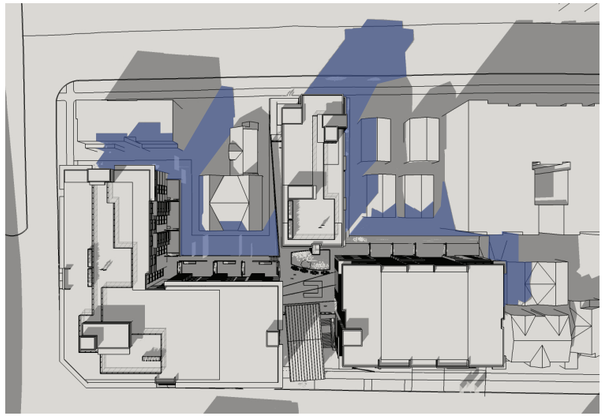
SHADOW ANALYSIS



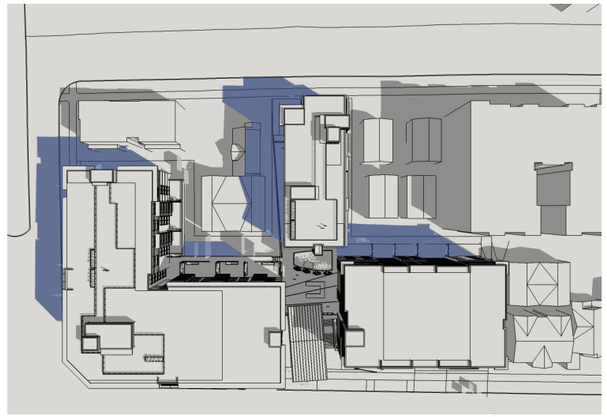
SPRING FALL / EQUINOX
March 21 / September 21 | 10 AM



SPRING FALL / EQUINOX
March 21 / September 21 | 12 PM



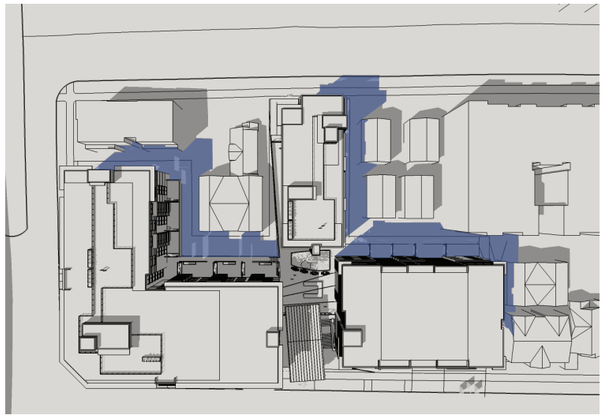
SPRING FALL / EQUINOX
March 21 / September 21 | 2 PM



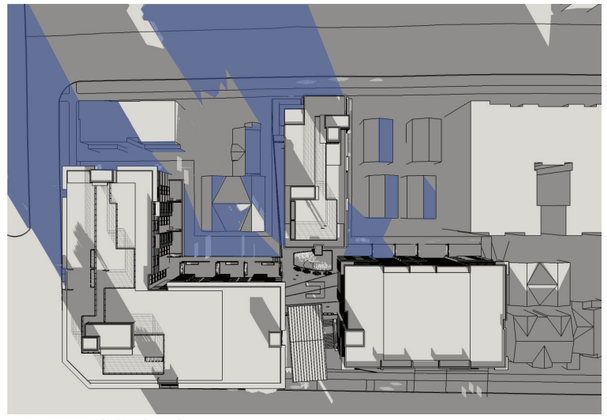
SUMMER SOLSTICE
June 21 | 10 AM



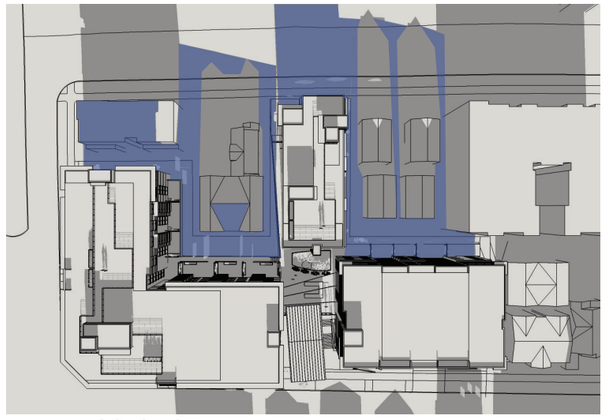
SUMMER SOLSTICE
June 21 | 12 PM



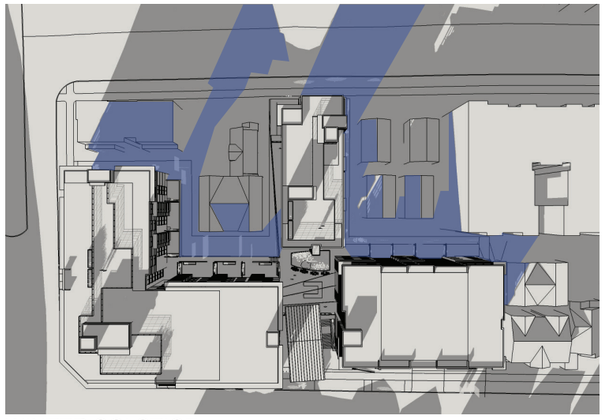
SUMMER SOLSTICE
June 21 | 2 PM



WINTER SOLSTICE
December 21 | 10 AM



WINTER SOLSTICE
December 21 | 12 PM



WINTER SOLSTICE
December 21 | 2 PM

LIGHTING

WALL SCONCE | BLACK

MANUFACTURER:
BETACALCO

FIXTURE:
SENTINEL II LED

DIMENSIONS:
7.5” W X 27” H
7.5” W X 39.2” H

LOCATION:
27” @ GROUND LEVEL
39.2” @ MAIN ENTRY



WALL SCONCE | BLACK

MANUFACTURER:
BETACALCO

FIXTURE: SENTI LED

DIMENSIONS: 7.5” W X 8.75” H

LOCATION:RESIDENTIALENTRIES



LED WALL LIGHT | BLACK

MANUFACTURER:
WAC LIGHTING

DIMENSIONS: 5” W X 3” H

LOCATION: EXTERIOR PATH LIGHTING/STAIRS

CATENARY LIGHTS | BLACK

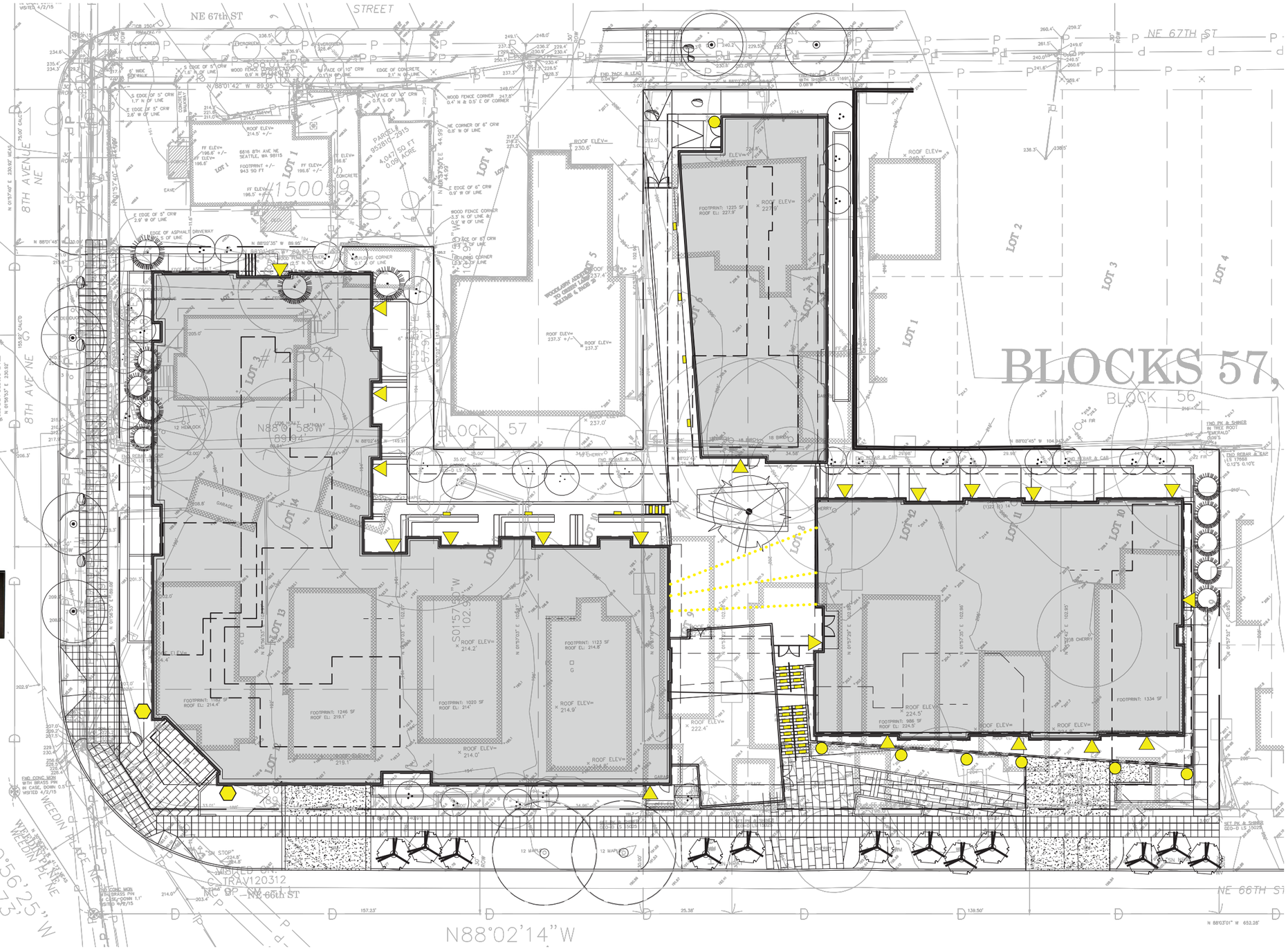
MANUFACTURER:
AMERICAN LIGHT

FIXTURE: FESTOON LIGHT STRING

DIMENSIONS: 2 3/8” BULBS

LOCATION: CENTRAL COURTYARD





EMERALD BAY EQUITY

skidmore janette architecture planning design

IRON FLATS
802 NE 66TH

DRB RECOMMENDATION
11/14/2016 #3020751

LIGHTING PLAN
MAIN LEVELS

LIGHTING

WALL SCONCE | BLACK

MANUFACTURER:
BETACALCO



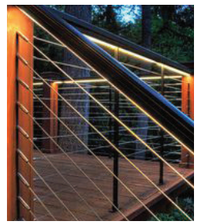
FIXTURE: SENTI LED

DIMENSIONS: 7.5” W X 8.75” H

LOCATION:RESIDENTIALENTRIES

LED DOWN LIGHTING

MANUFACTURER:
TBD



DIMENSIONS: TO FOLLOW
RAILING

LOCATION: INTEGRATED INTO
RAILING AT ROOF DECK

CATENARY LIGHTS | BLACK

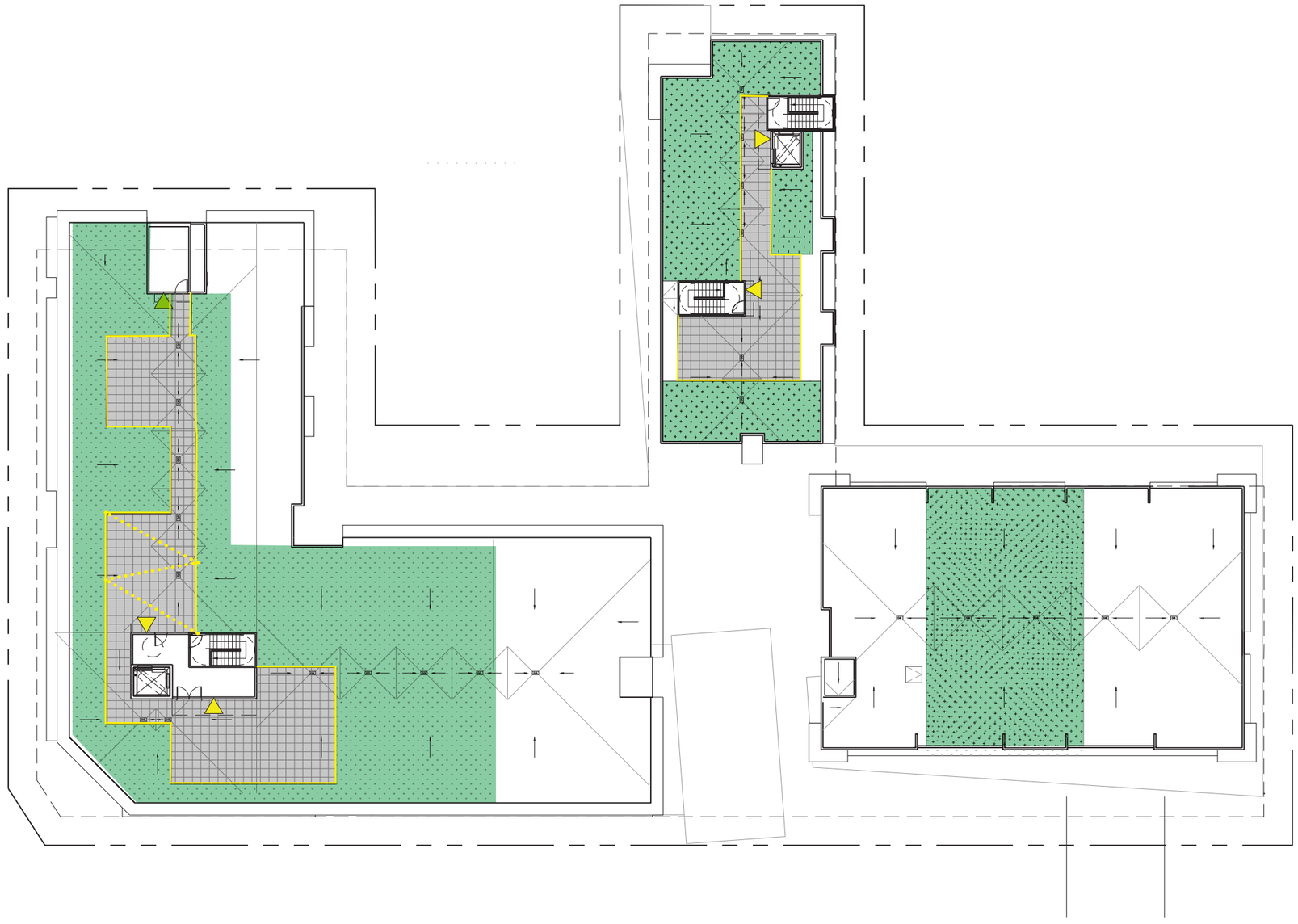
MANUFACTURER:
AMERICAN LIGHT



FIXTURE: FESTOON LIGHT STRING

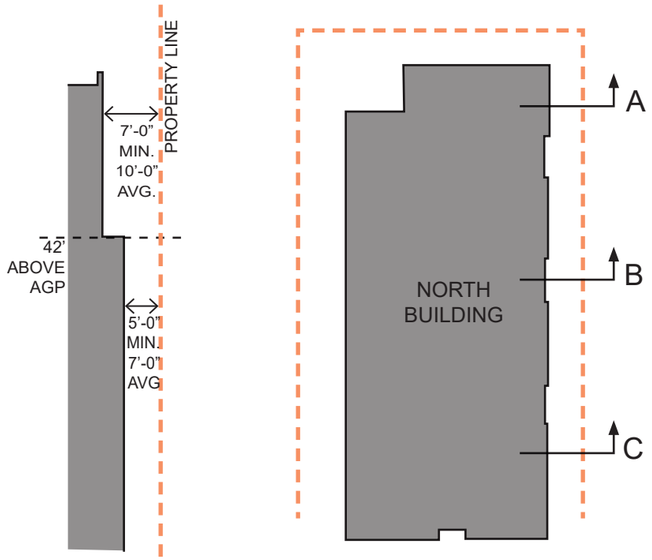
DIMENSIONS: 2 3/8” BULBS

LOCATION: CENTRAL COURTYARD



DEPARTURE #1 : SMC 23.45.518.B: MR SETBACKS

REQUIREMENT	*LOCATION*	*REQUEST*	*JUSTIFICATION*	*APPLICABLE DESIGN GUIDELINES*
10' AVERAGE SETBACK, 7 FOOT MINIMUM SETBACK ABOVE 42' IN HEIGHT	EAST PROPERTY LINE OF NORTH BUILDING	PART A: REQUESTING RELAXATION OF 10' AVERAGE UPPER LEVEL SETBACK. PROPOSED IS 9'-9" AVERAGE.	THE PROJECT IS EXCEEDING THE MINIMUM 7'-0" SETBACK AT ALL CONDITIONS, WITH A MINIMUM SETBACK OF 8'-3". THE PROPOSED DESIGN ALLOWS FOR THE RECESSED PORTIONS OF THE BUILDING AT THE LOWER LEVELS TO CONTINUE IN THE SAME PLANE TO THE UPPER LEVELS, CONNECTING THE BOTTOM AND TOP PORTIONS OF THE FACADE AND CREATING A UNIFIED COMPOSITION. ADDITIONALLY, THE BAYS STOP SHORT OF THE ROOFLINE, REDUCING THE PERCIEVED MASS OF THE BAYS. THIS APPROACH WAS TAKEN ON A BUILDING OF SIMILAR SCALE LOCATED DIRECTLY NORTH OF THE PROJECT, ALLOWING THIS EXPRESSION TO RELATE TO NEIGHBORING STRUCTURES AS WELL.	CS2.B - ADJACENT SITES, STREETS, AND OPEN SPACES ROOS. CS2-II - ADJACENT SITES, STREETS, AND OPEN SPACES CS2.D - HEIGHT, BULK, AND SCALE CS3.A - EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES DC2.A - REDUCING PERCEIVED MASS DC2.B - FAÇADE COMPOSITION DCS.C3 - FIT WITH NEIGHBORING BUILDINGS
		PART B: PART B: REQUESTING FLEXIBILITY OF 42' HEIGHT FOR UPPER LEVEL SETBACK. PROPOSED IS 43'-10" FOR 50% OF SIDE LOT LINE & 47'-10" FOR 15% OF LOT LINE	BY NOT DICTATING A SPECIFIC DATUM THE PROJECT CAN BETTER RESPOND TO THE DESIGN GUIDELINES WITH A MORE BALANCED, THOUGHTFUL PROPORTION THAT REFLECTS THE NATURAL DATUMS WITHIN THE BUILDING AND RESPONDING TO THE TOPOGRAPHICAL CHARACTERISTICS OF THE SITE.	CS2.B - ADJACENT SITES, STREETS, AND OPEN SPACES ROOS. CS2-II - ADJACENT SITES, STREETS, AND OPEN SPACES CS3.A - EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES DC2.B - FAÇADE COMPOSITION DC2.C1 - VISUAL DEPTH AND INTEREST DC2.C3 - FIT WITH NEIGHBORHING BUILDINGS



CODE COMPLIANT

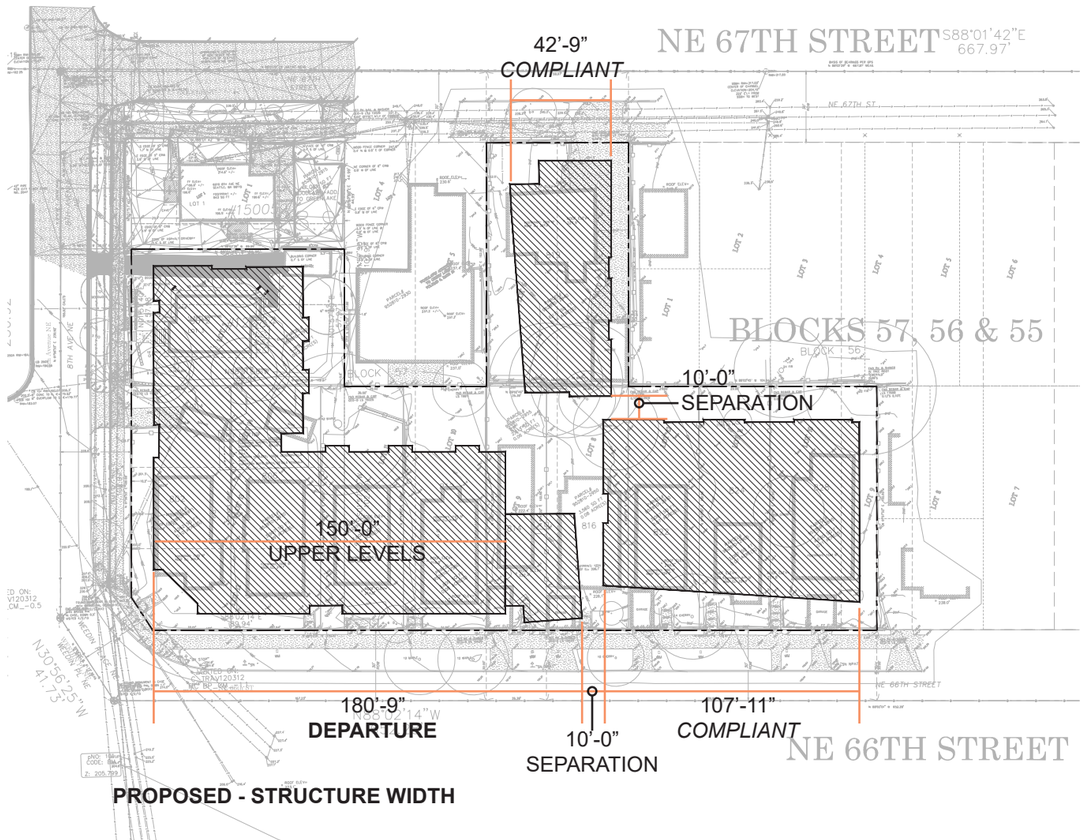
PROPOSED CONDTIONS AT EAST EDGE OF NORTH BUILDING



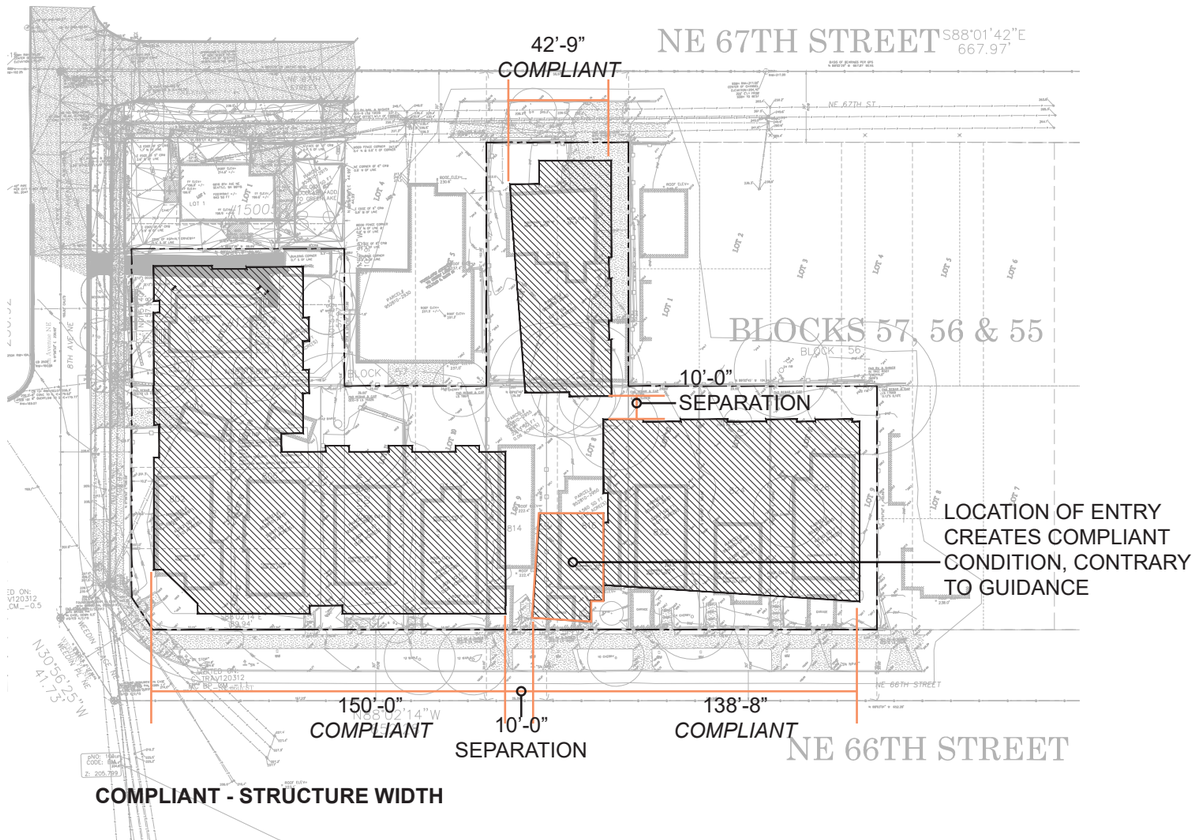
DEPARTURE #2 : SMC 23.45.528 STRUCTURE WIDTH

REQUIREMENT	*LOCATION*	*REQUEST*	*JUSTIFICATION*	*APPLICABLE DESIGN GUIDELINES*
THE WIDTH OF THE PRINCIPAL STRUCTURES SHALL NOT EXCEED 150 FEET.	SOUTH PROPERTY LINE	REQUESTING RELAXATION OF 150' LIMITATION FOR STRUCTURE WIDTH OF THE WEST BUILDING.	THE INTENT OF THE REGULATION IS TO LIMIT THE DEVELOPMENT OF OVERLY LARGE OR MASSIVE UNIFIED STRUCTURES. THE MAJOIRTY OF THE PROPOSED BUILDING MASS, THE UPPER FIVE STORIES, IS NO GREATER THAN 150' IN WIDTH. THE SMALL, TWO-STORY, HIGHLY TRANSPARENT VOLUME IS THE MAIN LOBBY AND OCCURS AT THE LOCATION APPROVED BY THE DESIGN REVIEW BOARD. TO COMPLY, THE LOBBY VOLUME COULD SHIFT TO THE EAST AND THE GRAND STAIR COULD SHIFT WEST. HOWEVER THIS IS COUNTER OT THE GUIDANCE FROM THE BOARD TO HAVE THE GRAND STAIR VISIBLE FROM TEH ENTRY COURT ALONG 66TH CONNECTING THE UPPER AND LOWER COURTYARD AND MAIN ENTYR LOBBY. STRICT CODE ADHERENCE WOULD NOT RESULT IN A BETTER DESIGN.	CS2.B - RELATIONSHIP TO THE BLOCK CS2.D - HEIGHT, BULK, AND SCALE ROOS. CS2-II - ADJACENT SITES, STREETS, AND OPEN SPACES CS3.A - EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES PL1.A - NETWORK OF OPEN SPACES PL3.A - ENTRIES PL4.4 - ENTRY LOCATIONS AND RELATIONSHIPS DC3.A2 - REDUCING PERCEIVED MASS DC3.A - BUILDING - OPEN SPACE RELATIONSHIP





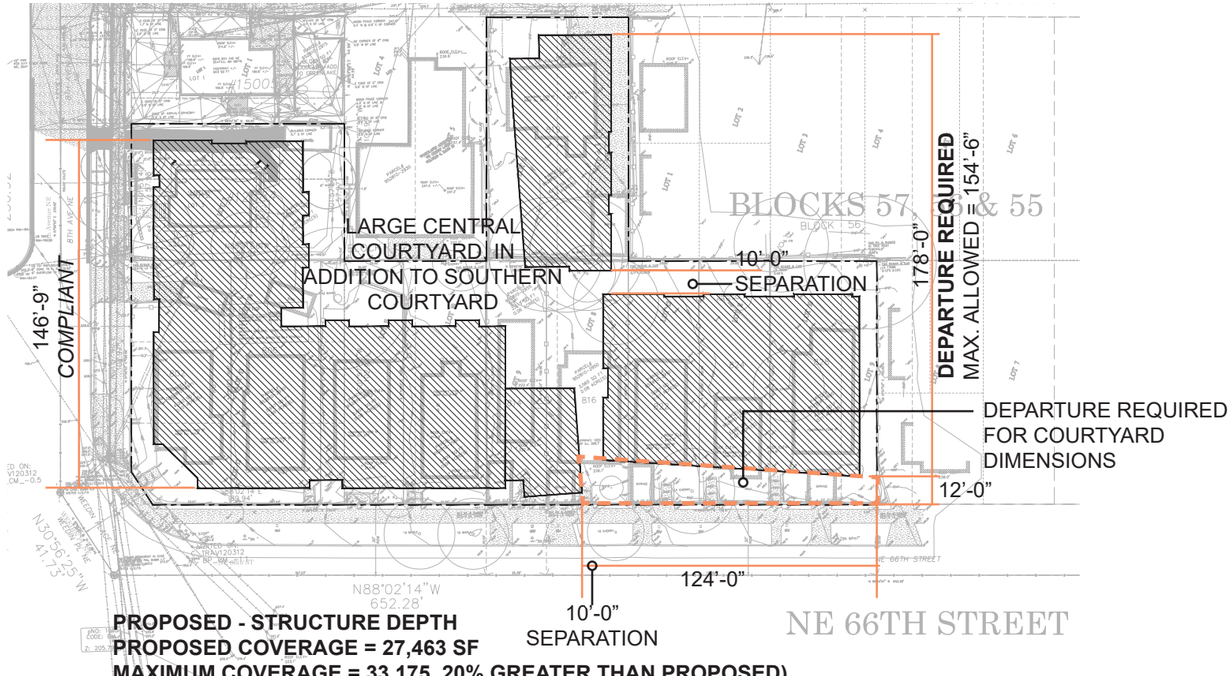
PROPOSED - STRUCTURE WIDTH



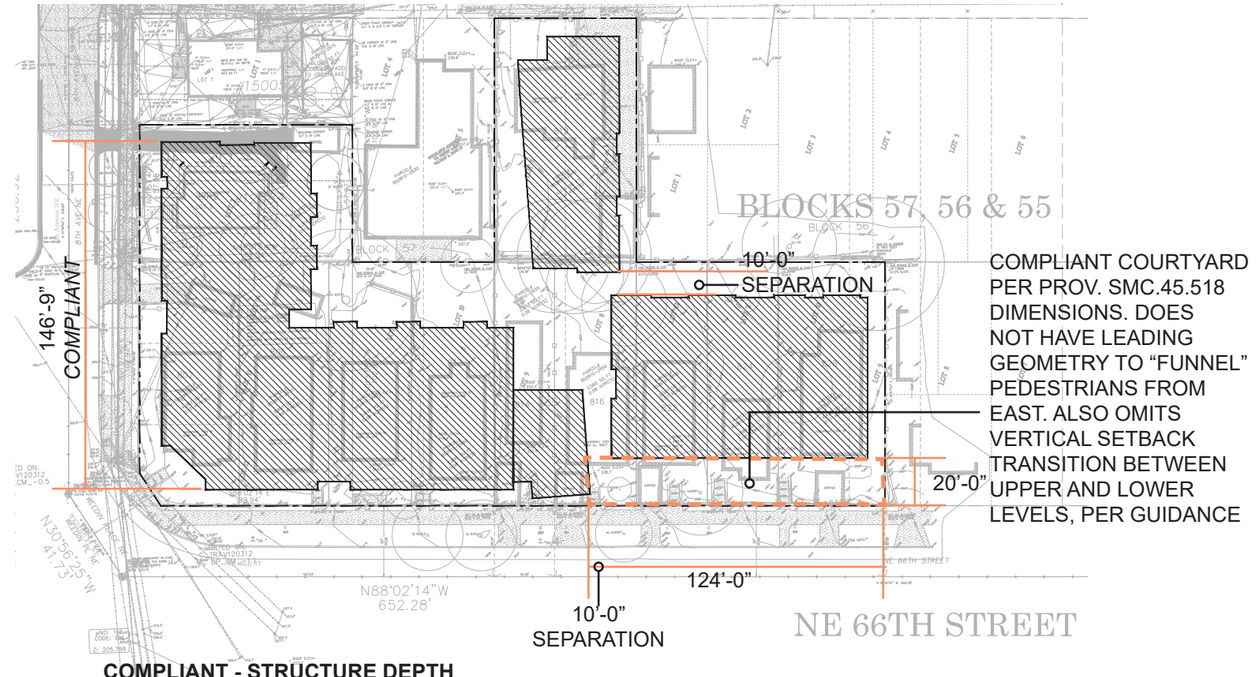
COMPLIANT - STRUCTURE WIDTH

DEPARTURE #3 : SMC 23.45.528 STRUCTURE DEPTH

REQUIREMENT	*LOCATION*	*REQUEST*	*JUSTIFICATION*	*APPLICABLE DESIGN GUIDELINES*
THE DEPTH OF THE PRINCIPAL STRUCTURES SHALL NOT EXCEED 75% OF THE LOT, EXECPT AS PROVIDED IN SUBSECTION 23.45.528.B2 23.45.528.B2 - EXCEPTIONS TO STRUCTURE DEPTH LIMIT: TO ALLOW FOR FRONT SETBACK AVERAGING AND COURTYARDS AS PROVIDED IN SECTION 23.45.518, STRUCTURE DEPTH MAY EXCEED THE LIMIT SET IN SUBSECTION 23.45.528.B.1 IF THE TOTAL LOT COEVERAGE RESULTING FROM THE INCREASED STRUCTURE DEPTH DOES NOT EXCEED THE LOT COVERAGE THAT WOULD HAVE OTHERWISE BEEN ALLOWED WITOUT USE OF THE COURTYARD OR FRONT BACK AVERAGING PROVISIONS.	ENTRY COURT AT SOUTHEAST CORNER	REQUESTING RELAXATION OF THE STRUCTURE DEPTH CALCULATION PROCEDURES FOR RECOGNIZING A CONTRIBUTING COURTYARD PER 23.45.518 THAT WOULD ALLOW THE PROEJECT DEPTH TO BE CALCULATED UTILIZING LOT COVERAGE EQUIVALENCIES. MAXIMUM LOT COVERAGE : 38,017 SF PROPOSED LOT COVERAGE : 34,059 SF (10% LESS THAN MAXIMUM)	THE PROJECT MEETS THE LOT COVERAGE PROVISION AS AN EXCEPTION TO THE DIMENSIONAL STRUCTURE DEPTH CALCULATION PER 23.45.528.B2 AND HAS AN AVERAGE FRONT SETBACK CALCULATION OF 16'-6" +/-. THE SOUTHERN ENTRY COURT MEETS THE INTENT OF THE COURTYARD PROVISION IN 23.45.518 BUT DOES NOT MEET THE STRICT DIMENSIONS. (20' DEEP & 30% OF THE LOT WIDTH) INSTEAD IT HAS A 15'-6" AVERAGE DEPTH AND IS 23% WIDER (124'-6") THAN THE MINIMUM WIDTH (100'-11"). IN ADDITION, THE PROJECT IS PROVIDING AN 8,000 SF COURTYARD NETWORK THROUGHOUT THE PROJECT CREATING MID-BLOCK RESIDENT PASSAGE THAT ALIGNS WITH ADJACENT DEVELOPMENT TO THE NORTH AT 800 NE 67TH ST. TO CREATE STRICT COMPLIANCE, THE PROJECT OCULD INCREASE THE SETBACK OF THE ONE STORY "BASE" OF THE EAST BUILDING. HOWEVER, THIS IS COUTNER TO THE APPROVED GUIDANCE TO UTILIZE THE ENTRY COURT TO "FUNNEL" THE PEDESTRIAN FROM THE EAST (TRANSIT STATION) TO THE FRONT DOOR AND AVE THE BASE PROVIDE A VERTICAL SETBACK TRANSITION FROM THE UPPER VERTICAL BUILDING IN THE PEDESTRIAN REALM.	CS2.B - RELATIONSHIP TO THE BLOCK CS2.D - HEIGHT, BULK, AND SCALE ROOS. CS2-II - ADJACENT SITES, STREETS, AND OPEN SPACES CS3.A - EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES PL1.A - NETWORK OF OPEN SPACES PL1.B - WALKWAYS AND CONNECTIONS PL3.A - ENTRIES ROOS PL3-II - HUMAN AND COMMERCIAL ACTIVITY PL4.4 - ENTRY LOCATIONS AND RELATIONSHIPS DC3.A2 - REDUCING PERCEIVED MASS DC3.A - BUILDING - OPEN SPACE RELATIONSHIP ROOS DC3-II - STREET PLANTING & LANDSCAPE TO ENHANCE THE BUILDING AND / OR SITE ROOS DC3-III - RESIDENTIAL OPN SPACE



PROPOSED - STRUCTURE DEPTH
PROPOSED COVERAGE = 27,463 SF
MAXIMUM COVERAGE = 33,175, 20% GREATER THAN PROPOSED)



COMPLIANT - STRUCTURE DEPTH

APPLICANT WORK SAMPLES

SKIDMORE JANETTE APD













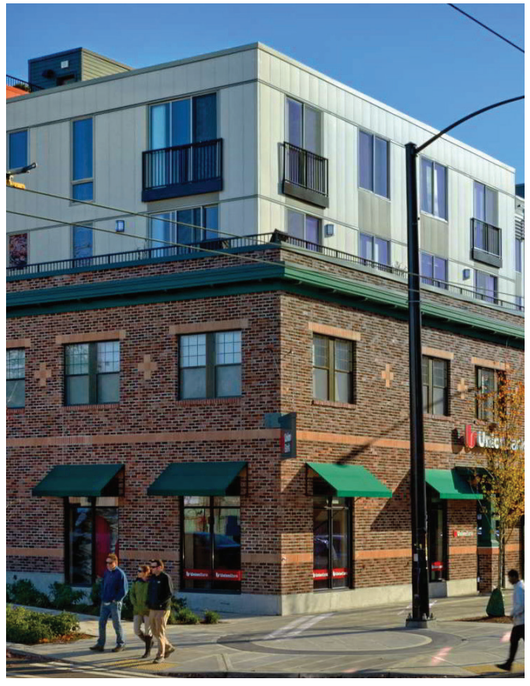



MANTELL DRUGS




KeyBank
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PHARMACA
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EDEN HILL


EDEN HILL