



RECOMMENDATION MEETING **DRAFT**

12554 Lake City Way NE Seattle, WA 98125

SDCI PROJECT NO:

3039593-LU
3039896-EG

MEETING DATE:

xx.xx.2023

APPLICANT TEAM:

Developer: Jabooda Construction Inc.

Architect: Axis | GFA Architecture + Design

Landscape Architect: Root of Design



VIEW OF COURTYARD LOOKING WEST

CONTENTS

03 Development Objectives	pg. 3
03 Summary of Public Outreach	pg. 4
04 Survey / Tree Survey	pg. 5
04 Site Plan	pg. 6
05 Urban Design Analysis	pg. 7
05 Vicinity Map & Transportation	pg. 8
05 Community Nodes	pg. 10
05 Design Cues	pg. 12
05 Streetscapes	pg. 12
05 Site Photos	pg. 14
05 Zoning Envelope	pg. 20
06 Zoning Data	pg. 21
07 Design Guidelines	pg. 22
08 Project Design History	pg. 24
08 EDG Responses	pg. 25
08 Design Concept	pg. 34
09 Floor Plans	pg. 36
10 Landscape	pg. 46
11 Elevations	pg. 54
12 Material & Color Pallete	pg. 62
13 Renderings	pg. 63
14 Lighting Plans	pg. 86
16 Building Sections	pg. 89
17 Departures	pg. 91
19 Appendix	pg. 96

PROJECT TEAM

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SITE INFORMATION

ADDRESS:
12554 Lake City Way NE, Seattle, WA 98125

SDCI PROJECT NO.:
3039593-LU, 3039896-EG

PARCEL(S):
1453601320, 1453601340, 1453601360,
1453601361, 1453601362

SITE AREA:
98,304 SF

OVERLAY DESIGNATION:
Lake City (Hub Urban Village)

PARKING REQUIREMENT:
No minimum requirement

DEVELOPMENT STATISTICS

ZONING:
NC3P-75 (M), NC3-75 (M)

BUILDING HEIGHT:
75'

ALLOWABLE FAR:
5.5 (540,672 SF)

PROPOSED FAR:
3.3 (327,443 SF)

RESIDENTIAL UNITS:
410

PARKING STALLS:
271

BIKE PARKING STALLS:
Short Term: 30
Long Term: 370
Total: 400

3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

The proposed development is for two 6-7 story mixed-use buildings with open terrace space(s) over two levels of below grade parking. It may be constructed in two phases, and will include roughly 410 apartment units, 271 parking stalls, and 7,000 SF of ground floor commercial space along Lake City Way NE. Parking garage entry and trash collection are provided off 33rd Ave NE. Existing structures on the site will be demolished. The project includes protecting and improving the area around the Little Brook Creek outflow and adjacent trees on the site along 33rd Ave NE.

The project will be a place that respects site context, be a good neighbor, and provides a good built environment for both the public and future residents. The project will address site factors and features of the surrounding neighborhood including Lake City Way character and use, 33rd Ave NE character and use, the NE 127th Street axis and mid-block connection, Little Brook Creek, and the existing multi-family neighbors to the north and south.

SITE DESCRIPTION & ANALYSIS

The project is located in the Lake City neighborhood commercial center between Lake City Way NE and 33rd Avenue NE and bound between adjacent multi-family properties on the north and south. NE 127th St ends at an intersection with Lake City Way directly in front of the project site. The site slopes down roughly 26 feet from Lake City Way NE on the west to 33rd Ave NE on the east. The Little Brook Creek outflow and surrounding vegetation occupies a small part of the site along 33rd Ave NE. Otherwise, the site is currently occupied by one-story commercial structures and surface parking lot.

ZONING ANALYSIS

The site lies in a NC3P-75 (M) and NC3-75 (M) zone with a 75-foot building height and mandatory housing affordability standards in effect. The site is within the Lake City Hub Urban Village overlay. Multi-family residential and commercial uses are allowed as well as on-site parking however no parking is required.

NEIGHBORHOOD CONTEXT

The site is in the heart of the Lake City commercial center surrounded by one and two-story commercial and retail buildings and new and old multi-family apartment buildings. The surrounding neighborhood is a mix of low-rise retail and commercial buildings with surface parking lots and low-rise residential. The area is in transition with new multi-family residential projects under construction and planned in the near future.

DEVELOPMENT SUMMARY

LEVEL	GROSS SF	FAR SF	RESIDENTIAL SF	COMMERCIAL SF	UNIT COUNT	PARKING STALLS	BIKE STALLS
ROOF	122 SF	122 SF	122 SF	-	-	-	-
7	10,397 SF	10,397 SF	10,397 SF	-	10 UNITS	-	-
6	35,959 SF	35,959 SF	35,959 SF	-	50 UNITS	-	-
5	49,690 SF	49,690 SF	49,690 SF	-	71 UNITS	-	-
4	50,209 SF	50,209 SF	50,209 SF	-	71 UNITS	-	-
3	50,247 SF	50,247 SF	50,247 SF	-	71 UNITS	-	-
2	50,236 SF	50,236 SF	51,160 SF	-	71 UNITS	-	-
1	51,061 SF	51,061 SF	43,717 SF	7,344 SF	56 UNITS	-	8 STALLS
P1	61,670 SF	25,955 SF	16,081 SF	-	10 UNITS	138 STALLS	79 STALLS
P2	67,378 SF	2,102 SF	4,124 SF	-		133 STALLS	313 STALLS
TOTAL	426,847 SF	327,443 SF	311,706 SF	7,344 SF	410 UNITS	271 STALLS	400 STALLS

3.0 SUMMARY OF DESIGN COMMENTS DURING PUBLIC OUTREACH

SUMMARY OF COMMUNITY OUTREACH METHODS

Printed Outreach

Choice: DIRECT MAILING, HIGH IMPACT
Requirement: Direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site.
What we did: Posters in English, Chinese, Vietnamese and Spanish featuring QR codes to website and survey were mailed to 506 residences and businesses and shared with 16 neighborhood community groups and 33 media outlets provided by the Department of Neighborhoods (DON). Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
Date completed: July 29, 2022

Electronic/Digital Outreach

Choice: PROJECT WEBSITE, HIGH IMPACT
Requirement: Interactive project website in English, Chinese, Vietnamese and Spanish with public commenting function.
What we did: Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function and text box included on landing page. Website included in Appendix A.
Date completed: July 29, 2022

Electronic/Digital Outreach

Choice: SURVEY, HIGH IMPACT
Requirement: Create an online survey to allow for feedback on the proposed project.
What we did: Online surveys in English, Chinese, Vietnamese and Spanish established and publicized via poster with link to survey featured on project website. Survey text and results included in Appendix A.
Date completed: July 29, 2022

SUMMARY OF COMMUNITY FEEDBACK

Summary of Comments/Questions Received Via Website Comment Form, Project Email and Project Survey:

Design-related comments

- Design & Character. When asked what is most important about the design of a new building on this property, 57 percent of survey respondents said relationship to neighborhood character; 43 percent said environmentally-friendly features; 43 percent said attractive materials; 21 percent said interesting and unique design; and 21 percent said parking. Respondents encouraged taking the whole neighborhood into account and using design that is not obtrusive and fits into the neighborhood, which is mixed-income with Seattle Housing Authority (SHA) housing. One respondent encouraged the structure to be 100 feet away from neighboring apartments. Another respondent encouraged having a parking entrance on Lake City Way as 33rd Ave is super backed-up and people park in a way that it briefly becomes a one-lane road.

- Exterior. When asked what the most important consideration is for the exterior space on this property, 93 percent of survey respondents said lighting and safety features; 57 percent said landscaping; 29 percent said seating options and places to congregate; and 14 percent said bike parking. Respondents encouraged having trees lined-up to provide shade on the walking path/sidewalk, keeping some open space available and providing public access to the space. Respondents noted there is a lot of transient activity in the area and encouraged making the area safer/walkable and having doors and entrances that are secure.

Non-Design-related comments

- Retail. When asked what retail components respondents are most interested in for this location, 69 percent said new places for coffee or breakfast; 85 percent said new restaurants or bars; and 15 percent said new stores for shopping. When asked what most inspires respondents to return when visiting a building, office, restaurant or retailer, 60 percent said local businesses/small businesses; 60 percent said great people and service; 47 percent said a sense of openness and natural light; 40 percent said calm, restful places to reflect and relax; 33 percent said thoughtful design that is open and welcoming; 13 percent said color and materials used in design; and 13 percent said bustling, exciting energy. Respondents encouraged offering small grocery and food retailers and allowing local businesses to open shop.
- Parking & Traffic. A couple of respondents encouraged offering enough parking and not closing 33rd access to Lake City Way. One respondent noted they would like new developments to not add traffic to the neighborhood.
- Affordability. Several respondents encouraged offering units that are affordable to tenants and not overpricing the building because it's new.
- Units/Interior. One respondent encouraged having solid amenities and another noted that maximizing the housing opportunities in this project is all it needs to be successful, as it is a fantastic location in proximity to everything someone would need. Another respondent noted there are already a ton of apartments here.
- Location. One respondent noted there is a dog park on 33rd Ave NE behind the area and dogs start barking before 8:00 a.m.
- Impacts. One respondent encouraged keeping the job site clean, so nothing spills into the street.

Miscellaneous comments

- Support. Several respondents wished the project team good luck, noted they are excited to see this finished, and encouraged the project team to build quickly as the empty lot is an eyesore. One respondent expressed support for a project that can bring the most new neighbors and maximize economic activity in the area, leading to better transit and jobs for all.
- Oppose. A couple of respondents suggested building the project somewhere else that is less congested.

COMMUNITY OUTREACH MAILER



4.0 EXISTING SITE SURVEY / TREE SURVEY

KEY

- Existing Buildings
- Existing On-Site Trees
- Existing Street Trees
- Property Lines
- Overhead Power lines
- Daylighted Little Brook Creek
- Power Pole

SUMMARY OF EXISTING TREES ON SITE

Tree 1480
Scientific Name: Crataegus laevigata
Common Name: English hawthorn

Tree 1481
Scientific Name: Juglans nigra
Common Name: Black Walnut

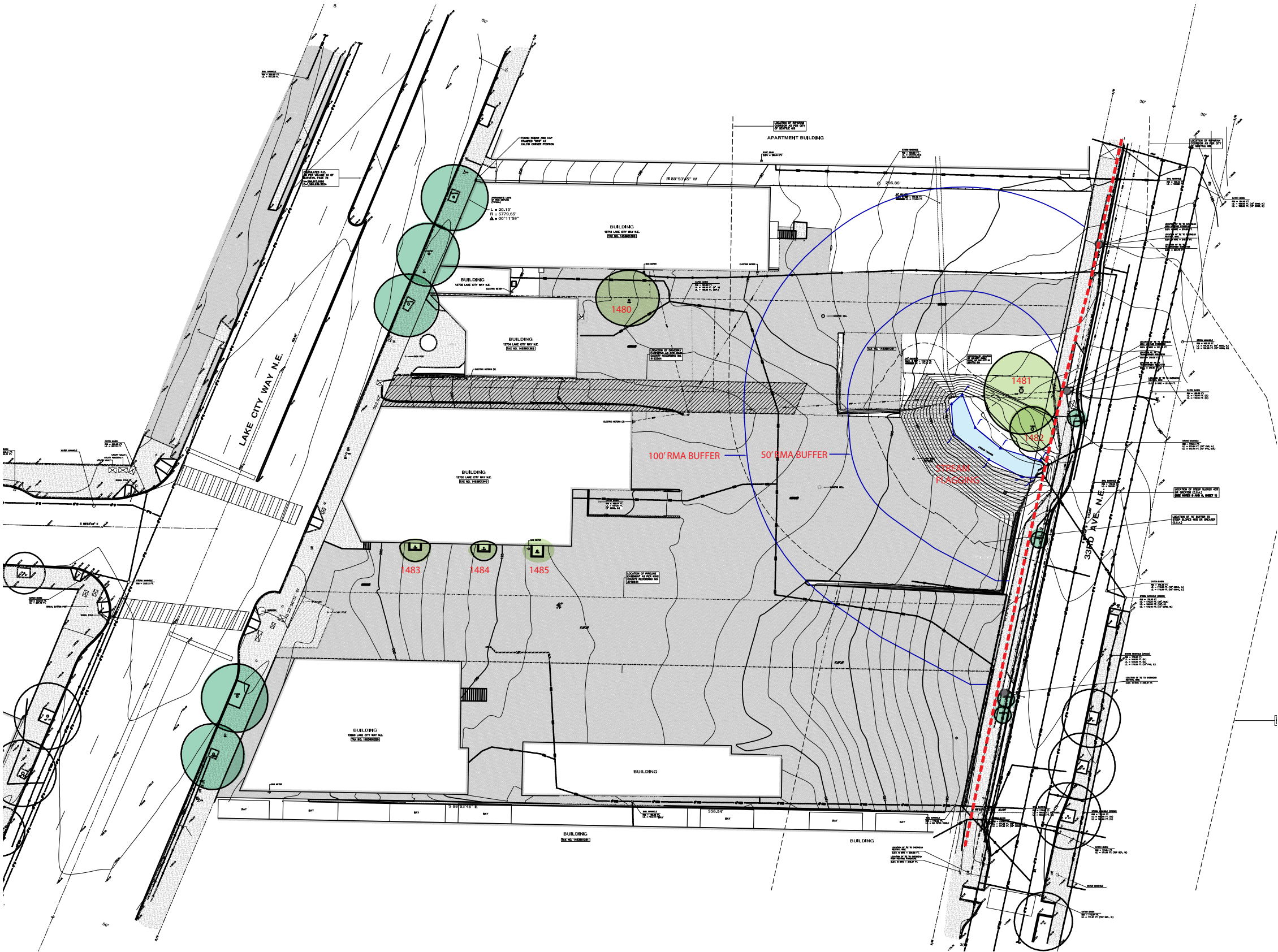
Tree 1482
Scientific Name: Juglans nigra
Common Name: Black Walnut

Tree 1483
Scientific Name: Acer palmatum
Common Name: Japanese Maple

Tree 1484
Scientific Name: Acer palmatum
Common Name: Japanese Maple

Tree 1485
Scientific Name: Pinus mugo
Common Name: Mugo Pine

None of the trees are exceptional, re: Table of
Trees in Appendix



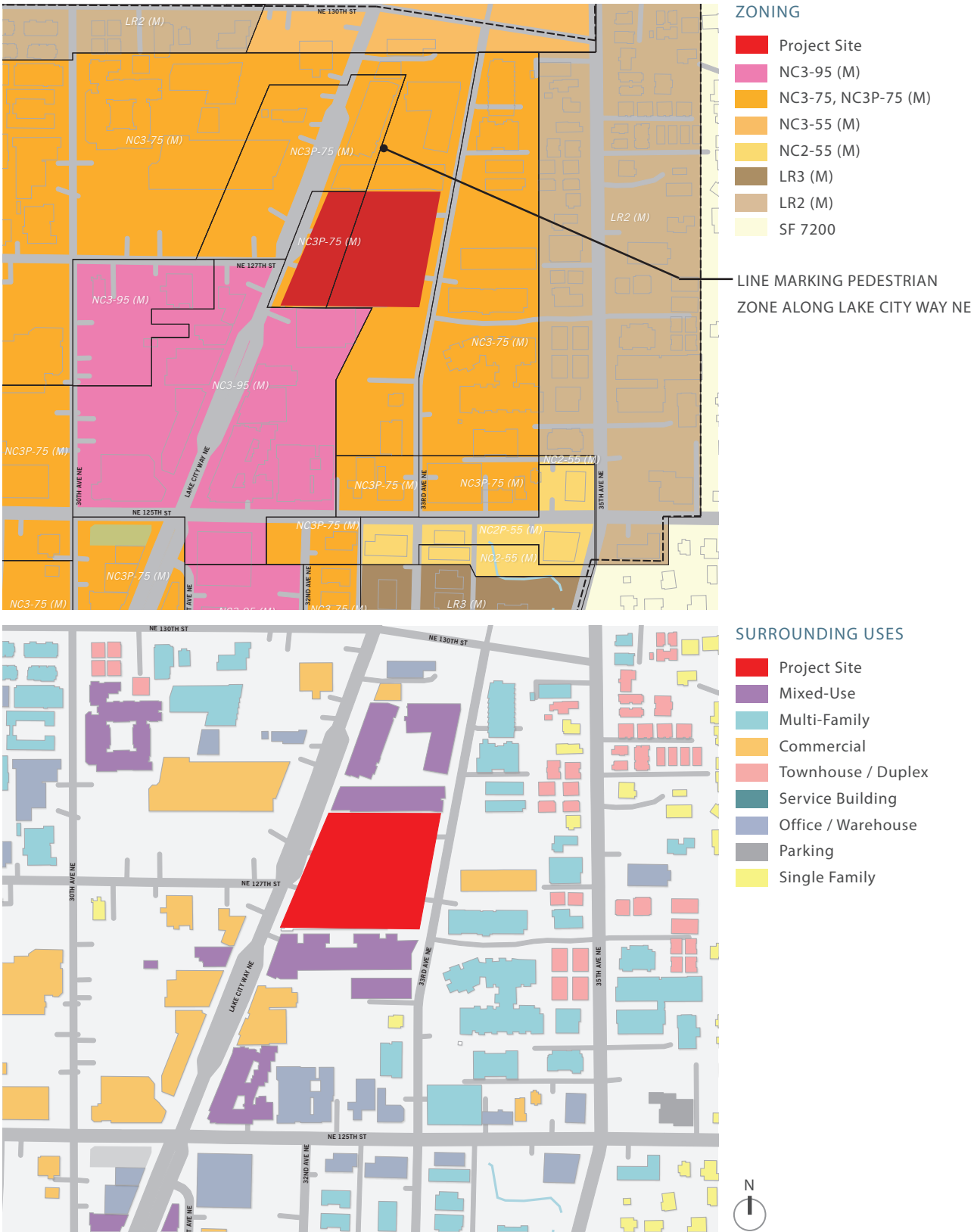
4.0 SITE PLAN



4.0 SUMMARY CONTEXT ANALYSIS



MAP (GOOGLE EARTH)

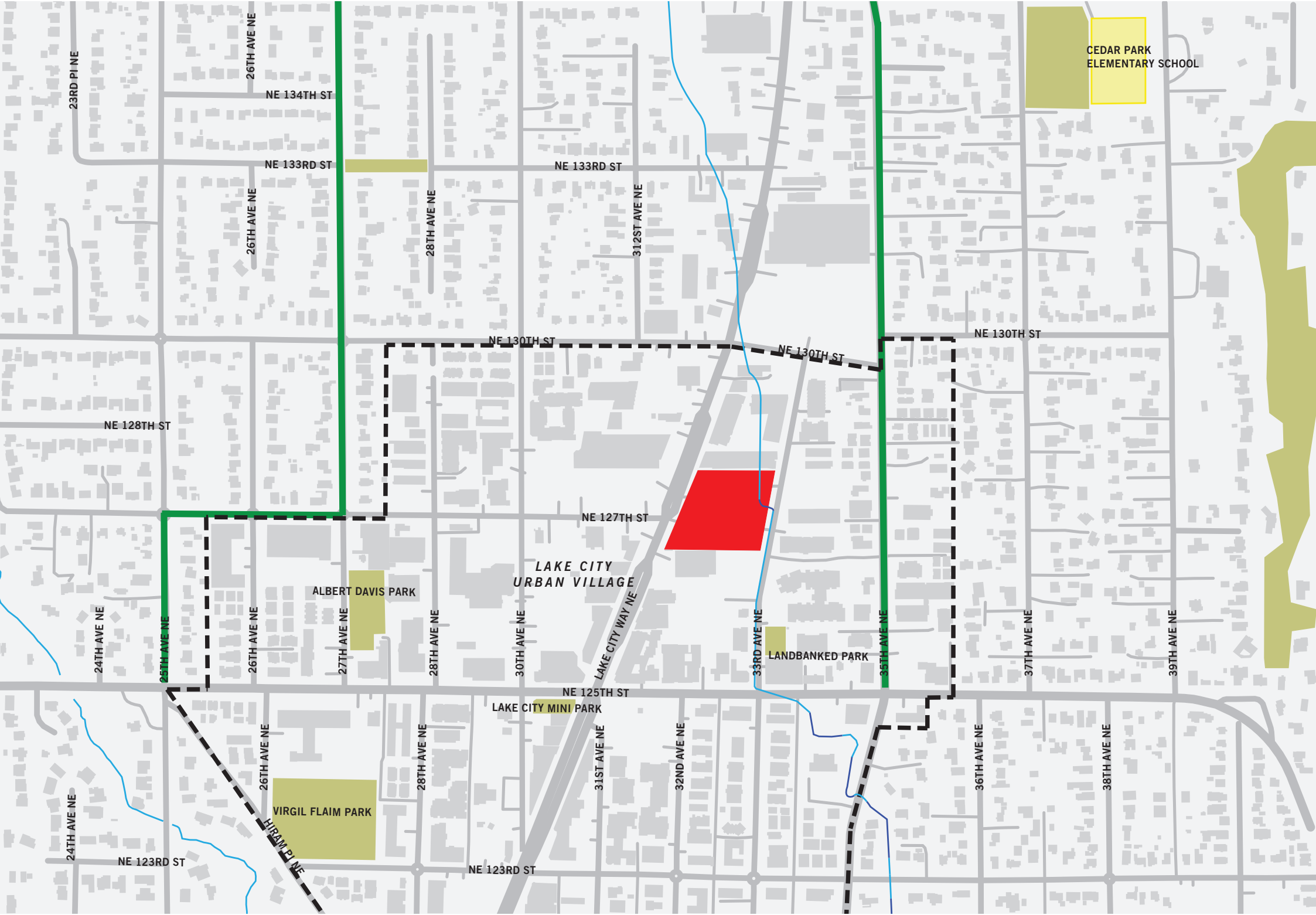


4.0 SUMMARY CONTEXT ANALYSIS

VICINITY MAP

The proposed development is located within the Lake City Hub Urban Village on a through-block site fronting Lake City Way NE on the west and 33rd Ave NE on the east. Several parks and natural areas can be found in the near vicinity such as Albert Davis Park, Virgil Flaim Park, Cedar Park, and Lake City Mini Park. The newly open Lake City Landbanked Site Park is located southeast of the project site.

- KEY
- Project Site
 - Lake City Hub Urban Village Boundary
 - Parks
 - Water
 - Neighborhood Greenway/Signed Bike Route

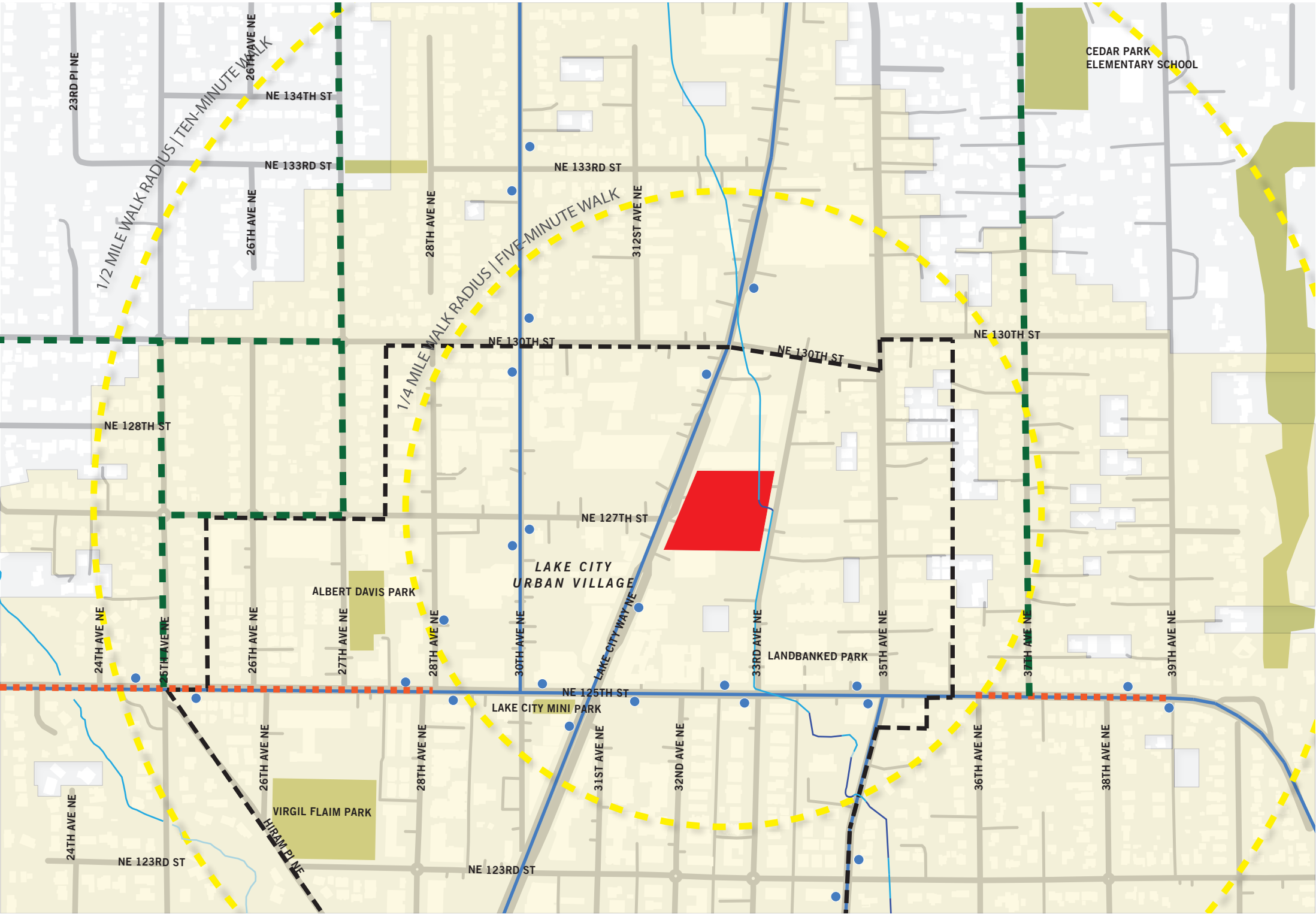


4.0 SUMMARY CONTEXT ANALYSIS

TRANSPORTATION MAP

The site is located along Lake City Way NE / State Highway 522, a major arterial through the city serving multiple bus routes. Bus stops can be found within a couple of blocks. The intersection with NE 125th St, a major arterial leading to Interstate 5, is one block south.

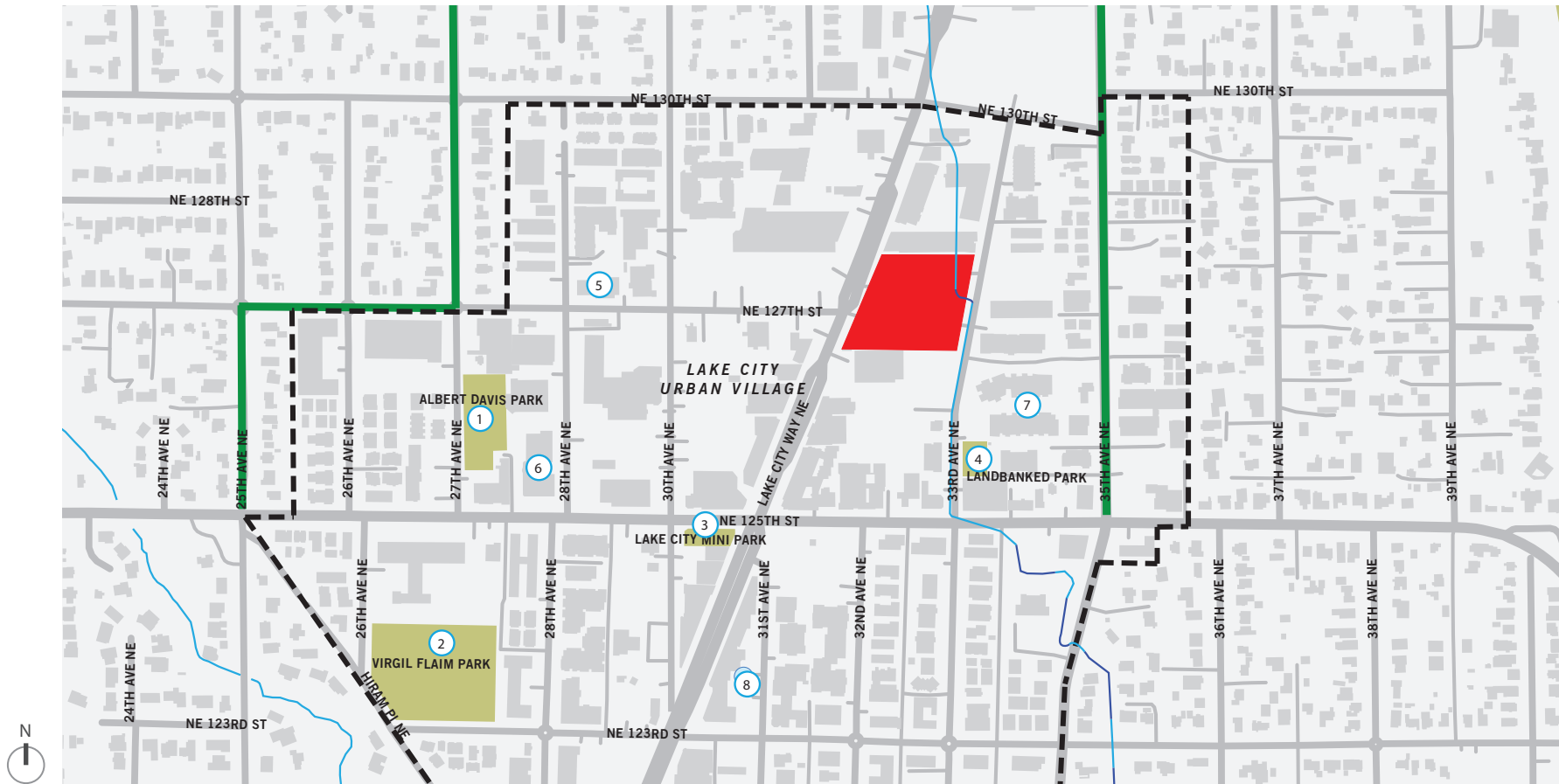
- KEY
- Project Site
 - Frequent Transit Area
 - Lake City Hub Urban Village Boundary
 - Bus Routes
 - Bus Stops
 - Walking Radius
 - Neighborhood Greenway/Signed Bike Route
 - Signed Bike Route



4.0 SUMMARY CONTEXT ANALYSIS

COMMUNITY NODES

Several community nodes such as Lake City Mini Park, Seattle Fire Station 39, and Lake City Branch Seattle Public Library can be found within one mile of the site and are within easy walking distance. The newly open park located southeast of the project site will become a new community node on 33rd Ave NE. Colorful mural arts can be found within the neighborhood. Lake City Court, located southeast of the project site, is a lively mixed-income community housing that includes p-patch garden and playground.



COMMUNITY NODES / LANDMARKS:



1 ALBERT DAVIS PARK
0.27 MILES FROM SITE



2 VIRGIL FLAIM PARK
0.34 MILES FROM SITE



3 LAKE CITY MINI PARK
0.18 MILES FROM SITE



4 LANDBANKED PARK
0.12 MILES FROM SITE



5 SEATTLE FIRE STATION 39
0.21 MILES FROM SITE



6 SEATTLE PUBLIC LIBRARY - LAKE CITY
0.28 MILES FROM SITE



7 LAKE CITY COURT
0.11 MILES FROM SITE



8 LAKE CITY MURALS
0.25 MILES FROM SITE

4.0 SUMMARY CONTEXT ANALYSIS

DESIGN CUES

Surrounding uses include single family houses, drive-and-park businesses and multi-family structures. New multi-family housing is predominantly six to seven stories in height and built up close to property lines to create a more vibrant streetscape. The newer multifamily structures employ many design techniques that can be implemented into the proposed design. Modern material palettes, key accent color application, secondary elements, splitting of massing or highlighting central mass, clear commercial base, playful and orderly fenestration patterns are all used in projects that surround the site. Select elements from the contextual projects will be proposed.



1 LAKE CITY COURT



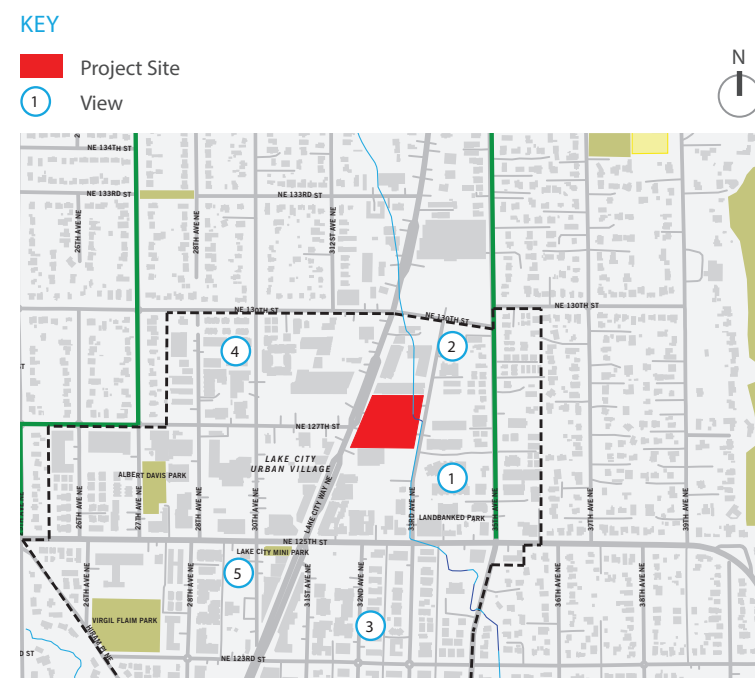
3 NATURAL LOFTS



4 THE CASPIAN



5 AMALFI



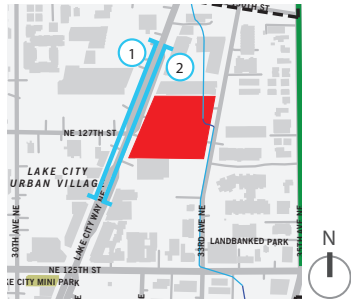
2 MCDERMOTT PLACE

5.0 EXISTING SITE CONDITIONS - STREETSCAPES

1 LAKE CITY WAY NE LOOKING WEST



2 LAKE CITY WAY NE LOOKING EAST

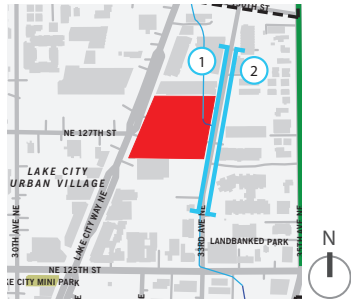


5.0 EXISTING SITE CONDITIONS - STREETSCAPES

1 33RD AVE NE LOOKING WEST



2 33RD AVE NE LOOKING EAST



5.0 EXISTING SITE CONDITIONS- SITE PHOTOS

SITE CONDITIONS

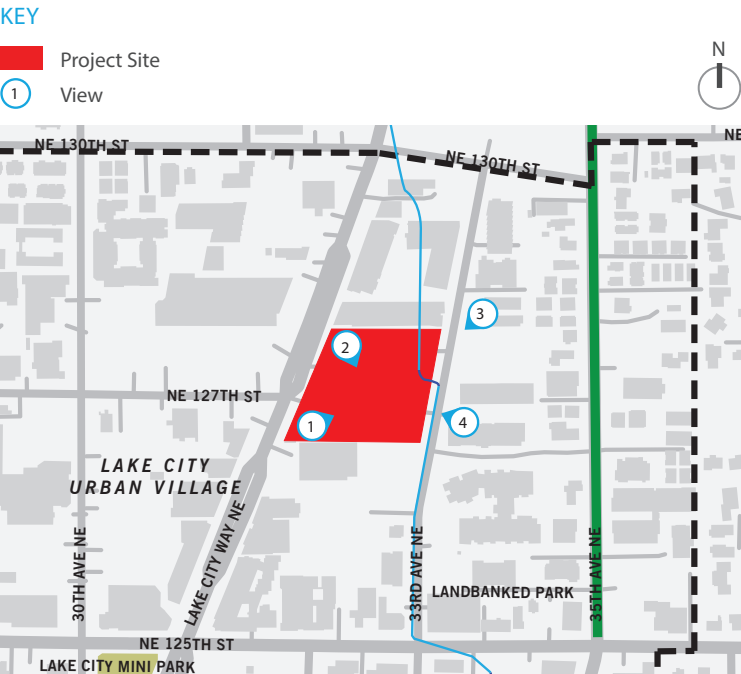
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1 VIEW LOOKING NORTHEAST FROM PROJECT SITE



2 VIEW LOOKING SOUTHEAST FROM PROJECT SITE



3 VIEW LOOKING SOUTH ALONG 33RD AVE NE



4 VIEW LOOKING WEST ALONG 33RD AVE NE

5.0 EXISTING SITE CONDITIONS - SITE PHOTOS



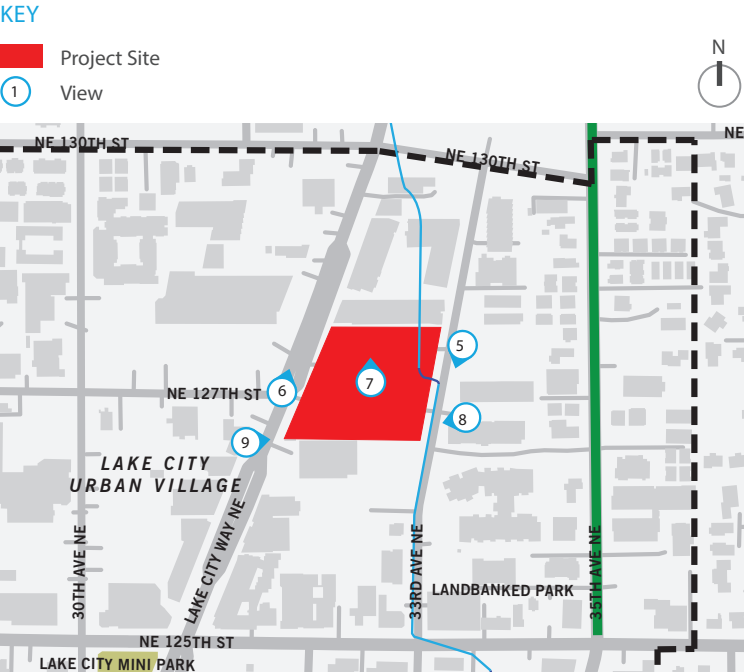
5 EXISTING SIDEWALK ALONG 33RD AVE NE FRONTAGE



6 EXISTING SIDEWALK ALONG LAKE CITY WAY NE FRONTAGE



7 SOLARA APARTMENTS FACADE ALONG NORTH PROPERTY LINE



8 SITE SLOPE VIEWED FROM 33RD AVE NE



9 VIEW AT SOUTH PROPERTY LINE WITH POLARIS APARTMENTS UNDER CONSTRUCTION ON THE RIGHT

5.0 EXISTING SITE CONDITIONS - LITTLE BROOK CREEK

LITTLE BROOK CREEK

Little Brook Creek is a mapped watercourse that flows in an open channel within the eastern portion of the project site. A culvert discharges the stream into the depression located along the eastern property boundary. From the culvert, the stream flows southeast before reaching a second culvert that flows beneath 33rd Avenue Northeast. The culvert directs the water southward away from the site. Eventually, Little Brook Creek outlets to the north branch of Thornton Creek.

The on-site open channel portion of Little Brook Creek is considered a Type Np water and is protected by riparian management areas (RMA) in the City of Seattle. The riparian management area extends 100 feet landward from the ordinary high water mark of the watercourse. Development within the RMA is only allowed in the limited riparian development area, which is the area more than 50 feet from the ordinary high water mark for Type Np streams. Additionally, the development proposed within the limited riparian development area cannot exceed 35 percent of the total area of the limited riparian development area



EXISTING CONDITION AROUND THE LITTLE BROOK CREEK, WITH INVASIVE VEGETATION

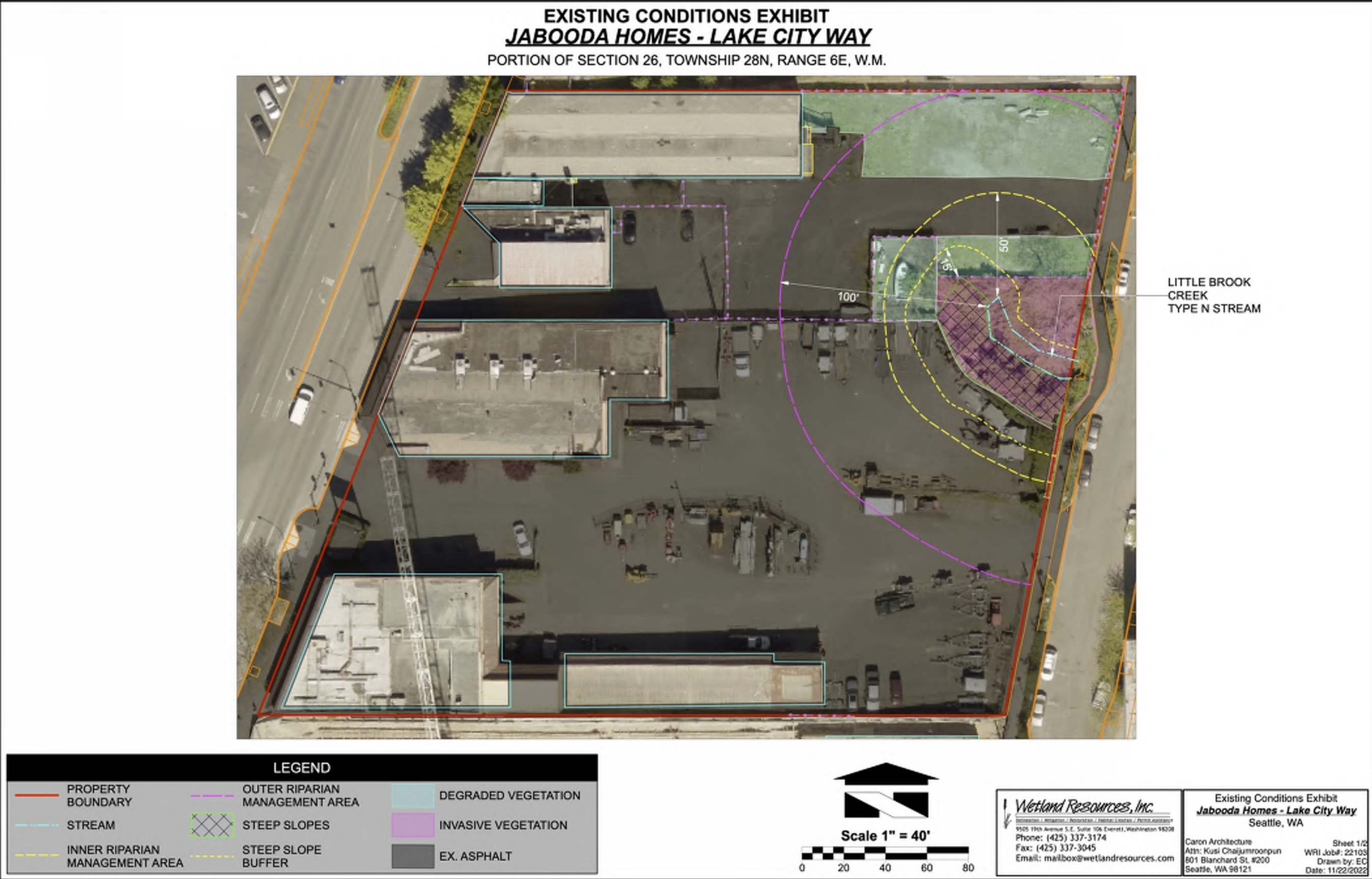
KEY

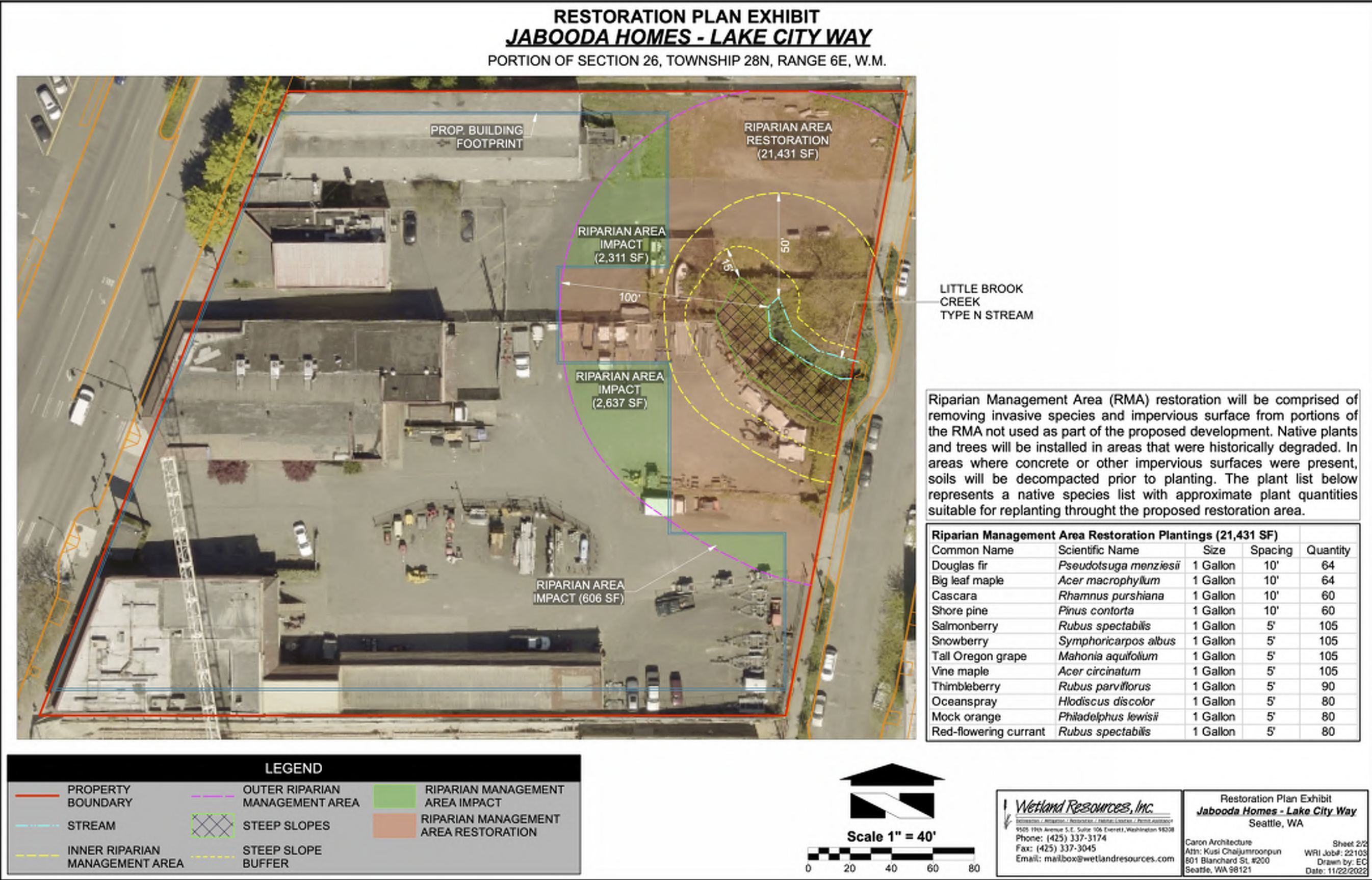
Piped stream

Daylighted stream



MAP SHOWING LITTLE BROOK CREEK AND THORNTON CREEK



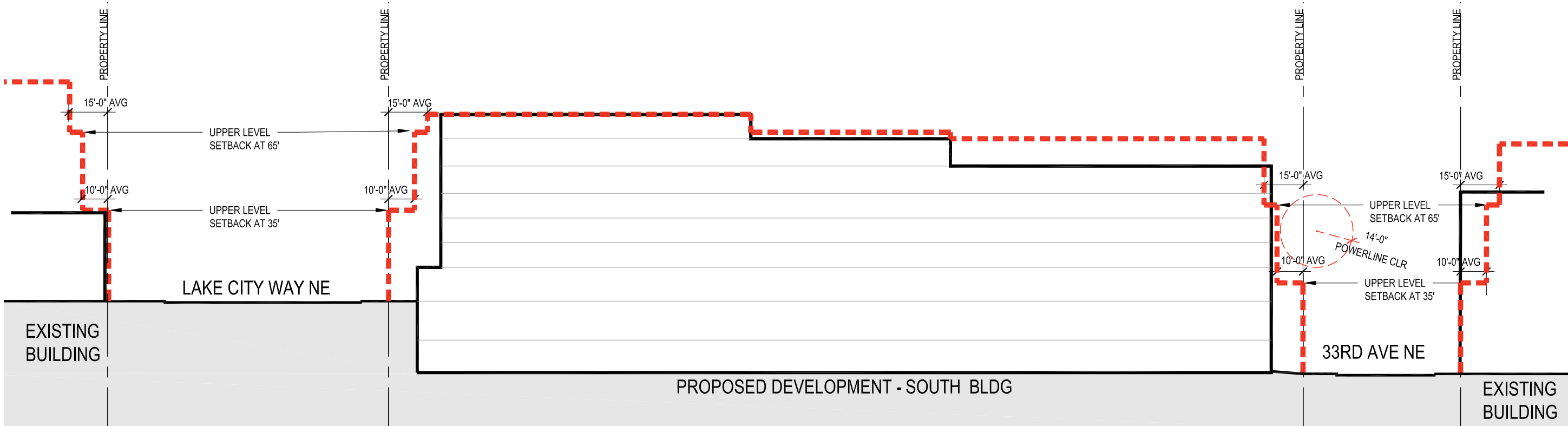
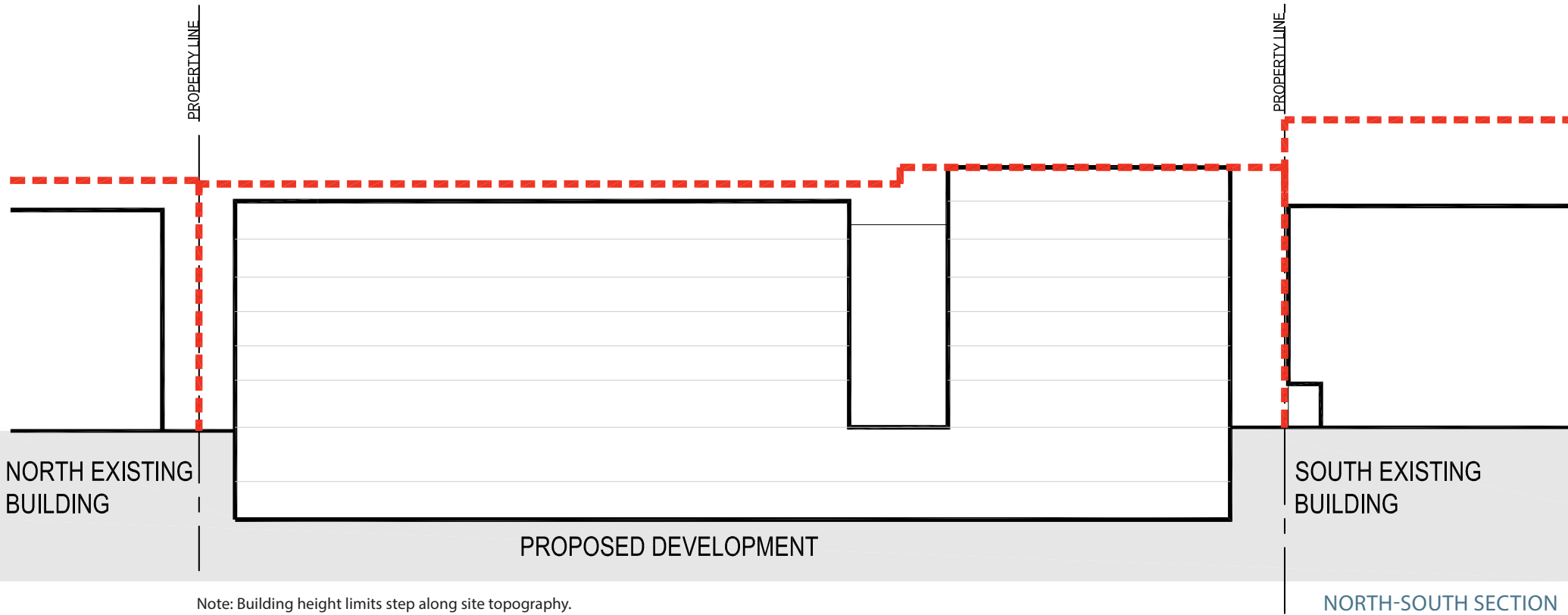


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5.0 EXISTING SITE CONDITIONS - ZONING ENVELOPE

ZONING ENVELOPE

The project site is located in NC3P-75(M) and NC3-75(M) zones. It has the same height limit, 75 feet, as neighboring properties to the north, east, and west. The south neighbor, as well as the area south of NE 127th St, has a higher height limit at 95 feet. The zoning envelope is also shaped by upper level setbacks. There is also a power line setback required along 33rd Ave NE.



- KEY
- - - PROPERTY LINE
 - - - ZONING ENVELOPE LINE

EAST-WEST SECTION

6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	REQUIREMENT		PROVIDED (PREFERRED OPTION 3)	OPTION 3
Street-level Uses	23.47A.005	C.1.a	Residential Uses may occupy, in aggregate, no more than 20 percent of street-level, street-facing façade in a pedestrian-designated zone, facing a designated principal pedestrian street.	Parcel fronts on a pedestrian-designated zone. Both north and south buildings are meeting this provision	√
Street-level Uses	23.47A.005	B	Utility uses may not abut a street-level, street-facing facade	Entry for trash pickup truck is on street-level, street-facing facade on 33rd Ave NE	√
Street-level development standards	23.47A.008	A.3	Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	A majority of building needs to set back from 33rd Ave NE due to Riparian Corridor buffer	√
		C.1	Min. of 80% of the width of a structure's street-level street-facing facade that faces a principal pedestrian street shall be occupied by uses listed in subsection 23.47A.005.D.1. The remaining 20% of the street frontage may contain other permitted uses and/or pedestrian entrances.	Parcel fronts on a pedestrian-designated zone. Both north and south buildings are meeting this provision	√
		C.5.a	Max. width and depth of a structure, or of a portion of a structure for which the limit is calculated separately according to subsection 23.47A.008.C.5.b, is 250 feet. Structure width may exceed 250 feet if the structure complies with the modulation standards in subsection 23.47A.014.D.	Both north and south buildings width and depth are meeting this provision	√
		B.3.a	Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.	Small commercial space's average and minimum depth less than code requirements	Departure requested
		D.2	The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk	No residential units are located along the street-level, street-facing facade	√
Standards applicable to specific areas	23.47A.009	E.2.a	Facade modulation requirements apply to all portions of a structure up to a height of 35 feet and located within 10 feet of a street lot line on streets designated by Map C for 23.47A.009.	Facade modulation will be provided	√
		E.2.b	Max. width of any unmodulated facade is 100 feet. Facades longer than 100 feet shall be modulated by stepping back the facade from the street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.	Facade modulation provided has less than 10' depth	Departure requested
		E.3.a	On streets designated by Map C for 23.47A.009, the maximum allowed structure width is 250 feet.	Structure width is more than 250 feet	Departure requested
		E.4.a	On streets designated by Map C for 23.47A.009, a setback with an average depth of 10 feet from abutting street lot lines is required for portions of a structure above a height of 35 feet. The maximum depth of a setback that can be used to calculate the average setback is 20 feet.	South building is set back 10' from street lot line. No setback proposed for north building	Departure requested
		E.4.b	A setback with an average depth of 15 feet from abutting street lot lines is required for portions of a structure above a height of 65 feet. The maximum depth of a setback that can be used to calculate the average setback is 25 feet.	Both north and south buildings are meeting this provision	√
Structure height	23.47A.012	C.4	The following rooftop features may extend up to 15 feet above the applicable height limit if the combined total coverage of all features gaining additional height listed in this subsection 23.47A.012.C.4 does not exceed 35 percent of the roof area: Covered or enclosed common recreation areas, stair and elevator penthouses	Enclosed common recreation area is provided on roof level	√
Setback requirements	23.47A.014	G.2	Eaves, cornices, and gutters projecting no more than 18" from the structure facade are permitted in required setback	Roof eave projecting 5 feet from facade	Departure requested
Amenity area	23.47A.024	A	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A.	Amenity areas are located at the rooftop and on ground level. Indoor amenity is also provided	√
Parking location and access	23.47A.032	A.2.a	If access is not provided from an alley and the lot abuts two or more streets, access to parking shall be from a street that is not a principal pedestrian street.	Parking access is from 33rd Ave NE which is not an arterial or pedestrian street	√
		B.2.a	Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use. This requirement does not apply to access to parking meeting the standards of subsection 23.47A.032.A.	Parking is separated from the street facades by another use	√
Development standards for fish and wildlife habitat conservation areas	25.09.200	A.3.b	Development is prohibited in the riparian management area, except as follows: 3.a. The development is in the limited riparian development area, which is the area in the riparian management area and more than 50 feet from the top of the riparian watercourse bank for Type Np and Ns waters; 3.c Development does not exceed 35 percent of the total area of the limited riparian development area	Development does not exceed 35% of the total area of the limited riparian development area	√

8.0 ITEMIZED RESPONSE TO DESIGN GUIDELINES

CS1 – NATURAL SYSTEMS AND SITE FEATURES

II. LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

ARCHITECT RESPONSE:
The proposed design preserves and wraps around the area where Little Brook Creek daylights along 33rd Ave NE. The sitting of the structures takes advantage of this feature with the restoration area building up from creek edge to the building at level P1, see Figure 1.

CS2 – URBAN PATTERN AND FORM

III. HEIGHT, BULK AND SCALE COMPATIBILITY

ARCHITECT RESPONSE:

- This is a thru-block site between Lake City Way NE and 33rd Ave NE with large multifamily projects on either side. It is an area with services along a major arterial, served by mass transit. The development adds much needed housing to the area and provides more residential density.
- The proposed site plan includes two buildings separated by a central courtyard. This breaks up the façade massing and bulk while maintaining the urban edge along Lake City Way NE, see site plan on page 6.
- The building extending from Lake City Way NE to 33rd Ave NE steps down to reflect the height difference between the two streets.
- The south lot line is adjacent to the 95’ zone while the north is adjacent to the 75’ zone. To respond to this zone transition, the design features a higher structure adjacent to the south neighbor and a lower structure adjacent to the north neighbor.

PL1 – CONNECTIVITY

II. HUMAN ACTIVITY, III. PEDESTRIAN OPEN SPACES AND ENTRANCES

ARCHITECT RESPONSE:

- A generous open space is provided along Lake City Way NE. This space will enliven the public realm and provide an opportunity for outdoor seating for the commercial spaces, see Figure 2.
- A restoration area around the creek adjacent to 33rd Ave NE will be provided. This area will add green open space to the street, enhancing its residential character, see landscape plan on page 46 & figure 1.
- The site sits in the middle of a large city block. There is currently a mid-block connection along the south property line which the proposal will expand by providing a 10’ wide setback. This mid-block connection will be enhanced with landscape & hardscape, lighting, and artwork, see midblock connection pages 32-33 & lighting plan on page 86.

PL2 – WALKABILITY

I. PEDESTRIAN OPEN SPACES AND ENTRANCES

ARCHITECT RESPONSE:
Commercial spaces are located along Lake City Way NE and partially set back 10’ from the widened sidewalk providing ample room for public space and amenities such as benches and street trees. The commercial spaces turn inward at the entry plaza, providing a vibrant public space off Lake City Way, see figure 2 & level 1 floor plan on page 38.

PL3 – STREET-LEVEL INTERACTION

II. HUMAN ACTIVITY

ARCHITECT RESPONSE:
The proposal includes a corner residential lobby entry off 33rd Avenue NE, with a view to the restoration area around the Little Brook Creek. The creek and the surrounding landscaped area, along with existing mature trees on site and street trees, create a pedestrian-friendly environment for residents and visitors, see figure 1 & figure 8 on page 26.



Figure 1: Residential entry on 33rd Ave NE and restoration area around the Little Brook Creek. The lookout at the central courtyard is on the right.



Figure 2: Entry plaza on Lake City Way. Glass vestibule visually connects the plaza to central courtyard.

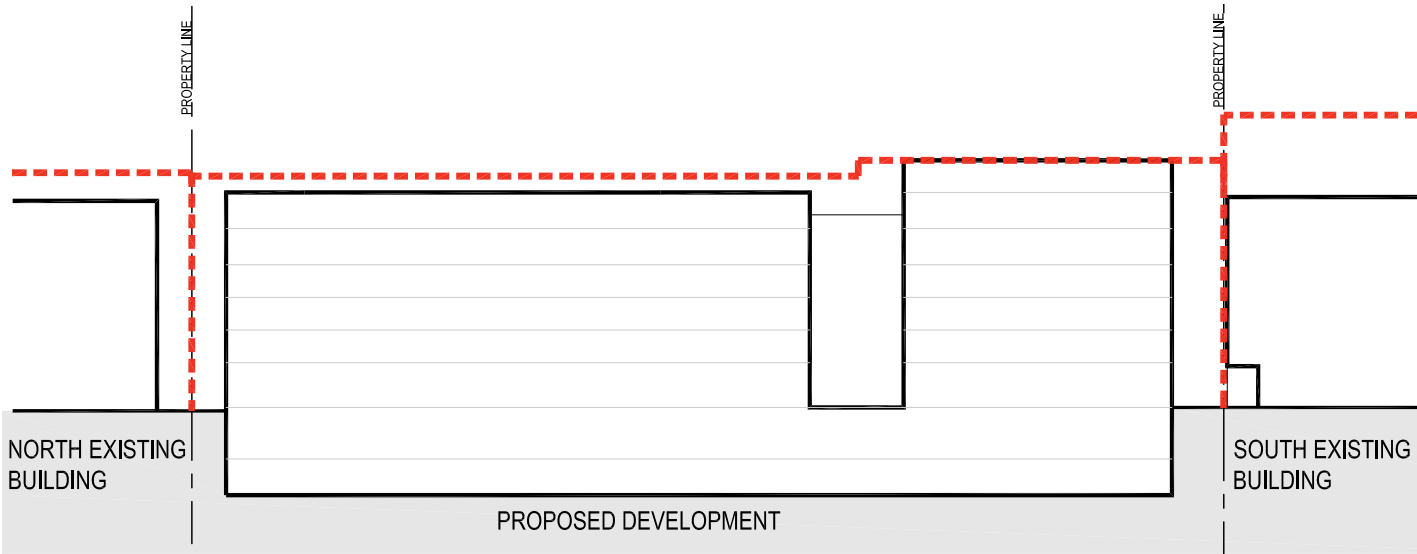


Figure 3: Zone transition. The proposed development has the 7-story portion at the SW corner of the site adjacent to the 95’ height limit zone. The 6-story building is proposed along the north property line to keep the scale consistent with that of the neighboring building.

8.0 ITEMIZED RESPONSE TO DESIGN GUIDELINES

DC1 – PROJECT USES AND ACTIVITIES

II. LOCATION OF PARKING ON COMMERCIAL STREET FRONTS

ARCHITECT RESPONSE:
Two levels of underground parking are provided with plaza and terraced areas on top. A curb cut on 33rd Ave NE provides access to the parking garage and incorporates the trash room and loading access. This minimizes the utility and garage access space along 33rd Ave NE and leaves much of the streetscape as landscaping, residential lobby, units, and amenity rooms, see P2 & P1 floor plans on page 36-37 & figure 1 page 22.

DC2 – ARCHITECTURAL CONCEPT

II. HUMAN SCALE

ARCHITECT RESPONSE:
Ground-level commercial spaces along Lake city Way NE will be differentiated from other parts of the building with material change, canopies, and more glazing areas. Same for the lobby entrance along 33rd Ave NE. The commercial space is designed to be flexible for multi-tenant occupancy, creating diversity on the street level, see figures 1 & 2 on page 22.

DC3 – OPEN SPACE CONCEPT

II. LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

ARCHITECT RESPONSE:
The daylight area around the Little Brook Creek will be restored with new plants and trees. Existing large trees next to the creek will be preserved, see landscape plan on page 46.

III. LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

ARCHITECT RESPONSE:
New landscaping will be provided throughout the site, intermixed between hardscape and vegetation. Landscape lighting will be provided where appropriate. The existing trees by the creek will be preserved, see landscape plan on pages 46-52 & lighting plans on page 86-87.

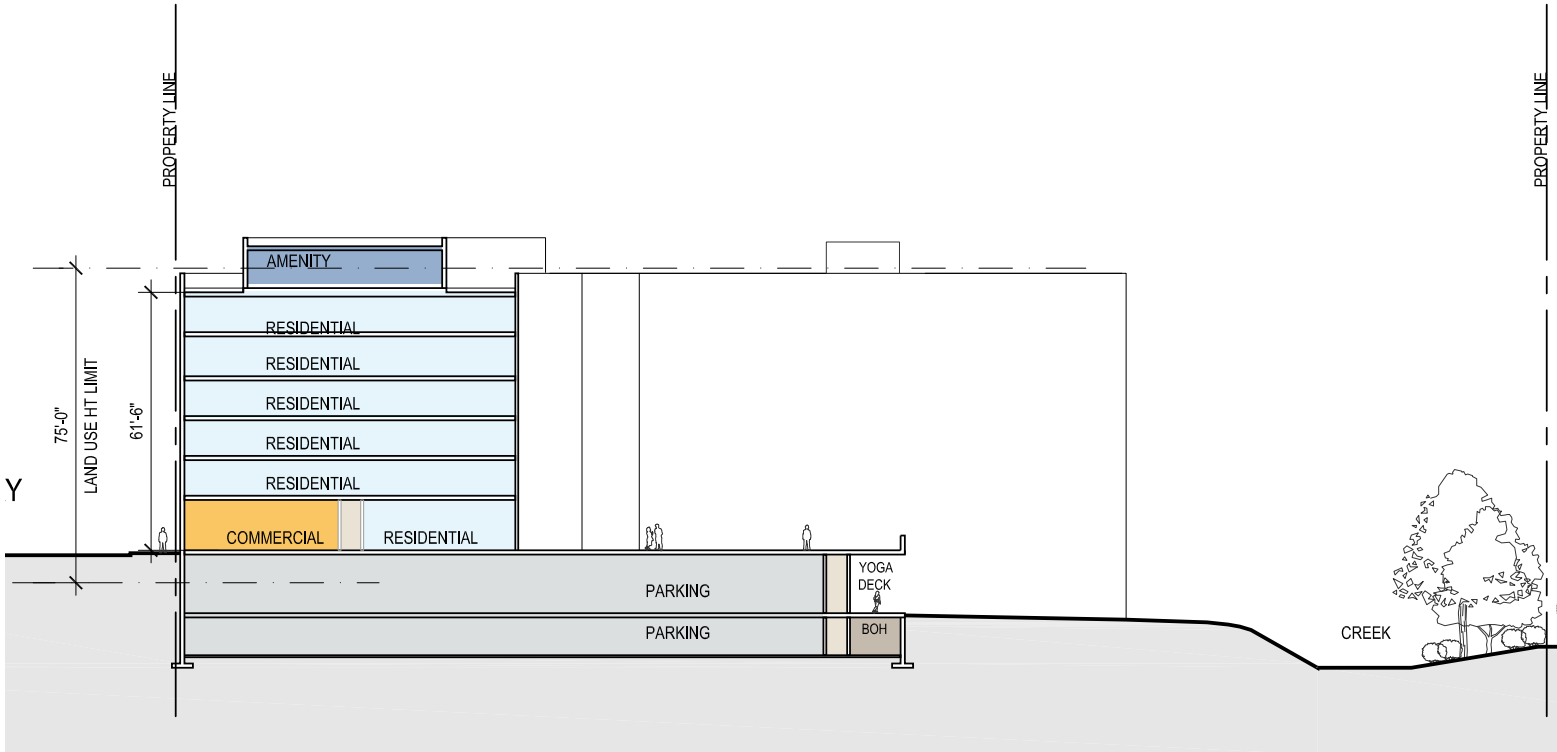
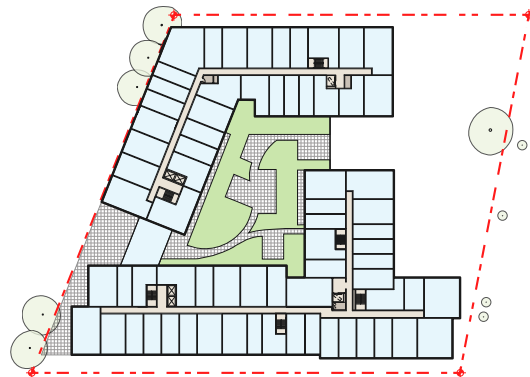
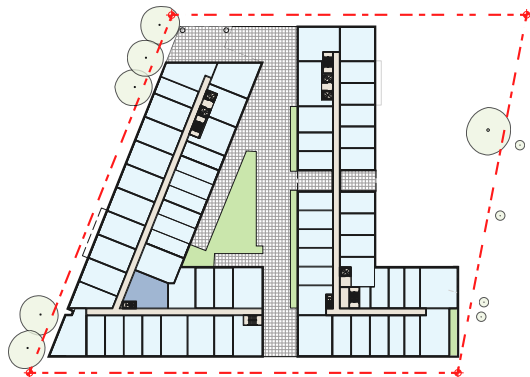
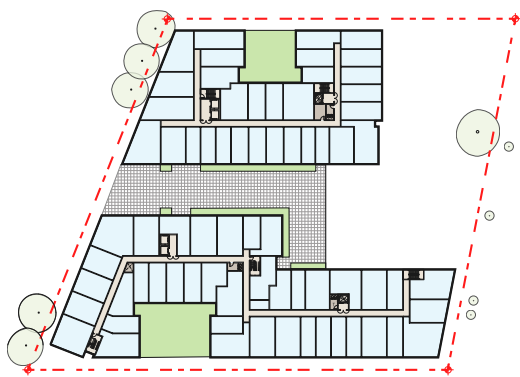


Figure 4: Section through central courtyard down to the Little Brook Creek. The creek and surrounding area will be mitigated and enhanced, providing views for residents and passerbys. The project team is working closely with SDCI ECA Group to create an appropriate restoration plan for this area.



Figure 5: Elevation and Section showing mid-block connection. This passageway will be animated with mural arts on the wall, multiple types of lighting, planters, and Juliette balconies. Accessible slopes and landings will be provided along the route from Lake City Way to 33rd Ave NE.

8.0 PROJECT DESIGN HISTORY



	Option 1	Option 2	Option 3 (Preferred)	Option 3 - Developed
CONCEPT:	LINEAR PATH	COURTYARD	MEANDERING PATH	MEANDERING PATH
# UNITS:	402	403	404	410
INDOOR AMENITY AREA:	10,115 SF	10,500 SF	10,100 SF	6,936 SF
OUTDOOR AMENITY AREA:	16,500 SF	17,000 SF	19,000 SF	17,874 SF
COMMERCIAL RETAIL SF:	8,800 SF	7,750 SF	7,600 SF	7,344 SF
PARKING STALLS:	285 STALLS	261 STALLS	268 STALLS	271 STALLS
BIKE STALLS:	430 STALLS	430 STALLS	430 STALLS	400 STALLS
FAR SF:	345,686 SF	346,592 SF	354,567 SF	327,443 SF
OPPORTUNITIES:	<ul style="list-style-type: none">Central courtyard provides an east-west view corridorTwo building separated by open space reduces mass along Lake City Way and provides semi or partial public space.Large private courtyards facing adjacent properties offer ample landscape space between structures	<ul style="list-style-type: none">Strong urban edge and large continuous commercial space along Lake City WayNW covered plaza provides relief from neighbor and draw people into development and residential lobbiesInner courtyard and north-south through site connection create views and break between structuresResidential units at grade face 33rd Ave NE and restored creek area.	<ul style="list-style-type: none">Entry plaza, flanked by retail space leads to residential lobbies, breaks up mass along Lake City WayInterior landscaped courtyard provides good separation of buildings and meandering route through the site.Two large commercial spaces along Lake City Way.Residential units at grade face 33rd Ave NE and restored area around creek6-story structure with a smaller 7th floor on south building reduces mass	<ul style="list-style-type: none">Entry plaza, flanked by retail space leads to residential lobbies, breaks up mass along Lake City WayInterior landscaped courtyard provides good separation of buildings and meandering route through the site.Two large commercial spaces along Lake City Way.Residential units at grade face 33rd Ave NE and restored area around creek6-story structure with a smaller 7th floor on south building reduces mass
CONSTRAINTS:	<ul style="list-style-type: none">Many units directly facing adjacent properties	<ul style="list-style-type: none">Large 7-story mass along Lake City WayResidential lobbies set back from street	<ul style="list-style-type: none">Many units directly facing adjacent properties	<ul style="list-style-type: none">Many units directly facing adjacent properties

8.0 ITEMIZED RESPONSE TO EDG

COMMENTS 1 | CONTEXT ANALYSIS

The board appreciated the study provided of the neighborhood and larger project surrounding. However, moving forward, the board would like to see additional clarification on the adjacent conditions to the Immediate north and south. (CS2 urban pattern and form)

ARCHITECT RESPONSE:

The adjacent neighbor study is provided on pages 28-31.

COMMENTS 2 | MASSING OPTIONS

The board appreciated the 3 distinct massing options, and agreed with the applicant that the preferred massing option 3 was the most successful massing in terms of creating a strong street edge and entry plaza along Lake City Way NE; responding to the creek and riparian corridor; reducing the height, bulk, and scale of the massing by pulling back at the upper levels along lake city way ne; and stepping of the south building to respond to the topography. Moving forward, the board provided the following guidance:

COMMENTS 2.A

Further clarify and refine the north and south building edges to better respond to the midblock connector perhaps through secondary articulation, such as juliette balconies. In addition, more justification is needed to support the lack of modulation along the north and south facades. Further clarify how this is an appropriate massing response or explore additional relief along these edges.

ARCHITECT RESPONSE:

The north and south facades have been further refined as following:

-For both facades, modulation has been provided with building recess and overhang. Different facade treatments have been strategically applied to provide diversity and break down the scale. The use of different materials, as well as the fenestration pattern, accentuates facade modulation.

-For south facade, a large recess is introduced to effectively break up the facade length and provide additional relief. Juliet balconies and level 1 canopies provide visual interest. See elevations on pages 55 & 57, and midblock connection pages 32-33.

COMMENTS 2.B

Further improve the legibility of the main residential entrance along Lake City Way NE.

ARCHITECT RESPONSE:

The main residential entrance along Lake City Way NE is provided at the central glass vestibule, connecting both buildings. Its lightness and airy feel, with the view of courtyard beyond, signifies the main entrance. The decal signage will also clarify the entry. The landscaping at the entry plaza will reinforce this area as the main residential entry. See figure 2 on page 22 and main entry perspective page 65.

COMMENTS 2.C

Explore creating a connection between the midblock connector and courtyard similar to the connector presented in option 2.

ARCHITECT RESPONSE:

Based on public comments received through the neighborhood outreach, as well as conversations with neighbors during the site visits, safety is a real concern in this neighborhood. The issues range from homeless encampment at the intersection of NE 130th ST& 33rd Ave NE to questionable activities along 33rd Ave NE. With these situations present, the design places emphasis on providing eyes on streets and along midblock connection, as well as creating safe walking environment, while providing security and safety to future residents. Even though the connection between the midblock connection and courtyard is not provided, the midblock connection has been enhanced to ensure pleasant experience and safe walking environment along the route. See midblock connection pages 32-33 & lighting plan on page 86.

Additionally, by providing a connection between the midblock connector and courtyard similar to the connector presented in option 2, the development potential of the site will be further reduced which would render the project infeasible. Please see response to 3C for details on midblock connection enhancement.

8.0 ITEMIZED RESPONSE TO EDG

COMMENTS 2.D

Continue to refine how the 33rd Ave NE fronting facades respond to the open space and utilize secondary articulation to further mitigate height, bulk, and scale. (CS1-C topography, cs1-Dplants and habitat, CS1-E water, CS1-I responding to site characteristics, CS2-B-1 site characteristics, CS2-B-2 connection to the street, PL1-II-IV open space network, PL3-A entries, DC2-A massing, DC2-C secondary architectural features)

ARCHITECT RESPONSE:

-The first design decision is to have the natural area along 33rd Ave NE be a main focus along this street, with the building humbly staying in the background. This is reflected in the choice of materials and colors used. The earthtone palette blends the building into this natural area.

-Roof overhang, juliet balconies, full balconies, and decks, as well as wood siding on ground level, enrich this facade. The proposed walking trail and benches add texture and liveliness to the area. See figure 8, figure 1 on page 22, renderings on pages 70-76 & landscape plan on page 46.

COMMENTS 3 | STREET-LEVEL AND PEDESTRIAN EXPERIENCE

Overall, the board was supportive of the street-level design including the commercial street edge along Lake City Way NE, secondary lobby fronting 33rd Ave NE, and midblock connector. Moving forward, the board provided the following guidance:

COMMENTS 3.A

Further enhance the legibility of the entry on Lake City Way NE.

ARCHITECT RESPONSE:

The main residential entrance along Lake City Way NE. is provided at the central glass vestibule, connecting both buildings. Its lightness and airy feel, with the view of courtyard beyond, signifies the main entrance. During the night time, this vestibule will glow, further accentuating the entry area. The signage decal will also be provided on the glazing. The landscaping at the entry plaza will reinforce this area as the main residential. The commercial entries are signified by canopies, different material siding, and outdoor seating area for some of the spaces. See figure 8, figure 1 on page 22, elevations on pages 54 & 56 & signage inspiration for each lobby on page 88.

COMMENTS 3.B

Continue to refine and clarify how the secondary lobby facing 33rd Avenue NE and vehicular entry will be distinguished and reconciled.

ARCHITECT RESPONSE:

The 33rd Ave NE lobby occupies a two-story volume which is reflected in the tall glazing that envelopes the space. The exterior is clad with wood material, to differentiate itself from the garage entry to the south. The canopy and signage completes the inviting entry adjacent to the natural area. The lobby is recessed from the main wall on which the garage door is located, further distinguishing the lobby from the vehicular entry. See figure 8 and floor plan on page 36.

COMMENTS 3.C

Continue to develop the midblock connector taking into consideration safety, lighting, activation, and connection to the courtyard. (PI3-A entries, DC1 project uses and activities, DC4-C lighting)

ARCHITECT RESPONSE:

The midblock connection has been enhanced by:

-A large recess is introduced on the south facade to break up the length, providing a relief. The north wall of this recess is a glazed corridor wall which will be lit at all time. In addition to breaking up a facade, this gesture provides added lighting in this area.

-Adjacent to the above-mentioned recess, an amenity room, with ample glazing, is located along the midblock connection, providing eyes, activities, and liveliness.

-Facade modulation is introduced throughout this south facade. This is enhanced by diversity of wall finishes, including textured concrete, wood material, glass, and mural.

-Secondary architectural elements, such as juliet balconies, canopies, lighting, and mural are proposed on this facade to add visual interest and enliven the pathway.

-At the sw corner commercial space on Lake City Way NE, the wall is angled to invitingly open up to the midblock connection. The commercial space is recessed to provide outdoor seating, allowing the spillage between indoor and outdoor to animate the area. See midblock connection pages 32-33 & floor plan on page 38.



Figure 6: This perspective illustrates the use of different types of planting, art and an amenity space to activate the midblock connection.



Figure 7: This perspective illustrates the use of different types of planting, art and an amenity space to activate the midblock connection.



Figure 8: The perspective above illustrates the 33rd Ave NE secondary lobby. Material, in combination with signage and a canopy creates a clear, distinct entry. Planting and bicycle racks provide a buffer from the vehicular entry and the pedestrian entry.

8.0 ITEMIZED RESPONSE TO EDG

COMMENTS 4 | LANDSCAPE

Overall, the board was supportive of the design direction and concept including integration of the Riparian corridor and creek into the landscape plan with trails and open space fronting 33rd Ave NE, as well as the design of the entry plaza and interior courtyard. The board supported the varying scales of open space that are integrated into the project. Moving forward the board provided the following guidance:

COMMENTS 4.A

Study how the interior courtyard could connect to the riparian corridor open space with stairs or elevator.

ARCHITECT RESPONSE:

An exterior stair connecting the interior courtyard to the riparian corridor open space has been added. Please see Figures 9-11 & floor plans on pages 37-38.

COMMENTS 4.B

Continue to development and refine the overall circulation plan, looking at how the interior courtyard, internal circulation, midblock connector, and riparian open space connect.

ARCHITECT RESPONSE:

The open spaces provided are connected visually and physically. The glass vestibule allows view into courtyard while a lookout at the courtyard provides view down to the natural area. The courtyard, yoga deck, and natural area are connected via an exterior stair. The flow of circulation reflects the key features of the site context, from the NE 127th ST axis to the Little Brook Creek. Multiple accesses to the courtyard are provided from both buildings. See site plan on page 6, floor plans on pages 36-38, as well as renderings on pages 65 & 66 and 73-74.

COMMENTS 4.C

The board strongly encouraged and supported daylighting more of the subsurface creek if feasible and requested more information regarding the feasibility of this at the recommendation phase. (PI1-a network of open spaces, cs1-i vegetated setbacks, cs1-iii landscape design to address special site conditions, dc3-a-1 interior/exterior fit)

ARCHITECT RESPONSE:

Daylighting more of the subsurface creek is infeasible. A memo re: daylighting the creek from an ecologist and civil engineer was included in the appendix pages 98-99.

COMMENTS 4 | PHASING

The board was concerned with phasing the project into two buildings as this could have significant impacts to the both the street edges and midblock connector. At the recommendation phase, the board requested additional information clarifying phase i with plans and renderings. (Cs2-b-2 connection to the street)

ARCHITECT RESPONSE:

The project will be built in one phase, with north building finished approximately 8 months after south building.

DEVELOPMENT STANDARD DEPARTURES

The board’s recommendation on the requested departure will be based on the departure’s potential to help the project better meet these design guideline priorities and achieve a better overall project design than could be achieved without the departure. The board’s recommendation will be reserved until the final board meeting. At the time of the early design guidance meeting, the following departure was requested for massing option 3: 1. Upper-level setbacks (SMC 23.47a.009.E.4): The code requires a 10’ average setback from abutting street lot lines for portions of the structure above 35’ in height and a 15’ average setback above 65’. The applicant proposes no upper-level setbacks above a height of 35’ for the north building (0’ average).

The board indicated preliminary support for the requested departure, granted that the guidance regarding further analysis of the north and south adjacency conditions is resolved and the north and south facades are further developed to provide greater relief. (CS1-I responding to site characteristics, CS2-B-1 site characteristics, CS2-D height, bulk, and scale)

ARCHITECT RESPONSE:

After the EDG meeting, through design development and clarification/confirmation from SDCI code officials, 4 additional departures are required. Please see page 91-95 for departure requests and exhibits.



Figure 9: The perspective above illustrates where the stair connects the yoga deck to the courtyard level. A perforated metal gate provides security for tenants.



Figure 10: The perspective above illustrates the interior of the stair to the yoga deck.



Figure 11: Metal folded stair inspiration image

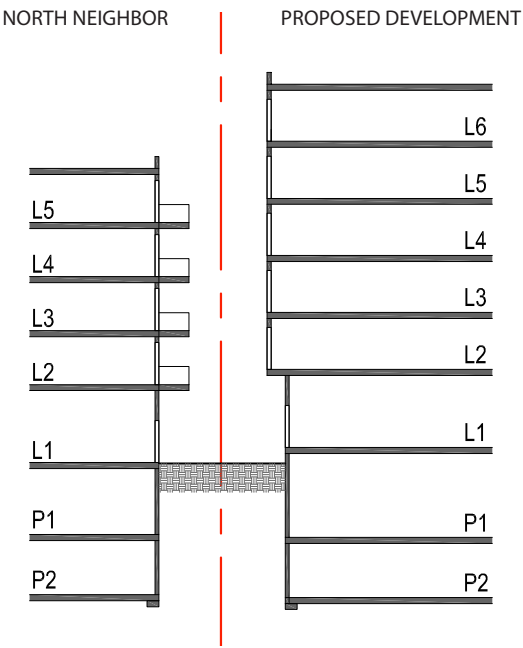
8.0 ITEMIZED RESPONSE TO EDG: ADJACENT NEIGHBOR CONDITIONS (NORTH NEIGHBOR)

NORTH NEIGHBOR STUDY

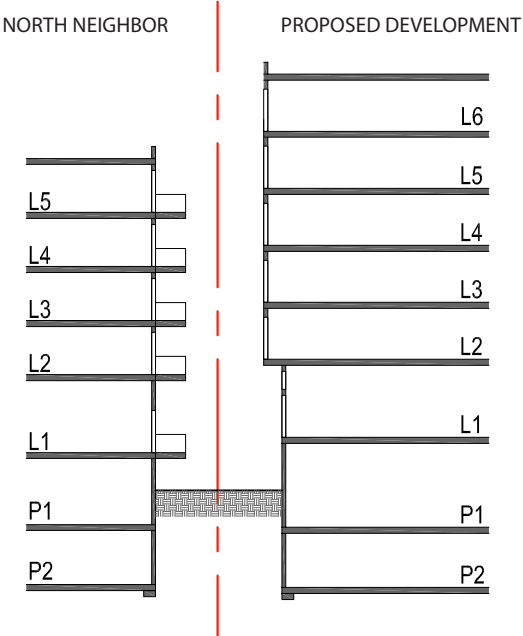
Solara is an existing mixed-use building north of the development site. It's a six-story building with unit windows and balconies facing it's south lot line. Based on the on-site visual observation, as well as recorded documents provided by SDCI Microfilm Library, the study was done to illustrate the relationship between the Solara apartment and the proposed development. Please see drawings shown on this page and the following page.



NORTH NEIGHBOR'S SOUTH FACADE SEEN FROM THE DEVELOPMENT SITE



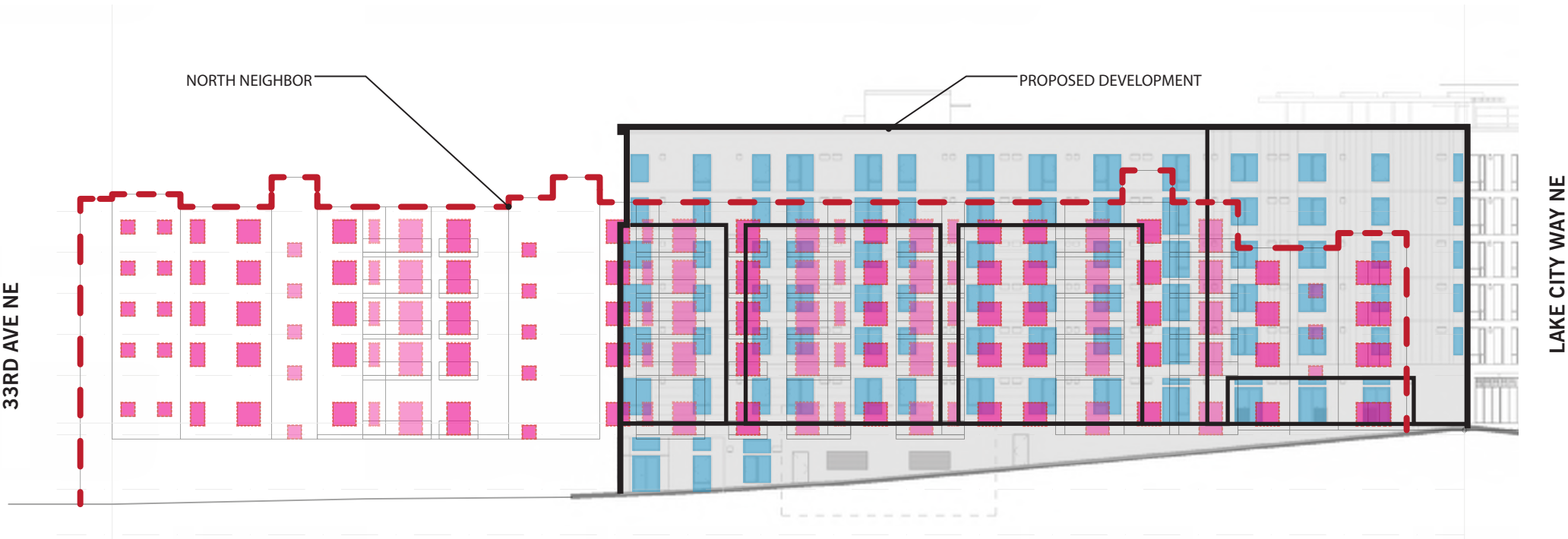
SECTION 1



SECTION 2

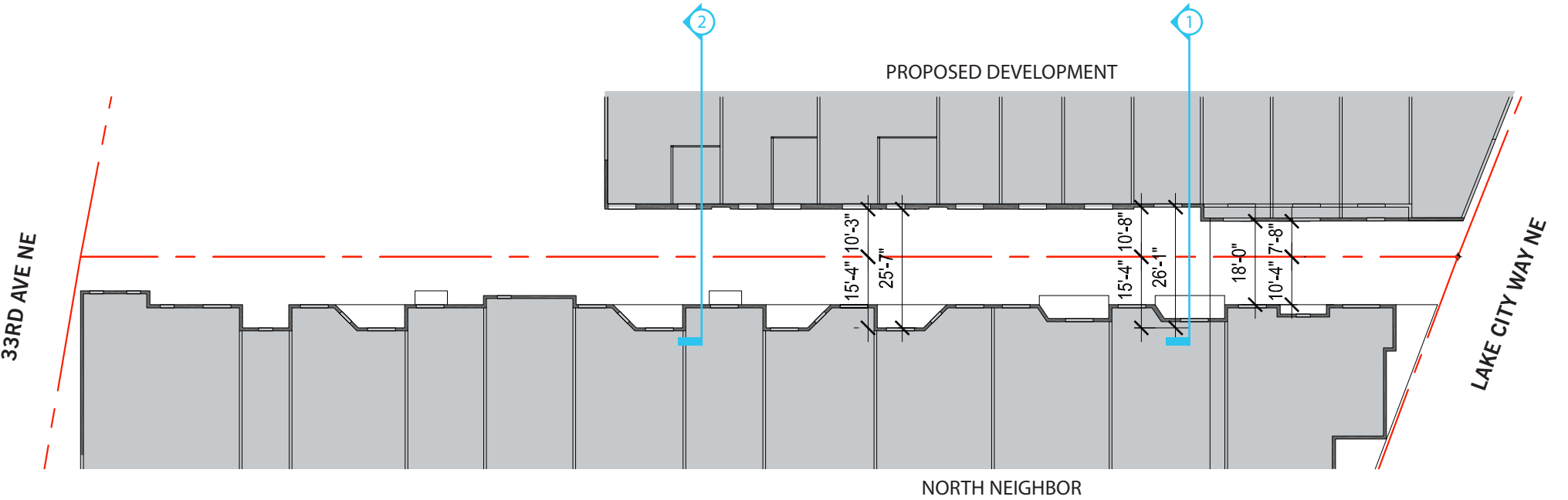
8.0 ITEMIZED RESPONSE TO EDG: ADJACENT NEIGHBOR CONDITIONS (NORTH NEIGHBOR)

The length of the proposed development's facade is less than 2/3 of that of the north neighbor's. Due to the different floor heights and window placements, the windows of both properties are not directly facing one another. The proposed development's facade utilizes modulation to provide relief for adjacent neighbors and to prevent a flat facade.



NOTE: THE DARK-PINK COLOR INDICATES NEIGHBOR WINDOWS THAT ARE CLOSER AND THE LIGHT-PINK COLOR INDICATES THE FARTHER WINDOWS

PROPOSED DEVELOPMENT AND NORTH NEIGHBOR BUILDING



PROPOSED DEVELOPMENT AND NORTH NEIGHBOR BUILDING

8.0 ITEMIZED RESPONSE TO EDG: ADJACENT NEIGHBOR CONDITIONS (SOUTH NEIGHBOR)

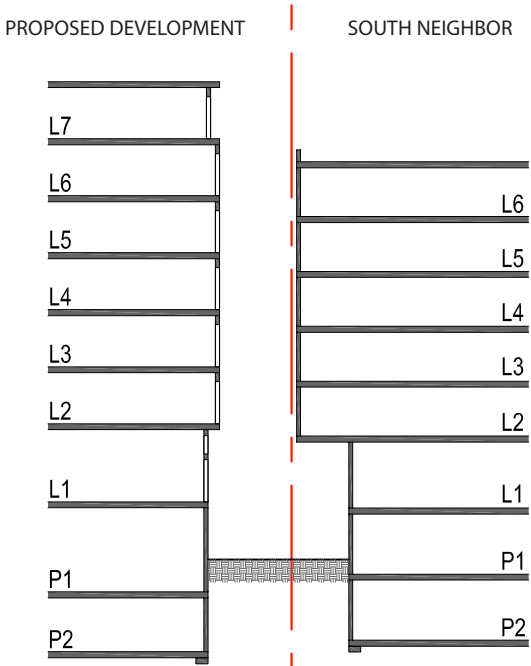
SOUTH NEIGHBOR STUDY

Polaris is a new 6-story mixed-use building south of the development site. It has just been completed recently. Based on the on-site visual observation, as well as recorded documents available on the SDCI website, the study was done to illustrate the relationship between the Polaris building and the proposed development. Please see drawings shown on this page and the following page.

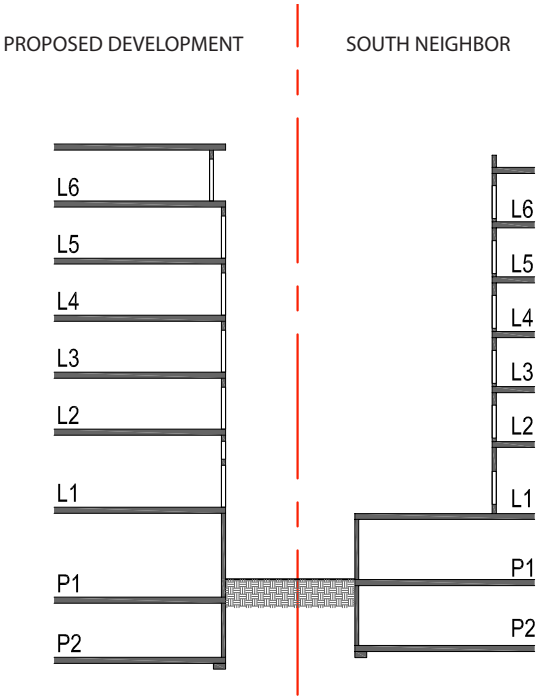
As shown in the photos and elevations, the south neighbor’s facades that are up against the lot line do not have windows. Their only windows that are close to the lot line are the corridor windows, and the closest unit windows are approximately 56’ from the proposed development’s facade. With this separation distance, the privacy for both buildings residents are maintained. The proposed development’s facade also utilizes modulation to provide relief for adjacent neighbors and to prevent a flat facade.



SOUTH NEIGHBOR'S NORTH FACADE SEEN FROM THE DEVELOPMENT SITE

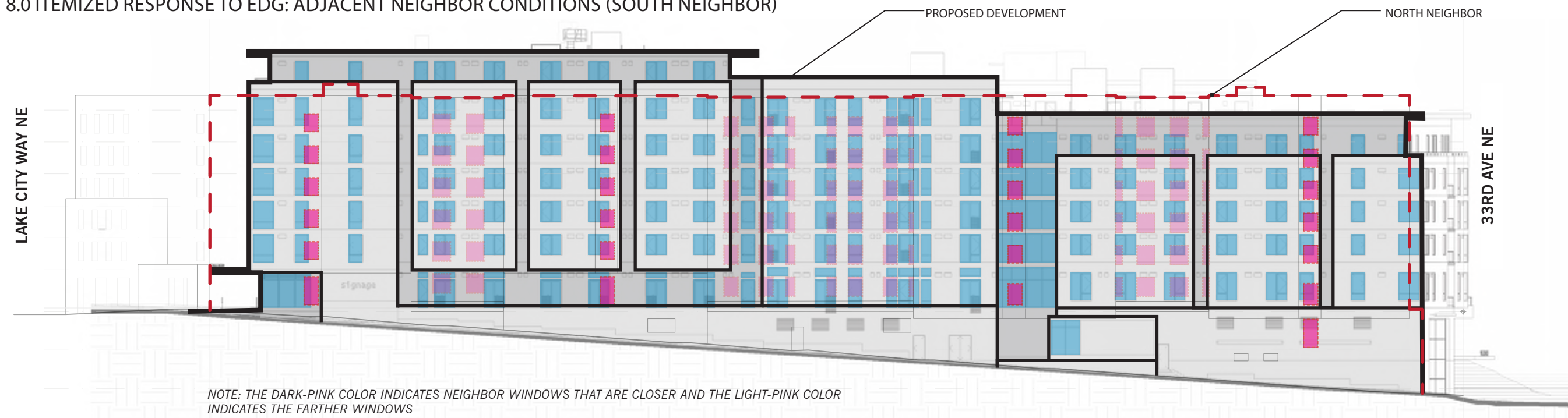


SECTION 3

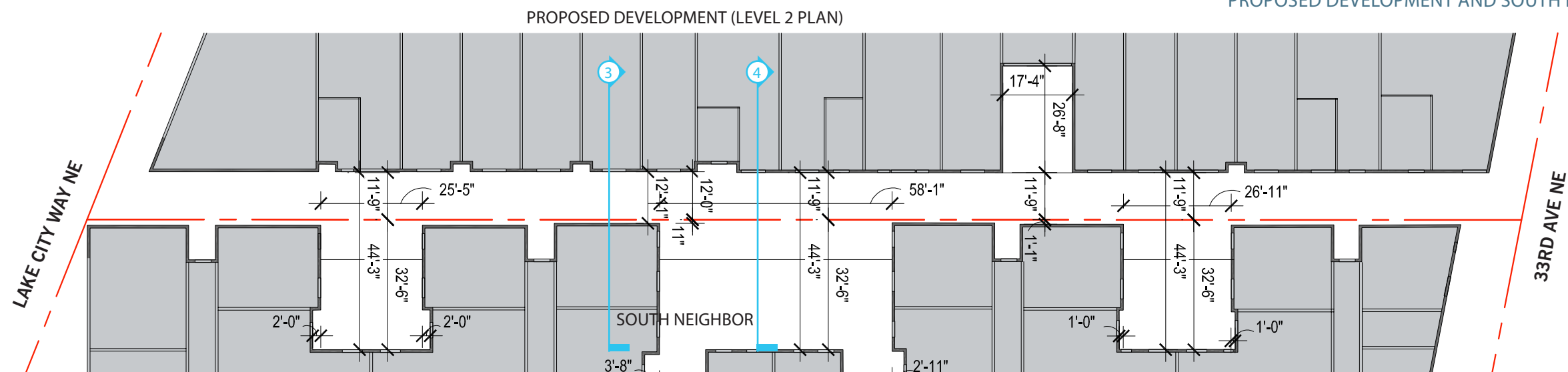


SECTION 4

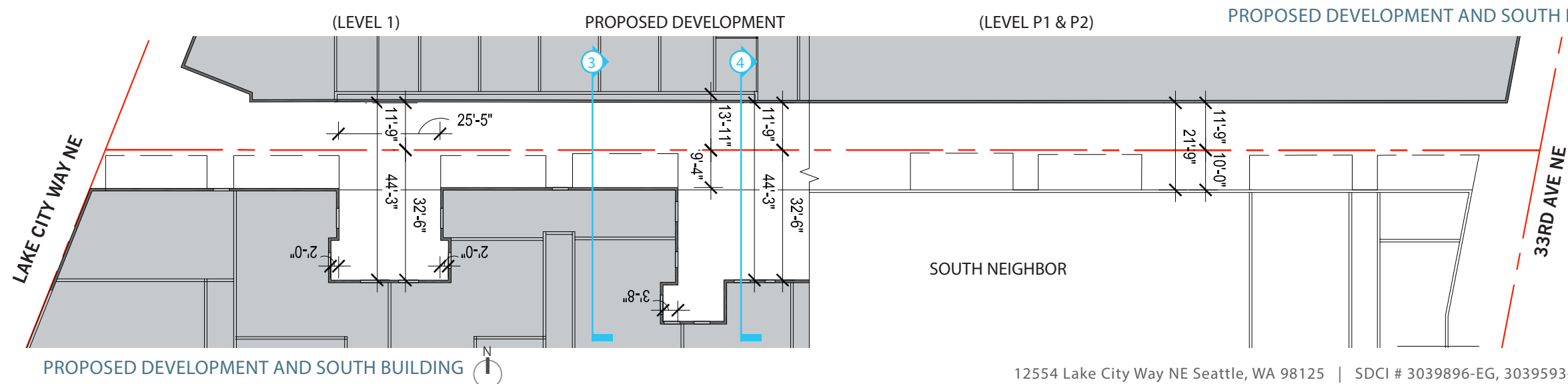
8.0 ITEMIZED RESPONSE TO EDG: ADJACENT NEIGHBOR CONDITIONS (SOUTH NEIGHBOR)



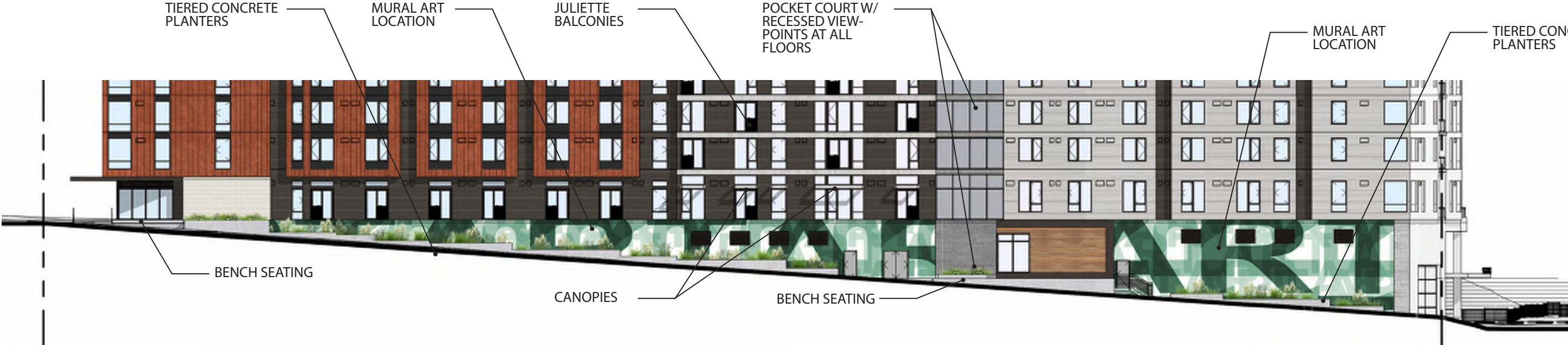
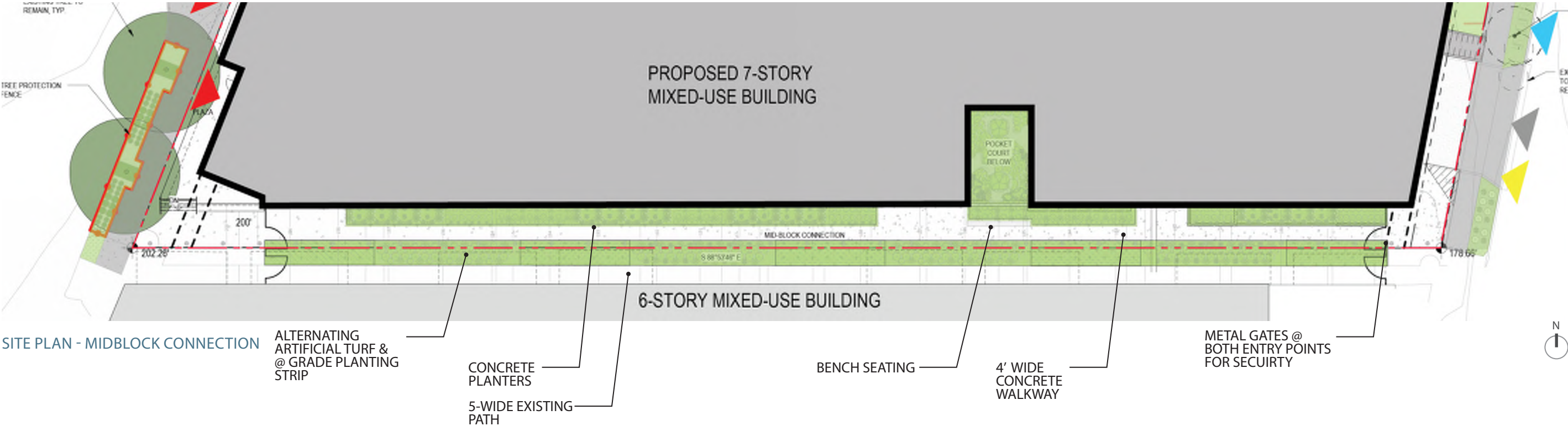
PROPOSED DEVELOPMENT AND SOUTH BUILDING



PROPOSED DEVELOPMENT AND SOUTH BUILDING



8.0 ITEMIZED RESPONSE TO EDG: MIDBLOCK CONNECTION



8.0 ITEMIZED RESPONSE TO EDG: MIDBLOCK CONNECTION



View from Lake City Way NE Looking East @ Midblock Connection: Perforated metal fence and gates allow for transparency and security. Passerbys can observe users walking down the midblock connection.



View form Midblock Connection Looking Northeast @ Lounge: At the midpoint of the midblock connection, a glazed amenity lounge is placed to provide additional lighting and pederstian presence. A bench along the pocket court provides a relief space for users.



View from Midblock Connection Looking Northwest @ Lounge: Concrete planters are paired with alternating artificial truff and at grade planting to soften the midblock connections. A proposed mural is with linear lighting at top of wall combined with bollard lights and the interior lighting of the amenity lounge will create a well lit area.



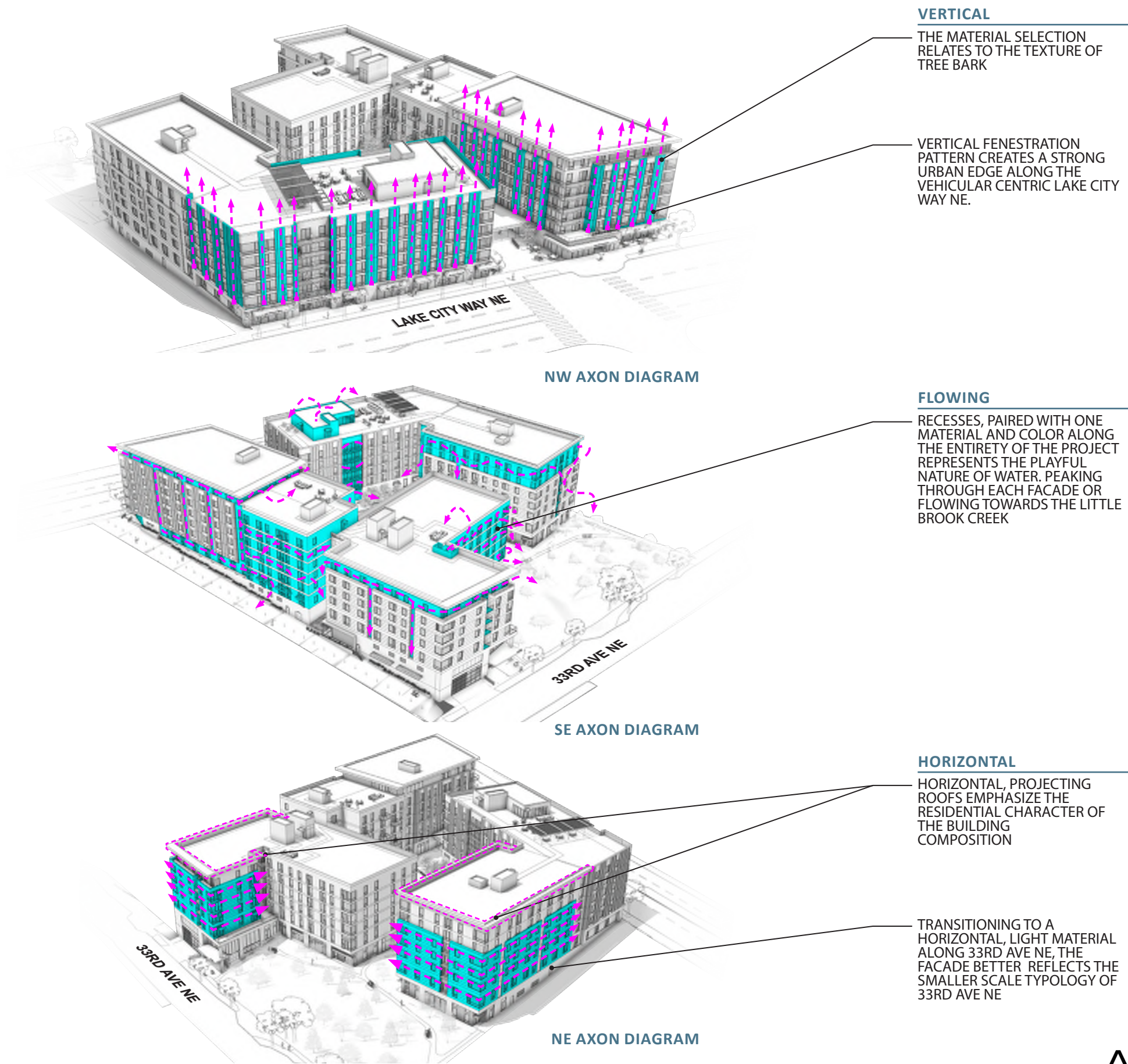
View from 33rd AVE NE Looking West @ Midblock Connection: Perforated metal fence and gates allow for transparency and security. Passerbys can observe users walking down the midblock connection.

C O N C E P T

NATURE INSPIRED, THIS PROJECT SOUGHT OUT TO RELATE THE DESIGN OF THE BUILDING TO THE LITTLE BROOK STREAM AREA THAT WAS ON THIS PARTICULAR SITE. NATURAL FEATURES AT THE STREAM AREA WERE DISTILLED INTO (3) FACADE DESIGN CONCEPTS. THE FIRST BEING INSPIRED BY THE VERTICAL COMPOSITION OF THE TREES. THE SECOND WAS INSPIRED BY THE HORIZONTAL, LOW-LYING CHARACTERISTICS OF THE PLANT UNDERGROWTH. THIRDLY, IS WHAT TIES THEM TOGETHER, BEING THE FLOWING NATURE OF THE STREAM ITSELF.

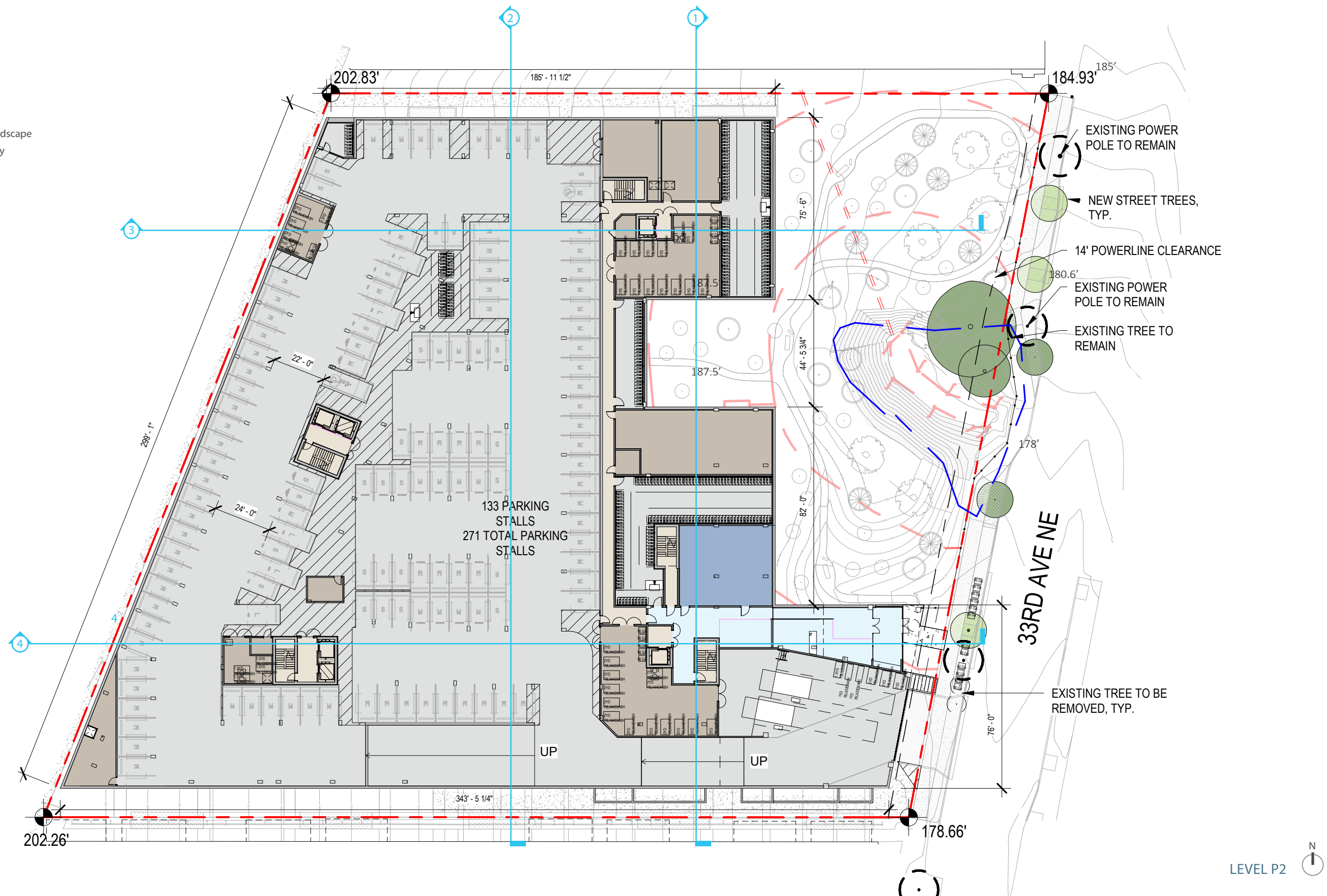


8.0 DESIGN CONCEPT - EXTERIOR FACADE



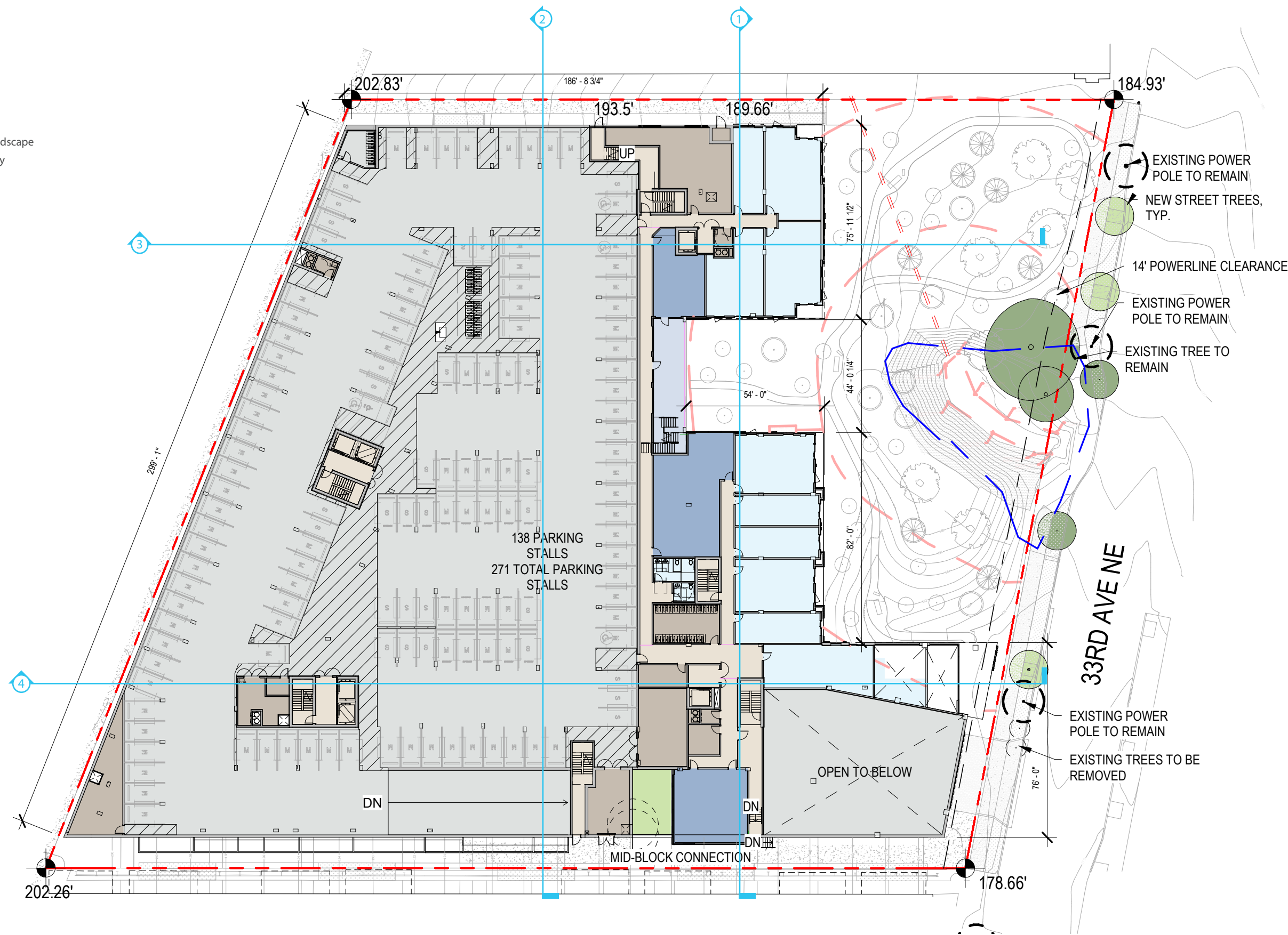
9.0 FLOOR PLANS

- KEY
- Commercial
 - Units
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



9.0 FLOOR PLANS

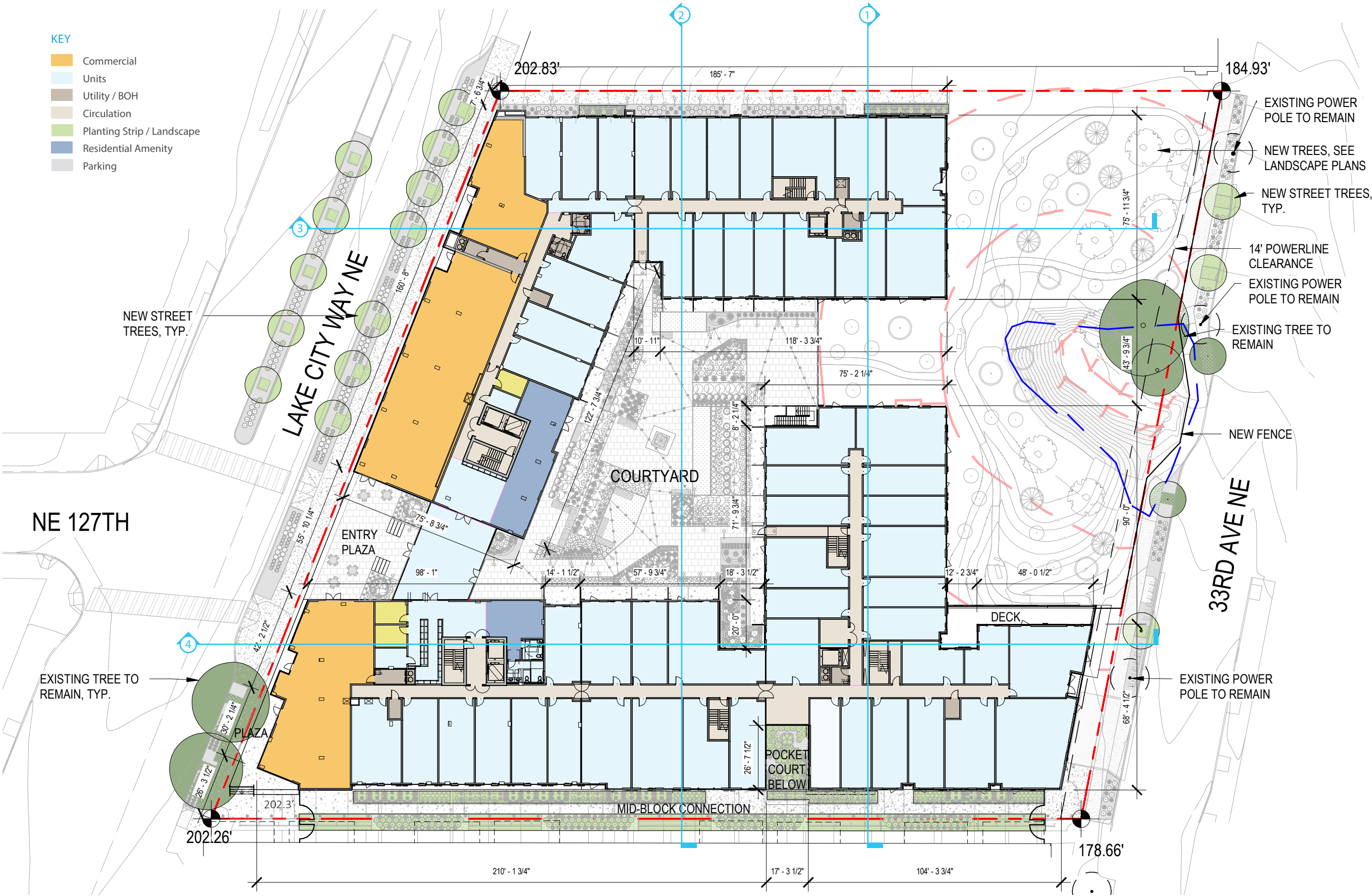
- KEY
- Commercial
 - Units
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



LEVEL P1

9.0 FLOOR PLANS

- KEY
- Commercial
 - Units
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking

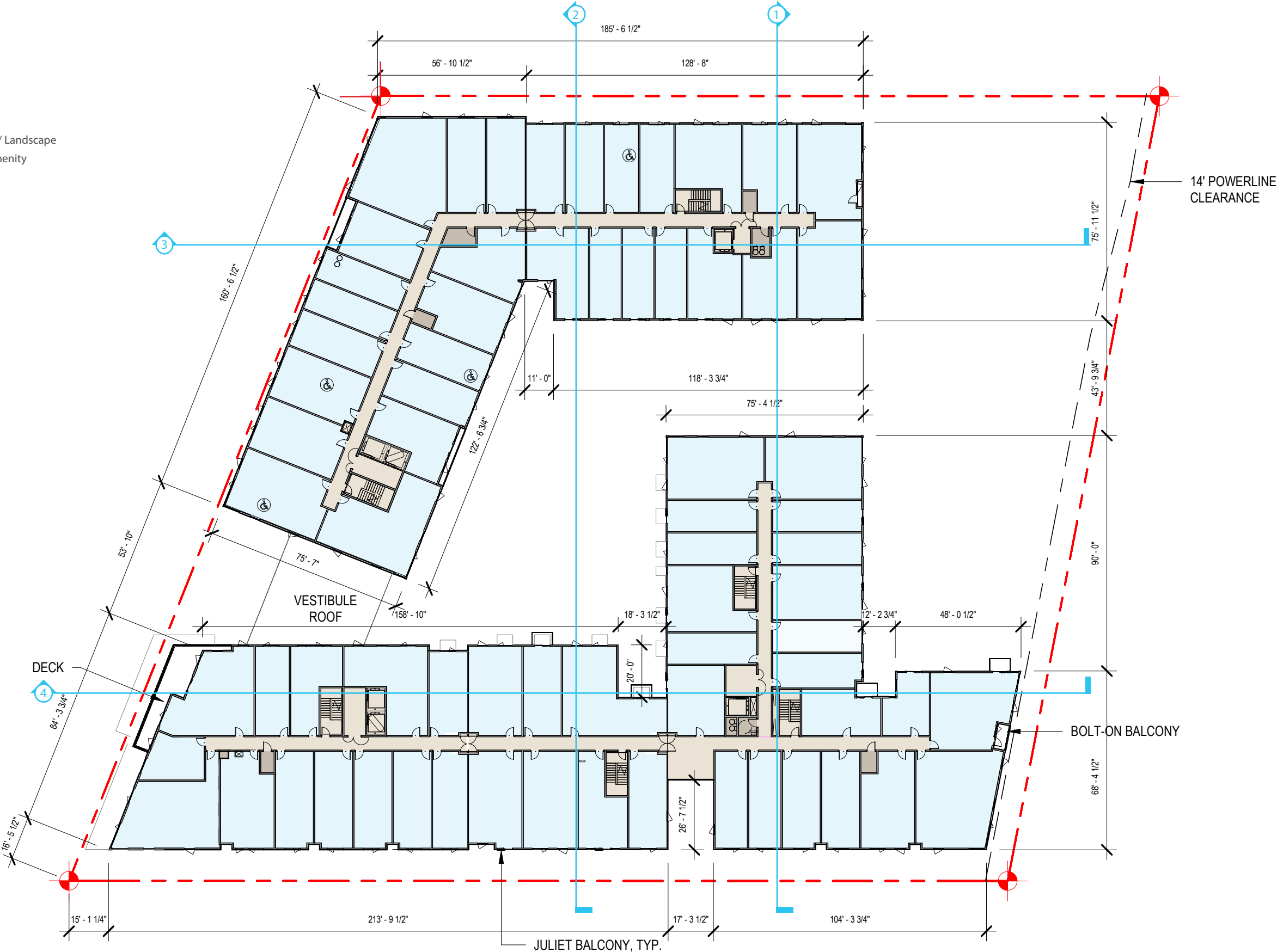


LEVEL 1

N

9.0 FLOOR PLANS

- KEY
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 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking

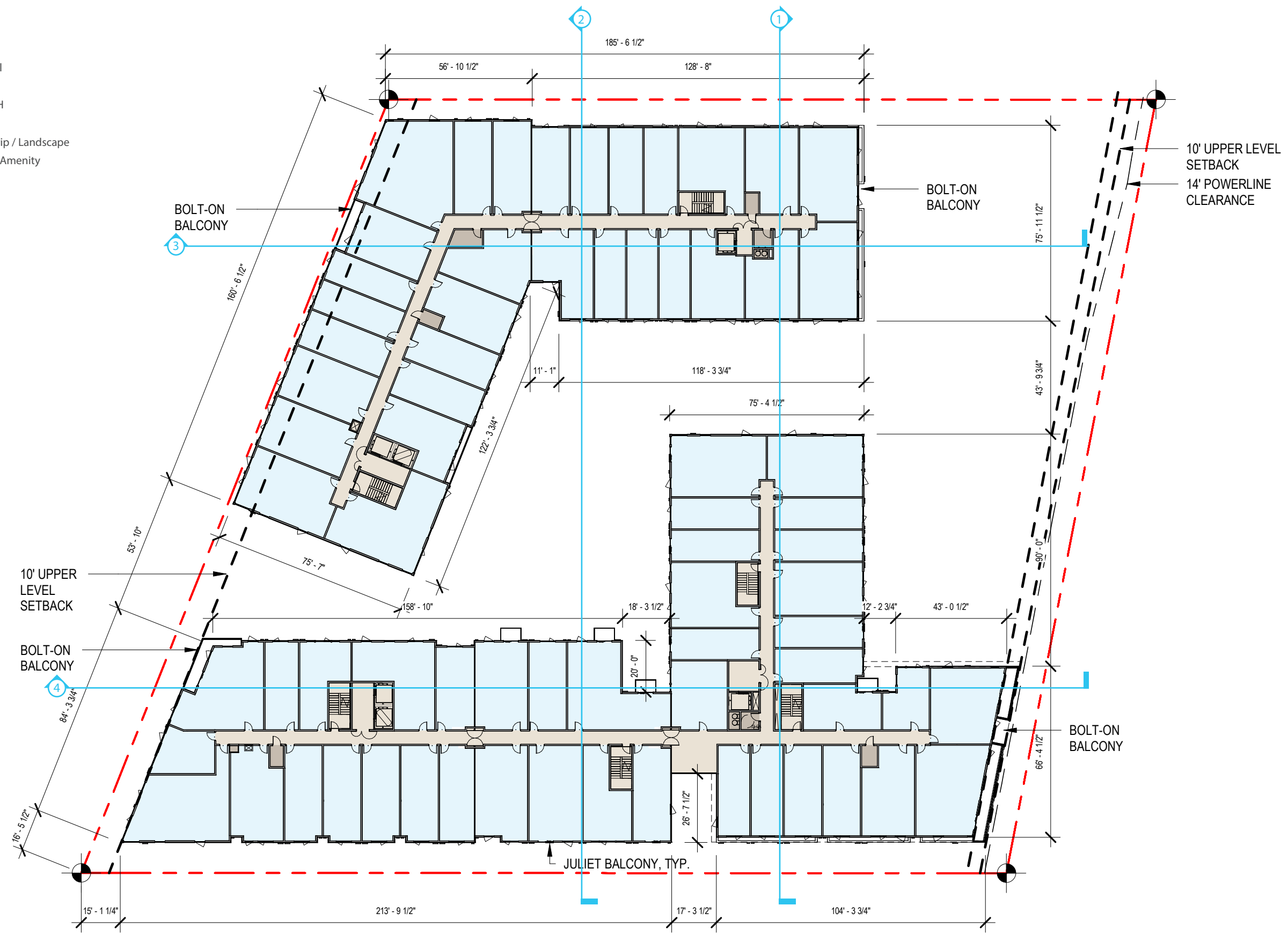


LEVEL 2-4



9.0 FLOOR PLANS

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 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



KEY

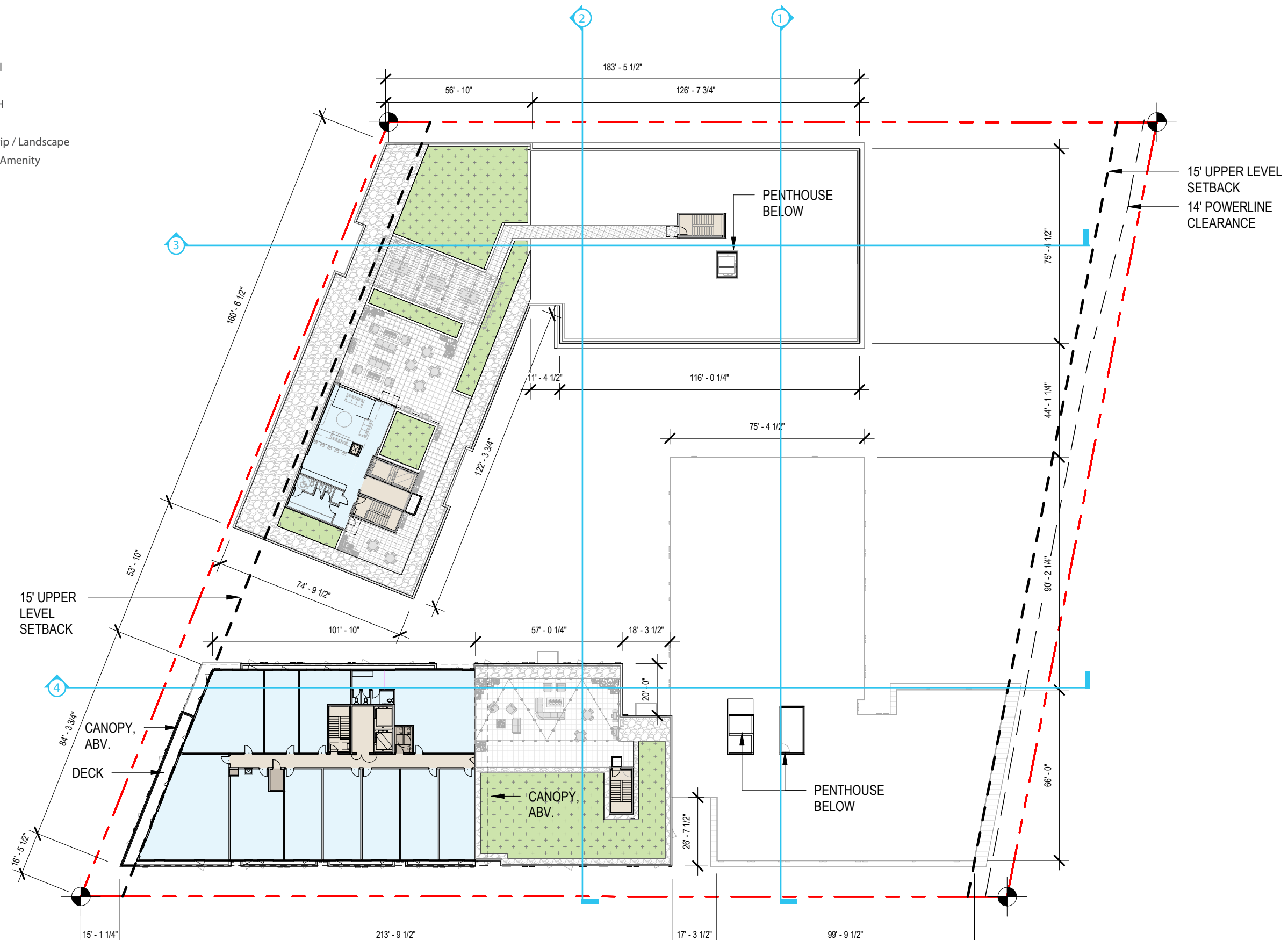
-
- Architectural floor plan of a building, likely a residential or commercial structure, showing setbacks and dimensions. The plan includes a central corridor and multiple rooms. Key features and dimensions are labeled:
- Setbacks:**
 - 10' UPPER LEVEL SETBACK (indicated by a dashed red line on the left and bottom).
 - 10' UPPER LEVEL SETBACK (indicated by a dashed red line on the right).
 - 14' POWERLINE CLEARANCE (indicated by a dashed red line on the right).
 - Dimensions:**
 - Overall width: 183' - 5 1/2"
 - Overall depth: 126' - 7 3/4"
 - Left side setbacks: 56' - 10", 126' - 7 3/4"
 - Top setbacks: 180' - 6 1/2", 75' - 4 1/2"
 - Right setbacks: 44' - 1 1/4", 90' - 2 1/4", 66' - 0"
 - Bottom setbacks: 15' - 1 1/4", 213' - 9 1/2", 17' - 3 1/2", 104' - 3"
 - Internal dimensions: 116' - 0 1/4", 75' - 4 1/2", 122' - 3 3/4", 74' - 9 1/2", 158' - 10", 11' - 4 1/2", 18' - 3 1/2", 20' - 0", 84' - 3 3/4", 16' - 5 1/2", 53' - 10", 12' - 3 3/4"
 - Other Labels:**
 - BOLT-ON BALCONY (two locations)
 - JULIET BALCONY, TYP.

LEVEL 6 

9.0 FLOOR PLANS

KEY

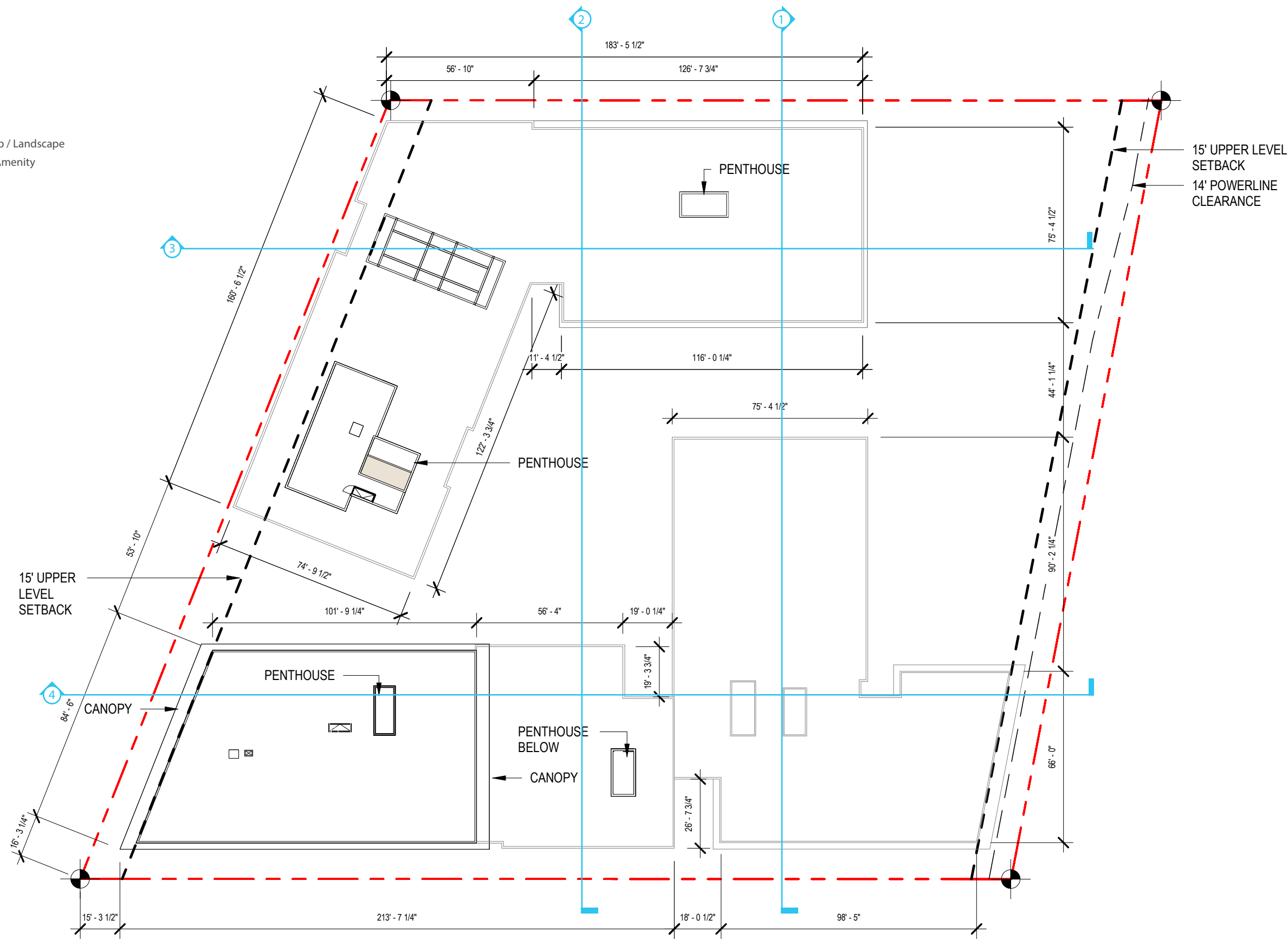
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- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking



LEVEL 7 

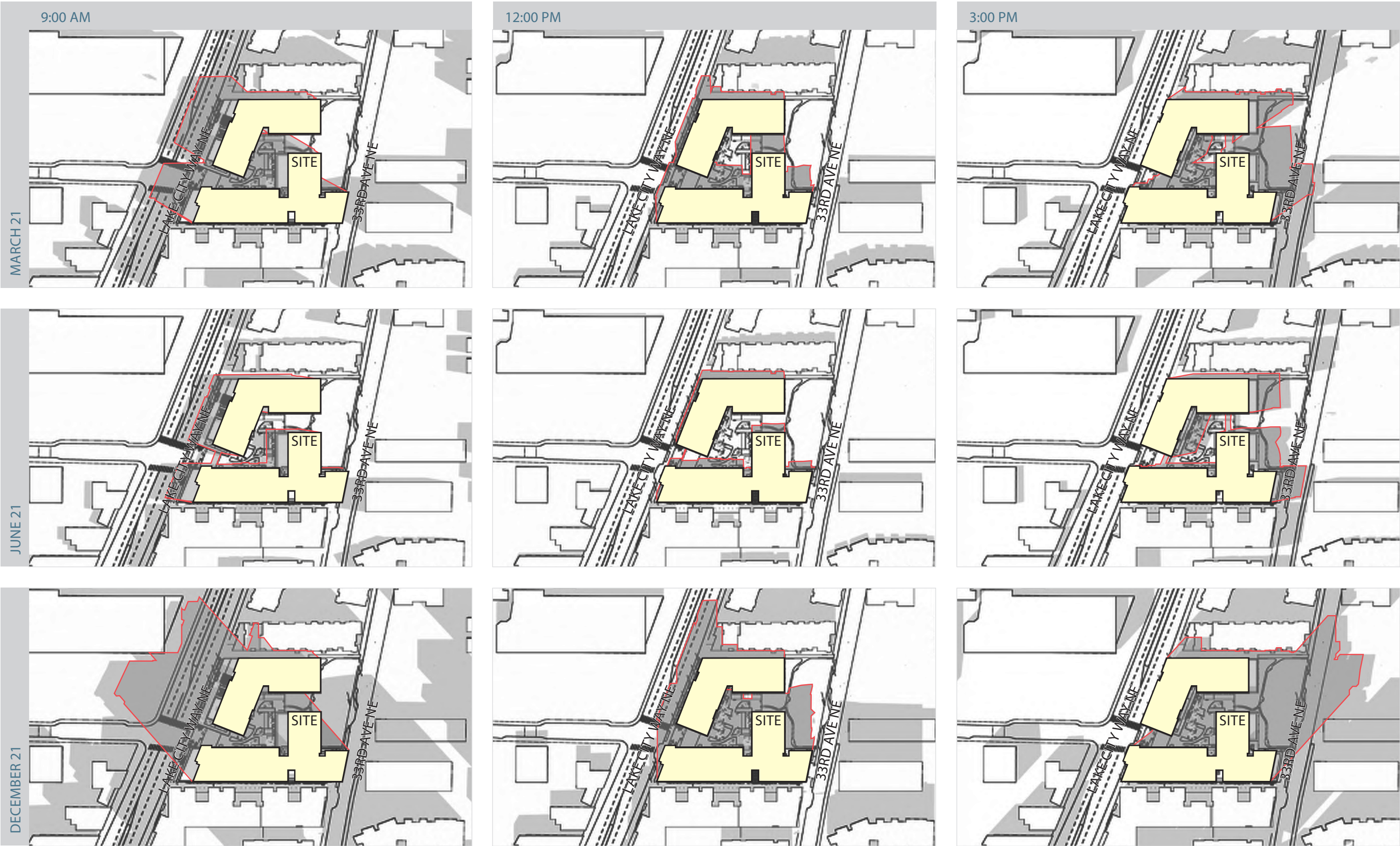
9.0 FLOOR PLANS

- KEY
- Commercial
 - Units
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



ROOF LEVEL

8.0 PREFERRED OPTION 3 | SHADOW STUDY



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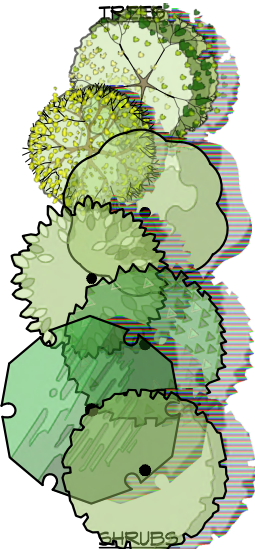
10.0 LANDSCAPE PLAN & PLANTING PLAN



PRELIMINARY LANDSCAPE PLAN



PLANT SCHEDULE STREET LEVEL



BOTANICAL / COMMON NAME

- Acer griseum / Paperbark Maple
- Acer palmatum 'Sango-kaku' / Coral Bark Japanese Maple
- Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry Street Tree, Single Leader
- Carpinus betulus / European Hornbeam Street Tree-Single leader
- Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo
- Liriodendron tulipifera 'Fastigiata' / Columnar Tulip Tree
- Ulmus americana 'Princeton' / Princeton American Elm Street Tree-Single Leader

BOTANICAL / COMMON NAME

- Acanthus x 'Summer Beauty' / Summer Beauty Bear's Breech
- Aucuba japonica 'Gold Dust' / Gold Dust Aucuba
- Beesia deltophylla / Beesia
- Carex oshimensis 'Everillo' / Everillo Japanese Sedge
- Carex testacea / Orange Sedge
- Cyrtomium fortunei / Japanese Holly Fern
- Fatsia japonica 'Variegata' / Camouflage Variegated Fatsia
- Gaultheria shallon / Salal
- Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
- Helleborus x hybridus 'COSEH 710' / HGC Pink Frost Lenten Rose
- Hosta sieboldiana 'Bressingham Blue' / Bressingham Blue Hosta
- Hydrangea quercifolia / Oakleaf Hydrangea
- Liriope muscari 'Silvery Sunproof' / Silvery Sunproof Lilyturf
- Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
- Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress



Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo



Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass



Pieris japonica 'Cavatine' / Lily of the Valley Bush



Polystichum munitum / Western Sword Fern



Polystichum polyblepharum / Japanese Tassel Fern



Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel



Rhododendron x 'Ramapo' / Ramapo Rhododendron



Sarcococca hookeriana humilis / Dwarf Sweet Box



Sarcococca ruscifolia / Fragrant Sarcococca



Viburnum davidii / David Viburnum

BIORETENTION

BOTANICAL / COMMON NAME



Carex obnupta / Slough Sedge



Cornus alba 'Gouchaultii' / Goldenleaf Dogwood



Cornus sericea / Red Osier Dogwood



Juncus effusus / Soft Rush



Polygonatum odoratum / Solomon's Seal



Polystichum munitum / Western Sword Fern

GROUND COVERS

BOTANICAL / COMMON NAME



Fragaria chiloensis / Beach Strawberry



Ophiopogon japonicus 'Nanus' / Dwarf Mondo Grass



Pachysandra terminalis / Japanese Spurge



Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry

10.0 LANDSCAPE PLAN & PLANTING PLAN



Aucuba j. 'Gold Dust'



Beesia deltophylla



Carex oshimensis 'Everillo'



Carex testacea



Cyrtomium fortunei



Fatsia j. 'Variegata'



Gaultheria shallon



Hakonechloa m. 'Aureola'



Helleborus x 'COSEH 710'



Hosta s. 'Bressingham Blue'



Hydrangea quercifolia



Liriope m. 'Silvery Sunproof'



Lonicera p. 'Moss Green'



Mahonia e. 'Soft Caress'



Nandina d. 'Sienna Sunrise'



Ophiopogon p. 'Nigrescens'



Pieris japonica 'Cavatine'



Polystichum munitum



Polystichum polyblepharum



Prunus l. 'Mount Vernon'



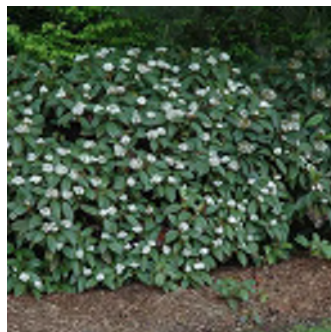
Rhododendron x 'Ramapo'



Sarcococca h. humilis



Sarcococca ruscifolia

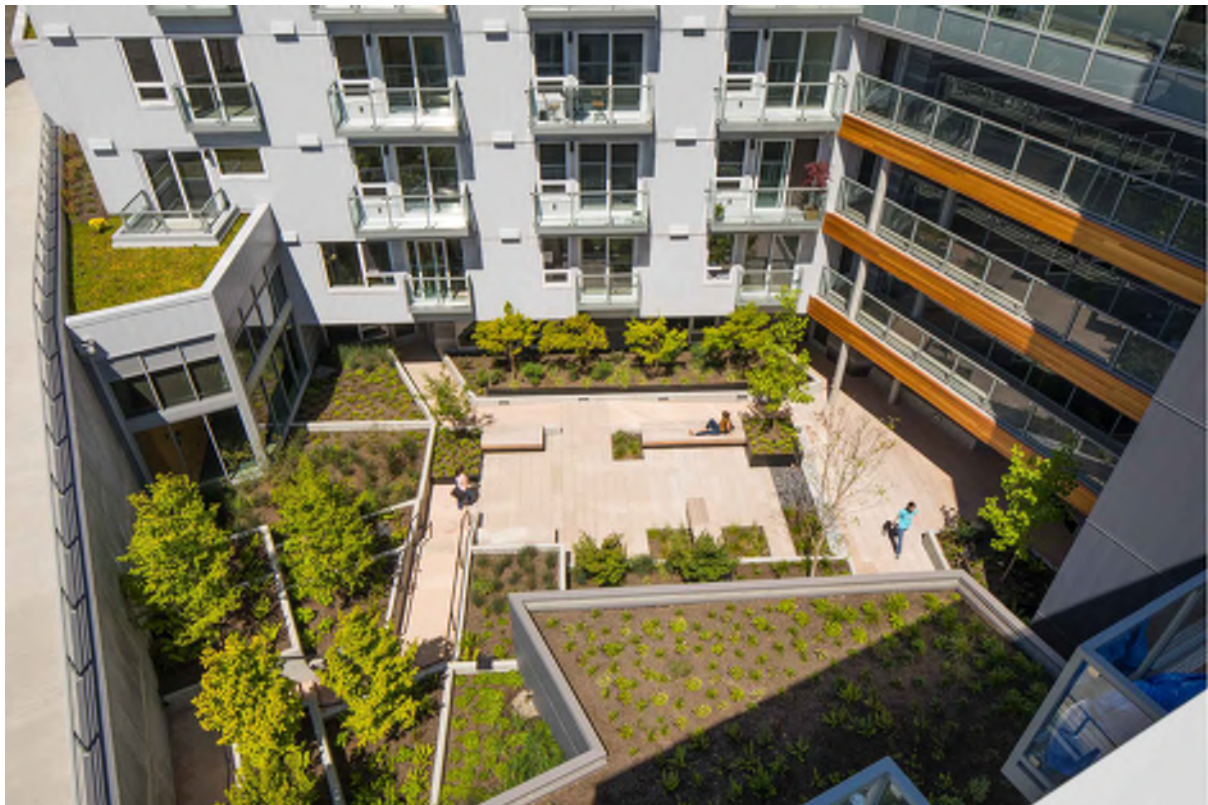


Viburnum davidii

PLANT PALETTE

10.0 LANDSCAPE PLAN & PLANTING PLAN

COURTYARD DESIGN INSPIRATION



CENTRAL COURTYARD AND GATHERING SPACES



WATER FEATURE



INTIMATE SPACES



LUSH LAYERED LANDSCAPE ALONG UNITS



PLANTERS AND DECORATIVE SCREENING

RIPARIAN AREA DESIGN INSPIRATION



BENCHES THROUGHOUT WOOD CHIP PATH



ARTISTIC INTERPRETIVE SIGNAGE



WOOD CHIP PATH THROUGH RESTORATION AREA







DESIGN INSPIRATION



PRELIMINARY LANDSCAPE ROOF PLAN

10.0 LANDSCAPE PLAN & PLANTING PLAN

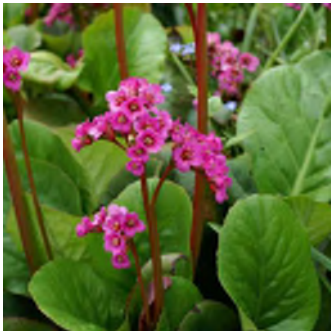
PLANT SCHEDULE ROOF DECK

SHRUBS	BOTANICAL / COMMON NAME
	<i>Berberis thunbergii</i> 'Golden Rocket' / Golden Pillar Barberry
	<i>Bergenia cordifolia</i> 'Winterglut' / Winterglow Bergenia
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass
	<i>Calluna vulgaris</i> 'Firefly' / Heather
	<i>Carex testacea</i> / Orange Sedge
	<i>Ceanothus thyrsiflorus</i> 'Diamond Heights' / Diamond Heights Ceanothus
	<i>Fargesia robusta</i> / Fountain Bamboo
	<i>Helictotrichon sempervirens</i> / Blue Oat Grass
	<i>Lavandula angustifolia</i> 'Hidcote Blue' / Hidcote Blue Lavender
	<i>Nandina domestica</i> 'Sienna Sunrise' / Heavenly Bamboo
	<i>Nassella tenuissima</i> / Mexican Feather Grass
	<i>Phormium tenax</i> / New Zealand Flax
	<i>Salvia nemorosa</i> 'Salvatore Blue' / Salvatore Blue Meadow Sage

GREEN ROOF	BOTANICAL / COMMON NAME
	Etera Tile / Tuff Stuff Mix Available at www.etera.com



Berberis t. 'Golden Rocket'



Bergenia c. 'Winterglut'



Calamagrostis 'Karl Foerster'



Calluna vulgaris 'Firefly'



Ceanothus t. 'Diamond Heights'



Fargesia robusta



Helictotrichon sempervirens



Lavandula a. 'Hidcote Blue'



Nassella tenuissima



Phormium tenax

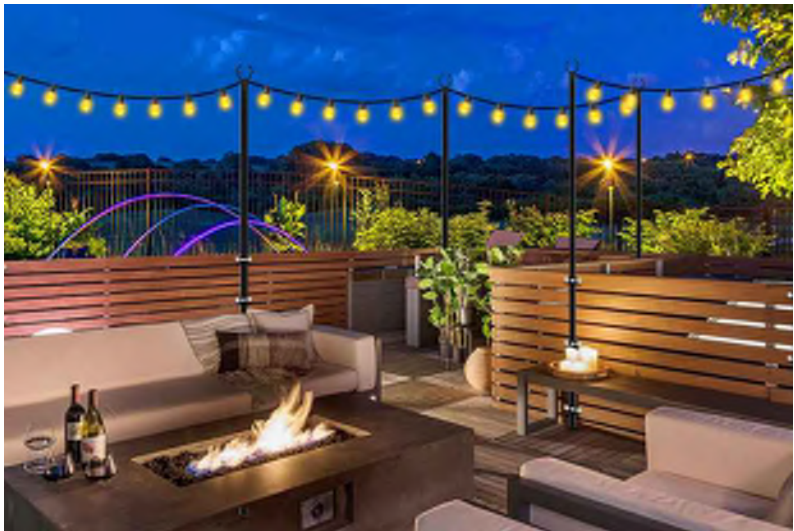


Salvia n. 'Salvatore Blue'

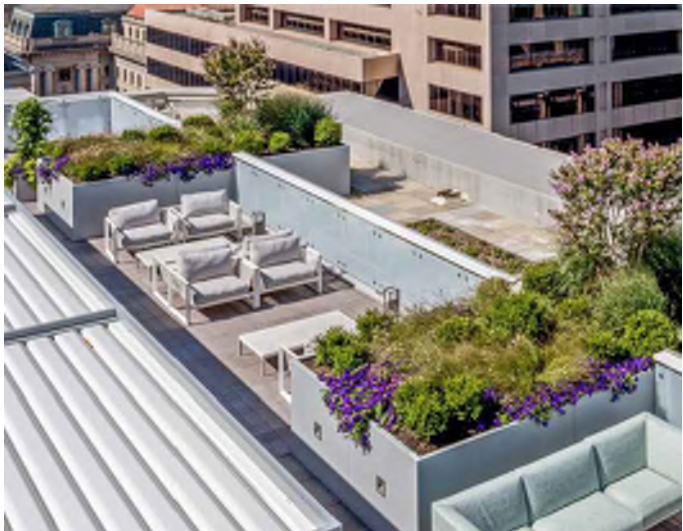


Etera Tile

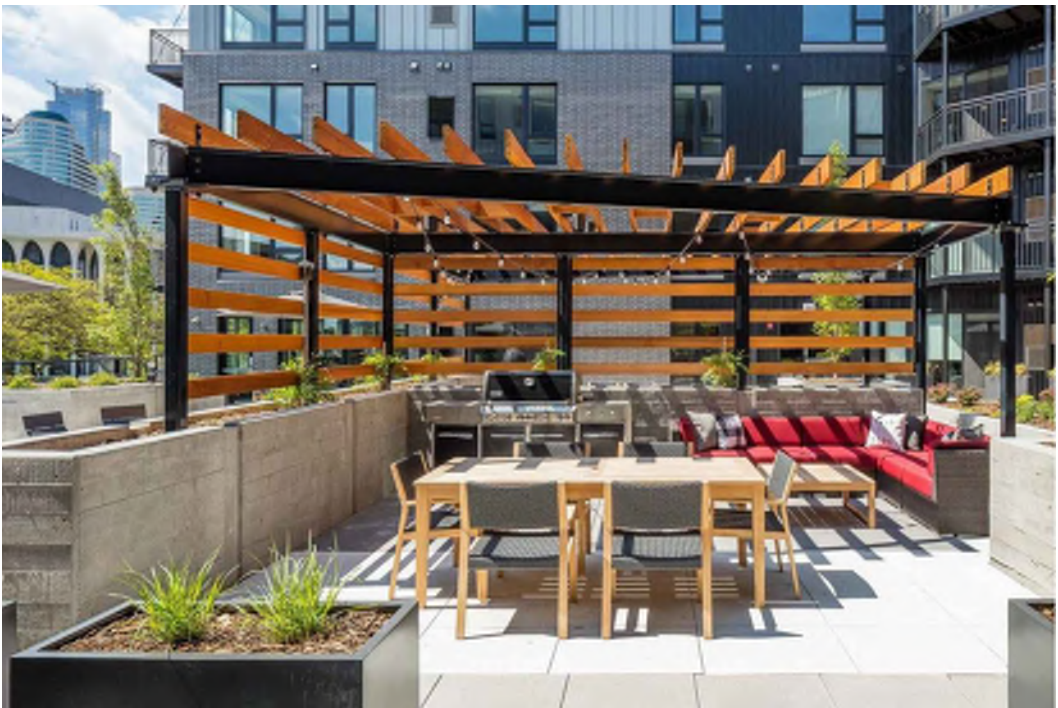
10.0 LANDSCAPE PLAN & PLANTING PLAN



BISTRO LIGHTING



ROOF DECK PLANTERS



OPPORTUNITIES FOR OUTDOOR DINING AND GATHERING



INVITING ROOF DECK SPACES

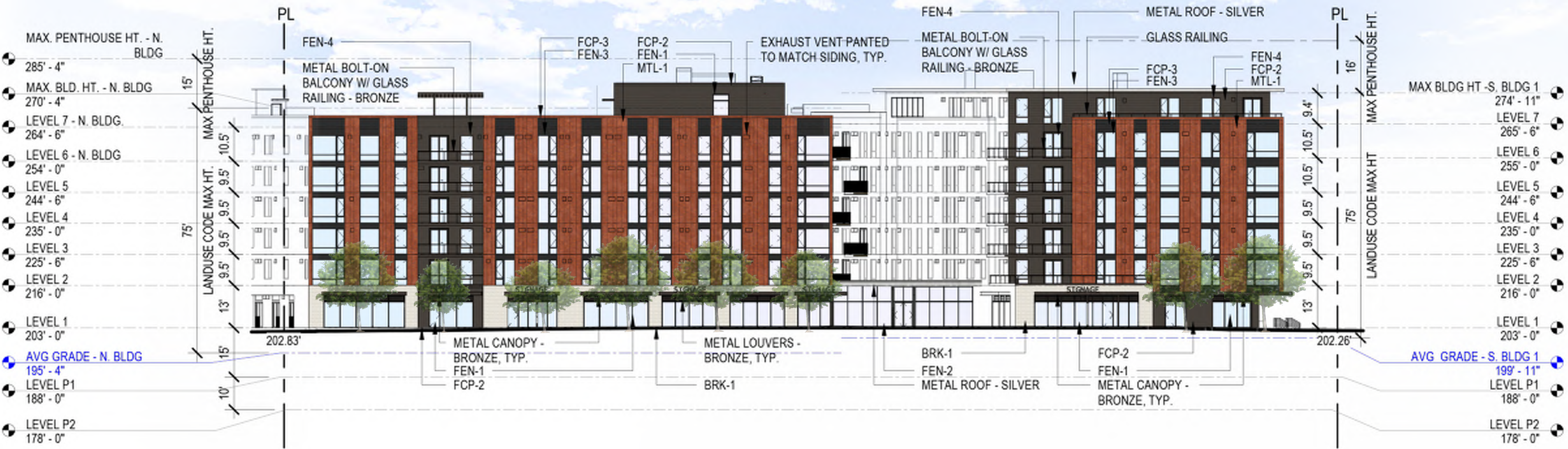


GREEN ROOFS

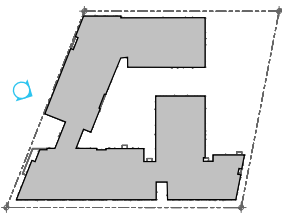
DESIGN INSPIRATION

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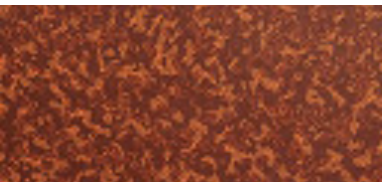
11.0 ELEVATIONS



KEY PLAN



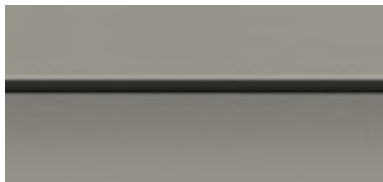
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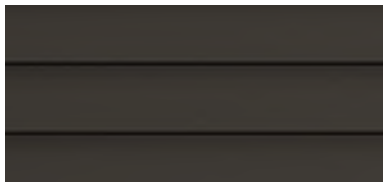
MTL-1 Metal Panel Siding, Color: Rust



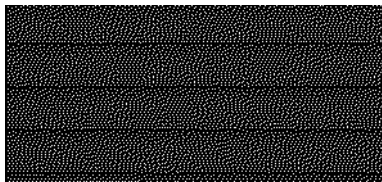
MTL-2 Metal Panel Siding, Color: Silver



FCP-1 Fiber Cement Panel, Color: Light Gray



FCP-2 Fiber Cement Panel, Color: Bronze



FCP-3 Fiber Cement Panel, Color: Charcoal



BRK-1 Brick, Color: Light Cream



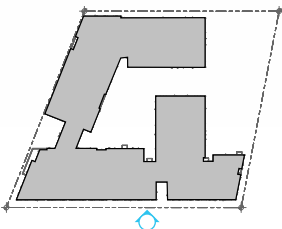
STN-1 Stone, Color: Light Gray

WEST ELEVATION

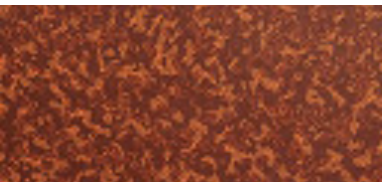
11.0 ELEVATIONS



KEY PLAN



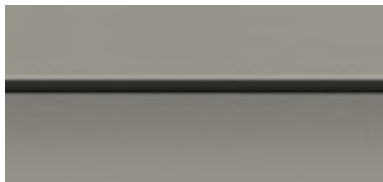
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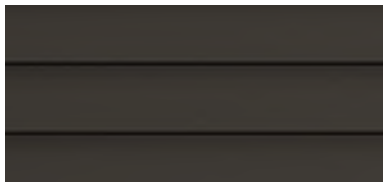
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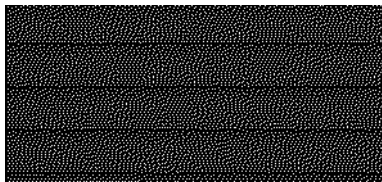
MTL-2 Metal Panel Siding, Color: Silver



FCP-1 Fiber Cement Panel, Color: Light Gray



FCP-2 Fiber Cement Panel, Color: Bronze



FCP-3 Fiber Cement Panel, Color: Charcoal



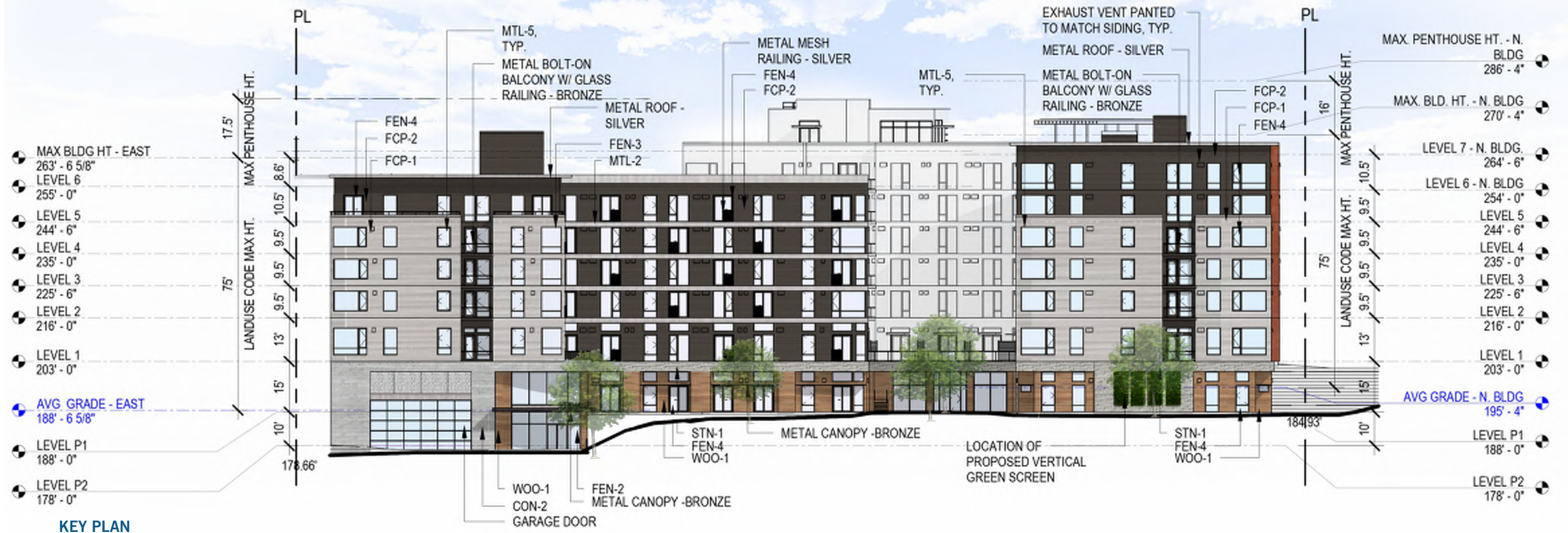
BRK-1 Brick, Color: Light Cream



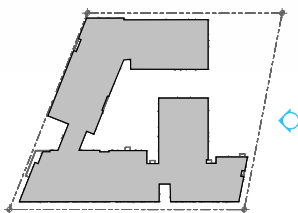
STN-1 Stone, Color: Light Gray

SOUTH ELEVATION

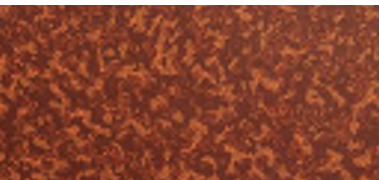
11.0 ELEVATIONS



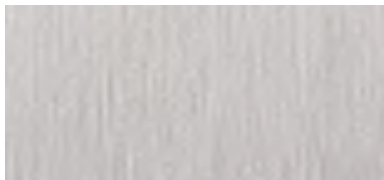
KEY PLAN



MATERIALS



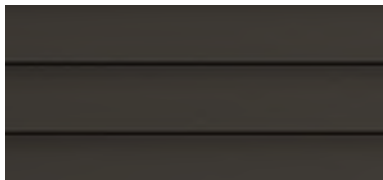
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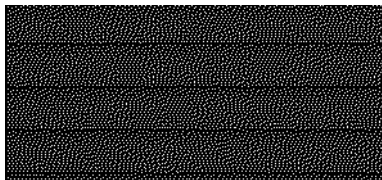
MTL-2 Metal Panel Siding, Color: Silver



FCP-1 Fiber Cement Panel, Color: Light Gray



FCP-2 Fiber Cement Panel, Color: Bronze



FCP-3 Fiber Cement Panel, Color: Charcoal



BRK-1 Brick, Color: Light Cream



STN-1 Stone, Color: Light Gray

EAST ELEVATION

11.0 ELEVATIONS



MATERIALS



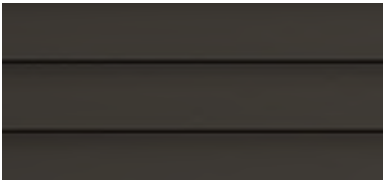
MTL-1 Metal Panel Siding, Color: Rust



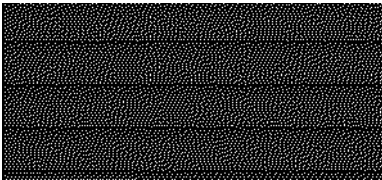
MTL-2 Metal Panel Siding, Color: Silver



FCP-1 Fiber Cement Panel, Color: Light Gray



FCP-2 Fiber Cement Panel, Color: Bronze



FCP-3 Fiber Cement Panel, Color: Charcoal

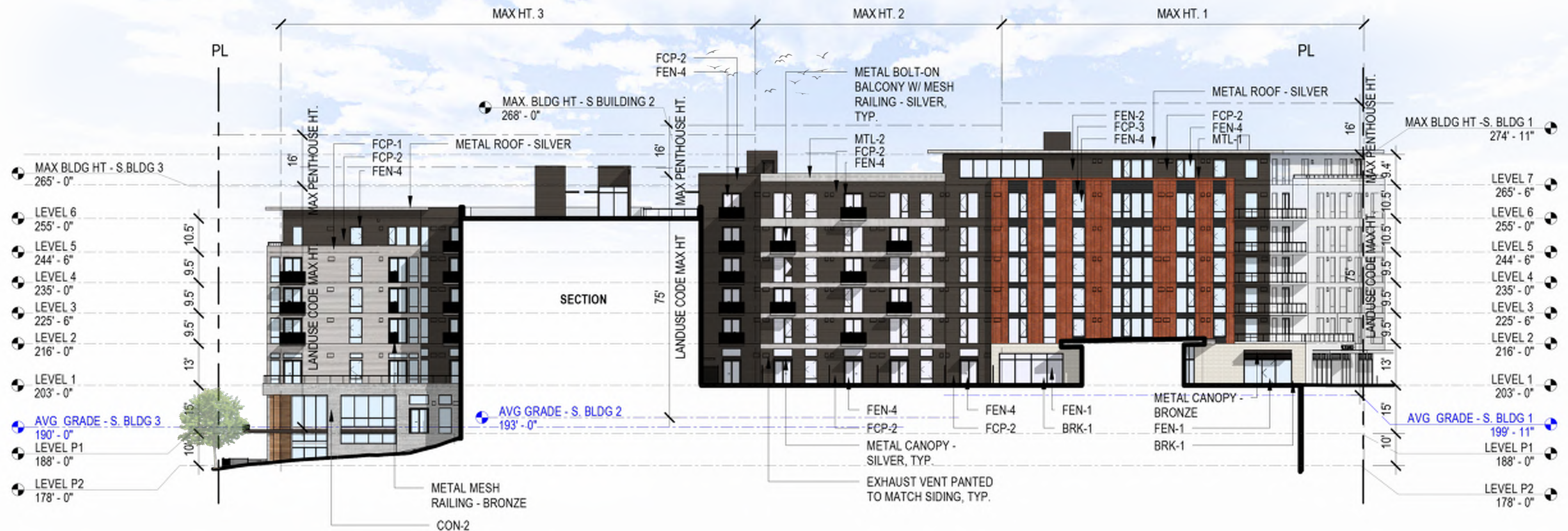


BRK-1 Brick, Color: Light Cream

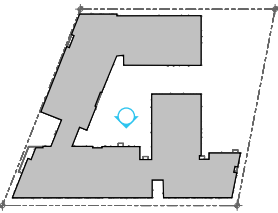


STN-1 Stone, Color: Light Gray

11.0 ELEVATIONS



KEY PLAN



SOUTH ELEVATION - COURTYARD

MATERIALS



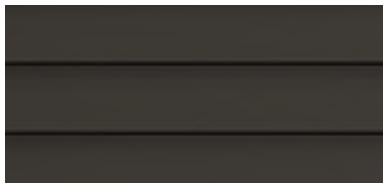
MTL-1 Metal Panel Siding, Color: Rust



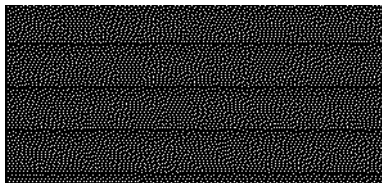
MTL-2 Metal Panel Siding, Color: Silver



FCP-1 Fiber Cement Panel, Color: Light Gray



FCP-2 Fiber Cement Panel, Color: Bronze



FCP-3 Fiber Cement Panel, Color: Charcoal

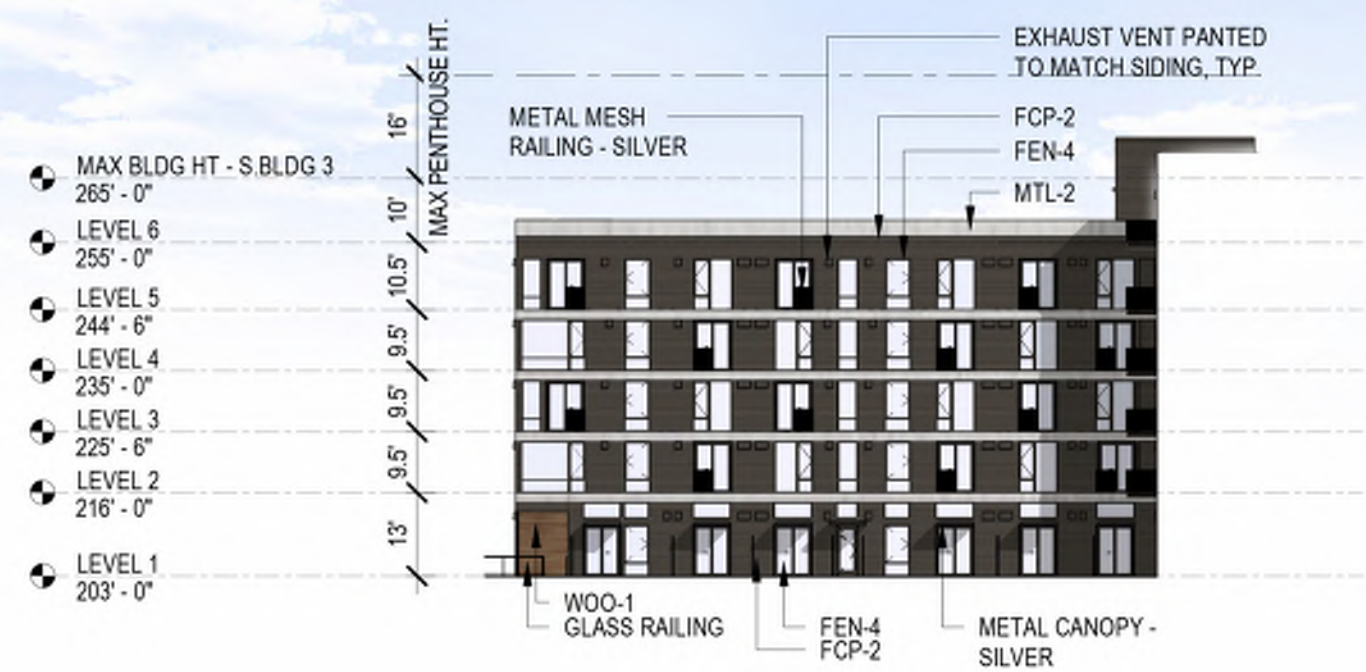


BRK-1 Brick, Color: Light Cream

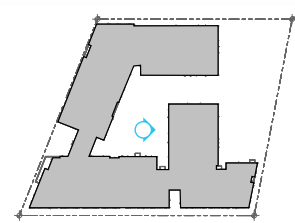


STN-1 Stone, Color: Light Gray

11.0 ELEVATIONS



KEY PLAN



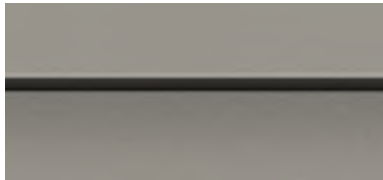
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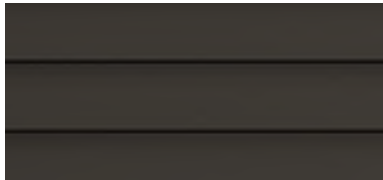
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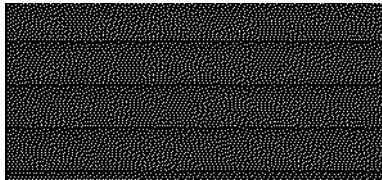
MTL-2 Metal Panel Siding, Color: Silver



FCP-1 Fiber Cement Panel, Color: Light Gray



FCP-2 Fiber Cement Panel, Color: Bronze



FCP-3 Fiber Cement Panel, Color: Charcoal



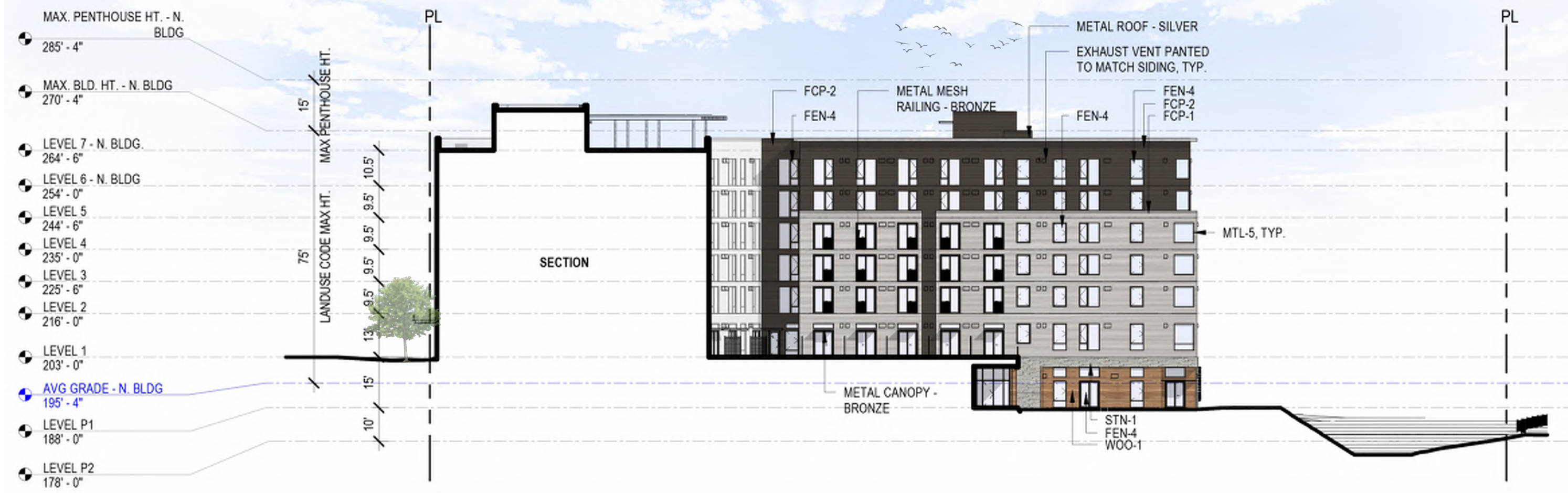
BRK-1 Brick, Color: Light Cream



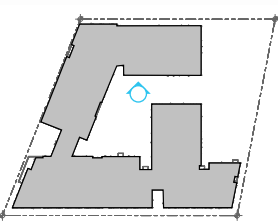
STN-1 Stone, Color: Light Gray

EAST ELEVATION - COURTYARD

11.0 ELEVATIONS



KEY PLAN



MATERIALS



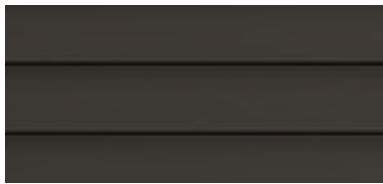
MTL-1 Metal Panel Siding, Color: Rust



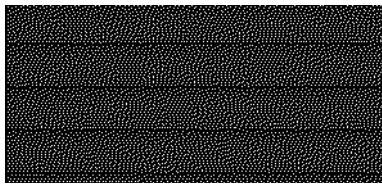
MTL-2 Metal Panel Siding, Color: Silver



FCP-1 Fiber Cement Panel, Color: Light Gray



FCP-2 Fiber Cement Panel, Color: Bronze



FCP-3 Fiber Cement Panel, Color: Charcoal



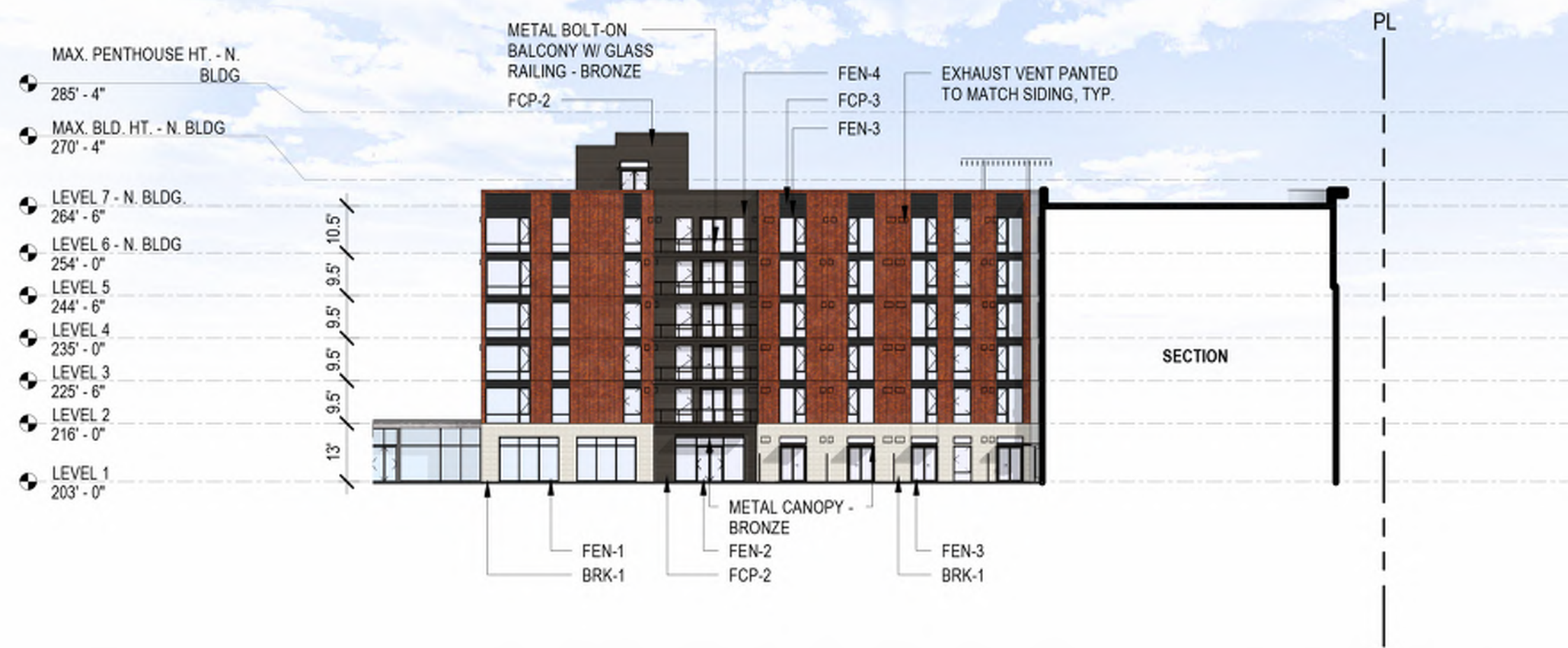
BRK-1 Brick, Color: Light Cream



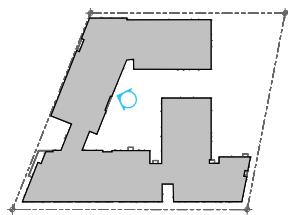
STN-1 Stone, Color: Light Gray

NORTH ELEVATION - COURTYARD

11.0 ELEVATIONS



KEY PLAN



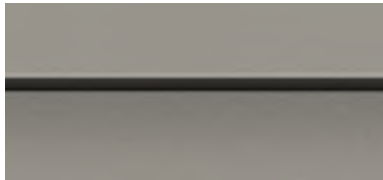
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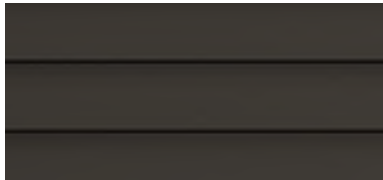
MTL-1 Metal Panel Siding, Color: Rust



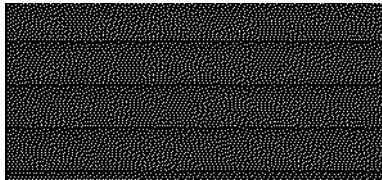
MTL-2 Metal Panel Siding, Color: Silver



FCP-1 Fiber Cement Panel, Color: Light Gray



FCP-2 Fiber Cement Panel, Color: Bronze



FCP-3 Fiber Cement Panel, Color: Charcoal



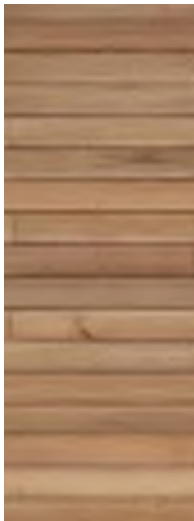
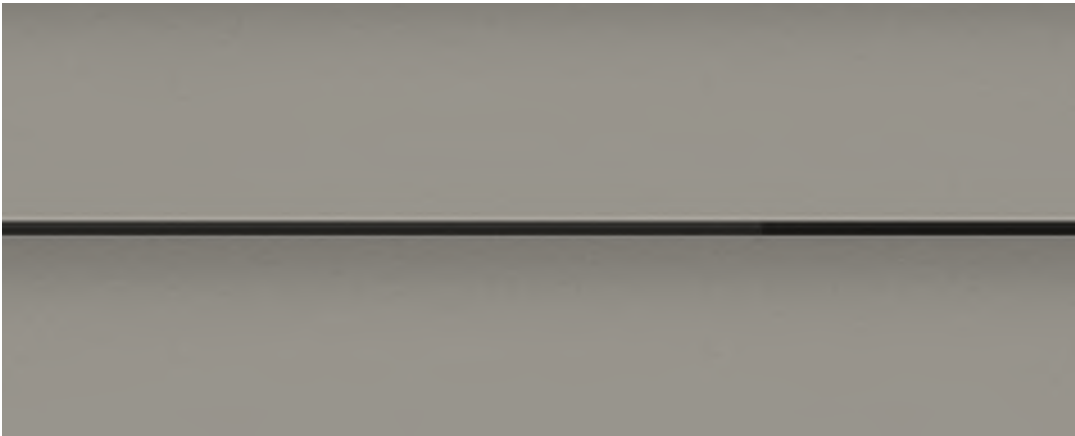
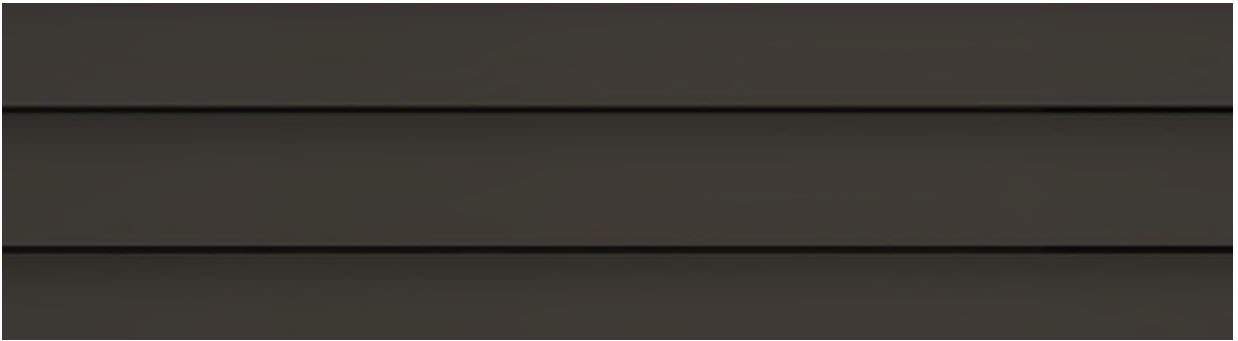
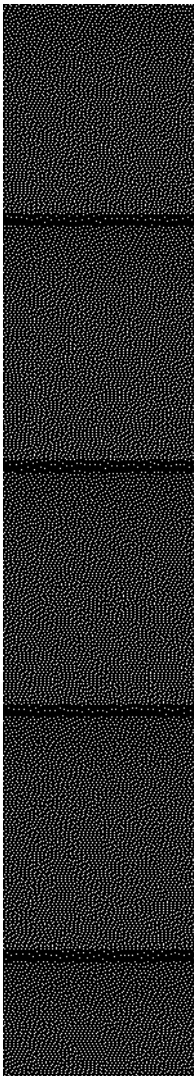
BRK-1 Brick, Color: Light Cream



STN-1 Stone, Color: Light Gray

WEST ELEVATION - COURTYARD

12.0 MATERIAL AND COLOR PALETTE



MTL-1 Metal Panel Siding, Color: Rust

MTL-2 Metal Panel Siding, Color: Silver

MTL-3 Metal Panel Siding, Color: Bronze

MTL-4 Metal Fins Siding, Color: Medium Green

FCP-1 Fiber Cement Panel, Color: Light Gray

FCP-2 Fiber Cement Panel, Color: Bronze

FCP-3 Fiber Cement Panel, Color: Charcoal

WOO-1 Wood Siding, Color: Medium Wood

FEN-1 Aluminum Storefront, Anodized Finish, Color: Black

FEN-2 Aluminum Storefront, Anodized Finish, Color: Silver

FEN-3 Vinyl Window, Black

FEN-4 Vinyl Window, Bronze

BRK-1 Brick, Color: Light Cream

CON-1 Site-Cast Concrete, Color: Natural

CON-2 Board-Form Concrete, Color: Natural

STN-1 Stone, Color: Light Gray



NORTHWEST AERIAL



VIEW FROM LAKE CITY WAY NE LOOKING SOUTHEAST



VIEW FROM LAKE CITY NE LOOKING EAST @ MAIN ENTRY



VIEW FROM NE 127TH ST LOOKING EAST



SOUTHWEST AERIAL



VIEW FROM LAKE CITY WAY NE LOOKING NORTHEAST



SOUTHEAST AERIAL



VIEW FROM 33RD AVE NE LOOKING NORTHWEST



VIEW FROM 33RD AVE NE LOOKING SOUTHWEST



VIEW FROM 33RD AVE NE LOOKING NORTHWEST



VIEW FROM 33RD AVE NE LOOKING WEST



VIEW FROM MITIGATION TRAIL LOOKING WEST @ YOGA DECK



NORTHEAST AERIAL



VIEW FROM 33RD AVE NE LOOKING SOUTHWEST



VIEW FROM LAKE CITY WAY NE LOOKING EAST @ MIDBLOCK CONNECTION



VIEW FROM 33RD AVE NE LOOKING WEST @ MIDBLOCK CONNECTION



VIEW FORM MIDBLOCK CONNECTION LOOKING NORTHEAST @ LOUNGE



VIEW FROM MIDBLOCK CONNECTION LOOKING NORTHWEST @ LOUNGE

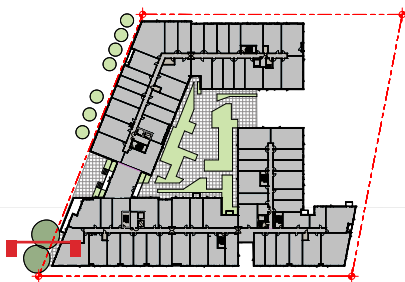


VIEW FORM OCURTYARD LOOKING SOUTHWEST

13.0 STREETScape SECTIONS



KEY PLAN

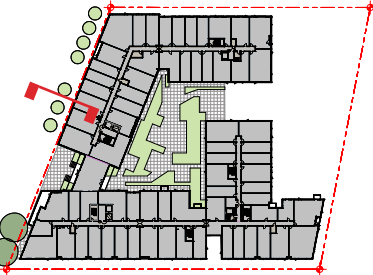


SECTION VIEW OF SOUTH BUILDING COMMERCIAL AREA ALONG LAKECITY WAY NE

13.0 STREETScape SECTIONS



KEY PLAN

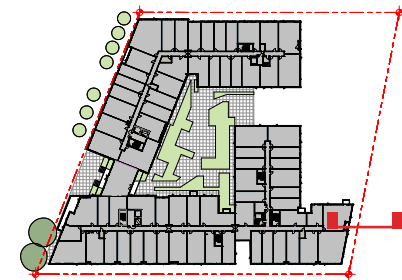


SECTION VIEW OF NORTH BUILDING COMMERCIAL ALONG LAKECITY WAY NE

13.0 STREETScape SECTIONS

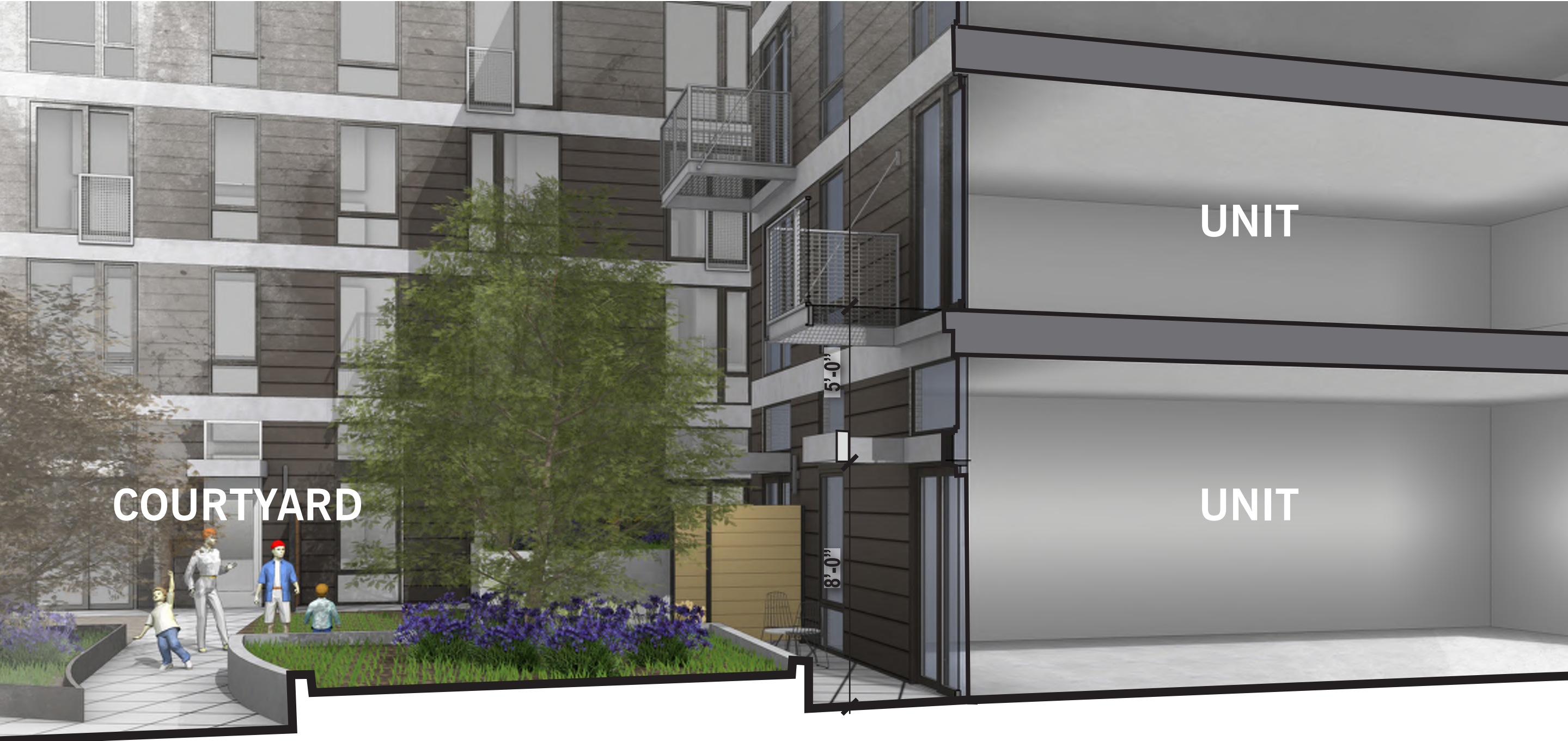


KEY PLAN

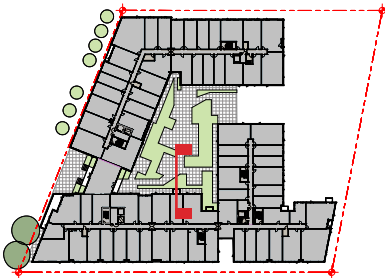


SECTION VIEW OF RESIDENTIAL LOBBY ON 33RD AVE NE

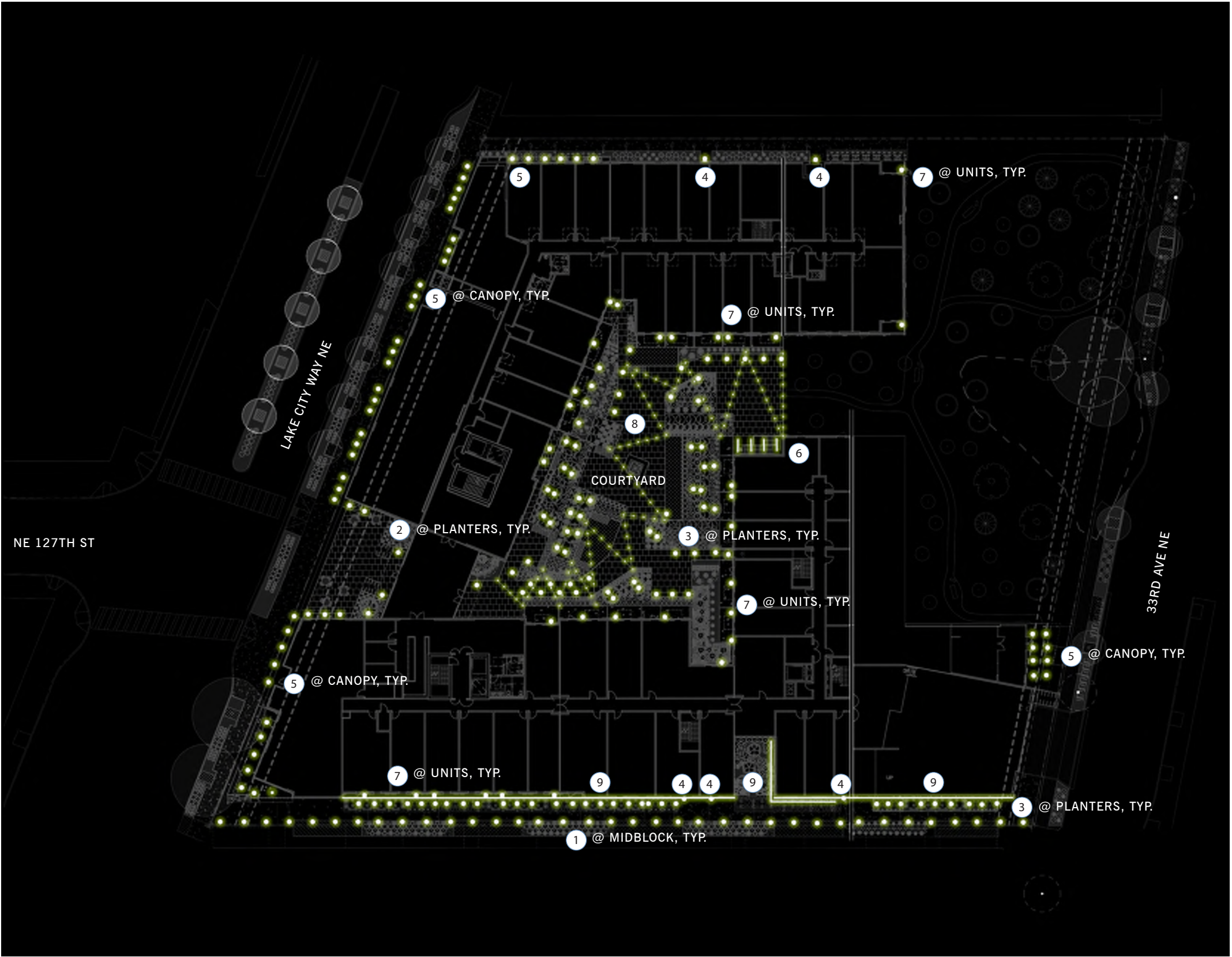
13.0 STREETScape SECTIONS



KEY PLAN



SECTION VIEW OF UNITS @ COURTYARD

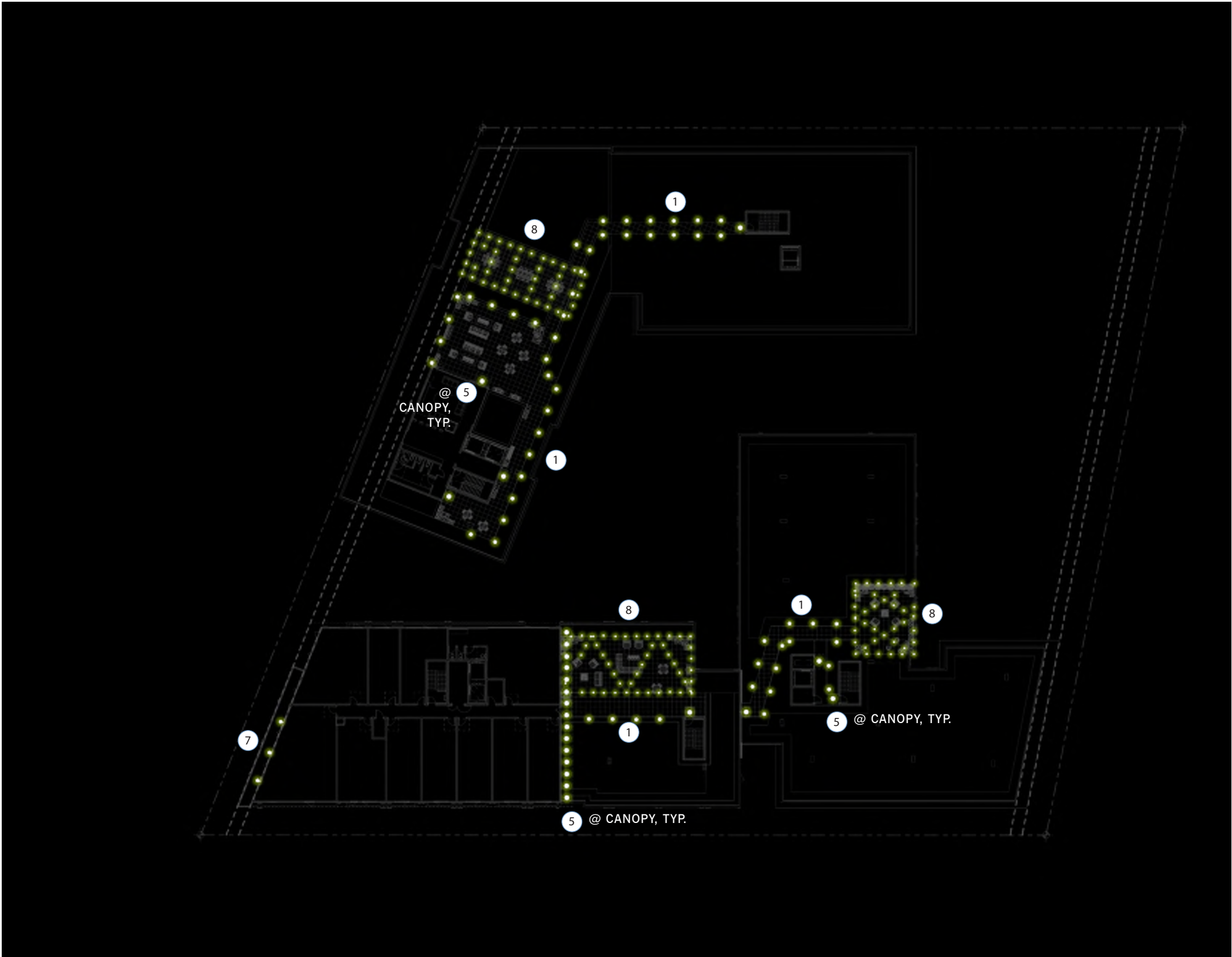


LIGHTING IMAGERY

- 1 Bollard Light
- 2 Landscape Path Light
- 3 Landscape Up Light
- 4 Egress Light
- 5 Canopy / Soffit Light
- 6 Linear Down Light
- 7 Wall Mounted Light
- 8 String Lights
- 9 LED Wall Wash Light


GROUND LEVEL PLAN

14.0 EXTERIOR LIGHTING PLAN




ROOF LEVEL PLAN


LIGHTING IMAGERY



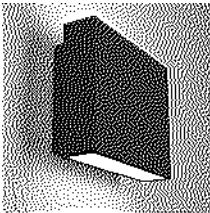
1 Bollard Light




2 Landscape Path Light




3 Landscape Up Light




4 Egress Light




5 Canopy / Soffit Light



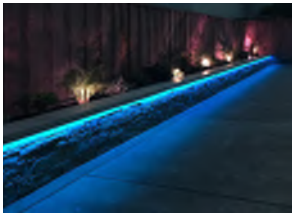
6 Linear Down Light



7 Wall Mounted Light



8 String Lights



9 LED Wall Wash Light

15.0 SIGNAGE CONCEPT PLAN

SIGNAGE DETAIL & EXAMPLES

Signage will be of simple and sophisticated to complement the building design concept. There will be signage at residential & commercial entries. The residential signage on Lake City Way NE will be decal signage. On 33rd Ave NE, the signage will consist of an engraved boulder sign that sits in front of the entry as well as freestanding and mounted lettering/numbers on top of canopy for visibility. Commercial signage will be the same with lettering/numbers on top of canopy. Canopy signage will be backlit or externally lit by canopy lighting.

Note: Entry signage text, fonts, and sizes shown are subject to change due to development's future branding design with developer approval. Imagery and details displayed are to show overall design intent, lighting, and materiality.



01. CUTOUT SIGNAGE FOR RESIDENTIAL ENTRY



02. BOULDER SIGNAGE FOR RESIDENTIAL ENTRY



03. ADDRESS SIGNAGE FOR RESIDENTIAL & COMMERCIAL ENTRIES



PROPOSED RESIDENTIAL SIGNAGE ON LAKE CITY WAY NE



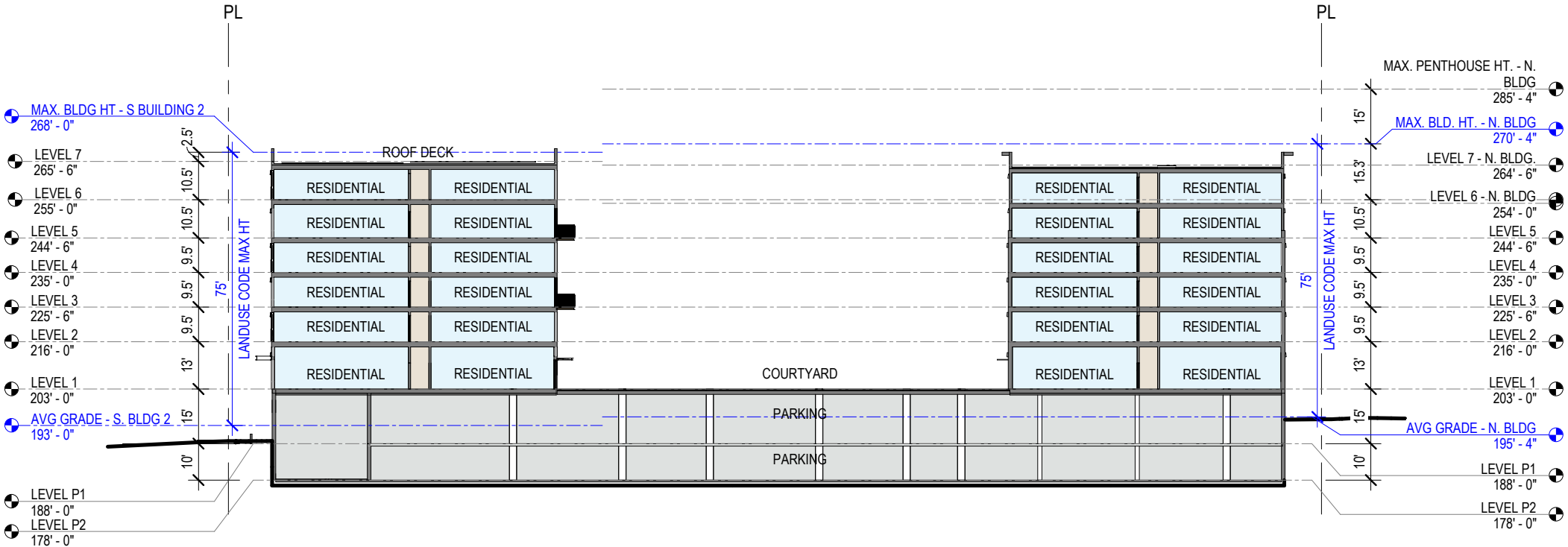
PROPOSED COMMERCIAL SIGNAGE ON LAKE CITY WAY NE



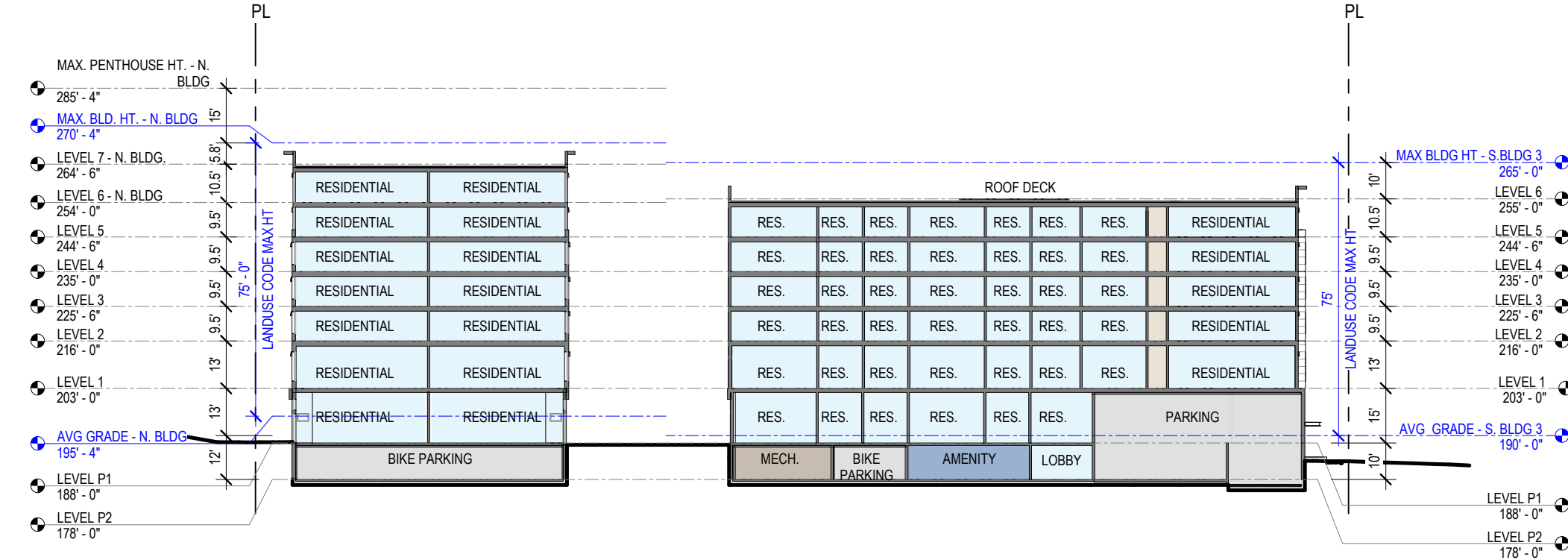
PROPOSED RESIDENTIAL SIGNAGE ON 33RD AVE NE

16.0 BUILDING SECTIONS

- KEY
- Commercial
 - Units
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



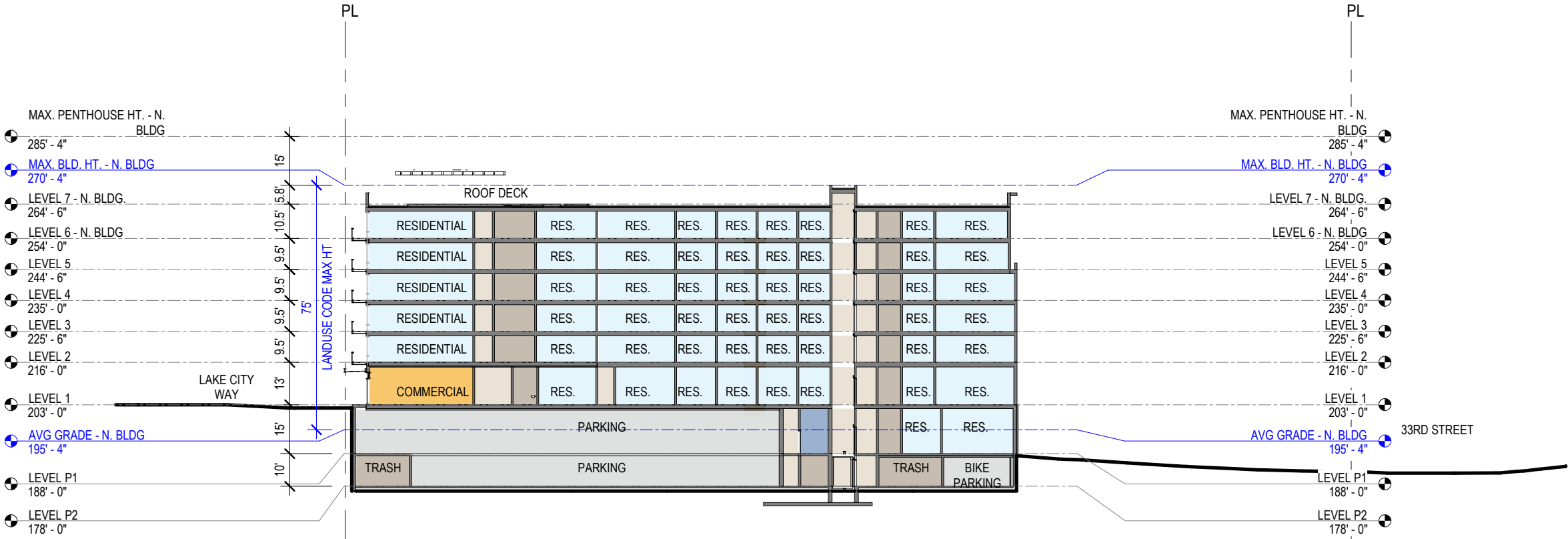
1 | EAST-WEST SECTION - NORTH BLDG



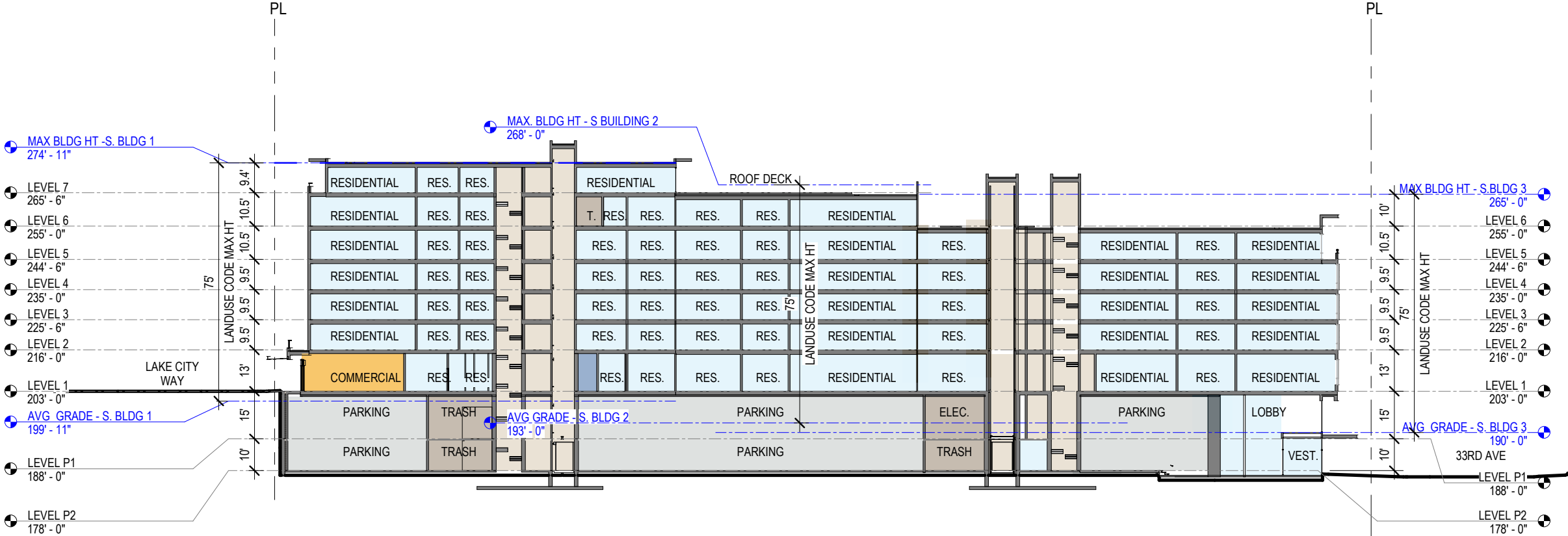
2 | EAST-WEST SECTION - SOUTH BLDG

16.0 BUILDING SECTIONS

- KEY
- Commercial
 - Units
 - Utility / BOH
 - Circulation
 - Planting Strip / Landscape
 - Residential Amenity
 - Parking



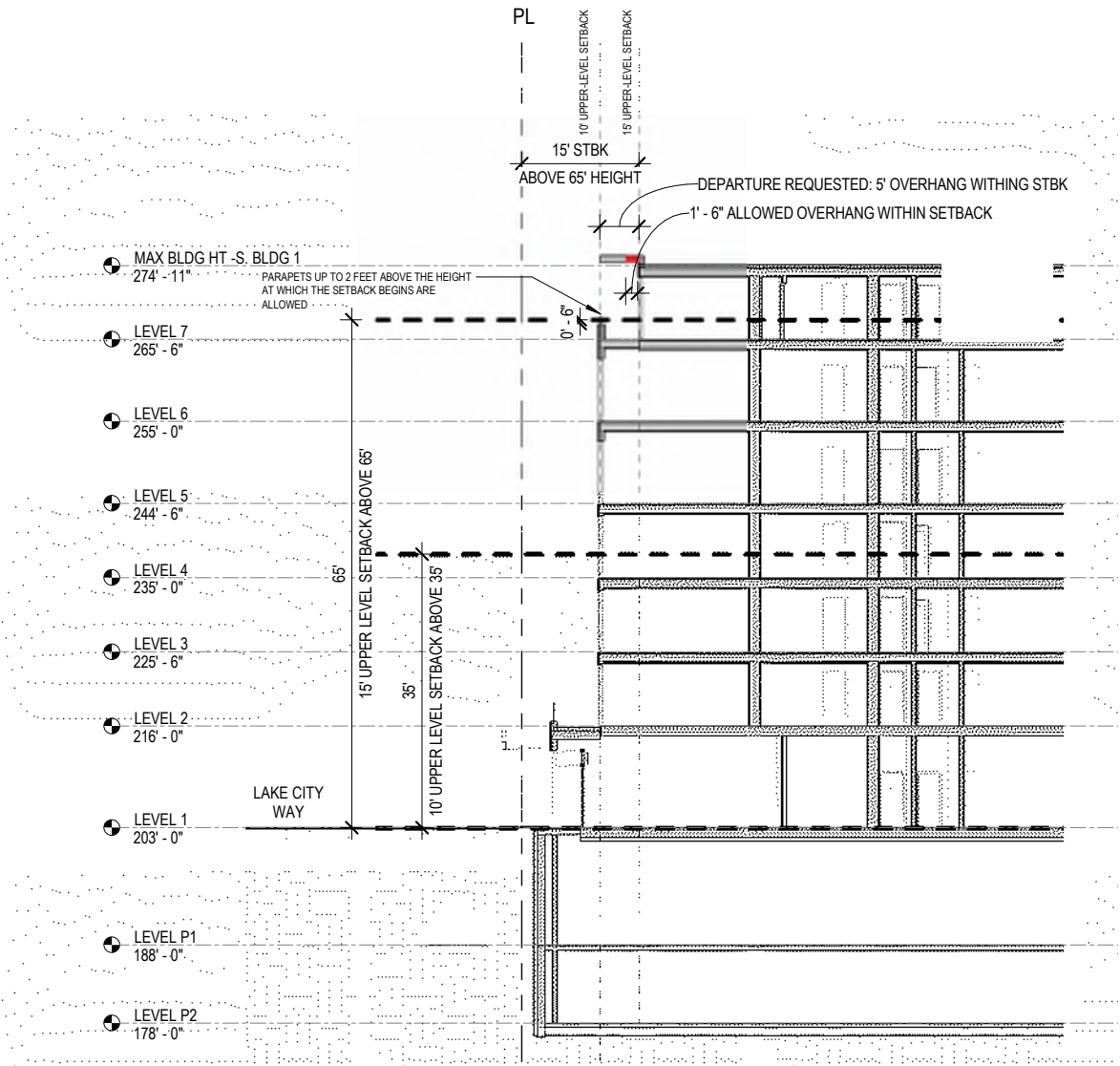
3 | EAST-WEST SECTION THROUGH CREEK



4 | NORTH-SOUTH SECTION

17.0 DEPARTURE 1

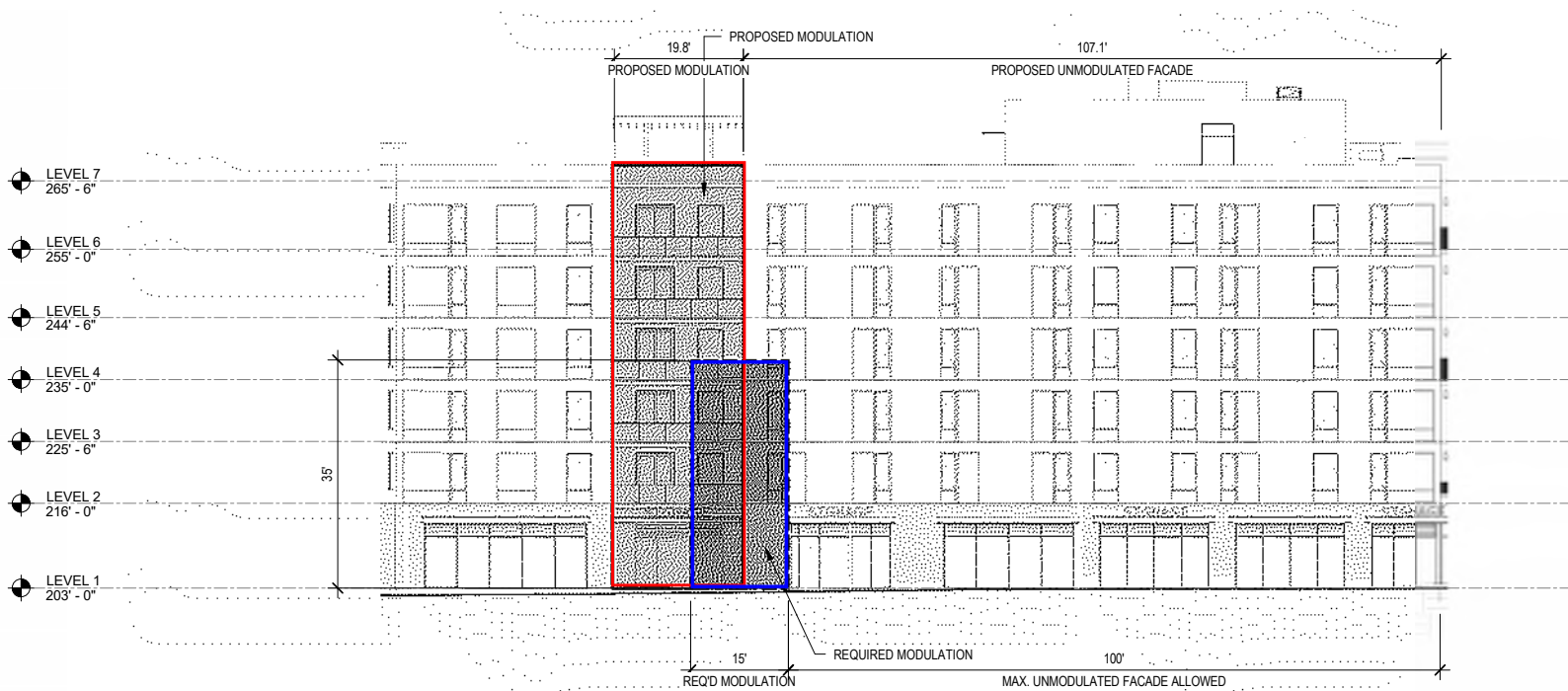
CODE CITATION:	SMC 23.47A.014.G - structures and projections in required setbacks, SMC 23.47A.009.E.5 - Structures permitted in required setbacks
CODE REQUIREMENT:	SMC 23.47A.009.E.5. Structures permitted in required setbacks are subject to subsection 23.47A.014.G. SMC 23.47A.014.G.2. Eaves, cornices, and gutters projecting no more than 18 inches from the structure facade are permitted in required setbacks.
PROPOSED DESIGN DEPARTURE:	5' roof overhang within required upper-level setback - to project roof overhang 3'-6" more than allowed by code.
RATIONALE:	Deep roof overhang has characterized the pacific northwest contemporary residential design. In the wet climate, the overhang helps direct the water away. The roof overhang is consistently provided in this project to help create the residential feel; to apply the design feature that is typically used in single-family design into multi-family design. The roof overhang also emphasizes the top part of the building, creating a sense of order with top, middle, and base.
CORRESPONDING DESIGN GUIDELINE:	Seattle Design Guidelines: CS3-A-2 Contemporary Design, CS3-A-4 Evolving Neighborhoods North District - Lake City Supplemental Guidance: DC2-III-i. Hub Urban Village



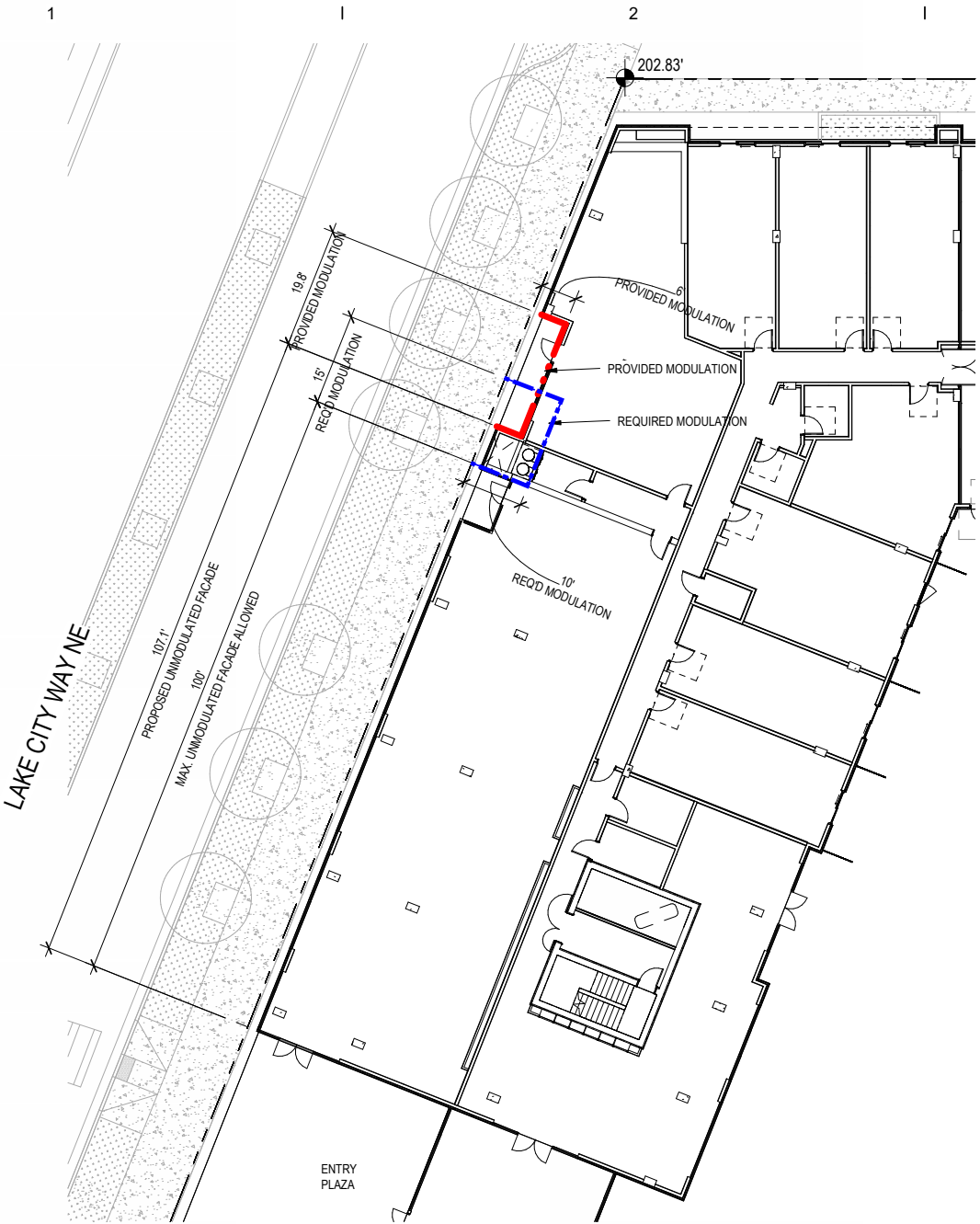
Section showing South Building roof overhang on the Lake City Way side.

17.0 DEPARTURE 2

CODE CITATION:	SMC 23.47A.009.E.2. Façade Modulation
CODE REQUIREMENT:	a. Façade modulation requirements apply to all portions of a structure up to a height of 35 feet and located within 10 feet of a street lot line on streets designated by map C for 23.47A.009. b.The maximum width of any unmodulated façade is 100 feet. Facades longer than 100 feet shall be modulated by stepping back the façade from the street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.
PROPOSED DESIGN DEPARTURE:	The unmodulated façade of 107.1' Long and modulation created by stepping back the façade from the street lot line for a depth of 6' And width of 19.8' for the entire height of the façade.
RATIONALE:	The design team feels that this is an appropriate treatment that helps break down the scale of the building. The required modulation is 10'x15'x3 floors = 450 SF. The proposed modulation is 6'X19.8'X6 floors = 712.8 SF. The project voluntarily lose more square footage than required.
CORRESPONDING DESIGN GUIDELINE:	Seattle Design Guidelines: DC2-B-1. Façade Composition, DC2-C-1. Visual Depth And Interest North District - Lake City Supplemental Guidance: DC2-III-i. Hub Urban Village



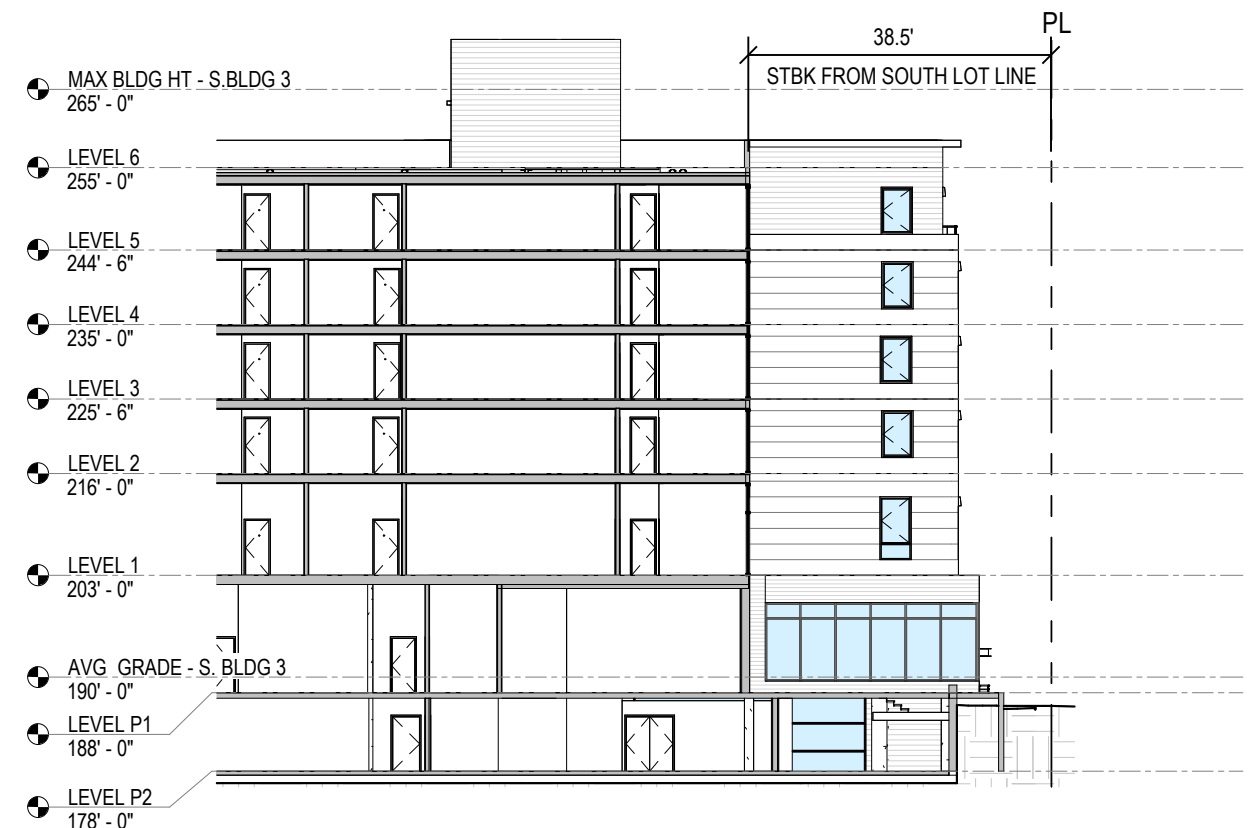
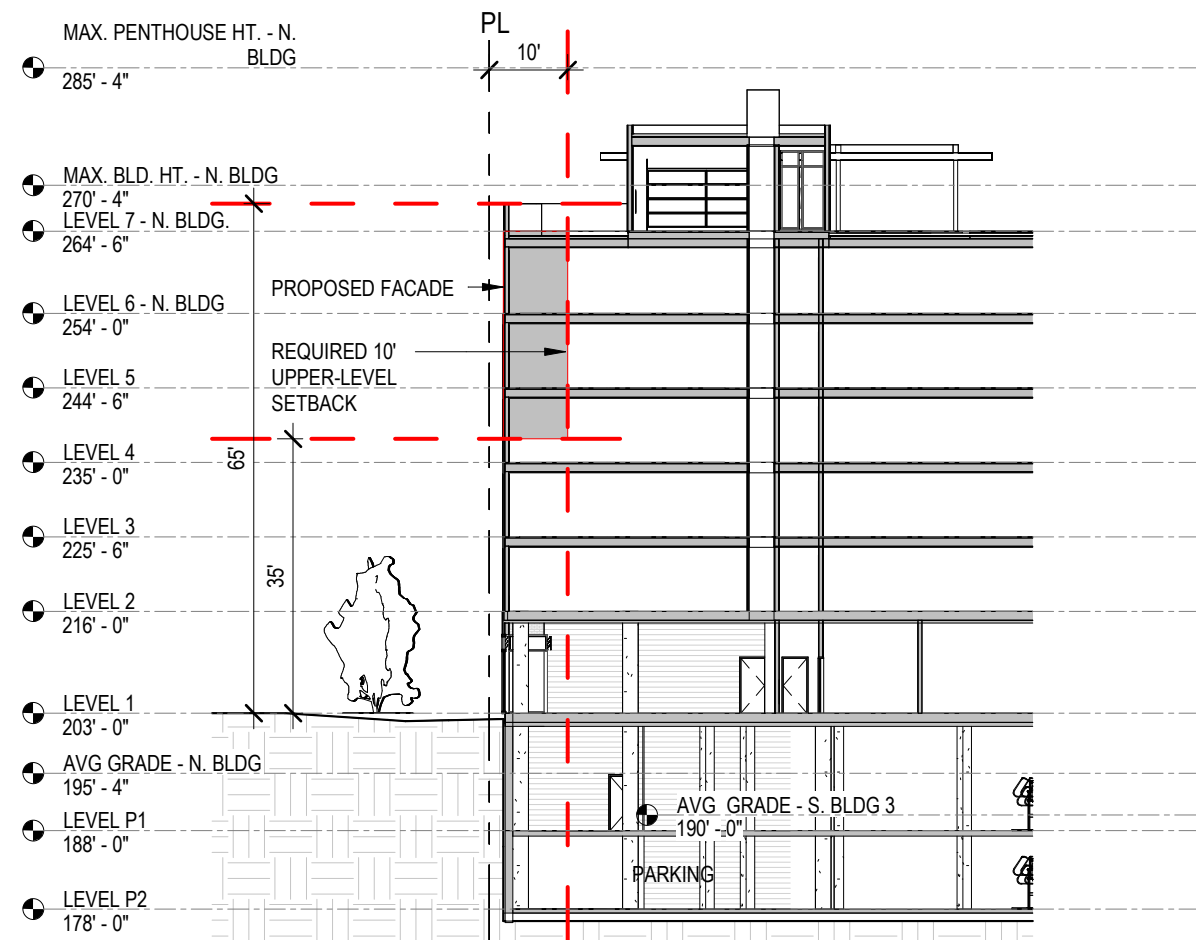
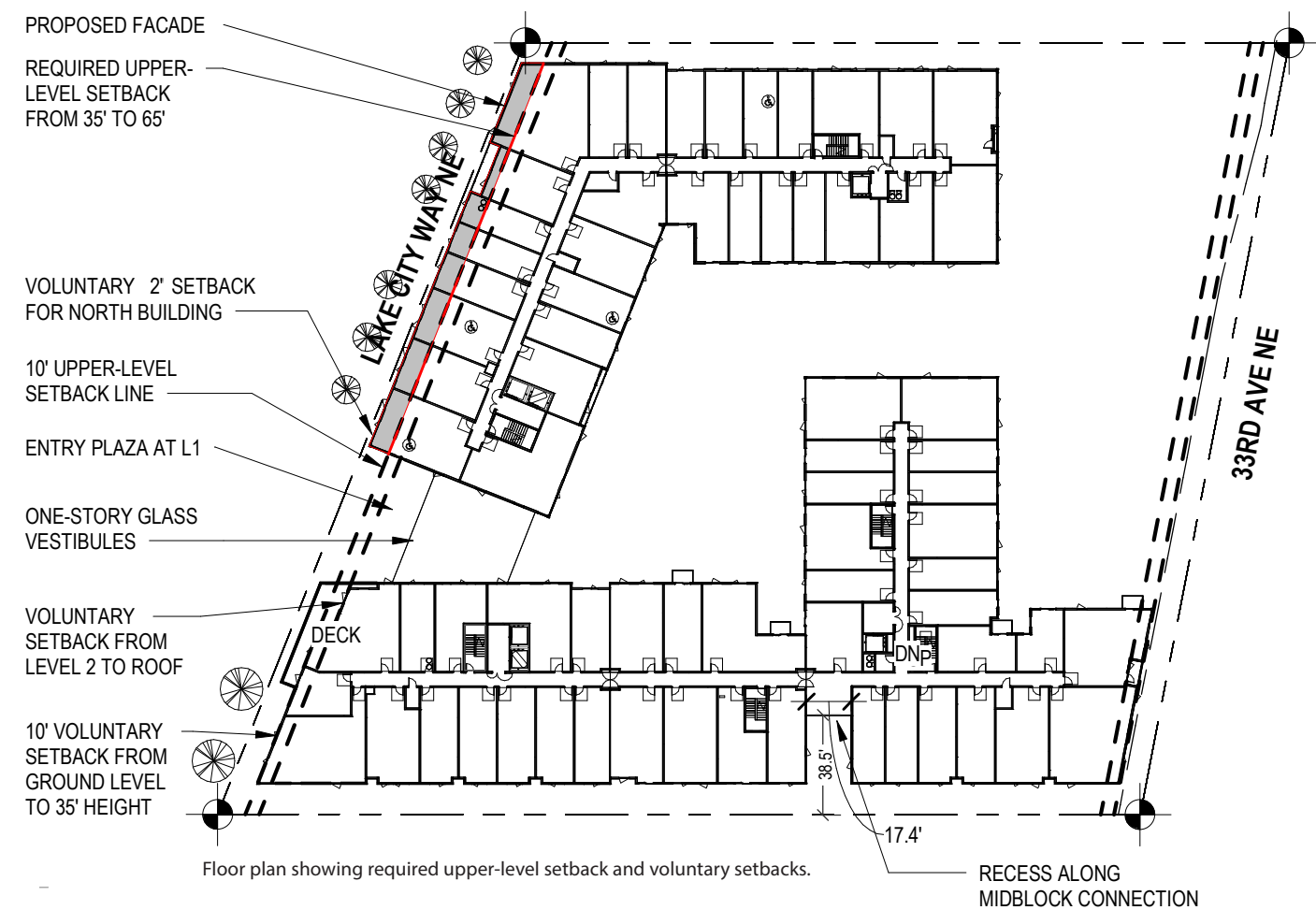
Elevation showing North Building facade modulation along Lake City Way Ave NE.



Floor plan showing North Building facade modulation along Lake City Way Ave NE.

17.0 DEPARTURE 3

CODE CITATION:	SMC 23.47A.009.E.4 - 10' Upper-Level Setbacks
CODE REQUIREMENT:	a. On streets designated by map c for 23.47a.009, A setback with an average depth of 10 feet from abutting street lot lines is required for portions of a structure above a height of 35 feet. The maximum depth of a setback that can be used to calculate the average setback is 20 feet.
PROPOSED DESIGN DEPARTURE:	No 10' upper-level setbacks above a height of 35 feet are proposed for the north building. The entire north building is set back 2' from the street lot line.
RATIONALE:	<p>An open space is provided between the north and south buildings. Its size, configuration, and location are carefully determined to best respond to the NE 127th street axis. The southwest corner of the south building is set back 10' from ground-level up all the way to the roof, widening sidewalk and creating opportunity for retail activity to spill onto street frontage and midblock connection. Additional voluntary setback (almost 4') is proposed at the ground level of the northwest corner of the south building.</p> <p>In addition to this open space along Lake City Way, a large recess is provided on the south facade along the midblock connection. This recess helps break down the facade. This move also offers more light, from the corridor of the residential floors, to spill onto the midblock, providing the liveliness and added safety. The south facade is set back 12', 2' more than required for exterior wall opening per Seattle building code.</p> <p>As a tradeoff for the voluntary setback and area voluntarily given to the plaza entry and the recess along the midblock connection, the proposed development is asking for no 10' upper-level setbacks at the north building. The project team believes that these design gestures – providing an entry plaza and breaking up midblock connection facade's length - are a proper response to the existing urban context and meets the intent of the design guidelines. The proposal creates open spaces while provides density and much-needed housing to the area.</p>
CORRESPONDING DESIGN GUIDELINE:	Seattle Design Guidelines: DC2-A-2. Reducing Perceived Mass, DC2-C-1. Visual Depth And Interest North District - Lake City Supplemental Guidance: CS2-III-iii. Hub Urban Village, CS2-III-IV. Civic core, PL1-III-I. Plazas and courtyards, PL2-I-I. Civic Core.



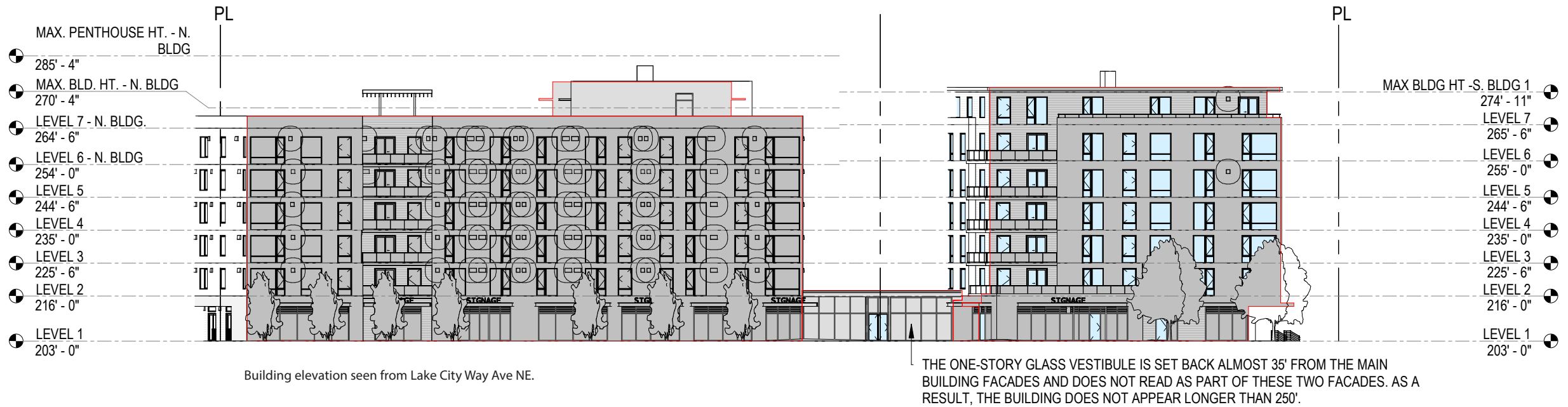
Section showing a voluntary setback at South Building at the south lot line.

17.0 DEPARTURE 4

CODE CITATION:	SMC 23.47A.009.E.3. Maximum Façade Width
CODE REQUIREMENT:	a. On streets designated by map c for 23.47a.009, The maximum allowed structure width is 250 feet.
PROPOSED DESIGN DEPARTURE:	Two buildings are linked by a central glass vestibule on Lake City Way. The two buildings also share a central courtyard whose floor elevation is one-story above grade on the 33rd Ave NE side.
RATIONALE:	<p>Even though the facade width, by definition, on both Lake City Way and 33rd Ave NE exceeds 250', the perception clearly reads as two separate buildings/ facades.</p> <p>The glass vestibule on Lake City Way is totally transparent and provides a view into courtyard. It also responds contextually to the NE 127th ST axis. The perception is that there are two buildings linked by a one-story glass vestibule.</p> <p>For 33rd Ave NE side, because of the grade difference between the two streets, a gap between the two buildings appear as one-story tall from 33rd ave ne. This gap area underneath the courtyard serves as a yoga deck with glass wall behind. The perception is that there are two buildings linked by a yoga deck and courtyard.</p>
CORRESPONDING DESIGN GUIDELINE:	North District - Lake City Supplemental Guidance: CS1-I Responding To Site Characteristics , CS2-III-III. Hub Urban Village, PL2-I-V. North/South Streets: 33rd Avenue NE (NE 125th ST. to NE 130th ST., PL3-I-II. Marked Entries, DC2-II Human Scale



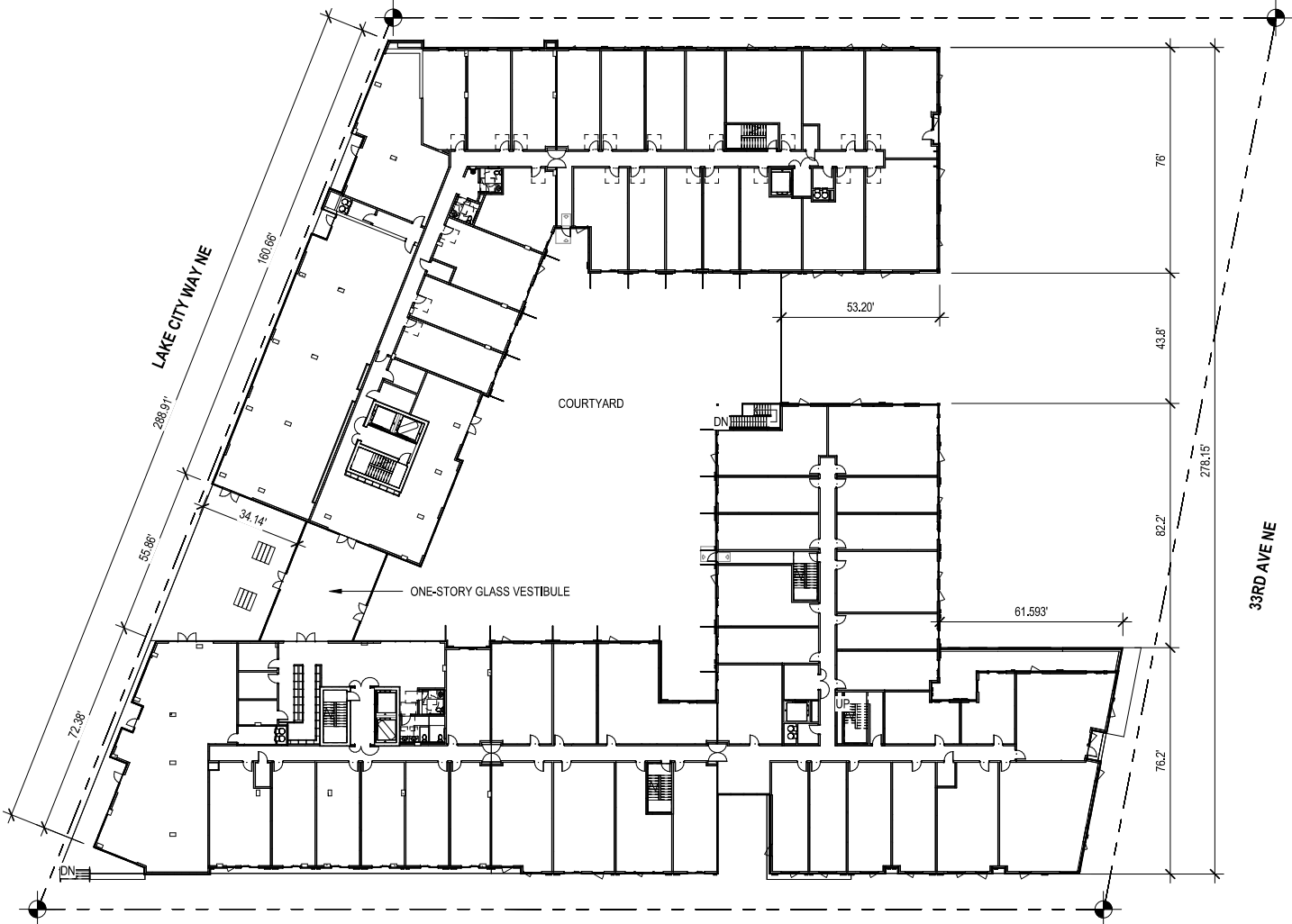
Building elevation seen from 33rd Ave NE.



Building elevation seen from Lake City Way Ave NE.

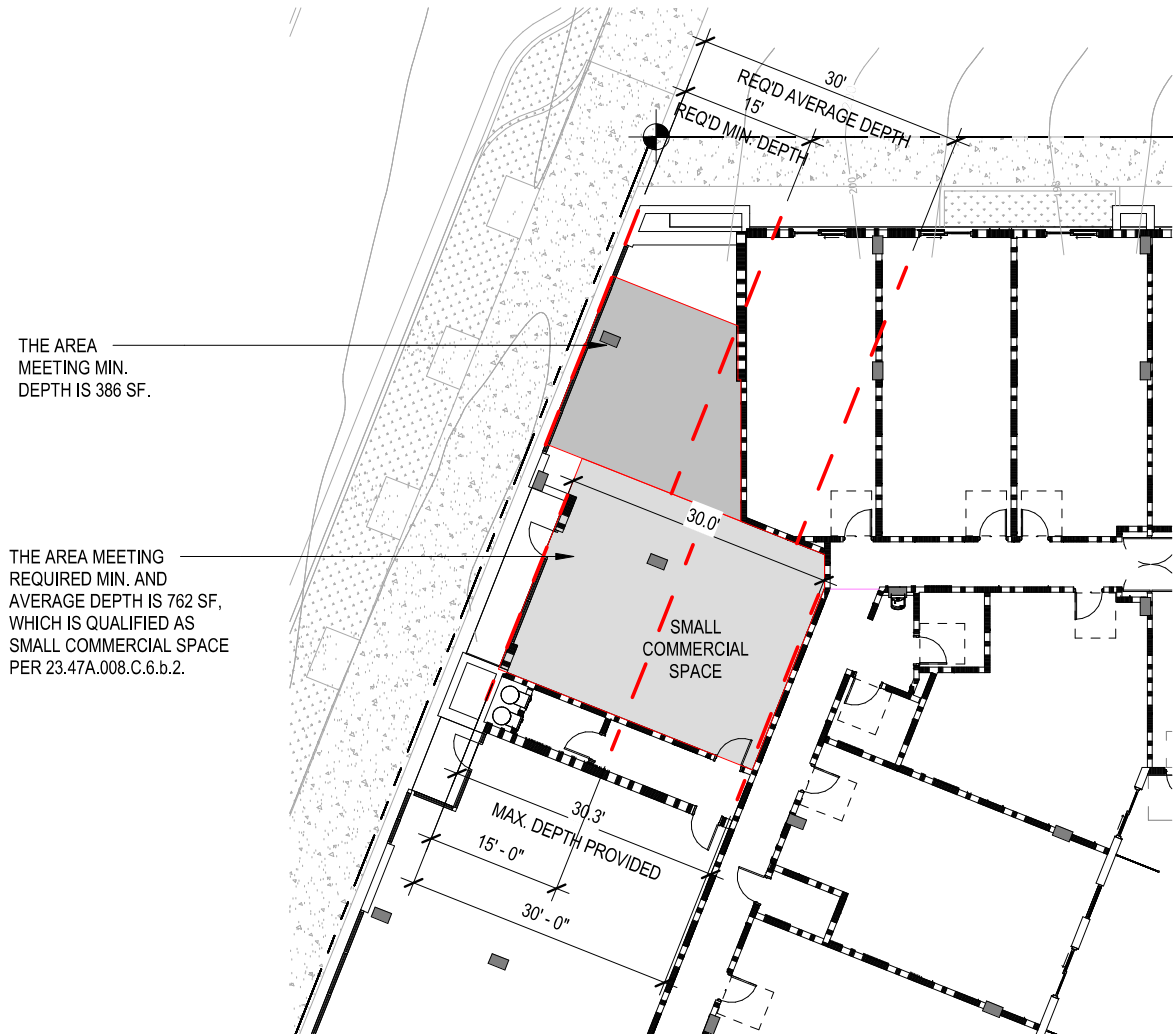
THE ONE-STORY GLASS VESTIBULE IS SET BACK ALMOST 35' FROM THE MAIN BUILDING FACADES AND DOES NOT READ AS PART OF THESE TWO FACADES. AS A RESULT, THE BUILDING DOES NOT APPEAR LONGER THAN 250'.

17.0 DEPARTURE 5



Departure 4: Site plan showing building widths.

CODE CITATION:	SMC 23.47A.008.B.3 Non-Residential Use Depth
CODE REQUIREMENT:	a. Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.
PROPOSED DESIGN DEPARTURE:	A small commercial space, required per 23.47A.008.C.6, with minimum depth and average depth that are less than code requirements.
RATIONALE:	The area meeting both minimum and average depth is 762 sf, which qualifies as small commercial space per 23.47A.008.C.6.b.2 which requires the space to be between 300 - 1,500 sf. In addition to this area, the area meeting minimum depth is 386 sf. It is believed that the provided space dimensions and configuration will be functional for a small business. The recessed doors are required per accessibility code. The space has ample glazing which will bring in abundant natural light. The space also opens up to a 8'-wide sidewalk where SDOT-permitting outdoor cafe is possible. It is believed that this configuration - wider but less deep - will be beneficial to the commercial tenants as they get more street display area/exposure.
CORRESPONDING DESIGN GUIDELINE:	Seattle Design Guidelines: PL2-A-1. Access For All, PL3-C Retail Edges North District - Lake City Supplemental Guidance: PL3-I-i. Storefront Design, DC2-II-II. Street Windows



Departure 5: Floor plan showing required and proposed commercial depth.

APPENDIX

10.0 APPENDIX | TREE TABLE



Table of Trees
12554 Lake City Way NE , Seattle, WA

Arborist: Joseph S-H
Date of Inventory: June 30, 2022
Table Prepared: July 8, 2022

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	N	E	S	W	Exceptional Threshold	Exceptional by Size	Notes
TRE-17553	<i>Acer platanoides</i>	Norway maple	15.0		Good	Fair	14.6	14.6	17.1	15.6	N/A	N/A	street tree, growing in 3'x3' tree well, minor dieback in crown, codominant at 6'
TRE-17554	<i>Acer platanoides</i>	Norway maple	15.6		Good	Fair	15.7	14.7	17.2	17.2	N/A	N/A	street tree, growing in 3'x9' tree well, tridominant at 6'
TRE-100766	<i>Acer truncatum</i> x <i>Acer platanoides</i>	Pacific Sunset maple	14.5		Good	Fair	14.6	14.6	15.6	16.6	N/A	N/A	street tree, , growing in 3'x3' tree well, codominant at 6', root flare enveloping concrete, parking sign enveloped by roots, small leaf size. overhangs existing building
TRE-100767	<i>Acer truncatum</i> x <i>Acer platanoides</i>	Pacific Sunset maple	13.7		Good	Fair	14.6	14.6	15.6	15.6	N/A	N/A	roots lifting sidewalk, codominant at 6' small leaf size, growing in 3'x5' tree well,overhangs existing building
TRE-100768	<i>Acer truncatum</i> x <i>Acer platanoides</i>	Pacific Sunset maple	15.5		Good	Fair	15.6	16.6	16.1	15.6	N/A	N/A	street tree, roots lifting sidewalk, codominant at 6', growing in 3'x5' tree well, overhangs existing building
TRE-1055081	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance serviceberry	2.5		Good	Good	4.0	4.0	4.0	4.0	N/A	N/A	street tree, vegetation competing with tree in parking strip should be managed
TRE-1055080	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance serviceberry	2.5		Good	Good	4.0	4.0	4.0	4.0	N/A	N/A	street tree, vegetation competing with tree in parking strip should be managed
TRE-1055079	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance serviceberry	2.5		Good	Good	4.0	4.0	4.0	4.0	N/A	N/A	street tree, vegetation competing with tree in parking strip should be managed
TRE-1055078	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance serviceberry	2.5		Good	Good	4.0	4.0	4.0	4.0	N/A	N/A	street tree, vegetation competing with tree in parking strip should be managed
1480	<i>Crataegus laevigata</i>	English hawthorn	11.0		Good	Fair	14.5	14.5	12.5	13.5	16.0	-	asphalt abuts base, history of poor pruning practices, wood board affixed to trunk at 4', chainlink fence 1' north of trunk
1481	<i>Juglans nigra</i>	Black walnut	21.0		Good	Fair	18.9	18.9	20.9	17.9	30.0	-	ivy on trunk, not tagged on site, diameter estimated due to lack of access, blackberry at base limits structural assessment
1482	<i>Juglans nigra</i>	Black walnut	18.0		Poor	Poor	10.8	10.8	10.8	10.8	30.0	-	significant crown dieback, tree is in decline and will likely be dead in 3-5 years, growing near wetland area, significant blackberry and knotweed at base limits structural assessment, not tagged, diameter estimated due to lack of access
1483	<i>Acer palmatum</i>	Japanese maple	6.2	4.7,4.1	Good	Good	3.3	7.3	7.3	7.3	12.0	-	growing in 6'x4' planter, drain pipe near base, codominant at base, not on survey
1484	<i>Acer palmatum</i>	Japanese maple	5.8		Good	Good	3.2	6.2	6.2	6.2	12.0	-	just below regulated threshold, same growing conditions as 1483, not on survey
1485	<i>Pinus mugo</i>	Mugo pine	6.7		Good	Good	3.3	5.3	5.3	5.3	17.2	-	measured at narrowest point below union, same growing conditons as 1483 and 1484, history of poor pruning practices, crown overhangs gas meter to west. not on survey

Tree Solutions, Inc.
2940 Westlake Ave. N #200 Seattle, WA 98109

www.treesolutions.net
206-528-4670



LAND DEVELOPMENT & CIVIL ENGINEERING CONSULTANTS
5130 S. 199th Lane • SeaTac, WA 98188 • T 206.229.6422

February 6, 2023

Axisgfa
Kusi Chaijumboonpun
801 Blanchard Street, Suite 200
Seattle, WA 98121

Subject: Extending existing daylighting Stream A

Dear Kusi:

PBG is exploring the possibility of opening and extending the existing daylighting Stream A to north end. Currently, existing daylighting Stream A is starting approximately 100 feet south of the north property line with a 24" storm drain discharged to this Stream.

This project is required limited disturbance in the riparian area. To get proposed sewer and water to the north building, these utilities will have to push to the north to reduce less impact to the riparian area. These utilities are requiring access to repair if pipes are damage in the future. If Stream A is extending to the north with open channel (daylighting) and the required depth, this will impact the proposed sewer and water lines. Once Stream A is extended with daylighting, there will be no access to sewer and water pipes for repairing if these pipes are broken within the Stream daylighting section.

In conclusion, PBG recommends not extending Stream A with open stream to the north but keeping existing 24" storm drain pipe as it.

Please feel free to contact me if you have questions regarding this letter at 206-446-1292.

Han Phan, P.E. | Civil Engineer

A handwritten signature in black ink, appearing to read 'Han Phan'.

Sincerely,
PBG



January 23, 2023

AXIS/GFA Architecture & Design
Attn: Kusi Chaijumroonpun
801 Blanchard St, Suite 200
Seattle, WA 98121

RE: Potential For Daylighting On-site Stream Areas

AXIS/GFA Architecture & Design (formerly Caron Architecture), hereafter referred to as “the applicant,” held an Early Design Guidance (EDG) Review Meeting for 12554 Lake City Way, NE on January 9, 2023. During the EDG meeting, the applicant was directed to explore the possibility of daylighting a portion of the on-site stream (Stream A). This memo is designed to address the overall potential and possible habitat benefits of daylighting Stream A.

Stream A is a Type Ns water that is daylighted for approximately 60 feet within the eastern portion of the project site. It discharges onto the site via a piped stream segment from the north, flows southeast, and leaves the site to the east before being piped beneath 33rd Avenue NE. The City of Seattle DSO Water & Sewer Map depicts the piped segments of Stream A upstream and downstream of the on-site daylighted portion of the stream.

Up-stream of the on-site daylighted channel, Stream A is piped for approximately 1,545 linear feet. Downstream of the site, the stream is piped for approximately 820 feet before once again becoming daylighted. The on-site and upstream portions of Stream A are Type Ns. In order to provide fish access to Stream A, removal of piped stream segments or installation of fish passable culverts would need to occur through or beneath substantial public and private infrastructure. This infrastructure includes: the playground at Lake City Court, the private parking lot at 12509 35th Avenue NE, the eastern portion of the private building at 3310 NE 125th St, and NE 125th Street. Creating fish-accessible habitat in each of these areas is not feasible due to its use, ownership, or values of the existing improvements. Therefore, fish access cannot be provided to the on-site portion of Stream A and it will remain a Type Ns water. Thus, daylighting additional on-site areas of Stream A will provide no benefit to local fish habitat.

Daylighting the on-site piped segment is also not feasible due to the existing condition of the piped stream segment and the restrictions it would impose upon the parcel. The Seattle DSO Water & Sewer Map shows a mainline connection point for the drainage pipe containing Stream A approximately 15 feet north of the site, beneath the existing apartment building, and 115 feet north

of the daylighted portion of the stream. At the discharge point of Stream A, it is in a deep depression and about 10 feet below the existing grade along the pipe. WDFW and the City of Seattle typically require the banks of daylighted streams must be graded to a slope of 33% or less. Because of the depth of the on-site drainage pipe and the location of off-site buildings, the required grading would greatly reduce the amount of stream that can be daylighted. Additionally, the grading would extend into and reduce the developable portion of the limited riparian development area present west of the stream, significantly reducing the viability of the proposed project. Daylighting on-site piped portions of Stream A would result in no increase in fish habitat with a minimal increase in open stream channel while severely impacting the development potential of the site.

Daylighting water in pipes and culverts is discussed in Seattle Municipal Code (SMC) 25.09.200.A.5. Per SMC 25.09.200.C, the director may require daylighting pipes and culverts that meet the following definition from SMC 25.09.012.D.3.c:

“The parcel provides fish passage between fish habitat in Type S, F, Np and Ns waters per WAC 222-16-030 and 222-16-031 upstream and downstream of the parcel, whether that passage is in riparian watercourses, pipes, or culverts.”

The on-site stream does not meet this criteria. All portions of Stream A on and upstream of the site are Type Ns waters. Type Ns waters are, by definition, not fish habitat. Therefore, the on-site portion of Stream A does not provide fish passage between fish habitats. Thus, daylighting on-site portions of Stream A is not required by Seattle Municipal Code.

Eamonn Collins
Associate Ecologist

8.0 DESIGN CONCEPT - SITE FORM

DESIGN CONCEPT | MEANDERING PATH

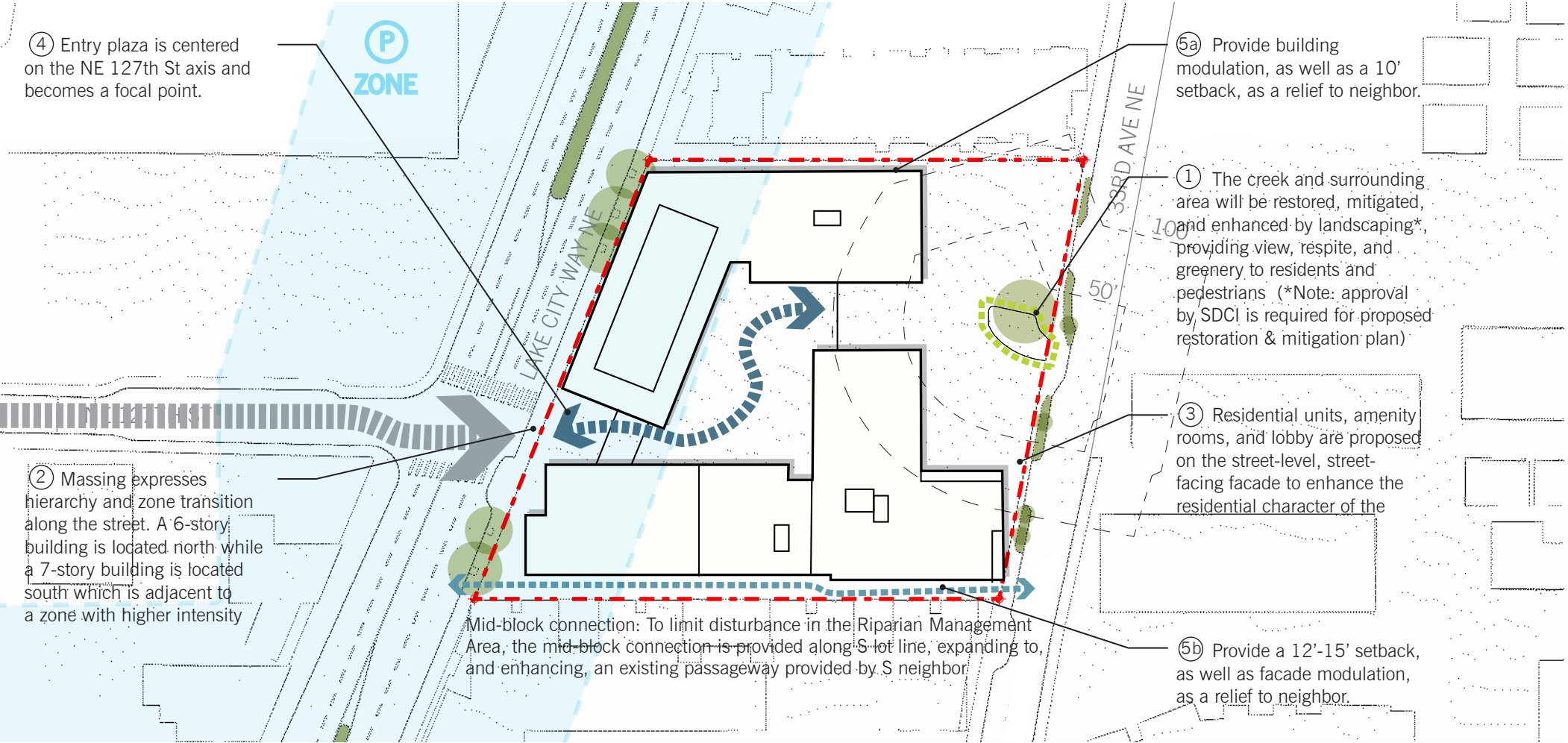
The inspiration for each option was derived from 5 key site aspects, each with its own categorical level of importance. The most critical of the 5 key site aspects is the Little Brook stream, which requires a riparian management area buffer.

This potential challenge became an abstract inspiration to create building designs that were inspired by nature and how a user flows through the site. The overall goal is to create a project that supports occupant well-being through a series of networks, relationships and connections.

Programmatic layout, multi-functional plaza spaces, and an emphasis on nature accessibility (visual & physical) are accomplished through a 'meandering path' though the site. The user is inspired to take their time and enjoy the connection between nature and structure.

Illustrated on the 5 site key aspects map, are how the specific design option address each aspect.

5 KEY ASPECT MAP



- ① STREAM & RIPARIAN MANAGEMENT AREA BUFFER
- ② LAKE CITY WAY NE CHARACTER & USE
- ③ 33RD AVE NE CHARACTER & USE
- ④ NE 127TH ST AXIS
- ⑤a NORTH NEIGHBOR
- ⑤b SOUTH NEIGHBOR

DESIGN INSPIRATION



RESIDENTIAL DESIGN ELEMENTS WITH APPROPRIATE MASSING SCALE



CLEAR|DIFFERENTIATED LOBBY OFF PLAZA



MEANDERING PATH ALONG INTERIOR COURTYARD FOR USER EXPERIENCE



MULTI-LAYER STREAM LANDSCAPING



LILLEHAMMER APARTMENTS



THE CENTRAL APARTMENTS



VITALITY ON HOWELL



BELLWETHER APARTMENTS



ASSEMBLY 118



2218 EAST FRANKLIN

THANK YOU.