

DESIGN REVIEW
06/03/2021

PROJECT ADDRESS:
327 N 105th Street
Seattle, WA 98133

SDCI # 3037367-EG
6787438-DM
6787437-CN

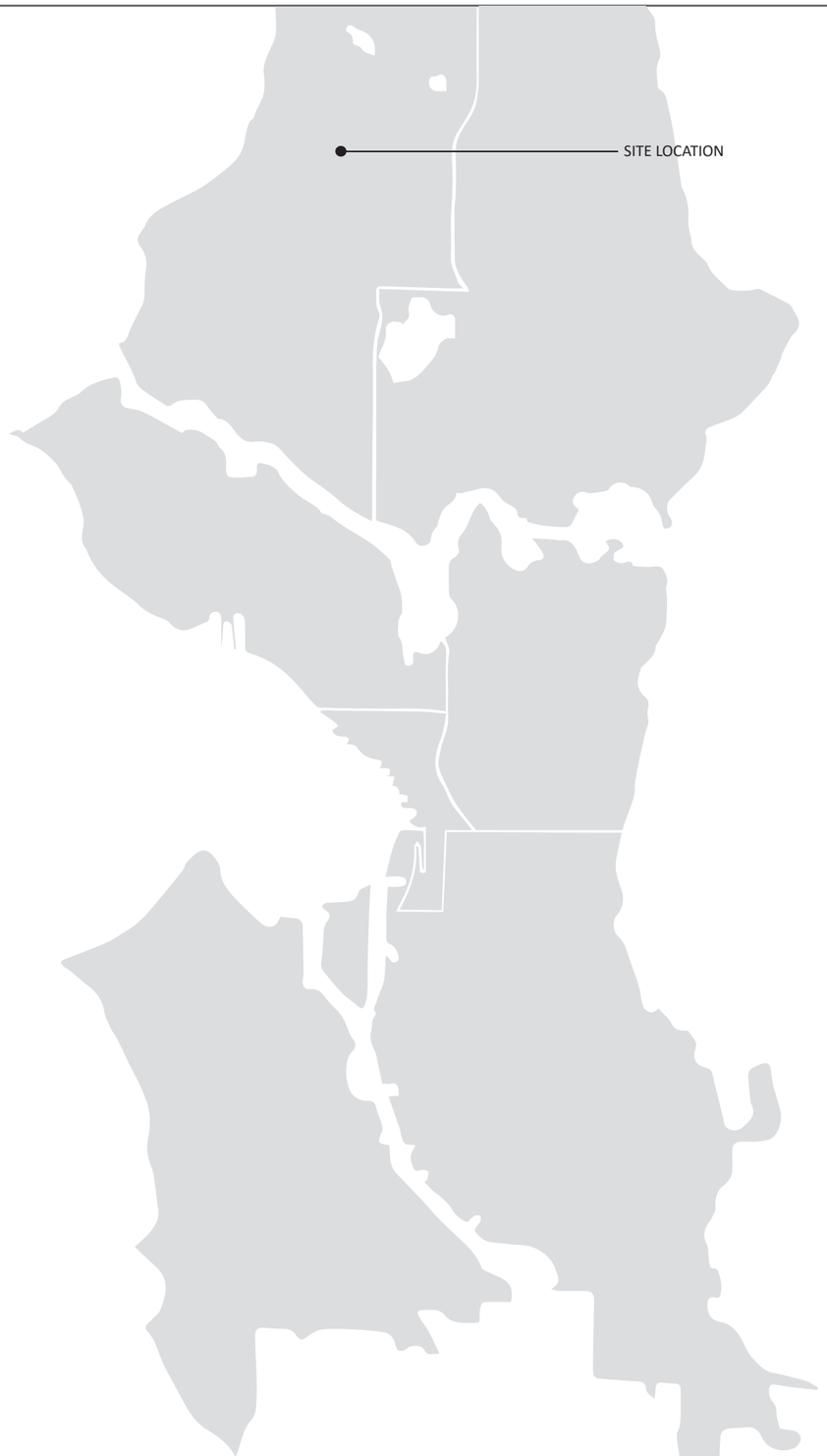
DOCUMENT: EDG

OWNER:
BIN LI
bl992579@yahoo.com
12510 SE 54th St, Bellevue, WA 98006
(425)635-8217

DESIGN TEAM:
GC Squared
11201 SE 8TH, SUITE 170
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(425)516-7541

PROJECT SITE

GC² design + planning



CONTENTS

SECTION 1: DEVELOPMENT OBJECTIVES
ZONING AND OVERLAP DESIGNATION 3

SECTION 2: SITE PLAN
EXISTING SITE PLAN / CONDITIONS 4

SECTION 3: ZONING DATA 5

SECTION 4: URBAN DESIGN ANALYSIS
NEIGHBORHOOD ANALYSIS 6
SITE PHOTOS 9
STREET VIEWS 10
EXISTING CONTEXT 12
NEIGHBORHOOD CHARACTER/NODES 14

SECTION 5: ARCHITECTURAL CONCEPTS
NEIGHBORHOOD OUTREACH 15
DESIGN GUIDELINES 16
DESIGN STANDARD 18
DESIGN OPTION 1 19
DESIGN OPTION 2 22
DESIGN OPTION 3 (PREFERRED OPTION) 26
SHADOW STUDIES 36



VICINITY MAP

ZONING

The subject site consists of one parcel (parcel #: 614560-0015) bordered by N 105th St to the north, alley to the south, and adjacent parcels to the west and east. The subject parcel is a rectangular site that measures 3,845 SF in area with length of 96.12' (north to south) and 40.01' (east to west). The site is sloping down from east to west at approximately 3% slope across the site.

The subject site has an existing 1-story single-family house. The subject site was previously zoned as C1-40 and currently rezoned to C1-55(M). The new zone was adopted on April 19, 2019 under citywide MHA legislation, implementing affordable housing requirements in 27 urban villages throughout Seattle.

DEVELOPMENT OBJECTIVES

This project proposes for a 5-story mixed-use development. Commercial use on the first level while 16 units apartment taking the upper levels. First level commercial use will increase the livability of the neighborhood and create vibrant activities on the street level. Upper levels' small to medium sized apartments will help to bring more residences to the urban area to create a living city. The development will fulfill Mandatory Housing Affordability/MHA's and Green Building Standard. As a whole, this development will increase the density of the neighborhood synergizing with the city's vision to improve and to maintain a living and affordable city.

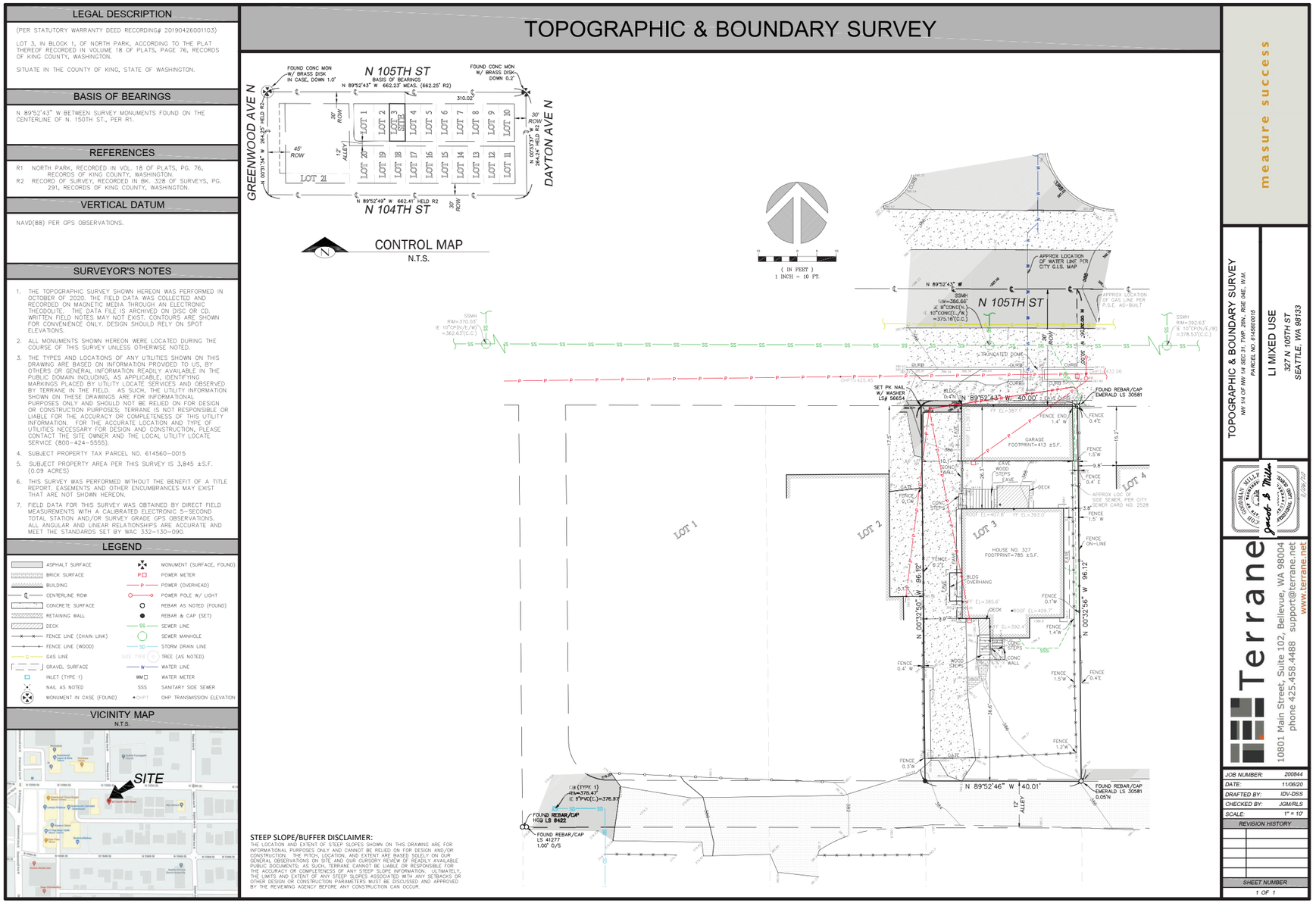
DESIGN FRAMEWORK

Due to the unique position of locating at the joint of three different zonings, this project is set up by emphasizing attributes of the site. To the west in commercial zone, neighbor's development will build seamlessly next to the building; traffic core and non-main resident space are planned to the west on site so that the need for daylight and opening is lessen. To the east in LR zone, the project makes the most of setback both to provide livable space for the project and minimize impact on neighbors. To the south in single family zone, which will be less affected, the impact will be lessen by alley and a 4' dedication of building. These frameworks establish the starting point of the design and build the steps tone for later development.



SITE LOCATION

PROJECT PROGRAM
Site Area: 3,845 SF Total
Level 1: Commercial use
Level 2: Residential units
Number of Parking Stalls on site: 2



NO TREE ON EXISTING SITE OVER 6” DBH

EXISTING SITE

EXISTING SITE PLAN / CONDITIONS

PROPOSED PROJECT SITE
One parcel bordered by N 105TH ST on north, adjacent parcel on east and west, alley on south.

TOPOGRAPHY
Approx. 3% slope down from north to southwestern corner

ADJACENT BUILDINGS AND USES
Existing residential dwellings to the 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.

TRAFFIC CIRCULATION
N 105th is four-lane street without street parking on both sides.

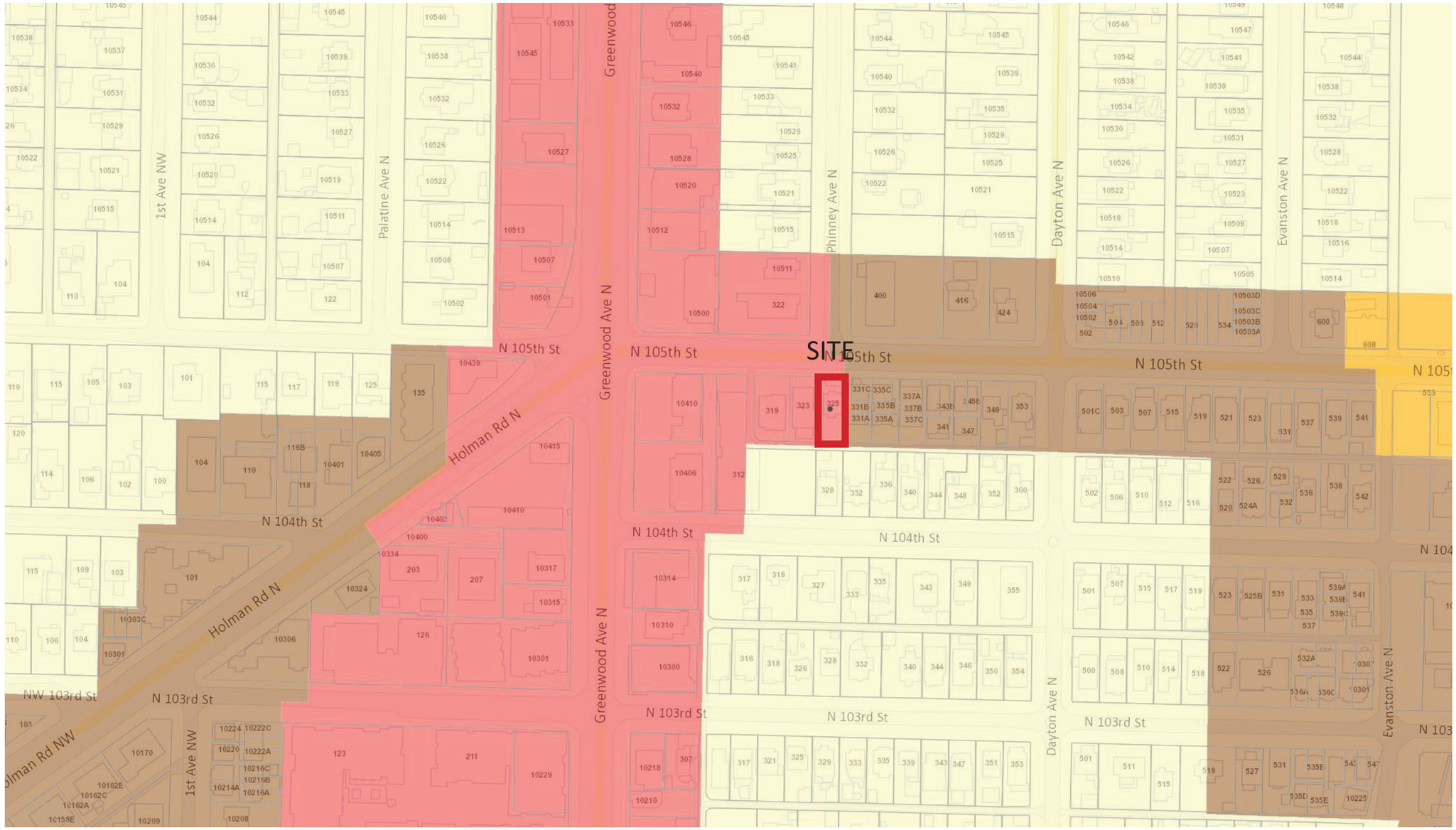
Greenwood Ave N is a four-lane street without street parking on both sides.

There are traffic lights on Intersection of N 105th St, Greenwood Ave N and Holman Rd N. N 105th St continues east on N. Northgate way which turn into 1st Ave NE to the Northgate Traffic Center

There are bus stops approximate 200ft across N 105th St to the northwestern of the site.

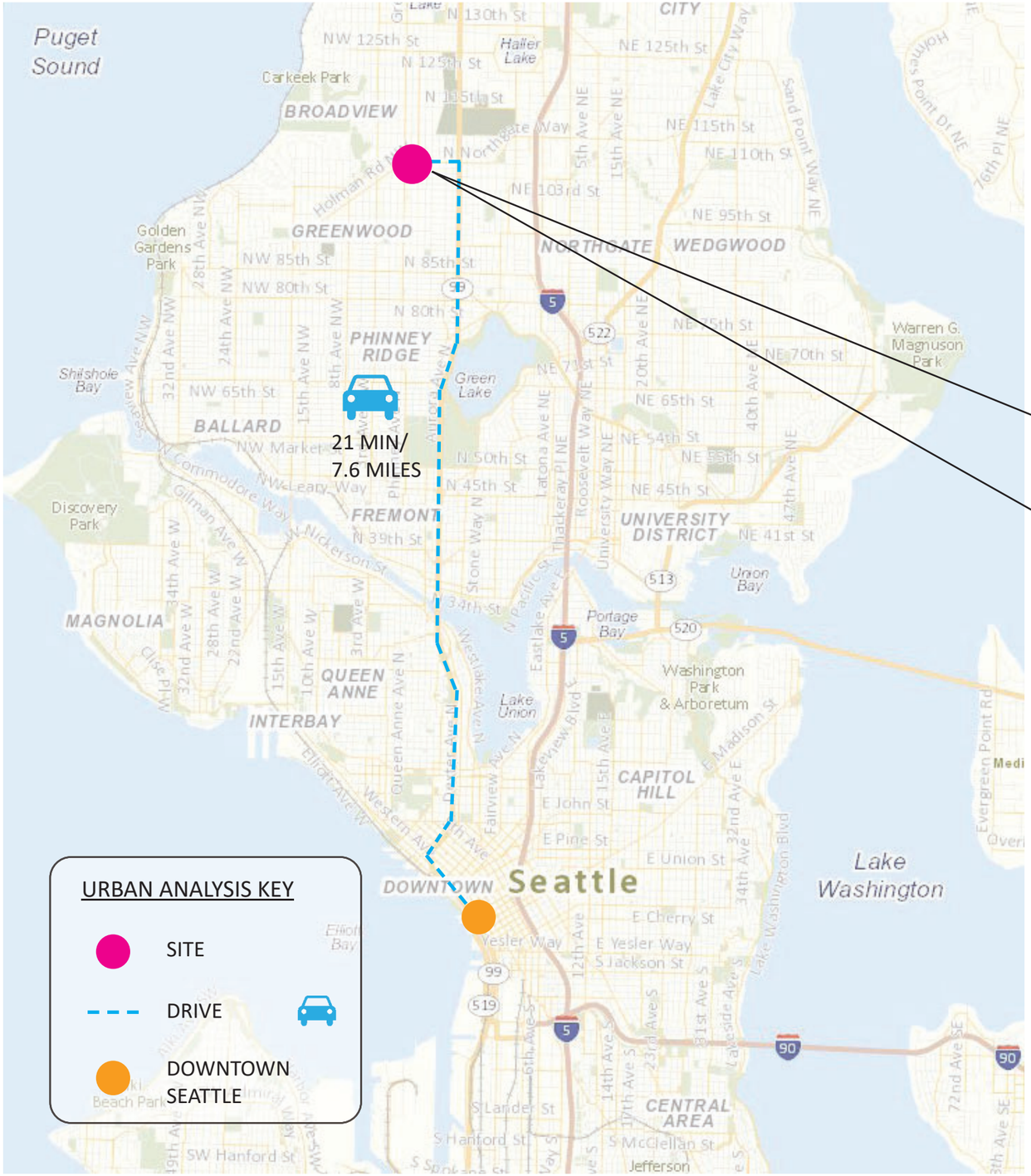
STREETSCAPE
N 105th St: Yes
Sidewalk: Yes
Planting Strip: Yes
Street Trees: Yes
Parking: No

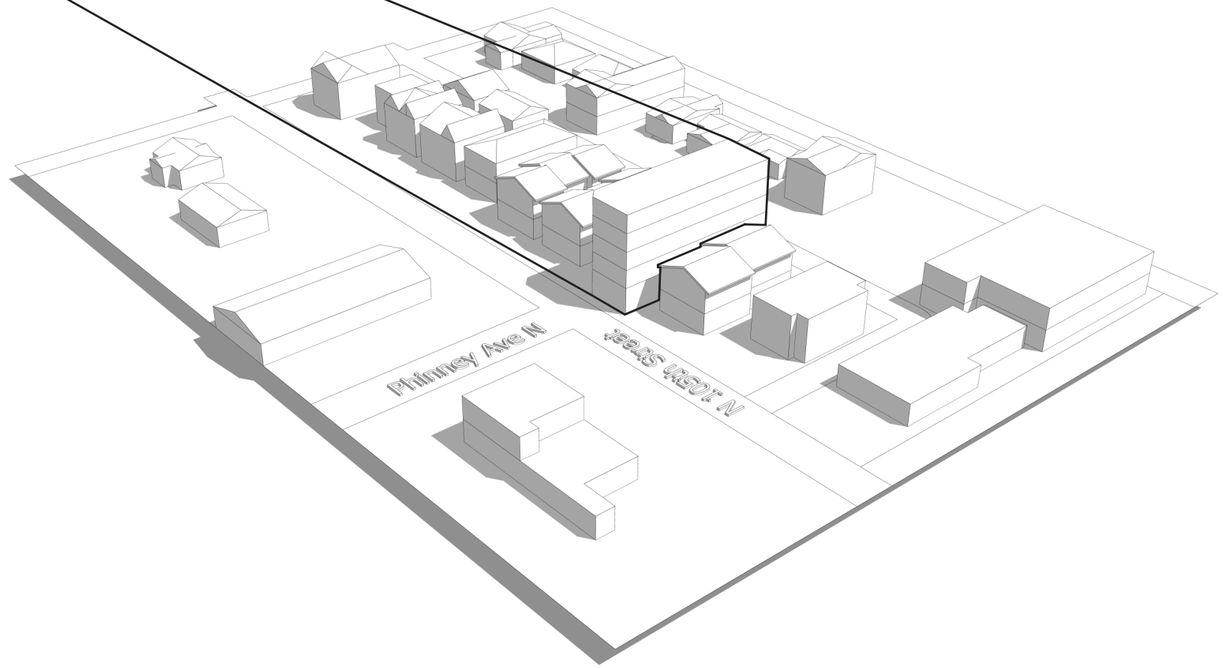
LEGAL DESCRIPTION
NORTH PARK ADD
PLat Block: 1
Plat Lot: 3

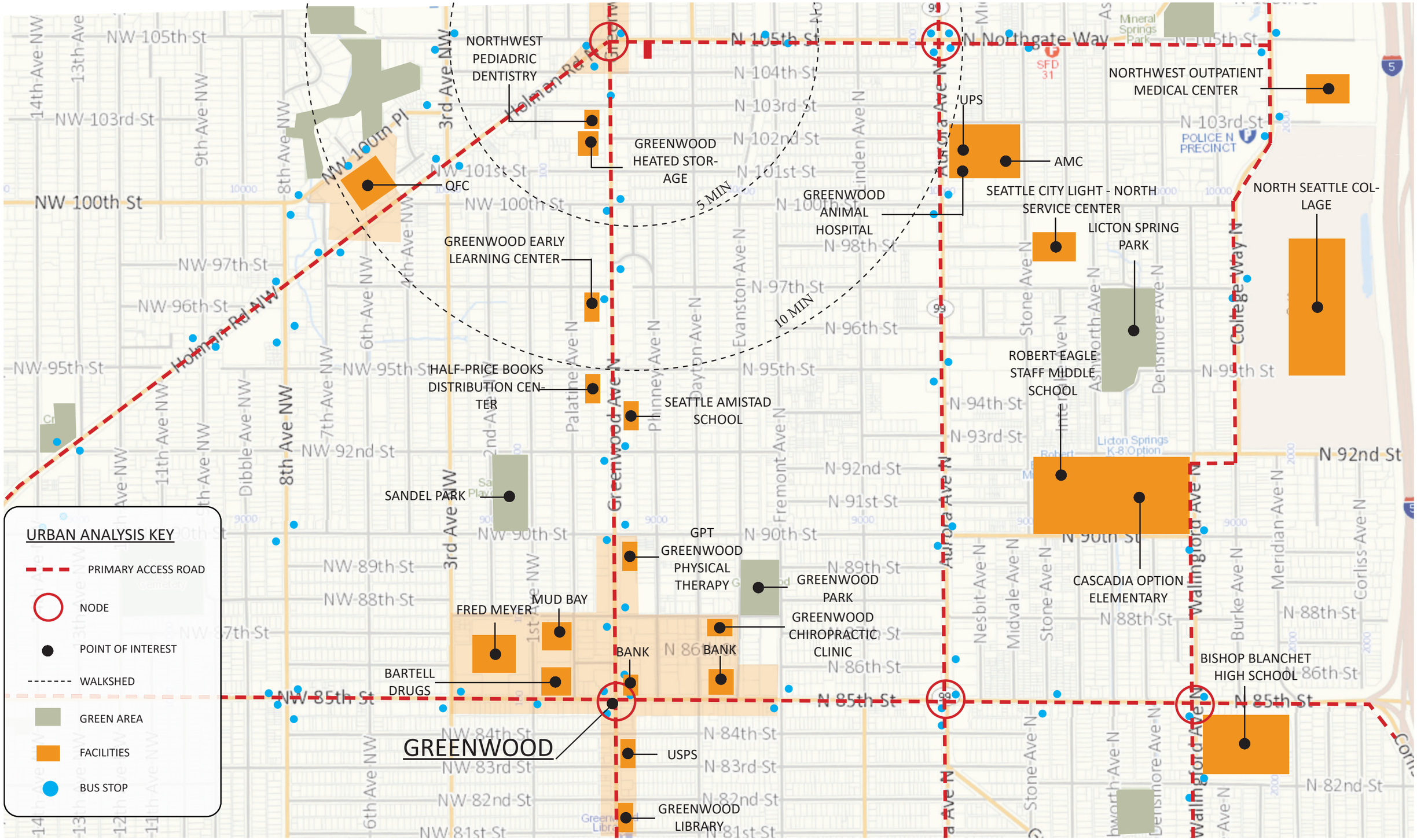


EXISTING ZONING / USES

- C1-55 (M)
- SF-5000 & SF-7200
- LR2 (M)
- NC1-40 (M)


Puget Sound
Carkeek Park
BROADVIEW
Haller Lake
CITY
NW 125th St
N 125th St
NE 125th St
N 130th St
N 115th St
N Northgate Way
NE 115th St
NE 110th St
NE 103rd St
NE 95th St
Golden Gardens Park
GREENWOOD
NW 85th St
N 85th St
NW 80th St
NORTHGATE
WEDGWOOD
N 80th St
99
5
522
PHINNEY RIDGE
Green Lake
Warren G. Magnuson Park
Shilshole Bay
NW 65th St
NE 65th St
BALLARD
NW Market St
NE 54th St
N 50th St
NE 55th St
NW Leary Way
N 45th St
NE 45th St
Discovery Park
FREMONT
N 39th St
UNIVERSITY DISTRICT
NE 41st St
513
Union Bay
MAGNOLIA
Portage Bay
520
QUEEN ANNE
Washington Park & Arboretum
Lake Union
INTERBAY
CAPITOL HILL
E John St
E Pine St
E Union St
DOWNTOWN
Seattle
Lake Washington
E Cherry St
Elliott Bay
E Yesler Way
S Jackson St
99
519
5
90
CENTRAL AREA
S Lander St
S Hanford St
S McClellan St
Jefferson
SW Hanford St
Beach Park
21 MIN/
7.6 MILES
URBAN ANALYSIS KEY
SITE
DRIVE
DOWNTOWN SEATTLE


Phinney Ave N
1555 West N


NORTHWEST PEDIADRIC DENTISTRY
GREENWOOD HEATED STOR-AGE
QFC
GREENWOOD EARLY LEARNING CENTER
HALF-PRICE BOOKS DISTRIBUTION CEN-TER
SEATTLE AMISTAD SCHOOL
SANDEL PARK
GPT GREENWOOD PHYSICAL THERAPY
GREENWOOD PARK
FRED MEYER
MUD BAY
GREENWOOD CHIROPRACTIC CLINIC
BANK
BANK
BARTELL DRUGS
GREENWOOD
USPS
GREENWOOD LIBRARY
5 MIN
10 MIN
UPS
AMC
GREENWOOD ANIMAL HOSPITAL
SEATTLE CITY LIGHT - NORTH SERVICE CENTER
LICTON SPRING PARK
ROBERT EAGLE STAFF MIDDLE SCHOOL
NORTHWEST OUTPATIENT MEDICAL CENTER
POLICE N PRECINCT
NORTH SEATTLE COL-LAGE
CASCADIA OPTION ELEMENTARY
BISHOP BLANCHET HIGH SCHOOL
N 105th St
N Northgate Way
NW 100th St
NW 85th St
N 85th St
Holman Rd NW
College Way N
Wallingford Ave N
URBAN ANALYSIS KEY
PRIMARY ACCESS ROAD
NODE
POINT OF INTEREST
WALKSHED
GREEN AREA
FACILITIES
BUS STOP


NORTHWEST PEDIADRIC DENTISTRY
GREENWOOD HEATED STOR-AGE
QFC
GREENWOOD EARLY LEARNING CENTER
HALF-PRICE BOOKS DISTRIBUTION CEN-TER
SEATTLE AMISTAD SCHOOL
WALK 23 MIN
1.1 MILES
DRIVING
3 MIN
ROUTE 5
8 MIN
UPS
AMC
GREENWOOD ANIMAL HOSPITAL
SEATTLE CITY LIGHT - NORTH SER-VICE CENTER
NORTHWEST OUTPATIENT MEDICAL CENTER
LICTON SPRING PARK
ROBERT EAGLE STAFF MIDDLE SCHOOL
NORTH SEATTLE COL-LAGE
CASCADIA OPTION ELEMENTARY
BISHOP BLANCHET HIGH SCHOOL
SANDEL PARK
GPT GREENWOOD PHYSICAL THERAPY
GREENWOOD PARK
GREENWOOD CHIROPRACTIC CLINIC
MUD BAY
FRED MEYER
BARTELL DRUGS
BANK
USPS
GREENWOOD LI-BRARY
GREENWOOD
URBAN ANALYSIS KEY
DRIVING
WALKING
BUS ROUTE 5
Shoreline to Downtown Seattle
SITE
GREEN AREA
FACILITIES
BUS STOP


GREENWOOD AVE N
PHINNEY AVE N
DAYTON AVE N
N 105 ST
N 104 ST
SITE
22Salon
H&R Block
Temporarily closed
Northpark Village Apartments
Trees Pot Shop
Pub At Pipers Creek
Geo's Cuban Bar & Grill
Takeout · Delivery
ATM
Lamorna Garage
Moneytree
Greenwood Liquor & Wine
Liquor store
Rickshaw
Takeout
Seattle Foursquare Church
ATM
JB Garden
Takeout · Delivery
Lenny's Produce
Unique Barber Shop
Mojd-Theodore R. Tana, PharmD
Mijo Motors
Jiffy Lube
Western Union
A1 Hop Shop 104th
Takeout · Delivery
Gyro Time
Takeout
StudsAndSpikes
Banh Town
Takeout
Healthy Foot Spa
Aurora Dental Care
Seattle Chinese Church Assembly
Salon Escada
Holman Rd N
N 105th St
N 104th St
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9


1


2


3


4

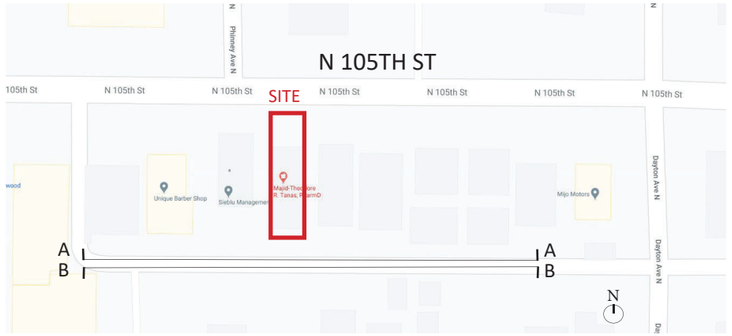

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6


7

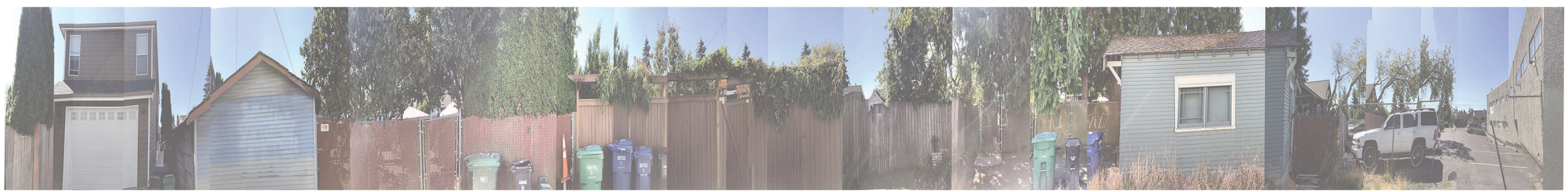

8


N 105 ST
9





ALLEY LOOKING NORTH (A-A)



ALLEY LOOKING SOUTH(B-B)

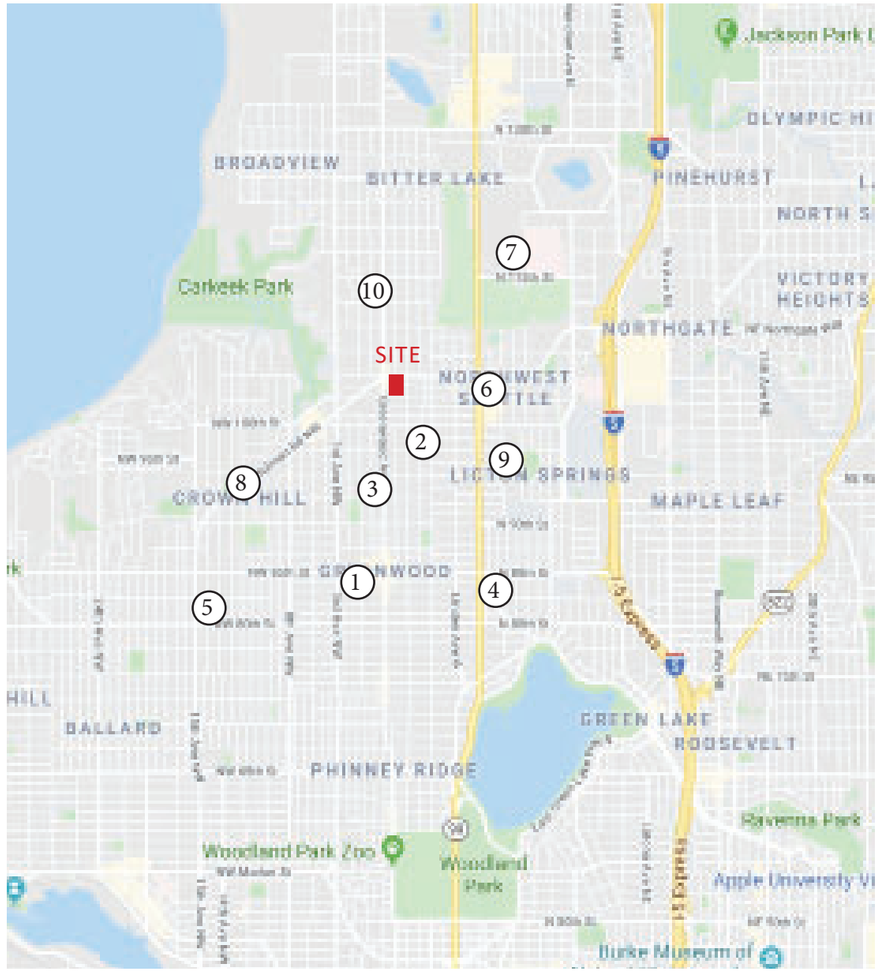




N 105TH ST LOOKING NORTH (A-A)



N 105TH ST LOOKING SOUTH (B-B)





Year Built: 2016
Typology: Condominium



Year Built: 2020
Typology: Condominium



Year Built: 2019
Typology: Condominium



Year Built: 2018
Typology: Condominium



Year Built: 2013
Typology: Condominium



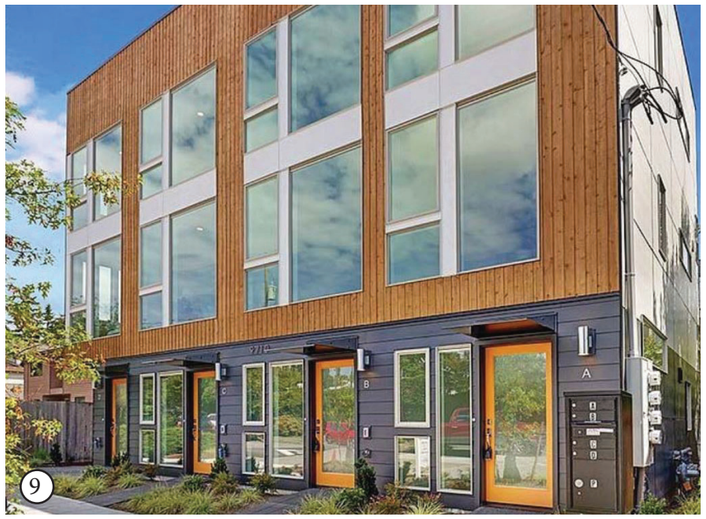
Year Built: 2017
Typology: Condominium



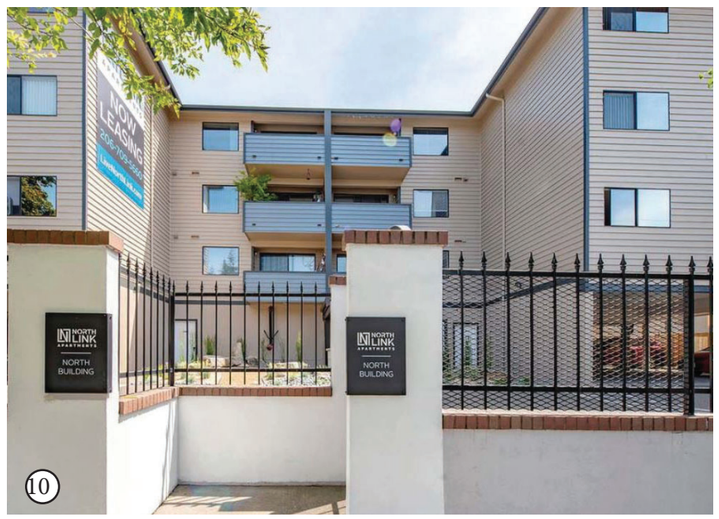
Year Built: 1987
Style: Condominium



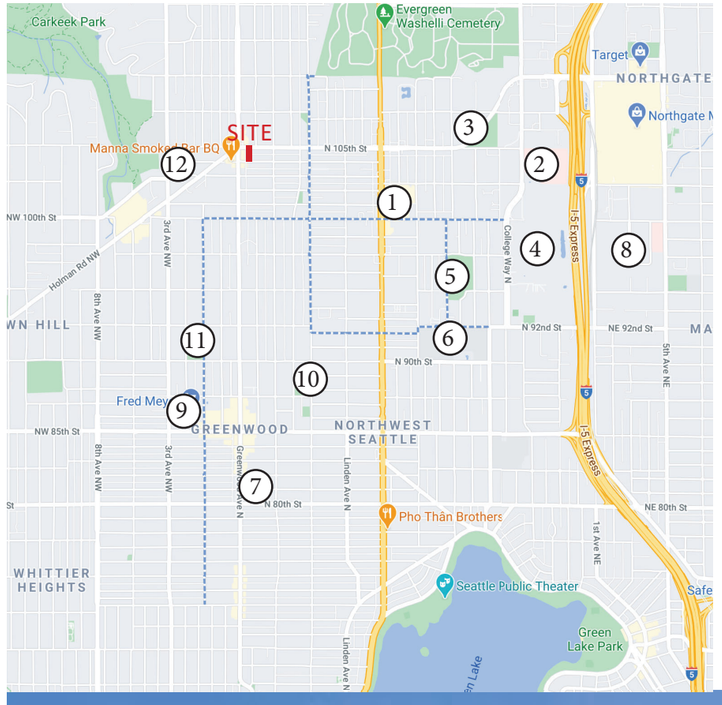
Year Built: 2017
Typology: Condominium



Year Built: 2019
Typology: Townhouse



Year Built: 1986
Typology: Condominium


Carkeek Park
Evergreen Washelli Cemetery
Target
NORTHGATE
Northgate M
SITE
Manna Smoked Bar BQ
N 105th St
NW 100th St
Holman Rd NW
3rd Ave NW
8th Ave NW
College Way N
I-5 Express
N 92nd St
NE 92nd St
5th Ave NE
N 90th St
Fred Meyer
NW 85th St
GREENWOOD
NORTHWEST SEATTLE
Greenwood Ave N
Linden Ave N
N 80th St
NE 80th St
1st Ave NE
Pho Thân Brothers
WHITTIER HEIGHTS
Seattle Public Theater
Green Lake Park
1
2
3
4
5
6
7
8
9
10
11
12


NORTHWEST OUTPATIENT MEDICAL CENTER
UW Medicine
NORTHWEST OUTPATIENT MEDICAL CENTER
10330
2


LICTON SPRINGS PARK
5


GREENWOOD COMMUNITY GARDEN
10

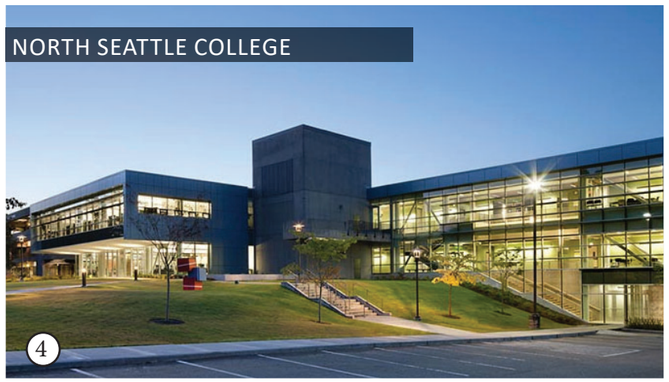

MINERAL SPRINGS PARK
IUKA MINERAL SPRINGS
3


ROBERT EAGLE STAFF MIDDLE SCHOOL
6


FRED MEYER
Fred Meyer
9


AMC OAK TREE 6
amc
1


NORTHGATE TRANSIT CENTER
DO NOT ENTER
EXCEPT JRANSIT
8

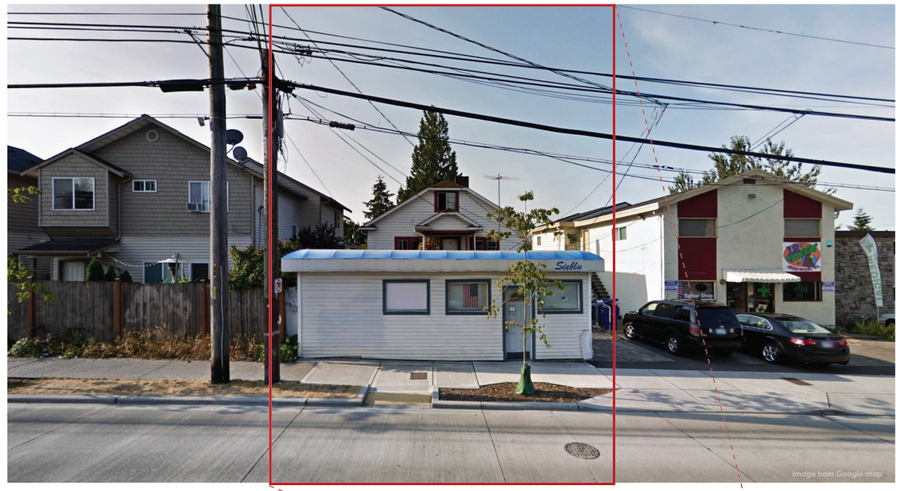

NORTH SEATTLE COLLEGE
4


GREENWOOD BRANCH - THE SEATTLE PUBLIC LIBRARY
7

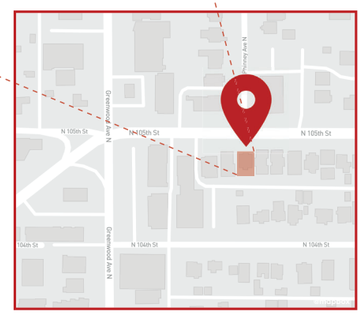

SANDLE PARK
11


QFC
QFC
12

327 MIXED-USE DEVELOPMENT



Public Outreach



327 N 105th St. Seattle, WA 98133

The proposed development is a 5-stories mixed-use apartment with 16 residential units and commercial on level 1 (street level).

SDCI Project Number
6787437-CN

Drop-in
In-Person meetings have been suspended due to COVID-19

Additional Project Information
Additional information is available on the Seattle Service Portal via the project address:
327 N 105th St
Please also visit https://www.gc2seattle.com/

Project contact
Peik Li, Pang
GC Square (USA) Inc.
11201 SE 8th St. Suite 170, Bellevue, WA 98004
ppang@gc2seattle.com
425-516-7541

Join us to share your thoughts through 11/11/2020 - 12/2/2020

Online Survey: https://www.gc2seattle.com/327-mixeduse-survey
Project Website: https://lievelyn9963.wixsite.com/327-105th

*All information and feedback we collected may be made public record.
(All information is being collected by GC Square, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.)

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PUBLIC OUTREACH PLAN

1. Printed Outreach:
High – Impact Method
b. Posters hung in a minimum of 10 local businesses, community centers, or other publicly accessible venues located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk.

2. Electrical/digital Outreach:
High-Impact Methods
a. Online survey

3. Electrical/digital Outreach: (Additional method in lieu of in-person outreach)
High-Impact Methods
c. Interactive project website (with public commenting function)

PINNED UP LOCATIONS

327 N 105th St. Seattle - Poster Distribution

Date distributed	Location	Address	Distance from Site	Visible From Street?	Notes
11/11/2020	JB GARDEN	10410A Greenwood Ave N	200 ft	Yes	Flyer placed on exterior wall at entrance.
11/11/2020	MANNA SMOKED BAR BQ	10410 Holman Rd N	0.1 mile	No	Flyer placed on interior bulletin wall.
11/11/2020	SEATTLE FOURSQUARE CHURCH	400 N 105th St	224 ft	No	Flyer placed on office bulletin board.
11/11/2020	LIGHT/TELEPHONE POLE # 1	N 104th St & Dayton Ave N	372 ft	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 2	N 104th St & Greenwood Ave N	330 ft	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 3	Dayton Ave N	356 ft	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 4	N 107th St & Dayton Ave N	0.15 mile	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 5	N 107th St & Phinney Ave N	0.13 mile	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 6	N 107th St & Greenwood Ave N	0.15 mile	Yes	Flyer placed on pole.
11/11/2020	LIGHT/TELEPHONE POLE # 7	Greenwood Ave N	0.1 mile	Yes	Flyer placed on pole.

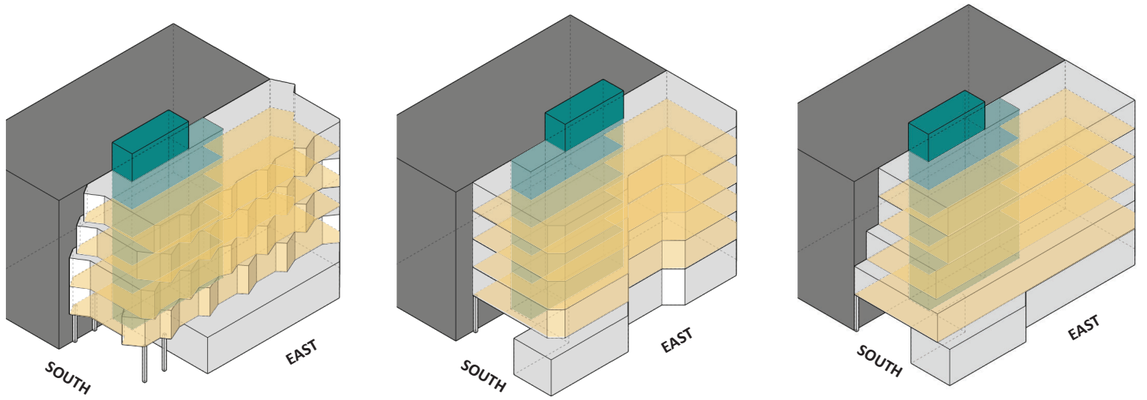
NEIGHBORHOOD COMMENT SUMMARY

After the posting period of 21 days, we received two comments regarding to multiple aspects. As a mixed use building with commercial use on the ground, the proposed building is expected to be good for pedestrians and has safety design such as “eyes on the street“. In addition, they concern about business which will be running that if it is affordable and creating more traffic. Lastly, they comment that the proposed building should be nice looking.

CS1

B. SUNLIGHT AND NATURAL VENTILATION
2. Daylight and Shading

The site is within commercial zone that the west neighbor will build up and attach to the subjective building due to zero-lot-line condition. The project will gain no daylight from west. However, the project is located at the edge of commercial zone and abuts residential zone to the east and south, the setbacks of which benefit the site for getting daylighting from the direction of east and south. Therefore, circulation and utilitarian spaces such as stair-cases, lift, and bathrooms are planned at the west while living and bedroom spaces are planned at the east to gain the most daylight and air.

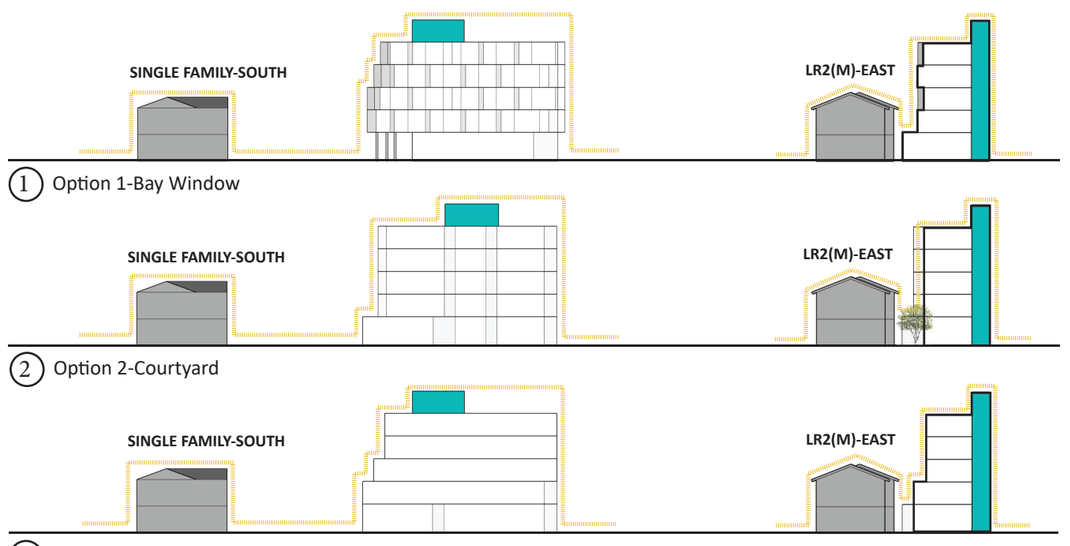


1 Option 1-Bay Window
2 Option 2-Courtyard
3 Option 3-Terrace

CS1

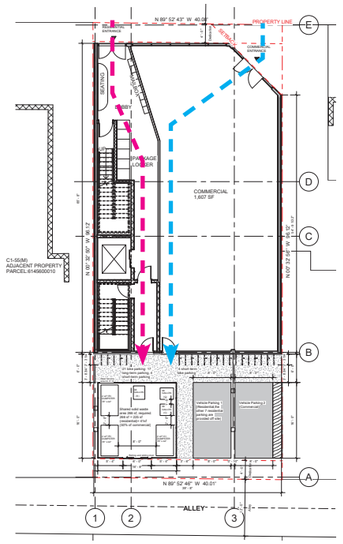
D. HEIGHT, BULK, AND SCALE
3. Zone Transitions

As the site is located at the edge of commercial zone and abuts low rise residential zone, the 10’ setback of LR and 15’ of single family zone are buffers between the proposed building and adjacent residential houses at the east and south. The step-back is providing distance and avoiding open directly towards adjacent sites. Different options create buffers by different ways -- bay windows, inner courtyard, and set-back terraces.



1 Option 1-Bay Window
2 Option 2-Courtyard
3 Option 3-Terrace

PL2	B. SAFETY AND SECURITY 1. Eyes on the Street	The proposed building is using shop front on the street level for its commercial use and lobby of the upper residential units. Exterior lighting and interior lobby lighting will be utilized to encourage lines of sight and surveillance from the street.
PL3	A. ENTRIES c. Common entries to multi-story residential buildings	Common entry for residential units on the street level is separated from the commercial use to ensure safety and management before residents go up and enter individual units. The lobby is well designed with seatings as a semi-private space and transitional space for impromptu social or waiting purpose. It is also well furnished with sufficient unit mailboxes and lockers for larger packages.
DC2	A. MASSING 2. Reducing Perceived Mass B. ARCHITECTURAL AND FACADE COMPOSITION 1. Facade Composition	The proposed building is a full massing that all units are planned accordingly to provide holistic living environment. Meanwhile, the facade is break down to human scale that unified modulation is composed. For instance, Option 1-Bay windows wrap up north, east and south façades, the facades are organized and at the same time accentuated by horizontal wavy effect. Option 2-Courtyard provides relief from neighbors by inserting green space in the middle of the massing. Option 3-Terrace reduces perceived massing by well organizing the required setback; it provides relief for neighbors while cozy balconies for residents. See diagrams for each option on Page 19, 22, and 26.



1 Option 1-Bay Window

2 Option 2-Courtyard

3 Option 3-Terrace

Residential Entry
Commercial Entry

PROJECT INFORMATION

LEGAL DESCRIPTION:	NORTH PARK ADD PLat Block: 1 Plat Lot: 3
PARCEL #	614560-0015
ZONING:	C1-55 (M)
BUILDING CODE:	SBC 2018
EXISTING HOUSE YEAR BUILT:	1938
JURISDICTION:	SEATTLE
OCCUPANCY CLASSIFICATION:	B AND R2
TYPE OF CONSTRUCTION:	V-A
PROJECT ADDRESS:	327 N 105TH ST. SEATTLE, WA 98133
WORK DESCRIPTION:	DEMOLISH EXISTING DUPLEX, CONSTRUCT NEW 5 STORY MIXED-USE BUILDING CONSISTING COMMERCIAL ON LEVEL 1 (STREET LEVEL) AND APARTMENT FROM LEVEL 2 TO LEVEL 5
OWNER INFORMATION:	BIN LI BL992579@YAHOO.COM 12510 SE 54TH ST, BELLEVUE, WA 98006 425-635-8217
PROJECT DESIGNER:	GC Square (USA), INC. 11201 SE 8th St. Suite 170, Bellevue, WA 98004 425-516-7541 contact@gc2seattle.com
GENERAL CONTRACTOR:	TBD
LANDSCAPE ARCHITECT:	TBD
CIVIL ENGINEER:	TBD
SPRINKLER DESIGN:	TBD

SEATTLE C1-55 (M) ZONING CODE

FAR MAXIMUM SMC 23.47A.013	3.75
STRUCTURE HEIGHT SMC 23.47A.012	55'
SETBACKS SMC 23.47A.014	SETBACK ABUTTING A SIDE LOT LINE OF RESIDENTIALLY ZONED LOT. EXHIBIT A 23.47A.014 RESIDENTIAL ZONE OR A LOT THAT IS ZONED BOTH COMMERCIAL AND RESIDENTIAL IF THE COMMERCIAL ZONED PORTION OF THE ABUTTING LOT IS LESS THAN 50% OF THE WIDTH OR DEPTH OF THE LOT. TWO SIDES OF THE TRIANGLE EXTEND ALONG THE STREET LOT AND SIDE LOT LINE 15' FROM THE INTERSECTION OF THE RESIDENTIALLY ZONED.
	SIDES UPPER: 10' (EAST)
	REAR UPPER: 15', 3' MORE OF EACH 10' ABOVE 40' (SOUTH)
BUILDING WIDTH:	NO REQUIREMENTS
FACADE LENGTH:	NO REQUIREMENTS
AMENITY AREA: SMC 23.47A.024	5% OF THE TOTAL GLOSS FLOOR AREA IN RESIDENTIAL USE
PARKING:	VEHICLE: TABLE A FOR 23.54.015 REQUIRED PARKING FOR NON-RESIDENTIAL USES OTHER THAN INSTITUTIONS: B.2. EATING AND DRINKING ESTABLISHMENTS 1 SPACE FOR EACH 250 SQUARE FEET TABLE B FOR SMC 23.54.015. PARKING FOR RESIDENTIAL USES: ADULT FAMILY HOMES 1 SPACE FOR EACH DWELLING UNIT IN ALL COMMERCIAL ZONES, NO PARKING IS REQUIRED FOR THE FIRST 1,500 SQUARE FEET OF EACH BUSINESS ESTABLISHMENT OR THE FIRST 15 FIXED SEATS FOR MOTION PICTURE AND PERFORMING ARTS THEATERS PER SMC 23.54.015. THE 50% REDUCTION OF PARKING IN TRANSIT SERVICE AREA CAN BE APPLIED FOR THE TOTAL PARKING OF COMMERCIAL AND RESIDENTIAL AFTER THE PARKING WAIVER PER SMC 23.54.015. ALL OFF SITE PARKING WILL COMPLY WITH SMC 23.54.025, OFF SITE REQUIRED PARKING.
	BICYCLE: TABLE D FOR 23.54.015 PARKING FOR BICYCLE A. COMMERCIAL USES A.1. EATING AND DRINKING ESTABLISHMENTS LONG-TERM: 1 PER 5,000 SQUARE FEET SHORT-TERM: 1 PER 1,000 SQUARE FEET D. RESIDENTIAL USES D.2. MULTI-FAMILY STRUCTURES LONG-TERM: 1 PER DWELLING UNIT SHORT-TERM: 1 PER 20 DWELING UNITS

MIXED-USE DEVELOPMENT

LOT AREA	3,845 SF
ALLOWED GROSS AREA	3.75 (FAR) X 3,844 SF (LOT AREA) = 14,419 SF
PROPOSED GROSS AREA	SEE FAR CALCULATION ON SHEET G
STRUCTURE HEIGHT	55'
SETBACKS:	SETBACK ABUTTING A SIDE LOT LINE OF RESIDENTIALLY ZONED LOT. EXHIBIT A 23.47A.014 RESIDENTIAL ZONE OR A LOT THAT IS ZONED BOTH COMMERCIAL AND RESIDENTIAL IF THE COMMERCIAL ZONED PORTION OF THE ABUTTING LOT IS LESS THAN 50% OF THE WIDTH OR DEPTH OF THE LOT. TWO SIDES OF THE TRIANGLE EXTEND ALONG THE STREET LOT AND SIDE LOT LINE 15' FROM THE INTERSECTION OF THE RESIDENTIALLY ZONED.
	SEE OPTIONS
	SEE OPTIONS
BUILDING WIDTH:	SEE OPTIONS
FACADE LENGTH:	SEE OPTIONS
REQUIRED AMENITY AREA:	SEE OPTIONS
PROPOSED AMENITY AREA:	SEE OPTIONS
CALCULATION: GROUND COMMERCIAL NET AREA: 1,617 SF COMMERCIAL REQUIRED (AFTER THE FIRST1,500 SF DEDUCTION) PARKING: 1 RESIDENTIAL UNITS: 16 RESIDENTIAL REQUIRED PARKING: 16 AFTER 50% REDUCTION: (1+16) / 2= 9	SEE OPTIONS
CALCULATION: GROUND COMMERCIAL NET AREA: 1,671 SF LONG-TERM: 1 SHORT-TERM: 2 RESIDENTIAL UNITS: 16 RESIDENTIAL REQUIRED LONG-TERM: 16 SHORT-TERM: 2	SEE OPTIONS

OPTION 1

Full zoning code-compliance option without any departures.

PROJECT INFORMATION

Mixed use project with 16 Apartment units

Site Area:	3,845 SF
Floor Area Ratio (FAR):	3.75
Max. Gross Floor Area (GFA):	14,419 SF
Level 1(Commercial):	2,389 SF
Level 2 to 5(Residential):	9,220 SF
Proposed Gross Floor Area (GFA):	11,609 SF
Parking:	on site: 1(Commercial), 1(Residential) off site: 7(Residential)
Required Amenity:	581 SF
Proposed Amenity:	803 SF

OPPORTUNITIES

-The smooth turn-around architecture language at the corner well captures the triangle setback requirements.

-The application of angled bay windows sheer the direct sights off from the neighbors and protect the privacy of the adjacent sites

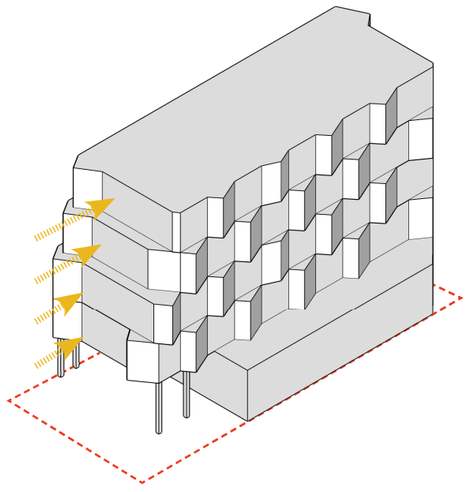
-The application of bay windows provides extra floor area and increase cost efficiency of the whole development.

- Reduce the impact of facing adjacent building directly when new development reaches its maximum height.

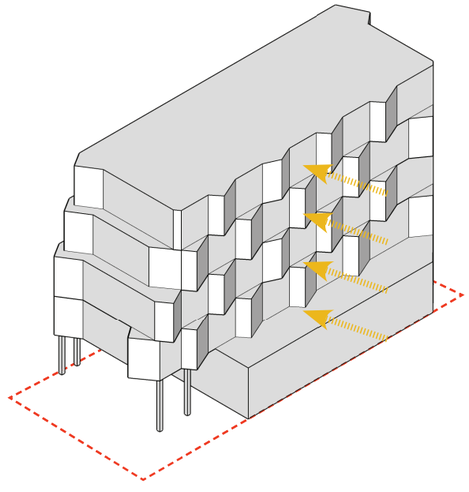
CONSTRAINS

-The glass opening on upper levels to certain degree will still face the adjacent residential zone.

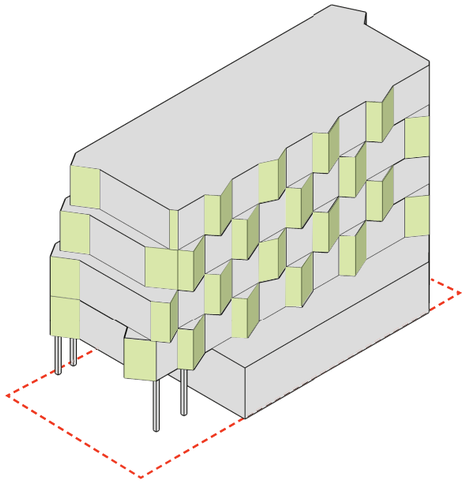




1 Zoning Transition - Single Family
Zoning setback requirement fulfilled.

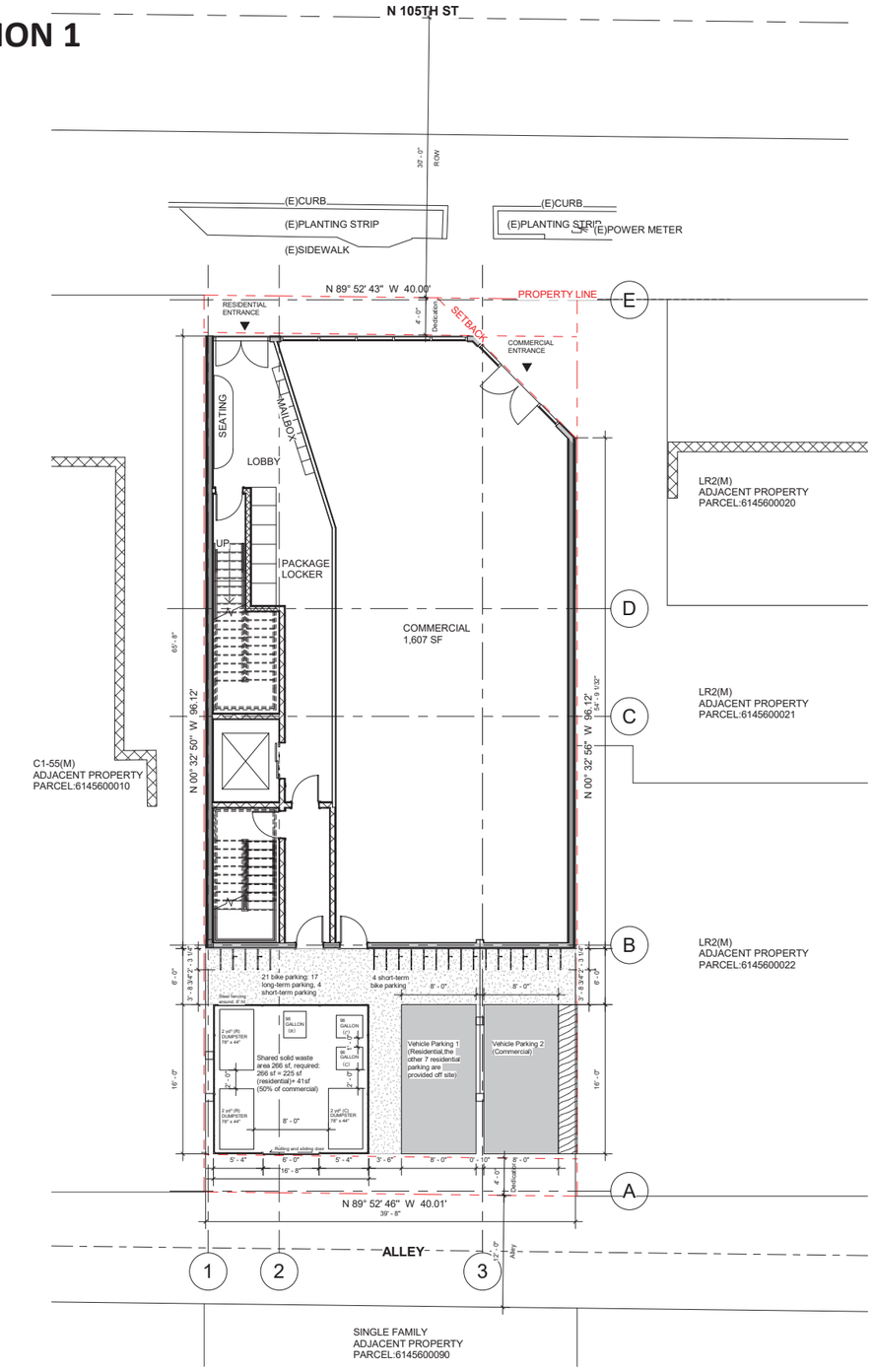


2 Zoning Transition - LR2 (M)
Zoning setback requirement fulfilled.

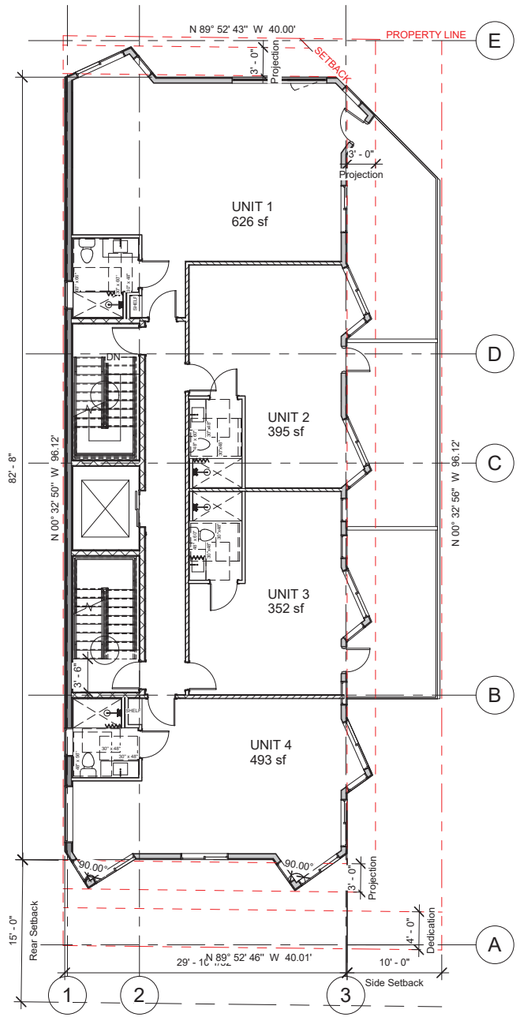


3 Sight Diversion
Bay Window application as accordance with zon-

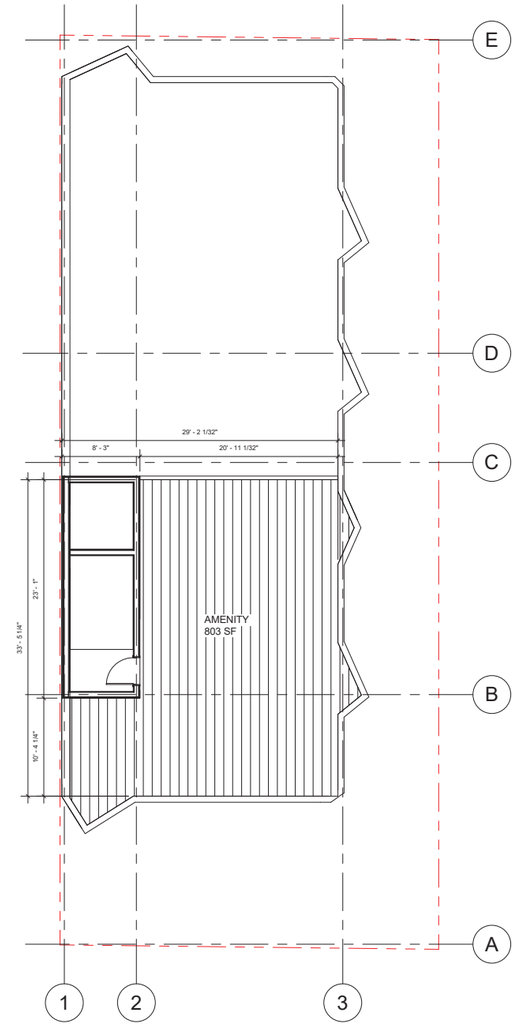
OPTION 1



LEVEL 1



LEVEL 2



ROOF


N 105th Street
N 105th Street



OPTION 2

Setback departures on east and south

PROJECT INFORMATION

Mixed use project with 16 Apartment units

Site Area:	3,845 SF
Floor Area Ratio (FAR):	3.75
Max. Gross Floor Area (GFA):	14,419 SF
Level 1(Commercial):	2,378 SF
Level 2 to 5(Residential):	10,076 SF
Proposed Gross Floor Area (GFA):	12,454 SF
Parking:	on site: 0(Commercial), 2(Residential) off site: 6(Residential)
Required Amenity:	623 SF
Proposed Amenity:	1,320 SF

OPPORTUNITIES

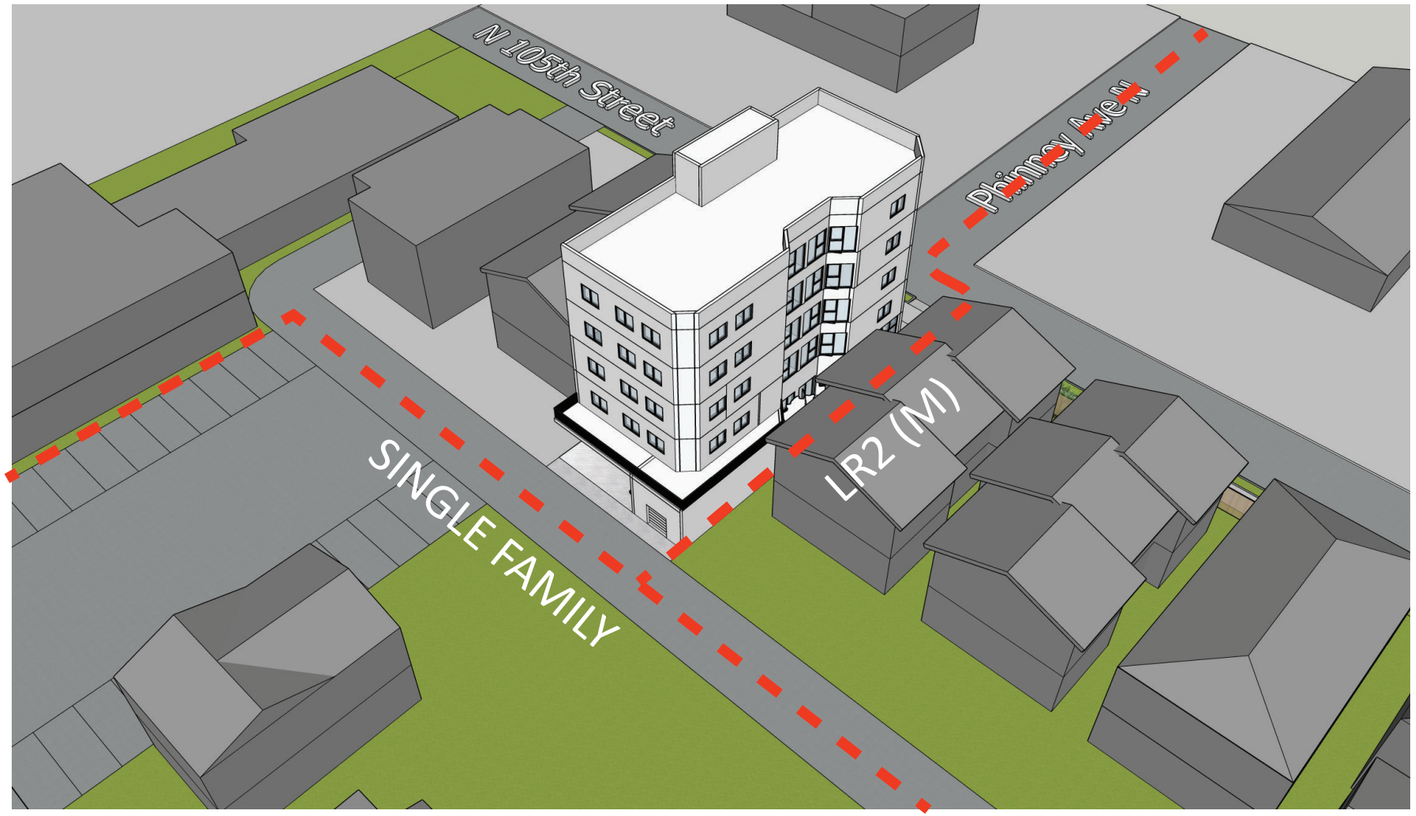
-The break in the middle of the massing gives more buffer on ground which bring daylight and enable openings on wall.

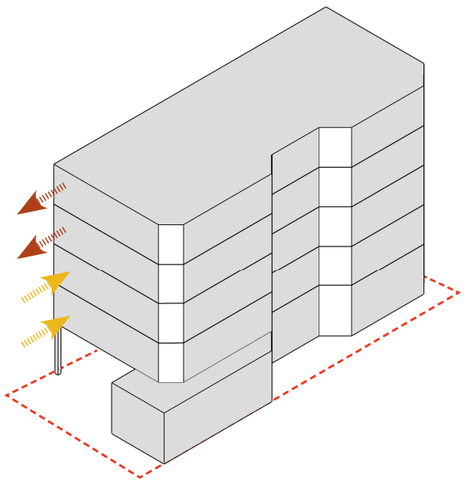
-The upper middle units can share the green relief and shift the focus from neighbors.

CONSTRAINS

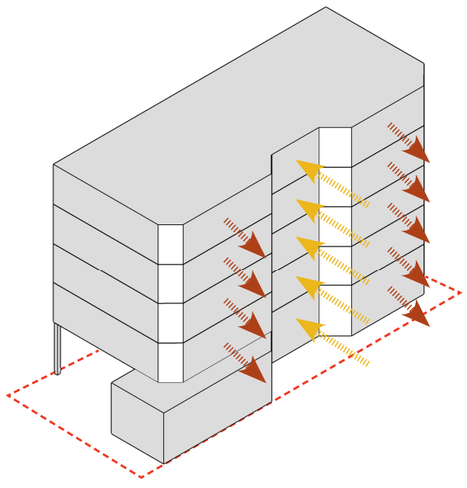
-The larger openings on both ground and upper levels towards residential zone lack of privacy protection for the adjacent family houses.

-The bulky massing may cause stress on neighbors of adjacent residential zones rather than pay attention to give way to breathe.

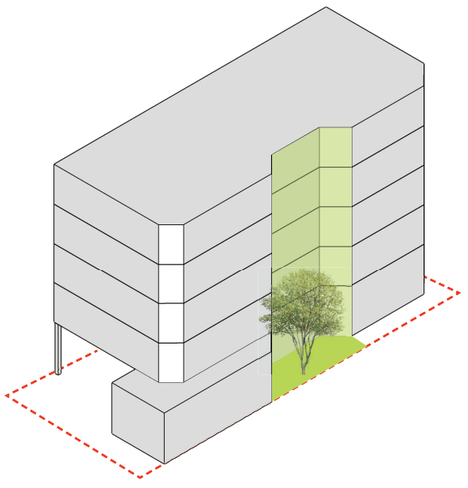




1 Zoning Transition - Single Family
Zoning setback requirement needs departure.

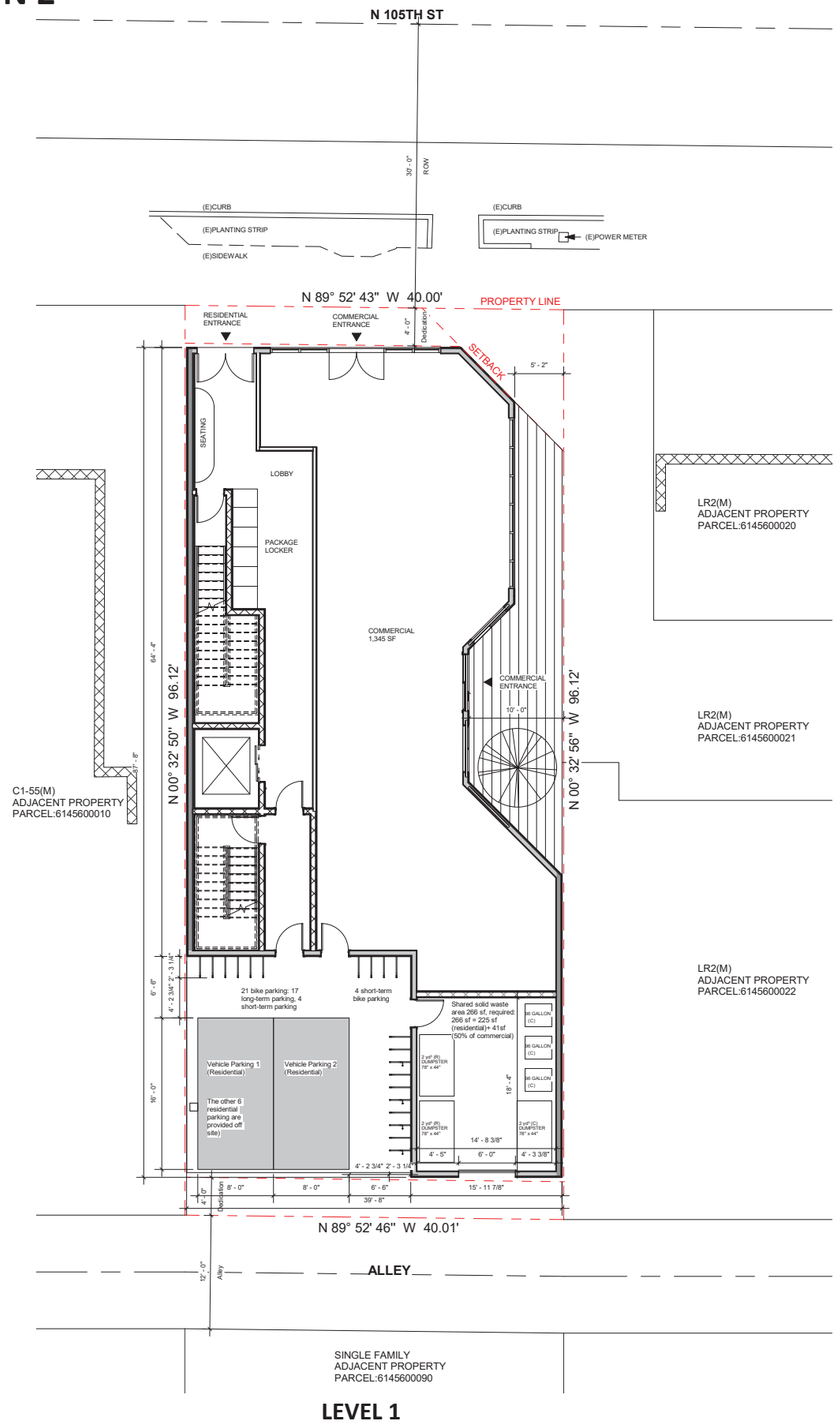


2 Zoning Transition - LR2 (M)
Zoning setback requirement needs departure.

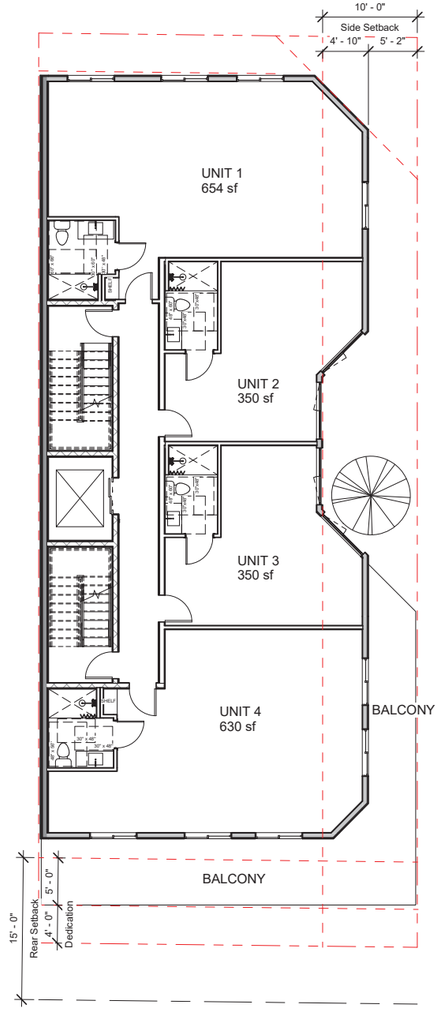


3 Courtyard
Green relief in the middle of massing.

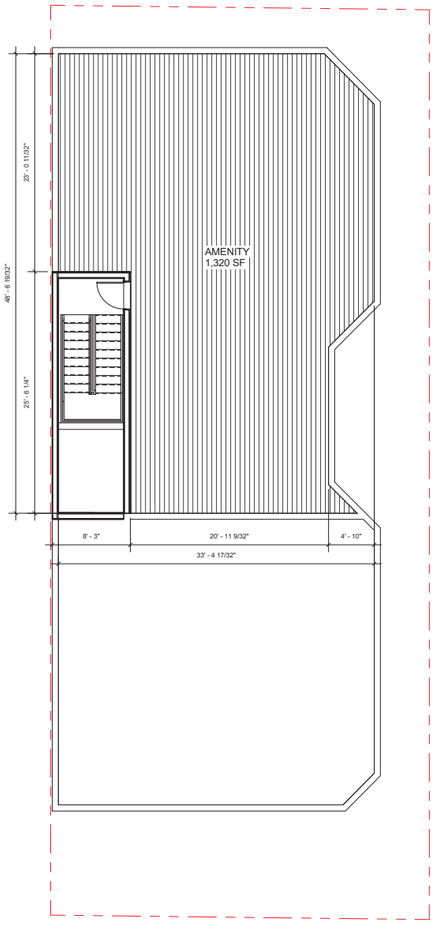
OPTION 2



LEVEL 1



LEVEL 2



ROOF


N 10th Street







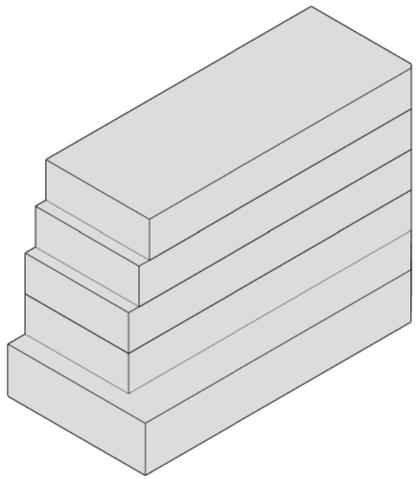
OPTION 2
Departure

23.47A.014 - Setback requirements

B.2.a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet.

B.3.a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and

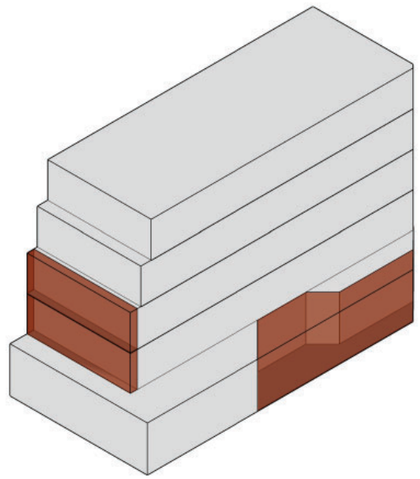
b. For each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.



① Zoning Massing

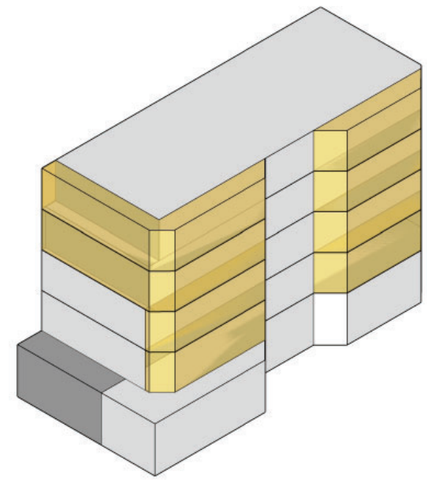
SETBACK:

FRONT: 0’
WEST SIDE: 0’
EAST SIDE: 0’ below 13’(L1); 10’ above 13’ and below 65’(L2-5)
REAR: 0’ below 13’(L1); 15’ above 13’ and below 40’(L2-3); 18’ above 40’ and below 50’(L4); 21’ above 50’ and below 60’(L5)



② Subtraction

With 13’ level height of level 1 and 10’ 1 3/4’’ of level 2 to 5, the total subtracted volume, and **less than** the zoning massing is **5,257** cubic feet.



③ Subtraction plus Addition with Departure-Proposed Massing

SETBACK:

FRONT: 0’
WEST SIDE: 0’
EAST SIDE: 3.6’ avg. (L1); 6.9’ avg. (L2-5)
REAR: 0’ (L1); 17’ (L2-5)

With 13’ level height of level 1 and 10’ 1 3/4’’ of level 2 to 5, the total subtracted volume, and **more than** the zoning massing is **7,460** cubic feet.

OPTION 3 (Preferred Option)

Setback departures on east and south.

PROJECT INFORMATION

Mixed use project with 14 Apartment units

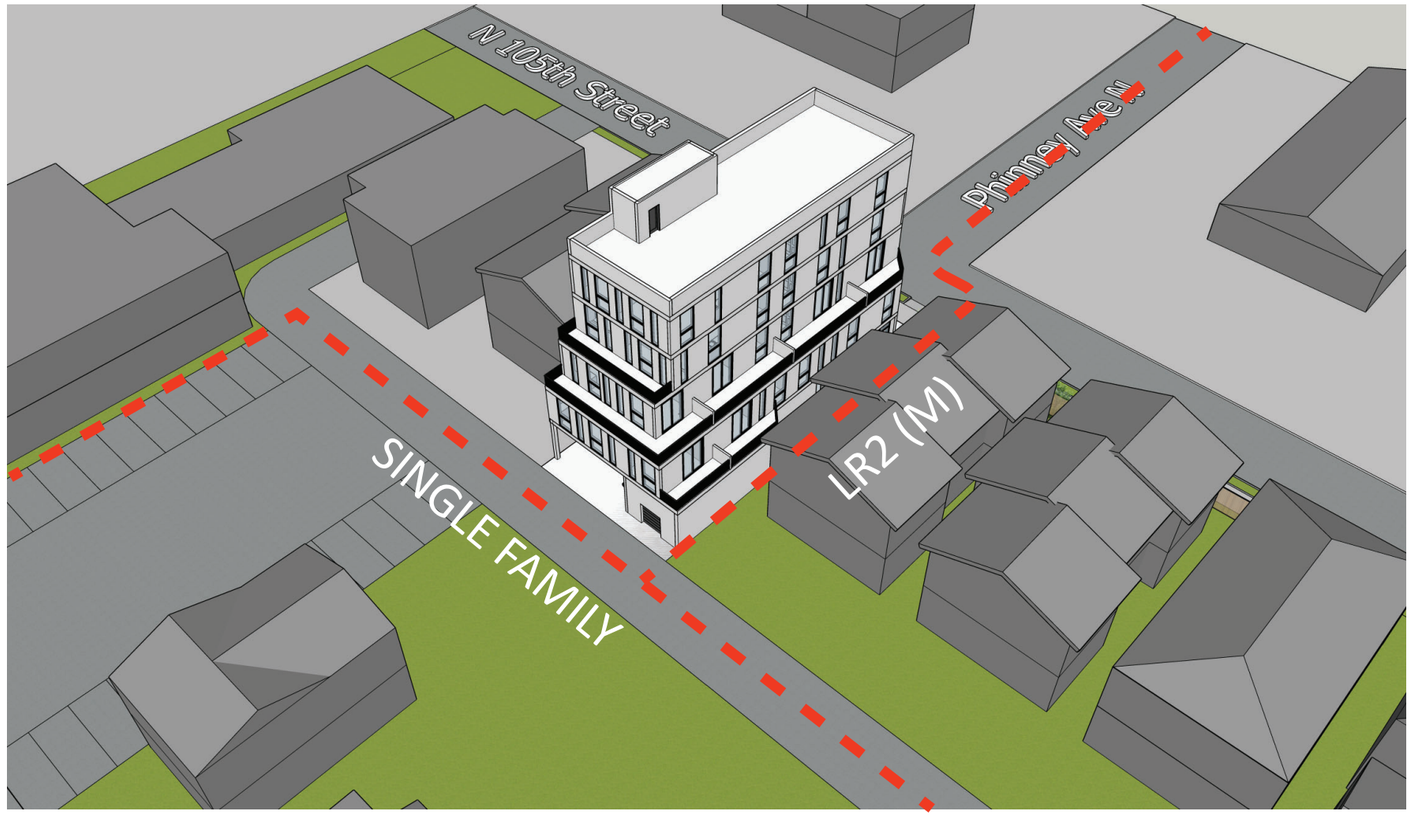
Site Area:	3,845 SF
Floor Area Ratio (FAR):	3.75
Max. Gross Floor Area (GFA):	14,419 SF
Level 1(Commercial):	2,498SF
Level 2-5(Residential):	2,743 x 4 = 10,972 SF
Proposed Gross Floor Area (GFA):	11,744 SF
Parking:	on site: 0(Commercial), 2(Residential) off site: 6(Residential)
Required Amenity:	588 SF
Proposed Amenity:	769 SF

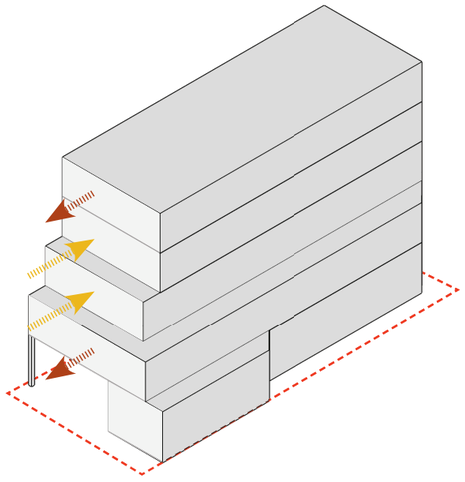
OPPORTUNITIES

- The step-back massing is derived from the compliance of vertical setback requirement. The design utilizes the stepping to create terraces which give more buffer between the proposed building and the abutting residential zone.
- The terraces are re-organized by applying departures, so that the outdoor space can be evenly distributed and used properly by residents.
-The subtraction on ground level gives break and opening for ground commercial and the adjacent neighbors.

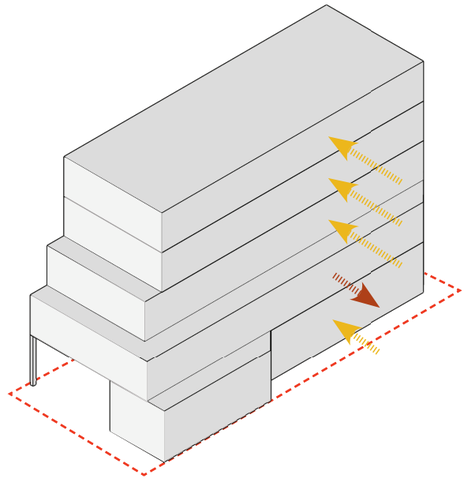
CONSTRAINS

-The units on upper levels compromise floor area due to setback.
-The units in the middle of the upper levels have fewer openings for daylight while considering privacy.

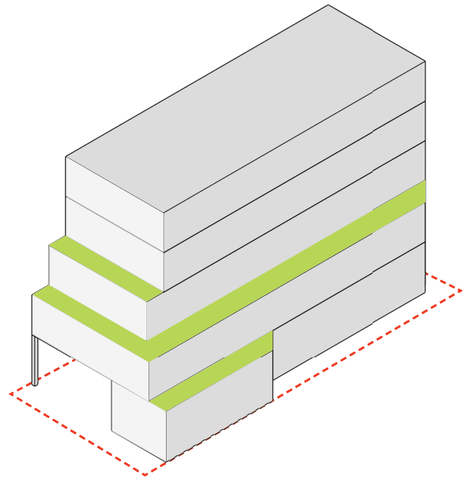




1 Zoning Transition - Single Family
Zoning setback requirement needs departure.

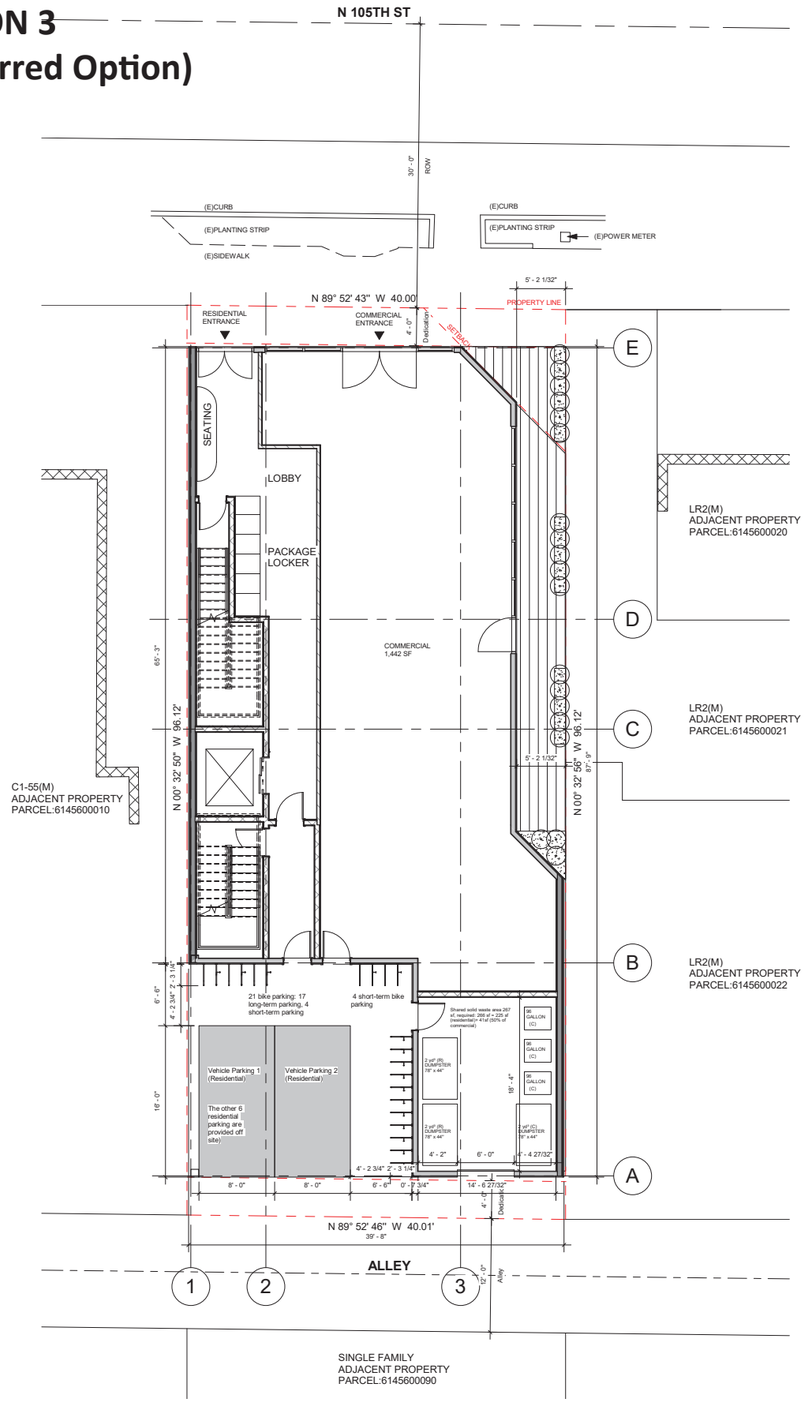


2 Zoning Transition - LR2 (M)
Zoning setback requirement needs departure.

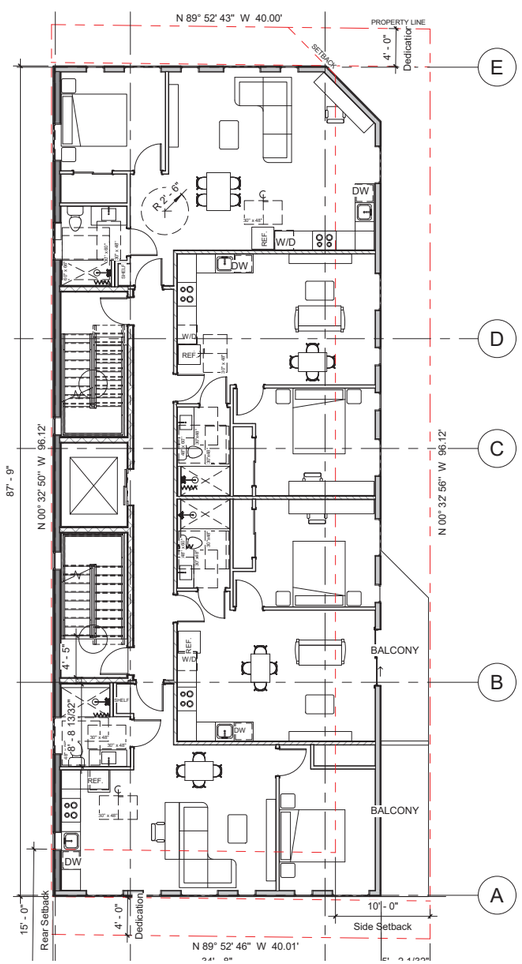


3 Terrace
Stepping back to provide outdoor air.

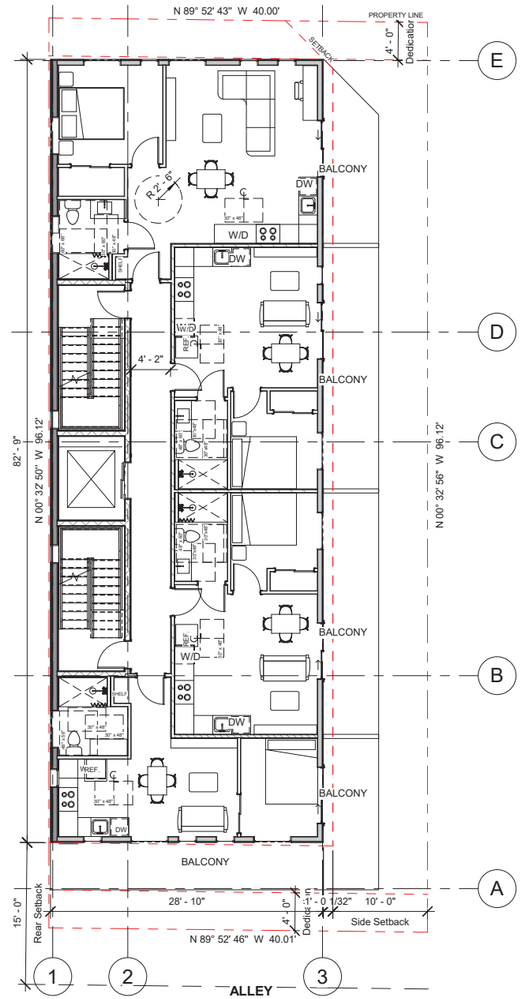
OPTION 3
(Preferred Option)



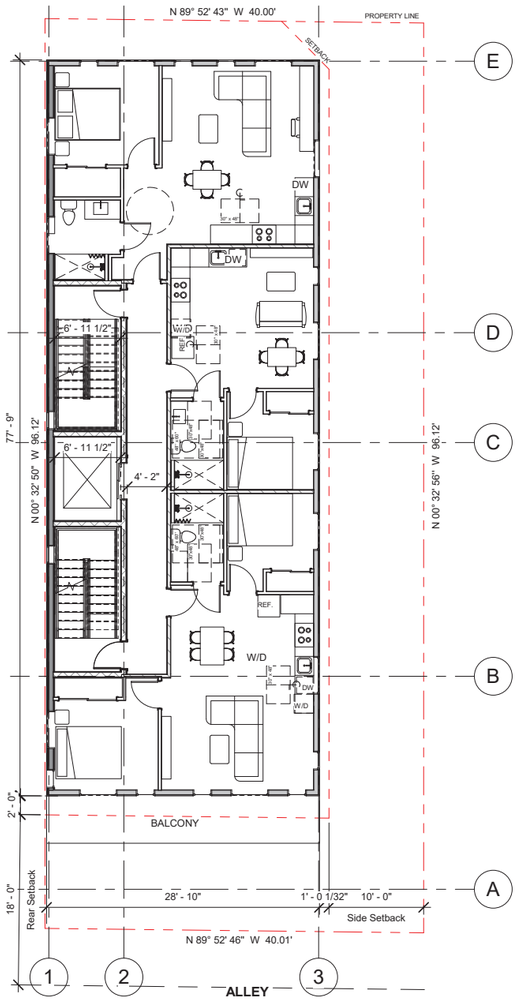
LEVEL 1



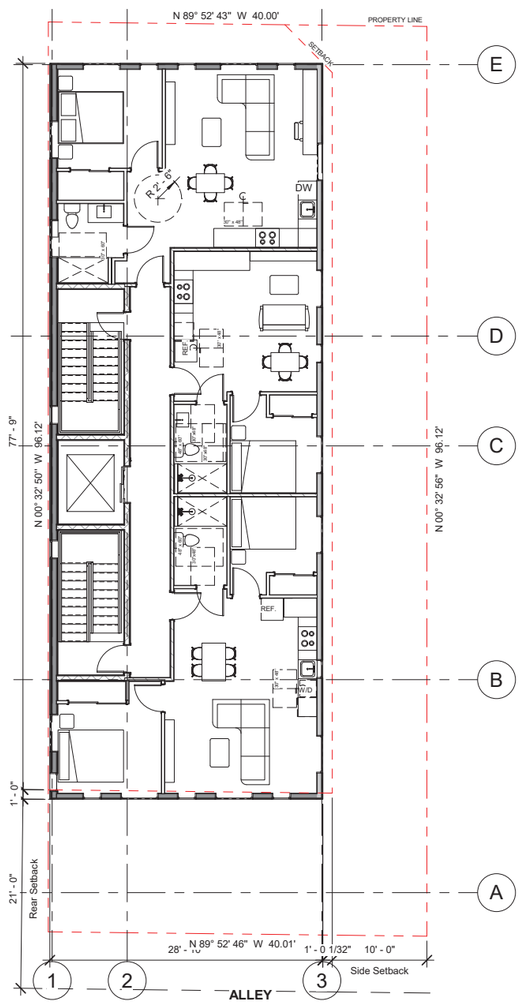
LEVEL 2



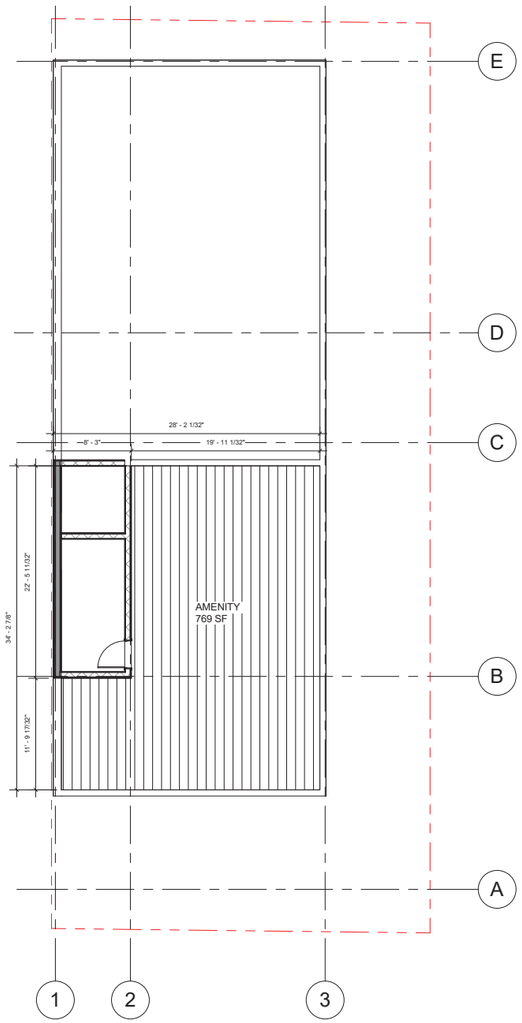
LEVEL 3



LEVEL 4



LEVEL 5



ROOF

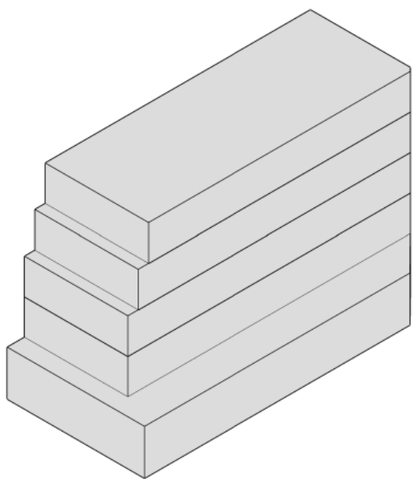
OPTION 3
(Preferred Option)
Departure

23.47A.014 - Setback requirements

B.2.a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet.

B.3.a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and

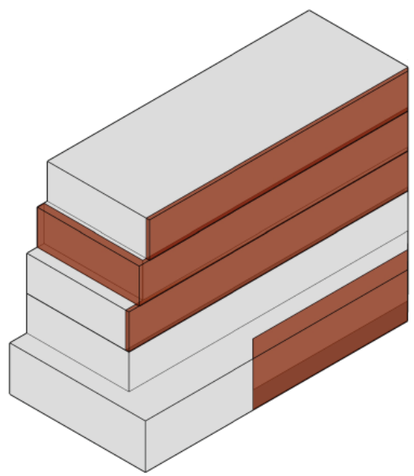
b. For each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.



① Zoning Massing

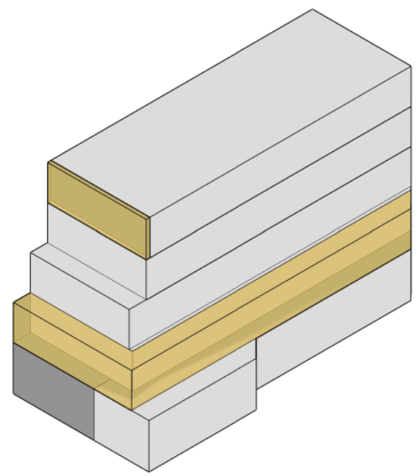
SETBACK:

FRONT: 0'
WEST SIDE: 0'
EAST SIDE: 0' below 13'(L1); 10' above 13' and below 65'(L2-5)
REAR: 0' below 13'(L1); 15' above 13' and below 40'(L2-3); 18' above 40' and below 50'(L4); 21' above 50' and below 60'(L5)



② Subtraction

With 13' level height of level 1 and 10' 1 3/4'' of level 2 to 5, the total subtracted volume, and **less than** the zoning massing is **5,882** cubic feet.



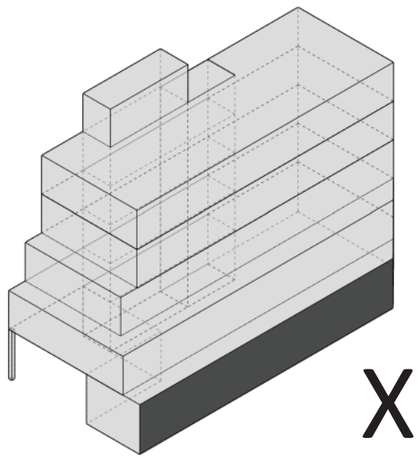
③ Subtraction plus Addition with Departure-Proposed Massing

SETBACK:

FRONT: 0'
WEST SIDE: 0'
EAST SIDE: 3.2' avg. (L1); 5' (L2); 11' (L3-5)
REAR: 0' (L1-2); 15' (L-3); 20' (L4); 20' (L5)

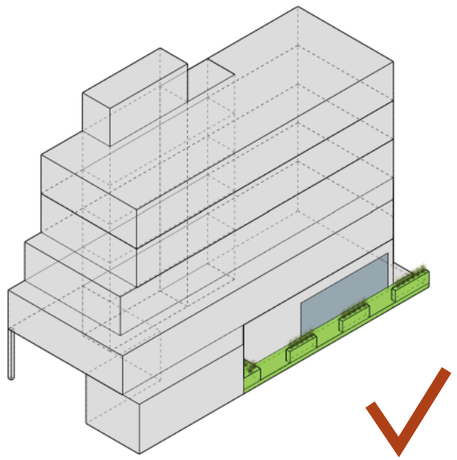
With 13' level height of level 1 and 10' 1 3/4'' of level 2 to 5, the total subtracted volume, and **less than** the zoning massing is **29** cubic feet.

Design Intention



X

VS



✓

There is no setback requirement along the east side of LR2(M) zone except the 15' triangle corner at the front street. The design team finds it beneficial to setback 5' so that there is relief between subject building and the neighbor. The setback portion will not be wasted. It brings natural lighting and creates the secondary landscape entry for the ground commercial. Meanwhile, it provides extra outdoor dining area for restaurant or a small recreational area for other commerces.

OPTION 3 (Preferred Option)
Perspectives



Front Street View - Intersection of N 105th St & Phinney Ave N

OPTION 3 (Preferred Option)
Perspectives



East Street View



West Street View

OPTION 3 (Preferred Option)
Perspectives

East Alley View



West Alley View



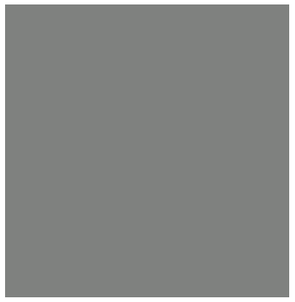
OPTION 3 (Preferred Option)
Perspectives



Aerial View

OPTION 3 (Preferred Option)
Facade Material

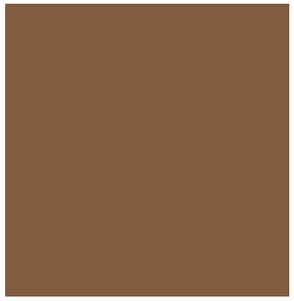
Fiber Cement Siding



James Hardie
Sherwin Williams # 7067
Cityscape
Location # 236-C5

Primary siding material on building envelop

Fiber Cement Siding



James Hardie
Sherwin Williams # 6096
Jute Brown
Location # 200-C6

Primary siding material on building envelop

Guardrail



Hot dip galvanized steel guardrail with vertical balusters, painted in black

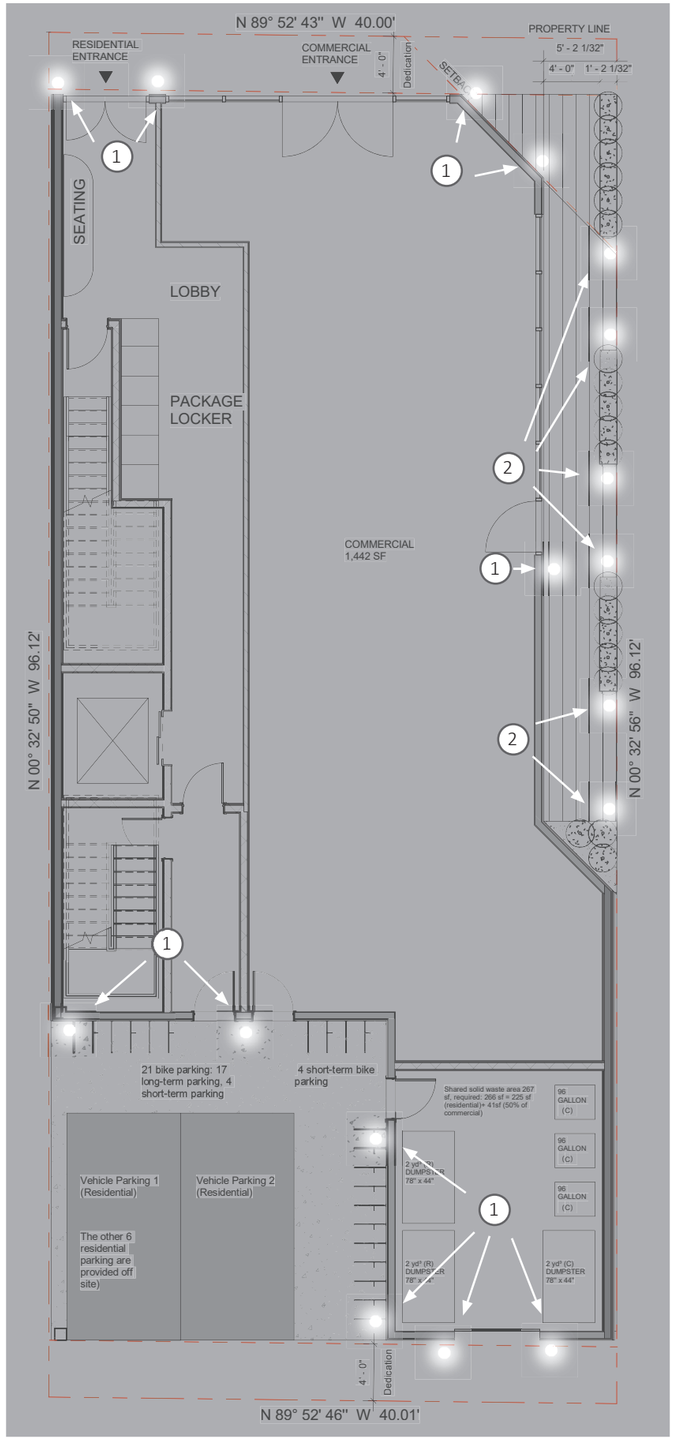
Roof/Balcony Decking



Composite decking on all roof amenity and balcony of units

OPTION 3 (Preferred Option)

EXTERIOR & LANDSCAPE LIGHTING





1 WALL LIGHTING (LED)



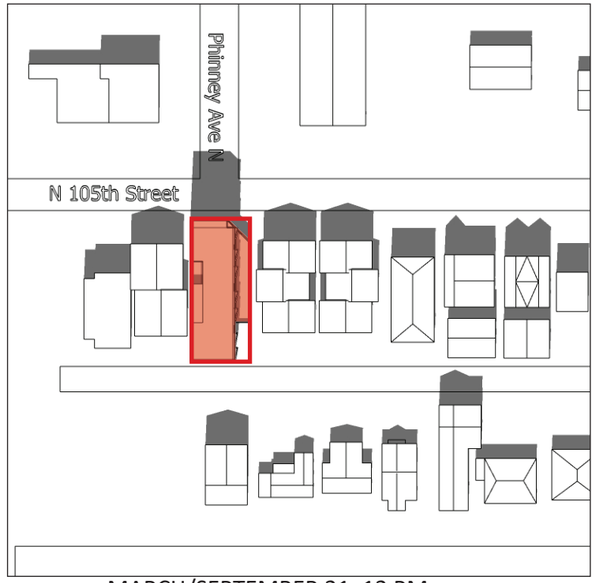


2 PATHWAY & PLANTER LIGHTING (LED)

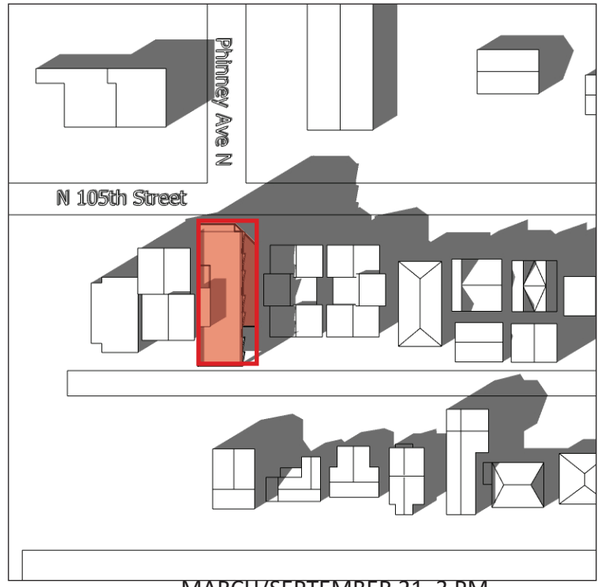




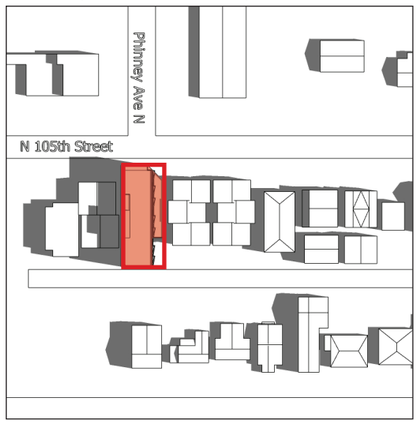
MARCH/SEPTEMBER 21, 9 AM



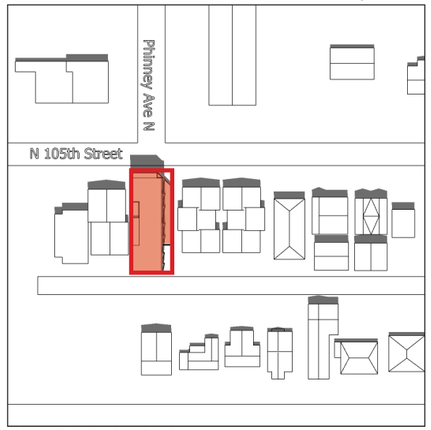
MARCH/SEPTEMBER 21, 12 PM



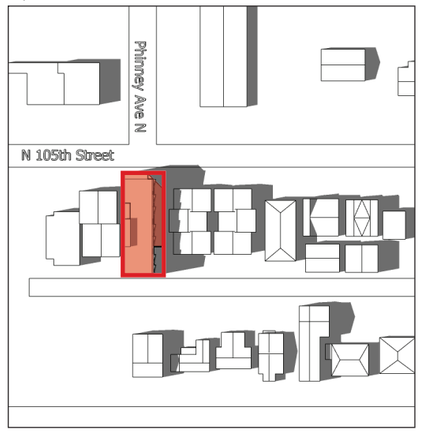
MARCH/SEPTEMBER 21, 3 PM



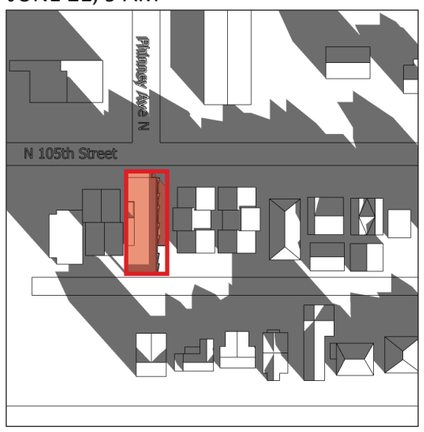
JUNE 21, 9 AM



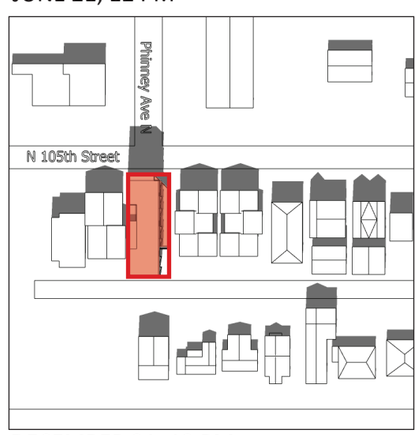
JUNE 21, 12 PM



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