8511 15th Avenue NE - DPD Project # 3006480

Design Review Board Recommendation Meeting - March 3, 2008

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LEED Consultant: Alistair Jackson, O'Brien & Company
Communications: Michael Luis & Associates

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1.0 PROJECT DATA

1.1 Location: 8511 15th Ave NE
1.2 Site Area: 71,182 per survey
1.3 Zone: **L2** / Northgate / Salmon Watershed
1.4 Building Code: 2006 Seattle Amendments to the IBC
1.5 Proposed Use: Cluster Development
1.6 Development Objectives:

GROSS FLOOR AREAS

Floor/Level	Parking (GSF)	Residential (gsf)	Storage Trash		Common	Circulation	Total GSF
P1	9,085	0	890		0	457	10,432
B1/G1	0	9,309	160		0	0	9,469
L1	0	24,560	0		0	0	24,560
L2	0	24,953	0		0	0	24,953
Total							**69,414**

UNIT COUNT

Residential Unit	No. of units		Area					
			Ground	Upper	Basement	Unheated garage	Unit GSF heated/unheated	**Total GSF heated/unheated**
A	3	2br/2.5 ba	617	651			1268 / 0	3804 / 0
A.1	5	2 br/3.5 ba/garage	598	642	336	268	1576 / 268	7880 / 1340
A_bsmt	5	2 br/3.5 ba/basement	617	651	337		1605 / 0	8025 / 0
A.3	3	2 br/3.5 ba/basement	620	637	610		1867 / 0	5601 / 0
C	2	2 br/den/2.5ba	638	650			1288 / 0	2576 / 0
C_bsmt	2	2 br/3.5 ba/basement	638	650	328		1616 / 0	3232 / 0
D	7	2 br/2.5ba	636	640			1276 / 0	8932 / 0
D.1	2	2 br/3.5 ba/garage	636	606	380	282	1622 / 282	3244 / 564
D_bsmt	2	2 br/3.5 ba/basement	613	606	397		1616 / 0	3232 / 0
D.3	8	2 br/2.5 ba	659	640			1299 / 0	10392 / 0
Total	**39**							**56918 / 1904**

Average unit size: 1511 sf (total heated and unheated)

2.0 ZONING DATA

2.1 Density: *SMC 23.45.008*
One (1) dwelling unit per one thousand two hundred (1,200) square feet of lot area = 36.3 d.u. / acre
Provided: 71,182 sf / 39 units = 1 d.u. per 1825 sf = 23.9 d.u. / acre

2.2 Structure Height: *SMC 23.45.009*
Maximum height allowed = 25'
Pitched roofs min. slope of six to twelve (6:12) may extend up to thirty-five (35) feet.

2.3 Lot Coverage: *SMC 23.45.010*
Max. allowed = 40%
Exempted from lot coverage: the first 18" of eaves and gutters, the first 4' of unenclosed porches and balconies, decks at 18" or less above grade.
Provided: 26,097 sf / 71,182 = 37% lot coverage

2.4 Structure Width and Depth: *SMC 23.45.011 Table A*
Max. width without modulation = 30'
or 40' with a principal entrance facing the street.
Max. width with modulation = 50'
Max. depth = 60% depth of lot = .6 x 292' = 175'-2"

2.5 Modulation: *SMC 23.45.012*
Required if the front facade width exceeds 30 feet, or 40 feet with a principal entrance facing the street.
Within a cluster development all interior facades wider than forty (40) feet shall be modulated.

2.6 Setbacks:
Front: *SMC 23.45.014 and SMC 23.86.012*
The required front setback shall be the average of the setbacks of the first principal structures on either side.
When there is no principal structure within one hundred feet (100') of the side lot line, the setback = 10'.
Provided: 10' front setback

Side: *SMC 23.45.014 Table A*
For structures less than 65' wide and 31-37' high the setback = min. 5' and average 7'
Provided: Min. 5' and average 9'-8" side setback

Interior Setbacks:
For facing facades less than 40' in length, setback = min. 10' and average 10'
Provided: Min. 6' and average 17'-8" interior setback
DEPARTURE REQUESTED - see pages K.0 - K.5

Projections into required setbacks:
External architectural details = 18 inches into setback. *Provided: 24 inches into setback*
Unenclosed porch or steps = 6 feet into setback if min. 8 feet from front lot line. *Provided: steps into setback.*
DEPARTURES REQUESTED - see pages K.0 - K.5

2.7 Screening and Landscaping: *SMC 23.45.015*
Min. landscaped area = three times the length of all property lines = 3 x 1174 feet = 3522sf
Street trees required according to SDOT standards
Provided: 19,394 sf in shared open areas

2.8 Open Space:
Private Open Space *SMC 23.45.016*
For each unit, a minimum of 200 sf and an average of 300 sf of private open space is required.
Open space is not required to be in one parcel, but no parcel less than 120 sf and no horizontal dim. less than 10'.
Ground floor common areas or windows and doors facing the open space of another unit must be screened.
Provided: Minimum of 0 sf and an average of 281 sf of private open space.
Also provided : 19,394 sf of shared open space (average 497 sf additional open space)
DEPARTURES REQUESTED - see pages K.0 - K.5

2.9 Parking:
SMC 23.54.015 Chart B
Required:
Single family: 15 units @ 1.00 parking space/unit = 15 spaces
Multi-family: 24 units @ 1.3 parking space/unit = 31 spaces
Subtotal: 46 spaces
Exceptions: *SMC 23.54.020*
A tandem parking space may be counted as 1.5 parking spaces
Parking quantity may be reduced by 3 spaces for each 1 space dedicated to car-sharing program
Adjusted parking requirement: 46 spaces - 3 = 43 spaces
Provided in private garages: 7 parking spaces
Provided in underground garage:
Parking spaces dedicated to car-sharing: 1
Residential parking spaces

	S	M	S tandem	M tandem		
	13	8	0	15	36	parking spaces
% of total	36%	22%	0%	42%		

Total parking provided: *43* *parking spaces*
Total cars parked: 48

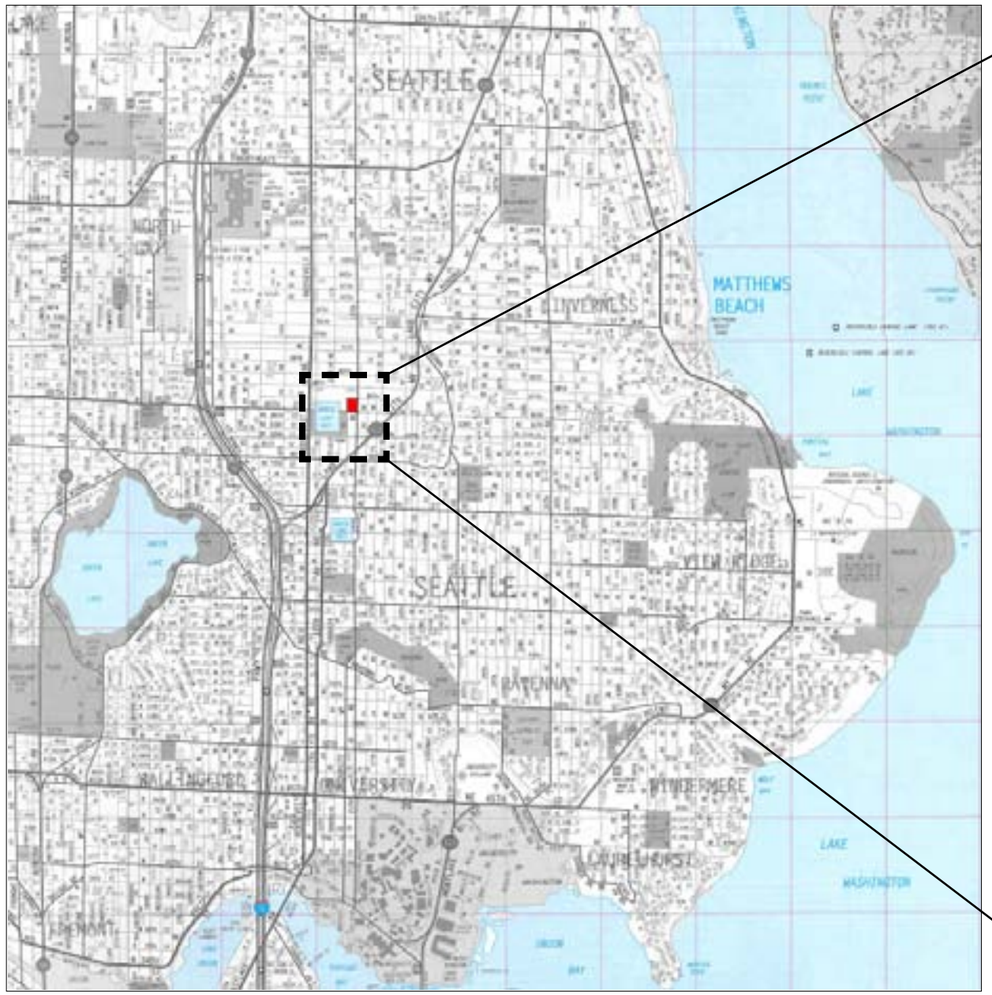
Bicycle Parking: *SLUC 23.54.015.1*
Required: 1 stall per 10 units = 39 units/10 = 3.9 = 4 stalls
Provided: 7 Stalls

2.10 Driveways: *SMC 23.54.030*
Driveway serving more than 30 parking spaces = min. 20' wide for two-way traffic.
Provided: 16' wide drive serving 36 parking spaces
DEPARTURE REQUESTED - see Departure Matrix

2.11 Curbcuts: *SMC 23.54.030*
Curb cuts must not exceed a maximum width of 10 feet
Minimum 30' required between any two curbcuts on a lot.
Provided: maximum width of 16 feet
DEPARTURES REQUESTED - see pages K.0 - K.5

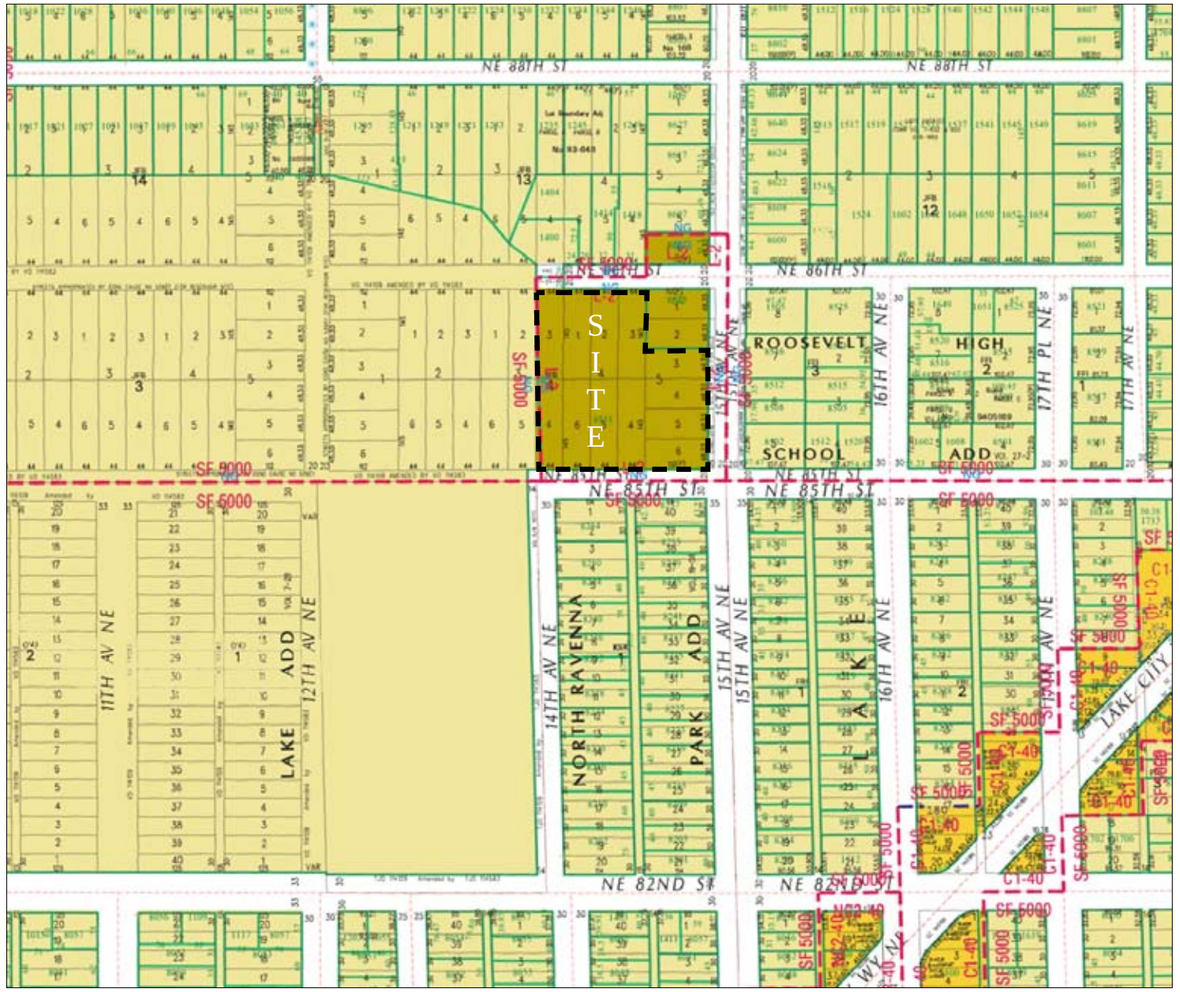
2.12 Solid Waste and Recyclable Storage Space *SMC 23.45.006*
For multi-family structures with 26 - 50 units provide min. 150 sf storage space
Provided: Two storage spaces totaling 150 sf

B.0 SITE ANALYSIS



Vicinity Map

Aerial Photo


NE 88TH ST
NE 86TH ST
NE 85TH ST
NE 82ND ST
S I T E
ROOSEVELT
HIGH SCHOOL ADD
NORTH RAVENNA PARK ADD
LAKE RAVENNA ADD
LAKE CITY
11TH AV NE
12TH AV NE
14TH AV NE
15TH AV NE
16TH AV NE
17TH AV NE
17TH PL NE
SF 9000
SF 5000
SF 4000
C1-40

Zoning Map

B.2 SITE ANALYSIS : SURROUNDING CONTEXT

A
Water Tower

B
Maple Leaf Playfield

C
Reservoir Building

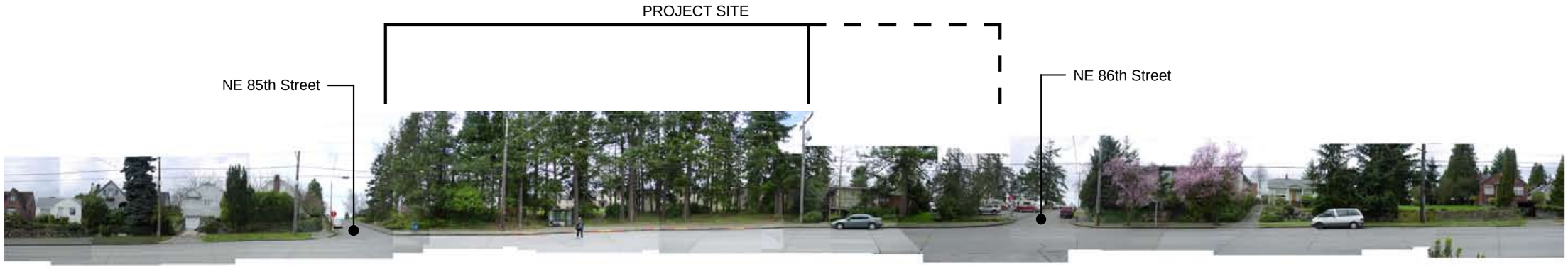
D
Office Building

E
House

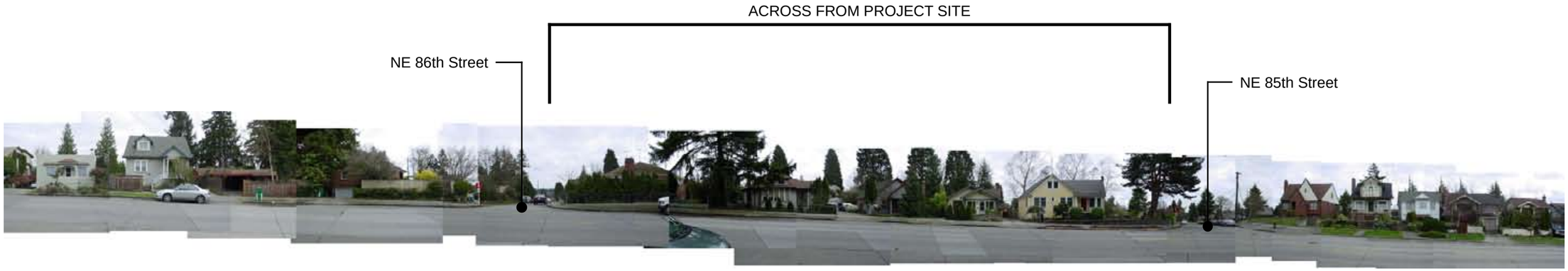
F
Houses

G
House

H
House



West Elevation: 15th Avenue NE



East Elevation: 15th Avenue NE

C.0 SUMMARY OF EARLY DESIGN GUIDANCE PRIORITIES

SITE PLANNING GUIDELINES

A-1 RESPONDING TO SITE CHARACTERISTICS

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

DRB: Preserve a continuous parcel of existing trees along 15th Avenue NE. In particular, continue the wooded appearance all the way to the corner of 15th and NE 85th.

Applicant's Response: The site design designates approximately 11,300 square feet to a tree preservation area on the eastern portion of the site. This area preserves a cohesive, continuous wooded area that runs the full length of the property line along 15th Avenue. Landscaping at the corner of 15th and 85th will complement the existing trees.

A-2 STREETSCAPE COMPATIBILITY

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

DRB: Provide variety of setbacks and rooflines at the perimeter of the site.

Applicant's Response: Some units facing the future reservoir park to the west are rotated to vary both the setback and the rooflines along that property line. In addition, five different units with distinct rooflines and varied heights are arranged for along 85th and 86th Streets.

A-3 ENTRANCES VISIBLE FROM THE STREET

Entries should be clearly identifiable and visible from the street.

DRB: Orient new homes to the street in order to foster interaction with the surrounding neighborhood.

Applicant's Response: No homes are located along 15th Avenue in order to preserve existing trees. As a result, the site is strongly oriented toward 85th and 86th Streets. Homes facing these streets have stoops and front doors directed toward the sidewalk.

A-7 RESIDENTIAL OPEN SPACE

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

DRB: Identified as a design priority.

Applicant's Response: The shape of the site lends itself to three shared open spaces, including the large tree preservation area on the eastern portion of the site. The open spaces are located adjacent to and integrated with circulation in order to maximize opportunities for informal social interaction.

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.

DRB: Limit curbcuts and parking access points, particularly at the southeast corner of the site.

Applicant's Response: Access to the underground garage is limited to one driveway at the south end of the site. Early plans for a second access point from the north were scrapped in the interest of automobile and pedestrian safety on that dead-end street. Curbcuts are kept away from the corner of 85th Street and NE 15th

A-10 CORNER LOTS

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

DRB: Create a landscaped area at corner of 85th and 15th in order to preserve the existing trees and enhance them with compatible plantings.

Applicant's Response: The unique qualities of the site are highlighted by reserving the most visible corner for existing trees and landscaping that complements the existing qualities.

HEIGHT, BULK AND SCALE

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

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 nearby, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the anticipated development potential on the adjacent zones.

DRB: The requested 6-foot interior setbacks will require mitigation to limit tall, narrow spaces. Explore different massing, lowered rooflines, and human scale elements.

Applicant's Reponse: The design includes 5 different units, each with distinct roof forms, heights, and massing. In many units, the roofs brought lower to the ground by building the upper level into the slope of the roof and adding dormers as needed. Additional efforts include continuing the roof line down to the lower levels, echoing roof forms with smaller awnings at the lower levels, and integrating human-scale awnings and trellises at ground level.

ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 ARCHITECTURAL CONTEXT

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

DRB: The project should resemble the existing neighborhood. Provide variety in the building styles to reflect the diversity of housing in the area.

Applicant's Reponse: The project's 5 unit types each have distinct massing and rooflines based on traditional forms found in the surrounding neighborhood.

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.

DRB: The Board looks forward to reviewing a project with a character that balances consistency with variety. The design should utilize a well-defined palette of materials.

Applicant's Reponse: The different unit types provide variety within the project but are unified by a limited palette of materials that includes cedar shingles, lapped fibercement siding, asphalt shingle roofs, and metal-roofed awnings. Color will also provide both continuity across the project and variety from one unit to the next.

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.

DRB: Interior pedestrian paths should be well integrated with the surrounding neighborhood.

Applicant's Reponse: Pedestrian paths follow clear north/south and east/west routes. Paths connect to the sidewalk on three sides and to the future reservoir park to the west.

LANDSCAPING

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

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

DRB: Identified as a design priority.

Applicant's Reponse: Specific landscaping approaches will characterize the two new open spaces. The southwest open space will be organized around a fire pit that evokes the Campfire history of the site. The northwest open space will make a feature out of the stormwater retention process.

E-3 LANDSCAPING DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

DRB: Identified as a design priority.

Applicant's Reponse: The landscape design will work with and enhance the existing mature trees on the site. In addition, plantings in the understory of those trees will diversify the foliage and make it more appropriate for wildlife habitat

Site Plan

Unit Types Key

- Unit A
- Unit A.1
- Unit A.3
- Unit C
- Unit D
- Unit D.1
- Unit D.3

D.1 PLANS

Parking

Parking Garage
Basement
Circulation & Service
Garage
Mechanical & Trash

Level 1

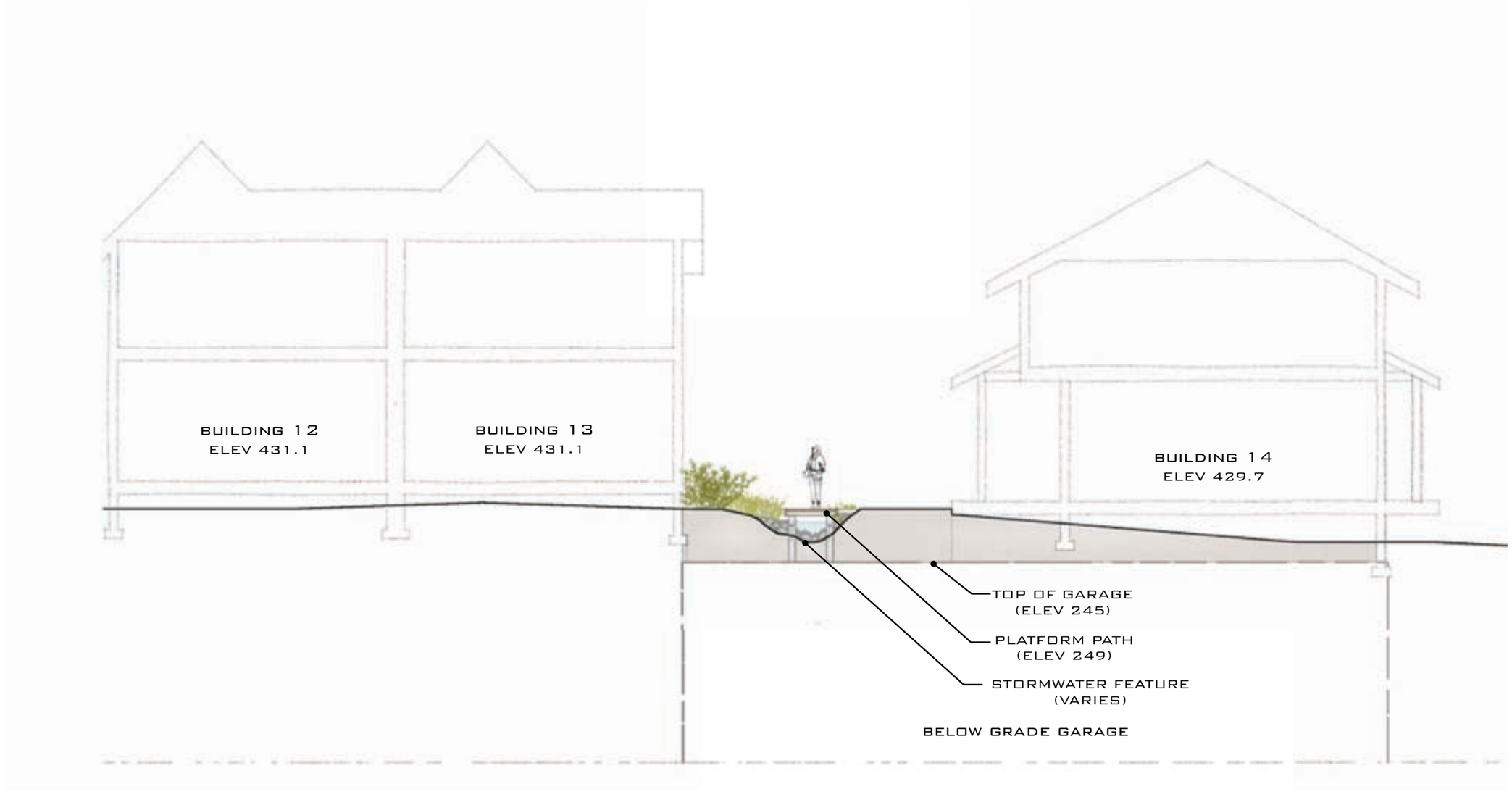
Living Room
Circulation & Service
Porches
Kitchen

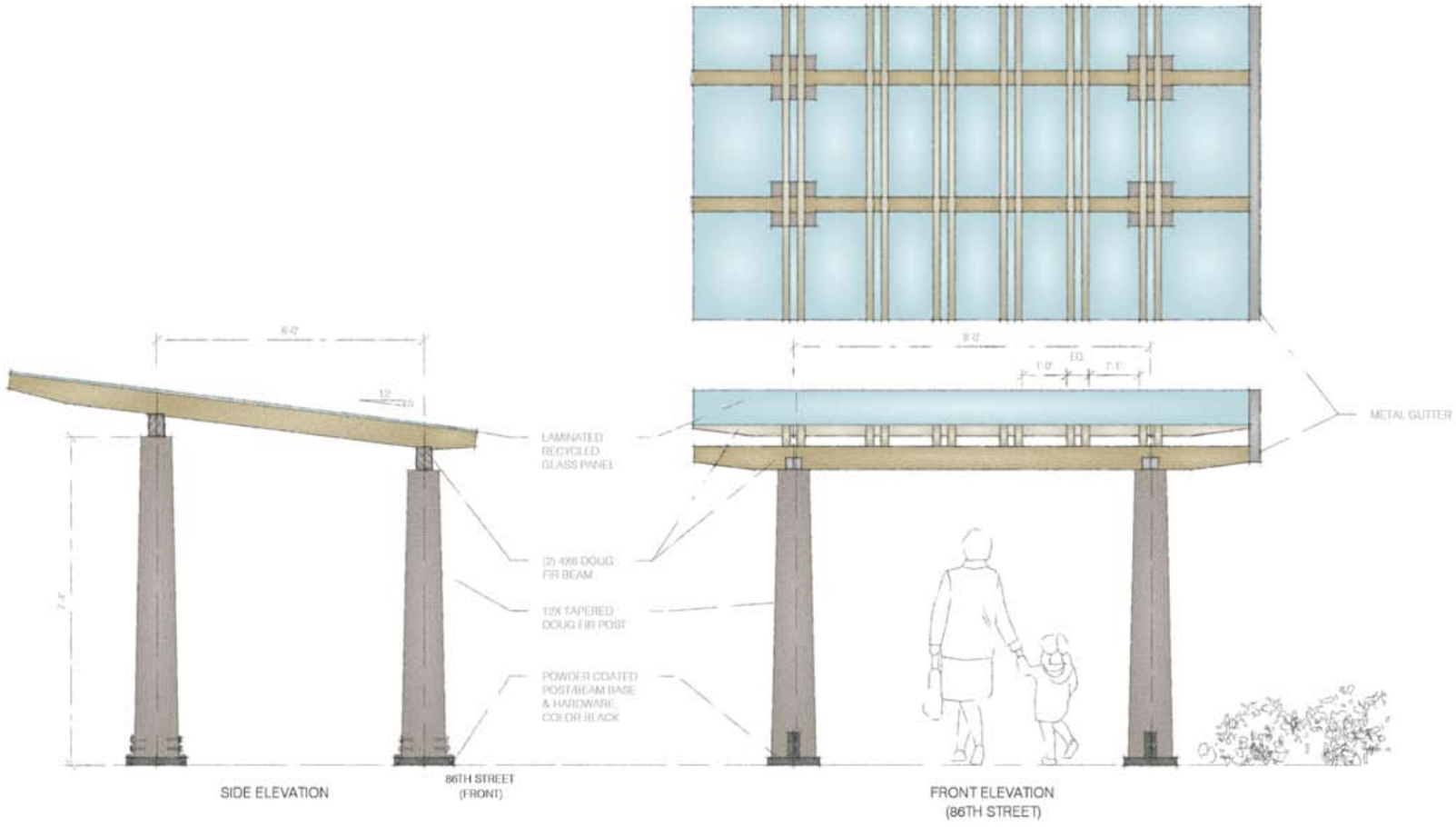
Level 2

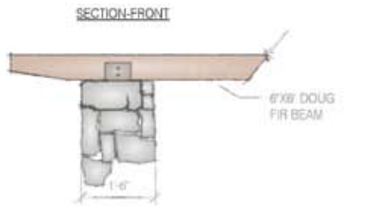
Porches
Circulation & Service
Bedrooms

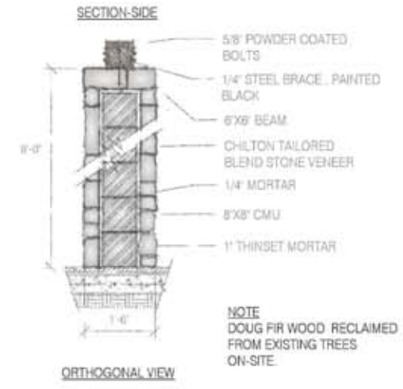
Roof

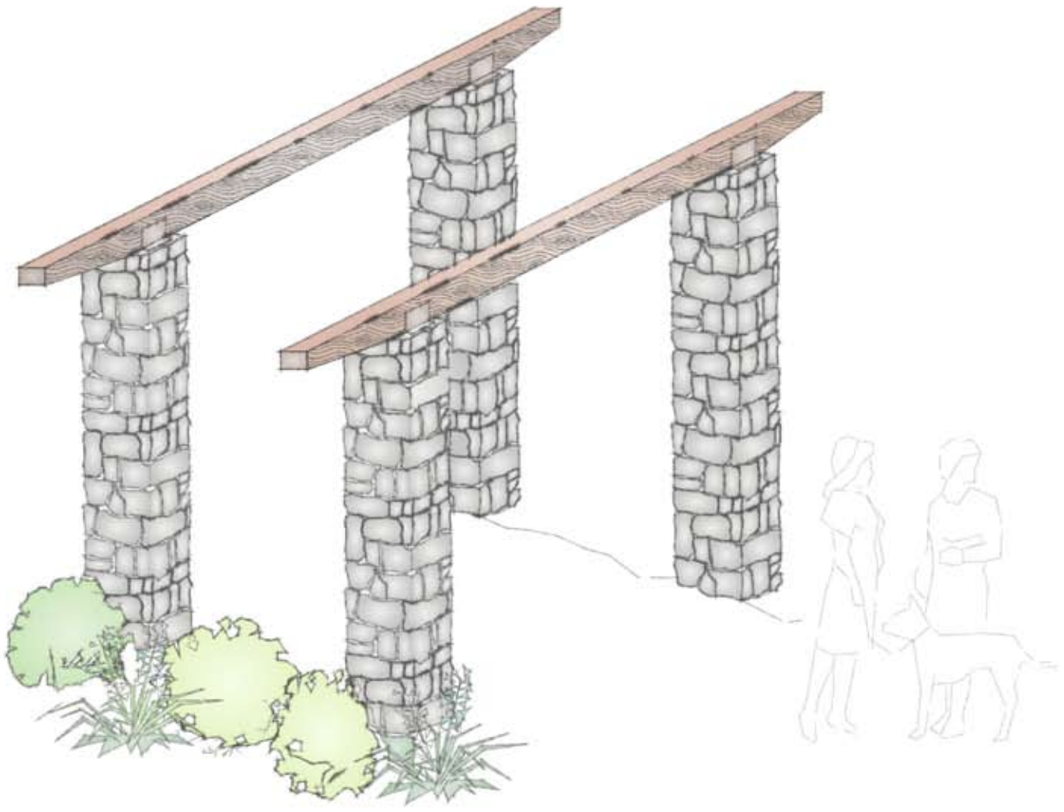
E.0 LANDSCAPE


BUILDING 12
ELEV 431.1
BUILDING 13
ELEV 431.1
BUILDING 14
ELEV 429.7
TOP OF GARAGE
(ELEV 245)
PLATFORM PATH
(ELEV 249)
STORMWATER FEATURE
(VARIES)
BELOW GRADE GARAGE


LAMINATED RECYCLED GLASS PANEL
(2) 4X8 DOUG FIR BEAM
12X TAPERED DOUG FIR POST
POWDER COATED POST/BEAM BASE & HARDWARE, COLOR BLACK
METAL GUTTER
SIDE ELEVATION
86TH STREET (FRONT)
FRONT ELEVATION (86TH STREET)


SECTION-FRONT
6"X8" DOUG FIR BEAM
1'-6"


SECTION-SIDE
5/8" POWDER COATED BOLTS
1/4" STEEL BRACE , PAINTED BLACK
6"X8" BEAM
CHILTON TAILORED BLEND STONE VENEER
1/4" MORTAR
8"X8" CMU
1" THINSET MORTAR
11'-0"
1'-6"
NOTE
DOUG FIR WOOD RECLAIMED FROM EXISTING TREES ON-SITE.
ORTHOGONAL VIEW



F.0 ELEVATIONS - NE 85TH AVENUE and 15TH AVENUE NE

NE 85th Avenue

15th Avenue NE

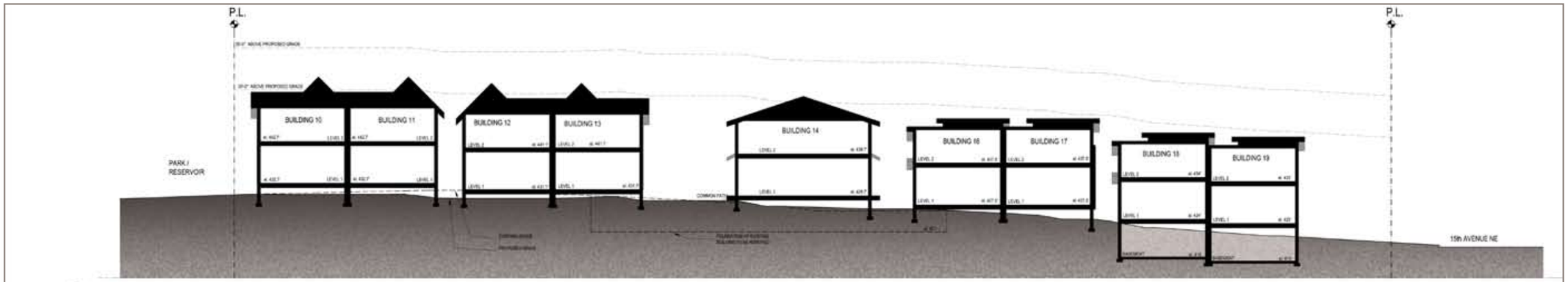
86th Avenue NE

Reservoir

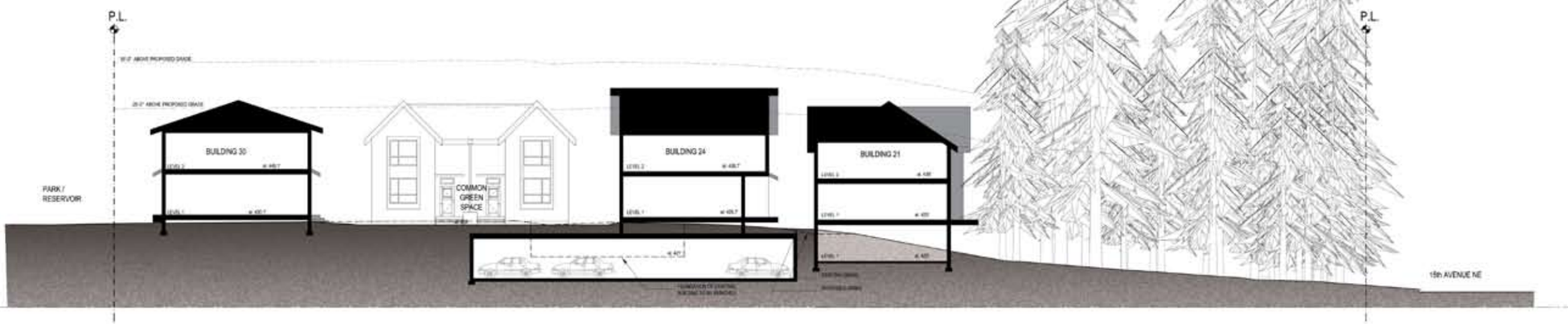
G.0 SECTIONS

1 A4.3 SITE SECTION: NORTH/SOUTH- SOUTH END

2 A4.3 SITE SECTION: NORTH/SOUTH



1 A4.1 SITE SECTION: NORTH/SOUTH



2 A4.1 SITE SECTION: NORTH/SOUTH

H.0 UNIT A TYPICAL

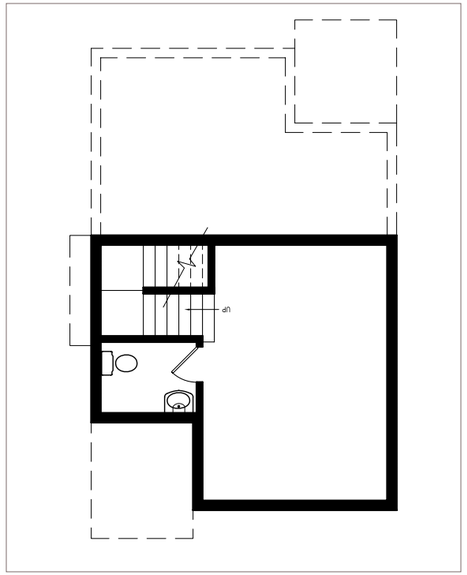
Front Perspective

This unit is designed with a low upper plate height—5′ above the level 2 floor—and the gabled roof brings the eaves lower to the ground between adjacent units. Unit A is placed in a number of key locations on the site where the side façade is exposed to the street or to the pedestrian path. In those instances, a bump-out at the stairwell breaks up the façade. Orienting the stair to the outside wall creates a buffer between the public exterior and the private interior areas. The location of the back porch complements that of the A.3 unit in the center of the site so that one unit's kitchen does not directly face the other's. When combined as a duplex, the roofs are joined by a cricket that sheds water and provides ceiling height in the spaces below it.

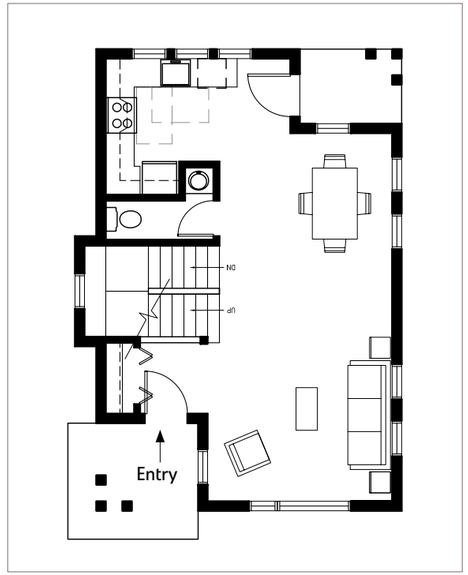
Key Plan

Front Elevation

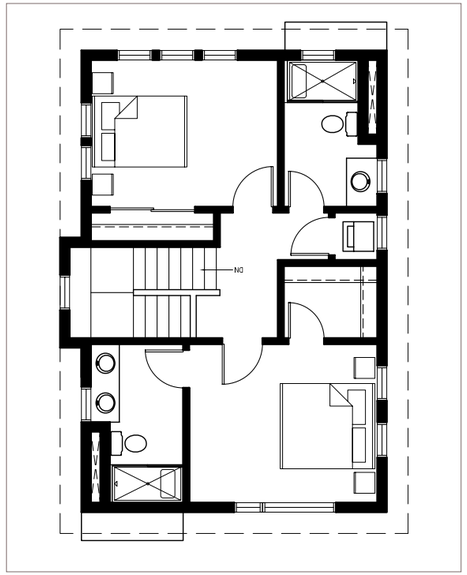
UNIT A TYPICAL H.1



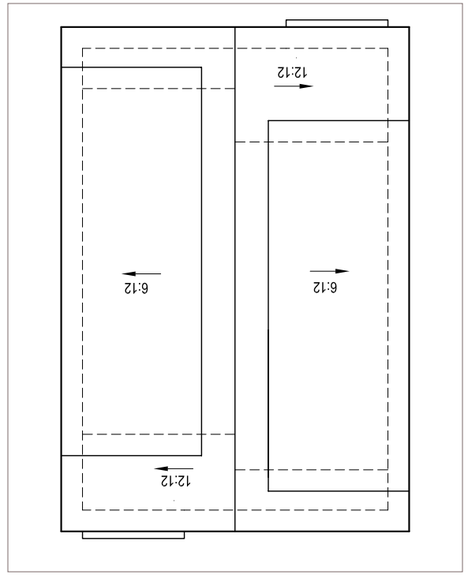
Basement



Level 1



Level 2



Roof

Right Elevation

Back Elevation

Left Elevation

H.2 UNIT A DUPLEX TYPICAL

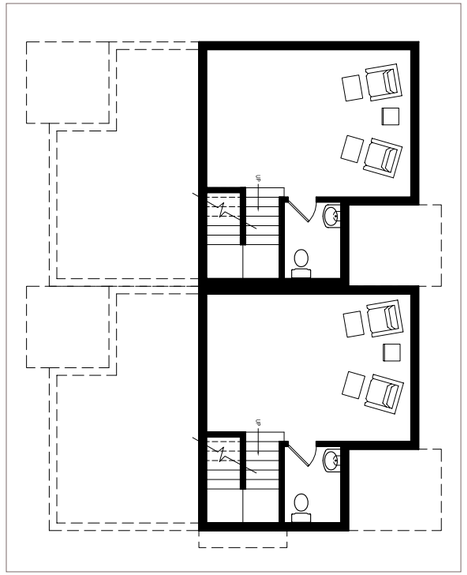
Front Perspective

This unit is designed with a low upper plate height—5' above the level 2 floor—and the gabled roof brings the eaves lower to the ground between adjacent units. Unit A is placed in a number of key locations on the site where the side façade is exposed to the street or to the pedestrian path. In those instances, a bump-out at the stairwell breaks up the façade. Orienting the stair to the outside wall creates a buffer between the public exterior and the private interior areas. The location of the back porch complements that of the A.3 unit in the center of the site so that one unit's kitchen does not directly face the other's. When combined as a duplex, the roofs are joined by a cricket that sheds water and provides ceiling height in the spaces below it.

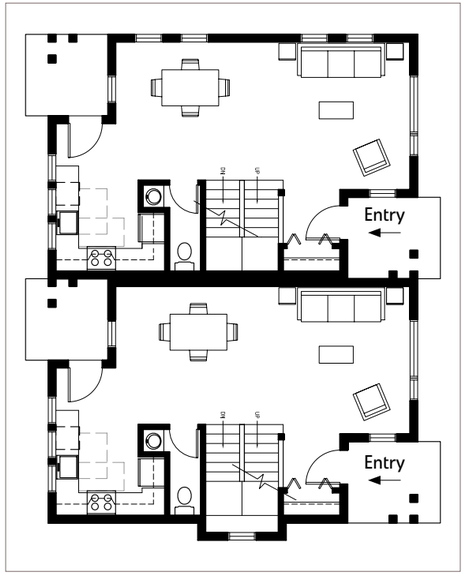
Key Plan

Front Elevation

UNIT A DUPLEX TYPICAL H.3



Basement



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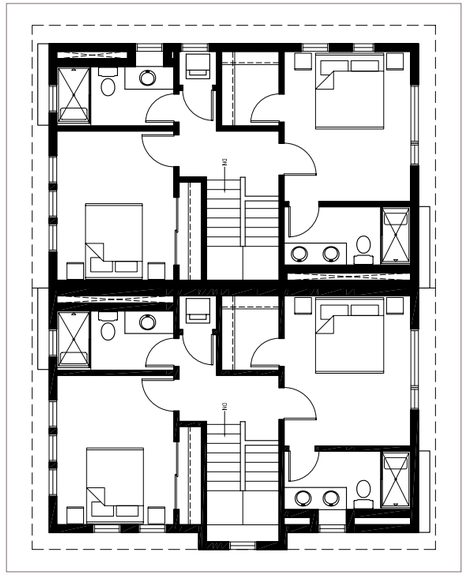

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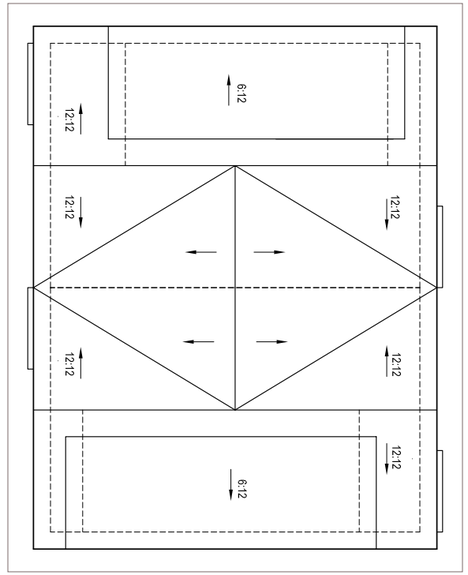


Roof

Right Elevation

Back Elevation

Left Elevation

H.4 UNIT A.1 TYPICAL

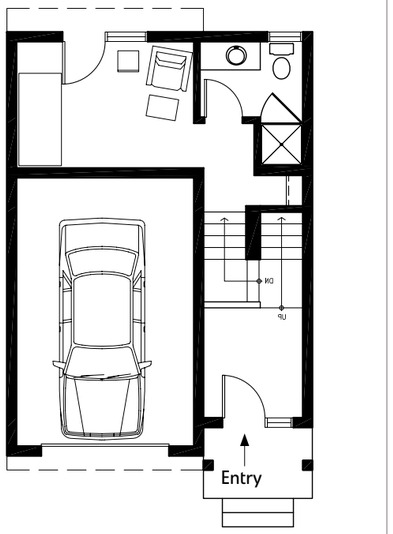
Front Perspective

This is one of two unit types with a private, lower-level garage. The garage elevates the main living level farther above grade than other units. In order to bring a better scale to the entry, the front porch is located mid-way between the garage level and the main living areas. Where the unit is adjacent to public pathways, a bay at the stair provides interest and scale while also maintaining the privacy of the interior. When combined as a duplex, the roof gables and modulation break up the façade.

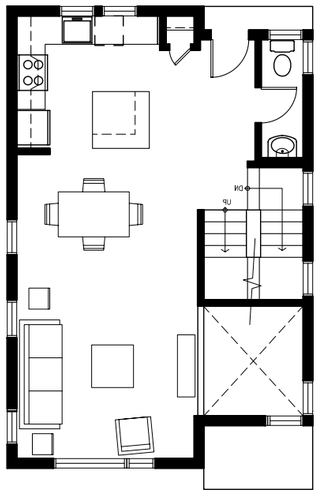
Key Plan

Front Elevation

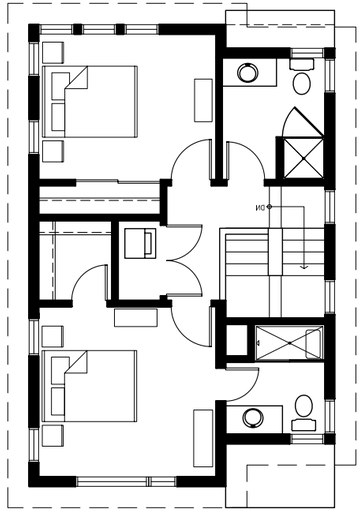
UNIT A.1 TYPICAL H.5



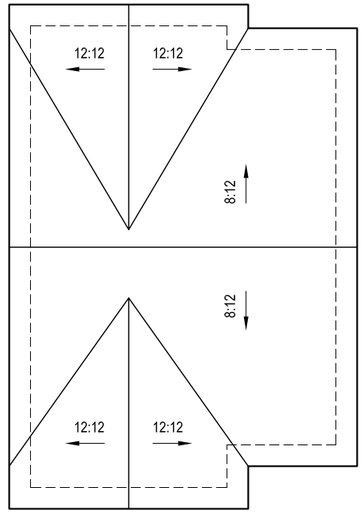
Basement



Level 1



Level 2



Roof

Right Elevation

Back Elevation

Left Elevation

H.6 UNIT A.1 DUPLEX TYPICAL

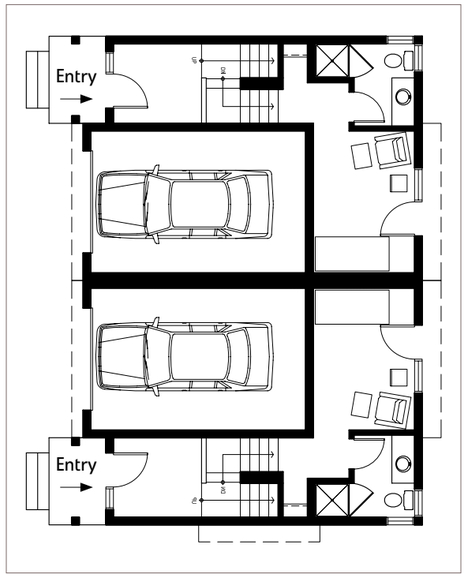
Front Perspective

This is one of two unit types with a private, lower-level garage. The garage elevates the main living level farther above grade than other units. In order to bring a better scale to the entry, the front porch is located mid-way between the garage level and the main living areas. Where the unit is adjacent to public pathways, a bay at the stair provides interest and scale while also maintaining the privacy of the interior. When combined as a duplex, the roof gables and modulation break up the façade.

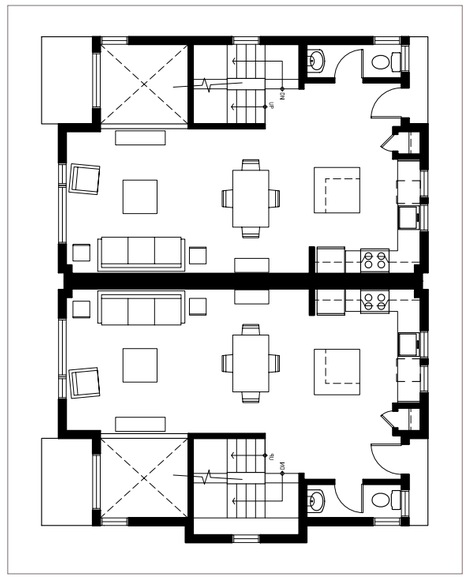
Key Plan

Front Elevation

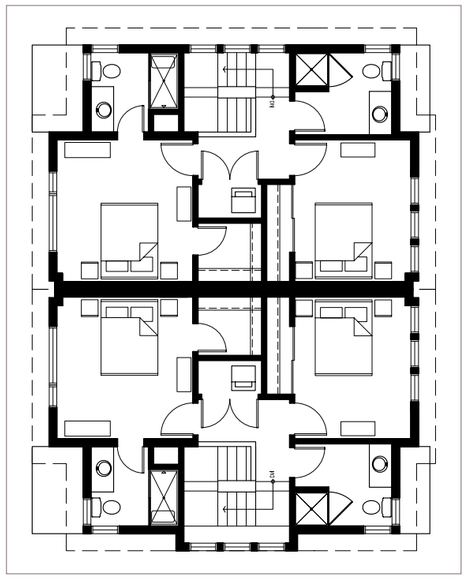
UNIT A.1 DUPLEX TYPICAL H.7



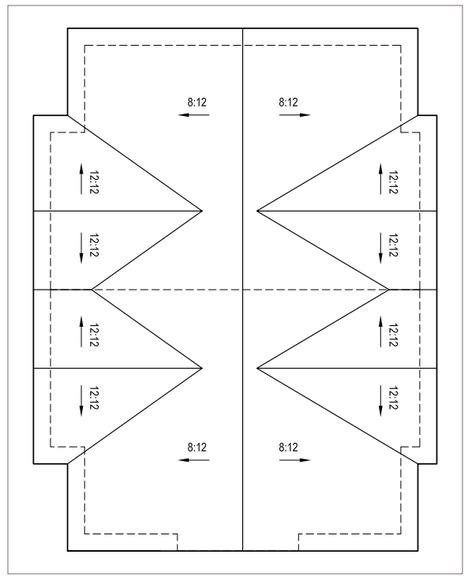
Basement



Level 1



Level 2



Roof

Right Elevation

Back Elevation

Left Elevation

H.8 UNIT A.3 TYPICAL

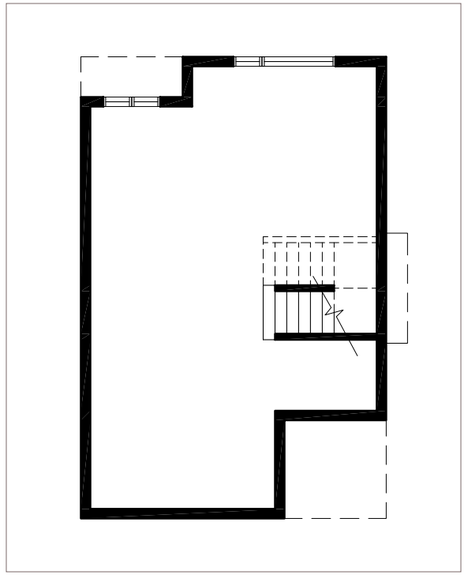
Front Perspective

This unit is designed specifically for sensitive locations adjacent to the existing stand of Douglas firs. The ground level in this area slopes from the west to the east, so Level 1 is at grade on the west and the basement level daylights to the east. Because of these unique conditions, the entry is located on the kitchen side of the unit in order to orient the living room and master bedroom to face the trees rather than an adjacent unit. These three units are situated so that the kitchen facades alternate with those of the units facing to them.

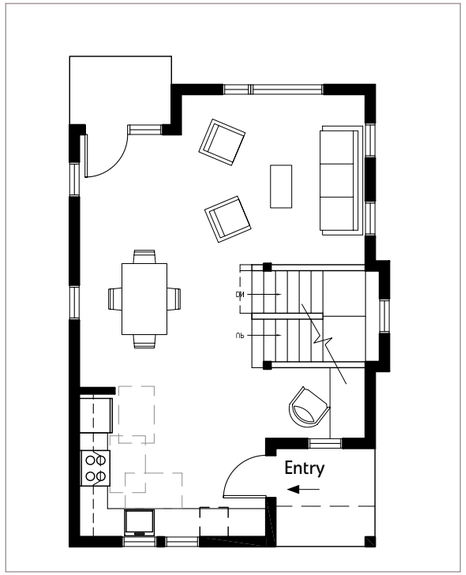
Key Plan

Front Elevation

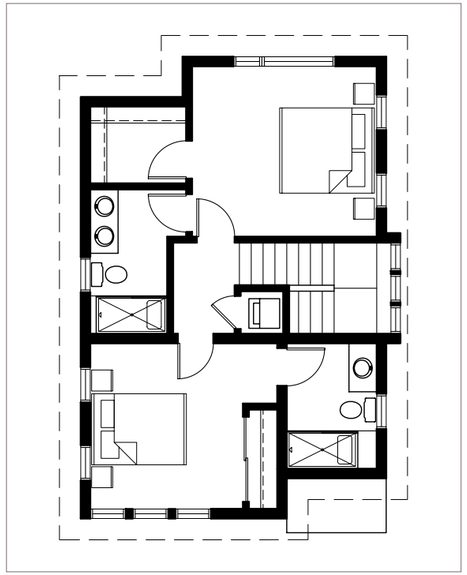
UNIT A.3 TYPICAL H.9



Basement



Level 1



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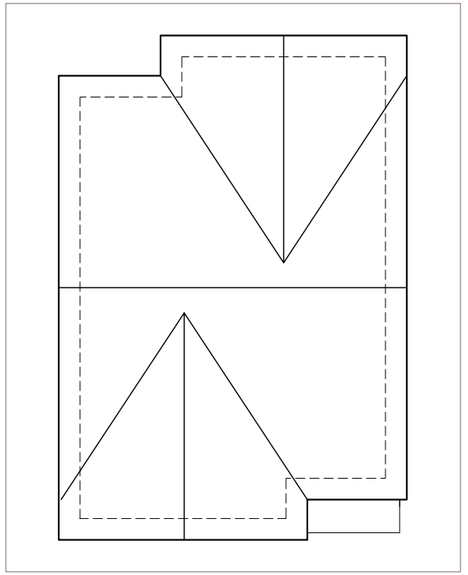


Roof

Right Elevation

Back Elevation

Left Elevation

H.10 UNIT C TYPICAL

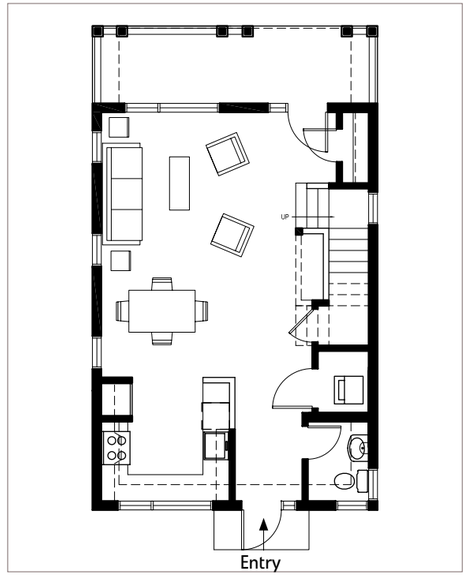
Front Perspective

This unit has a low roof that overhangs a porch along one side of the building. This roof and porch establish a lower scale and are intended to contrast with and complement the rooflines of other unit types. Ceiling height on level 2 is created with dormers on the front and back of the site. The level 1 floor plan is designed so that either the front or the back could be used as the main entrance. In its free-standing form, Unit C's living room faces the more expansive view—the future reservoir park—with the kitchen and main entry facing the common area. As a duplex, the porch and living room face the common space to preserve the privacy of the office building next to it. This flexibility creates a dynamic relationship between the C units on either side of the north common space. The facing facades are similar but differentiated—one is the flip side of the other—creating continuity and diversity.

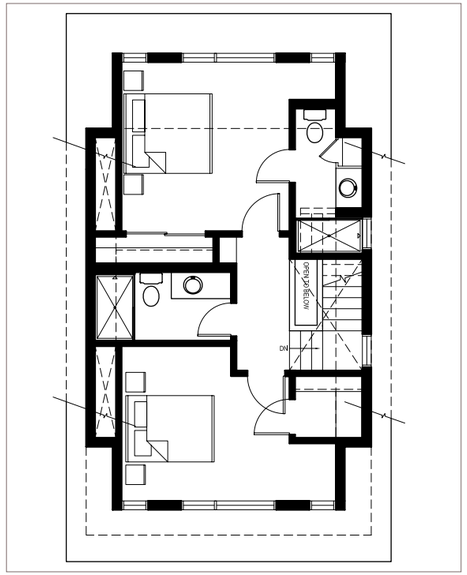
Key Plan

Front Elevation

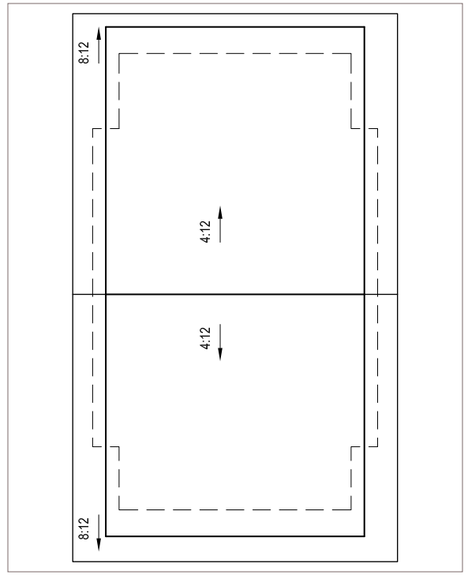
UNIT C TYPICAL H.11



Level 1



Level 2



Roof

Right Elevation

Back Elevation

Left Elevation

H.12 UNIT C DUPLEX TYPICAL

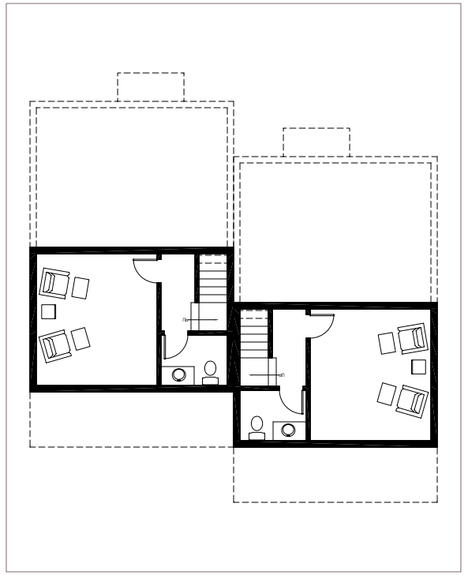
Front Perspective

This unit has a low roof that overhangs a porch along one side of the building. This roof and porch establish a lower scale and are intended to contrast with and complement the rooflines of other unit types. Ceiling height on level 2 is created with dormers on the front and back of the site. The level 1 floor plan is designed so that either the front or the back could be used as the main entrance. In its free-standing form, Unit C's living room faces the more expansive view—the future reservoir park—with the kitchen and main entry facing the common area. As a duplex, the porch and living room face the common space to preserve the privacy of the office building next to it. This flexibility creates a dynamic relationship between the C units on either side of the north common space. The facing facades are similar but differentiated—one is the flip side of the other—creating continuity and diversity.

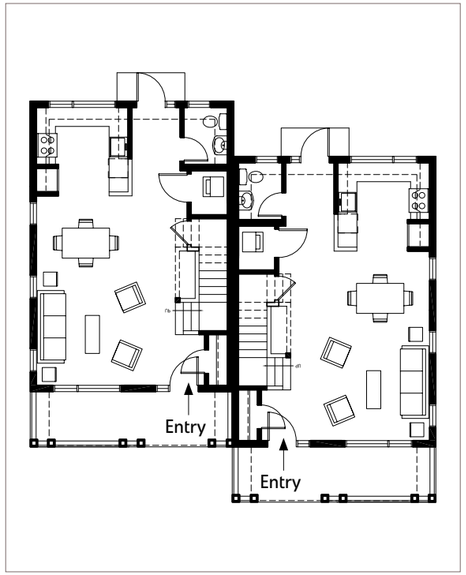
Key Plan

Front Elevation

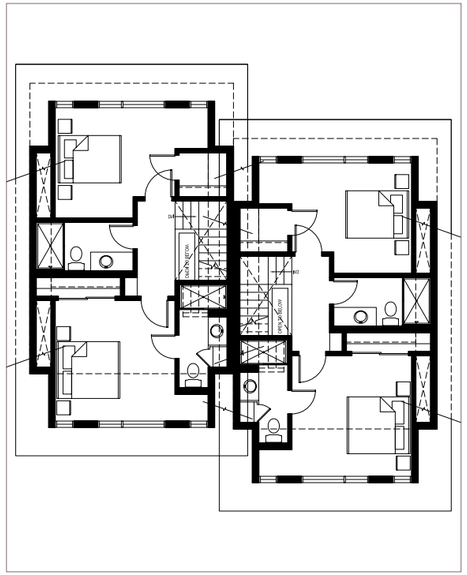
UNIT C DUPLEX TYPICAL H.13



Basement



Level 1



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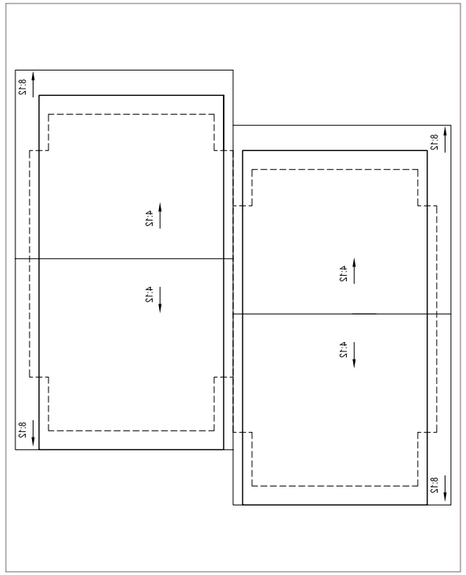


Roof

Right Elevation

Back Elevation

Left Elevation

H.14 UNIT D TYPICAL

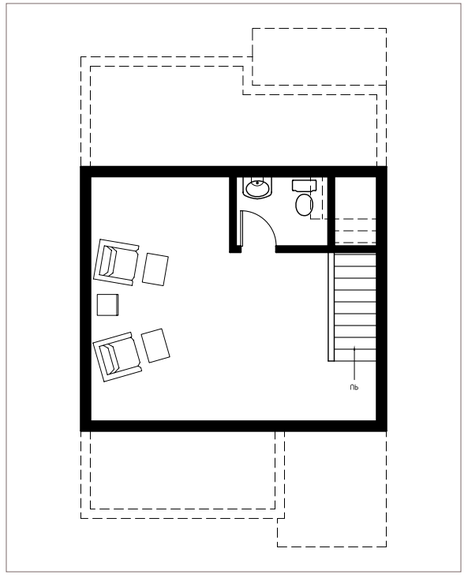
Front Perspective

This unit is designed to be used in a variety of locations both as a free-standing structure and as a duplex. The front and back facades reflect the public and private sides of the building. The front has large windows for the living room and master bedroom and is intended to face the less restricted of the two sides. The back windows are smaller and higher to provide light and views without sacrificing privacy. The covered porches at the front and back provide lower scale and a transitional zone from public to private.

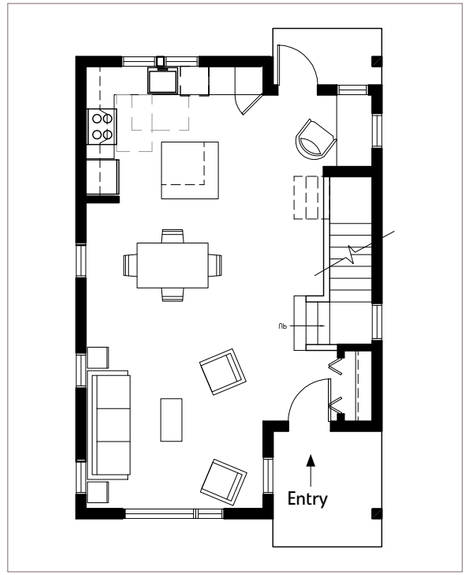
Key Plan

Front Elevation

UNIT D TYPICAL H.15



Basement



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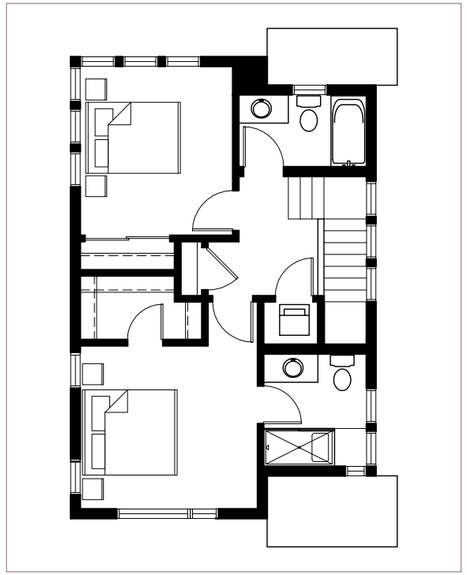

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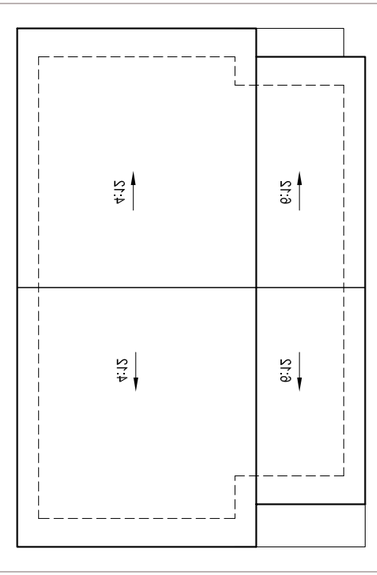


Roof

Right Elevation

Back Elevation

Left Elevation

H.16 UNIT D DUPLEX TYPICAL

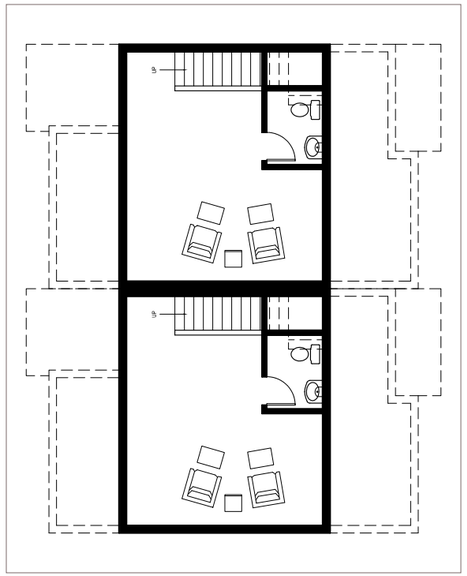
Front Perspective

This unit is designed to be used in a variety of locations both as a free-standing structure and as a duplex. The front and back facades reflect the public and private sides of the building. The front has large windows for the living room and master bedroom and is intended to face the less restricted of the two sides. The back windows are smaller and higher to provide light and views without sacrificing privacy. The covered porches at the front and back provide lower scale and a transitional zone from public to private.

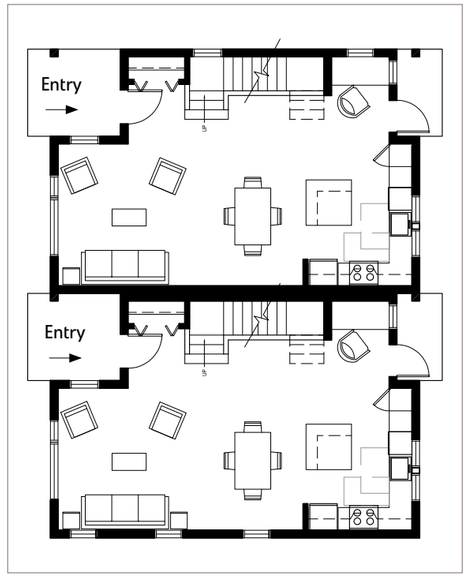
Key Plan

Front Elevation

UNIT D DUPLEX TYPICAL H.17



Basement



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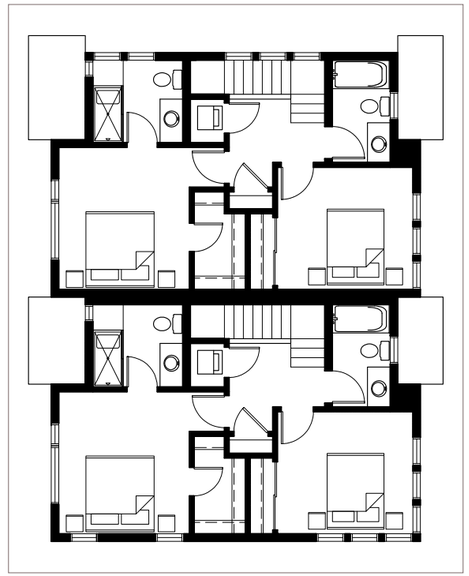

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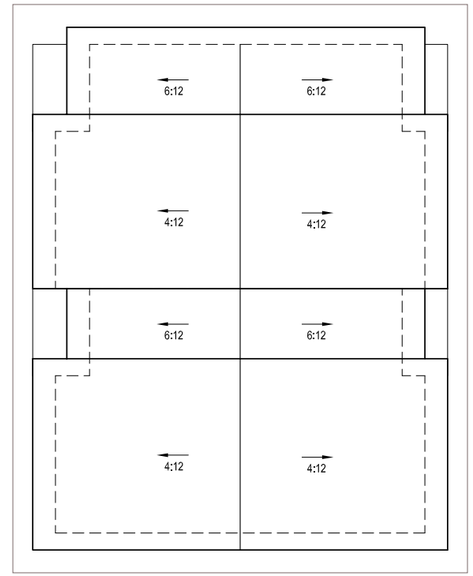


Roof

Right Elevation

Back Elevation

Left Elevation

H.18 UNIT D.1 DUPLEX TYPICAL

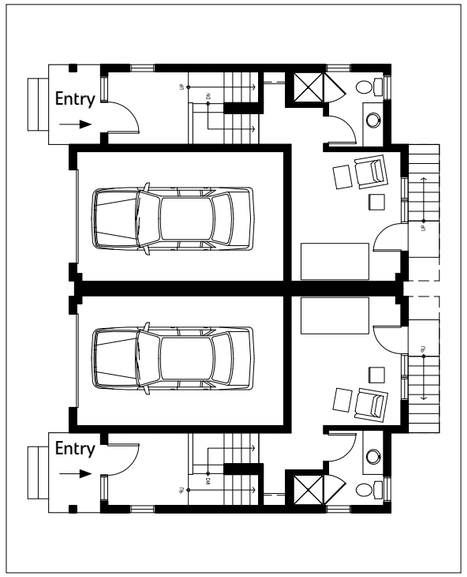
Front Perspective

This is the second unit type with a lower-level private garage. The floor plan is nearly identical to unit A.1, however, the roof lines and the modulation of the façade are specific to this unit.

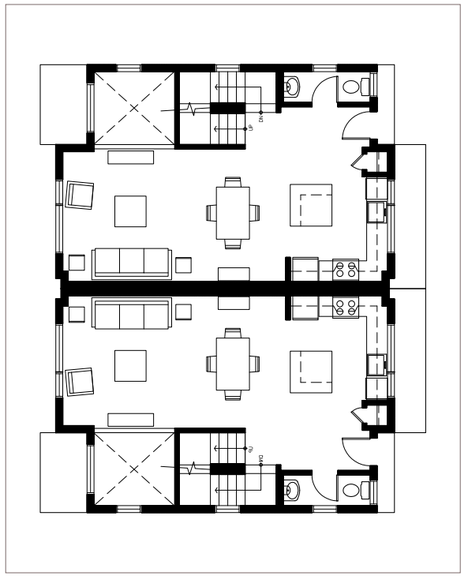
Key Plan

Front Elevation

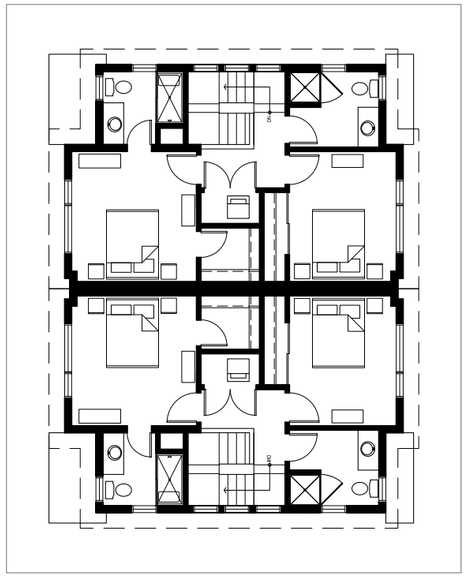
UNIT D.1 DUPLEX TYPICAL H.19



Basement



Level 1



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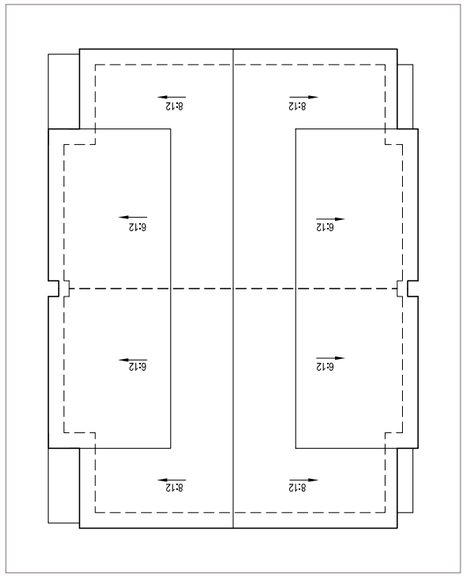


Roof

Right Elevation

Back Elevation

Left Elevation

H.20 UNIT D.3 DUPLEX OPTION A TYPICAL

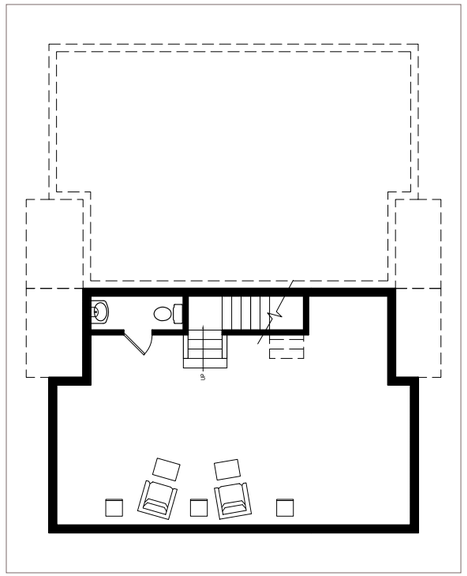
Front Perspective

This floor plan is very similar to that of the D unit, with variety in the roofline and the architectural details. Like Unit D, this unit has distinct public and private facades that are arranged in two duplex options in a total of eight units in the middle of the site. The two duplex arrangements are alternated to avoid having the living room windows face each other directly. For the two units next to the reservoir property, large windows are added to orient those areas to the west. Each unit is also oriented so that the living room and entry face the less restricted view, so some enter from the main east/west pathway and others enter from a common area. As a result, the eight units combine in a dynamic but ordered pattern along the pathway.

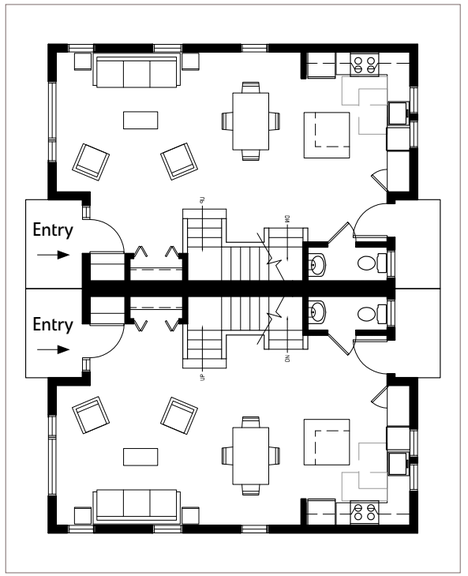
Key Plan

Front Elevation

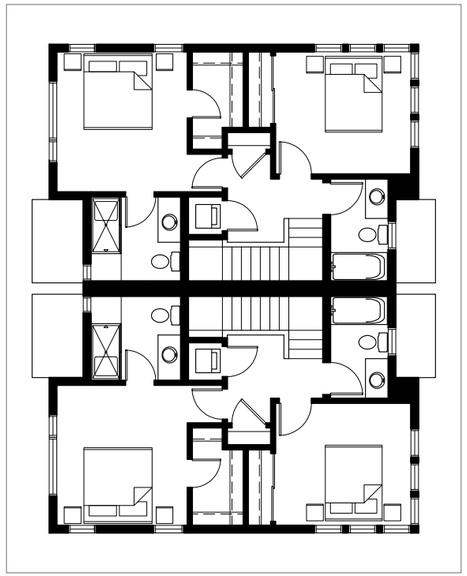
UNIT D.3 DUPLEX OPTION A TYPICAL H.21



Basement



Level 1



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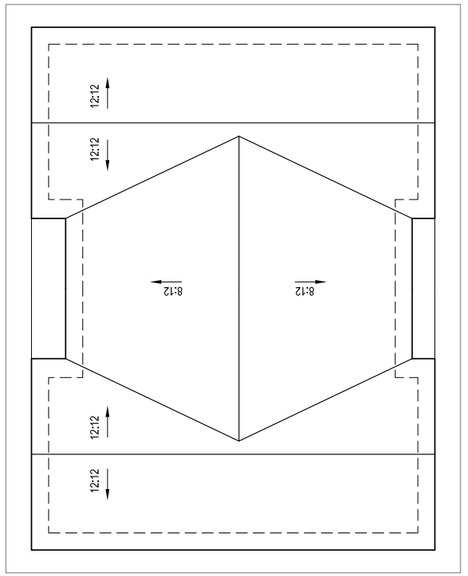


Roof

Right Elevation

Back Elevation

Left Elevation

H.22 UNIT D.3 DUPLEX OPTION B TYPICAL

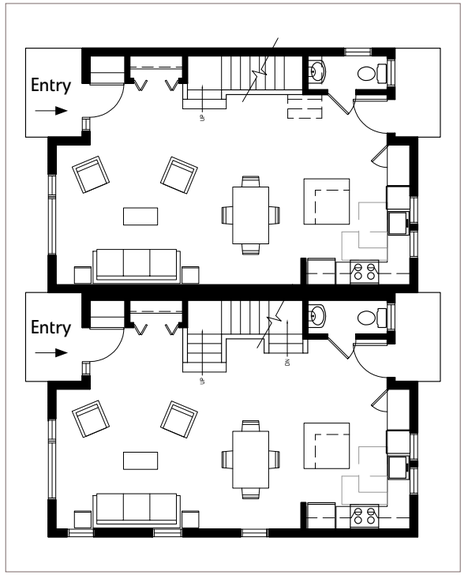
Front Perspective

This floor plan is very similar to that of the D unit, with variety in the roofline and the architectural details. Like Unit D, this unit has distinct public and private facades that are arranged in two duplex options in a total of eight units in the middle of the site. The two duplex arrangements are alternated to avoid having the living room windows face each other directly. For the two units next to the reservoir property, large windows are added to orient those areas to the west. Each unit is also oriented so that the living room and entry face the less restricted view, so some enter from the main east/west pathway and others enter from a common area. As a result, the eight units combine in a dynamic but ordered pattern along the pathway.

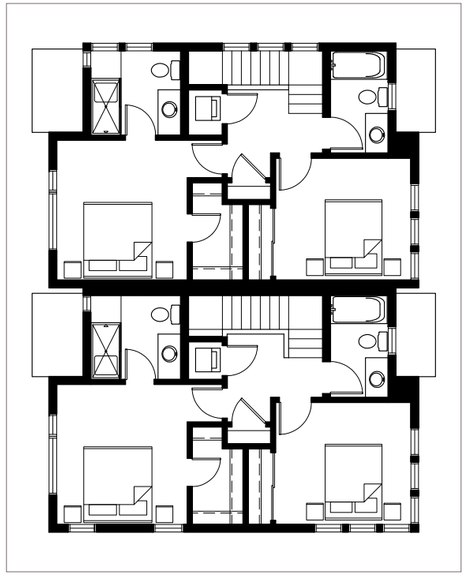
Key Plan

Front Elevation

UNIT D.3 DUPLEX OPTION B TYPICAL H.23



Level 1



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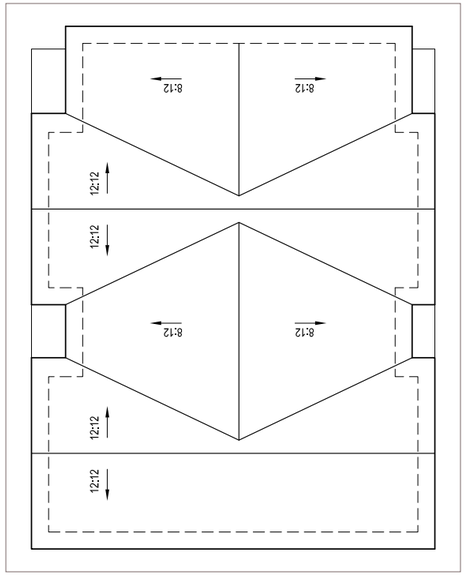


Roof

Right Elevation

Back Elevation

Left Elevation

I.0 MATERIALS

Natural Wood Shake

Trim

'Prodema'- Fiber Resin Board

Blue

Taupe

Burgundy

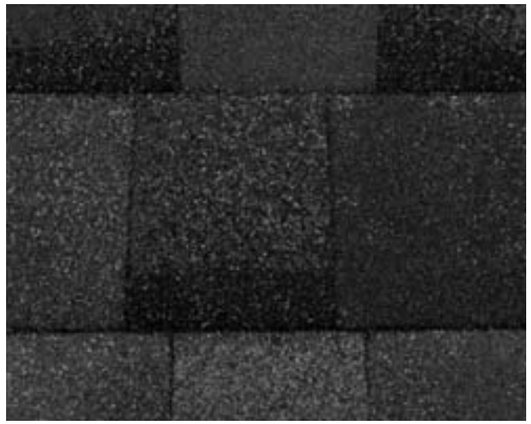
Green

Brown

Contemporary Railings

Composite Wood Porches

Dark Aluminum or Fiberglass Windows



Composition Shingles

Standing Seam Metal

J.0 DEPARTURE DIAGRAMS

INTERIOR SETBACKS

SMC 23.45.014.D.2 / Table Cv

DEVELOPMENT STANDARD REQUIREMENT:

Where two or more principal structures are located on a lot, the required setback between those portions of interior facades which face each other shall be as follows:

For facing facades up to 40 feet in length, the average interior setback shall be 10' and the minimum interior setback shall be 10'.

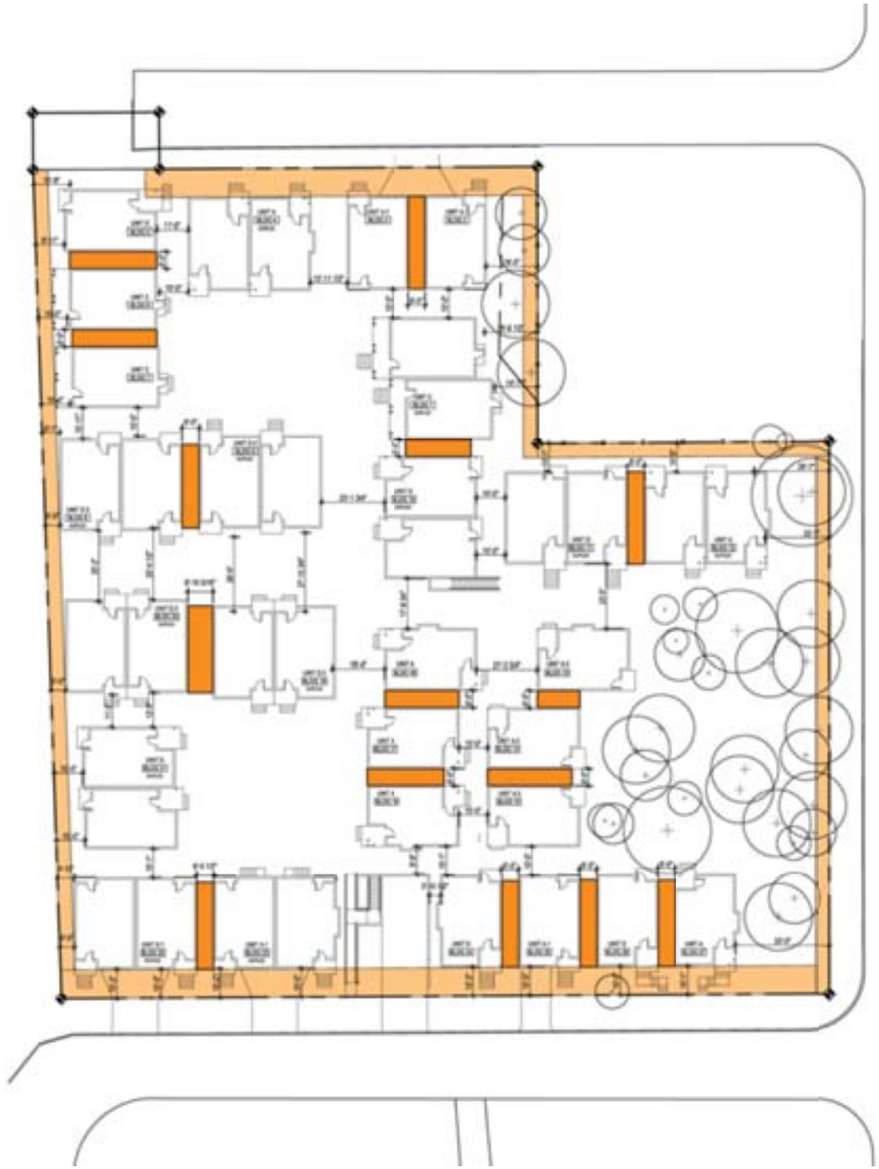
REQUEST / PROPOSAL:

The applicant is requesting that the minimum interior setback be 6 feet.

JUSTIFICATION:

Reducing the minimum interior setback allows open space to be consolidated into generous common areas while maintaining a mix of detached homes and duplexes. The average interior setback is 17.7 feet, greatly exceeding the code requirement.

In response to the Design Review Board's concerns, the site design includes a variety of building types with care taken to bring rooflines down and to create human-scale elements such as porches and window bays at the ground level. The 6-foot setbacks are limited to facades that do not contain primary entrances. In addition, many of these setbacks will be incorporated into the landscape and stormwater drainage plans as swales and bio-retention planters.



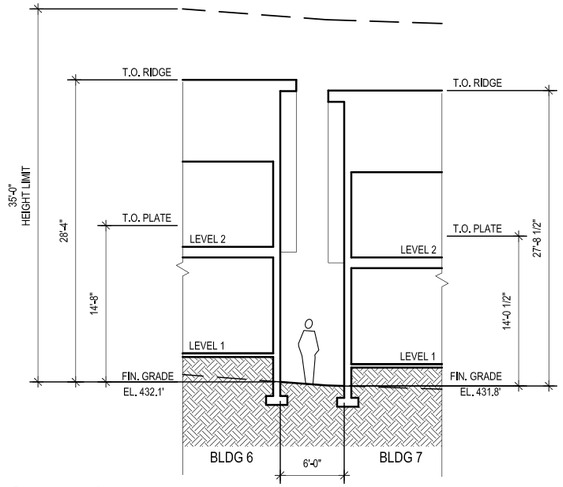
KEY:

- INTERIOR SETBACK LESS THAN 10' WIDE (DEPARTURE REQUESTED)
- FRONT AND SIDE SETBACKS (NO DEPARTURE)

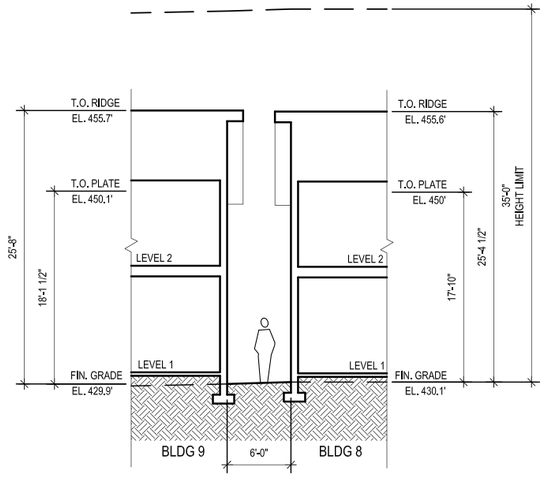
SETBACKS DATA

FRONT SETBACKS		SIDE SETBACKS				INTERIOR SETBACKS			
EQUIRED	PROVIDED	REQUIRED		PROVIDED		REQUIRED		PROVIDED	
INIMUM	MINIMUM	MINIMUM	AVERAGE	MINIMUM	AVERAGE	MINIMUM	AVERAGE	MINIMUM	AVERAGE
0 FEET	10 FEET	5 FEET	7 FEET	5 FEET	9.7 FEET	10 FEET	10 FEET	6 FEET	17.7 FEET

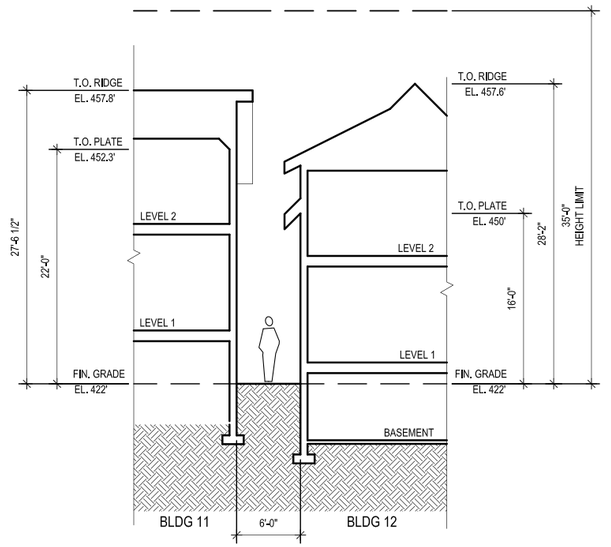
INTERIOR SETBACKS: Section studies of 6'-0" setback conditions



Section 1



Section 2



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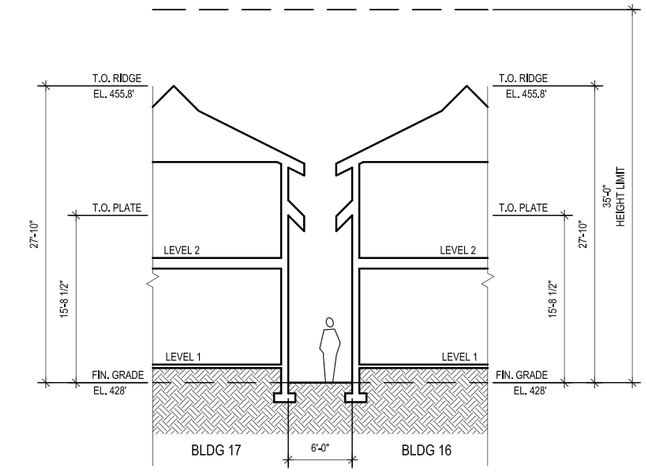

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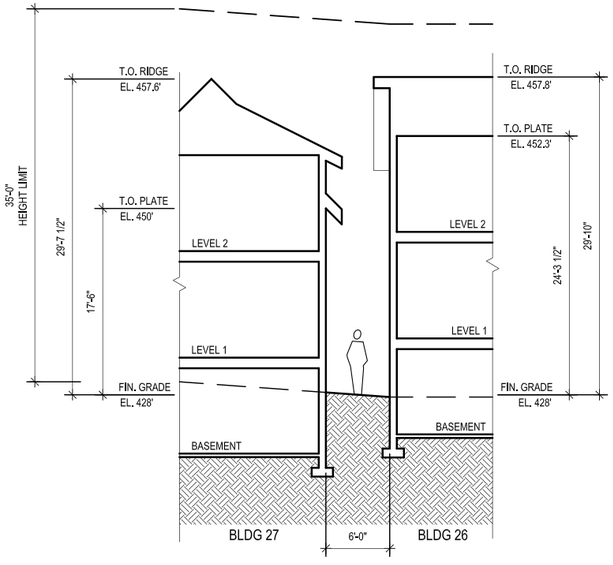

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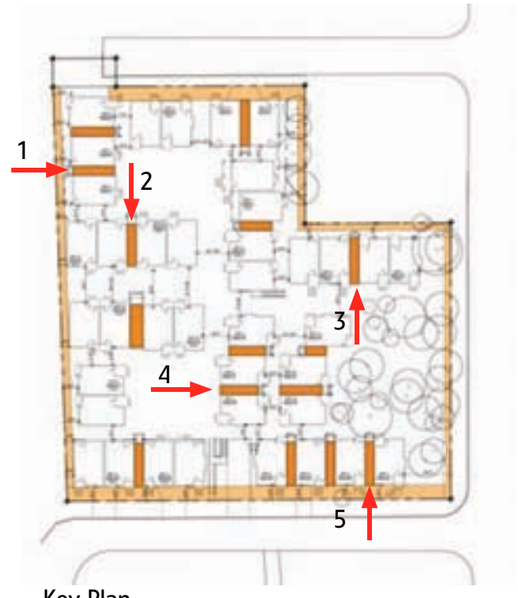


Key Plan

J.2 DEPARTURE DIAGRAMS

PROJECTIONS INTO SETBACKS

SMC 23.45.014.F.1

DEVELOPMENT STANDARD REQUIREMENT:
External architectural details with no living space including cornices, eaves, sunshades, gutters, and vertical architectural features which are less than 8 feet in width, may project a maximum of 18 inches into any required setback.

REQUEST / PROPOSAL:
The applicant is requesting that eaves be permitted to project 24 inches into the required setback where that setback is 10' or greater.

JUSTIFICATION:
Increasing the projection of the eaves to 24 inches will allow the design to reflect more closely the variation in the roof forms that are found in the surrounding neighborhood.

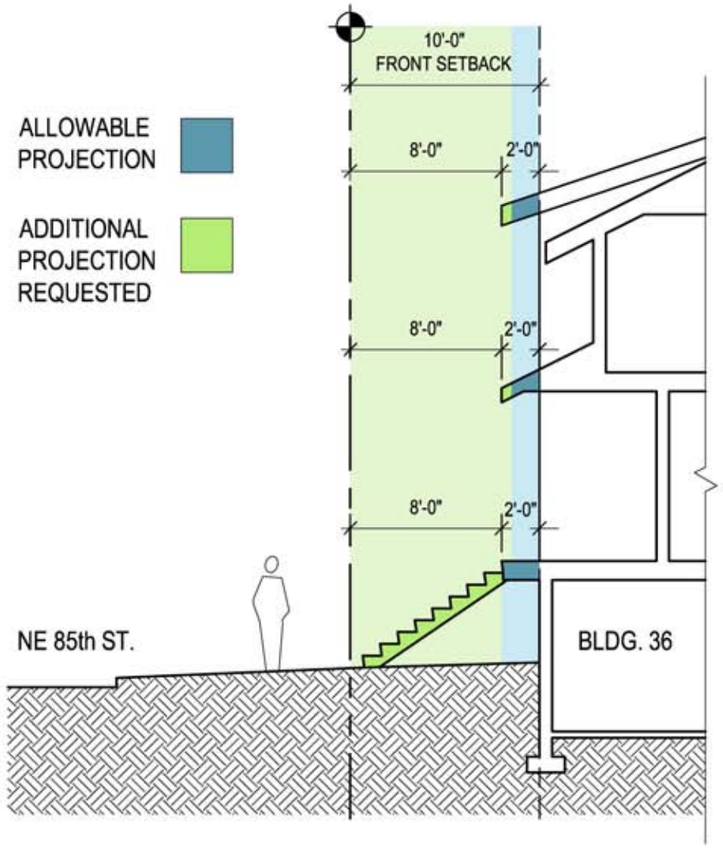
SMC 23.45.014.F.3

DEVELOPMENT STANDARD REQUIREMENT:
An unenclosed porch or steps may extend a maximum of 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 [8' per SMC 23.45.014.F.2.a].

REQUEST / PROPOSAL:
The applicant is requesting that steps be permitted to extend into the required front setback.

JUSTIFICATION:
Because the ground naturally slopes down from the back of units on 85th to the sidewalk, these units are designed with basement living space. In addition, 7 of the proposed homes facing 85th and 86th have lower-level garages accessed from the street. SDOT's driveway standards limit how low the floor of that garage can be set, so these units are design with entrances mid-way between the garage level and the main living areas. As a result, the porches for the units on 85th and 86th are from 42" to 60" above grade.

Extending steps into the setback will connect these homes to the sidewalk level with traditional, human scale elements. The steps can also provide informal areas to sit and interact with neighbors and create a transitional zone between public and private areas.



CURBCUTS AND DRIVEWAYS

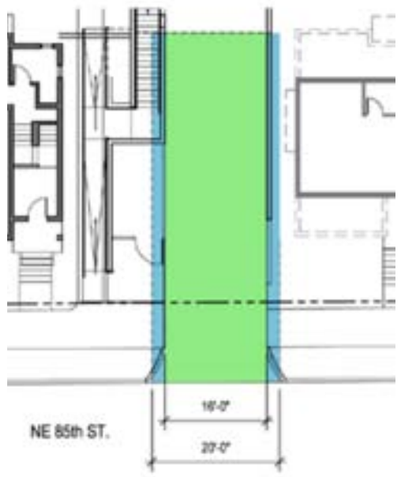
SMC 23.54.030.D.1.e

DEVELOPMENT STANDARD REQUIREMENT:
Driveways serving more than thirty 30 parking spaces shall provide a minimum 10 foot wide driveway for one (1) way traffic or a minimum 20 foot wide driveway for two -way traffic.

REQUEST / PROPOSAL:
The applicant is requesting that the two-way drive that serves the underground parking be 16 feet wide.

JUSTIFICATION:
The placement of the underground parking garage and the homes adjacent to it is restricted by the location of existing trees and by the dedicated open space at the corner of 15th Ave. NE and NE 85th. A 16-foot driveway will allow more space to be given to the primary pedestrian entrance to the project and allow for a buffer between the public path or drive and the homes next to them.

The Design Review Board responded favorably to this request at Early Design Guidance.



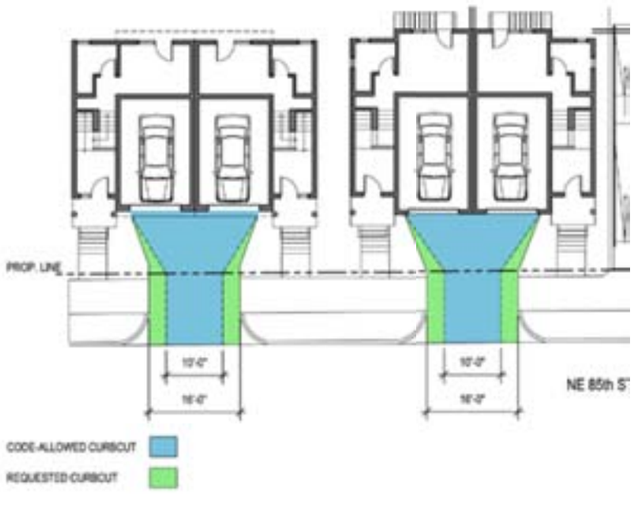
Key Plan

SMC 23.54.030.F.1.b

DEVELOPMENT STANDARD REQUIREMENT:
Curb cuts must not exceed a maximum width of 10 feet.

REQUEST / PROPOSAL:
The applicant is requesting that 2 curb cuts on 85th and 1 curb cut on 86th be allowed to be 16 feet wide.

JUSTIFICATION:
In order to limit disruptions in public pedestrian walkways while meeting the parking needs of the site, curb cuts are shared between two separate units. Allowing an increased width in the curb cut will allow safer backing for two units without increasing the overall number of cuts.



Key Plan

J.4 DEPARTURE DIAGRAMS

SMC 23.45.016.A.3.a.(1)

DEVELOPMENT STANDARD REQUIREMENT:

In Lowrise 2 and Lowrise 3 zones 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 open space.

REQUEST / PROPOSAL:

The applicant is requesting that the minimum private open space be reduced to zero for the two units that make up building 23 and reduced to 185 sf for building 22. In addition, the applicant requests that the average private open space be reduced to 280 sf.

JUSTIFICATION:

The proposed design is modeled after cottage housing where a group of smaller homes are grouped together and oriented around shared open spaces. This project consolidates open space into three generous, shared green spaces. Instead of opening into a tiny backyard, units may open onto a broad common green or into a mature stand of Douglas firs. While the average private open space per unit is less than the required 300 square feet, the average of all open space on the site is 497 sf, far exceeding the requirement.

SMC 23.45.016.B.1.3

DEVELOPMENT STANDARD REQUIREMENT:

To ensure privacy of open space, openings such as windows and doors on the ground floor of walls of a dwelling unit, or common areas which directly face the open space of a different unit, are prohibited, unless such openings are screened by view-obscuring fences, freestanding walls or wingwalls.

REQUEST / PROPOSAL:

The applicant is requesting that openings which directly face the open space of another unit or the shared open space be allowed without screening.

JUSTIFICATION:

The emphasis for this project is on generous common open space rather than individual fenced yards. The function of these open spaces will rely on informal transitions from public to private areas that facilitate social interaction among residents.

KEY:

- PRIVATE OPEN SPACE
- SHARED OPEN SPACE
- UNIT WITHOUT REQUIRED MINIMUM PRIVATE OPEN SPACE

OPEN SPACE DATA						
PRIVATE OPEN SPACE				SHARED OPEN SPACE		
REQUIRED		PROVIDED		REQUIRED	PROVIDED	
MINIMUM PER UNIT	AVERAGE PER UNIT	MINIMUM PER UNIT	AVERAGE PER UNIT		TOTAL	AVERAGE PER UNIT
200 SF	300 SF	0 SF*	281 SF	0 SF	19,394 SF	497 SF

* TWO INSTANCES AT 0 SF.
UNITS NOT MEETING MINIMUM PRIVATE OPEN SPACE: 22, 34, 35