

5000 12TH AVE NE





PROJECT INFORMATION

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5000 12th Ave NE, Seattle WA

OWNER

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DEVELOPER

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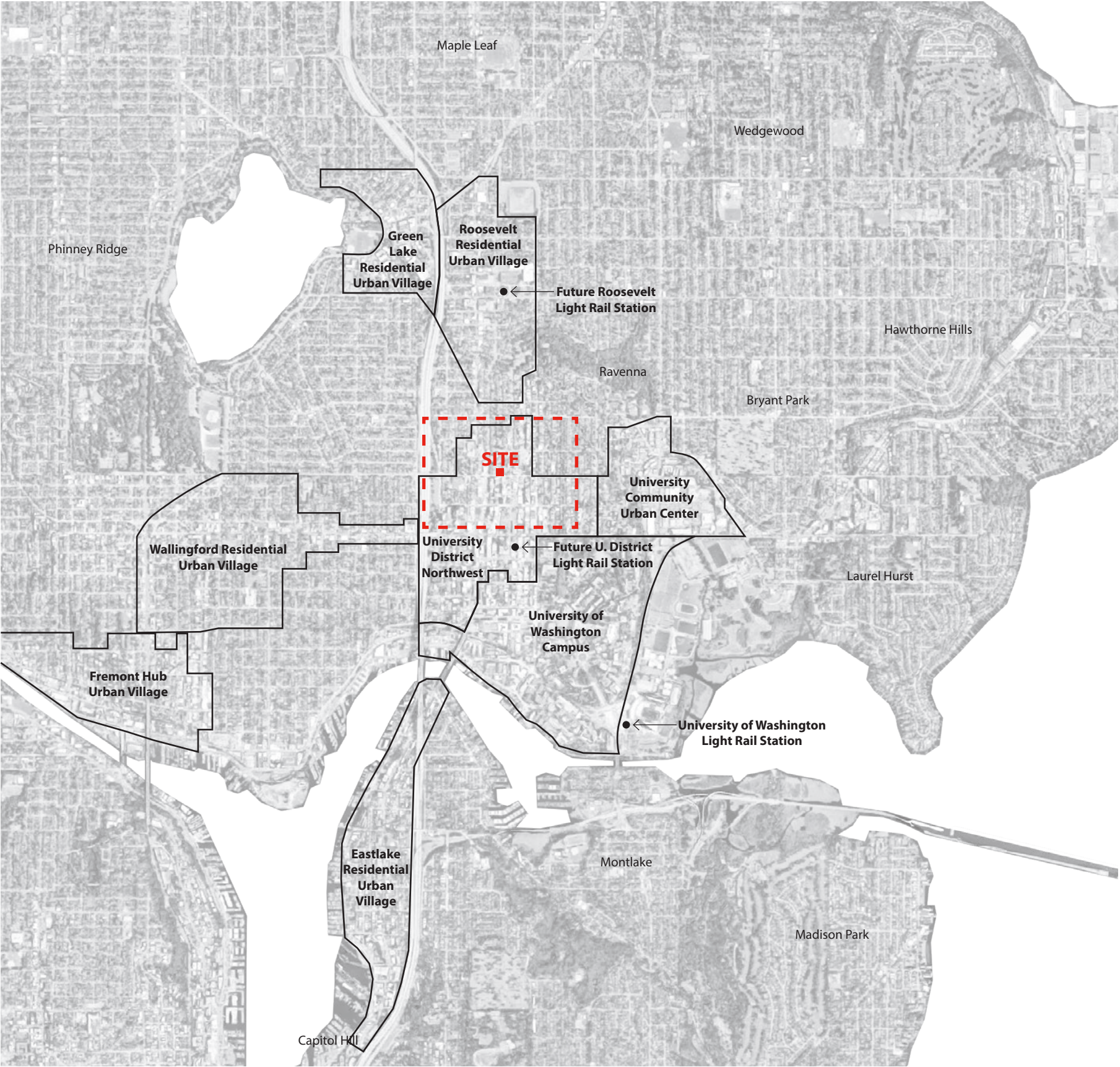
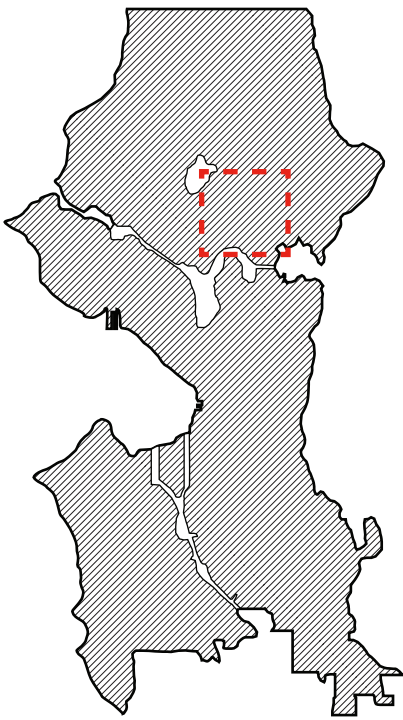
LANDSCAPE

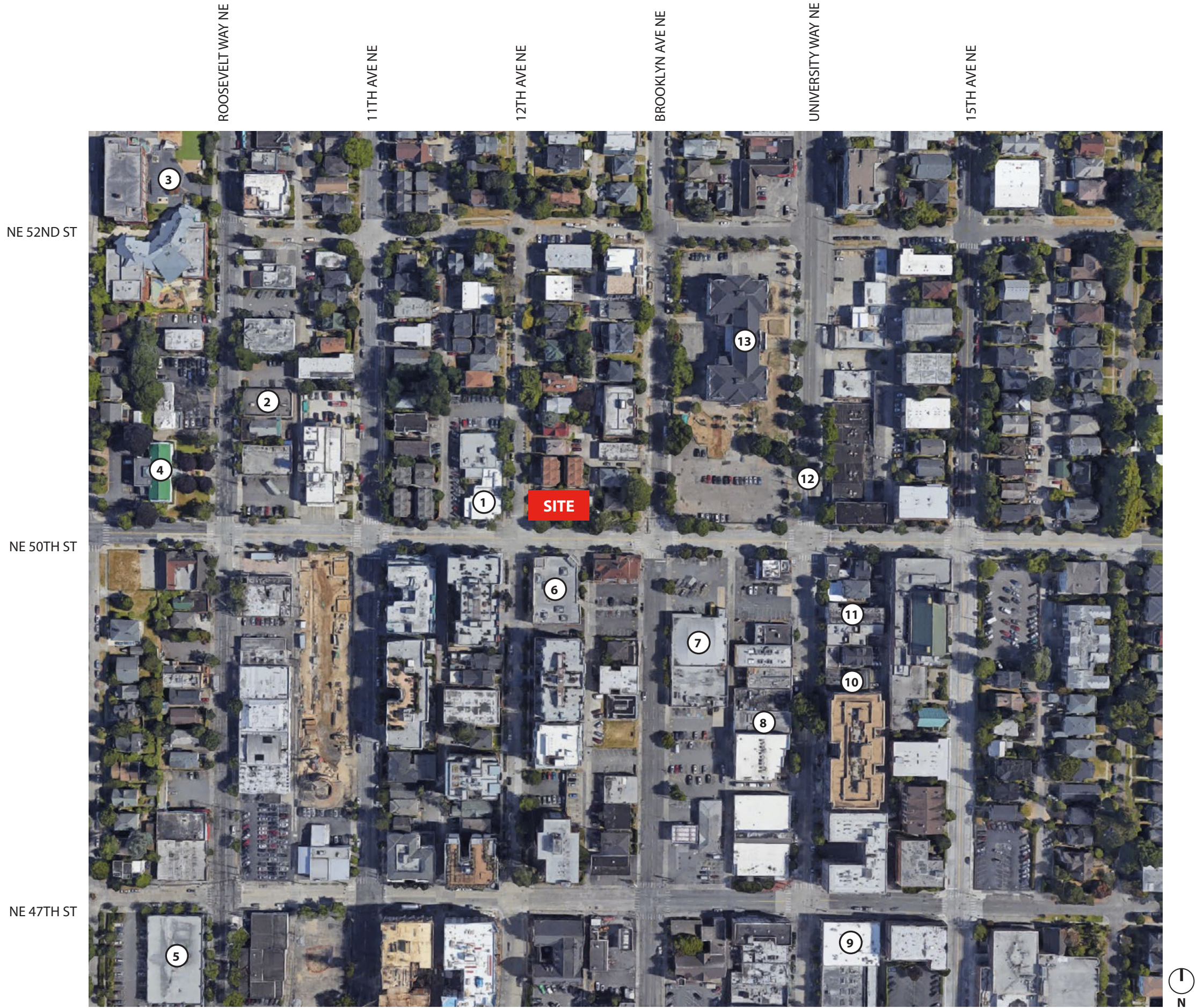
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3.0 PROPOSAL





Location

The proposed project is located on the northern edge Seattle's University Community Urban Center boundary. The site is on the northeast corner of 12th Avenue NE and NE 50th Street.

Development Objectives

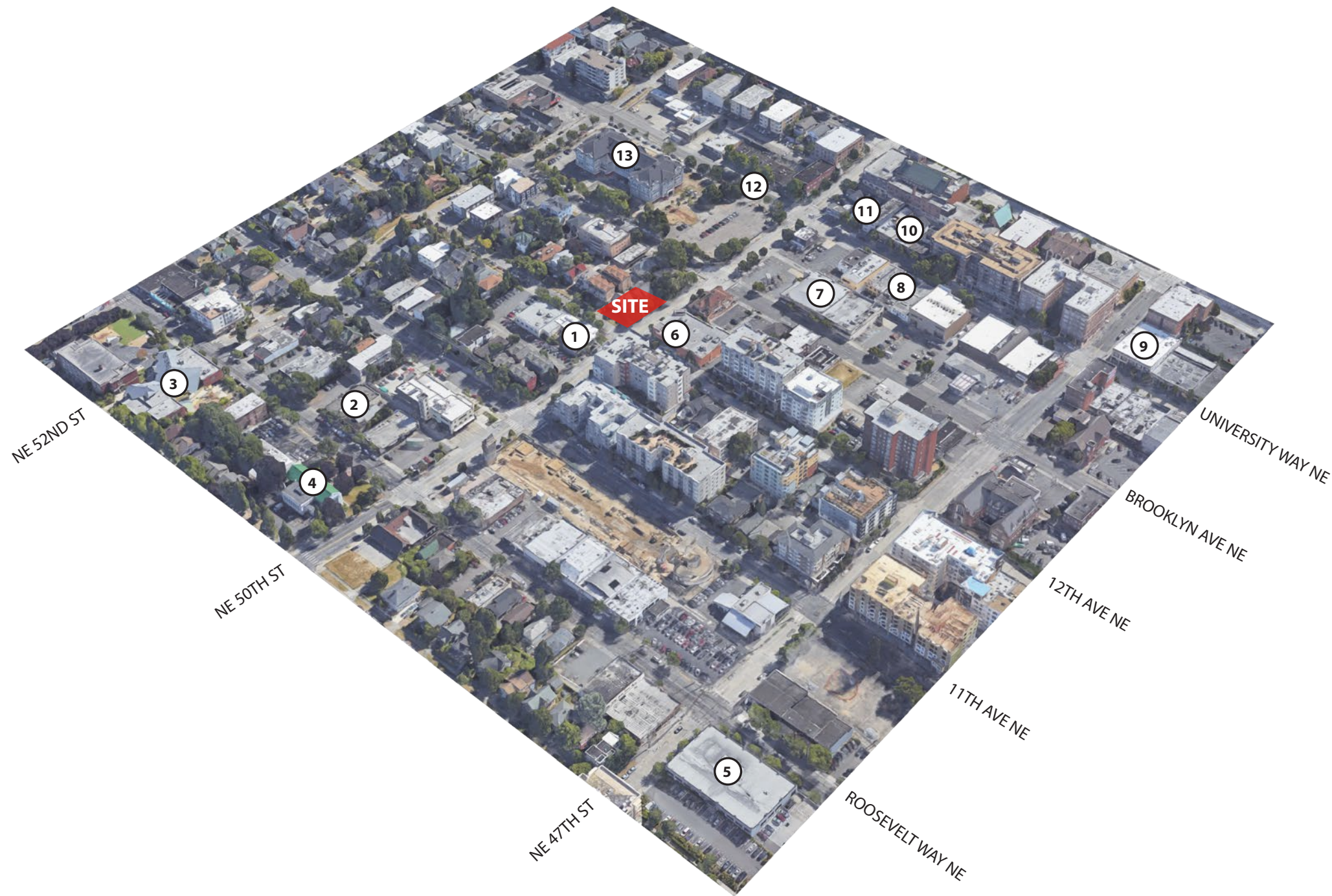
The proposed project will be a eight-story, apartment building approximately 66-feet in height and approximately 34,000-sf. The building will contain 47 residential apartment units, resident lobby, an outdoor landscaped roof deck, on-site leasing office, and street level commercial space. The project development objectives are as follows:

- Provide a high quality living environment for residents convenient to work, leisure and recreation
- Provide a lively environment for urban residents, including accommodations for retail and/or restaurants
- Develop pedestrian-oriented design to benefit the neighborhood:
 - Widen sidewalks
 - Strengthen the street edge with an appropriately scaled facade
 - Create vibrant and transparent street level façades
 - Plant street trees to buffer traffic
- Be a good neighbor. This will inform the project in terms of:
 - Commercial level streetscape design
 - Landscape design & material selection
 - Exterior lighting design
 - Parking access
 - Trash & recycling storage

Neighborhood Context

1. University Family YMCA
2. Planned Parenthood, Roosevelt Health Center
3. University Child Development School
4. University Branch, Seattle Public Library
5. Trader Joes
6. Walgreens
7. Safeway Grocery
8. University True Value
9. Goodwill U District
10. Rudy's Barbershop
11. The Location of Bruce Lee's First Dojo
12. University District Farmers Market
13. University Heights Center

4.0 SUMMARY CONTEXT ANALYSIS



Neighborhood Context

- 1. University Family YMCA
- 2. Planned Parenthood, Roosevelt Health Center
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4.0 SUMMARY CONTEXT ANALYSIS

PRESENT LAND USE

The neighborhood has recently been upzoned as a part of the implementation of Seattle's Housing Affordability and Livability initiative. As a result the zoning allows for denser and more commercial developments. The present uses reflect the previous zoning with retail, dense multi-family, and mixed-use programs to the south. To the north, east, and west the present use is predominantly low rise multifamily with the exception of the sites directly east and west. To the east across the alley a 7-story, mixed-use, multi-family project was recently completed. To the west across 12th Ave NE is a YMCA. The property to the north was subdivided and developed into townhouses.



LEGEND

- Future Developments
- Single Family Residential
- Multi Family Residential
- Mixed Use
- Retail
- Office
- School / Institutional
- Parks/Open Space



4.0 SUMMARY CONTEXT ANALYSIS

TRANSIT MODES

The project site is well served by several bus lines located within a 5-minute walk radius. King County Metro bus routes 45, 49, 67, 70, 71, 73, 74, 373, 541, 542, and 556 run in the near vicinity of the site and provide connections to Downtown retail core, Northgate retail, Sand Point, Revenna, Wedgwood, The International District, Golden Gardens Park, Bellevue, and Redmond. The University of Washington Light Rail Station is located 1.4 miles south of the site and provides connections south to SEATAC Airport.

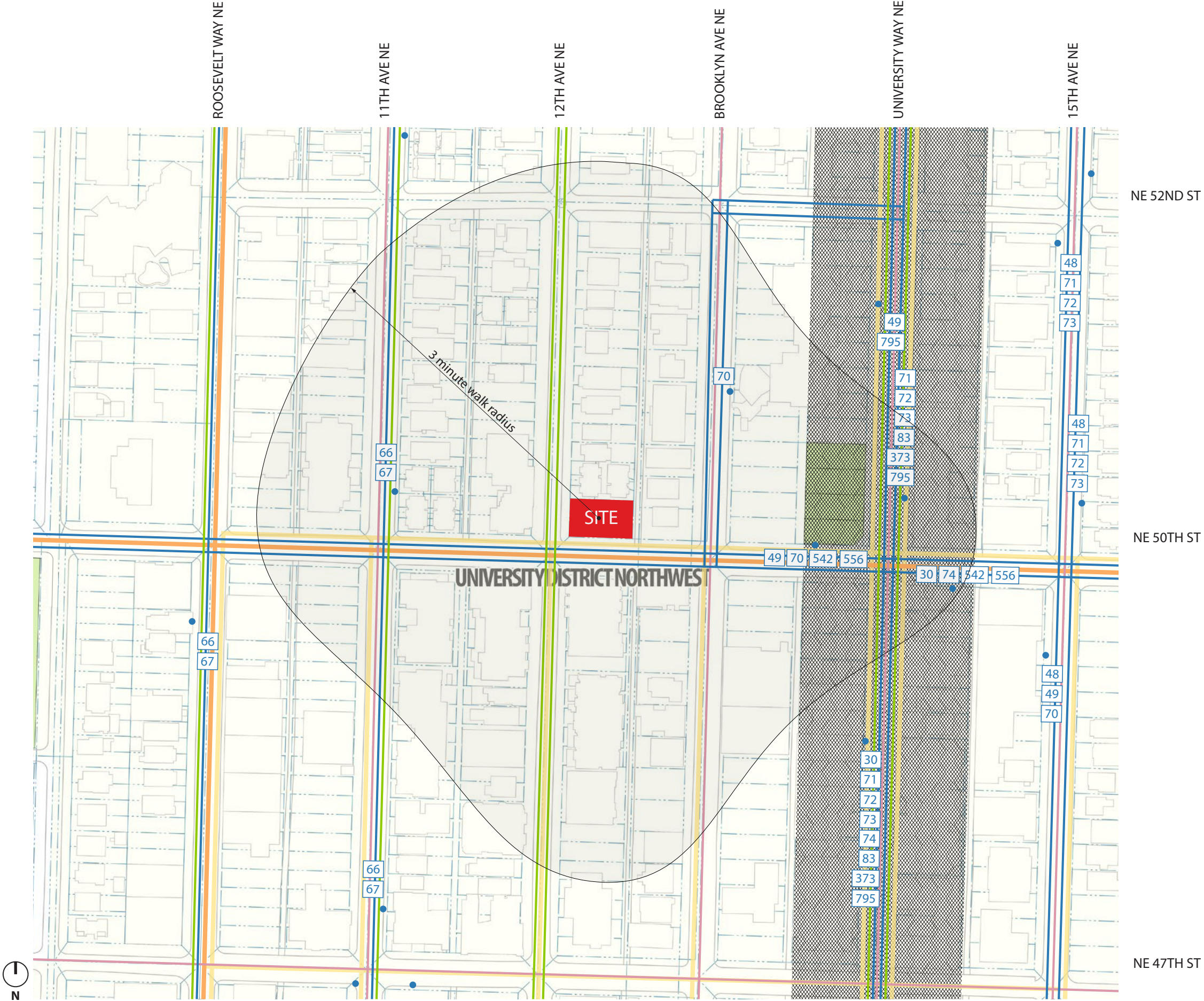
The neighborhood is well served by automobile with on/off ramp to I-5 a short drive west of the site.

Current bicycle infrastructure includes 12th Ave NE designated as a Neighborhood Greenway, designated north bound bike lanes on 11th Ave NE, and protected south bound bike lanes on Roosevelt Way NE.

The public transportation options and commercial development in the vicinity of the site also speak to its pedestrian environment.

LEGEND

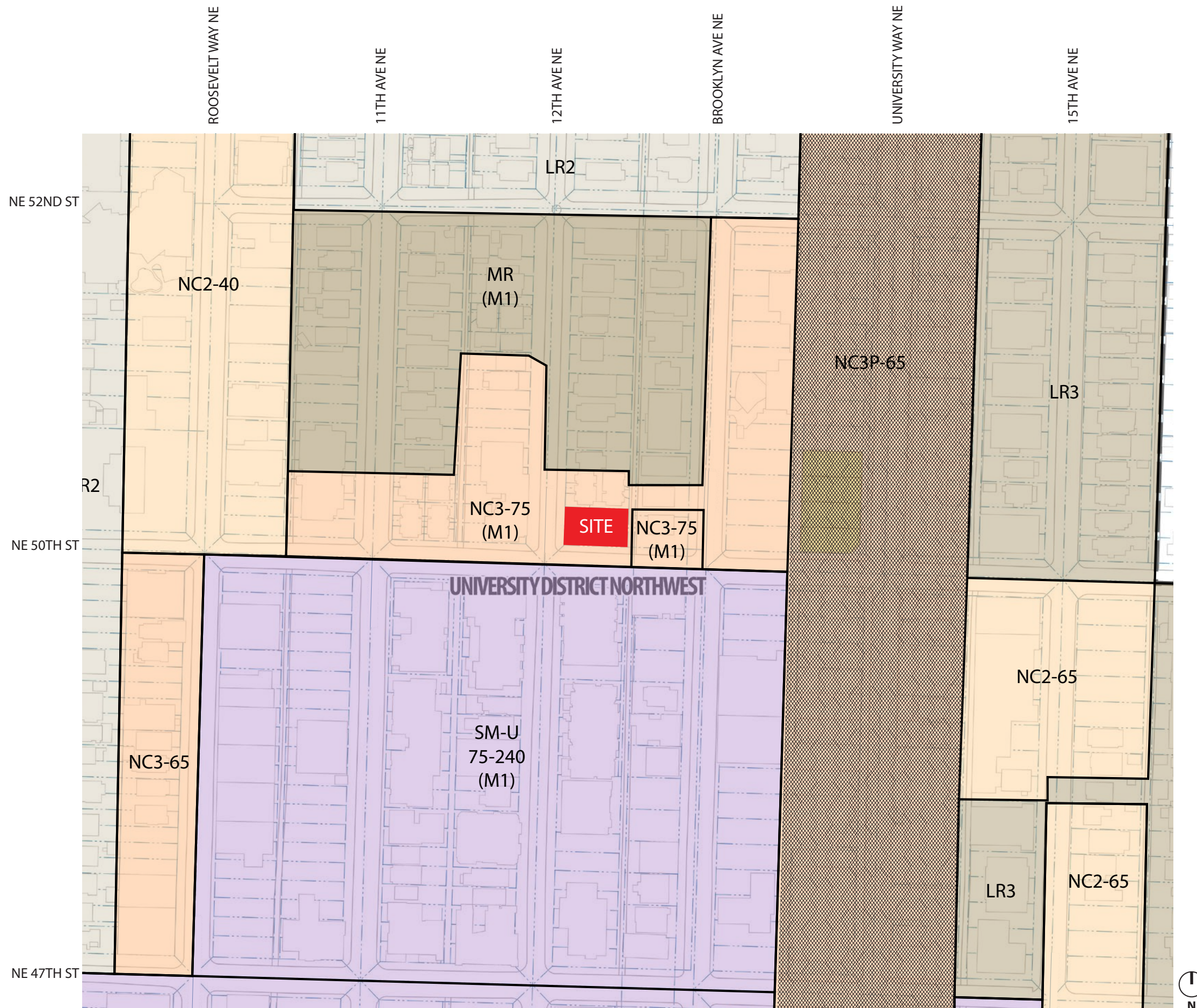
- Principal Arterial / Regional Connector
- Minor Arterial / Commercial Connector
- Frequent Transit Corridors
- Pedestrian Overlay
- 5 Minute Pedestrian Walkshed (approx.)
- Bus Routes
- Bus Lines
- Current Bicycle Routes
- Central Area Greenway



4.0 SUMMARY CONTEXT ANALYSIS

ZONING

The site is zoned NC3-75(M1). The site is bounded by public rights-of-way to the south (NE 50th Street), west (12th Ave NE), and east (alley). Properties beyond the rights-of-way to the east and west are zoned NC3-75(M1). Properties beyond the rights-of-way to the south are zoned SM-U 75-240(M1). The north property line abuts the side lot line of an NC3-75(M1) zone.



ZONING LEGEND

NC2	
NC3	
LR1 & LR2	
LR3	
SM-U	
MR	
SF	
Zone Boundaries	
University District Urban Center	
Pedestrian Overlay	

5.0 EXISTING SITE CONDITIONS

EXISTING SITE PLAN & SITE ANALYSIS

- Topography**
- Relatively flat along 12th Ave NE
 - 1’ gain in elevation from south to north
 - Low slope along NE 50th St
 - 2.5’ gain in elevation from west to east
- Neighboring Buildings**
- Community Center to the west, NC3-75(M1)
 - Townhouses to the north, NC3-75(M1)
 - 7-story mixed-use, multi-family development under construction to the east, NC3-75(M1)
 - Walgreen’s Drug Store to the south, SM-U 75-240(M1)

- Solar Access**
- Excellent solar access from the south and west due to right-of-way and underdeveloped parcels
 - Decent solar access from the north due to 3-story townhouses
 - 7-story mixed-use, multi-family development will limit solar access to the east.

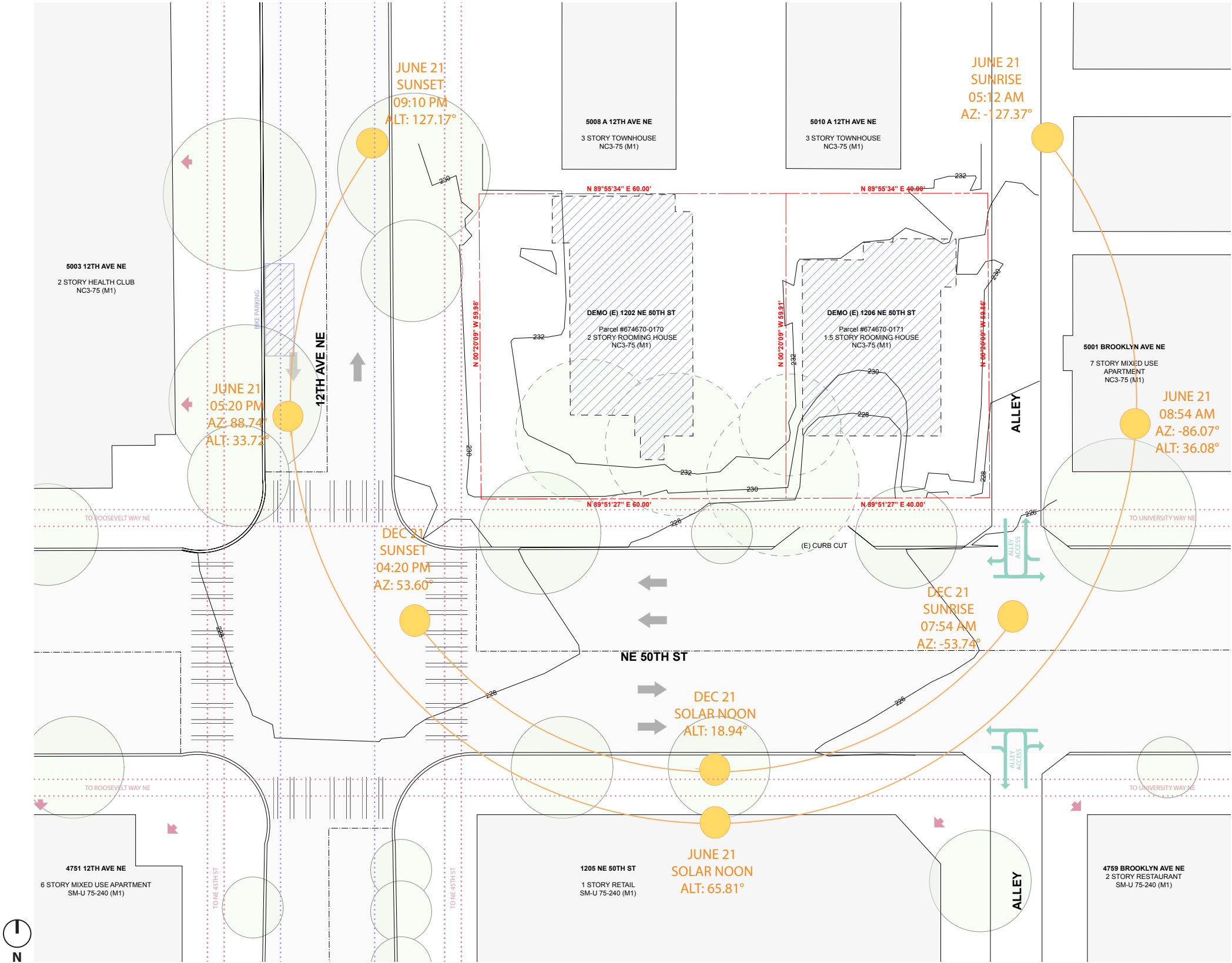
- Views**
- Currently, views of Downtown, the Olympics, and Mt. Rainier may be available to the south and west above the fourth floor.

- Structure Height**
- Zoned as NC3-75(M1) with a base height limit of 75-ft
 - Total maximum allowable building height: 75-ft

- Allowable Building Area**
- The maximum FAR and site area for the building site’s parcels are:
 - 5.5 Max FAR
 - 5,992-sf lot area
 - Maximum allowable area: 32,956-sf

LEGEND

- Foot Traffic
- Pedestrian Access
- Bike Path
- Vehicular Access



PRELIMINARY SEATTLE ZONING CODE ANALYSIS

PARCEL NOS	674670-0170 & 674670-0171	
LOT AREA	5’992-sf (0.14 acres) (3,697-sf & 2,395-sf)	
ZONING	NC3-75(M1)	
PERMITTED USES	- Eating and drinking: Permitted Outright - Restaurants: Permitted Outright - Retail sales & services, general: Permitted Outright - Live-work units: Permitted Outright - Residential uses: Permitted Outright	23.47A.005.C
STREET LEVEL STANDARDS	- Blank facade segments to be ≤ 20-ft and limited to no more than 40% facade width - Street-level facing facades to be within 10-ft of street lot line unless wider sidewalks, plazas or approved landscape provided 60% of street-level faccade to be transparent - Non-residential uses to have average depth of 30-feet (15-ft minimum) and minimum floor to floor height of 13-ft.	23.47A.008.A.2 23.47A.008.B.2
STRUCTURE HEIGHT	- Maximum structure height as zoned: 75-ft - Rooftop features: open railings, planters, clerestories, parapets, firewalls permitted to extend 4-ft above applicable height limit - Mechanical equipment, stair and elevator penthouses, etc permitted to extend 15-ft above applicable height limit - as long as total does not exceed 20% of the roof area of 25% if the total includes stair or elevator penthouses or screened mechanical equipment.	
FAR	- Applies to all structures in NC Zones - Allowable FAR for in sites zones with an M1 suffix and 75-ft height limit: 5.5 - Goss Floor area not counted against FAR: - Areas Underground - Portions of a story extending no more than 4-ft above grade (lower of existing of finished grade) - Minimum required FAR for new construction: 2	5,992-SF X 5.5 = 32,956-SF 5,992-SF X 2 = 11,984-SF
SETBACKS	No setbacks required along NE50th and 12th Ave	
PARKING	- Off street parking per SMC 23.54.015 - In pedestrian designated zones, parking waived for first 1,500-sf of each business establishment - Bicycle parking required per Table D - Eathing & drinking establishments 1/5,000-sf long term, 1/1,000-sf short term - Offices 1/2,000-sf long term, 1/10,000-sf short term - Sales & services general, 1/4,000-sf long term, 1/2,000-sf short term - Multi-family structures 1:1DU long term, 1:20DU short term - Parking for Non-residential uses per Table A - No parking required for non residential uses in urban centers of SAOD - Parking for residential uses per Table B - No parking required for residential in urban centers or SAOD	Offices: Long Term Req’d = 2, Short Term Req’d = 1 Multi-Family: Long Term Req’d = 47, Short Term Req’d = 3
AMENITY AREA	- Amenity spaces equivalent to 5% of residential gross floor area required for residential uses - Common amenity area: min area 250-sf; 10’ min horizontal dimension - Private balconies: min area 60-sf; 6’ min horizontal dimension - All residents must access at a common or private amenity area	
LANDSCAPE STANDARDS	Green Factor of > 0.30 required.	

7.0 COMPOSITE SITE PLAN

Street Characteristics

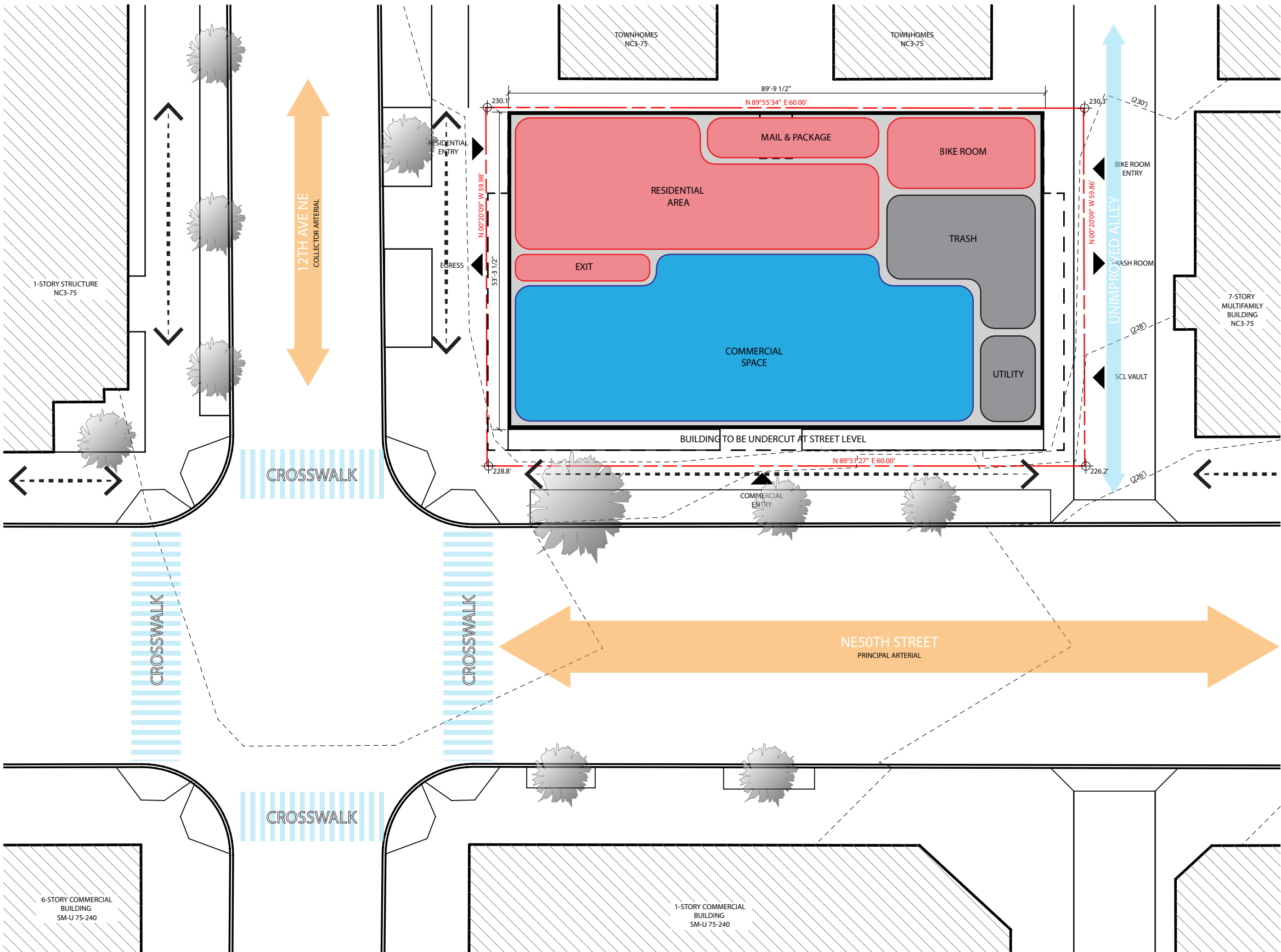
North East 50th Street
This street is a heavily trafficked principal arterial and serves as a major thoroughfare that connects the U-District to Wallingford and Greenlake. There is a gradual grade change which slopes east and west. A recently completed multi-family apartment building sits next to the site with others under construction along the street. The majority of NE50th is commercial and multi-family in nature punctuated by occasional surface parking lots.

Existing sidewalks and public right of ways along this street vary from narrow to generous depending on the location. The street can be hazardous to pedestrians on certain blocks and offers very little protection against high-speed motorized traffic which often includes large cargo vehicles and transit buses.

12th Ave North East
This street is a collector arterial that intersects NE50th and feeds the neighborhoods to the north. Given its width, traffic going up 12th Ave NE is calmer and sidewalks are more well established and planted with mature street trees. This street is residential in character with a mix of both older and more recent town-homes and single family homes.

Design Approach

- Glazing will be introduced along both streets (per NC street level development standards) to provide a sense of transparency at street level and promote street activation.
- The residential entry will be placed along 12th Ave NE to engage the residential nature of this street.
- The commercial entries will be placed along NE 50th St to engage the heavily trafficked pedestrian nature of this street.
- The building will be undercut along both streets to accommodate a wider and more protected sidewalk.
- Landscaped strips and street trees will be added for added screening and protection from traffic along the building undercut and out at the intersection of sidewalk and roadway.



7.0 COMPOSITE SITE PLAN

Removal of existing site elements and excavation are required for the proposed project : an 8-story, mixed-use apartment building approximately 66-feet in height and 32,000-sf (exclusive of mechanical areas). The building will contain 47 residential apartment units served by a resident lobby. There will be residential areas and a commercial space at street level. Residents will have access to an outdoor roof deck. No parking will be provided at this location. Storage and mechanical will be located at steel level and level 2 along with building services.

Traffic and Circulation

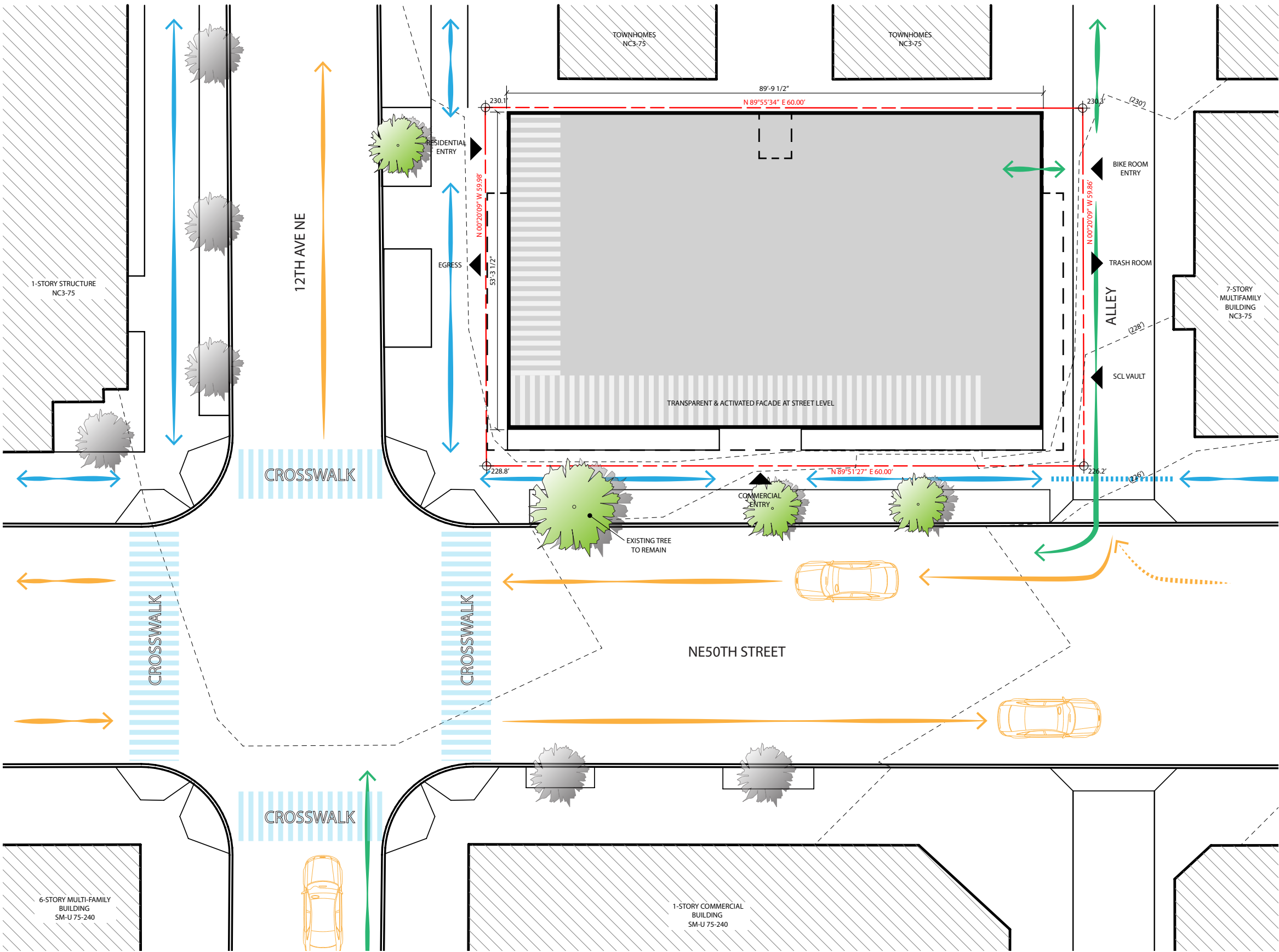
•12th Ave NE is a collector arterial with parking on one side of the street and bike lanes on both sides. NE 50th St is a principal arterial with no street parking.

Streetscape

- The building will be undercut along both streets to accommodate a wider, SDOT compliant sidewalk to improve the pedestrian experience and safety.
- Landscaped strips and street trees will be added for added screening and protection from traffic along the building undercut.

Neighborhood Influences

- The proximity of numerous bus routes is conducive to a transit-oriented development and neighborhood.
- The project aims to extend the residential and neighborhood commercial characteristics of NE 50th St across the intersection with 12th Ave NE and taper the building volume to respond to the smaller scale residential buildings to the north.
- The project aims to strengthen the edge along NE 50th St and provide a stronger street presence and activity at street level.



Key	
	Pedestrian traffic
	Pedestrian Crosswalk
	Cyclist traffic
	Motorist direction of travel
	Motorist traffic
	On-street parking

8.0 ITEMIZED RESPONSE TO EDG

APPROVED EDG CONCEPT

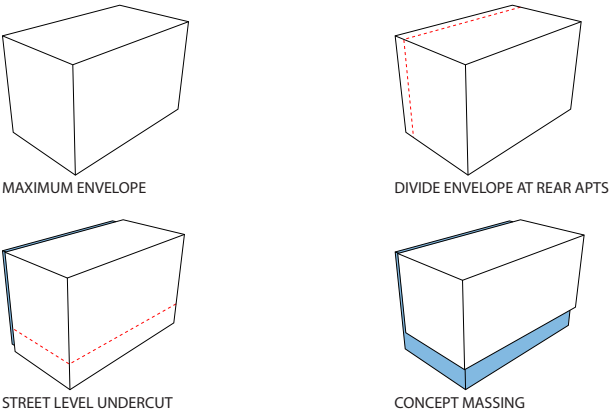
Description
The Concept 2 massing design concept articulates a simple floating cuboid form above a highly transparent street-level. Additionally, the transparency and undercut continues along the north side of the building acting as a “gasket” to the townhouses on the neighboring site. The simple diagram provides an opportunity to express an elegant, well-detailed form.

Concept 2 massing is a simple expression of the construction type that maximizes potential development on the site. The residential lobby is located at the northwest corner of the site along 12th Ave NE with adjacent bike room. A large residential amenity space holds the corner and transitions to the mid-block retail on NE 50th St. Parking access is located to the east from the alley.

Summary
Stories: 6 above-grade
Unit Count: 49
Floor Area: 31,333-sf total FAR chargeable
30,308-sf residential
1,025-sf non-residential

Parking: 3 total

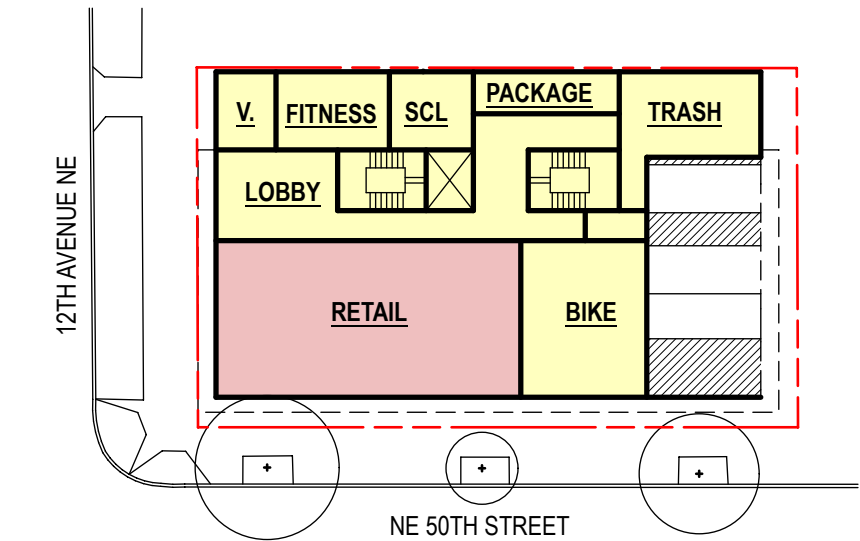
Potential Departures
• Reduce average depth of retail to less than 30-feet



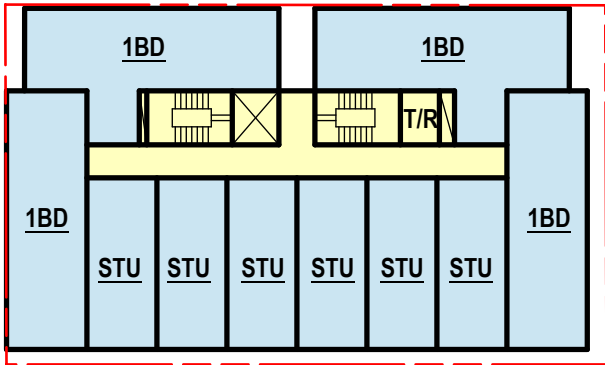
Southwest Corner



Southeast Corner



Street Level Plan (Level 1)



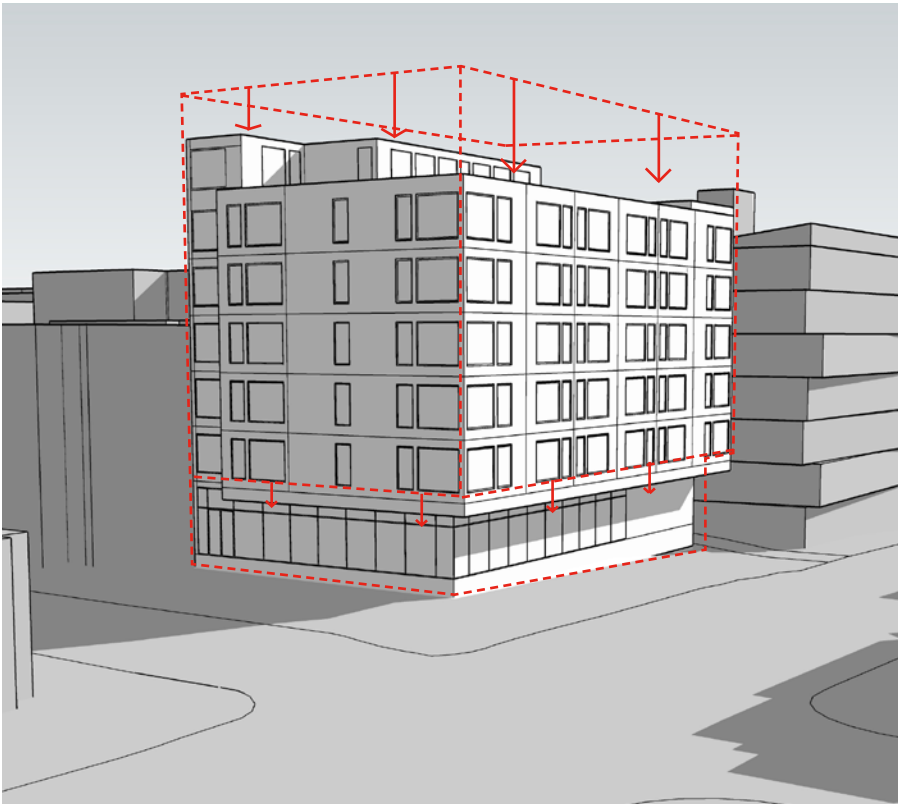
Typical Residential Plan (Level 2-6)

8.0 ITEMIZED RESPONSE TO EDG

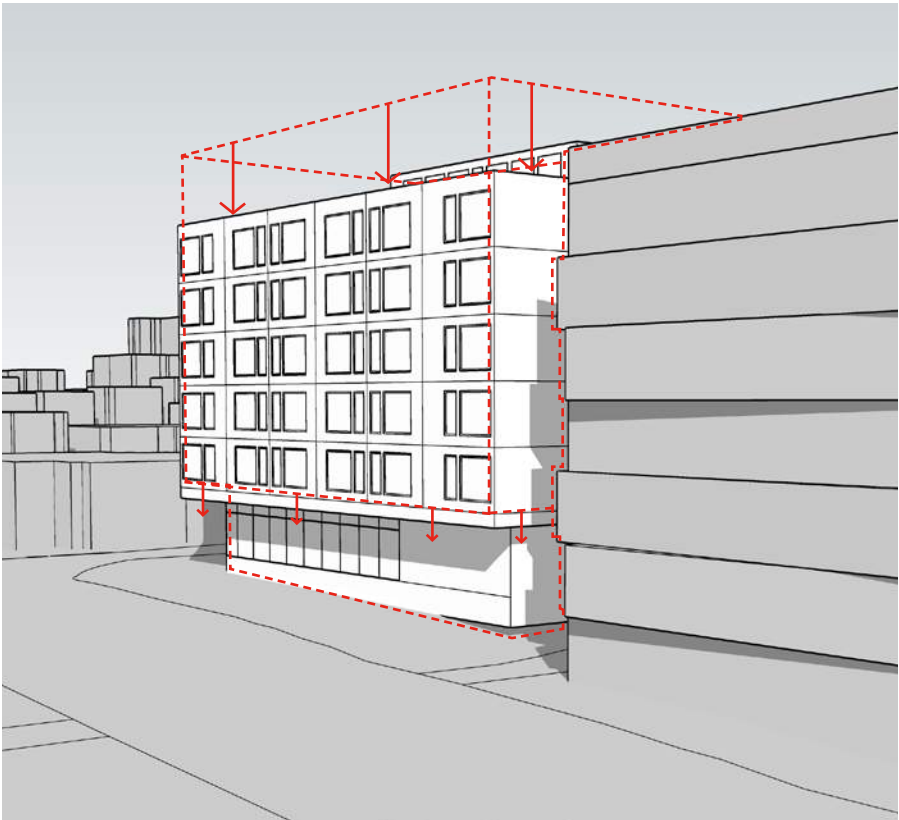
SUMMARY OF UPDATES

Description
Through the design process, Concept 2 has continued to be developed. The primary massing strategy has not been altered, however several modifications have been made. The primary alteration was the reduction the building height from 75-ft to 65-ft. Further, we have added a floor on the roof deck to re-organize the unit count, reducing the total number of units, but adding in five two-bed units. We have also enlarged the commercial space for better street facing retail area. Parking as been removed from the project to better organize the first level providing an enhanced ground floor plan for both tenant and commercial space usage.

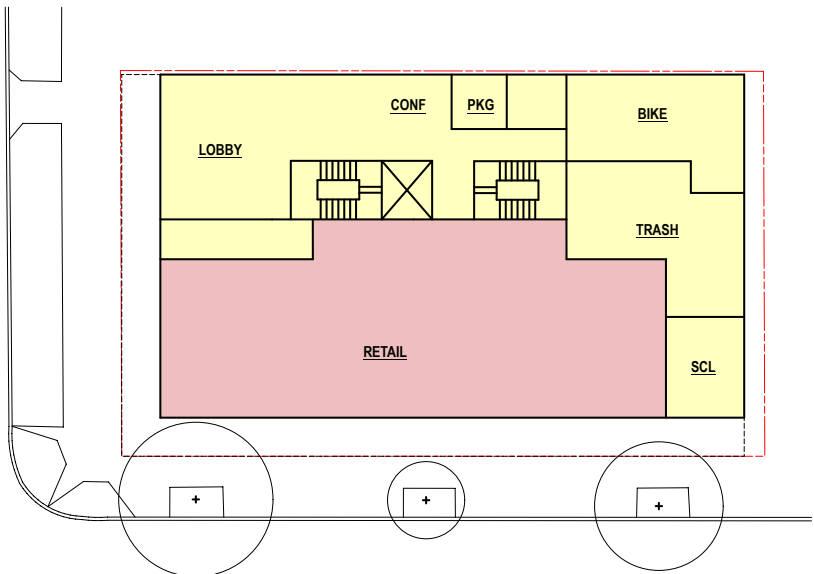
Summary	
Stories:	8 above-grade
Unit Count:	47
Floor Area:	32,950-sf total FAR chargeable 30,730.5-sf residential 2,210.5-sf non-residential
Parking:	0 total



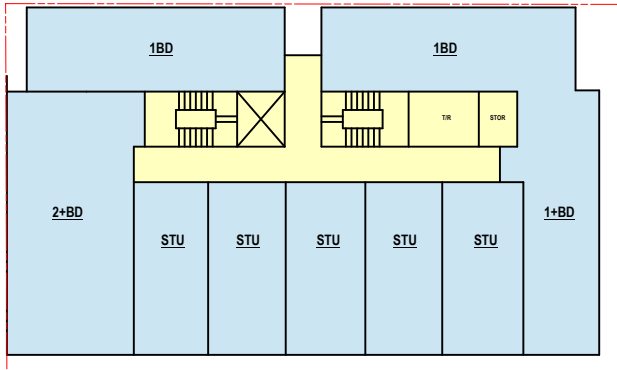
Southwest Corner



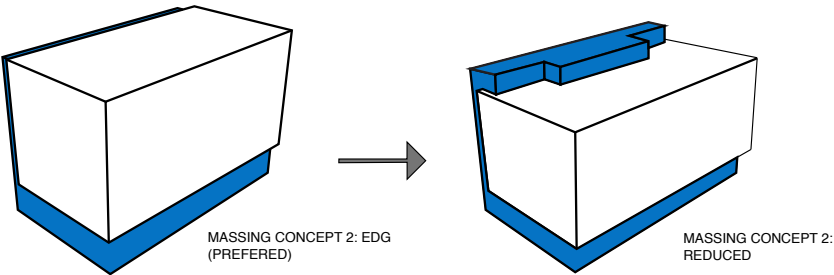
Southeast Corner



Street Level Plan (Level 1)



Typical Residential Plan (Level 3-7)



8.0 ITEMIZED RESPONSE TO EDG

1a 1. MASSING AND BUILDING SHAPE

a. (Updated from comments received on April 1 2019) I agree with you that the proportions of Massing Concept 2 work better at the reduced height than Concept 3. Continue developing Concept 2, keeping in mind what worked well on Concept 3. (The subtle use of relief and strong street edge) (CS3-A)

Response: The preferred scheme from EDG has been developed as noted above keeping in mind concepts of human scale and open space as they pertain to the building’s massing and shape. The bulk of the building’s mass is broken down into human-scaled and proportioned elements. The street front relief of the undercut helps hold the street edge while generating an inviting and transparent atmosphere.

Landscaping is used to enhance both the building and its pedestrian realm at street and roof level. Street trees and a landscaping buffer are spaced to aid in shading the pedestrian street and provide relief from the fast moving cars along NRE 50th St.

1b 1. MASSING AND BUILDING SHAPE

b. The shifted mass at the northwest corner, while subtle, acknowledges the transition to smaller-scale residential along 12th Ave NE. Retain this shift in the MUP plan set and consider additional massing moves to further soften this transition. (CS2-D-1)

Response: The shifted mass at the northwest corner has been retained and added on the northeast corner as well to further help with the transition from busy commercial NE50th to the more tranquil residential area of 12th Ave NE. A material change has also been added to the design to enhance and pronounce the massing reduction. A horizontal canopy blends the massing between the two planes of the building helping to scale the move and relate it to the scale of the surrounding area.





2a 2. ARCHITECTURAL CONCEPT

a. The use of piers at the ground level added texture and interest to the streetscape. Use other architectural and or landscape elements to restore some of this interest in a way that is consistent with the overall architectural concept. Ensure that the ground level and upper levels relate well to each other. (DC2-B-1, DC2-D)

Response: There are two sets of vertical elements at the ground level designed to attract interest in the first level space. Firstly the storefront is designed to reflect the human scale and evoke a sense of transparency to float the above mass. Secondly, the primary structural columns are set back from the storefront to add rhythm in depth and help generate connection to the space within. These align with the facade above generating a cohesive design intent. Finally, the undercut is clad in wood evoking the mass timber floor assembly of the upper floors.

2c 2. ARCHITECTURAL CONCEPT

c. The proposed retail is appropriately located at the corner, adding transparency and activation to this prominent portion of the building. The retail space is of adequate size and shape to potentially function as two smaller spaces. As the design is further refined, thoughtfully chosen fenestration and structural elements will be placed in a way that allows for future division of the space.

Response: The space has been re-configured to accommodate a larger commercial space with entrance focused on NE50th to separate the use from the residential entry. It also has a canopy to signify the entrance and location for signage. The entrance location allows for two separate tenants or one single tenant based on use.

3b 3. OPEN SPACE

b. The provision of public seating is encouraged as a method of activating the street and allowing for potential spillover from retail uses. Coordinate seating locations with retail entries to maximize their usefulness. (PL3-C, DC3-C-2)

Response: The area next to the entry is designed to open up with a seating bar as a part of the kitchen space. This will connect the internal programming to the public realm while buffering the noisy and severe presence of traffic on NE 50th St.

8.0 ITEMIZED RESPONSE TO EDG

2f 2. ARCHITECTURAL CONCEPT

f. The parking area appears to be located behind glazing consistent with the expression of the rest of the ground floor. Special attention is required to this area to ensure that this is designed in a thoughtful manner that effectively screens the parking area while contributing to a cohesive architectural expression. (DC1-C-2, DC1-II-ii, DC2-B-1)

Response: Parking has been removed from the design to better meet the needs of the commercial space and residential functions on the first level. A concrete wall used for both structure and durability helps anchor the building to the alley and provides relief for interior programing from busy and noisy NE 50th St.

4a 4. SERVICE USES

a. The location of vehicle parking and trash storage areas off of the alley is appropriate. Ensure that both areas are sufficiently screened from public view. (DC1-B-1, DC1-C-2, DC1-C4)

Response: Vehicle parking has been removed in this project.



2e 2. ARCHITECTURAL CONCEPT

e. Avoid an overly flat facade. add relief to the upper levels using punched windows and other changes in plane that are subtle but significant enough to be perceived from a distance. (DC2-B-1, PL3-C-1)

Response: The facade is a metal cladding system with exposed fasteners that incorporates perforated metal panels across three sides of the building to add texture and depth. These perforated panels also allow for masking of unit ventilation and create vertical elements broken up by floor bands. This patterning breaks up and geneates relief both physically and visually.



8.0 ITEMIZED RESPONSE TO EDG

2b

2. ARCHITECTURAL CONCEPT

b. The bike storage located on NE 50th Street is appropriate due to the high level of transparency depicted in the massing diagram. Further develop this space as you would an amenity area, with consideration given to the visibility of interior space. A different, more active use would also be appropriate and desirable for this portion of the building. (PL3-C-1, PL4-B-2)

Response: Bike storage area has been re-located to the alley side of the building to better organize the ground floor area and give more room to the commercial space along NE 50th St. This allows for ease of access for residents using their bikes at all times of the day or evening and connects this room to the residential lobby. See the floor plan for specific location.



8.0 ITEMIZED RESPONSE TO EDG



2d 2. ARCHITECTURAL CONCEPT

d. The location of the residential entry on 12th Ave NE is logical and assists with the transition from the commercial uses on NE 50th Street to the smaller-scale residential character of 12th Ave NE. However, the sites NE 50th Street address may lead to some way finding confusion, as visitors are likely to first approach the building from NE 50th Street. Use materials, lighting, landscaping, and other secondary elements to create an entry that is easily identifiable from the corner of NE 50th Street and 12th Ave NE. (PL2-D-1, PL3-A)

Response: The commercial entry has been moved to NE 50th St to create continuity with the commercial character of this street. This entry has its own canopy for wayfinding and landscaping/bio-retention planters have been designed around the base of the building and storefront to help direct individuals to the residential entry off 12th Ave NE. The residential entry has its own canopy to enhance its visibility and place of importance.

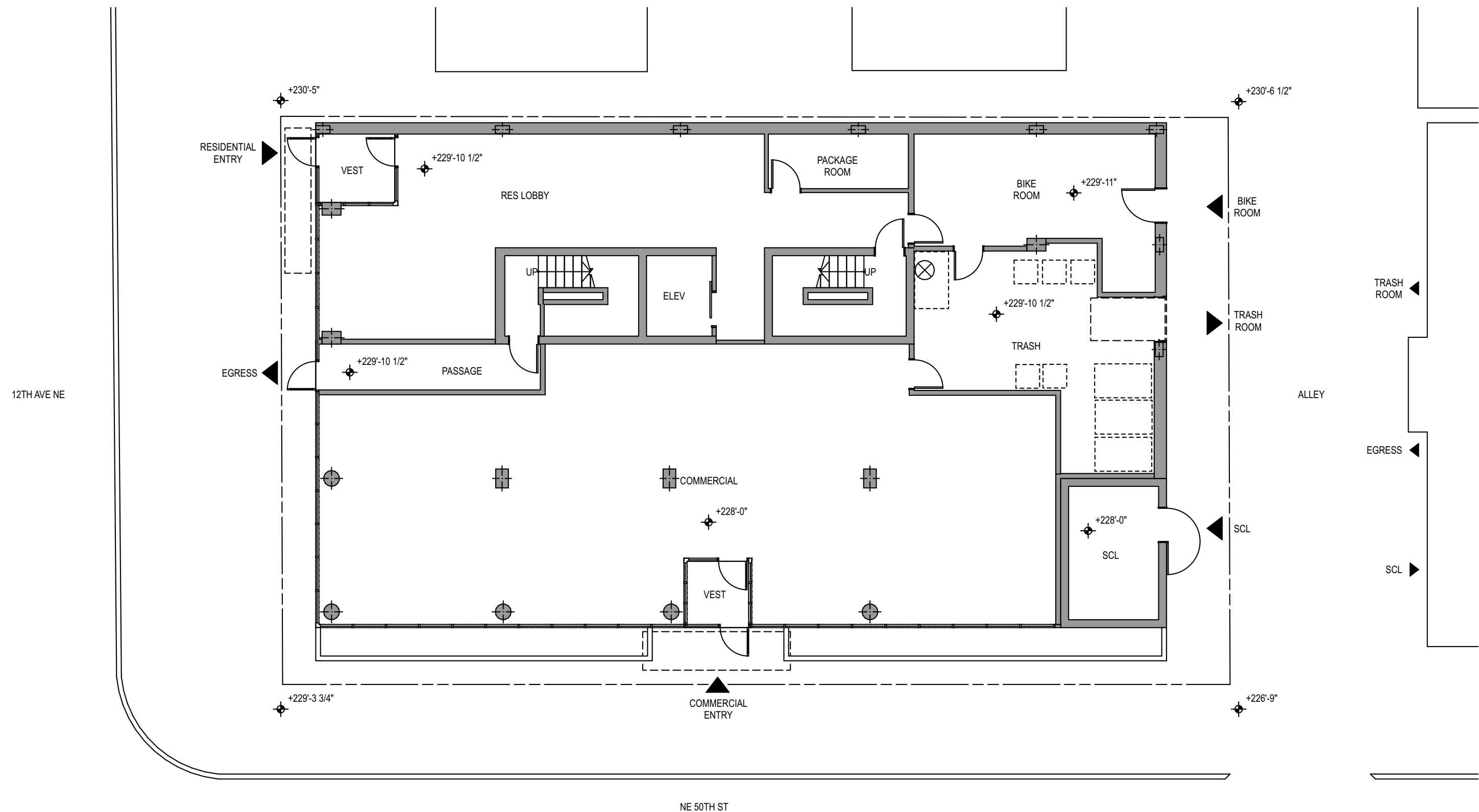
3a 3. OPEN SPACE

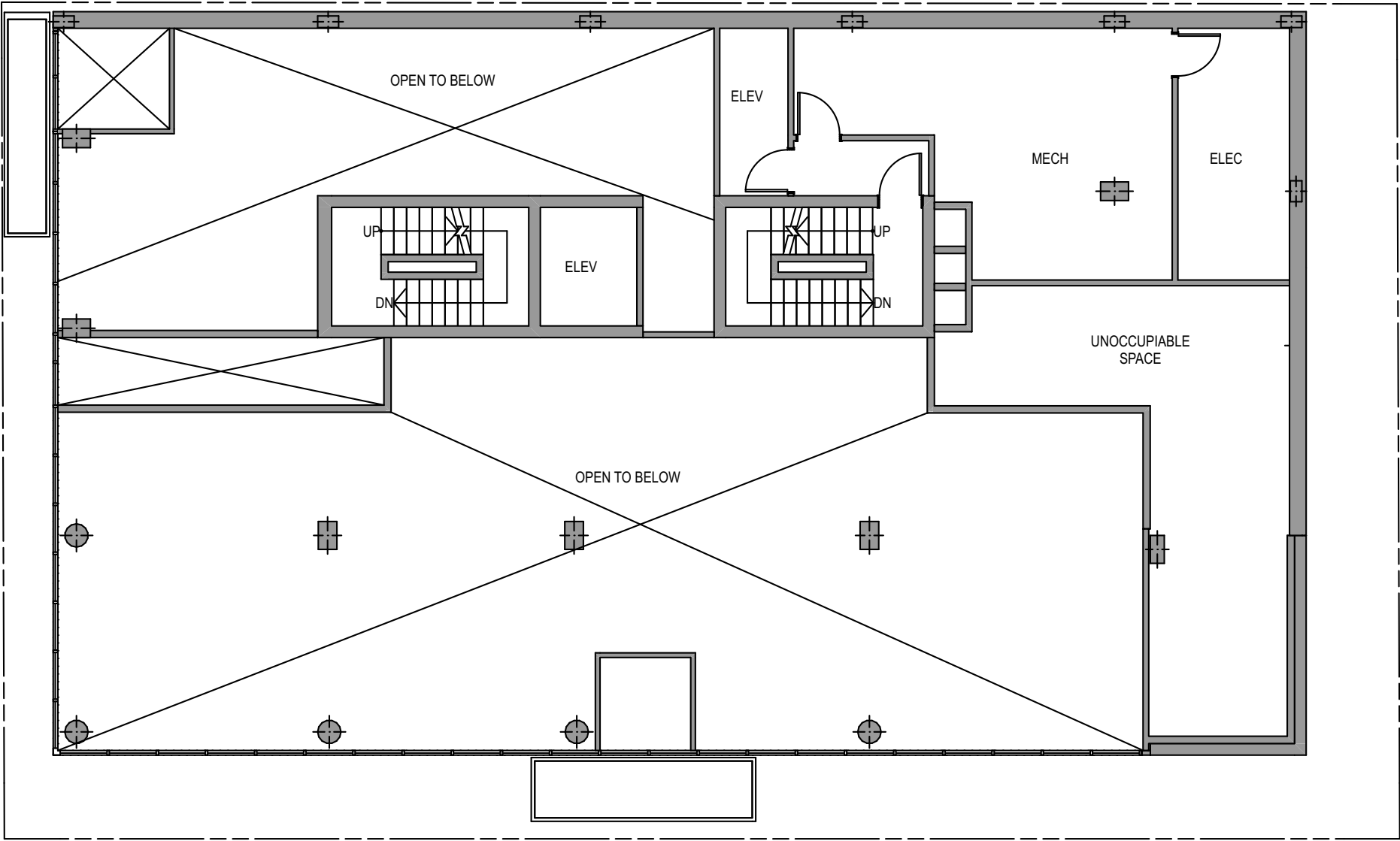
a. The roof deck includes abundant landscaping, providing a comfortable amenity area for residents. Trees are recommended, as shown, as a way of providing some shaded areas during the summer months. Retain a similar ratio of landscaping to hard surface in the MUP plan set. (DC3-B, DC3-C-2)

Response: The landscaping on the roof has been retained from the EDG set and enhanced with a central bbq space for social gatherings. Further, raised planters have been designed to generate multiple spaces for groups of different sizes on the compact roof area. The green roof area has been expanded from the EDG packet to help improve the feel and character of the space while helping to mitigate storm water runoff for the building.

9.0 FLOOR PLANS

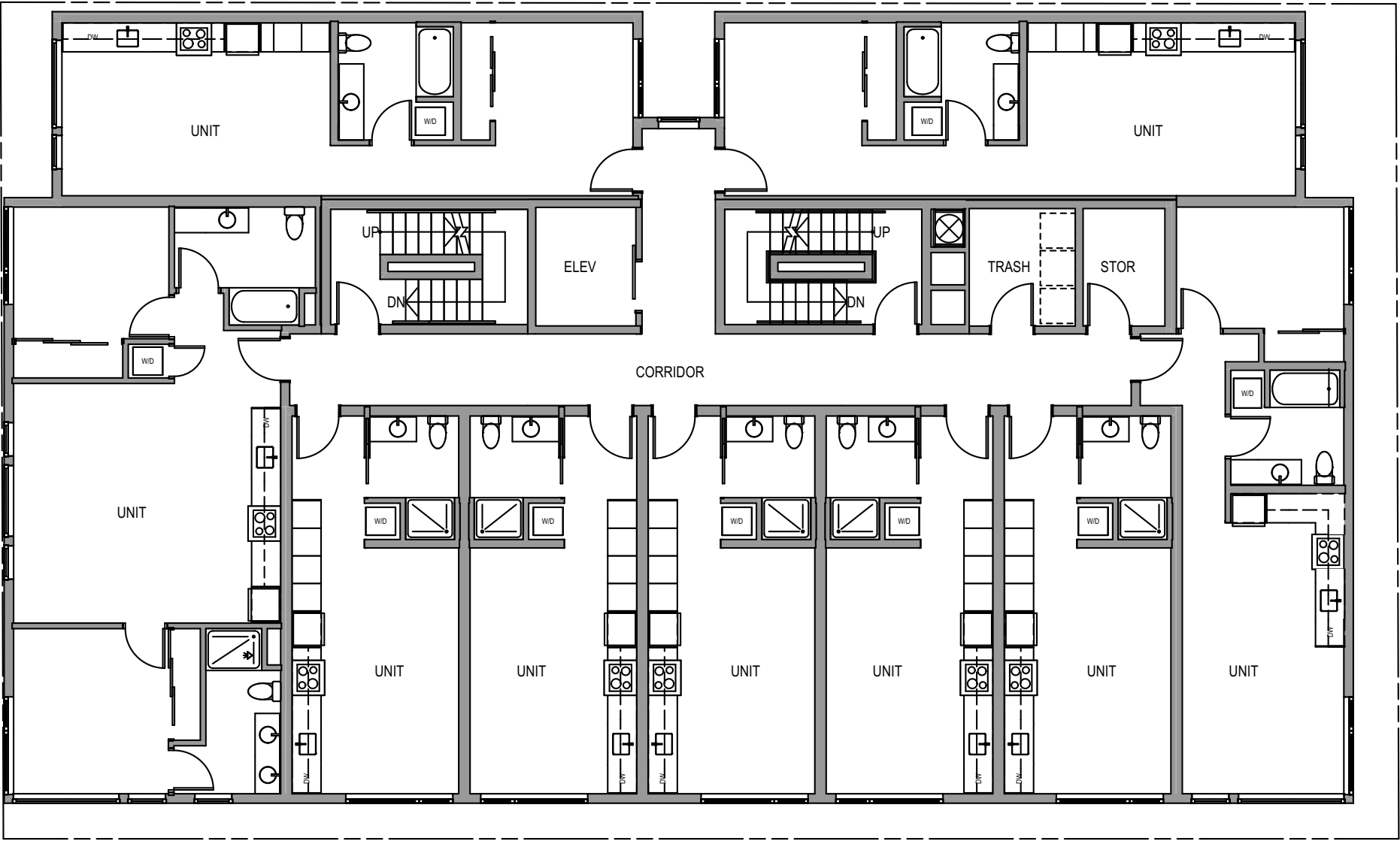
LEVEL 01 (GROUND)





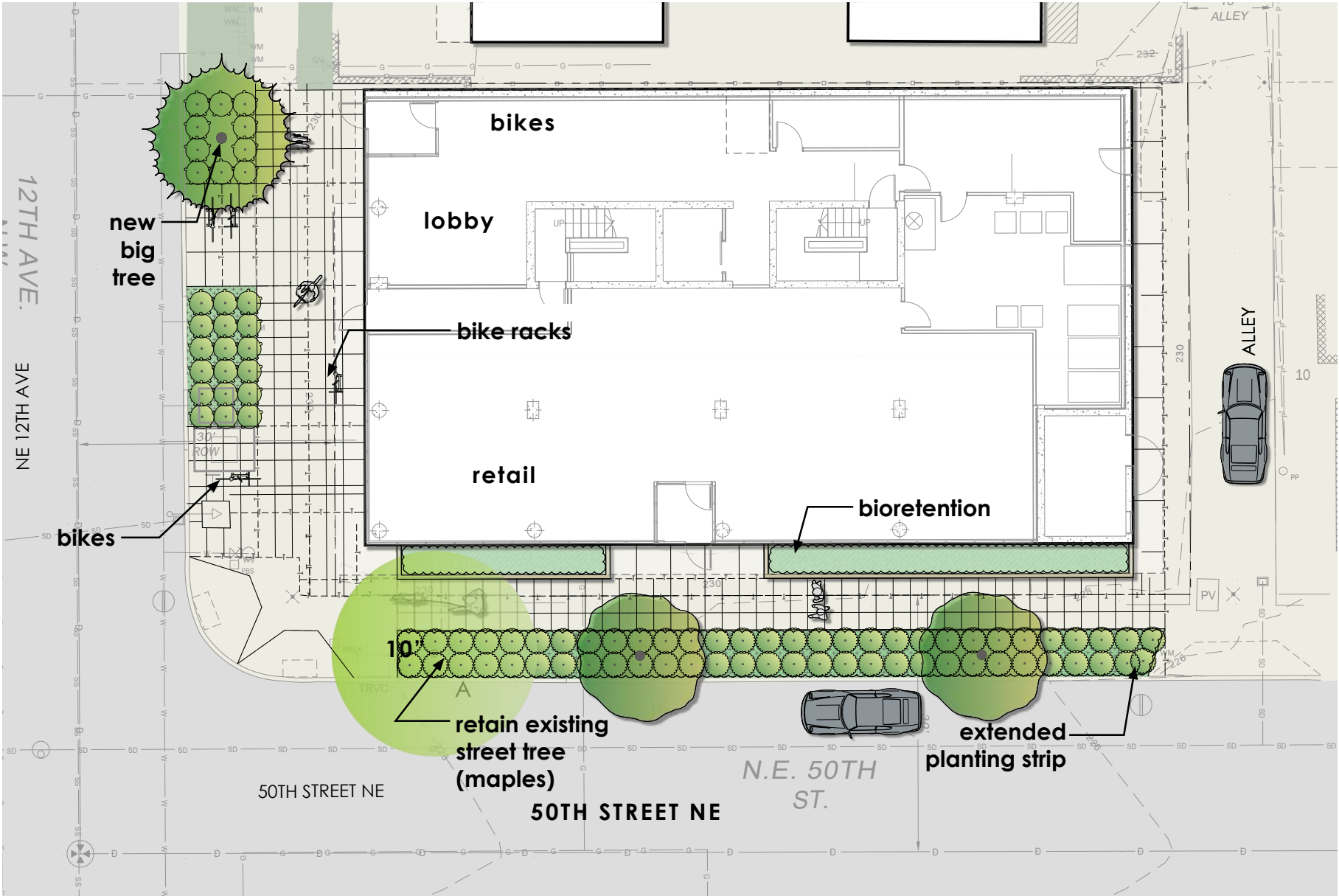
9.0 FLOOR PLANS

TYPICAL RESIDENTIAL LEVEL





10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN - STREET & PODIUM LEVEL



extended planting strip



bioretention planter

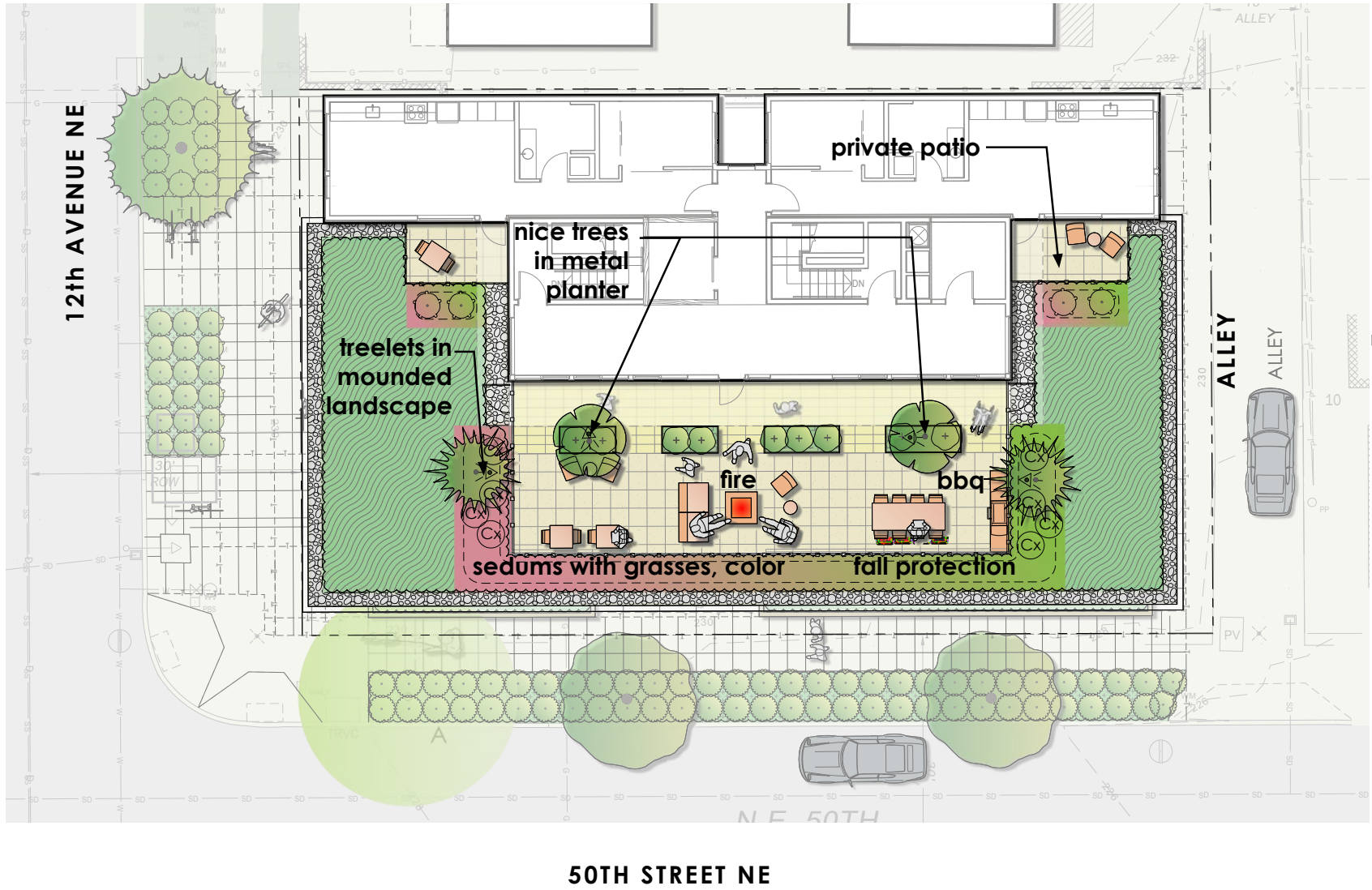


retail spillover



Tofino better bike rack

10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN - ROOF LEVEL



nice tree in metal planter



treelets in mounded lanscape

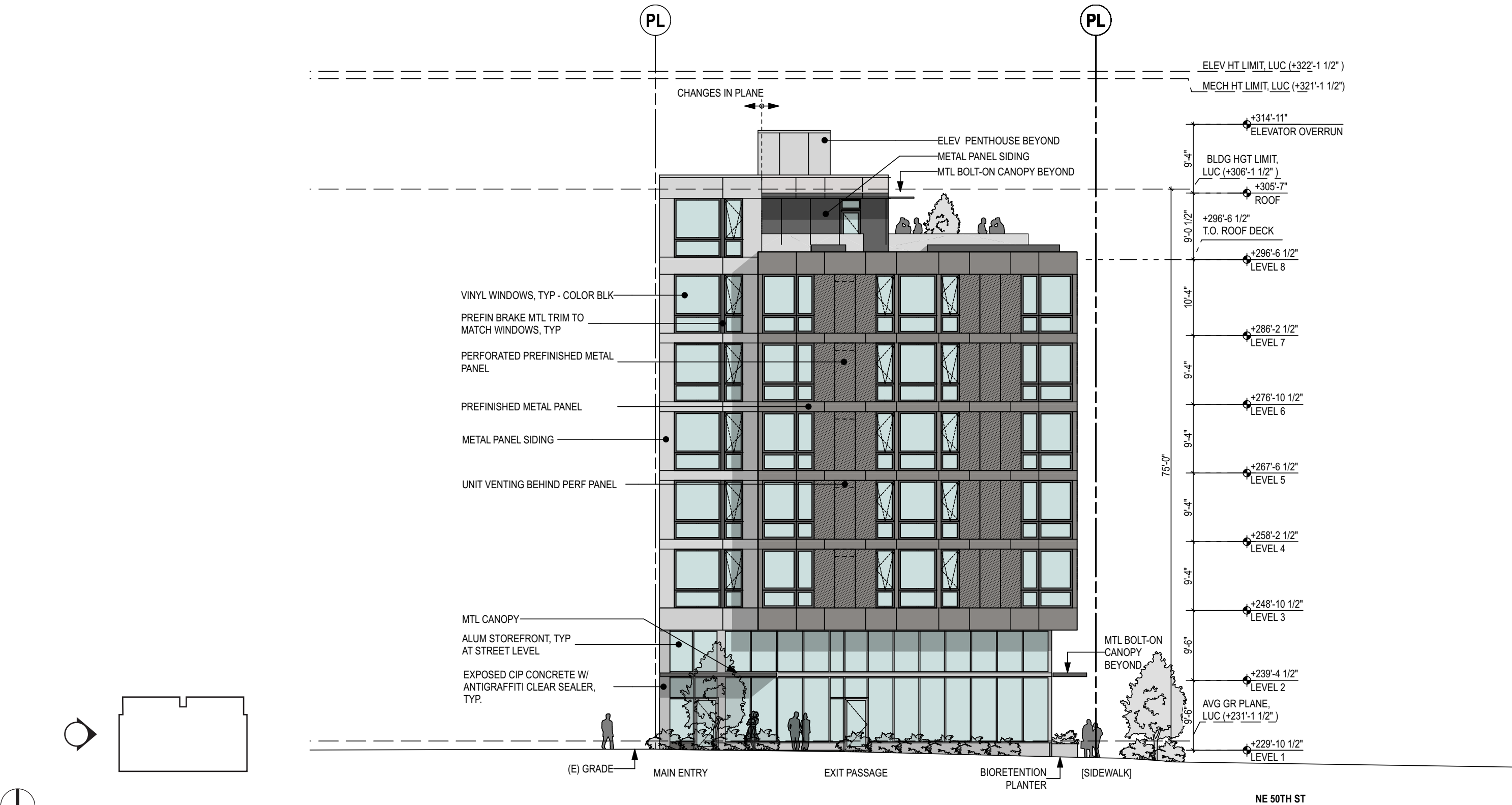


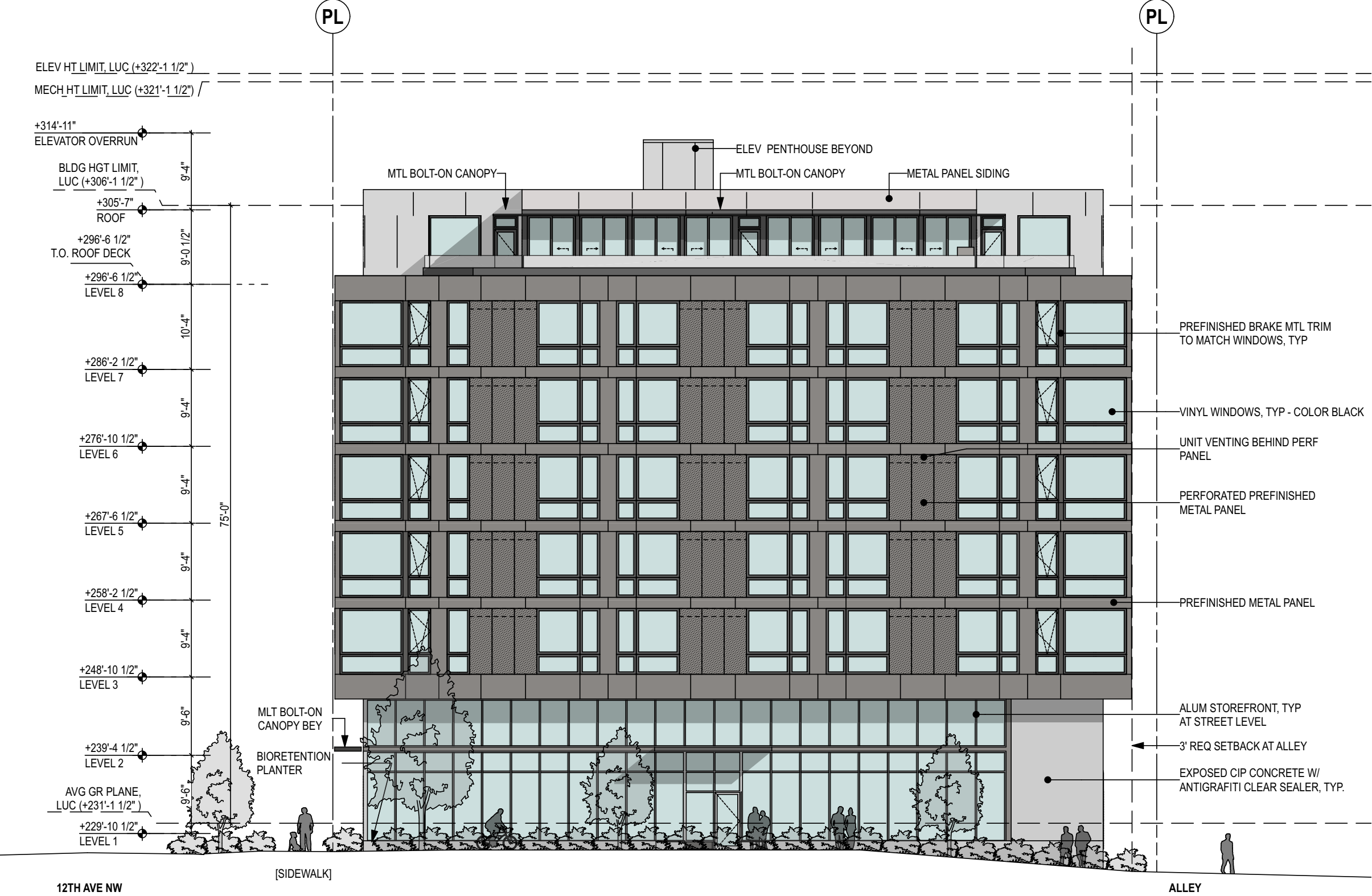
sedums with grasses



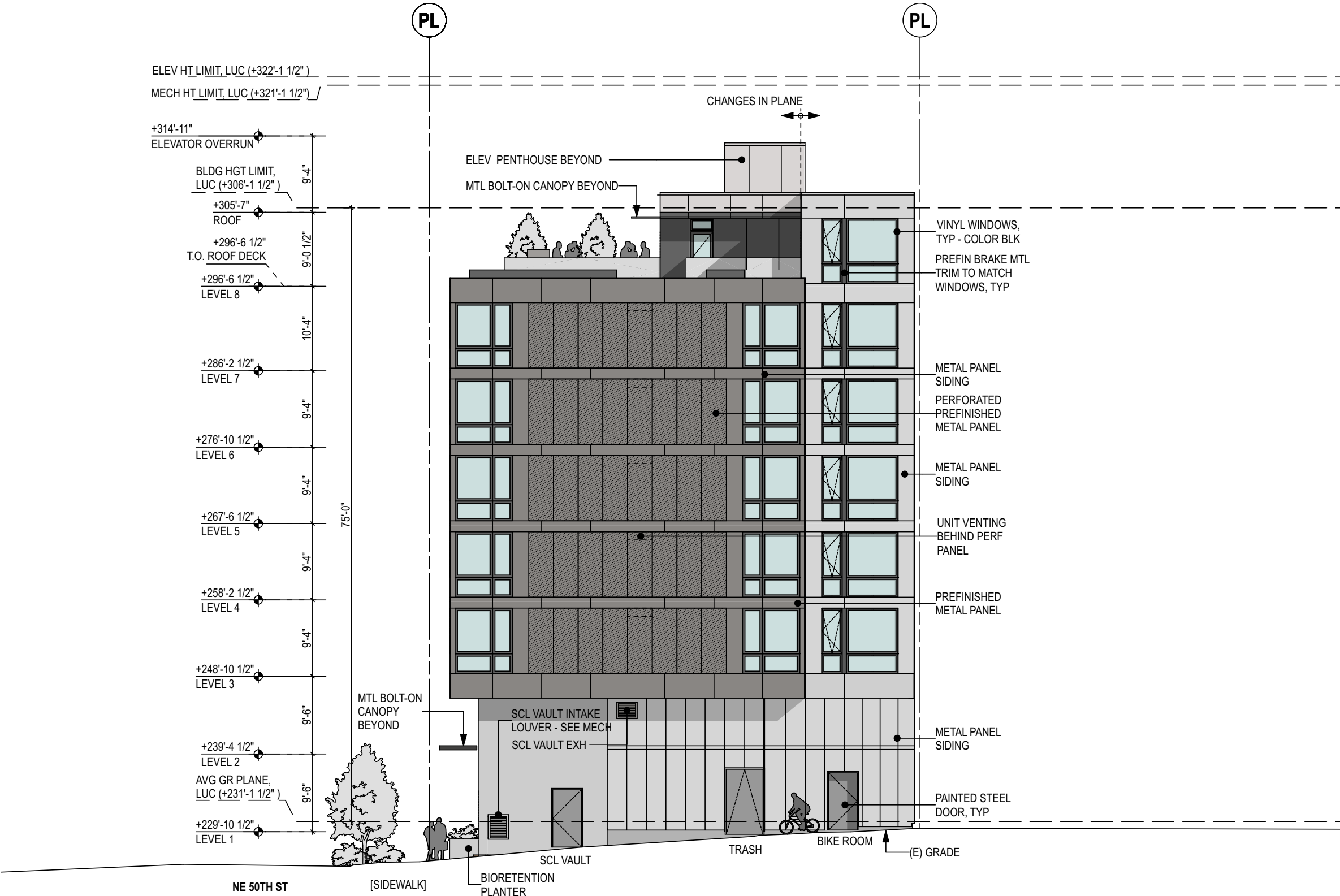
fire and fun

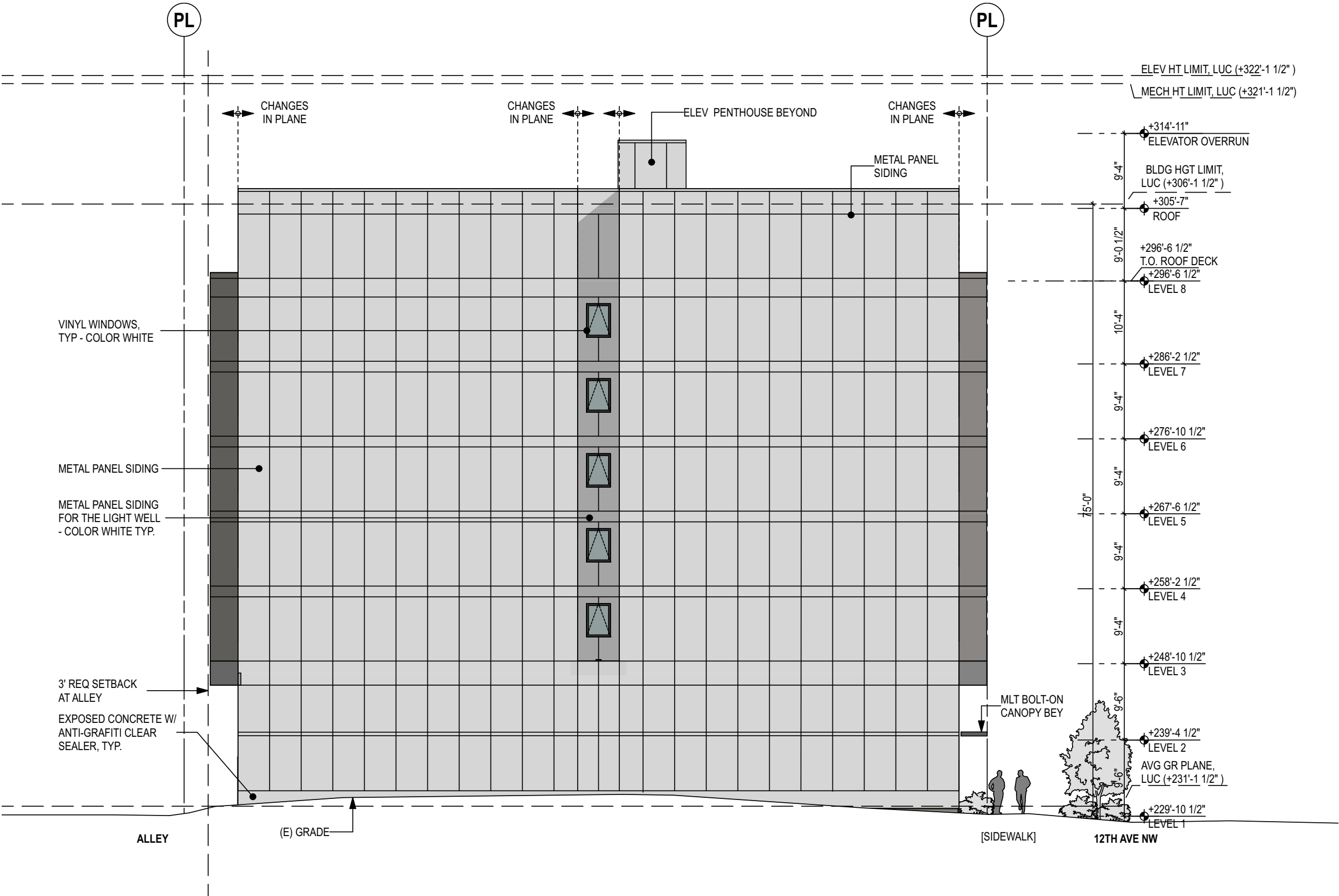
11.0 ELEVATIONS - WEST





11.0 ELEVATIONS - EAST





12.0 MATERIAL AND COLOR PALETTE



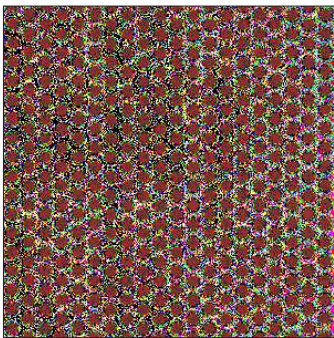
The building consists of a six-story volume clad in metal panels, perforated metal panels, and fiber cement panels that sits on a two-story plinth clad in concrete and aluminum storefront. The plinth is separated from the upper volume by an overhang that encircles three sides of the building.



1 Low-e Coated Vision Glass



2 Black Vinyl Window



3 Perforated Metal Panel



4 Black Metal Panel



5 Gray Metal Panel



6 White Metal Panel



7 Alumnninum Storefront



8 Concrete

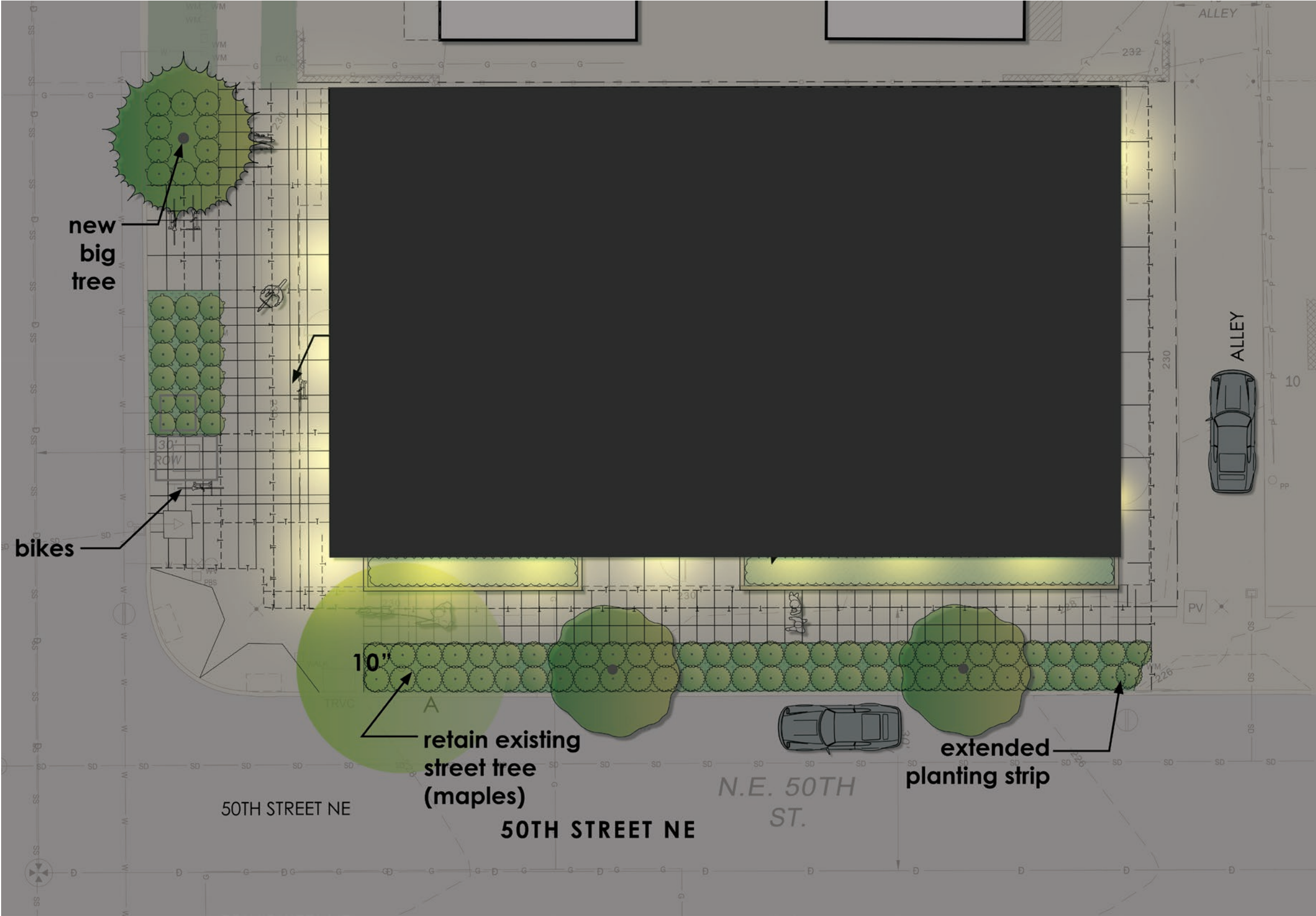


9 Wood Tongue and Groove





14.0 EXTERIOR LIGHTING PLAN



LED RECESSED DOWN LIGHT
Wall mounted down lights are located at residential entry, commercial entry, soffit overhang, and the bike room entrance, providing secure, general illumination.



LED RECESSED STEP LIGHT
Step lights are provided on planters, seat walls, and residential egress to provide comfortable low-level illumination along walking surfaces.



WALL MOUNTED SCONCES

Wall mounted down lights are located at SCL room entrance, the penthouse unit entries, and doors at roof level.



FLEXIBLE ROPE LIGHT

Located at bottom of rail on rooftop terrace



LED ACCENT LIGHT

Accent lights are provided at each tree in the planter pots and along the north green roof to highlight the vertical vegetation and add a soft, indirect glow of light .



15.0 SIGNAGE CONCEPT PLAN



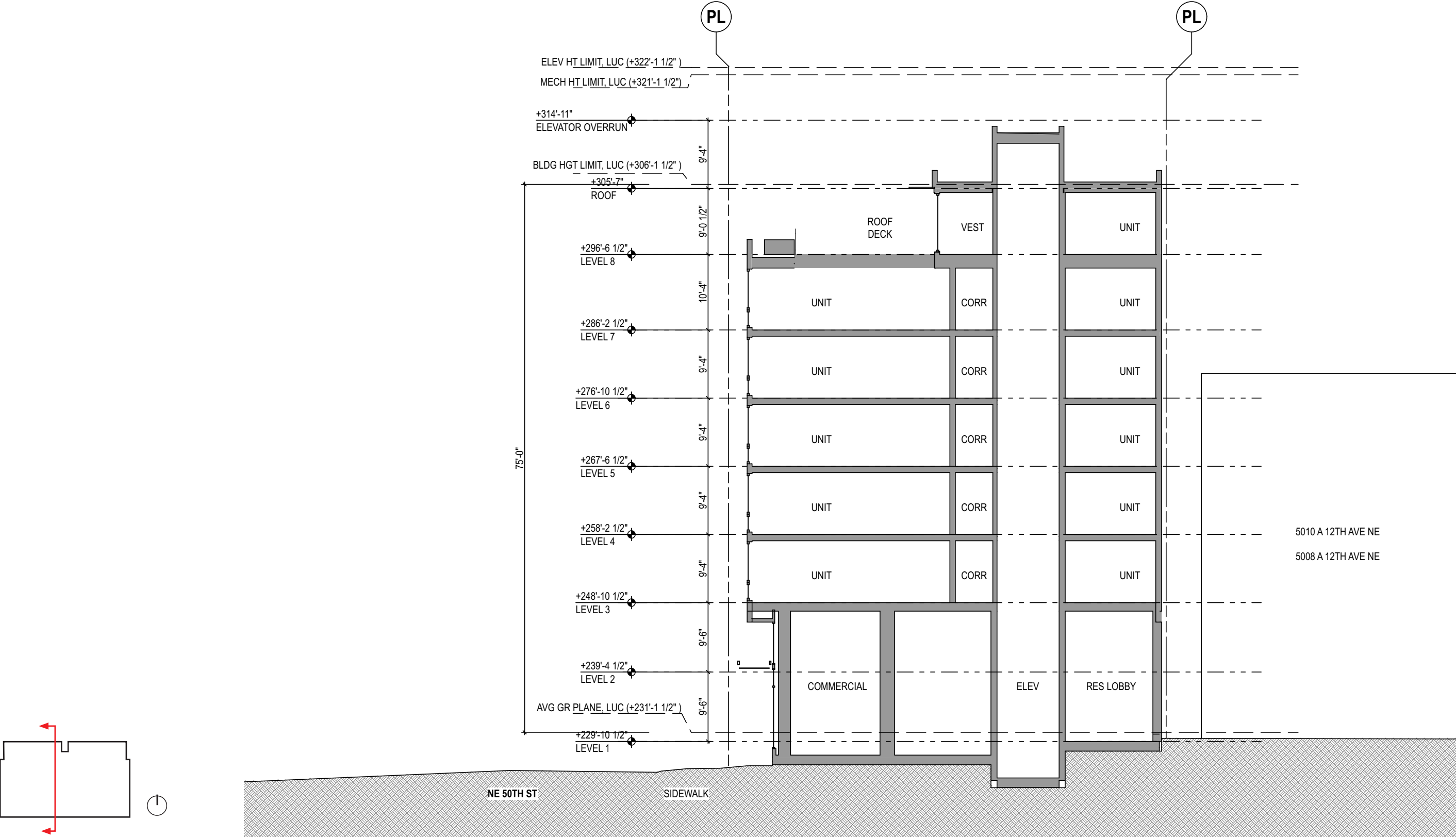
CANOPY-MOUNTED SIGNAGE

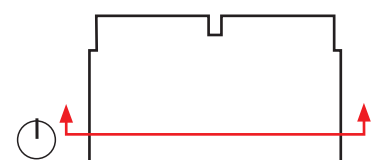
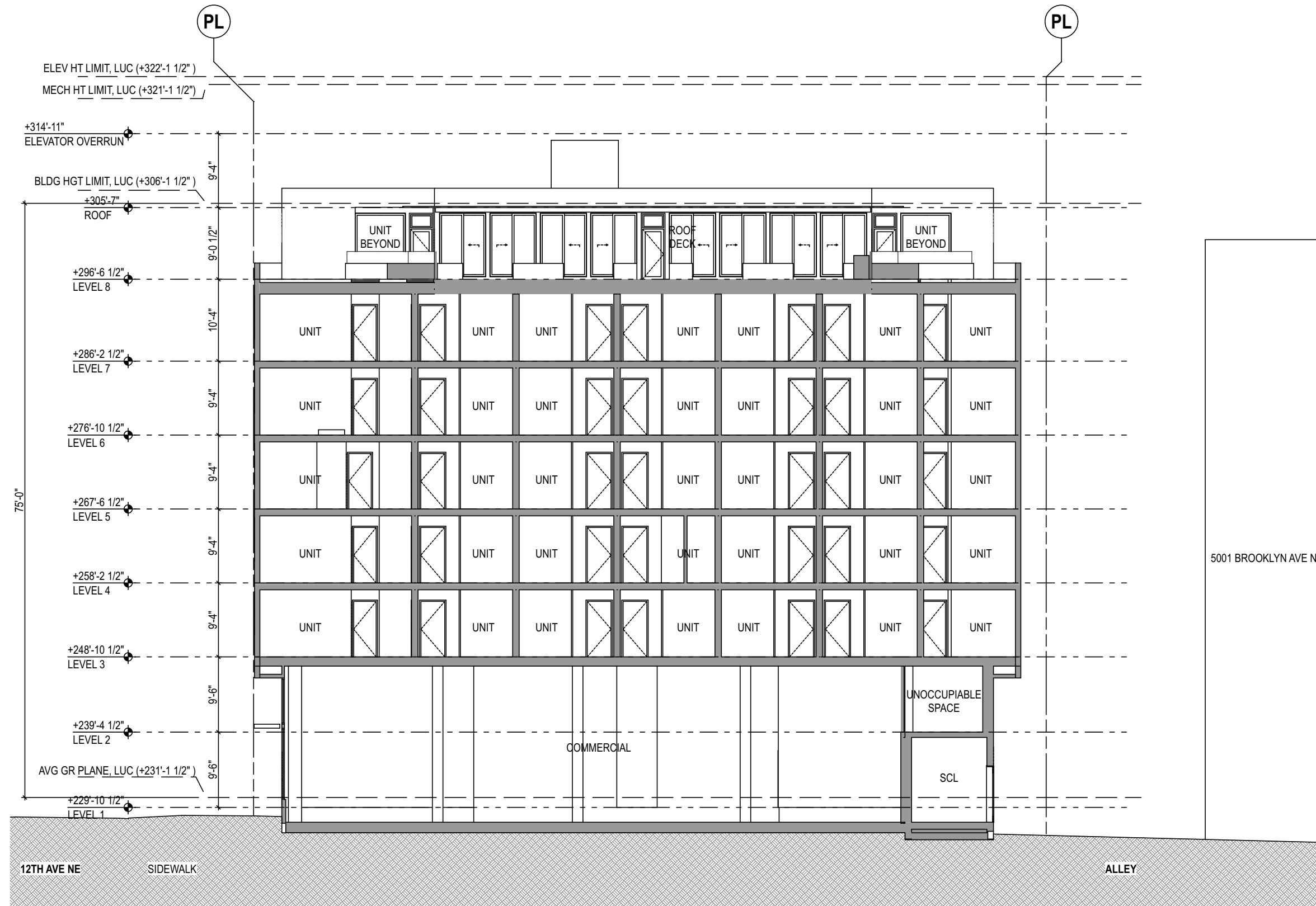


BUSINESS BLADE SIGN
Maximum of 1 sign per facade per business



16.0 BUILDING SECTIONS





17.0 DEPARTURES

DESIGN DEPARTURE #1

Non-Residential Street Level Requirements

(SMC 23.47A.008.B.3)

Development Standard

Depth provisions for new structures or new additions to existing structures. 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

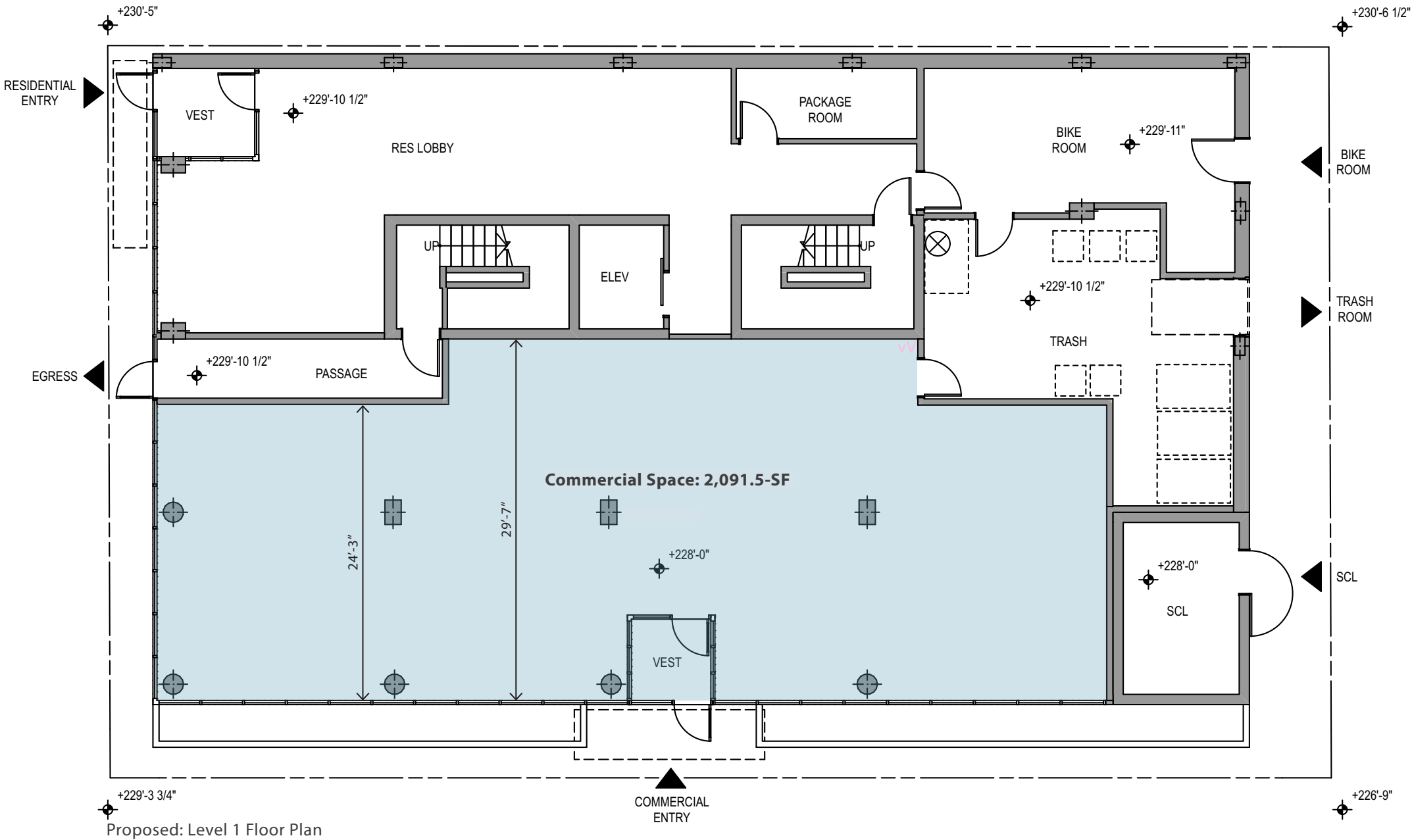
To provide less than the specified average 30-foot depth and minimum depth of 15-feet at non-residential space. Proposed 26'-11" depth average with a minimum depth of 24'-3".

Rationale

The project site is small, only 5,992 total square feet with 91'-9 1/2" of frontage along the arterial. Because we have an alley, access for trash, utilities and storage from the alley is preferred. Once the space requirements of those elements is accounted for, the amount and location of the residential entry, amenity space requirements like bike parking and circulation totaled together limit the retail spaces oriented to the street. The resulting retail space averages only 26'-11" in depth, less than the 30-foot requirement. We felt that granting of this departure will result in a move viable and functional layout of the retail space than meeting the 30-foot requirement. See notes on adjacent plans for additional information.

Design Guidelines

CS2-B2 Strong Connection to the Street/ DC1-B1 Pedestrian Activity



APPENDIX

DESIGN PROPOSAL: CODE COMPLIANT OPTION

Description
The Baseline massing design concept articulates a pristine cuboid form. The scale of the site and zoning envelope provides an opportunity to express a well-proportioned, well-detailed simple form without the requirements of major massing articulation.

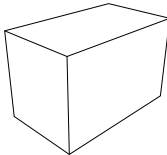
The Baseline massing is a simple rectilinear building that maximizes potential development on the site. The residential lobby is located at the northwest corner of the site along 12th Ave NE. Retail holds the corner of 12th and 50th and a large bike room is accessible mid-block from NE 50th St. Parking access is located to the east from the alley.

This proposal requires no departures from Development Standards.

Summary	
Stories:	6 above-grade
Unit Count:	49
Floor Area:	32,956-sf total FAR chargeable
	31,931-sf residential
	1,025-sf non-residential

Parking: 4 total

Potential Departures
• None, code-compliant alternate





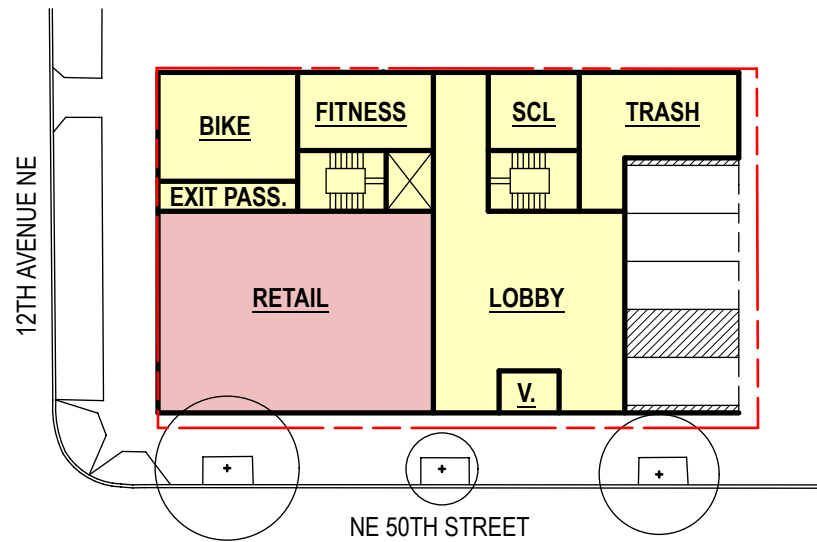
Southwest Corner



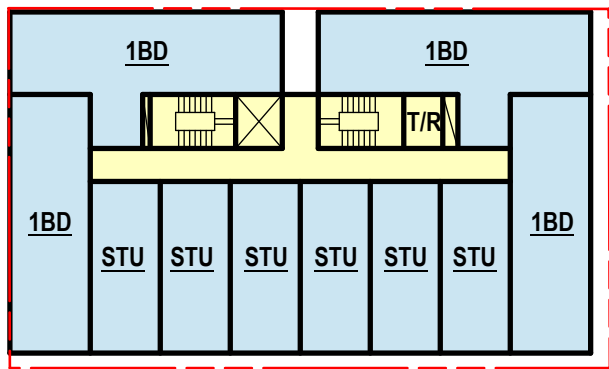
Northwest Corner



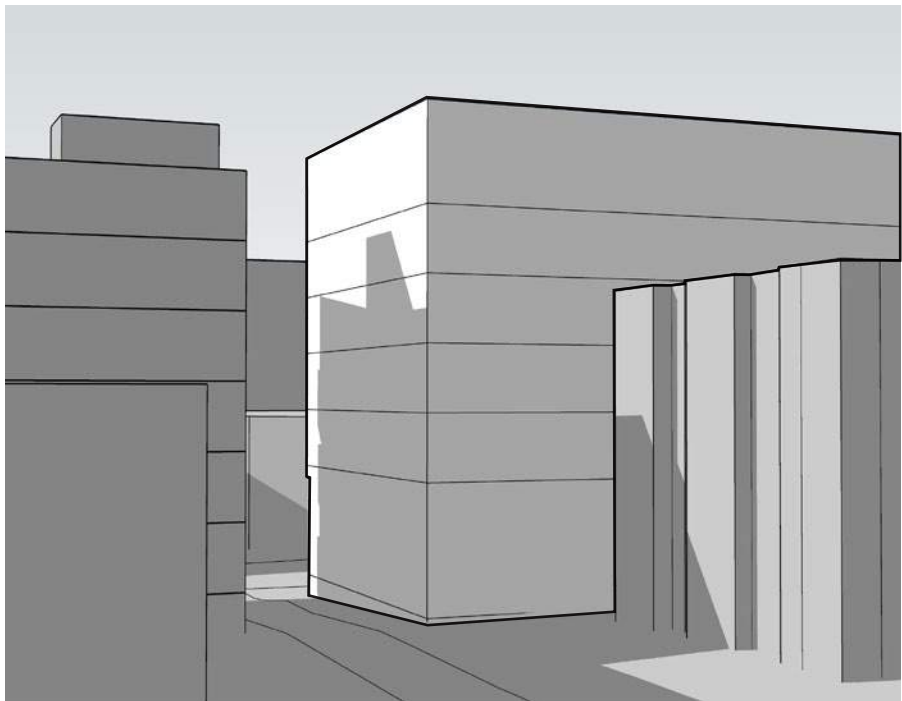
Southeast Corner



Street Level Plan (Level 1)



Typical Residential Plan (Level 2-6)



DESIGN PROPOSAL: MASSING OPTION 1

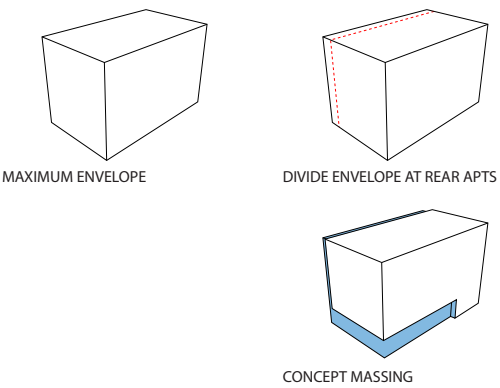
Description
The Concept 1 massing design concept articulates a simple cuboid form that has been carved out to express active, transparent program within. Additionally, a “gasket” is carved from the north side of the form to separate the building from the townhouses on the neighboring site. The simple massing strategy provides the opportunity to craft a distinct building with carefully considered details.

Concept 1 massing is a simple expression of the program that maximizes potential development on the site. The residential lobby is located at the northwest corner of the site along 12th Ave NE with adjacent bike room. A large residential amenity space holds the corner and transitions to the mid-block retail on NE 50th St. Parking access is located to the east from the alley.

Summary	
Stories:	6 above-grade
Unit Count:	49
Floor Area:	31,448-sf total FAR chargeable
	30,423-sf residential
	1,025-sf non-residential

Parking: 4 total

- Potential Departures**
- Reduce average depth of retail to less than 30-feet





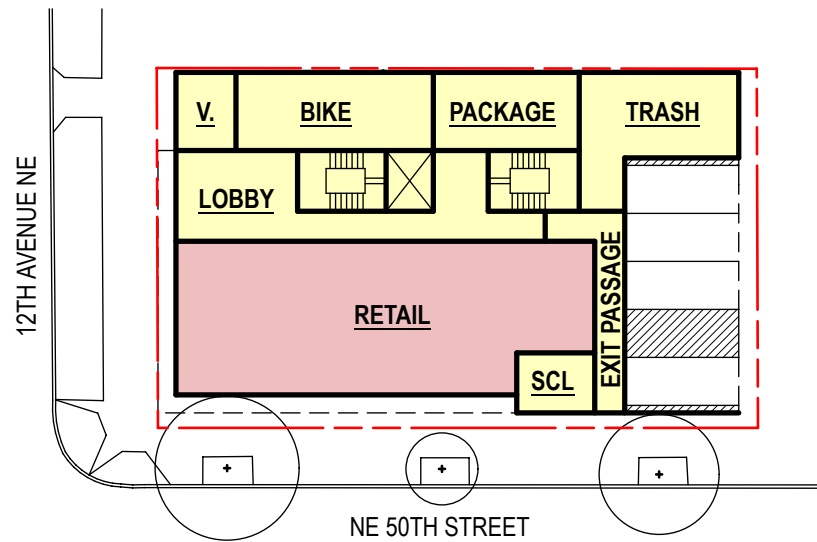
Southwest Corner



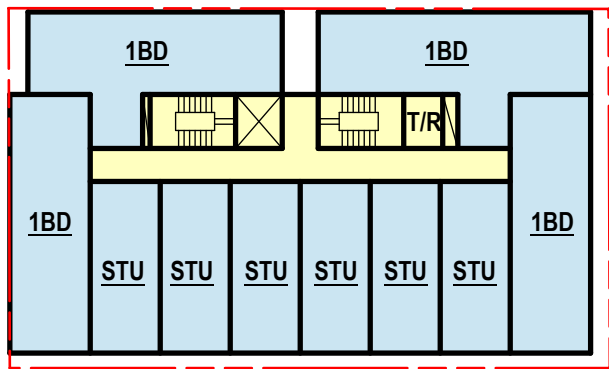
Northwest Corner



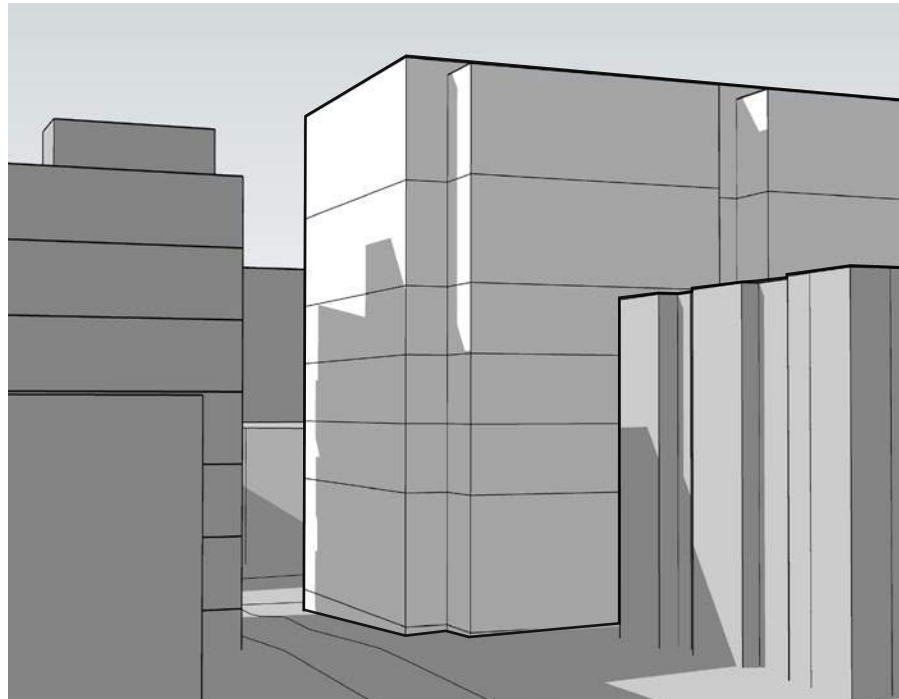
Southeast Corner



Street Level Plan (Level 1)



Typical Residential Plan (Level 2-6)



DESIGN PROPOSAL: MASSING OPTION 3

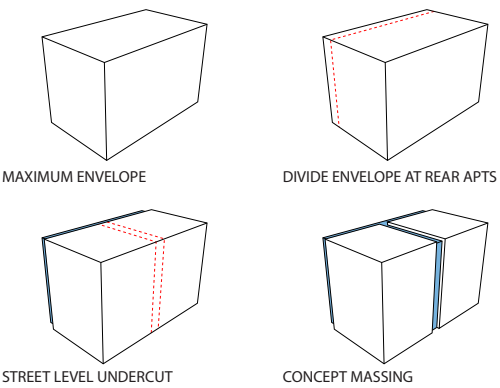
Description
The Concept 3 massing design concept breaks the building down into two apparent vertical towers connected by a glassy “gasket”. The two towers are separated from the townhouses to the north with another “gasket” along the property edge. The simple expression of massing provides an opportunity to detail two vertically oriented, small-scale masses.

Concept 3 massing breaks down the scale of the site by apparently creating two small, vertical towers that maximizes potential development on the site. The residential lobby is located at the northwest corner of the site along 12th Ave NE with adjacent bike room. A large residential amenity space holds the corner and transitions to the mid-block retail on NE 50th St. Parking access is located to the east from the alley with 1 levels of below grade parking.

Summary
Stories: 6 above-grade, 1 below-grade
Unit Count: 49
Floor Area: 31,401-sf total FAR chargeable
30,366-sf residential
1,025-sf non-residential

Parking: 4 total

Potential Departures
• Reduce average depth of retail to less than 30-feet





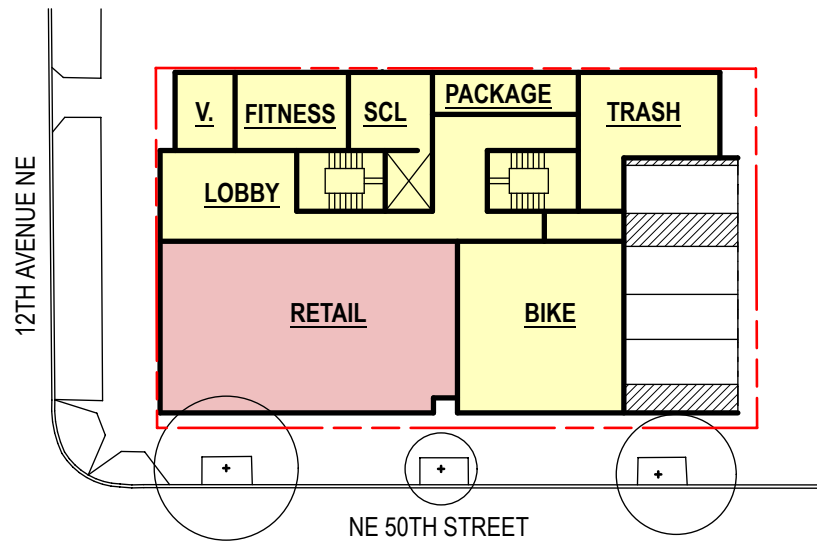
Southwest Corner



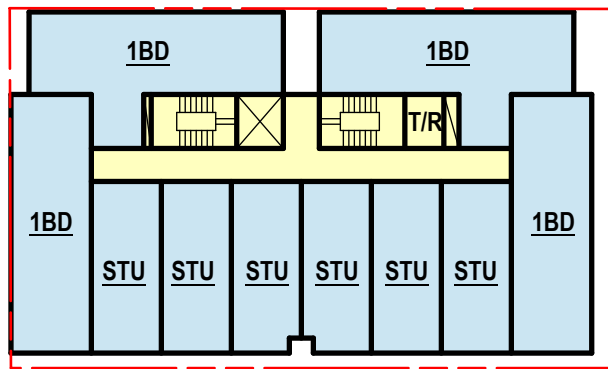
Northwest Corner



Southeast Corner



Street Level Plan (Level 1)



Typical Residential Plan (Level 2-6)

