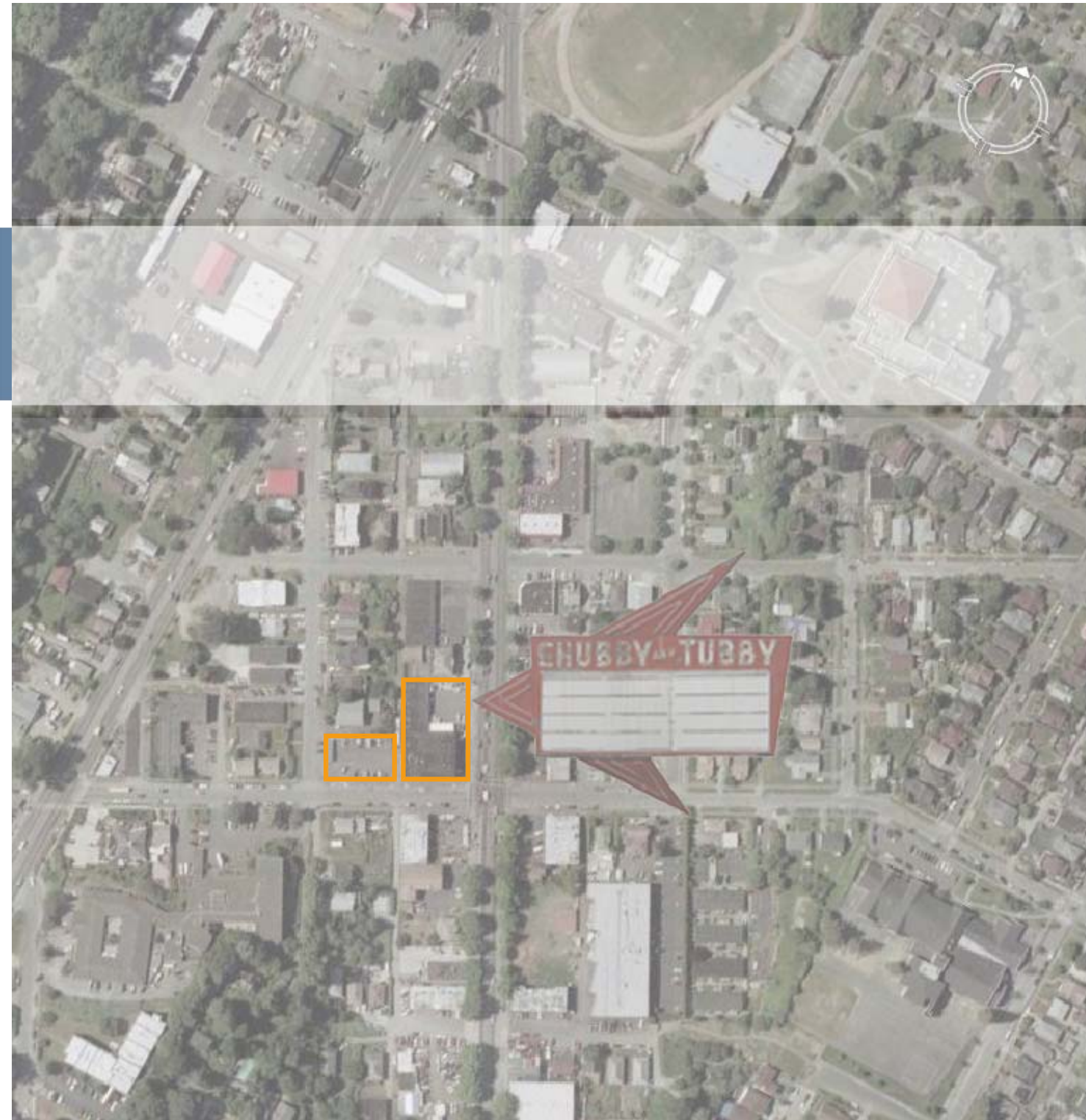


3333 RAINIER AVE SOUTH &
3340 CLAREMONT AVE SOUTH
EARLY DESIGN GUIDANCE

PROJECT # 3002211 / 3008738



FORMER SITE OF:



CHUBBY AND TUBBY WORKFORCE HOUSING
SEATTLE, WASHINGTON



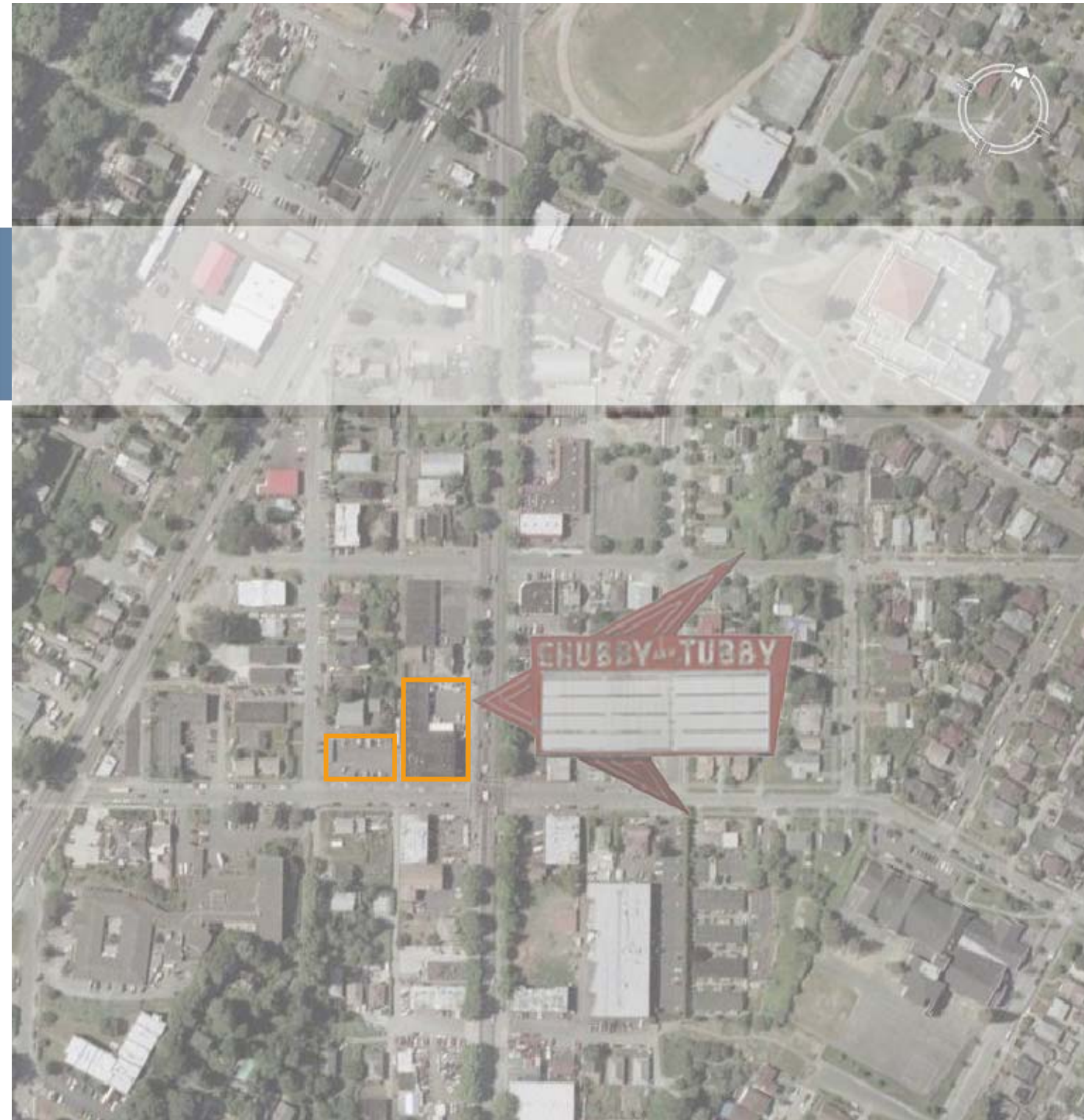
SOUTHEAST EFFECTIVE DEVELOPMENT

MARCH 11, 2008

EARLY DESIGN GUIDANCE

3333 RAINIER AVE SOUTH &
3340 CLAREMONT AVE SOUTH
EARLY DESIGN GUIDANCE

PROJECT # 3002211 / 3008738



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CHUBBY AND TUBBY WORKFORCE HOUSING
SEATTLE, WASHINGTON



SOUTHEAST EFFECTIVE DEVELOPMENT

MARCH 11, 2008

EARLY DESIGN GUIDANCE

PROJECT TEAM

OWNER/ DEVELOPER:	SOUTHEAST EFFECTIVE DEVELOPMENT 5117 RAINIER AVE. SOUTH SEATTLE WA 98118 TEL: (206) 723 7333 CONTACT: EARL RICHARDSON
ARCHITECT:	JOHNSON BRAUND DESIGN GROUP, INC. 15200 52ND AVE SOUTH, STE 200 SEATTLE, WA 98188 TEL: (206) 766 8300 FAX: (206) 766 8080 CONTACT: DIANA KEYS
CIVIL ENGINEER:	BARGHAUSEN ENGINEERS 18215 72ND AVE SOUTH KENT, WA 98032 TEL: (425) 251 6222 FAX: (425) 251 8782 CONTACT: PAT TAITANO
CONTRACTOR:	INTER-CITY CONTRACTORS, INC. 17425 68TH AVE NORTHEAST KENMORE, WA 98028 TEL: (425) 806 8560 FAX: (425) 806 8566 CONTACT: GREG HERRING

PROJECT DATA

LAND USE PROJECT NO:	3002211 & 3008738
SITE ADDRESS:	(PARCEL A) 3333 RAINIER AVE SOUTH SEATTLE, WA 98144 (PARCEL B) 3340 CLAREMONT AVE SOUTH SEATTLE, WA 98144
DESIGN REVIEW:	SOUTHEAST BOARD
LAND USE PLANNER:	MARTI STAVE

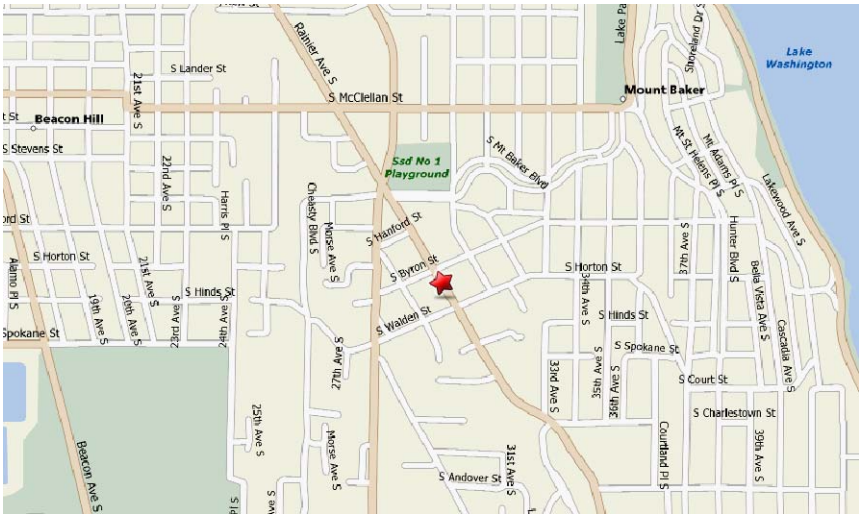
DEVELOPMENT OBJECTIVES:

THE PROJECT DEVELOPMENT OBJECTIVE IS TO CREATE AN AFFORDABLE FOR-RENT WORKFORCE HOUSING AND MIXED-USE COMMERCIAL PROJECT. THE PROJECT SITE CONTAINS TWO DIFFERENT ZONING DESIGNATIONS, SEPARATED BY AN ALLEY (C1 -G5 AND L3), AS SUCH THE PROJECT DESIGN WILL BE DIVIDED INTO TWO SEPARATE SCHEMES AND SCALES. TARGET UNIT COUNTS ARE 55-58 FOR THE LARGER SCALE C1 -G5 ZONE AND APPROX. 8-12 FOR THE LOWER SCALE L3 ZONE. 4 TO 5,000 SF OF COMMERCIAL FRONTAGE ON RAINIER AVENUE SOUTH IS DESIRED. ALTHOUGH PARKING REQUIREMENTS IN THE COMMERCIAL ZONE IS WAIVED IN THE STATION OVERLAY DISTRICT, APPROX. 50-60 STALLS ARE DESIRED FOR RESIDENTIAL AND COMMERCIAL USES. THE GOAL OF THE PROJECT IS NOT TO DEVELOP TO THE MAXIMUM ALLOWABLE DENSITY, BUT RATHER TO DEVELOP AN EFFICIENT DESIGN SCHEME THAT BALANCES BOTH CONSTRUCTION COSTS AND TARGET UNIT GOALS.



SHEET INDEX

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P9	SITE SURVEY
P10	MAX ZONING ENVELOPE
P11a	DESIGN ALTERNATE #1 PLAN
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P12a	DESIGN ALTERNATE #2 PLAN
P12b	DESIGN ALTERNATE #2 MASSING
P13a	PREFERRED DESIGN #3 PLAN
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VICINITY MAP



ZONING MAP

- COMMERCIAL (C1-65)
- NEIGHBORHOOD COMMERCIAL (NC3-65)
- LOWRISE (L3)
- SF 5000
- LOWRISE (L2)
- McCLELLAN STREET LIGHT RAIL OVERLAY DISTRICT
- NORTH RAINIER HUB URBAN VILLAGE

C1-65 ZONING INFORMATION:

COMMERCIAL - CHAPTER. 23.47A

PERMITTED USES (23.47A.004)

RESIDENTIAL USES ARE PERMITTED OUTRIGHT
COMMERCIAL USES AS PERMITTED PER CHART A

STREET LEVEL USES (23.47A.005)

PARKING, MINI-WAREHOUSES, WAREHOUSES, OR UTILITY USES MAY NOT ABUT A STREET-LEVEL STREET-FACING FACADE IN A STRUCTURE THAT CONTAINS MORE THAN ONE RESIDENTIAL DWELLING UNIT. ****DEPARTURE REQUEST FOR PARKING GARAGE FACADE ALONG S. WALDEN STREET****

RESIDENTIAL USES AT STREET LEVEL:

RESIDENTIAL USES ARE GENERALLY PERMITTED ANYWHERE IN A STRUCTURE C1 ZONES, EXCEPT RESIDENTIAL USES MAY OCCUPY 100% OF THE STREET-LEVEL STREET-FACING FACADE WITHIN THE STATION AREA OVERLAY DISTRICT, IN WHICH CASE THE PROVISIONS OF CHAPTER 23.61 APPLY.

SMC 23.61.012 RESIDENTIAL STRUCTURES

RESIDENTIAL USES ARE PERMITTED OUTRIGHT ANYWHERE IN A STRUCTURE IN C ZONES UNLESS LOCATED ON A LOT IN A PEDESTRIAN-DESIGNATED ZONE, WHERE THEY ARE LIMITED TO 20% OF EACH STREET-LEVEL STREET-FACING FACADE FACING A PRINCIPAL PEDESTRIAN STREET,

STREET-LEVEL DEVELOPMENT STANDARDS (23.47A.008)

BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN TWO (2) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK MAY NOT EXCEED TWENTY (20) FEET IN WIDTH.

THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED FORTY (40) PERCENT OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.

SETBACKS. STREET-LEVEL STREET-FACING FACADES MUST BE LOCATED W/ IN TEN (10) FEET OF THE STREET LOT LINE, UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPING OR OPEN SPACES ARE PROVIDED.

NONRESIDENTIAL STREET LEVEL REQUIREMENTS (23.47A.008B)
TRANSPARENCY: 60% OF THE STREET-FACING FACADE BETWEEN TWO (2) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT.

HEIGHT AND DEPTH OF NONRESIDENTIAL SPACE:
MUST EXTEND AN AVERAGE OF AT LEAST THIRTY (30) FEET AND A MINIMUM OF FIFTEEN (15) FEET IN DEPTH FROM THE STREET-LEVEL STREET-FACING FACADE
MUST HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST THIRTEEN (13) FEET.

RESIDENTIAL STREET-LEVEL REQUIREMENTS (23.47A.008.D.2)

AT LEAST ONE STREET-LEVEL STREET FACING FACADE MUST HAVE A VISUALLY PROMINENT ENTRY.

THE FIRST FLOOR AT OR ABOVE GRADE MUST BE AT LEAST 4' ABOVE SIDEWALK GRADE OR BE SET BACK MIN 10' FROM THE SIDEWALK.

STRUCTURE HEIGHT (23.47A.012)

65' HEIGHT LIMIT
PARAPETS, OPEN RAILINGS, CLERESTORIES, PLANTERS AND SKYLIGHTS MAY EXTEND 4' MAX ABOVE 65' (23.47A.012.D.2)
STAIR & ELEVATOR PENTHOUSES & MECHANICAL EQUIP. MAY EXTEND UP TO 15' ABOVE 65' (23.47A.012.D.4)

FLOOR AREA RATIO (23.47A.013)

MAX FAR FOR RESIDENTIAL USE @65' = 5.75 (STATION OVERLAY DISTRICT)

SETBACKS (23.47A.014)

FOR A STRUCTURE WITH MORE THAN ONE DWELLING UNIT, A SETBACK IS REQUIRED ALONG ANY REAR LOT LINE THAT ABUTS A LOT IN A RESIDENTIAL ZONE OR THAT IS ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE, AS FOLLOWS:

A. FIFTEEN (15) FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET; AND

B. FOR EACH PORTION OF A STRUCTURE ABOVE 40 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 2 FEET OF SETBACK FOR EVERY 10 FEET BY WHICH THE HEIGHT OF SUCH PORTION EXCEEDS 40 FEET .

ONE-HALF OF THE ALLEY WIDTH MAY BE COUNTED AS PART OF THE REQUIRED SETBACK. FOR THE PURPOSE OF THIS SECTION, THE ALLEY WIDTH AND THE LOCATION OF THE REAR LOT LINE SHALL BE DETERMINED PRIOR TO ANY DEDICATION THAT MAY BE REQUIRED FOR ALLEY IMPROVEMENT PURPOSES.

LANDSCAPE AND SCREENING STANDARDS (23.47A.016)

GREEN FACTOR SCORE OF .30 OR GREATER IS REQUIRED (23.47A.016.A.2)

STREET TREES ARE REQUIRED (23.47A.016.B)

SURFACE PARKING ABUTTING OR ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE MUST HAVE SIX (6) FOOT HIGH SCREENING ALONG THE ABUTTING LOT LINE(S) AND A FIVE (5) FOOT DEEP LANDSCAPED AREA INSIDE THE SCREENING. ****DEPARTURE REQUEST TO ALLOW SURFACE PARKING OFF ALLEY****

RESIDENTIAL AMENITY AREAS (23.47A.024)

RESIDENTIAL AMENITY REQUIRED EQUAL TO 5% OF RESIDENTIAL GROSS FLOOR AREA (23.47A.024.A)

REQUIRED PARKING AND LOADING (23.47A.030)

NO PARKING FOR MOTOR VEHICLES IS REQUIRED FOR USES IN COMMERCIAL ZONES IN THE STATION AREA OVERLAY DISTRICT, EXCEPT THAT PARKING FOR FLEET VEHICLES IS REQUIRED

SMC 23.47A.032 PARKING LOCATION AND ACCESS

ACCESS TO PARKING MUST BE FROM THE ALLEY IF THE LOT ABUTS AN ALLEY IMPROVED TO THE STANDARDS OF SECTION 23.53.030C. ****DEPARTURE REQUEST TO ALLOW ACCESS TO PARKING OF OF S. WALDEN ST.****

PARKING MAY NOT BE LOCATED BETWEEN A STRUCTURE AND A STREET LOT LINE PARKING MAY NOT BE LOCATED INSIDE A STRUCTURE ADJACENT TO A STREET-LEVEL STREET-FACING FACADE ****DEPARTURE REQUEST****

L-3 ZONING INFORMATION:

RESIDENTIAL MULTI-FAMILY - CHAPTER. 23.45

SMC 23.45.008 DENSITY -- LOWRISE ZONES

MINIMUM LOT AREA PER DWELLING UNIT:

LOWRISE 3--ONE (1) DWELLING UNIT PER EIGHT HUNDRED (800) SQUARE FEET OF LOT AREA.

SMC 23.45.009 STRUCTURE HEIGHT -- LOWRISE ZONES

MAXIMUM HEIGHT =THIRTY (30) FEET

PITCHED ROOFS: THE RIDGE OF PITCHED ROOFS ON PRINCIPAL STRUCTURES MAY EXTEND UP TO FIVE (5) FEET ABOVE THE MAXIMUM HEIGHT LIMIT. ALL PARTS OF THE ROOF ABOVE THIRTY (30) FEET AT A RATE OF NOT LESS THAN FOUR TO TWELVE (4:12). NO PORTION OF A SHED ROOF SHALL BE PERMITTED TO EXTEND BEYOND THE MAXIMUM HEIGHT LIMIT UNDER THIS PROVISION.

ADDITIONAL HEIGHT SHALL BE PERMITTED FOR SLOPED LOTS, AT THE RATE OF ONE (1) FOOT FOR EACH SIX (6) PERCENT OF SLOPE, TO A MAXIMUM OF FIVE (5) FEET. THE ADDITIONAL HEIGHT SHALL BE PERMITTED ON THE DOWNHILL SIDE OF THE STRUCTURE ONLY

SMC 23.45.010 LOT COVERAGE -- LOWRISE ZONES:

THE MAXIMUM LOT COVERAGE PERMITTED FOR PRINCIPAL AND ACCESSORY STRUCTURES SHALL NOT EXCEED FORTY-FIVE (45)%.

STRUCTURE WIDTH AND DEPTH (TABLE 23.45.011 A):

MAXIMUM BUILDING WIDTH WITHOUT MODULATION: 30 FEET; OR 40 FEET WITH A PRINCIPAL ENTRANCE FACING A STREET

MAXIMUM BUILDING WIDTH WITH MODULATION: APARTMENTS AND GROUND-RELATED HOUSING 75 FEET TOWNHOUSES, 120 FEET MAXIMUM BUILDING DEPTH: APARTMENTS AND GROUND-RELATED HOUSING INCLUDING TOWNHOUSES, 65% DEPTH OF LOT

SMC 23.45.012 MODULATION REQUIREMENTS

SMC 23.45.014 SETBACK REQUIREMENTS

FRONT SETBACK: THE REQUIRED FRONT SETBACK SHALL BE THE AVERAGE OF THE SETBACKS OF THE FIRST PRINCIPAL STRUCTURES ON EITHER SIDE. IN NO CASE SHALL THE SETBACK BE LESS THAN 5 FEET AND IT SHALL NOT BE REQUIRED TO EXCEED 15 FEET.

REAR SETBACKS: 25 FEET OR 15% OF LOT DEPTH, WHICHEVER IS LESS, BUT IN NO CASE LESS THAN 15 FEET.

ALLEYS: WHEN A PROPERTY ABUTS UPON AN ALLEY ALONG A REAR LOT LINE, THE CENTERLINE OF THE ALLEY BETWEEN THE SIDE LOT LINES EXTENDED SHALL BE USED AS THE REAR LOT LINE FOR PURPOSES OF MEASURING A REAR SETBACK; PROVIDED THAT AT NO POINT SHALL THE PRINCIPAL STRUCTURE BE CLOSER THAN 10 FEET TO THE ACTUAL PROPERTY LINE AT THE ALLEY.

SIDE SETBACKS: THE REQUIRED SIDE SETBACK FOR STRUCTURES SHALL BE DETERMINED BY STRUCTURE DEPTH AND HEIGHT, ACCORDING TO TABLE 23.45.014 A

SMC 23.45.015 SCREENING AND LANDSCAPING REQUIREMENTS

SMC 23.45.016 OPEN SPACE REQUIREMENTS

GROUND-RELATED HOUSING: AN AVERAGE OF (300) SQUARE FEET PER UNIT OF PRIVATE, USABLE OPEN SPACE, AT GROUND LEVEL AND DIRECTLY ACCESSIBLE TO EACH UNIT, SHALL BE REQUIRED. NO UNIT SHALL HAVE LESS THAN (200) SQUARE FEET OF PRIVATE, USABLE OPENSAPCE. REQUIRED.

APARTMENTS: A MINIMUM OF (25)% OF THE LOT AREA SHALL BE PROVIDED AS USABLE OPEN SPACE AT GROUND LEVEL, EXCEPT AS PROVIDED IN SUBSECTION A3B(2)II. A MAXIMUM OF (1/3) OF THE REQUIRED OPEN SPACE MAY BE PROVIDED ABOVE GROUND IN THE FORM OF BALCONIES, DECKS, INDIVIDUAL UNIT DECKS ON ROOFS OR COMMON ROOF GARDENS IF THE TOTAL AMOUNT OF REQUIRED OPEN SPACE IS INCREASED TO (30)% OF LOT AREA.

SMC 23.45.018 PARKING AND ACCESS

PARKING QUANTITY: PER CHART B 23.54.015

GROUND RELATED HOUSING 1:1

APARTMENTS: (2-10) 1:1.1 (11-30) 1:1.15

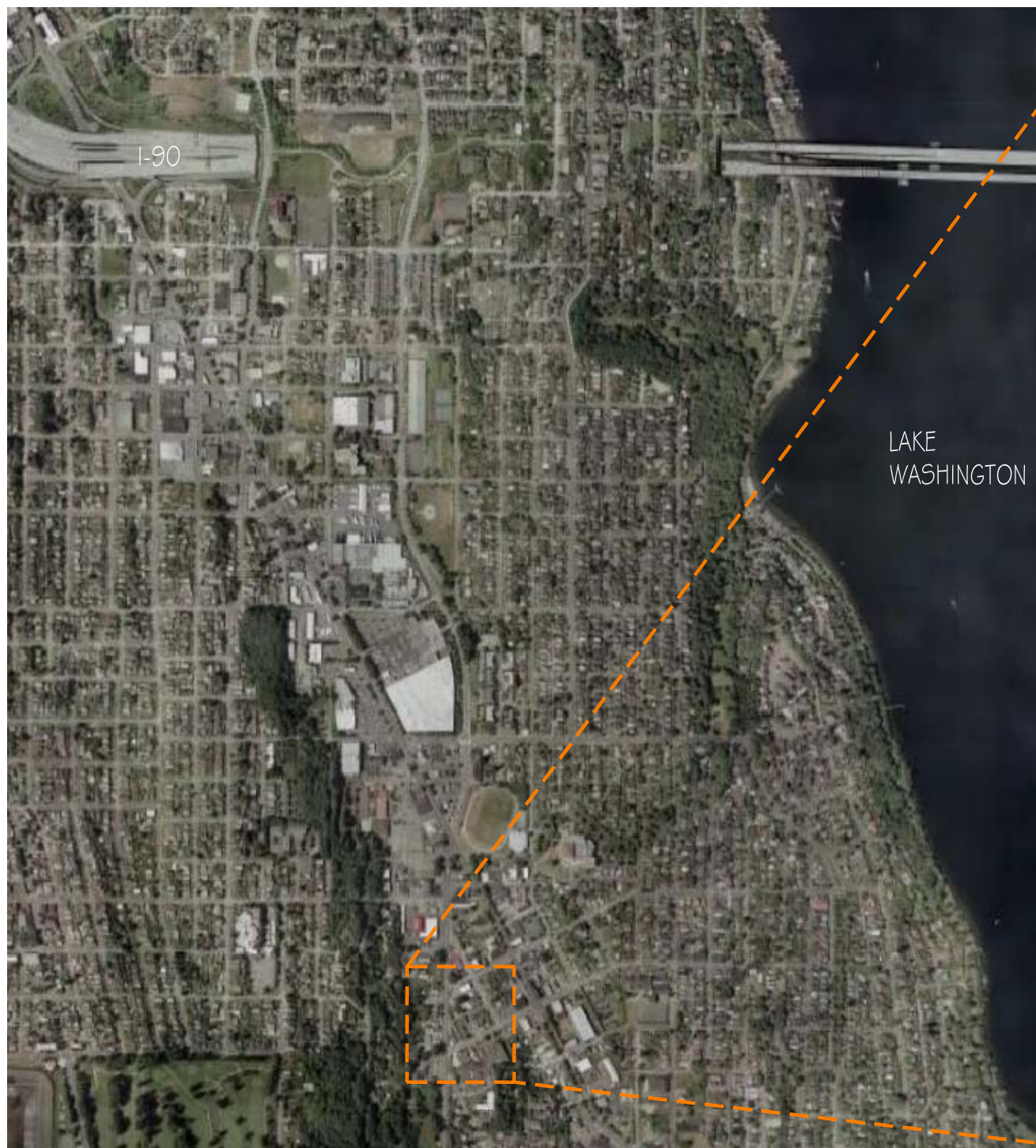
ACCESS TO PARKING: ALLEY ACCESS REQUIRED.

SOUTHEAST EFFECTIVE DEVELOPMENT

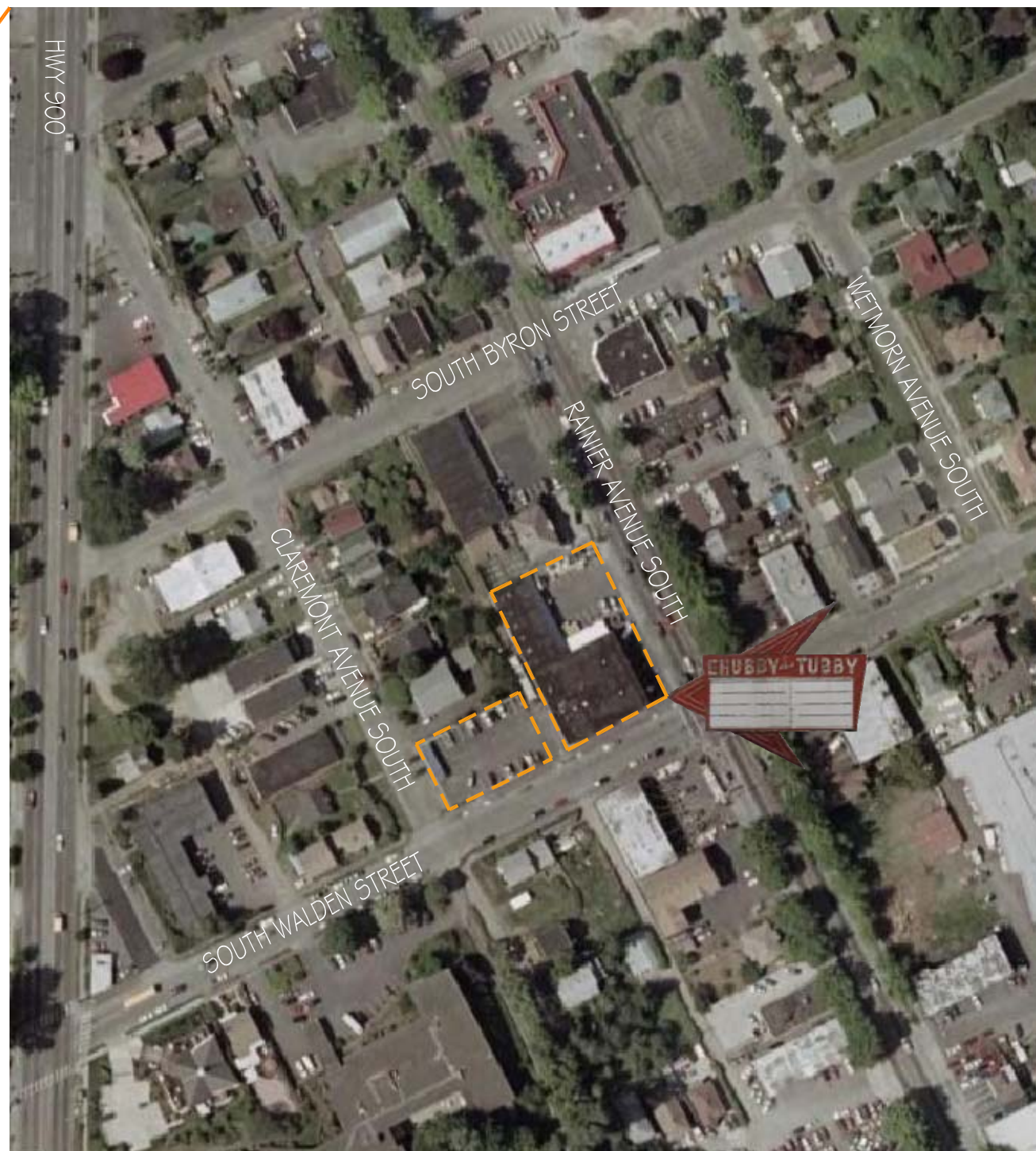
CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON






AERIAL VIEW
 9500 ft. EYE LEVEL




AERIAL VIEW
 1400 ft. EYE LEVEL

CHUBBY AND TUBBY WORKFORCE HOUSING SEATTLE, WASHINGTON



SOUTHEAST EFFECTIVE DEVELOPMENT

MARCH 11, 2008



RAINIER AVE SOUTH-LOOKING WEST



RAINIER AVE SOUTH-LOOKING EAST

CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON



SOUTHEAST EFFECTIVE DEVELOPMENT

MARCH 11, 2008

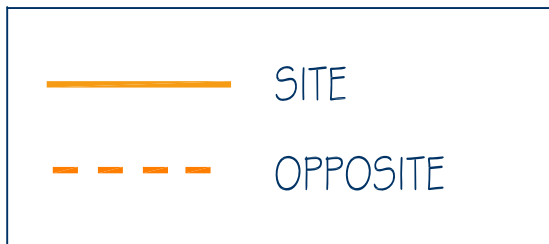


SOUTH WALDEN STREET-LOOKING NORTH



SOUTH WALDEN STREET-LOOKING NORTH





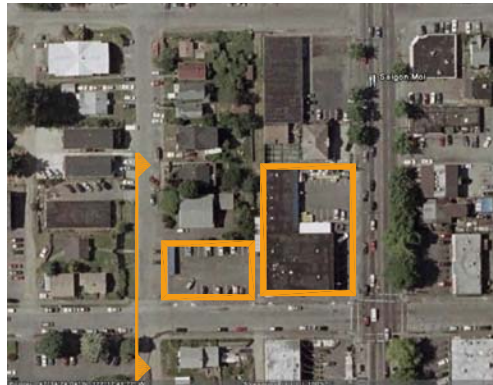
SOUTH WALDEN STREET-LOOKING NORTH



SOUTH WALDEN STREET-LOOKING NORTH

CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON



CLAREMONT AVENUE SO-LOOKING EAST



CLAREMONT AVENUE SO-LOOKING NORTH-EAST

 AERIAL VIEW
1400 ft. EYE LEVEL

CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON



SOUTHEAST EFFECTIVE DEVELOPMENT
MARCH 11, 2008



⑩ FAMILY HOUSING



⑨ SENIOR HOUSING



⑧ CHURCH



⑦ INSURANCE OFFICE



⑥ FRANKLIN HIGH SCHOOL



⑤ RESTAURANT



① SIGNAGE



② SINGLE FAMILY HOUSING



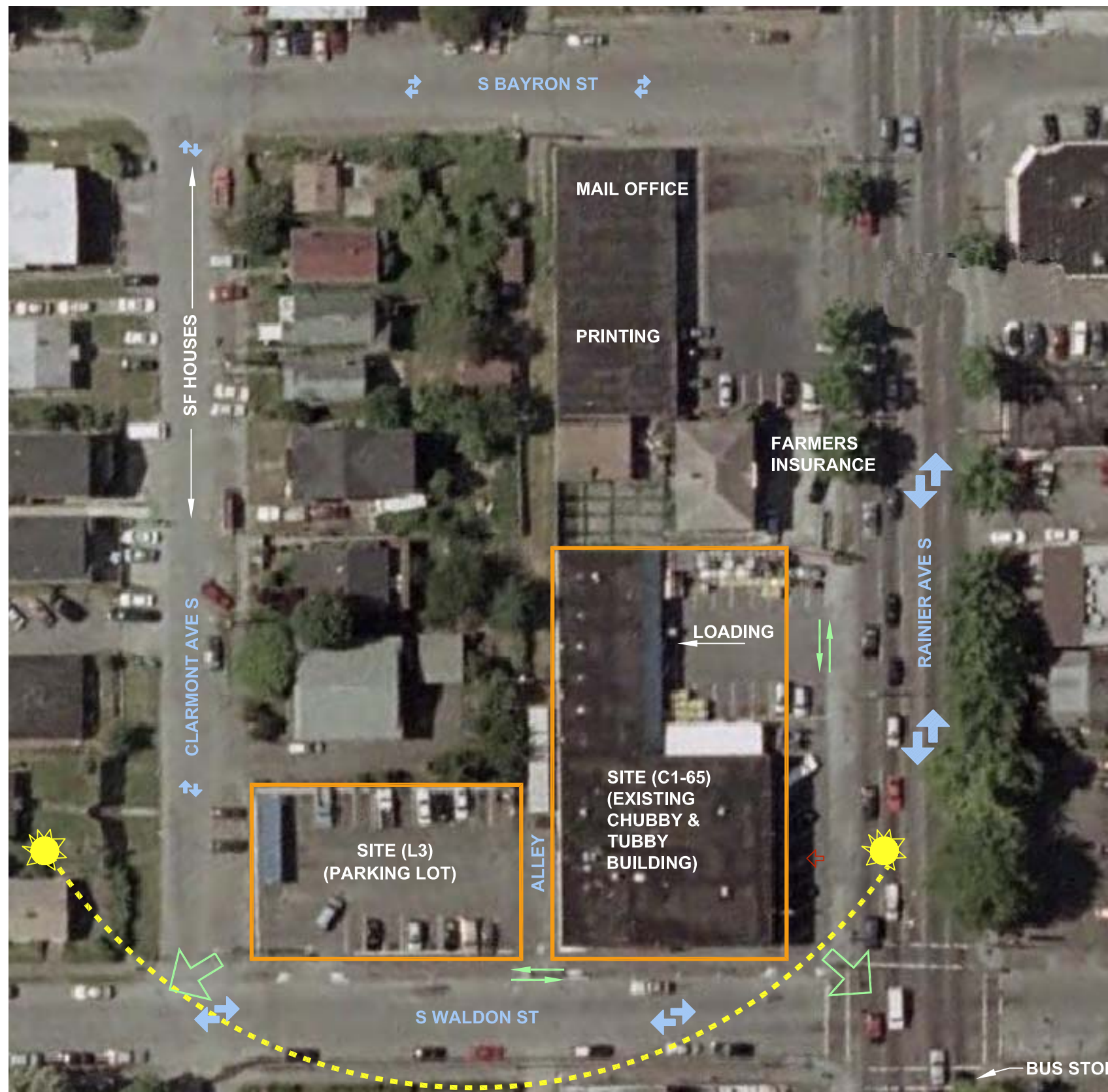
③ JOHN MUIR SCHOOL



④ CHIEF SEATTLE COUNCIL- BOY SCOUT OF AMERICA

CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON



DESIGN REVIEW GUIDELINES FOR MULTIFAMILY AND COMMERCIAL BUILDINGS

A. SITE PLANNING

- A-1 RESPONDING TO SITE CHARACTERISTICS
- A-2 STREETScape COMPATIBILITY
- A-3 ENTRANCES VISIBLE TO THE STREET
- A-4 HUMAN ACTIVITY
- A-5 RESPECT FOR ADJACENT SITES
- A-6 TRANSITION BETWEEN RESIDENCE AND STREET
- A-7 RESIDENTIAL OPEN SPACE
- A-8 PARKING AND VEHICLE ACCESS
- A-9 LOCATION OF PARKING ON COMMERCIAL STREET FRONTS
- A-10 CORNER LOTS

B. HEIGHT, BULK, SCALE

- B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

C. ARCHITECTURAL ELEMENTS AND MATERIALS

- C-1 ARCHITECTURAL CONTEXT
- C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY
- C-3 HUMAN SCALE
- C-4 EXTERIOR FINISH MATERIAL
- C-5 STRUCTURED PARKING ENTRANCES

D. PEDESTRIAN ENVIRONMENT

- D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES
- D-2 BLANK WALLS
- D-3 RETAINING WALLS
- D-4 DESIGN OF PARKING LOTS NEAR SIDEWALKS
- D-5 VISUAL IMPACTS OF PARKING STRUCTURES
- D-6 SCREENING OF DUMPSTERS, UTILITIES, AND SERVICE AREAS
- D-7 PERSONAL SAFETY AND SECURITY
- D-8 TREATMENT OF ALLEYS
- D-9 COMMERCIAL SIGNAGE
- D-10 COMMERCIAL LIGHTING
- D-11 COMMERCIAL TRANSPARENCY
- D-12 RESIDENTIAL ENTRIES AND TRANSITIONS

E. LANDSCAPING

- E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES
- E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE
- E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

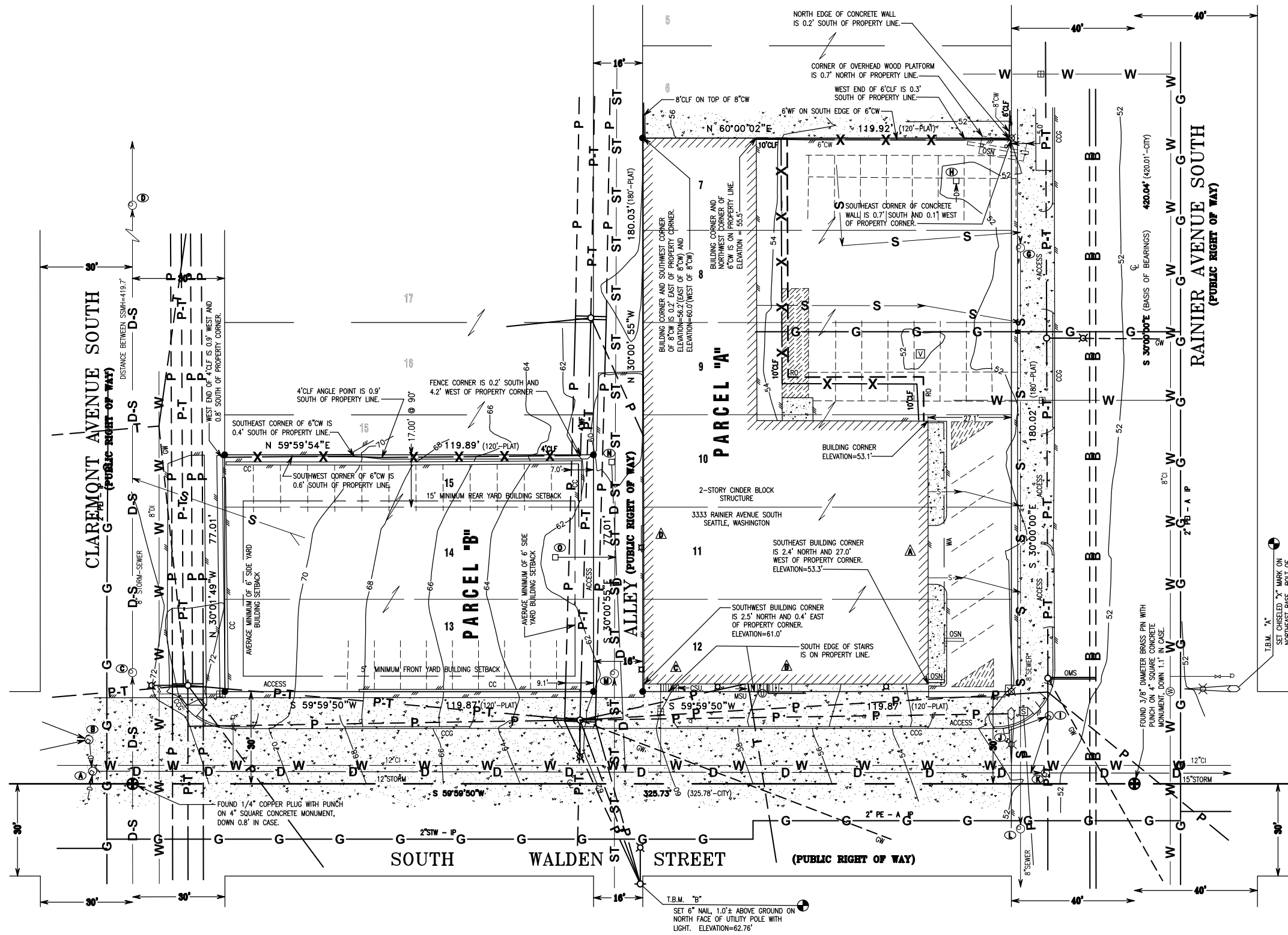
LEGEND

- | | | | |
|--|------------------|--|------------------|
| | LIGHT TRAFFIC | | TERRITORIAL VIEW |
| | MEDIUM TRAFFIC | | MAIN ENTRY |
| | HEAVY TRAFFIC | | |
| | PEDESTRIAN ROUTE | | |

CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON







CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON

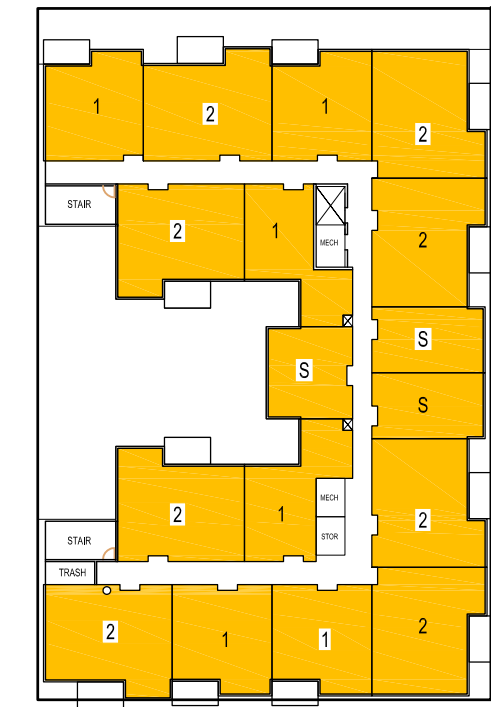
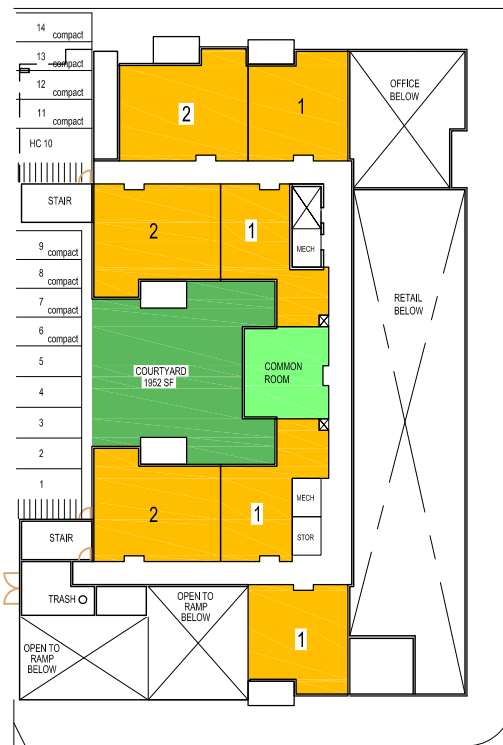
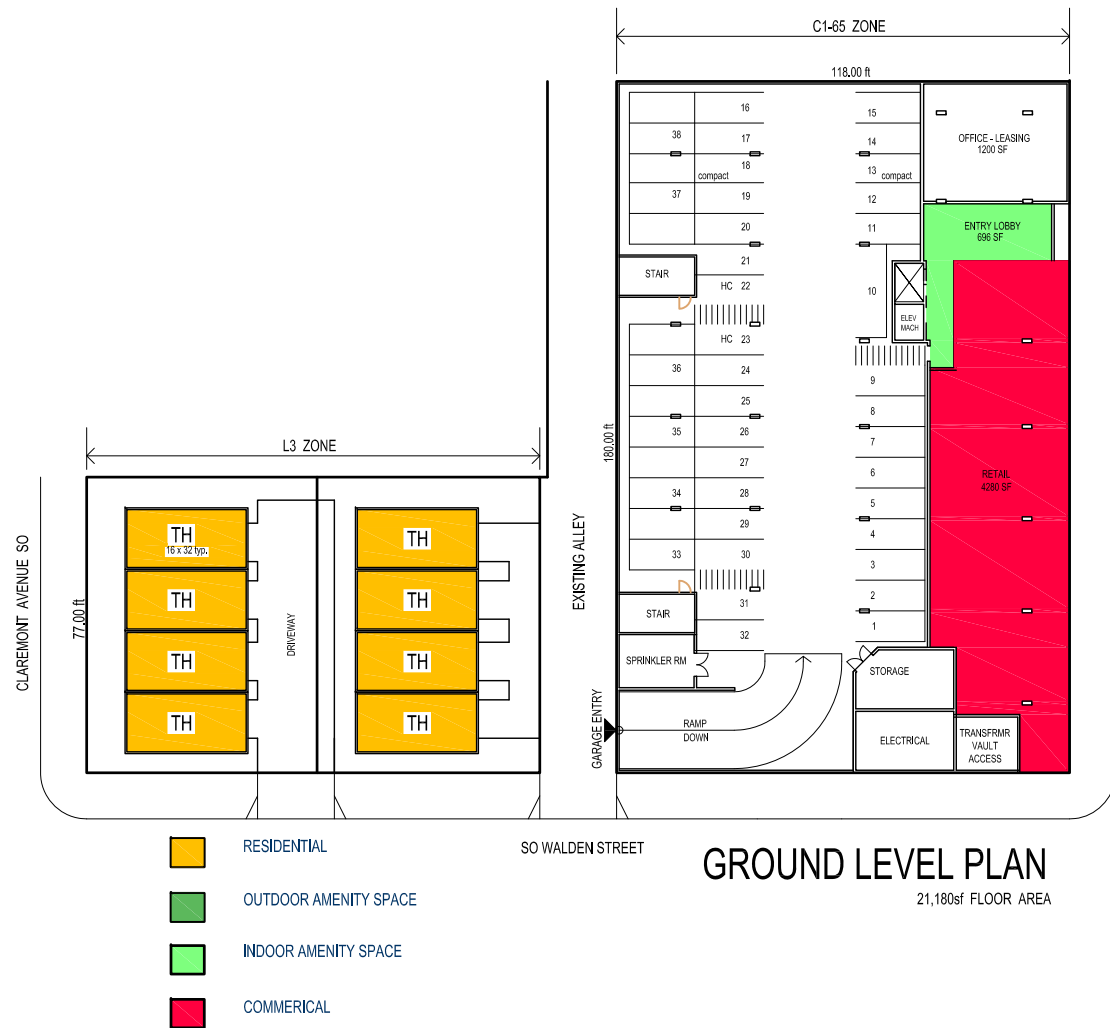


SOUTHEAST EFFECTIVE DEVELOPMENT

MARCH 11, 2008

MAXIMUM ZONING ENVELOPE

P10



FEASIBILITY STUDY - ALTERNATE 1 "U" SCHEME

FLOOR AREA SUMMARY (L3 ZONE):

FIRST FLOOR – EACH TOWNHOME	510sf
SECOND FLOOR – EACH TOWNHOME	480sf
TOTAL AREA ABOVE GARAGE	990sf x 8 = 7,920sf
GARAGE LEVEL FLOOR AREA	490sf x 8 = 3,920sf
GROSS TOTAL FLOOR AREA (8 UNITS)	1480sf x 8 = 11,840sf

PARKING REQUIRED (L3 ZONE GROUND RELATED):

ONE STALL PER UNIT x 8 UNITS = 8 STALLS

PARKING PROVIDED (L3 ZONE):

ONE GARAGE STALL x 8 UNITS = 8 STALLS

LOT COVERAGE (L3 ZONE): 45% OF 9,086SF = 4089 SF

DENSITY; 1 DWELLING UNIT PER 800 SF LOT AREA = 9086/800 = 11.4

(STATION AREA OVERLAY)

PARKING REQUIRED (C1-65 ZONE):

RETAIL PARKING REQUIRED	0
RESIDENTIAL PARKING REQUIRED	0
TOTAL REQUIRED PARKING	0

PARKING PROVIDED (C1-65 ZONE):

ALLEY ACCESSED PARKING	14
BELOW GRADE PARKING	32
TANDEM PARKING AT 0.5 EACH	6
TOTAL PARKING	52

PARKING PROVIDED (L-3 ZONE):

TOTAL PARKING	8
---------------	---

GROUND LEVEL DETAIL

RETAIL	4,280sf
LEASING	1,200sf
ENTRY	696sf
UTILITY	1270sf
PARKING	13,734sf
	21,180sf

FLOOR AREA SUMMARY (C1-65 ZONE):

GROUND LEVEL	21,180sf
1st FLOOR	8,960sf
2nd FLOOR	15,333sf
3rd FLOOR	15,333sf
4th FLOOR	13,518sf
TOTAL GROSS FLOOR AREA (DECKS NOT INCLUDED IN SF)	74,324sf

F.A.R. – ALLOWABLE FLOOR AREA ABOVE GRADE

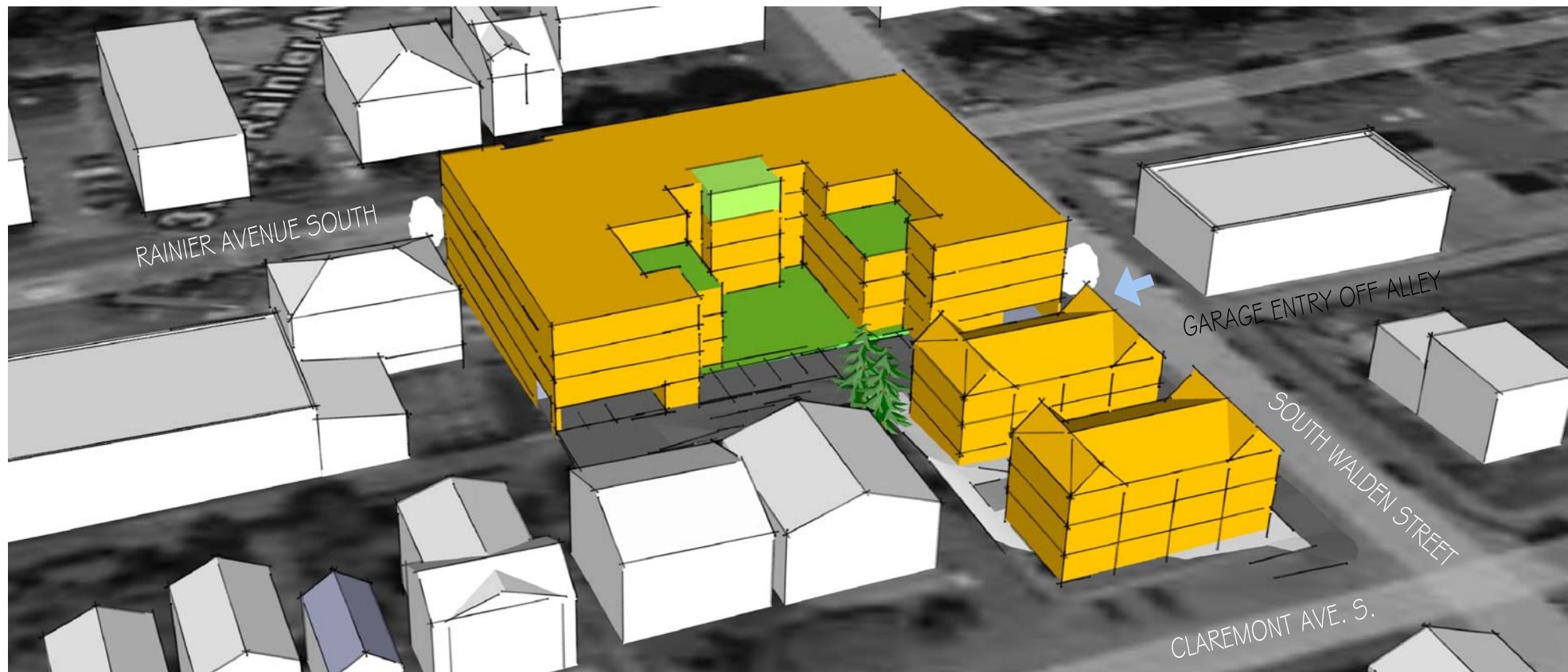
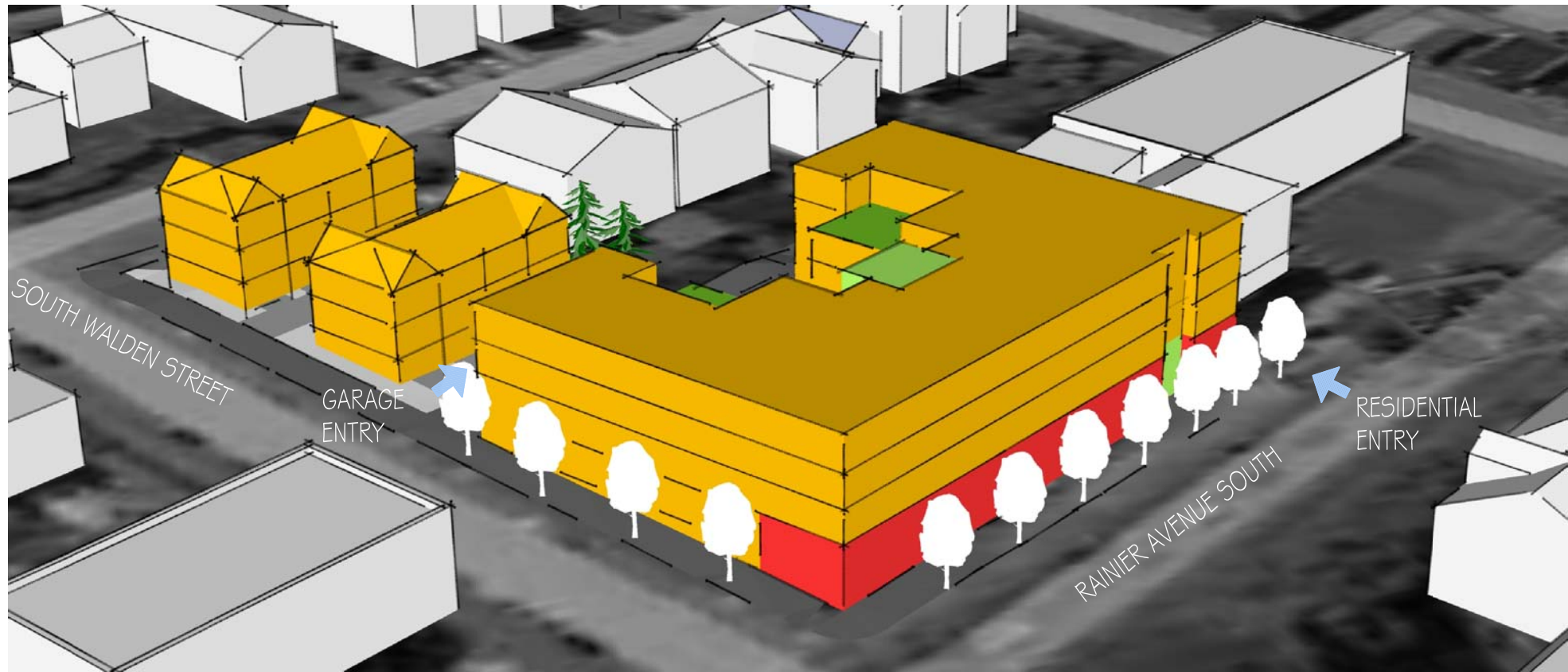
TOTAL SITE AREA	21,600sf
MULTIPLIER FOR MIXED USE IN C1-65 ZONE (STATION AREA OVERLAY)	5.75

TOTAL ALLOWABLE AREA ABOVE GRADE 124,200sf

UNIT MIX SUMMARY (C1-65 ZONE):

UNIT TYPE	COUNT	SIZE	
STUDIO	6 x	500	= 3,000sf
STUDIO	2 x	530	= 1,060sf
1-BEDROOM	8 x	660	= 5,280sf
1-BEDROOM	14 x	700	= 9,800sf
2-BEDROOM	25 x	900	= 22,500sf
RENTABLE AREA (55 x 757)			41,640sf

(SUMMARY ASSUMES ONE UNIT LESS AT 2nd FLOOR FOR COMMON ROOM OF 530sf, ONE UNIT LESS AT 4th FLOOR FOR SUN ROOM OF 530sf AND TWO UNITS LESS AT 4th FLOOR FOR DECKS OF 1,800 SF FOR GREEN ROOF)



DESIGN ALTERNATE 1 :

C1-G5: "U" SHAPED BUILDING AROUND A CENTRAL COURTYARD. THREE STORIES OF RESIDENTIAL OVER COMMERCIAL FRONTAGE. L3: ATTACHED 3 STORY TOWNHOMES WITH FRONTAGE ON CLAREMONT AND CENTRAL COURT.

DESIGN ALTERNATE 1 PROS:

- PROVIDES GOOD STREET FRONTAGE ON RAINIER AVENUE S, S. WALDEN STREET AND CLAREMONT AVENUE. S.
- HEIGHT, BULK & SCALE COMPATIBLE WITH EXISTING LOW-RISE DEVELOPMENT IN NEIGHBORHOOD.
- VERY EFFICIENT BUILDING LAYOUT TO MEET DEVELOPMENT GOALS / UNIT COUNT

DESIGN ALTERNATE 1 CONS:

- NORTH WING OF C1-G5 BUILDING IS SETBACK 10' FROM PROPERTY LINE. FUTURE DEVELOPMENT ON ADJACENT PROPERTY WOULD IMPACT DESIRABILITY OF UNITS.
- SMALL COURTYARD ENCLOSED ON THREE SIDES LIMITS USABILITY & ACCESS TO NATURAL LIGHT.--TO MEET GREEN FACTOR REQUIREMENT -- GREEN ROOFS WOULD BE REQUIRED, IMPACTS AFFORDABILITY OF DEVELOPMENT GOALS.
- TARGET UNIT COUNT NOT MET ON L3 SITE.

REQUESTED DEPARTURES:

STREET LEVEL USES (23.47A.005)

PARKING, MINI-WAREHOUSES, WAREHOUSES, OR UTILITY USES MAY NOT ABUT A STREET-LEVEL STREET-FACING FACADE IN A STRUCTURE THAT CONTAINS MORE THAN ONE RESIDENTIAL DWELLING UNIT. **DEPARTURE REQUEST FOR PARKING GARAGE FACADE ALONG S. WALDEN STREET**

--SLOPING FRONTAGE ALONG S. WALDON STREET IS NOT CONDUSIVE TO COMMERCIAL OR RESIDENTIAL FRONTAGE.

SMC 23.45.018 PARKING AND ACCESS

ACCESS TO PARKING: ALLEY ACCESS REQUIRED

DEPARTURE REQUEST TO ALLOW ACCESS TO TOWNHOME GARAGES FROM S. WALDEN ST. IN ADDITION TO ALLEY ACCESS

SETBACKS (23.47A.014)

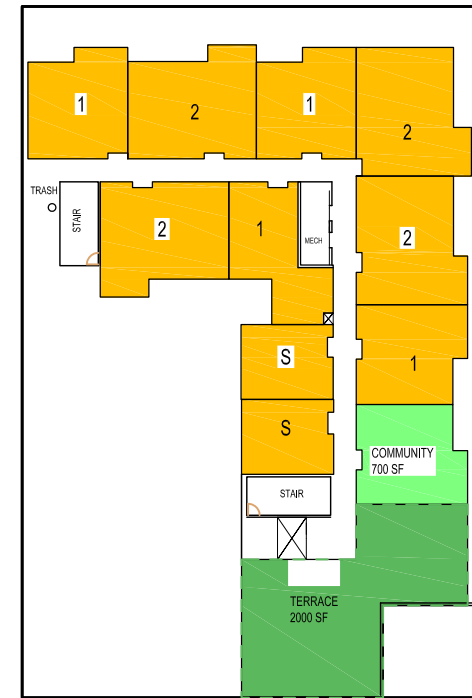
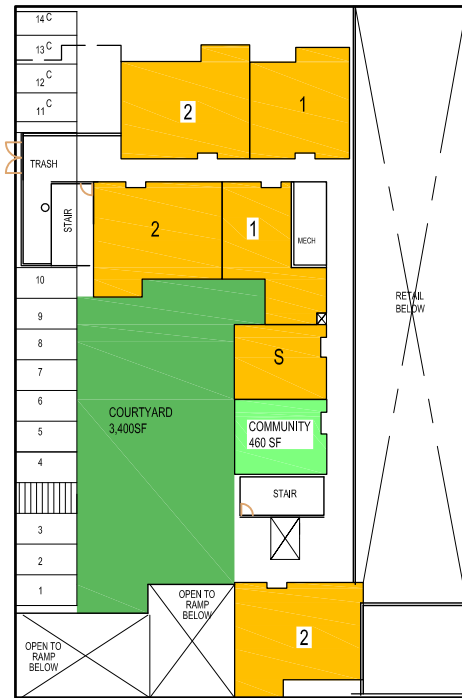
15 FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET; ONE-HALF OF THE ALLEY WIDTH MAY BE COUNTED AS PART OF THE REQUIRED SETBACK. **DEPARTURE REQUEST TO ALLOW 11' SETBACK ON C1-G5 LOT WITH ADDITIONAL SETBACK ON L3 LOT TO PROVIDE REQUIRED SEPARATION.**

--4 STORY BUILDING HEIGHT ON C1-G5 IS COMPATIBLE WITH 3 STORY TOWNHOMES

LANDSCAPE AND SCREENING STANDARDS (23.47A.016)

SURFACE PARKING ABUTTING OR ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE MUST HAVE SIX (6) FOOT HIGH SCREENING ALONG THE ABUTTING LOT LINE(S) AND A FIVE (5) FOOT DEEP LANDSCAPED AREA INSIDE THE SCREENING. **DEPARTURE REQUEST TO ALLOW SURFACE PARKING OFF ALLEY**

--PARKING REQUIREMENT WAIVED IN STATION OVERLAY DISTRICT-- HOWEVER, SURFACE PARKING OFF ALLEY ALLOWS FOR CONVENIENT COMMERCIAL PARKING (GARAGE CAN BE SECURED FOR RESIDENTS) AND WILL LESSEN THE DEMAND ON STREET PARKING.



FEASIBILITY STUDY - ALTERNATE 2 'L' SCHEME W/ CORNER PLAZA

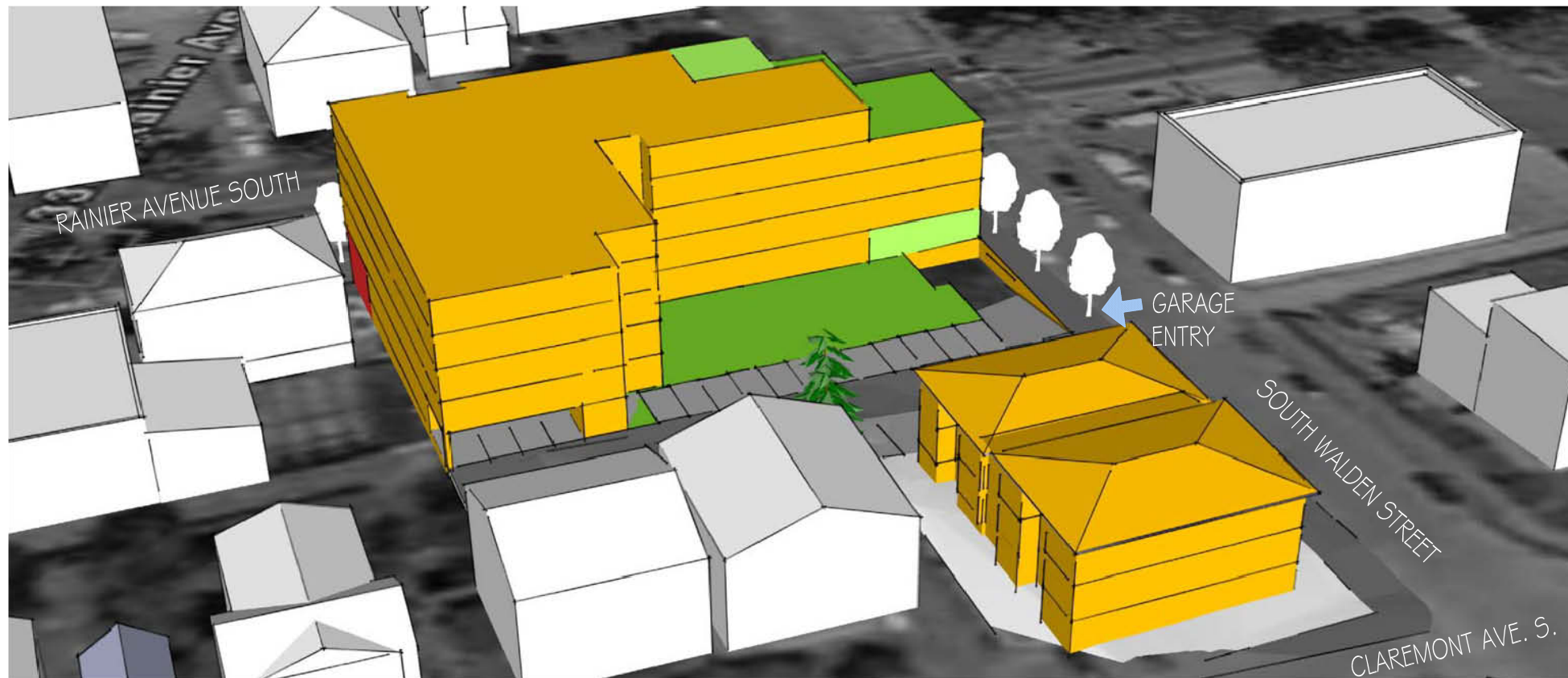
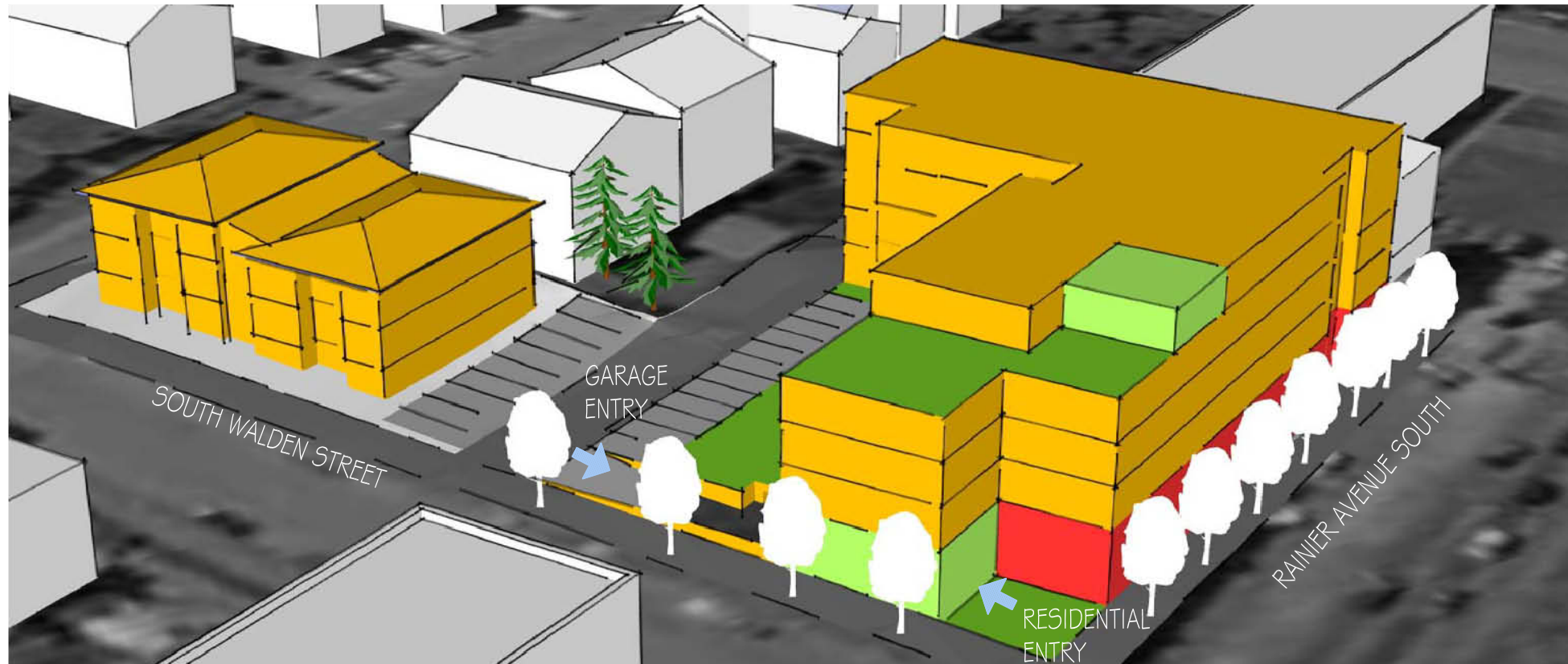
FLOOR AREA SUMMARY (L3 ZONE):			
GROUND LEVEL – ABOVE GRADE			2,392sf
2nd FLOOR			4,203sf
3rd FLOOR			4,203sf
4th FLOOR			2,392sf
TOTAL GROSS FLOOR AREA (DECKS NOT INCLUDED IN SF)			13,190sf
UNIT MIX SUMMARY (L3 ZONE):			
UNIT TYPE	COUNT	SIZE	
1-BEDROOM	6 x 710	=	4,260sf
3-BEDROOM	6 x 1100	=	6,600sf
RENTABLE AREA	(12 x 905)		10,860sf
LOT COVERAGE (L3 ZONE): 45% OF 9,086SF = 4089 SF			
DENSITY: 1 DWELLING UNIT PER 800 SF LOT AREA = 9086/800 = 11.4			

PARKING REQUIRED (C1-65 ZONE):	
RETAIL PARKING REQUIRED	0
RESIDENTIAL PARKING REQUIRED	0
TOTAL REQUIRED PARKING	0 (STATION AREA OVERLAY)
PARKING PROVIDED (C1-65 ZONE):	
ALLEY ACCESSED PARKING	17
BELOW GRADE PARKING	29
TANDEM PARKING AT 0.5 EACH	8
TOTAL PARKING	54
PARKING REQUIRED (L-3 ZONE APARTMENTS):	
12 X 1.15 =	14
PARKING PROVIDED (L-3 ZONE APARTMENTS):	
TOTAL PARKING (SHARE PARKING ACROSS ALLEY?)	9

GROUND LEVEL DETAIL	
RETAIL	5,455sf
LOBBY/OFFICE	1,540sf
GARAGE	13,975sf
	20,665sf
COURTYARD	3,400sf
COMMUNITY ROOM	460sf
5TH FLOOR DETAIL	
ROOF TERRACE	2,000sf
SUNROOM	700sf

FLOOR AREA SUMMARY (C1-65 ZONE):	
GROUND LEVEL	20,665sf
1st FLOOR	8,065sf
2nd FLOOR	12,080sf
3rd FLOOR	12,080sf
4th FLOOR	12,080sf
5th FLOOR	10,300sf
TOTAL GROSS FLOOR AREA (DECKS NOT INCLUDED IN SF)	75,270sf <<+946>>
F.A.R. – ALLOWABLE FLOOR AREA ABOVE GRADE	
TOTAL SITE AREA	21,600sf
MULTIPLIER FOR MIXED USE IN C1-65 ZONE (STATION AREA OVERLAY)	5.75
TOTAL ALLOWABLE AREA ABOVE GRADE	124,200sf

UNIT MIX SUMMARY (C1-65 ZONE):			
UNIT TYPE	COUNT	SIZE	
STUDIO	9 x 500	=	4,500sf
1-BEDROOM	5 x 660	=	3,300sf
1-BEDROOM	19 x 700	=	13,300sf
2-BEDROOM	22 x 900	=	19,800sf
RENTABLE AREA	(55 x 744)		40,900sf



DESIGN ALTERNATE 2 :

C1-65: "L" SHAPED BUILDING AROUND LARGE SW FACING COURTYARD. FOUR STORIES OF RESIDENTIAL OVER COMMERCIAL FRONTAGE. SOUTH FACING ROOF TERRACE
L3: 2 APARTMENT BUILDINGS FACING S. WALDEN ST. WITH ALLEY PARKING

DESIGN ALTERNATE 2 PROS:

- PROVIDES GOOD STREET AND COMMERCIAL FRONTAGE ON RAINIER AVENUE S.
- CORNER PLAZA AT INTERSECTION OF RAINIER AVE SOUTH AND S. WALDEN ST. FOR RESIDENTIAL LOBBY AND COMMERCIAL USES.
- LARGE COURTYARD WITH FULL SOUTH SOLAR EXPOSURE.
- ROOF TERRACE HAS GOOD SOLAR EXPOSURE AND PROVIDES FOR A LOWER HEIGHT/SCALE AT CORNER PLAZA.
- MORE DENSE DEVELOPMENT ON L3 SITE MEETS TARGET UNIT COUNT GOALS.

DESIGN ALTERNATE 2 CONS:

- LESS EFFICIENT BUILDING LAYOUT WITH ADDITIONAL STORY NECESSARY TO MEET DEVELOPMENT GOALS.
- NORTH WING OF C1-65 BUILDING IS SETBACK 10' FROM PROPERTY LINE. FUTURE DEVELOPMENT ON ADJACENT PROPERTY WOULD IMPACT DESIRABILITY OF UNITS.
- SOUTH FACING COURTYARD IS OPEN TO PARKING GARAGE DRIVEWAY AND S. WALDEN ST. EXPOSED TO STREET NOISE AND LACKS PRIVACY.
- DOES NOT HOLD STREET FRONTAGE ON S. WALDEN ST.

REQUESTED DEPARTURES:

LANDSCAPE AND SCREENING STANDARDS (23.47A.016)

SURFACE PARKING ABUTTING OR ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE MUST HAVE SIX (6) FOOT HIGH SCREENING ALONG THE ABUTTING LOT LINE(S) AND A FIVE (5) FOOT DEEP LANDSCAPED AREA INSIDE THE SCREENING. **DEPARTURE REQUEST TO ALLOW SURFACE PARKING OFF ALLEY**
--PARKING REQUIREMENT WAIVED IN STATION OVERLAY DISTRICT-- HOWEVER, SURFACE PARKING OFF ALLEY ALLOWS FOR CONVENIENT COMMERCIAL PARKING (GARAGE CAN BE SECURED FOR RESIDENTS) AND WILL LESSEN THE DEMAND ON STREET PARKING.



GROUND LEVEL PLAN
20,471 sf FLOOR AREA



COURTYARD LEVEL 1 PLAN
7,471 sf FLOOR AREA
(6) UNITS



TYP. RESIDENTIAL LEVELS 2-4
13,400 sf FLOOR AREA
(14) UNITS x 3 = 42



UPPER LEVEL 5
10,073 sf FLOOR AREA
(10) UNITS

FEASIBILITY STUDY -PREFERRED ALTERNATE 'L' SCHEME W/ CORNER PLAZA

FLOOR AREA SUMMARY (L3 ZONE):

GROUND LEVEL – ABOVE GRADE	3,184sf
2nd FLOOR	3,072sf
3rd FLOOR	3,072sf

TOTAL GROSS FLOOR AREA 9,328sf

UNIT MIX SUMMARY (L3 ZONE):

UNIT TYPE	COUNT	SIZE
1-BEDROOM FLAT	4 x 576	= 2,304sf
2-BEDROOM TH	4 x 1024	= 4,096sf
2-BEDROOM TH W/ GARAGE	2 x 1464	= 2,928sf
RENTABLE AREA	(10 x 933)	9,328sf

LOT COVERAGE (L3 ZONE): 45% OF 9,086SF = 4089 SF

DENSITY; 1 DWELLING UNIT PER 800 SF LOT AREA = 9086/800 = 11.4

PARKING REQUIRED (C1-65 ZONE):

RETAIL PARKING REQUIRED	0
RESIDENTIAL PARKING REQUIRED	0

TOTAL REQUIRED PARKING 0
(STATION AREA OVERLAY)

PARKING PROVIDED (C1-65):

ALLEY ACCESSED PARKING	19
BELOW GRADE PARKING	30
TANDEM PARKING AT 0.5 EACH	5
TOTAL PARKING	54

PARKING (L-3 ZONE):

TOTAL PARKING REQUIRED (1:1)	10
TOTAL PARKING PROVIDED	10

GROUND LEVEL DETAIL

RETAIL	4,950sf
LOBBY	1,180sf
OFFICE	622sf
GARAGE	13,719sf
	20,471sf

COURTYARD	4,768sf
COMMUNITY ROOM	924sf

5TH FLOOR DETAIL

ROOF TERRACE	3,326sf
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FLOOR AREA SUMMARY (C1-65 ZONE):

GROUND LEVEL	20,471sf
1st FLOOR	7,471sf
2nd FLOOR	13,400sf
3rd FLOOR	13,400sf
4th FLOOR	13,400sf
5th FLOOR	10,073sf
TOTAL GROSS FLOOR AREA	78,215sf

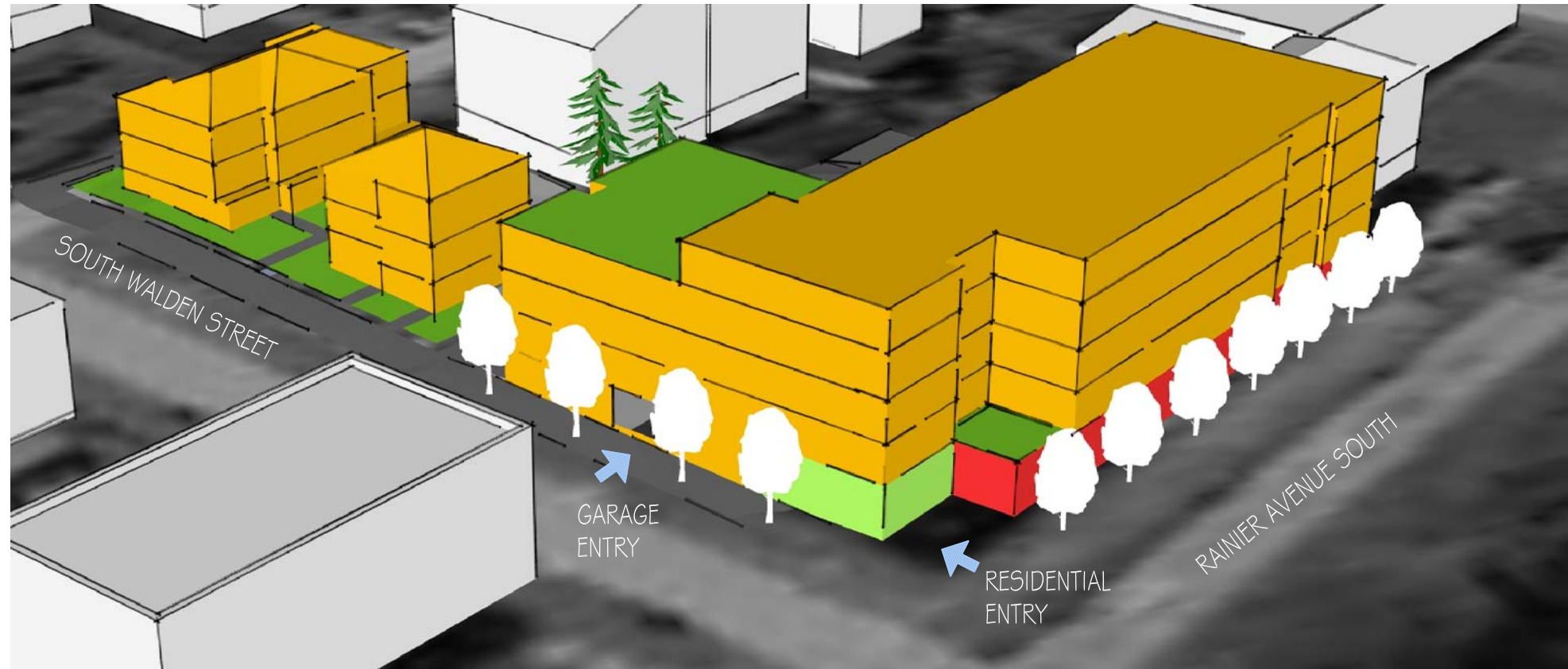
F.A.R. – ALLOWABLE FLOOR AREA ABOVE GRADE

TOTAL SITE AREA	21,600sf
MULTIPLIER FOR MIXED USE IN C1-65 ZONE	5.75
(STATION AREA OVERLAY)	

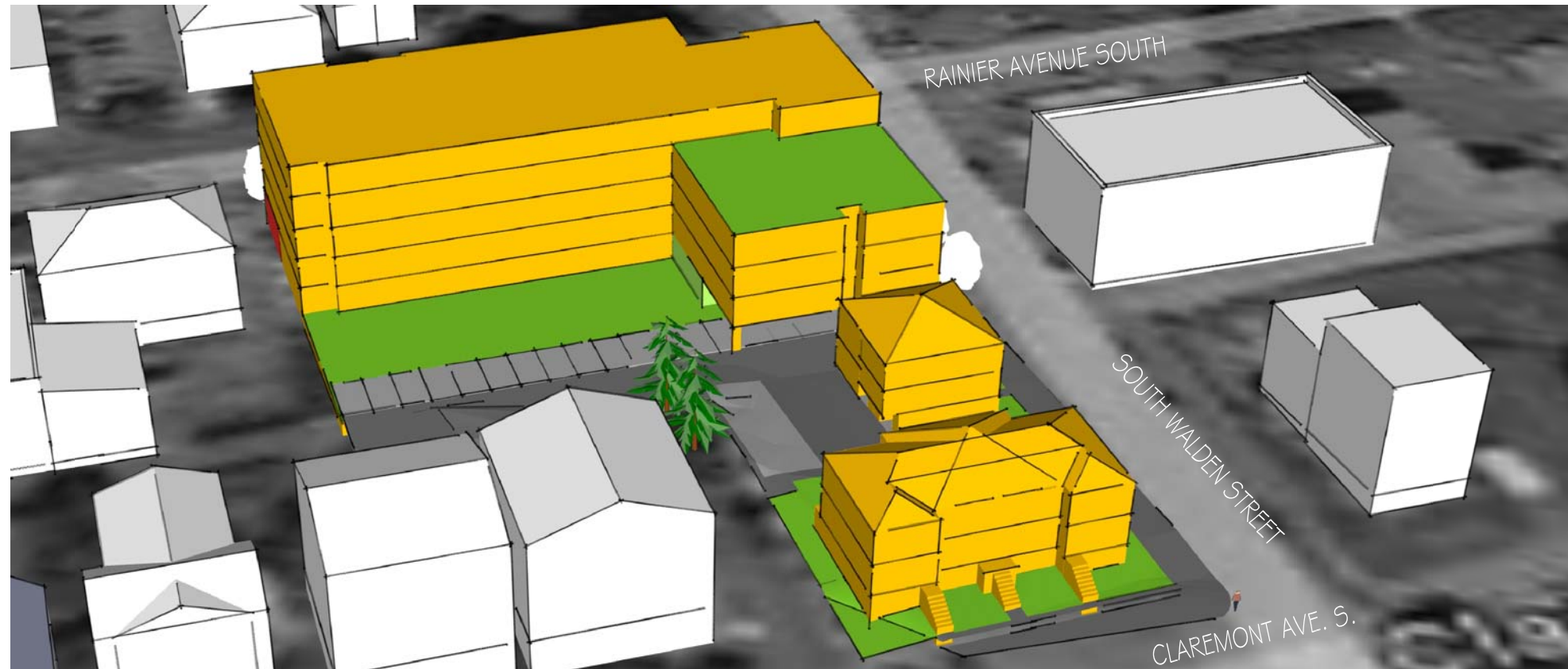
TOTAL ALLOWABLE AREA ABOVE GRADE 124,200sf

UNIT MIX SUMMARY (C1-65 ZONE):

UNIT TYPE	COUNT	SIZE
STUDIO	5 x 504	= 2,520sf
1-BEDROOM	29 x 700	= 20,300sf
2-BEDROOM	24 x 924	= 22,716sf
RENTABLE AREA	(58 x 785)	45,536sf



RESIDENTIAL
 COMMERCIAL
 OUTDOOR AMENITY SPACE
 INDOOR AMENITY SPACE



PREFERRED DESIGN ALTERNATE 3 :

C1-G5: "L" SHAPED BUILDING AROUND LARGE NW FACING COURTYARD. FOUR STORIES OF RESIDENTIAL OVER COMMERCIAL FRONTAGE. SOUTH FACING ROOF TERRACE.
 L3: GROUND RELATED HOUSING WITH ENTRIES FACING ON BOTH WALDEN & CLAREMONT. ALLEY ACCESSED SURFACE PARKING.

DESIGN ALTERNATE 3 PROS:

- PROVIDES GOOD STREET FRONTAGES ON RAINIER AVENUE S., S. WALDEN ST. AND CLAREMONT AVE. SOUTH.
- CORNER PLAZA AT INTERSECTION OF RAINIER AVE SOUTH AND S. WALDEN ST. FOR RESIDENTIAL LOBBY AND COMMERCIAL USES.
- LARGE USABLE COURTYARD, PRIVATE & SCREENED FROM STREET.
- ROOF TERRACE HAS SOUTH EXPOSURE AND PROVIDES FOR A LOWER HEIGHT/SCALE AND ADDITIONAL SOLAR EXPOSURE AT COURTYARD.
- FUTURE DEVELOPMENT ON ADJACENT PARCEL DOES NOT IMPACT DESIRABILITY OF UNITS.
- GROUND RELATED HOUSING ON L3 SITE COMPATIBLE WITH ADJACENT SINGLE FAMILY HOMES.

DESIGN ALTERNATE 3 CONS:

- LESS EFFICIENT BUILDING LAYOUT WITH ADDITIONAL STORY NECESSARY TO MEET DEVELOPMENT GOALS.
- COURTYARD DOES NOT HAVE FULL SOUTH EXPOSURE

REQUESTED DEPARTURES:

STREET LEVEL USES (23.47A.005) (C1-G5 ZONE)
 PARKING, MINI-WAREHOUSES, WAREHOUSES, OR UTILITY USES MAY NOT ABUT A STREET-LEVEL STREET-FACING FACADE IN A STRUCTURE THAT CONTAINS MORE THAN ONE RESIDENTIAL DWELLING UNIT. **DEPARTURE REQUEST FOR UTILITY USES ALONG S. WALDEN STREET NEAR ALLEY INTERSECTION**
 --SLOPING FRONTAGE ALONG S. WALDON STREET IS NOT CONDUSIVE TO COMMERCIAL OR RESIDENTIAL FRONTAGE.

SMC 23.47A.032 PARKING LOCATION AND ACCESS (C1-G5 ZONE)
 ACCESS TO PARKING MUST BE FROM THE ALLEY IF THE LOT ABUTS AN ALLEY IMPROVED TO THE STANDARDS OF SECTION 23.53.030C. **DEPARTURE REQUEST TO ALLOW ACCESS TO PARKING OF OF S. WALDEN ST.**
 --GARAGE ENTRY POINT OFF S. WALDEN ST. IS MOST EFFICIENT DUE TO UPHILL SLOPE TO ALLEY ACCESS.

SETBACKS (23.47A.014) (C1-G5 ZONE)
 15 FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET; ONE-HALF OF THE ALLEY WIDTH MAY BE COUNTED AS PART OF THE REQUIRED SETBACK. **DEPARTURE REQUEST TO ALLOW 11' SETBACK ON C1-G5 LOT WITH ADDITIONAL SETBACK ON L3 LOT TO PROVIDE REQUIRED SEPARATION.
 --4 STORY BUILDING HEIGHT ON C1-G5 IS COMPATIBLE WITH 3 STORY TOWNHOMES

LANDSCAPE AND SCREENING STANDARDS (23.47A.016) (C1-G5 ZONE)
 SURFACE PARKING ABUTTING OR ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE MUST HAVE SIX (6) FOOT HIGH SCREENING ALONG THE ABUTTING LOT LINE(S) AND A FIVE (5) FOOT DEEP LANDSCAPED AREA INSIDE THE SCREENING. **DEPARTURE REQUEST TO ALLOW SURFACE PARKING OFF ALLEY**
 --PARKING REQUIREMENT WAIVED IN STATION OVERLAY DISTRICT- HOWEVER, SURFACE PARKING OFF ALLEY ALLOWS FOR CONVENIENT COMMERCIAL PARKING (GARAGE CAN BE SECURED FOR RESIDENTS) AND WILL LESSEN THE DEMAND ON STREET PARKING.

OPEN SPACE REQUIREMENTS (23.45.016) (L3 ZONE)
 QUANTITY OF OPEN SPACE: TO ALLOW A REDUCTION OF REQUIRED OPEN SPACE FROM AN AVERAGE OF 300 SF PER UNIT TO AN AVERAGE OF APPROX. 280 SF.
 RELATIONSHIP TO GRADE: TO ALLOW ACCESS TO THE OPEN SPACE TO BE FROM THE FRONT DOOR AND / OR ENTRY STAIRS.

CHUBBY AND TUBBY WORKFORCE HOUSING

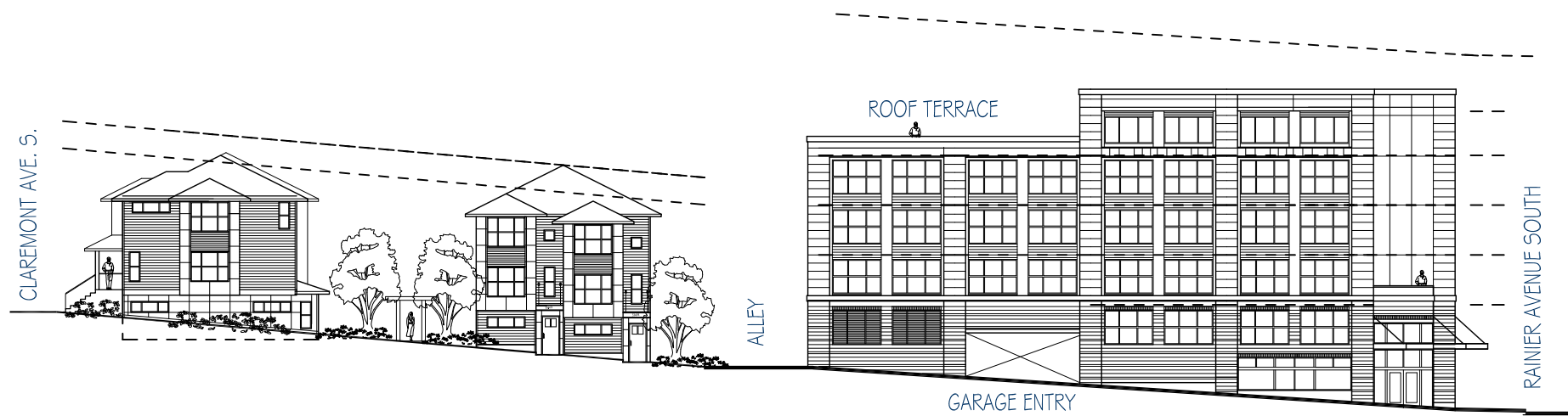
SEATTLE, WASHINGTON



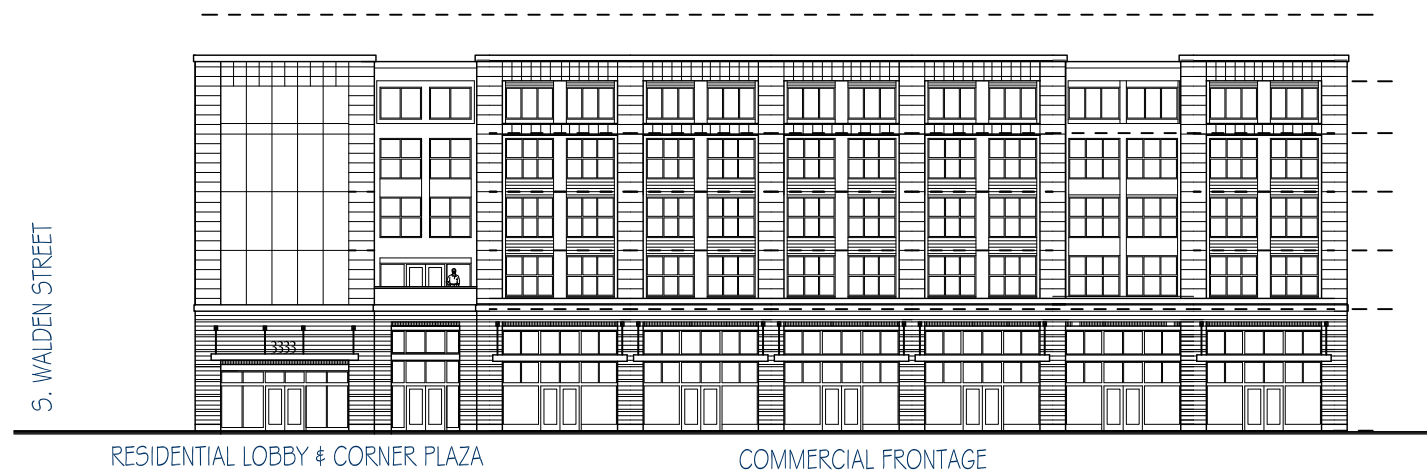
SOUTHEAST EFFECTIVE DEVELOPMENT

MARCH 11, 2008

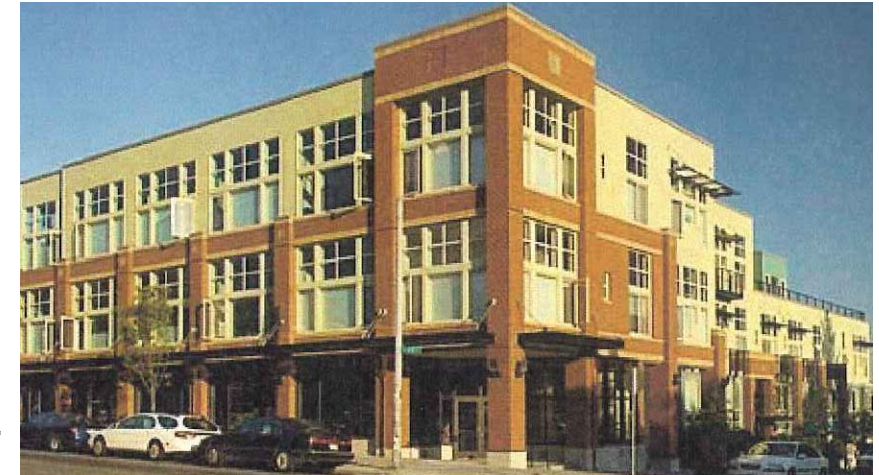
DESIGN ALTERNATE 3 - PREFERRED
 P13b



SCHEMATIC S. WALDEN STREET ELEVATION



SCHEMATIC RAINIER AVENUE SOUTH ELEVATION



CHUBBY AND TUBBY WORKFORCE HOUSING SEATTLE, WASHINGTON



SOUTHEAST EFFECTIVE DEVELOPMENT

MARCH 11, 2008

PROJECT TEAM

OWNER/ DEVELOPER:	SOUTHEAST EFFECTIVE DEVELOPMENT 5117 RAINIER AVE. SOUTH SEATTLE WA 98118 TEL: (206) 723 7333 CONTACT: EARL RICHARDSON
ARCHITECT:	JOHNSON BRAUND DESIGN GROUP, INC. 15200 52ND AVE SOUTH, STE 200 SEATTLE, WA 98188 TEL: (206) 766 8300 FAX: (206) 766 8080 CONTACT: DIANA KEYS
CIVIL ENGINEER:	BARGHAUSEN ENGINEERS 18215 72ND AVE SOUTH KENT, WA 98032 TEL: (425) 251 6222 FAX: (425) 251 8782 CONTACT: PAT TAITANO
CONTRACTOR:	INTER-CITY CONTRACTORS, INC. 17425 68TH AVE NORTHEAST KENMORE, WA 98028 TEL: (425) 806 8560 FAX: (425) 806 8566 CONTACT: GREG HERRING

PROJECT DATA

LAND USE PROJECT NO:	3002211 & 3008738
SITE ADDRESS:	(PARCEL A) 3333 RAINIER AVE SOUTH SEATTLE, WA 98144 (PARCEL B) 3340 CLAREMONT AVE SOUTH SEATTLE, WA 98144
DESIGN REVIEW:	SOUTHEAST BOARD
LAND USE PLANNER:	MARTI STAVE

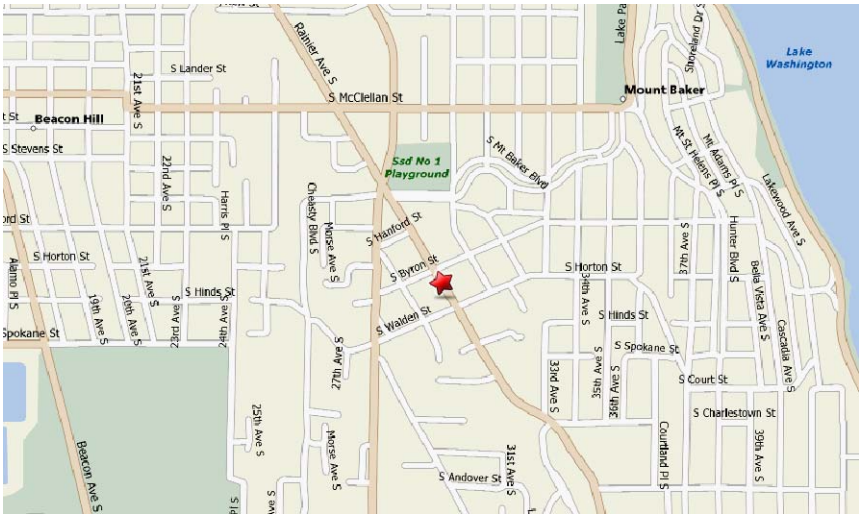
DEVELOPMENT OBJECTIVES:

THE PROJECT DEVELOPMENT OBJECTIVE IS TO CREATE AN AFFORDABLE FOR-RENT WORKFORCE HOUSING AND MIXED-USE COMMERCIAL PROJECT. THE PROJECT SITE CONTAINS TWO DIFFERENT ZONING DESIGNATIONS, SEPARATED BY AN ALLEY (C1 -G5 AND L3), AS SUCH THE PROJECT DESIGN WILL BE DIVIDED INTO TWO SEPARATE SCHEMES AND SCALES. TARGET UNIT COUNTS ARE 55-58 FOR THE LARGER SCALE C1 -G5 ZONE AND APPROX. 8-12 FOR THE LOWER SCALE L3 ZONE. 4 TO 5,000 SF OF COMMERCIAL FRONTAGE ON RAINIER AVENUE SOUTH IS DESIRED. ALTHOUGH PARKING REQUIREMENTS IN THE COMMERCIAL ZONE IS WAIVED IN THE STATION OVERLAY DISTRICT, APPROX. 50-60 STALLS ARE DESIRED FOR RESIDENTIAL AND COMMERCIAL USES. THE GOAL OF THE PROJECT IS NOT TO DEVELOP TO THE MAXIMUM ALLOWABLE DENSITY, BUT RATHER TO DEVELOP AN EFFICIENT DESIGN SCHEME THAT BALANCES BOTH CONSTRUCTION COSTS AND TARGET UNIT GOALS.



SHEET INDEX

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P3	AERIAL PHOTO
P4	STREETSCAPES
P5a	STREETSCAPES
P5b	STREETSCAPES
P6	STREETSCAPES
P7	CONTEXT PHOTOS
P8	SITE ANALYSIS
P9	SITE SURVEY
P10	MAX ZONING ENVELOPE
P11a	DESIGN ALTERNATE #1 PLAN
P11b	DESIGN ALTERNATE #1 MASSING
P12a	DESIGN ALTERNATE #2 PLAN
P12b	DESIGN ALTERNATE #2 MASSING
P13a	PREFERRED DESIGN #3 PLAN
P13b	PREFERRED DESGN #3 MASSING
P14	DESIGN IMAGES



VICINITY MAP



ZONING MAP

- COMMERCIAL (C1-65)
- NEIGHBORHOOD COMMERCIAL (NC3-65)
- LOWRISE (L3)
- SF 5000
- LOWRISE (L2)
- McCLELLAN STREET LIGHT RAIL OVERLAY DISTRICT
NORTH RAINIER HUB URBAN VILLAGE

C1-65 ZONING INFORMATION:

COMMERCIAL - CHAPTER. 23.47A

PERMITTED USES (23.47A.004)

RESIDENTIAL USES ARE PERMITTED OUTRIGHT
COMMERCIAL USES AS PERMITTED PER CHART A

STREET LEVEL USES (23.47A.005)

PARKING, MINI-WAREHOUSES, WAREHOUSES, OR UTILITY USES MAY NOT ABUT A STREET-LEVEL STREET-FACING FACADE IN A STRUCTURE THAT CONTAINS MORE THAN ONE RESIDENTIAL DWELLING UNIT. ****DEPARTURE REQUEST FOR PARKING GARAGE FACADE ALONG S. WALDEN STREET****

RESIDENTIAL USES AT STREET LEVEL:

RESIDENTIAL USES ARE GENERALLY PERMITTED ANYWHERE IN A STRUCTURE C1 ZONES, EXCEPT RESIDENTIAL USES MAY OCCUPY 100% OF THE STREET-LEVEL STREET-FACING FACADE WITHIN THE STATION AREA OVERLAY DISTRICT, IN WHICH CASE THE PROVISIONS OF CHAPTER 23.61 APPLY.

SMC 23.61.012 RESIDENTIAL STRUCTURES

RESIDENTIAL USES ARE PERMITTED OUTRIGHT ANYWHERE IN A STRUCTURE IN C ZONES UNLESS LOCATED ON A LOT IN A PEDESTRIAN-DESIGNATED ZONE, WHERE THEY ARE LIMITED TO 20% OF EACH STREET-LEVEL STREET-FACING FACADE FACING A PRINCIPAL PEDESTRIAN STREET,

STREET-LEVEL DEVELOPMENT STANDARDS (23.47A.008)

BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN TWO (2) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK MAY NOT EXCEED TWENTY (20) FEET IN WIDTH.

THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED FORTY (40) PERCENT OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.

SETBACKS. STREET-LEVEL STREET-FACING FACADES MUST BE LOCATED W/ IN TEN (10) FEET OF THE STREET LOT LINE, UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPING OR OPEN SPACES ARE PROVIDED.

NONRESIDENTIAL STREET LEVEL REQUIREMENTS (23.47A.008B)
TRANSPARENCY: 60% OF THE STREET-FACING FACADE BETWEEN TWO (2) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT.

HEIGHT AND DEPTH OF NONRESIDENTIAL SPACE:
MUST EXTEND AN AVERAGE OF AT LEAST THIRTY (30) FEET AND A MINIMUM OF FIFTEEN (15) FEET IN DEPTH FROM THE STREET-LEVEL STREET-FACING FACADE
MUST HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST THIRTEEN (13) FEET.

RESIDENTIAL STREET-LEVEL REQUIREMENTS (23.47A.008.D.2)

AT LEAST ONE STREET-LEVEL STREET FACING FACADE MUST HAVE A VISUALLY PROMINENT ENTRY.

THE FIRST FLOOR AT OR ABOVE GRADE MUST BE AT LEAST 4' ABOVE SIDEWALK GRADE OR BE SET BACK MIN 10' FROM THE SIDEWALK.

STRUCTURE HEIGHT (23.47A.012)

65' HEIGHT LIMIT
PARAPETS, OPEN RAILINGS, CLERESTORIES, PLANTERS AND SKYLIGHTS MAY EXTEND 4' MAX ABOVE 65' (23.47A.012.D.2)
STAIR & ELEVATOR PENTHOUSES & MECHANICAL EQUIP. MAY EXTEND UP TO 15' ABOVE 65' (23.47A.012.D.4)

FLOOR AREA RATIO (23.47A.013)

MAX FAR FOR RESIDENTIAL USE @65' = 5.75 (STATION OVERLAY DISTRICT)

SETBACKS (23.47A.014)

FOR A STRUCTURE WITH MORE THAN ONE DWELLING UNIT, A SETBACK IS REQUIRED ALONG ANY REAR LOT LINE THAT ABUTS A LOT IN A RESIDENTIAL ZONE OR THAT IS ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE, AS FOLLOWS:

A. FIFTEEN (15) FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET; AND

B. FOR EACH PORTION OF A STRUCTURE ABOVE 40 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 2 FEET OF SETBACK FOR EVERY 10 FEET BY WHICH THE HEIGHT OF SUCH PORTION EXCEEDS 40 FEET .

ONE-HALF OF THE ALLEY WIDTH MAY BE COUNTED AS PART OF THE REQUIRED SETBACK. FOR THE PURPOSE OF THIS SECTION, THE ALLEY WIDTH AND THE LOCATION OF THE REAR LOT LINE SHALL BE DETERMINED PRIOR TO ANY DEDICATION THAT MAY BE REQUIRED FOR ALLEY IMPROVEMENT PURPOSES.

LANDSCAPE AND SCREENING STANDARDS (23.47A.016)

GREEN FACTOR SCORE OF .30 OR GREATER IS REQUIRED (23.47A.016.A.2)

STREET TREES ARE REQUIRED (23.47A.016.B)

SURFACE PARKING ABUTTING OR ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE MUST HAVE SIX (6) FOOT HIGH SCREENING ALONG THE ABUTTING LOT LINE(S) AND A FIVE (5) FOOT DEEP LANDSCAPED AREA INSIDE THE SCREENING. ****DEPARTURE REQUEST TO ALLOW SURFACE PARKING OFF ALLEY****

RESIDENTIAL AMENITY AREAS (23.47A.024)

RESIDENTIAL AMENITY REQUIRED EQUAL TO 5% OF RESIDENTIAL GROSS FLOOR AREA (23.47A.024.A)

REQUIRED PARKING AND LOADING (23.47A.030)

NO PARKING FOR MOTOR VEHICLES IS REQUIRED FOR USES IN COMMERCIAL ZONES IN THE STATION AREA OVERLAY DISTRICT, EXCEPT THAT PARKING FOR FLEET VEHICLES IS REQUIRED

SMC 23.47A.032 PARKING LOCATION AND ACCESS

ACCESS TO PARKING MUST BE FROM THE ALLEY IF THE LOT ABUTS AN ALLEY IMPROVED TO THE STANDARDS OF SECTION 23.53.030C. ****DEPARTURE REQUEST TO ALLOW ACCESS TO PARKING OF OF S. WALDEN ST.****

PARKING MAY NOT BE LOCATED BETWEEN A STRUCTURE AND A STREET LOT LINE PARKING MAY NOT BE LOCATED INSIDE A STRUCTURE ADJACENT TO A STREET-LEVEL STREET-FACING FACADE ****DEPARTURE REQUEST****

L-3 ZONING INFORMATION:

RESIDENTIAL MULTI-FAMILY - CHAPTER. 23.45

SMC 23.45.008 DENSITY -- LOWRISE ZONES

MINIMUM LOT AREA PER DWELLING UNIT:

LOWRISE 3--ONE (1) DWELLING UNIT PER EIGHT HUNDRED (800) SQUARE FEET OF LOT AREA.

SMC 23.45.009 STRUCTURE HEIGHT -- LOWRISE ZONES

MAXIMUM HEIGHT =THIRTY (30) FEET

PITCHED ROOFS: THE RIDGE OF PITCHED ROOFS ON PRINCIPAL STRUCTURES MAY EXTEND UP TO FIVE (5) FEET ABOVE THE MAXIMUM HEIGHT LIMIT. ALL PARTS OF THE ROOF ABOVE THIRTY (30) FEET AT A RATE OF NOT LESS THAN FOUR TO TWELVE (4:12). NO PORTION OF A SHED ROOF SHALL BE PERMITTED TO EXTEND BEYOND THE MAXIMUM HEIGHT LIMIT UNDER THIS PROVISION.

ADDITIONAL HEIGHT SHALL BE PERMITTED FOR SLOPED LOTS, AT THE RATE OF ONE (1) FOOT FOR EACH SIX (6) PERCENT OF SLOPE, TO A MAXIMUM OF FIVE (5) FEET. THE ADDITIONAL HEIGHT SHALL BE PERMITTED ON THE DOWNHILL SIDE OF THE STRUCTURE ONLY

SMC 23.45.010 LOT COVERAGE -- LOWRISE ZONES:

THE MAXIMUM LOT COVERAGE PERMITTED FOR PRINCIPAL AND ACCESSORY STRUCTURES SHALL NOT EXCEED FORTY-FIVE (45)%.

STRUCTURE WIDTH AND DEPTH (TABLE 23.45.011 A):

MAXIMUM BUILDING WIDTH WITHOUT MODULATION: 30 FEET; OR 40 FEET WITH A PRINCIPAL ENTRANCE FACING A STREET

MAXIMUM BUILDING WIDTH WITH MODULATION: APARTMENTS AND GROUND-RELATED HOUSING 75 FEET TOWNHOUSES, 120 FEET MAXIMUM BUILDING DEPTH: APARTMENTS AND GROUND-RELATED HOUSING INCLUDING TOWNHOUSES, 65% DEPTH OF LOT

SMC 23.45.012 MODULATION REQUIREMENTS

SMC 23.45.014 SETBACK REQUIREMENTS

FRONT SETBACK: THE REQUIRED FRONT SETBACK SHALL BE THE AVERAGE OF THE SETBACKS OF THE FIRST PRINCIPAL STRUCTURES ON EITHER SIDE. IN NO CASE SHALL THE SETBACK BE LESS THAN 5 FEET AND IT SHALL NOT BE REQUIRED TO EXCEED 15 FEET.

REAR SETBACKS: 25 FEET OR 15% OF LOT DEPTH, WHICHEVER IS LESS, BUT IN NO CASE LESS THAN 15 FEET.

ALLEYS: WHEN A PROPERTY ABUTS UPON AN ALLEY ALONG A REAR LOT LINE, THE CENTERLINE OF THE ALLEY BETWEEN THE SIDE LOT LINES EXTENDED SHALL BE USED AS THE REAR LOT LINE FOR PURPOSES OF MEASURING A REAR SETBACK;PROVIDED THAT AT NO POINT SHALL THE PRINCIPAL STRUCTURE BE CLOSER THAN 10 FEET TO THE ACTUAL PROPERTY LINE AT THE ALLEY.

SIDE SETBACKS: THE REQUIRED SIDE SETBACK FOR STRUCTURES SHALL BE DETERMINED BY STRUCTURE DEPTH AND HEIGHT, ACCORDING TO TABLE 23.45.014 A

SMC 23.45.015 SCREENING AND LANDSCAPING REQUIREMENTS

SMC 23.45.016 OPEN SPACE REQUIREMENTS

GROUND-RELATED HOUSING: AN AVERAGE OF (300) SQUARE FEET PER UNIT OF PRIVATE, USABLE OPEN SPACE, AT GROUND LEVEL AND DIRECTLY ACCESSIBLE TO EACH UNIT, SHALL BE REQUIRED. NO UNIT SHALL HAVE LESS THAN (200) SQUARE FEET OF PRIVATE, USABLE OPENSAPCE. REQUIRED.

APARTMENTS: A MINIMUM OF (25)% OF THE LOT AREA SHALL BE PROVIDED AS USABLE OPEN SPACE AT GROUND LEVEL, EXCEPT AS PROVIDED IN SUBSECTION A3B(2)II. A MAXIMUM OF (1/3) OF THE REQUIRED OPEN SPACE MAY BEPROVIDED ABOVE GROUND IN THE FORM OF BALCONIES, DECKS, INDIVIDUAL UNIT DECKS ON ROOFS OR COMMON ROOF GARDENS IF THE TOTAL AMOUNT OF REQUIREDOPEN SPACE IS INCREASED TO (30)% OF LOT AREA.

SMC 23.45.018 PARKING AND ACCESS

PARKING QUANTITY: PER CHART B 23.54.015

GROUND RELATED HOUSING 1:1

APARTMENTS: (2-10) 1:1.1 (11-30) 1:1.15

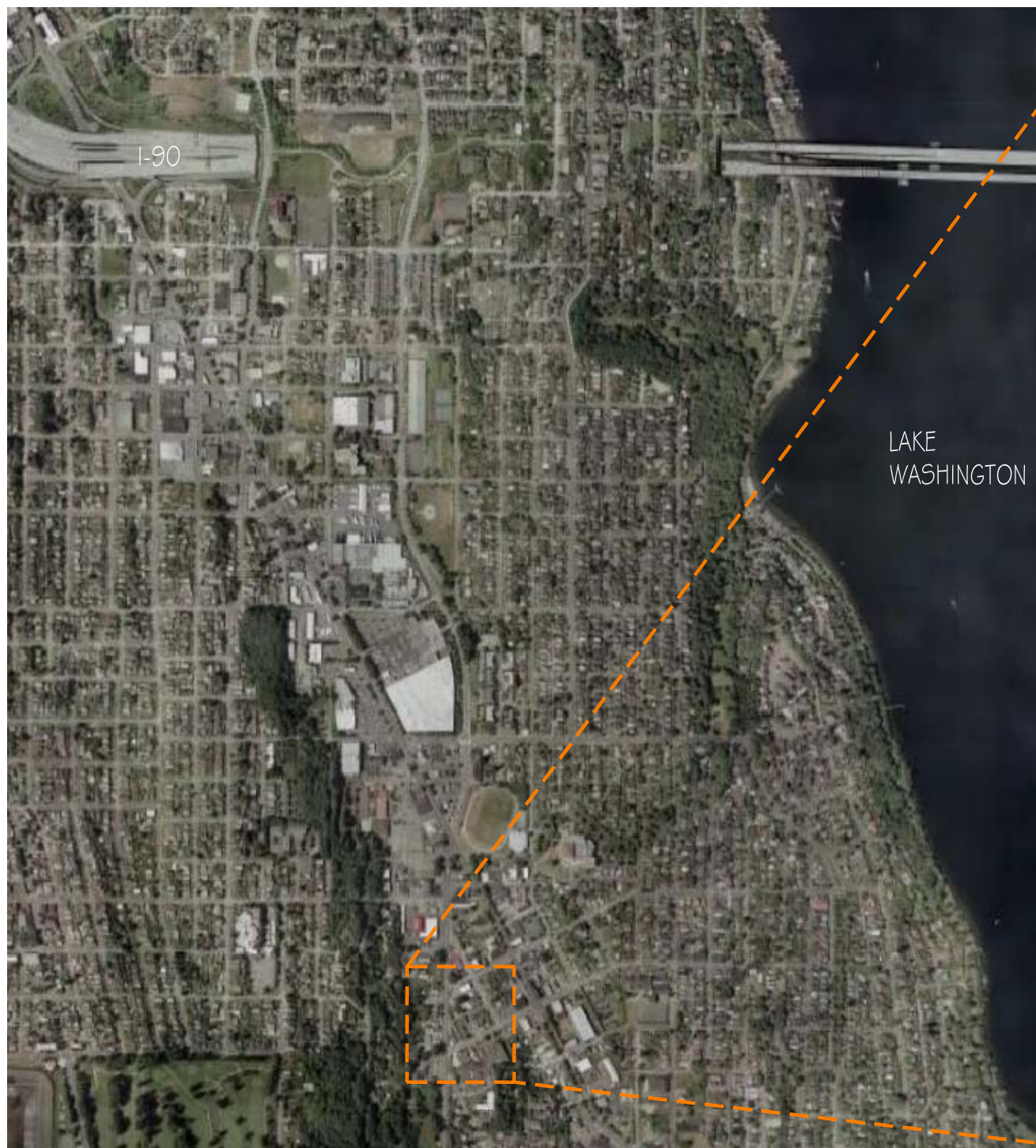
ACCESS TO PARKING: ALLEY ACCESS REQUIRED.

SOUTHEAST EFFECTIVE DEVELOPMENT

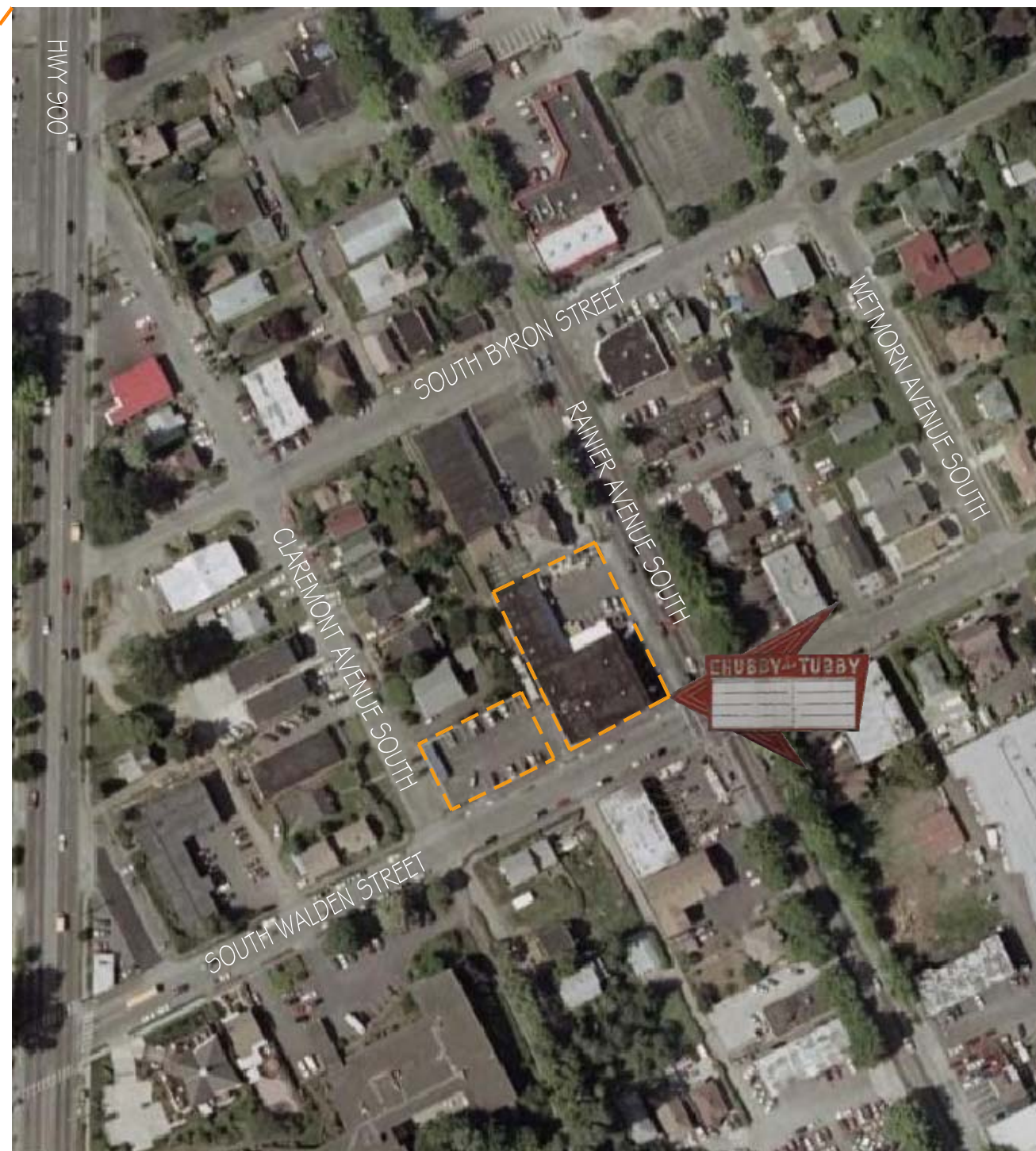
CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON





 AERIAL VIEW
9500 ft. EYE LEVEL



 AERIAL VIEW
1400 ft. EYE LEVEL

CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON



SOUTHEAST EFFECTIVE DEVELOPMENT

MARCH 11, 2008



RAINIER AVE SOUTH-LOOKING WEST



RAINIER AVE SOUTH-LOOKING EAST

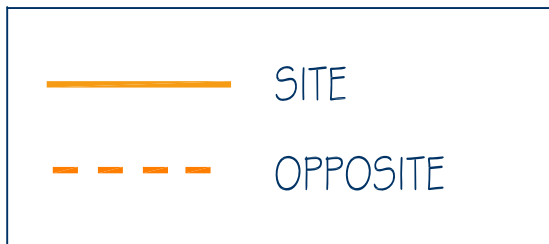
CHUBBY AND TUBBY WORKFORCE HOUSING

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SOUTHEAST EFFECTIVE DEVELOPMENT

MARCH 11, 2008



SOUTH WALDEN STREET-LOOKING NORTH



SOUTH WALDEN STREET-LOOKING NORTH

CHUBBY AND TUBBY WORKFORCE HOUSING

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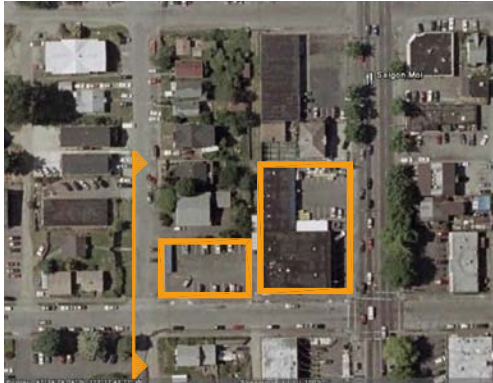


SOUTH WALDEN STREET-LOOKING NORTH

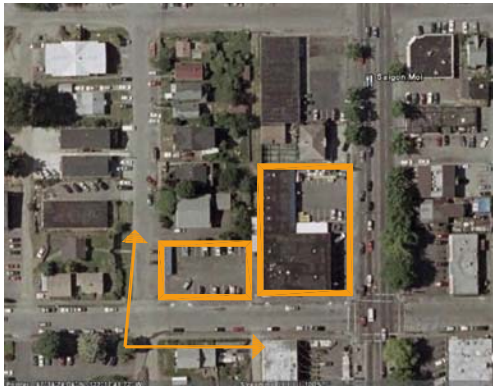


SOUTH WALDEN STREET-LOOKING NORTH





CLAREMONT AVENUE SO-LOOKING EAST



CLAREMONT AVENUE SO-LOOKING NORTH-EAST

 AERIAL VIEW
1400 ft. EYE LEVEL

CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON



SOUTHEAST EFFECTIVE DEVELOPMENT
MARCH 11, 2008



⑩ FAMILY HOUSING



⑨ SENIOR HOUSING



⑧ CHURCH



⑦ INSURANCE OFFICE



⑥ FRANKLIN HIGH SCHOOL



⑤ RESTAURANT



① SIGNAGE



② SINGLE FAMILY HOUSING



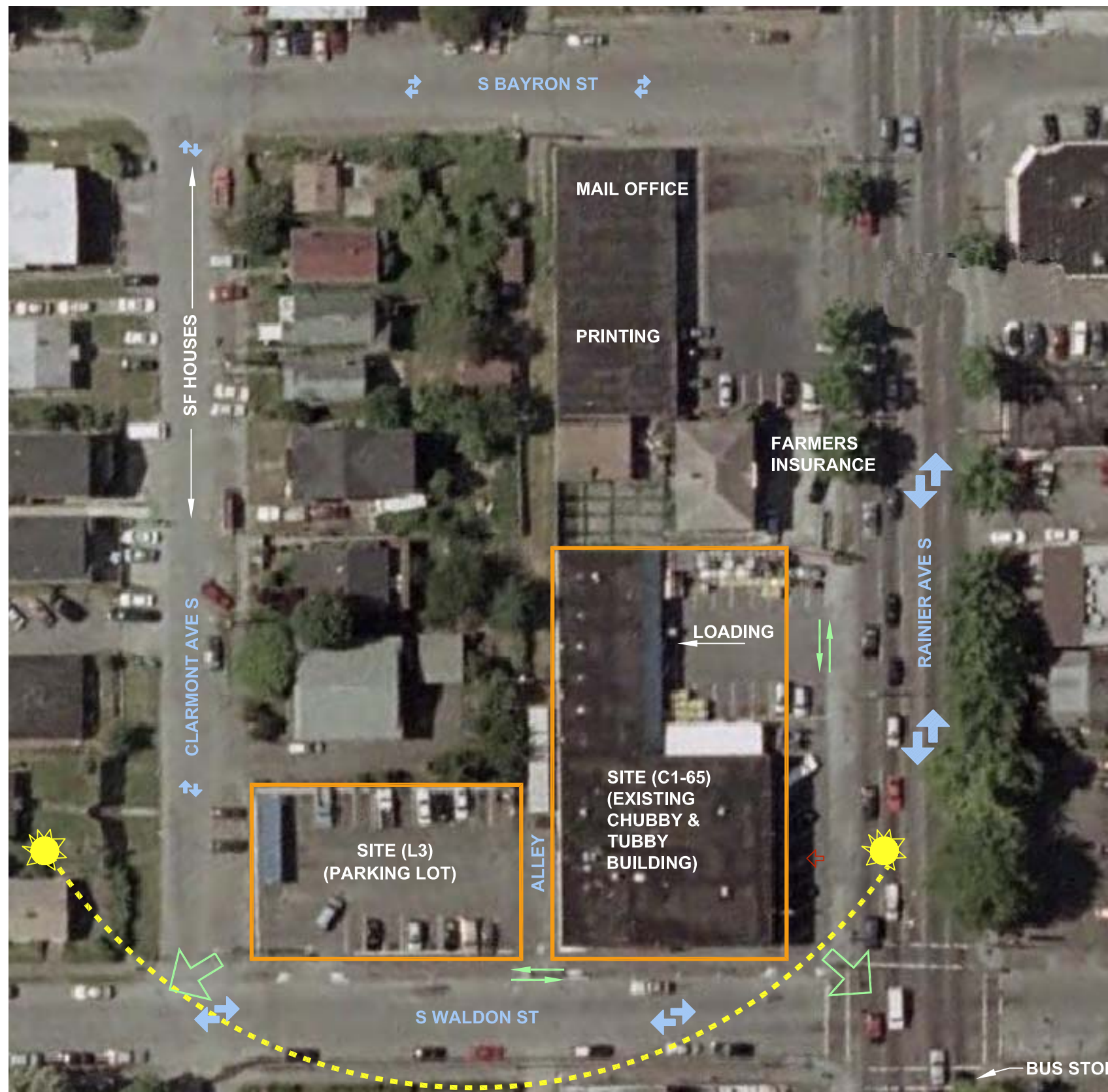
③ JOHN MUIR SCHOOL



④ CHIEF SEATTLE COUNCIL- BOY SCOUT OF AMERICA

CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON



DESIGN REVIEW GUIDELINES FOR MULTIFAMILY AND COMMERCIAL BUILDINGS

A. SITE PLANNING

- A-1 RESPONDING TO SITE CHARACTERISTICS
- A-2 STREETSCAPE COMPATIBILITY
- A-3 ENTRANCES VISIBLE TO THE STREET
- A-4 HUMAN ACTIVITY
- A-5 RESPECT FOR ADJACENT SITES
- A-6 TRANSITION BETWEEN RESIDENCE AND STREET
- A-7 RESIDENTIAL OPEN SPACE
- A-8 PARKING AND VEHICLE ACCESS
- A-9 LOCATION OF PARKING ON COMMERCIAL STREET FRONTS
- A-10 CORNER LOTS

B. HEIGHT, BULK, SCALE

- B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

C. ARCHITECTURAL ELEMENTS AND MATERIALS

- C-1 ARCHITECTURAL CONTEXT
- C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY
- C-3 HUMAN SCALE
- C-4 EXTERIOR FINISH MATERIAL
- C-5 STRUCTURED PARKING ENTRANCES

D. PEDESTRIAN ENVIRONMENT

- D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES
- D-2 BLANK WALLS
- D-3 RETAINING WALLS
- D-4 DESIGN OF PARKING LOTS NEAR SIDEWALKS
- D-5 VISUAL IMPACTS OF PARKING STRUCTURES
- D-6 SCREENING OF DUMPSTERS, UTILITIES, AND SERVICE AREAS
- D-7 PERSONAL SAFETY AND SECURITY
- D-8 TREATMENT OF ALLEYS
- D-9 COMMERCIAL SIGNAGE
- D-10 COMMERCIAL LIGHTING
- D-11 COMMERCIAL TRANSPARENCY
- D-12 RESIDENTIAL ENTRIES AND TRANSITIONS

E. LANDSCAPING

- E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES
- E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE
- E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

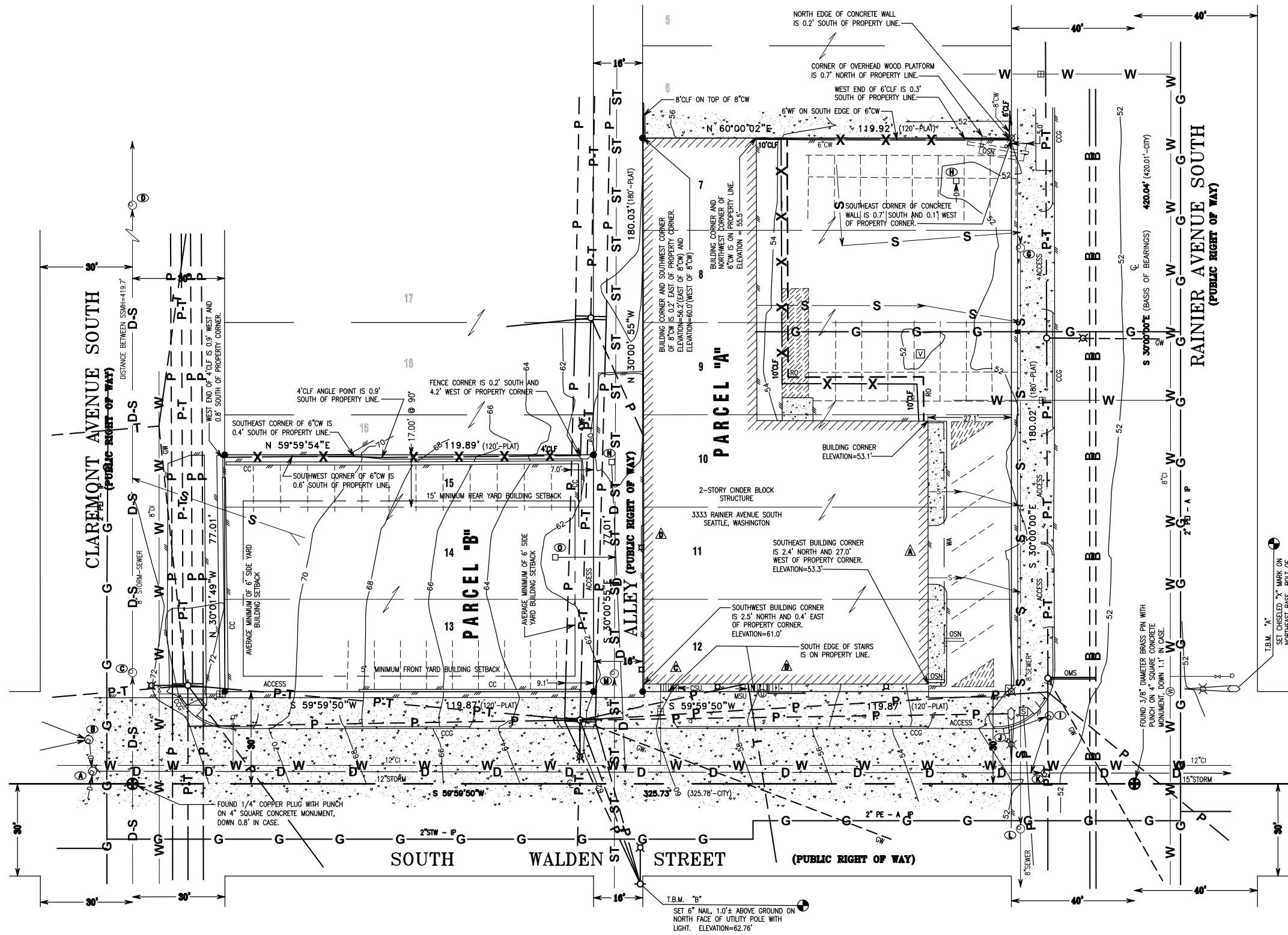
LEGEND

- LIGHT TRAFFIC
- MEDIUM TRAFFIC
- HEAVY TRAFFIC
- PEDESTRIAN ROUTE
- TERRITORIAL VIEW
- MAIN ENTRY

CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON







CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON

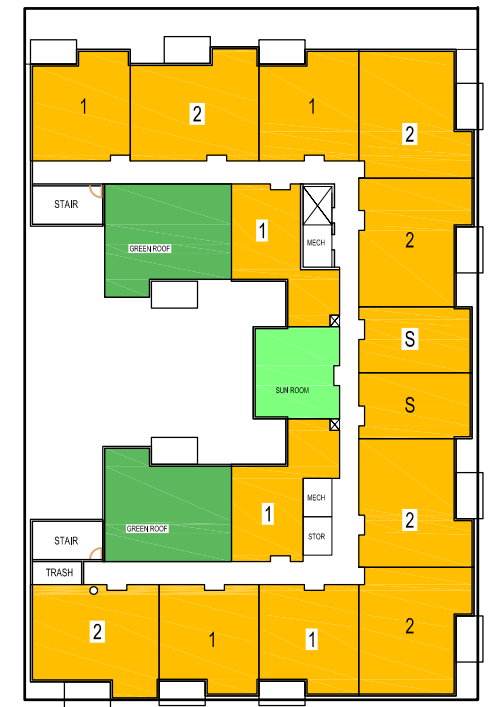
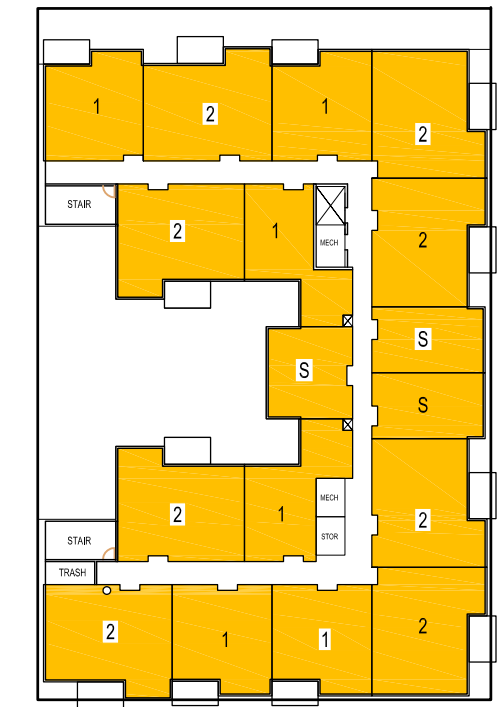
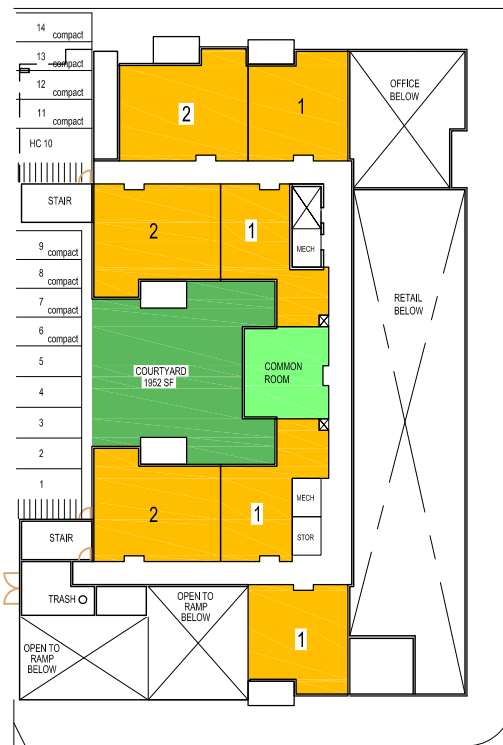
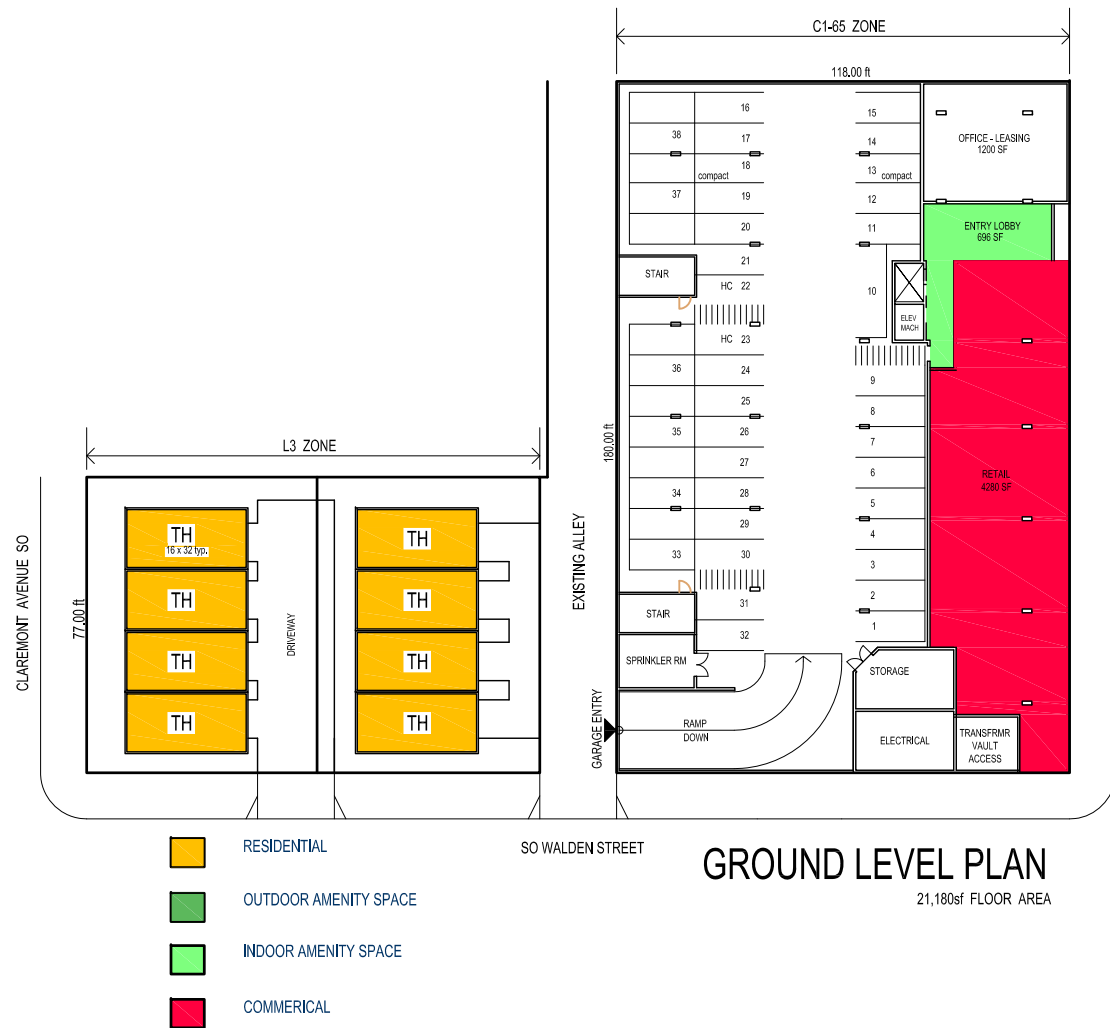


SOUTHEAST EFFECTIVE DEVELOPMENT

MARCH 11, 2008

MAXIMUM ZONING ENVELOPE

P10



FEASIBILITY STUDY - ALTERNATE 1 "U" SCHEME

FLOOR AREA SUMMARY (L3 ZONE):

FIRST FLOOR – EACH TOWNHOME	510sf
SECOND FLOOR – EACH TOWNHOME	480sf
TOTAL AREA ABOVE GARAGE	990sf x 8 = 7,920sf
GARAGE LEVEL FLOOR AREA	490sf x 8 = 3,920sf
GROSS TOTAL FLOOR AREA (8 UNITS)	1480sf x 8 = 11,840sf

PARKING REQUIRED (L3 ZONE GROUND RELATED):

ONE STALL PER UNIT x 8 UNITS = 8 STALLS

PARKING PROVIDED (L3 ZONE):

ONE GARAGE STALL x 8 UNITS = 8 STALLS

LOT COVERAGE (L3 ZONE): 45% OF 9,086SF = 4089 SF

DENSITY; 1 DWELLING UNIT PER 800 SF LOT AREA = 9086/800 = 11.4

(STATION AREA OVERLAY)

PARKING REQUIRED (C1-65 ZONE):

RETAIL PARKING REQUIRED	0
RESIDENTIAL PARKING REQUIRED	0
TOTAL REQUIRED PARKING	0

PARKING PROVIDED (C1-65 ZONE):

ALLEY ACCESSED PARKING	14
BELOW GRADE PARKING	32
TANDEM PARKING AT 0.5 EACH	6
TOTAL PARKING	52

PARKING PROVIDED (L-3 ZONE):

TOTAL PARKING	8
---------------	---

GROUND LEVEL DETAIL

RETAIL	4,280sf
LEASING	1,200sf
ENTRY	696sf
UTILITY	1270sf
PARKING	13,734sf
	21,180sf

FLOOR AREA SUMMARY (C1-65 ZONE):

GROUND LEVEL	21,180sf
1st FLOOR	8,960sf
2nd FLOOR	15,333sf
3rd FLOOR	15,333sf
4th FLOOR	13,518sf
TOTAL GROSS FLOOR AREA (DECKS NOT INCLUDED IN SF)	74,324sf

F.A.R. – ALLOWABLE FLOOR AREA ABOVE GRADE

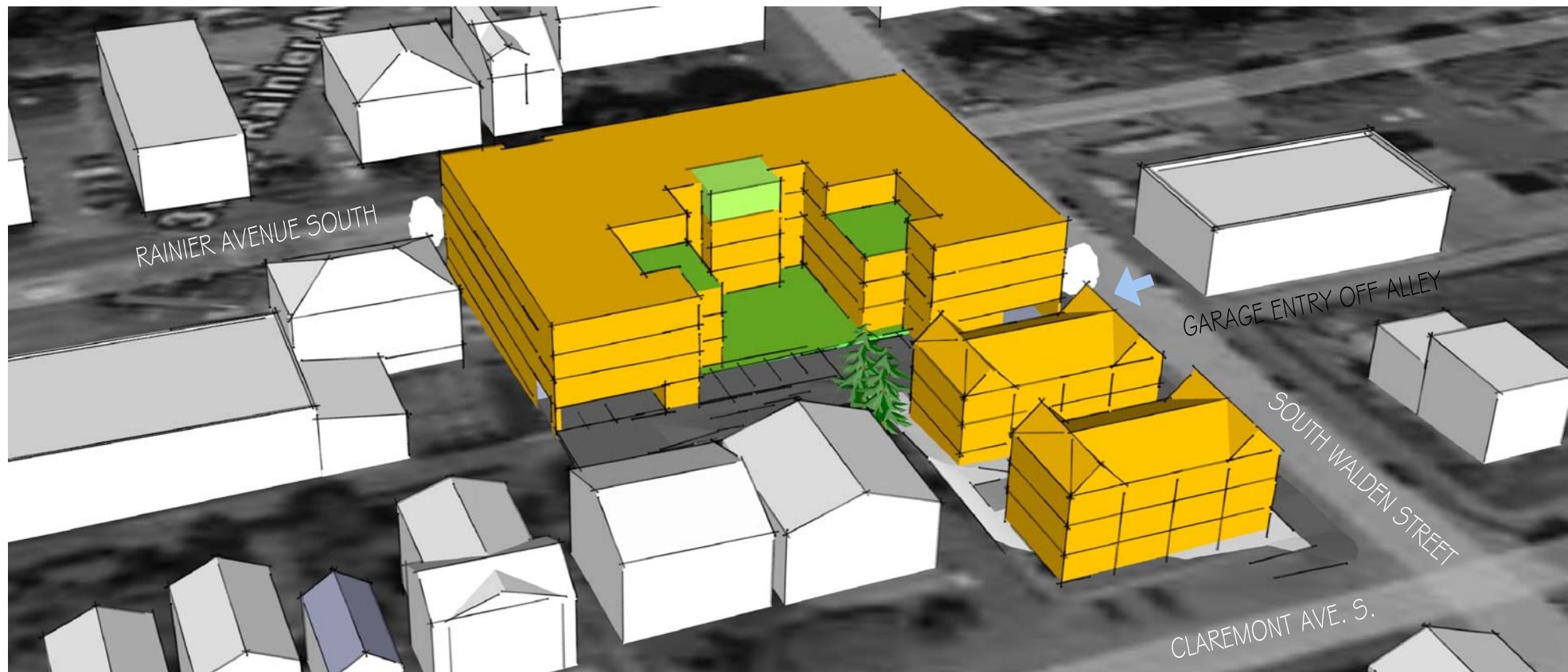
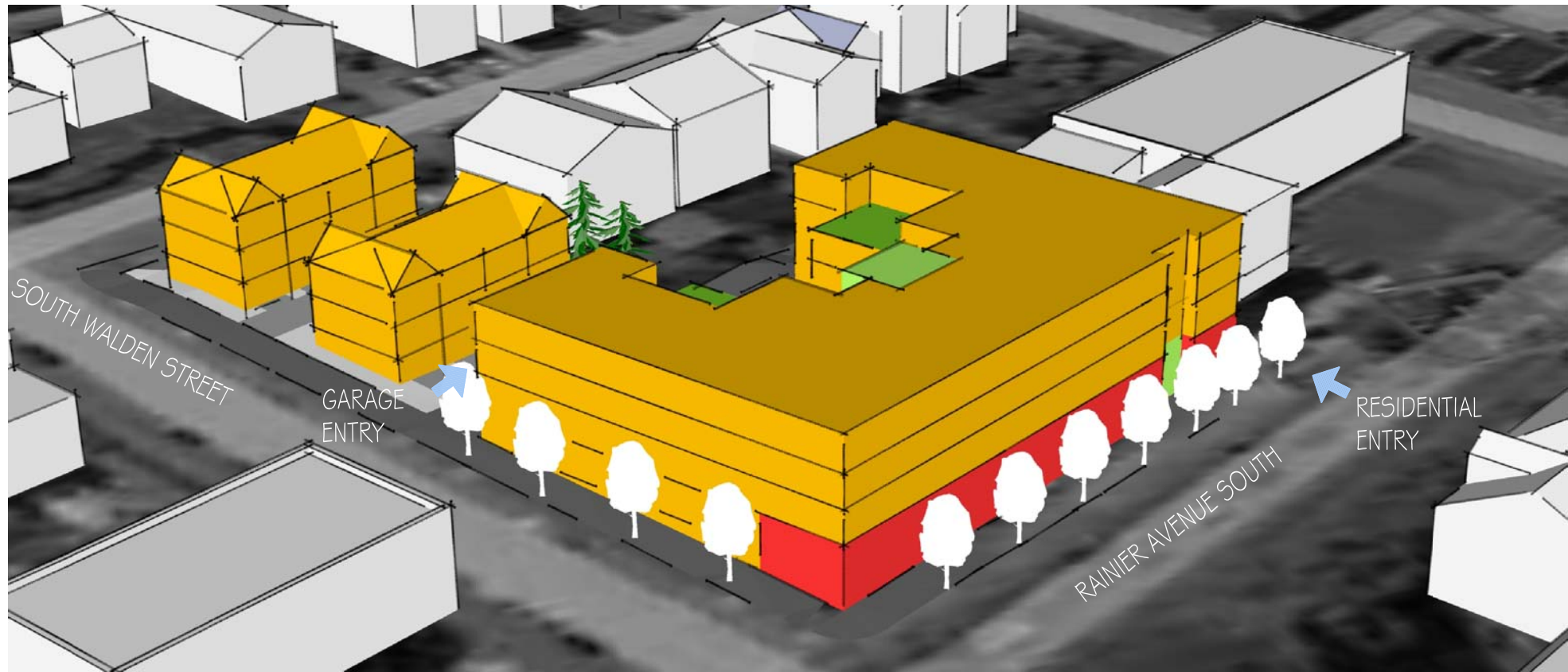
TOTAL SITE AREA	21,600sf
MULTIPLIER FOR MIXED USE IN C1-65 ZONE (STATION AREA OVERLAY)	5.75

TOTAL ALLOWABLE AREA ABOVE GRADE 124,200sf

UNIT MIX SUMMARY (C1-65 ZONE):

UNIT TYPE	COUNT	SIZE	
STUDIO	6 x	500	= 3,000sf
STUDIO	2 x	530	= 1,060sf
1-BEDROOM	8 x	660	= 5,280sf
1-BEDROOM	14 x	700	= 9,800sf
2-BEDROOM	25 x	900	= 22,500sf
RENTABLE AREA (55 x 757)			41,640sf

(SUMMARY ASSUMES ONE UNIT LESS AT 2nd FLOOR FOR COMMON ROOM OF 530sf, ONE UNIT LESS AT 4th FLOOR FOR SUN ROOM OF 530sf AND TWO UNITS LESS AT 4th FLOOR FOR DECKS OF 1,800 SF FOR GREEN ROOF)



DESIGN ALTERNATE 1 :

C1-G5: "U" SHAPED BUILDING AROUND A CENTRAL COURTYARD. THREE STORIES OF RESIDENTIAL OVER COMMERCIAL FRONTAGE. L3: ATTACHED 3 STORY TOWNHOMES WITH FRONTAGE ON CLAREMONT AND CENTRAL COURT.

DESIGN ALTERNATE 1 PROS:

- PROVIDES GOOD STREET FRONTAGE ON RAINIER AVENUE S, S. WALDEN STREET AND CLAREMONT AVENUE. S.
- HEIGHT, BULK & SCALE COMPATIBLE WITH EXISTING LOW-RISE DEVELOPMENT IN NEIGHBORHOOD.
- VERY EFFICIENT BUILDING LAYOUT TO MEET DEVELOPMENT GOALS / UNIT COUNT

DESIGN ALTERNATE 1 CONS:

- NORTH WING OF C1-G5 BUILDING IS SETBACK 10' FROM PROPERTY LINE. FUTURE DEVELOPMENT ON ADJACENT PROPERTY WOULD IMPACT DESIRABILITY OF UNITS.
- SMALL COURTYARD ENCLOSED ON THREE SIDES LIMITS USABILITY & ACCESS TO NATURAL LIGHT.--TO MEET GREEN FACTOR REQUIREMENT -- GREEN ROOFS WOULD BE REQUIRED, IMPACTS AFFORDABILITY OF DEVELOPMENT GOALS.
- TARGET UNIT COUNT NOT MET ON L3 SITE.

REQUESTED DEPARTURES:

STREET LEVEL USES (23.47A.005)

PARKING, MINI-WAREHOUSES, WAREHOUSES, OR UTILITY USES MAY NOT ABUT A STREET-LEVEL STREET-FACING FACADE IN A STRUCTURE THAT CONTAINS MORE THAN ONE RESIDENTIAL DWELLING UNIT. **DEPARTURE REQUEST FOR PARKING GARAGE FACADE ALONG S. WALDEN STREET**

--SLOPING FRONTAGE ALONG S. WALDON STREET IS NOT CONDUSIVE TO COMMERCIAL OR RESIDENTIAL FRONTAGE.

SMC 23.45.018 PARKING AND ACCESS

ACCESS TO PARKING: ALLEY ACCESS REQUIRED

DEPARTURE REQUEST TO ALLOW ACCESS TO TOWNHOME GARAGES FROM S. WALDEN ST. IN ADDITION TO ALLEY ACCESS

SETBACKS (23.47A.014)

15 FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET; ONE-HALF OF THE ALLEY WIDTH MAY BE COUNTED AS PART OF THE REQUIRED SETBACK. **DEPARTURE REQUEST TO ALLOW 11' SETBACK ON C1-G5 LOT WITH ADDITIONAL SETBACK ON L3 LOT TO PROVIDE REQUIRED SEPARATION.**

--4 STORY BUILDING HEIGHT ON C1-G5 IS COMPATIBLE WITH 3 STORY TOWNHOMES

LANDSCAPE AND SCREENING STANDARDS (23.47A.016)

SURFACE PARKING ABUTTING OR ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE MUST HAVE SIX (6) FOOT HIGH SCREENING ALONG THE ABUTTING LOT LINE(S) AND A FIVE (5) FOOT DEEP LANDSCAPED AREA INSIDE THE SCREENING. **DEPARTURE REQUEST TO ALLOW SURFACE PARKING OFF ALLEY**

--PARKING REQUIREMENT WAIVED IN STATION OVERLAY DISTRICT-- HOWEVER, SURFACE PARKING OFF ALLEY ALLOWS FOR CONVENIENT COMMERCIAL PARKING (GARAGE CAN BE SECURED FOR RESIDENTS) AND WILL LESSEN THE DEMAND ON STREET PARKING.

CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON

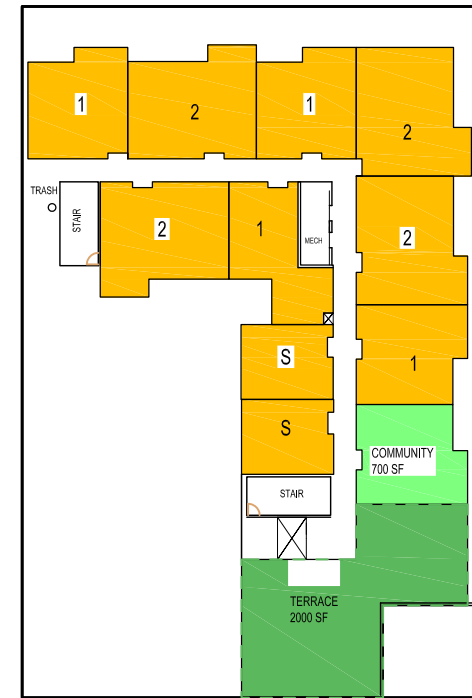
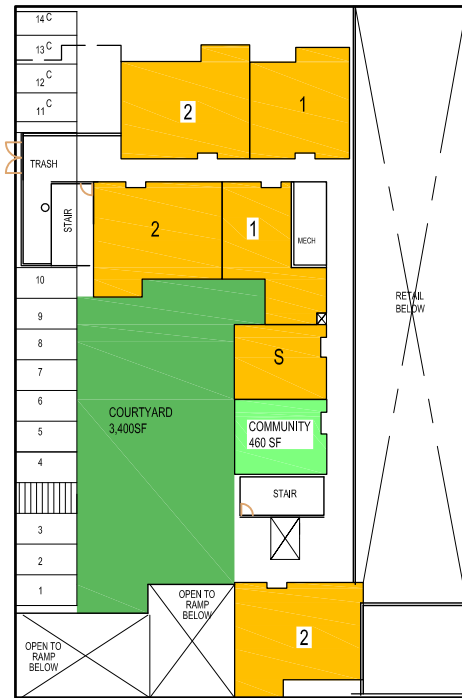


SOUTHEAST EFFECTIVE DEVELOPMENT

MARCH 11, 2008

DESIGN ALTERNATE 1

P11b



FEASIBILITY STUDY - ALTERNATE 2 'L' SCHEME W/ CORNER PLAZA

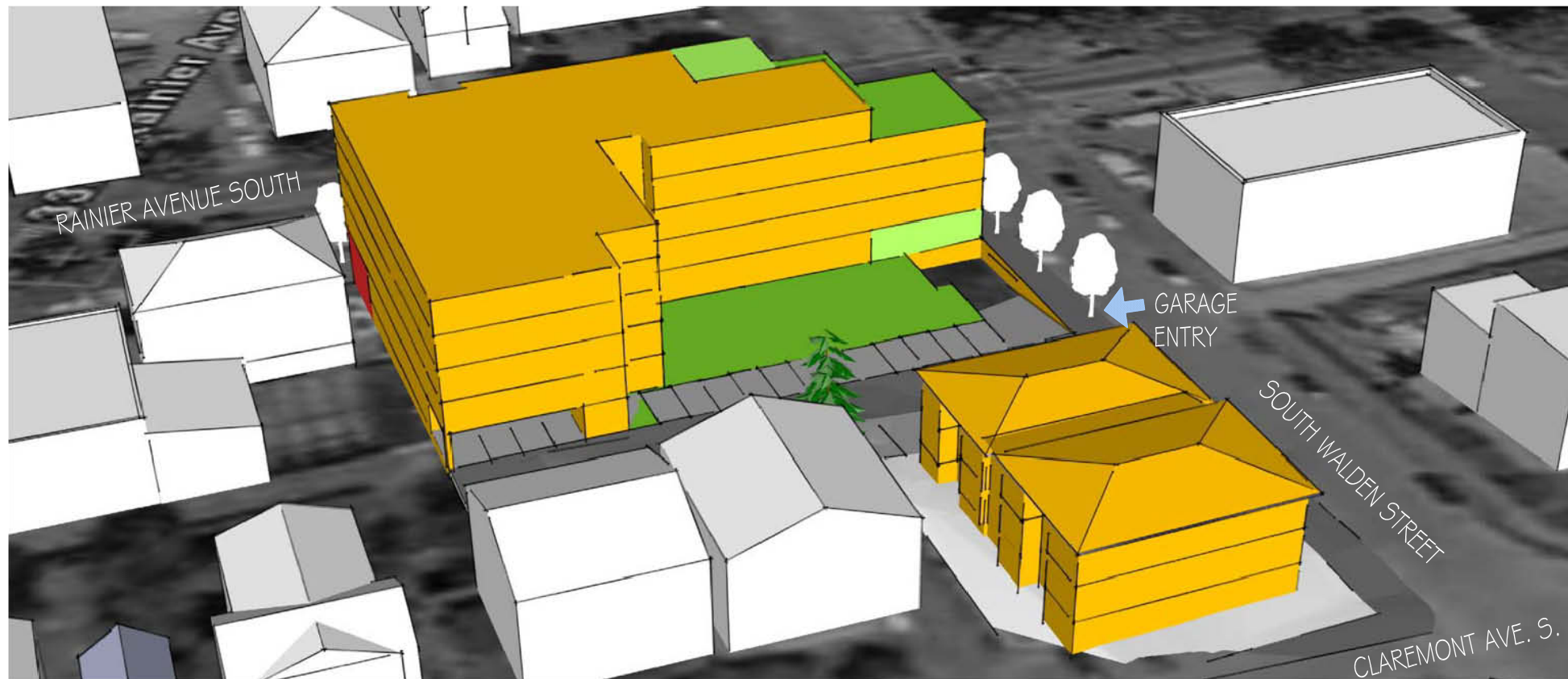
FLOOR AREA SUMMARY (L3 ZONE):			
GROUND LEVEL — ABOVE GRADE			2,392sf
2nd FLOOR			4,203sf
3rd FLOOR			4,203sf
4th FLOOR			2,392sf
TOTAL GROSS FLOOR AREA (DECKS NOT INCLUDED IN SF)			13,190sf
UNIT MIX SUMMARY (L3 ZONE):			
UNIT TYPE	COUNT	SIZE	
1-BEDROOM	6 x 710	=	4,260sf
3-BEDROOM	6 x 1100	=	6,600sf
RENTABLE AREA	(12 x 905)		10,860sf
LOT COVERAGE (L3 ZONE): 45% OF 9,086SF = 4089 SF			
DENSITY: 1 DWELLING UNIT PER 800 SF LOT AREA = 9086/800 = 11.4			

PARKING REQUIRED (C1-65 ZONE):	
RETAIL PARKING REQUIRED	0
RESIDENTIAL PARKING REQUIRED	0
TOTAL REQUIRED PARKING	0 (STATION AREA OVERLAY)
PARKING PROVIDED (C1-65 ZONE):	
ALLEY ACCESSED PARKING	17
BELOW GRADE PARKING	29
TANDEM PARKING AT 0.5 EACH	8
TOTAL PARKING	54
PARKING REQUIRED (L-3 ZONE APARTMENTS):	
12 X 1.15 =	14
PARKING PROVIDED (L-3 ZONE APARTMENTS):	
TOTAL PARKING (SHARE PARKING ACROSS ALLEY?)	9

GROUND LEVEL DETAIL	
RETAIL	5,455sf
LOBBY/OFFICE	1,540sf
GARAGE	13,975sf
	20,665sf
COURTYARD	3,400sf
COMMUNITY ROOM	460sf
5TH FLOOR DETAIL	
ROOF TERRACE	2,000sf
SUNROOM	700sf

FLOOR AREA SUMMARY (C1-65 ZONE):	
GROUND LEVEL	20,665sf
1st FLOOR	8,065sf
2nd FLOOR	12,080sf
3rd FLOOR	12,080sf
4th FLOOR	12,080sf
5th FLOOR	10,300sf
TOTAL GROSS FLOOR AREA (DECKS NOT INCLUDED IN SF)	75,270sf <<+946>>
F.A.R. — ALLOWABLE FLOOR AREA ABOVE GRADE	
TOTAL SITE AREA	21,600sf
MULTIPLIER FOR MIXED USE IN C1-65 ZONE (STATION AREA OVERLAY)	5.75
TOTAL ALLOWABLE AREA ABOVE GRADE	124,200sf

UNIT MIX SUMMARY (C1-65 ZONE):			
UNIT TYPE	COUNT	SIZE	
STUDIO	9 x 500	=	4,500sf
1-BEDROOM	5 x 660	=	3,300sf
1-BEDROOM	19 x 700	=	13,300sf
2-BEDROOM	22 x 900	=	19,800sf
RENTABLE AREA	(55 x 744)		40,900sf



DESIGN ALTERNATE 2 :

C1-65: "L" SHAPED BUILDING AROUND LARGE SW FACING COURTYARD. FOUR STORIES OF RESIDENTIAL OVER COMMERCIAL FRONTAGE. SOUTH FACING ROOF TERRACE
L3: 2 APARTMENT BUILDINGS FACING S. WALDEN ST. WITH ALLEY PARKING

DESIGN ALTERNATE 2 PROS:

- PROVIDES GOOD STREET AND COMMERCIAL FRONTAGE ON RAINIER AVENUE S.
- CORNER PLAZA AT INTERSECTION OF RAINIER AVE SOUTH AND S. WALDEN ST. FOR RESIDENTIAL LOBBY AND COMMERCIAL USES.
- LARGE COURTYARD WITH FULL SOUTH SOLAR EXPOSURE.
- ROOF TERRACE HAS GOOD SOLAR EXPOSURE AND PROVIDES FOR A LOWER HEIGHT/SCALE AT CORNER PLAZA.
- MORE DENSE DEVELOPMENT ON L3 SITE MEETS TARGET UNIT COUNT GOALS.

DESIGN ALTERNATE 2 CONS:

- LESS EFFICIENT BUILDING LAYOUT WITH ADDITIONAL STORY NECESSARY TO MEET DEVELOPMENT GOALS.
- NORTH WING OF C1-65 BUILDING IS SETBACK 10' FROM PROPERTY LINE. FUTURE DEVELOPMENT ON ADJACENT PROPERTY WOULD IMPACT DESIRABILITY OF UNITS.
- SOUTH FACING COURTYARD IS OPEN TO PARKING GARAGE DRIVEWAY AND S. WALDEN ST. EXPOSED TO STREET NOISE AND LACKS PRIVACY.
- DOES NOT HOLD STREET FRONTAGE ON S. WALDEN ST.

REQUESTED DEPARTURES:

LANDSCAPE AND SCREENING STANDARDS (23.47A.016)

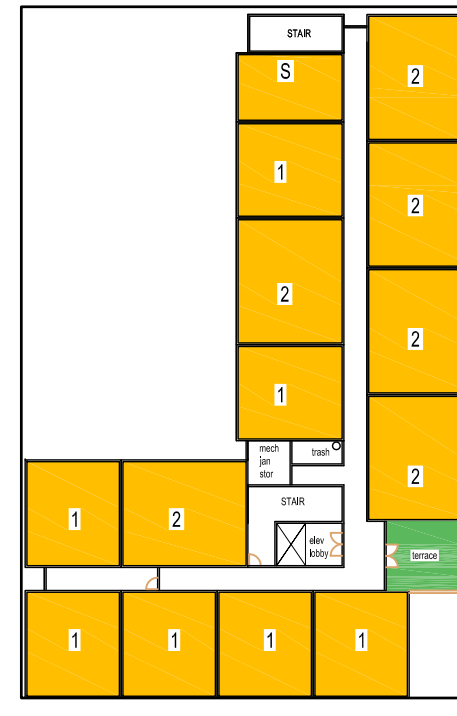
SURFACE PARKING ABUTTING OR ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE MUST HAVE SIX (6) FOOT HIGH SCREENING ALONG THE ABUTTING LOT LINE(S) AND A FIVE (5) FOOT DEEP LANDSCAPED AREA INSIDE THE SCREENING. **DEPARTURE REQUEST TO ALLOW SURFACE PARKING OFF ALLEY**
--PARKING REQUIREMENT WAIVED IN STATION OVERLAY DISTRICT-- HOWEVER, SURFACE PARKING OFF ALLEY ALLOWS FOR CONVENIENT COMMERCIAL PARKING (GARAGE CAN BE SECURED FOR RESIDENTS) AND WILL LESSEN THE DEMAND ON STREET PARKING.



GROUND LEVEL PLAN
20,471 sf FLOOR AREA



COURTYARD LEVEL 1 PLAN
7,471 sf FLOOR AREA
(6) UNITS



TYP. RESIDENTIAL LEVELS 2-4
13,400 sf FLOOR AREA
(14) UNITS x 3 = 42



UPPER LEVEL 5
10,073 sf FLOOR AREA
(10) UNITS

FEASIBILITY STUDY -PREFERRED ALTERNATE 'L' SCHEME W/ CORNER PLAZA

FLOOR AREA SUMMARY (L3 ZONE):

GROUND LEVEL – ABOVE GRADE	3,184sf
2nd FLOOR	3,072sf
3rd FLOOR	3,072sf

TOTAL GROSS FLOOR AREA 9,328sf

UNIT MIX SUMMARY (L3 ZONE):

UNIT TYPE	COUNT	SIZE
1-BEDROOM FLAT	4 x 576	= 2,304sf
2-BEDROOM TH	4 x 1024	= 4,096sf
2-BEDROOM TH W/ GARAGE	2 x 1464	= 2,928sf
RENTABLE AREA	(10 x 933)	9,328sf

LOT COVERAGE (L3 ZONE): 45% OF 9,086SF = 4089 SF

DENSITY; 1 DWELLING UNIT PER 800 SF LOT AREA = 9086/800 = 11.4

PARKING REQUIRED (C1-65 ZONE):

RETAIL PARKING REQUIRED	0
RESIDENTIAL PARKING REQUIRED	0

TOTAL REQUIRED PARKING 0
(STATION AREA OVERLAY)

PARKING PROVIDED (C1-65):

ALLEY ACCESSED PARKING	19
BELOW GRADE PARKING	30
TANDEM PARKING AT 0.5 EACH	5
TOTAL PARKING	54

PARKING (L-3 ZONE):

TOTAL PARKING REQUIRED (1:1)	10
TOTAL PARKING PROVIDED	10

GROUND LEVEL DETAIL

RETAIL	4,950sf
LOBBY	1,180sf
OFFICE	622sf
GARAGE	13,719sf
	20,471sf

COURTYARD	4,768sf
COMMUNITY ROOM	924sf

5TH FLOOR DETAIL

ROOF TERRACE	3,326sf
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FLOOR AREA SUMMARY (C1-65 ZONE):

GROUND LEVEL	20,471sf
1st FLOOR	7,471sf
2nd FLOOR	13,400sf
3rd FLOOR	13,400sf
4th FLOOR	13,400sf
5th FLOOR	10,073sf
TOTAL GROSS FLOOR AREA	78,215sf

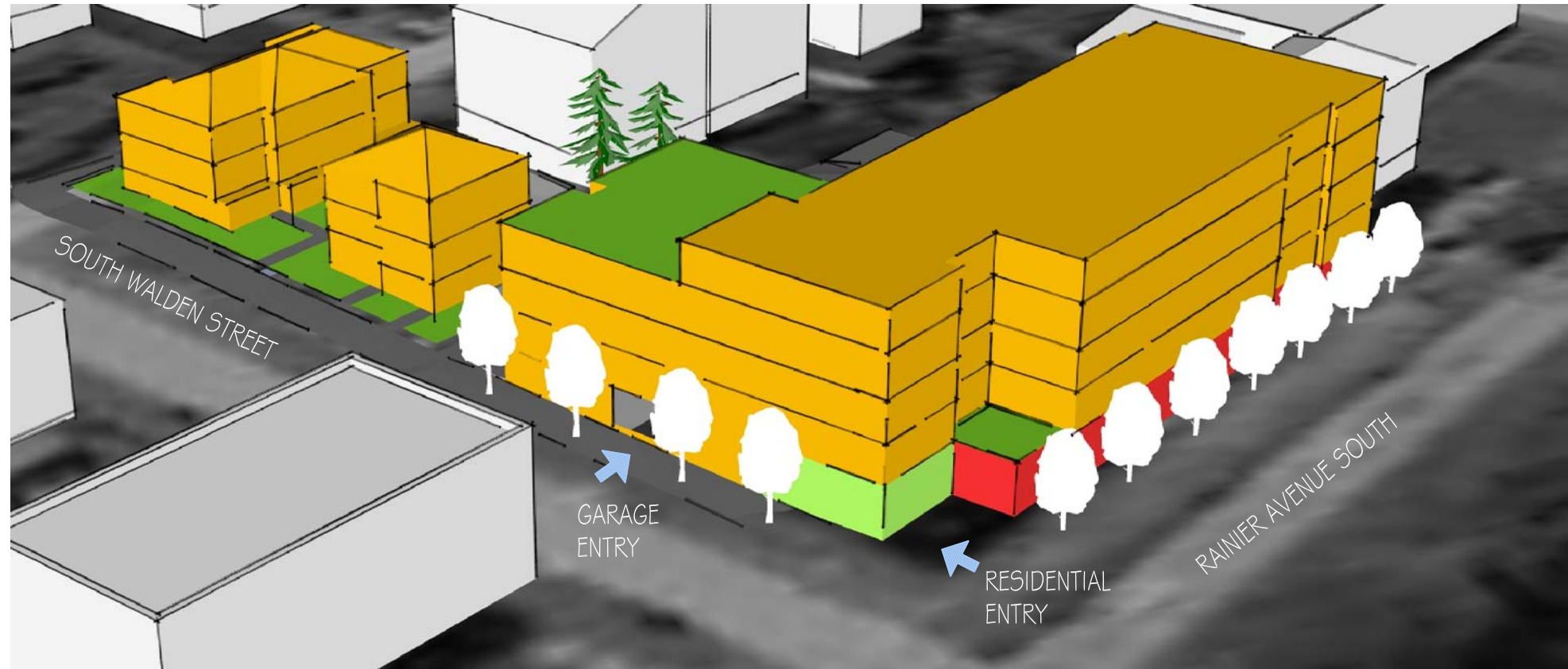
F.A.R. – ALLOWABLE FLOOR AREA ABOVE GRADE

TOTAL SITE AREA	21,600sf
MULTIPLIER FOR MIXED USE IN C1-65 ZONE	5.75
(STATION AREA OVERLAY)	

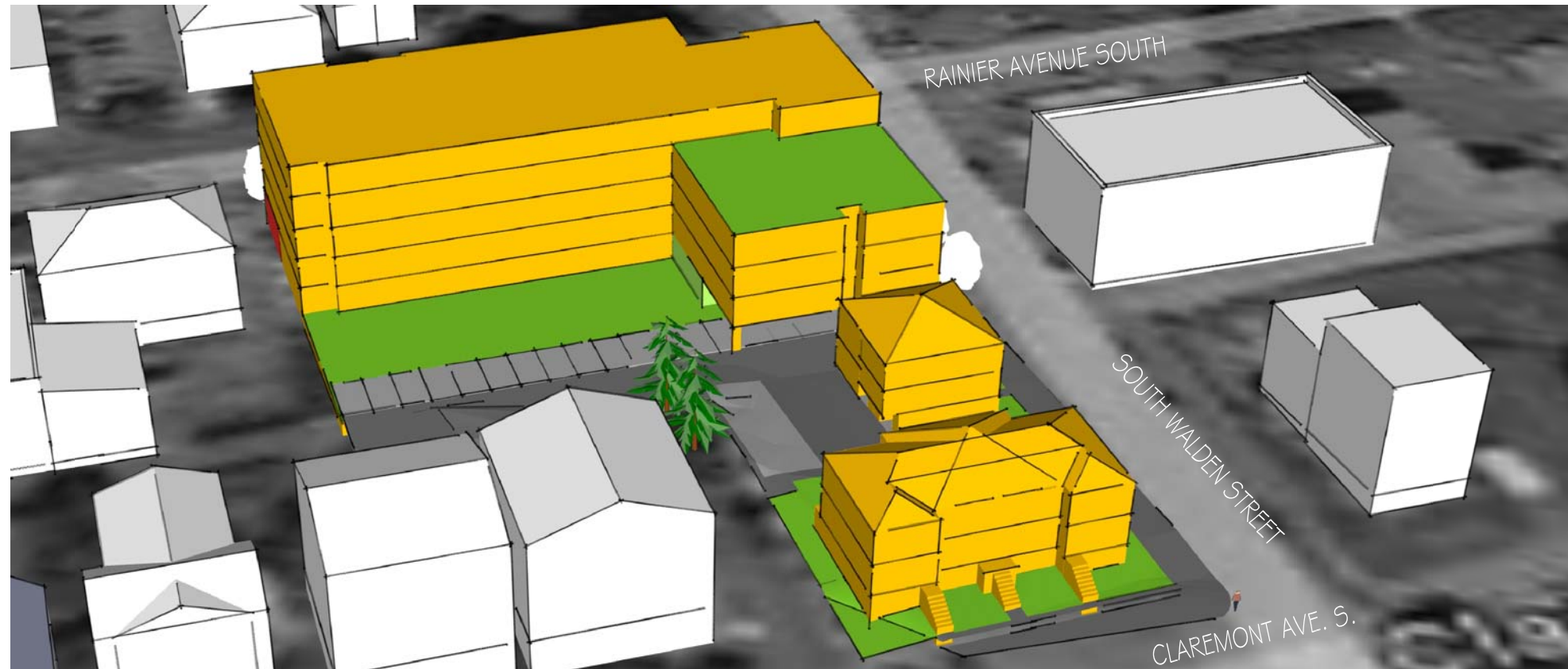
TOTAL ALLOWABLE AREA ABOVE GRADE 124,200sf

UNIT MIX SUMMARY (C1-65 ZONE):

UNIT TYPE	COUNT	SIZE
STUDIO	5 x 504	= 2,520sf
1-BEDROOM	29 x 700	= 20,300sf
2-BEDROOM	24 x 924	= 22,716sf
RENTABLE AREA	(58 x 785)	45,536sf



RESIDENTIAL
 COMMERCIAL
 OUTDOOR AMENITY SPACE
 INDOOR AMENITY SPACE



PREFERRED DESIGN ALTERNATE 3 :

C1-G5: "L" SHAPED BUILDING AROUND LARGE NW FACING COURTYARD. FOUR STORIES OF RESIDENTIAL OVER COMMERCIAL FRONTAGE. SOUTH FACING ROOF TERRACE.
 L3: GROUND RELATED HOUSING WITH ENTRIES FACING ON BOTH WALDEN & CLAREMONT. ALLEY ACCESSED SURFACE PARKING.

DESIGN ALTERNATE 3 PROS:

- PROVIDES GOOD STREET FRONTAGES ON RAINIER AVENUE S., S. WALDEN ST. AND CLAREMONT AVE. SOUTH.
- CORNER PLAZA AT INTERSECTION OF RAINIER AVE SOUTH AND S. WALDEN ST. FOR RESIDENTIAL LOBBY AND COMMERCIAL USES.
- LARGE USABLE COURTYARD, PRIVATE & SCREENED FROM STREET.
- ROOF TERRACE HAS SOUTH EXPOSURE AND PROVIDES FOR A LOWER HEIGHT/SCALE AND ADDITIONAL SOLAR EXPOSURE AT COURTYARD.
- FUTURE DEVELOPMENT ON ADJACENT PARCEL DOES NOT IMPACT DESIRABILITY OF UNITS.
- GROUND RELATED HOUSING ON L3 SITE COMPATIBLE WITH ADJACENT SINGLE FAMILY HOMES.

DESIGN ALTERNATE 3 CONS:

- LESS EFFICIENT BUILDING LAYOUT WITH ADDITIONAL STORY NECESSARY TO MEET DEVELOPMENT GOALS.
- COURTYARD DOES NOT HAVE FULL SOUTH EXPOSURE

REQUESTED DEPARTURES:

STREET LEVEL USES (23.47A.005) (C1-G5 ZONE)
 PARKING, MINI-WAREHOUSES, WAREHOUSES, OR UTILITY USES MAY NOT ABUT A STREET-LEVEL STREET-FACING FACADE IN A STRUCTURE THAT CONTAINS MORE THAN ONE RESIDENTIAL DWELLING UNIT. **DEPARTURE REQUEST FOR UTILITY USES ALONG S. WALDEN STREET NEAR ALLEY INTERSECTION**
 --SLOPING FRONTAGE ALONG S. WALDON STREET IS NOT CONDUSIVE TO COMMERCIAL OR RESIDENTIAL FRONTAGE.

SMC 23.47A.032 PARKING LOCATION AND ACCESS (C1-G5 ZONE)
 ACCESS TO PARKING MUST BE FROM THE ALLEY IF THE LOT ABUTS AN ALLEY IMPROVED TO THE STANDARDS OF SECTION 23.53.030C. **DEPARTURE REQUEST TO ALLOW ACCESS TO PARKING OF OF S. WALDEN ST.**
 --GARAGE ENTRY POINT OFF S. WALDEN ST. IS MOST EFFICIENT DUE TO UPHILL SLOPE TO ALLEY ACCESS.

SETBACKS (23.47A.014) (C1-G5 ZONE)
 15 FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET; ONE-HALF OF THE ALLEY WIDTH MAY BE COUNTED AS PART OF THE REQUIRED SETBACK. **DEPARTURE REQUEST TO ALLOW 11' SETBACK ON C1-G5 LOT WITH ADDITIONAL SETBACK ON L3 LOT TO PROVIDE REQUIRED SEPARATION.
 --4 STORY BUILDING HEIGHT ON C1-G5 IS COMPATIBLE WITH 3 STORY TOWNHOMES

LANDSCAPE AND SCREENING STANDARDS (23.47A.016) (C1-G5 ZONE)
 SURFACE PARKING ABUTTING OR ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE MUST HAVE SIX (6) FOOT HIGH SCREENING ALONG THE ABUTTING LOT LINE(S) AND A FIVE (5) FOOT DEEP LANDSCAPED AREA INSIDE THE SCREENING. **DEPARTURE REQUEST TO ALLOW SURFACE PARKING OFF ALLEY**
 --PARKING REQUIREMENT WAIVED IN STATION OVERLAY DISTRICT- HOWEVER, SURFACE PARKING OFF ALLEY ALLOWS FOR CONVENIENT COMMERCIAL PARKING (GARAGE CAN BE SECURED FOR RESIDENTS) AND WILL LESSEN THE DEMAND ON STREET PARKING.

OPEN SPACE REQUIREMENTS (23.45.016) (L3 ZONE)
 QUANTITY OF OPEN SPACE: TO ALLOW A REDUCTION OF REQUIRED OPEN SPACE FROM AN AVERAGE OF 300 SF PER UNIT TO AN AVERAGE OF APPROX. 280 SF.
 RELATIONSHIP TO GRADE: TO ALLOW ACCESS TO THE OPEN SPACE TO BE FROM THE FRONT DOOR AND / OR ENTRY STAIRS.

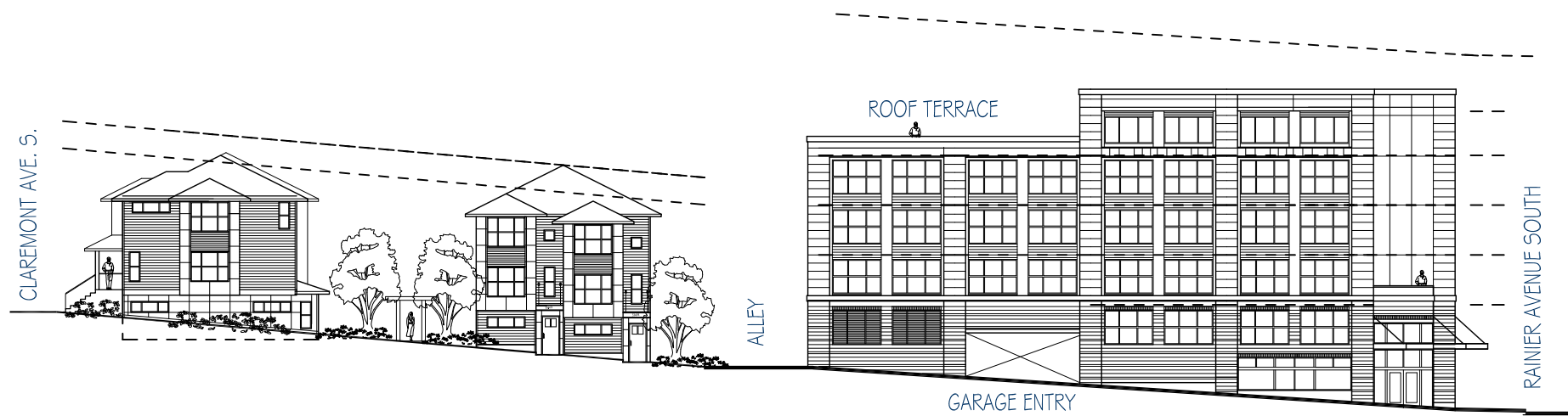
CHUBBY AND TUBBY WORKFORCE HOUSING

SEATTLE, WASHINGTON

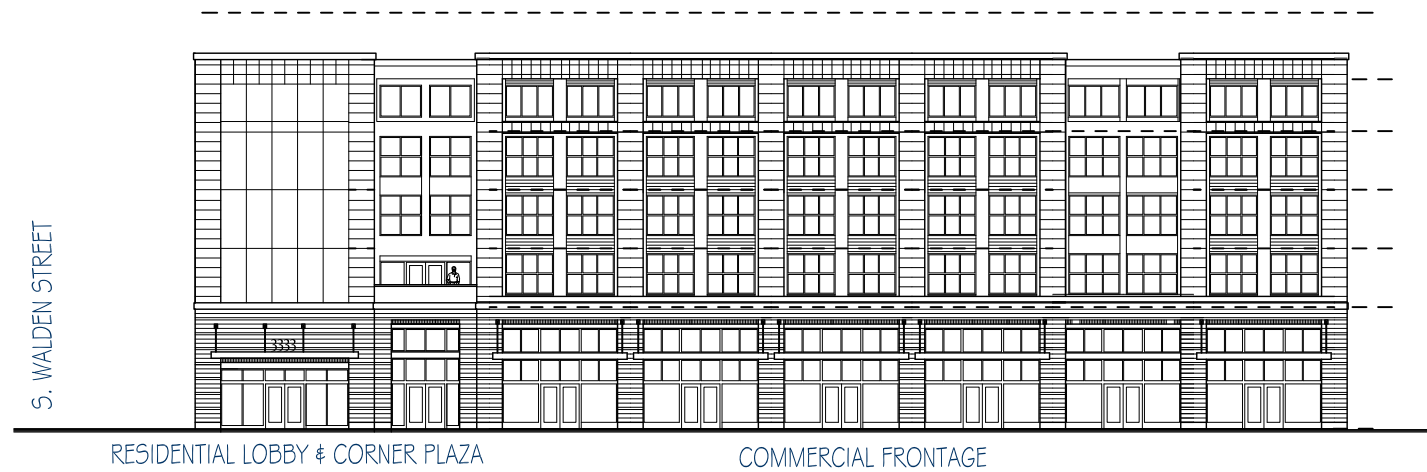


SOUTHEAST EFFECTIVE DEVELOPMENT

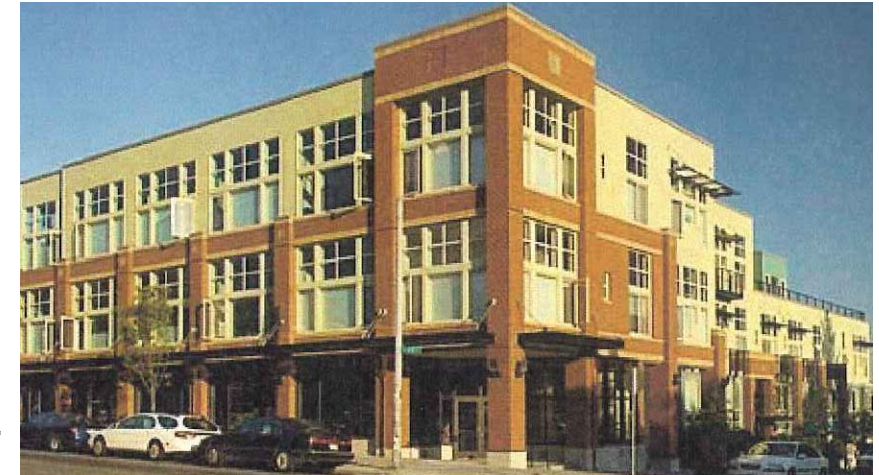
MARCH 11, 2008



SCHEMATIC S. WALDEN STREET ELEVATION



SCHEMATIC RAINIER AVENUE SOUTH ELEVATION



CHUBBY AND TUBBY WORKFORCE HOUSING SEATTLE, WASHINGTON



SOUTHEAST EFFECTIVE DEVELOPMENT

MARCH 11, 2008