

3333 RAINIER AVE SOUTH -3002211
and
3340 CLAREMONT AVE S. -3008738

DESIGN REVIEW BOARD MEETING
A MIXED-USE COMMERCIAL & AFFORDABLE HOUSING PROJECT



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
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FAX: (206) 766 8080
CONTACT: DIANA KEYS

CIVIL ENGINEER: DAVIDO CONSULTING GROUP, INC.
STRUCTURAL ENGINEER: 15029 BOTHELL WAY NE, SUITE 600
LAKE FOREST PARK, WA 98155
TEL: (206) 523-0024
CIVIL CONTACT: ERIK DAVIDO
STRUCTURAL CONTACT: MATT SCHMITTER

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: PARCEL A: 3002211 & PARCEL B: 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

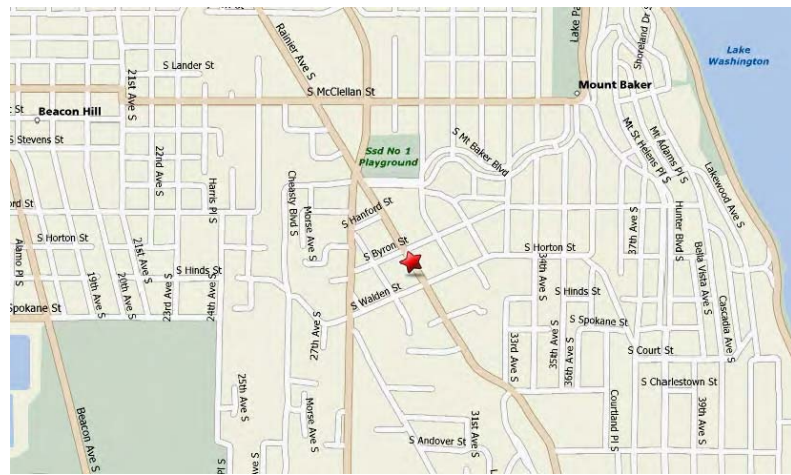
LAND USE PLANNER: MARTI STAVE

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 (C1-65 AND L3), AS SUCH THE PROJECT DESIGN WILL BE DIVIDED INTO TWO SEPARATE SCHEMES AND SCALES. TARGET UNIT COUNTS ARE 58 FOR THE LARGER SCALE C1-65 ZONE AND 10 FOR THE LOWER SCALE L3 ZONE. APPROX. 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. 48 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.

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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.

RESIDENTIAL USES AT STREET LEVEL:
 RESIDENTIAL USES ARE GENERALLY PERMITTED ANYWHERE IN A STRUCTURE IN C 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. **DEPARTURE REQUEST**

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. **DEPARTURE REQUEST**

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**

RESIDENTIAL AMENITY AREAS (23.47A.024)

RESIDENTIAL AMENITY REQUIRED EQUAL TO 5% OF RESIDENTIAL GROSS FLOOR AREA

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 & ACCESS
 ACCESS TO PARKING MUST BE FROM THE ALLEY IF THE LOT ABUTS AN ALLEY IMPROVED TO THE STANDARDS OF SECTION 23.53.030C.

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

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
 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

DEPARTURE REQUEST

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. **DEPARTURE REQUEST**

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

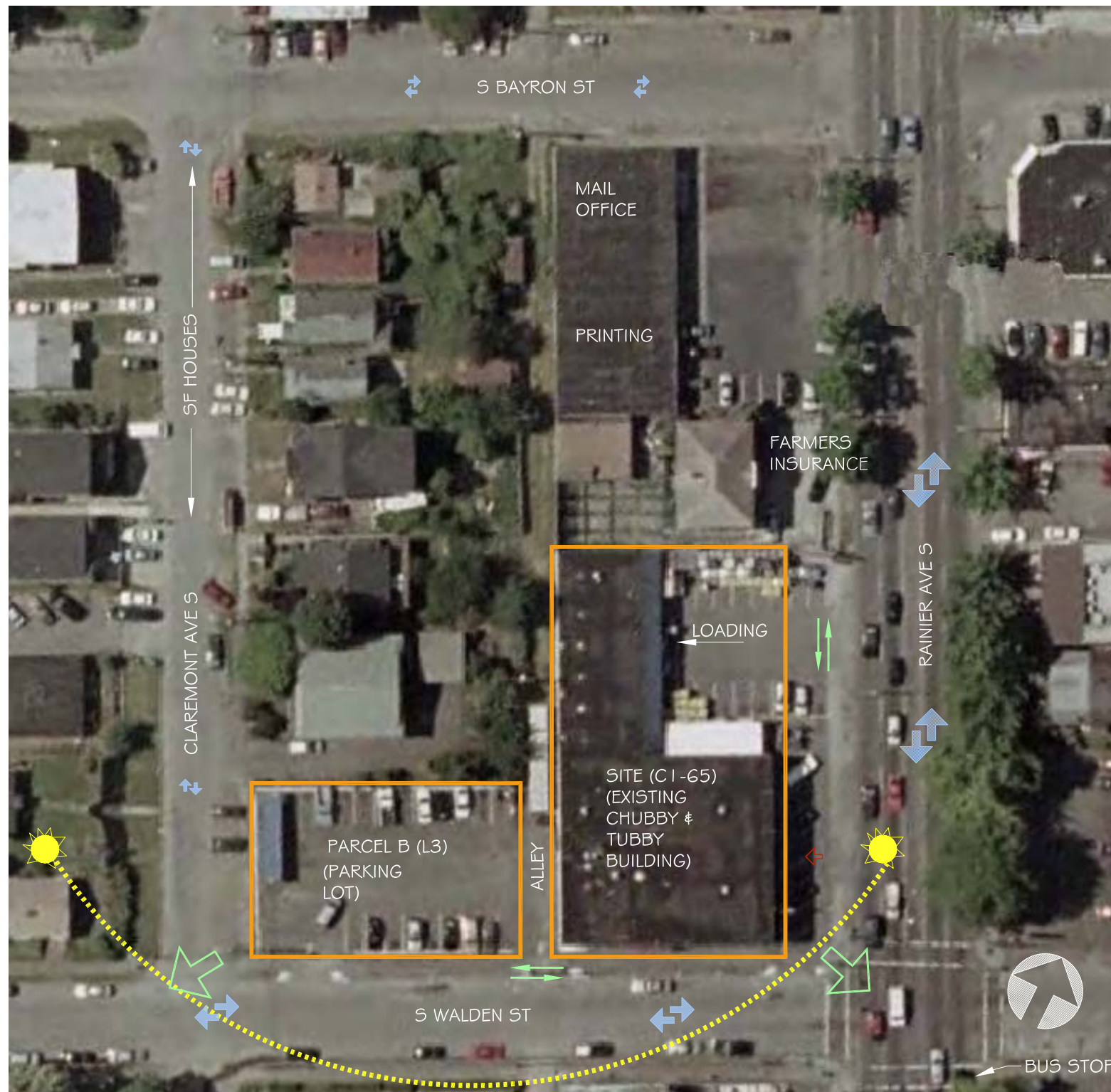
SMC 23.45.016 OPEN SPACE REQUIREMENTS
 GROUND-RELATED HOUSING: AN AVERAGE OF (300) SQUARE FEET PER UNIT OF PRIVATE, USABLE OPEN SPACE, AT GROUND LEVEL AND DIRECTLY ACCESSIBLE TO EACH UNIT, SHALL BE REQUIRED. NO UNIT SHALL HAVE LESS THAN (200) SQUARE FEET OF PRIVATE, USABLE OPENSACE. REQUIRED. **DEPARTURE REQUEST**

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.

SEE DEPARTURE REQUESTS PAGE 10

McClellan Station Overlay District:
Light Rail Station 3-1/2 blocks
Northwest on MLK



DESIGN REVIEW GUIDELINES FOR MULTIFAMILY AND COMMERCIAL BUILDINGS (PRIORITIES)

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

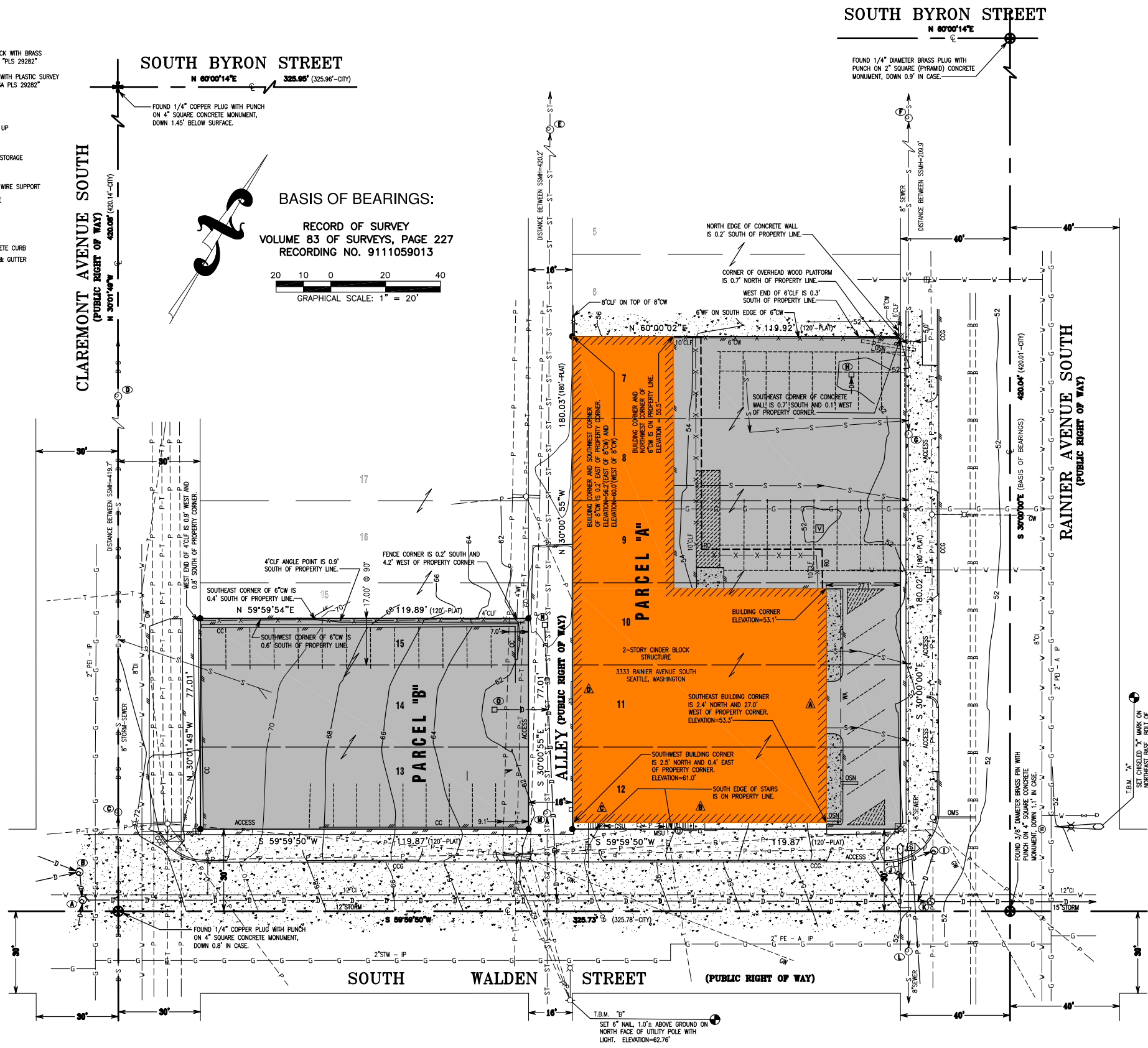
- E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES
- E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE
- E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

LEGEND

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

LEGEND:

- ⊙ FIRE HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ CATCH BASIN
- ⊕ STORM DRAIN MANHOLE
- ⊕ SIGN
- ⊕ SANITARY SEWER MANHOLE
- /// EDGE OF ASPHALT
- ⊕ CENTER LINE
- ⊕ CONCRETE SURFACING
- ⊕ AREA LIGHT (ATTACHED TO BUILDING)
- ⊕ GUY ANCHOR
- ⊕ SIGNAL VAULT
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE WITH LIGHT
- ⊕ UNKNOWN VAULT
- ⊕ UNKNOWN HANDHOLE
- P—P—P— OVERHEAD POWER LINE
- P—P—P— UNDERGROUND POWER LINE
- P—T—P—T— OVERHEAD POWER AND TELECOMMUNICATION LINES
- P—T— UNDERGROUND POWER AND TELECOMMUNICATION LINES
- T—T—T— UNDERGROUND TELECOMMUNICATION LINE
- T—T—T— OVERHEAD TELECOMMUNICATION LINE
- G—G— GAS LINE
- W—W— WATER LINE
- S—S— SANITARY SEWER LINE
- D—D— STORM DRAIN LINE
- D—S— STORM DRAIN AND SANITARY SEWER LINES
- ST—ST—ST— 66" CONCRETE METRO SEWER LINE
- B—B— METRO BUS OVERHEAD POWER LINE
- ⊗ SET LEAD AND TACK WITH BRASS WASHER STAMPED "PLS 29282"
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "ISA PLS 29282"
- CW CONCRETE WALL
- MSU METAL STEPS UP
- CSU CONCRETE STEPS UP
- GW GUY WIRE
- PMTS PORTABLE METAL STORAGE
- OSN OVERHEAD SIGN
- OMS OVERHEAD METAL WIRE SUPPORT
- CLF CHAIN LINK FENCE
- VIA WOOD AWNING
- RO ROOF OVERHANG
- WF WOOD FENCE
- CC EXTRUDED CONCRETE CURB
- CCG CONCRETE CURB & GUTTER
- ↔ INCLUSIVE LINE



LEGAL DESCRIPTION

PARCEL A:
LOTS 7 THROUGH 12, INCLUSIVE, IN BLOCK 8 OF BYRON ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 87, IN KING COUNTY, WASHINGTON.

PARCEL B:
LOTS 13 AND 14 AND THE SOUTHEASTERLY 17 FEET OF LOT 15, IN BLOCK 8 OF BYRON ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 87, IN KING COUNTY, WASHINGTON.

SURVEY NOTES

FULL RELIANCE HAS BEEN PLACED IN STEWARD TITLE GUARANTY COMPANY REPORT UNDER ORDER NO. 200493852, DATED AUGUST 2, 2004 FOR LEGAL DESCRIPTION AND REVELATION OF EASEMENTS, NO FURTHER SEARCH OF THE RECORD HAS BEEN MADE.

THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A TOPCON GTS 2110 TOTAL STATION CALIBRATED AT AN NGS BASELINE WITHIN THE LAST YEAR.

THE PROPERTY (PARCEL A) DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 21,584 SQUARE FEET OR APPROXIMATELY 0.4955 ACRE.

THE PROPERTY (PARCEL B) DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 9,232 SQUARE FEET OR APPROXIMATELY 0.2119 ACRE.

THIS PROPERTY HAS PHYSICAL ACCESS TO RAINIER AVENUE SOUTH, CLAREMONT AVENUE SOUTH, SOUTH WALDEN STREET AND THE ALLEY SHOWN HEREON AS PUBLIC RIGHTS-OF-WAY.

RIGHT OF WAY WIDTHS ARE PER ASSESSORS MAP.

ZONING INFORMATION IS PER THE CITY OF SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT.

PARCEL "A" IS ZONE C1-65 (COMMERCIAL 1 - 65' MAXIMUM HEIGHT)
PARCEL "B" IS ZONE L3 (LOWRISE 3)

BUILDING SETBACK REQUIREMENTS ARE PER THE CITY OF SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT.

PARCEL "A" = NO SPECIFIC BUILDING SETBACKS
PARCEL "B": FRONT-AVERAGE OF NEIGHBORING SETBACKS (MINIMUM OF 5')
REAR-15% OF LOT DEPTH (15' MINIMUM) (25' MAXIMUM)
SIDE-AVERAGE MINIMUM OF 6' (INCREASING WITH HEIGHT & DEPTH)

HEIGHT REQUIREMENTS ARE PER THE CITY OF SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT.

PARCEL "A" = 65'
PARCEL "B" = 30'(MAX.) (+5' ROOF PITCH)

BUILDING LOCATION DIMENSIONS ARE AS MEASURED AT RIGHT ANGLES FROM THE PROPERTY LINE AT POSITIONS INDICATED.

FLOOD ZONE DESIGNATION = X, AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 530330635F, COMMUNITY NO. 530089 (CITY OF SEATTLE), PANEL NO. 0635, SUFFIX F, PANEL 635 OF 1725, REVISED MAY 16, 1995, KING COUNTY, WASHINGTON, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TAKEN FROM A COMPILATION OF PUBLIC RECORDS AND VISIBLE FIELD EVIDENCE. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THE PUBLIC RECORDS. UNDERGROUND UTILITY LOCATIONS ARE ONLY APPROXIMATE. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN VISIBLE RECORD LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREIN, THEIR AGENTS AND CONSULTANTS. RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RE-CERTIFICATION BY HEBRANK, STEADMAN, AND ASSOCIATES AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.

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PARCEL A: RAINIER AVE SOUTH-LOOKING WEST



PARCEL A: RAINIER AVE SOUTH-LOOKING EAST



PARCEL B: CLAREMONT AVENUE SO-LOOKING EAST

— SITE
..... OPPOSITE



KEYPLAN



PARCEL B: CLAREMONT AVENUE SO-LOOKING NORTH-EAST

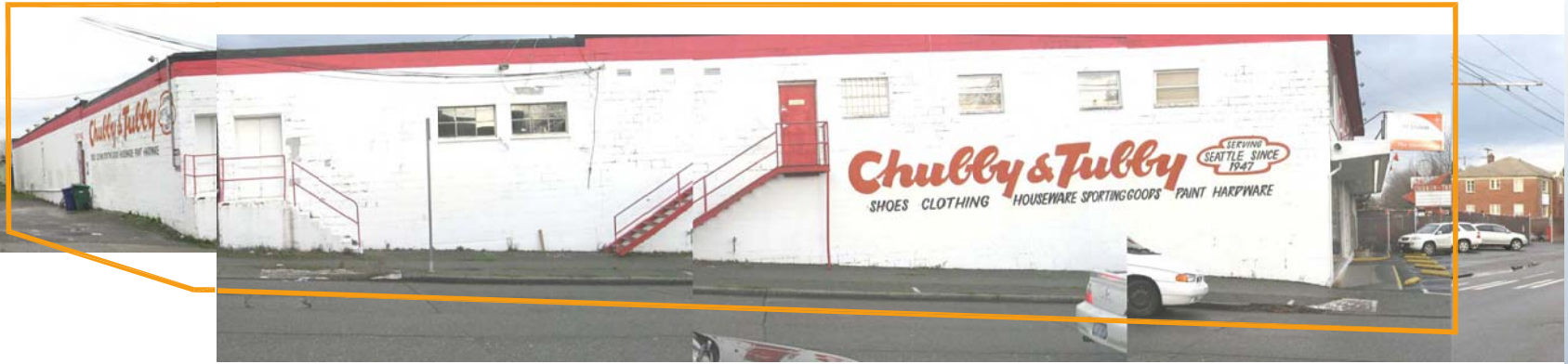
Chubby & Tubby Affordable Workforce Housing

Seattle, Washington





PARCEL B: SOUTH WALDEN STREET-LOOKING NORTH



PARCEL A: SOUTH WALDEN STREET-LOOKING NORTH



PARCEL A: SOUTH WALDEN STREET-LOOKING SOUTH



PARCEL B: SOUTH WALDEN STREET-LOOKING SOUTH

- SITE
- - - - OPPOSITE



KEYPLAN



JOHN MUIR SCHOOL



CHURCH



RAINIER COURT - FAMILY HOUSING



FRANKLIN HIGH SCHOOL



INSURANCE OFFICE



RAINIER COURT - SENIOR HOUSING

CONTEXT PHOTOS: SCHOOLS, LOW RISE BUSINESS, HOUSING PROJECTS

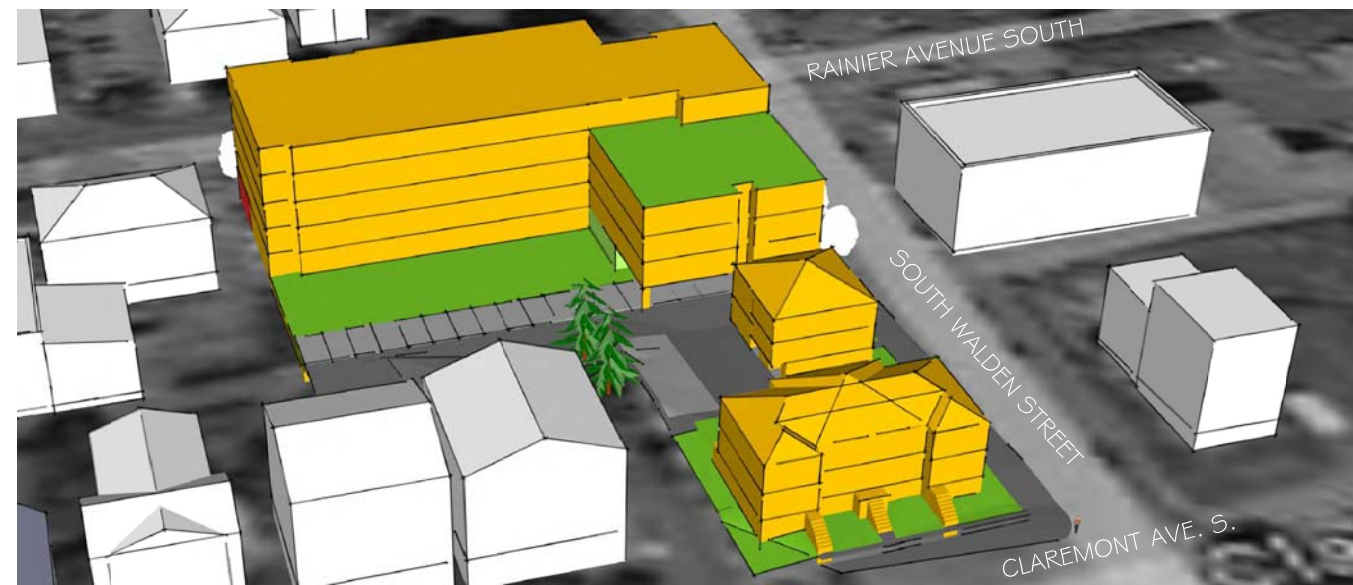
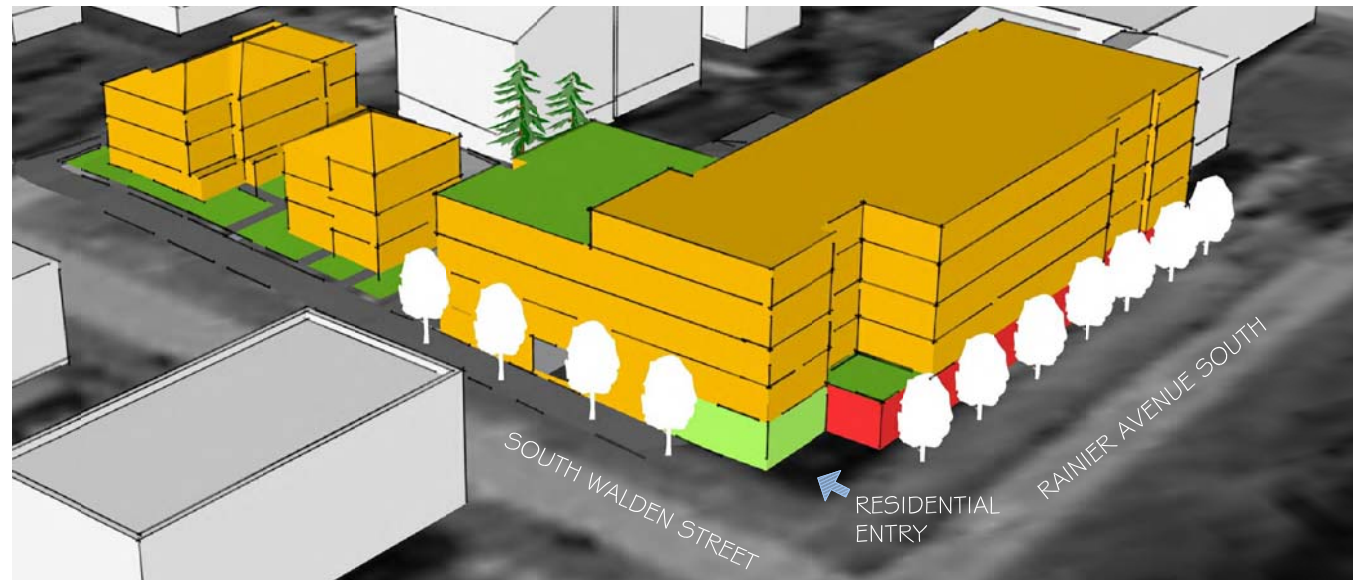
Chubby & Tubby Affordable Workforce Housing

Seattle, Washington



SouthEast Effective Development, Inc. (SEED)

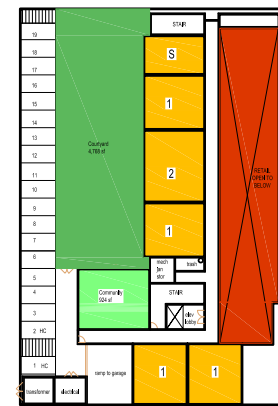
July 08, 2008



■ INDOOR AMENITY SPACE
 ■ OUTDOOR AMENITY SPACE
 ■ COMMERCIAL
 ■ RESIDENTIAL



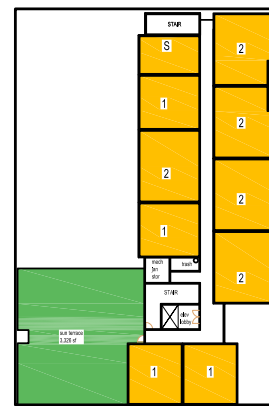
GROUND LEVEL PLAN



COURTYARD LEVEL 1 PLAN



TYP. RESIDENTIAL LEVELS 2-4



UPPER LEVEL 5

PREFERRED DESIGN ALTERNATE 3 :

C1-65: "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) (C1-65 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. WALDEN STREET IS NOT CONDUCTIVE TO COMMERCIAL OR RESIDENTIAL FRONTAGE. X DEPARTURE NOT SUPPORTED BY BOARD

SMC 23.47A.032 PARKING LOCATION AND ACCESS (C1-65 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 OFF OF S. WALDEN ST.**
 --GARAGE ENTRY POINT OFF S. WALDEN ST. IS MOST EFFICIENT DUE TO UPHILL SLOPE TO ALLEY ACCESS. X DEPARTURE NOT SUPPORTED BY BOARD

SETBACKS (23.47A.014) (C1-65 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 C1-65 LOT WITH ADDITIONAL SETBACK ON L3 LOT TO PROVIDE REQUIRED SEPARATION.
 --4 STORY BUILDING HEIGHT ON C1-65 IS COMPATIBLE WITH 3 STORY TOWNHOMES ✓ DEPARTURE SUPPORTED BY BOARD

LANDSCAPE AND SCREENING STANDARDS (23.47A.016) (C1-65 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. ✓ DEPARTURE SUPPORTED BY BOARD

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. ✓ DEPARTURE SUPPORTED BY BOARD



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D.M. Sugimura, Director

**EARLY DESIGN GUIDANCE
OF THE
SOUTHEAST DESIGN REVIEW BOARD**

Meeting Date: March 11, 2008

Report Date: March 20, 2008

BACKGROUND INFORMATION:

Project Number: 3002211/3008738

Address: 3333 Rainier Avenue S and 3340 Claremont Avenue S

Applicant: Diana Keys of Johnson Braund Design Group for SEED

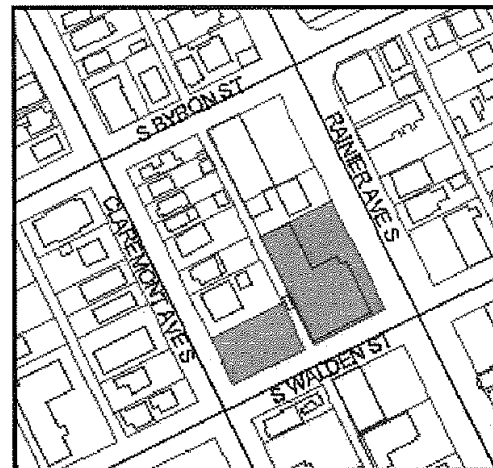
Board members present: Ann Beeman (Chair)
Robert A. Mohn
Steve Sindiong
Michele Wang

Board members absent: John Woodworth

Land Use Planner present: Marti Stave

SITE AND VICINITY

The proposed project is composed of two parcels located between Rainier Avenue South and Claremont Avenue South at South Walden Street. The 21,582 sq ft. east parcel is the site of the old Chubby & Tubby retail operation which vacated the site five years ago. The zoning is Commercial 1 with a 65 foot height limit (C1-65) as are the blocks to the south on both sides of Rainier Avenue South. Directly across Rainier Avenue South to the east as well as the blocks to the north, the zoning changes to Neighborhood Commercial with a 65 foot height limit (NC3-65). The 9,232 sq. ft. site to the west across the alley faces onto Claremont Avenue South. It is currently a surface parking lot and is zoned Lowrise 3 (L-3) as is the rest of this block face. The L-3 zoning continues to the west and north of this parcel.



To the south the zoning is Single Family 5000. The alley which runs roughly to the northwest/southeast and divides the two parcels is improved only to the north edge of the smaller parcel. Though unimproved, the rest of the alley appears to be used on a periodic basis. A bus layover stop is located on South Walden adjacent to the commercial site and a bus stop is located adjacent to the L-3 site.

Rainier Avenue South in this area is characterized by a mix of small one- and two-story buildings with various retail and other commercial uses. The area is generally underdeveloped with respect to its zoning potential. The project site lies at the southern end of the McClellan (Light Rail) Station Area Overlay District.

PROPOSAL

The applicant proposes a four to five story, mixed-use building on the large, C1-65 parcel, with approximately 5,000 square feet of retail at street level fronting on Rainier Avenue South and residential units above. This building would contain 55-57 residential units and parking for 50-60 vehicles at grade. Access to parking is proposed from South Walden Street.

Ten to twelve units are proposed for the L-3 parcel across the alley to the west, consisting of townhouse units and stacked flats. Parking for each unit will be provided on site to be accessed from the alley.

The two projects will share common areas and will be specifically for low- to moderate-income renters.

DESIGN PRESENTATION

Three alternative design schemes were presented. All of the options for the C1-65 site include ground level retail commercial with residential units above, parking located at grade (behind the commercial use) and at the alley. Alternatives for the L-3 site vary. The applicant indicated that the alternatives for the two sites could be mixed.

Alternative 1 for the C1-65 site is a "U" shaped scheme around a central courtyard with three stories of residential above the ground floor. The residential entry would be located at the north end of the retail on Rainier Avenue South and access to the structured parking would be immediately upon entering the alley. The South Walden Street façade consists of parking ramp and utility uses. The proposal for the L-3 site is eight attached townhomes fronting on Claremont Avenue S and a central court with access to under-building parking from South Walden St.

Alternative 2 for the C1-65 site is an "L"-shaped scheme around a southwest facing courtyard with four stories of residential above the commercial frontage stepping down at the south façade to three stories with south facing roof terraces. A plaza is proposed at the southeast corner combining retail and residential entries. For the L-3 site, two apartment buildings with 12 units total are proposed facing onto South Walden and parking located at and accessed from, the alley.

Alternative 3 (the preferred concept) also features an "L"-shaped scheme but with a northwest facing courtyard and four stories above the commercial frontage stepping down to three stories at

Project #3002211-3008738 EDG

the alley with southwest facing rooftop terrace. A plaza is proposed at the southeast corner combining retail and residential entries. Access to structured parking is proposed to be located on South Walden. The proposal for the L-3 site includes one building with stacked flats facing onto Claremont Avenue S and one building with two attached townhomes facing onto South Walden for a total of 12 units. Structured and surface parking would be accessed from the alley.

Materials and color palette have yet to be chosen. The overall building form for the larger structure on Rainier Avenue South is proposed to be “urban loft” with brick at the base and large windows. Green factor would be met by extensive landscaping in courtyard areas but departures are requested for landscaping and screening for alley parking.

PUBLIC COMMENTS

Three members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

- Concerned about the location of and number of, parking stalls.
- Question about access to parking.

DESIGN GUIDLEINE PRIORITIES

After visiting the site, considering the analysis of the site and context provided by the proponents, the Design Review Board members provided the siting and design guidance described below. The Board identified by letter and number those siting and design guidelines found in the City of Seattle’s “*Design Review: Guidelines for Multifamily and Commercial Buildings*” of highest priority to this project.

A Site Planning

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

A-4 Human Activity

New development should be sited and designed to encourage human activity along the street.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

A-6 Transition Between Residence and Street *For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.*

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

A-10 Corner Lots

Buildings on corner lots should be oriented towards the public street fronts. Parking and automobile access should be located away from corners.

Large building on the C1-65 site:

- The Board generally liked the preferred concept for the large building but did not like the access to the parking from South Walden that requires two curbcuts close together (structured parking entrance and the alley). Neither did they like the parking access located just inside the alley entrance as shown on the other two alternatives. Both of these access solutions detract from an active façade on South Walden. The Board recommends that the applicant explore locating the access to the below grade parking at the north end of the building off the alley.
- The Board feels that the South Walden St. façade is very important and want to see a more active, usable streetscape which reduces the blank walls and increase transparency (windows). As this project lies within the McClellan Station Area overlay district, it is likely that South Walden will become a major pedestrian corridor. They recommend that part of this façade be pulled back (even 5 feet) from the street to make a smoother transition to the related L-3 project across the alley. Even though the grade rises from Rainier Ave South along South Walden there is potential for residential uses at the alley edge. The utility functions and parking access should be relocated away from South Walden.
- Though the Board likes the plaza idea they feel that, in this case, it weakens what should be a stronger corner for the building. They feel that locating the residential entry with the retail entry at the corner could create potential conflicts. The Board recommends moving the residential entry around the corner onto South Walden St.
- The Board would like to see more detailed designs for the residential open space provided for both projects and how they will interact.

Project on L-3 site:

- The Board agreed that the Alternative #3 concept is the most usable design and cleverly addresses the grade change of the site by including stacked apartments on Claremont. They particularly liked the townhouse units on South Walden thus activating both Claremont Ave South and South Walden.

B Height, Bulk and Scale

B-1 Height, Bulk and Scale

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones.

- The Board supported the preferred Concept 3 with its generous supply of outdoor community open space. The Board appreciates that the design is not maximized to its zoning potential and the large rear open space respects the lower density neighbors across the alley to the west. However, the Walden Street façade is considered very important by the Board and they recommend that the stepped-down section of the proposed building be pulled back from the street at South Walden to create a smoother transition to the townhouse units across the alley.

C Architectural Elements and Materials

C-2 Architectural Concept and Consistency

- *Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.*
- *Buildings should exhibit form and features identifying the functions within the building.*

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

C-5 Structure Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

- The Board would like to see more movement and expressiveness in a more refined design at the next meeting. They generally liked the conceptual renderings showing an “urban loft” style design and look forward to seeing how this concept relates architecturally with the townhouses to the west. The renderings show a one-story brick base but the Board would like to see a 2-story base with materials changing at the building setback on South Walden where it transitions to the lower density townhouses.
- Including overhead weather protection and/or canopies will be an important element in the design of the larger building.
- Relocating the structured parking entrance to the north end of the building should be explored and shown as a viable scheme.

D Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

D-2 Blank Walls

Buildings should avoid large blank walls. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

D-6 Screening of Dumpsters, Utilities, and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

D-8 Treatment of Alleys

The design of alley entrances should enhance the pedestrians' street front

D-10 Commercial Lighting

Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts evening hours.

D-11 Commercial Transparency

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

D-12 Residential Entries and Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and private entry.

- The Board felt that the plaza at the corner weakened the corner as designed. They felt that moving the residential entry around the corner onto South Walden would be an improvement and reduce the conflict between the residential entry and the retail entry.
- The Board was concerned about the security of the parking located on the alley for both projects. There should be adequate lighting of these areas.

- The Board was generally in agreement about the concept of sharing the open spaces between the two projects. However, they want to see how the connections will work and suggested a more enhanced alley with a designated pathway and greater definition of access to the open space areas.
- The Board looks forward to conceptual proposals for commercial signage and exterior lighting.
- The Board would like to see maximum transparency on the South Walden façade and a more defined residential entry on South Walden.

E Landscaping

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

E-2 Landscaping to Enhance the Building and/or site

Landscaping, including living plants, special pavement, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

- The Board is looking forward to a design that will incorporate the Green factor in a sensitive and sustainable way. They particularly want to see how the landscaping works to relate the two sites.

DEPARTURES FROM DEVELOPMENT STANDARDS

Departure Summary Table

REQUIREMENT	REQUEST	APPLICANT'S JUSTIFICATION	BOARD RECOMMENDATION
Street level Uses-C1-65 (SMC23.47A.005) Parking, mini-warehouses, warehouses, or utility uses may not abut a street-level street-facing façade in a structure that contains more than one residential unit.	Request to locate utility uses along S. Walden St near alley intersection	Sloping frontage along S Walden is not conducive to commercial or residential uses.	The Board prefers not to entertain this departure request
Parking location and access-C1-65 (SMC23.47A.032) Access to parking must be from the alley if the lot abuts and alley improved to the standards of Section 23.53.030C.	Request to allow access to structured parking from S Walden St.	Garage entry from S Walden is most efficient due to uphill slope from Rainier Ave S to the alley.	The Board prefers that the garage access be located from the alley, preferably at the north end of the building and so prefers not to entertain this departure request.

Setbacks-C1-65 (SMC23.47A.014) 15' for portions of a building above 13' abutting a residential zone.	Request to allow 11' setback.	Additional setback will be provided on L3 lot to provide full required building separation.	The Board will entertain this departure depending upon how well the final design responds to the noted guidelines.
Landscape and screening standards-C1-65 (23.47A.016) Surface parking abutting a residential zone must have 6' high and 5' deep screening along the abutting lines.	Request to waive screening requirements.	Surface parking without screening allows for convenient commercial parking and will lessen demand on street parking.	The Board will entertain this departure depending upon how well the final design responds to the noted guidelines.
Open Space Requirements-L3 (SMC23.45.016) Average 300 sq ft. per unit required	Request to allow reduction in average open space per unit to 280 sq ft.	Residents will also be able to use large open space areas at building across the alley.	The Board will entertain this departure depending upon how well the final design responds to the noted guidelines.

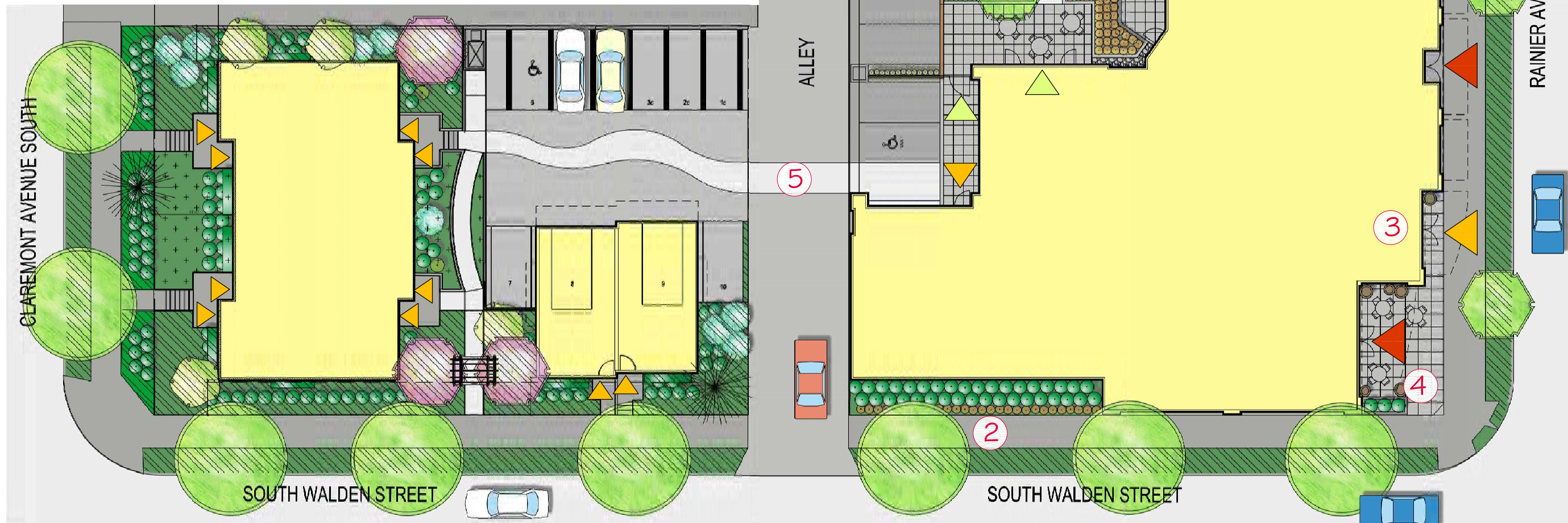
NEXT STEPS

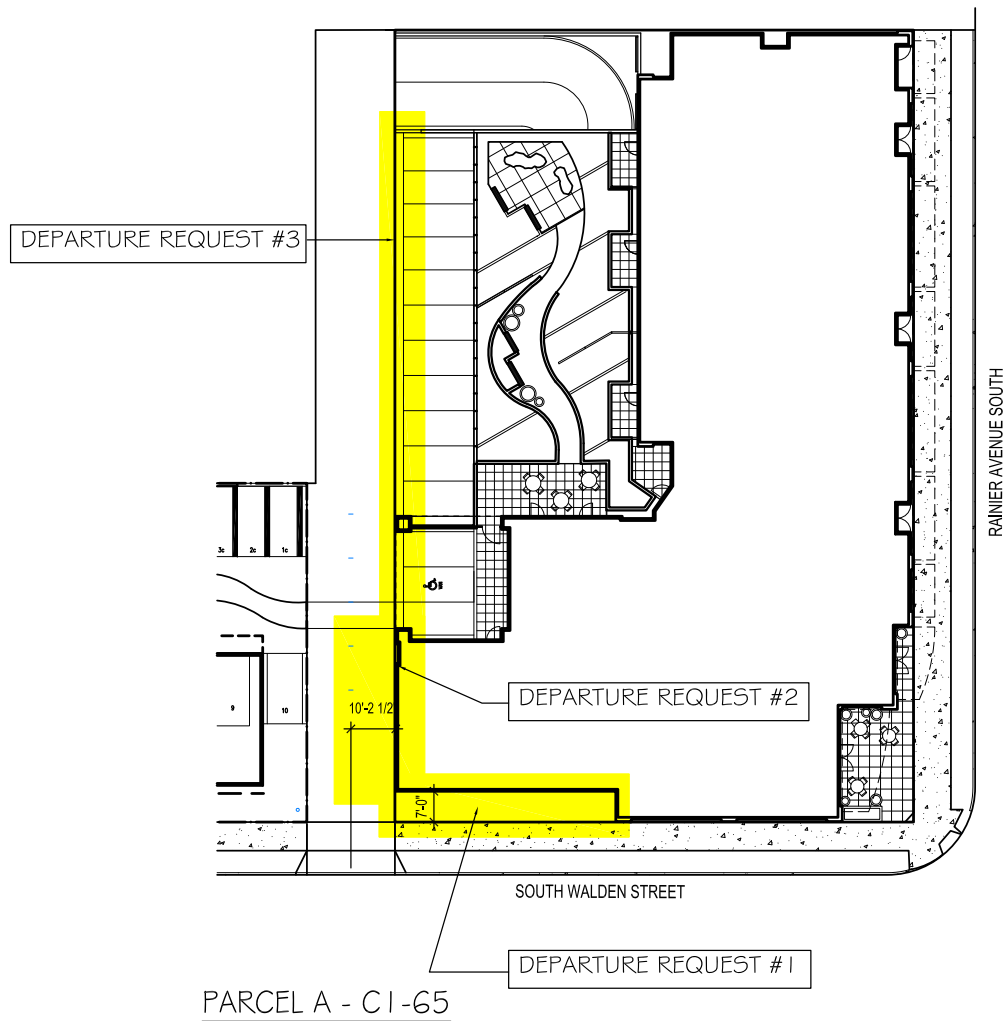
Using the design guidance above the architect should develop the next iteration of the design response. The following items summarize what should be included in the submittal materials for MUP application and recommendation meeting. See guidance above for applicable details.

- 4 sets of MUP plans, 5 copies of the filled out and signed SEPA checklist, owner authorization form, financial responsibility form, site plan (8.5"X 11") for SEPA large sign (see **Director's Rule 29-2006**).
- Provide a written response to the Design Review guidelines and guidance above at MUP submittal (see attachment B of CAM 238). Please send the planner the electronic version of the narrative design response via email.
- Provide the topographic survey in the recommendation packet.
- Provide detailed large scale street level vignettes for the street level along Rainier Ave South and South Walden and at the corner plaza entrance to illustrate the streetscape experience.
- Provide a full color rendering of the building looking northwest from southeast corner of Rainier Ave South and South Walden.
- **Provide a full color materials board with tangible examples at the recommendation meeting. Also, provide some pictures of the material applications in built projects.**
- Provide full color shadowed elevations in the MUP plans (N-S-E-W) with material callouts.
- A conceptual plan for signage type and location as well as lighting design should be presented at the next meeting.
- Provide a large scale full color landscape plan in the MUP plans.

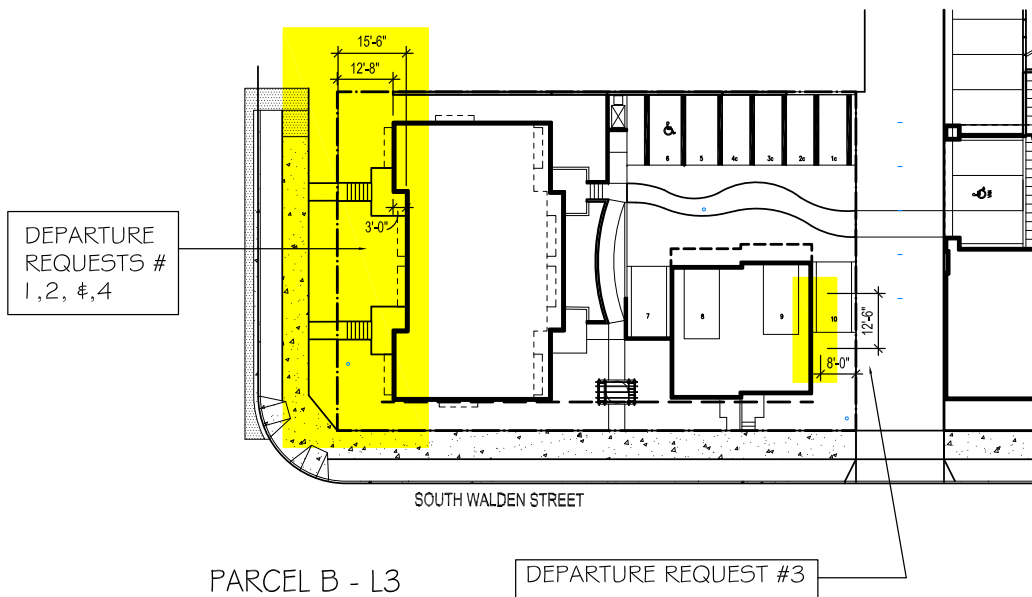
RESPONSES TO DESIGN GUIDANCE:

- ① PARKING GARAGE ACCESS IS NOW LOCATED OFF OF NORTH END OF ALLEY TO PROVIDE MAXIMUM OPPORTUNITIES FOR A PEDESTRIAN FRIENDLY ENVIRONMENT ON S. WALDEN STREET.
- ② RESIDENTIAL USES HAVE BEEN PROVIDED ALONG THE WEST PORTION OF THE WALDEN FACADE OF THE C1-65 BUILDING. THIS PORTION OF THE BUILDING IS SETBACK FROM THE SIDEWALK TO PROVIDE LANDSCAPING AND A TRANSITION TO THE LOWER DENSITY BUILDINGS ON THE ADJACENT L3 SITE.
- ③ THE RESIDENTIAL ENTRY HAS BEEN RELOCATED FROM THE CORNER TO MAXIMIZE COMMERCIAL FRONTAGE AT THE INTERSECTION OF RAINIER & WALDEN. THE ENTRANCE IS SEPARATED FROM, BUT ADJACENT TO THE COMMERCIAL CORNER PLAZA.
- ④ THE PROPOSED COMMERCIAL PLAZA IS NOW ASSOCIATED WITH A LARGE CORNER COMMERCIAL TENANT AND IS SEPARATED FROM THE RESIDENTIAL LOBBY ENTRY. THE PLAZA WILL PROVIDE OPPORTUNITIES FOR AN ACTIVE STREETScape AND PROVIDE "EYES ON THE STREET" SECURITY. THE ADJACENT RESIDENTIAL LOBBY ALSO HAS LARGE WINDOWS FRONTING ONTO THE COMMERCIAL PLAZA.
- ⑤ A CONNECTION HAS BEEN PROVIDED FOR THE RESIDENTS OF THE L3 SITE TO UTILIZE THE OPEN SPACE & AMENITIES OF THE C1-65 BUILDING. THE PATH ACROSS THE ALLEY LEADS DIRECTLY TO THE SECURED COURTYARD GATE AS WELL AS THE REAR ENTRANCE OF THE BUILDING, LEADING TO THE COMMUNITY ROOM AND ELEVATOR TO THE ROOF TERRACE.





PARCEL A - C1-65

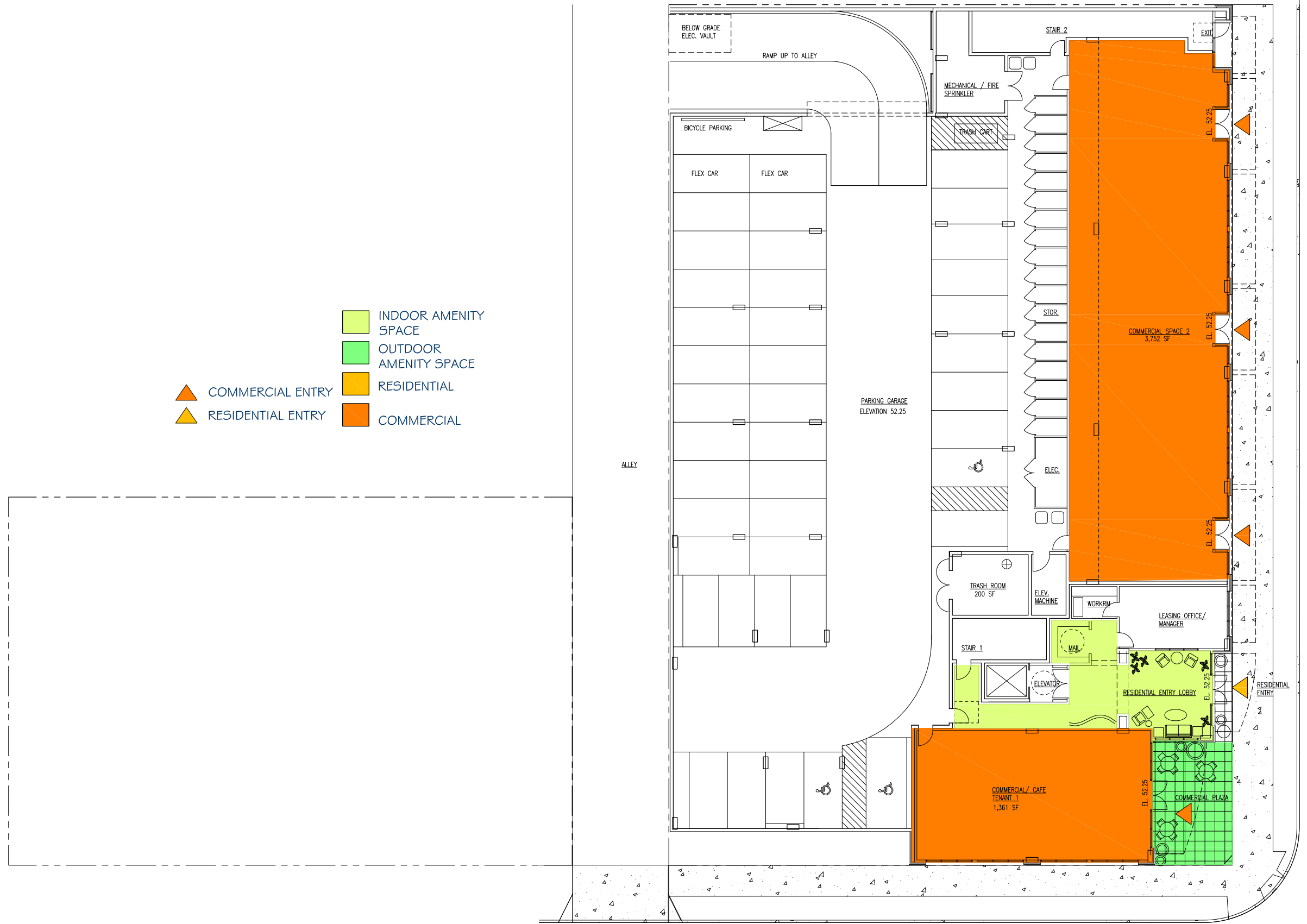


PARCEL B - L3

PARCEL A - C1-65: DEPARTURE REQUESTS FROM DEVELOPMENT STANDARDS		
REQUIREMENT	REQUEST	APPLICANT JUSTIFICATION
1. SMC 23.47A.008 RESIDENTIAL STREET LEVEL REQUIREMENTS: D2. EITHER THE FIRST FLOOR OF THE STRUCTURE AT OR ABOVE GRADE SHALL BE AT LEAST FOUR (4) FEET ABOVE SIDEWALK GRADE OR THE STREET-LEVEL FACADE SHALL BE SET BACK AT LEAST TEN (10) FEET FROM THE SIDEWALK.	DEPARTURE REQUEST TO ALLOW THE FIRST FLOOR OF RESIDENTIAL STREET-LEVEL FACING FACADE ON S. WALDEN ST. TO BE SET BACK 7'-6 FEET FROM THE SIDEWALK. THE HEIGHT VARIES FROM 0' - 4'-8" DUE TO SLOPING SITE.	EARLY DESIGN GUIDANCE RECOMMENDED THE LOCATION OF RESIDENTIAL USES ALONG WALDEN TO PROVIDE A TRANSITION TO THE ADJACENT L3 RELATED PROJECT (3008736). THE SETBACK OF 7'-6" IS CONSISTENT WITH THE SETBACK OF THE UNITS IN THE L3 ZONE. THE SETBACK WILL BE LANDSCAPED CONSISTENTLY WITH THE L3 ZONE. THE SLOPING SITE RESULTS IN THE VARIED HEIGHT OF THE RESIDENTIAL UNITS FROM GRADE (< THAN 4' REQUIRED).
2. SMC 23.47A.014: SETBACKS 3A: FIFTEEN (15) FEET FOR PORTIONS OF STRUCTURES ABOVE THIRTEEN (13) FEET IN HEIGHT TO A MAXIMUM OF FORTY (40) FEET;	DEPARTURE REQUEST TO ALLOW A BUILDING SETBACK OF 10'-9" (< THAN REQUIRED 15') ABOVE 13' FROM CL OF ALLEY.	OVERALL DEVELOPMENT INCLUDES THE ADJACENT L3 PARCEL (3008736). THE C1-65 BUILDING HEIGHT AT THIS LOCATION IS REDUCED TO FOUR STORIES (<40') TO BE COMPATIBLE WITH THE PROPOSED THREE-STORY TOWNHOMES ON THE ADJACENT PARCEL.
3. SMC 23.47A.016 D(2) LANDSCAPE AND SCREENING STANDARDS: 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 D. THE DIRECTOR MAY WAIVE OR REDUCE THE REQUIREMENTS OF ... (4) WHEN REQUIRED PARKING CAN ONLY BE PROVIDED AT THE REAR LOT LINE AND ACCESS TO INDIVIDUAL PARKING SPACES CAN ONLY BE PROVIDED DIRECTLY FROM THE ALLEY.	DEPARTURE REQUEST TO WAIVE REQUIREMENT PER ITEM (4) - ACCESS TO SURFACE PARKING IS FROM ALLEY.	ALTHOUGH PARKING IS NOT REQUIRED IN A STATION OVERLAY DISTRICT, IT IS DESIRABLE TO PROVIDE CONVENIENT ALLEY ACCESS PARKING FOR BOTH THE RESIDENTIAL & COMMERCIAL TENANTS WHICH WILL LESSEN THE DEMAND ON STREET PARKING.

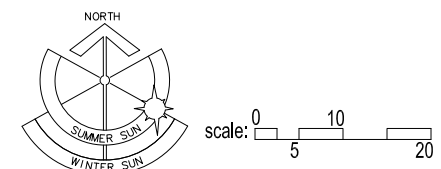
PARCEL B - L3: DEPARTURE REQUESTS FROM DEVELOPMENT STANDARDS		
REQUIREMENT	REQUEST	APPLICANT JUSTIFICATION
1. SMC 23.45.012 MODULATION REQUIREMENTS -- LOWRISE ZONES. A. MINIMUM DEPTH OF MODULATION. (1) THE MINIMUM DEPTH OF MODULATION SHALL BE FOUR (4) FEET IN LOWRISE 2 AND LOWRISE 3 ZONES	DEPARTURE REQUEST TO ALLOW MODULATION LESS THAN 4'. BUILDING 1 (8PLEX) MODULATION IS 3' AT BUILDING AND 2' AT BAYS	THE MODULATION AS DESIGNED ALLOWS FOR A WELL DEFINED BUILDING WITHOUT IMPOSING TOO MUCH ON THE TIGHT SITE CONDITIONS - BALANCE OF MODULATION, SETBACKS AND OPENSACE REQUIREMENTS.
2. SMC 23.45.014 SETBACK REQUIREMENTS A. FRONT SETBACK. 1.THE REQUIRED FRONT SETBACK SHALL BE THE AVERAGE OF THE SETBACKS OF THE FIRST PRINCIPAL STRUCTURES ON EITHER SIDE, SUBJECT TO THE FOLLOWING: LOWRISE 3 -- IN NO CASE SHALL THE SETBACK BE LESS THAN (5) FEET AND IT SHALL NOT BE REQUIRED TO EXCEED (15) FEET.	DEPARTURE REQUEST TO ALLOW A FRONT YARD SETBACK OF 12'-0" LESS THAN AVERAGE OF PRINCIPAL STRUCTURES OF 15'. (NOTE BUILDING IS SETBACK 12'-8" TO ALLOW FOR OVERHANGS)	THE BUILDING MASSING IS MODULATED 3' ALONG THE FRONT YARD FRONTAGE TO BE COMPATIBLE WITH THE SMALLER SCALE RESIDENTIAL STRUCTURES IN THE NEIGHBORHOOD. THE MIDDLE OF THE BUILDING IS SETBACK 15'-8" AND THE ENDS ARE SETBACK 12'-8".
3. SMC 23.45.014 SETBACK REQUIREMENTS PROJECTIONS INTO REQUIRED SETBACKS. B. BAY WINDOWS SHALL BE LIMITED TO EIGHT (8) FEET IN WIDTH AND MAY PROJECT NO MORE THAN TWO (2) FEET INTO A FRONT, REAR, OR STREET SIDE SETBACK. IN NO CASE SHALL BAY WINDOWS BE CLOSER THAN FIVE (5) FEET TO ANY LOT LINE.	DEPARTURE REQUEST ALLOW THE BAY ON THE DUPLEX TH BE 12'-6" WIDE.	THE WIDER BAY ON BUILDING 2 (ALLEY SIDE) PROJECTS 2' INTO THE REQUIRED REAR YARD SETBACK. THE WIDER MODULATION IS IN PROPORTION TO THE BUILDING LENGTH AND ALLOWS FOR THE OPPORTUNITY FOR A 3-BEDROOM AFFORDABLE FAMILY UNIT.
4. SMC 23.45.014 SETBACK REQUIREMENTS PROJECTIONS INTO REQUIRED SETBACKS. 3. AN UNENCLOSED PORCH OR STEPS MAY EXTEND A MAXIMUM OF SIX (6) FEET INTO THE REQUIRED FRONT SETBACK AT GROUND LEVEL, PROVIDED THAT IT IS SET BACK THE SAME DISTANCE FROM THE FRONT LOT LINE AS THAT REQUIRED FOR UNENCLOSED DECKS AND BALCONIES.	DEPARTURE REQUEST ALLOW THE ENTRY STEPS TO BLDG. 2 (8-PLEX) TO ENCRACH INTO THE FRONT YARD SETBACK BY 10'-6".	TWO (NON-COMBUSTIBLE) STAIRS ARE PROPOSED TO BUILDING 1 (8-PLEX) ONTO CLAREMONT AVENUE. THE UNDERSIDE OF THE STAIRS AND PORCH ARE ENCLOSED BY A "GREENSCREEN" / WALL. THIS WILL HELP TO SOFTEN THE IMPACT OF THE STEPS AND BECOME A LANDSCAPE FEATURE. THE PROJECT INCLUDES PLANT STRIP/SIDEWALK AND PLANT STRIP IMPROVEMENTS ON CLAREMONT. THE ADDITIONAL PLANT STRIP IN THE ROW ADJACENT TO THE PROPERTY LINE WILL PROVIDE ADDITIONAL BUFFER FROM STEPS TO SIDEWALK.
5. SMC 23.45.016 OPEN SPACE REQUIREMENTS A. QUANTITY OF OPEN SPACE. 3. LOWRISE 3 ZONES AN AVERAGE OF THREE HUNDRED (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 TWO HUNDRED (200) SQUARE FEET OF PRIVATE, USABLE OPEN SPACE.	DEPARTURE REQUEST TO ALLOW A REDUCTION IN REQUIRED OPENSACE TO AN AVERAGE OF 278 S. UNITS MAY HAVE LESS THAN 200 SF OF OPENSACE. ACCESS TO OPENSACE AS SHOWN ON SITE PLAN.	EACH UNIT HAS ACCESS TO PRIVATE OPENSACE. IN ADDITION, ON SITE AMENITIES INCLUDE A LANDSCAPED ARBOR/COURT ENTRY. THE PARKING LOT IS DESIGNED AS A "PARKING COURT" WITH PERMEABLE PAVING. THIS PROJECT ALSO HAS ACCESS (ACROSS ALLEY) TO PARCEL A (3002211) COURTYARD, ROOF TERRACE AND COMMUNITY ROOM.

- INDOOR AMENITY SPACE
- OUTDOOR AMENITY SPACE
- RESIDENTIAL
- COMMERCIAL
- COMMERCIAL ENTRY
- RESIDENTIAL ENTRY

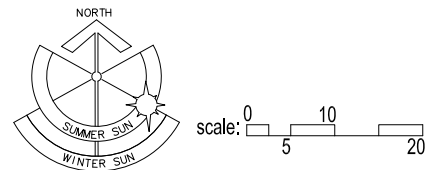








PARCEL B

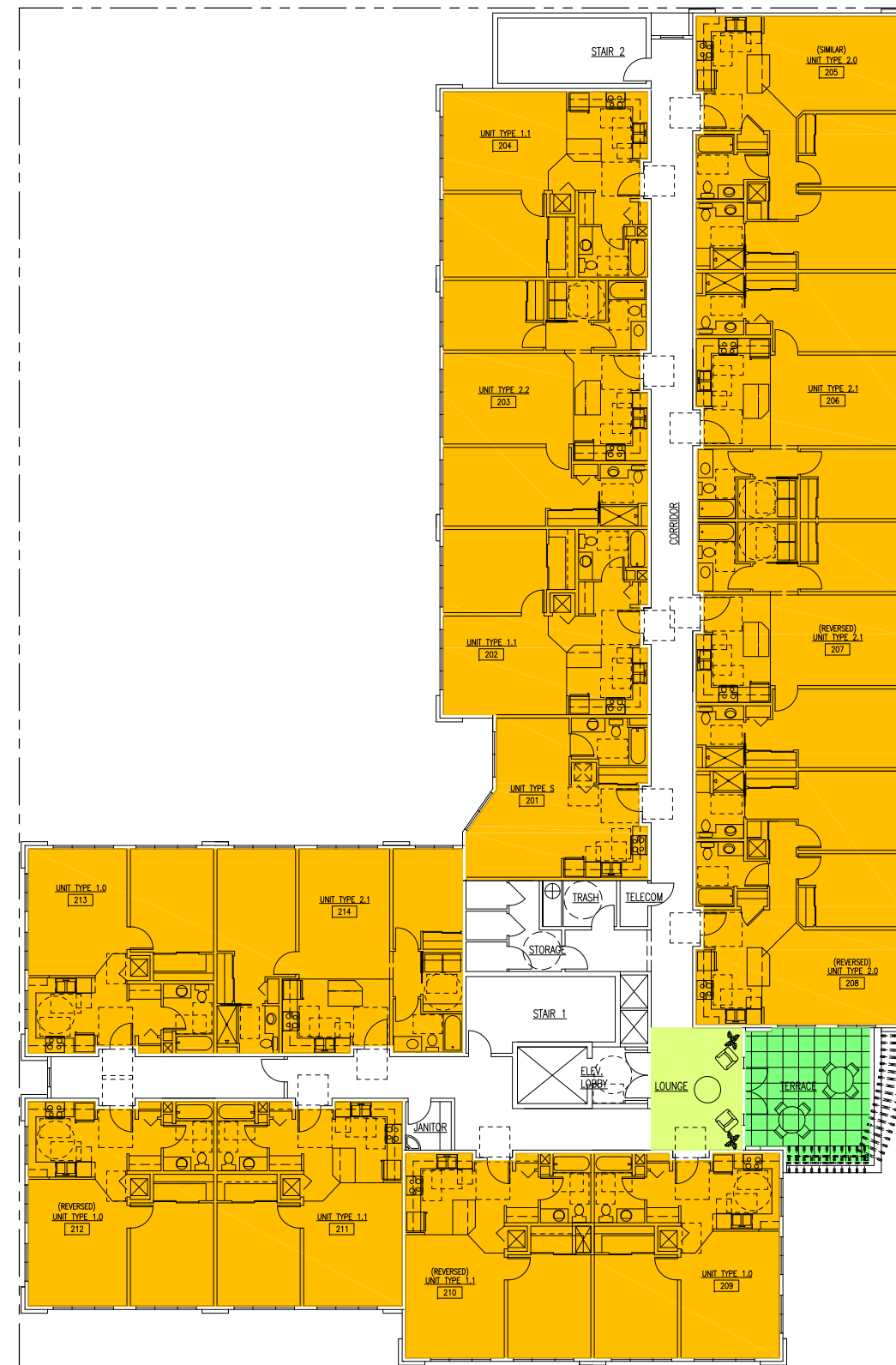
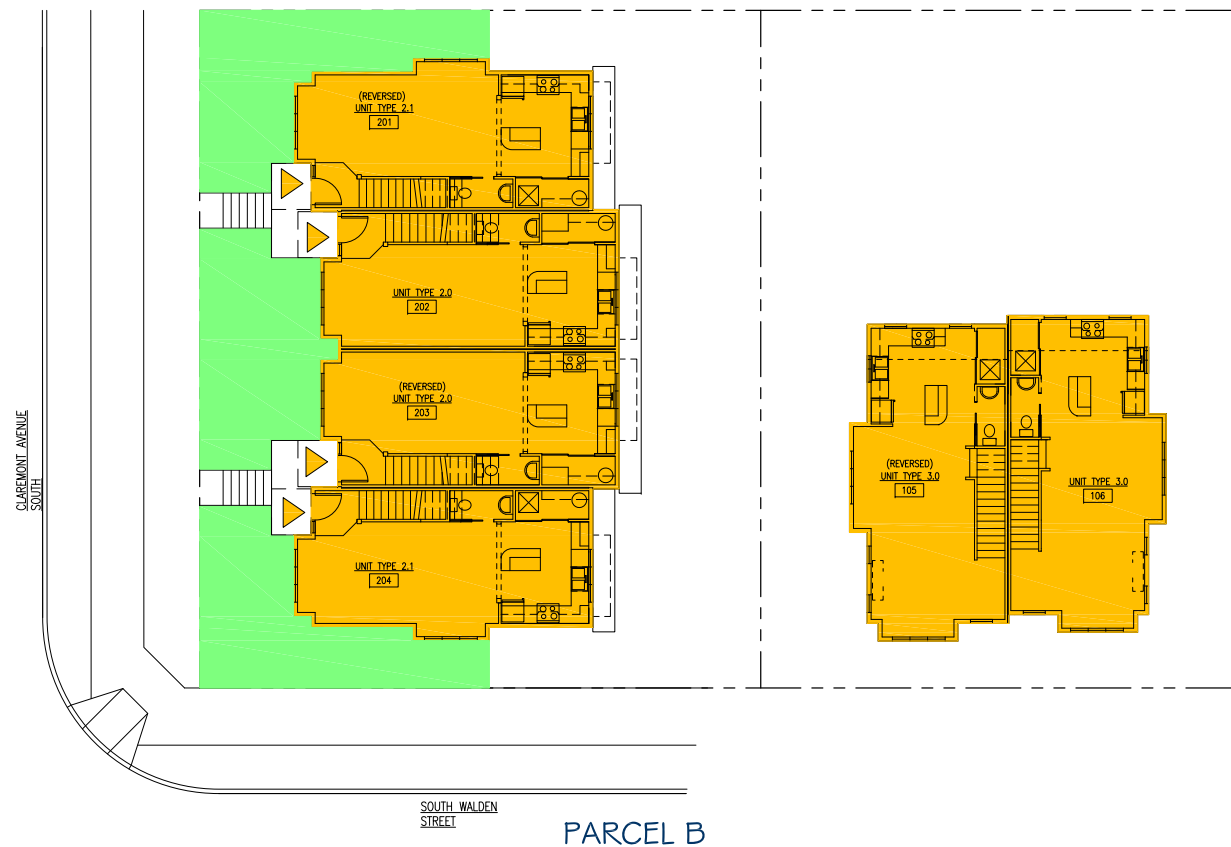
PARCEL A



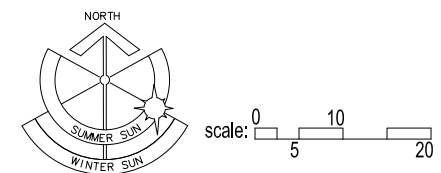
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Seattle, Washington









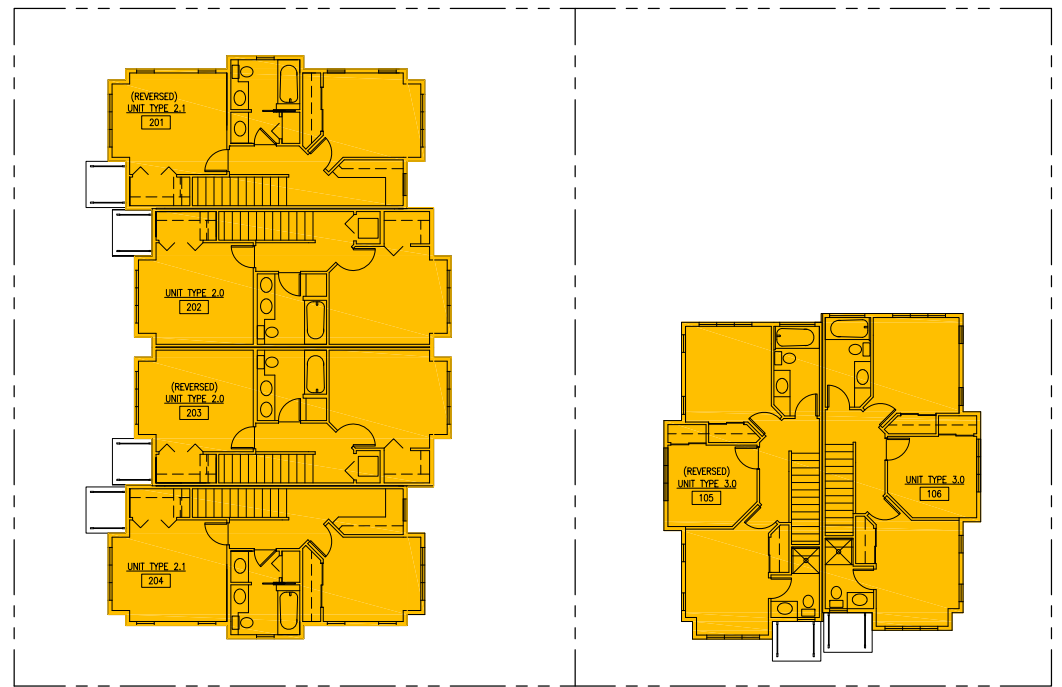
-  INDOOR AMENITY SPACE
-  OUTDOOR AMENITY SPACE
-  COMMERCIAL ENTRY
-  RESIDENTIAL ENTRY
-  RESIDENTIAL
-  COMMERCIAL



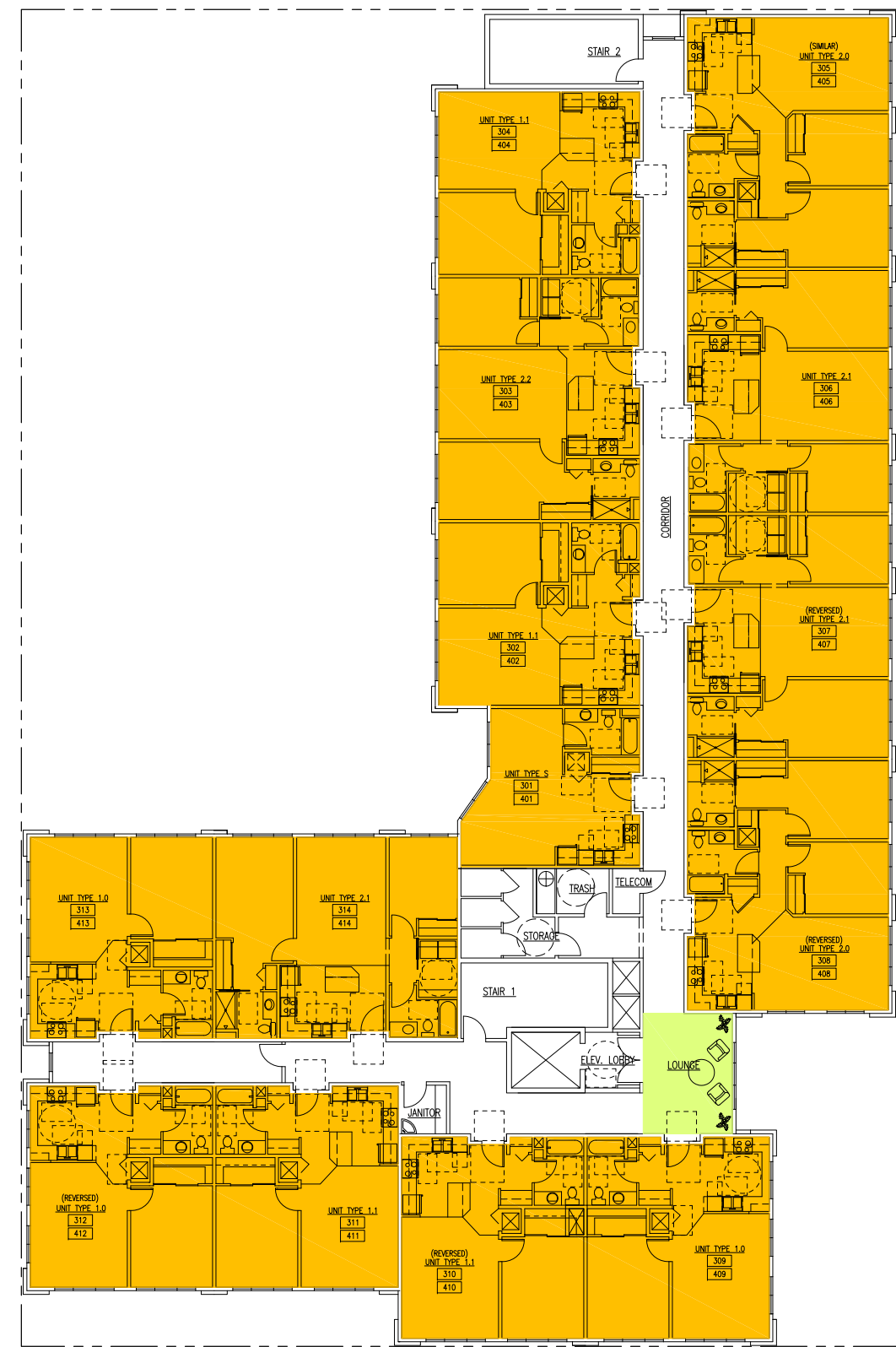
PARCEL A



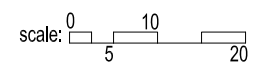
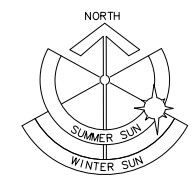
-  INDOOR AMENITY SPACE
-  OUTDOOR AMENITY SPACE
-  RESIDENTIAL
-  COMMERCIAL
-  COMMERCIAL ENTRY
-  RESIDENTIAL ENTRY









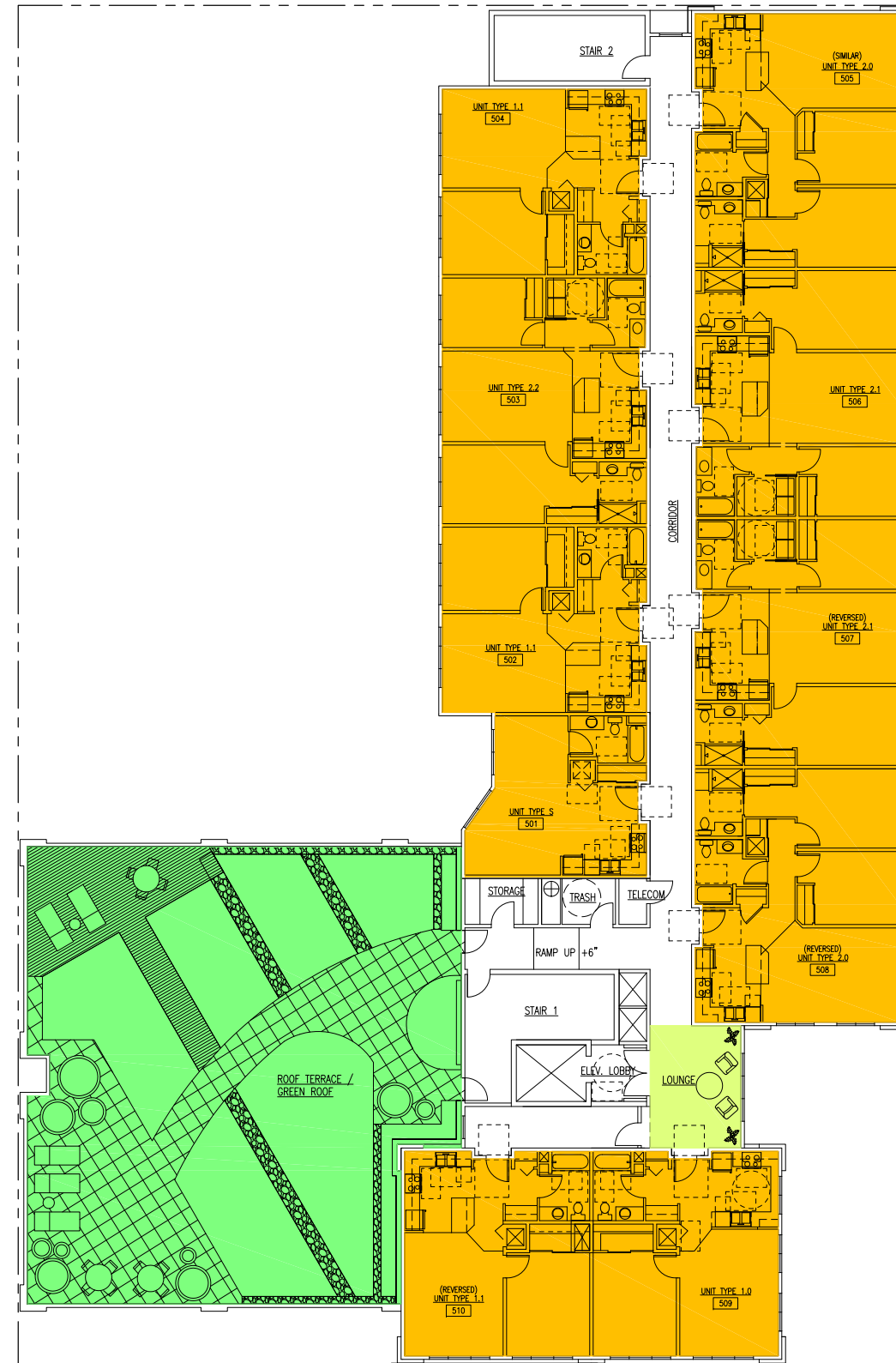
PARCEL B



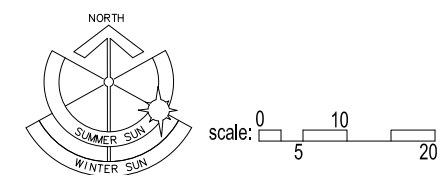
PARCEL A



-  INDOOR AMENITY SPACE
-  OUTDOOR AMENITY SPACE
-  RESIDENTIAL
-  COMMERCIAL
-  COMMERCIAL ENTRY
-  RESIDENTIAL ENTRY



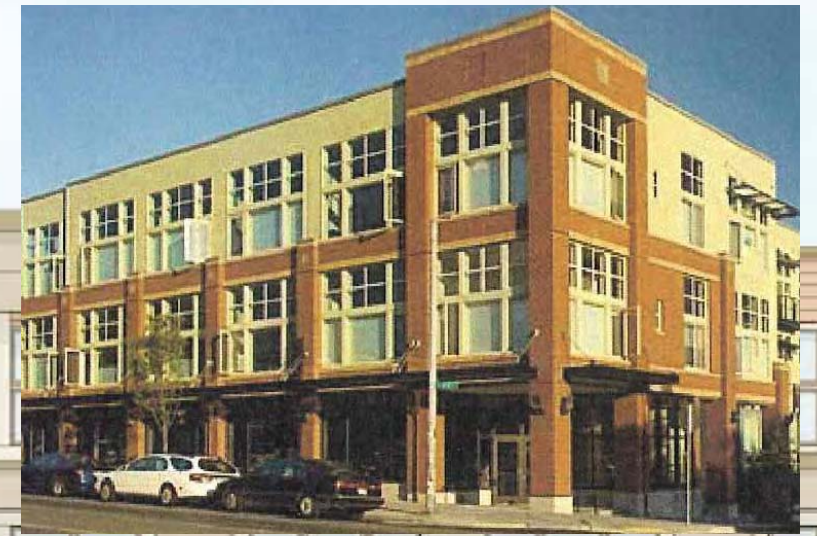
PARCEL A





SIMPLE MASSING & DETAILING

ACTIVE STREETScape



FRAME/ RECESSED WINDOWS



LARGE WINDOWS / MAXIMIZE DAYLIGHTING OPPORTUNITIES

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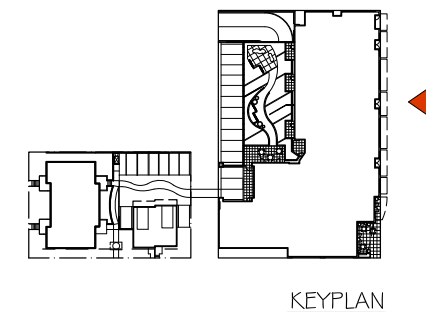
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PARCEL A
FRONT (RAINIER AVENUE SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

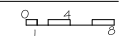
EXTERIOR FINISH SCHEDULE - PARCELS A & B							
ITEM	MATERIAL	COLOR	NOTES	ITEM	MATERIAL	COLOR	NOTES
1	MASONRY BASE	MISSION BRICK	MUTUAL MATERIALS "COPPER"	11	FLASHING	POWDER COATED SHEET METAL	RAL 8014
2	MASONRY ACCENT	MISSION BRICK	MUTUAL MATERIALS "WHEAT"	12	WINDOWS	DOUBLE PANE VINYL FRAME W/ TRUE DIVIDED LITES	ALMOND W/ TRUE DIVIDED LITES
3	MASONRY CAP	EPS FOAM SHAPE CAP	MATCH MUTUAL MATERIALS "WHEAT"	13	STOREFRONT	DOUBLE PANE ALUMINUM	DARK ANODIZED BRONZE
4	SIDING #1	FIBER CEMENT HORIZONTAL LAP - 7" EXPOSURE	SHERWIN-WILLIAMS "COPPER MOUNTAIN" - SW 6356	14	DOORS	INSULATED METAL CLAD	VARIES
5	SIDING #2	FIBER CEMENT HORIZONTAL LAP - 4" EXPOSURE	SHERWIN-WILLIAMS "COPPER MOUNTAIN" - SW 6356	15	CANOPIES	PRE-FABRICATED STEEL	RAL 8014 POWDER COATED
6	SIDING #3	FIBER CEMENT PANEL	SHERWIN-WILLIAMS "RELAXED KHAKI" - SW 6149	16	TRELLIS	PRE-FABRICATED STEEL	RAL 8014 POWDER COATED
7	SIDING #4	HORIZONTAL LAP (WIDE) FIBER CEMENT PANEL	SHERWIN-WILLIAMS "THATCH BROWN" - SW 6145	17	BALCONY RAILING	PRE-FABRICATED STEEL	RAL 8014 POWDER COATED
8	CORNER TRIM	FIBER CEMENT TRIM	SHERWIN-WILLIAMS - MATCH WALL COLOR	18	GREENSCREENS	PRE-FABRICATED STEEL	RAL 8014 POWDER COATED
9	WINDOW TRIM	FIBER CEMENT TRIM	SHERWIN-WILLIAMS "RELAXED KHAKI" - SW 6149	19	CONCRETE	EXPOSED CONCRETE WALL W/ REVEALS	NATURAL SACKED
10	PARAPET TRIM	FIBER CEMENT TRIM	SHERWIN-WILLIAMS "STATUS BRONZE" - SW 7034				





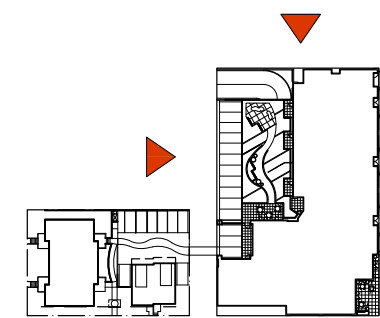
PARCEL A
REAR ALLEY (WEST) ELEVATION

SCALE: 1/8" = 1'-0"

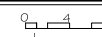


PARCEL A
SIDE (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



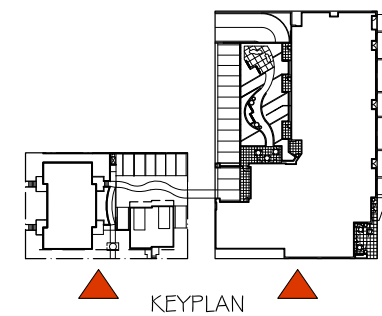
KEYPLAN





PARCEL B
S. WALDEN STREET (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

PARCEL A
S. WALDEN STREET (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



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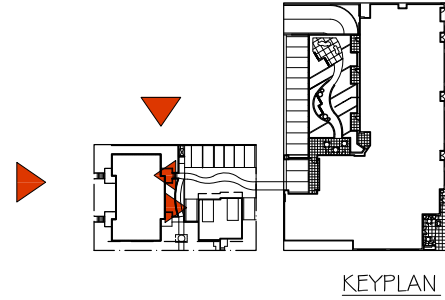
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PARCEL B
REAR (PARKING COURT) ELEVATION
SCALE: 1/8" = 1'-0"



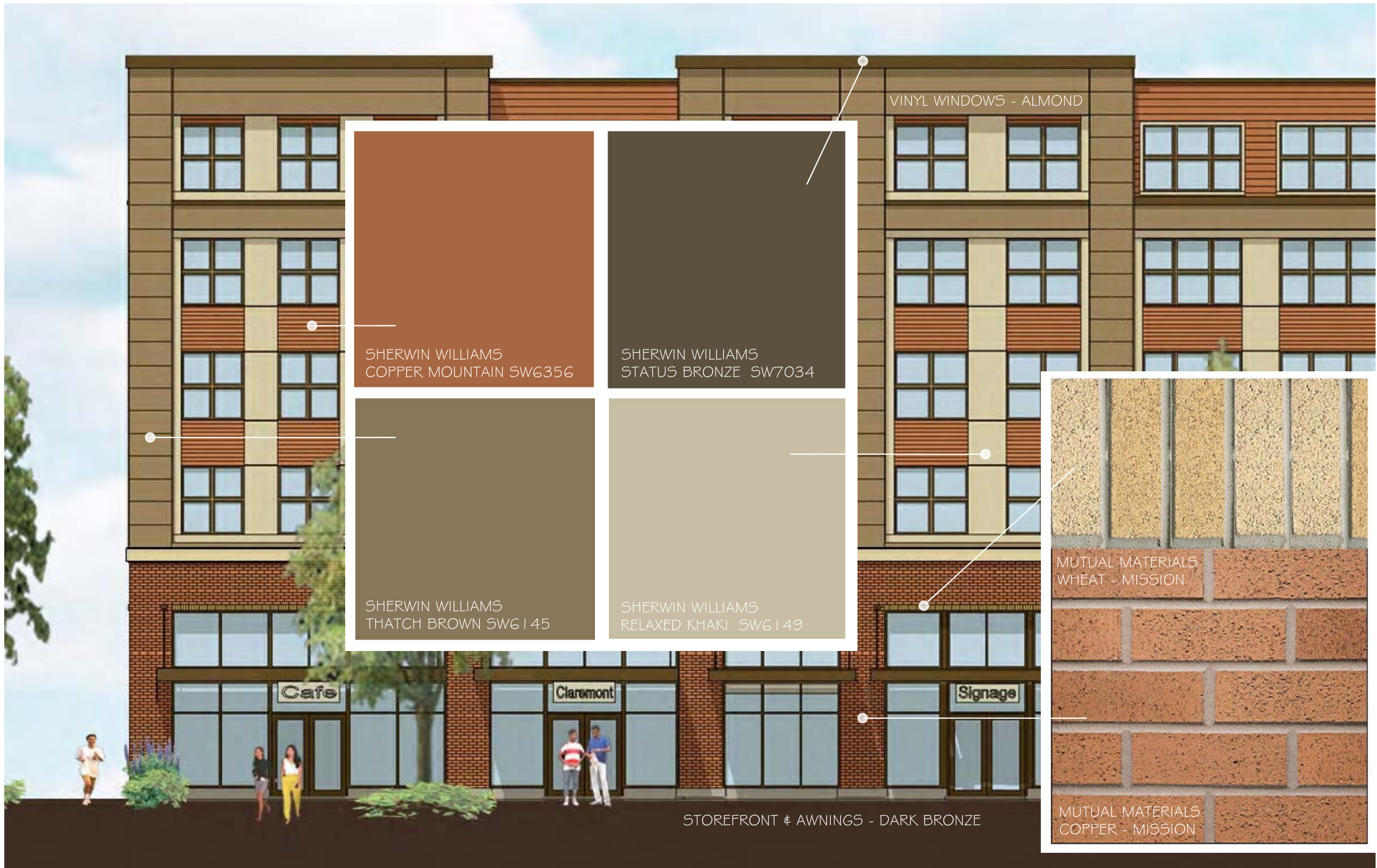
PARCEL B
FRONT (CLAREMONT AVENUE) ELEVATION
SCALE: 1/8" = 1'-0"



PARCEL B
SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



PARCEL B
REAR & SIDE (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



VINYL WINDOWS - ALMOND

SHERWIN WILLIAMS
COPPER MOUNTAIN SW6356

SHERWIN WILLIAMS
STATUS BRONZE SW7034

SHERWIN WILLIAMS
THATCH BROWN SW6145

SHERWIN WILLIAMS
RELAXED KHAKI SW6149

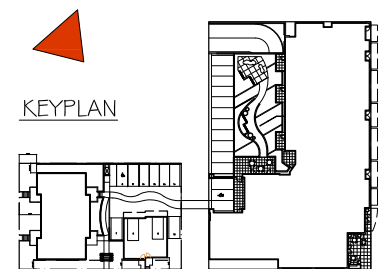


MUTUAL MATERIALS
WHEAT - MISSION



MUTUAL MATERIALS
COPPER - MISSION

STOREFRONT & AWNINGS - DARK BRONZE



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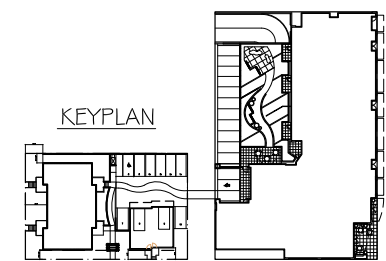
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PROJECT VIEW - CORNER OF RAINIER & WALDEN

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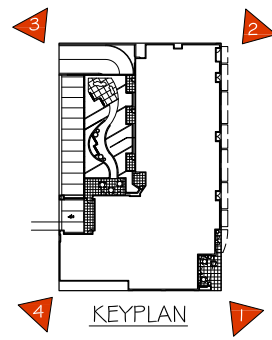
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3. COURTYARD / ALLEY



4. WALDEN & ALLEY



KEYPLAN



2. RAINIER AVENUE S.



1. CORNER RAINIER & WALDEN

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COURTYARD - LOOKING NORTH



COURTYARD - CLIMBING ROCKS



RESIDENTIAL ENTRY



ROOF GARDEN / TERRACE



COMMERCIAL PLAZA

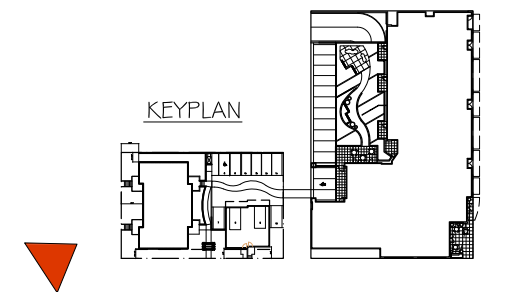
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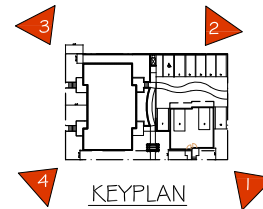




3. CLAREMONT AVENUE S.



2. PARKING COURT / ALLEY



KEYPLAN



4. WALDEN STREET



1. WALDEN STREET & ALLEY

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ENTRY PORCHES ON WALDEN



PARKING COURT



WALDEN STREETSCAPE







ENTRY PORCHES ON CLAREMONT





PARKING COURT ENTRY / MAIL KIOSK

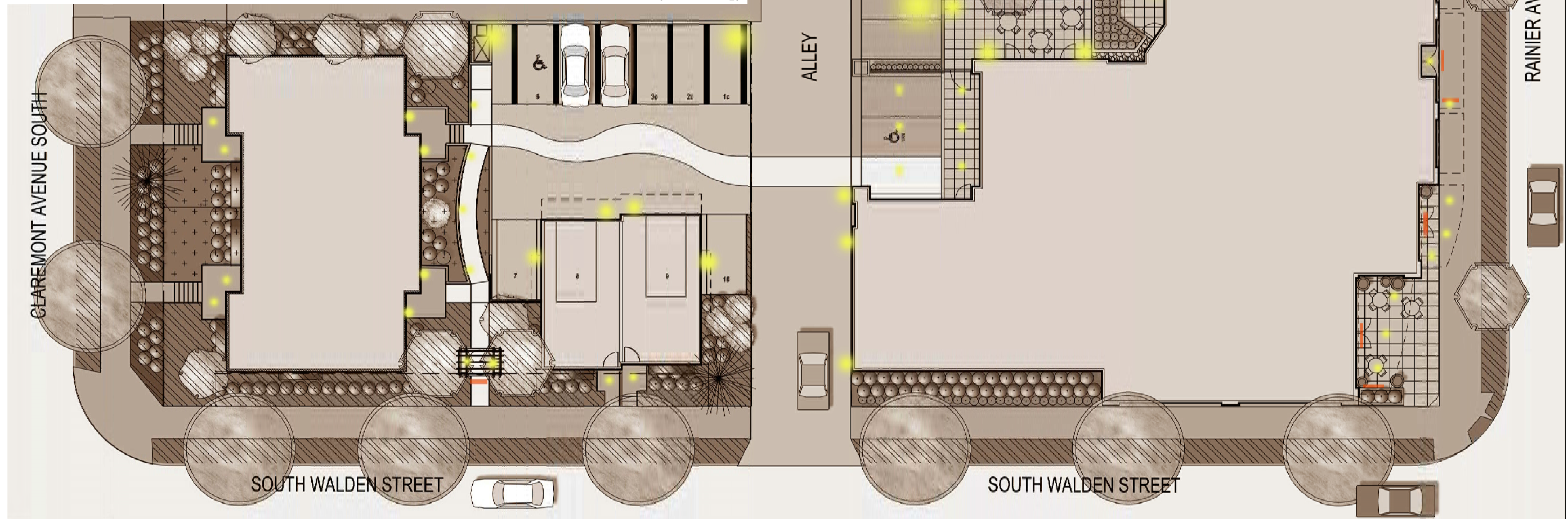
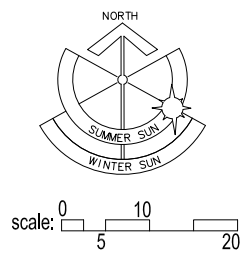
LIGHTING LEGEND

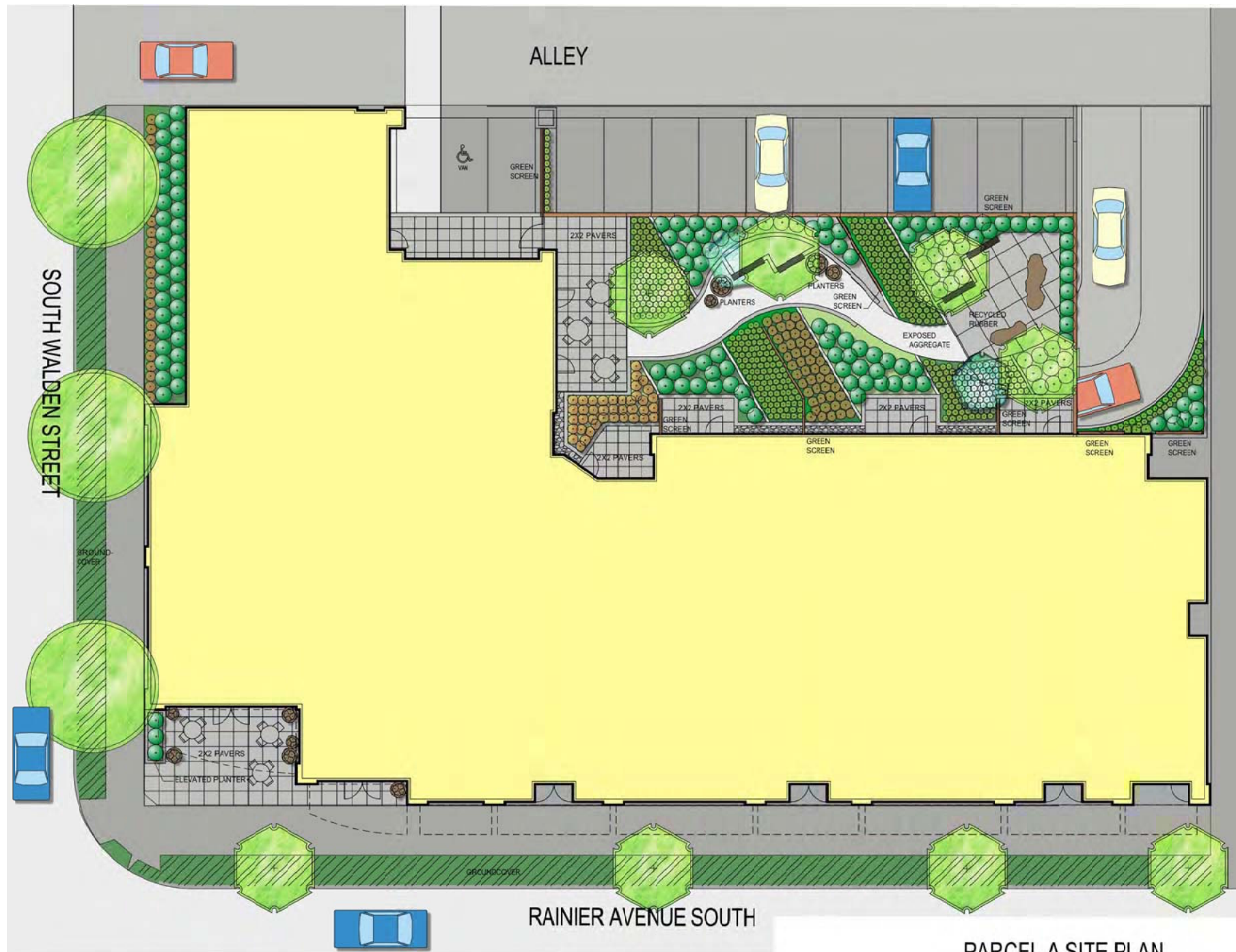
-  DOUBLE LAMP POLE LIGHT - ALLEY PARKING & COURTYARD
-  SINGLE LAMP POLE LIGHT - PARKING COURT
-  WALL PACK - PHOTOCELL GENERAL LIGHTING
-  SPECIFIC LIGHTING SOURCE:
-LOW VOLTAGE PATHWAY LIGHTING
-CANOPY LIGHTING
-LOW VOLTAGE SIGNAGE LIGHTING
-PORCH LIGHTS



PROPOSED SIGNAGE TYPES

-  -CANOPY MOUNTED BLADE SIGNAGE PERPENDICULAR TO BUILDING FOR PEDESTRIAN SIDEWALK VIEWING
-  -CANOPY MOUNTED BLADE SIGNAGE PARALLEL TO BUILDING (ABOVE DOOR)





PARCEL A SITE PLAN
 0 5 10 20 30
 1" = 10'



ROOF GARDEN
 0 5 10 20 30
 1" = 10'

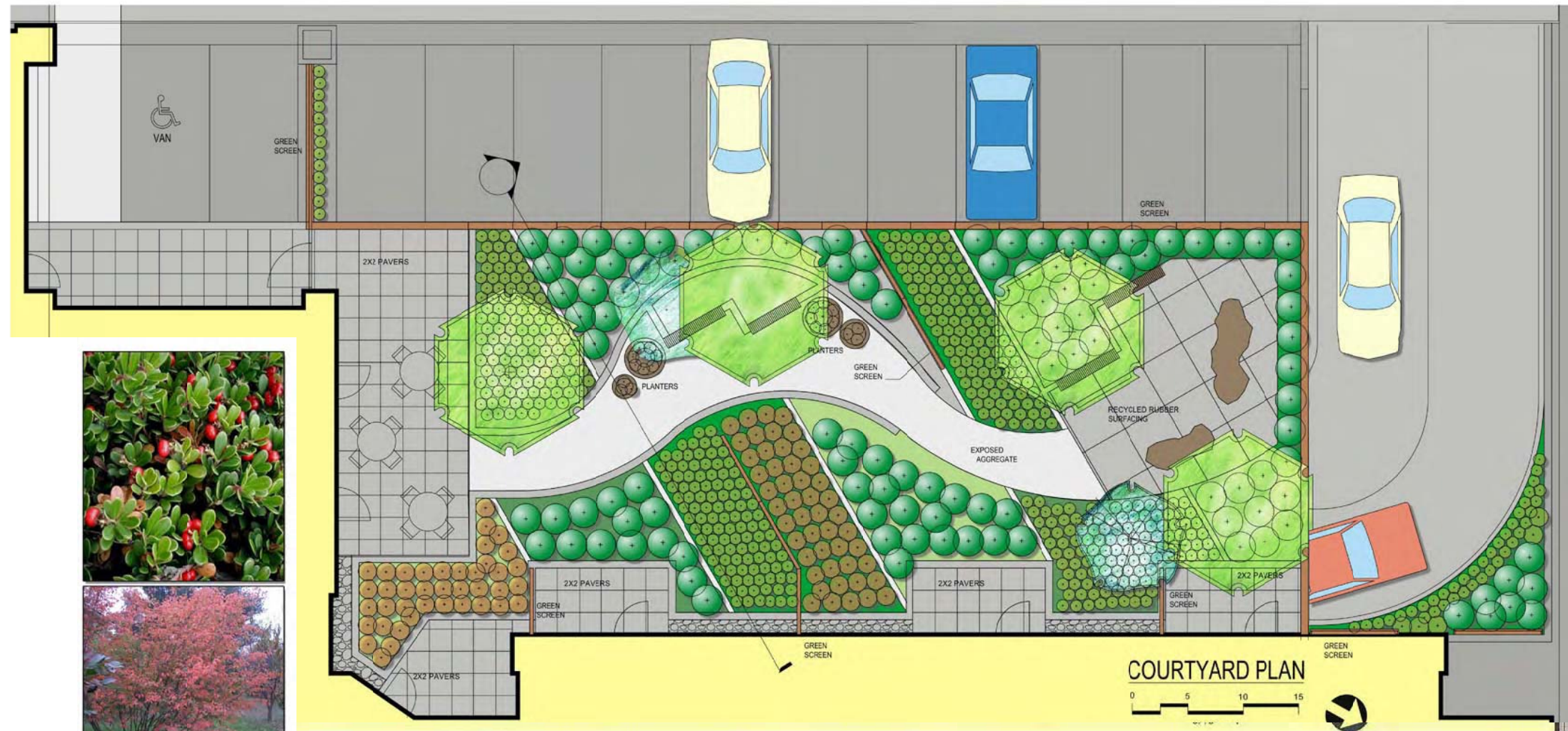
SEATTLE *green factor*

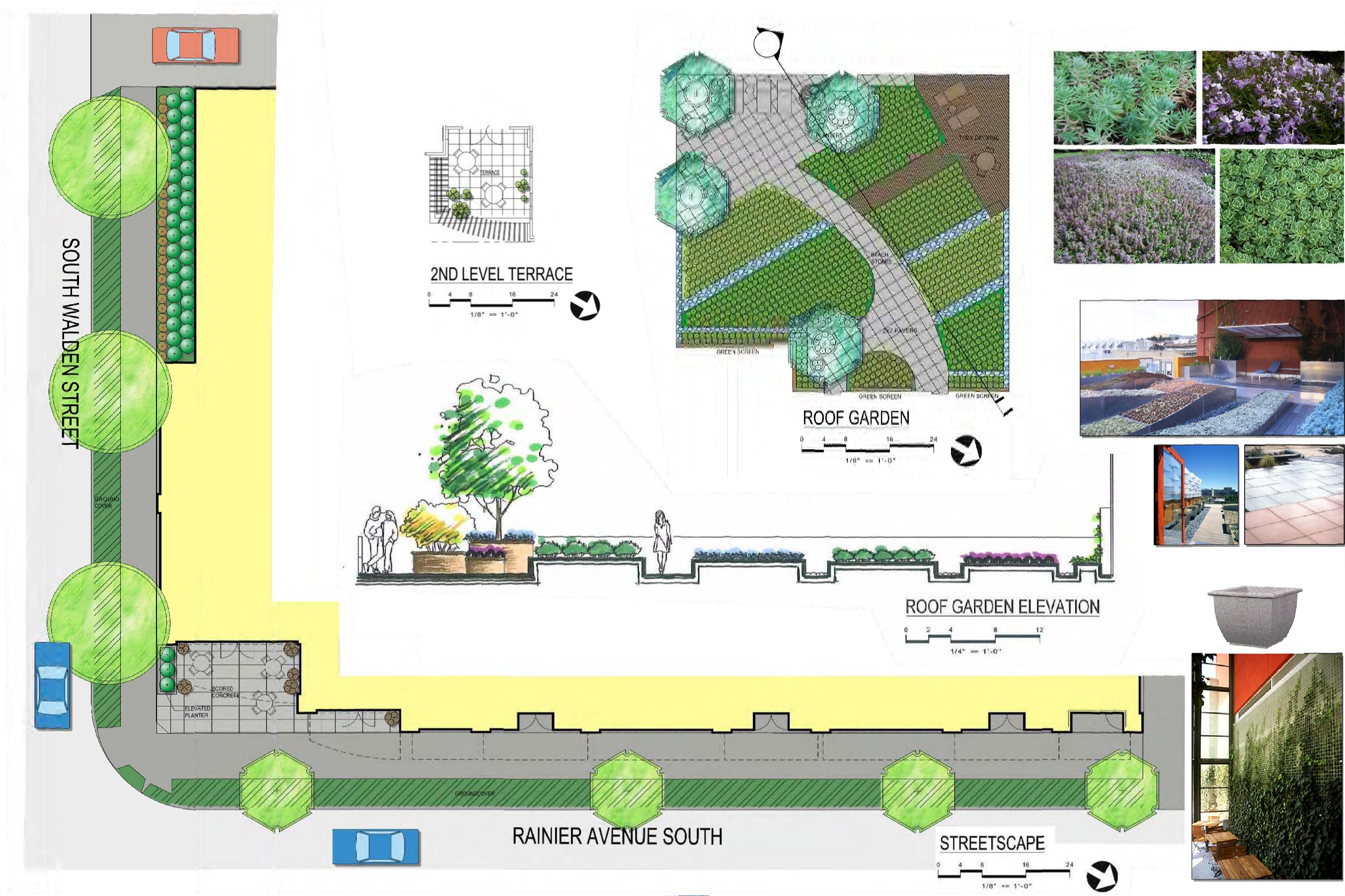
FINAL VERSION 4-25-07

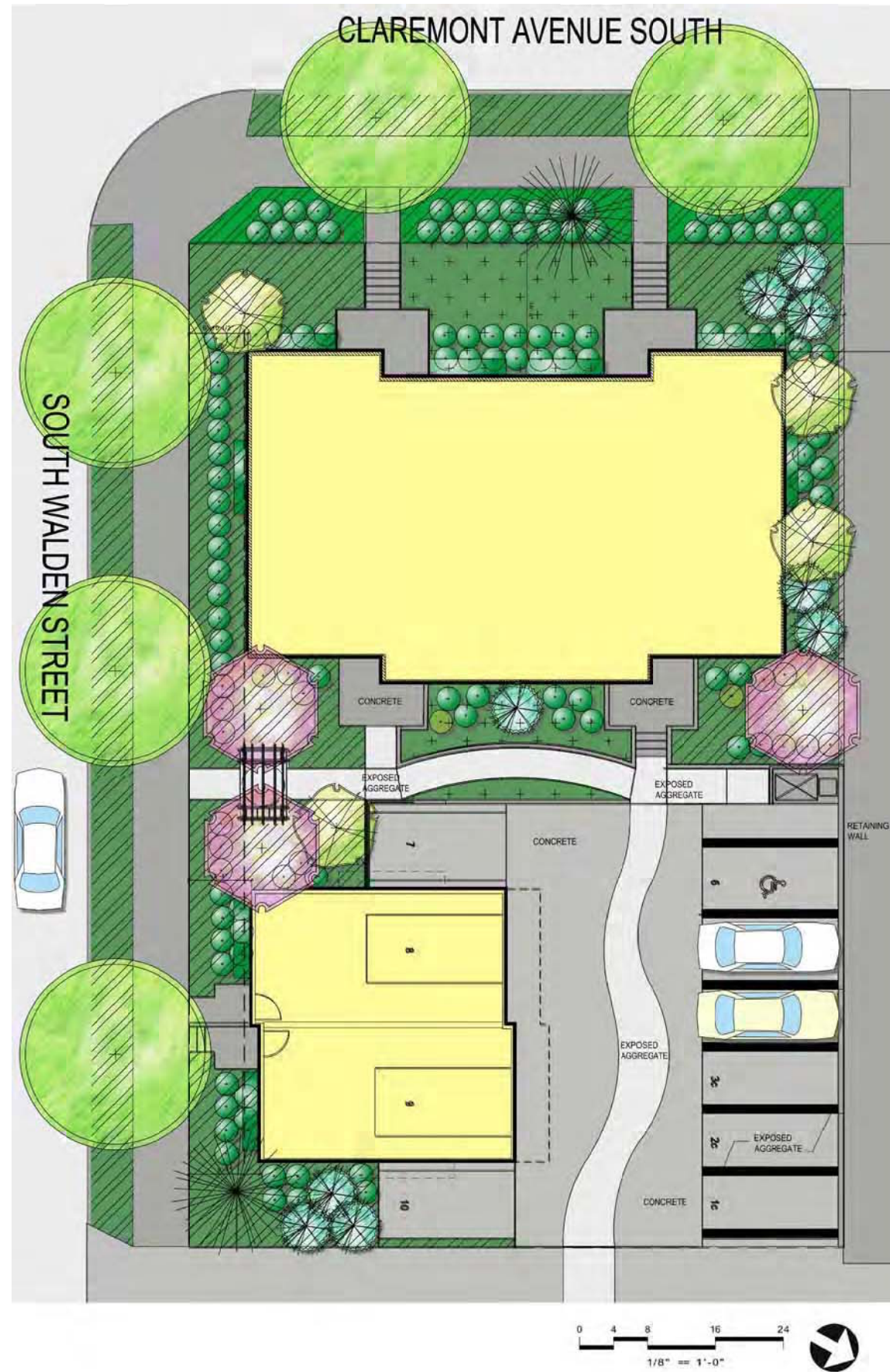
Parcel size (ENTER THIS VALUE FIRST)*	21,584	enter sq ft of parcel	SCORE	0.328	
You need at least 0.300					
Types of Area**		Square Feet	Factor	Total	
A Vegetation planted with a soil depth of less than 24"					
1	Lawn or grass pavers or ground covers	enter sq ft 1463	0.2	293	
2	Plants and shrubs 3' and higher at maturity	enter sq ft 5	0.3	1.5	
B Vegetation planted with a soil depth of more than 24"					
1	Lawn, grass pavers or other plants less than 3' tall at maturity	enter sq ft 3697	0.7	2,588	
2	Shrubs taller than 3' at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 138	2176	0.3	653
3	Tree canopy for "small trees" in SDOT's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	enter number of plants 7	350	0.3	105
4	Tree canopy for "small/medium trees" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	enter number of plants 6	600	0.3	180.0
5	Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25' - calculated at 150 sq ft per tree	enter number of plants 0	0	0.4	-
6	Tree canopy for "large trees" in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	enter number of plants 7	1400	0.4	560.0
7	Tree canopy for preservation of "exceptional trees" or trees with trunk diameter exceeding 24" at four and one half feet above the ground, calculated at 250 sq ft per tree	enter number of plants 0	0	0.5	-
8	Permeable paving that drains only itself. It must be at grade. - calculated per square foot	enter sq ft 109	0.6	65.4	
C Green roofs - 4" minimum soil depth at time of planting		enter sq ft 1427	0.7	998.9	
D Vegetated walls		enter sq ft 1638	0.7	1,146.6	
E Water features (fountains) or rain gardens (where allowed by SPU)		enter sq ft 0	0.7	-	
Bonuses		sub-total of sq ft =	12,865		
F Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources		enter sq ft 3,541	0.1	354	
G Landscaping visible to passers-by from adjacent public right of way or public open spaces		enter sq ft 1,310	0.1	131	
		green factor numerator =	7,076		

* Do not count public rights of way in parcel size calculation.
 ** To calculate your green factor score, you may count the landscape elements that are in public rights of way if they are contiguous with the parcel.

SeattleGreenFactorWorksheet_2008_05_08 Page 1







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