

THE MARTIN AT GREEN LAKE

200 NE 65TH ST, SEATTLE, WA

SDCI MUP PERMIT #: 3035505-LU

PROJECT DESIGN TEAM

OWNER:
PURPLE MARTIN, LLC
332 10TH AVE
KIRKLAND, WA 98033

ARCHITECT:
BOHAC ARCHITECTURE PLLC
PO BOX 812
BELLEVUE, WA 98009

LANDSCAPE ARCHITECT:
CPH CONSULTANTS LLC
11321-B NE 120TH ST
KIRKLAND, WA 98034

DEVELOPMENT OBJECTIVES

PROPOSED NUMBER OF RESIDENTIAL UNITS:	15
PROPOSED TOTAL BUILDING AREA:	APPROX. 11,200 SF
PROPOSED NUMBER OF PARKING SPACES:	0 [RESIDENTIAL URBAN VILLAGE]

PROJECT GOALS:

ONE OF THE FIRST NEW MULTI-FAMILY PROJECTS IN A BLOCK RECENTLY UP-ZONED TO PROMOTE GREATER DENSITY WITHIN THE GREEN LAKE RESIDENTIAL URBAN VILLAGE, THE PROPOSED PROJECT IS A LOW-RISE STRUCTURE CONTAINING APARTMENTS, WITH SECURE BICYCLE PARKING AND COMMON-USE AMENITY AREAS BOTH ON-GRADE AND ON A ROOFTOP DECK.

THE PROPOSED SITING, ADDRESSING BOTH STREET FRONTAGES OF THE SLOPING CORNER LOT, OFFERS DIRECT AND CONVENIENT ACCESSIBLE PATHS TO BUILDING AND BICYCLE PARKING ENTRANCES AND CREATES OPPORTUNITY FOR A LARGE ON-GRADE LANDSCAPED AMENITY AREA IN THE REAR YARD TO THE NORTHEAST. THIS LOCATION ALSO MAKES THE MOST EFFICIENT USE OF THE UNUSUAL KITE-SHAPED LOT, AND MAXIMIZES VISUAL PRIVACY AND SOLAR ACCESS FOR THE ADJACENT LOTS TO THE NORTH AND EAST.

WITH AN ATTRACTIVE MODERN AESTHETIC, THE PROPOSED PROJECT WILL MAKE A POSITIVE CONTRIBUTION TO THE FUTURE APPEARANCE OF THIS NEIGHBORHOOD IN TRANSITION, AND ITS BUILT GREEN CERTIFICATION WILL ENSURE A POSITIVE CONTRIBUTION TO THE ECOLOGY OF THE COMMUNITY AT LARGE.

SUMMARY OF PUBLIC OUTREACH

THE PROJECT BEGAN EARLY OUTREACH ON 5/13/2020, CONSISTING OF A DIRECT MAILING AND TWO FORMS OF DIGITAL OUTREACH (WEBSITE AND SURVEY), AS PERMITTED IN LIEU OF IN-PERSON OUTREACH DUE TO THE VIRAL PANDEMIC. THE WEBSITE AND SURVEY WERE CLOSED TO ADDITIONAL RESPONSES ON 6/21/2020.

ONE EMAIL WAS RECEIVED THROUGH THE OUTREACH WEBSITE, AND FIVE SURVEY RESPONSES WERE COMPLETED.

THE SINGLE EMAIL RESPONSE EXPRESSED CONCERNS ABOUT PEDESTRIAN AND VEHICLE SAFETY AT THE STREET INTERSECTION DUE TO EXISTING POOR SIGHTLINES, RELIEF THAT NO PARKING WAS PROPOSED, AND CONCERN ABOUT HOW GARBAGE PICKUP COULD OCCUR, AND ASKED QUESTIONS ABOUT BICYCLE PARKING AND PACKAGE DELIVERIES. THE PROJECT TEAM REPLIED TO THE SENDER DIRECTLY WITH RESPONSES TO EACH ITEM.

THE FIVE SURVEY RESPONSES WERE AS FOLLOWS:

ALL FIVE RESPONDENTS INDICATED THAT THEY LIVE CLOSE TO THE PROJECT.

ASKED WHAT IS MOST IMPORTANT ABOUT A NEW BUILDING ON THE PROPOSED SITE, RESPONSES WERE MIXED, WITH EQUAL NUMBERS (2 OF 5 RESPONSES) INCLUDING "THAT THE BUILDING BE NICE-LOOKING", "THAT IT WOULD BE UNIQUE AND INTERESTING", "THAT IT WOULD BE AFFORDABLE FOR RESIDENTS", AND "THAT IT IS DESIGNED TO BE FAMILY-FRIENDLY". ONE RESPONDENT ALSO SELECTED "THAT IT WOULD BE DESIGNED WITH ENVIRONMENTAL SUSTAINABILITY IN MIND", AND INDIVIDUAL WRITE-IN RESPONSES EXPRESSED CONCERNS ABOUT PARKING AVAILABILITY AND THE SIZE OF THE PROJECT

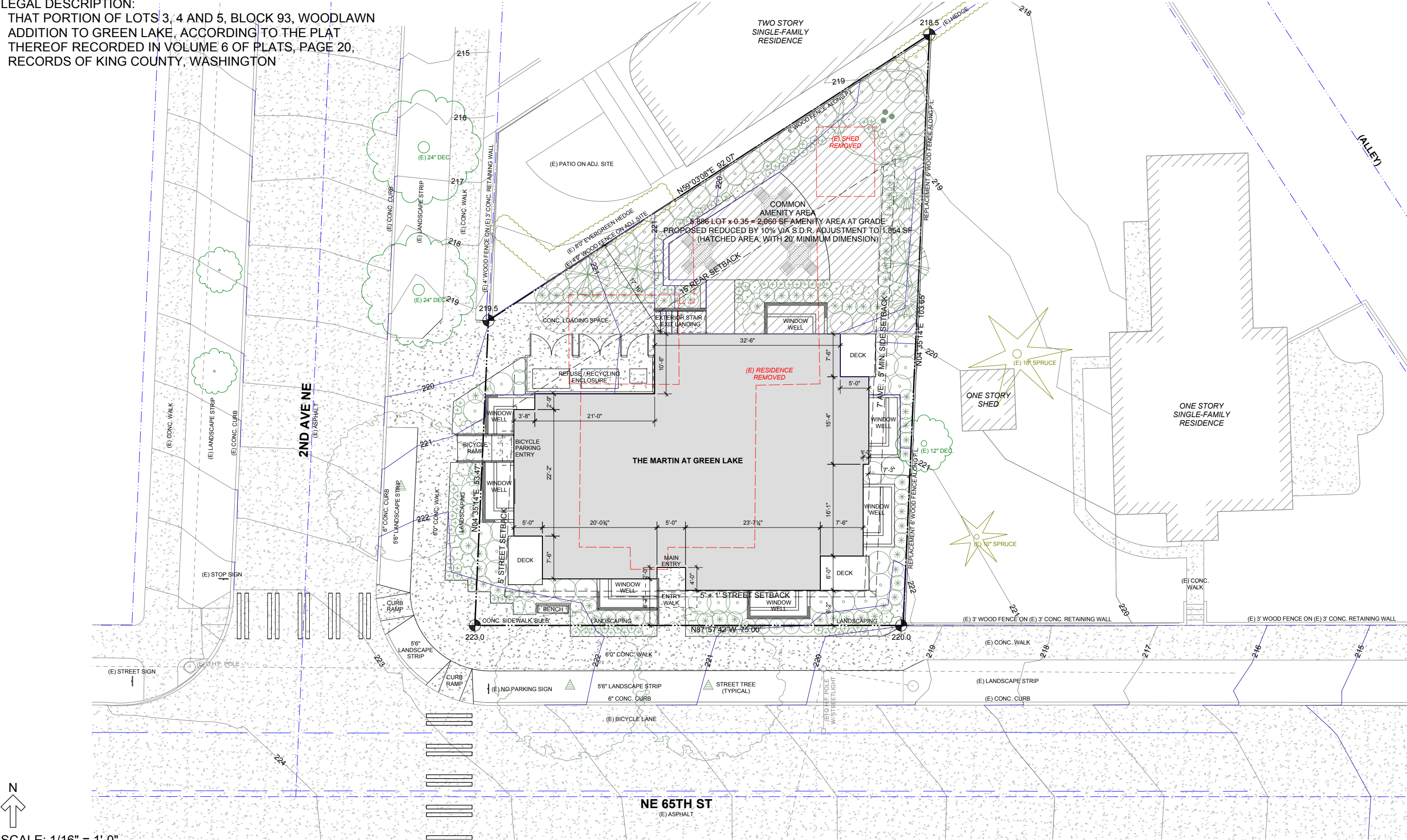
ASKED WHAT IS MOST IMPORTANT ABOUT THE DESIGN OF THE STREET FRONTAGES, ALL FIVE RESPONDENTS FAVORED "PLENTY OF PLANTINGS", AND FOUR ALSO PRIORITIZED PEDESTRIAN-FRIENDLINESS AND THE PROVISION OF LIGHTING AND SAFETY FEATURES. THREE RESPONDED THAT THE BUILDING SHOULD INCLUDE ATTRACTIVE MATERIALS AT STREET LEVEL, AND TWO THAT IT INCLUDE SEATING OR PLACES TO CONGREGATE.

ASKED WHAT IS MOST IMPORTANT ABOUT THE EXTERIOR APPEARANCE OF THE NEW BUILDING, FOUR EXPRESSED CONCERN THAT THE BUILDING FIT IN WITH NEIGHBORING STRUCTURES, AND ONE RESTATED CONCERN ABOUT PARKING.

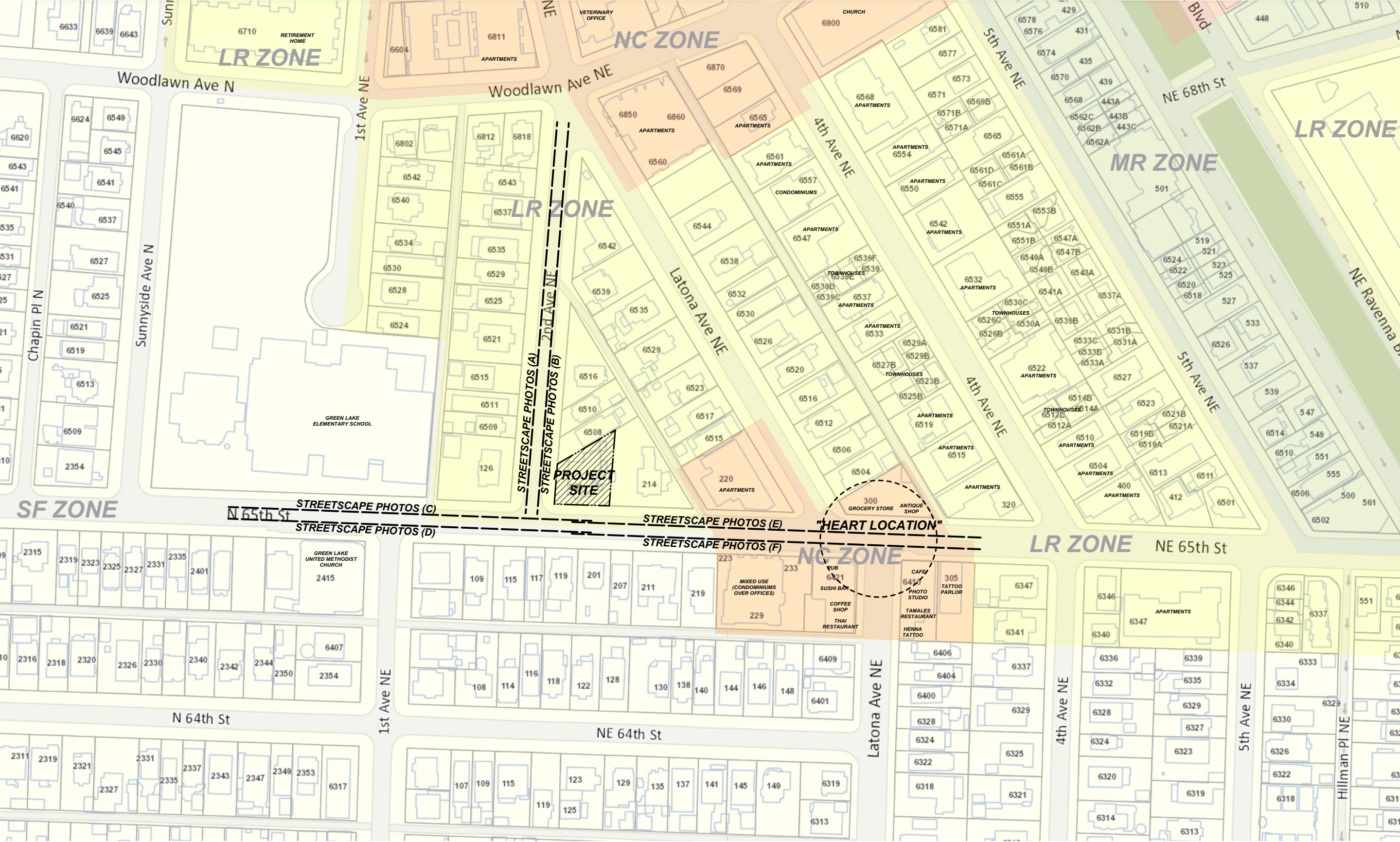
ASKED TO EXPRESS CONCERNS ABOUT THE PROJECT, FOUR EXPRESSED CONCERN ABOUT CONSTRUCTION NOISE, ALL FIVE THAT IT WOULD FEEL OUT-OF-SCALE WITH BUILDINGS NEARBY, FOUR THAT IT WOULD MAKE DRIVING OR PARKING IN THE AREA MORE DIFFICULT, AND ONE EXPRESSED CONCERNS ABOUT VISUAL PRIVACY, WHILE ANOTHER RESTATED PARKING CONCERNS.

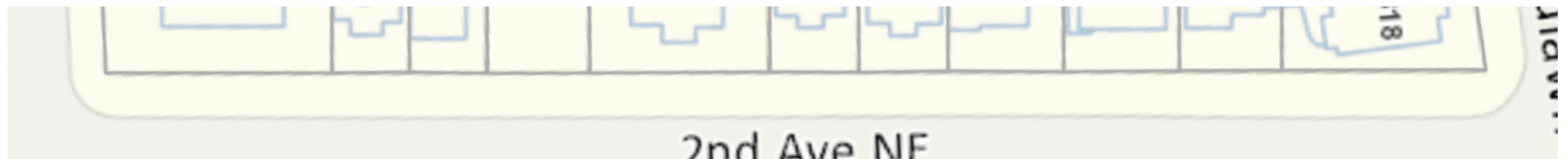
ASKED TO FOR GENERAL SUGGESTIONS, ONE RESPONDENT WORRIED ABOUT A "GIGANTIC MODERN MONSTROSITY", ANOTHER RESTATED PARKING CONCERNS, AND A THIRD RECOMMENDED USE OF A GOOD PROPERTY MANAGEMENT COMPANY.

PROJECT ADDRESS: 200 NE 65TH ST, SEATTLE, WA
APN: 9528104795
LEGAL DESCRIPTION:
THAT PORTION OF LOTS 3, 4 AND 5, BLOCK 93, WOODLAWN
ADDITION TO GREEN LAKE, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 20,
RECORDS OF KING COUNTY, WASHINGTON

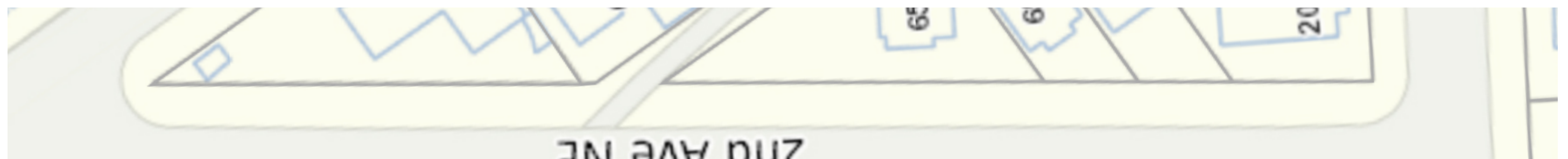


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SCALE: 1/16" = 1'-0"





(A) 2ND AVE NE, LOOKING WEST



(B) 2ND AVE NE, LOOKING EAST



(C) NE 65TH ST, WEST OF THE PROJECT SITE, LOOKING NORTH



(D) NE 65TH ST, WEST OF THE PROJECT SITE, LOOKING SOUTH



(E) NE 65TH ST, EAST OF THE PROJECT SITE, LOOKING NORTH



(F) NE 65TH ST, EAST OF THE PROJECT SITE, LOOKING SOUTH

ZONING MAP



ZONING CODE COMPLIANCE SUMMARY:

PARCEL NUMBER: 9528104795
LOT AREA: 5,886 SF
ZONING: LR2 (M1) WITH RESIDENTIAL URBAN VILLAGE OVERLAY (FREQUENT TRANSIT SERVICE AREA)

23.45.510 F.A.R.: 1.4, EXCEPT 1.6 WITH OUTDOOR AMENITY AREA OF 35% OF THE LOT AREA (2,060SF) PROVIDED AT GRADE
ALLOWABLE F.A.R. AREA: AT 1.4 RATIO: 8,240 SF
AT 1.6 RATIO: 9,417 SF
PROPOSED F.A.R. AREA: 9,298 SF WITH 1,854 SF AMENITY AREA AT GRADE

PROJECT REQUESTS S.D.R. ADJUSTMENT TO REDUCE REQUIRED AMENITY AREA AT GRADE BY 10% FROM 2,060 SF TO 1,854 SF

23.45.514 HEIGHT LIMIT: 40 FEET FOR LR2 WITH MHA SUFFIX, +4 FOOT BONUS FOR PARAPETS OF LOW-SLOPE ROOFS
ROOF FEATURE EXEMPTIONS:
RAILINGS, PLANTERS, GREENHOUSES, PARAPETS, FIREWALL EXTENSIONS MAY PROJECT 4 FEET ABOVE LIMIT
IN LR ZONES, STAIR PENTHOUSES, MECHANICAL EQUIPMENT, PLAY EQUIPMENT AND OPEN-MESH FENCING
ENCLOSURE 5 FEET FROM A ROOF EDGE, AND CHIMNEYS MAY PROJECT 10 FEET ABOVE LIMIT, IF TOTAL
AREA OF SUCH IS MAX. 15% OF THE ROOF AREA (OR 20% IF INCLUDES SCREENED MECH. EQUIP.)

23.45.517 MHA REQ'MTS: MUST COMPLY WITH 23.58C (MANDATORY HOUSING AFFORDABILITY FOR RESIDENTIAL DEVELOPMENT)

23.45.518 SETBACKS: FRONT: 5 FOOT MIN. (+1 FOOT PER SDOT); 6 FOOT MIN. PROPOSED
REAR: 15 FOOT MIN. WITH NO ALLEY; 15 FOOT MIN. PROPOSED
SIDE: 7 FOOT AVERAGE / 5 FOOT MIN. FOR FACADES GREATER THAN 40 FEET IN LENGTH
7 FOOT AVERAGE / 5 FOOT MIN. PROPOSED

23.45.522 AMENITY AREA: AMENITY AREA MIN. 25% OF LOT AREA (1,463 SF MIN. REQ'D.)
A MINIMUM OF 50% OF REQUIRED AMENITY AREA MUST BE AT GRADE, EXCEPT ROOFTOP AMENITY AREA COMPLYING WITH
23.45.510.D.5 MAY BE COUNTED AS AT GROUND LEVEL
COMMON AMENITY AREAS SHALL BE 250 SQUARE FEET MINIMUM, WITH A MINIMUM HORIZONTAL DIMENSION OF 10 FEET
COMMON AMENITY AREAS AT GRADE SHALL BE AT LEAST 50% IMPROVED WITH GREEN LANDSCAPING, AND ELEMENTS THAT
ENHANCE USABILITY SUCH AS SEATING, OUTDOOR LIGHTING, WEATHER PROTECTION, ART OR SIMILAR FEATURES
SHALL BE PROVIDED
COMMON AMENITY AREAS AT GRADE SHALL BE ACCESSIBLE
PROPOSED AMENITY AREAS: 1,854 SF COMMON AMENITY AREA AT GRADE AND 560 SF COMMON ROOFTOP AMENITY AREA

23.45.524 LANDSCAPING: GREEN FACTOR 0.6 LANDSCAPING REQUIRED FOR LR2 MULTI-FAMILY DEVELOPMENT
STREET TREES REQUIRED

23.45.527 STRUCTURE WIDTH/DEPTH LIMITS IN LR ZONES:
LR2 APARTMENT MAX. STRUCTURE WIDTH: 90 FEET; 62'2" PROPOSED
LR ZONE MAX. FACADE LENGTH: TOTAL COMBINED WIDTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE
THAT IS NOT A REAR YARD OR STREET-FACING FACADE SHALL NOT EXCEED 65% OF THE LENGTH OF THAT LOT LINE
SIDE YARD LOT LINE LENGTH: 103.56' (67'4" MAX. FACADE LENGTH ALLOWABLE)
PROPOSED FACADE LENGTH WITHIN 15 FEET OF A LOT LINE: 44'11" (43% OF SIDE YARD LOT LINE LENGTH)

23.45.529 DESIGN STANDARDS: MIN. 20% OF STREET-FACING FACADE AREA SHALL BE TRANSPARENT WINDOWS OR DOORS
STREET-FACING FACADES EXCEEDING 750 SF SHALL BE ARTICULATED INTO SEPARATE PLANES BETWEEN 150 SF AND 500 SF
DIFFERING IN DEPTH FROM ADJACENT PLANES BY 18 INCHES
NON-STREET SIDE YARD-FACING FACADES EXCEEDING 1000 SF SHALL HAVE A PLANE BETWEEN 250 AND 750 SF DIFFERING IN
DEPTH FROM ADJACENT PLANES BY 18 INCHES, AND THE SIDE FACADE SHALL HAVE VARIATION IN MATERIAL OR
COLOR OVER 25% OF THE FACADE AREA
APARTMENTS MUST HAVE A SINGLE PRIMARY ENTRY FACING EITHER A STREET OR COMMON AMENITY AREA, WHICH IS
VISUALLY PROMINENT THROUGH USE OF COVERED STOOP, OVERHEAD WEATHER PROTECTION, RECESSED ENTRY
OR OTHER ARCHITECTURAL ENTRY FEATURES

23.45.530 GREEN BUILDING STANDARDS:
FOR LR2 ZONES EXCEEDING 1.2 F.A.R., THE PROJECT MUST MEET THE GREEN BUILDING STANDARD, PER SMC 23.58D, AND
THE PROJECT MUST DEMONSTRATE COMMITMENT / COMPLIANCE AT COMPLETION [BUILT GREEN CERT. PROPOSED]

23.45.536 PARKING: MULTIFAMILY USES WITHIN RESIDENTIAL URBAN VILLAGE AND WITHIN FREQUENT TRANSIT SERVICE AREA:
NO MINIMUM (VEHICLE) PARKING REQUIREMENT
(ALSO 23.54) BICYCLE PARKING REQ'D: 1 LONG-TERM SPACE / DWELLING UNIT & 1 SHORT-TERM SPACE / 20 DWELLING UNITS
LONG-TERM PARKING SHALL INCLUDE LOCKED ROOMS OR CAGES AND BICYCLE LOCKERS
LONG-TERM PARKING SHALL BE FULLY WEATHER-PROTECTED
16 TOTAL BICYCLE PARKING SPACES PROPOSED IN FIRST FLOOR INTERIOR BICYCLE PARKING ROOM

PRIORITY DESIGN GUIDELINES AND PROJECT RESPONSES

CS2: URBAN PATTERN AND FORM

STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA

GREEN LAKE SPECIFIC:

I.,iii. RESPONDING TO SITE CHARACTERISTICS - "HEART LOCATIONS" [ENHANCE CHARACTER OF THE HEART LOCATION; PROMOTE PEDESTRIAN ACTIVITY; IMPROVE PUBLIC REALM]

- AND -

III.,ii: STREETScape COMPATIBILITY - MULTIFAMILY RESIDENTIAL AREAS [PROVIDE LANDSCAPING IN REQUIRED FRONT SETBACKS]

THE NEARBY "HEART LOCATION" AT NE 65TH ST AND LATONA AVE NE IS TWO BLOCKS AWAY, DOWNSLOPE TO THE EAST, BUT VISIBLE FROM THE PROJECT SITE.

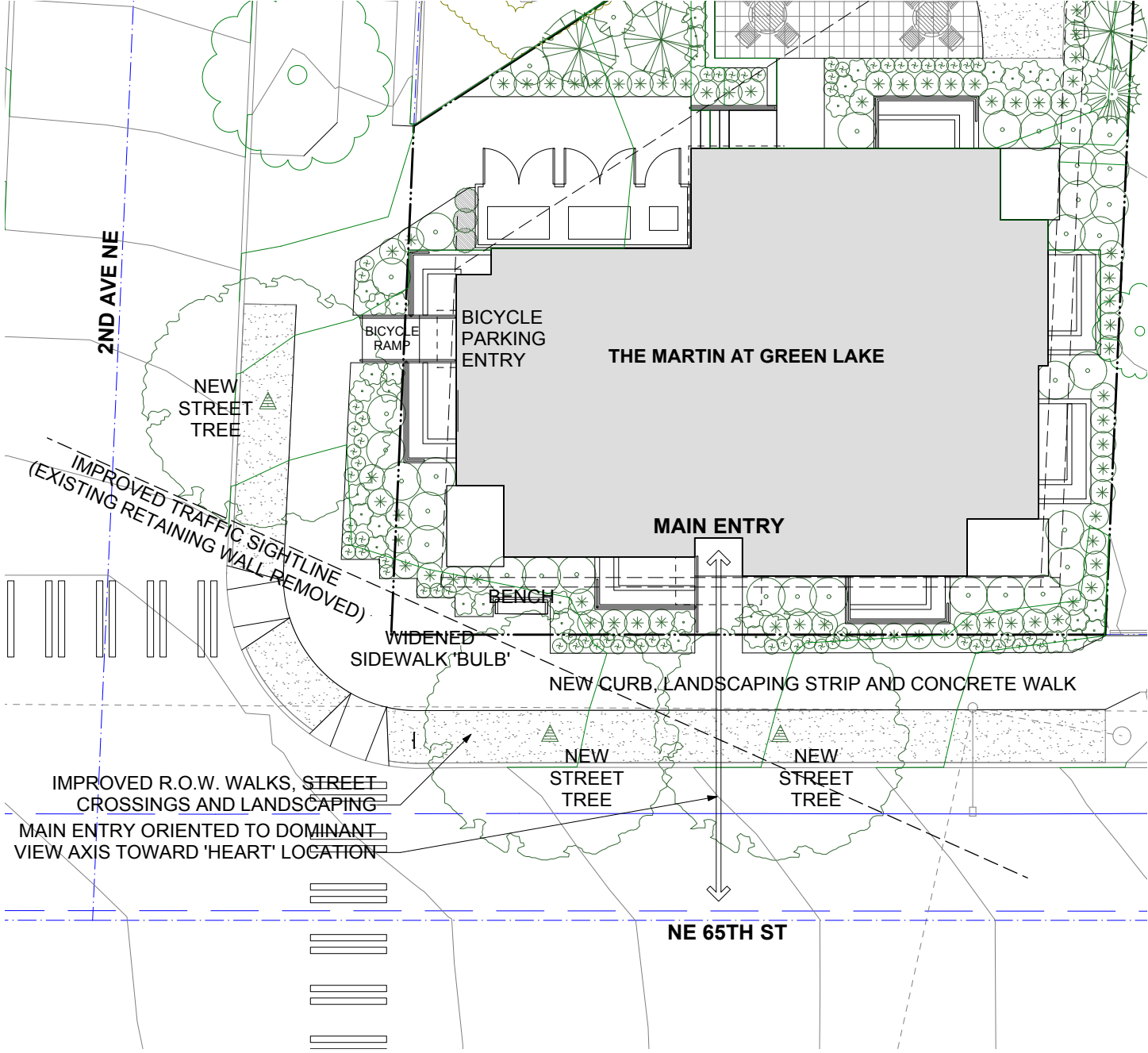
EXISTING CONSTRUCTION WITHIN THE HEART LOCATION PREDOMINATELY CONSISTS OF BLOCKY, NONDESCRIPT ONE- AND TWO- STORY COMMERCIAL BUILDINGS WITH FEW UNIFYING FEATURES EXCEPT THE PRESENCE OF STOREFRONT WINDOWS CREATING GOOD ENGAGEMENT WITH THE STREET.

EXISTING DEVELOPMENT IN THE BLOCKS BETWEEN THE HEART LOCATION AND THE PROJECT SITE CONSISTS OF A HIGHLY ECLECTIC MIX OF TYPES AND STYLES, INCLUDING A LARGE, OLD, SOMEWHAT RUN-DOWN FOUR-STORY MODERNIST STUCCO APARTMENT BUILDING, SEVERAL NEWER / BETTER MAINTAINED BOXY, MODERN STRUCTURES WITH DEEP FACADE ARTICULATION AND LARGE GLASS AREAS CONTAINING BOTH MIXED-USE AND SINGLE-FAMILY OCCUPANCIES, AND SEVERAL SMALL ONE OR TWO-STORY RESIDENCES OF TRADITIONAL VICTORIAN OR CRAFTSMAN STYLE. ON THE LOT DIRECTLY TO THE EAST IS A ONE-STORY RESIDENCE WITH A GENERALLY-TRADITIONAL STYLE THAT IS LARGELY OBSCURED FROM STREET-LEVEL VIEW BY A 3' HIGH CONCRETE RETAINING WALL TOPPED BY A 5' WOOD FENCE.

ALTHOUGH THE PROJECT IS NOT WITHIN THE HEART LOCATION, THE PROPOSAL TAKES CUES FROM GREEN LAKE DESIGN GUIDELINE CS2 IN ORDER TO ESTABLISH A COMPATIBLE / COMPLIMENTARY RELATIONSHIP WITH THIS NEARBY CENTER, INCLUDING:

- PROMOTING PEDESTRIAN ACTIVITY THROUGH NEW, IMPROVED SIDEWALKS AND CURB RAMPS ON BOTH FRONTAGES
- ORIENTING THE MAIN ENTRY AND FACADE TO NE 65TH ST, TO ADDRESS THE DOMINANT PUBLIC VIEW AXIS TO AND FROM THE HEART LOCATION
- RE-GRADING OF THE SITE TO ELIMINATE AN EXISTING LOW RETAINING WALL, LOWERING THE GRADE TO MORE-CLOSELY FOLLOW RIGHT-OF-WAY GRADES AND SO CREATE BETTER PEDESTRIAN CONNECTION AND SIGHTLINES BOTH ON SITE AND ALONGSIDE/PAST IT
- PROVISION OF A BROADENED CURB BULB OF THE SIDEWALK NEAR THE CORNER AT THE INTERSECTION OF NE 65TH ST AND 2ND AVE NE, AND INCLUDING A PUBLIC BENCH OFFERING RESPITE FOR PEDESTRIAN PASSERS-BY WHO WILL HAVE BEEN WALKING UPSLOPE AS THEY APPROACHED FROM EITHER THE NORTH ON 2ND OR FROM THE EAST ON 65TH

THE PROJECT ALSO MEETS THE INTENT OF CS2 III.,ii. STREETScape COMPATIBILITY FOR MULTIFAMILY RESIDENTIAL AREAS, BY ELIMINATING THE EXISTING LOW RETAINING WALL AND PROVIDING LANDSCAPING ALONG BOTH STREET FRONTAGES



URBAN PATTERN AND FORM (CS2, III., ii.)
CONNECTIVITY (PL1, I., ii. & iii. & iv. - SEE SHEET 6.1)
WALKABILITY (PL2, I.ii. - SEE SHEET 6.1)
STREET-LEVEL INTERACTION (PL3, II., i. - SEE SHEET 6.1)

PRIORITY DESIGN GUIDELINES AND PROJECT RESPONSES

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD

GREEN LAKE SPECIFIC:

- I.,iii. ARCHITECTURAL CONTEXT - RESIDENTIAL URBAN VILLAGE
 - "MANY OF THE EXISTING BUILDINGS ARE SIMPLE 'BOXES' WITH HUMAN-SCALE DETAILS AND FEATURES";
 - "BRICK AND STUCCO ARE APPROPRIATE MATERIALS"
- AND -
- I.,v. FACADE ARTICULATION- MULTIFAMILY RESIDENTIAL AREAS
 - "FACADE ARTICULATION OF NEW MULTIFAMILY RESIDENTIAL BUILDINGS SHOULD BE COMPATIBLE WITH THE SURROUNDING SINGLE-FAMILY ARCHITECTURAL CONTEXT"... "CONSIDER THE FOLLOWING FEATURES":
 - a. PITCHED ROOF
 - b. COVERED FRONT PORCH
 - c. VERTICALLY-PROPORTIONED WINDOWS
 - d. WINDOW TRIM AND EAVE BOARDS
 - e. ELEMENTS TYPICAL OF NEIGHBORHOOD HOUSE FORMS

THE PROPOSED BUILDING CONSISTS OF MULTIPLE 'SIMPLE BOXES' WITH COMPLEMENTARY FACADE ARTICULATION BUT DIFFERING STUCCO FINISH TEXTURE AND COLOR, AND INCORPORATING HUMAN-SCALE DETAILS SUCH AS FENESTRATION TRIM, MATERIAL JOINT PATTERNING, AND GUARDRAILS

- AND -

THE PROPOSED FACADE ARTICULATION INCLUDES A PROMINENT COVERED MAIN ENTRY SUPPORTED BY TENSION CABLES MIMICKING THE THE LINES OF A PITCHED ROOF FORM, AND VERTICALLY-PROPORTIONED WINDOWS WITH DIVIDED LITES AND A SURROUNDING WINDOW TRIM AND PANELING SYSTEM

PL1: CONNECTIVITY

COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM

GREEN LAKE SPECIFIC:

- I.,ii. SETTING BACK DEVELOPMENT TO IMPROVE A VIEW CORRIDOR
- I.,iii. SETTING UPPER STORIES BACK TO PROVIDE SOLAR ACCESS AND/OR REDUCE IMPACTS ON NEIGHBORING SINGLE-FAMILY RESIDENCES
- I.,iv. PROVIDING OPEN SPACE WITHIN THE STREETScape OR OTHER PUBLIC RIGHTS-OF-WAY CONTIGUOUS WITH THE SITE...LARGE ENOUGH TO INCLUDE STREETScape AMENITIES THAT ENCOURAGE GATHERING

- AND -

PL2: WALKABILITY

CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES

GREEN LAKE SPECIFIC:

- I.,ii. STREETScape AMENITIES - NEW DEVELOPMENTS ARE ENCOURAGED TO PROVIDE FEATURES THAT ENHANCE THE PUBLIC REALM

THE PROPOSED PROJECT INCLUDES EXTRA SETBACK DEPTH AT THE STREET CORNER TO IMPROVE SIGHTLINES AND TO SUPPORT A SIGNIFICANTLY WIDENED SIDEWALK WITH TEXTURED PAVING AND A PUBLIC BENCH SEAT, AND THE PROPOSED BUILDING IS LOCATED IN THE SOUTHWEST CORNER OF THE SITE TO MINIMIZE IMPACTS ON NEIGHBORING SINGLE-FAMILY RESIDENCES [SEE ILLUSTRATION ON SHEET 6.0]

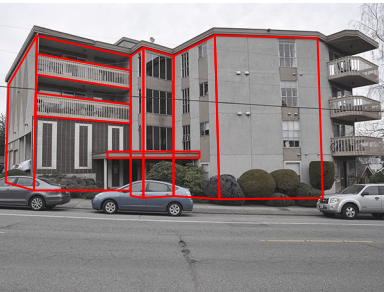
PL3: STREET-LEVEL INTERACTION

ENCOURAGE HUMAN ACTIVITY AND INTERACTION AT STREET LEVEL

GREEN LAKE SPECIFIC:

- II., i. RESIDENTIAL BUILDINGS: "RESIDENCES ON THE GROUND FLOOR SHOULD BE RAISED FOR RESIDENTS' PRIVACY, IF ALLOWED BY SITE CONDITIONS. WELL LANDSCAPED, SHALLOW FRONT YARD SETBACKS ARE ALSO TYPICAL AND APPROPRIATE."

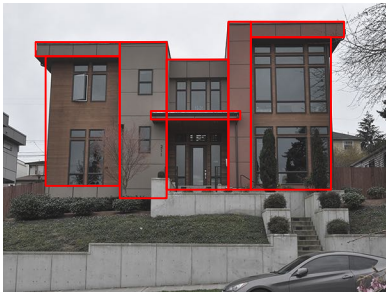
THE PROPOSED PROJECT SITE IS SLOPING SO IT IS INFEASIBLE TO ELEVATE THE ENTIRE FIRST FLOOR ABOVE ADJACENT GRADE, BUT THE UNITS AT THE EAST AND NORTH SIDE ARE EFFECTIVELY RAISED ABOVE FINISH GRADES AND THE NEIGHBORING SITES, AND THE PROPOSED PROJECT INCORPORATES WELL LANDSCAPED, SHALLOW FRONT YARD SETBACKS. [SEE ILLUSTRATION ON SHEET 6.0]



(NORTH SIDE OF 65TH)



(SOUTH SIDE OF 65TH)



(SOUTH SIDE OF 65TH)



PROPOSED ENTRY FACADE

SIMPLE 'BOX' GEOMETRY WITH HUMAN-SCALE DETAILS

STUCCO FINISHES ARE AN 'APPROPRIATE' MATERIAL

CONTEXT AND CHARACTER (CS3, I., iii. 'SIMPLE BOXES')



(NORTH SIDE OF 65TH)



(EAST SIDE OF 2ND)



(EAST SIDE OF 2ND)



PROPOSED ENTRY FACADE

VERTICALLY-PROPORTIONED WINDOWS WITH DIVIDED LITES AND SURROUNDING TRIM AND PANEL DETAILS

PROMINENT COVERED MAIN ENTRY, WITH TENSION CABLES FORMING LINES MIMICKING PITCHED ROOF GEOMETRY

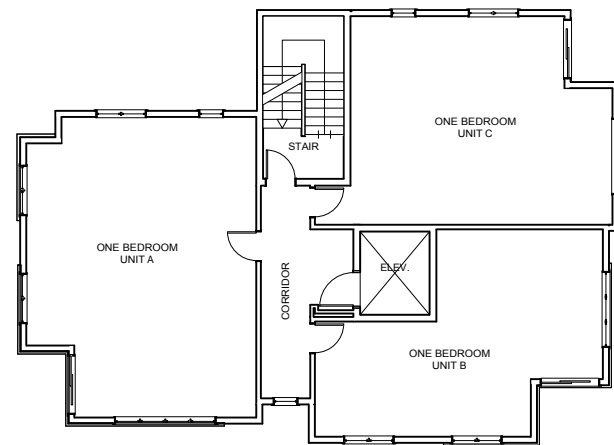
CONTEXT AND CHARACTER (CS3, I., v., b./c./d. 'FACADE ARTICULATION')



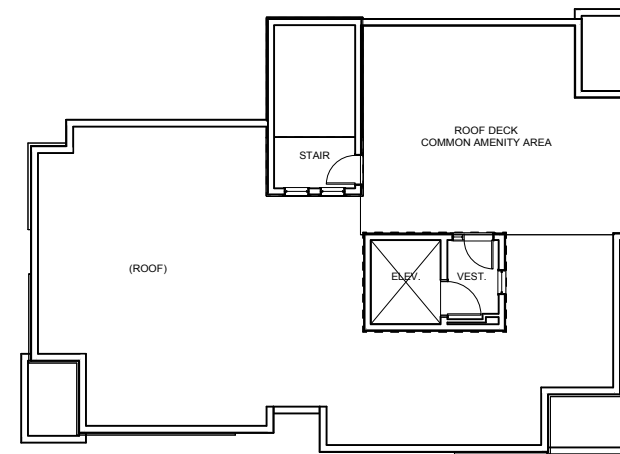
WEST ELEVATION (2ND AVE NE)



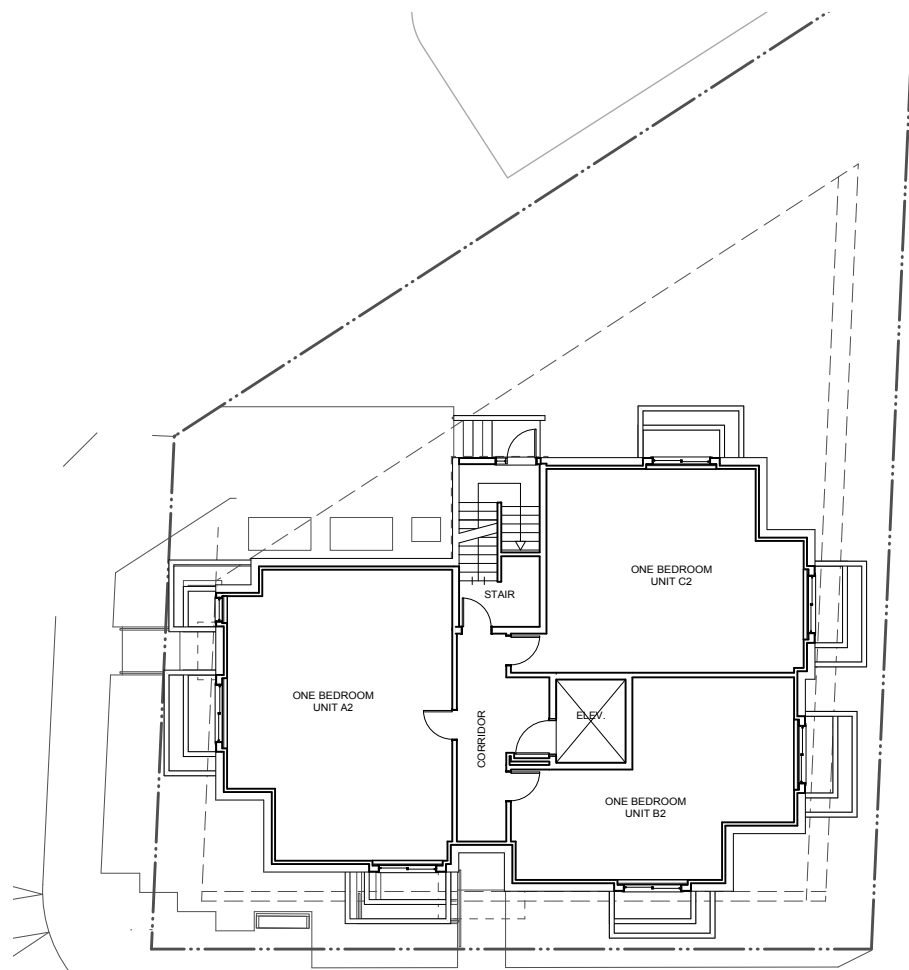
SOUTH ELEVATION (NE 65TH ST)



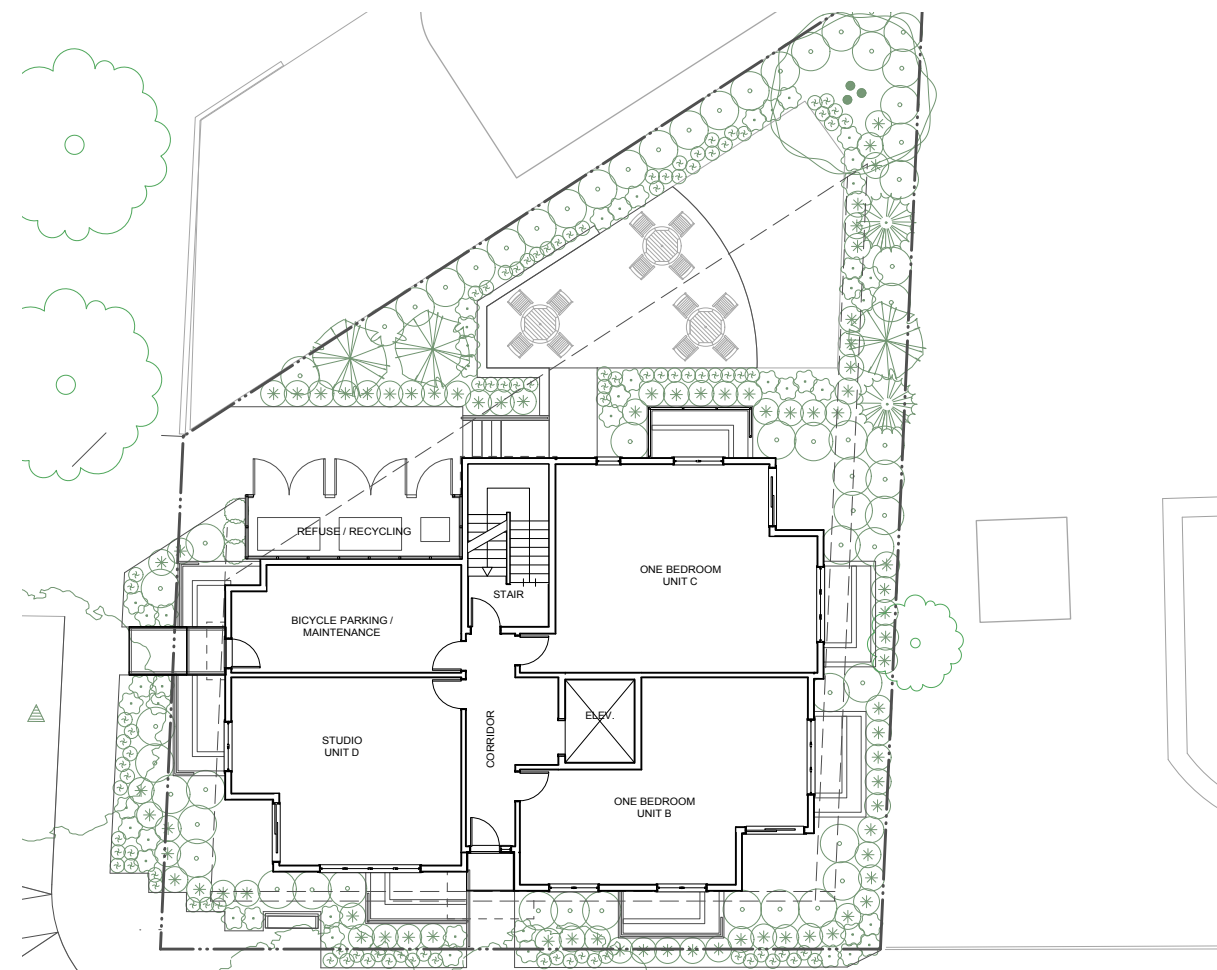
CONCEPTUAL 2ND-4TH FLOORS PLAN



CONCEPTUAL ROOF PLAN



CONCEPTUAL BASEMENT PLAN



CONCEPTUAL FIRST FLOOR PLAN



THE MARTIN AT GREEN LAKE

CODE CITATION

SMC 23.45.510, TABLE A, FOOTNOTE 1:
FAR IS 1.6 FOR APARTMENTS THAT PROVIDE ONE OR MORE OUTDOOR AMENITY AREAS MEETING THE REQUIREMENTS OF 23.45.522 AND THE FOLLOWING PROVISIONS ARE MET:
1. THE TOTAL AMOUNT OF OUTDOOR AMENITY AREA IS EQUAL TO AT LEAST 35 PERCENT OF THE LOT AREA
2. NO PART OF SUCH AMENITY AREA HAS A WIDTH OR DEPTH OF LESS THAN 20 FEET; AND
3. THE OUTDOOR AMENITY AREA IS LOCATED AT GROUND LEVEL OR WITHIN 4 FEET OF FINISHED GRADE

CODE REQUIREMENT

LOT AREA = 5,886 SF
TO MEET REQUIREMENT OF TABLE A FOOTNOTE 1, AMENITY AREA OF 35% OF LOT AREA = 2,060 SF
REQUIRED AMENITY AREA AT GRADE

PROPOSED ADJUSTMENT

REDUCTION OF REQUIRED AMENITY AREA AT GRADE BY 10% FROM 2,060 SF TO 1,854 SF,
AS PERMITTED BY SMC 23.41.018.D.3.b.

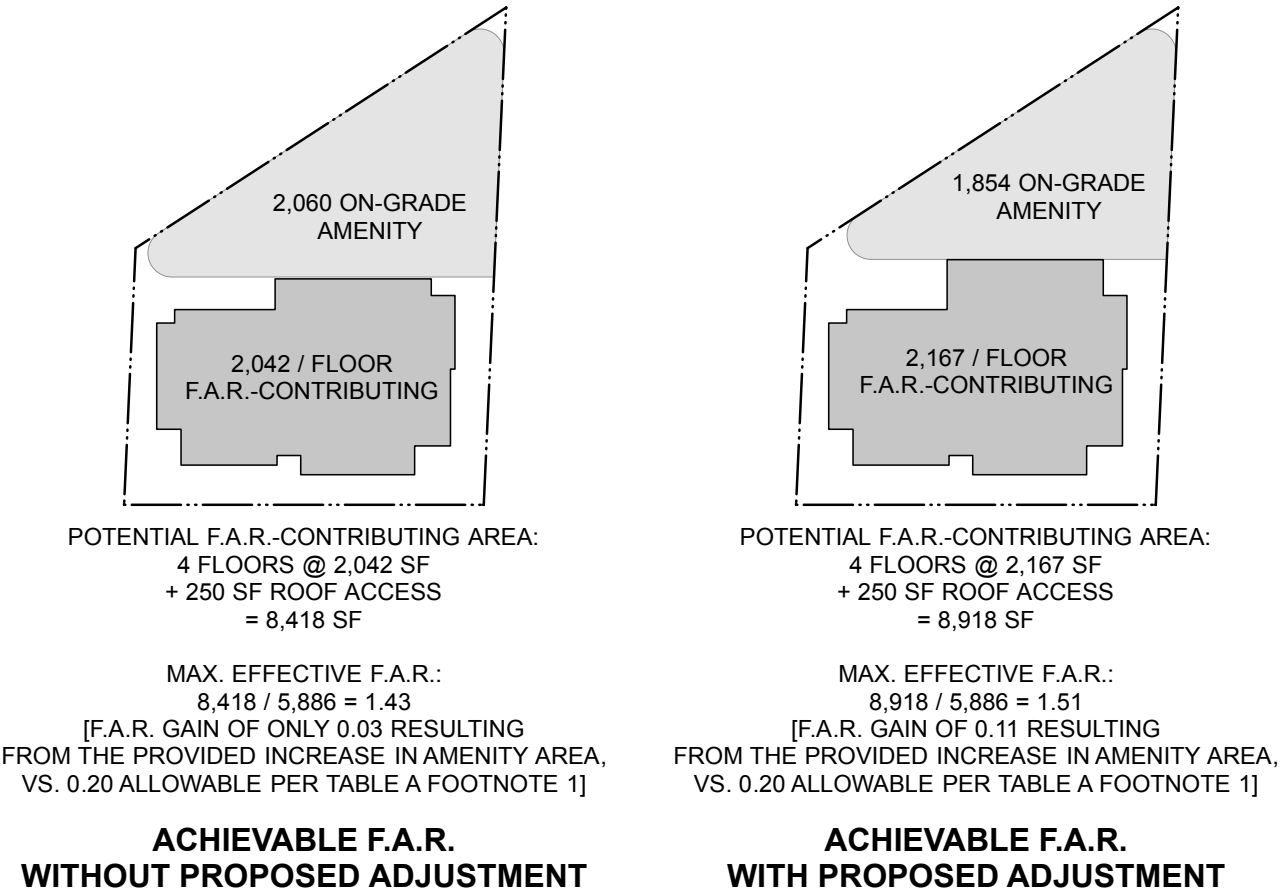
RATIONALE FOR ADJUSTMENT

AS DESCRIBED ON SHEET 6.1, THE PROJECT INCLUDES ADDITIONAL SETBACK DEPTH AT THE INTERSECTION AND PROPOSED STREETSCAPE AMENITIES IN ACCORDANCE WITH GREEN LAKE NEIGHBORHOOD DESIGN GUIDELINES PL1 AND PL2, BOTH OF WHICH ARE SPECIFICALLY IDENTIFIED AS JUSTIFICATION FOR DESIGN DEPARTURES.
THE ADDITIONAL SETBACK DEPTH AND STREETSCAPE AMENITIES RESPOND TO GREEN LAKE GUIDELINE PL1 (CONNECTIVITY) SECTION I., ITEMS ii, iii, & iv., AND GREEN LAKE GUIDELINE PL2 (WALKABILITY) SECTION I., ITEM ii.

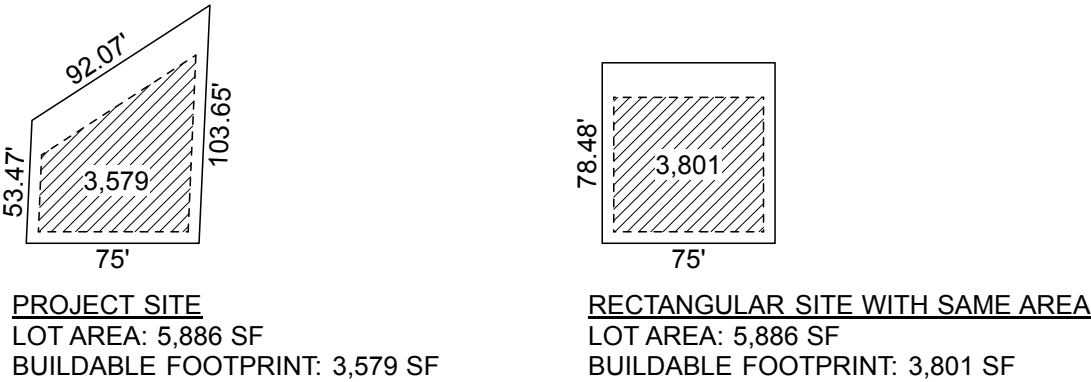
NOTE ALSO THAT THE UNUSUAL KITE-SHAPED LOT GEOMETRY GIVES THE PROJECT SITE SIGNIFICANT INHERENT DISADVANTAGES IN ACHIEVING THE ALLOWABLE FAR:
A) THE SITE GEOMETRY RESULTS IN A SMALLER MAXIMUM FOOTPRINT WITHIN THE SETBACKS IN COMPARISON TO A RECTILINEAR LOT OF THE SAME SIZE (SEE THE DIAGRAM AT RIGHT), AND
B) IT IS INFEASIBLE TO "FILL" AN HIGHLY ANGULAR FOOTPRINT WITH A STRUCTURE CONSTRUCTED OF CONVENTIONAL WOOD OR STEEL MATERIALS
AS A RESULT OF THE INHERENT DISADVANTAGES OF THE LOT GEOMETRY, ANY PROPOSED DEVELOPMENT WILL PRACTICALLY LIMITED TO EFFECTIVE FAR RATIOS THAT ARE AT LEAST 0.15 SMALLER THAN A TYPICAL LOT WITH THE SAME AREA AND THE SAME SETBACKS

NOTE ALSO THAT THE PROPOSED PROJECT INCLUDES ADDITIONAL COMMON-USE AMENITY AREA ON THE ROOFTOP. THE AREA IS SUBJECT TO BUILDING CODE LIMITATIONS FOR EGRESS, BUT TENTATIVELY EXPECTED TO PROVIDE APPROXIMATELY 560 SF OF ADDITIONAL COMMON-USE AMENITY AREA. TOTAL PROPOSED AMENITY AREA ON THE SITE IS ANTICIPATED TO EXCEED 40% OF LOT AREA, MITIGATING THE REQUESTED REDUCTION ON-GRADE.

IMPACT OF PROPOSED ADJUSTMENT



INHERENT F.A.R. DISADVANTAGE STEMMING FROM SITE GEOMETRY



DIFFERENCE IN BUILDABLE FOOTPRINT AREA WITHIN MINIMUM BUILDING SETBACKS: 3,801 - 3,579 = 222 SF
TOTAL POTENTIAL F.A.R.-CONTRIBUTING BUILDING AREA LOST: 222 SF * 4 STORIES = 888 SF
FAR RATIO LOSS TO SITE GEOMETRY:
888 / 5,886 = 0.15 LOST F.A.R. POTENTIAL [IGNORING THE INHERENT PRACTICAL INFEASIBILITY OF CONSTRUCTING ANGULAR SHAPES WITH CONVENTIONAL MATERIALS POORLY SUITED TO RECTANGULAR STRUCTURES; ACTUAL IMPACT OF PROJECT LOT GEOMETRY IS GREATER]