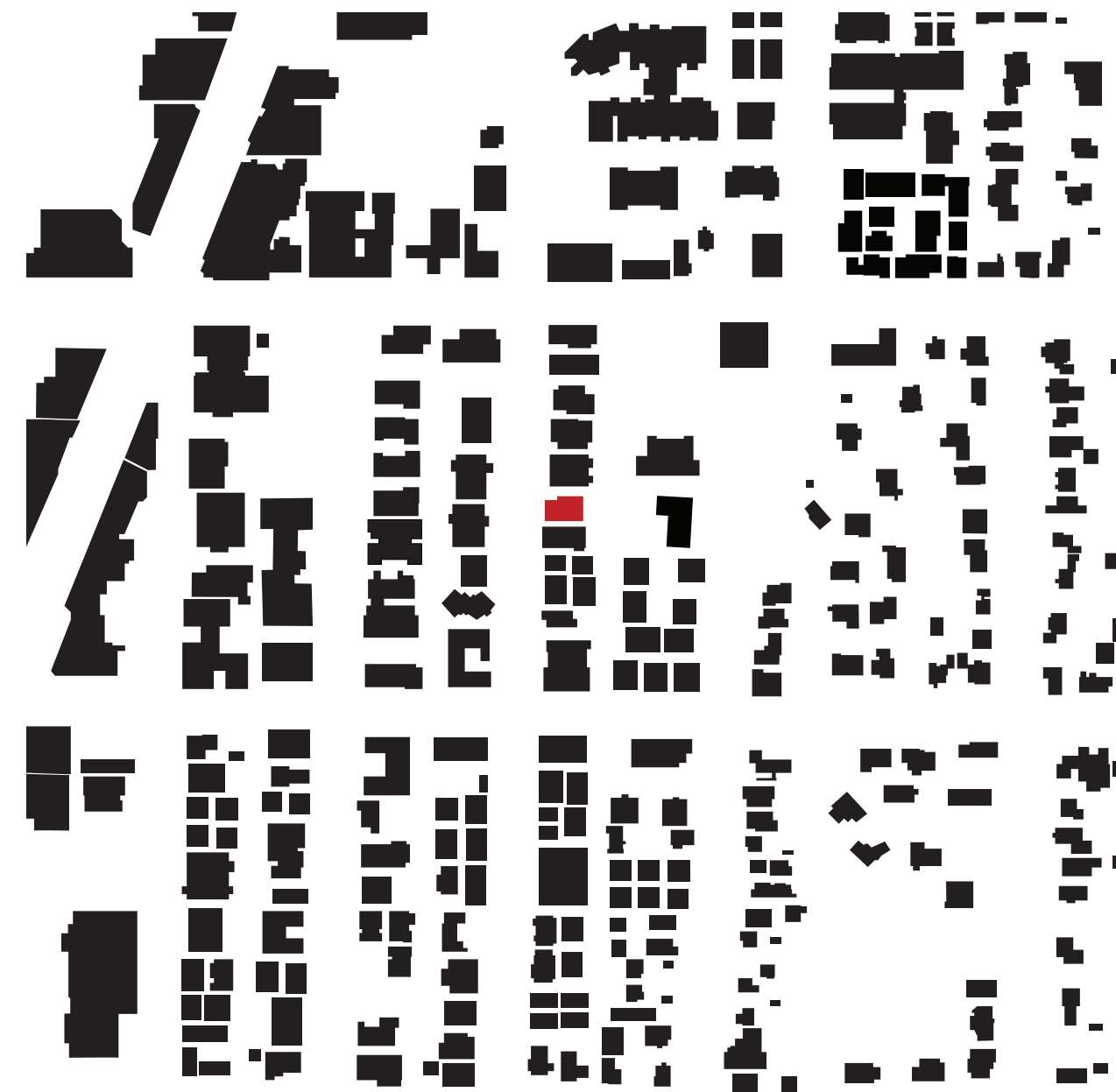




3036112-LU
12328 33rd Ave NE
Recommendation Phase
25 August 2021
12328 33RD AVE NE LLC

SHW

ADDRESS

12328 33rd Ave NE
SDCI #3036112-LU

PROJECT TEAM

Owner	12328 33rd Ave NE LLC
Architect	SHW
Landscape	Root of Design
Surveyor	Terrane
Arborist	Layton Tree Consulting
Community Outreach	Natalie Quick Consulting
Civil	Davido Consulting Group
Structural	Malsam Tsang Structural Engineering
Geotech	Pangeo, Inc.
Electrical	Bennett Electric, Inc
Mechanical & Plumbing	HV Engineering

PROJECT INFO

Zoning	LR3
Overlays	Lake City (Hub Urban Village) Parking Flexibility
Lot Area	6,600 SF
Proposed Units	46
Vehicle Parking	None
Bicycle Parking	46 long term, 4 short term

PROJECT BRIEF

The proposed project involves the demolition of an existing triplex building and the construction of an apartment building containing approximately 46 Small Efficiency Dwelling Units (SEDUs). No parking spaces will be provided.

INDEX

Project Info / Proposal	1
Urban Design Analysis	2-3
Existing Conditions:	
Survey	4
Site Photos	5
Scheme Summary	6
EDG Perspectives: Scheme C - Preferred	7
Priority Guidelines	8
Guidance Summary	9
Guidance Response: Concept Update	10-13
Perspectives	14-15
Site Plan	16
Building Plans	17-18
Building Sections	19
Landscape	20
Lighting	21
Elevations	22-25
Material Board	26
Massing & Materiality	27
Entry & Frontage	28
East Yard	29
Departures	30
Recent Work	32-33

ZONING SUMMARY
LR3(M)

23.45.510	FAR	2.3 FAR.
23.45.514	Height	50'.
23.45.514.D	Height Bonus	5' for pitched roofs >3:12.
23.45.518.A	Setbacks	5' minimum front; 7' average. & 5' minimum side, 10' minimum w/ alley.
23.45.518.A.2	Upper Level Setback	12' setback above 54'.
23.45.522.A	Amenity Area	25% Lot area; 50% Common amenity @ grade.
23.45.524.2.a	Landscape Requirement	Green factor of 0.6 minimum.
23.45.527	Façade Length	65% of lot depth.
23.54.015.K	Bicycle Parking	Long Term - 1 per dwelling unit and 1 per small efficiency dwelling unit Short Term - 1 per 20 dwelling units
23.54.040.A	Waste + Recycling Storage	26-50 dwelling units: 225 sf per approved pre-submittal minutes.
23.54.040.D	Waste + Recycling Storage	Minimum horizontal dimension of 12'.

Lake City HUB Urban Village, Parking Flexibility

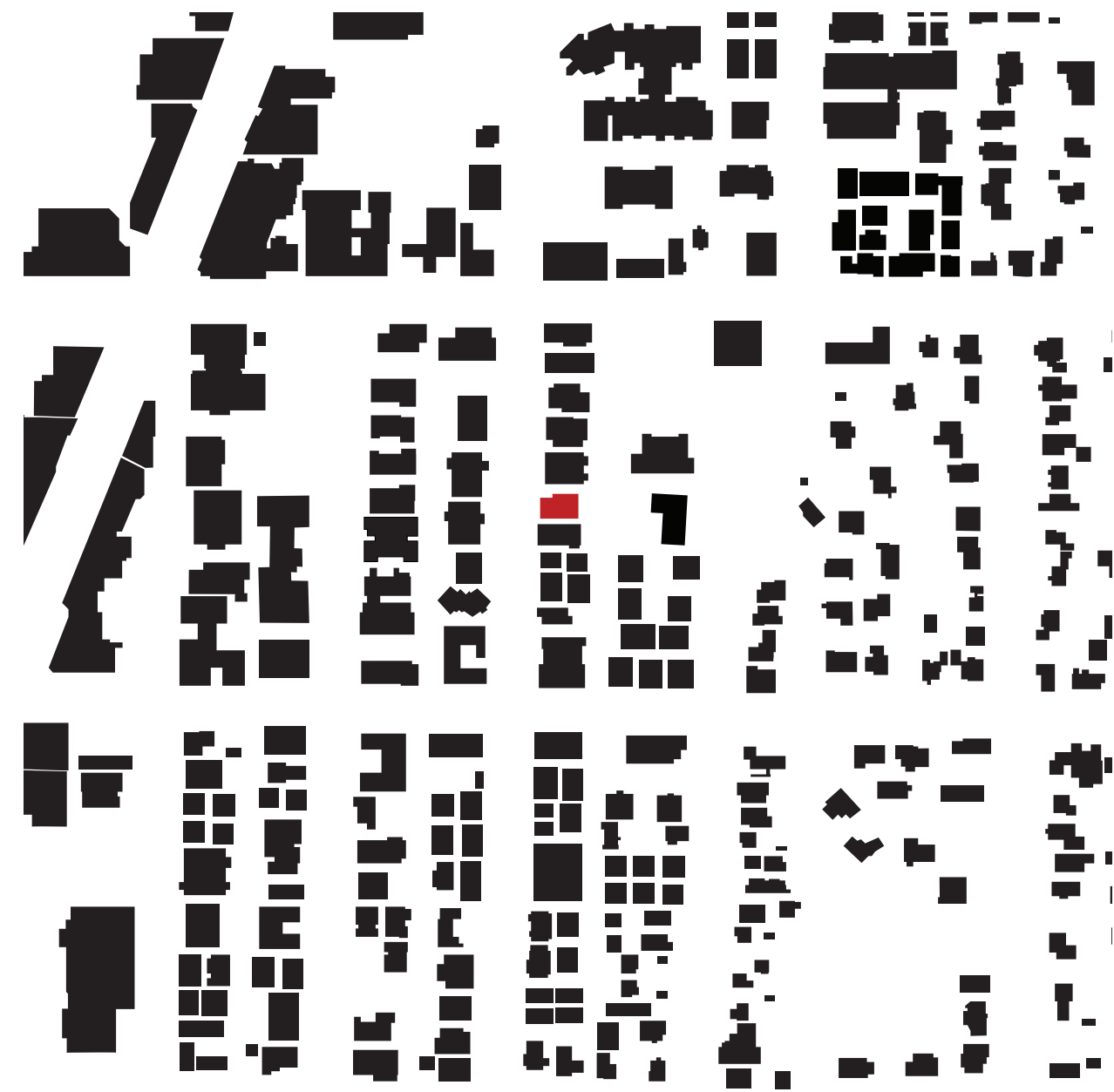
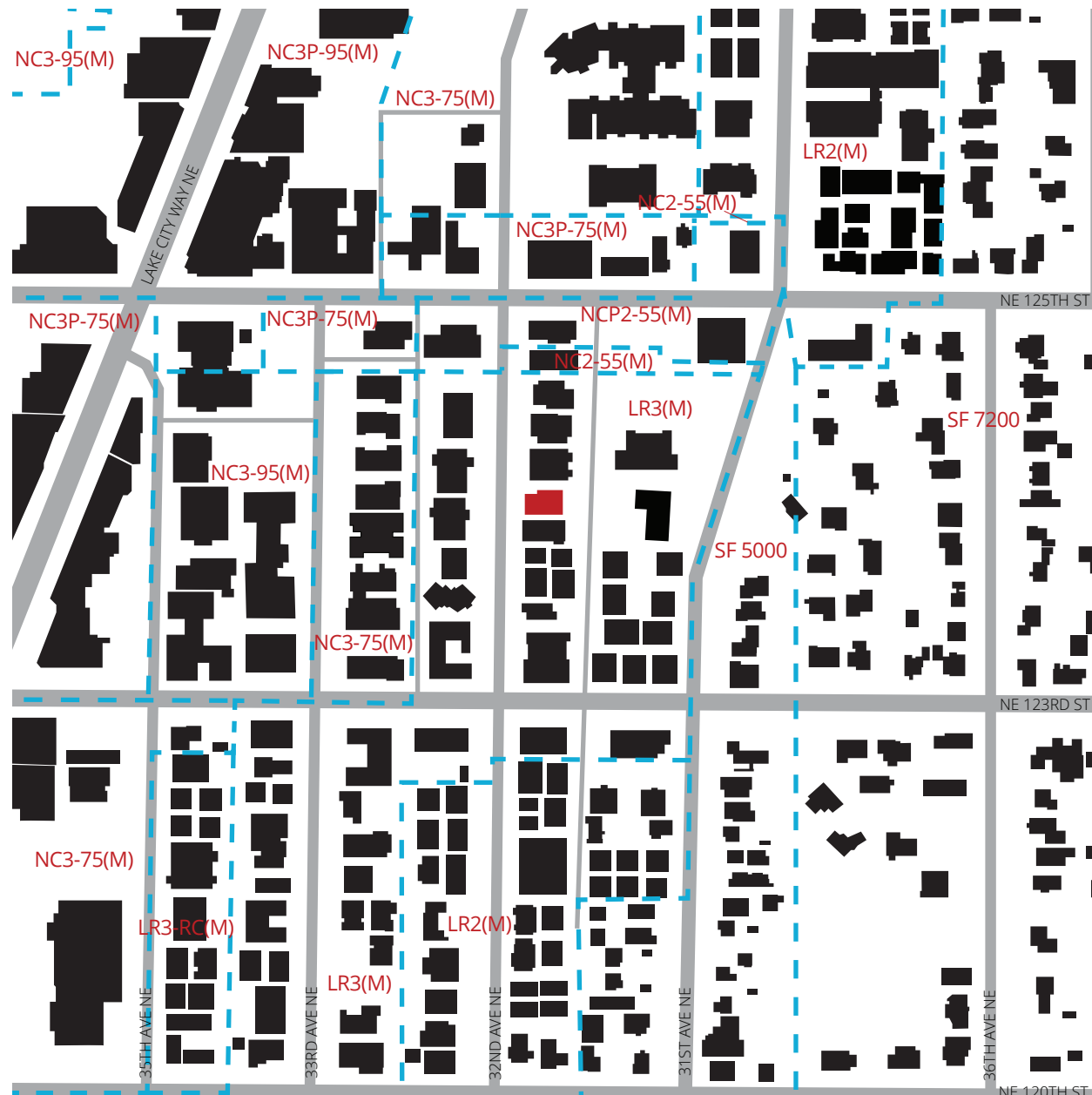


Figure - Ground



Zoning

The project site is zoned LR3 (M) and is located within the Lake City HUB Urban Village with a Parking Flexibility Overlay. The location is part of an intensity transition from the commercial corridors along NE 125th and Lake City Way NE to SF zones further east. The mid-block site is surrounded by the same zoning on all sides.

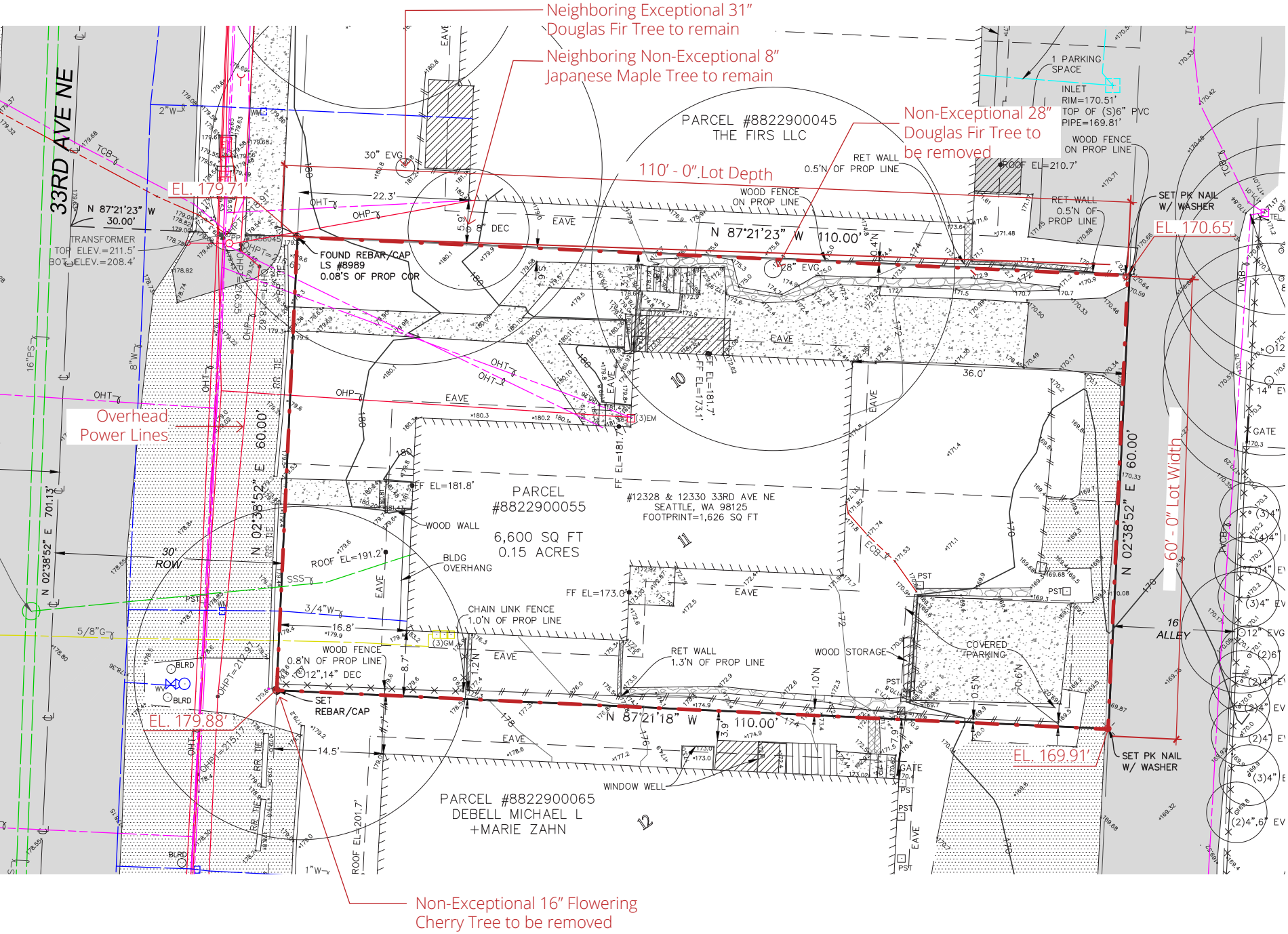


Adjacencies & Circulation

The project site is located near two major arterials, providing good connections to downtown Seattle, Lake Washington and the University of Washington. Bus routes in the area provide direct access to these locations as well as UW Bothell. New development has mostly occurred along Lake City Way NE as commercial or mixed-use buildings filling into the existing smaller scale commercial frontages. The site's immediately adjacent uses include multi-family buildings of various vintages with a few recent apartment buildings.



EXISTING CONDITIONS: SURVEY



Tax Parcel No. 8822900055

Legal Description
Parcel no. 8822900055 (6,600 Sq. Ft.)
Lot 10 and 11, block 1, University Lake Shore
Park according to the plat thereof recorded
under volume 19, of plats, page 61, records of
King County, WA.

Surveyor: Terrane
Date: 01/08/20

- Site Considerations:
- No Exceptional trees found on site per Arborist Report prepared by Layton Tree Consulting dated December 17, 2019.
 - An Exceptional tree on the north neighbor will impact the development footprint.
 - Overhead power lines along 33rd Avenue NE will impact the development footprint.
 - A new curb, sidewalk and planting strip will be provided along 33rd Avenue NE. One street tree will be provided.
 - No alley changes required.

--- Property Line



Looking east from 33rd Avenue NE



Looking southeast from 33rd Avenue NE



Looking northwest from alley



Looking south from alley

SCHEME SUMMARY

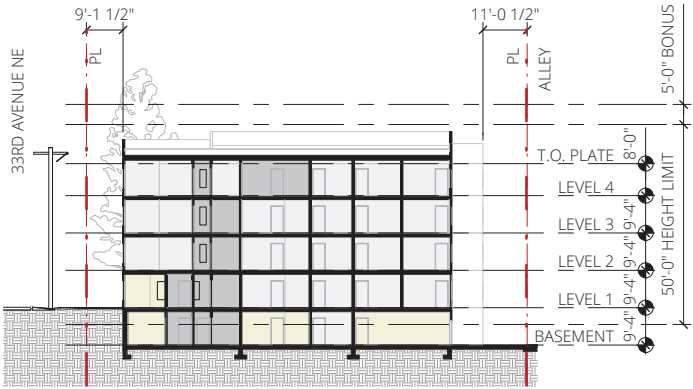
Scheme Commonalities

All schemes share a few traits that are mandated by specific departments or provided as a benefit that should be included in all three schemes:

- Overhead power lines at 33rd Avenue NE require a 14' clearance that results in a larger front yard.
- Trash collection is required from the alley by SPU.
- New frontage improvements are required, but happen entirely within the ROW.
- An Exceptional tree on the north neighboring property will require open area at the northwest corner of the property.
- Primary entry located on north end of building for more direct access to NE 125th Street arterial.



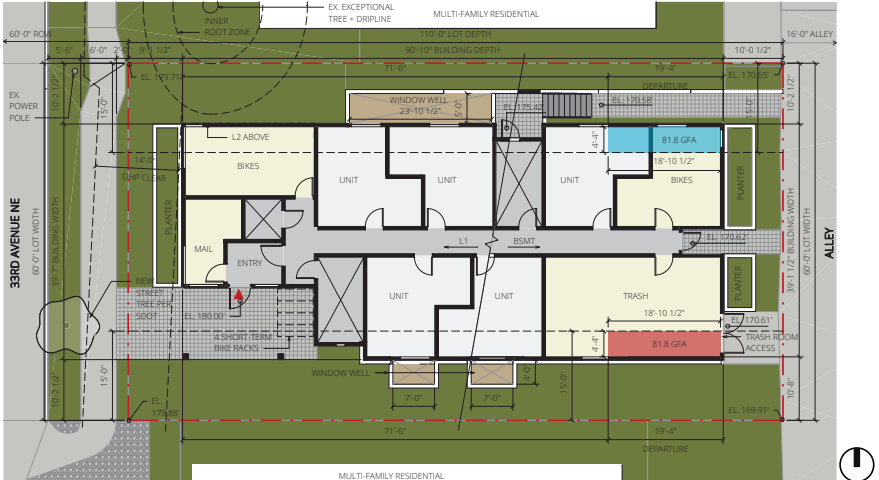
Plan - Scheme A - Code Compliant



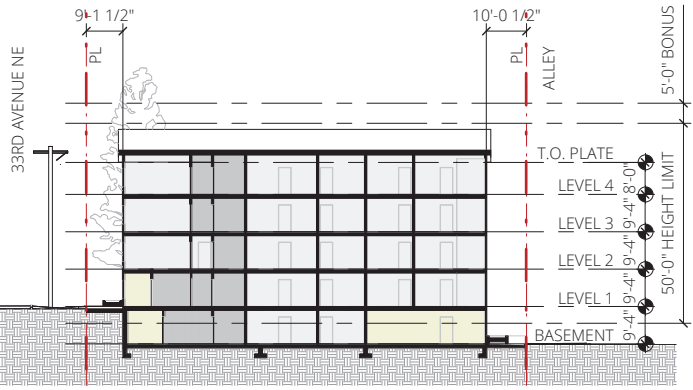
Section - Scheme A - Code Compliant



Perspective - Scheme A - Code Compliant



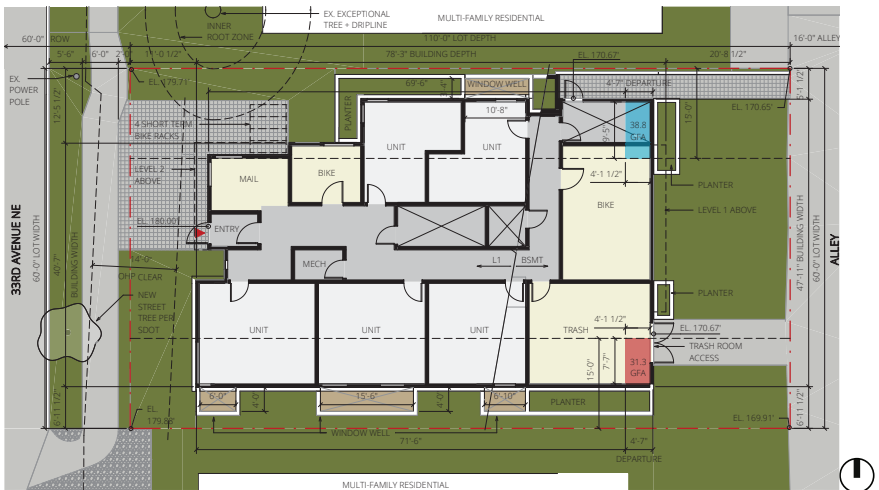
Plan - Scheme B



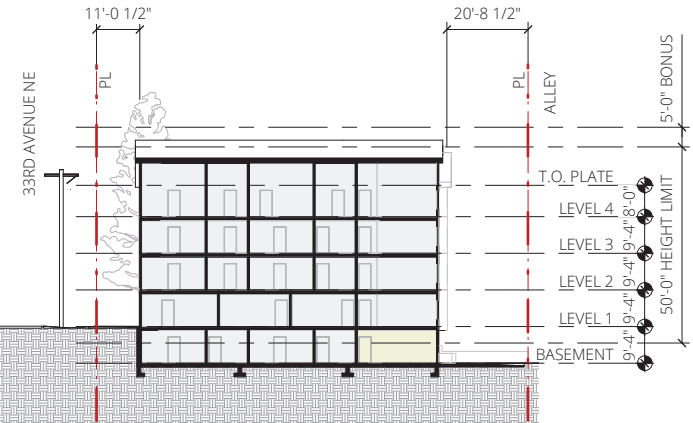
Section - Scheme B



Perspective - Scheme B



Plan - Scheme C - Preferred



Section - Scheme C - Preferred



Perspective - Scheme C - Preferred

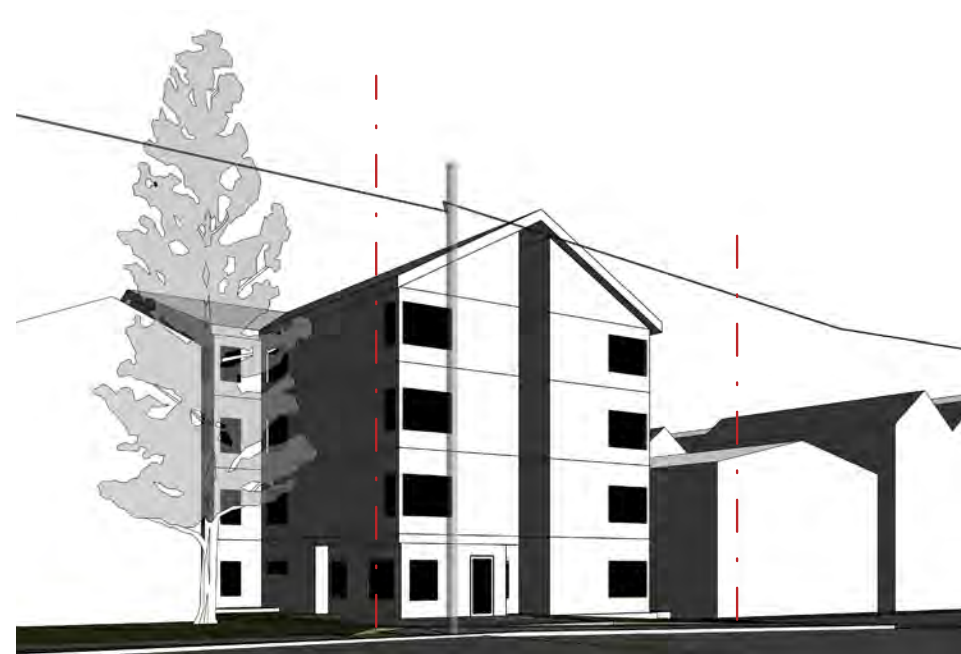
SCHEME C
Units: 46
FAR: 2.28
GFA: 15,069 SF
GSF: 17,450 SF

PROS:

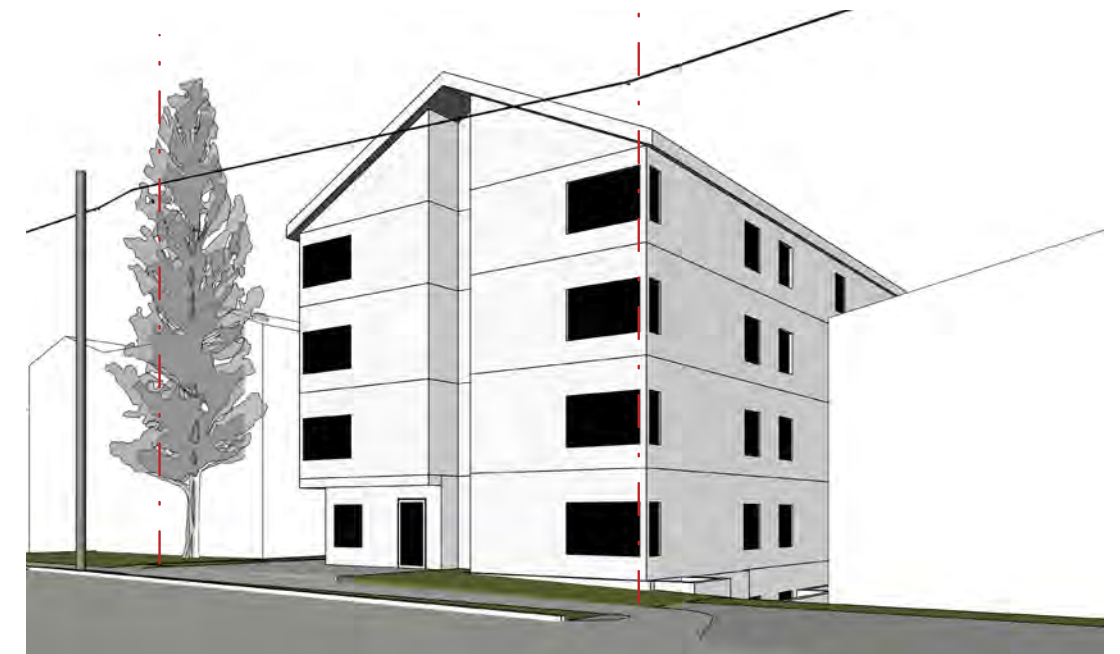
- Break in massing provides relief at west facade (Lake City Guideline DC2.III Architectural Concept and Consistency).
- East setback reduces scale of massing along alley where grade is lower (Lake City Guideline CS1.1 Responding to Site Characteristics, DC2.A.2 Reducing Perceived Mass).
- Primary entry easily visible from street on west facade (Lake City Guideline PL3.I Entrances Visible from the Street).
- East and west setbacks provide opportunities for landscaping to create pedestrian interest at 33rd Ave NE and the alley (Lake City Guideline CS1.I Responding to Site Characteristics, Lake City Guideline PL1.III Pedestrian Open Spaces and Entrances).

CONS:

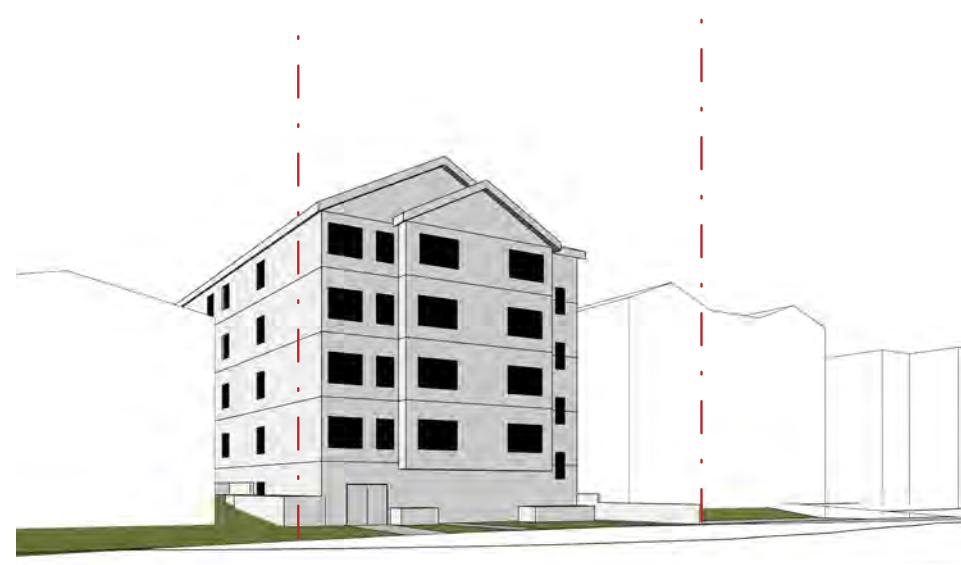
- Departures required.



Looking southeast from 33rd Ave NE



Looking northeast from 33rd Ave NE



Looking northwest from alley



Looking southwest from alley

PRIORITY GUIDELINES

LAKE CITY GUIDELINE CS1.I RESPONDING TO SITE CHARACTERISTICS

Guideline Description: New site development and structures are encouraged to use sustainable building practices, where possible, that reuse and retain surface water runoff on-site to recharge groundwater and reduce pollution before it enters the creek to improve the quality of the creek and the health of the wildlife.

Project Response: The building is set into the sloping site, allowing for connections to grade on two levels. The L-shape footprint is compact and allows for more vegetated areas at the west and east portions of the site. Bio-planters and permeable pavers collect water runoff on-site. See pages 16 & 19 for demonstration.

CS2.C RELATIONSHIP TO THE BLOCK

Guideline Description:

Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party wall to provide visual interest through materials, color, texture, or other means.

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

Project Response: The building continues the street edge of adjacent sites while also anticipating future development through scale, form, and materiality. Exterior gathering and circulation areas are located at 33rd Ave NE and the alley, instead of inside setbacks, minimizing disruptions to north and south neighbors. Planting provides privacy at ground floor units and window wells. See pages 22-25 for demonstration.

CS3.A.1 ARCHITECTURAL CONTEXT AND CHARACTER: FITTING OLD AND NEW TOGETHER

Guideline Description: Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

Project Response: The roof form contributes to the architectural character of the neighborhood by responding to the traditional gable roof form of existing neighboring projects, while also establishing building scale and proportion. The roof form drives detailing, materiality, fenestration, and proportion. See page 14-15 for demonstration.

CS3.A.4 EVOLVING NEIGHBORHOODS

Guideline Description: 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.

Project Response: The site is located in the Hub Urban Village of Lake City, a few blocks away from the Civic Core. The building establishes a positive and desirable context to build upon in the future. The intersecting gables respond to the existing roof forms of neighbors, while the eave and rake details provide a contemporary aesthetic. See page 14-15 for demonstration.

LAKE CITY GUIDELINE PL1.III PEDESTRIAN OPEN SPACES AND ENTRANCES

Guideline Description: PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.
North District/Lake City Supplemental Guidance: PL1.III.iv. When portions of a building are set back, consider providing small pedestrian open spaces with seating amenities to create a lively streetscape.
PL1.III.vi. Define outdoor spaces using a combination of building and landscape. Scale outdoor spaces for human comfort. Outdoor spaces should be proportioned to their surroundings and envisioned use.
PL1.III.vii. Appropriate lighting, including at-grade lights, should be considered to help ensure safe pedestrian areas.

Project Response: The building entry is located on the northwest corner of the site, oriented toward Lake City's Civic Core, and provides a clear pedestrian connection onto the site. The courtyard entry provides a buffer between public and private space, and enhances pedestrian experience through a procession of seating, landscaping, and lighting. See pages 20 & 28 for demonstration.

LAKE CITY GUIDELINE PL3.I ENTRANCES VISIBLE FROM THE STREET

Guideline Description: Clearly indicate main entries to new commercial and multiple family residence buildings through design, material changes, lighting and street visibility.

Project Response: The building entry faces 33rd Ave NE and identifies itself through a recessed entry area, accent material, lighting, and signage. See pages 21 & 28 for demonstration.

DC1.C.4 SERVICE USES

Guideline Description: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

Project Response: Service spaces are consolidated within the building to limit the impact on the residents' and pedestrian experience. The trash room is located on the alley, where trash will be collected, minimizing impacts on pedestrian routes and separating the service use from the primary entry on 33rd Ave NE. See page 29 for demonstration.

DC2.A.2 REDUCING PERCEIVED MASS

Guideline Description: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

Project Response: The “L” shape provides a narrower facade at 33rd Avenue NE, while the large east setback reduces the perceived height of the building at the alley. Modulation in the building envelope breaks up facades and highlights the entry. See pages 16 & 27 for demonstration.

LAKE CITY GUIDELINE DC2.III ARCHITECTURAL CONCEPT AND CONSISTENCY

Guideline Description: Employ a hierarchy of vertical and horizontal elements. Use materials to unify the building as a whole. Façade articulation should reflect changes in building form and function, from the base, to the middle, to the top. Vertical lines should be carried to the base of a building.

Project Response: A dark gray enclosure wraps the building, framing gabled facades and peeling away to reveal the white, lap siding beneath. Building modulation and location of framed gabled elements reflect programmatic layout within. Massing modulation at the west facade provides visual depth, breaking up the building width, and is centered on the roof ridge for a symmetrical and well-proportioned composition at 33rd Avenue NE. The sloped roof creates visual interest while responding to varied forms within the neighborhood. See page 27 for demonstration.

LAKE CITY GUIDELINE DC4.1 EXTERIOR FINISH MATERIALS

Guideline Description: Use materials, colors and details to unify a building's appearance; building and structures should be built of compatible material on all sides.
DC4.I.d. Consider limiting the number of materials and colors used on the exterior of an individual building so that there is visual simplicity and harmony. If intense color is used it should only be used as an accent in a carefully executed or balanced color scheme. Buildings sided primarily in metal are discouraged.

Project Response: The gable roof vertical extension detail provides opportunity for material transitions to create a cohesive ensemble of building elements. Visual simplicity and harmony is achieved through a selective palette of material color, texture, and proportions. Massing modulation is emphasized with an accented material at building entry and corridor ends. See pages 22-26 for demonstration.

1. MASSING OPTIONS

EDG Guidance:

a. Staff potentially supports Scheme C. – Preferred and agrees with public comments related to retention and protection of the Exceptional Tree. CS1-D.2, CS2-C.2,CS2-D.1, CS3-A.1, DC2-A.1

b. Staff notes that the massing and roof form shown on Scheme C relates well to the existing context and is successful in fitting between the adjacent buildings and addressing the street frontage. The gabled roof form and mass, facing the property to the north helps break down the scale of what would otherwise be a long unmodulated façade. Alleviate the perceived length of the south side using modulation techniques that may include gable roof forms, shift in façade, recessed or overhanging balconies, etc. CS2-C.2, CS3-A.1, DC2-A.1, DC2-A.2

c. The overall mass does not have the same break down in scale as the north and west sides. Increase the overhang depth of the central bay or add a recessed vertical break like the north and west sides for a consistent architectural treatment of the secondary gabled massing. CS2-C.2, CS3-A.1, DC2-A.2

MUP Guidance:

Correction #5. The north façade contains a lot of blank wall. The large gable form does help break down the overall height, bulk, and scale, however it does not provide adequate secondary architectural scale that is appropriate for a façade of this scale. Provided larger windows similar to those provided on the other gabled forms and other scaling elements to mitigate the blank facades. Also the large recess on the north façade is off center and not symmetrical like the east and west facades. Revise the modulation to fit with the architectural precedent set by the other facades and in coordination with the comment above.

Project Response:

Page 11- Concept Update North Facade

Page 14-15 – Perspectives

Page 22-25 – Elevations

Page 27 – Massing & Materiality

2. FACADE DESIGN

EDG Guidance:

a. Staff supports the façade articulation shown on the sketches of the front façade of the preferred option, noting the importance of depth and shadow as a response to context and to provide human scale. Staff notes that this depth and shadow is not evident in the treatment of the remaining sides shown on the conceptual massing and that its development will be required in the next review phase. DC2-B.1, DC2-B.2, DC2-C.1, DC2-D.2

b. Staff is concerned with the south facing façade length and lack of modulation. Staff notes the importance of providing more interest and depth and shadow through deeper recessing of windows, using materials with texture/profile, and other secondary architectural features that response to context and provide human scale. DC2-B.1, DC2-B.2, DC2-C.1, DC2-D.2

c. Based on the gable roof form proposed, design roof drainage with intention. PL2-C.2

d. Staff reiterates that based on the flatness of the proposed facades, high quality materials are required. DC2-B.1, DC2-C.2, DC4-A.1

MUP Guidance:

Correction #4. Although vertical modulation has been applied to the south façade, the recess does not extend to ground level. Staff recommends looking at working in a gabled form on the south façade so that each façade contains a larger scale modulation move. One suggestion would be to extend the recesses down to grade and turn the façade between grid line 6 and 11 into a white, fin-framed element, with gable roof and larger windows. This contrast to the dark wall with smaller window would help with providing hierarchy.

Project Response:

Page 13: Concept Update South Façade

Page 14-15: Perspectives

Page 22-25: Elevations

Page 26: Material Board

3. DESIGN CONCEPT DEVELOPMENT

EDG Guidance:

Staff appreciates the inclusion of the Concept Development – Form and Expression sheets on the packet and has the following guidance:

a. The dark frame fin element is compelling and should be applied on the other facades in a consistent manner. The application of this material is important, and it should be of a high quality that will be straight and true when installed. Large flat fiber-cement panel material is strongly discouraged. DC4-A.1

b. Using horizontal siding is encouraged to help mitigate the scale of the blank façade portions. DC2-B.1, DC4-A.1

c. Increase the height and width of the window fenestrations within the vertical recessed modulation to help accentuate the flanking masses. This will also increase this effect at night and allow more natural light into the corridors. DC2-B.1

d. Incorporate secondary architectural features, such as balconies, to help mitigate the blank facades on all facades. DC2-C-1, DC2-C.2,

e. Design required mechanical venting so that it appears intentional on all facades and is integrated into the architectural approach. PL2-C.2, DC2-B.1

f. Combine the various entry elements, address numbers and callbox, into a well-defined area to further emphasize entrance. PL3-A.1.c, PL3-B.2.b

g. If possible, staff would like to see higher windows opening into the entry, lobby & mail spaces to help reinforce the architectural concept. PL2-A.1, PL2-B.1, PL2-B.3, DC1-A.1

Project Response:

Page 14-15: Perspectives

Page 22-25: Elevations

Page 27: Massing & Materiality

Page 28: Entry & Frontage

4. SITE PLANNING, GROUND FLOOR, & STREET EDGES

EDG Guidance:

a. Staff appreciates the ground level design and how it works to respect the Exceptional Tree to the north. Develop this area further in conjunction with the landscape plan to provide a cohesive and layered design. PL1-A.2, PL1-B.3, PL2-B.1, PL3-A.2, DC4-D

b. Study providing outdoor space or ground level access to the residential unit at the southwest corner for more visual interest along the street frontage. PL3-A.1.b

c. Further develop the use of the exterior space provided between the alley and the building. Study flipping the bike room with a recessed vestibule. PL4-2.B, DC1-B.1, DC1-C.2, DC3-C.2, DC4-D

d. It is not clear from the drawings how privacy impacts with adjacent buildings are mitigated, particularly with reference to the north and south property lines. Clarify this aspect of the design with the MUP application. CS2-D.5

MUP Guidance:

Correction #9. The relocation of the bike room in plan addressed the EDG guidance, however, the façade of the alley is still blank and the high windows do little to provide interest. Study lowering the sill of the bike room windows and making the door more transparent along with looking at the landscaping in this area. Look at adding an outdoor area with a bike station for fixing bikes, a place to wash bikes and seating that might serve as informal amenity space for residents.

Correction #10. The landscape design at the northwest corner does not appear to provide a cohesive and layered design that promotes residential interaction and interest for pedestrians. There is no hierarchy of space, the large planter (which is 2.5’ high, not at bench height) in the middle of the space forces the only amenity (a picnic bench) t0 be forced into a corner, and the temporary bike racks are barely visible from the street. Revise the design of this area.

Project Response:

Page 10: Concept Update West Façade

Page 12: Concept Update East Façade

Page 16: Site Plan

Page 20: Landscaping

Page 28: Entry & Frontage

Page 29: East Yard

5. BASEMENT LEVEL UNITS / LIGHT WELLS

EDG Guidance:

a. The limited access to light and air for the basement units is concerning. Although a section and images of previously built light wells is provided, the next submittal should include more detail on the basement units and all light well dimensions (height, width and depth), surface materials, and guardrail information (height and material). If previously built examples are used to illustrate the condition, provide dimensional information for comparison. CS1-B.2, DC3-B

b. Staff is concerned with the width and depth of the 3’-4” light well on the north side. Staff recommends studying shifting the entire building to the south so that the light well are equitable on both sides of the building. This should be tied to 2.b and 4.d above. CS1-B.2

MUP Guidance:

Correction #7. It appears that the window well associated with unit B01 has been moved from the south side to the north and it is unclear what this condition looks like. Per EDG guidance, outdoor terrace space is a more appropriate way to meet the intent of street level/facing design guidelines. If this window well condition is part of a larger landscape design approach to the front of the building, provide sectional information that describes the relationship to grade.

Project Response:

Page 16: Site Plan

Page 19: Building Sections

Page 20: Landscaping



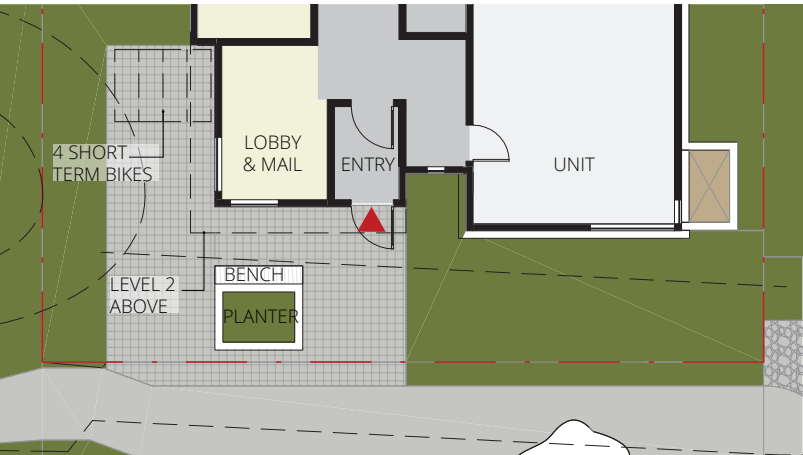
EDG Perspective - Entry



MUP Perspective - Entry

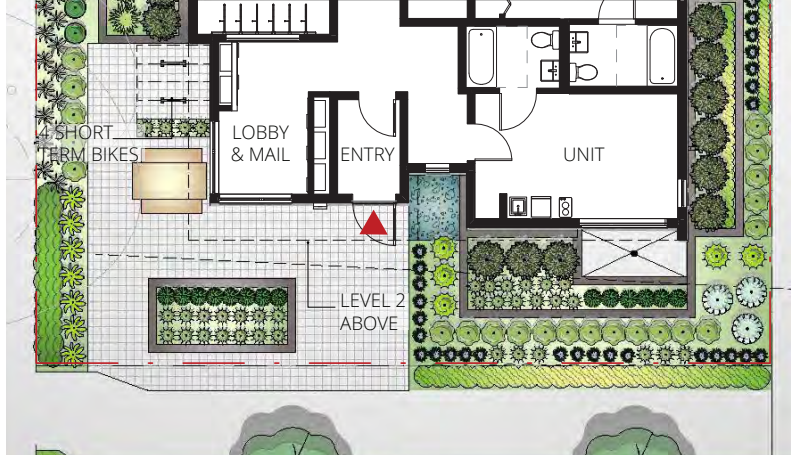


Recommendation Perspective - Entry



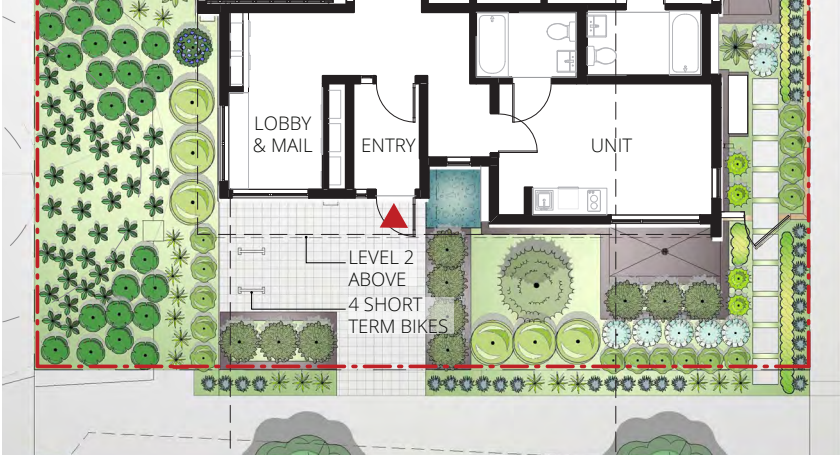
EDG Enlarged Plan - Entry

EDG
At EDG, the entry plaza formed an 'L' around the lobby, with a central planter. Bike parking was pushed back from the ROW. Lobby window sills were raised up. Window well is located on the south facade.



MUP Enlarged Plan - Entry

MUP
At MUP, the 'L' shaped entry plaza with planter and bike parking was maintained. A table with benches was added next to the bike parking. The window well was relocated to the west façade and terraced to provide more light for that basement unit. These updates were made in response to the EDG Report.



Recommendation Enlarged Plan - Entry

Recommendation
The entry plaza has been modified to provide a greater buffer for the north neighboring exceptional tree and a concise entry sequence. (Lake City Guideline CS1.I.) Proposed planting is lush and vibrant with seat-height planters that frame the entry. Bike parking has been relocated to a more visible but secure location between the planter and the lobby. Lobby window heights were increased to distinguish the building entrance. Other entry elements such as lighting, signage, and the callbox have been refined to provide a cohesive layout (Lake City Guideline PI3.I). These updates were made in response to a meeting with the Land Use Planner.



EDG Perspective - Looking southeast



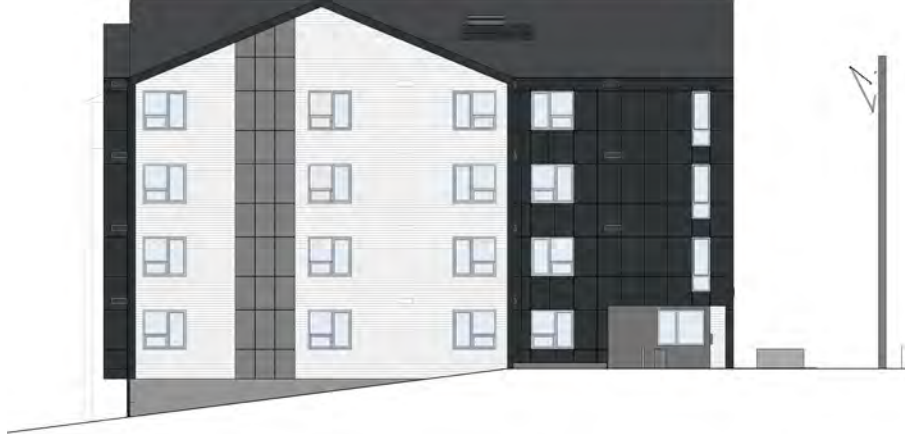
MUP Perspective - Looking southeast



Recommendation Perspective - Looking southeast



EDG Elevation - North



MUP Elevation - North



Recommendation Elevation - North

EDG
At EDG, the proportions of the north gable match those of the west primary façade. A recess in the north elevation is offset within the gable. Windows are minimal, with the stair core occupying the east portion of the façade.

MUP
At MUP, a fin element wraps the north gabled mass. The stair core was relocated and replaced with a unit. Windows were widened. The vertical recess within the framed façade remained off-center, distinguishing it from both east and west framed facades. These updates were made in response to the EDG Report.

Recommendation
In the current design, the north framed façade is narrower to eliminate the offset recess. Windows are taller to match the proportions of the windows in the east and west framed facades. These changes allow the north facade to express itself in the same language used on the other facades for a cohesive design (Lake City Guideline DC2.iii). The gable roof's vertical extension frames the building modulation, creating clear proportions and establishing a hierarchy of elements that unify building composition. Proportions of the framed facades establishes the west façade as the primary façade and the north and east as secondary to the primary west facade (City Wide Guideline DC2.A.2). These updates were made in response to a meeting with the Land Use Planner.



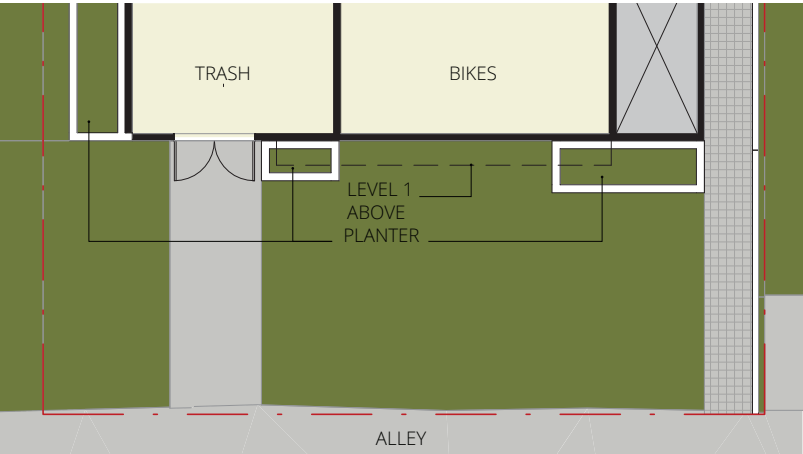
EDG Perspective - East Yard



MUP Perspective - East Yard

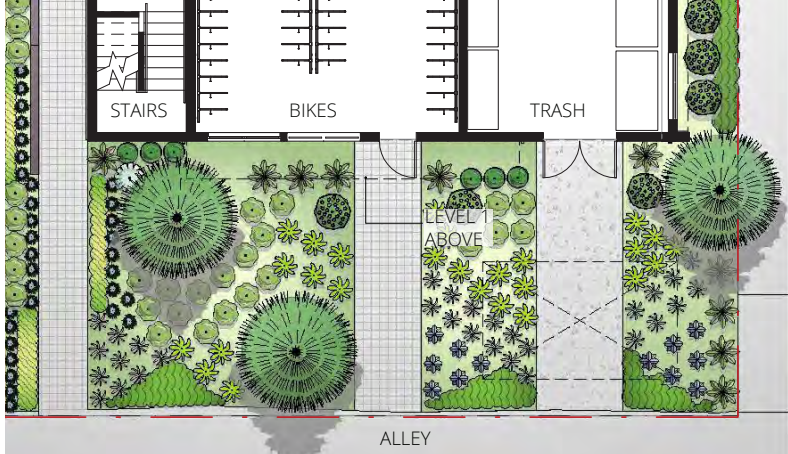


Recommendation Perspective - East Yard



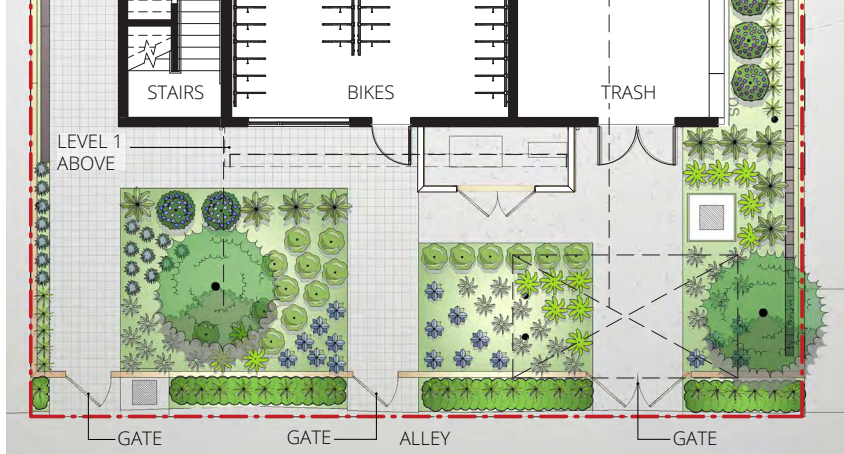
EDG Enlarged Plan - East Yard

EDG
At EDG, the trash room access was located to the south and exit access to the north.



MUP Enlarged Plan - East Yard

MUP
At MUP, exit access shifted to the south and trash room to the north, and bike room access was added. Each walkway connected to the alley only, limiting interaction within the east yard. Windows were added at the bike room to increase visibility. These updates were made in response to the EDG Report.



Recommendation Enlarged Plan - East Yard

Recommendation
In the current design, access paths connect to improve on-site circulation. Mechanical equipment is located between the bike room and the trash room, limiting mechanical and trash services to the north side of the yard (Citywide Guideline DC1.C.4). The bike room windows are taller and the bike room door full-lite with glazing. A 6' tall wood fence wraps the east yard for security and provides a gate at each access path from the alley. Proposed planting is lush and vibrant, creating visual interest from the alley and a buffer between the ROW and the building. These updates were made in response to a meeting with the Land Use Planner.



EDG Elevation - South

EDG
At EDG, the south façade was flat with no modulation and limited window openings.



MUP Elevation - South

MUP
At MUP, the flatness of the south façade was broken up by vertical recesses extending from Level 2 to the roof. The recessed material was medium gray lap siding, which matched the medium gray lap siding of the recess on the north façade. These updates were made in response to the EDG Report.



Recommendation Elevation - South

Recommendation
The current design maintains the continuous eave to establish a roof line datum that supports the massing concept of framed eaves while also tying together the south façade modulation. The vertical recesses extend down to grade to create visual depth and break up the building width. The recessed material of white lap siding creates high contrast with the dark gray panel siding and allows the vertical recesses to express themselves in the same language as the framed facades. Consistency in materiality between each facade strengthens the concept of a dark enclosure wrapping around a light massing beneath (Lake City Guideline DC4.1 & Lake City Guideline Dc2.Iii). These updates were made in response to a meeting about MUP Land Use corrections with the Land Use Planner.

Design Response

- ①b Gabled roof form and massing have been maintained. (DC2.A.2)
- ③a Dark frame fin element has been maintained on the west façade and applied on the north and east facades. Material of the framed element is white lap siding.
- ③c Height and width of corridor windows have been increased.

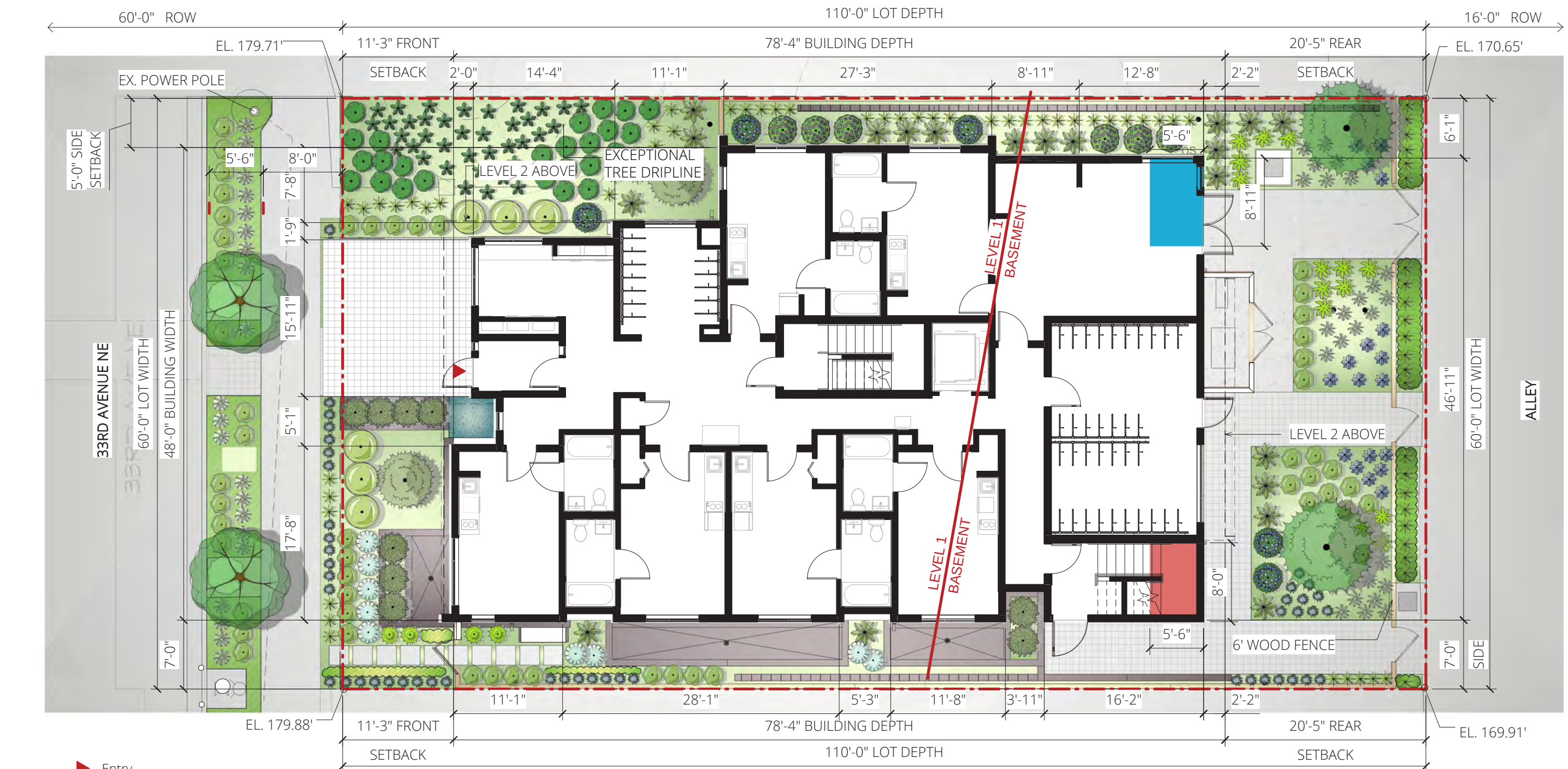




Design Response

- ③f Entry elements such as address numbers, callbox, and lighting have been further developed to create a well-defined entry area.
- ③g Entry, lobby, and mail window heights have been increased to provide more visibility and identify the primary entry. (LAKE CITY GUIDELINE PL3.I)
- ④a Entry sequence has been refined with an emphasis on lush landscaping with seating-height planters framing the primary entry. The entry plaza extents provide required clearances around the north neighboring exceptional tree.
- ② Response to Correction #4: South facade recesses have been extended down to grade to increase modulation. The material in the recess has been changed to white lap, creating a consistent architectural language with the west facade.

SITE PLAN



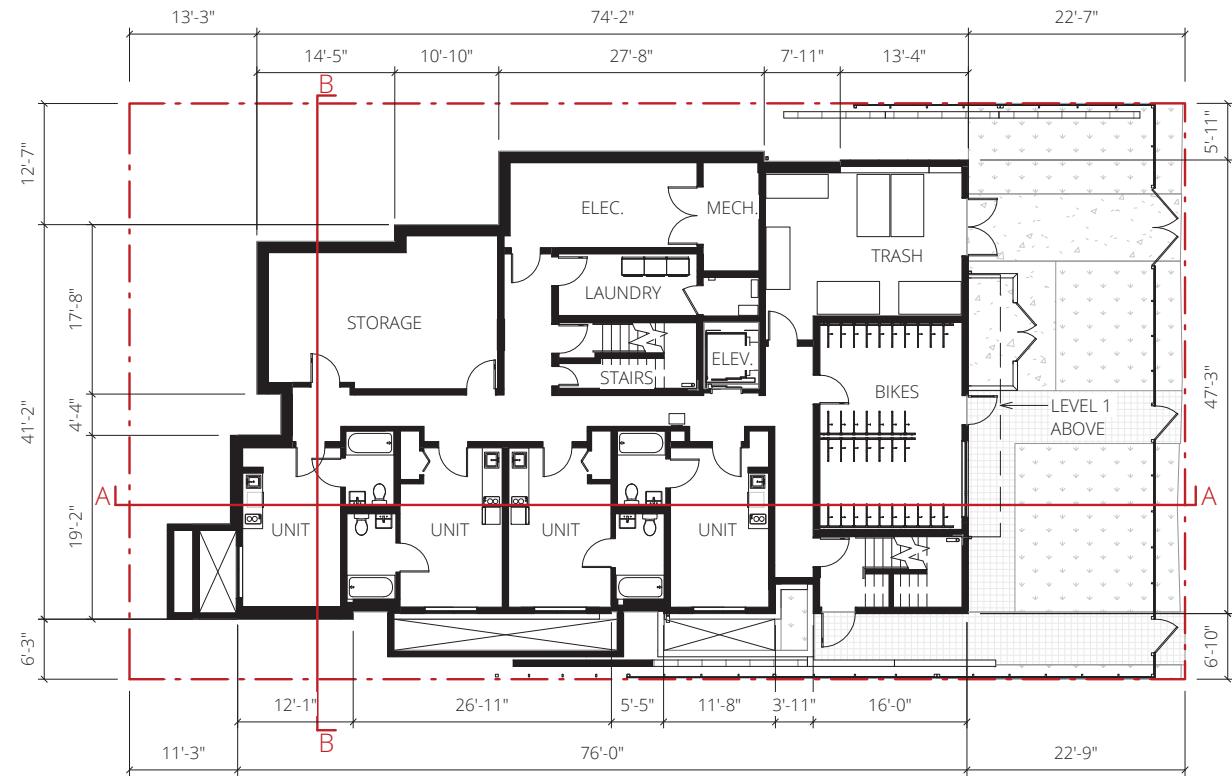
- ▶ Entry
- - - Property Line
- SMC 23.45.527.B.1: Departure See pg. 30
- SMC 23.45.527.B.1: Departure See pg. 30

SCALE: 3/32" = 1'-0"

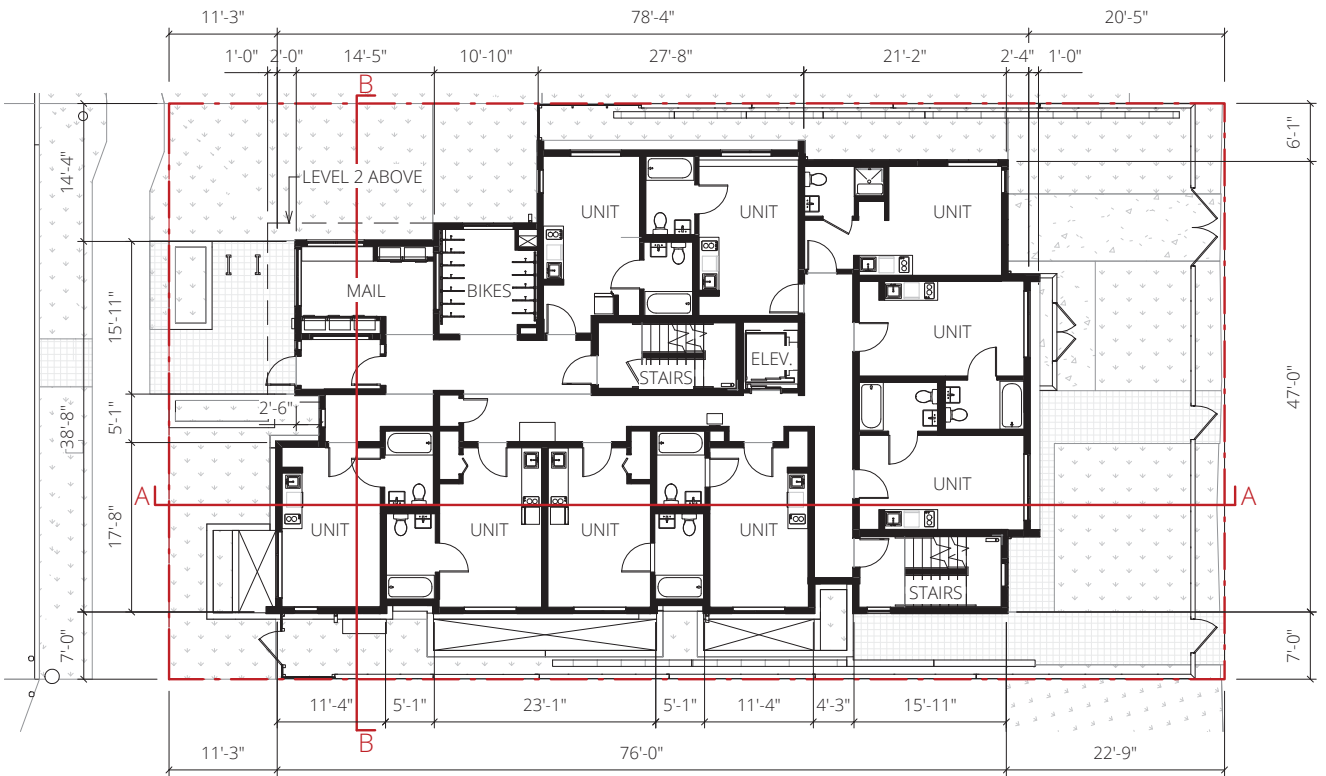
Design Response

④a Entry sequence has been refined with an emphasis on lush landscaping with seating-height planters framing the primary entry. The entry plaza extents provide required clearances around the north neighboring exceptional tree. (LAKE CITY GUIDELINE PL1.III & LAKE CITY GUIDELINE CS1.I)

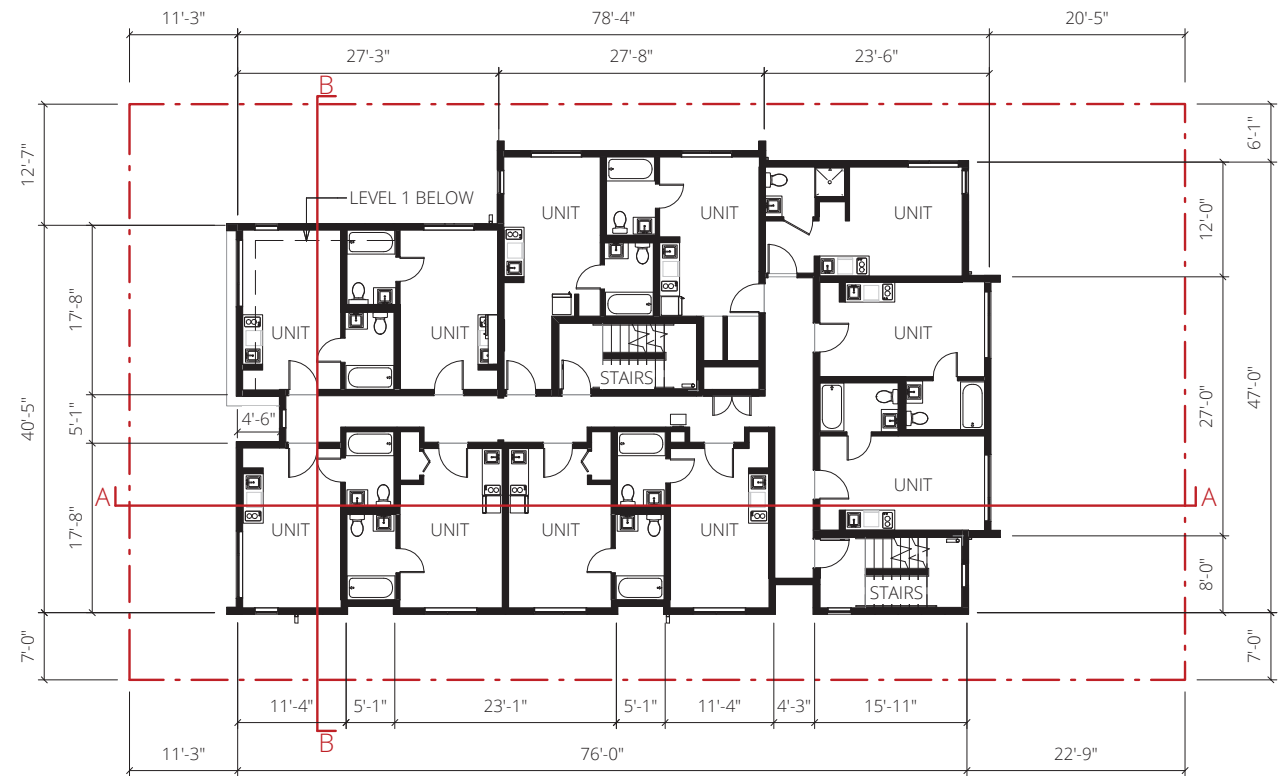
⑤ At EDG, staff expressed concerned about limited access to light and air for the basement units. The deepest window well condition at the southwest corner of the building has been terraced to provide that unit with more light and air. Planting around each window well provides a layer of privacy and strengthens the connection with the exterior. Sections have been included with more information about window well dimensions. All window wells will be concrete, and no guardrails are required.



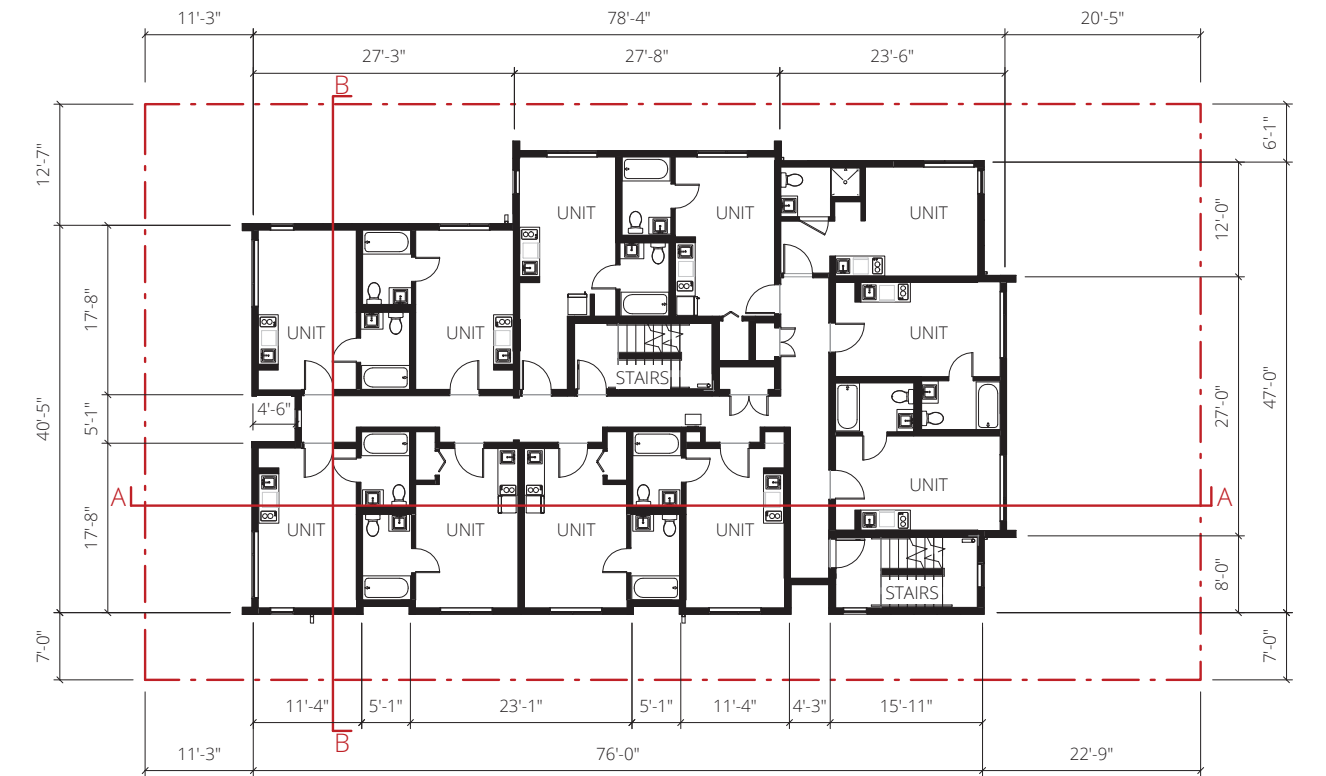
Basement



Level 1



Level 2

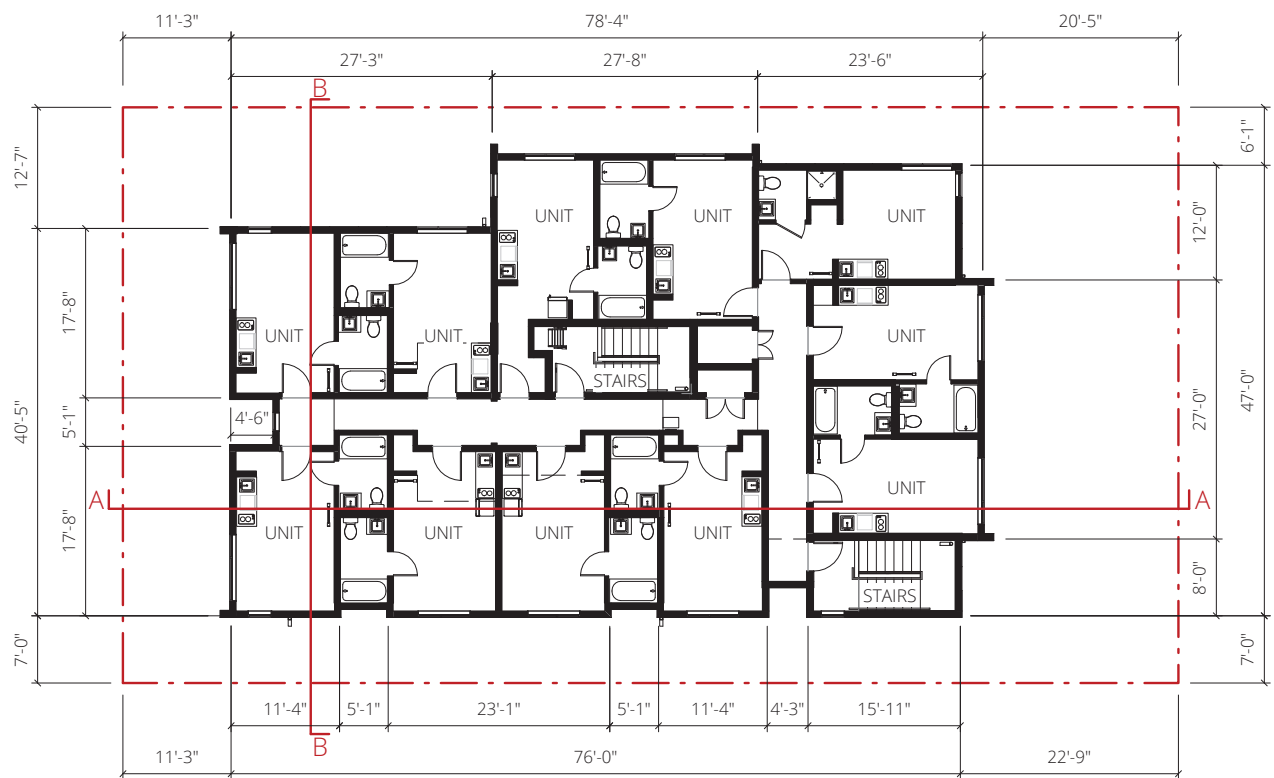


Level 3

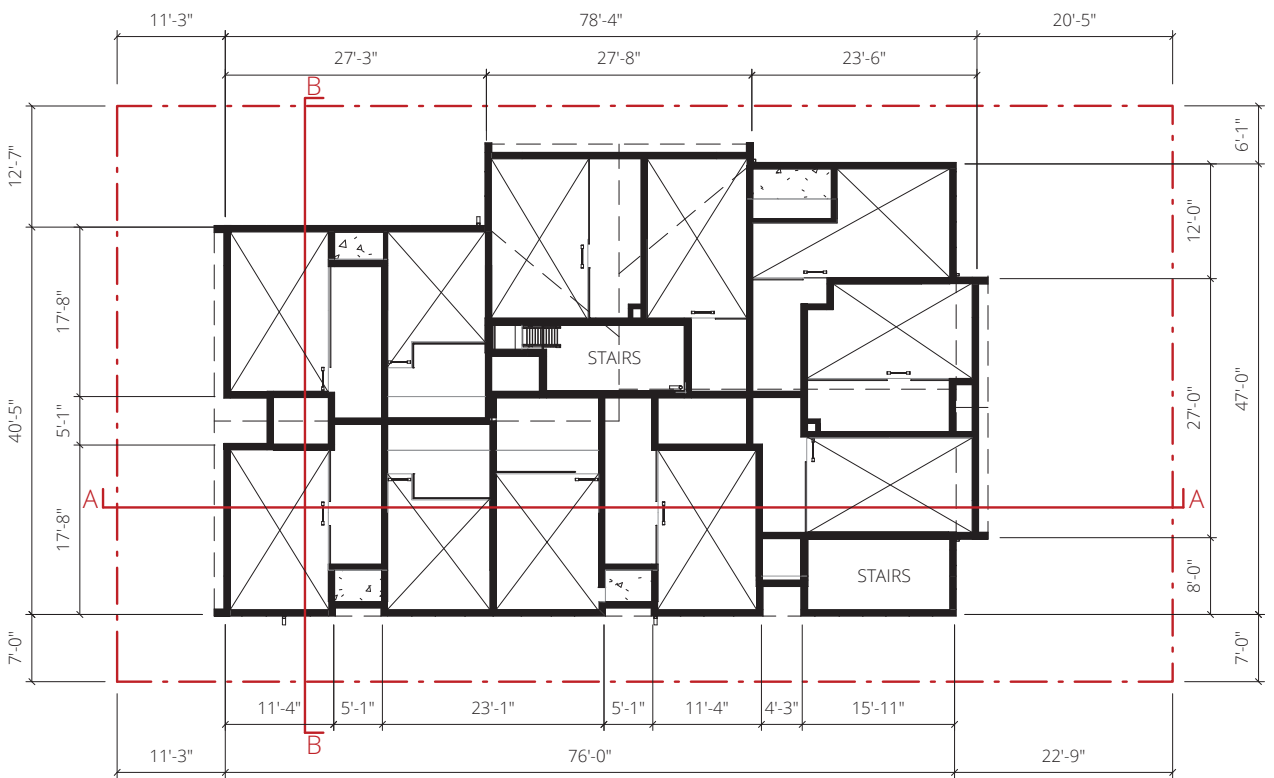
SCALE: 1" = 20'-0"



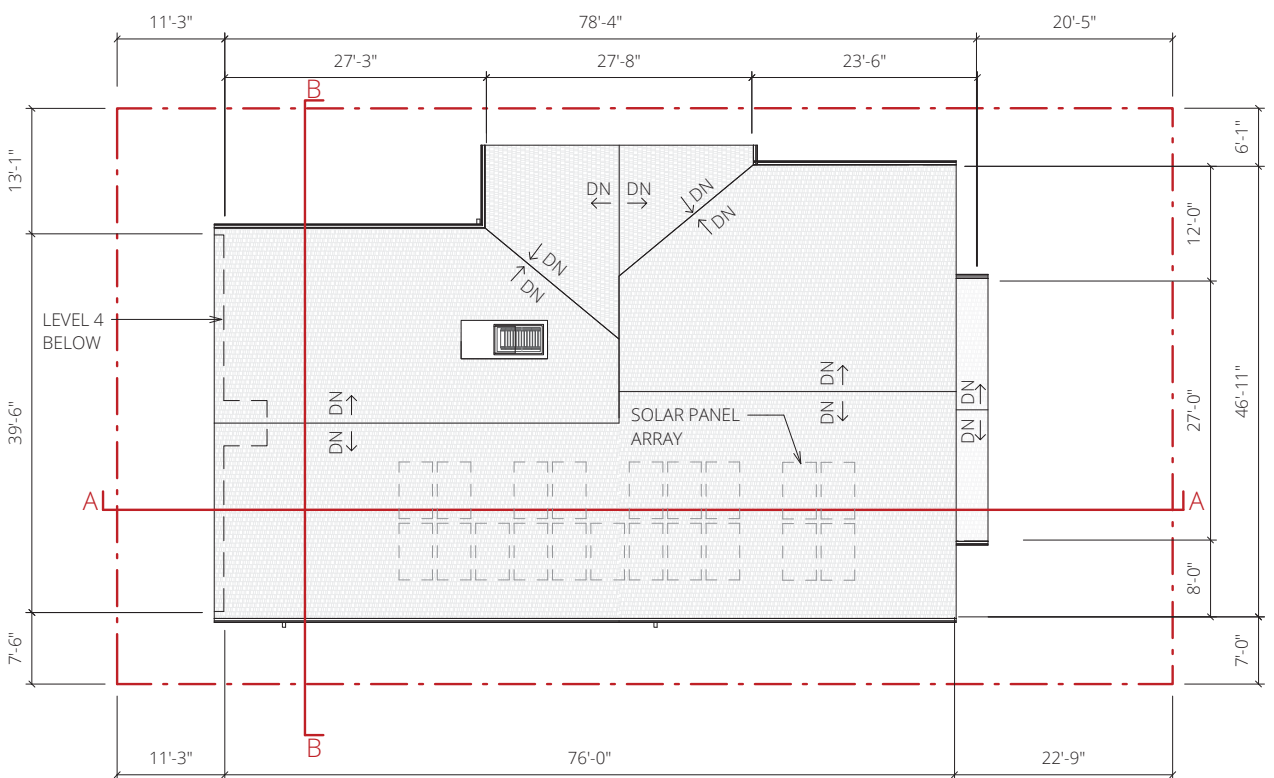
BUILDING PLANS



Level 4

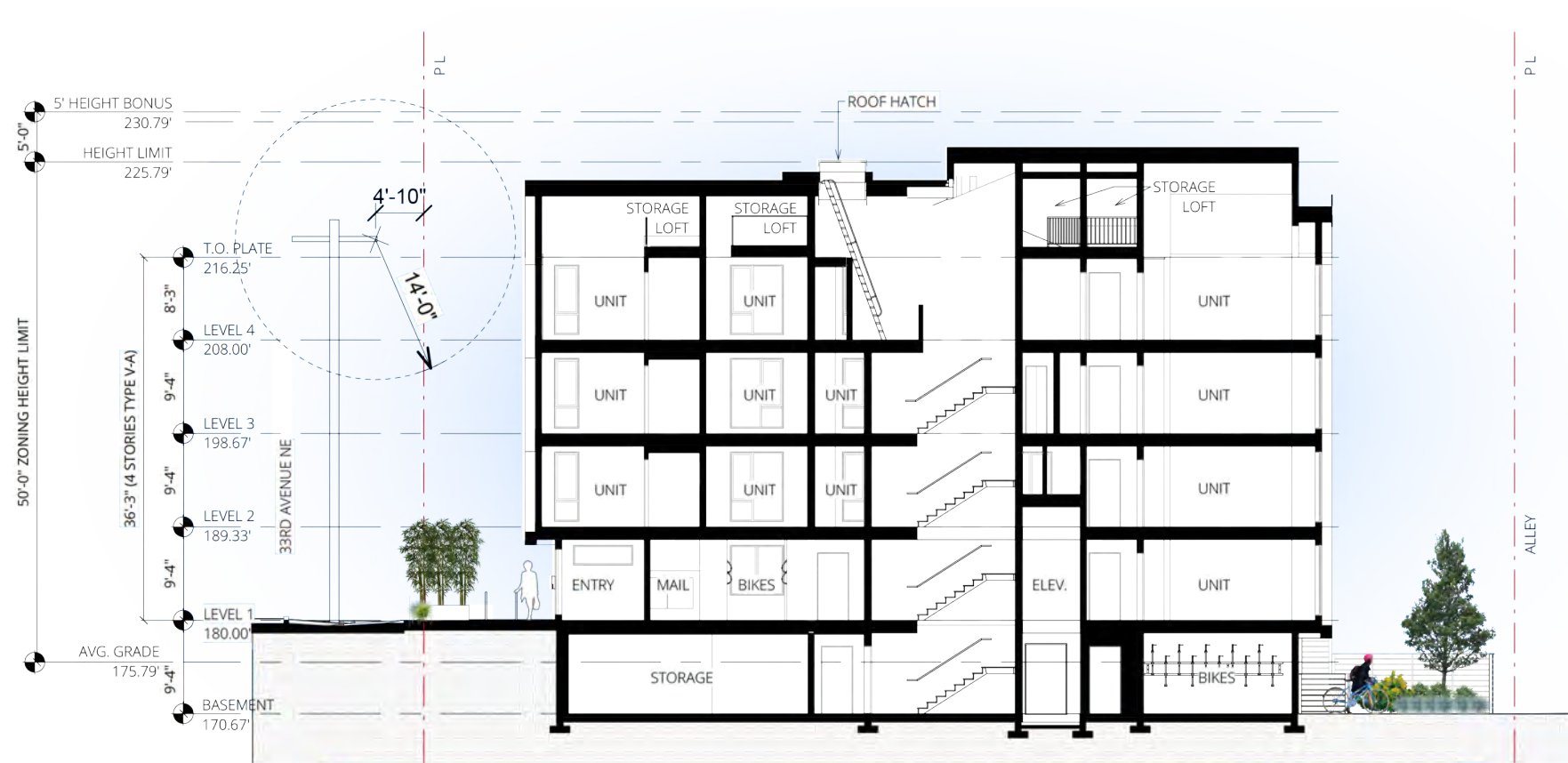


Level 4 Storage Lofts

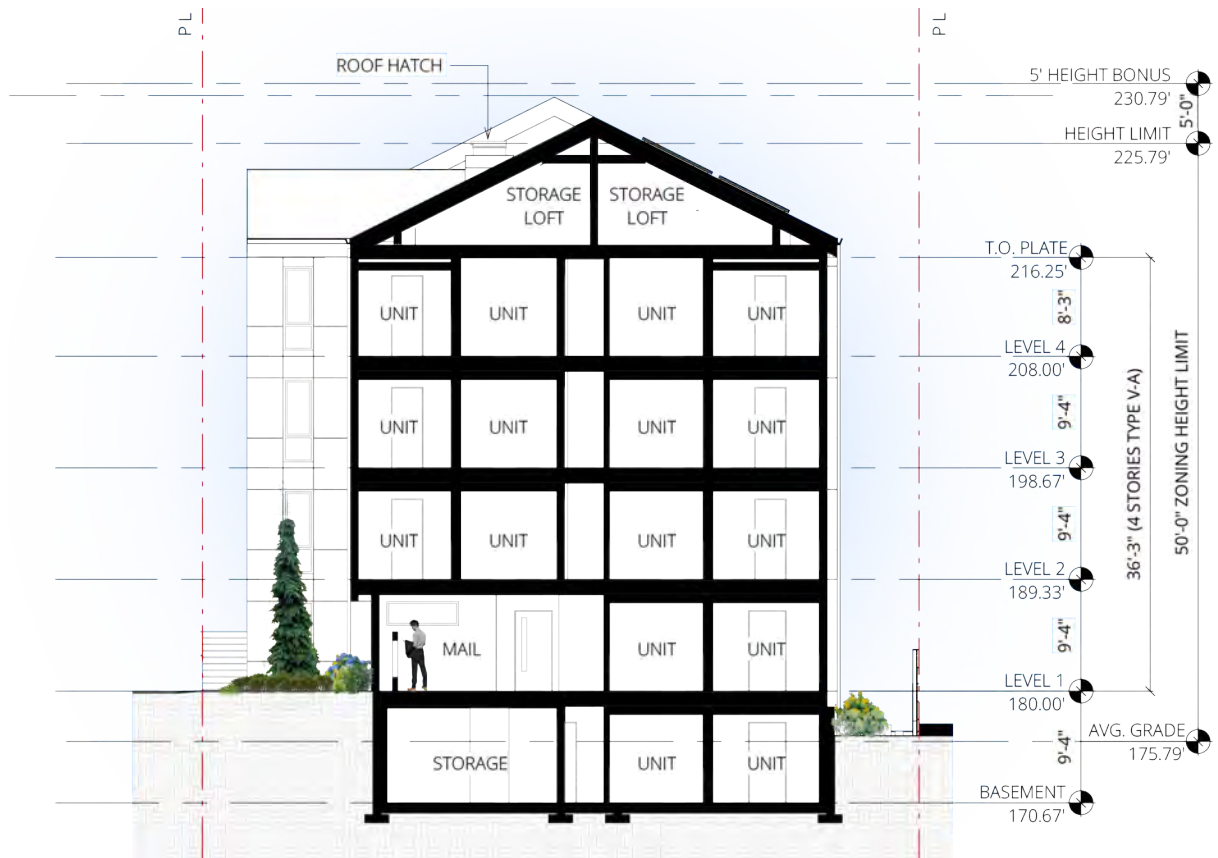


Roof

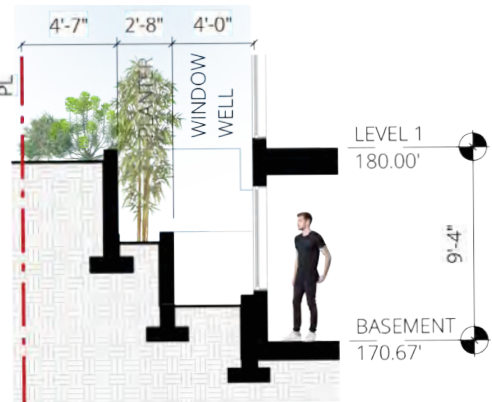




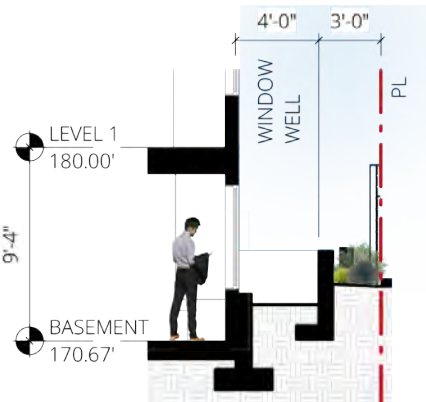
Section A - Scale: 1/16" = 1'-0"



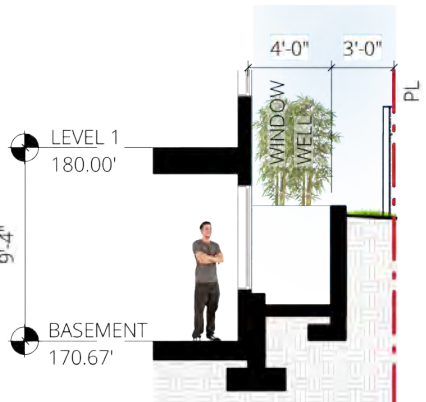
Section B - Scale: 1/16" = 1'-0"



Section C

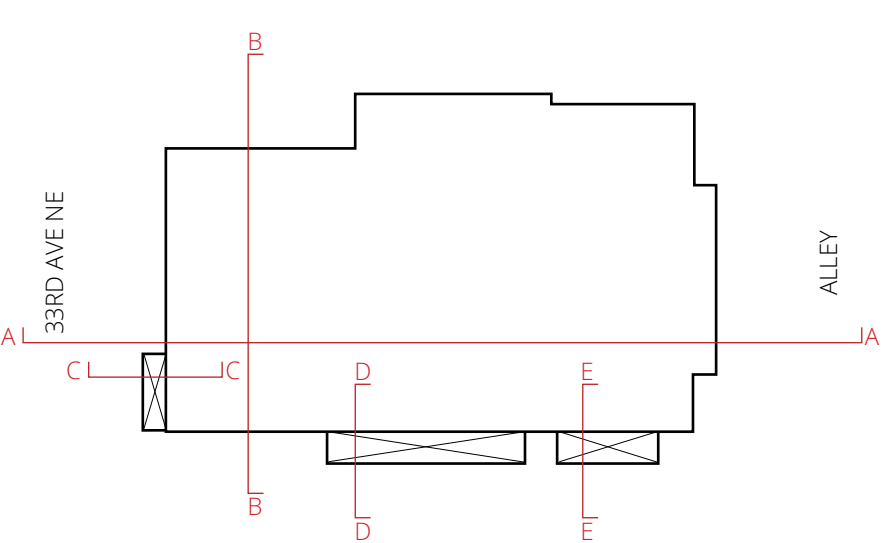


Section D



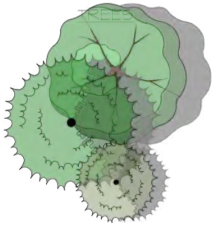
Section E

Window Well Sections - Scale: NTS





PLANT SCHEDULE



- BOTANICAL / COMMON NAME
- Cornus 'Eddie's White Wonder'* / Eddie's White Wonder Dogwood Street Tree
- Pinus contorta* / Shore Pine
- Sequoiadendron giganteum 'Pendulum'* / Weeping Giant Sequoia

SHRUBS



- BOTANICAL / COMMON NAME
- Berberis thunbergii 'Golden Rocket'* / Golden Pillar Barberry
- Brunnera macrophylla 'Silver Heart'* / Siberian Bugloss
- Carex oshimensis 'Eversheen' TM* / EverColor Eversheen Japanese Sedge
- Chaiya ternata 'Sundance'* / Sundance Mexican Mock Orange
- Euphorbia characias 'Silver Swan'* / Silver Swan Spurge
- Gaultheria shallon* / Salal
- Hakonechloa macra 'Aureola'* / Golden Variegated Hakonechloa
- Helictotrichon sempervirens* / Blue Oat Grass
- Hydrangea macrophylla 'Nikko Blue'* / Nikko Blue Hydrangea
- Liriope muscari 'Silvery Sunproof'* / Silvery Sunproof Blue Lilyturf
- Lonicera pileata 'Moss Green'* / Moss Green Honeysuckle
- Mahonia eurybracteata 'Soft Caress'* / Mahonia Soft Caress
- Phyllostachys nigra* / Black Bamboo
- Polystichum munitum* / Western Sword Fern
- Rhododendron x 'Ramapo'* / Ramapo Rhododendron

GROUND COVERS

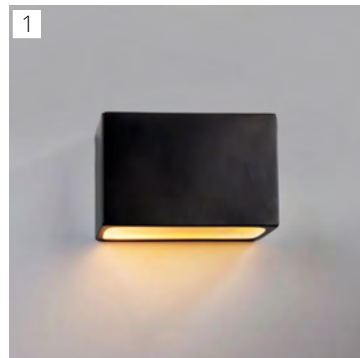


- BOTANICAL / COMMON NAME
- Epimedium grandiflorum 'Lilafée'* / Longspur Barrenwort
- Pachysandra terminalis 'Silver Edge'* / Japanese Spurge
- Sedum rupestre 'Angelina'* / Yellow Stonecrop

SITE



- BOTANICAL / COMMON NAME
- 7/8" Drain Rock



1. Wall Sconce
2. Step Light

3. Path Light
4. Strip Light





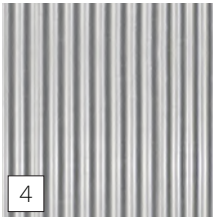
1
Fiber Cement Panel,
Smooth, Painted
Benjamin Moore,
Midnight Dream 2129-10



2
Fiber Cement Panel,
Smooth, Painted
Benjamin Moore,
Chantilly Lace OC-65



3
Horizontal Lap Siding,
4" Exposure, Smooth,
Painted Benjamin Moore,
Chantilly Lace OC-65



4
Corrugated Metal Panel,
Vertical Orientation, Bryer
Company, Prefinished
Metallic Silver



5
Metal Downspout/
Gutter, Prefinished,
Color to Match Field



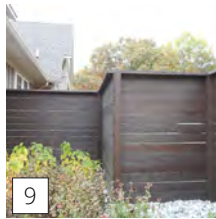
6
Venting Shroud,
Painted to Match
Field



7
Vinyl Window, White



8
PABCO Architectural
Shingles, Prestige,
Antique Black



9
Horizontal Wood
Fence, Cabot
Semi-Transparent
Stain, Shale



10
Cast In Place
Concrete



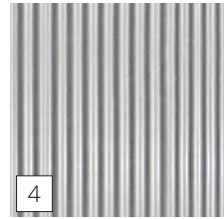
1
Fiber Cement Panel,
Smooth, Painted
Benjamin Moore,
Midnight Dream 2129-10



2
Fiber Cement Panel,
Smooth, Painted
Benjamin Moore,
Chantilly Lace OC-65



3
Horizontal Lap Siding,
4" Exposure, Smooth,
Painted Benjamin Moore,
Chantilly Lace OC-65



4
Corrugated Metal Panel,
Vertical Orientation, Bryer
Company, Prefinished
Metallic Silver



5
Metal Downspout/
Gutter, Prefinished,
Color to Match Field



6
Venting Shroud,
Painted to Match
Field



7
Vinyl Window, White



8
PABCO Architectural
Shingles, Prestige,
Antique Black



9
Horizontal Wood
Fence, Cabot
Semi-Transparent
Stain, Shale



10
Cast In Place
Concrete







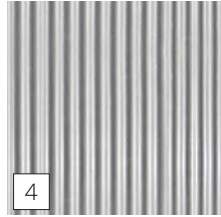
1
Fiber Cement Panel,
Smooth, Painted
Benjamin Moore,
Midnight Dream 2129-10



2
Fiber Cement Panel,
Smooth, Painted
Benjamin Moore,
Chantilly Lace OC-65



3
Horizontal Lap Siding,
4" Exposure, Smooth,
Painted Benjamin Moore,
Chantilly Lace OC-65



4
Corrugated Metal Panel,
Vertical Orientation, Bryer
Company, Prefinished
Metallic Silver



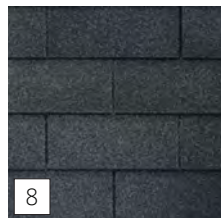
5
Metal Downspout/
Gutter, Prefinished,
Color to Match Field



6
Venting Shroud,
Painted to Match
Field



7
Vinyl Window, White



8
PABCO Architectural
Shingles, Prestige,
Antique Black



9
Horizontal Wood
Fence, Cabot
Semi-Transparent
Stain, Shale



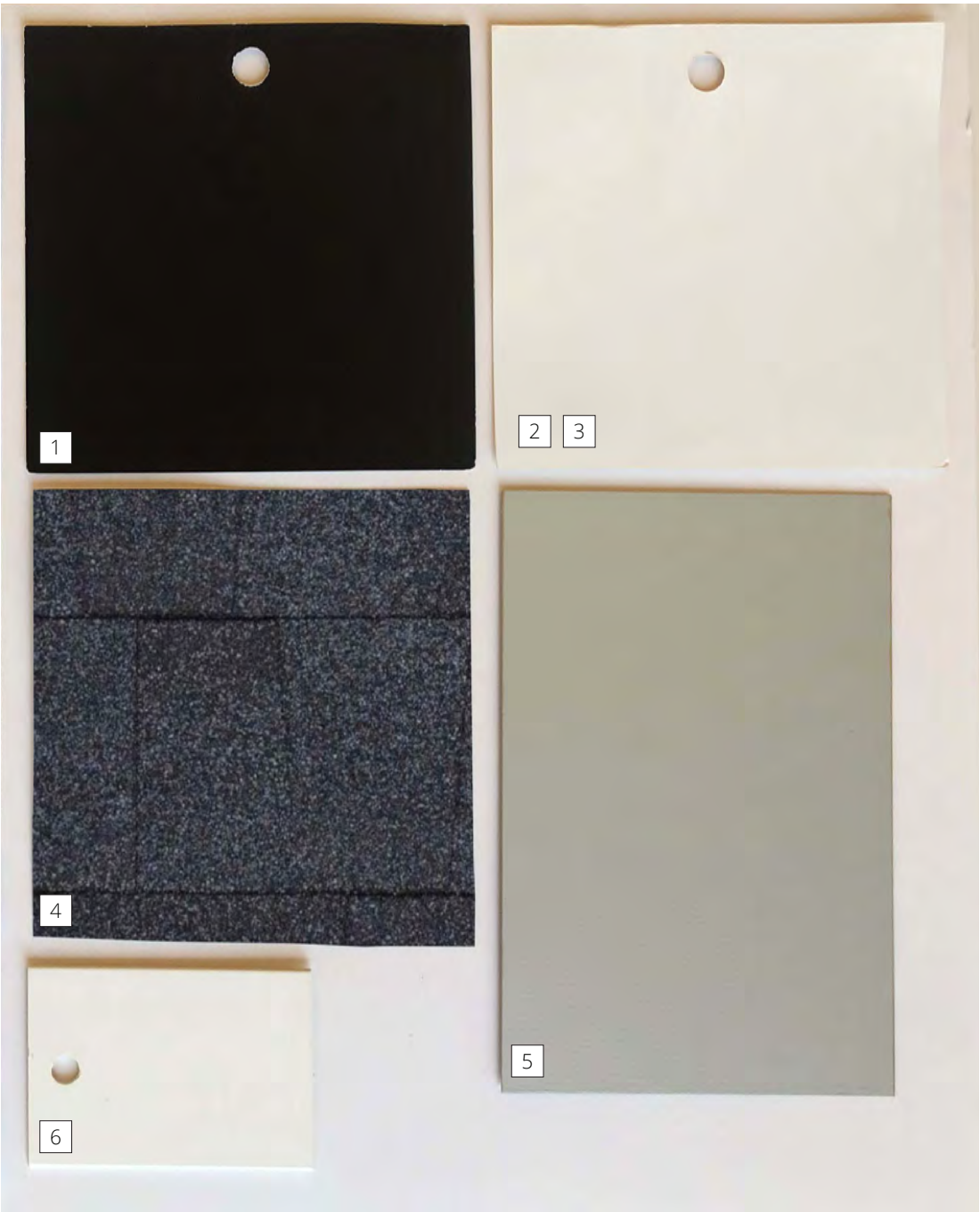
10
Cast In Place
Concrete



MATERIAL BOARD

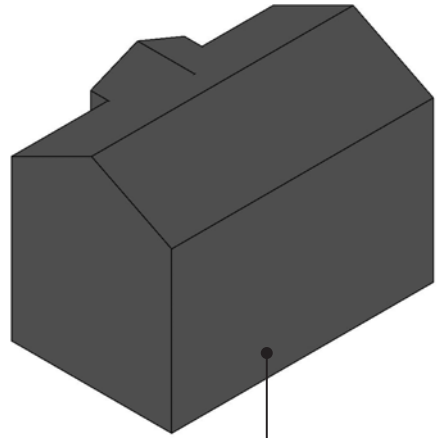
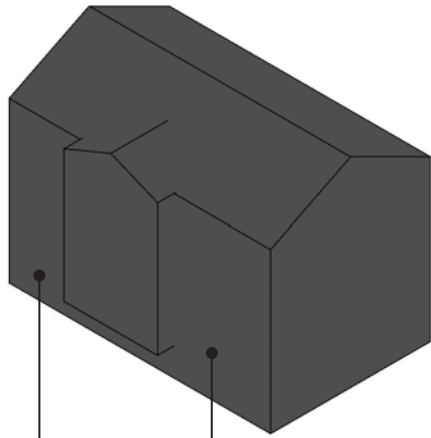


- 12328 33RD AVE NE
3036112-LU
- 1. Fiber Cement Panel, Smooth, Benjamin Moore, Midnight Dream 2129-10
 - 2. Fiber Cement Panel, Smooth, Benjamin Moore, Chantilly Lace OC-65
 - 3. Fiber Cement Lap Siding, 4" Exposure, Smooth, Benjamin Moore, Chantilly Lace OC-65
 - 4. PABCO Architectural Shingles, Prestige, Antique Black
 - 5. The Bryer Co. Corrugated Metal Panel, Prefinished Metallic Silver
 - 6. White Vinyl Window



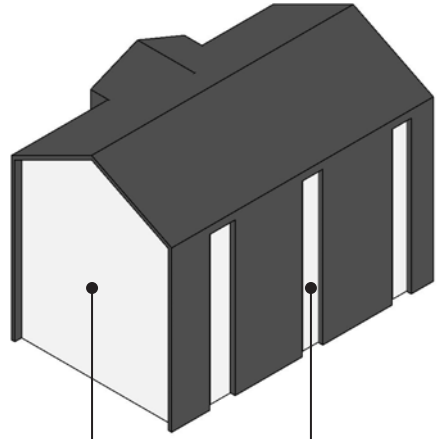
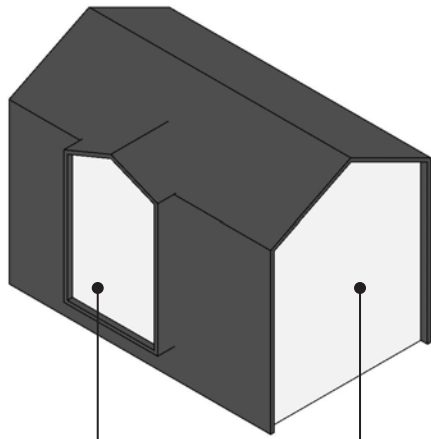
GABLE

- The base form utilizes the gable roof to reflect the neighborhood character. (City Wide Guideline CS3.A.1 Architectural Context and Character: Fitting Old and New Together).
- The roof form contributes to the architectural character of the neighborhood by responding to the traditional gable roof form of existing neighboring projects, while also establishing building scale and proportion. (City Wide Guideline DC2.A.2 Reducing Perceived Mass, Lake City Guideline DC2.III Architectural Concept and Consistency).
- The roof form drives detailing, materiality, fenestration, proportion, and hierarchy. (Lake City Guideline DC4.1 Exterior Finish materials).



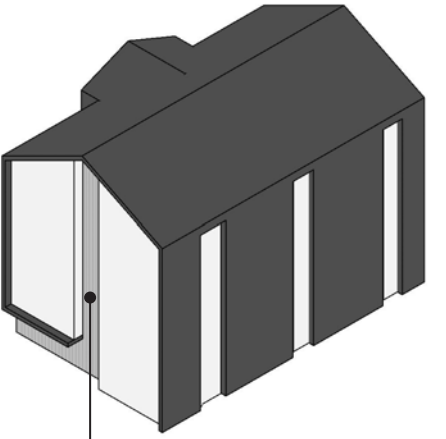
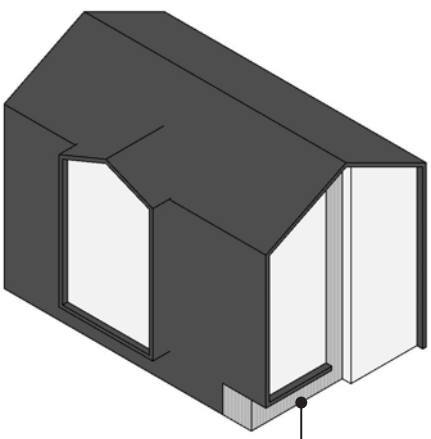
RECESS

- By recessing planes within the gables, a frame is created, providing visual depth and bringing a contemporary language to the traditional gable form. (City Wide Guideline CS3.A.1 Architectural Context and Character: Fitting Old and New Together, City Wide Guideline CS3.A.4 Evolving Neighborhoods).
- The framed modulation creates clear proportions and establishes a hierarchy of elements that unify building composition. (Lake City Guideline DC2.III Architectural Concept and Consistency).
- Vertical modulation at the south facade extend from roof eave to the ground plane, breaking up the facade and tying to the concept of the framed gables by using the same contemporary language. (City Wide Guideline DC2.A.2 Reducing Perceived Mass).

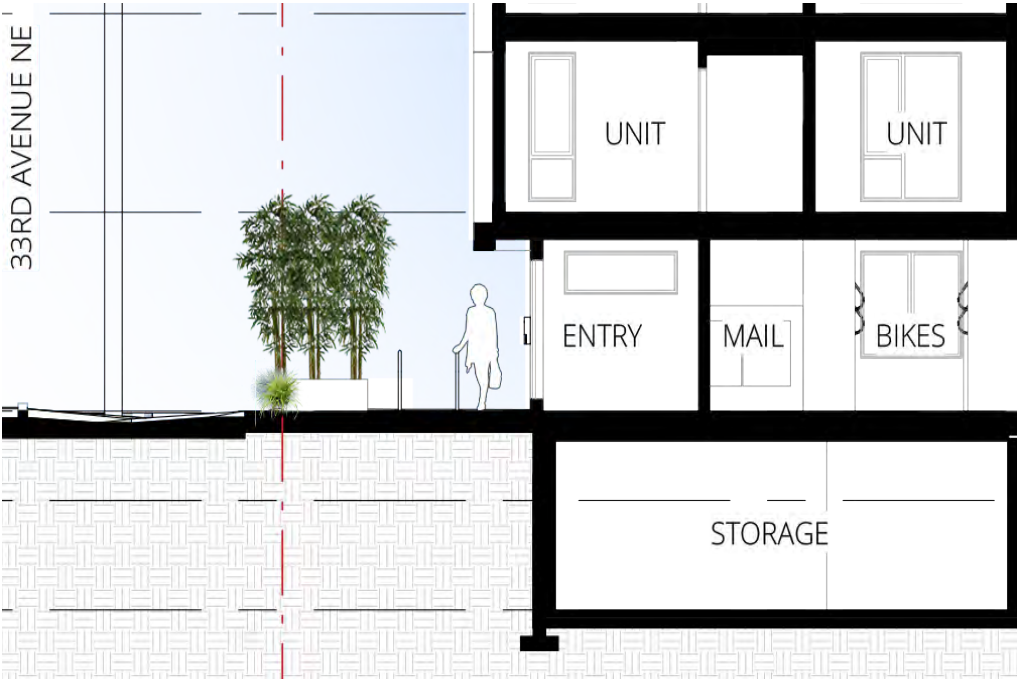


ACCENT

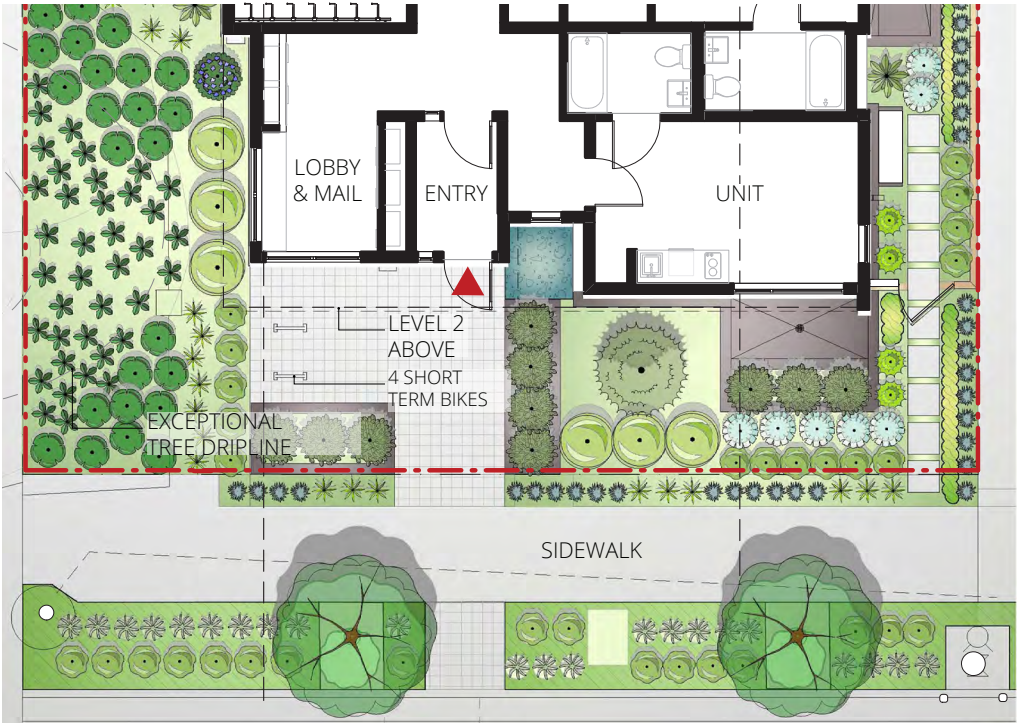
- The lobby is recessed under the framed gabled and is wrapped with corrugated metal panel to accentuate the primary entry. (Lake City Guideline PL1.III Pedestrian Open Spaces and Entrances.)
- Tall lobby windows distinguish the entry corner and entry elements such as lighting, signage, and the callbox combine to provide a well-defined area to further emphasize the entrance.
- (Lake City Guideline DC4.1 Exterior Finish Materials).



ENTRY & FRONTAGE



Section - Entry



Plan - Entry



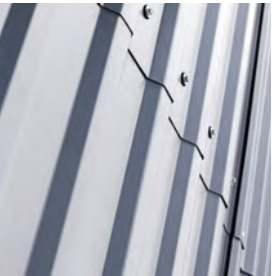
Entry along 33rd Ave NE



Benches + Planters



Glassy Entry



Textured Materials



Lush Planting



Recessed Entry



Signage

Design Response

- ④a) The entry space is designed for private use by residents and their guests. The public has a borrowed view of the space from the ROW, but not a physical occupation of it. Public comment during Community Outreach expressed concerns about safety and security in the neighborhood. Planter height has been lowered to allow sitting, but also act as a physical and visual barrier between the public and private realms. Planters frame the building entrance with lush, vibrant planting. Height of planting has been designed to provide a filtered view between the entry elements and the public realm. (LAKE CITY GUIDELINE PL3.I)
- ③) Larger windows distinguish the entry along 33rd Avenue NE. Corrugated metal siding provide a textured material appropriate for the pedestrian scale of the building entry. The recessed entry and extended fin above provide overhead protection. Lighting will be integrated into the canopy to illuminate the entry corner for high visibility, security, and wayfinding. Signage integrated in the framed element will be a light-colored metal to contrast with the dark fin. Callbox is centered between the entry door and lobby windows to create a symmetrical composition while also meeting accessibility requirements. (LAKE CITY GUIDELINE PL1.III)



View looking northwest from Alley



Moss Green Honeysuckle



Silver Swan Spurge



Mahonia Soft Caress



Golden Variegated Hakonechloa



Nikko Blue Hydrangea

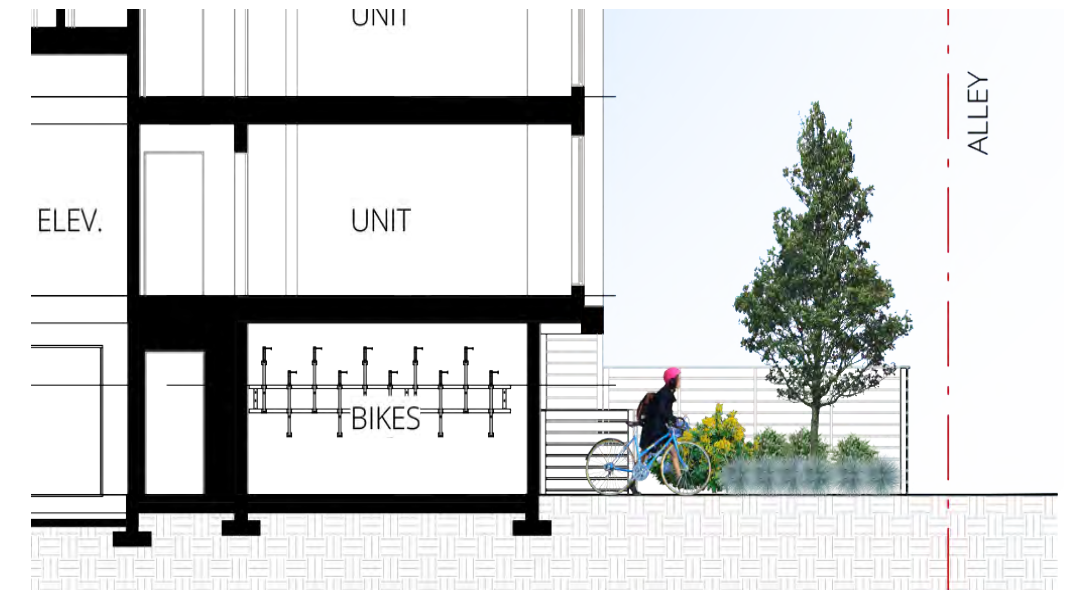


Siberian Bugloss

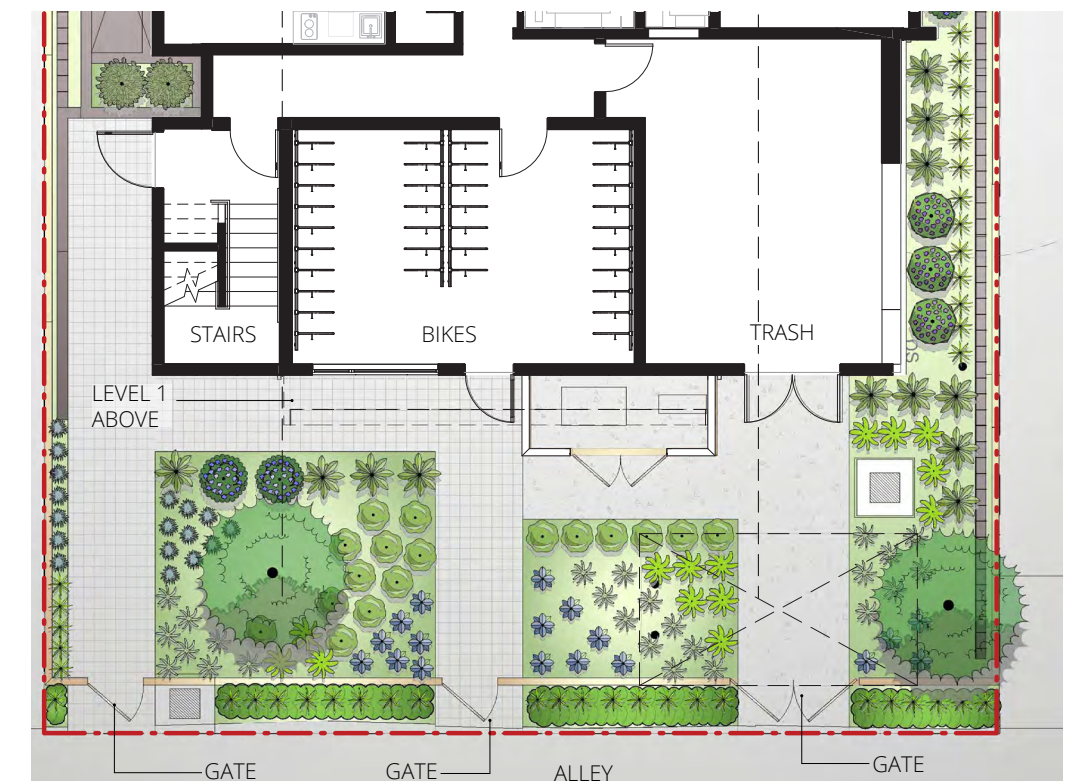
Design Response

- ④a The east yard is designed to consolidate mechanical and trash services to the north side of the yard, while connecting bike access and the building exit to the south. The pavers between the bike access and building exit also provide a covered area for bike maintenance. (DC1.C.4)
- Proposed planting will be lush and vibrant to create visual interest framing these access and circulation elements. Planting also provides a buffer between the building and the alley. A 6' tall wood fence is proposed to wrap the east yard for security. There is a planting buffer between the alley and fence, providing visual interest along row. 3 Gates allow separate access for pedestrian, bike, and service uses.

EAST YARD



Section - East Yard



Plan - East Yard



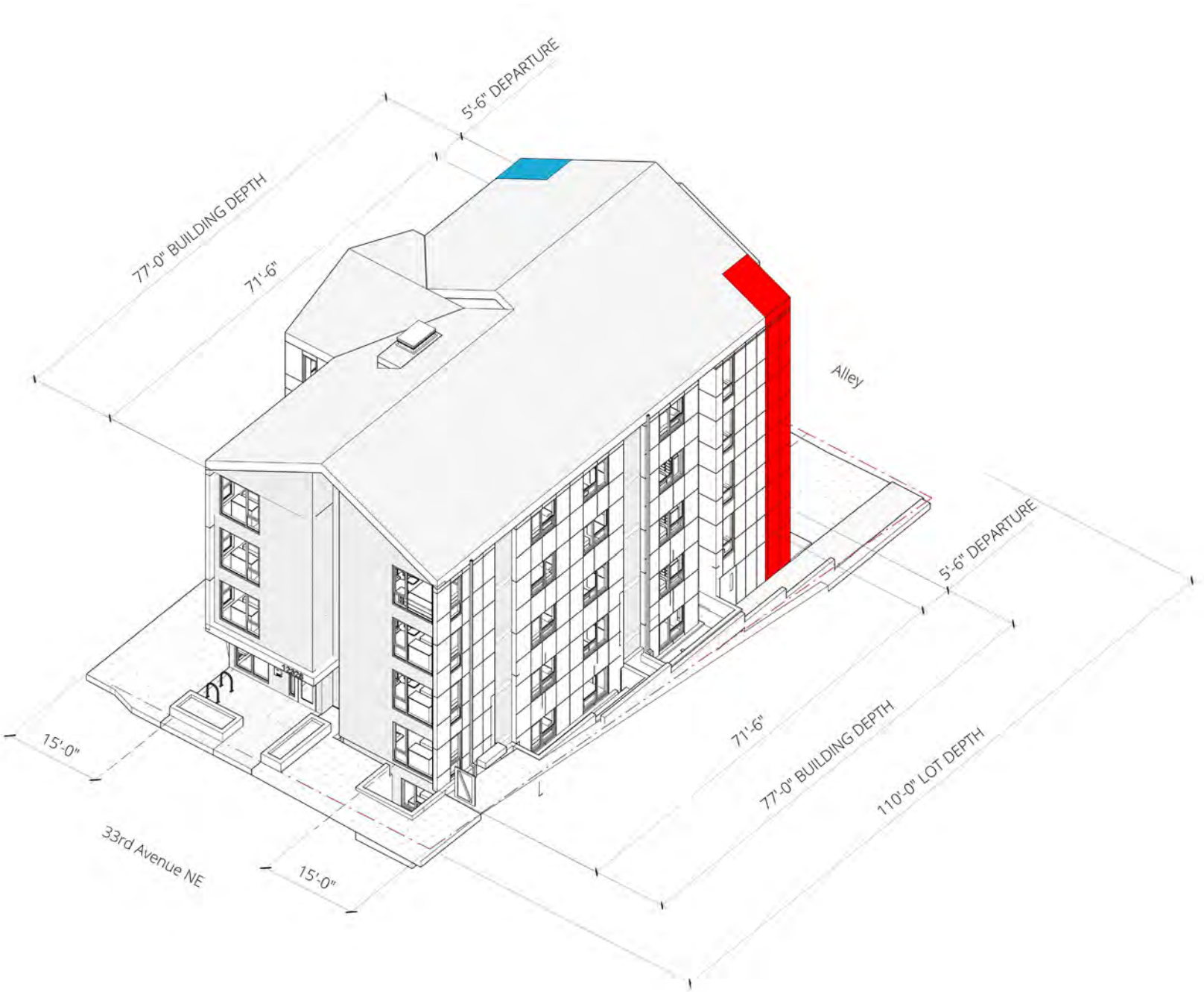
DEPARTURES

- 1
- SMC 23.45.527.B.1: FACADE LENGTH (NORTH)
REQUIRED: Facades within 15' of side lot line not to exceed 65% of lot depth (110'-0" * 0.65 = 71'-6")
PROPOSED: 70% of lot depth or 77'-0" facade length
JUSTIFICATION/GUIDELINES:
 - Departure redistributes mass to allow for a "L" building form around the neighboring Exceptional Tree, creating an entry court and a large landscaped rear setback. Per LU correction, north facade was reconfigured with narrower framed gable to remove offset recess, which also sets back the leg of the "L" further from west facade, creating a more gracious landscape buffer. (Lake City Guideline CS1.I Responding to Site Characteristics, Lake City Guideline PL1.III Pedestrian Open Spaces and Entrances).

- 2
- SMC 23.45.527.B.1: FACADE LENGTH (SOUTH)
REQUIRED: Facades within 15' of side lot line not to exceed 65% of lot depth (110'-0" * 0.65 = 71'-6")
PROPOSED: 70% of lot depth or 77'-0" facade length
JUSTIFICATION/GUIDELINES:
 - Departure redistributes mass to allow for a "L" building form around the neighboring Exceptional Tree, creating an entry court and a large landscaped rear setback. (Lake City Guideline CS1.I Responding to Site Characteristics, Lake City Guideline PL1.III Pedestrian Open Spaces and Entrances).

TOTAL GFA FOR DEPARTURES: 369 SF, see pages 22-23 for dimensions

 - FAR is achievable without departures, see Scheme A. Departures allow scheme to better meet intent of design guidelines.



BLANK

RECENT WORK



4735 32nd Ave S



3019 S Angeline St



1806 23rd Ave



800 5th Ave



4710 20th Ave



5201 Rainier Ave S



412 NW 65th St (Under Construction)



6301 15th Ave NW



5231 Rainier Ave S (Under Construction)



600 E Howell St