

STREAMLINED DESIGN REVIEW 2019

PROJECT ADDRESS:

10715
Interlake Ave N
Seattle, WA 98133

SDCI # 3035182-LU
6745975-CN
3035565-CN

DOCUMENT: SDR

OWNER:

MINJUN WU

DESIGN TEAM:

GC Square
11201 SE 8TH, SUITE 170
Bellevue, WA 98004
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Northwest Hospital
& Medical Center

Seattle Area
German American

Viewlands
Elementary School

PROJECT SITE

GC²
design + planning

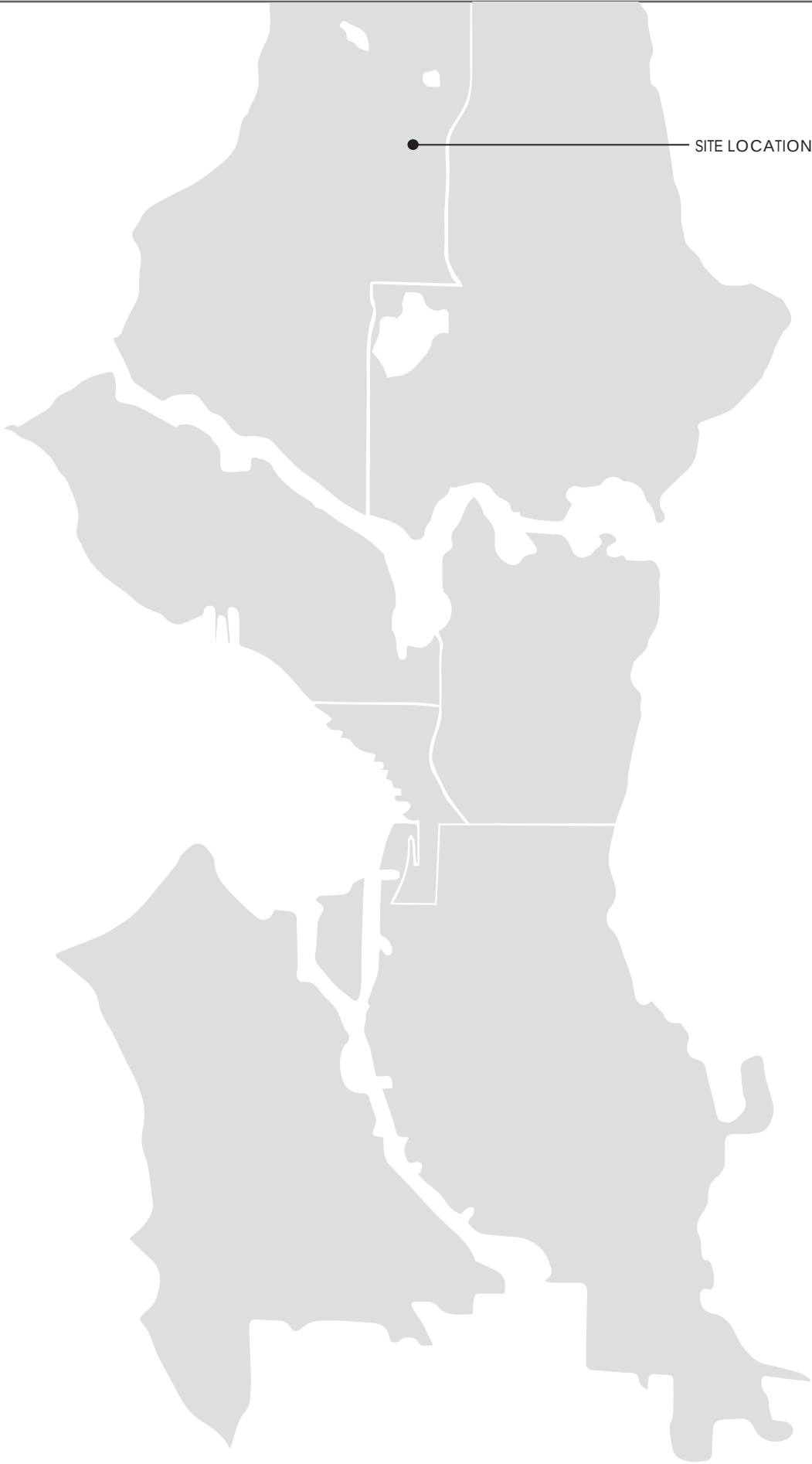
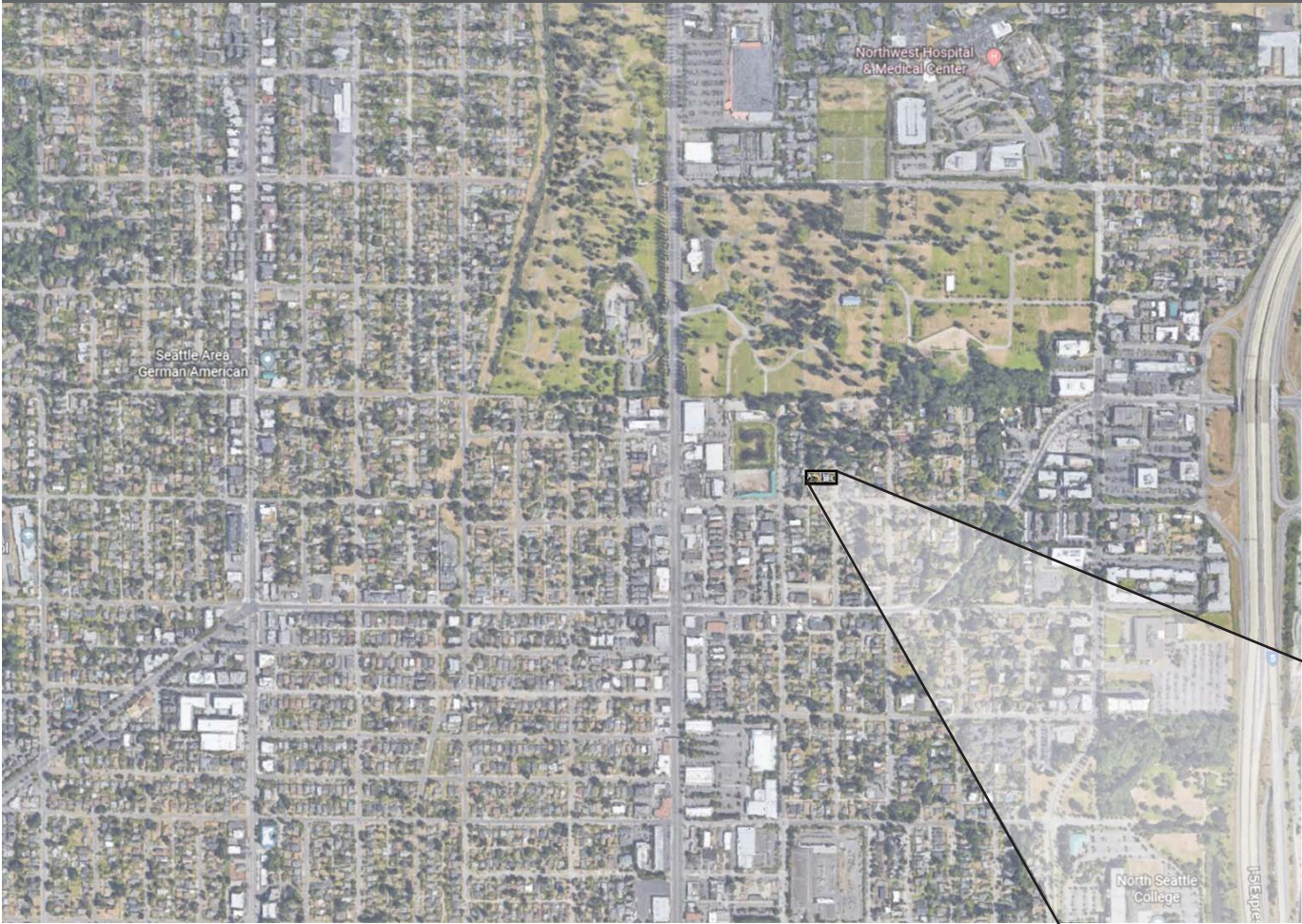


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VICINITY MAP

ZONING

The subject site consists of one parcel (parcel no: 630000-0237) bordered by Interlake Ave N to the east, alley to the west, and adjacent parcels to the north and south. The subject parcel is a rectangular site that measures 5,060 SF in area with length of 127'-0" (east to west) and 40'-0" (north to south). The site is sloping down from east to west at approximately 9% slope across the site from east to west.

The subject site has an existing 1-storey single-family house with a basement. The subject site was previously zoned as SF 5000 and currently rezoned to LR1 (M1). The new zone was adopted on April 19, 2019 under citywide MHA legislation, implementing affordable housing requirements in 27 urban villages throughout Seattle. Directly opposite the site, across Interlake Ave N, is a block of single-family houses previously zoned as SF 5000 and currently rezoned to RSL (M). The block across the alley to the west is rezoned LR2 (M).

The subject site is within urban village overlay, thus no parking is required.

DEVELOPMENT OBJECTIVES

This project proposes the construction of a multi-family apartment with 3 storeys above grade and 1 storey below grade. The apartment will provide total of 11 units in which 3 units will be fulfilling 850sf 2-bedroom family units required by the legislation. This development will increase the density of the neighborhood synergizing with the city's vision to improve affordable housing, a percentage of the total units of the development will be reserved for low-income group rental. The development will also fulfill Greenbuilding standard.

As this project increases the density of the neighborhood, it aims to respect the residential scale through appropriate massing, proportion and materials. The siting of apartment responses to current and future context by establishing future street wall at the front, linking the apartment closely to streetscape along Interlake Ave N. Screening flora are planted at the front to create human scale private buffer. The position of the block helps to minimize the shadow casting to the north side which is impacted largely by the southern sunlight as such the privacy of the neighborhood is protected.

The amenity space at the rear while keeping on original grade as much as possible, minimizes influence on the environment and fulfills multi-purposeful uses. The basement is accessible from the rear at grade and it is embraced by the landscape on amenity area; two parkings are planned, potentially needed for a large family; trash area is planned efficiently and paved with permeable tiles. The overall amenity space area on the ground is 25% (as preferred option proposed). A great advantage of the amenity is that it creates relief for the alley.

The placement of the entrance on the side of the apartment not only makes the development more efficient in term of creating livable area but also creates privacy for the entrance. Low shrubs are planted as screening at front boundary differentiating public & private zone. Entry is demarcated as part of landscape design. Primary pedestrian access path will be from the street, and the second pedestrian access will pass through the amenity space to arrive at the main entrance of the apartment on the side of the building.

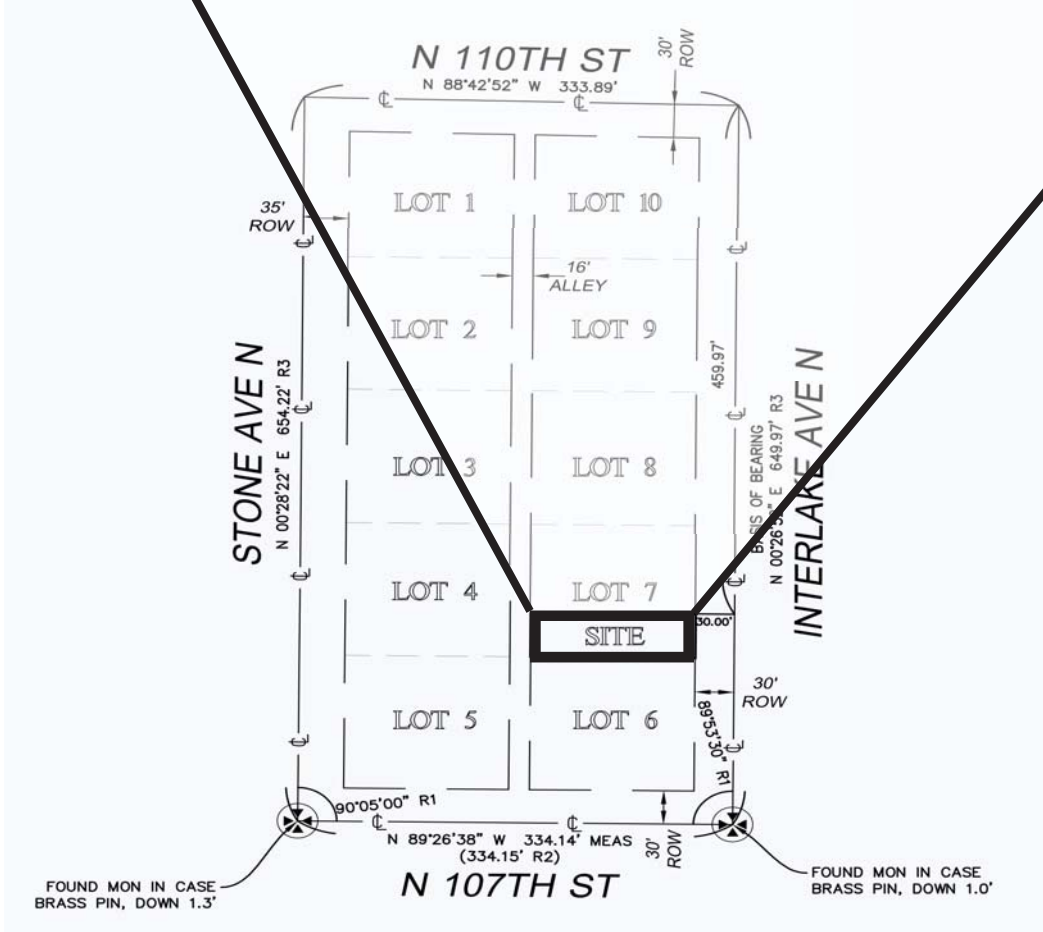
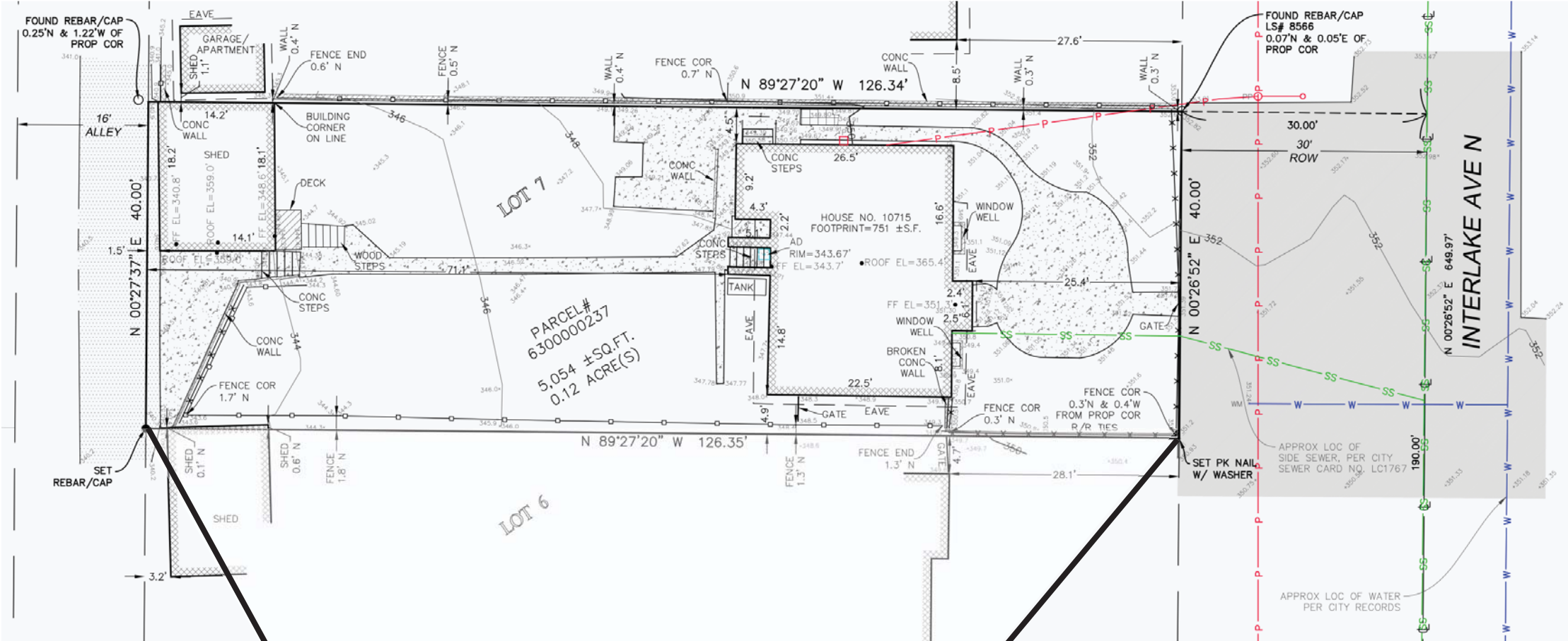
The proximity of the apartment to public transportation is good to cater for small units for starter home, usually non-car owner, yet additional parkings are provided for relieving parking pressure in the neighborhood.



SITE LOCATION

PROJECT PROGRAM

Site Area: 5,060 SF Total
Number of Residential Units: 11
Number of Parking Stalls: 2



EXISTING SITE PLAN / CONDITIONS

PROPOSED PROJECT SITE

One parcel bordered by Interlake Ave N on east, adjacent parcel on south and north, alley on west.

TOPOGRAPHY

Approx. 9% slope down from east to northwest corner

ADJACENT BUILDINGS AND USES

Existing single-family to the north, east, south and west of the site

SOLAR ACCESS & VIEWS

The site has good solar access due to adjacency to alley and single-family at the rear and adjacency to street on the east.

TRAFFIC CIRCULATION

Interlake Ave. N is two-lane street with street parking on both sides.

N 107th St S is two-lane street with street parking on both sides.

There are stop signs on N107th St across Aurora Ave N. N107th St continues east on N. Northgate way which turn into 1st Ave NE to the Northgate Traffic Center

There are bus stops approximate 0.2 mile to the south of the site.

STREETSCAPE

Interlake Ave. N: Yes
Sidewalk: No
Planting Strip: Yes
Street Trees: Yes
Parking: Yes

LEGAL DESCRIPTION

Lot 1: OAK LAKE VILLA TRS S 40FT, PLat Block: 3, Plat Lot: 7



ZONING DATA

ADDRESS: 10715 INTERLAKE AVE. N WA, 98133
PARCEL #: 630000-0237
ZONE: LR-1(M1), ADOPTED APRIL, 2019

SITE AREA: 5,060 SF
FAR MAXIMUM: 1.3 (With Greenbuilding)
TOTAL ALLOWED GROSS FLOOR AREA: 6,578 SF

23.45.504 PERMITTED USES
Proposed: Apartment

23.45.514 STRUCTURE HEIGHT
Allowed: 30’
Proposed: 30’

23.45.522 AMENITY AREA
Required: 25% of lot area
A minimum of 50% is required at ground level
Proposed: 25% of lot area (88% at ground level and 12% on roof)

23.45.527 BUILDING WIDTH LIMIT
Allowed: 45’
Proposed: 26’

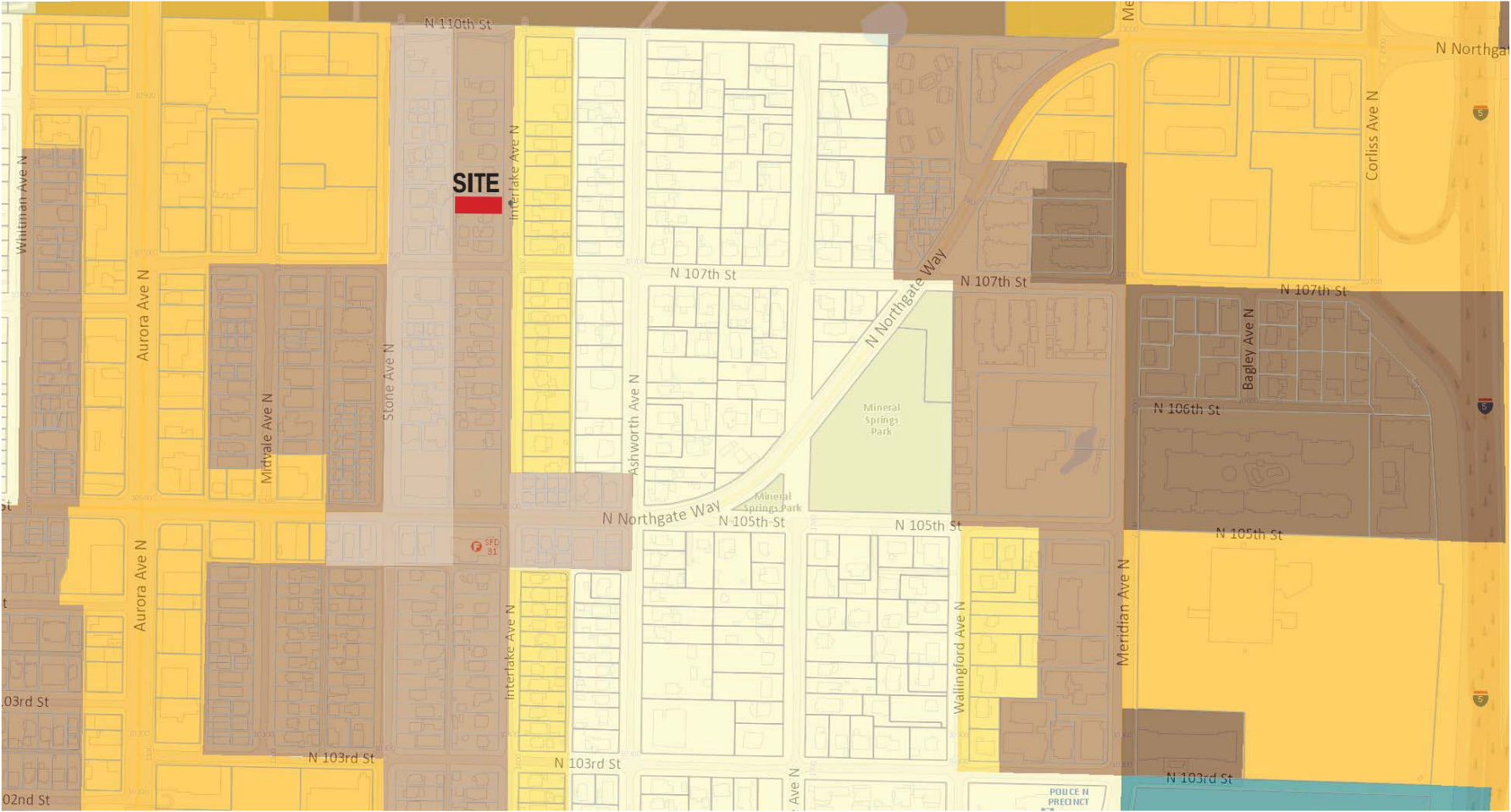
23.45.527 MAXIMUM FACADE LENGTH
Allowed:65% of lot depth for portions within 15’-0” of a side lot line that is not a street or alley.
Proposed: 82’ < 65%

23.54.015 REQUIRED PARKING
Urban Village Overlay: No parking is required.
Proposed: 2 parkings

BUILDING SETBACKS:
Allowed (Front): 5’
Proposed (Front): 5’

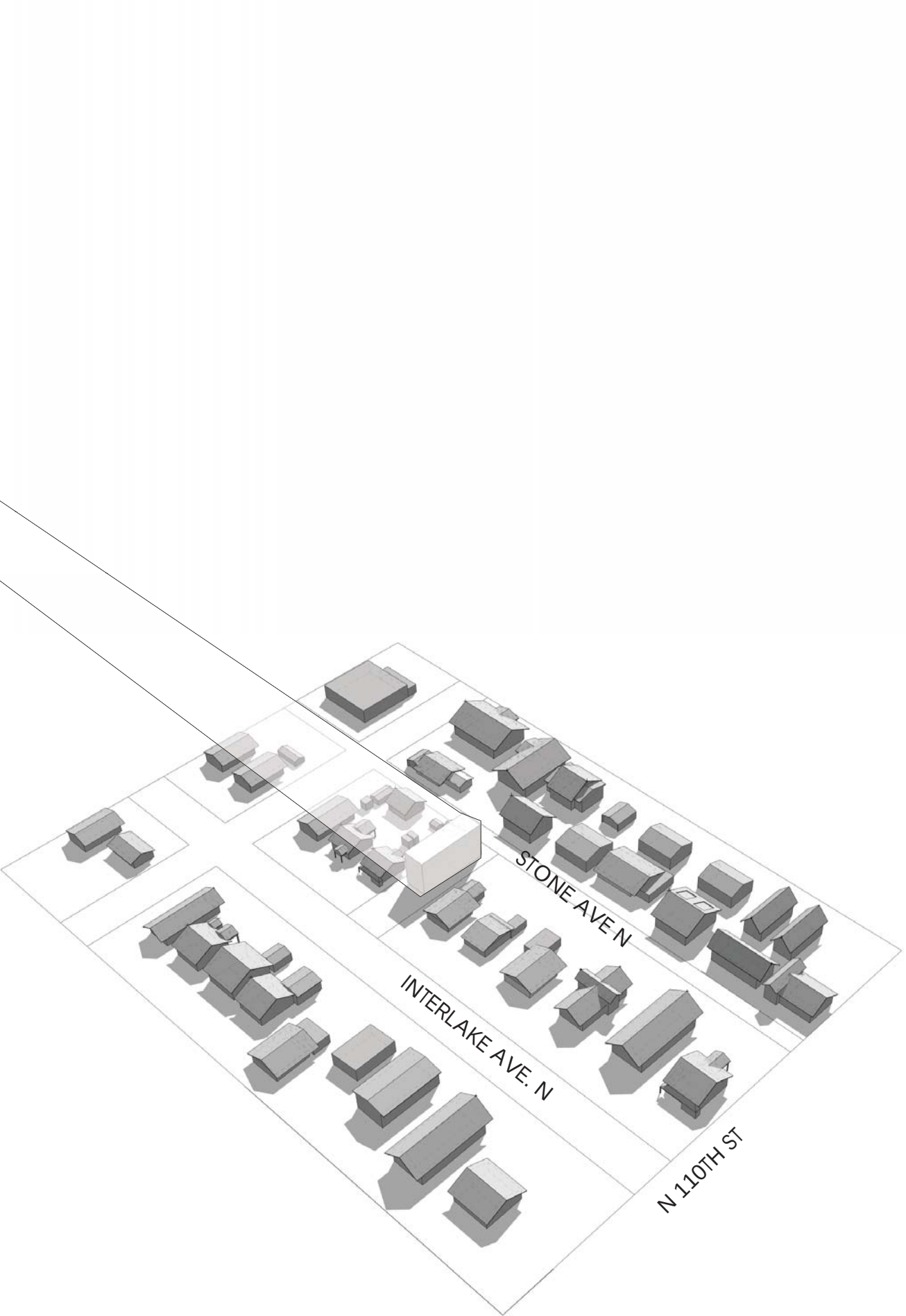
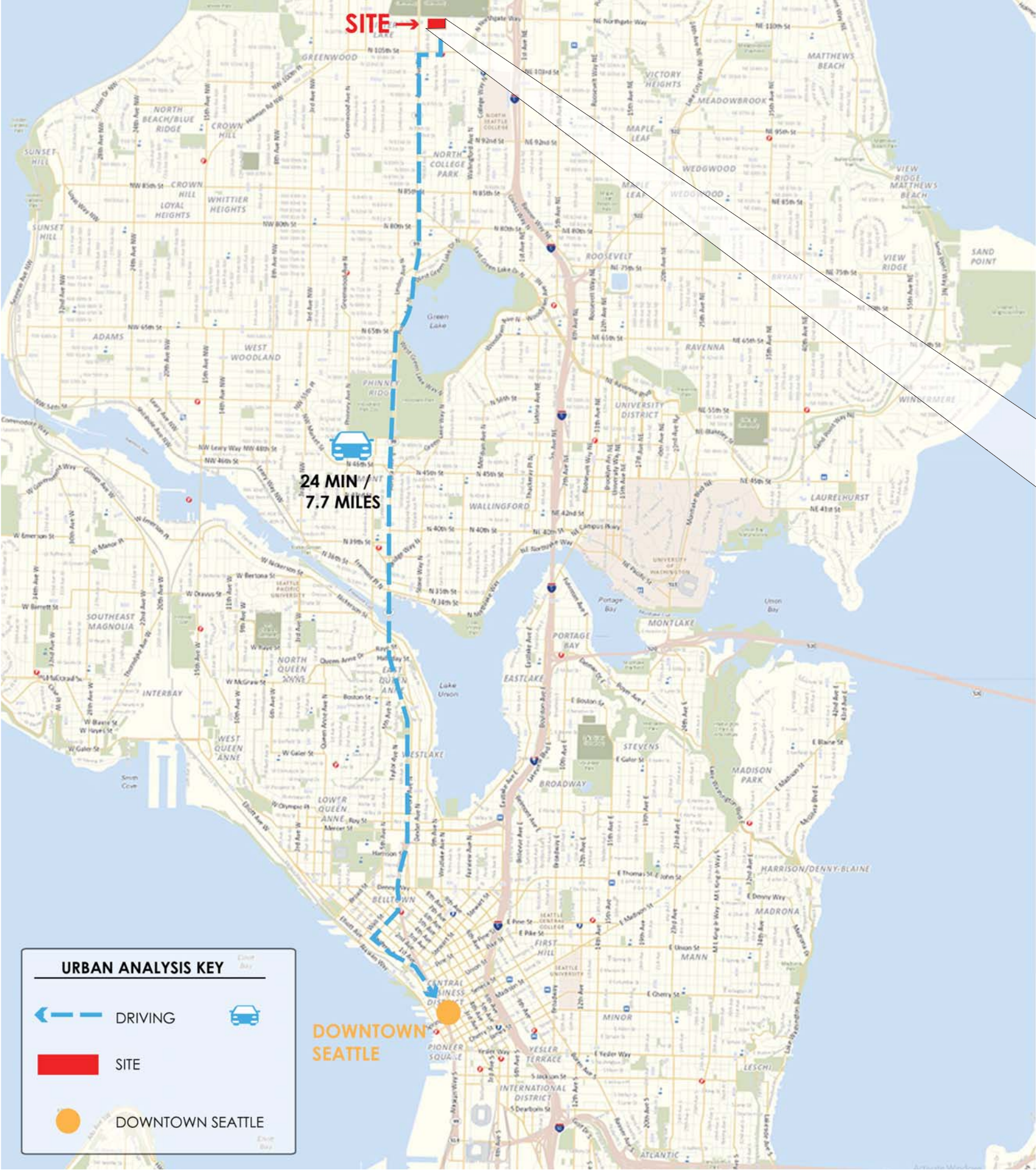
Allowed (Rear): 10’ (with alley.)
Proposed (Rear): 38’ 10’’

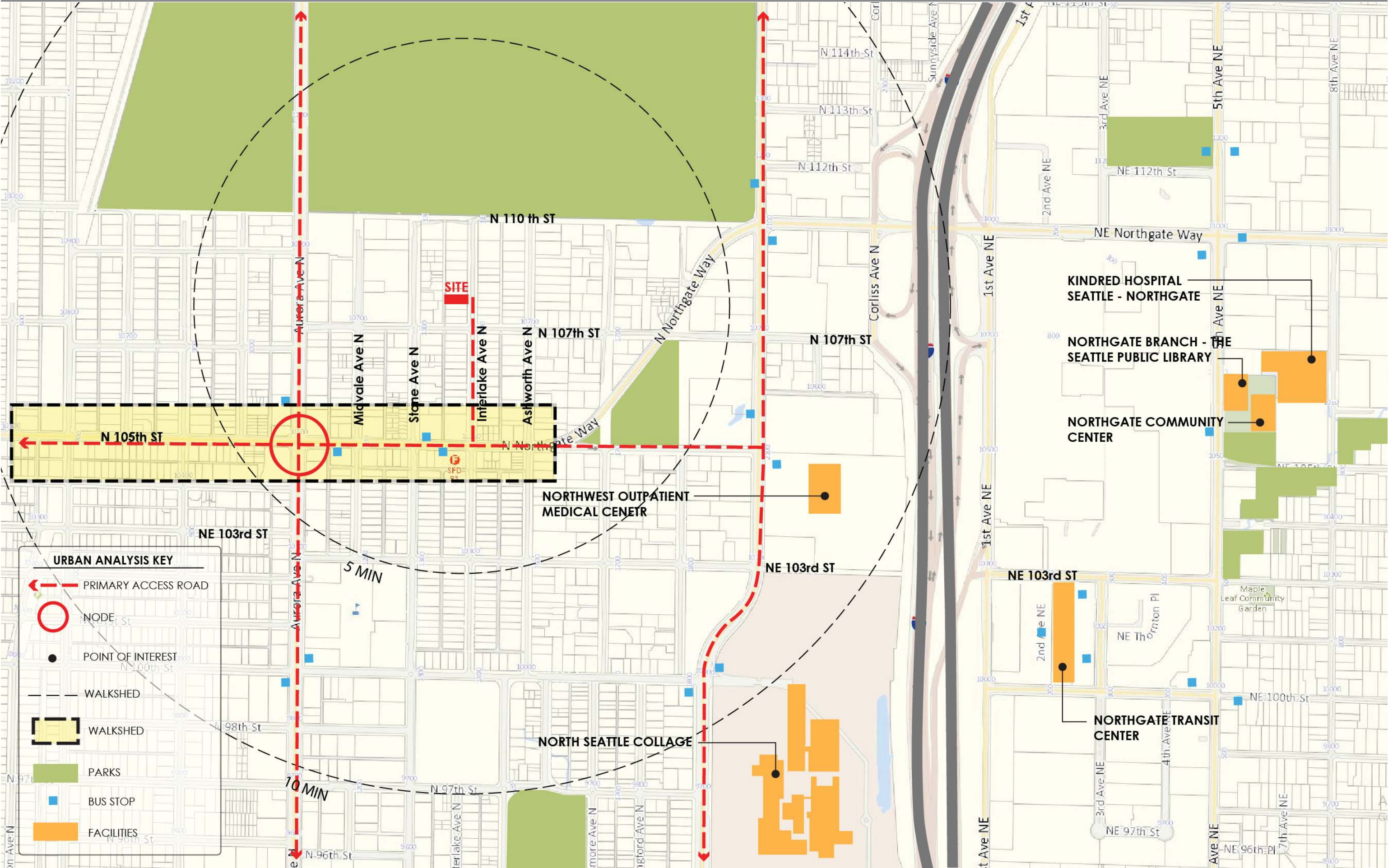
Allowed (Side): > 40’ WIDTH: 7 FT AVG., 5 FT MINIMUM
Proposed (Side): 7’



- | | |
|----------------------|-------------------------------|
| <div></div> LR1 (M1) | <div></div> SF-5000 & SF-7200 |
| <div></div> LR2 (M) | <div></div> RSL (M) |
| <div></div> LR3 (M) | <div></div> NC ZONES |
| <div></div> MR (M) | <div></div> MIO-37-LR3 (M) |

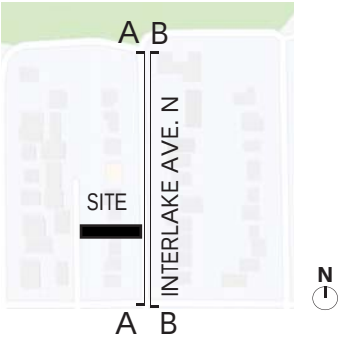
🕒 EXISTING ZONING / USES











INTERLAKE AVE. N LOOKING WEST (A-A)



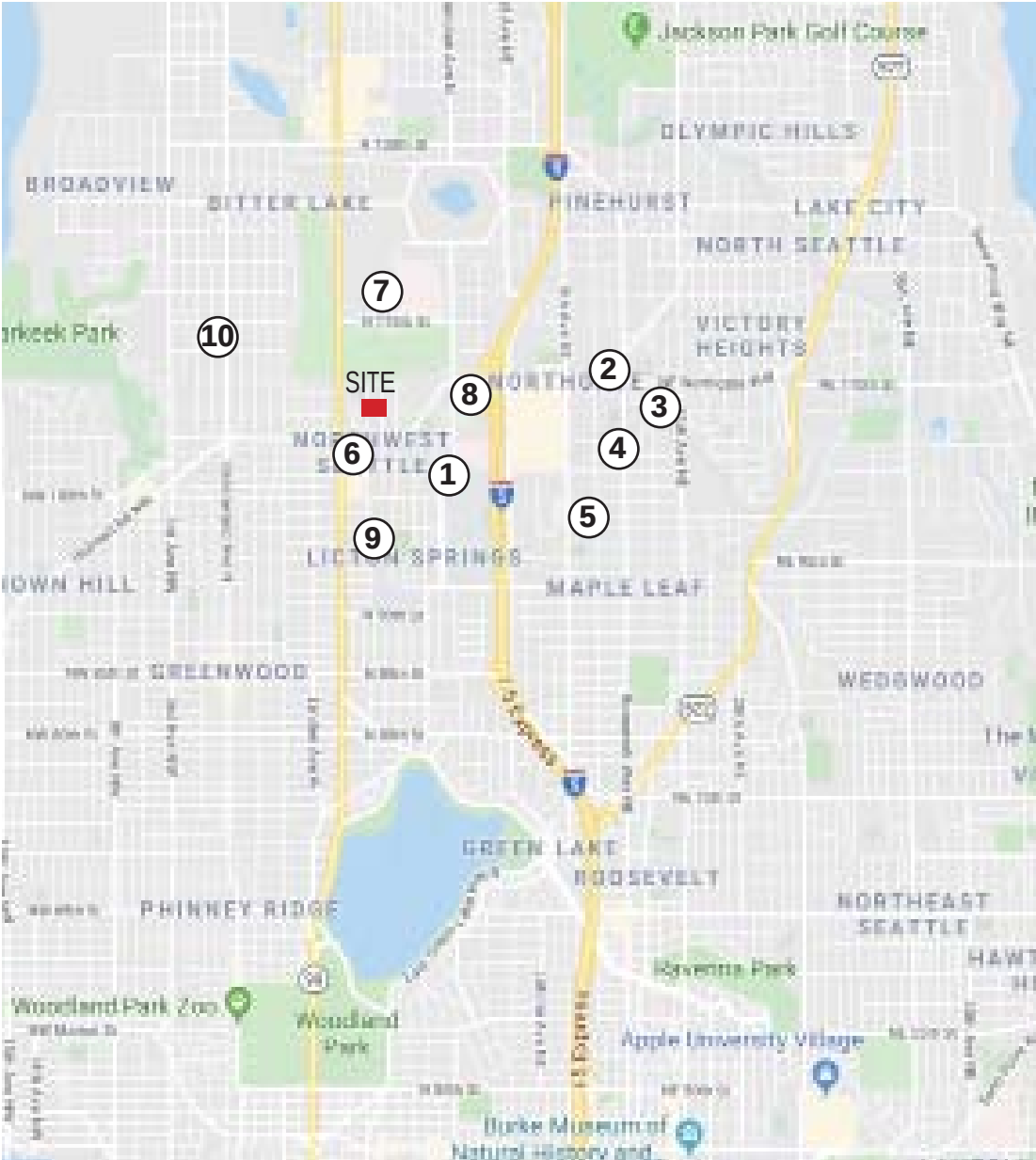
INTERLAKE AVE. N LOOKING EAST (B-B)



INTERLAKE AVE. N LOOKING WEST (A-A)



INTERLAKE AVE. N LOOKING EAST (B-B)



Year Built: 1968
Typology: Condominium



Year Built: 2019
Typology: Condominium



Year Built: 2014
Typology: Condominium



Year Built: 2019
Typology: Condominium



Year Built: 1984
Typology: Condominium



Year Built: 2017
Typology: Condominium



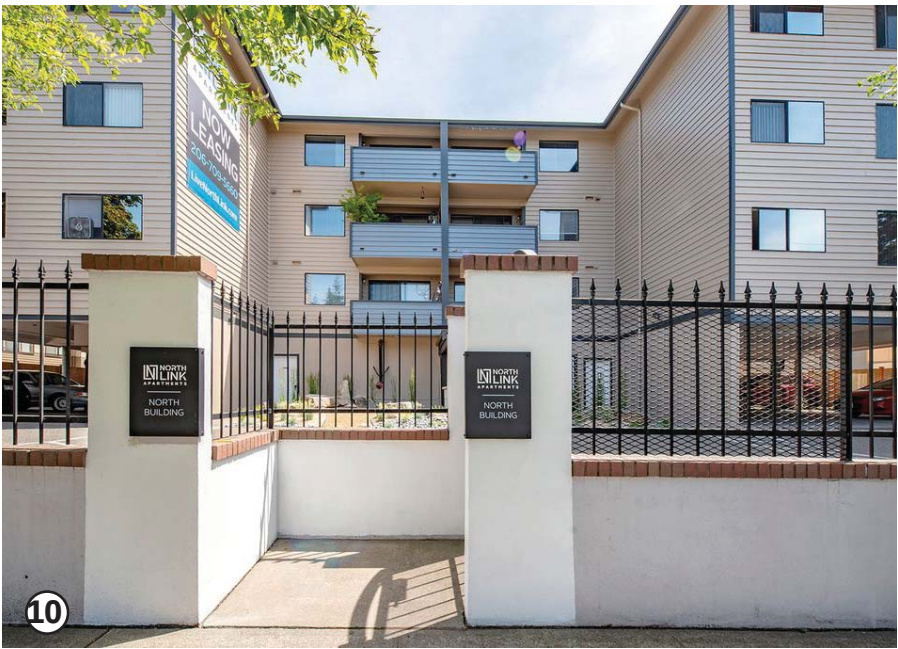
Year Built: 1987
Style: Condominium



Year Built: 1979
Typology: Condominium

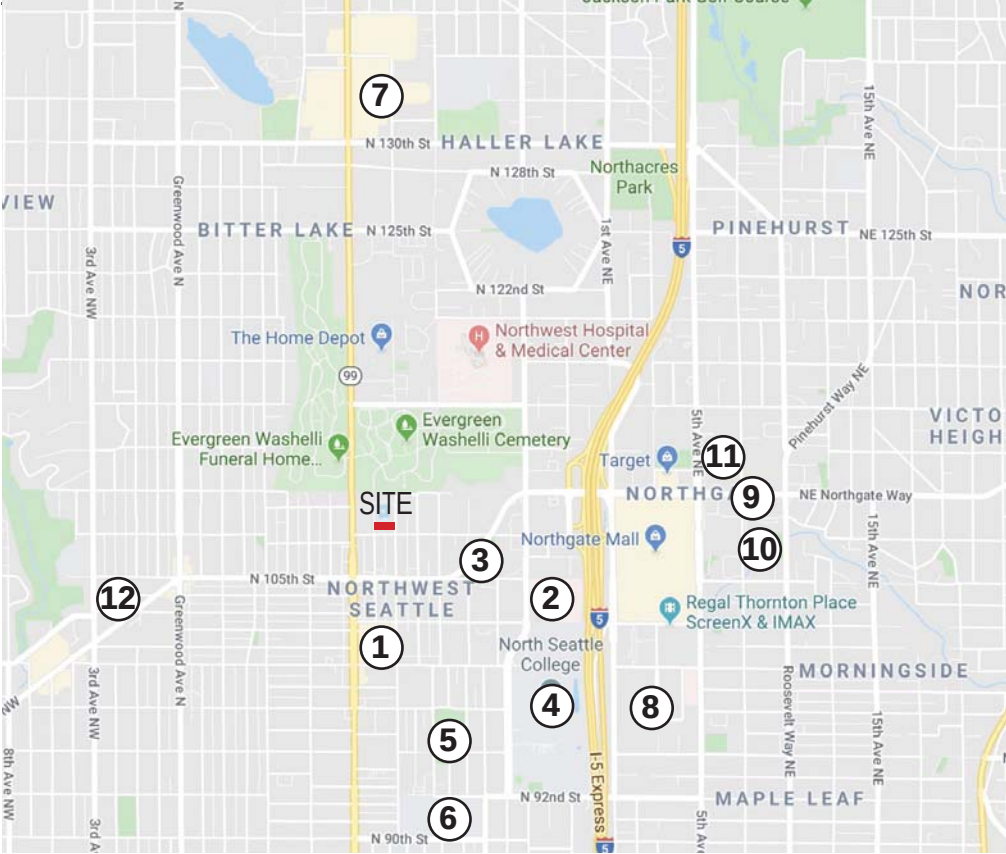


Year Built: 2019
Typology: Condominium



Year Built: 1986
Typology: Condominium

14 NEIGHBORHOOD CHARACTERS/NODES



NORTHWEST OUTPATIENT MEDICAL CENTER



LICTON SPRINGS PARK



NORTHGATE COMMUNITY CENTER



ROBERT EAGLE STAFF MIDDLE SCHOOL



ASIAN FOOD CENTER



MINERAL SPRINGS PARK



NORTHGATE TRANSIT CENTER



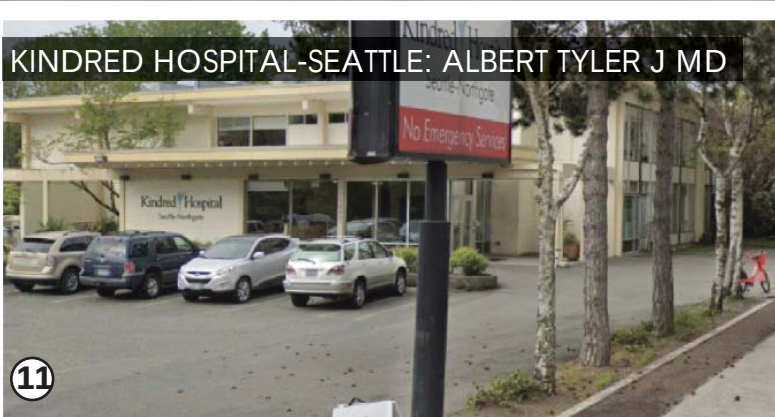
NORTH SEATTLE COLLEGE



NORTHGATE BRANCH - THE SEATTLE PUBLIC LIBRARY



KINDRED HOSPITAL-SEATTLE: ALBERT TYLER J MD



QFC



AMC OAK TREE 6



GC SQUARE | 11201 SE 8TH ST. SUITE 170 BELLEVUE, WA 98004

PRIORITY STRATEGY FROM SEATTLE DESIGN GUIDELINES

Context and Site

CS1. B. 2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site

Response: The staircase is placed at the north side so that living units are at the south side; the position of building is considered based on the sunlight analysis to minimize the impact to adjacent sites.

CS1. B. 3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

Response: Living units are facing south; the rear yard on west are left a integrated open green space to grow larger deciduous trees for shading.

CS1. C. 2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

Response: The building is proposed following the original slope on site; basement unit gets natural sunlight.

CS2. D.1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

Response: When following the original slope, the building, the basement of which is “hidden”, achieves a lower profile from front.

CS2. D. 5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjcent buildings.

Response: The site is fenced and gated to have better management.

CS3. A. 2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

Response: The site is fenced and gated to have better management.

CS3. A. 4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Response: Using similar material but applying modern design language, this building helps to transit the neighborhood in the process of urbanization.

Public Life

PL1. B. 1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

Response: The site can be accessed from the Interlake Ave N at front and from alley at rear as well. The public sidewalk along Interlake Ave N is planned and will be designed.

PL3. A. 1. c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

Response: The site planning has a transition from public, semi-public to private; planting strips and lighting design also help to improve entry condition.

PL3 B.1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

Response: The site planning has a transition from public, semi-public to private; planting strips and lighting design also help to improve entry condition.

PL4. B. PLANNING AHEAD FOR BICYCLISTS

1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

Response: Bike storage is planned into the building to encourage residents to use bicycle often. Ramps are used as possible as we can to create fluent circulation.

DESIGN PROPOSAL ANALYSIS

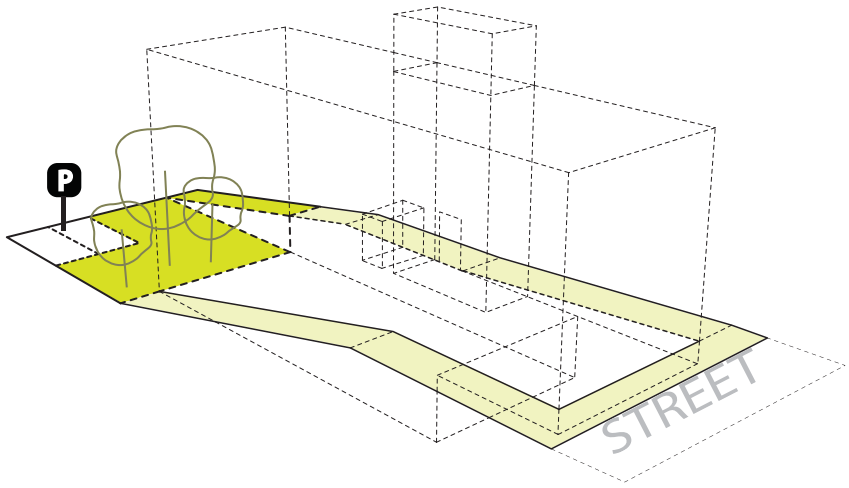
As the first apartment project in community after zoning changes, this project strives to find the balances between city and neighborhood, contemporary design and local context, and original residents and new tenants. To both respect the adjacent site and echo the urbanization process, it applies modern design languages when minimizing the disruption to existing condition. The site is connected to the community by welcomed and accessible pedestrian walkways. The building encourages Eco-friendly transportation by providing bike facilities. Its efficient massing that following the original grade maximizes floor area and pe-rimeter façade to maximize daylighting for interior. Outdoor amenity space is well organized by employing purposeful uses for either public, semi-public or private. Living units are consid-ered thoughtfully by placing sunlight and space efficiency at top priorities.



PROJECT INFORMATION

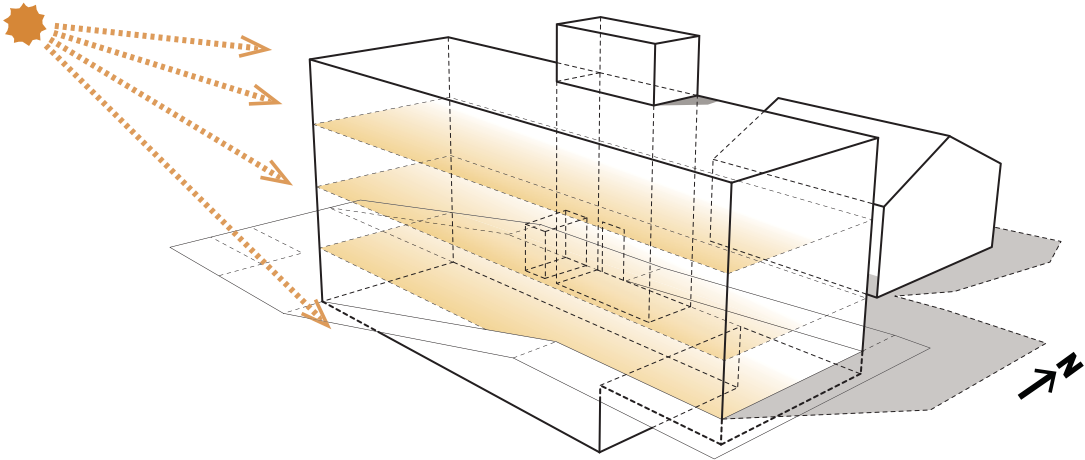
11 Apartment Units	
Site Area:	5,060 sf
Max. Gross Floor Area (GFA):	6,578 sf
Basement:	0 sf
Level 1:	1,972 sf
Level 2:	1,972 sf
Level 3:	1,972 sf
Proposed Gross Floor Area (GFA):	5,916 sf
Proposed Floor Area Ration (FAR):	1.3 (with Green-Building)
Parking:	2
Amenity Area:	1,350 sf (Ground Floor) 150 sf (Roof Deck)
Total:	1,500 sf (29.7% > 25%)

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.

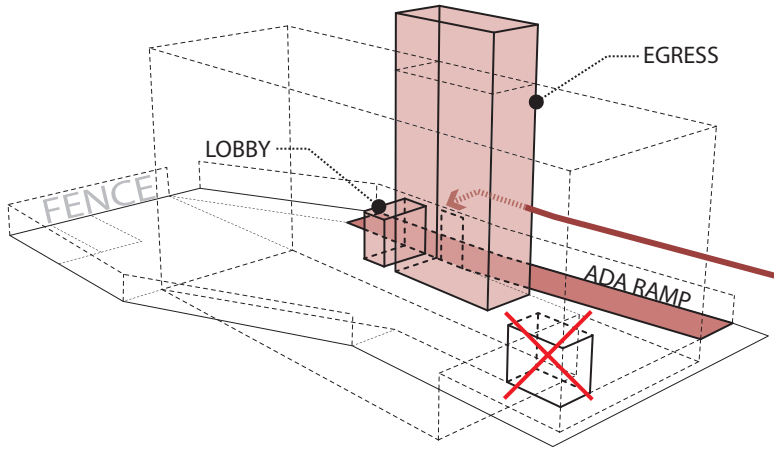


1. A. POSITIONING OF THE BUILDING BLOCK
Being the first apartment project in the community, the positioning of the apartment responds to protecting the current sunlight and privacy needs of the neighbors. Meanwhile, it responds to the future context by establishing future street wall.

1. B. PARKING & AMENITY SPACE
Placing the building in the front provides additional parking space for people who need them. Such placement also forms a private landscaped rear yard and secured environment for tenants. The basement unit which is accessible from the rear yard at grade becomes a special unit which is embraced by landscape. The wholeness of the amenity space allows larger deciduous trees to be planted as compared to fragmented smaller amenity space.



2. SOUTHERN SUNLIGHT EFFECT
The egress stair tower is placed on the north in order to maximize southern frontage for every apartment unit. Natural light and heat gain are ensured for every unit. This also minimizes shadow impact to the adjacent northern site who need them and protect the privacy of the rear yard of the neighbors.



3. A. ACCESSIBILITY
In order to fulfill the ADA requirement, lobby and entrance are placed at the middle of the apartment, rather than at the front corner. Additional signage and low walls help to identify the position of the entrance for both residents and visitors.

3. B. PUBLIC WALKWAY is proposed to improve public pedestrian accessibility & safety.

3. C. SECURITY OF THE PROPERTY is ensured by fences & landscape barrier.

NEIGHBORHOOD COMMENT

Per the feedback collected from outreach and the letter received from neighbors, there are concerns from various aspects. In general, neighbors worried that the increasing number of new residents will bring safety and traffic issues, such as trespassing adjacent sites, traffic overload, overseeing, living quality after redevelopment, and so forth. Feasible comments and our responses targeting each are summarized as below:

Comment 1) The number of new residents of a 11 apartment might create safety issues if people trespass adjacent sites freely.

Response: The site will be fenced and gated at the perimeter. There will be access control when entering from alley and street to the main entrance, to the basement unit, and to the waste dumpster. More detail is illustrated on the site plan on Page 19.

Comment 2) Provide parkings due to the reality that people own cars generally in this area.

Response: Although this project, which is in Urban Village, is not required to provide parking, there will be two additional parkings provided on the rear yard (see site plan on Page 19) to avoid the overcrowding situation. Public sidewalk is also planned and paved, which will help to decrease accidents by lane differentiation.

Comment 3) Shift building to the east to achieve the minimal shadow impact to the north.

Response: The building is shifted to the east compared to previous proposal which has a rear back of the min. 10'. Referring to the year-round sun analysis on Page 22, most back yard area of adjacent site is relieved from shadow. In addition, to better respond to current and future context, the current proposal is shifted towards to street to achieve a 10' setback, which would begin to establish the future street wall.

Comment 4) Locate the entry in the front of the building at the southeast corner, eliminate pathway on north side of lot, shift the entry walk to the south, and shift the stair tower to the south to achieve identifiable entry and minimize shadow impact.

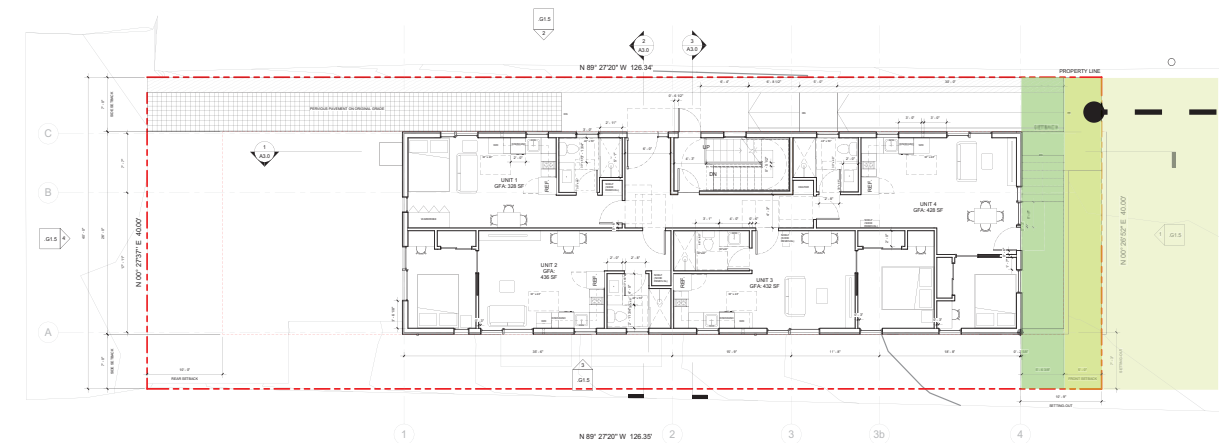
Response: While considering sufficient sunlight and space efficiency as the priorities for living units, the position of stair is determined in the middle of north side.(See 3. A.ACCESSIBILITY diagram on Page 16) In this way, minimum openings facing the adjacent site lessen the overseeing problem The narrow pathway from street to entry is improved by planting strips to provide buffer; and lighting design to increase visibility and security.

Comment 5) Revise massing and material application to reduce perceived mass and mute the architectural expression to make the building a fabric building.

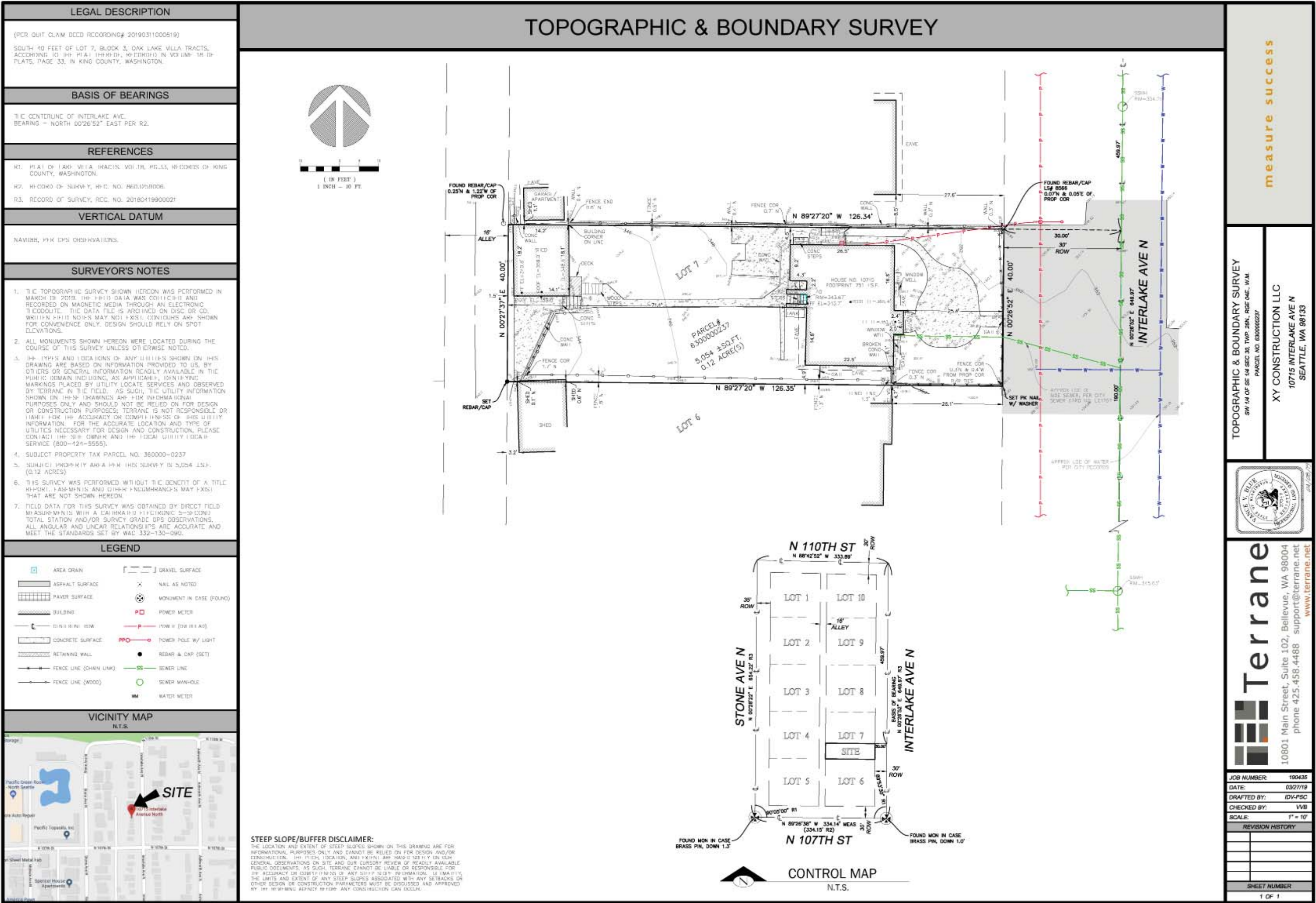
Response: The building massing is placed according to natural slope at the maximum extent so that it achieves a low profile image of 3-story, upon the fact that it is 4-story actually. Echoing to city's vision of urbanization, current proposal applies modern design strategy when using similar exterior siding material with local context.

Comment 6) Connect front "patio" to the new front entry, or to the front unit; employ purposeful design.

Response: After shifting to the east, the previous square open patio at front changes to a rectangle front yard. When satisfying requirement of garbage management, a private yard for the front unit is created. The relationship between street and building transits from public, semi-public to private sequence. See diagrams below:



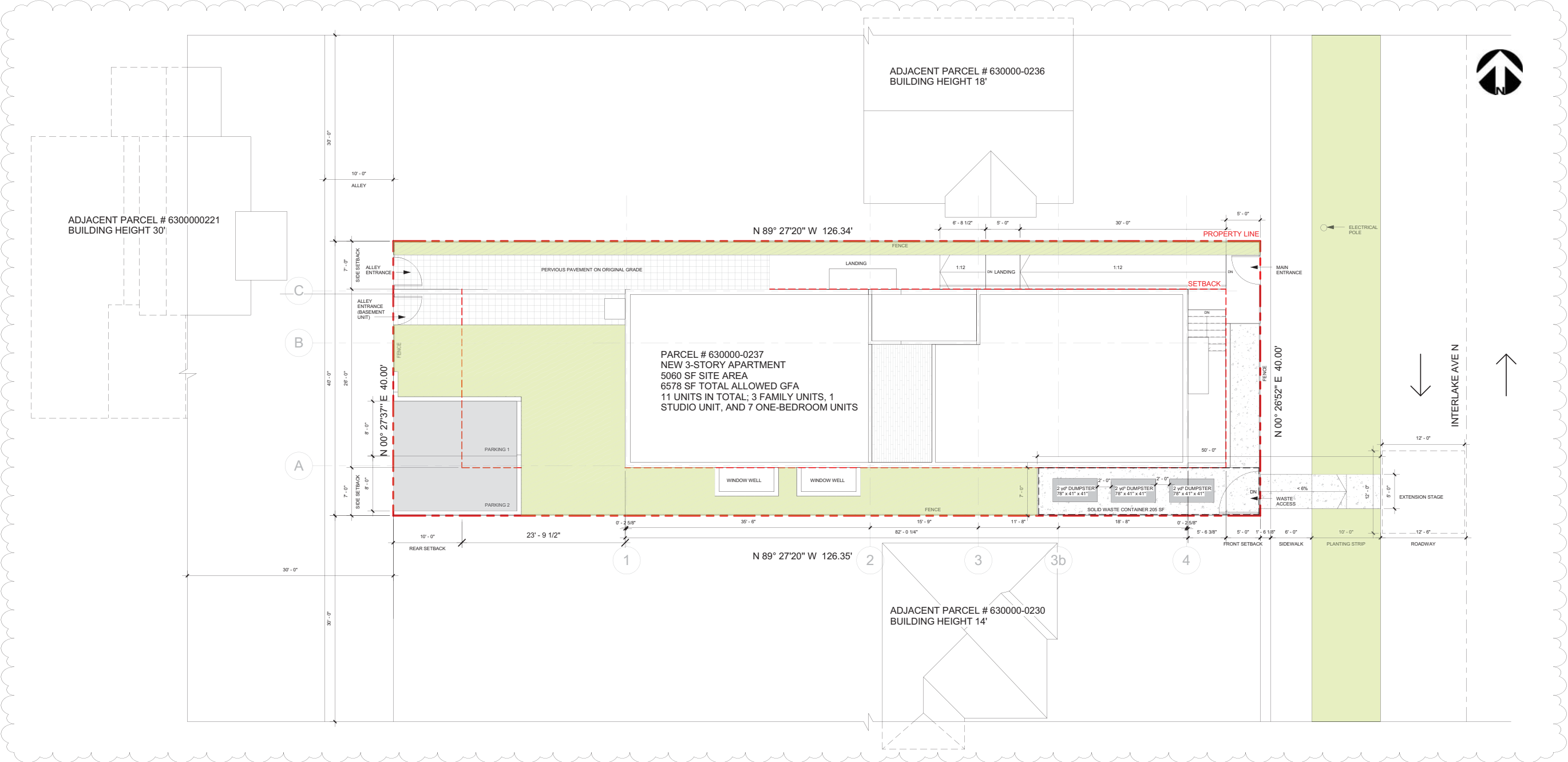
NO TREE ON EXISTING SITE OVER 6" DBH

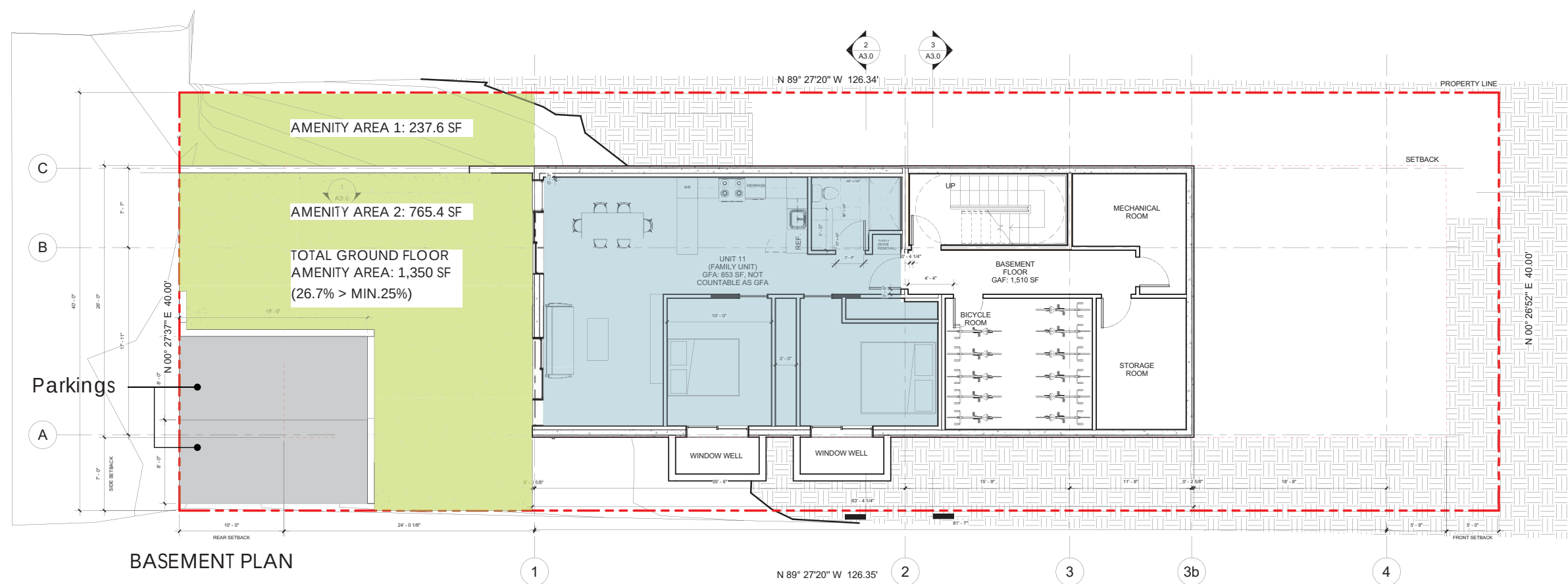
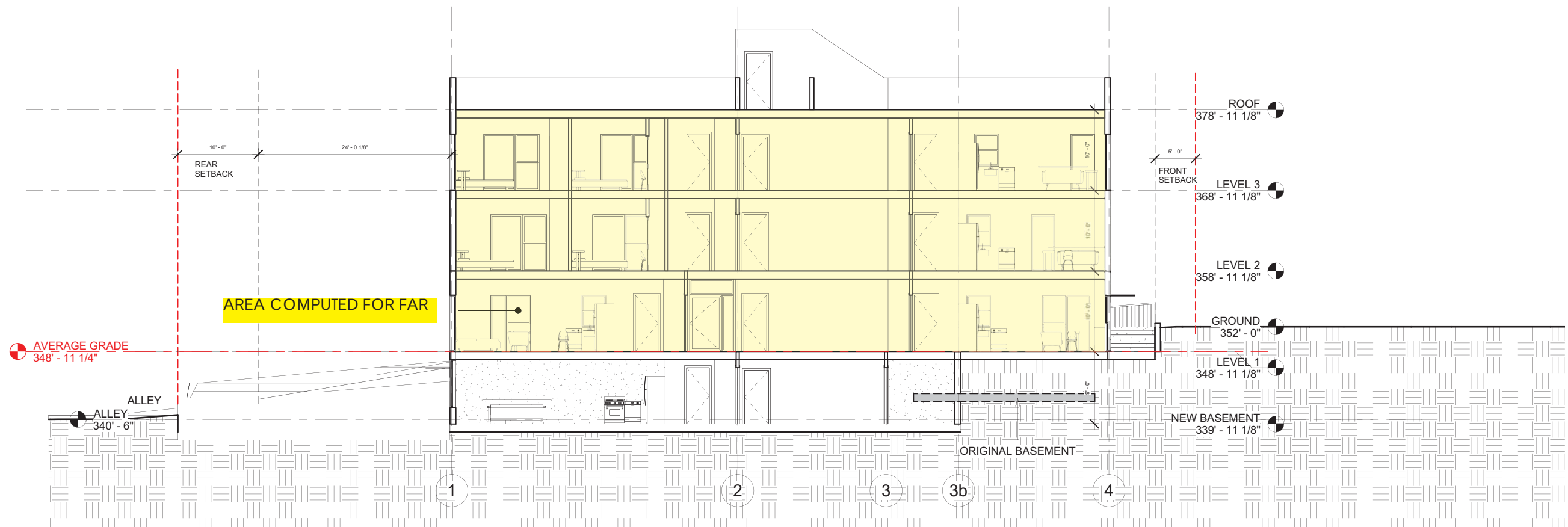


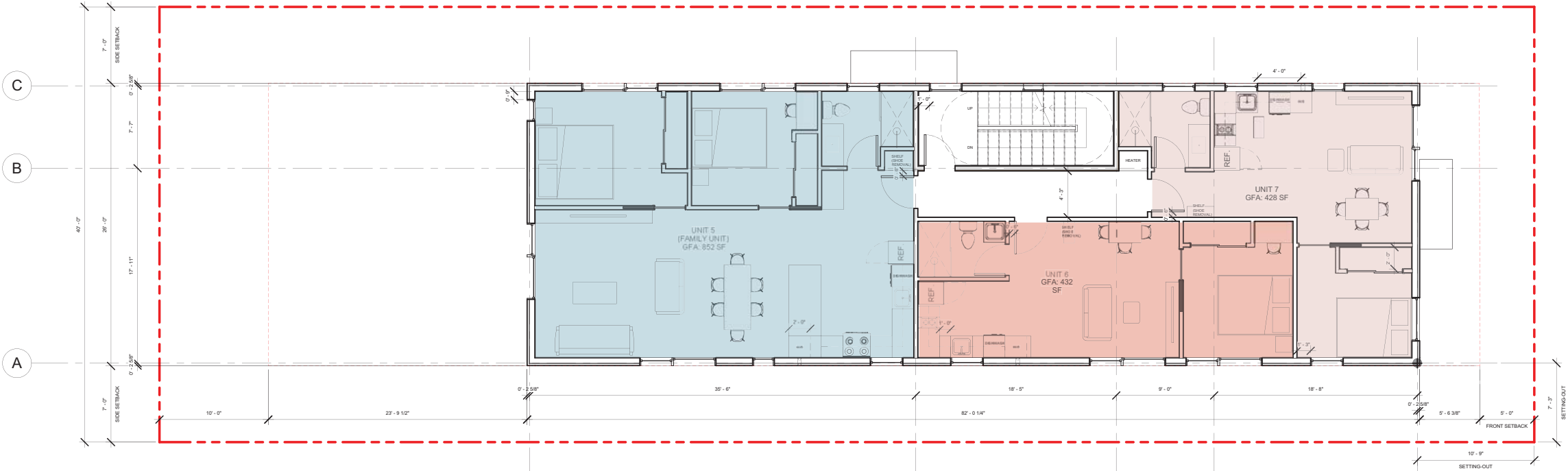
PROJECT INFORMATION

11 Apartment Units

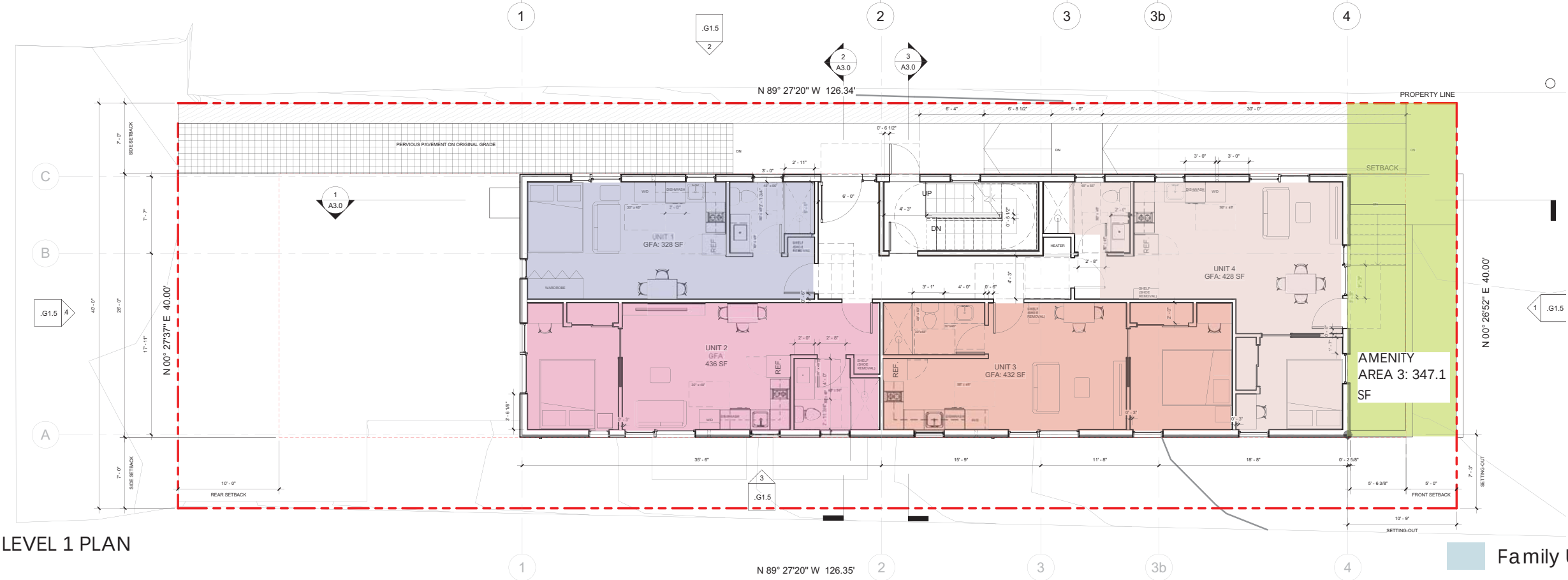
Site Area:	5,060 sf	Proposed Floor Area Ration (FAR):	1.3 (with GreenBuilding)
Max. Gross Floor Area (GFA):	6,578 sf	Parking:	2
Basement:	0 sf	Amenity Area:	1,350 sf (Ground Floor)
Level 1:	1,972 sf		150 sf (Roof Deck)
Level 2:	1,972 sf	Total:	1,500 sf (29.7% > 25%)
Level 3:	1,972 sf		
Proposed Gross Floor Area (GFA):	5,916 sf		





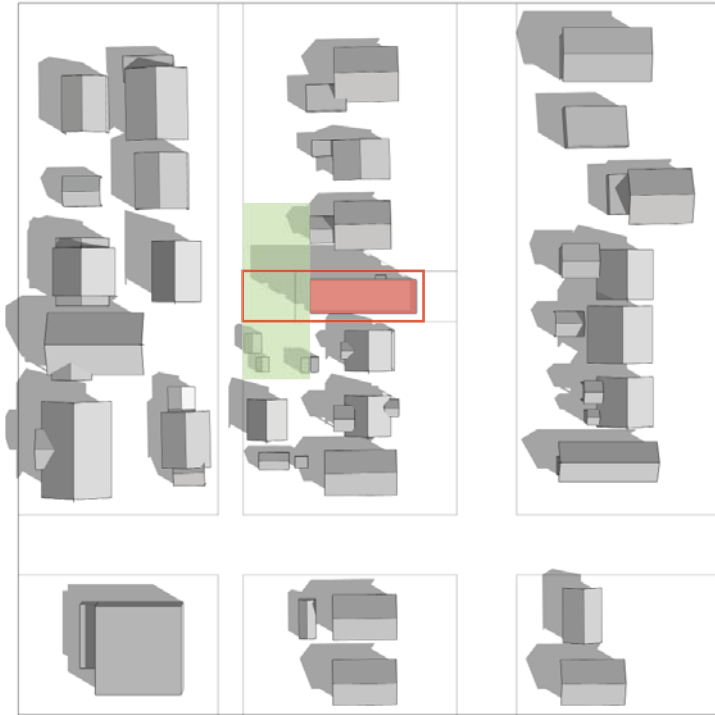


LEVEL 2&3 PLAN

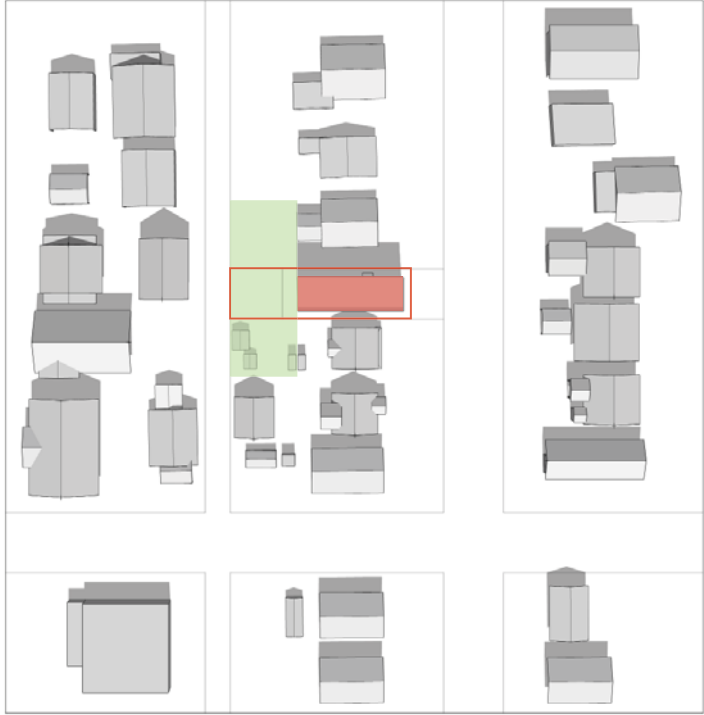


LEVEL 1 PLAN

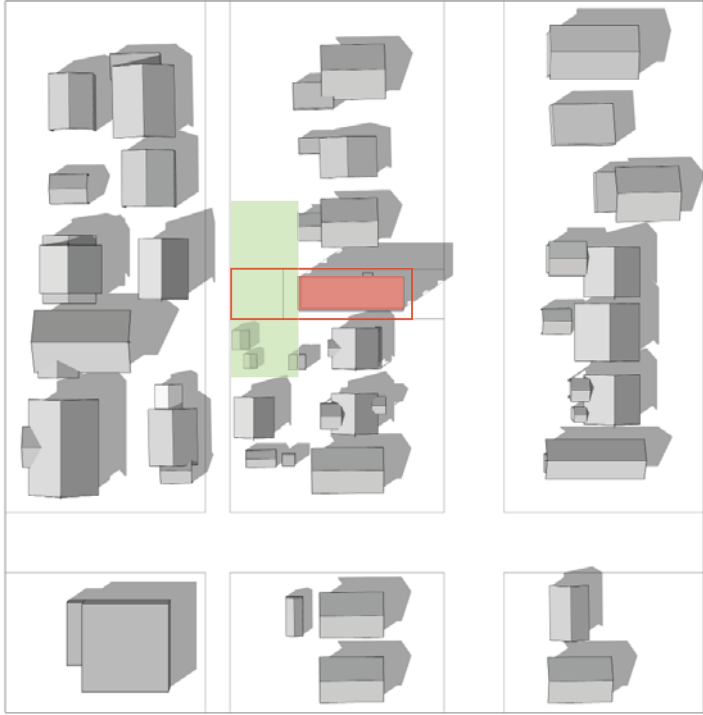
- Family Units: 3
- Studio Units: 1
- One-Bedroom Units: 7



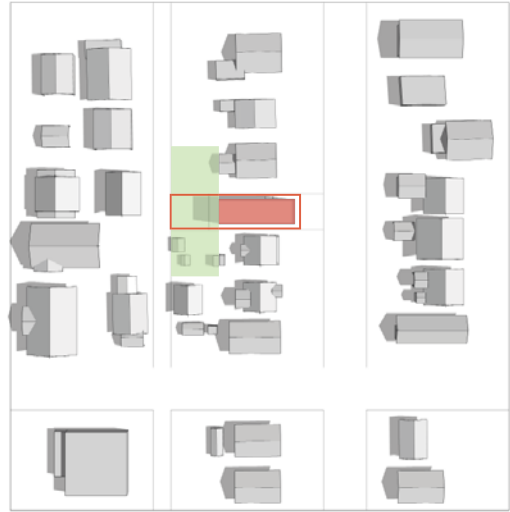
MARCH/SEPTEMBER 21, 9 AM



MARCH/SEPTEMBER 21, 12 PM



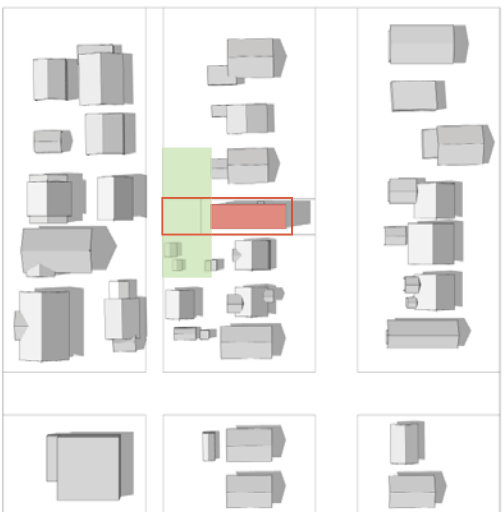
MARCH/SEPTEMBER 21, 3 PM



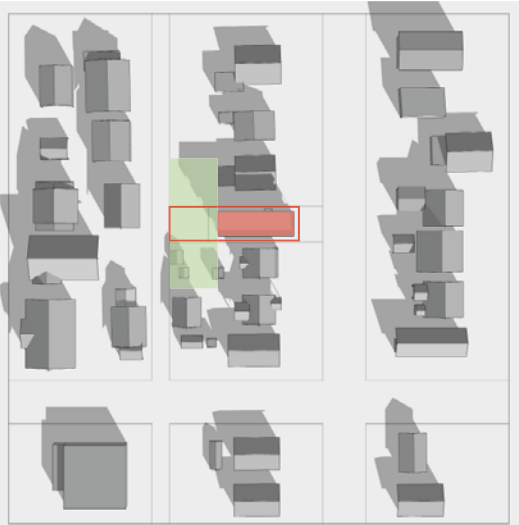
JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM

SUNLIGHT ANALYSIS

9AM, 12PM, 3PM
MARCH/SEPTEMBER 21
JUNE 21
DECEMBER 21

ANALYZED BY SKETCHUP

DC2. B. 1. Façade Composition:

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

ELEVATION DESIGN STRATEGY

The facade design aspires to create rhythm within modulation. Modular vertical openings and paneling are arrayed throughout the facade with an offset at different levels to create a rhythmic pattern. The design ensures natural lighting and ventilation in each unit while breaking down the massive surface into human scale.





DC4. A.1. BUILDING MATERIALS

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

The façade siding is using fiber cement product which has natural color and strong durability. Human-scale patterns are in an order of appropriate variation. It achieves modern aesthetics when limiting extra decoration.

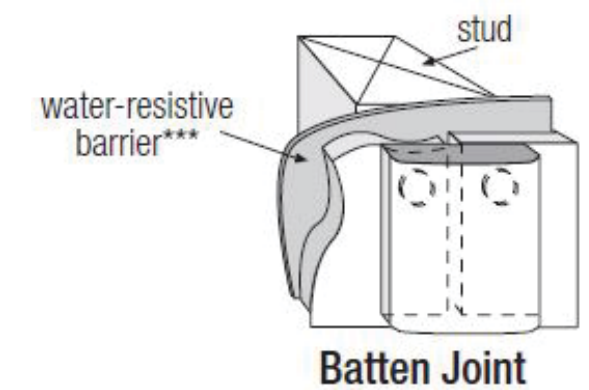
MATERIAL:

HARDIEPANEL® VERTICAL SIDING

SMOOTH



CONSTRUCTION DETAIL:



LANDSCAPE

Amenity area is designed to fit within the original grade, it minimizes site disturbance and creates an organic landscape plane. Benches in organic shape will be designed to fit into the landscape, to create transient semi-public space within the private realm.

The project emphasizes Green to promote high-quality and comfortable living environment.



Row Houses Reference



DESIRED ROOF DESIGN

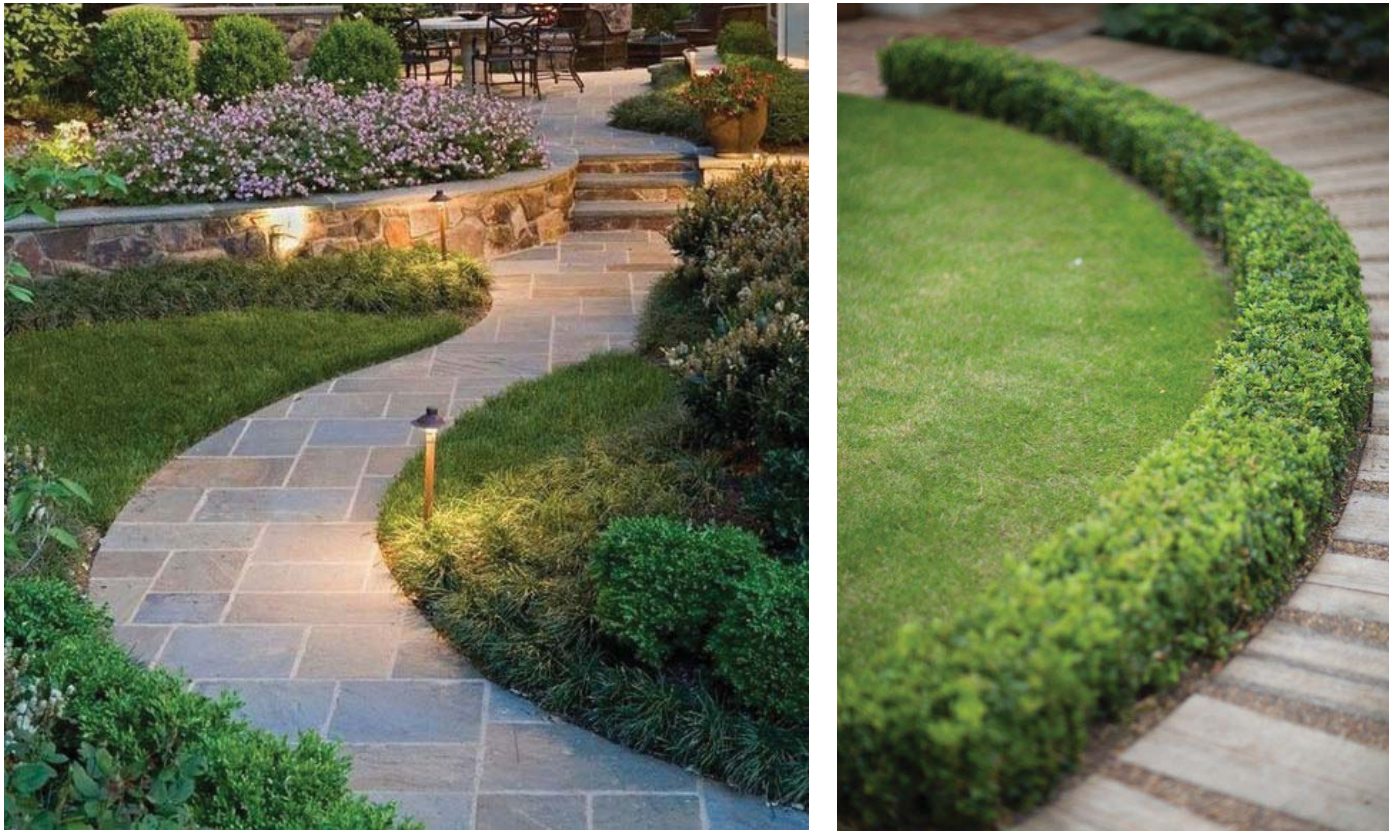


DETAIL & MATERIAL

Fence



Landscape



Canopy

