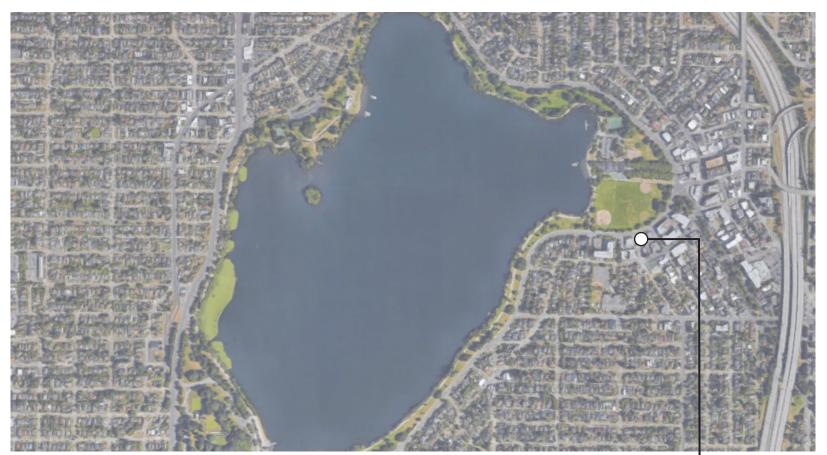




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VICINITY MAP

EXISTING SITE

The project site consists of a single trapezoidal parcel (952810-0485) bordered by 4th Ave NE and East Green Lake Way N. Immediately adjacent to the site to the southwest is a two-story mixed-use building that contains a coffee shop and sandwich shop. Directly to the northeast of the site is a four-story mixed-use building that contains three-stories of residential units above another coffee shop, a fast-food burger restaurant, and a pizzeria. The subject parcel is a total of 9,137 square feet and measures approximately 100' in the north-south direction, 82' along the northern border in the east-west direction, and 100'-0" along the southern border. The site is flat; there is an approximate grade change of only 6" across the site overall. Currently there is a commercial building on the site that contains Spud Fish & Chips.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC3P-40, indicating that the structure may go up to 40'-0" plus additional applicable height bonuses. The NC zoning continues to the west one block and north for an additional 6 blocks. Generally, the NC zoning is within the first block adjacent to East Green Lake Way N before transitioning to LR zoning, but to the northeast the NC zoning continues east for two blocks. The NC zoning transitions to single-family zoning approximately one block southwest. There are no residential zoned parcels immediately adjacent to the project site. The project parcel is within the Green Lake Residential Urban Village, one block away from a pedestrian area, and is also confirmed to be in a Frequent Transit area. The project also falls within the Green Lake Neighborhood Design Guidelines.

DEVELOPMENT OBJECTIVES

The owner proposes the construction a new mixed-use apartment building with approximately 54 apartment units that vary between small-efficiency dwelling units (SEDUs) and efficiency dwelling units (EDUs), several live/work units (varying from one to five) and a single large commercial space located along East Green Lake Way N. This commercial space will provide a new home for Spud Fish & Chips restaurant to remain on site and continue to serve the neighborhood as it has since 1940. The large commercial space will be designed in collaboration with the business owner in order to fit the restaurant with an updated, expanded space enhancing both the food preparation and dining experience. The objective for the apartments is to provide upscale and attainable housing that is central to the Green Lake Urban Village, has direct access to Green Lake Park, and is easily accessible to downtown Seattle. The development of the site will follow current neighborhood development trends and will bring additional activity to a growing, vibrant neighborhood.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks in the zone are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. East Green Lake Way N is a major arterial that circumnavigates Green Lake Park. East Green Lake Way N contains a mix of restaurants, bars, and stores. A library and grocery store are nearby. Several bus lines run within two to three blocks of the project site, and provide a quick link between the neighborhood and downtown Seattle, Fremont, and the University District. Green Lake Park, a major recreation destination for neighborhood and city residents alike, is located to the north and west. The play field is located directly to the north, with the beach, boat house, tennis courts, playground and community center a short walk beyond. In general, the area is conducive to an active lifestyle, ideal for young professionals and students, and provides the necessary transportation and pedestrian links between the city center, the University of Washington, and the local neighborhoods surrounding the site.



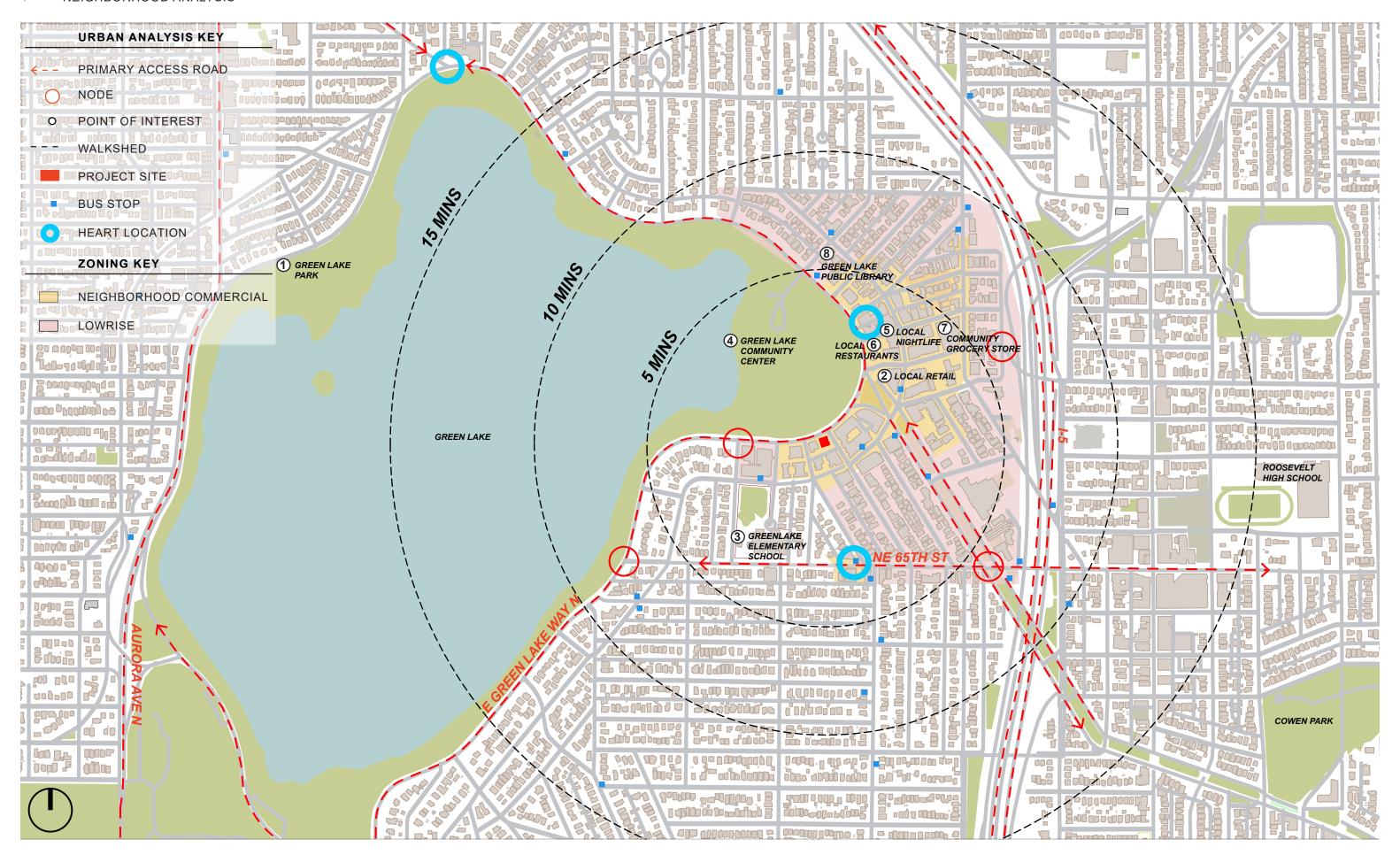
SITE LOCATION

6860 East Green Lake Way N Seattle, WA 98115

PROJECT PROGRAM

Site Area: 9,137 SF Number of Residential Units: 60 Commercial Space: 1600 SF (Spuds) Approx. 485-2400 SF (Live/Work) Number of Parking Stalls: None required

Required Bike Parking: 45 Total Area: Approx. 30,600 GSF Allowable FAR: 3.25 (29,695 SF) Proposed FAR: 3.24 (29,650 SF)





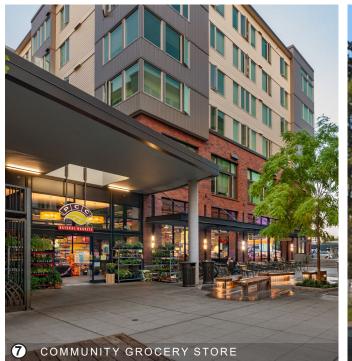
















ADDRESSES: 6860 East Green Lake Way N

PARCEL #: 952810-0485 **ZONING:** NC3P-40

OVERLAYS: Green Lake Residential Urban Village

SITE AREA: 9,137 SF

23.47A.004 PERMITTED USES

Permitted outright:

Residential, retail, restaurants

23.47A.005 STREET LEVEL USES

Residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing facade, in a pedestrian-designated zone, facing a designated principal pedestrian street.

True commercial required per 005.D.1; Live/works limited to 20% per 004.G.2.

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.012 STRUCTURE HEIGHT

	NC3P-40
Allowed Maximum Base Height:	40'-0"
4' additional allowed for street level commercial height requirement	44'-0"
4' additional allowed for rooftop features (parapets, clerestories, etc.)	48'-0"
16' additional allowed for stair & elevator penthouses:	60'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

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

23.47A.013 FLOOR AREA RATIO

Base FAR:	3.00 (27,411 SF)
Mixed-Use FAR:	3.25 (29,695 SF)

23.47A.014 SETBACK REQUIREMENTS

A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and Landscaping Standards.

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

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

23.47A.024 AMENITY AREA

Required: 5% of gross floor area in residential use 5% x (Approx.) 30,500 GSF =1525 SF

23.54.015 REQUIRED PARKING

Parking is not required. The project is within an Urban Village and meets the definition of Frequent Transit.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 51-100 units: 375 SF, plus 4 SF for each additional unit above 50, or

375 SF + (4 SF x 4 add. units) = 391 SF

Nonresidential, 0-5,000 square feet: 82 SF x .5 = 41 SF

Total: 375 SF + 41 SF = 416 sf

The minimum horizontal dimension of required storage space is 12 feet.



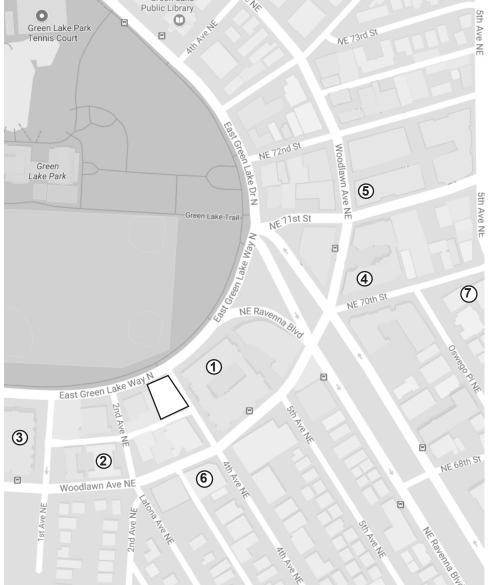




















VIEW OF PARK NEAR SITE



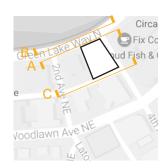
VIEW OF ALLEY



VIEW OF SIDEWALK



VIEW OF WESTERN NEIGHBOR



SITE



- STREET LOOKING SOUTH (A)





-STREET LOOKING NORTH (B) -



- ALLEY LOOKING NORTH (C)



SITE



STREET LOOKING WEST (A) -

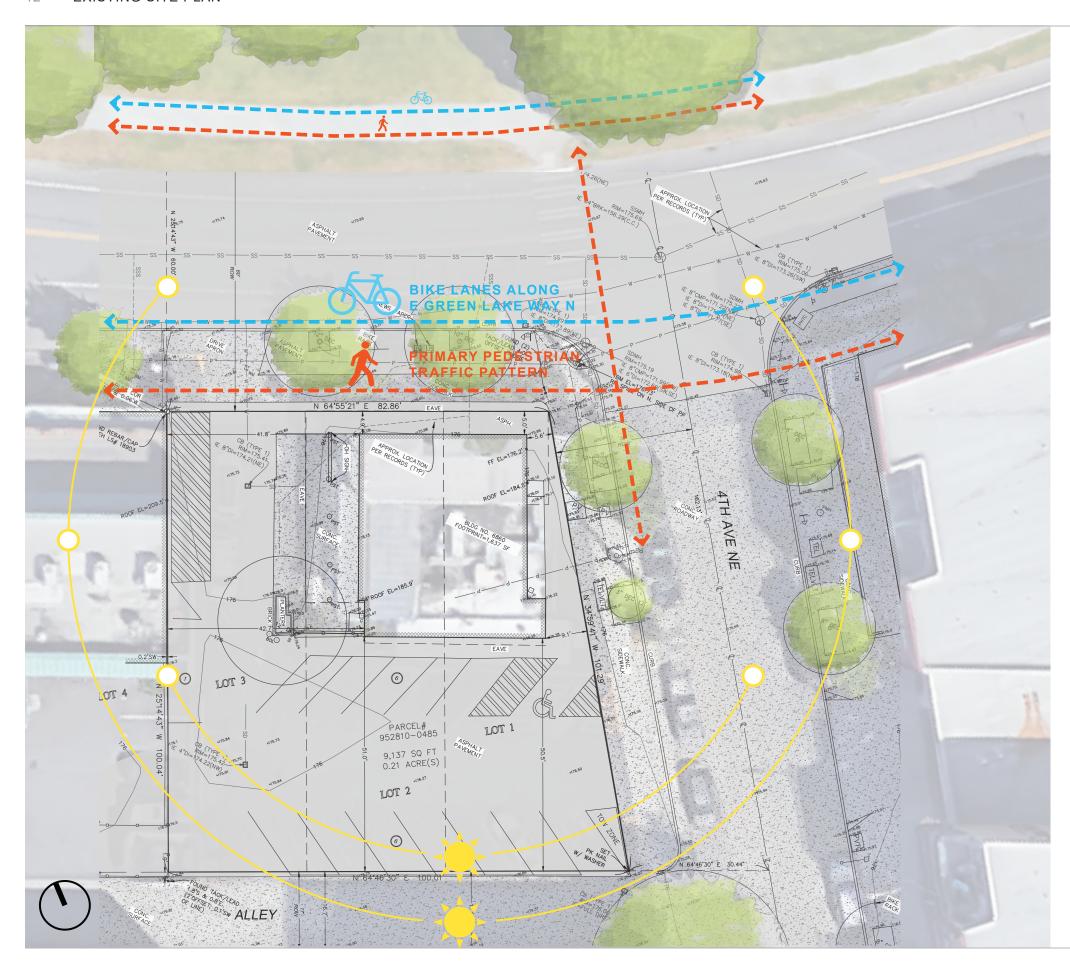
ACROSSFROMSITE



STREET LOOKING EAST (B)



-ALLEY LOOKING SOUTH (C)



PROPOSED PROJECT SITE

One parcel located on the corner of East Green Lake Way N and 4th Ave NE

Site Area = 9,137 square feet; trapezoidal in shape, measures approximately 100' x 100' x 83'

TOPOGRAPHY

No significant grade change, approx. 6" over the site.

ADJACENT BUILDINGS AND USES

Existing 2-story mixed-use building to the west

Existing 4-story mixed-use building to the east

Existing 2-story commercial building to the south

ALLOWABLE BUILDING AREA

NC3P-40

Mixed-Use FAR: 3.25 (29,695 SF)

LEGAL DESCRIPTION

Lots 1, 2 and 3, Block 10, Woodlawn Addition to Green Lake according to the Plat thereof recorded in Volume 6 of Plats, Page 20, in King County, Washington.

SOLAR ACCESS & VIEWS

The site has good solar access due to existing topography and the corner location, and views of Green Lake Park to the northwest, and possibly the Downtown skyline to the southeast and the Olympic Mountains to the west.

TRAFFIC CIRCULATION

East Green Lake Way N is a minor arterial that circumnavigates Green Lake. There is parallel parking along East Green Lake Way N on the south side of the street (adjacent to the property).

A pedestrian crosswalk is located at the northeast corner of the site, crossing East Green Lake Way N for access to the park.

A bike lane in the north direction is located immediately adjacent to the site along East Green Lake Way N. It is joined with the parallel parking. The corresponding southern bike lane is on the opposite side of the street.

4th Ave NE is a residential access street with parallel parking on both sides. There is a stop sign located at the intersection with East Green Lake Way N. A paved alley is accessed from this street.

STREETSCAPE

East Green Lake Way N has a 6'-0" wide sidewalk with a 9'-6" planting strip northwest of the proposed site.

4th Ave NE has a 5'-10" wide sidewalk with a 5'-6" planting strip northeast of the proposed site.

There are currently street trees in the R.O.W. along both 4th Ave NE and East Green Lake Way N.

The concrete alley to the southeast of the proposed site is approximately 17'-0" wide.

PROPOSED SITE PLAN

TRAFFIC CIRCULATION

Primary traffic and access to and from the site will occur along East Green Lake Way N.

The commercial spaces will be accessed via E Green Lake Way N while the residential entries will be located off of 4th Ave NE, which is of a quieter, more private nature.

Outdoor seating area for Spuds will be located at the intersection of Green Lake Way and 4th Ave to activate and promote a lively pedestrian experience.

Private bike storage for the residents will be accessed from the alley (as well as internally) and trash will be picked up from the alley.

The 26 bus circles the site and can be picked up from a stop on 2nd Ave NE (to the southwest of the site.) The 62 may be picked up from a bus stop on Woodlawn Ave NE. The 45 and the 316 can be picked up on NE Ravenna Blvd.

NEIGHBORHOOD PATTERNS AND POTENTIAL

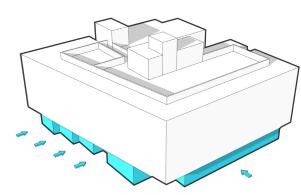
East Green Lake Way N is a principal pedestrian street due to the commercial uses in the area and the proximity to Green Lake Park across the street. Pedestrian traffic along East Green Lake Way N will be paramount to the development of the project.











CS2-B, CS2-C

CS2-C, PL1-B

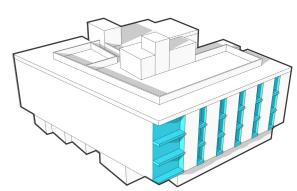
CS2-D , CS3-I

PL3-II, DC2-A

CS1. NATURAL SYSTEMS AND SITE FEATURES	Use natural systems and features of the site and its surroundings as a starting point for project design.		
CS1-I. Responding to Site Characteristics	i. Lakefront Orientation: In areas adjacent to Green Lake Park the building should be sited to acknowledge and orient to the lake and park.	Commercial spaces will front park and provide outdoor seating areas with views to the lake. To the greatest extent possible units will be oriented toward the park.	
CS2. URBAN PATTERNS AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area		
	 Connections to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Character of Open Space: Contribute to the character and proportion of surrounding open spaces. 	Transparency will be maximized at the pedestrian level along the street. Open space will be retained for exterior commercial use and will blur the boundary between the private and public spheres.	
CS2-C. Relationship to the Block	1. 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.	A strong corner massing will be balanced above a transparent base, creating a distinct edge while providing visual access between the neighborhood and the proposed structure.	
CS3-I. Architectural Context	iii. Residential Urban Village: Build on the core's classical architectural styles. Brick and detailed stucco are appropriate materials.	The proposed structure will take detail cues from the surrounding neighborhood and will use high-quality, durable materials (likely brick), especially at the pedestrian level.	
PL1. CONNECTIVITY	Complement and contribute to the network of open spaces around the site and the connections among them.		
PL1-A. Network of Open Spaces	1. Enhancing Open Space: Design the building and open space to positively contribute to a broader network of open spaces throughout the neighborhood.	The proposed design will utilize open space to visually connect to Green Lake Park.	
PL1-B. Walkways and Connections	 Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. 	Landscape and seating will be utilized along the sidewalk to connect to the existing pedestrian infrastructure and provide amenities for the public using the walkway.	
PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.		
PL3-A. Entries	Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. 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.	In addition to being recessed and transparent, signage and lighting will be incorporated into the entry design to provide the necessary wayfinding and make the entry readily identifiable.	
PL3-II. Transition Between Residence and Street	ii. Mixed-Use Buildings: For mixed-use buildings with residential units over commercial ground floor uses, consider locating the primary residential entry on the side street rather than in the main commercial area.	The primary residential entry will be located on 4th Ave NE rather than on the primary arterial.	

GREEN LAKE NEIGHBORHOOD DESIGN GUIDELINES





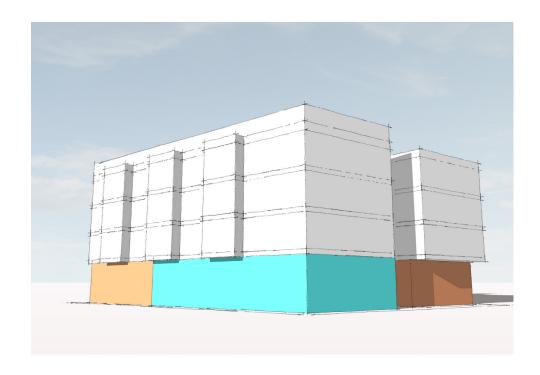




DC2-B, DC2-B DC4-B DC2-B, DC2-D

DC2. ARCHITECTURAL CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	
DC2-A. Massing	 Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. 	The overall building has been separated into distinct volumes to reduce the perceived mass of the overall proposal.
DC2-B. Architectural and Facade Composition	1. Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.	Windows will be grouped to indicate solid vs. void. The glazing will be maximized towards the street and views to maximize visual interest.
DC2-D. Scale and Texture	Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture."	Overhangs along the street-facing facade help bring the structure to a pedestrian scale, and parapets are used to create the appearance of structural volumes. The proposed material at the ground-level volume will be of high-quality and textural on the pedestrian scale. Secondary elements (i.e. balconies) will create a second layer of building texture.
DC3. OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each compliments the other.	
DC3-B. Open Space Uses and Activities	3. Connections to Other Open Space: Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate.	Open spaces located on the site will be strategically located to respond to and interact with Green Lake Park across the street.
DC3-C. Design	2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project.	The proposed outdoor spaces will be further designed with integrated seating, lighting, and fencing to create attractive, appealing space.
DC4. EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces.	
DC4-B. Signage	 Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Coordination With Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with facade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context. 	The proposed signage will look to the surrounding neighborhood for inspiration and to ensure that it is appropriate in scale and character. The existing Spud signage will be retained an incorporated into the new design in some way.
DC4-C. Lighting	1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.	Site lighting will be utilized to create a safe environment. It will also be used for nighttime wayfinding.
DC4-D. Trees, Landscape and Hardscape Materials	 Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. 	A "porch" (or small plaza) will serve as an opportunity to provide lush planting, as well as will be the location for some vertical tree planting elements. Integrated seating will also be provided to create secondary gathering space for the residents and the public.

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OPTION ONE CODE COMPLIANT

48 apartments
4 live/work units
1 commercial space

Option One proposes an open courtyard space centered along E Green Lake Way N. The overall layout is efficient and but accommodates the least number of units. Additional upper-level modulation creates a varied street-facing facade, and takes design cues from the neighboring buildings. The commercial fronts both E Green Lake Way N and 4th Ave NE and live/works are divided between the two streets. The major constraint for this options is that the commercial primarily fronts 4th Ave NE.

Option One is code compliant and seeking no departures.

OPTION TWO CODE COMPLIANT

54 apartments 5 live/work units 1 commercial space

Option Two proposes a scheme with commercial at the building corner, the majority of the units facing the two adjacent streets, and maximizes the FAR and site allowances while creating an appealing structure. The live/works are divided between the two streets, and the commercial space primarily fronts E Green Lake Way N. Small modulation moves create distinct volumes that decrease the perceived mass of the project while maximizing the development potential of the site.

Option Two seeks a commercial depth departure to create modulation and increase pedestrian access.

OPTION THREE PREFERRED

60 apartments
1 live/work units
1 commercial space

Option Three proposes a scheme with one live/work unit and commercial space fronting E Green Lake Way N. An outdoor seating area for the commercial tenant, Spud Fish and Chips, is located at the building corner, promoting active use of the pedestrian realm. The majority of the units face the two adjacent streets. Upper level private balconies provide rhythmic modulation as well as an outdoor amenity for unit residents with views to the park and lake.

Option Three is code compliant and seeking no departures.

OPTION ONE

DISTINGUISHING FEATURES

- 4-story building = 28,638 GSF
- 48 apartments, 4 live/work units, and 1 commercial space
- 1637 GSF commercial space for Spud Fish & Chips fronting 4th Ave NE and East Green Lake Way N

OPPORTUNITIES

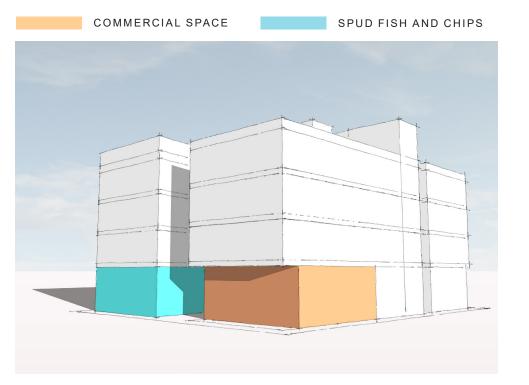
- Open courtyard space centered along East Green Lake Way N
- · Efficient unit layout
- Commercial at corner
- Centered courtyard divides perceived massing into two volumes along East Green Lake Way N
- Additional upper level modulation creates a varied street-facing facade, and takes design cues from the neighboring buildings

CONSTRAINTS

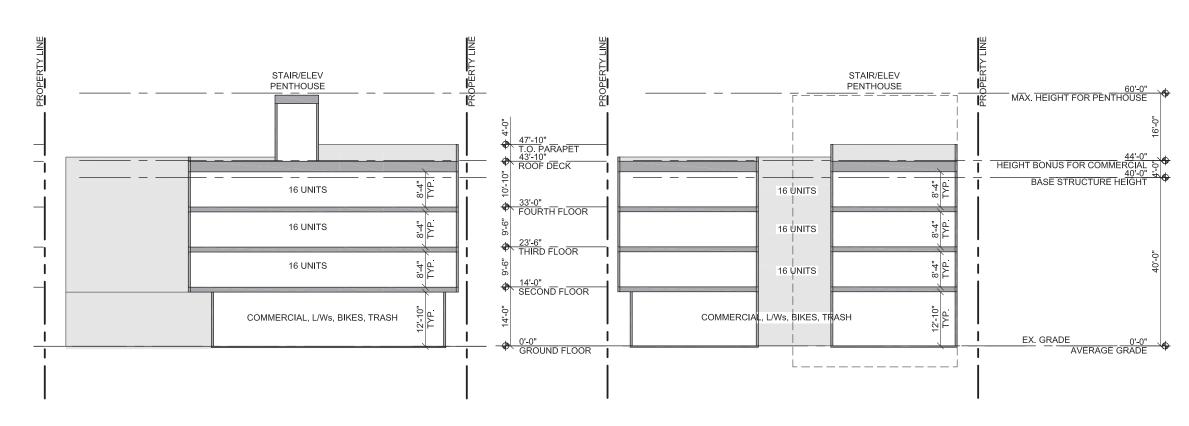
- Commercial primarily along 4th Ave NE
- Units facing the western neighbor and the alley instead of East Green Lake Way N
- Live/work units divided between East Green Lake Way N and 4th Ave NE
- Lower unit count

DEPARTURE REQUESTED:

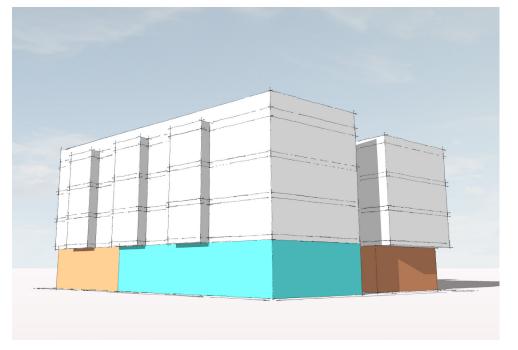
· No departures requested; code compliant



VIEW FROM E GREEN LAKE WAY

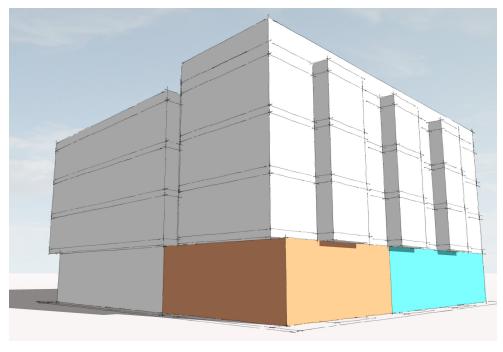


EAST-WESTSTACKING DIAGRAM



VIEW FROM CORNER OF E GREEN LAKE WAY AND 4TH AVE NE

NORTH-SOUTHSTACKING DIAGRAM



VIEW FROM 4TH AVE NE









OPTION TWO

DISTINGUISHING FEATURES

- 4-story building = 30,416 GSF
- 54 apartments, 5 live/works, and 1 commercial
- 1600 GSF commercial space for Spud Fish & Chips fronting East Green Lake Way N

OPPORTUNITIES

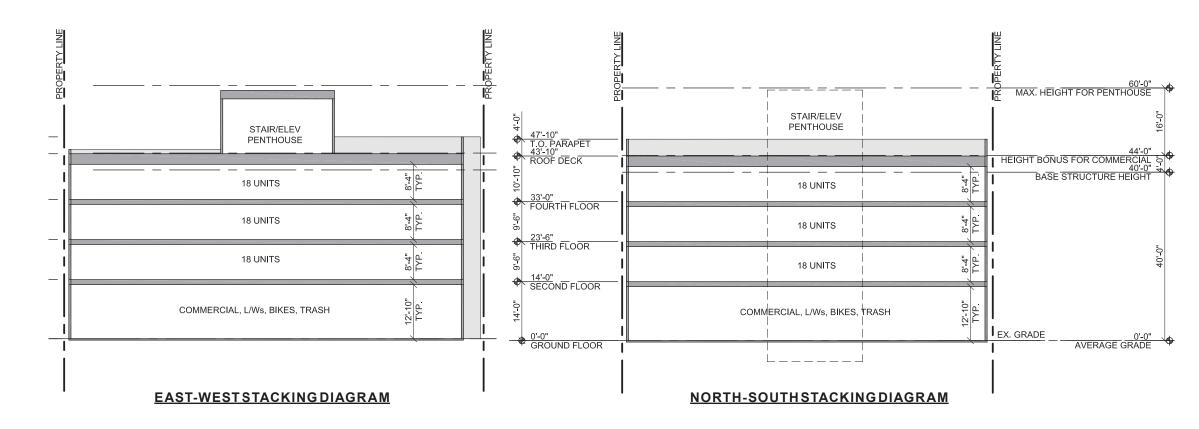
- Commercial at building corner
- Majority of units facing streets
- Efficient layout
- Maximized FAR and site allowances
- Open space at southwest corner of site for shared tenant space

CONSTRAINTS

- Proximity to north and east property lines limits the amount of modulation possible along the street-facing facades
- Live/work units divided between East Green Lake Way N and 4th Ave NE

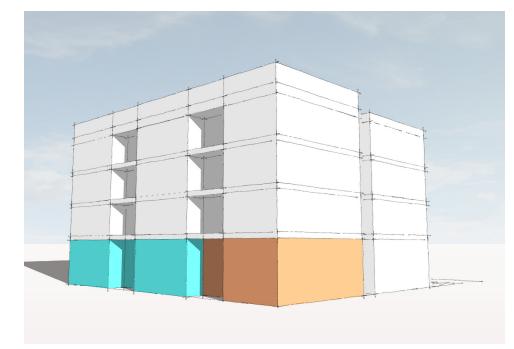
DEPARTURE REQUESTED:

• Commercial depth departure required to create modulation and increase pedestrian access





SPUD FISH AND CHIPS



VIEW FROM E GREEN LAKE WAY



VIEW FROM CORNER OF E GREEN LAKE WAY AND 4TH AVE NE



VIEW FROM 4TH AVE NE

21





LEVEL 2-4 PLAN STREET LEVEL PLAN **ROOF PLAN**



OPTION THREE - PREFERRED

DISTINGUISHING FEATURES

- 4-story building = 30,600 GSF
- 60 apartments, 1 live/work, and 1 commercial
- 1600 GSF commercial space for Spud Fish & Chips fronting East Green Lake Way N

OPPORTUNITIES

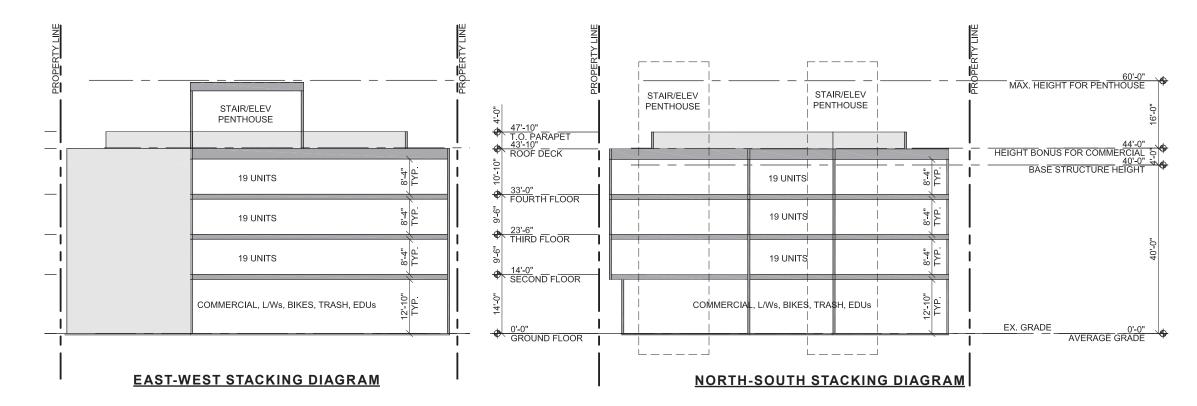
- Commercial facing E Green Lake Way N
- · Commerical outdoor patio at corner
- Majority of units facing streets
- Private balconies facing Green Lake Park
- Interior units face light well allowing >25% glazing
- Maximized FAR and site allowances

CONSTRAINTS

 Upper level proximity to east property line limits modulation opportunities

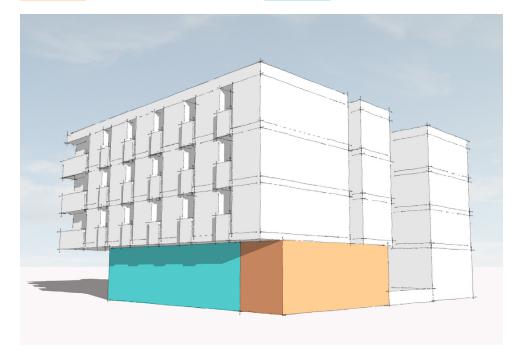
DEPARTURE REQUESTED:

No departures requested; code compliant

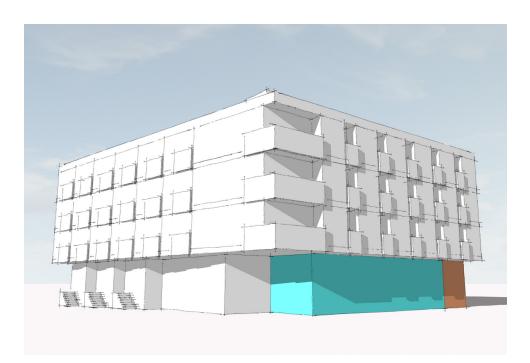


COMMERCIAL SPACE

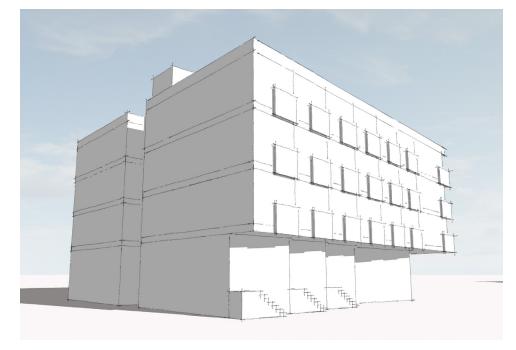
SPUD FISH AND CHIPS



VIEW FROM E GREEN LAKE WAY



VIEW FROM CORNER OF E GREEN LAKE WAY AND 4TH AVE NE



VIEW FROM 4TH AVE NE









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HALA AND MHA

The Housing Affordability and Livability Agenda (HALA) is a multipart approach to create a more affordable and livable city. A comprehensive report with recommendations to achieve this goal was published by an advisory committee in mid-2015. One of the recommendations is a Mandatory Housing Affordability (MHA) requirement for developers of new commercial and multi-family residential buildings to include affordable housing as part of the development or contribute to a city fund for affordable housing in exchange for additional zoning capacity. To achieve the additional zoning capacity changes to zoning within Urban Villages (and expansion areas) are proposed.

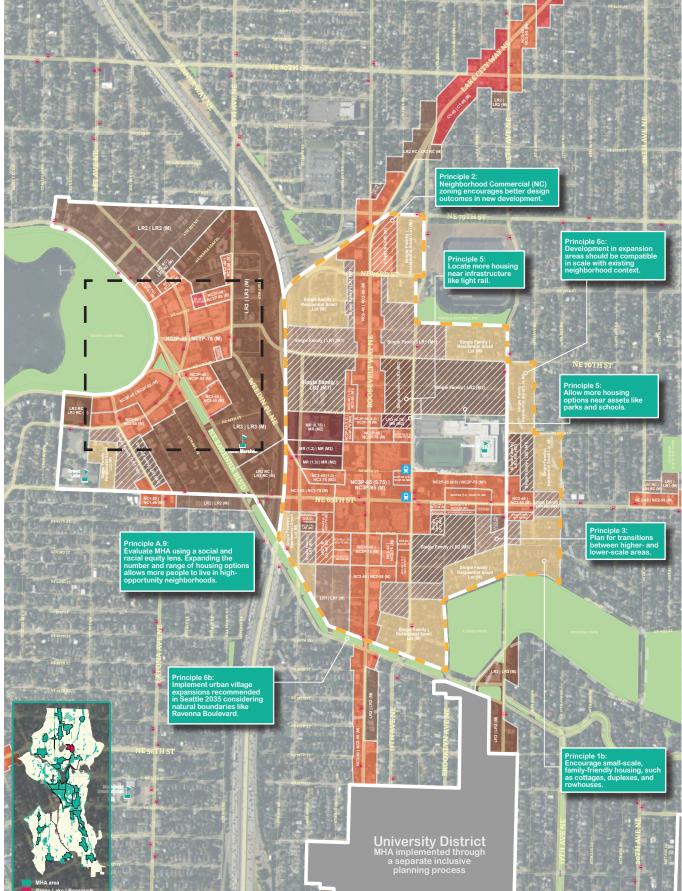
PROJECT IMPLICATIONS

The Green Lake Residential Urban Village is one such area where zoning changes have been proposed. The draft zoning changes indicate that the maximum building height will be increased from 40 feet to 55 feet and the FAR will be increased to from 3.25 to 3.75. These changes will allow for an additional story and additional overall building area. In exchange, the development will be required to provide at least 6% of the units as affordable (or provide payment to the city fund).

APPROXIMATE TIMELINE

Earlier this year zoning changes in a handful of neighborhoods were approved, including the U-District, Chinatown-International District, portions of the Central District and the Uptown neighborhood. The changes proposed in Green Lake are currently part of a city-wide proposal that will be reviewed by City Council as part of its annual Comprehensive Plan review in 2018. The owner and design team are following the process closely.





DRAFT ZONING CHANGES (GREEN LAKE/ROOSEVELT)

OPTION THREE (HALA ALTERNATIVE)

DISTINGUISHING FEATURES

- 5-story building = 35,333 GSF
- 75 apartments, 1 live/work, and 1 commercial
 1600 GSF commercial space for Spud Fish & Chips fronting East Green Lake Way N

OPPORTUNITIES

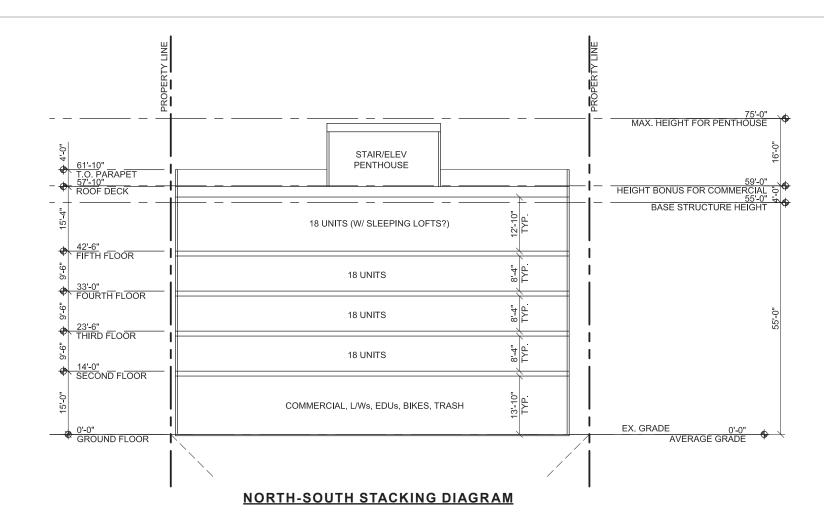
- Commercial facing E Green Lake Way N
- Commerical outdoor patio at corner
- Majority of units facing streets
- Private balconies at corner break down massing
- Interior units face light well allowing >25% glazing
- Maximized FAR and site allowances

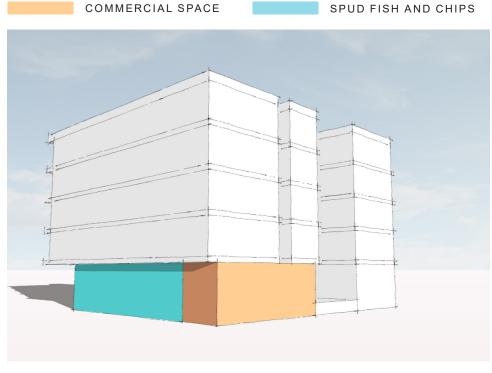
CONSTRAINTS

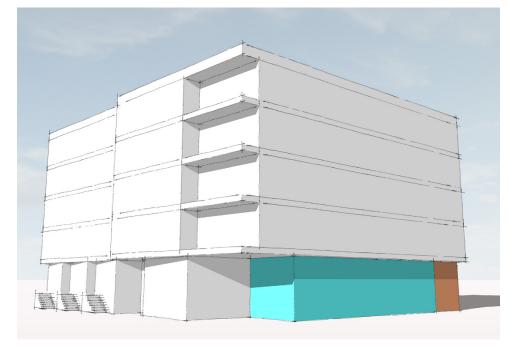
Flat upper level massing

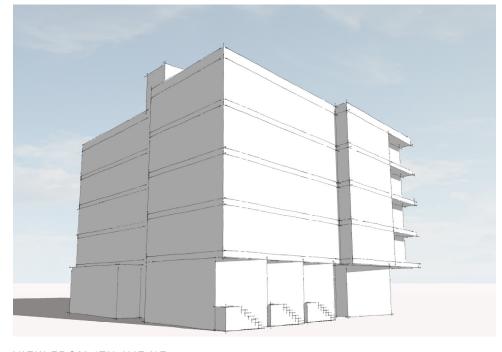
DEPARTURE REQUESTED:

No departures requested; code compliant









VIEW FROM E GREEN LAKE WAY

VIEW FROM CORNER OF E GREEN LAKE WAY AND 4TH AVE NE

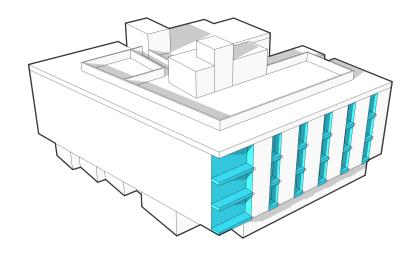
VIEW FROM 4TH AVE NE





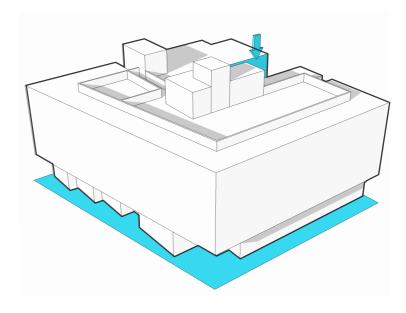
ROOF PLAN LEVEL 2-4 PLAN STREET LEVEL PLAN





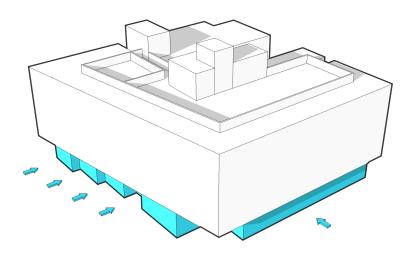
POTENTIAL DECK MODULATION

Decks provide secondary facade elements for additional modulation at the street-facing facades. These decks will also benefit from the proximity to the park.



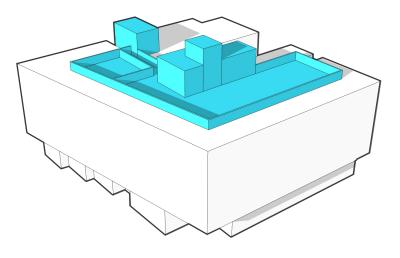
OPEN SPACE

Outdoor commercial space located at the corner promotes activity at the street level and enhances the pedestrian experience. Building modulation along the west allows for greater glazing to bring light into internal units.



ENTRY RECESSES

The ground level commercial and residential entries will be recessed to provide wayfinding and indicate pedestrian entry. This also provides inherent overhead weather protection.



ROOF DECK LOCATION

The roof deck is focused towards Green Lake Park for access to views and light. The circulation in located toward the center of the building, keeping the tallest masses away from the building edge at the street.



DESIGN STANDARD

SMC 23.47A.008.B.3 Street-Level Development Standards

Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.

DEPARTURE REQUEST

To allow the commercial depth to decrease from the required 30'-0" to a minimum of 26'-0" (a average of 29'-0", a 3% reduction overall) at entry access points along Green Lake.

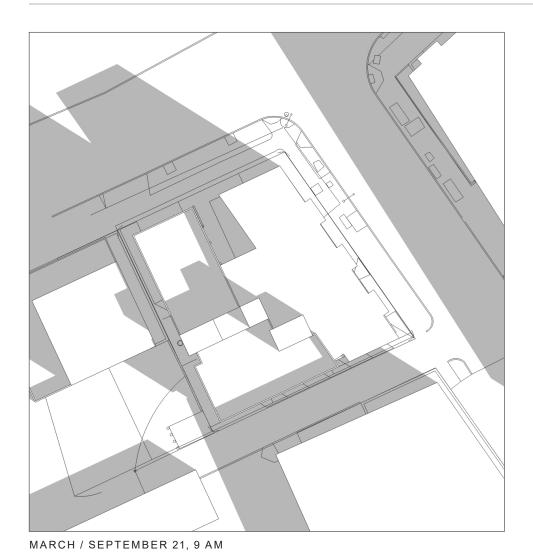
To allow the commercial depth to decrease from the required 30'-0" to a minimum of 27'-6" (a average of 29'-2", a 3% reduction overall) at entry access points along 4th Ave NE.

RATIONALE FOR DEPARTURE:

This departure creates additional exterior space for pedestrian circulation and experience. It also decreases the perceived massing of the proposed design by providing additional modulation and responds to a more pedestrian scale. 3'-0" is also needed for functioning egress. These small notches indicate entry for the commercial spaces and allows the access doors to swing outwards.

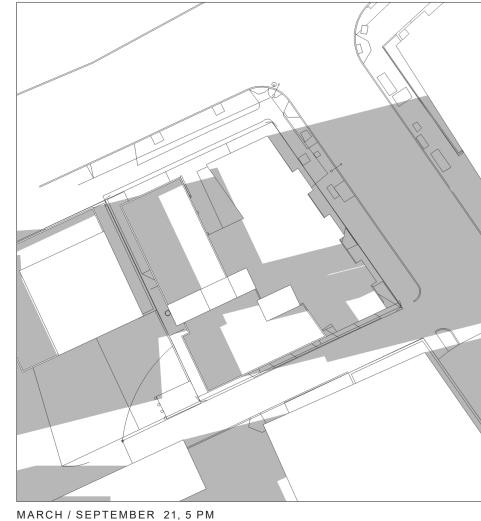
OPTION:

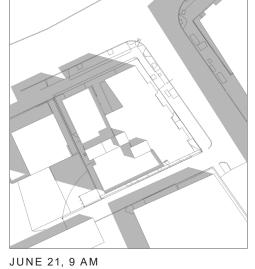
Option 2

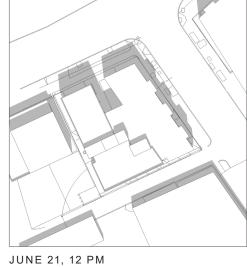


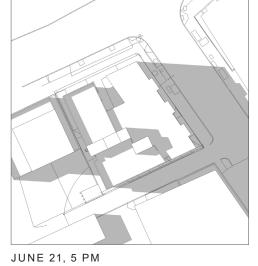


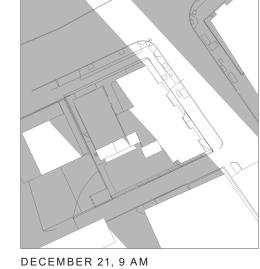


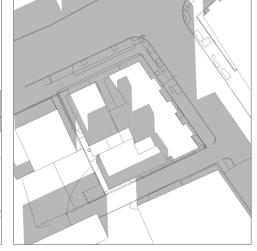






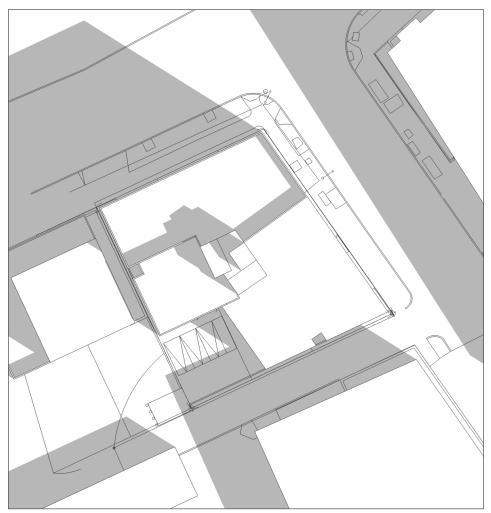


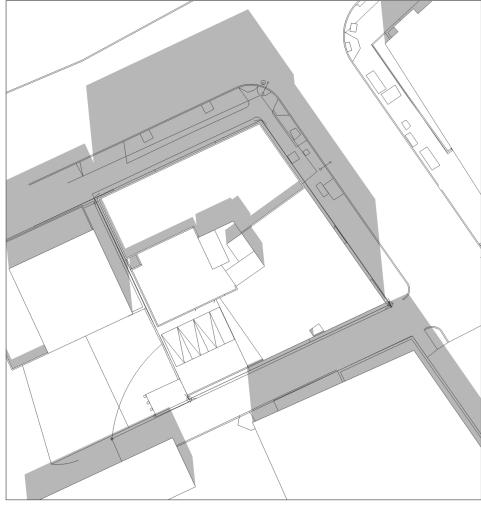


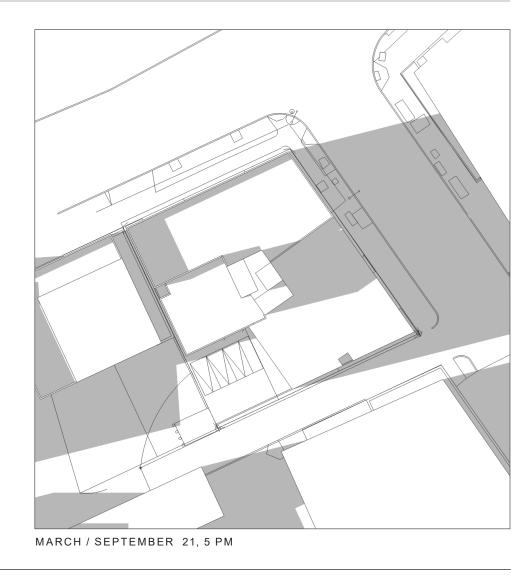




DECEMBER 21, 12 PM DECEMBER 21, 5 PM

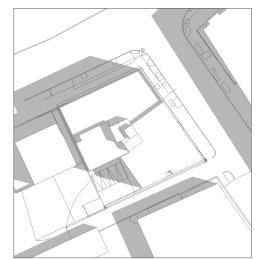


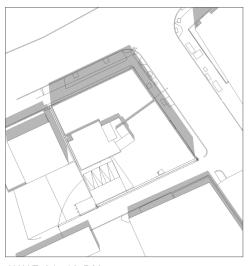


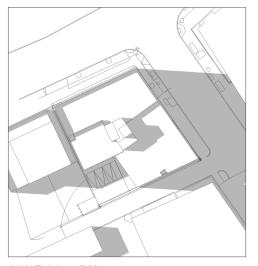


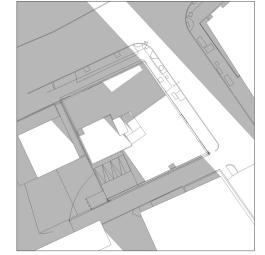
MARCH / SEPTEMBER 21, 9 AM

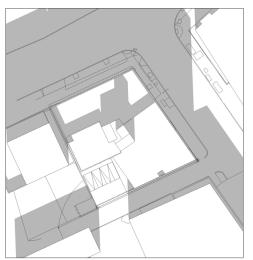
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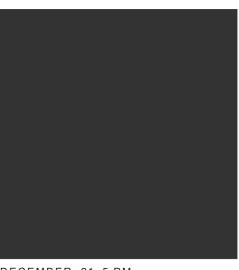












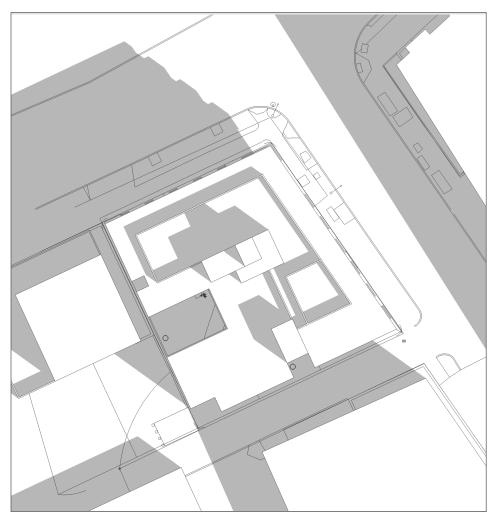
JUNE 21, 12 PM JUNE 21, 5 PM

DECEMBER 21, 9 AM

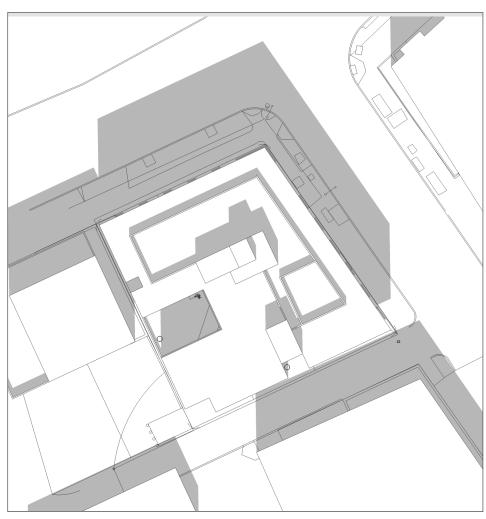
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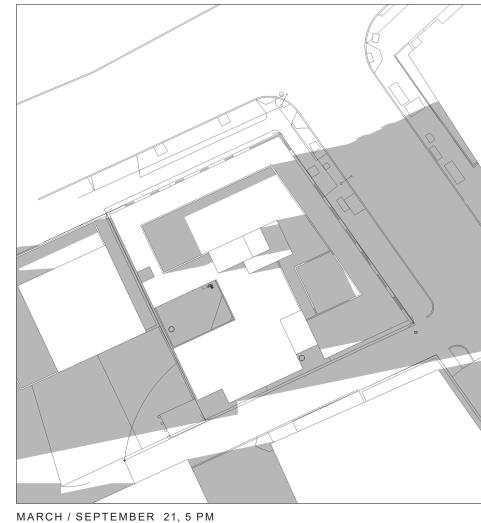
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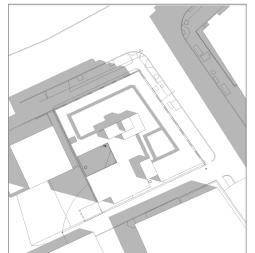


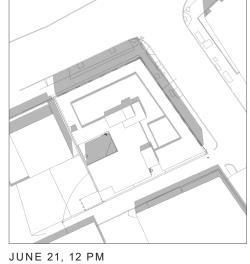


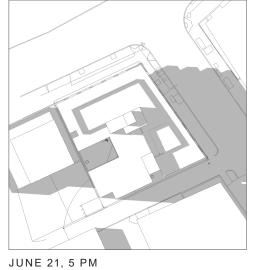


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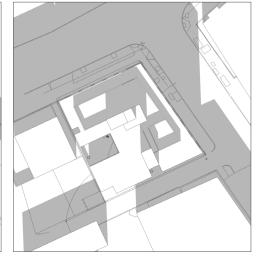


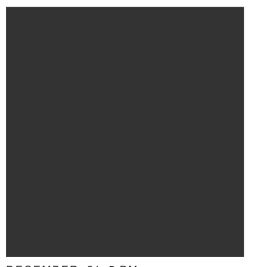












DECEMBER 21, 12 PM

DECEMBER 21, 5 PM

JUNE 21, 9 AM





ACTIVE COMMERCIAL AT CORNER



DECKS TO MAXIMIZE VISUAL ACCESS TO PARK



SIMPLE MATERIALS AND MASSING



TRANSPARECENY AT CORNER