8511 15th Avenue NE | DPD Project # 3006480 | Design Review Board Recommendation Meeting 2 | April 7, 2008

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Communications: Michael Luis & Associates

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PREVIOUS DESIGN

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/Leve	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: *44* *parking spaces*
Total cars parked: 49 (including 1 car-share space)

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

CURRENT DESIGN

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 T	Mech.	Common	Circulation	Total GSF
P1	10,461	0	180	324	0	457	11,422
B1/G1	0	7,520			0	0	7,520
L1	0	21,993	0		0	0	21,993
L2	0	22,387	0		0	0	22,387
Total							**63,322**

UNIT COUNT

Residential Unit Types	No. of units		Area					
			Ground	Upper	Basement	Unheated garage	Unit GSF heated/unheated	**Total GSF heated/unheated**
A	4	2br/2.5 ba	617	651			1268 / 0	5072 / 0
A_bsmt	4	2 br/3.5 ba/basement	617	651	337		1605 / 0	6420 / 0
A.1_grg	4	2 br/3.5 ba/garage	598	642	356	268	1576 / 268	6384 / 1072
A.1_bsmt	3	2 br/3.5 ba/basement	598	642	449		1689 / 0	5067 / 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	6	2 br/2.5ba	636	640			1276 / 0	7656 / 0
D.1	0	2 br/3.5 ba/garage	636	606	380	282	1622 / 282	0 / 0
D_bsmt	3	2 br/3.5 ba/basement	613	606	397		1616 / 0	4848 / 0
D.3	8	2 br/2.5 ba	659	640			1299 / 0	10392 / 0
Total	**39**							**57248/1072**

Average unit size: 1495 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: 27,636 sf / 71,182 = 39% 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 311'-10" = 187'-1"
Provided: cumulative depth of 215'-6"
Max. width of 43', with modulation departure requested.
DEPARTURE REQUESTED - see page K.8

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.
Provided: Front facades = 43'-0" max. (Bldgs. 2, 22, and 23)
Side façade on corner facing the street = 32'-6" (Bldg. 27)
Interior facades = 43'-0" max. (Bldgs 1, 8, 9 10, 11, 12, 19, 20, 21)
DEPARTURE REQUESTED - see page K.0

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.1 - K.3

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 page K.4

Structures in required setbacks:
Arbor with max. 40 sf footprint and max height of 8 feet permitted in each required setback.
Provided: arbors with 75 sf footprint and max. height of 10 feet in side setbacks
arbor with 125 sf footprint and max. height of 11 feet in front setback (NE 86th St.)
DEPARTURE REQUESTED - see page 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 124 sf and an average of 276 sf of private open space.
Also provided:: 19,311 sf of shared open space (average 495 sf additional open space)
DEPARTURES REQUESTED - see pages J.6 - J.7

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:					4	parking spaces
Provided in underground garage:						
Parking spaces dedicated to car-sharing:					1	
Residential parking spaces						
	S	M	S tandem	M tandem		
	8	17	0	15	40	parking spaces
% of total	20%	43%	0%	38%		
Total parking provided:					*45*	*parking spaces*
Total cars parked: 50 (including 1 car-share)						

Bicycle Parking: *SLUC 23.54.015.1*
Required: 1 stall per 10 units = 39 units/10 = 3.9 = 4 stalls
Provided: 4 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 page K.9

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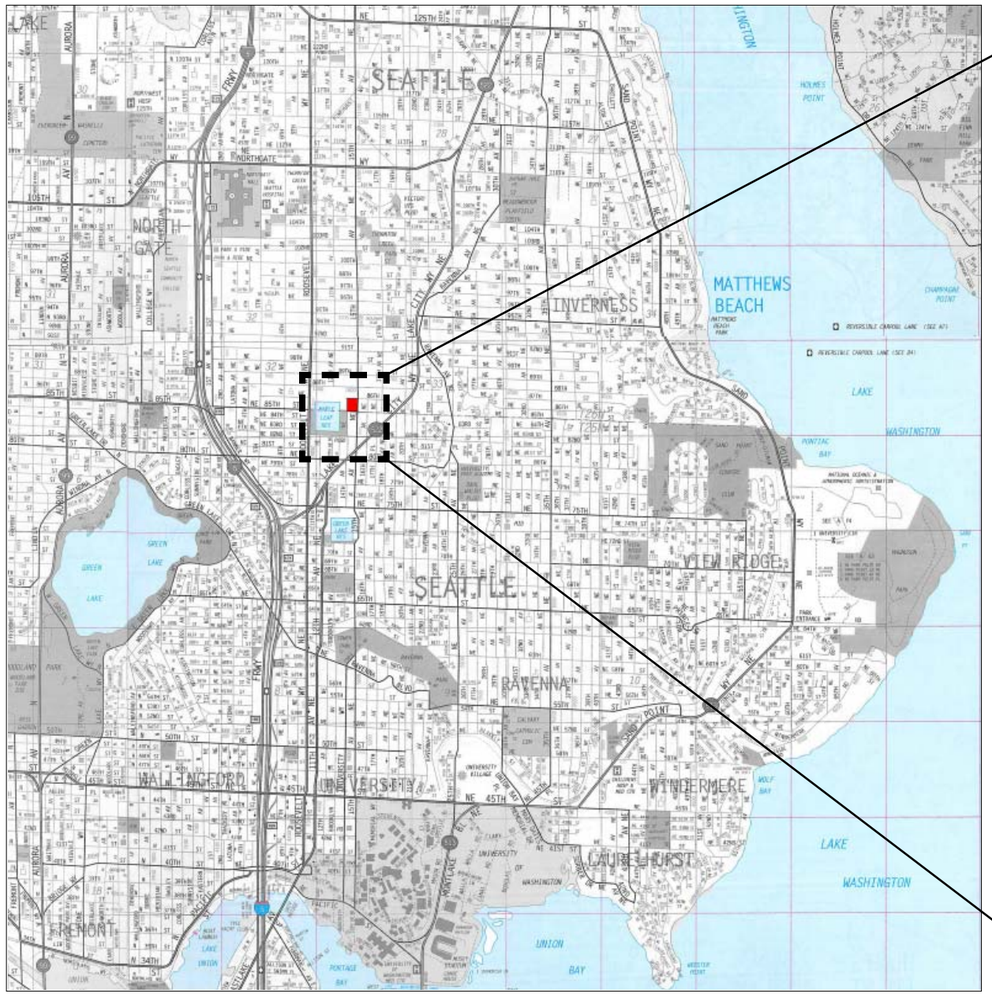
Curb cuts must not exceed a maximum width of 10 feet
Minimum 30' required between any two curbcuts on a lot.
Provided: maximum width of 10 feet

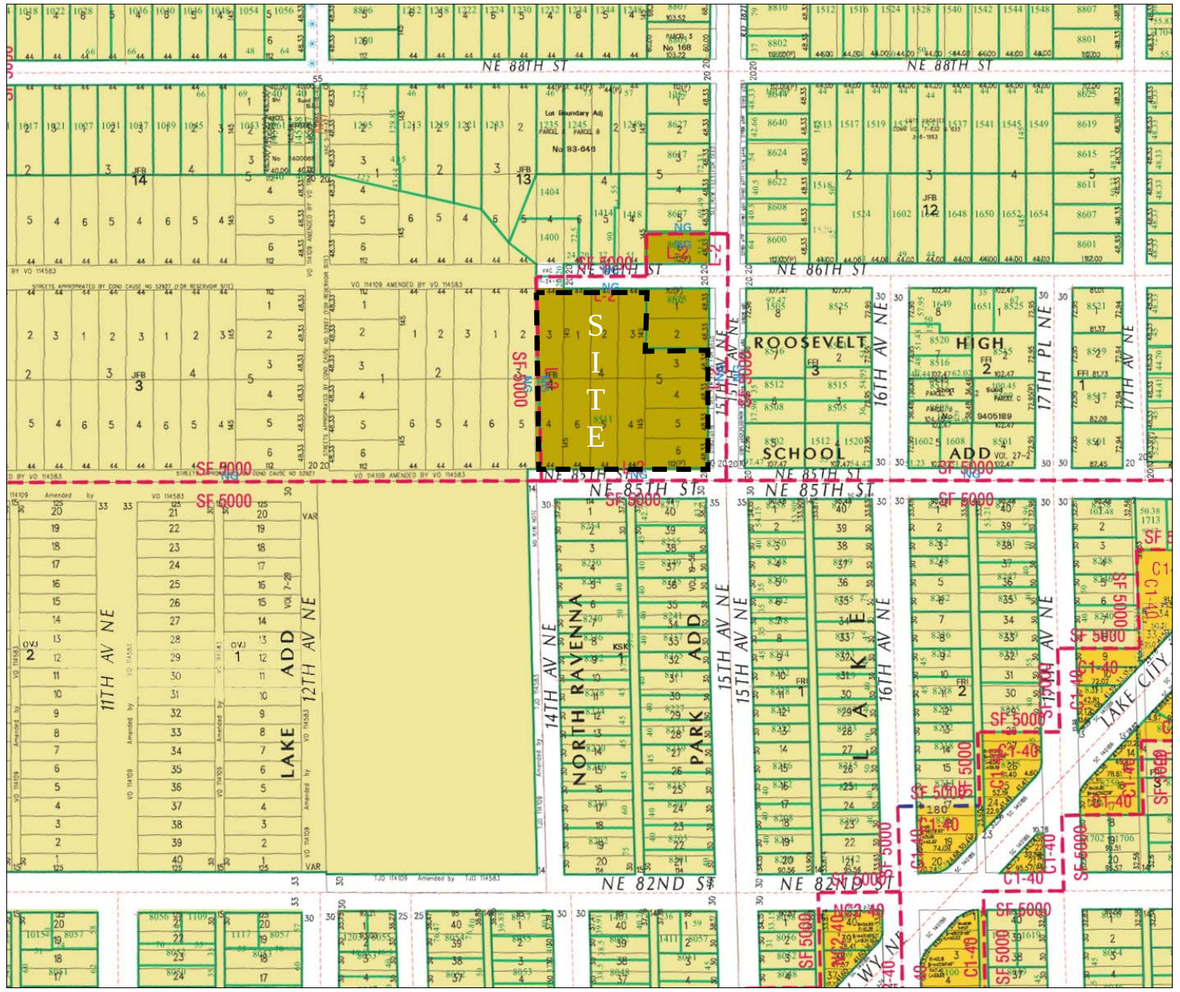
2.12 Solid Waste and Recyclable Storage Space *SMC 23.45.006*
For multi-family structures with 26 - 50 units provide min. 150 sf storage space
Provided: Two storage spaces totaling 150 sf

B.0 SITE ANALYSIS



Vicinity Map

Aerial Photo


NE 88TH ST
NE 86TH ST
NE 85TH ST
NE 82ND ST
SITE
ROOSEVELT
HIGH
SCHOOL
ADD
NORTH RAVENNA
PARK
ADD
LAKE
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 5000
C1-40
NC3-40

Zoning Map

B.2 SITE ANALYSIS : SURROUNDING CONTEXT

A
Water Tower

B
Maple Leaf Playfield

C
Reservoir Building

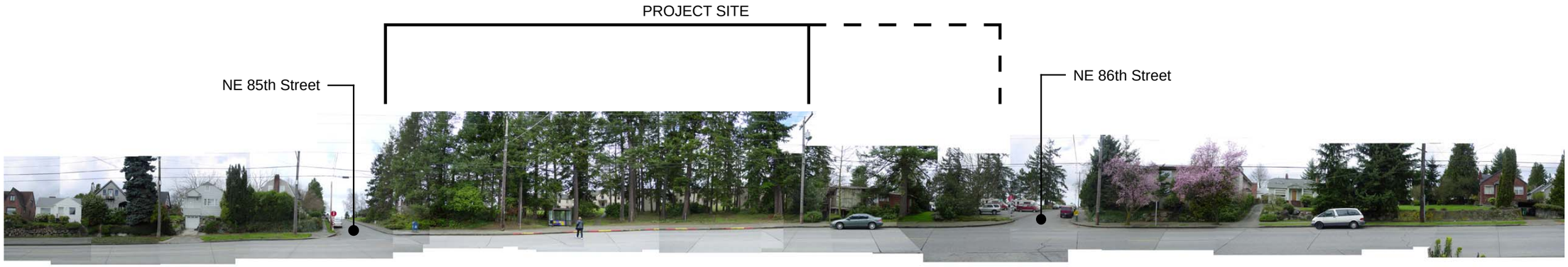
D
Office Building

E
House

F
Houses

G
House

H
House



West Elevation: 15th Avenue NE

East Elevation: 15th Avenue NE

C.0 SUMMARY OF DESIGN REVIEW BOARD COMMENTS

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.

The Design Review Board asked for assurance that the existing trees are sufficiently far from the proposed buildings to be preserved in a healthy condition.

Applicant's Response: The applicant has obtained a more detailed survey that includes the drip line measure of each tree that is to be retained. Robert W. Williams, consulting arborist, has also prepared a report that assesses the proximity of existing trees to proposed buildings and outlines best practices for protecting the trees during construction. The report will be submitted under separate cover.

A-2 STREETSCAPE COMPATIBILITY

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

The Design Review Board would like to see more "porosity" or views into the interior of the site.

Applicant's Response: Working within the restrictions of the site, the architect and applicant revised the buildings along 86th Street to join the two that had previously shared a driveway (Building 2) and to separate the other two dwellings on that block (Buildings 3 and 4). This move brings the entrance in line with the boardwalk and allows for views from one end of the site to the other. In addition, the view between units now includes the interior open space rather than the side of a building as in the previous design.

See Level One Plan, page D.3 and 86th Street Elevation, page E.2.

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.

The Design Review Board thought the buildings' ridge lines were too often parallel to the street, creating many instances where tall gable ends faced each other across narrow interior setbacks. They recommended variation in the side yard aspects with some roofs sloping into them to break up the ridge lines, reduce the buildings' perceived height, and allow more light and air between structures.

Applicant's Reponse: The latest design incorporates several revisions to create variety in the roof lines and to allow more light and air to the spaces between buildings. First, the most dramatic difference is in the overhaul of the duplexes with garages, discussed in more detail below. Second, the remaining units with garages now have roofs that slope toward a narrow setback (see pages E.0 and E.2). Third, the units that flank the path to the reservoir/park (Buildings 8 and 20) now have gable elements to break up the parallel ridgelines. Similarly, building 5 was replaced with a different unit type to balance the gable roof at the opposite end of that streetscape (see page E.4). Finally, efforts to revise the roof of the D and D_Duplex units led to two elements at slightly different heights. While this does not result in a roof that slopes toward the narrow setback conditions, it does break up the roof lines, and provides necessary contrast to the units with gables that face front (see pages J.14 -J.17).

See also Level One Plan, page D.3; Roof Plan, page D.5; and streetscapes, pages E.0 - E.4

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.

The Design Review Board thought the appearance of units along NE 85th Street and NE 86th Street should be closer in character to the single family areas. The fact that some of them are duplexes adds width, and the presence of garage levels adds height to the street facing units. They wanted some or all of those units to be lowered and their parking provided in the underground garage.

Applicant's Reponse: The shared driveways of the previous design had resulted in tall, bulky buildings facing the street. This design has only one of the two duplex units with a private garage. The second unit is lowered by half a story, providing variety in the roofline and in the porches and awnings (page J.2 - J.3). The lowered portion of the duplex is positioned nearer pedestrian pathways where applicable. The roofs are revised to slope toward a narrow setback on at least one side. The roofs are also customized depending on their position on the site. For example, the roof of Building 23 that faces the path and driveway has a gable element to break up a static ridge line. The roof of Building 2 is hipped to mitigate the scale next to a narrower entrance to the site.

See 85th and 86th Street Elevations, pages E.0 and E.2.

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.

The Design Review Board would like to see and fences around the site. Fences should not "wall off" the site from exterior vantage point. Consider using landscape to address the fence around the water treatment facility.

Applicant's Reponse: The applicant has no plans to build fences around the site except where requested or required by adjacent properties. There will be privacy fences between the project site and the commercial property to the northeast and adjacent to the single-family residence to the north. The applicant has requested that SPU remove as much of the fence along the reservoir as possible when it is converted to a park. Until then, and for the portion of the fence that remains for security, the fence will be softened with landscape elements.

See page H.2 for fence locations, and page G.0 for views of site entrances.

D-6 SCREENING OF DUMPSTERS, UTILITIES, AND SERVICES

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.

The Design Review Board asked that recycling and trash facilities be shown in a form that provides screened areas large enough to handle yard and food waste.

Applicant's Reponse: The design includes two trash and recycling storage areas at the north and south ends of the site. These storage facilities meet the size and specifications required by code and are fully screened from view. The applicant has met with the City and will meet with the waste management provider to confirm the number of pickups each week and the prospects for yard and food waste pickup. This meeting will occur prior to the April 7 Design Review Meeting.

See page H.3.

D.0 PLANS : SITE PLAN BY UNIT TYPE

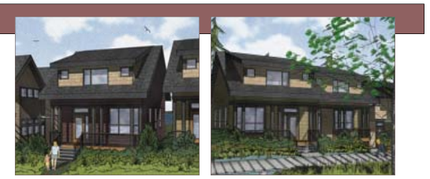
PREVIOUS DESIGN

Unit A

Unit A.1

Unit A.3

Unit C



Unit D

Unit D.1

Unit D.3

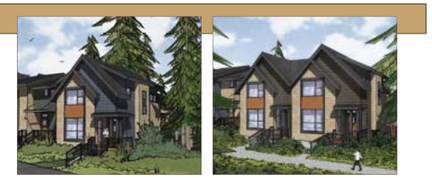
PLANS : SITE PLAN BY UNIT TYPE D.1

CURRENT DESIGN

SUMMARY OF UNIT REVISIONS

- Building 2 becomes the revised A.1_duplex, improving the views into the site.
- Buildings 3 and 4 are separated and building 4 becomes unit D to create more variety on the street front.
- Building 5 becomes unit A to add variety to the roof lines along the reservoir.
- Unit D.1 is eliminated and replaced at Building 22 with the revised A.1_duplex.

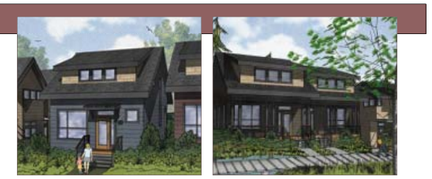
Unit A



Unit A.1

Unit A.3

Unit C



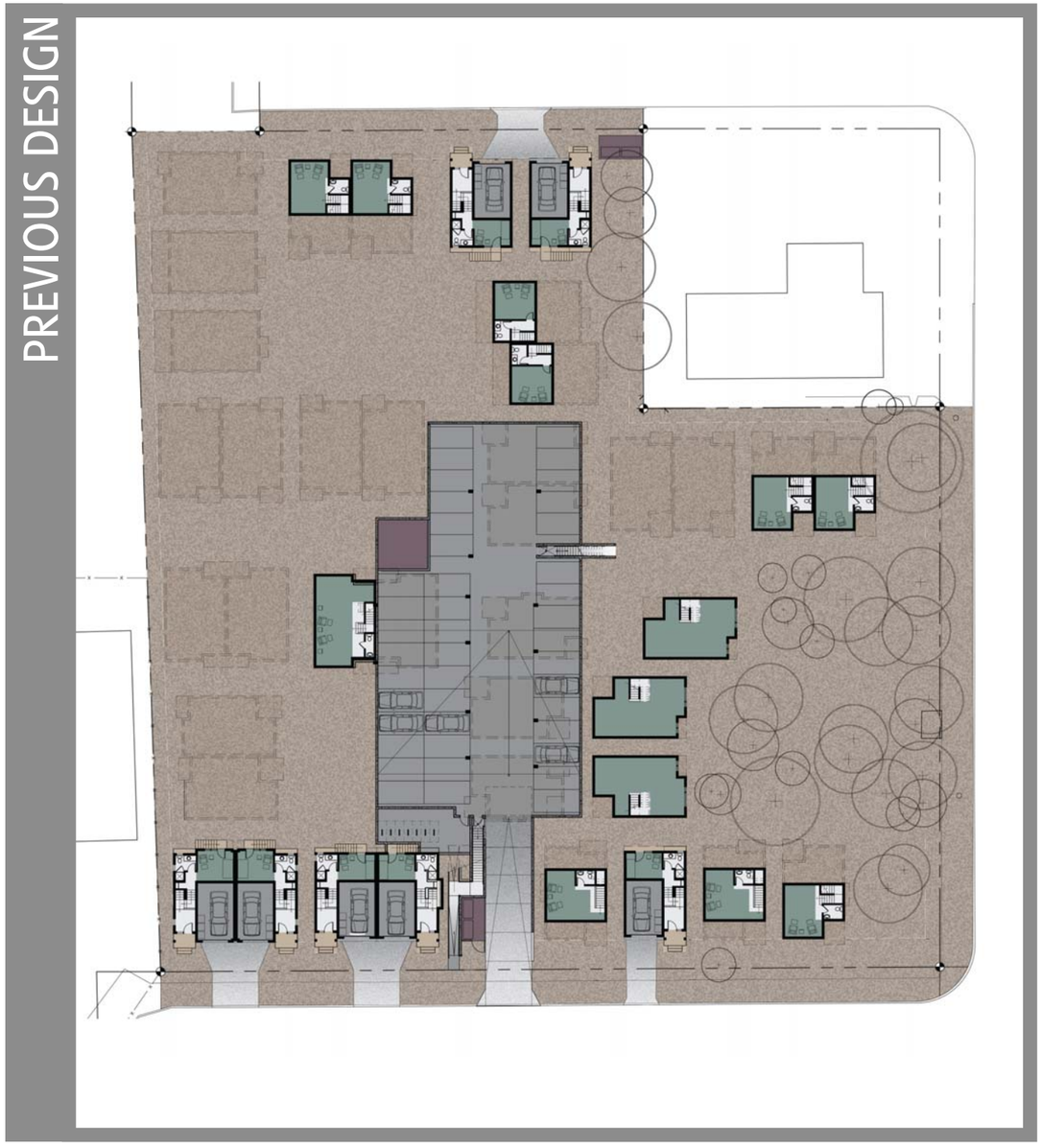
Unit D

Unit D.3

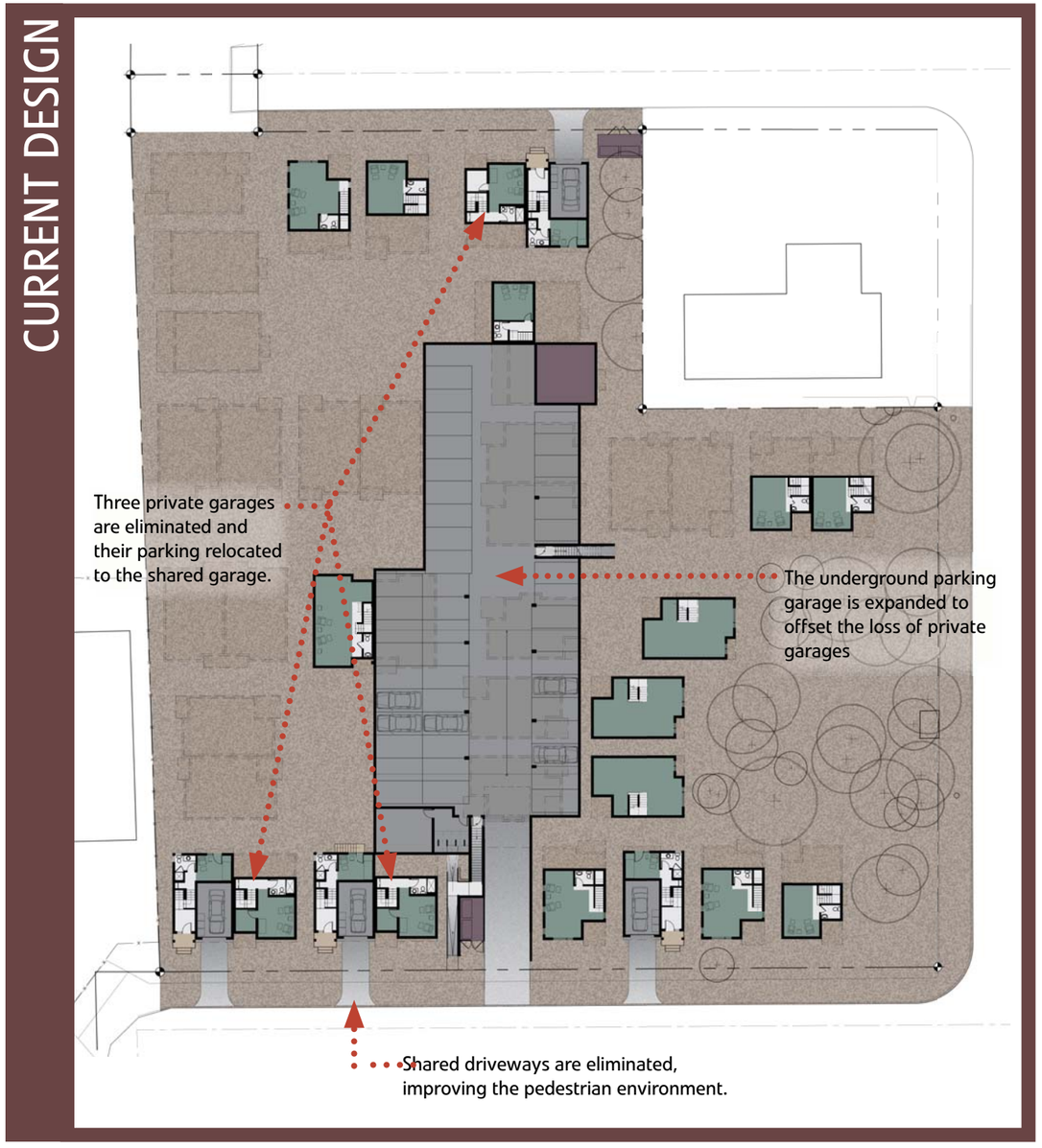
D.2 PLANS : PARKING LEVEL

Garage | Basement | Circulation & Service | Mechanical & Trash

PREVIOUS DESIGN



CURRENT DESIGN



Living Room Kitchen Circulation & Service Porches

PREVIOUS DESIGN

CURRENT DESIGN

D.4 PLANS : LEVEL TWO

Porches | Circulation & Service | Bedrooms

PREVIOUS DESIGN

CURRENT DESIGN

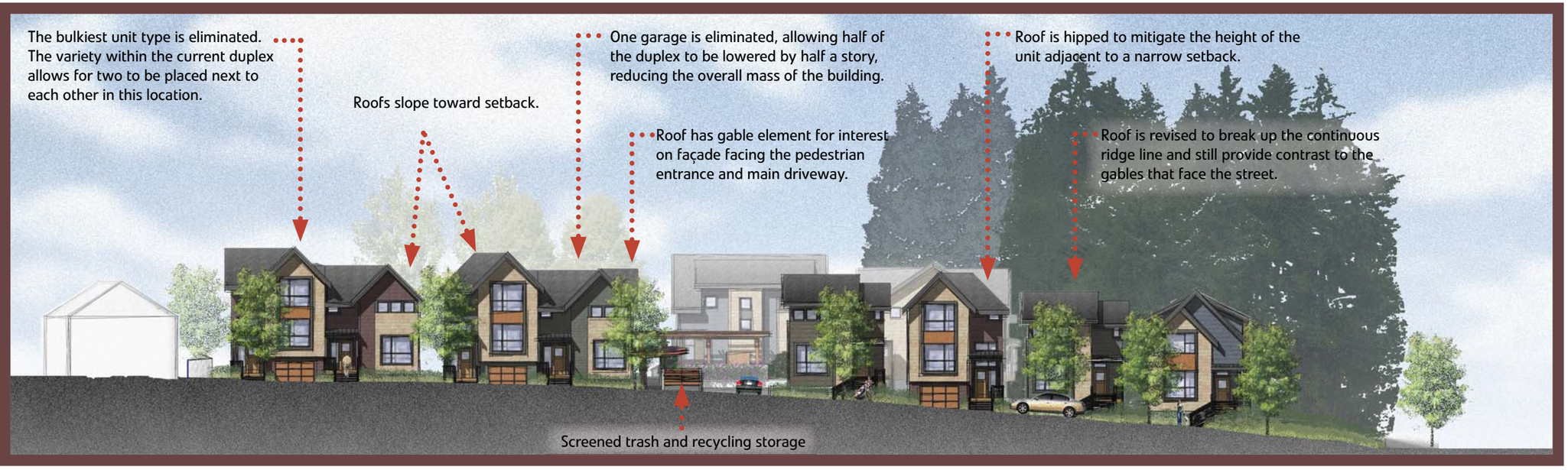
PREVIOUS DESIGN

CURRENT DESIGN

E.0 ELEVATIONS : NE 85TH STREET

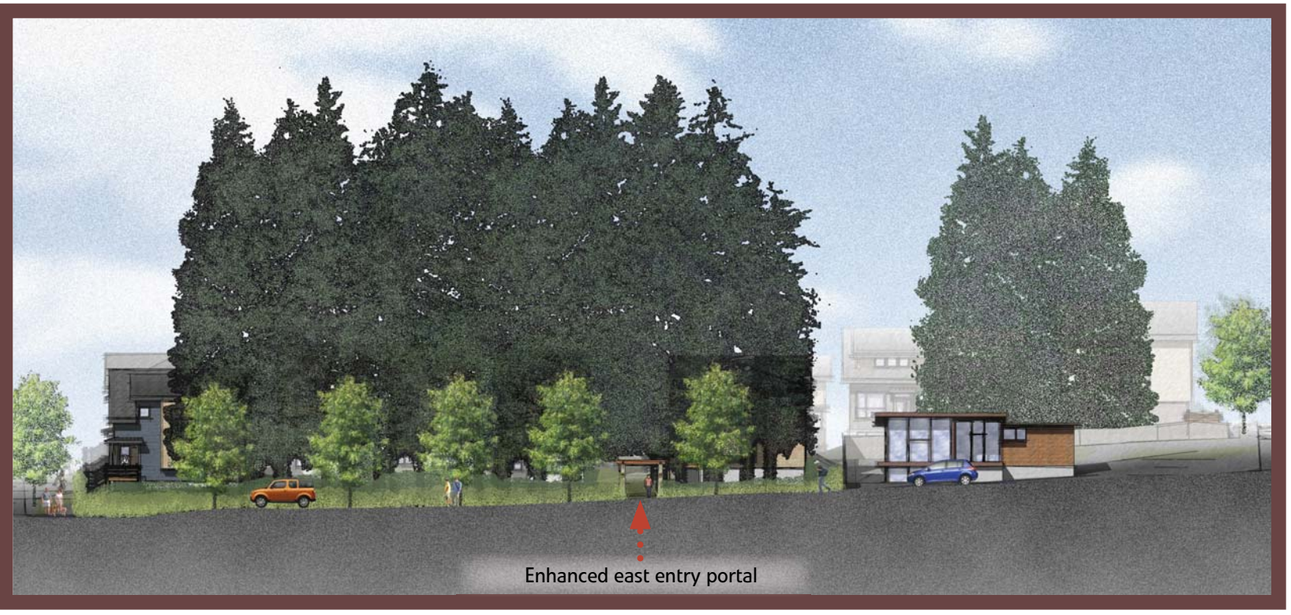
PREVIOUS DESIGN

CURRENT DESIGN



PREVIOUS DESIGN

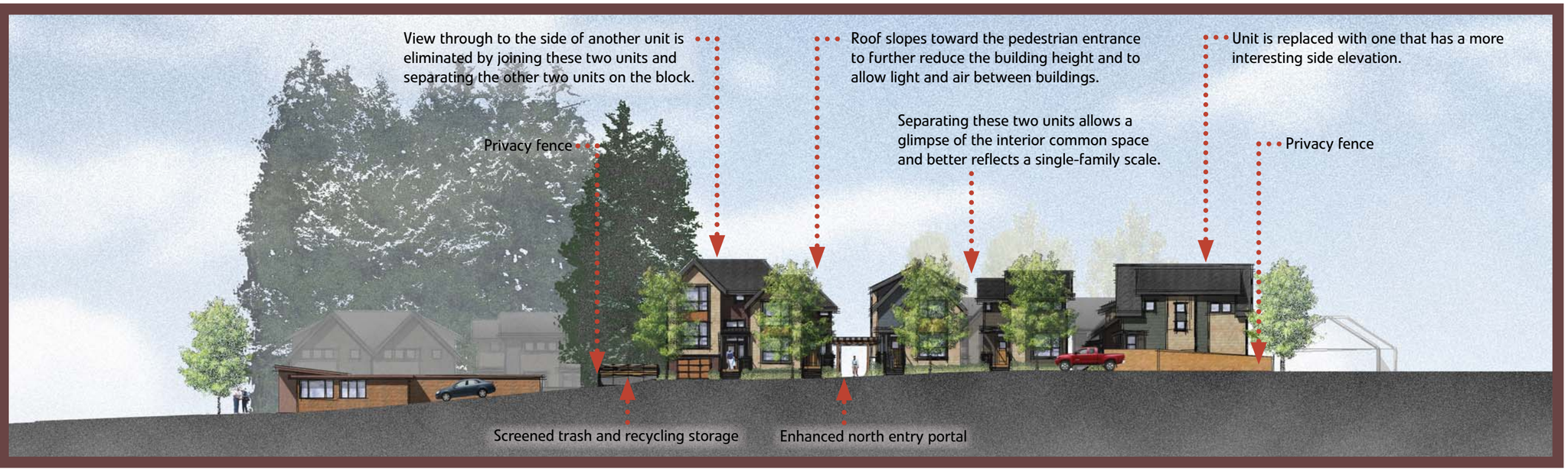
CURRENT DESIGN



E.2 ELEVATIONS : NE 86TH STREET

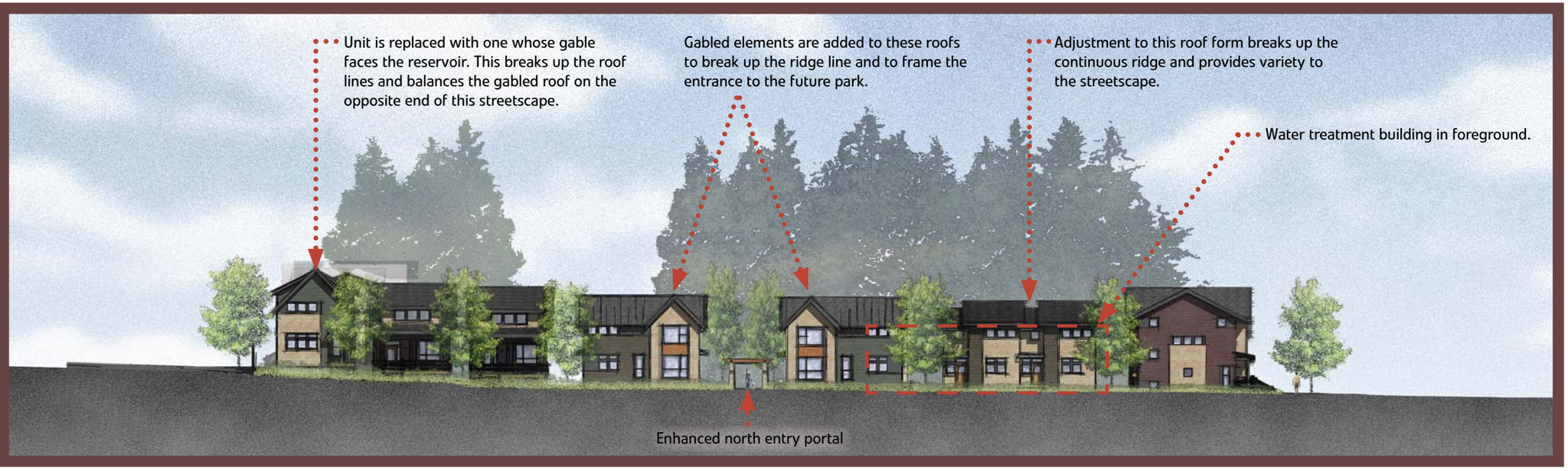
PREVIOUS DESIGN

CURRENT DESIGN

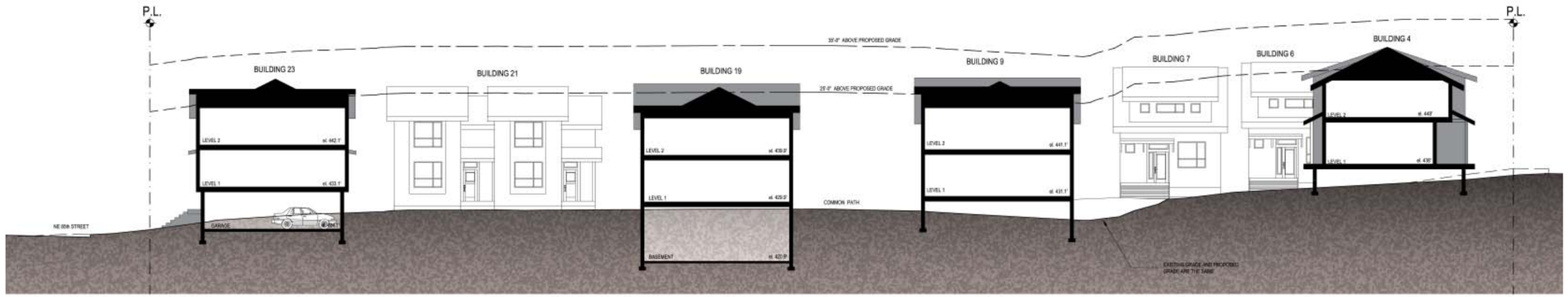


PREVIOUS DESIGN

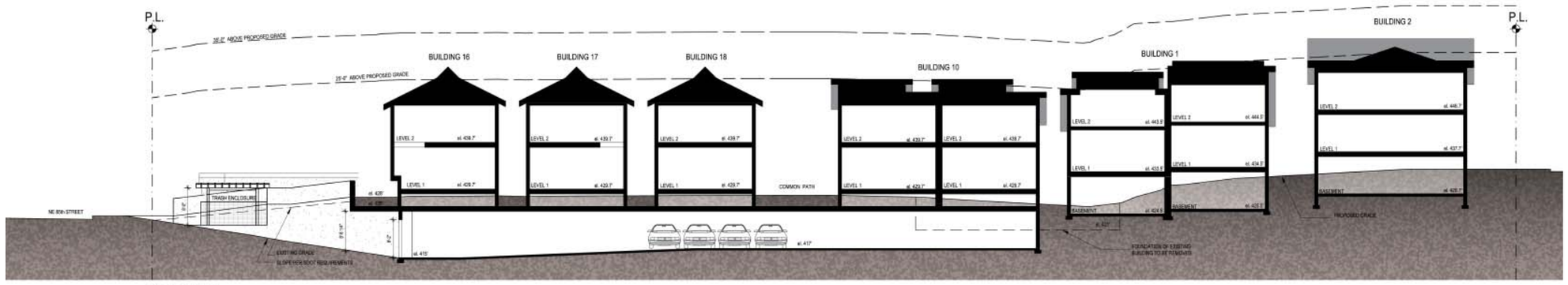
CURRENT DESIGN



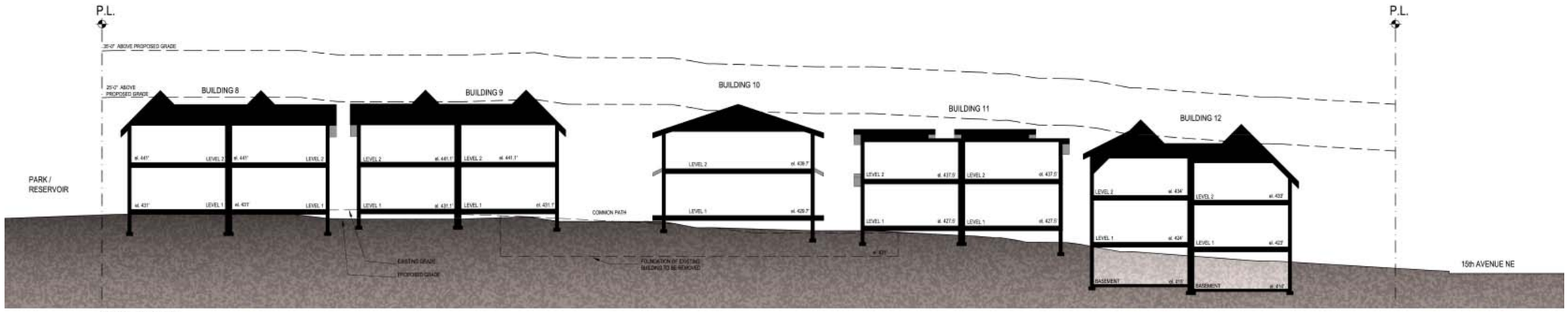
F.0 SECTIONS



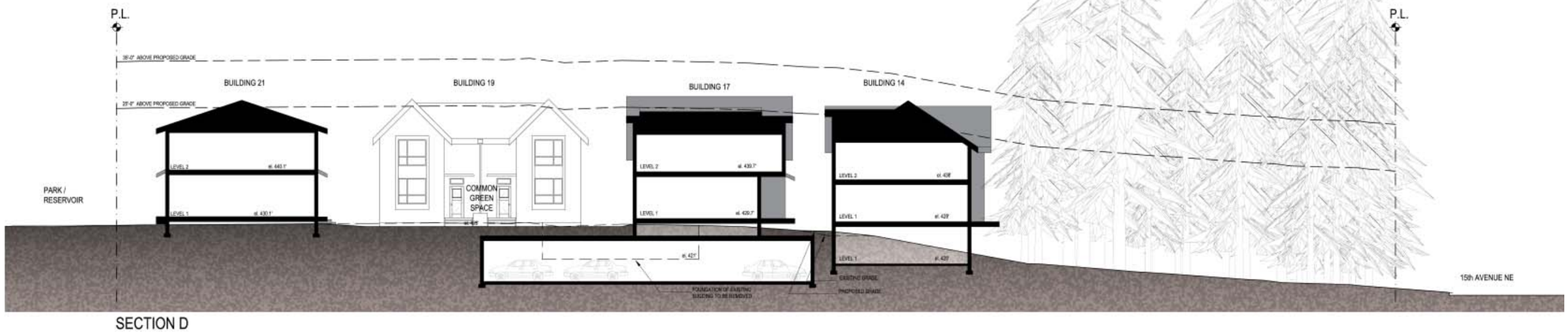
SECTION A



SECTION B



SECTION C



SECTION D

G.0 PROJECT VIEWS: SITE ENTRANCES

NE 85th Street

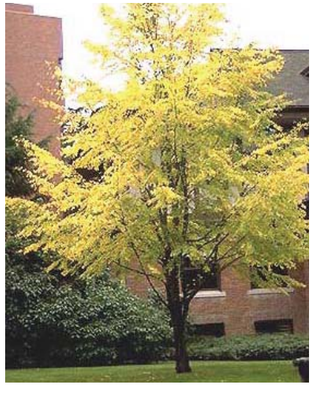
15th Avenue NE

NE 86th Street

Reservoir/Park

Section perspective through boardwalk

G.2 PROJECT VIEWS: SECTION PERSPECTIVES




BLDG 5
BLDG 4
BLDG 3
BLDG 2
BLDG 6
BLDG 1
BLDG 7
BLDG 8
BLDG 9
BLDG 10
BLDG 11
BLDG 12
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BLDG 19
BLDG 18
BLDG 13
BLDG 17
BLDG 14
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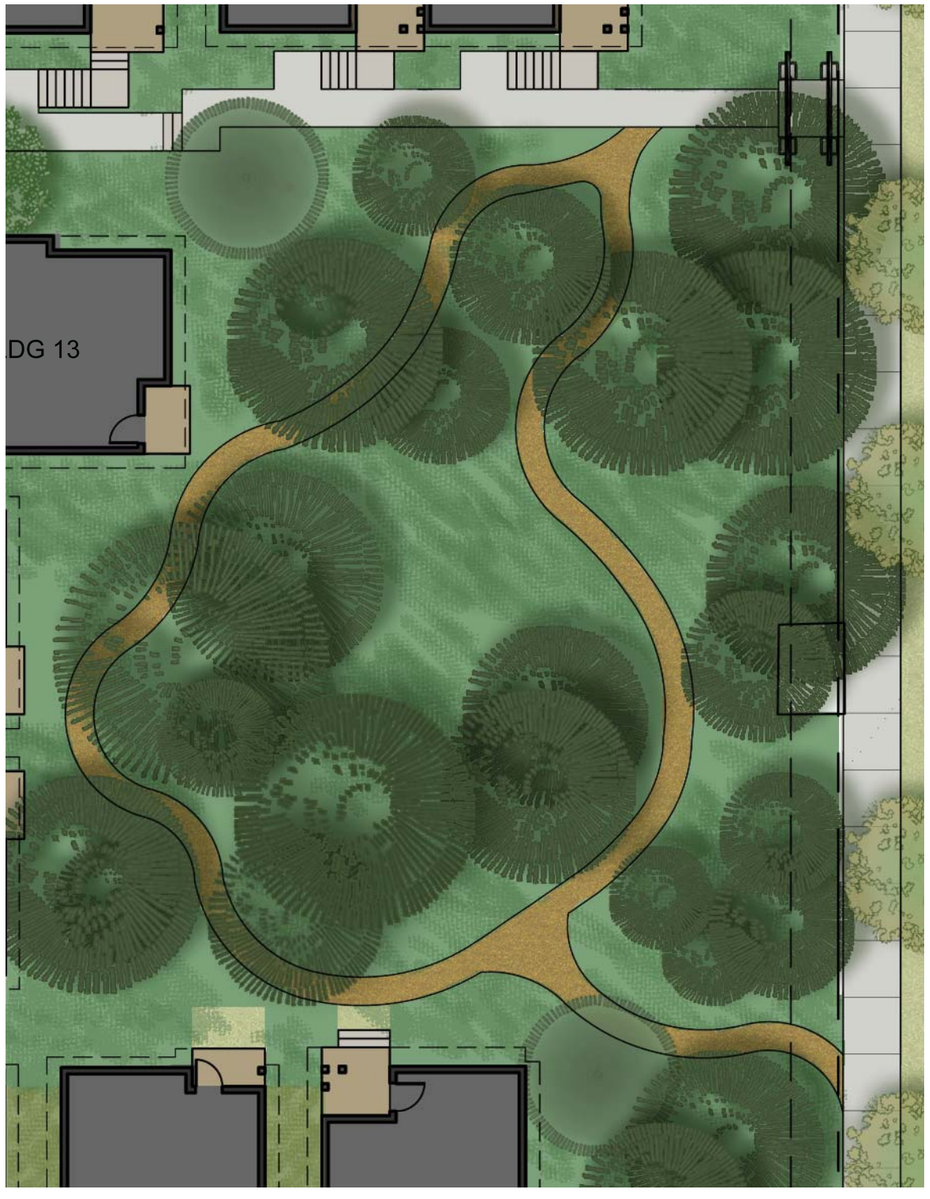
BLDG 25
BLDG 26
BLDG 27

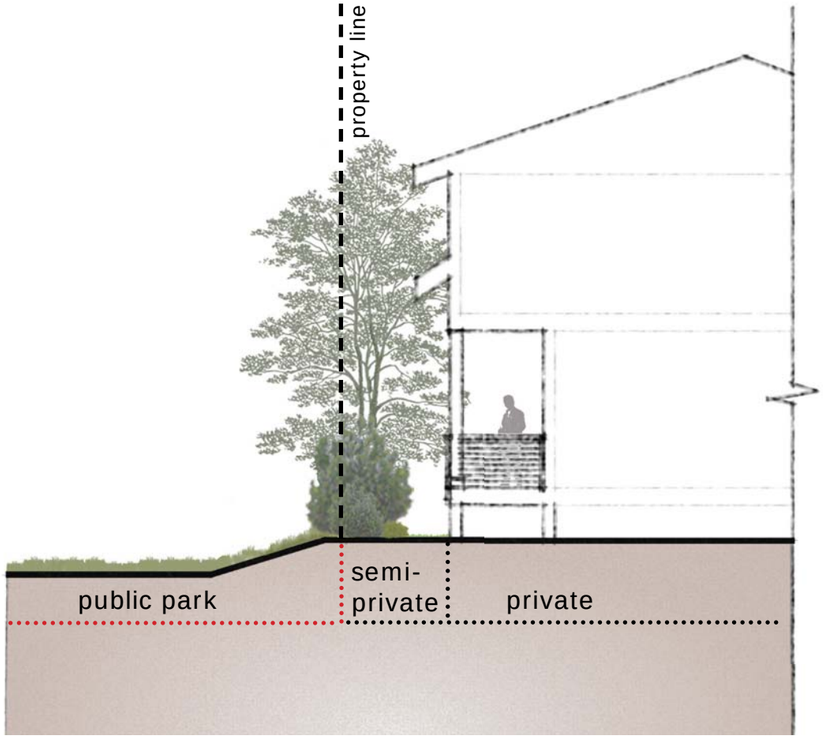
H.1 LANDSCAPE



Privacy fence

Temporary Security Fence
(To be removed with development of reservoir park)

Permanent Security Fence



Landscaping treatment adjacent to future reservoir park.

Example of horizontal board privacy fence.

H.3 LANDSCAPE

I.0 MATERIALS

Natural Wood Shake

Trim

'Prodema'- Fiber Resin Board

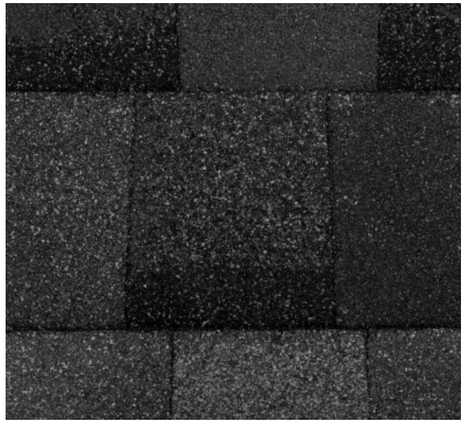
Blue

Burgundy

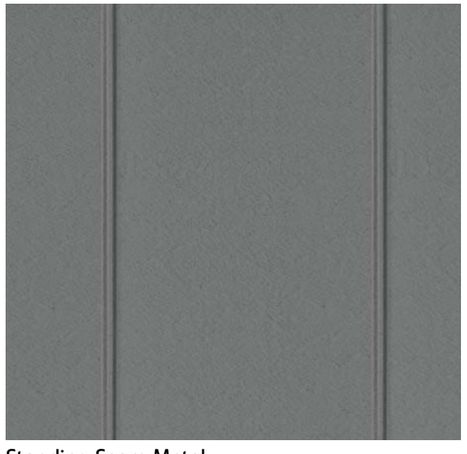
Green

Brown

Dark Aluminum or Fiberglass Windows



Composition Shingles



Standing Seam Metal

Galvanized Light Fixtures

Composite Wood Porches

Contemporary Railings

Contemporary Railings

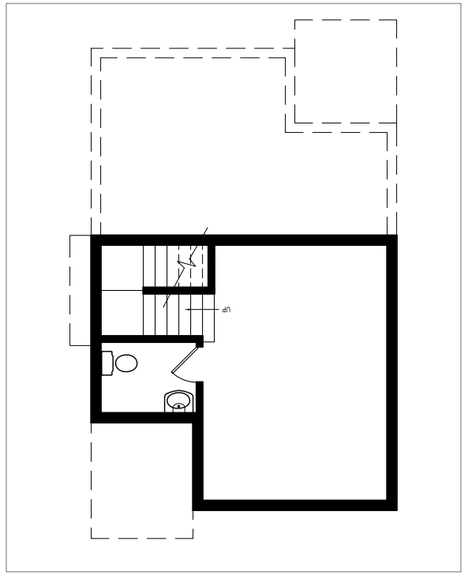
J.0 UNIT A TYPICAL

Front Perspective

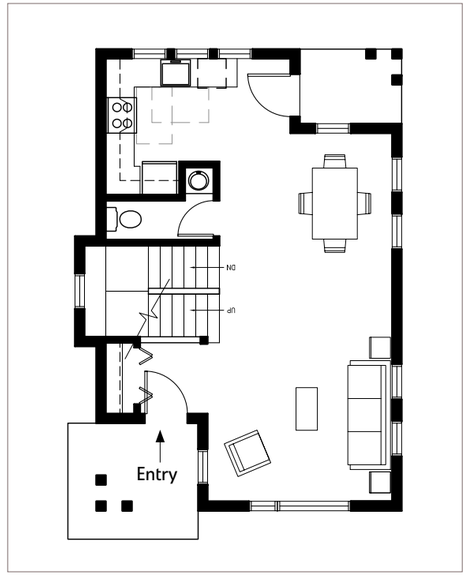
This unit is designed with a low upper plate height—5' above the level 2 floor—and the gabled roof brings the eaves lower to the ground between adjacent units. Unit A is placed in a number of key locations on the site where the side façade is exposed to the street or to the pedestrian path. In those 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

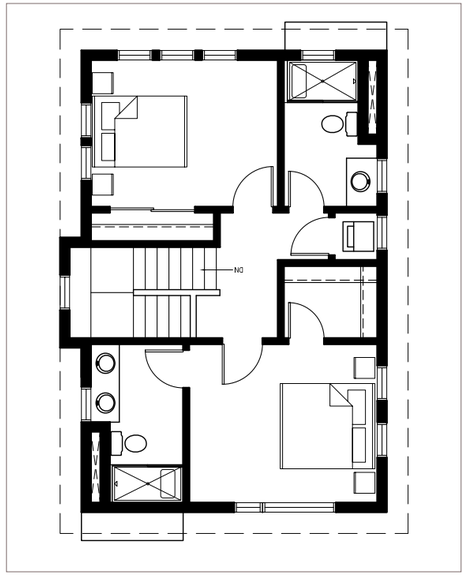
Front Elevation



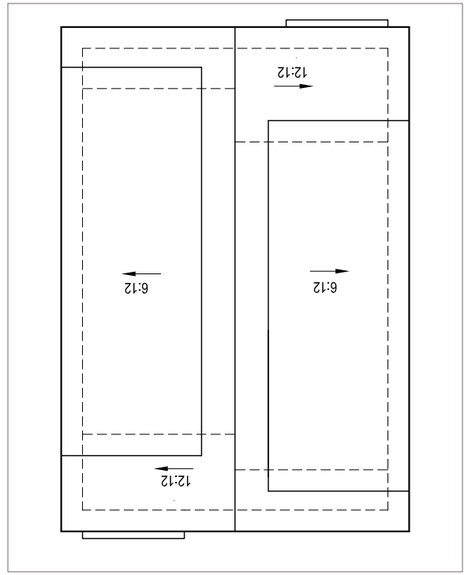
Basement



Level 1



Level 2



Roof

Right Elevation

Back Elevation

Left Elevation

J.2 UNIT A DUPLEX

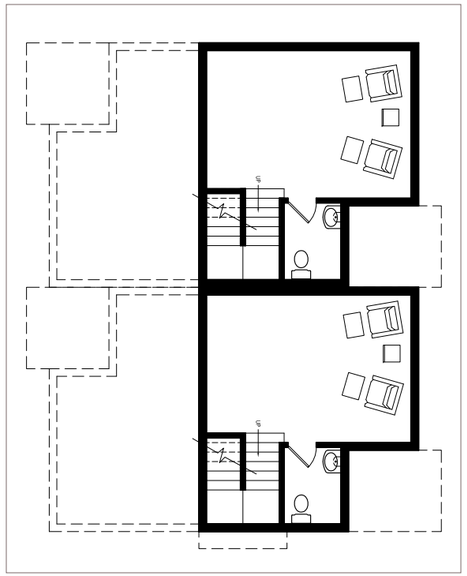
Front Perspective

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.

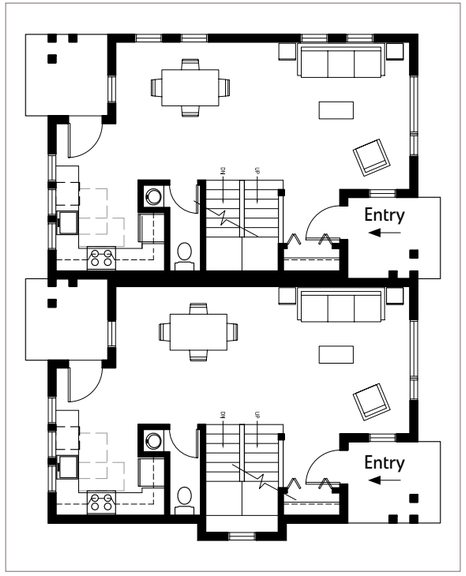
Key Plan

Front Elevation

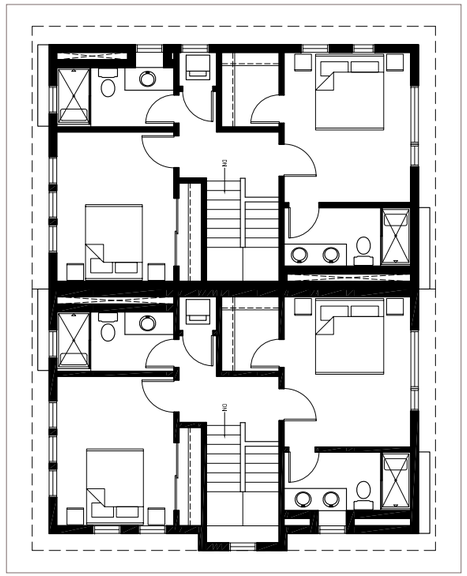
UNIT A DUPLEX J.3



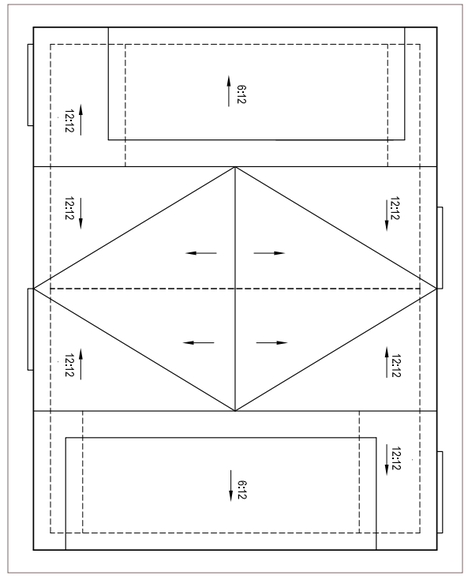
Basement



Level 1



Level 2



Roof

Right Elevation

Back Elevation

Left Elevation

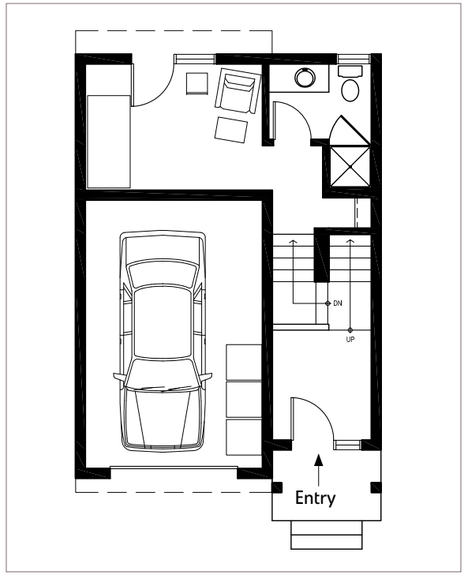
J.4 UNIT A.1

Front Perspective

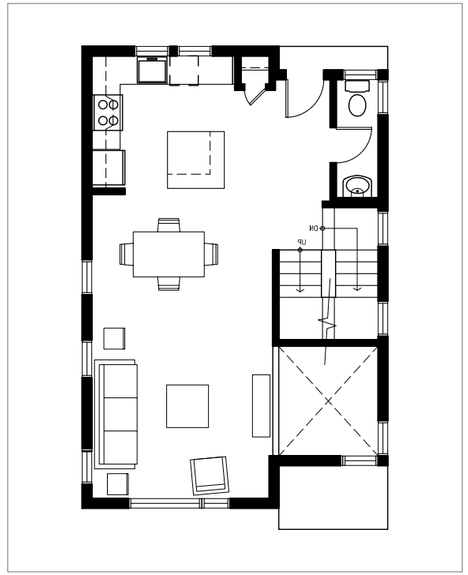
This is the only remaining unit type with a private, lower-level garage. In its duplex form, this unit has been revised to eliminate one of the private garages. This allows half of the unit to be lowered by half a story, providing variety in the roofline and reducing the height and bulk of the building. The roofs are revised to slope toward a narrow setback, and are customized to fit the unit's various locations on the site. In order to bring a better scale to the entry of the remaining units with a garage, the front porch is located mid-way between the garage level and the main living areas.

Key Plan

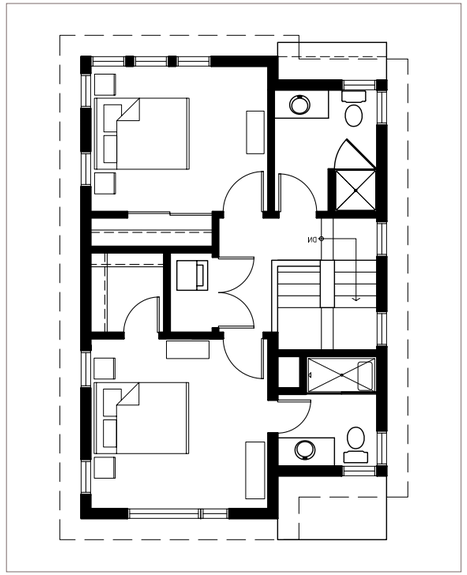
Front Elevation



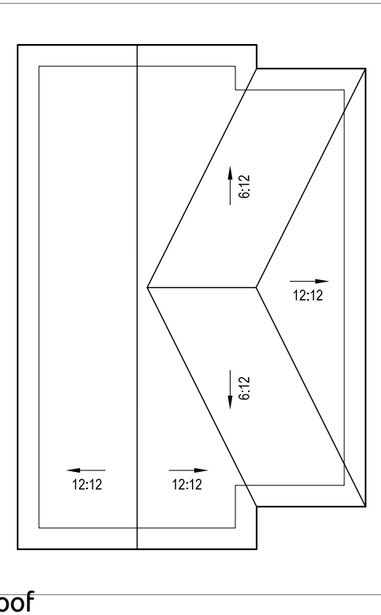
Basement



Level 1



Level 2



Roof

Right Elevation

Back Elevation

Left Elevation

J.6 UNIT A.1 DUPLEX TYPICAL

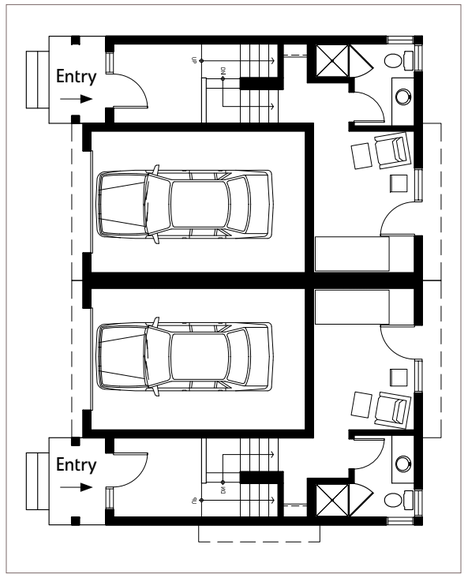
Front Perspective

This is the only remaining unit type with a private, lower-level garage. In its duplex form, this unit has been revised to eliminate one of the private garages. This allows half of the unit to be lowered by half a story, providing variety in the roofline and reducing the height and bulk of the building. The roofs are revised to slope toward a narrow setback, and are customized to fit the unit's various locations on the site. In order to bring a better scale to the entry of the remaining units with a garage, the front porch is located mid-way between the garage level and the main living areas.

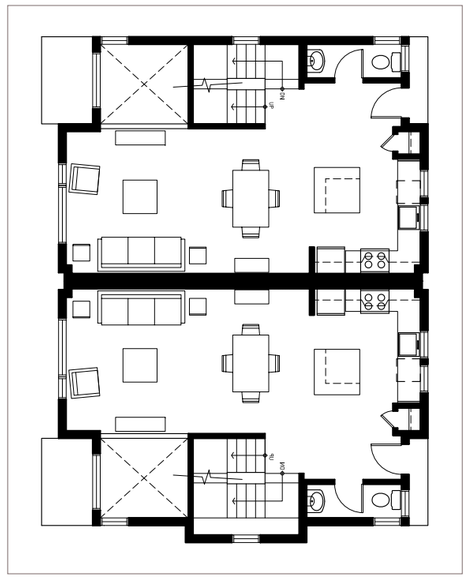
Key Plan

Front Elevation

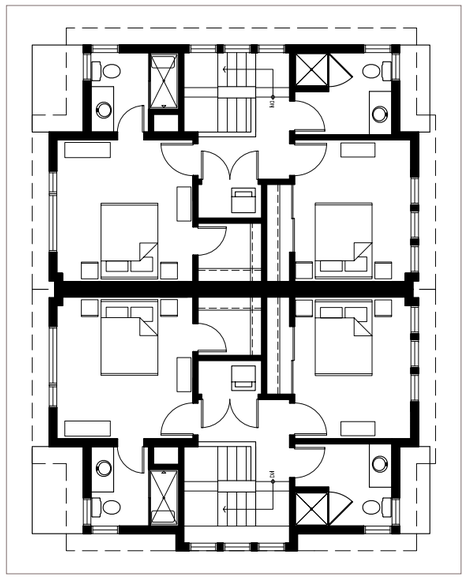
UNIT A.1 DUPLEX TYPICAL J.7



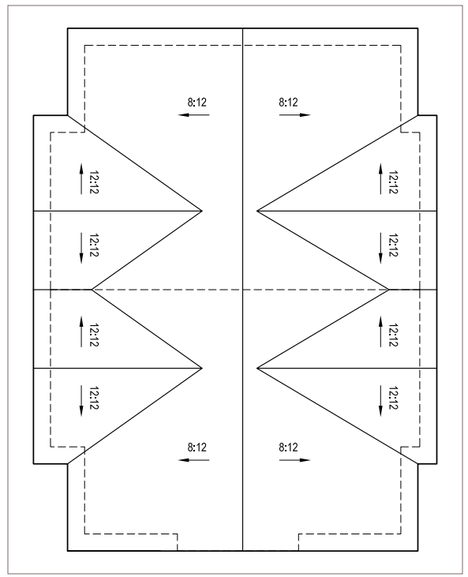
Basement



Level 1



Level 2



Roof

Right Elevation

Back Elevation

Left Elevation

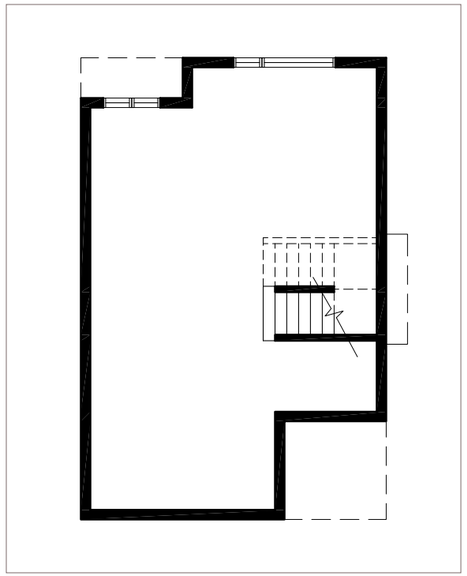
J.8 UNIT A.3 TYPICAL

Front Perspective

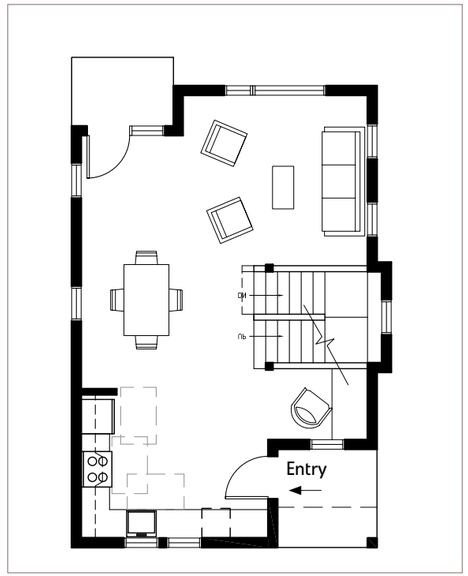
This unit is designed specifically for sensitive locations adjacent to the existing stand of Douglas firs. The ground level in this area slopes from the west to the east, so Level 1 is at grade on the west and the basement level daylights to the east. Because of these unique conditions, the entry is 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

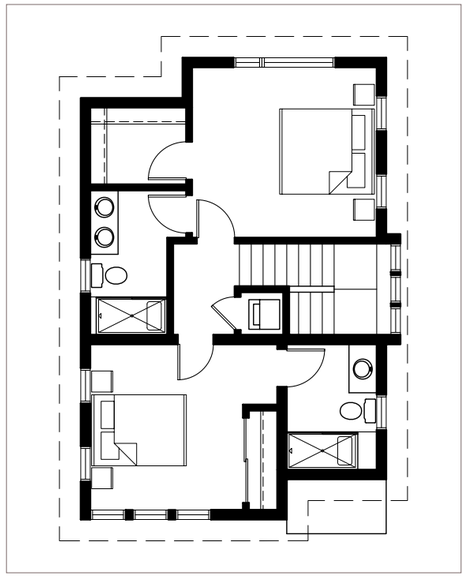
Front Elevation



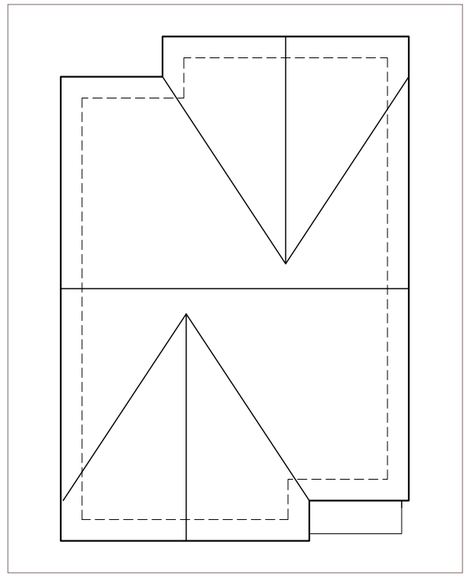
Basement



Level 1



Level 2



Roof

Right Elevation

Back Elevation

Left Elevation

J.10 UNIT C TYPICAL

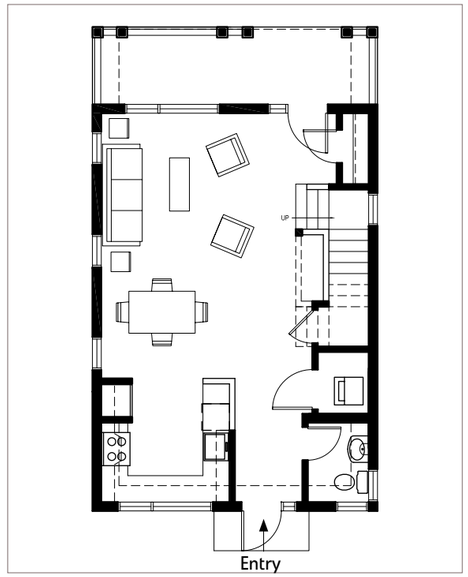
Front Perspective

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.

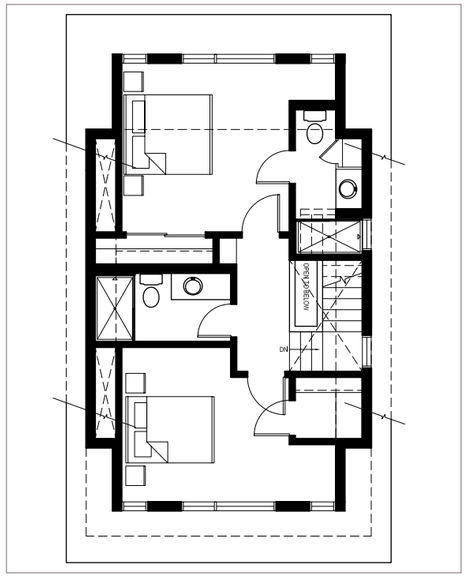
Key Plan

Front Elevation

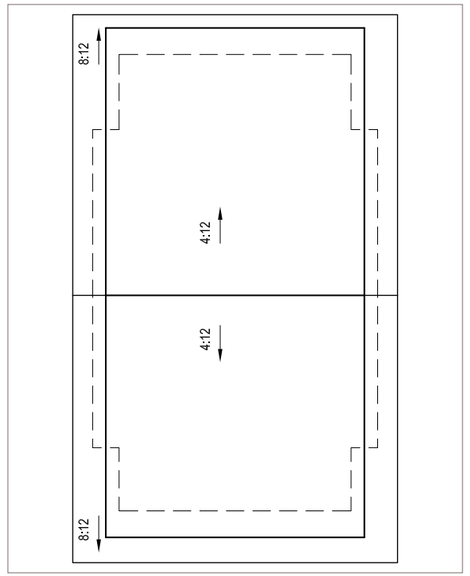
UNIT C TYPICAL J.11



Level 1



Level 2



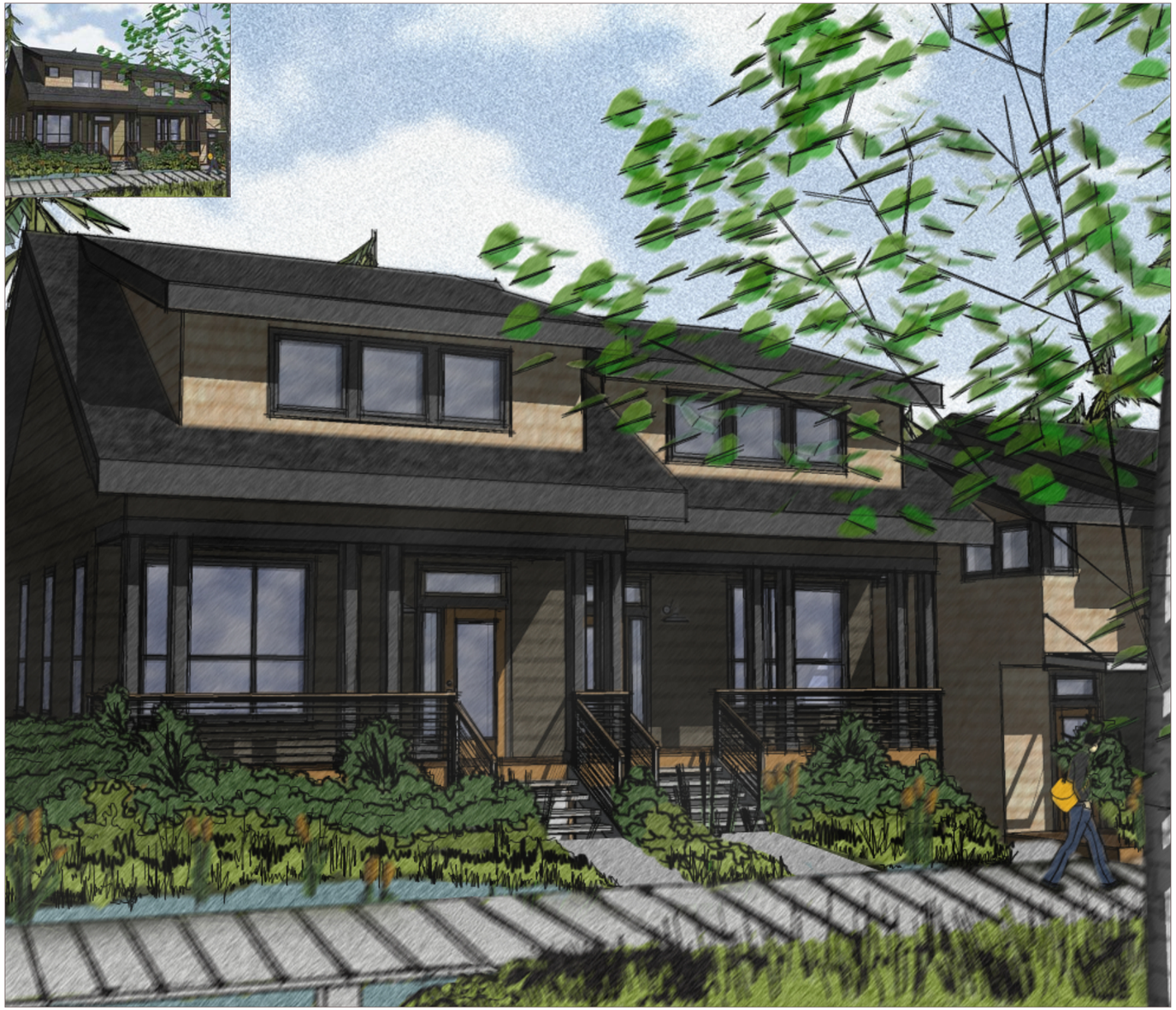
Roof

Right Elevation

Back Elevation

Left Elevation

J.12 UNIT C DUPLEX



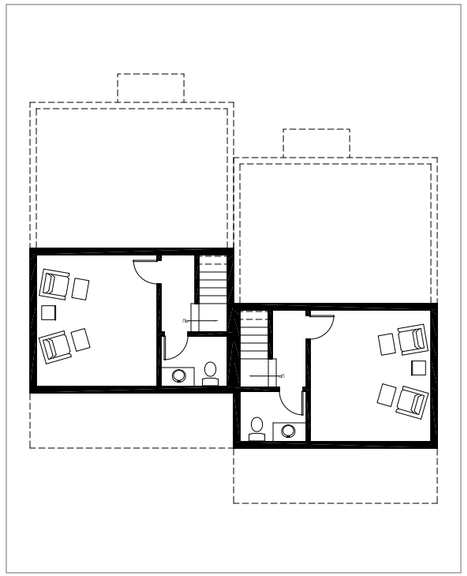
Front Perspective

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.

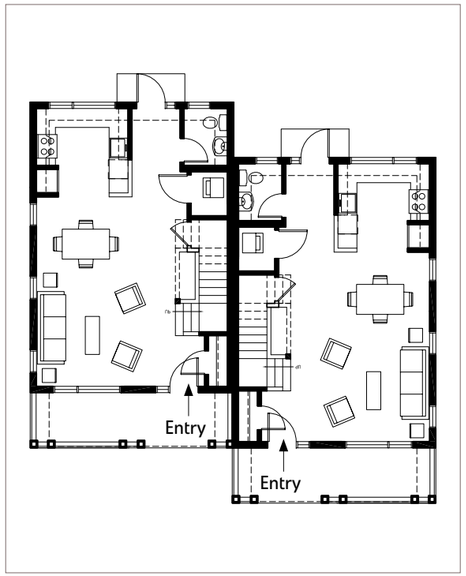
Key Plan

Front Elevation

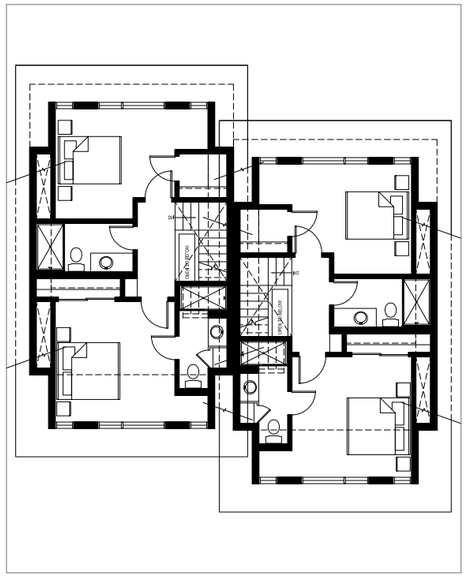
UNIT C DUPLEX J.13



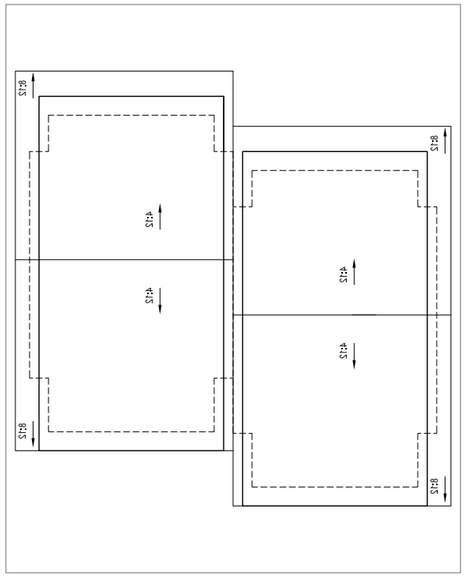
Basement



Level 1



Level 2



Roof

Right Elevation

Back Elevation

Left Elevation

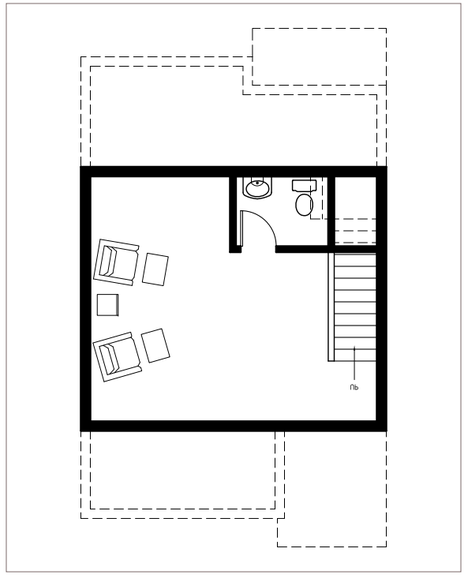
J.14 UNIT D TYPICAL

Front Perspective

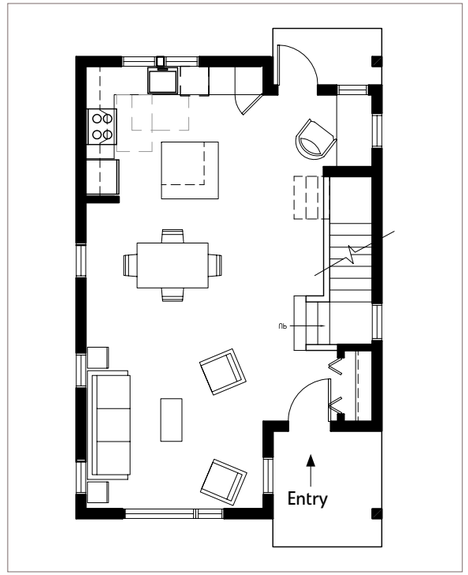
This unit underwent numerous revisions since the first Design Review meeting in an attempt to slope at least part of its roof toward a narrow side setback. Hipped roofs looked awkward without the ability to extend the eaves much farther than the current site plan allows. A version that put a gabled roof facing the front made the unit look monotonous and redundant next to the other unit types. The relatively small gesture of lifting one part of the roof above the other provided variety in the ridge line while allowing for contrast with adjacent, gabled forms.

Key Plan

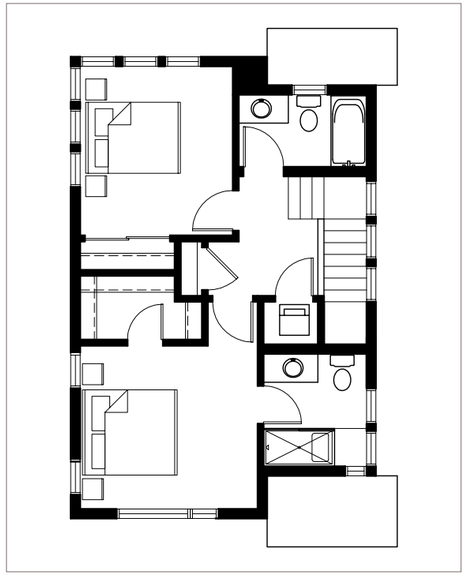
Front Elevation



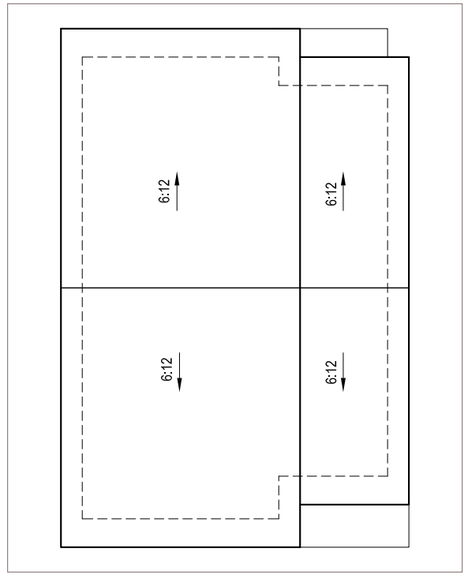
Basement



Level 1



Level 2



Roof

Right Elevation

Back Elevation

Left Elevation

J.16 UNIT D DUPLEX TYPICAL

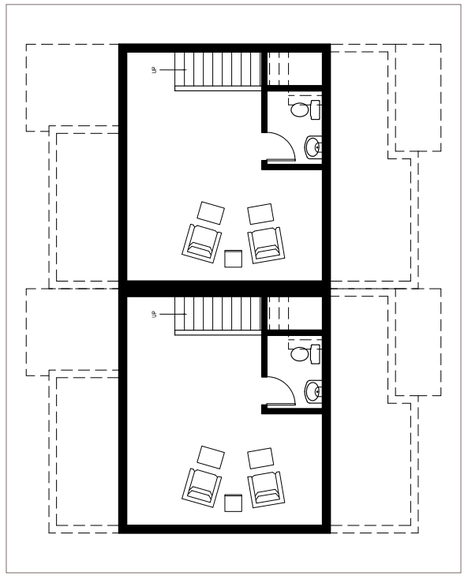
Front Perspective

This unit underwent numerous revisions since the first Design Review meeting in an attempt to slope at least part of its roof toward a narrow side setback. Hipped roofs looked awkward without the ability to extend the eaves much farther than the current site plan allows. A version that put a gabled roof facing the front made the unit look monotonous and redundant next to the other unit types. The relatively small gesture of lifting one part of the roof above the other provided variety in the ridge line while allowing for contrast with adjacent, gabled forms.

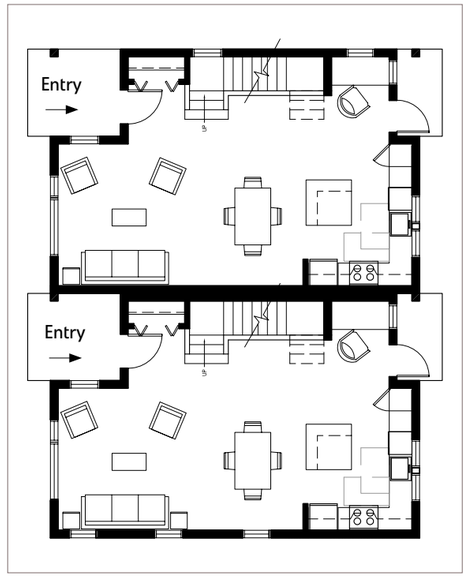
Key Plan

Front Elevation

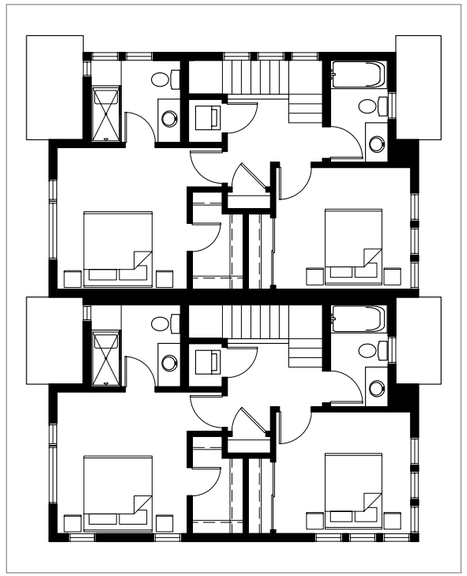
UNIT D DUPLEX TYPICAL J.17



Basement



Level 1



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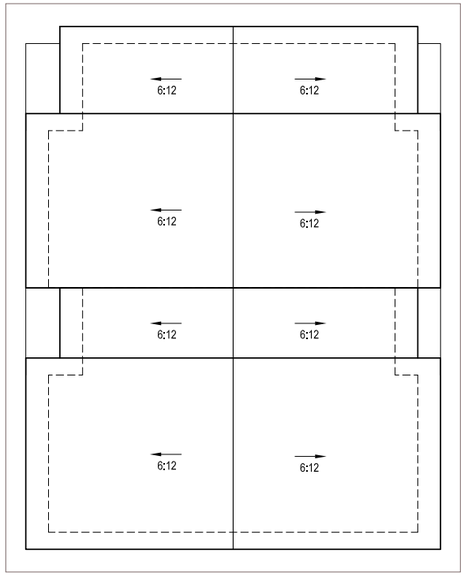


Roof

Right Elevation

Back Elevation

Left Elevation

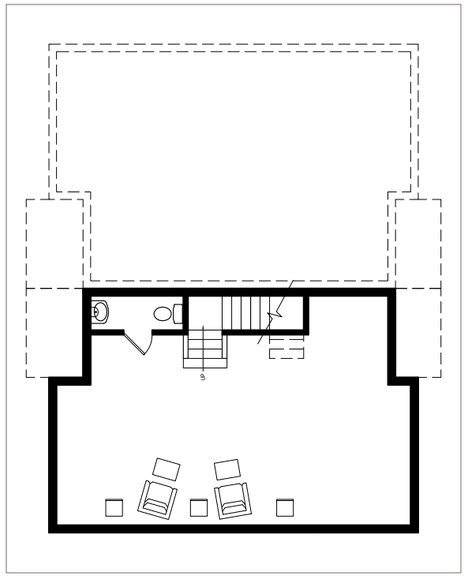
J.20 UNIT D.3 DUPLEX OPTION A

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 (Building 20)



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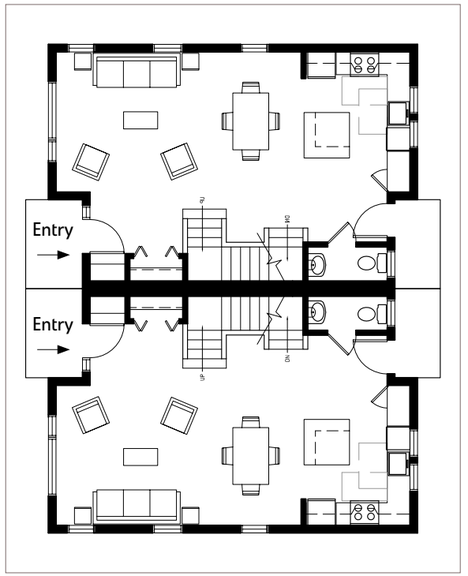

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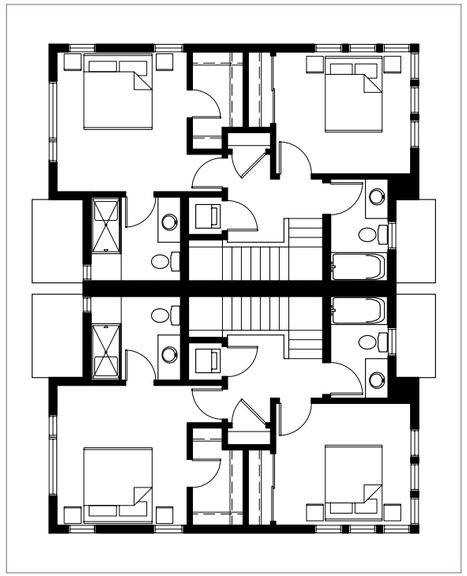
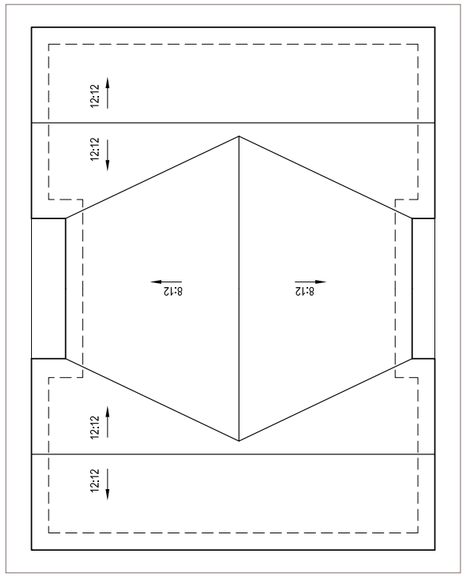


Level 2



Roof

Right Elevation (Building 20)

Back Elevation (Building 20)

Left Elevation (Building 20)

J.22 UNIT D.3 DUPLEX OPTION B

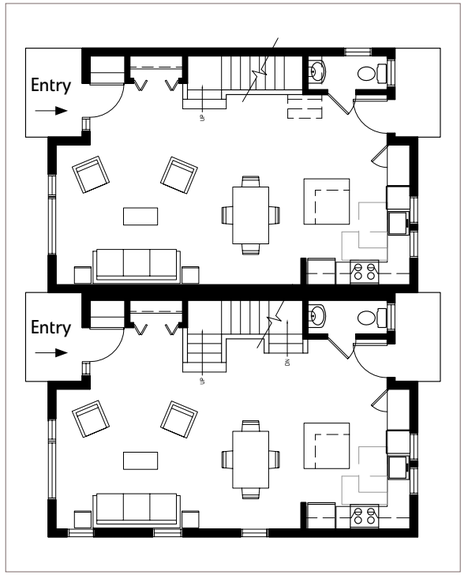
Front Perspective

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 (Building 8)

UNIT D.3 DUPLEX OPTION B J.23



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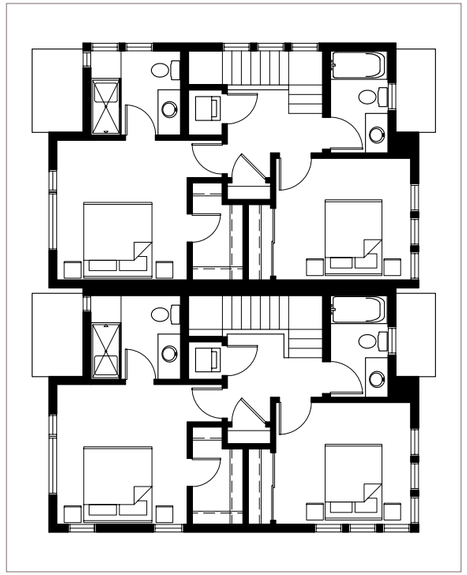

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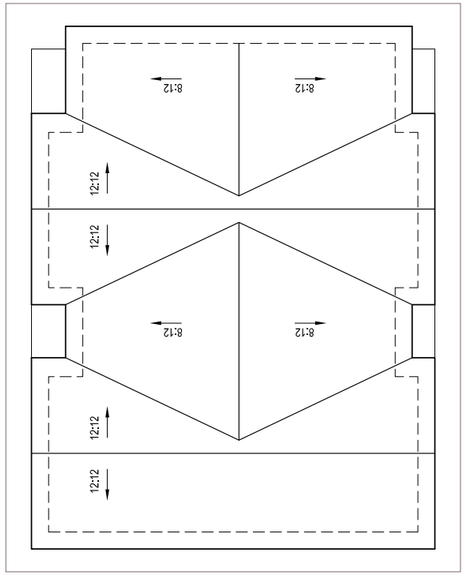


Roof

Right Elevation (Building 8)

Back Elevation (Building 8)

Left Elevation (Building 8)

K.0 DEPARTURE DIAGRAMS

MODULATION

SMC 23.45.012

DEVELOPMENT STANDARD REQUIREMENT:

Modulation is required if the front facade width exceeds 30 feet, or 40 feet with a principle entrance facing the street.

Within a cluster development all interior facades wider than 40 feet shall be modulated.

The minimum depth of modulation shall be four feet.

Required modulation may start a maximum of ten feet above existing grade, and shall be continued up to the roof.

REQUEST / PROPOSAL:

The applicant is requesting that modulation less than 4 feet deep be allowed for buildings with a front or interior facade greater than 40 feet wide.

JUSTIFICATION:

Some unit types have modulation greater than 4 feet deep that does not go all the way to the roof. Others have modulation that is 2 feet deep that extends all the way to the roof. These bays are otherwise in proportion to the buildings and in keeping with the residential forms.

The Design Review Board recommended approval of this departure at the Public Meeting on March 3, 2008.

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			
REQUIRED	PROVIDED	REQUIRED		PROVIDED		REQUIRED		PROVIDED	
MINIMUM	MINIMUM	MINIMUM	AVERAGE	MINIMUM	AVERAGE	MINIMUM	AVERAGE	MINIMUM	AVERAGE
10 FEET	10 FEET	5 FEET	7 FEET	5 FEET	9.7 FEET	10 FEET	10 FEET	6 FEET	17.7 FEET

K.2 DEPARTURE DIAGRAMS

INTERIOR SETBACKS: Studies of existing Maple Leaf conditions

INTERIOR SETBACKS: Section studies of 6’-0” setback conditions

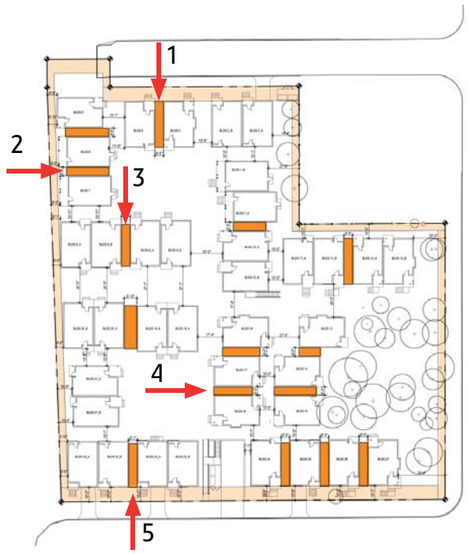
Section 1

Section 2

Section 3

Section 4

Section 5



Key Plan

K.4 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.

The Design Review Board recommended approval of this departure at the Public Meeting on March 3, 2008.

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:

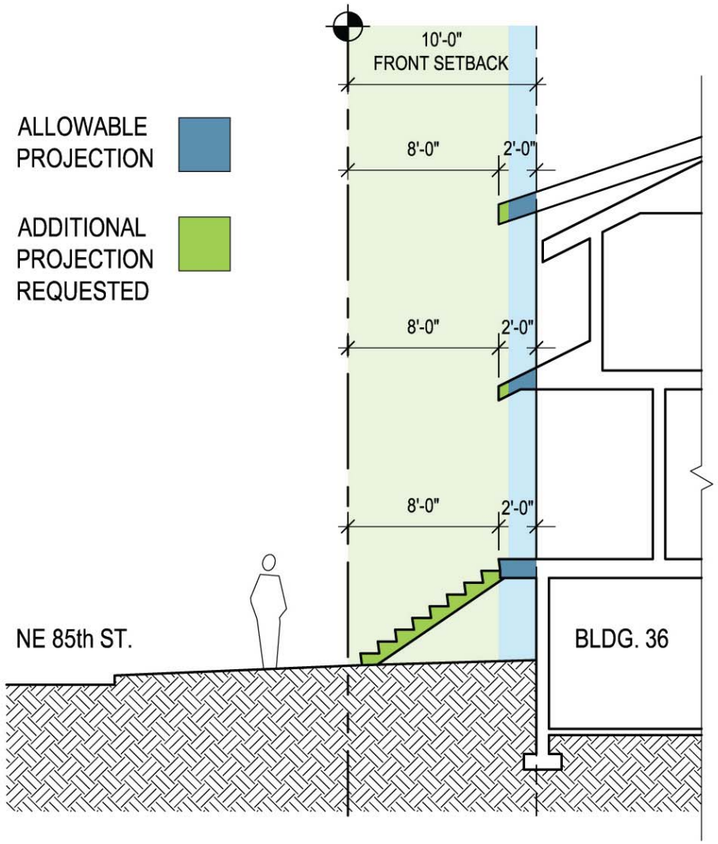
The applicant is requesting that steps be permitted to extend into the required front setback.

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.

The Design Review Board recommended approval of this departure at the Public Meeting on March 3, 2008.



STRUCTURES IN REQUIRED SETBACKS

SMC 23.45.014.G.8

DEVELOPMENT STANDARD REQUIREMENT:

In each required setback, an arbor with no more than a 40 square foot footprint and a maximum height of 8 feet may be permitted in required setbacks.

REQUEST / PROPOSAL:

The applicant is requesting an arbor with a 75 sf footprint and a maximum height of 10 feet be permitted in each of the side setbacks (adjacent to 15th Avenue and the reservoir), and an arbor with a 125 sf footprint and a maximum height of 11 feet be permitted in the front setback along NE 86th Street.

JUSTIFICATION:

These three arbors (along with a fourth on NE 85th Street) identify the entrances to the project in a clear and aesthetically pleasing way at the threshold between the existing neighborhood and the new pathways. The size of each arbor is in scale with the overall site and with its context.

This departure request is new since the March 3, 2008 Public Meeting.

K.6 DEPARTURE DIAGRAMS

OPEN SPACE

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 120 sf for the two units that make up building 23 and reduced to 185 sf for building 15. In addition, the applicant requests that the average private open space be reduced to 275 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 495 sf, far exceeding the requirement.

The Design Review Board recommended approval of this departure at the Public Meeting on March 3, 2008.

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.

The Design Review Board recommended approval of this departure at the Public Meeting on March 3, 2008.

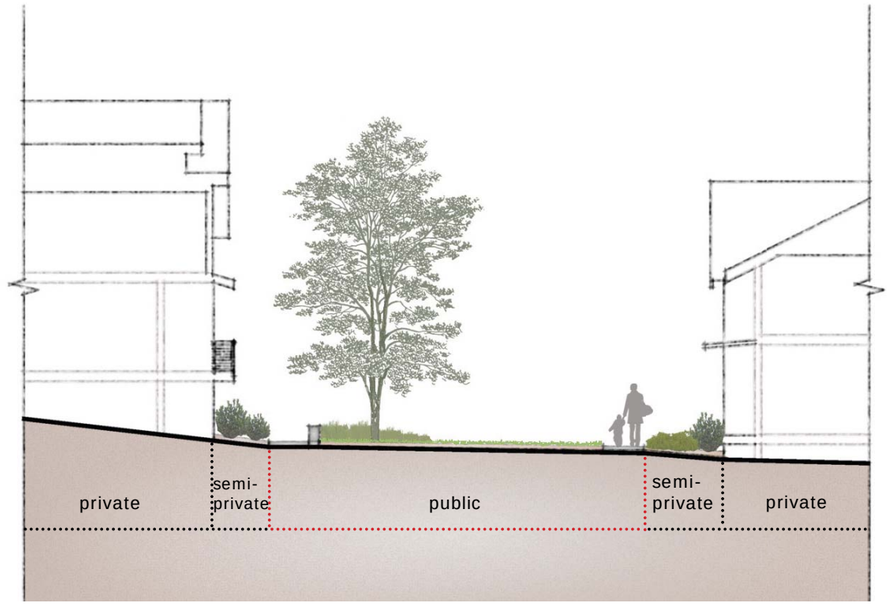
KEY:

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

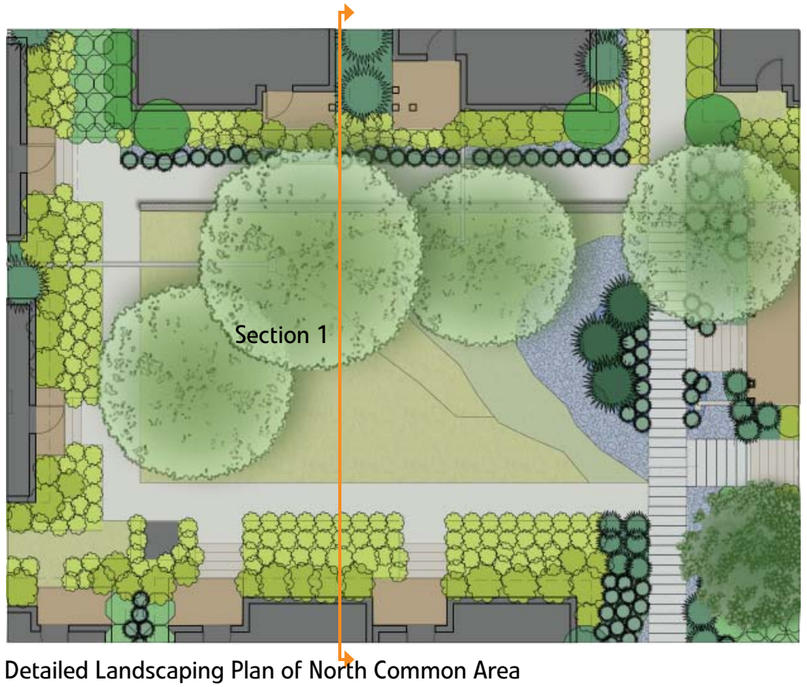
OPEN SPACE DATA						
PRIVATE OPEN SPACE				SHARED OPEN SPACE		
REQUIRED		PROVIDED		REQUIRED	PROVIDED	
MINIMUM PER UNIT	AVERAGE PER UNIT	MINIMUM PER UNIT	AVERAGE PER UNIT		TOTAL	AVERAGE PER UNIT
200 SF	300 SF	124 SF	276 SF	0 SF	19,311 SF	495 SF

UNITS NOT MEETING MINIMUM PRIVATE OPEN SPACE: BUILDINGS 15, 23A, 23B

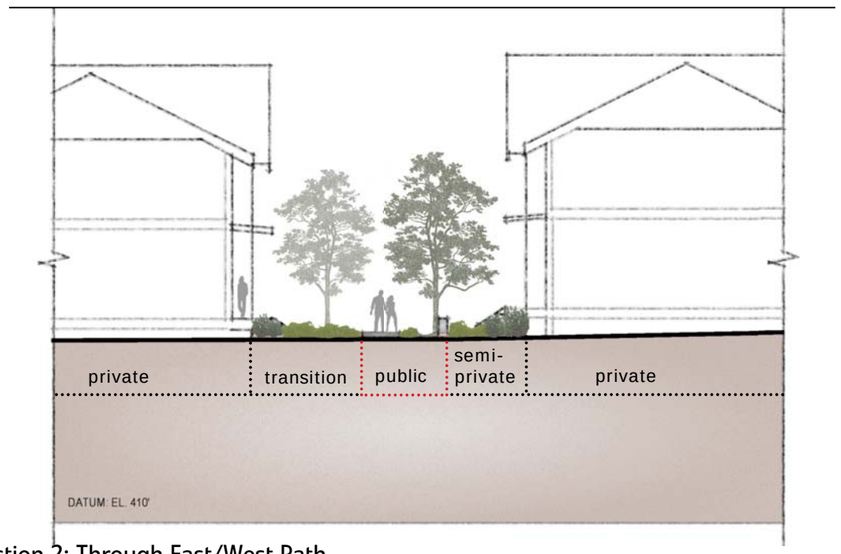
OPEN SPACE - CHARACTER



Section 1: Through North Common Area



Detailed Landscaping Plan of North Common Area



Section 2: Through East/West Path

Key Plan

K.8 DEPARTURE DIAGRAMS

BUILDING DEPTH

SMC 23.45.011 / Table A

DEVELOPMENT STANDARD REQUIREMENT:

Maximum building depth for apartments and ground-related housing (except townhouses): 60% of depth of lot.

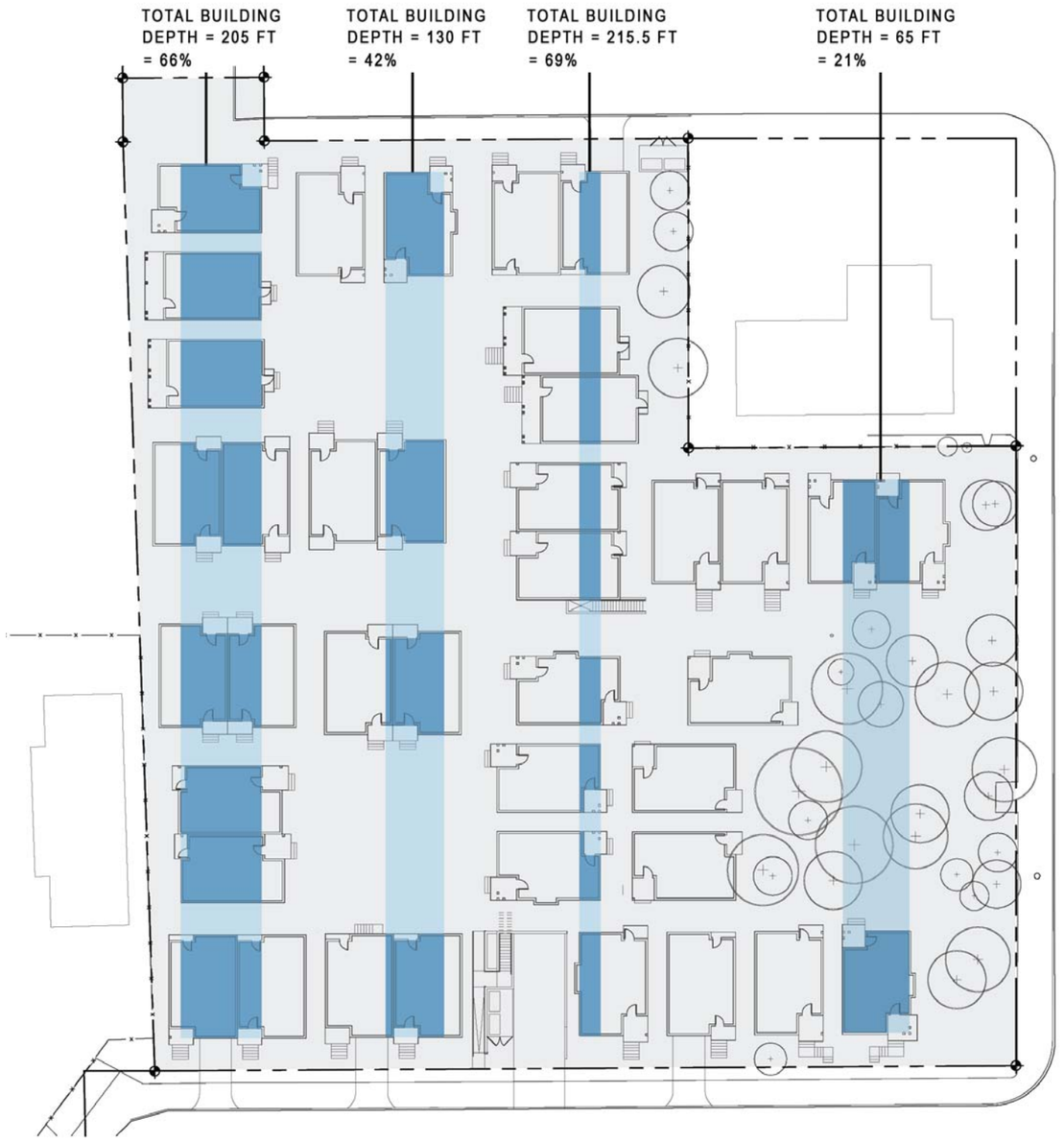
REQUEST / PROPOSAL:

The applicant is requesting that the maximum cumulative depth be 69% of depth of lot.

JUSTIFICATION:

The greatest building depth for the project is the total of a series of homes along the west property line of the site and again roughly in the middle of the site. Because the open space on the site is consolidated into generous common areas, the homes are likewise grouped onto certain parts of the site. Overall, that building depth is broken up by pathways, common greens, and established evergreen trees.

The departure request is new since the March 3, 2008 Public Meeting.



A selection of building depth measurements across the site.

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.

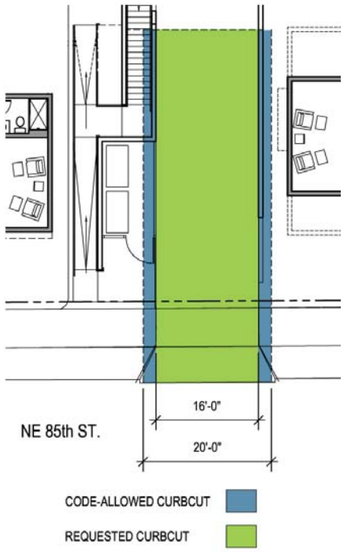
REQUEST / PROPOSAL:

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.

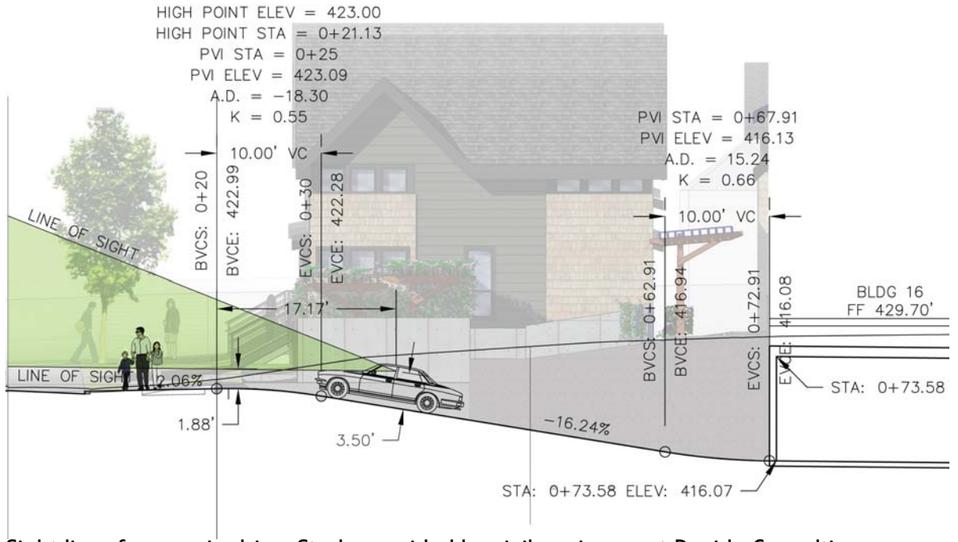
The Design Review Board recommended approval of this departure at the Public Meeting on March 3, 2008.



Key Plan

10-ft sight triangles required by SMC 23.54.030

Sight lines from main drive



Sight lines from main drive. Study provided by civil engineers at Davido Consulting.

K.10 DEPARTURE DIAGRAMS

CURBCUTS

SMC 23.54.030.F.1.b **THIS DEPARTURE IS NO LONGER REQUESTED**

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.